

DEVELOPMENT OF 44 MEDFORD ST
44 MEDFORD ST, SOMERVILLE, MA 02143



MEDFORD ST ELEVATION

LIST OF DRAWINGS		ZBA APPL 02 AUG 2016	ZBA APPL REV 1 04 OCT 2016	ZBA APPL TRANSFORMER 28 NOV 2016
GENERAL				
T1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN	X	X	X
Z1.1	ZONING COMPLIANCE	X	X	X
Z1.2	ZONING COMPLIANCE	X	X	X
Z1.3	ZONING COMPLIANCE	X	X	X

ARCHITECTURAL				
A0.1	RENDERED STREET ELEVATION	X	X	X
A0.1a	3D VIEW		X	X
A0.2	COLOR STUDY 1	X		
A0.3	COLOR STUDY 2	X		
A1.0	SITE PLAN	X	X	X
A1.1	GROUND FLOOR PLAN	X	X	X
A1.2	SECOND AND THIRD FLOOR PLAN	X	X	X
A1.3	FOURTH FLOOR PLAN	X	X	X
A2.1	MEDFORD ST ELEVATION	X	X	X
A2.2	WARD ST ELEVATION	X	X	X
A2.3	REAR ELEVATION	X	X	X
A2.4	LEFT ELEVATION	X	X	X

UNIT SUMMARY

FLOOR	GROSS RES. AREA	STUDIO	1 BED UNITS	2/2+ BED UNITS	3 BED UNITS	TOTAL
4TH FL	4,878	1	1	2	0	4
3RD FL	5,055	1	1	1	1	4
2ND FL	5,055	1	1	1	1	4
1ST FL	(2,374 COMM & RES LOBBY)					
TOTAL	17,362-SF	3	3	4	2	12



LOCUS PLAN

PREPARED BY:

ARCHITECT

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

SURVEYOR

DESIGN
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PH (617) 776 3350

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SEAL



CONSULTANT

PROJECT

DEVELOPMENT
OF
44 MEDFORD ST
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES
LLC
129 NEWBURY ST, SUITE 400
BOSTON, MA 02116

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION	DATE
TRANSFORMER	28 NOV 2016
ZBA REV1	4 OCT 2016
ZBA APPL	2 AUG 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

T1

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1 BUILDING HEIGHT
SCALE: 1"=20'-0"

MEDFORD 44 - DIMENSIONAL TABLE - BA ZONING DISTRICT - SPSR PER §7.11, §4.4.1, §9.13.g (ADOPTED 9 MAY 2016)

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	8,181	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	2,727	909 BEFORE BONUS 681 AFTER BONUS	COMPLIES PER §13.5****
MAX GROUND COVERAGE (%)	80		± 67	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	10	0	± 22 ± 21	COMPLIES
PERVIOUS AREA (% OF LOT)	NA	0	± 27 ± 25	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	± 1.03	2.0	COMPLIES
NET FLOOR AREA (NSF)	16,362	± 8,467	± 16,352	COMPLIES
MAX HEIGHT (FT/ STORIES)	50 / 4	4-STY	± 47.2 / 4	COMPLIES
MIN FRONT YARD (FT)	NA	± 4.3	± 2	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	0.9 OVER	± 5	COMPLIES
MIN SIDE YARD - RIGHT (FT)	NA	0.3 OVER	± 2	COMPLIES
MIN REAR YARD (FT)	14.45*	0.2	± 10	EXISTING NON-CONFORMITY IMPROVED
MIN FRONTAGE (FT)	NA	56	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	22**	5	12 (7 COMPACT) 14 (8 COMPACT)	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	2***		12	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

*REAR YARD REDUCTION PER §8.6.13

3" REDUCTION PER FOOT THAT THE LOT DEPTH IS UNDER 100'.
THE LOT DEPTH IS 93.8'.
100' - 93.8' LOT DEPTH = 6.2'
6.2' X 3"/FOOT = 18.6" (OR 1.55') REDUCTION
16' - 1.55' = 14.45' REDUCED REAR YARD REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

