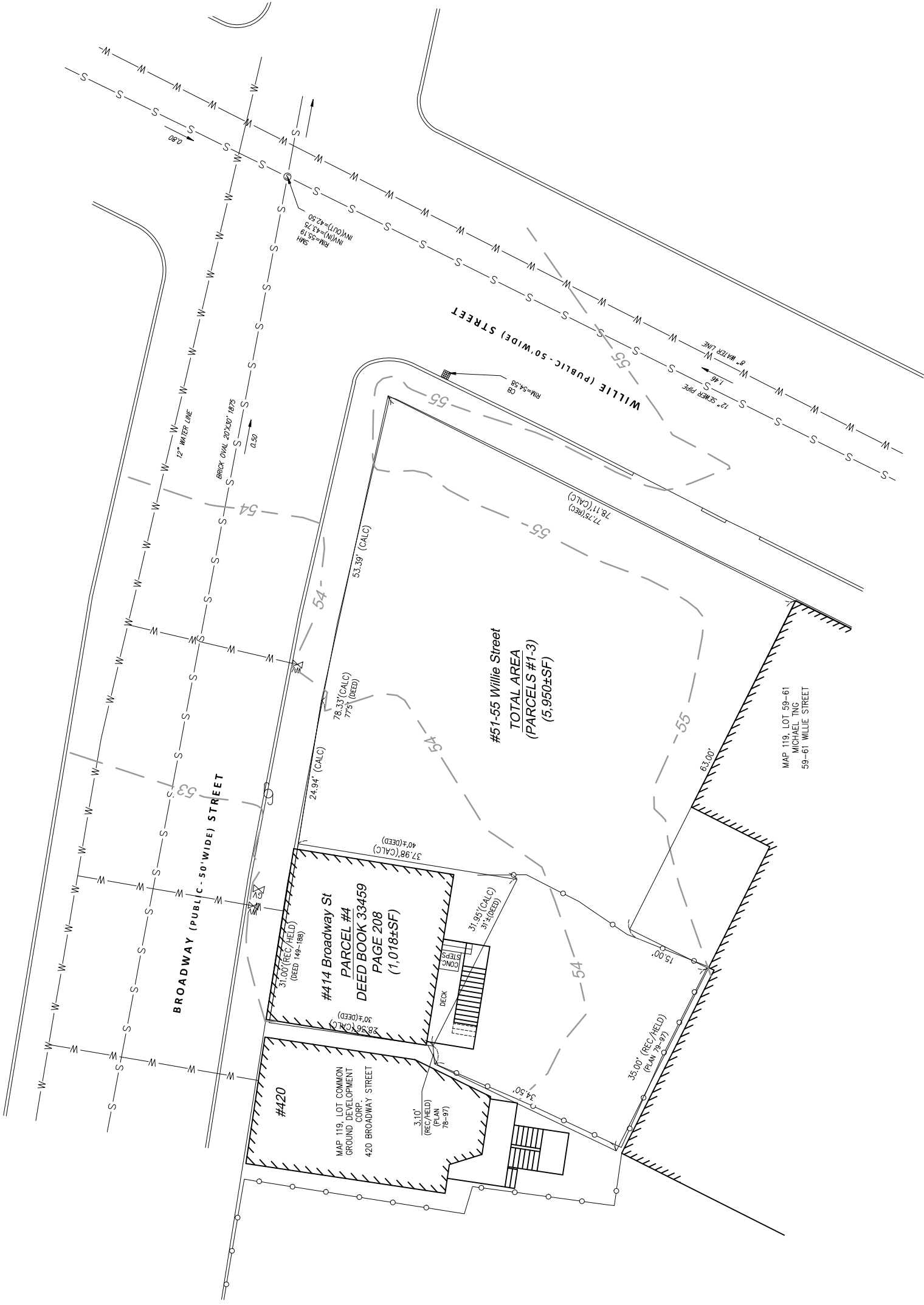
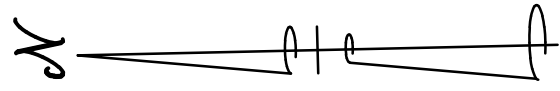
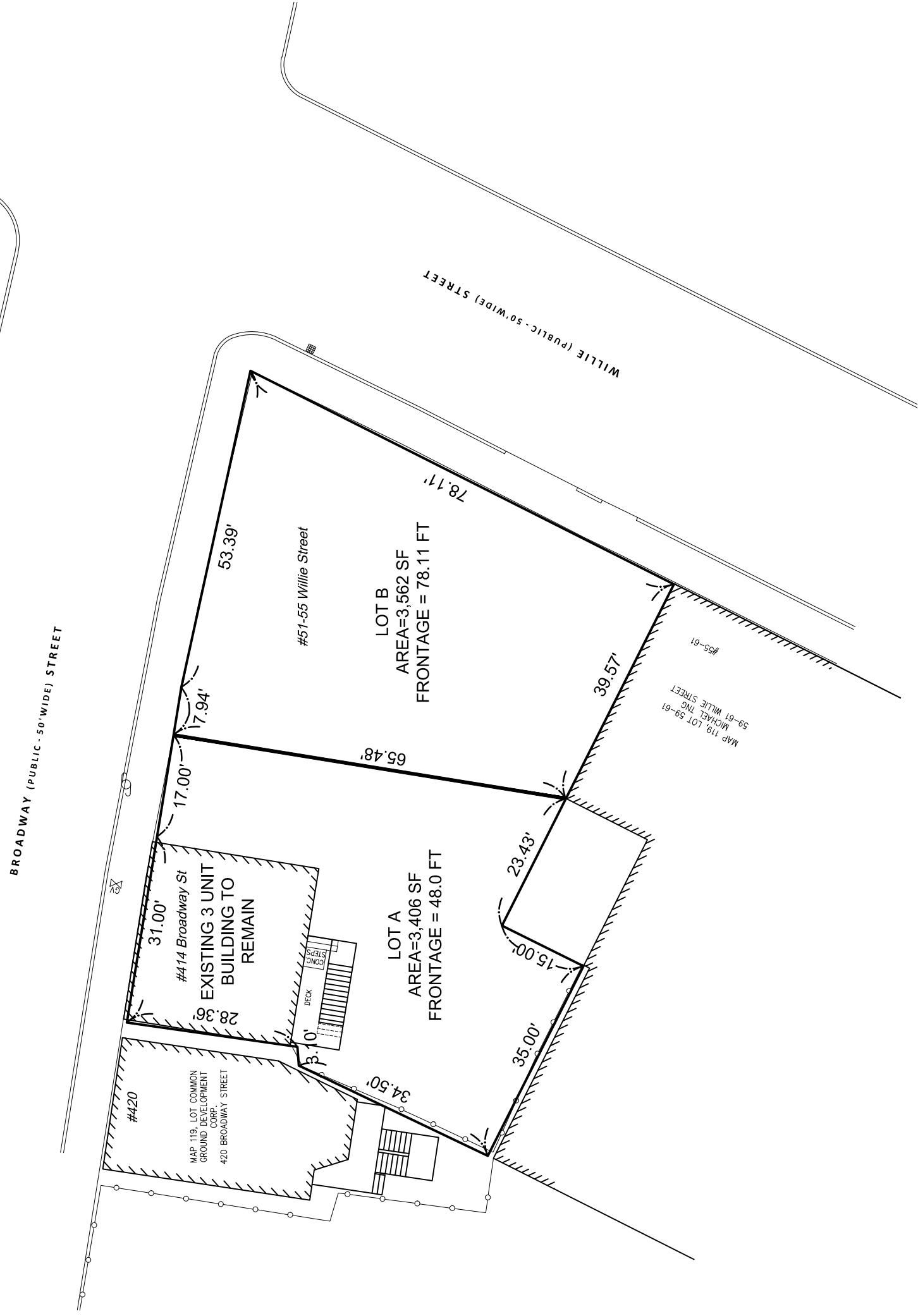
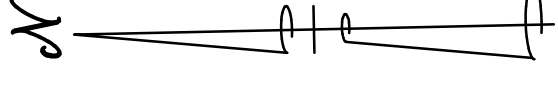
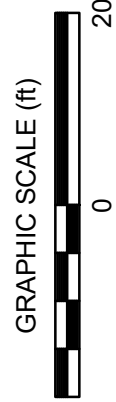




