

NOTES:

- * Scale 1 inch = 10 ft.
- * Assessors Ref.: 28 / B / 5 / /
- * Deed Ref.: Book 13553, Page 194
- * Plan Ref.: Plan Book 123, Plan 13
- * Elevation shown are based on assumed datum (FFE = 100')
- * Zone: RA
- * Existing Ground Coverage = 34% (Max. 50%)
- * Existing Landscaped Area = 47% (Min. 25%)

Patrick J. Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



Site Plan

40 Rogers Ave
Somerville, MA 02144

Plan Prepared By:



CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.
Quincy, MA 02169
Phone 857-544-3061
www.ccr-associates.com

Date: October 5, 2011

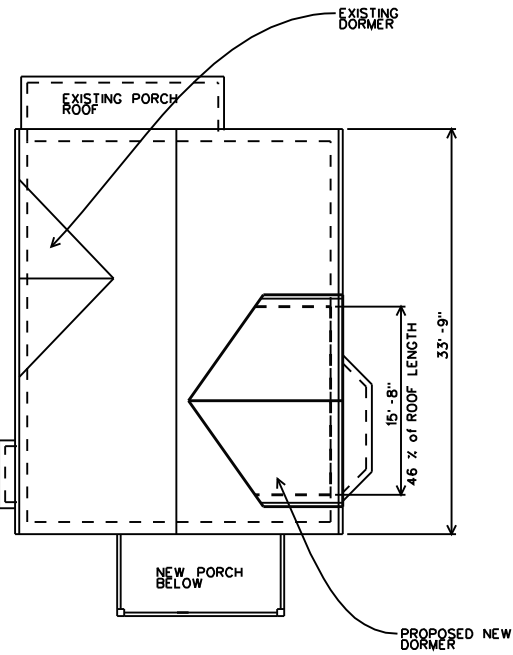
Addition, Alterations and Repairs to:
The Leverich/Lorraine Residence
40 Rogers Avenue
Somerville, Massachusetts
Special Permit Final Submission: October 28, 2011

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ARCHITECTS
78 Wolcott Road
Chestnut Hill, MA
02467.3109
617.731.7770

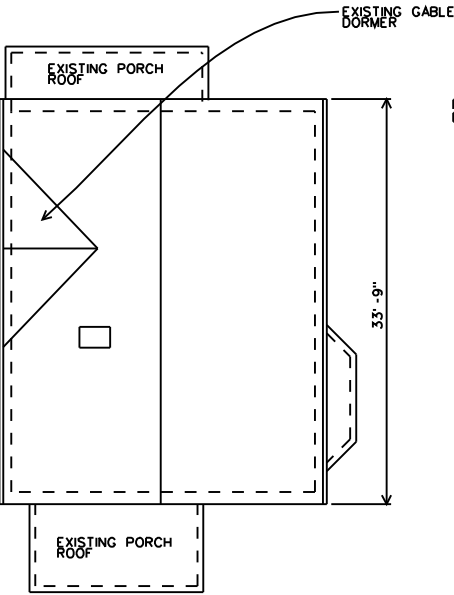
- DRAWING LIST
SITE PLAN
- COVER SHEET
A.1 EXISTING CONDITIONS & PROPOSED FLOOR PLANS
A.2 ENLARGED FLOOR PLANS
A.3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A.4 ENLARGED ELEVATIONS
A.5 EXISTING & PROPOSED SECTIONS

Net Floor Area				
Floor Level	Existing Area		Proposed Area	
Third Floor (Half-story)	451 sf		521 sf	
Second	755 sf		755 sf	
First	870 sf		875 sf	
Basement (Unfinished space)	NA		NA	
Total	2,076 sf		2,151 sf	

