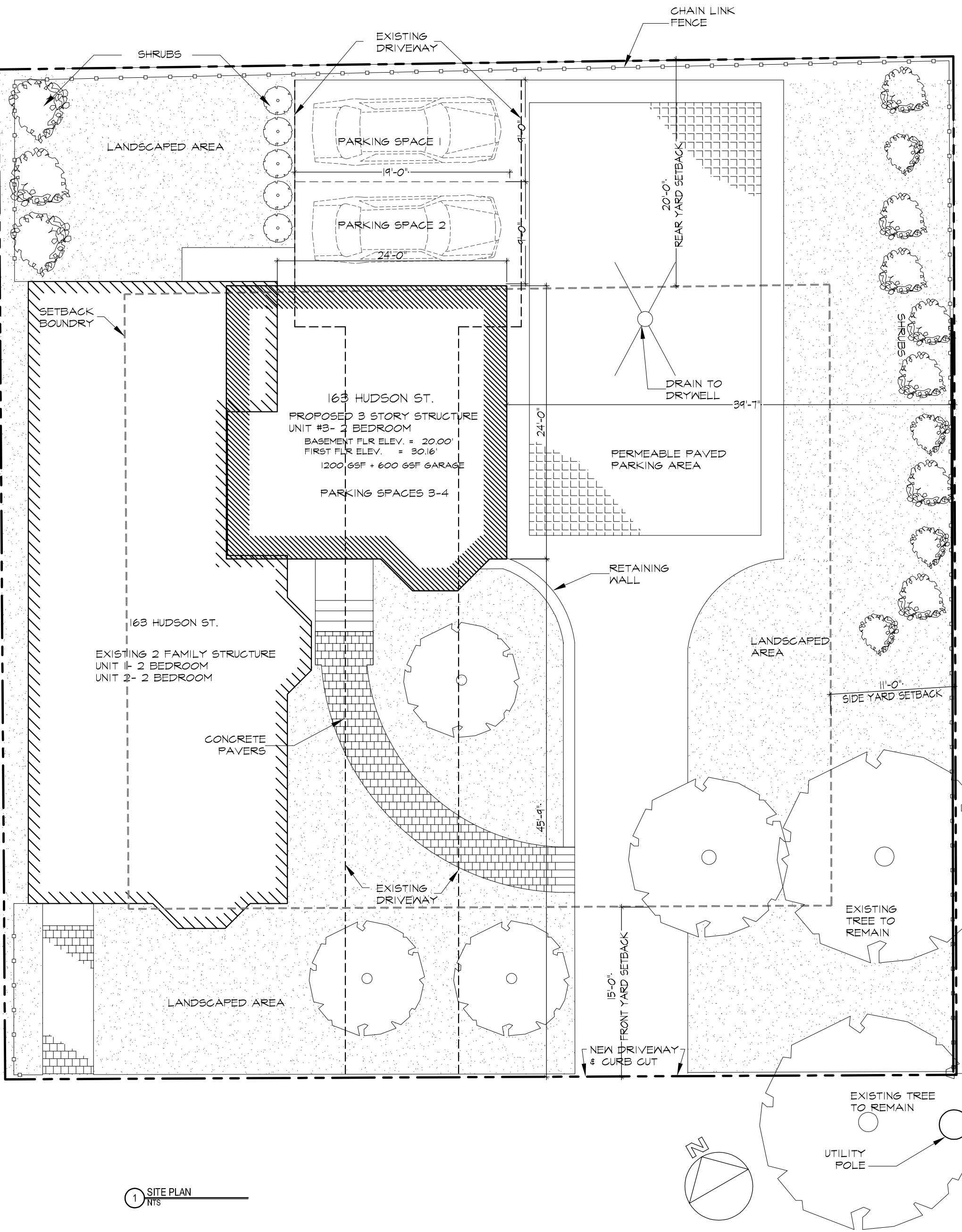




SITE PLAN

