

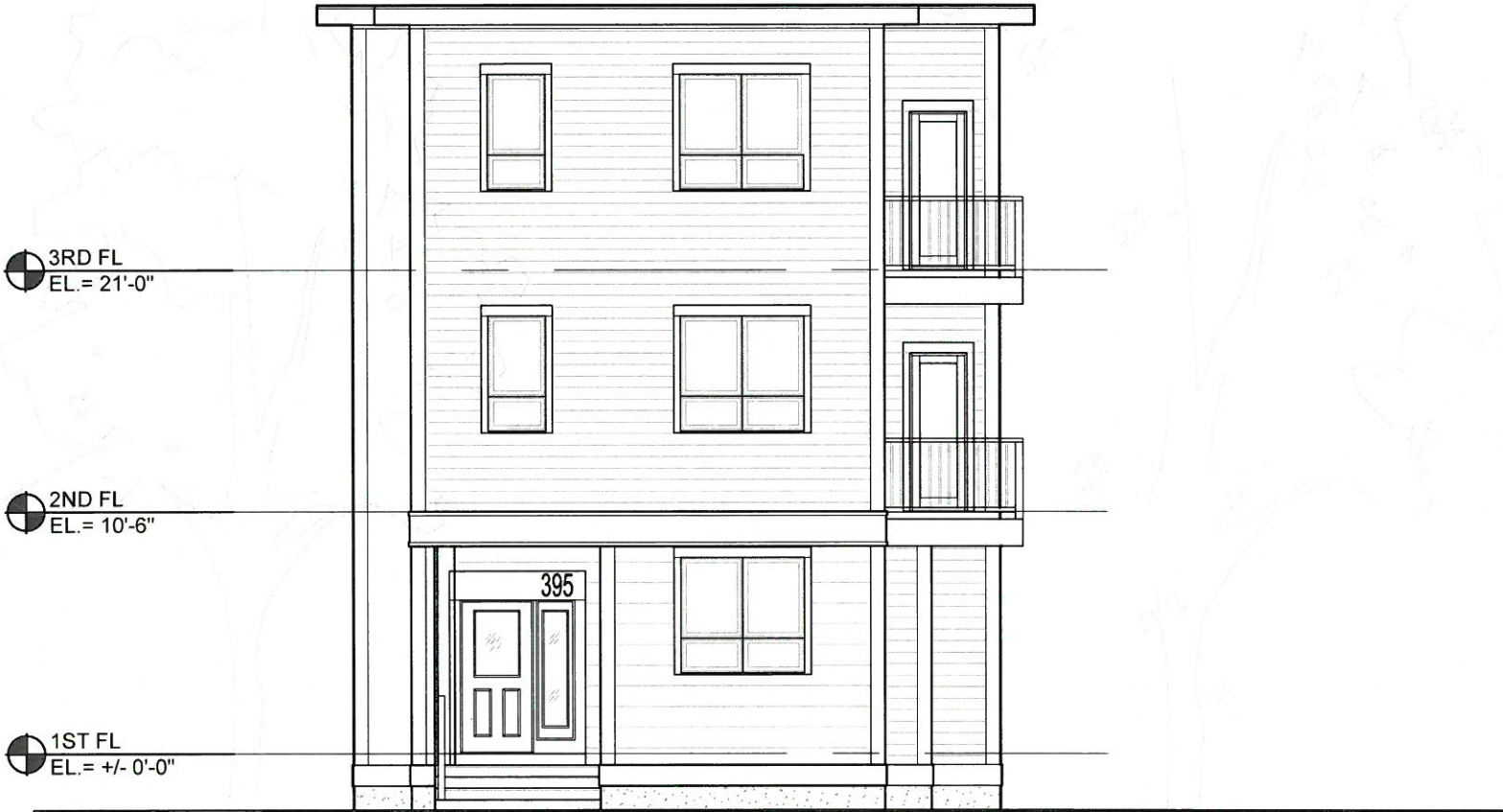
ZBA APPLICATION
3-UNIT DEVELOPMENT

391-395 SOMERVILLE AVE, SOMERVILLE, MA 02143

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

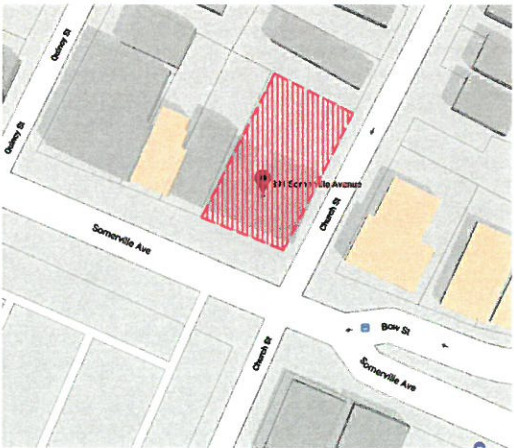
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CHURCH STREET ELEVATION

