



SOMERVILLE 7 MA

**49 DAVIS SQUARE
SOMERVILLE, MA 02144**

**_____ ZONING _____
NOT FOR CONSTRUCTION**



VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

SOMERVILLE 7 MA

ZONING DRAWINGS

4	07/13/15	FOR SUBMITTAL
3	06/26/15	FOR SUBMITTAL
2	05/19/15	FOR SUBMITTAL
1	04/30/15	FOR SUBMITTAL
0	02/27/15	FOR SUBMITTAL
B	02/20/15	FOR COMMENT
A	01/15/15	FOR COMMENT



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310



DRAWN BY: _____ MLS

REVIEWED BY:	OAS
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CHECKED BY: _____ BBR

PROJECT NUMBER:	50002925
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JOB NUMBER: 50066127

SITE ADDRESS

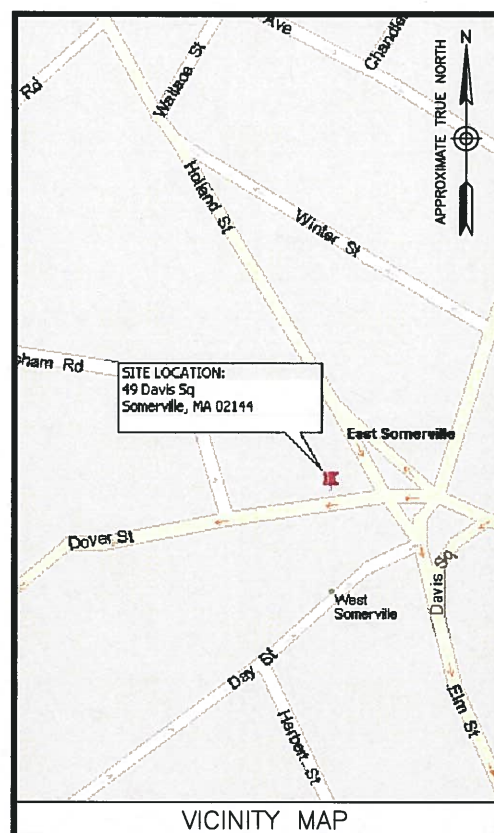
49 DAVIS SQUARE
SOMERVILLE MA, 02144

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



TAKE RT I-90 E TOWARD MASS PIKE/BOSTON. TAKE EXIT TOWARD
I-95N/128N. TAKE MA-2E TO US-3N/ALEWIFE BROOK PKWY.
TAKE MASSACHUSETTS 3 N 16E EXIT. CONTINUE ON
US-3N/ALEWIFE BROOK PKWY. TURN RIGHT ON MASSACHUSETTS
AVE. TURN LEFT ON CAMERON AVE. TURN RIGHT ON
HOLLAND ST. TURN RIGHT ONTO DOVER ST. THE SITE WILL BE ON
THE RIGHT.

ENGINEER
DEWBERRY ENGINEERS INC.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210

PHONE # (617) 531-0755
FAX # (617) 695-3310

CONTACT: BENJAMIN B. REVETTE, P.E.

CONSTRUCTION
VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956
PHONE # (617) 921-9716
FAX # (508) 330-3405
CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
SOMERVILLE 7 MA

PARCEL ID:
MAP 22 BLOCK A LOT 2

PROPERTY OWNER:
BF PROPERTIES
P.O. BOX 286
CAMBRIDGE, MA 02238

PETITIONER:
BELL ATLANTIC MOBILE OF MASSACHUSETTS
CORPORATION, LTD., D/B/A
VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
EVERSOURCE
1 (800) 322-3223

TELEPHONE UTILITY:
VERIZON
1 (800) 592-2000

CENTER OF EXISTING ROOF:*
LATITUDE: 42° 23' 47.28" N
LONGITUDE: 71° 07' 23.52" W
* PER 2C SURVEY

PROJECT SUMMARY

SITE ADDRESS:
49 DAVIS SQUARE
SOMERVILLE, MA 02144

ZONING DISTRICT:
CBD - CENTRAL BUSINESS

PROJECT DIRECTORY

THE SITE WILL CONSIST OF ROOF MOUNTING ASSOCIATED ANTENNA EQUIPMENT & (6) ANTENNAS INSIDE FIBERGLASS CHIMNEYS. AN EQUIPMENT ROOM WILL BE LOCATED IN THE BASEMENT. A NATURAL GAS BACK UP GENERATOR WILL BE ROOF MOUNTED ON THE BUILDING.

