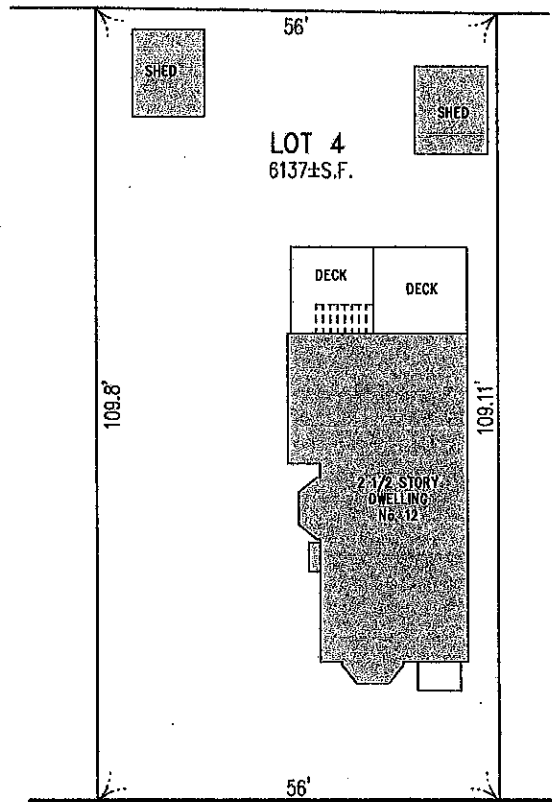
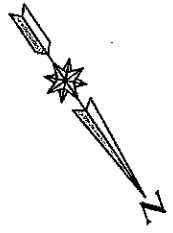


N/F
CITY OF CAMBRIDGE

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N/F
HADLEY

LOT 3

N/F
AUSTIN

LOT 5



BERKELEY STREET

*** OWNER: JO-ANN DEPRIZIO fka JO-ANN ICOVITTI
& ANTHONY S. DEPRIZIO

**MORTGAGE LENDER
USE ONLY**

John S. Lauretani

plotplans.com

DES LAURIERS
& ASSOCIATES, INC.
101 CONSTRUCTION BLVD, SUITE D
FRANKLIN, MA 02038
(800)287-8600 FAX:(508)880-4011



MORTGAGE INSPECTION PLAN

ADDRESS: 12 BERKELEY STREET, SOMERVILLE, MA
LENDER: _____
ATTORNEY: KOTIN, CRABTREE & STRONG, LLP
OWNER: ***
APPLICANT: _____
DATE: 5/29/2014 SCALE: 1"=20' COUNTY: MIDDLESEX

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A, SECTION 7.

UNREGISTERED LAND
DEED BOOK: 28844 PAGE: 350
PLAN BOOK: 1238 PAGE: 663 LOT(S): 4
PLAN NUMBER: _____ OF _____

FLOOD HAZARD INFO.:
ZONE: X DATED: 6/4/2010
COMMUNITY PANEL: 250214_0438E

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

REGISTERED LAND CERTIFICATE OF TITLE:
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

ASSESSORS MAP: _____
BLOCK: _____ LOT: _____

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.

ERSTWHILE ARCHITECTS
 12 BERKELEY STREET
 SOMERVILLE, MA 02143

RENOVATIONS TO
12 BERKELEY STREET
 SOMERVILLE, MA 02143

SPECIAL PERMIT SET
 23 JANUARY 2015

NOTES:
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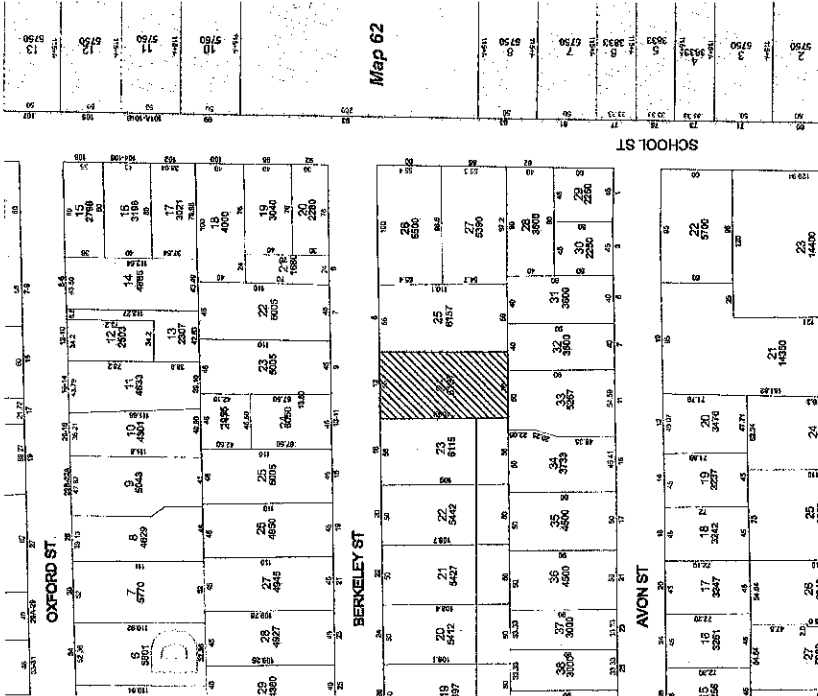
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COVER SHEET &
 SITE PLAN

