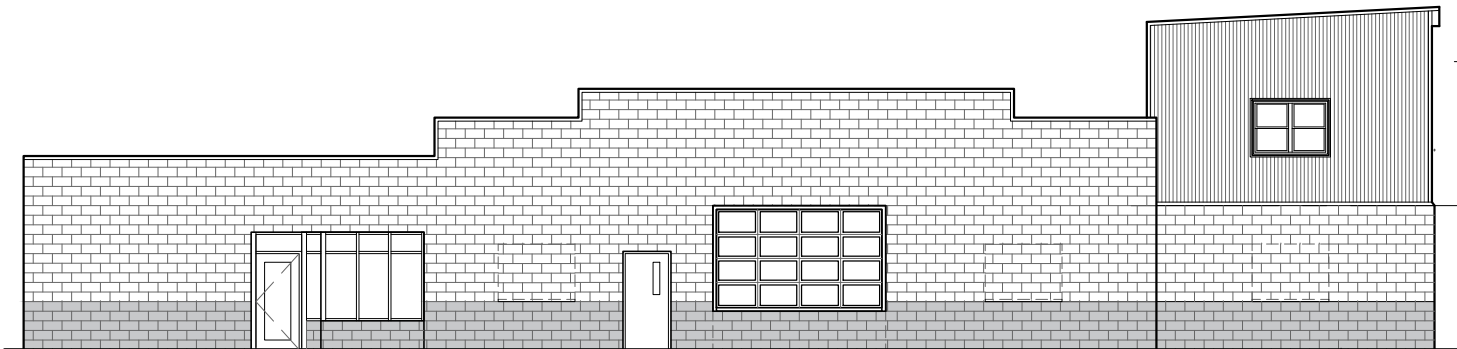


ZBA APPLICATION

ALTERATION OF 100 DOVER ST TENANT A (FRONT UNIT)

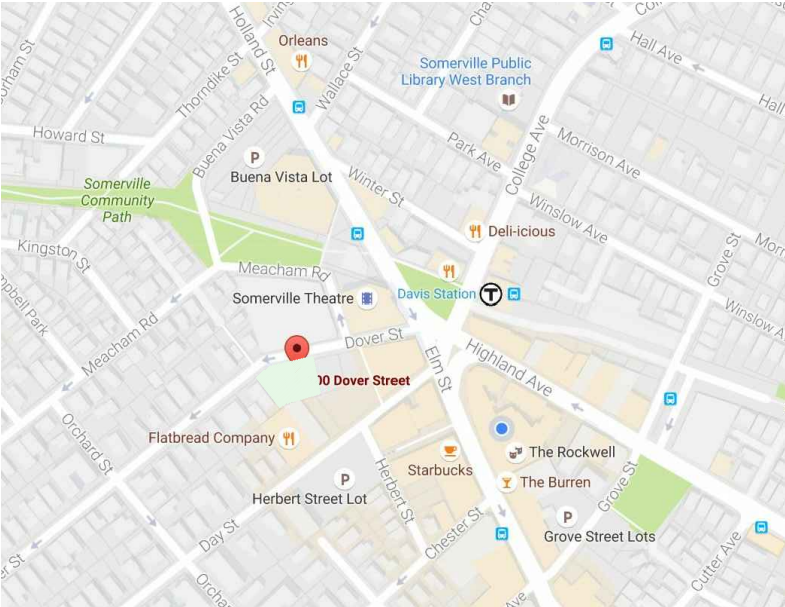
100 DOVER ST, SOMERVILLE, MA 02143



DOVER ST ELEVATION

LIST OF DRAWINGS		BZA APPL	
		20 DEC 2016	
GENERAL			
T1.0	TITLE SHEET	X	
	EXISTING CONDITIONS PLOT PLAN	X	
Z1.1	ZONING COMPLIANCE	X	

ARCHITECTURAL			
A1.0	FIRST FLOOR PLAN	X	
A2.1	ELEVATIONS	X	



LOCUS PLAN

PREPARED BY:

ARCHITECT

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

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

PROJECT

ALTERATIONS TO

100 DOVER STREET, TENANT A
SOMERVILLE, MA

PREPARED FOR

NEW DAY
PROPERTIES, LLC

100 DOVER STREET
SOMERVILLE, MA 02144

DRAWING TITLE

COVER SHEET

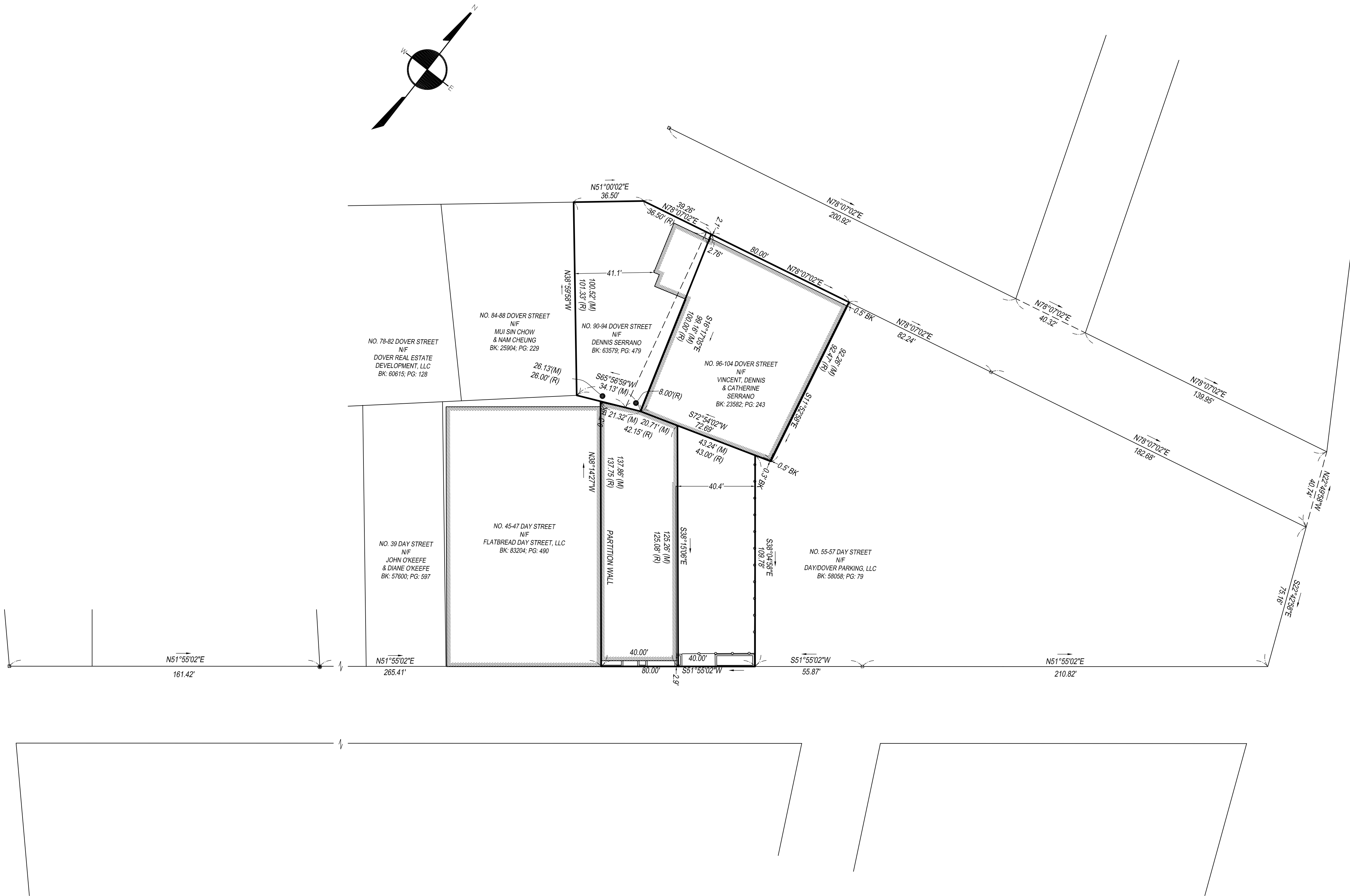
SCALE AS NOTED	
REVISION	DATE
ZBA APPL	20 DEC 2016
DRAWN BY MY	REVIEWED BY PQ
SHEET	

