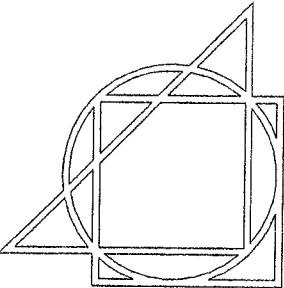


Porter Street Renovation & Addition

23 Porter Street
Somerville, Massachusetts

LALO Development, LLC

311 Highland Ave
Somerville, Massachusetts



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ADF ARCHITECTS

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Hamilton, MA 01982
978.468.1201 tel
978.468.1201 fax

List of Drawings

- S0.1 Schematic Site Plan
- L0.1 Landscaping Plan
- A0.1 Existing Conditions Floor Plans
- A0.2 Elevations: Existing Conditions
- A0.3 Proposed Plans: Elevations
- A0.4 Proposed Plans: Elevations
- A0.5 Proposed Plans: Floor Plans
- A0.6 Proposed Plans: Floor Plans
- A0.7 Proposed Plans: Floor Plans
- A0.8 Graphic Section: Existing Structure
- A0.9 Graphic Section: Proposed Structure

	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 4 Dwellings			
Proposed Use			
Residential 3 Dwellings			
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	4543.33
C. Maximum Ground Coverage	50% (6815)	1529	3292
D. Minimum Landscaped Area Area Percentage (SF)	25% (3408)	12,101	10,379
Residential Building (Eight Dwelling Units)			
E. Maximum Floor Area Ratio (FAR= 1.0)	13630	2,902	6,485
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'	9.1'
Sum both Side Yards SZO 8.6.10	17'	59.7'	17.0'
I. Minimum Rear Yard (FT) SZO 8.6.13	20'	57.2'	23.0'
Article 9: Off-Street Parking and Loading Requirements	Required	Existing	Proposed
Pre existing non conforming Parking Status SZO 9.5.1a			
Use R: 1- 2 bedroom	3	4	
Use R: 3+ bedroom	2		
TOTAL PARKING SPACES	5	4	8

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PLOT PLAN OF LAND
23 PORTER STREET SOMERVILLE, MA

PREPARED FOR
LALO DEVELOPMENT, LLC

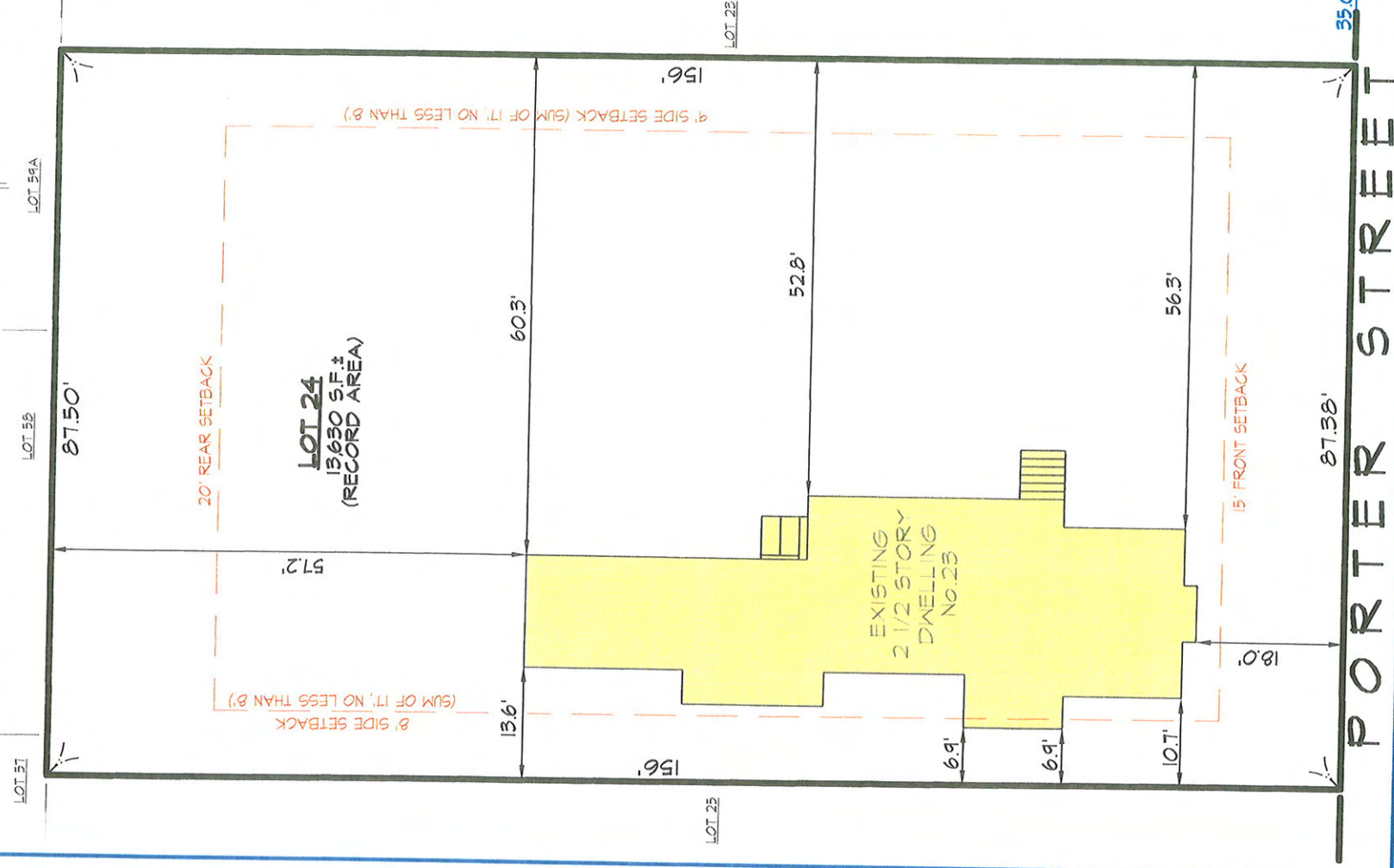
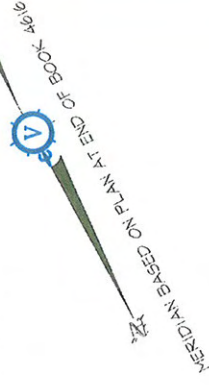


SCALE: 1" = 20' DATE: 3-1-10 PROJECT: 2190

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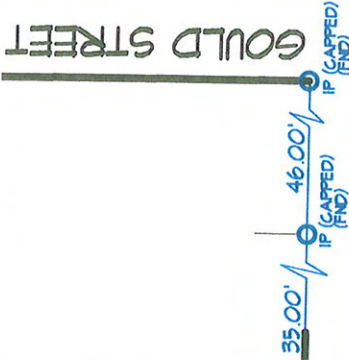
DEED BOOK: 16033
PAGE: 489

