

# ZBA APPLICATION: 10 OAK STREET, SOMERVILLE

## PROPOSED 3 UNIT REDEVELOPEMENT



EXISTING STREET VIEW



STREET ELEVATION



LOCUS MAP

LIST OF DRAWINGS	ZBA APPLICATION	ZBA APPL - REV 1
	14 DECEMBER 2017	07 FEBRUARY 2018
T-1 COVER SHEET	X	X
CERTIFIED PLOT PLAN	X	X
Z-1 ZONING COMPLIANCE	X	X
Z-2 ZONING COMPLIANCE	X	X
Z-3 ZONING COMPLIANCE	X	X
A-0 ARCHITECTURAL SITE PLAN	X	X
A-1 PROPOSED FLOOR PLANS	X	X
A-2 PROPOSED FRONT AND LEFT SIDE ELEVATIONS	X	X
A-3 PROPOSED REAR AND RIGHT SIDE ELEVATIONS	X	X
E-1 EXISTING FLOOR PLANS	X	X
E-2 EXISTING ELEVATIONS	X	X

PETER  
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PLANNING  
COMMUNITY DESIGN

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



CONSULTANT

PROJECT  
3 UNIT  
REDEVELOPMENT

10 OAK ST  
SOMERVILLE, MA

PREPARED FOR  
KRE COMPANY

2 MCGRATH HWY, STE 206  
SOMERVILLE, MA 02143

DRAWING TITLE  
COVER SHEET

SCALE AS NOTED

REVISION DATE

ZBA REV 1 9 FEB 2018

ZBA 14 DEC 2017

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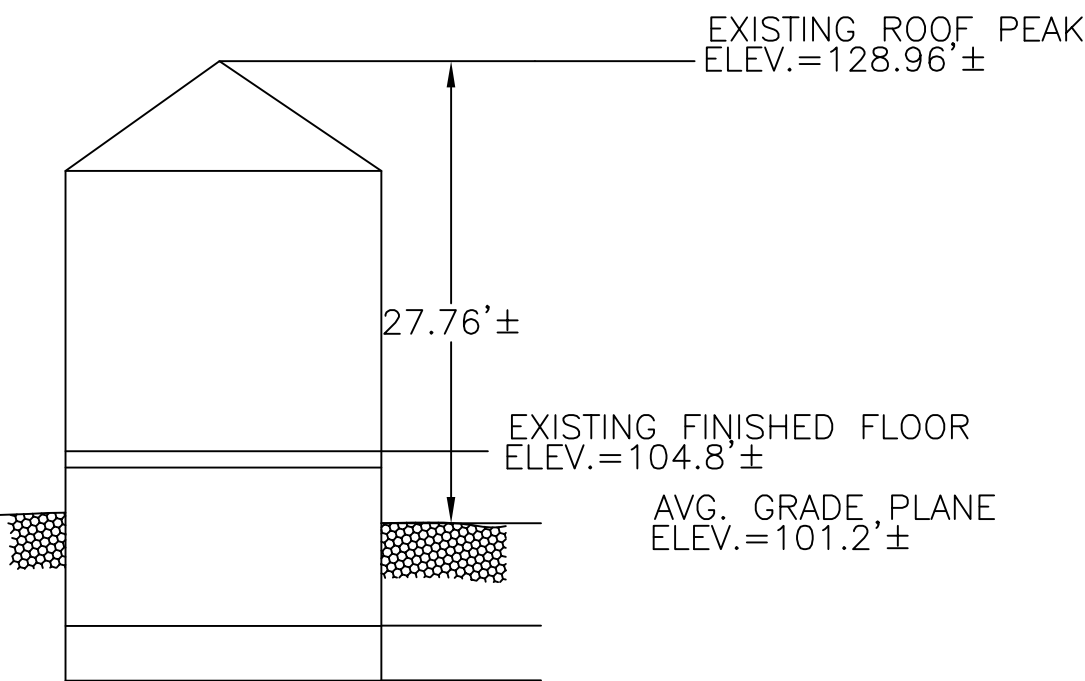
SHEET

T-1

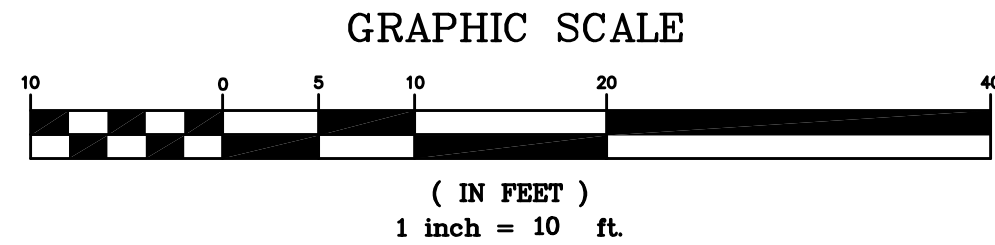
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⌋	UTILITY POLE
sv	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
w	WATER VALVE
□	CATCH BASIN
—○—	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⌵	HYDRANT
⊗	TREE

ZONING LEGEND		
ZONING DISTRICT: RC — RESIDENCE C		
	REQUIRED	EXISTING
MIN. AREA	7,500 S.F.	3,301 S.F.
MIN. YARD FRONT	15'	1.7'
	8'	0.4'
	8'	15.1'
	20'	24.1'
MAX. LOT COVERAGE	70%	33.2% ±
MIN. LANDSCAPE	25%	1.2% ±
MIN. FRONTAGE	50'	46.46'±
MAX. BLDG. HEIGHT	40'	27.76'±
MAX. STORIES	3	2.0
MAX. F.A.R.	2.0	—
MIN PERVIOUS AREA	30%	98.8% ±

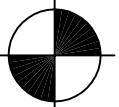
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-7-2017.
  2. DEED REFERENCE BOOK 45646 PAGE 386  
PLAN REFERENCE BOOK 1998 END OF.  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

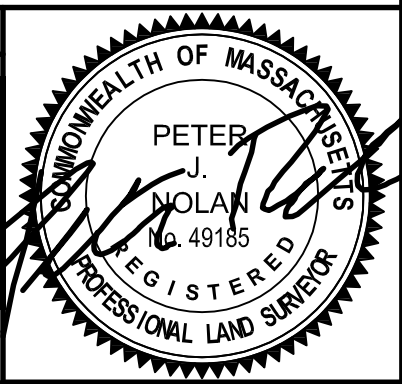


EXISTING PROFILE  
NOT TO SCALE



PROSPECT STREET  
(PUBLIC WAY-VARIABLE WIDTH)

SCALE	1"=10'				
DATE	11/8/2017	REV	DATE	REVISION	BY
SHEET	1	10 OAK STREET SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND			
PLAN NO.	1 OF 1				
CLIENT:					
DRAWN BY					
CHKD BY	PJN	 <b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
APPD BY	PJN				



PETER J. NOLAN  
No. 49185  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

SHEET NO.  
**1**

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DIMENSIONAL TABLE - RC ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	RESIDENTIAL	RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS	3	2	3	COMPLIES
LOT SIZE (SF) MIN	7,500	±3,301	NO CHANGE	EXISTING NONCONFORMITY
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	±1,650	±1,100	COMPLIES
GROUND COVERAGE (%) MAX	70	±35	±41	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	0	±15	IMPROVES EXISTING NONCONFORMITY
PERVIOUS AREA MIN (% OF LOT)	30	0	±59 ±15	COMPLIES <del>IMPROVES EXISTING NONCONFORMITY</del>
NET FLOOR AREA (NSF)	6,602	±1,946	±3,612 ±3,999	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	0.59	1.09 1.18	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	±23.6 / 2.5	±30.5 / 3	COMPLIES
FRONT YARD MIN (FT)	10 (SEE 2 / Z2)	1.7	1.7 EXTG FOOTPRINT	EXISTING NONCONFORMITY
			±12.5 NEW FOOTPRINT	COMPLIES
REAR YARD MIN (FT)	16.4*	24.1	24.1 EXTG FOOTPRINT	COMPLIES
			±24.1 NEW FOOTPRINT	COMPLIES
SIDE YARD MIN - LEFT (FT)	10	15.1	10.6	COMPLIES
SIDE YARD MIN - RIGHT (FT)	10	0.4 OVER	NO CHANGE	EXISTING NONCONFORMITY
FRONTAGE MIN (FT)	50	46.46	NO CHANGE	EXISTING NONCONFORMITY
NO. OF PARKING SPACES MIN	5**	1	3 COMPACT	IMPROVES EXISTING NONCONFORMITY
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE DIMENSIONAL SITE PLAN.