T1.0

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

I CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAN MATCHES THE LEGAL DESCRIPTIONS ON THE DEEDS OF RECORD REFERENCED BELOW.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY-PANEL # 25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

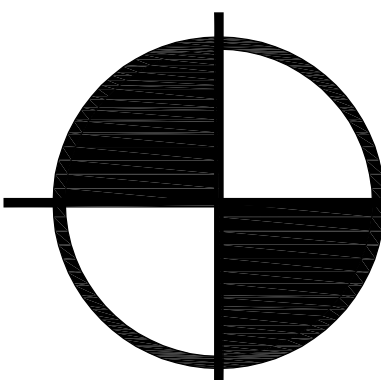


DRAFTSMAN: RAP	REVIEWED BY: GCC
PREPARED	05/30/14
SCALE: 1 INCH = 30 FEET	

REFERENCES:
DEED: BK 21219; PG 513 (NO. 53 DAY STREET)
BK 23582; PG 258 (NO. 49 DAY STREET)
BK 63579; PG 479 (NO. 90-94 DOVER STREET)
BK 23582; PF 243 (NO. 96-104 DOVER STREET)
PLAN: BK 17498; PG 249
NO. 573 OF 1984
NO. 57 OF 2004
LCC 9430-A

SITE PLAN
LOCATED AT
49-53 DAY STREET & 90-104 DOVER STREET
SOMERVILLE, MA

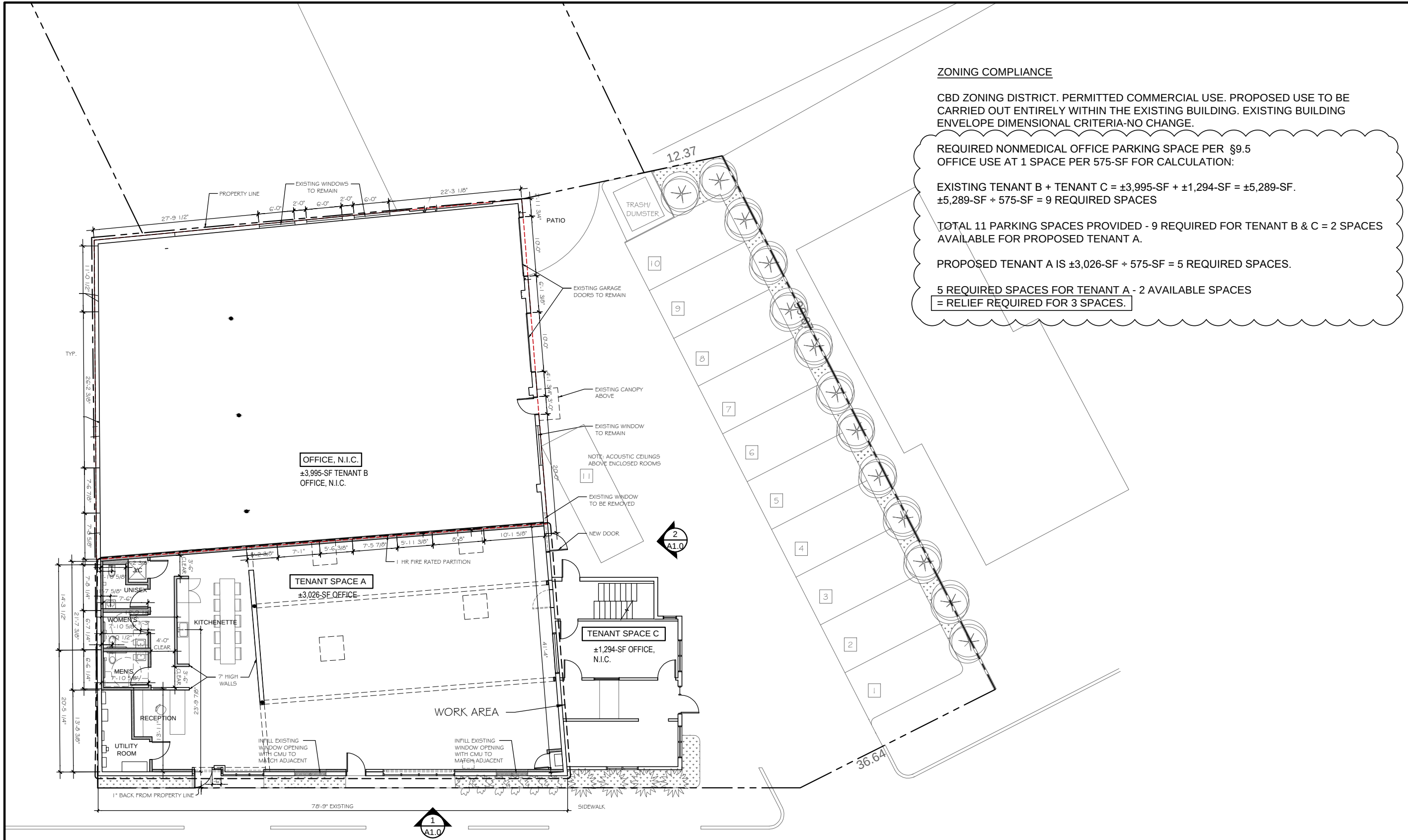
PREPARED FOR:
MARINA TRUST & CATHERINE SERRANO TRUSTEE
36 RICHARDSON ROAD
BELMONT, MA 02478



