

REDEVELOPMENT OF
471 SOMERVILLE AVE
SOMERVILLE, MA 02143

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 AVE
LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION | DATE

ZBA APPLIC
REV 1 | 8 AUG 2019

ZBA APPLIC
10 JULY 2019

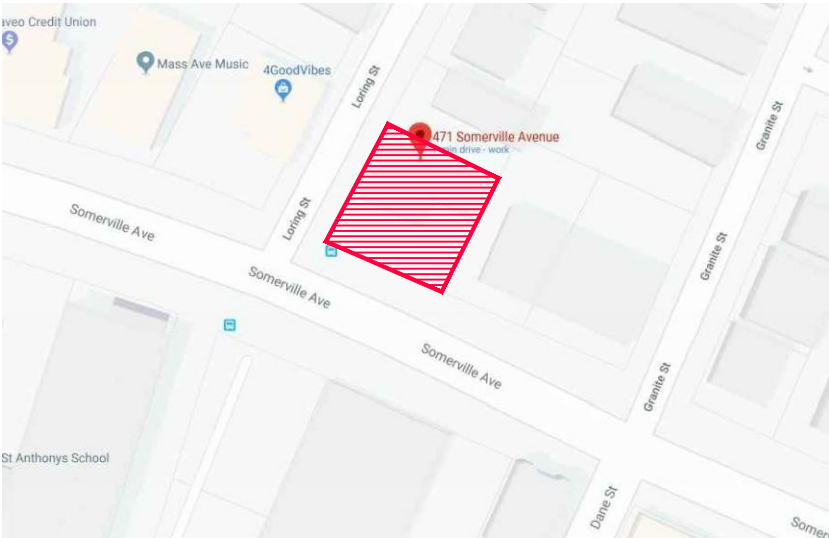
DRAWN BY
EXC | REVIEWED BY
PQ

SHEET

T1

LIST OF DRAWINGS		ZBA APPLIC 10 JULY 2019	ZBA APPLIC REV 1 08 AUGUST 2019
GENERAL			
T1	TITLE SHEET	X	X
	EXISTING PLOT PLAN	X	X
Z0	DIMENSIONAL TABLE	X	X
Z1	DIMENSIONAL SITE PLAN	X	X
Z2	ZONING ANALYSIS	X	X
Z3	ZONING ANALYSIS	X	X
EC.1	EXISTING CONDITIONS PHOTOS	X	X

ARCHITECTURAL			
3D-1	3D VIEW HEADING EAST SOMERVILLE AVE	X	X
3D-2	3D VIEW HEADING WEST SOMERVILLE AVE	X	X
3D-3	3D VIEW FROM LORING ST	X	X
A1.0	BASEMENT PLAN	X	X
A1.1	FIRST FLOOR PLAN	X	X
A1.2	SECOND FLOOR PLAN	X	X
A1.3	THIRD FLOOR PLAN	X	X
A1.4	FOURTH FLOOR PLAN	X	X
A2.1	SOMERVILLE AVE ELEVATION	X	X
A2.2	RIGHT SIDE ELEVATION	X	X
A2.3	REAR ELEVATION	X	X
A2.4	LORING ST ELEVATION	X	X
A2.5	MATERIAL SHEET		X
SH1	SHADOW STUDY MARCH 21 / SEPT 21 EQUINOX	X	X
SH2	SHADOW STUDY JUNE 21	X	X
SH3	SHADOW STUDY DECEMBER 21	X	X



LOCUS PLAN ↑



SOMERVILLE AVE ELEVATION

PROGRAM SUMMARY

- 5 UNITS
1 TWO BEDROOM UNIT
4 THREE BEDROOM UNITS

1 RETAIL SPACE ± 970 NSF

6 PARKING SPACES

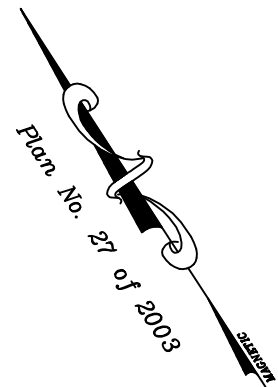
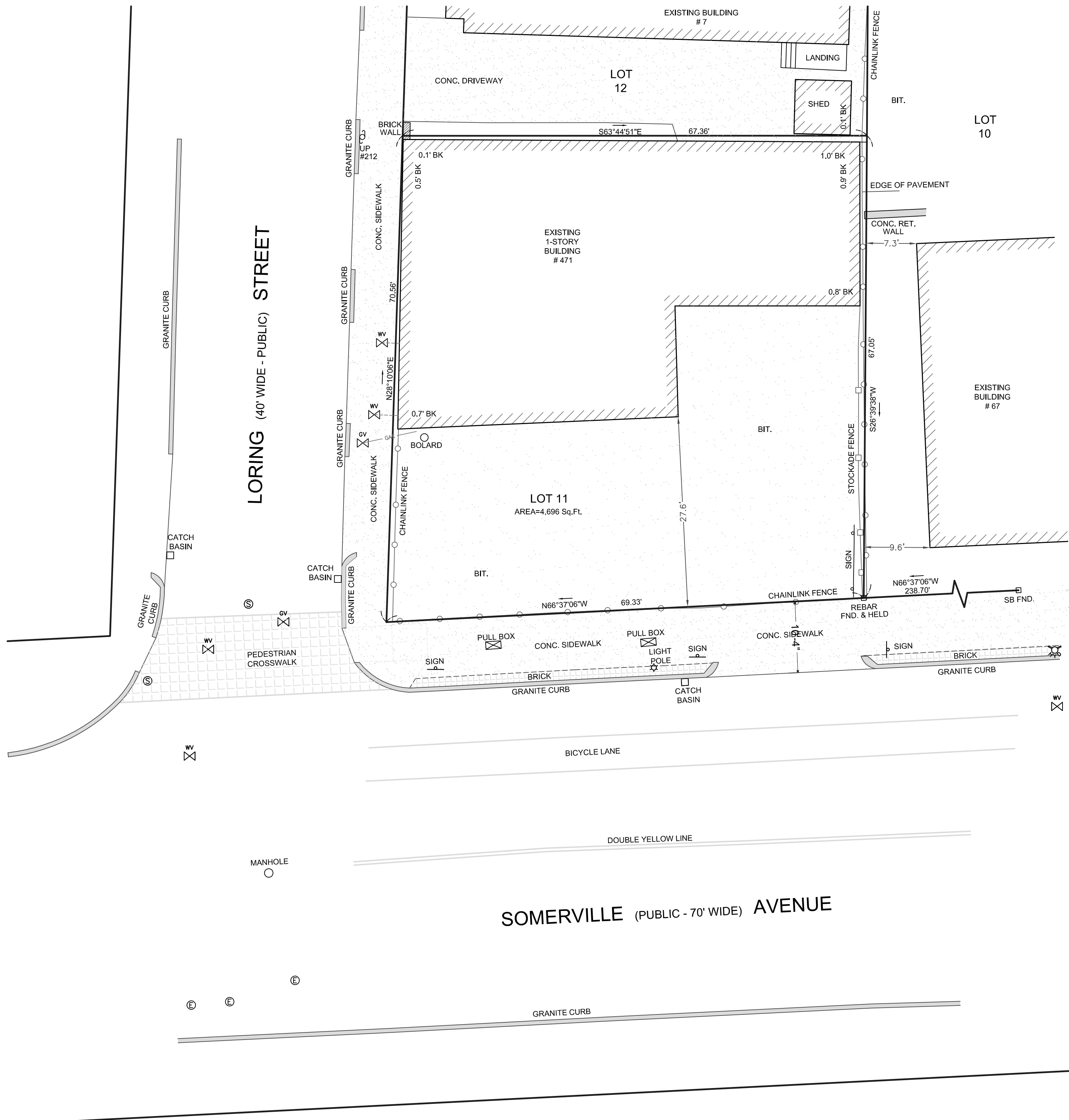
PREPARED BY:

ARCHITECT

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ARCHITECTS LLC
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PH (617) 354 3989

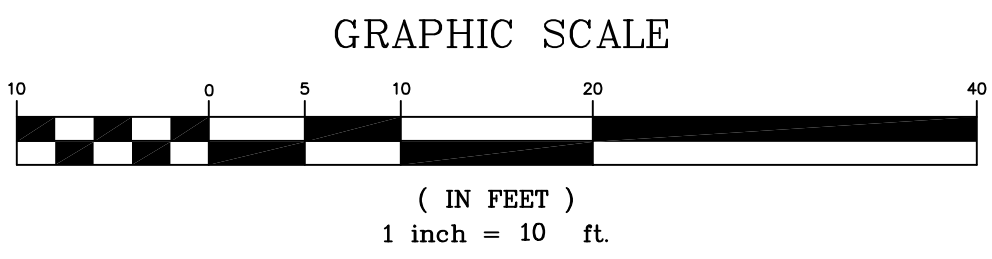
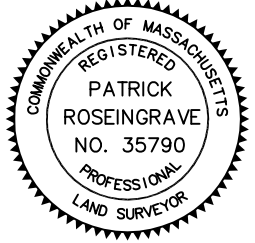
SURVEYOR

LAND MAPPING INC
10 ANDREW SQUARE, STE 201B
SOMERVILLE, MA 02143
PH (857) 544 3061



- 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



Existing Conditions
471 Somerville Avenue
Somerville, MA 02143

LAND MAPPING INC.
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	6	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
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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'

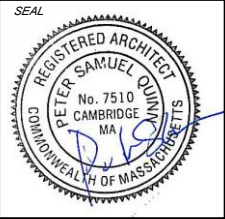
16' - 7.8' = 8.2' BUT NO CASE < 10' = 10'

10' REDUCED REAR YARD REQUIRED	15' PROVIDED
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WAKEFIELD, MA 01880

DRAWING TITLE
DIMENSIONAL
TABLE

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV 1	8 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET
Z0

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LOT AREA =
± 4,696-SF

BASED ON EXISTING
CONDITIONS PLAN BY LAND
MAPPING INC, 10 ANDREW
SQUARE, STE 201B, SOUTH
BOSTON, MA 02127 DATED
27 JULY 2014.



1 DIMENSIONAL SITE PLAN

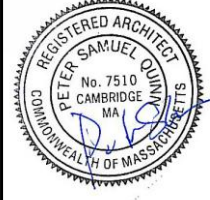
SCALE: 1/10" = 1'-0"

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DIMENSIONAL
SITE PLAN

SCALE AS NOTED

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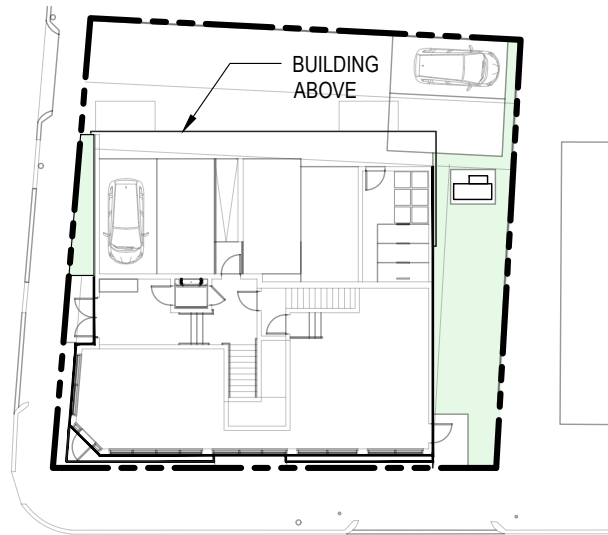
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REV 1 8 AUG 2019

ZBA APPLIC 10 JULY 2019


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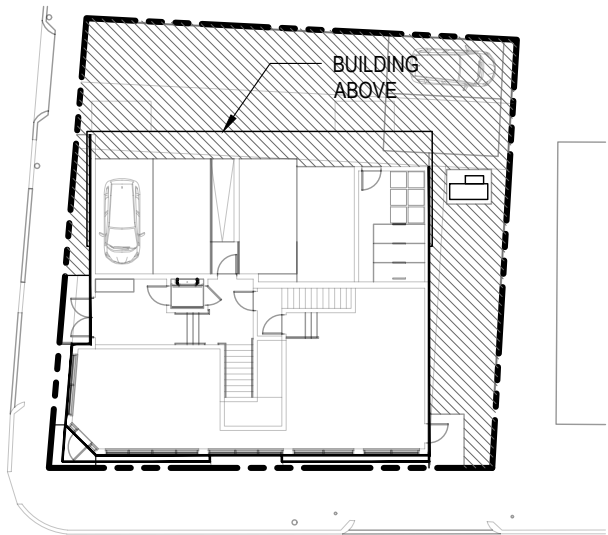
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Z1




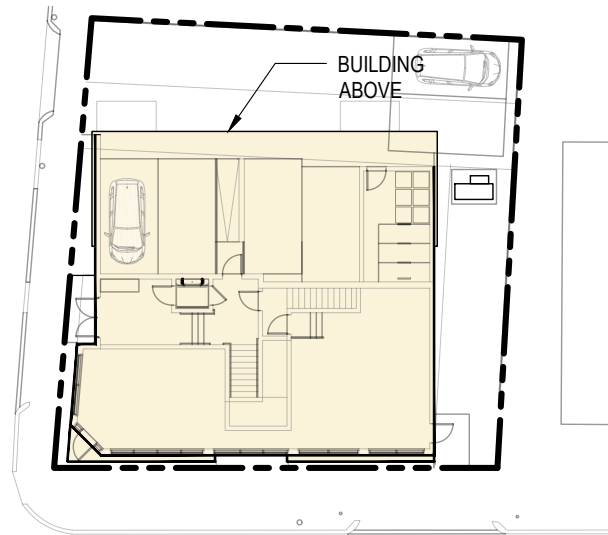
1 LANDSCAPE AREA
SCALE: 1/30" = 1'-0"

