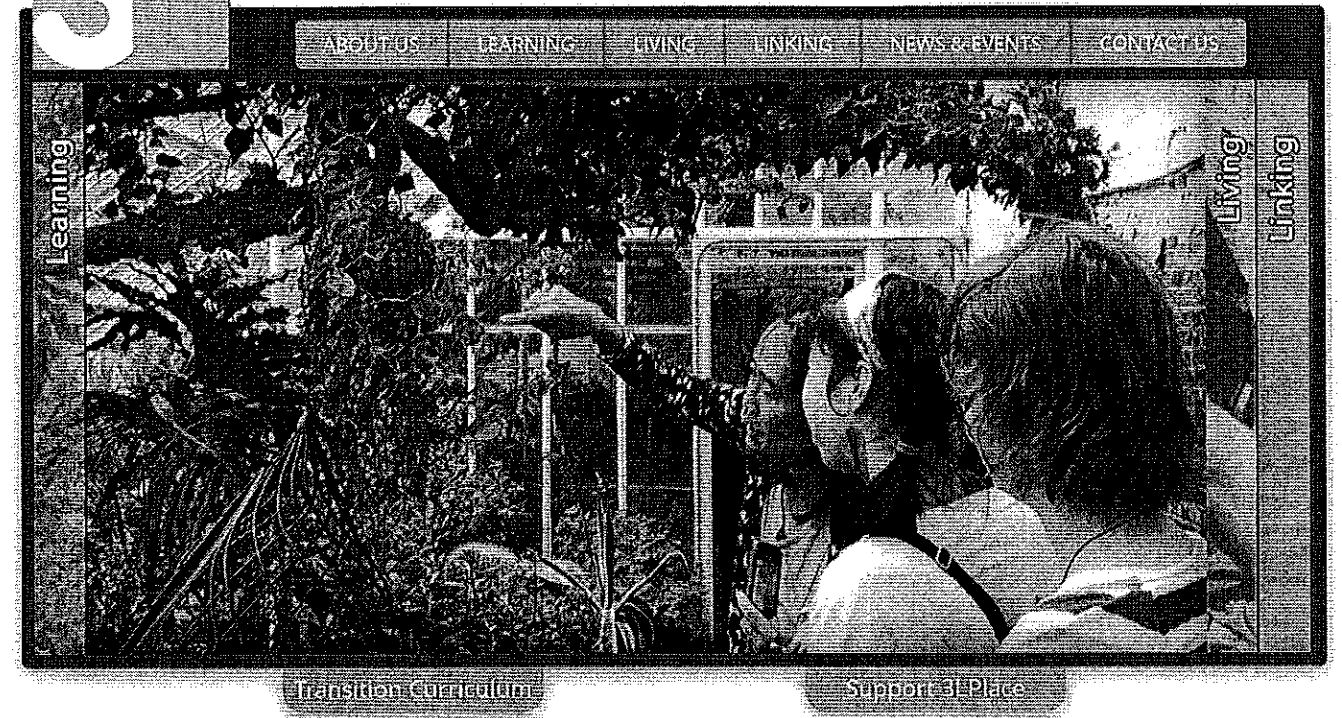


3

3LPLACE is building community for adults with autism and other developmental disabilities



