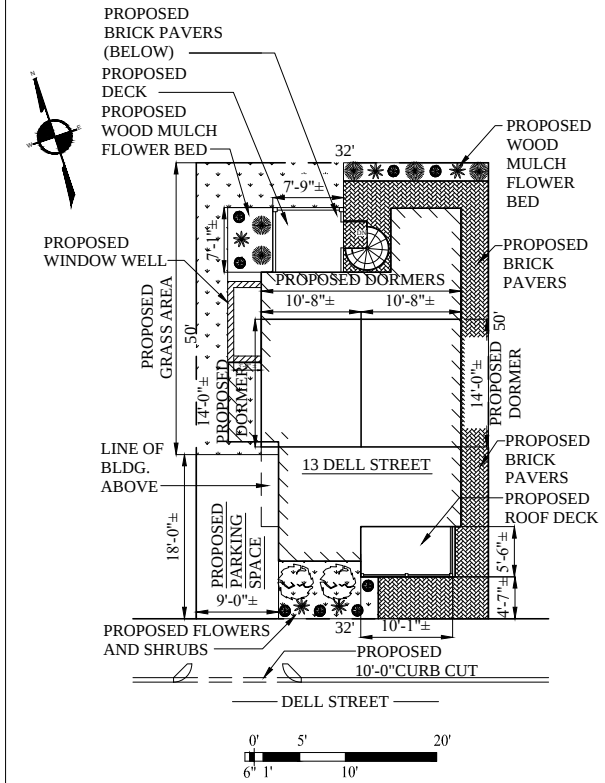


PROPOSED RENOVATION

13 DELL STREET

SOMERVILLE,

MASSACHUSETTS



DRAWING NOT TAKEN FROM
INSTRUMENTAL SURVEY.
INFORMATION TAKEN FROM
EXISTING HOUSE PLAN
BY ESSEX ENGINEERING
& SURVEYING
NEWTON LOWER FALLS, MA
(AUGUST 30, 2016)

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

PLANTING SCHEDULE	
SYMBOL	NAME
	CANADIAN HEMLOCK, YEW OR JUNIPER
	HOLLY
	DAYLILIES
	ECHINACEA



KEY

	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	1 HOUR WALL(SEE W.T.1/A-3.1)
	FAN
	45 MIN. DOOR
	WINDOW TYPE
	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
	FIRE EXTINGUISHER
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED

CODE SUMMARY

EX'G TYPE 5B CONSTRUCTION
EX'G 3 STORIES & BASEMENT
EX'G R-3 USE GROUP (2 FAMILY)
ZONE RA

ZONING SUMMARY

RB

RESIDENTIAL	MINIMUM LOT SIZE	LOT AREA MIN. SQ.FT. FOR ADD'L D.U.	MAXIMUM GROUND COVERAGE	LANDSCAPED AREA, MINIMUM % OF LOT	FLOOR AREA RATIO MAX.	MAX. HEIGHT OF BUILDING	FRONT YARD MIN. DEPTH FEET	SIDE YARD MIN. DEPTH FEET	REAR YARD MIN. DEPTH FEET	MINIMUM FRONTAGE	PERVIOUS AREA
REQUIRED BY ZONING	7,500 S.F.	1,500 S.F.	50%	25%	1.0	3 STORY/ 40'-0"	15'-0"/ MODAL	LEAST SIDE 6'-6"/ SUM OF 15'-6" 3 STORY REQ.	SHALLOW LOT REDUCTION 50'-32"-18'-0" REDUCTION OF 1'-0" BOTH SIDES	50'	35%
EXISTING CONDITIONS	1,600 S.F.	-	7905 S.F./1,600 S.F.= 49%	665 S.F./1,600 S.F.= 4.1%	1,728/ 1,600= 1.08	3 STORY/ 33'-10"±	4'-7"±/ MODAL	3'-3 1/2" + 3'-0" = 6'-3 1/2"	100'-50" =50'-0" REDUCTION OF 12'-6" 20'-0" + 12'-0" = 7'-0" (MIN. 10'-0")	32'-0"	681 S.F.±/1,600 S.F.±= 42%
PROPOSED PROJECT	1,600 S.F. NO CHANGE	- NO CHANGE	49%	4.1%	2,550/ 1,600= 1.59 VIOLATION	3 STORY/ 33'-10"± NO CHANGE	4'-7"±/ MODAL NO CHANGE	3'-3 1/2" + 3'-0" = 6'-3 1/2" NO CHANGE	5'-1/2" NO CHANGE	32'-0" NO CHANGE	494 S.F.±/1,600 S.F.±= 30% NO CHANGE

Location

TWO FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA

Choo
Company Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-17-16
	01-20-17

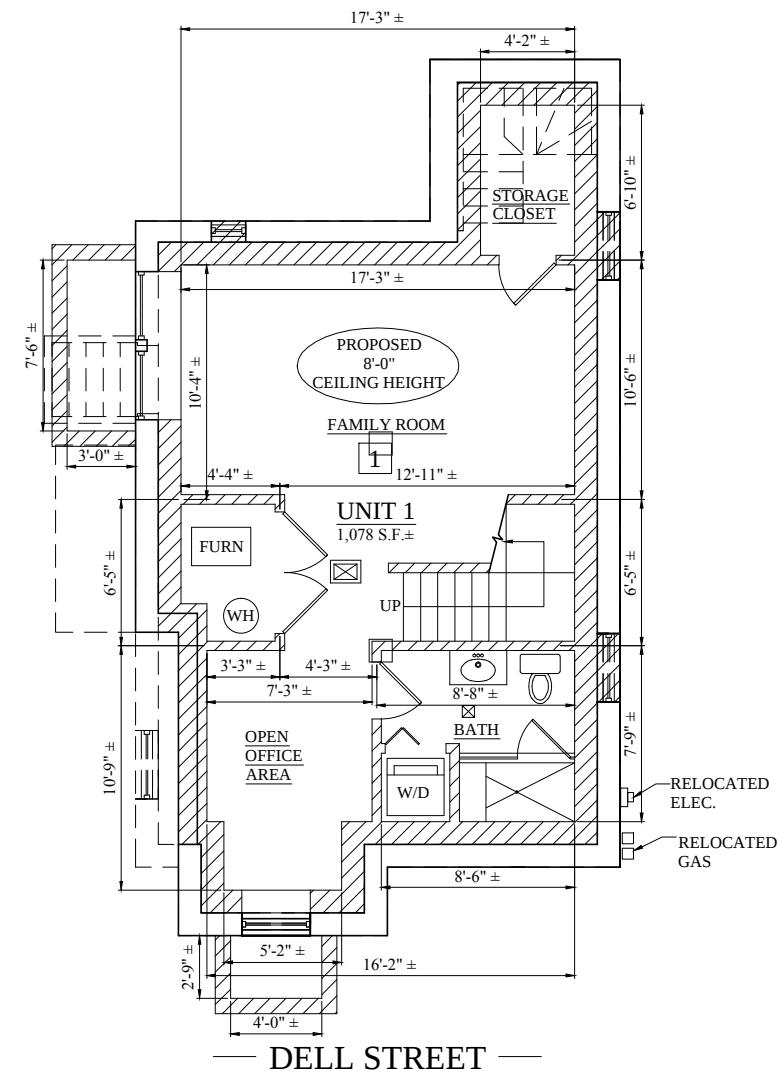
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Drawn By: ST

