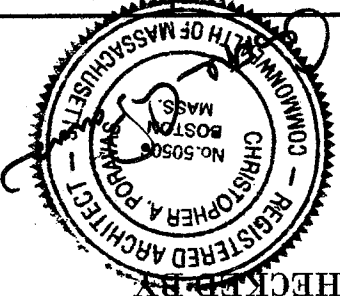
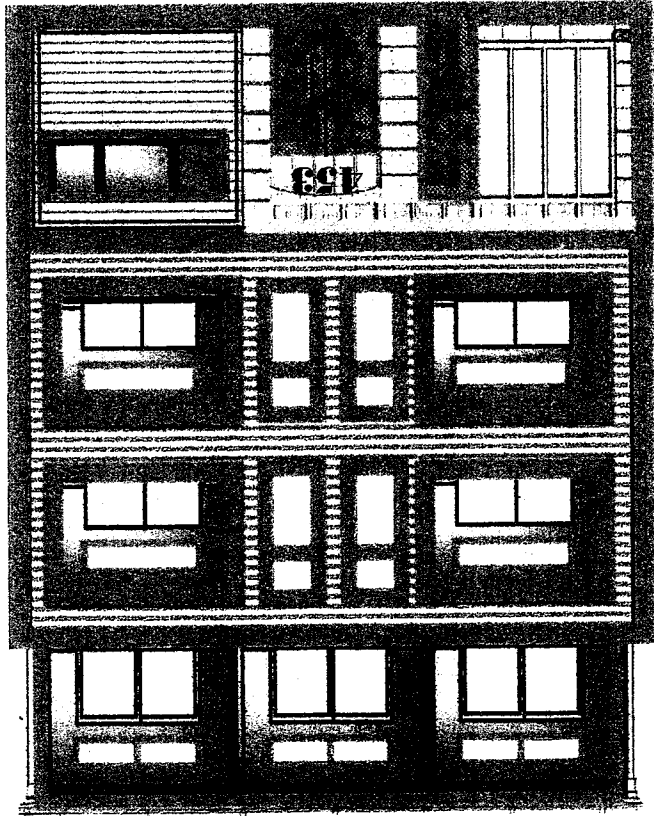
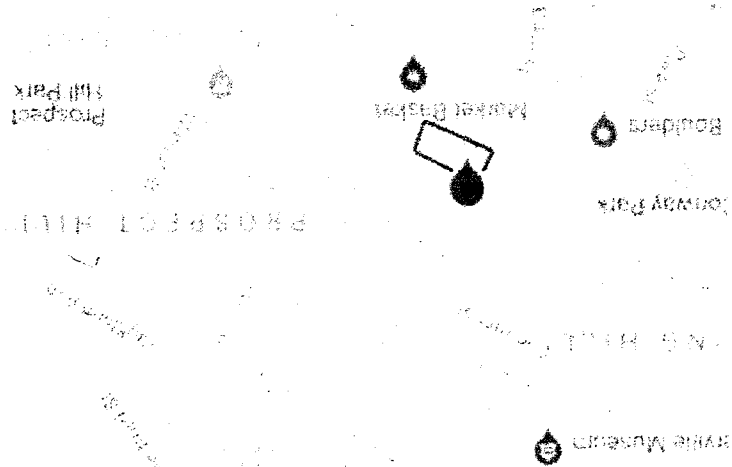


PROJECT NAME	
453	SOMERVILLE
PROJECT ADDRESS	
453	SOMERVILLE AVE SOMERVILLE, MA
Architects and Planners	
Prepared and Drawn by JACK SAADÉ, EIT	
CHECKED BY	
	
REVISIONS DATE	
3.0	OCT-2019
PROJECT	
Drawn by: JAS	
Checked by:	
Date	OCT-2019
Scale	NTS
Drawing Title	TITLE SHEET
1	

