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SURVEY PLAN

[illegible]

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER
C.
CHARLTON
NO. 48649
PROFESSIONAL
LAND SURVEYOR

DRAWN BY:	K.K
CHECKED BY:	E.S
APPROVED BY:	C.C

SHEET 1 OF 1

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 10/17/2021.

2. DEED REFERENCE: BOOK 75325, PAGE 229
PLAN REFERENCE: PLAN BOOK 16292, PAGE 377 OF 1985
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

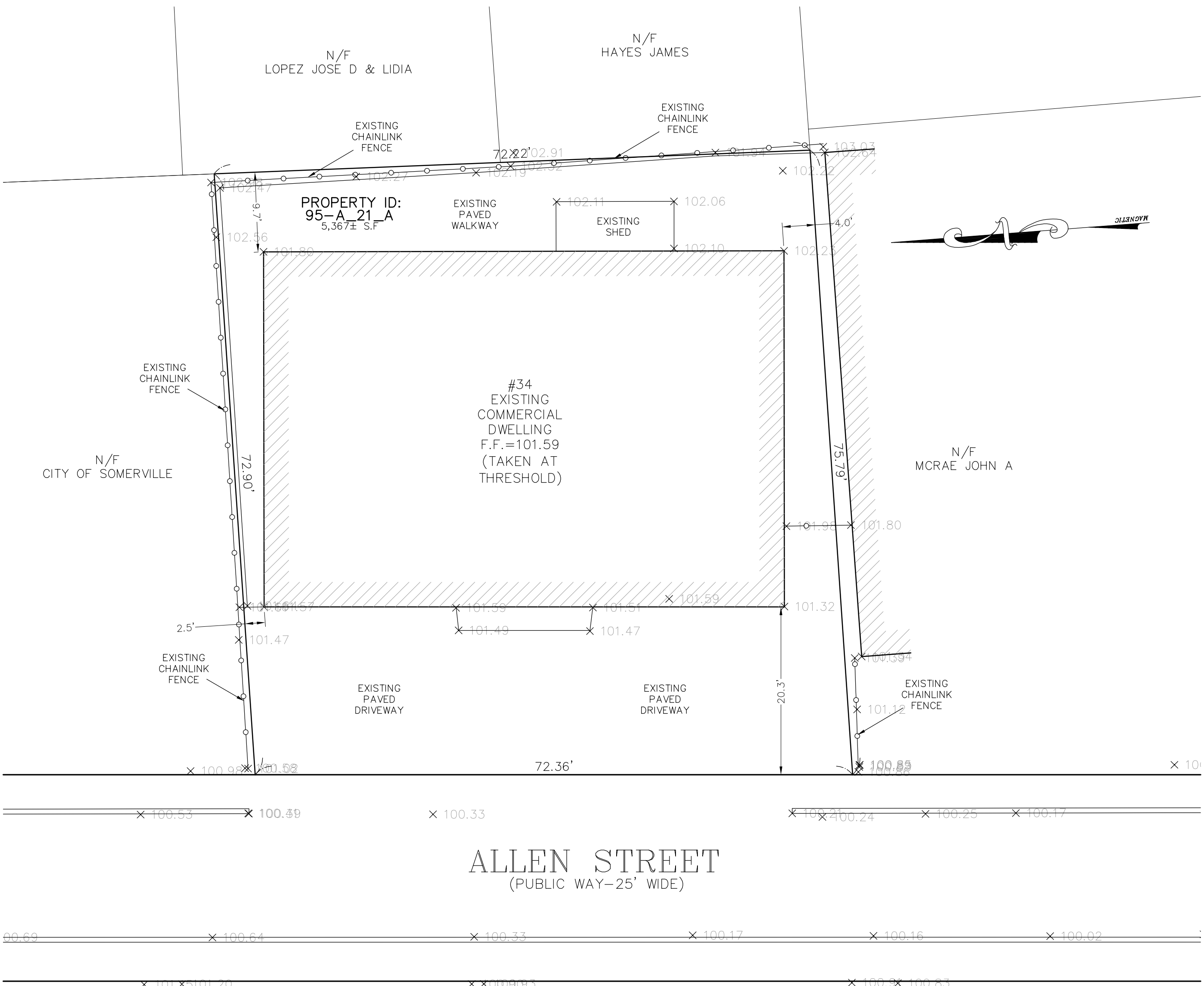
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.

3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

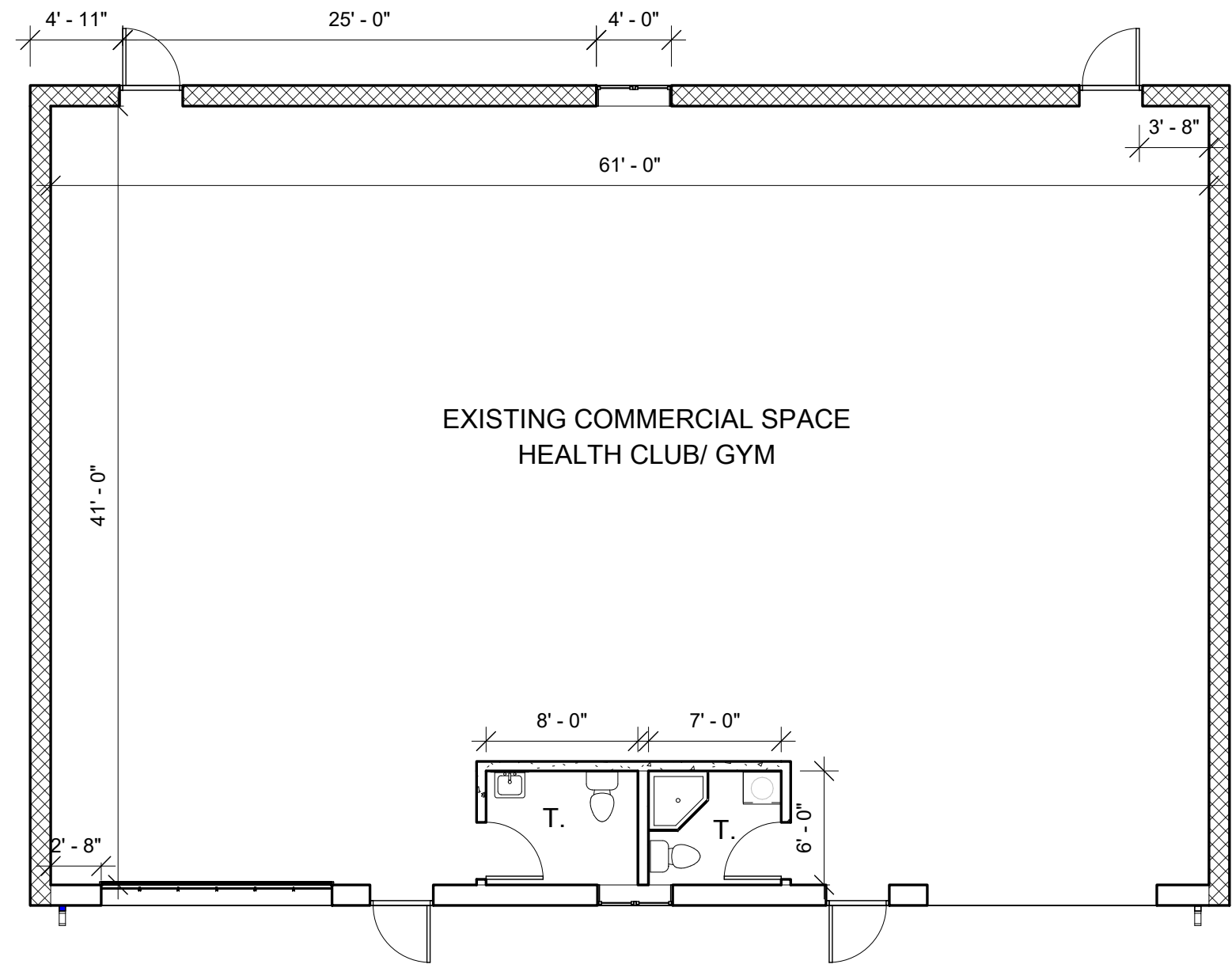
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

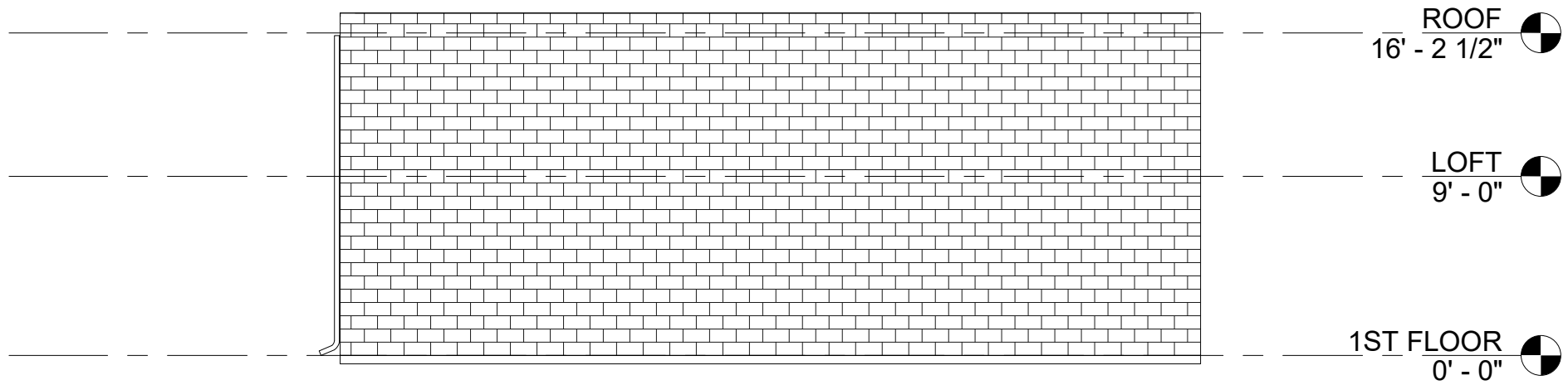
8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



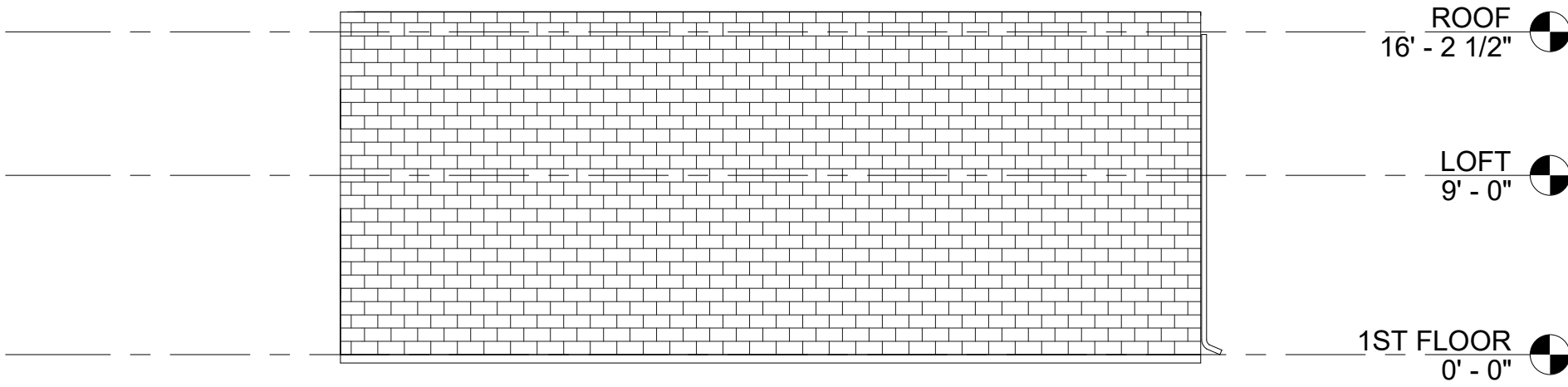
(IN FEET)
1 inch = 10 ft.



① EXISTING - 1ST FLOOR
1/8" = 1'-0"



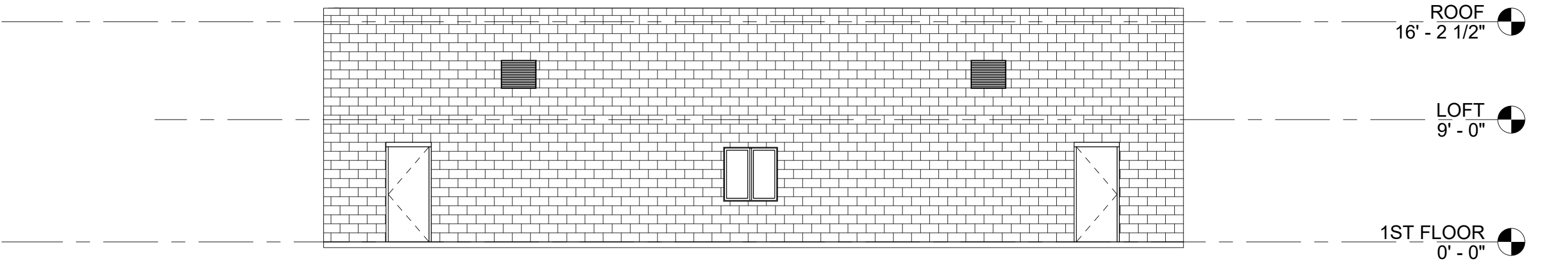
④ EXISTING - EAST ELEVATION
1/8" = 1'-0"



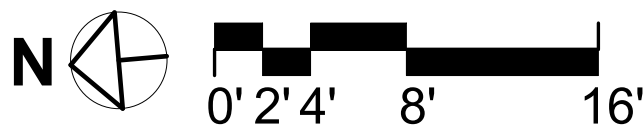
⑤ EXISTING - WEST ELEVATION
1/8" = 1'-0"



③ EXISTING - SOUTH ELEVATION
1/8" = 1'-0"



② EXISTING - NORTH ELEVATION
1/8" = 1'-0"



PROJECT NAME

HURON VETERINARY
HOSPITAL

PROJECT ADDRESS

34 ALLEN STREET
SOMERVILLE, MA 02143

CLIENT

CHRIS ULRICH

ARCHITECT



17 IVALOO STREET SUITE 400
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CONSULTANTS:

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REGISTRATION



Project number 21060
Date 03/07/2023
Drawn by NH
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

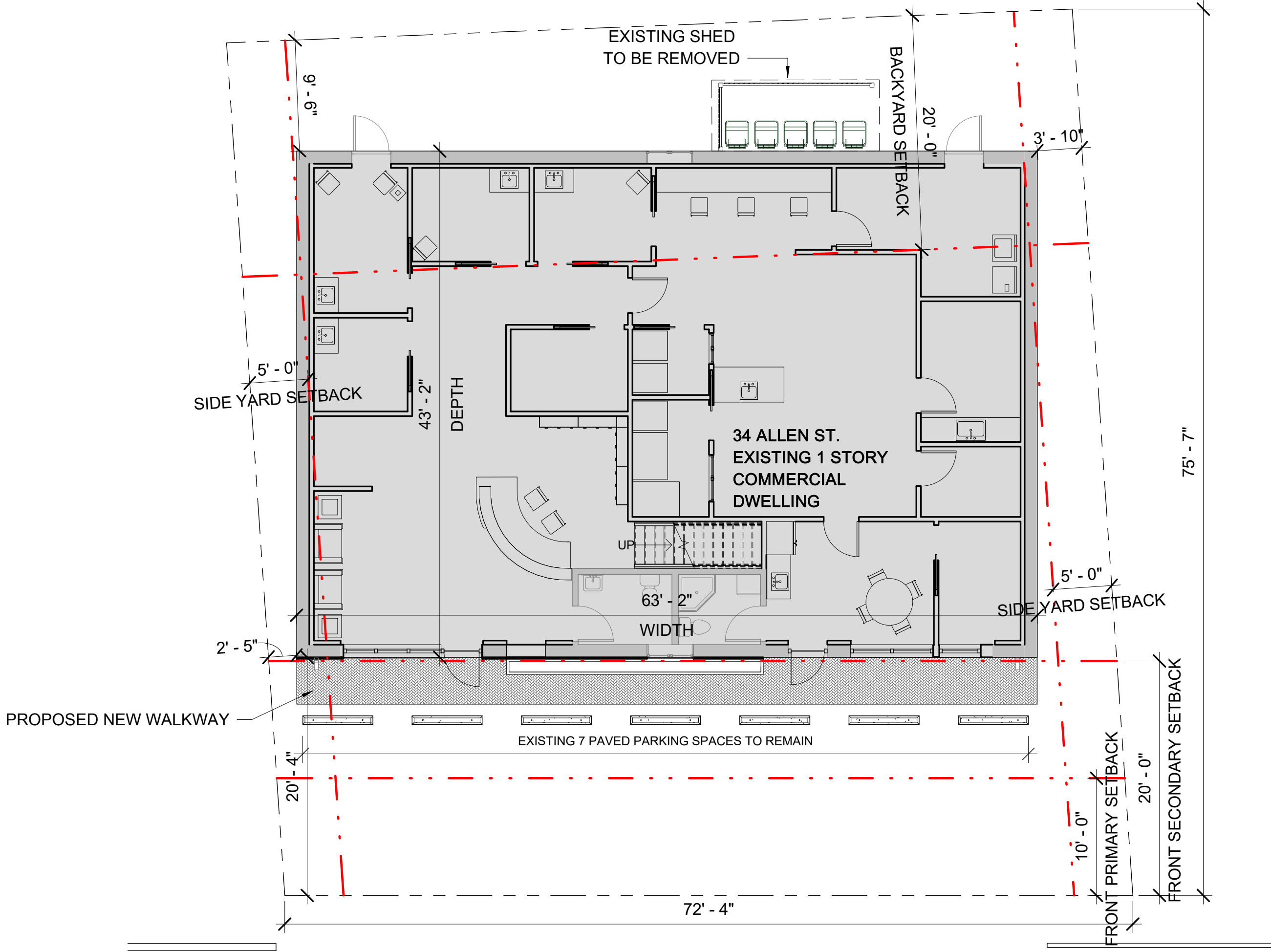
EXISTING PLANS
& ELEVATIONS

EX-100

HURON VETERINARY HOSPITAL

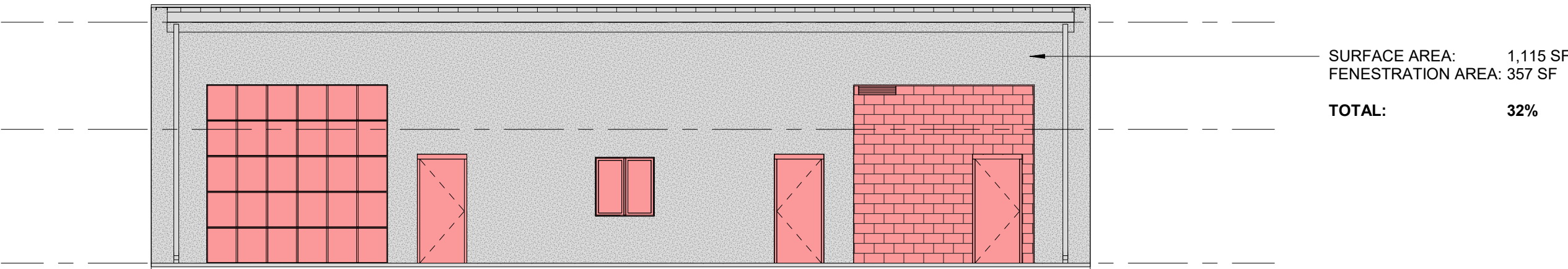
ZONING DIMENSIONAL TABLE				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED HOUSE	COMMERCIAL BUILDING	COMMERCIAL BUILDING	EXISTING/ NO CHANGES
LOT SIZE		5,367 SF ±	5,367 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
NO DRIVEWAY ACCESS	32 FT	72' - 4"	72' - 4"	COMPLIES
LOT DEPTH (MIN.)	80 FT	75' - 7"	75' - 7"	EXISTING / NO CHANGES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 3,220 SF	100% / 5,367 SF	100% / 5,367 SF	EXISTING / NO CHANGES
GREEN SCORE				
MINIMUM	0.35	0	0	EXISTING / NO CHANGES
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	20' - 4"	20' - 4"	EXISTING / NO CHANGES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	N/A	N/A	N/A
SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	5 FT	3' - 10" (RIGHT) 2' - 5" (LEFT)	3' - 10" (RIGHT) 2' - 5" (LEFT)	EXISTING / NO CHANGES EXISTING / NO CHANGES
SUM OF SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	10 FT	6' - 3"	6' - 3"	EXISTING / NO CHANGES
REAR SETBACK (MIN.)	20 FT	9' - 6"	9' - 6"	EXISTING / NO CHANGES
BUILDING SEPERATION (MIN.)	10 FT	N/A	N/A	N/A
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	0	0	EXISTING / NO CHANGES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	EXISTING / NO CHANGES
MAIN MASSING				
FACADE BUILD OUT (MIN.)	50% / 36.2'	63' - 2"	63' - 2"	COMPLIES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	63' - 2"	63' - 2"	EXISTING / NO CHANGES
DEPTH (MIN./MAX.)	28 FT / 48 FT	43' - 2"	43' - 2"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	0"	0"	EXISTING / NO CHANGES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	16' - 3" ±	16' - 3" ±	EXISTING / NO CHANGES
NUMBER OF STORIES (MAX.)	2.5 STORIES	1 STORY	1 STORY	COMPLIES
ROOF TYPE	FLAT, GABLE, GAMBREL, HIP, MANSARD	FLAT	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	32% (1ST FL)	25% (1ST)	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	N/A	N/A	N/A
USE & OCCUPANCY				
USE		CLUB / GYM	VETERINARIAN	SPECIAL PERMIT PER 16.b.b
REQUIRED ADU'S				
0 TO 2 UNITS	NONE	NONE	NONE	COMPLIES
PARKING REQUIREMENTS (HALF MILE TRANSIT ZONE)				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	NONE	7 SPACES (EXISTING)	7 SPACES (EXISTING)	COMPLIES

- a. Description
i. A nonconforming use is a use that was lawfully established but that no longer complies with applicable standards because of the adoption or amendment of the Somerville Zoning Ordinance.
- b. Change of Use
i. A nonconforming use may change to a conforming use as indicated on Table 9.1 (see Article 9: Use Provisions).
- ii. A nonconforming use may change to another nonconforming use that is from the same Use Category as the existing nonconforming use by Special Permit.
- iii. A nonconforming use may not change to a different nonconforming use that is from a different Use Category than the existing nonconforming use (eg. an existing Banking or Financial Services use changing into a Restaurant, Bakery, or Cafe use in a district where neither is permitted).
- c. Alterations
i. The alteration of a nonconforming use within a structure may be permitted by Special Permit.
- ii. A nonconforming use is considered to be altered in, but not limited to, the following circumstances:
a). any increase in gross floor area;
b). any increase in the number of dwelling units;
c). a change from seasonal to full-time operation; and,
d). any substantial increase in the number of automobile trips generated by the use.
- e). any change in hours of operation beyond the hours of 7:00am to 9:00pm

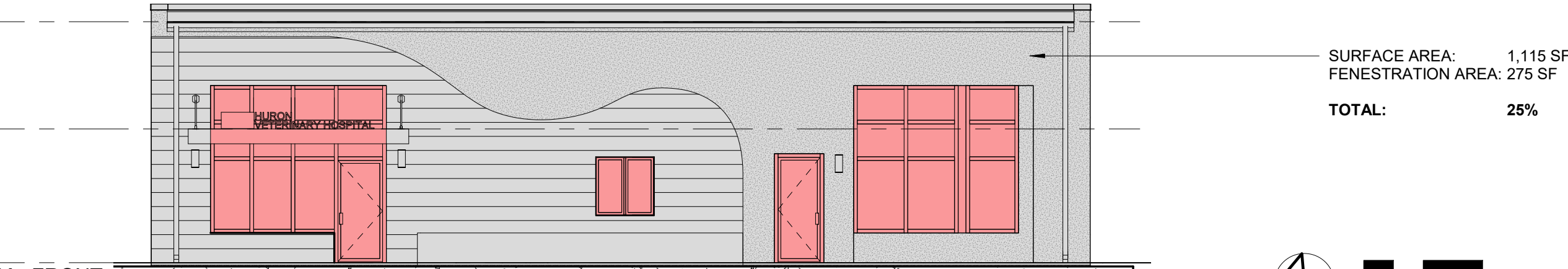


ALLEN STREET

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



4 FENESTRATION DIAGRAM - EXISTING
1/8" = 1'-0"



3 FENESTRATION DIAGRAM - FRONT ELEVATION
1/8" = 1'-0"

SITE PLAN LEGEND

EXISTING FOOTPRINT

PROPOSED ADDITION

LANDSCAPE

REQUIRED SETBACKS

NOTE:

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PROJECT NAME

HURON VETERINARY HOSPITAL

PROJECT ADDRESS

34 ALLEN STREET
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CLIENT

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ARCHITECT

DESIGN

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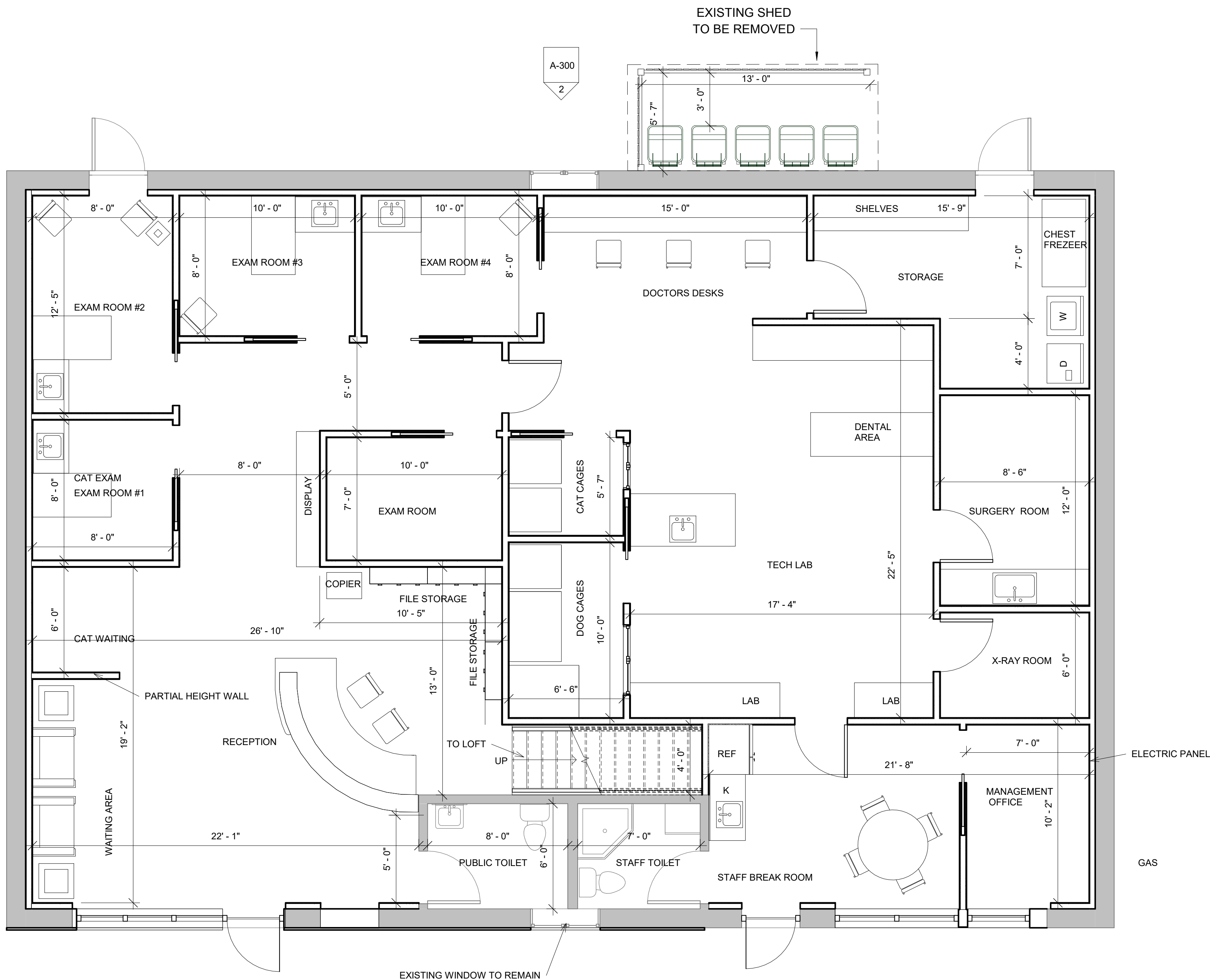
Project number	21060
Date	03/07/2023
Drawn by	AV
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

HURON VETERINARY HOSPITAL




1 1ST FLOOR
1/4" = 1'-0"

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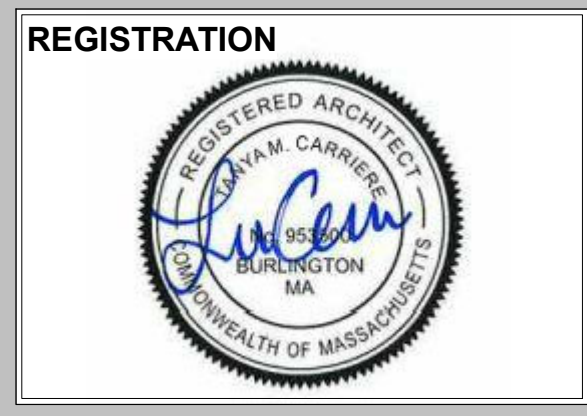


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Date	03/07/2023
Drawn by	MJ
Checked by	TC
Scale	1/4" = 1'-0"

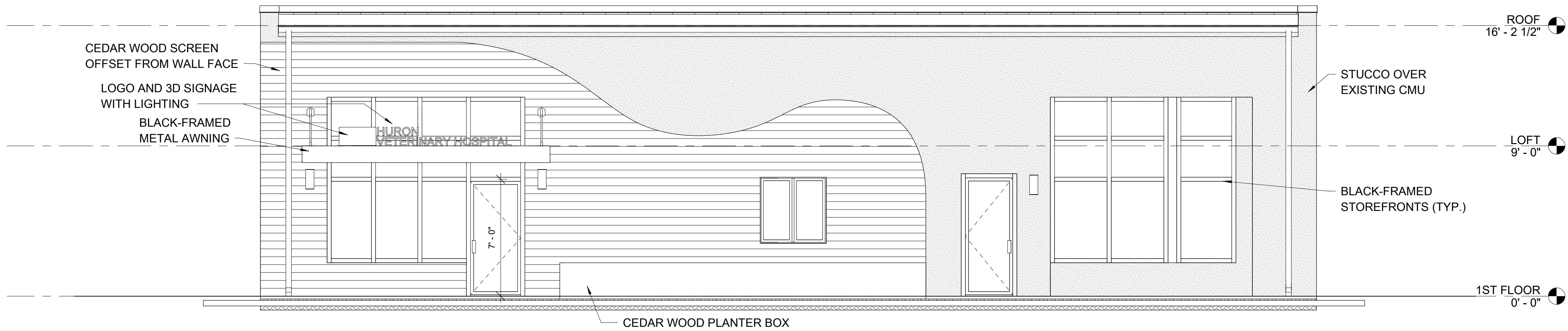
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FIRST FLOOR PLAN

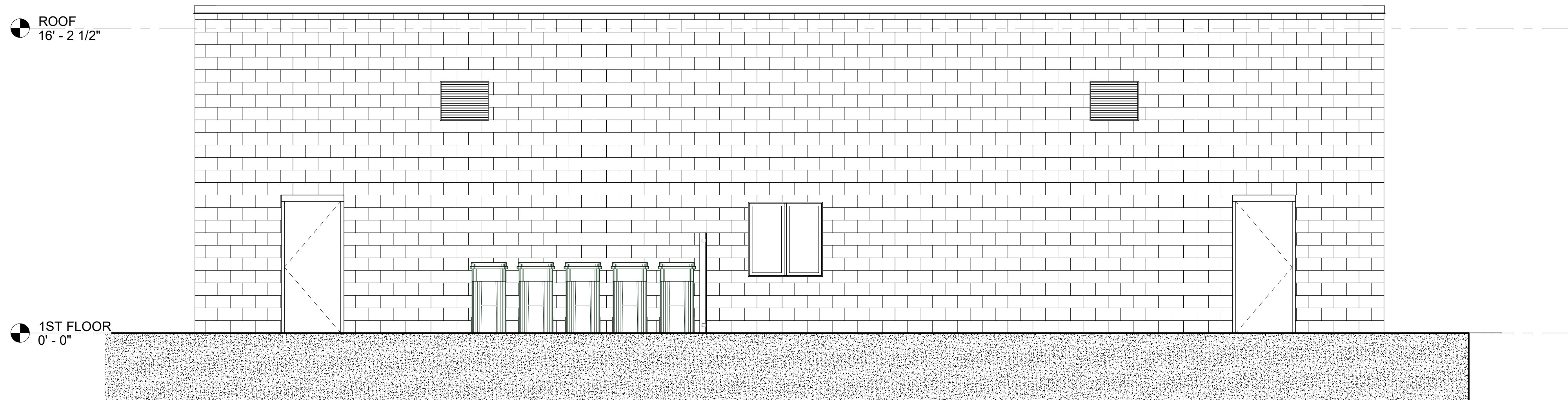
A-100

HURON VETERINARY HOSPITAL

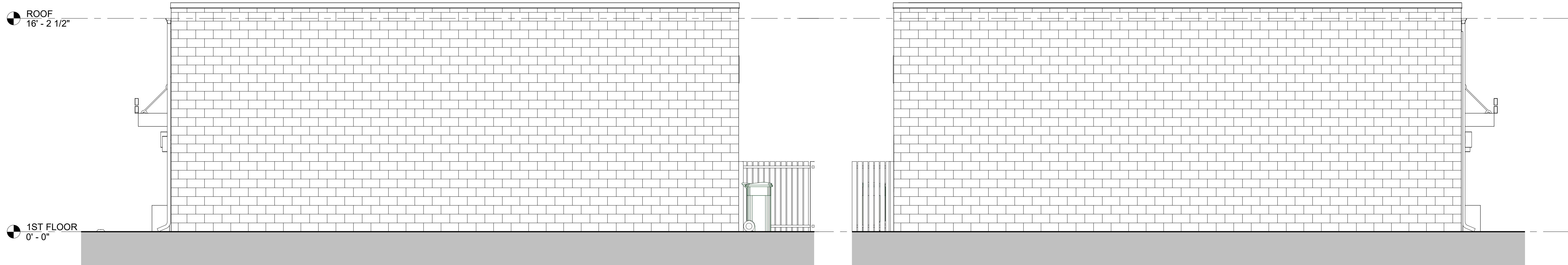




① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"




④ RIGHT SIDE ELEVATION
1/4" = 1'-0"

③ LEFT SIDE ELEVATION
1/4" = 1'-0"

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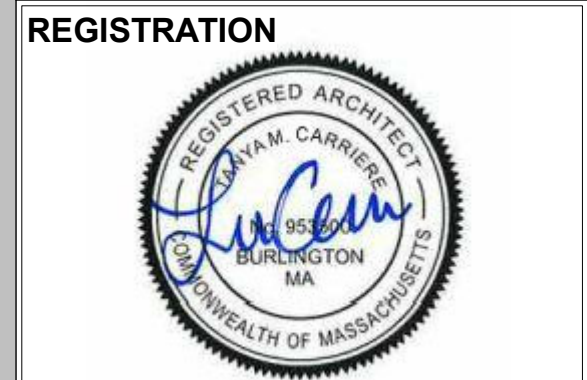
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Date 03/07/2023
Drawn by TC
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

EXTERIOR
ELEVATIONS

A-300

HURON VETERINARY HOSPITAL



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SOMERVILLE, MA 02143

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REGISTRATION



Project number 21060
Date 03/07/2023
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

PROPOSED
RENDERING

AV-1

HURON VETERINARY HOSPITAL