

ZBA APPLICATION

ADDITION AND RENOVATION OF 18 CHANDLER ST

18 CHANDLER ST, SOMERVILLE, MA 02144

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT

ADDITION & RENOVATION

18 CHANDLER ST
SOMERVILLE, MA 02144

PREPARED FOR

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV 3	15 JUN 2015
ZBA APPL REV 2	29 APR 2015
ZBA APPL REV 1	13 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1

LIST OF DRAWINGS		ZBA APPL 1 APR 2015	ZBA APPL REV 1 13 APR 2015	ZBA APPL REV 2 29 APR 2015	ZBA APPL REV 3 15 JUN 2015
GENERAL					
T1	TITLE SHEET	X	X	X	X
	CERTIFIED PLOT PLAN	X	X	X	X
Z1	ZONING COMPLIANCE	X	X	X	X
Z2	ZONING COMPLIANCE	X	X	X	X
Z3	ZONING COMPLIANCE	X	X	X	X

ARCHITECTURAL					
A0	DIMENSIONAL SITE PLAN	X	X	X	X
A1	1ST & 2ND FLOOR PLAN	X	X	X	X
A2	ATTIC FLOOR PLAN & SECTION	X	X	X	X
A3	ELEVATIONS	X	X	X	X
A4	ELEVATIONS	X	X	X	X
EC1	EXISTING ELEVATIONS	X	X	X	X



LOCUS PLAN

PREPARED BY:

ARCHITECT

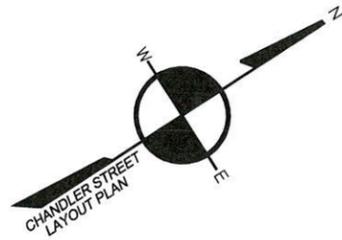
PETER QUINN ARCHITECTS LLC

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

SURVEYOR

BOSTON SURVEY, INC.

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

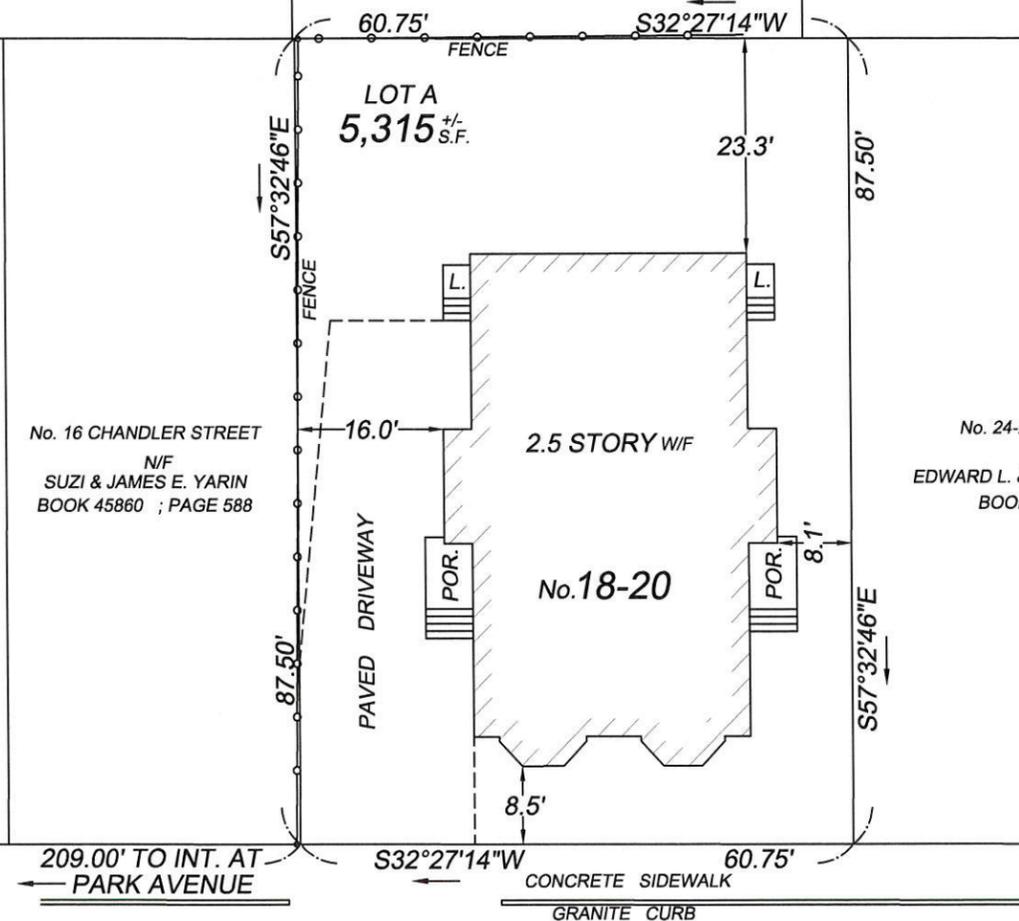


No. 33 WALLACE STREET
N/F
LIZA DALY & DANIEL SCHMIDT
BOOK 58398 ; PAGE 517

No. 37 WALLACE STREET
N/F
MARCUS K. YEE & CHRISTINA R. CHAN
BOOK 20197 ; PAGE 138

No. 16 CHANDLER STREET
N/F
SUZI & JAMES E. YARIN
BOOK 45860 ; PAGE 588

No. 24-26 CHANDLER STREET
N/F
EDWARD L. & CONSTANCE M. McMANUS
BOOK 22376 ; PAGE 446



CHANDLER (PUBLIC - 40.0' WIDE) STREET

REFERENCES

DEED: BOOK 41965 ; PAGE 238
PLAN: PLAN IN BOOK 4276 ; PAGE END
PLAN BOOK 26 ; PLAN 36
PLAN BOOK 154 ; PLAN 29
PLAN BOOK 17B ; PLAN 85
L.C.C. # 19033^A
CHANDLER STREET LAYOUT PLAN

