ZBA APPLICATION

24-UNIT DEVELOPMENT

14 WARD ST, SOMERVILLE, MA 02143

WARD STREET ELEVATION

LIST OF DRAWINGS		ZBA NOV 16, 2017	ZBA REV 1 NOV 30, 2017	ZBA REV 2 DEC 13, 2017	ZBA REV 3 JAN 3, 2018
GENERAL					
T1.1	TITLE SHEET	X	X	X	X
	EXISTING CONDITIONS PLOT PLAN (2 SHEETS)	X	X	X	X
Z1.0	DIMENSIONAL SITE PLAN	X	X	X	X
Z1.1	ZONING COMPLIANCE DIMENSIONAL TABLE	X	X	X	X
Z1.2	ZONING COMPLIANCE	X	X	X	X
Z1.3	ZONING COMPLIANCE	X	X	X	X
ARCHITECTURAL					
A0.1	3D VIEWS	X	X	X	X
A0.2	3D VIEWS	X	X	X	X
A0.3	3D VIEWS	X	X	X	X
A0.4	3D VIEWS	X	X	X	
A0.5	3D VIEWS		X		
A1.0	ARCHITECTURAL SITE PLAN	X	X	X	X
A1.1	BASEMENT FLOOR PLAN	X	X	X	X
A1.2	FIRST FLOOR PLAN	X	X	X	X
A1.3	SECOND FLOOR PLAN	X	X	X	X
A1.4	THIRD FLOOR PLAN	X	X	X	X
A1.4	FOURTH FLOOR PLAN	X	X	X	X
A2.1	ELEVATIONS	X	X	X	X
A2.2	ELEVATIONS			X	X
A3.1	TYPICAL MATERIALS			X	X

LOCUS PLAN

PREPARED BY:

ARCHITECT

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

CIVIL ENGINEERS AND LAND SURVEYORS

DESIGN CONSULTANTS, INC
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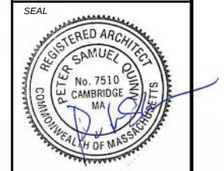
SEAL



CONSULTANT

PROJECT

24 UNIT DEVELOPMENT

14 WARD STREET
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES, LLC

129 NEWBURY ST
STE 400
BOSTON, MA 02116

DRAWING TITLE

TITLE SHEET

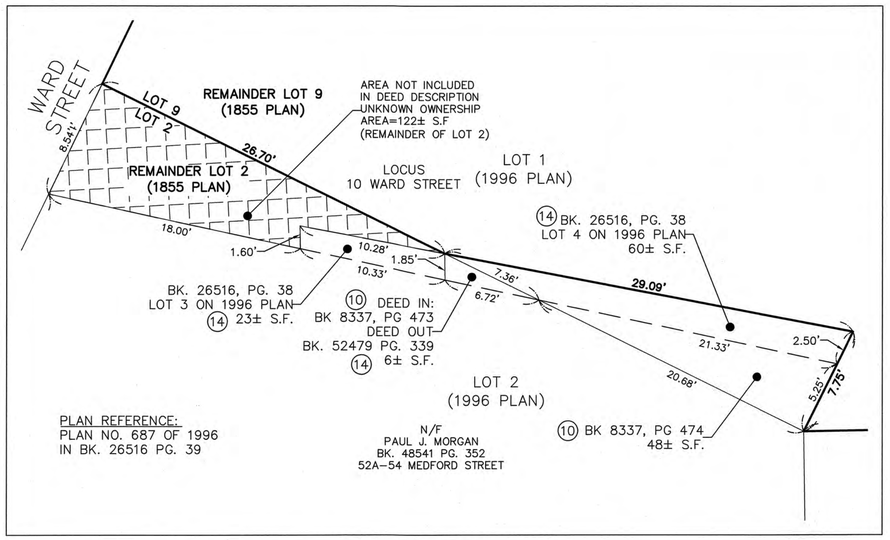
SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