\*REAR YARD CALCULATION PER §8.6.13  
3" REDUCTION PER FOOT THAT THE LOT DEPTH IS  
UNDER 100'. LOT DEPTH IS 85.3'.  
100'-85.3' LOT DEPTH = 14.7'  
14.7' X 3"/FOOT = 44.1" (OR 3.6') REDUCTION  
20' - 3.6' = 16.4' BUT NO CASE < 10' = 16.4' REDUCED REAR YARD REQUIRED

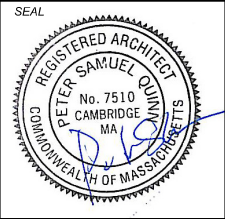
\*\*NUMBER OF REQUIRED PARKING SPACE PER §9.5  
EXISTING RESIDENTIAL -  
(1) 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 = 1.5  
(1) 1-BR UNITS AT 1.5 PER UNIT = 1X1.5 = 1.5  
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0  
EXISTING CONDITION SPACES REQUIRED 3  
EXISTING CONDITION SPACES PROVIDED 1

PROPOSED RESIDENTIAL -  
(2) 2-BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3  
(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2  
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0  
PROPOSED CONDITION SPACES REQUIRED 5  
PROPOSED CONDITION SPACES PROVIDED 3

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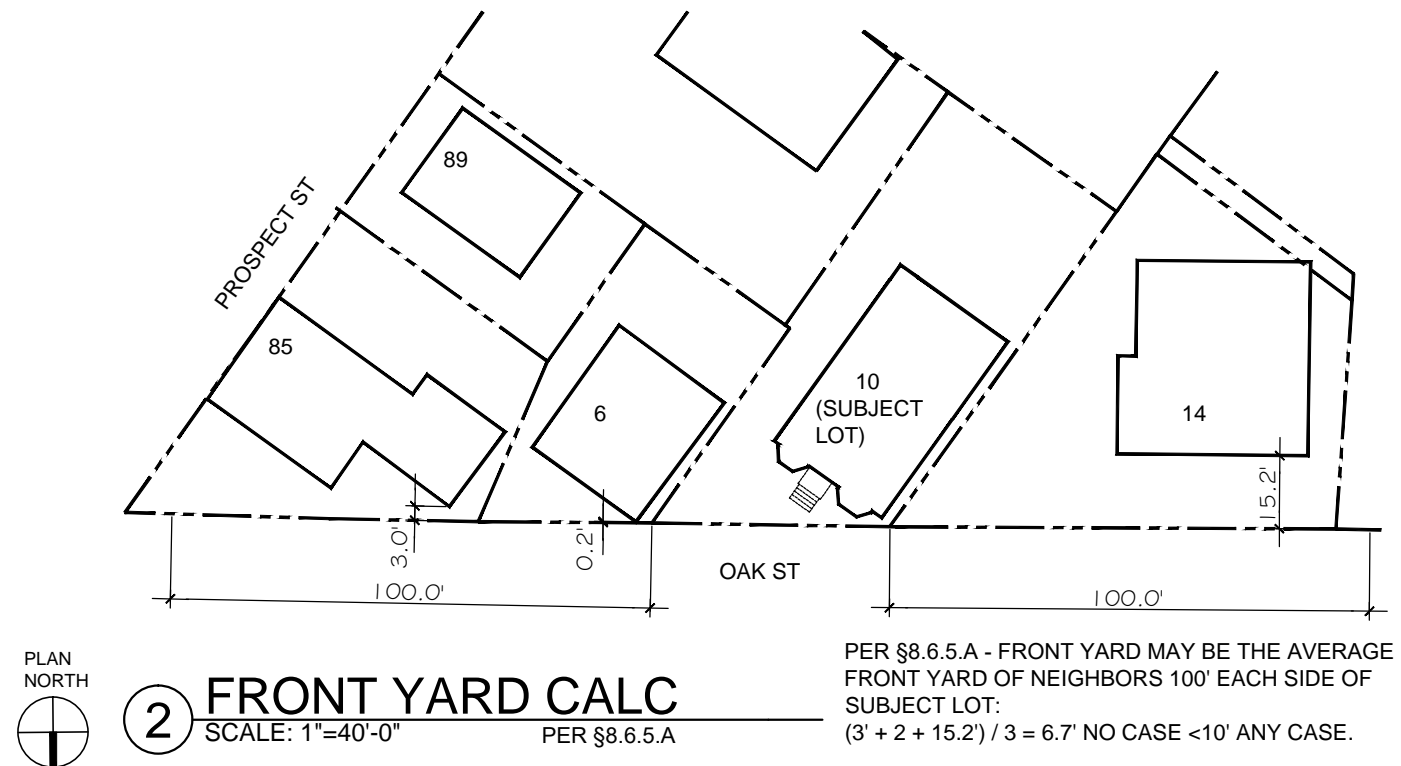
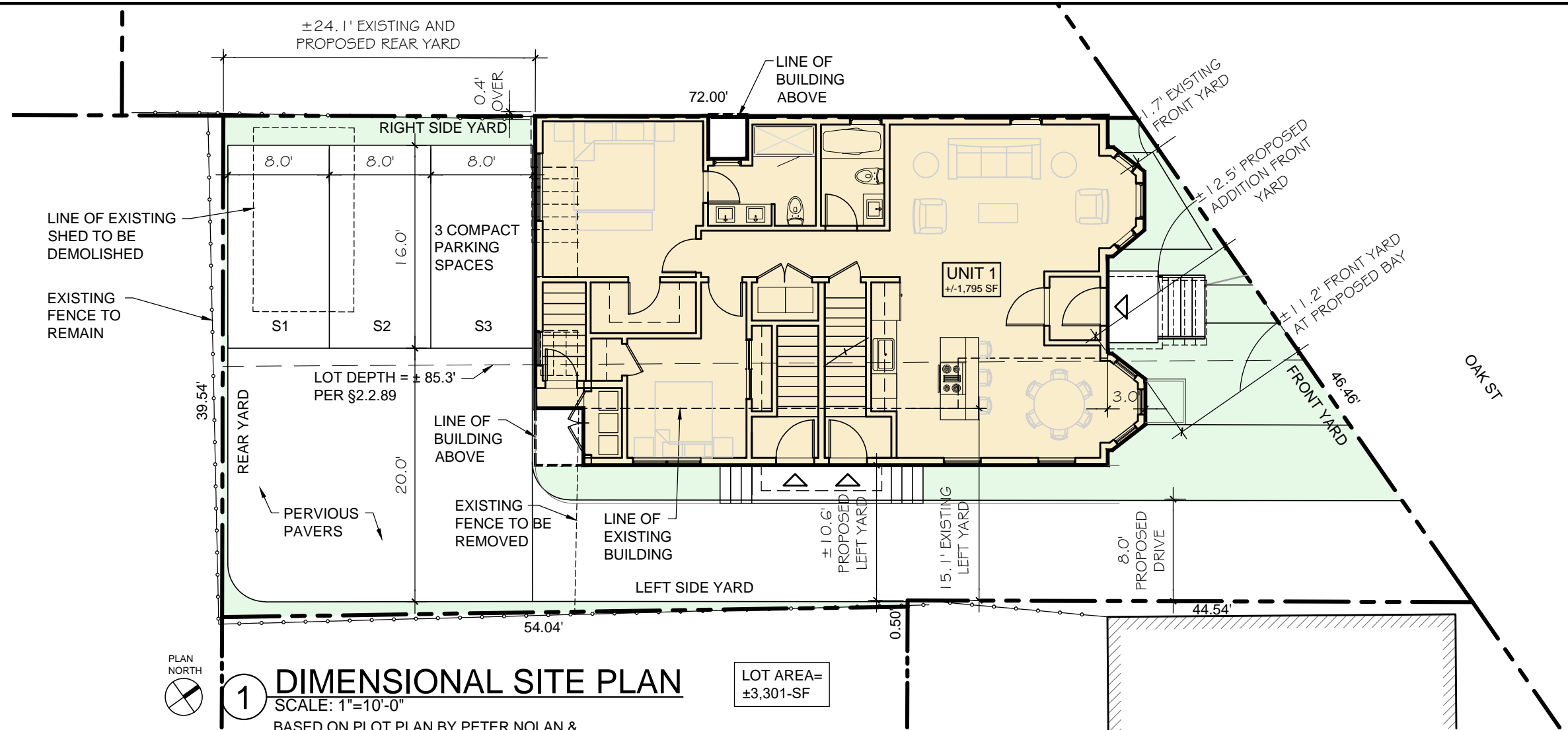
DRAWING TITLE  
  
