

ZBA APPLICATION

RENOVATION AND ADDITION TO 53 COLUMBUS AVE

53 COLUMBUS AVE, SOMERVILLE, MA 02143



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

SEAL

CONSULTANT

PROJECT

RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR

RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

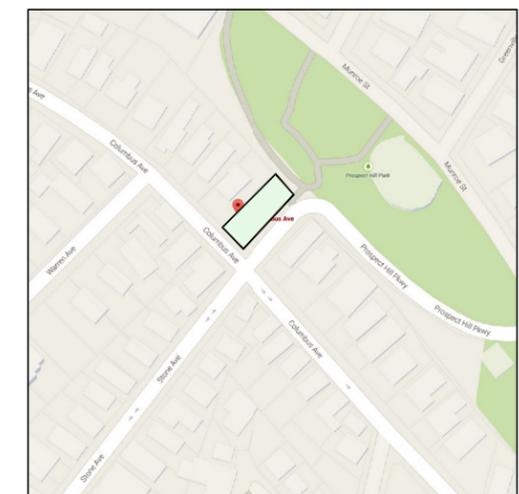
REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1

LIST OF DRAWINGS		ZBA APPL 1 APR 2015	ZBA APPL ELEV SUPPL 22 APR 2015
GENERAL			
T1	TITLE SHEET	X	X
	PLAN OF LAND	X	X
Z1	ZONING COMPLIANCE	X	X
Z2	ZONING COMPLIANCE	X	X

ARCHITECTURAL			
A1	PROPOSED THIRD FLOOR PLAN	X	X
A2	EXISTING & PROPOSED VIEWS	X	X
A3	PROPOSED SOUTH ELEVATION		X
A4	PROPOSED EAST & WEST ELEVATIONS		X
A5	PROPOSED NORTH ELEVATION		X
EC1	EXISTING BASEMENT & FIRST FLOOR PLANS	X	X
EC2	EXISTING SECOND & THRID FLOOR PLANS	X	X
EC3	EXISTING SOUTH ELEVATION		X
EC4	EXISTING EAST & WEST ELEVATIONS		X
EC5	EXISTING NORTH ELEVATION		X



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

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

SURVEYOR

MASSACHUSETTS
SURVEY CONSULTANTS

10 FIRST AVE
PEABODY, MA 01930
PH (617) 899-0703

PLAN OF LAND

LOCATED AT
**53 COLUMBUS AVENUE
SOMERVILLE, MA**

PREPARED FOR:
RCG, LLC

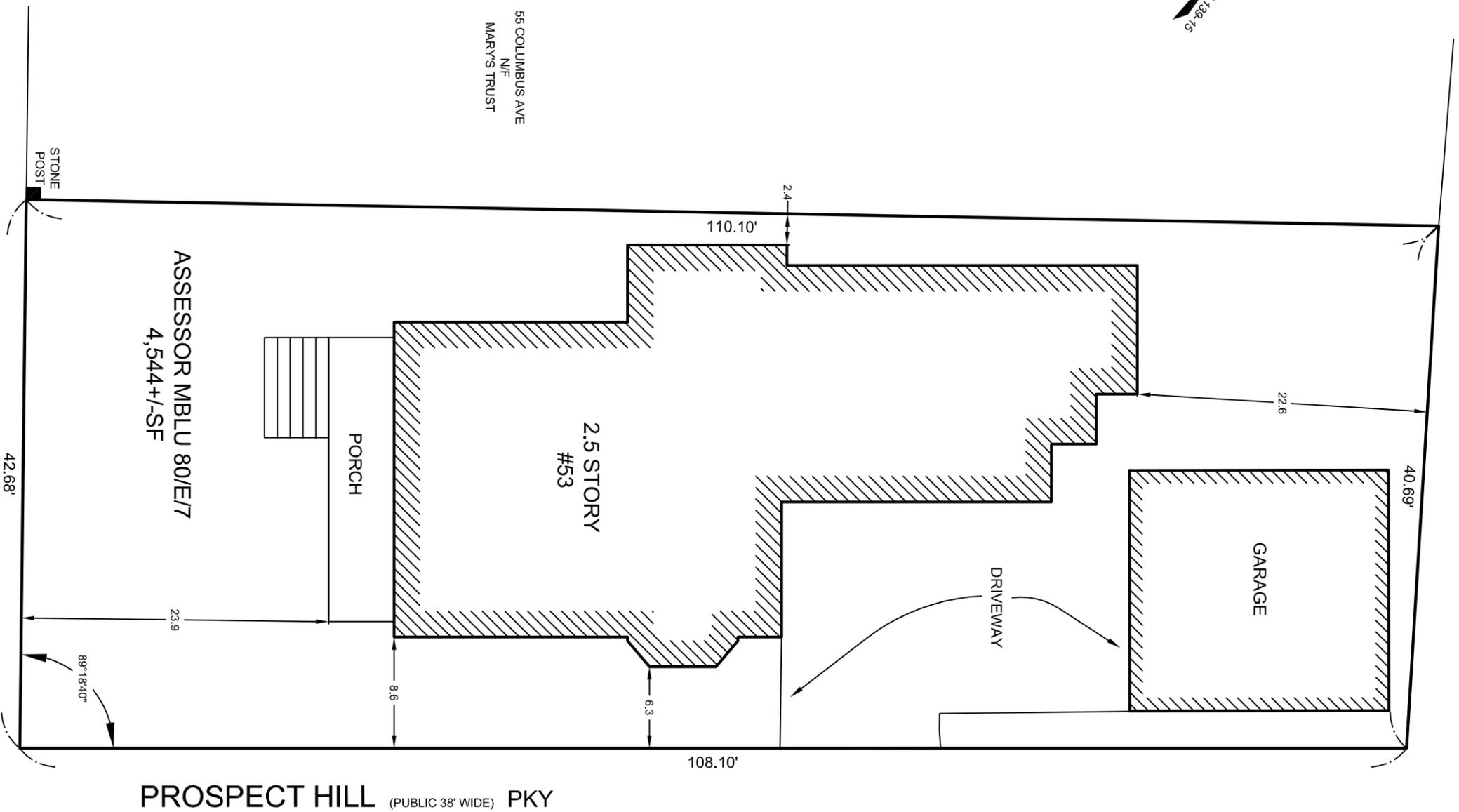
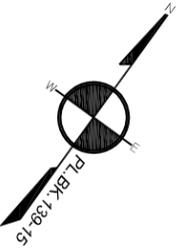
SCALE: 1 INCH = 10 FEET

