

SP APPLICATION

REDEVELOPMENT OF 40 MEDFORD ST

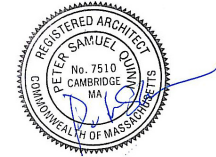
40 MEDFORD ST, SOMERVILLE, MA 02143

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QUINN
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ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

40 MEDFORD ST
SOMERVILLE, MA 02143

PREPARED FOR

KEN LANZILLI

14 BENHAM STREET
MEDFORD, MA 02155

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED	
REVISION	DATE
SP REV 2	13 OCT 2015
SP REV 1	17 SEP 2015
SP SET	30 JUL 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1



MEDFORD STREET ELEVATION

PREPARED BY:

ARCHITECT

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PH (617) 354 3989

SURVEYOR

CAMERON BROTHERS
P.O. BOX 621
MEDFORD, MA
PH (781) 572-0183

LIST OF DRAWINGS		BZA APPL 30 JUL 2015	BZA APPL REV 1 17 SEP 2015	BZA APPL REV 2 13 OCT 2015
GENERAL				
T1	TITLE SHEET	X	X	X
	EXISTING CONDITIONS PLOT PLAN	X	X	X
Z1.1	ZONING COMPLIANCE	X	X	X
Z1.2	ZONING COMPLIANCE	X	X	X

ARCHITECTURAL				
	3D VIEWS	X	X	X
	RENDERED ELEVATIONS	X	X	X
A1.0	BASEMENT PLAN		X	X
A1.1	FIRST FLOOR PLAN / SITE PLAN	X	X	X
A1.2	SECOND FLOOR PLAN	X	X	X
A1.3	THIRD FLOOR PLAN	X	X	X
A1.4	FOURTH FLOOR PLAN	X	X	X
A2.1	EAST ELEVATION (MEDFORD ST)	X	X	X
A2.2	SOUTH ELEVATION	X	X	X
A2.3	WEST ELEVATION	X	X	X
A2.4	NORTH ELEVATION	X	X	X

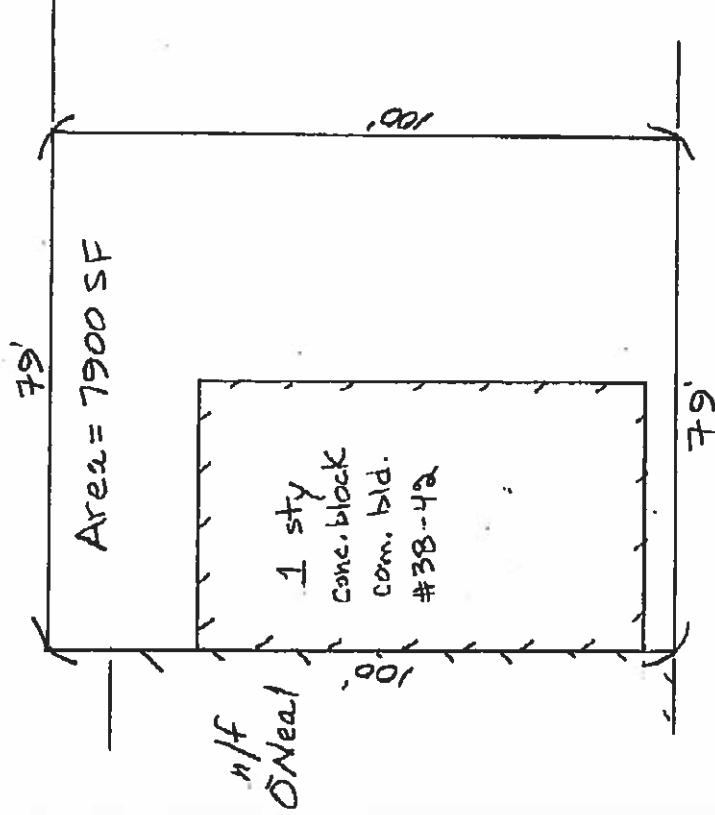


LOCUS PLAN

REGISTRY: Middlesex South
 TITLE REFERENCE: BK20610 Pg 333
 PLAN REFERENCE: Assessor's Map



n/f
Binney



MEDFORD STREET

This plan was not prepared from an instrument survey. Offsets and distances shown should not be used to establish property lines.

I certify that the structure shown on this Plan was in conformance with zoning setbacks in effect at the time of construction.

