



CITY OF WATERTOWN

Historical Commission

Remote on Zoom

Elisabether Loukas, Chair
Susan Steele, Member
Marilynne K. Roach, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member
Edward McCourt, Member

The Historical Commission of the City of Watertown will hold a remote public meeting on Thursday, May 11, 2023, at 7:00 p.m. Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

HISTORICAL COMMISSION MEETING THURSDAY, MAY 11, 2023 AT 7:00 PM REMOTE ON ZOOM AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=1>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 956 4811 7955
- D. Public may comment through email: sjenness@watertown-ma.gov

-
- 1. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from April 13, 2023 Meeting
 - 2. Public Hearing-
 - A. To determine if the house and garage at 19 Keith St. are preferably preserved and if a demolition delay will be imposed. Johnny Hatem, Jr./Applicant/Quanli Yang, Owner
 - 3. Commission Discussion
 - A. Historic Preservation Awards Ceremony at the Carriage House at Gore Estate on May 18, 2023 at 7:00 pm.

4. CPC Update
5. Agent Report

Demolition Permit Application

DEMO-23-2

Applicant

Johnny Hatem
5085243634
hatemjohnny@gmail.com

Primary Location

19 KEITH STREET
WATERTOWN, MA 02472

Property Owner Information

Name

Quanli Yang

Phone No.

6179595010

Email

quanliyang@gmail.com

Mailing Address

955 Beacon St

City

Newton

State

MA

Zip

02459

Permit Information

Assessed Value - Building Only (\$)

114100

Are detached buildings included?

Yes

Please Describe

Detached garage

Use & Occupancy of all Parts of Building

--

If Dwelling, Number of Units

--

Type of Demolition

Full

Dig Safe #

--

Year Built

1947

Is this property over 50 years old?

Yes

The Watertown Historical Commission will review your application for demolition at a scheduled public hearing before a demolition permit may be issued. Watertown's Demolition Delay Ordinance is administered by the Watertown Historical Commission to protect from destruction significant buildings that it is in the public interest to preserve. When the Historical Commission determines that a building is significant and should be preserved, it can delay demolition for up to twelve months. This period allows the Commission, the owner, and the community to explore avenues to preserve the building or mitigate its loss.

Provide a brief description of the type of building and the condition requiring issuance of permit

Single Family with detached gargage

Provide a brief description of the proposed reuse, reconstruction or replacement

On the following screen, you will see a list of documents that must be provided for permit approval. You are able to submit without these documents, but they are required for a permit to be issued. You can log in at any point and use the "Add Attachment" button to upload the documents once they are ready.

I have read the statements above.

true

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID **1601 14 12**
Prior Parcel ID **06536014 -1601 14 12-**
Property Owner **YANG QUANLI**
GU XUESONG
Mailing Address **955 BEACON STREET**

City **NEWTON**
Mailing State **MA** Zip **02459**
ParcelZoning **T**

Account Number **65360-14**

Property Location **19 KEITH ST**
Property Use **ONE FAM**
Most Recent Sale Date **11/21/2022**
Legal Reference **80970-50**
Grantor **PETTIGLIO,ALFRED C**
Sale Price **405,000**
Land Area **0.145 acres**

Current Property Assessment

Card 1 Value Building Value **114,100** Xtra Features Value **9,000** Land Value **483,200** Total Value **606,300**

Building Description

Building Style **RANCH**
of Living Units **1**
Year Built **1947**
Building Grade **AVG. (-)**
Building Condition **Good**
Finished Area (SF) **856**
Number Rooms **4**
of 3/4 Baths **0**

Foundation Type **CONC BLOCK**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT SH**
Siding **VINYL**
Interior Walls **PLASTER**
of Bedrooms **2**
of 1/2 Baths **0**

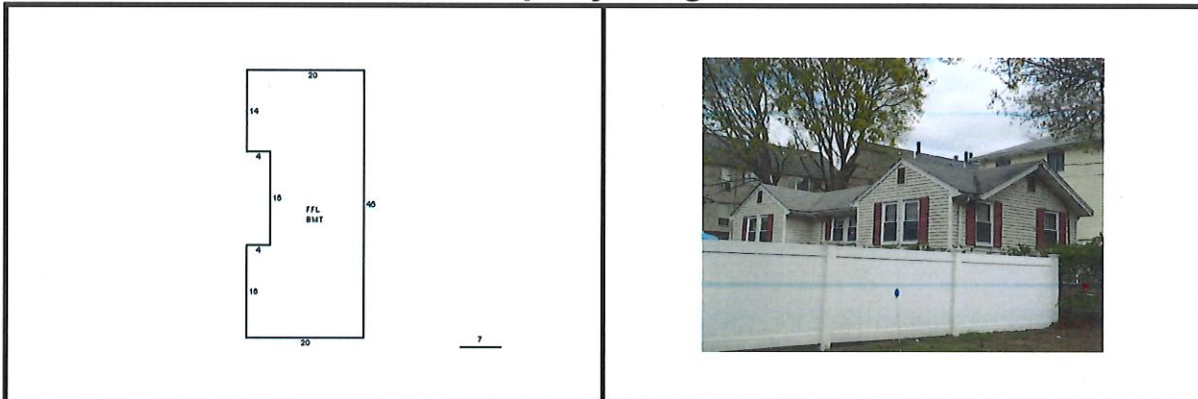
Flooring Type **HARDWOOD**
Basement Floor **N/A**
Heating Type **FORCED H/W**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.145 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1947 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

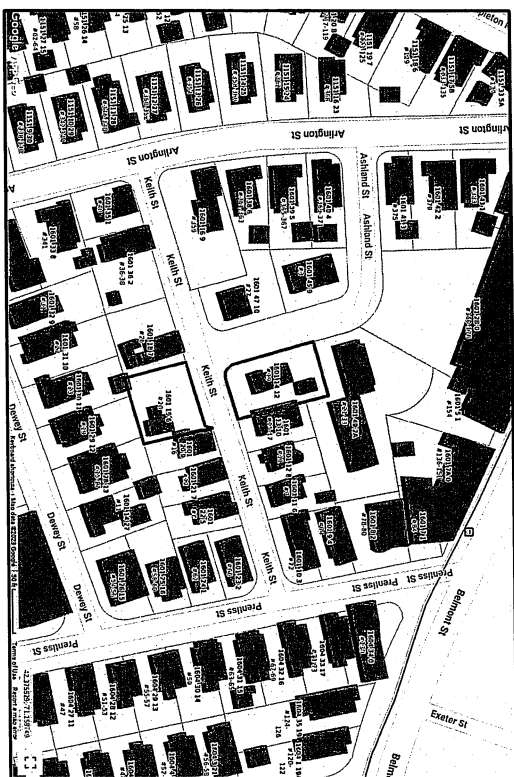
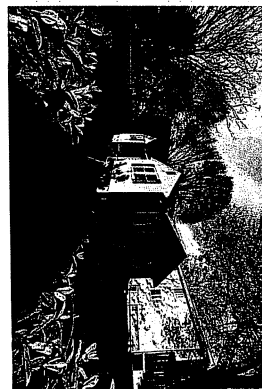
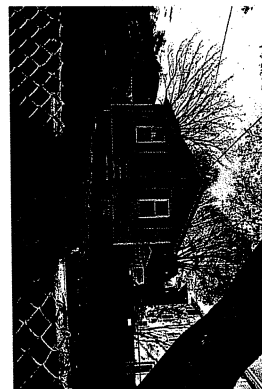
NEW BUILD

19 KEITH STREET
WATERTOWN MA 02472

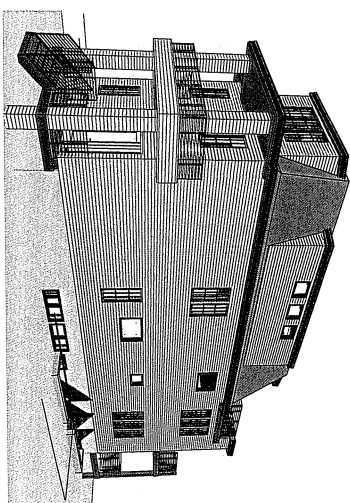
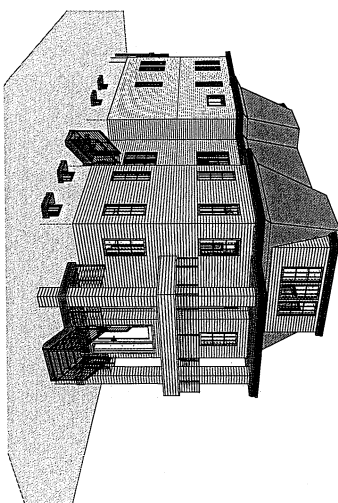
PROJECT DESCRIPTION: NEW
BUILD ON EXISTING FOUNDATION.

DRAWING LIST

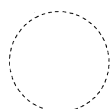
- A0.0 COVER SHEET
- Architectural
 - A0.1 GENERAL NOTES
 - A0.2 ARCHITECTURAL SITE PLAN CODE ANALYSIS & DEMO PLAN
 - A1.0 FLOOR PLANS
 - A1.1 FLOOR PLANS
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 EXTERIOR ELEVATIONS
 - A4.0 BUILDING SECTIONS
- Structural
 - S1.0 STRUCTURAL PLAN
 - S1.1 STRUCTURAL PLAN
- Grand total: 10



LOCUS MAP



NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472



No.	Description	Date

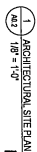
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Date: SLUG
Drawn By: SLUG
Drawing Name: COVER SHEET

Sheet No.

A0.0

David L.

CODE SUMMARY



Scale:	As indicated
Date:	March, 31th, 2023
Drawn By:	SLHG
Drawing Name	ARCHITECTURAL SITE PLAN/ CODE ANALYSIS & DEMO PLAN
Sheet No.	

NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

AO.2

NEW BUILD 19 KEITH STREET WATERTOWN MA 02472

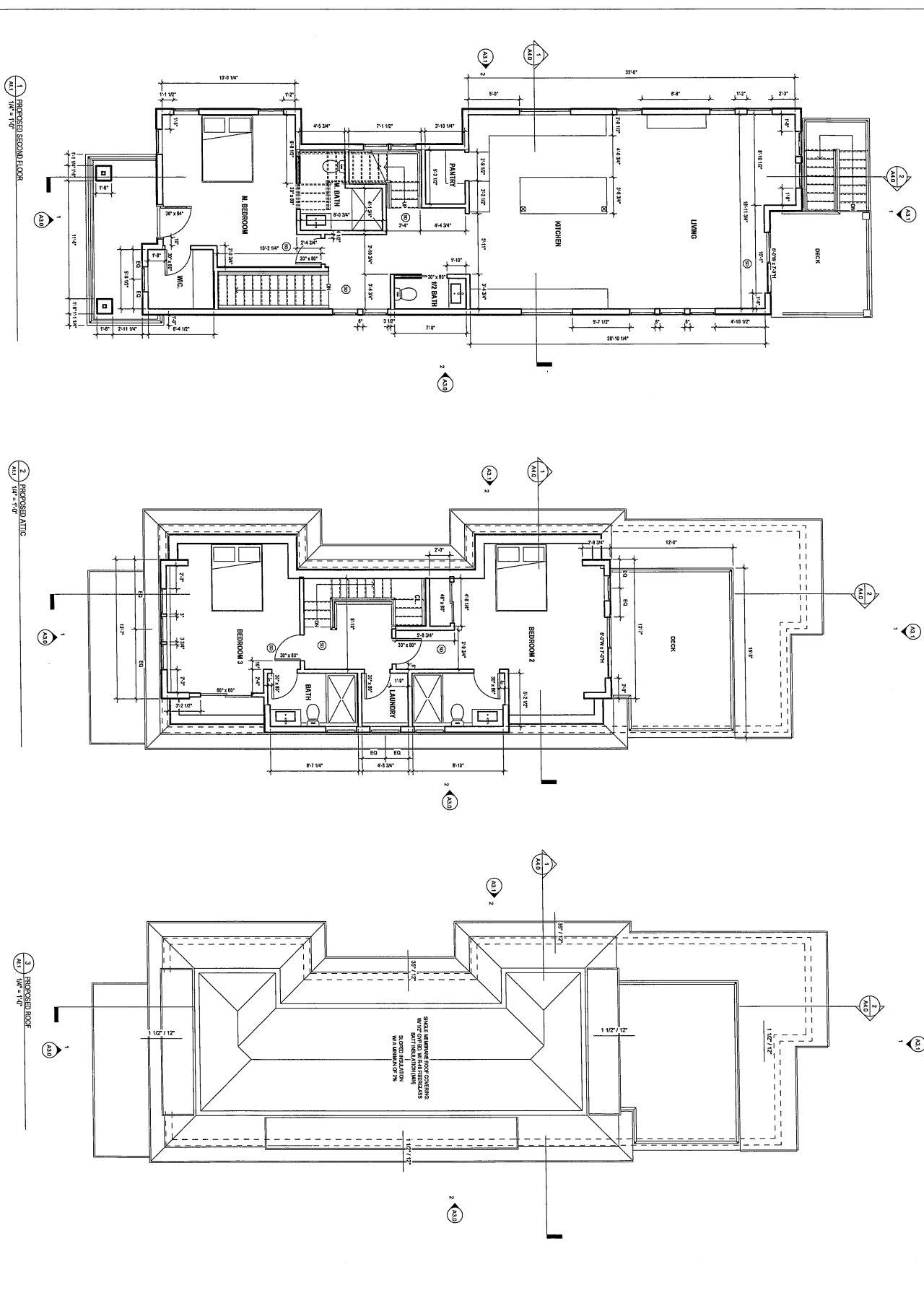
No.	Description	Date

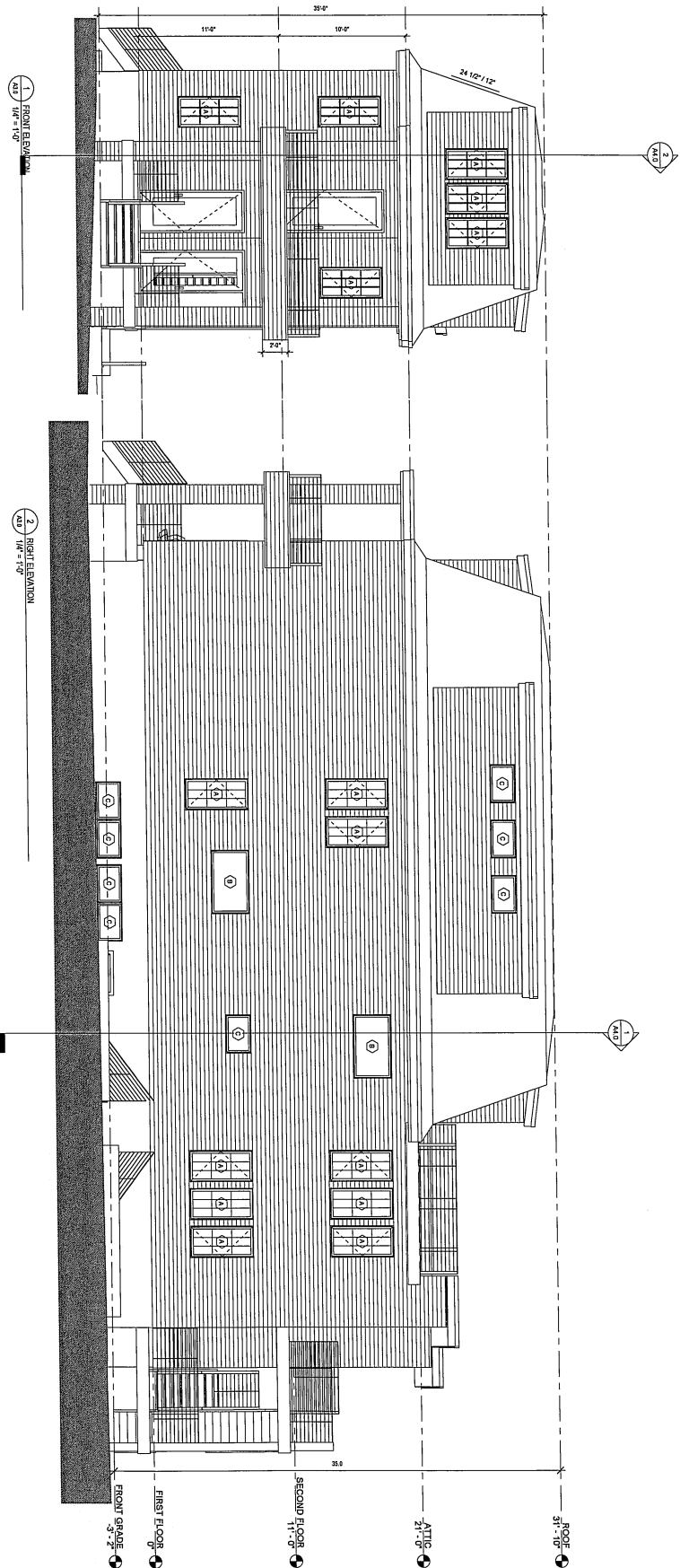
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Date: March, 31th, 2023
Drawn By: SLHG

FLOOR PLANS

Sheet No.

A1.1





Window Schedule					
Family and Type	Mark	Width	Height	Head Sill	Count
Window-Casement Sliding-Al, U/A	1	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	2	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	3	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	4	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	5	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	6	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	7	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	8	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	9	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	10	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	11	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	12	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	13	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	14	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	15	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	16	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	17	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	18	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	19	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	20	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	21	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	22	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	23	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	24	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	25	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	26	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	27	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	28	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	29	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	30	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	31	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	32	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	33	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	34	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	35	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	36	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	37	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	38	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	39	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	40	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	41	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	42	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	43	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	44	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	45	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	46	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	47	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	48	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	49	2'-5 1/2"	6'-11 1/2"	8'-0"	31
Window-Casement Sliding-Al, U/A	50	2'-5 1/2"	6'-11 1/2"	8'-0"	31

NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

EXTERIOR
ELEVATIONS

A3.0

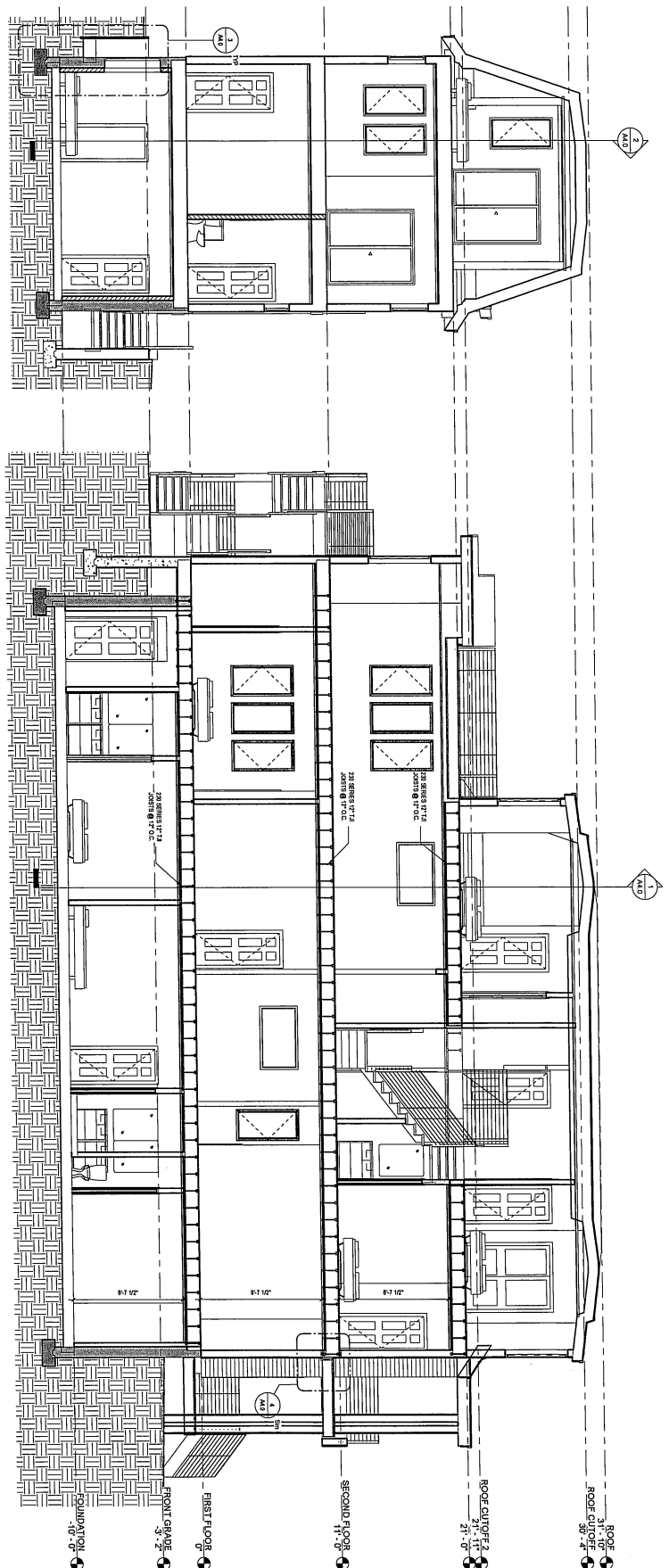
EXTERIOR ELEVATIONS

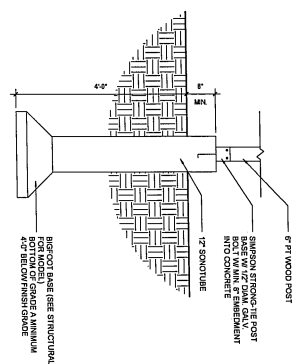
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Drawing Name	

Sheet No.

