

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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DRAWN BY	REVIEWED BY
DM	PQ

SHEET

T-1

LIST OF DRAWINGS		ZBA APPLICATION 07 DEC 2016	ZBA APPLICATION REV 1 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

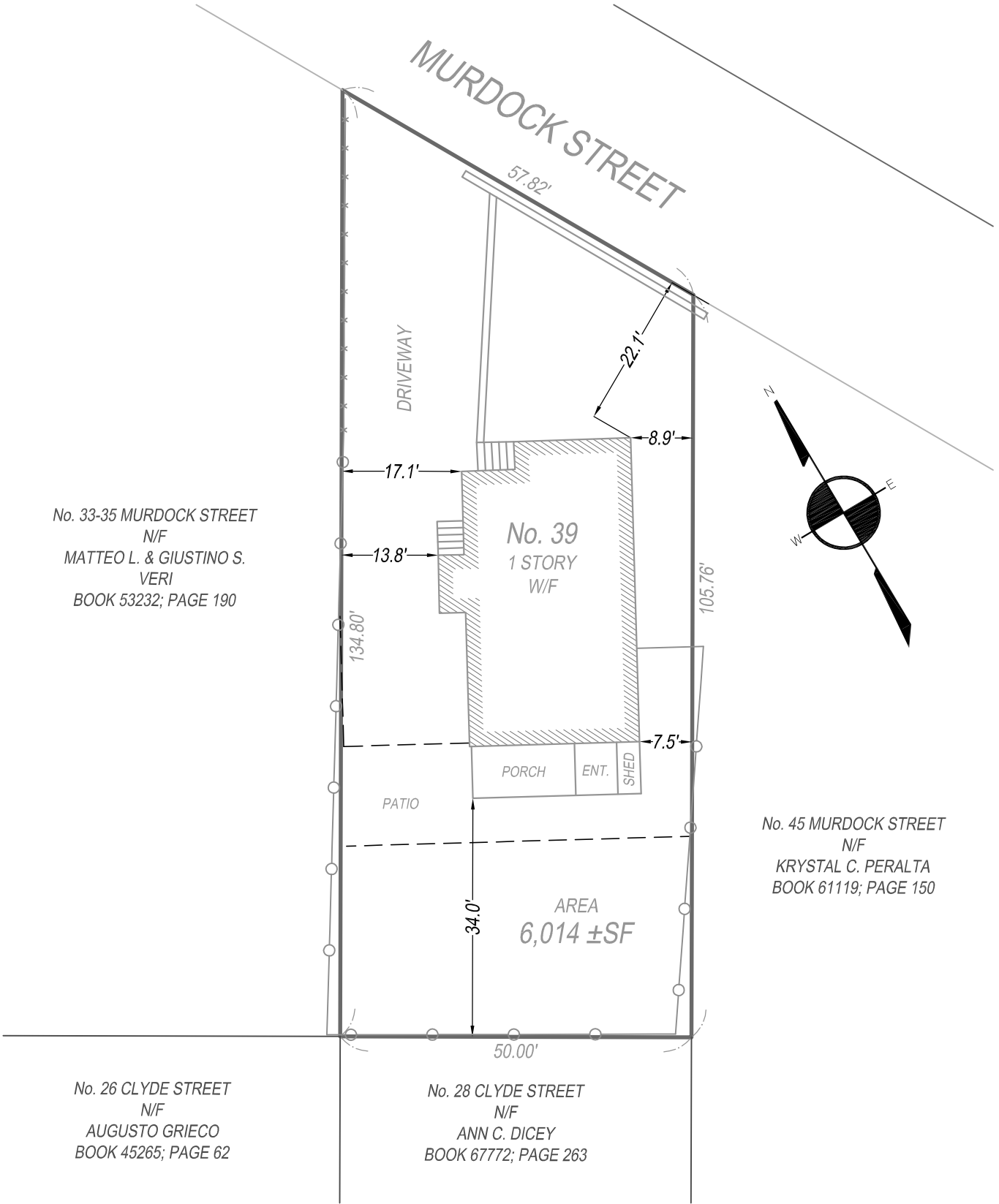
#222 OF 2015

#562 OF 2007

#300 OF 1987

#716 OF 1979

#1140 OF 1964



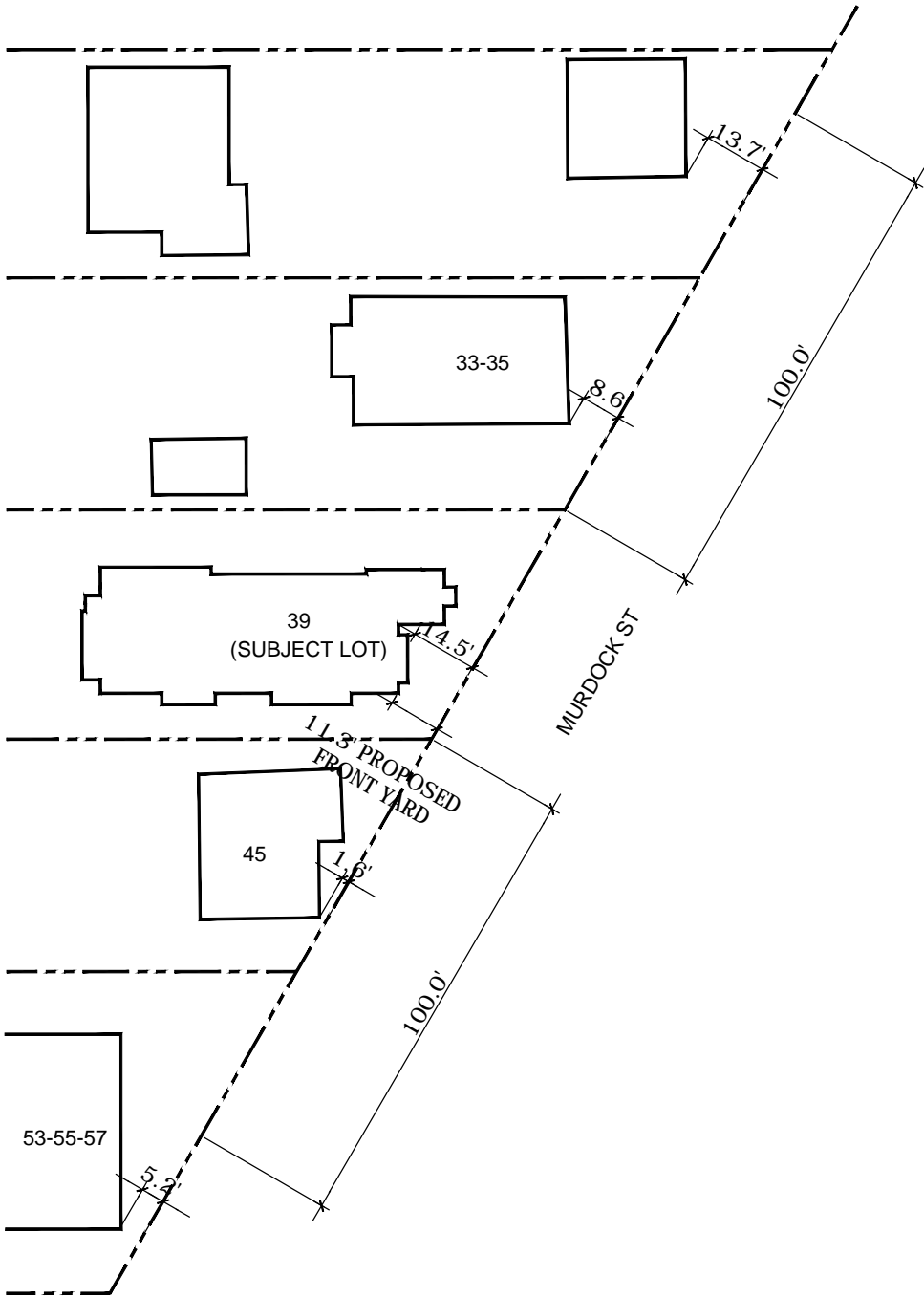
FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
N/A	N/A	MO	NPP	GCC
<div>SCALE: 1 INCH = 20 FEET</div> <div></div>		DATE: NOVEMBER 7, 2016		
		JOB #16-00785		
		FILE #16-00785		

CERTIFIED PLOT PLAN
LOCATED AT
39 MURDOCK STREET
SOMERVILLE, MA

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



Z:\DCADDWGSMurdock-39\SP Appl - REV\Murdock 39-Zoning Compliance.dwg, Z-1, 2/10/2017 12:00:02 PM