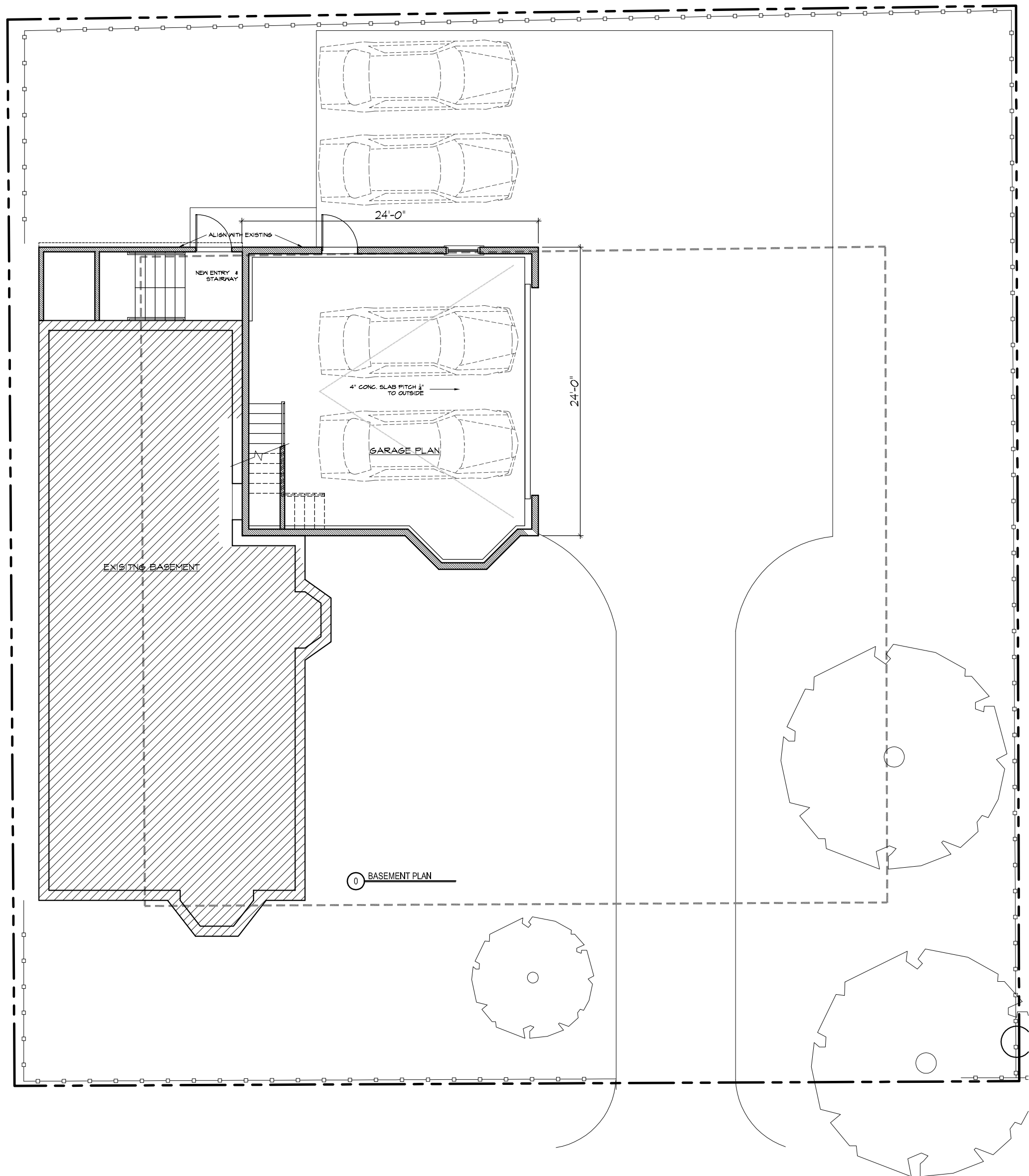
ADDITIONS & RENOVATIONS TO 163 HUDSON ST