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D33	69	D/T	DRM	GCC

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 30 AND MARCH 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) THE MAJOR IMPROVEMENTS ON THE PROPERTY SHOWN FALL IN AN AREA DESIGNATED AS ZONE "X". (NOT IN FLOOD)
MAP #: 25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

George C. Collins
GEORGE C. COLLINS P.L.S. 4-1-2015 DATE

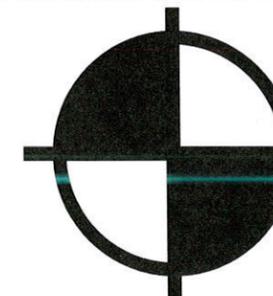


CERTIFIED PLOT PLAN
LOCATED AT
18-20 CHANDLER STREET
SOMERVILLE, MA.

SCALE: 1 INCH = 20 FEET

DATE: APRIL 1, 2015

PREPARED FOR: BRV REALTY LLC
P.O. BOX 400334
N. CAMBRIDGE, MA. 02140



BOSTON
SURVEY, INC.

UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617)242-1313
WWW.BOSTONSURVEYINC.COM

JOB # 15-00226

FILE # 15-00226-4/1/15

CHANDLER 18 - DIMENSIONAL TABLE - RES A ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	10,000	5,315	5,315	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	2,250	1,328	1,328	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 37	± 37	EXTG NON-CONF, NO CHANGE
MIN LANDSCAPED AREA (% OF LOT)	25	± 22	± 22	EXTG NON-CONF, NO CHANGE
PERVIOUS AREA (% OF LOT)	35	± 22	± 22	EXTG NON-CONF, NO CHANGE
FLOOR AREA RATIO (FAR)	0.75	0.81	0.91	VARIANCE REQUIRED
NET FLOOR AREA (NSF)	3,986	4,299	4,820	VARIANCE REQUIRED
MAX HEIGHT (FT/ STORIES)	35 / 2 1/2	±29.2 / 2 1/2	±33.9 / 2 1/2	EXTG NON-CONF, NO CHANGE
MIN FRONT YARD (FT)	15	± 12	± 12	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - LEFT (FT)	9	± 20.2	± 20.2 ADDITION ± 20.2 EXTG BLDG	COMPLIES COMPLIES
MIN SIDE YARD - RIGHT (FT)	8	± 10	± 10 ADDITION ± 10 EXTG BLDG	COMPLIES COMPLIES
MIN REAR YARD (FT)	16.9* 12.7 @ PROJECTION	23.3	23.3 ADD'N 23.3 EXTG BLDG	COMPLIES COMPLIES
MIN FRONTAGE (FT)	50	60.75	60.75	COMPLIES
MIN NO. OF PARKING SPACES	6**	2	2	EXTG NON-CONF, NO CHANGE
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 A0.

*REAR YARD REDUCTION CALCULATION PER §8.6.13
 100' - 87.5' LOT DEPTH = 12.5'
 12.5' X 3"/FOOT = 37.5" REDUCTION
 20' - 37.5" =
 240" - 37.5" = 20.25" = 16.9' REQUIRED REAR YARD

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
 FOR (4) 1OR2-BR UNITS:
 (4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6
 VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0 } 6 REQUIRED PARKING SPACES

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ZONING COMPLIANCE

SCALE AS NOTED

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SHEET
Z1

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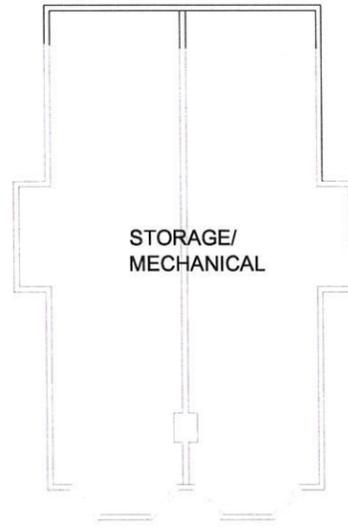
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ZONING COMPLIANCE

SCALE AS NOTED

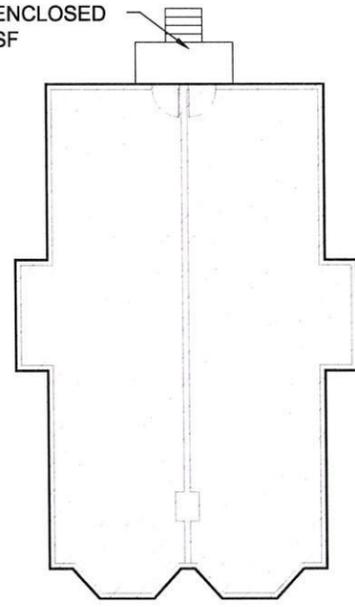
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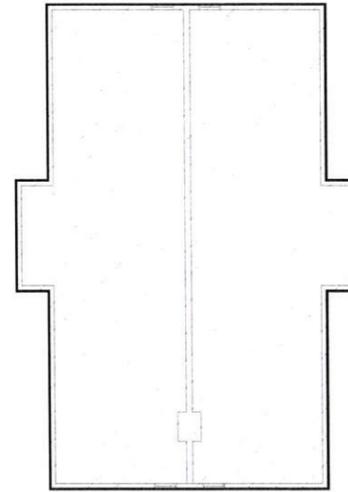
EXISTING UNENCLOSED DECK, NOT NSF



