

DEVELOPMENT OF 44 MEDFORD ST

44 MEDFORD ST, SOMERVILLE, MA 02143

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
DEVELOPMENT OF
 OF
 44 MEDFORD ST
 SOMERVILLE, MA 02143

PREPARED FOR
BLOCK PROPERTIES LLC
 129 NEWBURY ST, SUITE 400
 BOSTON, MA 02116

DRAWING TITLE
COVER SHEET

SCALE AS NOTED

REVISION	DATE
ZBA APPL	2 AUG 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

T1



LIST OF DRAWINGS				
GENERAL		ZBA APPL		
		02 AUG 2016		
T1	TITLE SHEET	X		
	EXISTING PLOT PLAN	X		
Z1.1	ZONING COMPLIANCE	X		

ARCHITECTURAL				
A0.1	RENDERED STREET ELEVATION	X		
A0.2	COLOR STUDY 1	X		
A0.3	COLOR STUDY 2	X		
A1.0	SITE PLAN	X		
A1.1	GROUND FLOOR PLAN	X		
A1.2	SECOND AND THIRD FLOOR PLAN	X		
A1.3	FOURTH FLOOR PLAN	X		
A2.1	FRONT ELEVATION	X		
A2.2	RIGHT ELEVATION	X		
A2.3	REAR ELEVATION	X		
A2.4	LEFT ELEVATION	X		
		X		

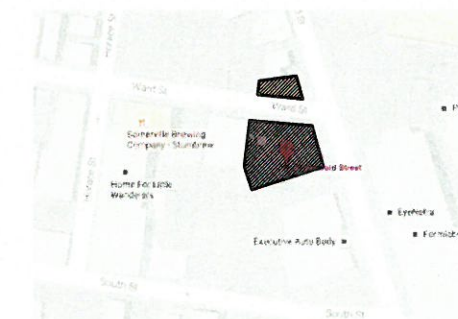
UNIT SUMMARY

FLOOR	GROSS RES. AREA	STUDIO	1 BED UNITS	2/2+ BED UNITS	3 BED UNITS	TOTAL
4TH FL	4,878	1	1	2	0	4
3RD FL	5,055	1	1	1	1	4
2ND FL	5,055	1	1	1	1	4
1ST FL	(2,374 COMM & RES LOBBY)					
TOTAL	17,362-SF	3	3	4	2	12

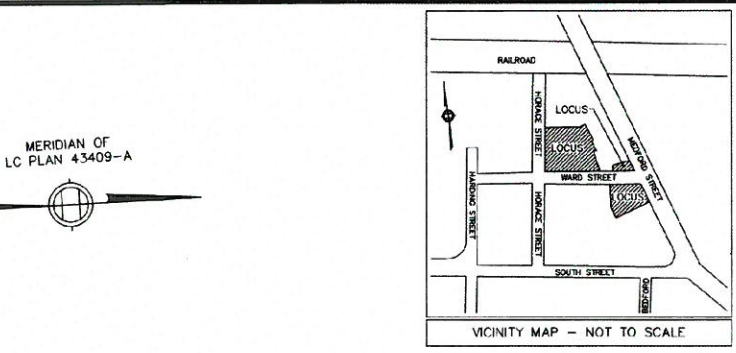
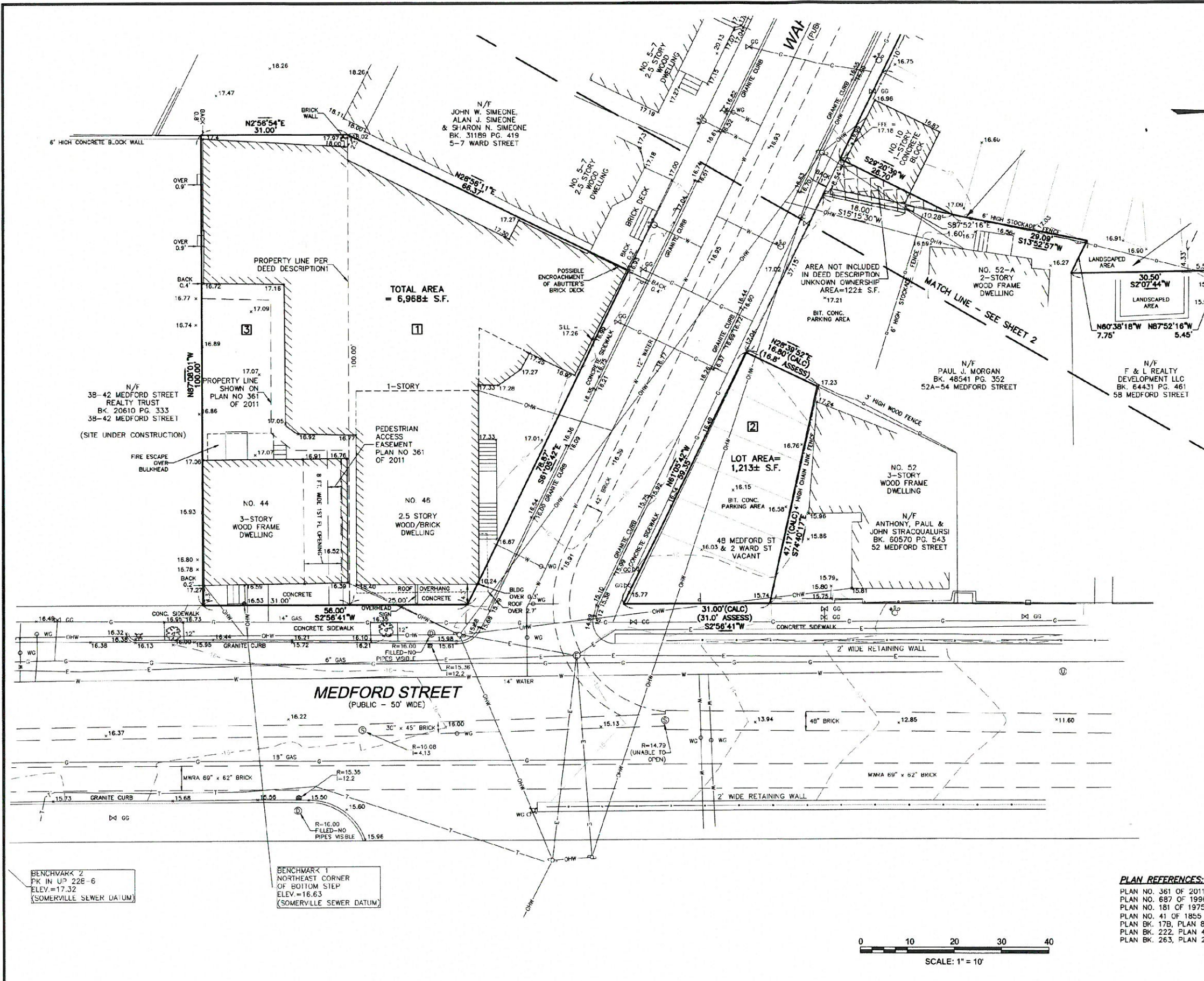
PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
 259 ELM ST, STE 301
 SOMERVILLE, MA 02144
 PH (617) 354 3989