I certify that the parcel shown is NOT located within a flood hazard area as depicted on HUD Flood Insurance Rate Maps for Community No: 250214

MORTGAGE INSPECTION PLAN

LOCATION 38-42 Medford Street
Somerville, MA.

SCALE: 1"=30' DATE: 5-6-15

CERTIFIED TO:

-O'Donovan Law Office

CAMERON BROTHERS

P.O. Box 621 Medford, MA. (781)572-0183

Job No.

MEDFORD 40 - DIMENSIONAL TABLE - BA ZONING DISTRICT - SPSR PER §7.11

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	7,900	7,900	COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	NA	1,129	COMPLIES
MAX GROUND COVERAGE (%)	80	± 36	± 55	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	10	0	± 12	COMPLIES
PERVIOUS AREA (% OF LOT)	NA	0	± 20	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0.35	1.76	COMPLIES
NET FLOOR AREA (NSF)	15,800	± 2,769	± 13,900	COMPLIES
MAX HEIGHT (FT/ STORIES)	50 / 4	± 15 / 1	± 49.6 / 4	COMPLIES
MIN FRONT YARD (FT)	NA	± 5	± 2	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	0	± 18	COMPLIES
MIN SIDE YARD - RIGHT (FT)	NA	± 39	± 4	COMPLIES
MIN REAR YARD (FT)	16*	± 23	± 20	COMPLIES
MIN FRONTAGE (FT)	NA	79	79	COMPLIES
MIN NO. OF PARKING SPACES	17**	0	11	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	3***	0	7	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

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

RESIDENTIAL

(2) 1OR2-BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3

(5) 3-BR UNITS AT 2 PER UNIT = 5X2 = 10

VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 1

COMMERCIAL

GENERAL RETAIL USE AT 1 SPACE PER 500 SF FOR CALCULATION = ±1,430/500 = 3

14 RES

+3 COMM

17 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

COMMERCIAL

IF REQUIRED CAR PARKING IS 15-200 THEN 1 BIKE SPACE REQUIRED

PER 10 CAR SPACES REQUIRED = 17/10 = 2 BIKE SPACES REQUIRED

1 RES

+ 2 COMM

3 BIKE SPACES REQUIRED

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DRAWING TITLE

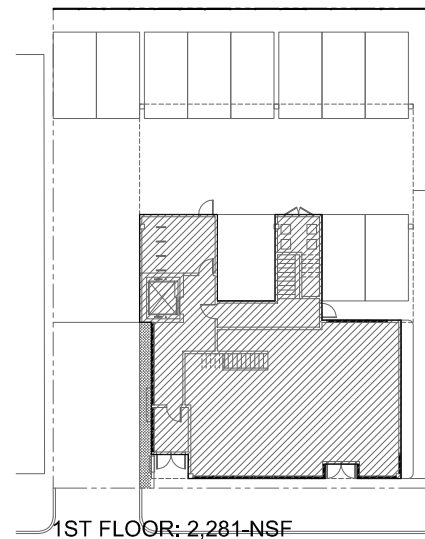
ZONING
COMPLIANCE

SCALE AS NOTED

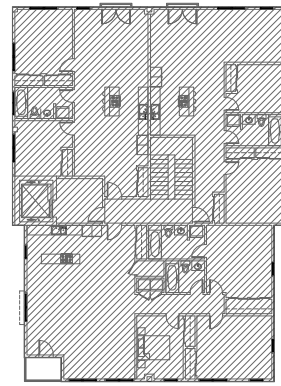
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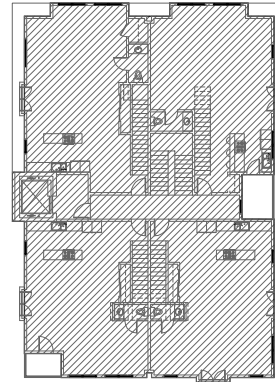
Z1.1



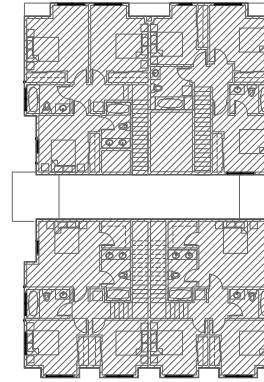
1ST FLOOR: 2,281-NSF



2ND FLOOR: 4,245-NSF



3RD FLOOR: 3,935-NSF



4TH FLOOR: 3,429-NSF

NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
4TH FL	3,429
3RD FL	3,935
2ND FL	4,245
1ST FL	2,281
BSMNT	0*
TOTAL	13,900-NSF

