

Porter Street Renovation & Addition

23 Porter Street
Somerville, Massachusetts

LALO Development, LLC

311 Highland Ave
Somerville, Massachusetts

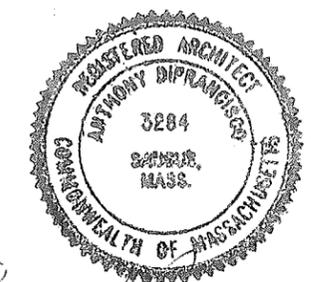


List of Drawings

- 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	Proposed
Zoning District		RB	RB
Lot Area (SF)	7,500	13,630	13,630
Lot Coverage (SF) Building	50% (6815)	1597	3292
Existing Use			
Residential			
Proposed Use			
Residential			
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	3407.5	3407.5
C. Maximum Ground Coverage	50% (6815)	1597	3292
D. Minimum Landscaped Area	25% (3408)	12,101	10,379
Area Percentage (SF)			
Residential Building (Four Dwelling Units)			
E. Maximum Floor Area Ratio (FAR= 1.0)	13630	2,902	6,486
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 2 bedroom	6		
TOTAL PARKING SPACES	6	6	8

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Vineyard Engineering & Environmental Services Inc.

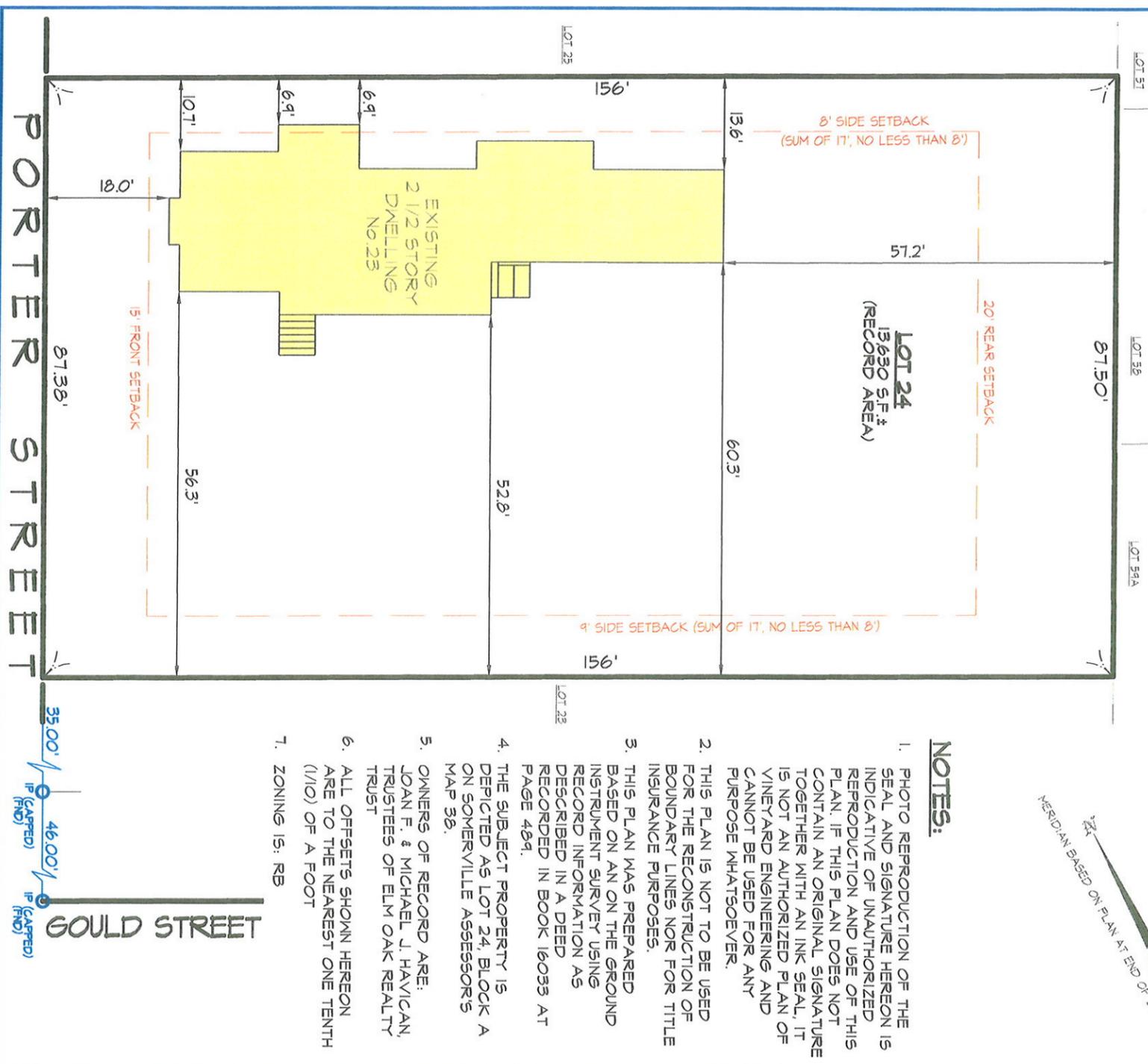
Land Survey, Civil Engineering & Environmental Services 400 West Cummings Park, Suite 4800 Auburn, MA 01801
Tel: 781-933-5530 Fax: 781-933-5534 Vineyardeng.com