LIST OF SHEETS	
#	TITLE SHEET
2	STATE OF THE NEIGHBORHOOD:
3	DENSITY: EXISTING AND UNDER CONSTRUCTION
4	THE CURRENT CONSTRUCTION
5	ACTIVITIES/PROJECTS
6-1	THE CURRENT RETAIL DEMANDS
6-2	ZONING ANALYSIS
6-3	ZONING ANALYSIS : Proposed NSF
7	ZONING ANALYSIS : LANDSCAPE, PERVIOUS AREA, & GROUND COVERAGE
7A	ZONING ANALYSIS : DIMENSIONAL SITE PLAN
8	EXISTING CONDITIONS & SITE PLAN
9-1	CERTIFIED PLOT PLAN
9-2	RETAIL/LOBBY / LANDSCAPE GROUND FLOOR PLAN
10	THIRD FLOOR PLAN
11	4TH FLOOR PLAN
12	FRONT (SOMERVILLE AVE) ELEVATION
13	LEFT SIDE ELEVATION
14	RIGHT SIDE ELEVATION
15	REAR ELEVATION
16	PHOTOS OF LOCUS AND ABTTERS



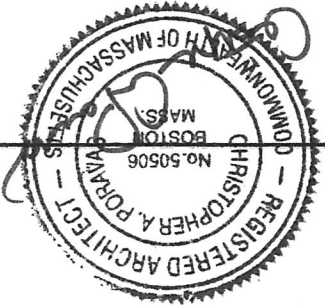
SOMERVILLE AVE

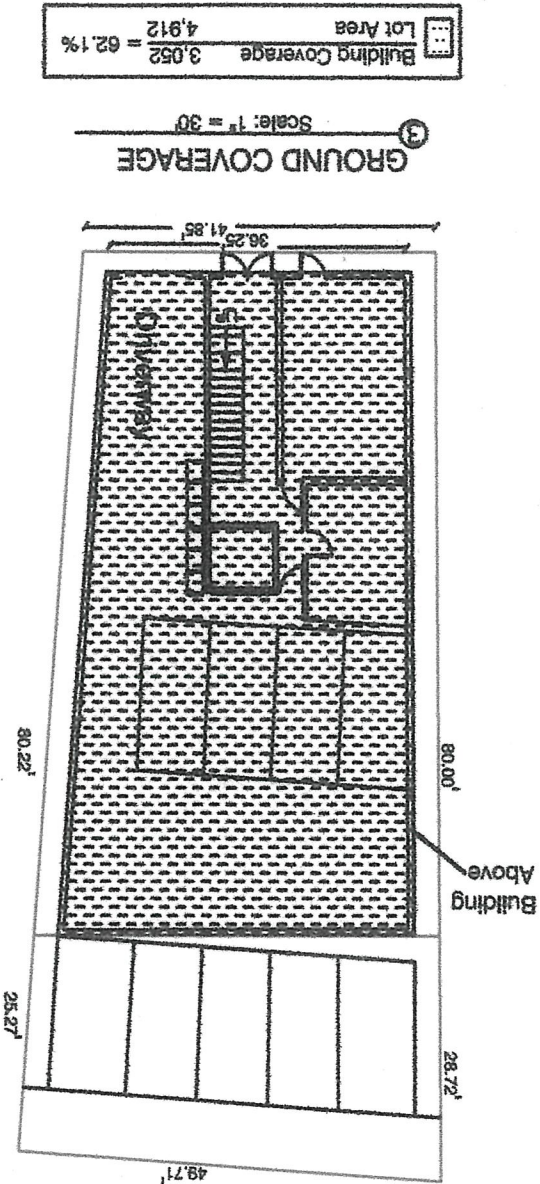
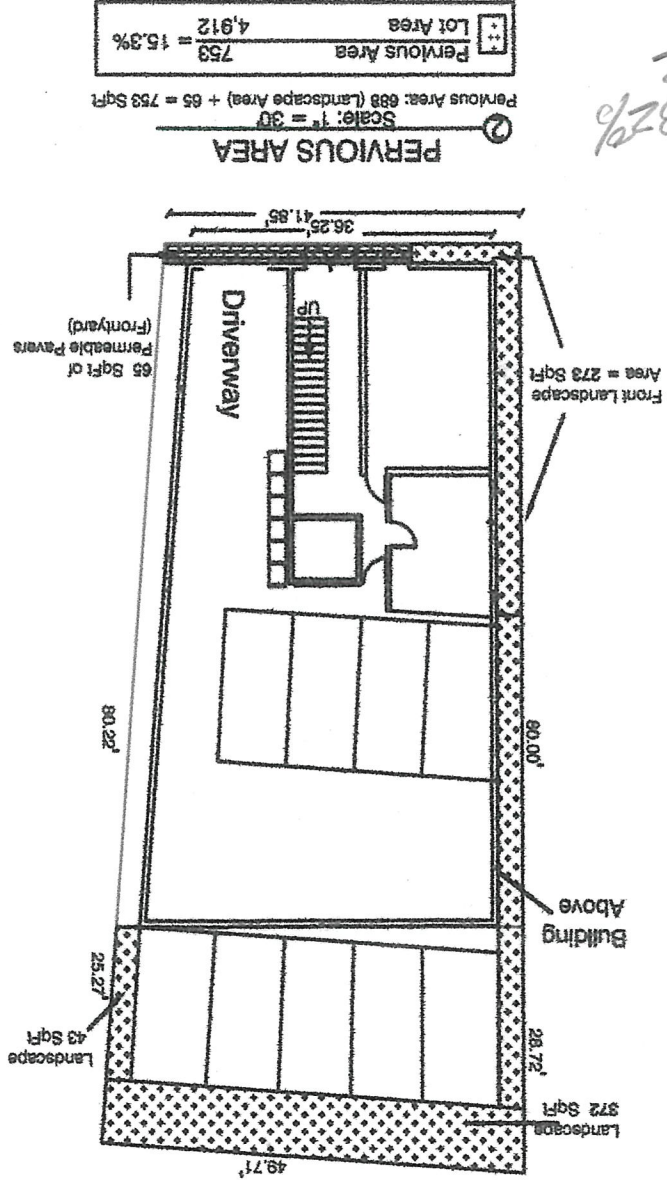
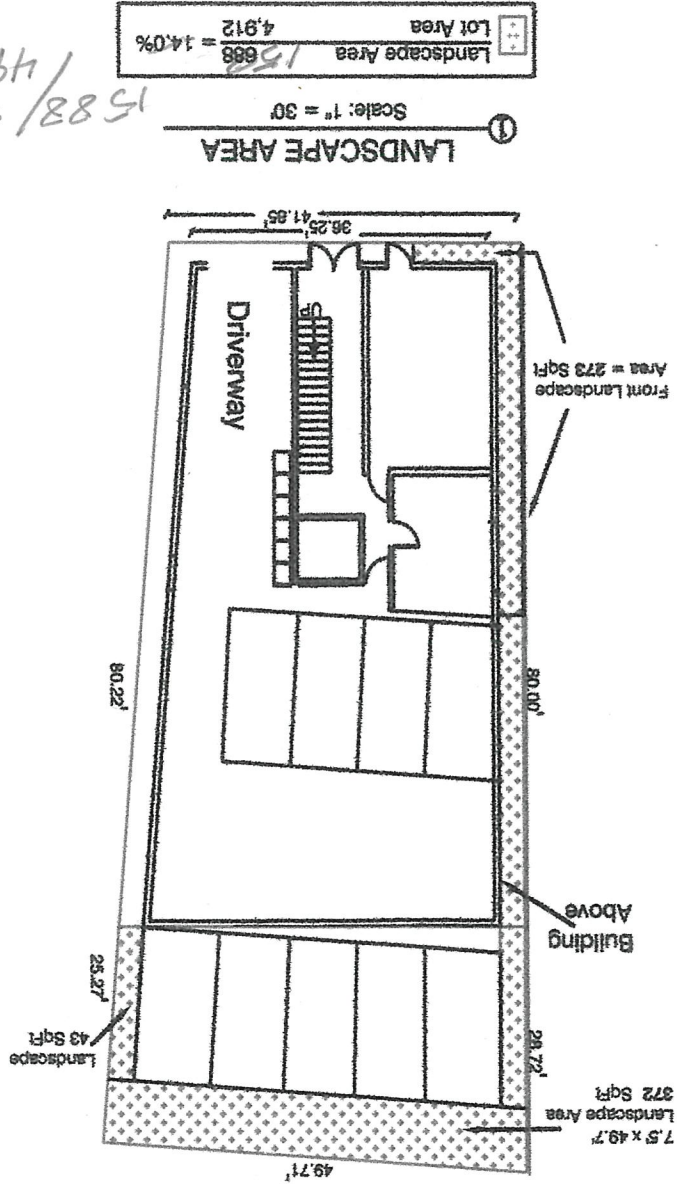
PROPOSAL SUMMARY
5 RESIDENTIAL UNITS
1 RETAIL SPACE ± 400 SF
9 PARKING SPACES

