

14 PEARL STREET, SOMERVILLE

PROPOSED 3 UNIT REDEVELOPEMENT

PETER QUINN ARCHITECTS
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

14 PEARL STREET
SOMERVILLE, MA

PREPARED FOR
ANDRAGNA DEDIC LLC

100 DARTMOUTH ST
MEDFORD, MA 02155

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION DATE

SHPC 24 MAY 2018

ZBA APPL 22 JAN 2018

DRAWN BY DM REVIEWED BY PQ

SHEET

T-1



EXISTING STREET VIEW



STREET ELEVATION

NEW ← → EXISTING



LOCUS MAP 

LIST OF DRAWINGS	ZBA APPLICATION	SHPC
	22 JANUARY 2018	24 MAY 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 3D VIEWS		X
A-1 PROPOSED BASEMENT FLOOR PLANS	X	X
A-2 PROPOSED FIRST FLOOR PLAN	X	X
A-3 PROPOSED SECOND FLOOR PLAN	X	X
A-4 PROPOSED ATTIC LEVEL	X	X
A-5 PROPOSED FRONT ELEVATION	X	X
A-6 PROPOSED RIGHT SIDE ELEVATION	X	X
A-7 PROPOSED REAR ELEVATION	X	X
A-8 PROPOSED LEFT SIDE ELEVATION	X	X

MT. VERNON STREET

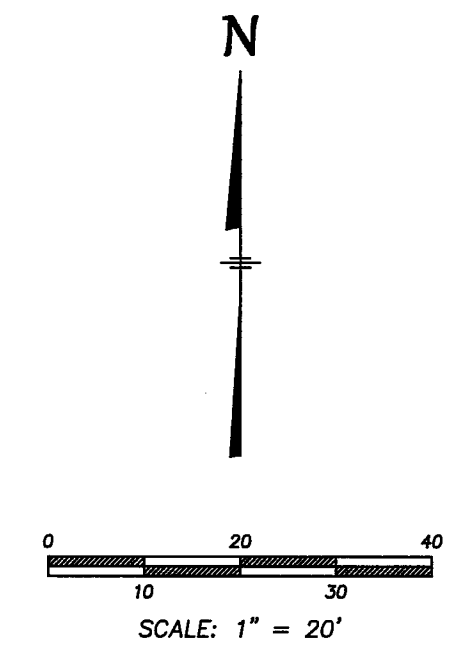
62 MT. VERNON STREET
N/F
JAMES LANGLEY JR.
BK 20921 PG 161

64 MT. VERNON STREET
N/F
NATALINO & ANNA
TRIONFI
BK 12082 PG 316

PEARL STREET
(PUBLIC - 37' WIDE)

10 PEARL STREET
N/F
MATTHEW DESROCHERS
BK 43832 PG 88

68 MT. VERNON STREET
N/F
68 MT. VERNON STREET
CONDOMINIUM
BK 44294 PG 221



CURRENT OWNER: ADRAGNA DEDIC LLC
TITLE REFERENCE: BOOK 69972 PAGE 341
PLAN REFERENCE: PLAN BOOK 10 PLAN 7
PLAN BOOK 133 PLAN 50
PLAN No. 1474 OF 2004

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: MARK RODERICK

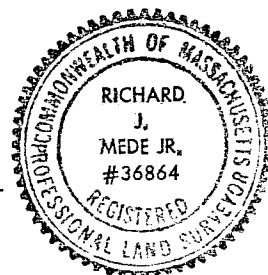
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 23, 2017
DATE OF PLAN: OCTOBER 26, 2017


RICHARD J. MEDE, JR. P.L.S.

10/26/2017

DATE:



NOTE:

TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER BOARD.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.


THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES, GOVERNMENT AGENCIES AND INFORMATION GIVEN BY THE INSTALLER.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

TOPOGRAPHIC
PLAN OF LAND
14 PEARL STREET
SOMERVILLE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax 781-396-6052

DATE	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	DATE	SCALE	FILE No.
		KKG	RJM	10/26/2017	1" = 20'	19937

PREPARED FOR:
MARK RODERICK
SHEET 1 OF 1

DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	1 FAM	3 FAM	COMPLIES
NUMBER OF DWELLING UNITS	3	1	3	COMPLIES
LOT SIZE (SF) MIN	7,500	±6,625	NO CHANGE	EXISTING NONCONFORMITY NO CHANGE
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	1,500	6,625	2,208	COMPLIES
GROUND COVERAGE (%) MAX	50	21	48	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	49	31	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	35	43	42	COMPLIES
NET FLOOR AREA (NSF)	6,625	±1,314	±6,617	COMPLIES
FLOOR AREA RATIO MAX (FAR)	1.0	0.20	0.99	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	±24.5 / 2 1/2	±27.7 EXIST BLDG ±32.8 ADDITION	COMPLIES COMPLIES
FRONT YARD MIN (FT)	15	48.6	48.6 EXIST BLDG 15 ADDITION	COMPLIES COMPLIES
REAR YARD MIN (FT)	20	13.5	13.5 EXIST BLDG ±46.2 ADDITION	EXIST NONCONFORMITY NO CHANGE COMPLIES
SIDE YARD MIN - LEFT (FT)	9	38	±38 EXIST BLDG 11.5 ADDITION	COMPLIES COMPLIES
SIDE YARD MIN - RIGHT (FT)	8	2.9	2.9 EXIST BLDG 12 ADDITION	EXIST NONCONFORMITY NO CHANGE COMPLIES
FRONTAGE MIN (FT)	50	64.55	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN	6**	3	NO CHANGE	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	6	COMPLIES

