

NET FLOOR AREA	
FIRST FLOOR	70,579 SF
SECOND FLOOR	6,420 SF
TOTAL (APPX)	76,999 SF

BUILDING AREA CALCULATIONS

PER SOMERVILLE DEFINITION OF NET FLOOR AREA



PLAN BASED ON CERTIFIED PLOT PLAN PREPARED BY
OAK ENGINEERS OF NEWBURYPORT, MA, DATED
JANUARY 11, 2008. THE ARCHITECT DOES NOT
WARRANT ITS ACCURACY.

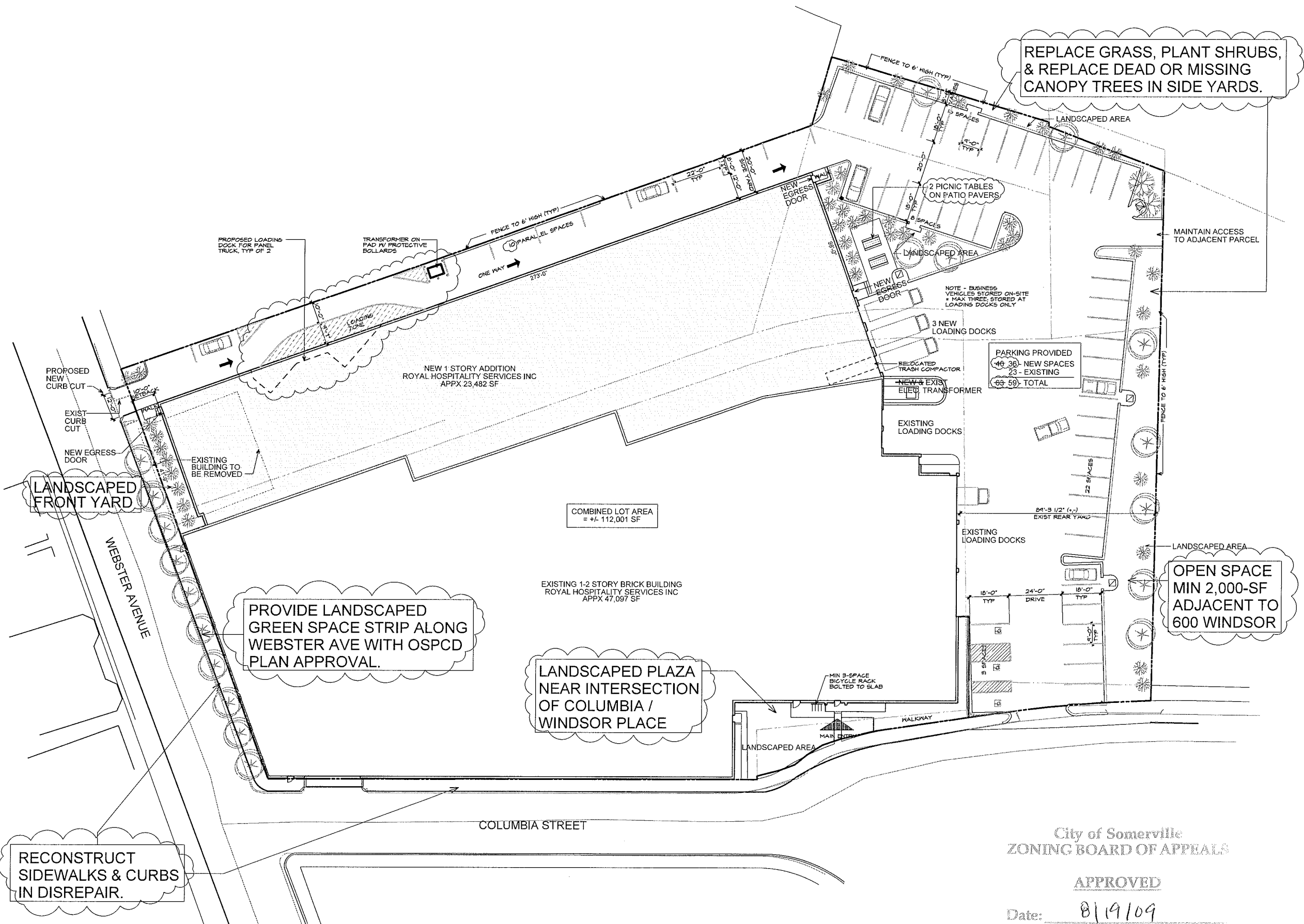
Case #: ZBA 2008-65

ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	10,000 SF	112,001 SF	COMPLIES
MAX FLR AREA RATIO	1.5 (MAX ALND)=165,168 SF	76,999 SF = 1.45	COMPLIES
MAX GROUND COVERAGE	65.0% (MAX ALND) = 72,800 SF	70,579 SF = 63%	COMPLIES
MIN LANDSCAPED AREA	10.0% (MIN REQD) = 11,209 SF	10,845 SF 70,718.5 SF = 6.3%	EXT'G NON-CONFORMING
MAX HT FT - STORIES	3 STRY (45' MAX)	1 STRY 23' MAX	COMPLIES
MIN FRONT YD	10'-0" BY CALC	10'-0"	COMPLIES
MIN SIDE YD	N/A	20'-0"	COMPLIES
MIN REAR YD	15'-0"	89'-3 1/2"	COMPLIES