LIST OF DRAWINGS		ZBA APPL 27 FEB 2019
GENERAL		
T-1	TITLE SHEET	X
	EXISTING PLOT PLAN	
Z-1	ZONING ANALYSIS	X
Z-2	ZONING ANALYSIS	X
Z-3	ZONING ANALYSIS	X
Z-4	ZONING ANALYSIS	X

ARCHITECTURAL		
A-1	BASEMENT PLAN	X
A-2	FIRST, SECOND & THIRD FLOOR PLAN	X
A-3	FRONT & REAR ELEVATION	X
A-4	RIGHT ELEVATION	X
A-5	LEFT ELEVATION	X



LOCUS PLAN ↑

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SEAL

CONSULTANT

PROJECT
NEW
3-UNIT BUILDING

391-395 SOMERVILLE AVE
SOMERVILLE, MA

PREPARED FOR

SOMERVILLE AVE TRUST LLC

SOMERVILLE, MA

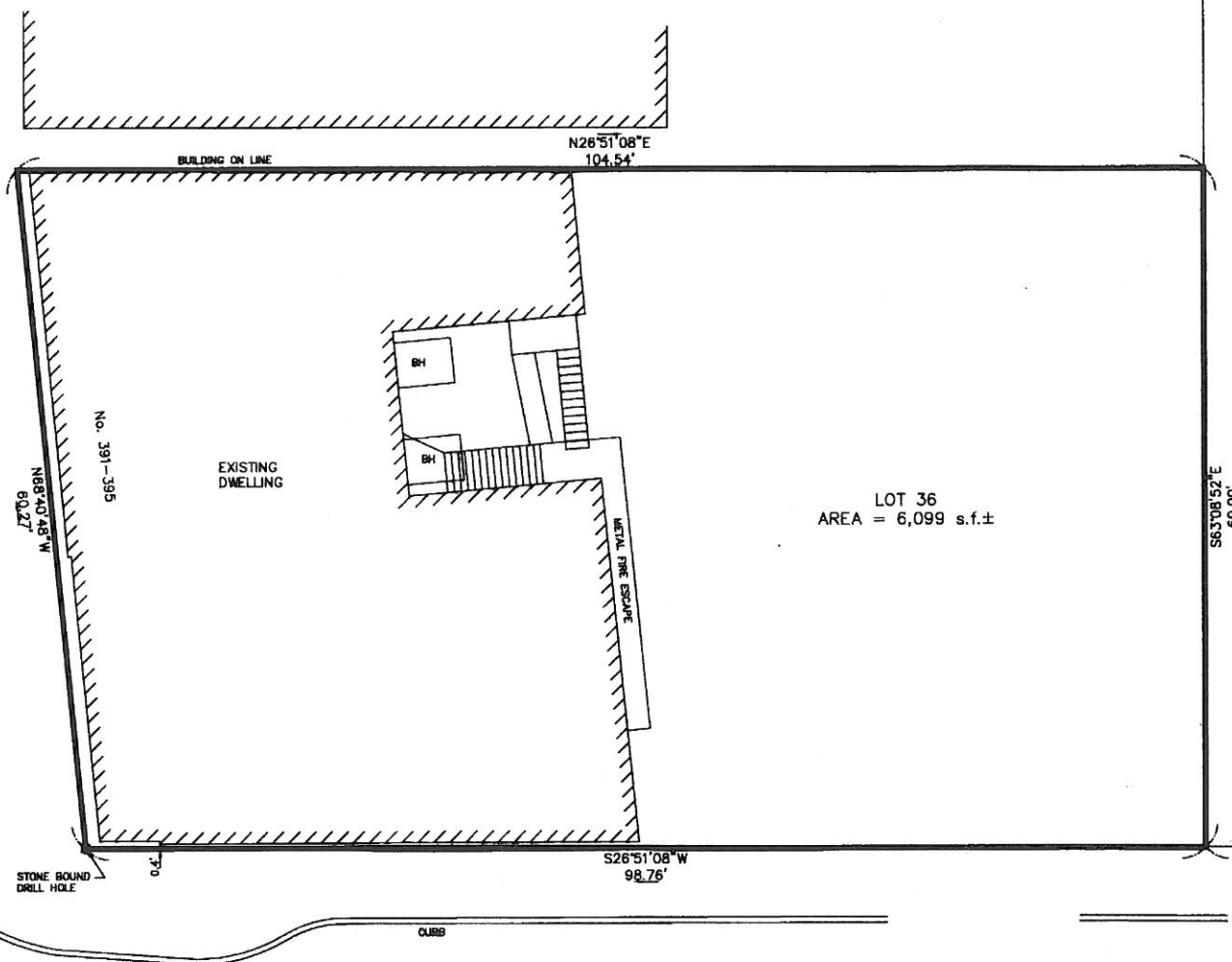
DRAWING TITLE
TITLE
SHEET

SCALE AS NOTED

REVISION	DATE
ZBA APPL	27 FEB 2019
DRAWN BY DM	REVIEWED BY PQ

SHEET
T-1

SOMERVILLE AVE



LOT 36
AREA = 6,099 s.f.±

CHURCH STREET

FOR REGISTRY USE ONLY



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE
LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC
OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND
NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS
OR FOR NEW WAYS ARE SHOWN.

