

1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
781 / 862-3313
781 / 862-7733 fax

August 26th 2014

Mr. George Proakis
Director of Planning
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: 109 College Avenue LLC in Somerville MA 02144

Dear Mr. Proakis,

Along with the change of use at 109 College Ave, the new dental office there will become fully accessible by means of an exterior ramp, as shown on the following plans and elevations. The ramp will integrate with the existing covered front porch both aesthetically and functionally, such that all components used as part of that means of egress will be in compliance with Massachusetts State (521 CMR) and Federal ADA (ADA Standards for Accessible Design) accessibility requirements and all new work will match existing aesthetics in both material and style as much as possible. The intention here is to provide a new fully accessible entrance and exit from the offices and at the same time, to the casual observer, appear as if no new work has been done.

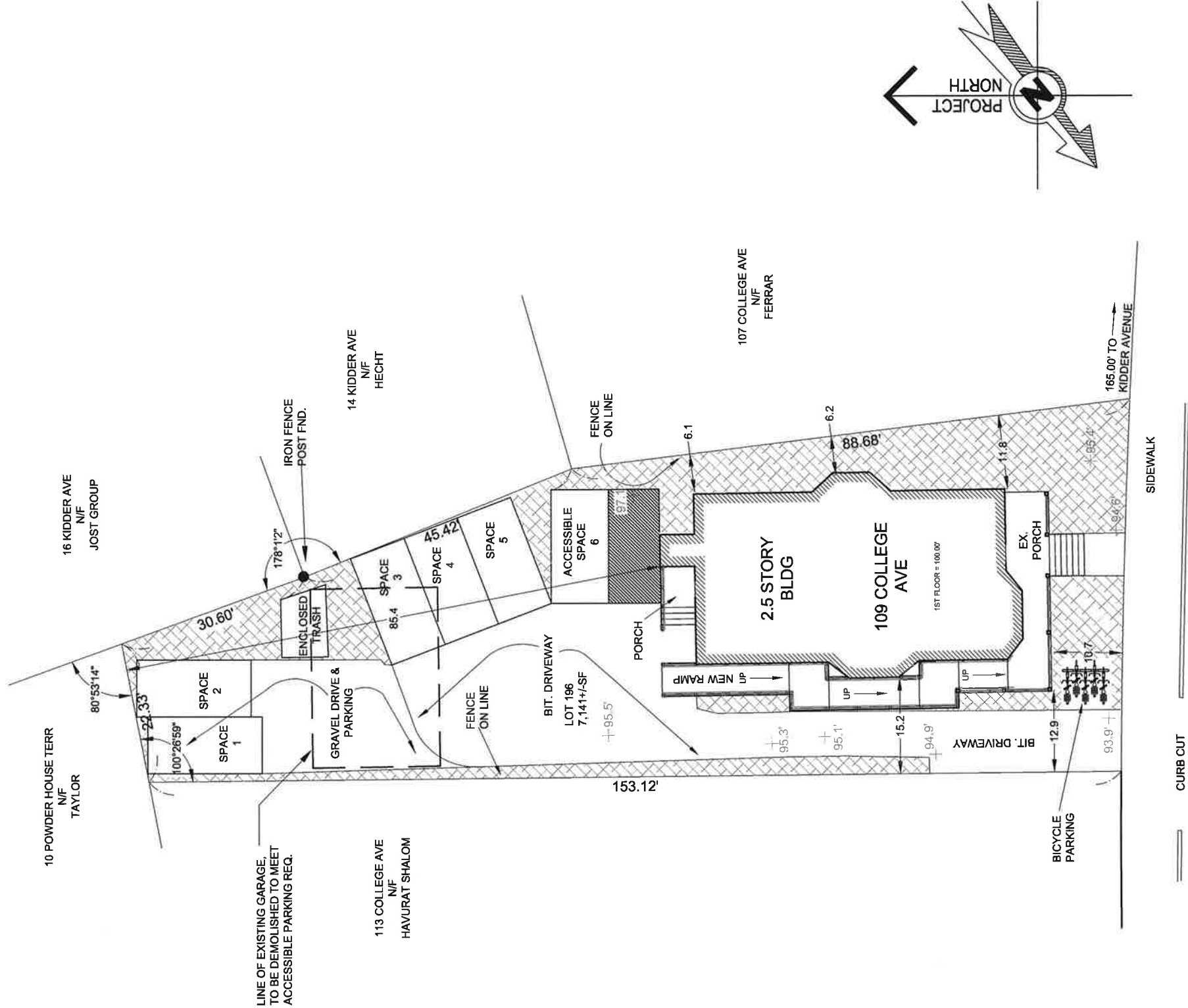
In addition to the ramp, an additional parking spot is being provided in the rear parking lot increasing the parking from 5 (currently) to 6 (proposed) by means of demolition of an existing garage. This additional spot will also be van accessible for any future patients who may require its use.