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




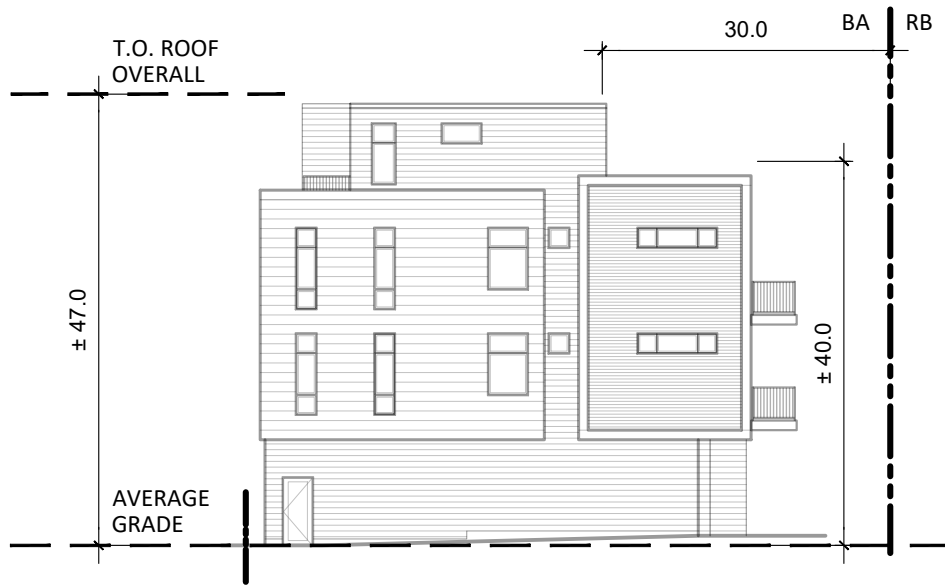
2 PERVIOUS AREA
SCALE: 1/30" = 1'-0"

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



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

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



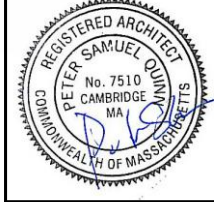
4 BUILDING HEIGHT
SCALE: 1/20" = 1'-0"

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ZONING
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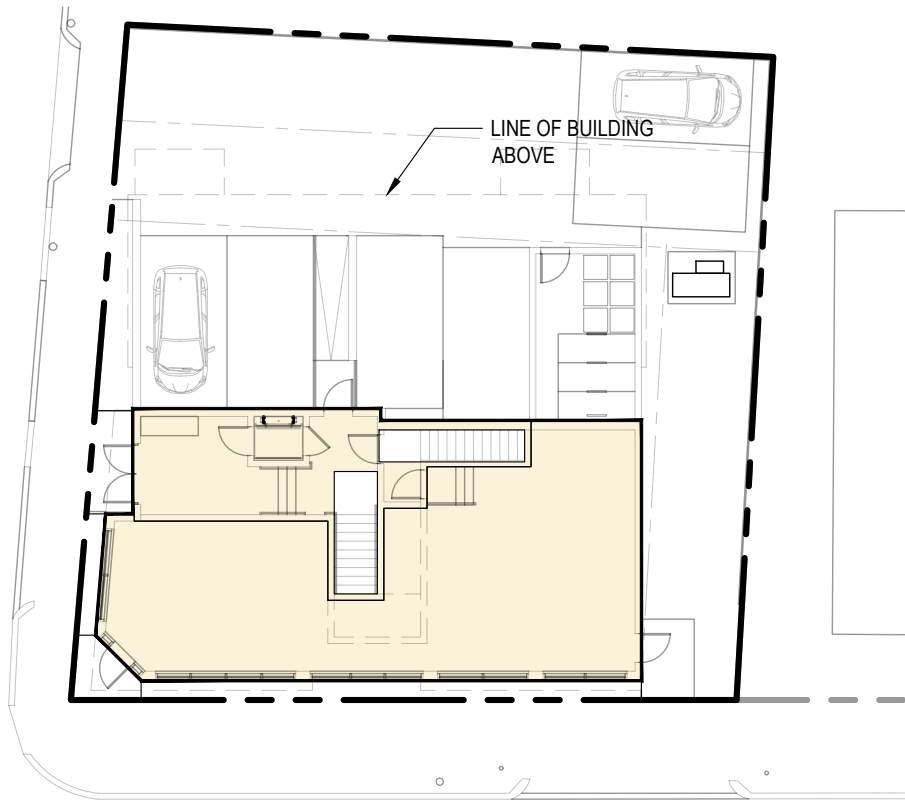
REV 1	10 JULY 2019
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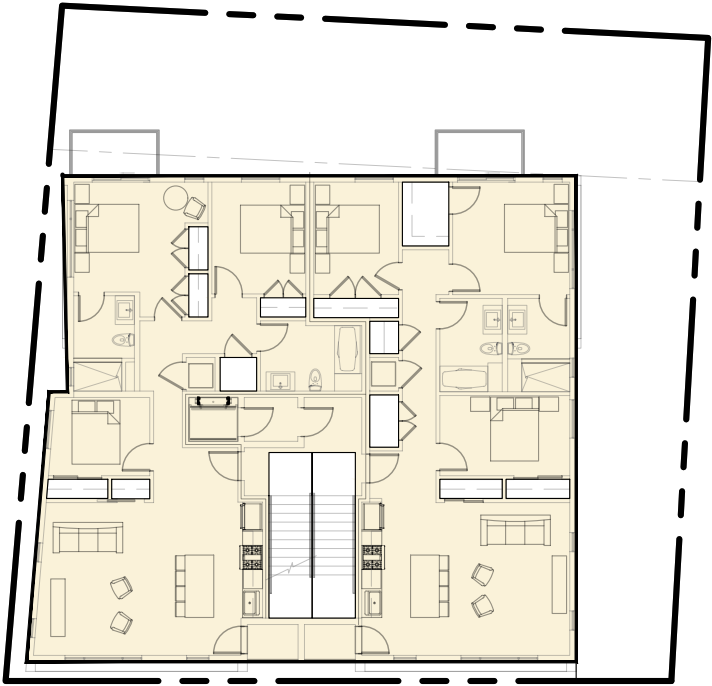
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EXC	PQ