LOCUS PLAN



- LEGEND**
- OHW — OVERHEAD WIRE
 - CHAIN LINK FENCE
 - WOOD STOCKADE FENCE
 - EASEMENT LINE
 - INTERIOR PROPERTY LINE
 - ③ PARCEL NUMBER PER DEED
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ MONITORING WELL
 - ⊙ LIGHT POLE
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ WG WATER GATE
 - ⊙ GG GAS GATE
 - ASSESS ASSESSORS MAP DISTANCE

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF 36-40 MEDFORD STREET FOR DESIGN PURPOSES. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JUNE 8 AND JUNE 27, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

VERTICAL ELEVATIONS SHOWN ARE BASED ON CITY OF SOMERVILLE VERTICAL DATUM AS OBTAINED THROUGH GPS AND APPLYING 6.20 FT. DIFFERENTIAL TO OBTAIN CITY DATUM.

ABUTTERS INFORMATION WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSORS DEPARTMENT ON JUNE 1, 2016.

LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK.

P.L.S. *Brian B. Donegan*
 BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
 DATE August 3, 2016



LOCUS TITLE INFORMATION

44-48 MEDFORD ST., 2 & 10 WARD ST., 29 HORACE ST.

OWNER: F & L REALTY DEVELOPMENT LLC

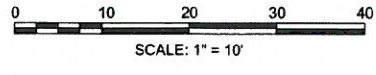
DEED REFERENCE: BK. 56677 PG. 580

PLAN REFERENCES: PLAN NO. 181 OF 1975
 PLAN NO. 41 OF 1855 (END BK. 728)
 PLAN BK. 17B, PLAN 89

ASSESSORS: MAP 97, BLOCK D, LOTS 5 & 6
 MAP 97, BLOCK C, LOTS 9, 11, 12 & 13A

PLAN REFERENCES:

PLAN NO. 361 OF 2011
 PLAN NO. 687 OF 1996
 PLAN NO. 181 OF 1975
 PLAN NO. 41 OF 1855 (END BK. 728)
 PLAN BK. 17B, PLAN 89
 PLAN BK. 222, PLAN 45
 PLAN BK. 263, PLAN 23



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Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-775-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-368-7173

SCALE:
 HORIZ: 1" = 10'
 VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
 CALCS: BD
 CHECKED: ML
 APPROVED: BD

EXISTING CONDITIONS PLAN

44-48 MEDFORD ST., 2 & 10 WARD ST., 29 HORACE ST.

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
BLOCK PROPERTIES, LLC

PROJECT NO.
 2016-053

DATE: AUG. 3, 2016

SHEET NO.
 1 OF 2

NOTES

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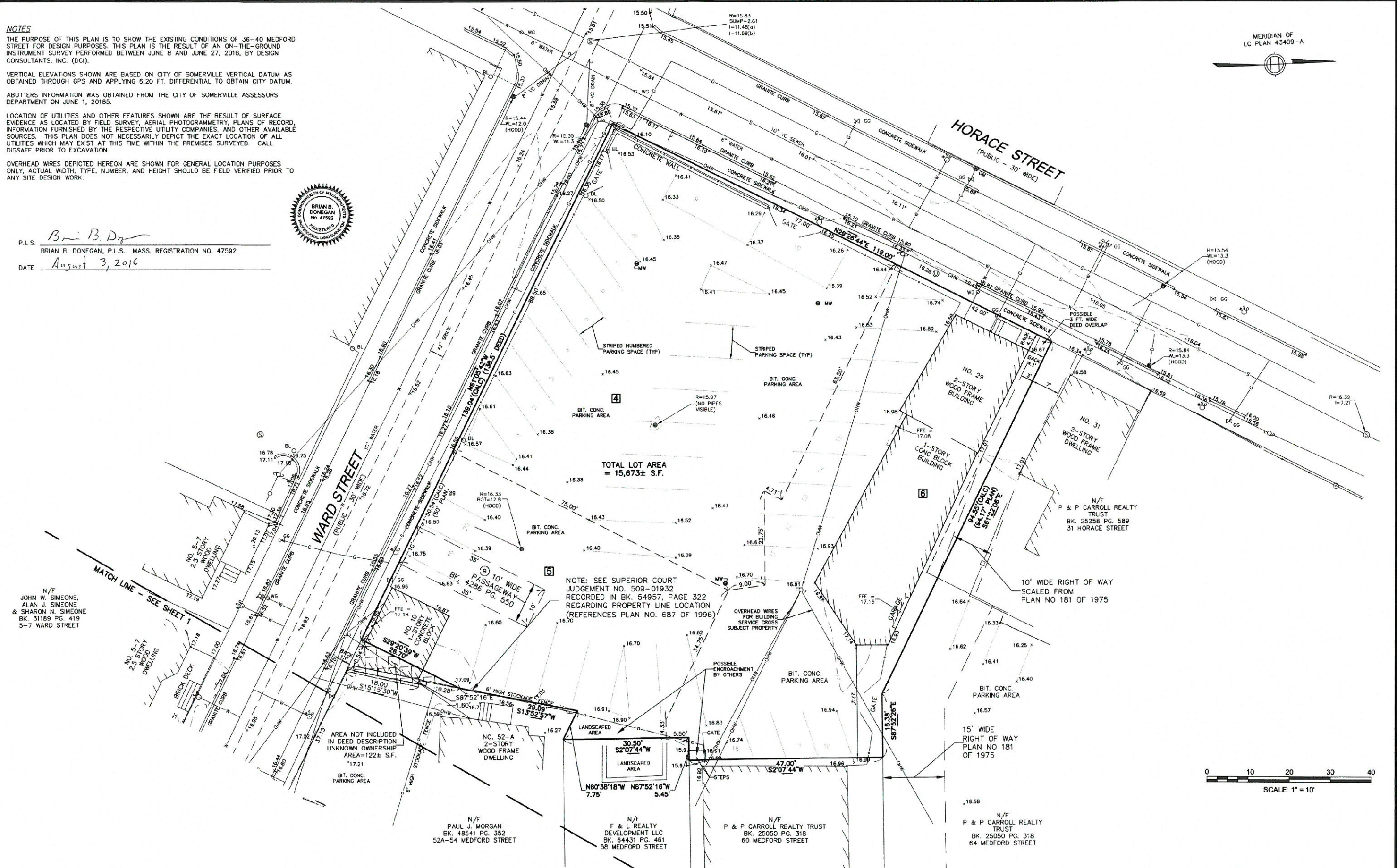
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MERIDIAN OF
LC PLAN 43409-A