A0.0

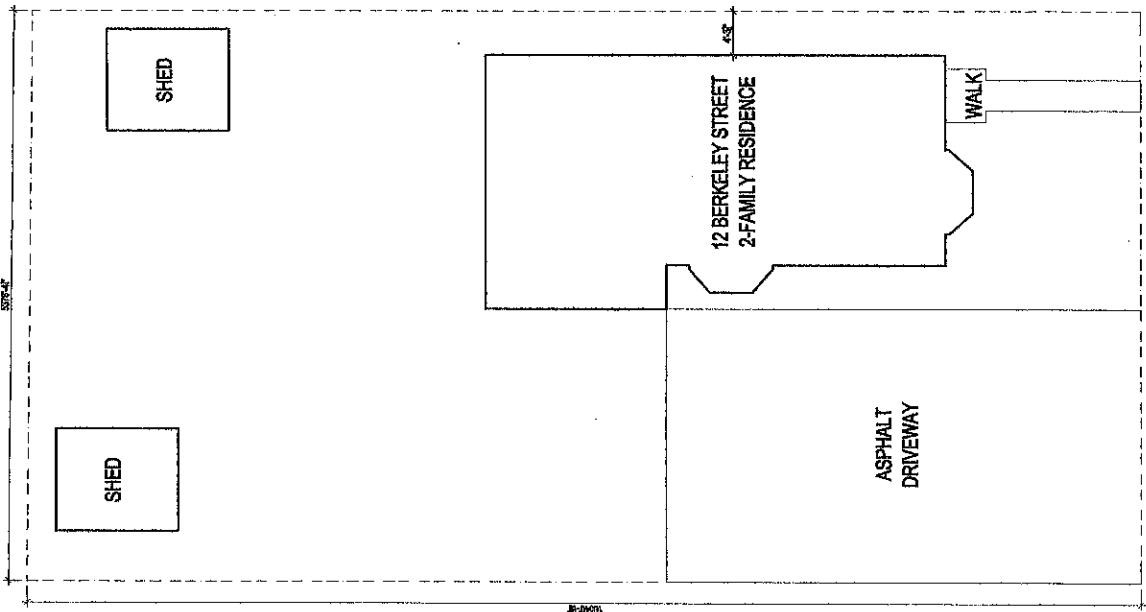


3 NEIGHBORHOOD CONTEXT MAP
 N.T.S.

ZONING DISTRICT: RA

ALLOWED	PERMITTED	NOTES
A. MINIMUM LOT SIZE 10,000 SF	9,937 SF	EXISTING NON-COMFORMITY - NO CHANGE
B. MINIMUM LOT AREA PER PERMITS UNIT 290 SF	308 SF	CONFORMS
C. MAXIMUM GROUND COVERAGE 5%	5%	CONFORMS
D. UNIMPAVED AREA, MIN. PERCENT OF LOT 25%	27%	CONFORMS
E. FLOOR AREA RATIO 4.0	4.18	EXISTING NON-COMFORMITY
F. PARKING SPACES / FEET 1.5 FT	1.62 FT	CONFORMS
G. MINIMUM FRONT YARD SETBACK 15 FT	16.2 FT	CONFORMS
H. MINIMUM REAR YARD 20 FT	21.6 FT	CONFORMS
I. MINIMUM FRONTAGE 20 FT	21.6 FT	CONFORMS
J. PERVIOUS AREA, MIN. PERCENT OF LOT 5%	5%	CONFORMS