PLAN AT END OF BOOK 2370
PLAN AT END OF BOOK 4616



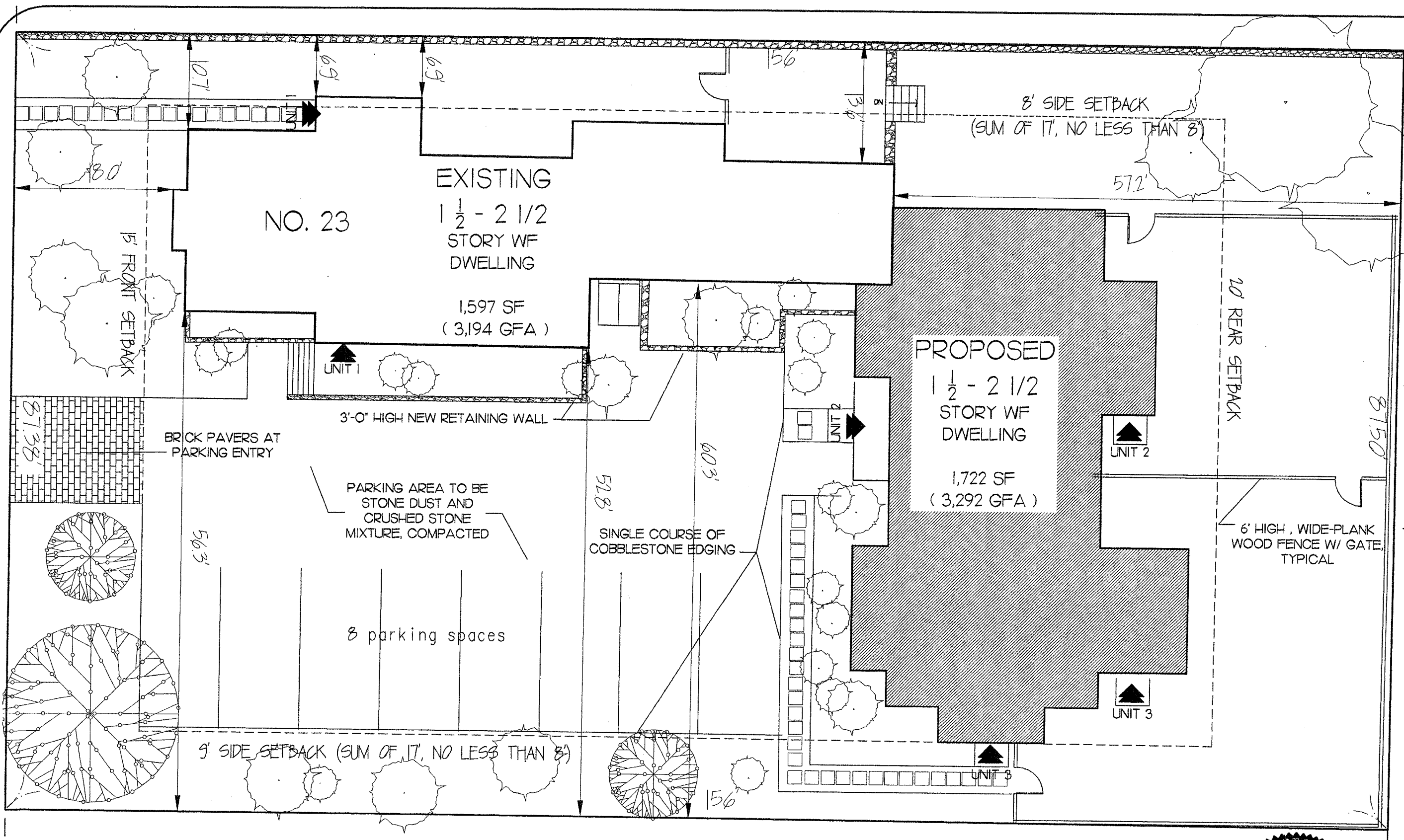
NOTES:

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 38.
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



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PORTER STREET
 23 PORTER STREET
 SOMERVILLE, MA

SCHEMATIC SITE PLAN

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

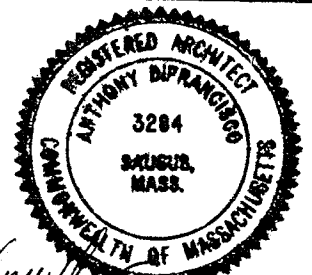
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DATE: 11/23/10

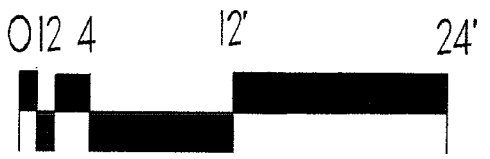
PROJECT No.

SCALE: 3/32" = 1'-0"

DRAWING No. S.OI

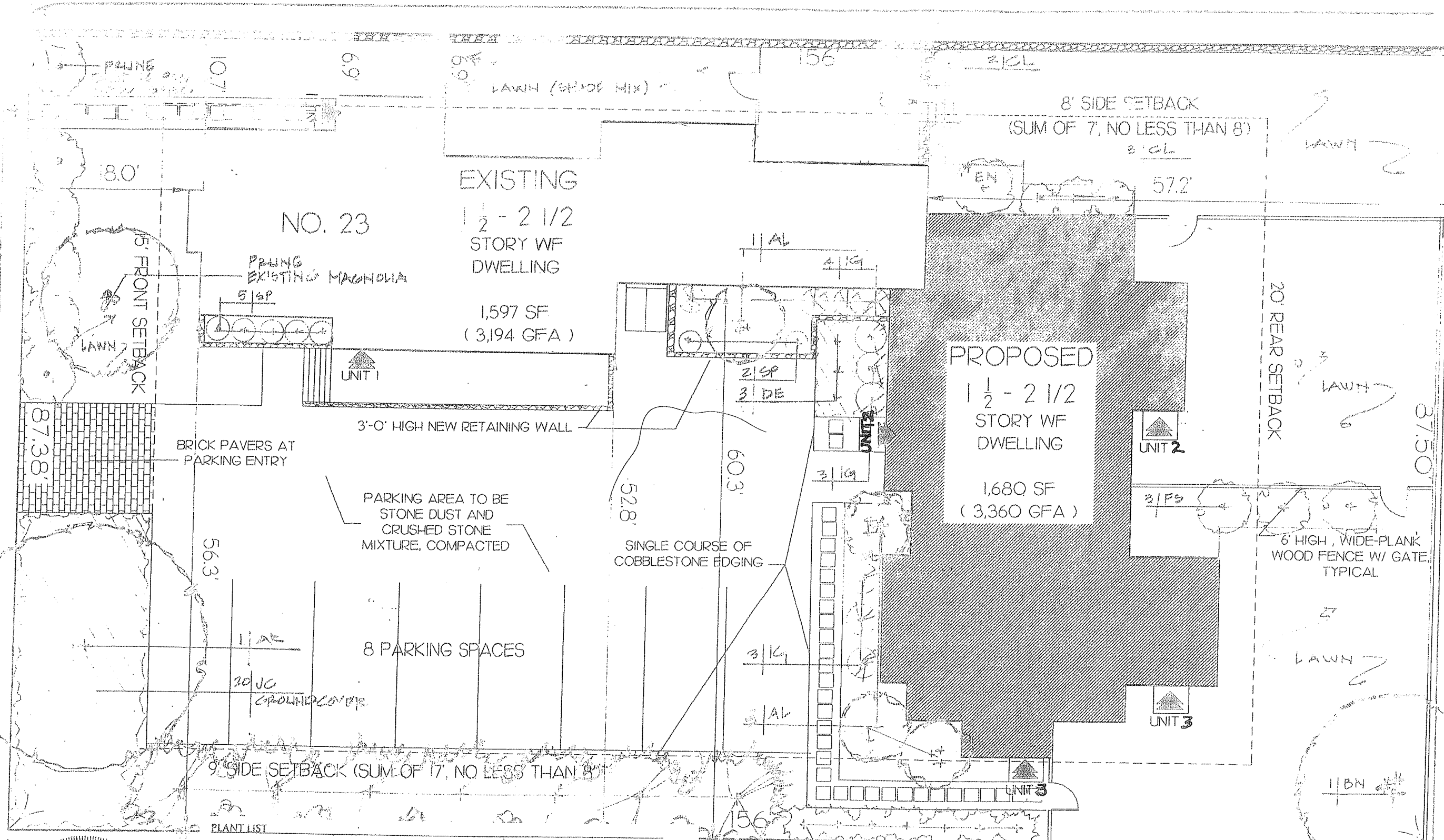


Anthony DiFrancisco



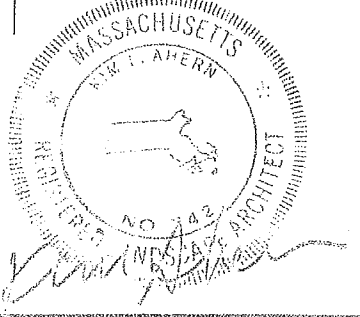
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07/29/10 SP RESUBMIT