MASSACHUSETTS

**SURVEY
CONSULTANTS**

MUNROE ST
N/F
CITY OF SOMERVILLE

10 FIRST AVE
PEABODY, MA 01930
617 899-0703
WWW.MASSACHUSETTSURVEY.COM



REFERENCES

DEED: BOOK 63643, PAGE 342
PLAN: PLAN BOOK 139, PLAN 15
PLAN: PLAN BOOK 178, PLAN 90

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 18 AND MARCH 24, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI, P.L.S.

DATE:

CHANDLER 18 - DIMENSIONAL TABLE - RES A ZONING DISTRICT PER §4.4.1

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	10,000	±4,544	±4,544	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	2,250	1,515	1,515	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 40	± 40	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 36	± 36	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 36	± 36	COMPLIES
FLOOR AREA RATIO (FAR)	0.75	0.83	0.87	REQUIRES RELIEF
NET FLOOR AREA (NSF)	3,408	3,787*	3,964*	REQUIRES RELIEF
MAX HEIGHT (FT/ STORIES)	35 / 2 1/2	±35 / 3	±35 / 3	EXTG NON-CONF EXTENDED
MIN FRONT YARD (FT)	15	± 28.8	± 28.8	COMPLIES
MIN SIDE YARD - LEFT (FT)	10	2.4	± 13.6 ADDITION 2.4 EXTG BLDG	COMPLIES EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	10	8.6	± 19.1 ADDITION 8.6 EXTG BLDG	COMPLIES EXTG NON-CONF, NO CHANGE
MIN REAR YARD (FT)	20	22.6	± 28 ADD'N 22.6 EXTG BLDG	COMPLIES COMPLIES
MIN FRONTAGE (FT)	50	42.68	42.68	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	5**	2	2	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

*NET FLOOR AREA SUMMARY

FLOOR	EXISTING	ADDITION	TOTALS
3RD	1,111-SF	177-SF	1,288-SF
2ND	1,330-SF	0-SF	1,330-SF
1ST	1,346-SF	0-SF	1,346-SF
BASEMENT	0-SF	0-SF	0-SF
TOTALS	3,787-SF	177-SF	3,964-SF

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

FOR (2) 1OR2-BR UNITS:

(2) 1OR2-BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3

FOR (1) 3-BR UNIT:

(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2

VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0

5 REQUIRED PARKING SPACES

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

RENOVATION & ADDITION TO

53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR

RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

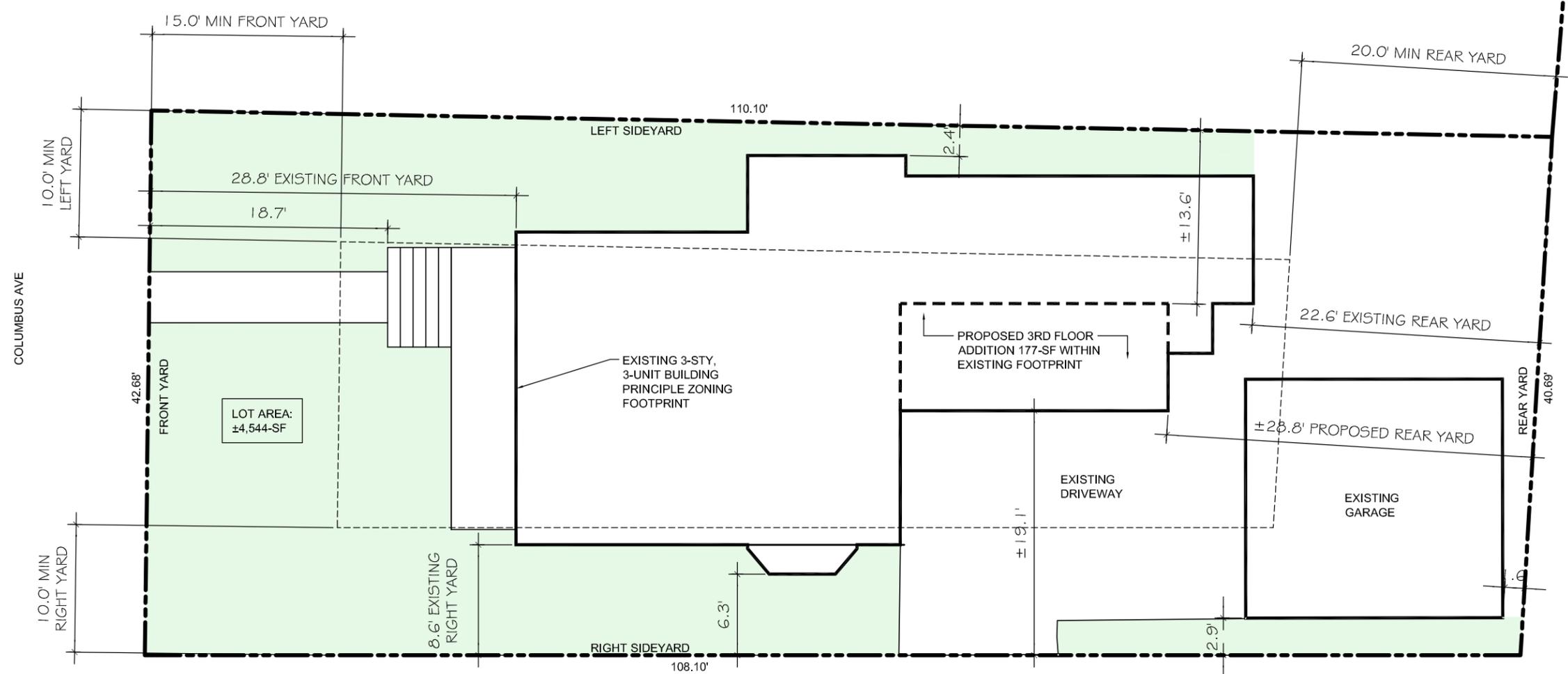
ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1



