

# Permit Set Drawings

143 Laurel Road

Brookline, MA



## PROJECT DESCRIPTION:

NEW FIRST FLOOR FAMILY ROOM AND KITCHEN ADDITION WITH MASTER BEDROOM SUITE ABOVE ON THE SECOND FLOOR. ADDITION FOOTPRINT OF 671SF. ADDITION WILL EXTEND INTO THE REAR YARD (SOUTH ELEVATION) AND WILL NOT ALTER PRIMARY VIEWS OF THE HOUSE FROM LAUREL ROAD AND ASTON ROAD. ADDITION WILL FEATURE A GABLED ROOF AND EXTERIOR FINISHES TO MATCH CHARACTER AND APPEARANCE OF EXISTING BUILDING.

- NEW WOOD GUTTERS AND DOWNSPOUTS TO MATCH EXISTING BUILDING
- NEW SLATE ROOF TO MATCH EXISTING
- NEW FOUNDATION WALLS WITH PARGED FINISH TO MATCH EXISTING (NOT VISIBLE FROM LAUREL ROAD)
- NEW PAINTED MARVIN WOOD ULTIMATE WINDOWS AND PATIO DOORS WITH DIVIDED LIGHT MUNTIN GRILLES INTERIOR AND EXTERIOR OF WINDOW + INTEGRAL SPACERS BETWEEN GLAZING PANES (NOT VISIBLE FROM LAUREL ROAD)
- NEW LANDSCAPED PATIO AREA (NOT VISIBLE FROM LAUREL ROAD)
- REMOVAL OF BAY WINDOWS AT EXISTING DINING ROOM AND LIVING ROOM (NOT VISIBLE FROM LAUREL ROAD)
- REPLACEMENT OF EXISTING WEST CHIMNEY WITH THIN BRICK VENEER AND MASONRY CAP WHITEWASHED TO MATCH EXISTING.

**ZONING RELIEF REQUESTED DUE TO EXISTING GARAGE SIDEYARD SETBACK NON-CONFORMITY. PROPOSED NEW ADDITION IS WITHIN ALLOWABLE SIDE YARD SETBACK AND DOES NOT CONTRIBUTE TO EXISTING NON-CONFORMITY**

## PROJECT TEAM:

### SURVEYOR:

FARLAND CORP.  
401 COUNTY STREET  
NEW BEDFORD, MA 02740  
508-717-6479  
www.farlandcorp.com

### LANDSCAPE:

PATE LANDSCAPE  
634 COMMONWEALTH AVENUE  
NEWTON, MA 02549  
www.patelandarch.com

### STRUCTURAL:

RICHARD SMITH, PE  
1012 MAIN STREET  
READING, MA 01867  
781-944-4151

Sheet Number	Sheet Title
A0	COVER SHEET
A0S	SITE PLAN AND ZONING ANALYSIS
PH1	EXISTING PHOTOS 1
PH2	EXISTING PHOTOS 2
EX1	EXISTING FLOOR PLANS
A1	PROPOSED FIRST FLOOR
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A6	EXTERIOR ELEVATIONS SOUTH
A8	EXTERIOR ELEVATIONS EAST AND WEST
A10	ADDITION SECTIONS



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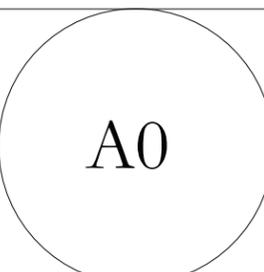


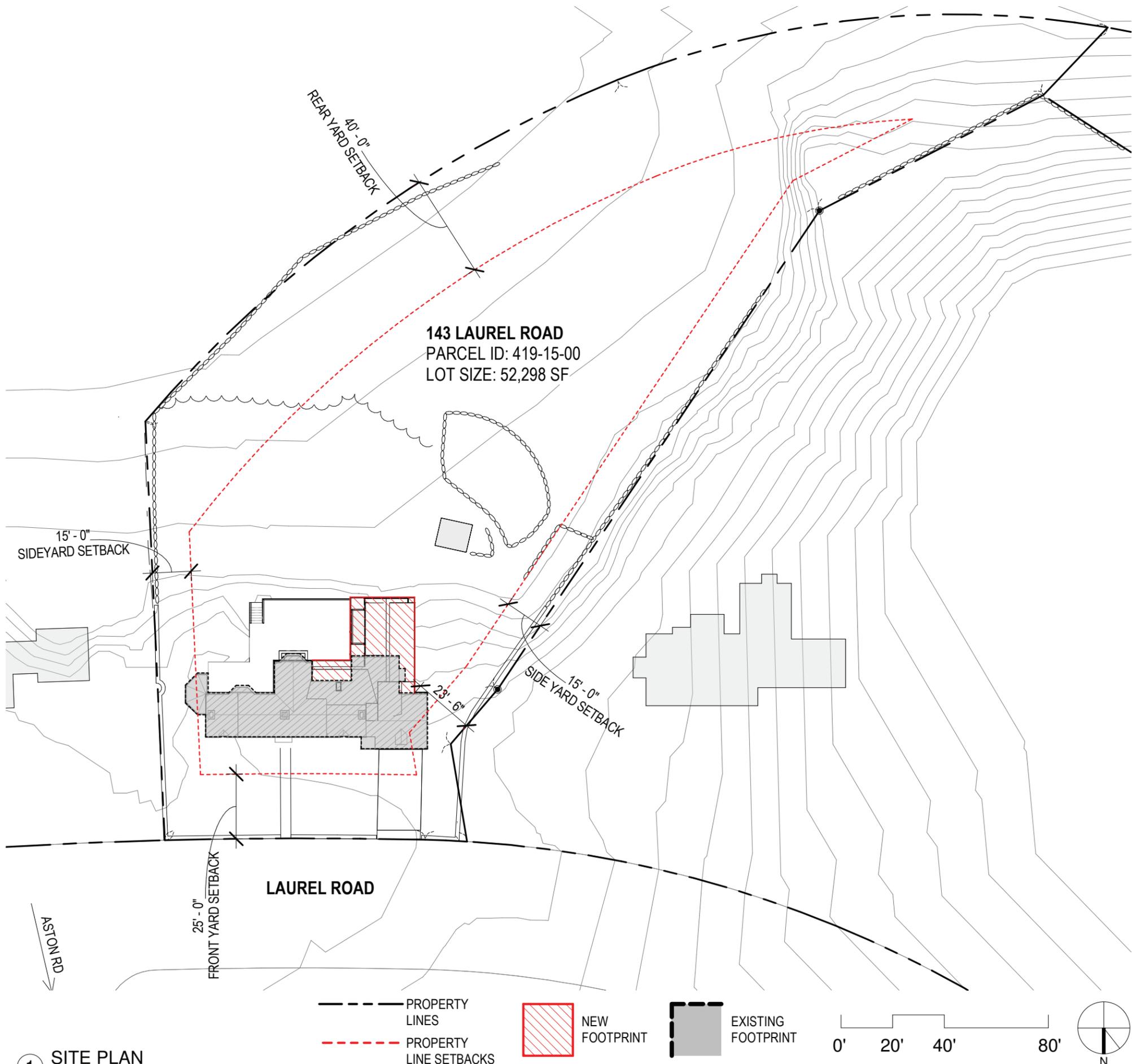
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7.30.19

143 LAUREL ROAD

Title:  
COVER SHEET

Issue Set	Date
Permit Set Drawings	7/30/2019





1 SITE PLAN  
1" = 40'-0"

- - - - - PROPERTY LINES  
 - - - - - PROPERTY LINE SETBACKS  
 NEW FOOTPRINT  
 EXISTING FOOTPRINT

0' 20' 40' 80'