(3) STUDIO UNITS AT 1 PER UNIT = 3

(7) 1OR2-BR UNITS AT 1.5 PER UNIT = 7X1.5 = 10.5

(2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4

VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 12÷6 = 2

COMMERCIAL

GENERAL RETAIL USE AT 1 SPACE PER 425 SF FOR CALCULATION = ±1,120/425 = 2.6

19.5 RES

+ 2.6 COMM

22.1 (22) SPACES REQUIRED

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B

RESIDENTIAL

FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1X1 = 1

1 BIKE SPACE PER EVERY 3 UNITS OVER THE FIRST 7 UNITS = 1X1 = 1

COMMERCIAL

IF REQUIRED CAR PARKING IS 1-3 THEN 0 BIKE SPACE REQUIRED

2 RES

+ 0 COMM

2 BIKE SPACES REQUIRED

****INCLUSIONARY HOUSING AND BONUS UNITS CALCULATION PER §13.5

8,181-SF LOT + 875-SF MIN/UNIT = 9 UNITS MAX BEFORE INCLUSIONARY BONUS. 9 UNITS X 12.5% = 1 AFFORDABLE UNIT REQ'D.

PROPOSED 2 AFFORDABLE UNITS = (1) AFFORDABLE UNIT MORE THAN REQ'D.

(1) AFFORDABLE UNIT MORE THAN REQUIRED X 2 BONUS MARKET RATE UNITS PER SUCH UNIT = 2 BONUS MARKET RATE UNITS

9 UNITS MAX (W/ 1 INCLUSIONARY UNIT) + 1 ADDITIONAL AFFORDABLE UNIT + 2 BONUS MARKET RATE UNITS = 12 UNITS ALLOWED

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OF

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SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES
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129 NEWBURY ST, SUITE 400
BOSTON, MA 02116