ZONING  
COMPLIANCE

SCALE AS NOTED	
REVISION	DATE
ZBA REV 1	9 FEB 2018
ZBA	14 DEC 2017
DRAWN BY MY	REVIEWED BY PQ

SHEET  
  
Z1



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COMPLIANCE

SCALE AS NOTED

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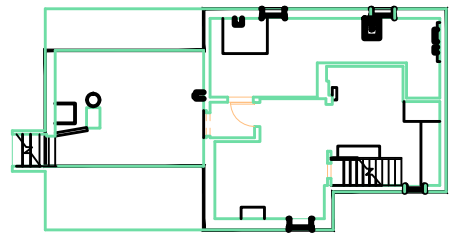
ZBA	14 DEC 2017
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SHEET

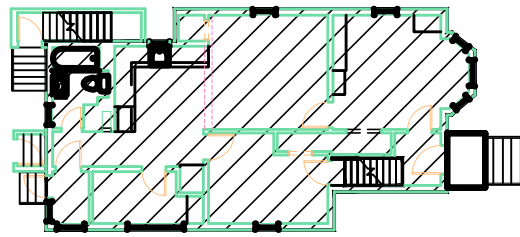
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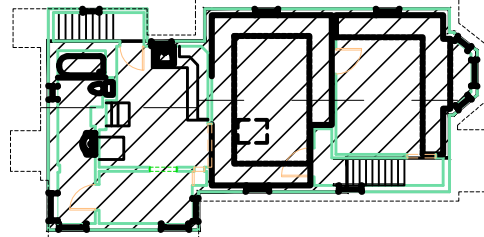


BASEMENT IS ENTIRELY STORAGE AND MECHANICAL - NOT NSF

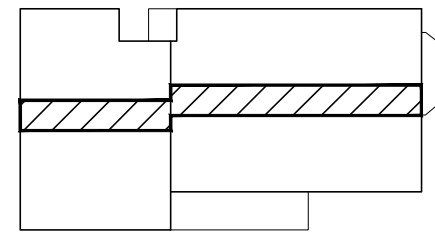
EXISTING BUILDING  
BASEMENT: 0-NSF 735-GSF



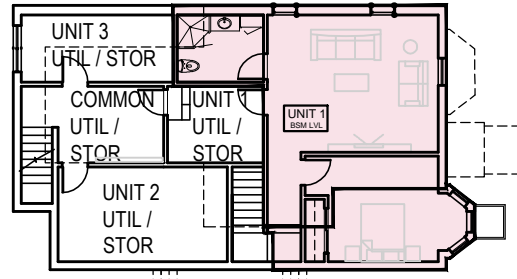
1ST FLOOR: 874-NSF 955-GSF



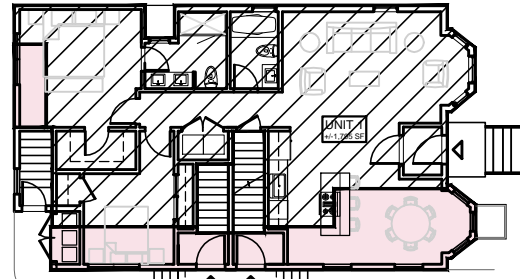
2ND FLOOR: 787-NSF 859-GSF



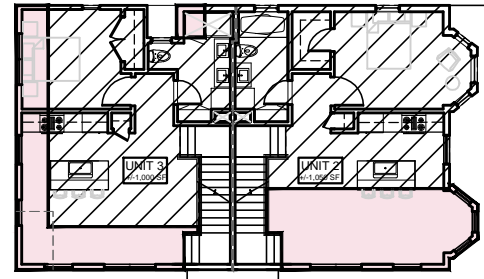
ATTIC: 132-NSF 132-GSF



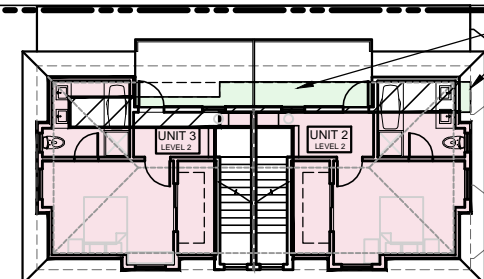
PROPOSED DESIGN  
BASEMENT: 617-NSF 1,242-GSF



1ST FLOOR: 1,150-NSF 1,254-GSF

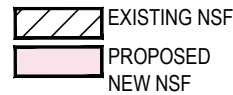


2ND FLOOR: 1,138-NSF 1,269-GSF



ATTIC: 651-NSF 772-GSF

RELOCATED NSF  
56-NSF FROM EXISTING  
BUILDING THAT FALLS OUTSIDE  
OF PROPOSED DESIGN  
FOOTPRINT. 56-NSF SHALL BE  
SUBTRACTED FROM  
"ADDITIONAL FOOTPRINT NSF"  
TALLY.



## 1 NET & GROSS SQUARE FOOTAGE

SCALE: 1"=20'-0"

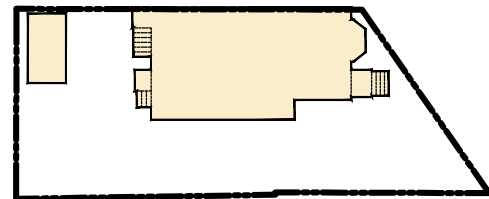
NET SQUARE FOOTAGE SUMMARY

FLOOR / PORTION	EXISTING CONDITION NSF	PROPOSED EXISTING FOOTPRINT NSF	+ PROPOSED ADDITIONAL FOOTPRINT NSF	= TOTAL NSF
ATTIC	132	76	575	651
relocated nsf	n/a	56 relocate	- 56 relocated	56
2ND FL	787	800	338	1,138
1ST FL	874	876	274	1,150
BASEMENT	0	0	617	617
TOTAL	1,793	1,808	1,748	3,612

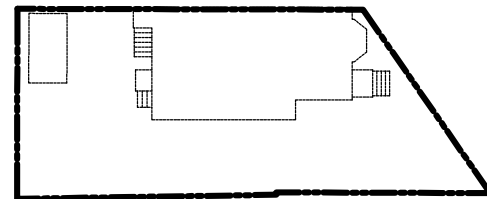
(3,301-SF LOT X 2 = 6,602-GSF MAX)

