

SPECIAL PERMIT APPLICATION

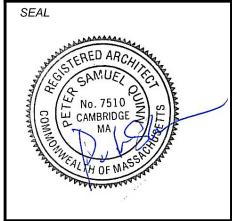
EXTERIOR STAIR ADDITION TO 102 MORRISON

102 MORRISON AVE, SOMERVILLE, MA 02144
(EXISTING NON-CONFORMING THREE-UNIT)

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

STAIR
ADDITION

102 MORRISON AVE
SOMERVILLE, MA 02144

PREPARED FOR

PAUL LAVELLE

51 FRANKLIN ST
SOMERVILLE, MA 02145

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP REV 1	21 OCT 2016
SP SET	1 SEP 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1

LIST OF DRAWINGS		SP APPL 1 SEP 2016	SP APPL REV 1 21 OCT 2016	
GENERAL				
T1	TITLE SHEET	X	X	
	CERTIFIED PLOT PLAN	X	X	
Z1	ZONING COMPLIANCE	X	X	

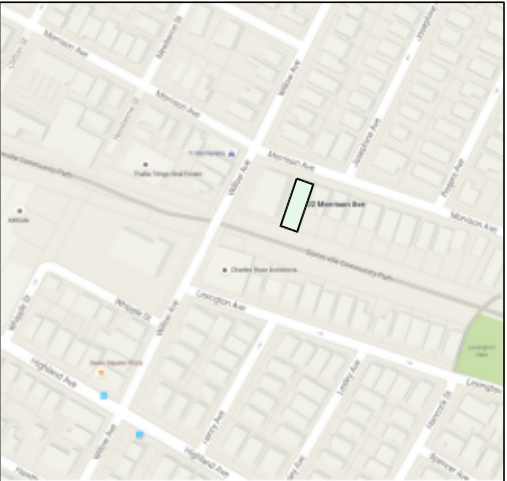
ARCHITECTURAL				
A1	DIMENSIONAL SITE PLAN AND STAIR PLANS	X	X	
A2	PROPOSED ELEVATIONS	X	X	

GENERAL
EXISTING 3-STORY 3-FAMILY RESIDENCE. RA ZONING DISTRICT.
±4,419-SF LOT AREA.

PROJECT SCOPE
BUILD EXTERIOR EGRESS STAIR ADDITION OFF OF EXISTING REAR DECKS. REMOVE EXISTING REAR INTERNAL STAIR. BUILD BATHROOM IN ITS PLACE. REPAIR TO EXISTING SIDING. NO CHANGES TO EXISTING REAR DECKS APART FROM INTRODUCING THE EXTERIOR EGRESS STAIR ADDITION.

BUILDING CODE COMPLIANCE
APPLICABLE CODE - 2009 IBC WITH MASS 8TH EDITION AMENDMENTS

ZONING CODE COMPLIANCE
PROPOSED EXTERIOR EGRESS STAIR ADDITION TO BE COMPLETELY DIMENSIONALLY COMPLIANT. NO CHANGES TO EXISTING DIMENSIONALLY-COMPLIANT REAR DECKS APART FROM INTRODUCING THE EXTERIOR EGRESS STAIR ADDITION.



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

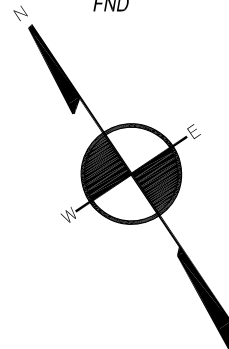
SURVEYOR

BOSTON SURVEY, INC.