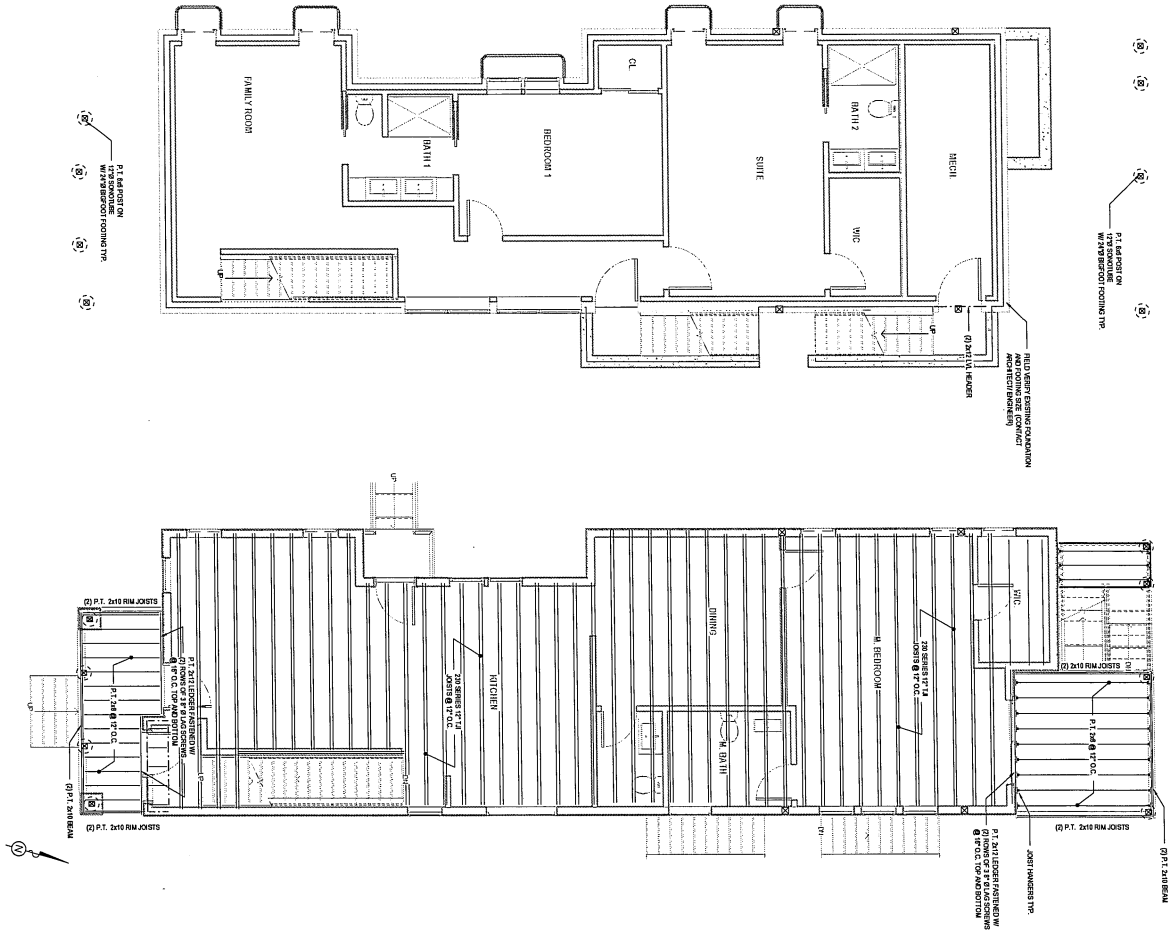
BUILDING
SECTIONS

A4.0

[illegible]



2 FIRST FLOOR FRAMING PLAN
SLO 1/4" = 1'-0"

[illegible]

Scale: As indicated
Date: March, 31th, 2023
Drawn By: SLHG
Drawing Name

**STRUCTURAL
PLAN**

S1.0

No.	Description	Date

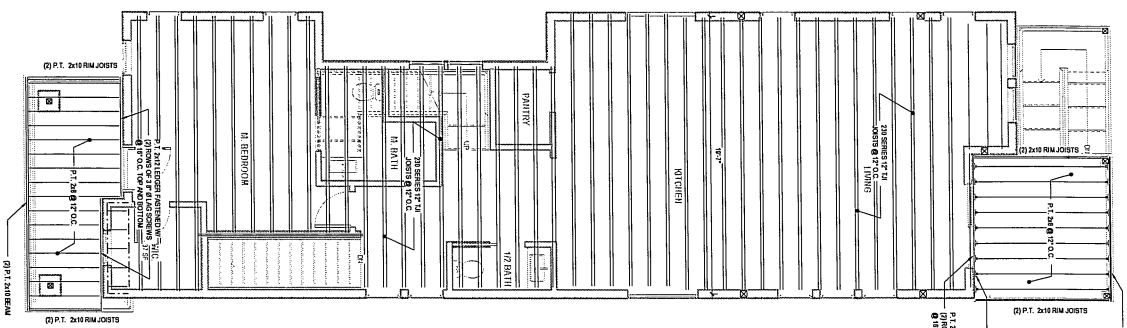
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 Date: March 31st, 2023
 Drawn By: SLHG

STRUCTURAL
PLAN

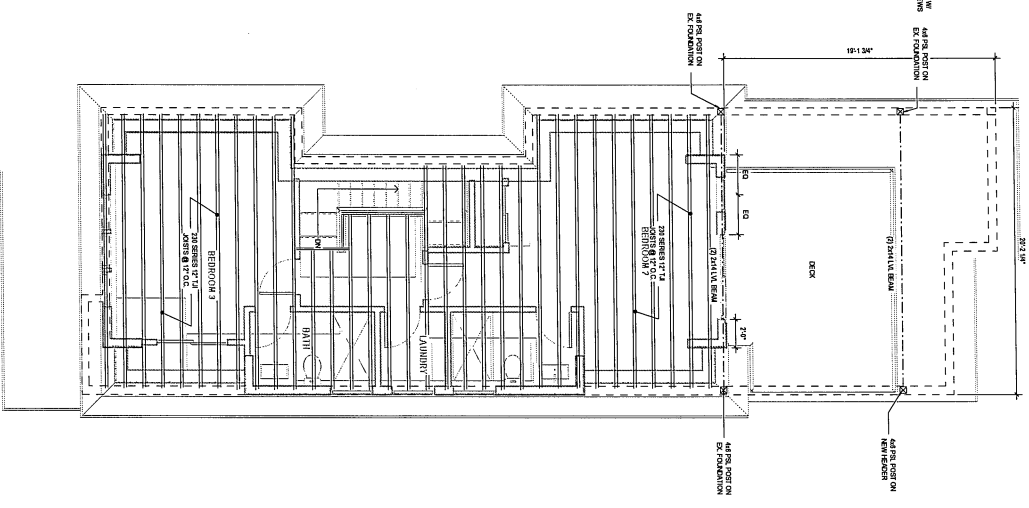
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S1.1

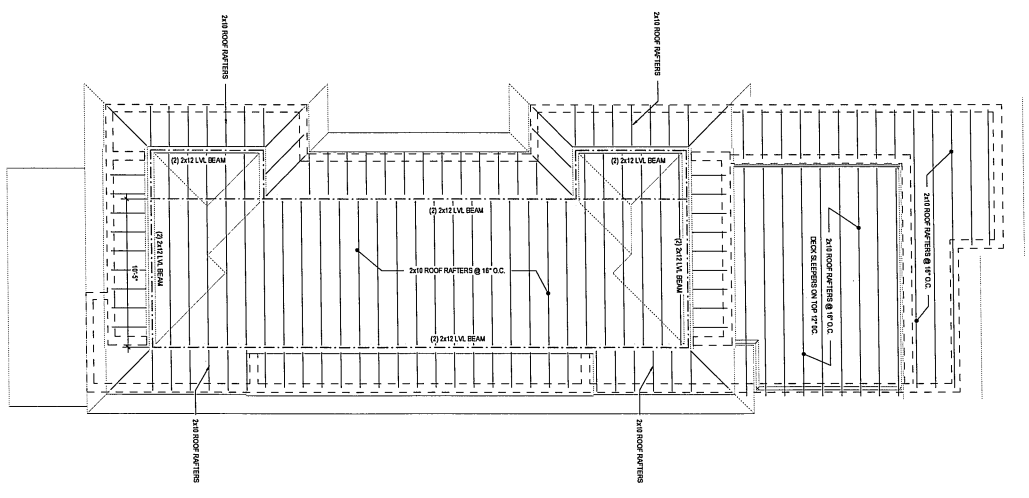
1 SECOND FLOOR FRAMING PLAN
 S1.1 1/4" = 1'-0"



2 ATTIC FRAMING PLAN
 S1.1 1/4" = 1'-0"



3 ROOF FRAMING PLAN
 S1.1 1/4" = 1'-0"



EXISTING AREA TABLE

LOT AREA = 6,530 S.F.
HOUSE = 1,149 S.F.
GARAGE = TO BE REMOVED
TOTAL BUILDINGS = 1,149 S.F.

25 ASHLAND STREET
N/F
RAYMOND Y. LIU
BK. 63501 PG. 525

BUILDING COVERAGE:

1,149 / 6,530 = 17.6%

DRIVEWAY = 812 S.F.

STEPS = 52 S.F.

TOTAL IMPERIOUS = 864 S.F.

1,149 + 864 = 2,013 S.F.

EXISTING IMPERIOUS SURFACE:

2,013 / 6,530 = 30.83 %

PROPOSED DECK
10.3'X9.8' 101 S.F.

CHAIN LINK FENCE
LOT 12
AREA = 6,530S.F.

PROPOSED ADDITION—
9.7'X3.1' 31 S.F.

ASHLAND STREET
(PUBLIC 40' WIDE)

PROPOSED STEPS —
EXISTING STEPS T.B.R.

PROPOSED ADDITION—
14.7'X5.9' 87 S.F.

PLAN PREPARED FOR
PROPERTY OWNER(S):
QUANLI YANG & XUESONG GU
19 KEITH STREET
WATERTOWN, MA 02472

KEITH STREET
(PUBLIC VARIABLE WIDTH)



Todd Chapin

TODD P. CHAPIN P.L.S. #37558 MASS.

PARCEL ID: 1601-14-12
ZONING DISTRICT: T
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD = 15.0' SIDE YARD = 12.0'
REAR YARD = 20.0'
MAX. LOT COVERAGE = 30% MIN. OPEN SPACE = 15%
MAX HEIGHT = 35.0'
MAX STORIES = 2.5

FIELD SURVEY: JP CALC. MT REVIEW TC

RealMapInfo LLC

420 Lakeside Avenue, Suite 403
Marlborough, MA. 01752
RealMapInfo.com 774-570-0642

PROPOSED ADDITION

PLOT PLAN OF LAND IN
WATERTOWN, MASS

SCALE: 1"=20'

DATE: 04/12/23

DEED REF. BOOK: 80970 PAGE: 50

PLAN 1252 OF 1941

RECORDED @ THE MIDDLESEX COUNTY REG. OF DEEDS



WE
THINK & SUPPORT
OUR
LAW ENFORCEMENT

1RZY98

















NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

PROJECT DESCRIPTION: NEW
BUILD ON EXISTING FOUNDATION.