**PLOT PLAN OF LAND
23 PORTER STREET SOMERVILLE, MA**

PREPARED FOR
LALO DEVELOPMENT, LLC

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

REFERENCES:
DEED BOOK: 16035
PAGE: 484
PLAN AT END OF BOOK 2370
PLAN AT END OF BOOK 4616



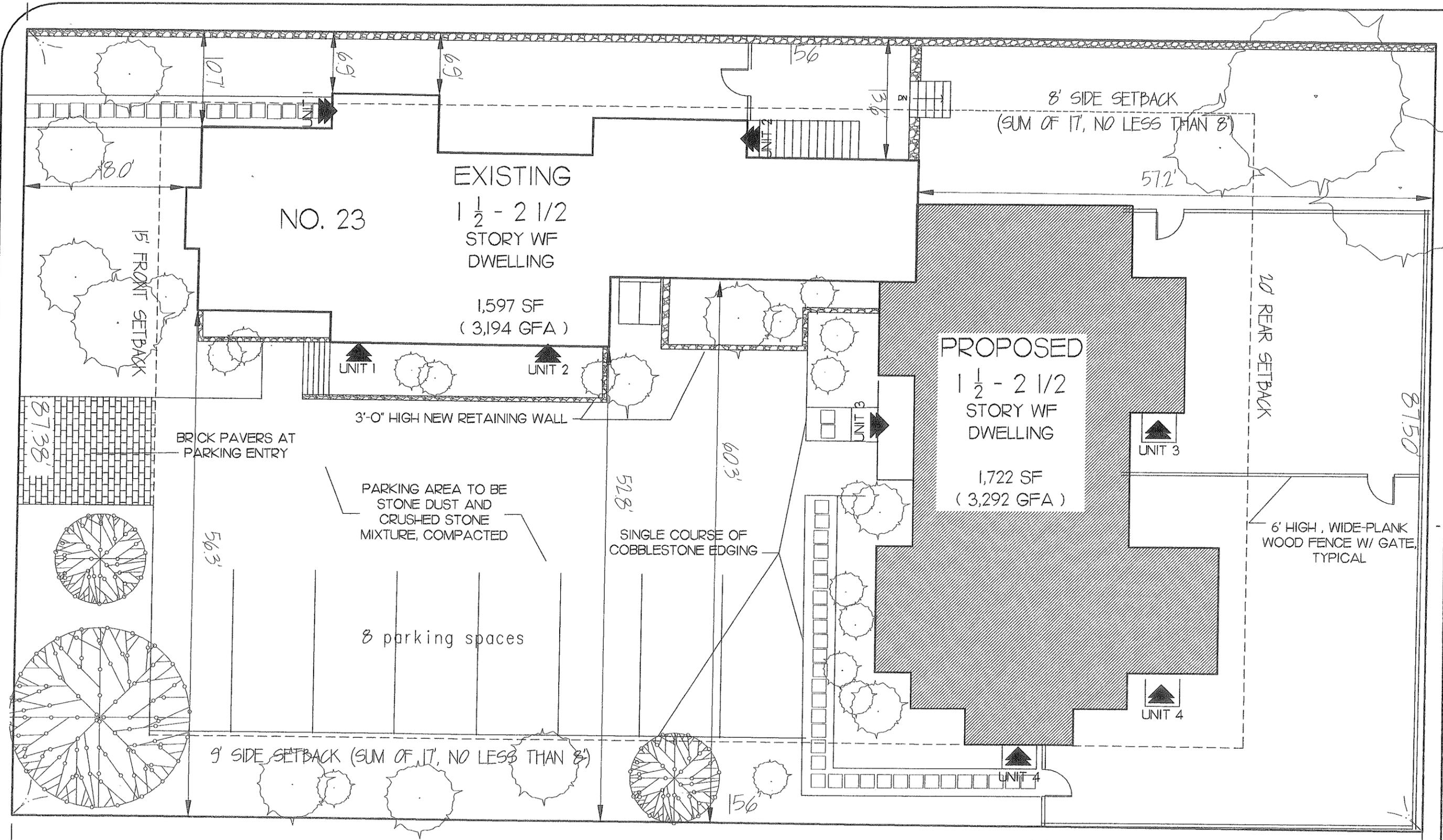
NOTES:

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 RECORDED INFORMATION AS DESCRIBED IN A DEED RECORDED IN BOOK 16035 AT PAGE 484.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 24, BLOCK A ON SOMERVILLE ASSESSORS MAP 38.
5. OWNERS OF RECORD ARE:
JOAN F. & MICHAEL J. HAYICAN,
TRUSTEES OF ELM OAK REALTY
TRUST
6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT
7. ZONING 15: RB

PORTER STREET

GOULD STREET





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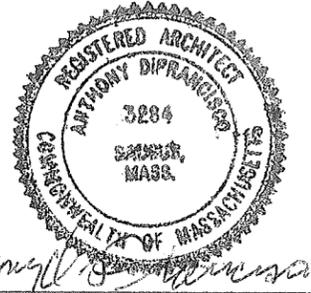
PROJECT
 PORTER STREET
 23 PORTER STREET
 SOMERVILLE, MA
 SCHEMATIC SITE PLAN

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

DRAWN BY SFG
DATE 11/23/10
PROJECT NO.
SCALE 3/32" = 1'-0"
DRAWING NO. S.01

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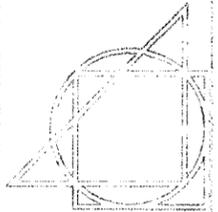
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 012 4 12' 24'



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landscape
Architects
40 Foster Street
Littleton, MA
01460-1515
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F: 978-486-0330



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SOMERVILLE, MA
SCHEMATIC SITE PLAN

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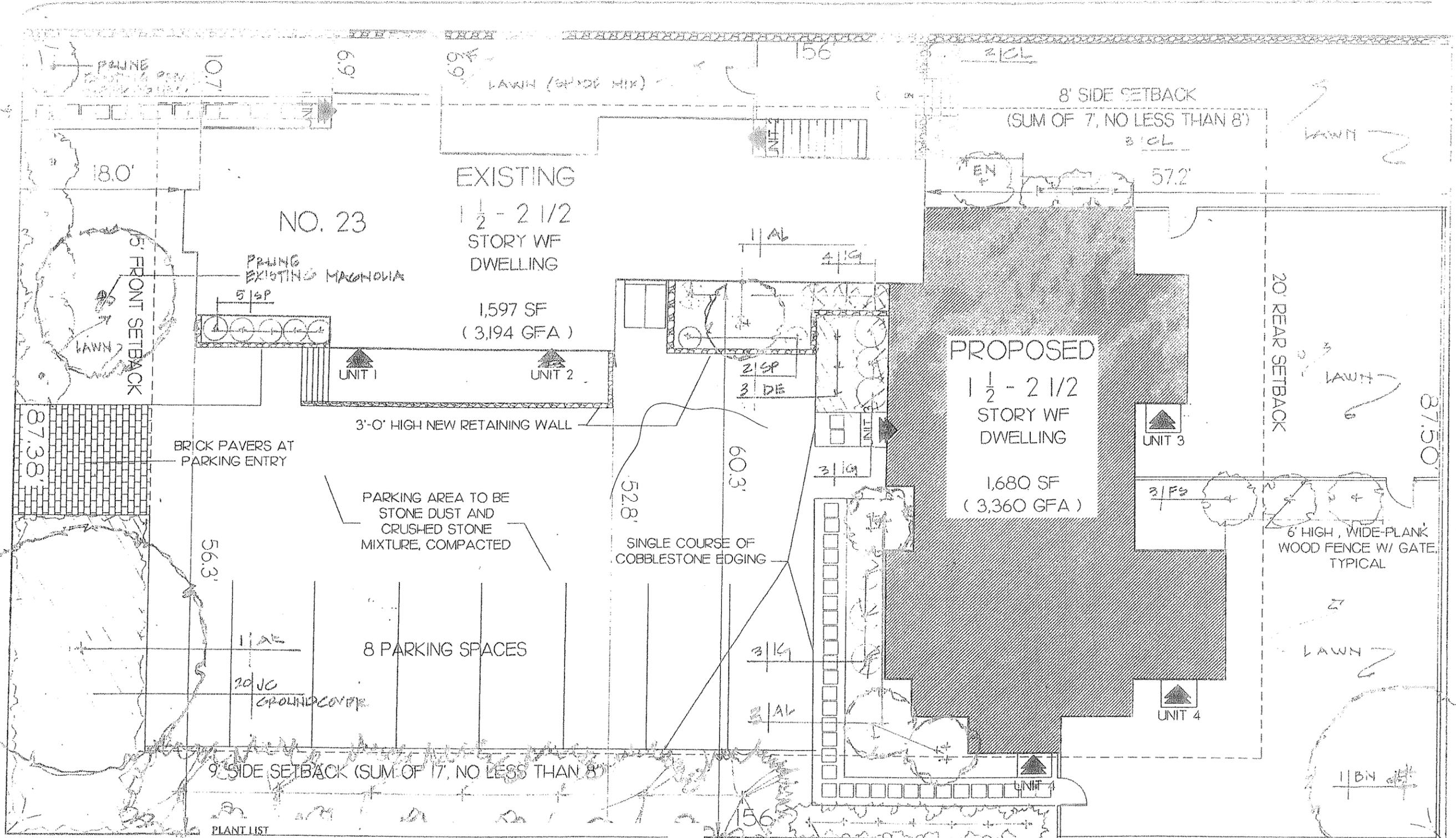
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SCALE 3/32" = 1'-0"