NORTH
 1 DIMENSIONAL SITE PLAN
 SCALE: 1" = 10'

DIMENSIONAL SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY. INFORMATION BASED ON SURVEY BY MASSACHUSETTS SURVEY CONSULTANTS, 10 FIRST AVE, PEABODY, MA 01930, DATED 18 MAR 2015.

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
RENOVATION & ADDITION TO
 53 COLUMBUS AVENUE
 SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC
 17 IVALOO ST, STE 100
 SOMERVILLE, MA 02143

DRAWING TITLE
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET
Z2

SEAL



CONSULTANT

PROJECT

RENOVATION & ADDITION TO

53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR

RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ
SHEET	

ZBA APPL SUPPL 22 APR 2015

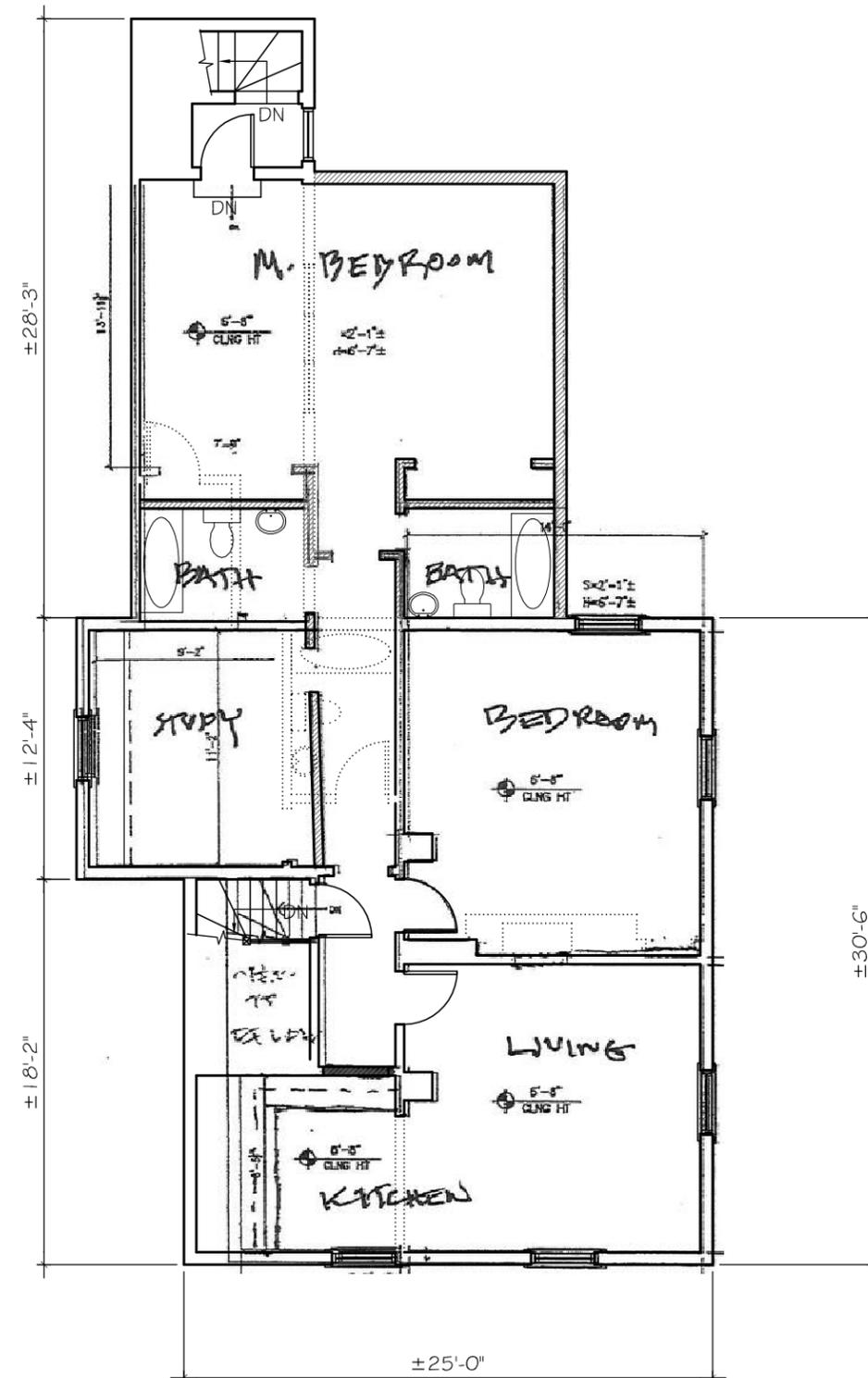
ZBA APPL 1 APR 2015

DRAWN BY
MY

REVIEWED BY
PQ

SHEET

A1



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

1111 NSF EXISTING
+ 177 NSF ADDITION
1288 NSF TOTAL

LEGEND

	EXISTING WALL
	WALL TO BE DEMOLISHED
	PROPOSED WALL



SEAL
CONSULTANT

PROJECT
RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC
17 WALDOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING & PROPOSED VIEWS

SCALE AS NOTED

REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET



1 EXISTING COLUMBUS ST VIEW
N.T.S.



3 EXISTING LEFT VIEW
N.T.S.



5 EXTG PROSPECT HILL PKWY VIEW