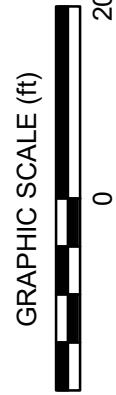
Existing Conditions

SCALE: 1 in. = 20 ft.



Approval Not Required Plan

SCALE: 1 in. = 20 ft.

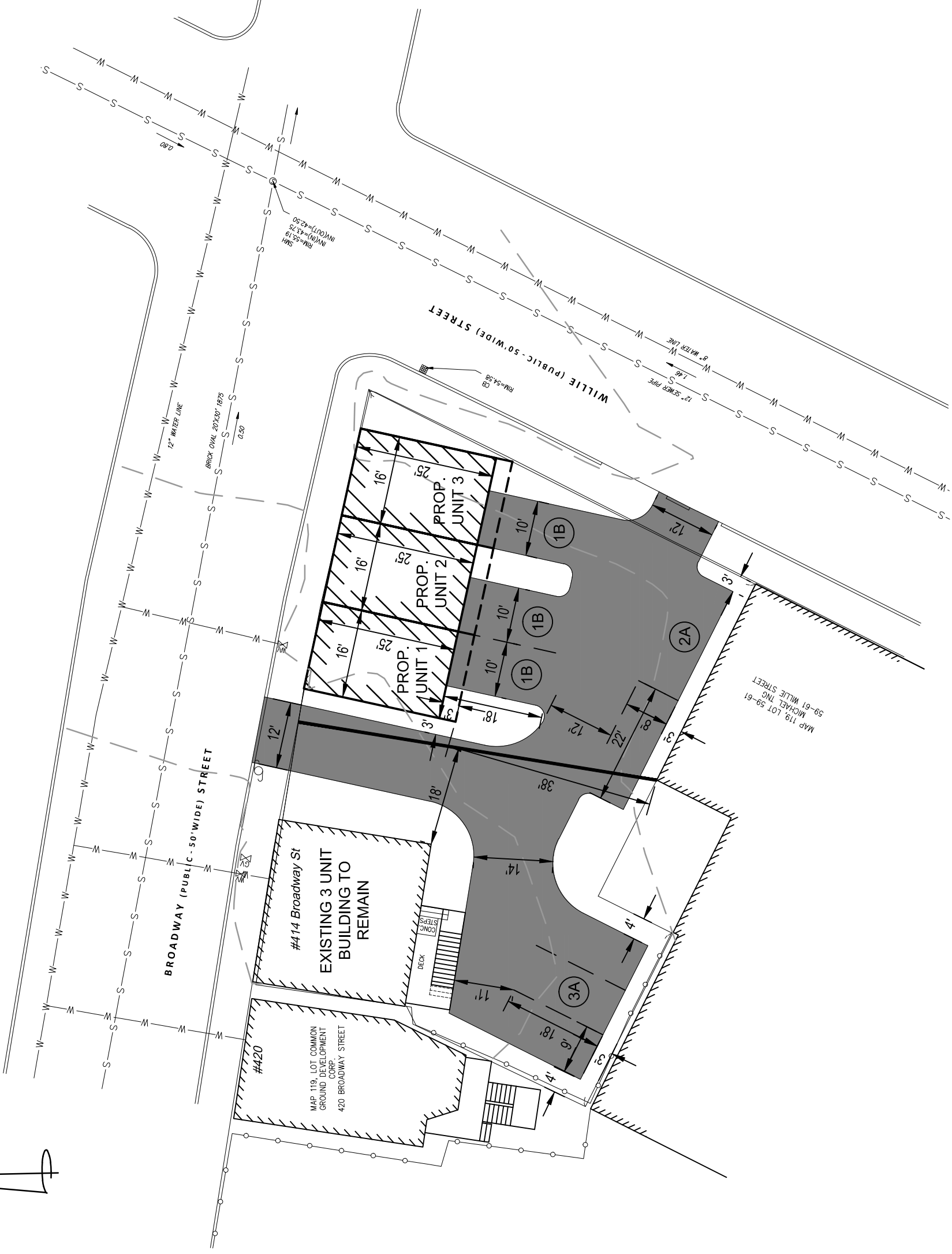


REFERENCES

1. DEEDS:
A) Deed Book 33459 Page 208; recorded in the Middlesex North Registry of Deeds.
2. PLANS:
A) "Existing Conditions - Plan of Land; surveyed by LandPlex Civil Engineering & Surveying; dated February 21, 2020; prepared for Ryan Rourke (Provided by Ryan Rourke)

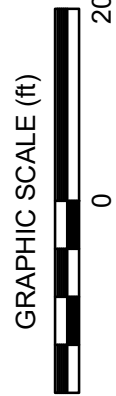
NOTES

1. PURPOSE: The purpose of this plan is to meet the respective filing requirements for a City of Lowell Zoning Board of Appeals Variance Request required per Section 5.1; Table of Dimensional Requirements. See Table.
2. OWNER & APPLICANT: The subject property is owned by Ryan Rourke, 66 Regency Drive, Dracut, MA 01826; according to current City of Lowell Assessors records. The applicant is the same.
3. ZONING: The subject property is within the Urban Mixed Use District - UMU. The property is not located within the Watershed Resources Protection Overlay District.
4. PROPERTY LINES & EASEMENTS: Existing property lines shown are from Deed Reference 1A and Plan Reference 2A. Lot A to provide Lot B an Access & Use Easement for driveway access. Lot B to provide Lot A an Access & Use Easement for driveway access and parking.
5. VARIANCES & SPECIAL PERMITS: The subject property and abutting properties are not subject to any known existing recorded special permits or variances.
6. CERTIFICATION: Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for any other purpose without the written consent of Cornerstone Land Consultants, Inc.



Proposed Conditions

SCALE: 1 in. = 20 ft.



ZONING CHART

ZONING DISTRICT: UMU - URBAN MIXED USE

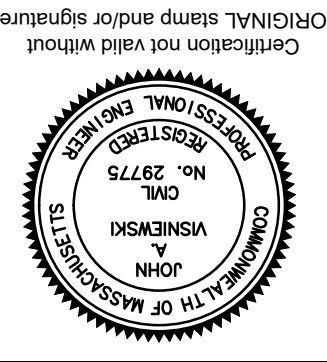
DESCRIPTION	REQUIRED	LOT A PROPOSED	LOT B PROPOSED
MIN LOT AREA (SF)	3,400	3,406	3,562
MIN LOT AREA PER DU	1,000	1,135	1,187
MIN LOT FRONTAGE (LF)	55	48 **	78
MIN LOT WIDTH	44	48	78
MIN FRONT YARD (FT)	*	0	0
MAX FRONT YARD (FT)	*	*	*
MIN FRONT GARAGE (FT)	3 SUM 17	0	6 SUM 38
MIN SIDE YARD (FT)	15	51	N/A
MIN REAR YARD (FT)	15	35	35
MAX HEIGHT (STORIES)	25	12	12
MAX CURB CUT (FT)	25	12	12

PARKING

ZONING DISTRICT: UMU - URBAN MIXED USE

DESCRIPTION	REQUIRED	LOT A PROPOSED	LOT B PROPOSED
NUMBER OF SPACES	2	3 GARAGE	3 GARAGE
PER DWELLING UNIT	6 / LOT	5 OPEN AIR **	3 OPEN AIR

** Variance Approval Required from the Lowell Zoning Board of Appeals



Design by	KML
Survey by	LP
Draft by	KML
Check by	JAV
DATE	
REVISION	
BY	

Land Consultants, Inc.
Civil Engineering - Land Planning
P.O. Box 657 - Peppermint, MA 01463 (978) 433-8100
www.cornerstoneland.net

SCALE: As Shown
DATE: May 21, 2020
PREPARED FOR:
Ryan Rourke
66 Regency Drive
Dracut, MA 01826

