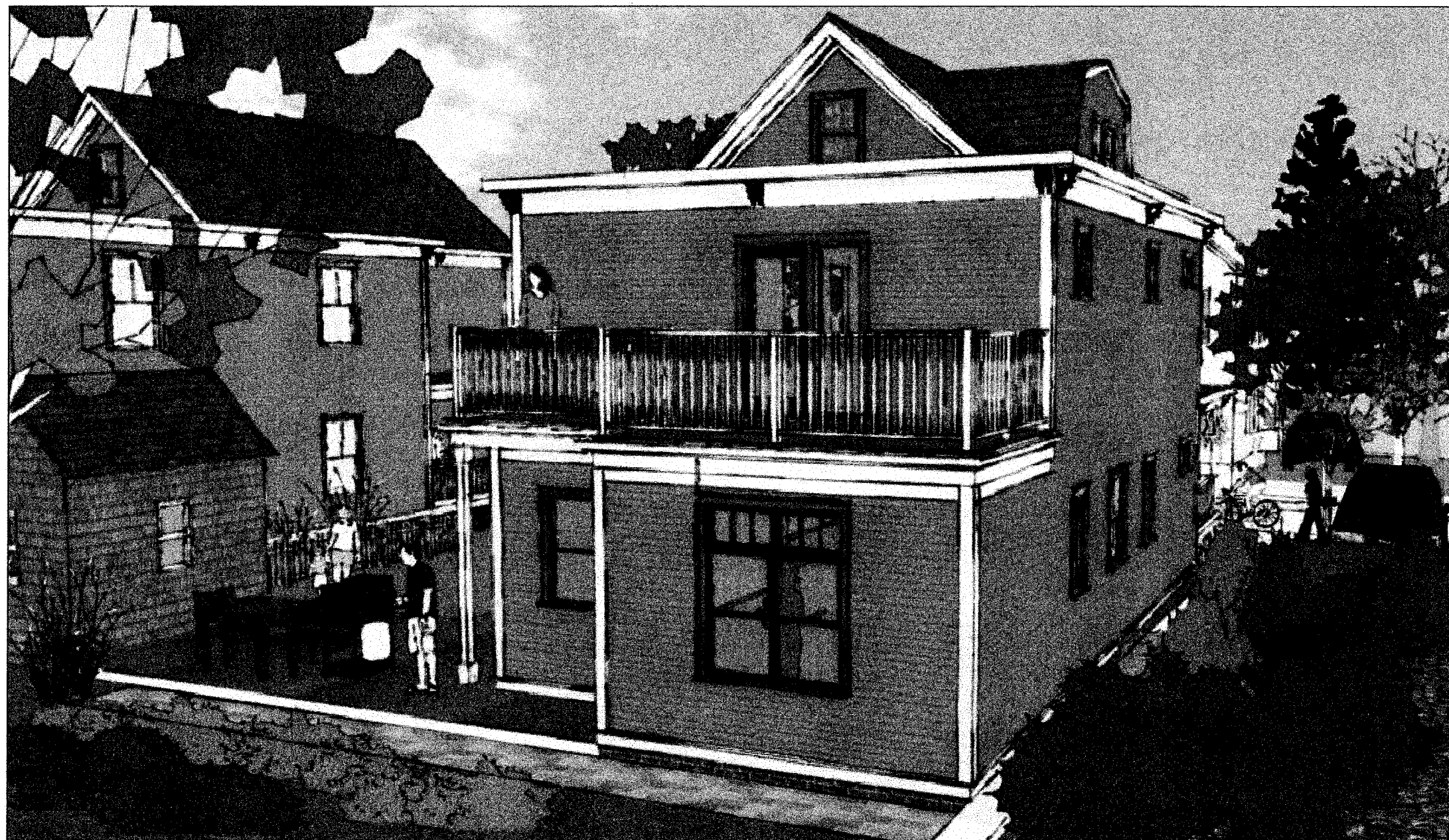




CONCEPTUAL RENDERING

DRAWING SET INTENDED FOR
ZONING BOARD OF APPEALS
REVIEW.



NATHAN SARGENT COMPANY

59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617 320-5928
F 617 628 6410

ADDITION AND RENOVATIONS
75 WALLACE ST., SOMERVILLE, MA
30 NOVEMBER 2010
07 FEBRUARY 2011 - ZBA REVISIONS

CONTRACTOR
STEALTH CONSTRUCTION
87 SANTILLI HIGHWAY
EVERETT, MA 02149

OWNER
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

ABBREVIATIONS LIST

A/C - AIR CONDITIONER	GFCI - GROUND FAULT INTERRUPTION CIRCUIT
ACT - ACOUSTICAL CEILING TILE	HSS - HOLLOW STRUCTURAL SHAPE (STEEL)
ADJ. - ADJUSTABLE	HW - HOT WATER
ALT. - ALTERNATE	INSUL. - INSULATION
ALUM. - ALUMINUM	INT. - INTERIOR
APPROX. - APPROXIMATE	KD - KILN DRIED
BLDG. - BUILDING	LVL - LAMINATED VENEER LUMBER
BM. - BEAM	MANUF. - MANUFACTURER
B. O. - BOTTOM OF (STEEL, WALL, CONCRETE)	MAX. - MAXIMUM
BOT. - BOTTOM	MIN. - MINIMUM
BSMT. - BASEMENT	MOD. - MODEL
BTWN. - BETWEEN	MTD. - MOUNTED
CAB. - CABINET	N/A - NOT APPLICABLE
CL - CENTERLINE	NOM. - NOMINAL
CIP - CAST IN PLACE (CONCRETE)	N.M. - NON-METALLIC
CLOS. - CLOSET	O.C. - ON CENTER
CMU - CONCRETE MASONRY UNIT	OPP. HAND - OPPOSITE HAND
COL. - COLUMN	PROF. - PROFILE
CONT. - CONTINUOUS	PTD. - PAINTED
CW - COLD WATER	RCP - REFLECTED CEILING PLAN
D. F. - DOUGLAS FIR	REF. - REFERENCE
DN. - DOWN	REFURB. - REFURBISH
DEMO. - DEMOLISH	REQ'D. - REQUIRED
DTL. - DETAIL	RO - ROUGH OPENING
DW - DISHWASHER	SIM. - SIMILAR
DWV - DRAIN, WASTE & VENT	SPEC. - SPECIFICATION
ELECT. - ELECTRICAL	SPF - SPRUCE, PINE, FIR
EQ. - EQUAL	STL. - STEEL
EXIST. - EXISTING	STRUCT. - STRUCTURAL (DRAWINGS)
EXT. - EXTERIOR	STRUCT. ENG. - STRUCTURAL ENGINEER
FIN. - FINISH	T & B - TOP & BOTTOM
F. O. - FACE OF (BRICK, FRAMING, FOUNDATION)	T. O. - TOP OF (STEEL, WALL, CONCRETE)
FRIG. - REFRIGERATOR	TYP. - TYPICAL
GA. - GAUGE	UNO - UNLESS NOTED OTHERWISE
GALV. - GALVANIZED	W. F. - WOOD FLOORING
	WD. - WOOD
	WWF - WELDED WIRE FABRIC

GRAPHIC SYMBOLS

EXTERIOR ELEVATION	
BUILDING SECTION	
WALL SECTION	
DETAIL	
ENLARGED PLAN / SECTION / DETAIL KEY	
ELEVATION MARK	
SEALANT	
INTERIOR ELEVATION	
WINDOW TYPE	
DOOR NUMBER	
ROOM NAME & NUMBER	
REVISION MARKER	
PARTITION TYPE	
COLUMN GRID	

MATERIAL LEGEND

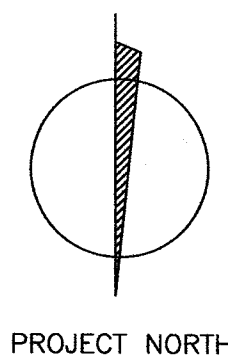
CONCRETE	
CONT. FRAMING	
BLOCKING / SHIM	
BRICK	
CMU	
RIGID INSULATION	
COMPACTED FILL	
WOOD TRIM	
PLYWOOD	
STEEL SECTION	

DRAWING LIST

ZBA1	SITE PLAN, SURVEY AND ZONING MATRIX FOR AS-OF-RIGHT CONDITION
ZBA2	SITE PLAN AND ZONING MATRIX FOR PROPOSED MODIFICATIONS
ZBA3	PLANS- LVLS. 1 & 2 AS-OF-RIGHT
ZBA4	LVLS. 3 PLAN AS-OF-RIGHT
ZBA5	PLANS- LVLS. 1 & 2 PROPOSED MODIFICATIONS
ZBA6	LVLS. 3 PLAN PROPOSED MODIFICATIONS
ZBA7	BUILDING ELEVATIONS: AS-OF-RIGHT
ZBA8	BUILDING ELEVATIONS: PROPOSED
ZBA9	EXISTING PHOTOS AND PROPOSED RENDERING

