

SEAL

CONSULTANT

PROJECT

FLATBREAD

49 DAY STREET
SOMERVILLE, MA 02143
PREPARED FOR

DRAWING TITLE

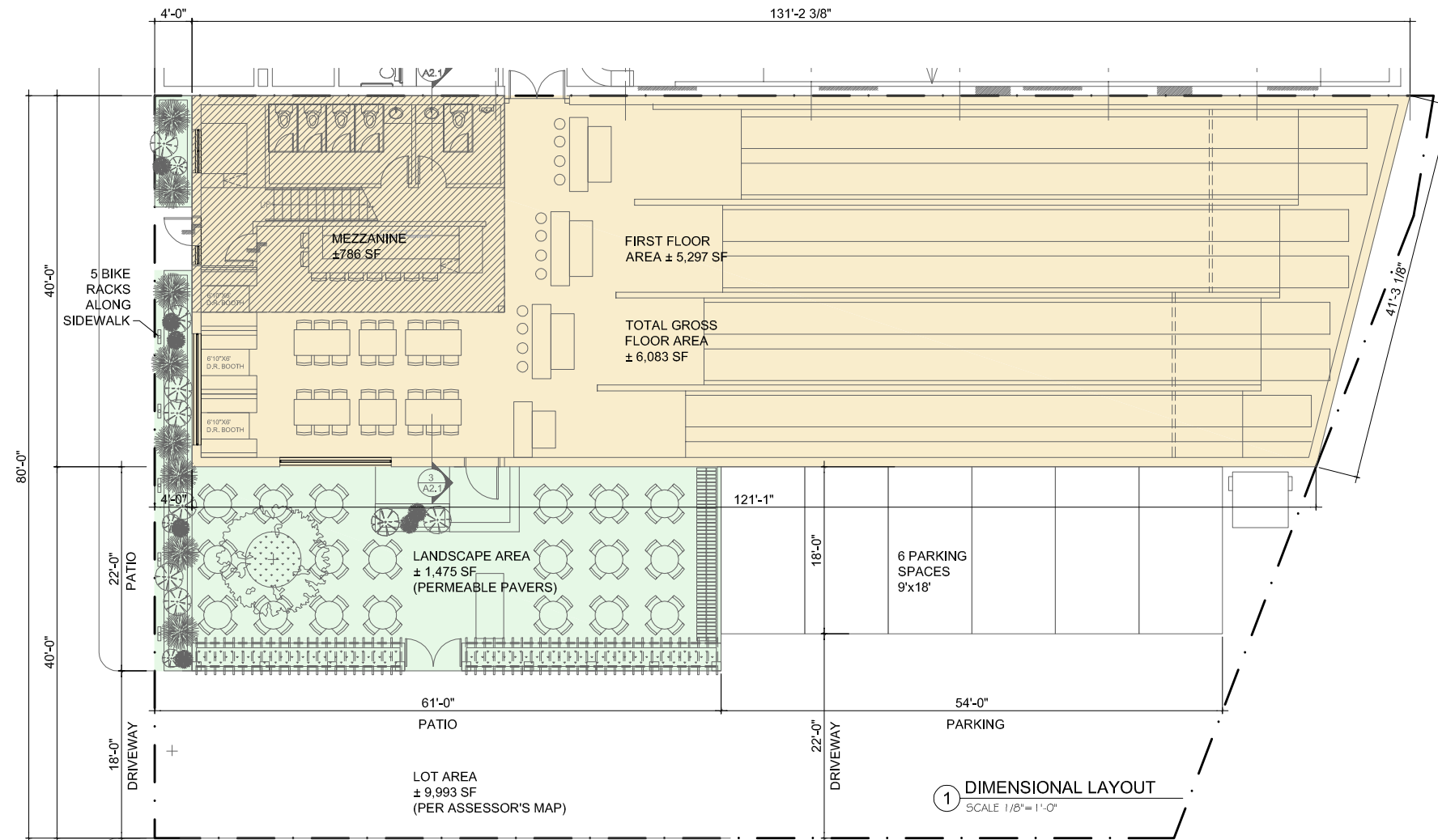
ZONING ANALYSIS

SCALE AS NOTED

REVISION / ISSUE	DATE
SP PRESENTATION	19 JUN 2013
LIQUOR LICENSE	18 APR 2013
SP APPLICATION	18 JAN 2013
DRAWN BY MI	REVIEWED BY PQ

