

ZONING INFORMATION- ZONE RESIDENCE A

	EXISTING	PROPOSED	STATUS
USE/OCCUPANCY	2 FAMILY RESIDENCE	UNCHANGED	CONFORMING
LOT AREA	3,092 SF	UNCHANGED	EXIST. NONCONFORMING
GROSS FOOTPRINT ALL BUILDINGS	1,016 GSF+180 @SHED =1,196 GROSS SF	UNCHANGED	EXIST. NONCONFORMING
GROUND COVERAGE	= APPROX. 39%	UNCHANGED	EXIST. NONCONFORMING
FRONT SETBACK*	APPROX. 5'-0"	UNCHANGED	EXIST. NONCONFORMING
RIGHT SETBACK*	APPROX. 3'-6"	UNCHANGED	EXIST. NONCONFORMING
REAR SETBACK*	APPROX. 19'-0"	UNCHANGED	EXIST. NONCONFORMING
LEFT SETBACK*	APPROX. 9'-0"	UNCHANGED	EXIST. NONCONFORMING
BUILDING HT	2 1/2 STORIES/29'-10"	UNCHANGED	CONFORMING
PARKING SPOTS	1	UNCHANGED	EXIST. NONCONFORMING
LANDSCAPED AREA	APPROX.400 SF=13%	UNCHANGED	EXIST. NONCONFORMING
PERVIOUS AREA	APPROX. 300 SF=10%	UNCHANGED	EXIST. NONCONFORMING

* SETBACK DISTANCES LISTED HERE ARE ROUGHLY ESTIMATED TO EXISTING PERIMETER FENCES ONLY

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Professional Land Surveyors
710 MAIN STREET
N. Oxford, MA 01537
PHONE: (508) 987-0025
FAX: (508) 234-7723
REGISTRY SOUTHERN MIDDLESEX