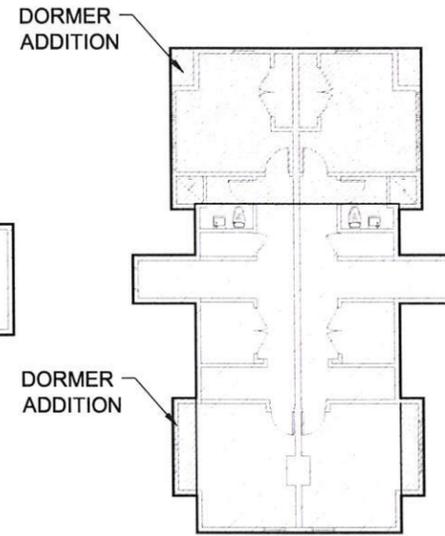
BASEMENT: 0-NSF EXTG
NO PROPOSED CHANGE



1ST FLOOR: 1,744-NSF EXTG
NO PROPOSED CHANGE



2ND FLOOR: 1,685-NSF EXTG
NO PROPOSED CHANGE



ATTIC: 870-NSF EXTG
PROPOSED 521-NSF ADDITION

NET SQUARE FOOTAGE SUMMARY

FLOOR	EXISTING NSF	ADDITION NSF	COMBINED NSF
ATTIC FL	870	521	1,391
2ND FL	1,685	0	1,685
1ST FL	1,744	0	1,744
BASEMENT	0	0	0
TOTAL	4,299-NSF	521-NSF	4,820-NSF

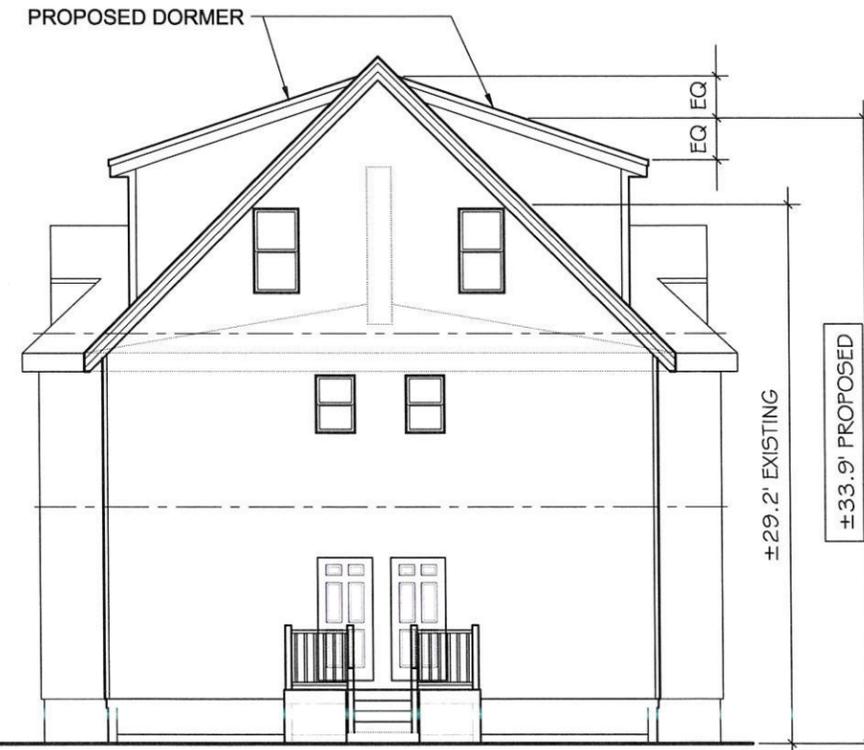
LEGEND

- EXISTING BUILDING NSF
- PROPOSED ADDITION NSF



1 NET SQUARE FOOTAGE CALC

SCALE: 1"=20'-0"



2 BUILDING HEIGHT

SCALE: 1"=10'-0"