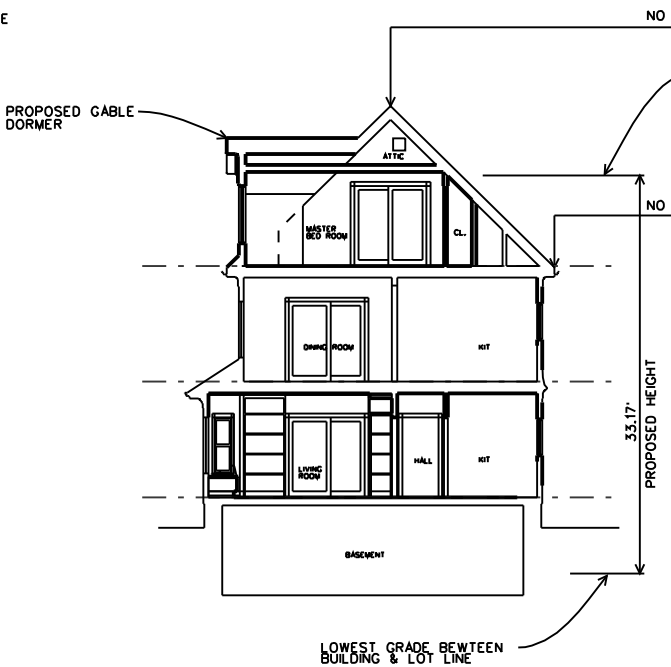
Zoning Data				
Date	Required/Allowed	Existing	Proposed	Notes
A. Use	2-Family Residence	2-Family Residence	2-Family Residence	No change
B. No. of Dwelling Units	2	2	2	No change
C. Lot Area	10,000 sf	3,440 sf	3,440 sf	No change. Existing nonconforming.
D. Lot Area per Dwelling Unit	2,250 sf x 2=4,500 sf	3,440sf/2= 1,720 sf	3,440sf/2= 1,720 sf	No change. Existing nonconforming.
E. Gross Floor Area of Footprints of all Buildings		1,169.6 sf	1,169.6 sf	No change
F. Maximum Ground Coverage (E/C)	50%	34%	34%	Compliant. No change
G. Minimum Landscaped Area (Landscape/C)	25%	47%	47%	Compliant. No change
H. Net Floor Area	75	2,076 sf	2,151 sf	Compliant.
I. Floor Area Ratio (FAR) (H/C)	X 3,440=2,580 sf	.60	.63	Compliant.
J. Maximum Height	2 1/2 Stories/ 35'	2 1/2 Stories/ 32' 3"	2 1/2 Stories/ 33' 17"	Compliant.
K. Front Yard Setback	15'	6.7'	6.7'	No change. Existing nonconforming.
L. Rear Yard	18.33'	28.2'	26.0'	Compliant.
M. Side Yard (Left facing property)	7.42'	11.2'	11.2'	Compliant. No change
N. Side Yard (Right facing property)	7.42'	3.1'	3.1'	No change. Existing nonconforming.
O. Minimum Street Frontage	50'	43'	43'	No change. Existing nonconforming.



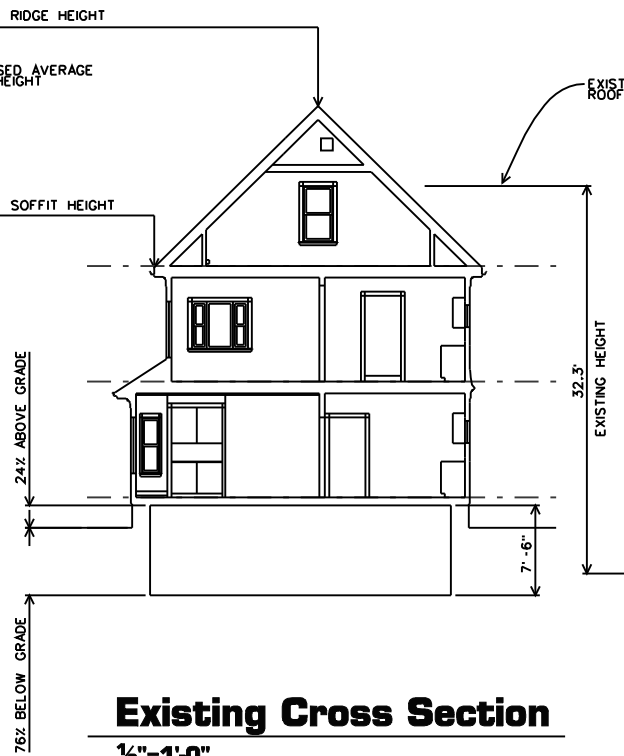
Proposed Roof Plan
1/8"=1'-0"



