



x 95.71'  
x 95.62'  
x 95.59'  
x 95.47'

CHARLES E RYAN (PRIVATE-20' WIDE) ROAD

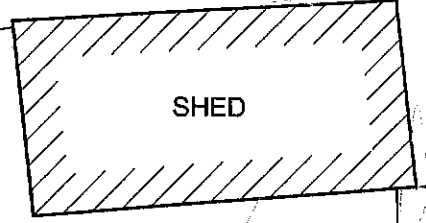
GRANITE CURB

BIT. SIDEWALK

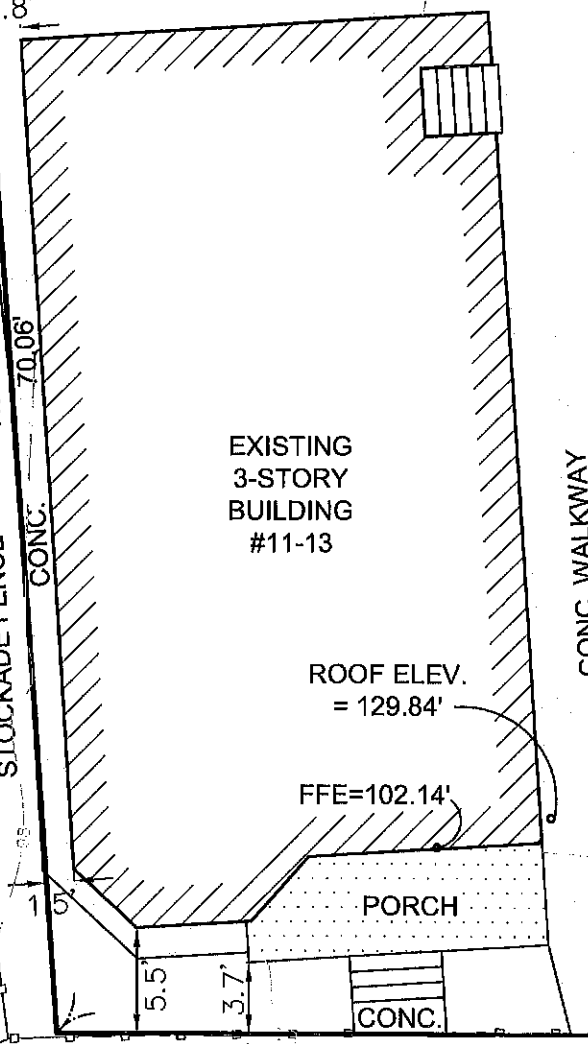
CHAINLINK FENCE

STOCKADE FENCE N37°04'40"E 70.06'

CONC. DRIVEWAY



SHED



EXISTING 3-STORY BUILDING #11-13

ROOF ELEV. = 129.84'

FFE=102.14'

PORCH

CONC.

CONC. WALKWAY

LOT 1

LOT 2

LOT 3

N48°55'41"W 70.47'

STOCKADE FENCE

LOT 9

AREA=4,892 SQ. FT.

LOT 8

S48°55'40"E 69.51'

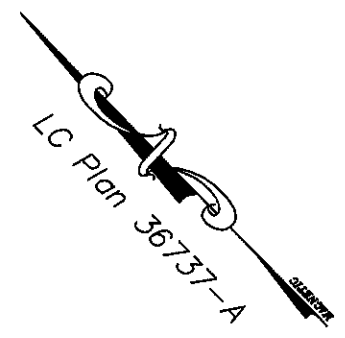
STOCKADE FENCE

STOCKADE FENCE N37°51'42"E 70.00'

ROBERTS (PRIVATE-20' WIDE) STREET

BIT.

BENCH MARK  
MAG NAIL SET  
ELEV=100'

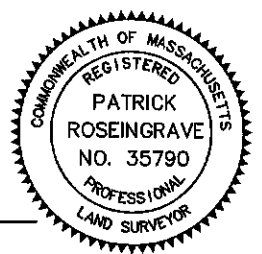


**NOTES:**

- \* Scale 1inch = 10 ft.
- \* Assessors Ref.: 32 / M / 9 / /
- \* Deed Ref.: Book 63793, Page 168
- \* Plan Ref.: Plan Book 62, Plan 44  
LC Plan 36737-A
- \* Zone: RB
- \* Distances shown were measured from building clapboard

*Patrick Roseingrave*

Patrick J. Roseingrave  
Professional Land Surveyor



**Plot Plan**

11-13 Roberts Street  
Somerville, MA 02145



10 Andrew Square, Suite 201B  
South Boston, MA 02127  
Tel. 857-544-3061  
www.land-mapping.com

Date: October 16, 2014

DIMENSIONAL TABLE - RES B ZONING DISTRICT, SPECIAL PERMIT PER ARTICLE 4.4.1 FOR ADDITION > 25%

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	3 RES UNITS BY-RIGHT	3 RES UNITS	3 RES UNITS	COMPLIES
MIN LOT PER DWELLING (<10 UNITS)	1,500 SF	1,631 SF	1,631 SF	COMPLIES
MIN LOT SIZE	7,500 SF	4,892 SF	4,892 SF	EXISTING NON-CONFORMITY
MAX GROUND COVERAGE	50% (±2,446 SF)	28% (1,371 SF)	38% (1,865 SF)	COMPLIES
MIN LANDSCAPED AREA	25% (1,223 SF)	59% (2,889 SF)	32% (1,568 SF)	COMPLIES
PERVIOUS AREA, MIN % OF LOT	35% (1,712 SF)	59% (2,889 SF)	42% (2,054 SF)	COMPLIES
MAX FLOOR AREA RATIO	1.0 (4,892 SF)	0.59 (2,907)	0.97 (4,734 SF)	COMPLIES
MAX BUILDING HEIGHT	3 STY / 40'	3 STY / ±29.8'	3 STY / ±29.8'	COMPLIES
MIN YARD FRONT (Roberts)	15'	5.5'	5.5'	EXISTING NON-CONFORMITY
SIDE (L Charles E Ryan)	10'	1.5'	1.5'	EXISTING NON-CONFORMITY
SIDE (R)	10'	37.3'	14.7'	COMPLIES
REAR (Opposite Roberts)	20'	16.7'	16.7'	EXISTING NON-CONFORMITY
MIN FRONTAGE	50'	69.51'	69.51'	COMPLIES
MIN NO. PARKING SPACES	1, SEE NOTE 1*	0	3	COMPLIES
MIN NO. BICYCLE SPACES	EXEMPT	0	2	COMPLIES
MIN NO. LOADING SPACES	EXEMPT	0	0	COMPLIES

