

SP & VARIANCE APPLICATION DEVELOPMENT OF 5-RESIDENTIAL UNITS

0 ELMWOOD ST, SOMERVILLE, MA 02144

JUNE 2016 - CHANGE TO FIVE UNITS - DESIGN CHANGES PER
NEIGHBORHOOD & CITY PLANNING STAFF REQUEST

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

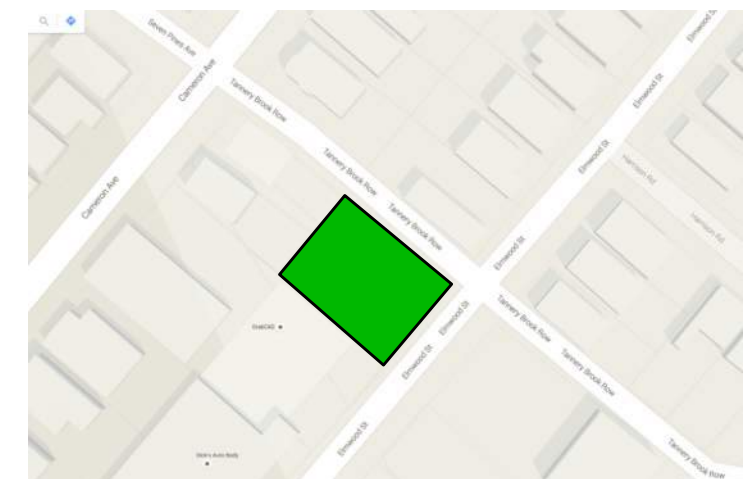
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



TANNERY BROOK ROW STREET ELEVATION

LIST OF DRAWINGS	SP APPL	ZBA APPL	ZBA APPL	ZBA APPL	ZBA APPL
	14 JAN 2016	18 JAN 2016	17 FEB 2016	28 APR 2016	9 JUNE 2016
GENERAL					
T1.1 TITLE SHEET	X	X	X	X	X
EXISTING CONDITIONS PLOT PLAN	X	X	X	X	X
Z1.1 ZONING COMPLIANCE	X	X	X	X	X
Z1.2 ZONING COMPLIANCE	X	X	X	X	X

ARCHITECTURAL					
A0.1 3D VIEWS				X	X
A0.2 STREETScape- TANNERY BROOK				X	X
A0.3 RENDERED ELEVATIONS				X	X
A1.0 BASEMENT FLOOR PLAN	X	X	X	X	X
A1.1 1ST FLOOR PLAN / SITE PLAN	X	X	X	X	X
A1.2 2ND FLOOR PLAN	X	X	X	X	X
A1.3 3RD FLOOR PLAN	X	X	X	X	X
A2.1 ELMWOOD ST ELEVATION (FRONT)	X	X	X	X	X
A2.2 TANNERY BROOK ROW ELEVATION (LEFT)	X	X	X	X	X
A2.3 REAR ELEVATION	X	X	X	X	X
A2.4 RIGHT ELEVATION				X	X



LOCUS PLAN

PREPARED BY:

ARCHITECT

**PETER QUINN
ARCHITECTS LLC**
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SEAL

CONSULTANT

PROJECT

**DEVELOPMENT
OF**
0 ELMWOOD ST
SOMERVILLE, MA 02144

PREPARED FOR

27 EATON ST LLC

6 FOREST ST
PEABODY, MA 01960

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP REV 4	9 JUNE 2016
SP REV 3	28 APR 2016
SP REV 2	17 FEB 2016
SP REV 1	18 JAN 2016
SP SET	14 JAN 2016