Existing Roof Plan
1/8"=1'-0"



Proposed Cross Section
1/8"=1'-0"

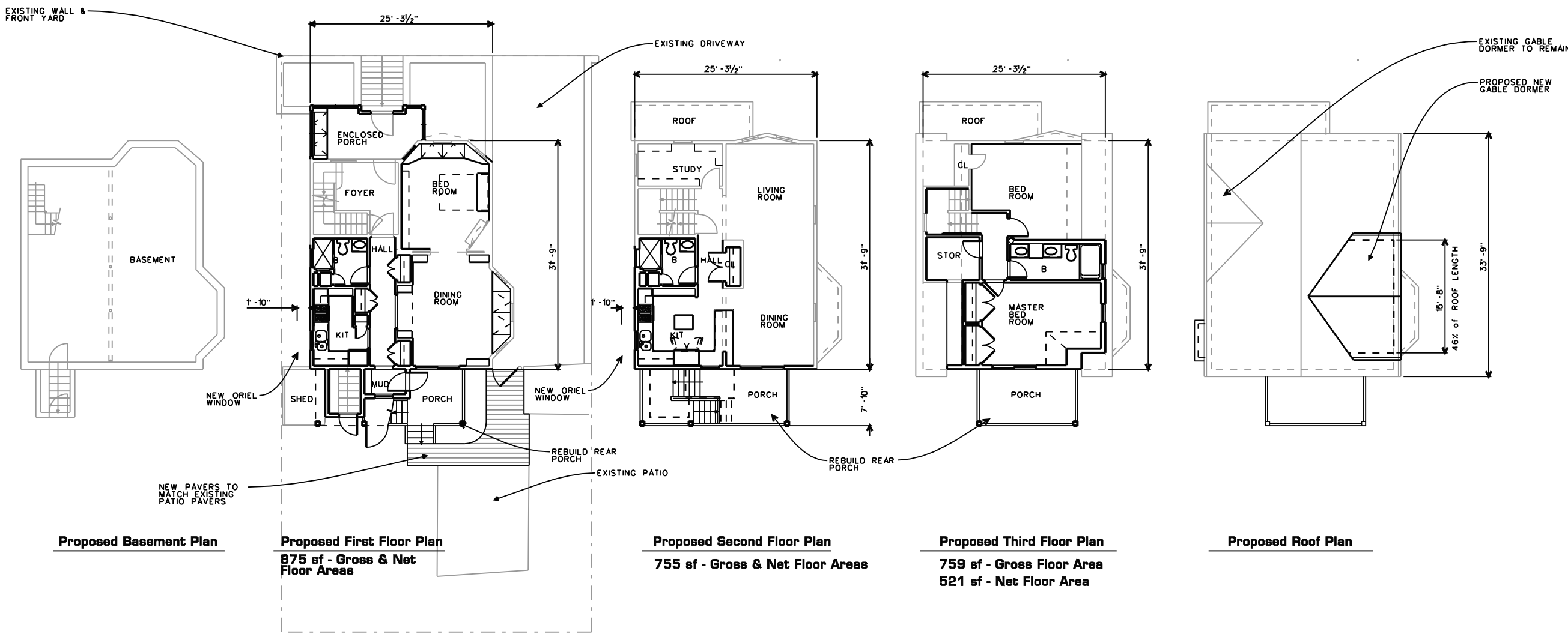
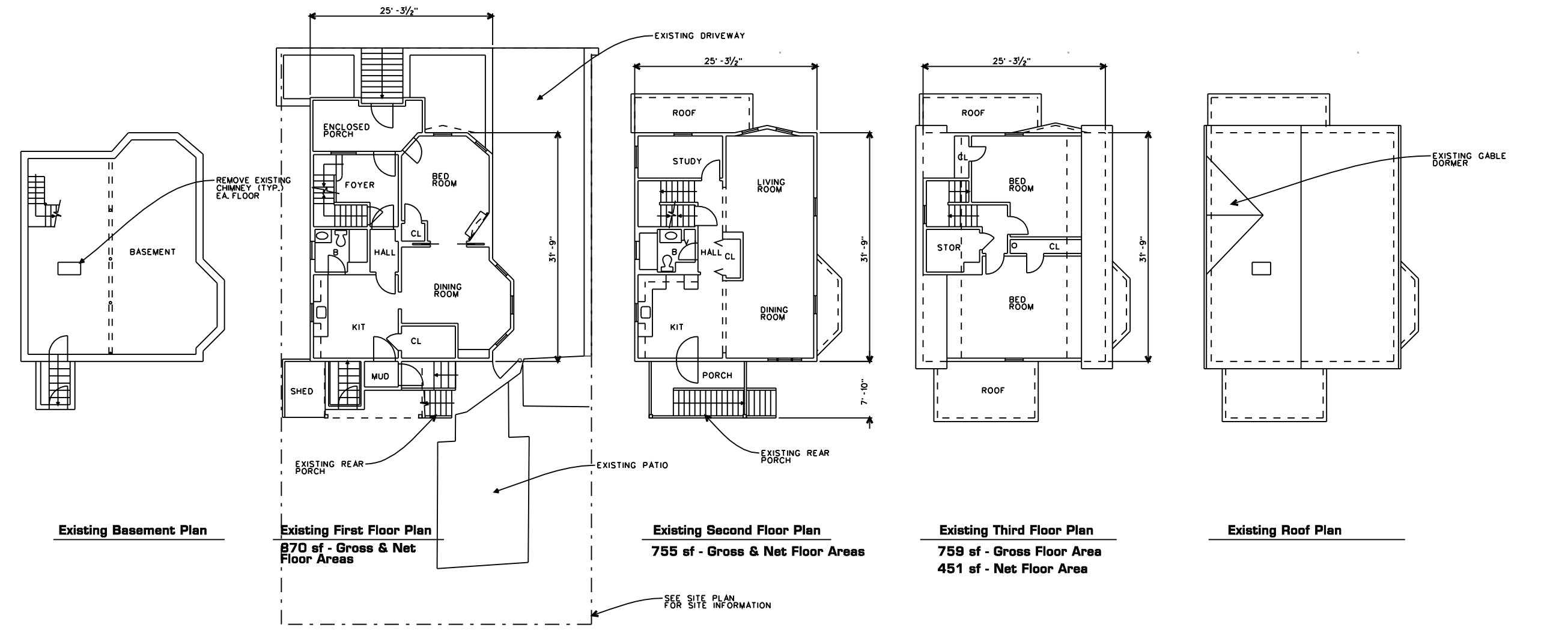