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

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

EXISTING RESIDENTIAL -

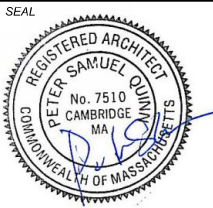
(1) 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 =	1.5
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) =	0
EXISTING CONDITION SPACES REQUIRED =	1.5 = <u>2</u>
EXISTING CONDITION SPACES PROVIDED =	3

PROPOSED RESIDENTIAL -

(2) 3-BR UNITS AT 2 PER UNIT = 2X2 =	4
(1) 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 =	1.5
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) =	0
PROPOSED CONDITION SPACES REQUIRED =	5.5 = <u>6</u>
PROPOSED CONDITION SPACES PROVIDED =	3



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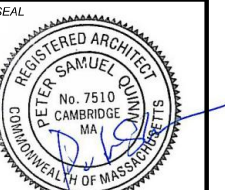
100 DARTMOUTH ST
MEDFORD, MA 02155

DRAWING TITLE
ZONING ANALYSIS

SCALE AS NOTED

REVISION	DATE
SHPC	24 MAY 2018
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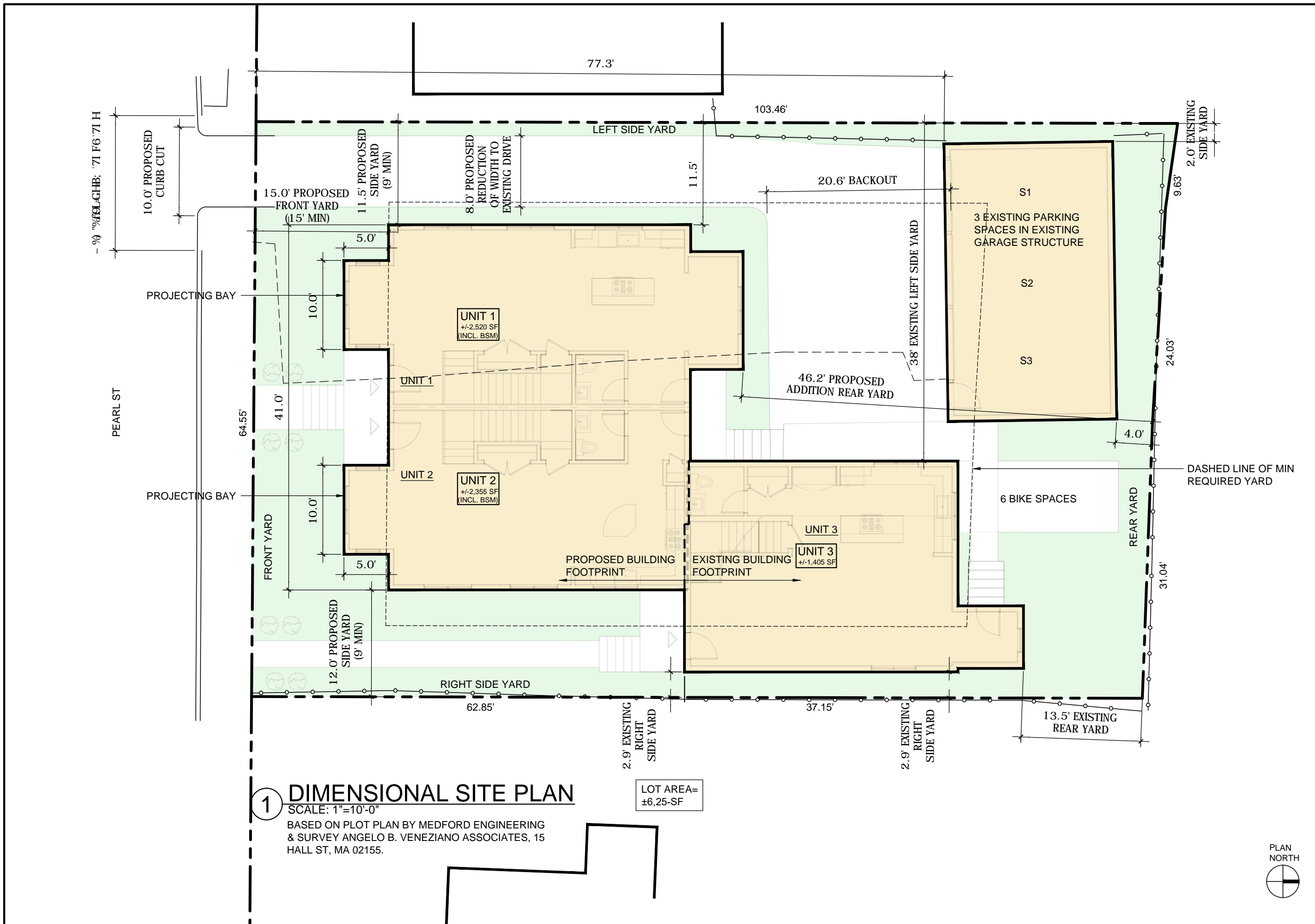
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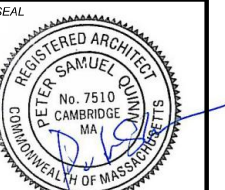
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SHEET

