

Porter Street Project

23 Porter Street
Somerville, Massachusetts

LALO Development Corp, LLC

311 Highland Ave
Somerville, Massachusetts

	Required	Existing RB	Proposed RB
Zoning District			
Lot Area (SF)	7,500	13,630	13,630
Lot Coverage (SF) Building	50% (6815)	1529	1529
Existing Use Residential			
Proposed Use Residential			
Article 8: Dimensional Requirements			
Section 8.5	Required	Existing	Proposed
A. Minimum Lot Size (SF)	7500	13,630	13,630
B. Minimum Lot Area / Dwelling Unit	1500	4543.33	3407.5
C. Maximum Ground Coverage	50% (6815)	1529	1529
D. Minimum Landscaped Area Area Percentage (SF)	25% (3408)	12,101	12,101
Residential Building (Eight Dwelling Units)			
E. Maximum Floor Area Ratio (FAR= 1.0)	13630	2,902	2,902
F. Maximum Height (FT)	3 / 40'	2 1/2 25' +/-	2 1/2 25' +/-
G. Minimum Front Yard (FT) SZO 8.6.5	15'	18.0'	18.0'
H. Minimum Side Yard (FT)	8'min./17' sum		
Right Side Yard (North) SZO 8.6.10	9'	6.9'	6.9'
Left Side Yard (South) SZO 8.6.10	8'	52.8'	52.8'
Sum both Side Yards SZO 8.6.10	17'	59.7'	59.7'
I. Minimum Rear Yard (FT) SZO 8.6.13	20'	57.2'	57.2'
Article 9: Off-Street Parking and Loading Requirements			
	Required	Existing	Proposed
Pre existing non conforming Parking Status SZO 9.5.1a			
Use R 1 bedroom	3		
Use R 2 bedroom	1.5		
TOTAL PARKING SPACES	5	6	6

List of Drawings

ARCHITECTURAL	
A0.1	Floor Plans: Existing Conditions
A0.2	Floor Plans: Proposed Plans
A0.3	Elevations: Existing Conditions

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23 PORTER STREET SOMERVILLE, MA

LALO DEVELOPMENT LLC

[illegible]

SCALE: 1" = 20' DATE: 3-1-10 PROJECT: 2190

DEED BOOK: 16033

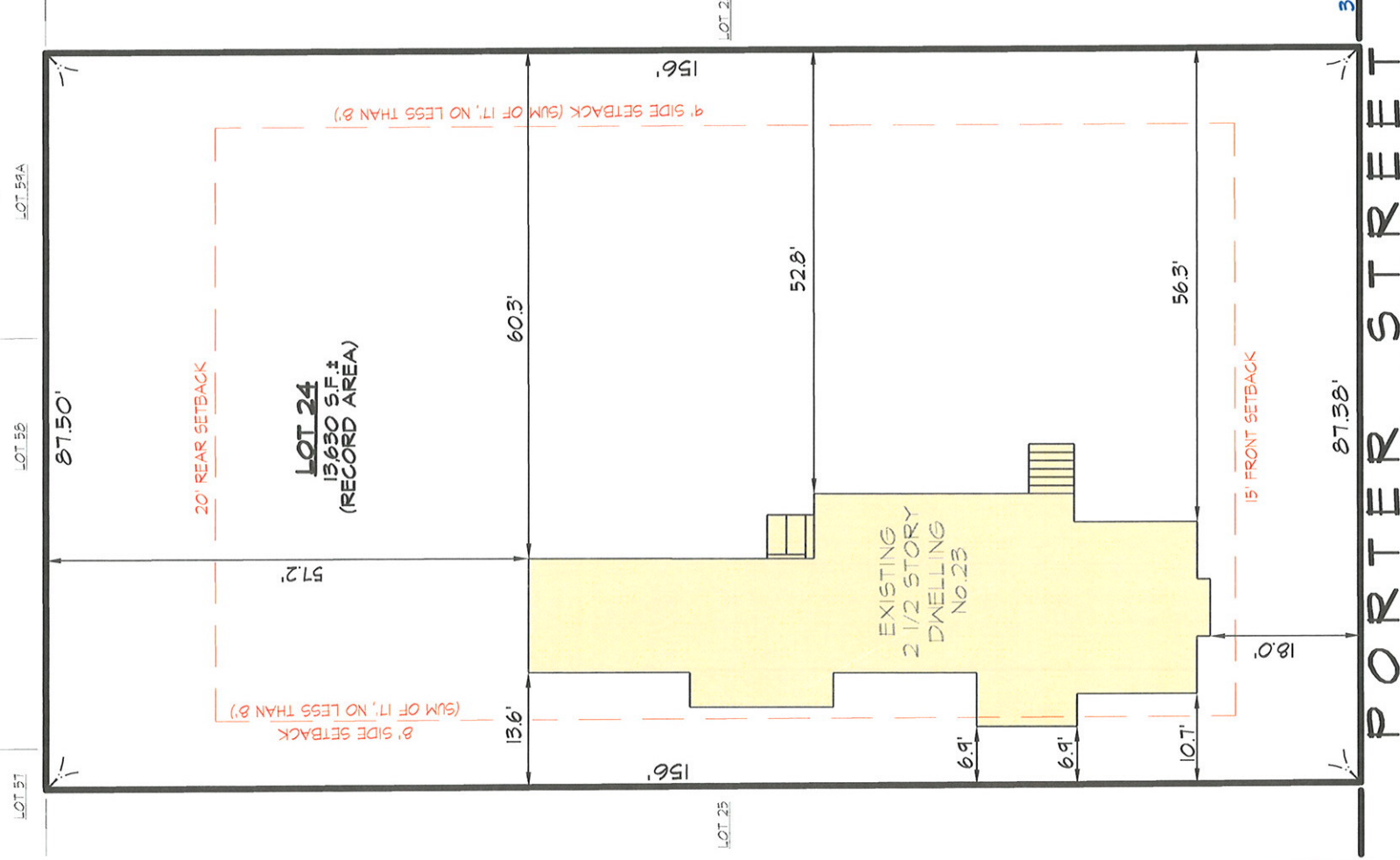
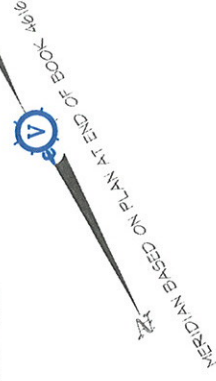
PAGE: 489

