12 ALDERSEY STREET

Somerville, Ma 02143

Proposed Design Drawings

DRAWING LIST

A001	TITLE SHEET
AS100	ARCHITECTURAL SITE PLAN
AS100A	ARCHITECTURAL SITE PLAN (COLORED)
EX100	EXISTING BASEMENT AND FIRST FLOOR PLAN
EX101	EXISTING SECOND AND THIRD FLOOR PLAN
EX200	EXISTING ELEVATIONS
EX201	EXISTING ELEVATIONS
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A200	FRONT ELEVATION
A201	SIDE ELEVATION
A202	SIDE ELEVATION
A203	REAR ELEVATION

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SCHEMATIC DESIGN

REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

PROJECT NAME:
12 ALDERSEY STREET

SOMERVILLE, MA

DATE ISSUED: 07/08/2019

PROJECT # 19113

TITLE SHEET

A001

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 20, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE:	X
COMMUNITY PANEL:	250250250
EFFECTIVE DATE:	01-01-2019

PREPARED FOR:
OWNER OF RECORD:
LARA JAUGUST
VLADIMIR JAUGUST
12 ALDERSEY STREET
SOMERVILLE, MA 02143

REFERENCES:

DEED:	BK 65543; PG 180
PLAN:	PL BK 15; PL 64
	PL BK 43; PL 37
	PL BK 51; PL 33
	#1938 OF 1946
	#436 OF 2003
	#839 OF 2010
LCC:	32841-A

CITY OF SOMERVILLE ENGINEERING RECORDS
NB 41; PGS 52-57
NB 8; PGS 88-91

NOTES:
PARCEL ID: 73-A-6

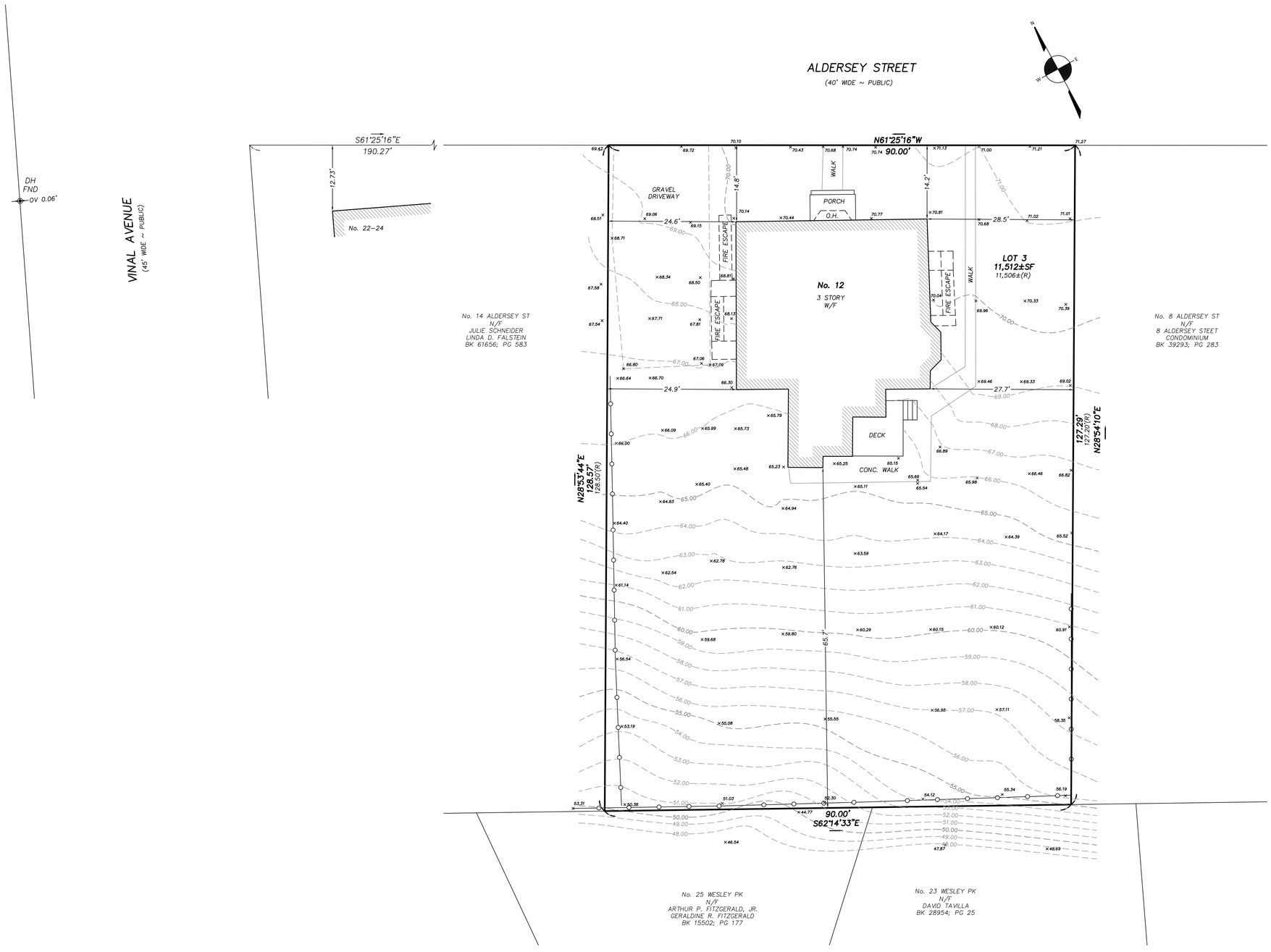
SITE PLAN OF LAND

LOCATED AT

12 ALDERSEY STREET
SOMERVILLE, MA

DATE: APRIL 24, 2018 SCALE: 1.0 INCH = 10.0 FEET

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	04/26/18
JOB #	17-00245

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CONSULTANTS:

LANDSCAPE ARCHITECT
CHERI RUANE, RLA
26 SUMMER STREET
SOMERVILLE, MA 02143
617-461-0499

LANDSCAPE DESIGN

MASSACHUSETTS CHERYLYN F. RUANE NO. 1220 REGISTERED LANDSCAPE ARCHITECT

REVISIONS:

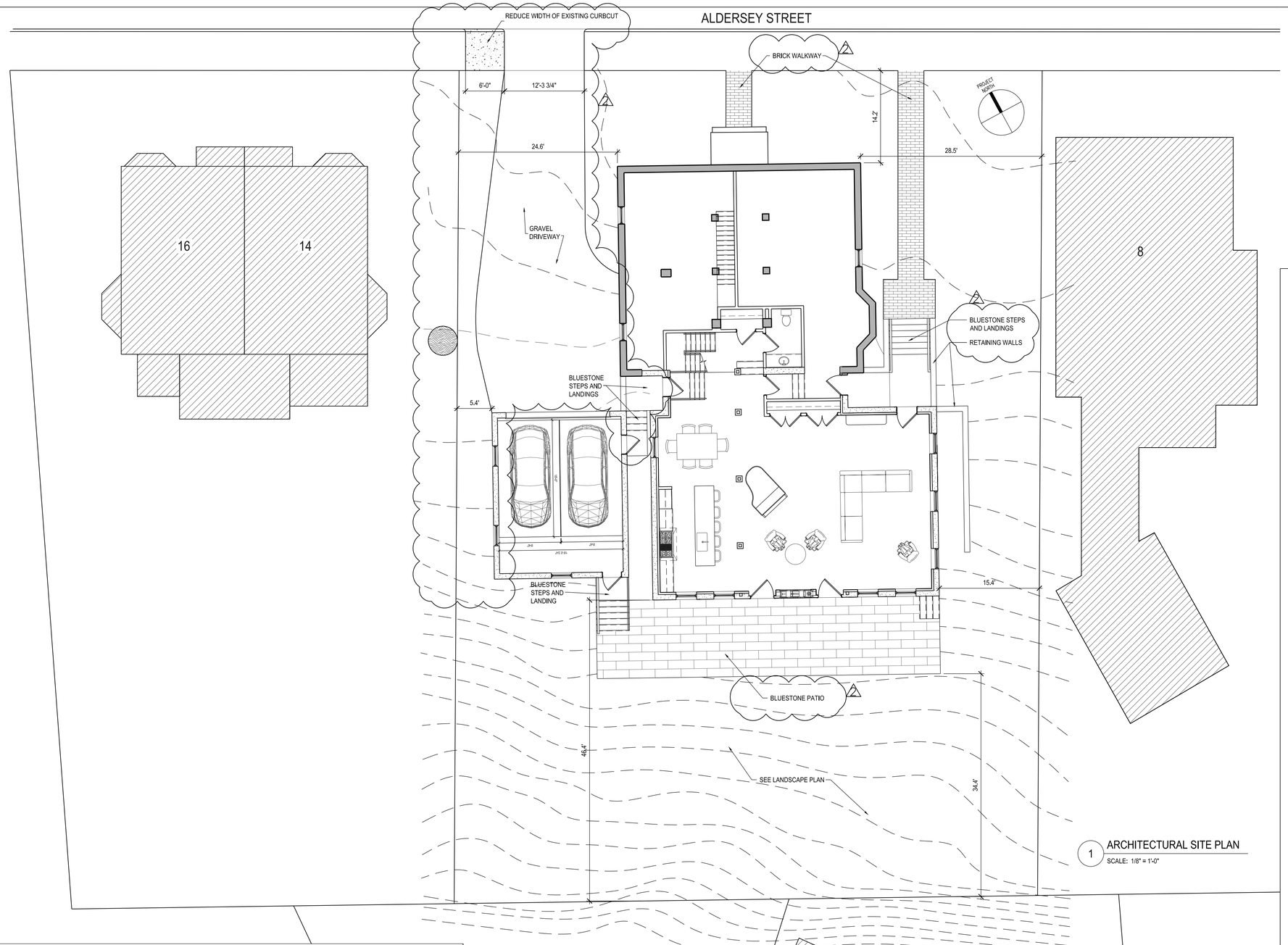
PROJECT NAME:
12 ALDERSEY STREET

SOMERVILLE, MA

DATE ISSUED: 09/03/2019

PROJECT # 19113

L100



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

12 ALDERSEY STREET - ZONING TABLE

BUILDING AREA	FLOOR	EXISTING GROSS AREA	EXISTING NET AREA	TOTAL GROSS AREA	TOTAL NET AREA
		SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET
	BASEMENT	1,444	0	2,675	1,720
	FIRST/GROUND	1,444	1,414	2,675	2,312
	GARAGE	506	0	583	0
	SECOND	1,231	1,085	2,675	2,514
	THIRD	1,216	1,153	1,216	1,153
	TOTAL	5,841	3,652	9,824	7,699
	11,512 lot size X 0.75 FAR = 8,634 ALLOWABLE				

