



CHURCH STREET ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

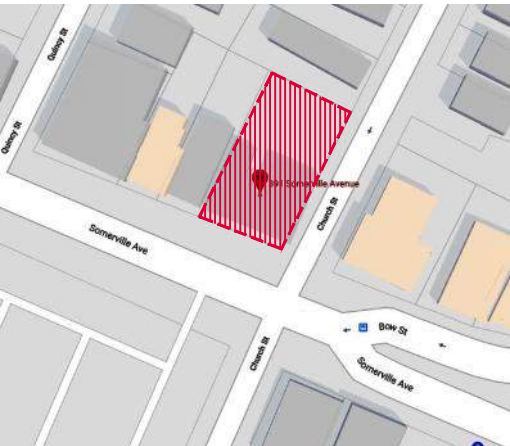
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

ZBA APPLICATION
3-UNIT DEVELOPMENT

391-395 SOMERVILLE AVE, SOMERVILLE, MA 02143

LIST OF DRAWINGS		ZBA APPL 27 FEB 2019	NHOOD MTG 22 MAY 2019	ZBA APPL REV 19 JUNE 2019
GENERAL				
T-1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN			X
Z-1	ZONING ANALYSIS	X	X	X
Z-2	ZONING ANALYSIS	X	X	X
Z-3	ZONING ANALYSIS	X	X	X
Z-4	ZONING ANALYSIS	X	X	X

ARCHITECTURAL				
3D	3D VIEWS		X	X
A-0	SITE PLAN		X	X
A-1	BASEMENT PLAN	X	X	X
A-2	FIRST, SECOND & THIRD FLOOR PLAN	X	X	X
A-3	FRONT & REAR ELEVATION	X	X	X
A-4	RIGHT ELEVATION	X	X	X
A-5	LEFT ELEVATION	X	X	X
A-6	CHURCH STREET ELEVATIONS	X	X	X
	SHADOW STUDY			X



LOCUS PLAN

PETER
QUINN
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TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 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
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ZBA APPL REV	19 JUNE 2019
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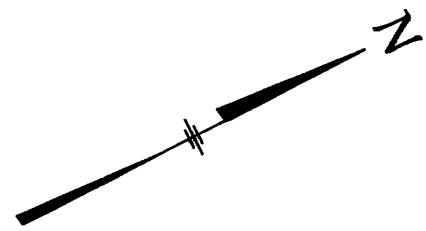
NHOOD MTG	22 MAY 2019
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ZBA APPL	27 FEB 2019
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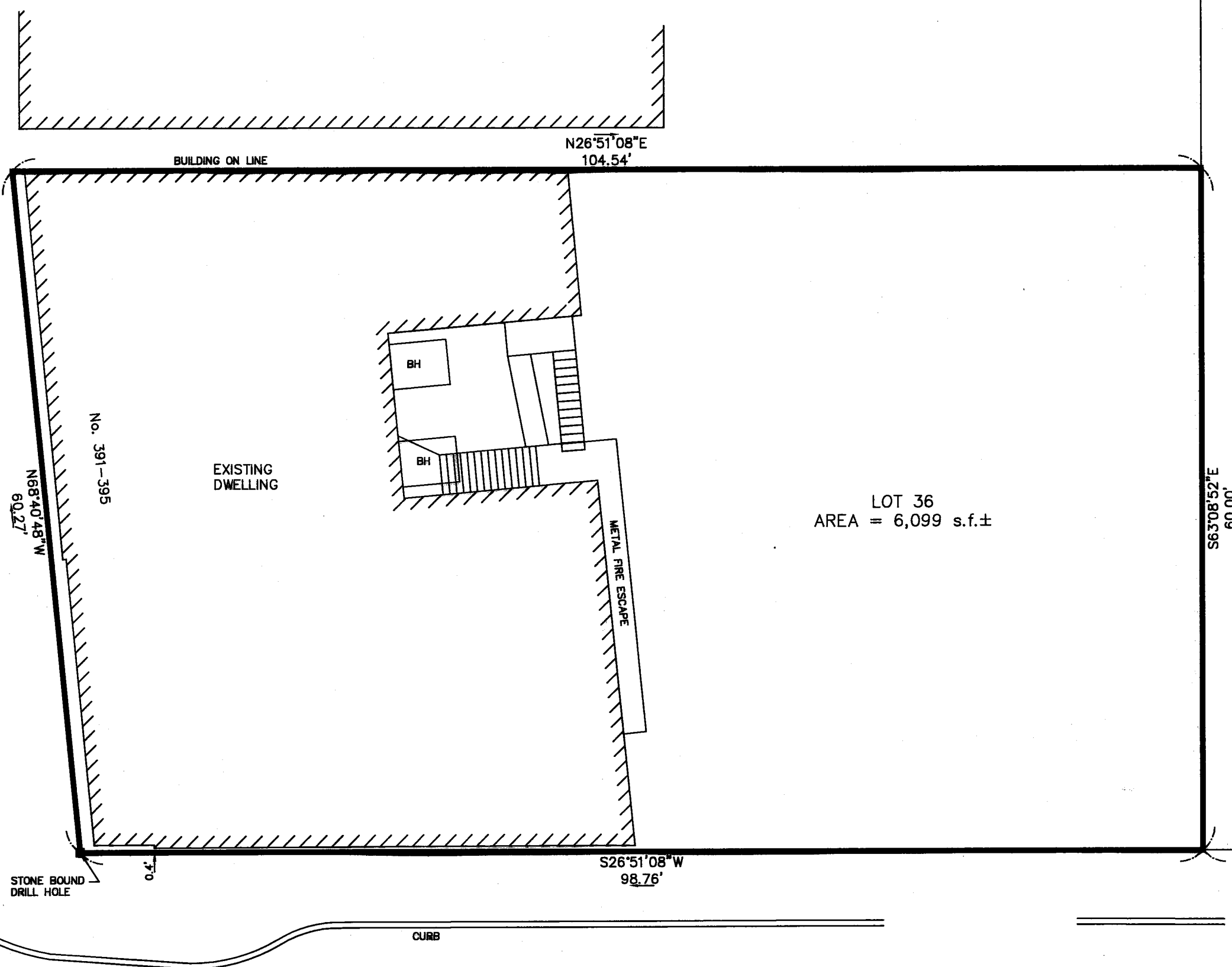
DRAWN BY DM	REVIEWED BY PQ
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SHEET