Handwritten signature and date: 10/22/2019

453 SOMERVILLE AVE - BA ZONING DISTRICT				
ZONING REQUIREMENT	ALLOWED/REQUIRED	PROPOSED	COMPLIANCE	COMPLIANCE
MIN LOT AREA / DU	N/A	4,912 SF	COMPLIES	COMPLIES
MIN LOT AREA	875-SF / (1-9 DU)	5 UNIT	COMPLIES	COMPLIES
USE	AUTO REPAIR	5 DU & 1 COMMERCIAL	COMPLIES	COMPLIES
GROUND COVERAGE (%) MAX	80%	62.1%	COMPLIES	COMPLIES
MIN LANDSCAPED	10%	688/4912=14.0%	COMPLIES	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2	7898/4912=1.60%	COMPLIES	COMPLIES
BUILDING HEIGHT (FT/ STORIES), §8.6.20	4 Stories, 50' MAX; 3 stories, 40' within 30' of RB Zone	4 Stories, 45.5'; 3 stories, 34.5' within 30' of RB Zone	COMPLIES	COMPLIES
FRONT YARD MIN (FT)	N/A	2.5'	COMPLIES	COMPLIES
SIDE YARD MIN - LEFT (FT)	N/A	3'.0"	COMPLIES	COMPLIES
SIDE YARD MIN - RIGHT (FT)	N/A	3'.0"	COMPLIES	COMPLIES
REAR YARD MIN (FT)	10' + 2' off each story above ground, 16'	Up to 3 rd Floor: 25.5' (Right) and 28.5' (Left), 27.5' (Average); 4 th Floor: 34.5' (Avg)	COMPLIES	COMPLIES
FRONTAGE MIN (FT)	N/A	NO CHANGE	COMPLIES	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	NONE	1758/4912=15.3% 1528/4912=32% 1528/4912=32%	COMPLIES	COMPLIES
BIKE PARKING SPACES	0		COMPLIES	COMPLIES
RES. PARKING SPACES	9		COMPLIES	COMPLIES
COMMERCIAL PARKING SPACES	1		COMPLIES	COMPLIES

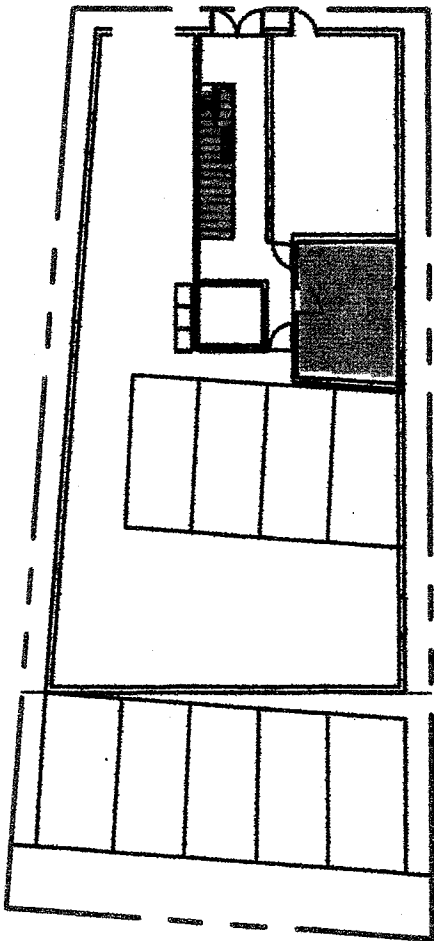
ALL AREA CALCULATIONS ARE AUTOCAD MEASUREMENTS FROM OUTSIDE WALLS.

