



FOR REGISTRY USE ONLY

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF 46 LAUREL STREET AS OF THE DATE OF THIS SURVEY MAY 2018
2. REAR WALL OF GARAGE ON LINE. SEE LC PLAN 8541A
3. THE GARAGE, BUILT CIRCA 1900 AND SHOWN ON LC PLAN 8541A. PREEXISTS THE CURRENT SIDE AND REAR SETBACK REQUIREMENTS.
4. INCLUDES THE FOOTPRINT OF THE HOUSE, GARAGE, PAVEMENT AND FRONT PORCH
5. ELEVATIONS DATUM NAVD88
6. LOCUS PARCEL DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 25017C0438E DATED 6/04/17

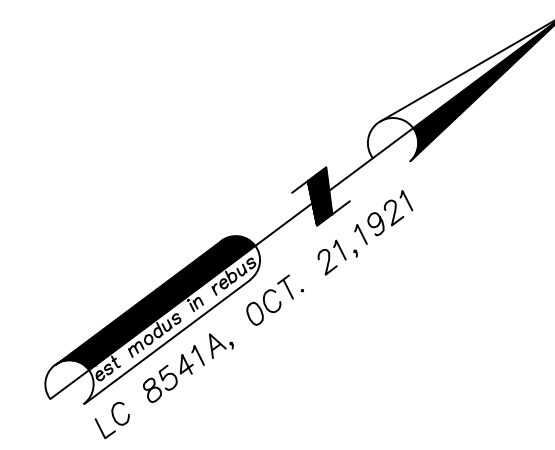
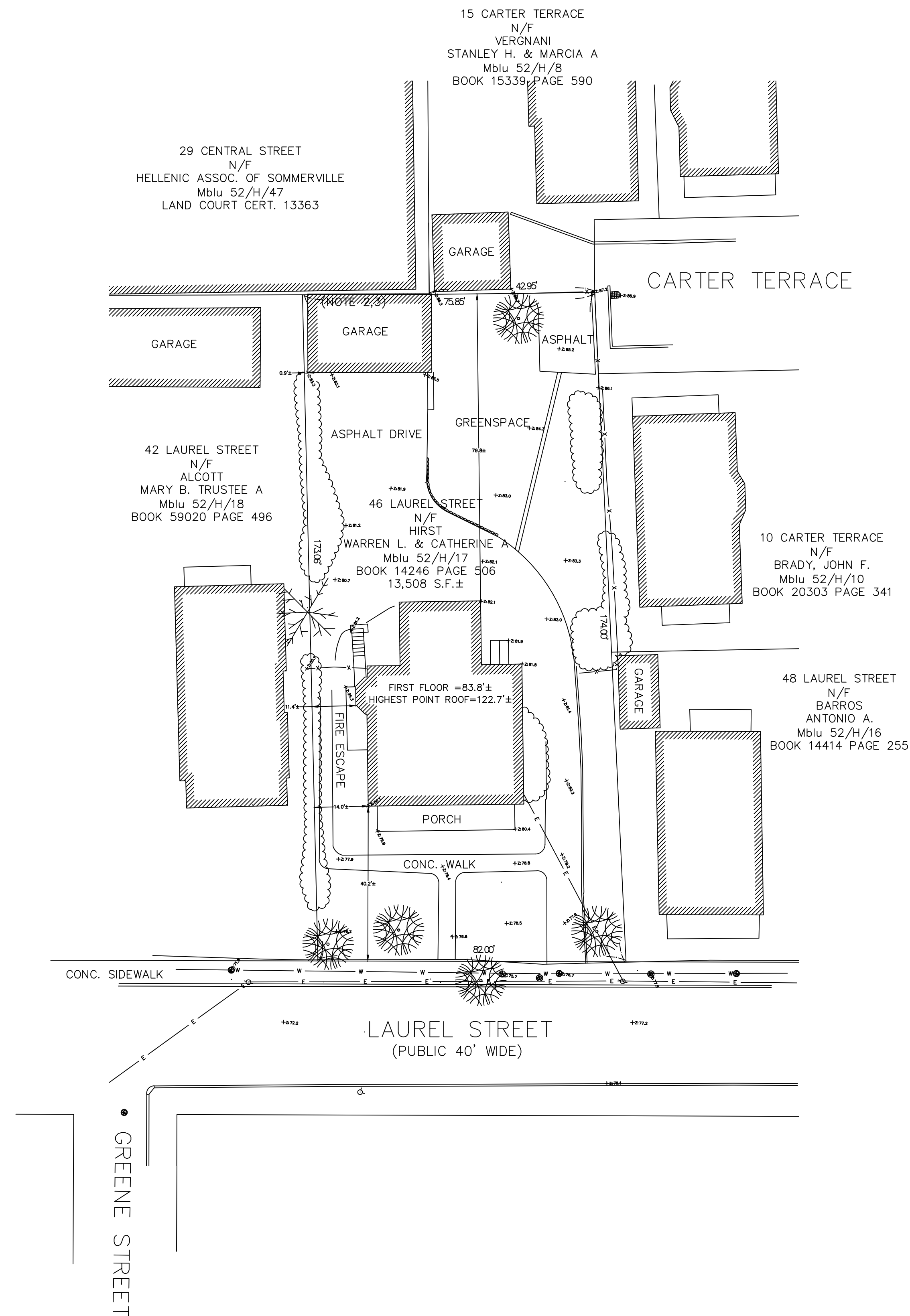
**PLAN REFERENCES:**