Richard J. Mede, Jr.
RICHARD J. MEDE, JR. P.L.S.

02/11/2019

DATE:

CURRENT OWNER: SOMERVILLE AVENUE TRUST LLC

TITLE REFERENCE: BK 61097 PG 129

PLAN REFERENCE: BK 16 PLAN 67

TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE <CORNER
BOARD OR FOUNDATION>.

SURVEYOR'S CERTIFICATION:

TO: SOMERVILLE AVENUE TRUST LLC

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE FIELD WORK WAS COMPLETED ON: FEBRUARY 4, 2019
DATE OF PLAN: FEBRUARY 11, 2019



Richard J. Mede, Jr.
RICHARD J. MEDE, JR. P.L.S.

02/11/2019

DATE:

PLAN OF LAND 391-395 SOMERVILLE AVENUE SOMERVILLE, MA. (MIDDLESEX COUNTY)

PREPARED BY:

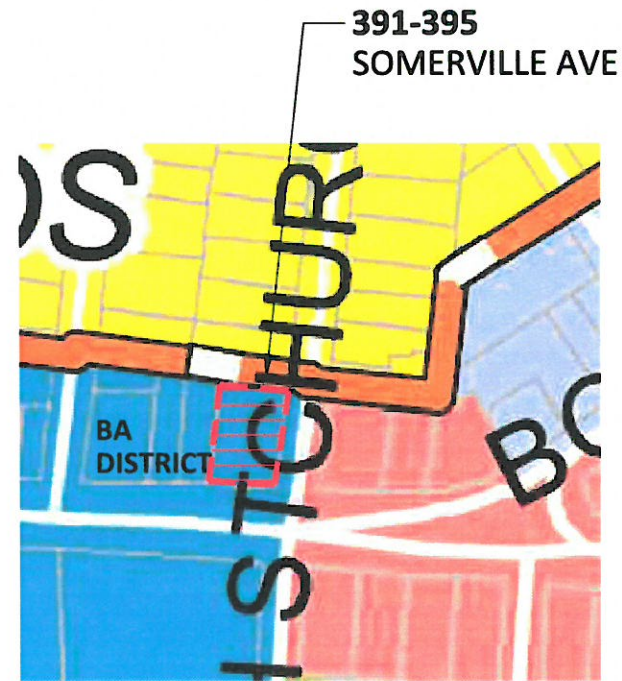


**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

DATE: FEBRUARY 9, 2019

FIELD	DRAW	CALC.	CHECK	FILE No.
BDN/DW	CAV	CAV	RJM	20437



391-395 SOMERVILLW AVE, SOMERVILLE - DIMENSIONAL TABLE - BA DISTRICT (ABUTTING RB ON REAR PROPERTY LINE)

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A. MIN LOT SIZE	NA	6,099	6,099	COMPLIES
B. MIN LOT AREA / DWELLING UNIT (1-9 UNITS/ 10+ UNITS)	875/ 1000	871	609	EXISTING NON-CONFORMING
C. GROUND COVERAGE MAX %	80	42	64	COMPLIES
D. LANDSCAPE AREA MIN %	10	± 47	10	COMPLIES
E. FAR	2.0	1.1	1.7	COMPLIES
F. MAX HEIGHT (STORY / FT)	50 / 4 40 / 3 within 30' of RB	± 35 / 3	35 / 3	COMPLIES
G. FRONT YARD MIN (FT)	NA	±1.07	±1.07	COMPLIES
H. SIDE YARD MIN LEFT (FT) SIDE YARD MIN RIGHT (FT)	NA NA	0 0.4	0 0.4	COMPLIES
I. REAR YARD MIN (FT), 2-STY ABOVE GROUND LEVEL	10 + 2x2 = 14 not <15 any case	±50	15	COMPLIES
J. FRONTAGE MIN (FT)	NA	98.76'	98.76'	COMPLIES
K. PERVIOUS AREA MIN %	NA	±49	29	COMPLIES
L. PARKING	18 *	0	2	REQUIRES RELIEF
M. BICYCLE PARKING	2 *	0	0	EXISTING NON-CONFORMING

ALL DIMENSIONS ARE APPROXIMATE. SEE DIMENSIONAL SITE PLAN ON SHEET Z-2.