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

DATE: 10.2.09

SOMERVILLE MA

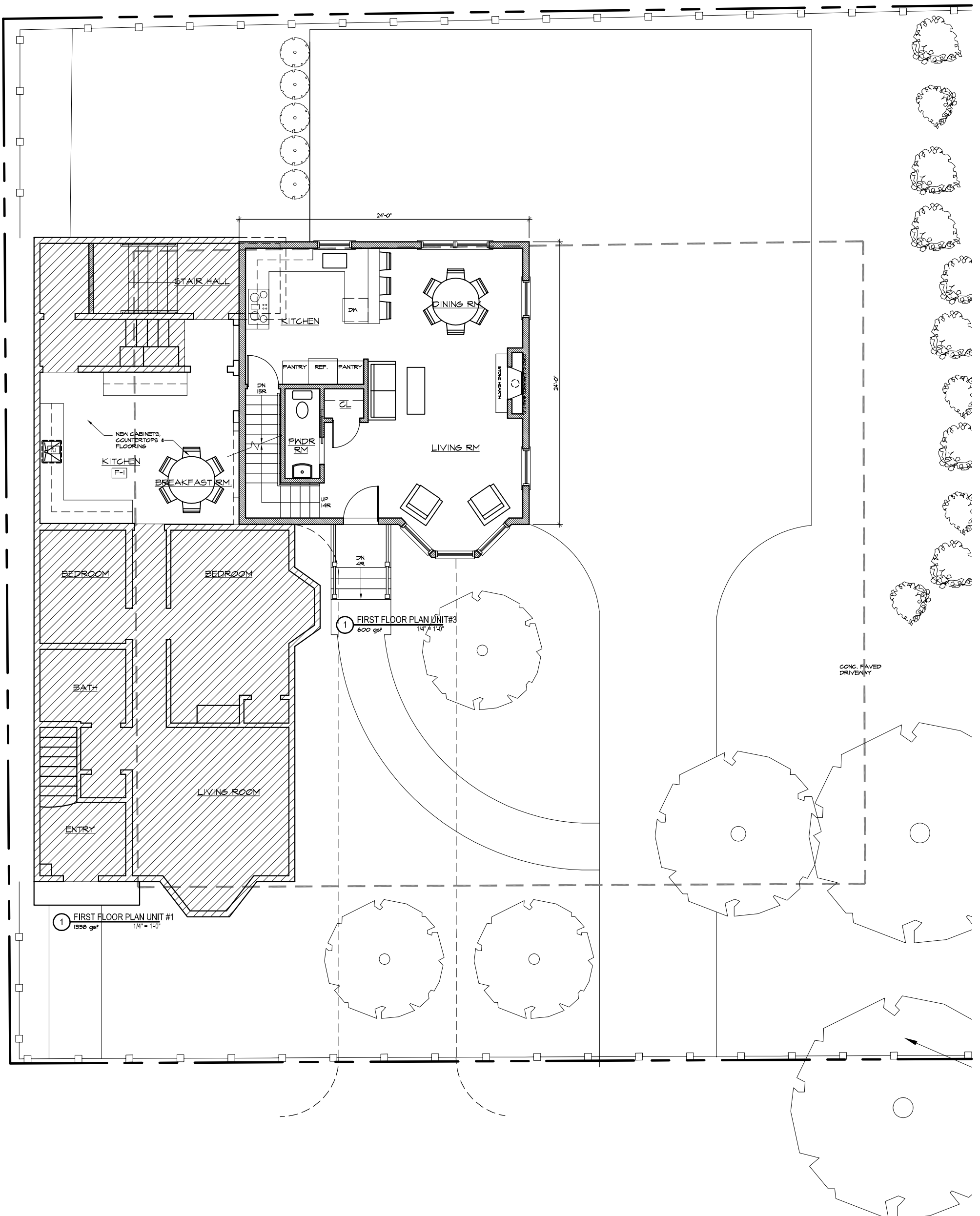