MIN FRONTAGE	N/A	N/A	COMPLIES
PARKING REQUIREMENTS	TYPE OF USE: INDUSTRIAL TOTAL PARKING REQUIRED 1/650 GROSS SF PLUS 1 PER BUSINESS VEHICLE STORED ON SITE PARKING REQUIRED FOR ADD'N = 23,482/650 = PARKING EXISTING = TOTAL PARKING REQ'D = TOTAL PARKING PROVIDED =		96 SPACES (NEW) + 23 SPACES (EXT'G) = 58 SPACES (REQ'D) <u>65-59 SPACES</u>

NOTE:
ALL EXISTING BUILDING INFORMATION WAS OBTAINED FROM DRAWINGS SUPPLIED BY THE OWNER
THE ARCHITECT DOES NOT ATTEST TO IT'S ACCURACY.

Z-1





PROPOSED SITE PLAN
SCALE 1" = 20'-0"

City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 8/19/09

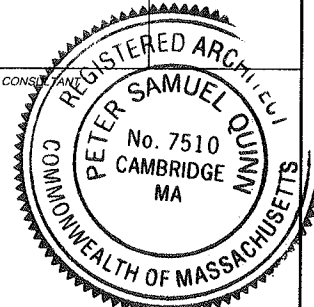
Case #: ZBA 2008-05

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL



PROJECT

New Addition To
ROYAL HOSPITALITY
Services Inc.

520 Columbia Street
Somerville, ma

PREPARED FOR

ROYAL HOSPITALITY
Services Inc.