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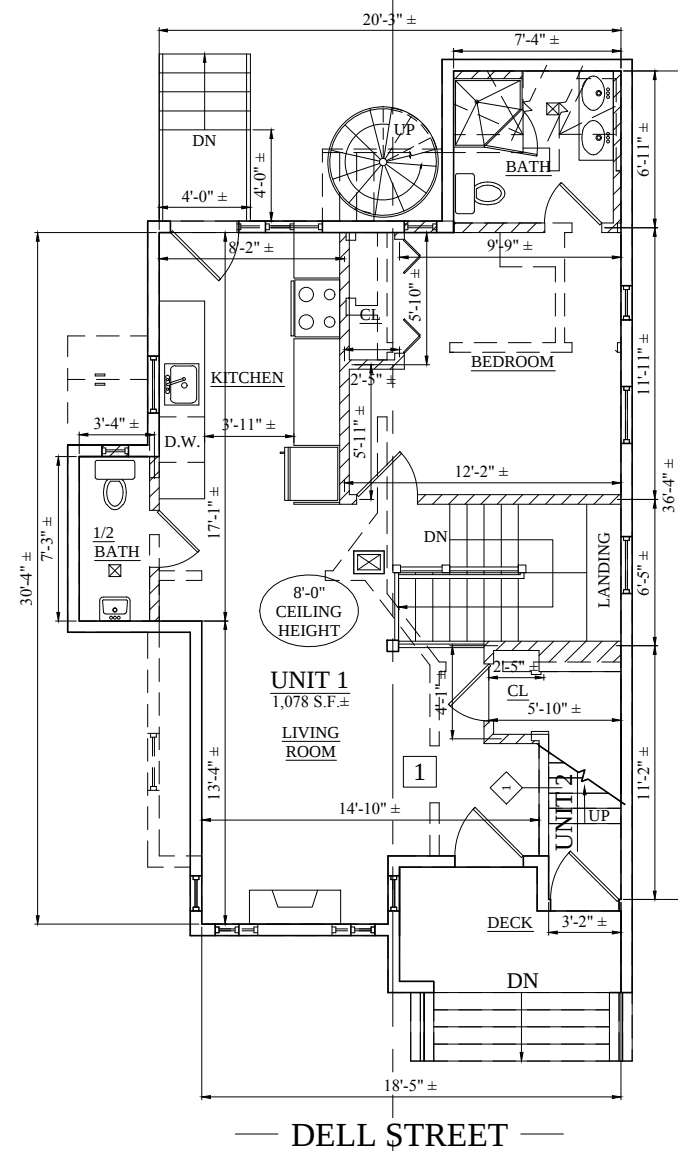
COVER
SHEETS

Sheet No.