DRAWING LIST

- A0.0COVER SHEET
- Architectural

A0.1GENERAL NOTES

A0.2ARCHITECTURAL SITE PLAN/ CODE ANALYSIS & DEMO PLAN

A1.0FLOOR PLANS

A1.1FLOOR PLANS

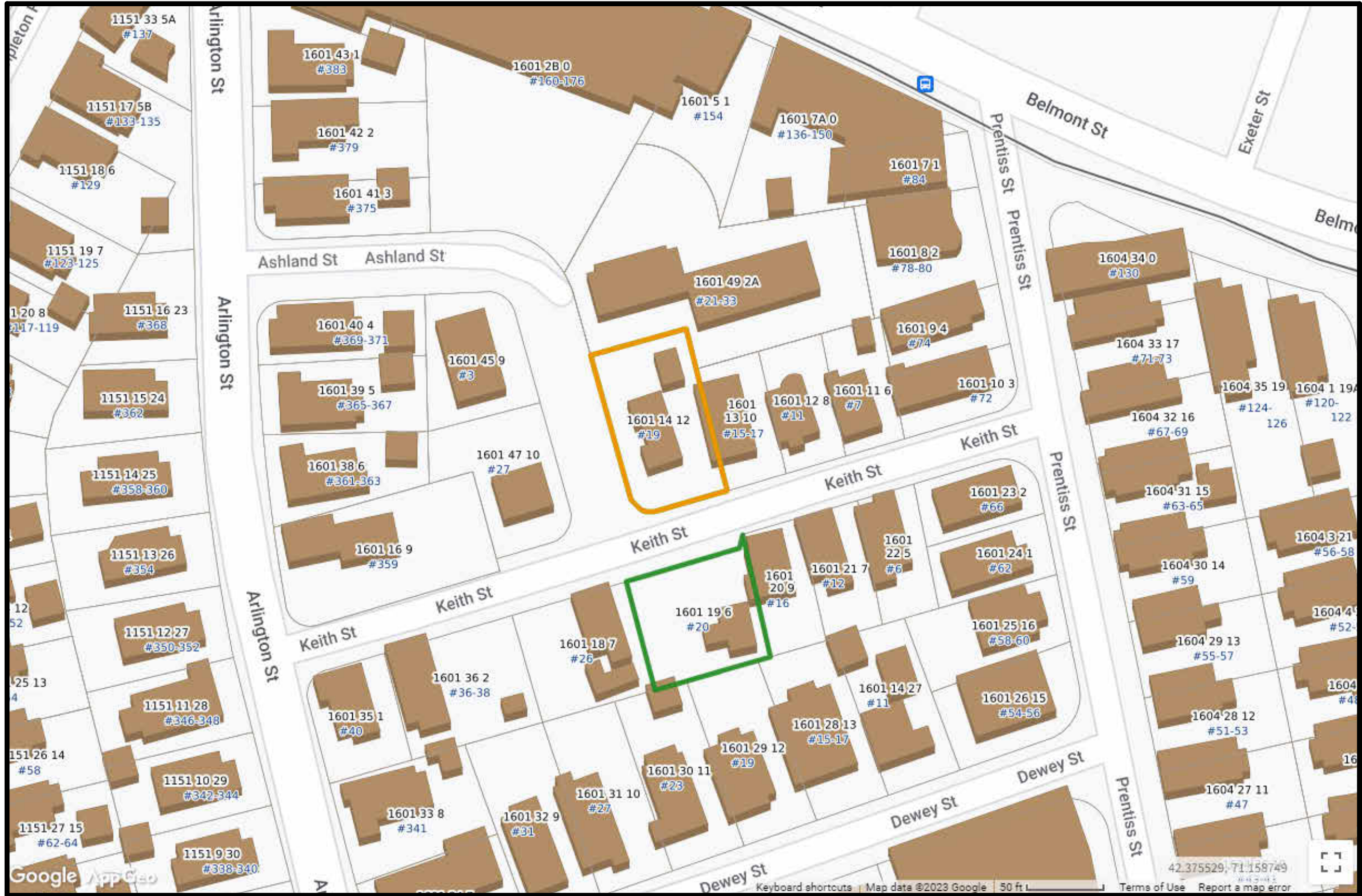
A3.0EXTERIOR ELEVATIONS

A3.1EXTERIOR ELEVATIONS

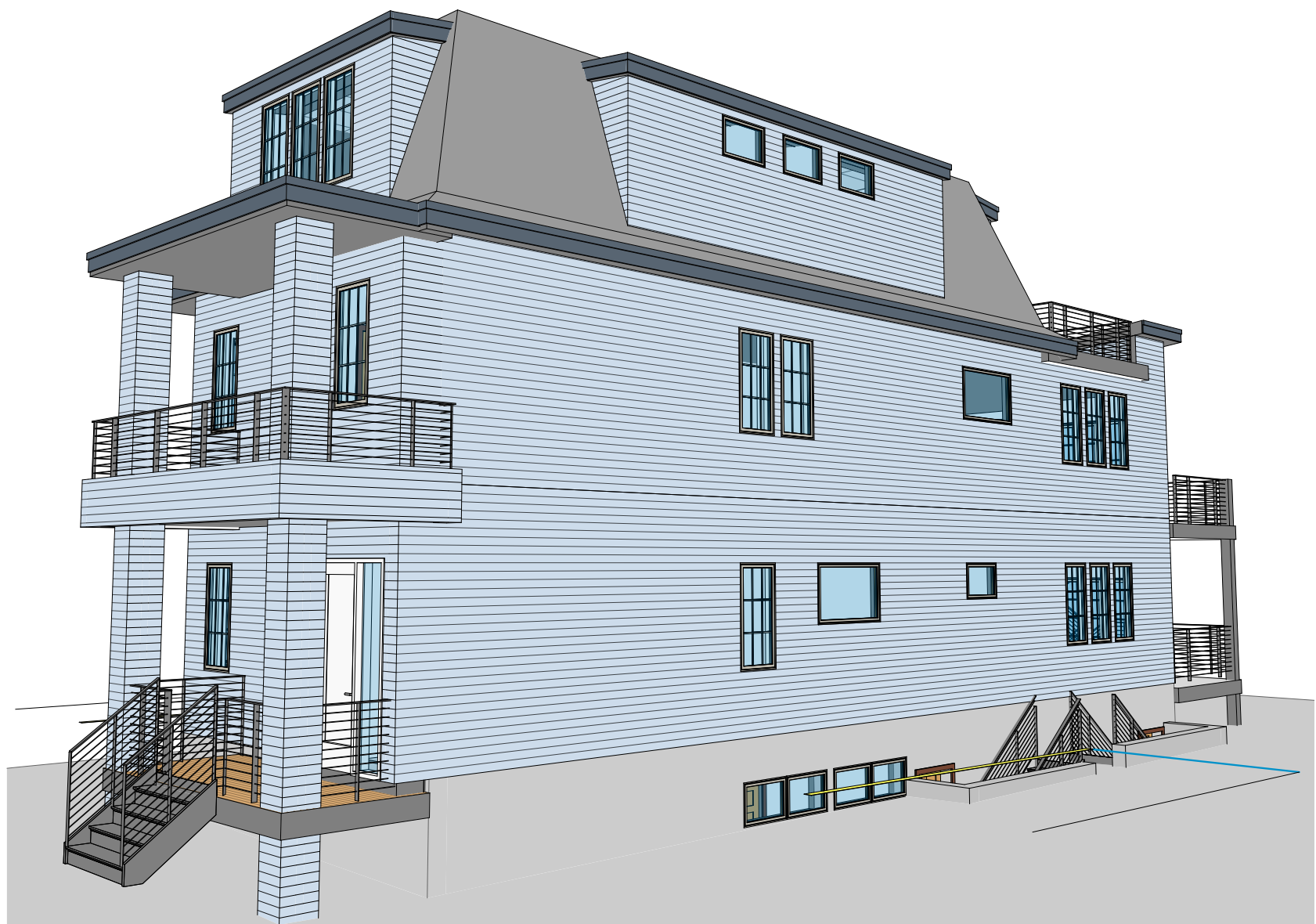
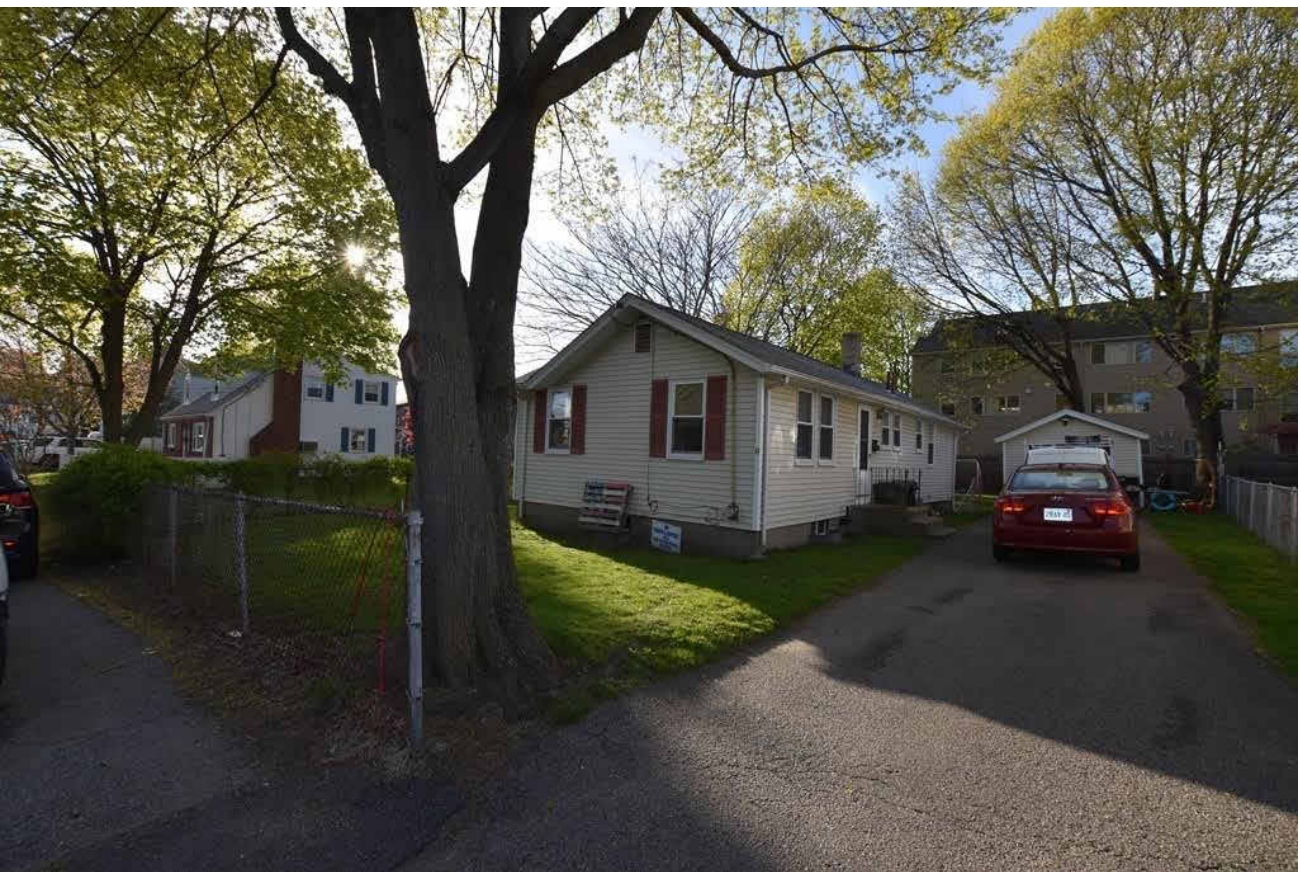
A4.0BUILDING SECTIONS
- Structural

S1.0STRUCTURAL PLAN

S1.1STRUCTURAL PLAN
- Grand total: 10



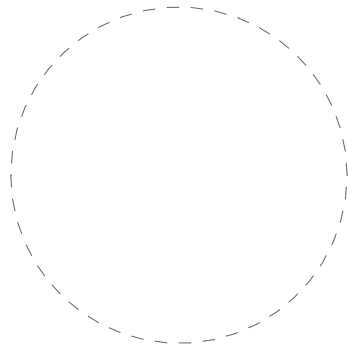
LOCUS MAP





HAUS GROUP

NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472



No.	Description	Date

Scale:
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name
COVER SHEET

Sheet No.
A0.0

Date: March. 31th, 2023

Drawing Name

NOTES

Sheet No. _____

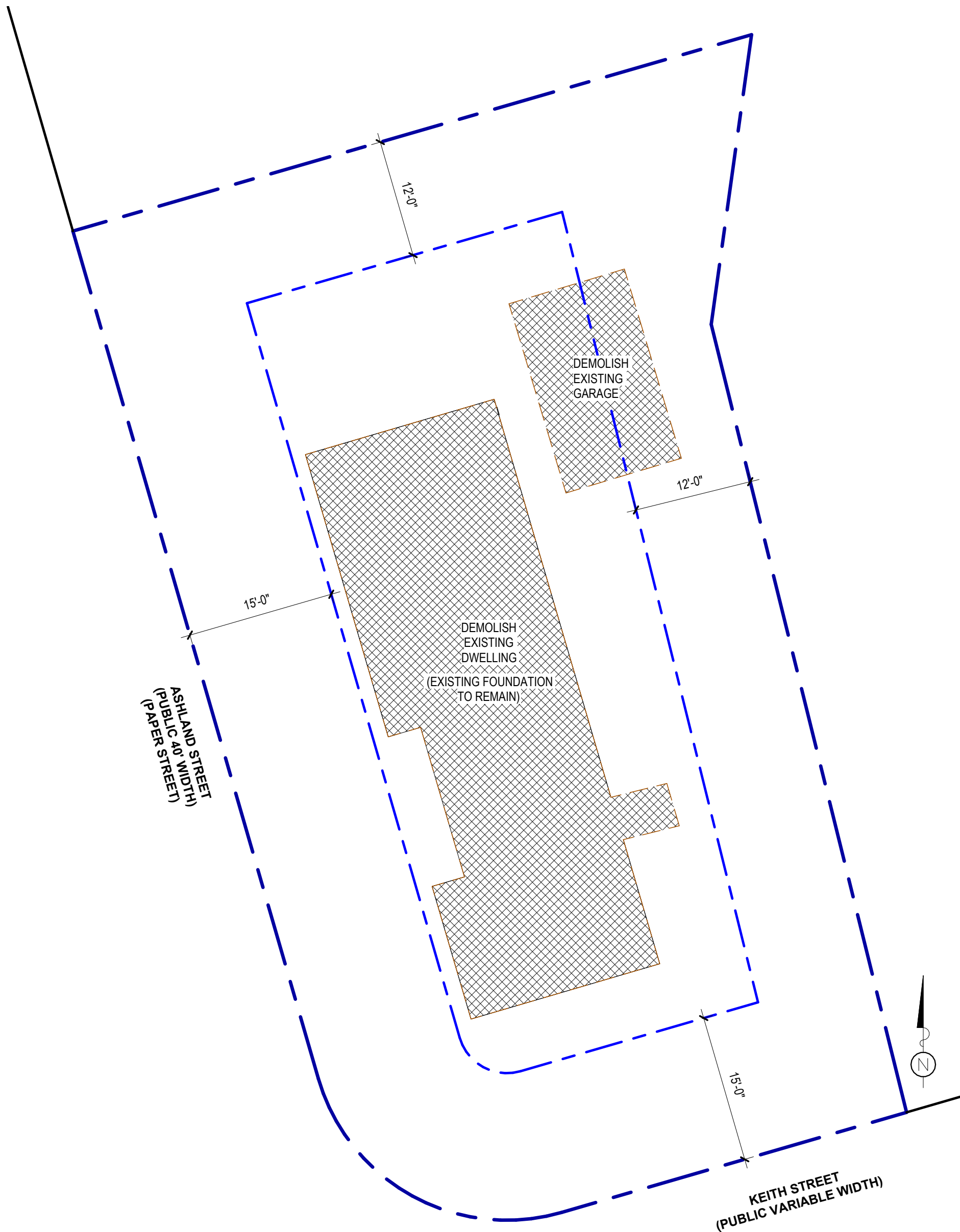
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ZONING TABLE

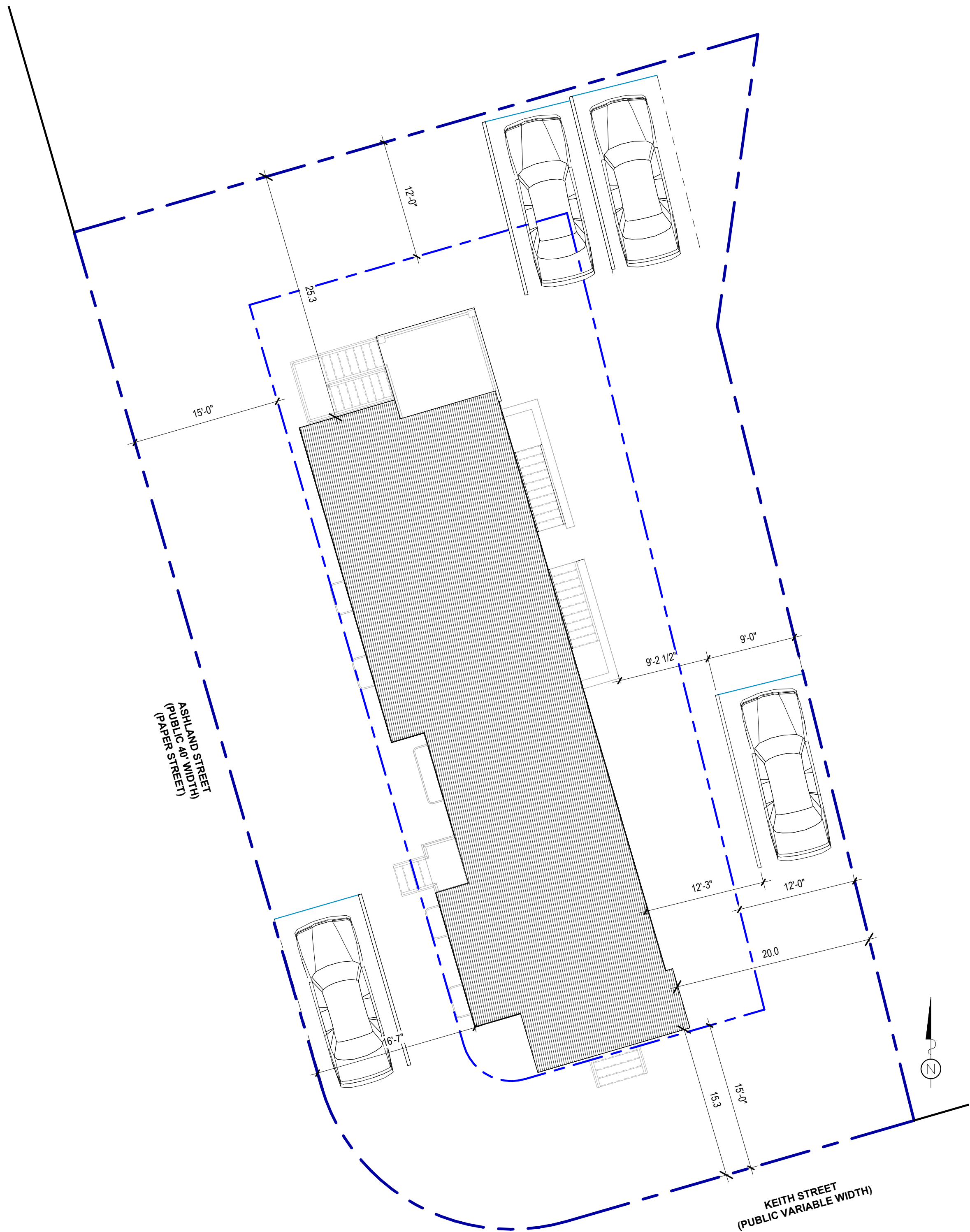
ITEM:	REQUIRED BY CODE:	EXISTING CONDITION:	NEW CONDITION:	COMMENTS
ZONE:	T	T	T	T
MIN. LOT AREA:	5,000 SQ FT	± 6,530 SQ FT	± 6,530 SQ FT	CONFORMING
MIN. LOT FRONTAGE:	50'	50.8'	50.8'	CONFORMING
MIN. SETBACKS:	FRONT 15' SIDE 12/10' L. REAR 12/10' R. 20'	FRONT 21.6' SIDE 16.6' L. REAR 23.3' R. 28.4'	FRONT 15.3' SIDE 16.6' L. REAR 20' R. 25.3'	FRONT CONFORMING SIDE CONFORMING - L. CONFORMING - R. REAR CONFORMING
MAX. BUILDING COVERAGE:	30%	18% (1,149 SQ FT / 6,530 SQ FT)	18% (1,149 SQ FT / 6,530 SQ FT)	20% (1,282 SQ FT / 6,530 SQ FT)
MAX. HEIGHT:	35/2.5 (STORIES)	-----/1 (STORIES)	35/2.5 (STORIES)	CONFORMING
MAX. FAR:	0.5	-----	0.5 (3,191 SQ FT / 6,530 SQ FT)	CONFORMING
MIN. OPEN SPACE:	15%	76%	76%	CONFORMING

CODE SUMMARY

CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES ETC. AND RETAIN RESPONSIBILITY FOR JURISDICTION OVER THE WORK. ALL WORK SHALL COMPLY WITH LATEST REVISIONS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:



2 ARCHITECTURAL DEMO SITE PLAN
1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"
FOR DESIGN INTENT ONLY (SEE SURVEY PLOT PLAN)

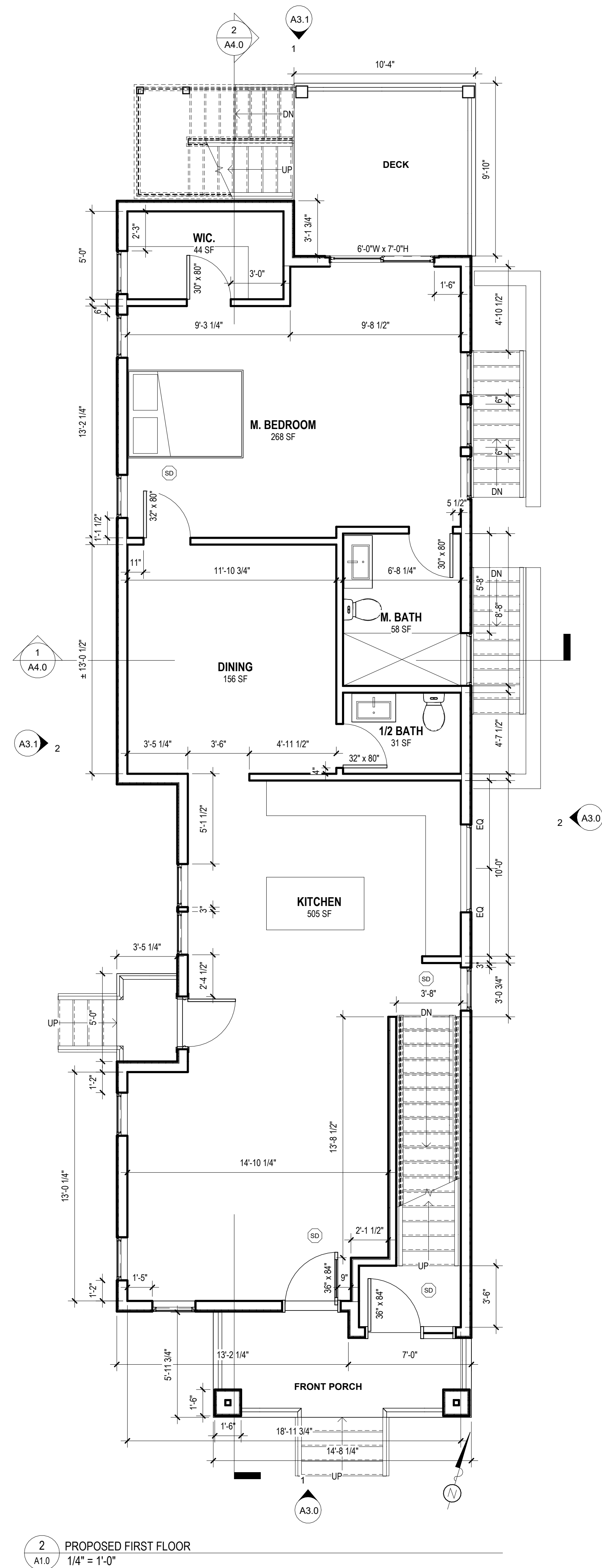
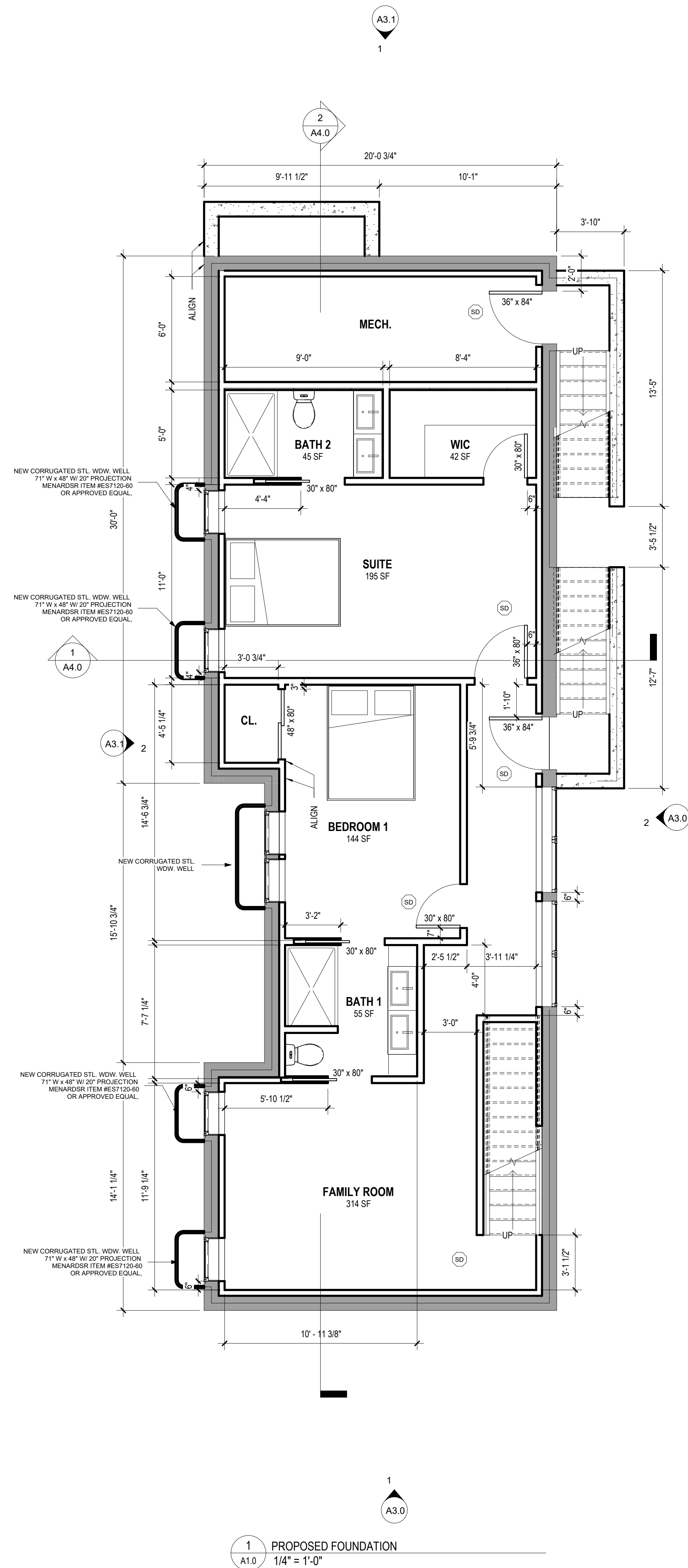
No.	Description	Date

Scale: As indicated
Date: March. 31th, 2023
Drawn By: SLHG

ARCHITECTURAL
SITE PLAN/
CODE
ANALYSIS &
DEMO PLAN

Sheet No.