520 Columbia Street
Somerville, MA

DRAWING TITLE

PROPOSED
SITE PLAN

SCALE AS NOTED

REVISION / ISSUE DATE

ISD SUB	8 OCT 2008
SP REVISION 1	5 JAN 2009
SP REVISION 2	8 JULY 2009
SP REVISION 3	14 JULY 2009

DRAWN BY

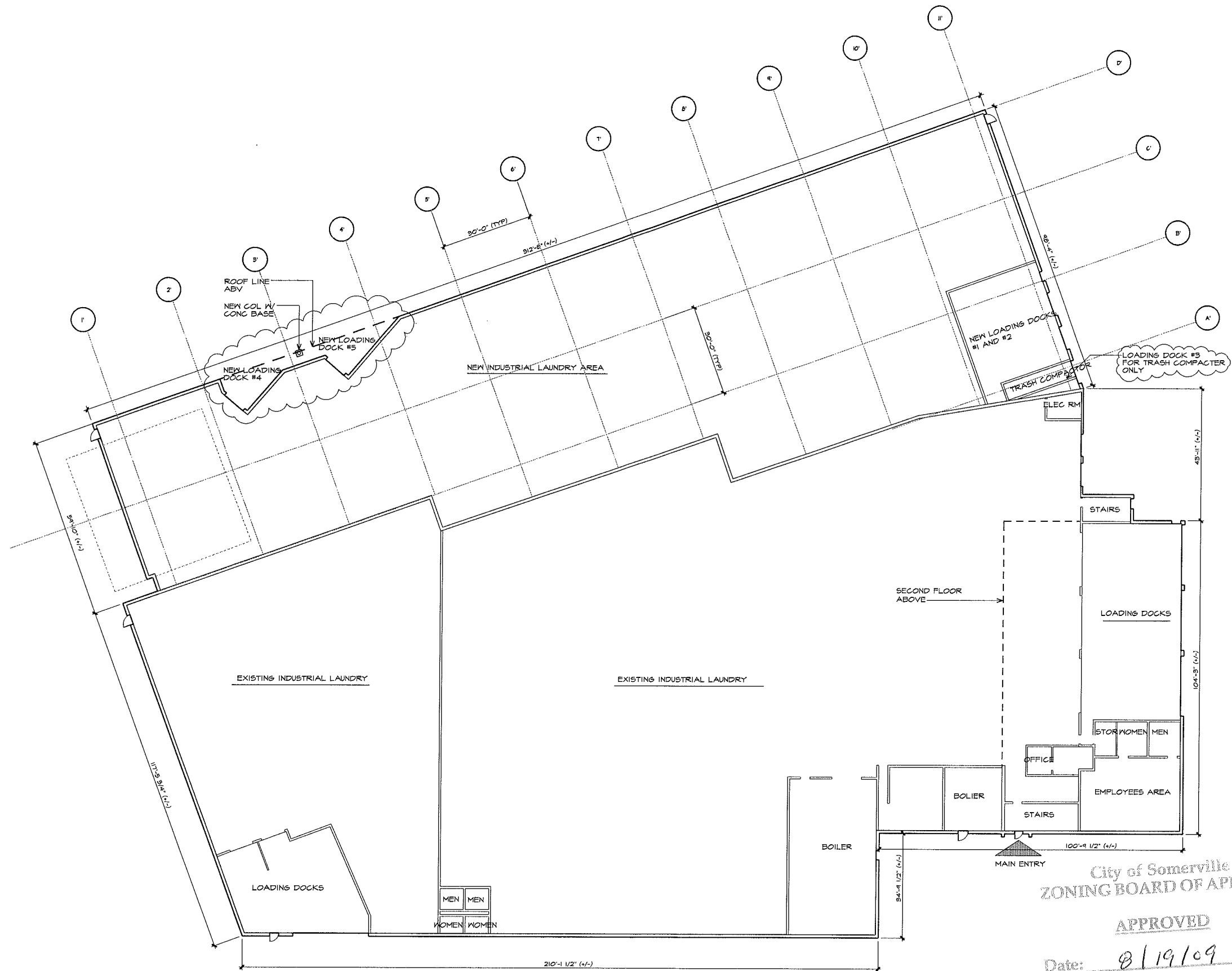
SH

APPROVED BY

PQ

SHEET

A-0



PROPOSED FLOOR PLAN
SCALE 1/16" = 1'-0"

City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 8/19/09

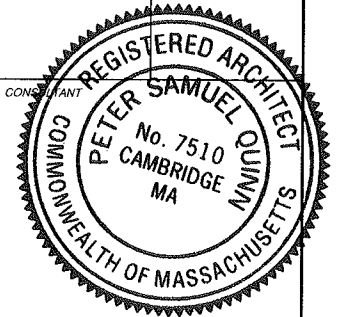
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SCALE 1/16" = 1'-0"