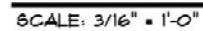
ANR SITE PLAN

Zoning Board of Appeals

414 BROADWAY ST & 51-55 WILLIE ST

LOWELL, MASSACHUSETTS

JOB NO.: 2020-125
SHEET: 1 of 1
DRAWING NO.:
9966



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5
OF
19

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REAR ELEVATION

SCALE: 3/16" = 1'-0"

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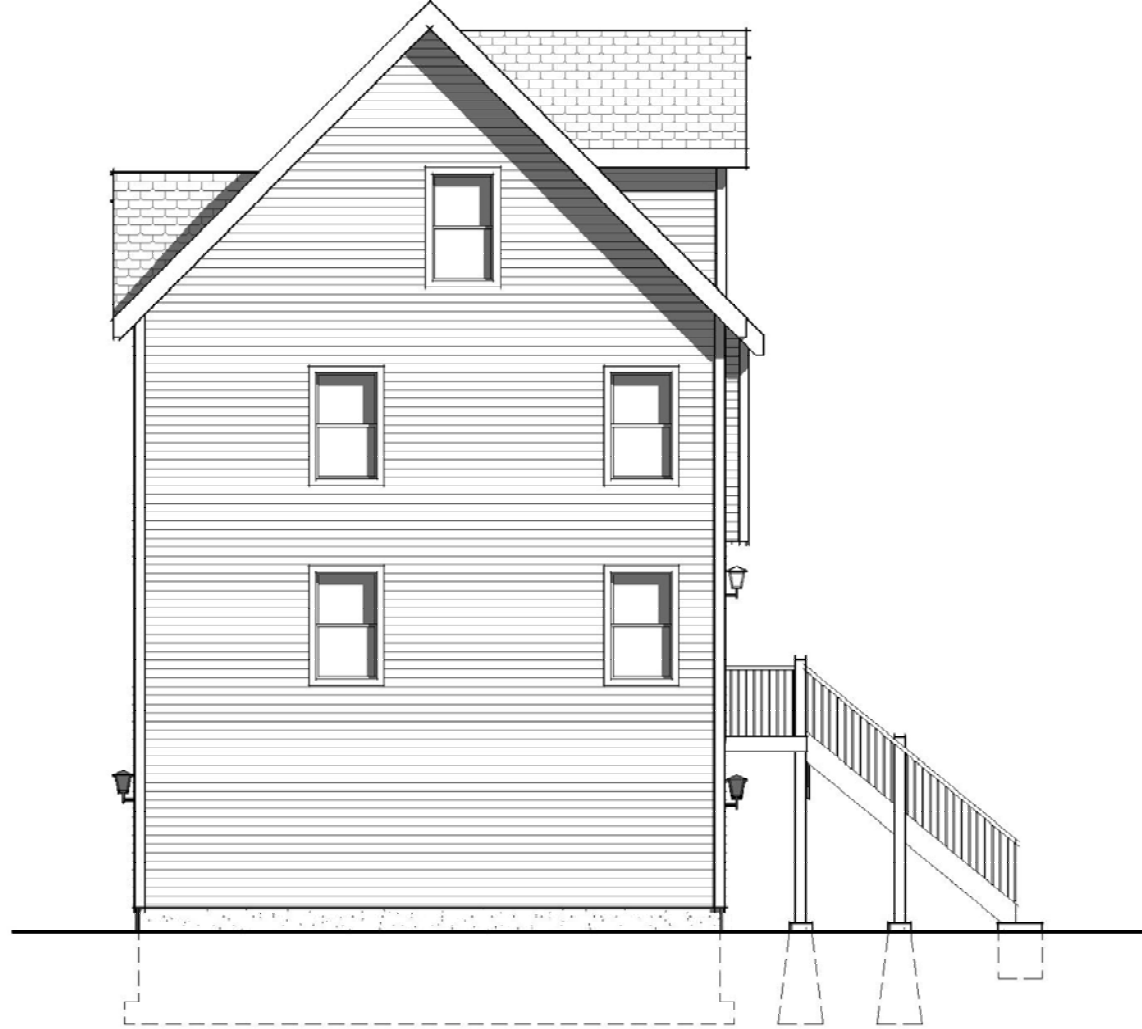
DRAWN BY: JAL
DATE: 5/8/2020
SCALE: 3/16" = 1'-0"
PLAN #: JOHN-R-001-02

CLIENT INFORMATION:
RYAN ROURKE
414 Broadway Street Lowell, Massachusetts

JOHN LASSANAH
875 BOSTON ROAD SUITE 20
BELLINGHAM, MASSACHUSETTS 01921
TEL: (978) 867-8481
BIAL: jlassanah@comcast.net

SHEET
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19

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RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

SHEET 6 19	JOHN LASSANAH 872 BOSTON ROAD SUITE 20 BELLINGHAM, MASSACHUSETTS 01921 TEL: (508) 867-8431 BURL@jlassanah.com or net	CLIENT INFORMATION RYAN ROURKE 414 Broadway Street Lowell, Massachusetts	DRAWN BY: JAL DATE: 5/8/2020 SCALE: 3/16" = 1'-0" PLAN #: JOHN R-141-12	Lassanah Associates is a design service and not an architectural or engineering firm. Our drawings are intended for informational and educational purposes only. They are not intended to be used as a basis for any construction or other legal action. There is no liability for any particular use and no warranty for them.