PROJECT DESCRIPTION

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

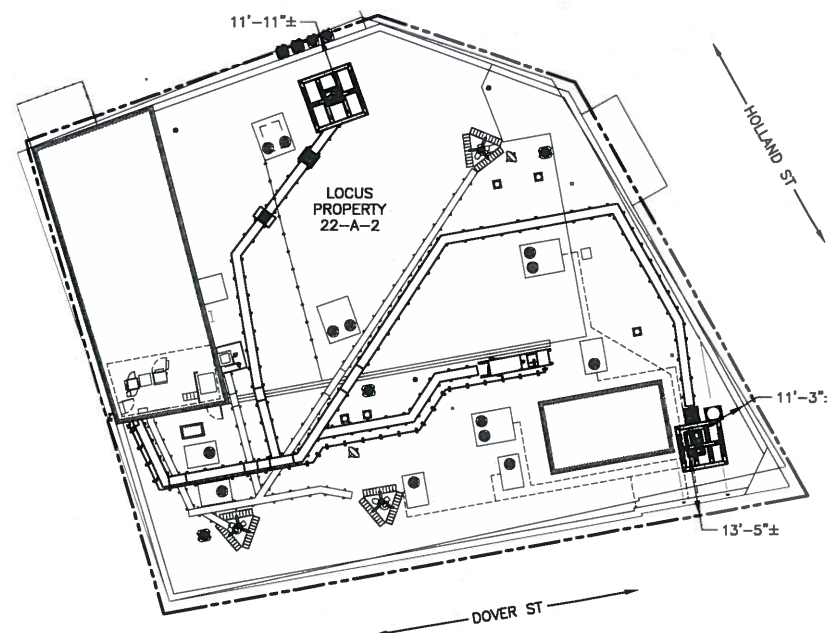
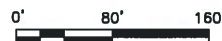
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- NOTES:
1. NORTH SHOWN AS APPROXIMATE.
 2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 3. PLAN BASED ON ASSESSORS MAPS OBTAINED FROM CITY OF SOMERVILLE ONLINE GIS DATABASE.
 4. SETBACKS SHOWN ARE FROM PROPERTY LINE TO CLOSET ANTENNA.
 5. ALL BUILDING, PARKING LOTS, ROADS & PROPERTY LINES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED THROUGH A FIELD SURVEY.

500' ABUTTERS MAP

SCALE: 1"=160' FOR 11"x17"
1"=80' FOR 22"x34"



LOCUS PROPERTY SETBACKS

SCALE: 1"=80' FOR 11"x17"
1"=40' FOR 22"x34"



ZONING SUMMARY TABLE

(PER SECTION 8.5 OF ZONING ORDINANCE)

ZONING DISTRICT: ASSESSORS : PROPOSED USE:		CBD - CENTRAL BUSINESS MAP 22 - BLOCK A - LOT 2 WIRELESS TELECOMMUNICATIONS FACILITY	
	REQUIRED	PROPOSED	
MIN. -SIZE:	N/A	N/C	
MAX. GROUND COVERAGE	80%	N/C	
MIN. LANDSCAPE AREA	10%	N/C	
MAX. HEIGHT	50'	N/C	
MIN. FRONT YARD:	N/A	N/C	
MIN. SIDE YARD:	N/A	N/C	
MIN. REAR YARD:	N/A	N/C	
MIN. -FRONTAGE:	N/A	N/C	
N/C - NO CHANGE			

LEGEND

---	LOCUS PROPERTY LINE
---	EXISTING PROPERTY LINE
---	500' BUILDING OFFSET
---	EXISTING ROAD
---	ZONING BOUNDARY
X-XX-XX	PARCEL
---	EXISTING BUILDING