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L.O.1

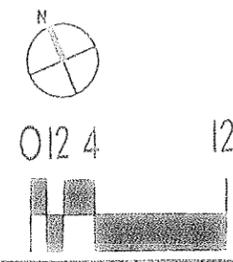


PLANT LIST

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

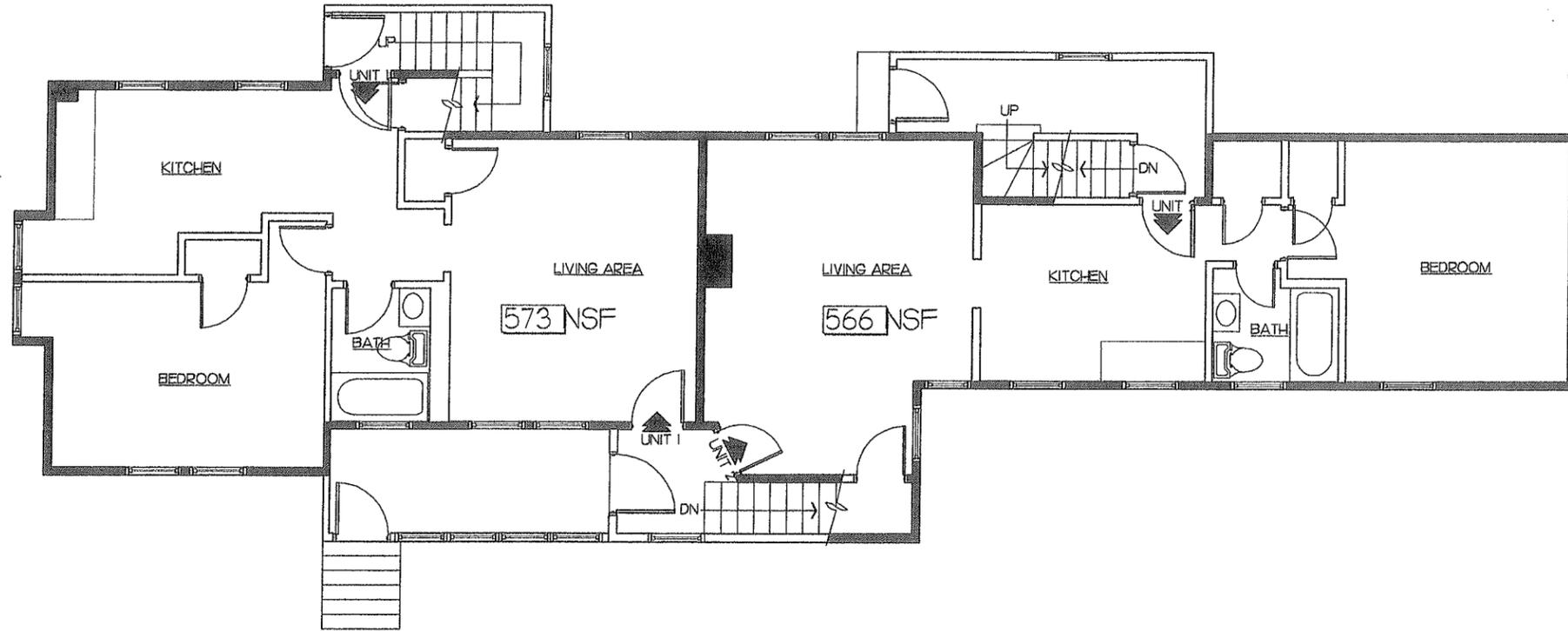


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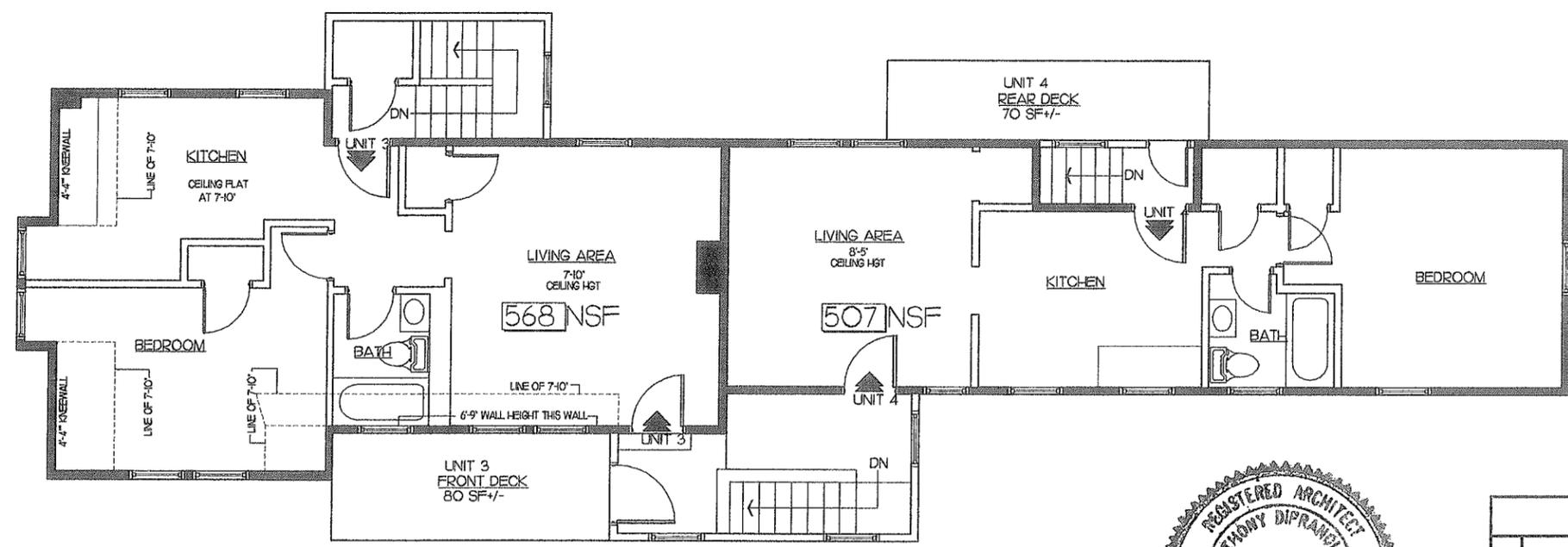