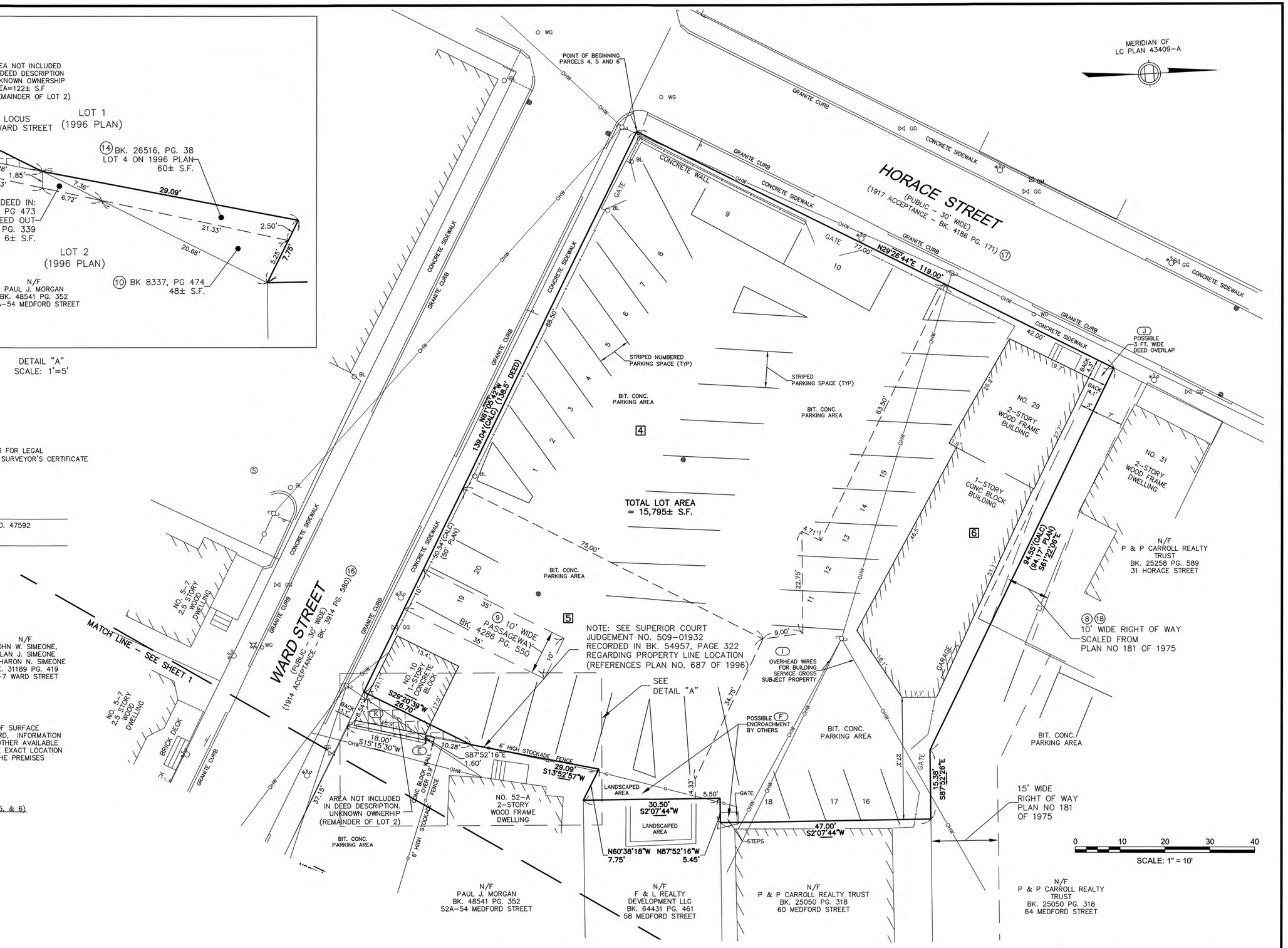
DRAWN BY	REVIEWED BY
FV	PQ

SHEET

T1.1



DETAIL "A"
SCALE: 1'=5'



NOTE:

SEE SHEET 1 FOR LEGEND & LOCUS MAP, SEE SHEET 3 FOR LEGAL DESCRIPTIONS, SCHEDULE B – SECTION 2 EXCEPTIONS, SURVEYOR'S CERTIFICATE AND ADDITIONAL NOTES.

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

COMMONWEALTH OF MASSACHUSETTS BRIAN B. DONEGAN No. 47592 REGISTERED PROFESSIONAL LAND SURVEYOR

UTILITY NOTE:

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, 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.

NUMBER OF PARKING SPACES:

10–14 WARD STREET & 29 HORACE STREET (PARCELS 4, 5, & 6)

20 NUMBERED STRIPED SPACES
21 UNNUMBERED STRIPED SPACES
41 SPACES TOTAL

2 WARD STREET/48 MEDFORD STREET
5 UNNUMBERED STRIPED SPACES

44–46 MEDFORD STREET

NO STRIPED SPACES

NOTE: THERE WHERE NO DISABLED PARKING SPACES OBSERVED ON ANY OF THE LOCUS PARCELS.

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P:\2016 Projects\2016–053 44–46 Medford st Somerville\Dwg_SURVEYING\16–053TI .dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350
68 PLEASANT STREET NEWBURYPORT, MA 01950 978-358-7173

SCALE: HORIZ: 1"= 10' VERT:

NO.	DATE	BY	REVISIONS

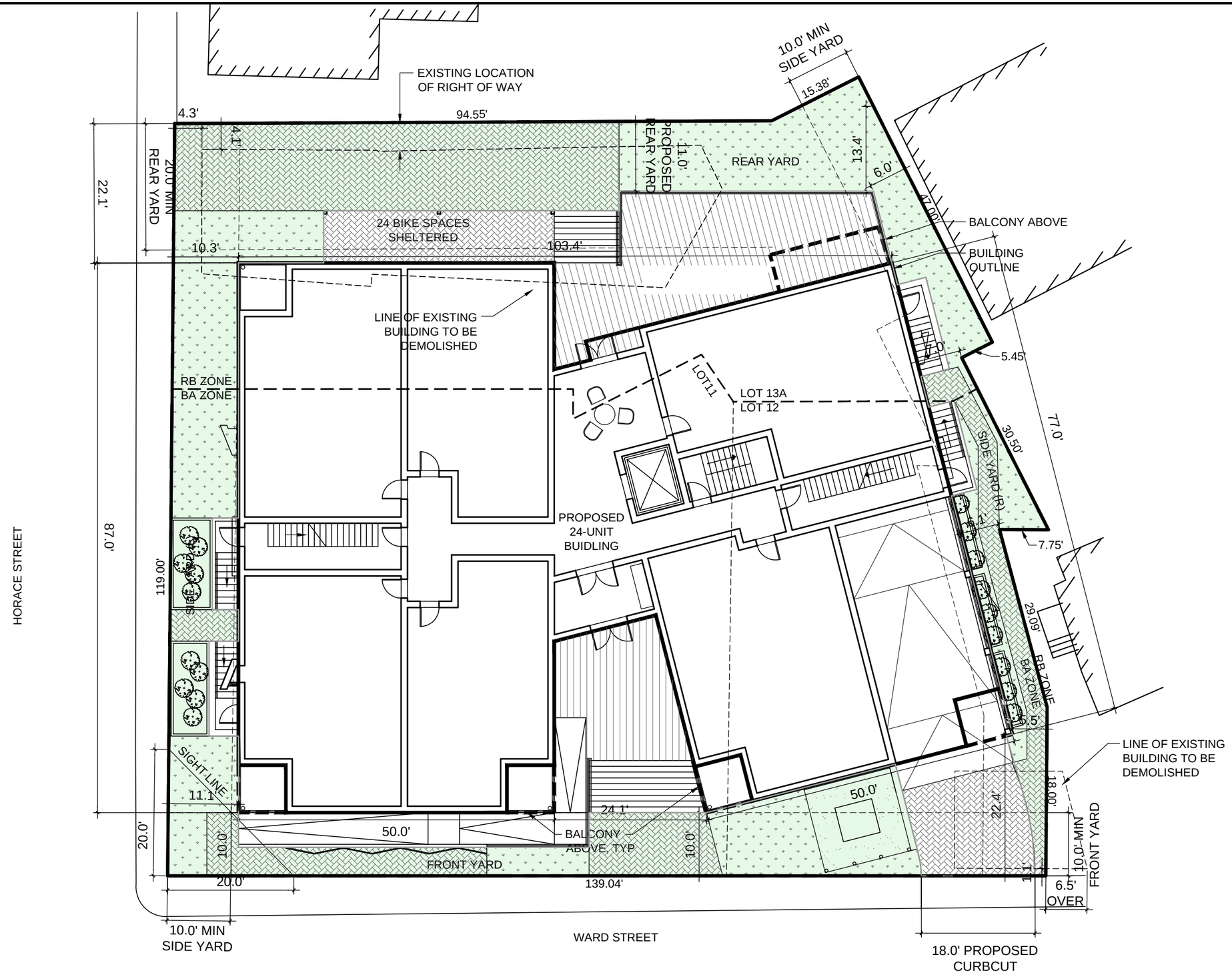
FIELD: LG
CALCS: BD
CHECKED: ML
APPROVED: BD

ALTA/NSPS LAND TITLE SURVEY 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 3



DIMENSIONAL SITE PLAN

SCALE: 1/16" = 1'

BASED ON PLOT PLAN BY DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE, SOMERVILLE, MA 02145.