T-1



SOMERVILLE AVE



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. 02/11/2019
RICHARD J. MEDE, JR. P.L.S. DATE:

CURRENT OWNER: SOMERVILLE AVENUE TRUST LLC
TITLE REFERENCE: BK 61097 PG 129
PLAN REFERENCE: BK 16 PLAN 67

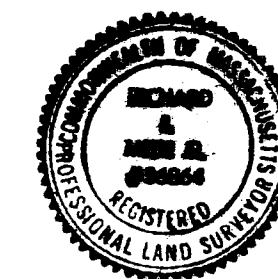
TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE <CORNER BOARD OR FOUNDATION>.

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. 02/11/2019
RICHARD J. MEDE, JR. P.L.S. DATE:

CHURCH STREET

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

FOR REGISTRY USE ONLY

PREPARED BY:



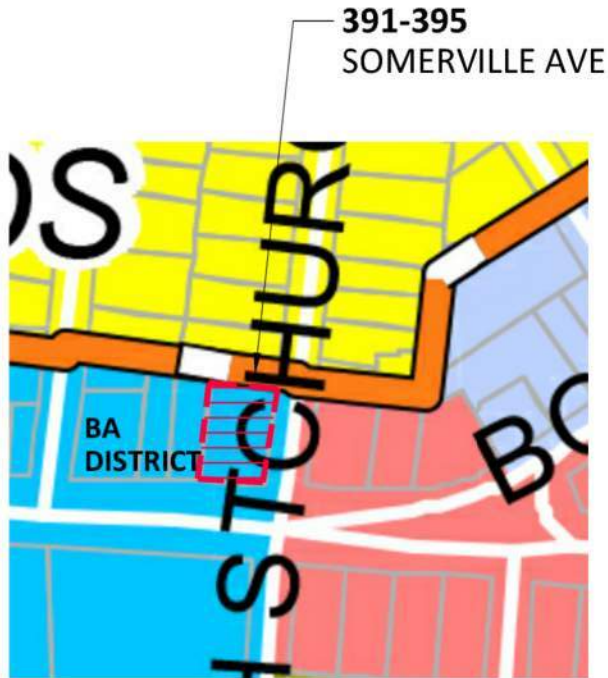
**MEDFORD
ENGINEERING
& SURVEY**

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

Z:\DCADDWG\SS\Somerville 391-395 Schematic - REV\Somerville 391-395 - Zoning.dwg, 5/17/2019 2:20:11 PM, Bluebeam PDF



