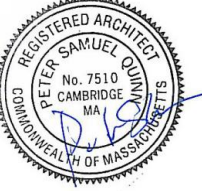


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PH 617-354-3989

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PROJECT

471 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

PREPARED FOR

MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

SCALE AS NOTED

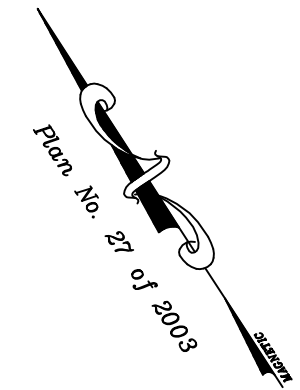
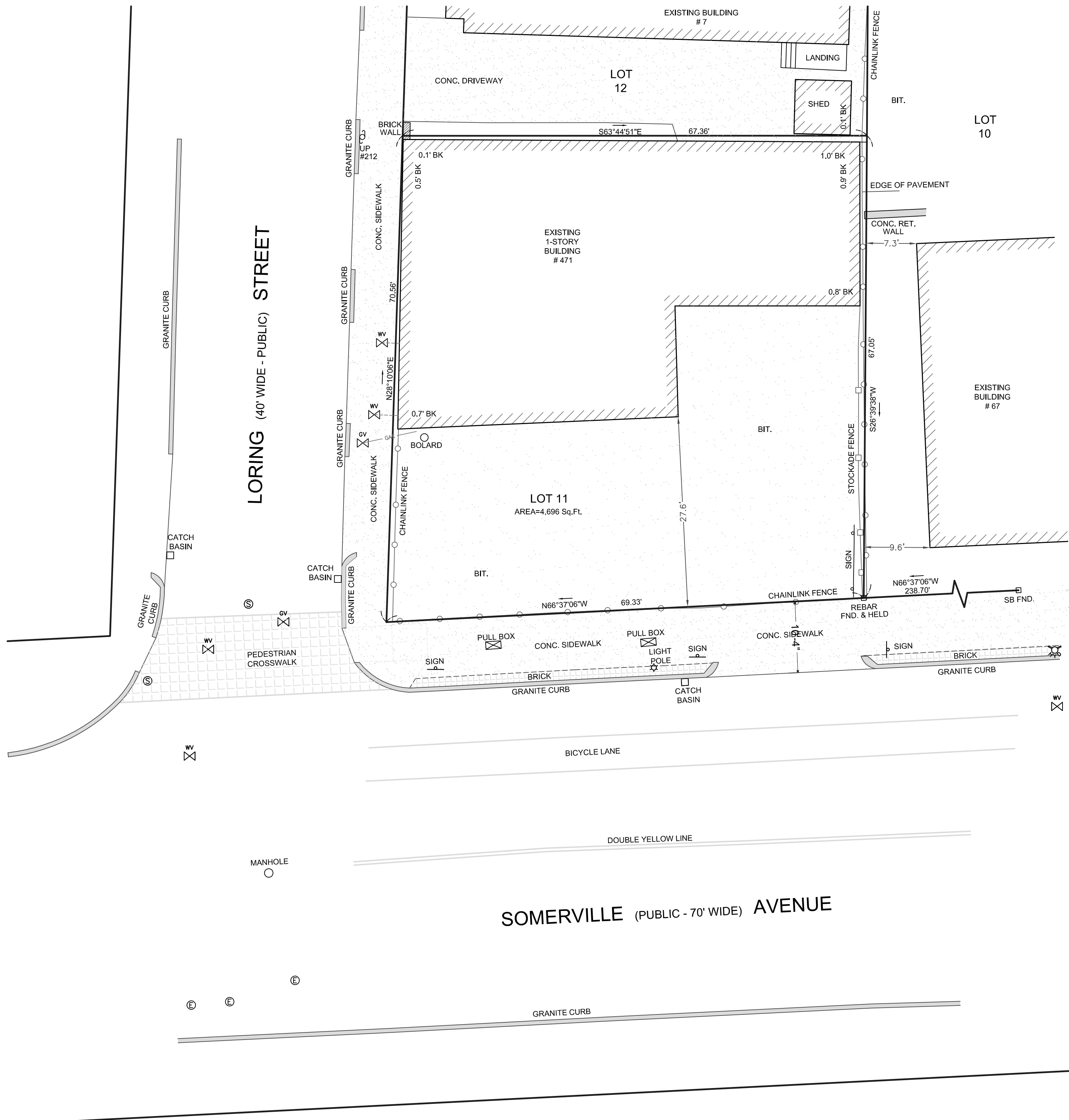
SHEET

# T1



## A map of the area around 471 Somerville Avenue. The building at 471 Somerville Avenue is highlighted with a red hatched rectangle. The map shows several streets: Somerville Ave, Loring St, Granite St, and Dane St. Nearby businesses and locations include Mass Ave Music, 4GoodVibes, and St Anthony's School. A red pin is placed on the building at 471 Somerville Avenue.

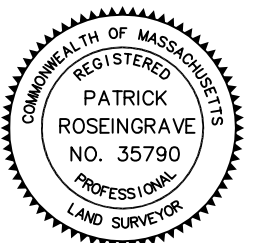
LOCUS PLAN 



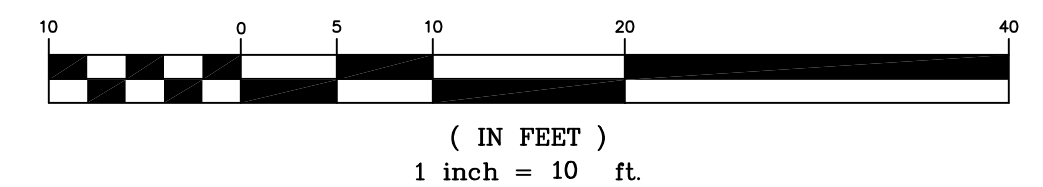
**NOTES:**

- \* Assessors Ref.: 52 / F / 11 / /
- \* Deed Ref.: Book 14596, Page 530
- \* Plan Ref.: Plan Book 32, Plan 46
- Plan No. 27 of 2003
- Plan No. 550 of 1986
- Plan Book 35, Plan 34
- \* Zone: BA
- \* Distances shown were measured from building clapboard

*Patrick J. Roseingrave*  
 Patrick J. Roseingrave  
 Professional Land Surveyor



**GRAPHIC SCALE**



**SOMERVILLE (PUBLIC - 70' WIDE) AVENUE**

**Existing Conditions**

471 Somerville Avenue  
 Somerville, MA 02143



10 Andrew Squre, Suite 201B  
 South Boston, MA 02127  
 Tel. 857-544-3061  
 www.land-mapping.com

Date: July 27, 2014

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471 SOMERVILLE AVE - BA ZONING DISTRICT			
ZONING ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	N/A	4,696 SF	COMPLIES
MIN LOT AREA / DU	875-SF / (1-9 DU)	939-SF / (5DU)	COMPLIES
USE	AUTO REPAIR	5 DU & COMMERCIAL	COMPLIES
GROUND COVERAGE (%) MAX	80	60	COMPLIES
MIN LANDSCAPED	10	12	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	1.66 (7,774 SF)	COMPLIES
HEIGHT MAX (FT/ STORIES)	4 Stories §8.6.20: 3 stories within 30' of RB Zone	4 Stories Overall 3 stories within 30' of RB Zone	COMPLIES
	50' §8.6.20: 40' within 30' of RB Zone	47'-0" Overall 40' within 30' of RB Zone	COMPLIES
FRONT YARD MIN (FT)	N/A	2.0	COMPLIES
SIDE YARD MIN - LEFT (FT)	N/A	1.5	COMPLIES
SIDE YARD MIN - RIGHT (FT)	N/A	10.0	COMPLIES
REAR YARD MIN (FT)	10' SEE NOTE 2	2ND FLOOR: 15' PARKING: 20'	COMPLIES
FRONTAGE MIN (FT)	N/A	NO CHANGE	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	NONE	41	COMPLIES
BIKE PARKING SPACES	0	10	COMPLIES
RES. PARKING SPACES MIN	12, SEE NOTE 1	6	REQUIRES RELIEF BY SPECIAL PERMIT
COMMERCIAL AREA		1,090 SF	

ALL DIMENSIONS ARE APPROXIMATE. SEE DIMENSIONAL SITE PLAN ON SHEET Z-2.