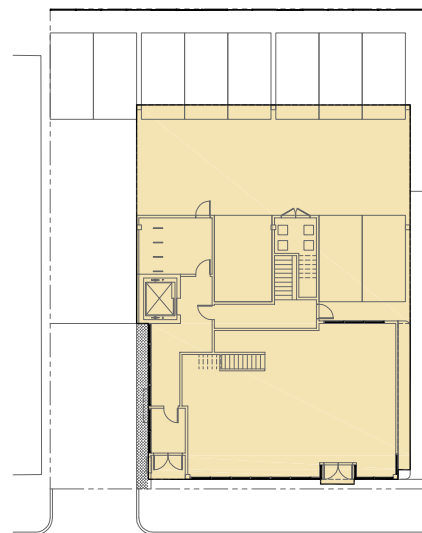
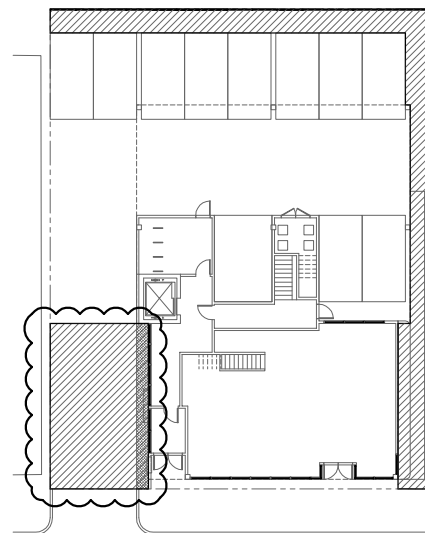
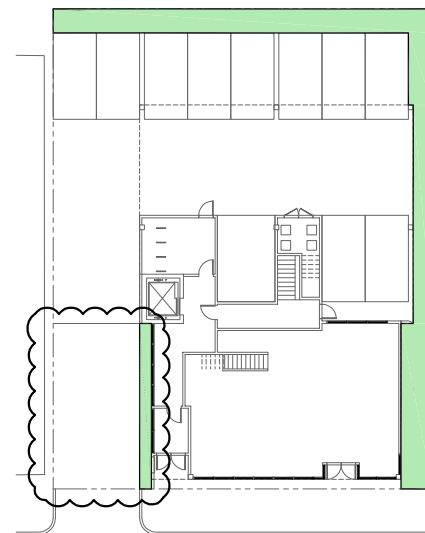
* BASEMENT IS ENTIRELY
STORAGE, NOT NSF



1

NET SQUARE FOOTAGE CALC

SCALE: 1"=40'-0"



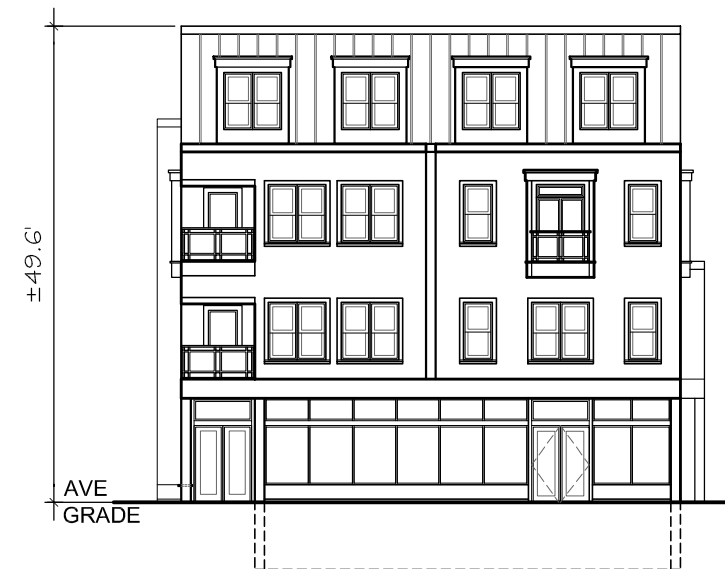
LANDSCAPE AREA 963 SF 12% 7,900 LOT SF
PERVIOUS AREA 1,584 SF 20% 7,900 LOT SF
LOT COVERAGE 4,367 SF = 55% 7,900 LOT SF



2

SITE AREAS

SCALE: 1"=40'-0"



3

BUILDING HEIGHT

SCALE: 1"=20'-0"