A0.2





HAUS GROUP

NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

No.	Description	Date

Scale: As indicated

Date: March. 31th, 2023

Drawn By: SLHG

Drawing Name

FLOOR PLANS

Sheet No.

A1.0

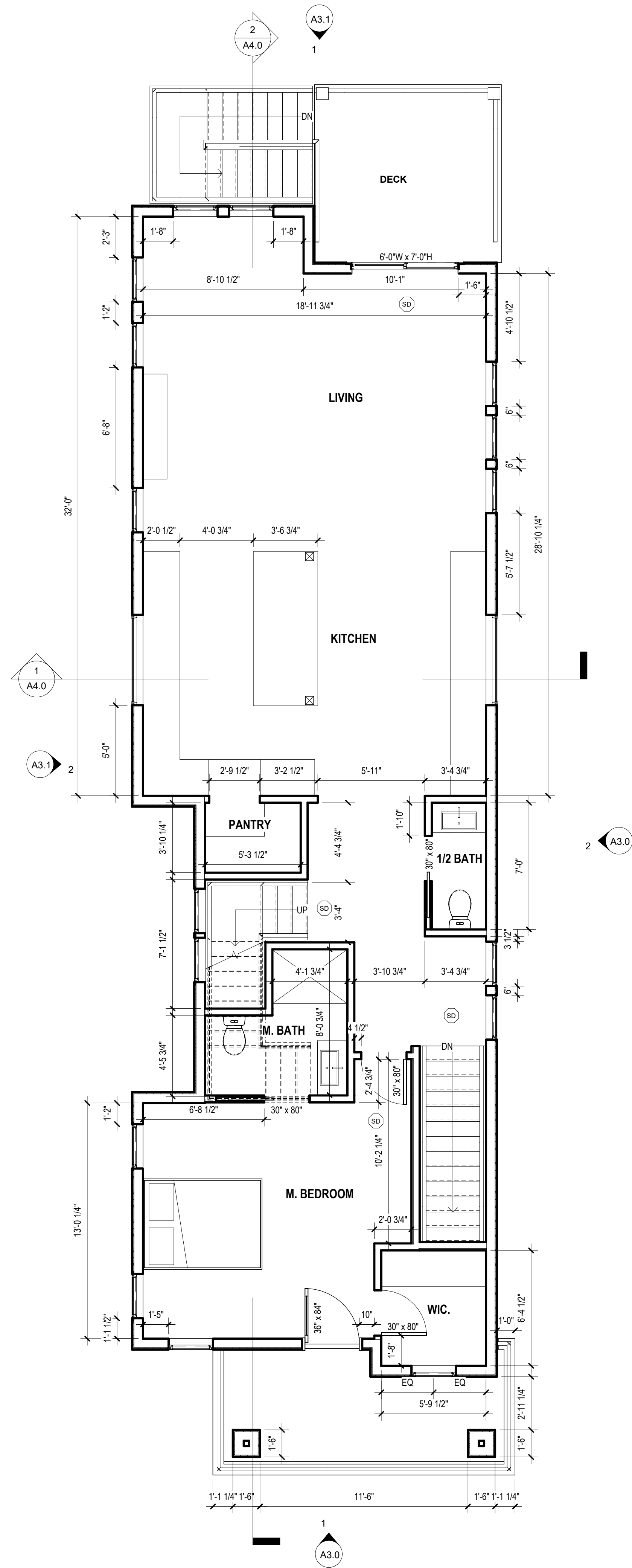
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Drawing Name

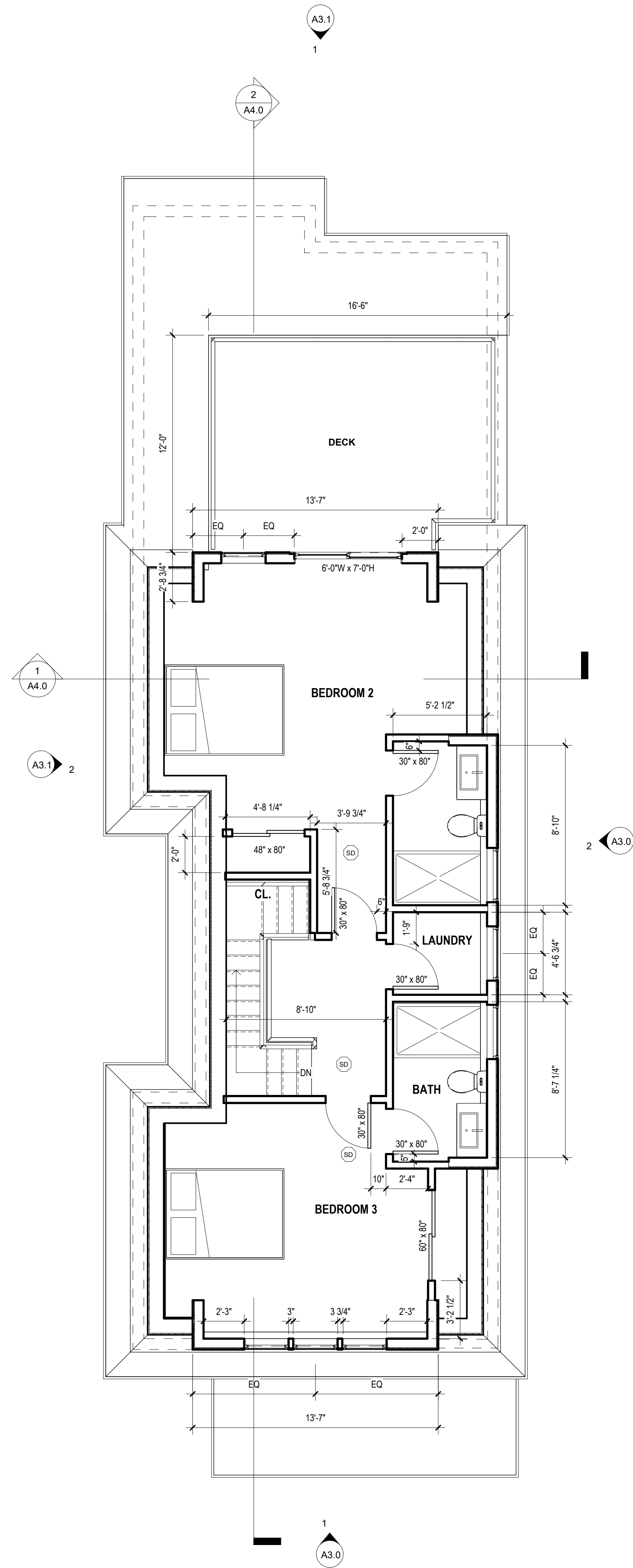
FLOOR PLANS

Sheet No.

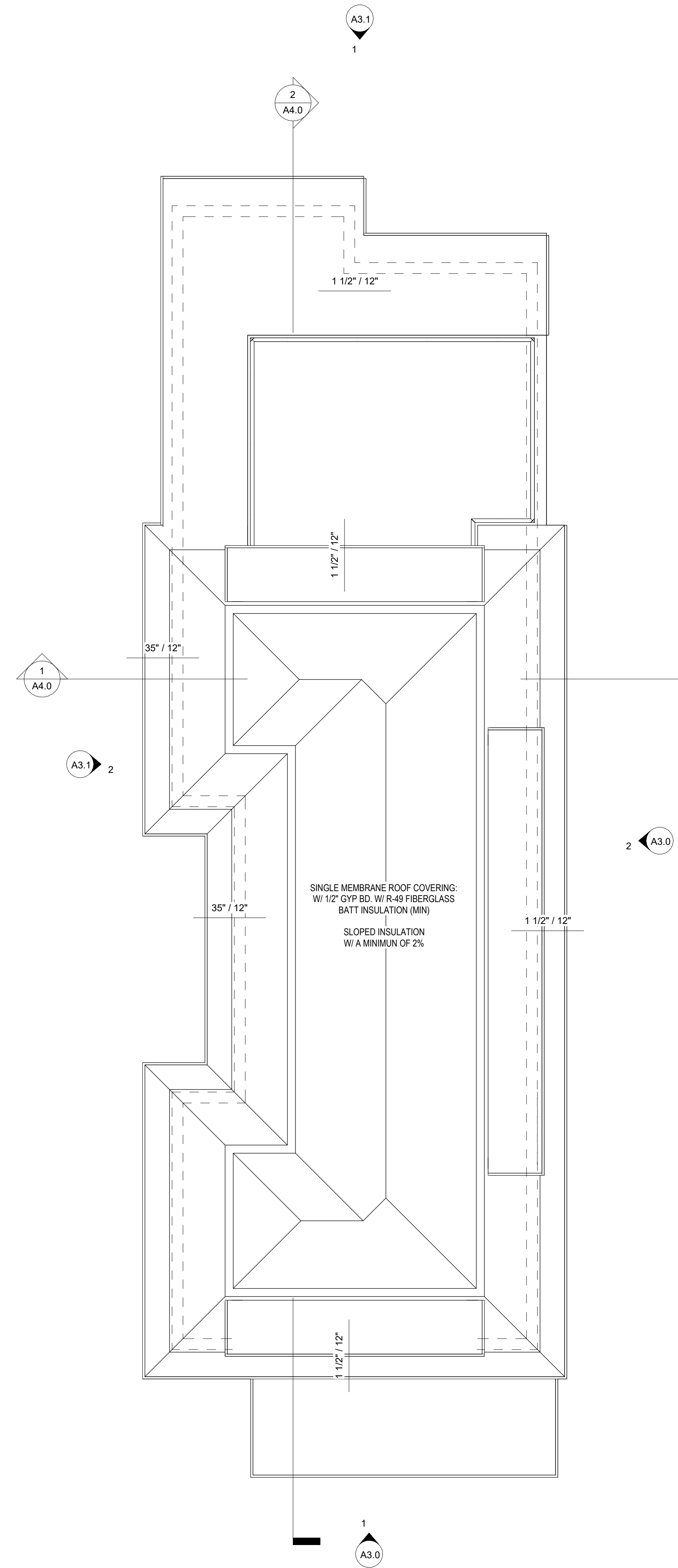
A1.1



1 PROPOSED SECOND FLOOR
A1.1 1/4" = 1'-0"



2 PROPOSED ATTIC
A1.1 1/4" = 1'-0"



3 PROPOSED ROOF
A1.1 1/4" = 1'-0"



Window Schedule							
Family and Type	Mark	R.O.		Head Height	Sill Height	Count	Comments
		Width	Height				
Window-Casement-Integrity-Ail_UI A trex: 2650		2' - 5 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	31	
Window-Marvin Transom Elevate: B 3050		5' - 0"	3' - 0"	8' - 0"	5' - 0"	3	
Window-Marvin Transom Elevate: C ELCATR 4121		3' - 0"	2' - 0"	8' - 0"	6' - 0"	8	
Window-Casement-Integrity-Ail_UI D trex: 2646		2' - 5 1/2"	4' - 5 1/2"	8' - 0"	3' - 6 1/2"	6	
Window-Casement-Integrity-Ail_UI E trex: 2650		2' - 5 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	1	
Grand total: 49							

No.	Description	Date

Scale: 1/4" = 1'-0"
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name

EXTERIOR
ELEVATIONS

Sheet No.

A3.0



Window Schedule							
Family and Type	Mark	R.O.		Head Height	Sill Height	Count	Comments
		Width	Height				
Window-Casement-Integrity-Ail_UI A trex: 2650		2' - 5 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	31	
Window-Marvin Transom Elevate: B 3050		5' - 0"	3' - 0"	8' - 0"	5' - 0"	3	
Window-Marvin Transom Elevate: C ELCATR 4121		3' - 0"	2' - 0"	8' - 0"	6' - 0"	8	
Window-Casement-Integrity-Ail_UI D trex: 2646		2' - 5 1/2"	4' - 5 1/2"	8' - 0"	3' - 6 1/2"	6	
Window-Casement-Integrity-Ail_UI E trex: 2650		2' - 5 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	1	
Grand total: 49							

No.	Description	Date

Scale: 1/4" = 1'-0"
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name

EXTERIOR
ELEVATIONS

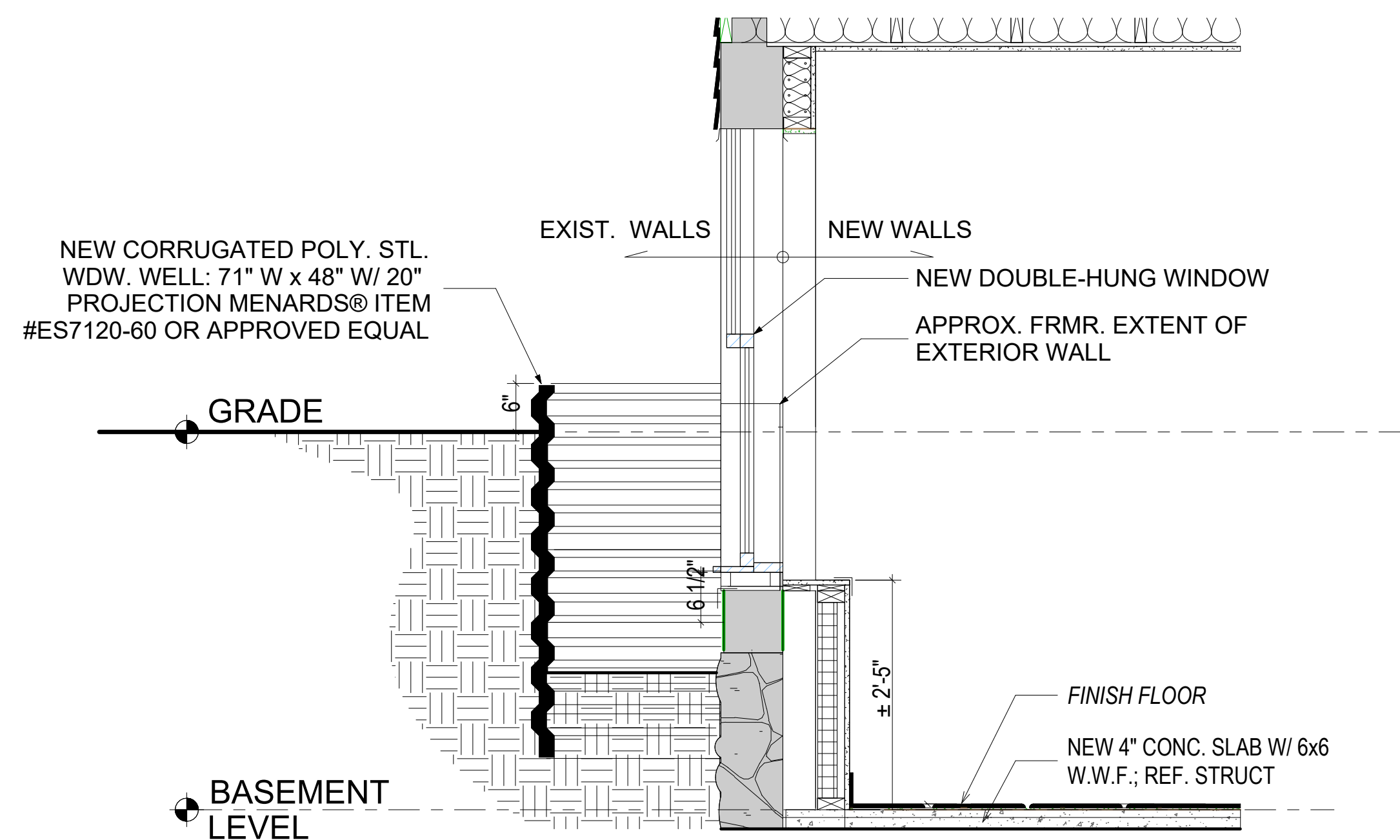
Sheet No.