NOTE 1: PARKING CALCULATION

NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

- (4) 3-BR UNITS AT 2 PER UNIT = 4X2 = 8
- (1) 1 OR 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 = 1.5
- VISITOR SPACE AT 1 PER 6 UNITS = 1 X 0 = 0

COMMERCIAL

1 SPACE PER 425-SF OF RETAIL = 1090-SF / 425-SF = 2.5

12 SPACES REQUIRED	6 SPACES PROVIDED
--------------------	-------------------

NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B

RESIDENTIAL

- (0) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 0 X 1 = 0
- (6) BIKE SPACES PROVIDED

NOTE 2: REAR YARD REDUCTION CALCULATION

10' + 2' PER STORY ABOVE GROUND FLOOR = 10' + (2' X 3) = 16'

REAR YARD REDUCTION CALCULATION PER §8.6.13

100' - 68.9' LOT DEPTH = 31.1'

31.1' X 3" PER FOOT = 93.3" ÷ 12 = 7.8'

16' - 7.8' = 8.2' BUT NO CASE < 10' = 10'

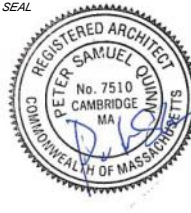
10' REDUCED REAR YARD REQUIRED	15' PROVIDED
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CONSULTANT

PROJECT

REDEVELOPMENT OF  
471 SOMERVILLE AVE

471 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

PREPARED FOR

471 SOMERVILLE AVE  
LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

DIMENSIONAL  
TABLE

SCALE AS NOTED

REVISION	DATE
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ZBA APPLIC	10 JULY 2019
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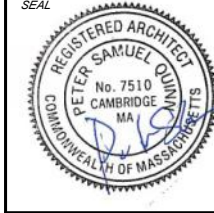
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SHEET

Z0



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DIMENSIONAL  
SITE PLAN

SCALE AS NOTED

REVISION	DATE
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ZBA APPLIC	29 AUG 2019
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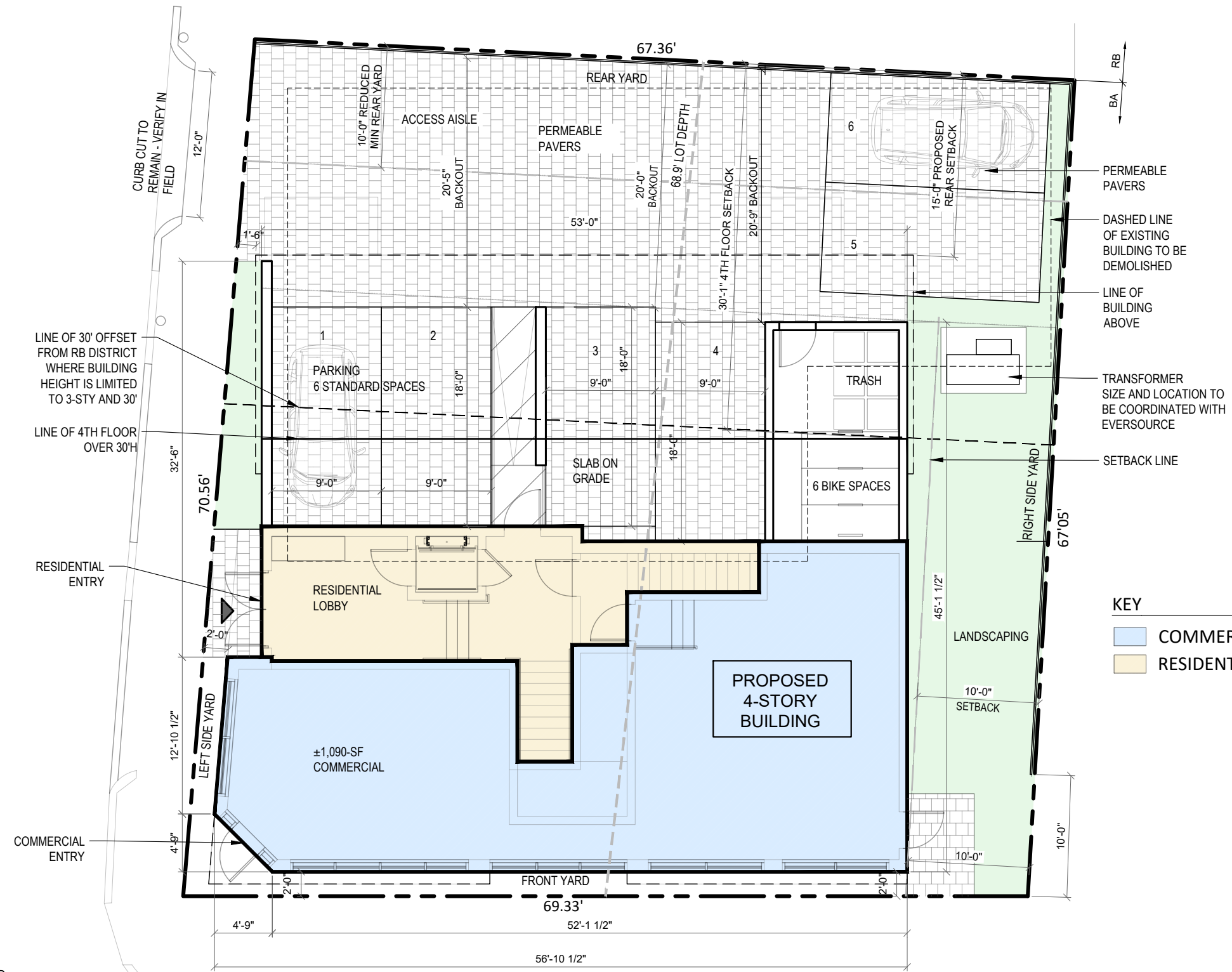
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EXC	PQ

SHEET

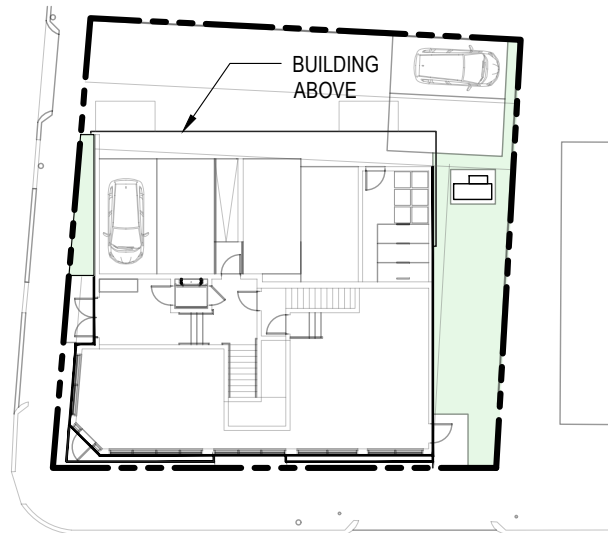
Z1



# 1 DIMENSIONAL SITE PLAN

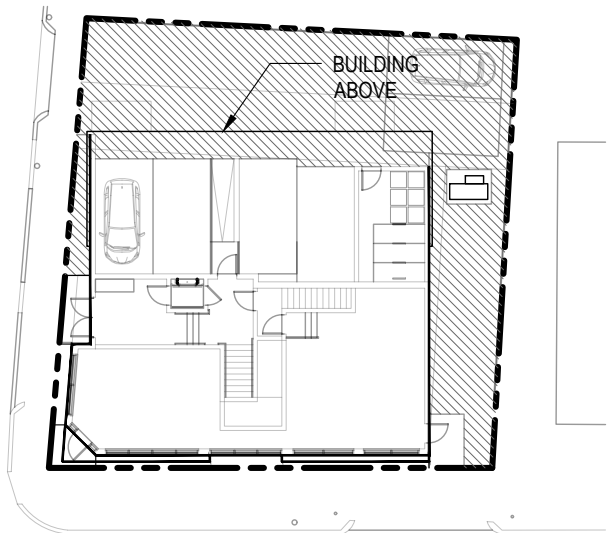
SCALE: 1/10" = 1'-0"