Very Truly Yours,
BECHTEL FRANK ERICKSON ARCHITECTS, INC.



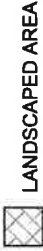
Gerard D. Frank
Principal





ZONING DISTRICT: RB (YELLOW)
MIN. LOT SIZE = 7500SF
SETBACKS:
FRONT = 15'
SIDE = 8'
REAR = 15'
MIN. FRONTAGE = 50'

LOT SIZE = 7,141SF
PROPOSED IMPERVIOUS = 4,205SF
PROPOSED PERVIOUS = 2,936SF
PROPOSED LANDSCAPED = 1,878SF



CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JULY 22 AND JULY 24, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

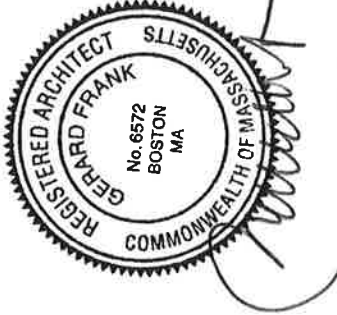
THOMAS BERNARDI P.L.S.

DATE

PREPARED FOR:
109 COLLEGE AVE L.L.C.

109 COLLEGE AVE.
SOMERVILLE, MA 02144

SCALE : 1 IN. = 20 FEET



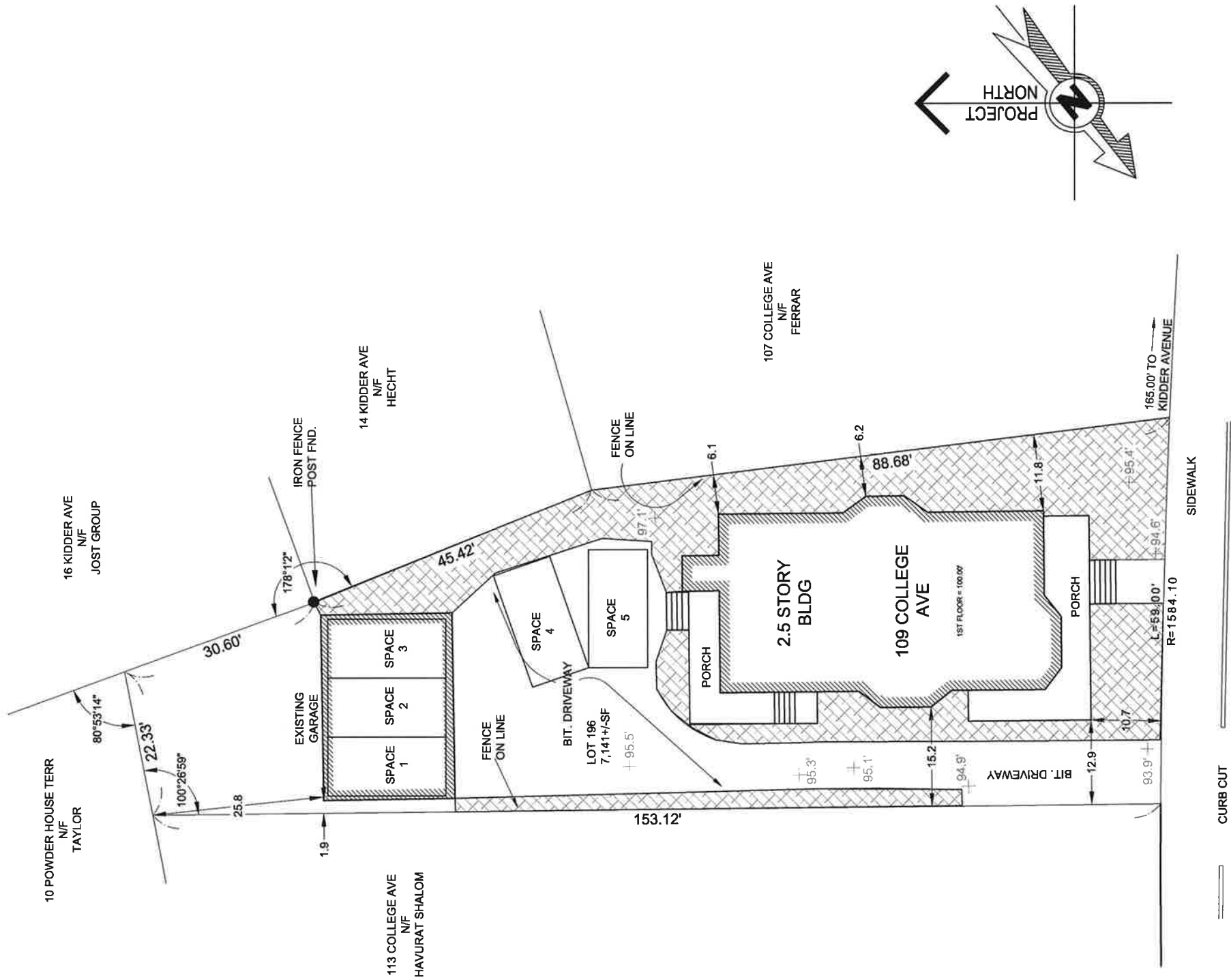
REFERENCES:
DEED: BOOK 31704, PAGE 152
PLAN: PLAN BOOK 77, PLAN 44
PLAN: LAND COURT PLAN NO. 1023-A
ELEVATIONS BASED ON 1ST FLOOR
ASSUMED ELEVATION OF 100'.