PROJECT NAME	453 SOMERVILLE
PROJECT ADDRESS	453 SOMERVILLE AVE SOMERVILLE, MA
Architects and Planners	
REVISIONS	DATE
Z2.0	OCT - 2019
PROJECT	
Drawn by: JAS	
Checked by:	
Date	
Scale	
Drawing Title	ZONING ANALYSIS
5	



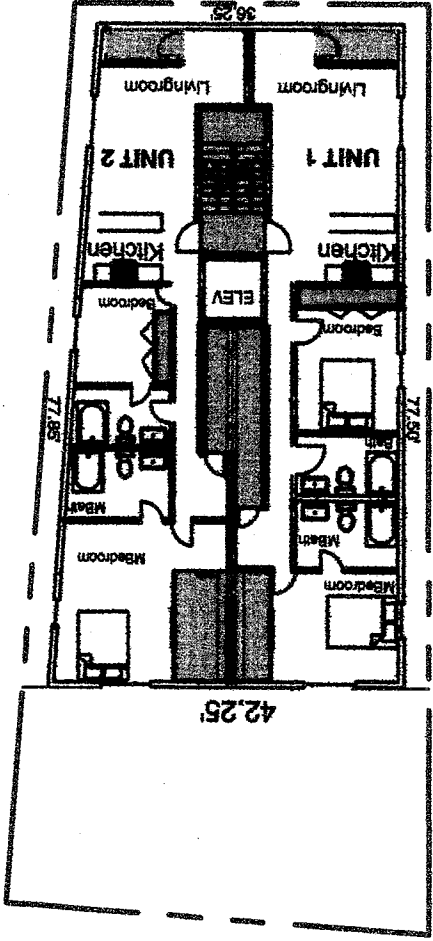
1588/4912 = 32%

PROJECT NAME		453		SOMERVILLE	
PROJECT ADDRESS		453		SOMERVILLE AVE SOMERVILLE, MA	
Architects and Planners					
		REVISIONS		DATE	
		Z3.0		OCT - 2019	
PROJECT		Drawn by: JAS		Checked by:	
Date					
Scale		ENLARC @ 38%			
Drawing Title		ZONING ANALYSIS			
6-1					



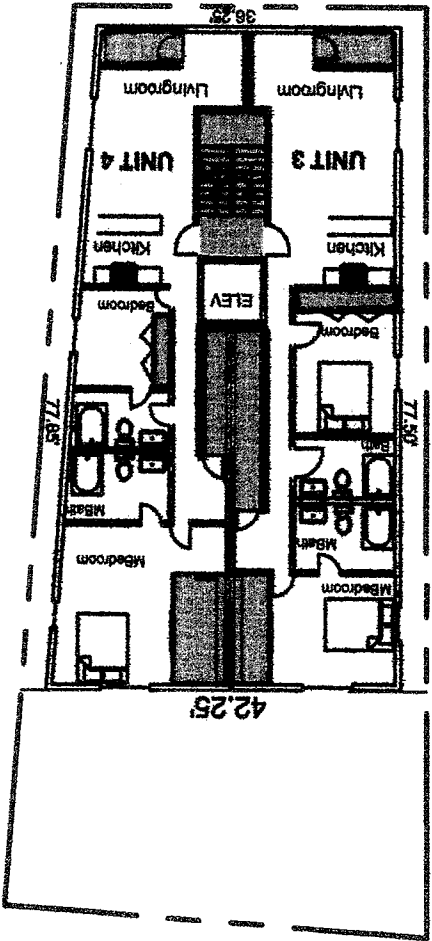
FIRST FLOOR
1" = 30'

Gross Area = 735 SqFt
400 (Commercial) + 335 (Lobby) = 735 SqFt
Net Floor Area = 662 SqFt



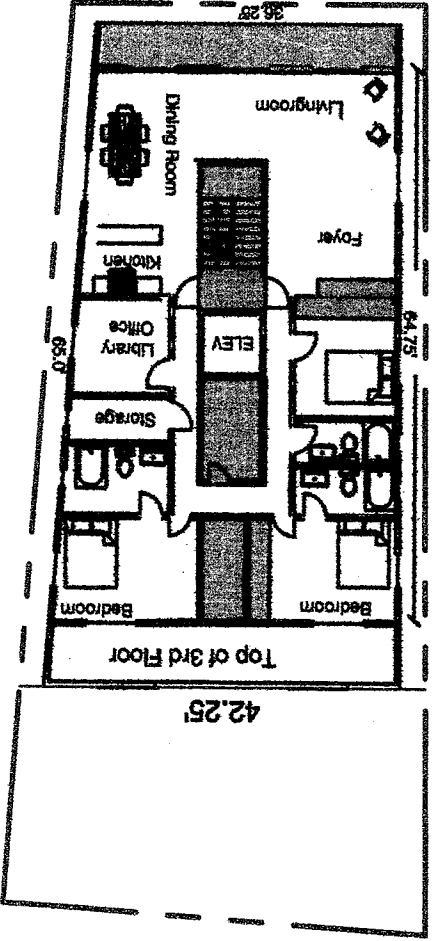
2ND FLOOR
1" = 30'