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

SEAL

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

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 REV

15 MAY 2019

ZBA APPL

27 FEB 2019

DRAWN BY

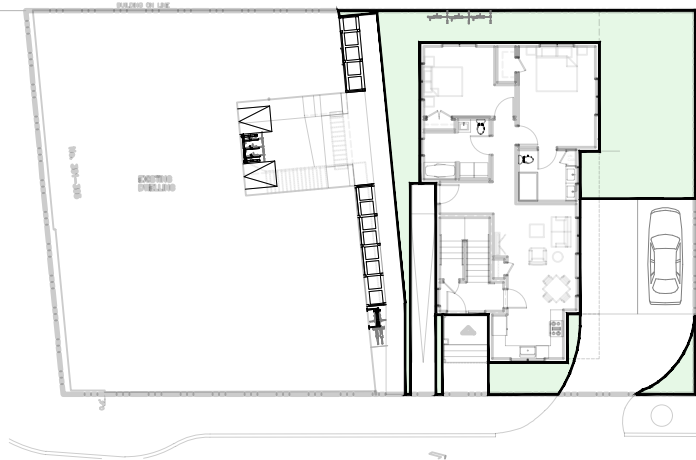
YC

REVIEWED BY


PQ

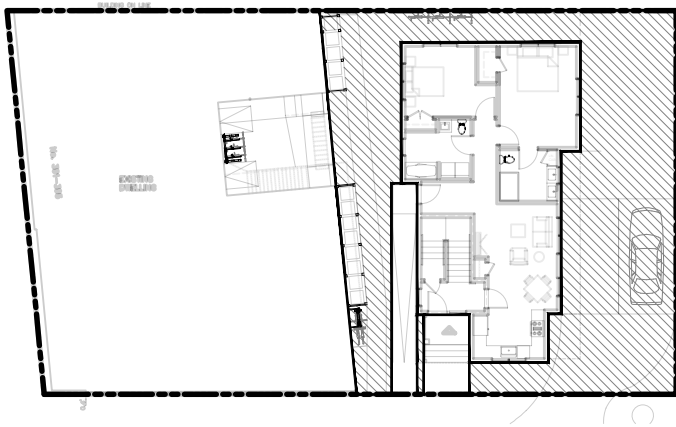
SHEET

Z-1




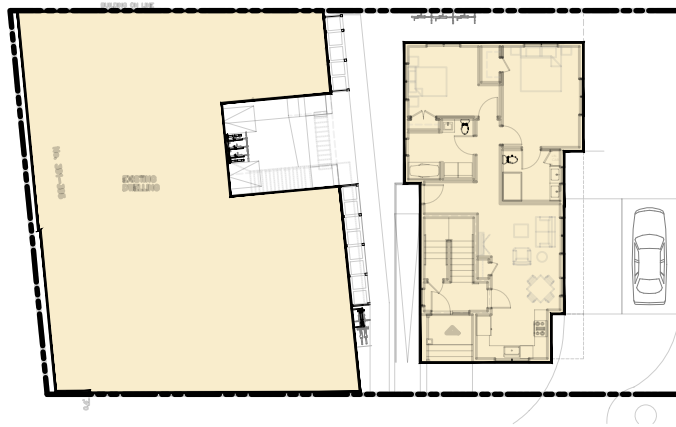
1 LANDSCAPE SPACE
SCALE: 1/30" = 1'-0"

	LANDSCAPE SPACE	919 SF	= 15%
	LOT AREA	6,099 SF	



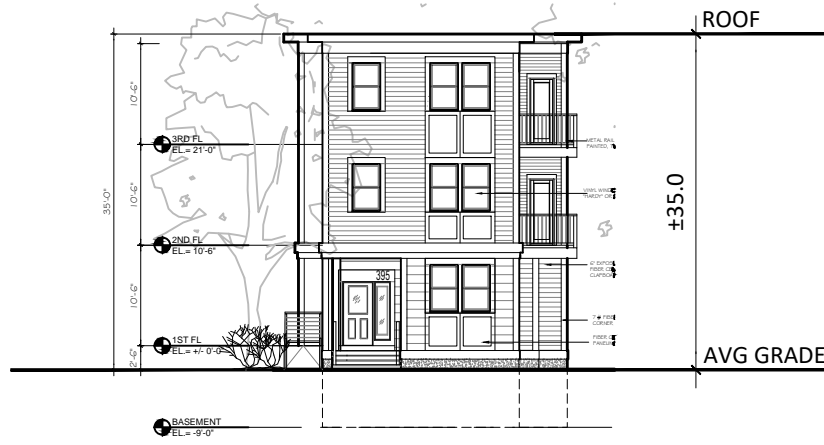
2 PERVIOUS SPACE
SCALE: 1/30" = 1'-0"

	PERVIOUS SPACE	1,711 SF	= 28%
	LOT AREA	6,099 SF	



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

	BUILDING COVERAGE	3,803 SF	= 62%
	LOT AREA	6,099 SF	



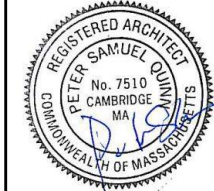
4 BUILDING HEIGHT
SCALE: 1/20" = 1'-0"

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ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