NAME JEFF KAUFMAN AND JULIA WISE
LOCATION 69 MORRISON AVENUE
SOMERVILLE, MA
SCALE 1"=20' DATE 1/21/2015

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE. OPENED LINES (OVERSIGHT NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POLES, COLUMNS, OR SHEETS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES OR OTHER BOUNDARY STRUCTURES, OR TO PLANT SURFING. LOCATION OF THIS STRUCTURE(S) SHOWN HEREON IS GIVEN IN COMPLIANCE WITH LOCAL TOWNING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VOLUNTARY INSTRUMENTATION ACT (LOCAL MASS. CH. 127A, § 27C, § 27D, § 27E, § 27F, § 27G, § 27H, § 27I, § 27J, § 27K, § 27L, § 27M, § 27N, § 27O, § 27P, § 27Q, § 27R, § 27S, § 27T, § 27U, § 27V, § 27W, § 27X, § 27Y, § 27Z, § 27AA, § 27AB, § 27AC, § 27AD, § 27AE, § 27AF, § 27AG, § 27AH, § 27AI, § 27AJ, § 27AK, § 27AL, § 27AM, § 27AN, § 27AO, § 27AP, § 27AQ, § 27AR, § 27AS, § 27AT, § 27AU, § 27AV, § 27AW, § 27AX, § 27AY, § 27AZ, § 27BA, § 27BB, § 27BC, § 27BD, § 27BE, § 27BF, § 27BG, § 27BH, § 27BI, § 27BJ, § 27BK, § 27BL, § 27BM, § 27BN, § 27BO, § 27BP, § 27BQ, § 27BR, § 27BS, § 27BT, § 27BU, § 27BV, § 27BW, § 27BX, § 27BY, § 27BZ, § 27CA, § 27CB, § 27CC, § 27CD, § 27CE, § 27CF, § 27CG, § 27CH, § 27CI, § 27CJ, § 27CK, § 27CL, § 27CM, § 27CN, § 27CO, § 27CP, § 27CQ, § 27CR, § 27CS, § 27CT, § 27CU, § 27CV, § 27CW, § 27CX, § 27CY, § 27CZ, § 27DA, § 27DB, § 27DC, § 27DD, § 27DE, § 27DF, § 27DG, § 27DH, § 27DI, § 27DJ, § 27DK, § 27DL, § 27DM, § 27DN, § 27DO, § 27DP, § 27DQ, § 27DR, § 27DS, § 27DT, § 27DU, § 27DV, § 27DW, § 27DX, § 27DY, § 27DZ, § 27EA, § 27EB, § 27EC, § 27ED, § 27EE, § 27EF, § 27EG, § 27EH, § 27EI, § 27EJ, § 27EK, § 27EL, § 27EM, § 27EN, § 27EO, § 27EP, § 27EQ, § 27ER, § 27ES, § 27ET, § 27EU, § 27EV, § 27EW, § 27EX, § 27EY, § 27EZ, § 27FA, § 27FB, § 27FC, § 27FD, § 27FE, § 27FF, § 27FG, § 27FH, § 27FI, § 27FJ, § 27FK, § 27FL, § 27FM, § 27FN, § 27FO, § 27FP, § 27FQ, § 27FR, § 27FS, § 27FT, § 27FU, § 27FV, § 27FW, § 27FX, § 27FY, § 27FZ, § 27GA, § 27GB, § 27GC, § 27GD, § 27GE, § 27GF, § 27GG, § 27GH, § 27GI, § 27GJ, § 27GK, § 27GL, § 27GM, § 27GN, § 27GO, § 27GP, § 27GQ, § 27GR, § 27GS, § 27GT, § 27GU, § 27GV, § 27GW, § 27GX, § 27GY, § 27GZ, § 27HA, § 27HB, § 27HC, § 27HD, § 27HE, § 27HF, § 27HG, § 27HH, § 27HI, § 27HJ, § 27HK, § 27HL, § 27HM, § 27HN, § 27HO, § 27HP, § 27HQ, § 27HR, § 27HS, § 27HT, § 27HU, § 27HV, § 27HW, § 27HX, § 27HY, § 27HZ, § 27IA, § 27IB, § 27IC, § 27ID, § 27IE, § 27IF, § 27IG, § 27IH, § 27II, § 27IJ, § 27IK, § 27IL, § 27IM, § 27IN, § 27IO, § 27IP, § 27IQ, § 27IR, § 27IS, § 27IT, § 27IU, § 27IV, § 27IW, § 27IX, § 27IY, § 27IZ, § 27JA, § 27JB, § 27JC, § 27JD, § 27JE, § 27JF, § 27JG, § 27JH, § 27JI, § 27JJ, § 27JK, § 27JL, § 27JM, § 27JN, § 27JO, § 27JP, § 27JQ, § 27JR, § 27JS, § 27JT, § 27JU, § 27JV, § 27JW, § 27JX, § 27JY, § 27JZ, § 27KA, § 27KB, § 27KC, § 27KD, § 27KE, § 27KF, § 27KG, § 27KH, § 27KI, § 27KJ, § 27KK, § 27KL, § 27KM, § 27KN, § 27KO, § 27KP, § 27KQ, § 27KR, § 27KS, § 27KT, § 27KU, § 27KV, § 27KW, § 27KX, § 27KY, § 27KZ, § 27LA, § 27LB, § 27LC, § 27LD, § 27LE, § 27LF, § 27LG, § 27LH, § 27LI, § 27LJ, § 27LK, § 27LL, § 27LM, § 27LN, § 27LO, § 27LP, § 27LQ, § 27LR, § 27LS, § 27LT, § 27LU, § 27LV, § 27LW, § 27LX, § 27LY, § 27LZ, § 27MA, § 27MB, § 27MC, § 27MD, § 27ME, § 27MF, § 27MG, § 27MH, § 27MI, § 27MJ, § 27MK, § 27ML, § 27MN, § 27MO, § 27MP, § 27MQ, § 27MR, § 27MS, § 27MT, § 27MU, § 27MV, § 27MW, § 27MX, § 27MY, § 27MZ, § 27NA, § 27NB, § 27NC, § 27ND, § 27NE, § 27NF, § 27NG, § 27NH, § 27NI, § 27NJ, § 27NK, § 27NL, § 27NM, § 27NO, § 27NP, § 27NQ, § 27NR, § 27NS, § 27NT, § 27NU, § 27NV, § 27NW, § 27NX, § 27NY, § 27NZ, § 27OA, § 27OB, § 27OC, § 27OD, § 27OE, § 27OF, § 27OG, § 27OH, § 27OI, § 27OJ, § 27OK, § 27OL, § 27OM, § 27ON, § 27OO, § 27OP, § 27OQ, § 27OR, § 27OS, § 27OT, § 27OU, § 27OV, § 27OW, § 27OX, § 27OY, § 27OZ, § 27PA, § 27PB, § 27PC, § 27PD, § 27PE, § 27PF, § 27PG, § 27PH, § 27PI, § 27PJ, § 27PK, § 27PL, § 27PM, § 27PN, § 27PO, § 27PP, § 27PQ, § 27PR, § 27PS, § 27PT, § 27PU, § 27PV, § 27PW, § 27PX, § 27PY, § 27PZ, § 27QA, § 27QB, § 27QC, § 27QD, § 27QE, § 27QF, § 27QG, § 27QH, § 27QI, § 27QJ, § 27QK, § 27QL, § 27QM, § 27QN, § 27QO, § 27QP, § 27QQ, § 27QR, § 27QS, § 27QT, § 27QU, § 27QV, § 27QW, § 27QX, § 27QY, § 27QZ, § 27RA, § 27RB, § 27RC, § 27RD, § 27RE, § 27RF, § 27RG, § 27RH, § 27RI, § 27RJ, § 27RK, § 27RL, § 27RM, § 27RN, § 27RO, § 27RP, § 27RQ, § 27RR, § 27RS, § 27RT, § 27RU, § 27RV, § 27RW, § 27RX, § 27RY, § 27RZ, § 27SA, § 27SB, § 27SC, § 27SD, § 27SE, § 27SF, § 27SG, § 27SH, § 27SI, § 27SJ, § 27SK, § 27SL, § 27SM, § 27SN, § 27SO, § 27SP, § 27SQ, § 27SR, § 27SS, § 27ST, § 27SU, § 27SV, § 27SW, § 27SX, § 27SY, § 27SZ, § 27TA, § 27TB, § 27TC, § 27TD, § 27TE, § 27TF, § 27TG, § 27TH, § 27TI, § 27TJ, § 27TK, § 27TL, § 27TM, § 27TN, § 27TO, § 27TP, § 27TQ, § 27TR, § 27TS, § 27TT, § 27TU, § 27TV, § 27TW, § 27TX, § 27TY, § 27TZ, § 27UA, § 27UB, § 27UC, § 27UD, § 27UE, § 27UF, § 27UG, § 27UH, § 27UI, § 27UJ, § 27UK, § 27UL, § 27UM, § 27UN, § 27UO, § 27UP, § 27UQ, § 27UR, § 27US, § 27UT, § 27UU, § 27UV, § 27UW, § 27UX, § 27UY, § 27UZ, § 27VA, § 27VB, § 27VC, § 27VD, § 27VE, § 27VF, § 27VG, § 27VH, § 27VI, § 27VJ, § 27VK, § 27VL, § 27VM, § 27VN, § 27VO, § 27VP, § 27VQ, § 27VR, § 27VS, § 27VT, § 27VU, § 27VV, § 27VW, § 27VX, § 27VY, § 27VZ, § 27WA, § 27WB, § 27WC, § 27WD, § 27WE, § 27WF, § 27WG, § 27WH, § 27WI, § 27WJ, § 27WK, § 27WL, § 27WM, § 27WN, § 27WO, § 27WP, §