\* NOTE 1: NUMBER OF REQUIRED PARKING SPACES PER §9.5  
EXISTING (3) 2-BR UNITS

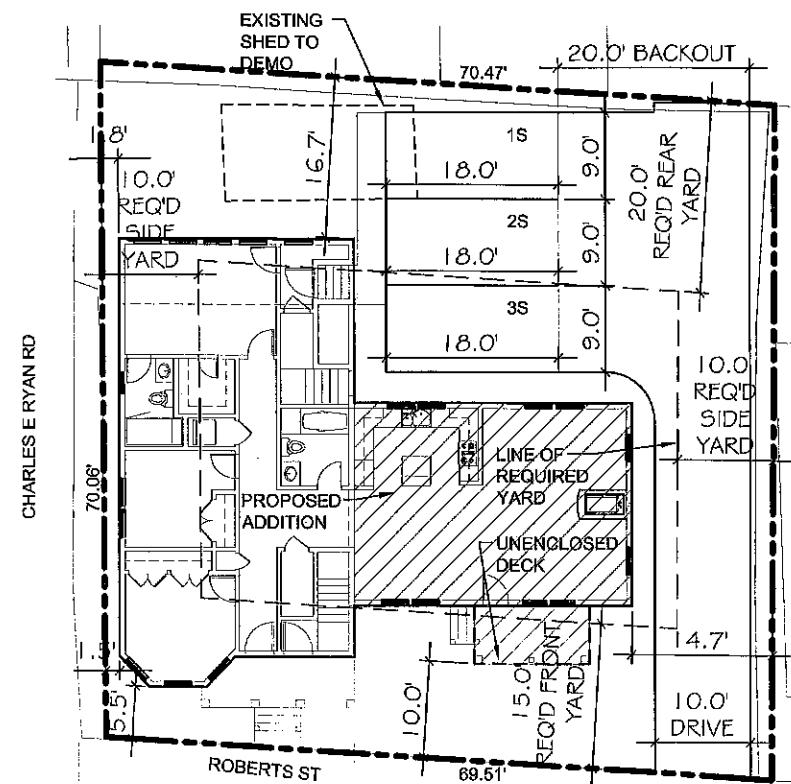
(3) 2-BR UNITS AT 1.5 SPACES PER UNIT  
= 3X1.5  
= 4.5 (ROUND TO 5) EXISTING CONDITION REQUIREMENT WITH  
NONE PROVIDED (GRANDFATHERED EXISTING CONDITION)

PROPOSED (3) 3-BR UNITS

(3) 3-BR UNITS AT 2 SPACES PER UNIT  
= 3X2  
= 6 PROPOSED REQUIREMENT  
6 PROPOSED LESS 5 GRANDFATHERED = 1 SPACE REQUIRED  
3 PROVIDED



2 BUILDING HEIGHT  
SCALE: 3/32" = 1'-0"



SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.  
DIMENSIONS BASED ON PLOT PLAN FROM LAND  
MAPPING INC. 10 ANDREW SQ 201B, SOUTH  
BOSTON, MA 02127  
DATED OCT 16, 2014.



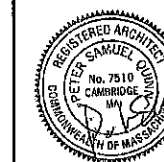
1 DIMENSIONAL LAYOUT SITE PLAN  
SCALE: 1" = 20'-0" S = STANDARD SPACE (9'X18')

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SEAL



CONSULTANT

PROJECT  
13 ROBERTS ST

13 ROBERTS ST,  
SOMERVILLE, MA

PREPARED FOR  
A TEAM SOMERVILLE

370 CHESTNUT HILL AVENUE  
BRIGHTON, MA 02135

DRAWING TITLE  
ZONING  
COMPLIANCE

SCALE AS NOTED

REVISION DATE

SP APPL 25 NOV 2014

DRAWN BY MY REVIEWED BY PQ

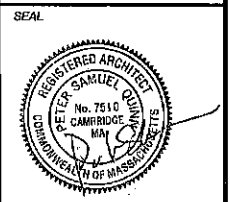
SHEET

Z-1

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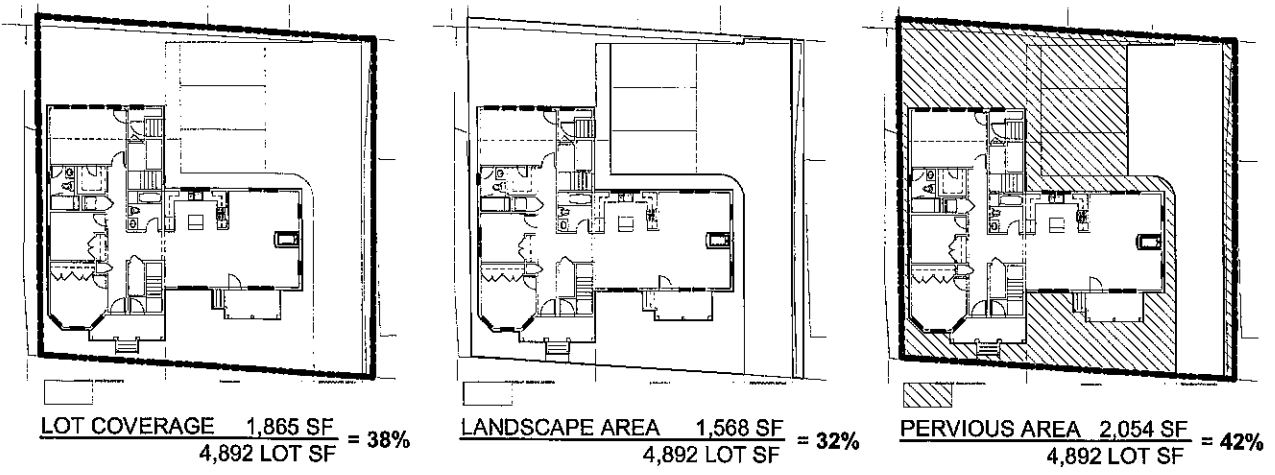
PROJECT  
**13 ROBERTS ST**  
  