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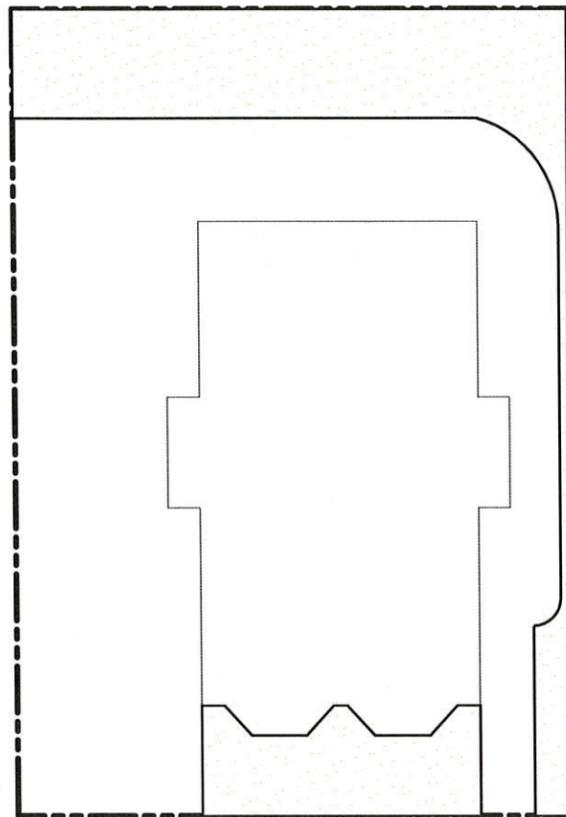
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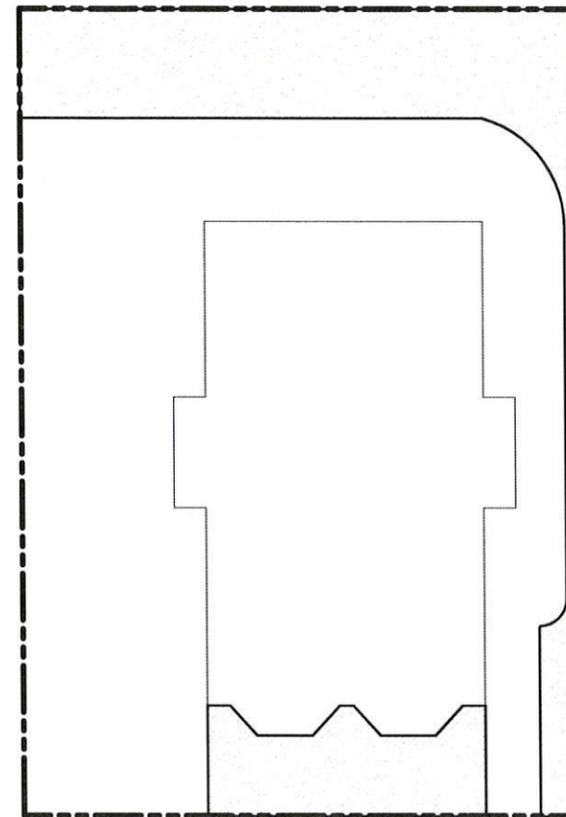
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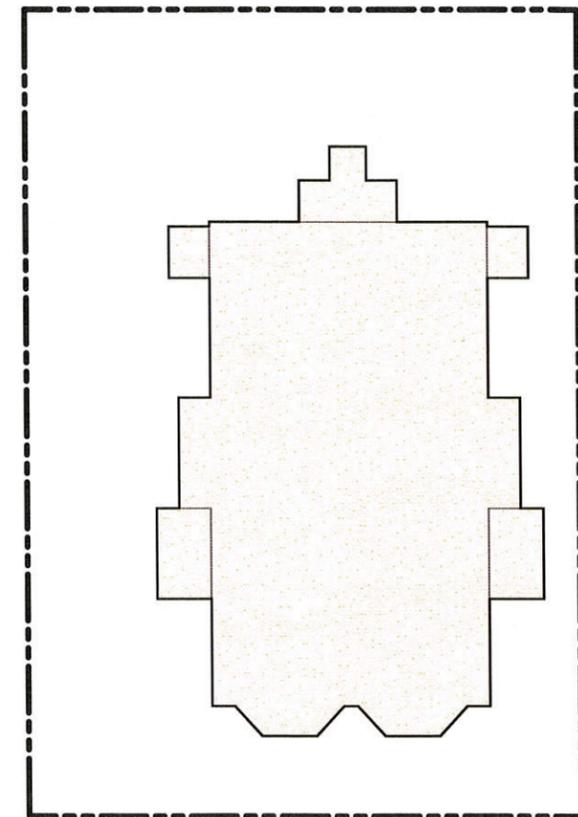
Z3



LANDSCAPE AREA $\frac{1,193 \text{ SF}}{5,315 \text{ LOT SF}}$ = 22%



PERVIOUS AREA $\frac{1,193 \text{ SF}}{5,315 \text{ LOT SF}}$ = 22%



LOT COVERAGE $\frac{1,975 \text{ SF}}{5,315 \text{ LOT SF}}$ = 37%



1

EXISTING SITE AREAS

SCALE: 1"=20'-0"