3LPlace Residence

50-52 Whitman Street, Somerville, MA

Special Permit Application Documents

Friday, 10 January, 2014

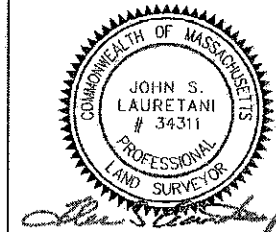
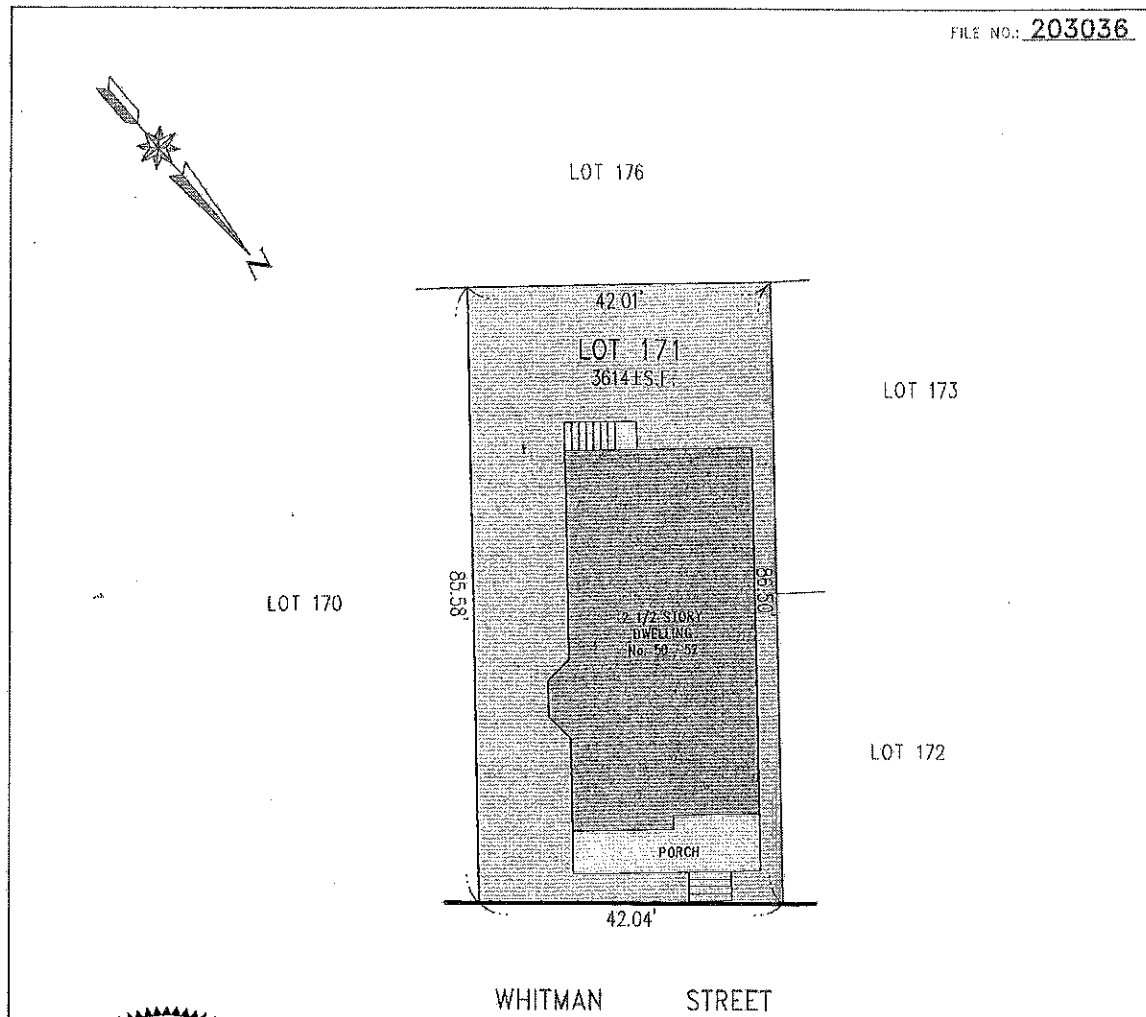
Nilsson + Associates Architects

411A Highland Avenue Suite 326A, Somerville, MA 02144-1538

P: +1 617-623-1266 F: +1 617-623-6066

Email: info@nilssonassociates.us Web: <http://www.nilssonassociates.us>

n+a
Architects



plotplans.com
DES LAURIERS & ASSOCIATES, INC.
 101 CONSTITUTION BLVD, SUITE D
 FRANKLIN, MA 02038
 (800)287-0800 FAX: (508)528-4011

KAJKO, WEISMAN, COLASANTI & STEIN, LLP
 ATTORNEY AT LAW
 WWW.MASSFIRM.COM
 430 Bedford Street, Suite 190
 Lexington, MA 02420 Phone: (781) 325-1786
 Fax: (781) 861-1833

MORTGAGE LENDER USE ONLY



MORTGAGE INSPECTION PLAN
 ADDRESS: 50-52 WHITMAN STREET, SOMERVILLE, MA
 LENDER:
 ATTORNEY: KAJKO, WEISMAN, COLASANTI & STEIN, LLP RLB28806
 OWNER: COSMO GALLINARO
 APPLICANT: 50-52 WHITMAN STREET, LLC
 DATE: 8/13/2013 SCALE: 1"=20' COUNTY: MIDDLESEX

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.
 THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A, SECTION 7.