**BOSTON
SURVEY, INC.**
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313
www.bostonsurveyinc.com

Z:\CAD\DWG\SS\ Dover-100 Office\Current\Tentative A (Front View)\CIVIL SITE PLAN.dwg SITE PLAN: 12/20/14 2:20:35 PM

Z:\DCADDWGSDover-100 Office\Current\Tenant A (Front Unit Working)\Tenant A-G1.1 Codes.dwg, Z1.1, 12/30/2016 4:14:14 PM



ZONING COMPLIANCE

CBD ZONING DISTRICT. PERMITTED COMMERCIAL USE. PROPOSED USE TO BE CARRIED OUT ENTIRELY WITHIN THE EXISTING BUILDING. EXISTING BUILDING ENVELOPE DIMENSIONAL CRITERIA-NO CHANGE.

REQUIRED NONMEDICAL OFFICE PARKING SPACE PER §9.5 OFFICE USE AT 1 SPACE PER 575-SF FOR CALCULATION:

EXISTING TENANT B + TENANT C = ±3,995-SF + ±1,294-SF = ±5,289-SF.
±5,289-SF ÷ 575-SF = 9 REQUIRED SPACES

TOTAL 11 PARKING SPACES PROVIDED - 9 REQUIRED FOR TENANT B & C = 2 SPACES AVAILABLE FOR PROPOSED TENANT A.

PROPOSED TENANT A IS ±3,026-SF ÷ 575-SF = 5 REQUIRED SPACES.