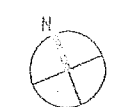


PLANT LIST

Symbol/Botanical Name	Common Name	No.	Size	Remarks
Trees				
AR/Acer rubrum 'October Glory'	October Glory Red Maple	1	3-3.5'H	1" branches at 5'Ht
RN/Betula nigra 'Heritage'	Heritage Birch	1	7-8' Clump	
JR/Juniperus chinensis 'Robusta Green'	Robusta Green Juniper	7	5-6'Ht	Matching
Shrubs & Groundcover				
AL/Aamelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	5-6'Ht Clump	
CU/Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	12	2-3'Ht	
EN/Enkianthus campanulatus	Redvein Enkianthus	1	15 pot	
DE/Deutzia gracilis 'Nikko'	Nikko Deutzia	3	2 pot	
FS/Forsythia 'Lynnwood Gold'	Lynnwood Gold Forsythia	3	3-4'Ht	Matching
IG/Ilex glabra 'Shamrock'	Shamrock Inkberry	10	2.5-3'Ht	Full, matching
IC/Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	20	23 pot	Groundcover; random spacing
LIF/Ligustrum sp.	Privet	Match	existing to	fill spaces, as needed
SP/Spiraea j. 'Shiboni'	Shiboni Spiraea	7	25 pot	Matching



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1.	7/29/11	4 UNIT TO 3 UNIT
2.		
3.		
4.		

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PORTER STREET
23 PORTER STREET
SOMERVILLE, MA

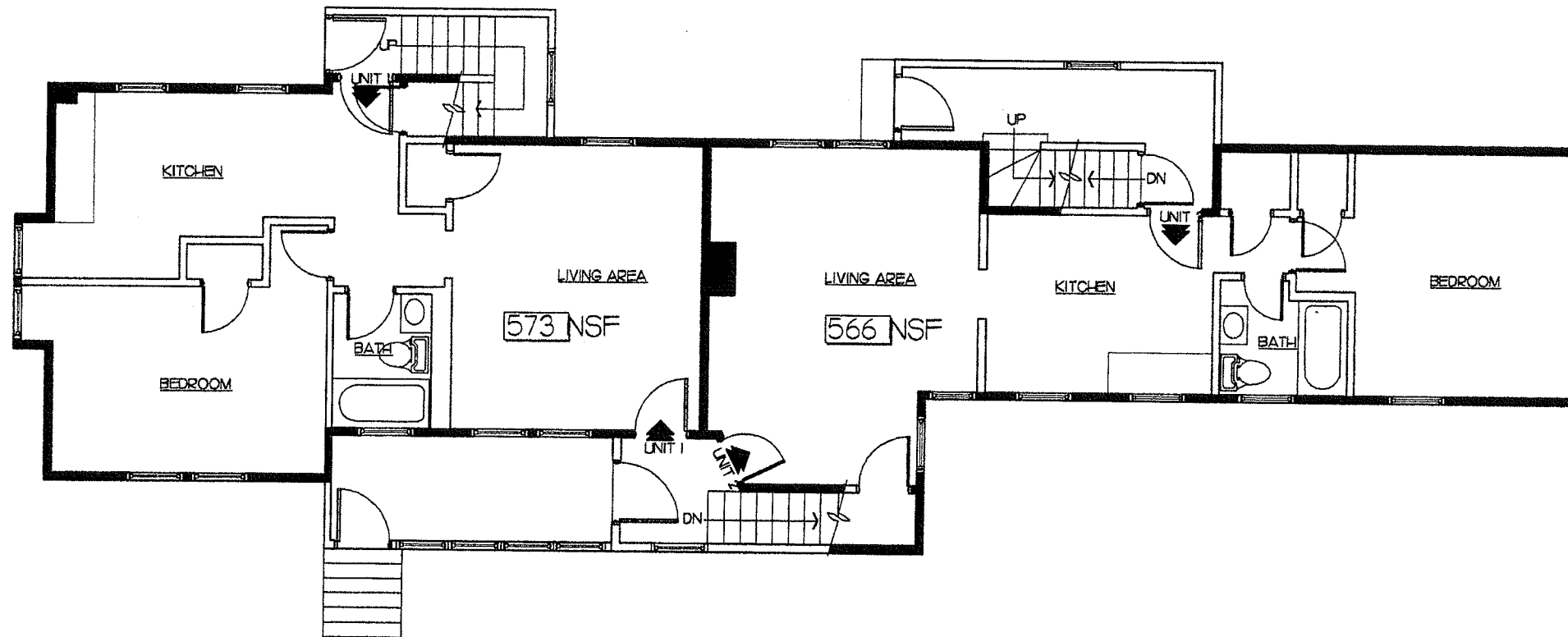
SCHEMATIC SITE PLAN

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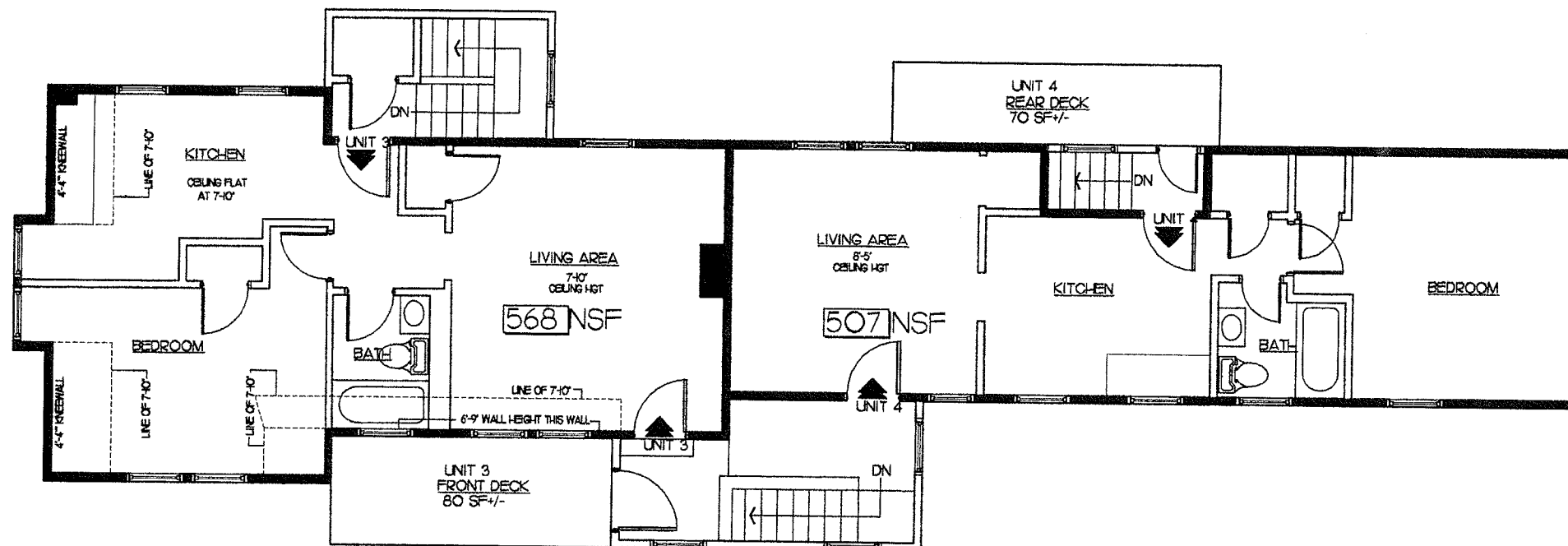
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DATE: 09/03/10
PROJECT NO:
SCALE: 3/32" = 1'-0"
DRAWING NO: L.OI