1. LAND COURT PLAN 8541A, DATED OCTOBER 21, 1921
2. PLAN 484 OF 1928, BY GEORGE L. CUDDY, JUNE 1928
3. PLAN BOOK 169 PAGE 32
4. PLAN BOOK 253 PAGE 44

**ZONING:**

LOCUS PARCEL IS ZONED RB. REFERENCE FOR THIS IS CURRENT ASSESSORS ZONING CARD, RETRIEVED ON LINE APRIL 2018

	REQUIRED	EXISTING
MIN LOT SIZE (S.F)	7500	13508±
MIN LOT AREA PER DWELLING UNIT	4500	13508±
MAX GROUND COVERAGE %	50	38.2± (NOTE 4)
LANDSCAPE AREA %	25	47
MAXIMUM HEIGHT STORIES	3	3
MAXIMUM HEIGHT FEET	40'	40.2'±
FRONT YARD	15'	11.4±
SIDE YARD	10'	79.8'±
MIN REAR YARD	20'	82'
MINIMUM FRONTAGE	50'	

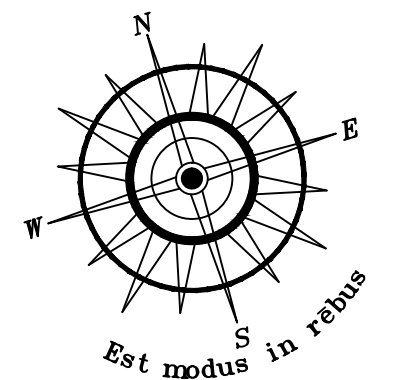


LOCUS  
(Desktop)\Survey\18-026 Somerville\_46

LOCUS MAP N.T.S

REVISIONS	DATE

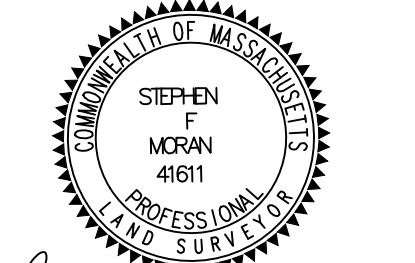
PLAN OF LAND  
PREPARED FOR  
CHRIS BURGHOLVER  
46 LAUREL  
STREET  
SOMERVILLE, MA.



MORAN  
SURVEYING  
INCORPORATED

14 William Ave  
Pembroke, MA 02359  
Telephone 781.293.5601  
Fax 781.293.1952  
Professional Land Surveyors  
Land Planners  
www.moransurveying.com

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON MAY 2018



*Stephen F. Moran*  
STEPHEN F. MORAN DATE 27 MAY 2018

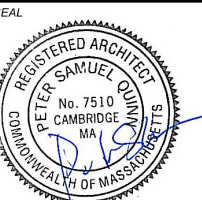
SCALE: 1" = 20'  
0' 20' 40' 60'

DATE: MAY 2018  
COMP./DESIGN: SFM  
CHECK: SFM  
DRAWN: SFM  
FIELD: SFM/BHM/PG (UAV)  
APPROVED: SFM  
DWG.No. 18-026 SHEET 1 OF 1  
JOB No. 18-026 BASE 05.18.18