ZBA APPL REV 19 JUNE 2019

NHOOD MTG 22 MAY 2019

ZBA APPL 27 FEB 2019

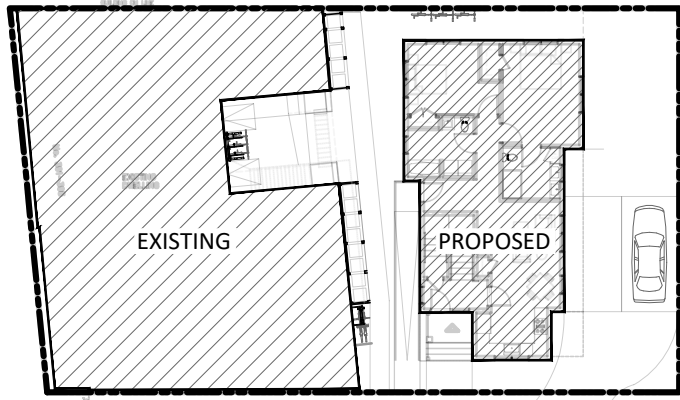
DRAWN BY
YC

REVIEWED BY
PQ

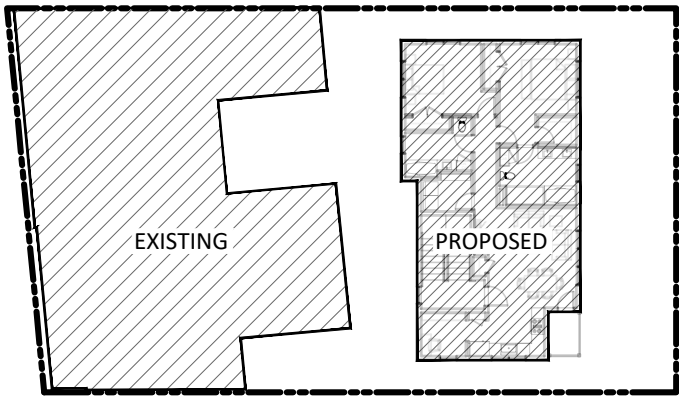
SHEET

Z-3

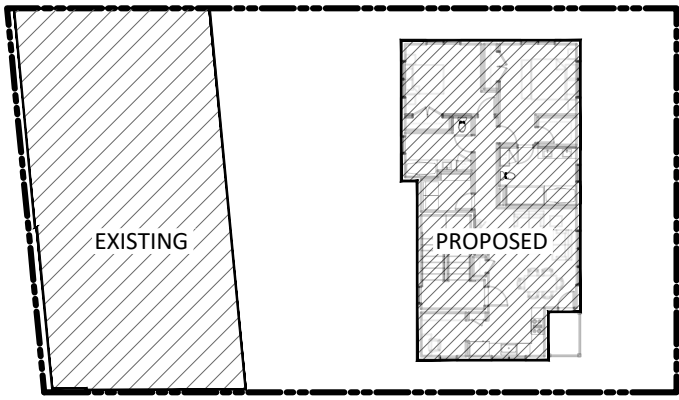
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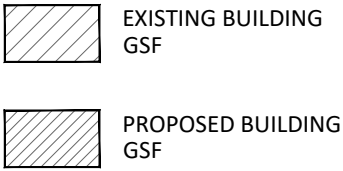
1ST FLOOR - EXISTING: 2,587-GSF
ADDITION: 1,155-GSF



2ND FLOOR - EXISTING: 2,436-GSF
ADDITION: 1,292-GSF

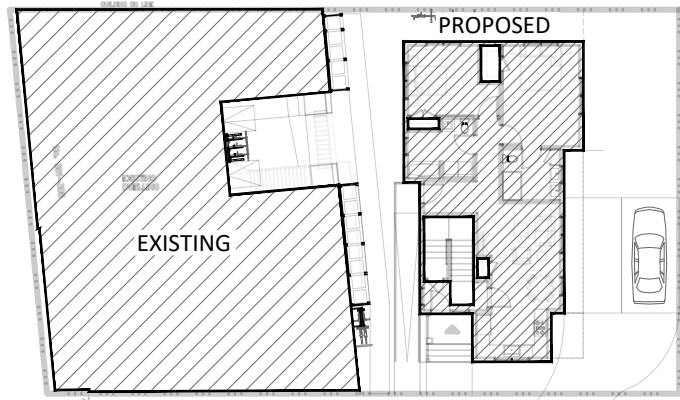


3RD FLOOR - EXISTING: 1,811-GSF
ADDITION: 1,292-GSF

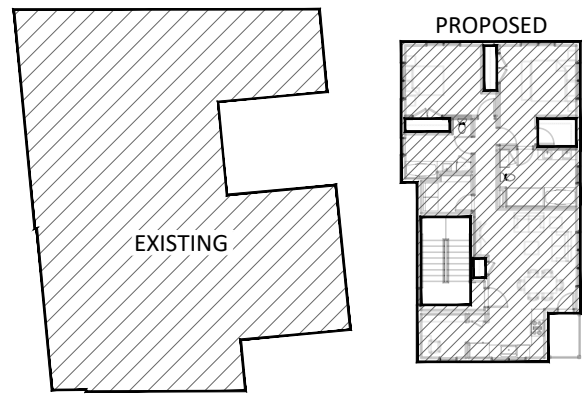


FLOOR	EXISTING	ADDITION	PROPOSED TOTAL
1ST FL	2,587	1,155	3,742
2ND FL	2,436	1,292	3,728
3RD FL	1,811	1,292	3,103
TOTAL	6,834	3,739	10,573

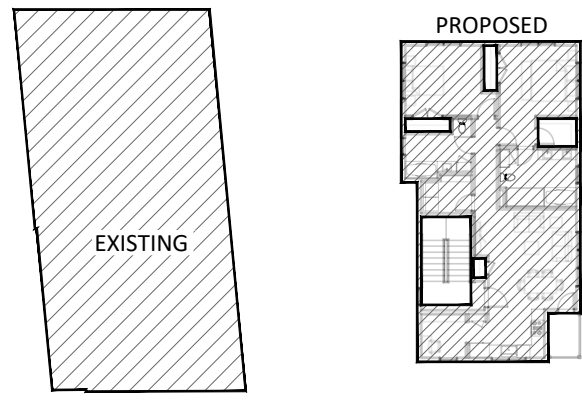
1 PROPOSED GROSS SQ FOOTAGE
SCALE: 1/30" = 1'-0"



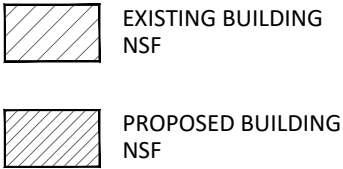
1ST FLOOR - EXISTING: 2,587-NSF
ADDITION: 1,034-NSF



2ND FLOOR - EXISTING: 2,436-GSF
ADDITION: 1,126-GSF



3RD FLOOR - EXISTING: 1,811-GSF
ADDITION: 1,126-GSF



FLOOR	EXISTING	ADDITION	PROPOSED TOTAL
1ST FL	2,587	1,034	3,621
2ND FL	2,436	1,126	3,562
3RD FL	1,811	1,126	2,937
TOTAL	6,834	3,286	10,120