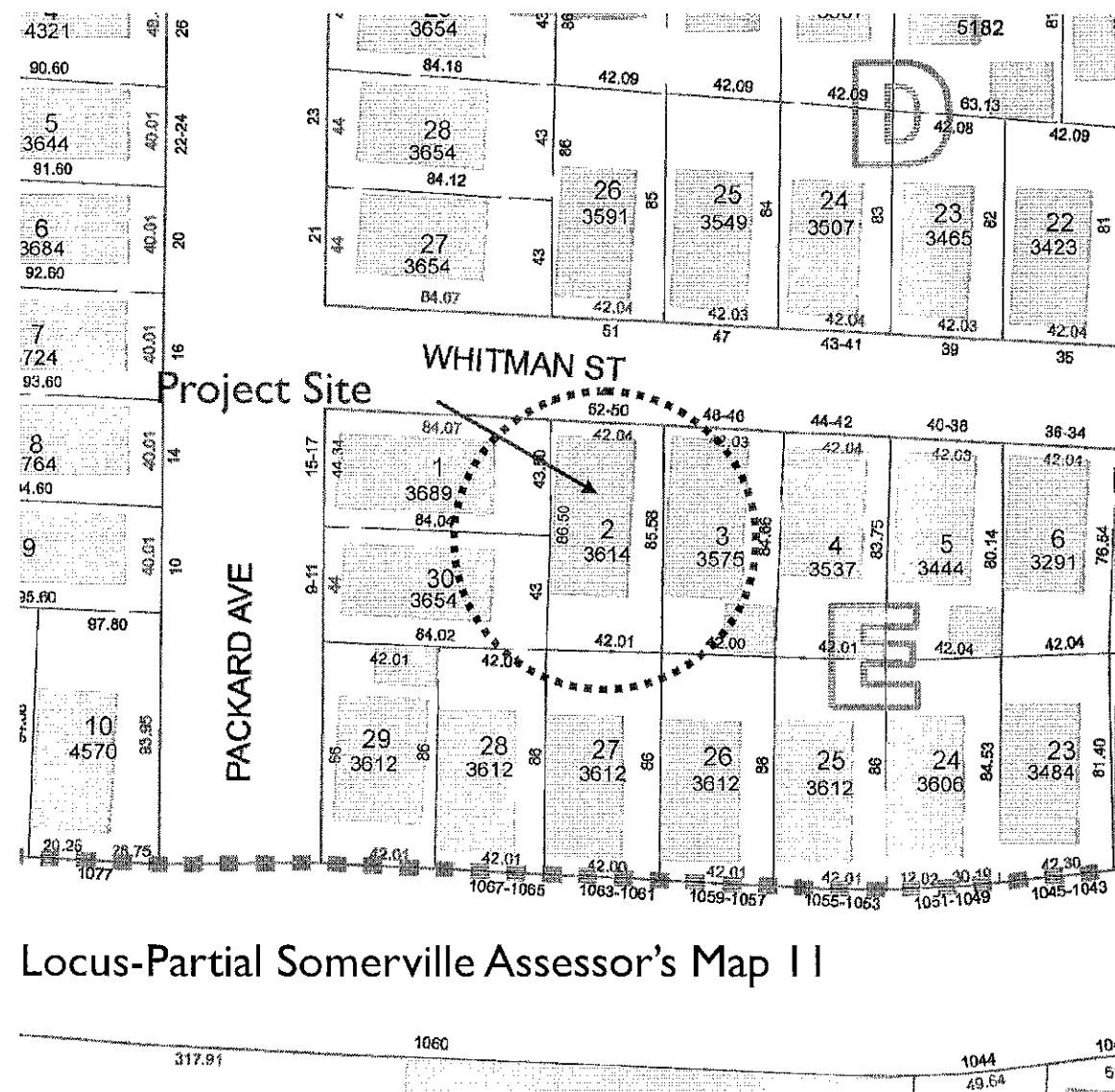
FLOOD HAZARD INFO.:
 ZONE: X DATED: 8/4/2010
 COMMUNITY PANEL: 250214_0438E

UNREGISTERED LAND
 DEED BOOK: 36552 PAGE: 373
 PLAN BOOK: 185 PAGE: LOT(S): 171
 PLAN NUMBER: 33 OF

REGISTERED LAND CERTIFICATE OF TITLE:
 REGISTRATION BOOK: PAGE:
 PLAN NUMBER: LOT(S):

ASSESSORS MAP:
 BLOCK: LOT:

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.