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

TRANSFORMER 28 NOV 2016

ZBA REV1 4 OCT 2016

ZBA APPL 2 AUG 2016

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.1

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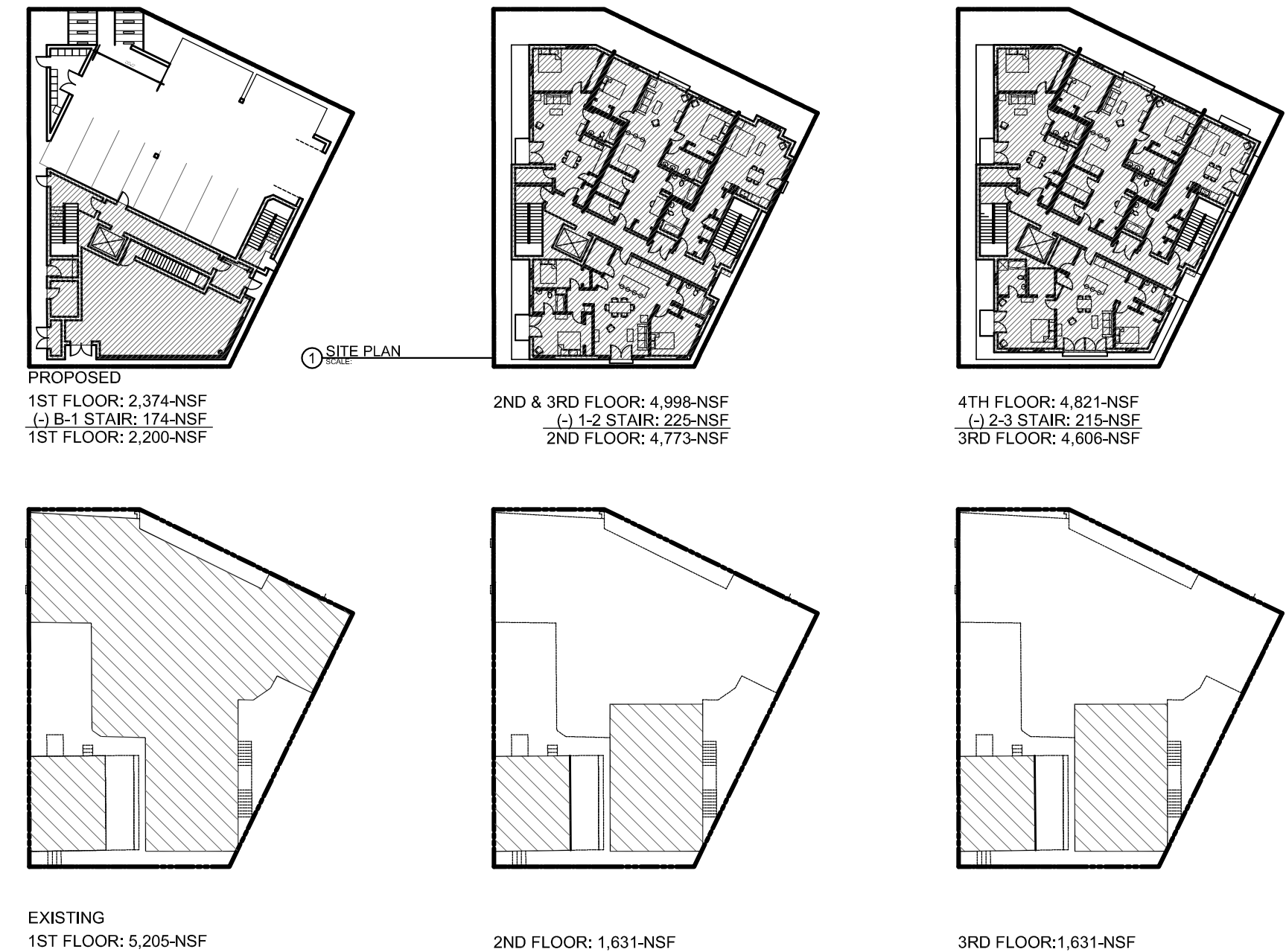
ZONING COMPLIANCE

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REVISION	DATE
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SHEET