LOT AREA=
RB:±5,262-SF + BA:±10,533-SF = ±15,795-SF TOTAL

PETER QUINN ARCHITECTS

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COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

24 UNIT DEVELOPMENT

14 WARD STREET
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES, LLC

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DIMENSIONAL SITE PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

DRAWN BY	REVIEWED BY
FV	PQ

SHEET

Z1.0

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14 WARD STREET, SOMERVILLE - DIMENSIONAL TABLE - RB & BA ZONING DISTRICT

	ALLOWED / REQUIRED			EXISTING	PROPOSED			COMPLIANCE
ZONING DISTRICT	RB ZONE (lot 13A)	BA ZONE (lot 11+12)	COMBINED		RB ZONE (lot 13A)	BA ZONE (lot 11+12)	COMBINED	
USE	RESIDENTIAL	PARKING LOT		RESIDENTIAL/ PARKING LOT	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE (SF)	7,500	NA	7,500	5,262 + 10,533 = 15,795	5,262	10,533	15,795	COMPLIES
LOT AREA / DU	10+ = 1,500 GSF (5,262/1,500 = 3.5 DWELLING UNITS) ***	10+ = 825 SF (10,533/825 = 12.7 DWELLING UNITS) ***	(3.5+12.7 = 16.2 DWELLING UNITS) ***	NA			658 SF (24 UNITS) ****	RELIEF REQ.
GROUND COVERAGE (%) MAX	50 (2,631 SF)	80 (8,426 SF)	70 (11,057 SF)	12 (±1,933 SF)	52 (2,730 SF) ~~51 (2,707 SF)~~	75 (7,944 SF) ~~75 (7,925 SF)~~	68 (10,674 SF) ~~67 (10,632 SF)~~	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25 (1,316 SF)	10 (1,053 SF)	15 (2,369 SF)	0	22 (1,164 SF) ~~19 (993 SF)~~	17 (1,740 SF) ~~13 (1,351 SF)~~	18 (2,904 SF) ~~15 (2,344 SF)~~	COMPLIES
FLOOR AREA RATIO (FAR)	1.0 (5,262 SF)	2.0 (21,066 SF)	1.67 (26,328 SF)	0.07 (±1,120 SF)	1.10 (5,794 SF) ~~1.09 (5,735 SF)~~	2.28 (23,996 SF) ~~2.28 (24,055 SF)~~	1.89 (29,790 SF)	RB - RELIEF REQ. BA - RELIEF REQ.
HEIGHT MAX (FT/ STORIES)	40/3	50/4 BUT 40/3 W/IN 30' OF RB	50/4	±25/2	49.7 / 4	49.7 / 4		RB - RELIEF REQ. BA - RELIEF REQ.
FRONT YARD MIN (FT)	15	NA		1.1		10	10	COMPLIES
SIDE YARD MIN - LEFT (FT)	16.6' PER §8.6.7	NA		4.3	10.3	11.1	10.3	RB - RELIEF REQ. BA - COMPLIES
SIDE YARD MIN - RIGHT (FT)	16.6' PER § 8.6.7	16.6' PER § 8.6.7		6.5 OVER	6	5.5	5.5	RELIEF REQ.
REAR YARD MIN (FT)	20	16 PER §8.5.I		4.1	11 at garage 22.1 at 1st - 3rd floor 29.4 at 4th floor		11 at garage 22.1 at 1st - 3rd floor 29.4 at 4th floor	RELIEF REQ.
FRONTAGE MIN (FT)	50	NA	NA	139.04			139.04 on Ward St.	COMPLIES
PERVIOUS (%) MIN	35		12 (1,841.7 SF)	0	41 (2,145 SF) ~~35 (1,823 SF)~~	15 (1,621 SF) ~~19 (2,032 SF)~~	24 (3,766 SF) ~~3,855 SF~~	COMPLIES
NO. OF PARKING SPACES MIN			42*	30			~~9~~ 13 COMPACT ~~15~~ 11 STANDARD (inlc. 2 HC)	RELIEF REQ.
MIN NO. BIKE PARKING SPACES			6**	0			24	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE Z1.0.

*NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(1) STUDIO AT 1 PER UNIT = 1X1 = 1
(18) 1OR2-BR UNITS AT 1.5 PER UNIT = 18X1.5 = 27
(5) 3-BR UNITS AT 2 PER UNIT = 5X2 = 10
VISITOR SPACE AT 1 PER 6 UNITS = 24÷6 = 4
= 42 SPACES REQUIRED

**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 = 1X1 = 1
FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 17÷3 = 5, 5X1 = 5
6 BIKE SPACE REQUIRED

***INCLUSIONARY HOUSING BONUS CALCULATION PER §13.3.4.B
5,262-SF RB PORTION x 1 dwelling per 1,500-SF = 3.5
NO BONUS AVAILABLE

10,533-SF BA PORTION x 1 dwelling per 1,000-SF
APPLY 17.5% REDUCTION PER §13.3.4.B =
1,000-SF x 0.175 = 175-SF, 1,000 - 175 = 825-SF
10,533-SF x 1 dwelling per 825 = 12.7
= 16.2
= 16 UNITS MAX

****REQUIRED INCLUSIONARY UNITS FOR PROPOSAL PER §13.3.4.A
24 UNITS PROPOSED
24 x 20% = 4.8
= 4 INCLSIONARY UNITS REQUIRED + CASH PAYMENT