A3.1

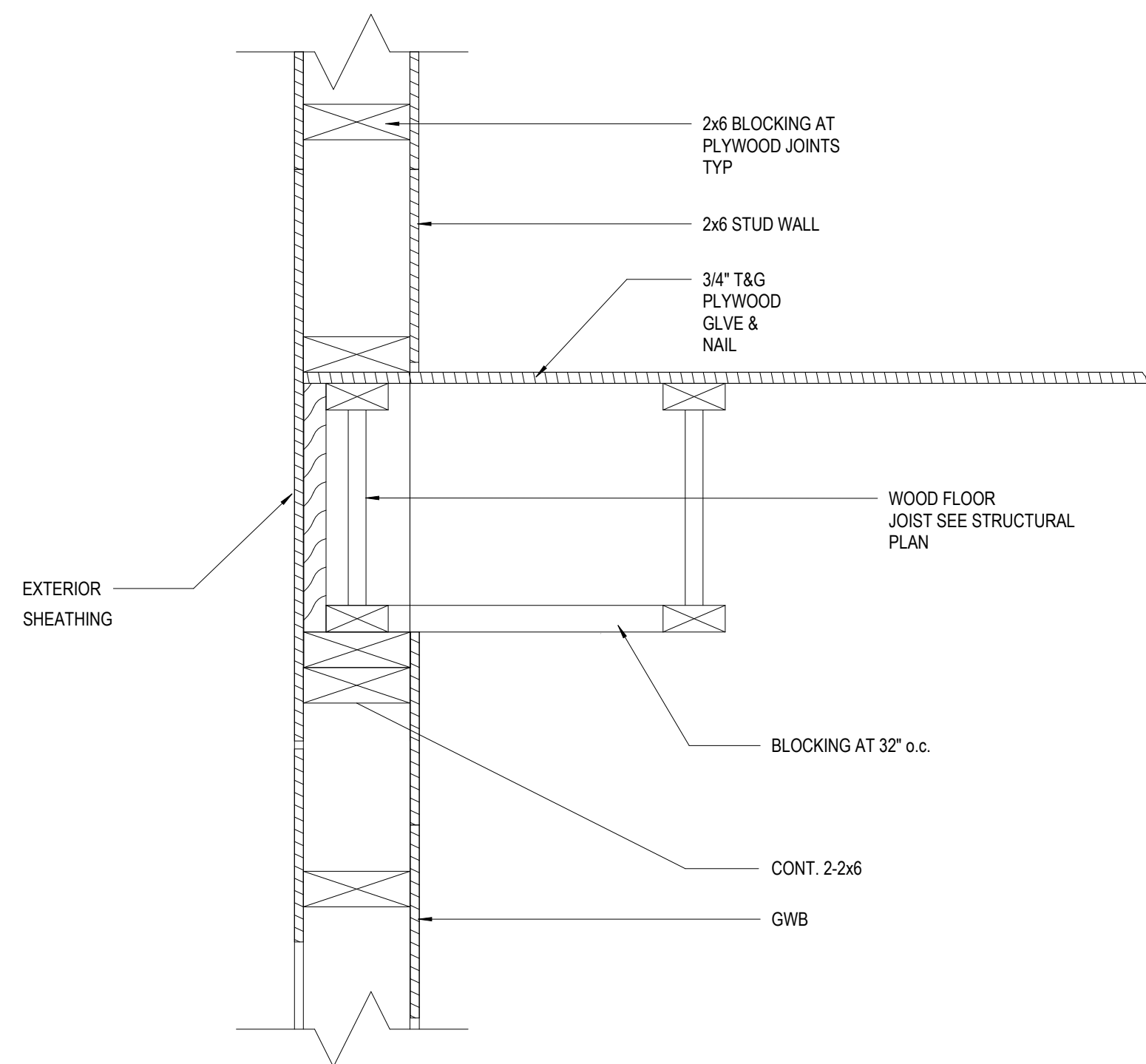


1 BUILDING SECTION 1
A4.0 1/4" = 1'-0"

2 BUILDING SECTION 2
A4.0 1/4" = 1'-0"



3 TYP. WINDOW WELL DETAIL
A4.0 3/4" = 1'-0"



4 TYP. STRUCTURAL EXTERIOR WOOD WALL DETAIL
A4.0 3/8" = 1'-0"



HAUS GROUP

NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

No.	Description	Date

Scale: As indicated

Date: March. 31th, 2023

Drawn By: SLHG

Drawing Name

BUILDING SECTIONS

Sheet No.

A4.0

[illegible]

Scale: As indicated

Date: March. 31th, 2023

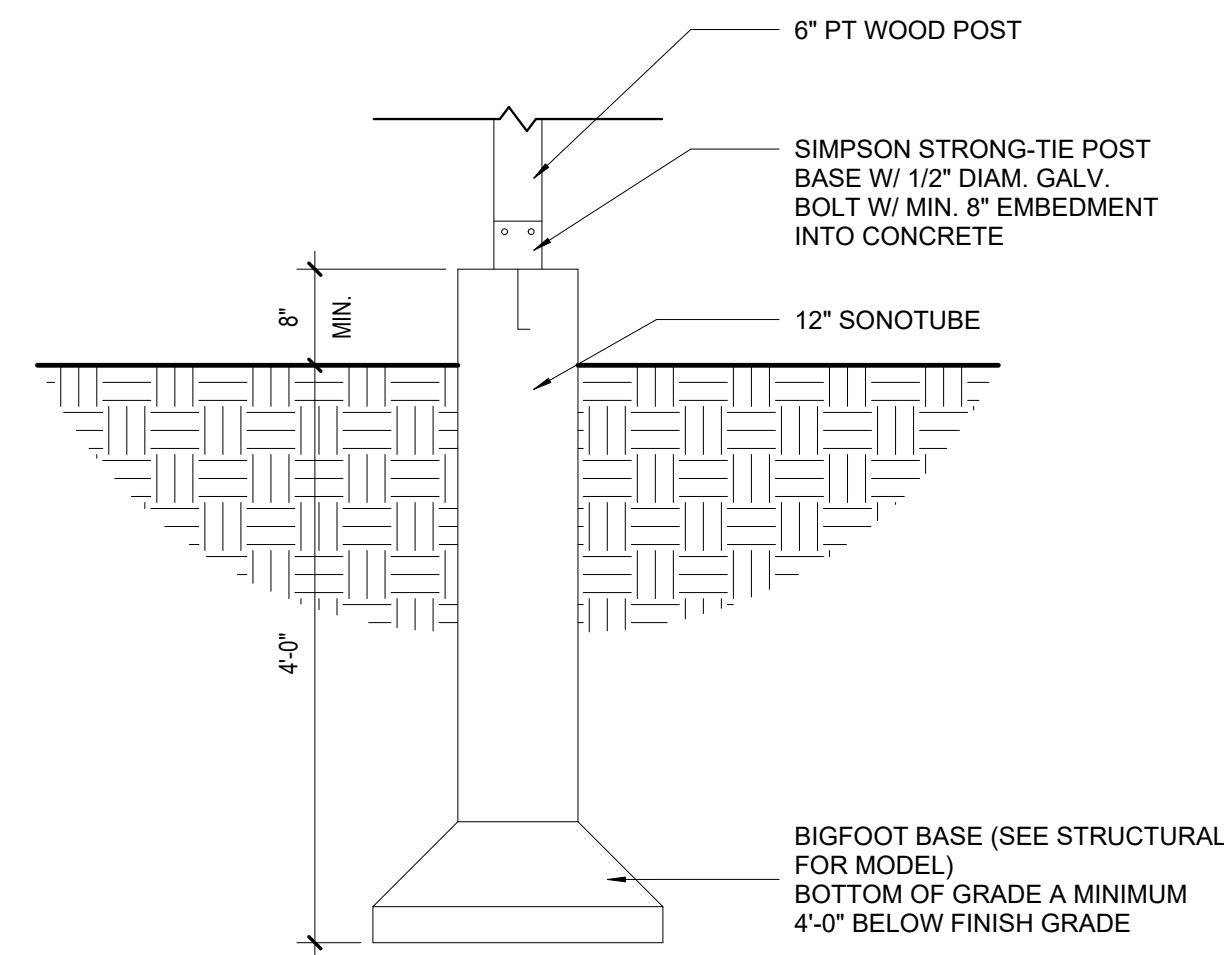
Drawn By: SLHG

Drawing Name

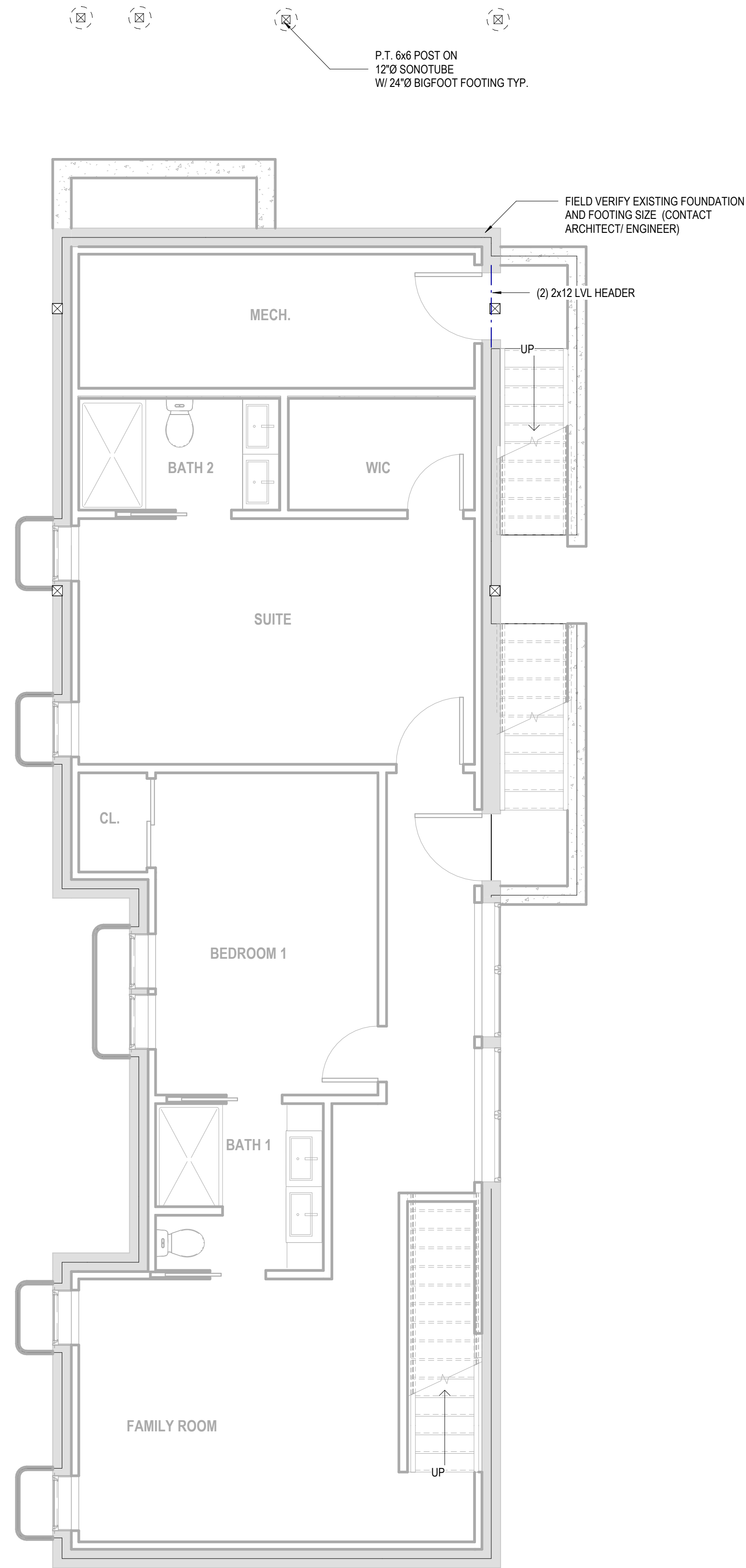
STRUCTURAL PLAN

Sheet No.

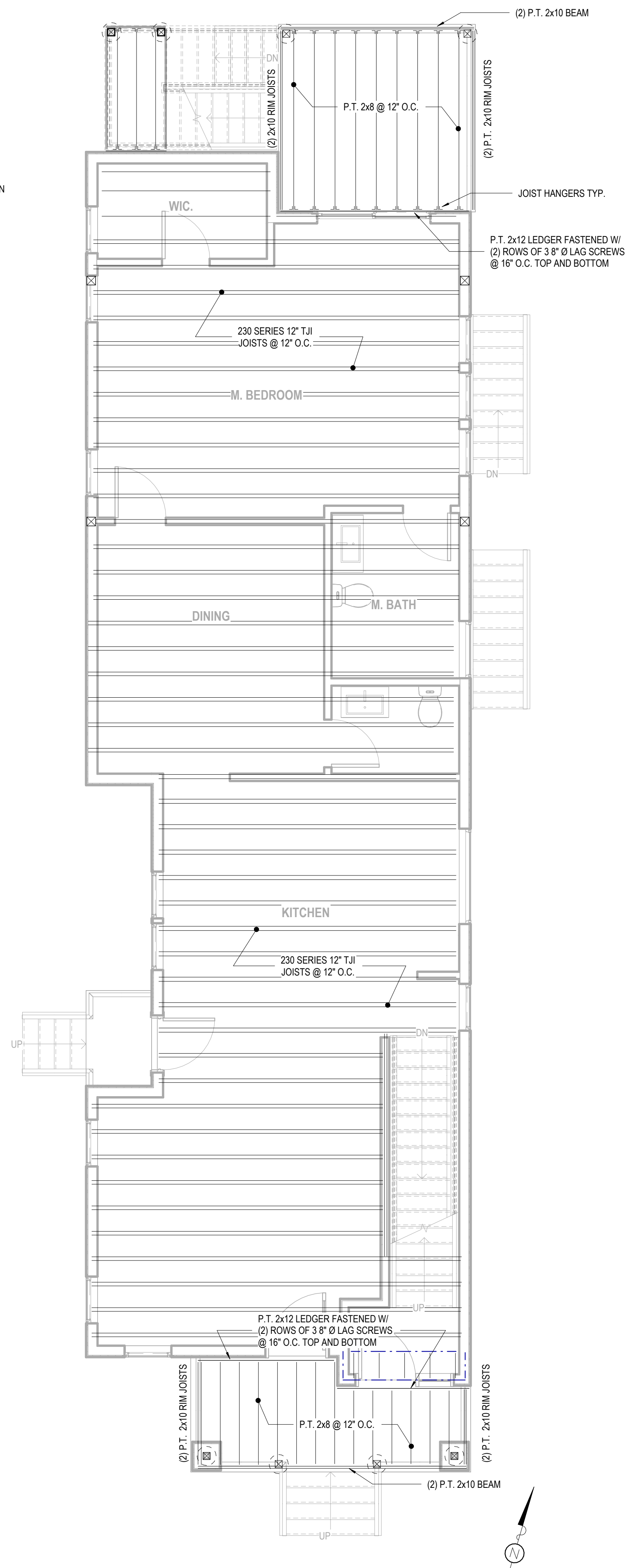
S1.0



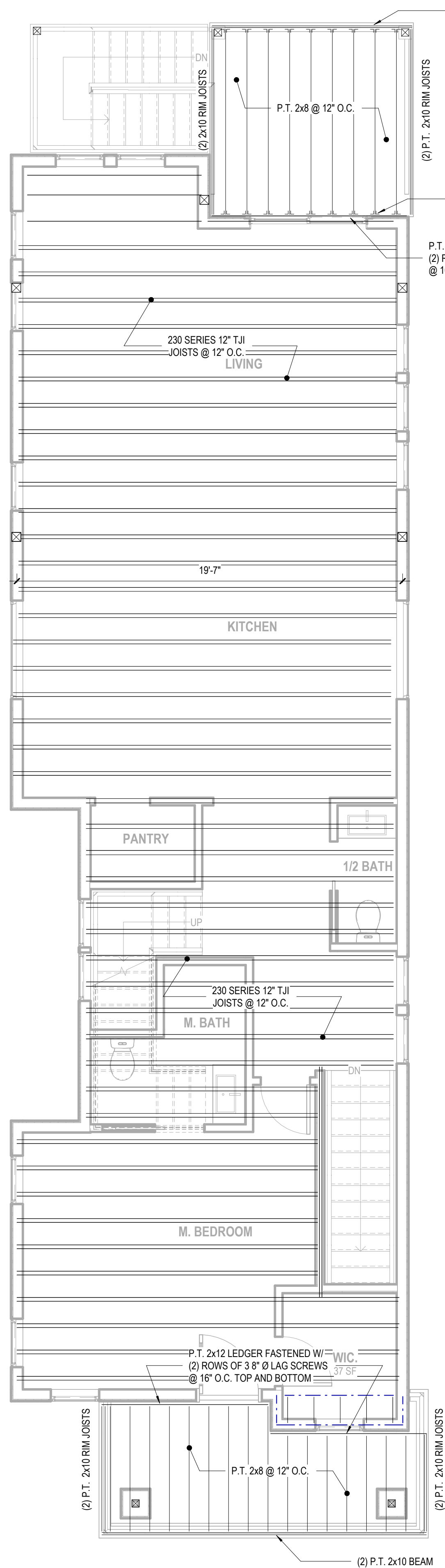
3 BIG FOOT DETAIL
S1.0 $\frac{3}{4}'' = 1'-0''$