OPEN SPACE = 42%

PROPOSED PLAN OF LAND LOCATED AT 109 COLLEGE AVENUE SOMERVILLE, MA

MASSACHUSETTS SURVEY
CONSULTANTS

10 FIRST AVE
PEABODY, MA
617 899-0703
WWW.MASSACHUSETTSURVEY.COM
MASS.SURVEY@GMAIL.COM



ZONING DISTRICT: RB (YELLOW)
MIN. LOT SIZE = 7500SF
SETBACKS:
FRONT = 15'
SIDE = 8'
REAR = 15'
MIN. FRONTAGE = 50'

LOT SIZE = 7,141SF
EXISTING IMPERVIOUS = 4,316SF
EXISTING PERVIOUS = 2,825SF
EXISTING LANDSCAPED = 2003SF

LANDSCAPED AREA

COLLEGE AVENUE (60' PUBLIC)

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JULY 22 AND JULY 24, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. DATE

PREPARED FOR:
109 COLLEGE AVE L.L.C.
109 COLLEGE AVE.
SOMERVILLE, MA 02144

SCALE : 1 IN. = 20 FEET



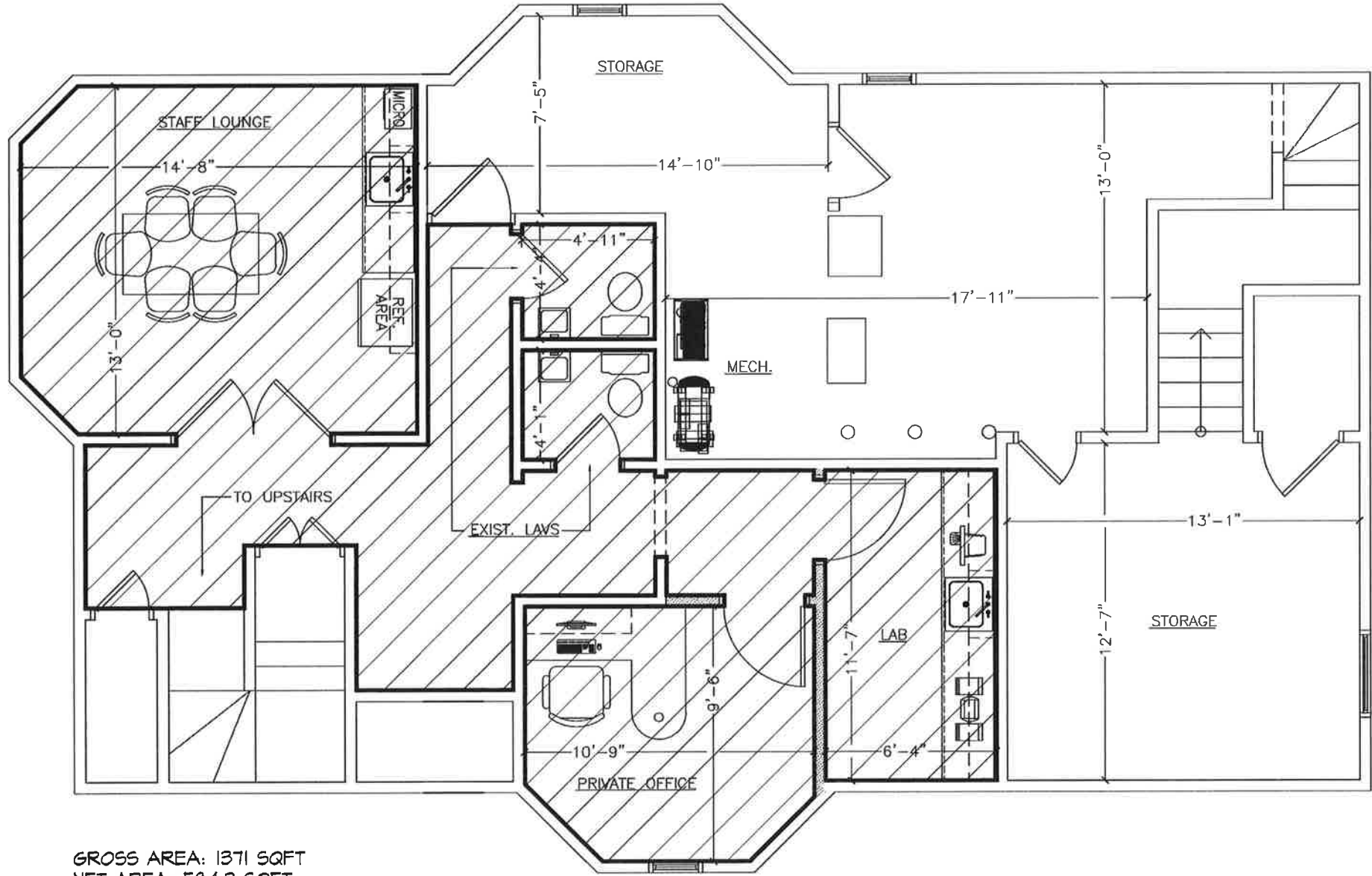
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ELEVATIONS BASED ON 1ST FLOOR
ASSUMED ELEVATION OF 100'.
OPEN SPACE = 42%