Z1.2

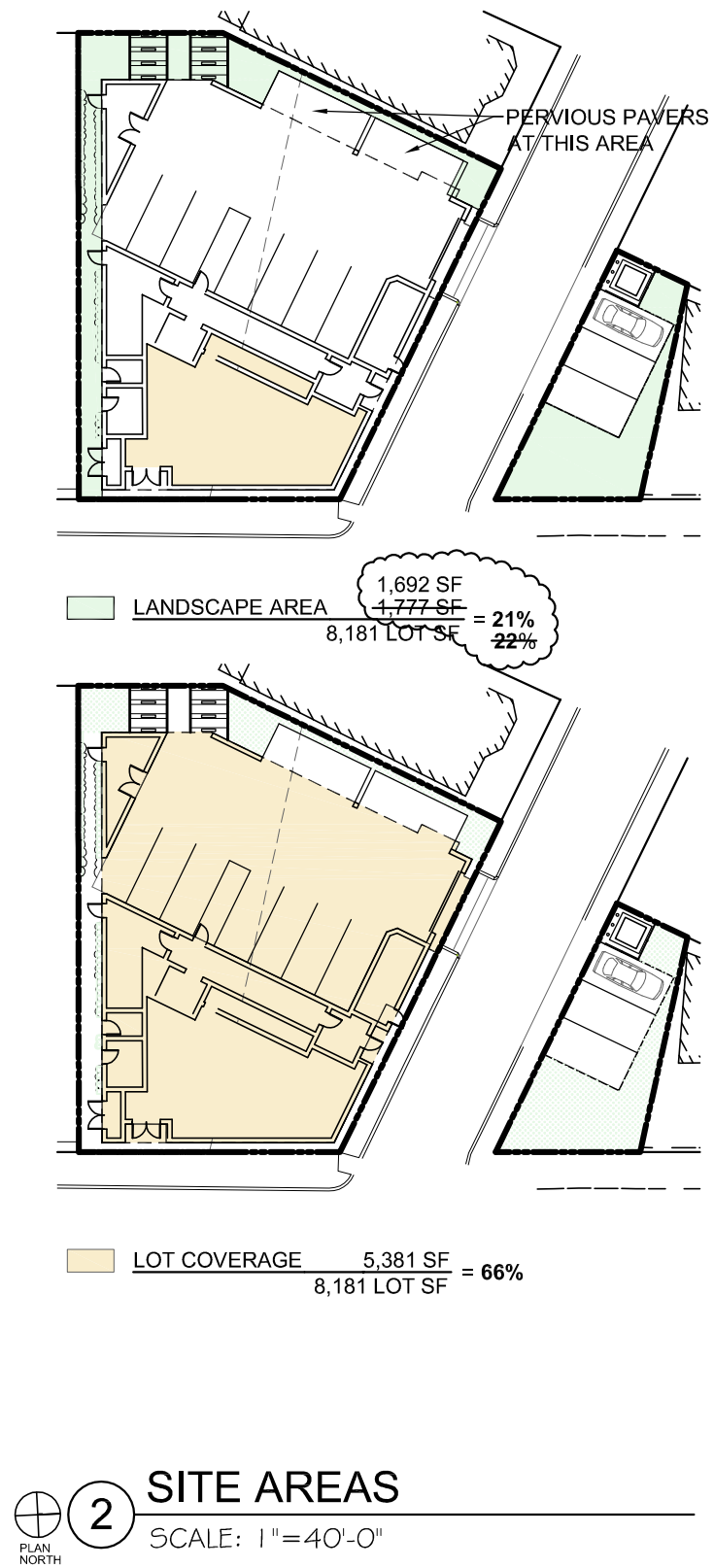


NET SQUARE FOOTAGE SUMMARY		
FLOOR	EXISTING NSF	PROPOSED NSF
4TH FL	N/A	4,606
3RD FL	1,631	4,773
2ND FL	1,631	4,773
1ST FL	5,205	2,200
TOTAL	8,467	16,352-NSF



PLAN NORTH

1 NET SQUARE FOOTAGE CALC
SCALE: 1"=40'-0"



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1 RENDERED STREET ELEVATION
SCALE:

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RENDERED
STREET
ELEVATION

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SHEET

A0.1

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STREET VIEW



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REGISTERED ARCHITECT
PETER SAMUEL QUINN
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CAMBRIDGE
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RECEIVED
COMMONWEALTH OF MASSACHUSETTS