Locus-Partial Somerville Assessor's Map II

31 PLACE RESIDENCE

50-52 WHITMAN STREET, SOMERVILLE, MA

NILSSON + ASSOCIATES ARCHITECTS
 ARCHITECTURE, PLANNING & INTERIOR DESIGN
 411A Highland Avenue Suite 326A, Somerville, MA 02144-1538
 P: +1 617-623-1266 F: +1 617-623-6066 Email: info@nilssonassociates.us

SPECIAL PERMIT DOCUMENTS
 10 January, 2014

PROJECT INFORMATION
AG002

Zoning Review

Referenced standards:

ZONING ORDINANCE, City of SOMERVILLE, MASSACHUSETTS. Ordinance No. 2012-06, adopted August 16, 2012 (Supp. No. 3, Update 3)

Narrative Project Description

The Project

The Project includes improvements to the property at 50-52 Whitman Street in order to accommodate new finished living space on the basement floor level.

The project will increase the existing non-conformity respecting Floor Area Ratio (FAR). The work of the project includes:

- Finishing the basement and installing escape windows to accommodate three new bedrooms.

Zoning District

50-52 Whitman Street is within zone RA of the Somerville Zoning Map

6.1.1. RA - Residence Districts.

Purpose. To establish and preserve quiet neighborhoods of one- and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts.

Section 7.11. - Table of Permitted Uses.

PRINCIPAL USE (unless specified otherwise)

3. OTHER RESIDENTIAL USES / c. Community or group residence

2.2.31. Community or Group Residence is Permitted as-of-right (Y) in Zone RA (in all Residential Districts)

ARTICLE 2. – DEFINITIONS, Section 2.2. – Definitions:

2.2.31. Community or Group Residence.

A residential use of four (4) or more unrelated individuals occupying a dwelling unit and living as a single housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. This act defines "handicap", with respect to a person, as: 1) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities, 2) a record of having such an impairment, or 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

ARTICLE 8. - DIMENSIONAL REQUIREMENTS

Section 8.1. - Content of Table of Dimensional Requirements.

	Content of Table of Dimensional Requirements.	DIS-TRICT RA	50-52 Whit-man (Existing)	3LPlace Proposed New Use
A.	Minimum lot size (s.f.)	10,000	3,614	No Change
B.	Minimum lot area/dwelling unit: 1-9 units (s.f.)	2250	TWO FAMILY (1040)	No Change
C.	Maximum ground coverage (%)	50	1,375 (38%)	Conforming
D.	Landscaped area, minimum (%) of lot	25	17.5% +/-	No Change
E.	Floor area ratio (F.A.R.)	0.75	3614 / 3598 = 1	1.25
F.	Maximum height: stories/feet	2½ Stories / 35 feet	2½ Stories / 35 feet	Conforming
	Table of Dimensional Requirements.	DISTRICT RA	50-52 Whitman (Existing)	No Change
G.	Minimum front yard (ft)	15	6ft +/-	No Change
H.	Minimum side yards (ft)		3ft+8ft=11ft+/-	No Change
I.	Minimum rear yards (ft)	20	17ft-6in+/-	No Change
J.	Minimum frontage (ft)	50	42ft+/-	No Change
K.	Pervious Area, minimum (%) of lot	35	17.5% +/-	No Change
	Table of Dimensional Requirements.	DISTRICT RA	50-52 Whitman (Existing)	No Change

ARTICLE 9. - OFF-STREET PARKING AND LOADING

3LPLACE RESIDENCE
50-52 WHITMAN STREET, SOMERVILLE, MA

NILSSON + ASSOCIATES ARCHITECTS
ARCHITECTURE, PLANNING & INTERIOR DESIGN
411A Highland Avenue Suite 326A, Somerville, MA 02144-1538
P: +1 617-623-1266 F: +1 617-623-6066 Email: info@nilssonassociates.us

SPECIAL PERMIT DOCUMENTS

10 January, 2014

CODE REVIEW
AG101

Section 9.4. - Nonconformity with Respect to Parking Requirements.

9.4.1. Changes in use, with no change in floor area. If an existing use or lot which does not have sufficient parking or loading spaces to meet the requirements of this Ordinance, including a use which has no off-street parking or loading, is changed to a different type of use for which a different number of parking spaces or loading bays is required as set forth in Sections 9.5, 9.6 and 9.7...and there is no increase in the net floor area of said use, the methodology and rules below shall apply.