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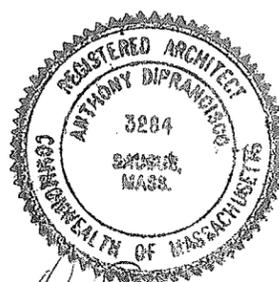
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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1529 SF +/-



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1373 SF +/-



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PORTER STREET RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA

EXISTING CONDITIONS FLOOR PLANS

GENERAL NOTES:
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PORTER STREET RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
EXISTING CONDITIONS ELEVATIONS

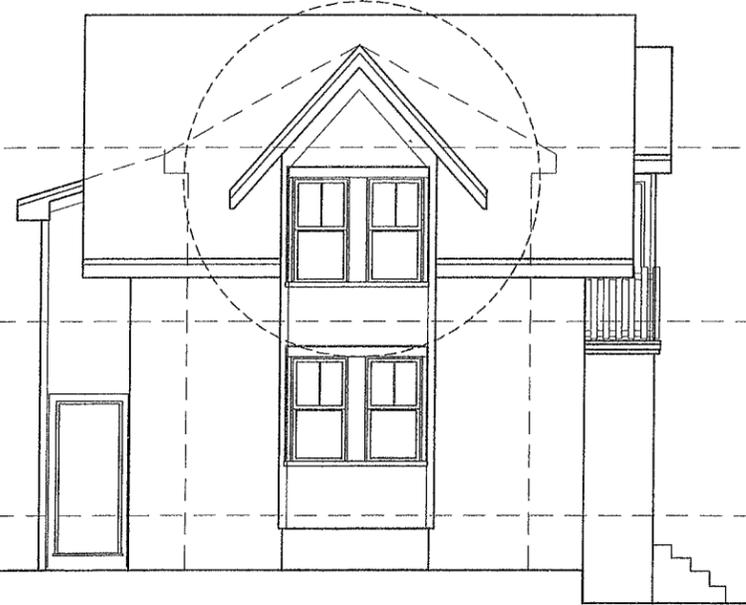
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A EXISTING RAKE & TRIM DETAIL:
1X3 OVER 1X8 BLOWN-OUT RAKE
EXPOSED SOFFIT
1X4 CORNER BOARDS W/1X6

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

REPLACE ALL EXISTING PORCH RAILINGS THROUGHOUT
SEE DETAIL D

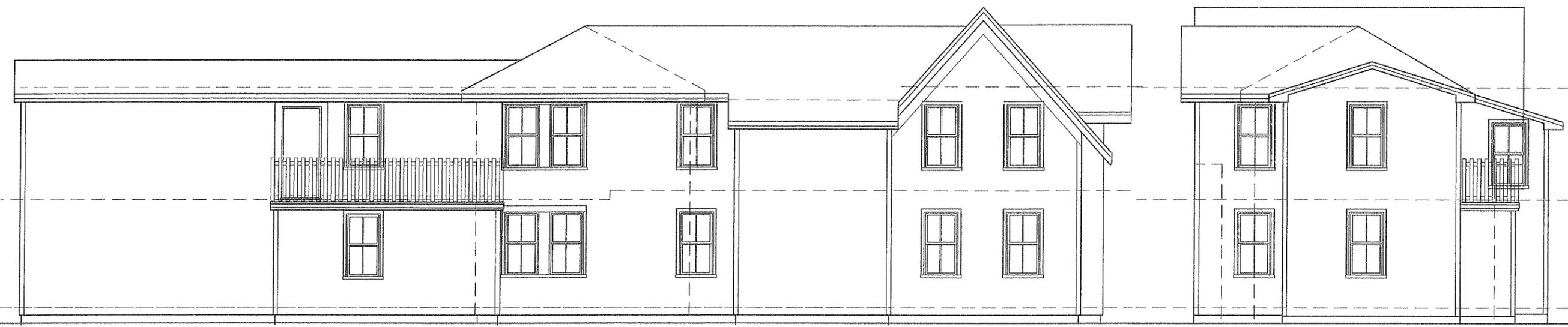


EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

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"



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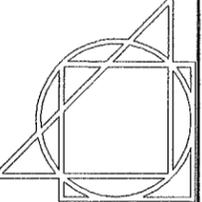
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PROJECT
PORTER STREET RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
PROPOSED PLANS
ELEVATIONS

GENERAL NOTES:
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EXISTING STRUCTURE - REAR SECTION

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



EXISTING STRUCTURE - RIGHT SIDE ELEVATION

PROPOSED ADDITION RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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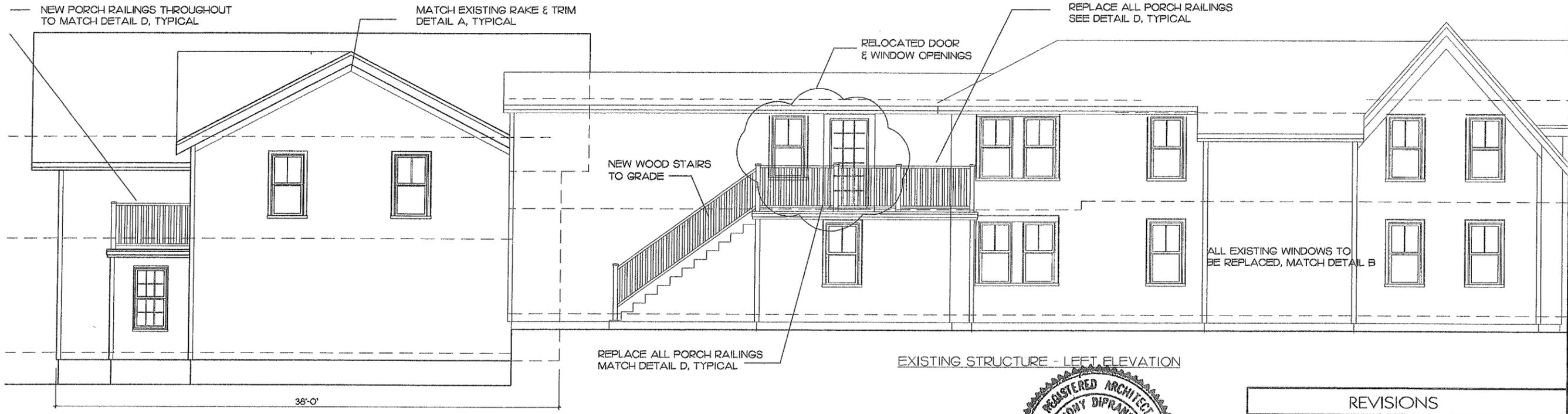
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PROPOSED ADDITION REAR ELEVATION
SCALE: 1/8" = 1'-0"

