

**PLAN OF PROPOSED CONSTRUCTION**  
**11 DRESDEN CIRCLE**  
**SOMERVILLE, MASSACHUSETTS**  
 (MIDDLESEX-SOUTH REGISTRY)

PREPARED FOR  
 KIJANI CONSTRUCTION, LLC  
 50 WELD HILL STREET  
 BOSTON, MA 02130

**GREATER BOSTON SURVEYING AND ENGINEERING**  
 19 FREDITH ROAD  
 WEYMOUTH, MA 02189  
 (781) 331-6128



CALC BY: PJT

DATE: JUNE 26, 2015

SCALE: 1"=20'

Z:\DCADD\WGS\Dresden-9\Drawings\SP\Dresden 9-Zoning Compliance.dwg, Z1, 7/22/2015 5:51:10 PM

DRESDEN 9 - DIMENSIONAL TABLE - RES B ZONING DISTRICT-PER §4.4.1

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	2,358	2,358	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	1,500	1,179	1,179	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 46	± 50	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 54	± 50	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 54	± 50	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	1.15	1.51	EXTG NON-CONF EXTENDED
NET FLOOR AREA (NSF)	2,358	2,707	3,563	EXTG NON-CONF EXTENDED
MAX HEIGHT (FT/ STORIES)	40 / 3	±30.6 / 2 1/2	±33 / 2 1/2	COMPLIES
MIN FRONT YARD (FT)	15	± 6	± 6	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - LEFT (FT)	9	3.8	5.8	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	8	5.7	5.7	EXTG NON-CONF, NO CHANGE
MIN REAR YARD (FT)	13.8*	18.1	18.1	COMPLIES
MIN FRONTAGE (FT)	50	29.75	29.75	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	4**	0	0	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET A0.

\*REAR YARD REDUCTION CALCULATION PER §8.6.13  
 100' - 75.24' LOT DEPTH = 24.76'  
 24.76' X 3"/FOOT = 74.28" REDUCTION  
 20' - 74.28" =  
 240" - 74.28" = 165.72" = 13.8' REQUIRED REAR YARD

\*\*NUMBER OF REQUIRED PARKING SPACE FOR EXISTING & PROPOSED BUILDING PER §9.5  
 FOR (2) 3+ BR UNITS:  
 (2) 3+ BR UNITS AT 2 PER UNIT = 2X2 = 4  
 VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0 } 4 REQUIRED PARKING SPACES FOR EXISTING & PROPOSED BUILDING

**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  
**ALTERATION  
& ADDITION**  
 9-11 DRESDEN CIRCLE  
 SOMERVILLE, MA