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CONSULTANT

PROJECT
24 UNIT DEVELOPMENT
14 WARD STREET
SOMERVILLE, MA 02143

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

DRAWING TITLE
ZONING COMPLIANCE DIMENSIONAL TABLE

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
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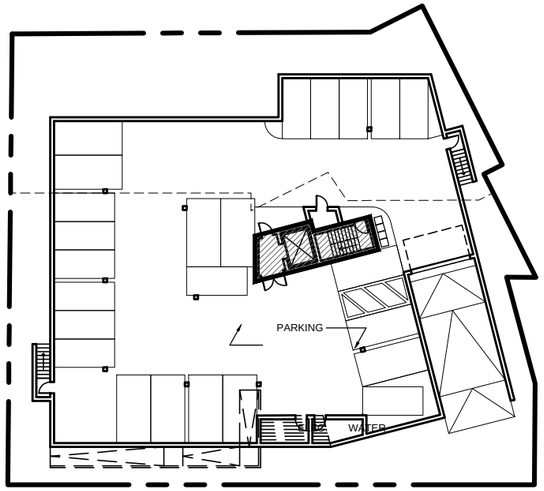
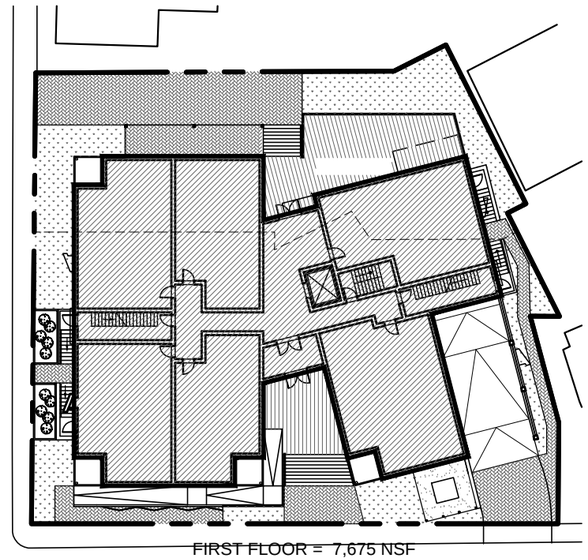
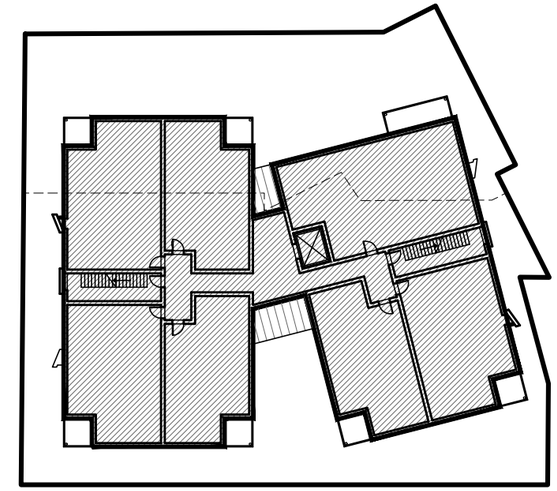


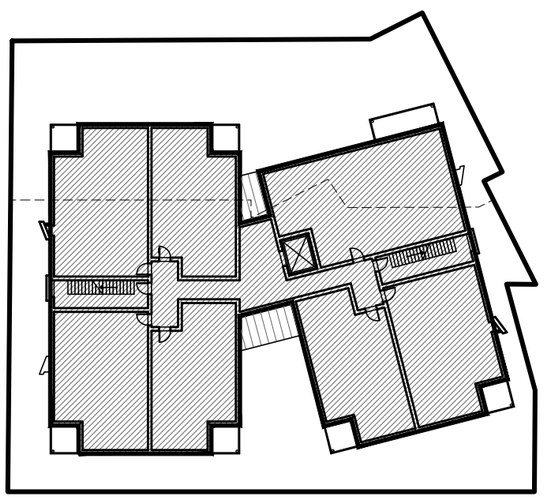
BASEMENT = 334 NSF



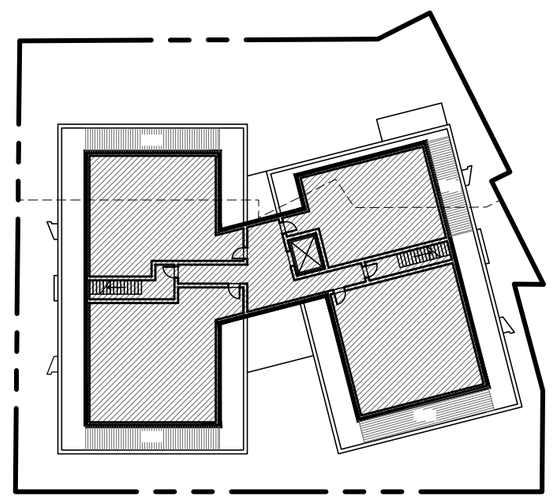
FIRST FLOOR = 7,675 NSF



SECOND FLOOR = 8,126 NSF



THIRD FLOOR = 8,126 NSF



FOURTH FLOOR = 5,529 NSF

BUILDING NSF

FLOOR	PROPOSED NSF
BASEMENT	334
1ST FL	7,675
2ND FL	8,126
3RD FL	8,126
4TH FL	5,529
TOTAL	29,790-NSF

N

PETER QUINN ARCHITECTS

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ZONING COMPLIANCE

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FV	PQ

SHEET

Z1.2

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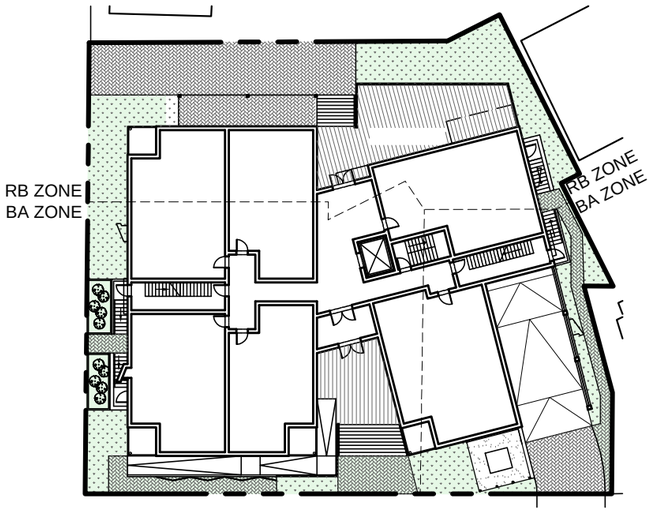
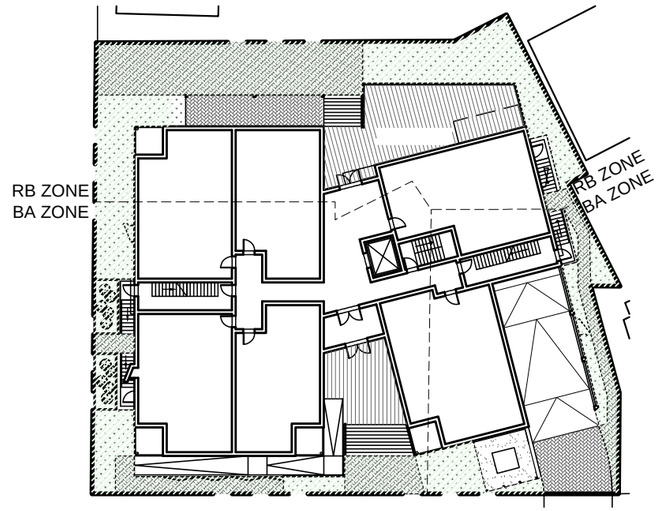


LANDSCAPE AREA CALCULATION

SCALE: 1"=40'-0"