CONSULTANT

PROJECT  
**RENOVATION AND ADDITION TO 46 LAUREL ST**

46 LAUREL ST,  
SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZER  
48 SCHOOL STREET  
SOMERVILLE, MA 02143

DRAWING TITLE

**PROPOSED FLOOR PLANS (BASEMENT & FIRST FLOOR)**

SCALE AS NOTED

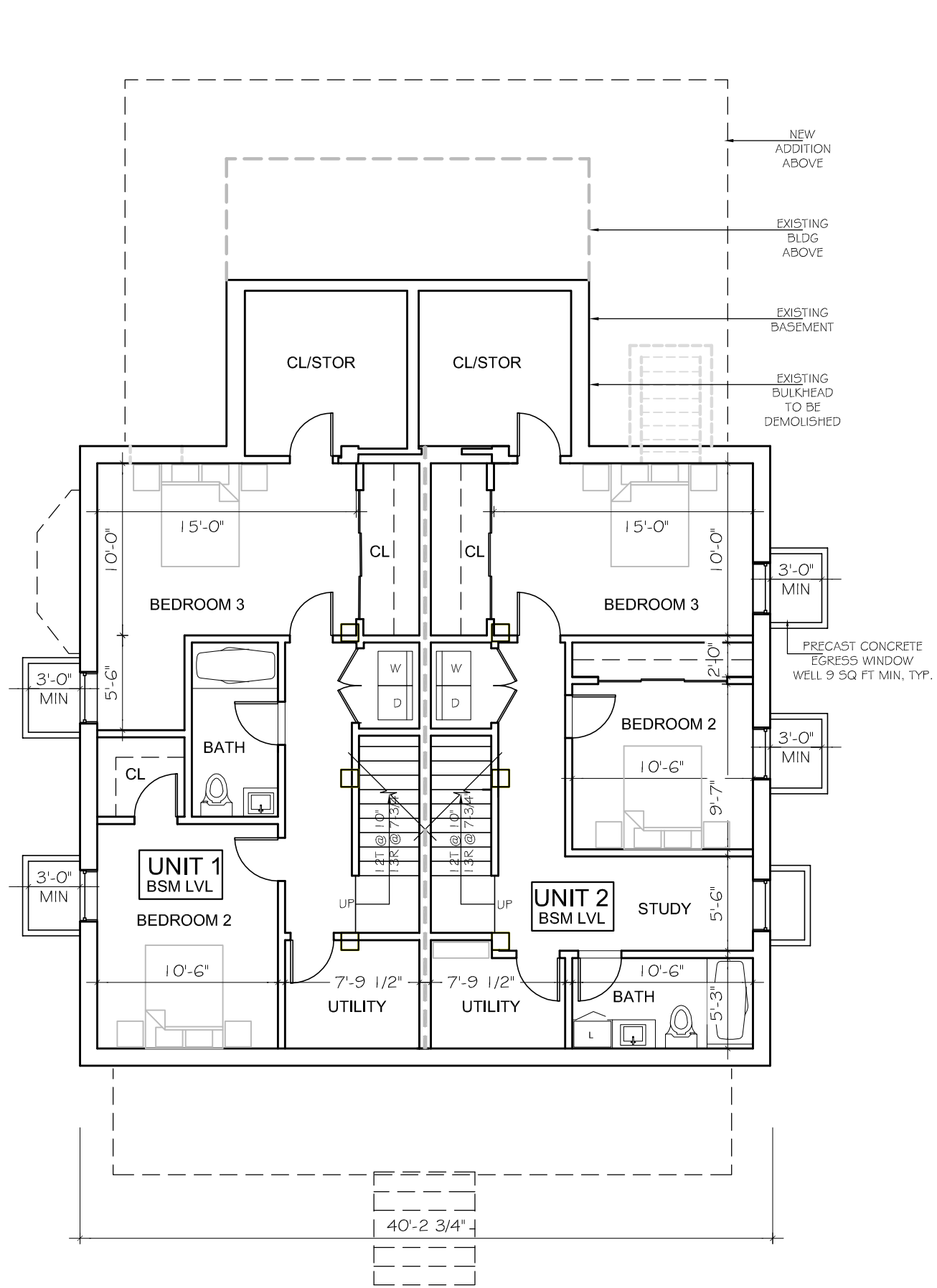
REVISION	DATE

ZBA APPL 29 JUNE 2017

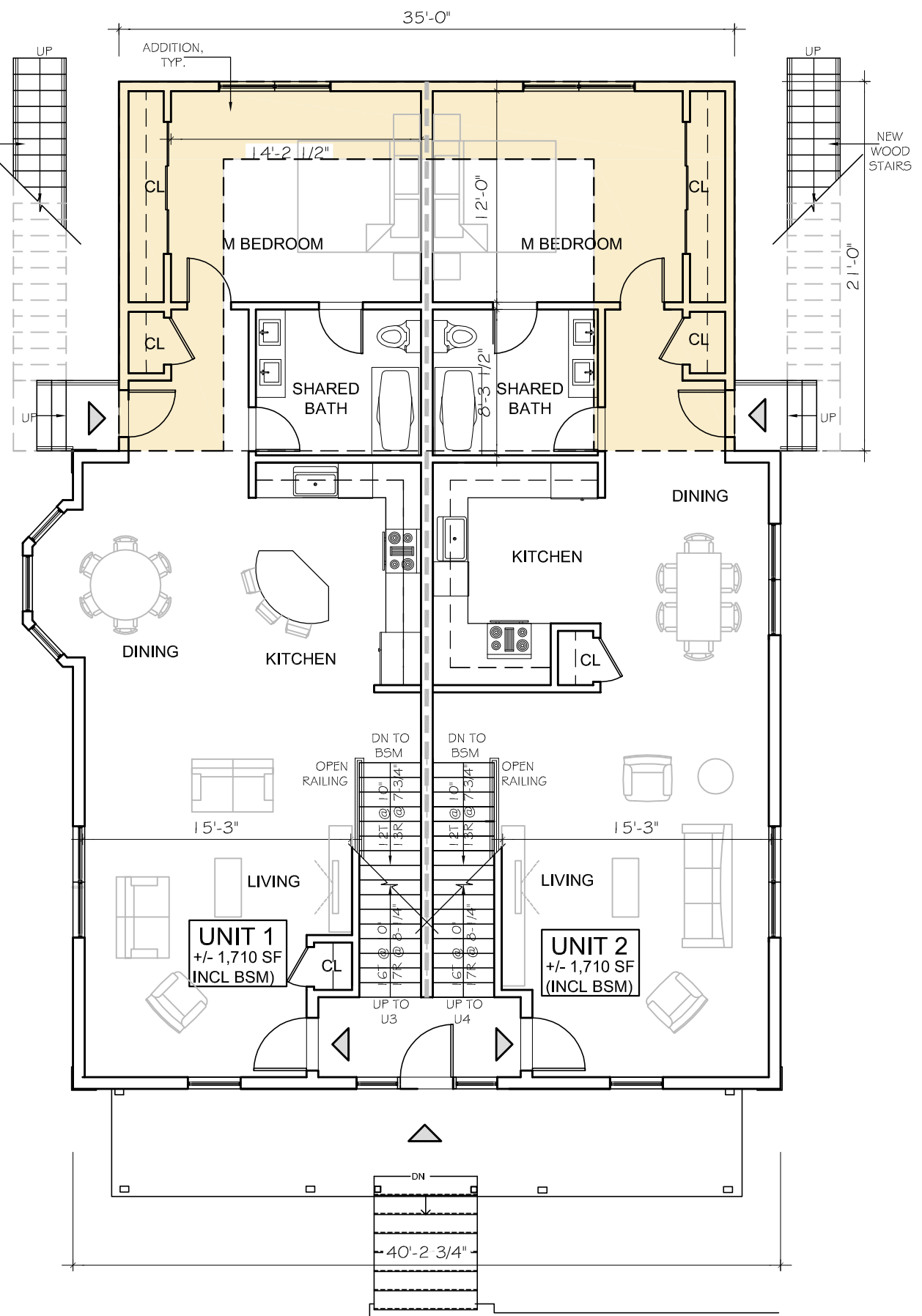
DRAWN BY DM REVIEWED BY PQ

SHEET

**A-1**



**1 BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1' = 0"



**2 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1' = 0"



SEAL



CONSULTANT

PROJECT  
RENOVATION AND  
ADDITION TO  
46 LAUREL ST

46 LAUREL ST,  
SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZER  
48 SCHOOL STREET  
SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED  
ELEVATIONS  
(EAST AND  
SOUTH)