PREPARED FOR  
 NEW R LLC  
 SCOTT JOHNSON  
 25 BRIDGE ST  
 MANCHESTER, MA 01944

DRAWING TITLE  
**ZONING  
COMPLIANCE**

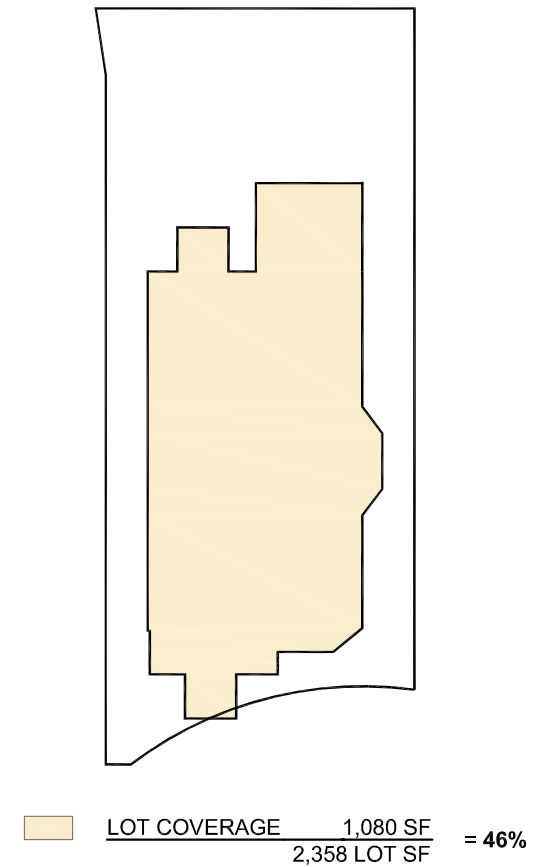
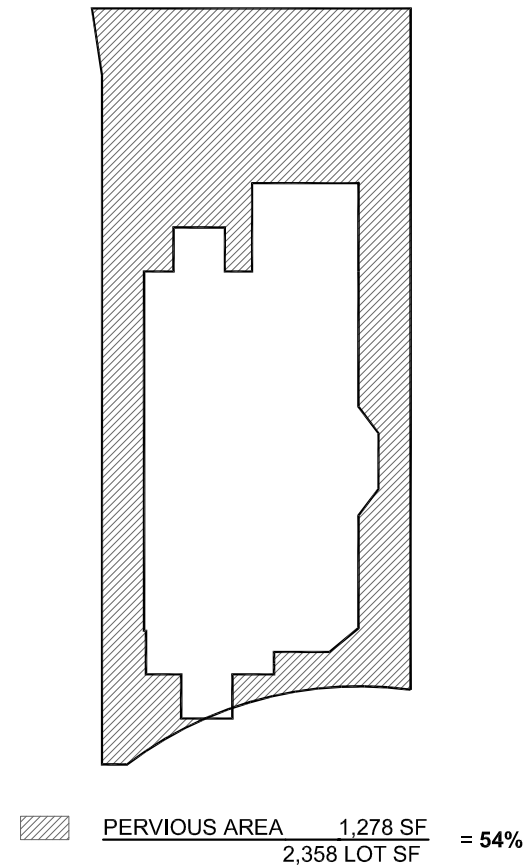
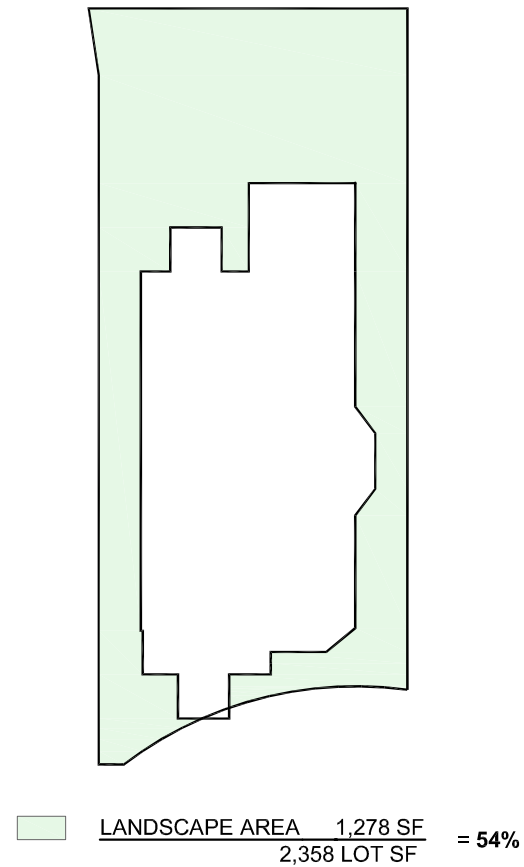
SCALE AS NOTED

