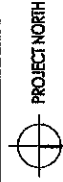


RENOVATIONS TO

12 BERKELEY STREET
 SOMERVILLE, MA 02143

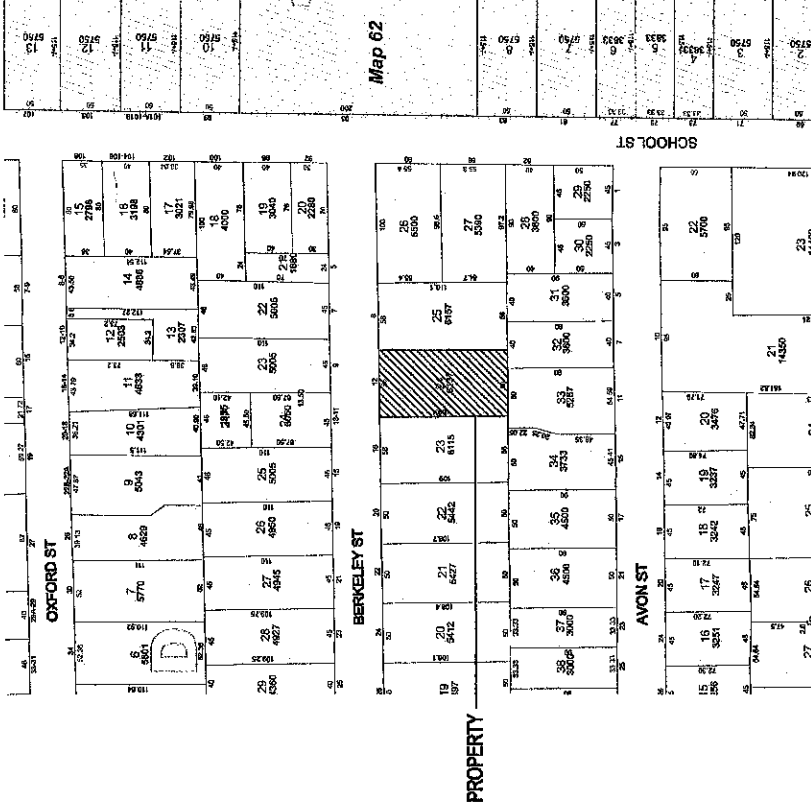
SPECIAL PERMIT SET
 23 JANUARY 2015

NOTE:
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COVER SHEET &
 SITE PLAN

A0.0

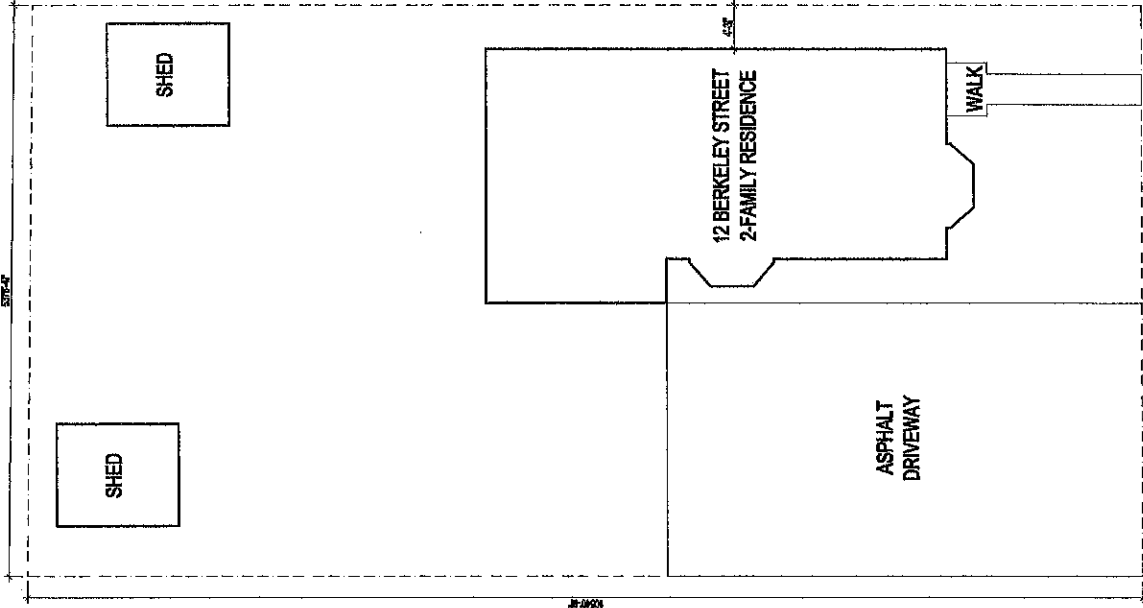


3 NEIGHBORHOOD CONTEXT MAP
 N.T.S.

ZONING DISTRICT: RA

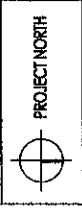
ALLOWED	PROPOSED	NOTES
A. MINIMUM LOT SIZE 3000 SF	3000 SF	EXISTING NON-COMPARTMENT - NO CHANGE
B. MINIMUM LOT AREA/WEAVING UNIT 2200 SF	3000 SF	CONFORMS
C. MAXIMUM GROUND COVERAGE 5%	5%	CONFORMS
D. LANDSCAPED AREA MIN. PERCENT OF LOT 25%	5%	CONFORMS
E. FLOOR AREA RATIO 0.25	1.19	EXISTING NON-COMPARTMENT
F. MAXIMUM HEIGHT: STORED/FEET 25 FT	21 FT	CONFORMS
G. MINIMUM FRONT YARD SETBACK 5 FT	4 FT	CONFORMS
H. MINIMUM REAR YARD 2 FT	4 FT	CONFORMS
I. MINIMUM FRONTAGE 5 FT	5 FT	CONFORMS
J. MINIMUM FRONTAGE 5 FT	5 FT	CONFORMS
K. PERVIOUS AREA, MIN. PERCENT OF LOT 30%	5%	CONFORMS