SOMERVILLE AVE



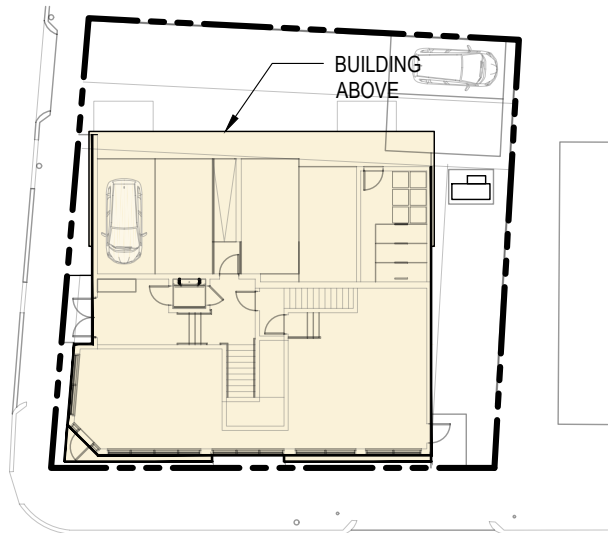
1 **LANDSCAPE AREA**  
SCALE: 1/30" = 1'-0"

	LANDSCAPE AREA	571 SF	= 12%
	LOT AREA	4,696 SF	



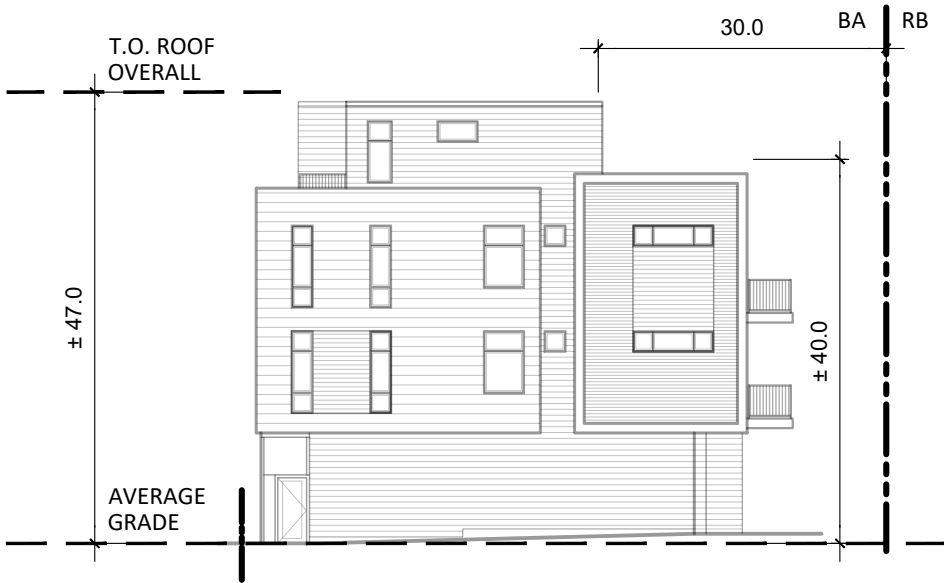
2 **PERVIOUS AREA**  
SCALE: 1/30" = 1'-0"

	PERVIOUS AREA	1,921 SF	= 41%
	LOT AREA	4,696 SF	



3 **GROUND COVERAGE**  
SCALE: 1/30" = 1'-0"

	BUILDING COVERAGE	2,808 SF	= 60%
	LOT AREA	4,696 SF	



4 **BUILDING HEIGHT**  
SCALE: 1/20" = 1'-0"

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DRAWING TITLE

ZONING  
ANALYSIS

SCALE AS NOTED

REVISION DATE

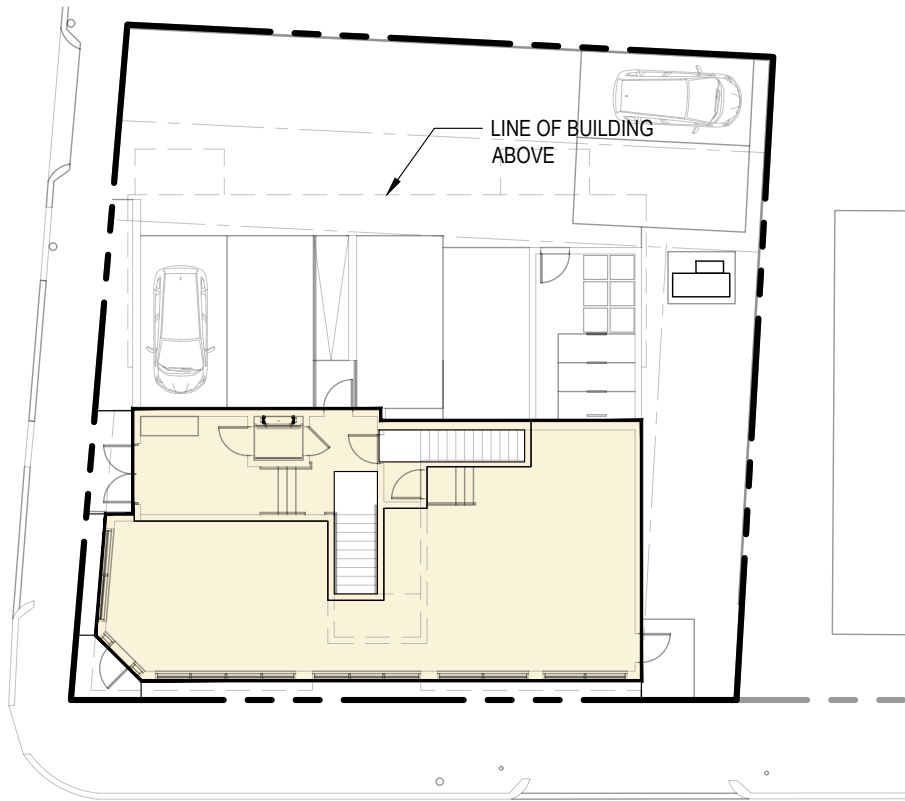
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REV 10 JULY 2019

