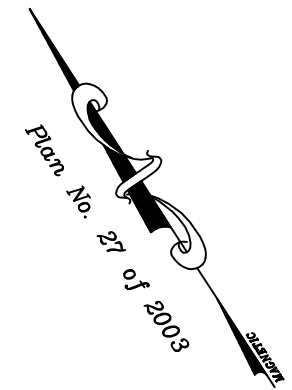
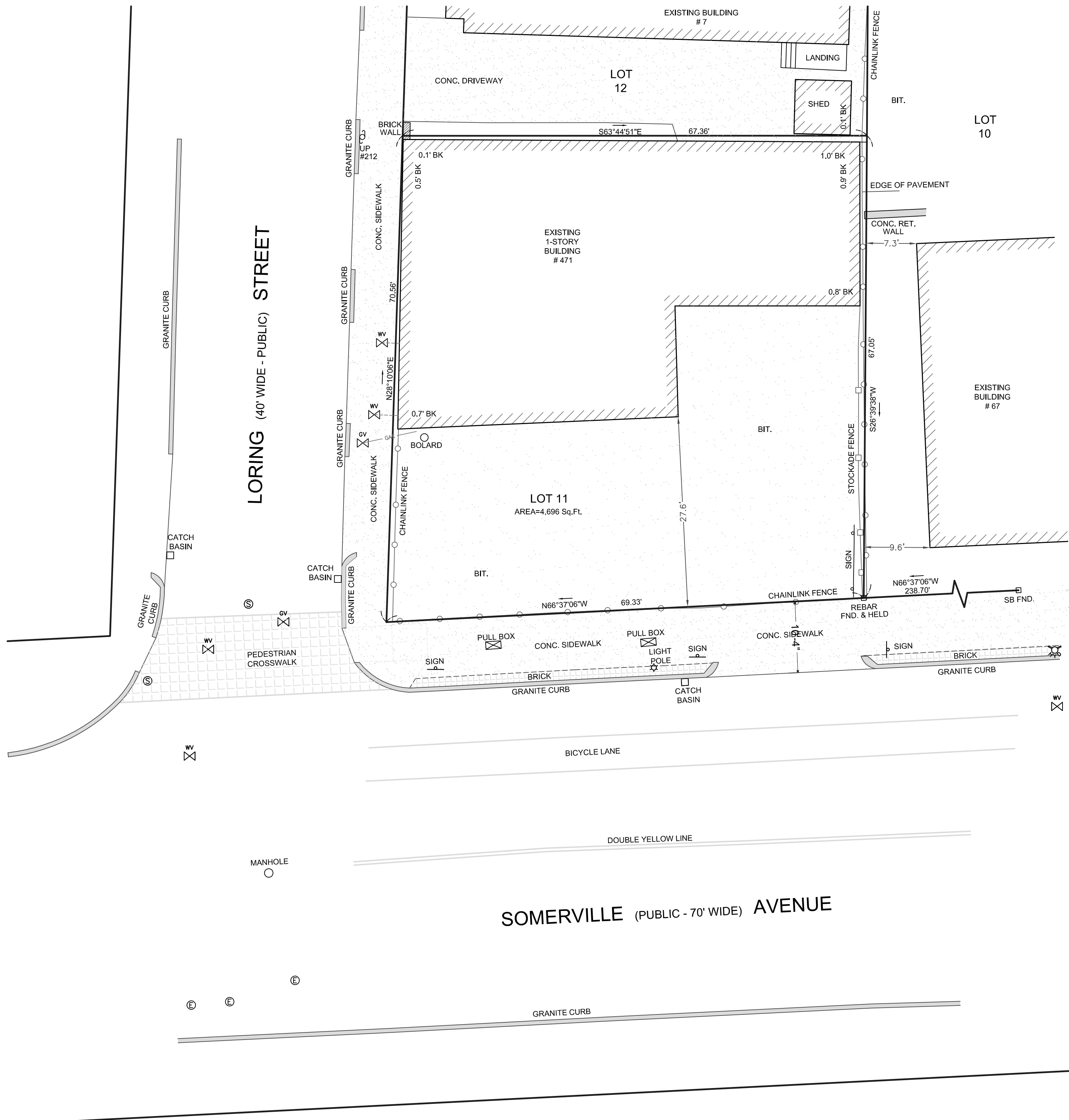


LOCUS PLAN



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



(IN FEET)
1 inch = 10 ft.

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	15' 2ND FLOOR 20' PARKING	COMPLIES
FRONTAGE MIN (FT)	N/A	NO CHANGE	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	NONE	43	COMPLIES
BIKE PARKING SPACES	0	10	COMPLIES
RES. PARKING SPACES MIN	12, SEE NOTE 1	6	REQUIRES RELIEF BY SPECIAL PERMIT
COMMERCIAL AREA		1,040 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 = 1040-SF / 425-SF = 2.4

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

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'

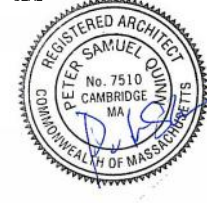
10' REDUCED REAR YARD REQUIRED 15' PROVIDED

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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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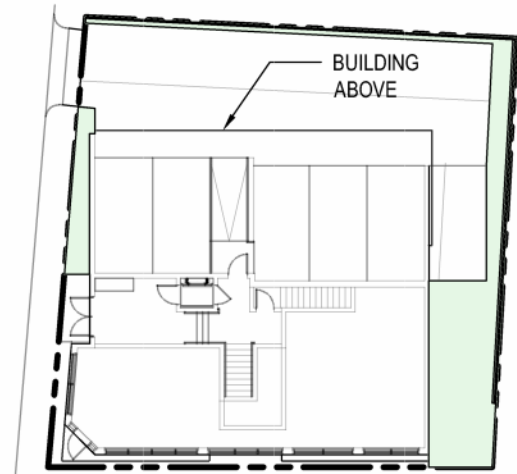
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SHEET