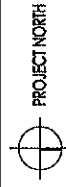
2 ZONING DATA / CALCULATIONS



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

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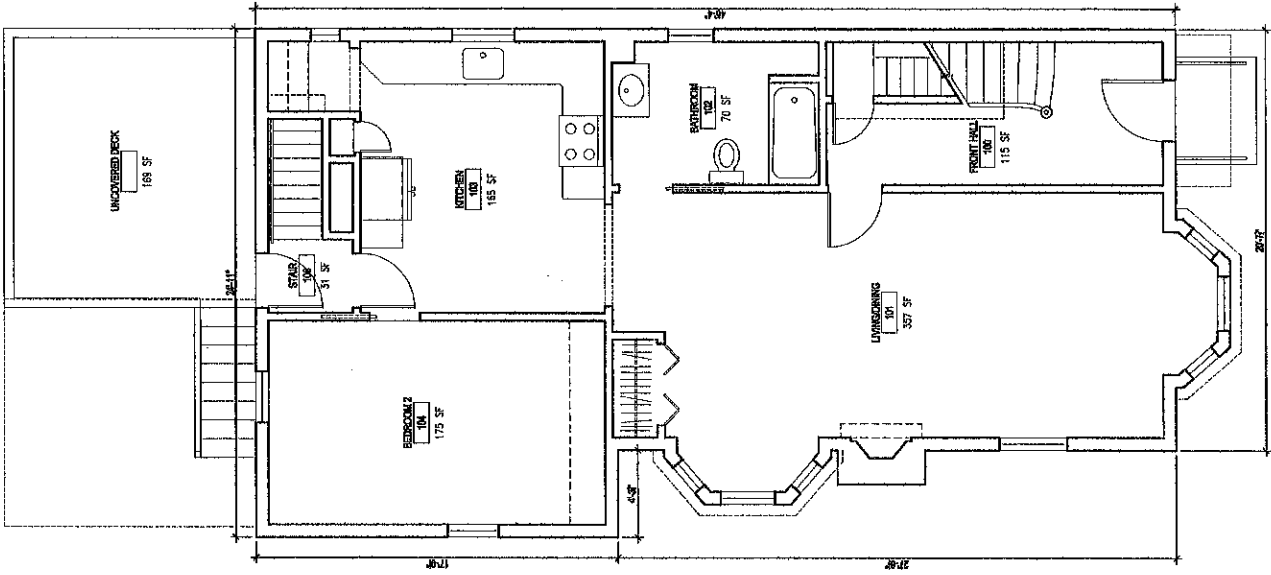
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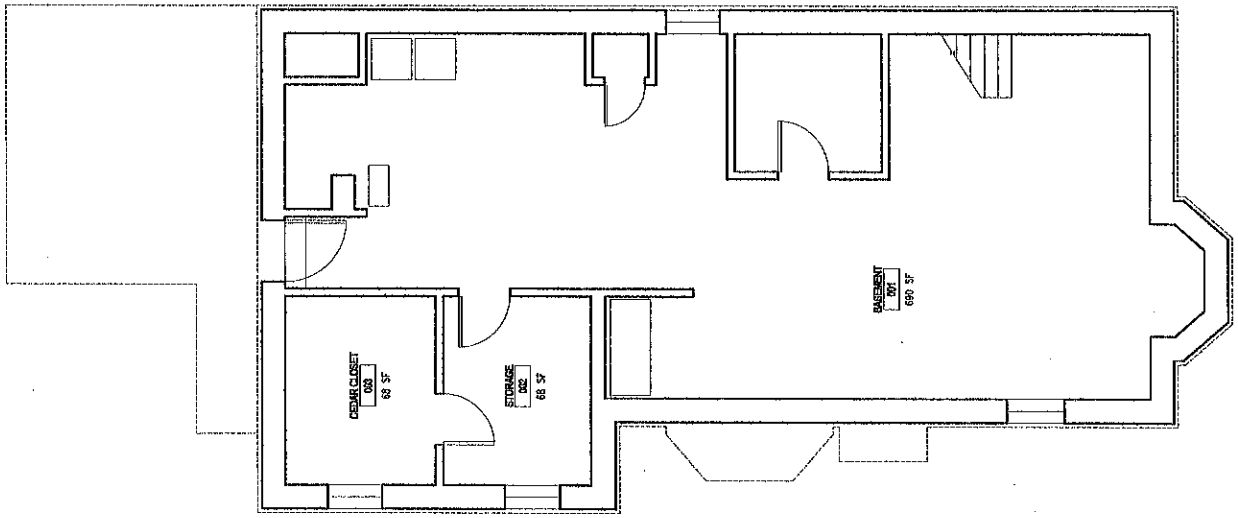
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EXISTING
BASEMENT & FIRST
FLOOR PLANS

X1.1



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



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

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RENOVATIONS TO

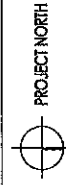
12 BERKELEY STREET
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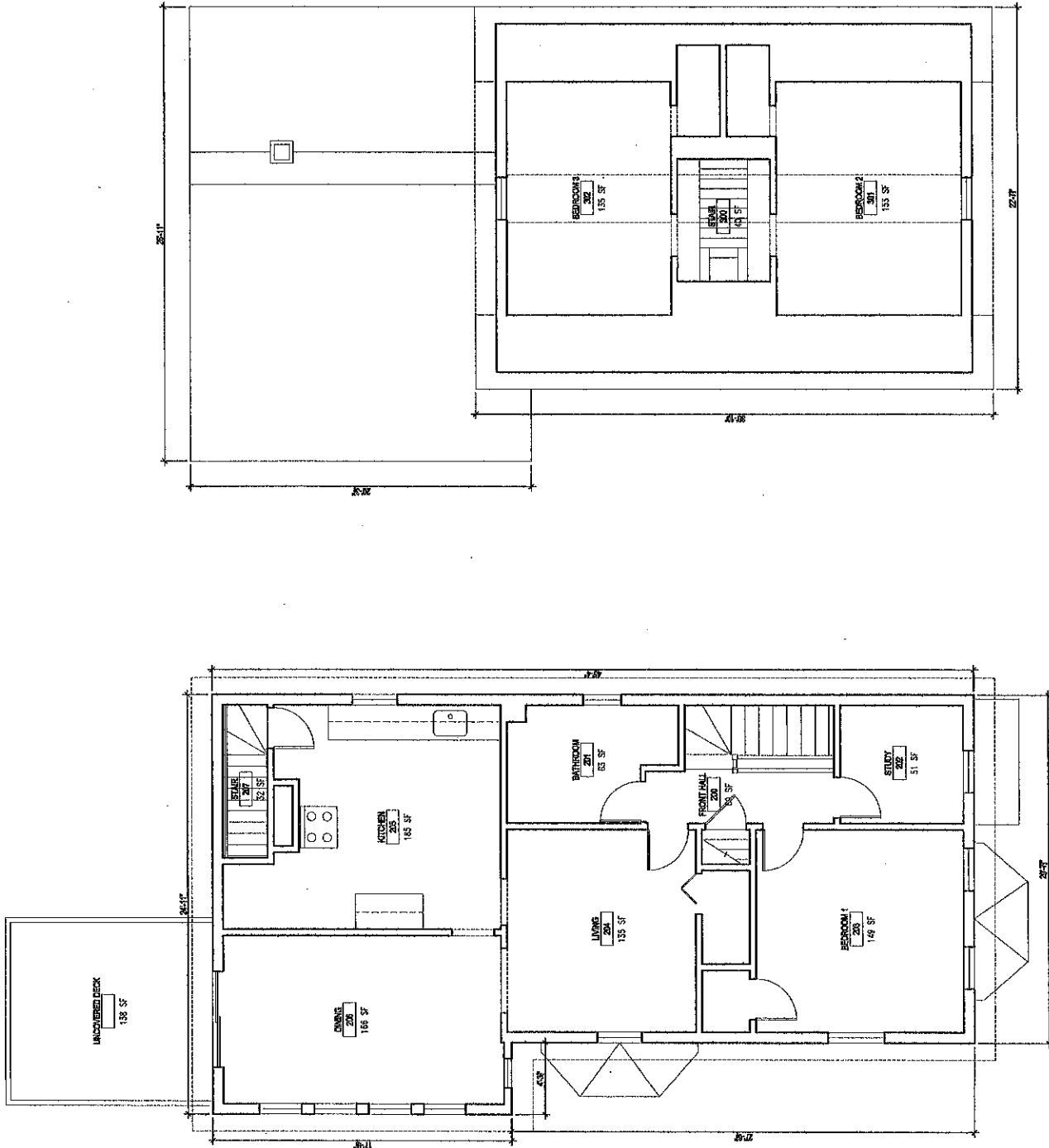
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EXISTING
 SECOND & THIRD
 FLOOR PLANS