2 ZONING DATA / CALCULATIONS



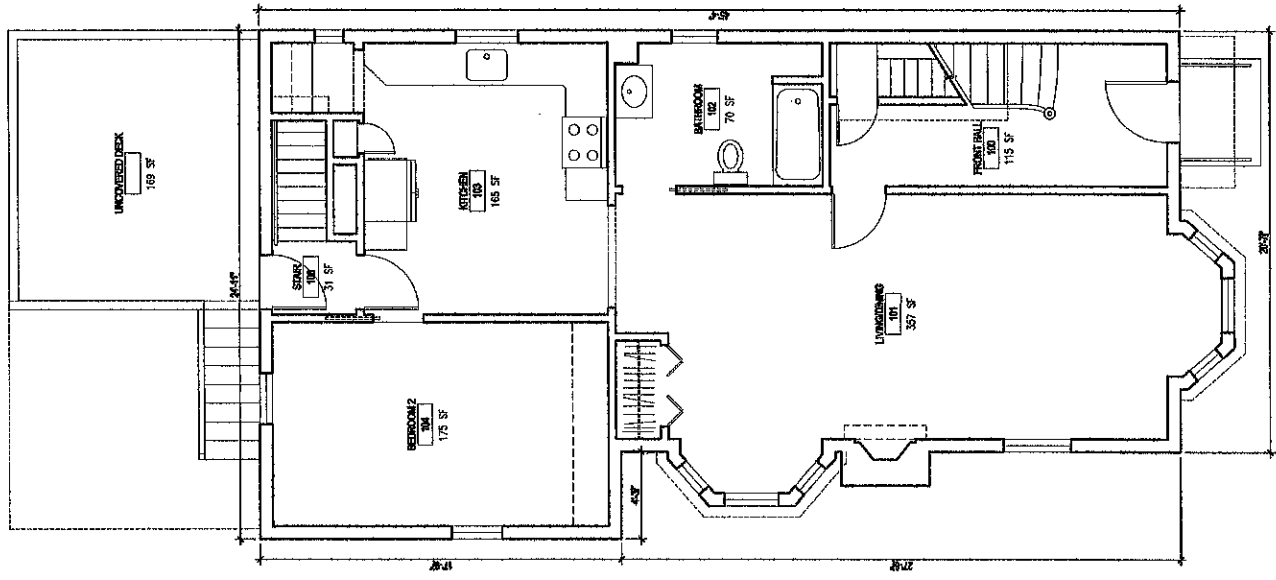
1 EXISTING SITE PLAN
 1/8" = 1'-0"

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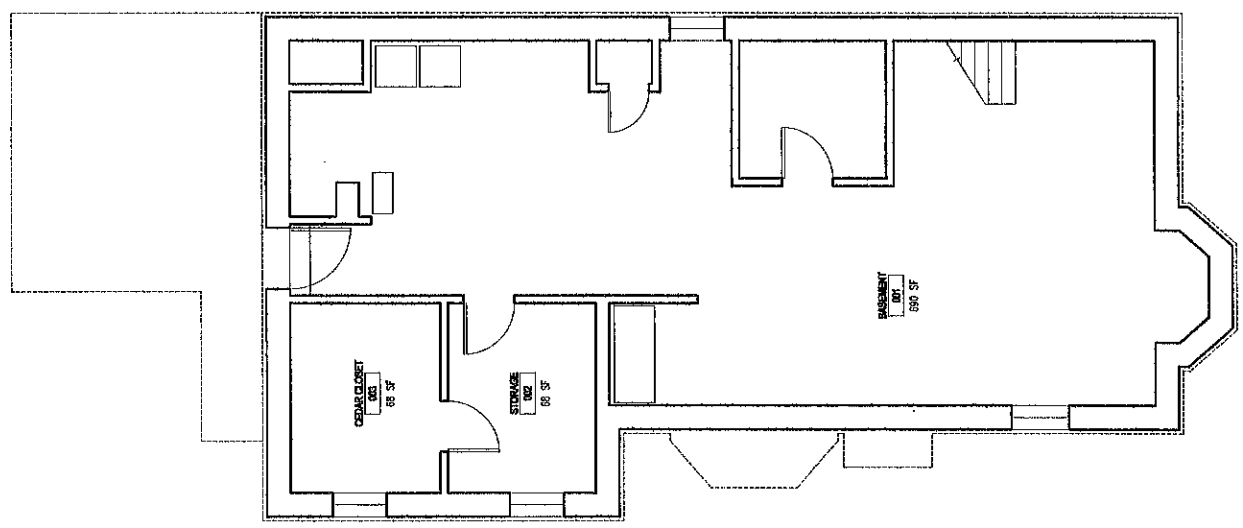


EXISTING BASEMENT & FIRST FLOOR PLANS

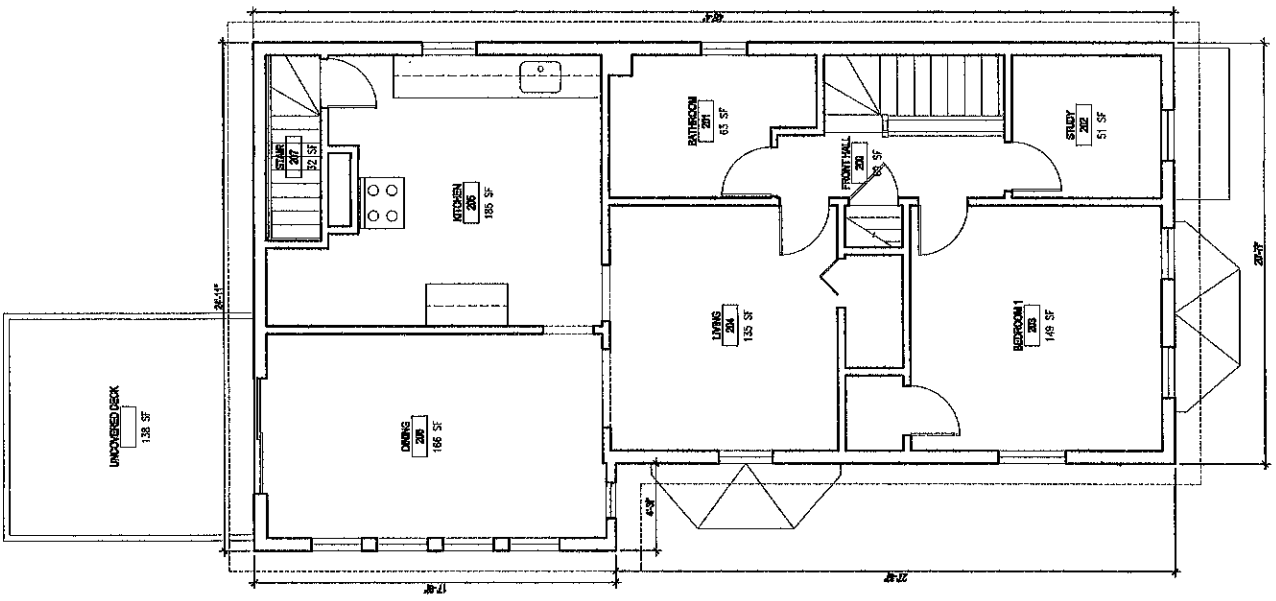
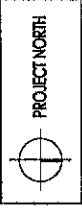
X1.1