13 ROBERTS ST,  
SOMERVILLE, MA

PREPARED FOR  
**A TEAM SOMERVILLE**  
  
370 CHESTNUT HILL AVENUE  
BRIGHTON, MA 02135

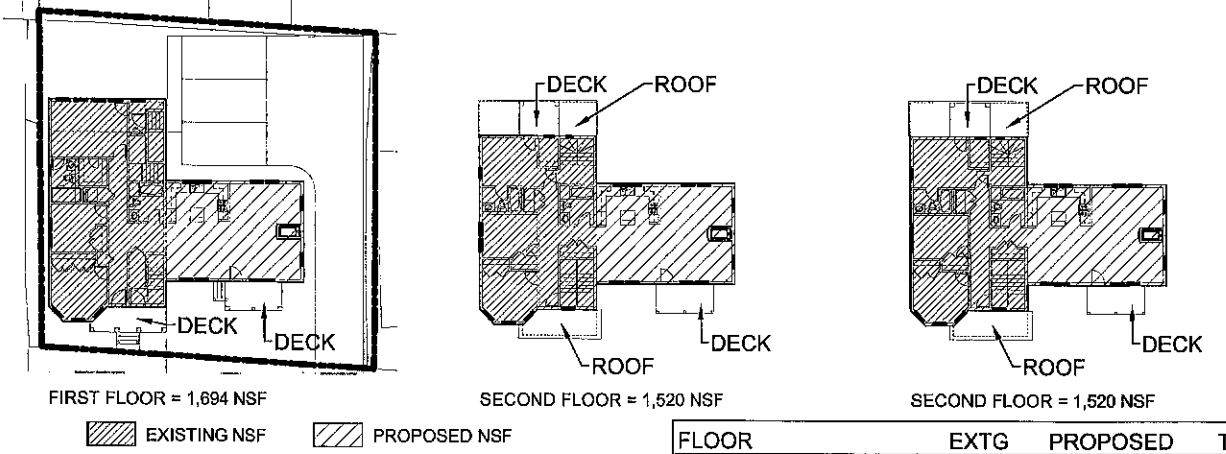
DRAWING TITLE  
**ZONING COMPLIANCE**

SCALE AS NOTED

REVISION	DATE
SP APPL	25 NOV 2014
DRAWN BY MY	REVIEWED BY PQ



**1 LOT COVERAGE, LANDSCAPE AREA, PERVIOUS AREA**  
SCALE: 1"=40'-0"

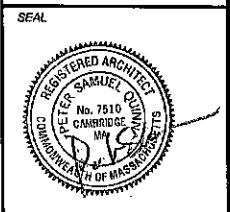


**2 NET FLOOR AREA**  
SCALE: 1"=40'-0"

FLOOR	EXTG	PROPOSED	TOTAL NSF
3RD FLOOR	911	609	1,520
2ND FLOOR	911	609	1,520
1ST FLOOR	1,085	609	1,694
TOTAL	2,907	1,827	4,734-NSF

1,827 SF PROPOSED / 2,907 SF EXISTING = 63% ADDITION  
REQUIRES SP PER §4.4.1





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DRAWING TITLE  
**FIRST FLOOR/  
SITE PLAN**