A-O



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Location

2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145



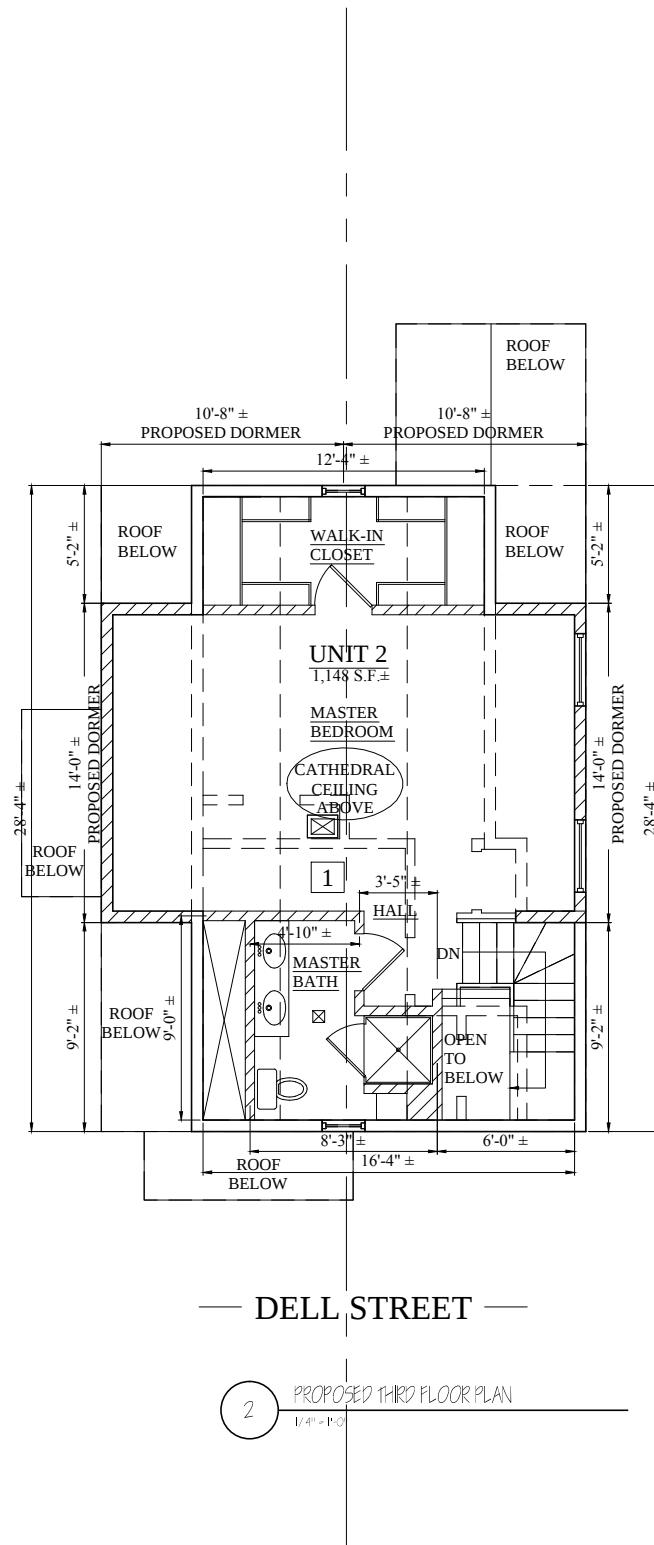
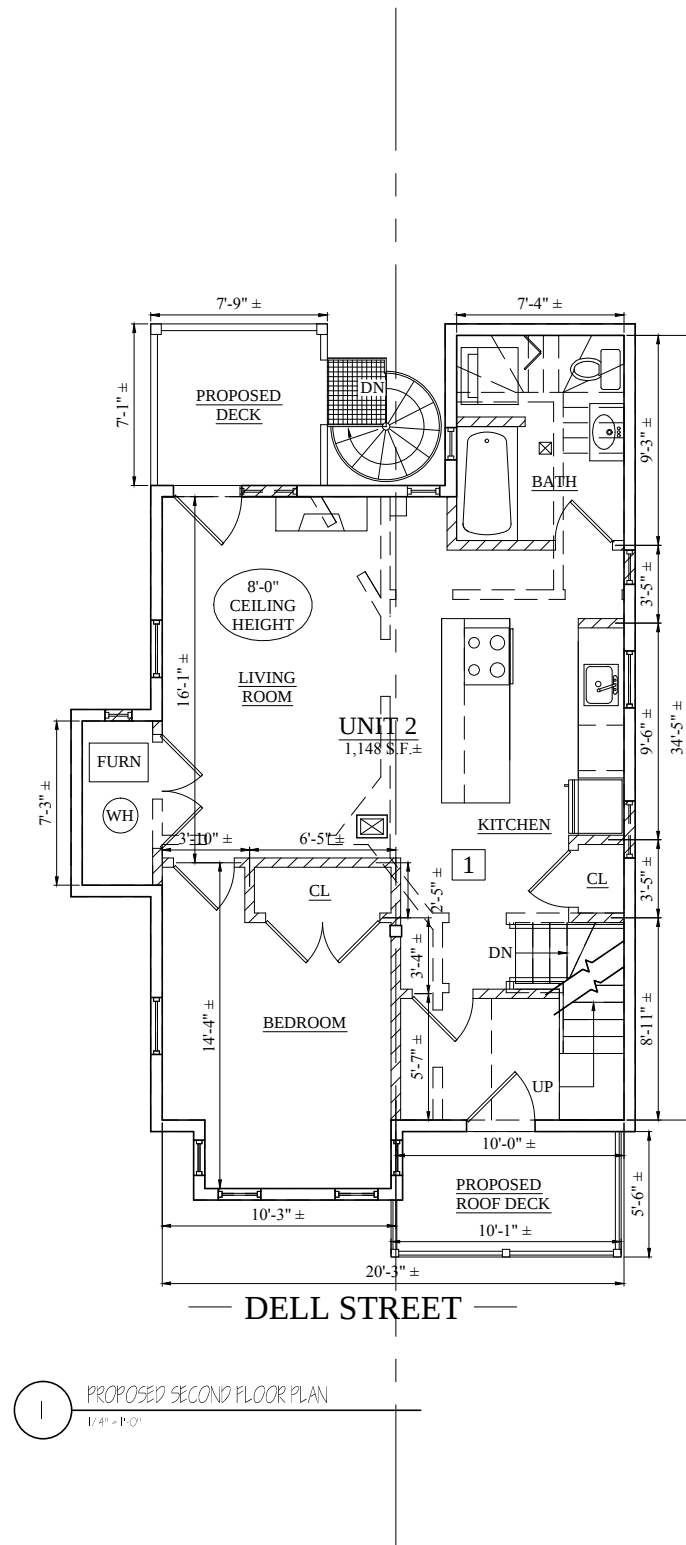
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-17-16
	01-20-17