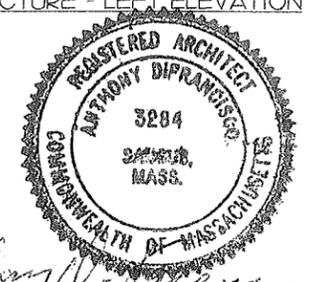
EXISTING STRUCTURE - REAR ELEVATION



PROPOSED ADDITION LEFT ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING STRUCTURE - LEFT ELEVATION

ALL EXISTING WINDOWS TO BE REPLACED, MATCH DETAIL B



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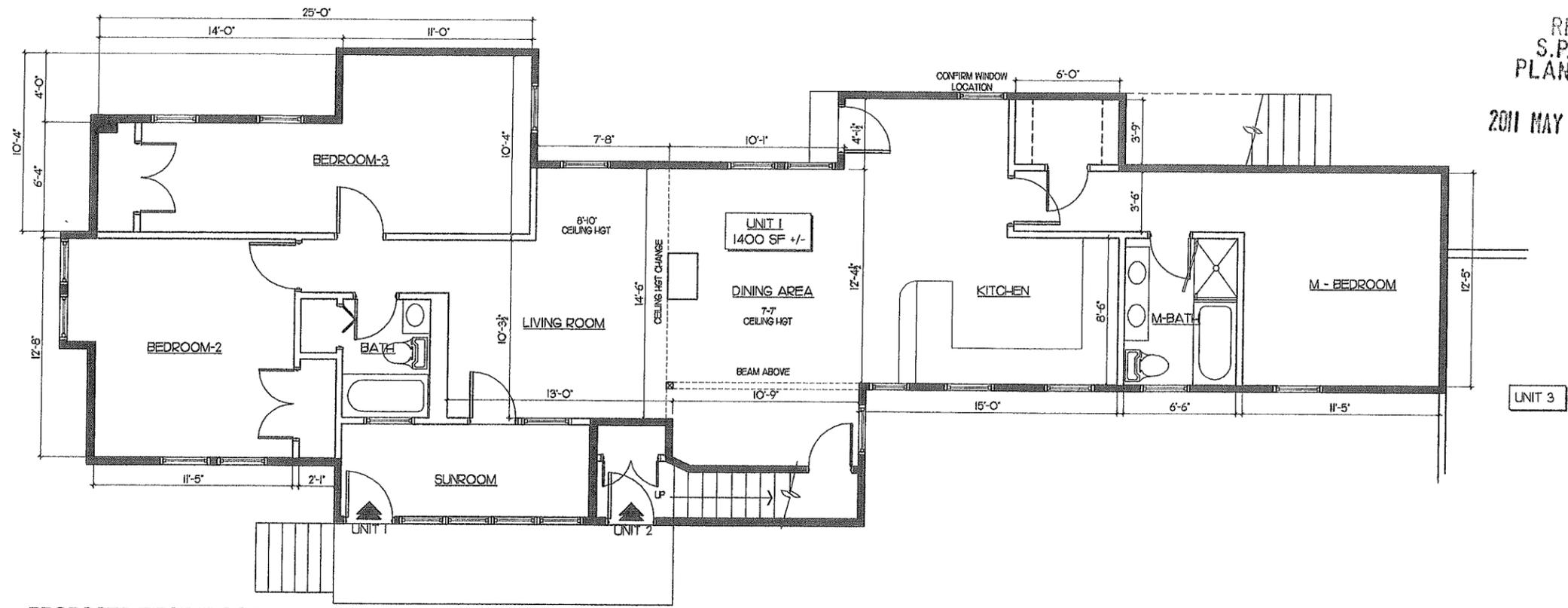
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PORTER STREET RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
PROPOSED PLANS
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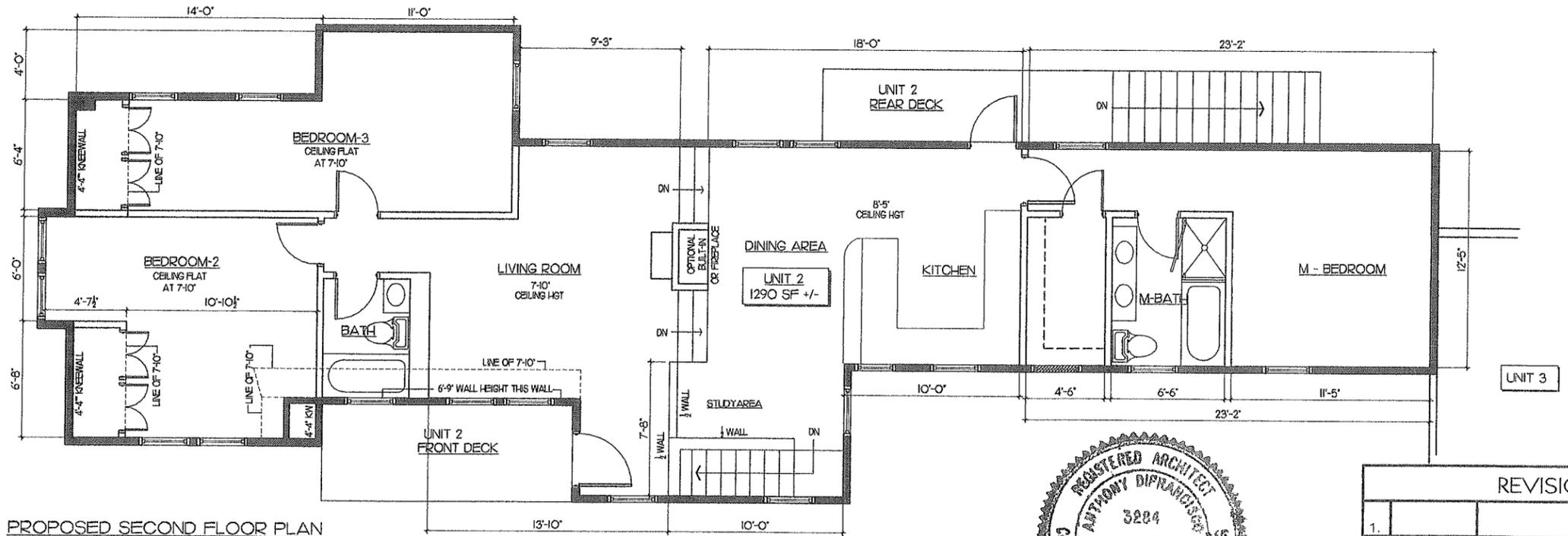
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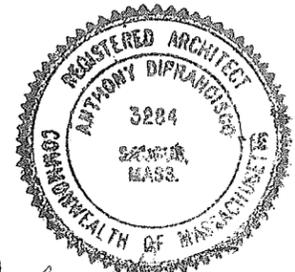
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