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DRAWING TITLE

3D STREET
VIEW AND
EXISTING

SCALE AS NOTED

REVISION	DATE
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SHEET

A0.1a

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DRAWING TITLE
SITE PLAN

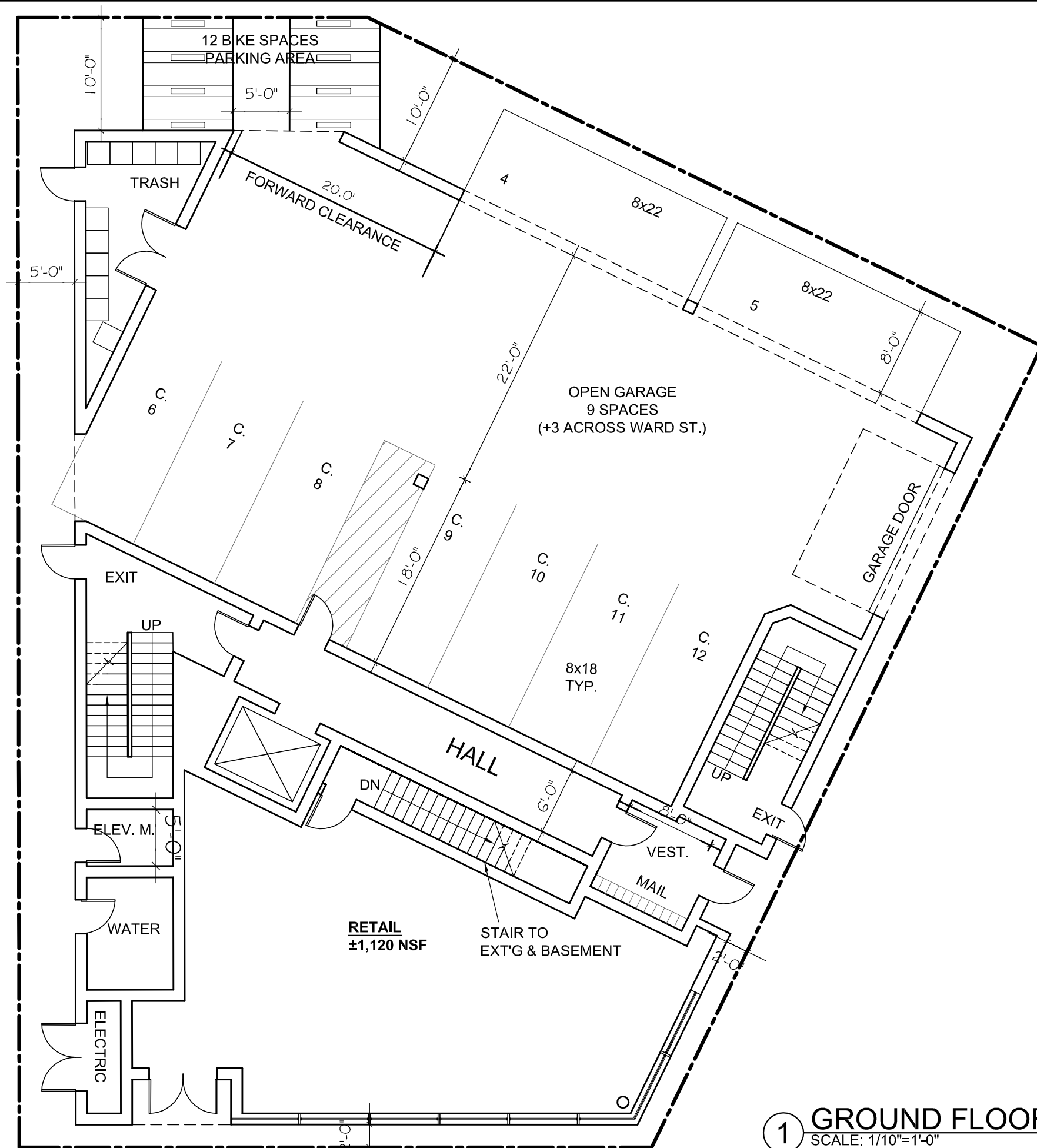
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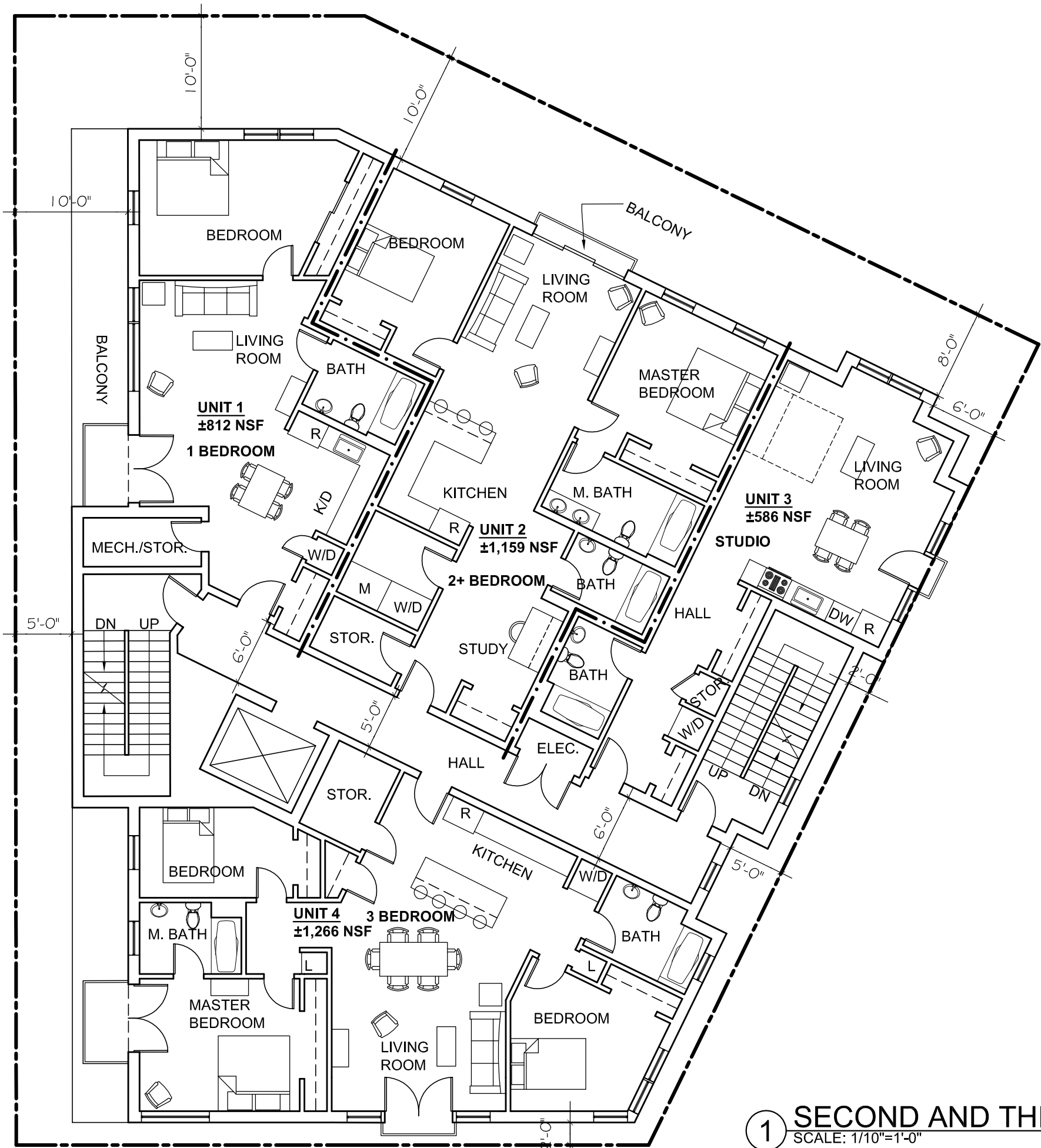
A1.0