N.T.S.



2 PROPOSED COLUMBUS ST VIEW
N.T.S.



4 PROPOSED LEFT VIEW
N.T.S.



6 PROPOSED PROSPECT HILL PKWY VIEW
N.T.S.



CONSULTANT

PROJECT
RENOVATION & ADDITION TO
 53 COLUMBUS AVENUE
 SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC
 17 IVALOO ST, STE 100
 SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED SOUTH ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

A3



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

SEAL



CONSULTANT

PROJECT
RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC

17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED EAST & WEST ELEVATIONS

SCALE AS NOTED

REVISION	DATE

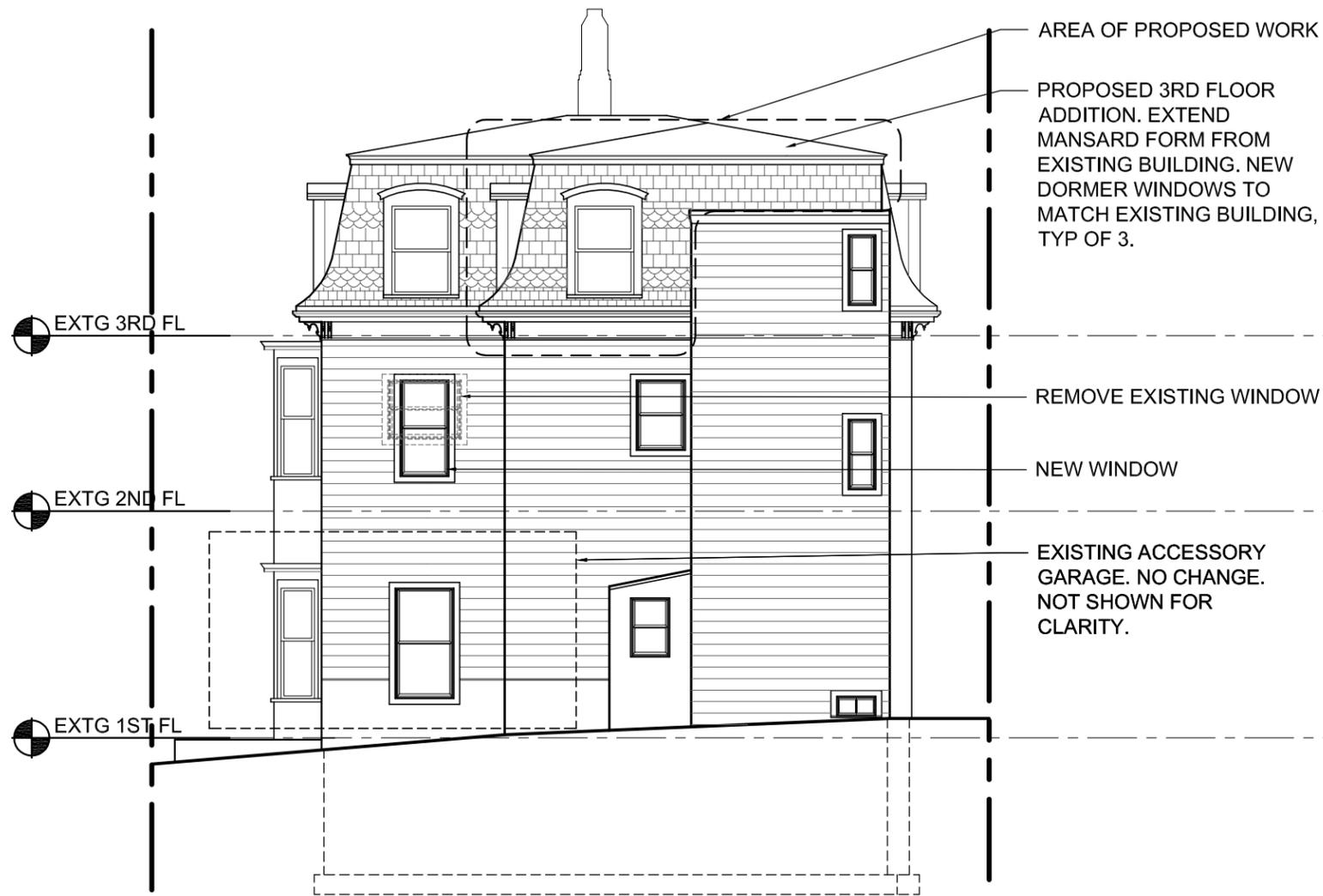
ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY MY	REVIEWED BY PQ
----------------	-------------------

SHEET

A4



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



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

SEAL



CONSULTANT

PROJECT

RENOVATION & ADDITION TO

53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR

RCG LLC

17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

PROPOSED NORTH ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY	REVIEWED BY
MY	PQ

SHEET

A5

AREA OF PROPOSED WORK

PROPOSED 3RD FLOOR ADDITION.
EXTEND EXTERIOR WALL UP
THROUGHOUT ADDITION ON THIS
ELEVATION.