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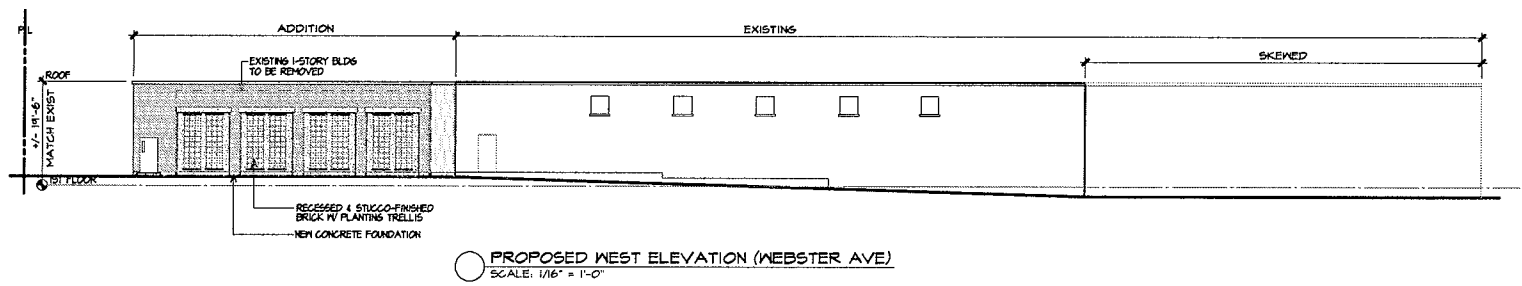
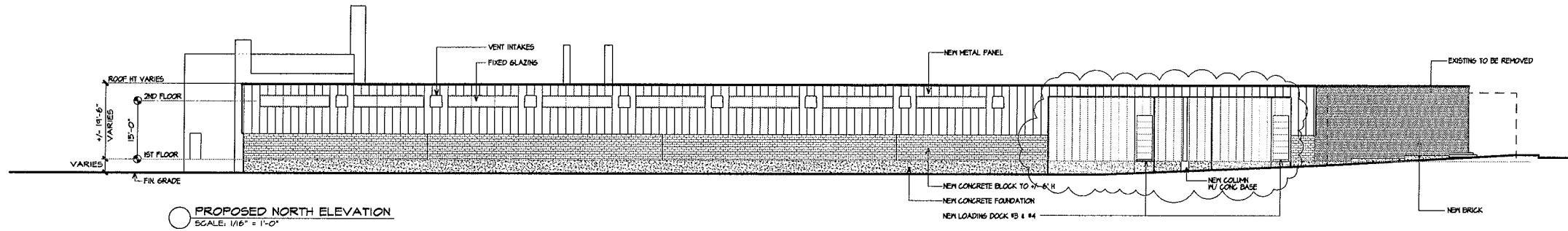
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APPROVED BY

