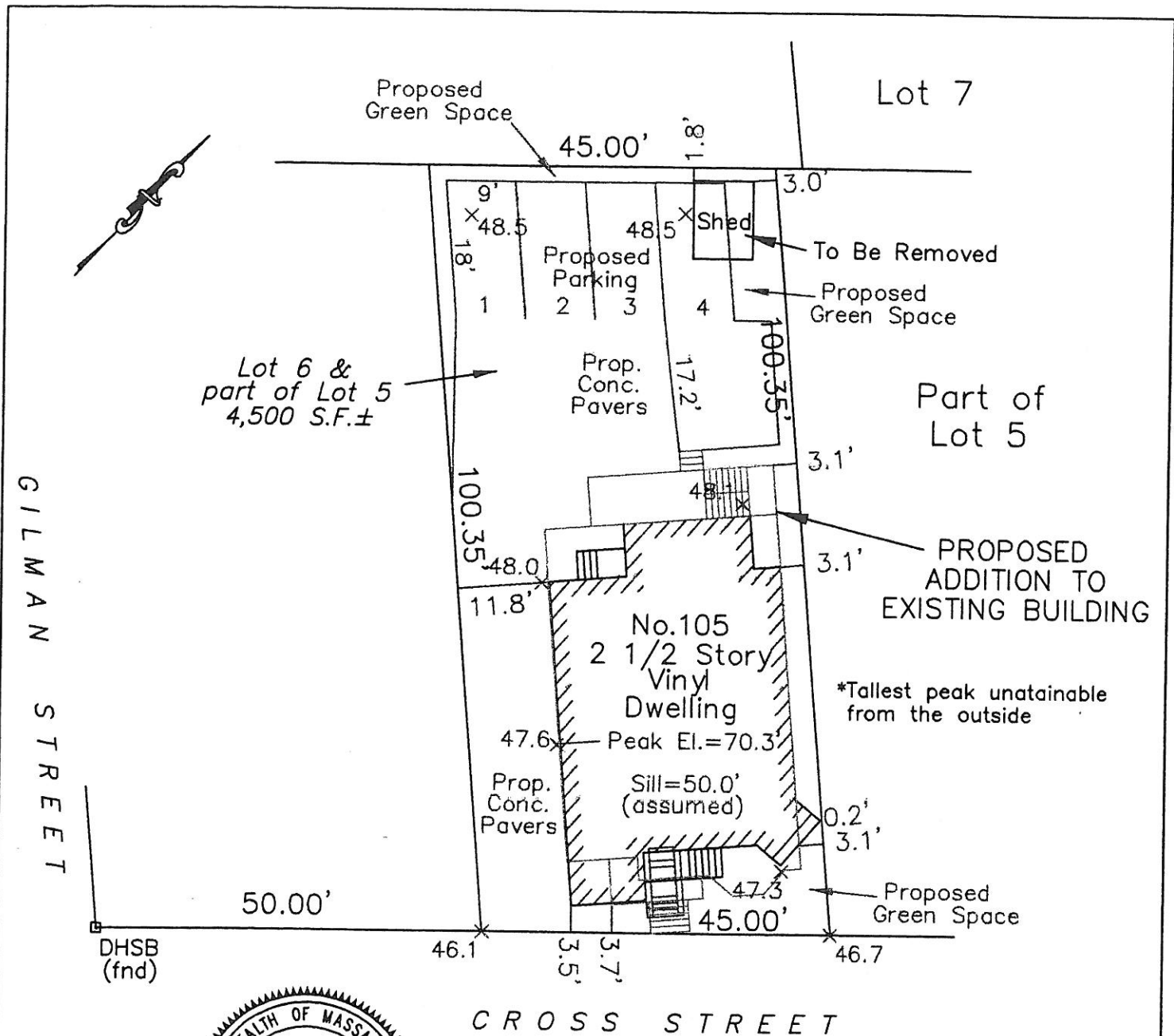




"I certify that the dwelling is located as shown."

David P. Terenzoni, P.L.S.

PLOT PLAN OF LAND SOMERVILLE, MA.

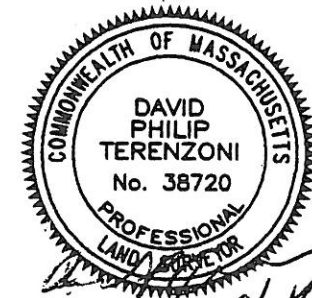
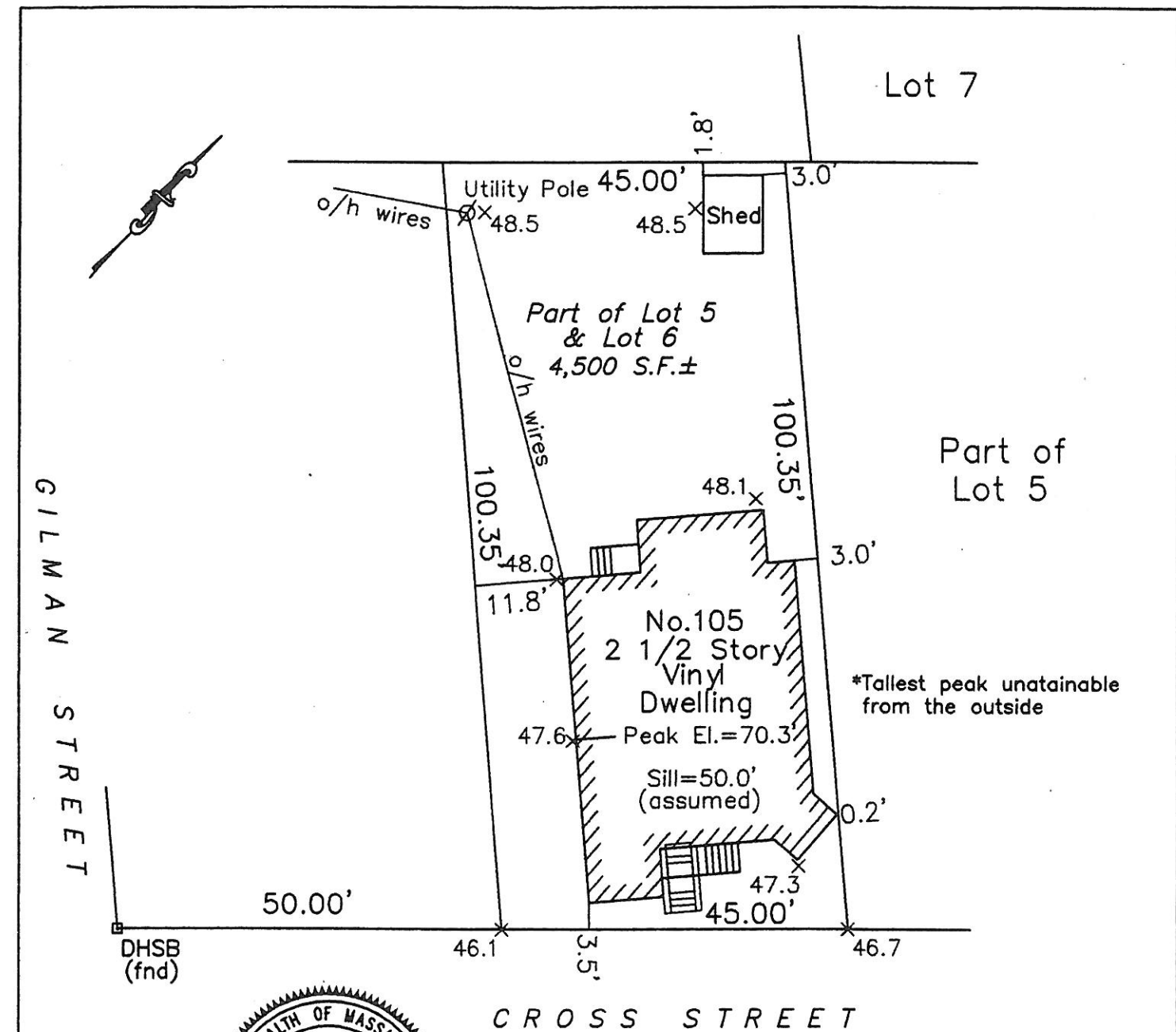
PREPARED FOR:
AYAZ HAMEED
105 CROSS STREET

SCALE: 1"=20' DATE: SEPTEMBER 2, 2016
Revised: SEPTEMBER 13, 2016

DAVID P. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Deed Reference: Book 67859, Page 336
Existing Lot Coverage = 30.9% ±
Proposed Lot Coverage = 36.1% ±
Proposed Pervious Coverage = 63.9% ±
Proposed Landscape Coverage = 15.3% ±

P16-091



"I certify that the dwelling is located as shown."