Gross Area = 3,043 SqFt
Net Floor Area = 2,535 SqFt



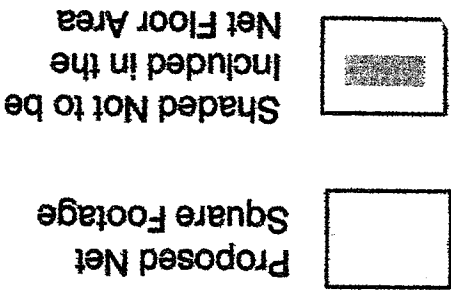
3RD FLOOR
1" = 30'

Gross Area = 3,043 SqFt
Net Floor Area = 2,535 SqFt



4TH FLOOR
1" = 30'

Gross Area = 2,553 SqFt
Net Floor Area = 2,166 SqFt



FLOOR	PROPOSED TOTAL (SqFt)
4TH FL	2,166
3RD FL	2,535
2ND FL	2,535
1ST FL	662
TOTAL	7,898

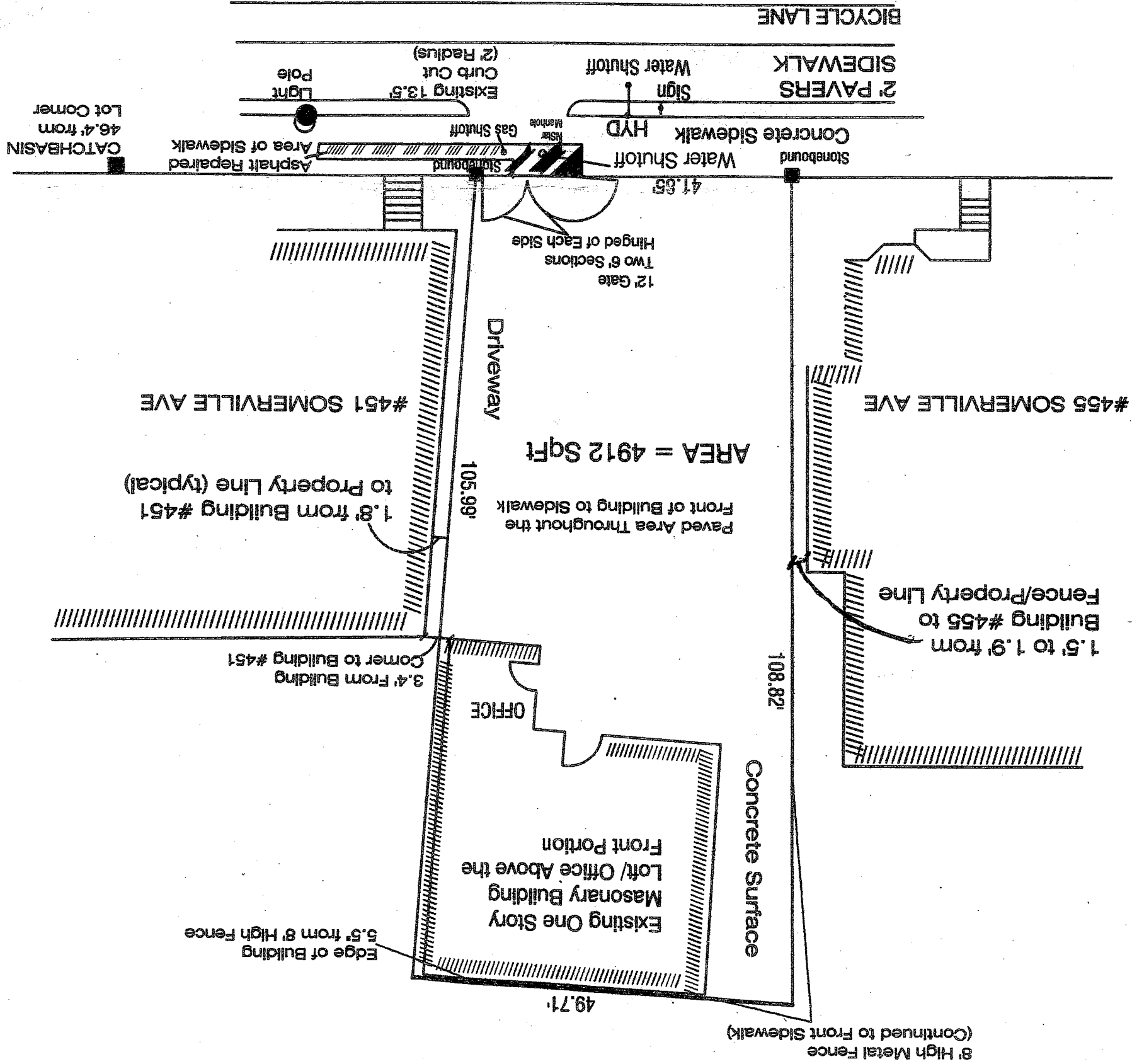
Proposed Net Square Footage
SCALE: 1" = 30'-0"

