

Amenkhienan Residence
3rd Floor Conversion and
Dormer Additions
44 Victoria Street
Somerville, MA 02143



ARCHITECT:
Adam J. Glassman, R.A.
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Cambridge, MA 02138
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SURVEYOR:
Peter Nolan
27 Newton St.
Brighton, MA 02135
Tel (857) 891-7478

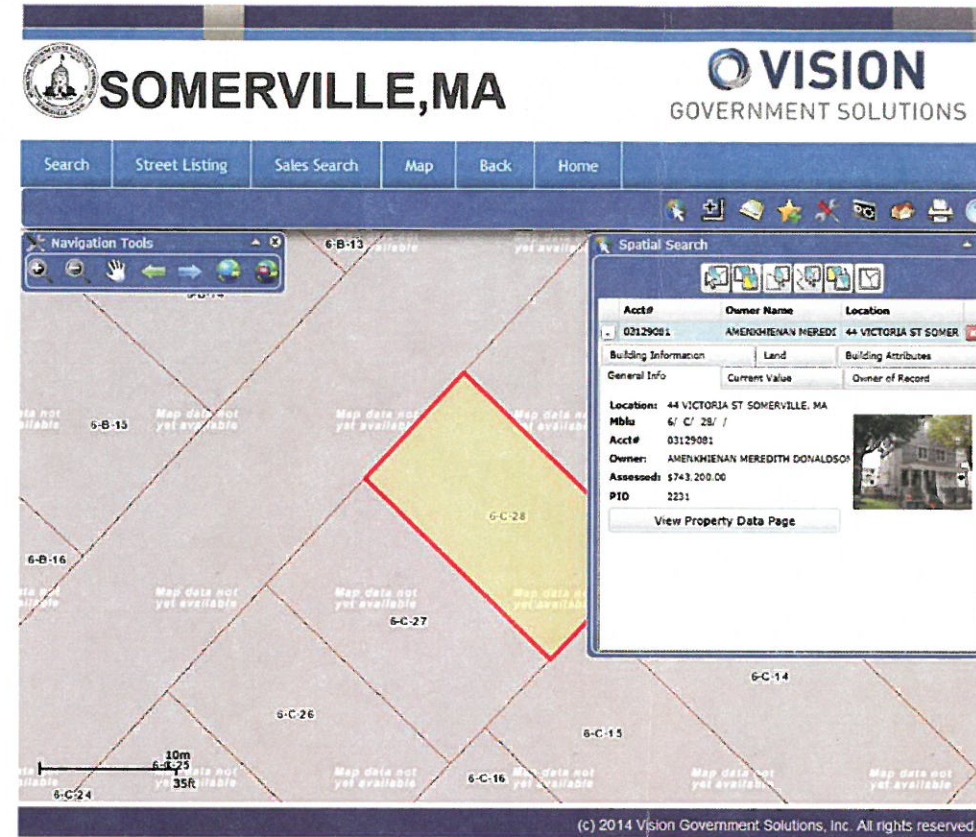
SOMERVILLE ZONING BOARD OF APPEALS
28 FEBRUARY, 2016



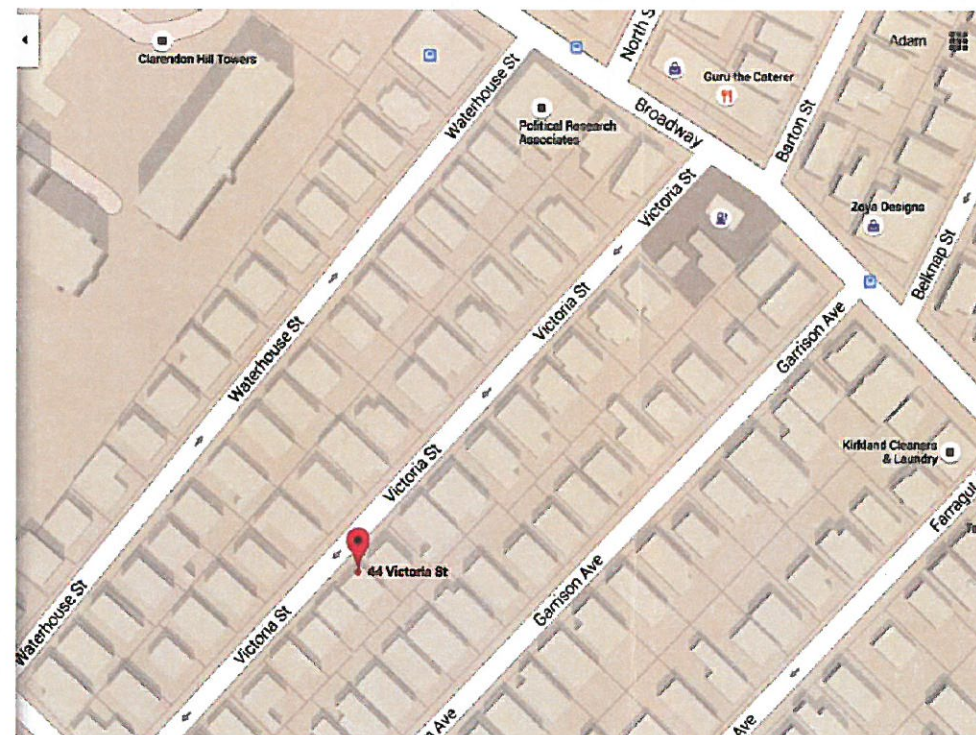
44 VICTORIA STREET - STREET VIEW



44 VICTORIA STREET - STREET VIEW



44 VICTORIA STREET - ASSESSOR'S PLOT PLAN



44 VICTORIA STREET - LOCUS MAP

DRAWING LIST

COVER: DRAWING LIST, PLOT PLAN, LOCUS MAP

SURVEY SITE PLAN

PROPERTY PHOTOS

0.1 FAR PLANS

D1.1 EXISTING BASEMENT AND FIRST FLOOR PLAN

D1.2 EXISTING SECOND AND THIRD FLOOR PLANS

D1.3 EXISTING ROOF PLAN AND BUILDING SECTION

D2.1 EXISTING BUILDING ELEVATIONS

A1.1 PROPOSED BASEMENT FIRST FLOOR PLANS

A1.2 PROPOSED SECOND AND THIRD FLOOR PLAN

A1.3 PROPOSED SECOND FLOOR PLAN AND RCP

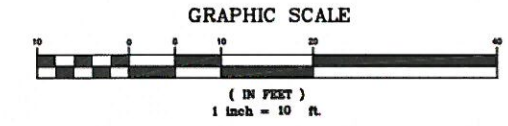
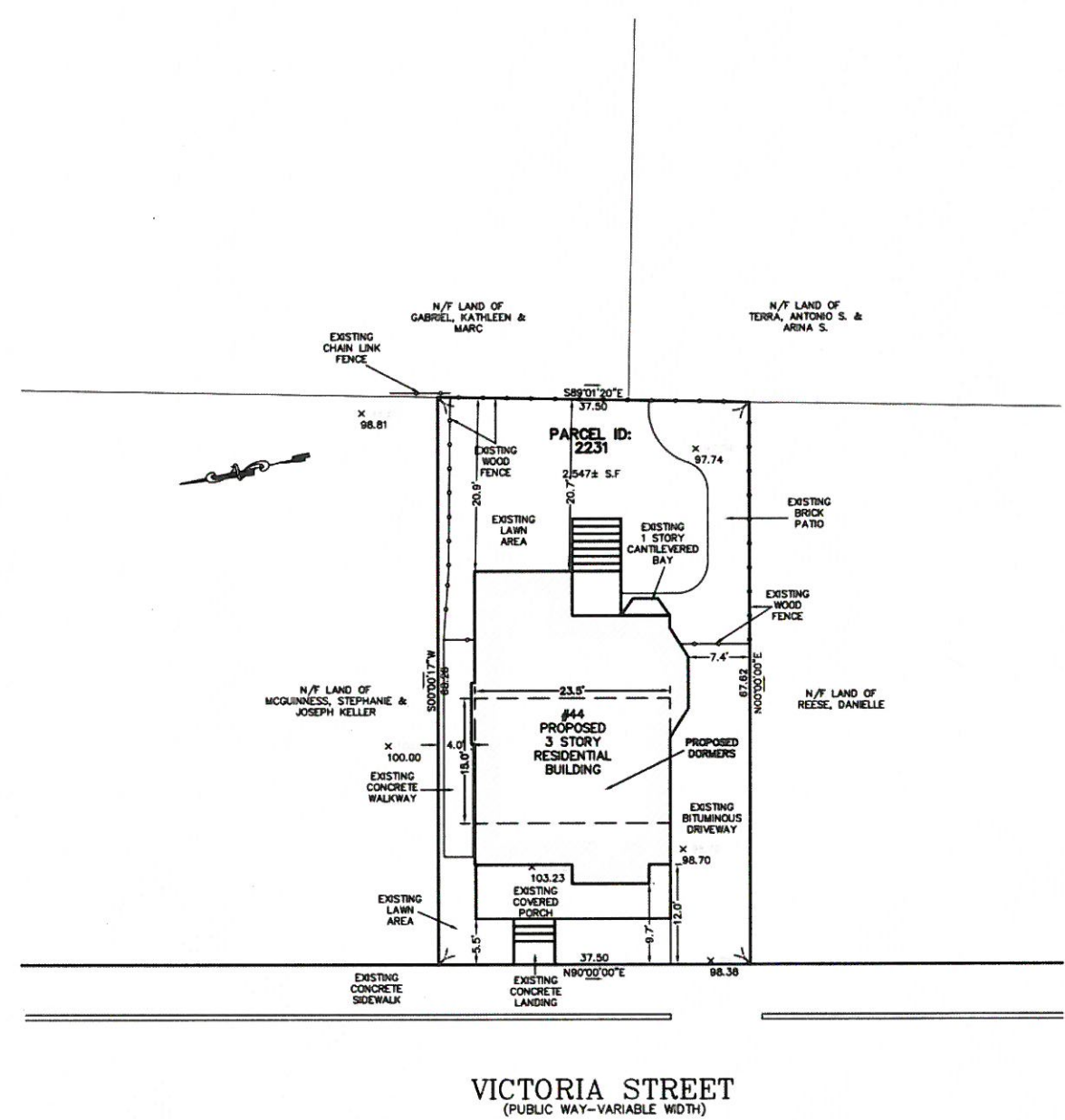
A2.1 PROPOSED WEST ELEVATION (FRONT)