NO CHANGE

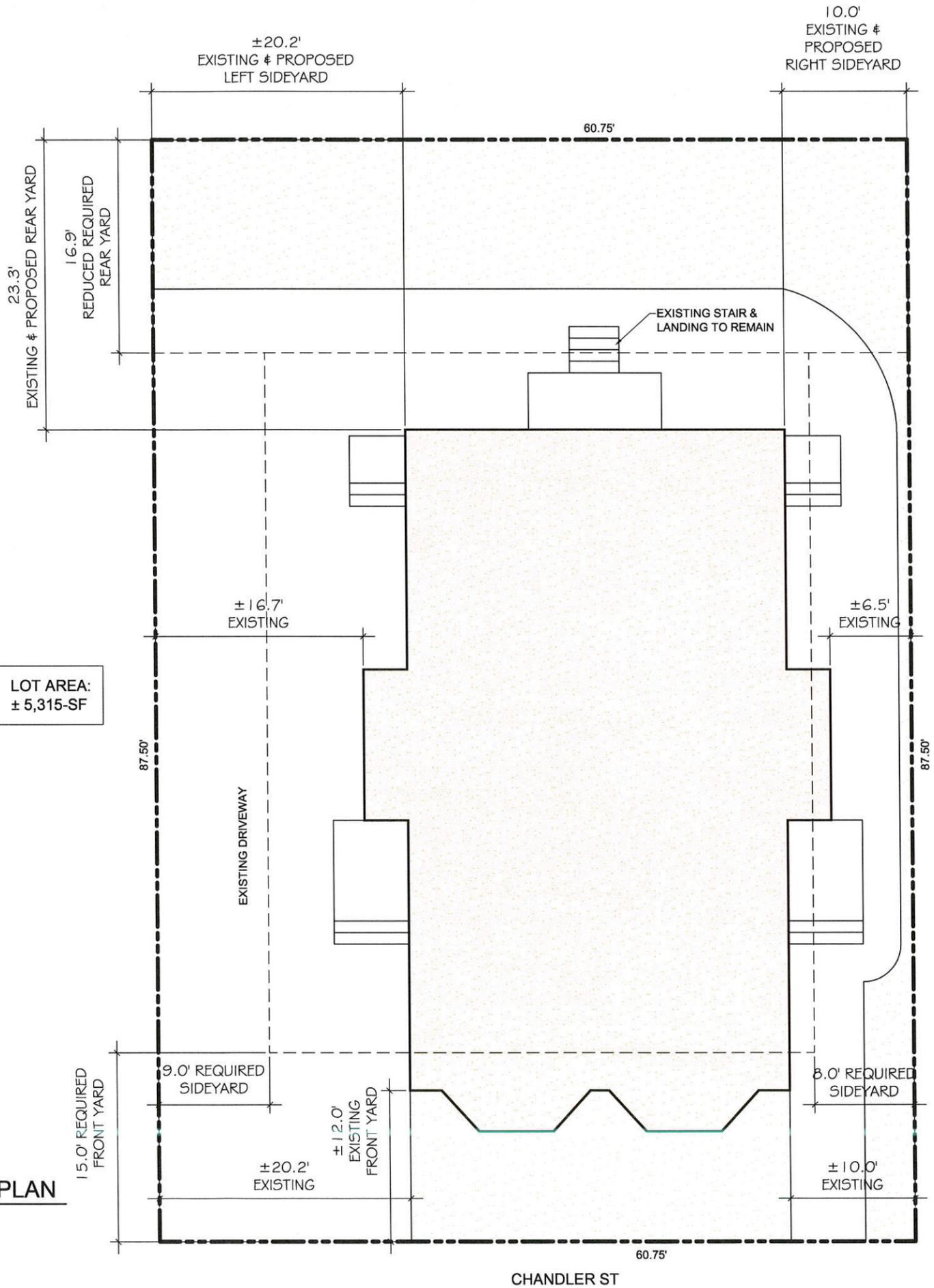
Z:\DCADD\WGS\Chandler-18\Drawings\Chandler 18-Scheme 03 Dim. Site Plan.dwg, A0, 6/16/2015 1:22:04 PM



1 DIMENSIONAL SITE PLAN
SCALE: 1" = 10'

DIMENSIONAL SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY. INFORMATION BASED ON MORTGAGE INSPECTION PLAN BY L.G. BRACKETT COMPANY, INC. WINCHESTER, MA, DATED 10 APR 2014.

LOT AREA:
± 5,315-SF



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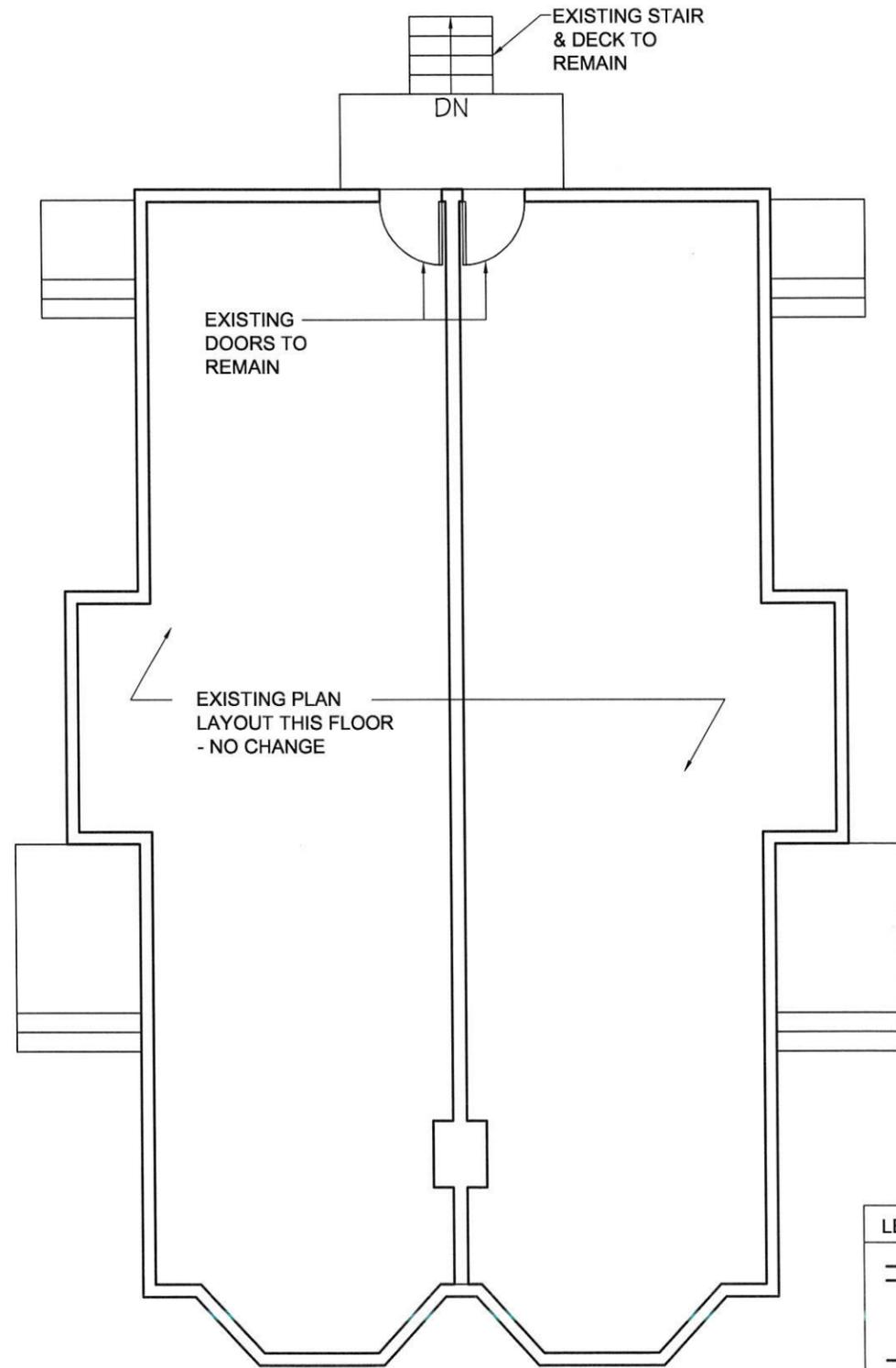
1ST & 2ND FLOOR PLAN