5 REQUIRED SPACES FOR TENANT A - 2 AVAILABLE SPACES
= RELIEF REQUIRED FOR 3 SPACES.

1 DIMENSIONAL SITE PLAN - TENANT SPACE A
SCALE: 1/16" = 1'-0"

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

SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

ALTERATIONS TO
100 DOVER STREET, TENANT A
SOMERVILLE, MA

PREPARED FOR

NEW DAY PROPERTIES, LLC
100 DOVER STREET
SOMERVILLE, MA 02144

DRAWING TITLE

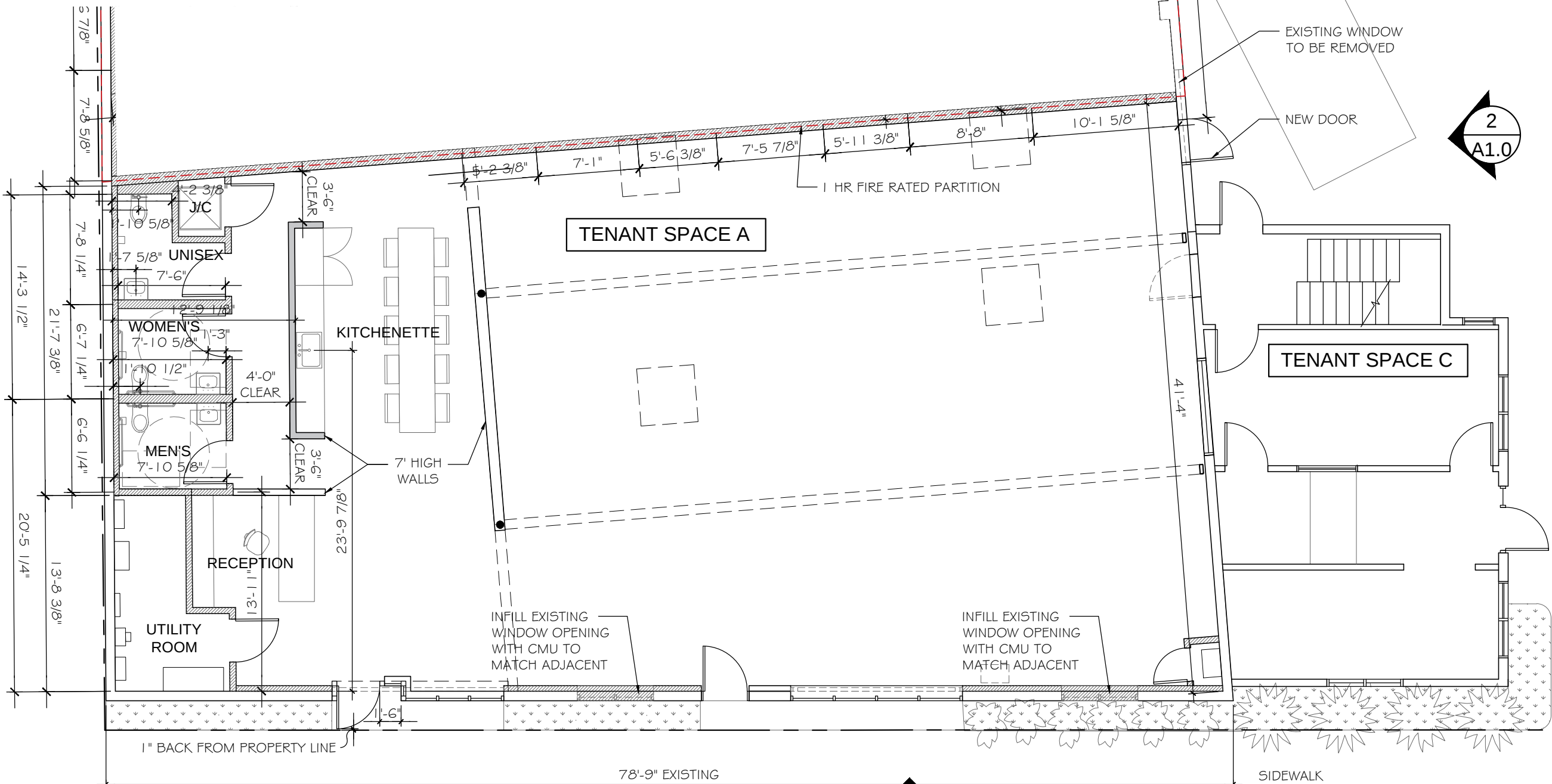
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	30 DEC 2016
ZBA APPL	20 DEC 2016
DRAWN BY MY	REVIEWED BY PQ