Z0

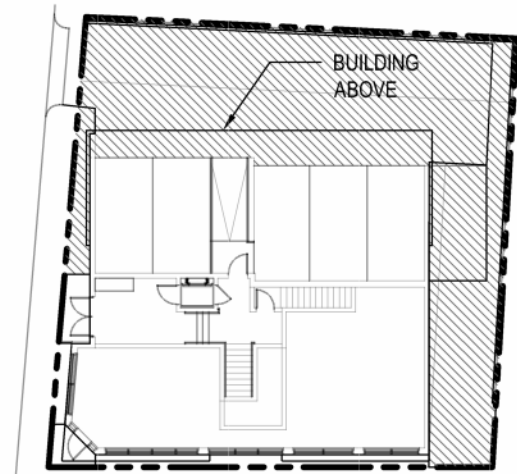


1 DIMENSIONAL SITE PLAN




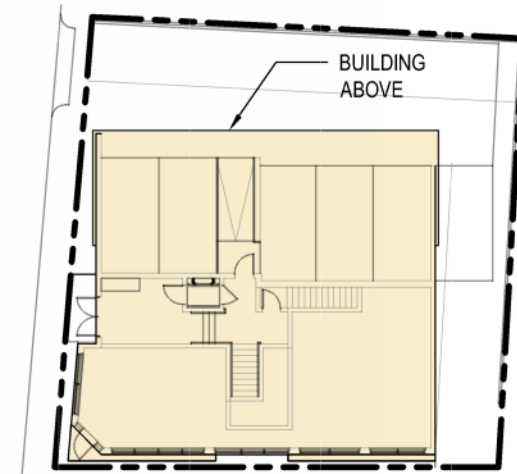
1 LANDSCAPE AREA
SCALE: 1/30" = 1'-0"

	LANDSCAPE AREA	582 SF	
	LOT AREA	4,696 SF	= 12%




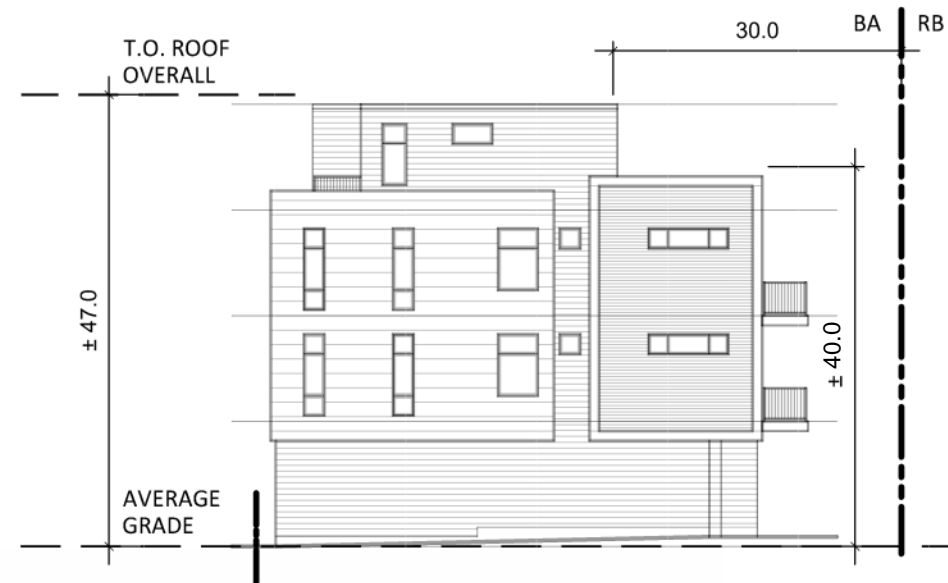
2 PERVIOUS AREA
SCALE: 1/30" = 1'-0"

	PERVIOUS AREA	2,013 SF	
	LOT AREA	4,696 SF	= 43%



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

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



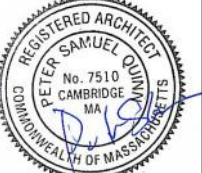
4 BUILDING HEIGHT
SCALE: 1/20" = 1'-0"

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ZONING
ANALYSIS

SCALE AS NOTED

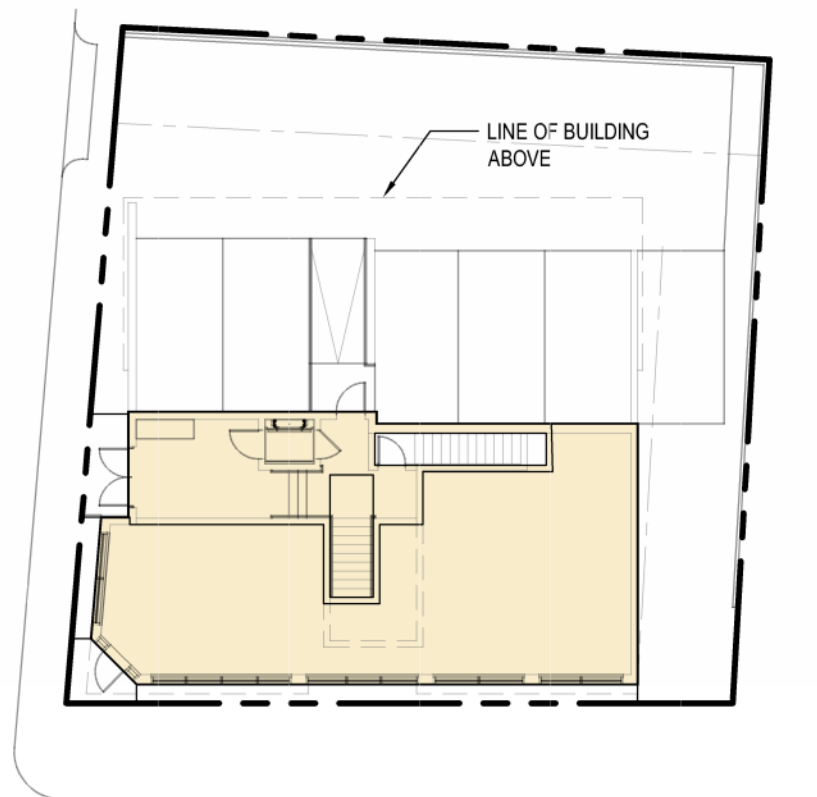
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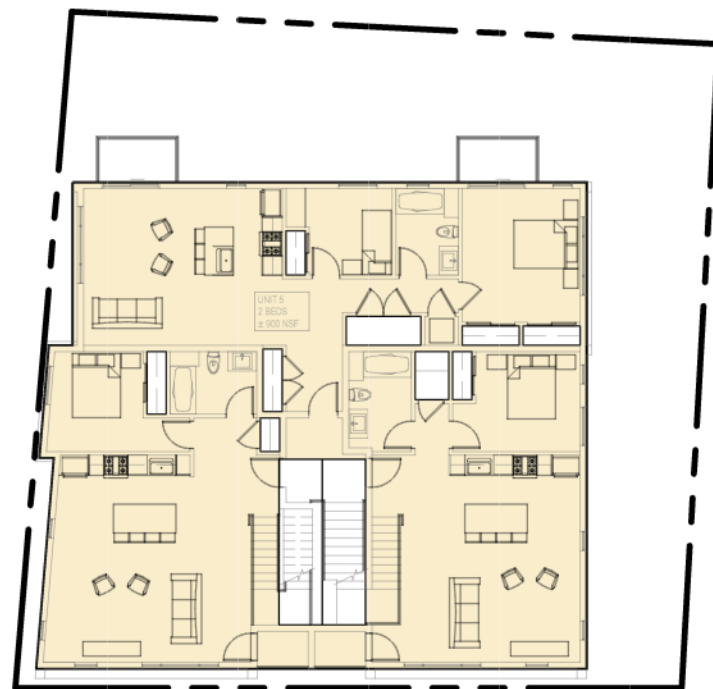
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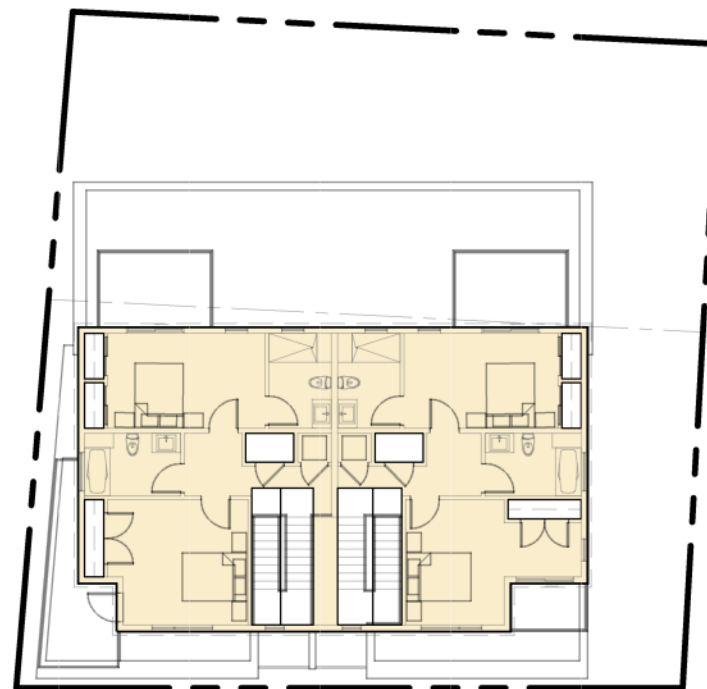
1ST FLOOR - RESIDENTIAL: 410-NSF
RETAIL: 1,049-NSF