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
PH (617) 242-1313

CB PIL
FND

CB PIL
FND

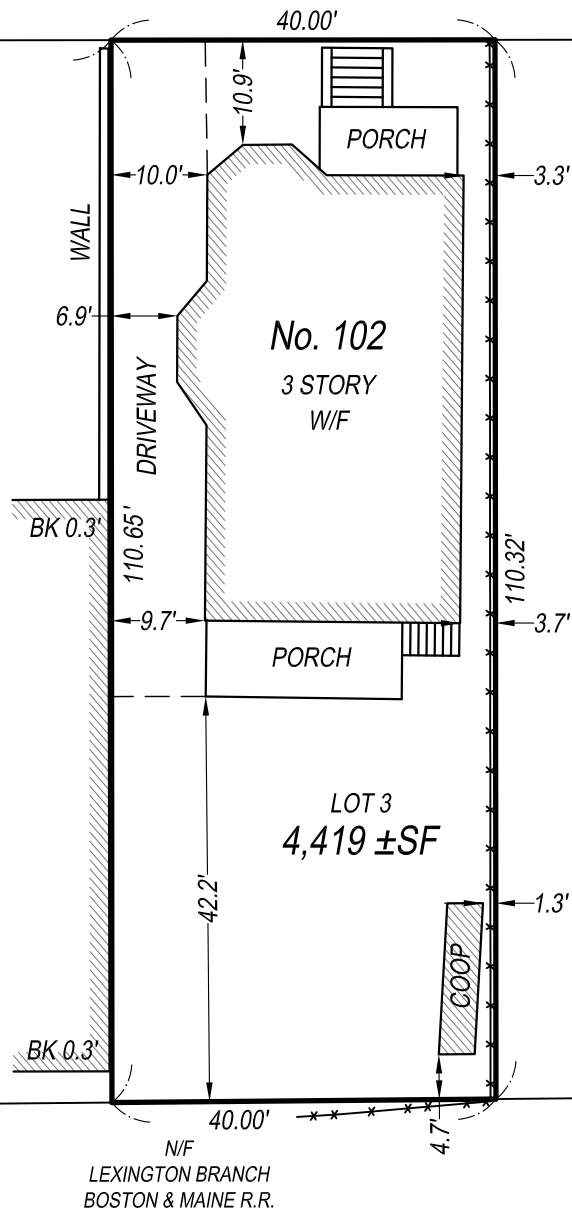


MORRISON (50' WIDE - PUBLIC) AVENUE

WILLOW AVENUE

No. 135 WILLOW AVE
N/F
DAVIS SQUARE CONDOMINIUMS
BK 49995; PG 156

No. 98 MORRISON AVE
N/F
SCOTIA MIDDLESEX
CORPORATION
BK 60745; PG 129



REFERENCES:

DEED: BK 66697; PG 121
PLAN: PL BK 123; PL 13
LCC 6818-A

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 23, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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

PREPARED FOR:
PAUL A. LAVELLE
PO BOX 400334
CAMBRIDGE, MA 02140

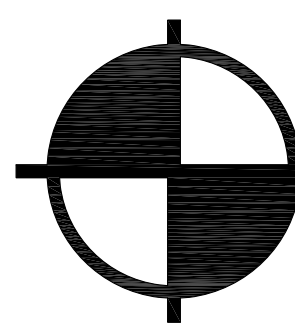
NOTES:
PARCEL ID: 28-J-2

CERTIFIED PLOT PLAN

LOCATED AT

102 MORRISON AVENUE
SOMERVILLE, MA

SCALE: 1 INCH = 20 FEET DATE: FEBRUARY 23, 2016



BOSTON
SURVEY, INC.

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

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MORRISON 102 - DIMENSIONAL TABLE - RA ZONING DISTRICT
(ALTERATION TO EXISTING NON-CONFORMING THREE-FAMILY BUILDING)