ZONING DISTRICTS

CBD	CENTRAL BUSINESS DISTRICT
OS	OPEN SPACE
NB	NEIGHBORHOOD BUSINESS
RA	RESIDENCE A
RB	RESIDENCE B

verizonwireless

VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

SOMERVILLE 7 MA

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Dewberry

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REVIEWED BY: OAS

CHECKED BY: BBR

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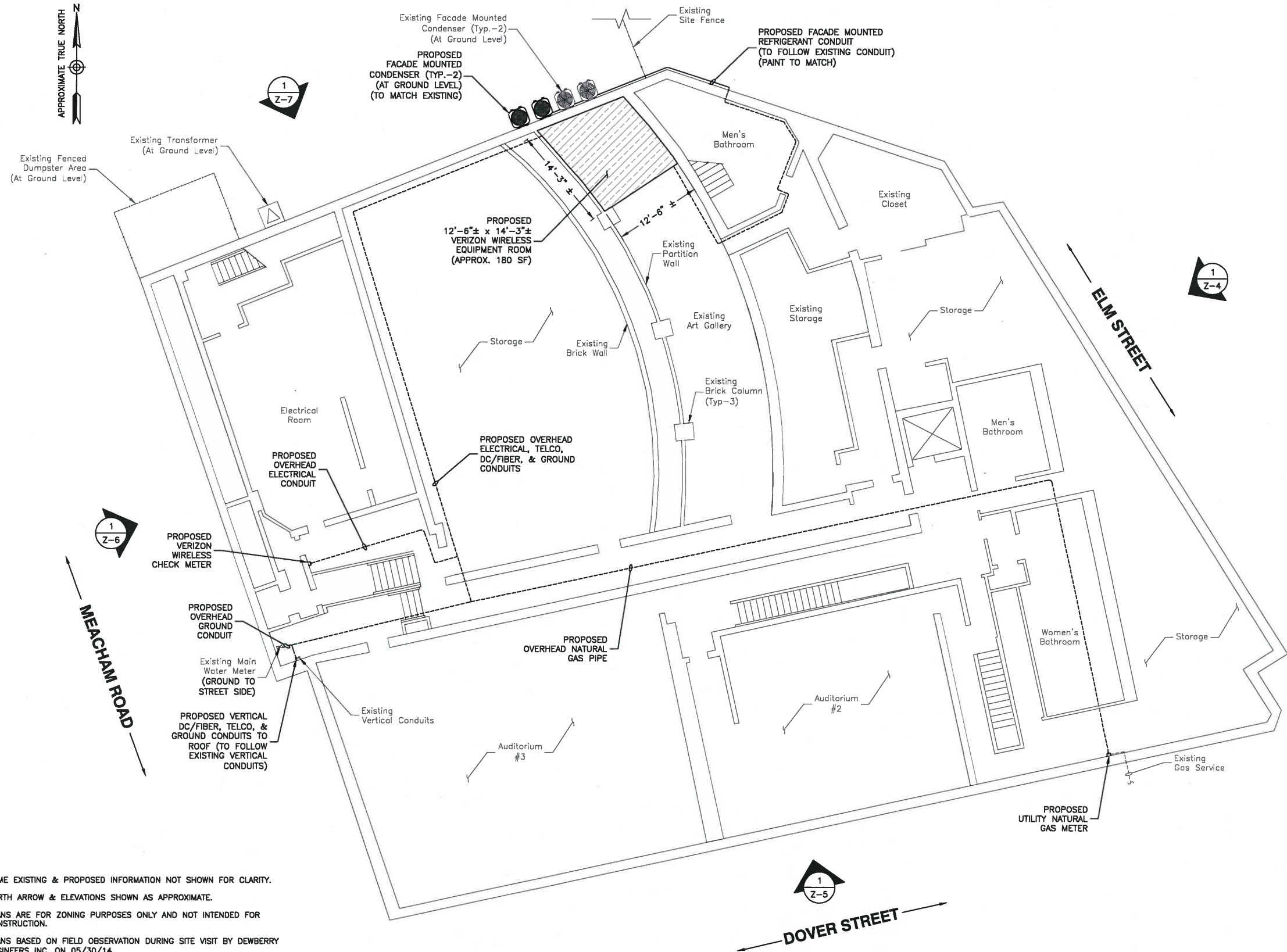
49 DAVIS SQUARE
SOMERVILLE MA, 02144