DRAWN BY	REVIEWED BY
HC	PQ

SHEET

T1.1

ASSESSORS' REFERENCE

MAP 13 - BLOCK D - LOT 25

DEED REFERENCE

BOOK 30909 - PAGE 508

LOCUS ADDRESS

0 ELMWOOD STREET

CURRENT OWNER

RONA REALTY LTD PARTNERSHIP
369 CUTLER RD, P.O. BOX 295
HAMILTON, MA 01936-0295

ZONING DESIGNATION

RC, RESIDENCE C

FEMA FLOOD ZONE DESIGNATION

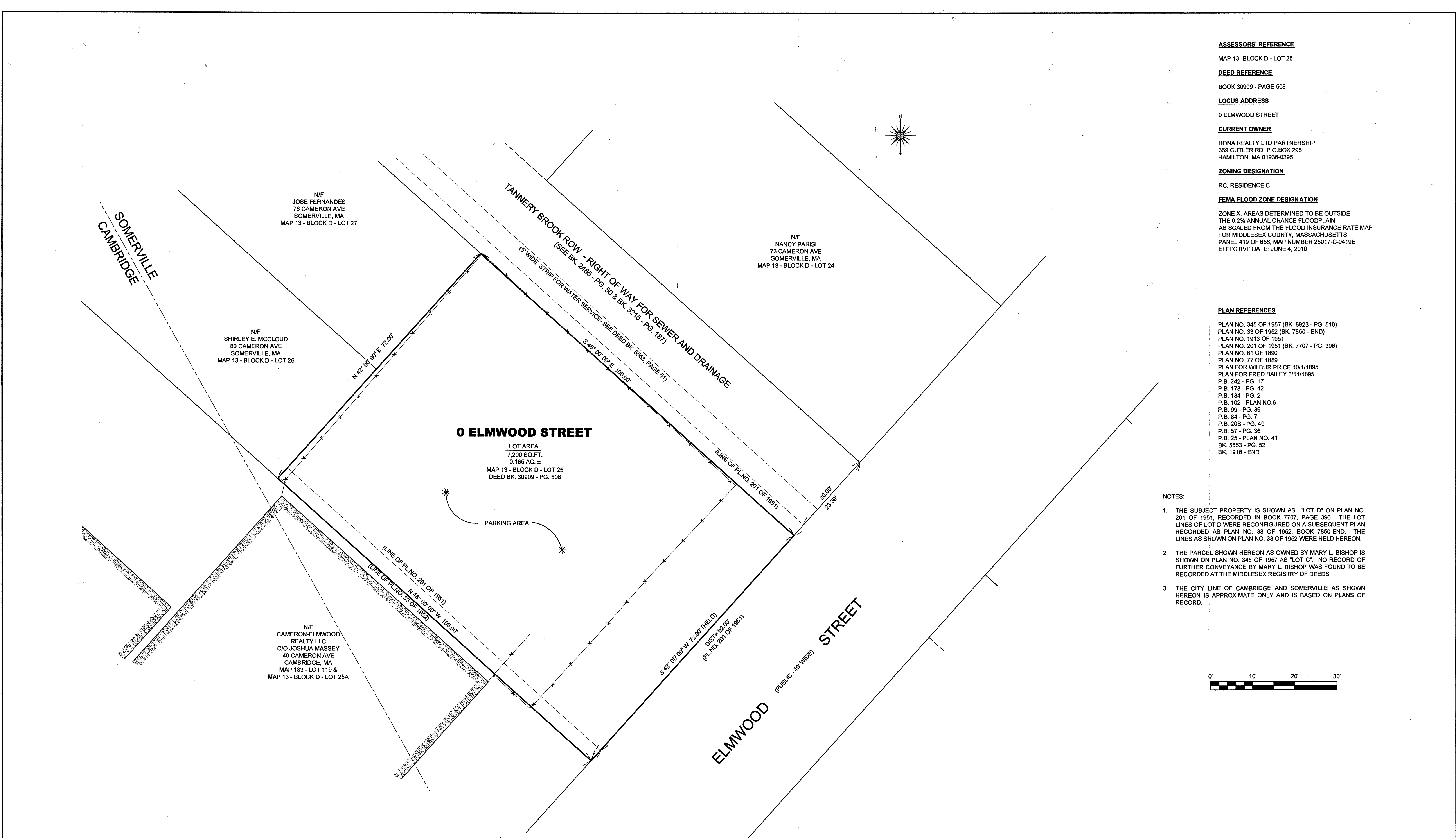
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS PANEL 419 OF 656, MAP NUMBER 25017-C-0419E EFFECTIVE DATE: JUNE 4, 2010

PLAN REFERENCES

- PLAN NO. 345 OF 1957 (BK 8923 - PG. 510)
- PLAN NO. 33 OF 1952 (BK. 7850 - END)
- PLAN NO. 1913 OF 1951
- PLAN NO. 201 OF 1951 (BK. 7707 - PG. 396)
- PLAN NO. 81 OF 1890
- PLAN NO. 77 OF 1889
- PLAN FOR WILBUR PRICE 10/11/1895
- PLAN FOR FRED BAILEY 3/11/1895
- P.B. 242 - PG. 17
- P.B. 173 - PG. 42
- P.B. 134 - PG. 2
- P.B. 102 - PLAN NO.6
- P.B. 99 - PG. 39
- P.B. 84 - PG. 7
- P.B. 20B - PG. 49
- P.B. 57 - PG. 36
- P.B. 25 - PLAN NO. 41
- BK. 5553 - PG. 52
- BK. 1916 - END

NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS "LOT D" ON PLAN NO. 201 OF 1951, RECORDED IN BOOK 7707, PAGE 396. THE LOT LINES OF LOT D WERE RECONFIGURED ON A SUBSEQUENT PLAN RECORDED AS PLAN NO. 33 OF 1952, BOOK 7850-END. THE LINES AS SHOWN ON PLAN NO. 33 OF 1952 WERE HELD HEREON.
2. THE PARCEL SHOWN HEREON AS OWNED BY MARY L. BISHOP IS SHOWN ON PLAN NO. 345 OF 1957 AS "LOT C". NO RECORD OF FURTHER CONVEYANCE BY MARY L. BISHOP WAS FOUND TO BE RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THE CITY LINE OF CAMBRIDGE AND SOMERVILLE AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED ON PLANS OF RECORD.





