

# 39 MURDOCK STREET, SOMERVILLE

## PROPOSED 3-UNIT BUILDING

PETER  
QUINN  
ARCHI  
TECTS  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT

39 MURDOCK  
STREET  
DEVELOPMENT

39 MURDOCK STREET  
SOMERVILLE, MA

PREPARED FOR

STEPHEN BALLAS

THE BALLAS GROUP  
REAL ESTATE DEVELOPMENT  
AND INVESTMENTS

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

| REVISION | DATE |
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| ZBA APPL REV | 07 FEB 2016 |
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| ZBA APPL | 07 DEC 2016 |
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SHEET

T-1

| LIST OF DRAWINGS |                               | ZBA APPLICATION<br>07 DEC 2016 | ZBA APPLICATION<br>REV<br>07 FEB 2017 |
|------------------|-------------------------------|--------------------------------|---------------------------------------|
| T-1              | COVER SHEET                   | X                              | X                                     |
|                  | PLOT PLAN                     | X                              | X                                     |
| Z-1              | ZONING COMPLIANCE             | X                              | X                                     |
| Z-2              | ZONING COMPLIANCE             | X                              | X                                     |
| Z-3              | ZONING COMPLIANCE             | X                              | X                                     |
| A-0              | ARCHITECTURAL SITE PLAN       | X                              | X                                     |
| A-1              | PROPOSED BASEMENT FLOOR PLAN  | X                              | X                                     |
| A-2              | PROPOSED FIRST FLOOR PLAN     | X                              | X                                     |
| A-3              | PROPOSED SECOND FLOOR PLAN    | X                              | X                                     |
| A-4              | PROPOSED THIRD FLOOR PLAN     | X                              | X                                     |
| A-5              | PROPOSED FRONT ELEVATION      | X                              | X                                     |
| A-6              | PROPOSED LEFT SIDE ELEVATION  | X                              | X                                     |
| A-7              | PROPOSED RIGHT SIDE ELEVATION | X                              | X                                     |
| A-8              | PROPOSED REAR ELEVATION       | X                              | X                                     |
|                  |                               |                                |                                       |
|                  |                               |                                |                                       |



FRONT ELEVATION



LOCUS MAP

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 3, 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: 06/04/2010

REFERENCES:

DEED: CTF 259248

LCC: 13717-A

14362-A

12819-A

17536-A

18914-A

32071-A

PLAN: PL BK 8; PL 47

PL BK 34; PL 34

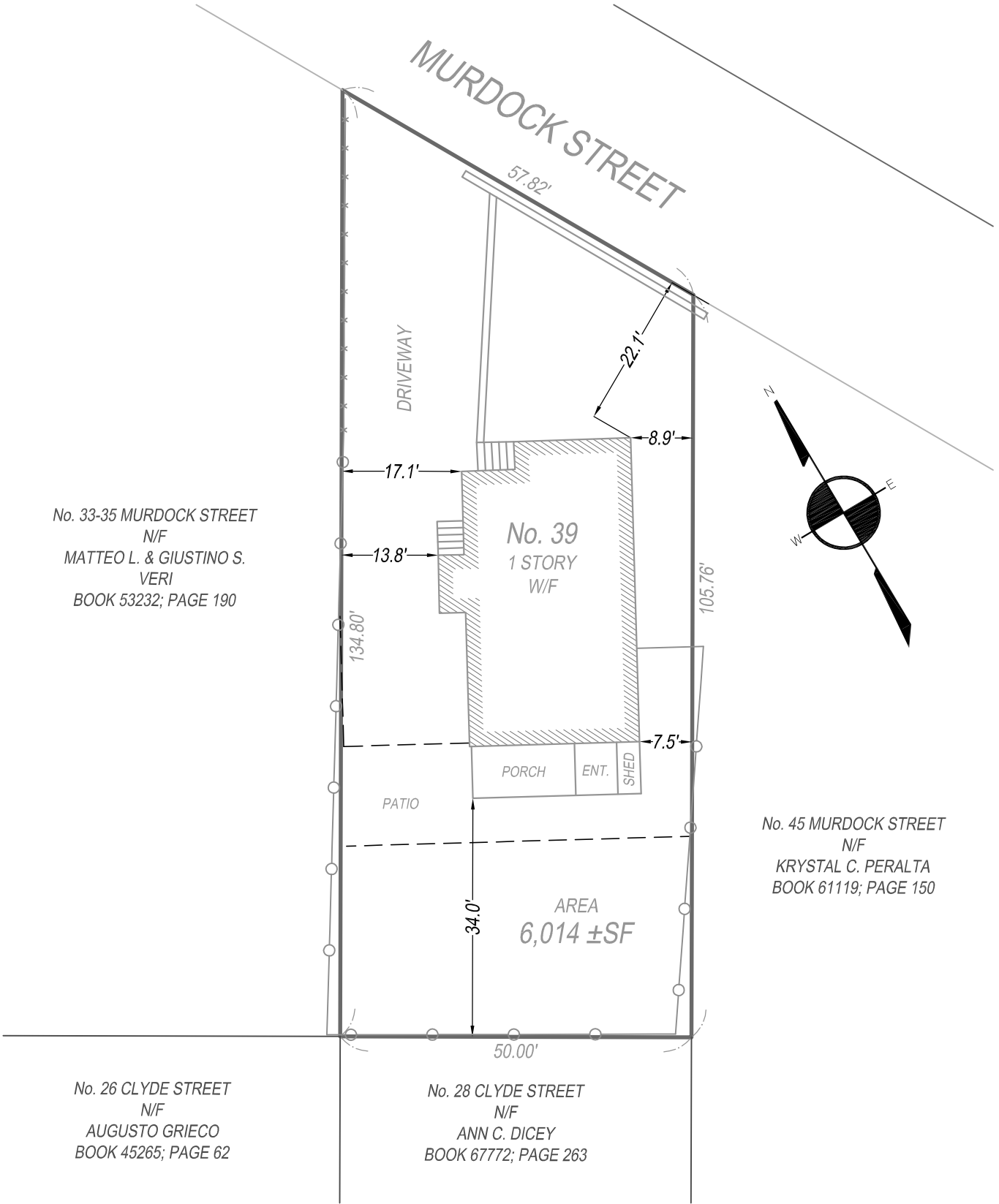
#222 OF 2015

#562 OF 2007

#300 OF 1987

#716 OF 1979

#1140 OF 1964

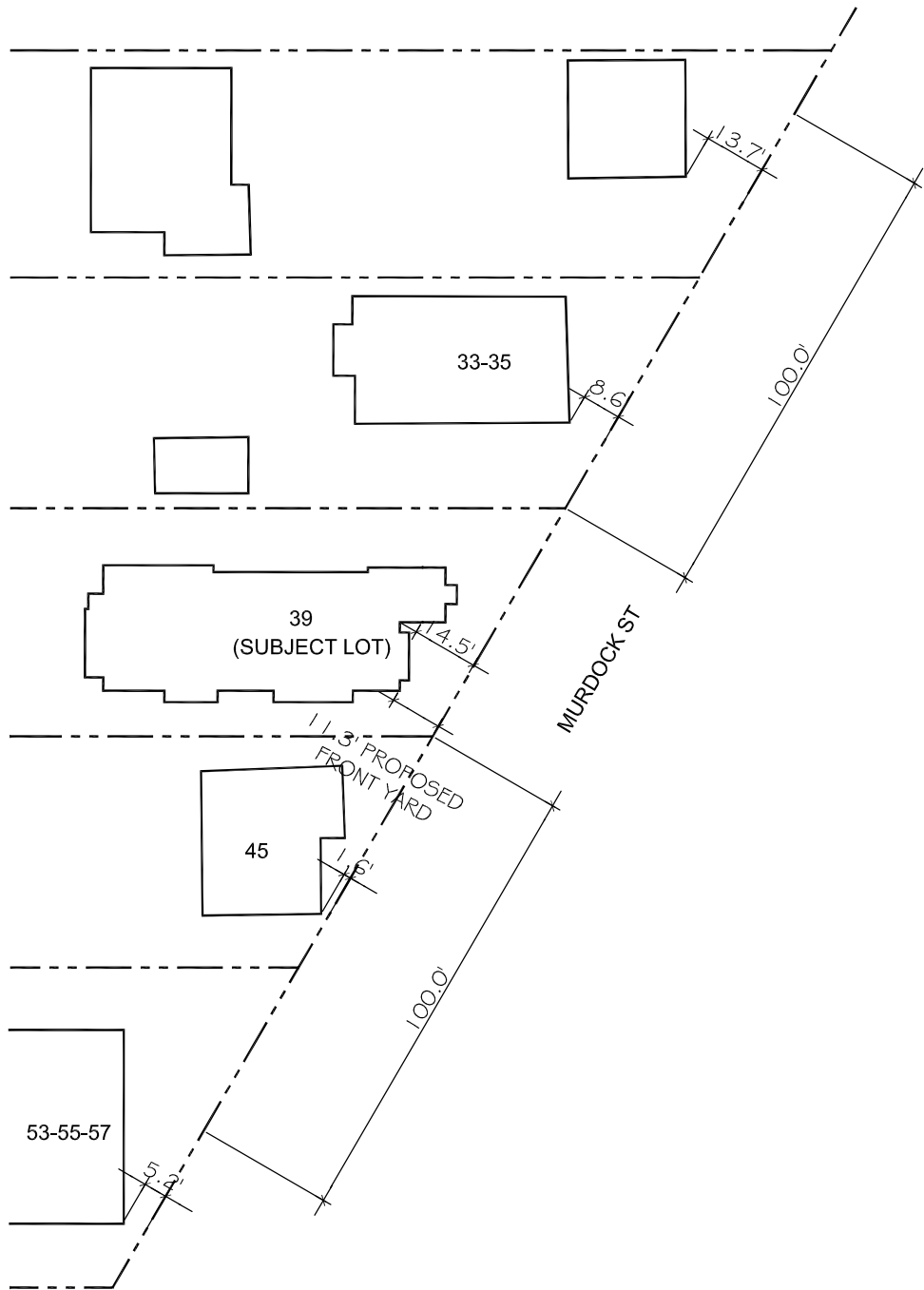


| FIELD BOOK  | PAGE | INSP. BY               | DRAFT. BY | CHECKED BY |
|---|------|------------------------|-----------|------------|
| N/A   | N/A  | MO                     | NPP       | GCC        |
| <div>SCALE: 1 INCH = 20 FEET</div> <div><div></div><div>0</div><div>20</div><div>40</div></div> |      | DATE: NOVEMBER 7, 2016 |           |            |
|   |      | JOB #16-00785          |           |            |
|   |      | FILE #16-00785         |           |            |

CERTIFIED PLOT PLAN  
LOCATED AT  
39 MURDOCK STREET  
SOMERVILLE, MA

PREPARED FOR:  
SUBASH BANSAL  
ANURADHA SHARMA  
39 MURDOCK STREET  
SOMERVILLE, MA 02143





PER §8.6.5.A - FRONT YARD MAY BE THE AVERAGE FRONT YARD OF NEIGHBORS 100' EACH SIDE OF SUBJECT LOT:  
 $(5.2' + 1.6' + 8.6 + 13.7') / 4 = 7.3'$  BUT MIN 10' IN ANY CASE.