Z-2





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ZONING ANALYSIS

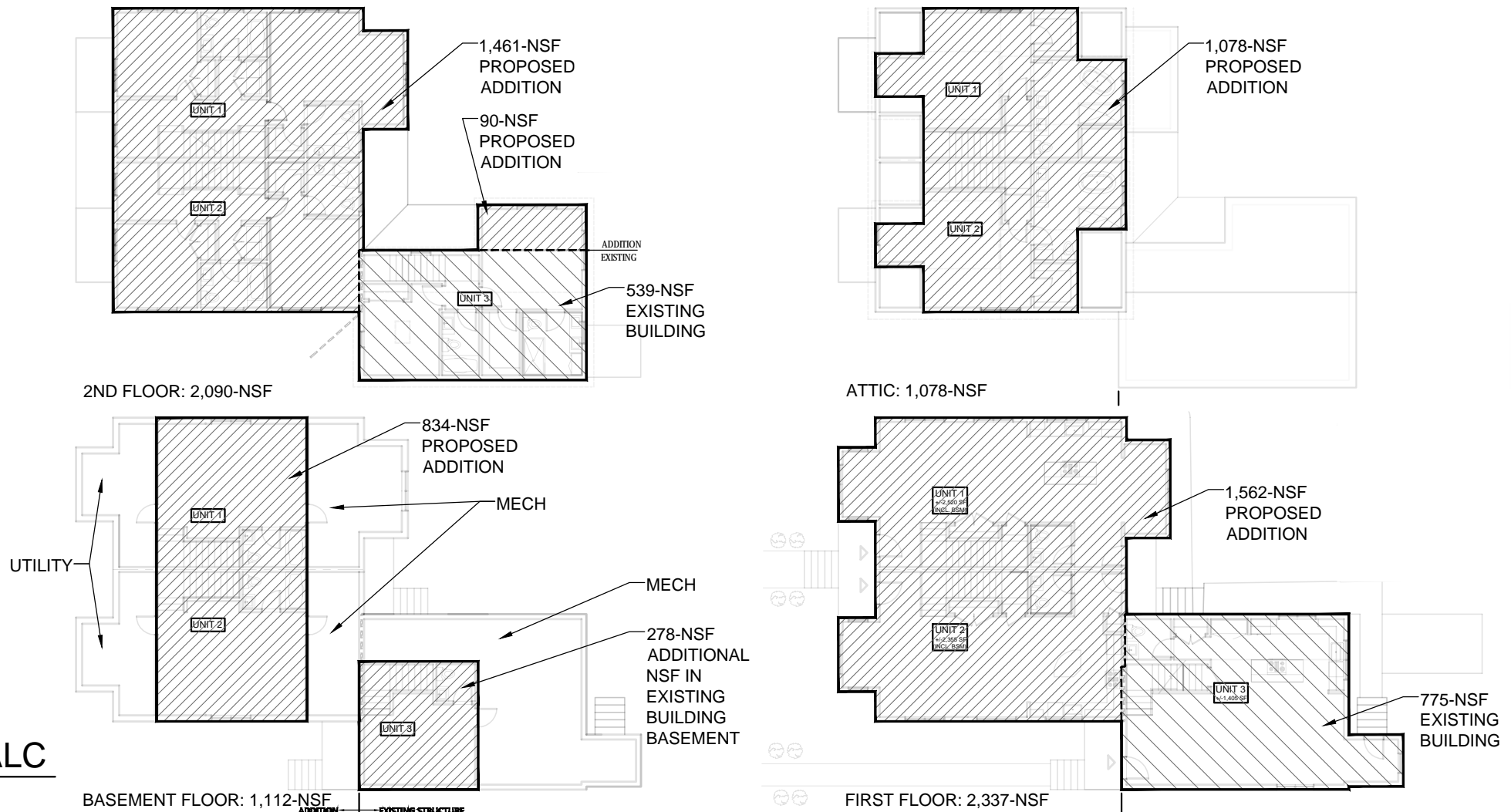
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Z-3