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

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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 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

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

ZBA APPL REV 19 JUNE 2019

NHOOD MTG 22 MAY 2019

ZBA APPL 27 FEB 2019

DRAWN BY

YC

REVIEWED BY

PQ

SHEET

Z-4

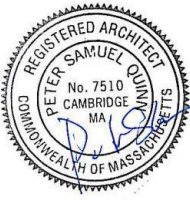


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391-395 SOMERVILLE AVE
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DRAWING TITLE

PROPOSED
3D VIEWS

SCALE AS NOTED

REVISION	DATE
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ZBA APPL REV	19 JUNE 2019
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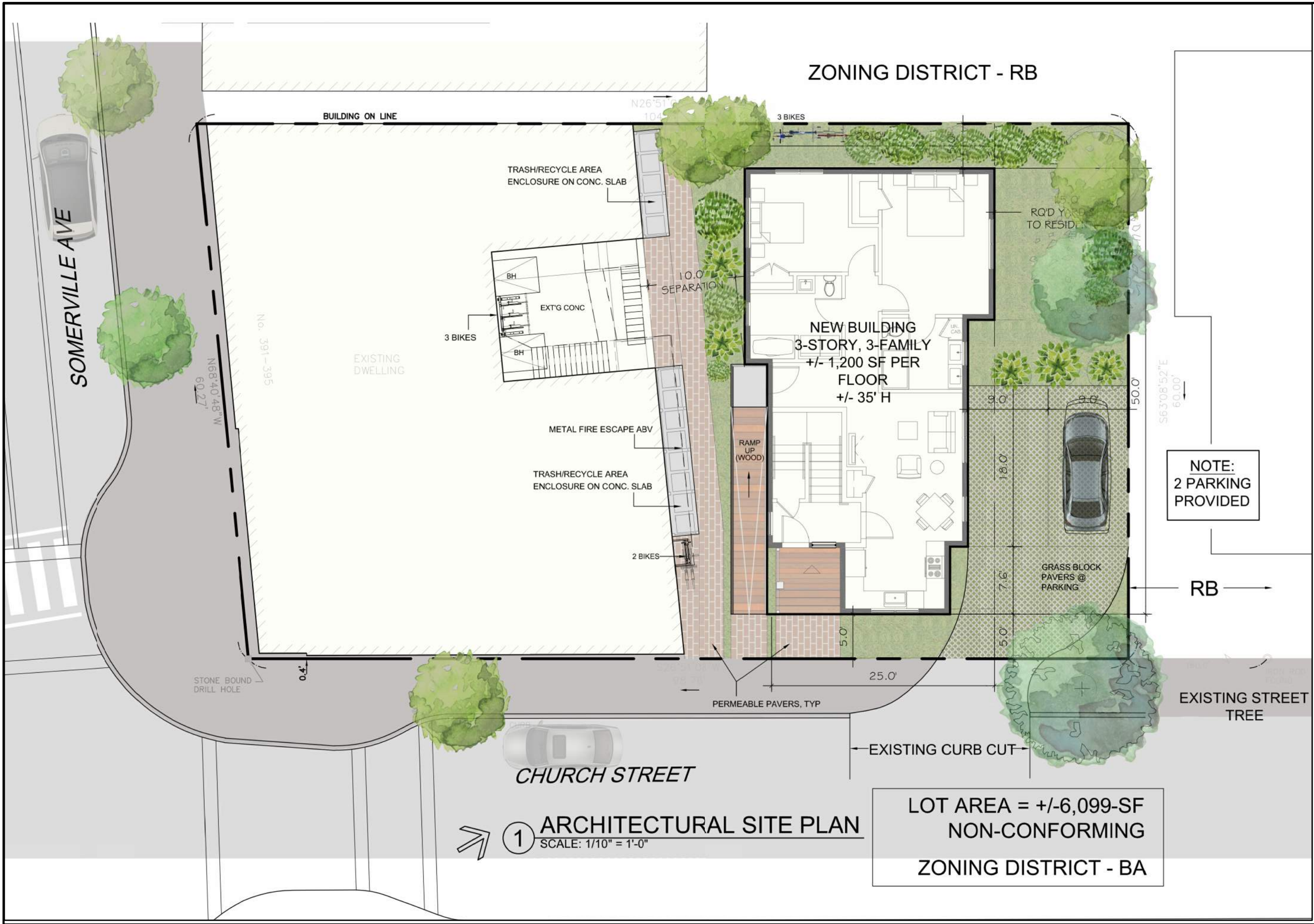
NHOOD MTG	22 MAY 2019
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ZBA APPL	27 FEB 2019
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DRAWN BY DM	REVIEWED BY PQ
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SHEET

3D



ZONING DISTRICT - RB

TRASH/RECYCLE AREA
ENCLOSURE ON CONC. SLAB

3 BIKES

EXT'G CONC

METAL FIRE ESCAPE ABV

TRASH/RECYCLE AREA
ENCLOSURE ON CONC. SLAB

2 BIKES

RAMP
UP
(WOOD)