Existing Cross Section
1/8"=1'-0"

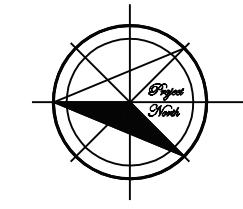


Existing Front Elevation
1/8"=1'-0"

Zoning Diagrams - Building Height

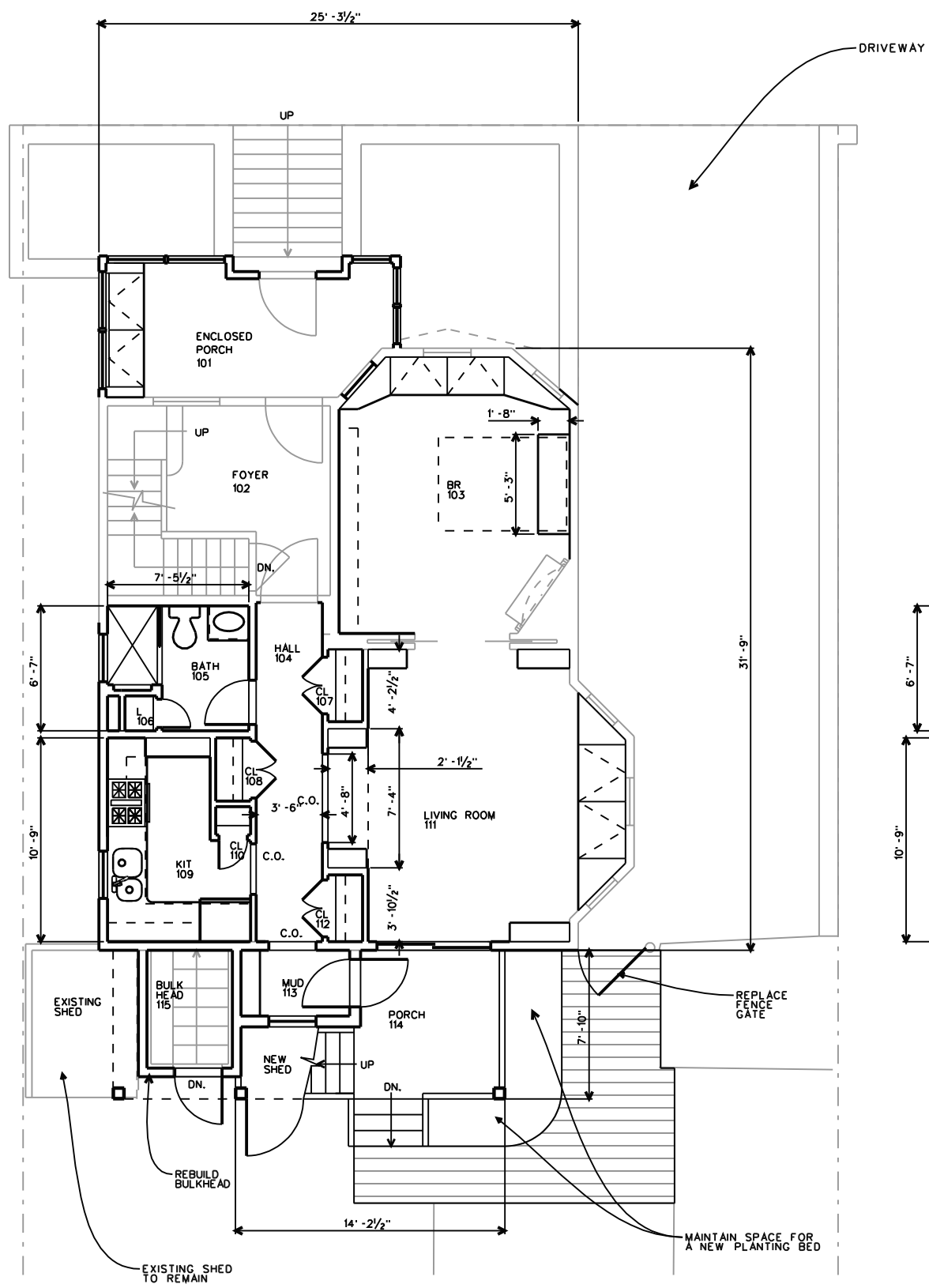


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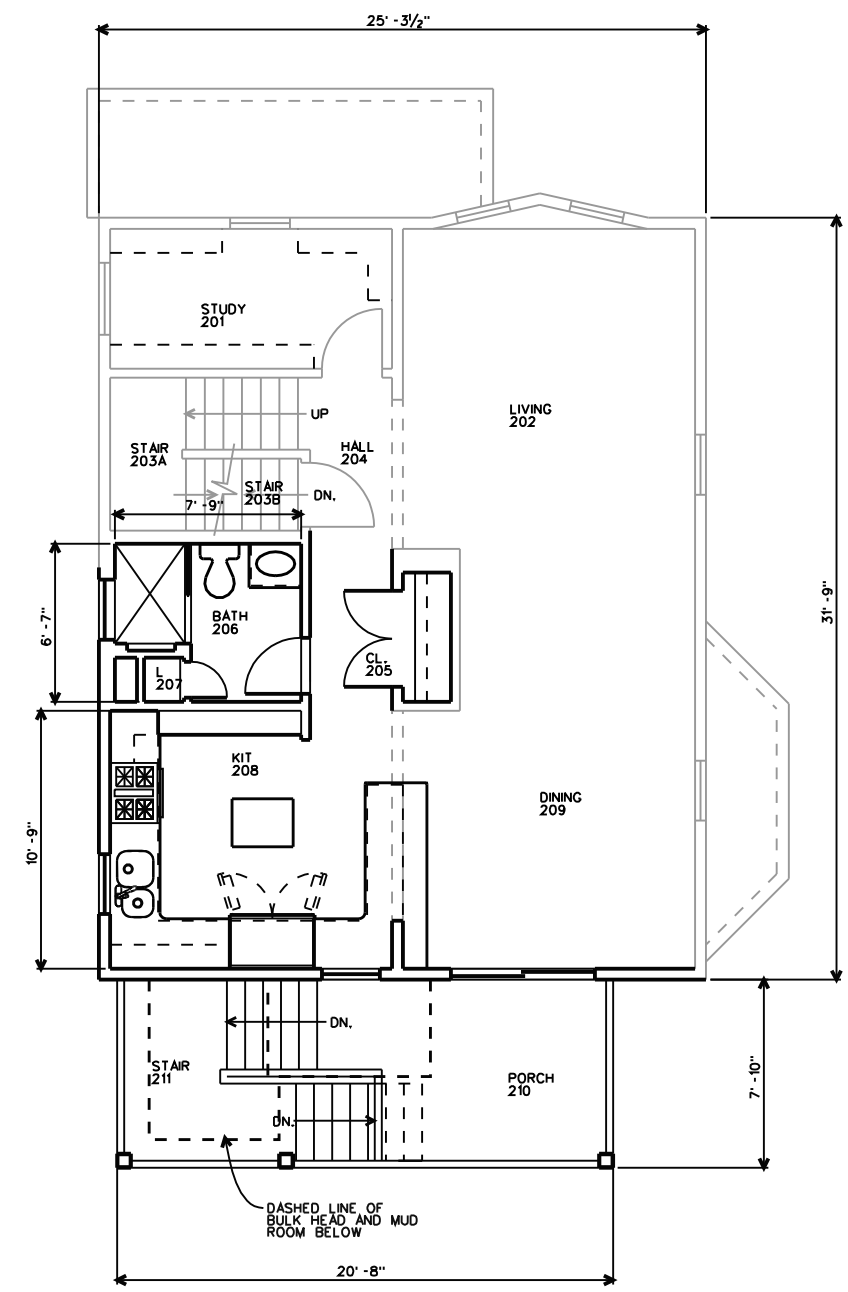