PLAN AT END OF BOOK 2370

PLAN AT END OF BOOK 4616



SCALE: 1" = 20' DATE: 3-1-10 PROJECT: 2190



1. PHOTO REPRODUCTION OF THE SEAL AND SIGNATURE HEREON IS INDICATIVE OF UNAUTHORIZED REPRODUCTION AND USE OF THIS PLAN. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE TOGETHER WITH AN INK SEAL, IT IS NOT AN AUTHORIZED PLAN OF VINEYARD ENGINEERING AND CANNOT BE USED FOR ANY PURPOSE WHATSOEVER.
2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
3. THIS PLAN WAS PREPARED BASED ON AN ON THE GROUND INSTRUMENT SURVEY USING RECORD INFORMATION AS DESCRIBED IN A DEED RECORDED IN BOOK 16033 AT PAGE 489.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 24, BLOCK A ON SOMERVILLE ASSESSOR'S MAP 58.
5. OWNERS OF RECORD ARE: JOAN F. & MICHAEL J. HAVICAN, TRUSTEES OF ELM OAK REALTY TRUST
6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT
7. ZONING IS: RB

Diagram of Gould Street showing a 35.00' segment and a 46.00' segment, both capped at the IP end.

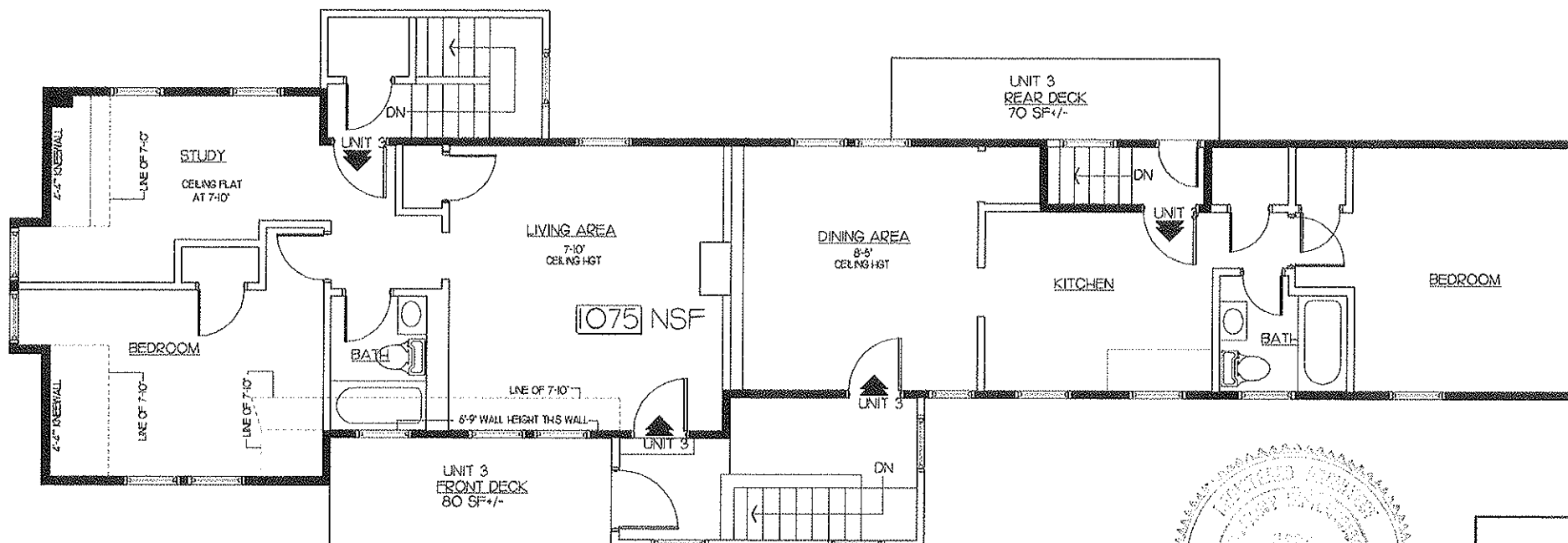
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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1529 SF +/-



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1373 SF +/-

Robert D. Lawrence

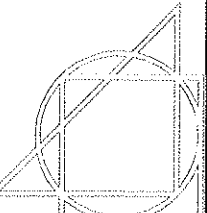
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SFG STUDIOS

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DESIGNERS • PLANNERS • ILLUSTRATORS



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PROJECT
PORTER STREET
3 UNIT TO 4 UNIT STRUCTURE
23 PORTER STREET
SOMERVILLE, MA
EXISTING CONDITIONS
FLOOR PLANS

GENERAL NOTES:
CONTRACTOR TO VERIFY
ALL CONDITIONS IN FIELD
PRIOR TO THE ORDERING
OF ANY MATERIALS AND
CONSTRUCTION. REPORT
ANY DISCREPANCIES TO
OWNER/ARCHITECT.