REVISION	DATE
SP SUPPL 1	21 JUL 2015
SP APPL	29 APR 2015
DRAWN BY MY	REVIEWED BY PQ

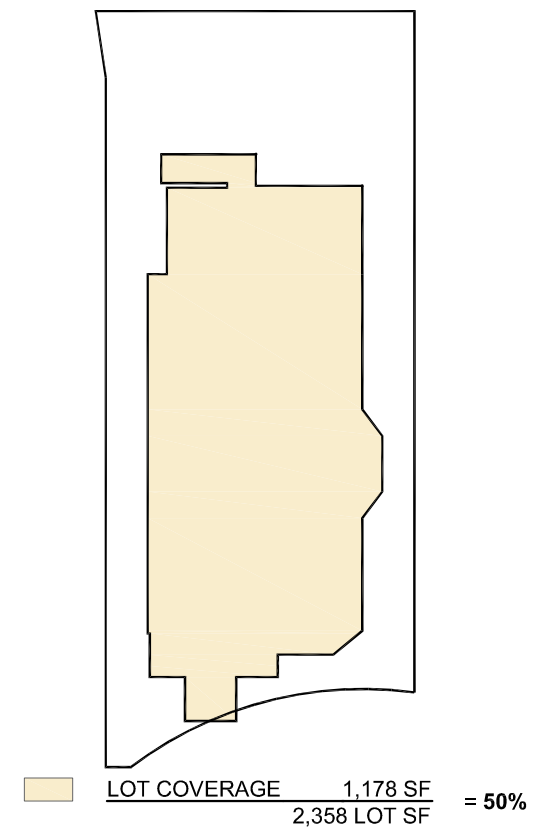
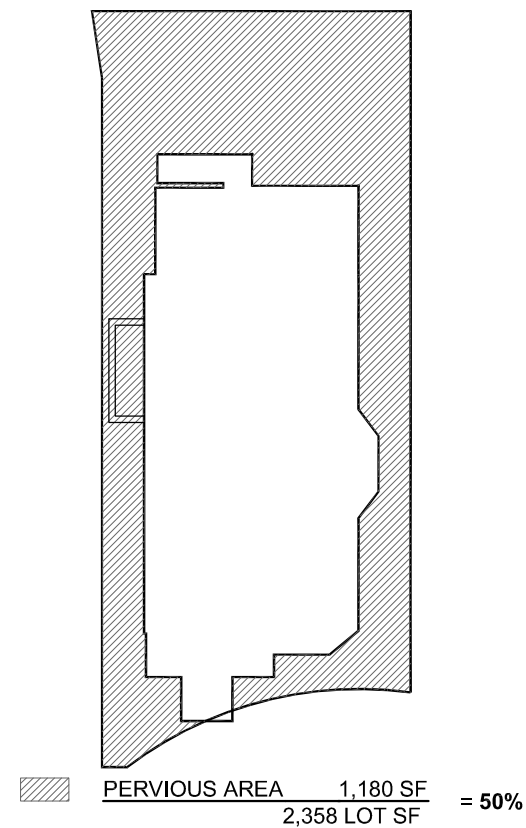
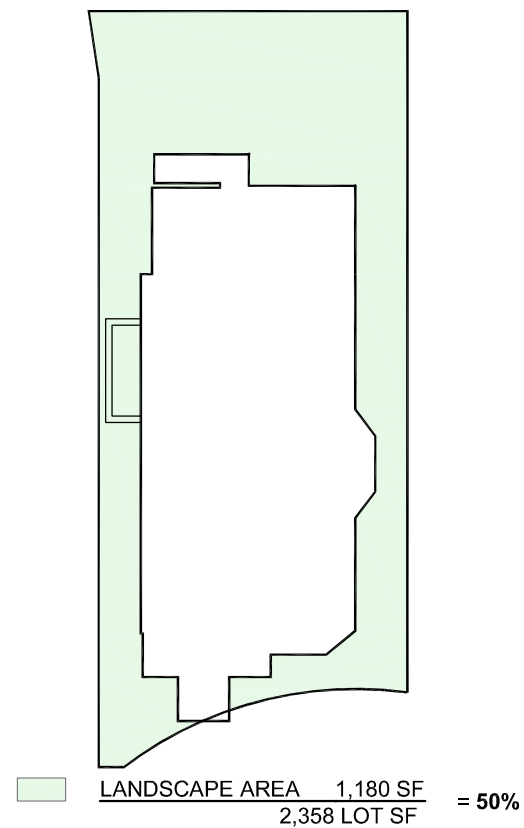
SHEET  
**Z1**