Project No: 16242
Scale: AS NOTED
Date: 10-03-16
Drawn By: NS

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.1



Location

2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

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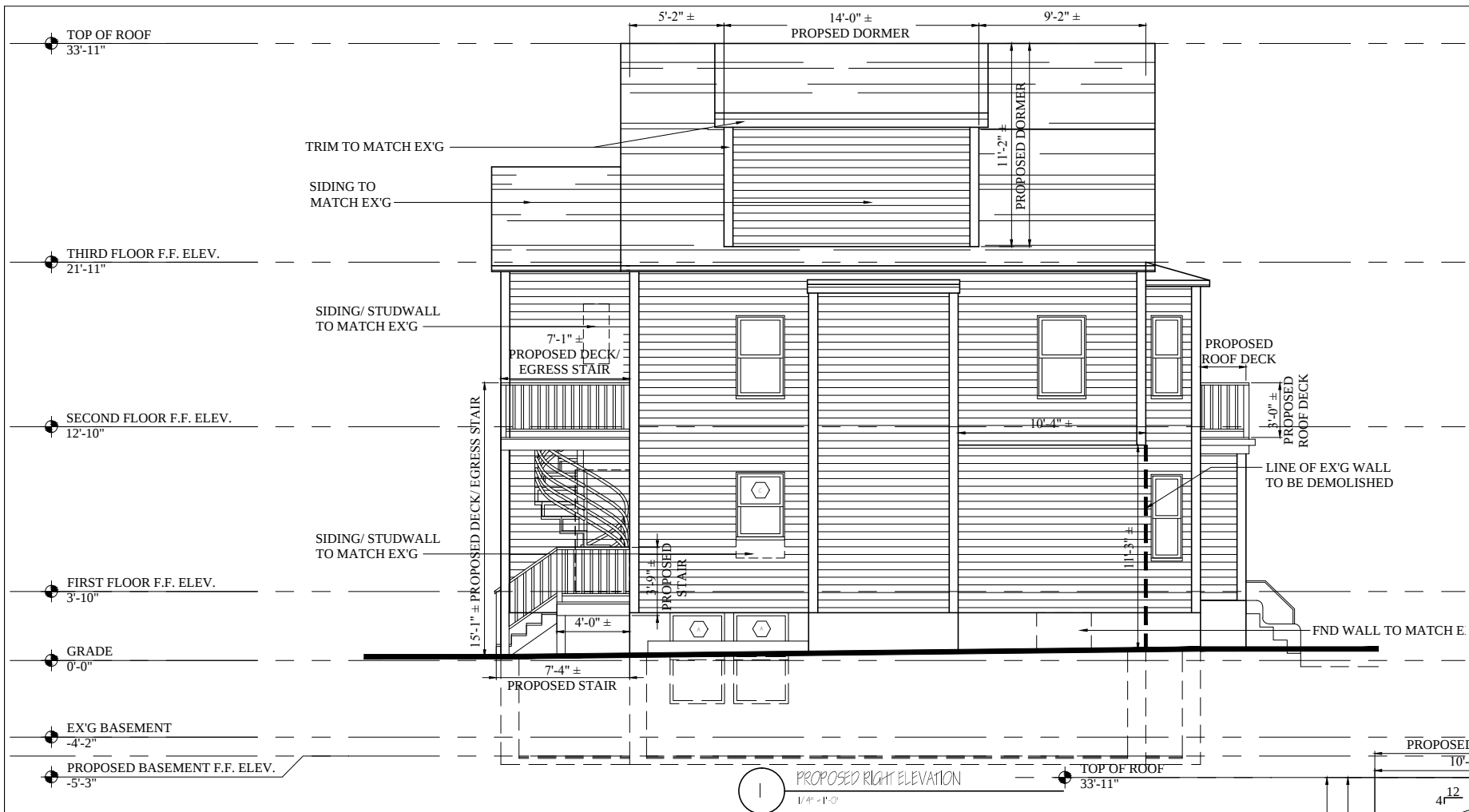
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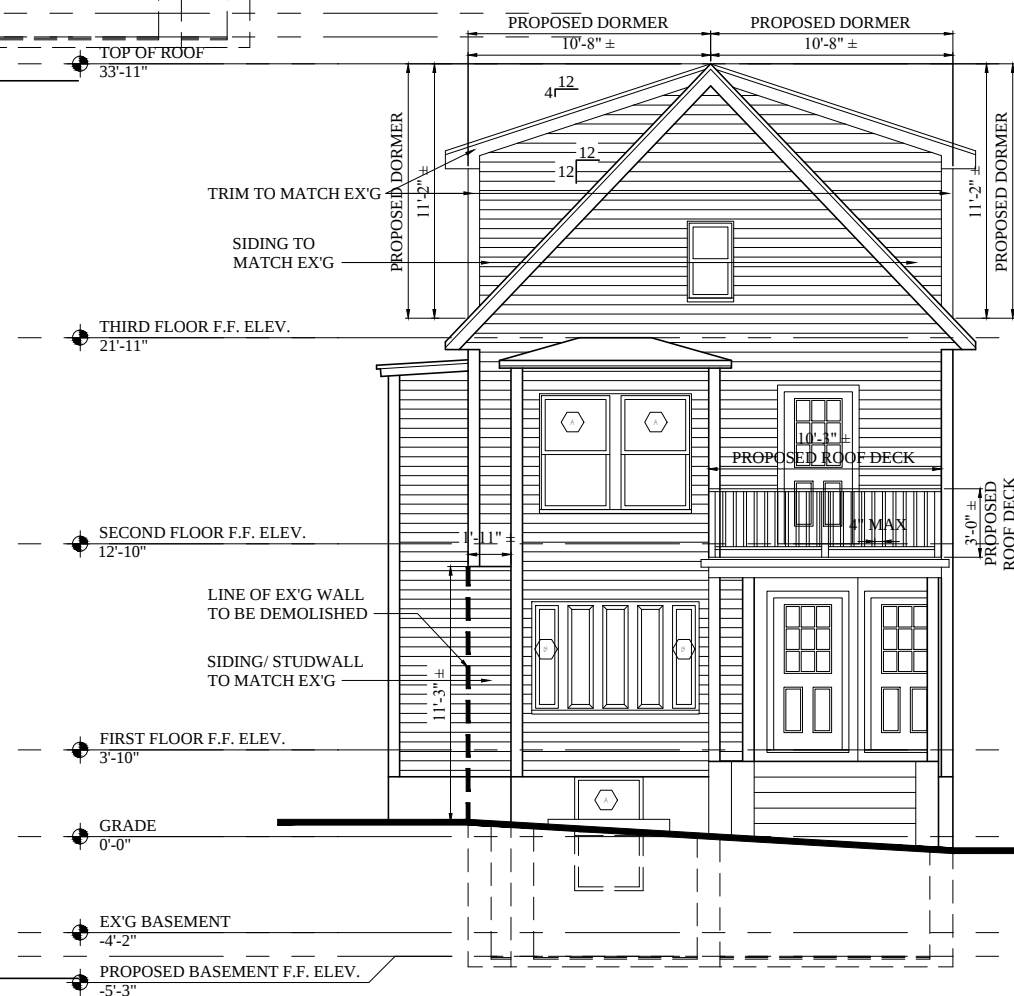
PROPOSED FLOOR PLANS

Sheet No.

A-1.2



WINDOW SCHEDULE			NOTE: CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING			
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	UNOBSTRUCTED GLASS	REMARKS
A	ANDERSON (OR EQUAL)	TW210410	7	3'-1/8" X 5'-7/8"	29" X 25-15/16"	MEETS EGRESS WINDOW REQUIREMENTS
B	ANDERSON (OR EQUAL)	WPW1046	2	1'-1/2" X 4'-8 7/8"	6" X 49-1/8"	
C	ANDERSON (OR EQUAL)	TW2432	2	2'-6 1/8" X 3'-5-1/4"	23" X 15-15/16"	