***EXISTING CONDITION NUMBER OF REQUIRED PARKING SPACE PER §9.5**

RESIDENTIAL

(7) 1 or 2-BR UNITS AT 1.5 PER UNIT = 7 X 1.5 = 10.5
VISITOR SPACE AT 1 FOR EVERY 6 UNITS = 1

RETAIL

±800-SF AT 1 CAR PER 425-SF = 1.8

= 13 SPACES REQUIRED

0 EXISTING SPACES
PROVIDED

***PROPOSED CONDITION NUMBER OF REQUIRED PARKING SPACE PER §9.5**

RESIDENTIAL

(10) 1 or 2-BR UNITS AT 1.5 PER UNIT = 10 X 1.5 = 15
VISITOR SPACE AT 1 FOR EVERY 6 UNITS = 1

RETAIL

±800-SF AT 1 CAR PER 425-SF = 1.8

= 18 SPACES REQUIRED

2 SPACES PROVIDED

****NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B**

RESIDENTIAL

(1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1
(1) FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 1

2 BIKE SPACE
REQUIRED

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259 ELM STREET, SUITE 301
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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

NEW
3-UNIT BUILDING

391-395 SOMERVILLE AVE
SOMERVILLE, MA

PREPARED FOR

SOMERVILLE AVE TRUST LLC

SOMERVILLE, MA

DRAWING TITLE

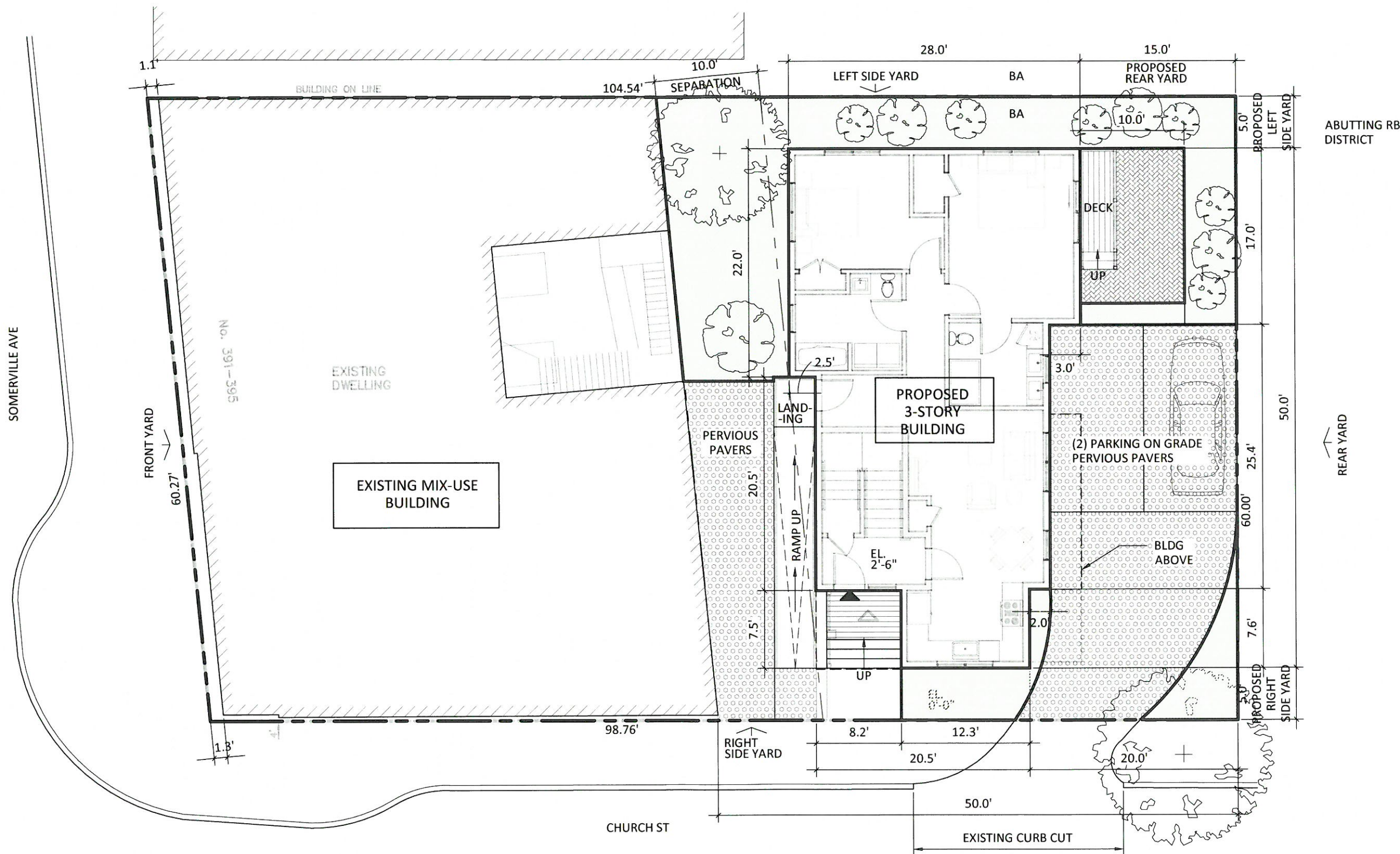
ZONING
TABLE

SCALE AS NOTED

REVISION	DATE
ZBA APPL	27 FEB 2019
DRAWN BY YC	REVIEWED BY PQ

SHEET

Z-1



LOT AREA =
± 6,099-SF



1

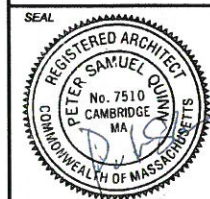
DIMENSIONAL SITE PLAN

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

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PETER QUINN ARCHITECTS LLC
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PH 617-354-3888