 **1** **FRONT YARD CALCULATION**  
SCALE: 1"=40'-0" **PER §8.6.5.A**

MURDOCK 39 - DIMENSIONAL TABLE - RES B ZONING DISTRICT

| ITEM                                  | ALLOWED/REQUIRED | EXISTING | PROPOSED                    | COMPLIANCE               |
|---------------------------------------|------------------|----------|-----------------------------|--------------------------|
| USE                                   | PER §7.11        | RES      | RES                         | COMPLIES                 |
| MAX NUMBER OF DWELLING UNITS          | 1 / 1,500 = 4    | 1        | 3                           | COMPLIES                 |
| MIN LOT SIZE (SF)                     | 7,500            | 6,014    | NO CHANGE                   | EXTG NON-CONF, NO CHANGE |
| MIN LOT AREA / UNIT<br>1-9 UNITS (SF) | 1,500            | 6,014    | 2,004                       | COMPLIES                 |
| MAX GROUND COVERAGE (%)               | 50               | ± 21     | ± 34                        | COMPLIES                 |
| MIN LANDSCAPED AREA (% OF LOT)        | 25               | ± 52     | ± 26                        | COMPLIES                 |
| PERVIOUS AREA (% OF LOT)              | 35               | ± 52     | ± 40                        | COMPLIES                 |
| NET FLOOR AREA (NSF)                  | ±6,014           | ±968     | ±5,963                      | COMPLIES                 |
| FLOOR AREA RATIO (FAR)                | 1.0              | 0.16     | 1.0                         | COMPLIES                 |
| MAX HEIGHT (FT/ STORIES)              | 40 / 3           | ±17 / 1  | ±40 / 3                     | COMPLIES                 |
| MIN FRONT YARD (FT)                   | 10<br>SEE 1/Z-1  | 22.1     | ±11.3                       | COMPLIES                 |
| MIN REAR YARD (FT)                    | 20               | ± 41.4   | ±33.5                       | COMPLIES                 |
| MIN SIDE YARD - LEFT (FT)             | 10               | 7.5      | 10 (7.5' BAY)               | COMPLIES                 |
| MIN SIDE YARD - RIGHT (FT)            | 10               | 13.8     | ±12.5                       | COMPLIES                 |
| MIN FRONTAGE (FT)                     | 50               | 57.82    | NO CHANGE                   | COMPLIES                 |
| MIN NO. OF PARKING SPACES             | 5<br>SEE NOTE 2  | 1        | 3 STANDARD<br>PLUS 3 TANDEM | REQUIRES RELIEF          |
| MIN NO. BIKE PARKING SPACES           | 0                | 0        | 0                           | COMPLIES                 |

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET 1/Z-2.

NOTE 2 - NUMBER OF REQUIRED PARKING SPACES PER §9.5

|  |   |
|--|---|
| EXISTING   | PROPOSED  |
| (1) 3+BR UNITS AT 2 SPACES PER UNIT = 1X2 = 2 EXISTG CONDITION REQUIRED WITH 1 PROVIDED (GRANDFATHERED EXISTING CONDITION) | (3) 3+BR UNIT AT 2 SPACES PER UNIT = 3X2 = 6 REQUIRED LESS 1 GRANDFATHERED = 5 SPACE REQUIRED |

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SEAL

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DEVELOPMENT

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SOMERVILLE, MA

PREPARED FOR

STEPHEN BALLAS

THE BALLAS GROUP  
REAL ESTATE DEVELOPMENT  
AND INVESTMENTS

DRAWING TITLE

ZONING  
COMPLIANCE

SCALE AS NOTED

REVISION DATE

ZBA APPL REV 07 FEB 2016

ZBA APPL 07 DEC 2016

DRAWN BY REVIEWED BY  
PQ

SHEET

Z-1

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*DRAWING TITLE*

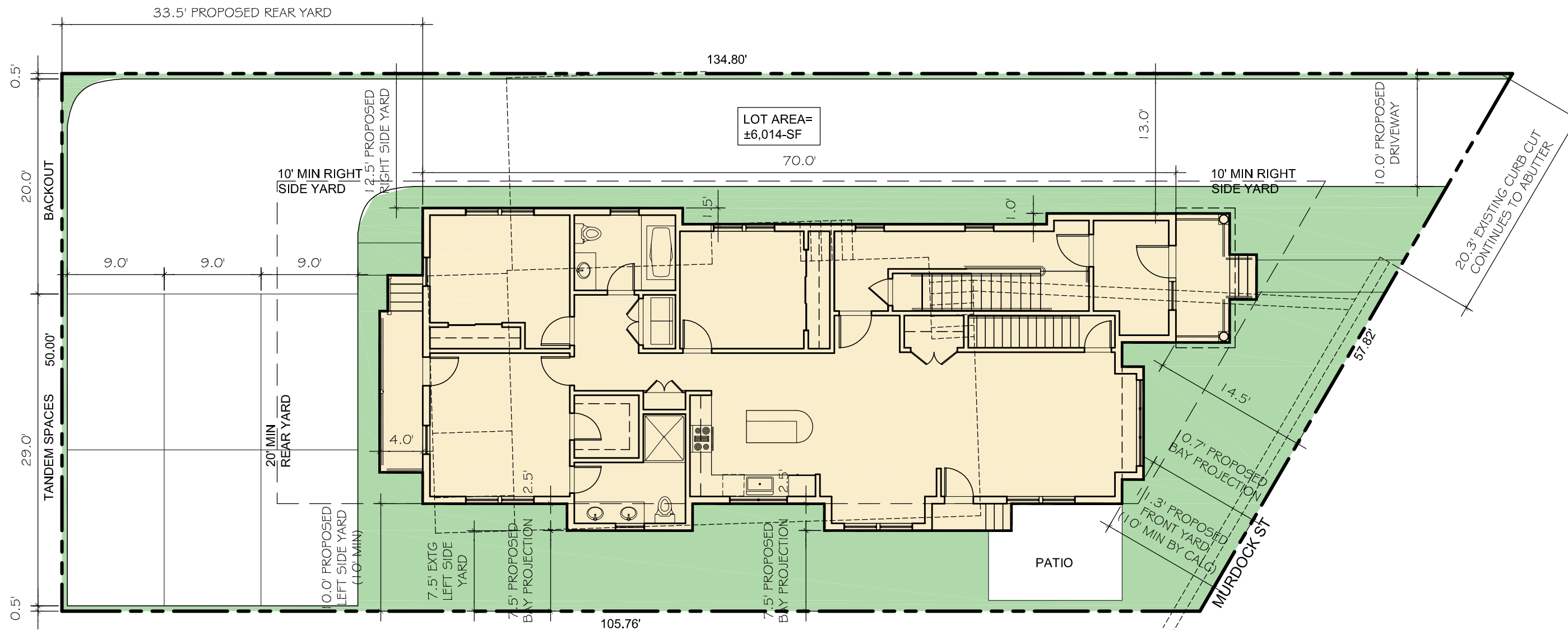
## ZONING COMPLIANCE

SCALE AS NOTED

| REVISION     | DATE              |
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SHEET

**Z-2**



1

## DIMENSIONAL SITE PLAN

SCALE: 1" = 10'-0"

BASED ON PLOT PLAN BY BOSTON  
SURVEY, INC, UNIT 4-C SHIPWAY PLACE,  
CHARLESTOWN, MA 02129

----- EXISTING BUILDING TO BE DEMOLISHED

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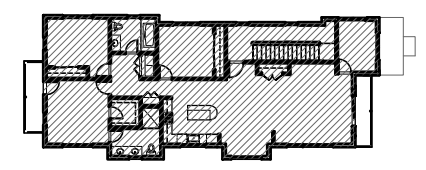
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ZONING COMPLIANCE