Location

2 FAMILY RENOVATION
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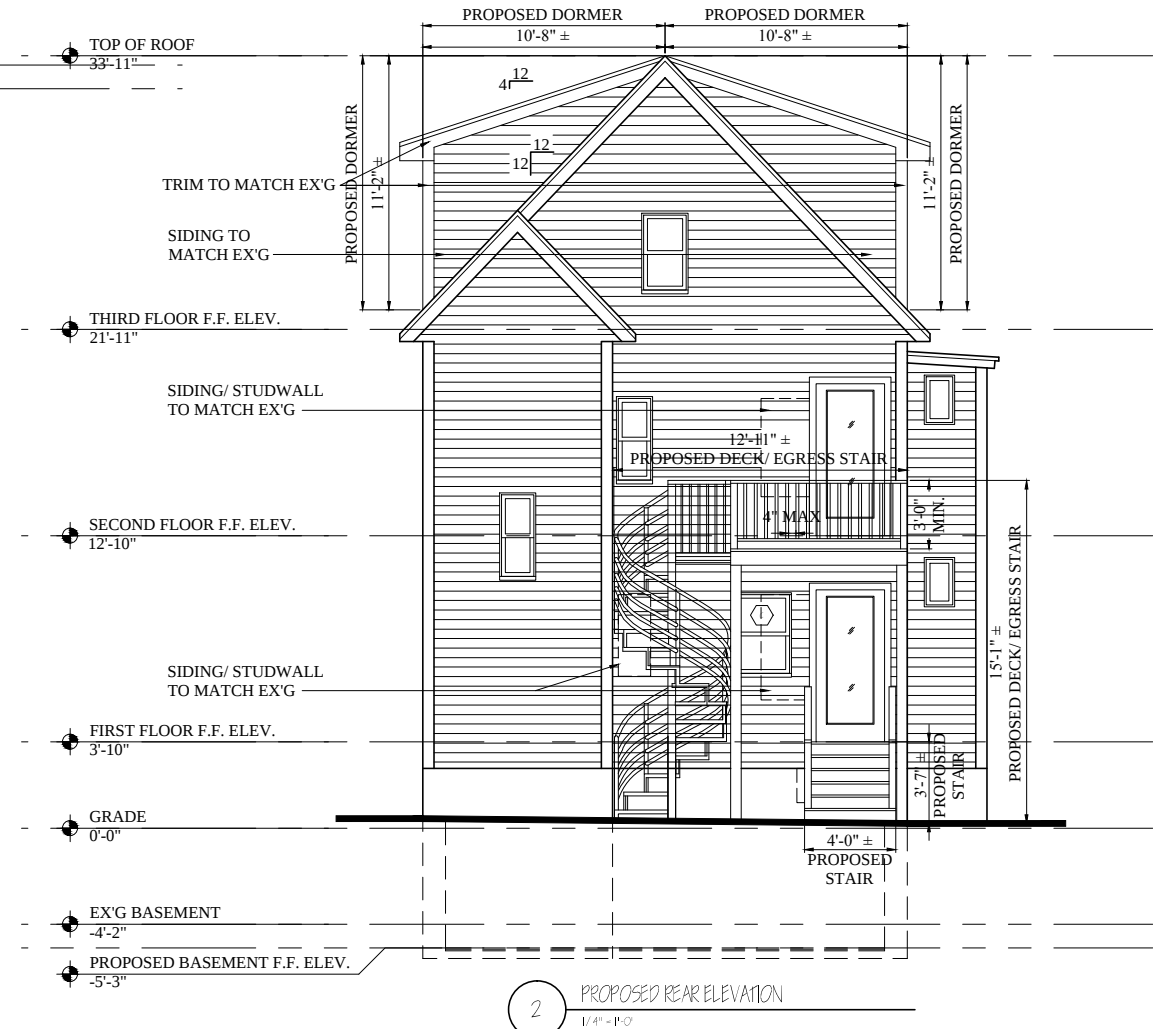
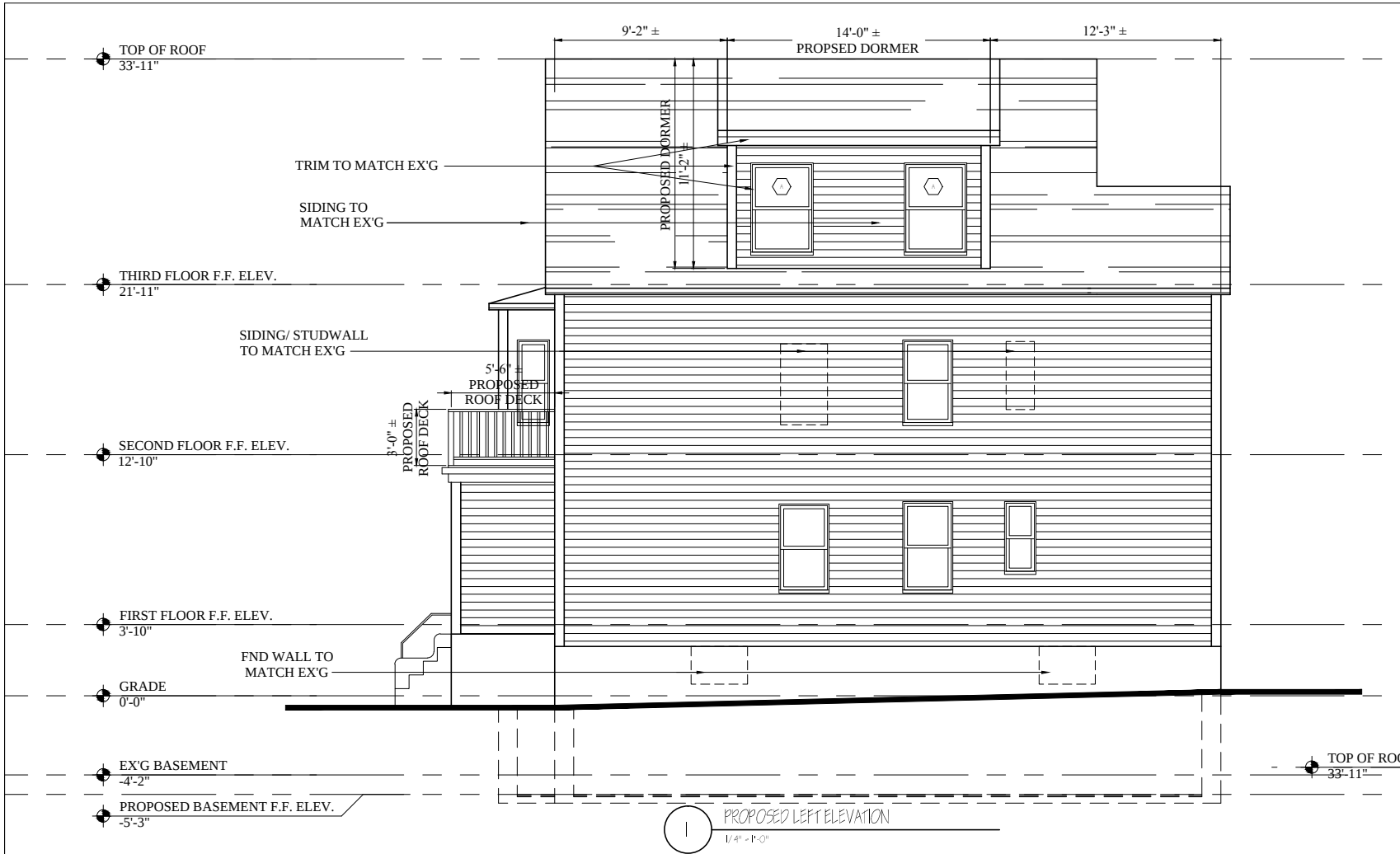
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Date: 10-03-16
Drawn By: ST

Drawing Name

PROPOSED ELEVATIONS

Sheet No.

A-2.1



Location

2 FAMILY RENOVATION
13 DELL STREET
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Drawing Name

PROPOSED ELEVATIONS

Sheet No.