2ND FLOOR - RESIDENTIAL: 2,449-NSF



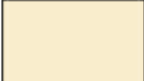
3RD FLOOR - RESIDENTIAL: 2,533-NSF



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"



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

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SHEET

EC-1

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3D VIEW
HEADING EAST
SOMERVILLE AVE

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC	10 JULY 2019
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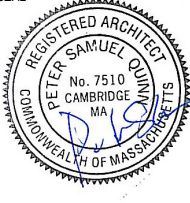


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3D VIEW
HEADING WEST
SOMERVILLE AVE

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SHEET

10 JULY 2019

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3D VIEW
FROM
LORING ST

SCALE AS NOTED

REVISION	DATE
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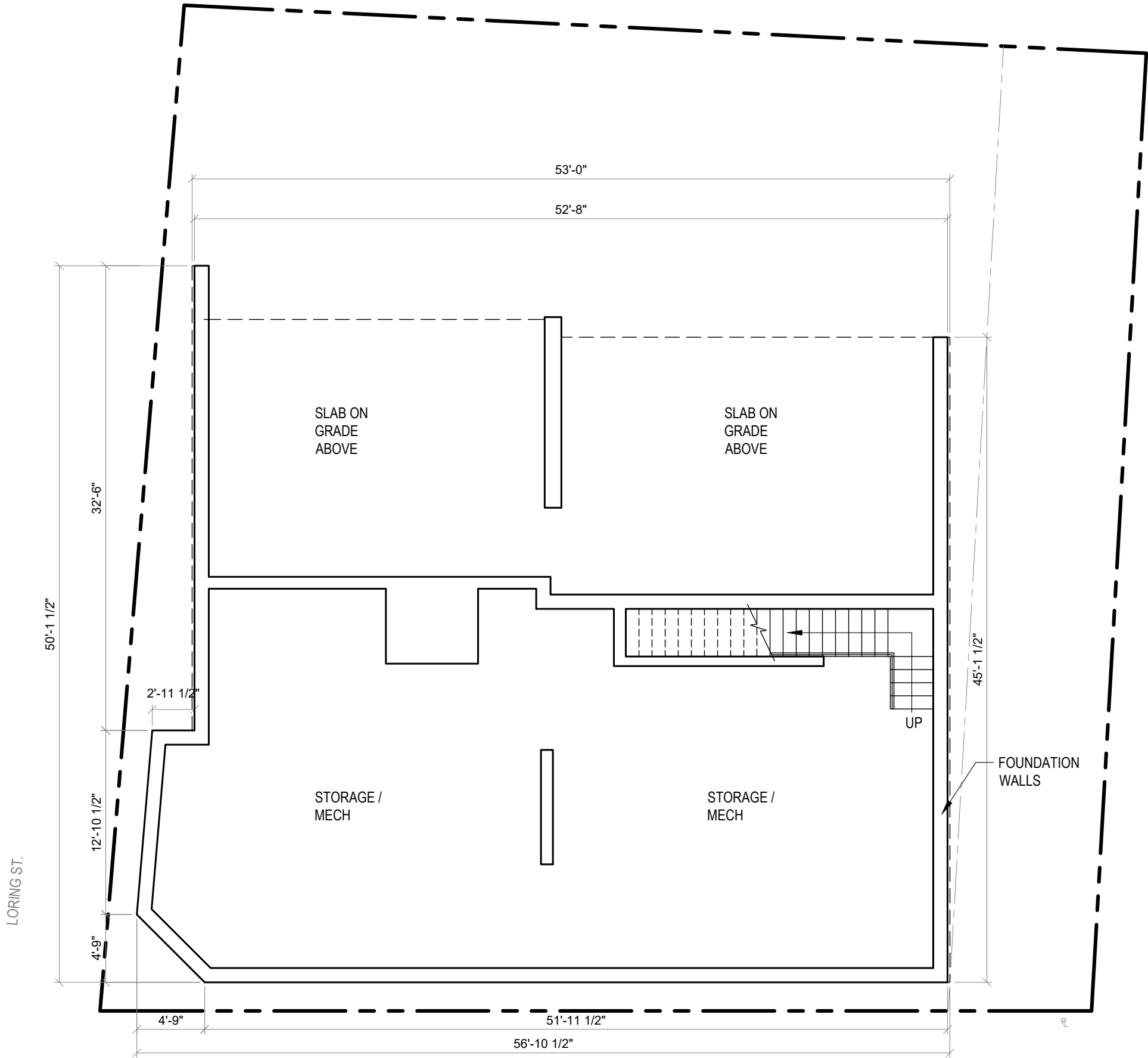
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SOMERVILLE AVE.