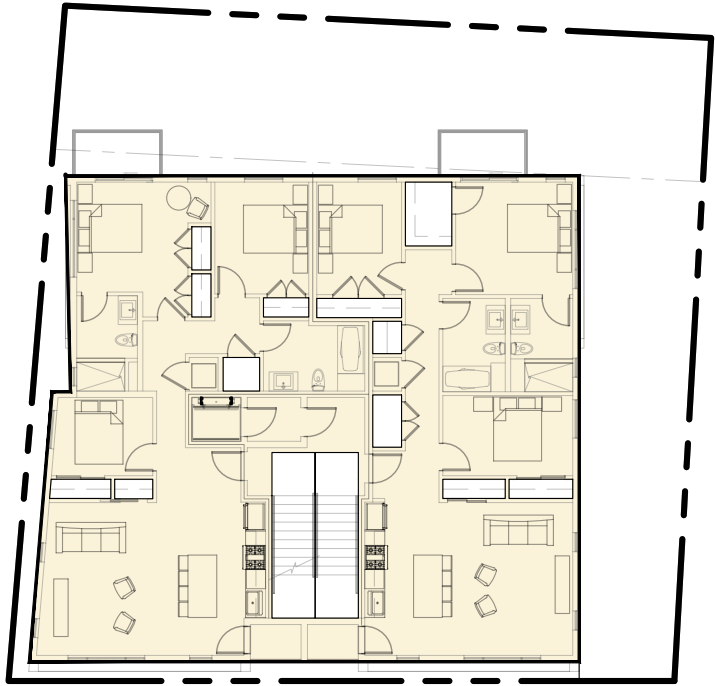
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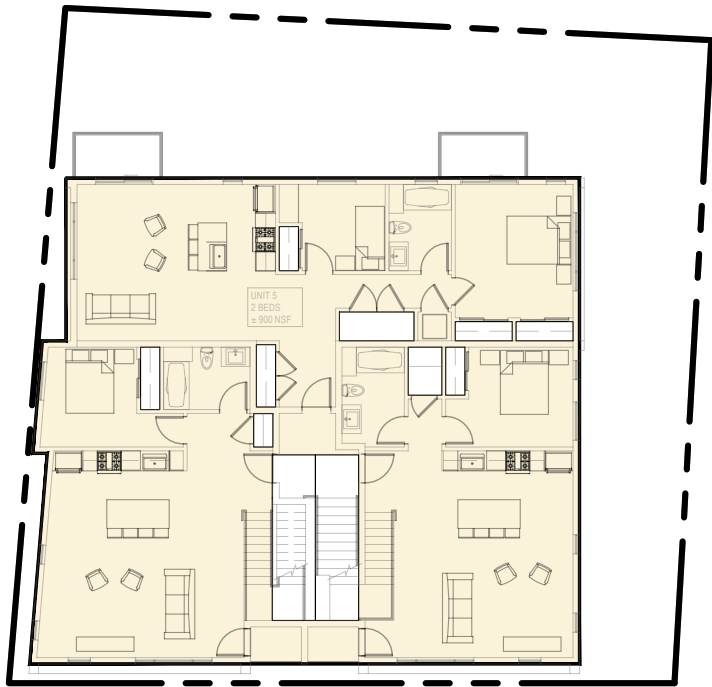
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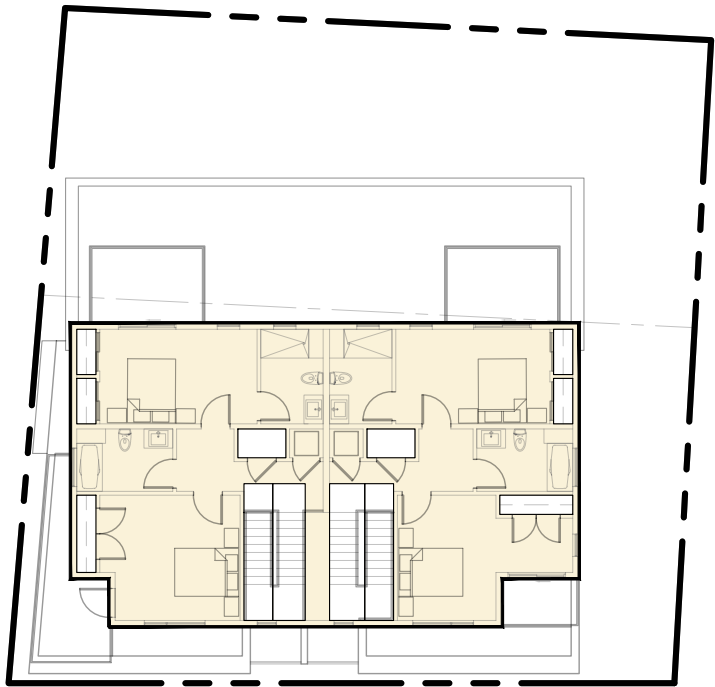
1ST FLOOR - RESIDENTIAL: 369-NSF  
RETAIL: 1,090-NSF



2ND FLOOR - RESIDENTIAL: 2,449-NSF



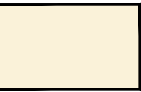
3RD FLOOR - RESIDENTIAL: 2,533-NSF



4TH FLOOR - RESIDENTIAL: 1,333-NSF

FLOOR	PROPOSED TOTAL
4TH FL	1,333
3RD FL	2,533
2ND FL	2,449
1ST FL	1,459
TOTAL	7,774

NOTE - BASEMENT IS ENTIRELY STORAGE AND MECHANICAL, NOT NSF

 PROPOSED NET SQUARE FOOTAGE

1 PROPOSED NET SQUARE FOOTAGE  
SCALE: 1/20" = 1'-0" 

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ZONING  
ANALYSIS

SCALE AS NOTED

REVISION	DATE
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ZBA APPLIC	29 AUG 2019
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Z3





1. VIEW GOING SOUTH ON LORING ST.



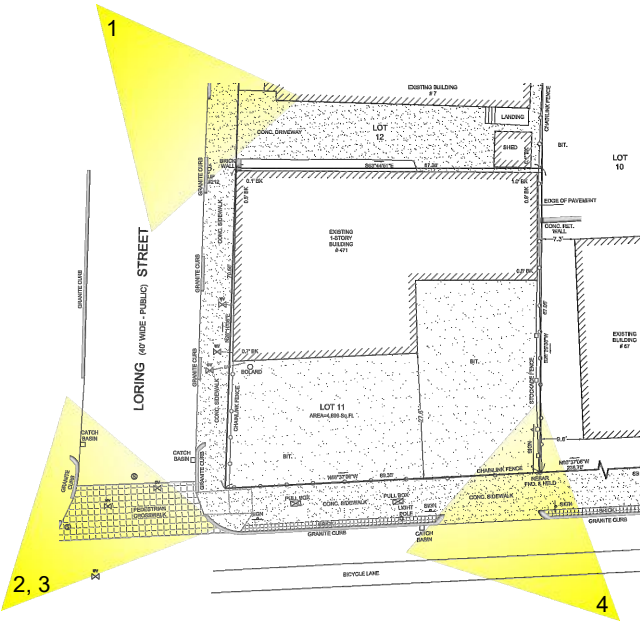
2. VIEW FROM THE CORNER OF SOMERVILLE AVE AND LORING ST.



3. VIEW FROM SOMERVILLE AVE.



4. VIEW FROM SOMERVILLE AVE. HEADING WEST



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EXISTING  
CONDITIONS  
PHOTOS

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
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EC-1



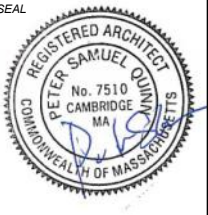


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3D VIEW  
HEADING EAST  
SOMERVILLE AVE

SCALE AS NOTED

REVISION	DATE
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3D-1



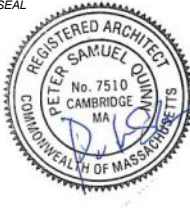


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DRAWING TITLE

3D VIEW  
HEADING WEST  
SOMERVILLE AVE

SCALE AS NOTED

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ZBA APPLIC	10 JULY 2019
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3D-2





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DRAWING TITLE

3D VIEW  
FROM  
LORING ST

SCALE AS NOTED

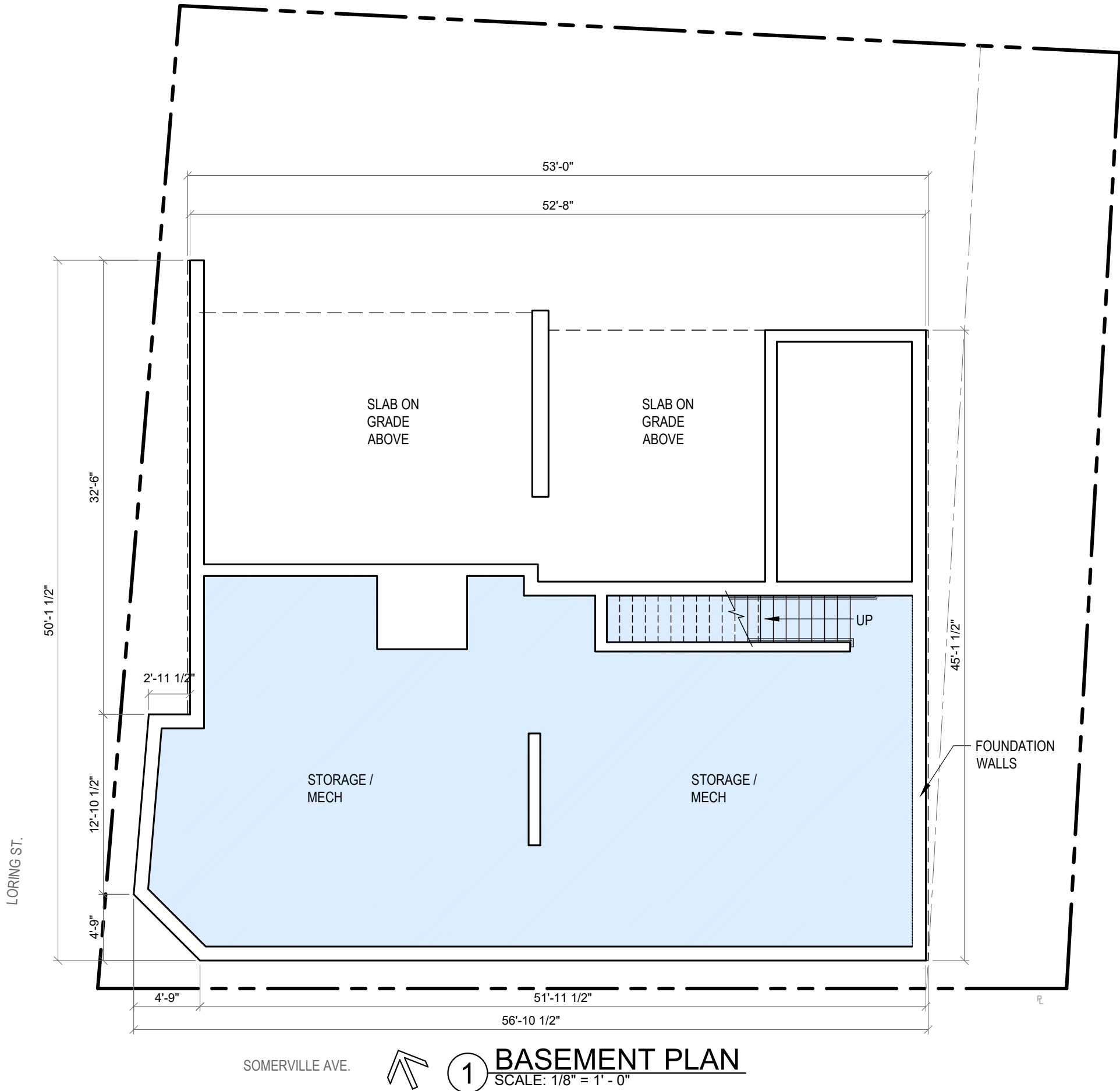
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3D-3