DEMOLISH EXISTING LOW ROOF &
BUILD NEW EXTERIOR WALL TO
MATCH EXTERIOR WALL ON LOWER
FLOORS.

REMOVE LOW CORNICE

REMOVE EXISTING WINDOW.
PATCH AND REPAIR TO MATCH
EXISTING WALL. NEW OPENING
FOR NEW WINDOW.

NEW WINDOWS



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



CONSULTANT

PROJECT
RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING BASEMENT & FIRST FLOOR PLANS

SCALE AS NOTED

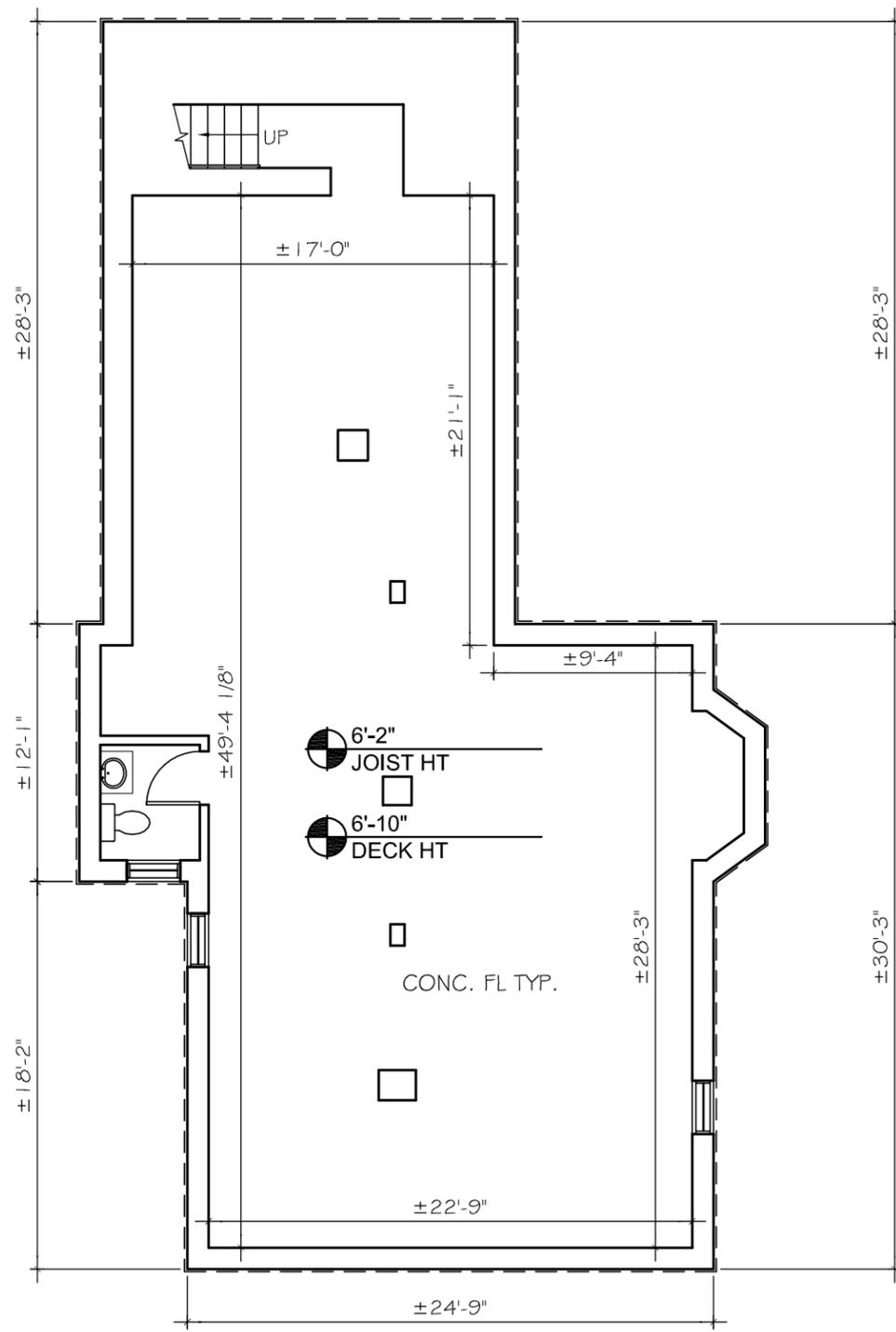