David P. Terenzoni, P.L.S.

PLOT PLAN OF LAND SOMERVILLE, MA.

PREPARED FOR:
AYAZ HAMEED
105 CROSS STREET

SCALE: 1"=20' DATE: SEPTEMBER 2, 2016

DAVID P. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

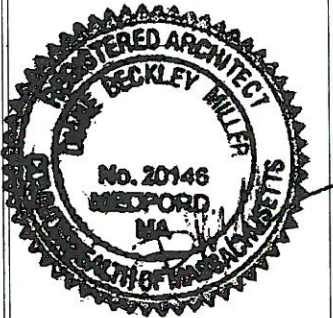
Deed Reference: Book 67859, Page 336
Existing Lot Coverage = 30.9% ±

P16-091

DESIGN DEVELOPMENT
SEPTEMBER 9, 2016
REVISIONS 9/26/16

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
9/5/16	SCHEMATIC DESIGN
9/6/16	PROGRESS
9/9/16	DESIGN DEVELOPMENT
9/26/16	REVISIONS



HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

COVER SHEET

Sheet
Number:

A1

DIMENSIONAL REQUIREMENTS:

ZONING RB	REQUIRED:	ACTUAL:
A. MIN LOT SIZE	7,500	4500 SF, EXISTING NON-CONFORMING
B. MIN LOT AREA / DWELLING UNIT	1500	3 UNITS W/ 1500 SF EACH, CONFORMING
C. MAX GROUND COVERAGE	50% (2250 SF)	(SEE CERTIFIED PLOT PLAN)
D. MIN LANDSCAPED AREA	25% (1125 SF)	(SEE CERTIFIED PLOT PLAN)
E. MAX FAR	1.0= 4500 SF	.996 - 4483 SF, CONFORMING
F. MAX HEIGHT	40', 3 STORIES	30'-7", 3 STORIES
G. MIN FRONT YARD	15'-0"	3.5', EXISTING NON-CONFORMING
H. MIN SIDE YARD	9'-7"	3.1', EXISTING NON-CONFORMING
I. MIN REAR YARD	20'-0"	39.4', CONFORMING
J. MIN FRONTAGE	50'	45', EXISTING NON-CONFORMING
K. MIN PERVIOUS AREA	35% (1575 SF)	(SEE CERTIFIED PLOT PLAN)

FOOTNOTES:
8.6.5a BAYS, BALCONIES, STEPS, DECKS, UNENCLOSED PORCHES MIN 10' FRONT SETBACK.
8.6.6 PROJECTIONS INTO SIDE YARD SETBACK - MAX 1/3 LENGTH (BAY), MAX 1/4 PROJECTION.

FAR BASED ON NET LIVING AREA (2.2.58).

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS
STRETCH ENERGY CODE (IECC 2009 W/
MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION
(401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR
QUALIFIED HOMES THERMAL BYPASS INSPECTION
CHECKLIST. INSULATION VALUES AS FOLLOWS: R38
ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR
R-VALUE, R20 BASEMENT WALL VALUE, R10 SLAB
R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR
PROGRAM REQUIREMENTS FOR RESIDENTIAL
WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0.
ALL NEW WINDOW GLAZING W/ .30 U FACTOR.

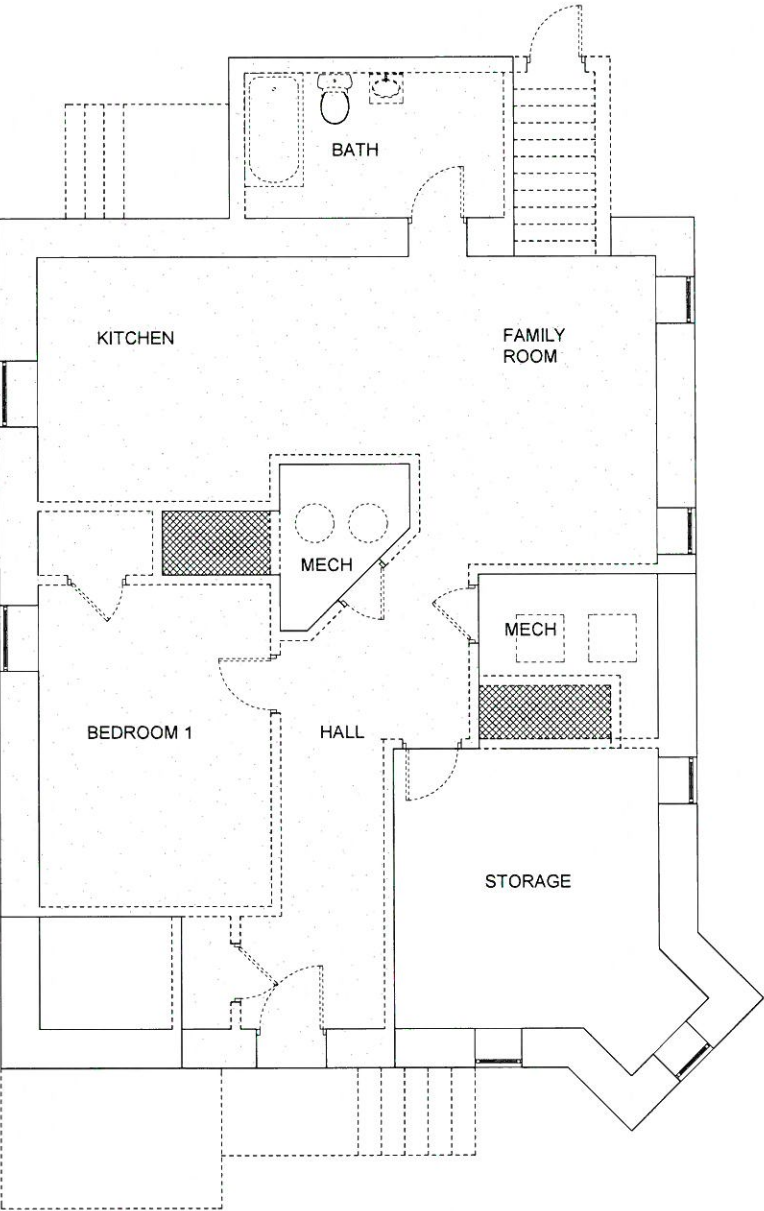
3. HEATING / COOLING DUCTS TO BE SEALED AND
TESTED TO MEET REQUIREMENTS OF 401.3.