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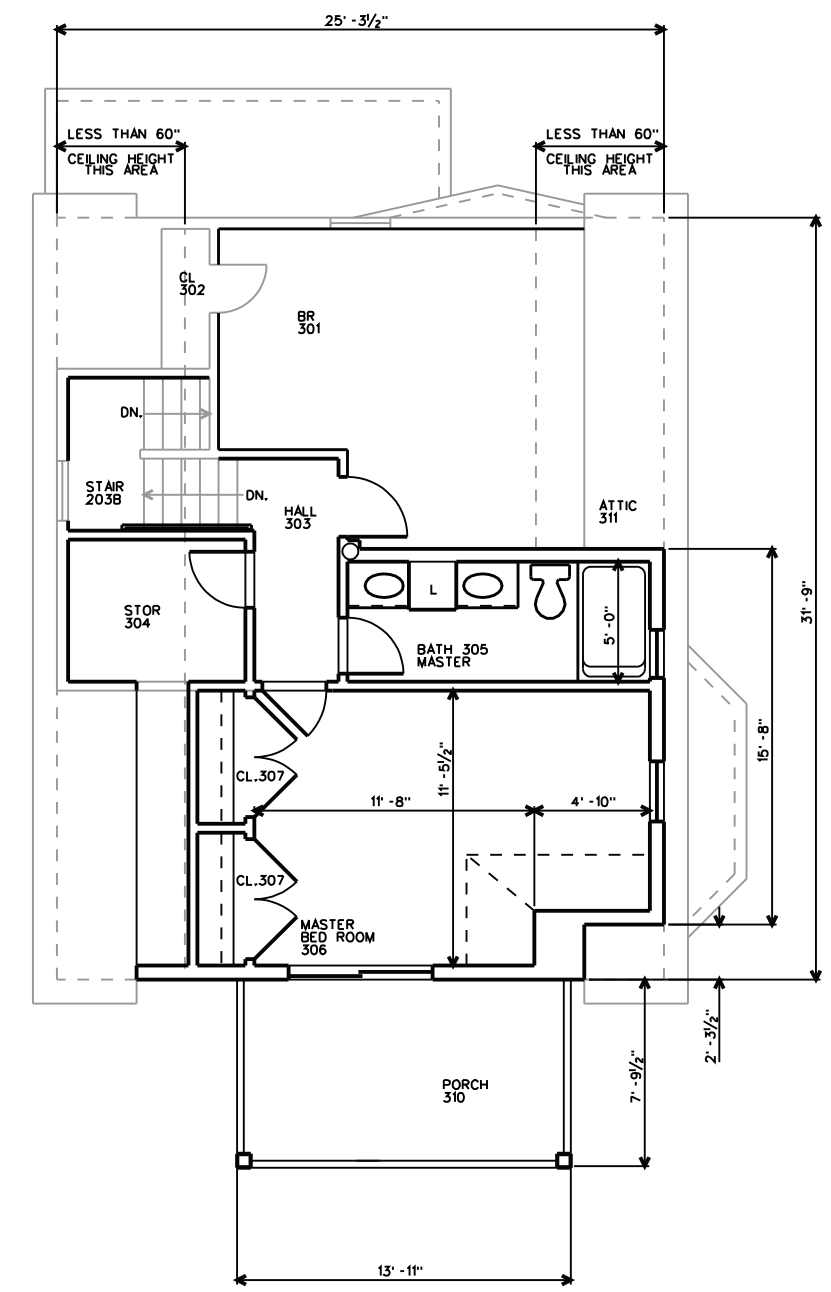
Scale	Commission No.
1/8" = 1'-0"	1105
Date	Issue
18 Oct 11	Special Permit Submission
28 Oct 11	Special Permit Final Submission



Proposed First Floor Plan
875 sf Gross & Net Floor Areas

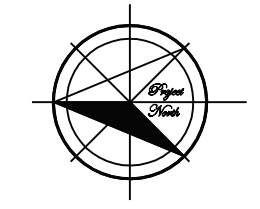


Proposed Second Floor Plan
755 sf Gross & Net Floor Areas



Proposed Third Floor Plan
759 sf Gross Floor Area
521 sf Net Floor Area

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Scale	Commission No.
1/4" = 1'-0"	1105
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Title
Enlarged Floor Plans



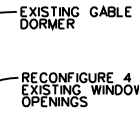
—NEW GABLE DORMER
TO MATCH AND BLEND
W/ EXISTING

FRONT PORCH COSEMTIC
RENOVATION:
REPLACE ROOF
INSTALL NEW WINDOW
INSTALL NEW DECORATIVE
TRIM
INSTALL NEW RAILING W/
DECORATIVE BALUSTERS
& NEWEL POSTS

Proposed Front Elevation (East)

RECONSTRUCT
BULD HEAD ENCLOSURE

Proposed Rear Elevation (West)