A2.2 PROPOSED SOUTH ELEVATION (SIDE)

A2.3 PROPOSED NORTH ELEVATION (REAR)

A2.4 PROPOSED EAST ELEVATION (SIDE)

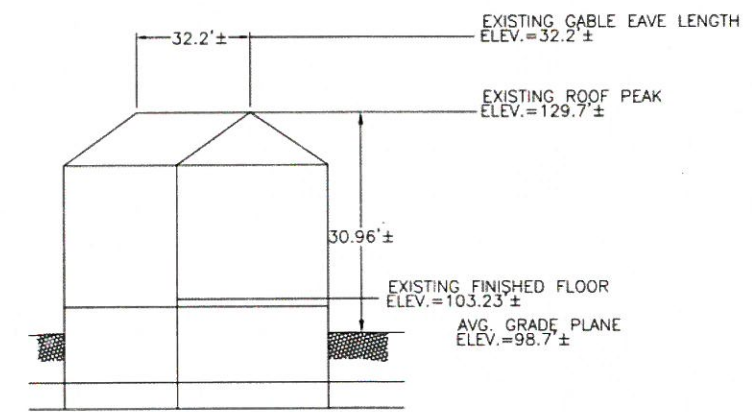
EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01-20-16.
 2. DEED REFERENCE BOOK 57255 PAGE 435, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

ZONING LEGEND

ZONING DISTRICT: RB — RESIDENCE B				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	7,500 S.F.	2,547 S.F.	2,547 S.F.	EXISTING NON-CONFORMING
MIN. YARD FRONT	15'	9.7'	9.7'	EXISTING NON-CONFORMING
SIDE (RIGHT)	7'	7.4'	7.4'	YES
SIDE (LEFT)	7'	4'	4'	EXISTING NON-CONFORMING
REAR	20'	20.7'	20.7'	YES
MAX. LOT COVERAGE	50%	38.6%	38.6%	YES
MIN. OPEN SPACE	25%	42% ±	42% ±	YES
LANDSCAPED AREA	25%	32.8%	32.8%	YES
PERVIOUS AREA	35%	32.8%	32.8%	EXISTING NON-CONFORMING
MIN. FRONTAGE	50'	37.5'	37.5'	EXISTING NON-CONFORMING
MAX. BLDG. HEIGHT	40'	30.96'±	30.96'±	YES
MAX. STORIES	3	2.5	3	YES
MAX. F.A.R.	1.00	0.78	0.79	YES



EXISTING PROFILE
NOT TO SCALE

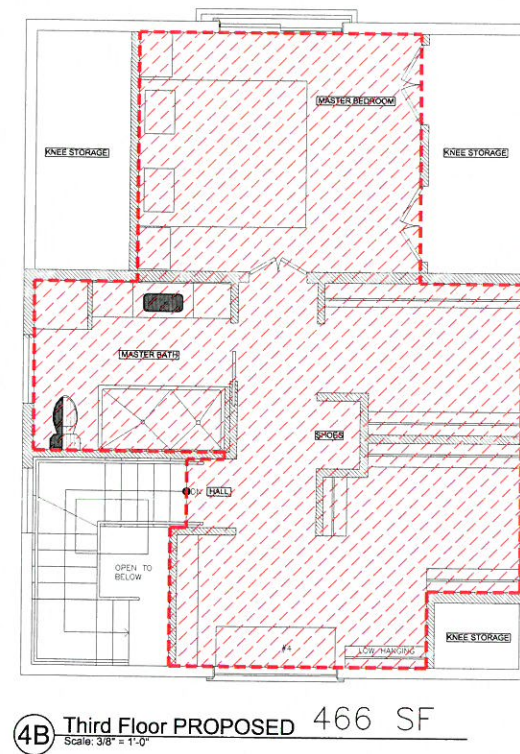
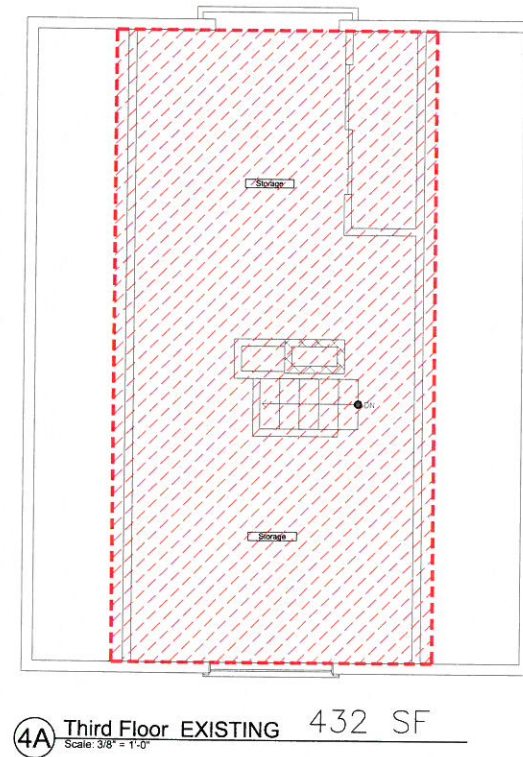
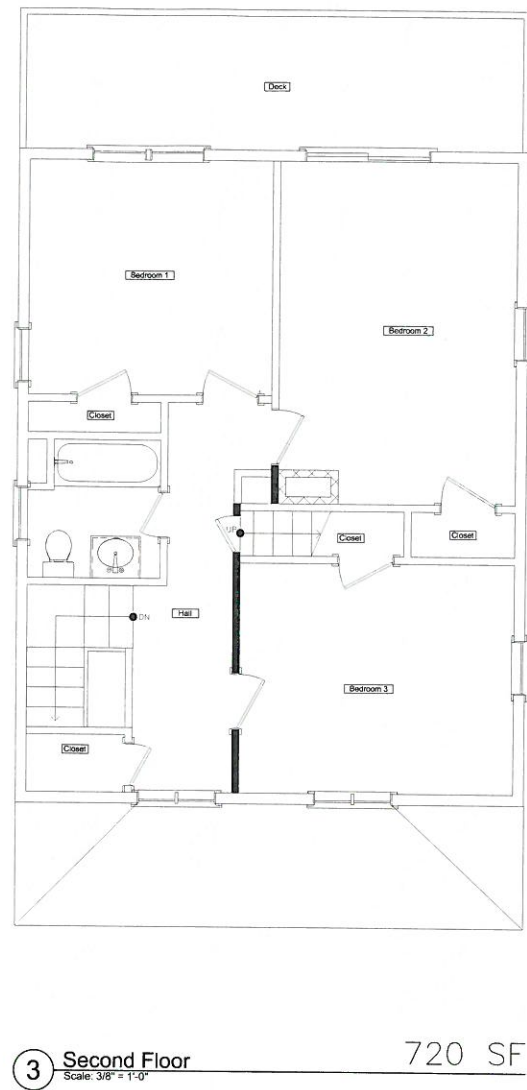
SCALE 1"=10'			
DATE 02/22/16	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1			
CLIENT: ADAM GLASSMAN			
DRAWN BY IK			
CHKD BY P.J.N			
APPD BY P.J.N			

44 VICTORIA STREET
SOMERVILLE
MASSACHUSETTS

PROPOSED
PLOT PLAN

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691





EXISTING BUILDING SUB-AREAS LEGEND

		DESCRIPTION	
AREA		GROSS	LIVING
BAS	FIRST FLOOR	825	825
FUS	UPPER STORY, FINISHED	720	720
FHS	HALF STORY, FINISHED	720	432
FOP	PORCH, OPEN, FINISHED	126	0
UBM	BASEMENT, UNFINISHED	720	0
WDK	DECK, WOOD	144	0
TOTAL		3,255	1,977
EXISTING FAR		1,977 SF / 2,547 LOT = .78	
PROPOSED FAR		2,011 SF / 2,547 LOT = .79	