P.L.S. Brian B. Donegan
 BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
 DATE August 3, 2016



TOTAL LOT AREA = 15,673± S.F.

NOTE: SEE SUPERIOR COURT JUDGEMENT NO. 509-01932 RECORDED IN BK. 54957, PAGE 322 REGARDING PROPERTY LINE LOCATION (REFERENCES PLAN NO. 687 OF 1996)

N/F JOHN W. SIMEONE, ALAN J. SIMEONE & SHARON N. SIMEONE BK. 31189 PG. 419 5-7 WARD STREET

N/F PAUL J. MORGAN BK. 48541 PG. 352 52A-54 MEDFORD STREET

N/F F & L REALTY DEVELOPMENT LLC BK. 64431 PG. 461 58 MEDFORD STREET

N/F P & P CARROLL REALTY TRUST BK. 25050 PG. 318 60 MEDFORD STREET

N/F P & P CARROLL REALTY TRUST BK. 25050 PG. 318 64 MEDFORD STREET

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68 PLEASANT STREET
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 APPROVED: BD

EXISTING CONDITIONS PLAN

44-48 MEDFORD ST., 2 & 10
 WARD ST., 29 HORACE ST.

PLAN OF LAND IN
 SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
 BLOCK PROPERTIES, LLC

PROJECT NO.
 2016-053
 DATE: AUG. 3, 2016
 SHEET NO.
 2 OF 2

MEDFORD 44 - DIMENSIONAL TABLE - BA ZONING DISTRICT - SPSR PER §7.11, §4.4.1, §9.13.g (ADOPTED 9 MAY 2016)

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	8,181	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	2,727	909 BEFORE BONUS 681 AFTER BONUS	COMPLIES PER §13.5****
MAX GROUND COVERAGE (%)	80		± 67	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	10	0	± 12	COMPLIES
PERVIOUS AREA (% OF LOT)	NA	0	± 17	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	± 1.03	2.1	RELIEF REQUIRED
NET FLOOR AREA (NSF)	16,362	± 8,467	± 17,362	RELIEF REQUIRED
MAX HEIGHT (FT/ STORIES)	50 / 4	4-STY	± 47.2 / 4	COMPLIES
MIN FRONT YARD (FT)	NA	± 4.3	± 2	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	0.9 OVER	± 5	COMPLIES
MIN SIDE YARD - RIGHT (FT)	NA	0.3 OVER	± 2	COMPLIES
MIN REAR YARD (FT)	14.45*	0.2	± 10	EXISTING NON-CONFORMITY IMPROVED
MIN FRONTAGE (FT)	NA	56	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	22**	5	14 (8 COMPACT)	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	2***		12	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET A1.1.

***REAR YARD CALCULATION PER §8.5**

10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =
10' + (2' X 3) = 16' REQUIRED REAR YARD

***REAR YARD REDUCTION PER §8.6.13**

3" REDUCTION PER FOOT THAT THE LOT DEPTH IS UNDER 100'.
THE LOT DEPTH IS 93.8'.
100' - 93.8' LOT DEPTH = 6.2'
6.2' X 3"/FOOT = 18.6" (OR 1.55') REDUCTION
16' - 1.55' = 14.45' REDUCED REAR YARD REQUIRED

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

RESIDENTIAL

(3) STUDIO UNITS AT 1 PER UNIT = 3
(7) 1OR2-BR UNITS AT 1.5 PER UNIT = 7X1.5 = 10.5
(2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 12÷6 = 2

COMMERCIAL

GENERAL RETAIL USE AT 1 SPACE PER 425 SF FOR CALCULATION = ±1,120/425 = 2.6

19.5 RES
+ 2.6 COMM
<u>22.1 (22) SPACES REQUIRED</u>

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

RESIDENTIAL

FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1X1 = 1
1 BIKE SPACE PER EVERY 3 UNITS OVER THE FIRST 7 UNITS = 1X1 = 1