1 FOUNDATION STRUCTURAL PLAN
S1.0 1/4" = 1'-0"

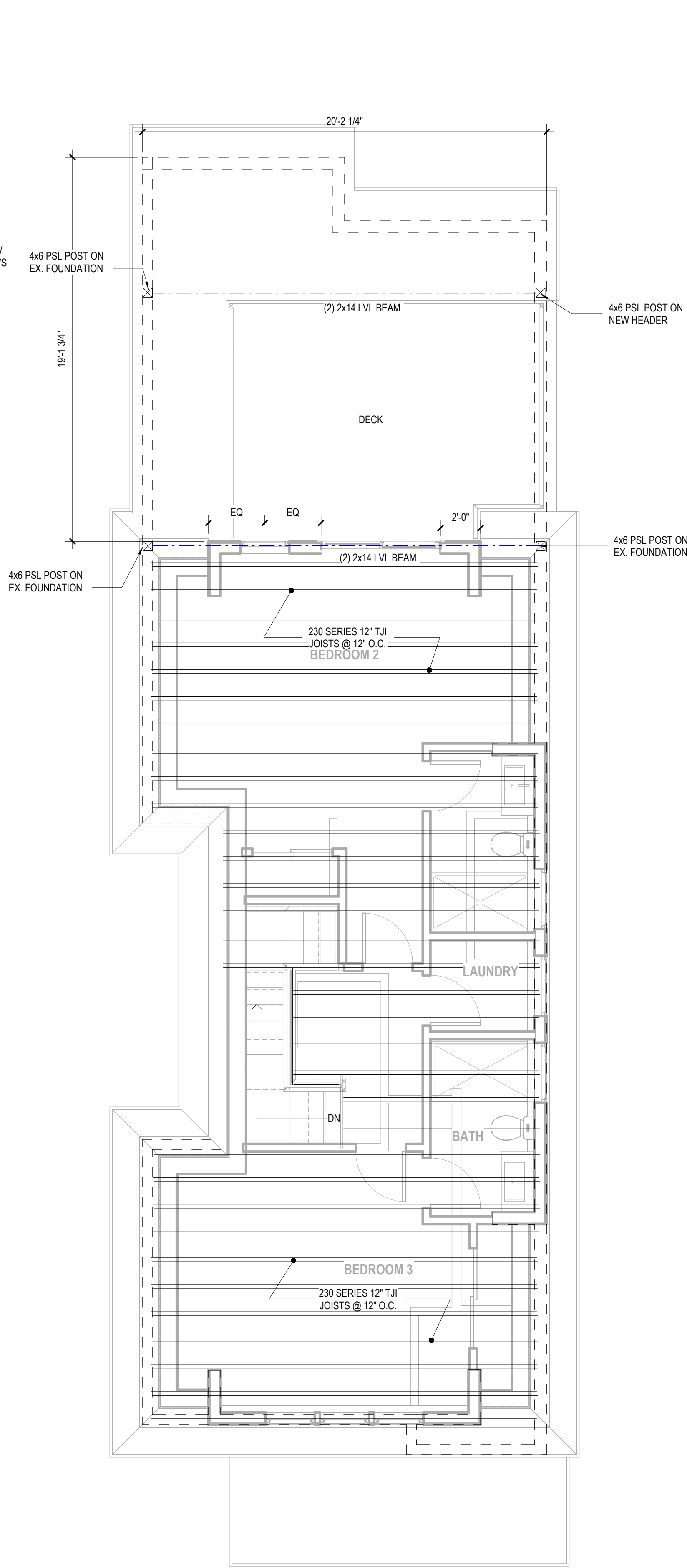


2 FIRST FLOOR FRAMING PLAN
S1.0 1/4" = 1'-0"



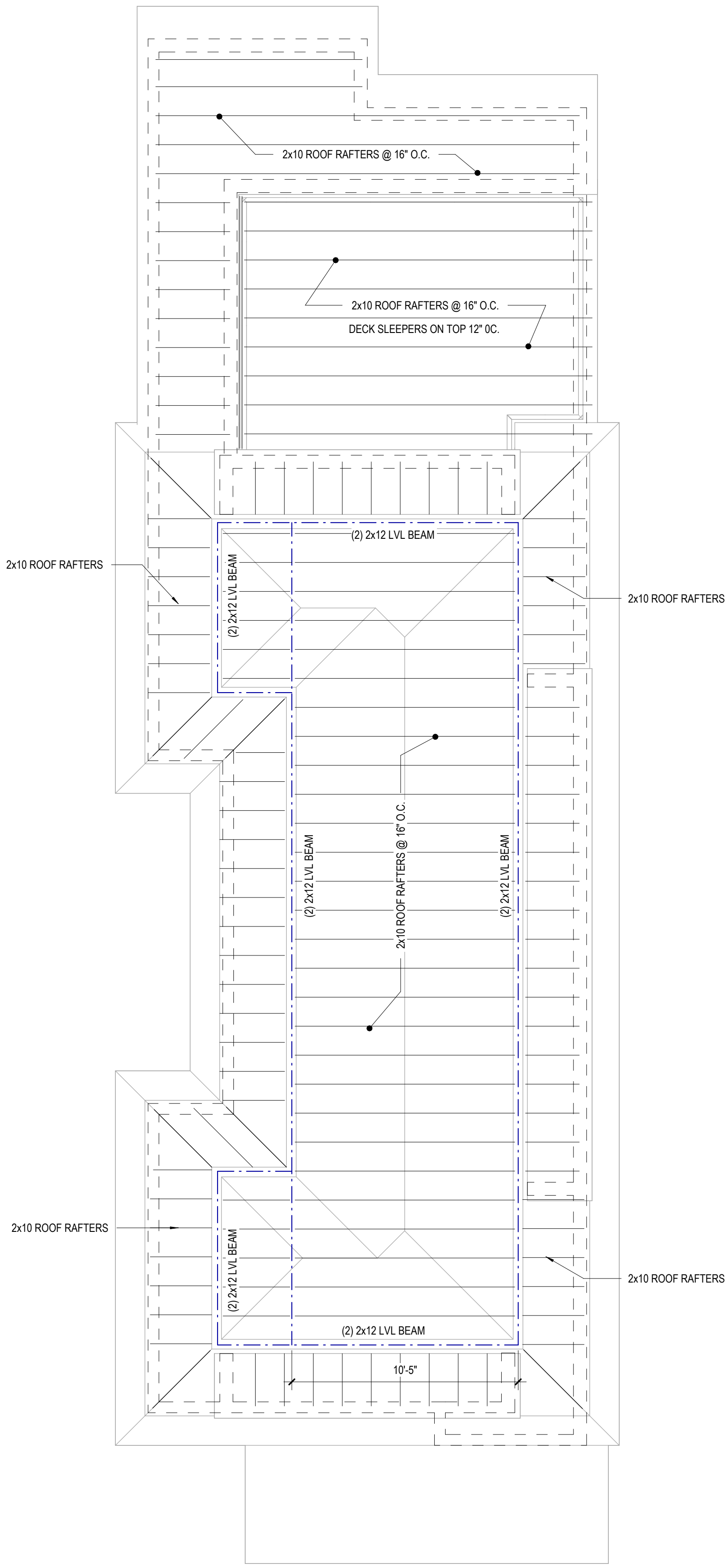
1
S1.1

SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



2
S1.1

ATTIC FRAMING PLAN
1/4" = 1'-0"



3
S1.1

ROOF FRAMING PLAN
1/4" = 1'-0"

No.	Description	Date

Scale: 1/4" = 1'-0"
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name

STRUCTURAL
PLAN

Sheet No.

S1.1

EXISTING AREA TABLE
 LOT AREA = 6,530 S.F.
 HOUSE = 1,149 S.F.
 GARAGE = TO BE REMOVED
 TOTAL BUILDINGS = 1,149 S.F.

25 ASHLAND STREET
 N/F
 RAYMOND Y. LIU
 BK. 63501 PG. 525

BUILDING COVERAGE:
 1,149 / 6,530 = 17.6%

DRIVEWAY = 812 S.F.
 STEPS = 52 S.F.
 TOTAL IMPERIOUS = 864 S.F.

1,149 + 864 = 2,013 S.F.
 EXISTING IMPERIOUS SURFACE:
 2,013 / 6,530 = 30.83 %

PROPOSED DECK
 10.3'X9.8' 101 S.F.

CHAIN LINK FENCE
 LOT 12
 AREA = 6,530 S.F.

PROPOSED ADDITION—
 9.7'X3.1' 31 S.F.

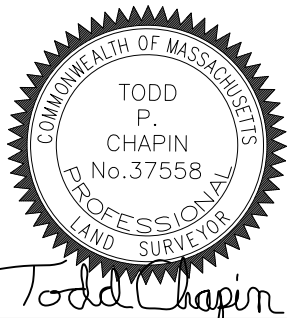
ASHLAND STREET
 (PUBLIC 40' WIDE)

PROPOSED STEPS
 EXISTING STEPS T.B.R.

PROPOSED ADDITION—
 14.7'X5.9' 87 S.F.

PLAN PREPARED FOR
 PROPERTY OWNER(S):
 QUANLI YANG & XUESONG GU
 19 KEITH STREET
 WATERTOWN, MA 02472

KEITH STREET
 (PUBLIC VARIABLE WIDTH)



TODD P. CHAPIN P.L.S. #37558 MASS.

PARCEL ID: 1601-14-12
 ZONING DISTRICT: T
 MINIMUM SETBACK REQUIREMENTS:
 FRONT YARD = 15.0' SIDE YARD = 12.0'
 REAR YARD = 20.0'
 MAX. LOT COVERAGE = 30% MIN. OPEN SPACE = 15%
 MAX HEIGHT = 35.0'
 MAX STORIES = 2.5

FIELD SURVEY: JP CALC. MT REVIEW TC

RealMapInfo LLC

420 Lakeside Avenue, Suite 403
 Marlborough, MA. 01752
 RealMapInfo.com 774-570-0642

PROPOSED ADDITION

PLOT PLAN OF LAND IN
WATERTOWN, MASS

SCALE: 1"=20'

DATE: 04/12/23

DEED REF. BOOK: 80970 PAGE: 50

PLAN 1252 OF 1941

RECORDED @ THE MIDDLESEX COUNTY REG. OF DEEDS



WE
THANK & SUPPORT
OUR
LAW ENFORCEMENT
PARTNERS

1RZY98





WE
THANK & SUPPORT
OUR
LAW ENFORCEMENT











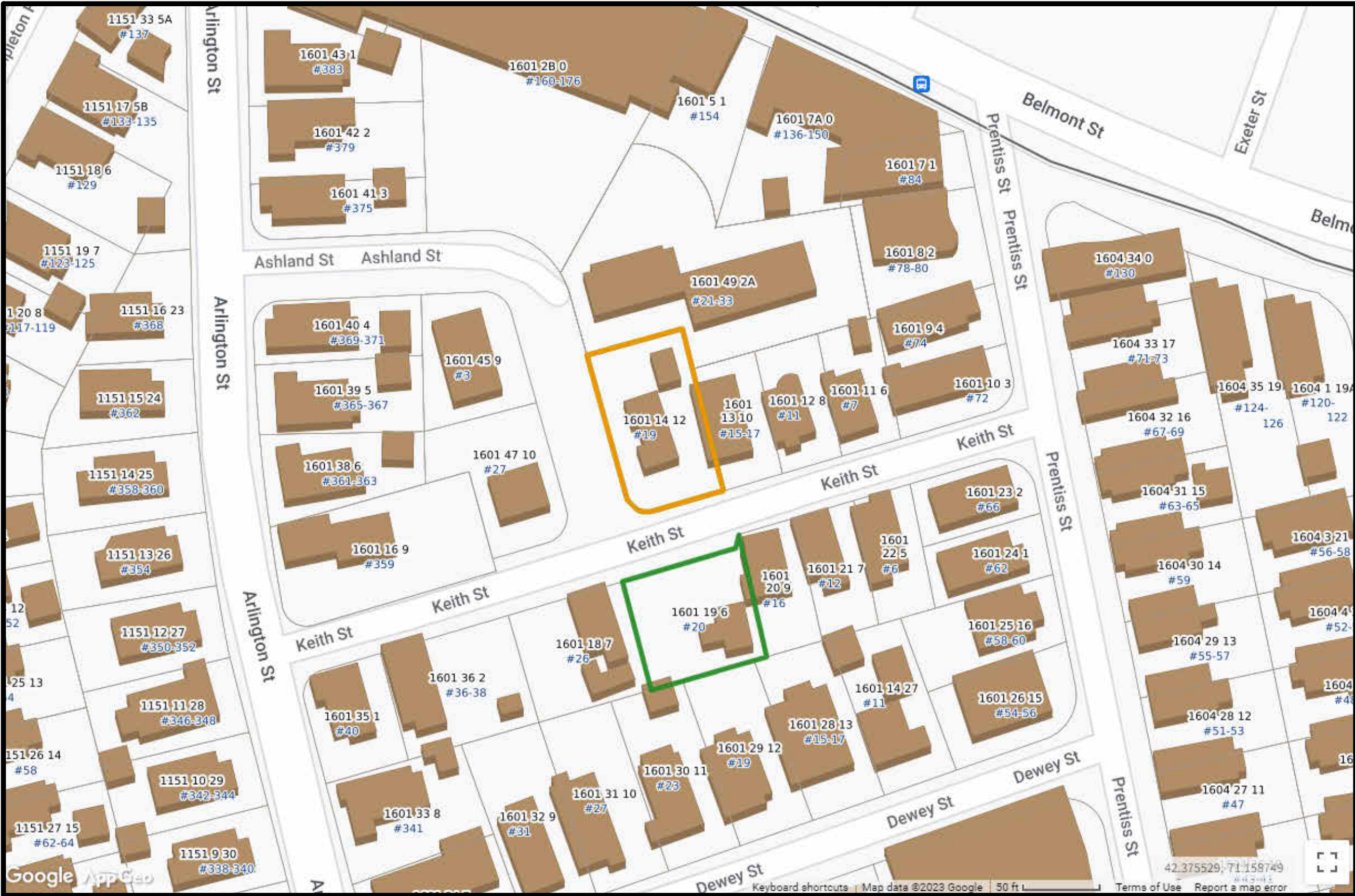
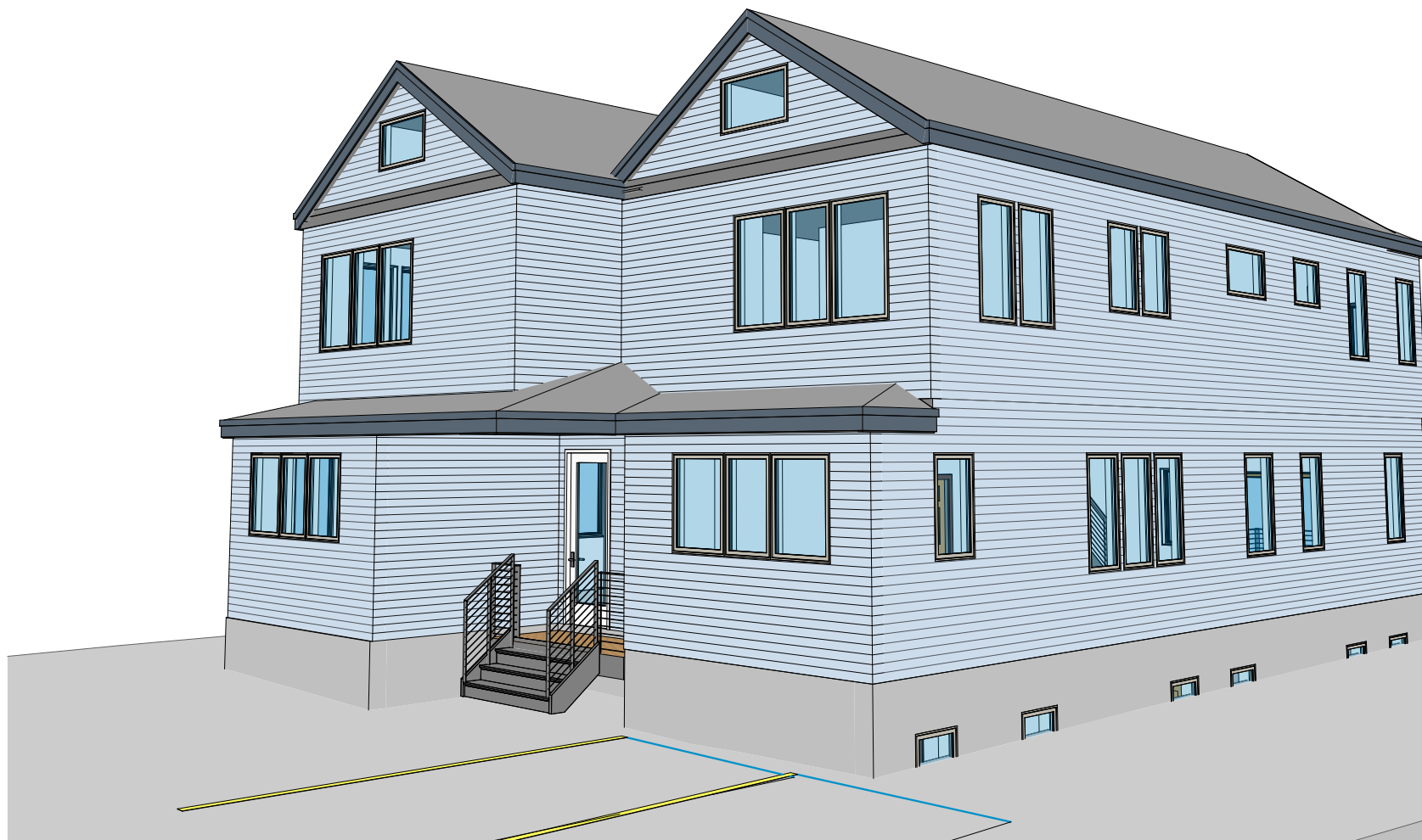
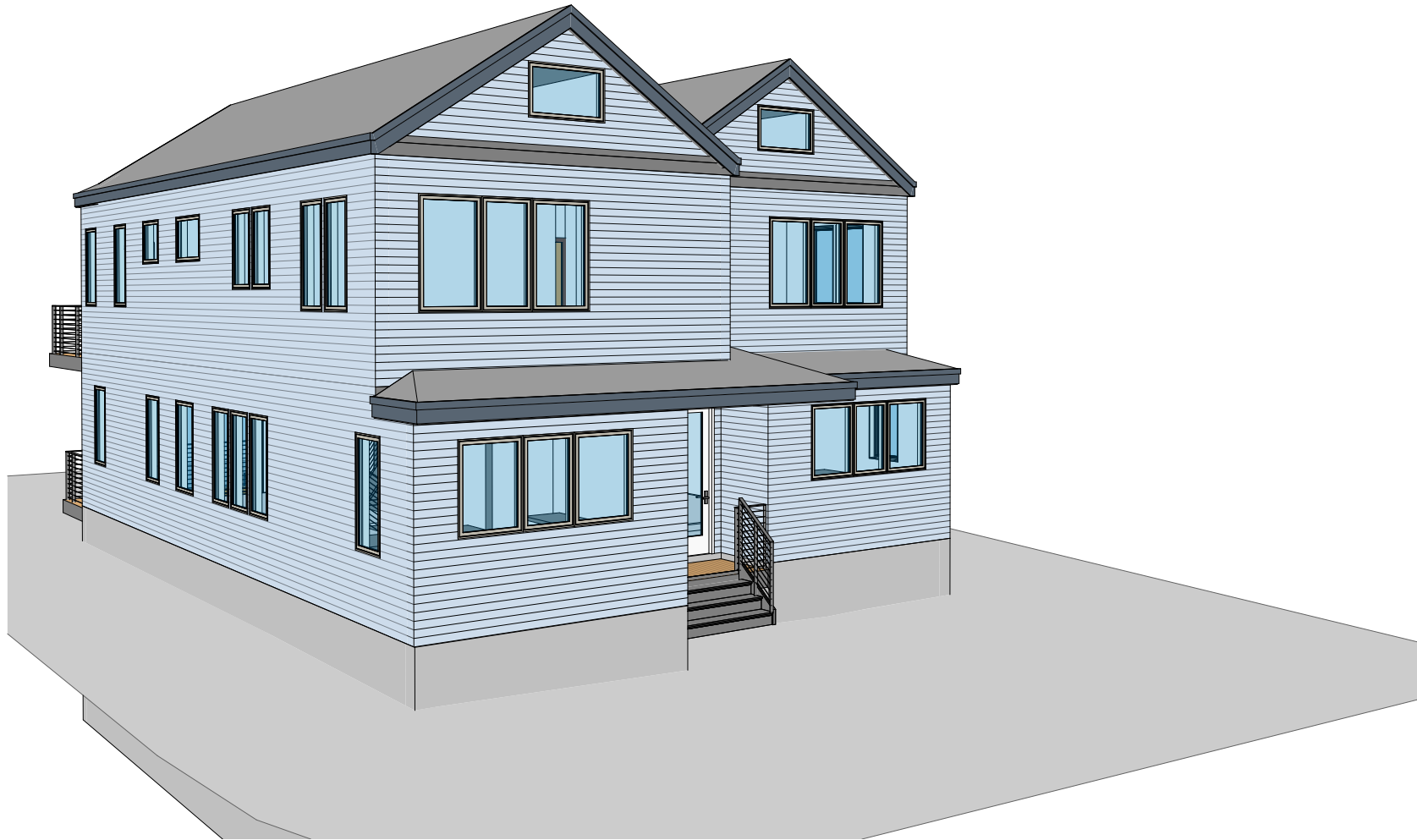
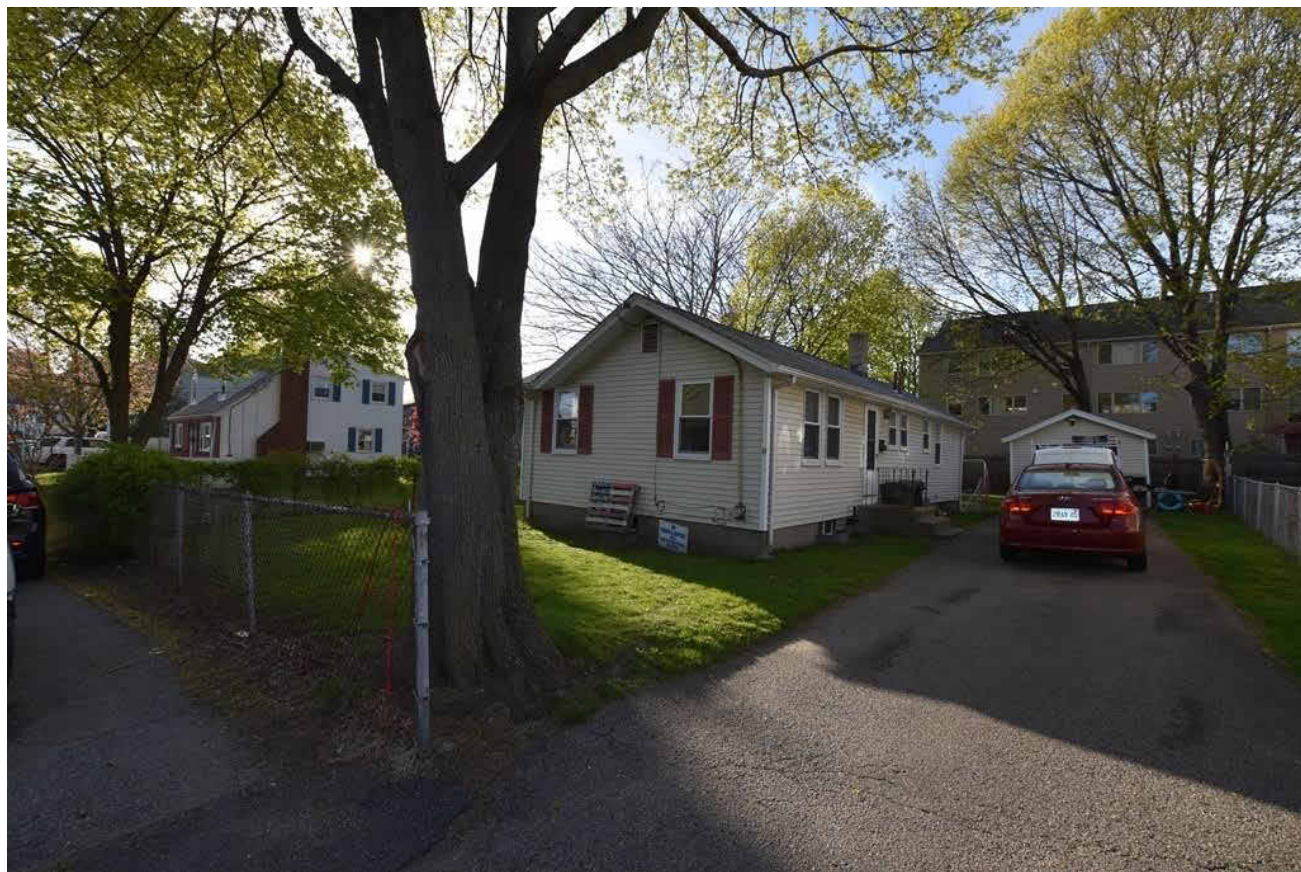


NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

PROJECT DESCRIPTION: NEW
BUILD OF 2 FAMILY DWELLING.

DRAWING LIST

- A0.0COVER SHEET
- Architectural
- A0.1GENERAL NOTES
- A0.2ARCHITECTURAL SITE PLAN/ CODE
ANALYSIS & DEMO PLAN
- A1.0FLOOR PLANS
- A1.1FLOOR PLANS
- A3.0EXTERIOR ELEVATIONS
- A3.1EXTERIOR ELEVATIONS
- A4.0BUILDING SECTIONS
- Structural
- S1.0STRUCTURAL PLAN
- S1.1STRUCTURAL PLAN
- Grand total: 10



LOCUS MAP

No.	Description	Date

Scale:
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name
COVER SHEET

Sheet No.
A0.0

Date: March. 31th, 2023

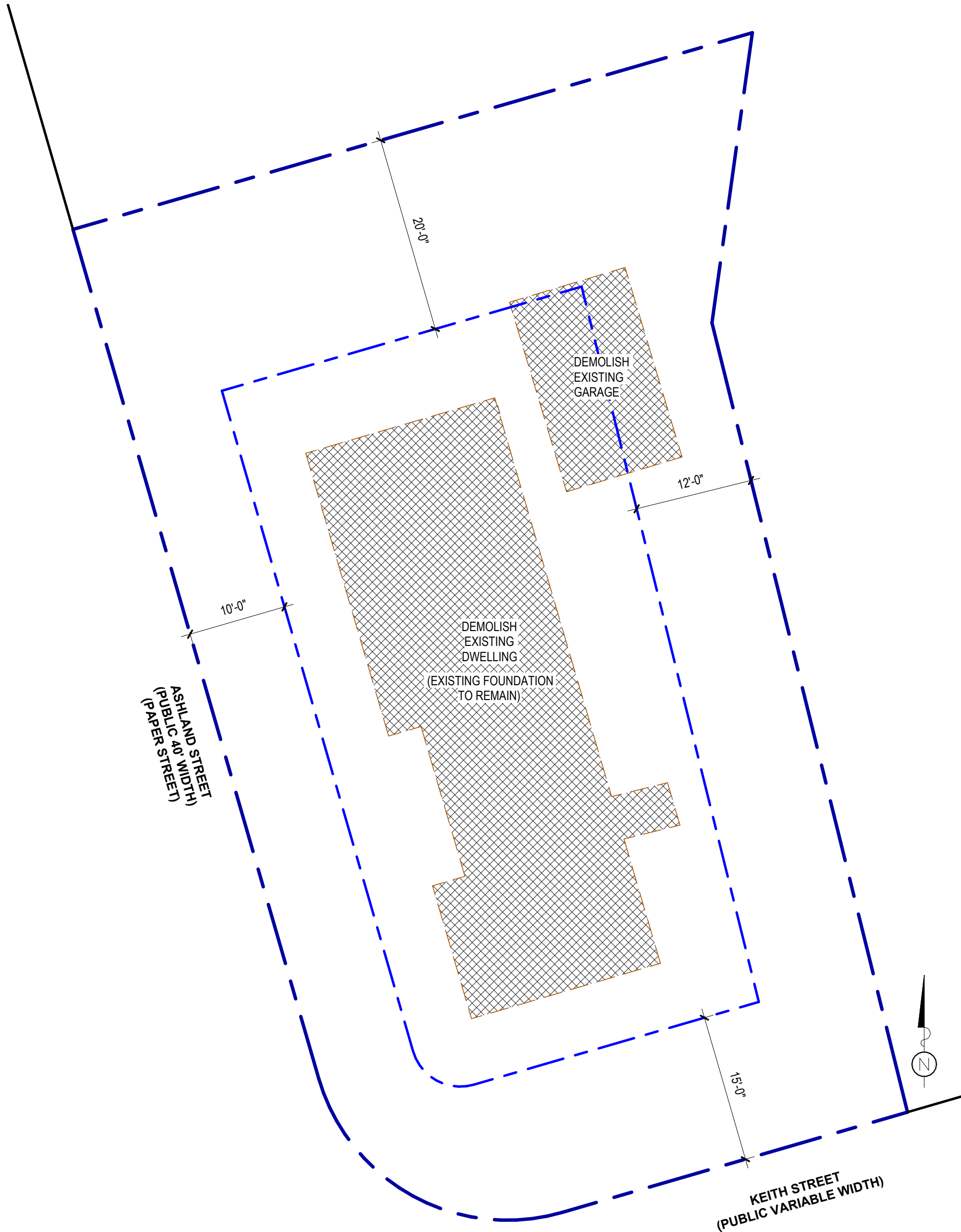
Drawing Name

ZONING TABLE

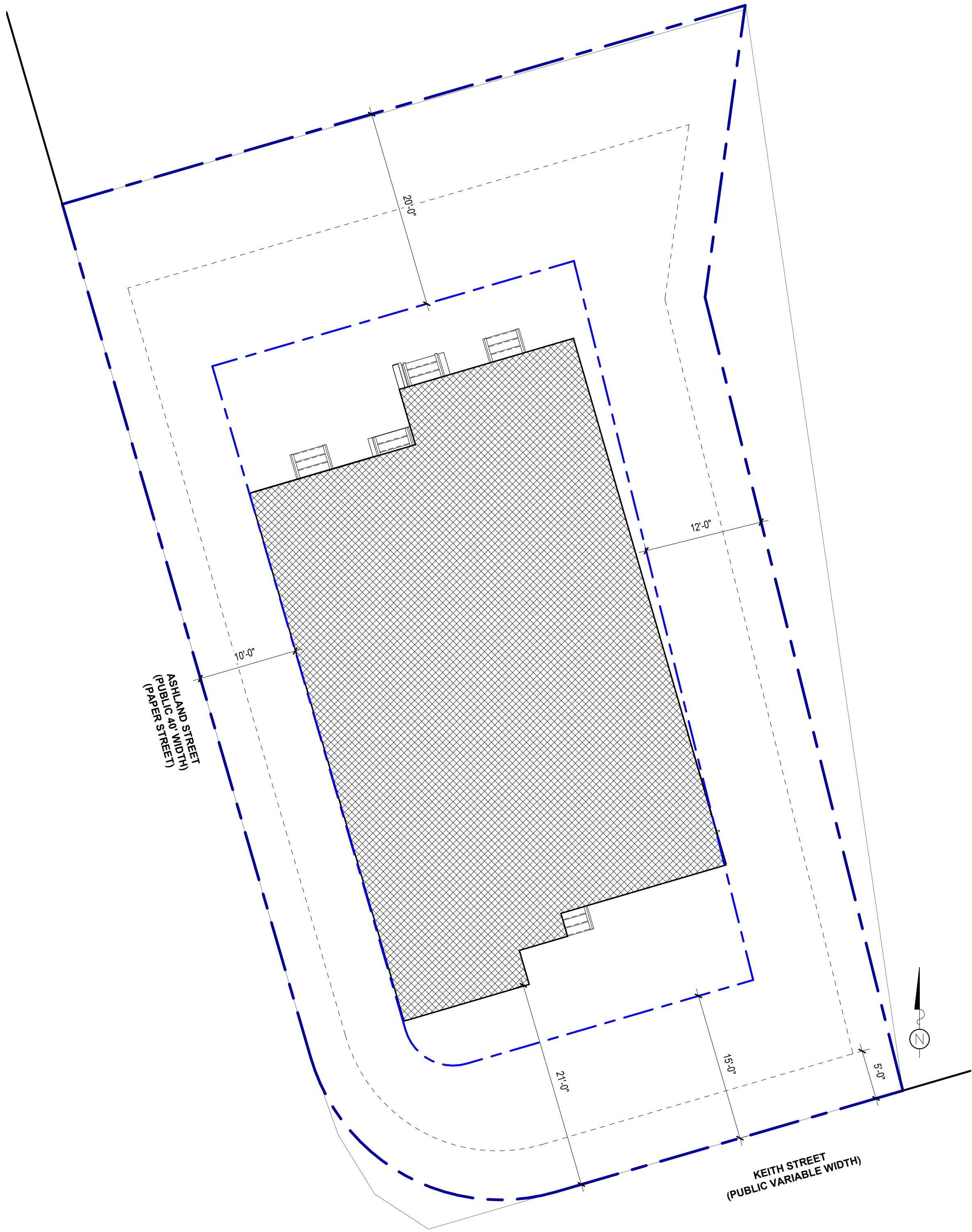
ITEM:	REQUIRED BY CODE:	EXISTING CONDITION:	NEW CONDITION:	COMMENTS
ZONE:	T	T	T	T
MIN. LOT AREA:	5,000 SQ FT	± 6,530 SQ FT	± 6,530 SQ FT	CONFORMING
MIN. LOT FRONTAGE:	50'	50.8'	50.8'	CONFORMING
MIN. SETBACKS:	FRONT 15' SIDE 12/10' L. 12/10' R. REAR 20'	FRONT 21.6' SIDE 16.6' L. 23.3' R. REAR 28.4'	FRONT 26' SIDE 10' L. 12' R. REAR 20'	FRONT CONFORMING SIDE CONFORMING - L. CONFORMING - R. REAR CONFORMING
MAX. BUILDING COVERAGE:	30%	18% (1,149 SQ FT / 6,530 SQ FT)	30% (1,978 SQ FT / 6,530 SQ FT)	CONFORMING
MAX. HEIGHT:	35/2.5 (STORIES)	-----/1 (STORIES)	29' 1" /2.0 (STORIES)	CONFORMING
MAX. FAR:	0.5	-----	0.5 (3,328 SQ FT / 6,530 SQ FT)	CONFORMING
MIN. OPEN SPACE:	15%	68%	68%	CONFORMING

CODE SUMMARY

CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES ETC. AND RETAIN RESPONSIBILITY FOR JURISDICTION OVER THE WORK. ALL WORK SHALL COMPLY WITH LATEST REVISIONS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:



2 ARCHITECTURAL DEMO SITE PLAN
1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"
FOR DESIGN INTENT ONLY (SEE SURVEY PLOT PLAN)

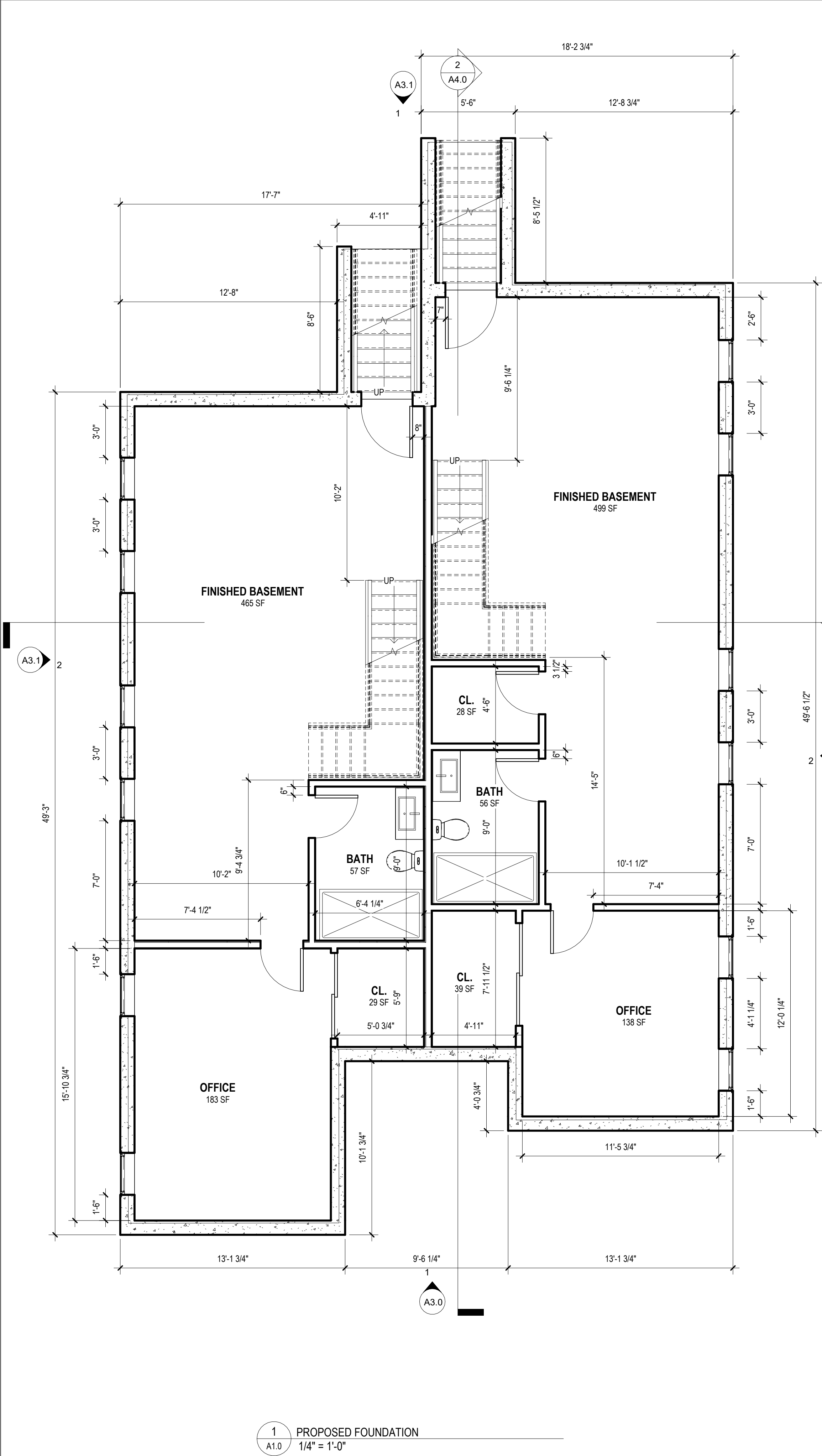
No.	Description	Date

Scale: As indicated
Date: March. 31th, 2023
Drawn By: SLHG

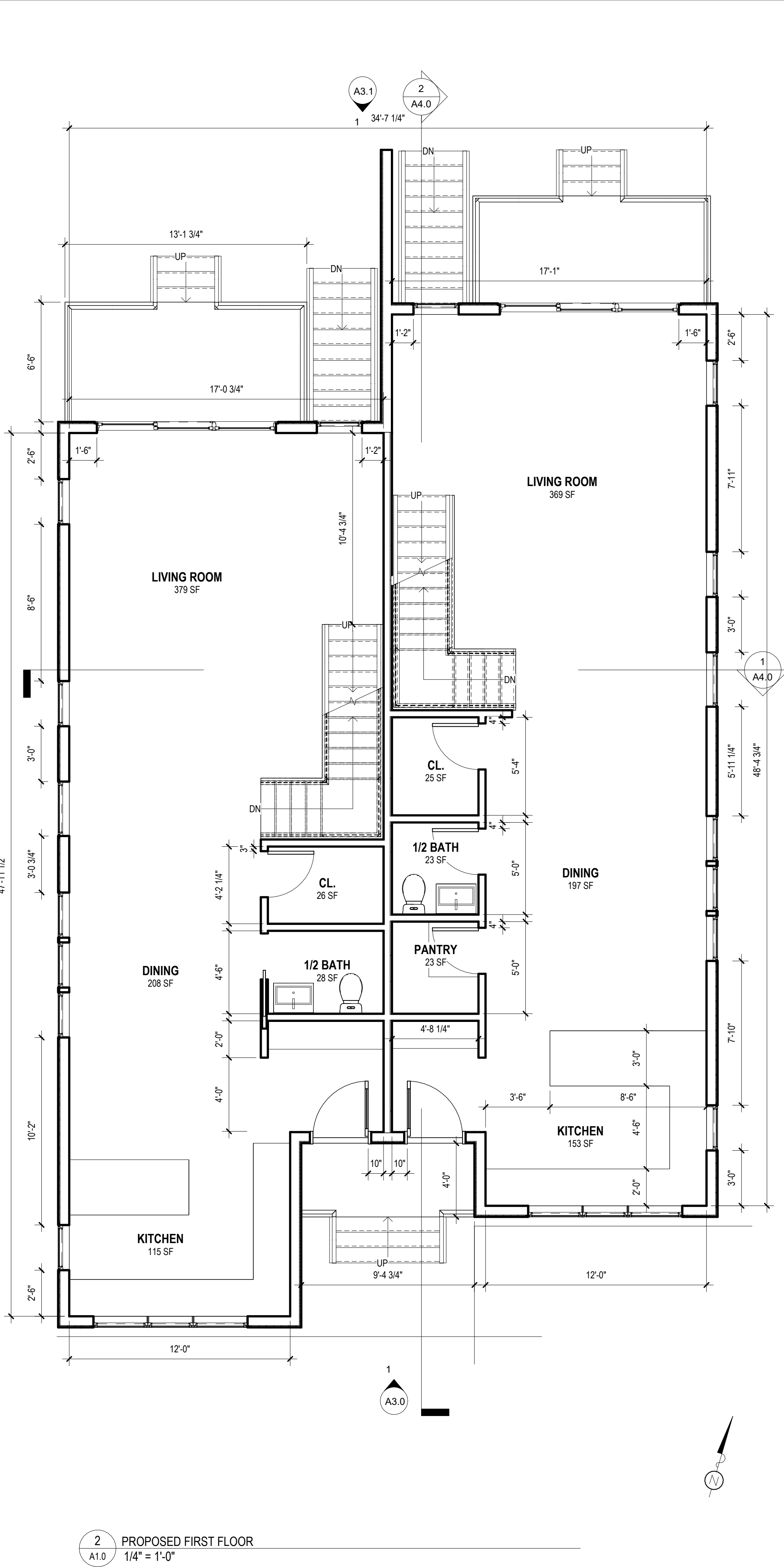
ARCHITECTURAL
SITE PLAN/
CODE
ANALYSIS &
DEMO PLAN

Sheet No.