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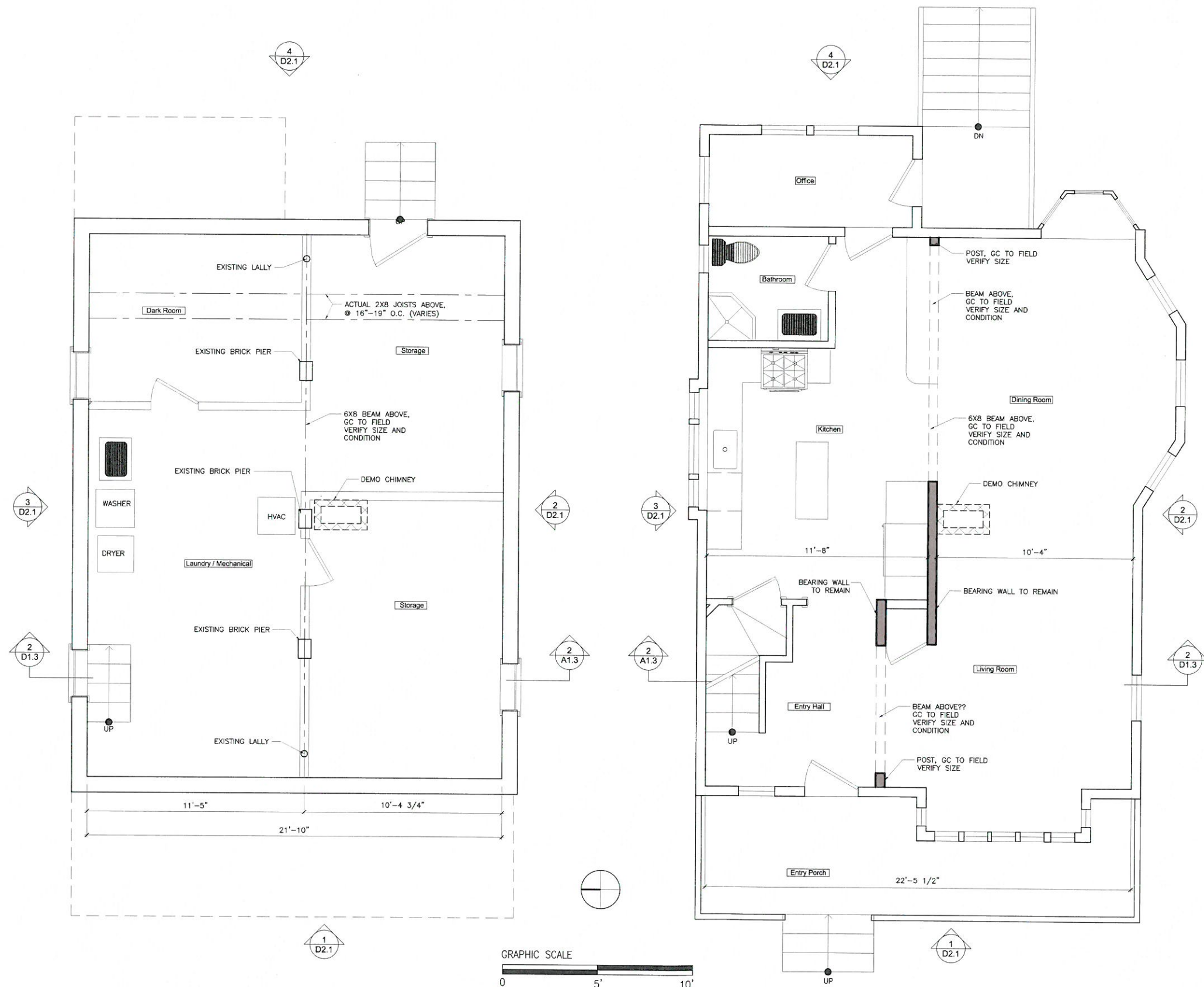
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ZBA REVIEW

Date:	Revisions:

Drawing Title:

FAR Plans

Scale: Drawing No.:
Job No.: 109.00
Date: February 28 2016
0.1



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Existing Plans

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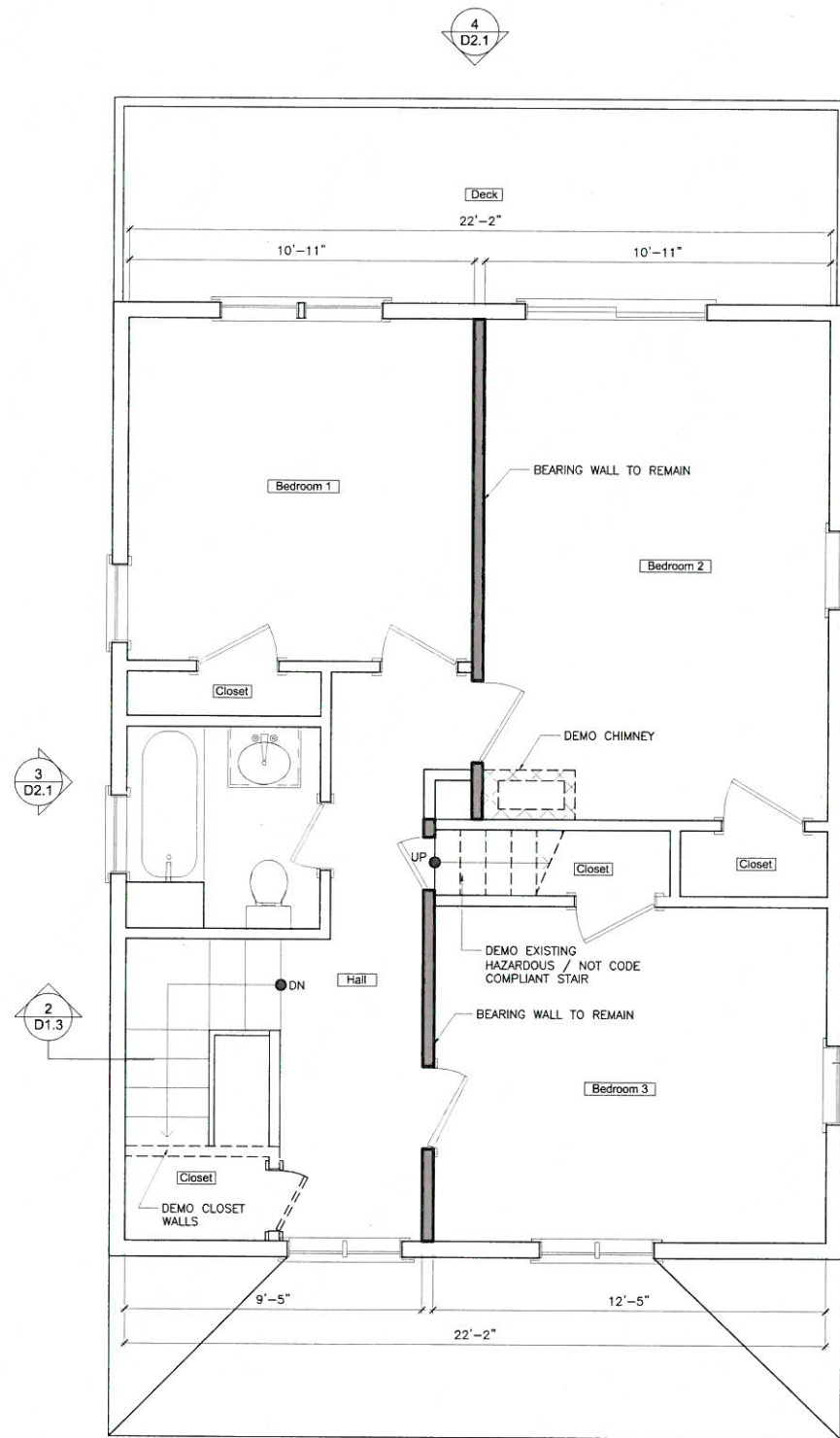
D1.1

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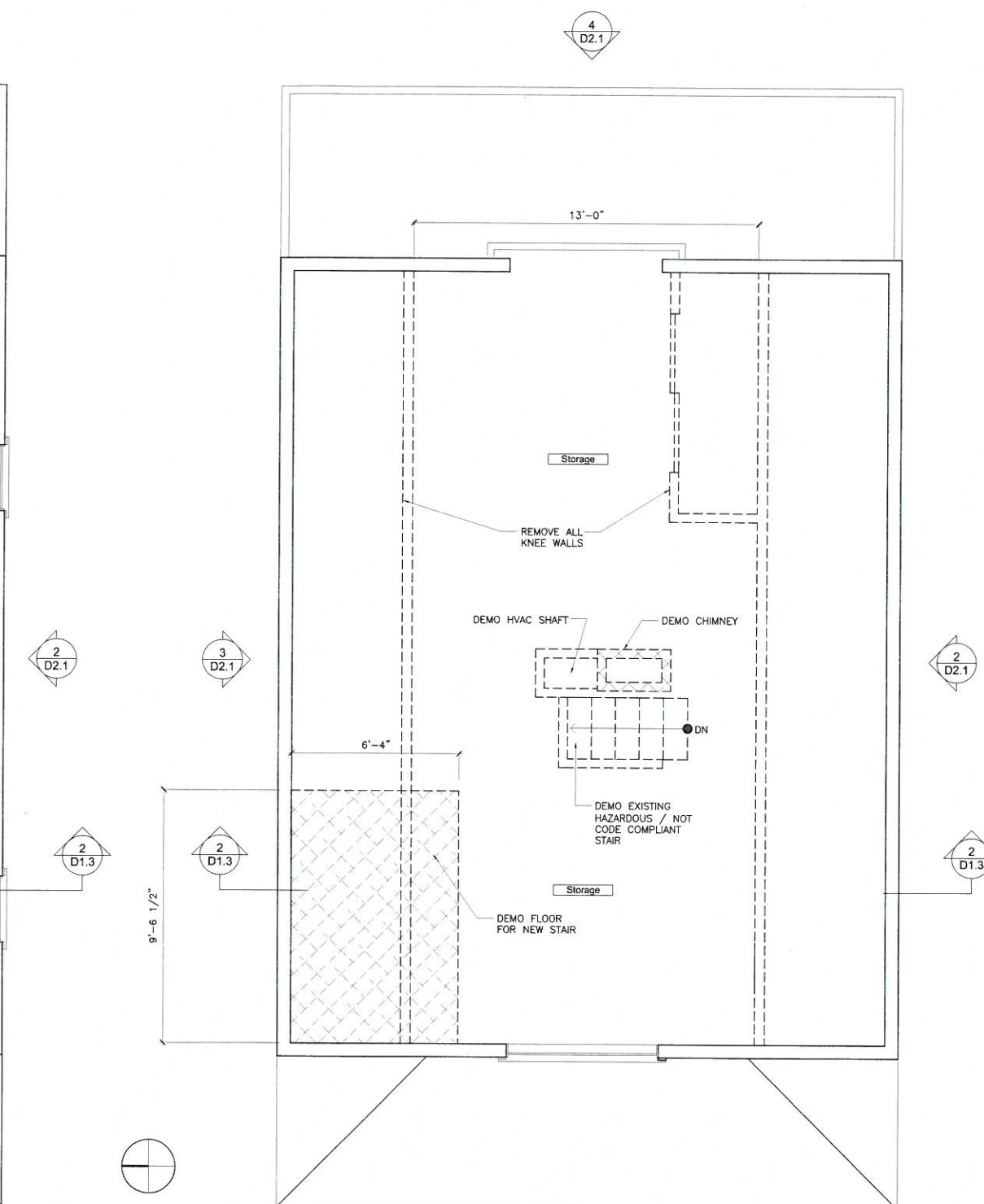
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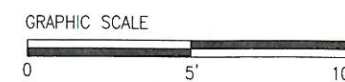
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1 Second Floor
 Scale: 3/8" = 1'-0"