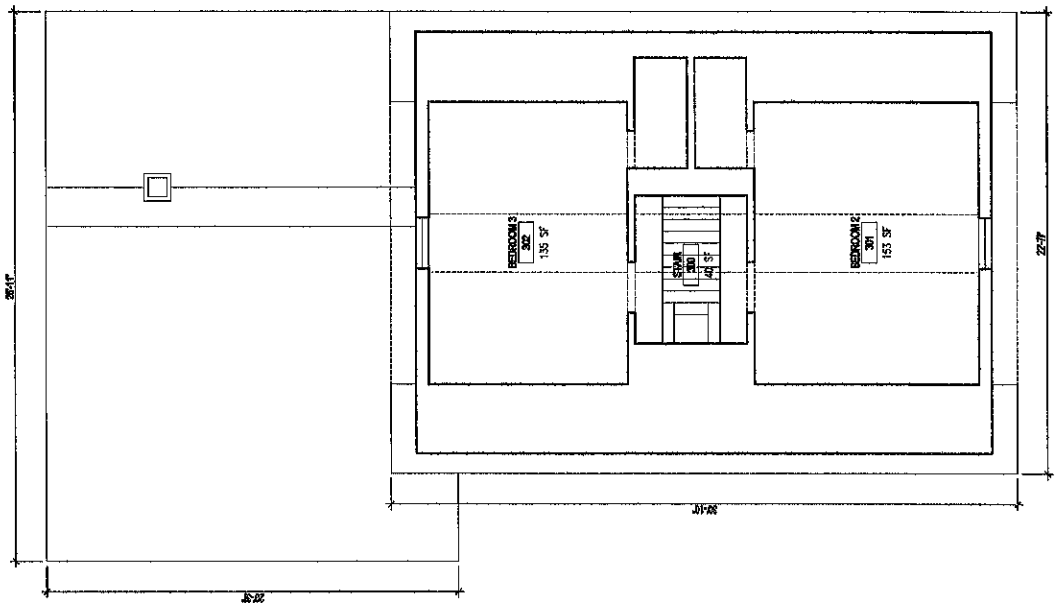
2 EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
 1/4" = 1'-0"