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1 BASEMENT PLAN  
SCALE: 1/8" = 1' - 0"

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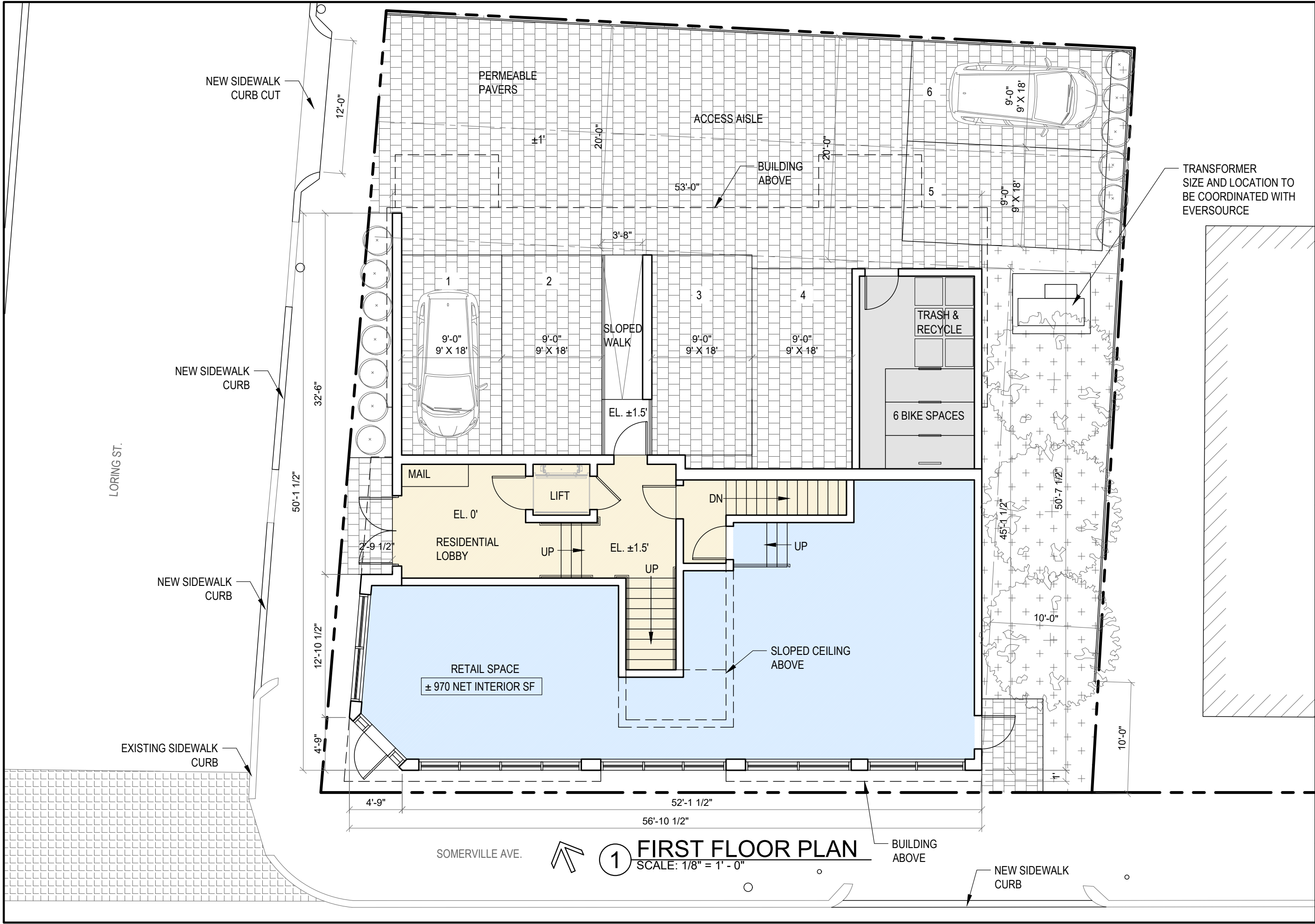
BASEMENT  
PLAN

SCALE AS NOTED	
REVISION	DATE
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SHEET

A1.0

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REGISTERED ARCHITECT  
PETER SAMUEL QUINN  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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DRAWING TITLE

FIRST FLOOR  
PLAN

SCALE AS NOTED

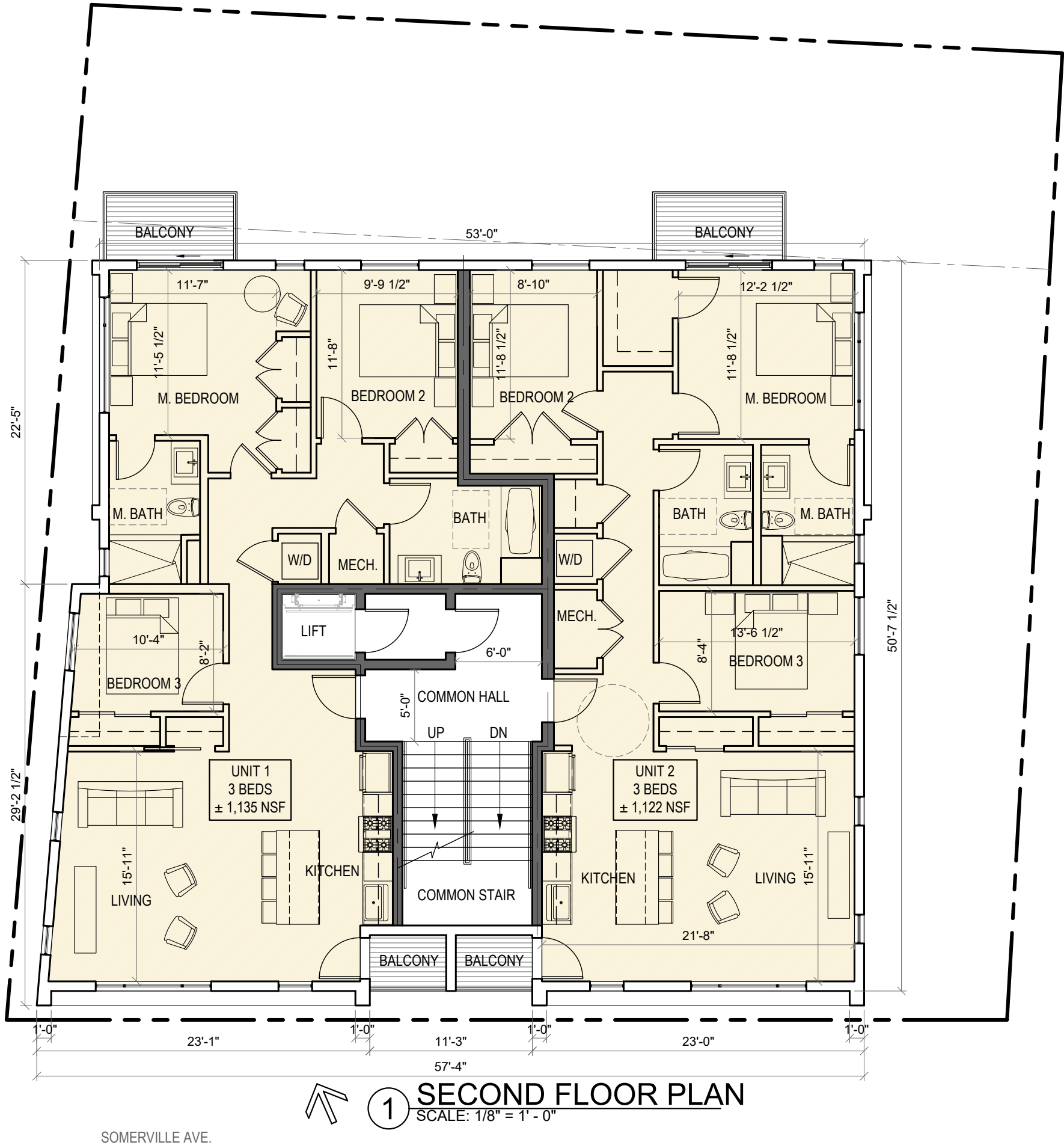
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**A1.1**