COMMERCIAL

IF REQUIRED CAR PARKING IS 1-3 THEN 0 BIKE SPACE REQUIRED

2 RES
+ 0 COMM
<u>2 BIKE SPACES REQUIRED</u>

******INCLUSIONARY HOUSING AND BONUS UNITS CALCULATION PER §13.5**

8,181-SF LOT ÷ 875-SF MIN/UNIT = 9 UNITS MAX BEFORE INCLUSIONARY BONUS. 9 UNITS X 12.5% = 1 AFFORDABLE UNIT REQ'D.
PROPOSED 2 AFFORDABLE UNITS = (1) AFFORDABLE UNIT MORE THAN REQ'D.
(1) AFFORDABLE UNIT MORE THAN REQUIRED X 2 BONUS MARKET RATE UNITS PER SUCH UNIT = 2 BONUS MARKET RATE UNITS
9 UNITS MAX (W/ 1 INCLUSIONARY UNIT) + 1 ADDITIONAL AFFORDABLE UNIT + 2 BONUS MARKET RATE UNITS = 12 UNITS ALLOWED

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TECTS

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SEAL

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PROJECT

DEVELOPMENT
OF

44 MEDFORD ST
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES
LLC

129 NEWBURY ST, SUITE 400
BOSTON, MA 02116

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

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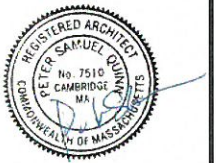
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MY | PQ