1 BUILDING HEIGHT
SCALE: 1" = 10'-0"

DIMENSIONAL TABLE - RES C ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	±7,200	±7,200	EXISTING NONCONFORMITY REQUIRES RELIEF
USE	PER §7.11	NONE	7 UNIT RES 5	SP
MIN LOT AREA / UNIT WITH 1-9 UNITS (SF)	875	N/A	1,028 (7 UNITS) 1,607 (5 UNITS)	COMPLIES
MAX GROUND COVERAGE (%)	70	0	±49	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	0	25	COMPLIES
PERVIOUS AREA (% OF LOT)	30	0	±32	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0	1.5	COMPLIES
NET FLOOR AREA (NSF)	14,400	0	10,824 10,629	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	0 / 0	±37.9 / 3	COMPLIES
MIN FRONT YARD (FT)	15	NA	15	COMPLIES
MIN SIDE YARD - LEFT (FT)	10	N/A	10	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10	N/A	10	COMPLIES
MIN REAR YARD (FT)	20	N/A	20	COMPLIES
MIN FRONTAGE (FT)	50	72	72	COMPLIES
MIN NO. OF PARKING SPACES	*12	0	7	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	1	0	2	COMPLIES

*NUMBER OF REQUIRED PARKING SPACE PER §9.5
 FOR (5) 1 OR 2-BR UNITS, (2) 3-BR UNITS:
 RESIDENTIAL
 (5) 1OR2-BR UNITS AT 1.5 PER UNIT = 5X1.5 = 7.5
 (2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4
 VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 1] **13 REQ'D**

FOR (5) 3 & 4 BEDROOM UNITS:
 RESIDENTIAL
 3 OR 4 BEDROOM UNITS @ 2 PER UNIT = 10 REQ'D
 7 PROVIDED

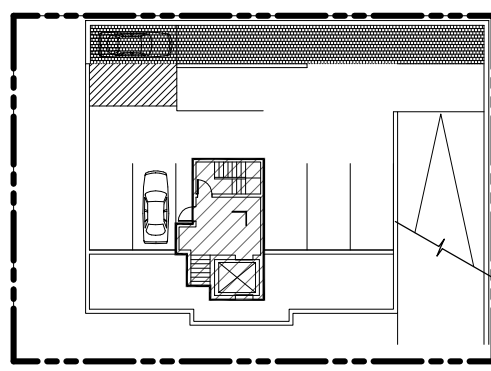
PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN
 PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989