SHEET

Z1.0



Dimensional Table for Flatbread @ 49 Day St, Somerville Revised 6/18/13
Description: Commercial (Restaurant & Bowling)
CBD Zoning District

Criteria	Allowed / Required	Existing	Proposed	Compliance
Lot Area (Min SF)	No minimum	±9,993-SF	±9,993-SF	Complies
Lot Area per Dwelling Unit (Min SF)	875 for 1-9 units 1,000 for 10+ units	NA	NA	NA
Ground Coverage (Max %)	80%	±53%	±53%	Complies
Landscape Area (Min %)	10% 999-SF	±2% ±200-SF	±15% ±1,475-SF	Complies
Total Gross Floor Area (allowable SF)	Lot Area X 2 ±19,986-SF	±6,083-SF	±6,083-SF	Complies
FAR (Max Ratio)	2.0	0.61	0.61	Complies
Building Height (stories/ max ft)	3-sty / 40'	1-sty and ±20'	1-sty and ±20'	Complies
Front Setback (Min ft)	NA	±4'	±4'	Complies
Side Setback (Min ft)	0'	0'±40'	0'±40'	Complies
Rear Setback (Min ft)	10'	0'	0'	Existing non-conforming No change Complies
Lot Frontage (Min ft)	NA	±80.0'	±80.0'	Complies
Motor Vehicle Parking Spaces	36 Spaces See Footnote 2	NA	6 spaces	SP
Loading Bays	(0-4,000-SF) 0	NA	(1,240-SF) 0	Complies
Bicycle Parking Spaces	2 spaces (15-200 MV) 1 every 10	0 spaces	5 spaces	Complies

PQA LLC Flatbread/Page 2 1/16/13 Revised 6/18/13

Notes:

- All dimensions are approximate and are subject to field verification.
- Parking Requirement per Sec. 9.5:

Existing Use:	Motor Vehicle Service Use (Sec. 9.5, Use 11a) 7 bays	2+6+1=9
	2 first bay + 1 each additional bay + 1 business	9
	20% reduction per Sec 9.6.3 (Mass Transit)	9 x 0.8 = 7.2

Proposed Use:	Bowling alley (Sec 9.5, Use 6.h) - 1/employee (0) +1/alley (7)	7
	Restaurant (Sec 9.5, Use 10.a) - 0.75/employee (5) ±1.4 seats (135)	3.75±33.75=37.5
	20% reduction per Sec 9.6.3 (Mass Transit)	44.5±0.8=35.6

Total number of parking spaces required: **36 spaces**

Further reduction may be available per Sec 9.13.f (Reduction of Required Parking for Specific Use)