X1.2



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

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

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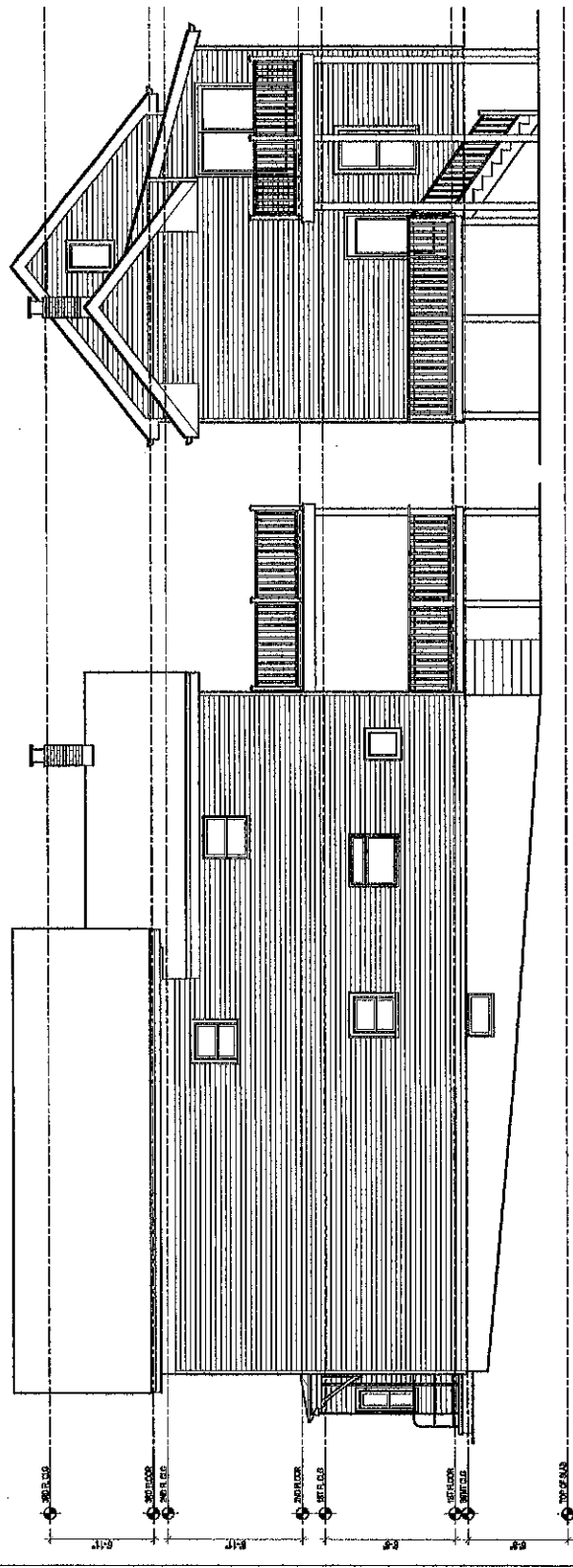
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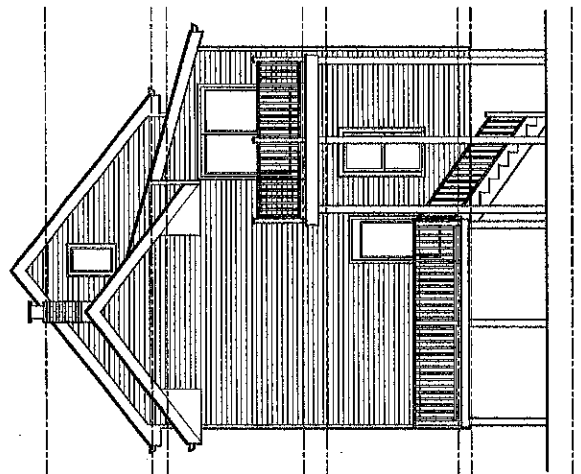
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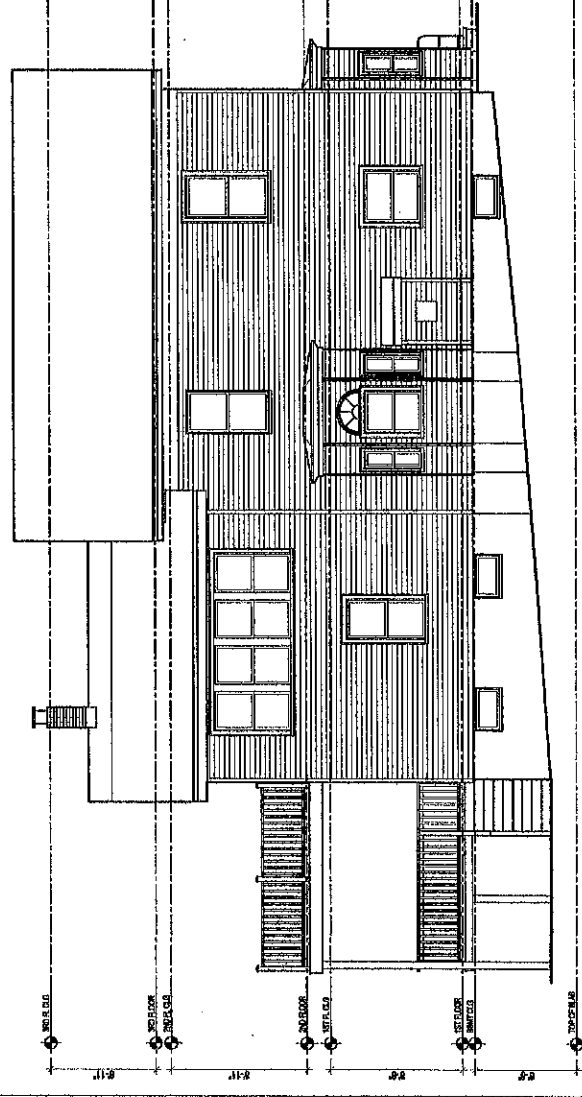
EXISTING
ELEVATIONS
X2.1