NEW BUILDING
3-STORY, 3-FAMILY
+/- 1,200 SF PER
FLOOR
+/- 35' H

3 BIKES

RQ'D YARD
TO RESIDE

NOTE:
2 PARKING
PROVIDED

RB

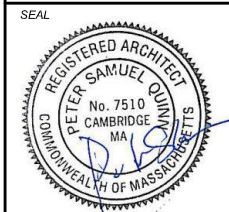
EXISTING STREET
TREE

CHURCH STREET

LOT AREA = +/-6,099-SF
NON-CONFORMING
ZONING DISTRICT - BA

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

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391-395 SOMERVILLE AVE
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ARCHITECTURAL
SITE PLAN

SCALE AS NOTED

REVISION	DATE
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ZBA APPL REV	19 JUNE 2019
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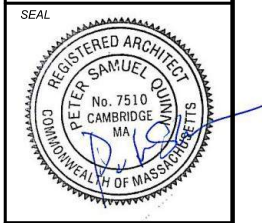
NHOOD MTG	22 MAY 2019
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DRAWN BY DM	REVIEWED BY PQ
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SHEET

A-0



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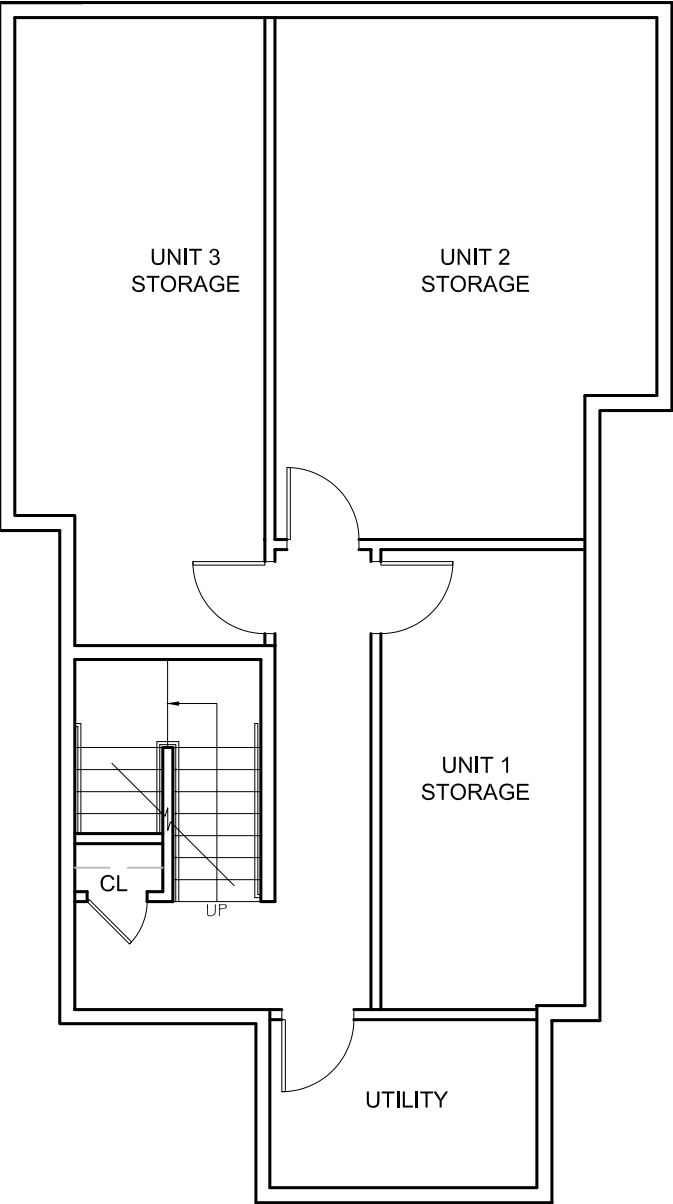
DRAWING TITLE