SHEET



1 GROUND FLOOR PLAN

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1 SECOND AND THIRD FLOOR PLAN
SCALE: 1/110"=1'-0"

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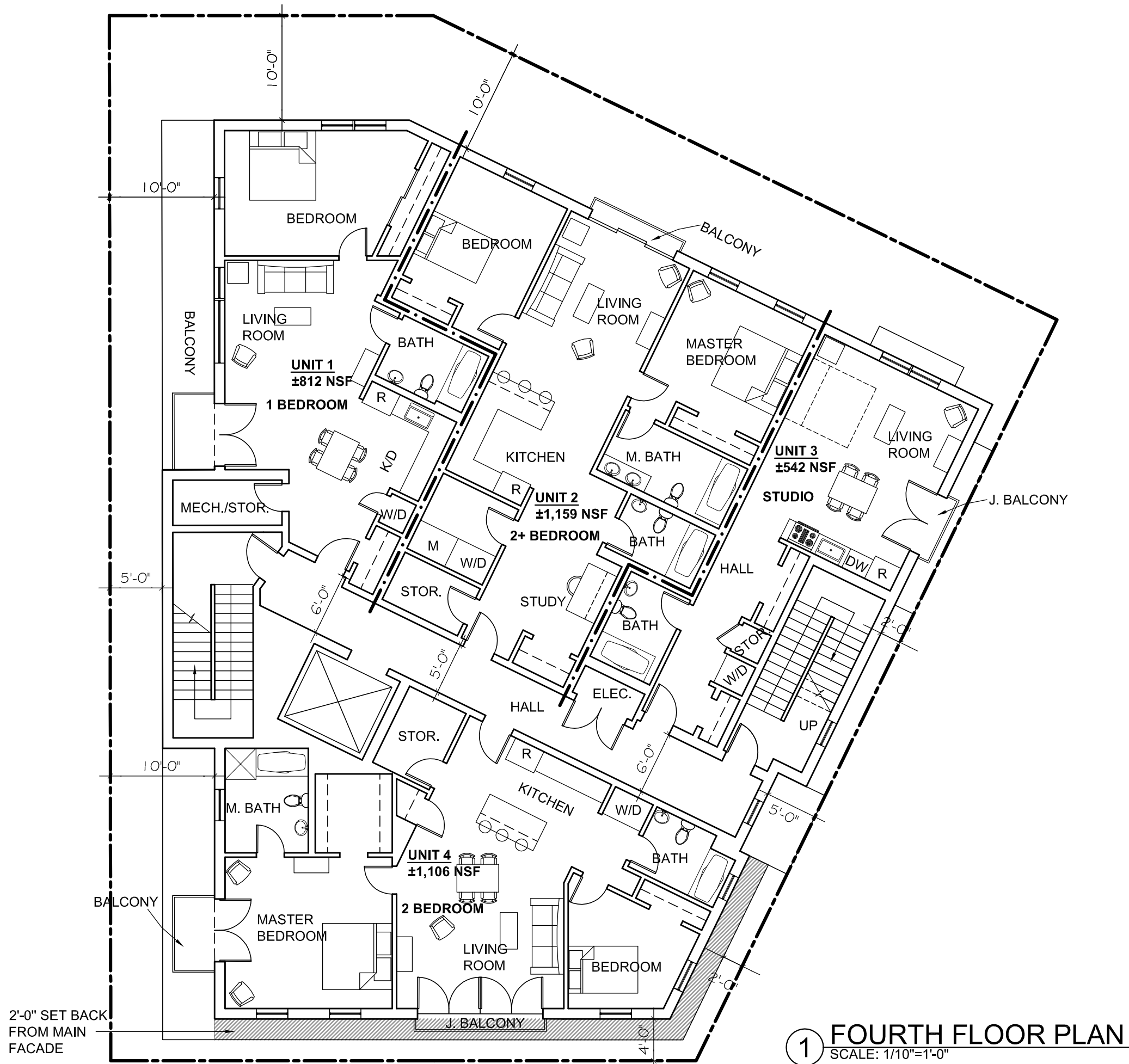
SECOND AND
THIRD FLOOR
PLAN

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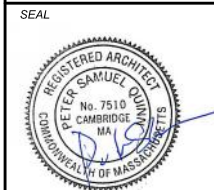
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DRAWING TITLE
FOURTH
FLOOR PLAN

SCALE AS NOTED

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SHEET	

A1.3

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DRAWING TITLE
MEDFORD ST
ELEVATION