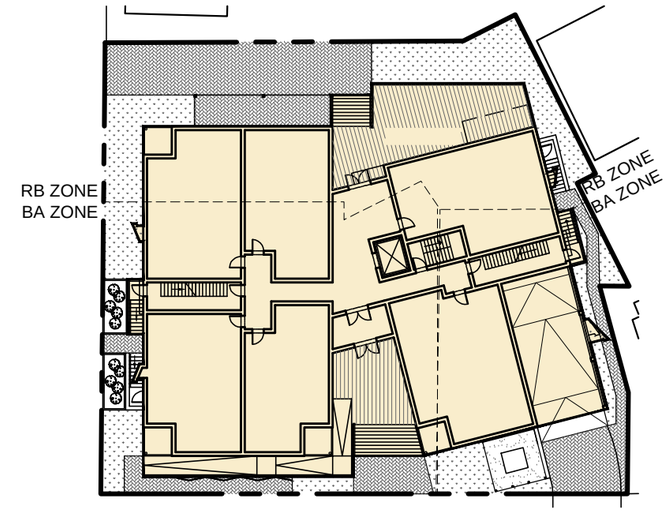
LANDSCAPE AREA	~~2,344 SF~~ 3,010 SF	~~15%~~ = **19%**
LOT	15,795 SF	



PERVIOUS AREA CALCULATION

SCALE: 1"=40'-0"

PERVIOUS AREA	~~3,855 SF~~ 3,913 SF	24% = **25%**
LOT	15,795 SF	



GROUND COVERAGE CALCULATION

SCALE: 1"=40'-0"

GROUND COVERAGE AREA	~~10,632 SF~~ 10,674 SF	~~67%~~ = **68%**
LOT	15,795 SF	

N

BUILDING HEIGHT

SCALE: 1" = 20'-0"

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DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

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ZBA REV 3	03 JAN 2018
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FV	PQ

SHEET

Z1.3

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VIEW ALONG WARD ST

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3D VIEW

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
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ZBA	16 NOV 2017

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FV	PQ

SHEET

A0.1

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VIEW ALONG WARD ST TOWARD MEDFORD AT

PETER QUINN ARCHITECTS

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3D VIEW

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ZBA	16 NOV 2017

DRAWN BY	REVIEWED BY
FV	PQ

SHEET

A0.2

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VIEW OF MAIN ENTRANCE

PETER QUINN ARCHITECTS
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3D VIEW

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DRAWN BY	REVIEWED BY
FV	PQ

SHEET

A0.3

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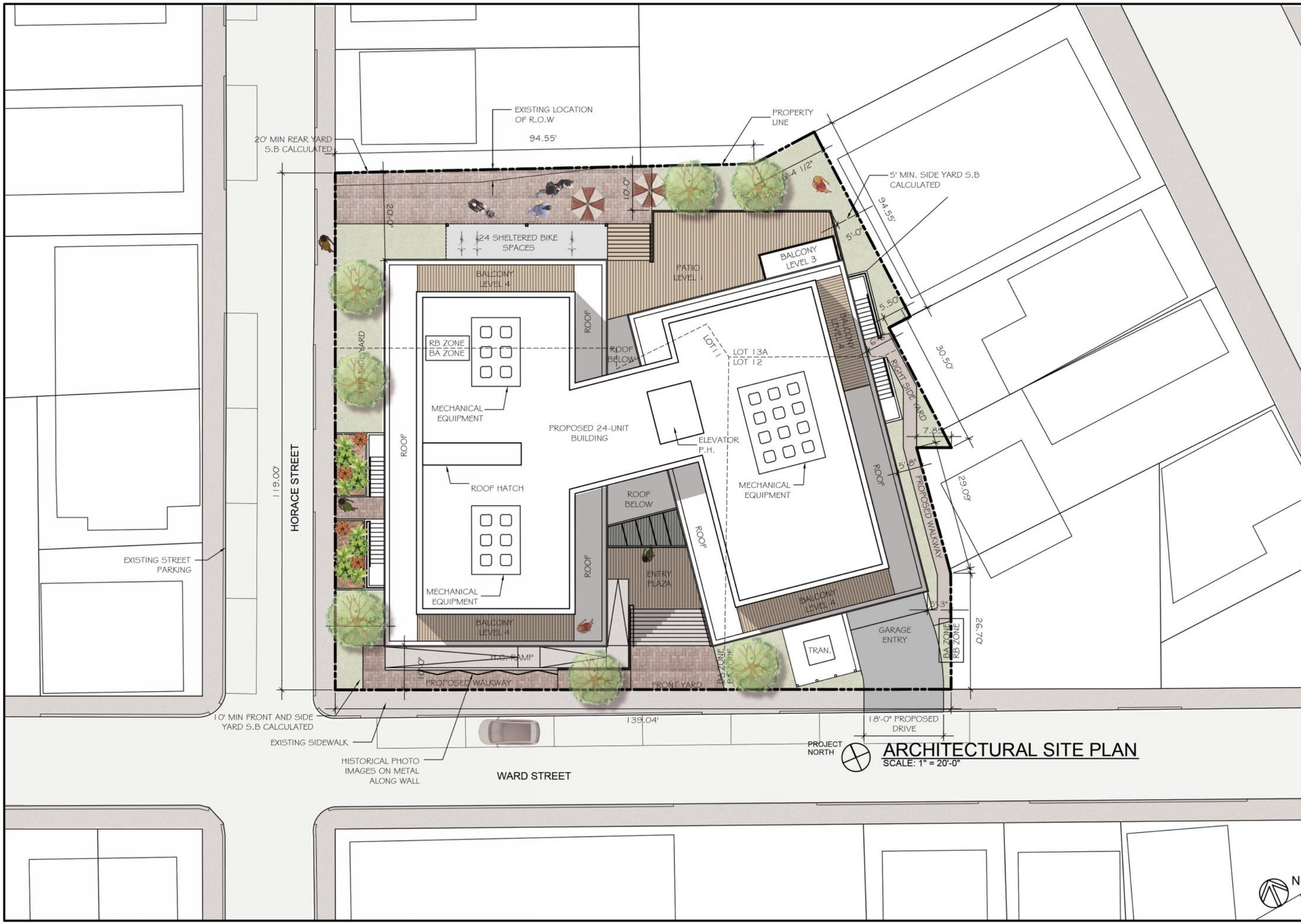