The # of spaces required by Sections 9.5, 9.6 and 9.7, for:

- 1. The new use / Community Residence / two units: 4.0 spaces
- 2. The existing use / 2-Fam / Res: 1.5 / unit of 1 or 2 bedrooms (rounded-up to 2.0 spaces per 9.6.1.a), plus 2.0 / unit of 3+ bedrooms. The existing requirement is 4.0 spaces.

The proposed use requires the same number of spaces as the existing use.

Based on "A" and "B" above, **because the new use requires the same number of parking spaces as the existing (or previous) use, no additional parking spaces, bicycle parking spaces, or loading bays shall be required.**

Section 9.7. - Numbers of Required Loading Bays.

- 1) Residential Uses: Long-term or group care facility 0 - 30 beds: No loading bays required.

Access Review

Referenced standards:

521 CMR Rules and Regulations of the Architectural Access Board

521 CMR Rules and Regulations of the Architectural Access Board

521 CMR 3.00: JURISDICTION

3.1 SCOPE

All work performed on public buildings or facilities (see 521 CMR 5.00: DEFINITIONS), in the absence of jurisdiction by 521 CMR, 780 CMR: the State Building Code may apply.

3.3 EXISTING BUILDINGS

All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00: JURISDICTION.

If the work being performed amounts to less than 30% of the full and fair cash value of the building and a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR

The cost of new construction work would likely exceed 30% of the value of the building and therefore trigger the requirement to conform to 521 CMR Access Board Regulations.

Applicability is based upon the current, tax assessor's valuation of the building (only) and the estimated cost of construction are compared to determine the ratio of construction cost to building valuation.

In the case of 50-52 Whitman Street: Thirty percent of the building construction value according to the current tax assessor's valuation:

30% of \$295,400 = \$88,620.00

Accordingly a construction cost above \$88,620.00 would require that the new should comply with 521 CMR.

The Owner will file a Variance Application with the Architectural Access Board for the Project

In the context of the Massachusetts Architectural Access Board Regulations (MAAB), 521 CMR: 3LPlace will be considered an Educational Facility per 521 CMR Section 12.

As such, The Project at 50-52 Whitman Street is required to comply with 521 CMR Section 8.00 Transient Lodging Facilities.

Because it is technically, and/or economically infeasible to comply completely with this code, the Owner's compliance strategy will be to make the ground or first floor level entry and the spaces of that one level accessible, while applying for variances for the vertical route, and the spaces on the upper floors.

The Owner will also request to defer implementation of these accessible elements for eighteen to twenty four months (18-24 months), so that the project may go forward and the school may become established before taking on the additional expenses of rebuilding the front porch, front steps and installing a wheel chair lift.

8.5.8 Accessible spaces:

As the basis of the Owner's variance application the following spaces on the first floor level shall be designed for accessibility and shall be on an accessible route (after the installation of the Entry Access Elements); The living area, the dining area, one bedroom will be designed to be accessible, and equipped with auxiliary visual alarms which comply with 521 CMR 40.4, one bathroom.

The work of the accessible ground floor, common spaces, kitchen and bedroom are integrated with the scope of work of the project. The front entry access elements, the porch reconstruction, new entry steps, the wheel chair lift and the ground floor accessible bathroom have been separated, so that they can be used to illustrate the MAAB variance application, and so that the basic project scope can be considered without these elements.