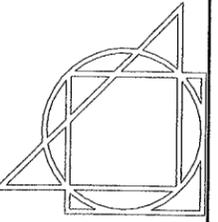
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

PROPOSED PLANS
FLOOR PLANS

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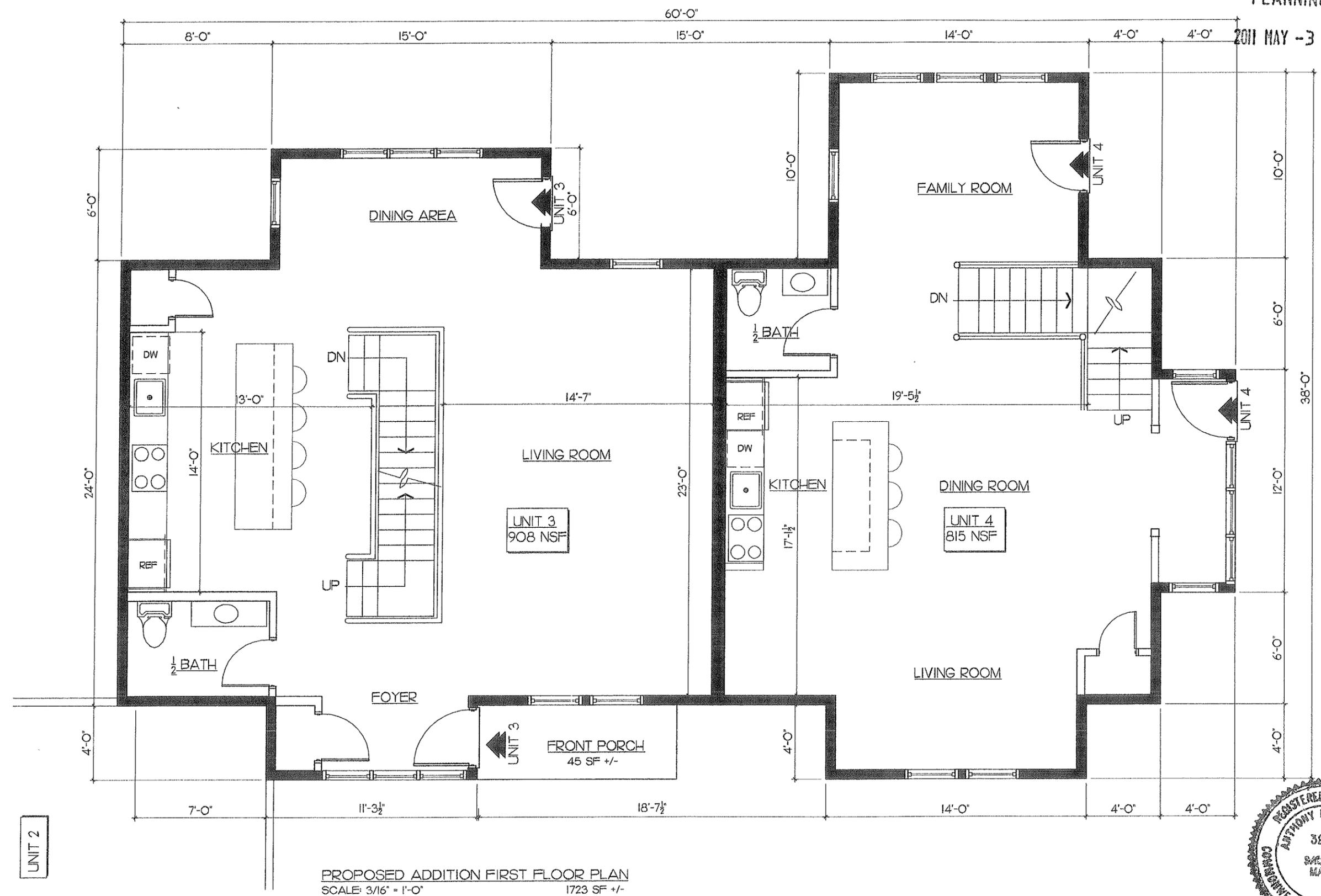
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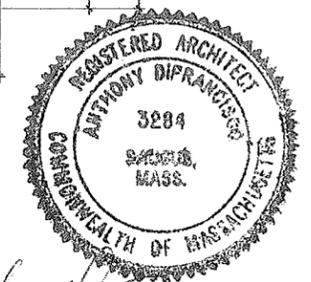
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FLOOR PLANS