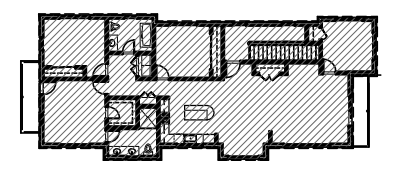
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|              | PQ          |

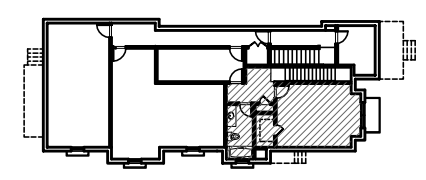
SHEET



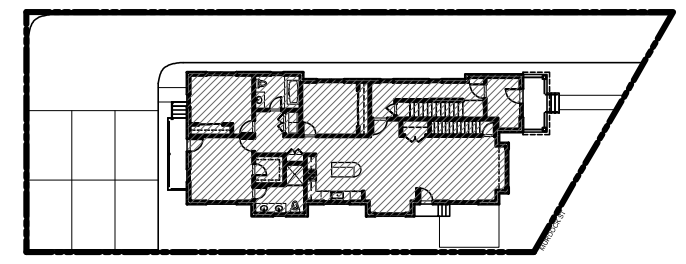
2ND FLOOR: 1,847-NSF



3RD FLOOR: 1,847-NSF



PROPOSED  
BASEMENT: 401-NSF



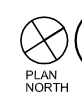
1ST FLOOR: 1,868-NSF

NET SQUARE FOOTAGE SUMMARY

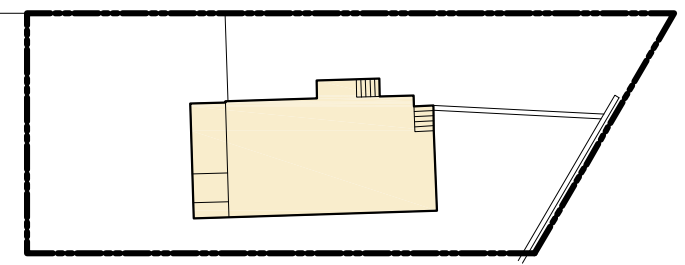
| FLOOR    | PROPOSED NSF |
|----------|--------------|
| 3RD FL   | 1,847        |
| 2ND FL   | 1,847        |
| 1ST FL   | 1,868        |
| BASEMENT | 401          |
| TOTAL    | 5,963-NSF    |