1

BASEMENT PLAN

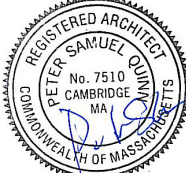
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DRAWING TITLE

BASEMENT
PLAN

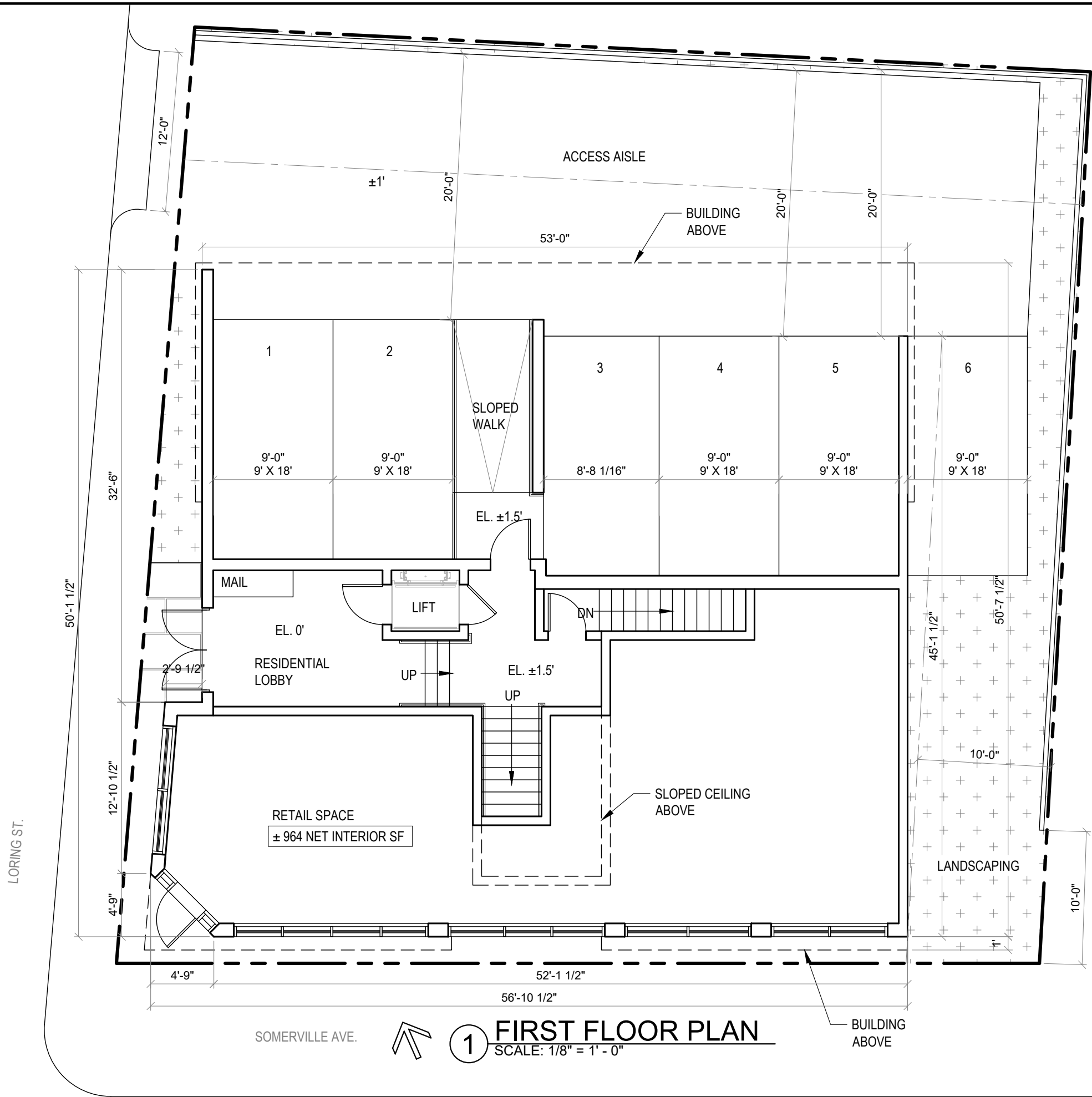
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1

FIRST FLOOR PLAN

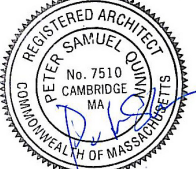
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FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION DATE

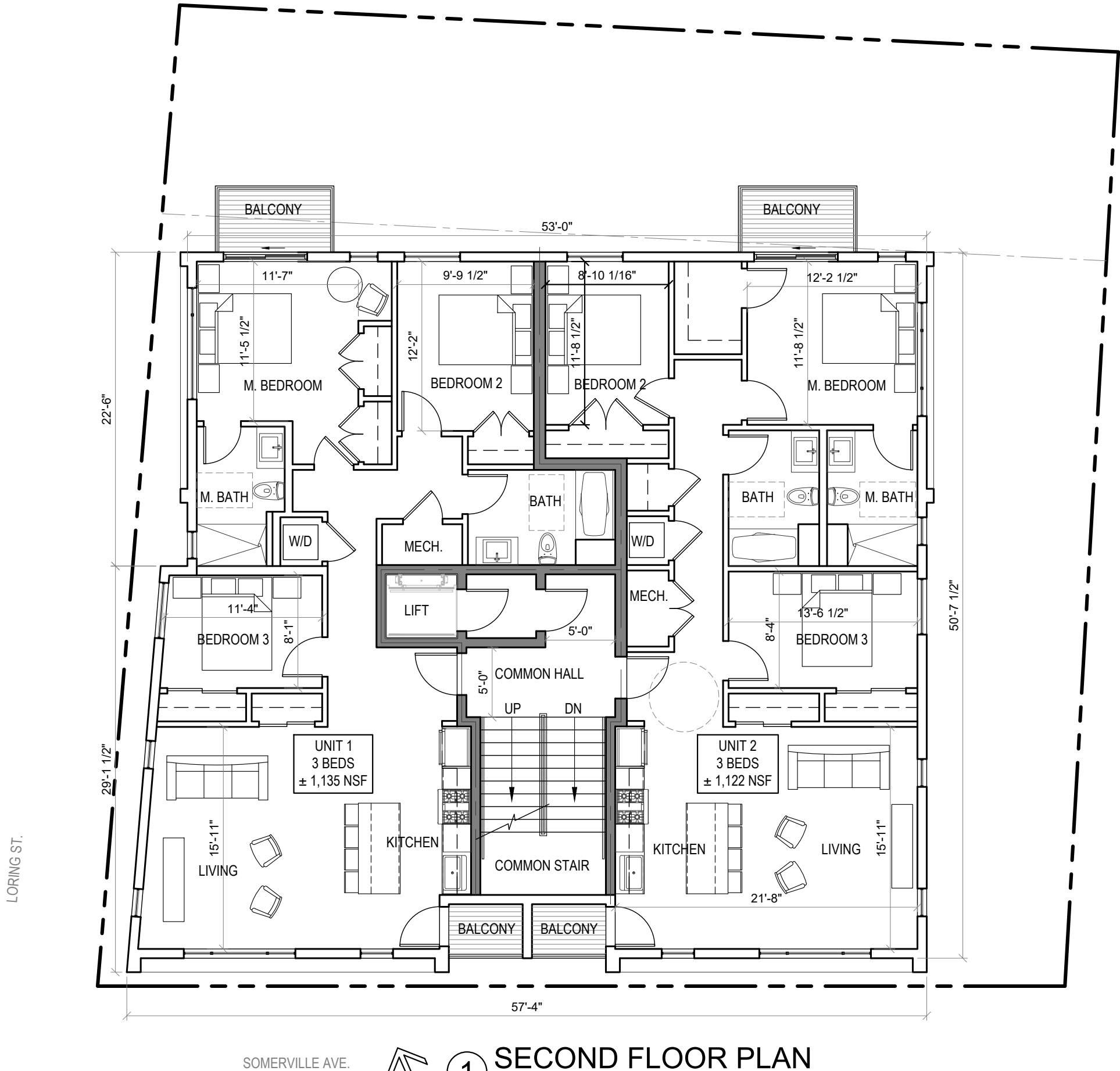
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1