SCALE AS NOTED

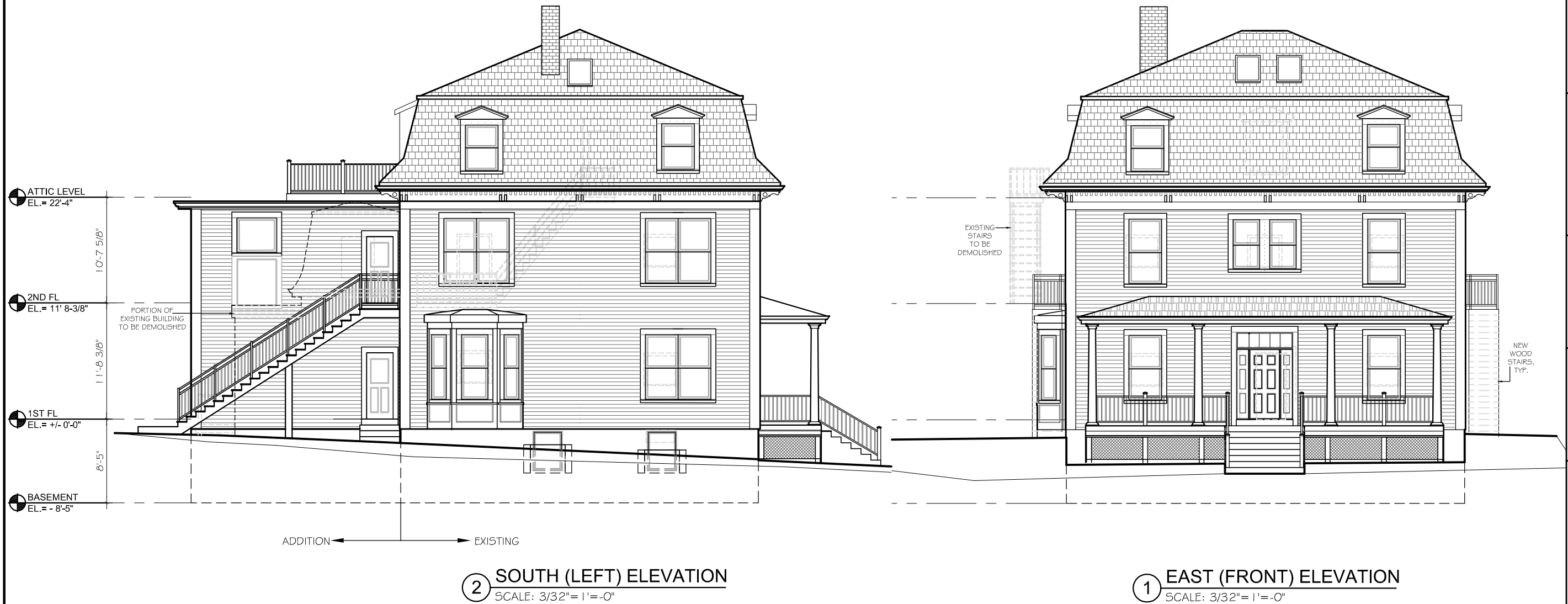
REVISION	DATE

ZBA APPL	29 JUNE 2017
----------	--------------

DRAWN BY DM	REVIEWED BY PQ
----------------	-------------------

SHEET

A-3





SEAL



CONSULTANT

PROJECT  
RENOVATION AND  
ADDITION TO  
46 LAUREL ST

46 LAUREL ST,  
SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZER  
48 SCHOOL STREET  
SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED  
ELEVATIONS  
(WEST AND  
NORTH)