DRAWING LIST

A1	COVER SHEET
A2	EXISTING BASEMENT PLAN
A3	EXISTING FIRST FLOOR PLAN
A4	EXISTING SECOND FLOOR PLAN
A5	EXISTING THIRD FLOOR PLAN
A6	EXISTING ROOF PLAN
A7	EXISTING ELEVATIONS
A8	EXISTING ELEVATIONS
A9	NEW ELEVATIONS
A10	NEW ELEVATIONS
A11	BUILDING SECTION
A12	NEW BASEMENT PLAN
A13	NEW FIRST FLOOR PLAN
A14	NEW SECOND FLOOR PLAN
A15	NEW THIRD FLOOR PLAN
A16	NEW ROOF PLAN

SYMBOL LEGEND

	SECTION
	DOOR TAG
	WINDOW TAG
	HARD WIRED SMOKE DETECTOR
	HARD WIRED SMOKE / CARBON MONOXIDE DETECTOR
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW LOW WALL



824 sq ft

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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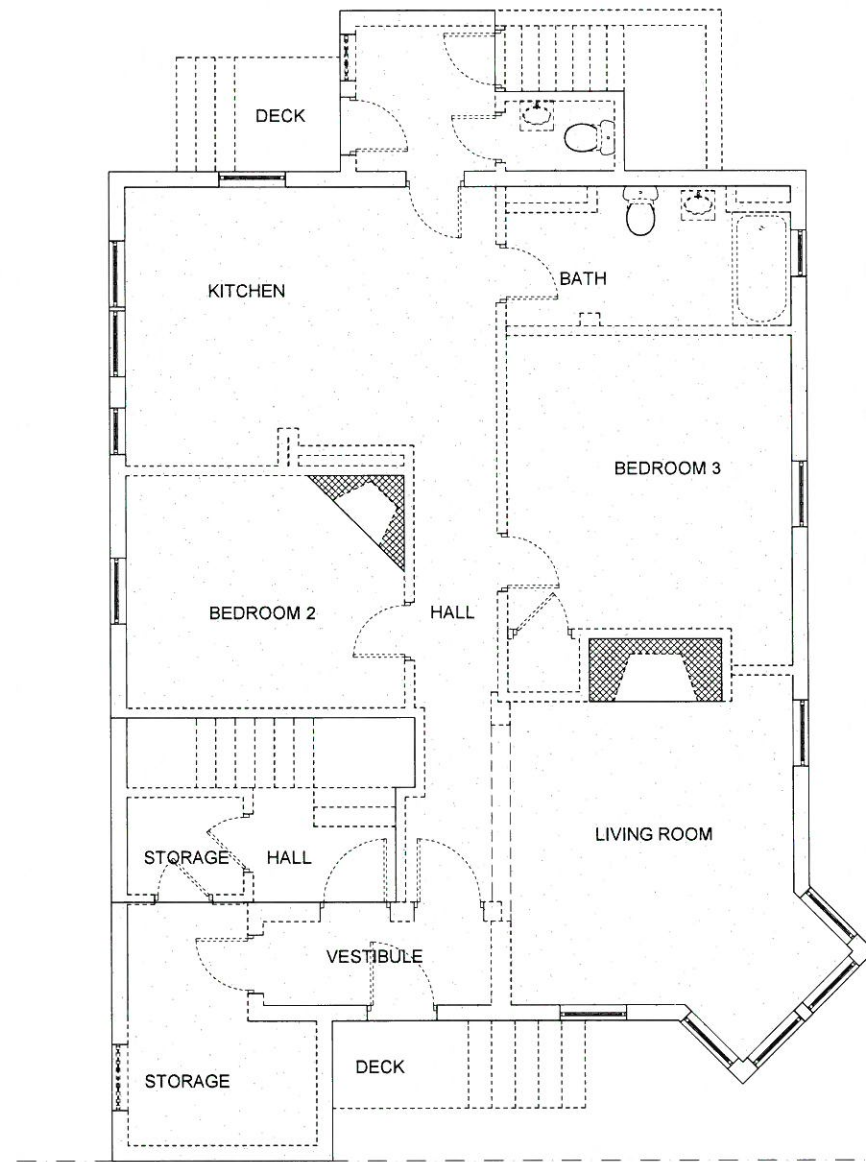


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING BASEMENT
FLOOR PLAN

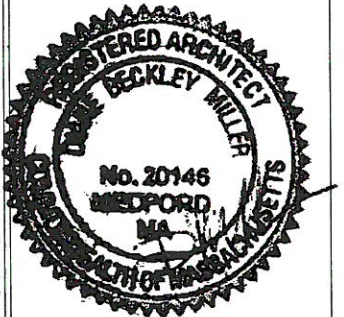
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A2



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

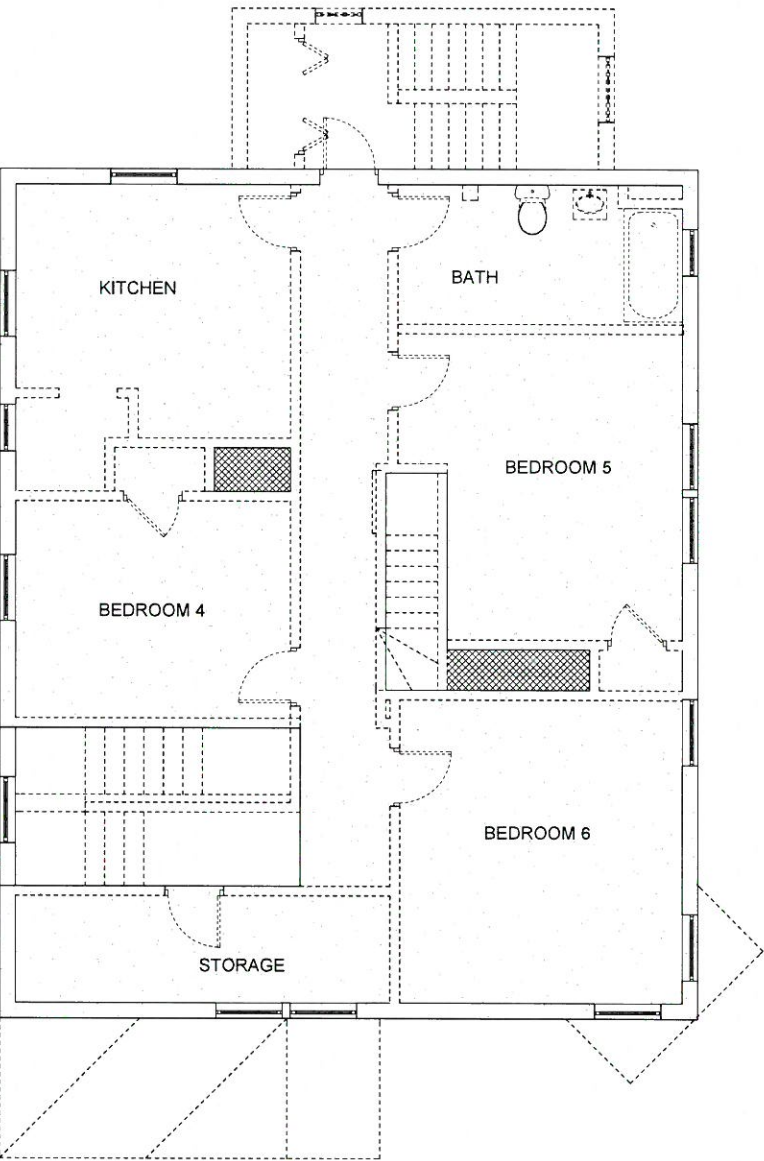
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9/26/16	REVISIONS



HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING FIRST
FLOOR PLAN

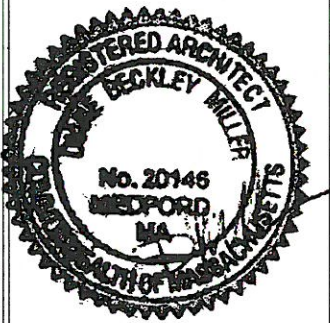
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Number:
A3



961 sq ft

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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9/26/16	REVISIONS