EXISTING PLAN OF LAND LOCATED AT 109 COLLEGE AVENUE SOMERVILLE, MA

MASSACHUSETTS SURVEY
CONSULTANTS

10 FIRST AVE
PEABODY, MA
617 899-0703
WWW.MASSACHUSETTSURVEY.COM
MASS.SURVEY@GMAIL.COM

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GROSS AREA: 1371 SQFT
NET AREA: 584.2 SQFT

1 BASEMENT FLOOR PLAN - PROPOSED
SCALE 3/16" = 1'-0"



BECHTEL FRANK ERICKSON ARCHITECTS
1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

PROJECT

109 COLLEGE AVE LLC
SOMERVILLE, MA

TITLE

BASEMENT PLAN
PROPOSED

SCALE

3/16" = 1'-0"

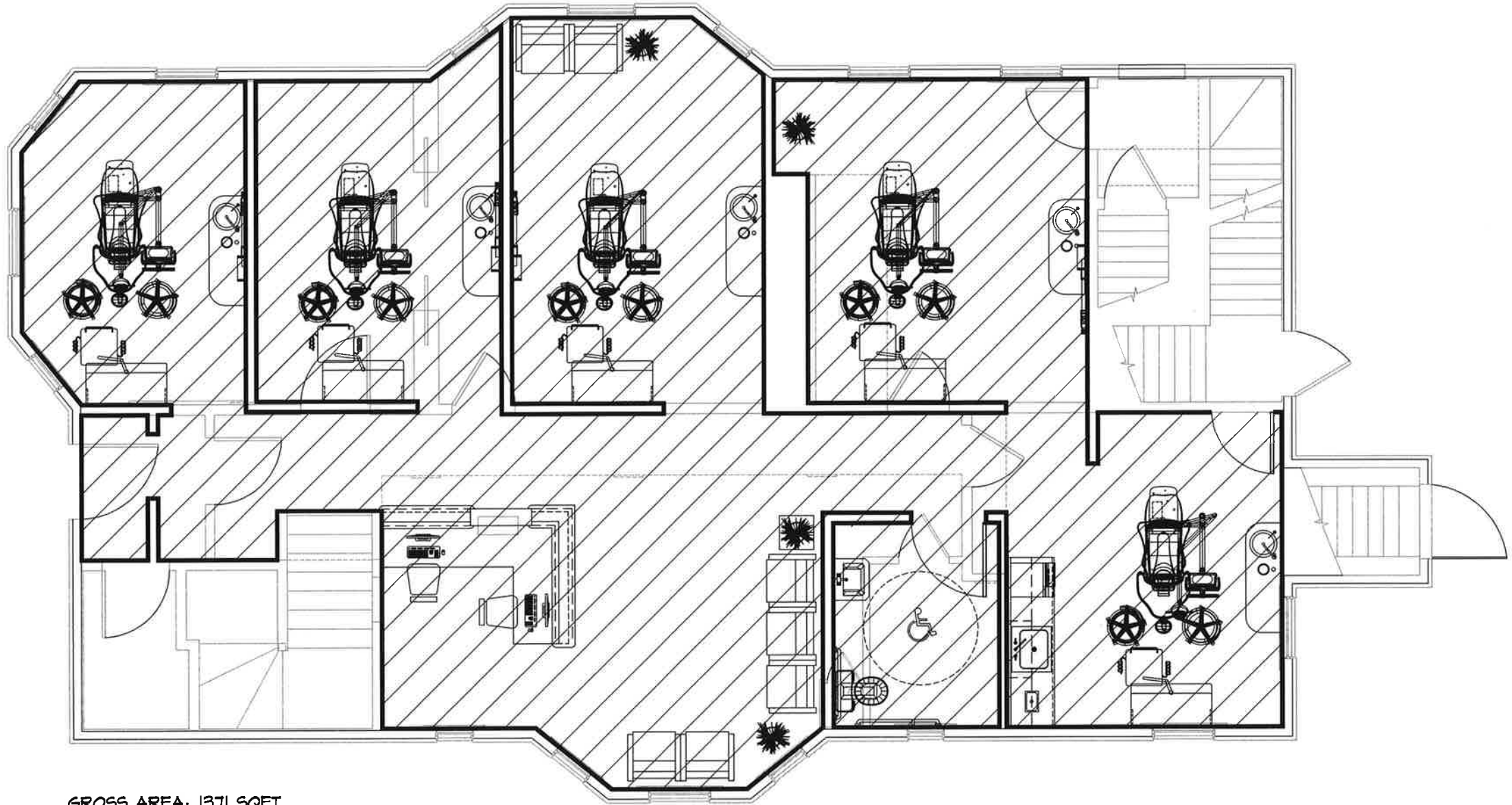
DATE

7/30/14

NO.

A-1

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GROSS AREA: 1371 SQFT
NET AREA: 1054.9 SQFT

1 FIRST FLOOR PLAN - PROPOSED
SCALE 3/16" = 1'-0"



BECHTEL FRANK ERICKSON ARCHITECTS 1840 MASSACHUSETTS AVENUE LEXINGTON, MA 02420 www.bfearc.com	PROJECT 109 COLLEGE AVE LLC SOMERVILLE, MA	SCALE	3/16" = 1'-0"
		DATE	7/30/14
	TITLE FIRST FLOOR PLAN PROPOSED	NO.	A-2

Professional Seal of Gerard Frank, Registered Architect, No. 6572, Boston, MA, Commonwealth of Massachusetts. The seal is circular with a serrated edge. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "COMMONWEALTH OF MASSACHUSETTS" at the bottom. The inner ring contains the name "GERARD FRANK". The center of the seal contains the text "No. 6572", "BOSTON", and "MA". A handwritten signature is written across the bottom of the seal.

BECHTEL FRANK ERICKSON ARCHITECTS 1840 MASSACHUSETTS AVENUE LEXINGTON, MA 02420 www.bfearc.com	PROJECT	109 COLLEGE AVE LLC SOMERVILLE, MA	SCALE 3/16" = 1'-0"
	TITLE	ENLARGED ACCESS PLAN PROPOSED	DATE 8/26/14
			NO. A-3



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



BECHTEL FRANK ERICKSON ARCHITECTS
1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

PROJECT

109 COLLEGE AVENUE
SOMERVILLE, MA

TITLE

EXTERIOR ELEVATIONS
PROPOSED

SCALE

1/8" = 1'-0"

DATE

8/26/14

NO.

A-4

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2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
SCALE 1/8" = 1'-0"