SEAL
 CONSULTANT

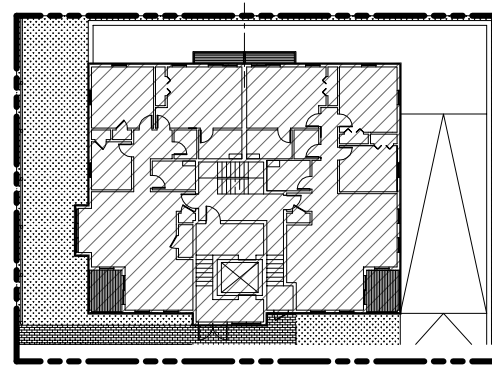
PROJECT
DEVELOPMENT OF
 0 ELMWOOD ST
 SOMERVILLE, MA 02144

PREPARED FOR
 27 EATON ST LLC
 6 FOREST ST
 PEABODY, MA 01960

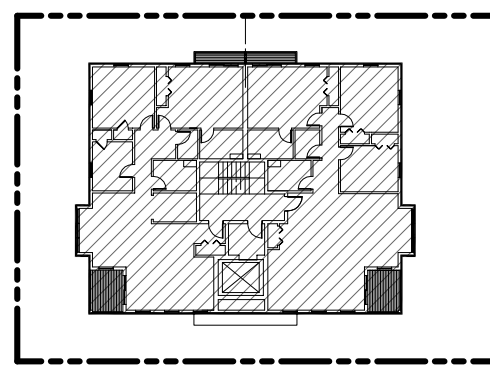
DRAWING TITLE
ZONING COMPLIANCE



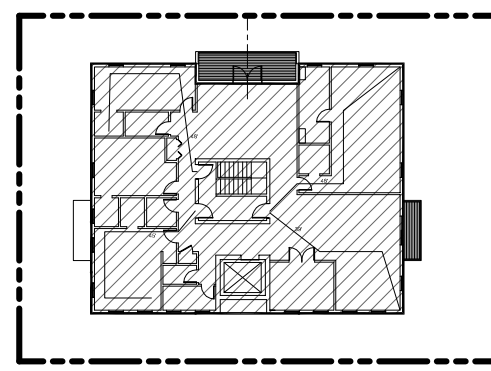
BASEMENT: 455-NSF



1ST FLOOR: 3472-NSF
3447-NSF



2ND FLOOR: 3463-NSF
3437-NSF



3RD FLOOR: 3434-NSF
3290-NSF

2 PROPOSED NSF CALC
SCALE: 1" = 40'-0"

FLOOR	NSF	NSF
3RD FL	3,434	3290
2ND FL	3,463	3437
1ST FL	3,472	3447
BASEMENT	455	455
TOTAL	10,824-NSF	10,629

SCALE AS NOTED

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SHEET

Z1.1

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ZONING COMPLIANCE

SCALE AS NOTED

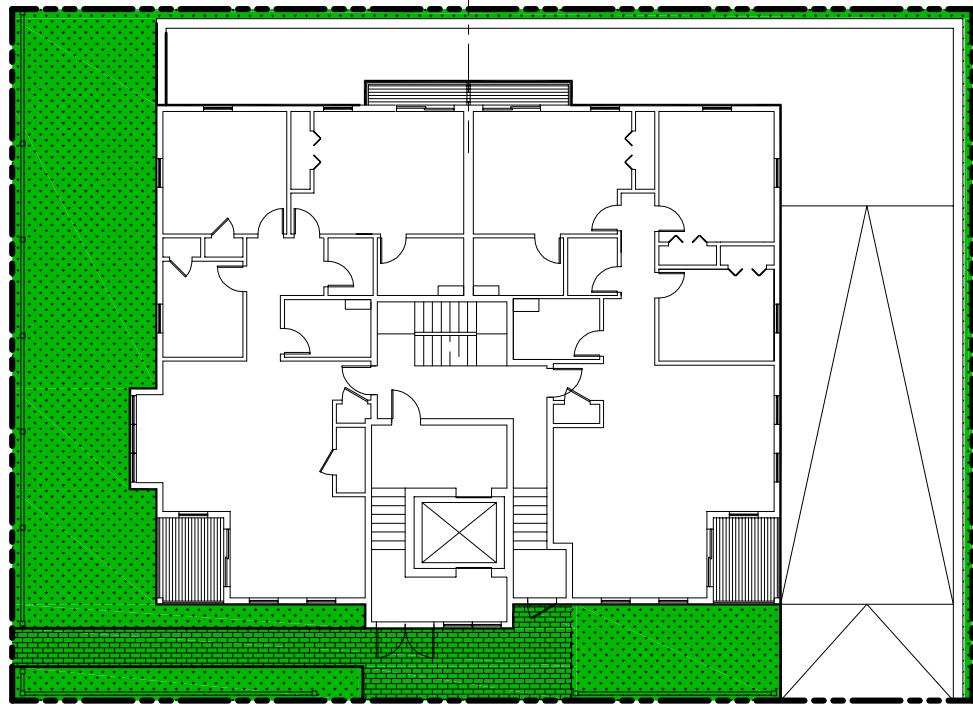
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MY