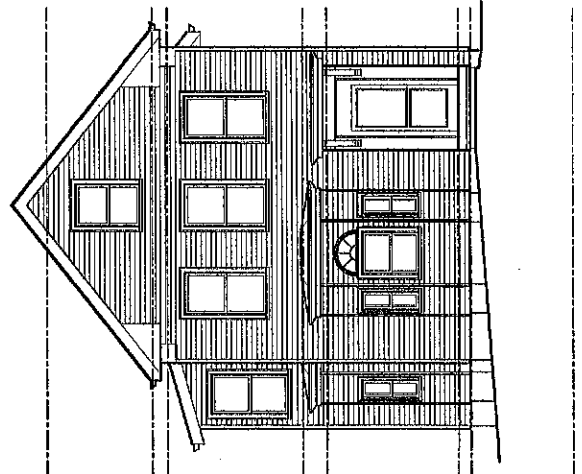
4 WEST (SIDE) ELEVATION
3/16"=1'-0"



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



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



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

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DATE: 02/04/15 08:00 AM 07/18/2015

RENOVATIONS TO

12 BERKELEY STREET
SOMERVILLE, MA 02143

SPECIAL PERMIT SET
23 JANUARY 2015

NOTES:

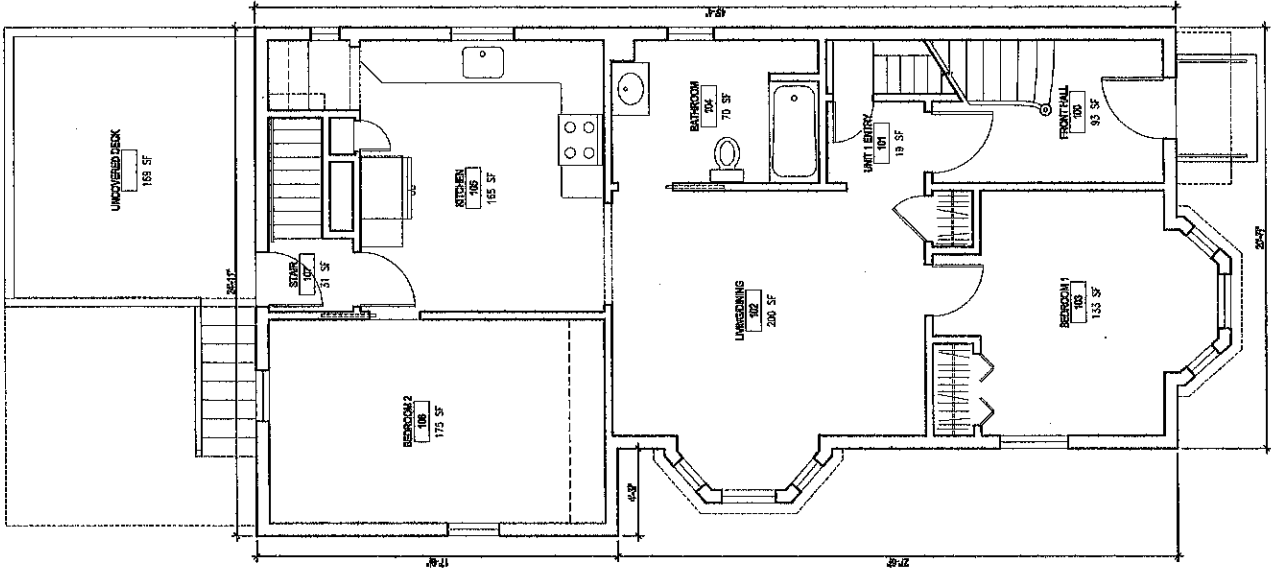
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PROJECT NORTH