SCALE AS NOTED

REVISION	DATE

SP APPL 25 NOV 2014

DRAWN BY DM REVIEWED BY PQ

SHEET

**A-1**

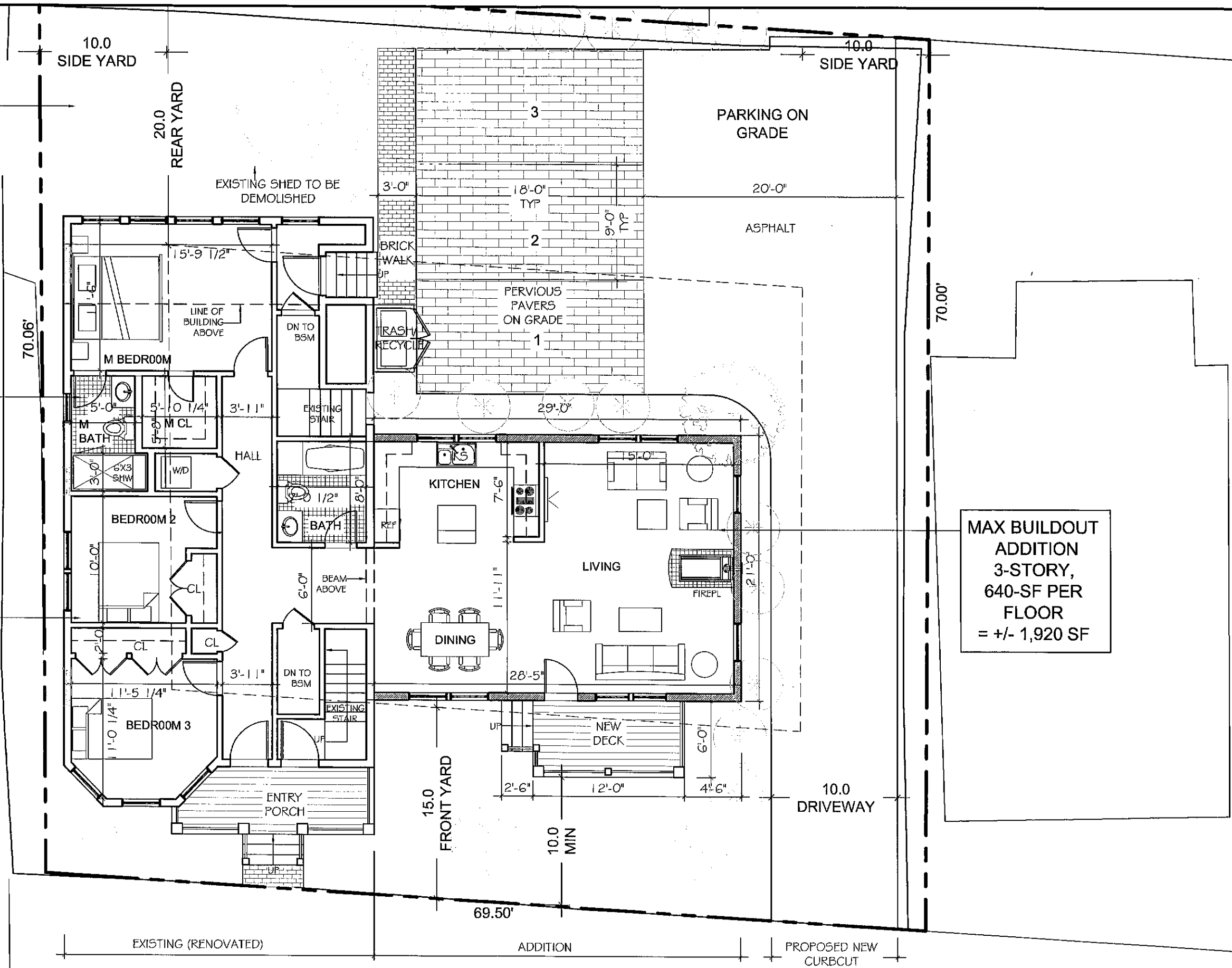
LOT AREA  
= 4,892 SF

RES-B ZONING  
DISTRICT

EXISTING  
3-STORY  
3-FAMILY  
BUILDING  
+/- 2,884 SF

UNIT 1  
+/- 1,072 SF

MAX BUILDOUT  
ADDITION  
3-STORY,  
640-SF PER  
FLOOR  
= +/- 1,920 SF



ROBERTS STREET

