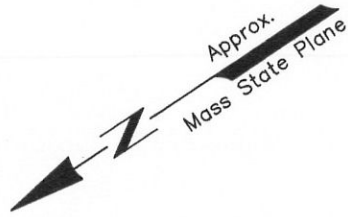


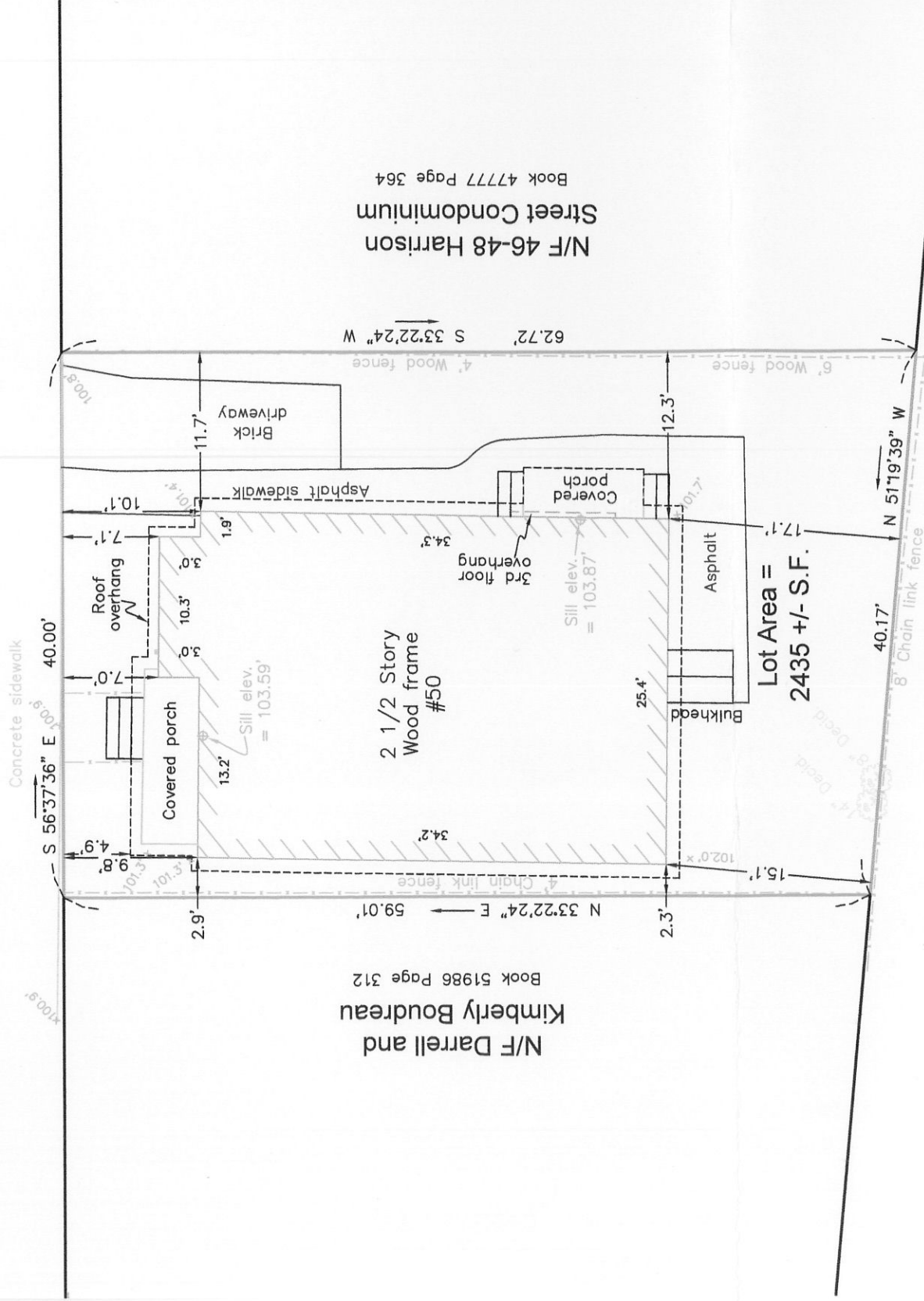
Harrison Street

40' Wide - Public Use



Granite curb

Granite curb



Zoning Calculations	
District: Residence B	
Required	Existing
Lot size	7,500 2435
Lot area per unit	1,500 1217.5
Ground Coverage, max.	50% 40.4%
Landscaped Area, min.	25% 42.1%
Height, stories	3 2 1/2
Height, feet	40 28.6
Front yard	10 ¹ 9.8 ²
Side yard	7.17, sum 15.33 ³ 2.3, sum 14.0
Rear yard	20 15.1
Frontage	50 40
Pervious Area, min.	35% 42.1%
1. Neighboring buildings have a front yard of < 10'.	
2. Excluding bay window, porch and steps.	
3. For a 2 1/2 story building. Narrow lot reduction applied.	