PQ

SHEET

A-1

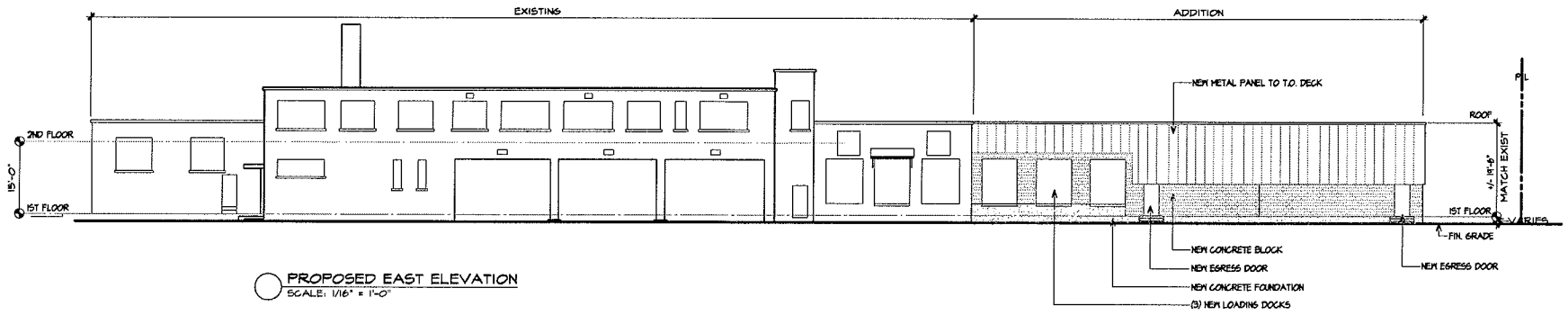
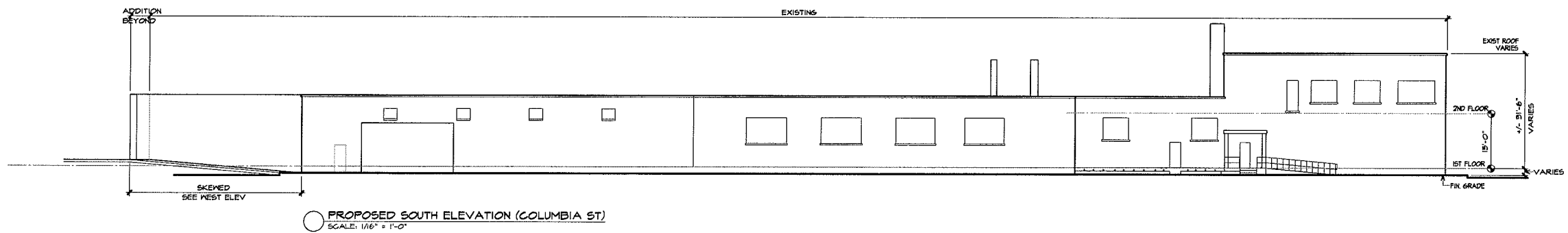


City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 8/19/09

Case #: ZBA 2008-65



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL

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

PROJECT

New Addition To
ROYAL HOSPITALITY
Services Inc.

520 Columbia Street
Somerville, ma

PREPARED FOR

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520 Columbia Street
Somerville, MA