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SOMERVILLE, MA

DRAWING TITLE

DIMENSIONAL
SITE PLAN

SCALE AS NOTED

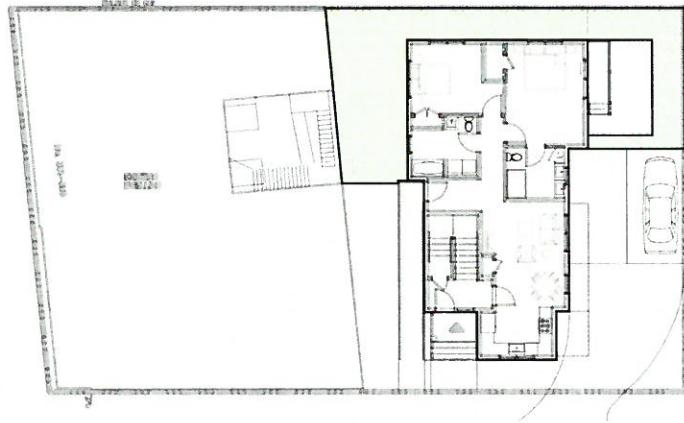
REVISION DATE

ZBA APPL 27 FEB 2019


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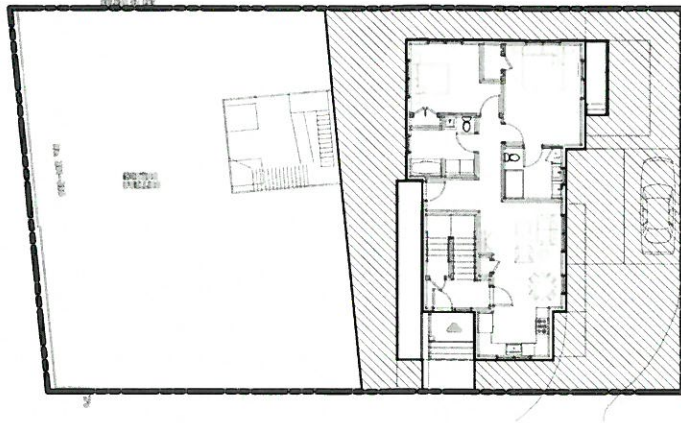
SHEET

Z-2




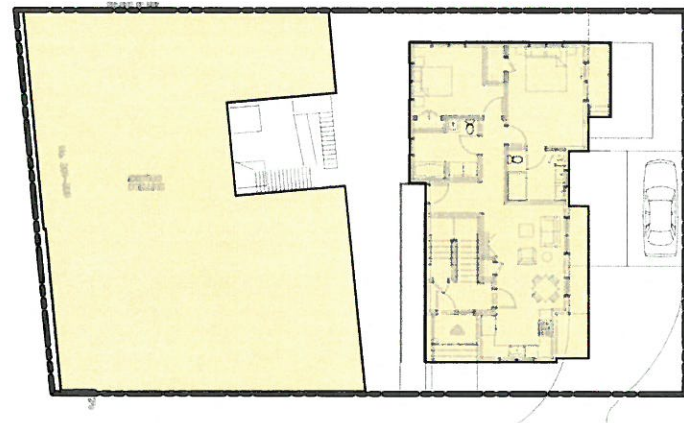
1 LANDSCAPE SPACE
SCALE: 1/30" = 1'-0"