N/F Durrell Place Condominium

Book 48641 Page 546



Existing Conditions Plan of Land

in
Somerville, Massachusetts

Prepared For: Alex Van Praagh
Scale: 1" = 10' Date: August 24, 2014

In my professional opinion, I certify to Alex Van Praagh and the City of Somerville that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0438E Dated: June 4, 2010 and that the location of the building is as shown hereon.

MALONEY GEOSPATIAL

7 Walnut Road
Somerville, MA 02145
617-744-9002
mdloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 60866 Pg 309
Plan Book 74, Plan 42
Assessors Map 45, Block G, Lot 2
Zoning District: "RB" Residence B

PROFESSIONAL LAND SURVEYOR

DATE: _____

Site Location:

50 Harrison Street
Somerville, MA

Client:

Alex Van Praagh

Contact:

Date:

November 10, 2014

Scale:

As Noted

LEGEND: Rev 1

Notes:

50 Harrison Street

BASEMENT WINDOW WELL:
Special Permit required because
Well is within required setback.
See survey by Maloney Geospatial.

Bedroom-Egress
Window-Well @
2'-10" below grade

(Window Well to be
screened from street
with plantings.)

(Fixed Ladder Required
if Window-Well
> 3' below grade)

WINDOW WELL
Grade

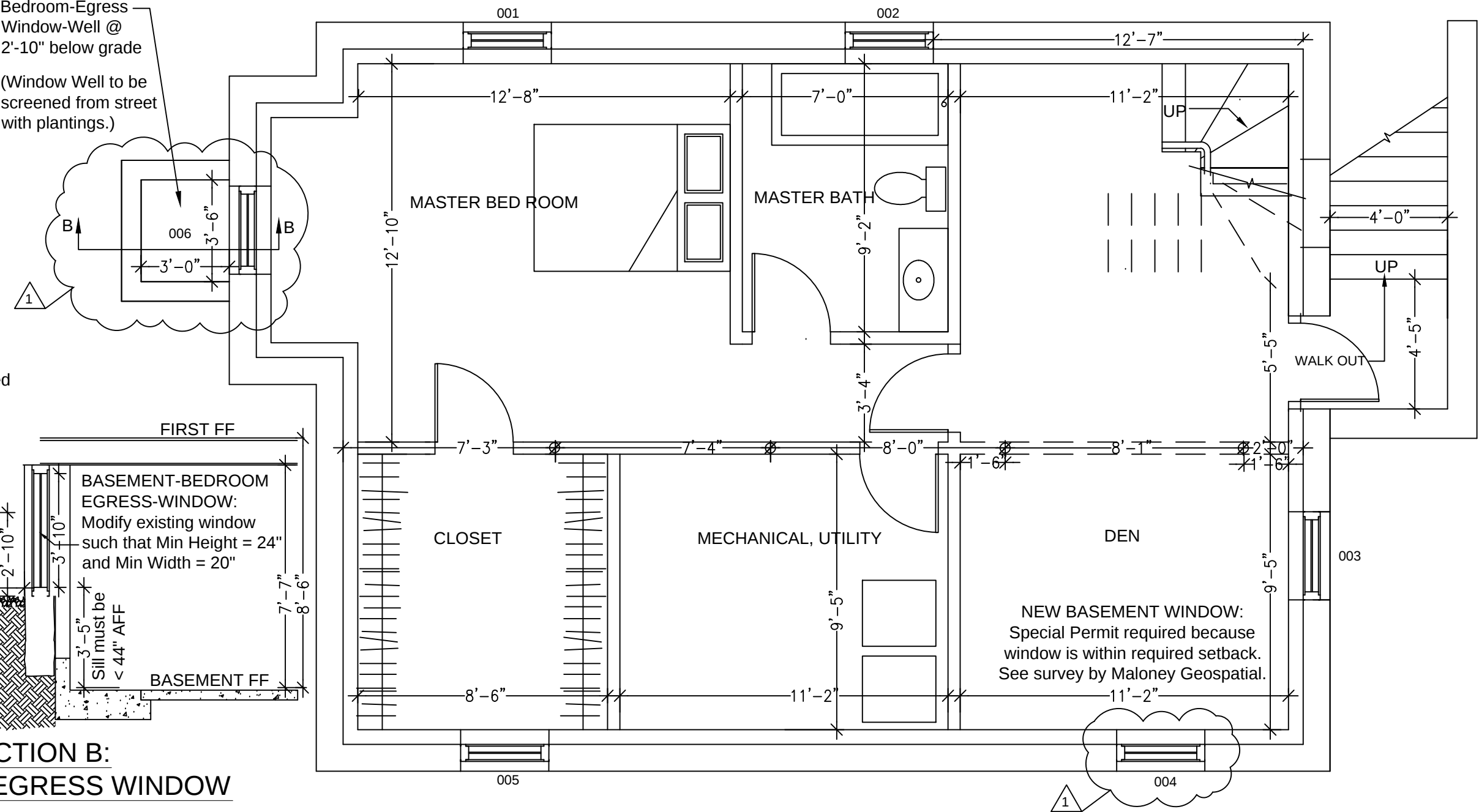
BASEMENT-BEDROOM
EGRESS-WINDOW:
Modify existing window
such that Min Height = 24"
and Min Width = 20"