SECOND FLOOR PLAN

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

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SECOND
FLOOR
PLAN

SCALE AS NOTED

REVISION DATE

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10 JULY 2019

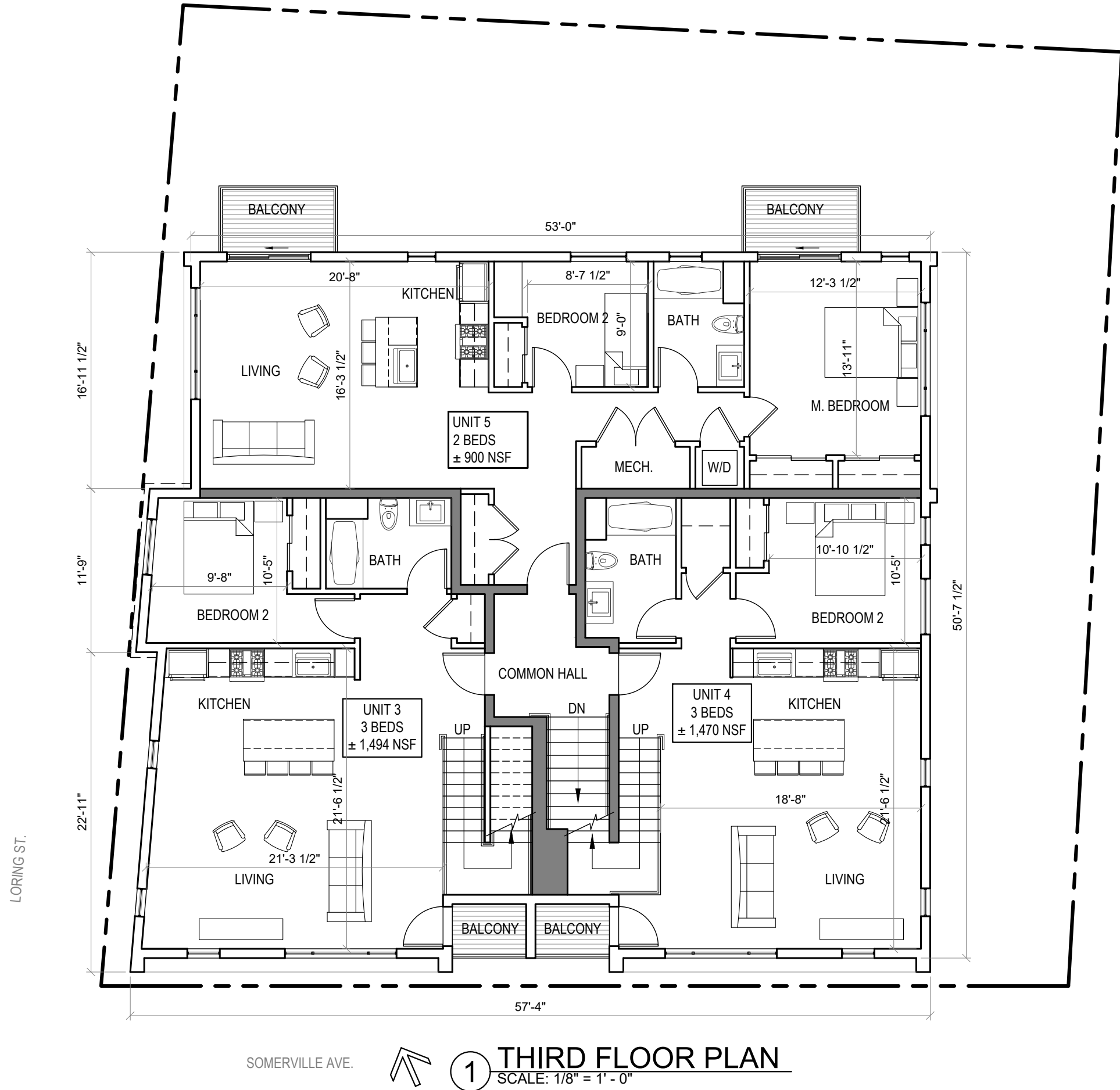
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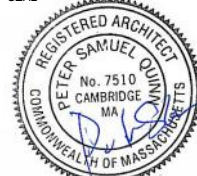


1 THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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THIRD
FLOOR
PLAN