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SECOND  
FLOOR  
PLAN

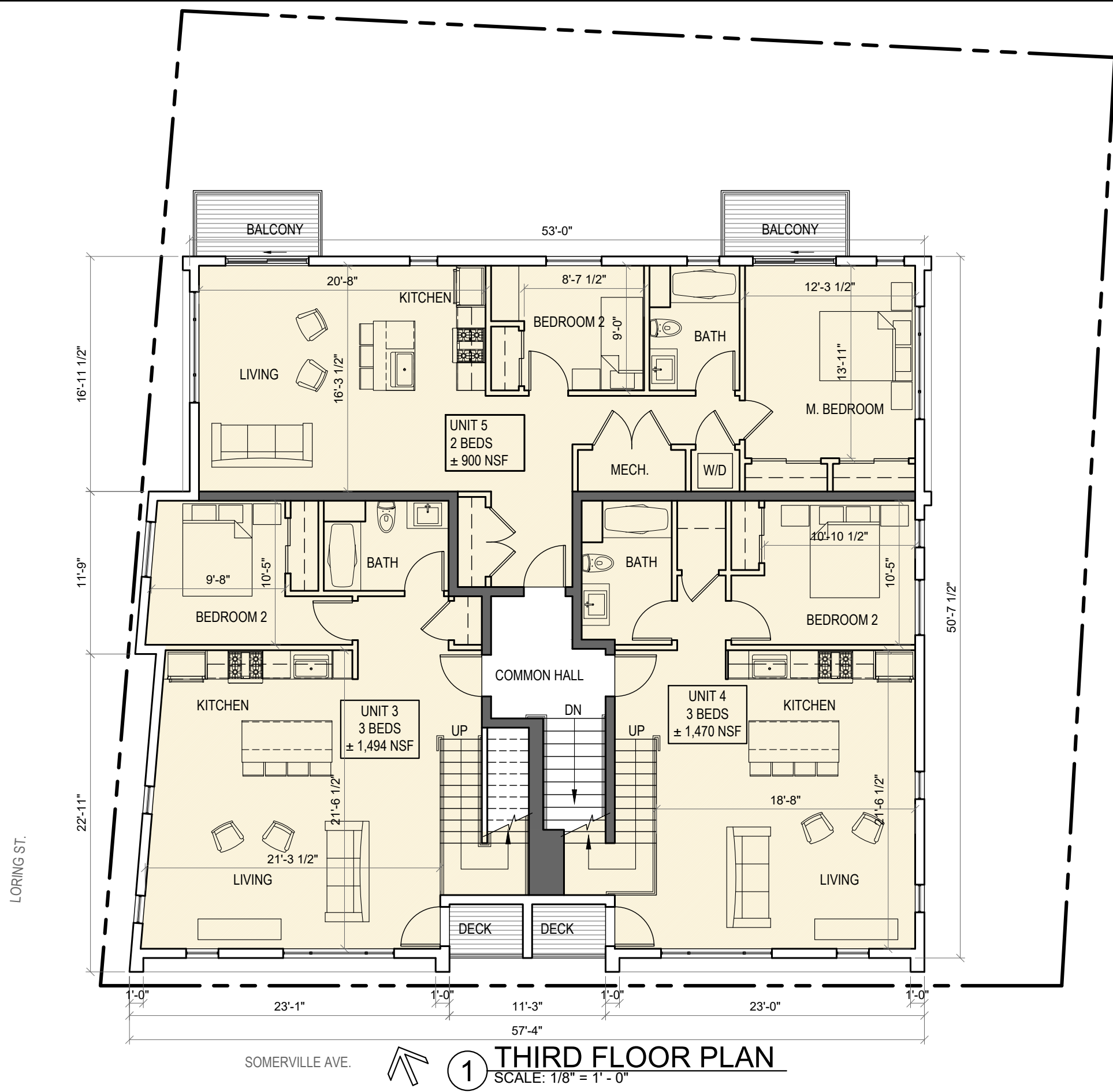
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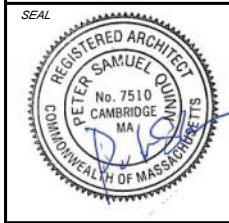
**A1.2**

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1 THIRD FLOOR PLAN  
SCALE: 1/8" = 1' - 0"

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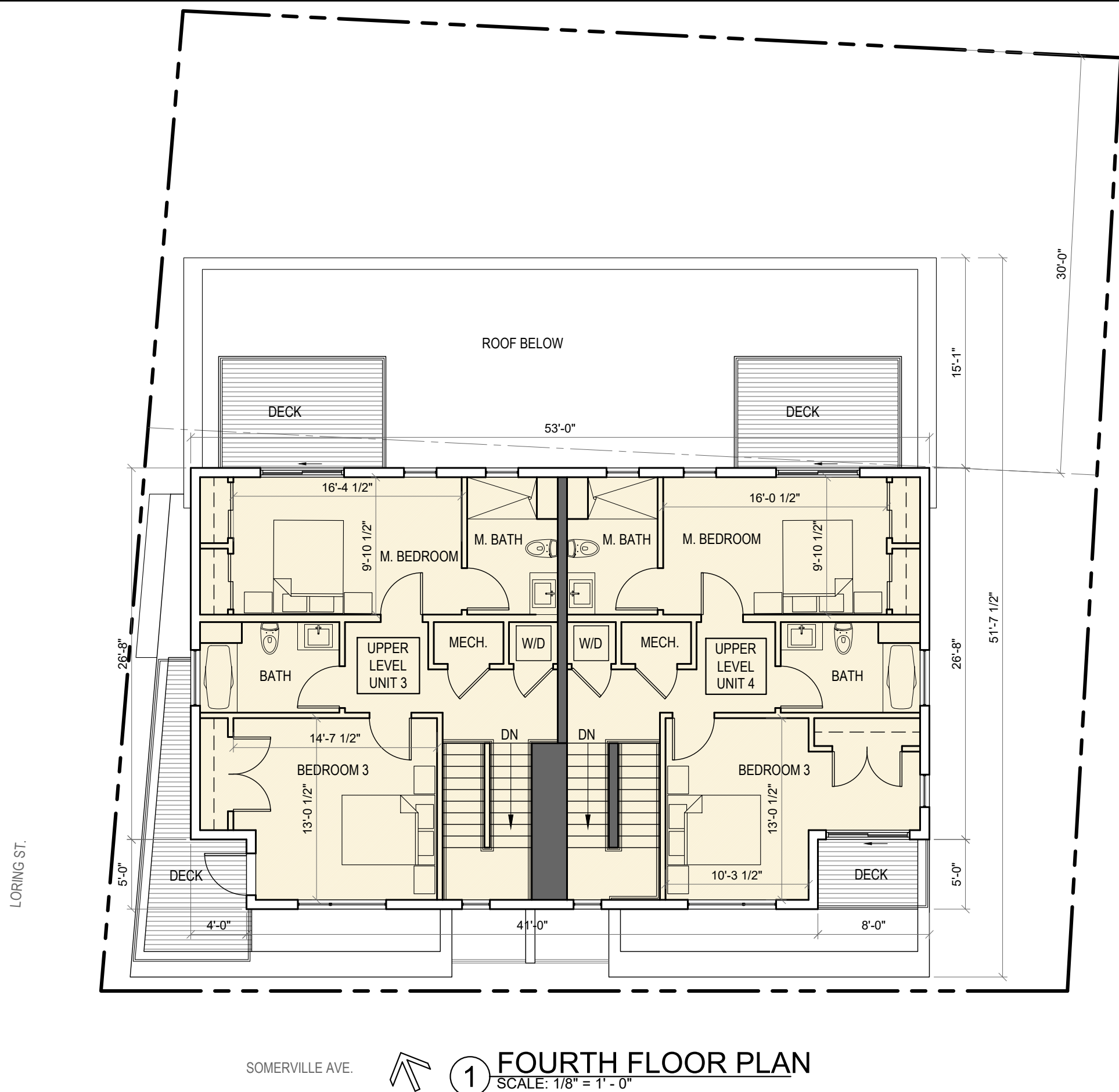
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THIRD  
FLOOR  
PLAN

