46 LAUREL STREET, SOMERVILLE

RENOVATION AND ADDITION TO 46 LAUREL STREET



PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC

259 ELM ST, STE 301 SOMERVILLE, MA 02144 PH (617) 354 3989 PROFESSIONAL LAND SURVEYORS

MORGAN SURVEYING INCORPORATED

14 WILIAM AVE PEMBROKE, MA 02395 PH (781) 293 5601 PROFESSIONAL BUILDING SURVEYORS

POINTKNOWN

134 MEDEORD STREE

13A MEDFORD STREET ARLINGTON, MA 02474 PH (617) 575 222

LIST OF DRAWINGS	ZBA APPL
	29 JUNE 2018
T-1 COVER SHEET	Х
CERTIFIED PLOT PLAN	Х
Z-1 ZONING ANALYSIS	Χ
Z-2 ZONING ANALYSIS	Χ
Z-3 ZONING ANALYSIS	Χ
A-1 PROPOSED FLOOR PLANS (BASEMENT AND FIRST)	Х
A-2 PROPOSED FLOOR PLANS (SECOND AND ATTIC)	X
A-3 PROPOSED ELEVATIONS (FRONT & LEFT)	Х
A-4 PROPOSED ELEVATIONS (REAR & RIGHT)	Х
E-1 EXISTING FLOOR PLANS	Х
E-2 EXISTING ELEVATIONS	Х
E-3 EXISTING CONDITION PHOTOS	Χ



LOCUS MAP



ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

RENOVATION AND ADDITION TO 46 LAUREL ST

46 LAUREL ST, SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZEF 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE

COVER SHEET

COALE AC NOT

ZBA APPL 29 JUNE 2017
DRAWN BY REVIEWED BY

DM

T-1

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 <u>DOES NOT</u> LIE IN A FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 25017C0438E DATED 6/04/17

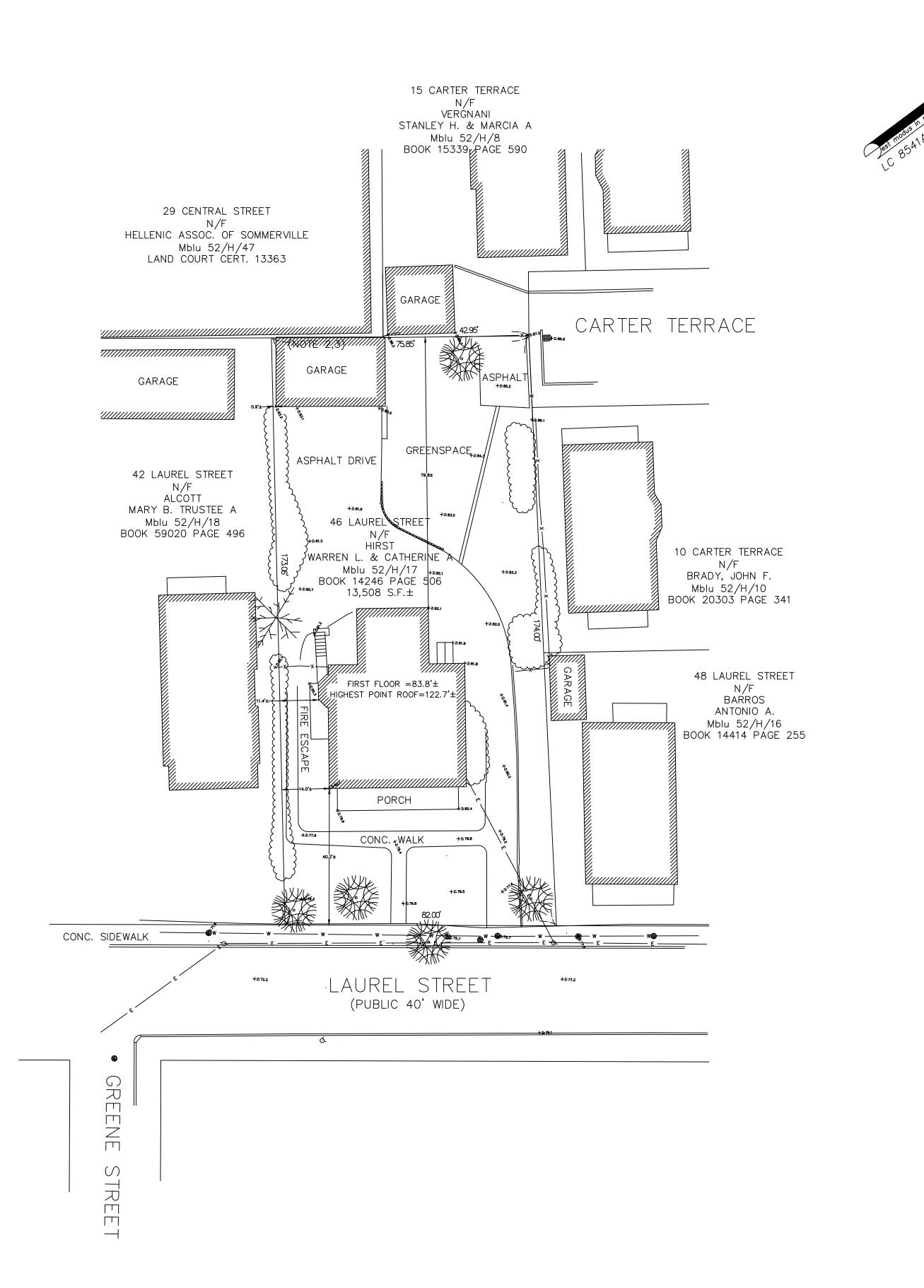
PLAN REFERENCES:

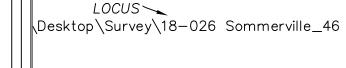
- 1. LAND COURT PLAN 8541A, DATED OCTOBER 21, 1921
- 2. PLAN 484 OF 1928, BY GEORGE L. CUDDY, JUNE 1928
- 3. PLAN BOOK 169 PAGE 324. PLAN BOOK 253 PAGE 44

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



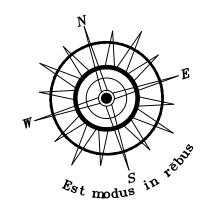


LOCUS MAP N.T.S

REVISIONS DAT

PLAN OF LAND
PREPARED FOR
CHRIS BURGHOLVER

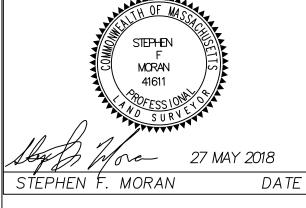
46 LAUREL
STREET
SOMERVILLE, MA.



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



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

DATE: MAY 2018

COMP./DESIGN: SFM

CHECK: SFM

FIELD: SFM/BHM/PG (UAV)
APPROVED: SFM
DWG.No. 18-026

JOB No. 18-026 BASE 05.18.18

DRAWN: SFM

SHEET 1 OF 1

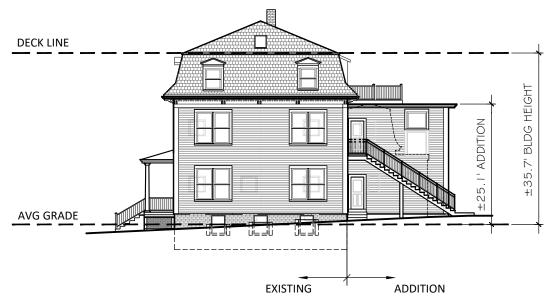
(6/limporf.18-026 Base 05:30-18 dwg, COP 042618, (6/29/2018 2:19-49 PM

DIMENSIONAL TABLE - RB ZONING DISTRICT. EXPANSION OF NONCONFORMING USE STRUCTURE.

PROPOSED

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	RESIDENTIAL	RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS	3 MAX	4	4	EXISTING NONCONTORMITY
LOT SIZE (SF) MIN	7,500	±13,508	NO CHANGE	COMPLIES
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	1,500	3,377	NO CHANGE	COMPLIES
GROUND COVERAGE (%) MAX	50	±21	±24	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	±49	±55	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	35	±49	±55	COMPLIES
NET FLOOR AREA (NSF)	13,508	±6,055	±7,061 (1,006-SF ADD'N)	COMPLIES
FLOOR AREA RATIO MAX (FAR)	1.0	0.45	0.52	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	35.7 / 3	35.7 / 3 EXIST BLDG NO CHANGE ±25.1 PROPOSED ADDITION	COMPLIES COMPLIES
FRONT YARD MIN (FT)	15	±40.2	±40.2 EXIST BLDG NO CHANGE ±76.5 SETBACK OF ADDITION	COMPLIES COMPLIES
REAR YARD MIN (FT)	20	±79.8	±79.8 EXIST BLDG ±75.4 SETBACK OF ADDITION	COMPLIES COMPLIES
SIDE YARD MIN - LEFT (FT)	10	±14.0	±14.0 EXIST BLDG NO CHANGE ±17.3 SETBACK OF ADDITION	COMPLIES COMPLIES
SIDE YARD MIN - RIGHT (FT)	10	±23.4	±23.4 EXISTING BLDG NO CHANGE ±25.3 SETBACK OF ADDITION	COMPLIES COMPLIES
FRONTAGE MIN (FT)	50	82.00	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN	8**	3	4	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE SHEET Z-2 DIMENSIONAL SITE PLAN AND PLOT PLAN.