DIMENSIONAL REGULATIONS	REGULATION	EXISTING CONDITIONS	ZONING REQUIRED	PROPOSED	COMPLIANCE
ZONE RA					
	LOT AREA	11,512 SF	10,000SF	11,512 SF	COMPLIANT
	LOT FRONTAGE	90 FT	50 FT	90 FT	COMPLIANT
	FLOOR AREA RATIO	0.32	0.75	0.67	COMPLIANT
	BUILDING HEIGHT STORIES/FEET	3 STORIES / 39'-0" FT +/-	2-1/2 STORIES / 35 FT	3 STORIES / 39'-0" FT +/-	EXISTING NON-COMPLIANT
	MIN. PERVIOUS AREA OF LOT	8,798 SF OR 76.4%	35%	7,162 SF OR 62%	COMPLIANT
	MIN. LANDSCAPE AREA	8,798 SF OR 76.4%	25%	7,162 SF OR 62%	COMPLIANT
	MAX GROUND COVER	1,757 SF OR 15%	50%	3,578 SF OR 31%	COMPLIANT
	FRONT YARD DEPTH	14.2' FT	15 FT	14.2' FT	EXISTING NON-COMPLIANT
	SIDE YARD DEPTH 1 (EAST)	27.7' FT	10 FT	15.4' FT	COMPLIANT
	SIDE YARD DEPTH 2 (WEST)	24.6' FT	10 FT (3 FT FOR GARAGE)	24.6' (5.4' FT FOR GARAGE)	COMPLIANT
	REAR YARD DEPTH	65.7' FT	20 FT	46.4' FT	COMPLIANT
	PARKING	2	7	2	EXISTING NON-COMPLIANT

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2 REV 2 - 09.05.19

PROJECT NAME:
12 ALDERSEY STREET

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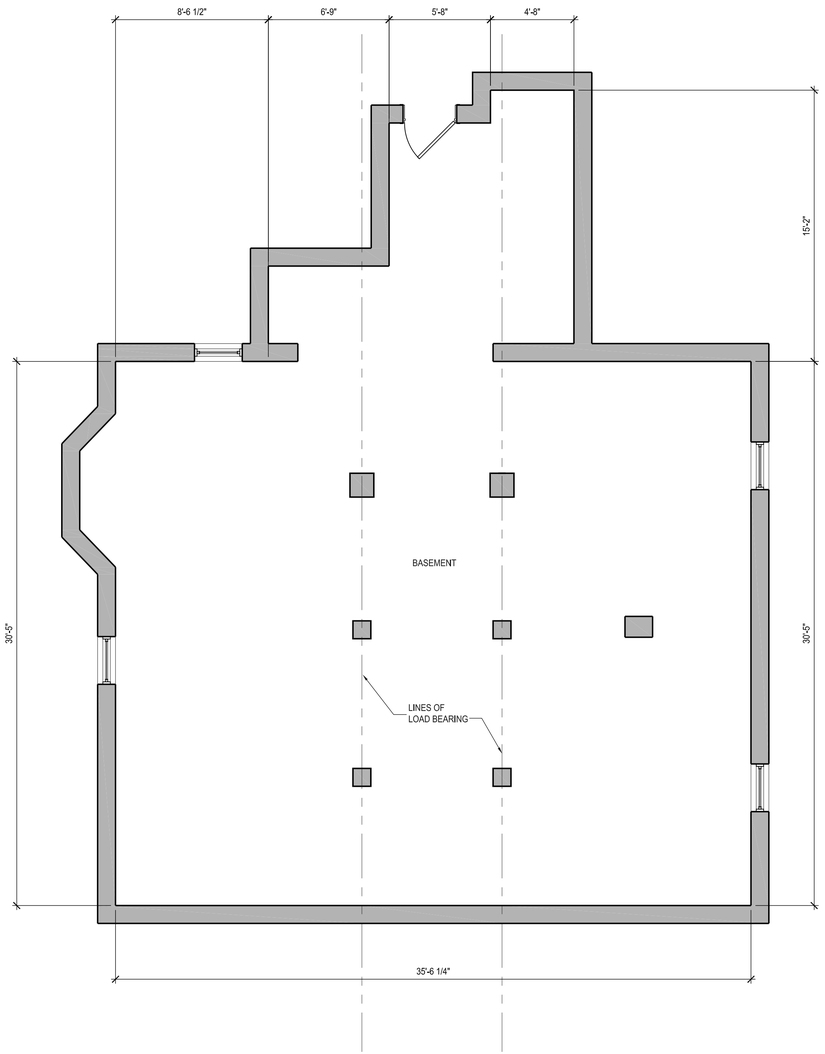
DATE ISSUED: 07/08/2019