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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 +/-



Anthony J. Krancus

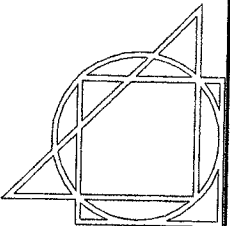
REVISIONS		
1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

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PROJECT
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RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
EXISTING CONDITIONS
FLOOR PLANS

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SCALE NOTED

DRAWING No.

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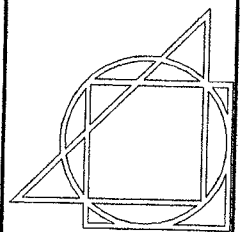
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PROJECT
PORTER STREET
RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
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ELEVATIONS

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DATE 11/23/10

PROJECT
NO.

SCALE NOTED

DRAWING
No.

A.O2

A
EXISTING RAKE & TRIM DETAIL:
1X3 OVER 1X6 BLOWN-OUT RAKE
EXPOSED SOFFIT
1X4 CORNER BOARDS W/1X6

B
EXISTING WINDOW & TRIM DETAIL:
DOUBLE HUNG WINDOWS, 2/1,
W/ 1X4 WOOD TRIM & SILL

REPLACE ALL EXISTING PORCH RAILINGS THROUGHOUT
SEE DETAIL D

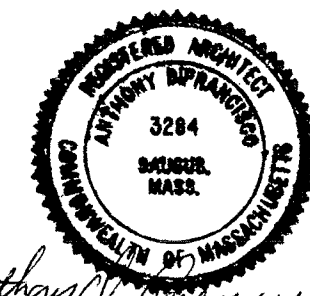
C
EXISTING WINDOW & TRIM DETAIL:
DOUBLE HUNG WINDOWS, 6/6,
W/ 1X4 WOOD TRIM & SILL

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

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

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

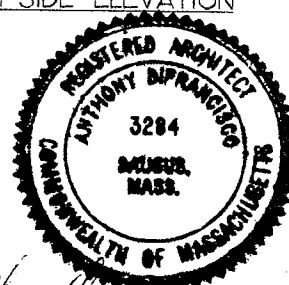
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



Anthony DiPancrazio

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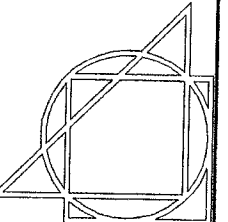
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PROJECT
PORTER STREET
RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA

PROPOSED PLANS
ELEVATIONS

GENERAL NOTES:
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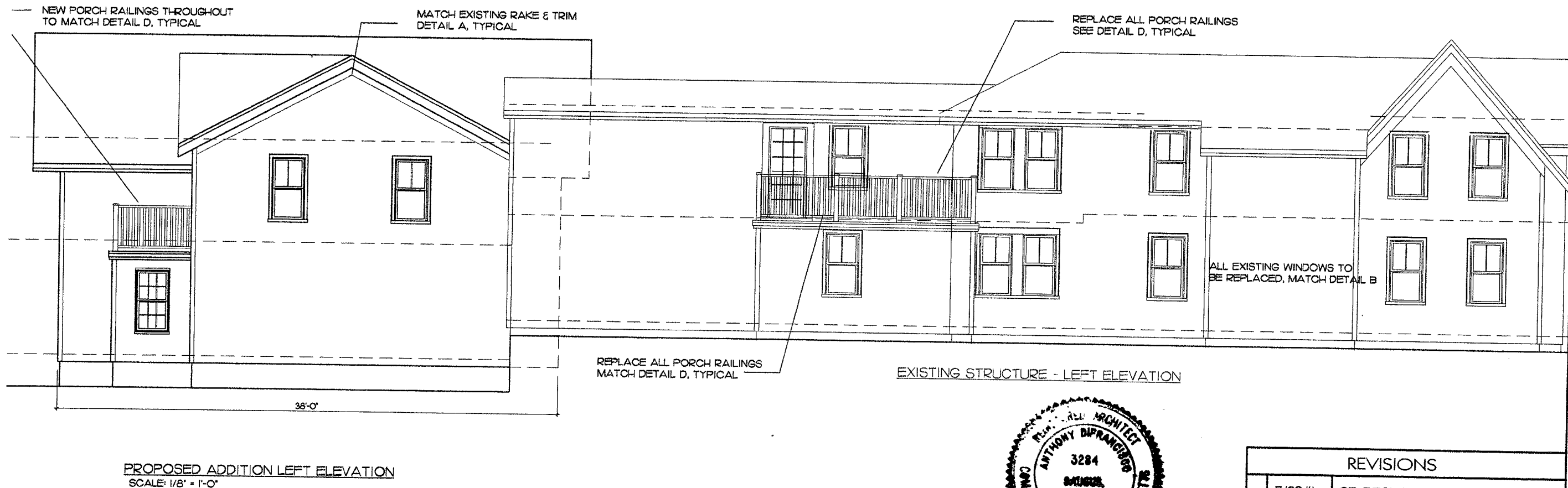
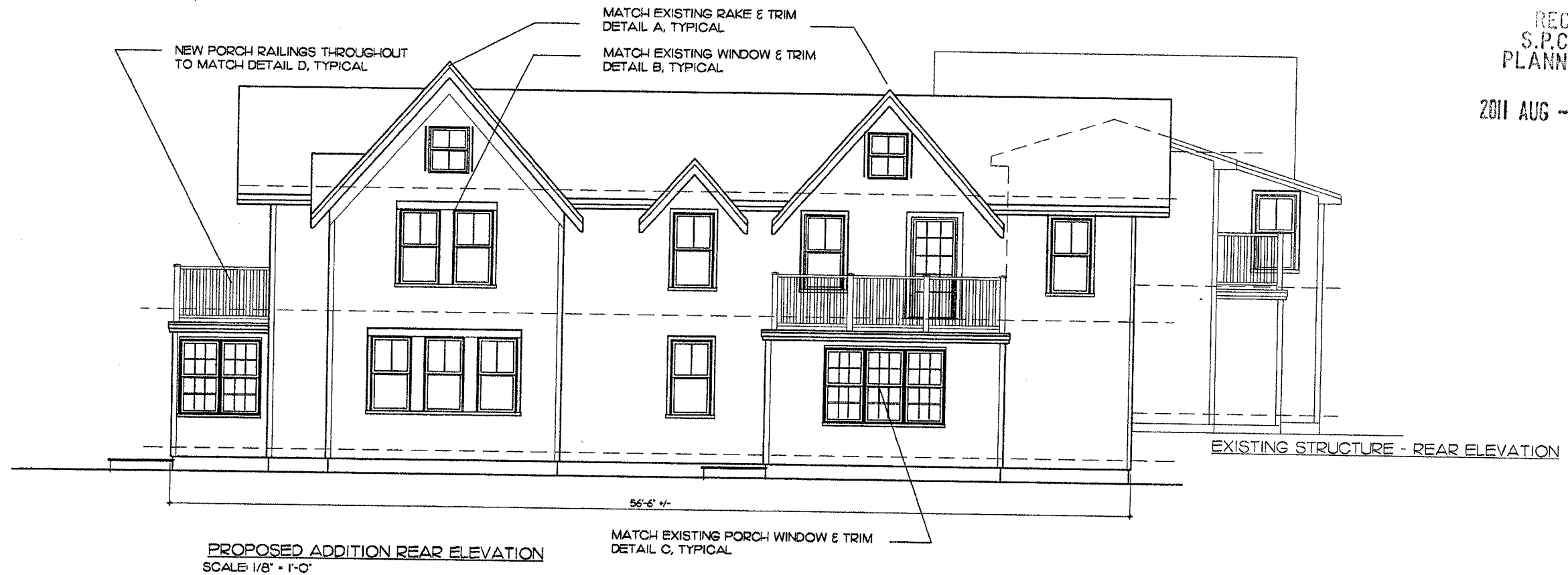
SCALE NOTED