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ZONING
COMPLIANCE

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SHEET

Z1.2

3D STREET VIEWS



40 MEDFORD STREET

40 MEDFORD STREET

OCTOBER 13, 2015

ELEVATIONS



1 EAST ELEVATION (FRONT)
SCALE: 1:20



2 SOUTH ELEVATION (LEFT)
SCALE: 1:20

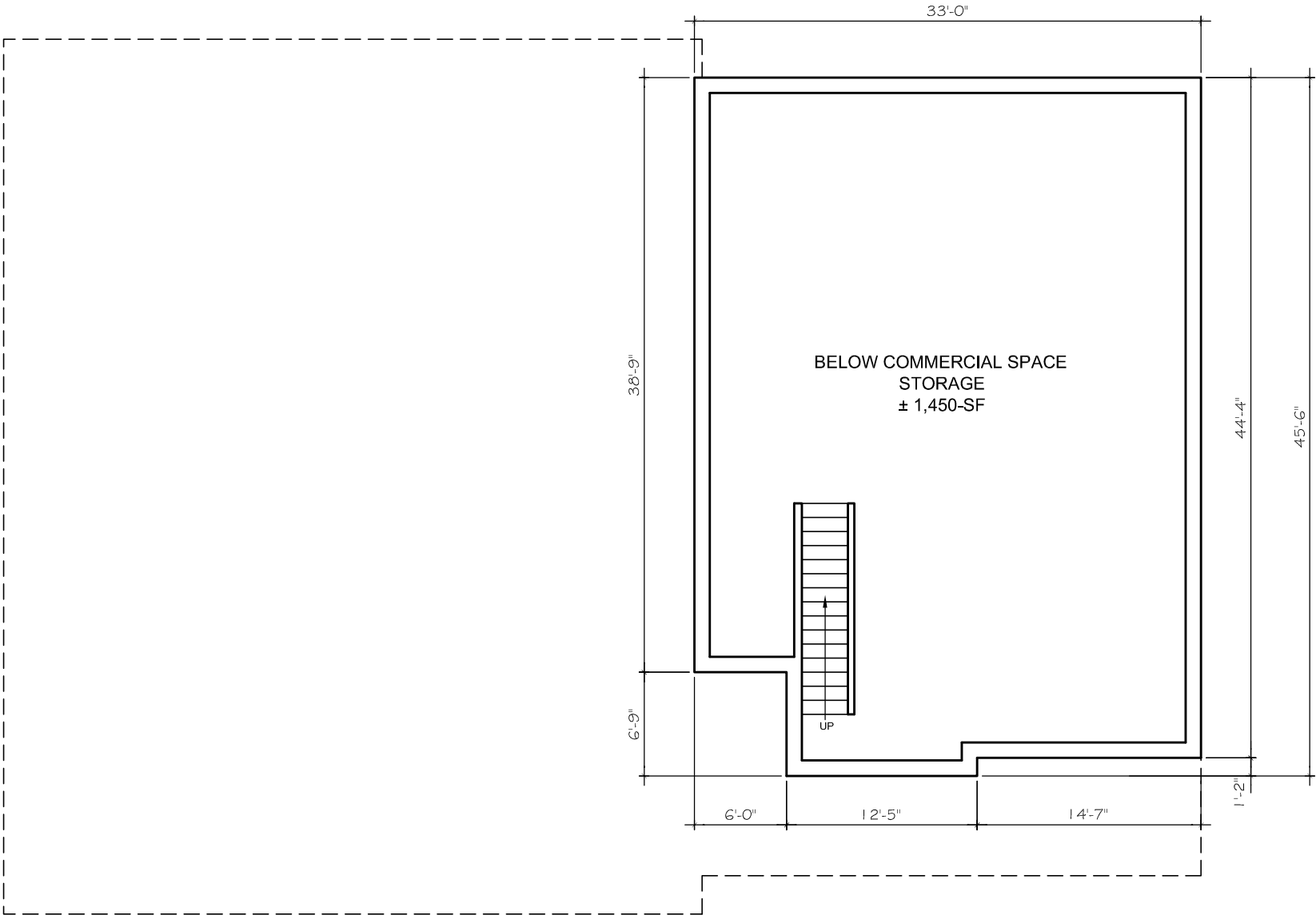


3 WEST ELEVATION (REAR)
SCALE: 1:20



4 NORTH ELEVATION (RIGHT)
SCALE: 1:20

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1

BASEMENT PLAN

SCALE: 1" = 10'-0"