SCALE AS NOTED

REVISION	DATE
ZBA APPL	29 JUNE 2017
DRAWN BY DM	REVIEWED BY PQ
SHEET	

ZBA APPL

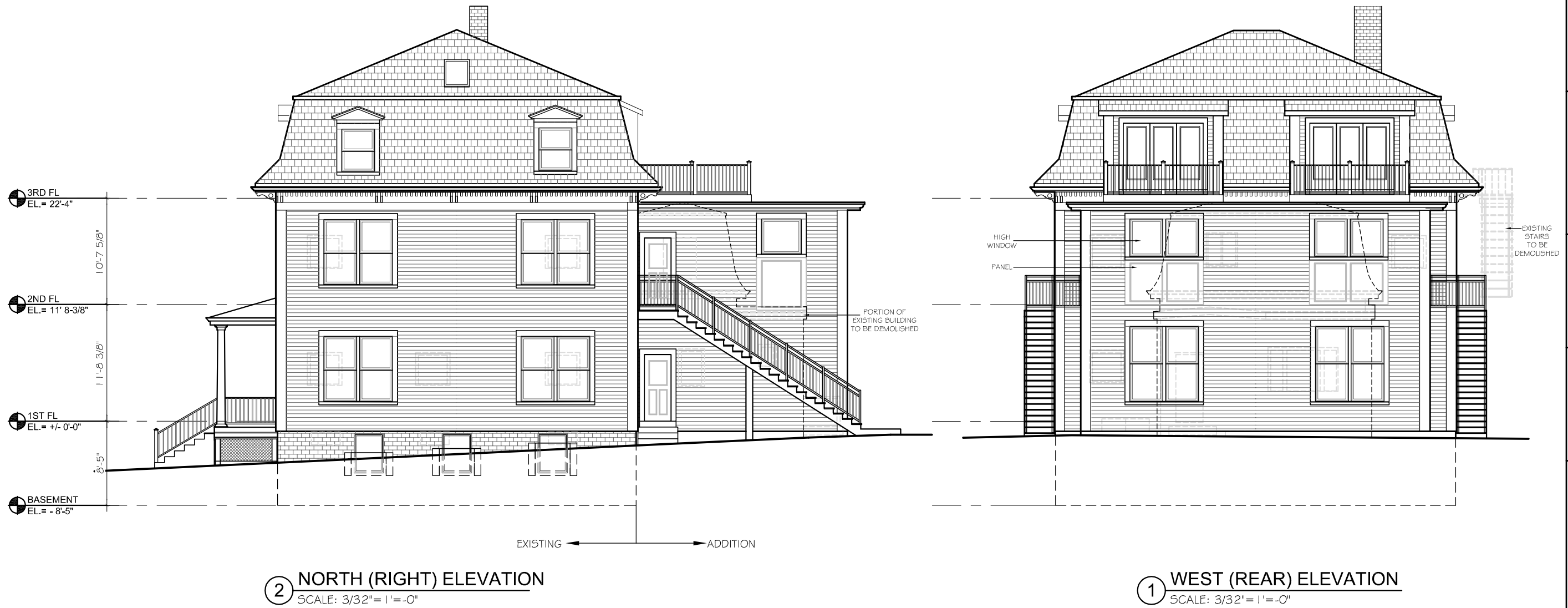
29 JUNE 2017

DRAWN BY  
DM

REVIEWED BY  
PQ

SHEET

A-4



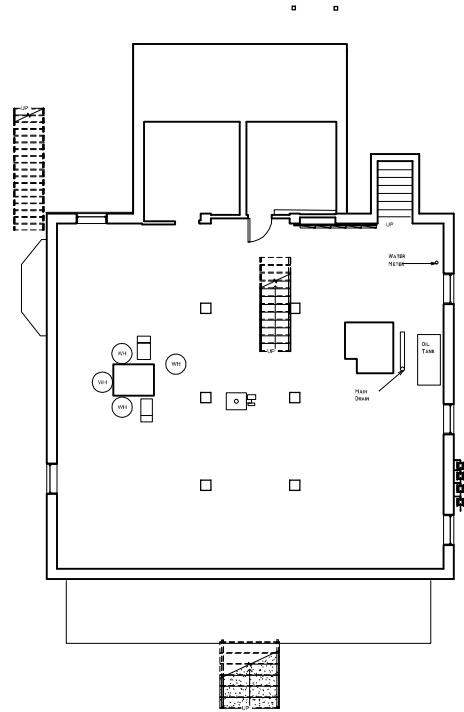


POINTKNOWN

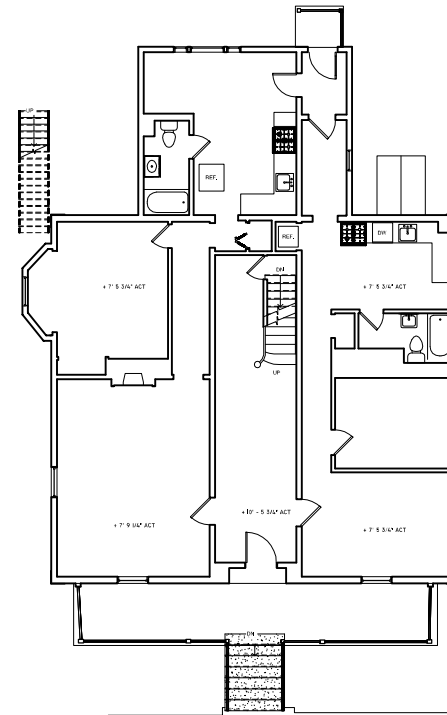
13A Medford Street  
Arlington, MA 02474  
Tel: 617 575 222  
pointknown.com