Z:\DCADD\WGS\Dresden-9\Drawings\SP\Dresden 9-Zoning Compliance.dwg, Z2, 7/29/2015 12:52:02 PM

PLAN NORTH  
 **1** **EXISTING SITE AREAS**  
 SCALE: 1" = 20'-0"



PLAN NORTH  
 **2** **PROPOSED SITE AREAS**  
 SCALE: 1" = 20'-0"

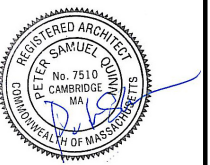


**PETER QUINN ARCHITECTS**

ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

**ALTERATION & ADDITION**  
 9-11 DRESDEN CIRCLE  
 SOMERVILLE, MA

PREPARED FOR

NEW R LLC  
 SCOTT JOHNSON  
 25 BRIDGE ST  
 MANCHESTER, MA 01944

DRAWING TITLE

**ZONING COMPLIANCE**

SCALE AS NOTED

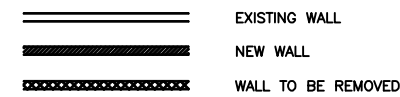
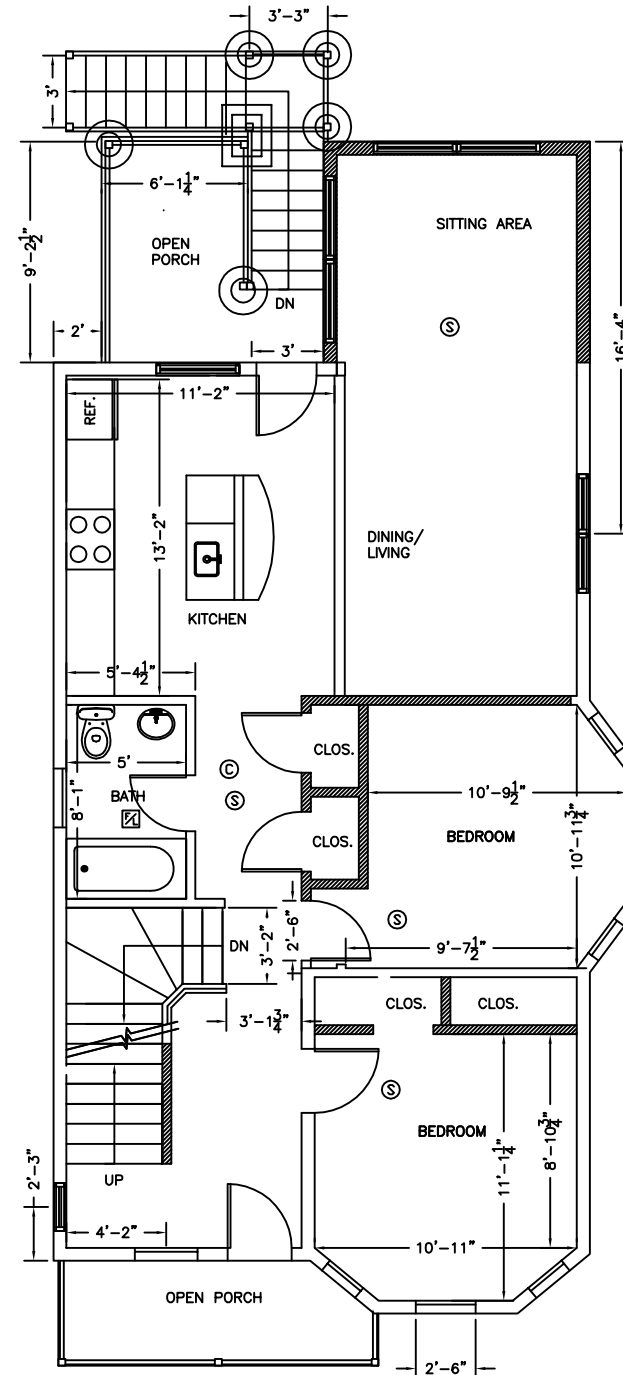
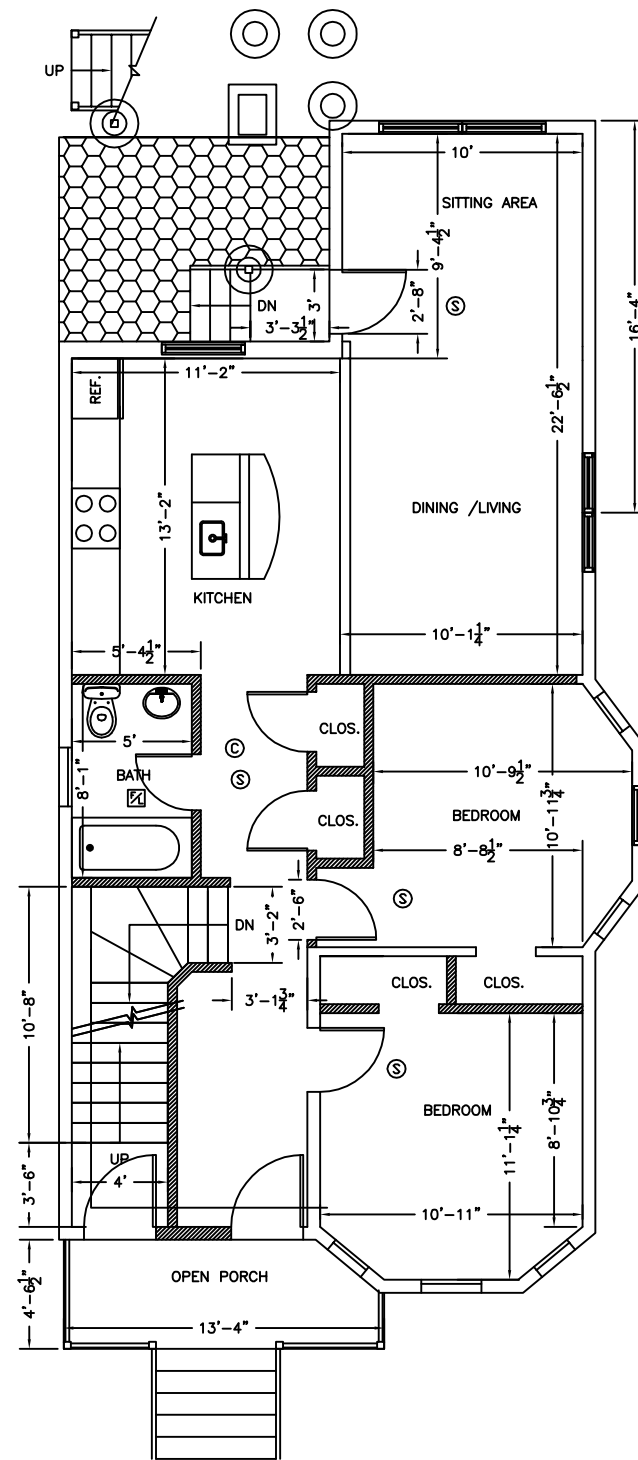
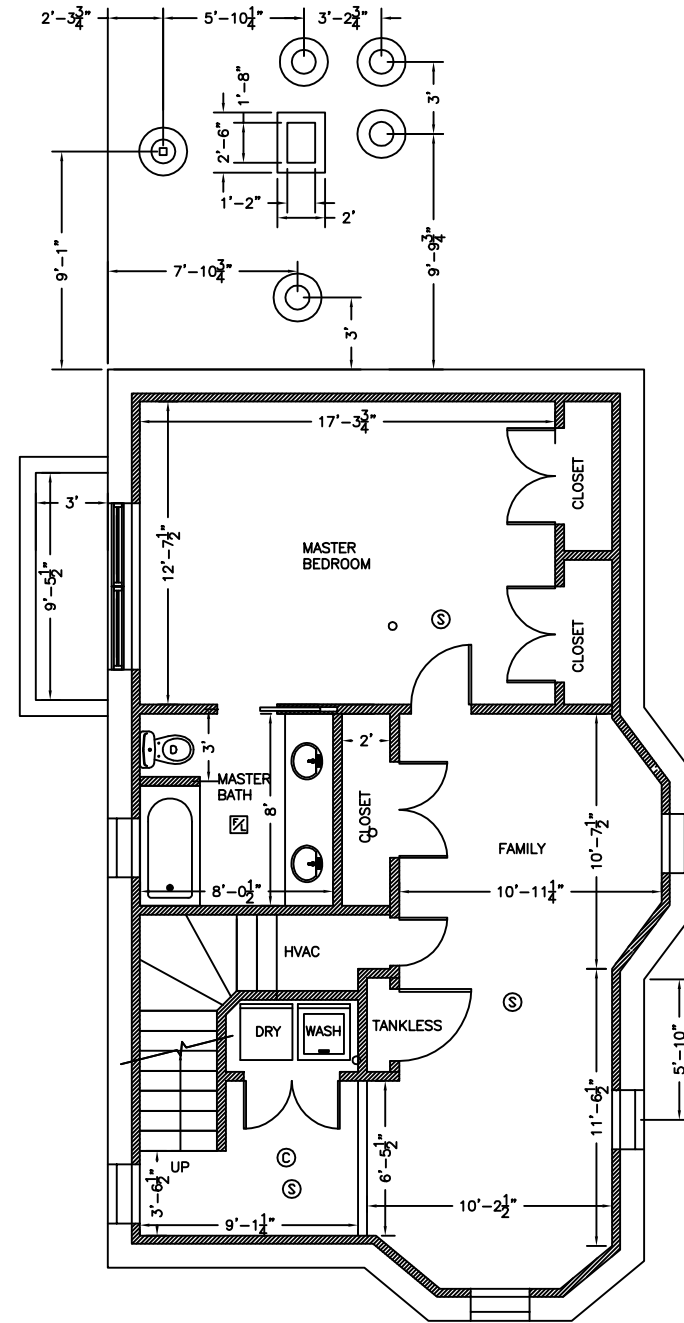
REVISION	DATE
SP SUPPL 1	21 JUL 2015
SP APPL	29 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