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BASEMENT
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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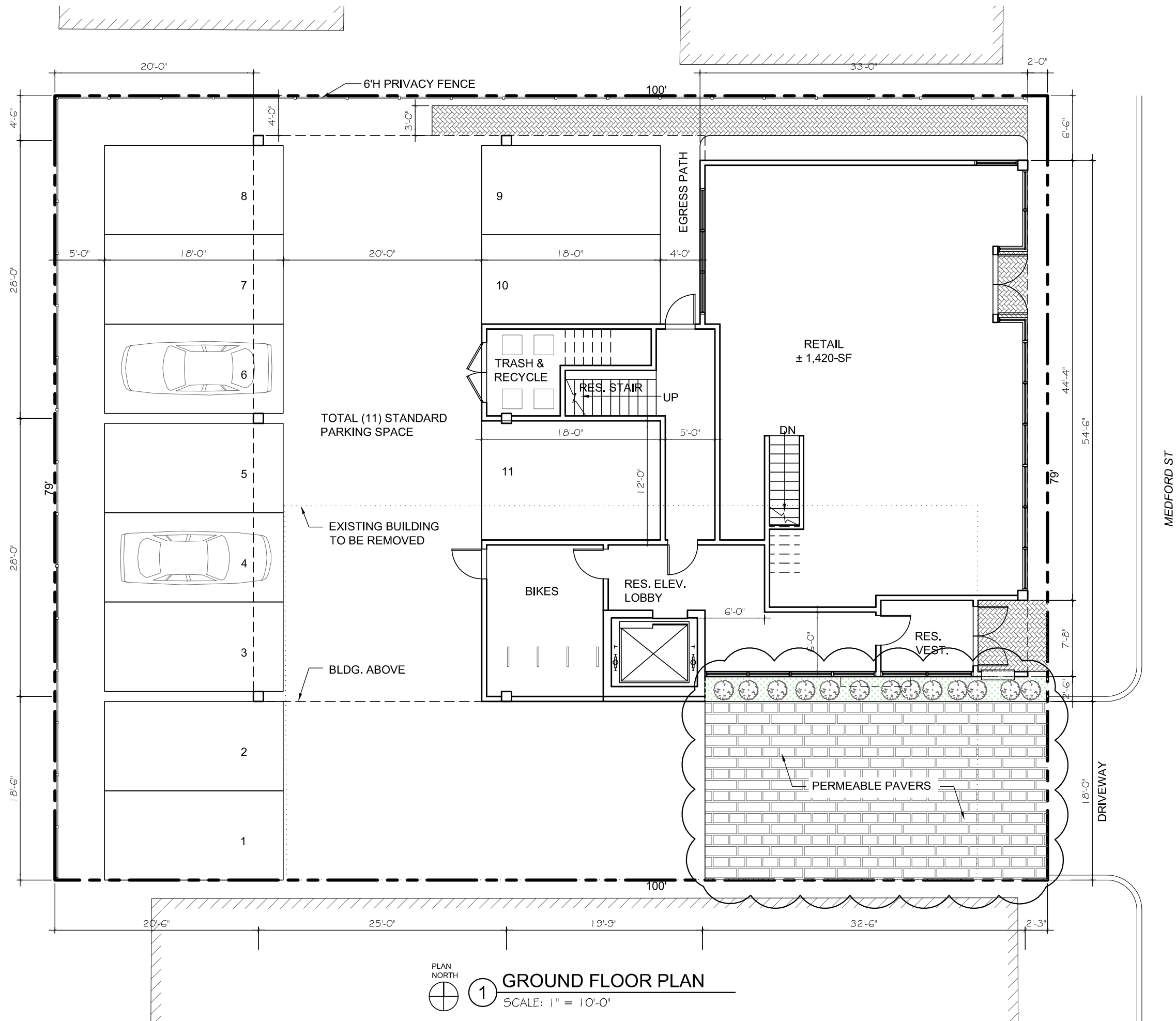
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SHEET

A1.0



1 GROUND FLOOR PLAN

SCALE: 1" = 10'-0"

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FIRST
FLOOR PLAN/
SITE PLAN

SCALE AS NOTED

REVISION	DATE
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SP REV 2	13 OCT 2015
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SP REV 1	17 SEP 2015
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A1.1