SHEET TITLE

500' ABUTTERS MAP

SHEET NUMBER

Z-1



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 5. ANTENNAS, ASSOCIATED EQUIPMENTS, FIBERGLASS ENCLOSURE, STEEL FRAMING, AND SHELTER LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS AND LANDLORD APPROVAL. CHIMNEY TO BE PAINTED TO MATCH EXISTING BUILDING.
 6. AZIMUTH AND NUMBERS OF ANTENNAS AND ASSOCIATED EQUIPMENTS PENDING FINAL RF DESIGN.
 7. VERIZON WIRELESS REQUIRES 200A, 120/240V, 1Ø POWER.
 8. GROUND TO STREET SIDE OF WATER METER.
 9. EQUIPMENT ROOM TO TIE INTO EXISTING BUILDING ALARM SYSTEM AT NEAREST ADDRESSABLE POINT.
 11. REFER TO SITE PLAN FOR SETBACK FROM THE ROOF EDGE AND ELEVATIONS FOR PROPOSED CHIMNEY HEIGHT TO DETERMINE ANGLE AT ROOF EDGE.

PROPOSED BASEMENT PLAN 1
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



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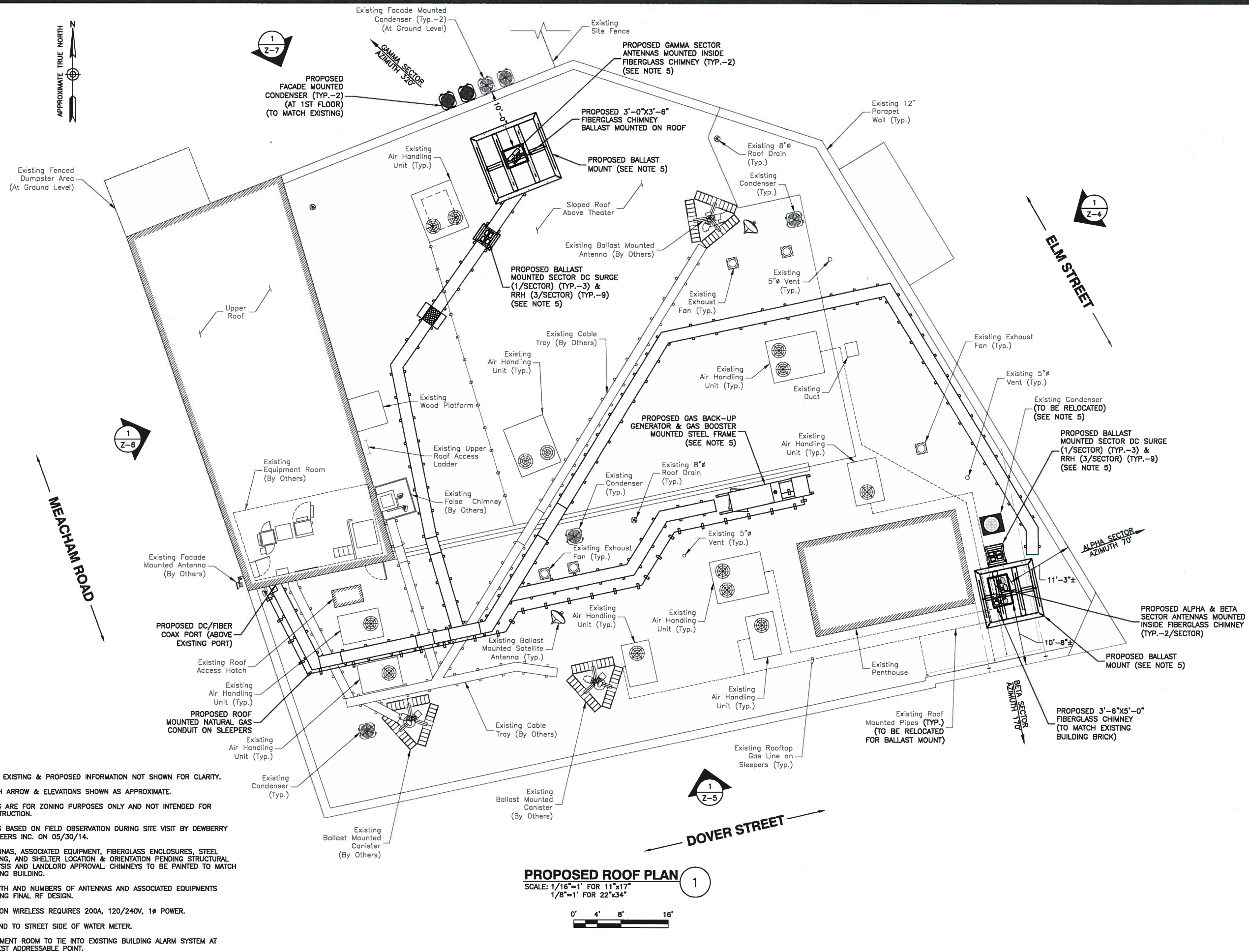
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SHEET TITLE

