

#### LEGEND

× 100.24

—◆——◆ CHAIN LINK FENCE WOOD STOCKADE FENCE SANITARY SEWER MANHOLE CATCH BASIN UTILITY POLE DECIDUOUS TREE CONIFEROUS TREE

SPOT ELEVATION

#### <u>NOTES</u>

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON DECEMBER 9 & 10, 2010, BY DESIGN CONSULTANTS, INC.

THE PROPOSED BUILDING SHOWN ON THIS PLAN WAS PROVIDED BY INSTITUTE FOR HUMAN CENTERED DESIGN AS SHOWN ON A PLAN DATED DECEMBER 22, 2010.

BUILDING SETBACKS AND ZONING REGULATIONS BY ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICE.

EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

### LOCUS TITLE INFORMATION

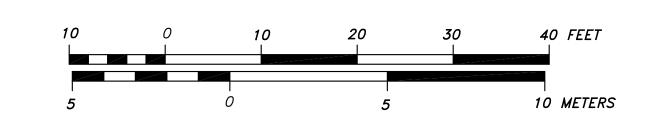
9 PORTER AVENUE

OWNER:

SUSAN M. EVANS & JOSEPH SULLIVAN DEED REFERENCE: BK. 55106 PG. 534, BK. 25623 PG.

542, BK. 25623 PG. 540, PLAN REFERENCE: BK. 2035 PG. END, BK. 1976 PG. END

MAP 35 BLOCK H, LOT 13, LOT 14, LOT 15 & LOT 34 ASSESSORS:



Copyright 2010 Design Consultants, Inc.

P:\2010 Projects\2010-087 Porter Ave Somerville\dwg\\_SURVEYING\10-087ex.dwg 12/20/2010 11:27:20 AM EST

Design Consultants, Inc. Consulting Engineers and Surveyors 120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350

SCALE:					
SUALL.					
HORIZ: <u>1"= 10'</u>	·				
VERT:					
	NO.	DATE	BY	REVISIONS	
	SCALE: HORIZ:  VERT:	HORIZ:	HORIZ:1"= 10'	HORIZ:1"= 10'	HORIZ: 1"= 10'  VERT:

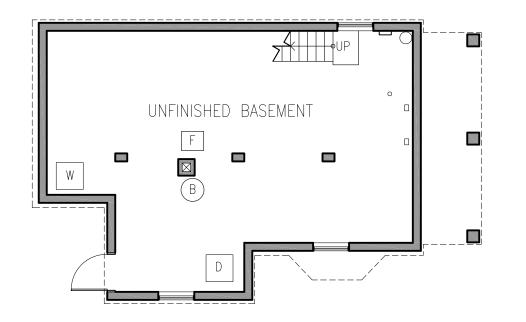
FIELD:	LJG	
CALCS:	ML	
CHECKED:	EJC	
APPROVED:	EJC_	

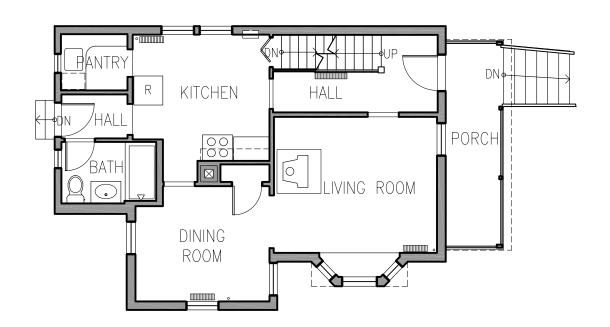
PROPOSED PLOT PLAN 9 PORTER AVENUE

PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS SURVEYED FOR

SUSAN EVANS

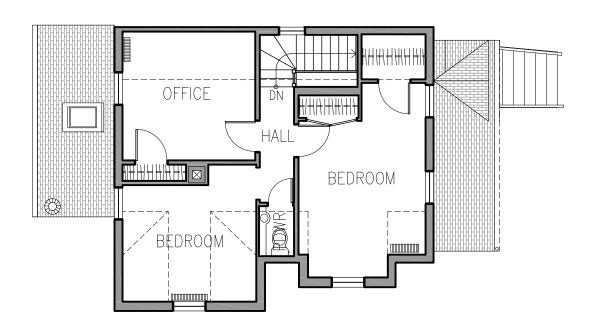
PROJECT NO. 2010-087 DATE: <u>DEC. 23, 2010</u> SHEET NO. 1 OF 1





