

ZBA APPLICATION

BASEMENT EGRESS AT 91 PERKINS ST. UNITS 1 & 2

91 PERKINS STREET, SOMERVILLE, MA 02145

BUILDING DATA

EXISTING 3-STORY 12 UNIT BUILDING
TOTAL SITE AREA 3,700 SF TOTAL BUILDING AREA 12,732 SF
ZONING RB CURRENT CONSTRUCTION TYPE 3B UNPROTECTED

PROJECT SCOPE

NEW EGRESS WINDOWS AND WINDOW WELLS ADDED IN UNITS 1 AND 2 IN BASEMENT LEVEL. EXISTING REAR DOOR TO BE REPLACED WITH NEW DOOR. NEW PERMEABLE PAVERS AND RETAINING WALL AT EXTERIOR WALKWAY. ADDITION OF 2 BEDROOMS IN UNIT 1 & ADDITION OF 1 BEDROOM IN UNIT 2.

CODE COMPLIANCE

APPLICABLE CODE 2009 IEBC WITH MASS 8TH EDITION AMENDMENTS

CHAPTER 2 - USE & OCCUPANCY
USE GROUP R2- MULTI-FAMILY RESIDENTIAL

CHAPTER 3 - CLASS OF WORK
LEVEL 2 ALTERATIONS COMPLIES WITH CHAPTERS 6 & 7

CHAPTER 6 - LEVEL 1 ALTERATIONS
BUILDING IS ASSUMED TO BE IN COMPLIANCE PER RECENT PERMITTED ALTERATIONS

CHAPTER 7 - LEVEL 2 ALTERATIONS
BUILDING IS ASSUMED TO BE IN COMPLIANCE PER RECENT PERMITTED ALTERATIONS

ZONING SUMMARY

- THE BUILDING:
- NO CHANGE TO BUILDING ENVELOPE EXCEPT FOR PROPOSED EMERGENCY ESCAPE/ RESCUE OPENINGS AND PROPOSED NEW REAR DOOR AT EXISTING OPENING.
 - NO CHANGE TO BUILDING'S ZONING DIMENSIONAL CRITERIA.
 - PROPOSED CHANGE TO UNIT 1 TO 3-BEDROOM AND UNIT 2 FROM 1-BEDROOM TO 2-BEDROOM MAKES NO CHANGE TO CALCULATED FAR.

- THE SITE:
- PROPOSED SITE CHANGES AT REAR OF BUILDING INCLUDES INTRODUCTION OF LANDSCAPE AREA, PERMEABLE PAVERS, AND RETAINING WALL.
 - PROPOSED INCREASE IN LANDSCAPE AREA FROM 0% TO 2%.
 - PROPOSED INCREASE IN PERVIOUS AREA FROM 0% TO 5%.

NUMBER OF REQUIRED PARKING SPACES:

EXISTING: BOTH EXISTING BASEMENT/FIRST FLOOR UNITS ARE EACH 1-BR. TWO 1-BR UNITS = 2 X 1.5 = 3.0 SPACES REQUIRED.

PROPOSED: BASEMENT/FIRST FLR UNIT #1 WILL BE 3-BR = 1 X 2 = 2
BASEMENT/FIRST FLR UNIT #2 WILL BE 2-BR = 1 X 1.5 = 1.5

2 + 1.5 = 3.5 SPACES REQUIRED
PROPOSED REQUIREMENT INCREASE OF 0.5 SPACES. NO PROPOSED NUMBER OF REQUIRED INCREASE PROVIDED. SP REQUIRED.

LIST OF DRAWINGS

GENERAL

T-1 COVER SHEET, NOTES

ARCHITECTURAL

A1.1 BASEMENT / SITE PLAN
A2.1 PARTIAL EXTERIOR ELEVATIONS

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS
LLC

259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

LOCUS MAP



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

BASEMENT
EGRESS

PREPARED FOR

INTEGRATED
REAL ESTATE
ASSOCIATES, INC.