Parking spaces provided: **6 spaces on site**

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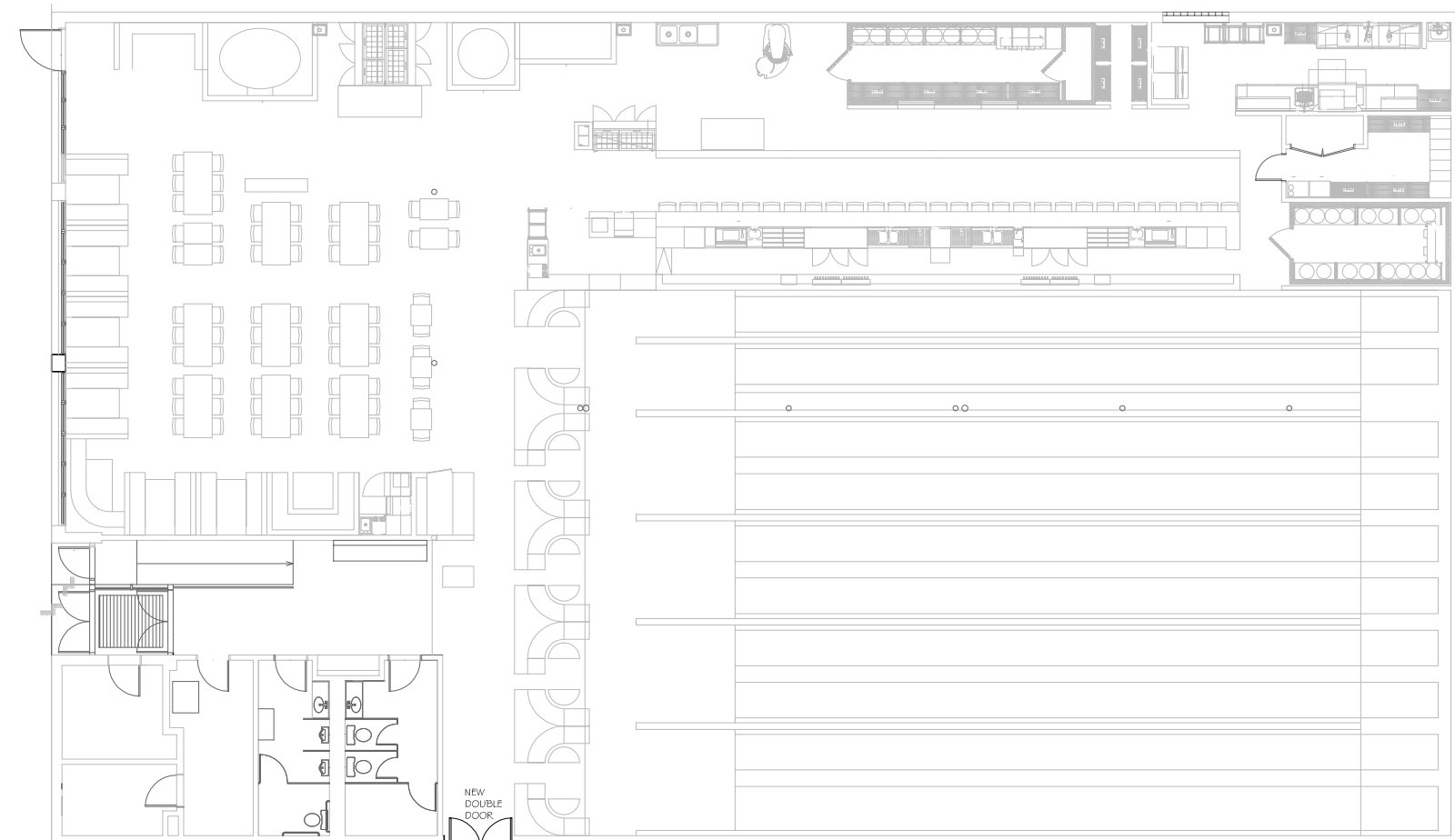
**FLOOR PLAN/
SITE PLAN**

SCALE AS NOTED

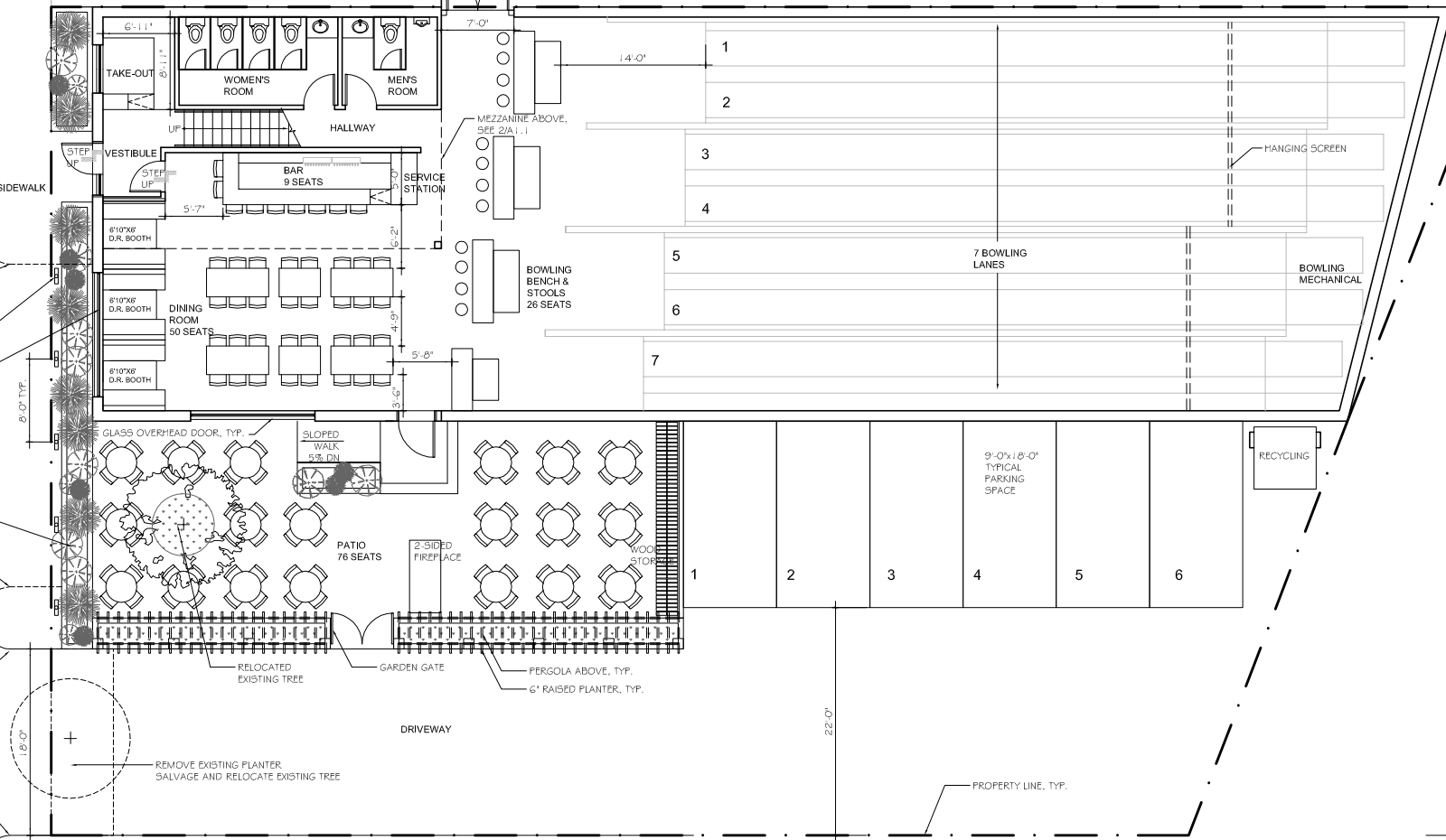
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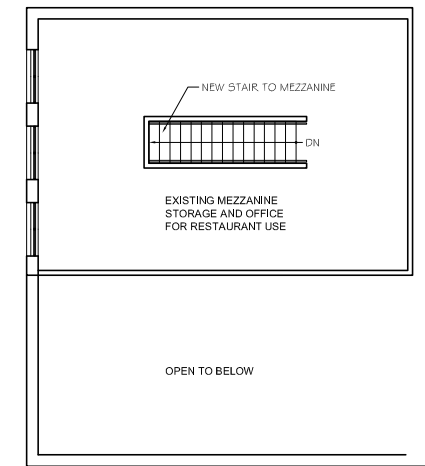
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EXISTING
FLATBREAD
SPACE