**NUMBER OF REQUIRED PARKING SPACE PER §9.5 RESIDENTIAL

> (0) 1OR2-BR UNITS AT 1.5 PER UNIT = 0X1.5 = 0 (4) 3-BR UNITS AT 2 PER UNIT = 4X2 = 8

VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0

NUMBER OF REQUIRED PARKING SPACE PER §9.5 **EXISTING RESIDENTIAL

(4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6.0 (0) 3-BR UNITS AT 2 PER UNIT = 1X0 = 0 VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0 6 SPACES REQUIRED FOR EXISTING CONDITION. 3 EXISTING SPACES PROVIDED

8 SPACES REQUIRED FOR

PROPOSED DESIGN.

4 SPACES PROPOSED

ARCHITECTURE PLANNING

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

COMMUNITY DESIGN



RENOVATION AND

ADDITION TO 46 LAUREL ST

46 LAUREL ST, SOMERVILLE, MA 02143

PREPARED FOR

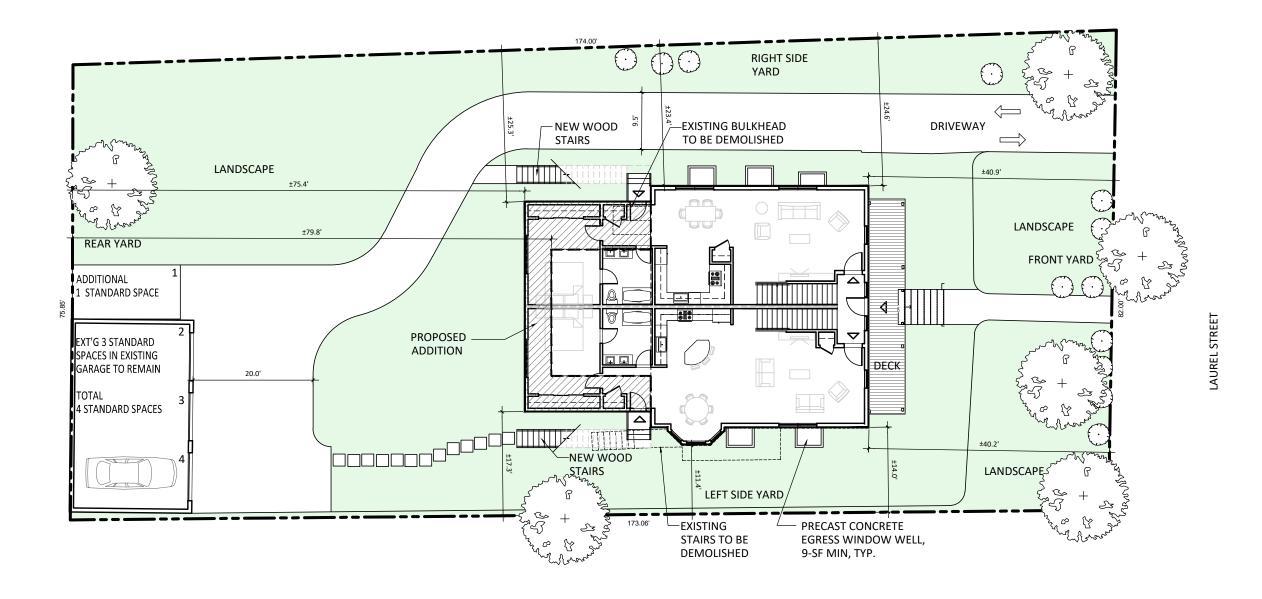
CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE

ZONING **ANALYSIS**

REVISION DATE ZBA APPL 29 JUNE 2017 REVIEWED BY YC/MY

BUILDING HEIGHT SCALE: 1"=20'-0"



PLANNING COMMUNITY DESIGN

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



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PREPARED FOR

CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE

ZONING **ANALYSIS**

SCALE AS NOTED

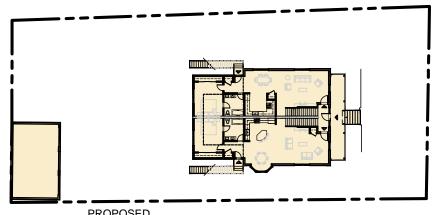
REVISION	DATE
ZBA APPL	29 JUNE 201
DRAWN BY	REVIEWED E

Z-2

DIMENSIONAL SITE PLAN SCALE: 1/16" = 1'-0"

LOT AREA = ±13,508-SF

BASED ON PLOT PLAN BY MORAN SURVEYING, INC. 14 WILLIAM AVE, PEMBROKE, MA 02359

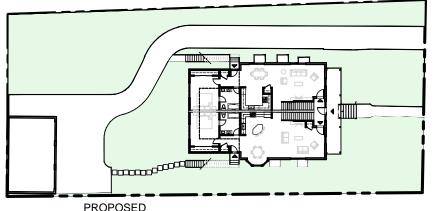


PROPOSED

GROUND COVERAGE 3,287 SF 13,508 LOT SF = **24%**

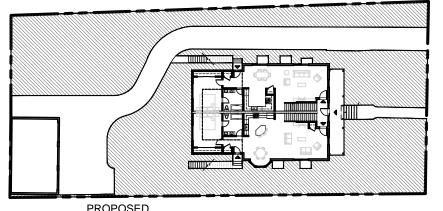
PROPOSED SITE AREAS

SCALE: 1"=40'-0"



PROPOSED

LANDSCAPE AREA 7,551 SF 13,508 LOT SF = **55%**



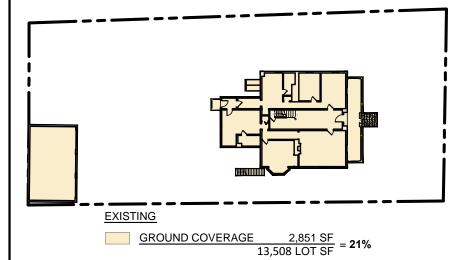
PROPOSED

PERVIOUS AREA 7,551 SF 13,508 LOT SF = **55**%



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





EXISTING $\frac{6,654 \text{ SF}}{13,508 \text{ LOT SF}} = 49\%$ LANDSCAPE AREA

EXISTING PERVIOUS AREA $\frac{6,654 \text{ SF}}{13,508 \text{ LOT SF}} = 49\%$

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46 LAUREL ST, SOMERVILLE, MA 02143

PREPARED FOR

CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE ZONING

ANALYSIS

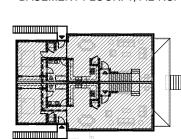
SCALE AS NOTED

REVISION	DATE
ZBA APPL	29 JUNE 2017
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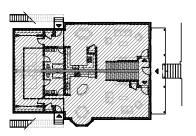
EXISTING SITE AREAS SCALE: 1"=40'-0"

PROPOSED NET SQUARE

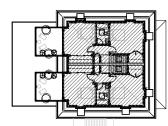
FLOOR	PROPOSED NSF
3RD FL	1210
2ND FL	2194
1ST FL	2215
BASEMENT	1442
TOTAL	7061







FIRST FLOOR: 2,215-NSF (±386-SF ADDTION)



EXISTING SCALE: 1"=40'-0"