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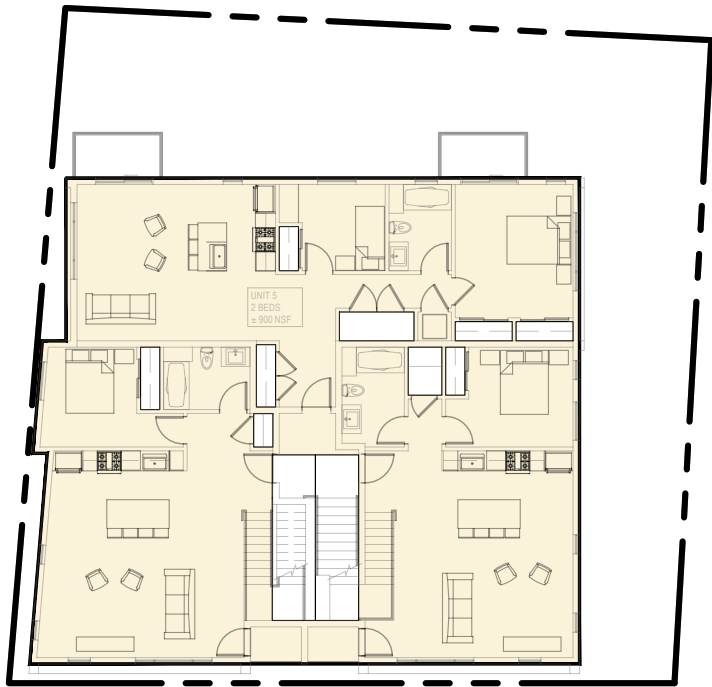
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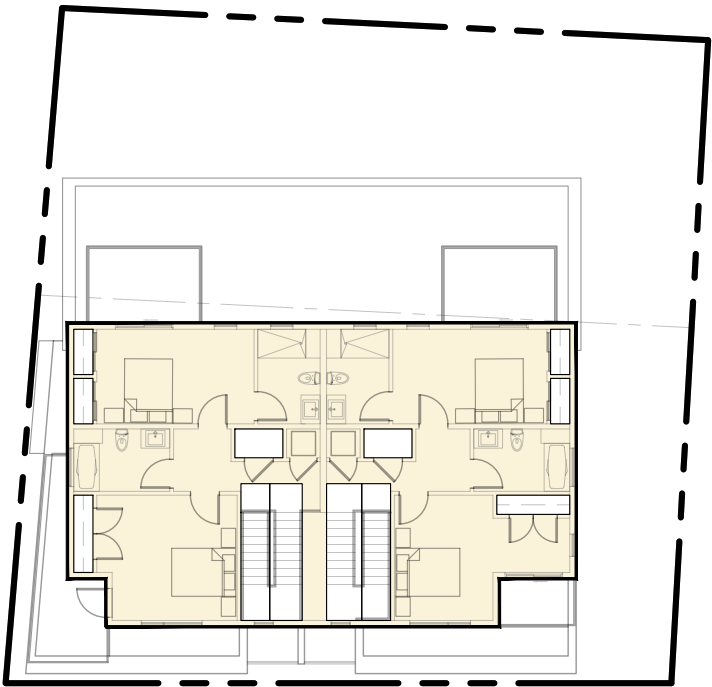
1ST FLOOR - RESIDENTIAL: 369-NSF
RETAIL: 1,090-NSF



2ND FLOOR - RESIDENTIAL: 2,449-NSF



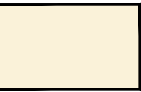
3RD FLOOR - RESIDENTIAL: 2,533-NSF



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

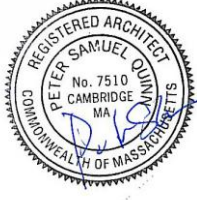
1 PROPOSED NET SQUARE FOOTAGE
SCALE: 1/20" = 1'-0" 

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Z3



1. VIEW GOING SOUTH ON LORING ST.



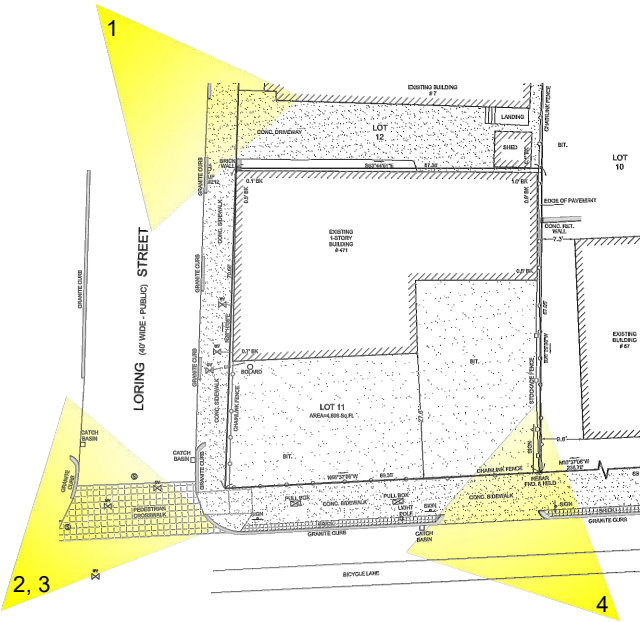
2. VIEW FROM THE CORNER OF SOMERVILLE AVE AND LORING ST.



3. VIEW FROM SOMERVILLE AVE.



4. VIEW FROM SOMERVILLE AVE. HEADING WEST



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

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EXISTING
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PHOTOS

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EC-1

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3D VIEW
HEADING EAST
SOMERVILLE AVE

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3D-1



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3D VIEW
HEADING WEST
SOMERVILLE AVE

SCALE AS NOTED

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ZBA APPLIC	8 AUG 2019
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REV 1	
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3D-2



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3D VIEW
FROM
LORING ST

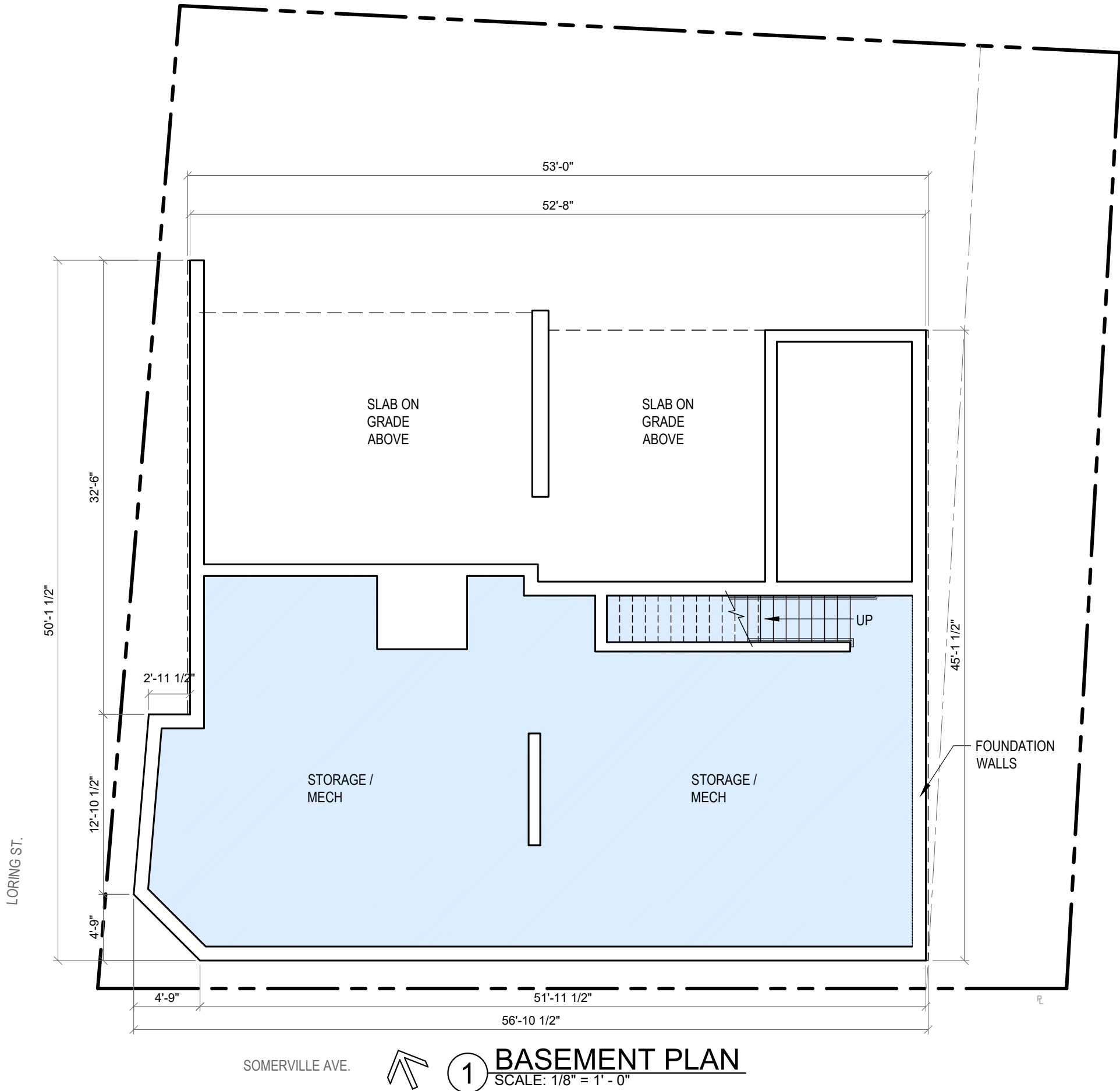
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3D-3