PROJECT # 19113

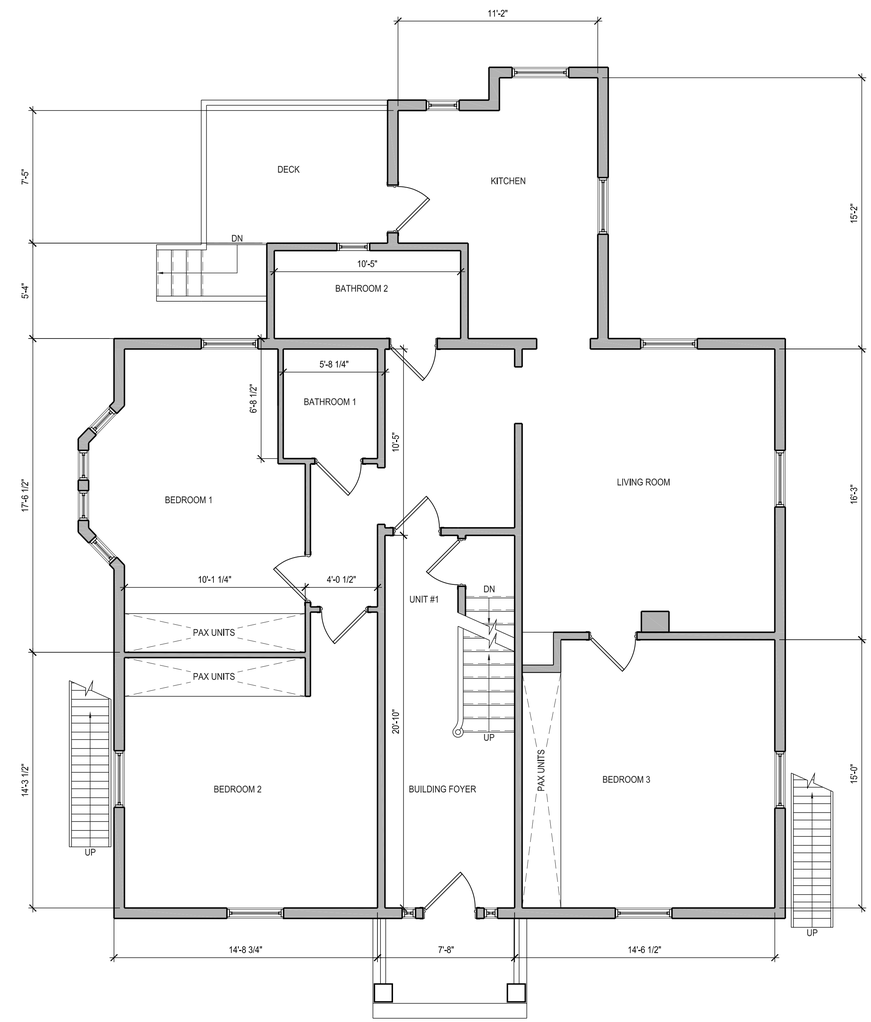
ARCHITECTURAL SITE PLAN

AS100



1 EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTE:
MGFA HAS MEASURED THE EXISTING CONDITIONS TO THE BEST OF OUR ABILITY AND REASONABLE ACCURACY. THE DIMENSIONS NOTED MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY WORK BEING COMPLETED. ANY DISCREPANCIES IN THE FIELD MUST BE BROUGHT TO THE ATTENTION OF MGFA PRIOR TO COMMENCING WORK. MGFA SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES SHOULD THE DESIGN BE HANDED OFF TO ANY OTHER ENTITY OTHER THAN MGFA, AND SUCH OTHER ENTITY SHALL BE RESPONSIBLE FOR FIELD MEASURING AND VERIFYING EXISTING CONDITIONS. DO NOT SCALE OFF THESE DRAWINGS.

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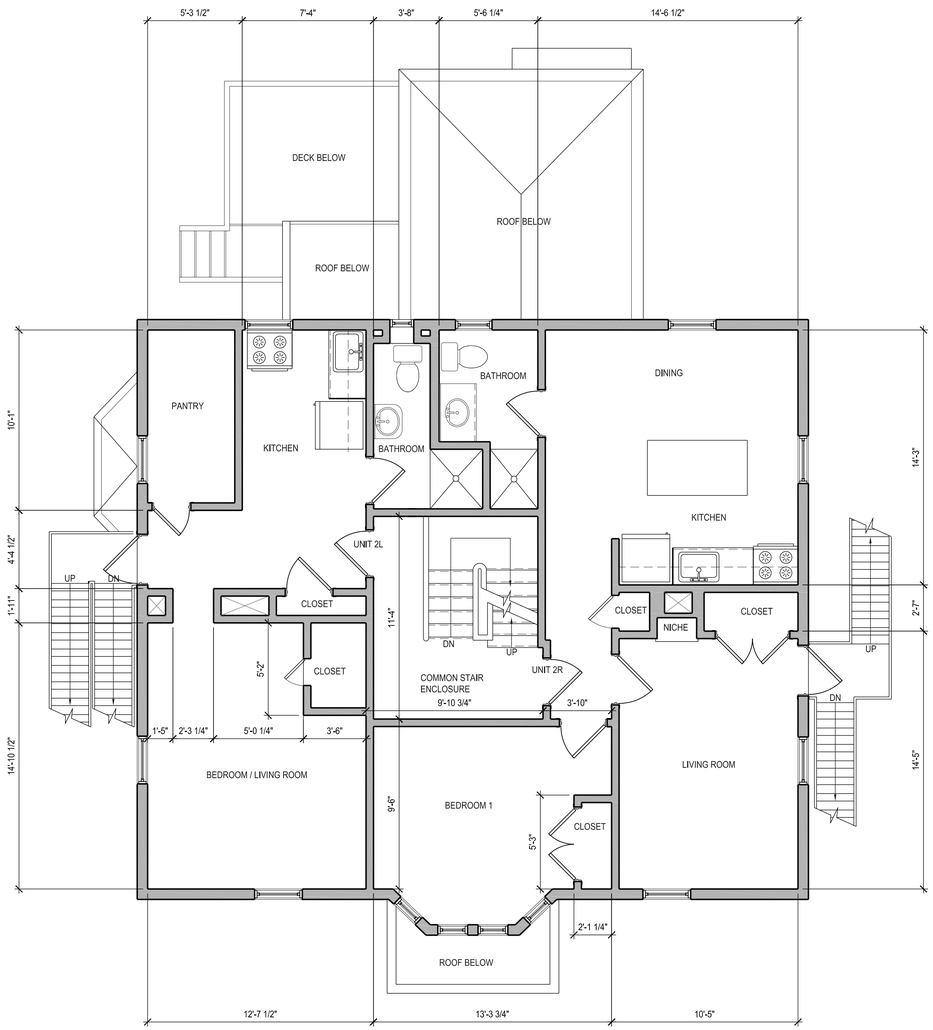
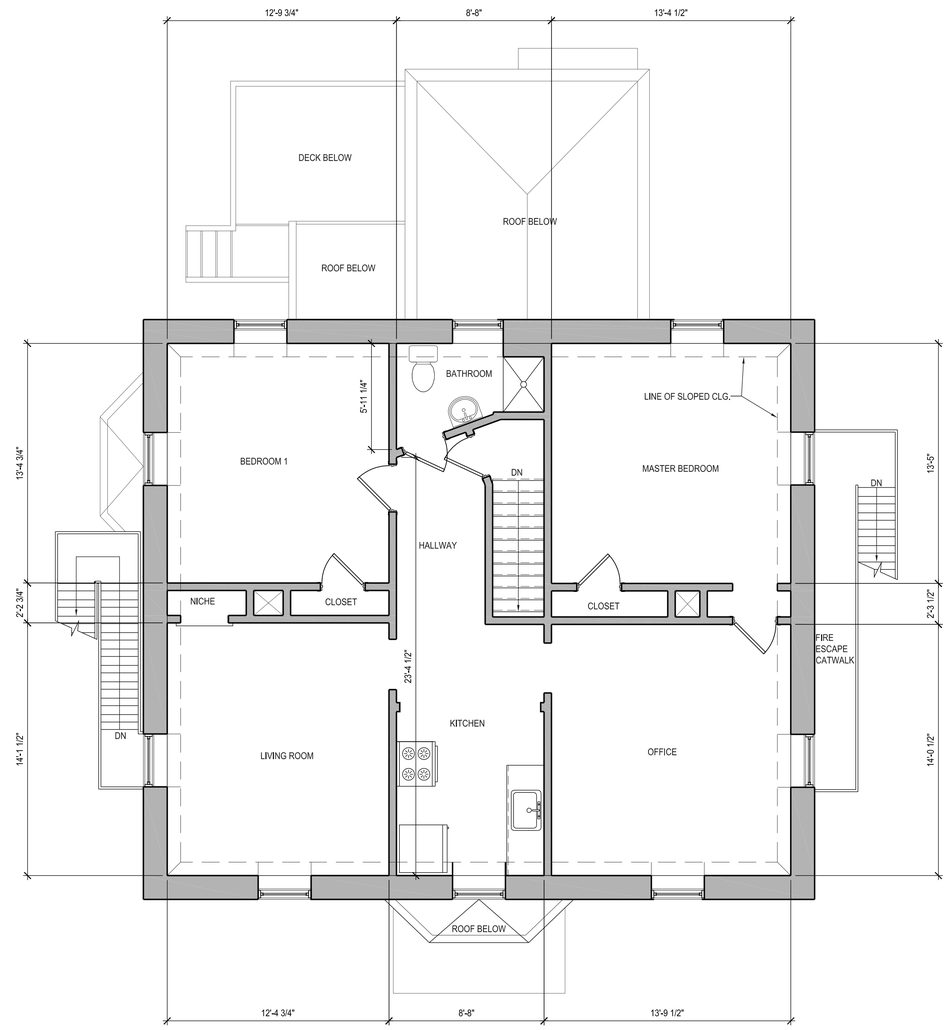
EXISTING BASEMENT AND FIRST FLOOR PLAN