GROSS SQUARE FOOTAGE SUMMARY

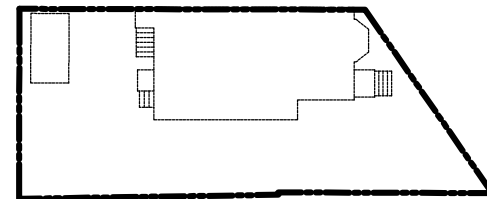
FLOOR / PORTION	EXISTING GSF	+ ADDITIONAL GSF	= TOTAL GSF
ATTIC	132	696	
(-) relocated gsf	n/a	(-) 56	772
2ND FL	787	482	1,269
1ST FL	874	380	1,254
BASEMENT	735	507	1,242
TOTAL	2,528	2,009	4,537



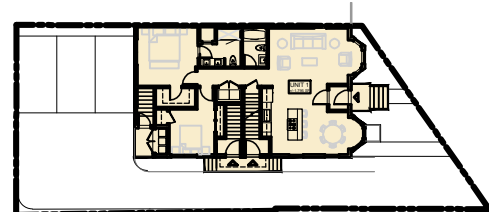
EXISTING  
GROUND COVERAGE  $\frac{1,170 \text{ SF}}{3,301 \text{ LOT SF}} = 35\%$



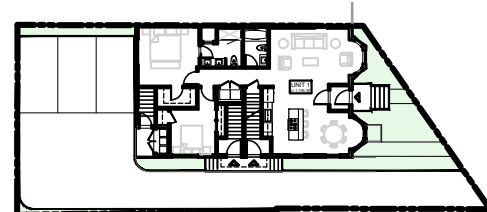
LANDSCAPE AREA  $\frac{0 \text{ SF}}{3,301 \text{ LOT SF}} = 0\%$



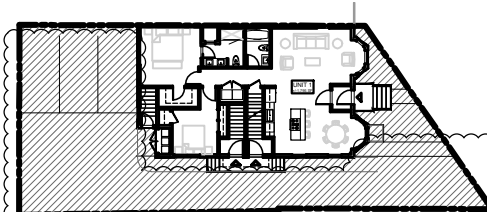
PERVIOUS AREA  $\frac{0 \text{ SF}}{3,301 \text{ LOT SF}} = 0\%$



PROPOSED  
GROUND COVERAGE  $\frac{1,368 \text{ SF}}{3,301 \text{ LOT SF}} = 41\%$



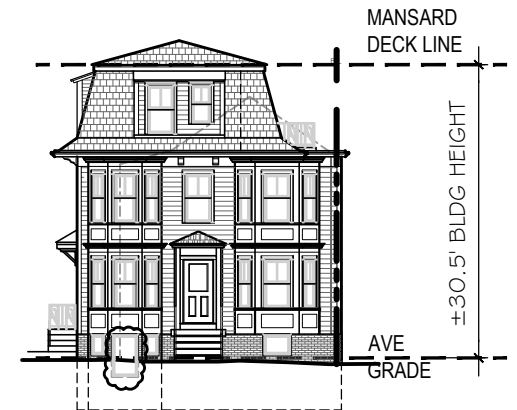
LANDSCAPE AREA  $\frac{507 \text{ SF}}{3,301 \text{ LOT SF}} = 15\%$



PERVIOUS AREA  $\frac{1,959 \text{ SF}}{3,301 \text{ LOT SF}} = 59\%$

## 2 SITE AREAS

SCALE: 1"=40'-0"



## 3 BUILDING HEIGHT

SCALE: 1"=20'-0"

**PETER QUINN ARCHITECTS**  
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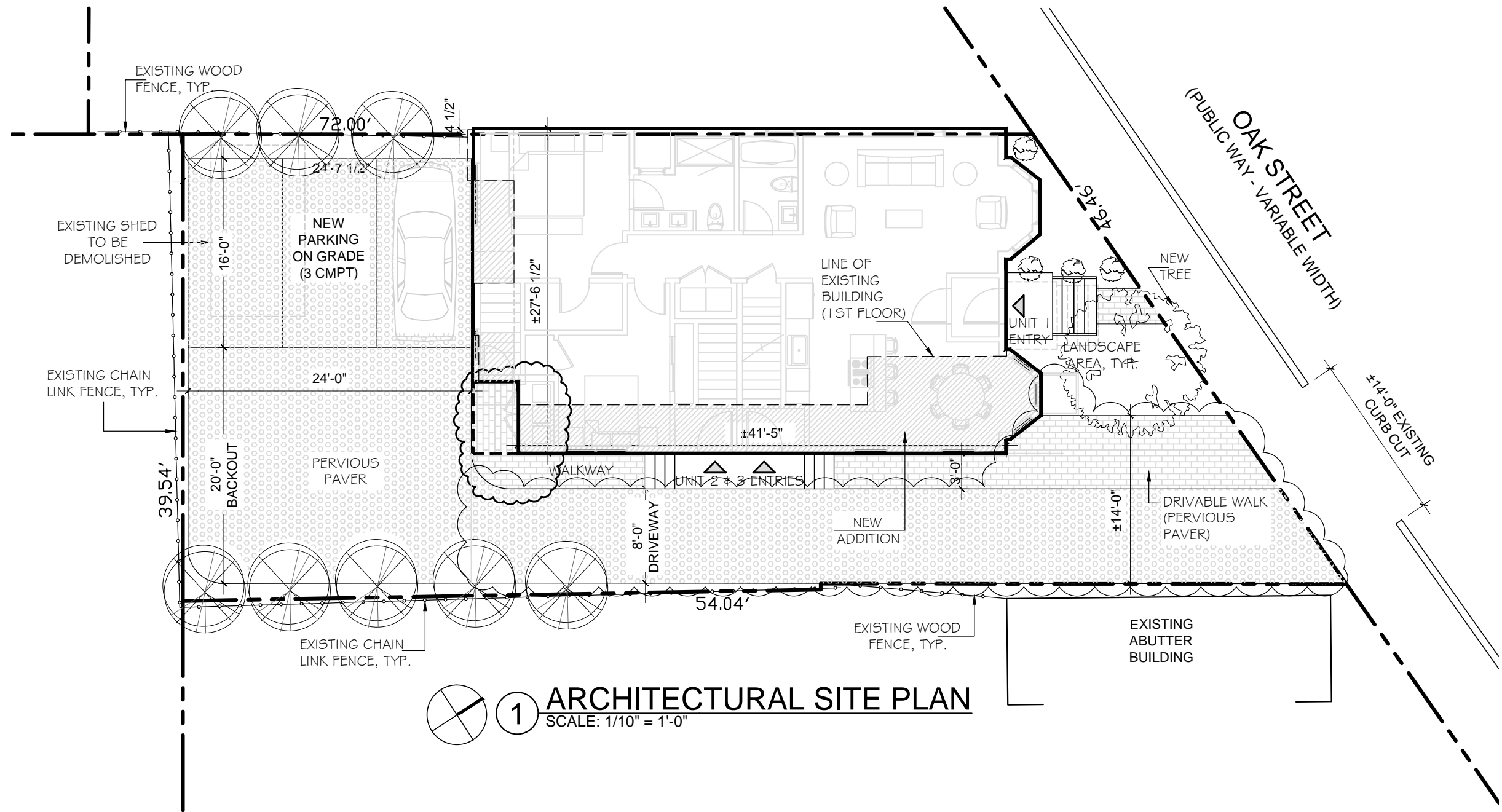
**ZONING COMPLIANCE**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	9 FEB 2018
ZBA	14 DEC 2017
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SHEET	

**Z3**

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1 ARCHITECTURAL SITE PLAN  
SCALE: 1/10" = 1'-0"