REVIEWED BY
PQ

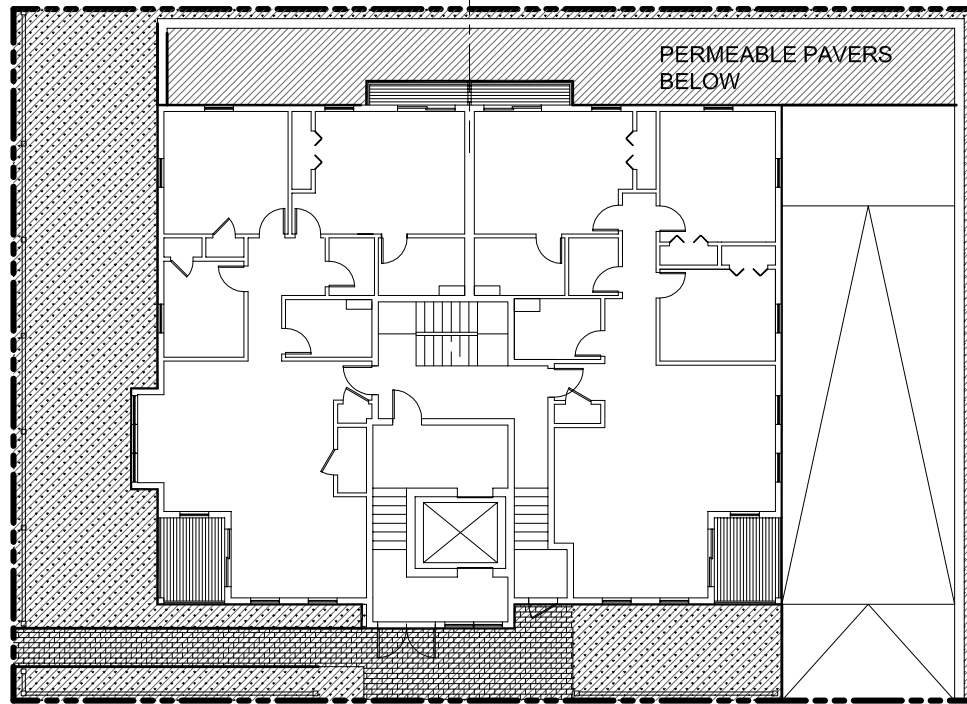
SHEET

Z1.2



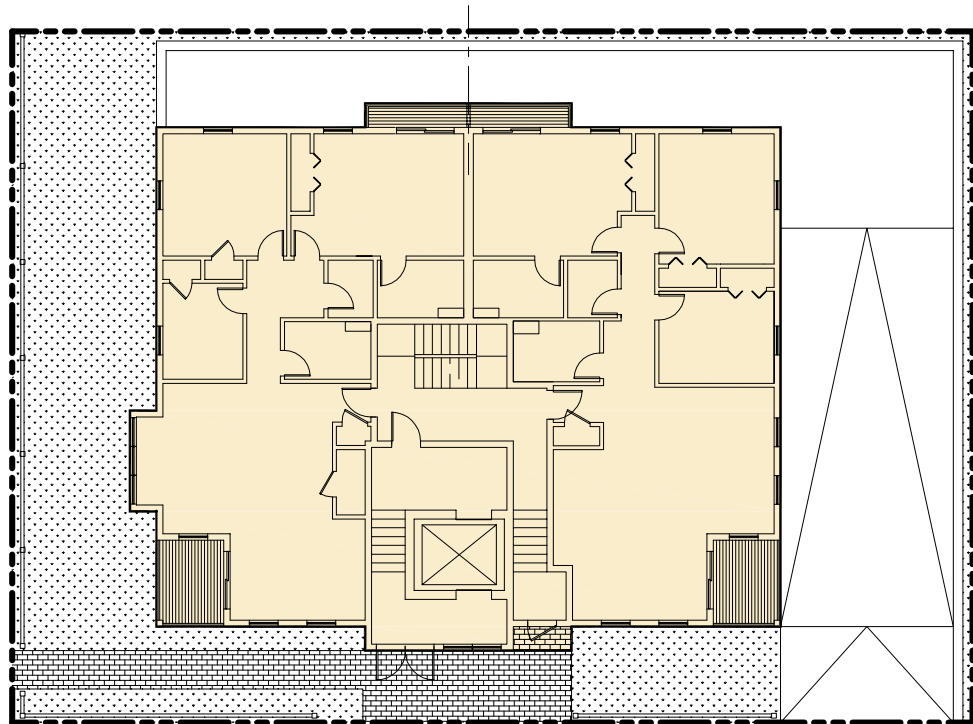
LANDSCAPED AREA $\frac{1,807 \text{ SF}}{7,200 \text{ LOT SF}} = 25\%$

1 LANDSCAPED AREA
SCALE: 1"=20'-0"



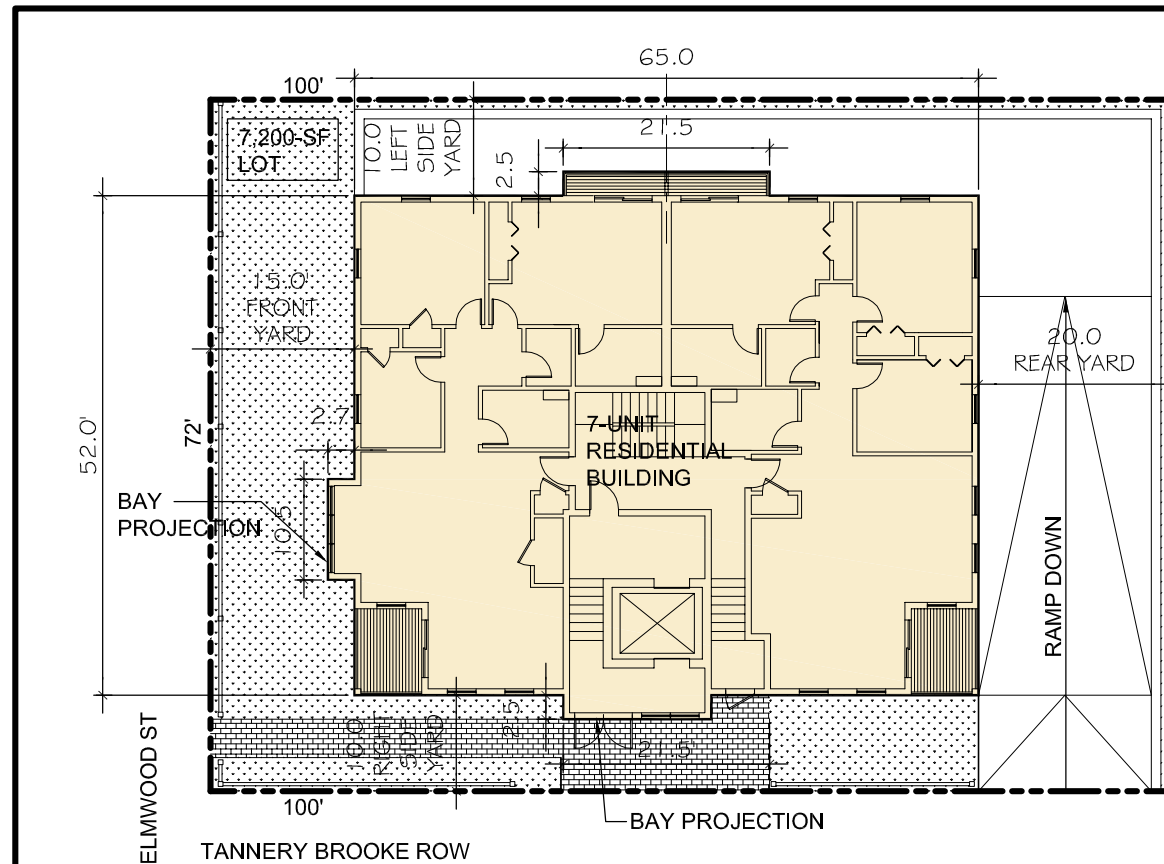
PERVIOUS AREA $\frac{2,308 \text{ SF}}{7,200 \text{ LOT SF}} = 32\%$