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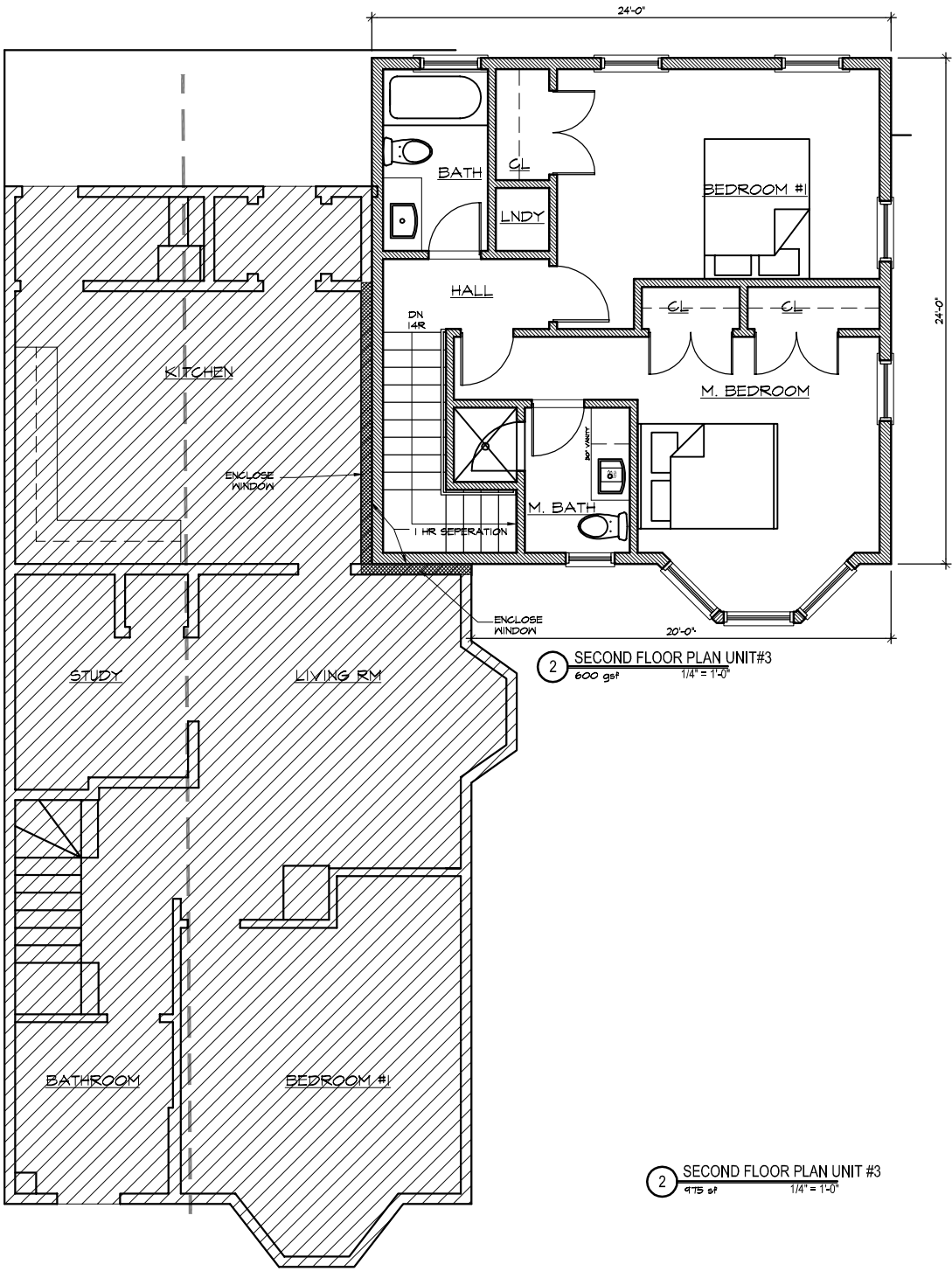