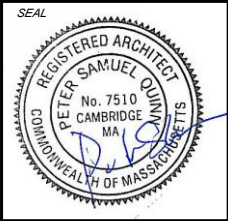
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1 BASEMENT PLAN
SCALE: 1/8" = 1' - 0"

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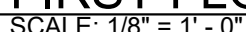
7 MORRISON RD WEST
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DRAWING TITLE
BASEMENT
PLAN

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A1.0





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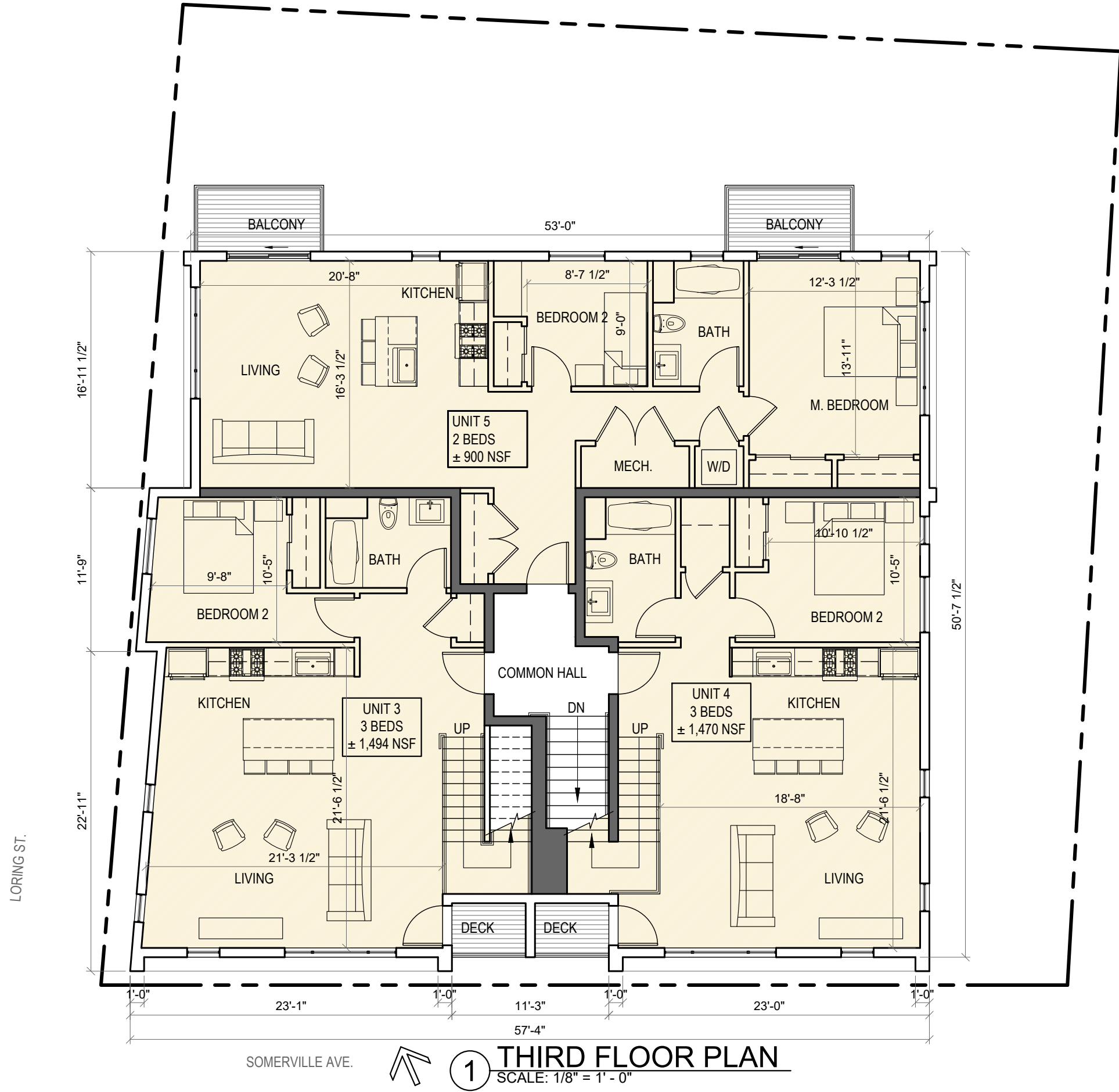
7 MORRISON RD WEST
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DRAWING TITLE
THIRD
FLOOR
PLAN