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



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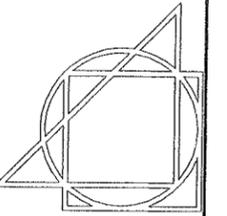
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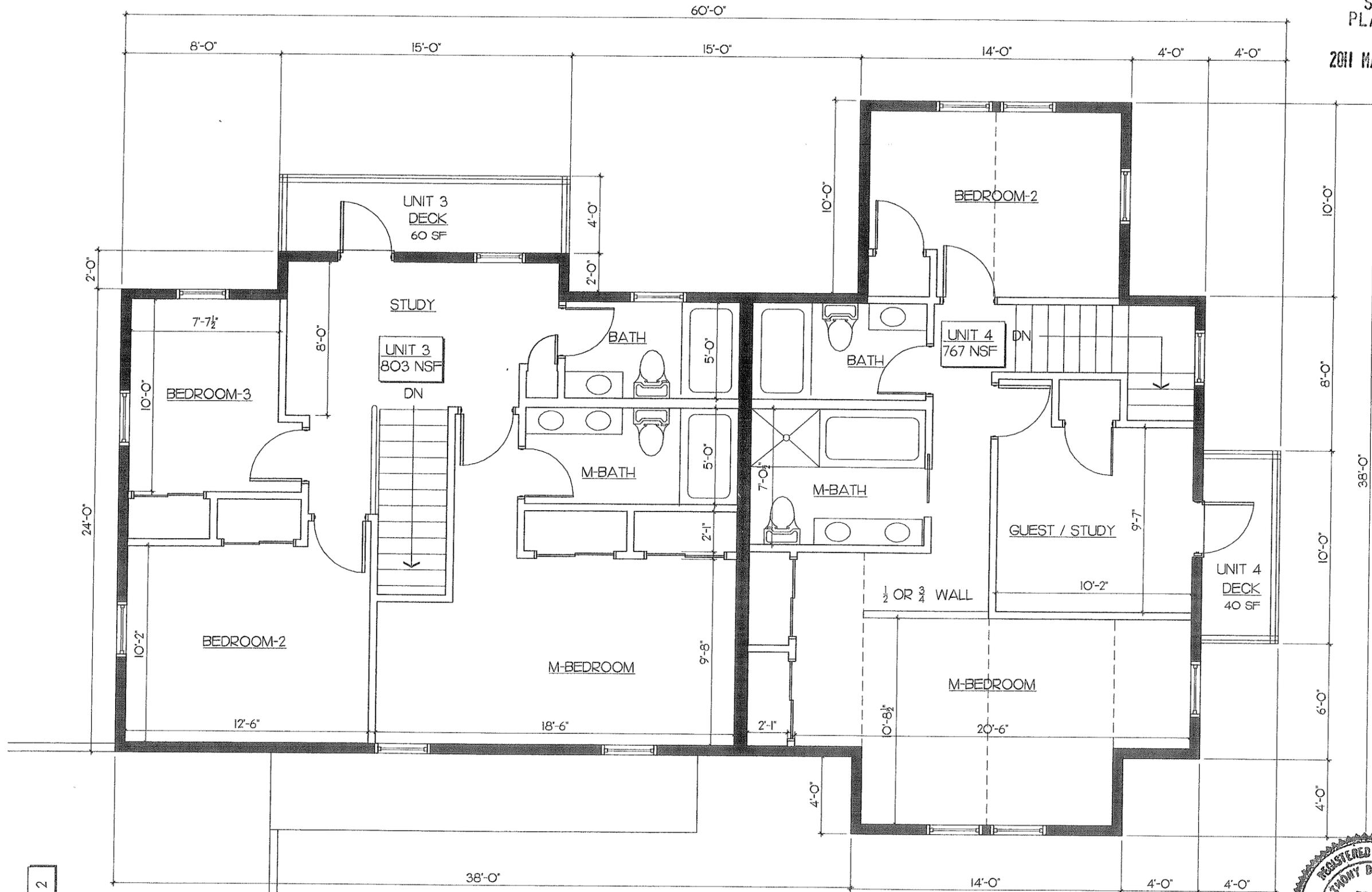
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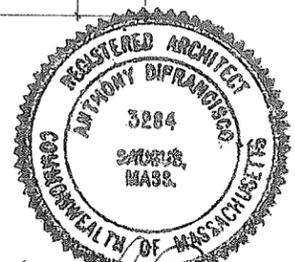
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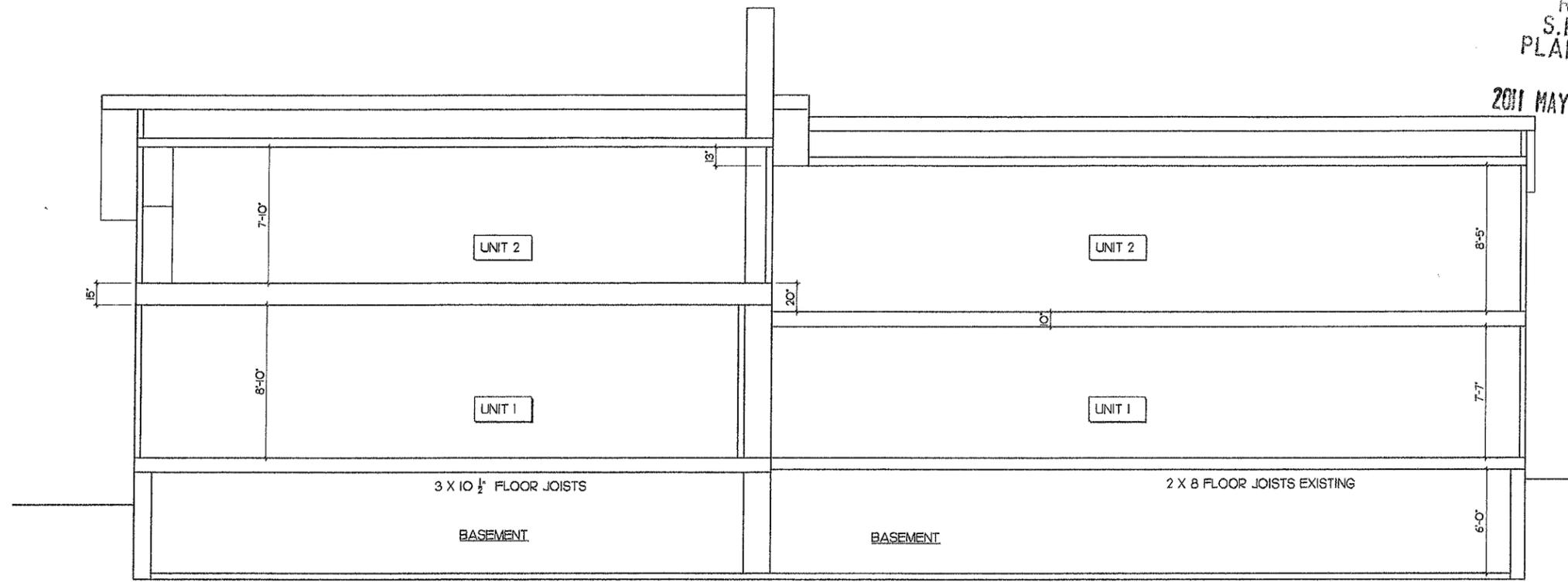
PROPOSED ADDITION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" 1570 SF +/-