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

JOHN LASSANAH is a duly
licensed architect and
engineer in the State of
Massachusetts. He is the
author of the drawings and
specifications herein and
is responsible for their
accuracy and compliance
with all applicable laws and
regulations. He is not
responsible for any errors
or omissions in the
drawings or specifications
which may be caused by
any other person or
entity.

DRAWN BY: JAL
DATE: 5/8/2020
SCALE: 3/16" = 1'-0"
PLAN #: JOHN-R-101-12

CLIENT INFORMATION:
RYAN ROURKE
414 Broadway Street Lowell, Massachusetts

JOHN LASSANAH
875 BOSTON ROAD SUITE 20
BELLINGHAM, MASSACHUSETTS 01921
TEL: (978) 867-8431
Email: jlassanah@comcast.net

SHEET
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19

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BROADWAY STREET PERSPECTIVE VIEW

SHEET 3 of 15	JOHN LASSANAH 875 BOSTON ROAD SUITE 20 BILLERICA, MASSACHUSETTS 01821 TEL: (978) 687-6431 EMAIL: jlassanah@comcast.net	CLIENT INFORMATION: RYAN ROURKE 414 Broadway Street Lowell, Massachusetts	DRAWN BY: JAL DATE: 5/8/2020 SCALE: PLAN: 1" = 16'-0"	Copyright: Lassanah is a registered architect and not an architectural firm. This drawing is the property of Lassanah and is not to be reproduced or used in any manner without the written consent of Lassanah. No liability is assumed by Lassanah for any errors or omissions in this drawing. This drawing is for informational purposes only and is not to be used for construction.
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REAR LEFT PERSPECTIVE VIEW

SHEET 2 OF 19	JOHN LASSANAH 875 BOSTON ROAD, SUITE 20 BILLERICA, MASSACHUSETTS 01821 TEL: (978) 687-6481 EMAIL: jlassanah@comcast.net	CLIENT INFORMATION: RYAN ROURKE 414 Broadway Street Lowell, Massachusetts	DRAWN BY: ALP DATE: 5/8/2020 SCALE: PLAN: JOHN RYAN	LASSANAH ASSOCIATES is a design firm and not an architectural or engineering firm. The drawings are prepared for informational and illustrative purposes only. The drawings are not to be used for any other purpose without the express written consent of the firm.
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FRONT RIGHT PERSPECTIVE VIEW

JOHN LASSANAH
 572 BOSTON ROAD SUITE 20
 BILLERICA, MASSACHUSETTS 01821
 TEL: (978) 667-2845
 EMAIL: jlassanah@comcast.net

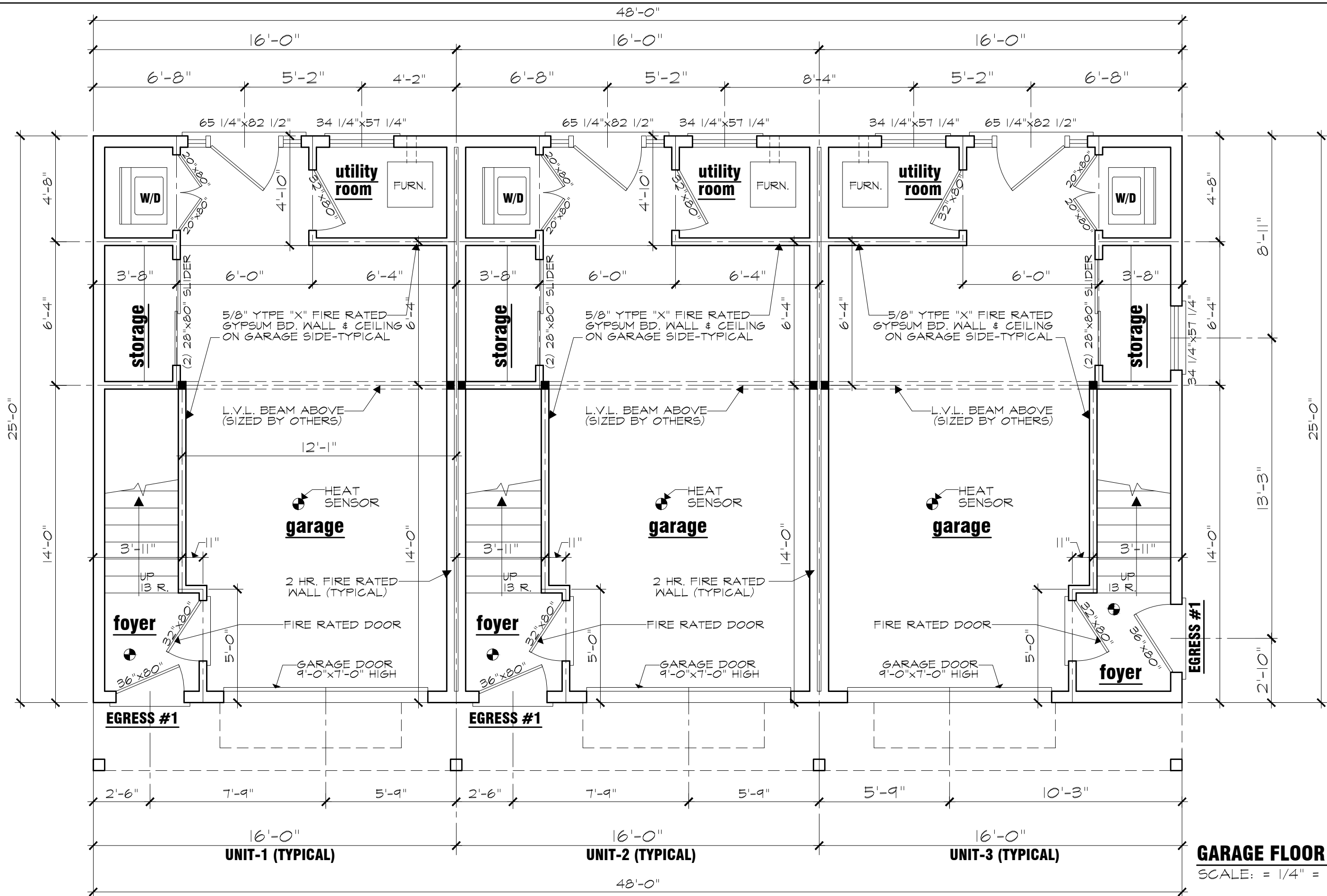
CLIENT INFORMATION:
RYAN ROURKE
 414 Broadway Street Lowell, Massachusetts