EXISTING NET SQUARE

EXISTING NSF

1116

1667 1830

1442

6055

FOOTAGE SUMMARY

FLOOR

3RD FL

2ND FL

1ST FL BASEMENT

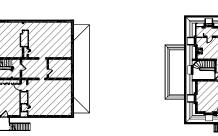
TOTAL



BASEMENT FLOOR: 1,442-NSF



SECOND FLOOR: 1,667-NSF



THIRD FLOOR: 1,116-NSF

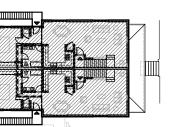
FIRST FLOOR: 1,830-NSF

FOOTAGE SUMMARY

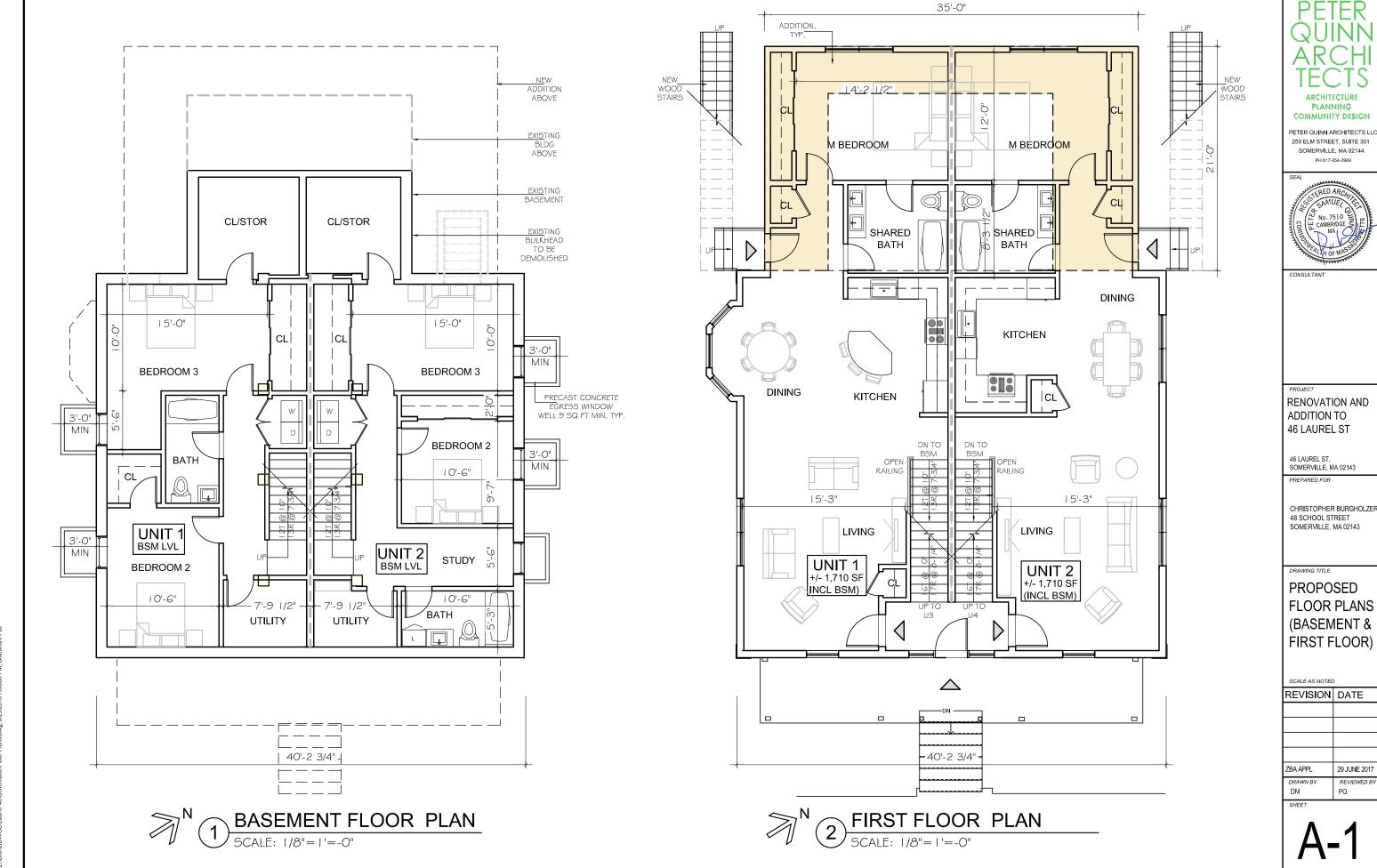
FLOOR	PROPOSED NSF
3RD FL	1210
2ND FL	2194
1ST FL	2215
BASEMENT	1442
TOTAL	7061



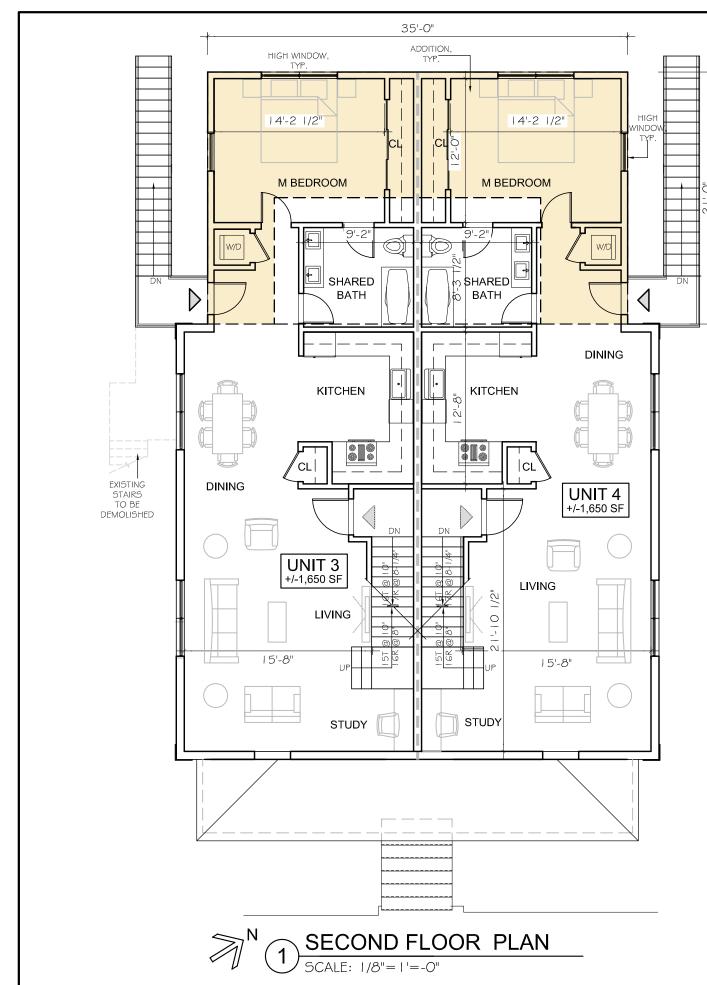
BASEMENT FLOOR: 1,442-NSF