PROJECT NAME	453 SOMERVILLE
PROJECT ADDRESS	453 SOMERVILLE AVE SOMERVILLE, MA
Architects and Planners	
REVISIONS	DATE
Z3.0	OCT - 2019
PROJECT	
Drawn by: JAS	Checked by:
Date	Scale
Drawing Title	ZONING ANALYSIS
6-2	

Site plan showing property boundaries and proposed building layout. The plan includes the following dimensions and labels:

- Property Dimensions:**
 - Top: 49.71'
 - Right: 80.00'
 - Bottom: 49.71'
 - Left: 80.22'
- Proposed Building Footprint:**
 - Overall width: 36.6'
 - Overall depth: 64.75'
 - Internal width: 41.65'
 - Internal depth: 42.25'
- Yards and setbacks:**
 - Side Yard (top): 8.0'
 - Side Yard (bottom): 8.0'
 - Front Yard (left): 65.0'
 - Rear Yard (right): 28.50'
- Other Features:**
 - Existing Building:** Labeled "Existing One Story Masonry Building" with a dashed line indicating it is "to be Demolished". Dimensions: 32.75' (width), 25.50' (depth).
 - Proposed Building Line up to 3rd Floor:** Indicated by a line extending from the existing building.
 - Top of the Proposed 3rd Floor:** Indicated by a line.
 - Proposed Building Line to 4th Floor:** Indicated by a line on the left side.
 - Property Line:** Indicated by a line on the left side.
 - Line to 4th Floor:** Indicated by a line on the left side.

PROJECT NAME	
453 SOMERVILLE	
PROJECT ADDRESS 453 SOMERVILLE AVE SOMERVILLE, MA	
Architects and Planners	
	
REVISIONS DATE	Z3.0 OCT - 2019
PROJECT	
Drawn by: JAS	
Checked by:	
Date	
Scale 1" = 12'	
Drawing Title	
Dimensional Site Plan	



PROJECT NAME	
453 SOMERVILLE	
PROJECT ADDRESS	
453 SOMERVILLE AVE SOMERVILLE, MA	
NOTES	
DEED REF:	
Bk 35, Plan 34 (JUN 9, 1880) Bk 65688, Pg. 527 ZONE:BA	
REVISIONS	
DATE	REVISIONS
PROJECT	
Drawn by: JAS	
Checked by:	
Date	SEP-2019
Scale	1" = 16'
Drawing	Title
Existing Conditions	
453 SOMERVILLE AVE SOMERVILLE, MA	

ASSESSORS: MAP 52, BLOCK E, LOTS 14 & 19

REFERENCES:

DEED BOOK 65688,
PAGE 527
PLAN: BOOK 35,
PLAN 34

OWNER OF RECORD:

JACK SAADE

MERIDIAN FROM PLAN 550 OF 1986

STEPHEN R. &
DEBRA A. HIGINS
DEED BOOK 43061, PAGE 35
PLAN IN BOOK 3913, END

ELM TREE
CONDOMINIUM
DEED BOOK 47697, PAGE 143
PLAN IN BOOK 3913, END

LEGEND

- x — 6'CLF CHAIN LINE FENCE & HEIGHT
- □ — 6'WD. WOOD FENCE & HEIGHT
- VGC — VERTICAL GRANITE CURB
- cor.sh. CORNER SHINGLE
- cor.blk. CORNER CONC BLOCK
- cor.vinyl CORNER VINYL SIDING
- DHSB DRILL HOLE IN STONE BOUND

YUNG K. LAM
DEED BOOK 69267, PAGE 565
PLAN IN BOOK 3913, END

THREE STORY
WOOD FRAME DWELLING

#455-457

LOT AREA
4,921±S.F.