ERSTWHILE ARCHITECTS
 12 BERKELEY STREET
 SOMERVILLE, MA 02143

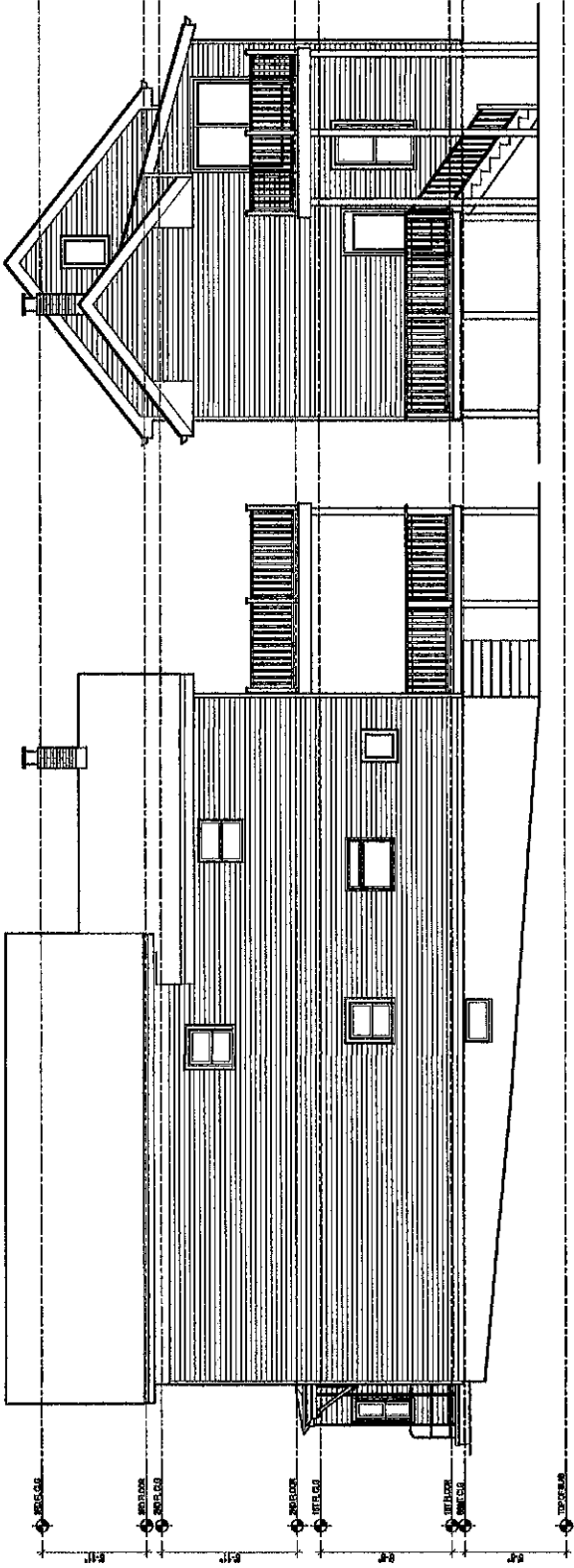
RENOVATIONS TO
 12 BERKELEY STREET
 SOMERVILLE, MA 02143

SPECIAL PERMIT SET
 23 JANUARY 2015

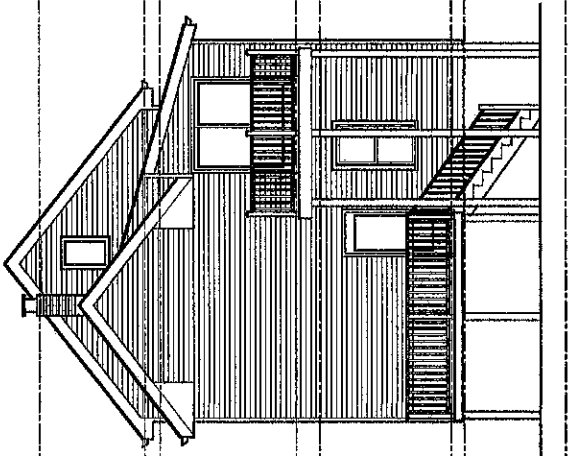
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EXISTING
 ELEVATIONS

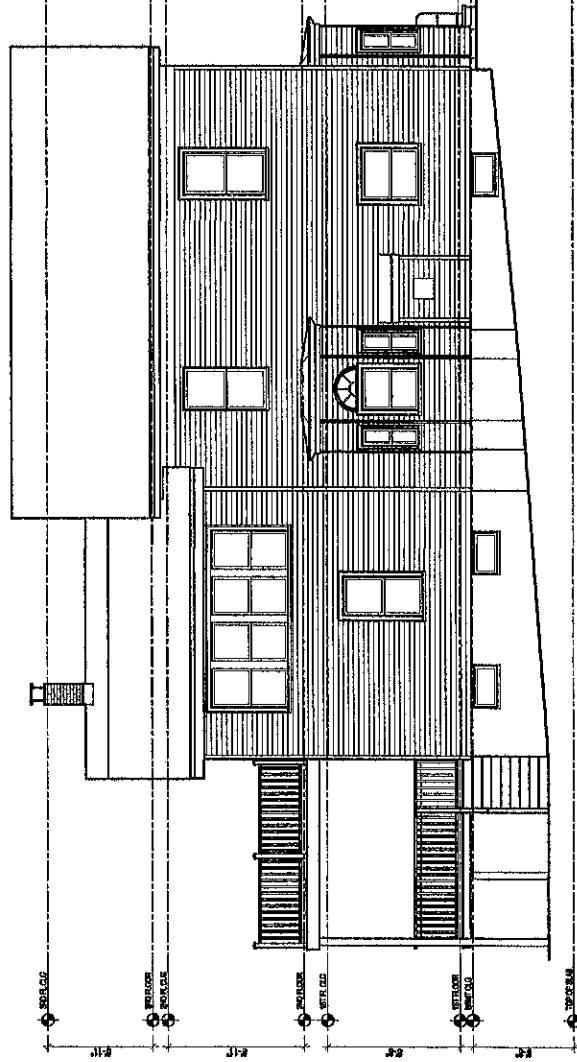
X2.1



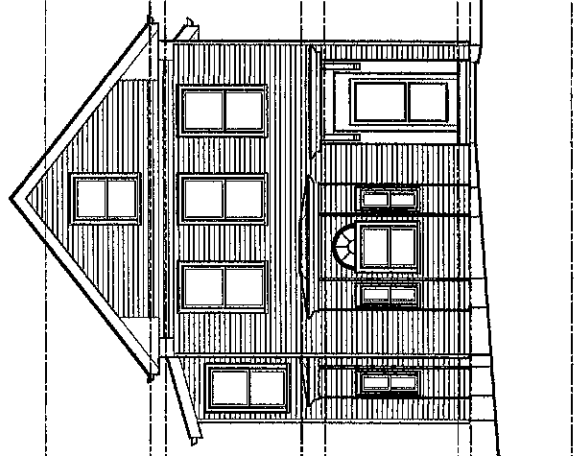
4 WEST (SIDE) ELEVATION
 3/16"=1'-0"



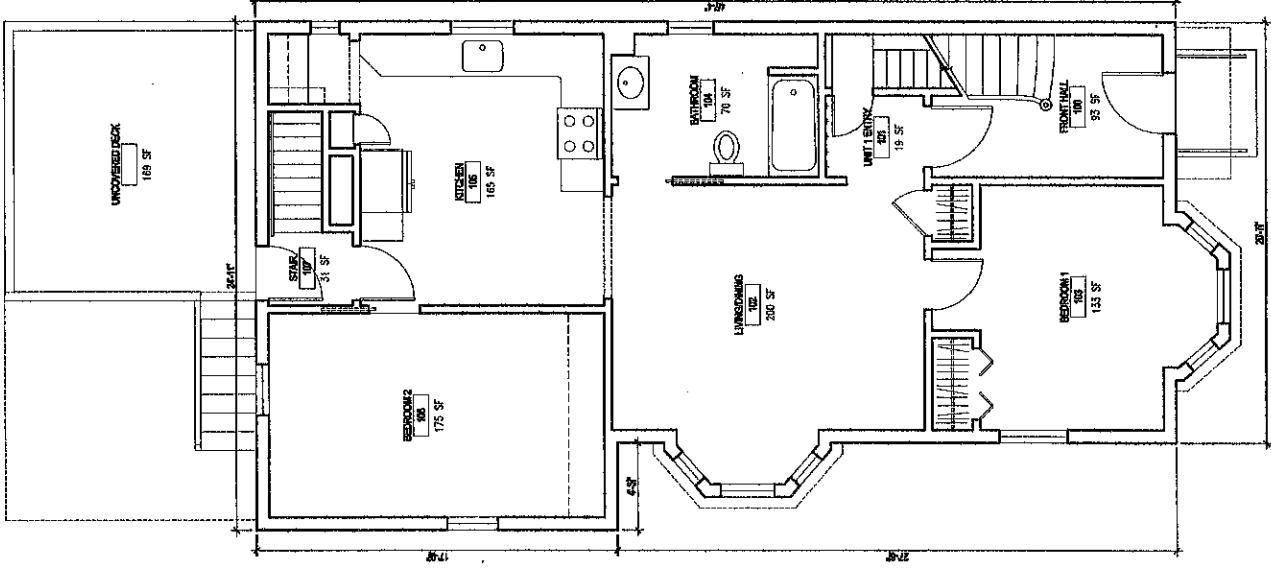
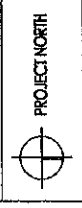
3 SOUTH (REAR) ELEVATION
 3/16"=1'-0"