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



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PH 617-354-9988



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DRAWING TITLE

**PROPOSED  
SECOND AND  
THIRD FLOOR  
PLAN**

SCALE AS NOTED

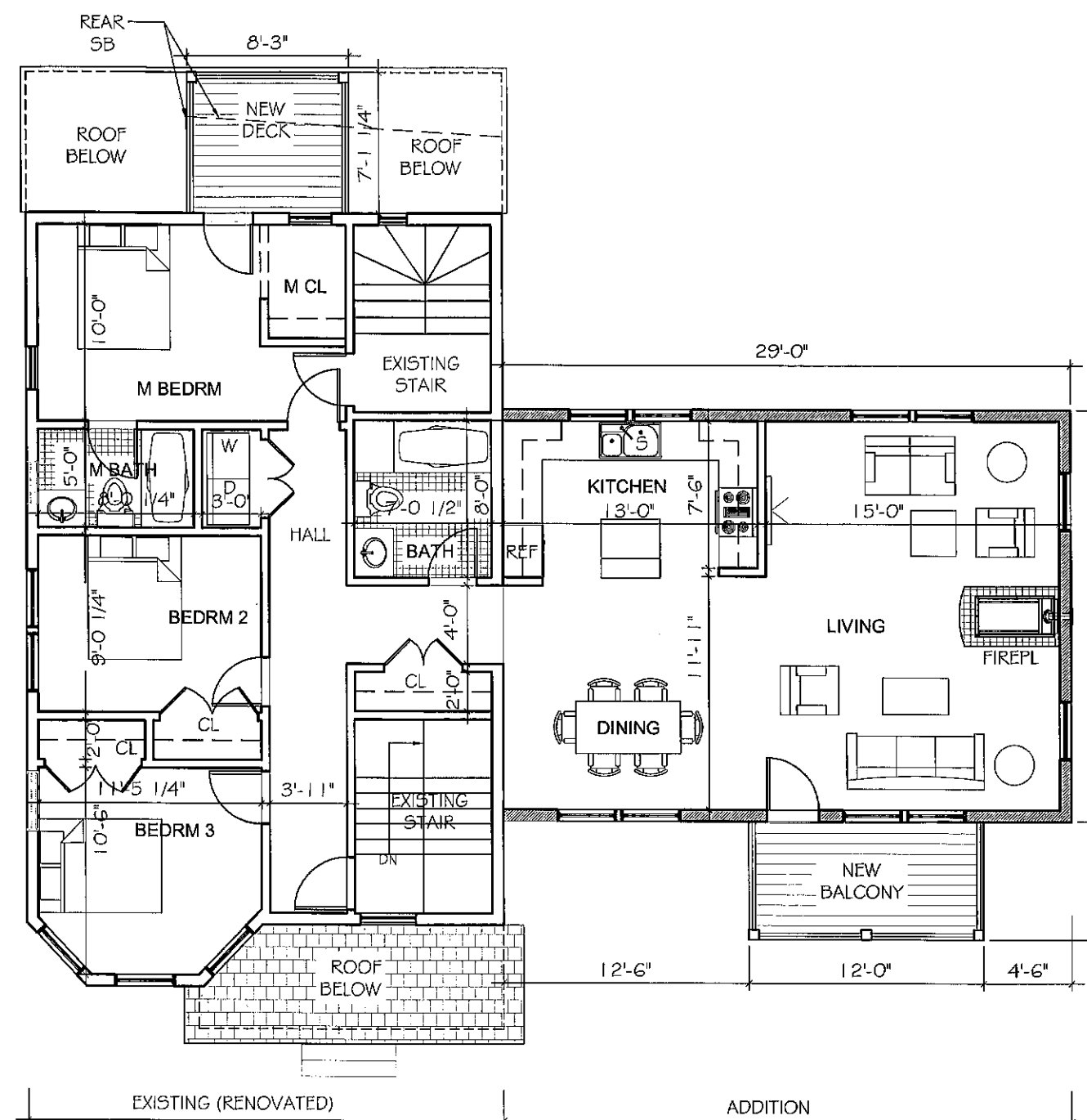
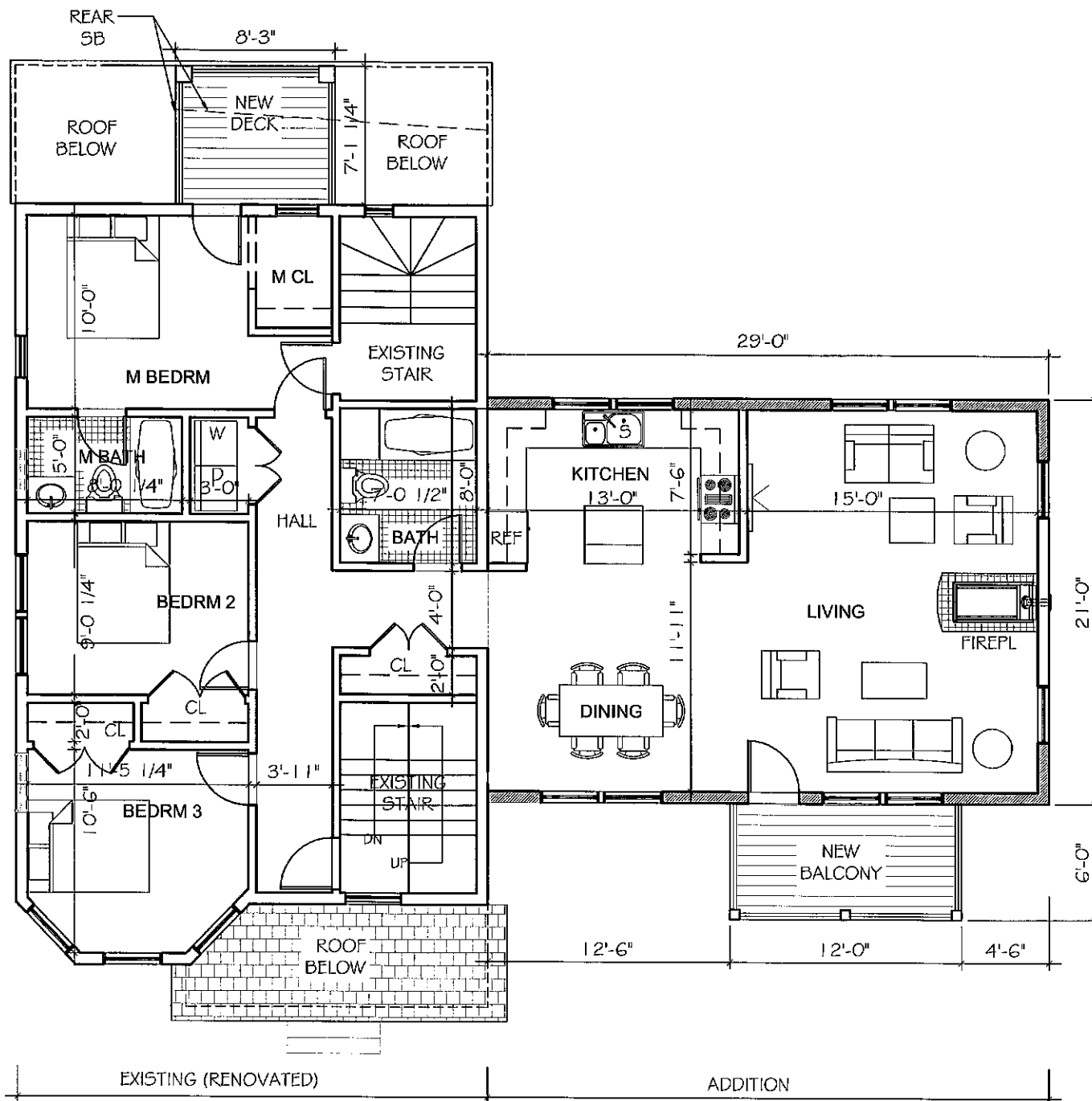
REVISION	DATE