SCALE AS NOTED	
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**A1.3**



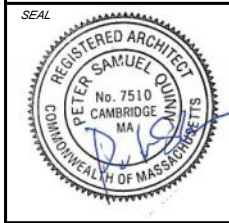
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SOMERVILLE AVE.  **1** **FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"

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**FOURTH  
FLOOR PLAN**

SCALE AS NOTED	
REVISION	DATE
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DRAWN BY EXC	REVIEWED BY PQ

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**A1.4**

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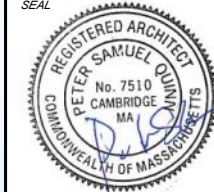


1 SOMERVILLE AVE ELEV.  
SCALE: 1/8" = 1' - 0"

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PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF  
471 SOMERVILLE AVE

471 SOMERVILLE AVE.  
SOMERVILLE, MA 02143

PREPARED FOR

471 SOMERVILLE AVE  
LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

SOMERVILLE  
AVE.  
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

A2.1





1 RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1' - 0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

REGISTERED ARCHITECT  
PETER SAMUEL QUINN  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT  
REDEVELOPMENT OF  
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PREPARED FOR  
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LLC

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WAKEFIELD, MA 01880

DRAWING TITLE  
RIGHT SIDE  
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET  
A2.2



1 REAR ELEVATION  
SCALE: 1/8" = 1' - 0"

PETER  
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ARCHI  
TECTS

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7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

REAR  
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

A2.3



SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF  
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LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

LORING ST.  
ELEVATION

SCALE AS NOTED

REVISION	DATE
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ZBA APPLIC	29 AUG 2019
REV	

ZBA APPLIC	10 JULY 2019
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DRAWN BY EXC	REVIEWED BY PQ
-----------------	-------------------

SHEET

A2.4

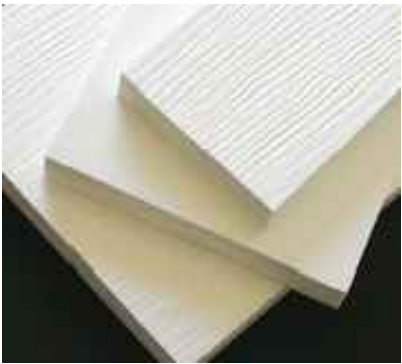


1 LORING ST. ELEVATION  
SCALE: 1/8" = 1' - 0"





PROPOSED SIDING COLOR PALETTE ( FROM ALLURA)



1 FIBER CEMENT TRIM



2 METAL RAILING



3 FIBER CEMENT SIDING  
11" WIDE EXPOSURE



4 FIBER CEMENT SIDING 7" &  
4" EXPOSURE, PAINTED



5 CONTEMPORARY  
CASEMENT WINDOWS



6 FIBER CEMENT 5 1/4" EXPOSURE  
-WOOD GRAIN CEDAR OR PAINTED



7 ALUMINUM STORE  
FRONT



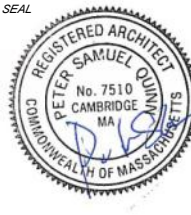
8 FIBER CEMENT PANELS  
PAINTED

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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SOMERVILLE, MA 02143

PREPARED FOR

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LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

MATERIALS  
SHEET

SCALE AS NOTED

REVISION DATE

ZBA APPLIC  
REV 29 AUG 2019

ZBA APPLIC  
10 JULY 2019

DRAWN BY  
EXC REVIEWED BY  
PQ

SHEET

A2.5





CONSULTANT

PROJECT  
REDEVELOPMENT OF  
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PREPARED FOR  
471 SOMERVILLE AVE  
LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

SHADOW STUDY  
MARCH 21  
/ SEPT 21  
EQUINOX

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

ZBA APPLIC  
REV

29 AUG 2019

ZBA APPLIC

10 JULY 2019

DRAWN BY  
EXC

REVIEWED BY  
PQ

SHEET

SH1

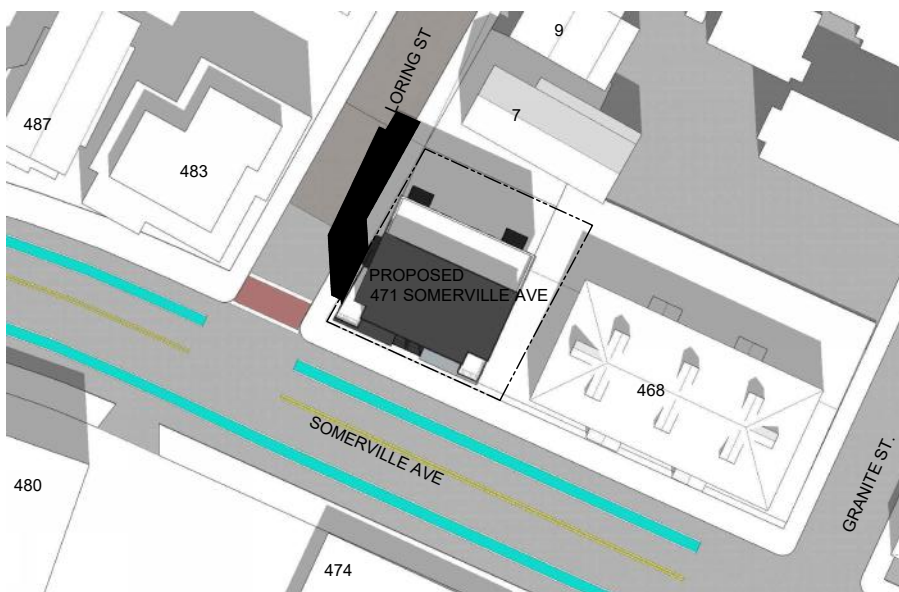
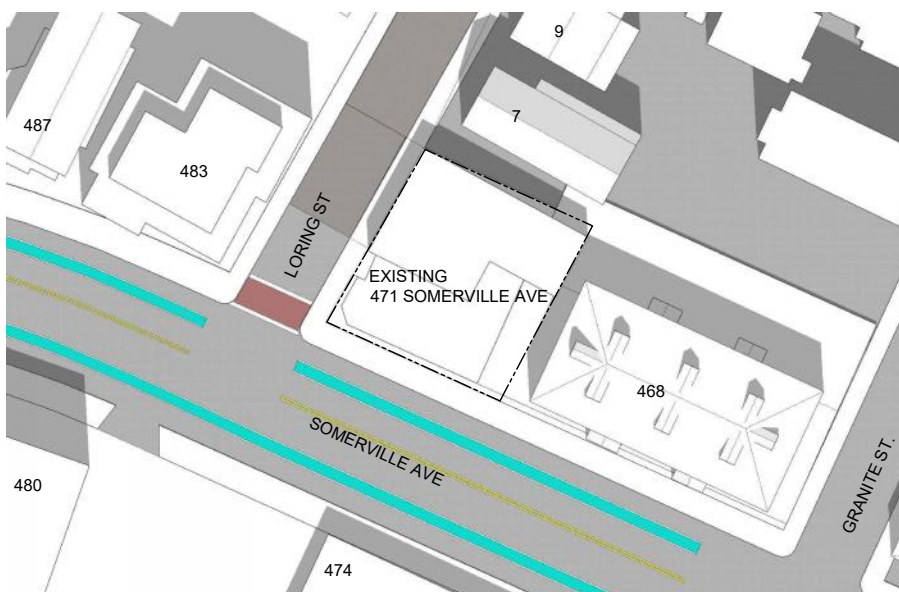
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12:00 PM