DRAWING TITLE

PROPOSED
ELEVATIONS

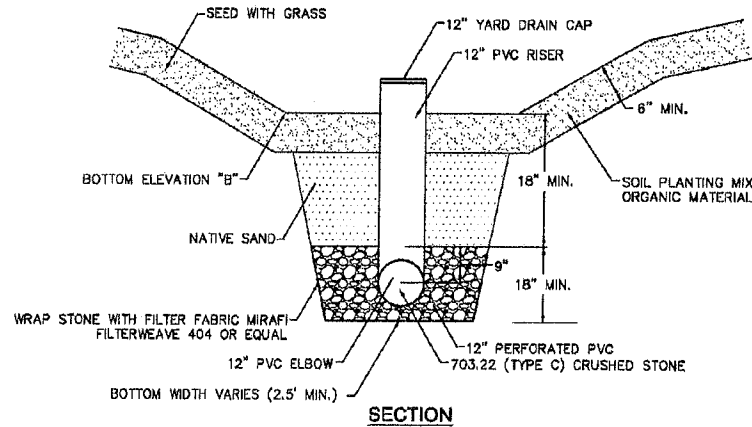
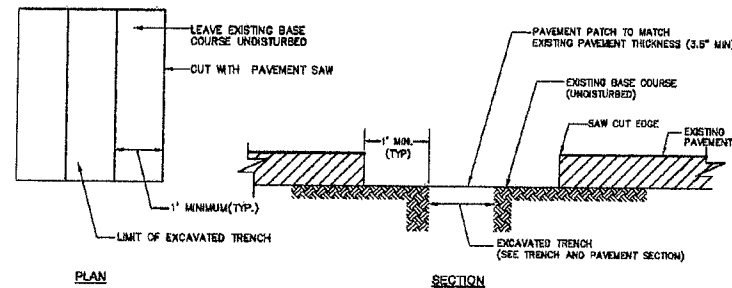
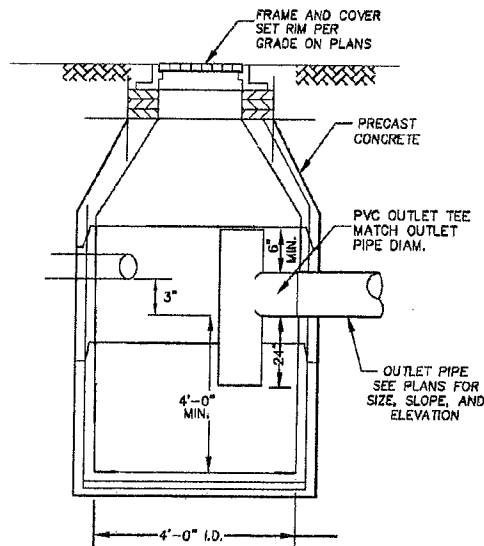
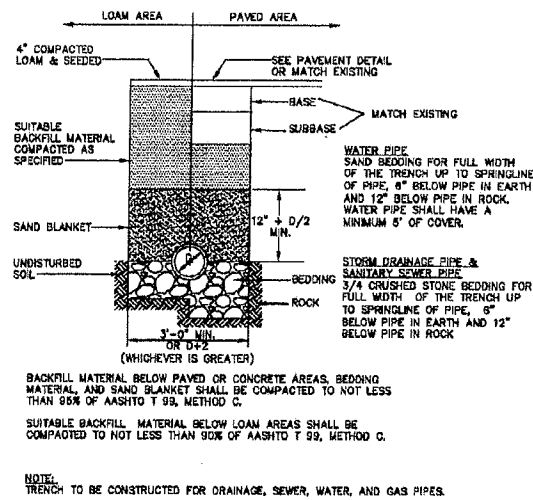
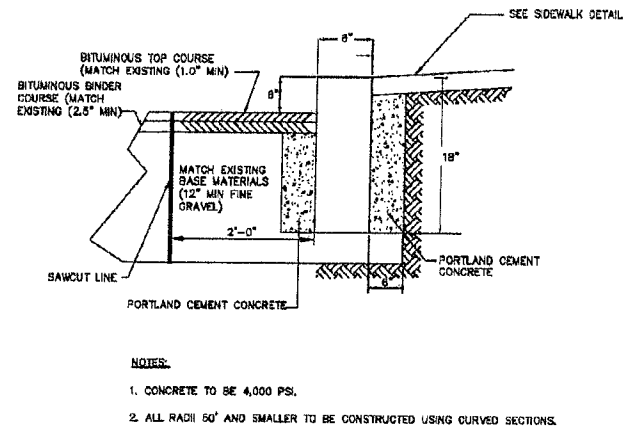
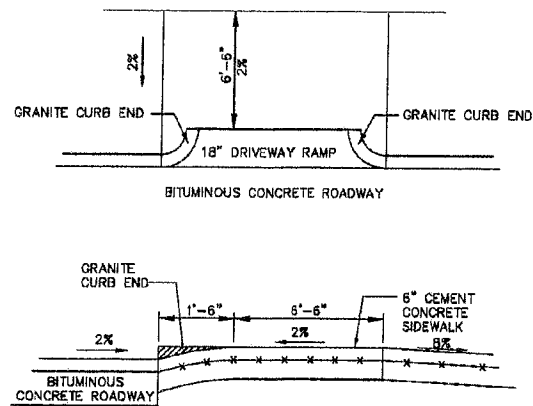
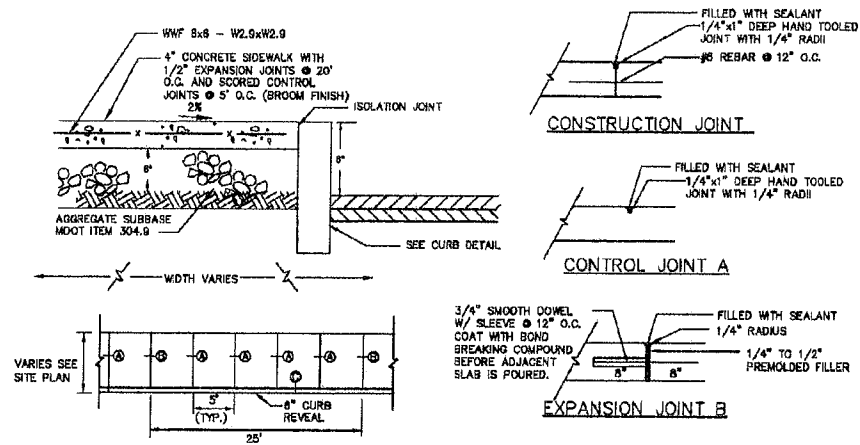
SCALE AS NOTED