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A1

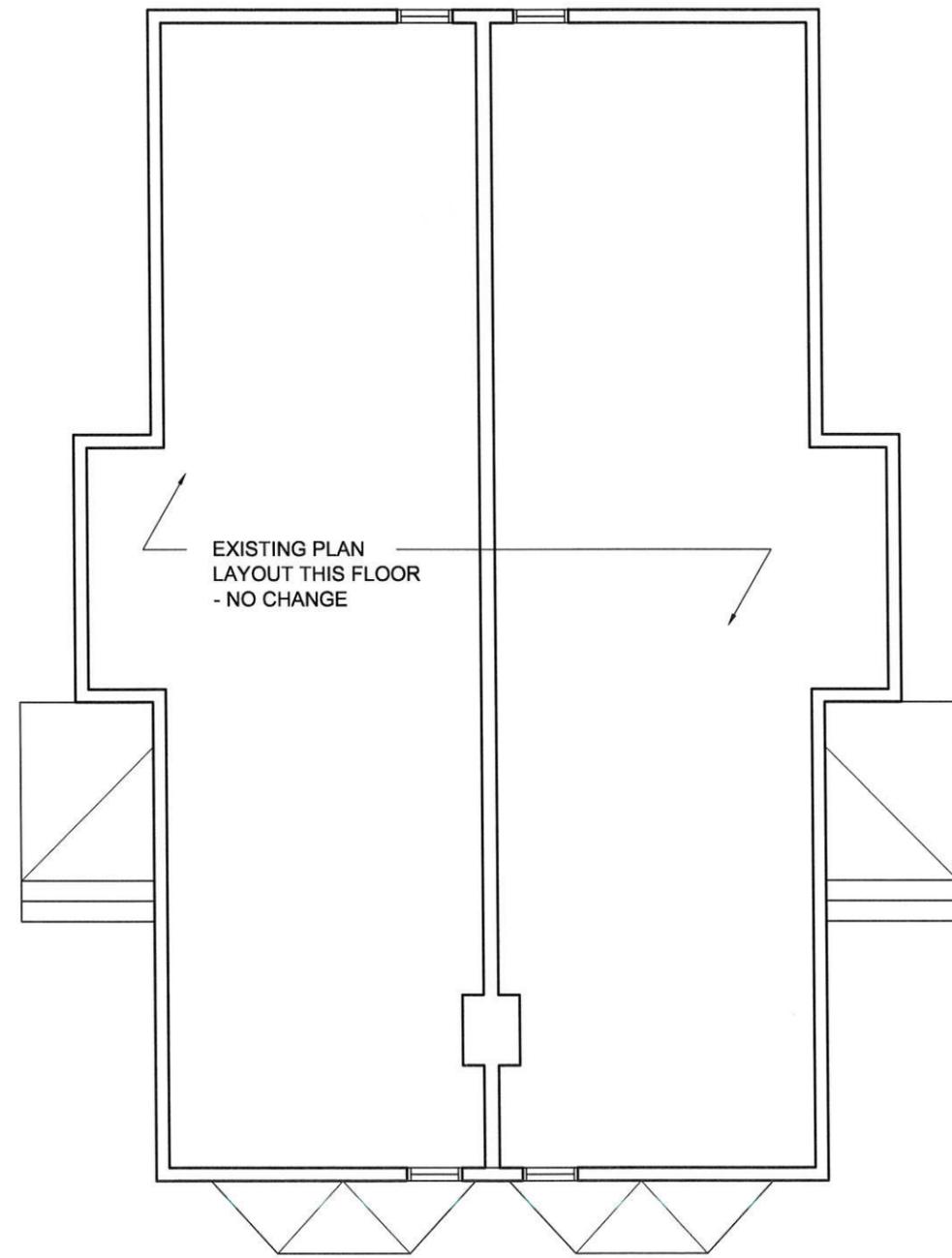


1 1ST FLOOR PLAN

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

LEGEND

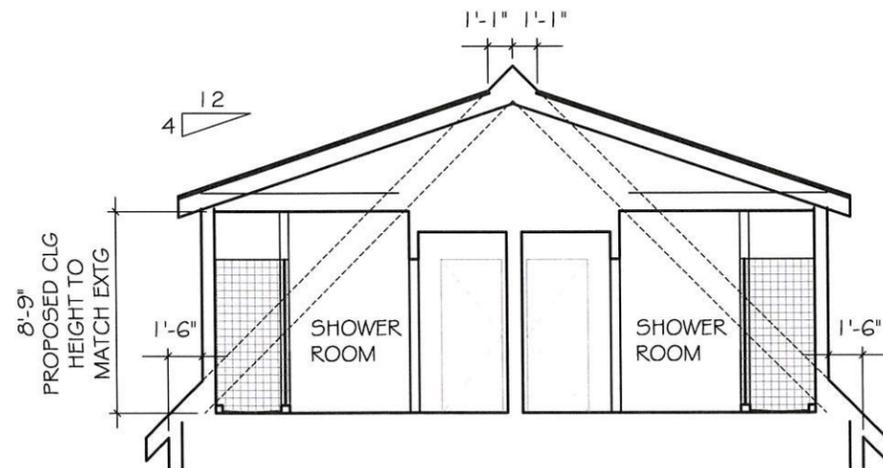
- EXISTING WALL