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 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	± 25	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	±37.3 / 3	COMPLIES
MIN FRONT YARD (FT)	10 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 SEE NOTE 2	1	3	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

(1) 3+BR UNITS AT 2 SPACES PER UNIT = 1X2 = 2 EXISTG CONDITION REQUIRED WITH 1 PROVIDED (GRANDFATHERED EXISTING CONDITION)

PROPOSED

(3) 3+BR UNIT AT 2 SPACES PER UNIT = 3X2 = 6 PROPOSED REQUIRED
3 PROPOSED LESS 1 GRANDFATHERED = 5 SPACE REQUIRED
3 PROVIDED

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SEAL

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PETER SAMUEL QUINN

No. 7510
CAMBRIDGE
MA

COMMONWEALTH OF MASSACHUSETTS

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DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION

DATE

ZBA APPL REV

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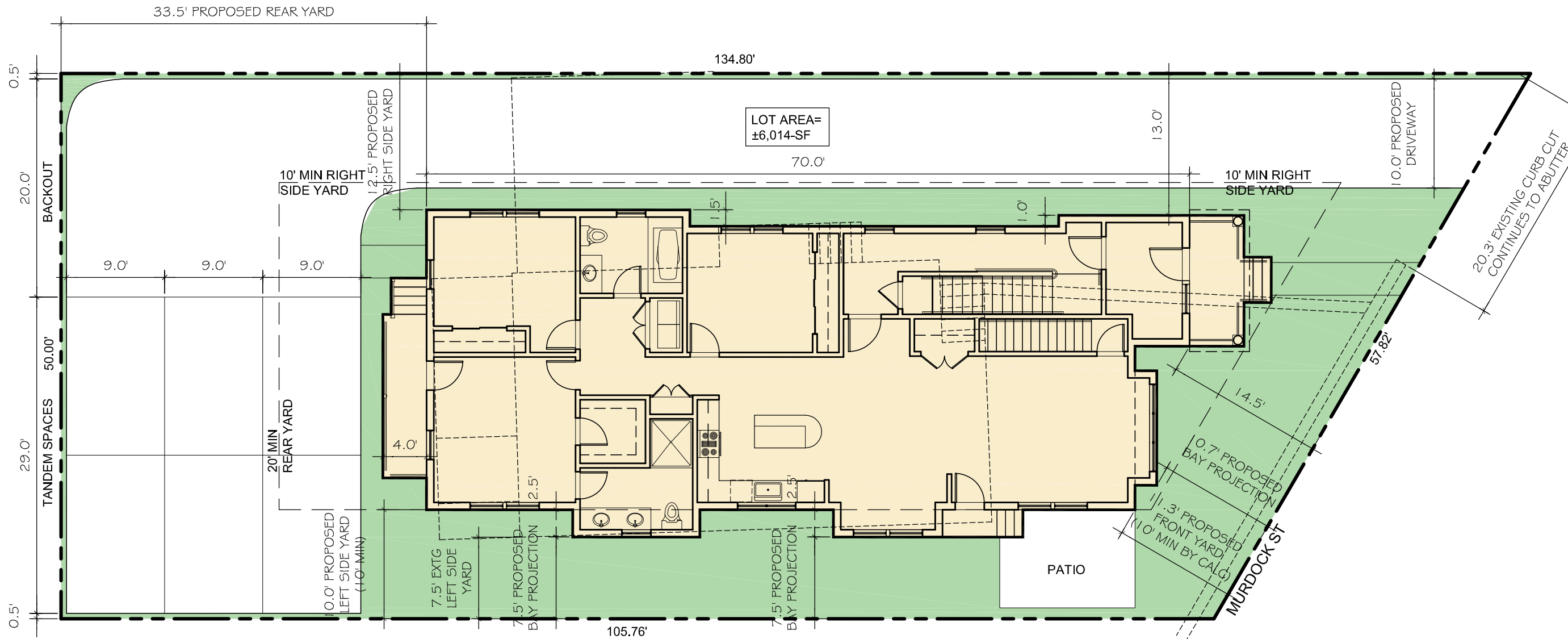
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	PQ

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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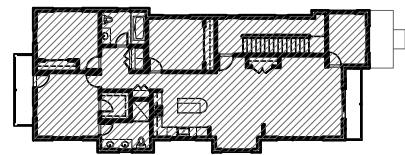
ZONING
COMPLIANCE