EXISTING NET SQUARE FOOTAGE

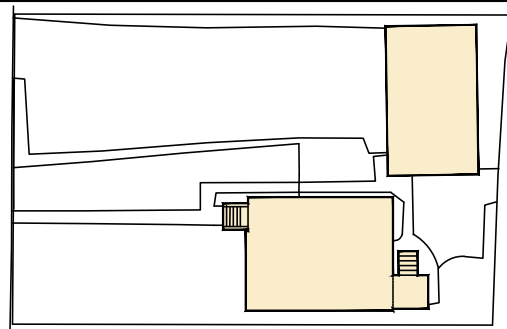
FLOOR	EXISTING NSF
2ND FL	539
1ST FL	775
BSMNT	0
TOTAL	1,314-NSF

PROPOSED NET SQUARE FOOTAGE

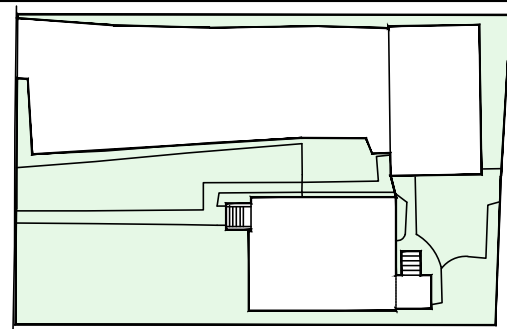
FLOOR	PROPOSED NSF
ATTIC	1,078
2ND FL	2,090
1ST FL	2,337
BSMNT	1,112
TOTAL	6,617-NSF



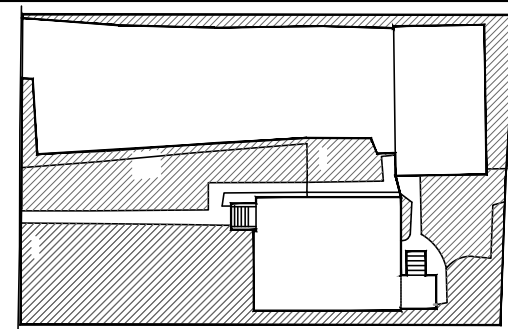
1 NET SQUARE FOOTAGE CALC
SCALE: 1" = 20'-0"



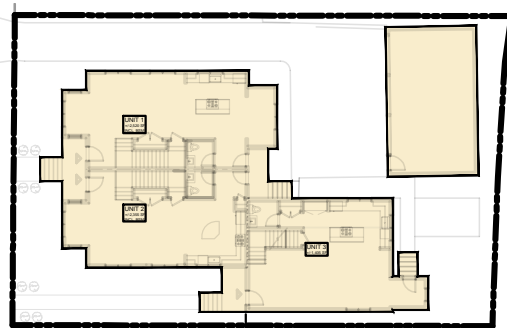
EXISTING GROUND COVERAGE $\frac{1,414 \text{ SF}}{6,625 \text{ LOT SF}} = 21\%$



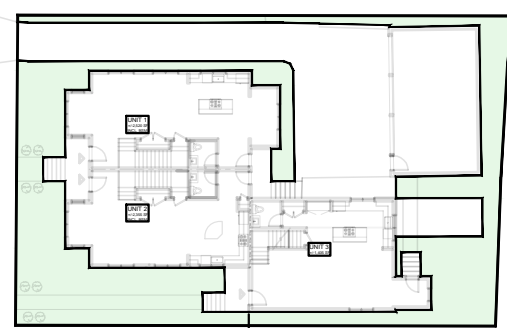
EXISTING LANDSCAPE AREA $\frac{3,225 \text{ SF}}{6,625 \text{ LOT SF}} = 49\%$



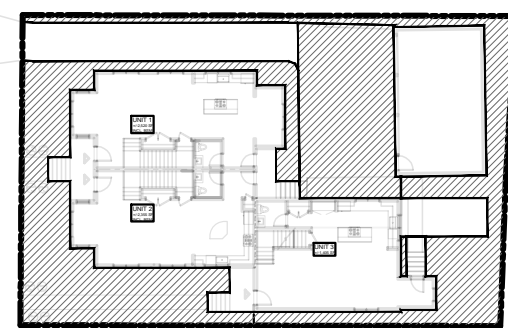
PROPOSED PERVIOUS AREA $\frac{2,844 \text{ SF}}{6,625 \text{ LOT SF}} = 43\%$