91 PERKINS ST
SOMERVILLE, MA 02145

DRAWING TITLE

COVER SHEET,
NOTES

SCALE AS NOTED

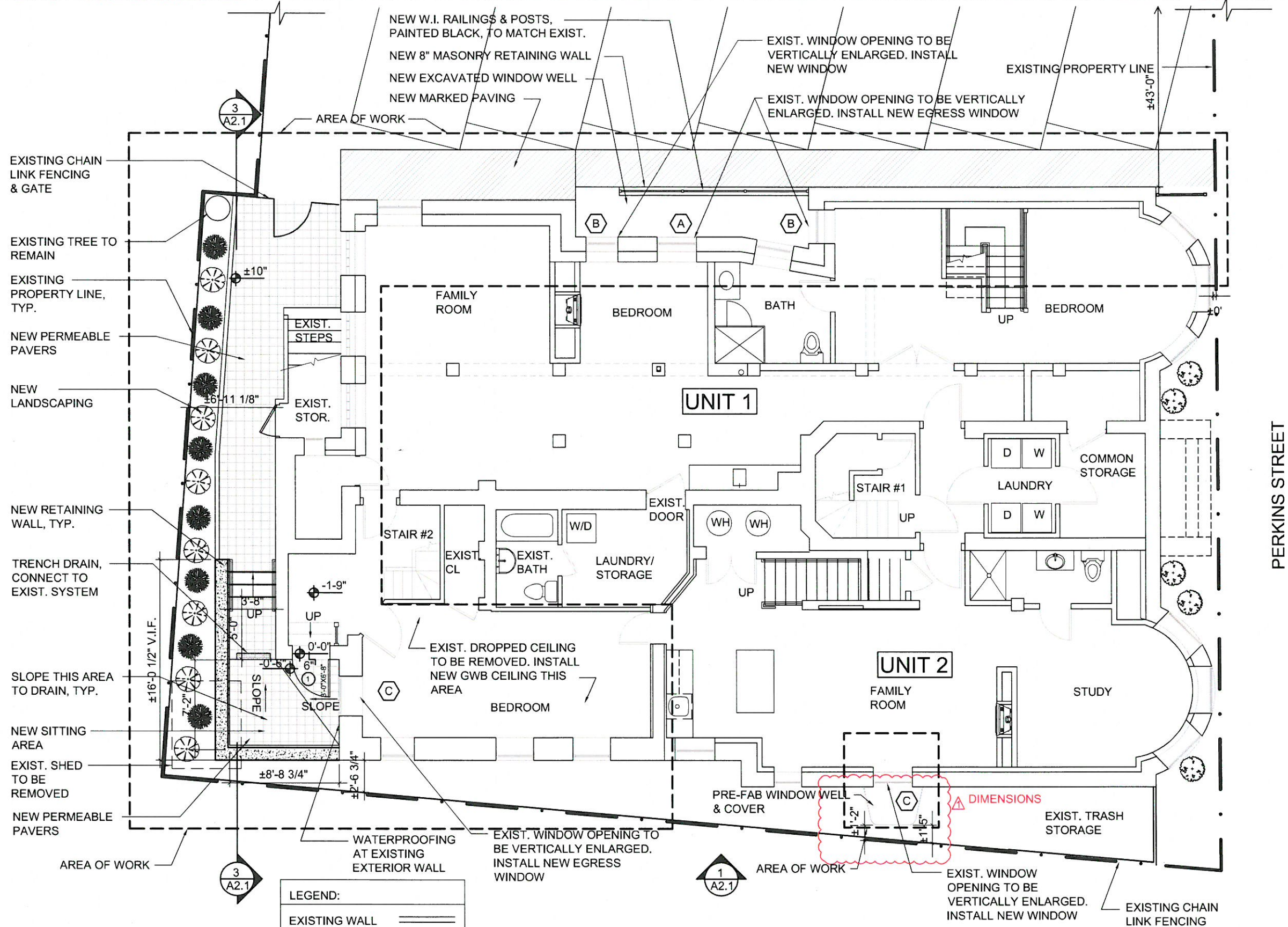
REVISION DATE

ZBA APPL 02 JAN 2018

DRAWN BY ACW/MY REVIEWED BY

SHEET

T-1



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

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

BASEMENT
 EGRESS

PREPARED FOR

INTEGRATED
 REAL ESTATE
 ASSOCIATES, INC.