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	10,000	± 4,419	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	2,250	1,473	NO CHANGE	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 37	± 40	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 49	± 46	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 49	± 46	COMPLIES
FLOOR AREA RATIO (FAR)	0.75	0.86	NO CHANGE	EXTG NON-CONF, NO CHANGE
NET FLOOR AREA (NSF)	3,314	± 3,798	NO CHANGE	EXTG NON-CONF, NO CHANGE
MAX HEIGHT (FT/ STORIES)	35 / 2 1/2	±34.7 / 3	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN FRONT YARD (FT)	15	10.9	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - LEFT (FT)	9.2*	3.3	± 10.3 ADDITION	COMPLIES
			3.3 EXTG BLDG	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	9.2*	9.7	± 14.3 ADDITION	COMPLIES
			9.7 EXT BLDG	EXTG NON-CONF, NO CHANGE
MIN REAR YARD (FT)	20	42.2	± 32.9 ADDITION	COMPLIES
			42.2 EXTG BLDG	COMPLIES
MIN FRONTAGE (FT)	50	40	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	(3) 3-BEDROOM: 3X2=6	2	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	NO CHANGE	COMPLIES

NOTE - ALL DIMENSIONS PENDING PLOT PLAN VERIFICATION. SEE A1 FOR DIMENSIONAL SITE PLAN.

*SIDE YARD REDUCTION CALCULATION PER §8.6.10

50' - 40' LOT DEPTH = 10'

10' X 1"/FOOT = 10" REDUCTION

10' - 10" =

120" - 10" = 110" = 9.2'

REQUIRED SIDE YARD (LEFT AND RIGHT SIDES)