[illegible]

AREA CALCULATIONS

	EXISTING GROSS SF	EXISTING NET SF	PROPOSED GROSS SF	PROPOSED NET SF
BASEMENT	755 GROSS SF APPROX.	0 SF	755 GSF- UNCHANGED	0 SF UNCHANGED
FIRST	1,016 GROSS SF	867 NET SF	1,016 GSF- UNCHANGED	867 NSF- UNCHANGED
SECOND	1,146 GROSS SF	1,065 NET SF	1,146 GSF- UNCHANGED	1,065 NSF- UNCHANGED
THIRD	495 GROSS SF	476 NET SF	733 GROSS SF- ENLARGED	716 NET SF- ENLARGED
TOTAL /F.A.R.	3,412 GROSS BUILDING SF	2,408 TOTAL NET SF FOR F.A.R.	3,650 PROPOSED GROSS BUILDING SF	2,648 PROPOSED TOTAL NET SF FOR F.A.R.
STATUS		EXIST'G F.A.R.=NONCONFORMING*	+238 GSF IN PROPOSED ADDITIONS	PROPOSED F.A.R= NONCONFORMING**

MAX. ALLOWABLE F.A.R= 3092 SF LOTSIZE X .75 RATIO = 2.319 NET SF MAX. ALLOWED

*TOTAL EXISTING F.A.R= 2.408 NET SF DIVIDED BY 3092 SF LOTSIZE= .79 RATIO

**TOTAL PROPOSED F.A.R= 2.648 PROPOSED NET SF DIVIDED BY 3092 SF LOTSIZE= .86 RATIO

**JANUARY 26, 2016
SPECIAL PERMIT SUBMISSION**

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**69 MORRISON AVENUE, SOMERVILLE, MA
DRAWING LIST / ZONING INFORMATION**

PROJECT TITLE:

DRAWING TITLE:

DATE: 1/26/2016

SCALE: NONE

NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPERSIZE

A0.0



FRONT / LEFT SIDE



LEFT SIDE BAY



RIGHT SIDE



FRONT



LEFT SIDE/REAR



REAR

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69 MORRISON AVENUE, SOMERVILLE, MA
EXISTING PHOTOS

PROJECT TITLE:

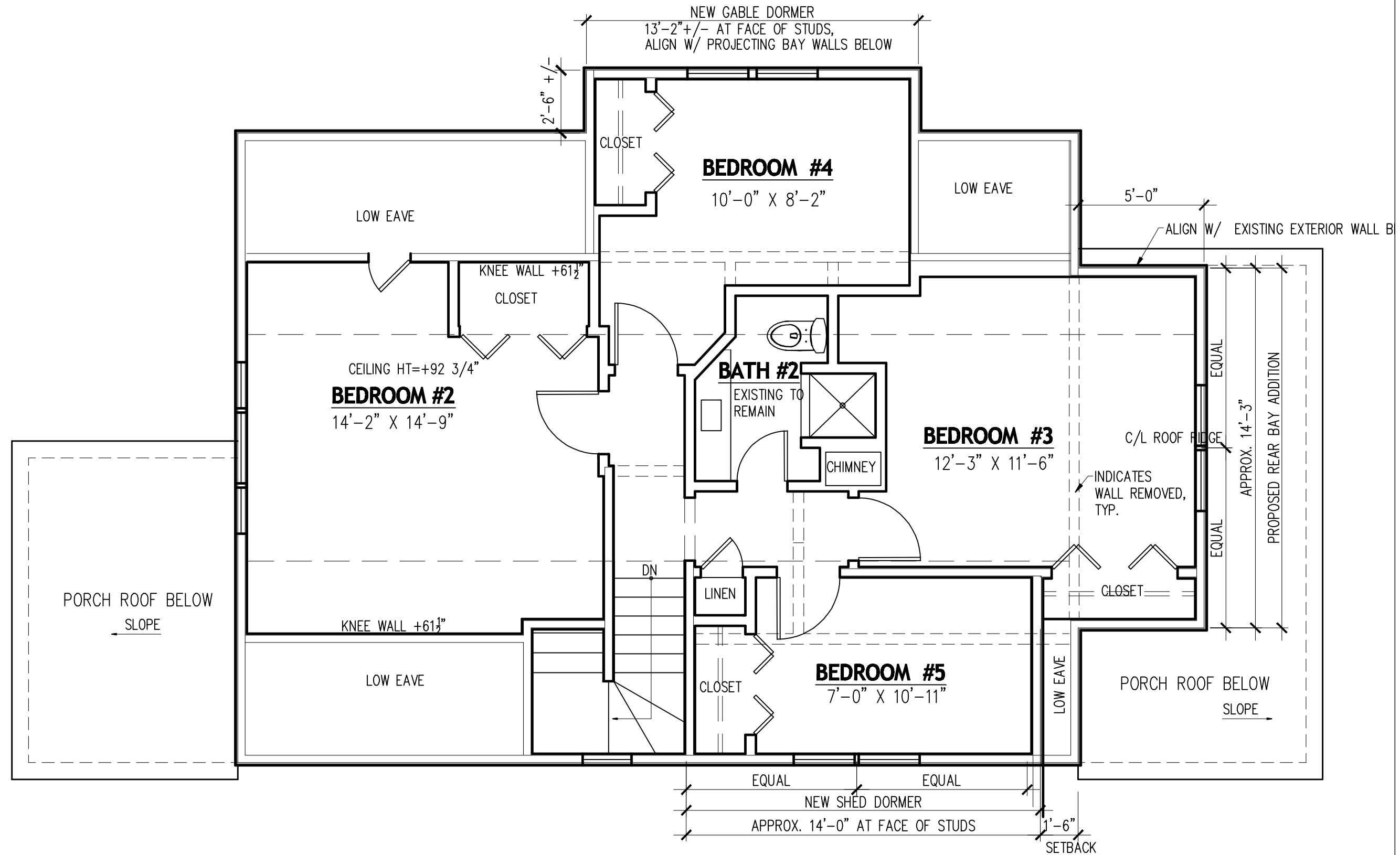
DRAWING TITLE:

DATE: 1/26/2016

SCALE: NONE

NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A0.1

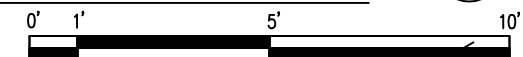


ENLARGED THIRD FLOOR AREA:

GROSS FLOOR AREA PROPOSED= 733 SF
NET FLOOR AREA, PROPOSED= 716 SF

1 **THIRD FLOOR PLAN- PROPOSED**

ROOM SIZES NOTED ARE APPROXIMATE ONLY



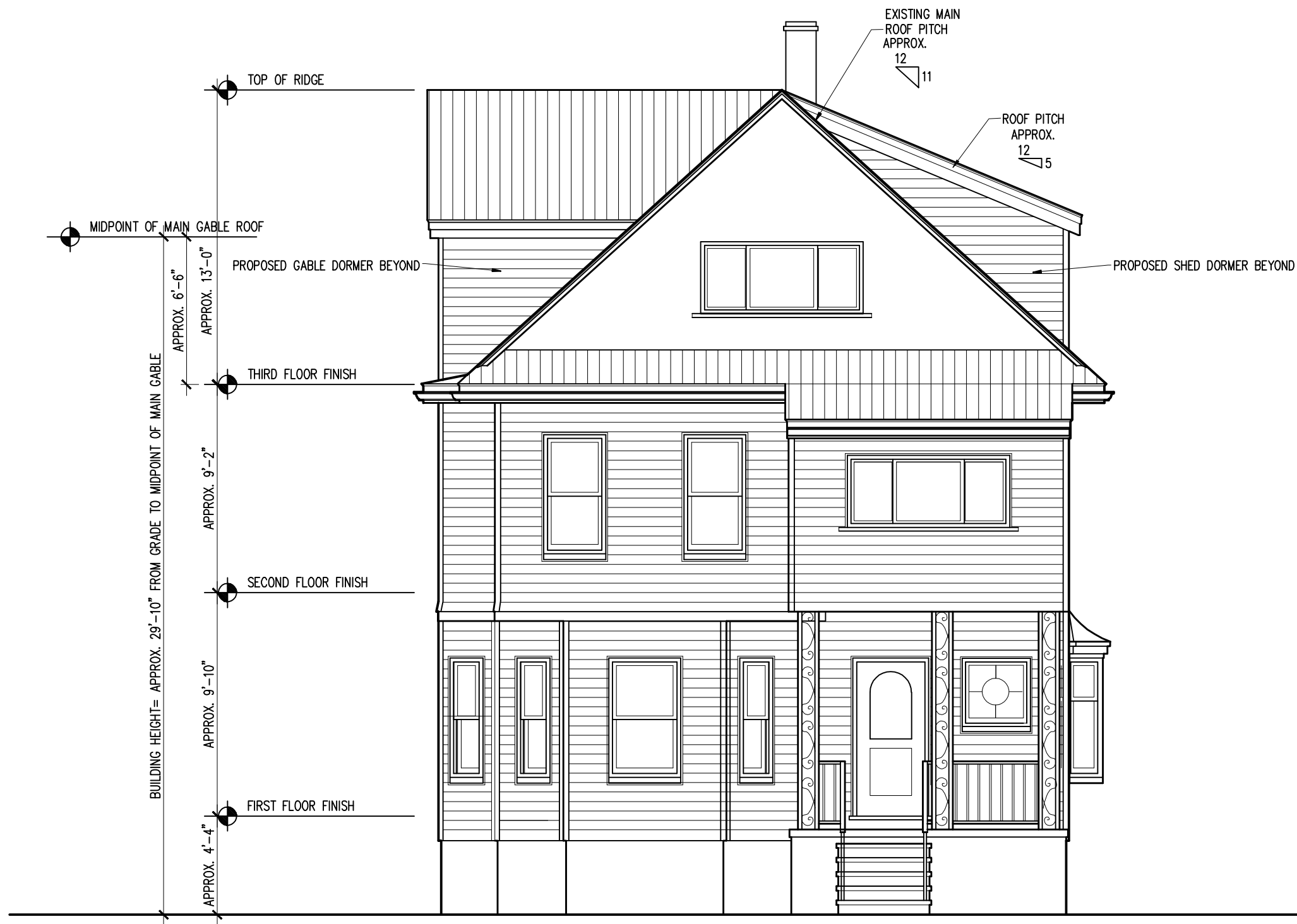
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69 MORRISON AVENUE, SOMERVILLE, MA
THIRD FLOOR PLAN