BASEMENT PLAN

SCALE: 1/8"=1'-0" DATE: 10.2.09

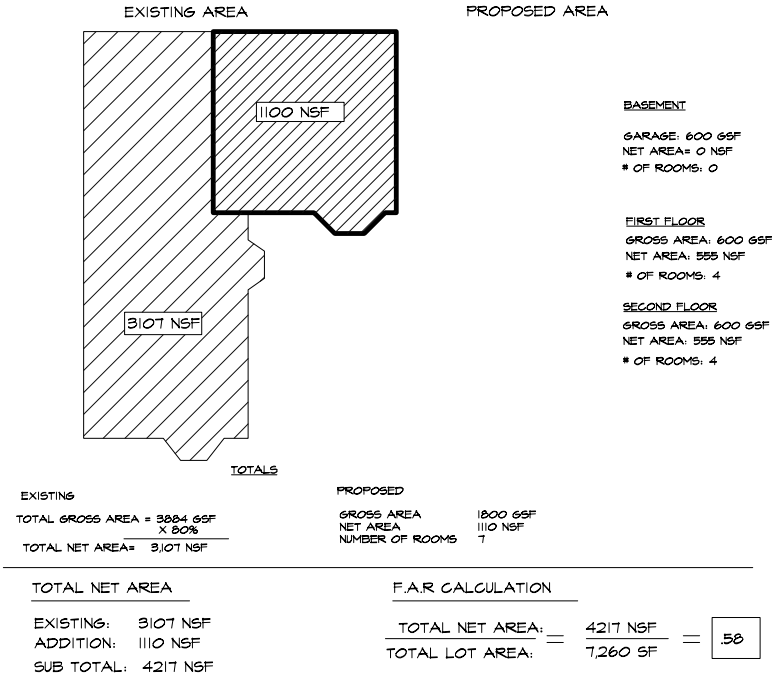
ADDITIONS & RENOVATIONS TO 163 HUDSON ST SOMERVILLE MA



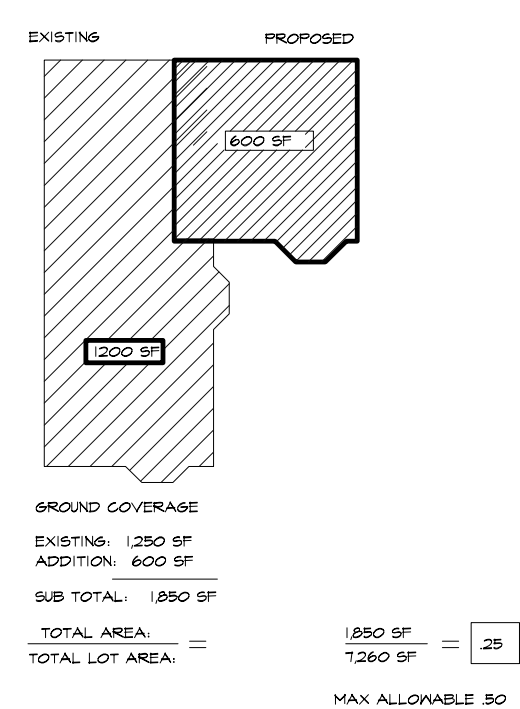


F.A.R. CALCULATION DIAGRAM

PROPOSED AREA NOTE: SUM OF THE GROSS FLOOR AREA NOTED BELOW HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES.
NET FLOOR AREA HAS BEEN CALCULATED AS THE GROSS FLOOR AREA WITH THE EXCLUSION OF GARAGES, BASEMENT AREAS DEVOTED TO STORAGE AND MECHANICAL USES, STAIRWAYS AND STAIR LANDINGS.
EXISTING NET AREA WAS CALCULATED AS 80% OF THE TOTAL GROSS AREA OF THE EXISTING DWELLING.



GROUND COVERAGE DIAGRAM



GENERAL BUILDING INFORMATION

MASSACHUSETTS STATE BUILDING CODE
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 11TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AS ADOPTED BY THE CITY OF SOMERVILLE. WORK MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE 11TH EDITION OF THE STATE BUILDING CODE.

BUILDING ZONE RB- RESIDENCE DISTRICT		
ITEM	ACTUAL	ALLOWABLE
MIN LOT SIZE (RA)	7260 SF	7500 SF
DWELLING AREA	5684 GSF 4217 NSF	1500 SF MIN.
MAX GROUND COVERAGE	25%	50%
MIN. LANDSCAPED AREA %	49%	25%
FLOOR AREA RATIO	.58%	100%
MAX HEIGHT	3 STORIES / 30'-0"	3 STORIES/ 40 FT
MIN. FRONT YARD	45'-4"	15 FT
MIN. SIDE YARD	39'-7"	11 FT
MIN. REAR YARD	20'-0"	20 FT
MIN. FRONTAGE	84FT	50 FT