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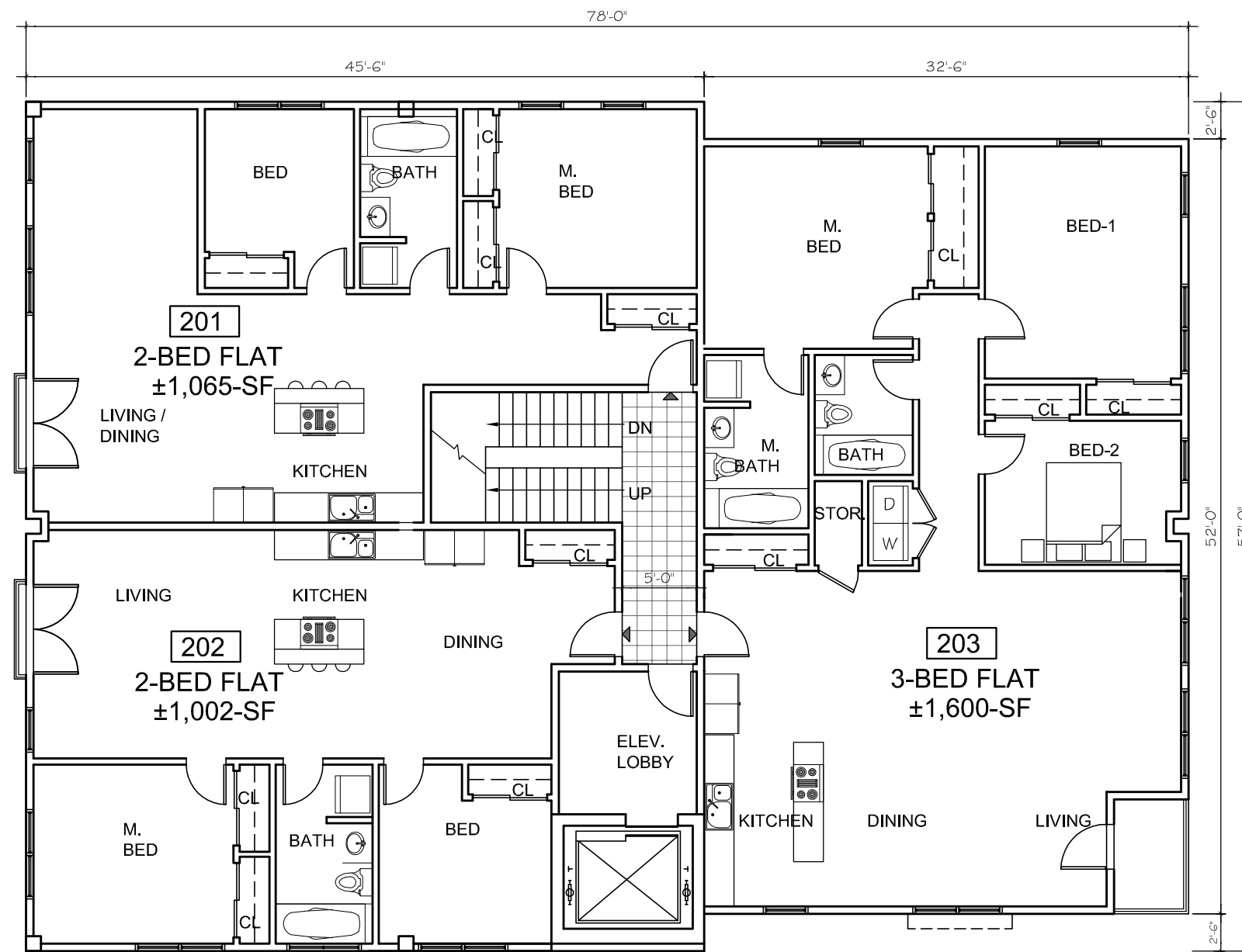
SECOND
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	13 OCT 2015
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SHEET