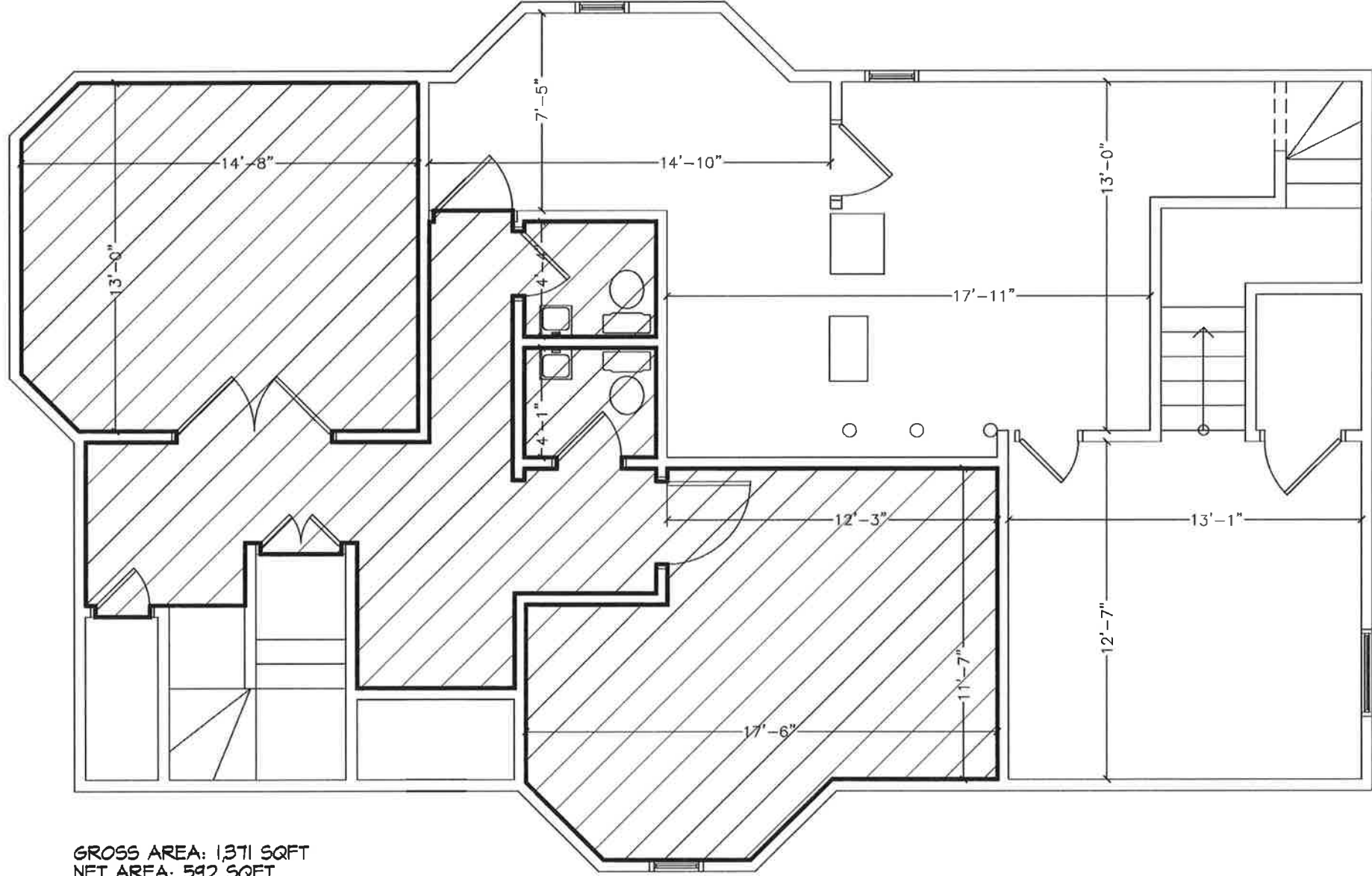


BECHTEL FRANK ERICKSON ARCHITECTS
1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

PROJECT 109 COLLEGE AVENUE
SOMERVILLE, MA
TITLE EXTERIOR ELEVATIONS
PROPOSED

SCALE 1/8" = 1'-0"
DATE 8/26/14
NO. A-5

G:\projects\1416.00 Lorna Lally DMD\Drawing\Existing Conditions\Existing Business Layout.dwg - Aug 26 2014, 10:28 AM



GROSS AREA: 1,371 SQFT
NET AREA: 592 SQFT

1 BASEMENT FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



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1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

PROJECT

109 COLLEGE AVE LLC
SOMERVILLE, MA

TITLE

BASEMENT PLAN
EXISTING

SCALE

3/16" = 1'-0"