DRAWN BY: JAL
 DATE: 3.3.2020
 SCALE: 1/8" = 1'-0"
 PLAN # 1

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 The completion of these plans
 is not a warranty of any kind and may
 require an update.

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GARAGE FLOOR PLAN
SCALE: = 1/4" = 1'-0"

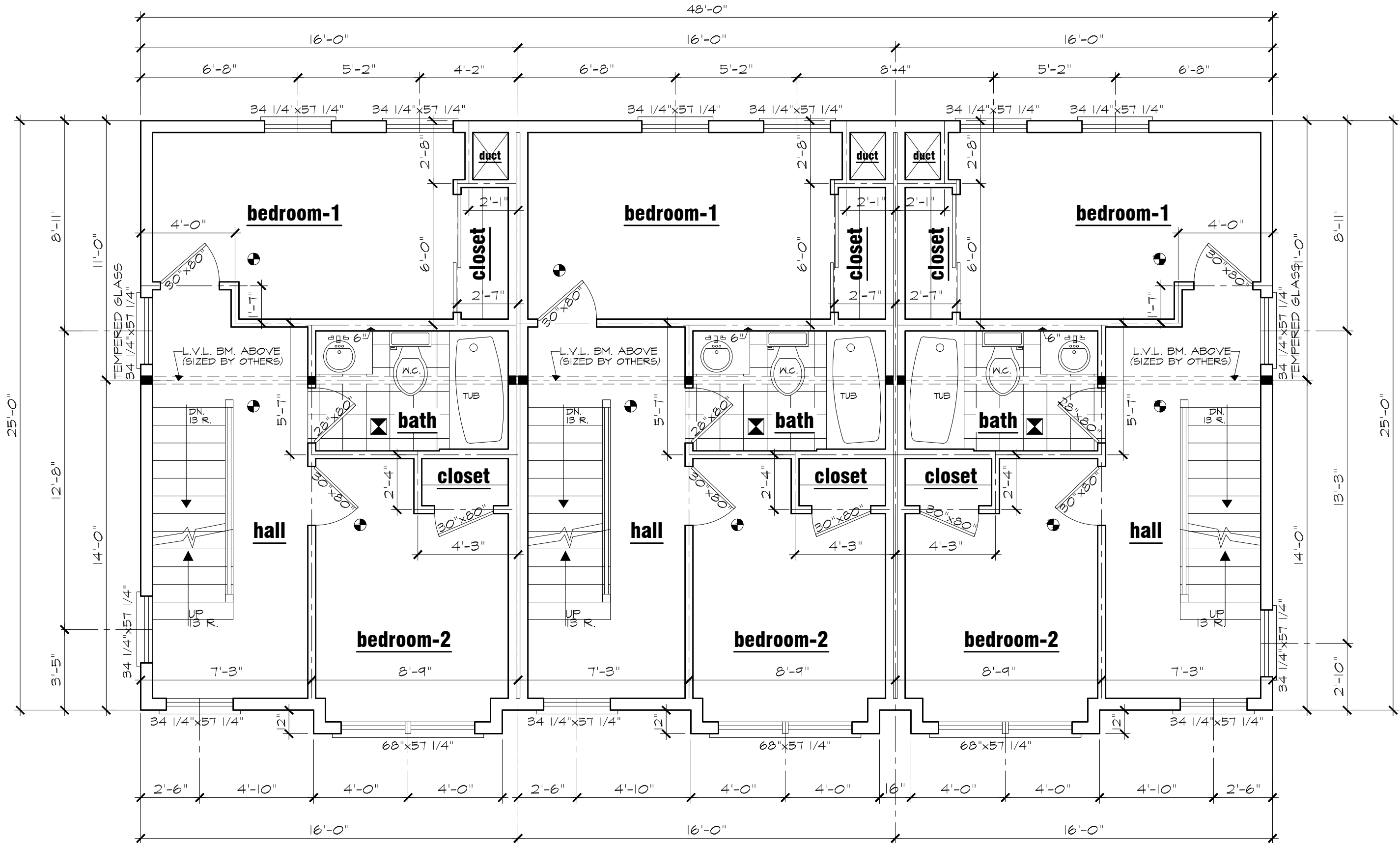
Lassanah Associates is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a professional engineer or architect before construction. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: J.M.L.
DATE: 8/3/2020
SCALE: As shown
REVISIONS: 002

A Triplex For:
Ryan Rourke
414 Broadway Street
Lowell, Massachusetts

JOHN LASSANAH
8 Pine Tree Lane
Lowell, Massachusetts 01854
(978) 614-5183 Email: jlassanah@comcast.net