REVISION / ISSUE DATE	
ISD SUB	8 OCT 2008
SP REVISION 1	5 JAN 2009
SP REVISION 2	8 JULY 2009
SP REVISION 3	14 JULY 2009

DRAWN BY	REVIEWED BY
SH	PQ

SHEET

A-2



ROYAL HOSPITALITY SERVICES
520 COLUMBIA STREET
SOMERVILLE, MASSACHUSETTS 02143

Prepared for:
ROYAL INSTITUTIONAL SERVICES, INC.
104 LAMARTINE STREET
WORCESTER, MA 01608

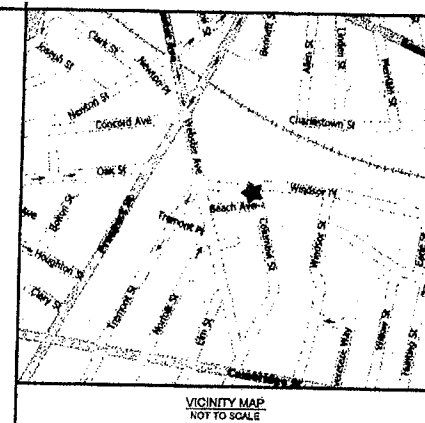
200 JAN 23 AM 9:41
S.C.C. AND
PLANNING DEPT.



OAK ENGINEERS
Brown's Wharf
Newburyport, MA 01950
Tel. (978) 465-9877
Fax (978) 465-2988
www.oakengineers.com

City of Somerville
BOARD OF APPEALS
APPROVED
8/19/09
ZBA 2008-65

DETAILS		
No.	Revision/Issue	Date
Design by:	JIM	Checked by: SBS
Drawn by:	JAR	Approved by: SBS
Project:	074184	Date: JAN. 8, 2009
Sheet:	C-2	



ROYAL INSTITUTIONAL SERVICES, INC.
104 LAMARTINE STREET
WORCESTER, MA 01609

2014-11-23 AM 9:11

RECEIVED
SPECIAL
TRAINING UNIT

SUBJECT PARCELS ZONED IP (INDUSTRIAL PARK)
(THE EXISTING STRUCTURE IS PRE-EXISTING NON-CONFORMING)