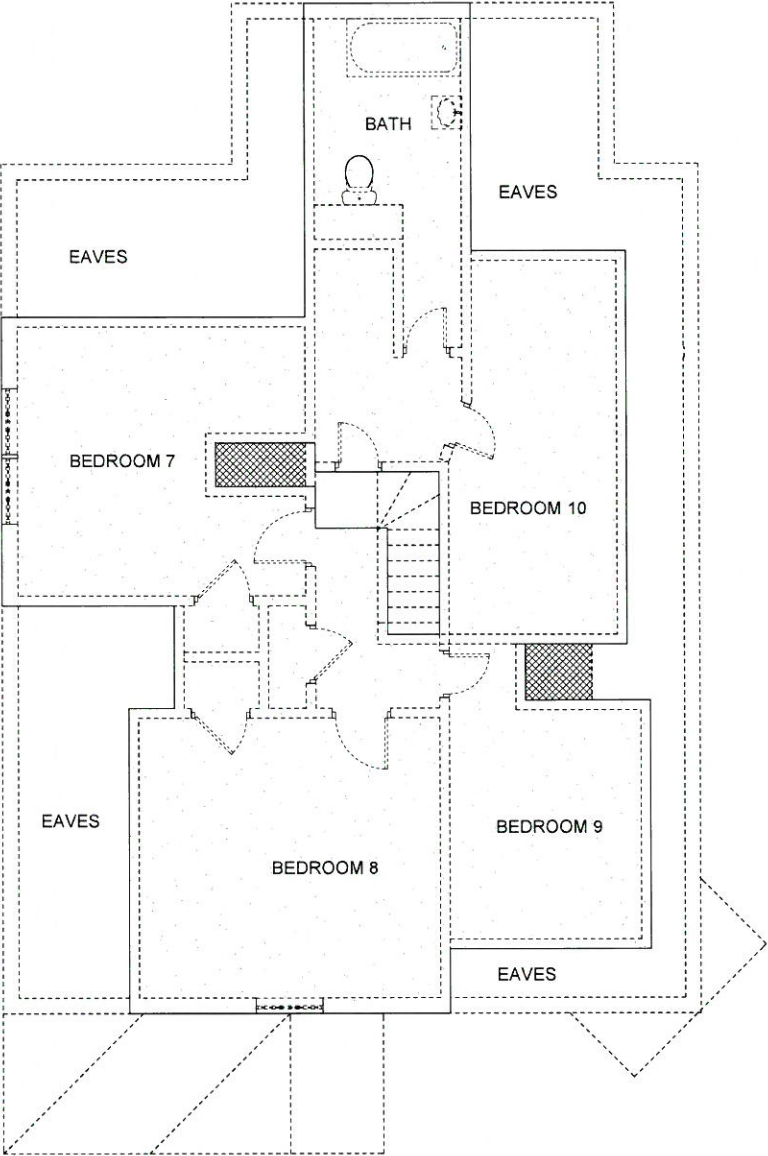


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

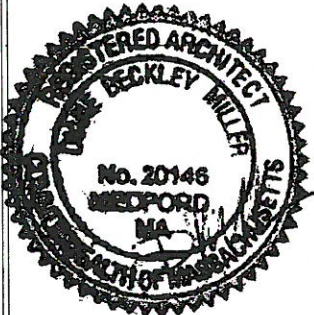
A4



759 sq ft

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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9/9/16	DESIGN DEVELOPMENT
9/26/16	REVISIONS

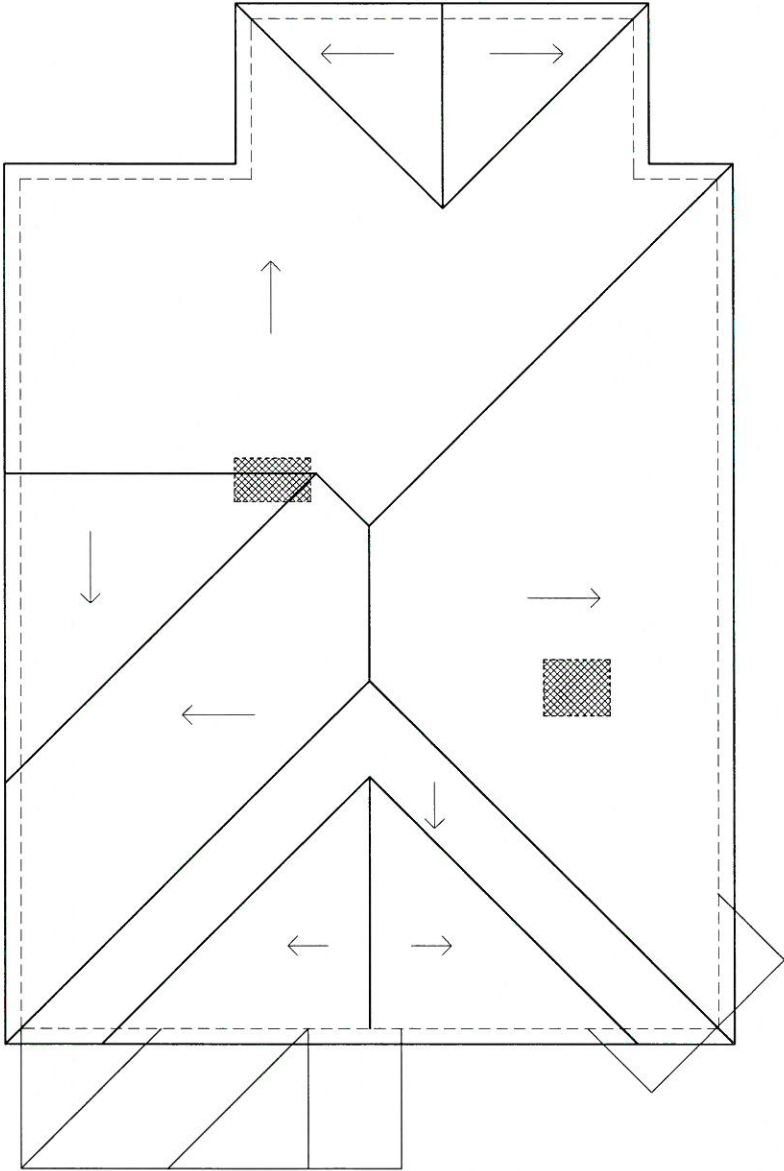


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING THIRD
FLOOR PLAN

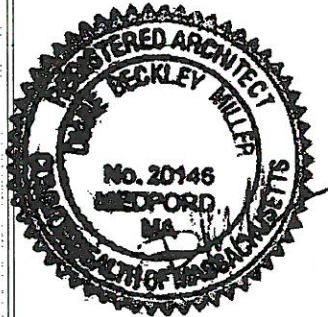
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A5



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
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HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING ROOF
PLAN

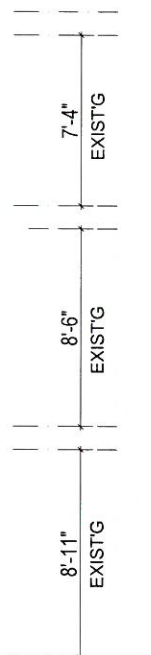
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Number:

A6



37'-3 1/2"

29'-6"



7'-4"
EXISTG

8'-6"
EXISTG

8'-11"
EXISTG

1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

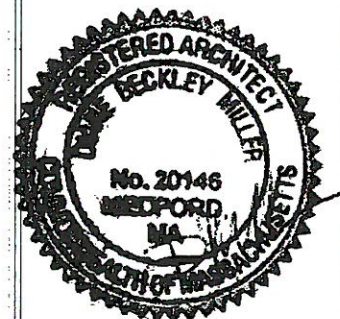
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9/6/16 PROGRESS