Owner

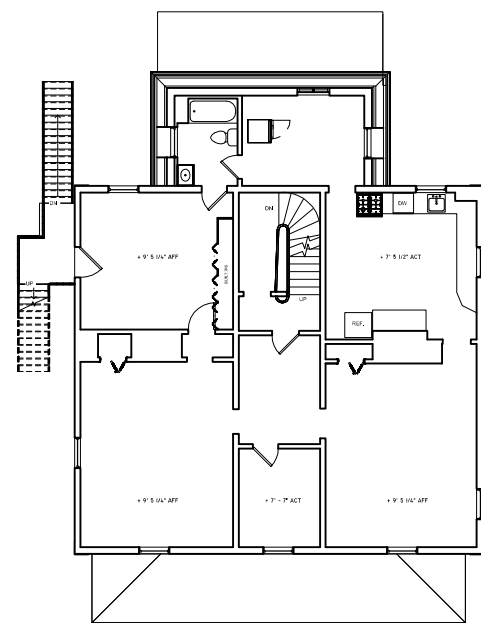
client logo here



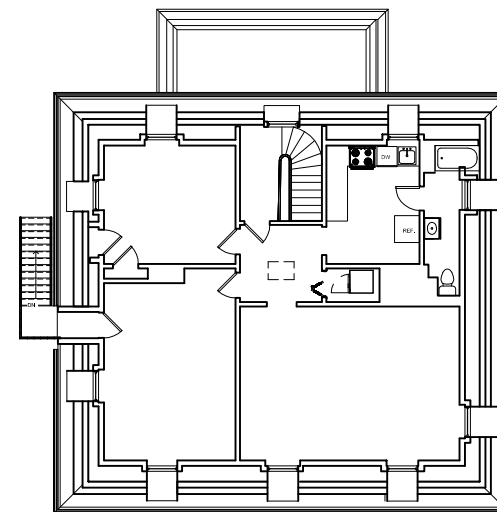
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC LEVEL

**46 Laurel Street**  
Somerville, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title  
FLOORPLANS

Job Number	Project Number
Drawn by	Author
Checked	Checker
Date	Issue Date
Scale	
Drawing No.	