2 Third Floor
 Scale: 3/8" = 1'-0"



Date:	Revisions:

Drawing Title:

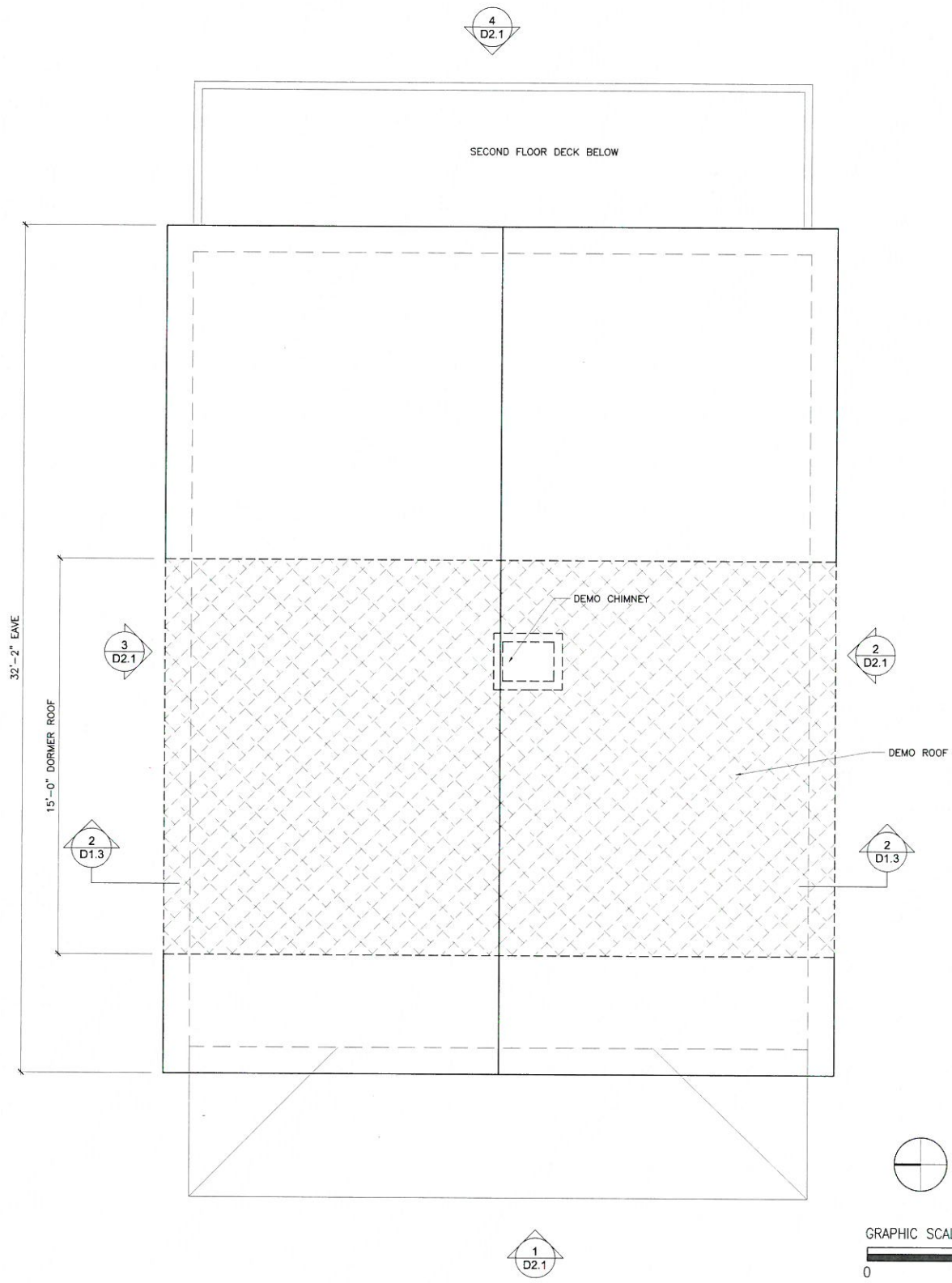
Existing Plans

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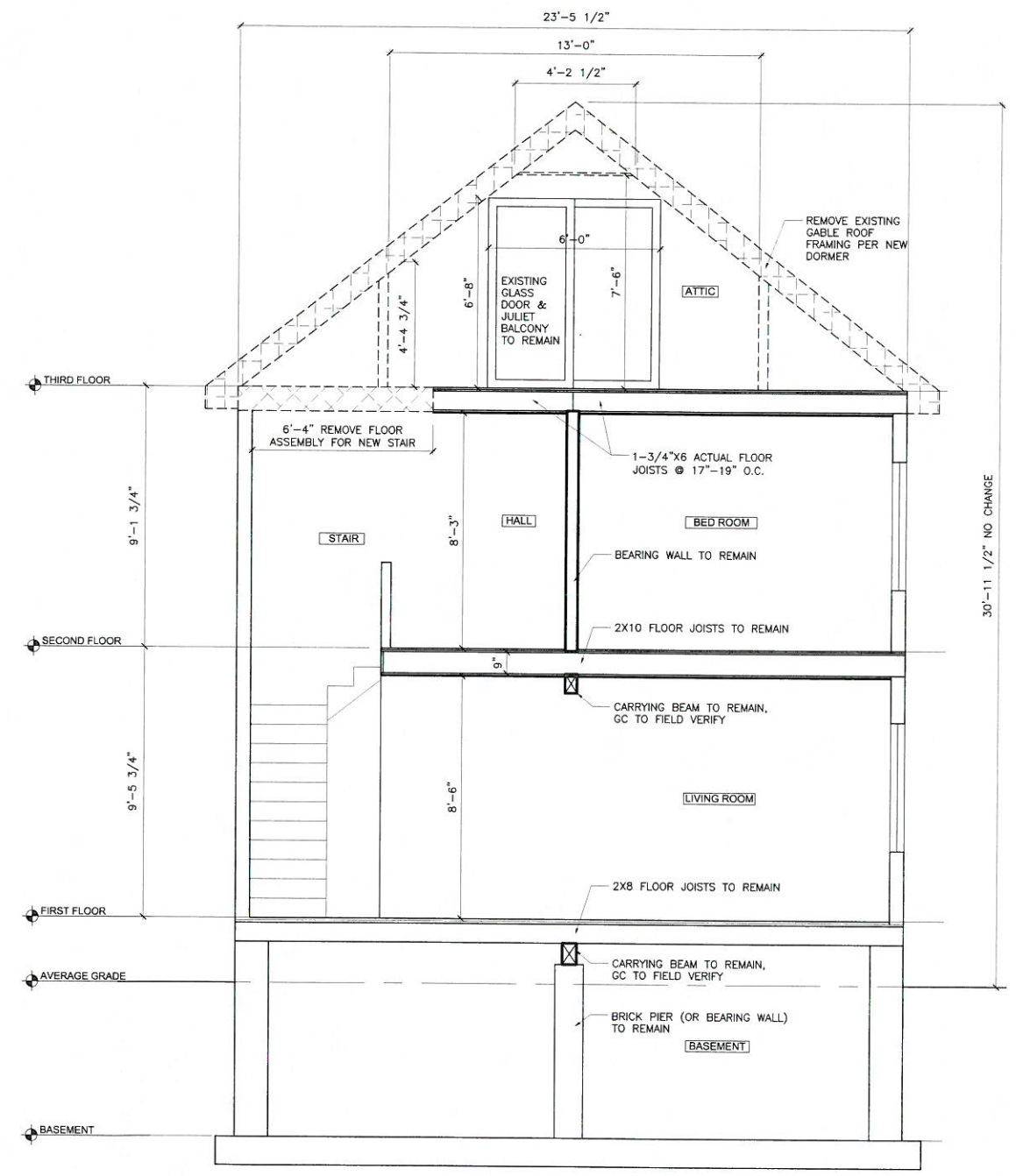
Job No.: 109.00