SP APPL 25 NOV 2014

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SHEET

# A-2



## 1 SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



## 2 THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



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PH 617-354-3689

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**13 ROBERTS ST**

13 ROBERTS ST,  
SOMERVILLE, MA

PREPARED FOR  
**A TEAM SOMERVILLE**

370 CHESTNUT HILL AVENUE  
BRIGHTON, MA 02135

DRAWING TITLE  
**PROPOSED  
FRONT  
ELEVATION**

SCALE AS NOTED

REVISION	DATE

SP APPL	26 NOV 2014
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SHEET

# A-3



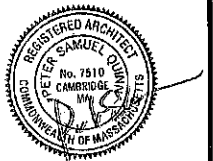
**1 SOUTH (FRONT) ELEVATION**  
SCALE 1/8" = 1'-0"

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COMMUNITY DESIGN

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DRAWING TITLE

PROPOSED  
NORTH (REAR)  
ELEVATION

SCALE AS NOTED

REVISION	DATE

SP APPL	25 NOV 2014
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SHEET

## A-4



**1** NORTH (REAR) ELEVATION  
SCALE 1/8" = 1'-0"

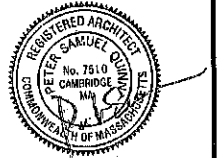


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COMMUNITY DESIGN

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250 ELM STREET, SUITE 301  
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SOMERVILLE, MA

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DRAWING TITLE

PROPOSED  
EAST & WEST  
ELEVATION

SCALE AS NOTED

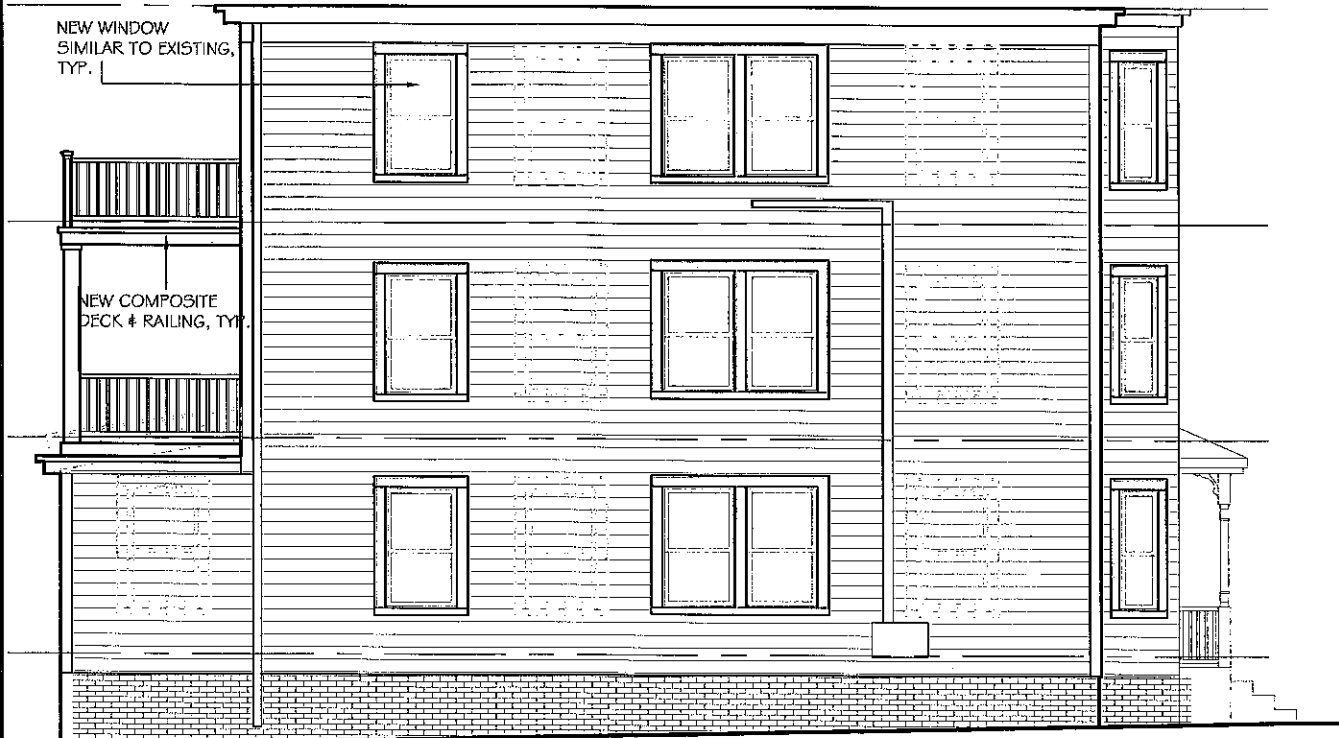
REVISION	DATE

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SHEET

# A-5



NEW WINDOW  
SIMILAR TO EXISTING,  
TYP.