SCALE AS NOTED

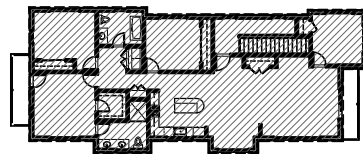
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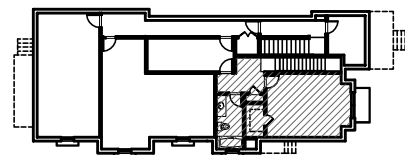
Z-3



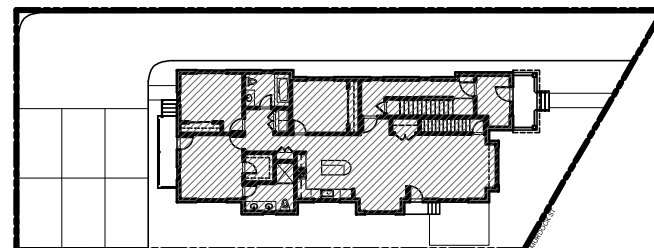
2ND FLOOR: 1,847-NSF



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



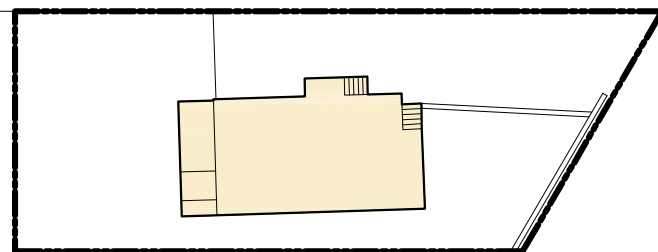
3 BUILDING HEIGHT
SCALE: 1"=20'-0"



1

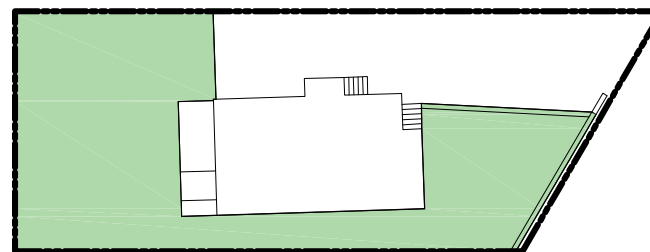
NET SQUARE FOOTAGE CALC

SCALE: 1"=40'-0"