A1.2



PLAN
NORTH

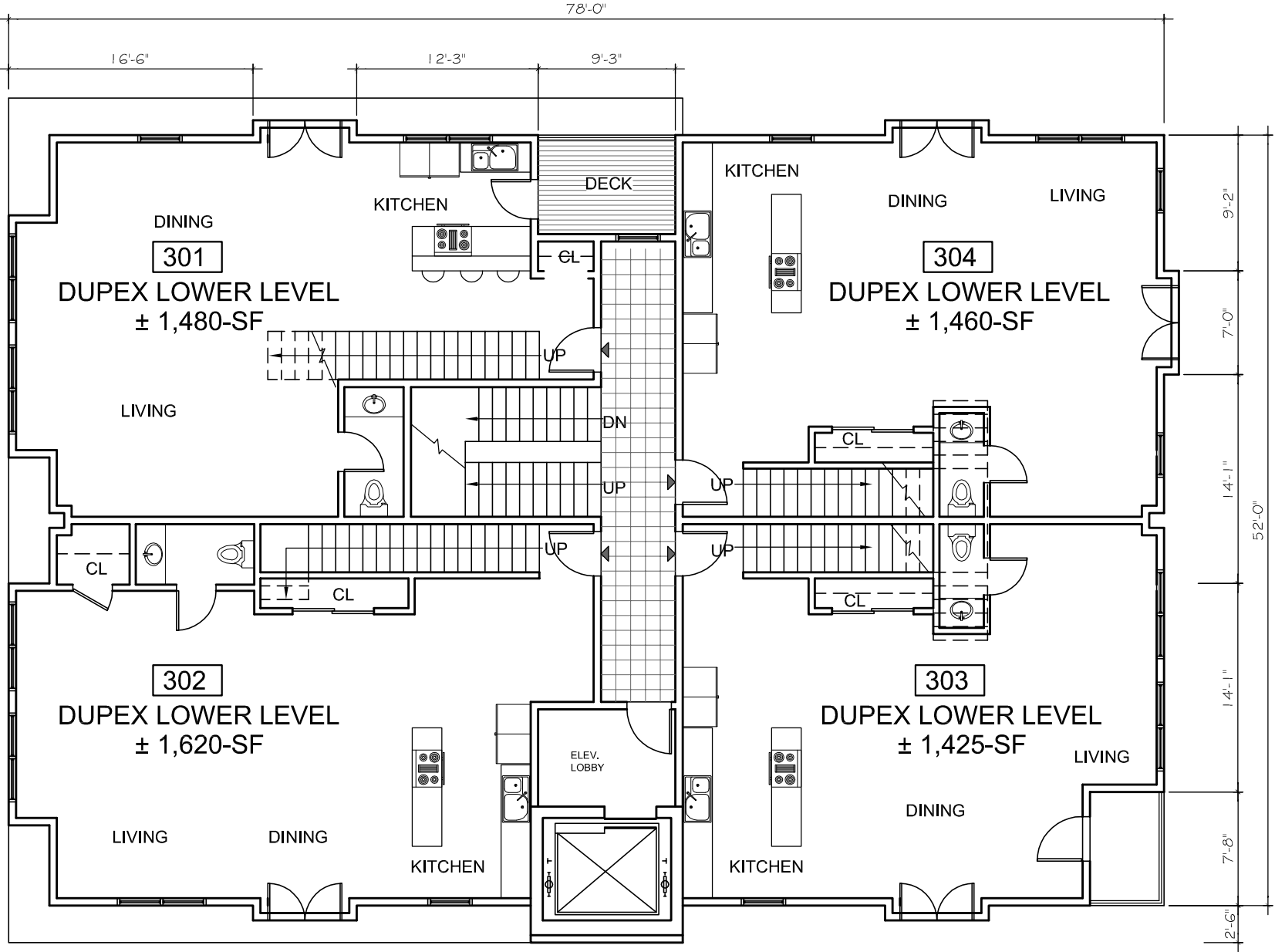


① SECOND FLOOR PLAN

SCALE: 1" = 10'-0"

40 MEDFORD - UNIT TABULATION							
	UNIT #	FLOOR	TYPE	AREA (NSF)	BEDROOM	BATHROOM	STUD
	201	2	2-BED FLAT	1,065	2	1	-
	202	2	2-BED FLAT	1,002	2	1	-
	203	2	3-BED FLAT	1,600	3	2	-
	301	3	3-BED DUPLEX	1,480	3	2-1/2	-
	302	3	3-BED DUPLEX	1,620	3	2-1/2	-
	303	3	3-BED DUPLEX	1,460	3	2-1/2	-
	304	3	3-BED DUPLEX	1,425	3	2-1/2	-
TOTAL	7		19	9,958	19	16	

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1

THIRD FLOOR PLAN

SCALE: 1" = 10'-0"