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

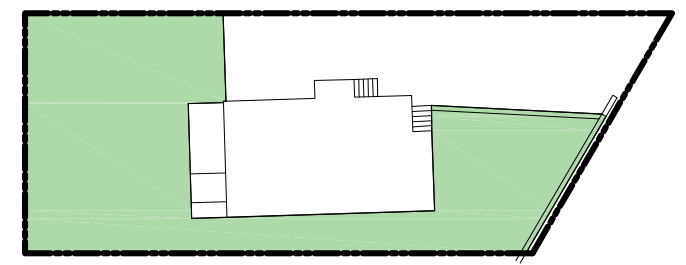


1 NET SQUARE FOOTAGE CALC  
SCALE: 1"=40'-0"



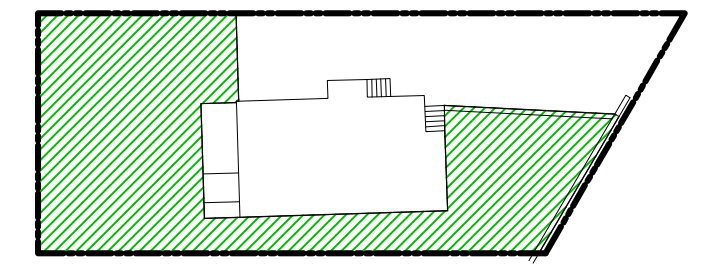
EXISTING

$$\frac{\text{LOT COVERAGE } 1,262 \text{ SF}}{6,014 \text{ LOT SF}} = 21\%$$



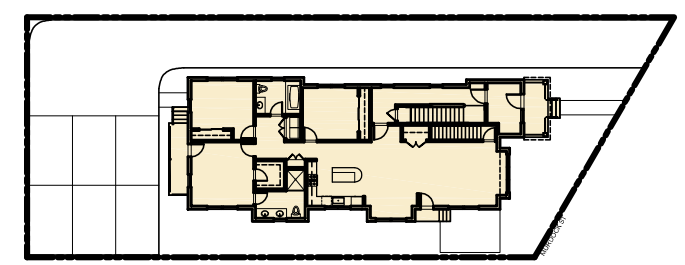
EXISTING

$$\frac{\text{LANDSCAPE AREA } 3,103 \text{ SF}}{6,014 \text{ LOT SF}} = 52\%$$



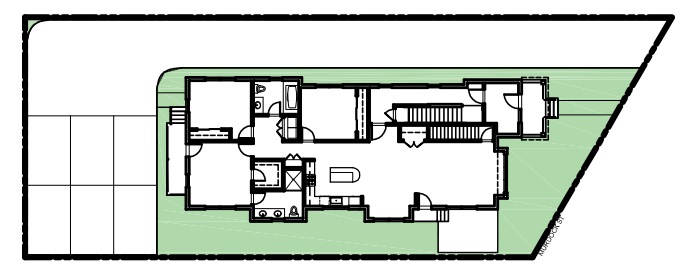
EXISTING

$$\frac{\text{PERVIOUS AREA } 3,103 \text{ SF}}{6,014 \text{ LOT SF}} = 52\%$$



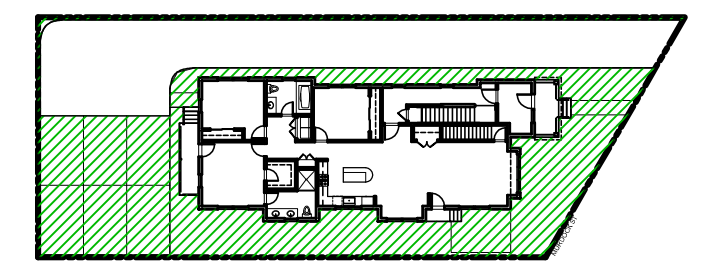
PROPOSED

$$\frac{\text{LOT COVERAGE } 2,028 \text{ SF}}{6,014 \text{ LOT SF}} = 34\%$$



PROPOSED

$$\frac{\text{LANDSCAPE AREA } 1,514 \text{ SF}}{6,014 \text{ LOT SF}} = 26\%$$



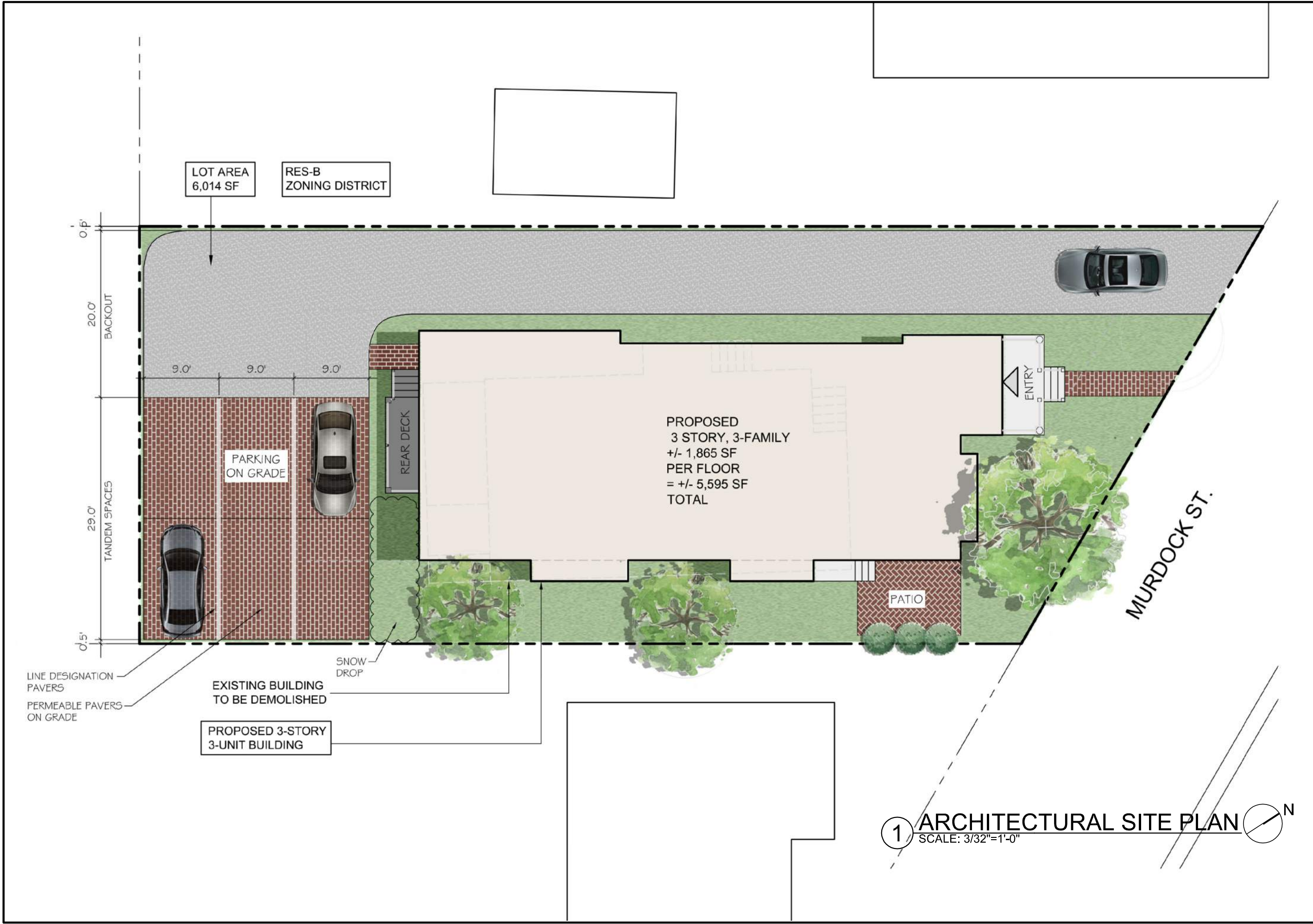
PROPOSED

$$\frac{\text{PERVIOUS AREA } 2,403 \text{ SF}}{6,014 \text{ LOT SF}} = 40\%$$

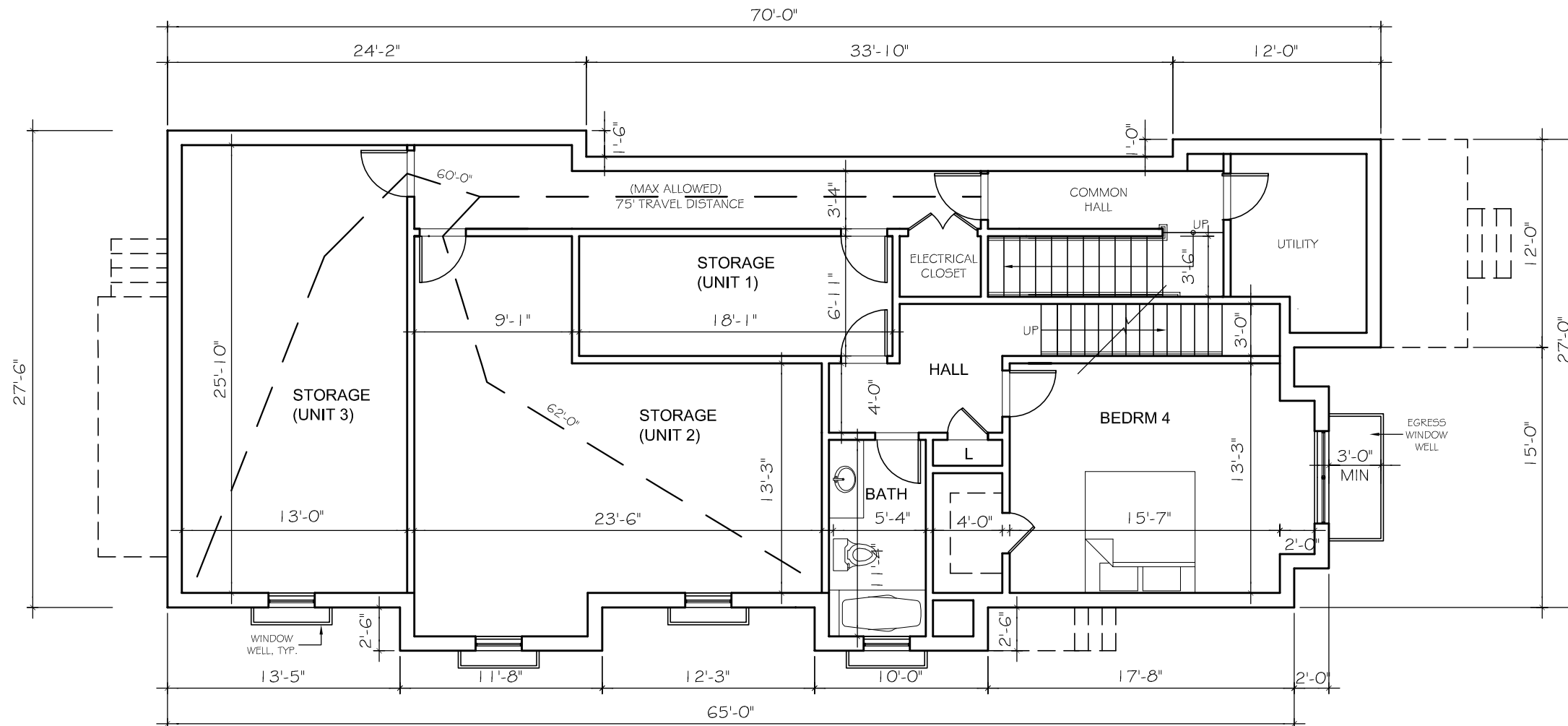


2 SITE AREAS  
SCALE: 1"=40'-0"





|  |                   |
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| SEAL   |                   |
| CONSULTANT   |                   |