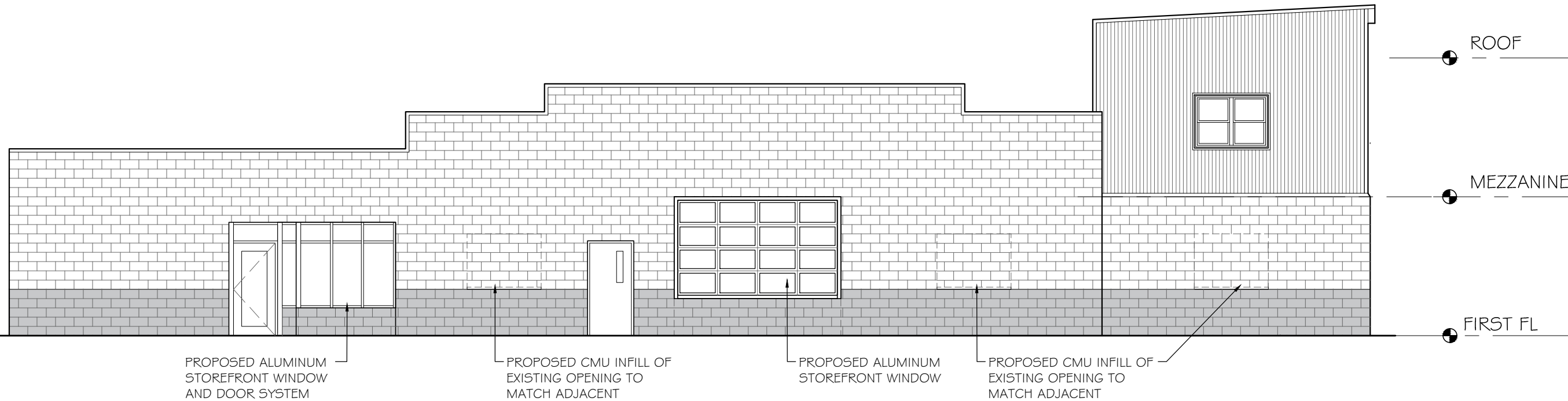
SHEET

Z1.1

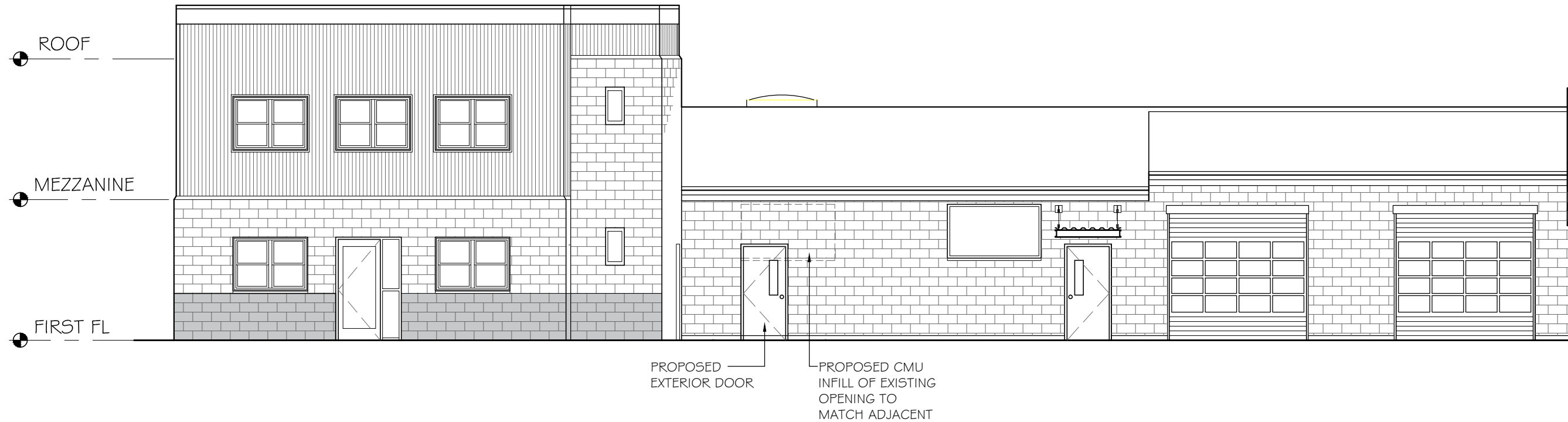


1 FLOOR PLAN - TENANT SPACE A
SCALE 1/8" = 1'-0"

Z:\DCAD\DWGS\Dover-100 Office\Current\Tenant A (Front Unit)\Dover Permit Set-161.220.dwg, A2.1 Elevations, 12/27/2016 5:15:24 PM



1 PROPOSED DOVER ST ELEVATION
SCALE 1/8" = 1'-0"



1 PROPOSED DOVER ST ELEVATION
SCALE 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS

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SEAL



CONSULTANT

PROJECT

ALTERATIONS
TO

100 DOVER STREET, TENANT A
SOMERVILLE, MA

PREPARED FOR

NEW DAY
PROPERTIES, LLC

100 DOVER STREET
SOMERVILLE, MA 02144

DRAWING TITLE

ELEVATIONS

SCALE AS NOTED

REVISION DATE

ZBA APPL 20 DEC 2016

DRAWN BY ASH REVIEWED BY PQ

SHEET

A2.1