2 PERVIOUS AREA
SCALE: 1"=20'-0"



LOT COVERAGE $\frac{3,516 \text{ SF}}{7,200 \text{ LOT SF}} = 49\%$

3 LOT COVERAGE
SCALE: 1"=20'-0"



4 DIMENSIONAL SITE PLAN
SCALE: 1"=20'-0"

BASED ON PLAN OF
LAND PROVIDED BY
PRIME ENGINEERING
INC, P.O. BOX 1088,
350 BEDFORD ST,
LAKEVILLE, MA 02347

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SOMERVILLE, MA 02144

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6 FOREST ST
PEABODY, MA 01960

DRAWING TITLE

FIRST FLOOR PLAN

SCALE AS NOTED

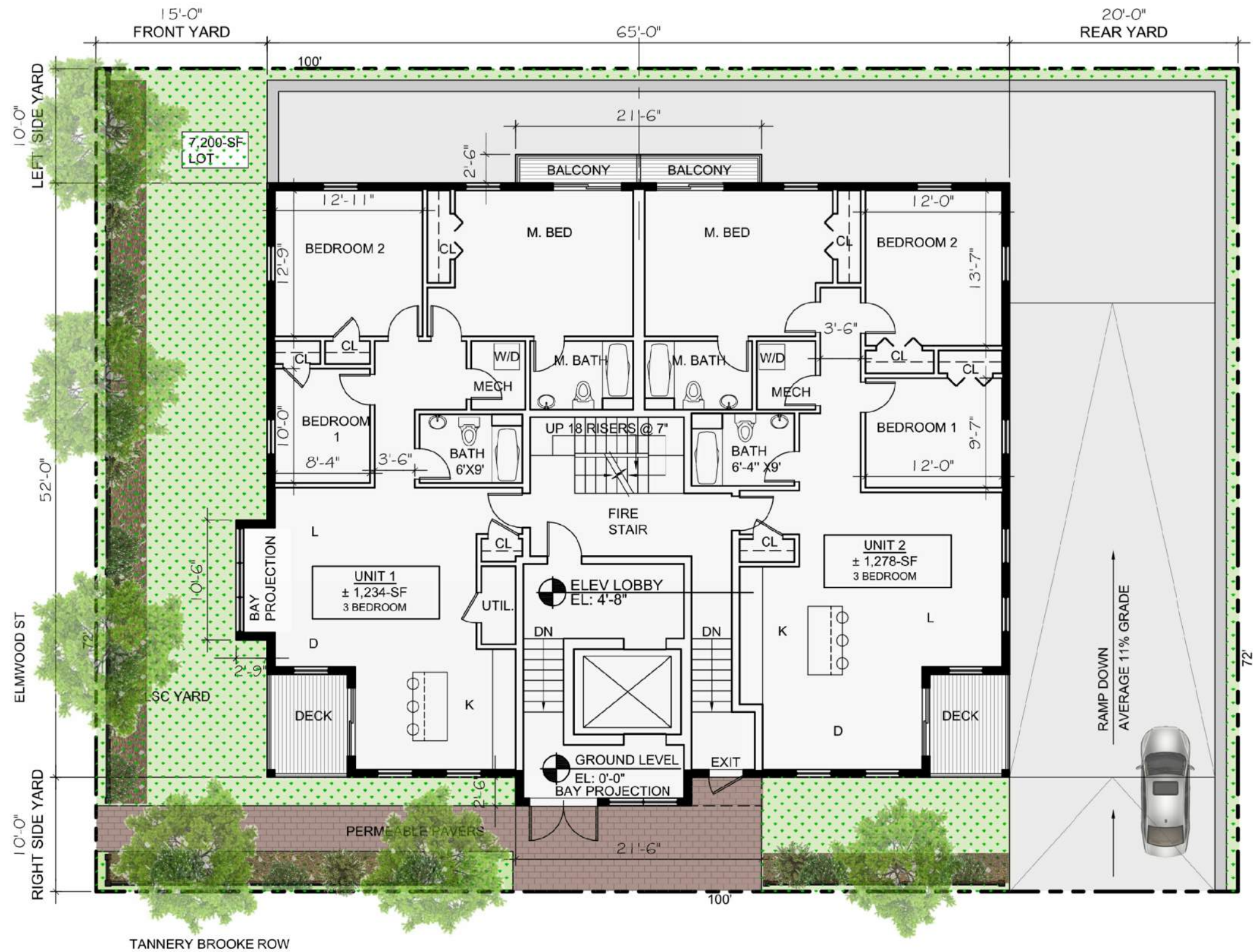
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HC