Sill must be
< 44" AFF

SECTION B:
BEDROOM EGRESS WINDOW



BASEMENT AREA: 562 SF



ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Site Location:

50 Harrison Street
Somerville MA

Client:

Alex Van Praagh

Contact:

Date:

November 10, 2014

Scale:

As Noted

LEGEND: Rev 1

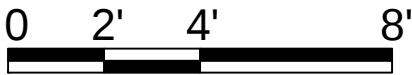
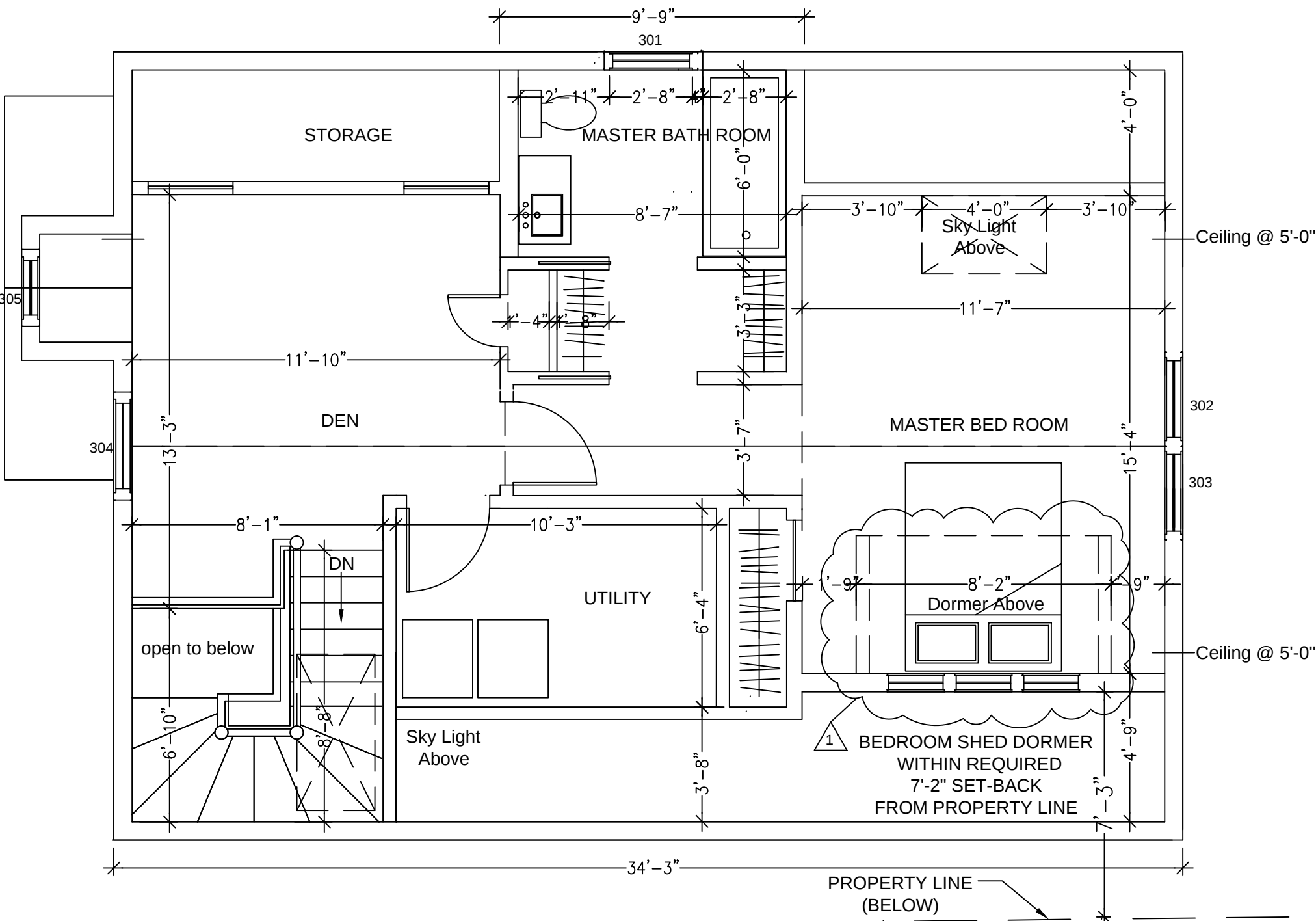
50 Harrison Street