3LPLACE RESIDENCE
50-52 WHITMAN STREET, SOMERVILLE, MA

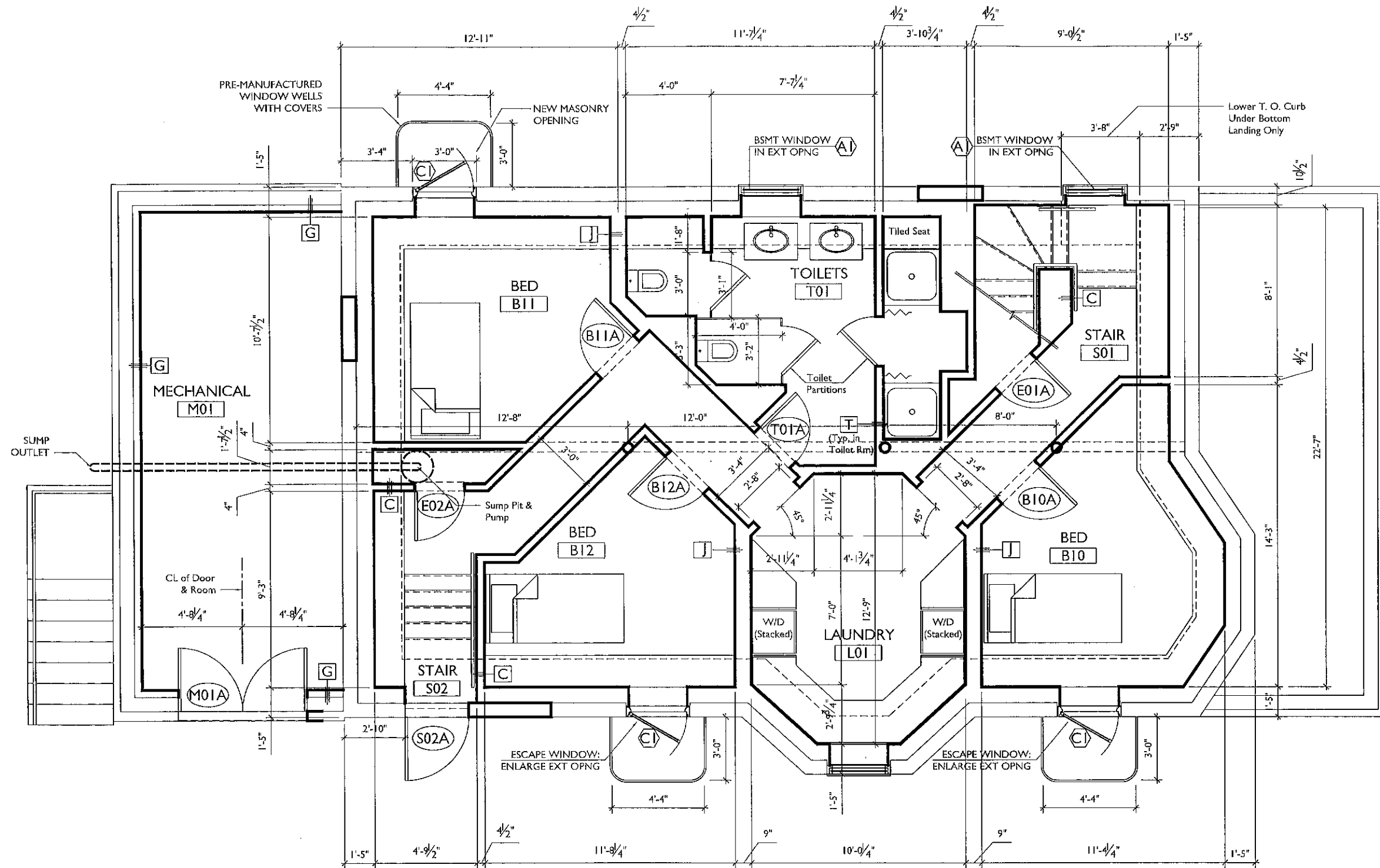
NILSSON + ASSOCIATES ARCHITECTS
ARCHITECTURE, PLANNING & INTERIOR DESIGN
411A Highland Avenue Suite 326A, Somerville, MA 02144-1538
P: +1 617-623-1266 F: +1 617-623-6066 Email: info@nilssonassociates.us

SPECIAL PERMIT
DOCUMENTS

10 January, 2014

CODE
REVIEW

AG102

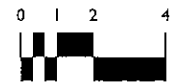


31 PLACE RESIDENCE

50-52 WHITMAN STREET, SOMERVILLE, MA

NILSSON + ASSOCIATES ARCHITECTS
 ARCHITECTURE, PLANNING & INTERIOR DESIGN
 411A HIGHLAND AVENUE, SUITE 326A, SOMERVILLE, MA 02144-1538
 P. +1 617-623-1266 F. + 617-623-6066 E-mail: info@nilssonassociates.us

SPECIAL PERMITTING



AS NOTED	10 JAN '13	CONST DOCS
SCALE	DATE	DESCRIPTION

CAD FILE: A-FP-100
 DRAWN BY: RTN
 CHECKED BY:
 SCALE 3/16" = 1'-0"

BASEMENT PLAN

AE100

0 BASEMENT PLAN
 AS NOTED