- WALL TO BE DEMOLISHED
- NEW WALL



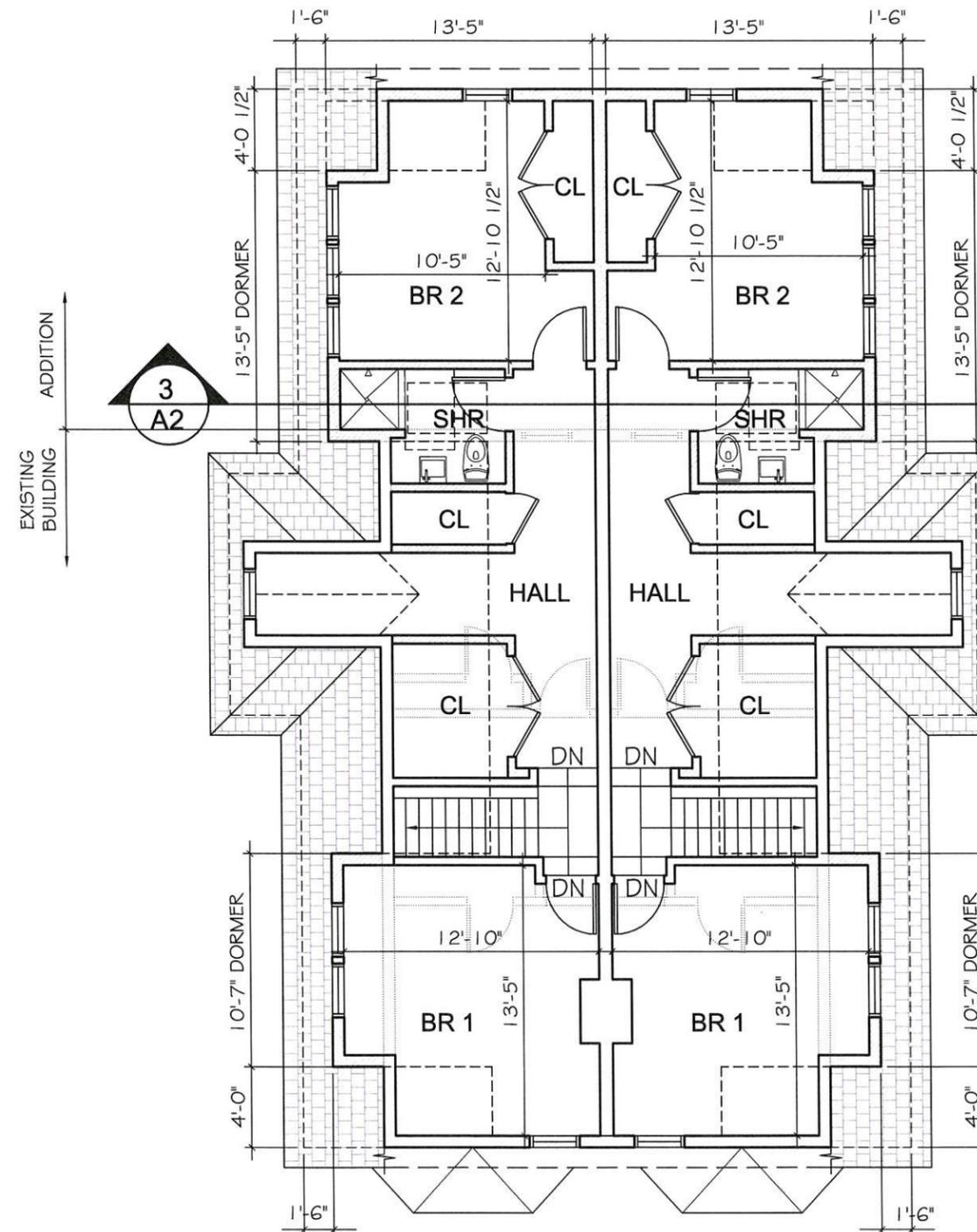
2 2ND FLOOR PLAN

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

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2 NEW SHOWER ROOM SECTION
SCALE: 1/8" = 1'-0"