E-1

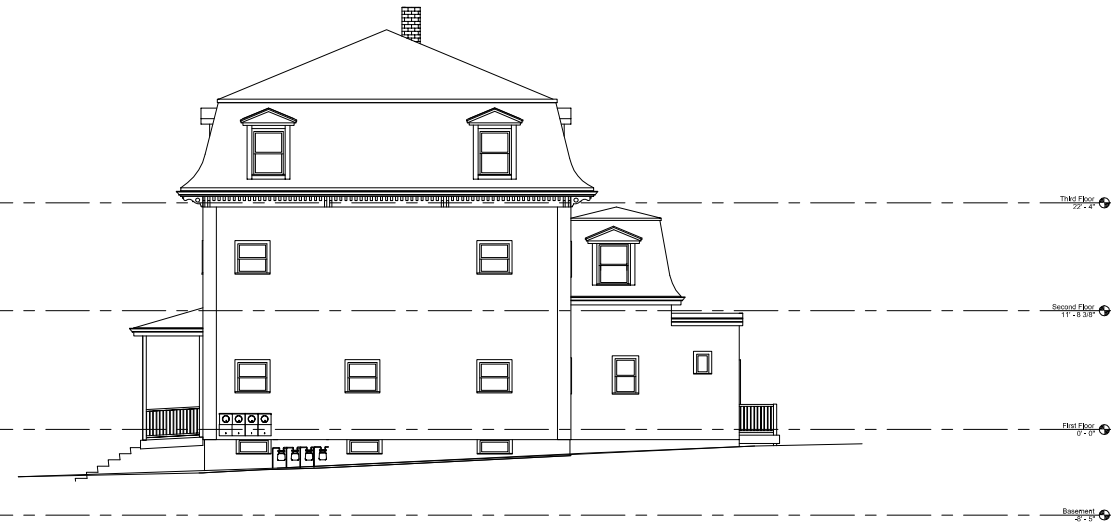


POINT KNOWN

13A Medford Street  
Arlington, MA 02474  
Tel: 617 575 222  
pointknown.com

Owner

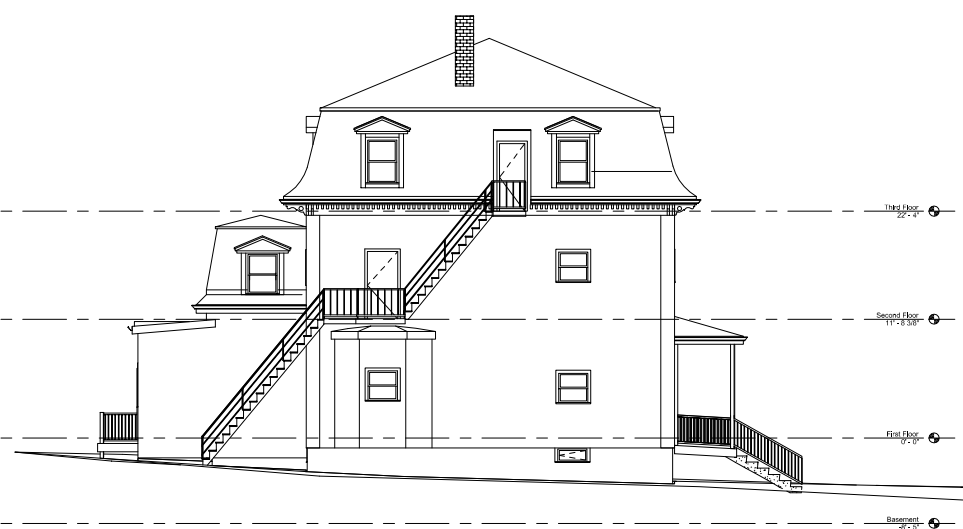
client logo here



NORTH (RIGHT) ELEVATION



WEST (REAR) ELEVATION



SOUTH (LEFT) ELEVATION



EAST (FRONT) ELEVATION

**46 Laurel Street**  
Somerville, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title  
ELEVATIONS

Job Number	Project Number
Drawn by	Author
Checked	Checker
Date	Issue Date
Scale	
Drawing No.	

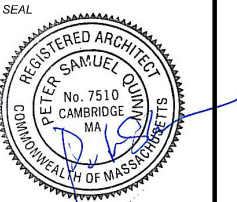
E-2

# 46 LAUREL STREET, SOMERVILLE

RENOVATION AND ADDITION TO 46 LAUREL STREET

**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
 259 ELM STREET, SUITE 301  
 SOMERVILLE, MA 02144  
 PH 617-354-3989



CONSULTANT

PROJECT  
 RENOVATION AND  
 ADDITION TO  
 46 LAUREL ST

46 LAUREL ST,  
 SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZER  
 48 SCHOOL STREET  
 SOMERVILLE, MA 02143

DRAWING TITLE

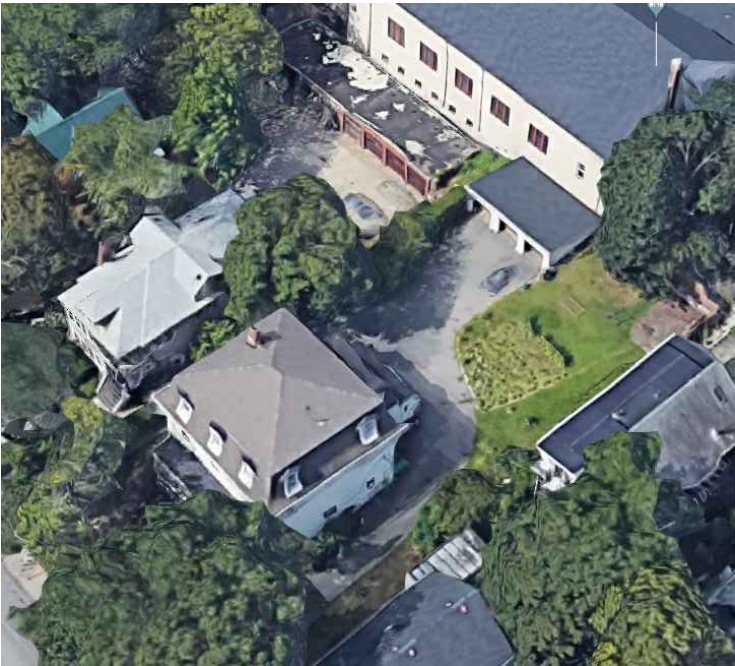
EXISTING  
 CONDITION  
 PHOTOS

SCALE AS NOTED

REVISION	DATE
ZBA APPL	29 JUNE 2017
DRAWN BY DM	REVIEWED BY PQ

SHEET

**E-3**



BIRD EYE VIEW 1



LEFT SIDE VIEW



FRONT SIDE VIEW



BIRD EYE VIEW 2



RIGHT SIDE VIEW



REAR SIDE VIEW