FIRST FLOOR PLAN

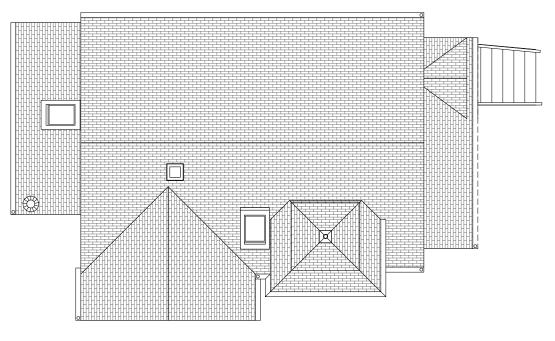
1/8" = 1' - 0"



 $3 \frac{\text{SECOND FLOOR PLAN}}{1/8" = 1' - 0"}$ 

**BASEMENT PLAN** 

1/8" = 1' - 0"



800F PLAN
1/8" = 1' - 0"

# ZONING DATA [EXISTING]

A. USE: SINGLE-FAMILY RESIDENTIAL

B. # OF DWELLINGS: 1 UNIT

C. LOT AREA: 8,051 SQUARE FEET

D. LOT AREA + # OF DWELLING UNITS: 8,051 SQUARE FEET PER DU

E. GROSS FLOOR AREA OF FOOTPRINTS OF ALL BUILDINGS: 795 SQUARE FEET

F. GROUND COVERAGE: 10%

G. LANDSCAPED AREA: 90%

H. NET FLOOR AREA: 1,271 SQUARE FEET

. FLOOR AREA RATIO (FAR): .16

J. BUILDING HEIGHT: APPROX. 35 FEET

K. FRONT YARD SETBACK: 15 FEET

L. REAR YARD SETBACK: 12 FEET

M. SIDE YARD SETBACK (LEFT): 84 FEET

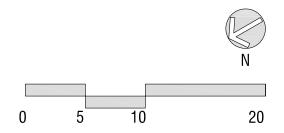
N. SIDE YARD SETBACK (RIGHT): 2 FEET

O. STREET FRONTAGE: 38 FEET

P. # OF PARKING SPACES: NONE

Q. # OF BICYCLE PARKING: N/A

R. # OF LOADING SPACES: N/A













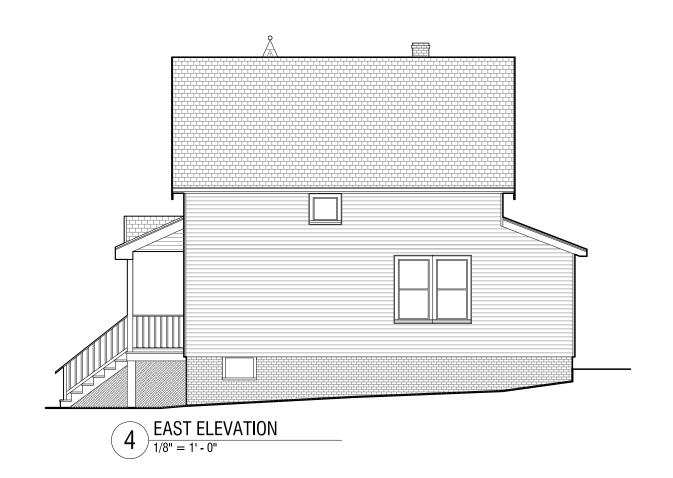
evans/sullivan residence

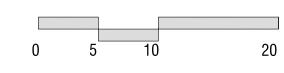
9 porter ave, somerville, ma



WEST ELEVATION

1/8" = 1' - 0"