PROPOSED GROUND COVERAGE $\frac{3,158 \text{ SF}}{6,625 \text{ LOT SF}} = 48\%$



PROPOSED LANDSCAPE AREA $\frac{2,041 \text{ SF}}{6,625 \text{ LOT SF}} = 31\%$



PROPOSED PERVIOUS AREA $\frac{2,770 \text{ SF}}{6,625 \text{ LOT SF}} = 42\%$

2 SITE AREAS
SCALE: 1" = 40'-0"



3 BUILDING HEIGHT
SCALE: 1" = 20'-0"



VIEW ALONG PEARL STREET



VIEW ALONG PEARL STREET

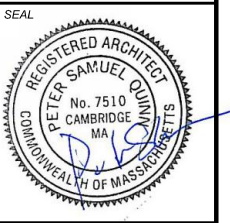


AERIAL VIEW FROM REAR YARD

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COMMUNITY DESIGN

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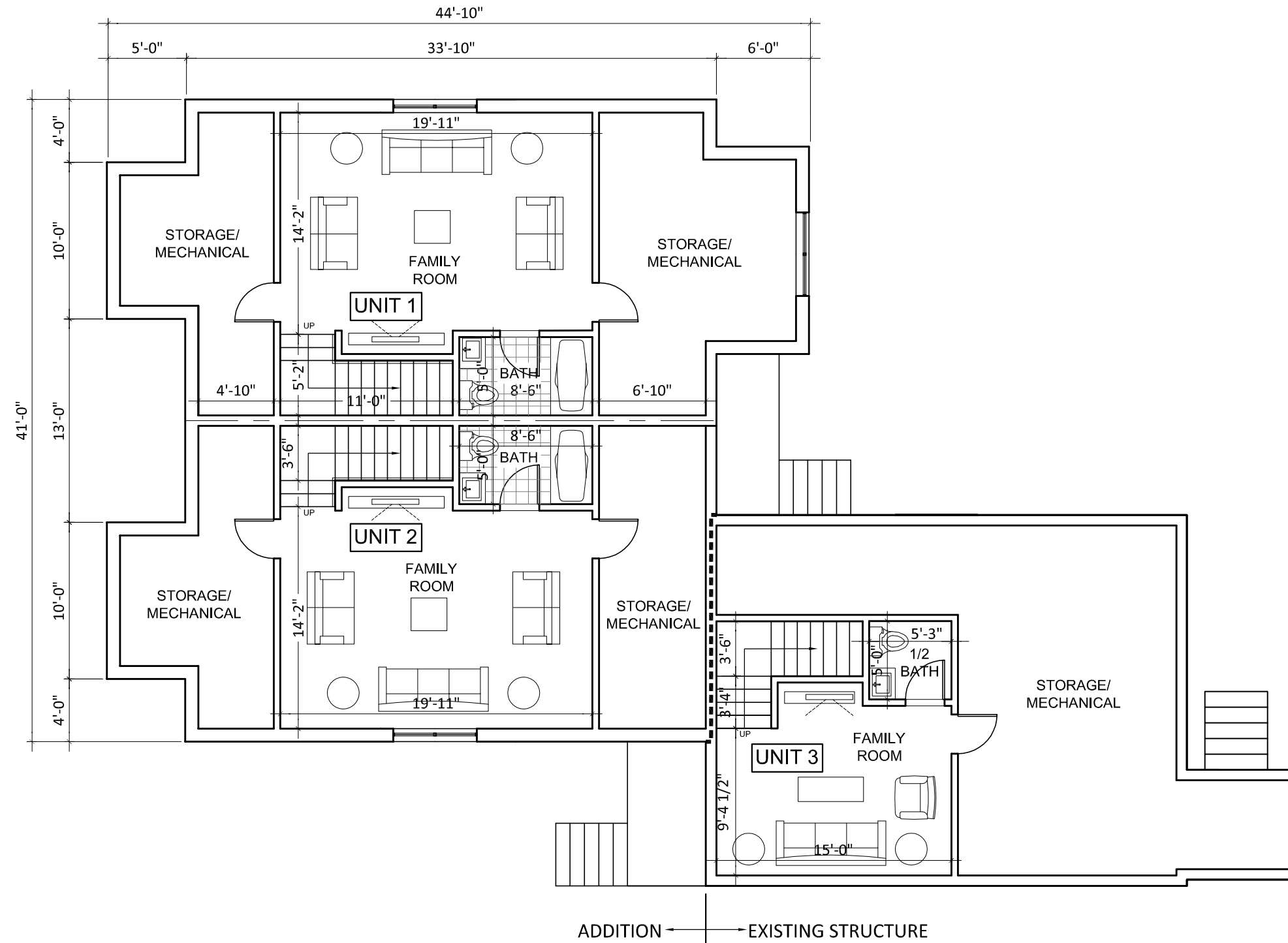
DRAWING TITLE
3D VIEWS

SCALE AS NOTED

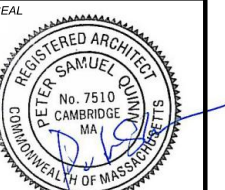
REVISION	DATE
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SHEET
A-0

Z:\DCADDWGS\Pearl-14\Schematic\Floor Plans.dwg, 5/24/2018 2:51:42 PM



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



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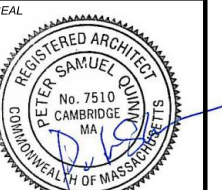
DRAWING TITLE
PROPOSED BASEMENT FLOOR PLAN