PROJECT TITLE:
DRAWING TITLE:

DATE: 1/26/2016
SCALE: 1/4"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A1.3



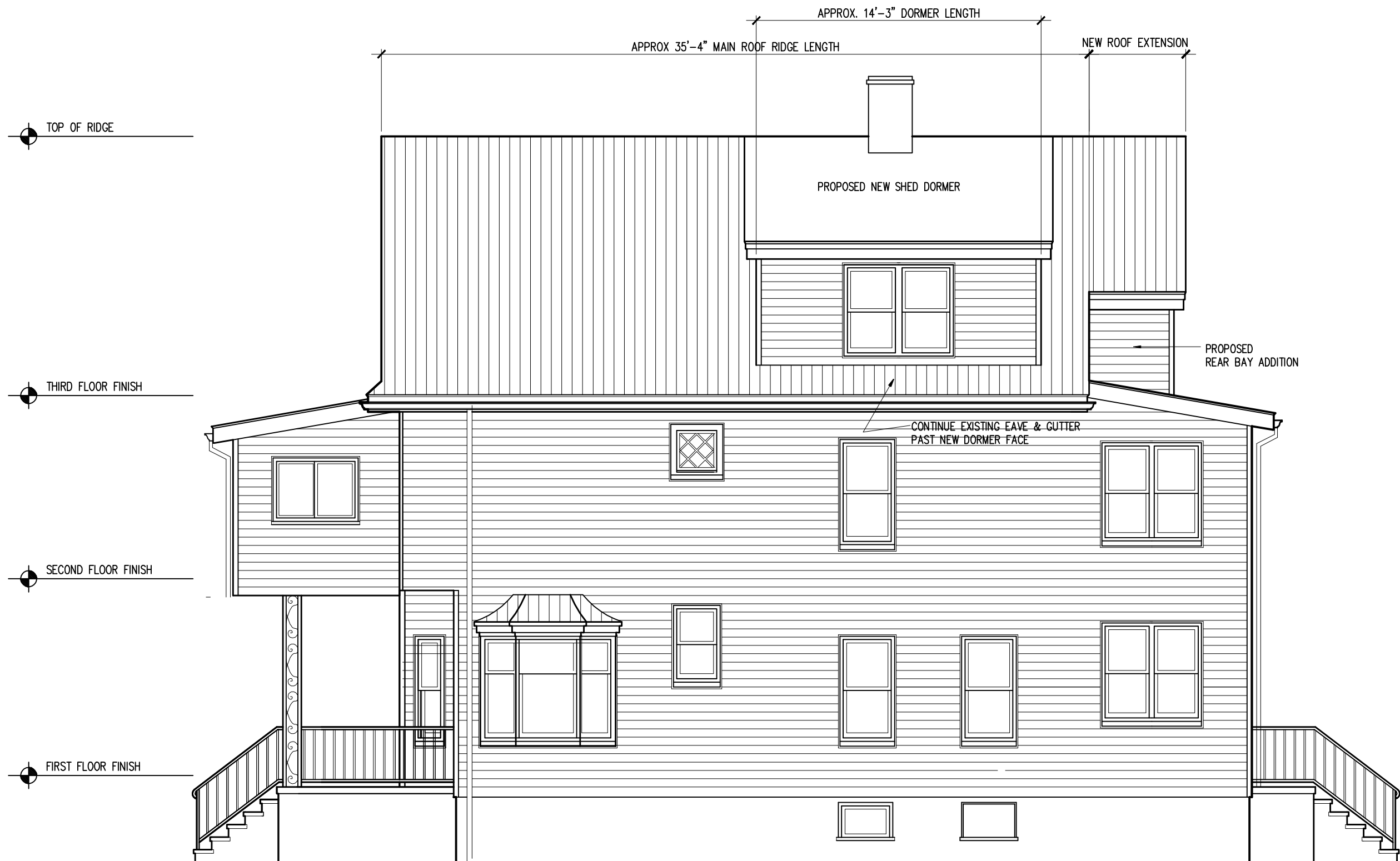
1 FRONT ELEVATION- PROPOSED

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69 MORRISON AVENUE, SOMERVILLE, MA
ELEVATION FACING LAKE- PROPOSED

PROJECT TITLE:
DRAWING TITLE:
DATE: 1/26/2016
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.0



1 RIGHT SIDE ELEVATION- PROPOSED

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69 MORRISON AVENUE, SOMERVILLE, MA
ELEVATION FACING STREET - PROPOSED

PROJECT TITLE:
DRAWING TITLE:

DATE: 1/26/2016
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.1



1 LEFT SIDE ELEVATION- PROPOSED

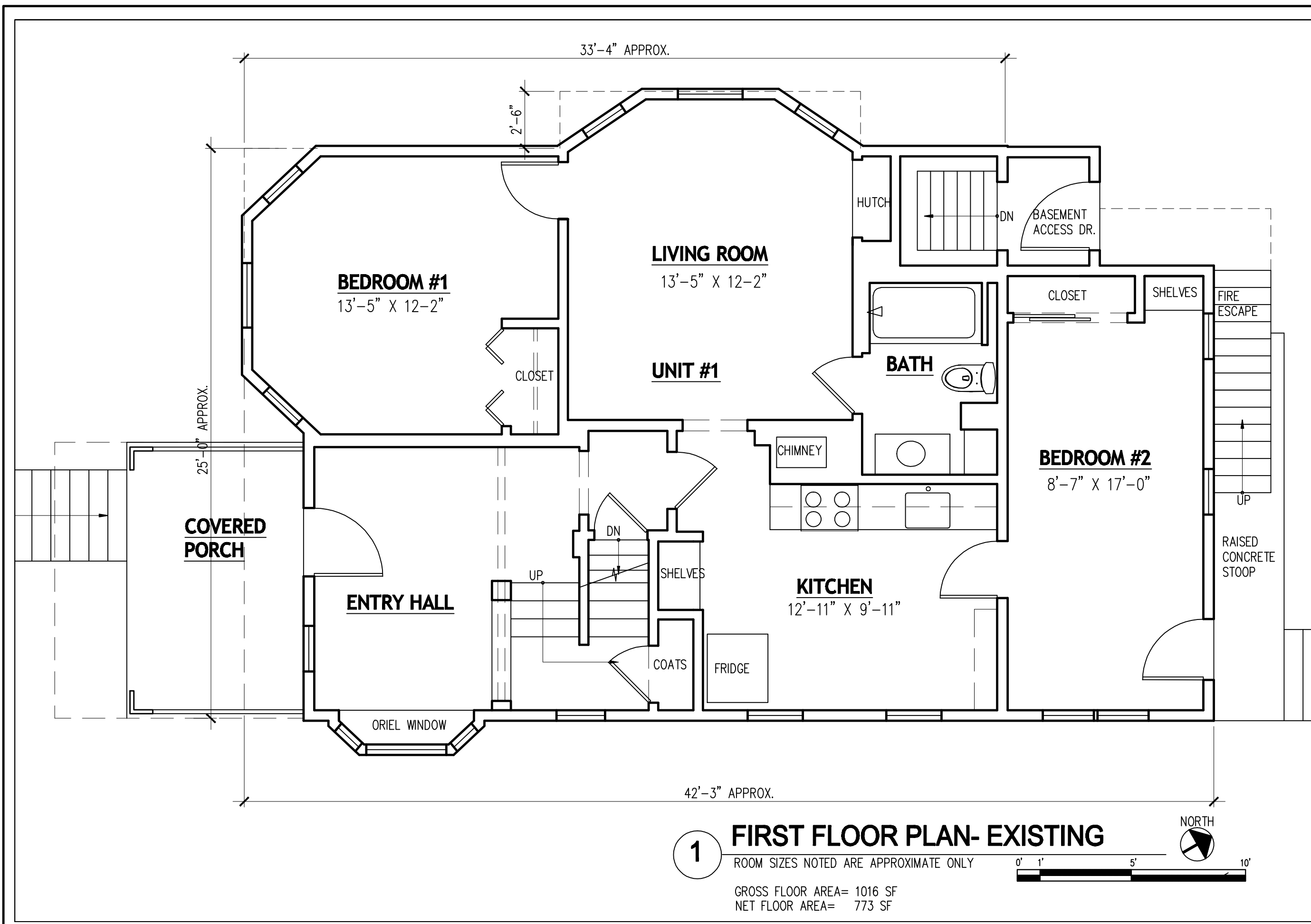
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69 MORRISON AVENUE, SOMERVILLE, MA
GARAGE SIDE ELEVATION- PROPOSED

PROJECT TITLE:
DRAWING TITLE:

DATE: 1/26/2016
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.3



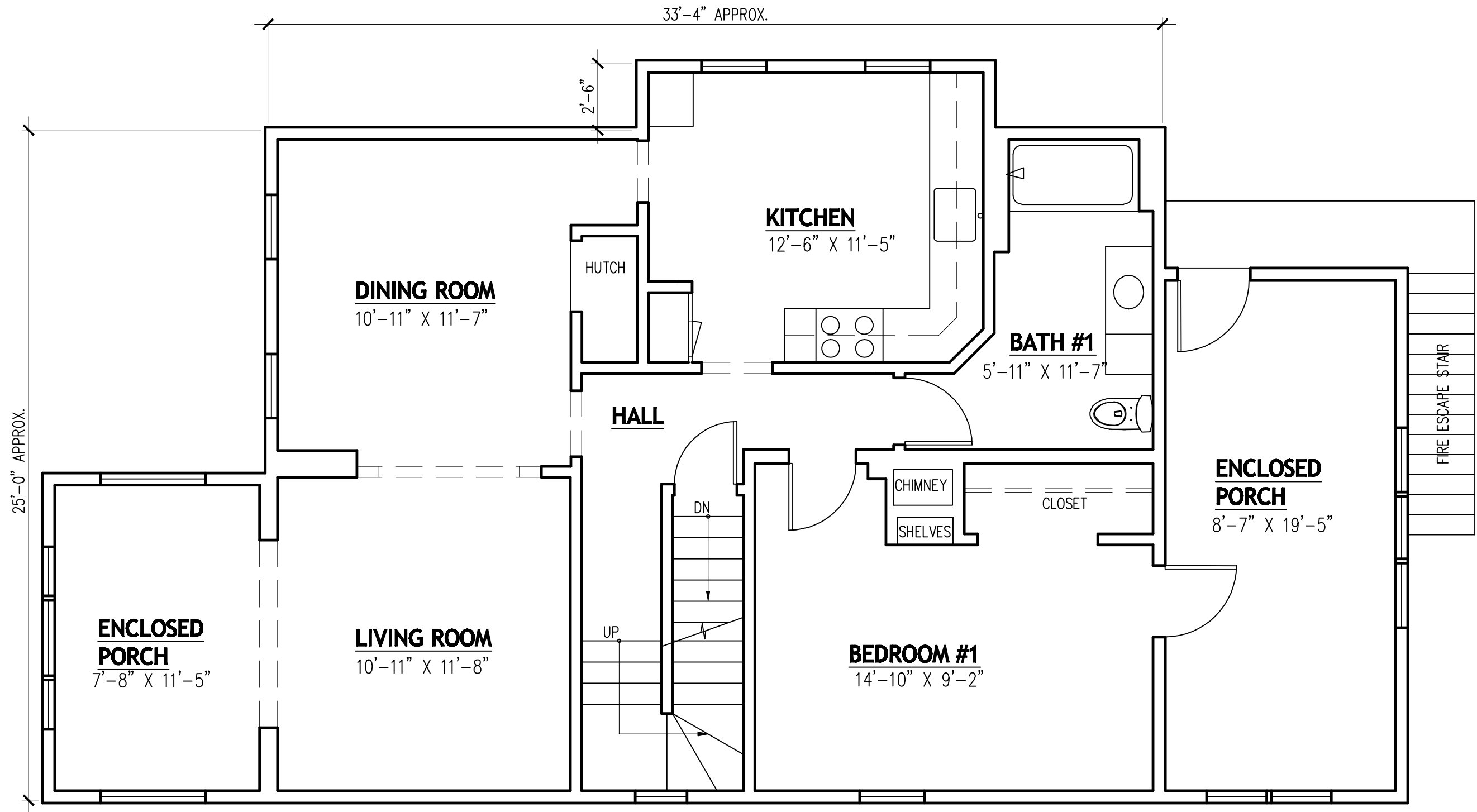
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40 RED BROOK CIRCLE, WOLFEBORO, NH.
FIRST FLOOR PLAN- EXISTING