STODOLSKY RESIDENCE
75 WALLACE STREET
SOMERVILLE, MA 02144
PROJECT NO. 10005.00
DATE: 07 FEBRUARY 2011

AS-OF-RIGHT



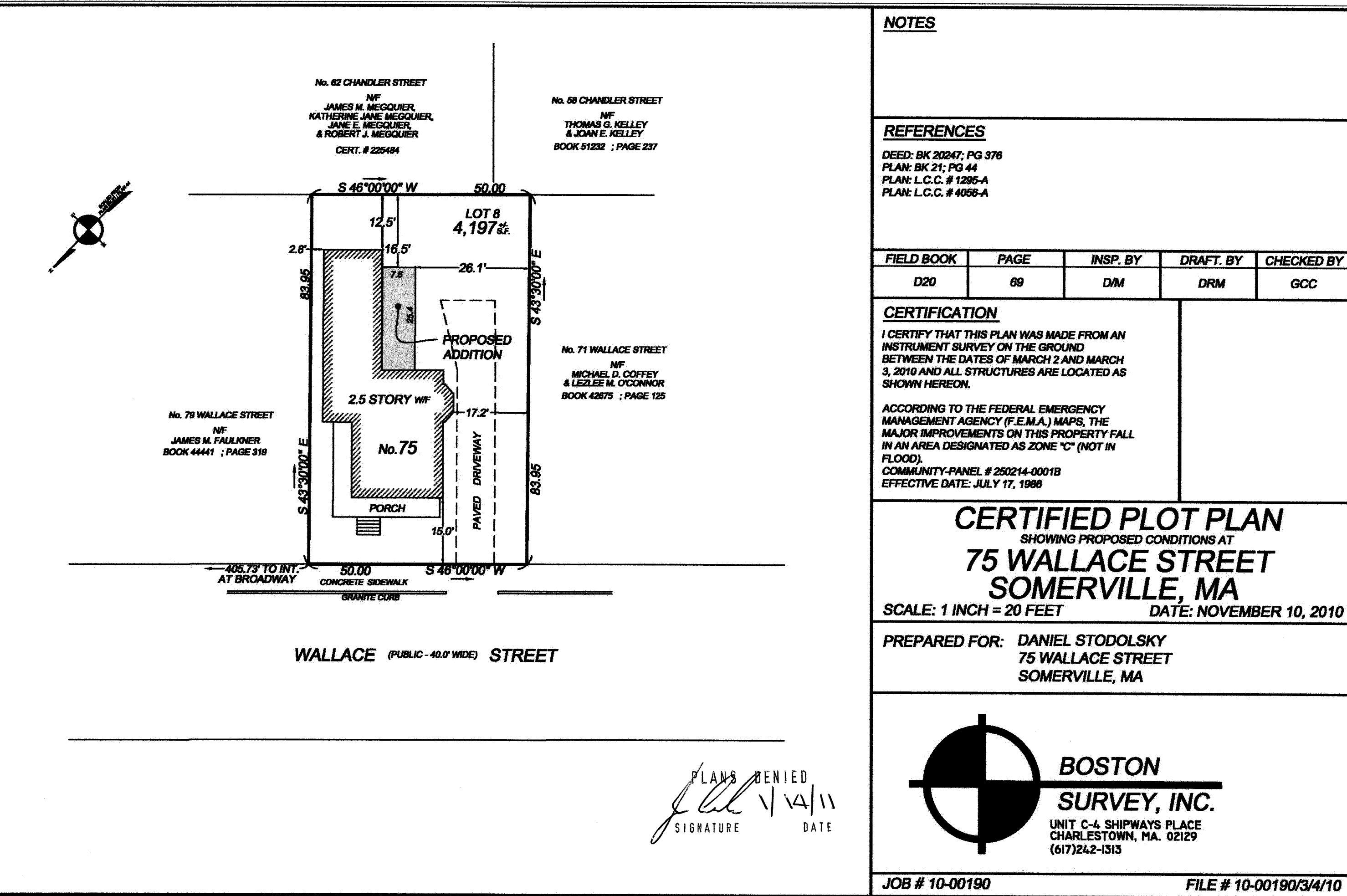
CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
PLANNING DEPT.
2011 FEB 22 AM 9:44

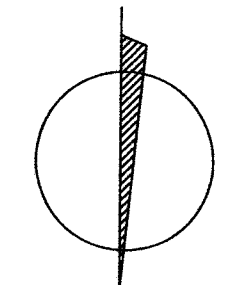
DRAWING NAME
SITE PLAN, SURVEY AND
ZONING MATRIX FOR
AS-OF-RIGHT CONDITION
No. Revision/Issue Date
ZBA SUBMISSION 11/30/10
PROJECT #
10005.00
SCALE
AS NOTED
SHEET
ZBA-1

Zoning Matrix - 11/30/2010 75 Wallace Street Somerville, MA "As of Right"				
Zone Type	RA		Residential A	
Tax Map	Lot 15	Map 16	Block c	
Requirements	Zoning	Actual/Proposed	Notes	Conformance
Min. Lot Size	10,000 Sq. Ft.	4197 Sq. Ft.	Existing Non Conforming - see 4.4 Non Conforming Structures.	
Min. Lot Area per Dwelling	2250 Sq. Ft.	4197 Sq. Ft.		Yes
Max. Coverage	50%	35%	1480 sq. ft. proposed ground coverage	Yes
FAR	0.75	0.66	Total Proposed Net Floor Area = 2816 sq. ft.	Yes
Max. Stories	2.5 stories	2.5 Stories		Yes
Min. Frontage	50 ft.	50 ft.		Yes
Max. Height	35 ft.	33.8 ft.		Yes
Front Yd. Setback	15 ft.	15 ft.		Yes
Rear Yd. Setback	16 ft.*	12.5 ft.	Existing Non Conforming - see 4.4 Non Conforming Structures. * See Footnote 13, for rear yard reduction for lots less than 100' deep.	
Side Yd. Setback	8 ft. w/ sum of 17 ft.	(5.25 ft.)	Existing Non Conforming - see 4.4 Non Conforming Structures. Existing East façade is over setback by 5.25 ft.	
Parking	2 Spaces	2 Space	Calc'd from Article 9.5- Two parking spaces required for single family dwelling with 3 or more bedrooms.	Yes
Min. Landscaped Area	25%	54.32%		Yes
Special Permit Req'd			NO EXISTING NON-CONFORMING CONDITIONS ARE REMAINING WITHOUT ALTERATION AND THE ADDITIONS DO NOT EXCEED THE MAX THRESHOLD. ADDITIONS ARE A 5% INCREASE OF GROSS AREA ABOVE EXISTING GROSS AREA.	



1 SITE/ROOF PLAN FOR AS-OF-RIGHT CONDITION
1/4" = 1'-0"

PROPOSED



PROJECT NORTH

CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S. J. STODOLSKY
PLANNING DEPT.
2011 FEB 22 AM 9:44