Date: February 28 2016

D1.2



1 Roof Plan
Scale: 3/8" = 1'-0"



2 Proposed Dormer Section

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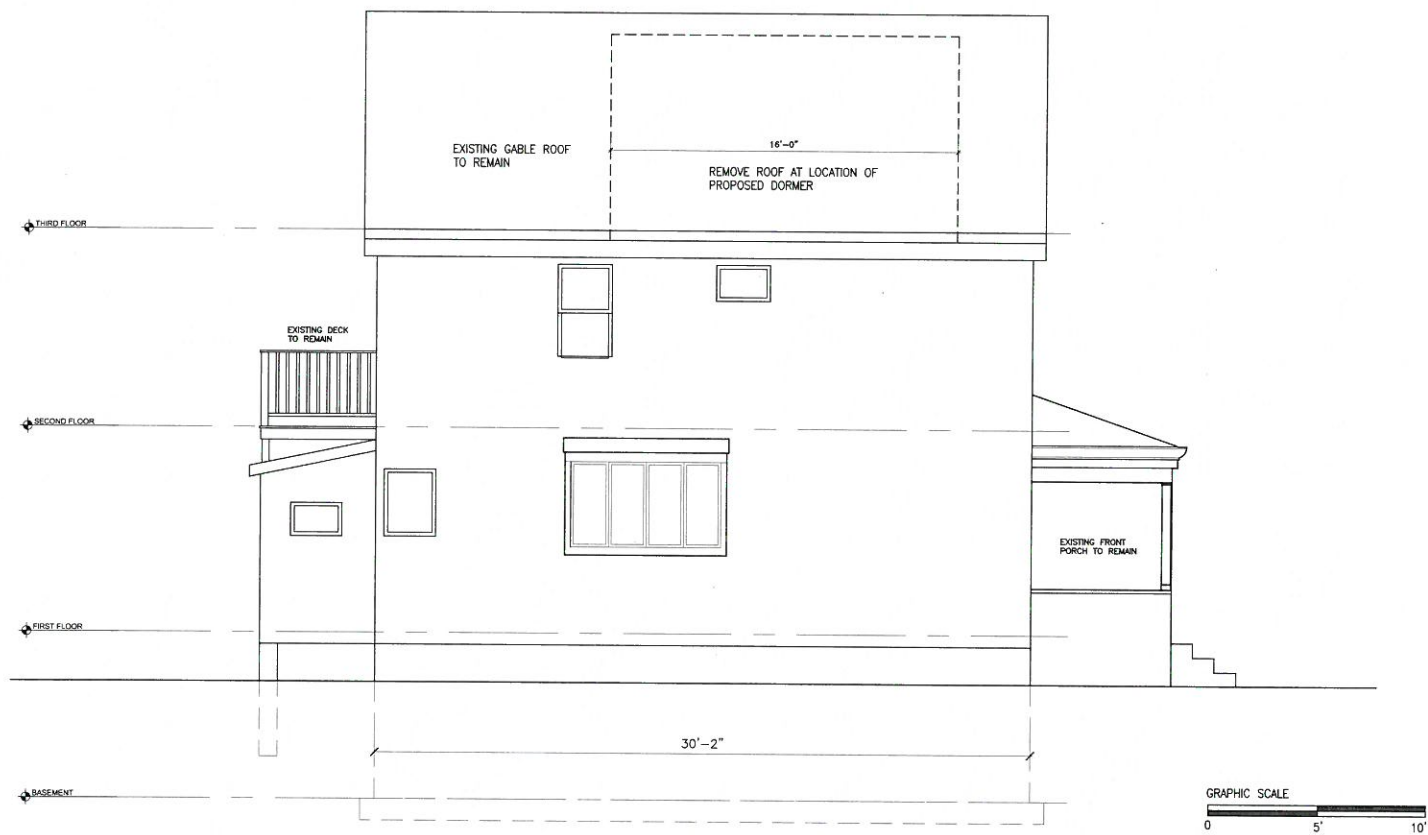


**FOR SOMERVILLE
ZBA REVIEW**

Date:	Revisions:

Drawing Title:
**Existing Roof Plan
and Section**

Scale: Drawing No.:
Job No.: 109.00
Date: February 28 2016 **D1.3**



3 Existing Side Elevation - North



4 Existing Rear Elevation - East



1 Existing Front Elevation - West



2 Existing Side Elevation - South

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Drawing Title:

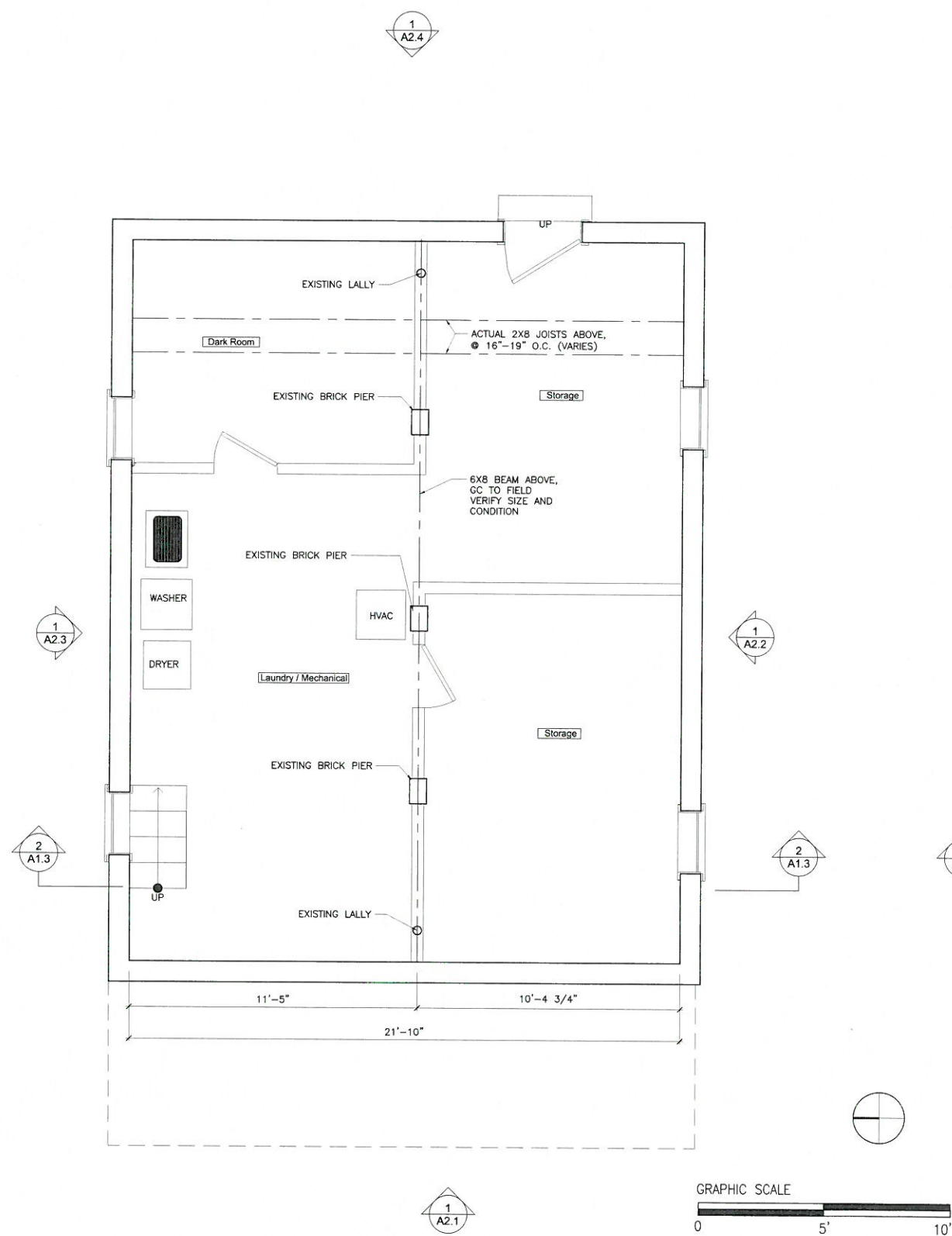
Existing Elevations

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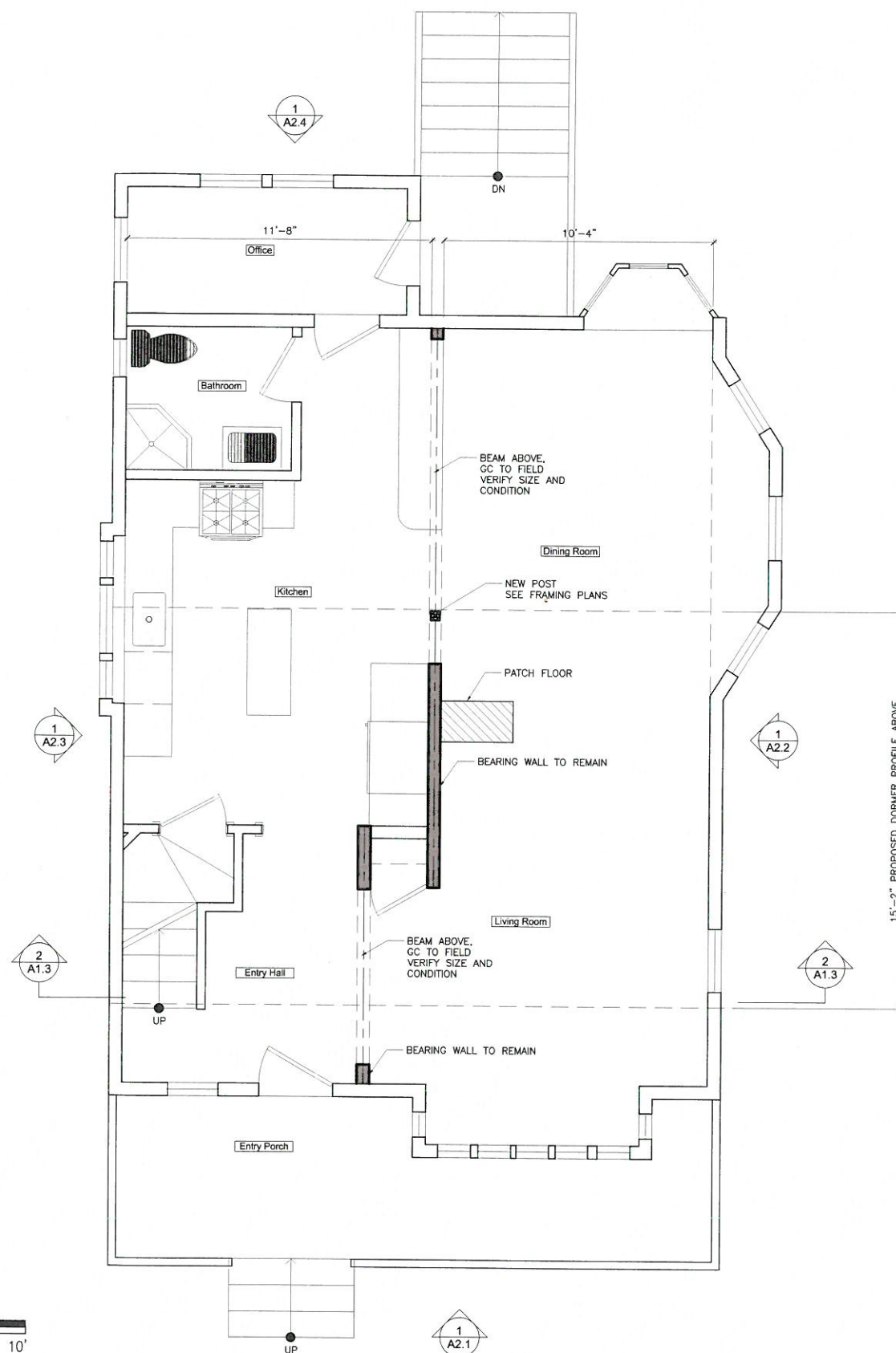
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D2.1