SCALE AS NOTED

REVISION	DATE
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TRANSFORMER	28 NOV 2016
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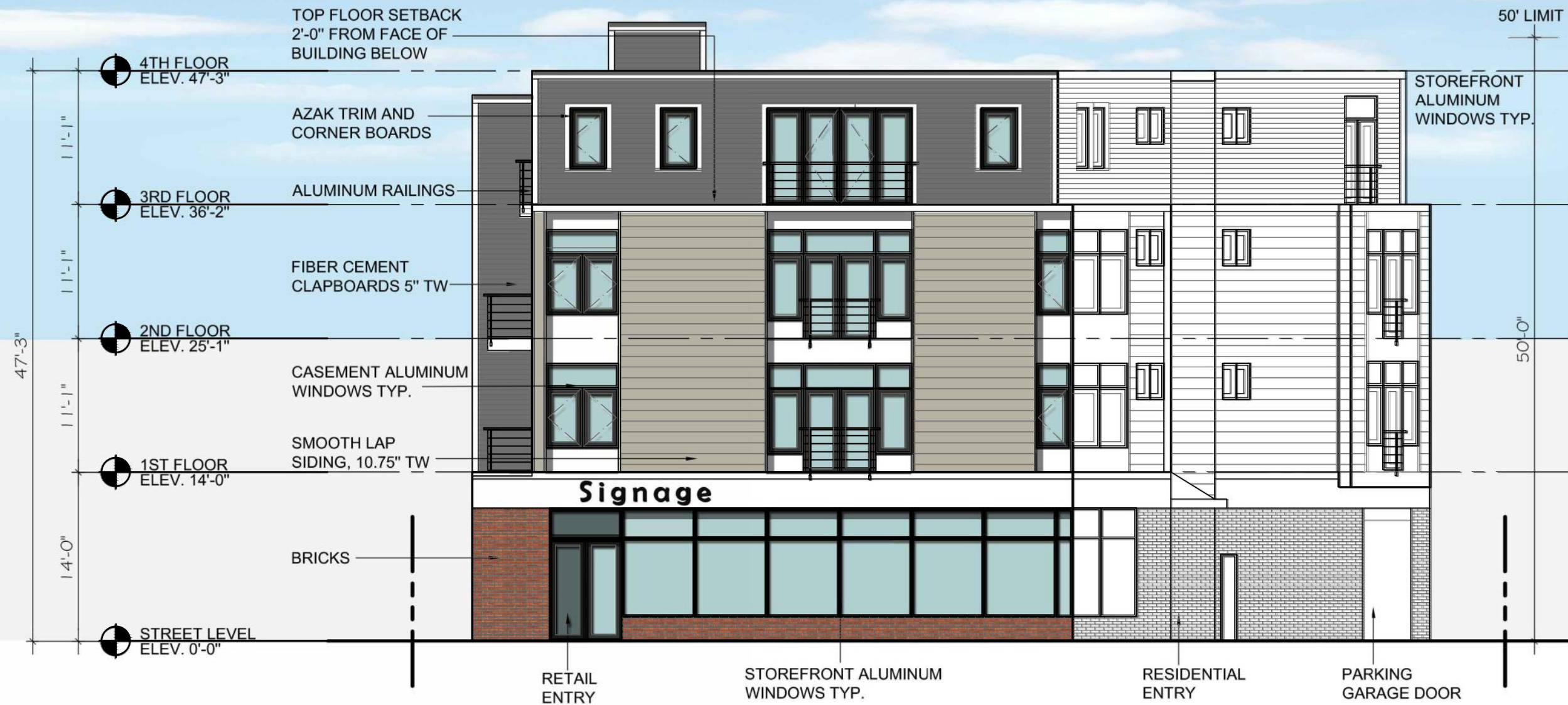
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ZBA APPL	2 AUG 2016
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SHEET

A2.1



1 MEDFORD ST ELEVATION
SCALE: 1/10"=1'-0"



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DRAWING TITLE

WARD ST
ELEVATION

SCALE AS NOTED

REVISION	DATE
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TRANSFORMER	28 NOV 2016
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ZBA REV1	4 OCT 2016
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ZBA APPL	2 AUG 2016
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SHEET

A2.2



1 WARD ST ELEVATION
SCALE: 1/10"=1'-0"

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1 REAR ELEVATION
SCALE: 1/10"=1'-0"

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DRAWING TITLE
**REAR
ELEVATION**

SCALE AS NOTED	
REVISION	DATE
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SHEET

A2.3

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1 SIDE ELEVATION
SCALE: 1/10"=1'-0"

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DRAWING TITLE
**SIDE
ELEVATION**

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SHEET
A2.4