Notes:

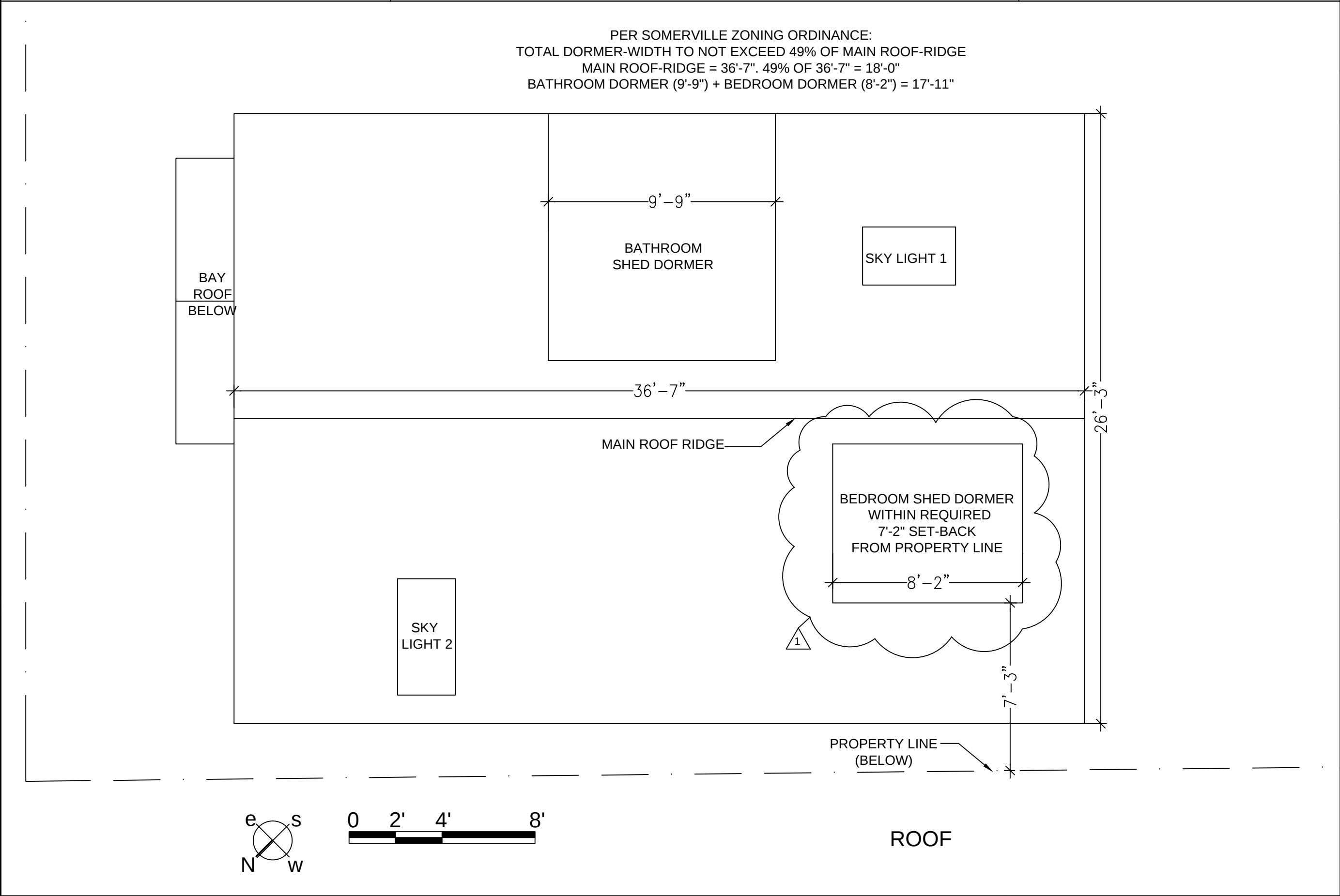
ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:



THIRD FLOOR AREA: 394 SF



Site Location:
50 Harrison Street
Somerville, MA

Client:
Alex Van Praagh

Contact:

Date:
November 10, 2014

Scale:
As Noted

LEGEND:

50 Harrison Street

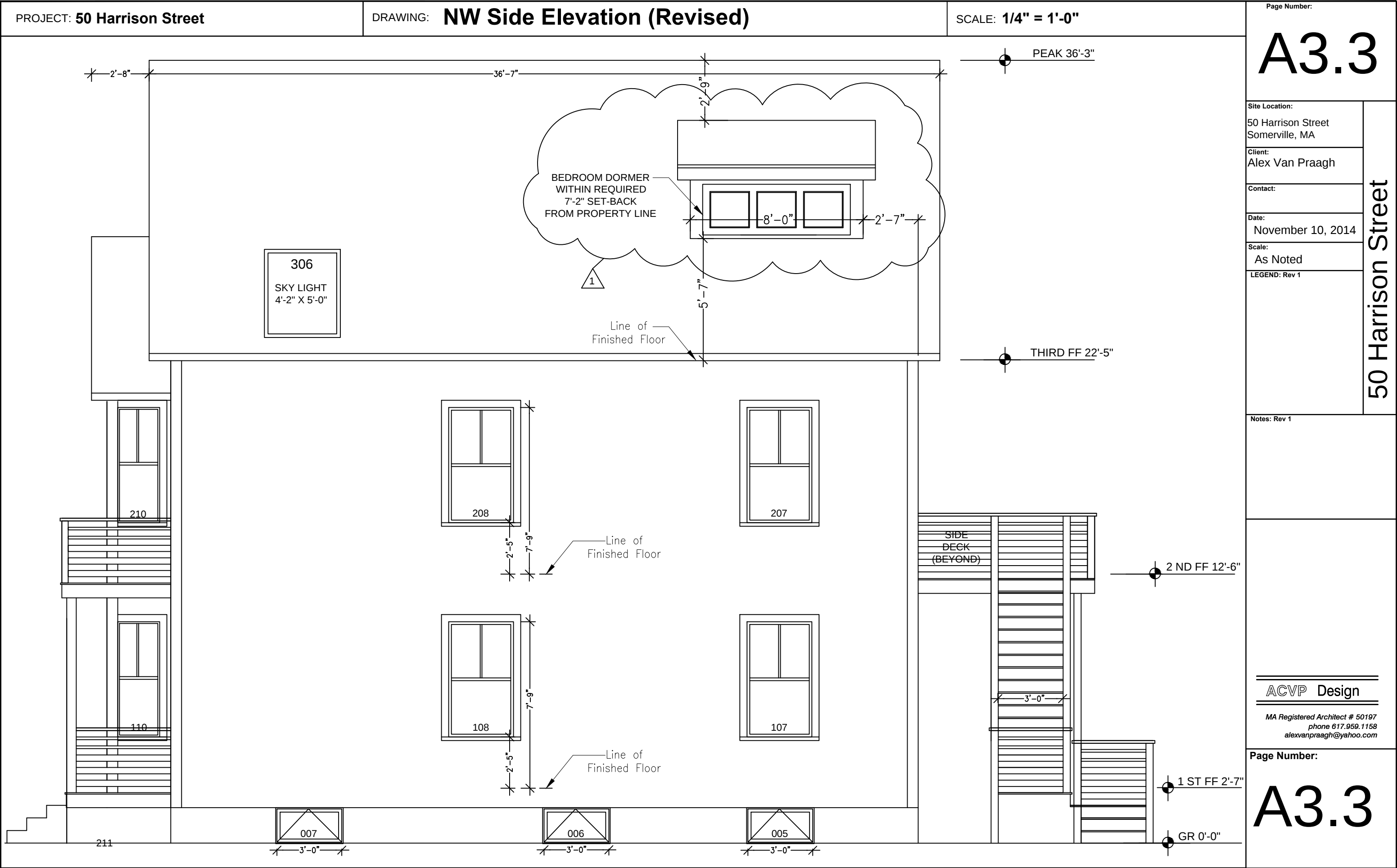
Notes: Rev 1

ACVP Design

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Page Number:

A1.4



Site Location:

50 Harrison Street
Somerville, MA

Client:

Alex Van Praagh

Contact:

Date:

November 10, 2014

Scale:

As Noted

LEGEND:

50 Harrison Street

Notes:

ACVP Design

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Page Number:

