

Zoning Summary 7-9 Louisburg Place, Somerville

Zoning District: NR (Neighborhood Residential)

Description	Required/Allowed	Existing	Proposed/Conformance
Use	Residential Use	2 Family	3 Family/Conforming
House Type	n/a	Detached House	No Change/Conforming
Lot Area	n/a	3,502 SF	No Change/Conforming
Lot Depth	n/a	86.51 Feet	No Change/Conforming
Lot Coverage*	60% Maximum	55.5%	50.8%/Conforming
Demolition Percentage	50% Maximum	n/a	42%/Conforming
Maximum Height	2.5 Stories Maximum	2.25 Stories	2.5 Stories/Conforming
Minimum Front Yard	10.0' Minimum	41.3'	30.8'/Conforming
Minimum Left Side Yard	3.0' Minimum (both sides must add to >10.0')	0.1'	No Change/Conforming
Minimum Right Side Yard	3.0' Minimum (both sides must add to >10.0')	21.5'	No Change/Conforming
Minimum Rear Yard	20.0' Minimum	1.7'	No Change/Conforming
Parking	n/a	2.0 Spaces	3.0 Spaces/Conforming

**Lot Coverage Calculations*

Existing Lot Coverage Calculation

House (990 SF) + Concrete Impervious Areas (953 SF) = 1,943 SF
1,943 SF / 3,502 SF = 55.5% Lot Coverage

Proposed Lot Coverage Calculation

House (1,229 SF) + Concrete Impervious Areas (218 SF) = 1,447 SF
*Pervious Pavers (1,013 SF) * Runoff Coefficient (0.33) = 334 SF*
1,447 SF (House + Concrete Areas) + 334 SF (Pervious Pavers) = 1,781 SF
1,781 SF / 3,502 SF = 50.8% Lot Coverage



PROPOSED RENOVATION
AND ADDITION

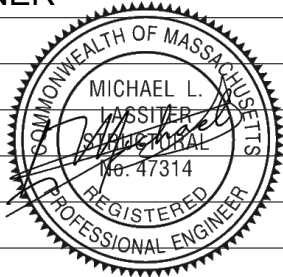
7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

ZONING		
Project number	6	A-00
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	Scale

Window Schedule							*NOTE: ALL WINDOW AND DOOR SIZES/COUNTS NEED TO BE VERIFIED BY OWNER PRIOR TO ORDERING.
Type Mark	Manufacturer	Model	Count	Rough Width	Rough Height	Description	
1	HARVEY	SLIMLINE AWNING WINDOW	1	2' - 6"	1' - 5 1/2"	AWNING WINDOW	
2	HARVEY	11056	4	1' - 10"	5' - 6"	DOUBLE-HUNG WINDOW	
3T	HARVEY	2436	4	2' - 4"	3' - 6"	DOUBLE-HUNG WINDOW, TEMPERED GLASS	
5	HARVEY	2456	2	2' - 4"	5' - 6"	DOUBLE-HUNG WINDOW	
6T	HARVEY	3036	3	3' - 0"	3' - 6"	DOUBLE-HUNG WINDOW, TEMPERED GLASS	
7	HARVEY	3056	4	3' - 0"	5' - 6"	DOUBLE-HUNG WINDOW	
7T	HARVEY	3056	1	3' - 0"	5' - 6"	DOUBLE-HUNG WINDOW, TEMPERED GLASS	
8T	HARVEY	2446-2	2	4' - 6 1/4"	4' - 6"	DOUBLE DOUBLE-HUNG WINDOW. TEMPERED GLASS	
9	HARVEY	2646-2	2	4' - 10 1/4"	4' - 6"	DOUBLE DOUBLE-HUNG WINDOW	
10	HARVEY	2656-2	2	4' - 10 1/4"	5' - 6"	DOUBLE DOUBLE-HUNG WINDOW	
11	HARVEY	3050-2	1	5' - 10 1/4"	5' - 0"	DOUBLE DOUBLE-HUNG WINDOW	
12	HARVEY	3056-2	7	5' - 10 1/4"	5' - 6"	DOUBLE DOUBLE-HUNG WINDOW	
13	HARVEY	21046-3	2	8' - 2 1/2"	4' - 6"	TRIPLE DOUBLE-HUNG WINDOW	
14	HARVEY	3056-3	2	8' - 8 1/2"	5' - 6"	TRIPLE DOUBLE-HUNG WINDOW	
15	VELUX	FIXED SKYLIGHT	2	3' - 0 1/2"	3' - 0 1/2"	FIXED SKYLIGHT	
E1	N/A	EXISTING	1	2' - 2"	5' - 6"	EXISTING DOUBLE-HUNG WINDOW	

Door Schedule						*NOTE: ALL WINDOW AND DOOR SIZES/COUNTS NEED TO BE VERIFIED BY OWNER PRIOR TO ORDERING.
Type Mark	Count	Comments	Rough Width	Rough Height	Description	
1	2	EXTERIOR ENTRY	3' - 2 1/2"	6' - 10 1/2"	COMMON ENTRY PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE TO BE SLECTED BY OWNER	
2	1	DECK SLIDING	5' - 2 1/2"	6' - 10 1/2"	DECK SLIDING GLASS DOOR, 9 LITE, PAINTED, PROVIDE DEADBOLT, STYLE TO BE SELECTED BY OWNER	
3	3	UNIT ENTRY	3' - 2 1/2"	6' - 10 1/2"	ENTRY PANEL DOOR, SMOOTH FINISH, PAINTED, PROVIDE DEADBOLT, STYLE TO BE SLECTED BY OWNER	
4	14	BED/BATH	2' - 8 1/2"	6' - 10 1/2"	INTERIOR DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
5	8	CLOSET	2' - 8 1/2"	6' - 10 1/2"	INTERIOR DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
6	1	LINEN CLOSET	2' - 2 1/2"	6' - 10 1/2"	INTERIOR DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
7	1	LINEN CLOSET	1' - 8 1/2"	6' - 10 1/2"	INTERIOR DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
8	5	CLOSET	4' - 2 1/2"	6' - 10 1/2"	INTERIOR DOUBLE DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
9	4	CLOSET	5' - 2 1/2"	6' - 10 1/2"	INTERIOR DOUBLE DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER	
10	1	CLOSET	4' - 2 1/2"	4' - 8 1/2"	INTERIOR DOUBLE DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER, HEIGHT TO BE VERIFIED IN FIELD	
11	2	<varies>	2' - 8 1/2"	4' - 8 1/2"	INTERIOR DOOR, SMOOTH FINISH, STYLE TO BE SELECTED BY OWNER, HEIGHT TO BE VERIFIED IN FIELD	



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

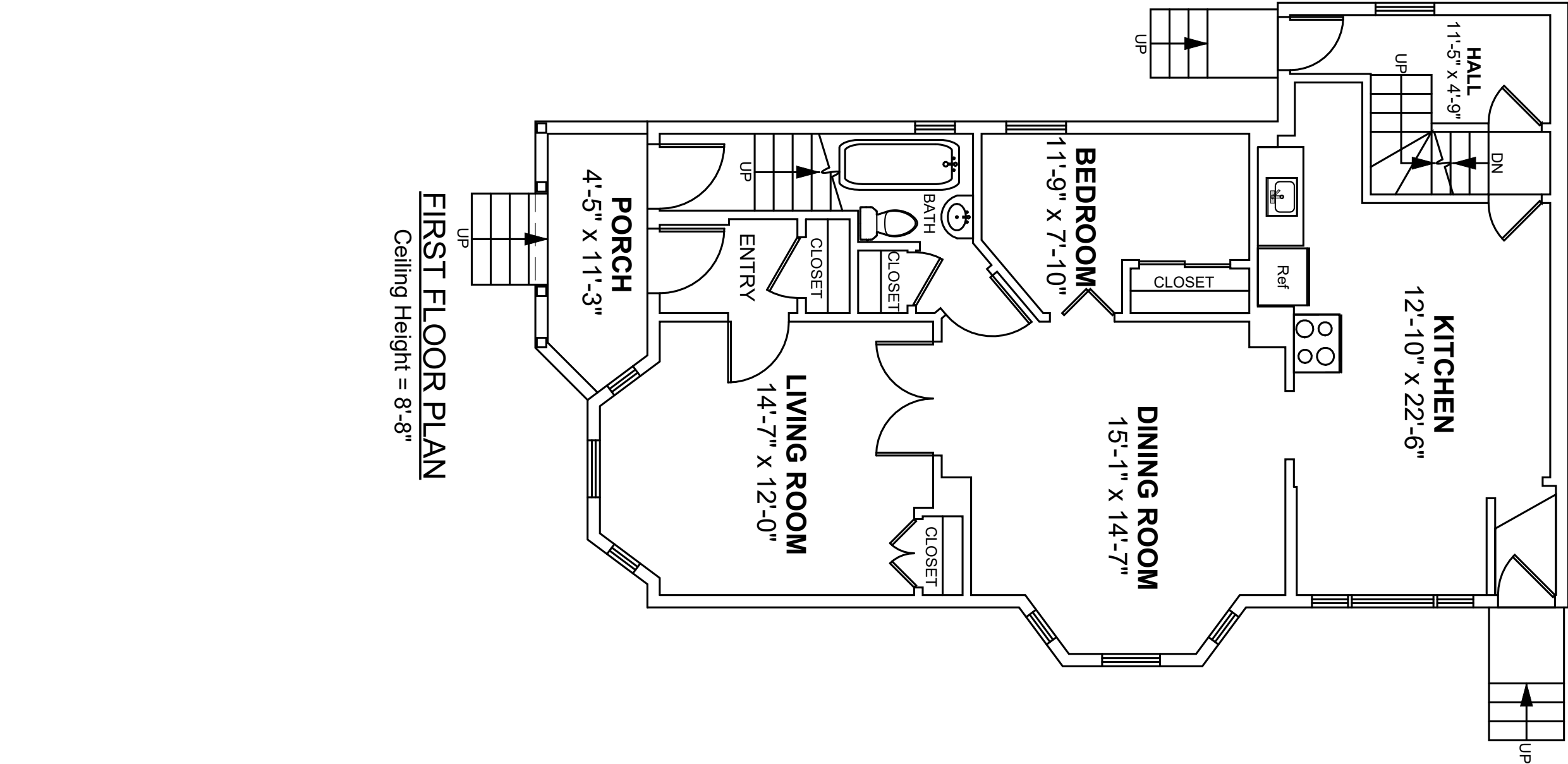
SCHEDULES	
Project number 6	A-0.0
Date 11-06-2024	
Drawn by MS	
Checked by MS	
Scale	

PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

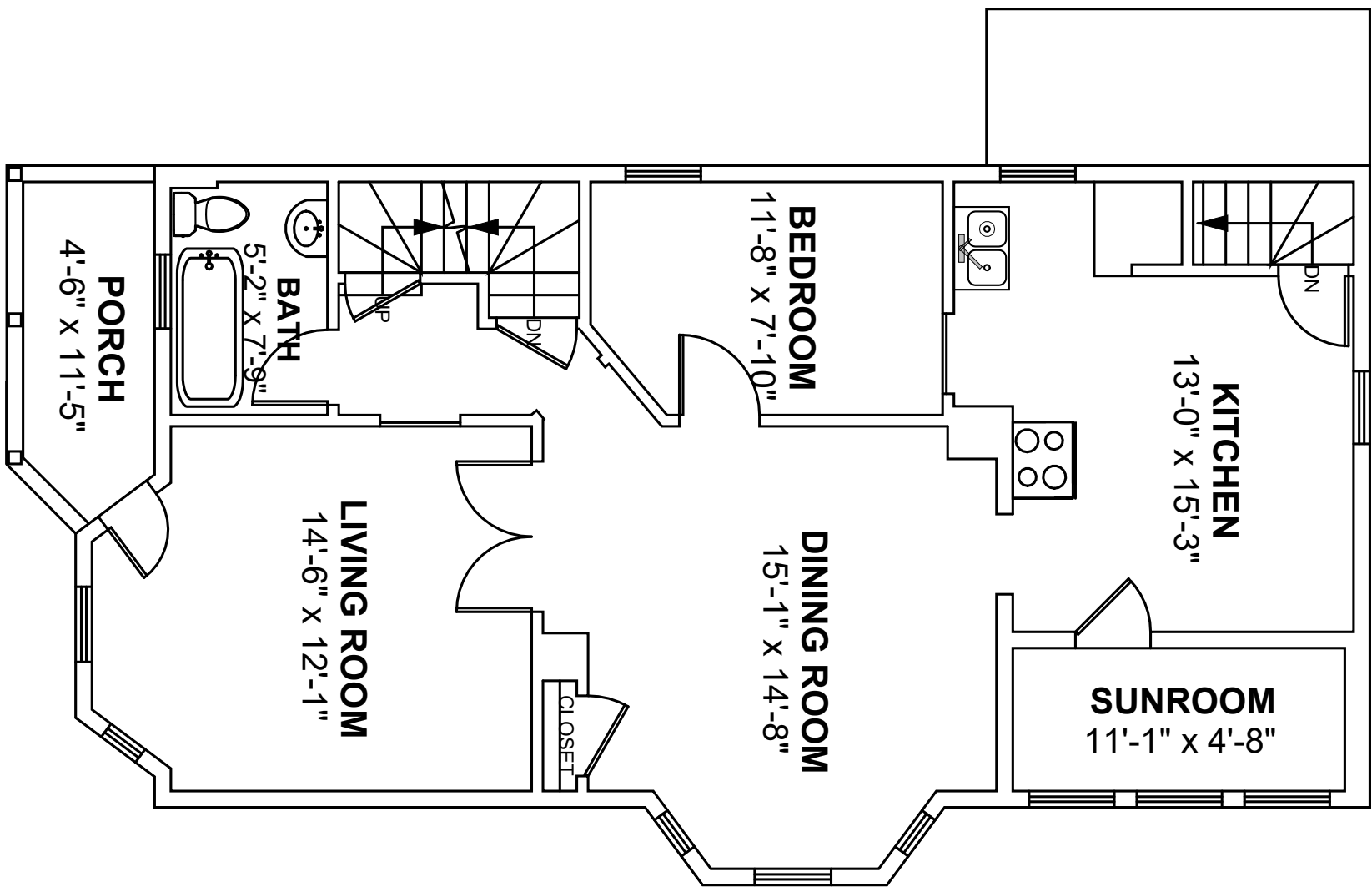
No.	Description	Date

EXISTING 1ST FLOOR PLAN		
Project number	6	E-1.10
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	Scale 3/16" = 1'-0"



FIRST FLOOR PLAN
Ceiling Height = 8'-8"





SECOND FLOOR PLAN
Ceiling Height = 8'-10"

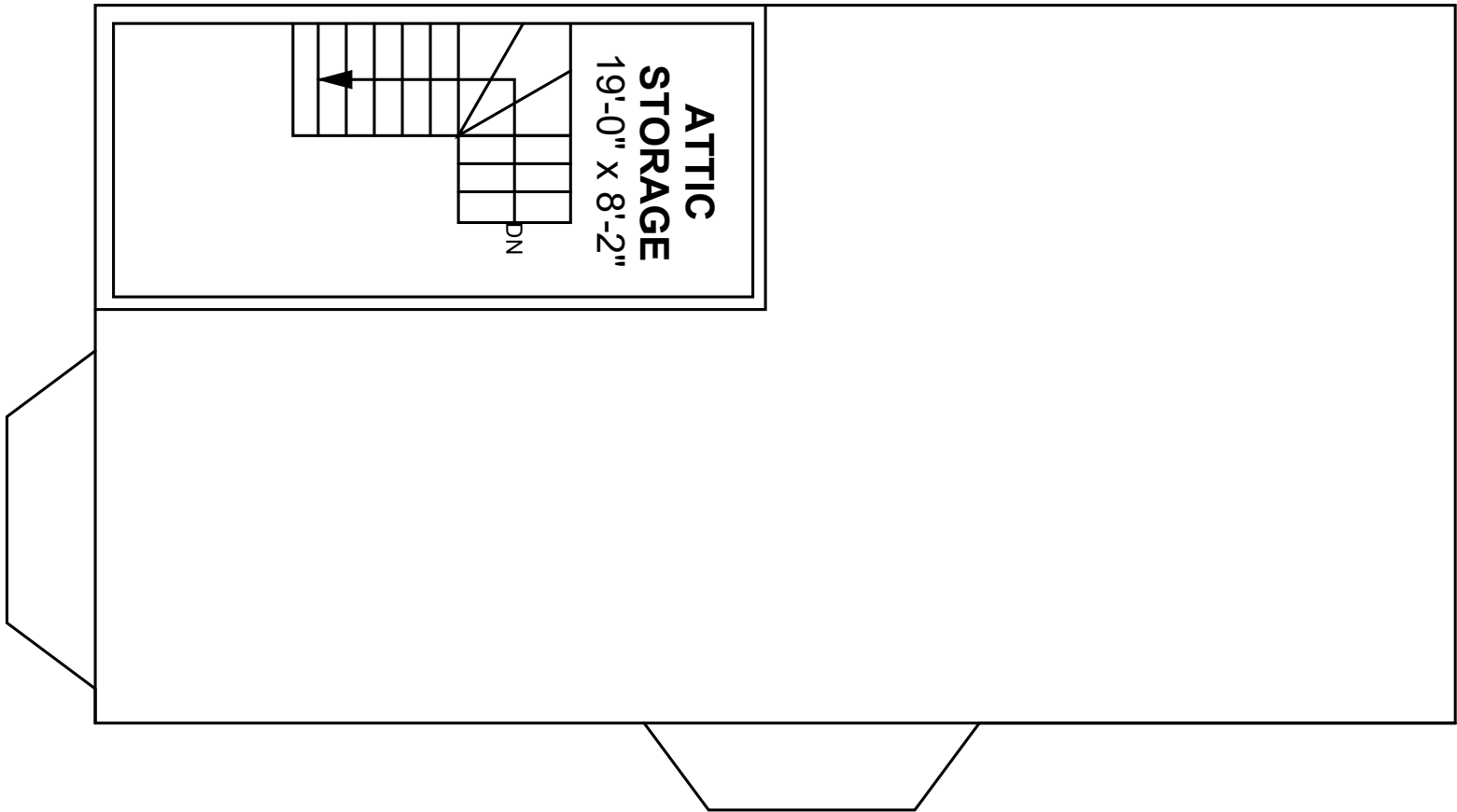


PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING 2ND FLOOR PLAN		
Project number	6	E-1.20 Scale 3/16" = 1'-0"
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	

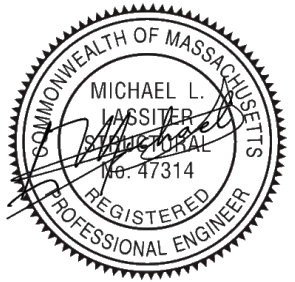


PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING 3RD FLOOR PLAN		
Project number	6	E-1.30
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	Scale 3/16" = 1'-0"



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING FRONT ELEVATION		
Project number	6	E-2.0 Scale 3/16" = 1'-0"
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	



PROPOSED RENOVATION
AND ADDITION

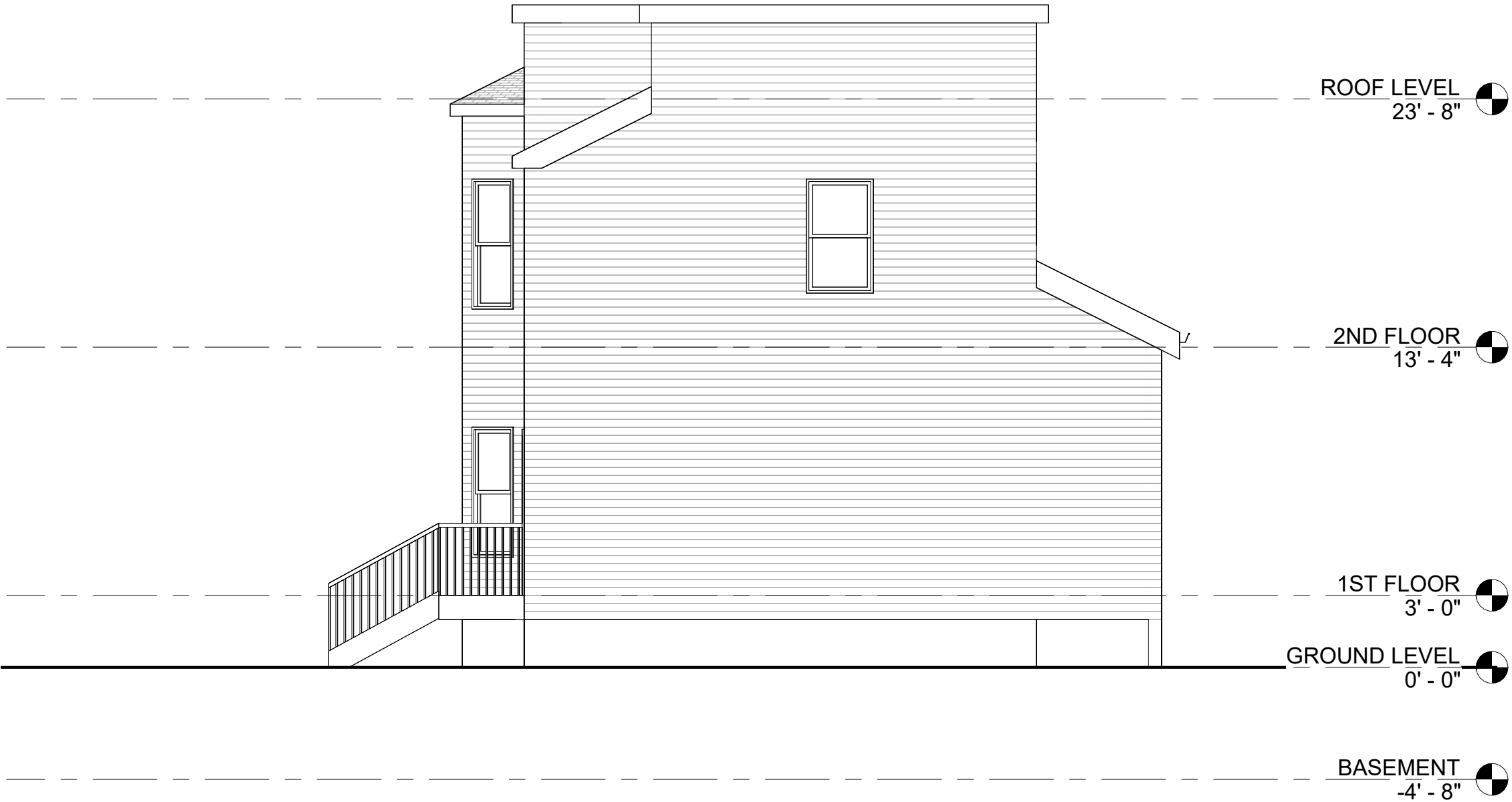
7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING SIDE ELEVATION

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

E-2.1
Scale 3/16" = 1'-0"



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING REAR ELEVATION		
Project number	6	E-2.2 Scale 3/16" = 1'-0"
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING SIDE ELEVATION

Project number 6
Date 11-06-2024
Drawn by MS
Checked by MS

E-2.3

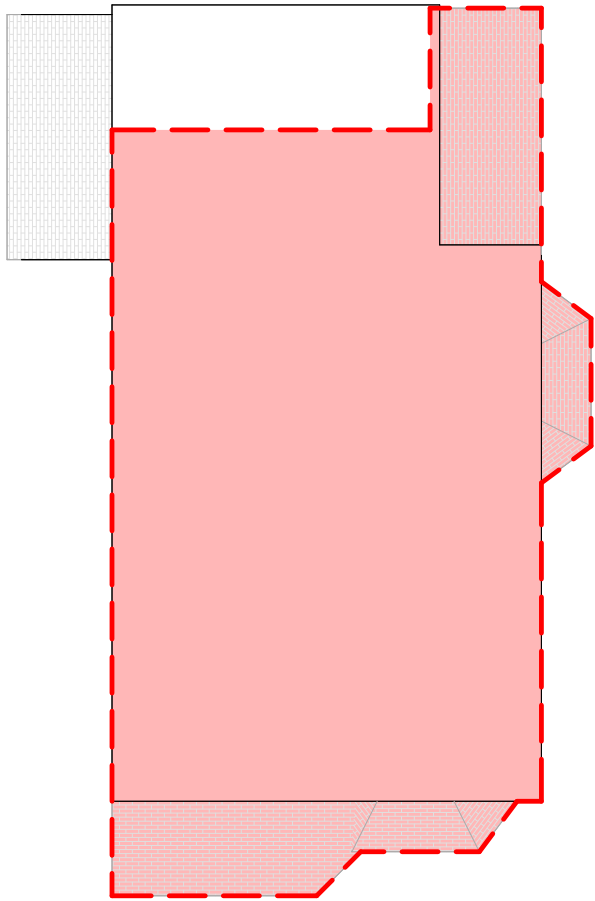
Scale 3/16" = 1'-0"



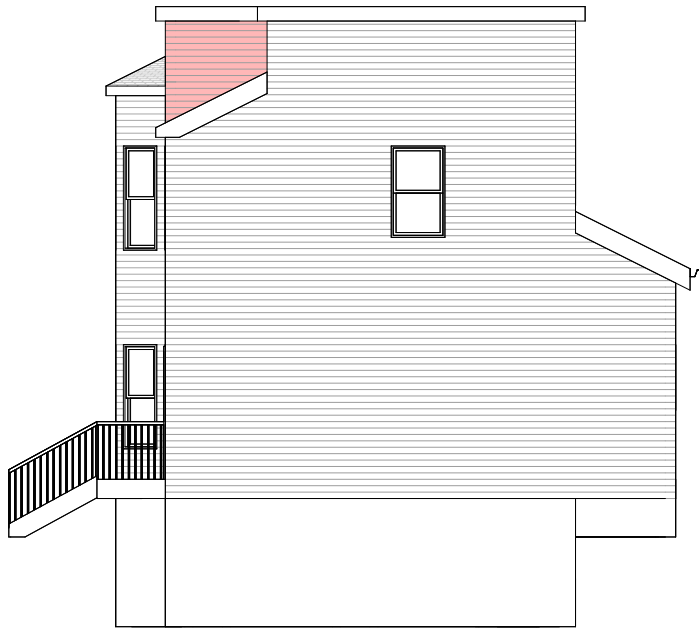
FRONT ELEVATION:
TOTAL SQFT = 629 SQFT
DEMO SQFT = 629 SQFT



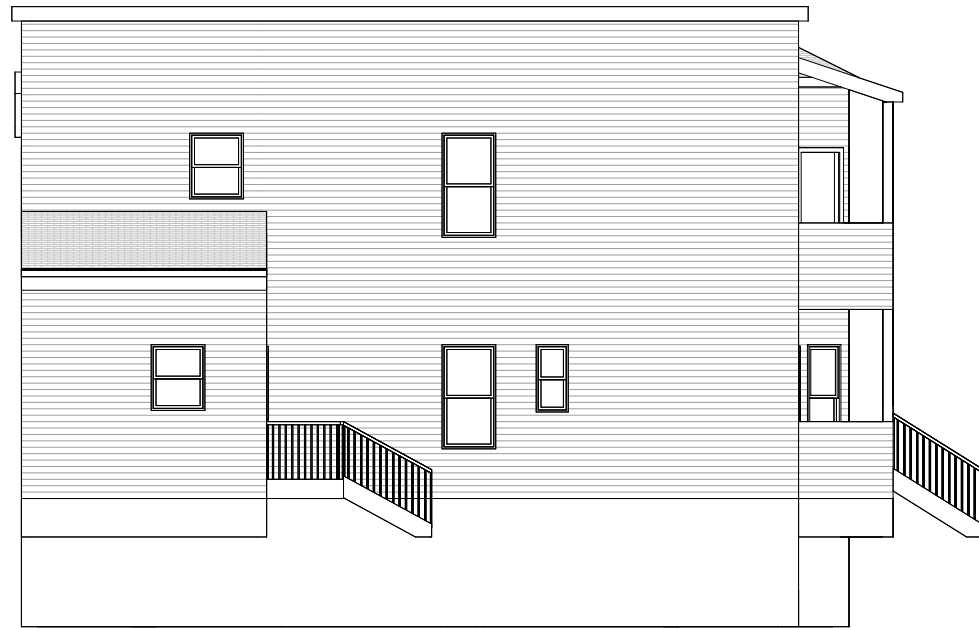
RIGHT SIDE ELEVATION:
TOTAL SQFT = 1,231 SQFT
DEMO SQFT = 512 SQFT



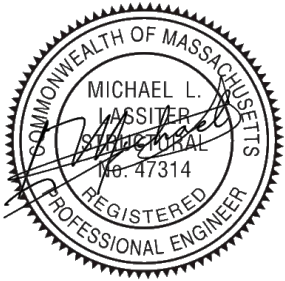
ROOF PLAN:
TOTAL SQFT = 1,096 SQFT
DEMO SQFT = 918 SQFT



REAR ELEVATION:
TOTAL SQFT = 742 SQFT
DEMO SQFT = 21 SQFT



LEFT SIDE ELEVATION:
TOTAL SQFT = 1,231 SQFT
DEMO SQFT = 0 SQFT



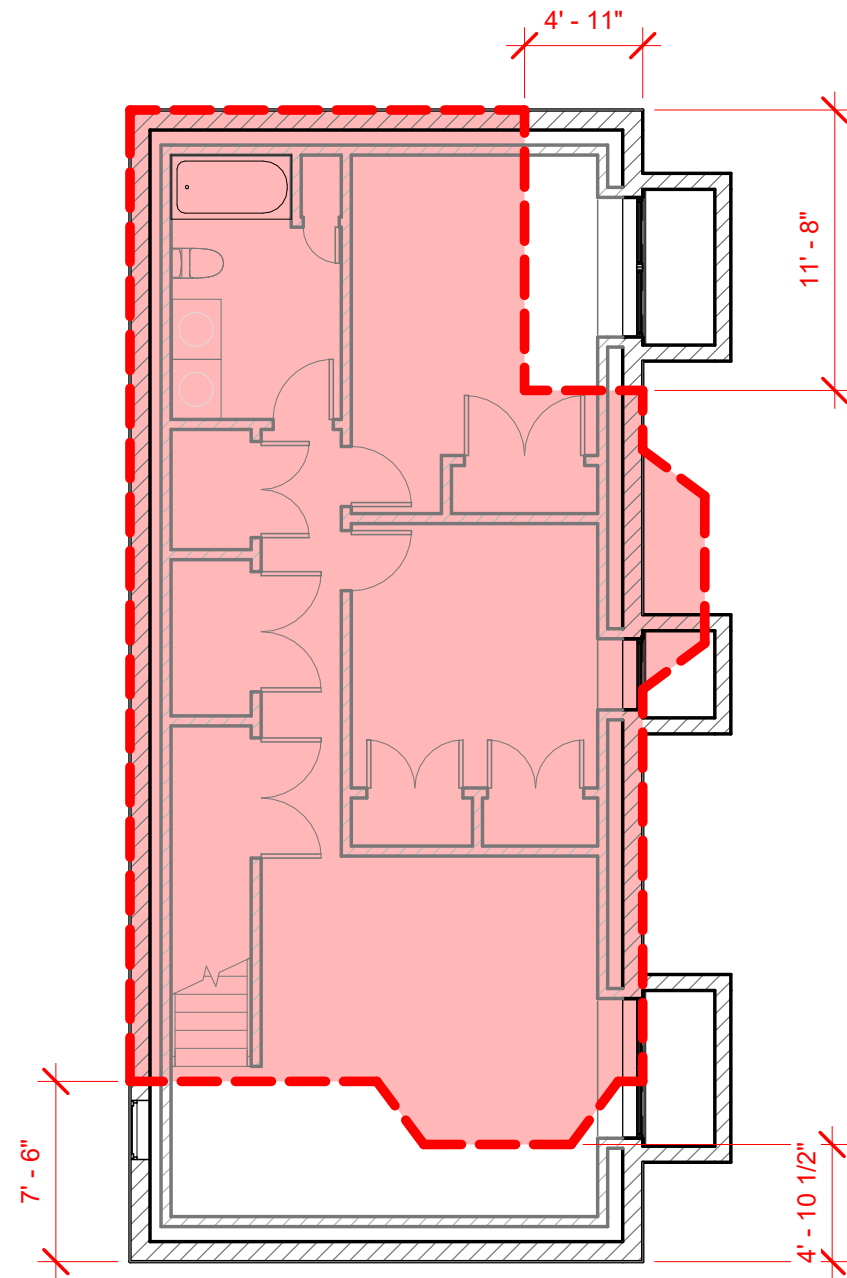
TOTAL EXTERIOR SURFACE CALC:
TOTAL SURFACE SQFT = 4,929 SQFT
TOTAL DEMO SQFT = 2,080 SQFT
DEMO PERCENTAGE = 42%

PROPOSED RENOVATION
AND ADDITION

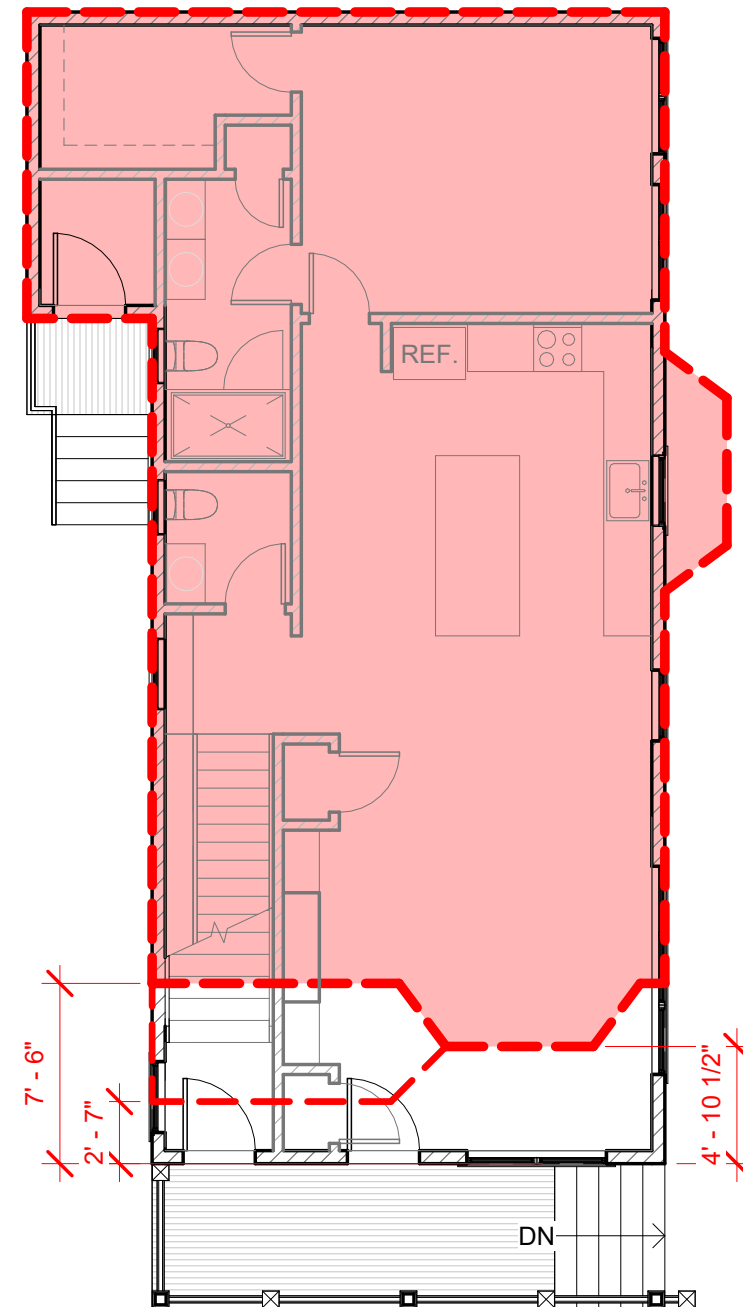
7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

DEMO CALCULATIONS		
Project number	6	E-2.4
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	
		Scale 1" = 10'-0"



① 00_BASEMENT EXISTING OVERLAY
1/8" = 1'-0"



② 01_1ST FLOOR EXISTING OVERLAY
1/8" = 1'-0"



PROPOSED RENOVATION AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

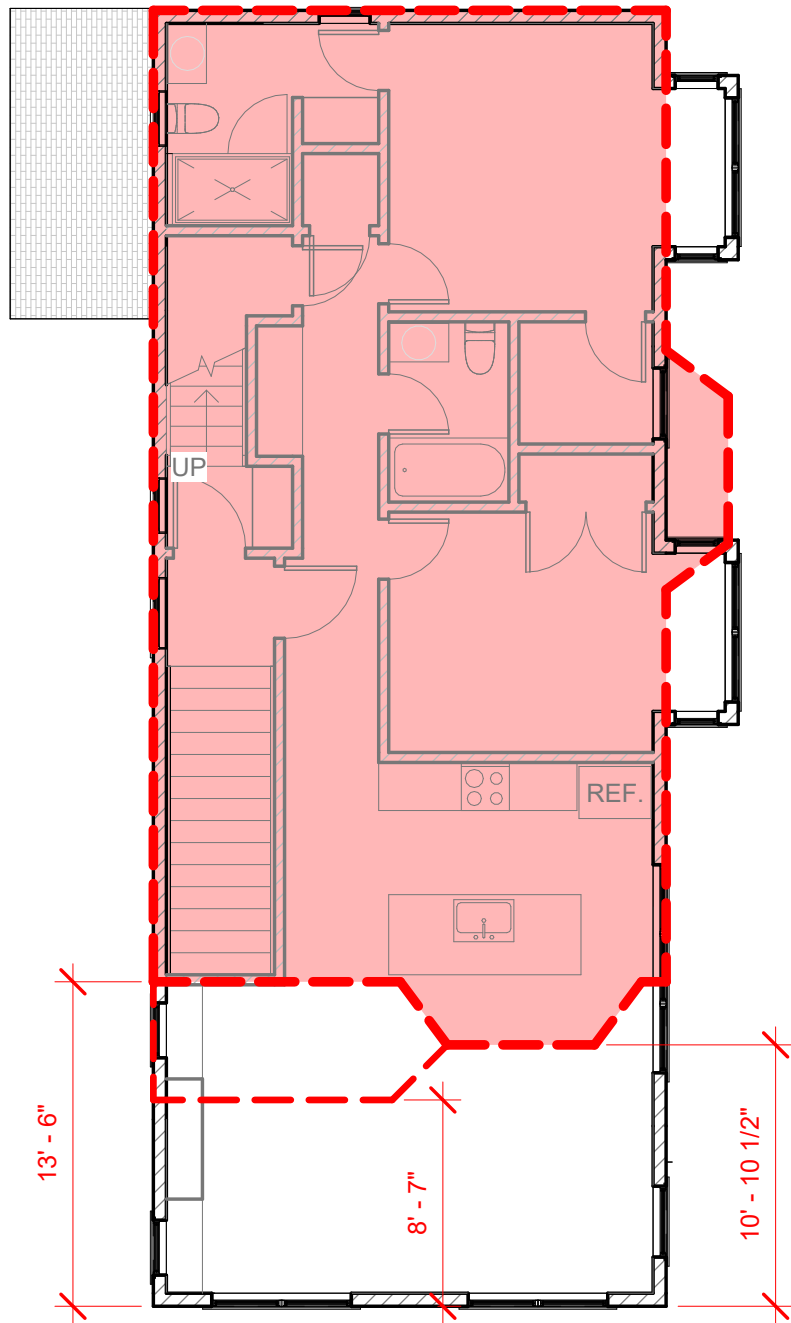
No.	Description	Date

EXISTING OVERLAY PLANS

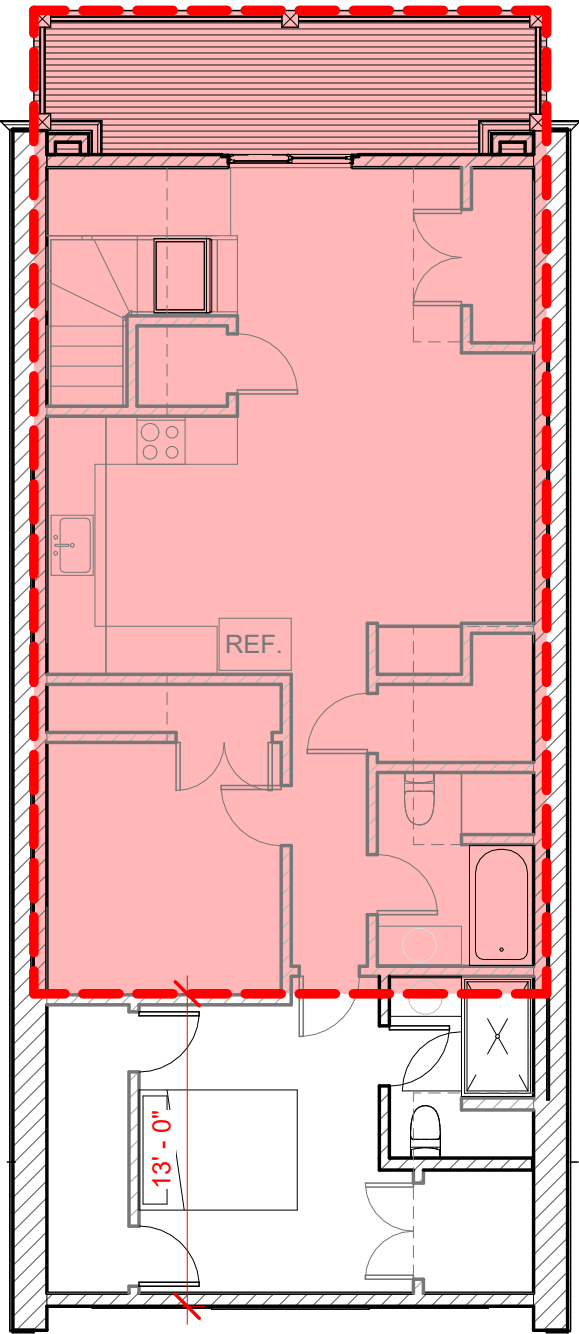
Project number 6
Date 11-06-2024
Drawn by MS
Checked by MS

A-0.1

Scale 1/8" = 1'-0"



① 02_2ND FLOOR EXISTING OVERLAY
1/8" = 1'-0"



② 03_3RD FLOOR EXISTING OVERLAY
1/8" = 1'-0"



PROPOSED RENOVATION
AND ADDITION

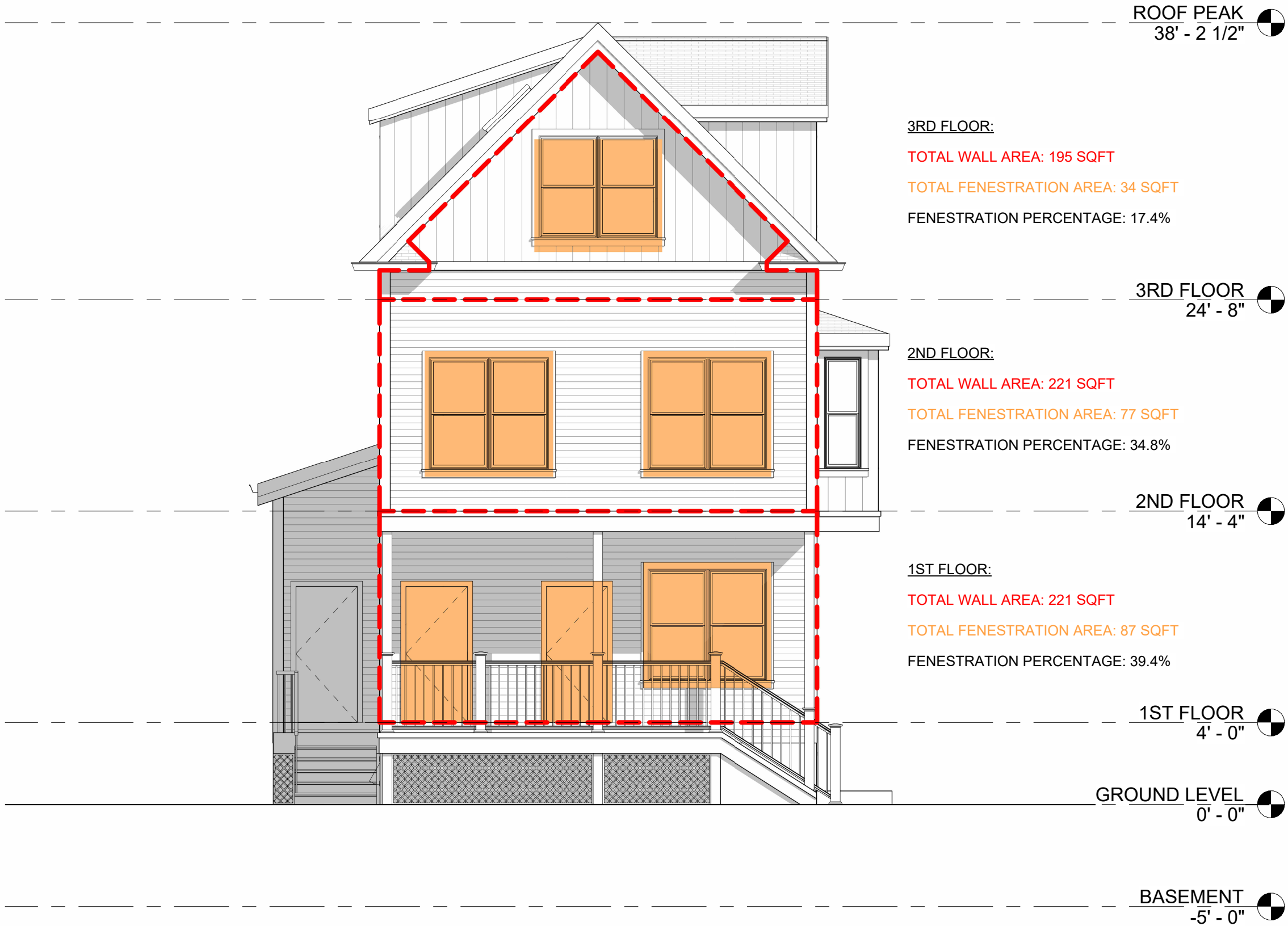
7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

EXISTING OVERLAY PLANS

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

A-0.2
Scale 1/8" = 1'-0"

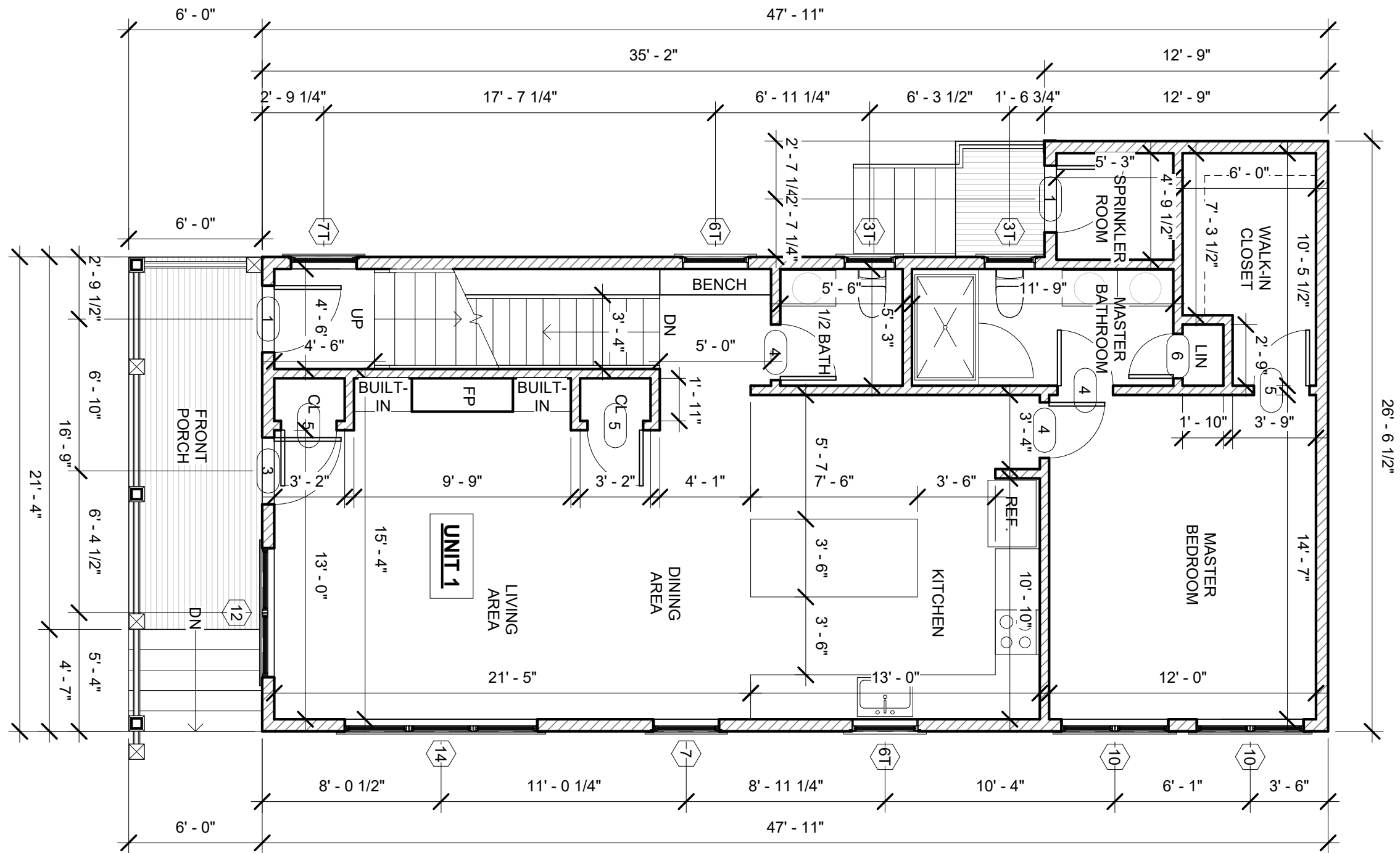


PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

OPENING CALCULATIONS		
Project number	6	A-0.3
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	
		Scale 3/16" = 1'-0"



PROPOSED RENOVATION AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

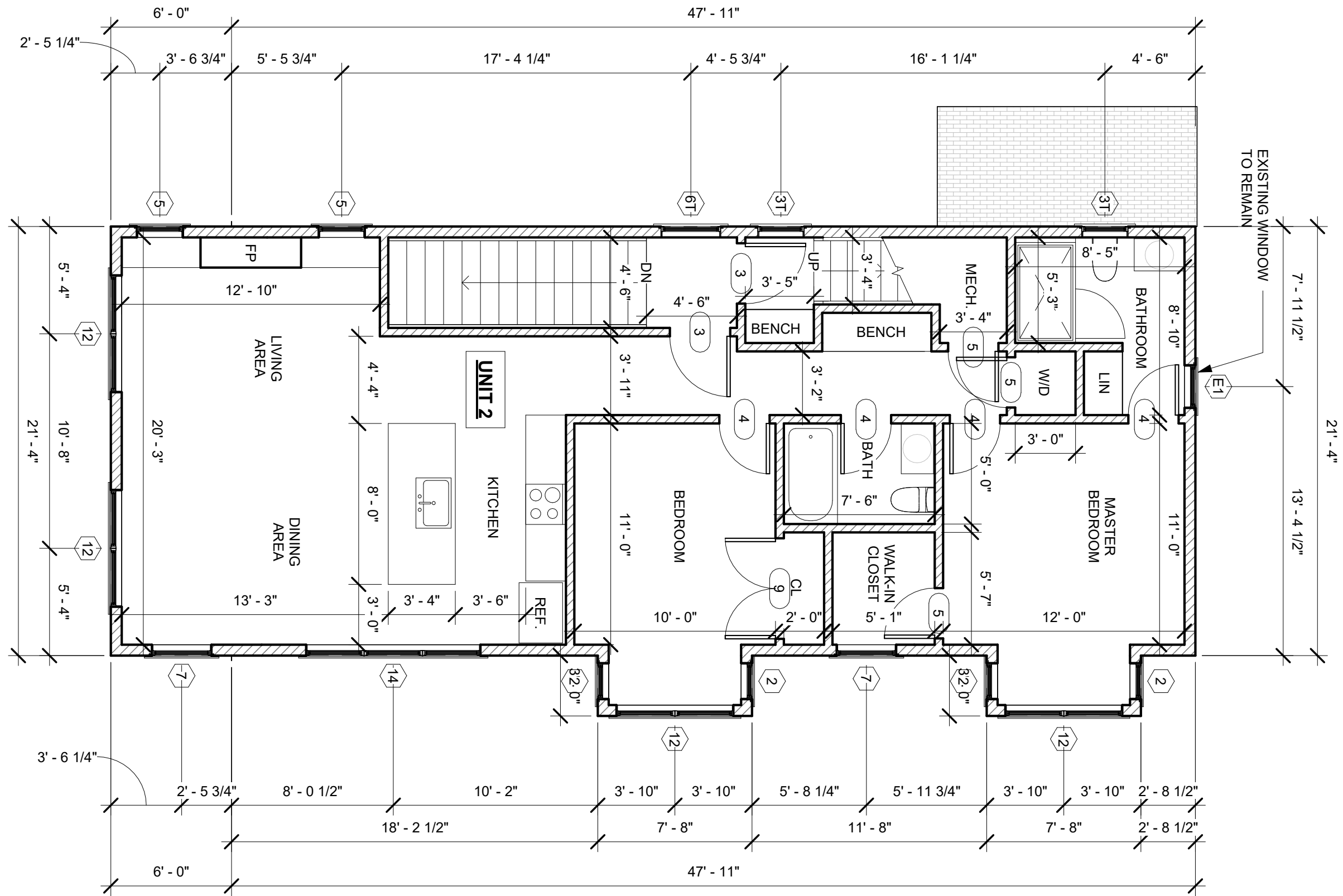
No.	Description	Date

PROPOSED 1ST FLOOR PLAN

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

A-1.10

Scale 3/16" = 1'-0"



PROPOSED RENOVATION AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

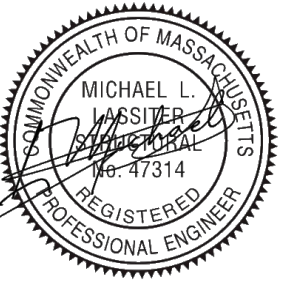
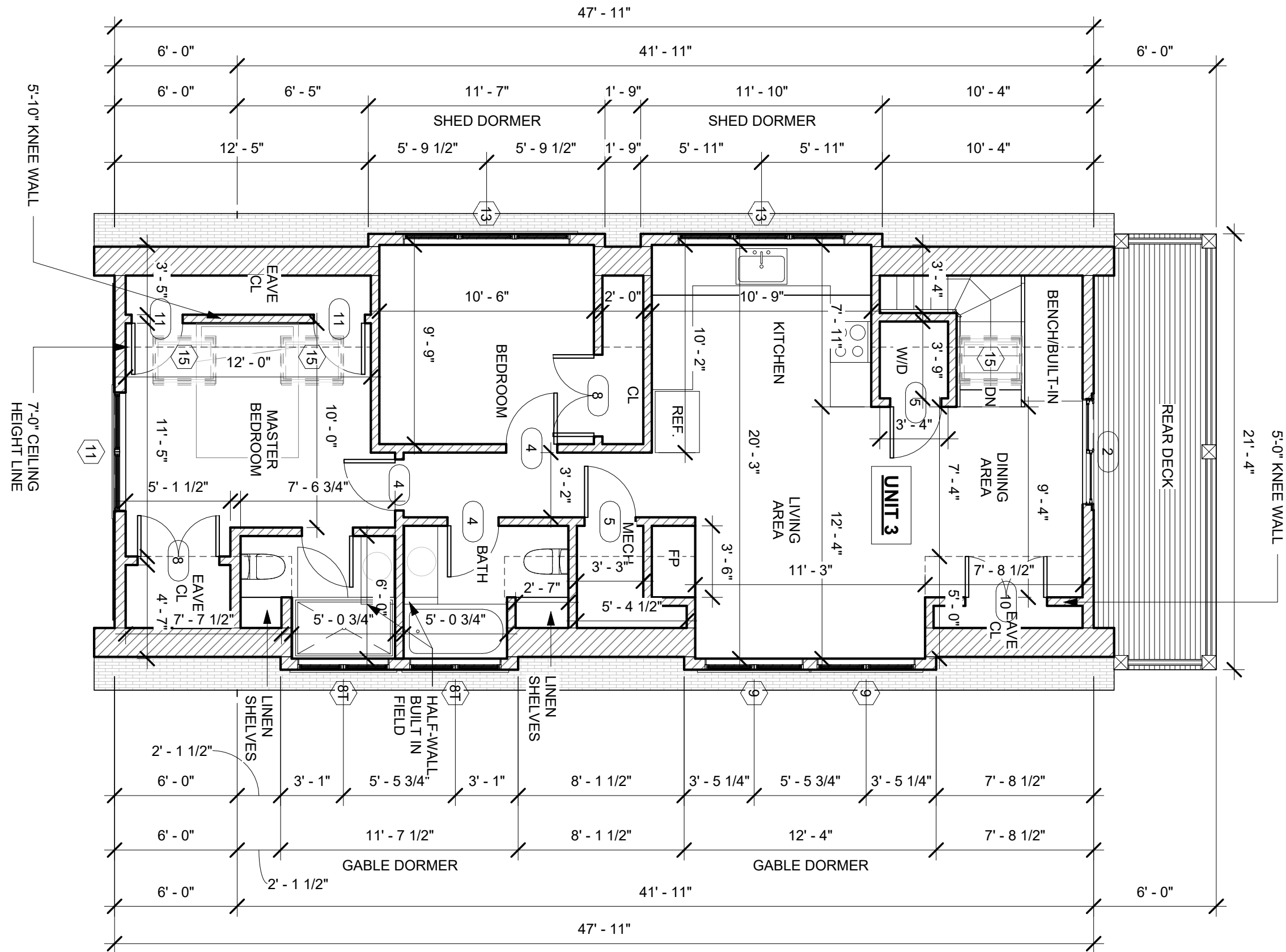
No.	Description	Date

PROPOSED 2ND FLOOR PLAN

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

A-1.20

Scale 3/16" = 1'-0"



PROPOSED RENOVATION AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

PROPOSED 3RD FLOOR PLAN

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

A-1.30

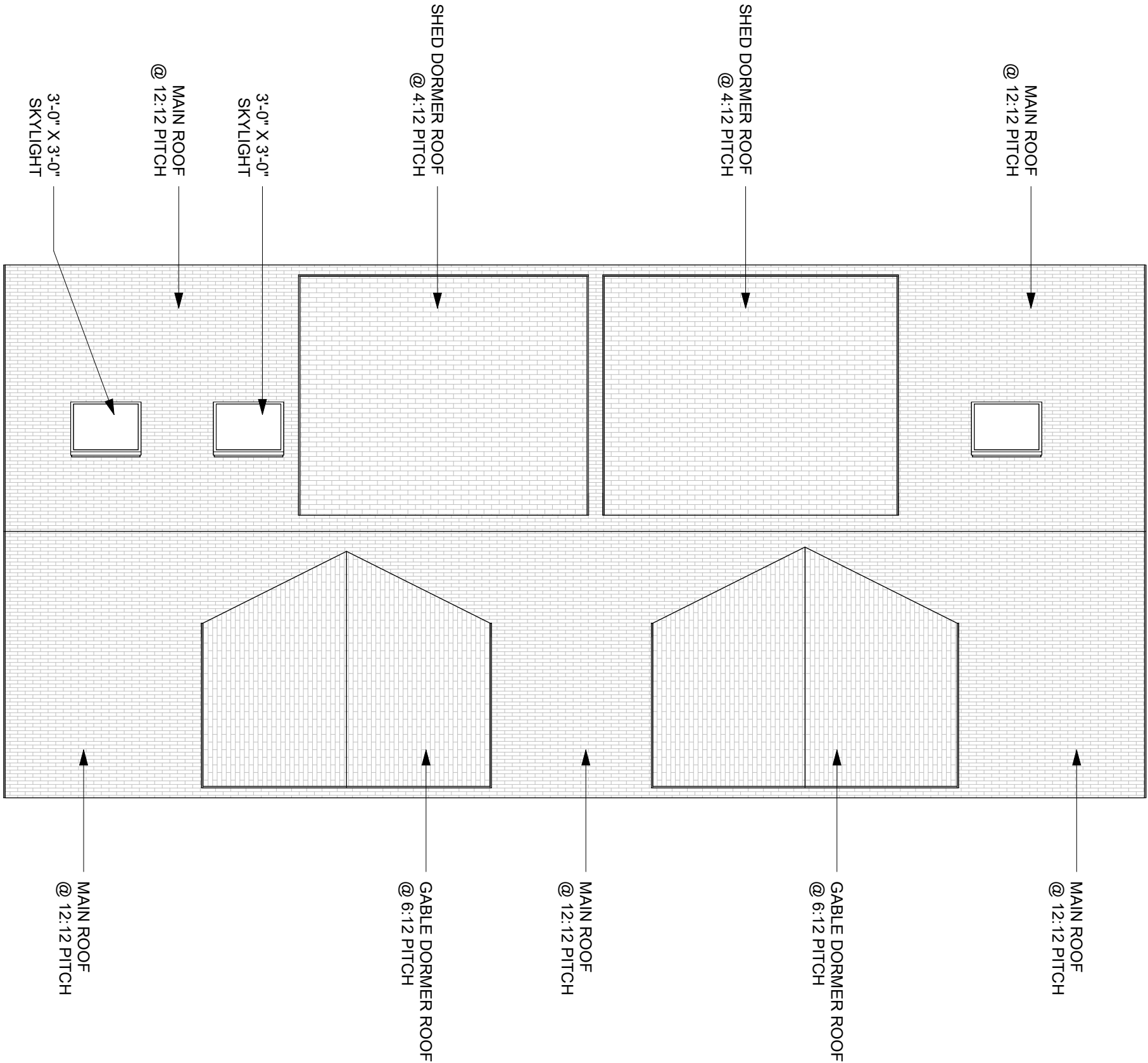
Scale 3/16" = 1'-0"

PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

PROPOSED ROOF PLAN		
Project number	6	A-1.40
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	Scale 3/16" = 1'-0"





PROPOSED RENOVATION AND ADDITION	7 LOUISBURG PLACE SOMERVILLE, MA	<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Description	Date										PROPOSED FRONT ELEVATION	
		No.	Description	Date												
		Project number 6	A-2.0	Scale 3/16" = 1'-0"												
		Date 11-06-2024														
		Drawn by MS														
		Checked by MS														



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

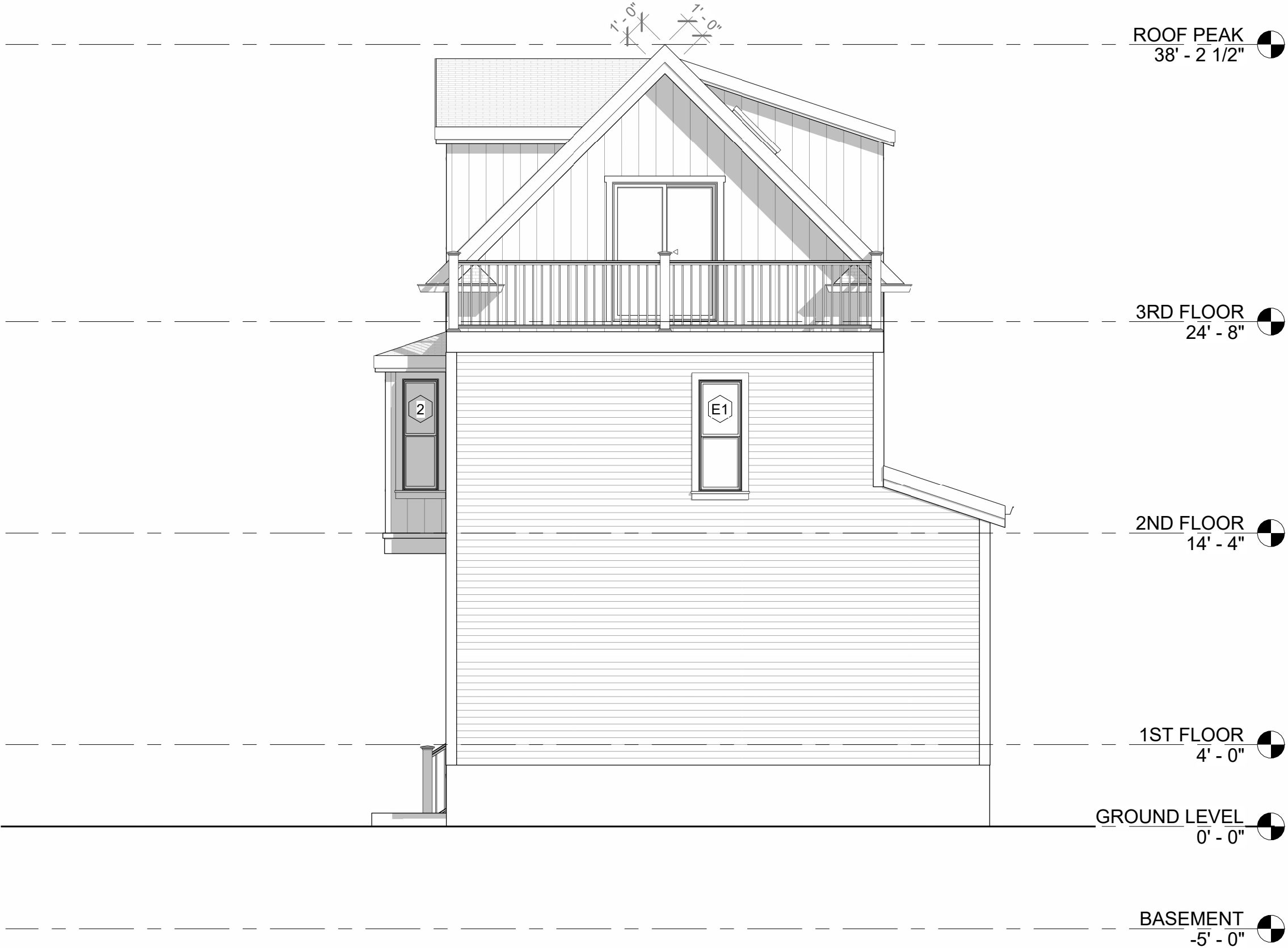
No.	Description	Date

PROPOSED SIDE ELEVATION

Project number	6
Date	11-06-2024
Drawn by	MS
Checked by	MS

A-2.1

Scale 3/16" = 1'-0"



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

No.	Description	Date

PROPOSED REAR ELEVATION

Project number	6	A-2.2
Date	11-06-2024	
Drawn by	MS	
Checked by	MS	Scale 3/16" = 1'-0"



PROPOSED RENOVATION
AND ADDITION

7 LOUISBURG PLACE
SOMERVILLE, MA

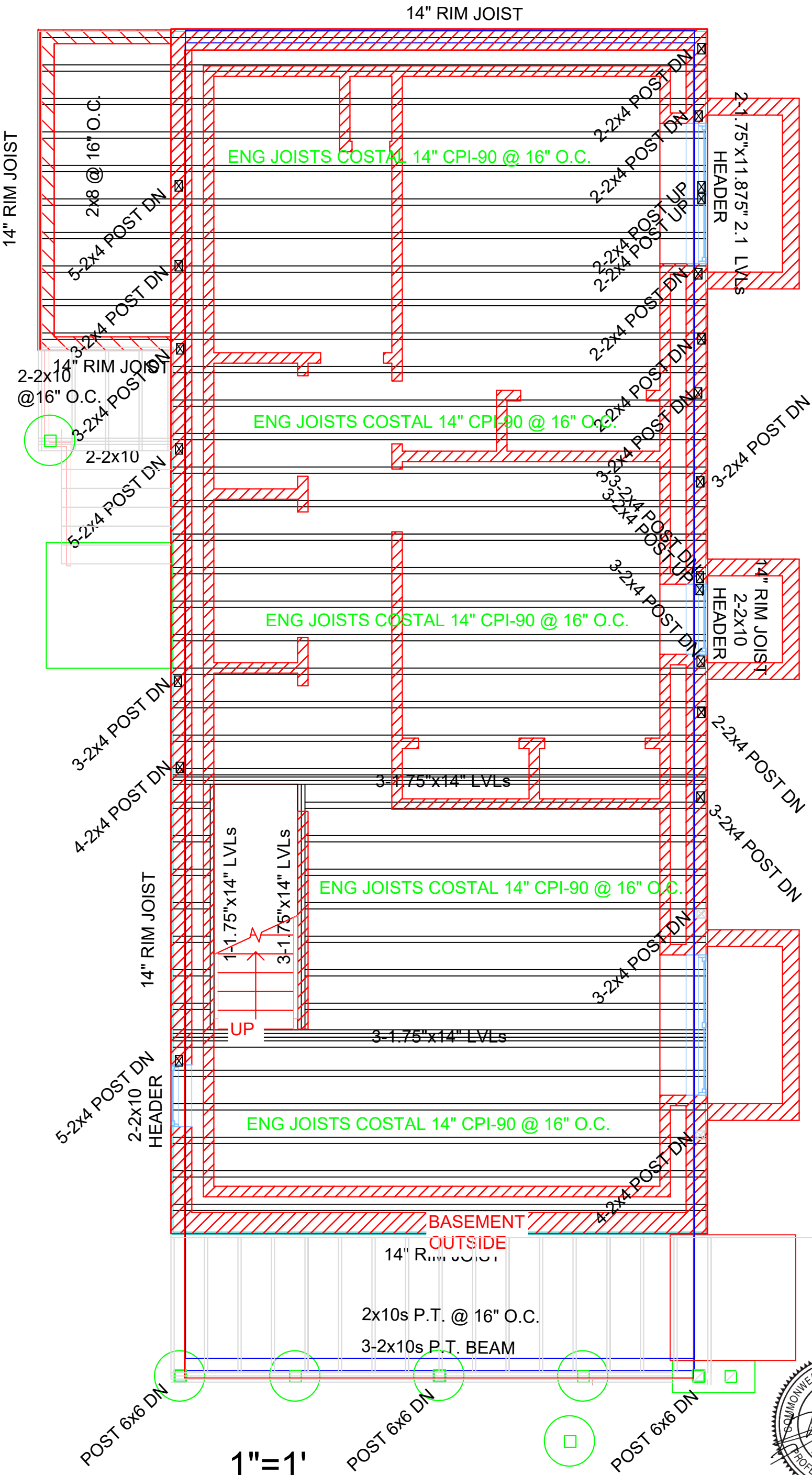
No.	Description	Date

PROPOSED SIDE ELEVATION

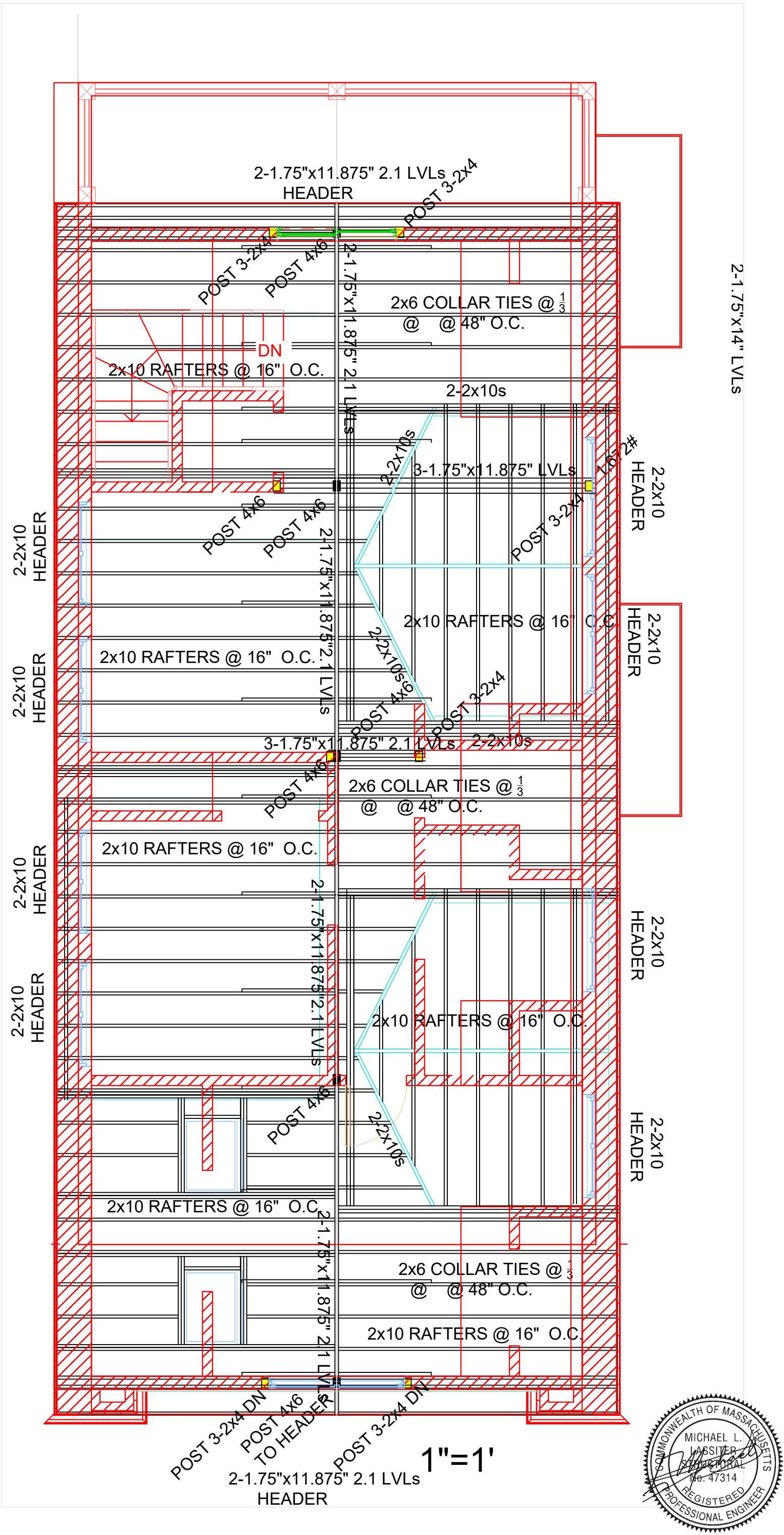
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Date 11-06-2024
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Checked by MS

A-2.3

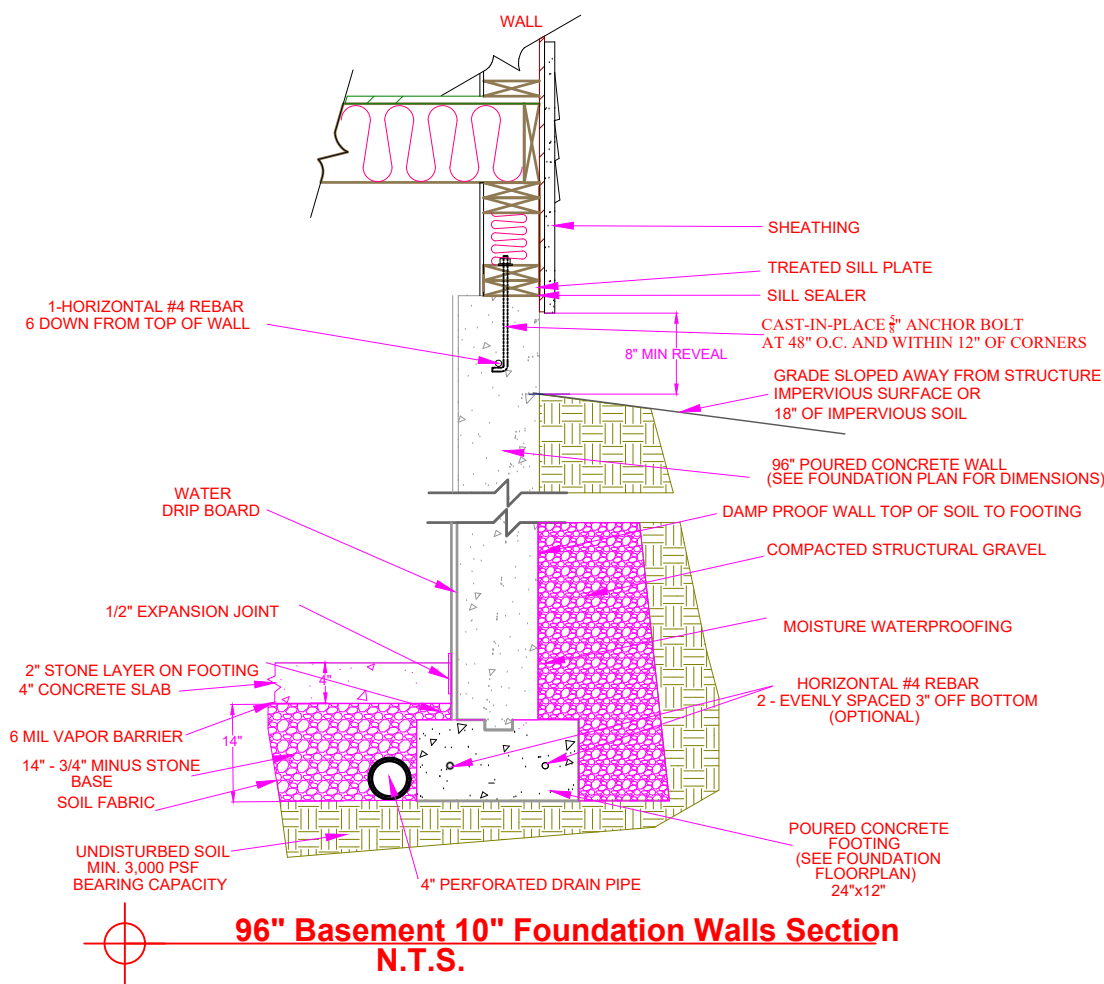
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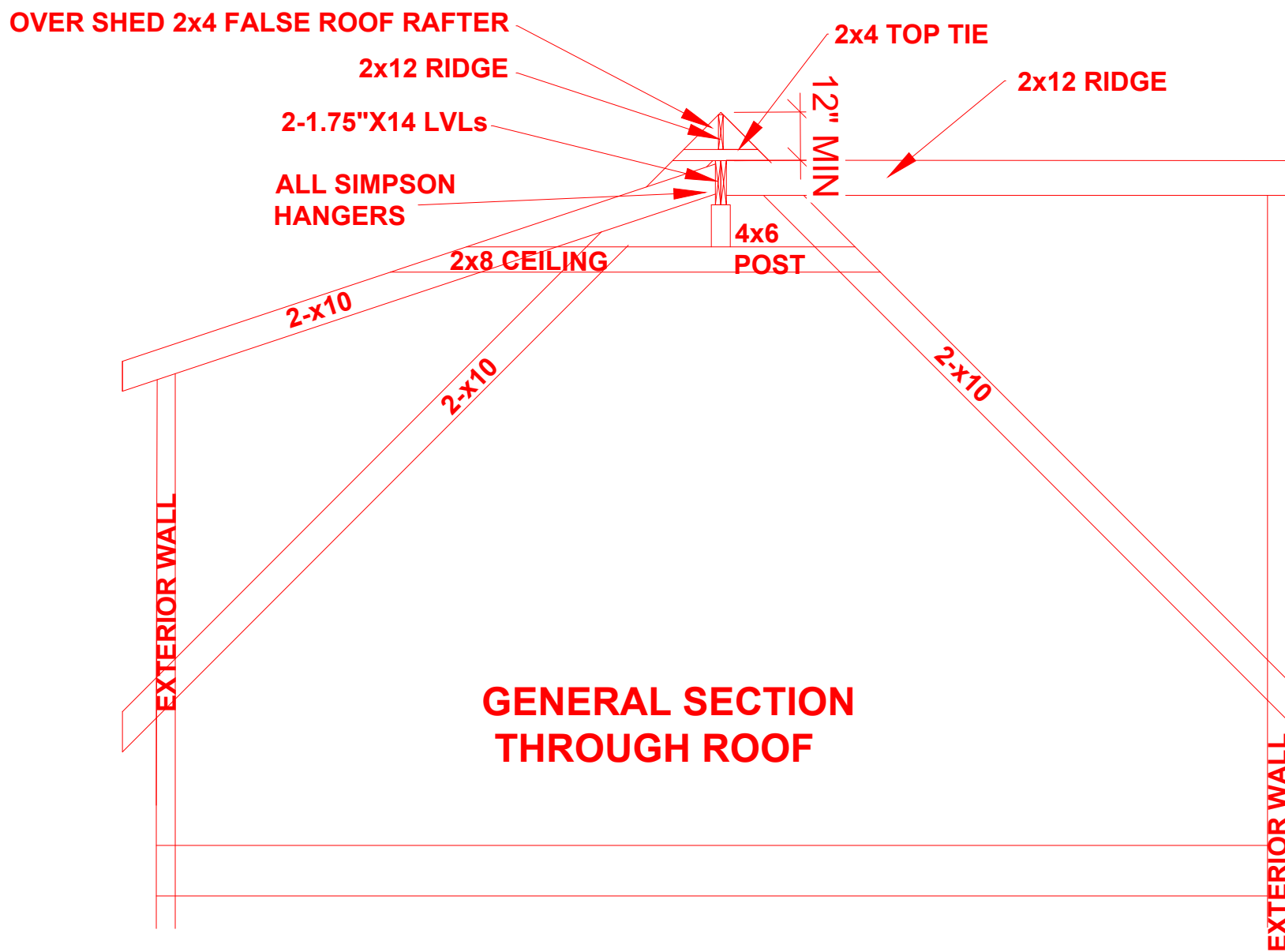
FIRST FLOOR WITH RED BASEMENT UNDER



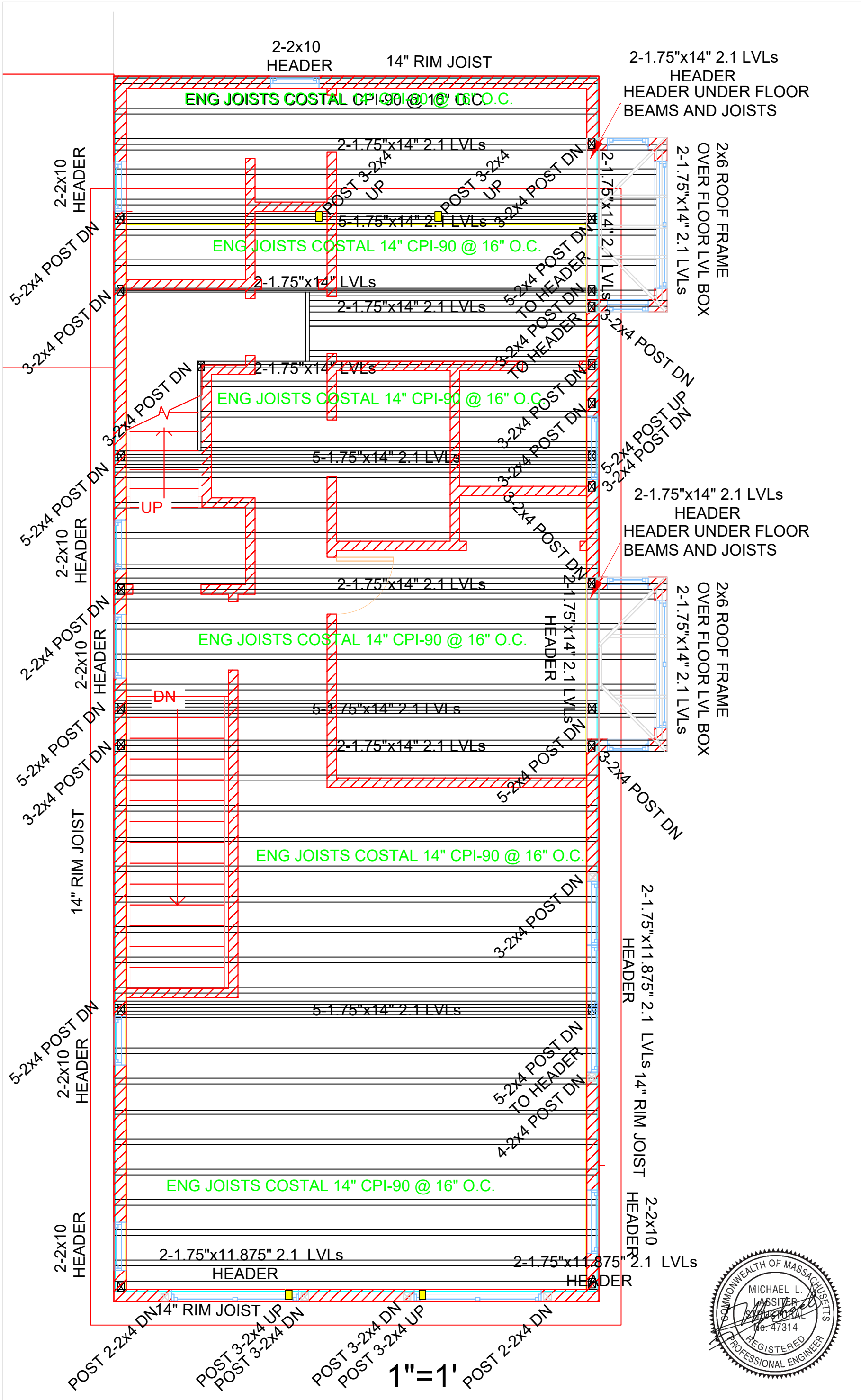
ROOF WITH RED THIRD UNDER



N.T.S.



N.T.S.



THIRD FLOOR WITH RED SECOND UNDER