NEW COMPOSITE  
DECK & RAILING, TYP.

**1** EAST (LEFT SIDE) ELEVATION  
SCALE 1/8" = 1'-0"

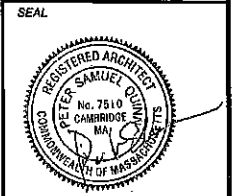


NEW COMPOSITE  
DECK & RAILING,  
TYP.

NEW DECK

ADDITION

**2** WEST (RIGHT SIDE) ELEVATION  
SCALE 1/8" = 1'-0"



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BRIGHTON, MA 02135

DRAWING TITLE  
EXISTING  
FLOOR  
PLANS

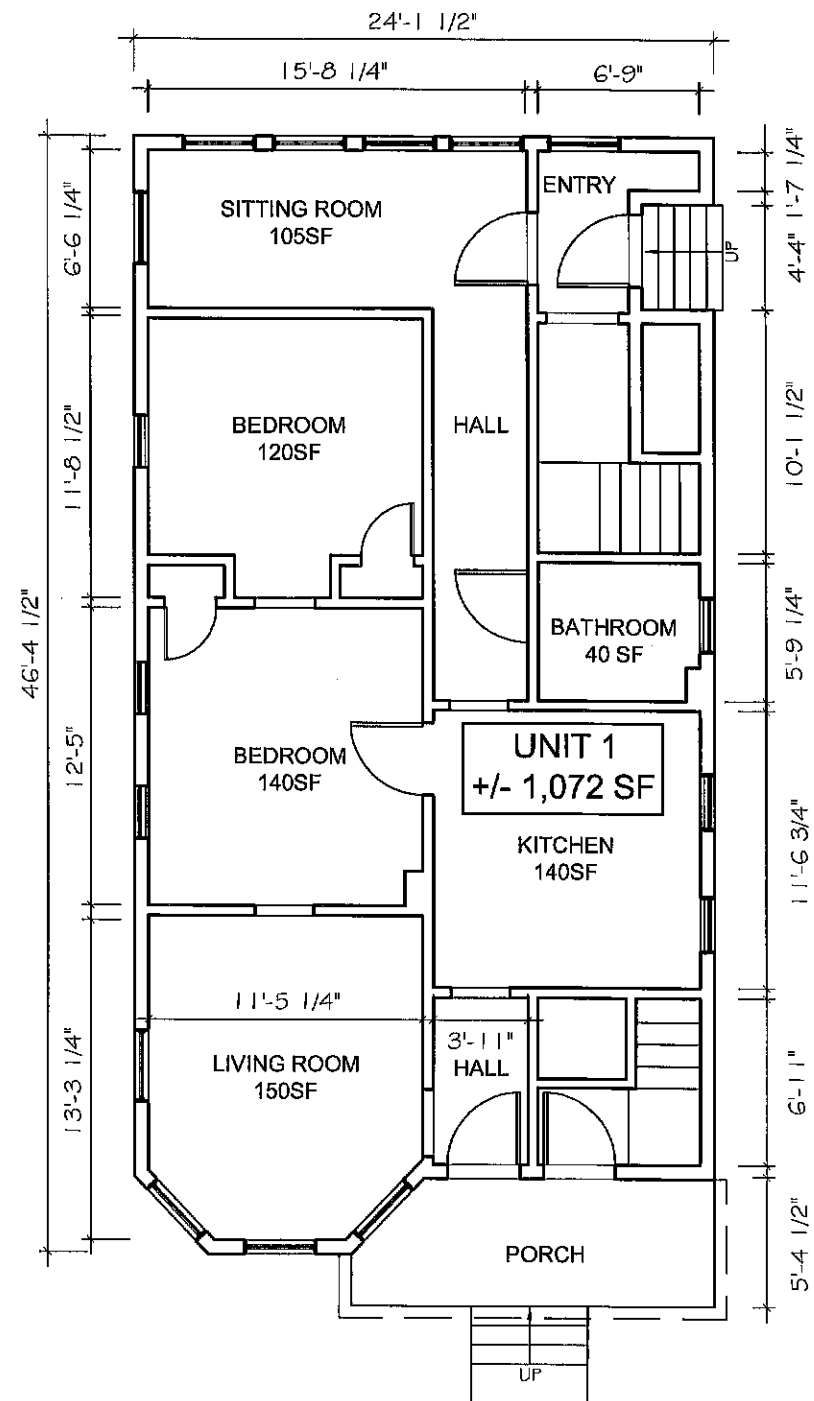
SCALE AS NOTED

REVISION	DATE

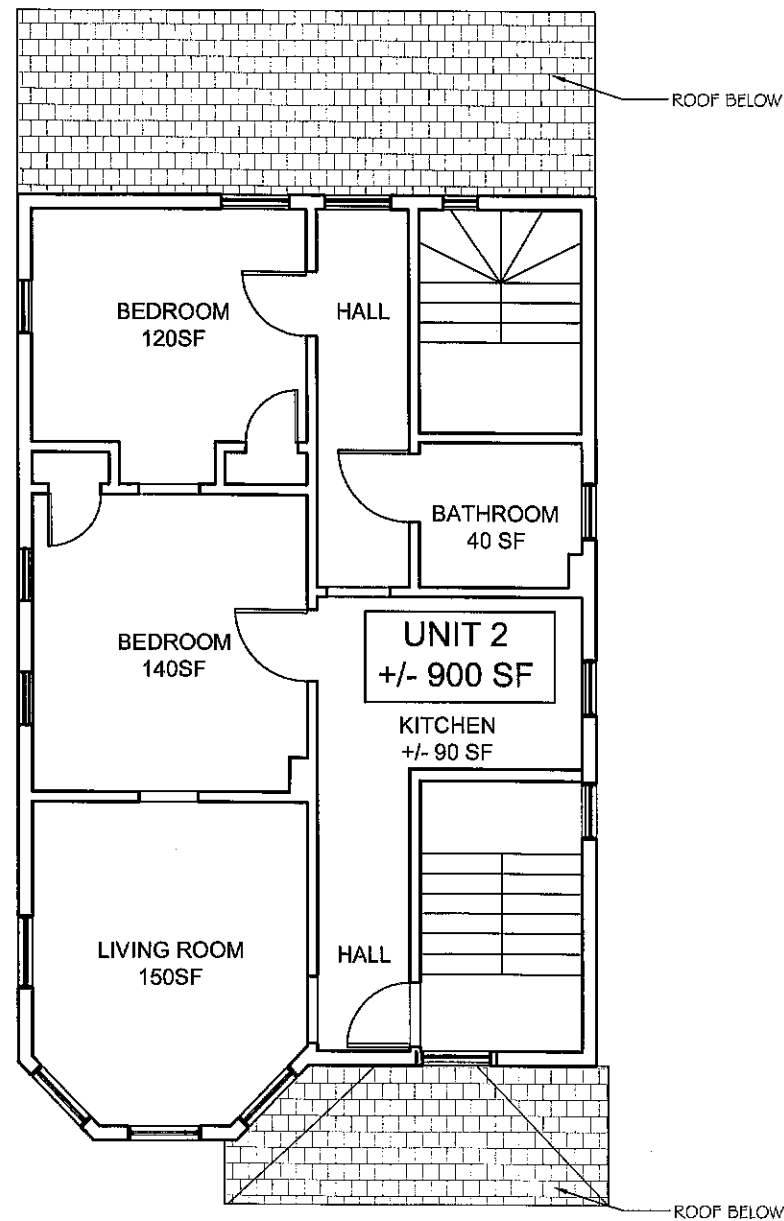
SP APPL	25 NOV 2014
DRAWN BY	REVIEWED BY
PQ	PQ

SHEET

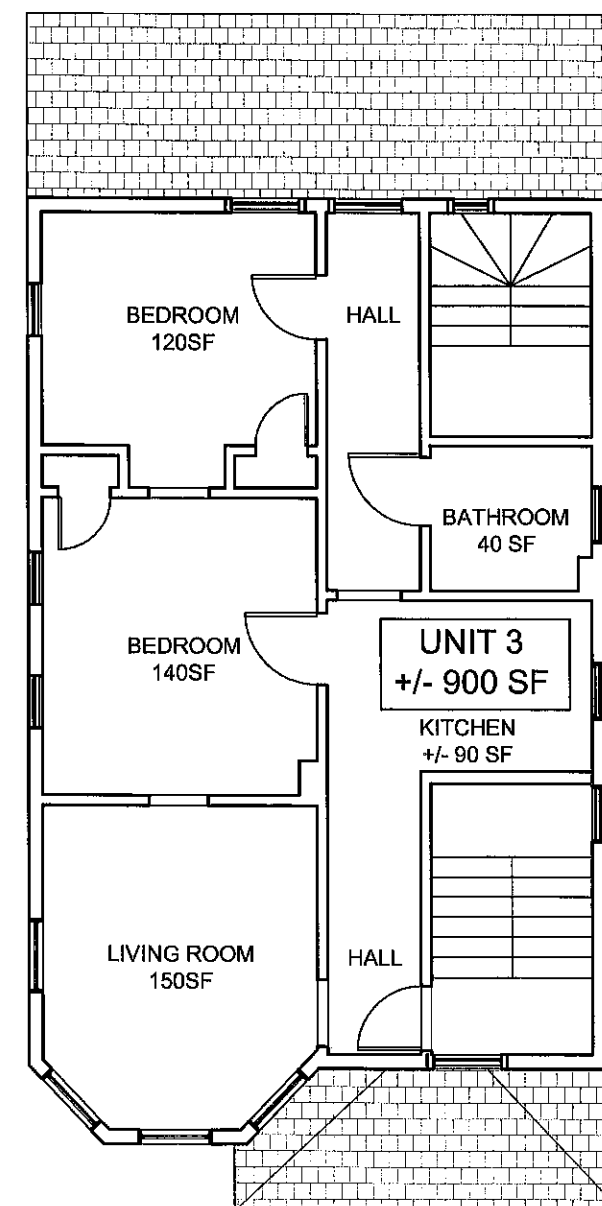
E-1



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



1 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



2 THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
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COMMUNITY DESIGN

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258 ELM STREET, SUITE 901  
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PH 617-354-3869

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DRAWING TITLE

**EXISTING  
SOUTH &  
NORTH  
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

SP APPL	25 NOV 2014
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SHEET

**E-2**



**1 SOUTH (FRONT) ELEVATION**  
SCALE 1/8"=1'-0"



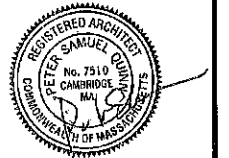
**1 NORTH (REAR) ELEVATION**  
SCALE 1/8"=1'-0"

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PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
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PH 617-354-3588

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SOMERVILLE, MA

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370 CHESTNUT HILL AVENUE  
BRIGHTON, MA 02135