PROJECT TITLE:
DRAWING TITLE:

DATE: 1/26/2016
SCALE: 1/4"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17" PAPER SIZE

EX1.1

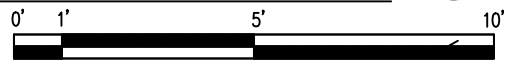


1

SECOND FLOOR PLAN- EXISTING

ROOM SIZES NOTED ARE APPROXIMATE ONLY

GROSS FLOOR AREA= 1146 SF
NET FLOOR AREA= 1065 SF



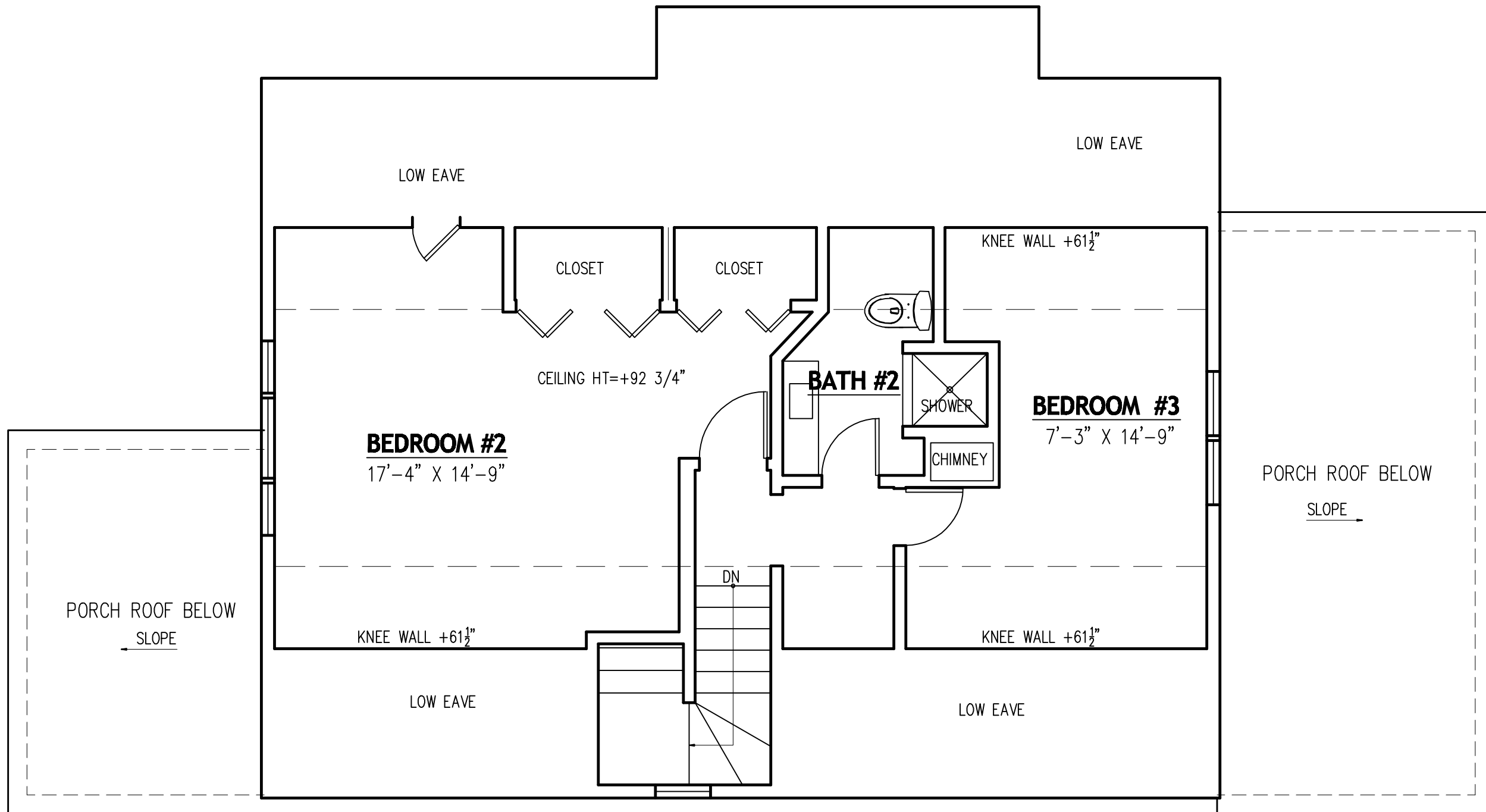
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40 RED BROOK CIRCLE, WOLFEBORO, NH.
SECOND FLOOR PLAN- EXISTING