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A.03

REVISIONS

1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		



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1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
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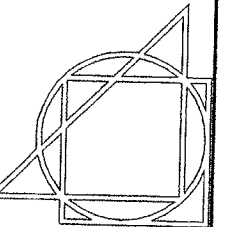
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PROJECT
PORTER STREET
RENOVATION & ADDITION
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SOMERVILLE, MA
PROPOSED PLANS
ELEVATIONS

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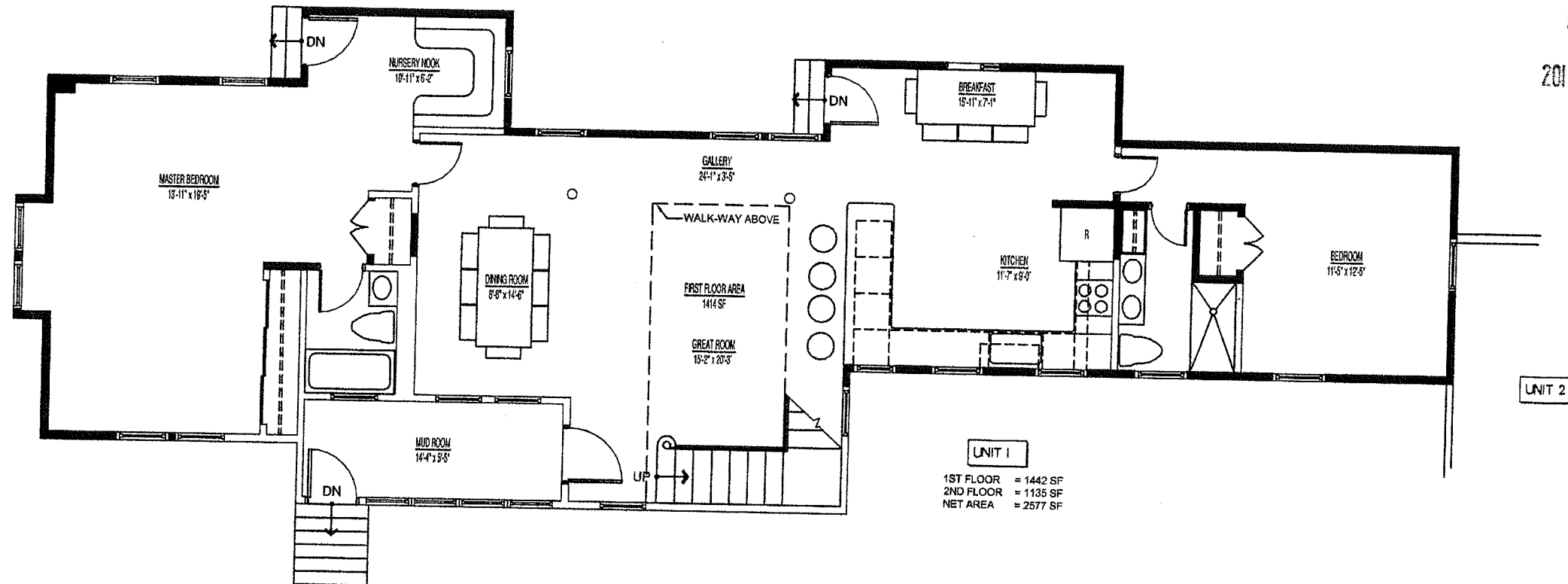
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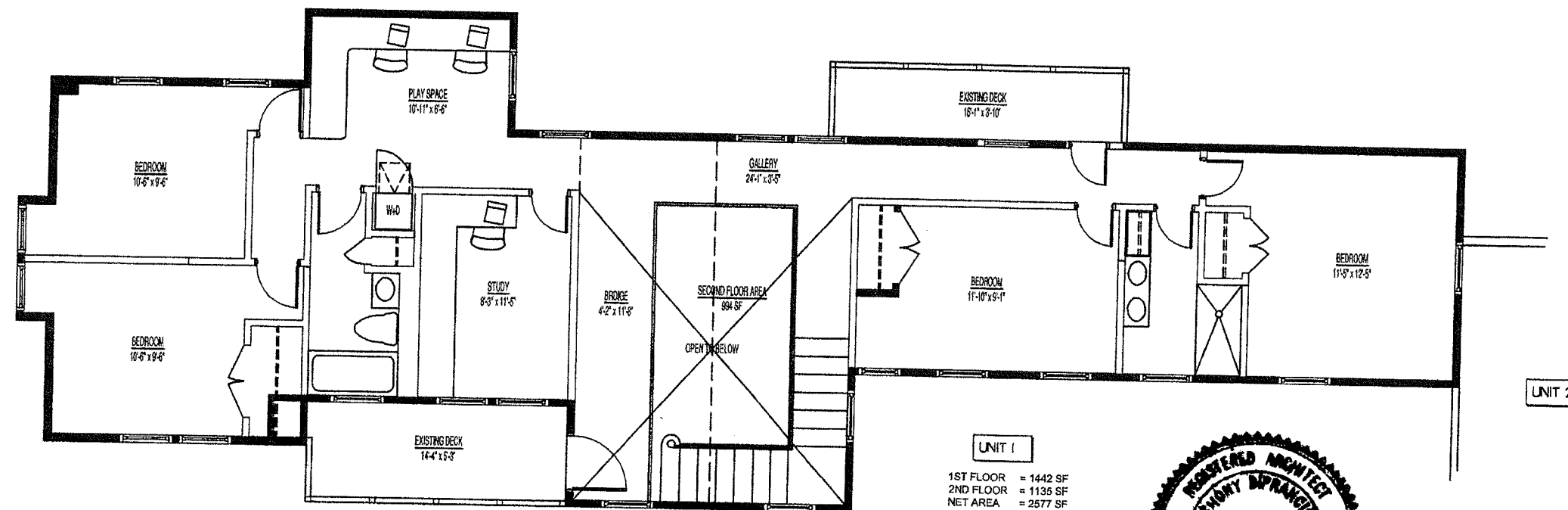
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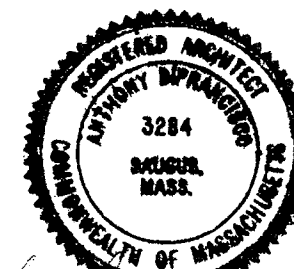
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 1
1ST FLOOR = 1442 SF
2ND FLOOR = 1135 SF
NET AREA = 2577 SF

UNIT 1
1ST FLOOR = 1442 SF
2ND FLOOR = 1135 SF
NET AREA = 2577 SF



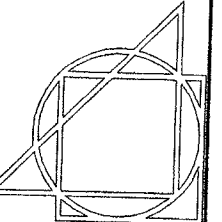
Anthony Spradling

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PORTER STREET
RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
PROPOSED PLANS
FLOOR PLANS

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PROJECT
No.