PROPOSED ANNEX
FOR FLATBREAD
(SEPARATE LOT)



2 MEZZANINE PLAN
SCALE 1/8" = 1'-0"

1 PROPOSED FLOOR PLAN/SITE PLAN
SCALE 1/8" = 1'-0"

- REMOVE EXISTING CURB CUT INFILL SIDEWALK (ADDITION OF ONE STREET PARKING SPACE)
- BIKE RACK, TYP. OF 5
- NEW GLAZING IN EXISTING OPENING
- NEW PLANTER TO MATCH EXISTING
- REMOVE EXISTING CURB CUT INFILL SIDEWALK
- NEW CURB CUT

6'-11" TAKE-OUT

WOMEN'S ROOM

MEN'S ROOM

HALLWAY

NEW DOUBLE DOOR

MEZZANINE ABOVE, SEE 2/A.1.1

14'-0"

1

2

3

4

5

6

7

HANGING SCREEN

7 BOWLING LANES

BOWLING BENCH & STOOLS 26 SEATS

BOWLING MECHANICAL

6'-11" VESTIBULE

STEP UP

STEP UP

BAR 9 SEATS

SERVICE STATION

8'-0" TYP. SIDEWALK

6'-10" D.R. BOOTH

6'-10" D.R. BOOTH

DINING ROOM 50 SEATS

5'-7"

5'-8"

GLASS OVERHEAD DOOR, TYP.

SLOPED WALK 4% DN

2 SIDED FIREPLACE

WOOD STOVE

9'-0" x 18'-0" TYPICAL PARKING SPACE

RECYCLING

22'-0"

PROPERTY LINE, TYP.

6" RAISED PLANTER, TYP.

PERGOLA ABOVE, TYP.