SHEET
8
OF
19



SECOND FLOOR PLAN
SCALE: = 1/4" = 1'-0"

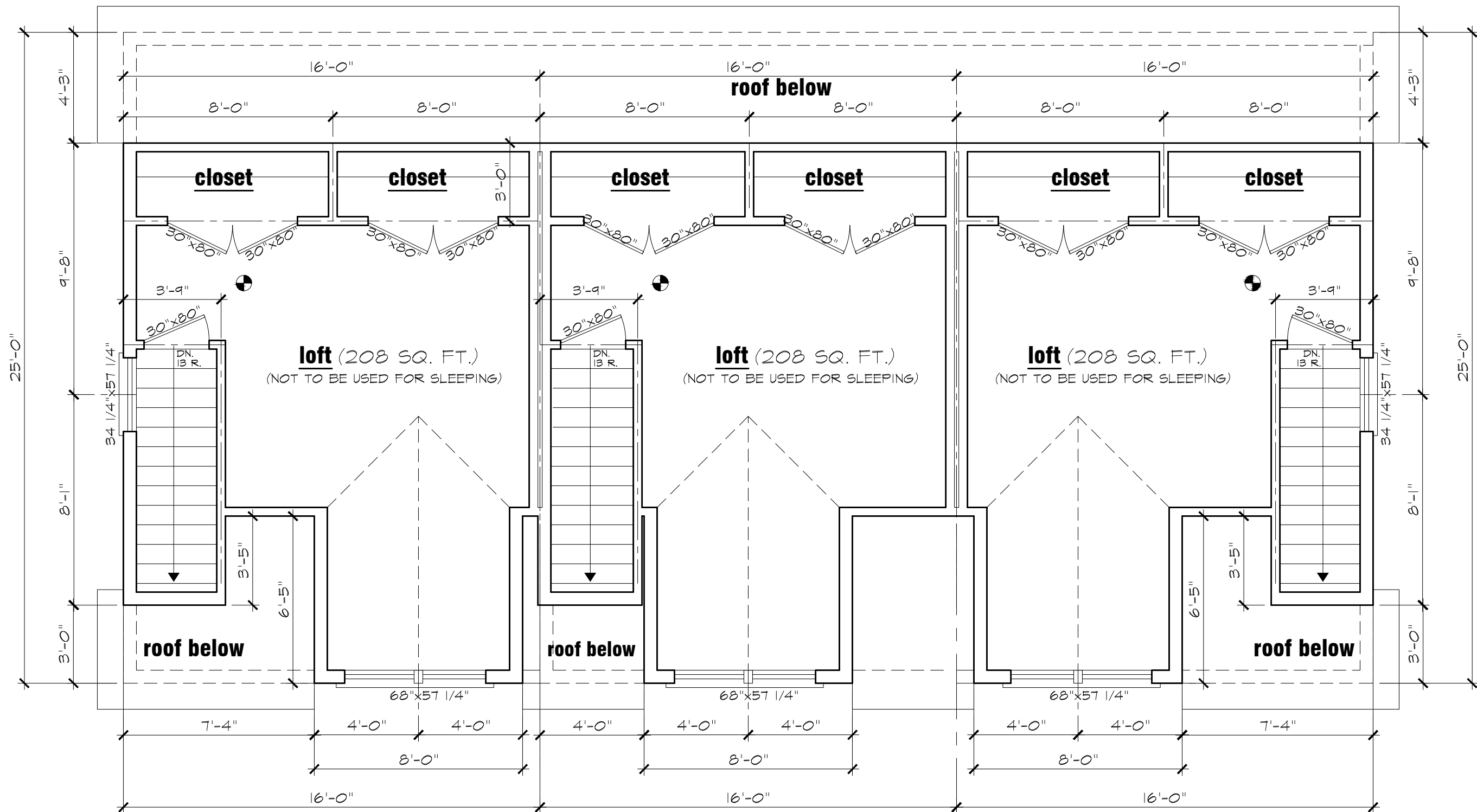
Lassanah Associates is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: JML.
DATE: 8/3/2020
SCALE: As shown
REVISIONS: 002