SCALE
NOTED

DRAWING
No.

A.05

REVISIONS

1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

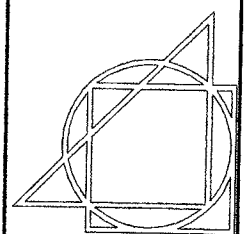
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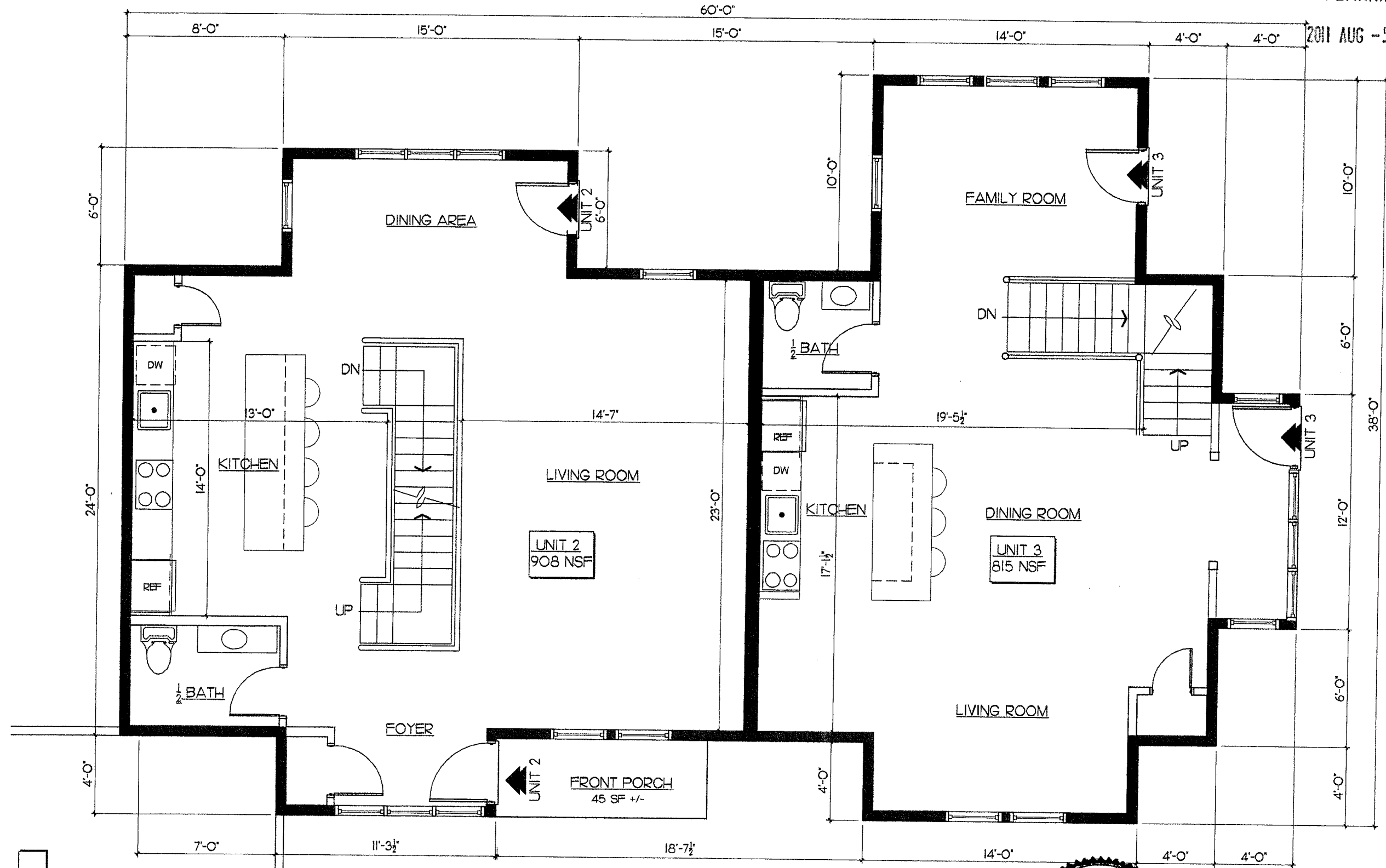
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DATE 11/23/10

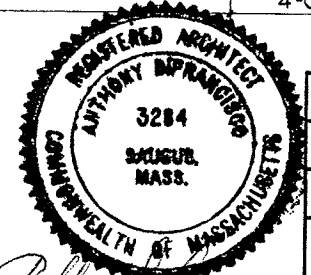
PROJECT
No.

SCALE NOTED

DRAWING
No. A.06



PROPOSED ADDITION FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" 1723 SF +/-



REVISIONS		
1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

07/29/2011 SP RESUBMIT

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2011 AUG -5 AM 11: 58
8'-0"

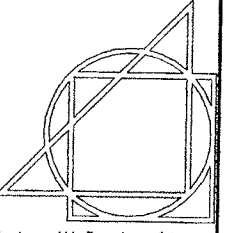


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23 PORTER STREET
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PROPOSED PLANS
FLOOR PLANS