EXISTING:	REQUIRED:
LOT AREA = 112,001± sq ft	LOT AREA 10,000± SQFT MIN.
FRONTAGE 220.20'	FRONTAGE N/A
BUILDING HGT. = 26'±	MAX. BUILDING HEIGHT 45'
FRONT 0.14'	MIN. FRONT SETBACK = 15'
SIDE 0.22' (WEBSTER), 89.3 (EAST)	MIN. SIDE SETBACK = N/A
REAR 26.6'	MIN. REAR SETBACK = 15'
MAX. LOT COVERAGE BY BUILDING 44%	MAX. LOT COVERAGE BY BUILDING 65%

- 1.) THE OVERALL PROPERTY AS DEPICTED HEREON IS CURRENTLY SUBJECT TO THE TERMS OF A PURCHASE & SALE AGREEMENT TO CREATE ONE CONTIGUOUS PARCEL TO BE OWNED BY ROYAL HOSPITALITY SERVICES, INC. FOR THE PURPOSE OF ZONING REVIEW THE ENTIRE PARCEL HAS BEEN DEPICTED AS ONE CONTIGUOUS PARCEL.
- 2.) THE PURPOSE OF THIS PLAN IS TO DEPICT THE THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
- 3.) THE EDGES OF PAVEMENT AND PARKING LINE DELINEATIONS ARE APPROXIMATE DUE TO EXCAVATION ACTIVITIES, SNOW COVER AT THE TIME OF SURVEY AND THE GENERAL DETERIORATION OF STRIPING.
- 4.) OWNERSHIP OF ABUTTING LAND ACCORDING THE CITY OF SOMERVILLE ASSESSOR'S RECORDS.
- 5.) NORTH ORIENTATION FROM PLAN REFERENCE NO. 2 AS TAKEN ON BOUNDS ON WINDSOR STREET.

OAK

ENGINEERS

Brown's Wharf
Newburyport, MA 01950
Tel. (978) 465-9877
Fax (978) 465-2986
www.oakengineers.com

EXISTING
CONDITIONS
PLAN OF LAND

No.	Revision/Issue			Date	
Design by: P. QUINN ARCH.			Checked by: PQA/EDX		
Drawn by: PQA/EDX			Approved by: EDX		
Project: 074184			Dated: JAN. 28, 2008		
<i>(Signature)</i>					

S1

PARCEL #	AREA (SQ FT)
2	3,423.7±
31	52,804.4±
32	9,064.3±
33	14,971.1±
34	3,271.4±
35	9,014.6±
38	17,882.5±
41	868.2±
42	901.0±
TOTAL AREA:	112,001± (2.57± ACRES)

1. PLAN NO. 647 OF 1955
2. PLAN NO. 362 OF 1997
3. PLAN NO. 250 OF 2001*
4. PLAN 828 (2 OF 2) OF 1994
5. PLAN NO. 1892 OF 1956
6. PLAN NO. 1702 OF 1948
7. PLAN NO. 764 OF 1960
8. PLAN NO. 691 OF 1966
9. FIELD BOOK #181 PGS 50-57

(CITY OF SOMERVILLE DPW)

SEE NOTE NO. 1
ASSESSOR'S MAP 96. PARCELS 31,34
N/F ZPF, LLC
DEED BOOK 35179, PAGE 500; ALSO SEE
DEED BOOK 35179, PAGE 497

ASSESSOR'S MAP 96,
PARCELS 2,32,33,35,38,41,42
N/F COLUMBIA STREET REALTY, LLC
DEED BOOK 45738, PAGES 57 & 63












PROPERTY ADDRESS:
520 COLUMBIA STREET
SOMERVILLE, MASSACHUSETTS

I CERTIFY THAT THIS SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS SET FORTH IN THE ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.01, AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP. THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN.

NOR IS THIS A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:

DRILL HOLE	
SEWER MANHOLE	
DRAIN MANHOLE	
CATCH BASIN	
UTILITY POLE	
OVERHEAD WIRES	
SEWER MAIN	
STORM DRAIN	
WATER MAIN	
PROPERTY LINE	
INTERIOR PARCEL LINE	
EDGE OF PAVEMENT	