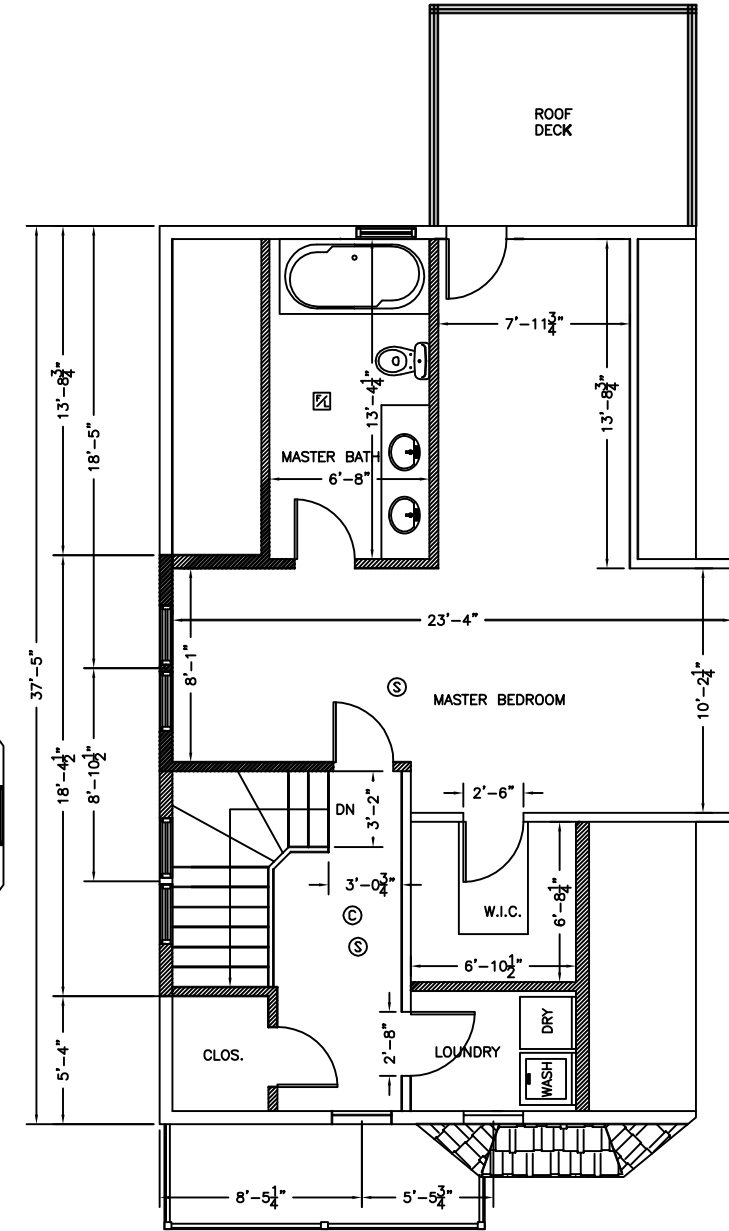
**Z2**



Z:\DCADD\WGSDresden-9\Drawings\SP\Drawings\9-Revised Proposed Plan & Elevations-150722.dwg, A1, 7/22/2015 5:52:50 PM

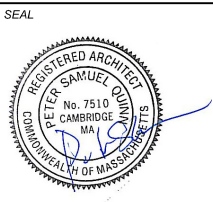


- Ⓢ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☒ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- Ⓢ CARBON MONOXIDE DETECTOR



REVISION	DATE
SP SUPPL 1	21 JUL 2015
SP APPL	29 APR 2015
DRAWN BY MY	REVIEWED BY PQ

MODIFIED FROM PLANS BY RAV & ASSOC, INC.  
21 HIGHLAND AVE,  
NEEDHAM, MA 02494



CONSULTANT

PROJECT  
**ALTERATION & ADDITION**  
9-11 DRESDEN CIRCLE  
SOMERVILLE, MA

PREPARED FOR  
**NEW R LLC  
SCOTT JOHNSON**  
25 BRIDGE ST  
MANCHESTER, MA 01944

DRAWING TITLE  
**PROPOSED FLOOR PLANS**

SCALE AS NOTED

SHEET

Z:\DCADD\WGS\Dresden-9\Drawings\SP\Dresden 9- Revised Proposed Plan & Elevations-150722.dwg, A2, 7/22/2015 6:15:57 PM



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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