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SEAL



CONSULTANT

PROJECT

STAIR
ADDITION

102 MORRISON AVE
SOMERVILLE, MA 02144

PREPARED FOR

PAUL LAVELLE
51 FRANKLIN ST
SOMERVILLE, MA 02145

DRAWING TITLE

ZONING
COMPLIANCE

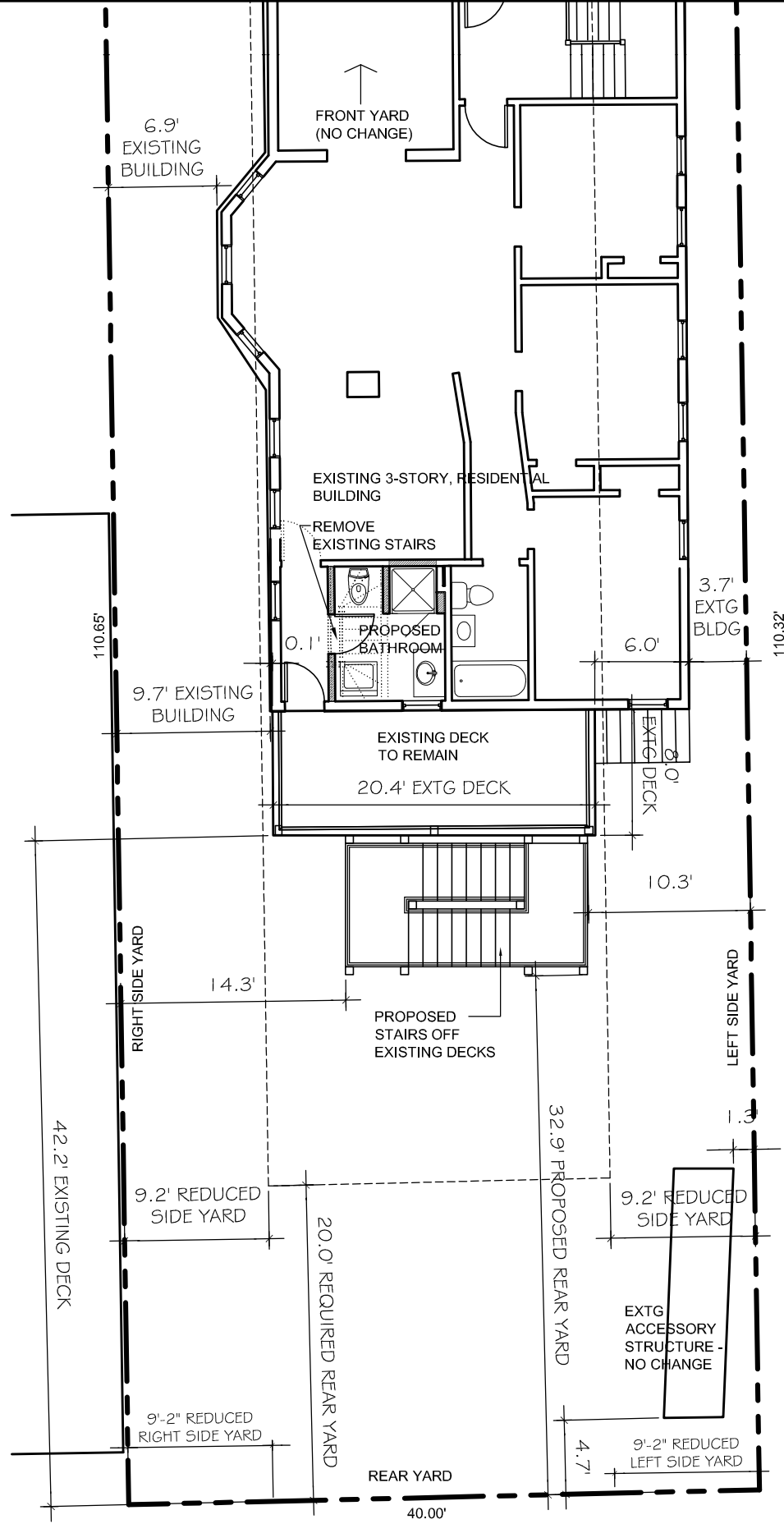
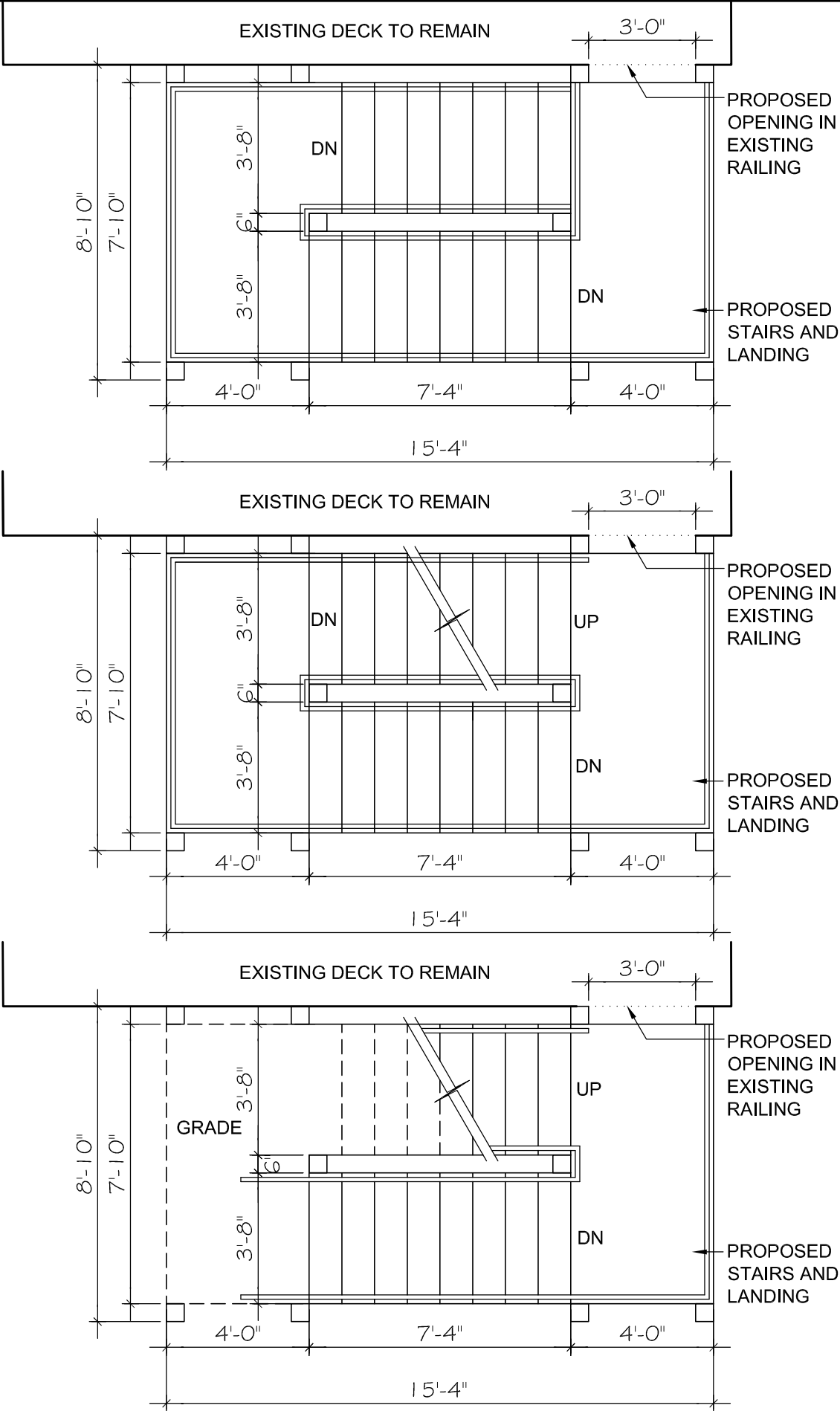
SCALE AS NOTED