	LANDSCAPE SPACE	634 SF	
	LOT AREA	6,099 SF	= 10%



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

	PERVIOUS SPACE	1,763 SF	
	LOT AREA	6,099 SF	= 29%



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

	BUILDING COVERAGE	3,930 SF	
	LOT AREA	6,099 SF	= 64%



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

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3-UNIT BUILDING

391-395 SOMERVILLE AVE
SOMERVILLE, MA

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SOMERVILLE, MA

DRAWING TITLE
ZONING
COMPLIANCE

SCALE AS NOTED

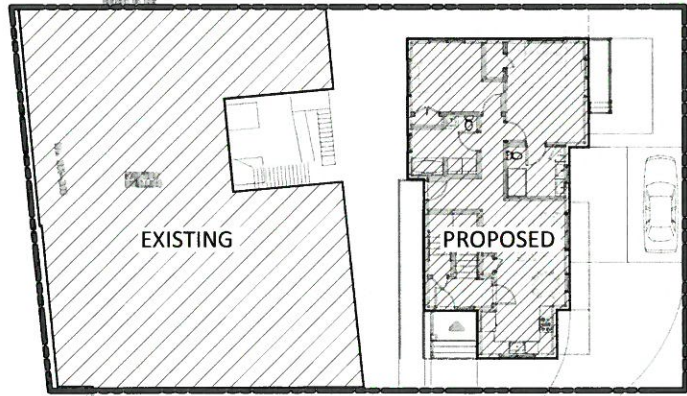
REVISION	DATE
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ZBA APPL	27 FEB 2019
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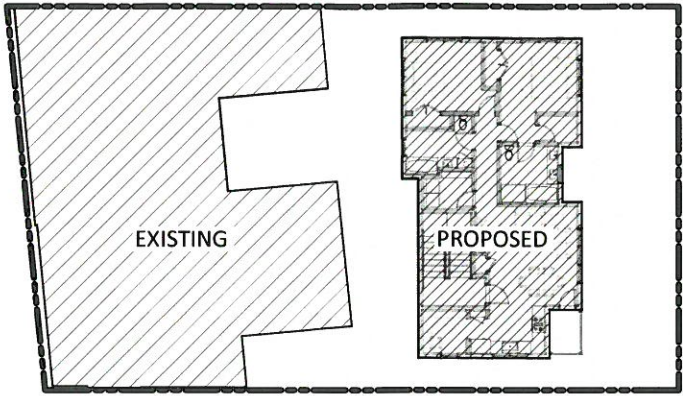
DRAWN BY YC	REVIEWED BY PQ
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SHEET

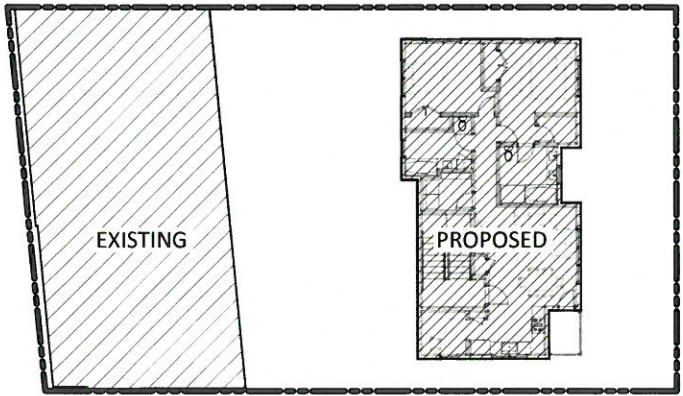
Z-3



1ST FLOOR - EXISTING: 2,587-GSF
 ADDITION: 1,155-GSF



2ND FLOOR - EXISTING: 2,436-GSF
 ADDITION: 1,266-GSF



3RD FLOOR - EXISTING: 1,811-GSF
 ADDITION: 1,266-GSF

1 PROPOSED GROSS SQ FOOTAGE
SCALE: 1/30" = 1'-0"

 EXISTING BUILDING
GSF

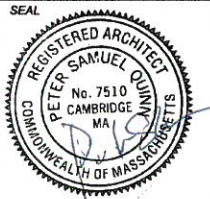
 PROPOSED BUILDING
GSF

FLOOR	EXISTING	ADDITION	PROPOSED TOTAL
1ST FL	2,587	1,155	3,742
2ND FL	2,436	1,266	3,702
3RD FL	1,811	1,266	3,077
TOTAL	6,834	3,687	10,521