A0.2



1
A1.0
PROPOSED FOUNDATION
1/4" = 1'-0"



2
A1.0
PROPOSED FIRST FLOOR
1/4" = 1'-0"

LIFE SAFETY LEGEND

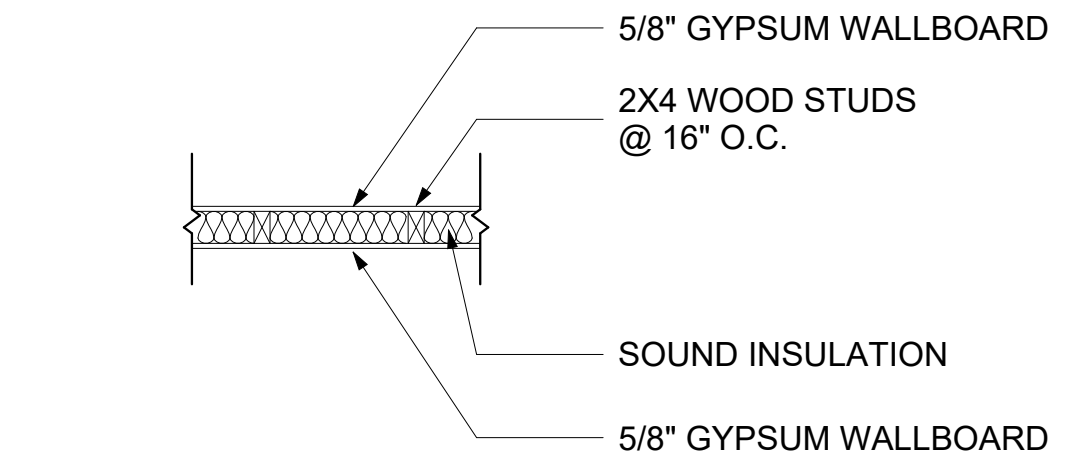
SYMBOL	DESCRIPTION
	CEILING SURFACE-MOUNTED COMBINED SMOKE & CARBON MONOXIDE DETECTOR W/ AUDIO/VISUAL ALARM, HARD-WIRED

NOTE: DEVICES TO COMPLY W/ NFPA RULE 728, MOST CURRENT EDITION

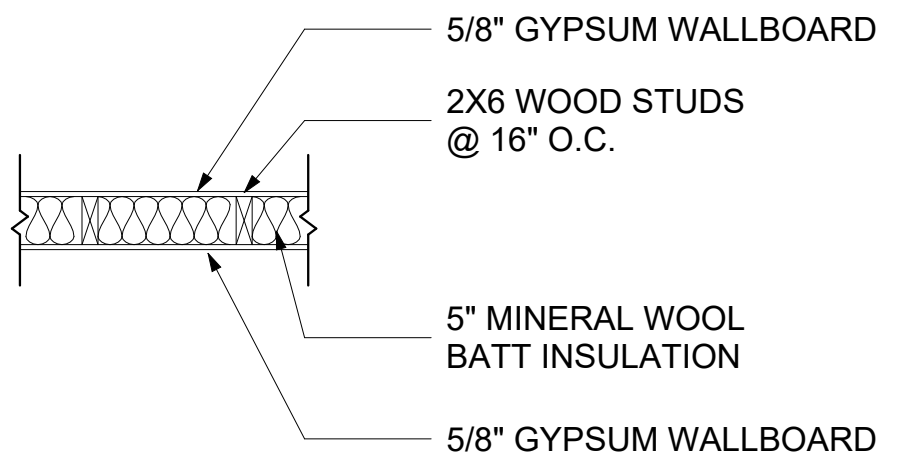
PHASING LEGEND

	EXISTING TO REMAIN
	NEW

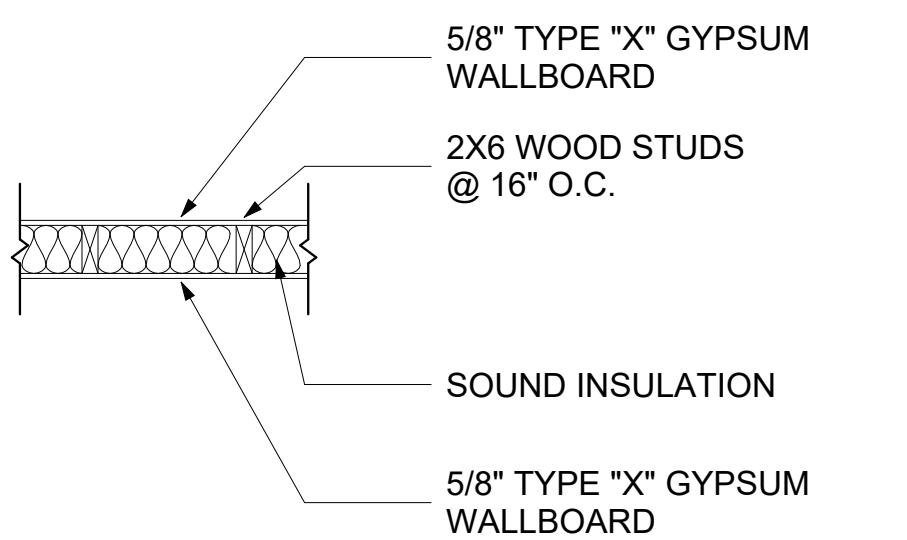
NOTE:
ONE HOUR RATING BETWEEN UNITS



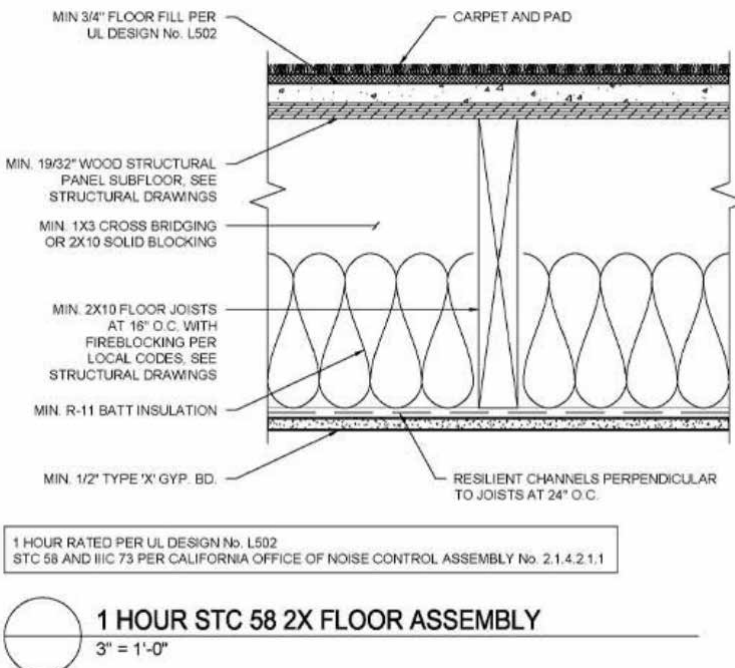
3
A1.0
2X4 INTERIOR PARTITION (TYPICAL)
1/2" = 1'-0"



4
A1.0
2X6 PLUMBING WALL
1/2" = 1'-0"



5
A1.0
1 HOUR RATED PARTITION
1/2" = 1'-0"



NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

No.	Description	Date

Scale: As indicated
Date: March. 31th, 2023
Drawn By: SLHG
Drawing Name
FLOOR PLANS
Sheet No.
A1.0

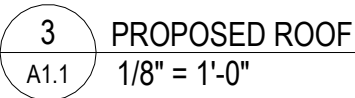
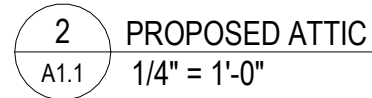
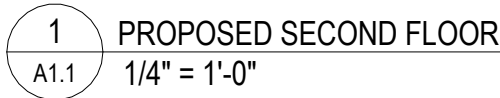
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Drawing Name

FLOOR PLANS

Sheet No.

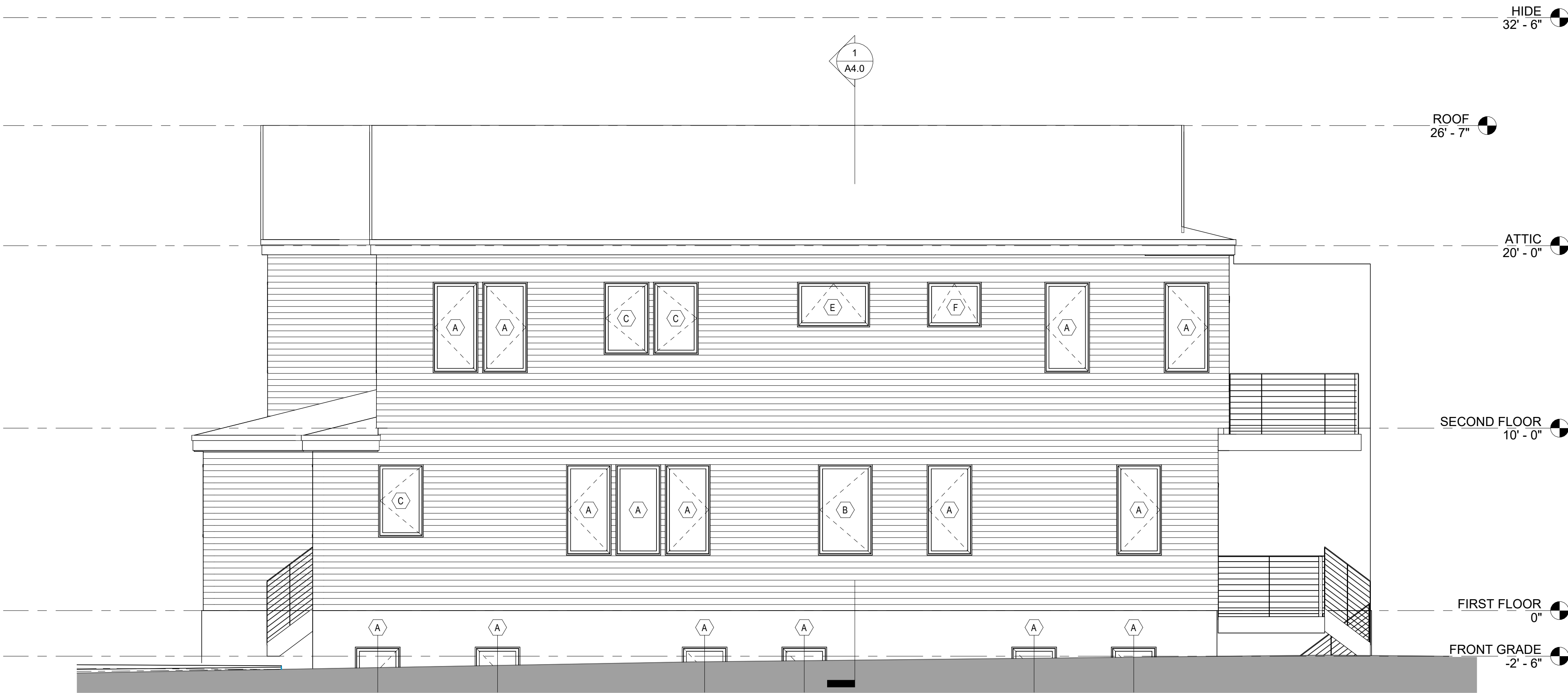
A1.1



Window Schedule							
Family and Type	Mark	R.O.		Head Height	Sill Height	Count	Comments
		Width	Height				
Window-Casement-Integrity-Ail_Ul A trex: 2650		2' - 5 1/2"	4' - 11 1/2"	<varies>	<varies>	33	
Window-Casement-Integrity-Ail_Ul B trex: 3050		2' - 11 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	6	
Window-Casement-Integrity-Ail_Ul C trex: 2640		2' - 5 1/2"	3' - 11 1/2"	<varies>	<varies>	13	
Window-Casement-Integrity-Ail_Ul D trex: 3040		2' - 11 1/2"	3' - 11 1/2"	8' - 0"	4' - 0 1/2"	4	
Window-Awning-Marvin-Essential: E 4026		3' - 11 1/2"	2' - 5 1/2"	8' - 0"	5' - 6 1/2"	2	
Window-Awning-Marvin-Essential: EE 4026 EE		3' - 11 1/2"	2' - 5 1/2"	4' - 0"	1' - 6 1/2"	4	
Window-Awning-Marvin-Essential: F 3026		2' - 11 1/2"	2' - 5 1/2"	8' - 0"	5' - 6 1/2"	2	
Grand total: 64							



1 FRONT ELEVATION
A3.0 1/4" = 1'-0"



2 RIGHT ELEVATION
A3.0 1/4" = 1'-0"

No.	Description	Date

Scale: 1/4" = 1'-0"
Date: March. 31th, 2023
Drawn By: SLHG

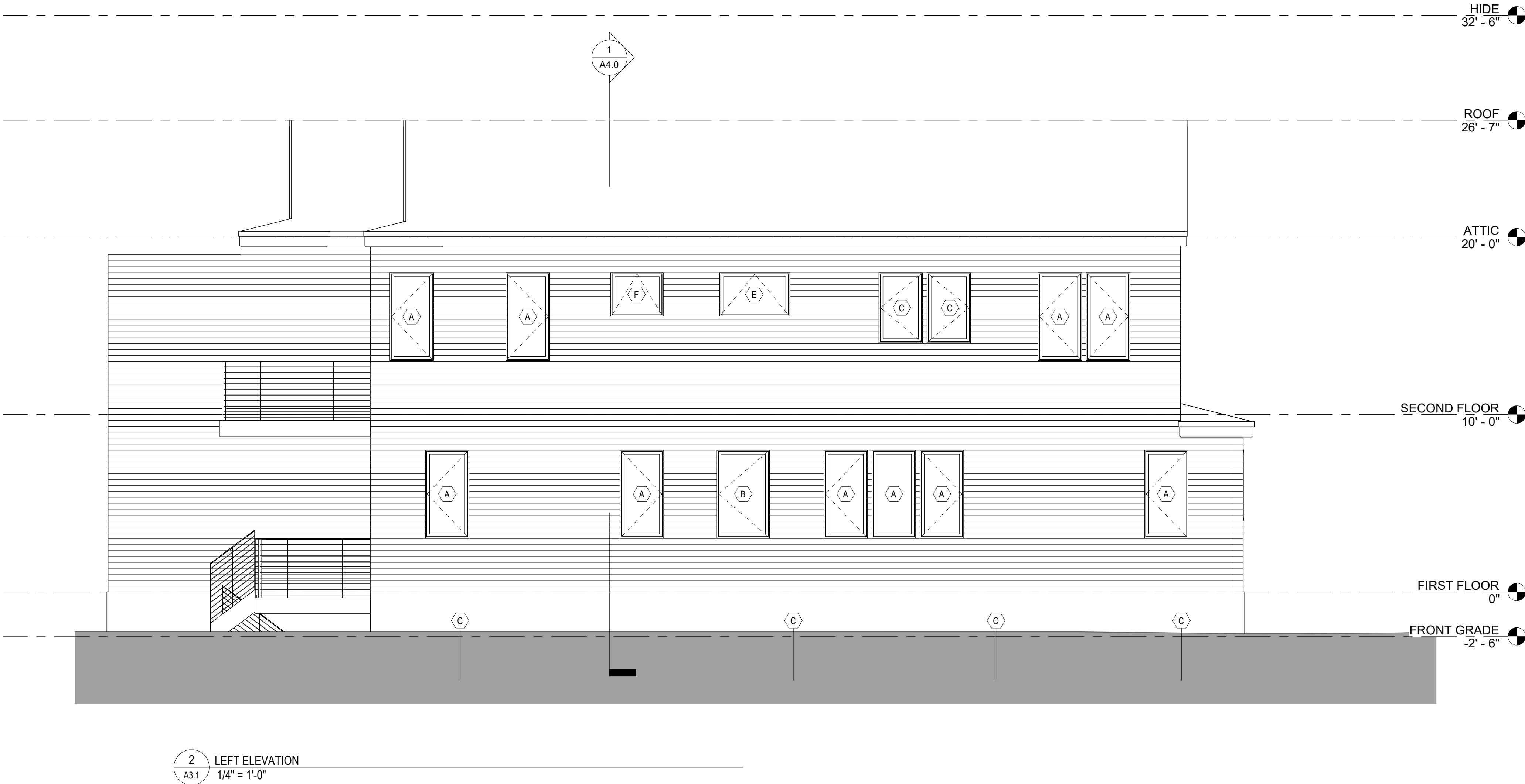
Drawing Name
EXTERIOR
ELEVATIONS

Sheet No.

A3.0



Window Schedule							
Family and Type	Mark	R.O.		Head Height	Sill Height	Count	Comments
		Width	Height				
Window-Casement-Integrity-All_UI A tex: 2650		2' - 5 1/2"	4' - 11 1/2"	<varies>	<varies>	33	
Window-Casement-Integrity-All_UI B tex: 3050		2' - 11 1/2"	4' - 11 1/2"	8' - 0"	3' - 0 1/2"	6	
Window-Casement-Integrity-All_UI C tex: 2640		2' - 5 1/2"	3' - 11 1/2"	<varies>	<varies>	13	
Window-Casement-Integrity-All_UI D tex: 3040		2' - 11 1/2"	3' - 11 1/2"	8' - 0"	4' - 0 1/2"	4	
Window-Awning-Marvin-Essential: E 4026	E	3' - 11 1/2"	2' - 5 1/2"	8' - 0"	5' - 6 1/2"	2	
Window-Awning-Marvin-Essential: EE 4026 EE	EE	3' - 11 1/2"	2' - 5 1/2"	4' - 0"	1' - 6 1/2"	4	
Window-Awning-Marvin-Essential: F 3026	F	2' - 11 1/2"	2' - 5 1/2"	8' - 0"	5' - 6 1/2"	2	
Grand total: 64							



NEW BUILD
19 KEITH STREET
WATERTOWN MA 02472

No.	Description	Date

Scale: 1/4" = 1'-0"
Date: March. 31th, 2023
Drawn By: SLHG

Drawing Name
EXTERIOR ELEVATIONS

Sheet No.
A3.1