| PROJECT<br>39 MURDOCK STREET DEVELOPMENT<br>39 MURDOCK STREET<br>SOMERVILLE, MA                    |                   |
| PREPARED FOR<br>STEPHEN BALLAS<br>THE BALLAS GROUP<br>REAL ESTATE DEVELOPMENT<br>AND INVESTMENTS   |                   |
| DRAWING TITLE<br>ARCHITECTURAL SITE PLAN   |                   |
| SCALE AS NOTED   |                   |
| REVISION   | DATE              |
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| ZBA APPL REV   | 07 FEB 2016       |
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| SHEET<br>A-0   |                   |



**1 PROPOSED BASEMENT FLOOR PLAN**  
SCALE 1/8" = 1'-0"



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DRAWING TITLE

**PROPOSED  
BASEMENT  
FLOOR PLAN**

SCALE AS NOTED

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SHEET

**A-1**

SEAL

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PROJECT  
39 MURDOCK  
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39 MURDOCK STREET  
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DRAWING TITLE  
PROPOSED  
FIRST FLOOR  
PLAN

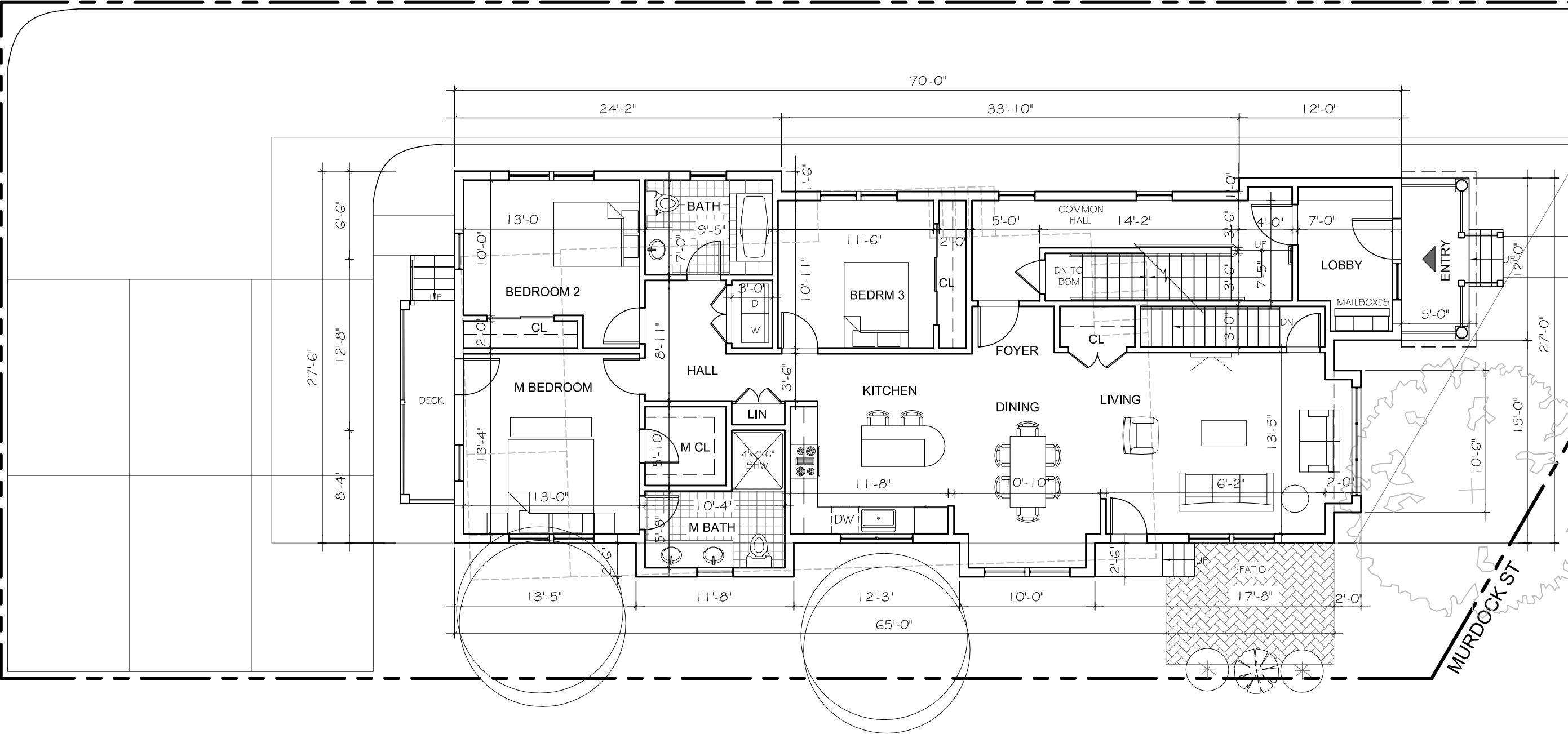
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A-2