1 Basement



2 First Floor

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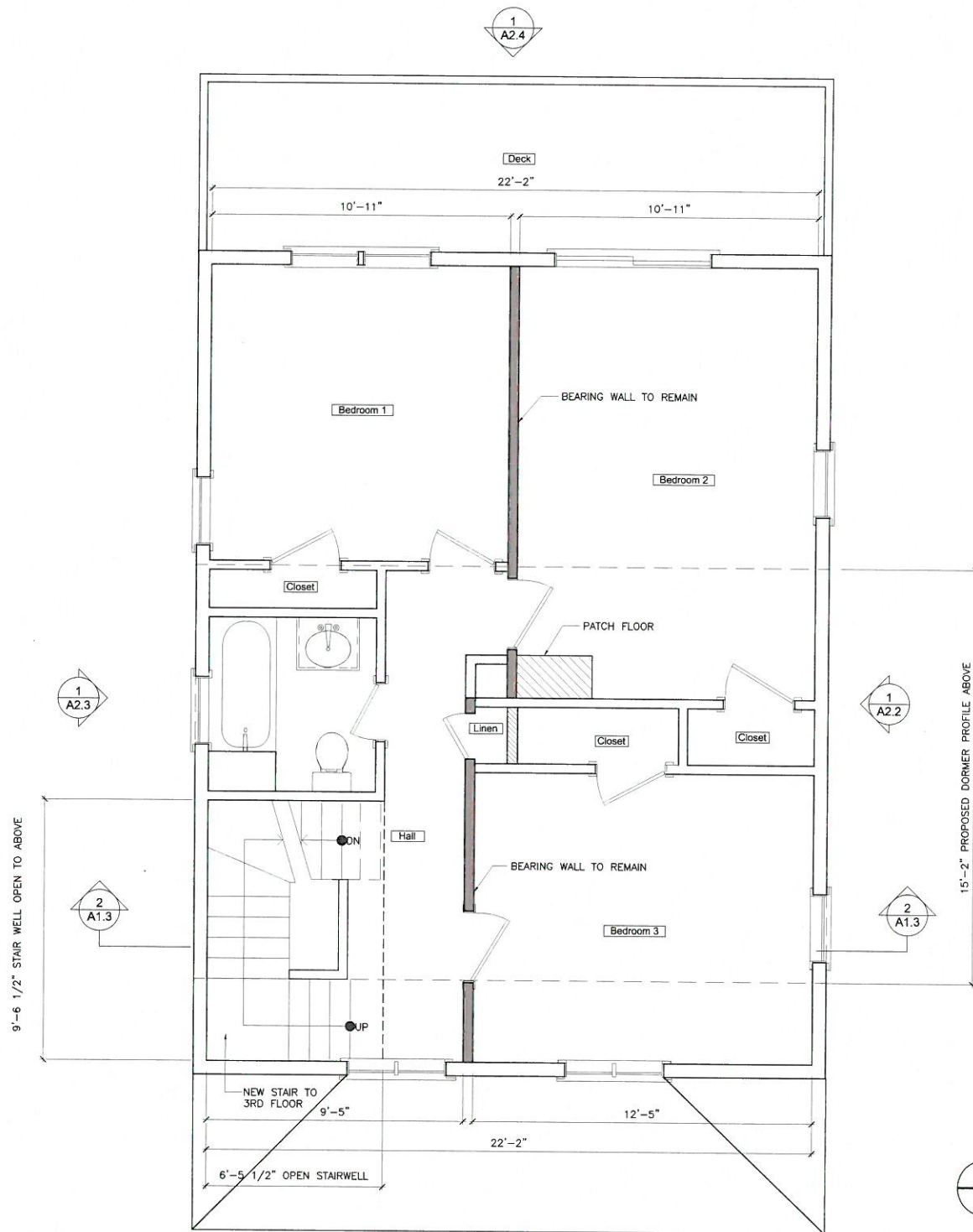
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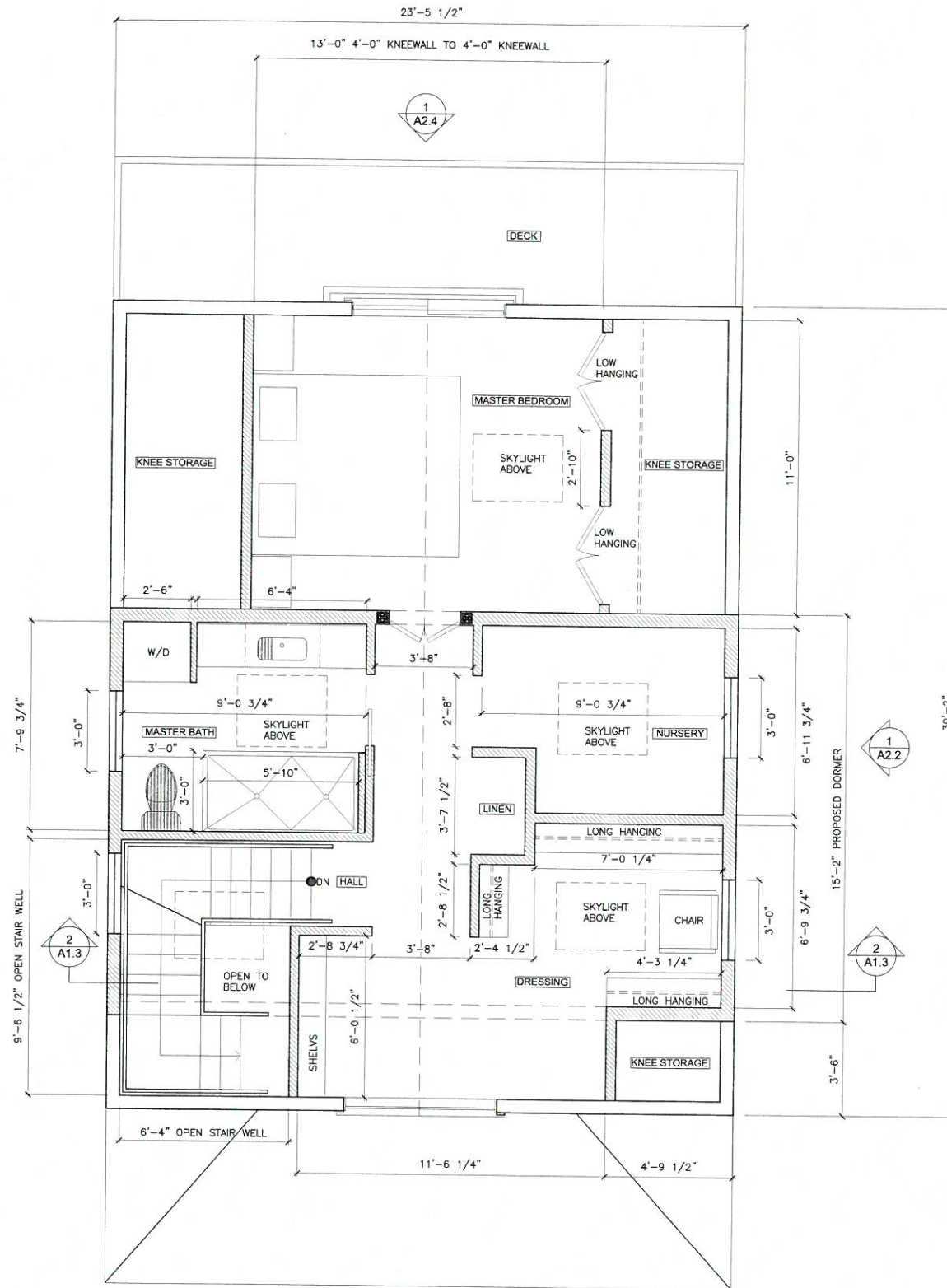
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Proposed Plans

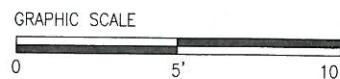
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A1.1