TABLE OF DIMENSIONAL REQUIREMENTS
SECTION 8.5 (SZO) AMMENDED 1.26.06



EAST ELEVATION

ADDITIONS & RENOVATIONS TO 163 HUDSON ST

SOMERVILLE MA

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

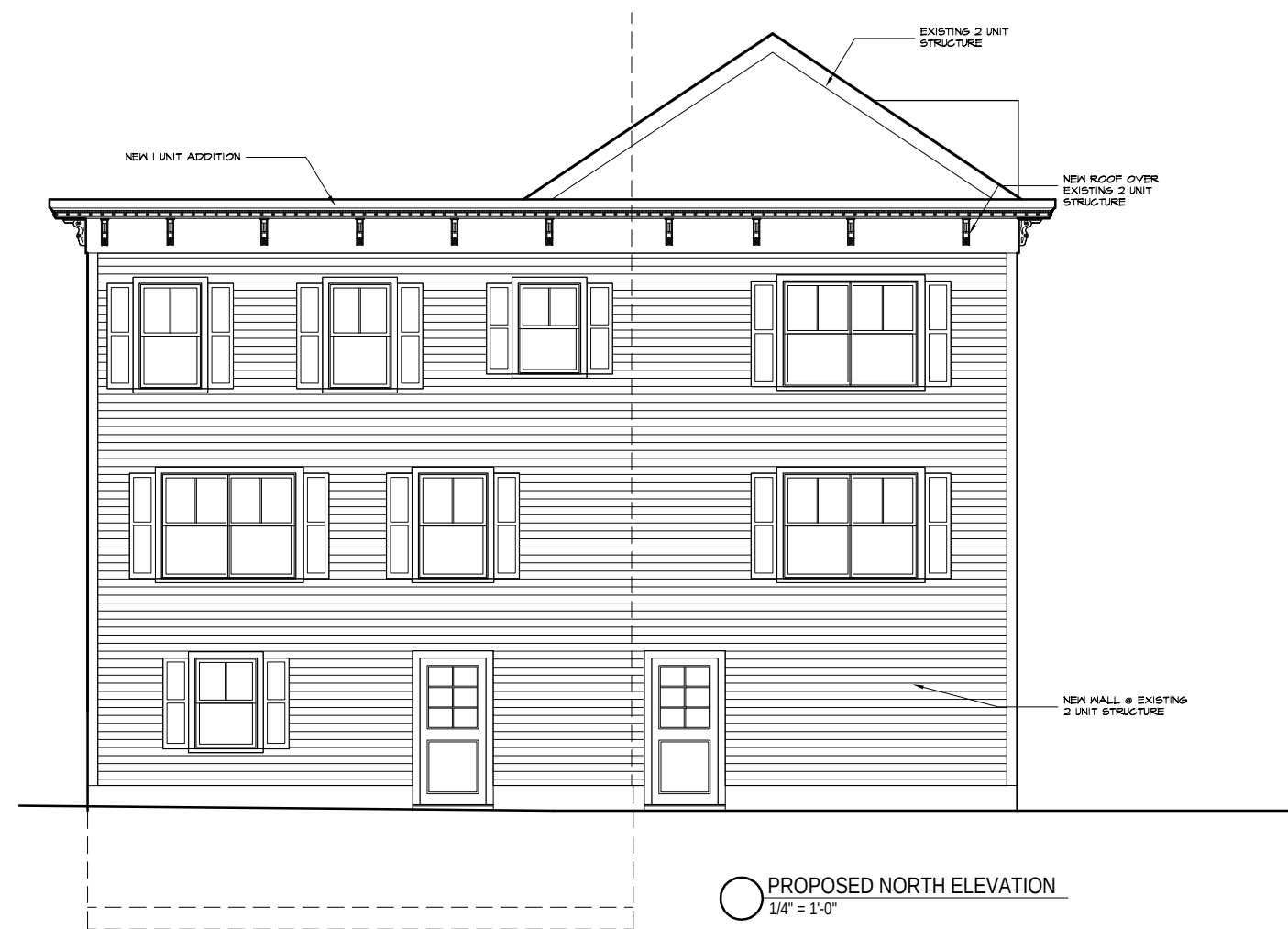
DATE: 10.6.09

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EXISTING NORTH ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"