1 PROPOSED FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"





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*DRAWING TITLE*

PROPOSED  
SECOND  
FLOOR PLAN

SCALE AS NOTED

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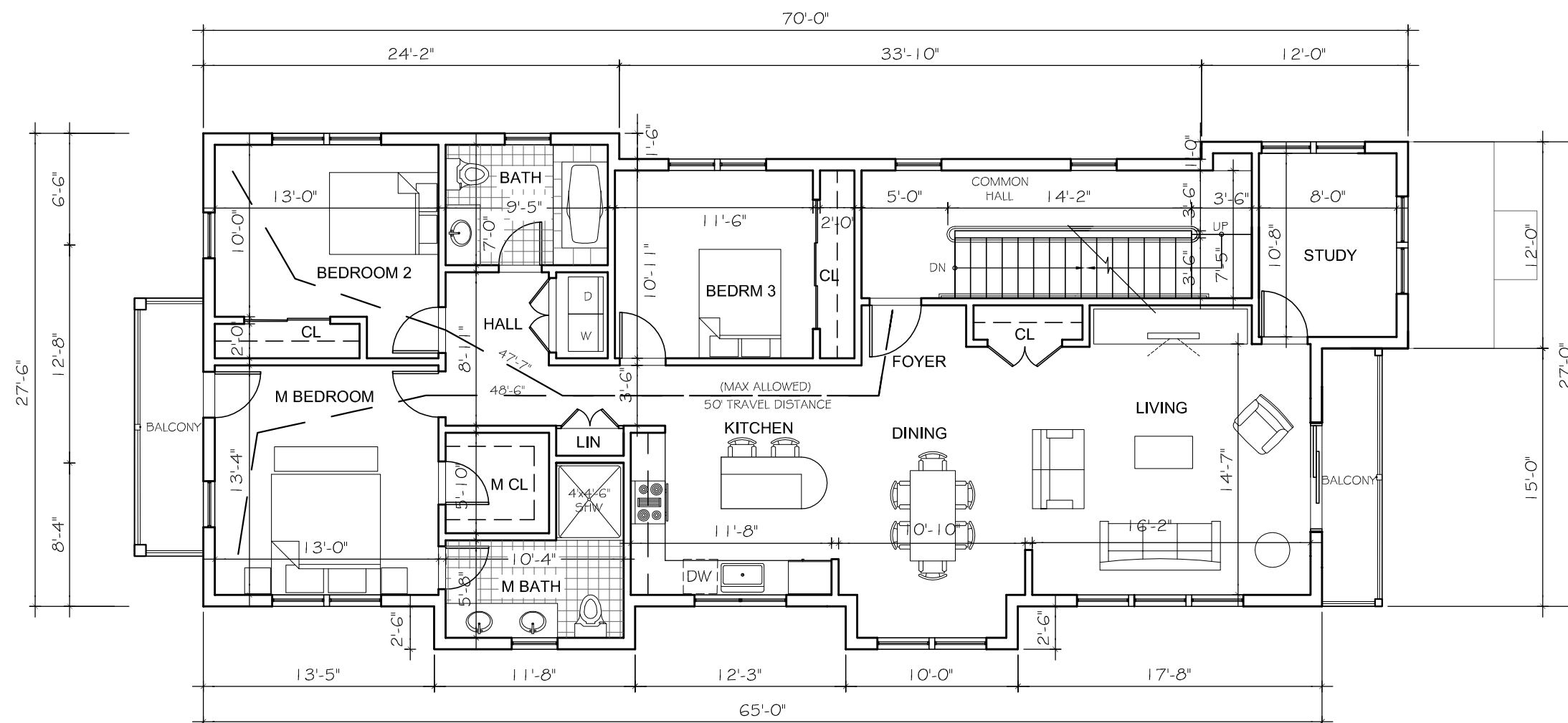
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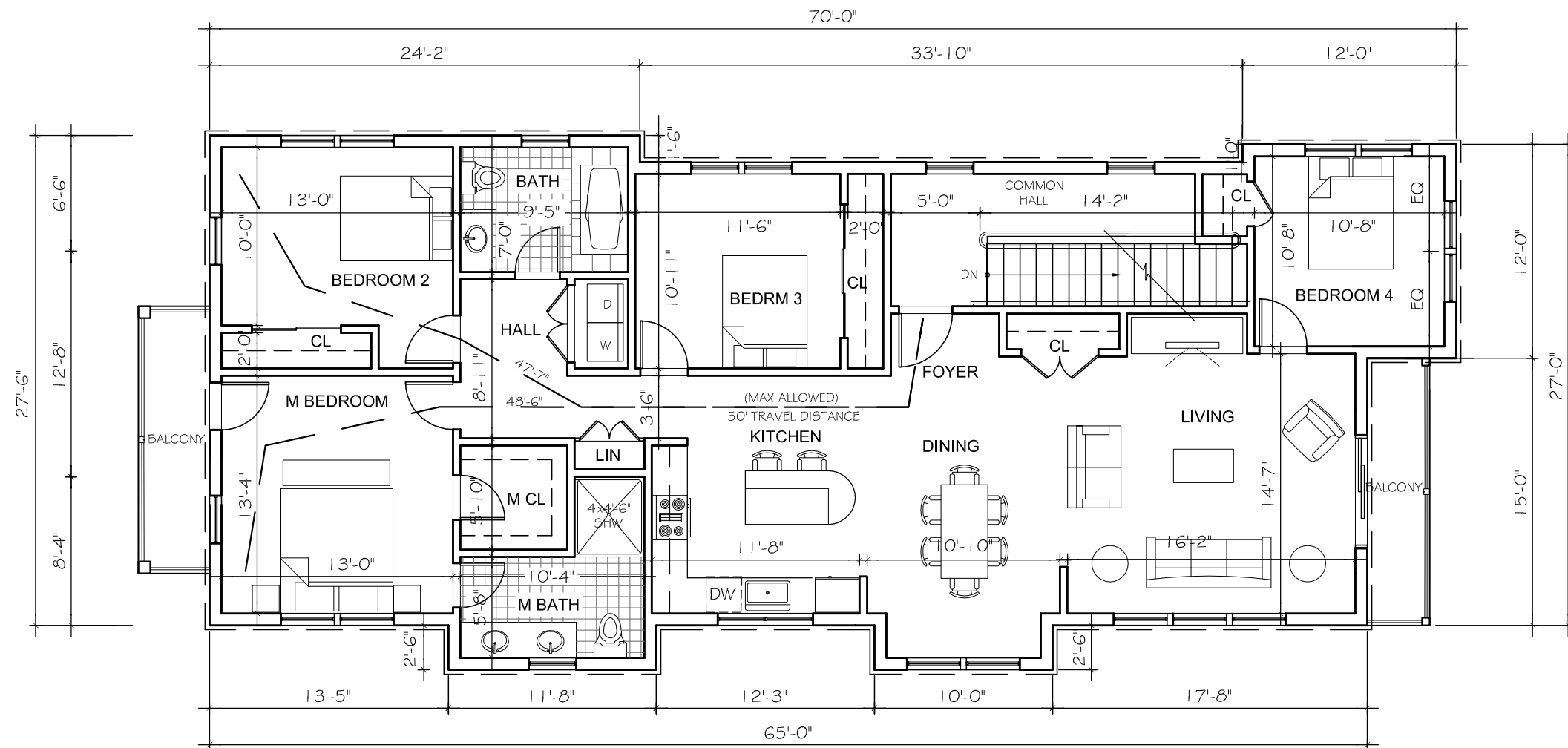
A-3