A-2.2

Location

2 FAMILY RENOVATION
13 DELL STREET
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DETAILS

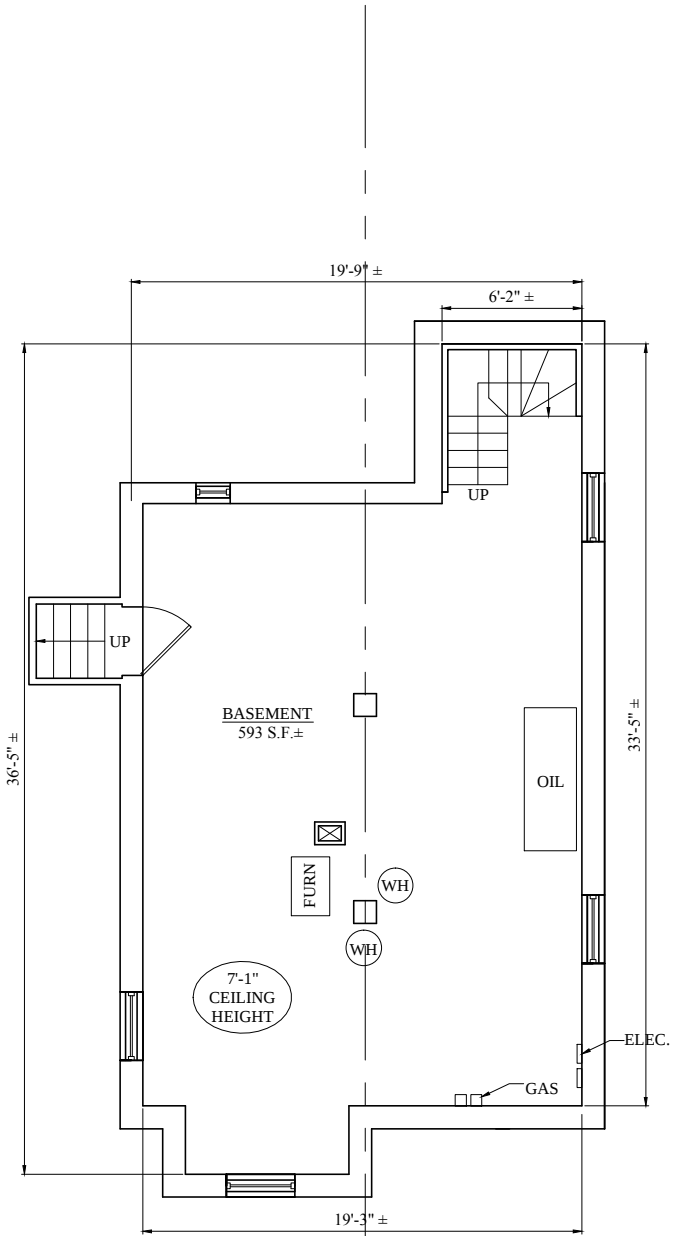
Sheet No.

A-3.1

1 HOUR CLG TYPE (#1535)
SCALE: 1/4"=1'-0"

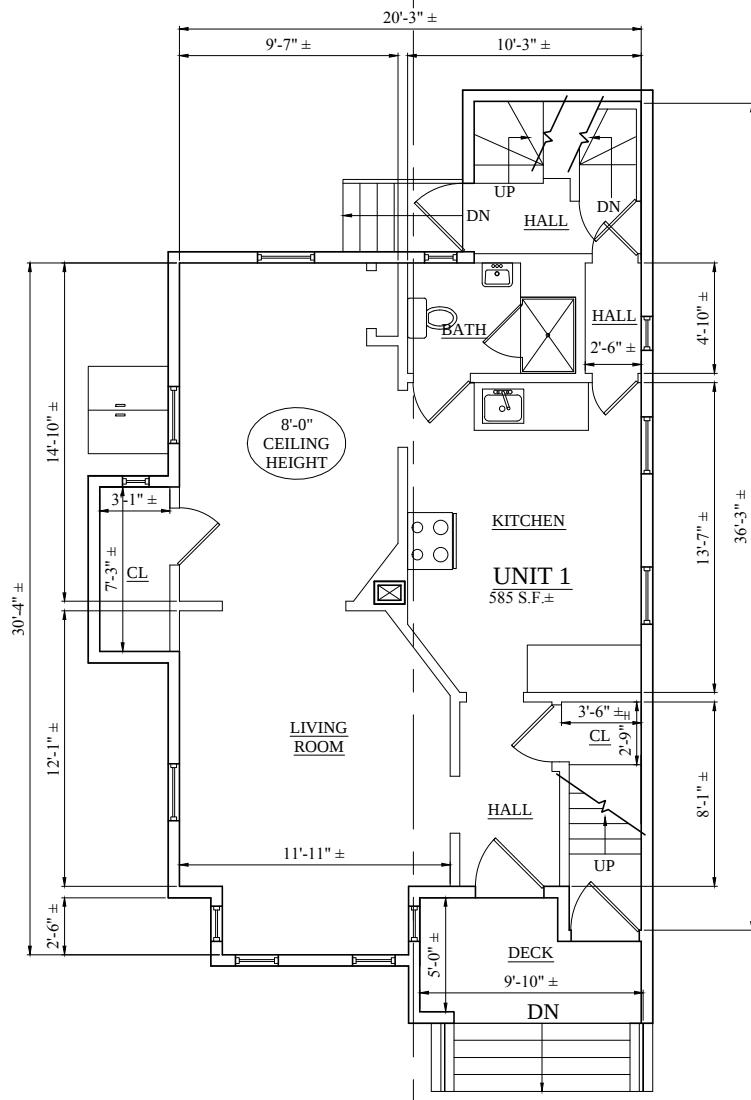
TYPICAL PARTITION - WOOD STUD
SCALE: 3/4"=1'-0"