PROJECT TITLE:
DRAWING TITLE:

DATE: 1/26/2016
SCALE: 1/4"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX1.2

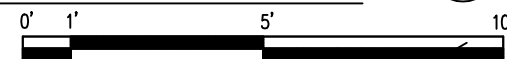


1

THIRD FLOOR PLAN- EXISTING

ROOM SIZES NOTED ARE APPROXIMATE ONLY

GROSS FLOOR AREA= 495 SF
NET FLOOR AREA= 479 SF



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40 RED BROOK CIRCLE, WOLFEBORO, NH.
THIRD FLOOR PLAN- EXISTING

PROJECT TITLE:

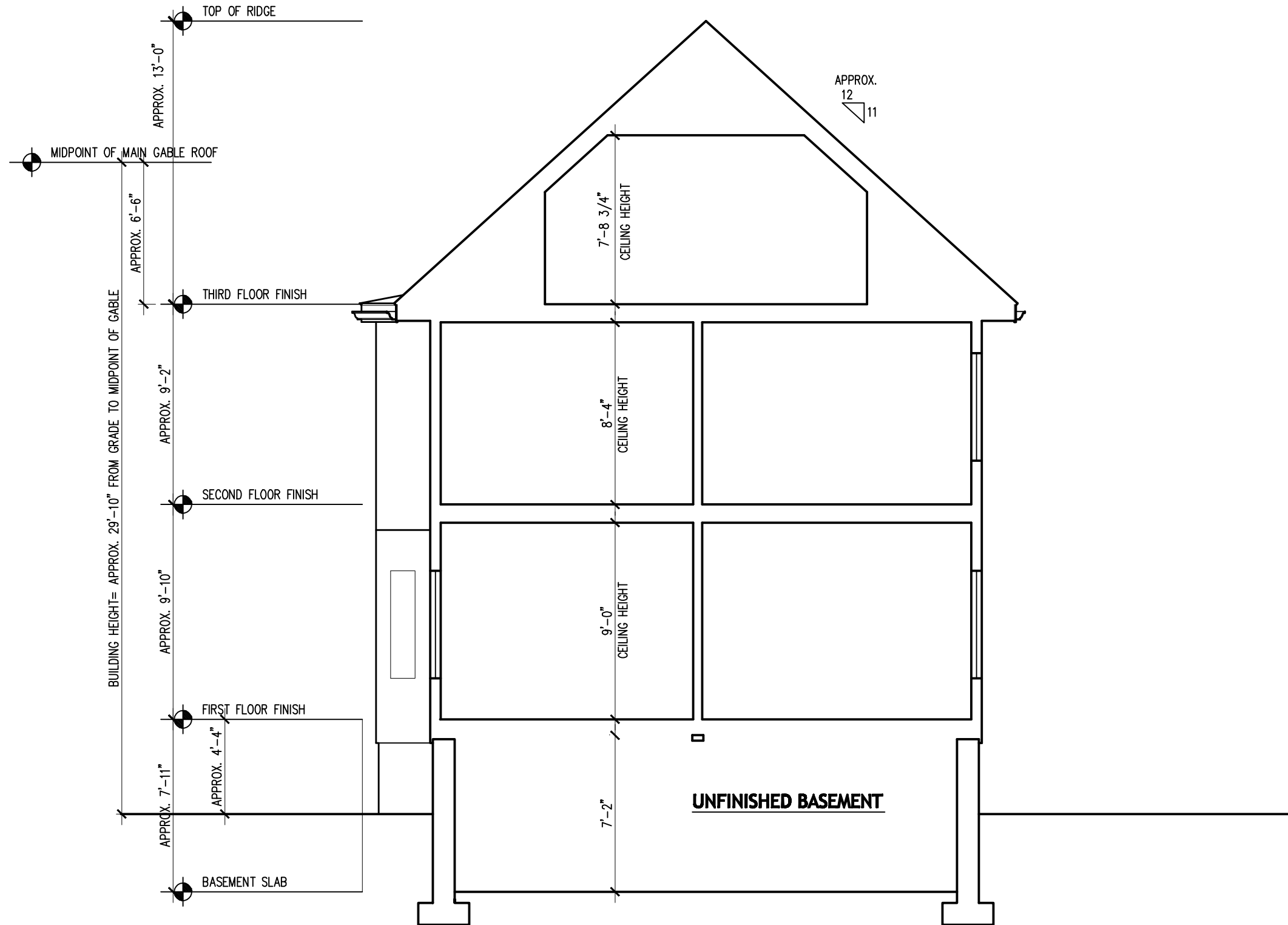
DRAWING TITLE:

DATE: 1/26/2016

SCALE: 1/4"=1'-0"

NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX1.3



1

BUILDING SECTION- EXISTING

PROJECT TITLE:
40 RED BROOK CIRCLE, WOLFEBORO, NH.

DRAWING TITLE:
THIRD FLOOR PLAN- EXISTING

DATE: 1/26/2016

SCALE: 1/4"=1'-0"

NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX3.0

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