REVISION	DATE

ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY YC REVIEWED BY PQ

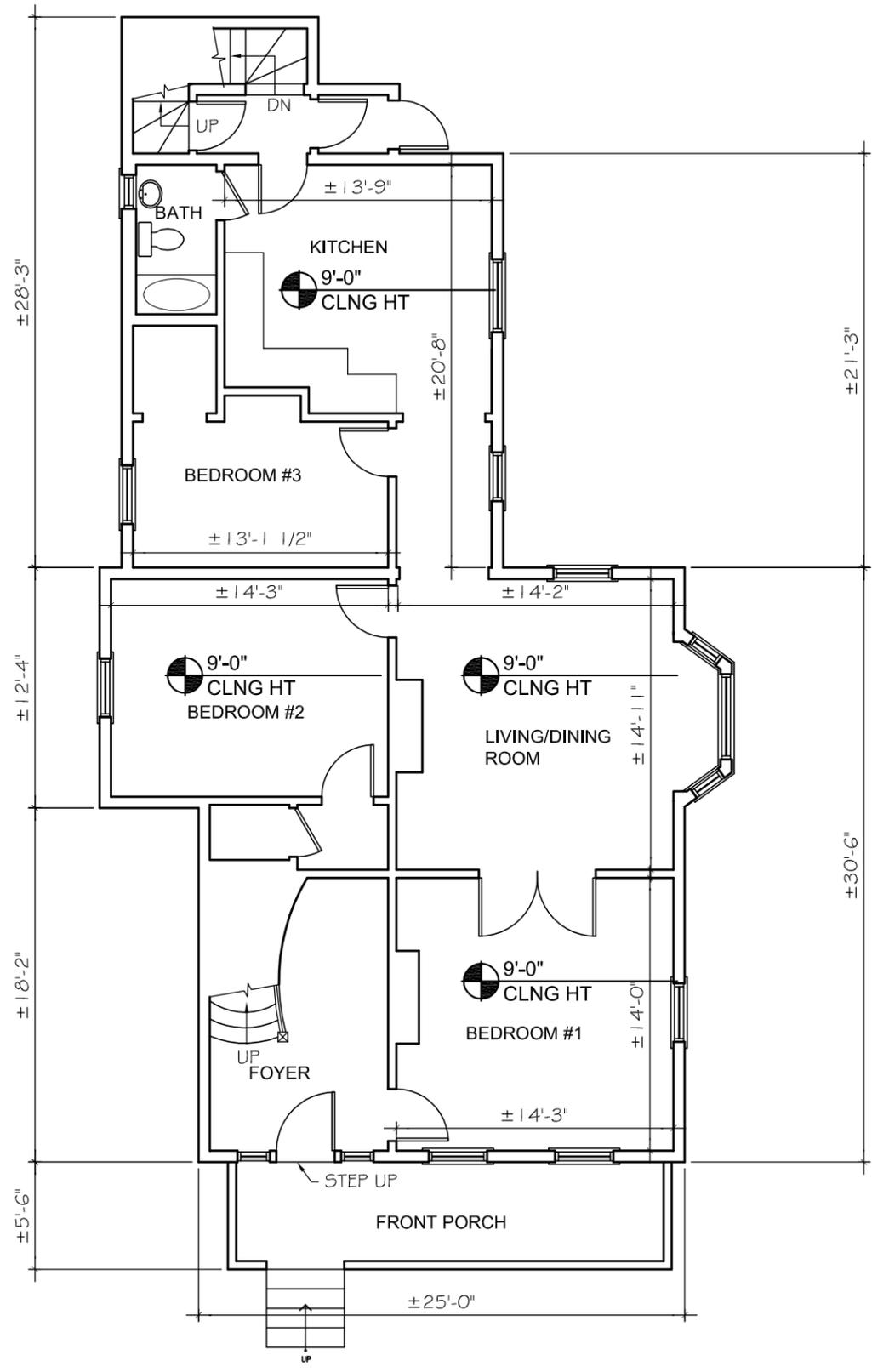
SHEET



1 EXISTING BASEMENT PLAN

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

0 NSF



2 EXISTING FIRST FLOOR PLAN

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

1346 NSF



CONSULTANT

PROJECT
RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING SECOND & THIRD FLOOR PLANS