SCALE AS NOTED

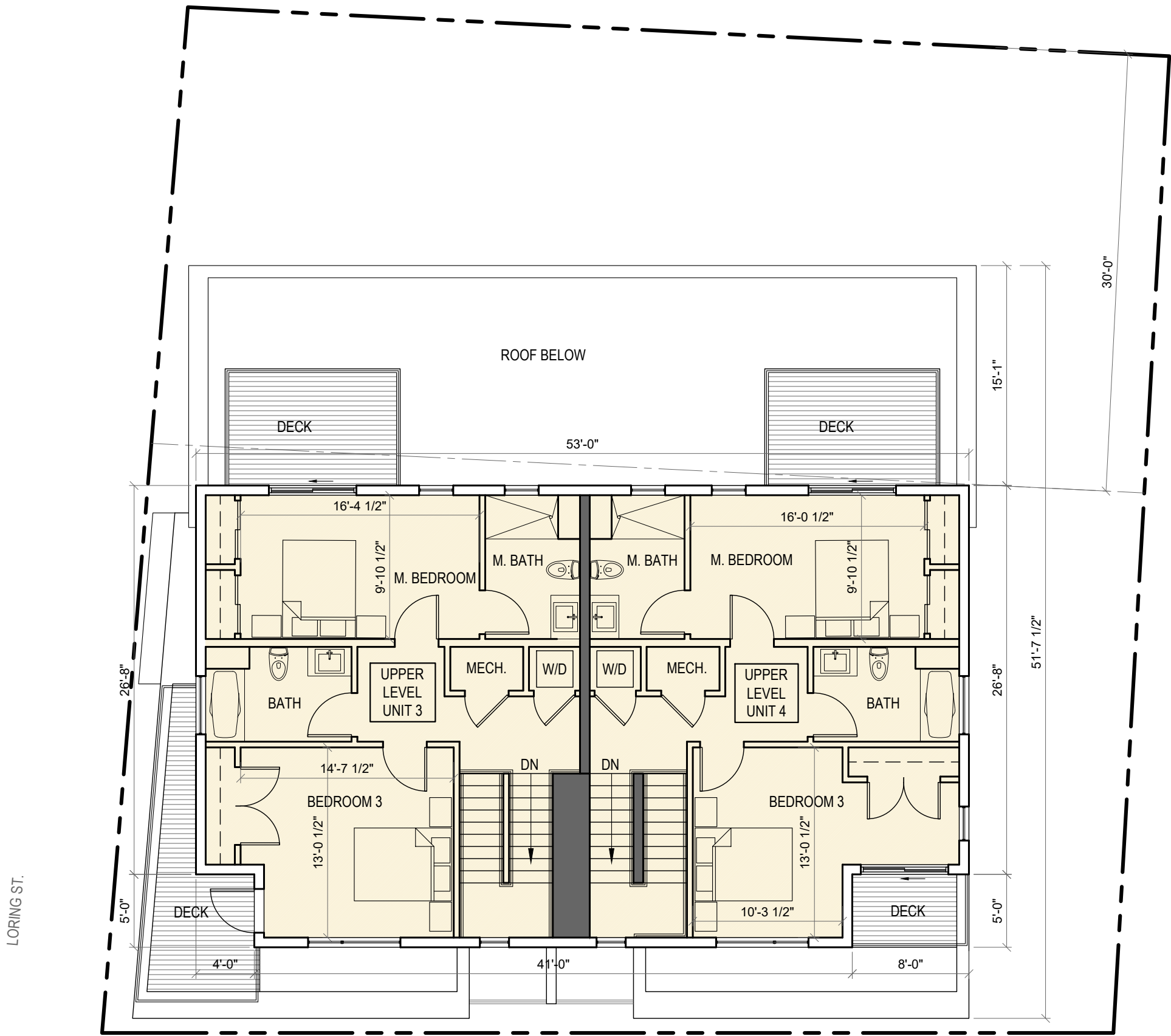
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A1.3



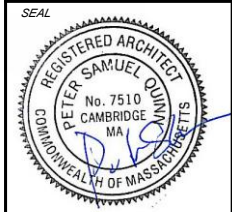
1 THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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DRAWING TITLE
FOURTH
FLOOR PLAN

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SHEET
A1.4

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

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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 1	8 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET

A2.1



PETER
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ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

PROJECT
REDEVELOPMENT OF
471 SOMERVILLE AVE

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SOMERVILLE, MA 02143

PREPARED FOR

471 SOMERVILLE AVE
LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

RIGHT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV 1	8 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

ZBA APPLIC
REV 1

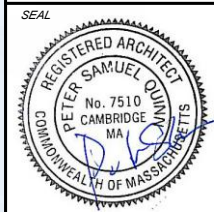
ZBA APPLIC

DRAWN BY
EXC

REVIEWED BY
PQ

SHEET

A2.2



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PROJECT
REDEVELOPMENT OF
471 SOMERVILLE AVE

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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
REAR
ELEVATION

SCALE AS NOTED

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

SHEET

A2.3



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

Z:\DCADDWG\Somerville-471 Drawings\471 Somerville Ave Elevations.dwg, 8/8/2019 3:22:25 PM, _DWG To PDF.pc3

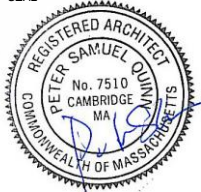


1 LORING ST. ELEVATION
SCALE: 1/8" = 1' - 0"

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WAKEFIELD, MA 01880

DRAWING TITLE

LORING ST.
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV 1	8 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

A2.4



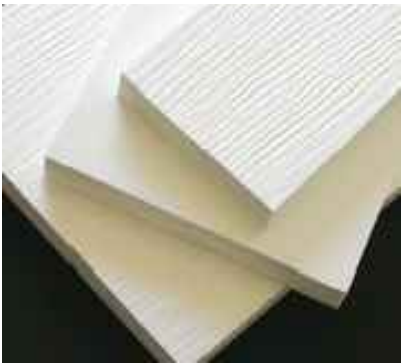
PROPOSED SIDING COLOR PALETTE (FROM ALLURA)

4a-PACIFIC BLUE

4b-FLAGSTONE

3- SNOW

6- RED ROCK FALLS



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



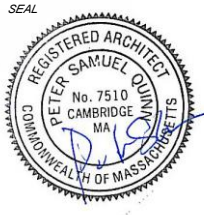
7 ALUMINUM STORE FRONT



8 PAINTED CONCRETE

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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
MATERIALS
SHEET

SCALE AS NOTED

REVISION	DATE
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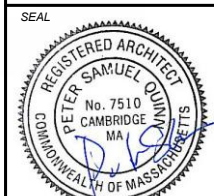
ZBA APPLIC REV 1	8 AUG 2019
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ZBA APPLIC	10 JULY 2019
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DRAWN BY EXC	REVIEWED BY PQ
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SHEET

A2.5



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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
 SHADOW STUDY
 MARCH 21
 / SEPT 21
 EQUINOX