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ARCHI-TECTURAL SITE PLAN

SCALE AS NOTED

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FV	PQ

SHEET

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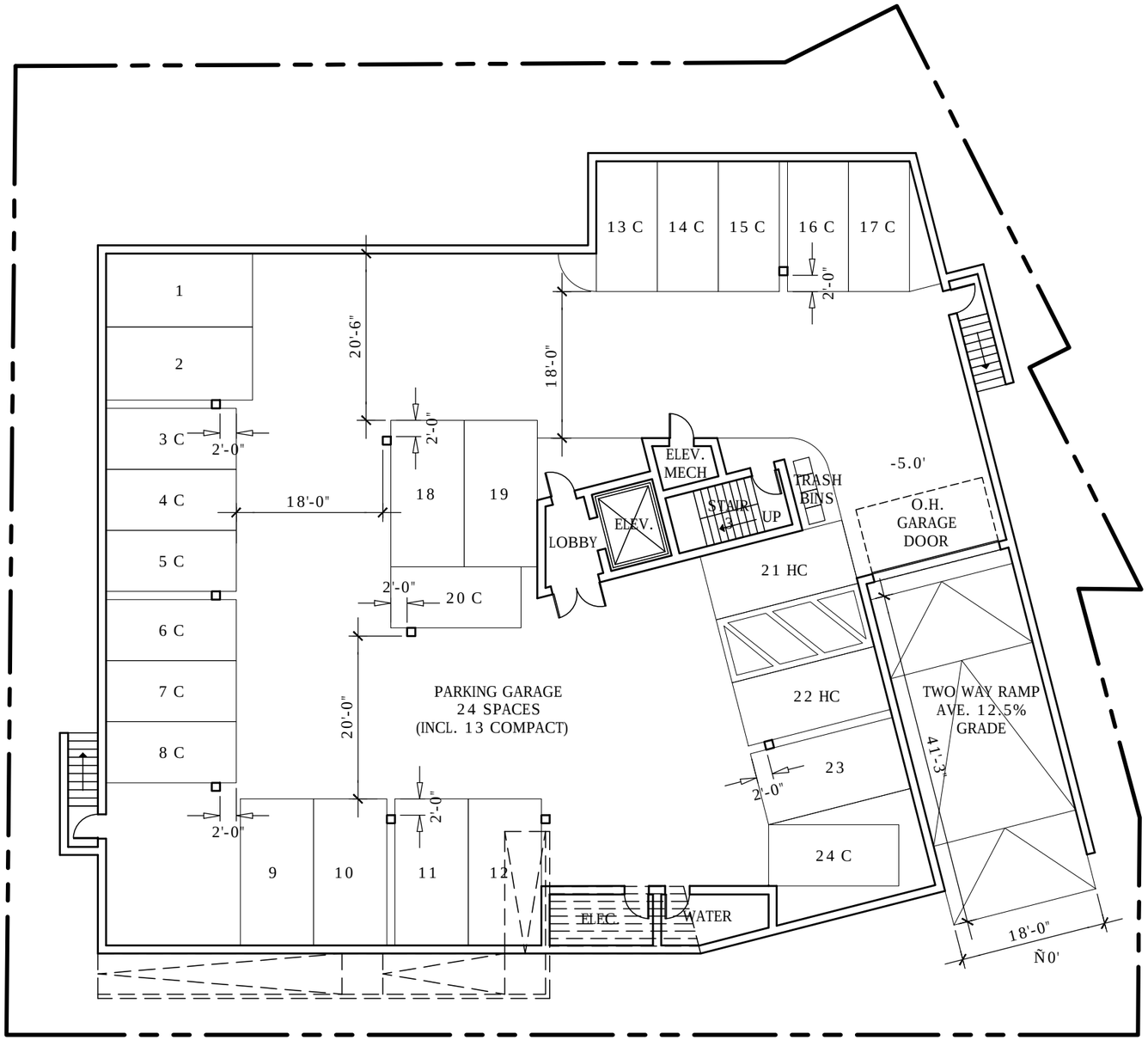

1 BASEMENT/PARKING GARAGE FLOOR PLAN

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

N

A1.1

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL

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No. 7510
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

24 UNIT DEVELOPMENT

14 WARD STREET
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES, LLC

129 NEWBURY ST
STE 400
BOSTON, MA 02116

DRAWING TITLE

BASEMENT/ PARKING GARAGE FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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FV	PQ

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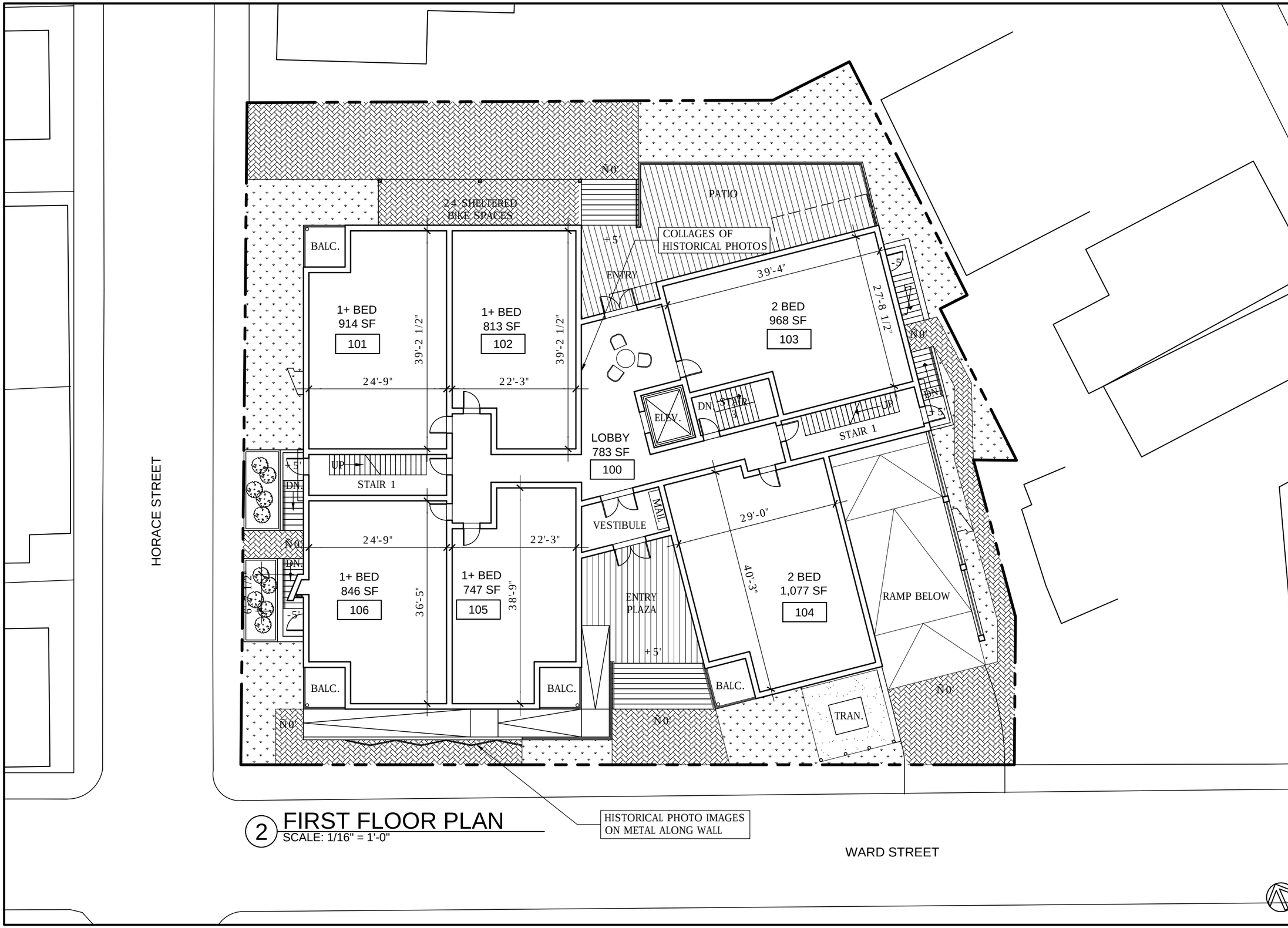