EX100



1 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

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EXISTING SECOND AND THIRD FLOOR PLAN

EX101

1 FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

2 REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

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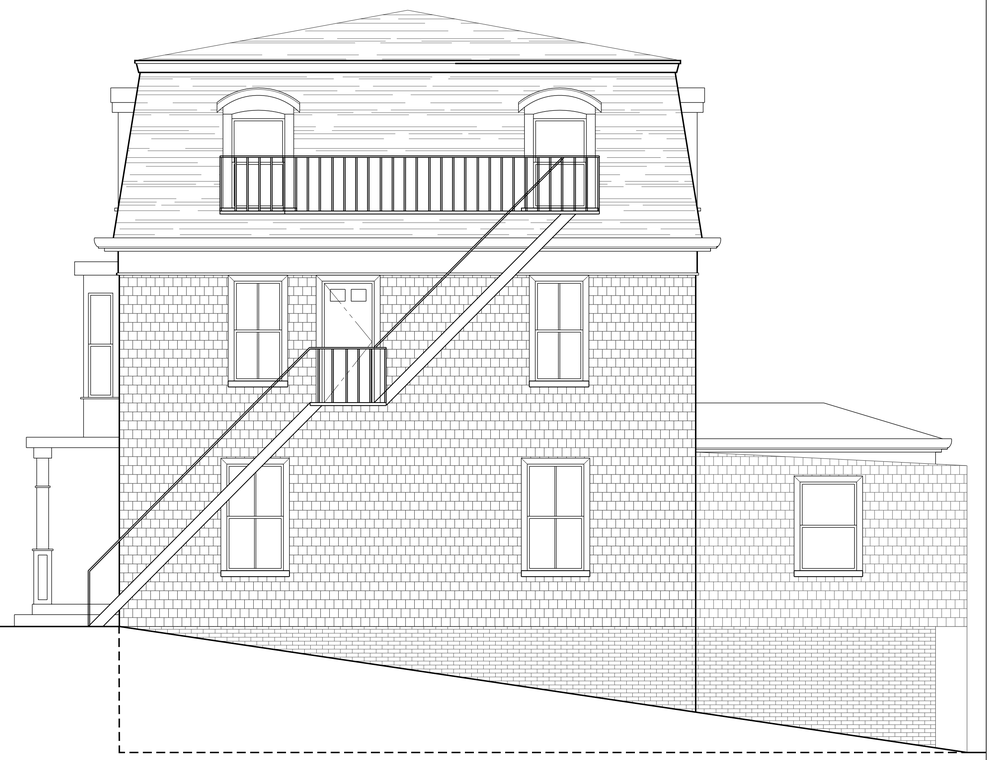
EXISTING FRONT & REAR ELEVATION