9/9/16 DESIGN DEVELOPMENT

9/26/16 REVISIONS

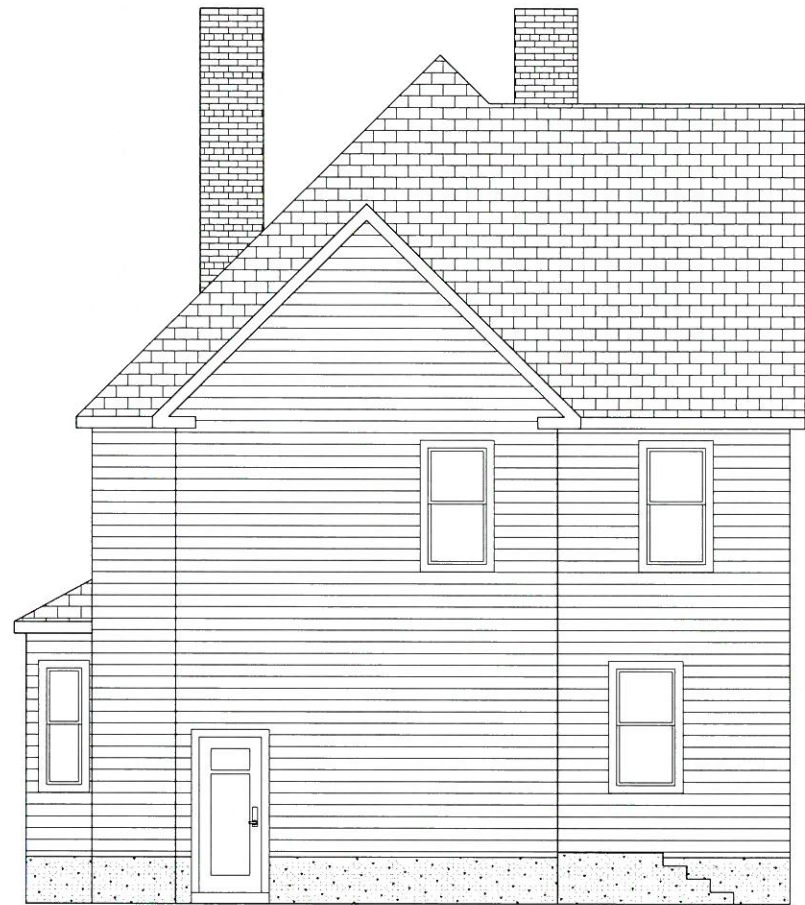


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING
ELEVATIONS

Sheet
Number:

A7



1 REAR ELEVATION
1/8" = 1'-0"

7'-4"
EXIST'G

8'-6"
EXIST'G

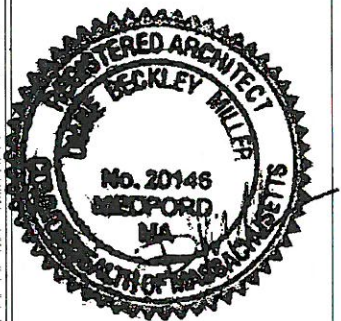
8'-11"
EXIST'G



2 SIDE ELEVATION
1/8" = 1'-0"

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52 Statler Road
Belmont MA 02478
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HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

EXISTING
ELEVATIONS

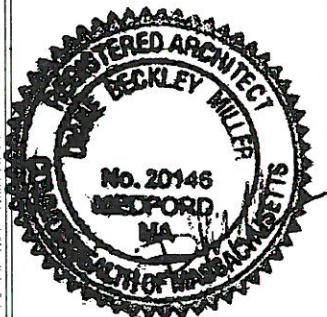
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A8



Architect:
Miller Design LLC
52 Staller Road
Belmont MA 02478
617-993-3157

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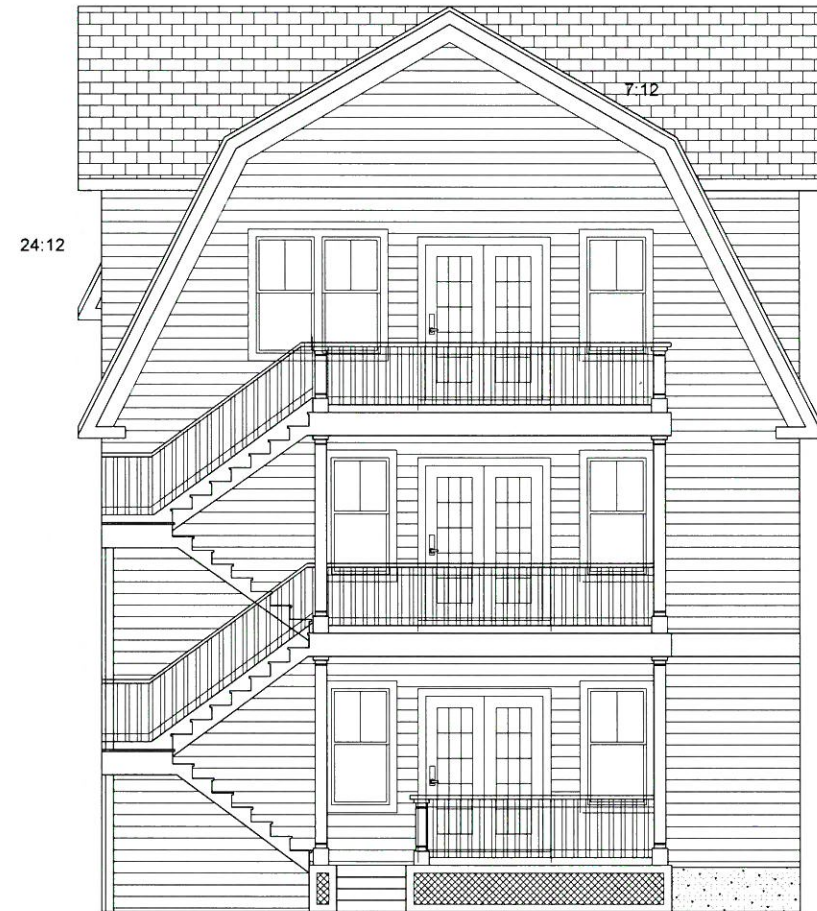


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

NEW
ELEVATIONS

Sheet
Number:

A9



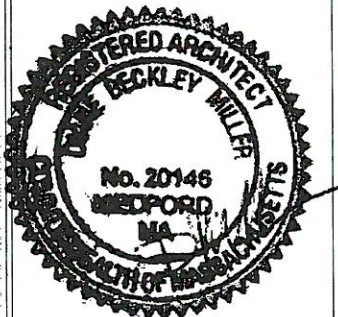
1 REAR ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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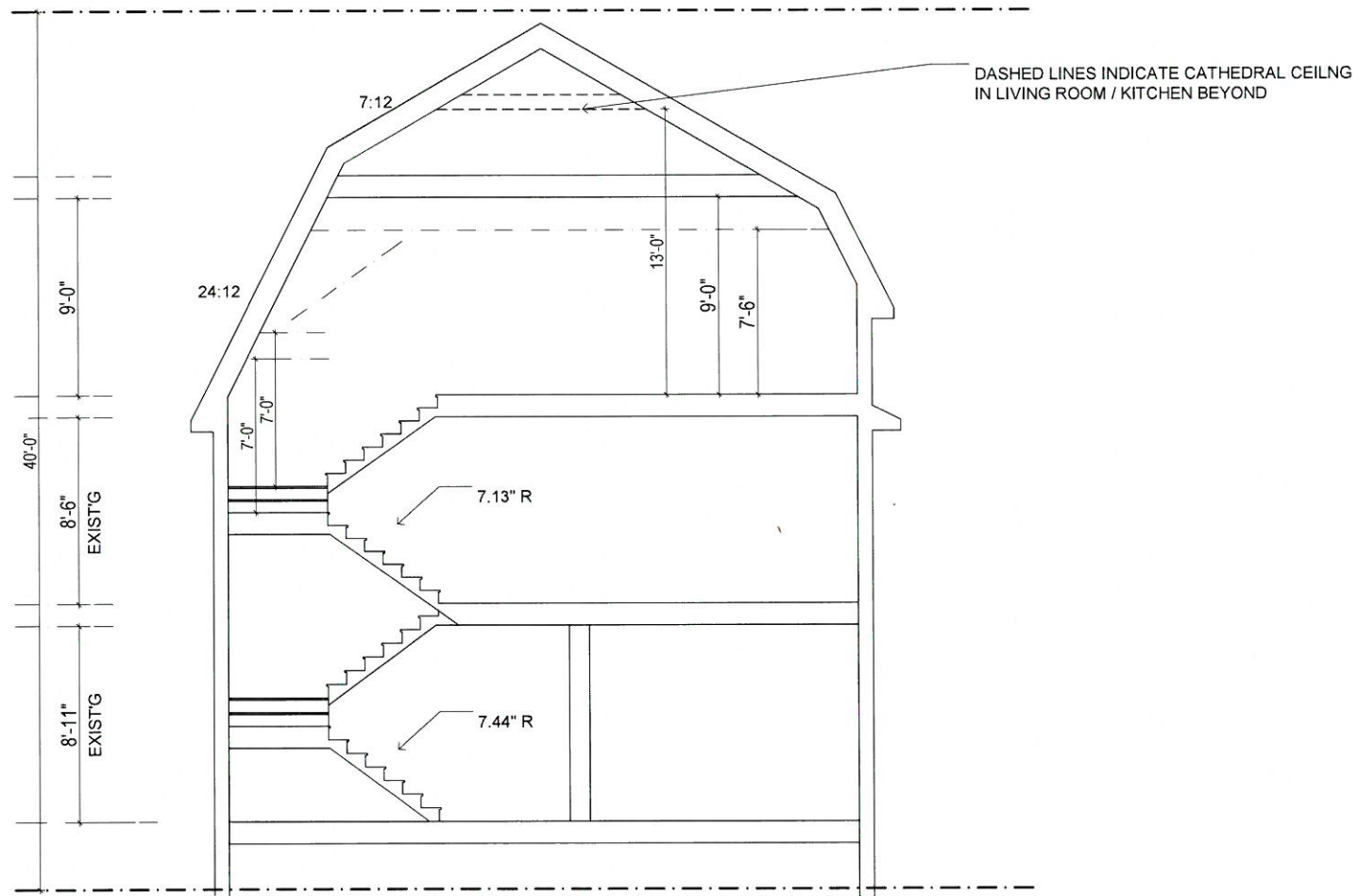


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

NEW
ELEVATIONS

Sheet
Number:

A10



DASHED LINES INDICATE CATHEDRAL CEILING
IN LIVING ROOM / KITCHEN BEYOND

1 SECTION THROUGH STAIRS
1/8" = 1'-0"

Architect:
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52 Statler Road
Belmont MA 02478
617-993-3157

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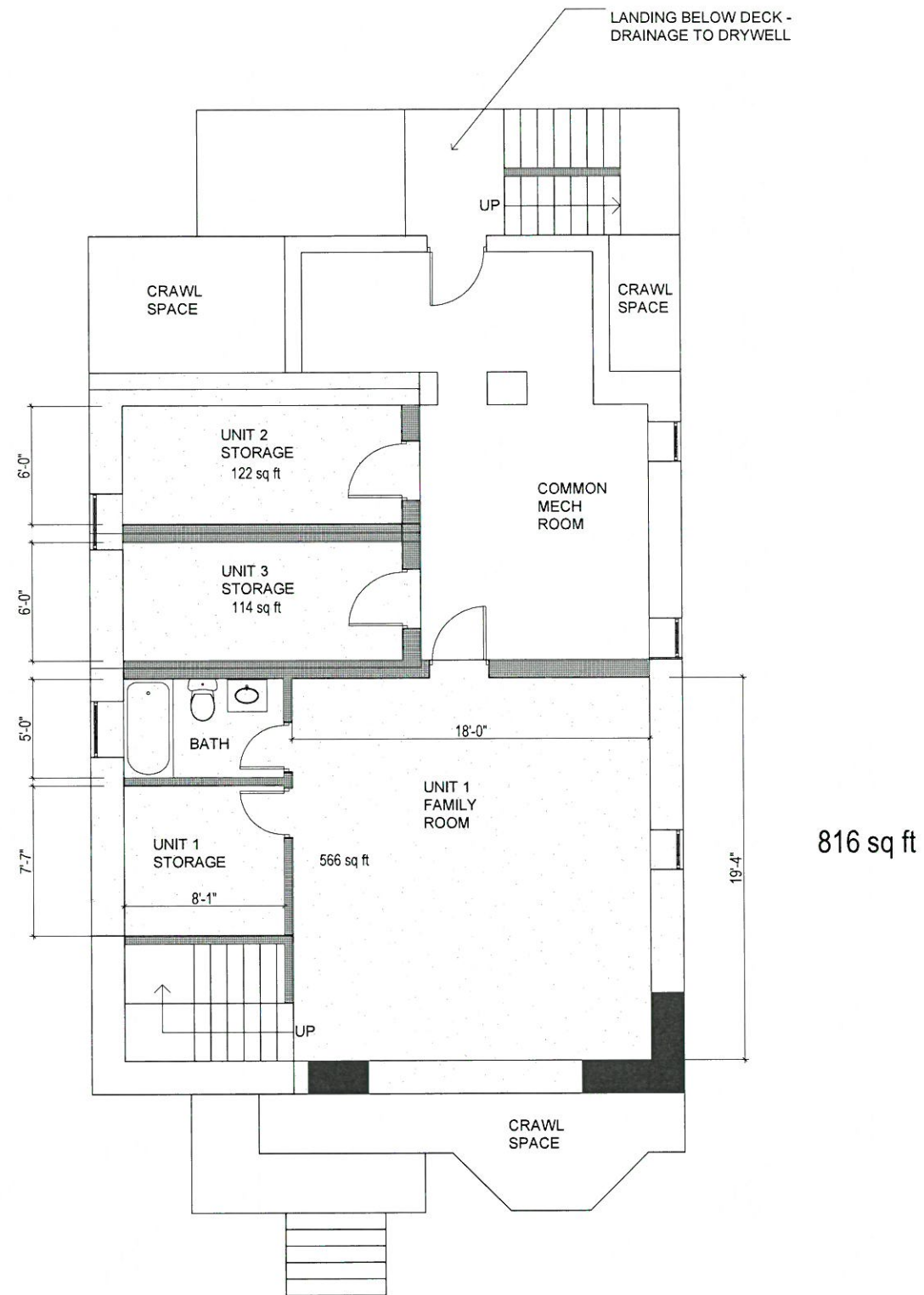


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

BUILDING SECTION

Sheet
Number:

A11



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

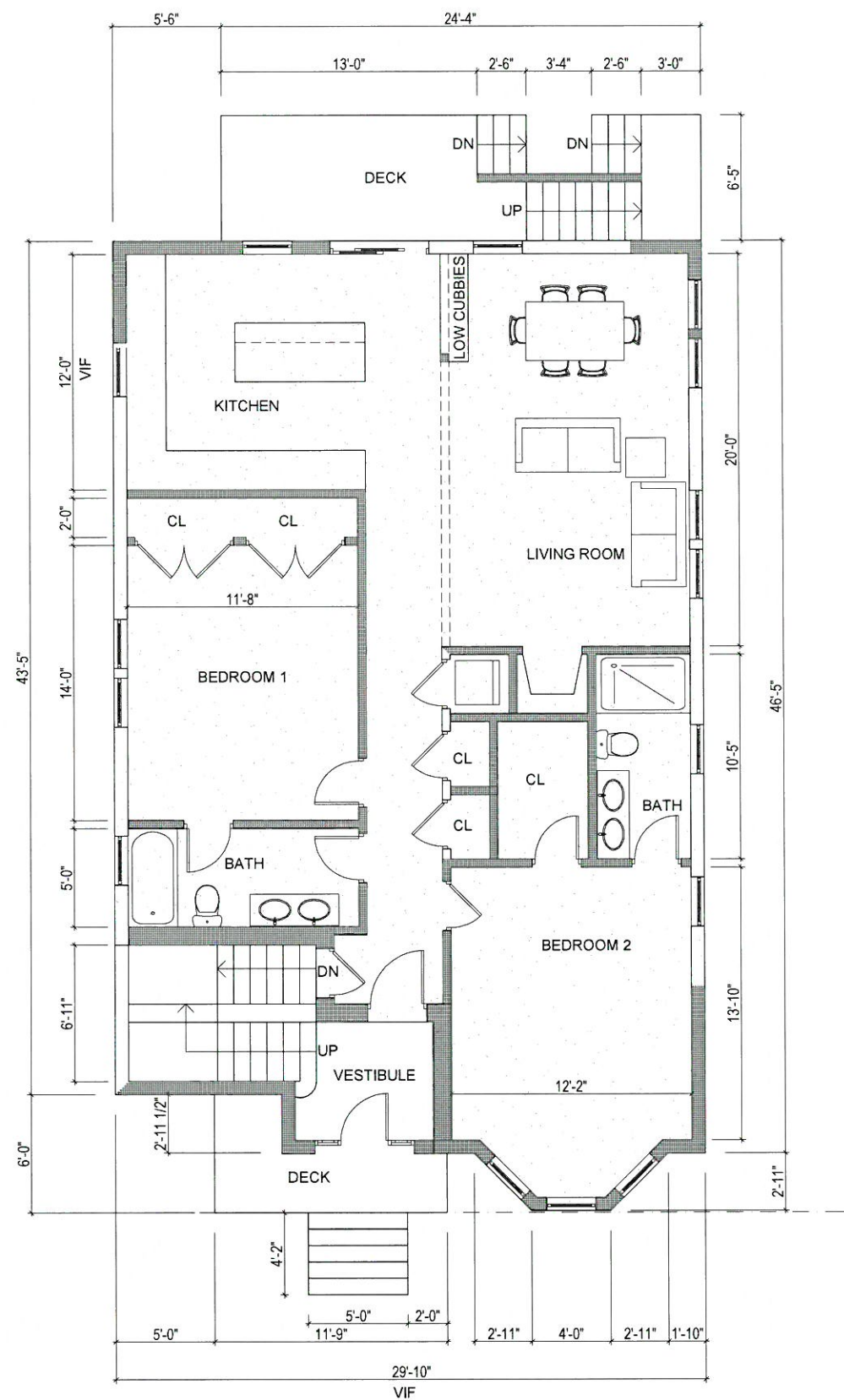
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9/26/16	REVISIONS



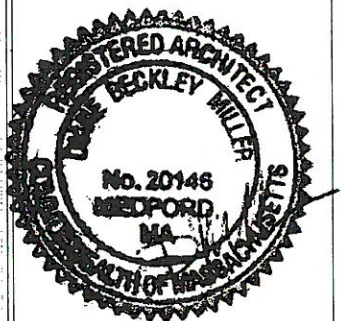
HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

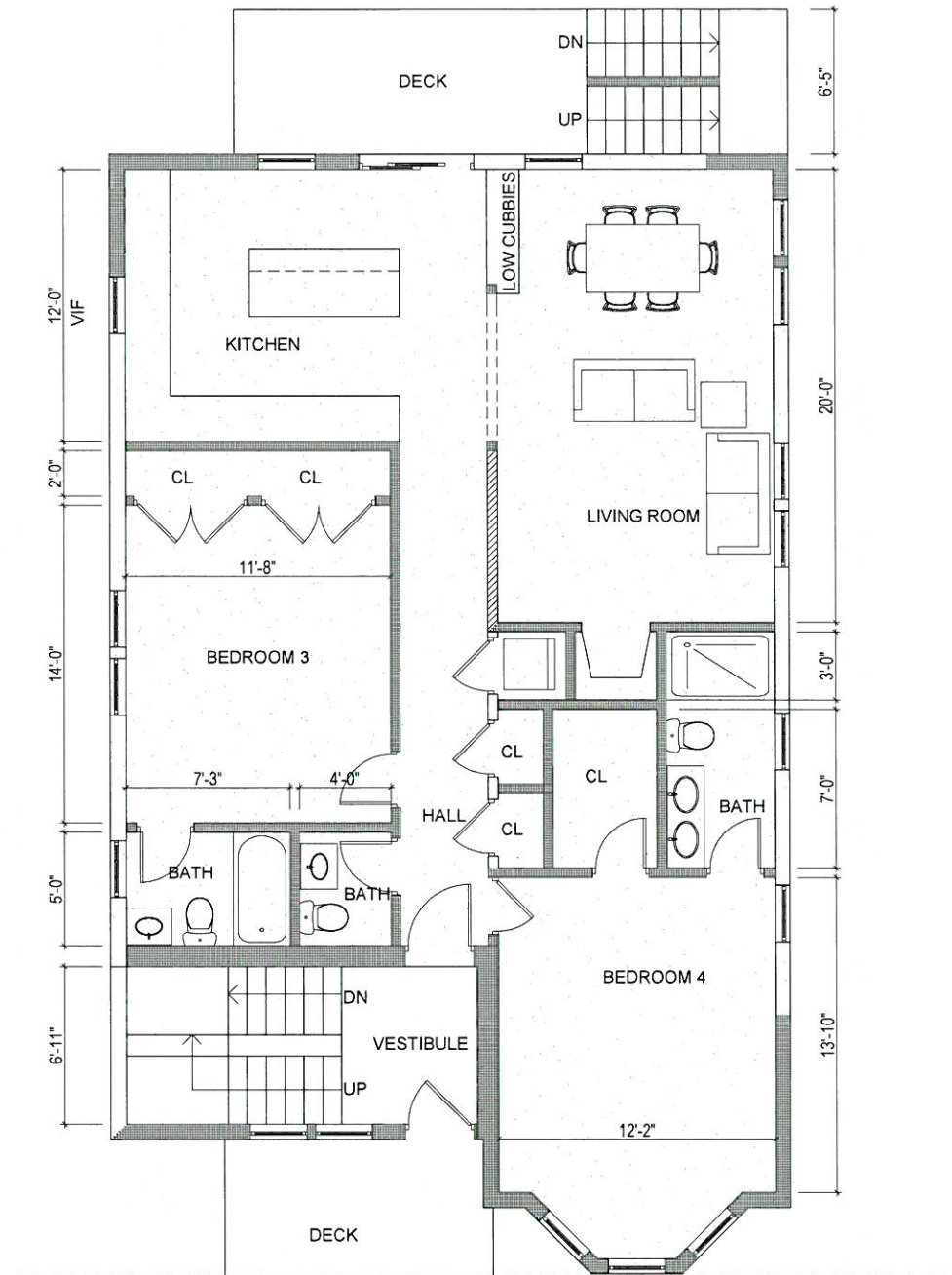
NEW BASEMENT
FLOOR PLAN

Sheet
Number:
A12



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

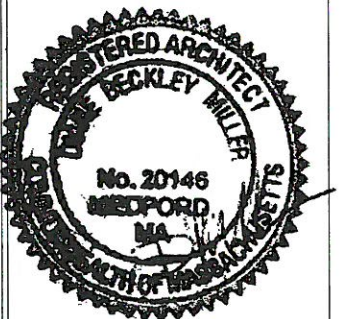
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Number:



UNIT 2:
1,234 sq ft

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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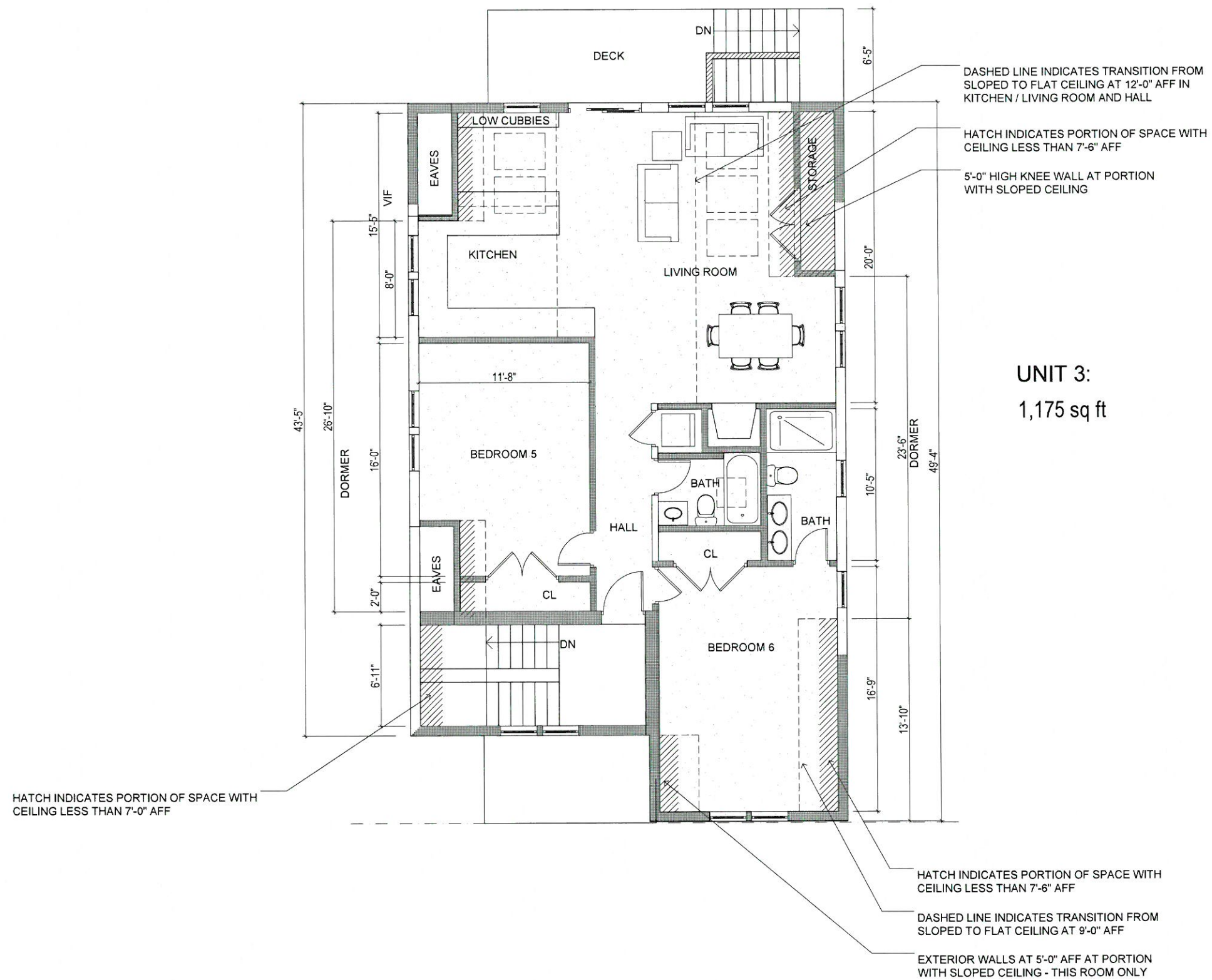


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

NEW SECOND
FLOOR PLAN

Sheet
Number:

A14



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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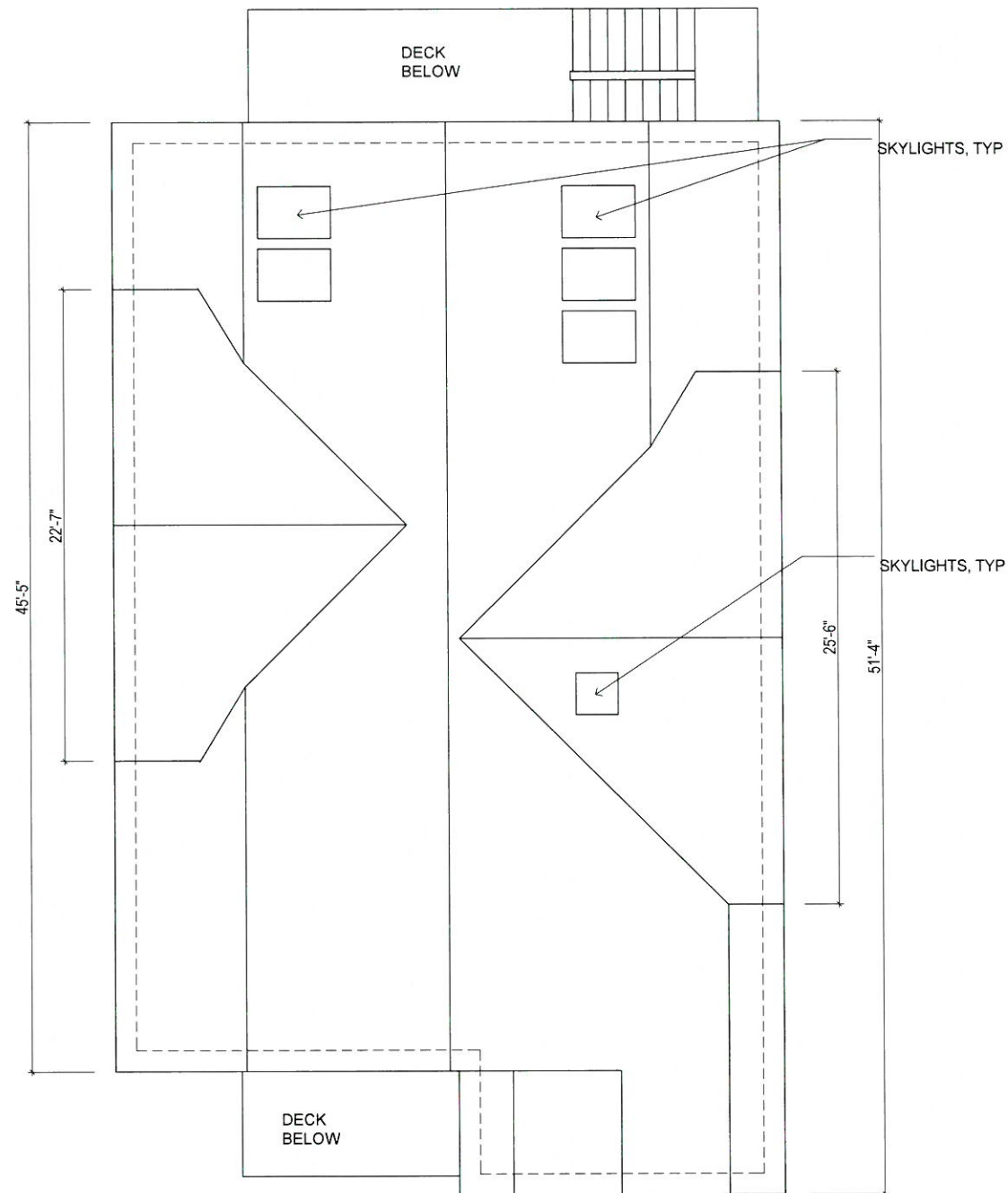


HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

NEW THIRD
FLOOR PLAN

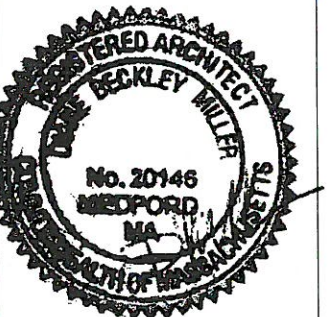
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A15



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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HAMEED RESIDENCE
105 CROSS ST
SOMERVILLE MA

NEW ROOF
PLAN

Sheet
Number:
A16