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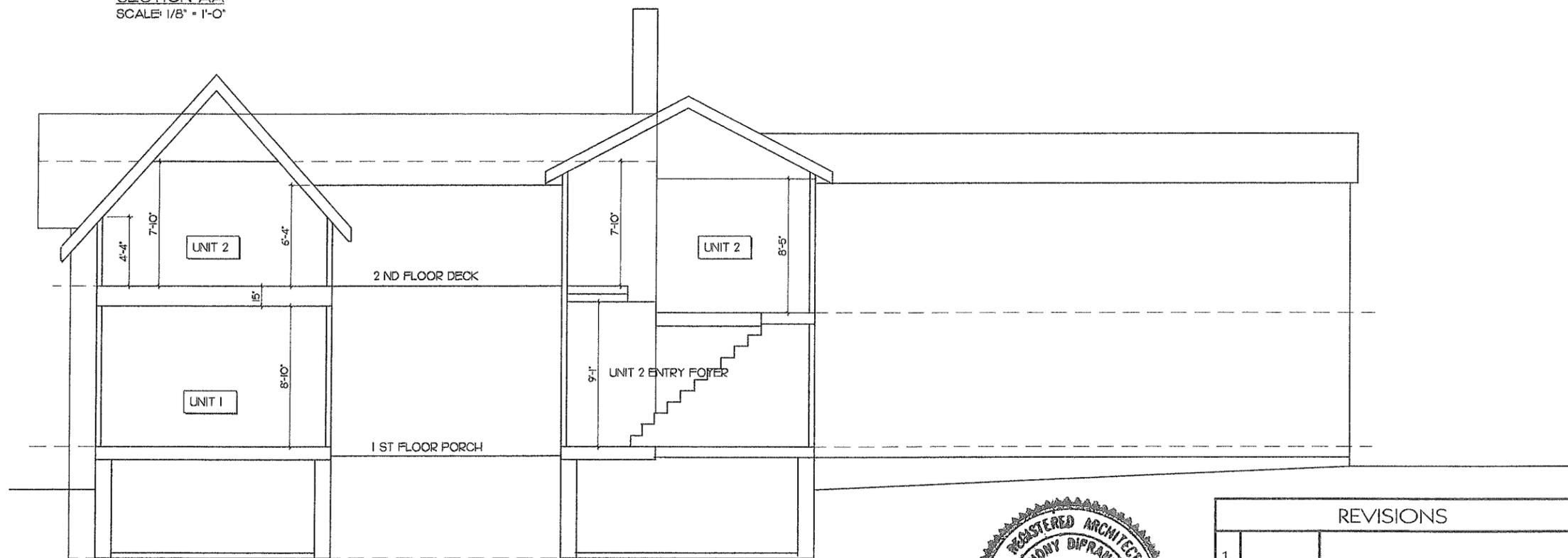
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EXISTING STRUCTURE

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



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

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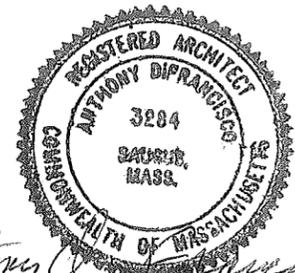
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PORTER STREET RENOVATION & ADDITION
23 PORTER STREET
SOMERVILLE, MA
GRAPHIC SECTION
EXISTING STRUCTURE

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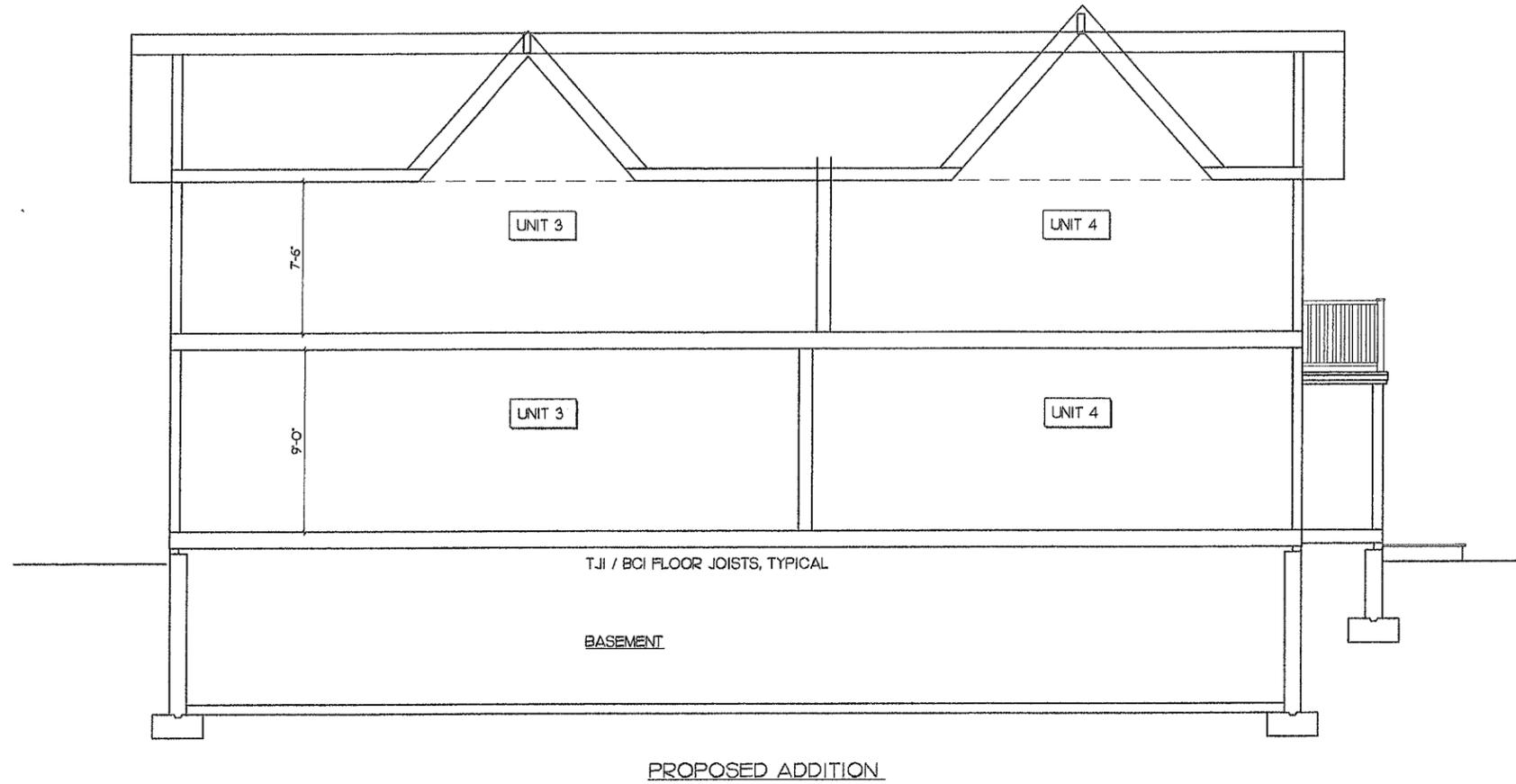
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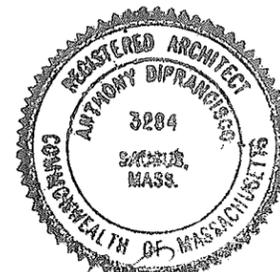
Anthony DiFrancesco

11/23/2010 SP REVIEW

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 MAY -3 PM 3:10



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



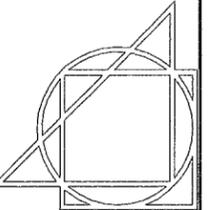
Anthony DiPranisco

SFG STUDIOS

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Somerville, MA 02144
617.625.4840 tel
617.625.4844 fax



DESIGNERS • PLANNERS • ILLUSTRATORS



Antonelli Design Studio
278 Elm Street, Suite 227
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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
PROPOSED 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.09

REVISIONS	
1.	
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4.	