Cor.
vinyl
1.4' BACK

Cor.
vinyl
1.6' BACK

DHSB
(FD)

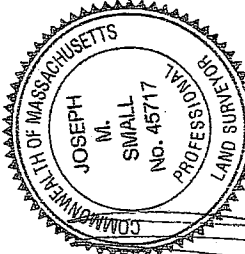
10'CLF 41.85'

CONCRETE SIDEWALK

VGC

BRICK

I CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN
ON-THE-GROUND FIELD SURVEY AND
THAT THE BUILDINGS SHOWN HEREON
ARE LOCATED ON THE GROUND AS
SHOWN.



10-17-19

PROFESSIONAL LAND SURVEYOR

HOWARD FRAZIN
DEED BOOK 70448, PAGE 413
PLAN BOOK 35, PLAN 34

16-18 KNAPP
STREET
REALTY TRUST
DEED BOOK 65196, PAGE 406
PLAN IN BOOK 2114, END

1 1/2 STORY
CONCRETE BLOCK
BUILDING

#453

49.71'(DEED)
50.17'(CALC.)

METAL
SHED

2.4'

6'WD.

2.6'

5'WD.

25.27'

1 STY.
WOOD

Cor.Sh.

1.8'

1.6'

1.9'

THREE STORY WOOD FRAME DWELLING

80.22'

#451-451A

1 STY.
WOOD

Cor.Sh.

1.9'

DHSB
(FD)

GATE

BIT. CONC.

SOMERVILLE AVENUE

PLOT PLAN

OF LAND IN

SOMERVILLE, MA

PREPARED FOR: JACK SAADE

HANCOCK

Survey Associates, Inc.

185 CENTRE STREET, DANVERS, MA. 01923

VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 10'

0 10 20

F:\Possible Projects\Somerville\Somerville Ave 453\dwg\ 23057evr.dwg Oct 17, 2019 - 11:43 am

JOB
NO.
23057

DATE:
10/17/19

CHK. BY:
SRJ

7A

Trash and Recycle Bins

REVISED
170

PROJECT NAME	
453 SOMERVILLE	
PROJECT ADDRESS 453 SOMERVILLE AVE SOMERVILLE, MA	
Architects and Planners	
REVISIONS	DATE
V3.0	
PROJECT	
Drawn by: JAS	
Checked by:	
Date	OCT 2019
Scale	1"=16'
Drawing Title GROUND FLOOR & LANDSCAPINE PLAN	
8	

Net Floor Area Unit 1: 1,250 SqFt
Net Floor Area Unit 2: 1,200 SqFt

PROJECT NAME					
453 SOMERVILLE					
PROJECT ADDRESS					
453 SOMERVILLE AVE SOMERVILLE, MA					
Architects and Planners					
REVISIONS DATE					
V3.0					
PROJECT					
Drawn by: JAS					
Checked by:					
Date OCT-2019					
Scale 1"=16'					
Drawing Title 2nd FLOOR PLAN					
9 - I					

51

3RD FLOOR PLAN

PROJECT NAME	
453 SOMERVILLE	
PROJECT ADDRESS 453 SOMERVILLE AVE SOMERVILLE, MA	
Architects and Planners	
REVISIONS	DATE
V3.0	
PROJECT	
Drawn by: JAS	
Checked by:	
Date	OCT-2019
Scale	1"=16'
Drawing Title 3 rd FLOOR PLAN	
9 - 2	

REVISIONS	DATE
3.3	DEC - 2019

PROJECT

Drawn by: JAS

Checked by:

Date

DEC 09, 201

Scale

NTS

Drawing Title

Front Elevation

Note that Applicant had previously received approval to install garage door from the Somerville Fire Department, Captain Sean Keane, providing that fire department has keys/FAB for access. Applicant agreed to the Fire Dept's request. Applicant's preference is to maintain a garage door for safety and security. Of course the final decision is the SPGA.