No.	Revision/Issue	Date
1	20A SUBMISSION	11/20/10
2	20A REVISIONS	03/27/11

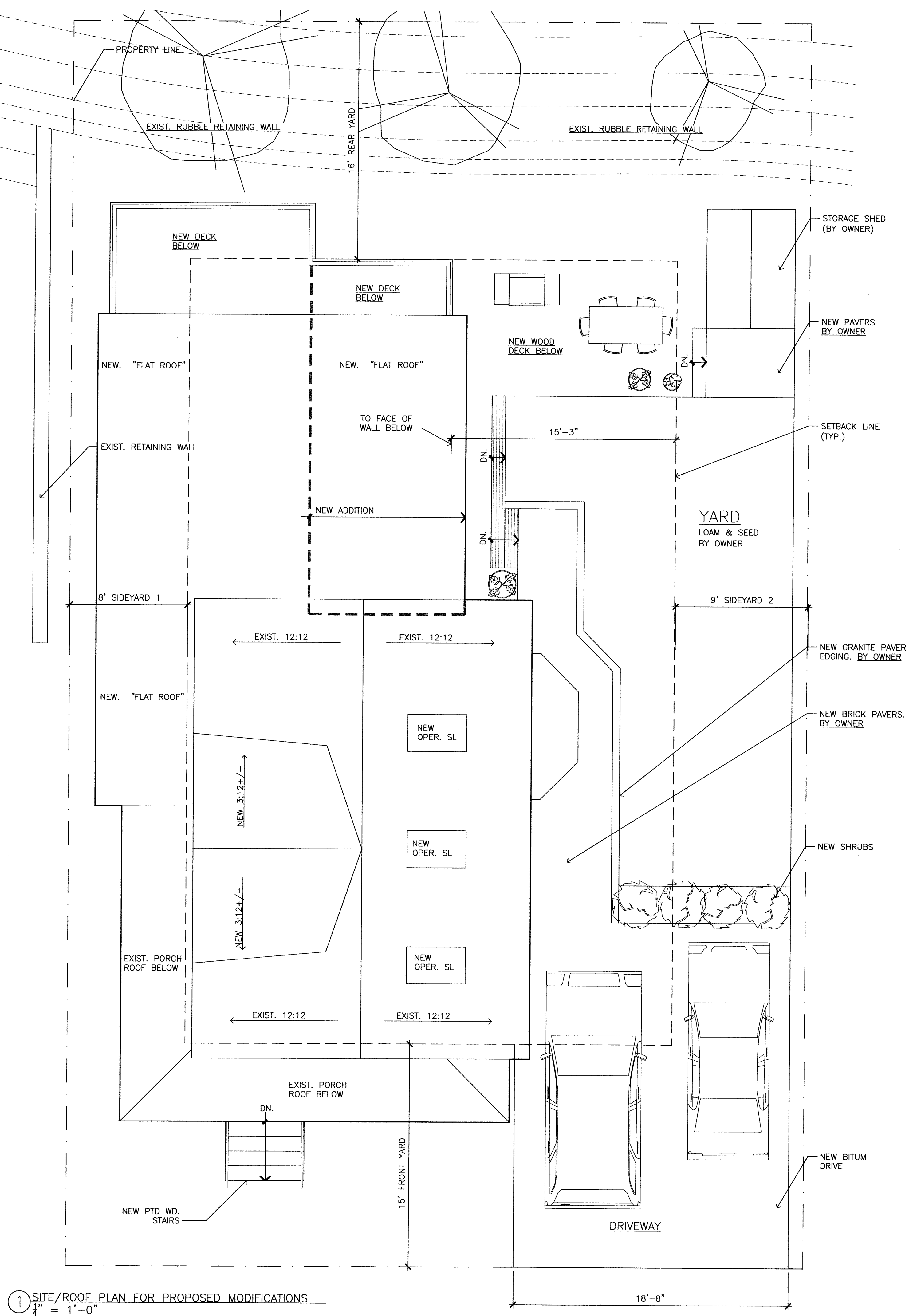
PROJECT #
10005.00

SCALE
AS NOTED

SHEET

ZBA-2

Zoning Matrix - 11/30/2010 75 Wallace Street Somerville, MA "Proposed Modifications"				
Zone Type	RA		Residential A	
Tax Map	Lot 15	Map 16	Block c	
Requirements	Zoning	Actual/Proposed	Notes	Conformance
Min. Lot Size	10,000 Sq. Ft.	4197 Sq. Ft.	Existing Non Conforming - see 4.4 Non Conforming Structures.	
Min. Lot Area per Dwelling	2250 Sq. Ft.	4197 Sq. Ft.		Yes
Max. Coverage	50%	35%	1480 sq. ft. proposed ground coverage	Yes
FAR	0.75	0.66	Total Proposed Net Floor Area = 2816 sq. ft.	Yes
Max. Stories	2.5 stories	2.5 Stories		Yes
Min. Frontage	50 ft.	50 ft.		Yes
Max. Height	35 ft.	33.8 ft.		Yes
Front Yd. Setback	15 ft.	15 ft.		Yes
Rear Yd. Setback	16 ft.*	12.5 ft.	Existing Non Conforming - see 4.4 Non Conforming Structures. * See Footnote 13. for rear yard reduction for lots less than 100' deep.	
Side Yd. Setback	8 ft. w/ sum of 17 ft.	(5.25 ft.)	Existing Non Conforming - see 4.4 Non Conforming Structures. Existing East façade is over setback by 5.25 ft.	
Parking	2 Spaces	2 Space	Calc'd from Article 9.5- Two parking spaces required for single family dwelling with 3 or more bedrooms.	Yes
Min. Landscaped Area	25%	54.32%		Yes
Structural Work within Setbacks	Modifications to the following do not meet the dimensional setback requirements: changing gabled roof to deck at rear of house, changing 2nd story roofline at rear of house from hipped to flat, changing window openings along east elevation.		Alteration of Nonconforming Structures - Article 4.4.1 requires a special permit to structurally alter area that do not meet dimensional conformity requirements.	
Special Permit Req'd				



1 SITE/ROOF PLAN FOR PROPOSED MODIFICATIONS
1/4" = 1'-0"

DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

DRAWING NAME
ANS- LVLS. 1 & 2
-DF-RIGHT

Revision/Issue	Date
----------------	------

DATE SUBMITTED	3/9/10

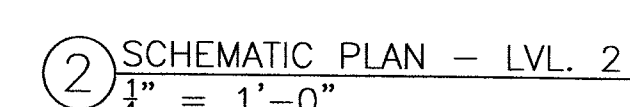
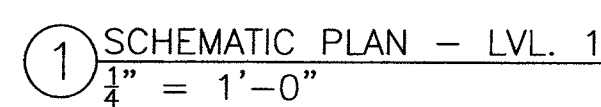
[illegible]

05.00

NOTED

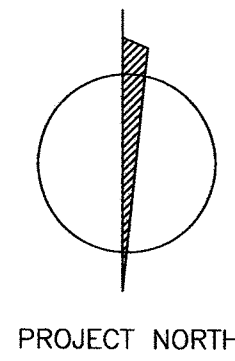
ET

DA 2



PLANS DENIED
1/14/11
SIGNATURE DATE

BA-3



CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
SOMERVILLE
PLANNING DEPT.
201 FEB 22 AM 9:44

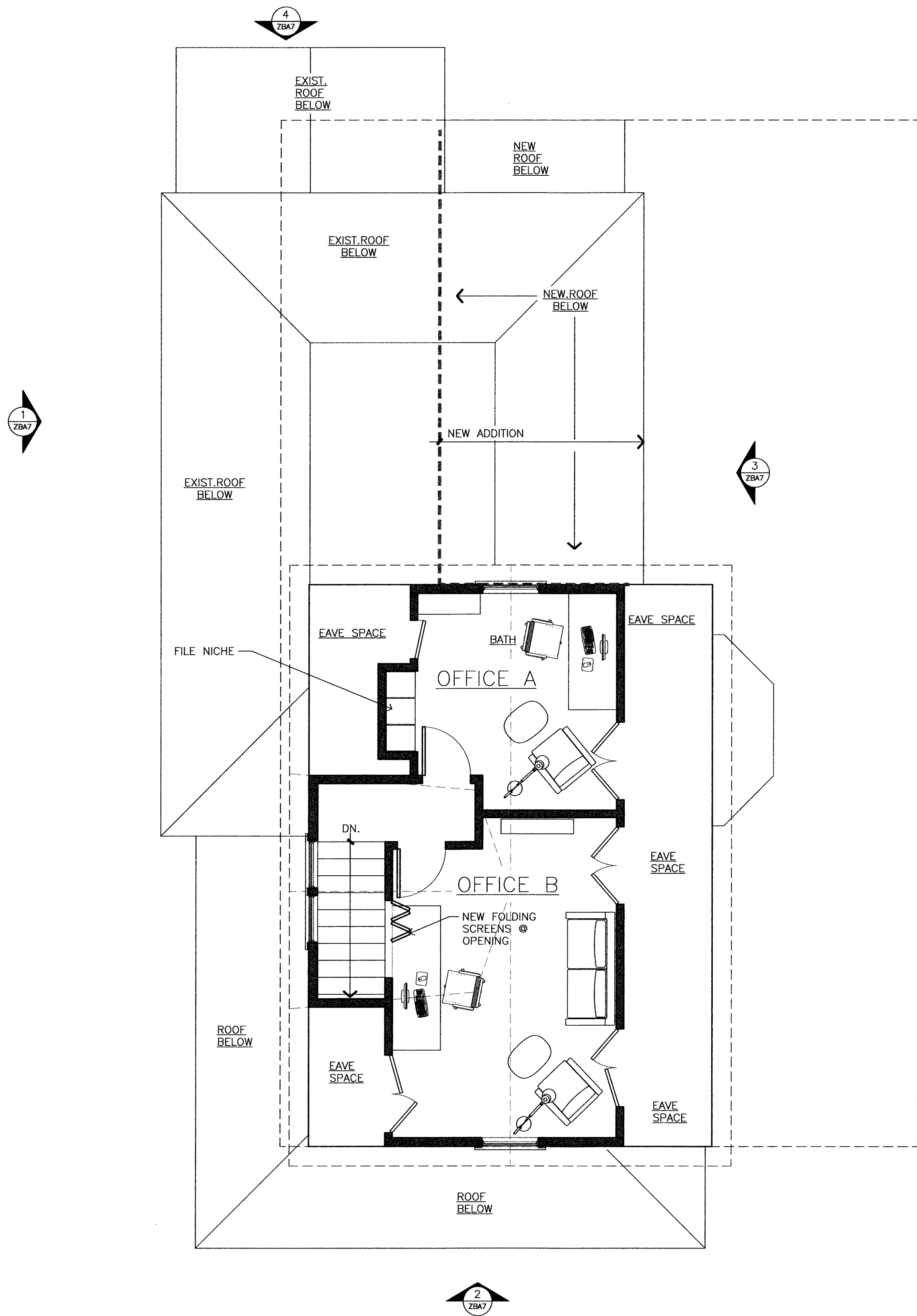
DRAWING NAME		
1. LVL. 3 PLAN		
AS-OF-RIGHT		
No.	Revision/Notes	Date
1	ZBA SUBMISSION	11/30/10