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ARCHITECTURAL  
SITE PLAN

SCALE AS NOTED

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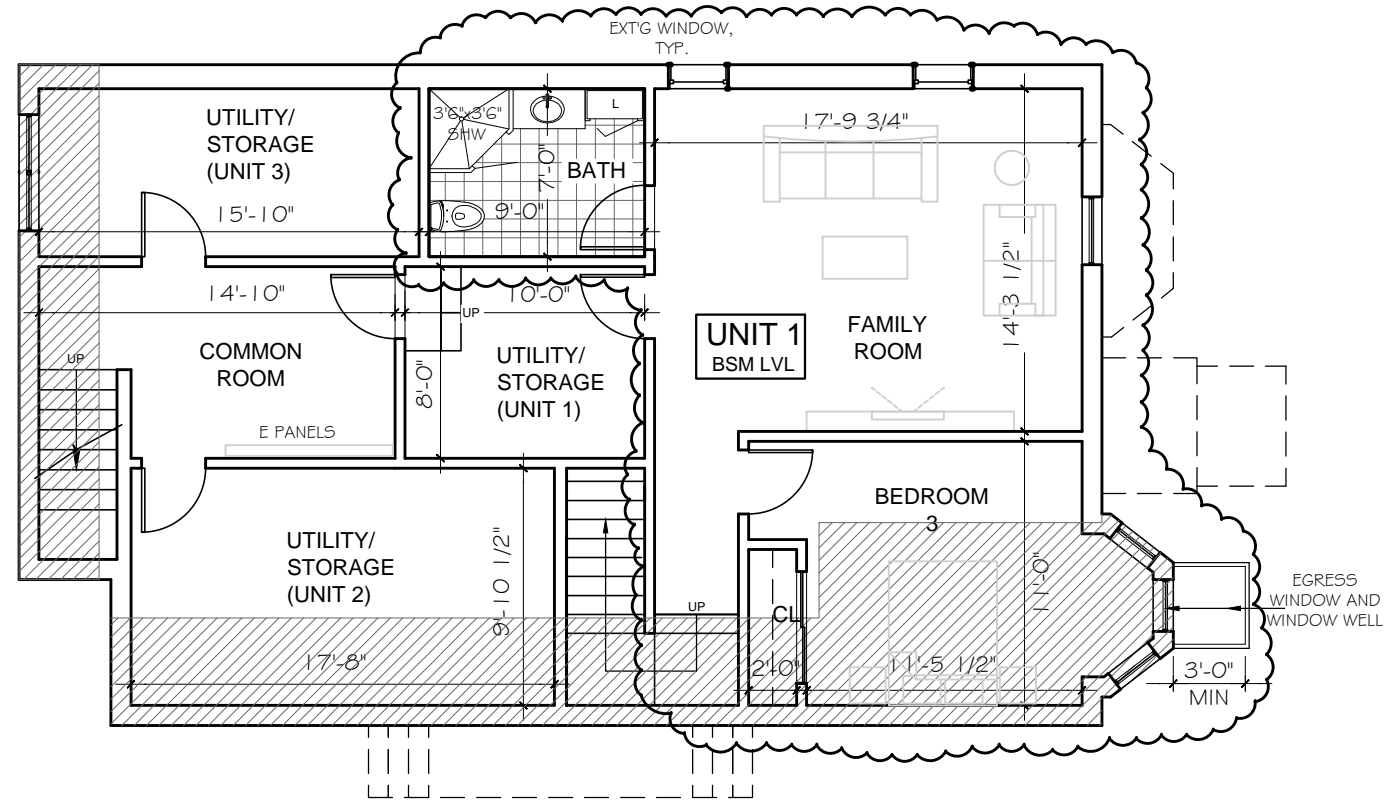
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SHEET

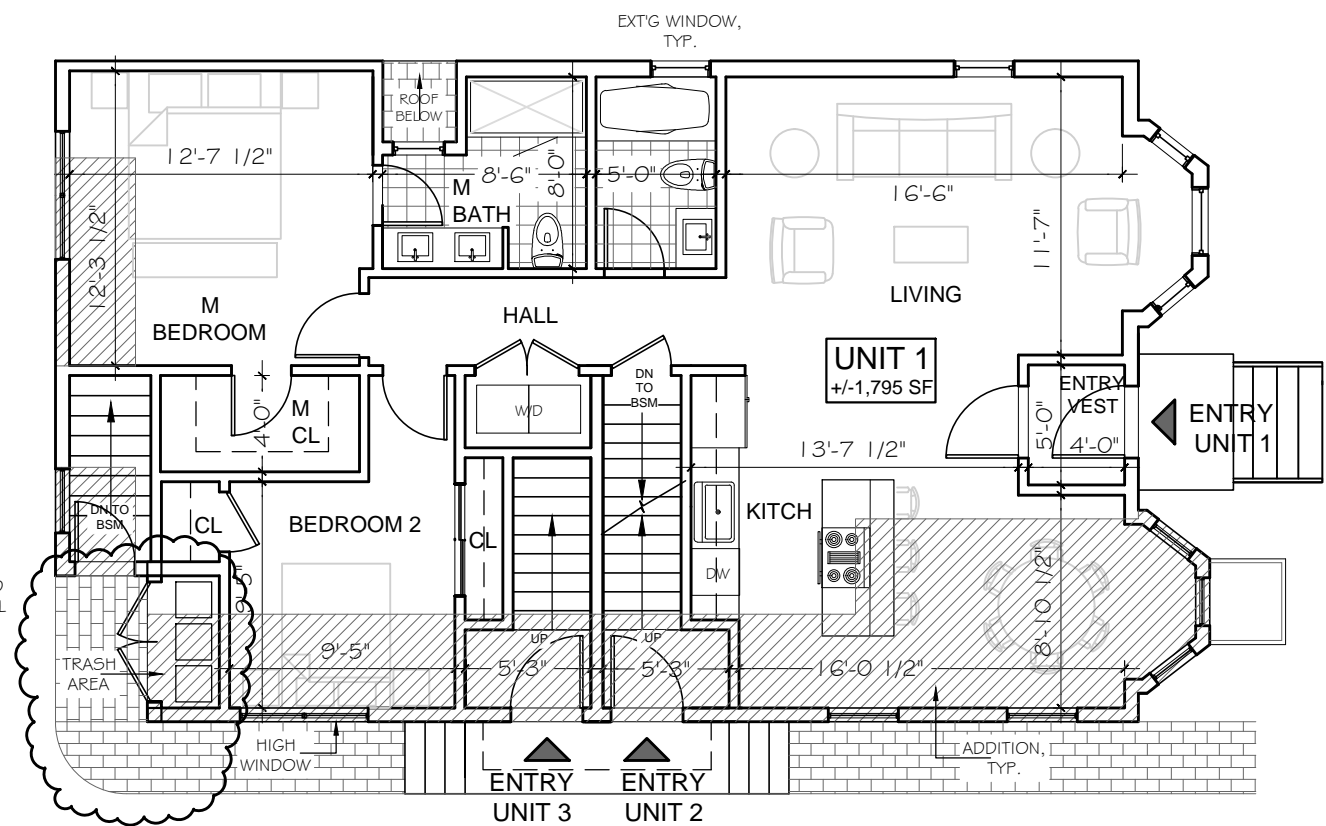
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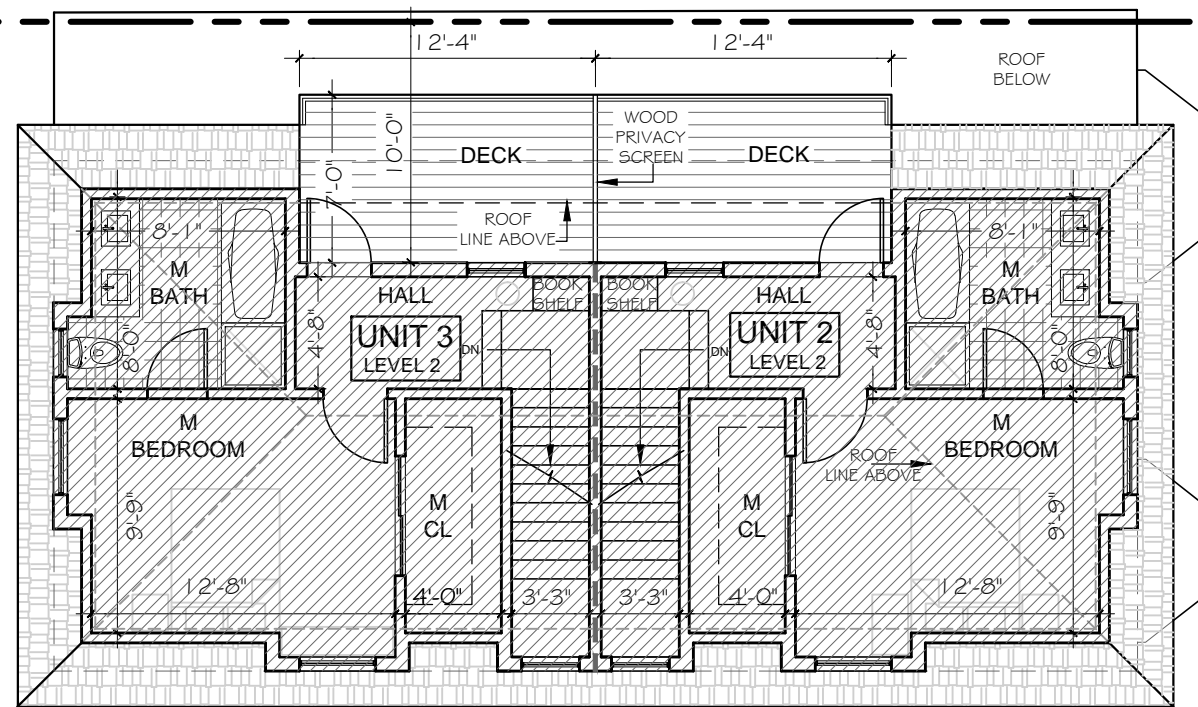
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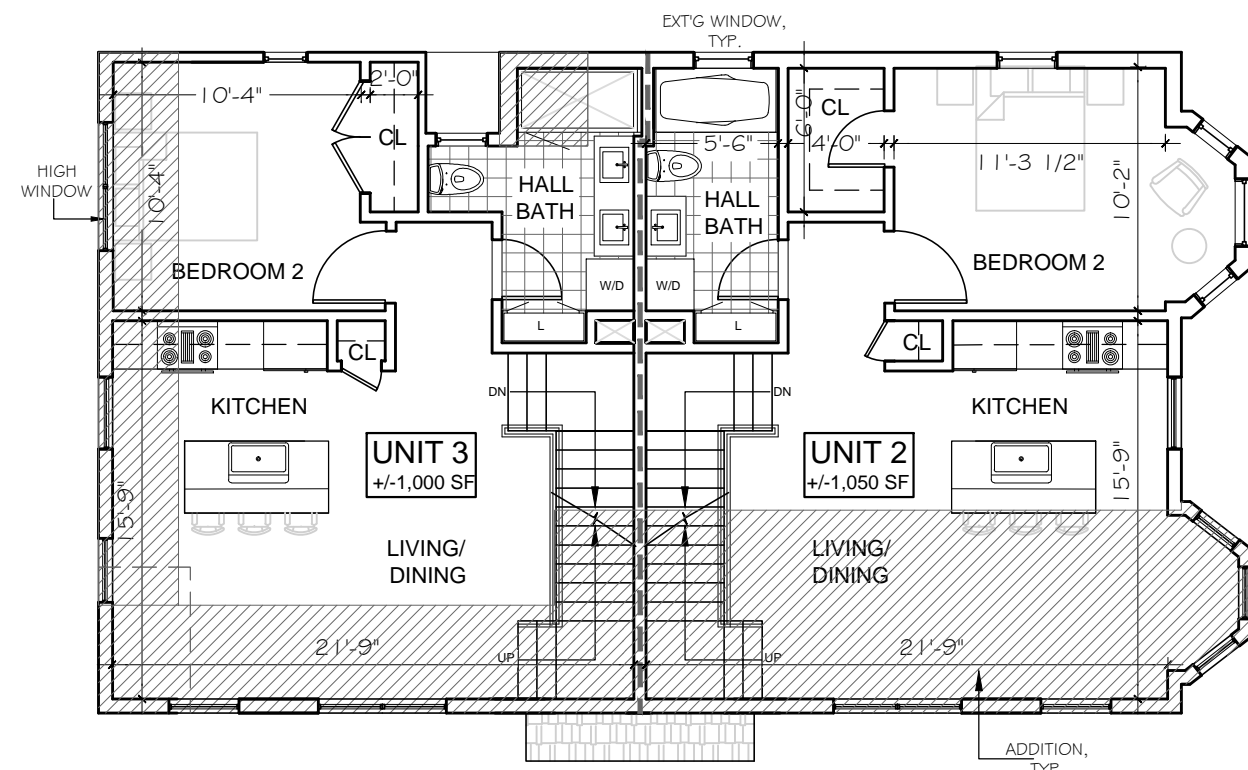
1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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