1 HOUR PARTITION - WOOD STUD BEARING WALL - UL DESIGN # U305 (STC RATING=56)
SCALE: 3/4"=1'-0"



— DELL STREET —

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



— DELL STREET —

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

Location

2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145



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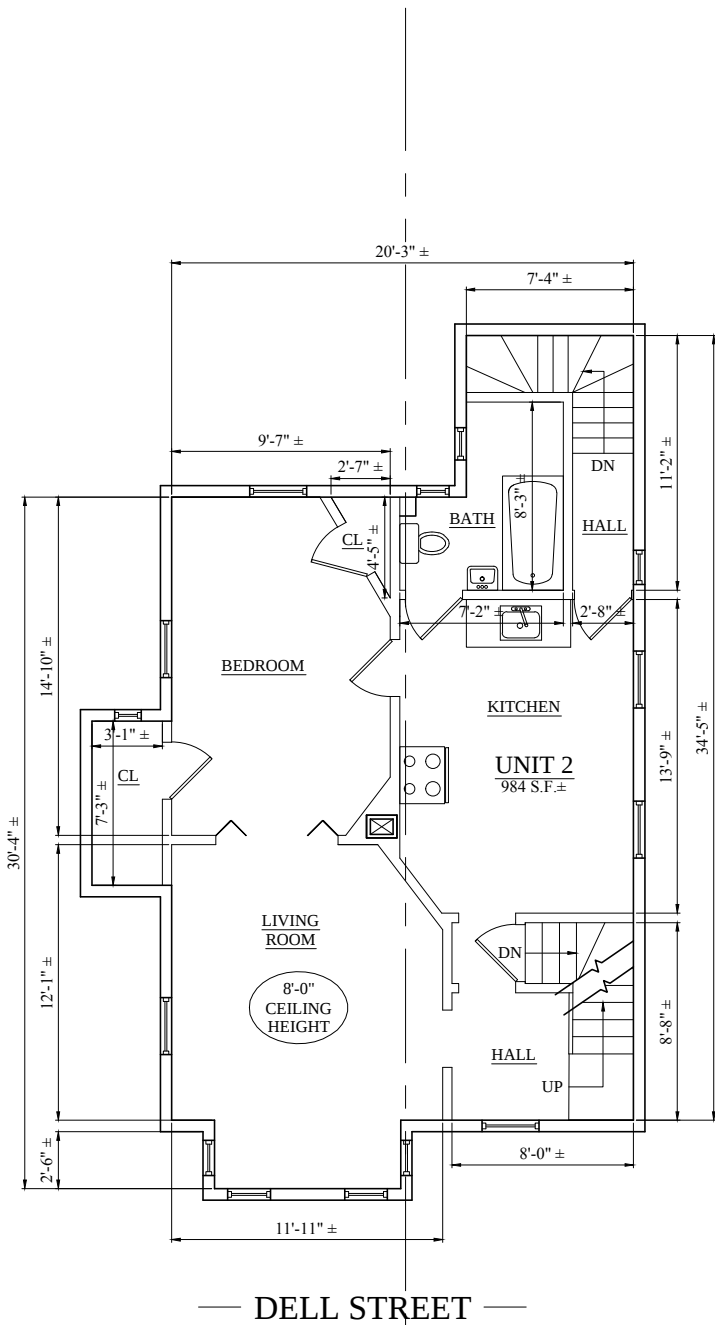
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Date: 10-03-16
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Drawing Name

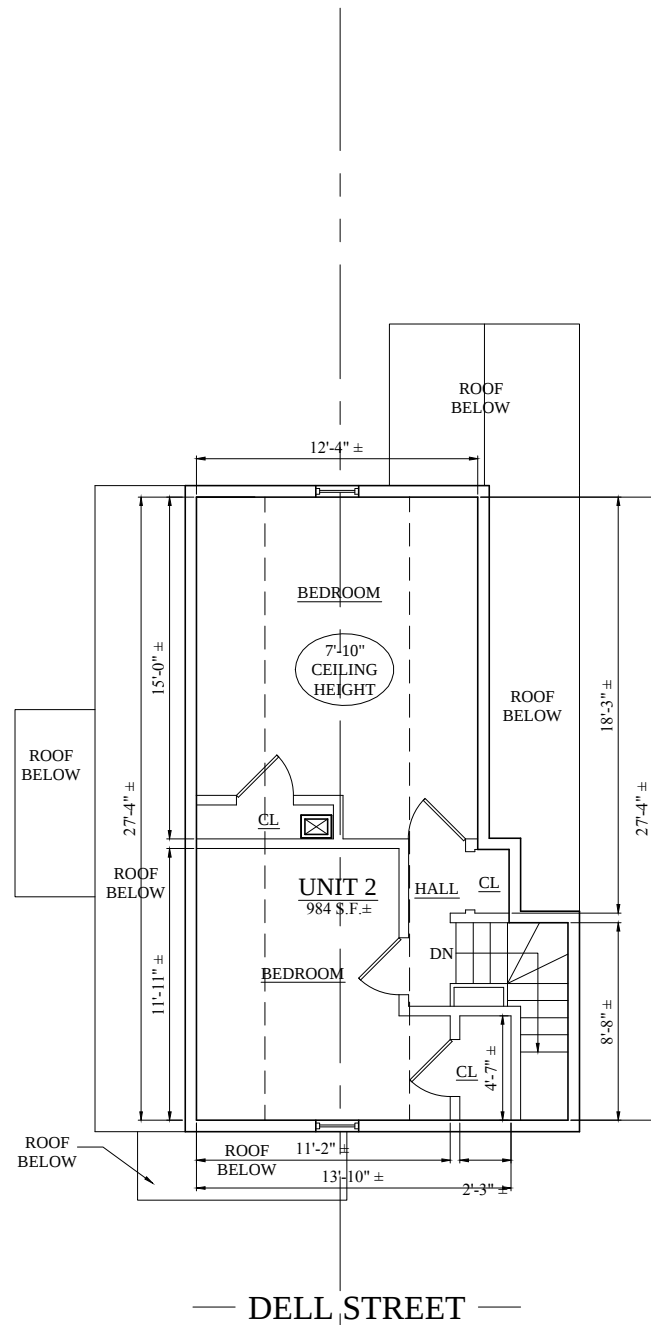
EXISTING
FLOOR PLANS

Sheet No.