1 Second Floor



2 Third Floor



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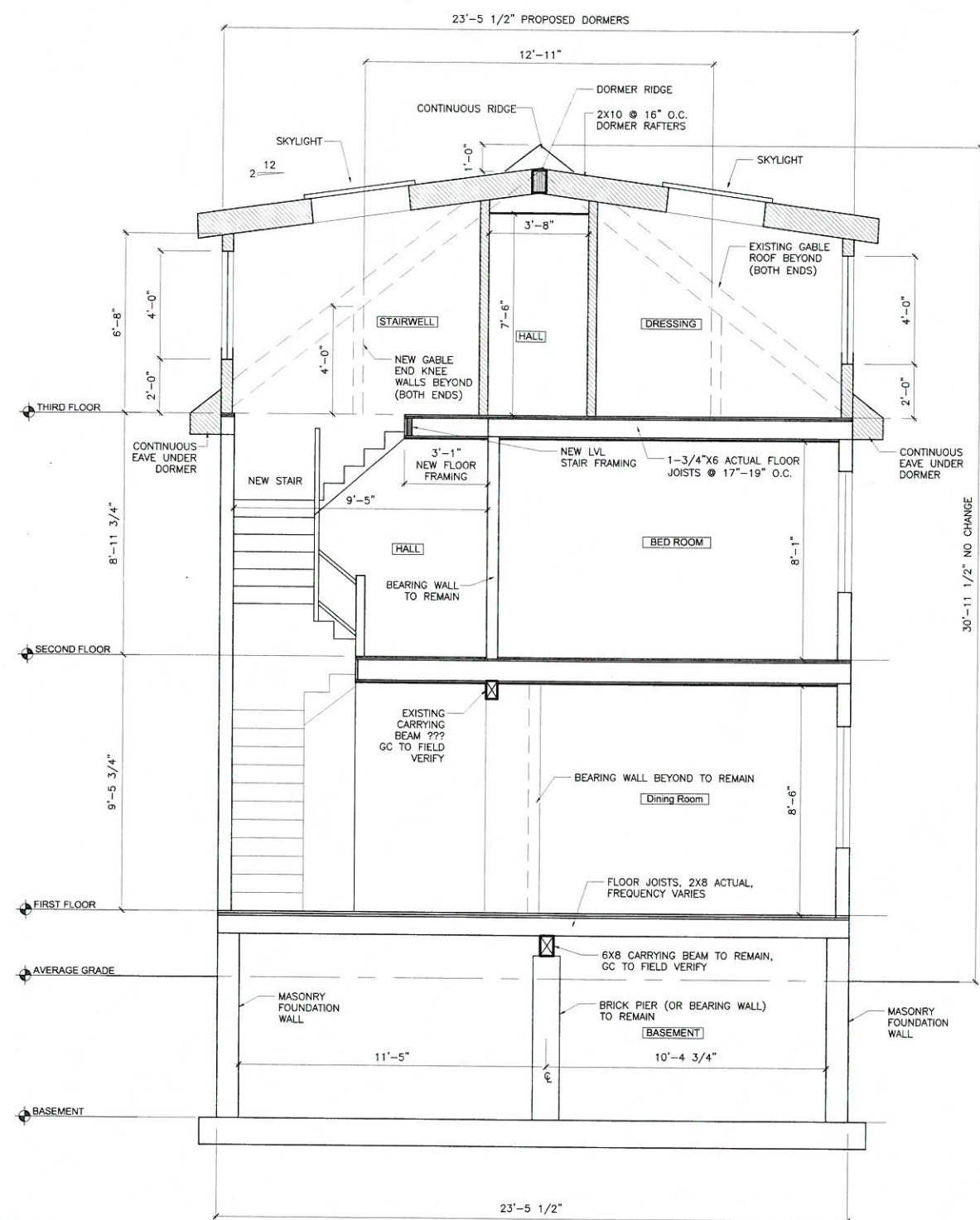
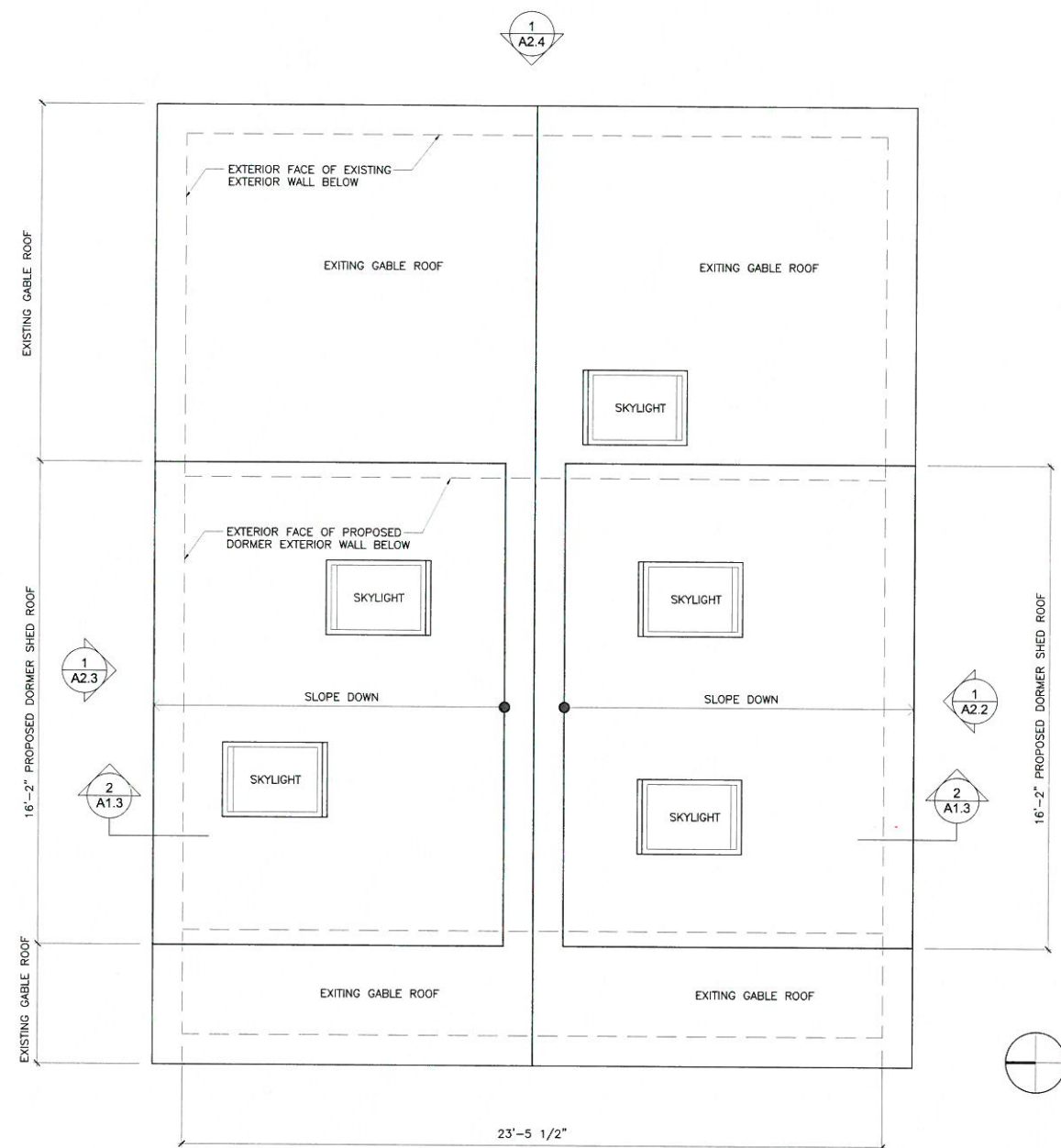
Proposed Plans

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A1.2



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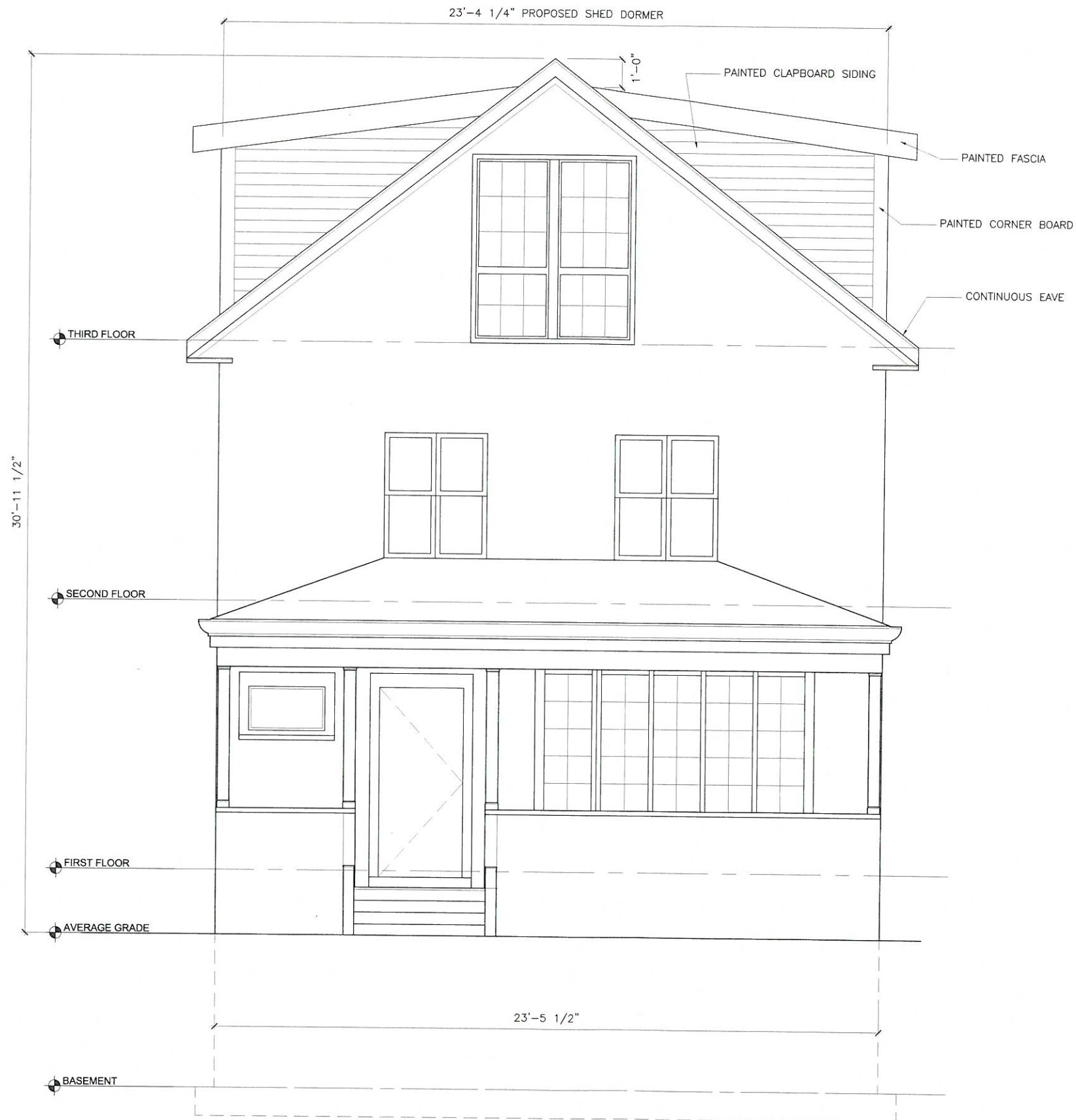
Proposed Plans