BASEMENT
PLAN

SCALE AS NOTED	
REVISION	DATE
ZBA APPL REV	19 JUNE 2019
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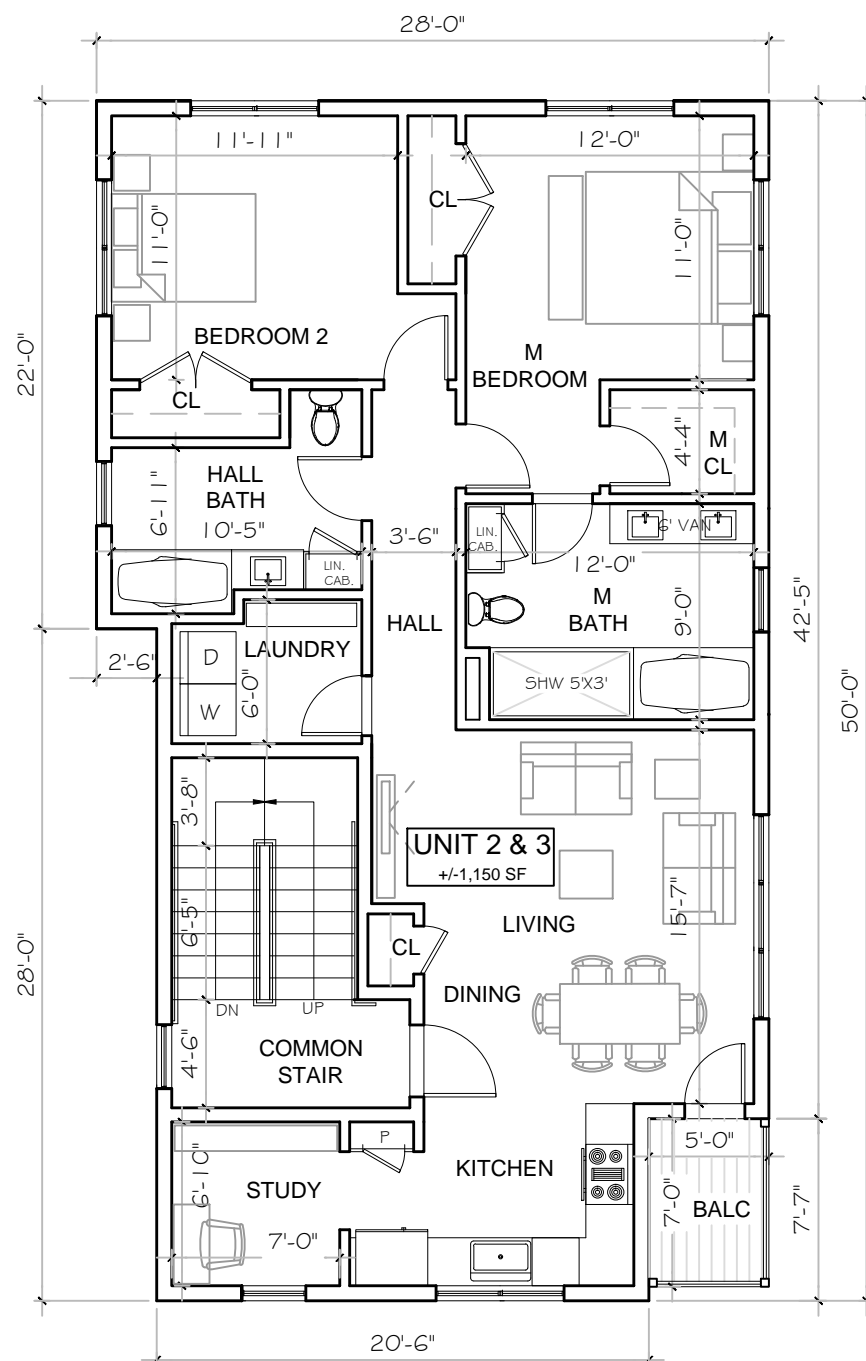
SHEET