SCALE AS NOTED

REVISION	DATE
ZBA APPLIC REV 1	8 AUG 2019
ZBA APPLIC	10 JULY 2019
DRAWN BY EXC	REVIEWED BY PQ

SHEET

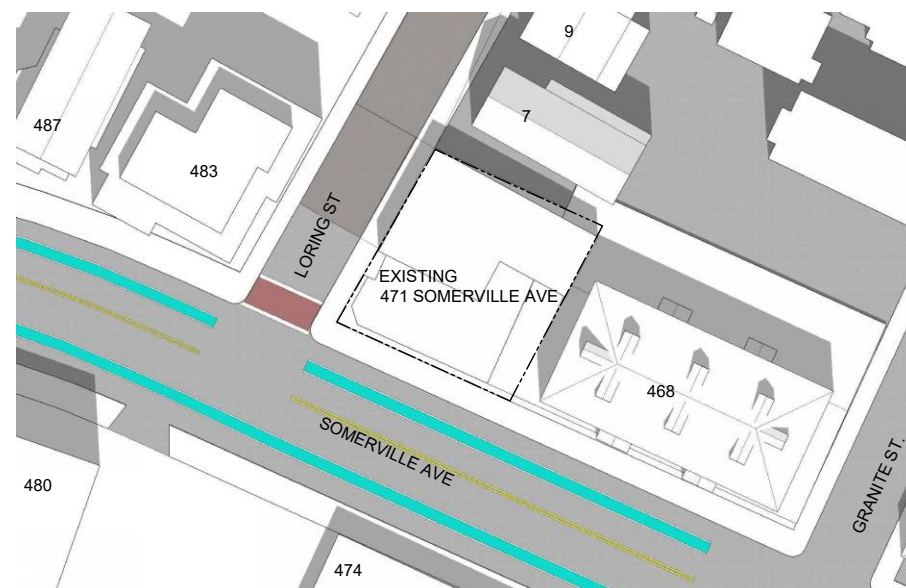
SH1

9:00 AM

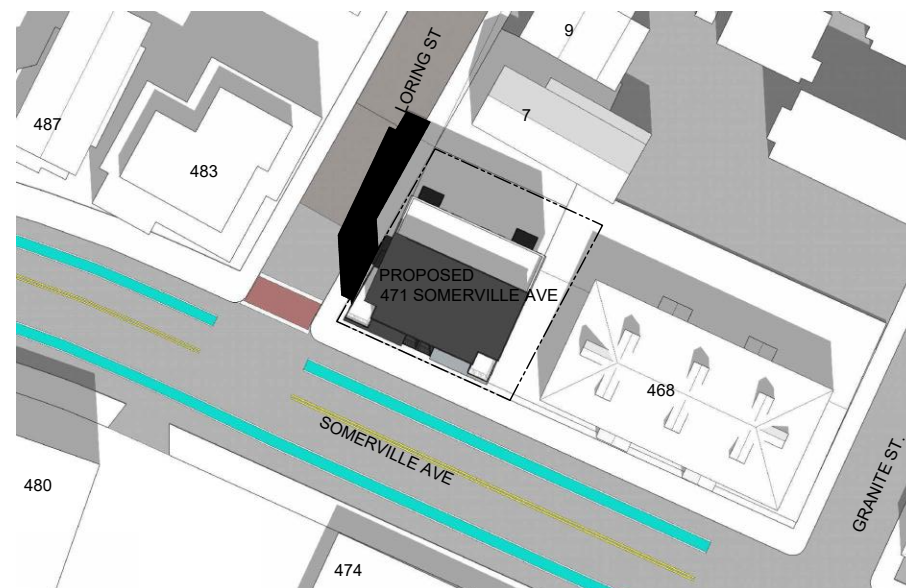
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3:00PM

EXISTING



PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX



SH1

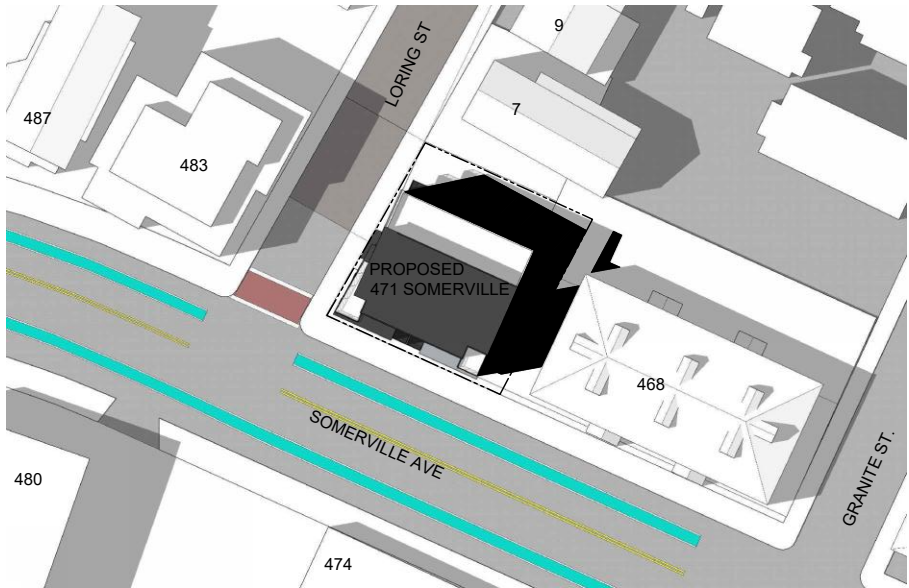
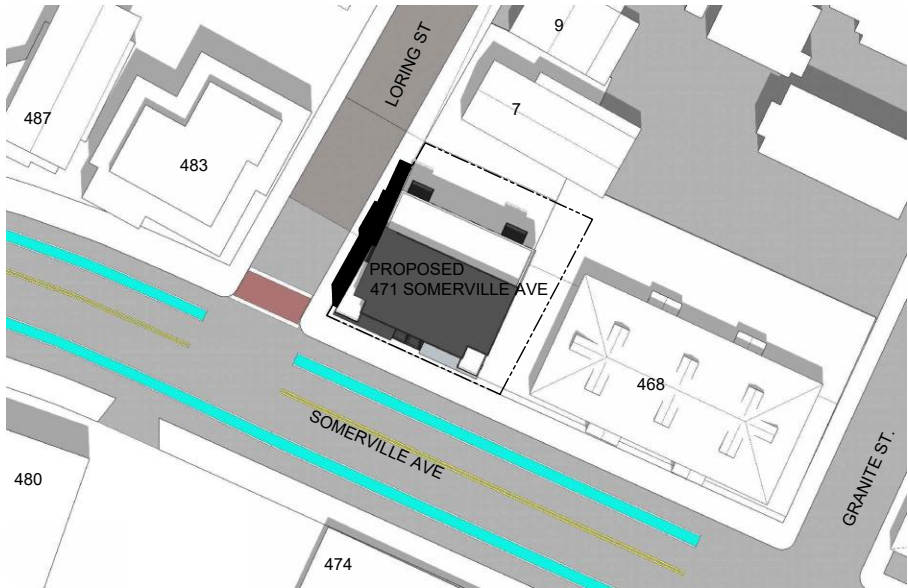
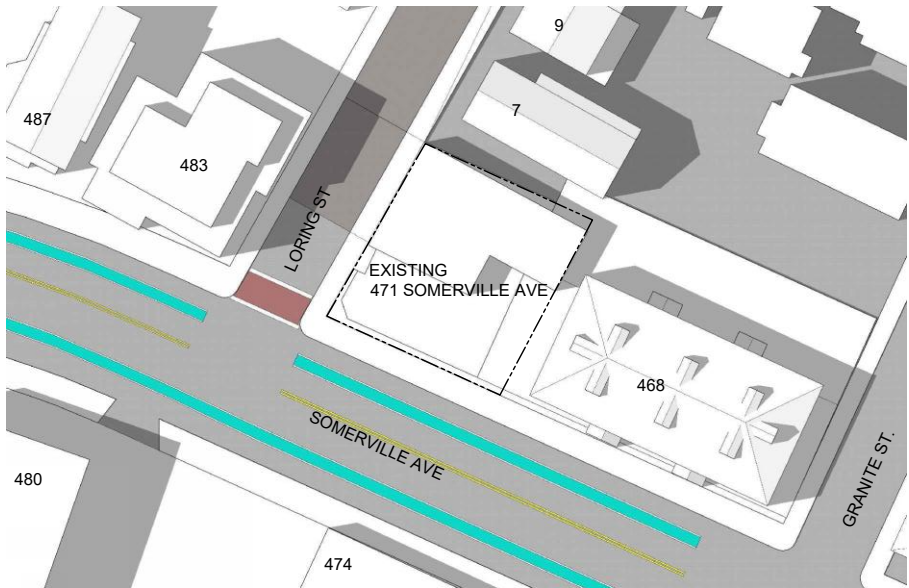
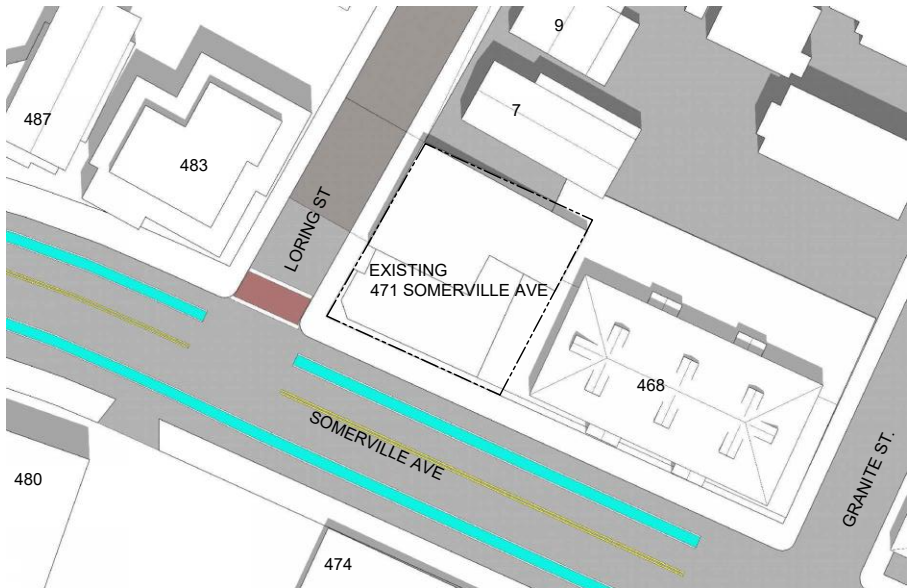
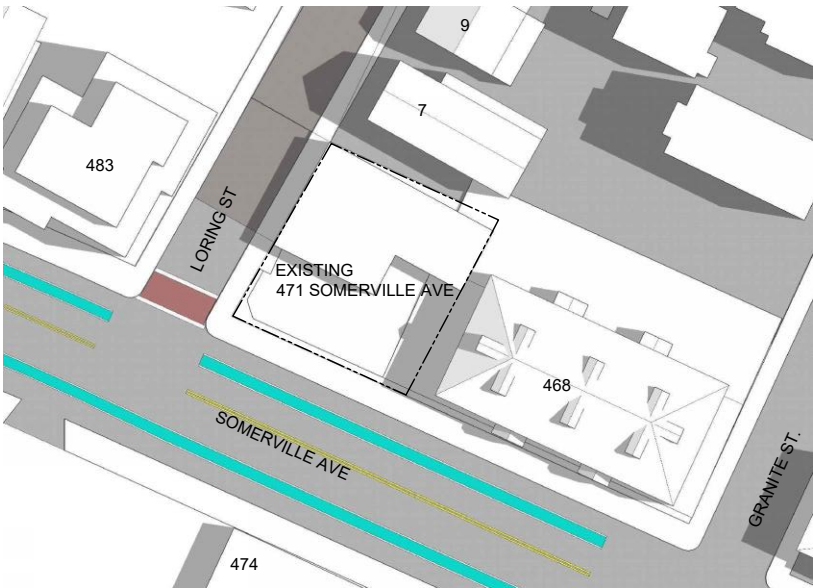
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12:00 PM