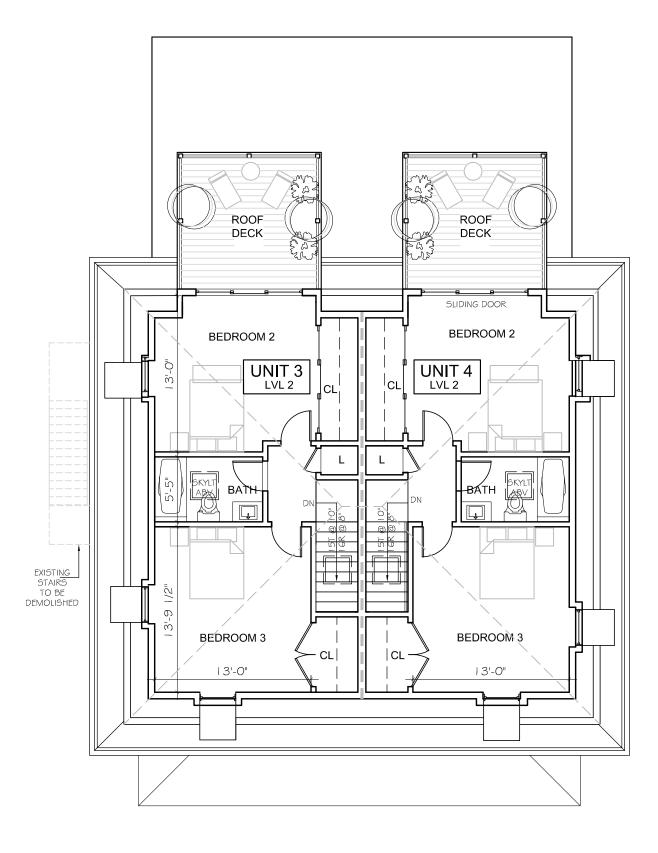


THIRD FLOOR: 1,210-NSF



ZADCADDWGSN amal 46\Sabamatia\Elaar Blanc dura 6/00/0049 Z-59-50 BM Bladeam BF





ATTIC LEVEL

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

QUINN ARCHI TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL SERED ARCHITECTURE OF THE SEAL OF THE

CONSULTAN

PROJECT

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PREPARED FOR

CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED FLOOR PLANS (SECOND AND ATTIC)