NORTH ELEVATION

ADDITIONS & RENOVATIONS TO 163 HUDSON ST

SOMERVILLE MA

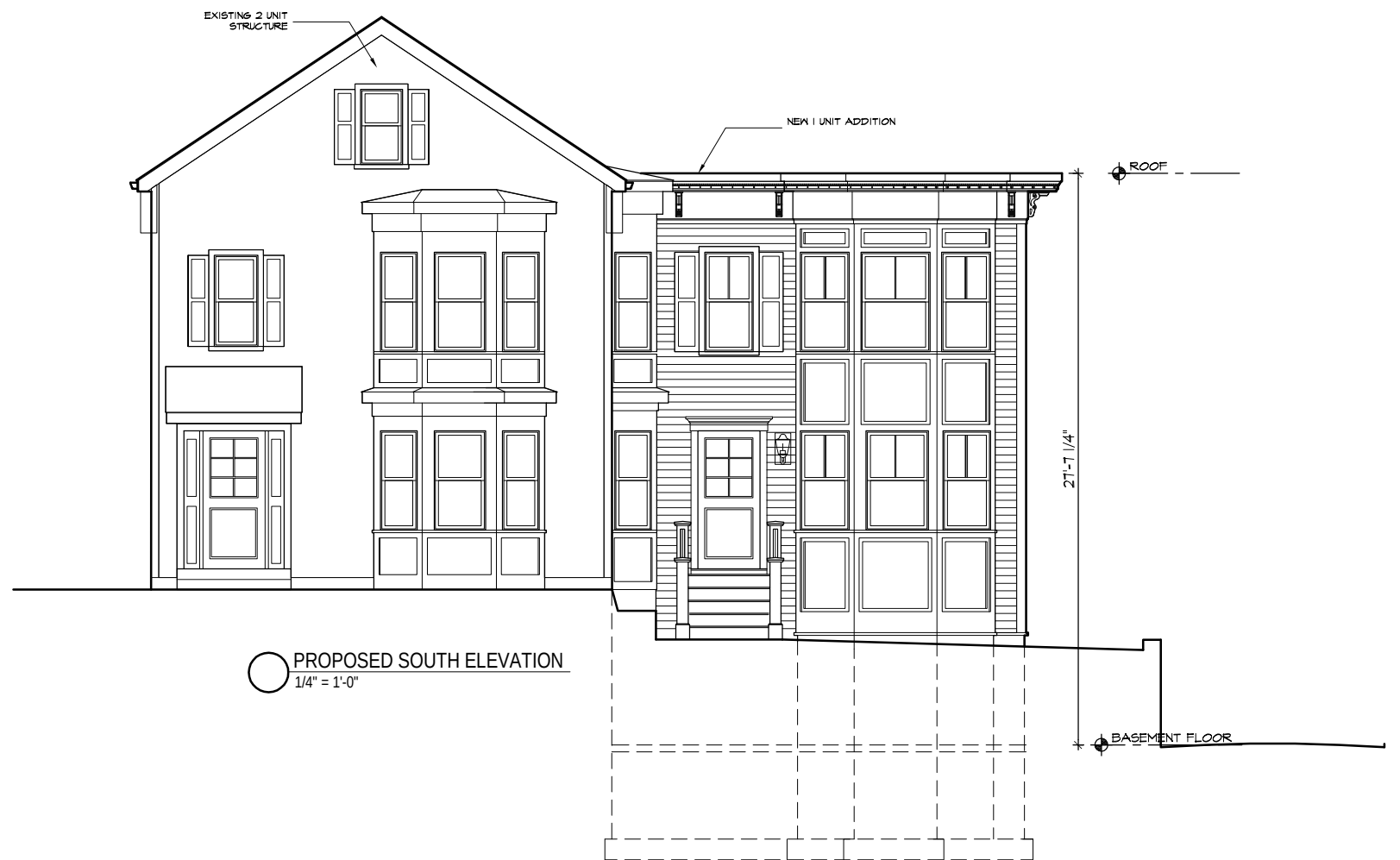
SCALE: $\frac{1}{8}" = 1'-0"$

DATE: 10.6.09

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○ EXISTING SOUTH ELEVATION
1/4" = 1'-0"



○ PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION

ADDITIONS & RENOVATIONS TO 163 HUDSON ST

SOMERVILLE MA

SCALE: $\frac{1}{8}" = 1'-0"$

DATE: 10.9.09



WEST ELEVATION

ADDITIONS & RENOVATIONS TO 163 HUDSON ST

SOMERVILLE MA

SCALE: $\frac{1}{8}" = 1'-0"$

DATE: 10.6.09

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