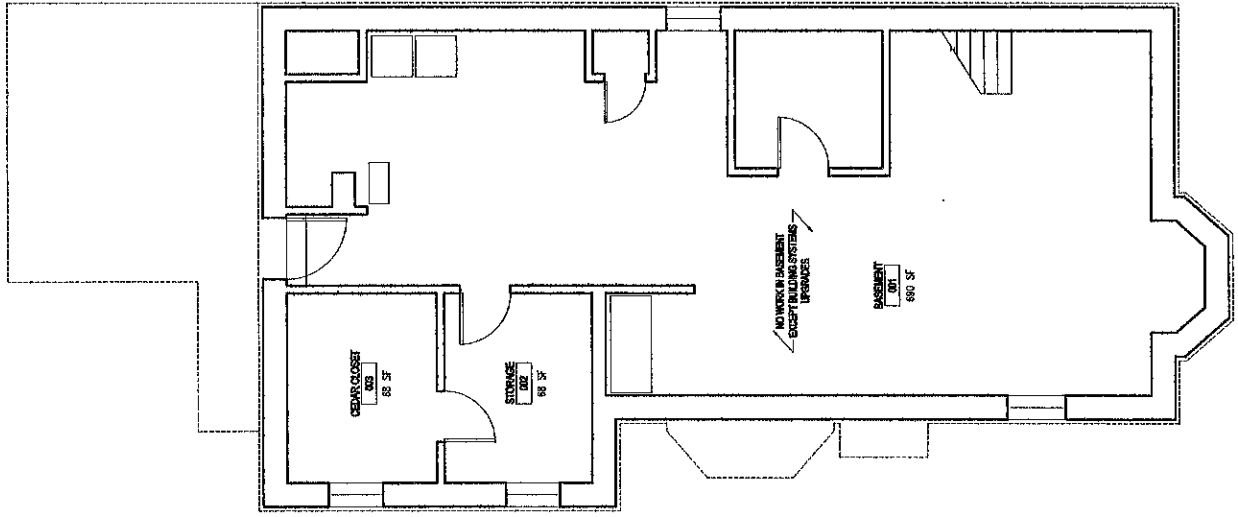
2 EAST (SIDE) ELEVATION
 3/16"=1'-0"



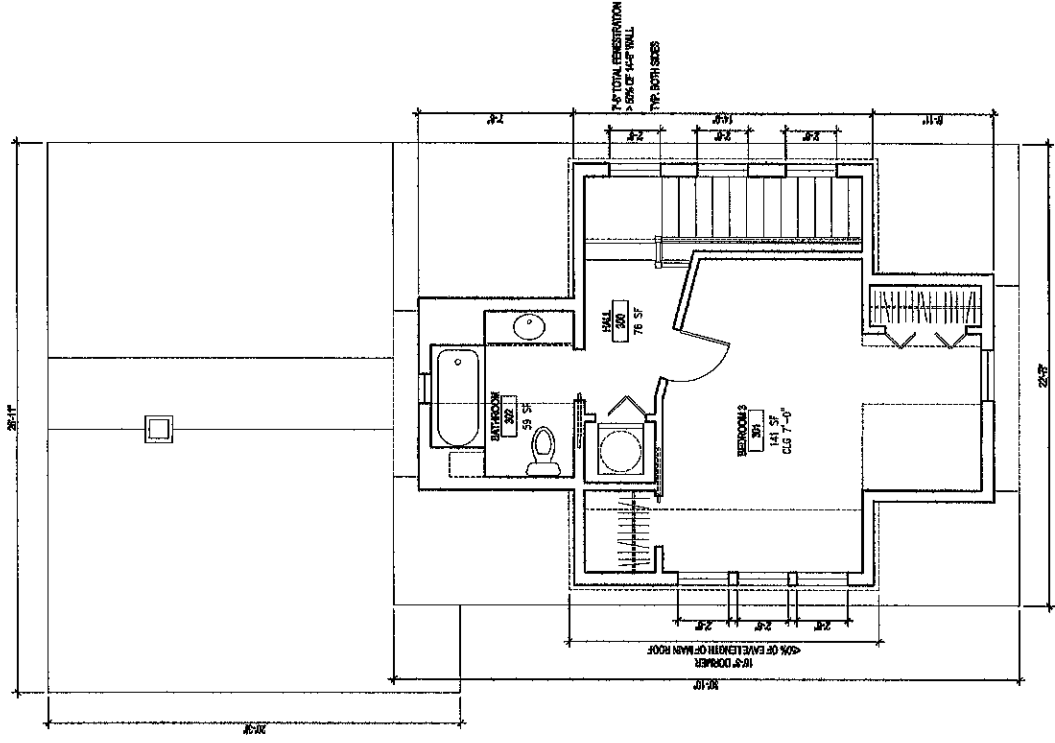
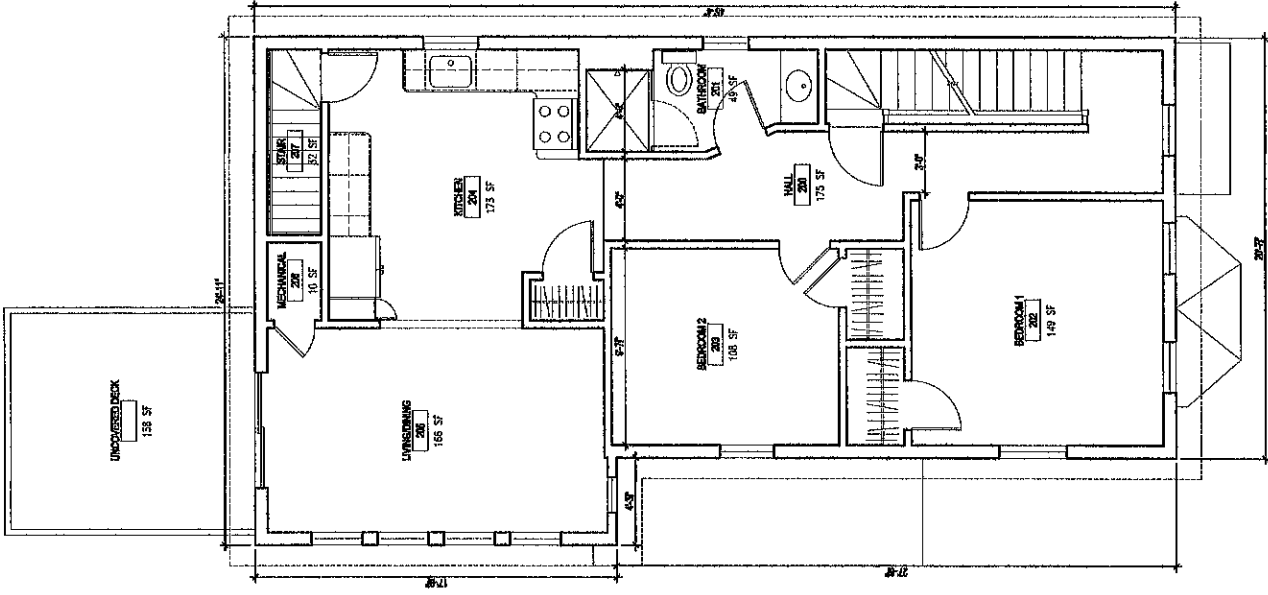
1 NORTH (FRONT) ELEVATION
 3/16"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
 1/4" = 1'-0"