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DATE 11/23/10

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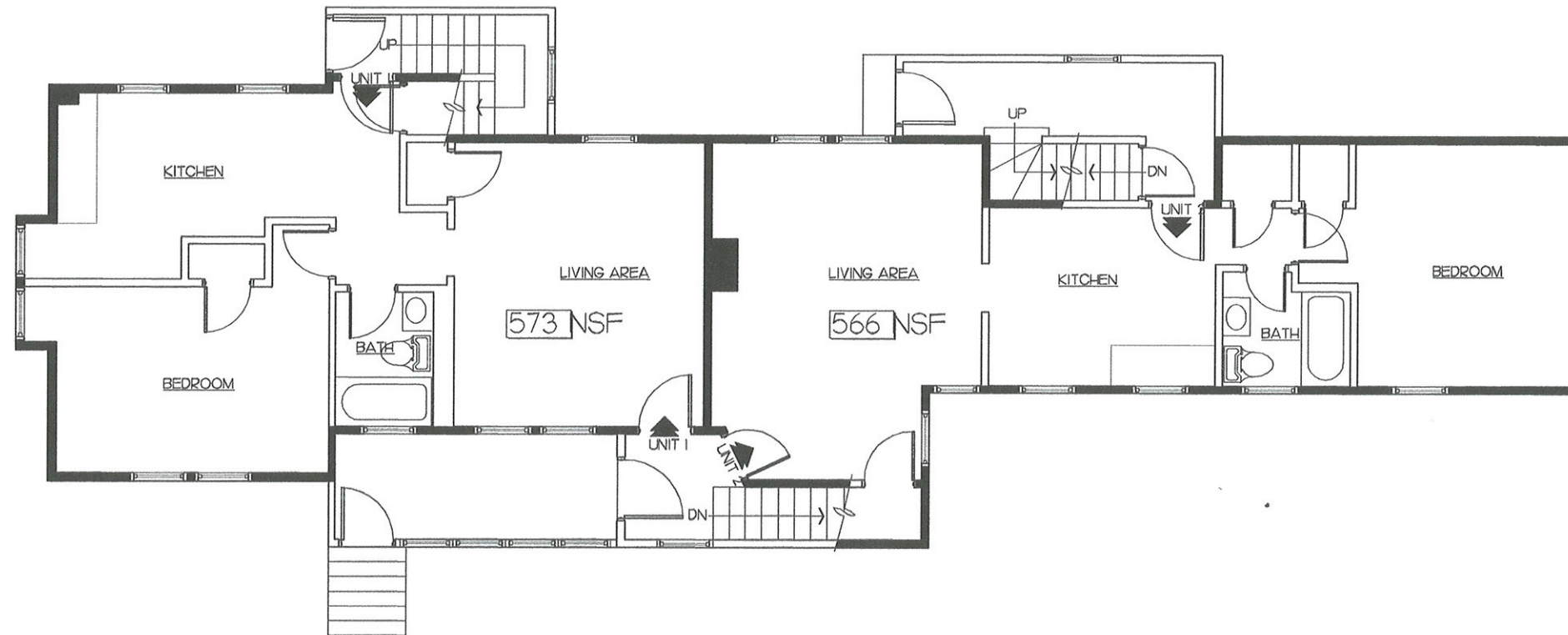
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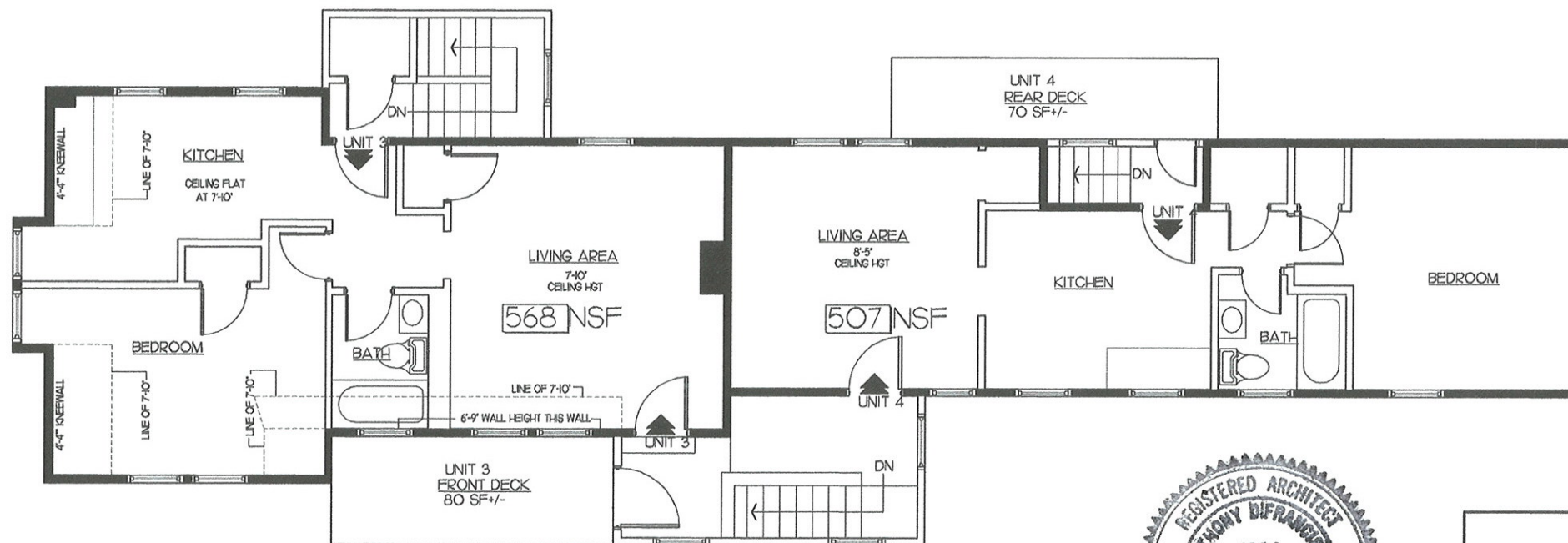
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1529 SF +/-



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1373 SF +/-



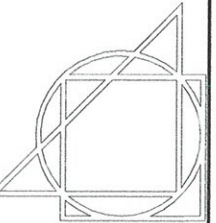
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3 UNIT TO 4 UNIT STRUCTURE
23 PORTER STREET
SOMERVILLE, MA
PROPOSED PLANS
FLOOR PLANS

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3 UNIT TO 4 UNIT STRUCTURE
23 PORTER STREET
SOMERVILLE, MA
EXISTING CONDITIONS
ELEVATIONS

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EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ELEVATIONS REMAIN AS IS



EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



Anthony DiFranco

REVISIONS		
1.		
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1/23/10 SFG REVIEW