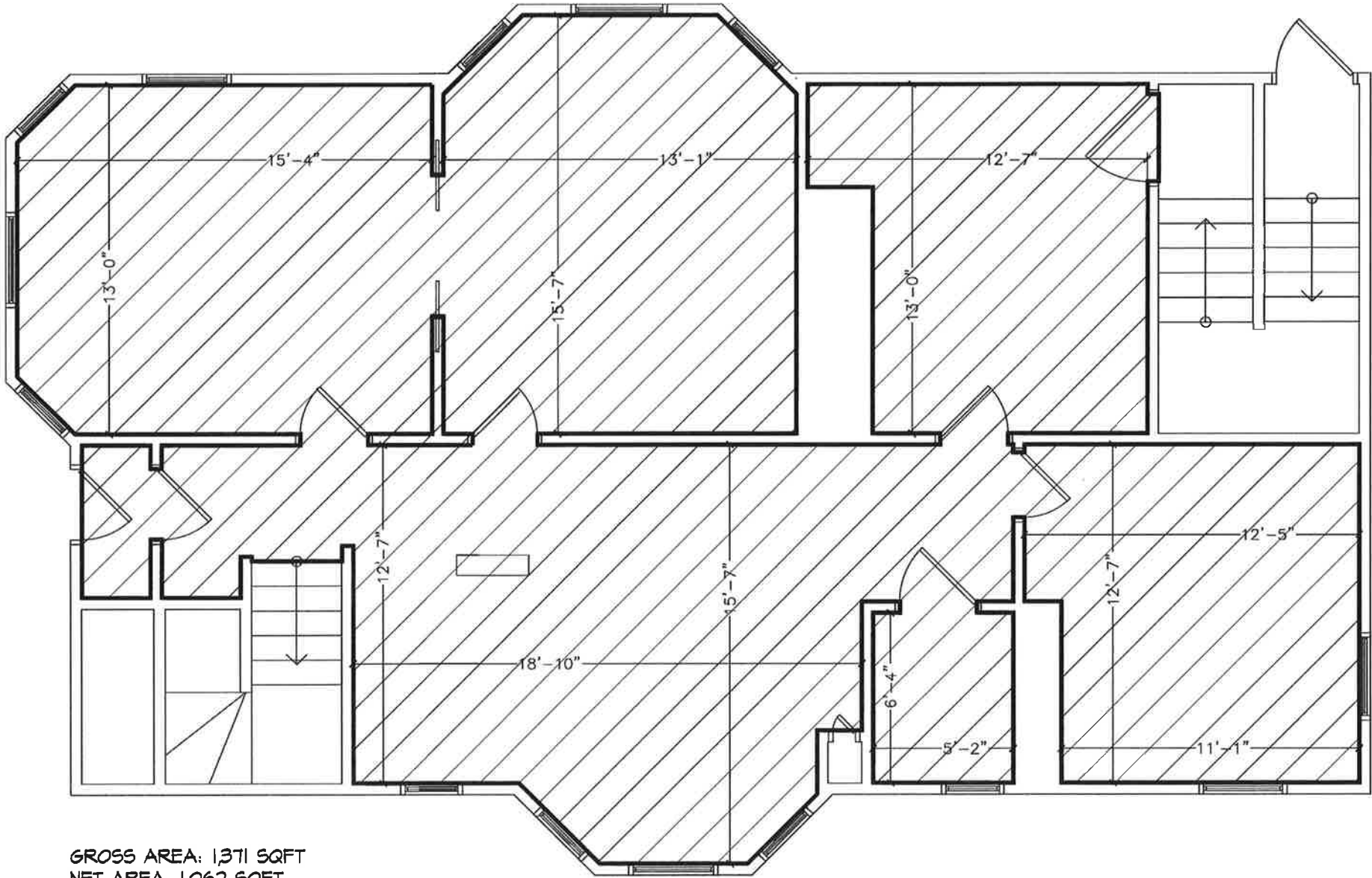
DATE

7/30/14

NO.

EX-1

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GROSS AREA: 1,371 SQFT
NET AREA: 1,062 SQFT