SCALE AS NOTED

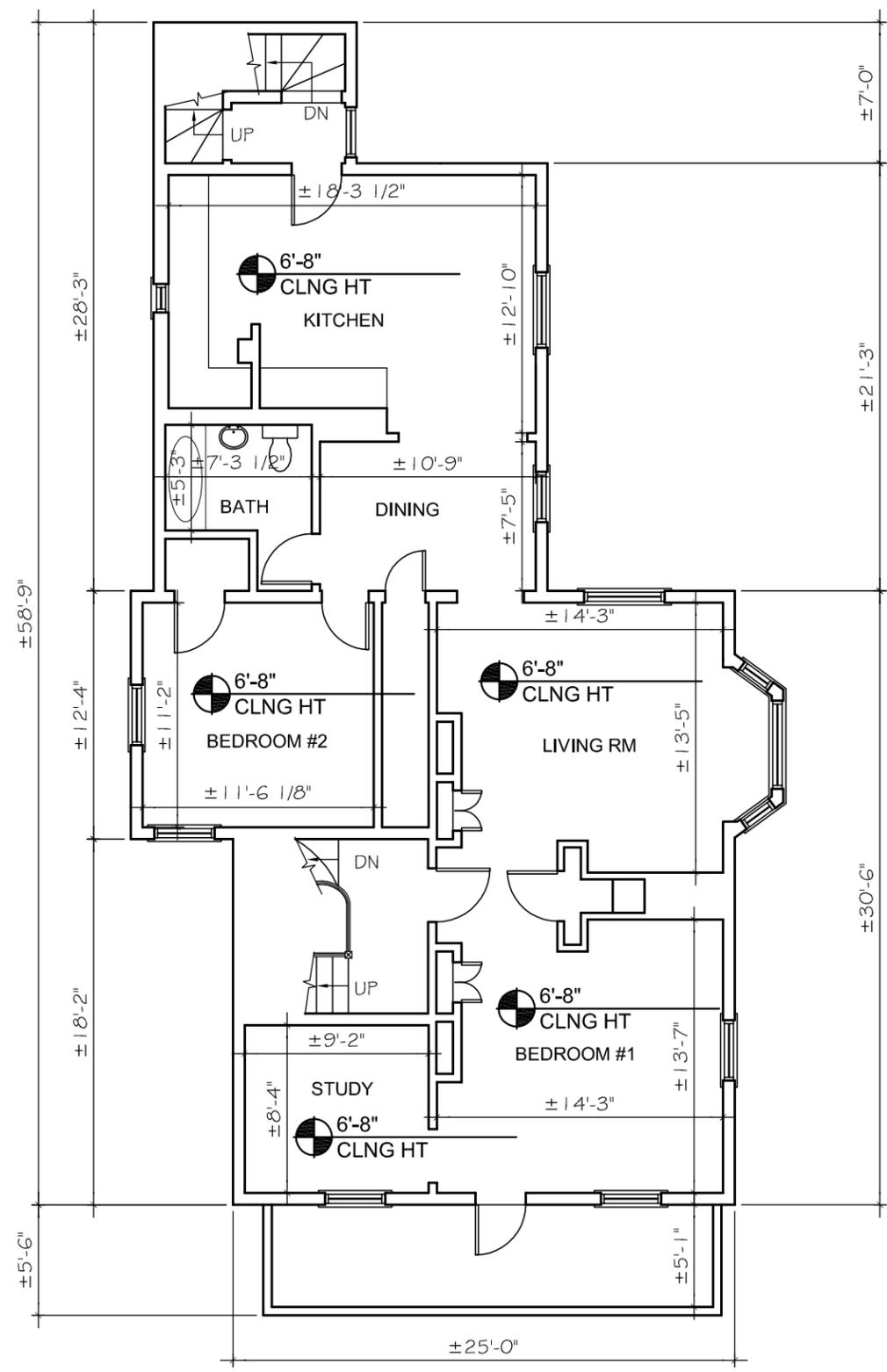
REVISION	DATE

ZBA APPL SUPPL 22 APR 2015

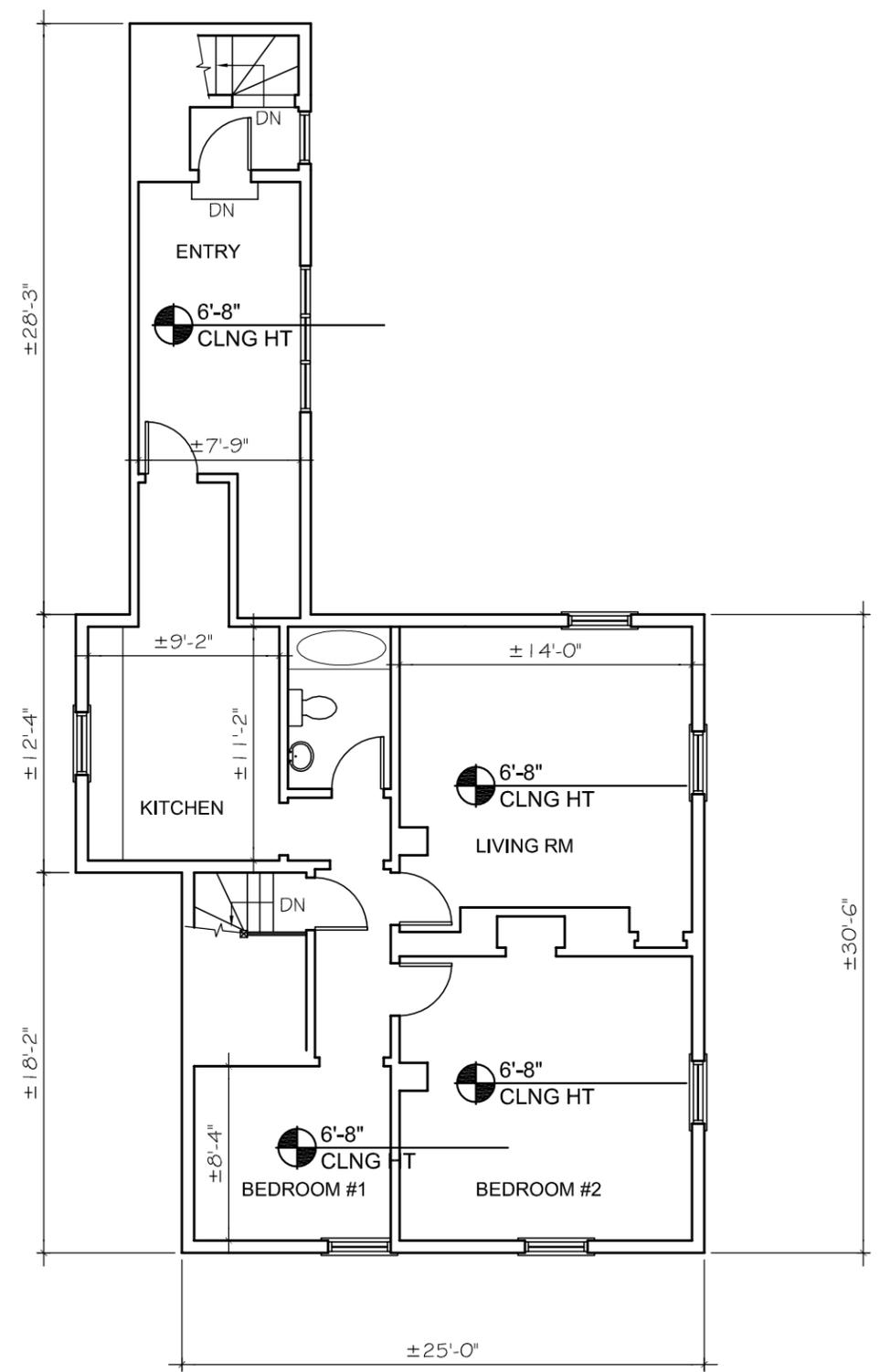
ZBA APPL 1 APR 2015

DRAWN BY YC REVIEWED BY PQ

SHEET



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1330 NSF



2 EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
1111 NSF

SEAL



CONSULTANT

PROJECT
RENOVATION & ADDITION TO
53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR
RCG LLC