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SP REV 1	21 OCT 2016
SP SET	1 SEP 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

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1 DIMENSIONAL SITE PLAN
SCALE: 1" = 10'

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SEAL

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

CONSULTANT

PROJECT

STAIR ADDITION

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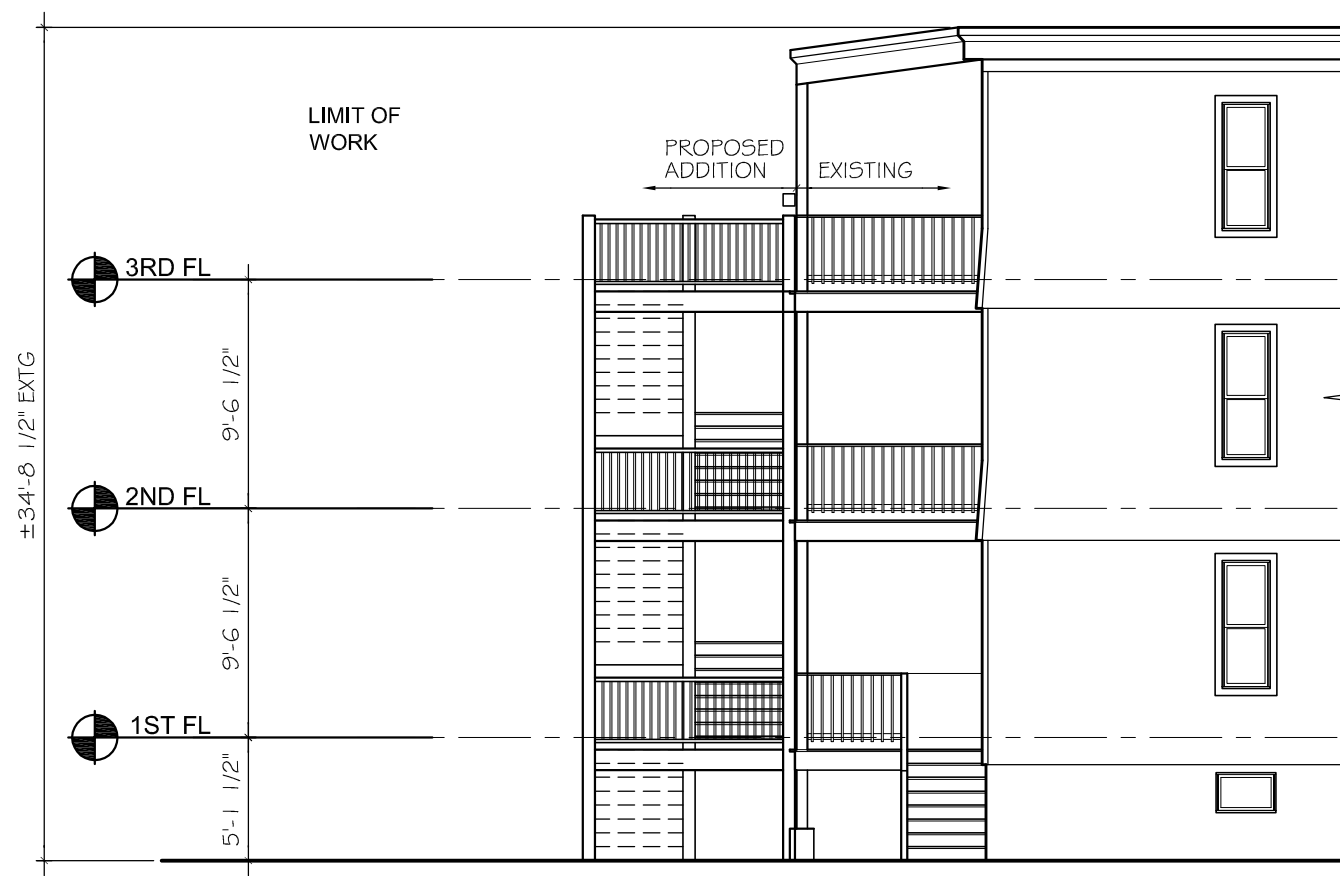
DIMENSIONAL SITE PLAN & STAIR PLANS