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SHEET

A-1



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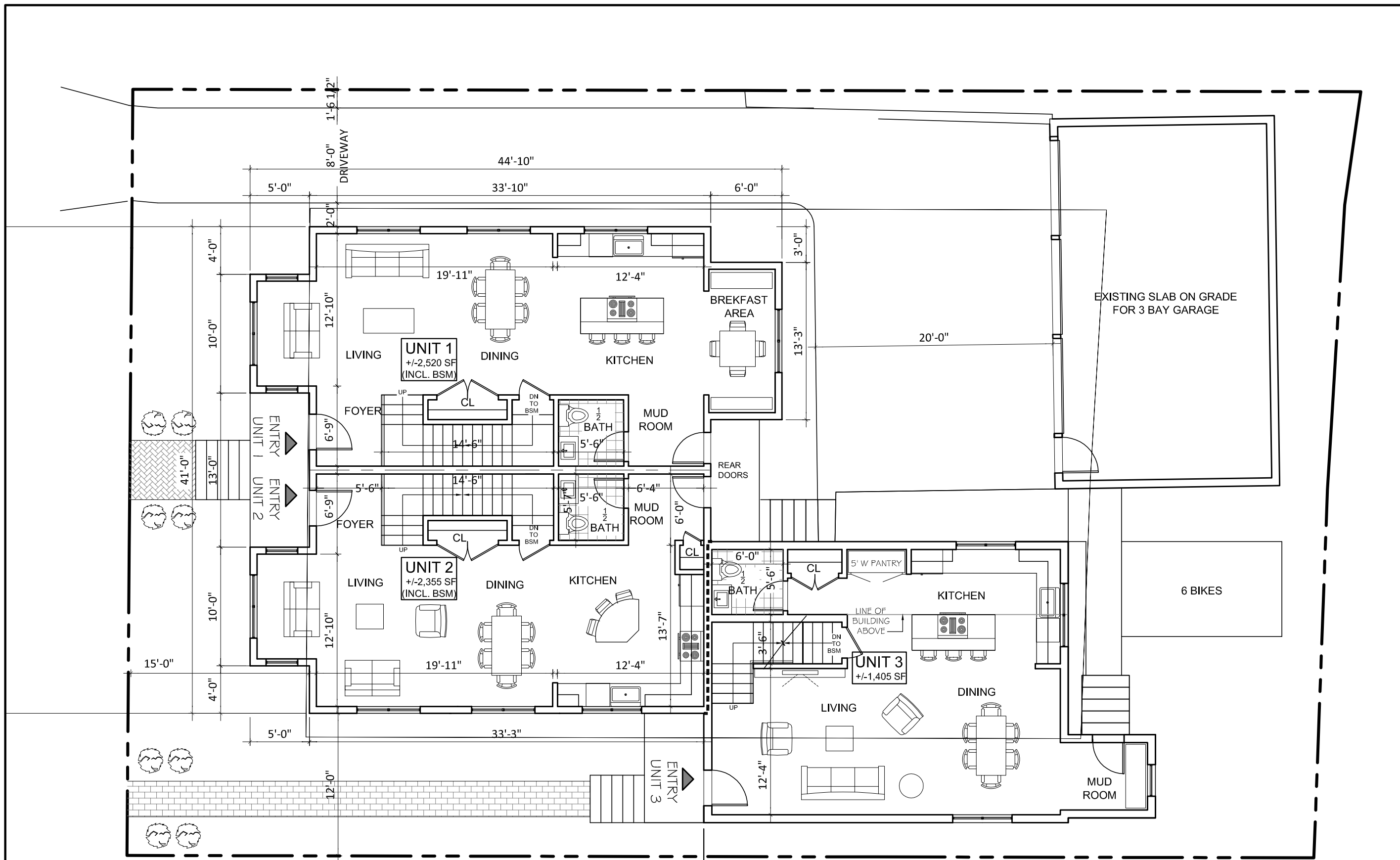
DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE AS NOTED

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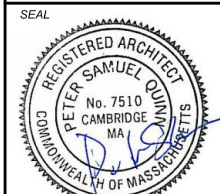
A-2



1 FIRST FLOOR PLAN

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

← ADDITION → EXISTING STRUCTURE



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DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