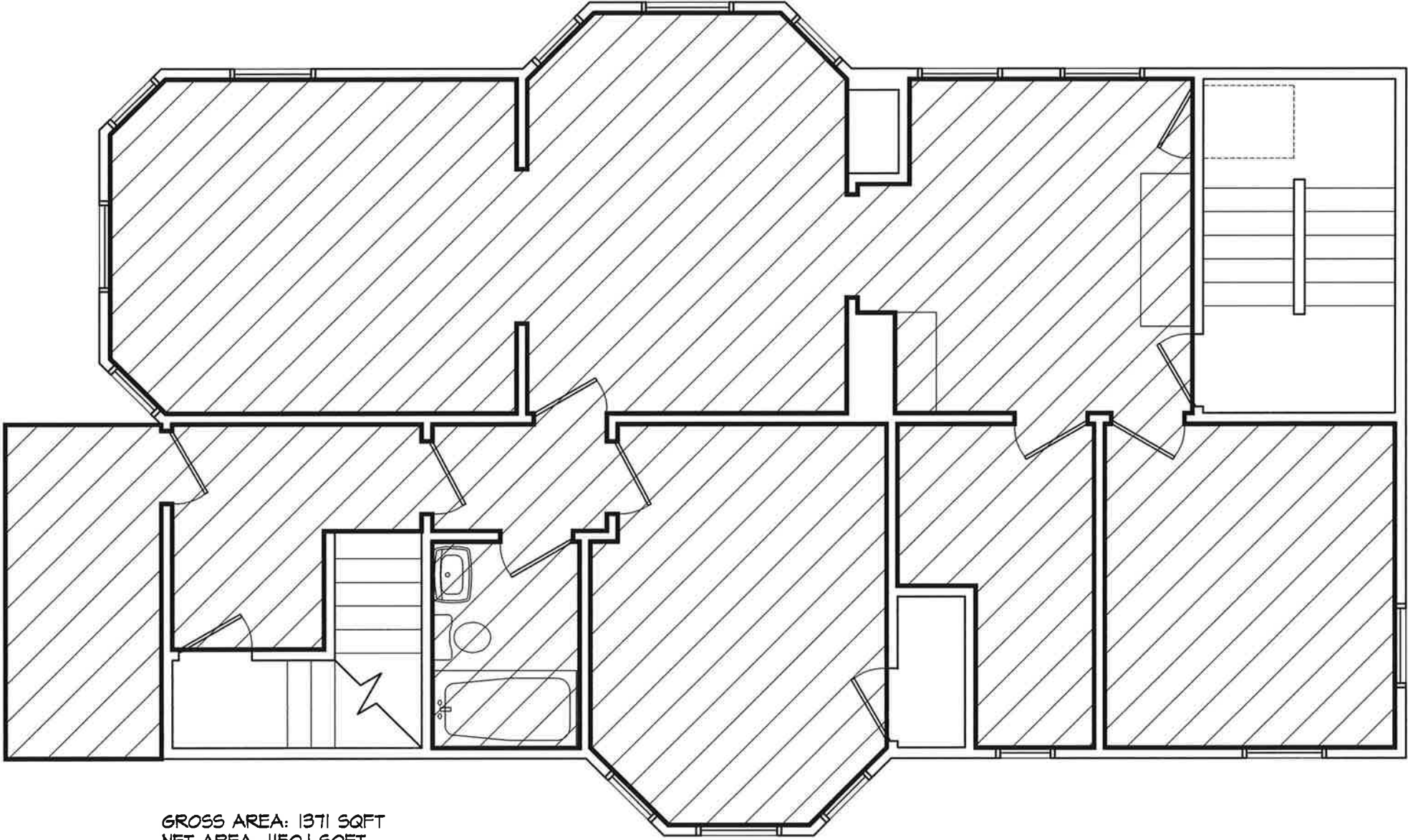
1 FIRST FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



PROJECT	109 COLLEGE AVE LLC SOMERVILLE, MA			SCALE	3/16" = 1'-0"
	TITLE FIRST FLOOR PLAN EXISTING			DATE	7/30/14
				NO.	EX-2

BECHTEL FRANK ERICKSON ARCHITECTS
1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

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GROSS AREA: 1371 SQFT
NET AREA: 1150.1 SQFT

1 SECOND FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



PROJECT	109 COLLEGE AVE LLC SOMERVILLE, MA			SCALE	3/16" = 1'-0"
	TITLE			DATE	7/30/14
BECHTEL FRANK ERICKSON ARCHITECTS 1840 MASSACHUSETTS AVENUE LEXINGTON, MA 02420 www.bfearc.com			NO.		
			EX-3		

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2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



PROJECT		SCALE
109 COLLEGE AVENUE SOMERVILLE, MA		1/8" = 1'-0"
TITLE		DATE
EXTERIOR ELEVATIONS EXISTING		8/26/14
BECHTEL FRANK ERICKSON ARCHITECTS 1840 MASSACHUSETTS AVENUE LEXINGTON, MA 02420 www.bfearc.com		NO.
		EX-4

6:\projects\1416.00 Loma Lilly DMD\Drawing\Existing Conditions\Existing Elevations Revised 8 11 14.dwg - Aug 26 2014, 10:47 AM



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
SCALE 1/8" = 1'-0"



BECHTEL FRANK ERICKSON ARCHITECTS
1840 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
www.bfearc.com

PROJECT

109 COLLEGE AVENUE
SOMERVILLE, MA

TITLE

EXTERIOR ELEVATIONS
EXISTING

SCALE

1/8" = 1'-0"

DATE

8/26/14

NO.

EX-5