3:00PM

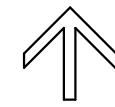
EXISTING

PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX





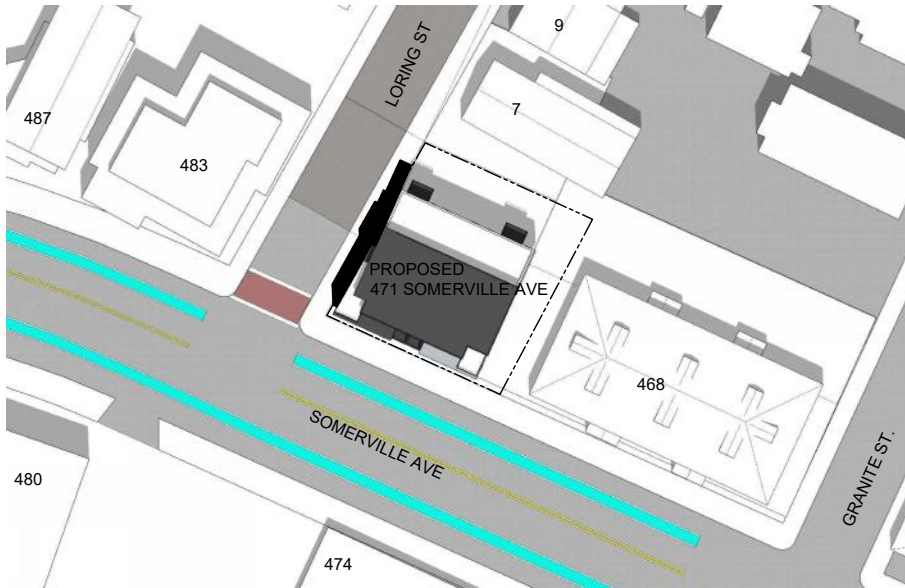
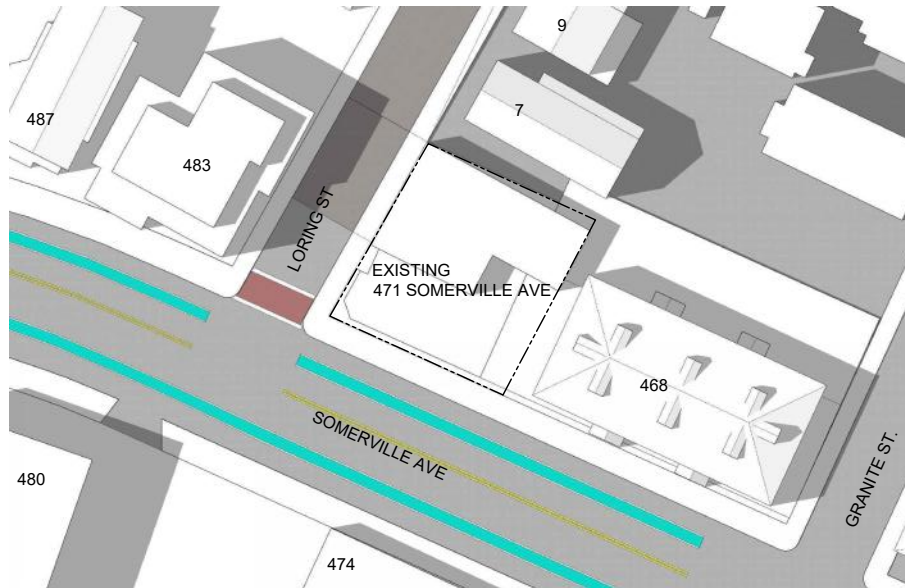
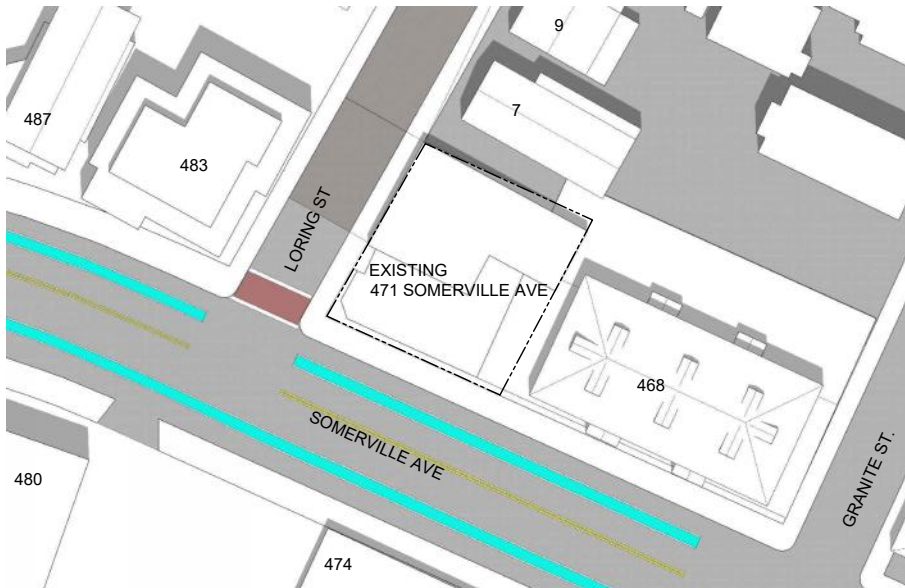
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EXISTING

PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - JUNE 21



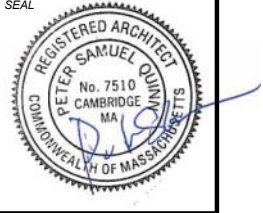
SH2

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7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

SHADOW STUDY  
JUNE 21

SCALE AS NOTED

REVISION DATE

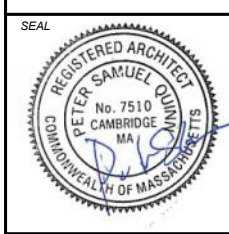
ZBA APPLIC 29 AUG 2019

REV 10 JULY 2019

DRAWN BY EXC REVIEWED BY PQ

SHEET





CONSULTANT

PROJECT  
REDEVELOPMENT OF  
471 SOMERVILLE AVE

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SOMERVILLE, MA 02143  
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471 SOMERVILLE AVE  
LLC  
7 MORRISON RD WEST  
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DRAWING TITLE  
SHADOW STUDY  
DECEMBER 21

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV	29 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

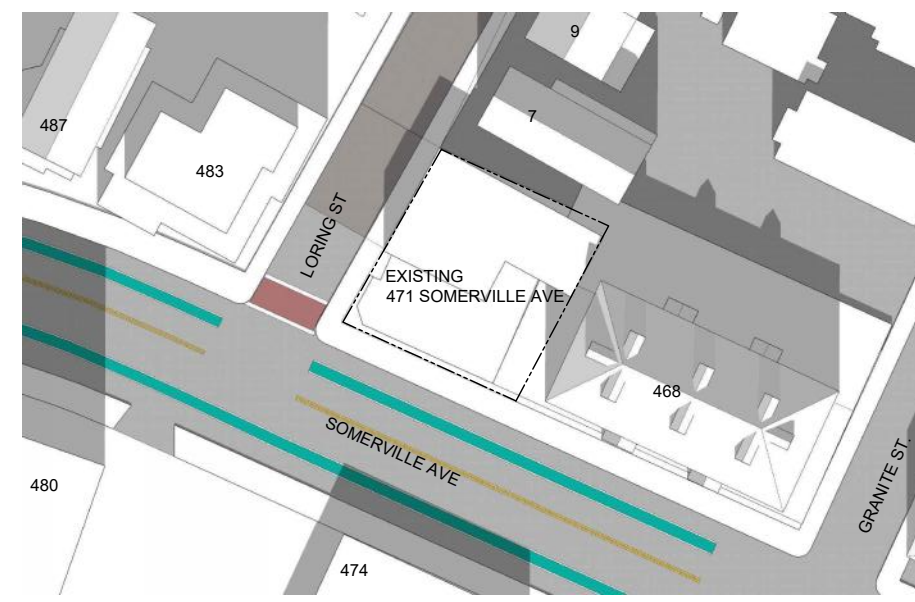
SHEET  
SH3

9:00 AM

12:00 PM

3:00PM

EXISTING



PROPOSED



■ ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21