RENOVATIONS TO
 12 BERKELEY STREET
 SOMERVILLE, MA 02143

SPECIAL PERMIT SET
 01 OCTOBER 2015

NOTES:

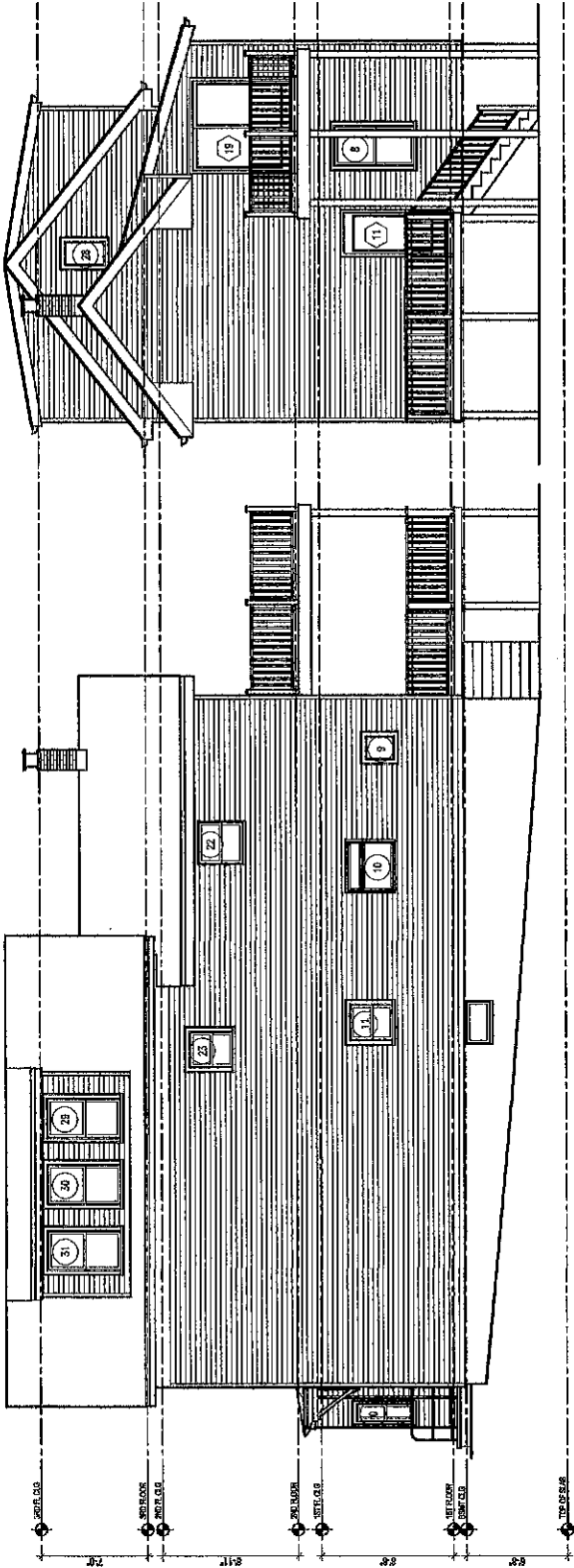
THESE DRAWINGS ARE TO BE USED
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THIS PROPERTY RECEIVED A
 PREVIOUS SPECIAL PERMIT (ZBA
 2014-07) FOR THE ADDITION OF A
 DORMER WITHIN THE SIDE YARD
 SETBACK.