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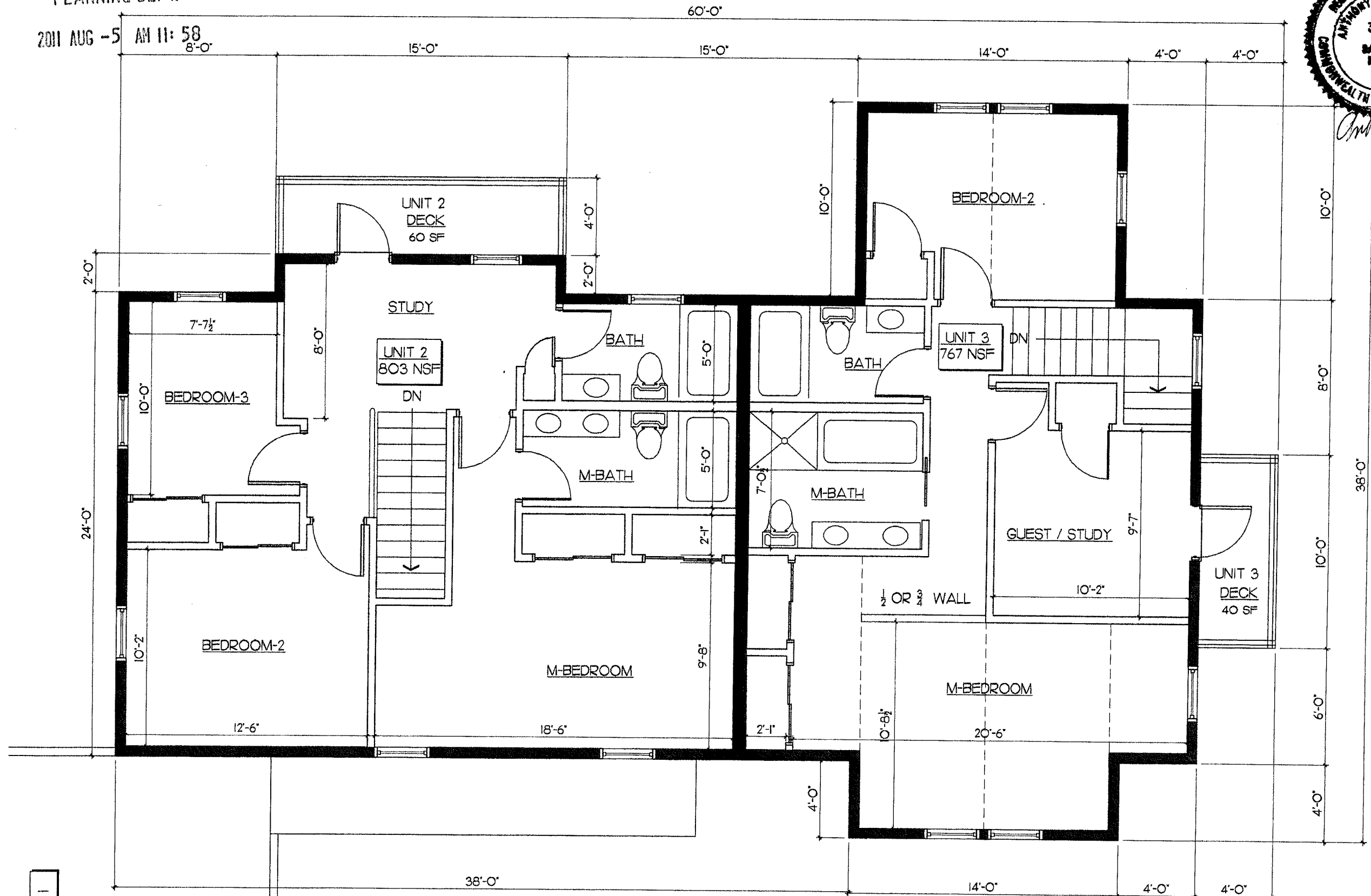
DATE 11/23/10

PROJECT
No.

SCALE
NOTED

DRAWING
No.

A.07



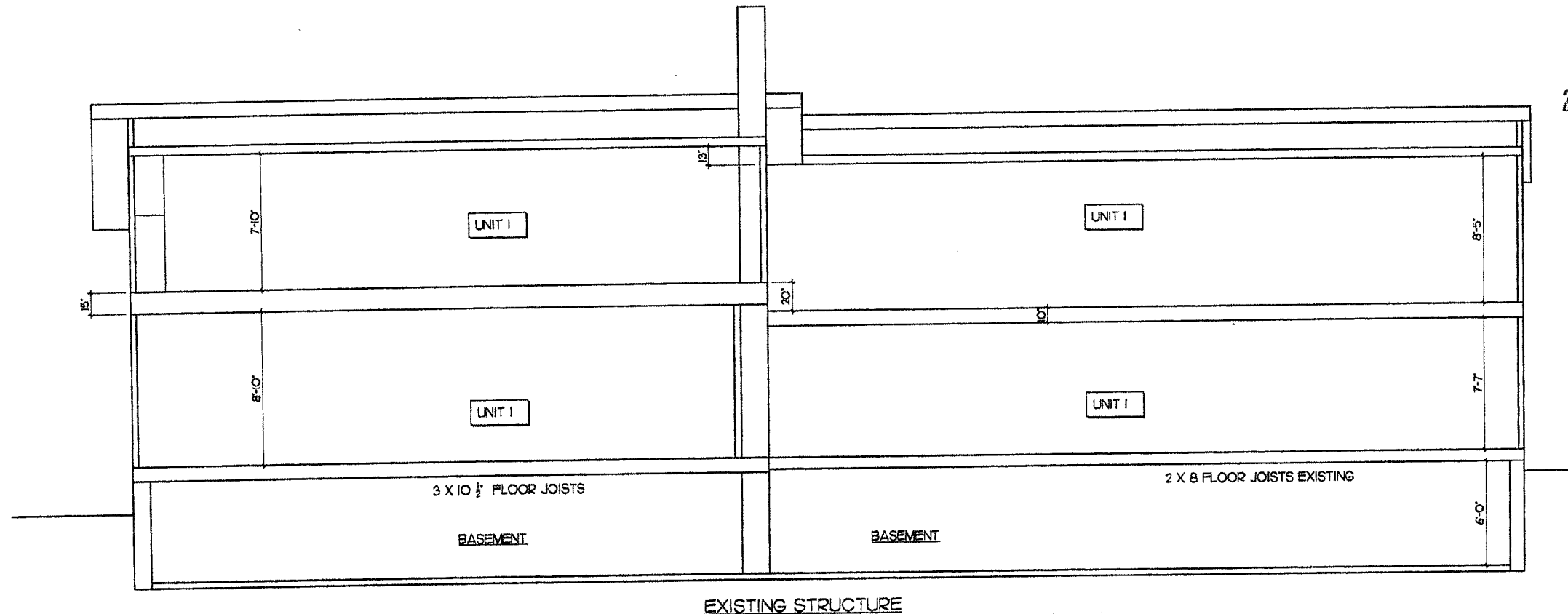
PROPOSED ADDITION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" 1570 SF +/-

REVISIONS

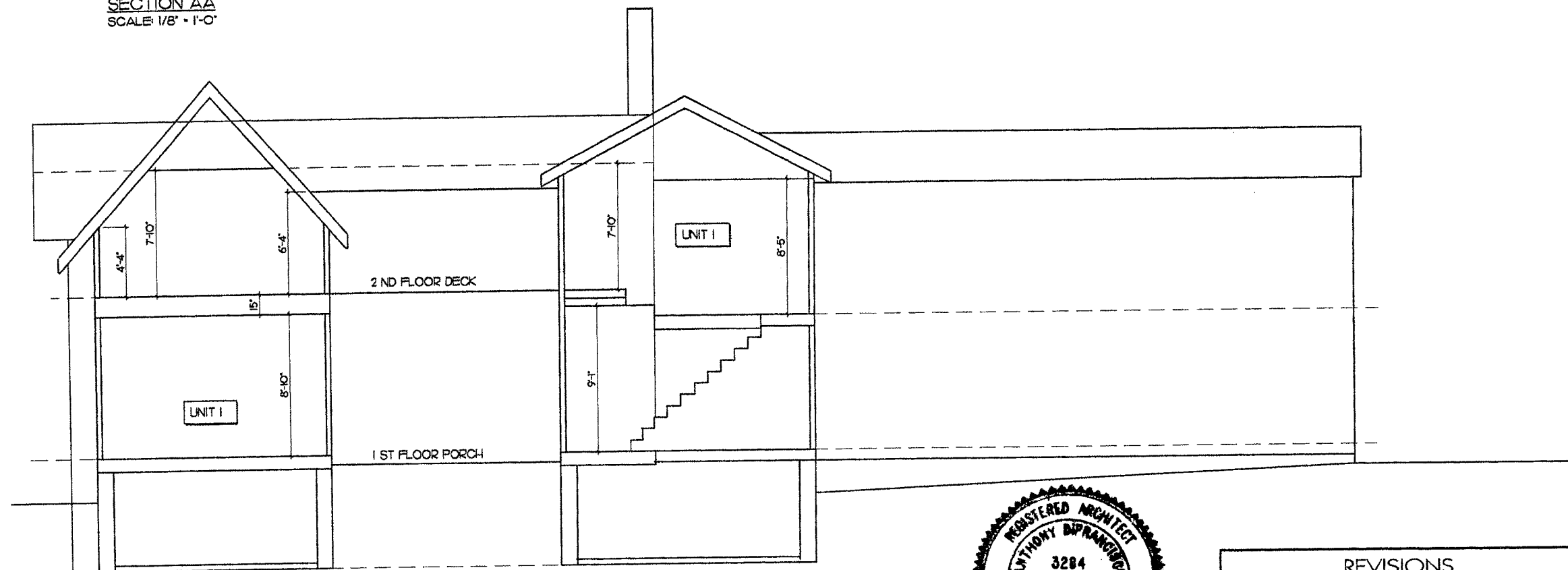
1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