2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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SHEET
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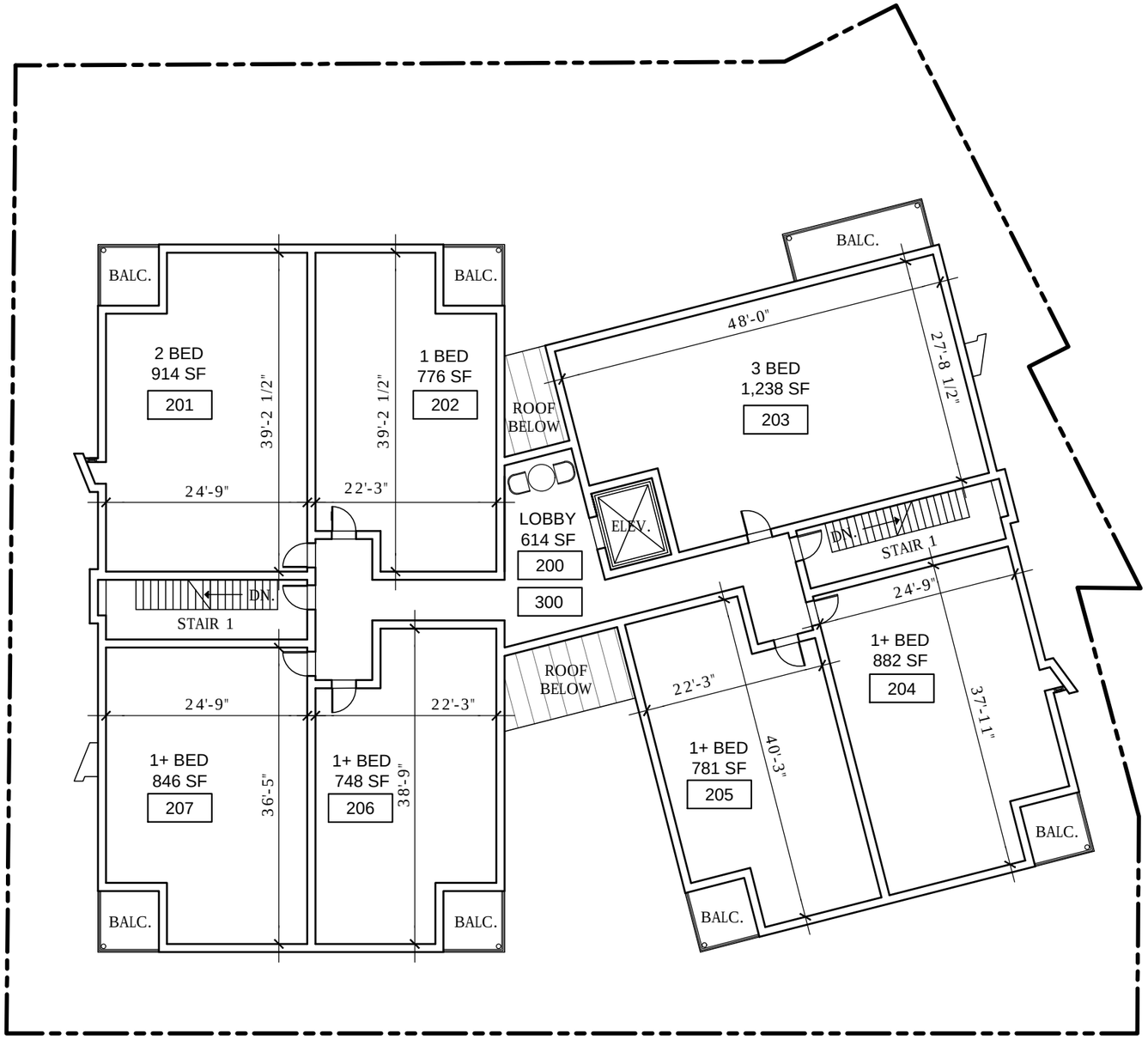

3 SECOND FLOOR PLAN

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

N

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SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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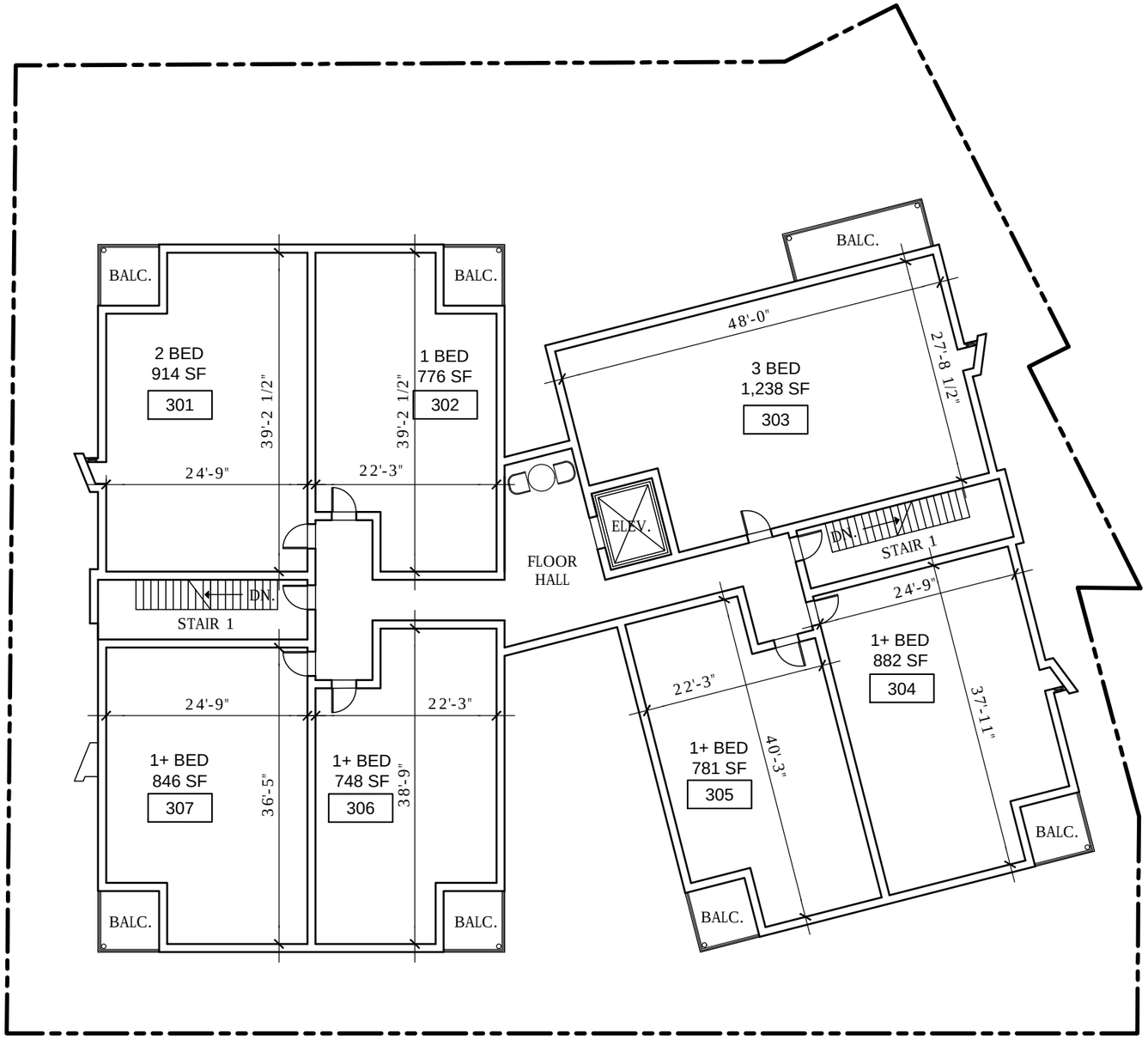