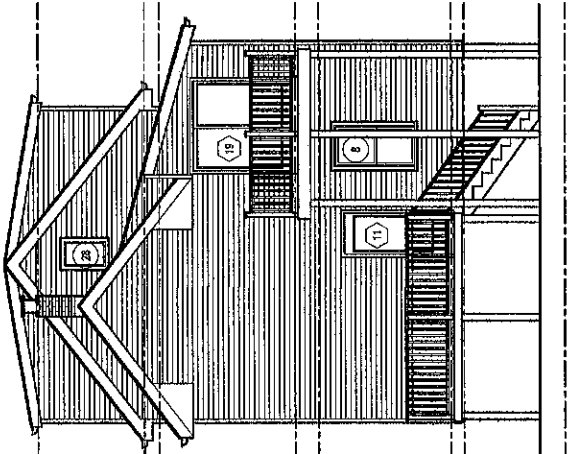
THIS APPLICATION IS FOR AN
 INCREASE OF THE ROOF HEIGHT
 ON THE REAR PORTION OF THE
 HOUSE, AS INDICATED.

APPROVED
 ELEVATIONS
 ZBA 2015-07

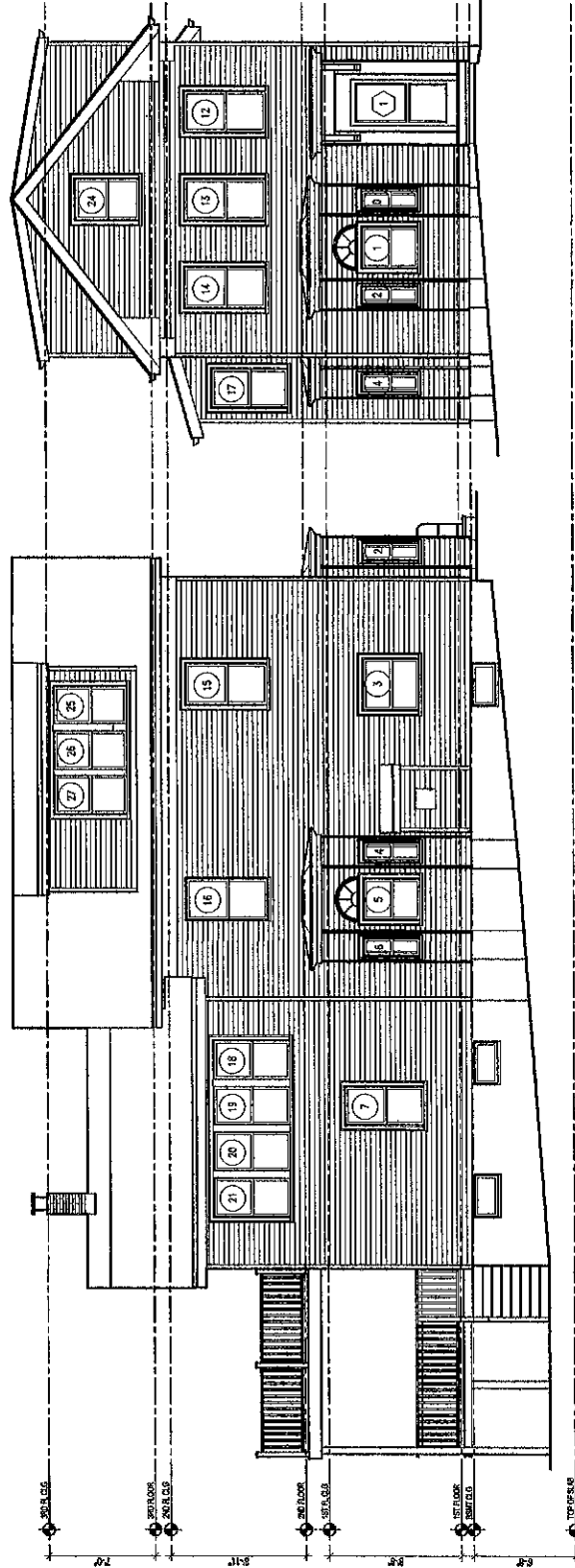
A2.1



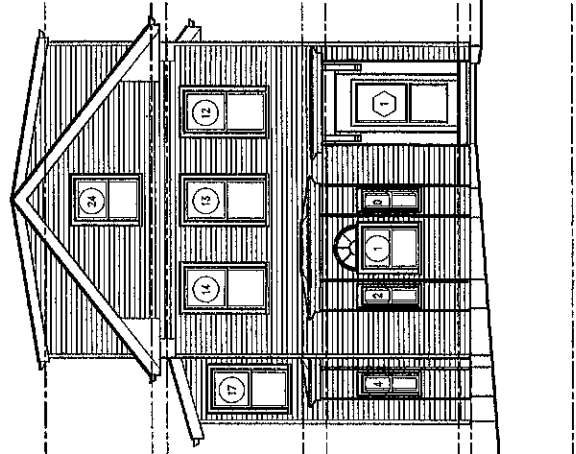
4 WEST (SIDE) ELEVATION
 3/16"=1'-0"