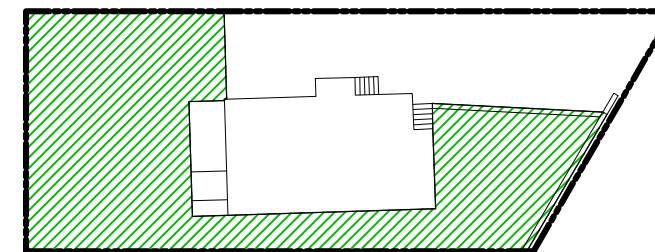
EXISTING

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



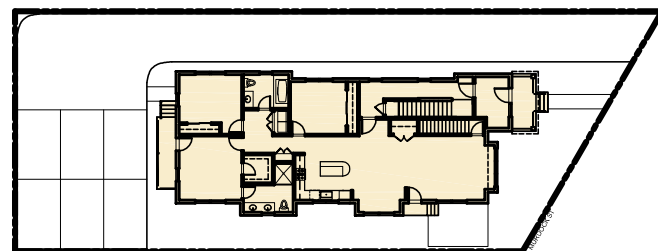
EXISTING

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



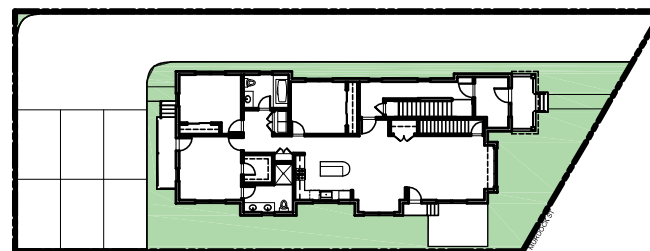
EXISTING

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



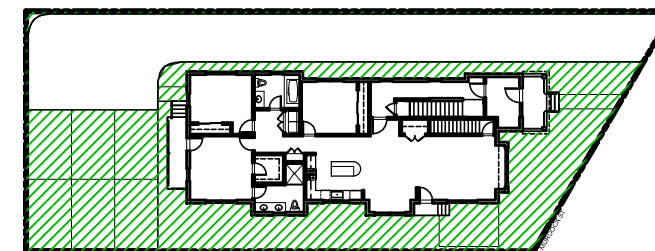
PROPOSED

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



PROPOSED

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



PROPOSED

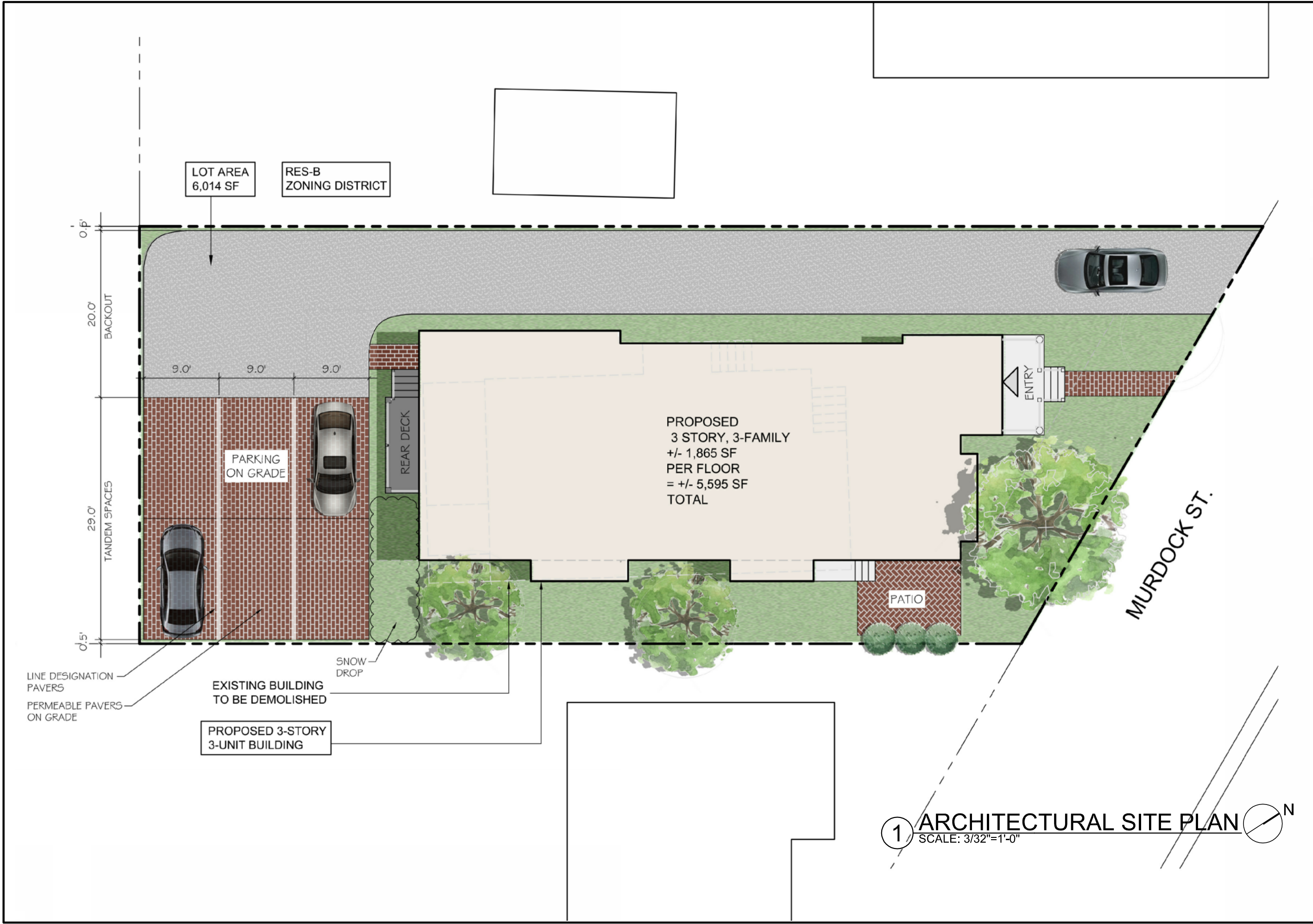
$$\frac{\text{PERVIOUS AREA } 2,403 \text{ SF}}{6,014 \text{ LOT SF}} = 40\%$$