Scale: Drawing No. :

Job No.: 109.00

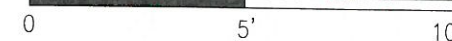
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A1.3



1 Proposed Front Elevation - West

GRAPHIC SCALE



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Drawing Title:

Proposed Elevations

Scale: Drawing No.:

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A2.1



1 Proposed Side Elevation - South

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A2.2



STREET VIEW FROM NORTHWEST



STREET VIEW FROM WEST



STREET VIEW FROM SOUTHWEST



SIDE VIEW FROM NORTHWEST



PARTIAL REAR VIEW FROM EAST



PARTIAL REAR VIEW FROM EAST



SIDE VIEW FROM SOUTHWEST

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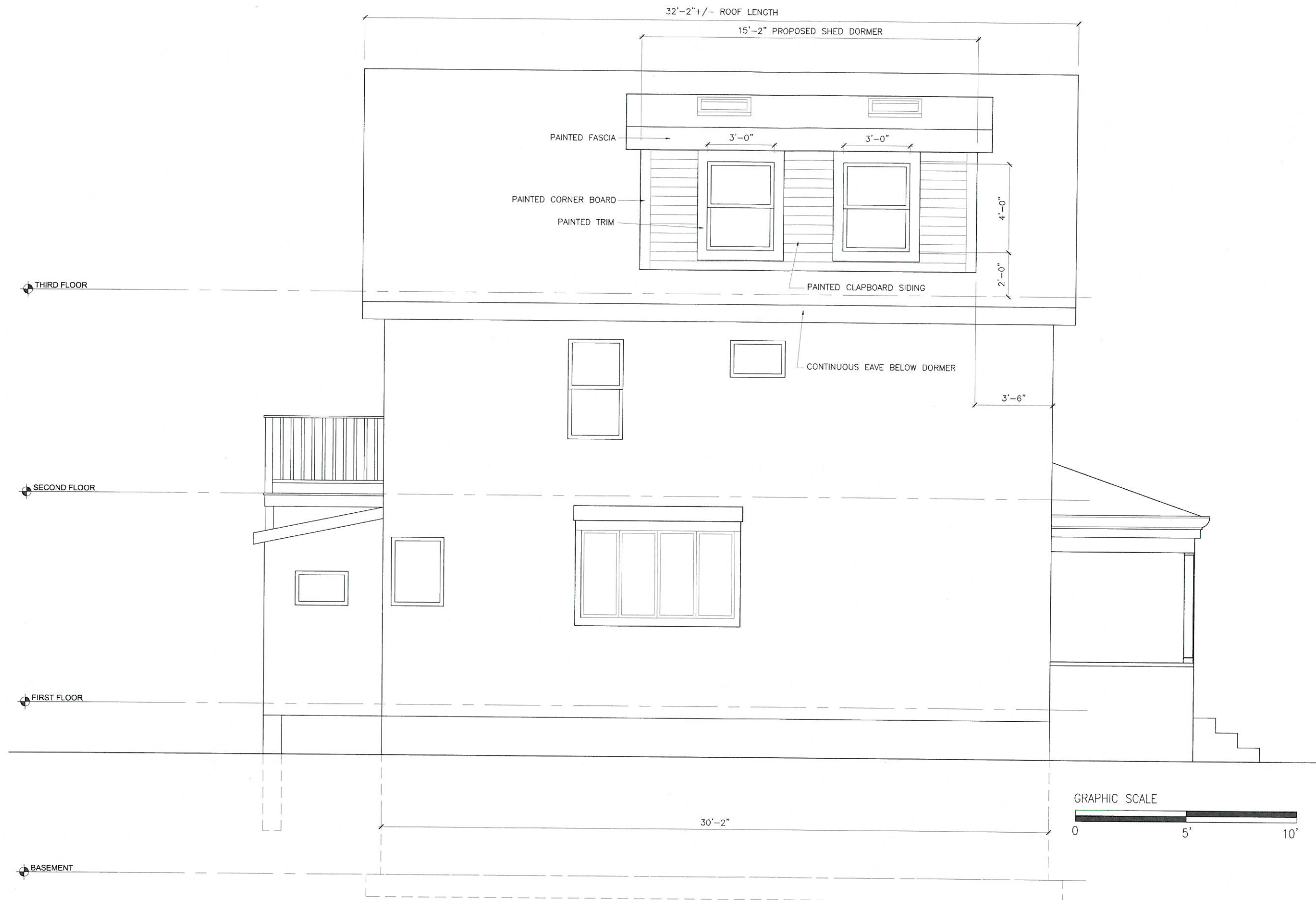
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Property Photos

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Job No.: 109.00
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1 Proposed Side Elevation - North

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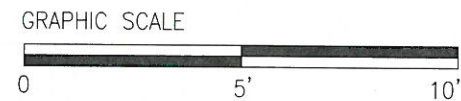
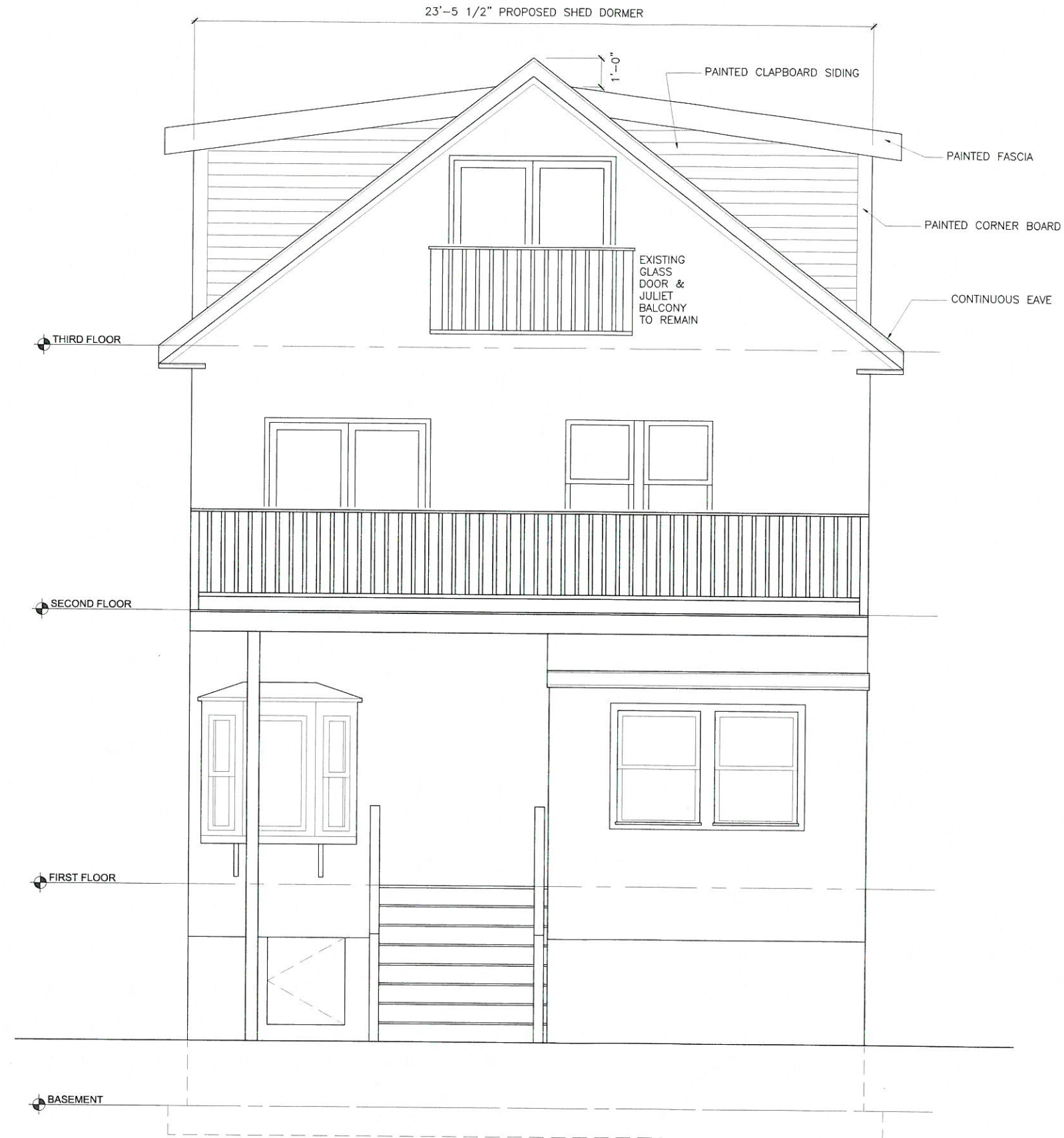
Proposed Elevations

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Job No.: 109.00

Date: February 28 2016

A2.3



1 Proposed Rear Elevation - East

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Drawing Title:

Proposed Elevations

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A2.4