SHEET

Z1.1

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44 MEDFORD ST
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PREPARED FOR

BLOCK PROPERTIES LLC

129 NEWBURY ST, SUITE 400
BOSTON, MA 02116

DRAWING TITLE

RENDERED STREET ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL	2 AUG 2016
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SHEET

A0.1



1 RENDERED STREET ELEVATION
SCALE:

SEAL



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DRAWING TITLE

COLOR STUDY 1

SCALE AS NOTED

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SHEET

A0.2



1 COLOR STUDY 1
SCALE: 1/32"=1'-0"



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DRAWING TITLE
COLOR STUDY 2

SCALE AS NOTED
REVISION DATE

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SHEET

A0.3



1 COLOR STUDY 2
SCALE: 1/32"=1'-0"



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DRAWING TITLE
SITE PLAN

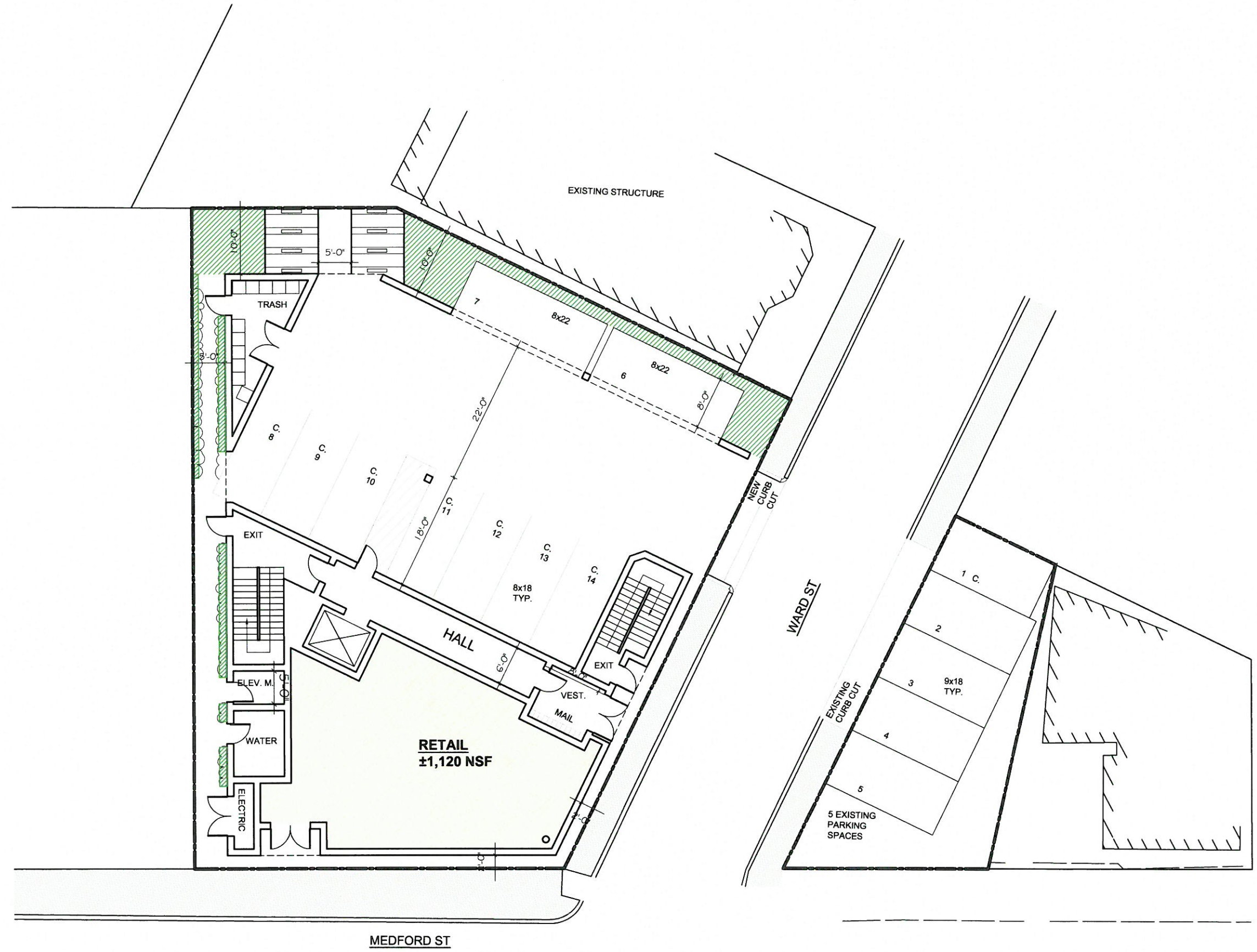
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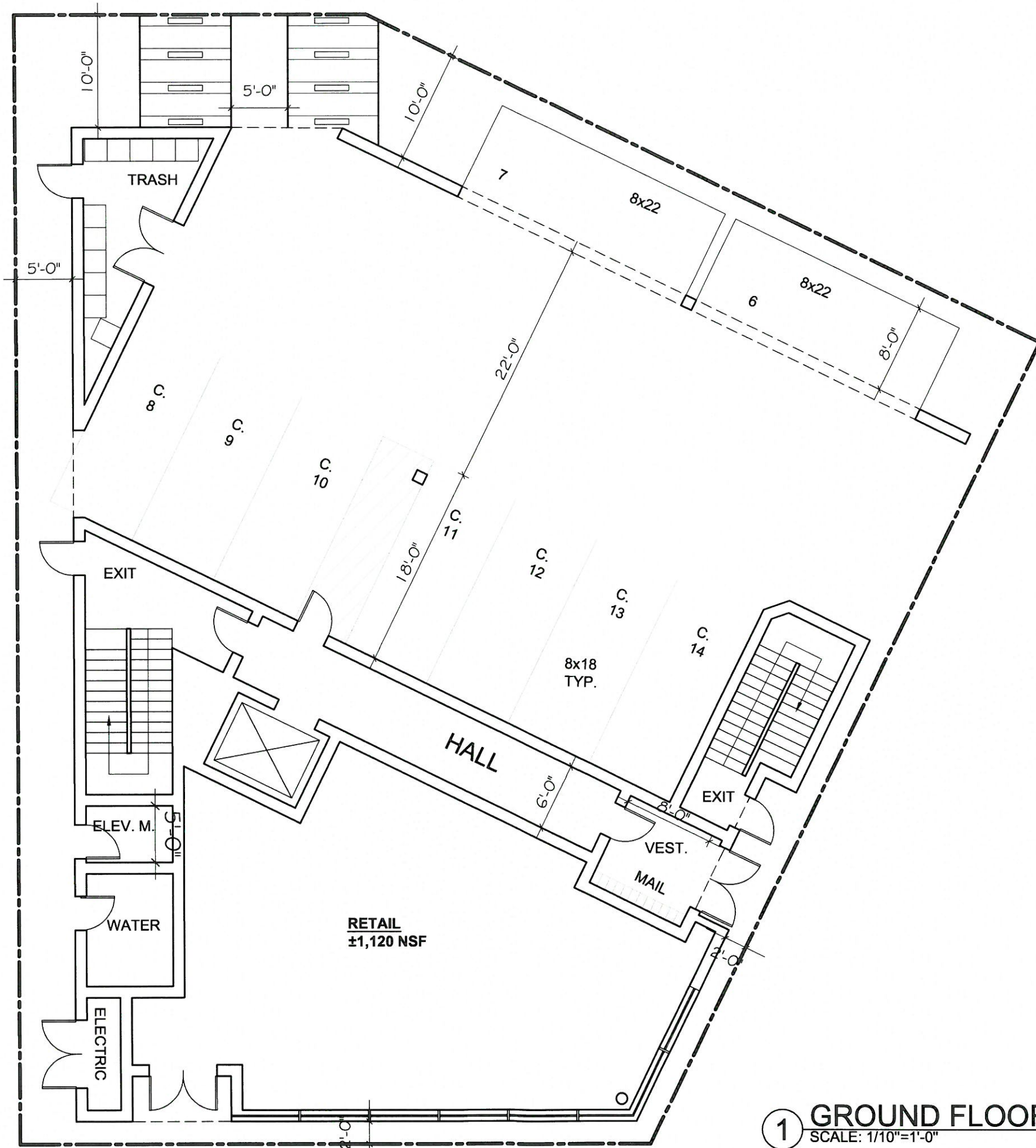
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SHEET