2

SITE AREAS

SCALE: 1"=40'-0"



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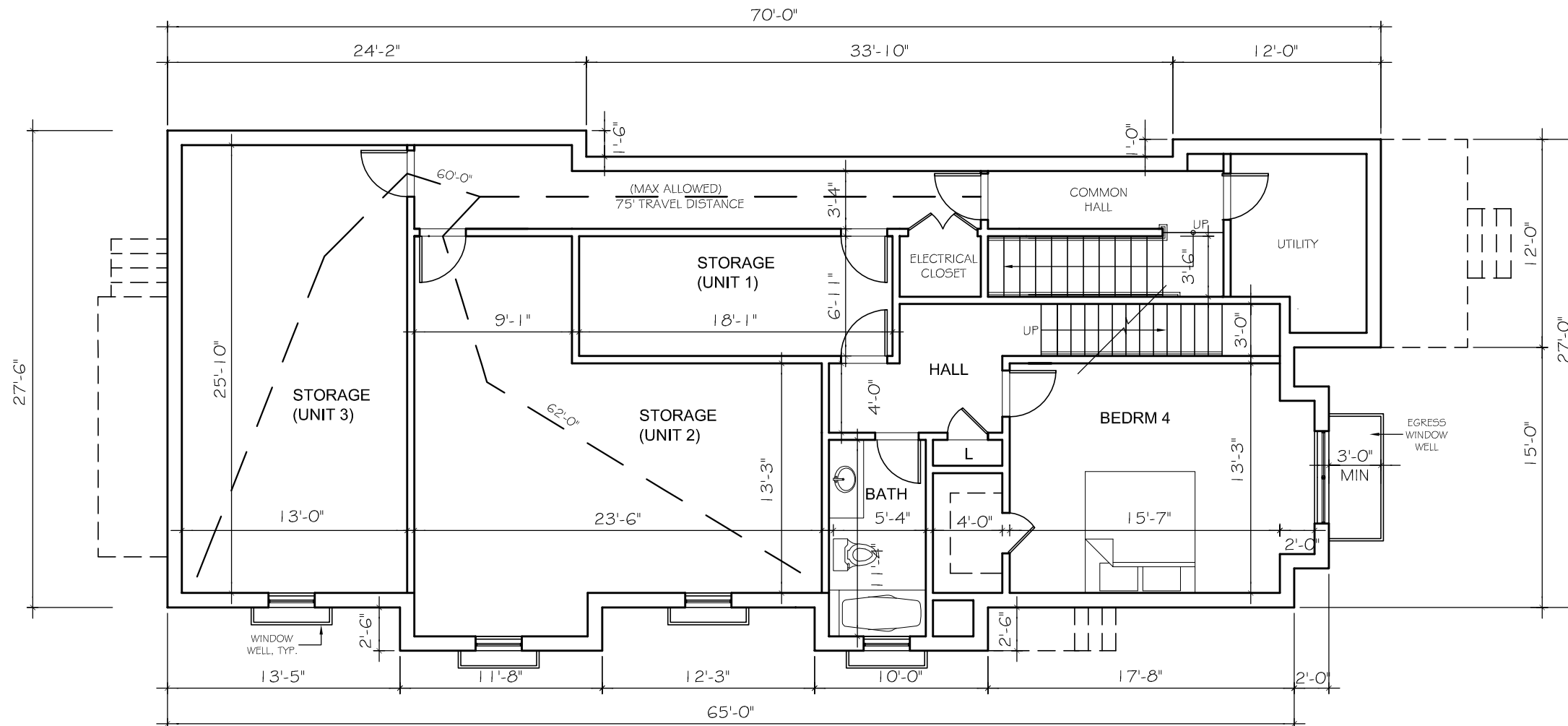
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ARCHITECTURAL
SITE PLAN

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A-0



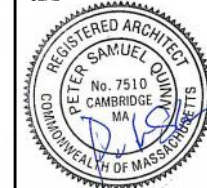
1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

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PROPOSED
BASEMENT
FLOOR PLAN