SCALE AS NOTED

REVISION | DATE

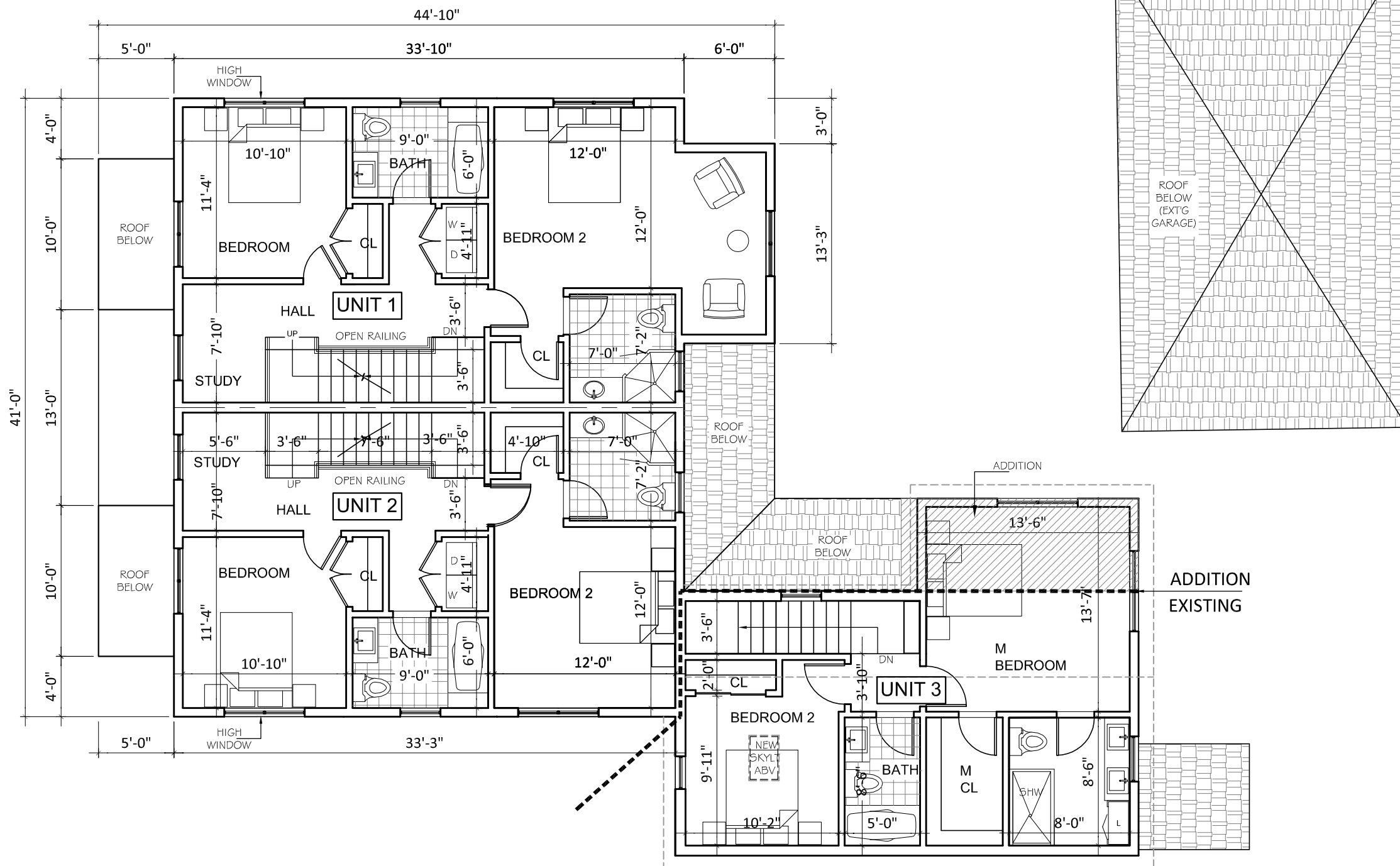
SHPC | 24 MAY 2018

ZBA APPL | 22 JAN 2018

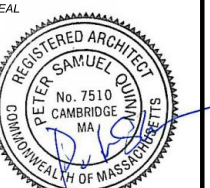
DRAWN BY | REVIEWED BY
 DM | PQ

SHEET

A-3



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



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SOMERVILLE, MA

PREPARED FOR
ANDRAGNA DEDIC
LLC

100 DARTMOUTH ST
MEDFORD, MA 02155

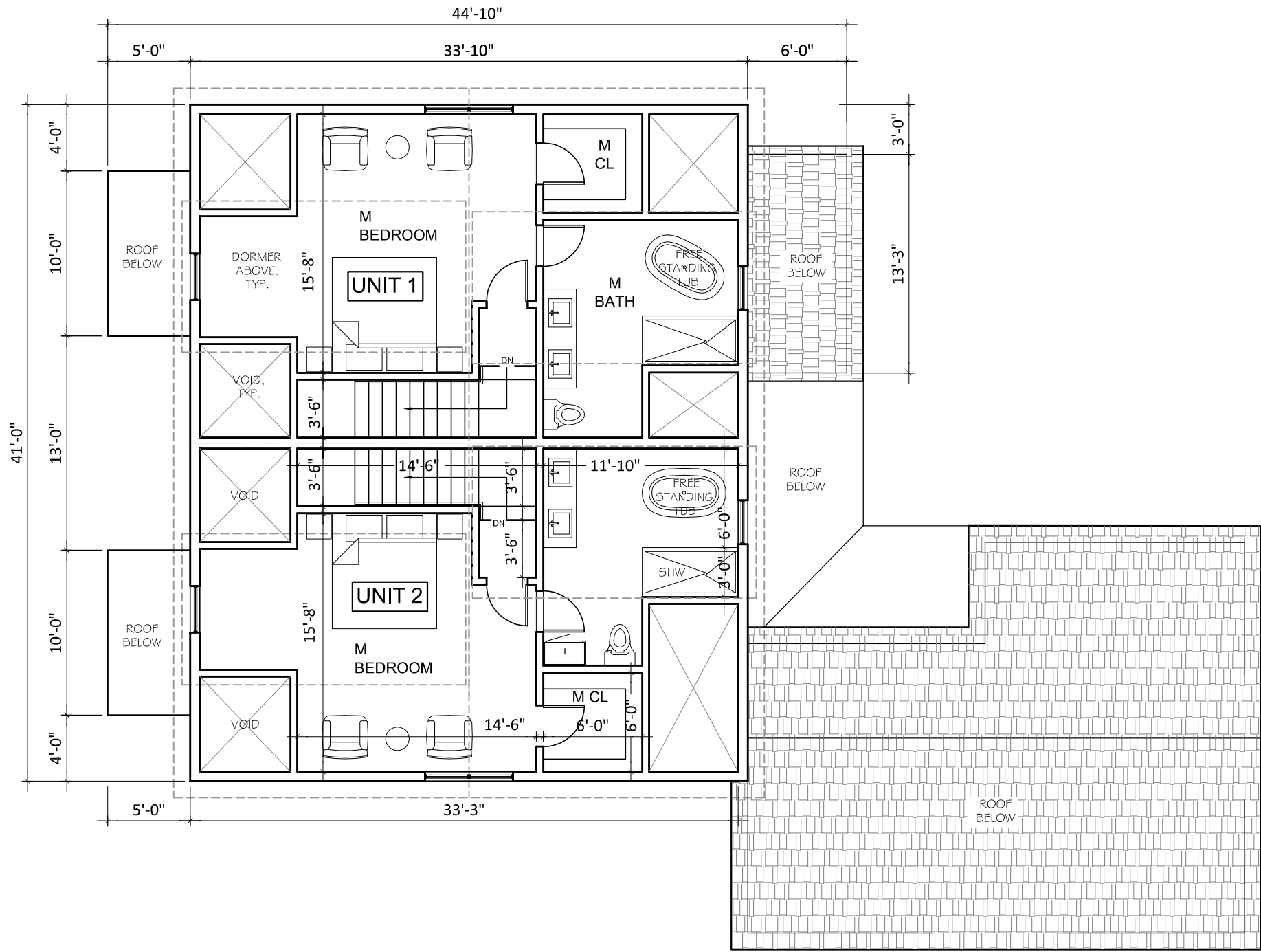
DRAWING TITLE

PROPOSED
THIRD
FLOOR PLAN

SCALE AS NOTED

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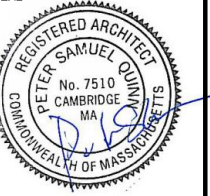
SHEET



ADDITION ← → EXISTING STRUCTURE

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

SEAL



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DRAWING TITLE

PROPOSED FRONT ELEVATION

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SHEET

A-5



THIRD FLOOR
EL = +/-20'-6"

10'-0"

SECOND FLOOR
EL = +/-10'-6"

10'-6"

FIRST FLOOR
EL = +/-0'-0"

9'-0"

BASEMENT
EL = +/-9'-0"

3'-0"

TYPICAL MATERIALS:

DORMER, TYP

ARCHITECTURAL
GRADE ASPHALT
SHINGLES, TYP.

6" EXPOSURE FIBER
CEMENT
CLAPBOARD, TYP.

5-1/2" FIBER CEMENT
CORNER BOARD, TYP.

WOOD CLAD
WINDOWS
(OR EQUAL), TYP.