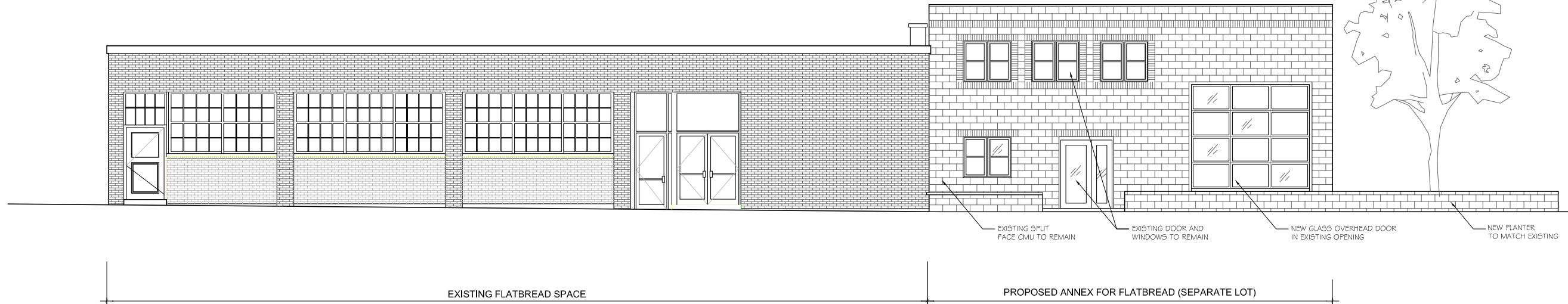
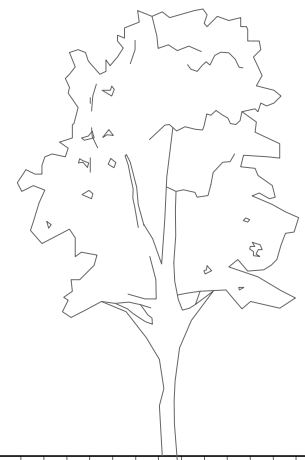
GARDEN GATE

RELOCATED EXISTING TREE

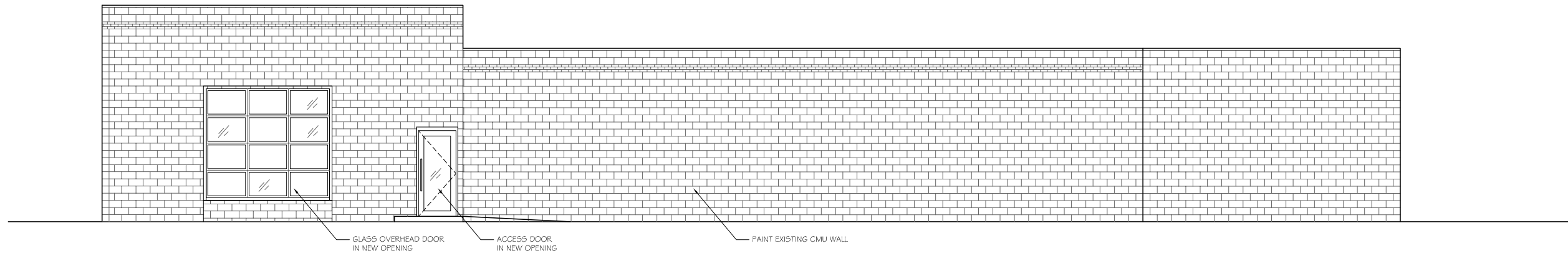
DRIVEWAY

REMOVE EXISTING PLANTER SALVAGE AND RELOCATE EXISTING TREE

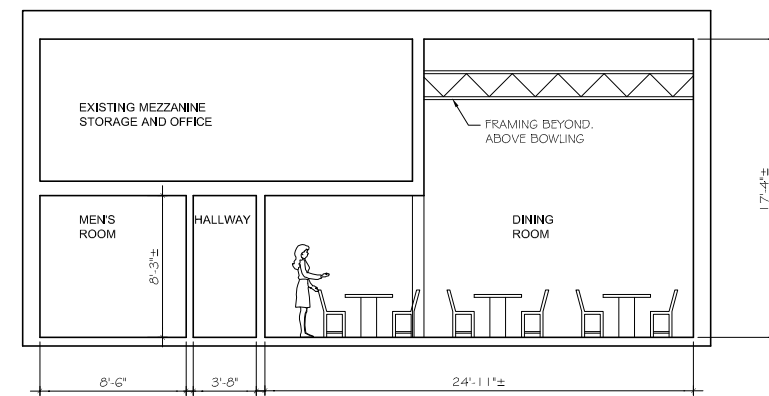
18'-0"



1 PROPOSED FRONT ELEVATION
SCALE 3/16" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE 3/16" = 1'-0"



3 CROSS SECTION
SCALE 3/16" = 1'-0"

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**ELEVATIONS
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