1 ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING WALL
	WALL TO BE DEMOLISHED
	NEW WALL

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ATTIC FLOOR PLAN

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A2

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ELEVATIONS

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SHEET

A3

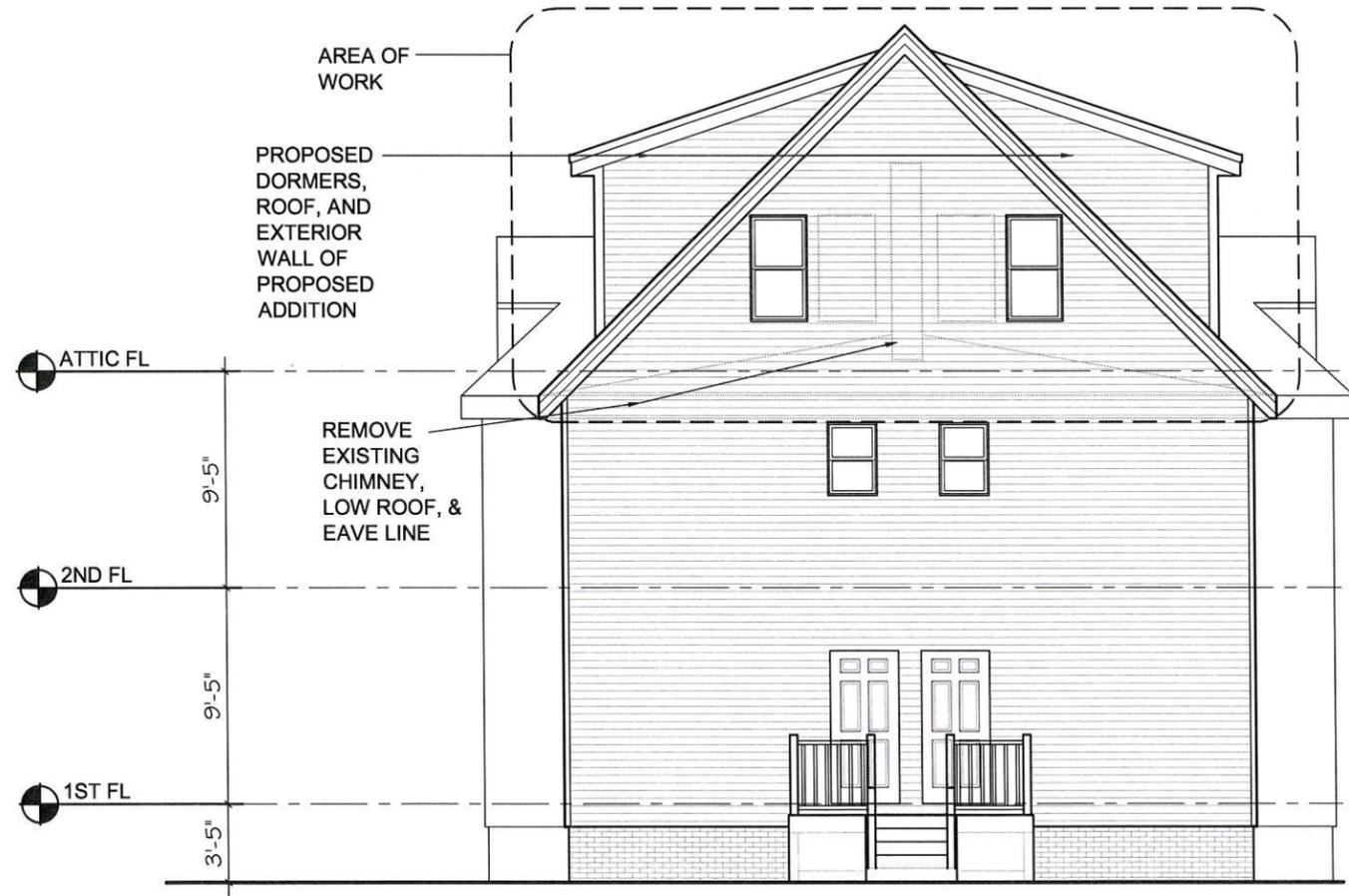
PROPOSED DORMER WIDTH: $14'-9" + 9'-3" = 24' = 288"$
ROOF LENGTH: $54'-6" = 654"$
 $24' = 288" / 654" = 44\%$ OF MAIN ROOF



1 SOUTH ELEVATION
SCALE: $1/8" = 1'-0"$

OPPOSITE ELEVATION
SIMILAR AND MIRRORED

Z:\DCADDWGS\Chandler-18\Drawings\Chandler 18-Scheme 03.dwg, A4, 6/15/2015 2:57:22 PM



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

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EC1



1 E.C. SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 E.C. WEST ELEVATION
SCALE: 1/8" = 1'-0"