SCALE AS NOTED

REVISION	DATE
ZBA APPL	29 JUNE 2017
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DM PQ

A-2



2/IDCADDWGSN aurel 46/Schematic/Elevations dwg 6/29/2018 5-15-04 PM Bluebeam PDE



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PLANNING
COMMUNITY DESIGN

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RENOVATION AND ADDITION TO 46 LAUREL ST

46 LAUREL ST, SOMERVILLE, MA 02143

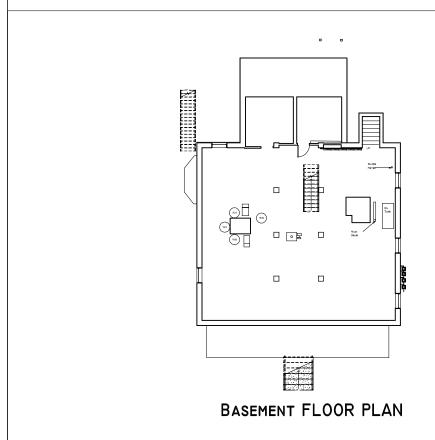
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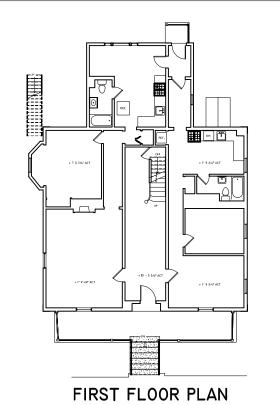
CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

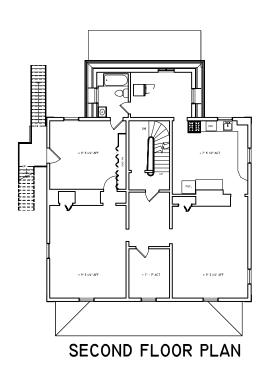
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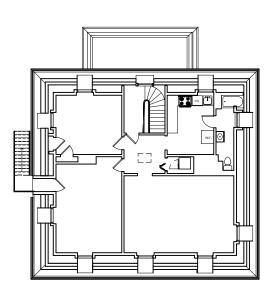
PROPOSED ELEVATIONS (WEST AND NORTH)