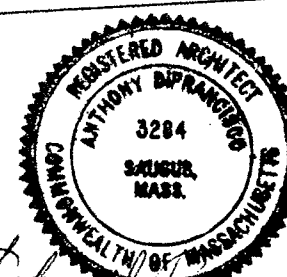
2011 AUG -5 AM 11: 58



SECTION AA
SCALE: 1/8" = 1'-0"



SECTION BB
SCALE: 1/8" = 1'-0"



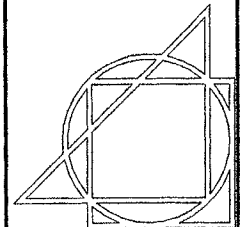
REVISIONS		
1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

SFG STUDIOS

278 Elm St, Suite 226
Somerville, MA 02144
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617.625.4844 fax



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OWNER
LALO DEVELOPMENT
CORPORATION, LLC
311 HIGHLAND AVE
SOMERVILLE, MA 02144
617-666-1411 TEL
617-666-8766 FAX

PROJECT
PORTER STREET
RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
GRAPHIC SECTION
EXISTING STRUCTURE

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

DRAWN
BY SFG

DATE 11/23/10

PROJECT
No.

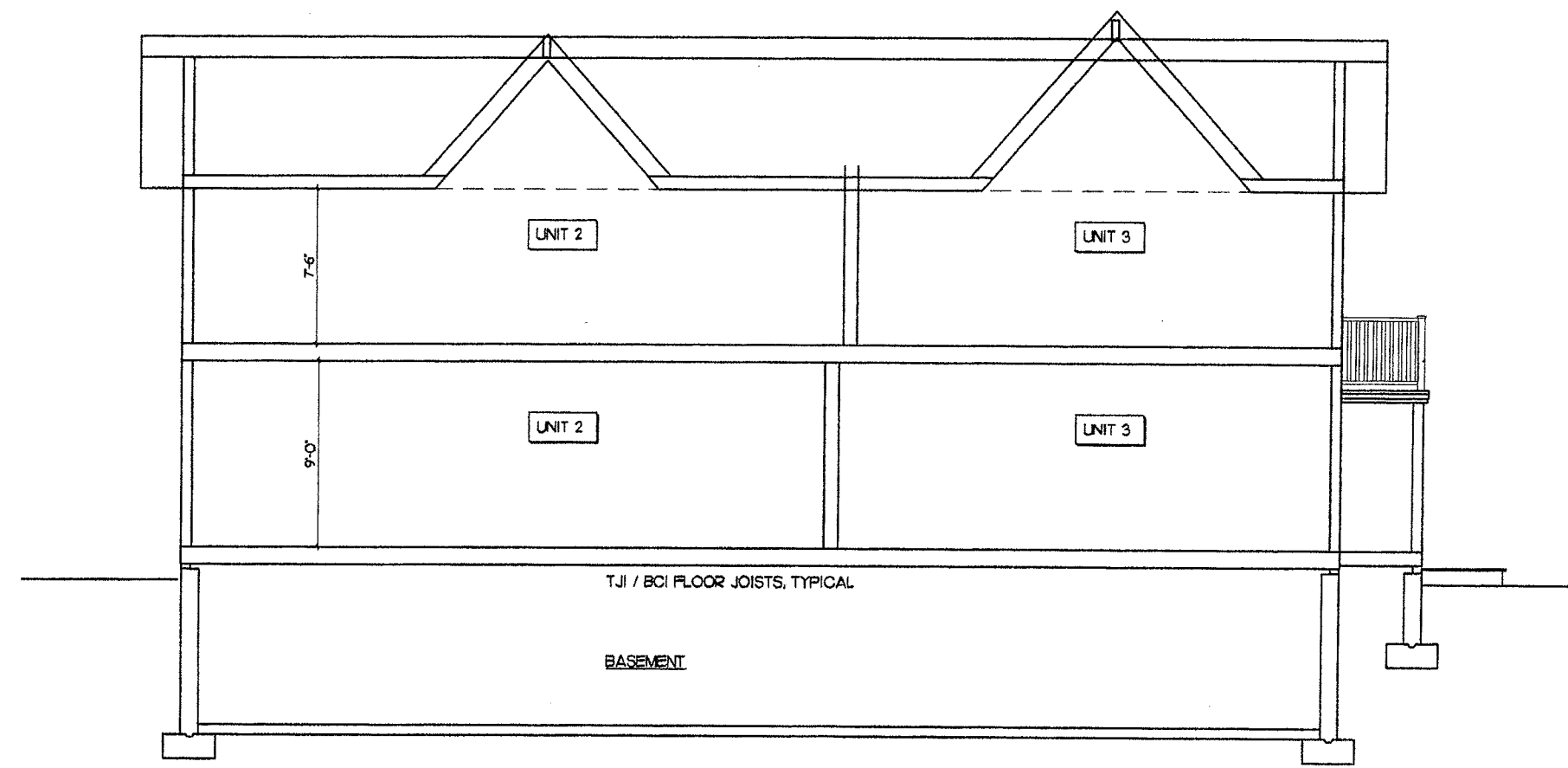
SCALE NOTED

DRAWING
No.

A.08

RECEIVED
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PLANNING DEPT.

2011 AUG -5 AM 11: 58

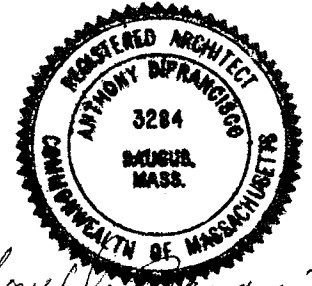


SECTION CC
SCALE: 1/8" = 1'-0"

TJI / BCI FLOOR JOISTS, TYPICAL

BASEMENT

PROPOSED ADDITION



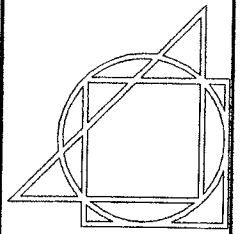
Anthony DiFrancisco

REVISIONS		
1.	7/29/11	SP RESUBMIT 3 UNITS
2.		
3.		

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DATE 11/23/10

PROJECT
No.

SCALE
NOTED

DRAWING
No.
A.09