ALTERATION  
& ADDITION

9-11 DRESDEN CIRCLE  
SOMERVILLE, MA

PREPARED FOR

NEW R LLC  
SCOTT JOHNSON

25 BRIDGE ST  
MANCHESTER, MA 01944

DRAWING TITLE

PROPOSED  
ELEVATIONS

SCALE AS NOTED

REVISION DATE

SP SUPPL 1 21 JUL 2015

SP APPL 29 APR 2015

DRAWN BY MY REVIEWED BY PQ

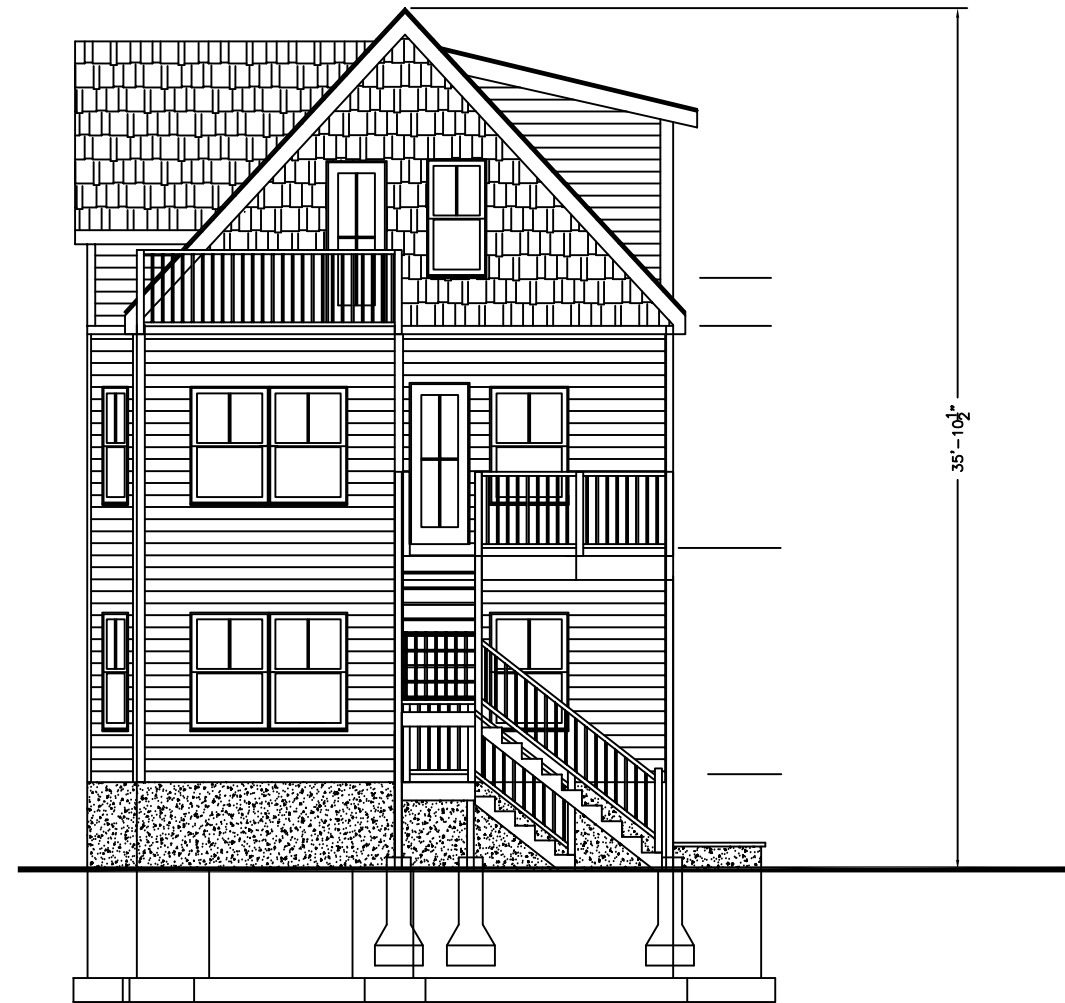
SHEET

A2

Z:\DCADD\WGS\Dresden-9\Drawings\SP\Dresden 9- Revised Proposed Plan & Elevations-150722.dwg, A3, 7/22/2015 6:15:06 PM



PROPOSED FRONT ELEVATION



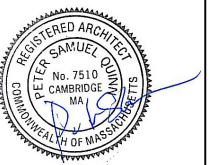
PROPOSED REAR ELEVATION

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

ALTERATION  
& ADDITION

9-11 DRESDEN CIRCLE  
SOMERVILLE, MA

PREPARED FOR

NEW R LLC  
SCOTT JOHNSON

25 BRIDGE ST  
MANCHESTER, MA 01944

DRAWING TITLE

PROPOSED  
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SP SUPPL 1	21 JUL 2015
SP APPL	29 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

A3