WOOD ENTRY DOOR
WITH TRANSOM, TYP.

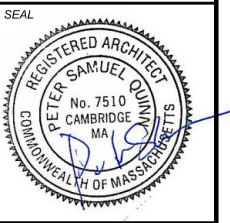
WOOD RAILING &
STEPS, TYP.

TRIM BOARD, TYP.

CONCRETE
FOUNDATION WALL,
TYP.

← ADDITION | EXISTING TO REAR →

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



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DRAWING TITLE
PROPOSED RIGHT ELEVATION

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SHEET	



NOTE:
SEE SHEET A-5 FOR
TYPICAL MATERIALS

DASHED LINE OF
EXISTING STRUCTURE

NEW SKYLIGHT, TYP. OF 2

VERTICAL FIBER CEMENT
BOARD AND BATTEN SIDING

THIRD FLOOR
EL = +/-20'-6"

SECOND FLOOR
EL = +/-10'-6"

FIRST FLOOR
EL = +/-0'-0"

BASEMENT
EL = +/-9'-0"

STREET

EXISTING
OPENING

ADDITION ← —→ EXISTING STRUCTURE

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

NOTE:
EXT'G BLD'G PROXIMITY TO
PROPERTY LINE DOESN'T
ALLOW ADDITIONAL
WINDOWS

SEAL



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A-7



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



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DRAWING TITLE
PROPOSED LEFT ELEVATION

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SHEET
A-8



1 LEFT SIDE ELEVATION (DRIVEWAY)
SCALE: 1/8" = 1'-0"