## 1 PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"





1 PROPOSED THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"

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PROPOSED  
THIRD  
FLOOR PLAN

SCALE AS NOTED

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SHEET

A-4

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DEVELOPMENT

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DRAWING TITLE

FRONT  
ELEVATION

SCALE AS NOTED

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SHEET

A-5



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



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



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DRAWING TITLE

PROPOSED  
LEFT SIDE  
ELEVATION

SCALE AS NOTED

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SHEET

A-7



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

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DRAWING TITLE

PROPOSED  
REAR  
ELEVATION

SCALE AS NOTED

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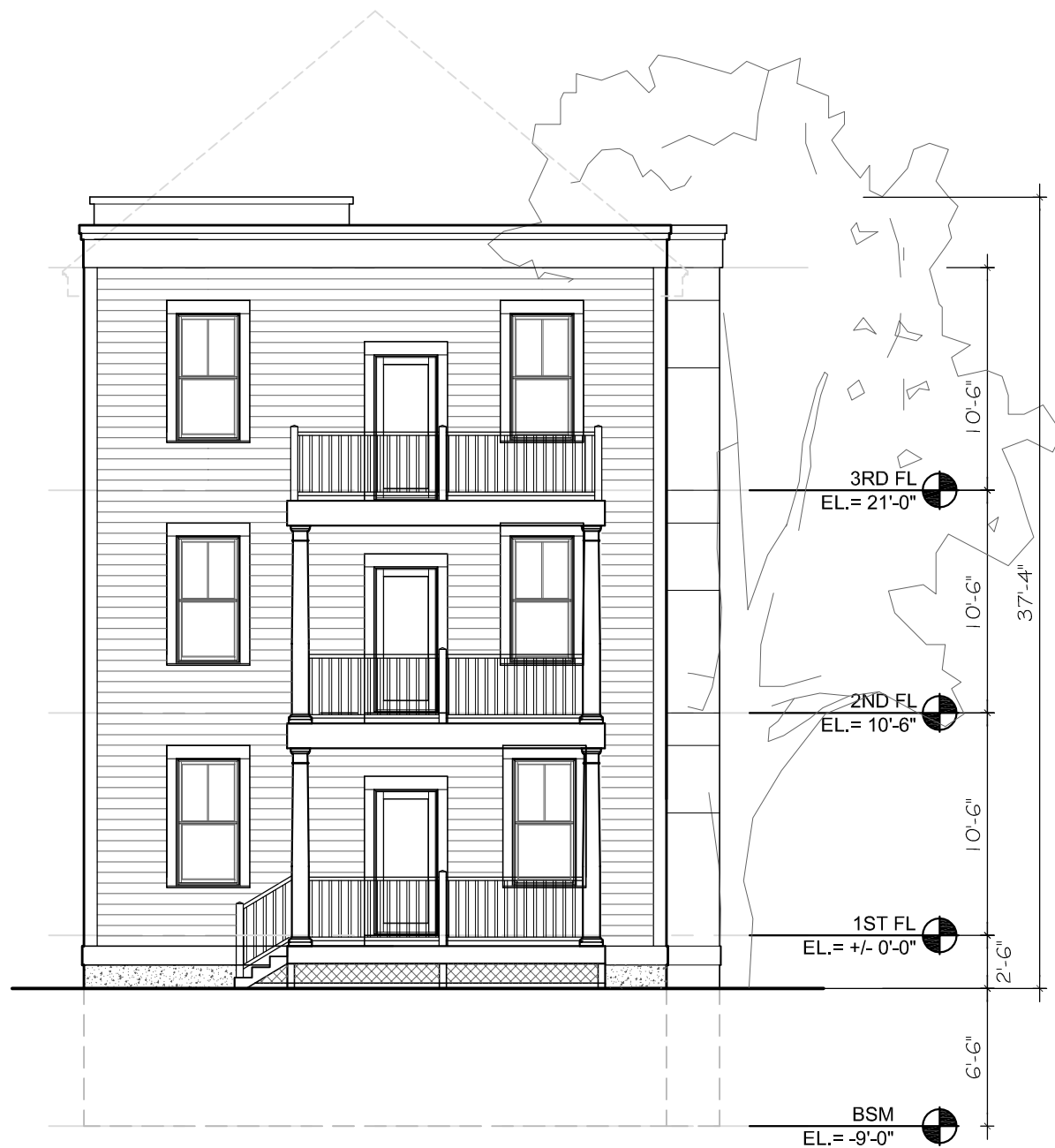
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A-8



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