A Triplex For:
Ryan Rourke
414 Broadway Street
Lowell, Massachusetts

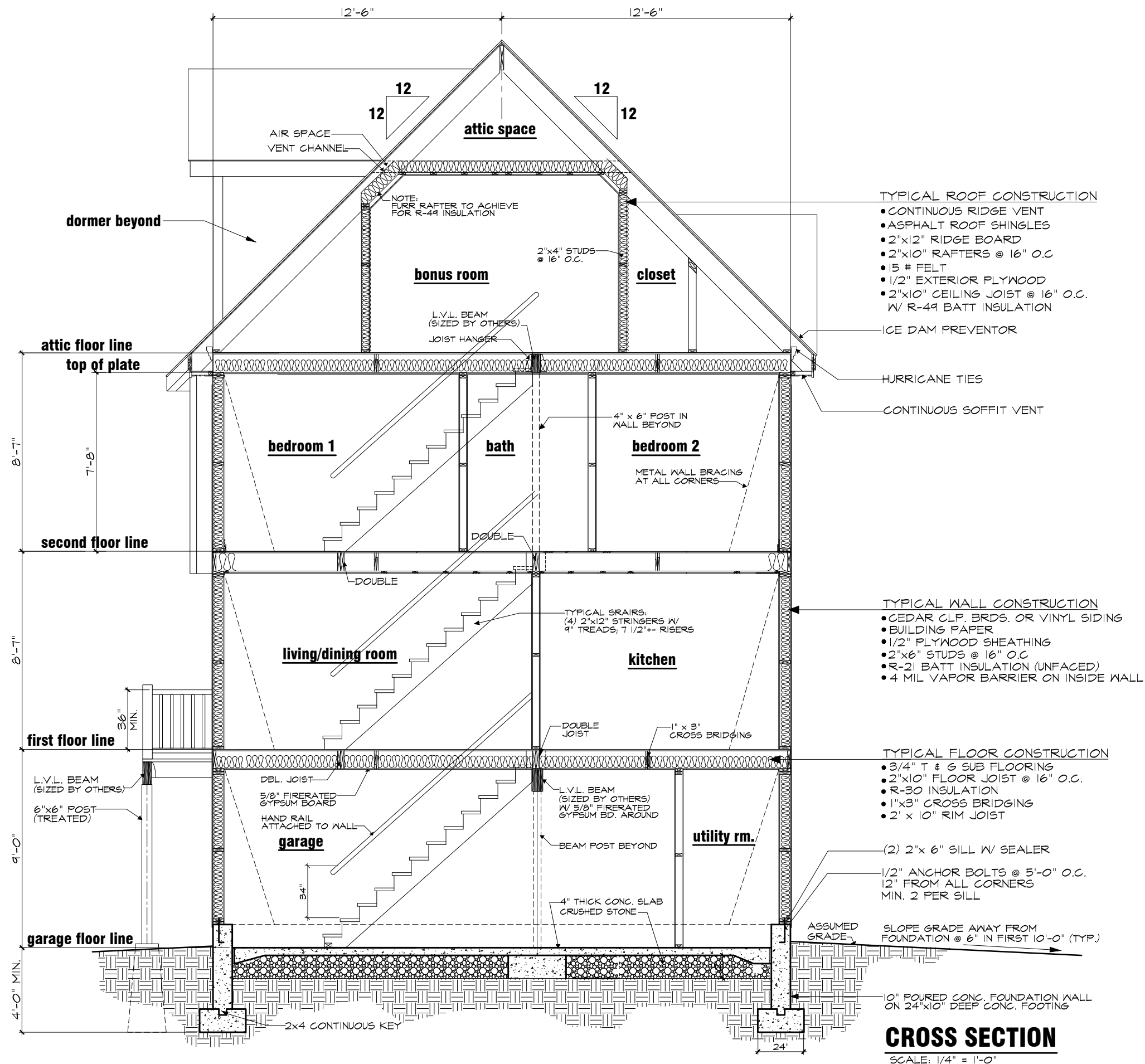
JOHN LASSANAH
8 Pine Tree Lane
Lowell, Massachusetts 01854
(978) 614-5183 Email: jlassanah@comcast.net

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LOFT FLOOR PLAN
SCALE: = 1/4" = 1'-0"

JOHN LASSANAH 8 Pine Tree Lane Lowell, Massachusetts 01854 (978) 614-5183 Email: jlassanah@comcast.net	A Triplex For: Ryan Rourke 414 Broadway Street Lowell, Massachusetts		Lassanah Associates is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a professional engineer or architect before building codes. These plans are not specific to any particular site and may require soil tests.
	DRAWN BY: JML. DATE: 8/3/2020 SCALE: As Shown REVISIONS: 002		
SHEET 11 OF 19			



TYPICAL ROOF CONSTRUCTION

- CONTINUOUS RIDGE VENT
- ASPHALT ROOF SHINGLES
- 2"x12" RIDGE BOARD
- 2"x10" RAFTERS @ 16" O.C.
- 15 # FELT
- 1/2" EXTERIOR PLYWOOD
- 2"x10" CEILING JOIST @ 16" O.C.
- W/ R-49 BATT INSULATION

ICE DAM PREVENTOR

HURRICANE TIES

CONTINUOUS SOFFIT VENT

TYPICAL WALL CONSTRUCTION

- CEDAR CLP. BRDS. OR VINYL SIDING
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2"x6" STUDS @ 16" O.C.
- R-21 BATT INSULATION (UNFACED)
- 4 MIL VAPOR BARRIER ON INSIDE WALL

TYPICAL FLOOR CONSTRUCTION

- 3/4" T & G SUB FLOORING
- 2"x10" FLOOR JOIST @ 16" O.C.
- R-30 INSULATION
- 1"x3" CROSS BRIDGING
- 2' x 10" RIM JOIST

(2) 2"x 6" SILL W/ SEALER

1/2" ANCHOR BOLTS @ 5'-0" O.C.
12" FROM ALL CORNERS
MIN. 2 PER SILL

SLOPE GRADE AWAY FROM
FOUNDATION @ 6" IN FIRST 10'-0" (TYP.)

10" POURED CONC. FOUNDATION WALL
ON 24"x10" DEEP CONC. FOOTING

CROSS SECTION

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

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shall be reviewed by a structural engineer
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DRAWN BY: J.M.L.
DATE: 7/19/2020
SCALE: AS SHOWN
REVISIONS: 003

A Triplex:
Ryan Rourke
141 Broadway Street
Lowell, Massachusetts

JOHN LASSANAH
572 Boston Road
Suite #20
Billerica, Massachusetts 01821
(978) 667-5431

SHEET

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OF
19