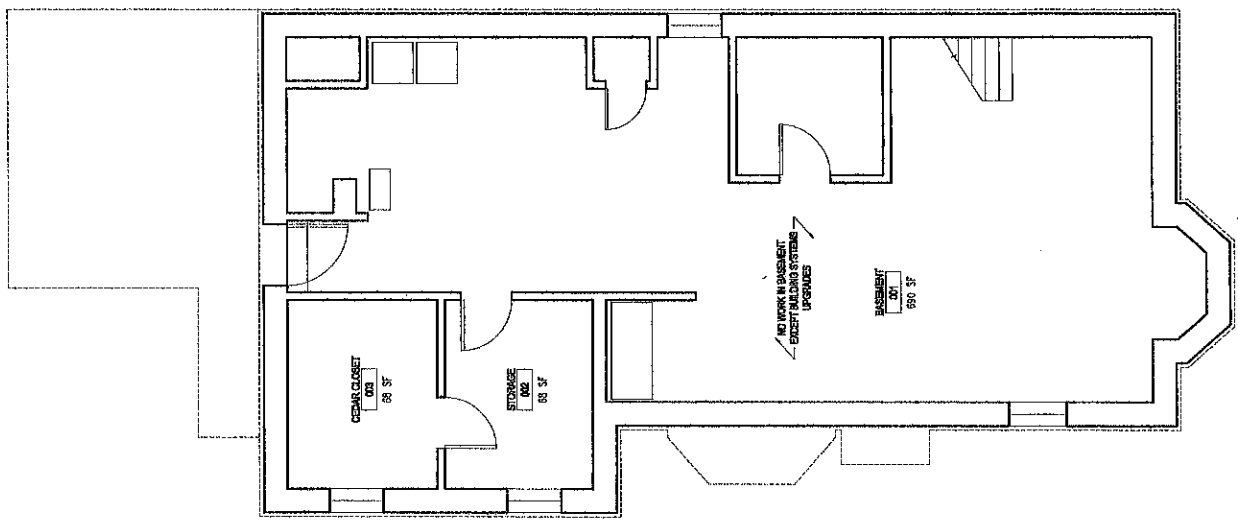


PROPOSED
BASEMENT & FIRST
FLOOR PLANS

A1.1



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



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

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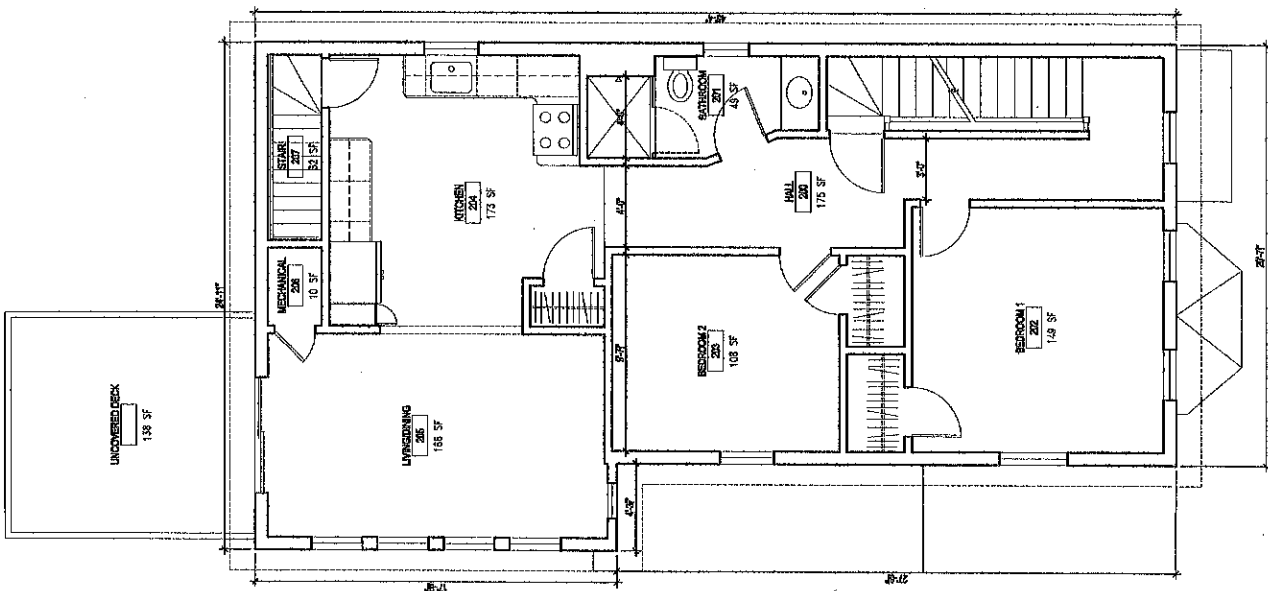
SPECIAL PERMIT SET
23 JANUARY 2015