EX200

1 SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

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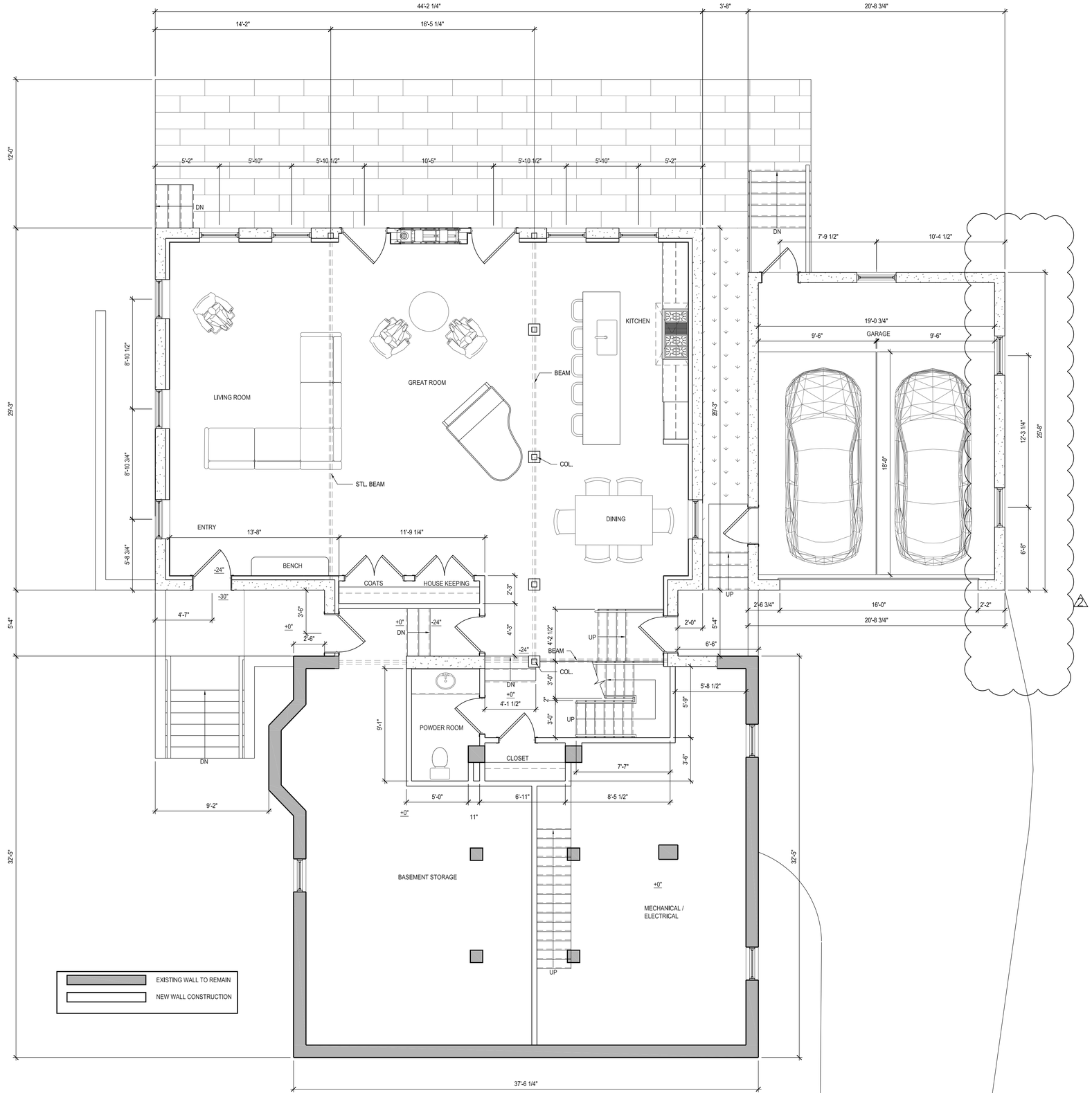
EXISTING SIDE ELEVATIONS

EX201



1 PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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1 REV 1 - 08.07.19

2 REV 2 - 09.05.19

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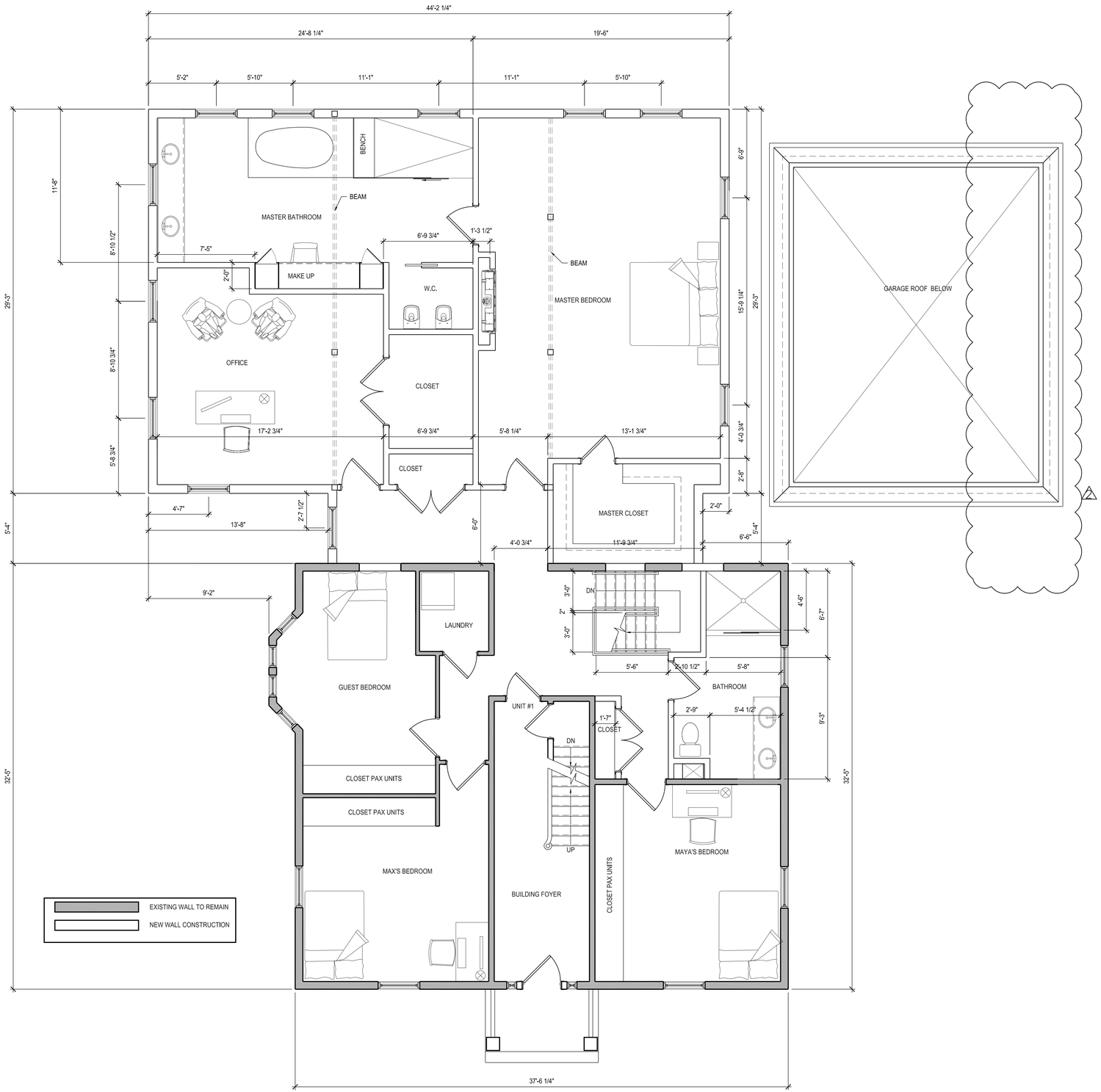
PROPOSED BASEMENT PLAN

A100



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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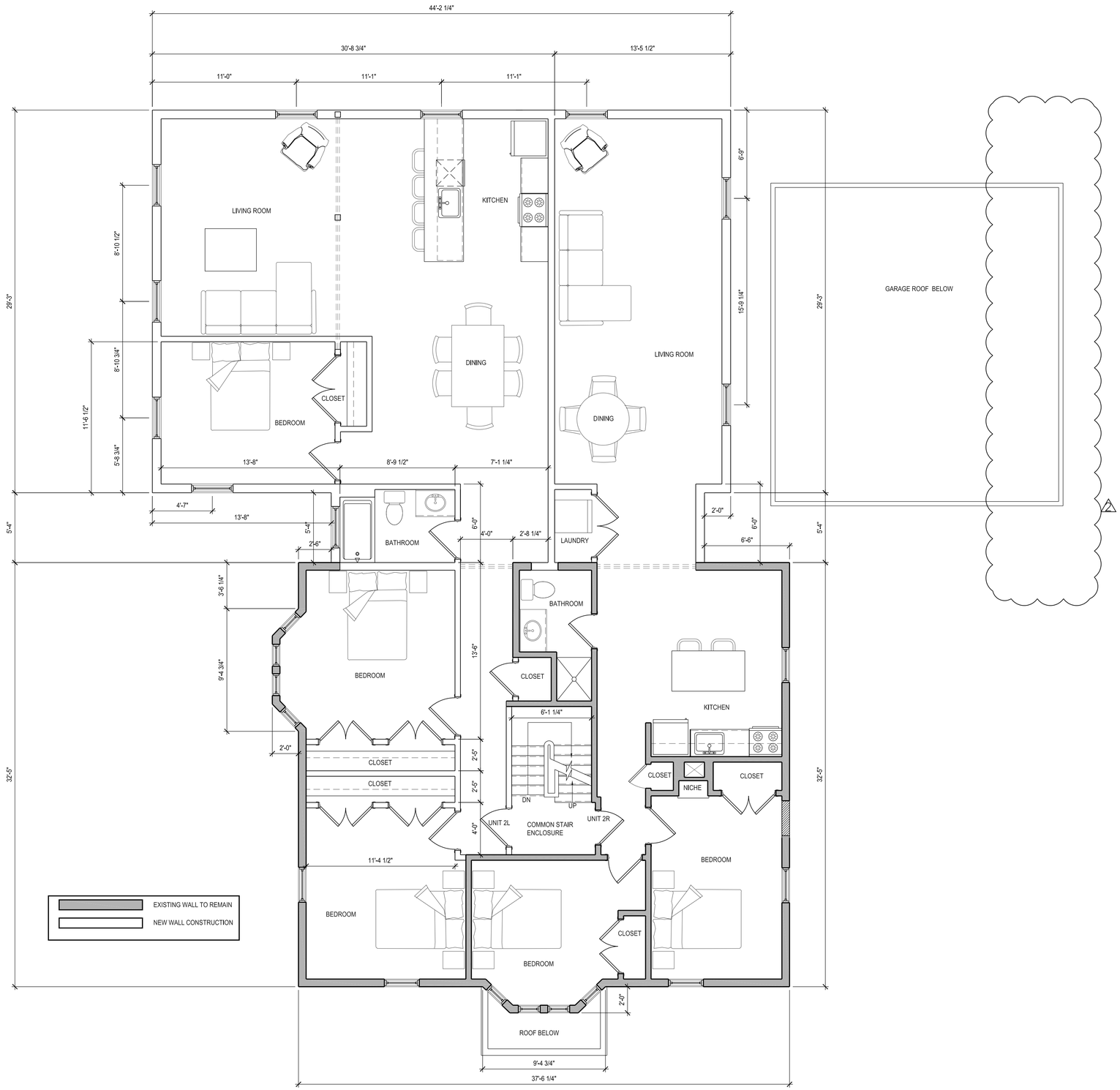
PROPOSED FIRST FLOOR PLAN