SCALE AS NOTED				
REVISION	DATE			
ZBA APPL	29 JUNE 20			
DRAWN BY	REVIEWEL			









ATTIC LEVEL



OINTKNOW

13A Medford Street
Arlington ,MA 0247

ali and lase

46 Laurel Street
Somerville, MA

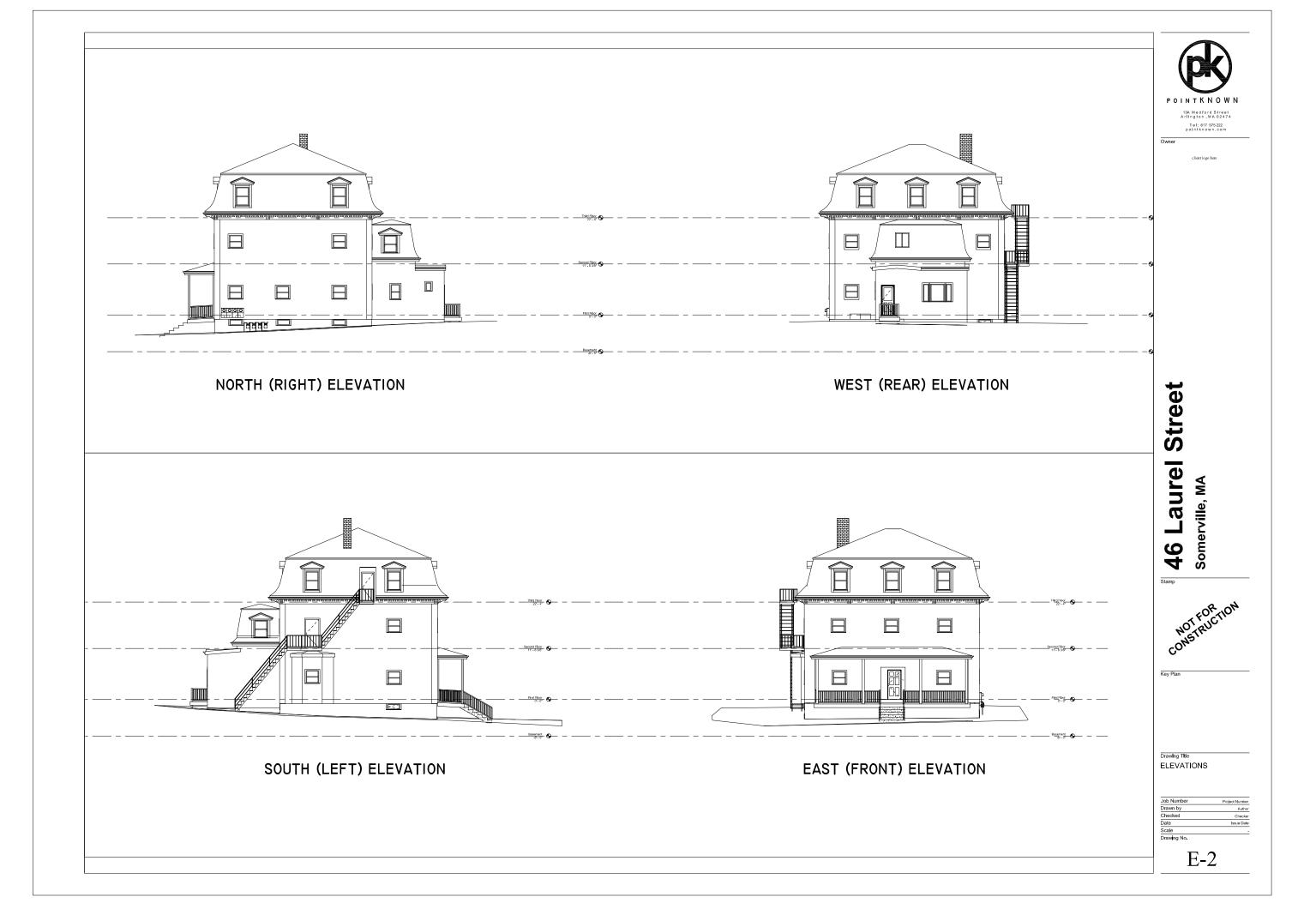
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Key Plan

Drawling Title
FLOORPLANS

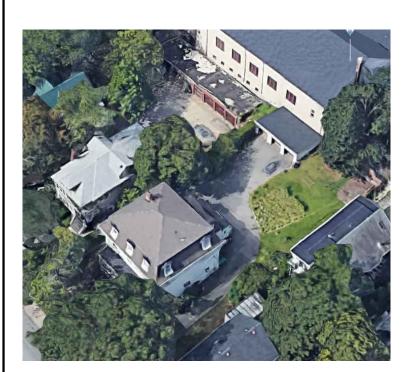
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Scale
Drawing No.

E-1

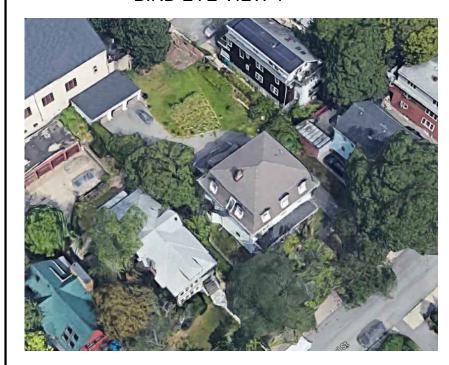


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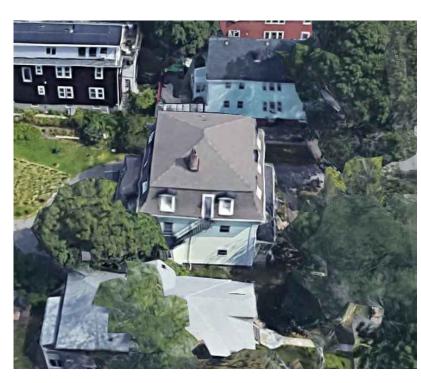
46 LAUREL STREET, SOMERVILLE RENOVATION AND ADDITION TO 46 LAUREL STREET



BIRD EYE VIEW 1



BIRD EYE VIEW 2



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT SIDE VIEW



REAR SIDE VIEW



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RENOVATION AND ADDITION TO 46 LAUREL ST

CHRISTOPHER BURGHOLZER 48 SCHOOL STREET SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING CONDITION **PHOTOS**

ZBA APPL	29 JUNE 2017
DRAWN BY	REVIEWED BY
DM	PQ

REVISION DATE