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DRAWING TITLE

ZONING
COMPLIANCE

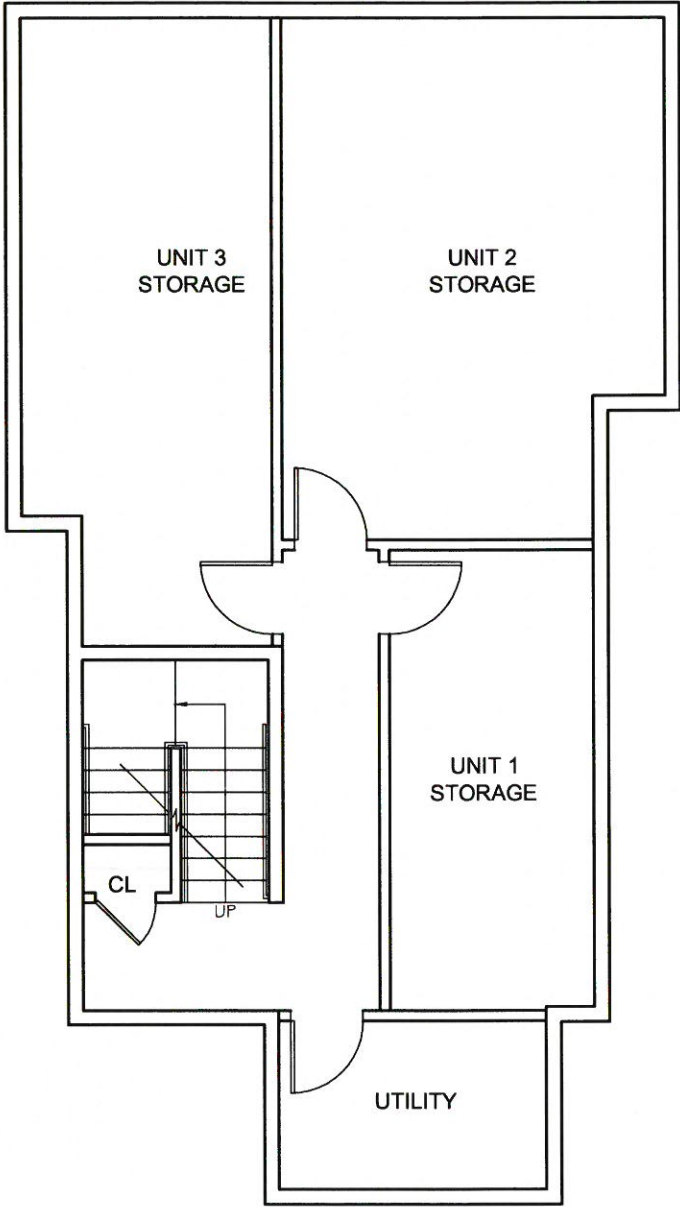
SCALE AS NOTED

REVISION	DATE
ZBA APPL	27 FEB 2019
DRAWN BY YC	REVIEWED BY PQ

SHEET

Z-4

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

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PETER QUINN ARCHITECTS LLC
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**NEW
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391-395 SOMERVILLE AVE
SOMERVILLE, MA