SCALE AS NOTED

REVISION DATE

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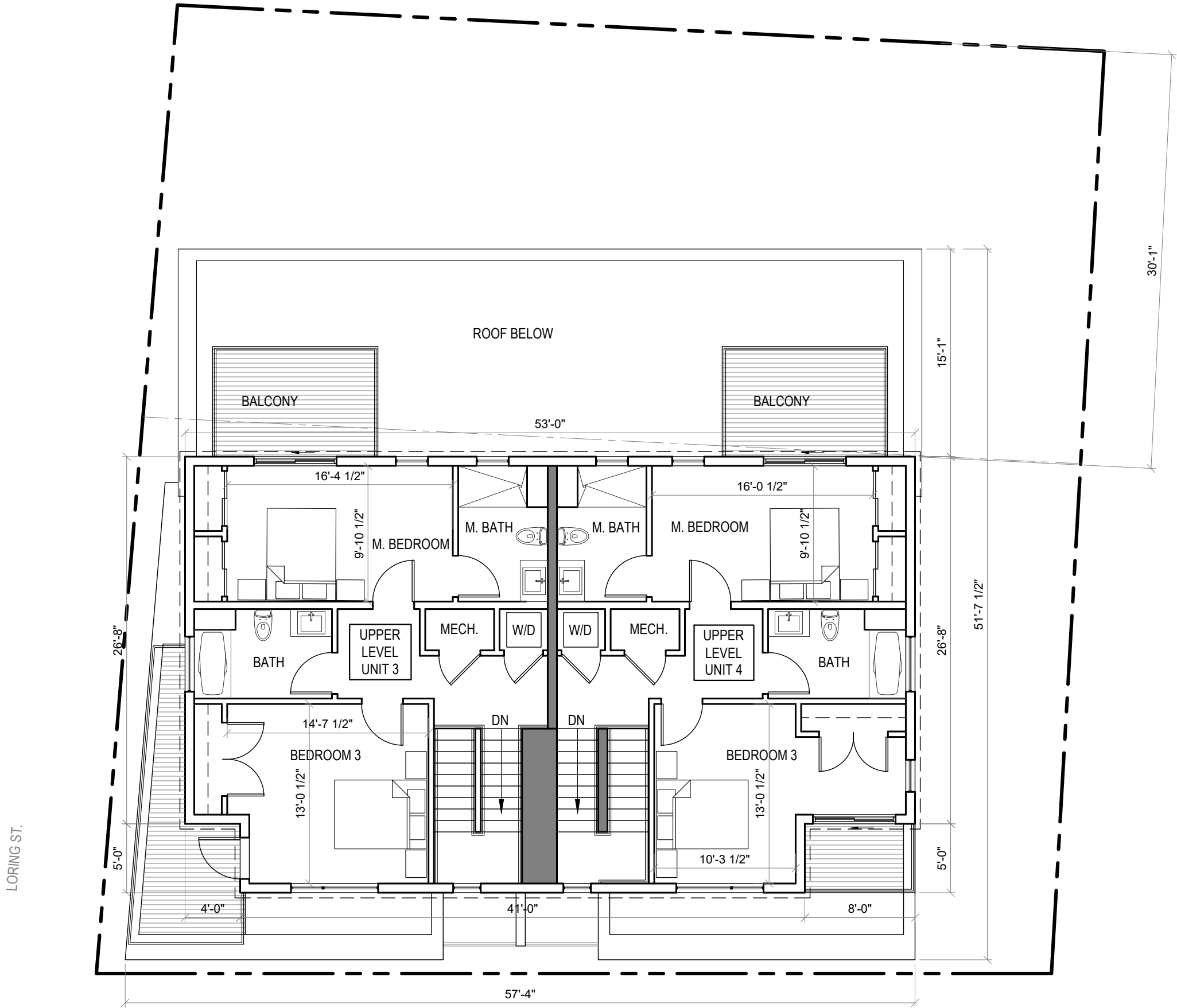
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SOMERVILLE AVE.



1

FOURTH FLOOR PLAN

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

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FOURTH
FLOOR PLAN

SCALE AS NOTED

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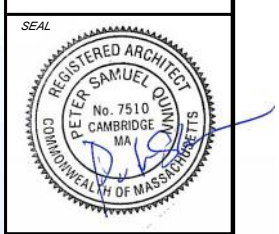
SHEET

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

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DRAWING TITLE
SOMERVILLE
AVE.
ELEVATION

SCALE AS NOTED	
REVISION	DATE
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1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"

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DRAWING TITLE
RIGHT SIDE
ELEVATION

SCALE AS NOTED

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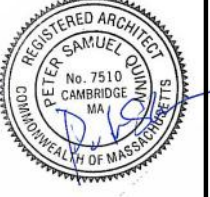


1 REAR ELEVATION
SCALE: 1/8" = 1' - 0"

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REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
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ZBA APPLIC

10 JULY 2019

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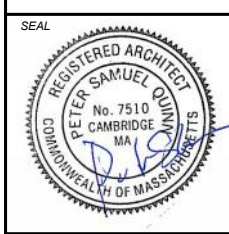
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1 LORING ST. ELEVATION



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SHADOW STUDY
MARCH 21
/ SEPT 21
EQUINOX