91 PERKINS ST
 SOMERVILLE, MA 02145

DRAWING TITLE

BASEMENT/
 SITE PLAN

SCALE AS NOTED

REVISION DATE

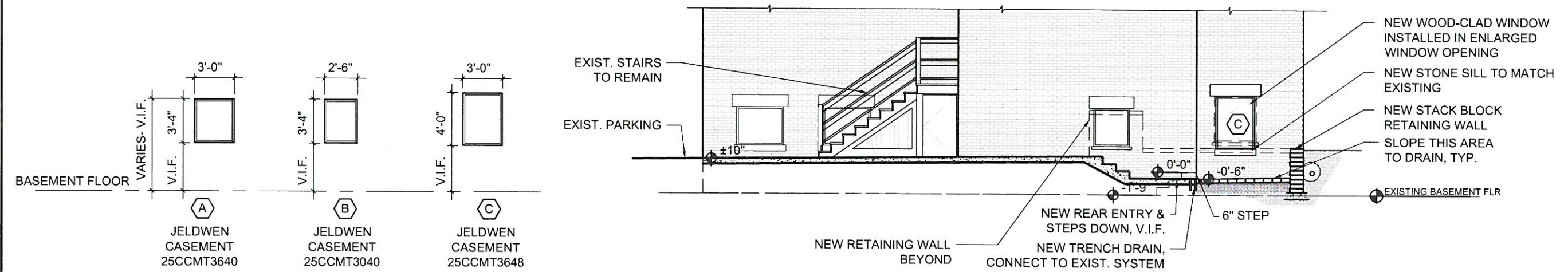
REV 1 11 JAN 2018

ZBA APPL 02 JAN 2018

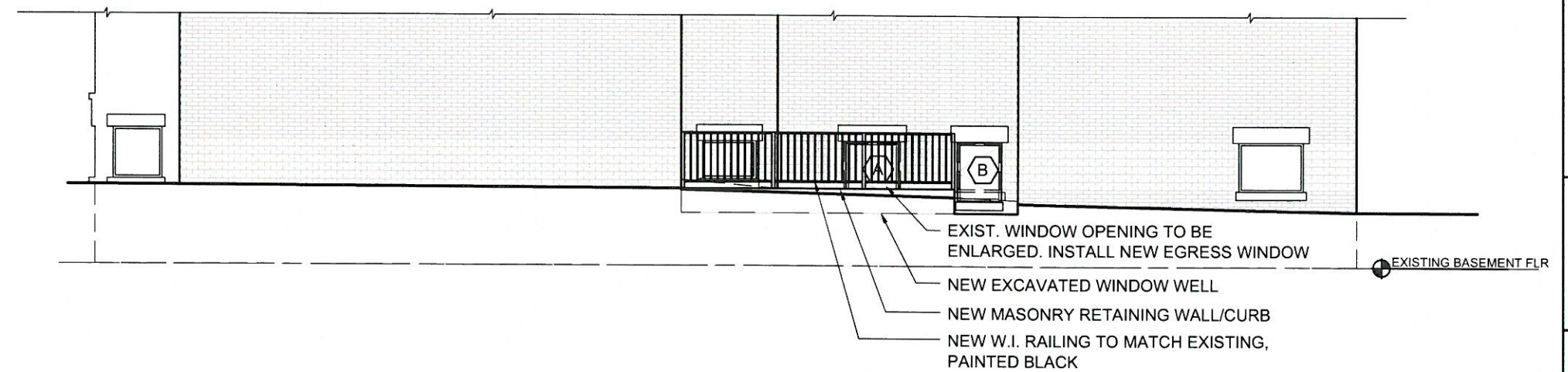
DRAWN BY KVS REVIEWED BY

SHEET

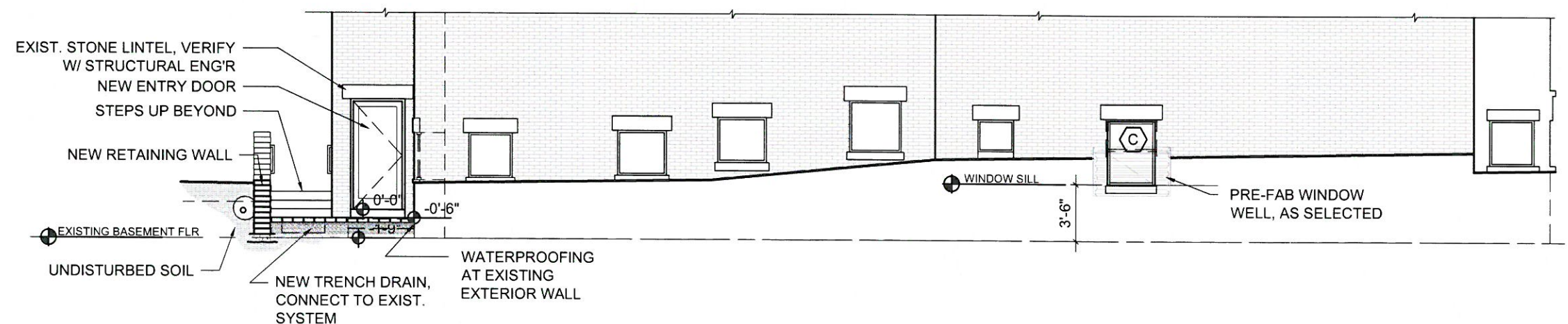
A1.1



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



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



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

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

**BASEMENT
EGRESS**

PREPARED FOR

INTEGRATED
REAL ESTATE
ASSOCIATES, INC.

91 PERKINS ST
SOMERVILLE, MA 02145

DRAWING TITLE

**PARTIAL
EXTERIOR
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE
ZBA APPL	02 JAN 2018
DRAWN BY KVS	REVIEWED BY

SHEET

A2.1