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PQ

SHEET

A0.0



1 1ST FLOOR PLAN / SITE PLAN
SCALE: 1" = 10'-0"



① VIEW FROM ELMWOOD ST AND TANNERY BROOK RD
N.T.S.



② VIEW FROM TANNERY BROOK RD LOOKING SOUTHEAST
N.T.S.

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3D VIEWS

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HC	PQ

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A0.1

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DRAWING TITLE

ELMWOOD ST
ELEVATION
(FRONT)

SCALE AS NOTED

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SHEET

A0.2



① STREETScape - TANNERY BROOK
SCALE: 1/16" = 1'-0"

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DRAWING TITLE

RENDERED ELEVATIONS

SCALE AS NOTED

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SHEET

A0.3



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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DEVELOPMENT OF

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DRAWING TITLE

BASEMENT PLAN

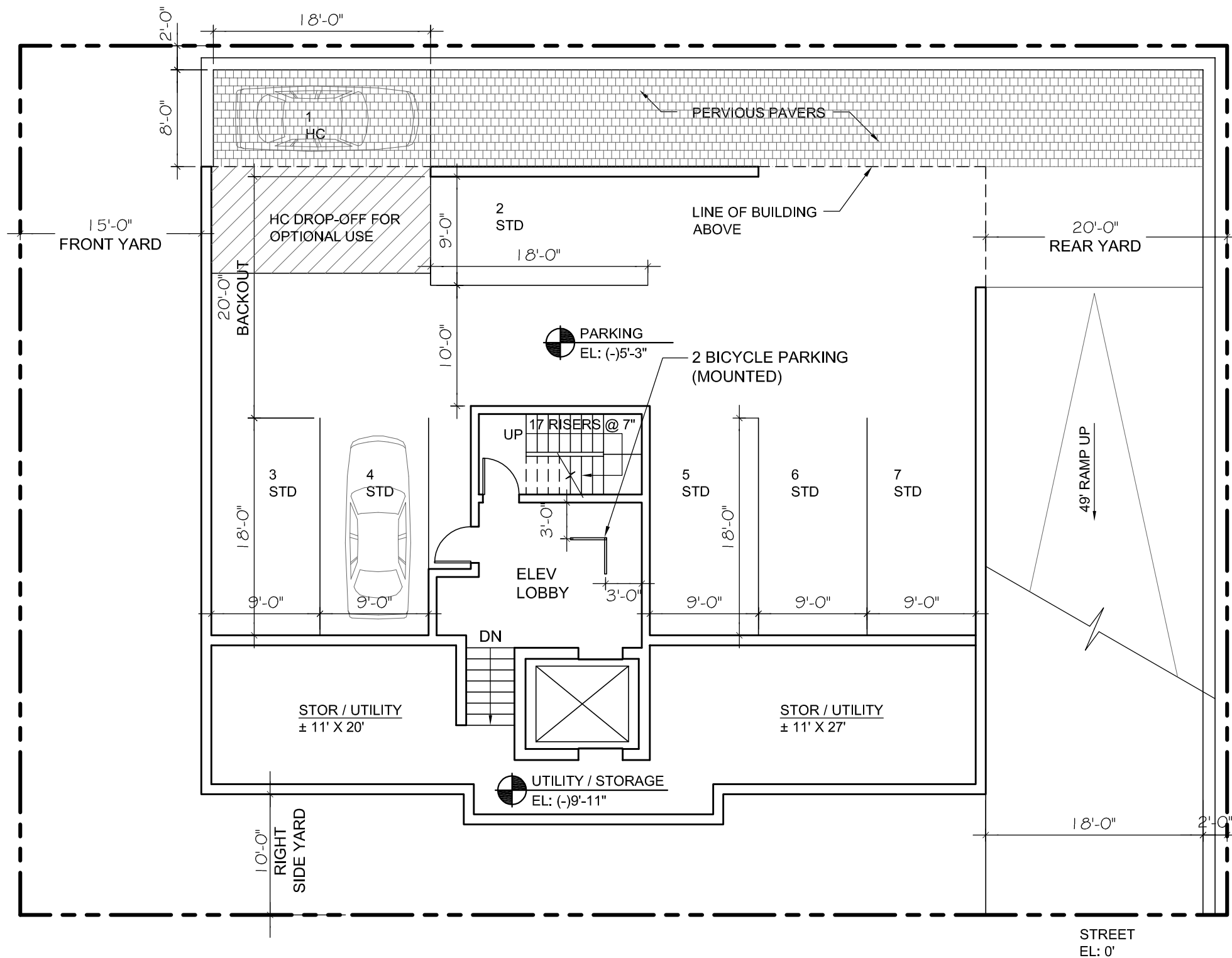
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SHEET