PROJECT #
10005.00

SCALE
AS NOTED

SHEET

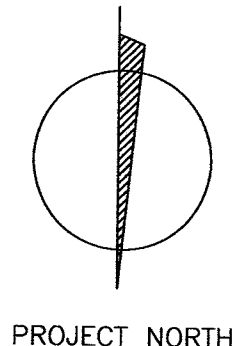
ZBA-4



1 SCHEMATIC PLAN - LVL. 3
1/4" = 1'-0"

PLANS REVIEWED
11/19/11
SIGNATURE DATE

PROPOSED 2

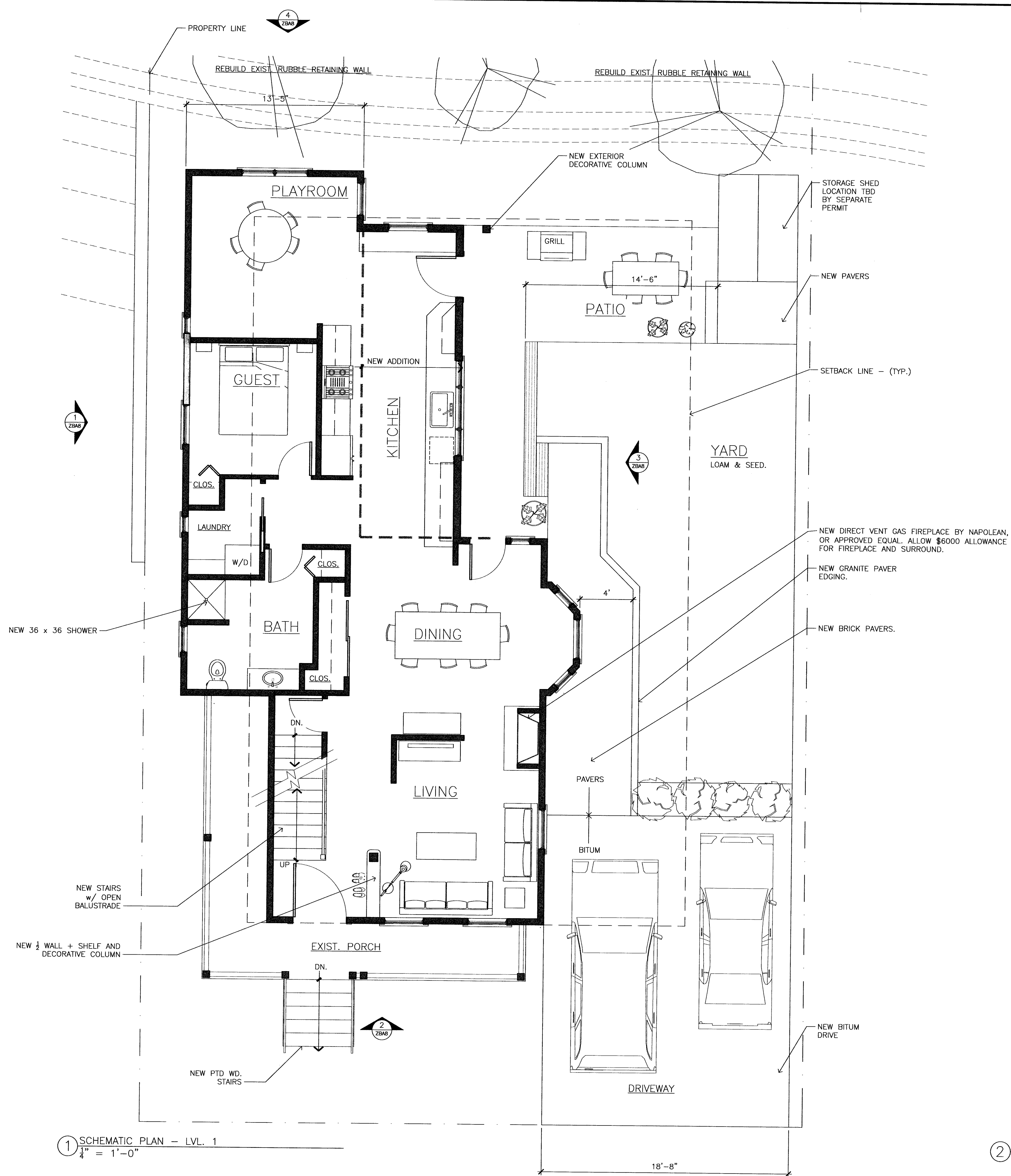


CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

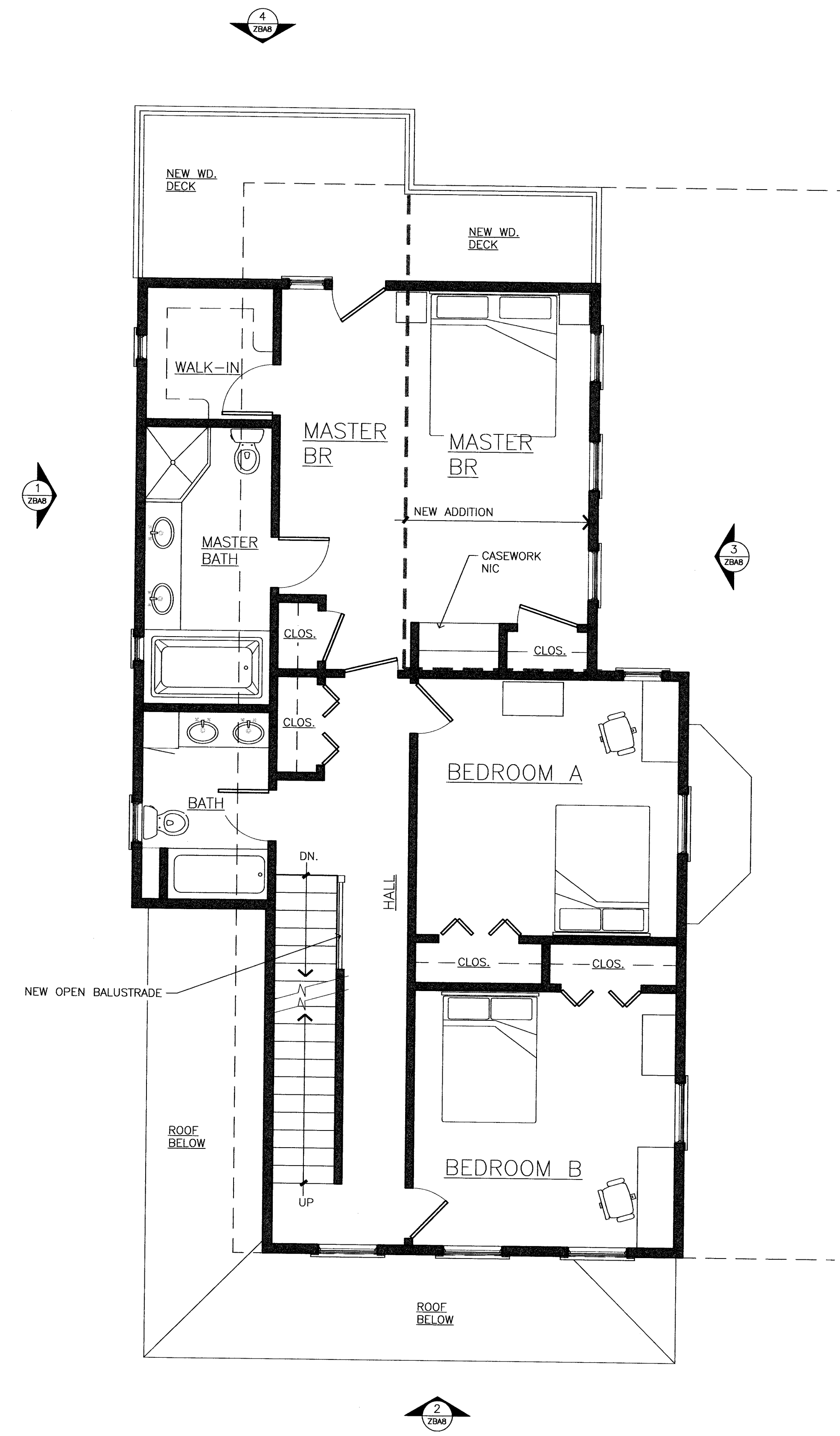
NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S.D.C. AND
PLANNING DEPT.
2011 FEB 22 AM 9:44

DRAWING NAME		
PLANS - LVLS. 1 & 2		
PROPOSED MODIFICATIONS		
No.	Revision/Issue	Date
1	ZBA SUBMISSION	01/29/11
2	ZBA REVISIONS	02/07/11
3	ZBA REVISIONS	02/20/11
PROJECT #		
10005.00		
SCALE		
AS NOTED		
SHEET		
ZBA-5		



① SCHEMATIC PLAN - LVL. 1
1/4" = 1'-0"



② SCHEMATIC PLAN - LVL. 2
1/4" = 1'-0"

PROJECT NORTH

CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 FEB 22 AM 9:45

DRAWING NAME
LVL. 3 PLAN
PROPOSED MODIFICATIONS

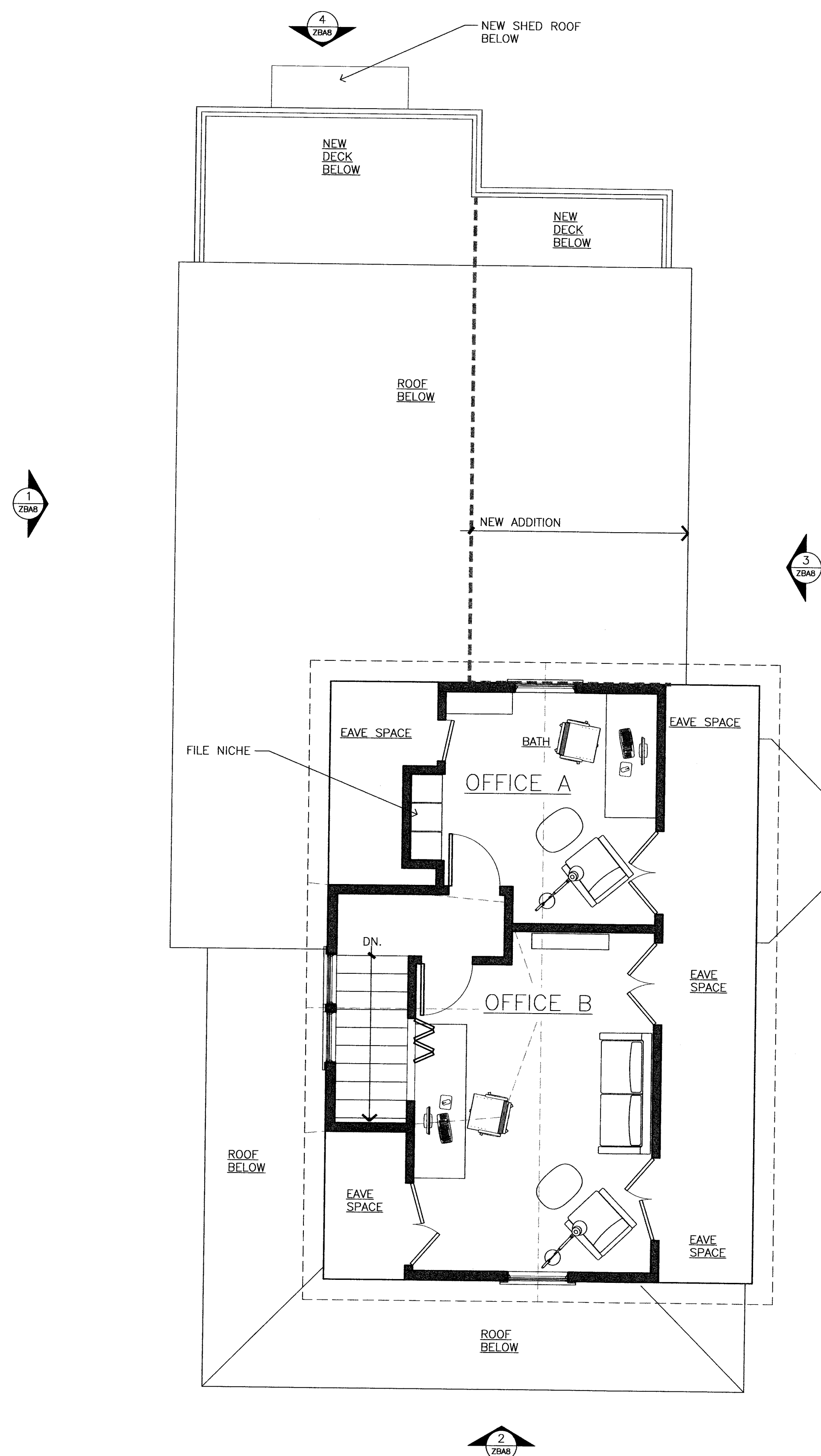
No.	Revision/Issue	Date
	ZBA SUBMISSION	11/30/