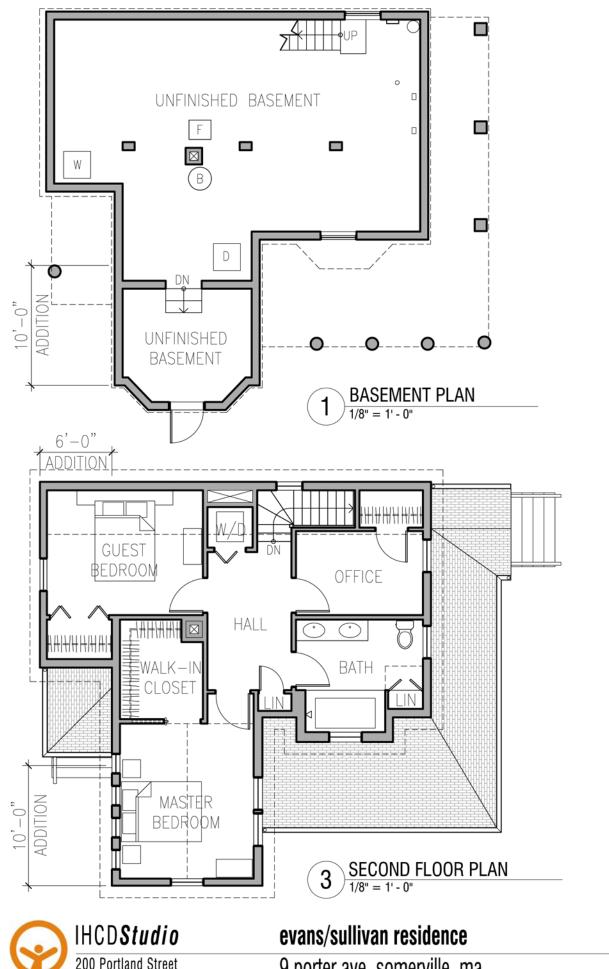


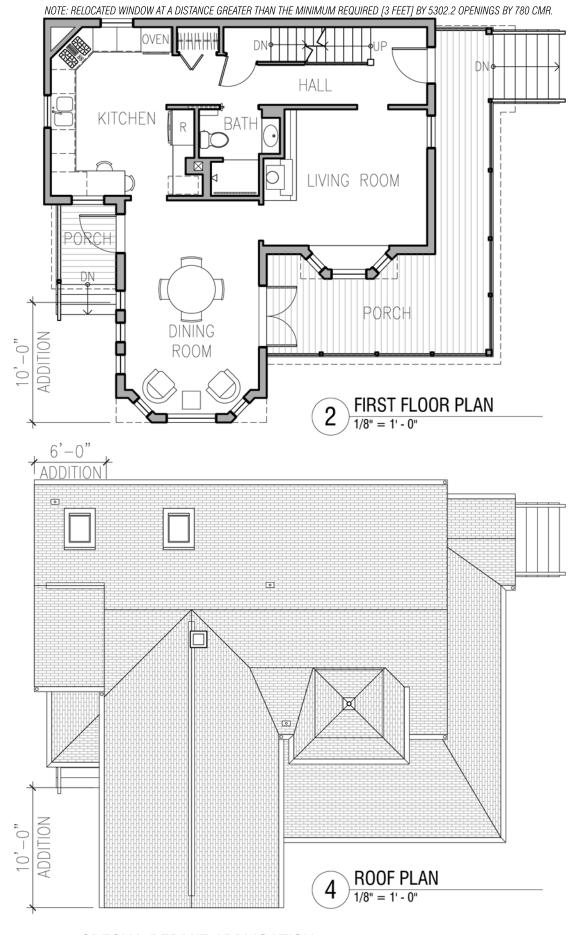
SPECIAL PERMIT APPLICATION

EXISTING ELEVATIONS

drawing 2 of 5

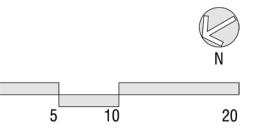
28 December 2010





## ZONING DATA [PROPOSED]

- A. USE: SINGLE-FAMILY RESIDENTIAL
- B. # OF DWELLINGS: 1 UNIT
- C. LOT AREA: 8,051 SQUARE FEET
- D. LOT AREA + # OF DWELLING UNITS: 8,051 SQUARE FEET PER DU
- E. GROSS FLOOR AREA OF FOOTPRINTS OF ALL BUILDINGS: 1,116 SQUARE FEET
- F. GROUND COVERAGE: 14%
- G. LANDSCAPED AREA: 86%
- H. NET FLOOR AREA: 1,539 SQUARE FEET
- I. FLOOR AREA RATIO (FAR): .19
- J. BUILDING HEIGHT: APPROX. 35 FEET
- K. FRONT YARD SETBACK: 15 FEET
- L. REAR YARD SETBACK: 12 FEET
- M. SIDE YARD SETBACK (LEFT): 74 FEET
- N. SIDE YARD SETBACK (RIGHT): 2 FEET
- O. STREET FRONTAGE: 38 FEET
- P. # OF PARKING SPACES: NONE
- Q. # OF BICYCLE PARKING: N/A
- R. # OF LOADING SPACES: N/A





9 porter ave, somerville, ma

SPECIAL PERMIT APPLICATION

PROPOSED PLANS

drawing 3 of 5

28 December 2010