— EXISTING ROOF

— EXISTING SHED

Proposed Side Elevation (North)



Proposed Side Elevation (South)


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**40 Rogers Avenue
Somerville, MA**

Scale  1 / 4" = 1'-0"	Commission No. 1105
Date 18 Oct 11	Issue Special Permit Submission
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Title

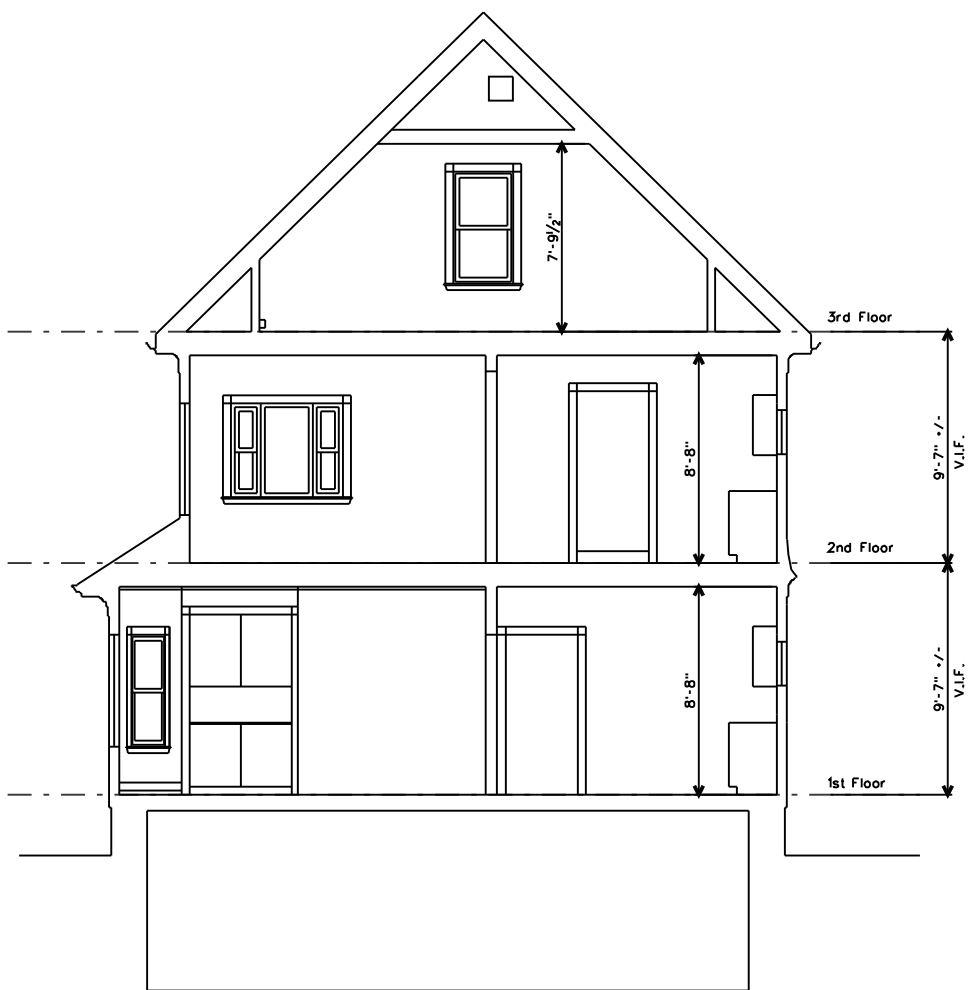
Exterior Elevations

A.4

PROPOSED GABLE DORMER

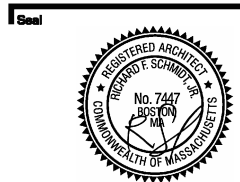


Proposed Section



Existing Section

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Title

Sections
A.5



Front of 40 Rogers Avenue looking west



Front of 40 Rogers Ave. looking north



Rear of 40 Rogers looking east