PROJECT #	10005.00
-----------	----------

SCALE
AS NOTED

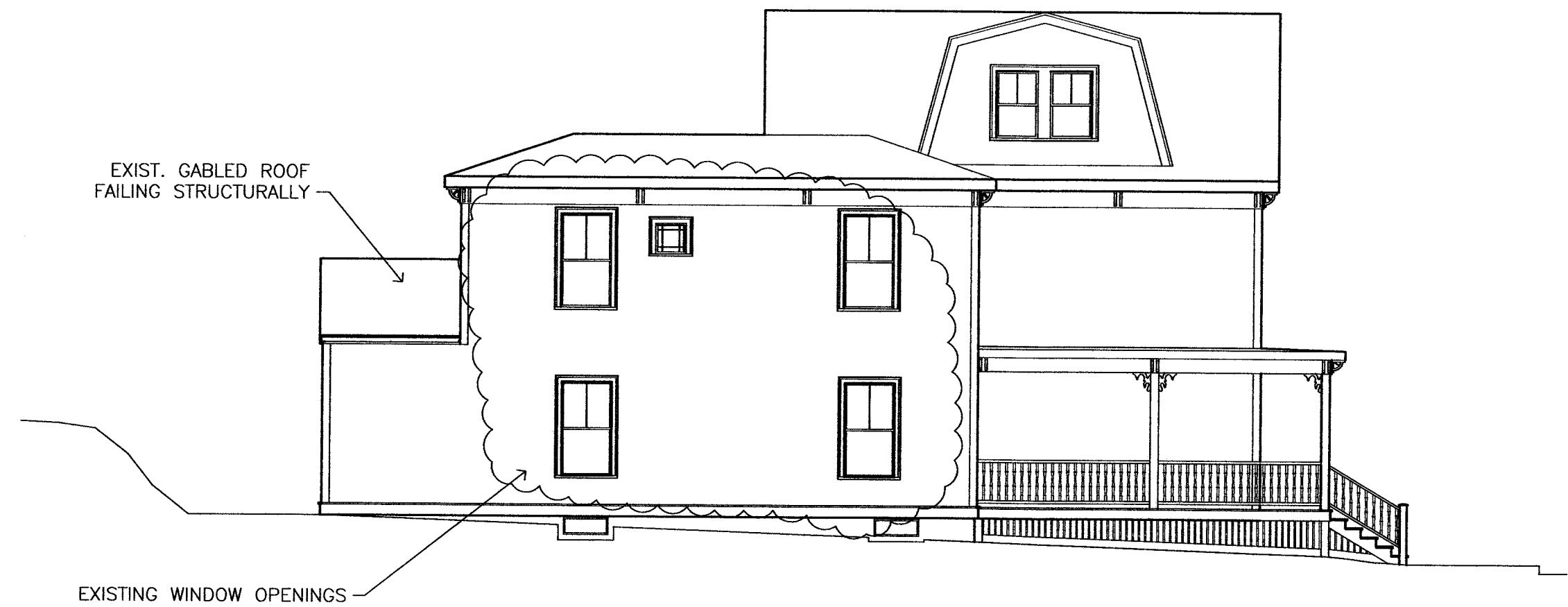
SHEET

ZBA-6



① SCHEMATIC PLAN - LVL. 3
 $\frac{1}{4}'' = 1'-0''$

PLANS DENIED
1/14/11
SIGNATURE DATE



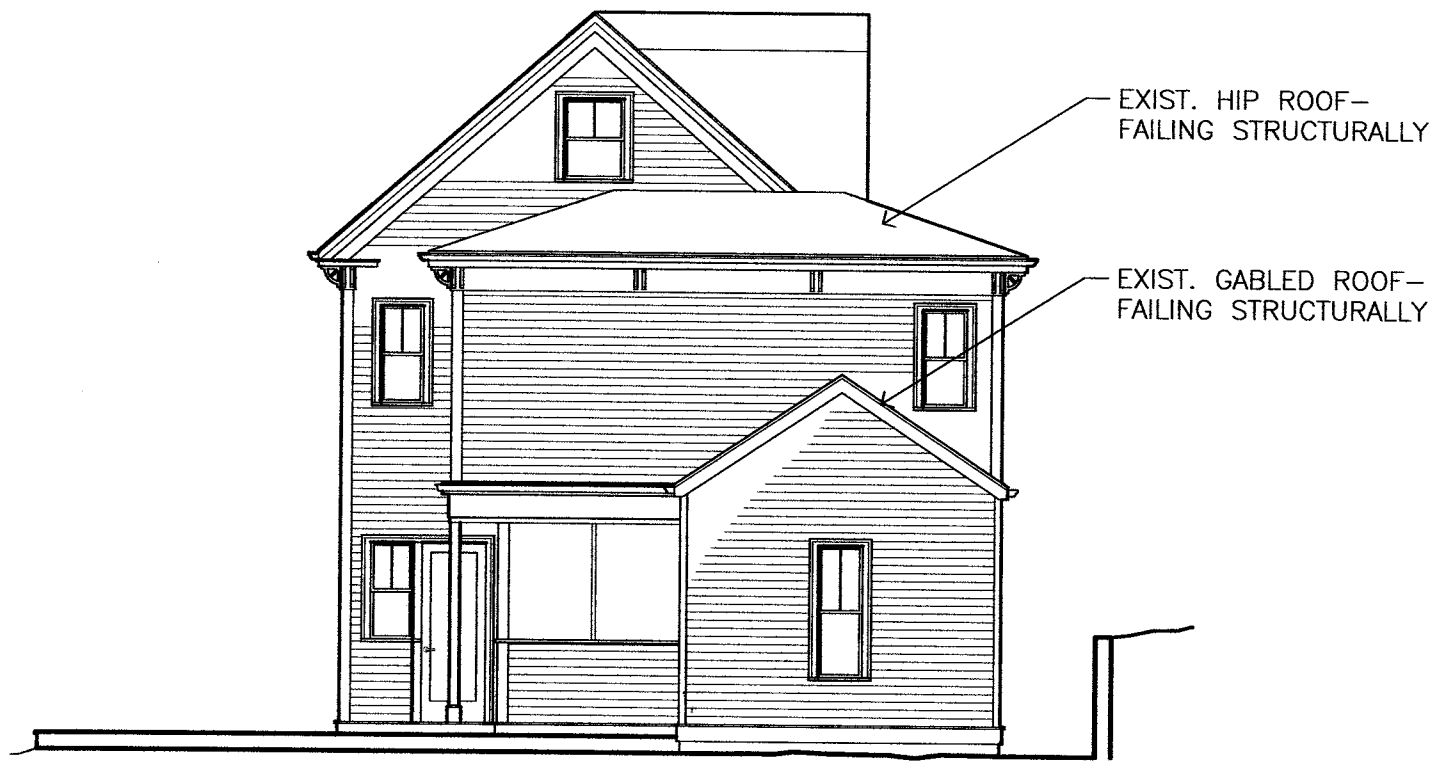
① EAST ELEVATION — AS-OF-RIGHT
 $\frac{1}{8}'' = 1'-0''$



② NORTH ELEVATION — AS-OF-RIGHT
 $\frac{1}{8}'' = 1'-0''$



③ WEST ELEVATION — AS-OF-RIGHT
 $\frac{1}{8}'' = 1'-0''$



④ SOUTH ELEVATION — AS-OF-RIGHT
 $\frac{1}{8}'' = 1'-0''$

PLANS REVIEWED
1/14/11
SIGNATURE DATE

CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
SPECIAL
PLANNING DEPT.
2011 FEB 22 AM 9:43