**PROPOSED
BASEMENT PLAN**

SHEET NUMBER

Z-2



VERIZON WIRELESS
 400 FRIBERG PARKWAY
 WESTBOROUGH, MA 01581-3956

SOMERVILLE 7 MA

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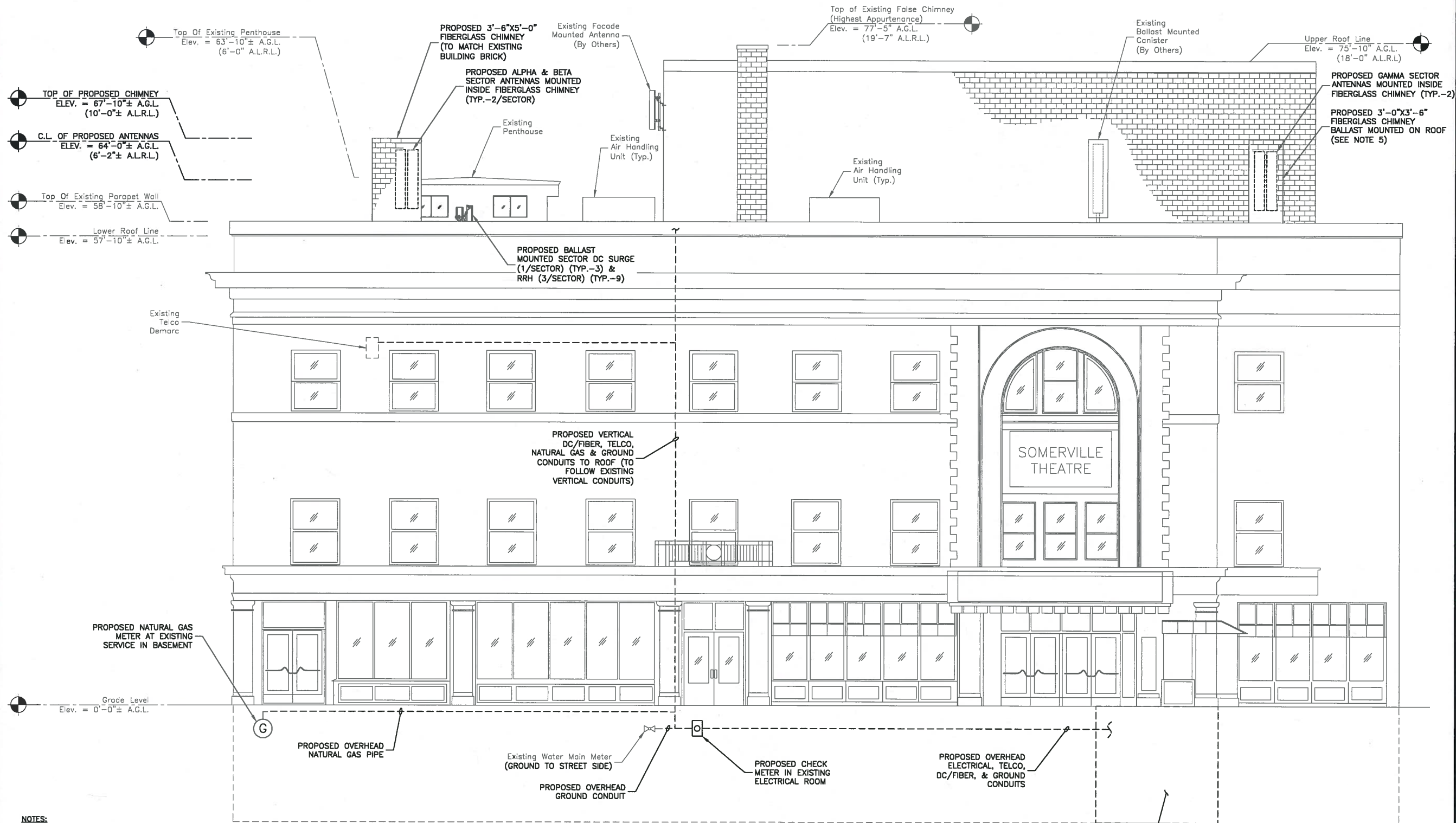
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**PROPOSED
 ROOF PLAN**