SCALE AS NOTED	
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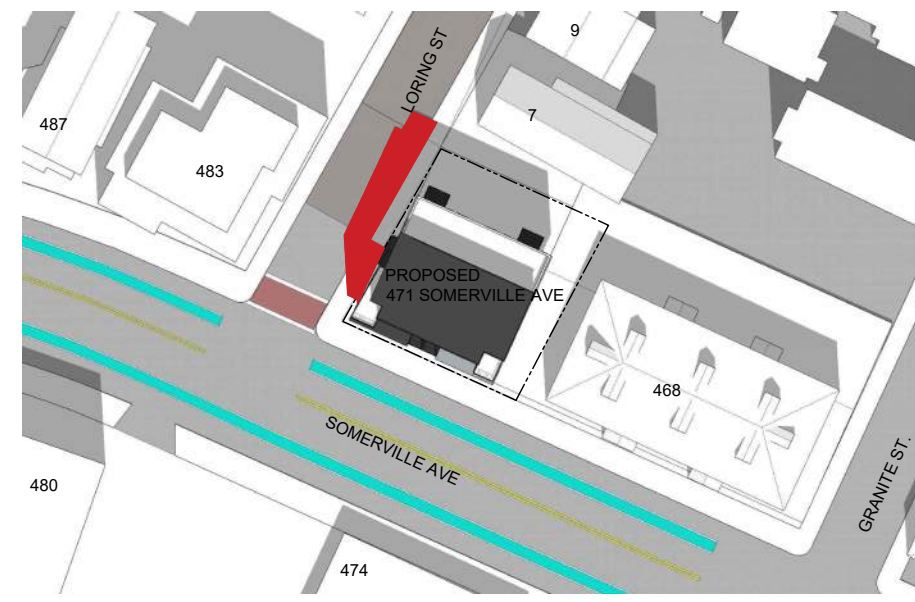
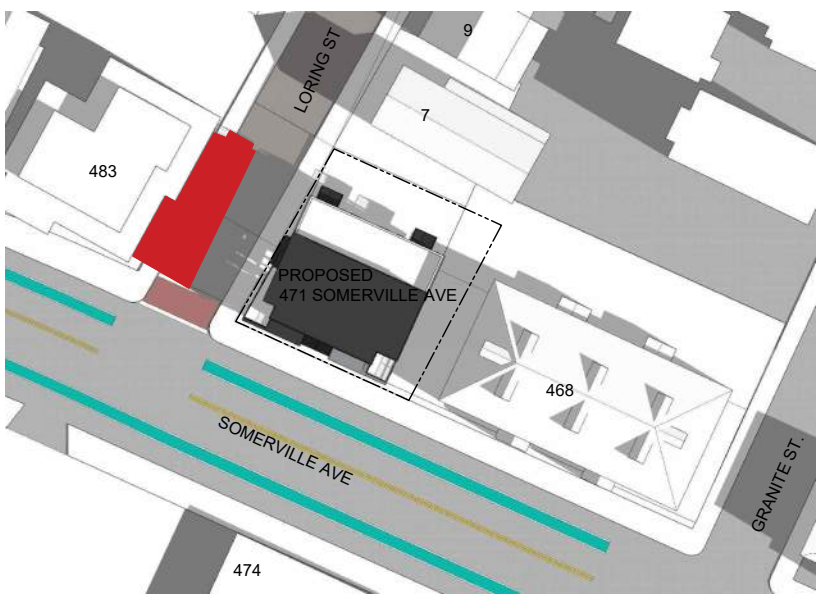
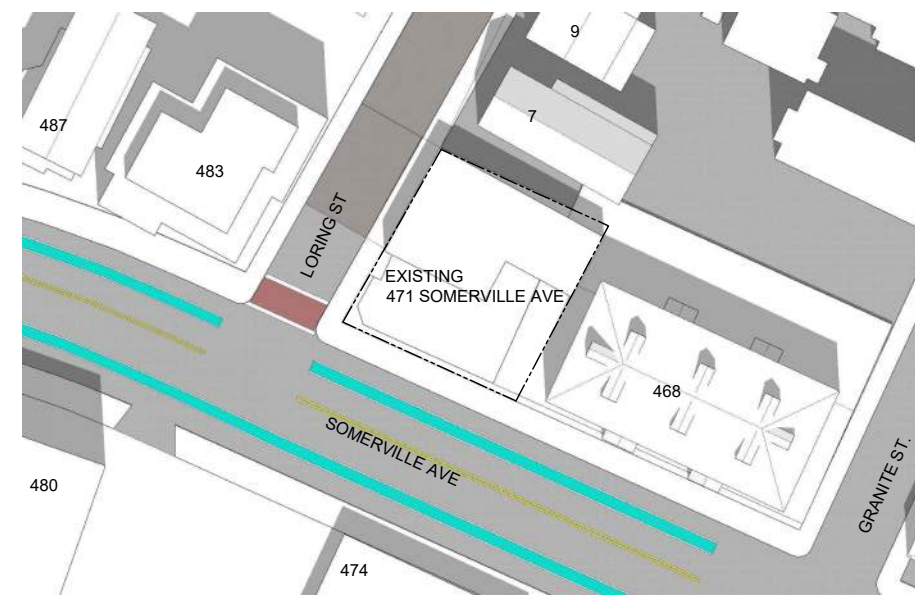
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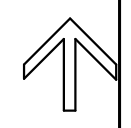
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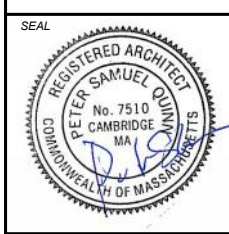
PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX





CONSULTANT

PROJECT
REDEVELOPMENT OF
471 SOMERVILLE AVE

471 SOMERVILLE AVE.
SOMERVILLE, MA 02143
PREPARED FOR
471 SOMERVILLE LLC

DRAWING TITLE
SHADOW STUDY
JUNE 21

SCALE AS NOTED	
REVISION	DATE
ZBA APPLIC	3 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET
SH2

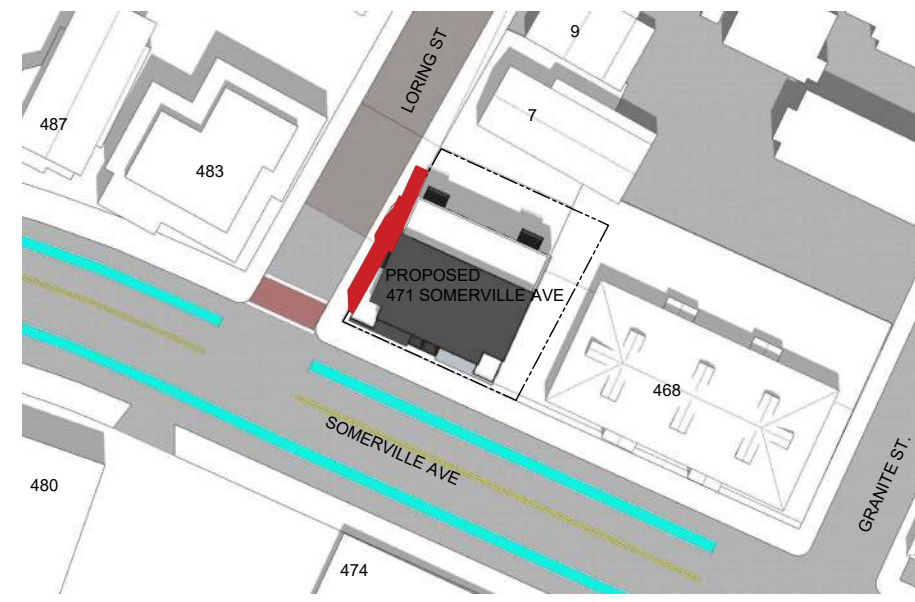
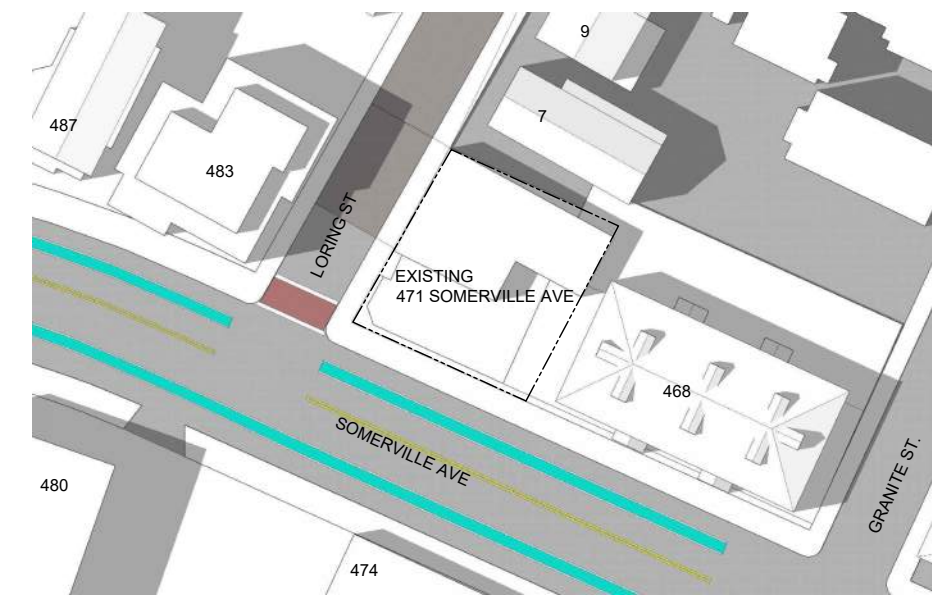
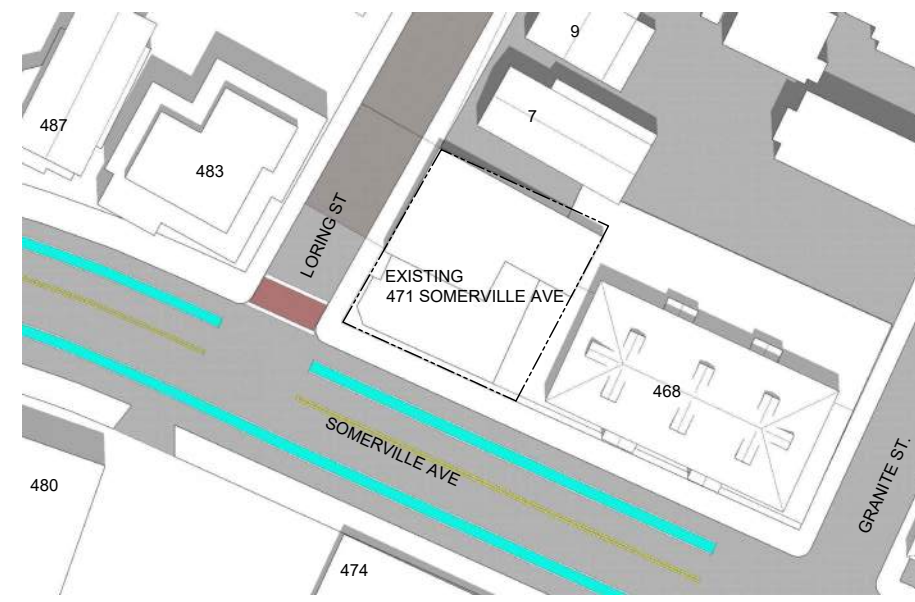
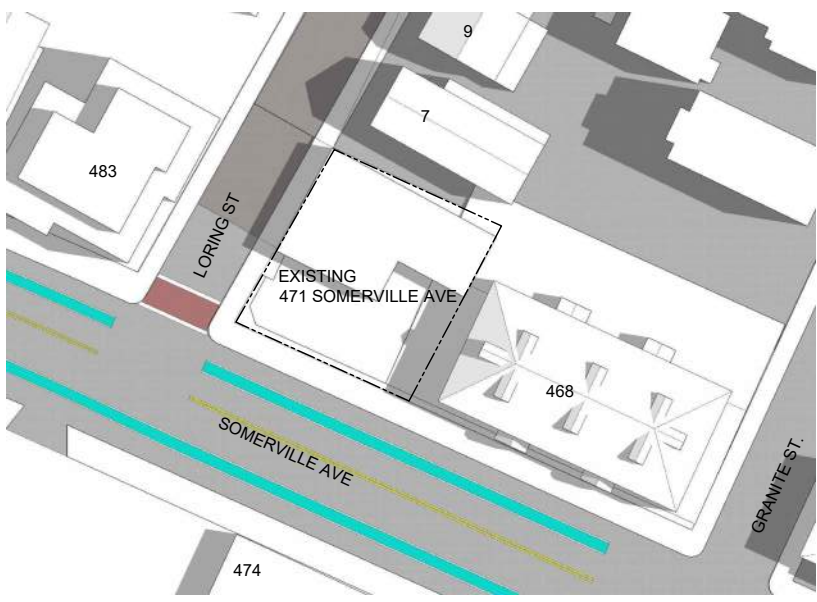
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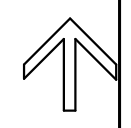
EXISTING

PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - JUNE 21

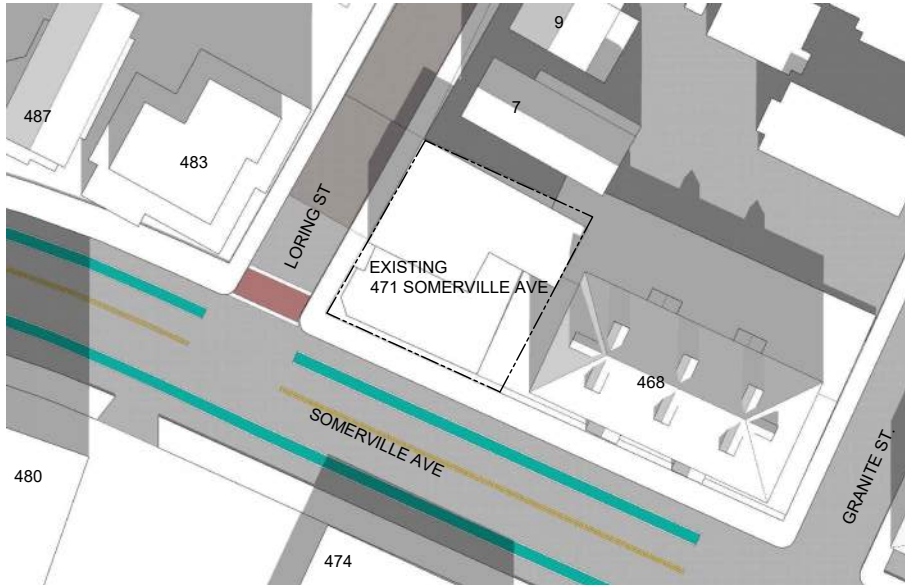


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EXISTING



PROPOSED



■ ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21



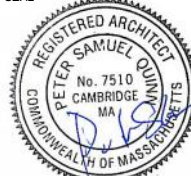
SH3

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
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 LLC

DRAWING TITLE

SHADOW STUDY
DECEMBER 21

SCALE AS NOTED

REVISION DATE

ZBA APPLIC 3 JULY 2019

DRAWN BY EXC REVIEWED BY PQ

SHEET