A1.0



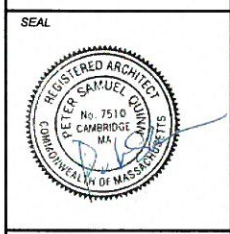
1 SITE PLAN
SCALE: 1/16"=1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/10"=1'-0"

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DRAWING TITLE
GROUND FLOOR PLAN

SCALE AS NOTED

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SHEET
A1.1

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DRAWING TITLE

FOURTH FLOOR PLAN

SCALE AS NOTED

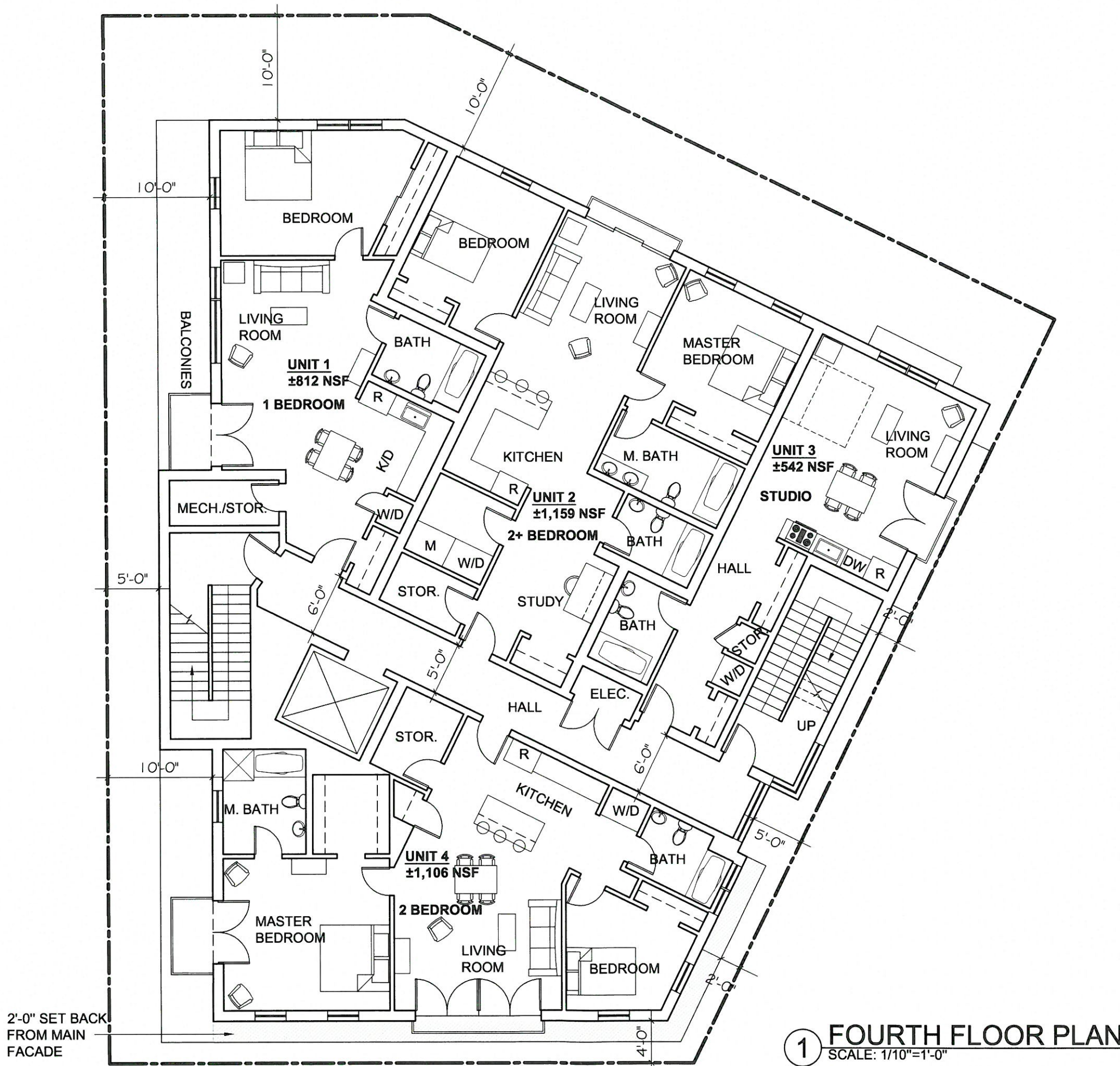
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A1.3



1 FOURTH FLOOR PLAN
SCALE: 1/10"=1'-0"

2'-0" SET BACK FROM MAIN FACADE

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DRAWING TITLE

MEDFORD ST ELEVATION

SCALE AS NOTED

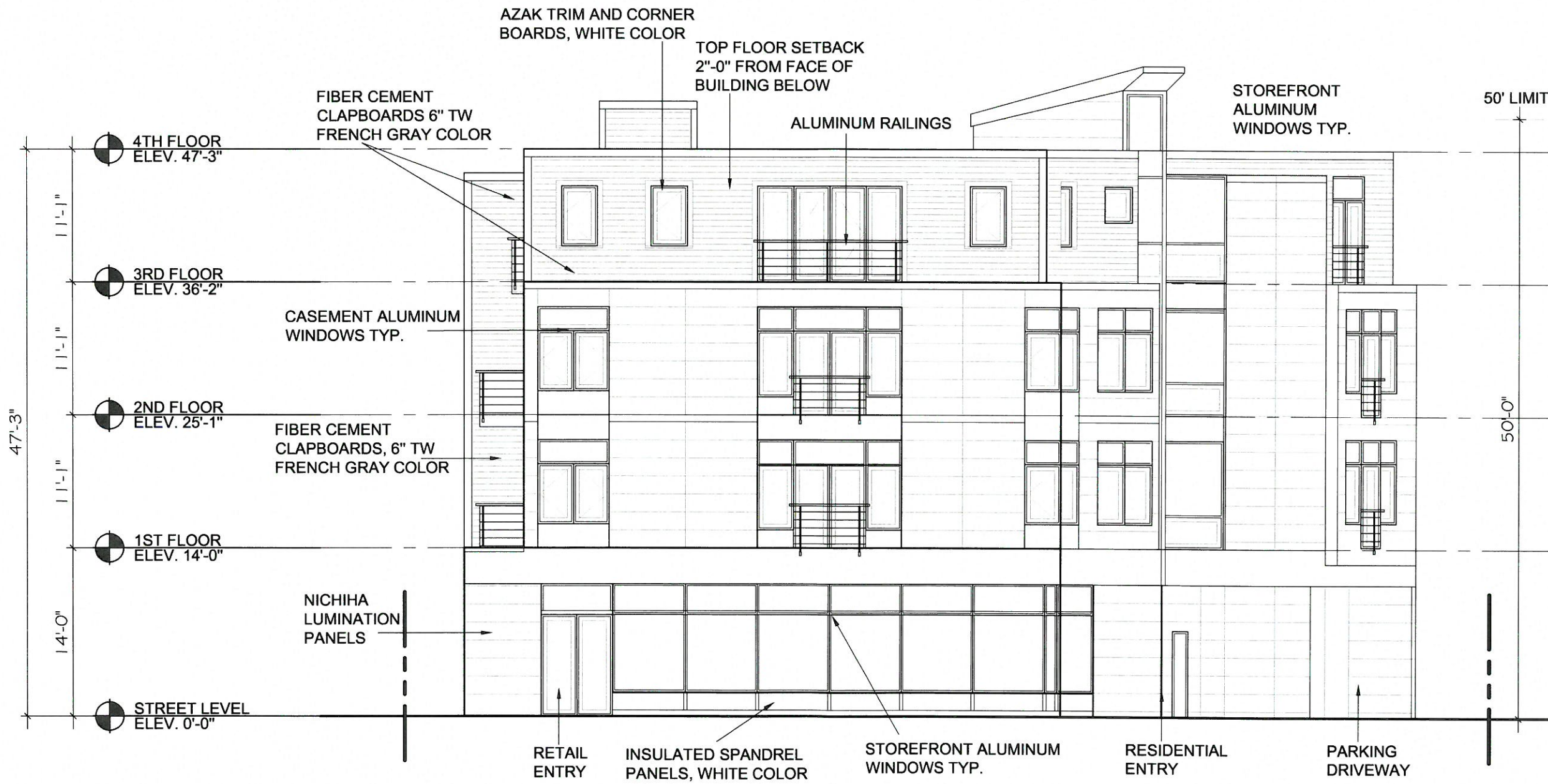
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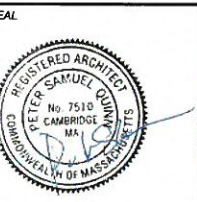
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A2.1