No.	Revision/Issue	Date
1	ZBA SUBMISSION	11/30/10

DRAWING NAME
BUILDING ELEVATIONS
AS-OF-RIGHT

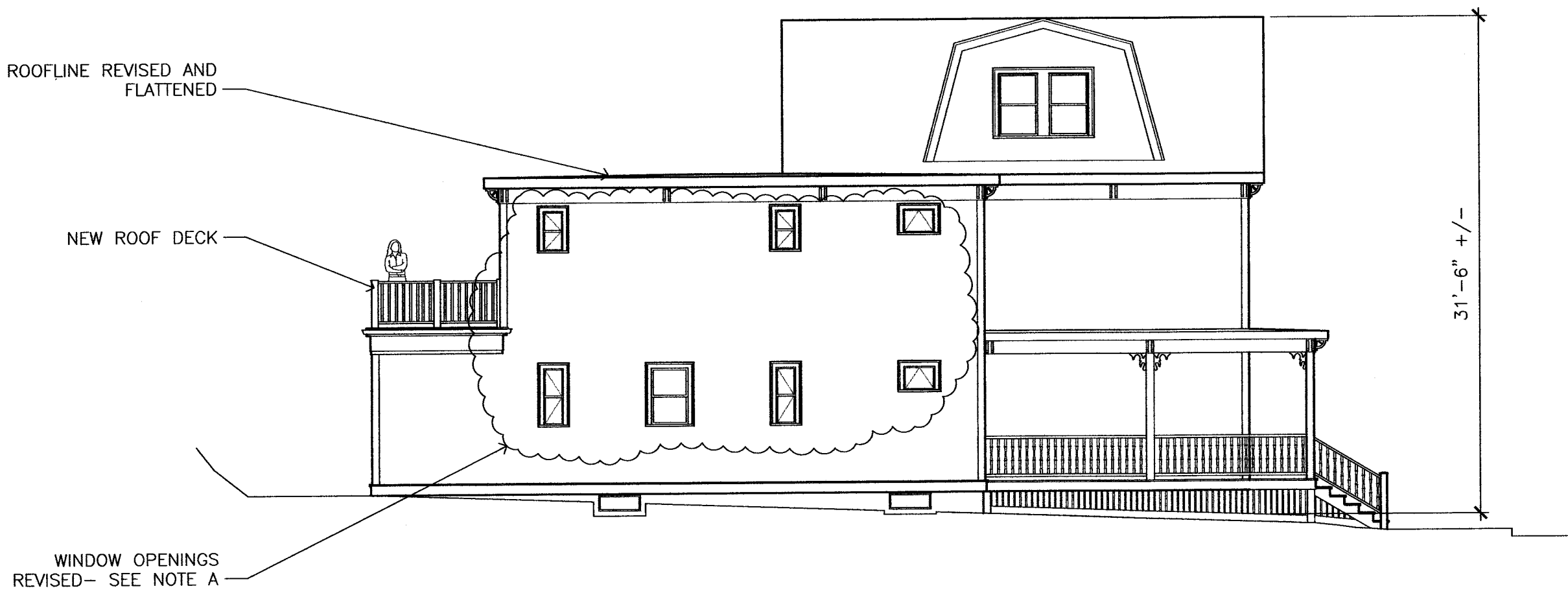
PROJECT #
100510

SCALE
AS NOTED

SHEET
ZBA-7

NOTE A:
CASEMENTS SHOWN HAVE
INTERMEDIATE HORIZONTAL MULLION
TO MIMIC APPEARANCE OF DOUBLE
HUNG WINDOW.

NOTE B:
NEW WINDOWS IN EXISTING OPENING,
UNLESS NOTED AS REVISED, THEN
NEW WINDOWS IN NEW OPENINGS.



① EAST ELEVATION -- PROPOSED
 $\frac{1}{8}" = 1'-0"$



② NORTH ELEVATION -- PROPOSED
 $\frac{1}{8}" = 1'-0"$



③ WEST ELEVATION -- PROPOSED
 $\frac{1}{8}" = 1'-0"$



④ SOUTH ELEVATION -- PROPOSED
 $\frac{1}{8}" = 1'-0"$

CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S.P.C. AND
PLANNING DEPT.
2011 FEB 22 AM 9:45

DRAWING NAME
BUILDING ELEVATIONS
PROPOSED

No.	Revision/Issue	Date
1	ZBA SUBMISSION	02/16/11
2	ZBA REVISIONS	02/20/11
3		
4		
5		