D-1.1



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

Location

2 FAMILY RENOVATION
13 DELL STREET
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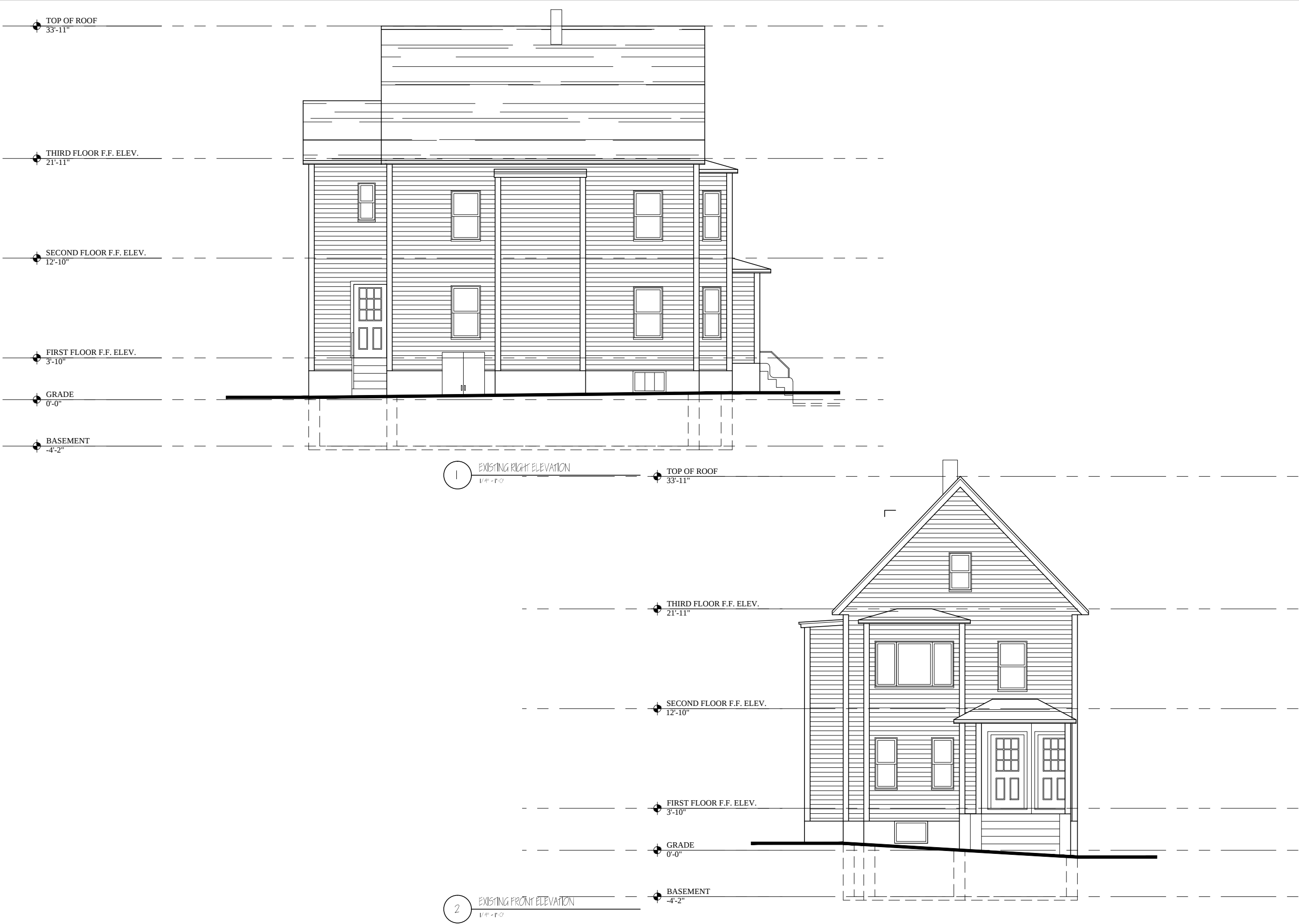
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Drawing Name

EXISTING
FLOOR PLANS

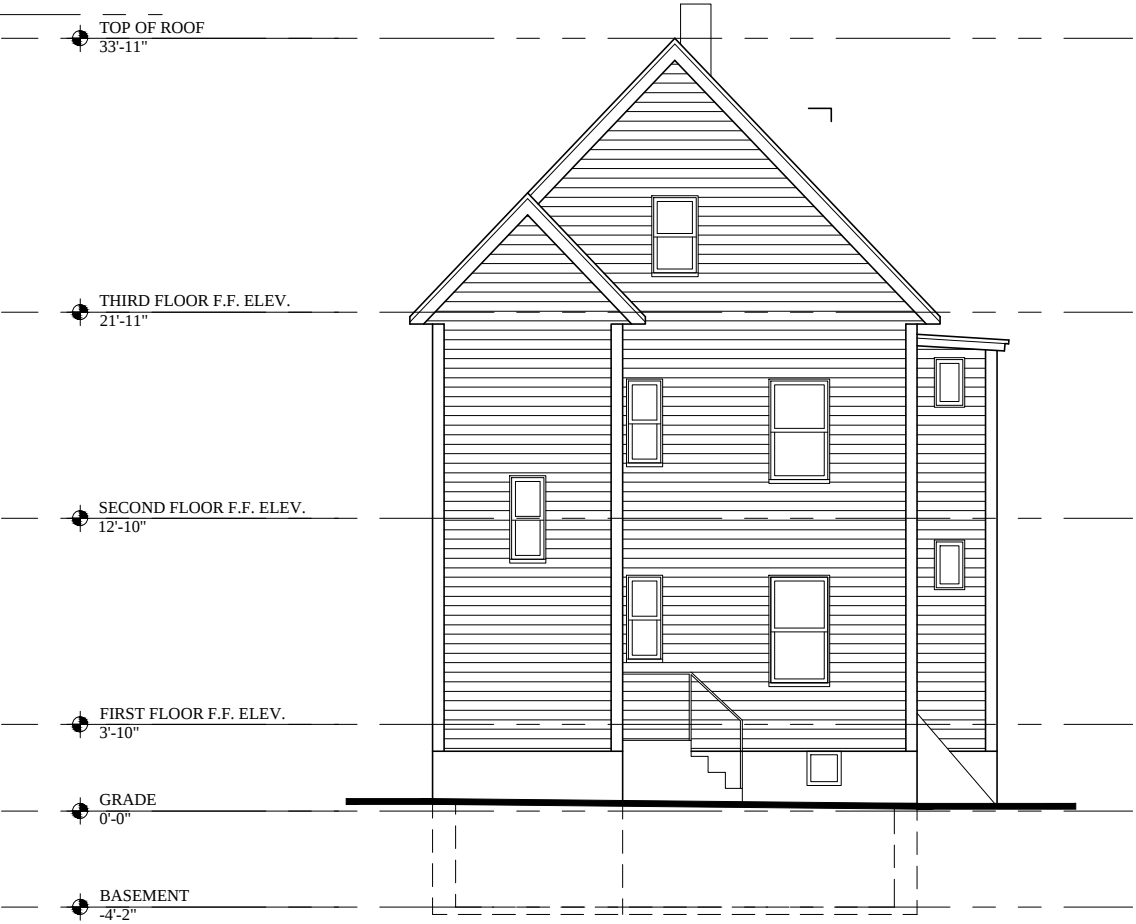
Sheet No.

D-1.2





1 EXISTING LEFT ELEVATION
1/4" = 1'-0"



2 EXISTING REAR ELEVATION
1/4" = 1'-0"

Location

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Drawing Name

EXISTING ELEVATIONS

Sheet No.

D-2.2