1 MEDFORD ST ELEVATION
SCALE: 1/10"=1'-0"



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DRAWING TITLE
WARD ST ELEVATION

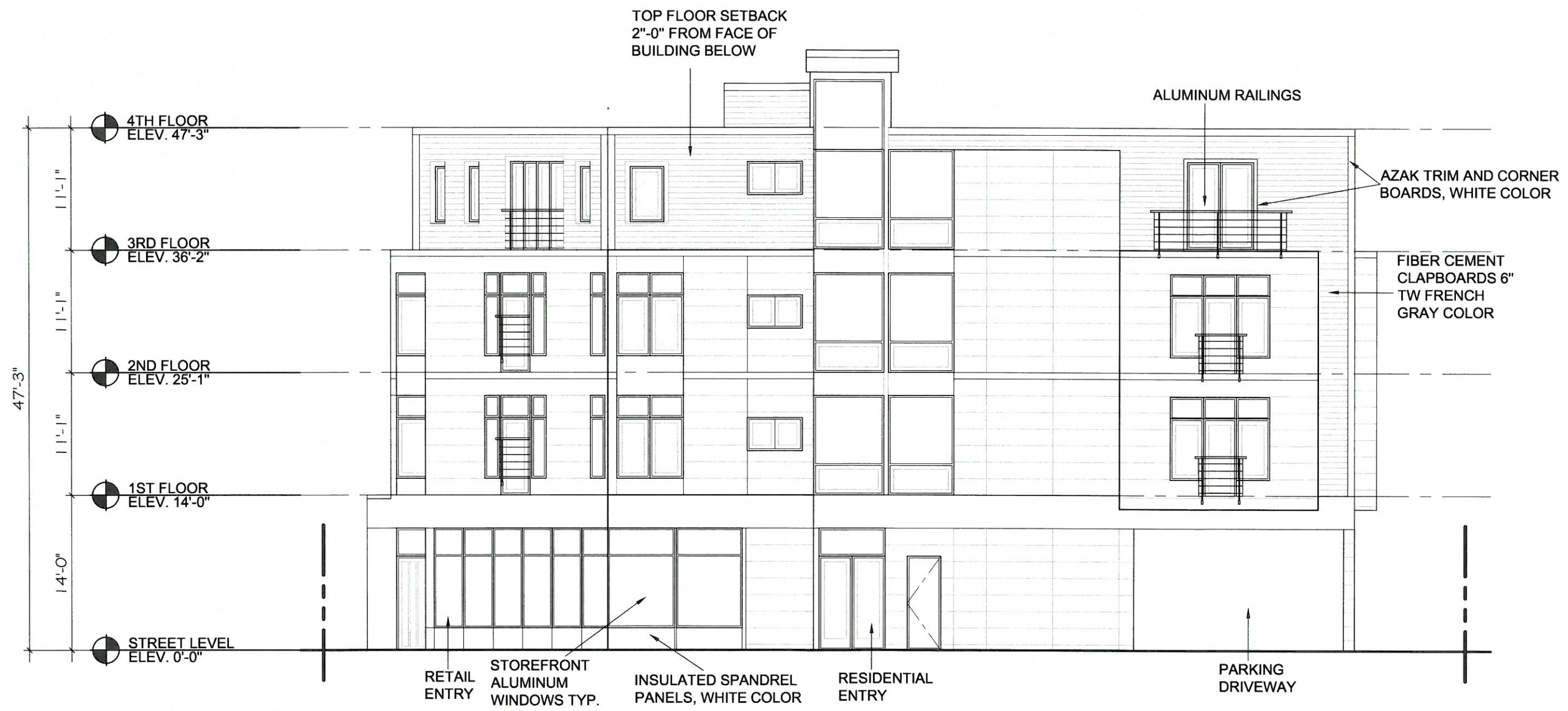
SCALE AS NOTED

REVISION	DATE

ZBA APPL 2 AUG 2016
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SHEET

A2.2



1 WARD ST ELEVATION
SCALE: 1/10"=1'-0"

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BOSTON, MA 02116

DRAWING TITLE

REAR ELEVATION