3:00PM

EXISTING

PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - JUNE 21



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SOMERVILLE, MA 02143

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LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

SHADOW STUDY
JUNE 21

SCALE AS NOTED

REVISION DATE

ZBA APPLIC
REV 1 8 AUG 2019

ZBA APPLIC
10 JULY 2019

DRAWN BY
EXC REVIEWED BY
PQ

SHEET

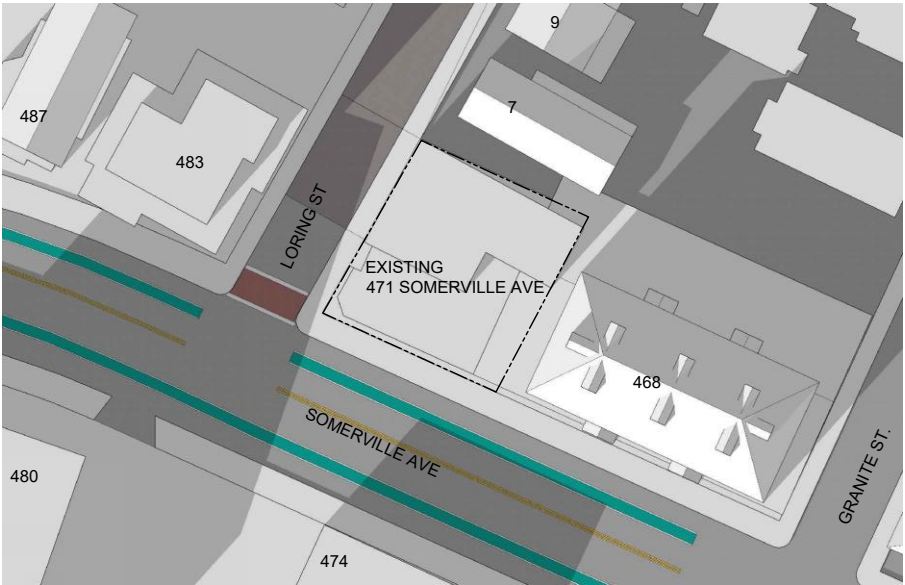
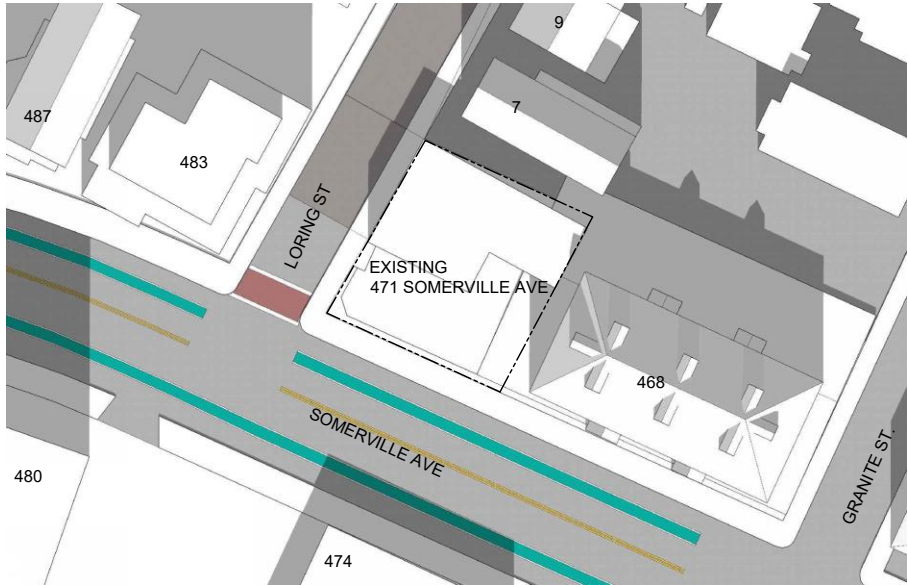
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EXISTING



PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21



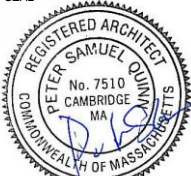
SH3

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DRAWING TITLE

SHADOW STUDY
DECEMBER 21

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