3 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

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THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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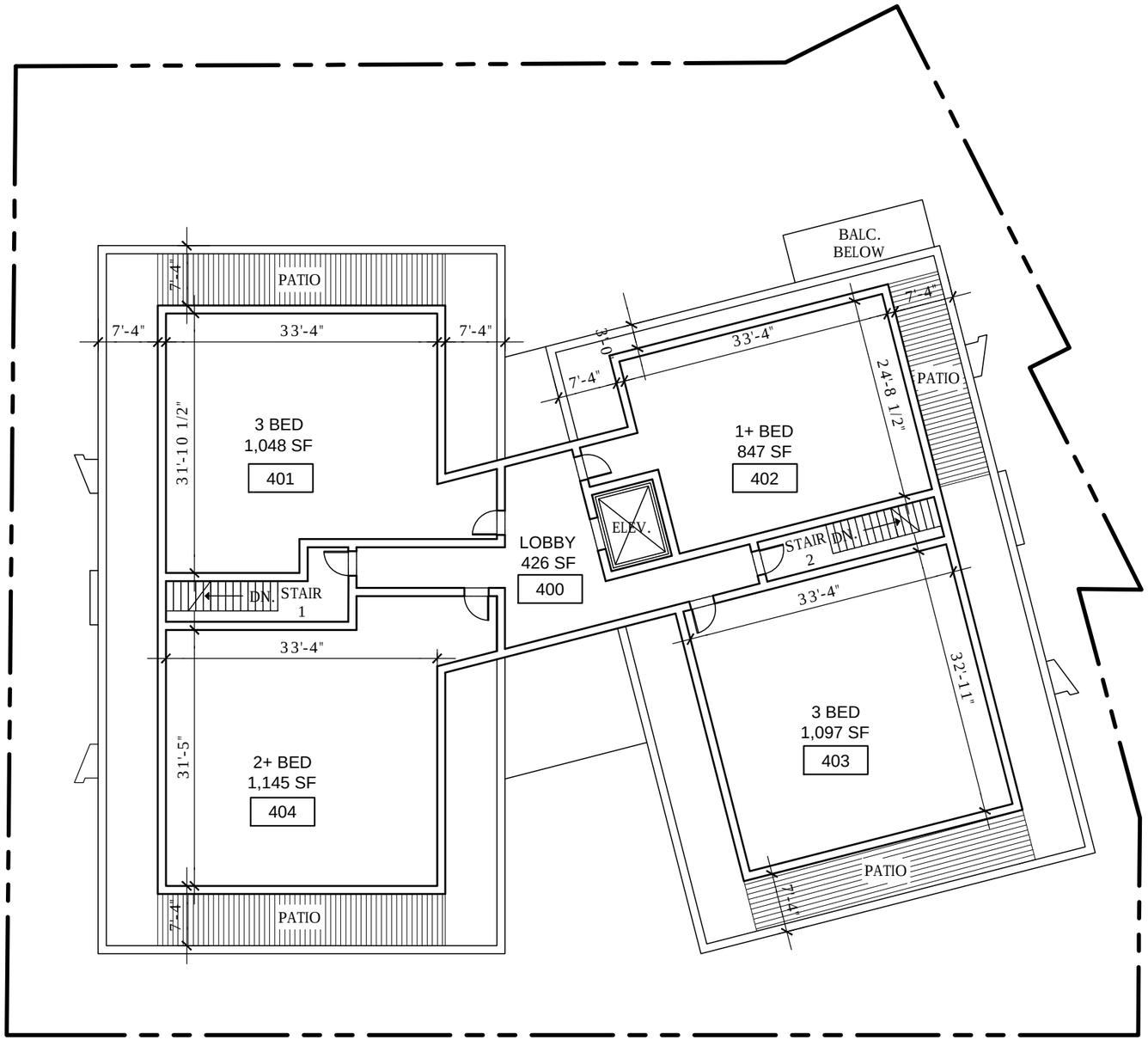

4 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

N

A1.4

PETER QUINN ARCHITECTS
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PLANNING
COMMUNITY DESIGN

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DRAWING TITLE
FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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FV	PQ

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1 WARD STREET ELEVATION

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

2 HORACE STREET ELEVATION

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

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PREPARED FOR

BLOCK PROPERTIES, LLC

129 NEWBURY ST
STE 400
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DRAWING TITLE

ELEVATIONS

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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3 REAR ELEVATION
SCALE: 1/16" = 1'-0"

HISTORICAL PHOTO IMAGES ON METAL

4 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"

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COMMUNITY DESIGN

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PROJECT

24 UNIT DEVELOPMENT

14 WARD STREET
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES, LLC

129 NEWBURY ST
STE 400
BOSTON, MA 02116

DRAWING TITLE

ELEVATIONS

SCALE AS NOTED

REVISION	DATE
ZBA REV 3	03 JAN 2018
ZBA REV 2	13 DEC 2017
ZBA REV 1	30 NOV 2017
ZBA	16 NOV 2017

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FV	PQ

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1. ATAS BELVEDERE PANEL 6", PAINTED

2. ATAS MULTI-PURPOSE (MPW) PANEL 8", PAINTED

3. METAL TRIM

4. CEDAR LAP SIDING

5. ALUMINUM WINDOWS PAINTED

6. ALUMINUM STOREFRONT WINDOWS

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DRAWING TITLE

TYPICAL MATERIALS

SCALE AS NOTED

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ZBA	16 NOV 2017

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