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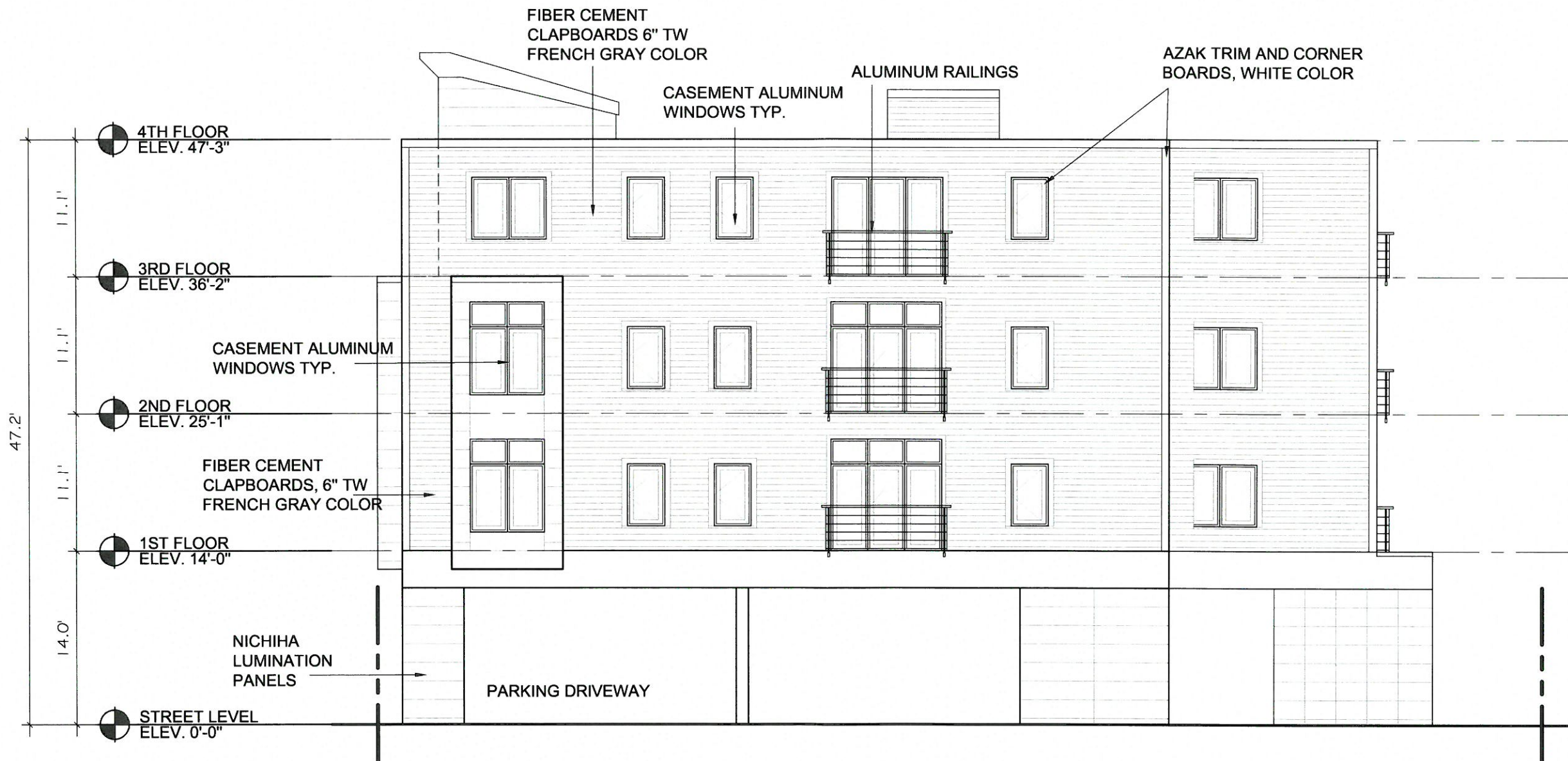
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1 REAR ELEVATION
SCALE: 1/10"=1'-0"

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DRAWING TITLE

SIDE ELEVATION

SCALE AS NOTED

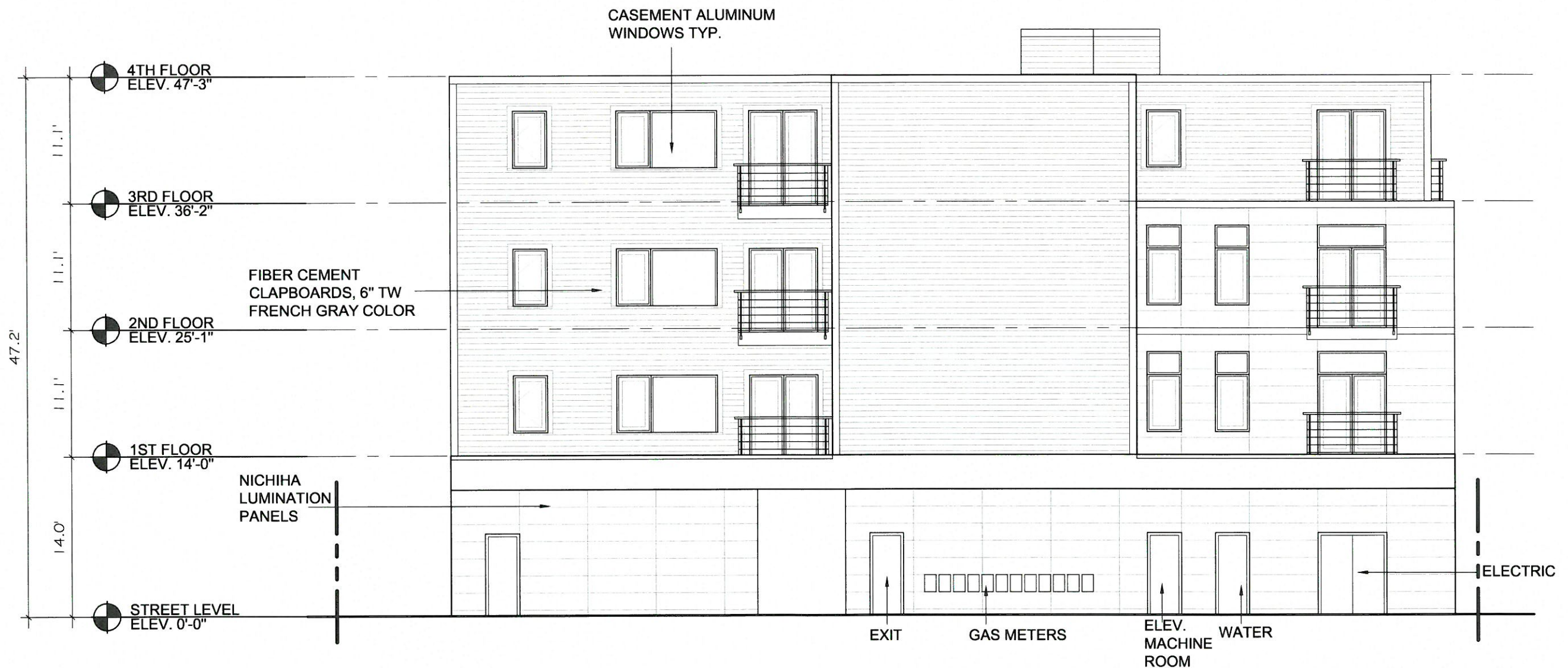
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HC	PQ

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A2.4



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