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A-1

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PROPOSED
FIRST FLOOR
PLAN

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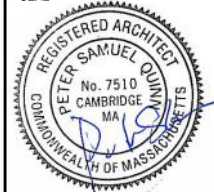
SHEET

A-2

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



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PROPOSED
SECOND
FLOOR PLAN

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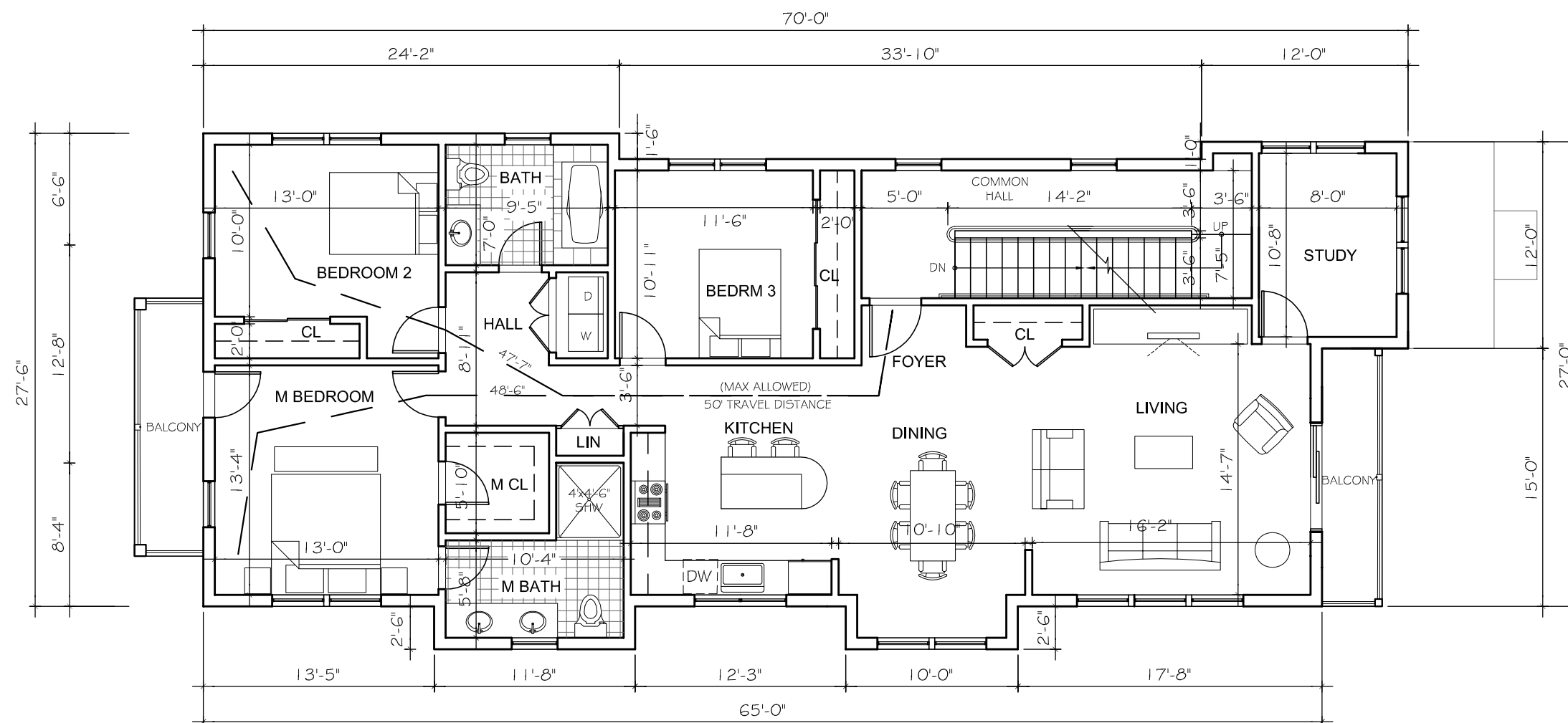
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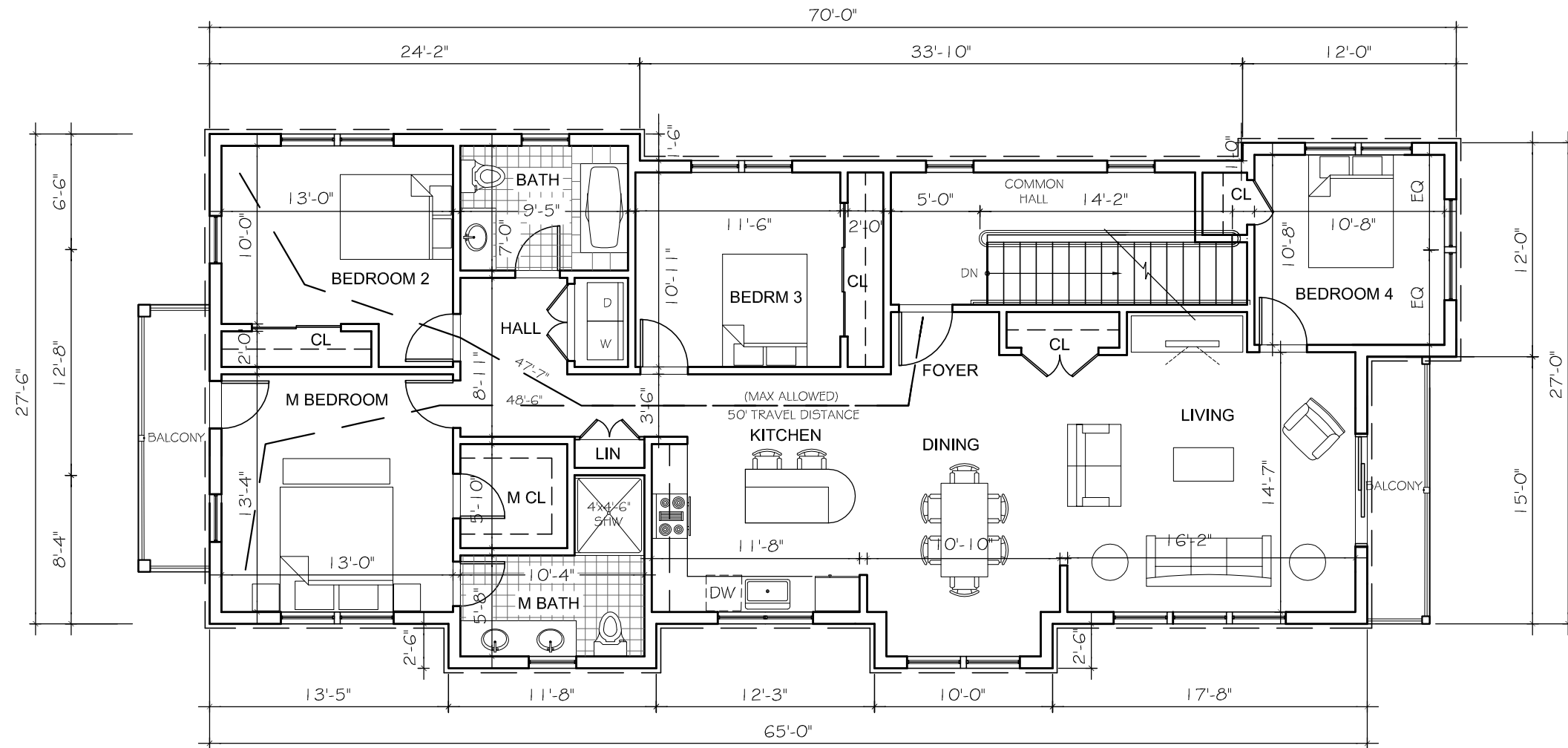
SHEET

A-3



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





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

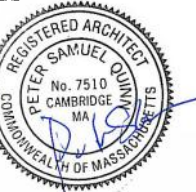


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PROPOSED
THIRD
FLOOR PLAN

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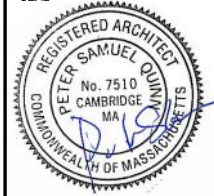
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A-4

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FRONT
ELEVATION

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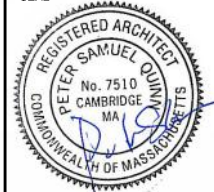
SHEET

A-5



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

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PROPOSED
LEFT SIDE
ELEVATION

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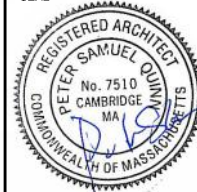
SHEET

A-6



1 LEFT SIDE ELEVATION
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A-7



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



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

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A-8