SHEET NUMBER

Z-3



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8. GROUND TO STREET SIDE OF WATER METER.
9. EQUIPMENT ROOM TO TIE INTO EXISTING BUILDING ALARM SYSTEM AT NEAREST ADDRESSABLE POINT.

PROPOSED EAST ELEVATION

SCALE: 3/32"=1' FOR 11"x17"
3/16"=1' FOR 22"x34"

0' 4' 8' 12'

A.G.L. = ABOVE GRADE LEVEL
A.L.R.L. = ABOVE LOWER ROOF LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
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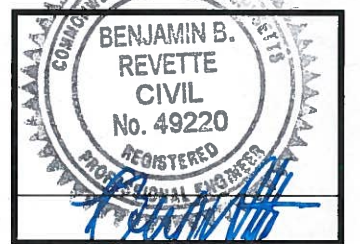
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SHEET TITLE

PROPOSED
EAST ELEVATION

SHEET NUMBER

Z-4

verizonwireless

VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

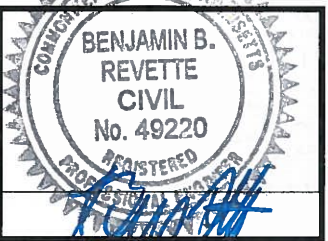
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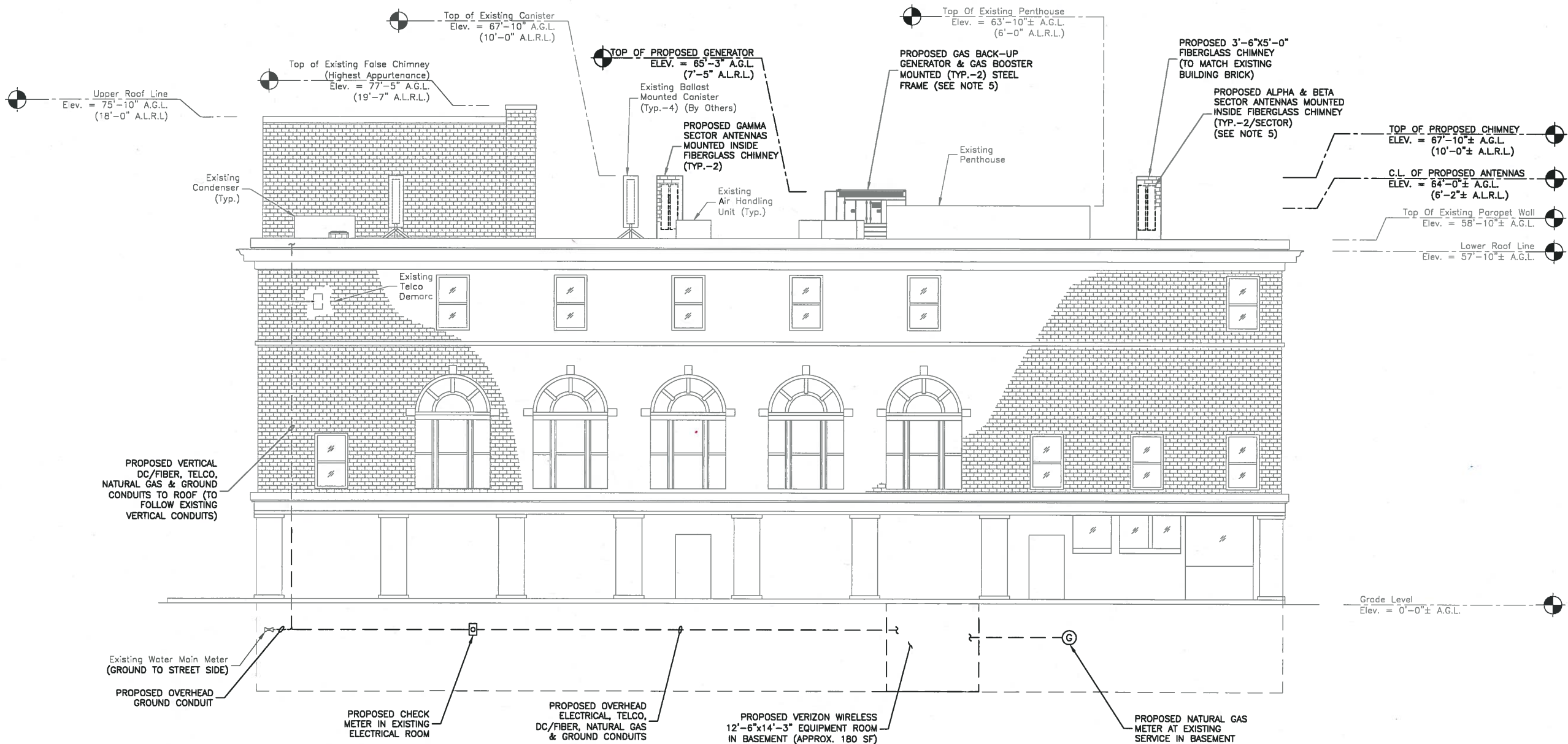
49 DAVIS SQUARE
SOMERVILLE MA, 02144