17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING EAST & WEST ELEVATIONS

SCALE AS NOTED

REVISION	DATE

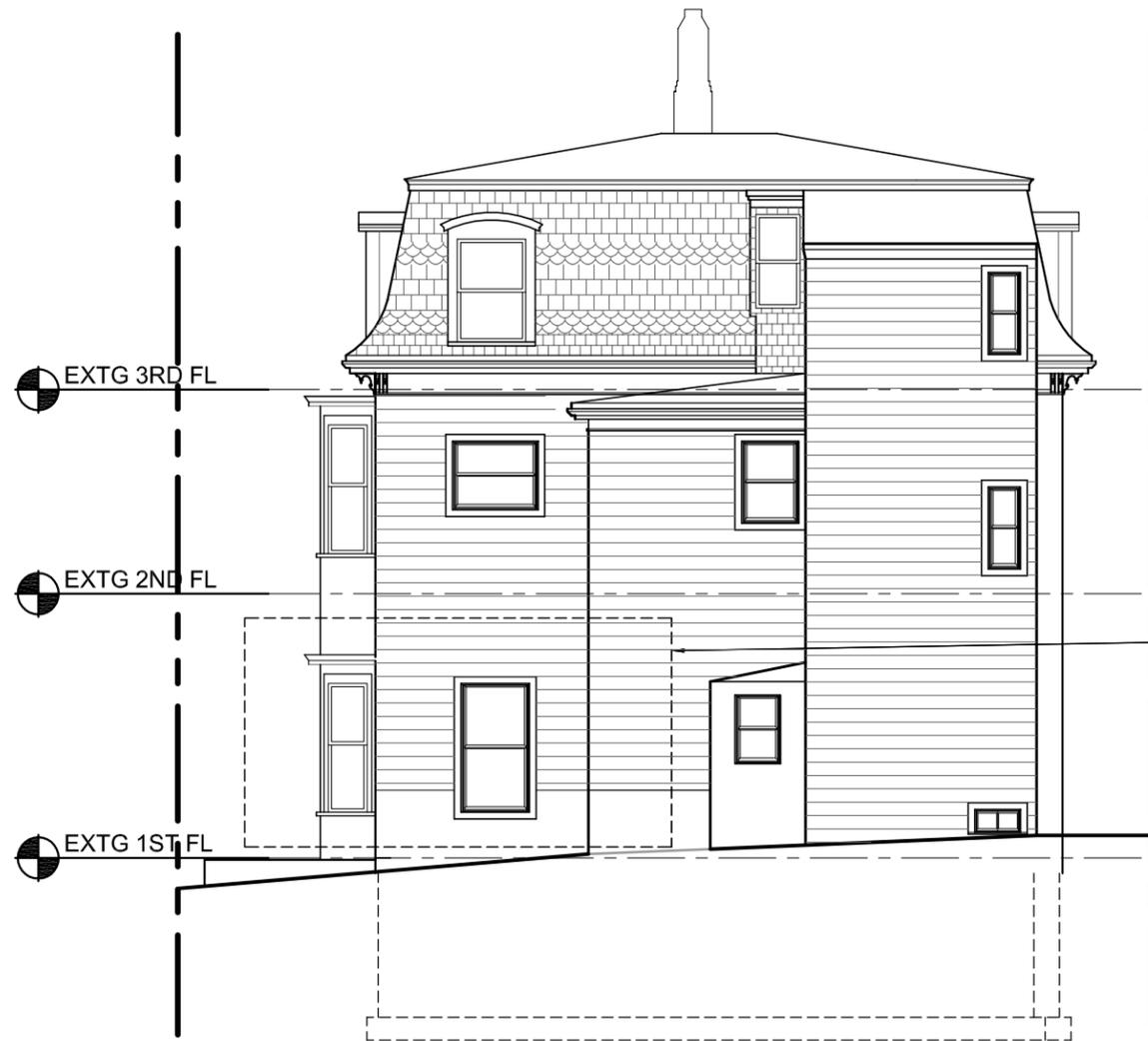
ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY MY	REVIEWED BY PQ
----------------	-------------------

SHEET

EC4



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING ACCESSORY GARAGE. NOT SHOWN FOR CLARITY.



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

SEAL



CONSULTANT

PROJECT

RENOVATION &
ADDITION TO

53 COLUMBUS AVENUE
SOMERVILLE, MA 02143

PREPARED FOR

RCG LLC

17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING
NORTH
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPL SUPPL	22 APR 2015
ZBA APPL	1 APR 2015
DRAWN BY MY	REVIEWED BY PQ

ZBA APPL SUPPL 22 APR 2015

ZBA APPL 1 APR 2015

DRAWN BY
MY

REVIEWED BY
PQ

SHEET

EC5



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"