**ZONING ANALYSIS**

**PARCEL ID:** 419-15-00  
**LOT SIZE:** 52,298 SF  
**ZONING DISTRICT:** S-15

**PROJECT EXISTING AND PROPOSED AREAS**

EXISTING AREAS		PROPOSED AREAS	
LEVEL	AREA	LEVEL	AREA
BASEMENT	871 SF	BASEMENT	2202 SF
FIRST FL	2156 SF	FIRST FL	2827 SF
SECOND FL	1517 SF	SECOND FL	2346 SF
ATTIC	112 SF	ATTIC	112 SF
	4656 SF		7487 SF

**FLOOR AREA RATIO (FAR):**

Allowable: 0.25  
 Existing: .08  
 Proposed: .14

**MINIMUM LANDSCAPED OPEN SPACE §5.90:**

Required: 10% of GFA = 749 SF  
 Proposed: 20,220 SF

**MINIMUM USEABLE OPEN SPACE §5.91:**

Required: 60% of GFA = 4492 SF  
 Proposed: 20,220 SF

**PROPOSED ADDITION (WEST) SIDE YARD SETBACK**

Walls Not Parallel to Lot Lines §5.40:  
 Minimum Sideyard Required: 15 FT  
 3/4 of 15 FT = 11.25 FT  
 Proposed Minimum Sideyard at narrowest point = 16'-7"  
 Average Proposed Sideyard (West) = 35'-8"

**PROPOSED HEIGHT**

Allowable Max Height: §5.30: 35FT  
 Existing Ridge: 27' +/- from midpoint of the street frontage of the lot  
 Proposed Addition Ridge: 24' +/- from midpoint of the street frontage of the lot



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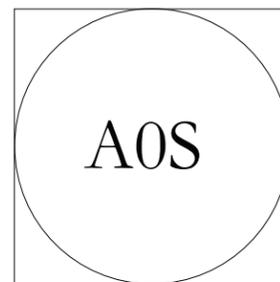
*Brad W. Worthington*  
 7.30.19

143 LAUREL ROAD

Title:  
 SITE PLAN AND  
 ZONING  
 ANALYSIS

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LATER ADDITION TO BE DEMOLISHED



VIEW FROM BACKYARD

LATER ADDITION TO BE DEMOLISHED



VIEW FROM BACKYARD



VIEW FROM BACKYARD WITH GARDENER SHED (SHED TO REMAIN)



LAUREL ROAD LOOKING SOUTHWEST



LAUREL AND ASTON ROAD INTERSECTION



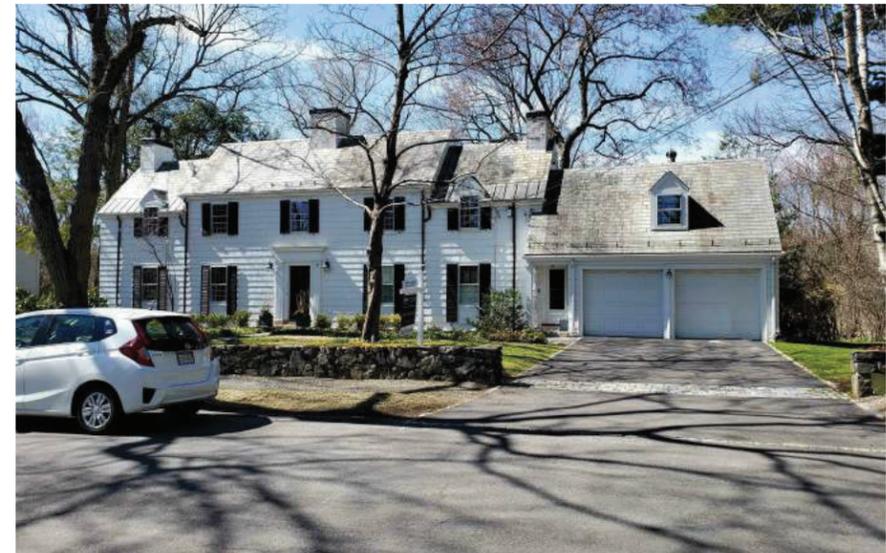
FRONT YARD FROM LAUREL ROAD



LAUREL ROAD LOOKING SOUTHEAST



FRONT YARD FROM LAUREL ROAD LOOKING SOUTHEAST



FRONT YARD FROM LAUREL ROAD



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Title:  
EXISTING PHOTOS  
1

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PH1



WEST ELEVATION (GARAGE) WITH SHED DORMER PRECEDENT



VIEW INTO BACKYARD



VIEW INTO BACKYARD WITH GARDENER SHED (SHED TO REMAIN)



EXISTING WEST CHIMNEY TO BE REPLACED IN KIND WITH BRICK VENEER



EXTERIOR WINDOW SILL HORN AND CASING DETAIL



ENTRY DOOR AND WINDOW PANEL DETAILING TO REMAIN



WOOD SHINGLE SIDING WITH PARGED FOUNDATION



WOOD SHINGLE SIDING



BUILT UP EAVE DETAILING, TRIM, AND WOOD GUTTER WITH DOWNSPOUT



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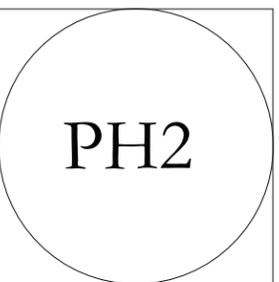
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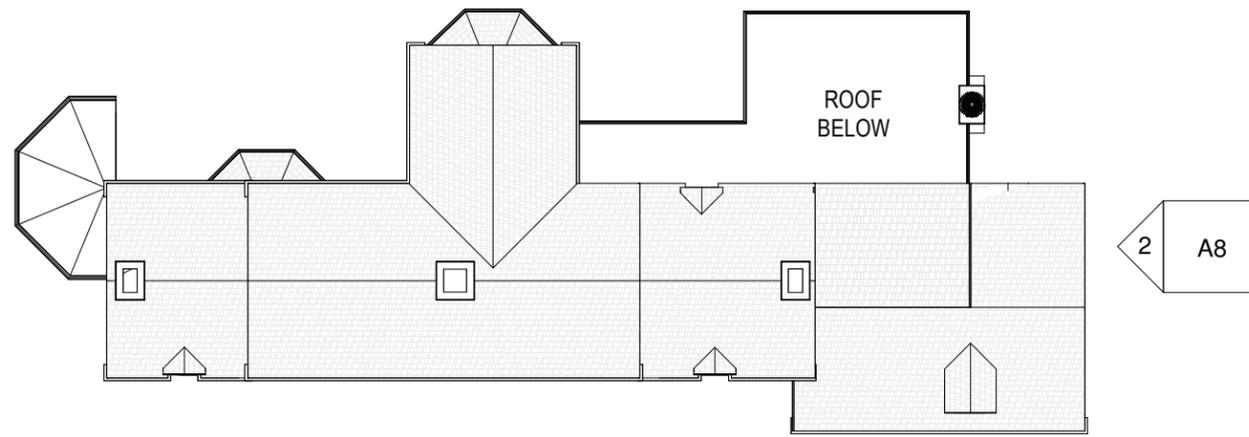
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Title:  
EXISTING PHOTOS  
2

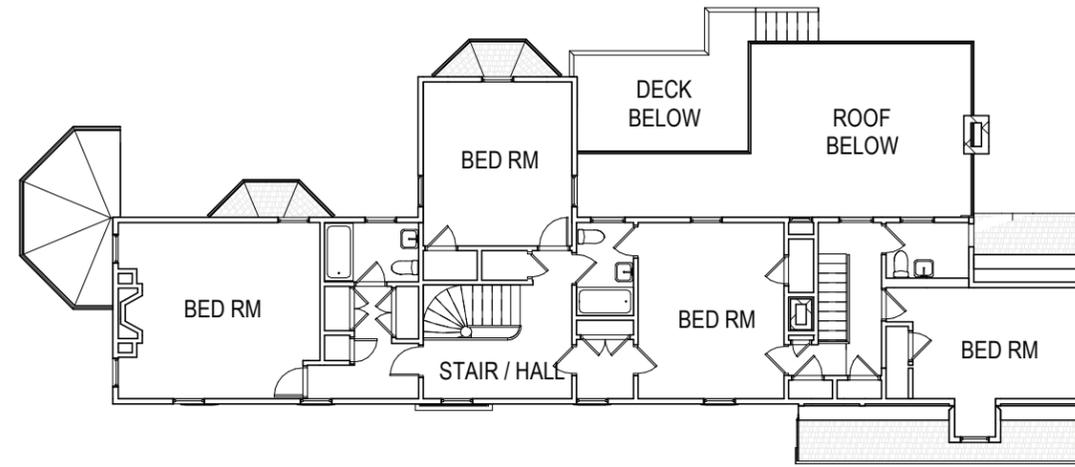
Issue Set	Date
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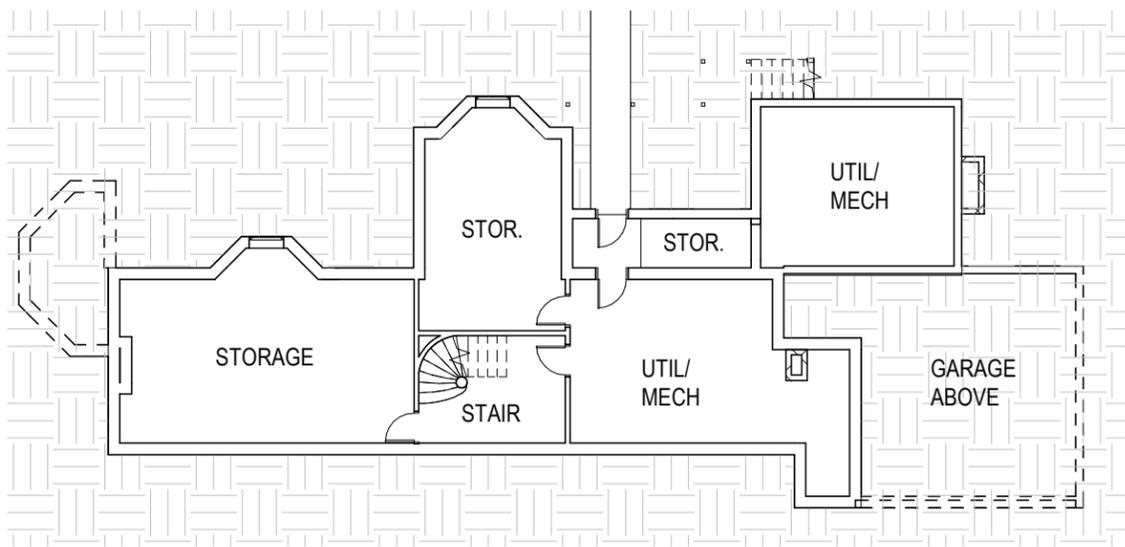





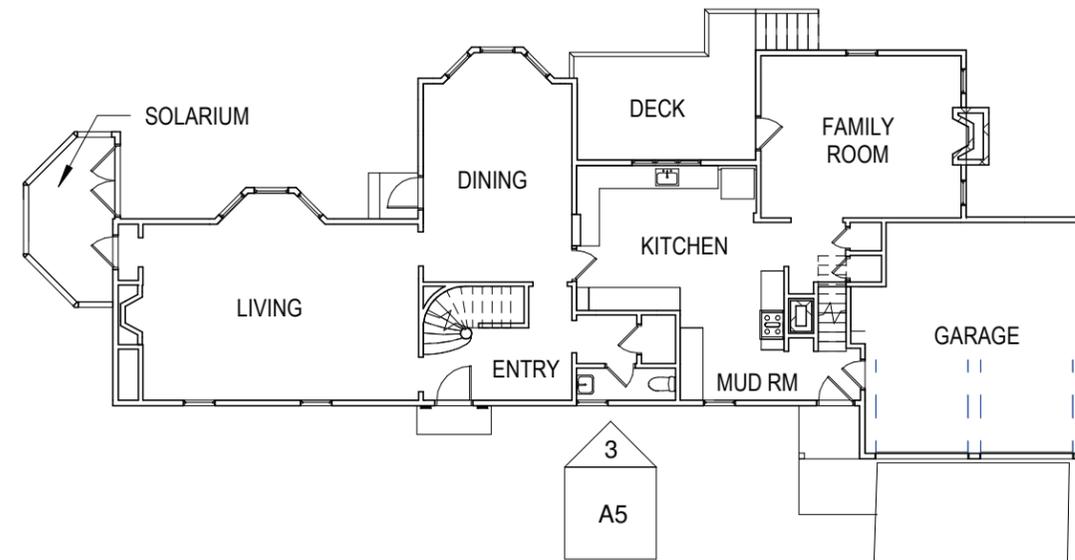
4 L3 - EXISTING ROOF PLAN  
1/16" = 1'-0"



2 L2 - EXISTING SECOND FLOOR  
1/16" = 1'-0"



3 L0 - EXISTING BASEMENT  
1/16" = 1'-0"



1 L1 - EXISTING FIRST FLOOR  
1/16" = 1'-0"



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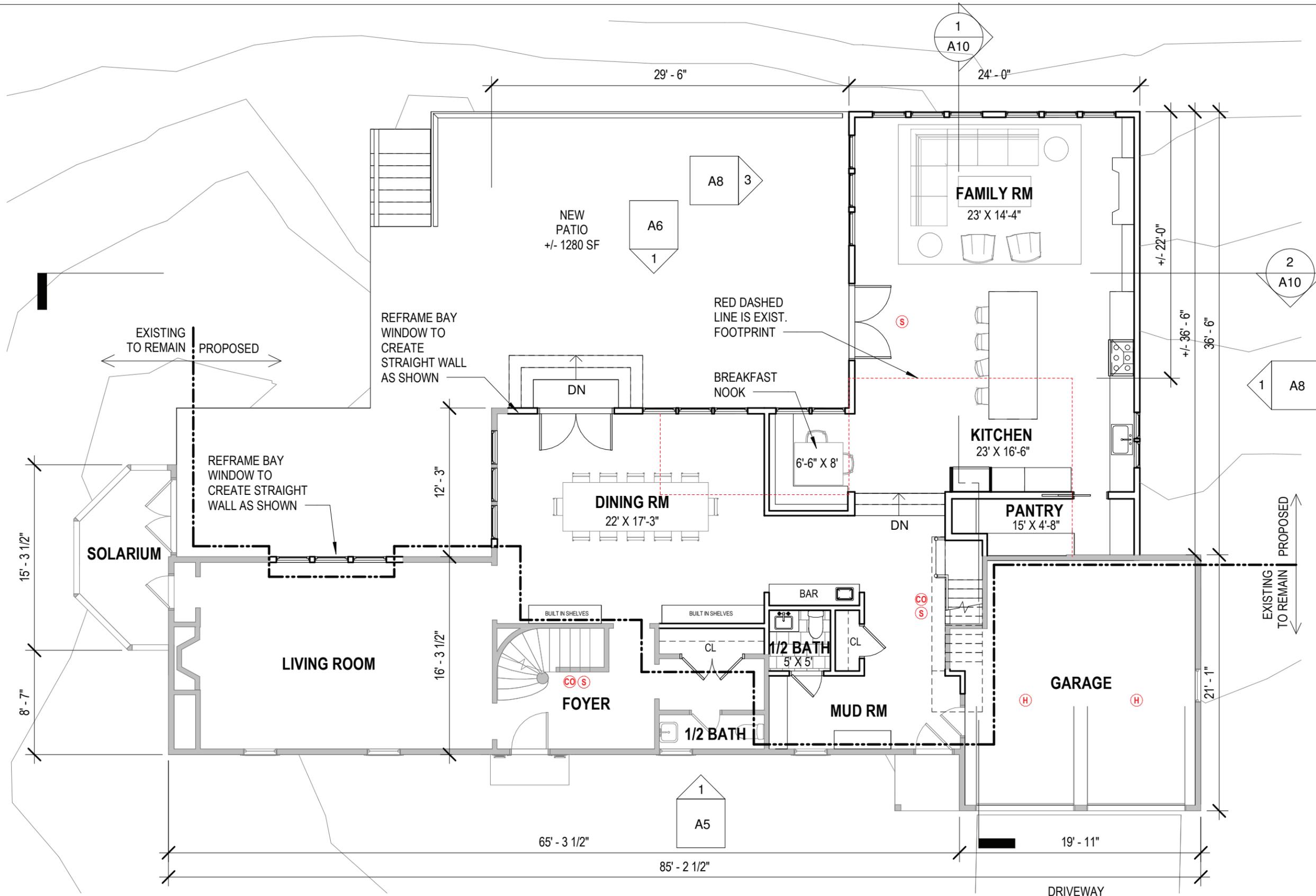
143 LAUREL ROAD

Title:  
EXISTING FLOOR  
PLANS

Issue Set	Date
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EX1



1 L1 - PROPOSED FIRST FLOOR  
1/8" = 1'-0"

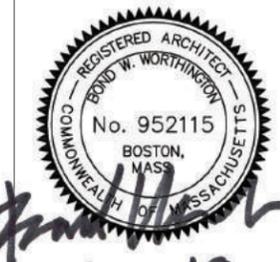
- NEW WALL / ELEMENT
- EXISTING WALL / ELEMENT
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- HEAT DETECTOR



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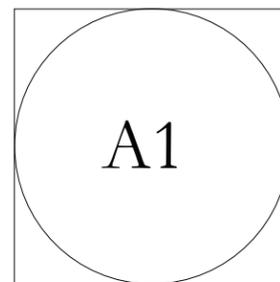
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Title:  
PROPOSED FIRST FLOOR

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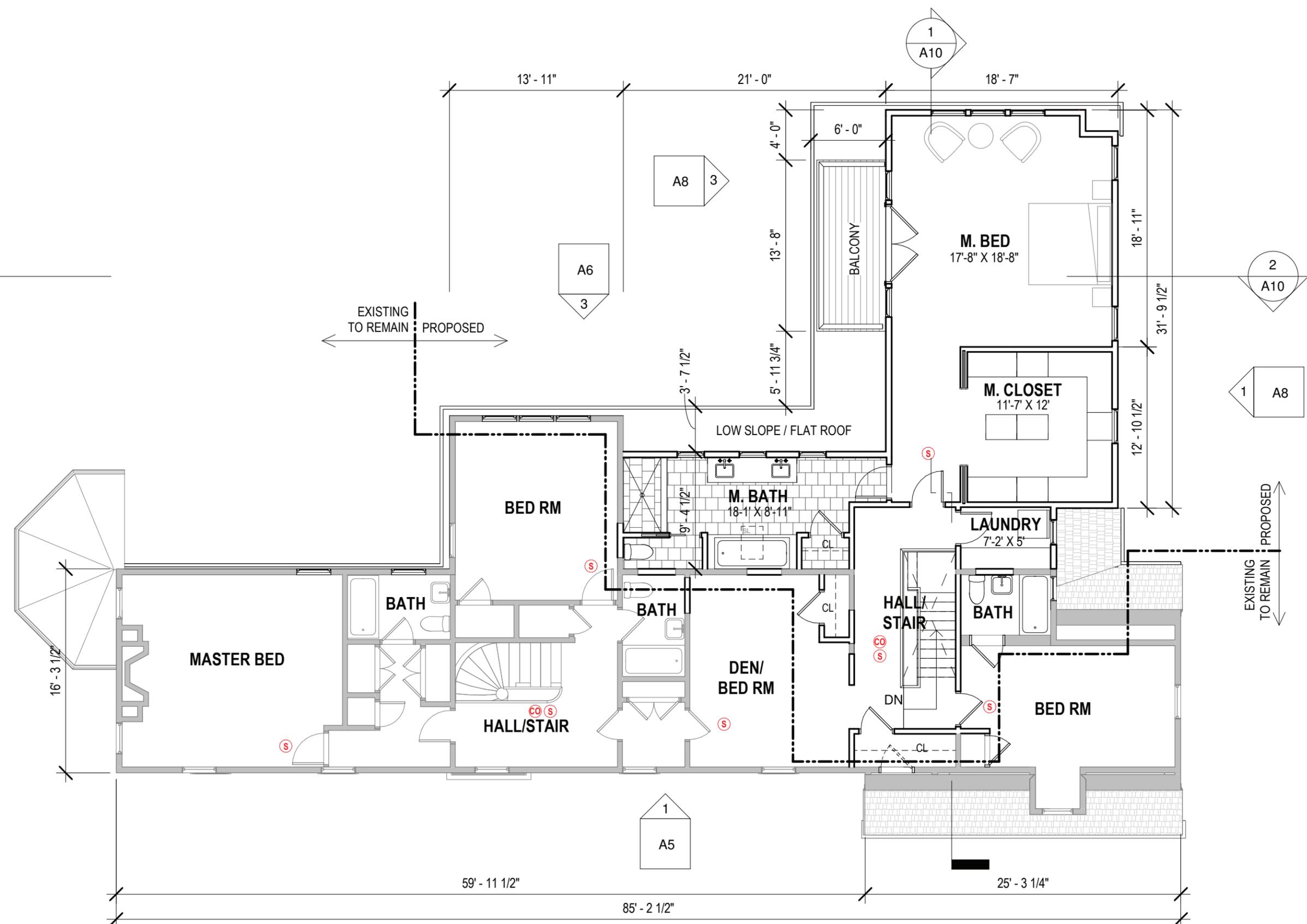
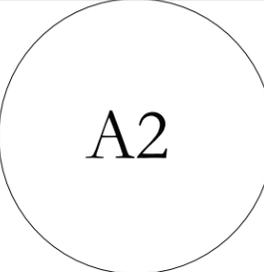
*David W. Worthington*  
7.30.19

143 LAUREL ROAD

Title:  
**PROPOSED  
SECOND FLOOR**

Issue Set Date  
Permit Set Drawings

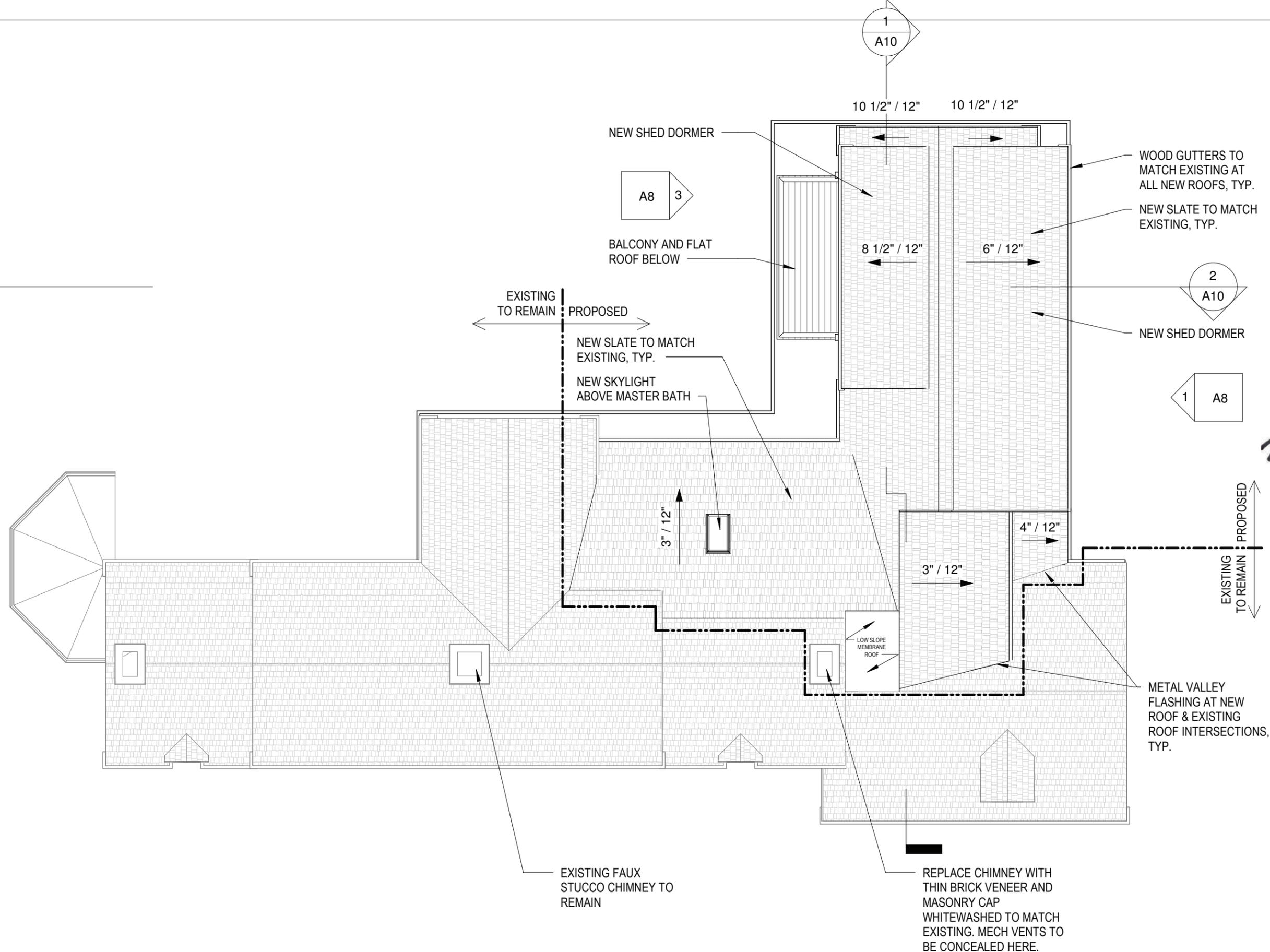
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**1 L2 - PROPOSED SECOND FLOOR**  
1/8" = 1'-0"

- NEW WALL / ELEMENT
- EXISTING WALL / ELEMENT
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- HEAT DETECTOR





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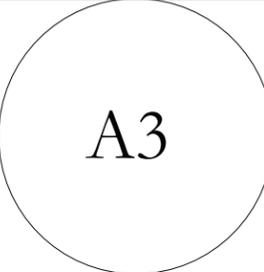
*Ford W. Worthington*  
7.30.19

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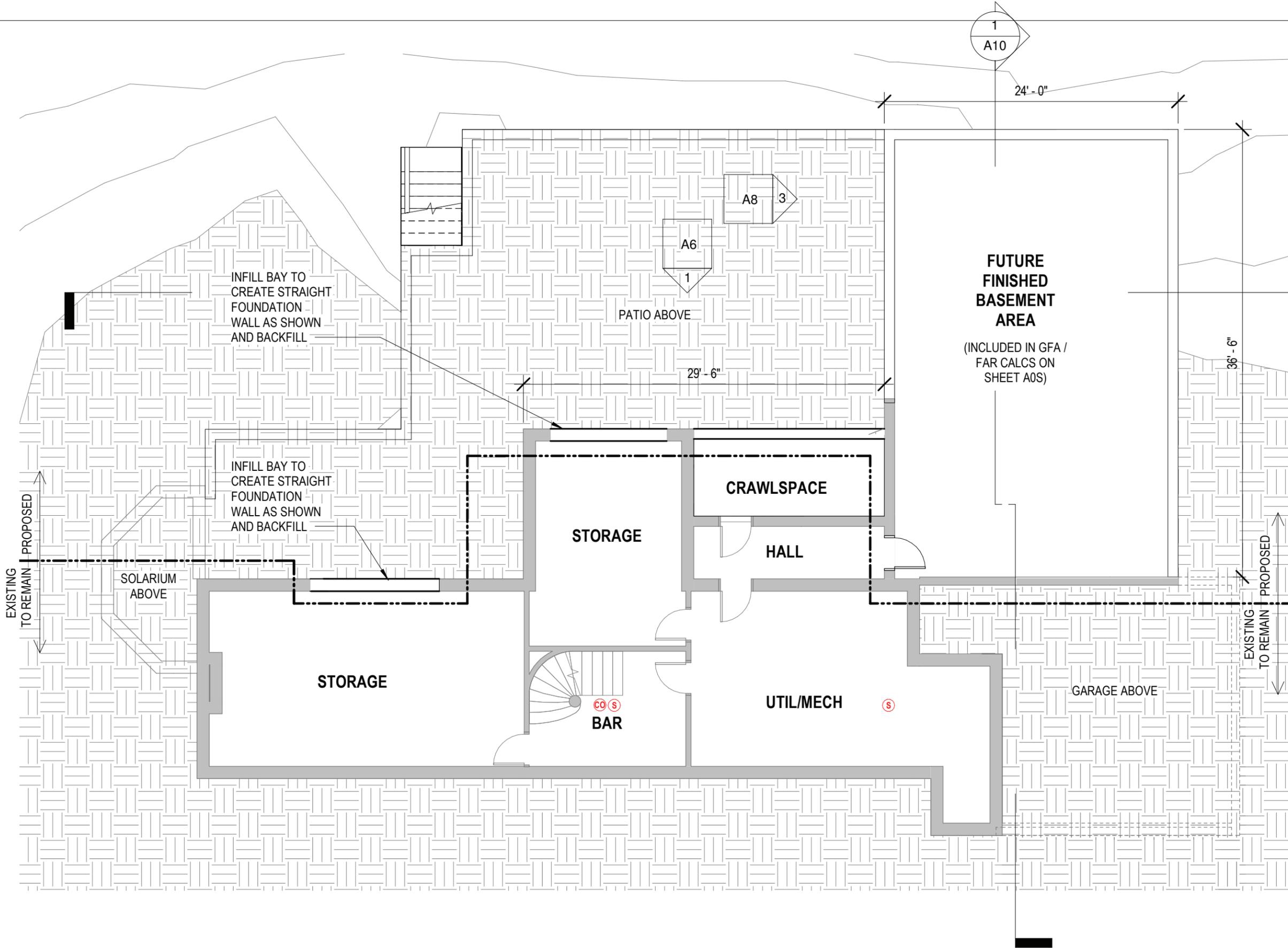
Title:  
PROPOSED ROOF  
PLAN

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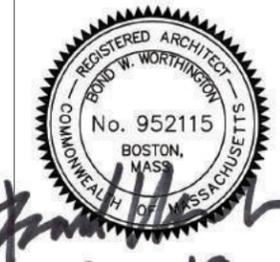
1 PROPOSED ROOF PLAN  
1/8" = 1'-0"



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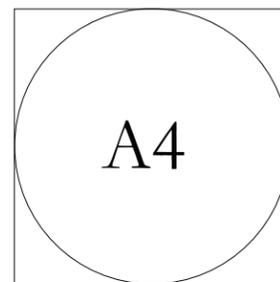


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Title:  
**PROPOSED  
BASEMENT**

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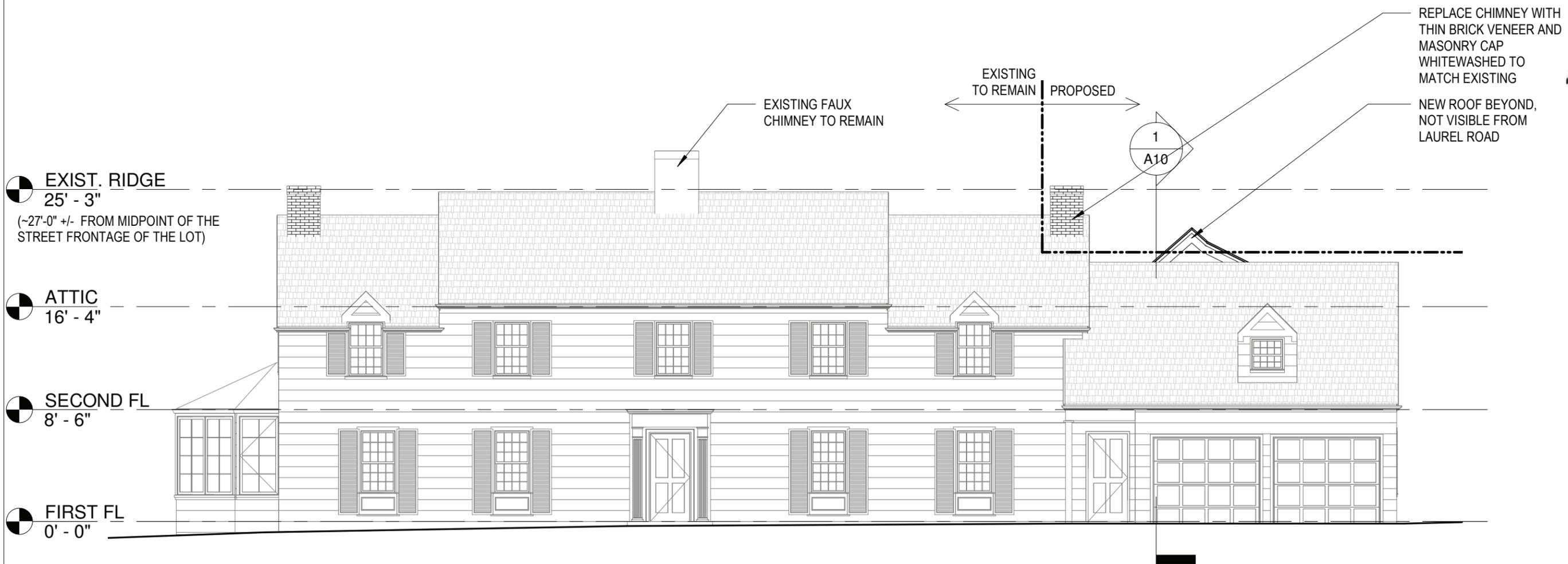
1 L0 - PROPOSED BASEMENT  
1/8" = 1'-0"



3 EXIST. NORTH ELEVATION (FRONT YARD)  
1/16" = 1'-0"



2 PROPOSED STREET NORTHWEST STREET VIEW



1 PROPOSED NORTH ELEVATION (FRONT YARD / STREET VIEW)  
1/8" = 1'-0"



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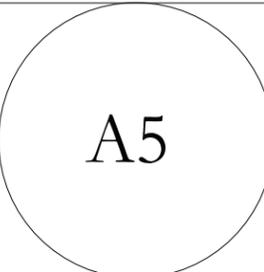
*Boyd W. Worthington*  
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143 LAUREL ROAD

Title:  
EXTERIOR  
ELEVATIONS  
NORTH

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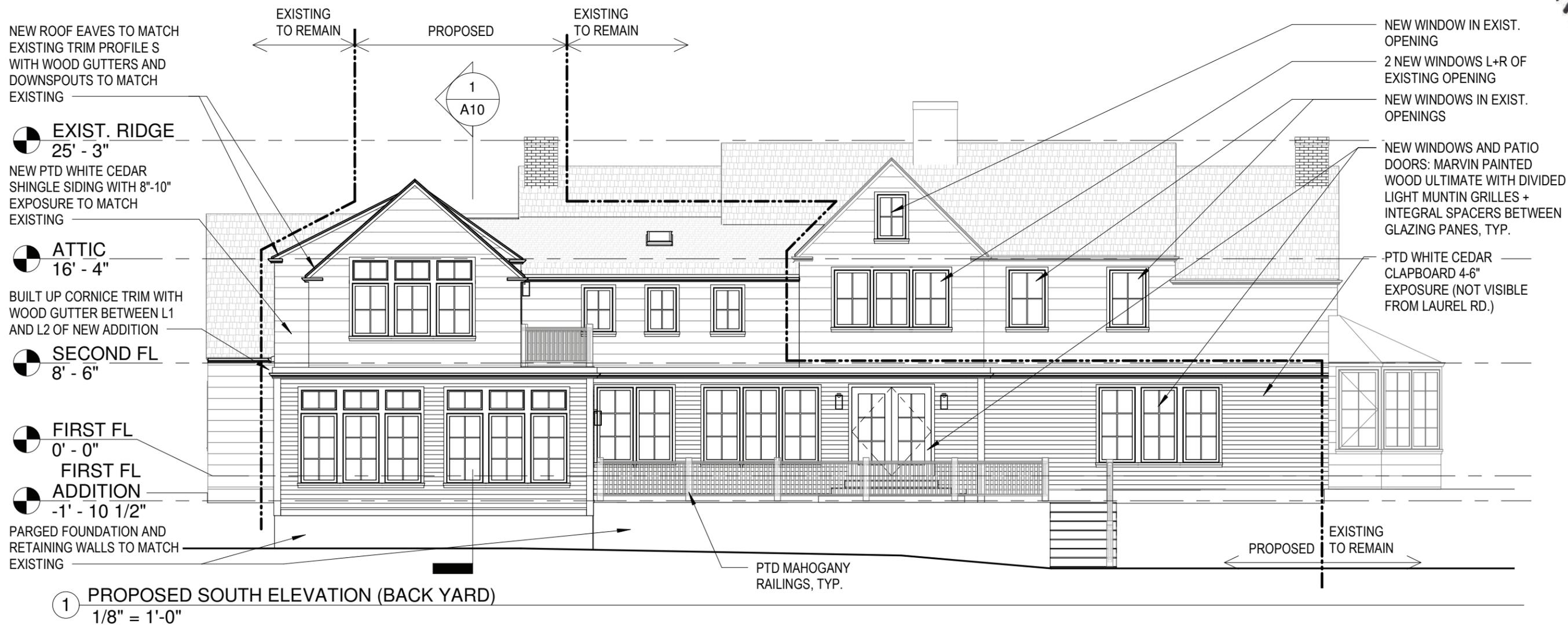
LATER FLAT  
ROOFED  
ADDITION TO  
BE REMOVED



3 EXIST. SOUTH ELEVATION (BACK YARD)  
1/16" = 1'-0"



2 PROPOSED BACK YARD VIEW



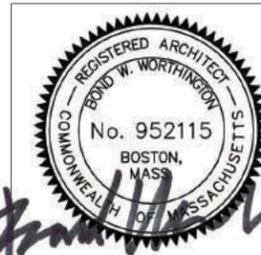
1 PROPOSED SOUTH ELEVATION (BACK YARD)  
1/8" = 1'-0"



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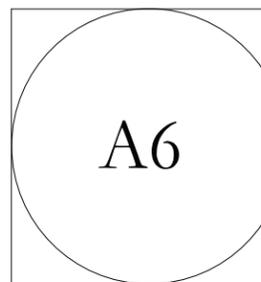
*Brandon W. Worthington*  
7.30.19

143 LAUREL ROAD

Title:  
EXTERIOR  
ELEVATIONS  
SOUTH

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● EXIST. RIDGE  
25' - 3"  
NEW SLATE ROOF, MATCH EXIST.

PTD WHITE CEDAR CLAPBOARD  
4-6" EXPOSURE (NOT VISIBLE  
FROM LAUREL RD.)

● ATTIC  
16' - 4"

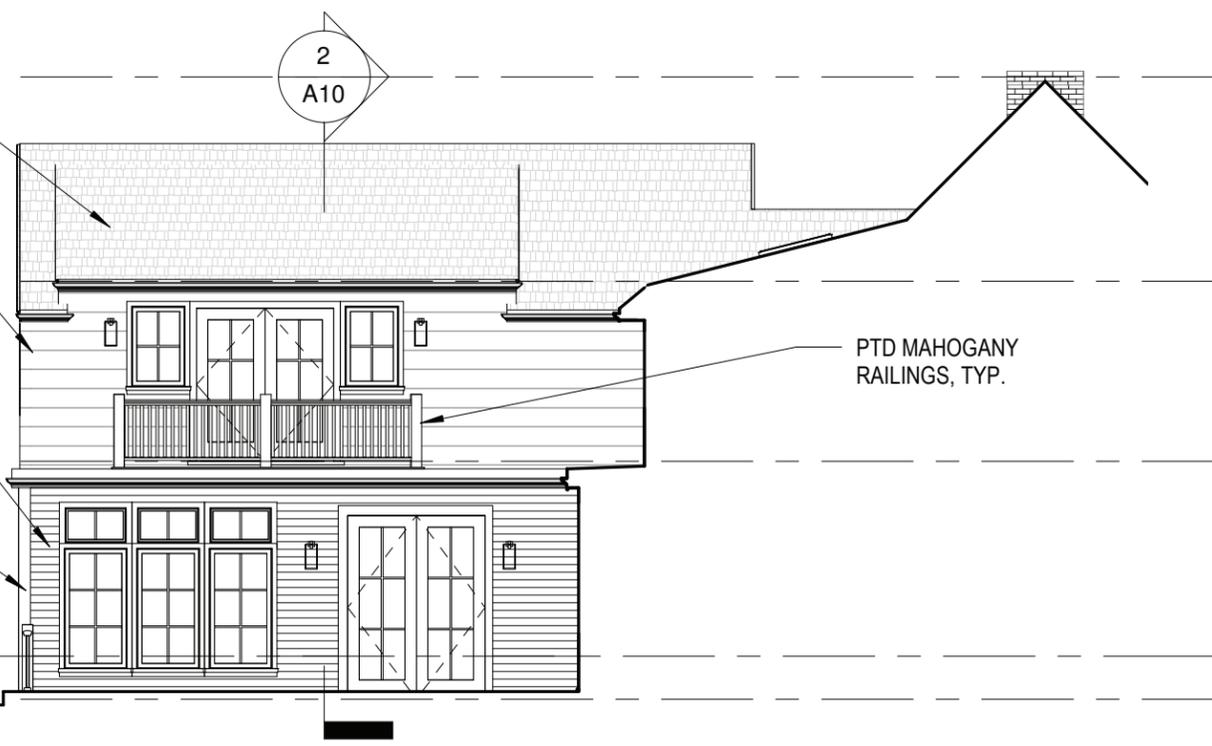
PTD WHITE CEDAR CLAPBOARD  
4-6" EXPOSURE (NOT VISIBLE  
FROM LAUREL RD.)

● SECOND FL  
8' - 6"

PTD 1X6 WOOD CORNER BOARDS  
(NOT VISIBLE FROM LAUREL RD.)

● FIRST FL  
0' - 0"

● FIRST FL  
ADDITION  
-1' - 10 1/2"



PTD MAHOGANY  
RAILINGS, TYP.

③ PROPOSED EAST ELEVATION  
1/8" = 1'-0"

● EXIST. RIDGE  
25' - 3"

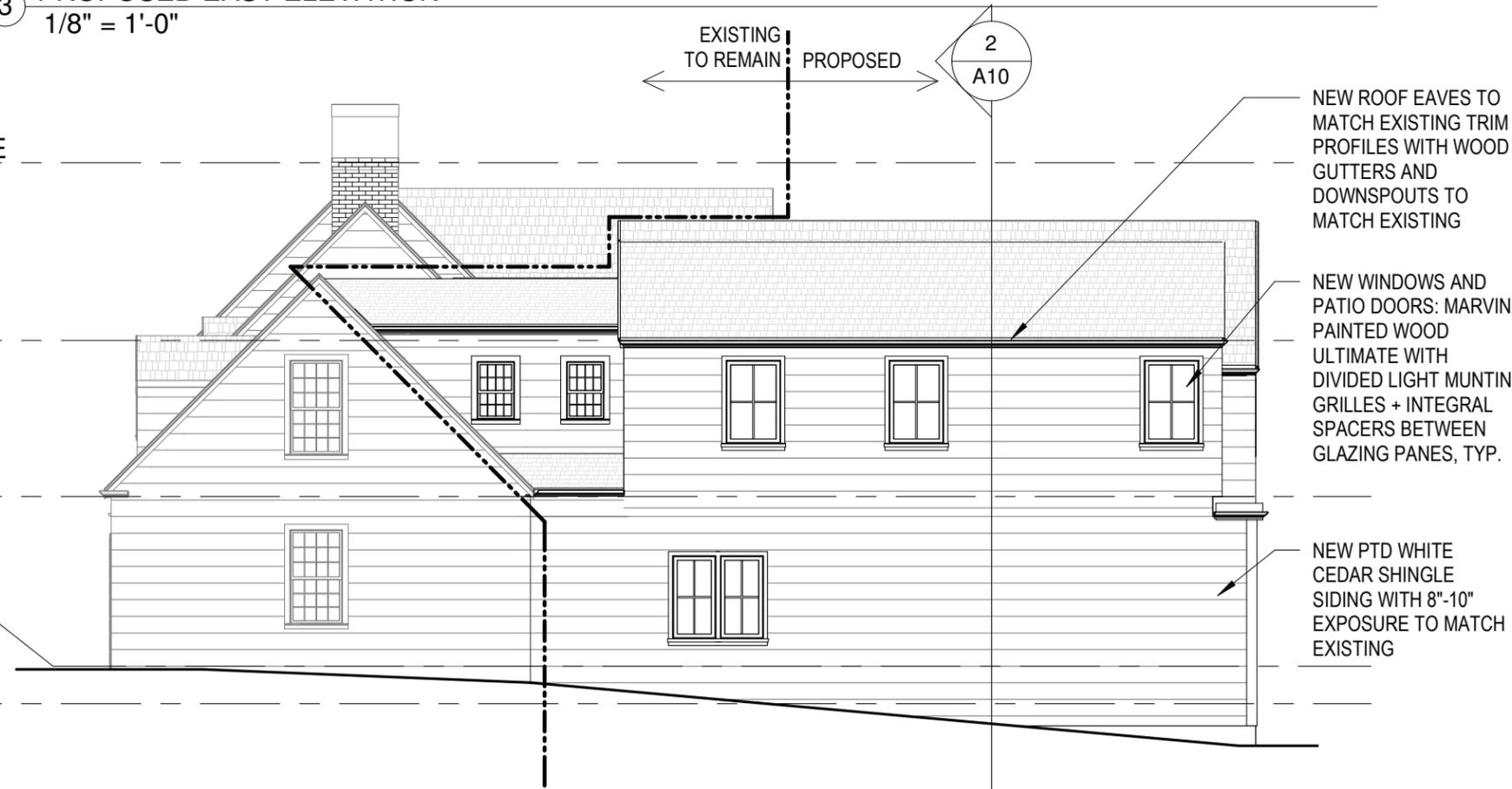
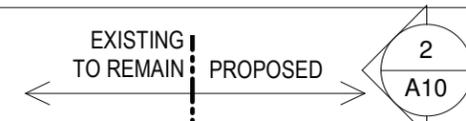
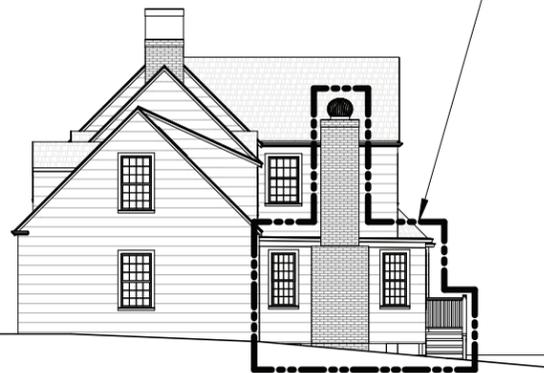
● ATTIC  
16' - 4"

● SECOND FL  
8' - 6"

● FIRST FL  
0' - 0"

● FIRST FL  
ADDITION  
-1' - 10 1/2"

LATER FLAT ROOF  
ADDITION TO BE  
DEMOLISHED



NEW ROOF EAVES TO  
MATCH EXISTING TRIM  
PROFILES WITH WOOD  
GUTTERS AND  
DOWNSPOUTS TO  
MATCH EXISTING

NEW WINDOWS AND  
PATIO DOORS: MARVIN  
PAINTED WOOD  
ULTIMATE WITH  
DIVIDED LIGHT MUNTIN  
GRILLES + INTEGRAL  
SPACERS BETWEEN  
GLAZING PANES, TYP.

NEW PTD WHITE  
CEDAR SHINGLE  
SIDING WITH 8"-10"  
EXPOSURE TO MATCH  
EXISTING

② EXIST. WEST ELEVATION (SIDE YARD)  
1/16" = 1'-0"

① PROPOSED WEST ELEVATION (SIDE YARD)  
1/8" = 1'-0"



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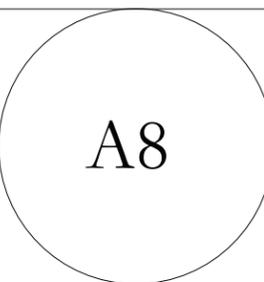
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7.30.19

143 LAUREL ROAD

Title:  
EXTERIOR  
ELEVATIONS EAST  
AND WEST

Issue Set	Date
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NEW RIDGE HEIGHT: ~  
24'-0" +/- FROM  
MIDPOINT OF THE  
STREET FRONTAGE OF  
THE LOT

3'-0"

1  
A10

EXIST. RIDGE  
25' - 3"

(~27'-0" +/- FROM MIDPOINT OF THE  
STREET FRONTAGE OF THE LOT)

ATTIC  
16' - 4"

SECOND FL  
8' - 6"

FIRST FL  
0' - 0"

FIRST FL  
ADDITION  
-1' - 10 1/2"

BASEMENT  
-9' - 0"

BASEMENT  
ADDITION  
-11' - 4 1/2"

2 Section 3  
1/8" = 1'-0"

2  
A10

ATTIC  
16' - 4"

SECOND FL  
8' - 6"

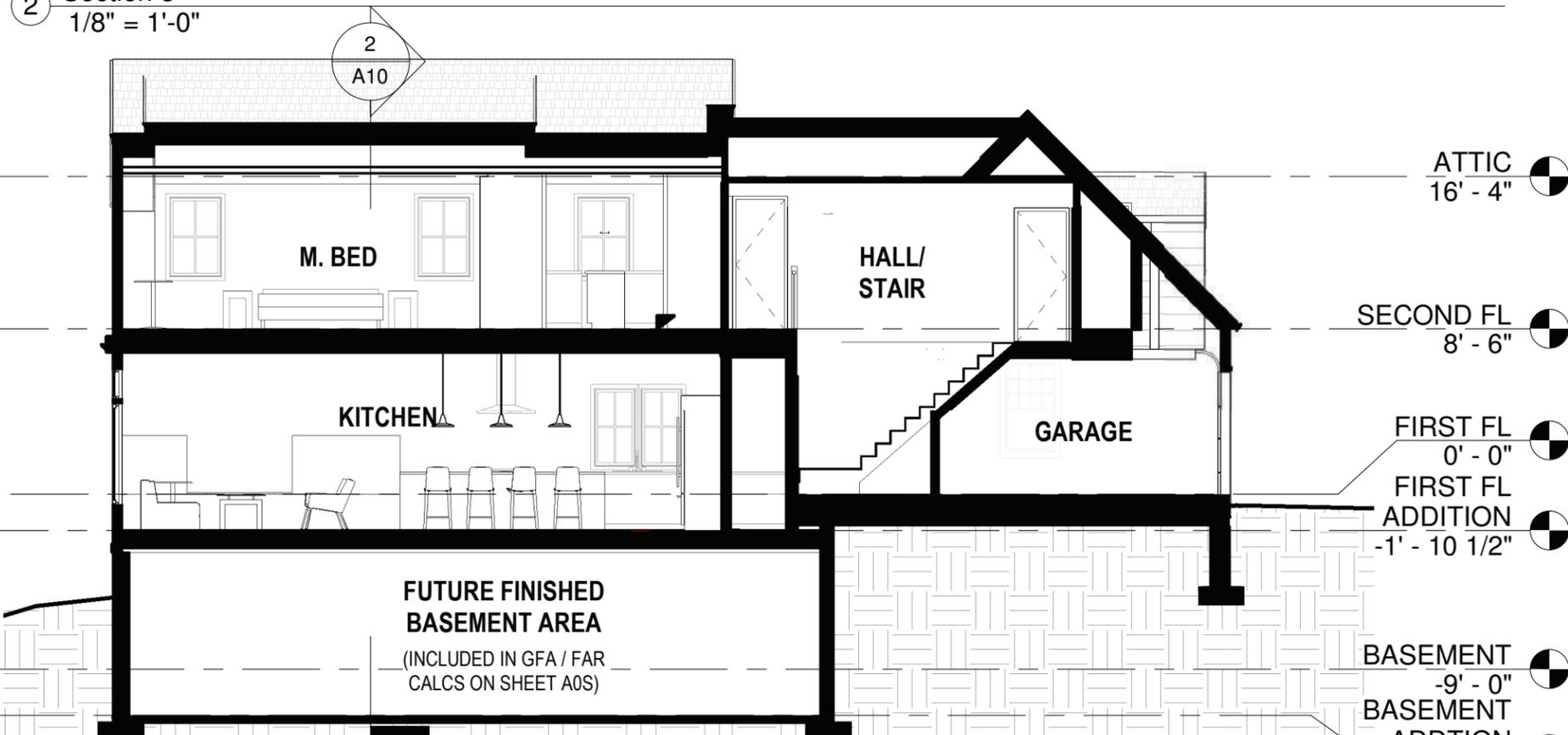
FIRST FL  
0' - 0"

FIRST FL  
ADDITION  
-1' - 10 1/2"

BASEMENT  
-9' - 0"

BASEMENT  
ADDITION  
-11' - 4 1/2"

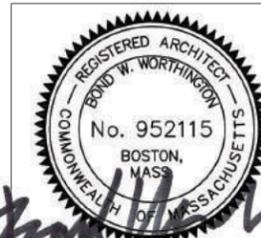
1 Section 1  
1/8" = 1'-0"



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143 LAUREL ROAD

Title:

ADDITION  
SECTIONS

Issue Set	Date
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7/30/2019

A10