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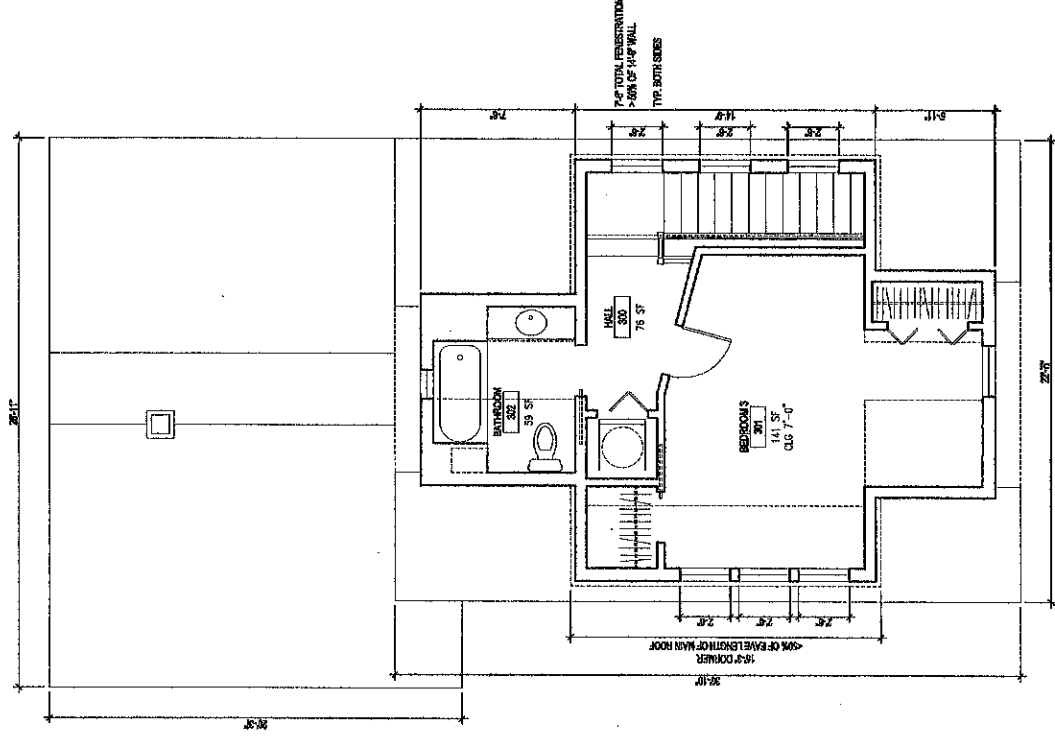
PROPOSED
SECOND & THIRD
FLOOR PLANS

A1.2



1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



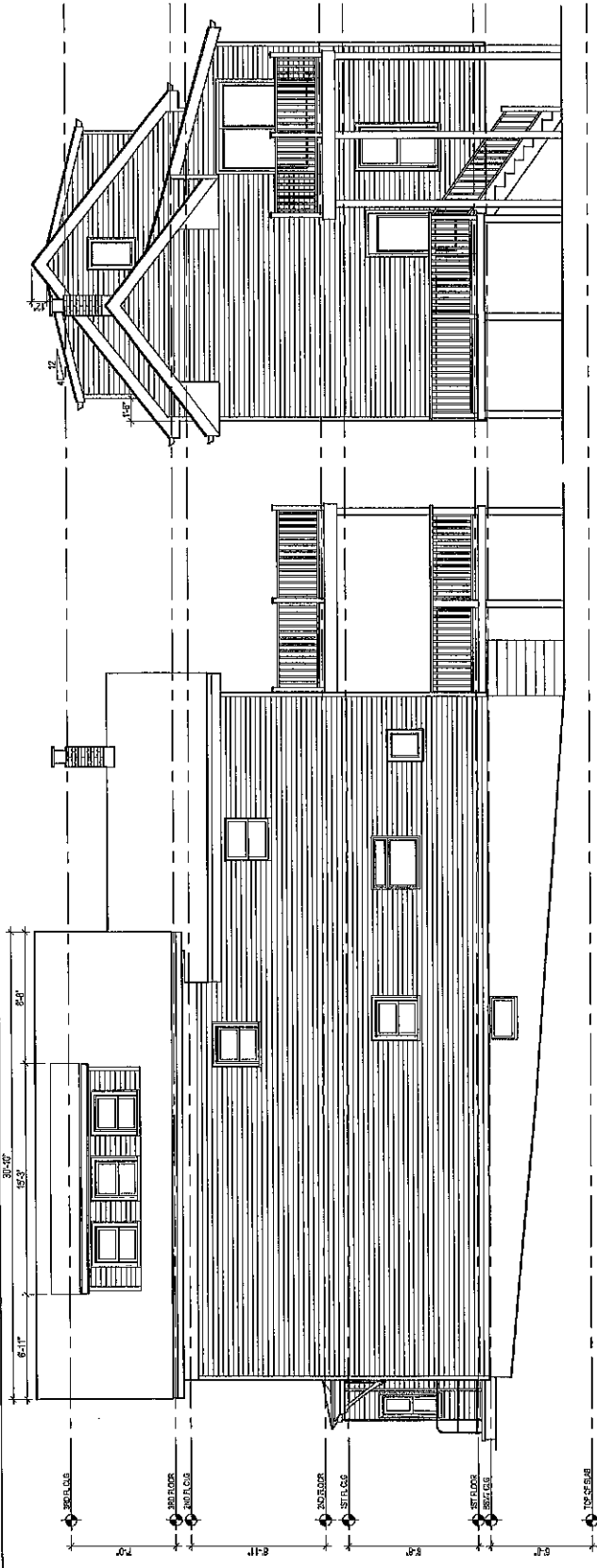
2 PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"