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SOMERVILLE, MA

DRAWING TITLE

**BASEMENT
PLAN**

SCALE AS NOTED

REVISION	DATE
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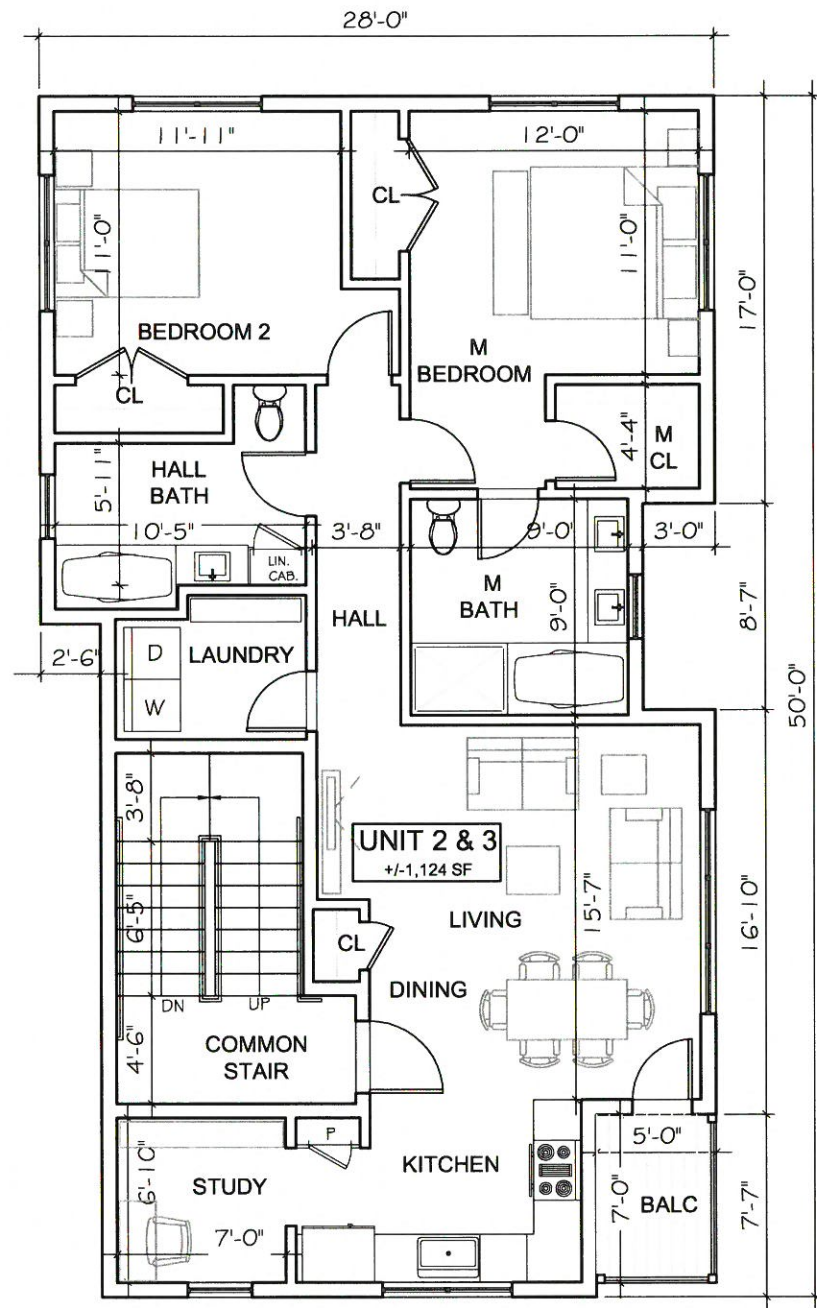
ZBA APPL	27 FEB 2019
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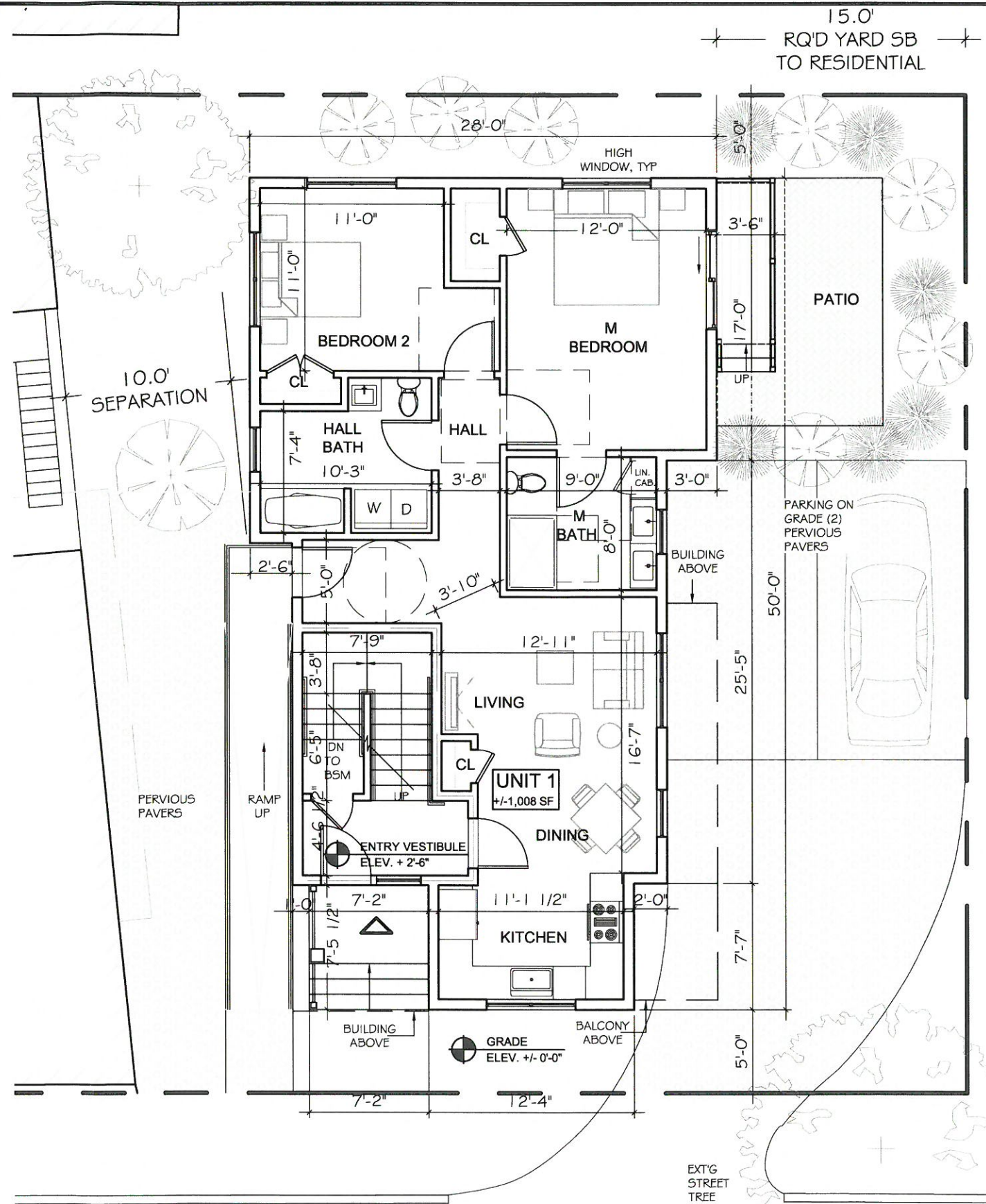
SHEET

A-1

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➤ 2 SECOND/THIRD FLOOR PLAN
SCALE: 1/8" = 1' = 0"



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

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NEW
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391-395 SOMERVILLE AVE
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DRAWING TITLE

FLOOR PLANS

SCALE AS NOTED

REVISION	DATE

ZBA APPL 27 FEB 2019

DRAWN BY DM REVIEWED BY PQ

SHEET

A-2

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



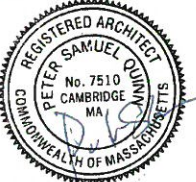
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE

PROPOSED
FRONT AND
REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL

27 FEB 2019

DRAWN BY
DM

REVIEWED BY
PQ

SHEET

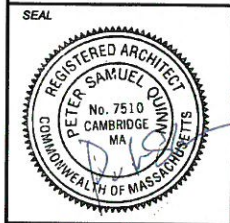
A-3

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

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DRAWING TITLE
PROPOSED
RIGHT SIDE
ELEVATION

SCALE AS NOTED	
REVISION	DATE
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SHEET
A-4



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

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DRAWING TITLE

PROPOSED
LEFT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
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SHEET

A-5