A-1

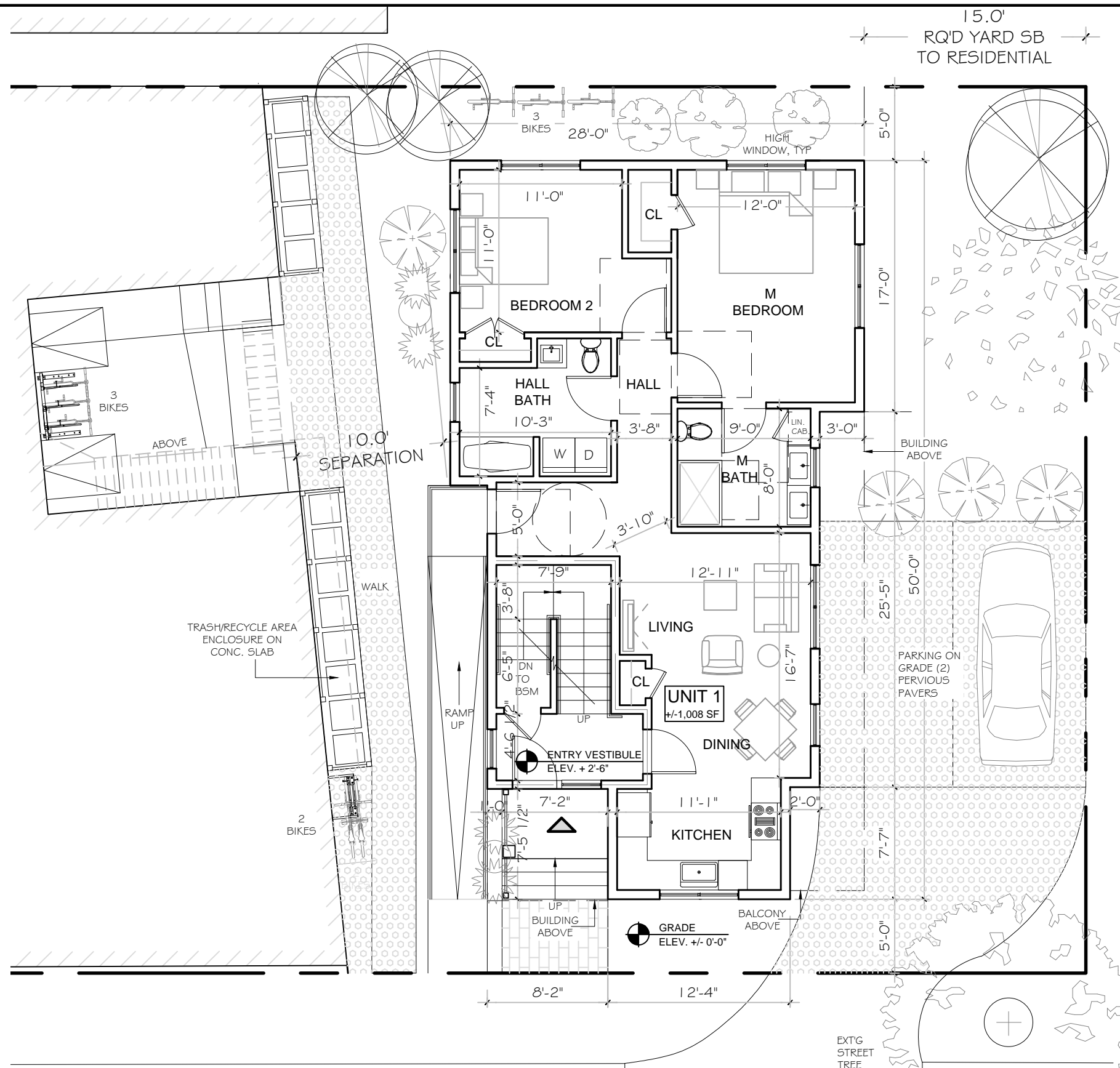


1 BASEMENT PLAN

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



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

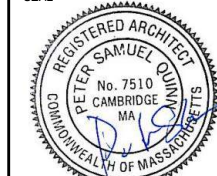


➔ **1 FIRST FLOOR PLAN**
SCALE: 1/8" = 1' = 0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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**FIRST FLOOR
PLAN**

SCALE AS NOTED

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DRAWN BY REVIEWED BY

DM PQ

SHEET

A-2



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

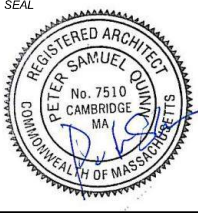


1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE
PROPOSED
FRONT AND
REAR
ELEVATION

SCALE AS NOTED

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ZBA APPL REV	19 JUNE 2019
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DRAWN BY DM	REVIEWED BY PQ

SHEET

A-3



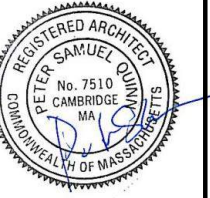
1 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE

PROPOSED
RIGHT SIDE
ELEVATION

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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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ZBA APPL REV	19 JUNE 2019
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SHEET

A-5



391-395 SOMERVILLE AVE

36 CHURCH ST

1 CHURCH STREET ELEVATION

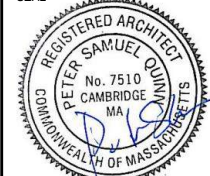
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SOMERVILLE AVE TRUST LLC

SOMERVILLE, MA

DRAWING TITLE

CHURCH ST
ELEVATION

SCALE AS NOTED

REVISION	DATE
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ZBA APPL REV	19 JUNE 2019
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NHOOD MTG	22 MAY 2019
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ZBA APPL	27 FEB 2019
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DRAWN BY DM	REVIEWED BY PQ
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SHEET

A-6

MARCH/SEPTEMBER

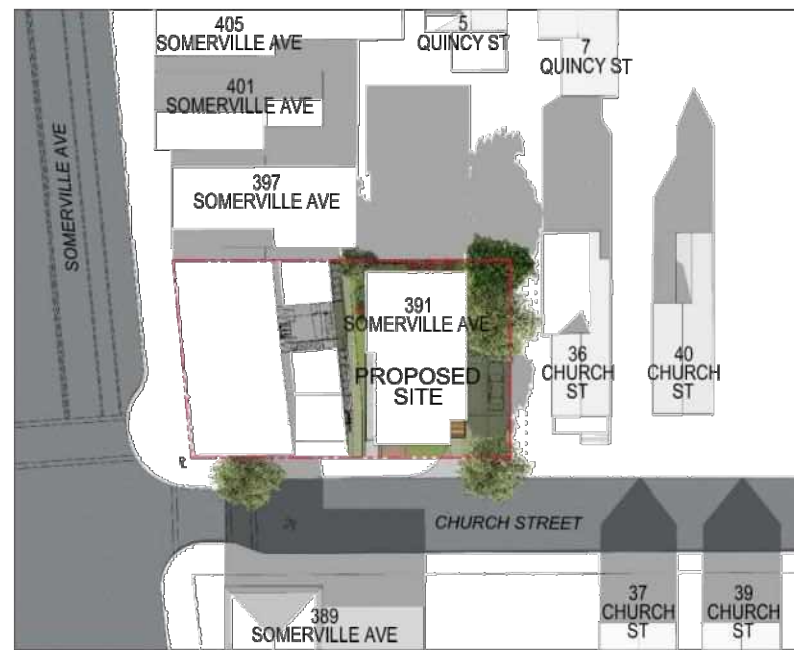
JUNE

DECEMBER

9:00 AM

12:00 PM

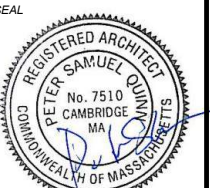
3:00 PM



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

PROJECT
NEW
3-UNIT BUILDING

391-395 SOMERVILLE AVE
SOMERVILLE, MA

PREPARED FOR

SOMERVILLE AVE TRUST LLC

SOMERVILLE, MA

DRAWING TITLE

SHADOW
STUDY

SCALE AS NOTED

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ZBA APPL REV	19 JUNE 2019
NHOOD MTG	22 MAY 2019
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DM	PQ
SHEET	

ZBA APPL REV

19 JUNE 2019

NHOOD MTG

22 MAY 2019

ZBA APPL

27 FEB 2019

DRAWN BY

DM

REVIEWED BY

PQ

SHEET

3D