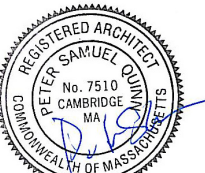
3 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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ZBA

14 DEC 2017

DRAWN BY

DM

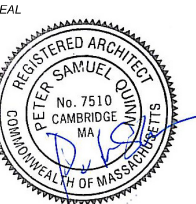
REVIEWED BY

PQ

SHEET

A-1

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FRONT AND  
LEFT SIDE  
ELEVATION

SCALE AS NOTED

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ZBA REV 1

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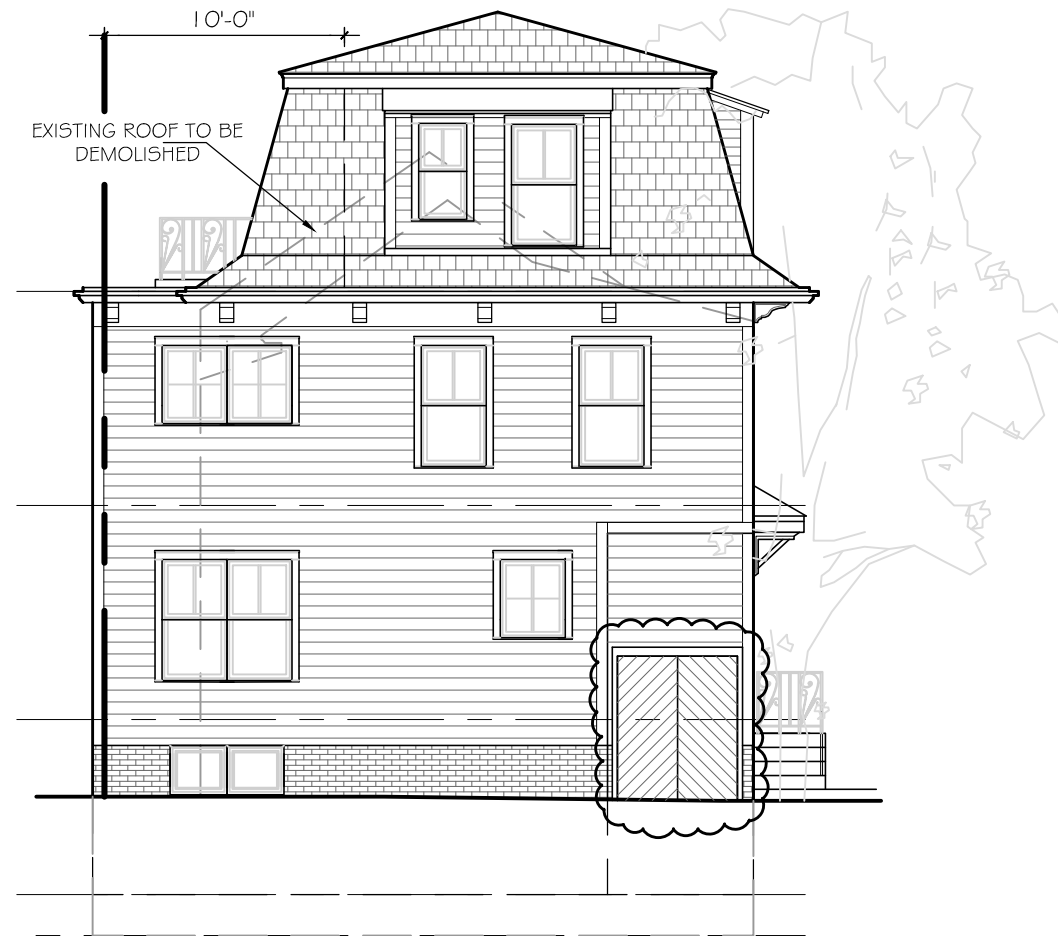
A-2