SCALE AS NOTED

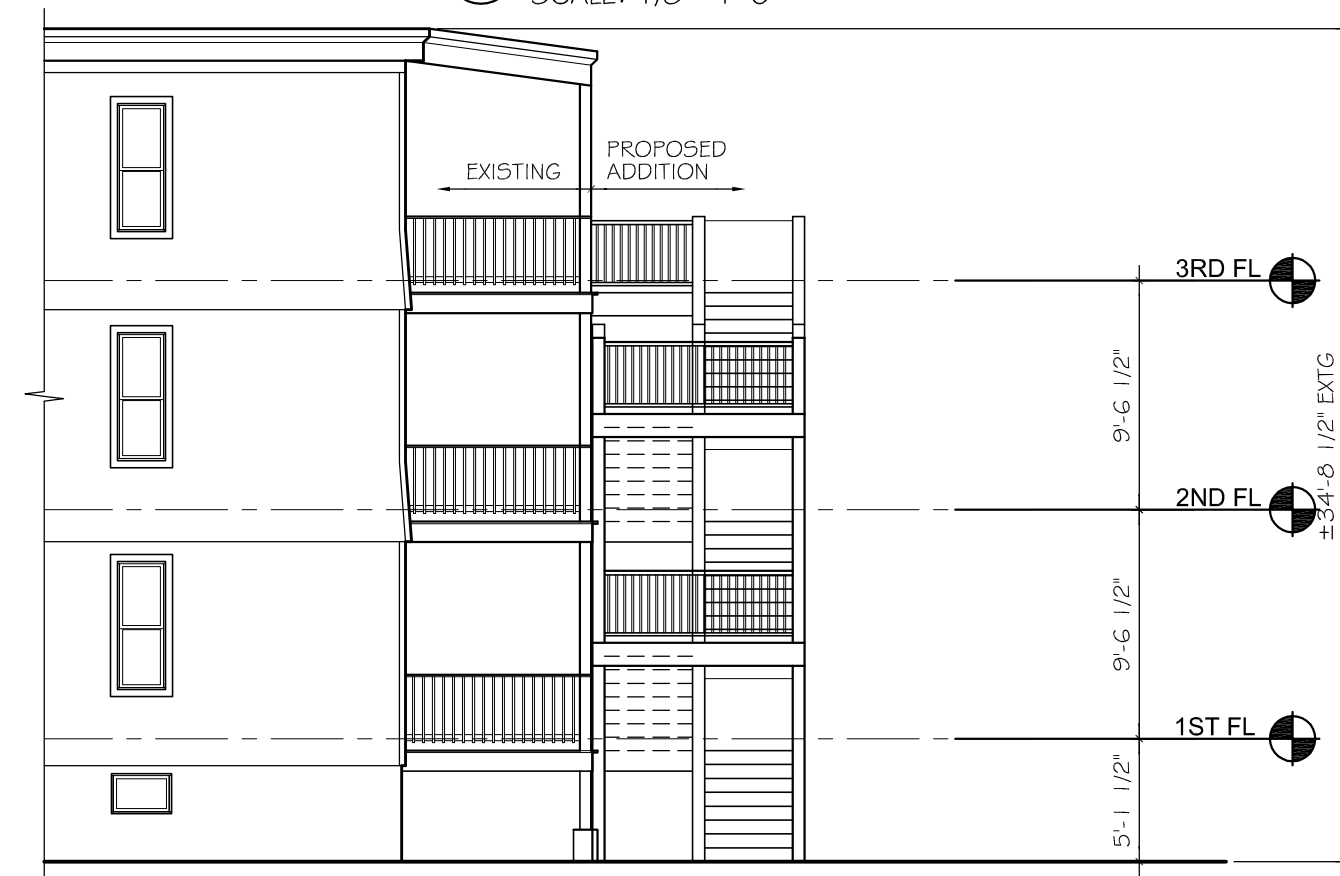
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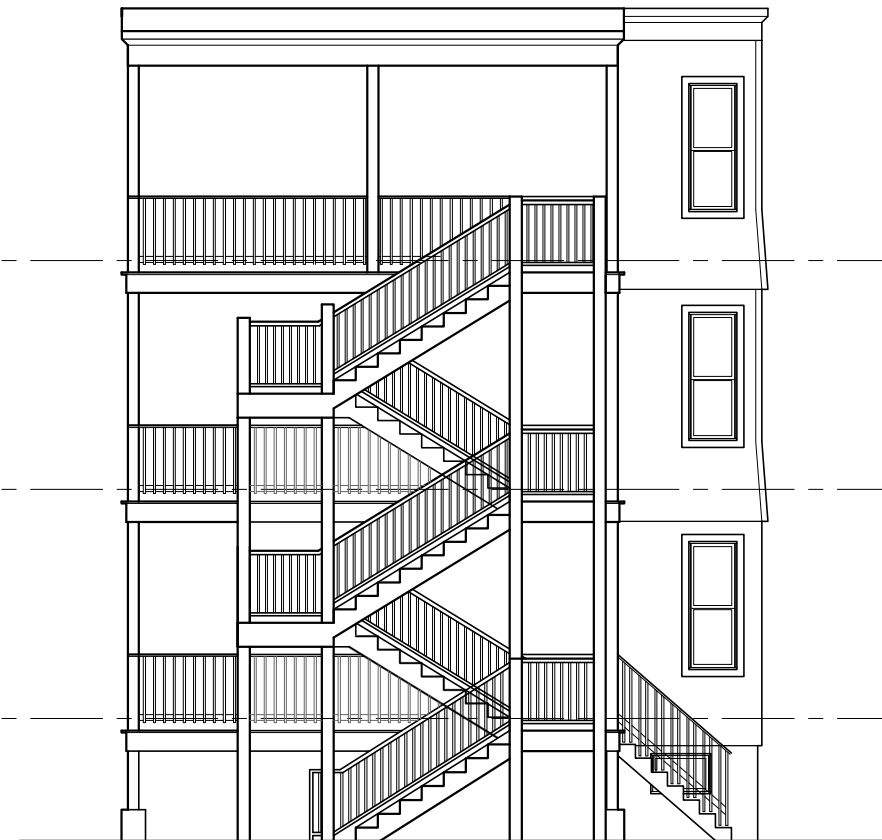
A1



1 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



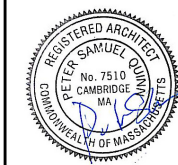
3 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

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SP REV 1

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SP SET

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DRAWN BY
MY

REVIEWED BY
PQ

SHEET

A2