A101



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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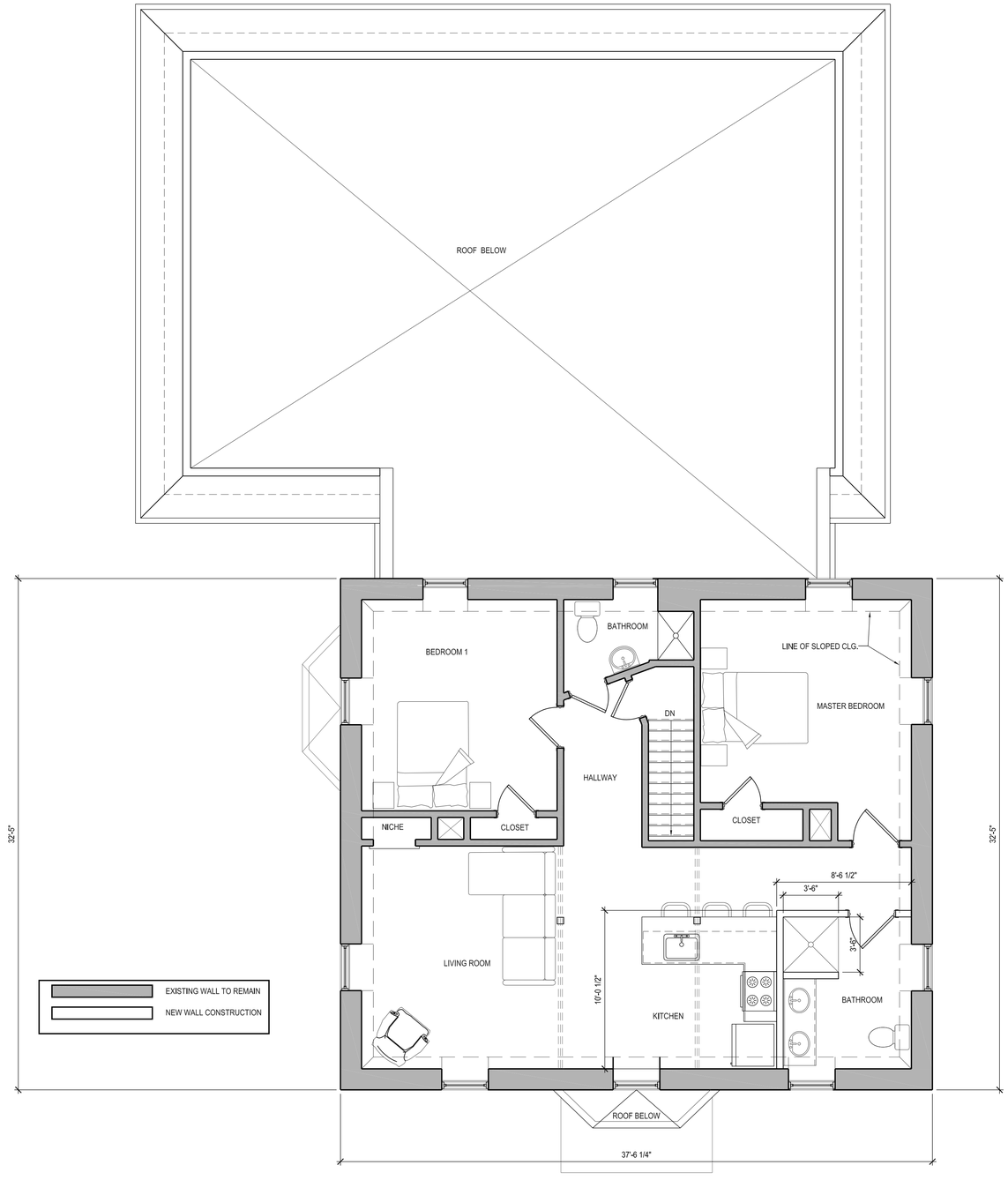
PROPOSED SECOND FLOOR PLAN

A102



1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED THIRD FLOOR PLAN

A103

1 FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

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FRONT ELEVATION

A200

1 SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

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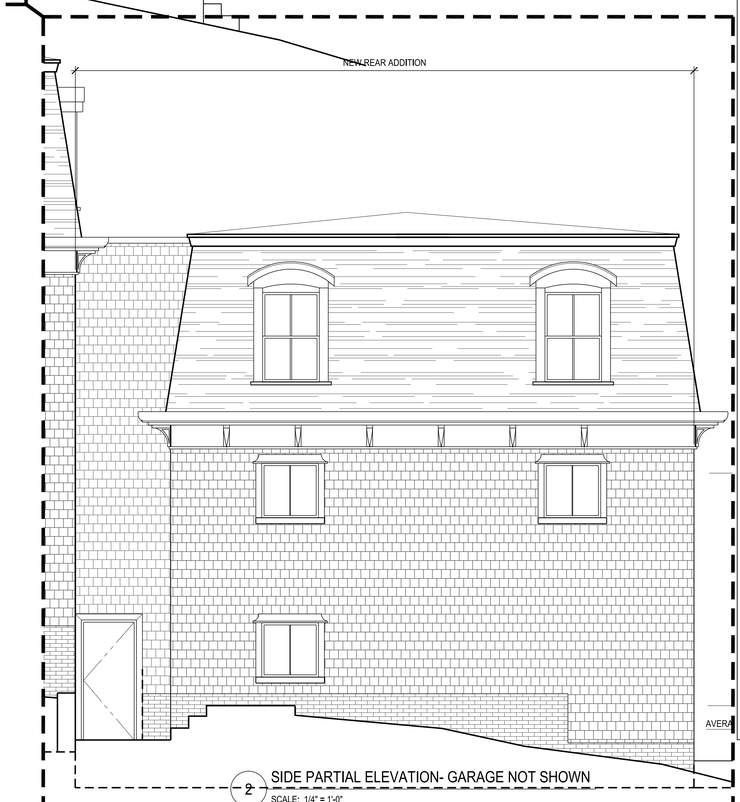
SIDE ELEVATION

A201

1 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 SIDE PARTIAL ELEVATION- GARAGE NOT SHOWN
SCALE: 1/4" = 1'-0"

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SIDE ELEVATION

A202

1 REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

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REAR ELEVATION

A203