SHEET TITLE

**PROPOSED
SOUTH ELEVATION**

SHEET NUMBER

Z-5

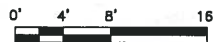


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PROPOSED SOUTH ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



A.G.L. = ABOVE GRADE LEVEL
A.L.R.L. = ABOVE LOWER ROOF LEVEL
C.L. = CENTERLINE

Upper Roof Line
Elev. = 75'-10" A.G.L.
(18'-0" A.L.R.L.)

Top of Existing Chimney
(Highest Appurtenance)
Elev. = 77'-5" A.G.L.
(19'-7" A.L.R.L.)

Existing Facade
Mounted Antenna
(Typ.-2) (By Others)

Existing Ballast
Mounted Conister
(Typ.-3) (By Others)

Top of Existing Conister
Elev. = 67'-10" A.G.L.
(10'-0" A.L.R.L.)

Top of Existing Parapet Wall
Elev. = 58'-10"± A.G.L.

Lower Roof Line
Elev. = 57'-10"± A.G.L.

PROPOSED DC/FIBER
COAX PORT (ABOVE EXISTING)

Existing
Air Handling
Unit (Typ.-2)

Existing
Penthouse

Existing
Condenser
(Typ.)

Existing
Telco
Demarc

PROPOSED VERTICAL
DC/FIBER, TELCO,
NATURAL GAS & GROUND
CONDUITS TO ROOF (TO
FOLLOW EXISTING
VERTICAL CONDUITS)

Existing Inflated
Window (Typ.)

PROPOSED FACADE MOUNTED
CONDENSER (TYP.-2)
(TO MATCH EXISTING)

Existing
Dumpster Area

Existing
Stockade Fence

Grade Level
Elev. = 0'-0"± A.G.L.

PROPOSED OVERHEAD
ELECTRICAL, TELCO,
DC/FIBER, & GROUND
CONDUITS

PROPOSED CHECK
METER IN EXISTING
ELECTRICAL ROOM

Existing Water Main Meter
(GROUND TO STREET SIDE)

PROPOSED OVERHEAD
GROUND CONDUIT

PROPOSED OVERHEAD
NATURAL GAS PIPE

PROPOSED NATURAL GAS
METER AT EXISTING
SERVICE IN BASEMENT

PROPOSED VERIZON WIRELESS
12'-6"x14'-3" EQUIPMENT ROOM
IN BASEMENT (APPROX. 180 SF)

PROPOSED WEST ELEVATION

SCALE: 3/32"=1' FOR 11"x17"
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0' 4' 8' 12'