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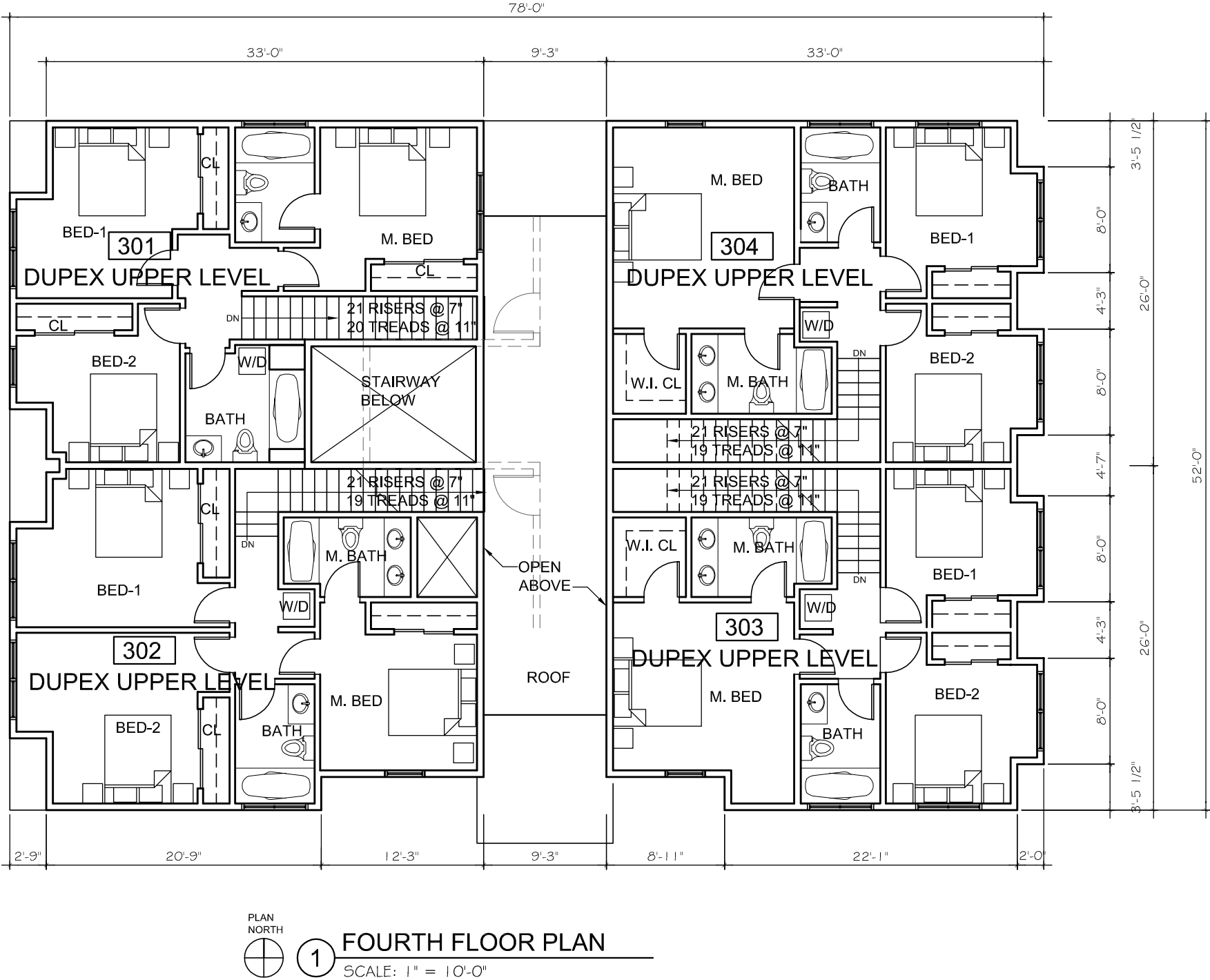
THIRD FLOOR
PLAN

SCALE AS NOTED

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A1.3

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FOURTH
FLOOR PLAN

SCALE AS NOTED

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A1.4

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DRAWING TITLE

EAST
ELEVATION
(MEDFORD ST)

SCALE AS NOTED

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A2.1

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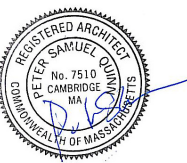


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SOUTH
ELEVATION

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A2.2

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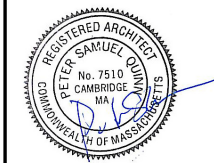


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WEST
ELEVATION

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A2.3

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1 NORTH ELEVATION (RIGHT)
SCALE: 1" = 10'-0"

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