DRAWING TITLE

**EXISTING  
EAST & WEST  
ELEVATIONS**

SCALE AS NOTED

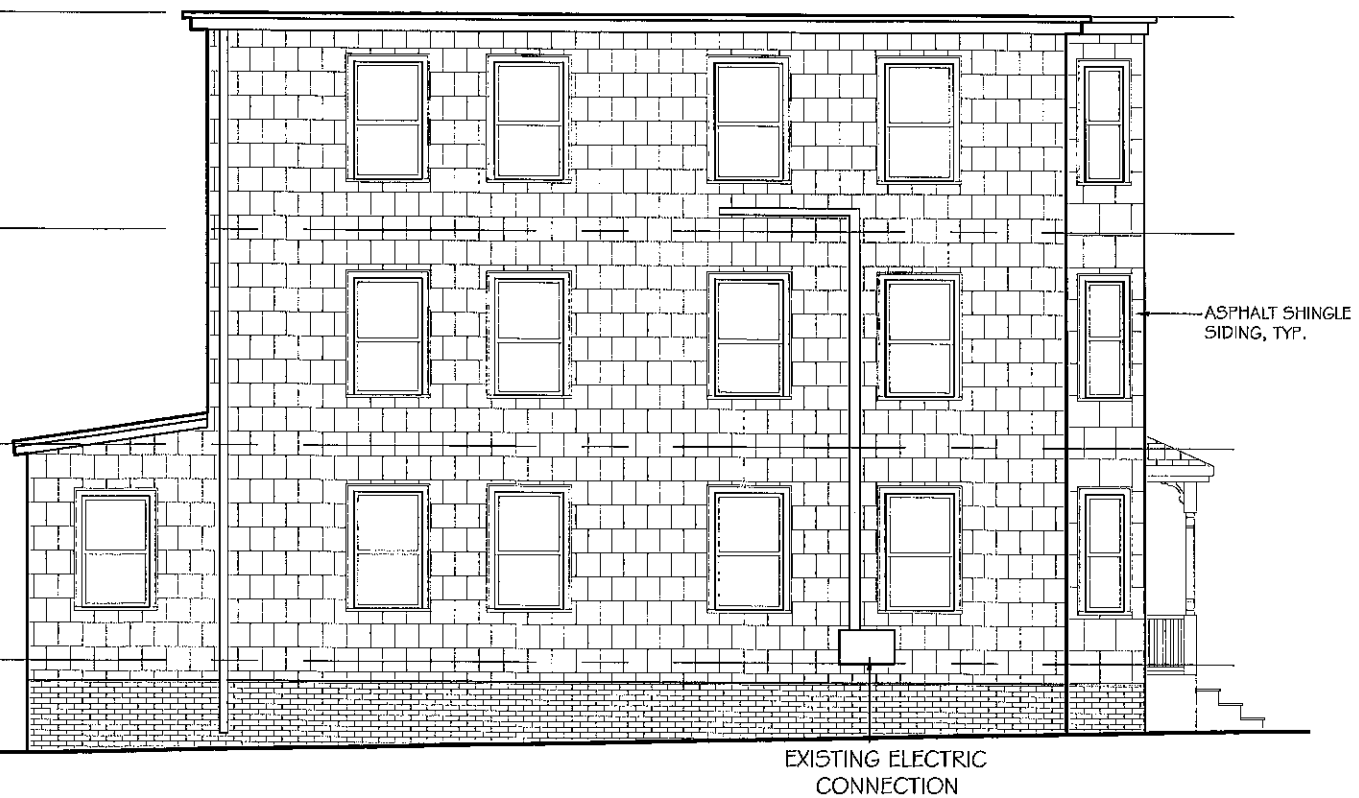
REVISION	DATE

SP APPL	25 NOV 2014
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SHEET

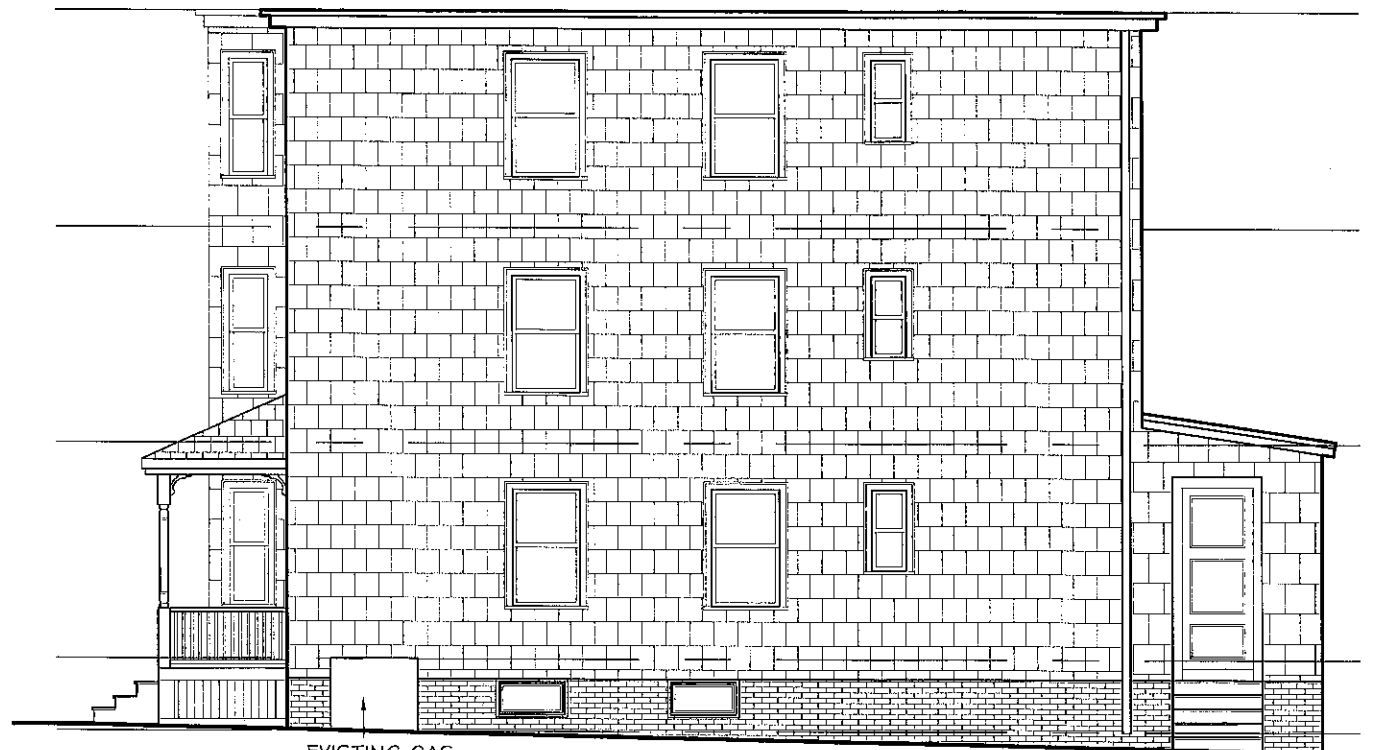
# E-3



ASPHALT SHINGLE  
SIDING, TYP.

EXISTING ELECTRIC  
CONNECTION

**1 EAST (LEFT SIDE) ELEVATION**  
SCALE 1/8" = 1'-0"



EXISTING GAS  
CONNECTION

**1 WEST (RIGHT SIDE) ELEVATION**  
SCALE 1/8" = 1'-0"