3 SOUTH (REAR) ELEVATION
 3/16"=1'-0"



2 EAST (SIDE) ELEVATION
 3/16"=1'-0"



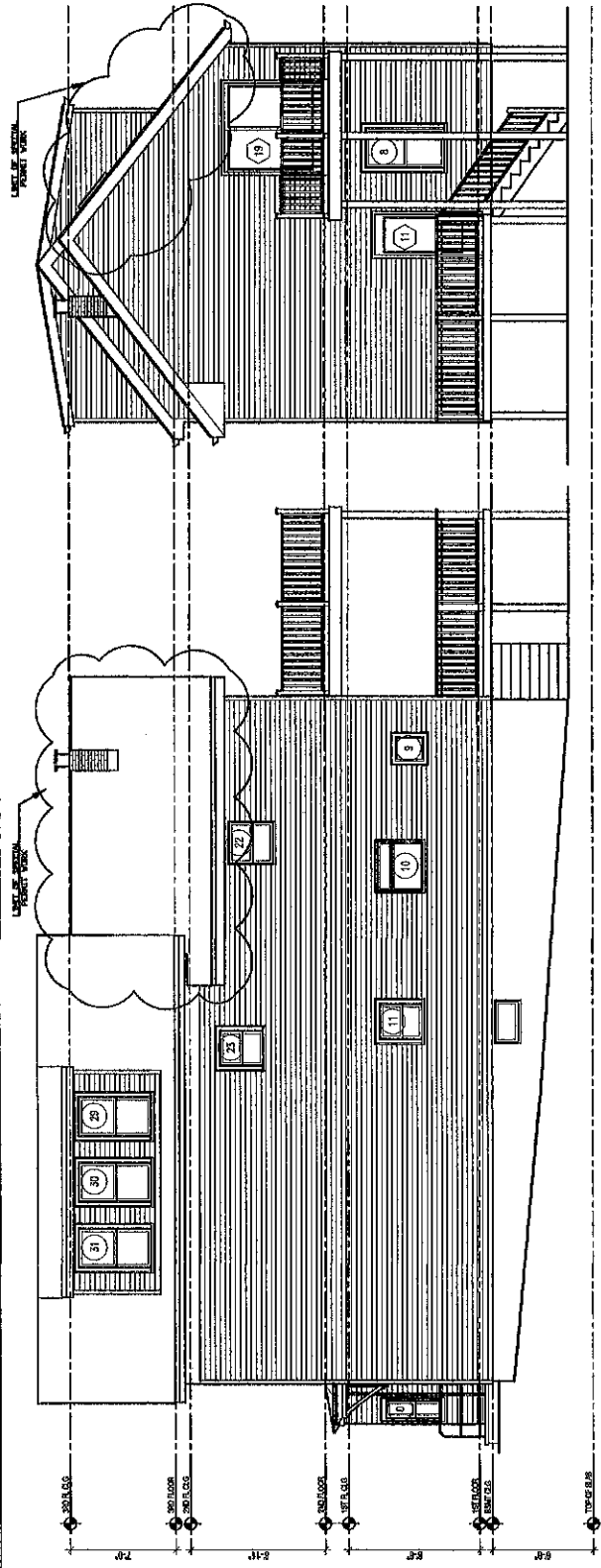
1 NORTH (FRONT) ELEVATION
 3/16"=1'-0"

RENOVATIONS TO
 12 BERKELEY STREET
 SOMERVILLE, MA 02143

SPECIAL PERMIT SET
 01 OCTOBER 2015

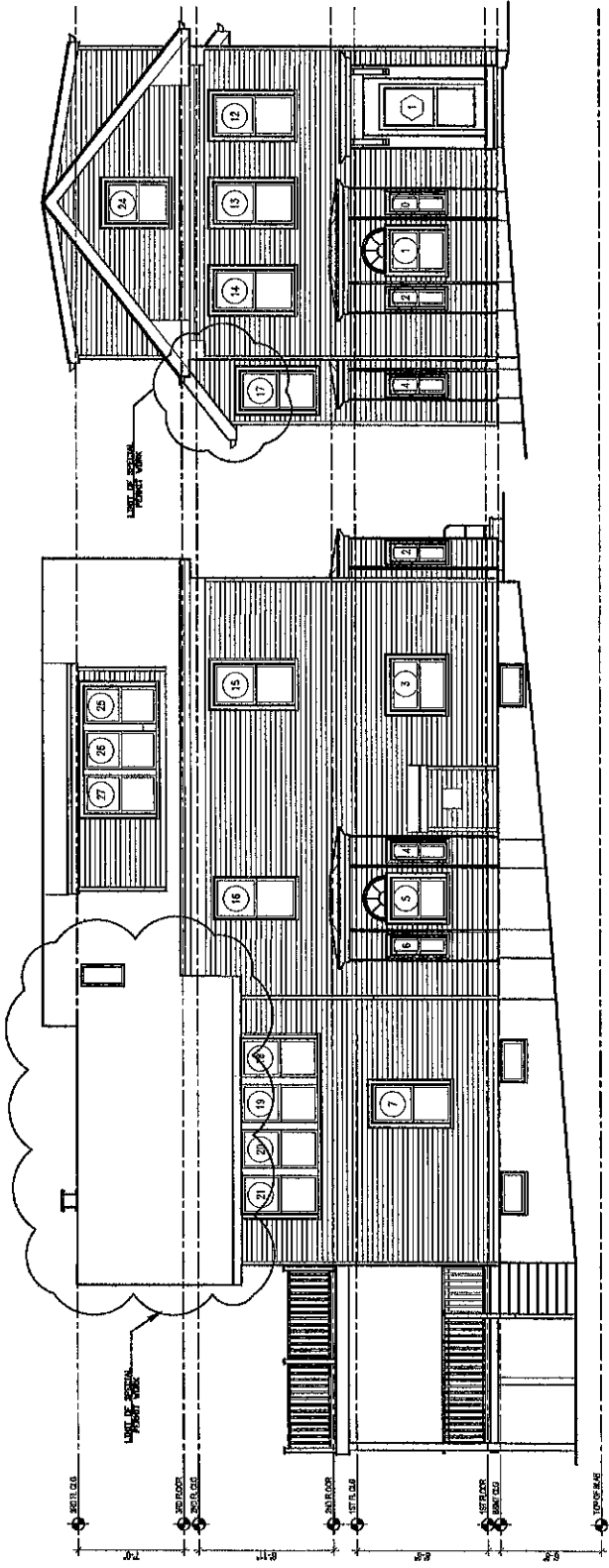
NOTES:
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 THIS PROPERTY RECEIVED A PREVIOUS SPECIAL PERMIT (ZBA 2015-07) FOR THE ADDITION OF A DORMER WITHIN THE SIDE YARD SETBACK.
 THIS APPLICATION IS FOR AN ADDITIONAL PERMIT ON THE REAR PORTION OF THE HOUSE, AS INDICATED.

PROPOSED ELEVATIONS
A2.2



3 SOUTH (REAR) ELEVATION
 3/16"=1'-0"

4 WEST (SIDE) ELEVATION
 3/16"=1'-0"



1 NORTH (FRONT) ELEVATION
 3/16"=1'-0"

2 EAST (SIDE) ELEVATION
 3/16"=1'-0"