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



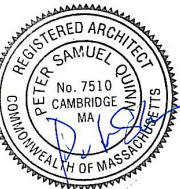
1 REAR SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

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REAR AND  
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ZBA REV 1	9 FEB 2018
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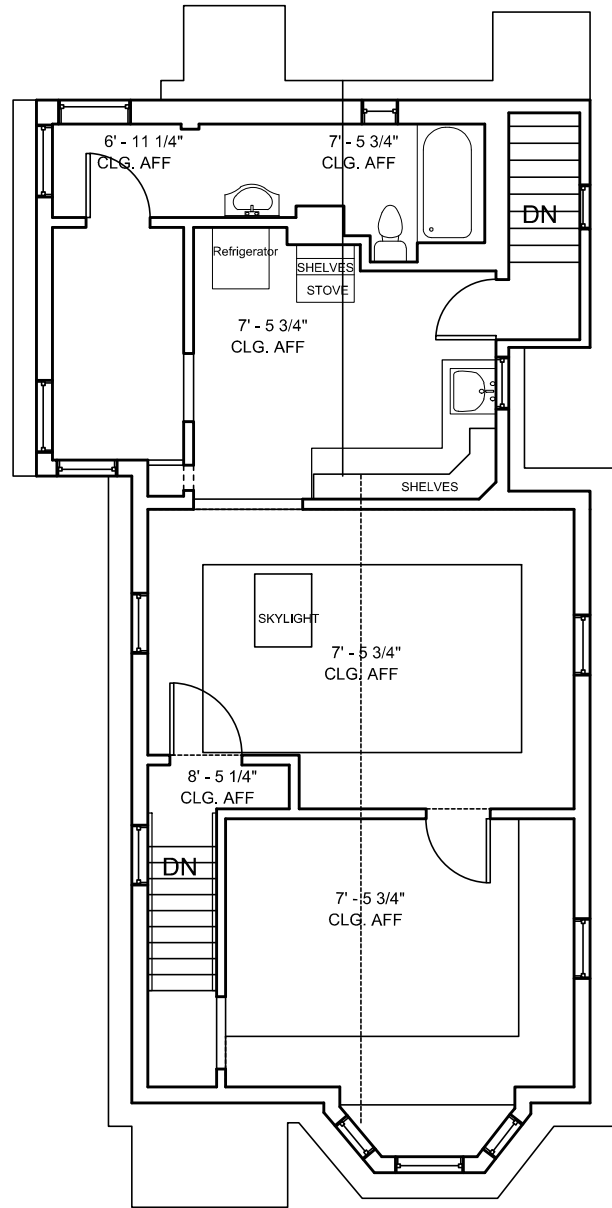
ZBA	14 DEC 2017
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DRAWN BY DM	REVIEWED BY PQ
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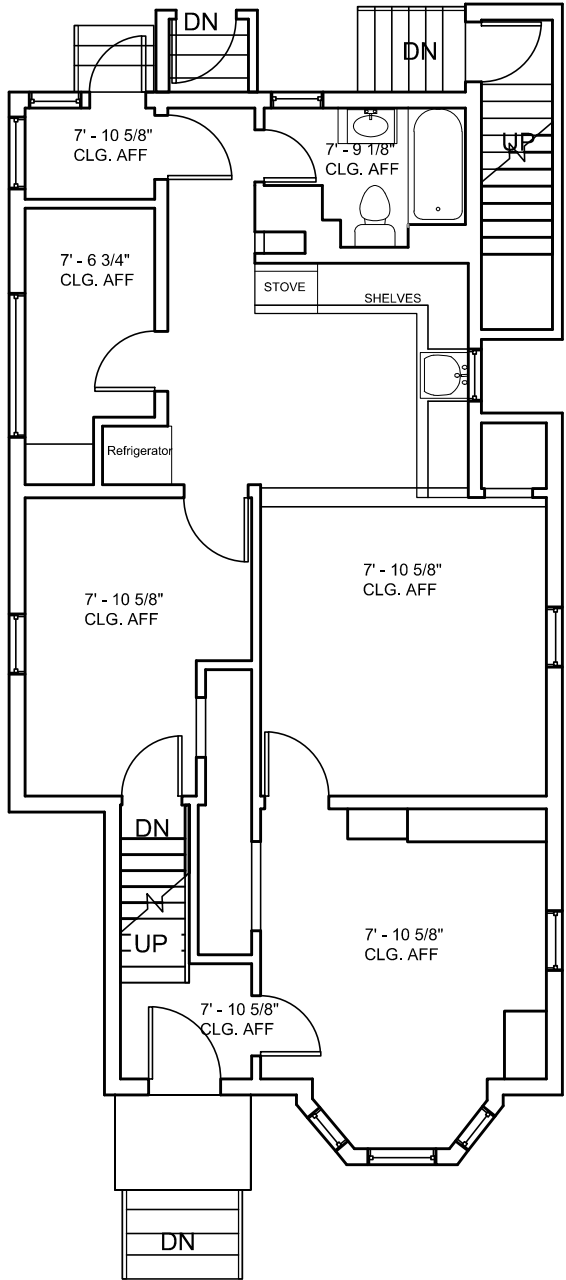
SHEET

A-3

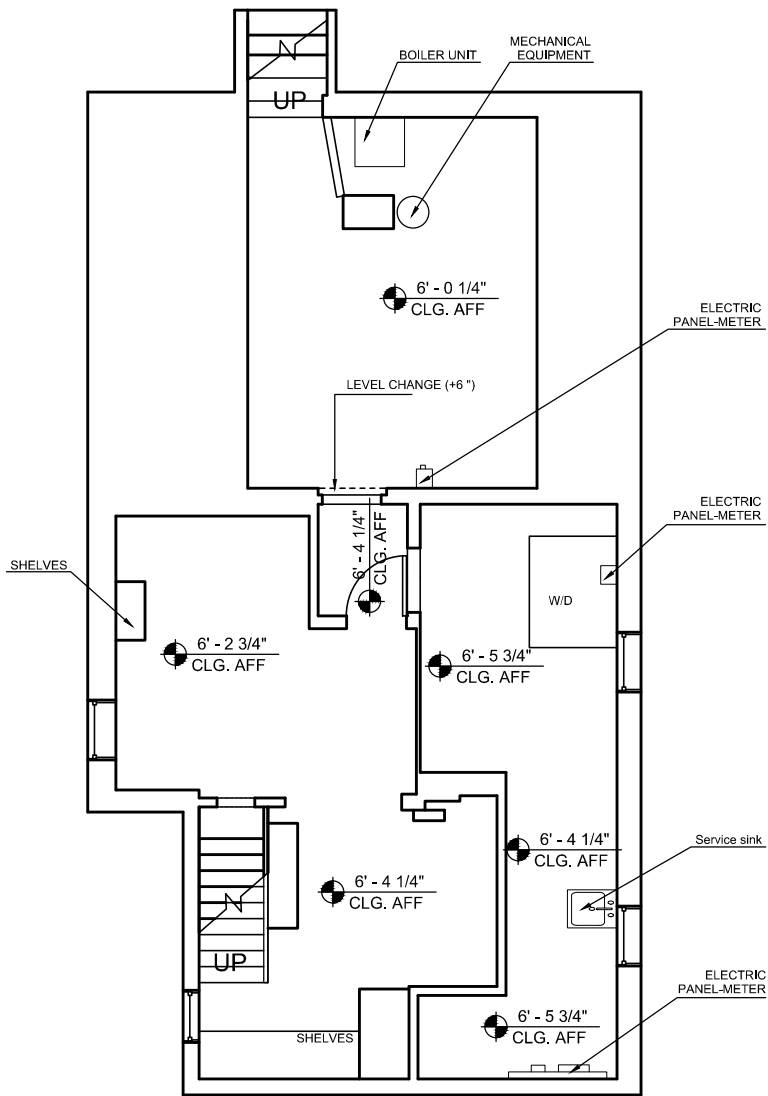
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT

SEAL



CONSULTANT

PROJECT  
**3 UNIT  
REDEVELOPMENT**

10 OAK ST  
SOMERVILLE, MA

PREPARED FOR  
**KRE COMPANY**

2 MCGRATH HWY, STE 206  
SOMERVILLE, MA 02143

DRAWING TITLE  
**EXISTING  
FLOOR PLANS**

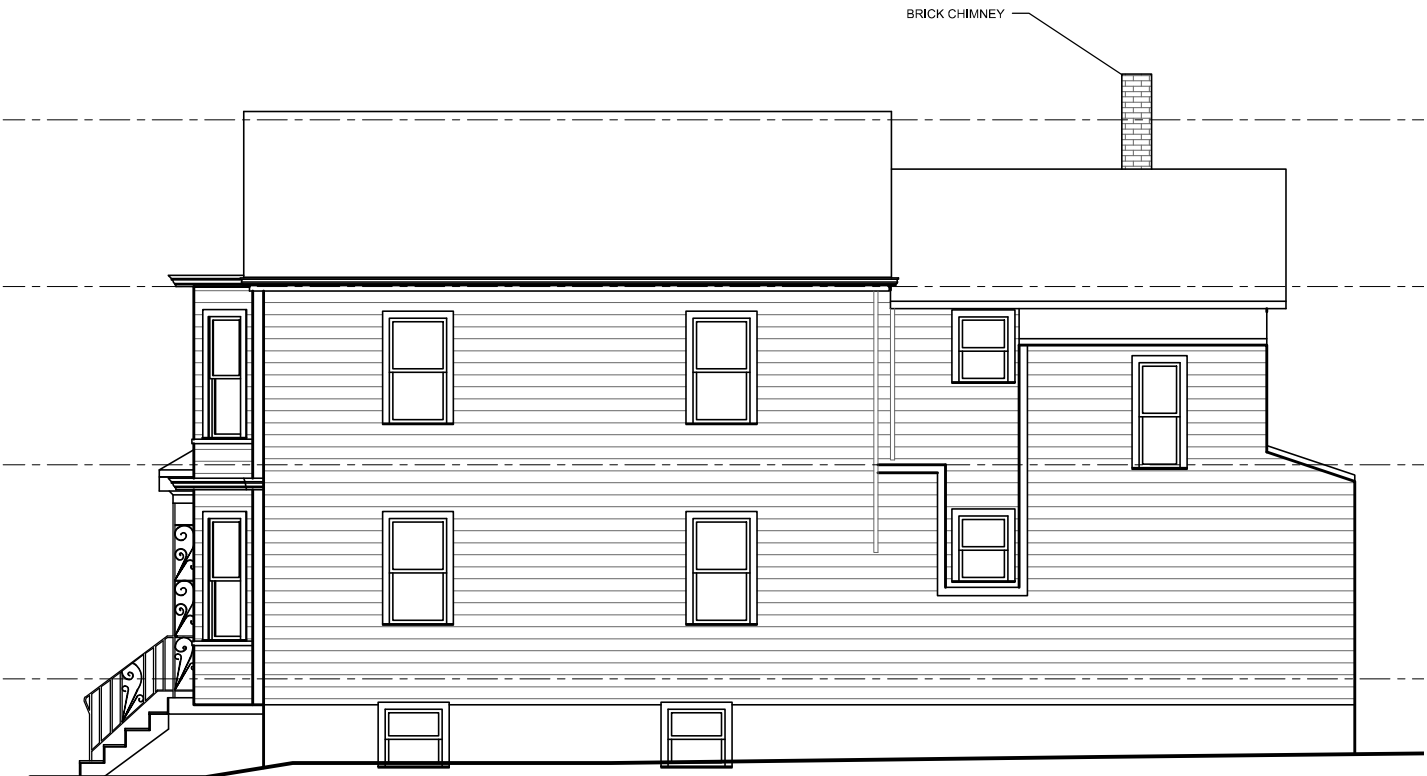
SCALE AS NOTED

REVISION	DATE
ZBA REV 1	31 JAN 2018
ZBA	14 DEC 2017
DRAWN BY -	REVIEWED BY PQ

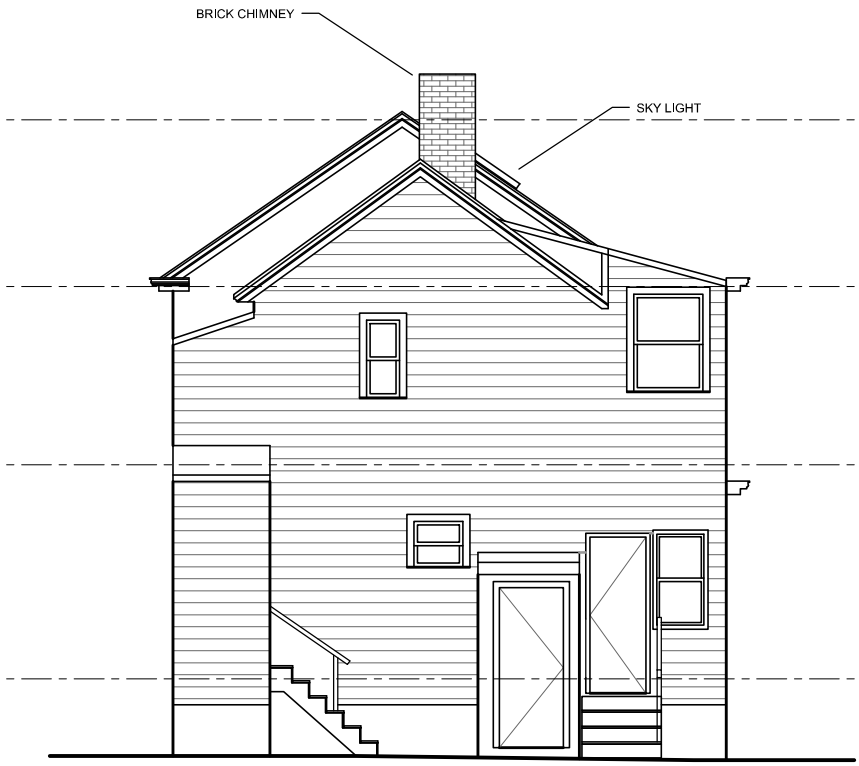
SHEET

**E-1**

Z:\DCADD\WGSOak-10\ZBA REV 1\E2 - Existing Elevations.dwg, E2, 2/9/2018 5:15:37 PM



WEST



SOUTH

Roof Edge  
23' - 3 1/4"



Third Floor  
16' - 4"



Second Floor  
8' - 11"



First Floor  
0' - 0"



Basement  
-7' - 3 1/2"



EAST



NORTH

Roof Edge  
23' - 3 1/4"



Third Floor  
16' - 4"



Second Floor  
8' - 11"



First Floor  
0' - 0"



Basement  
-7' - 3 1/2"



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

3 UNIT  
REDEVELOPMENT

10 OAK ST  
SOMERVILLE, MA

PREPARED FOR

KRE COMPANY

2 MCGRATH HWY, STE 206  
SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING  
ELEVATIONS

SCALE AS NOTED

REVISION DATE

ZBA REV 1 31 JAN 2018

ZBA 14 DEC 2017

DRAWN BY REVIEWED BY

- PQ

SHEET

E-2