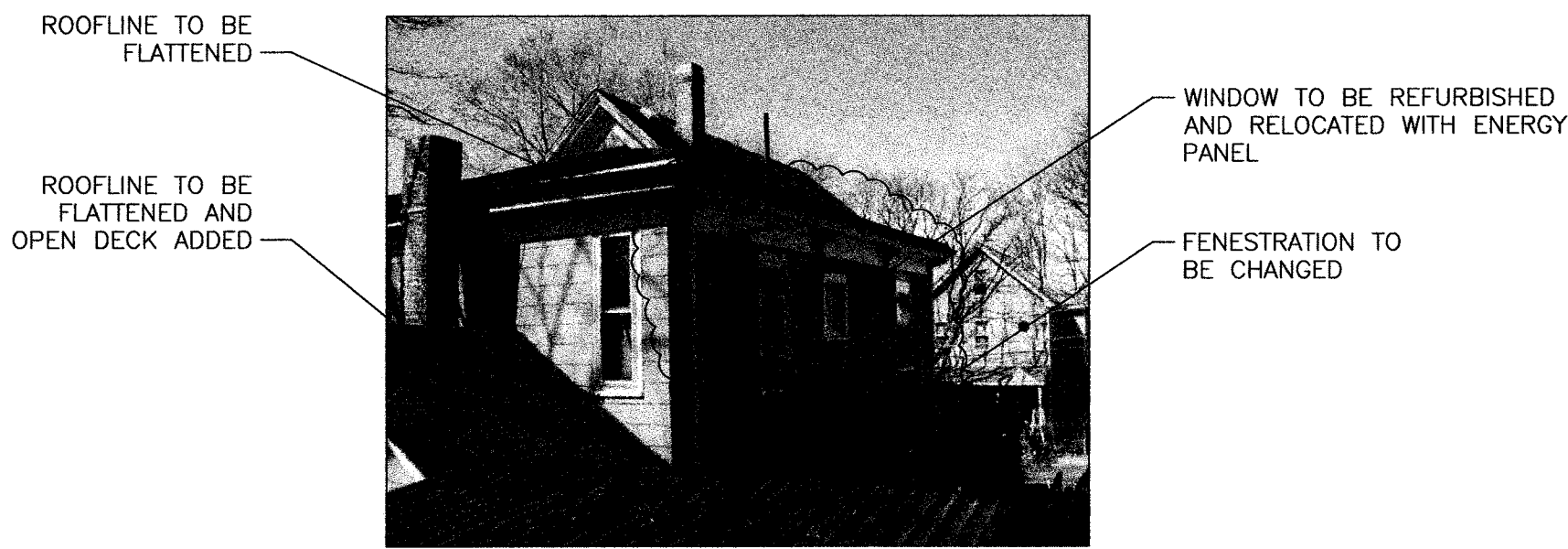
PROJECT #
10005.00

SCALE
AS NOTED

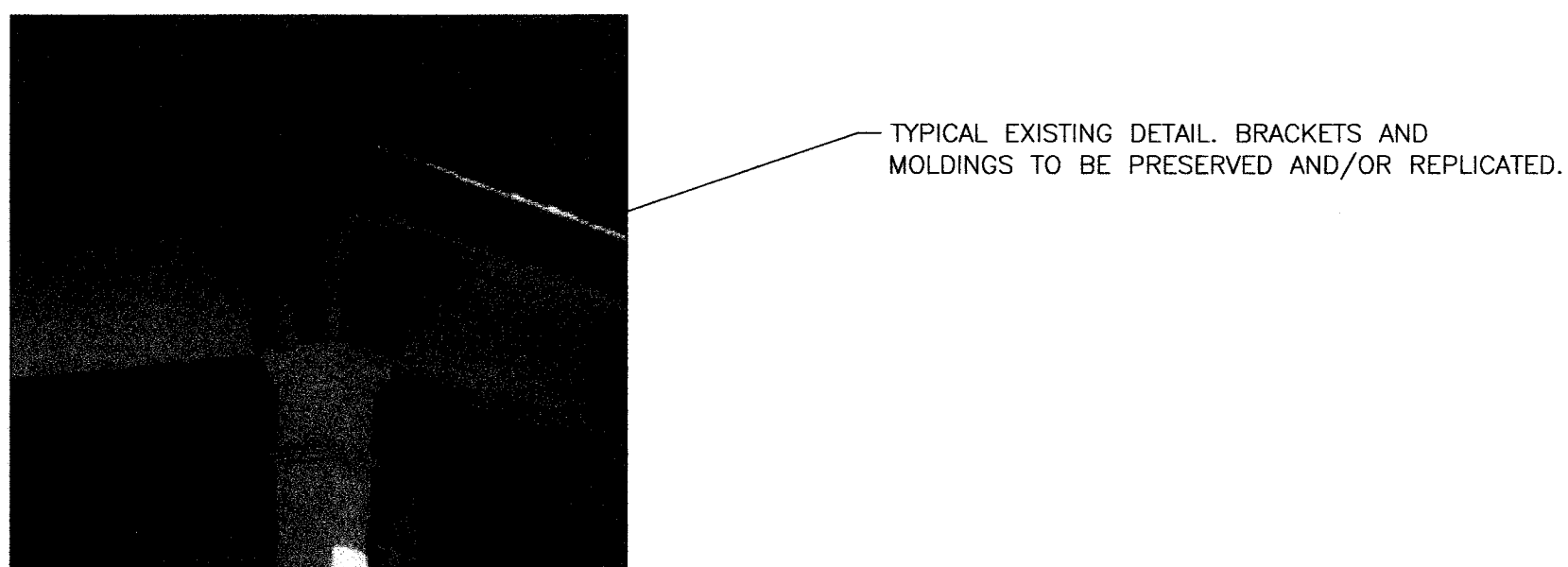
SHEET

ZBA-8

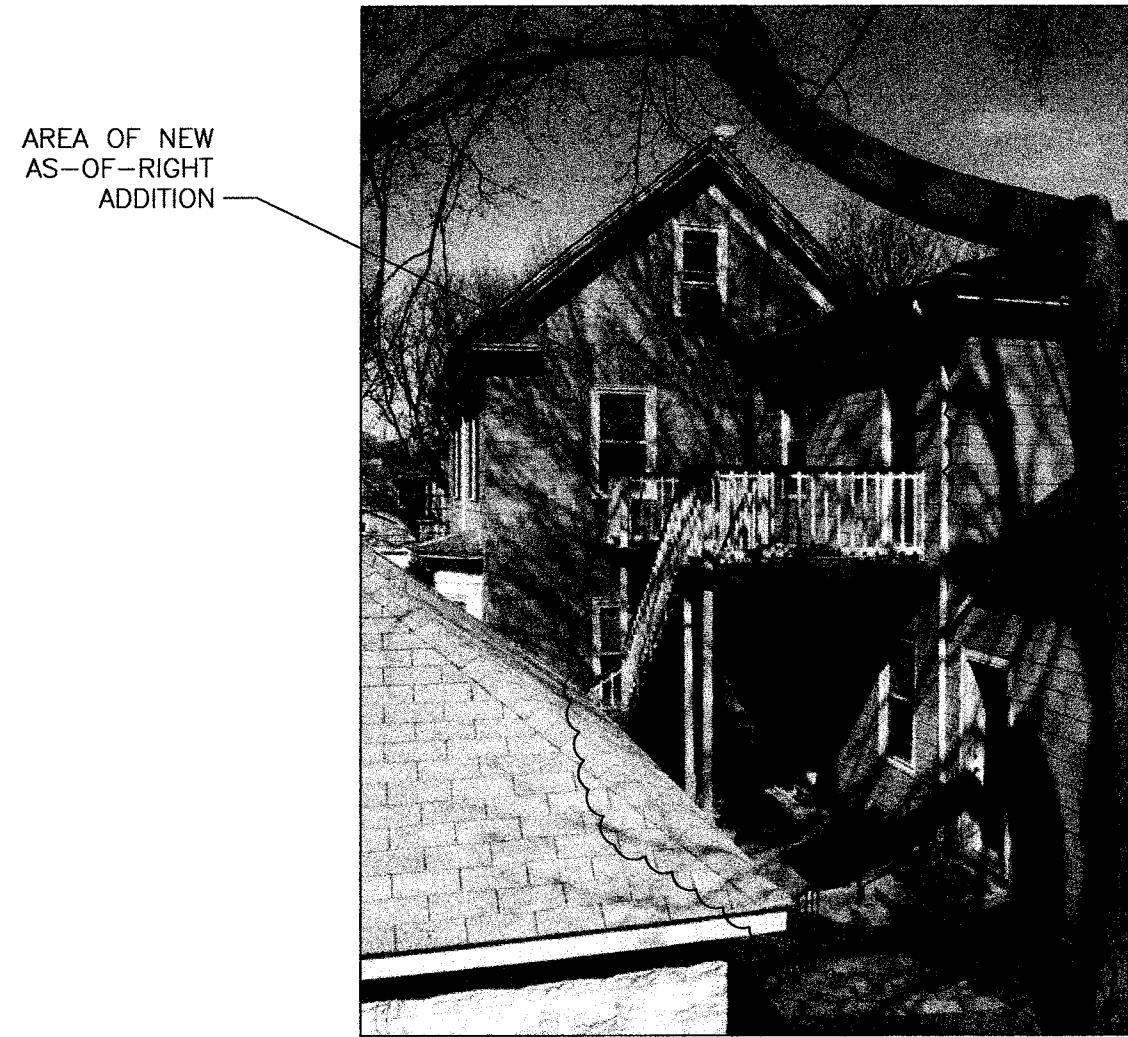
PROPOSED AND EXISTING



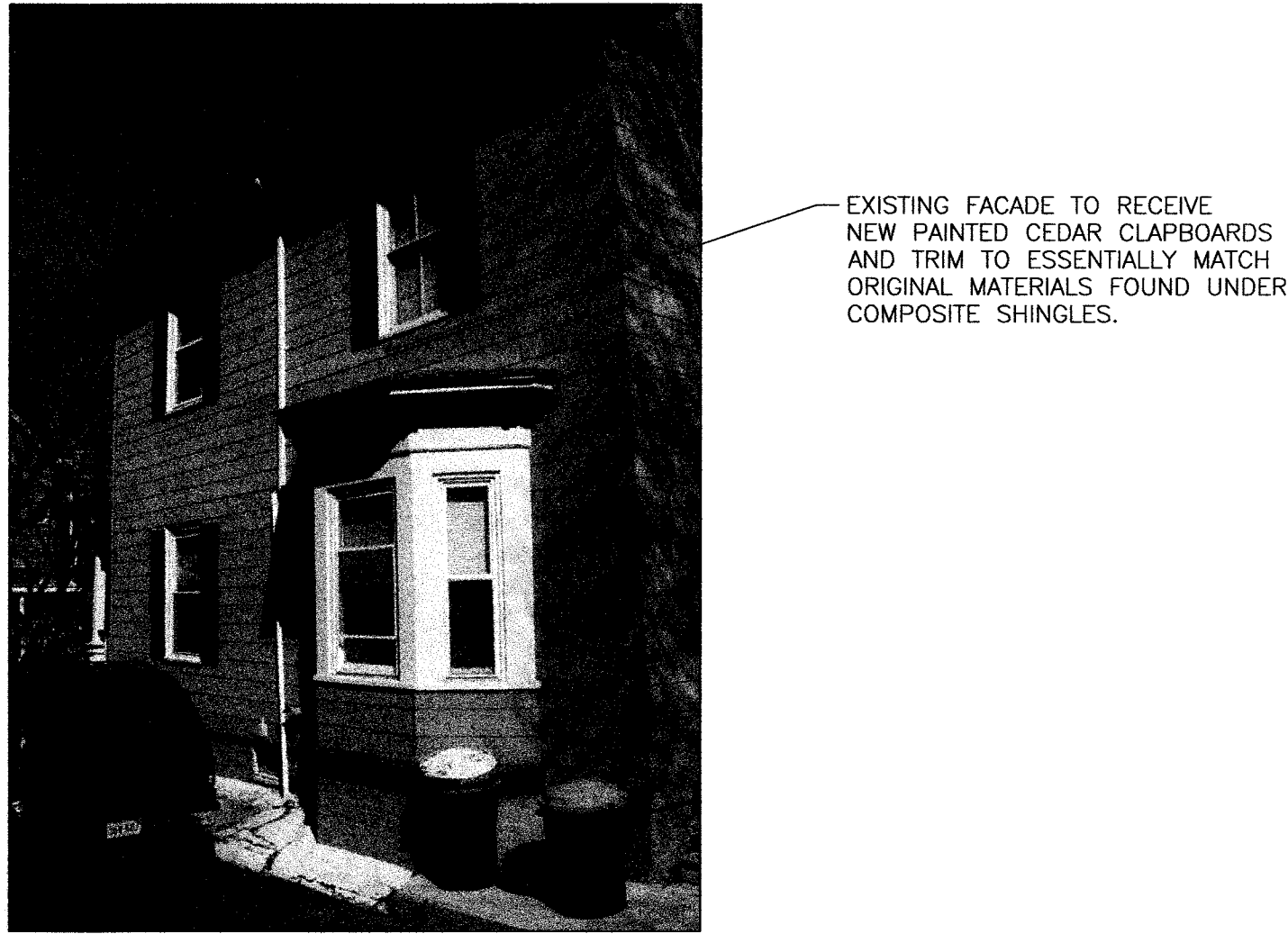
1 EXISTING EAST ELEVATION
NTS



2 EXISTING DETAIL
NTS



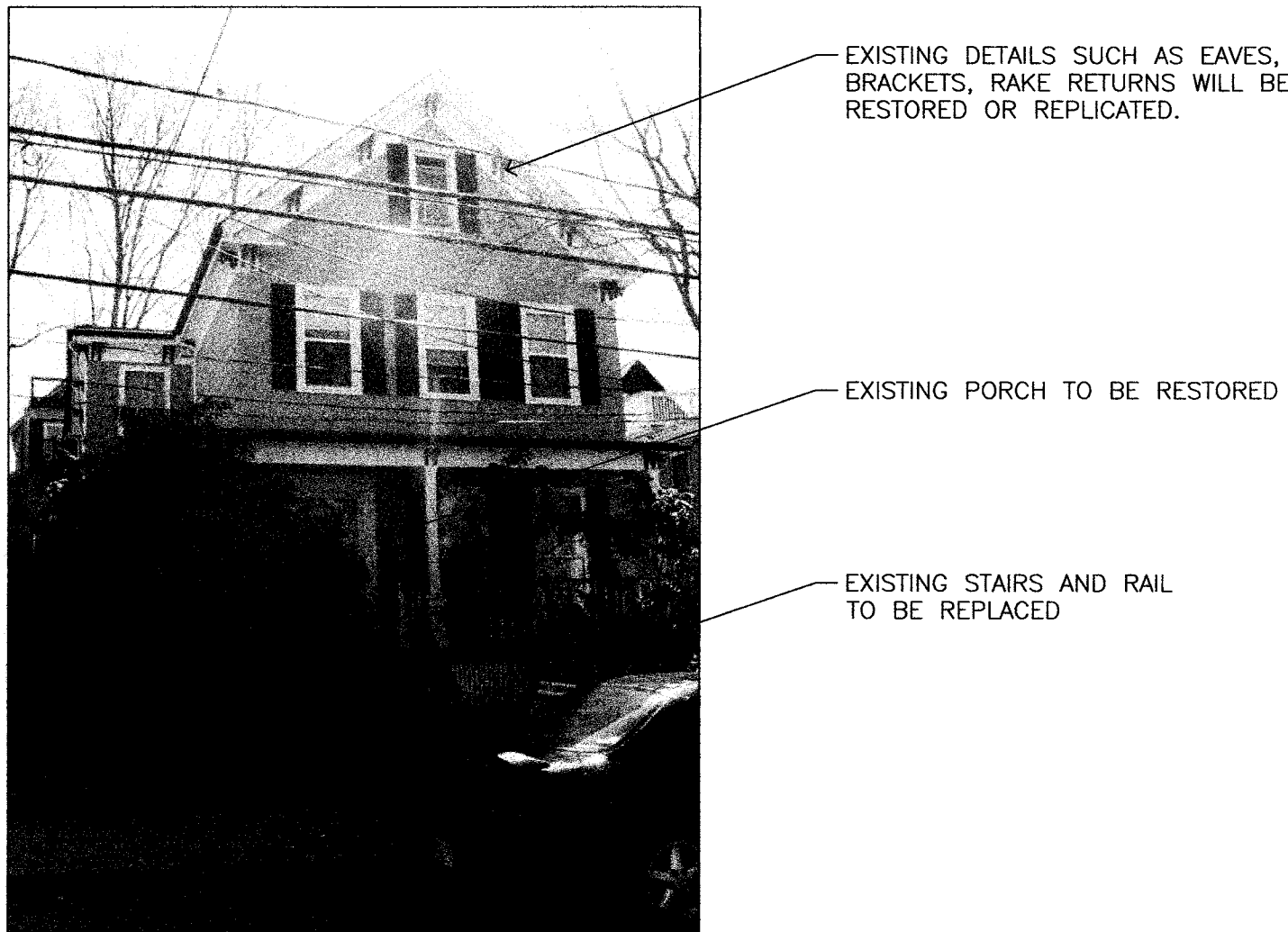
3 EXISTING SOUTH ELEVATION
NTS



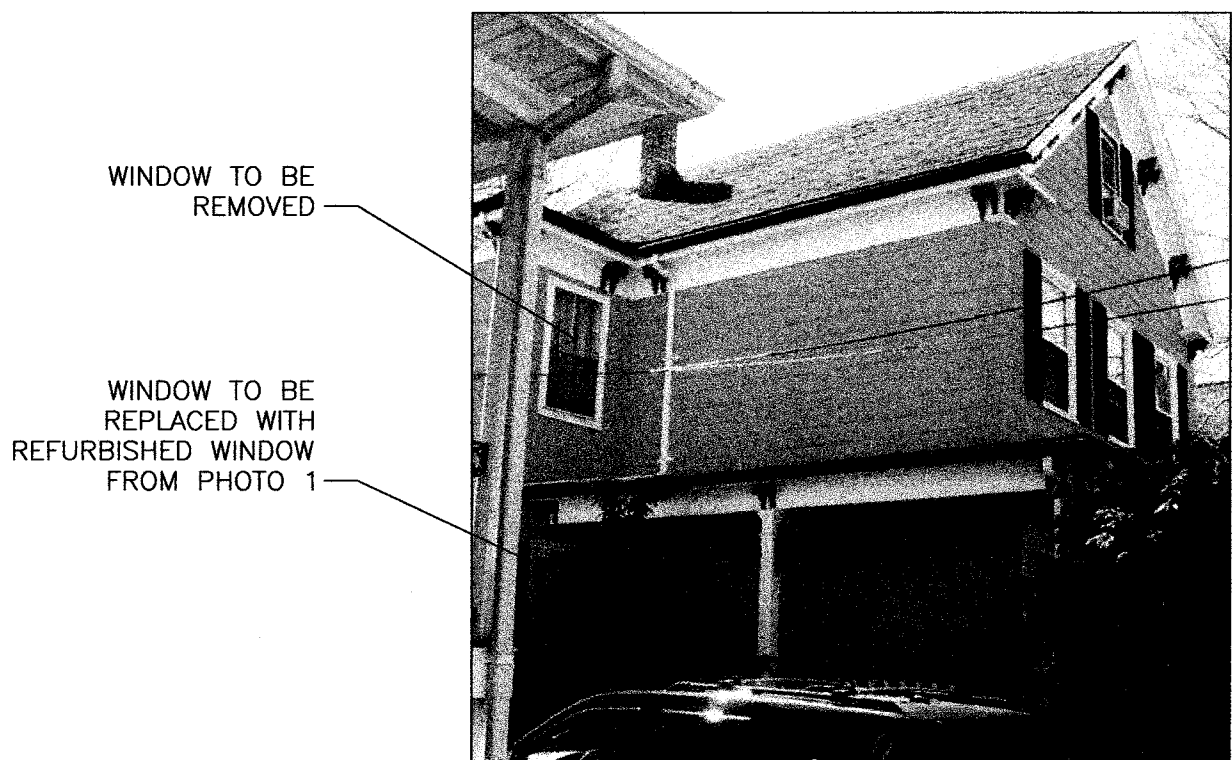
4 EXISTING WEST ELEVATION
NTS



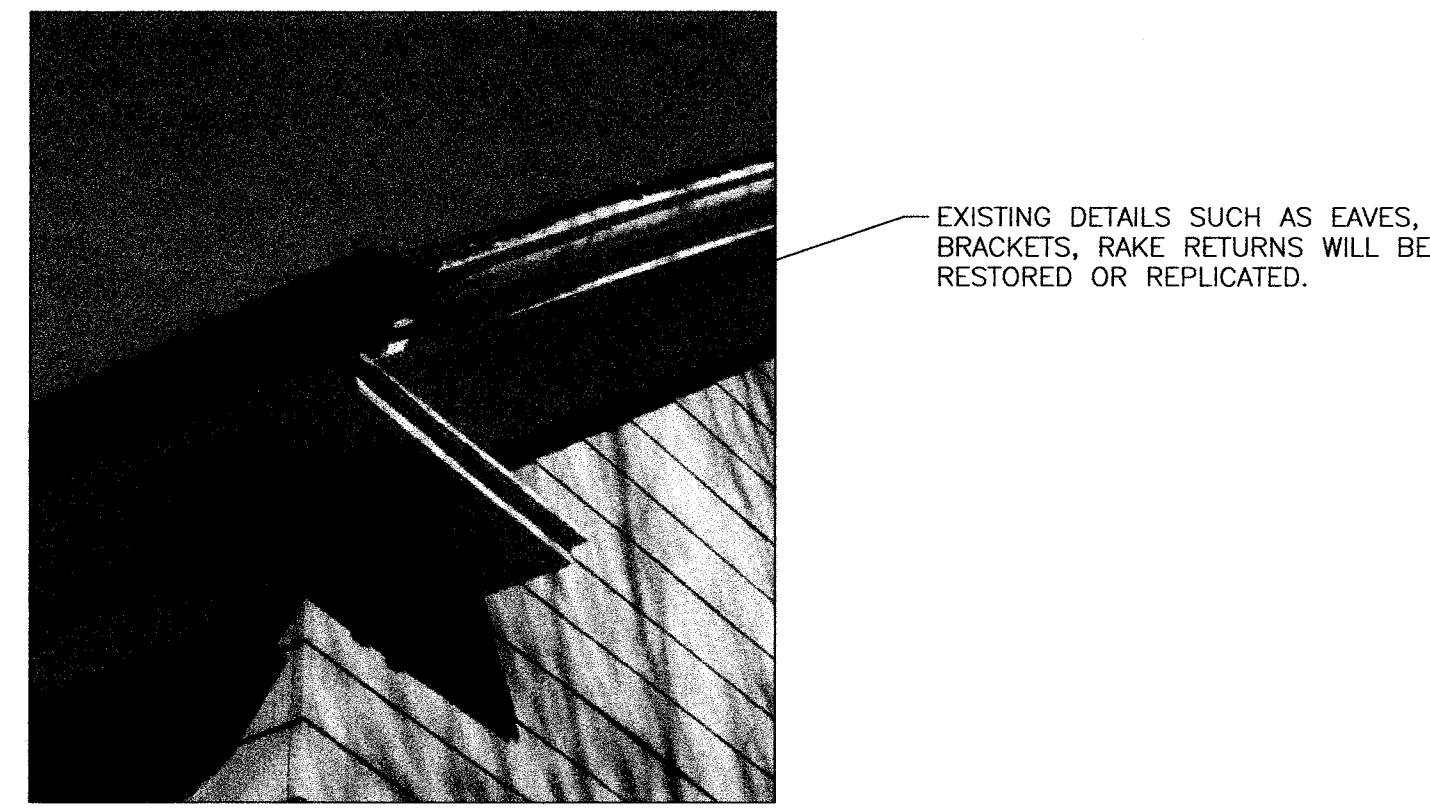
5 EXISTING SOUTH ELEVATION
NTS



6 EXISTING NORTH ELEVATION
NTS



7 EXISTING EAST ELEVATION - PARTIAL
NTS



8 EXISTING DETAIL
NTS



9 RENDERING OF PROPOSED MODIFICATIONS
NTS

CLIENT NAME & ADDRESS
DANIEL & JENNY STODOLSKY
13 PARK AVENUE
SOMERVILLE, MA 02144

NATHAN SARGENT COMPANY
59 PEARSON ROAD
SOMERVILLE, MA 02144
P 617-834-3246
F 617-628-6410
www.nathansargent.net

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 FEB 22 AM 9:45

DRAWING NAME		
EXISTING PHOTOS AND PROPOSED RENDERING		
No.	Revision/Notes	Date
1	ZBA SUBMISSION	11/30/10
2	ZBA REVISIONS	02/20/11
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		