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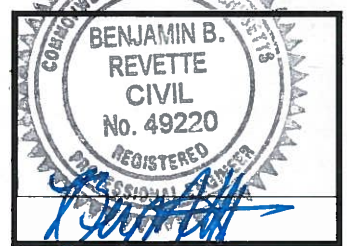
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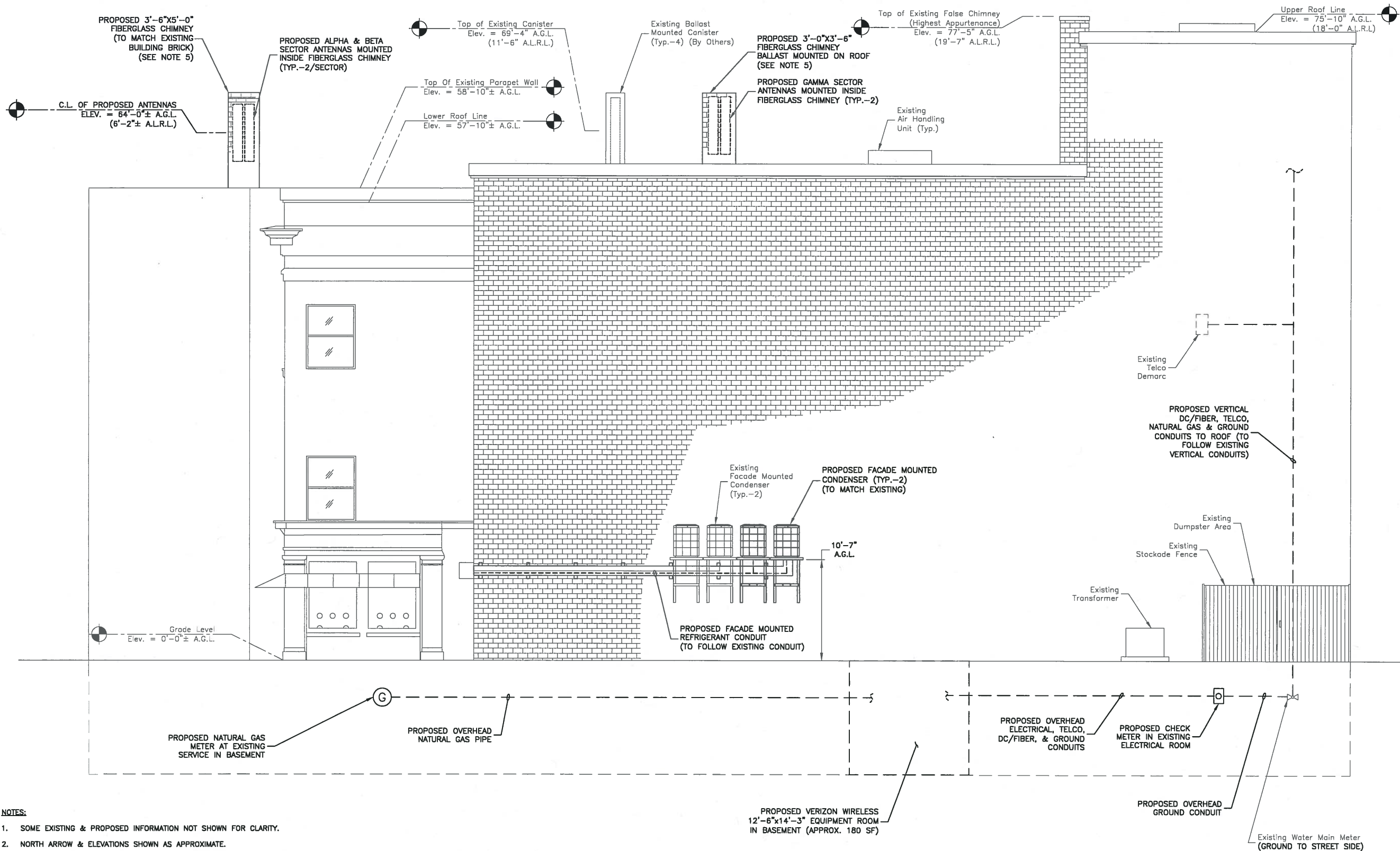
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PROPOSED
WEST ELEVATION

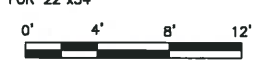
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PROPOSED NORTH ELEVATION 1
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