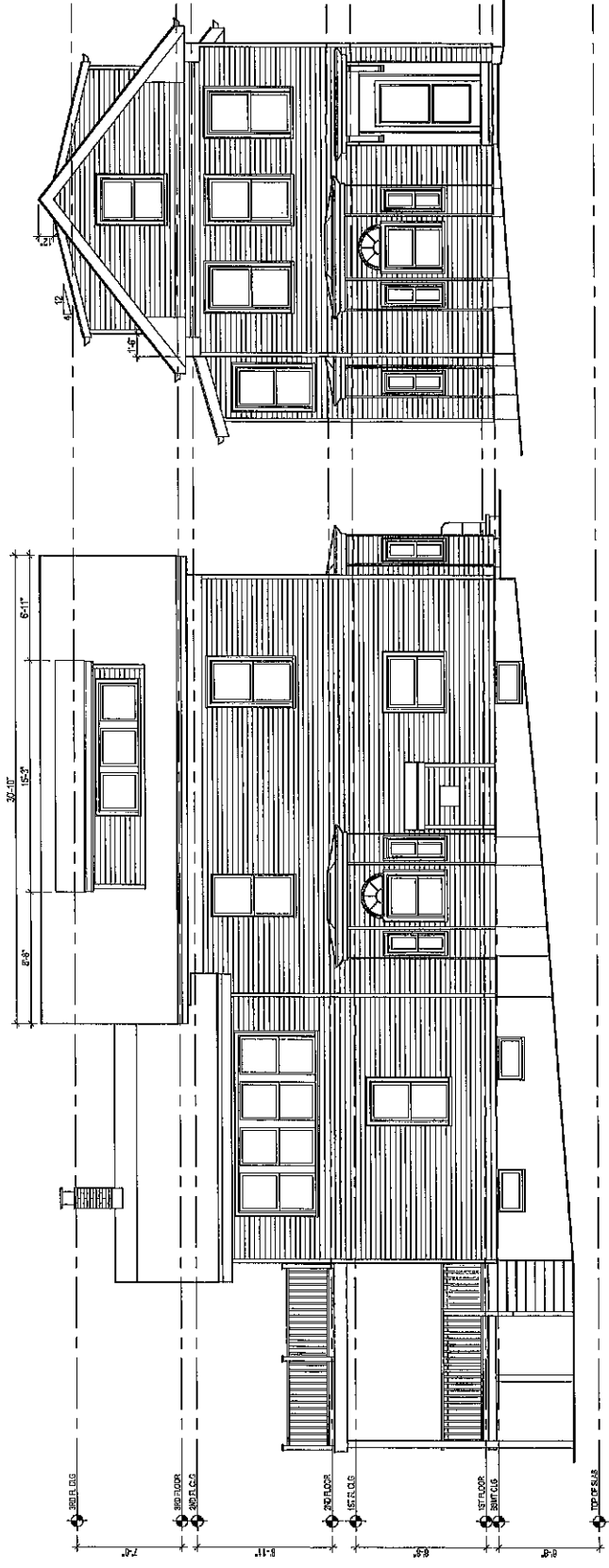
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PROPOSED
 ELEVATIONS

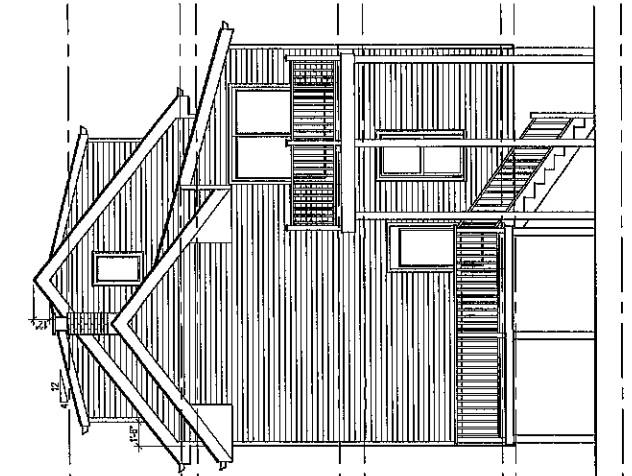
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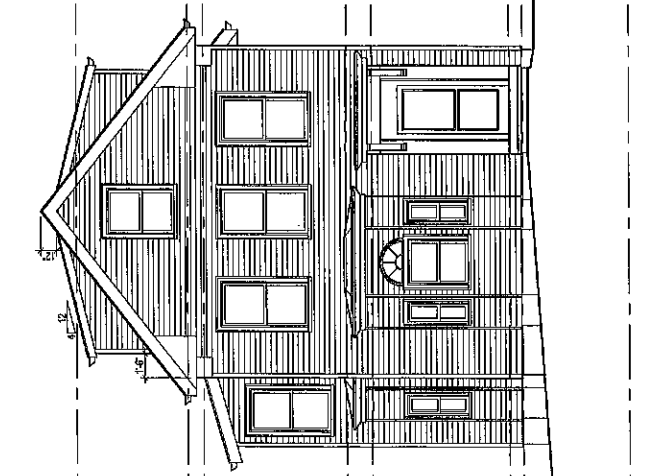
4 WEST (SIDE) ELEVATION
 3/16"=1'-0"



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



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



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