A1.0



1 BASEMENT PLAN
SCALE: 1" = 10'-0"

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DRAWING TITLE

FIRST FLOOR PLAN

SCALE AS NOTED

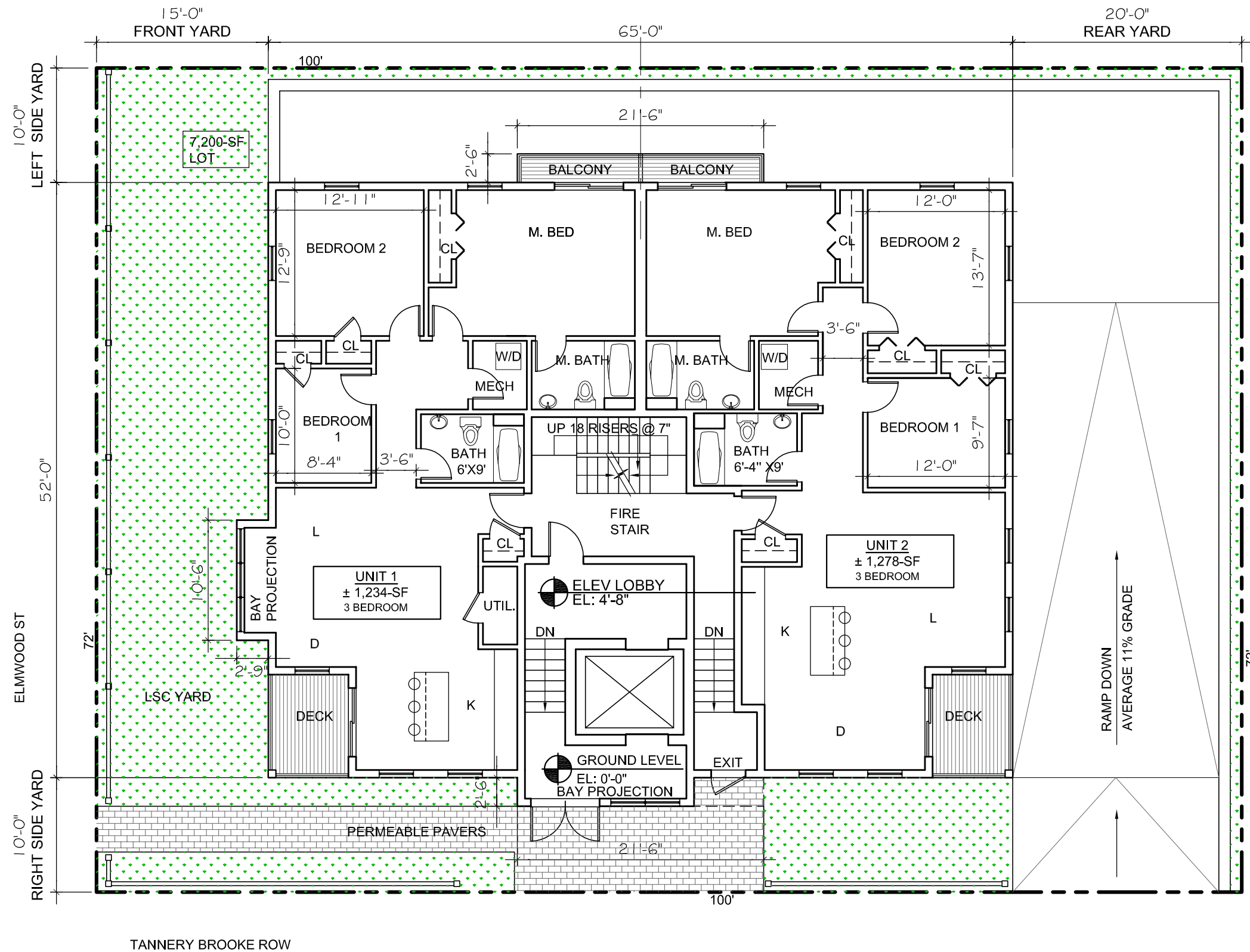
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PQ

SHEET

A1.1



1 1ST FLOOR PLAN / SITE PLAN
SCALE: 1" = 10'-0"

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SOMERVILLE, MA 02144

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DRAWING TITLE

SECOND FLOOR PLAN

SCALE AS NOTED

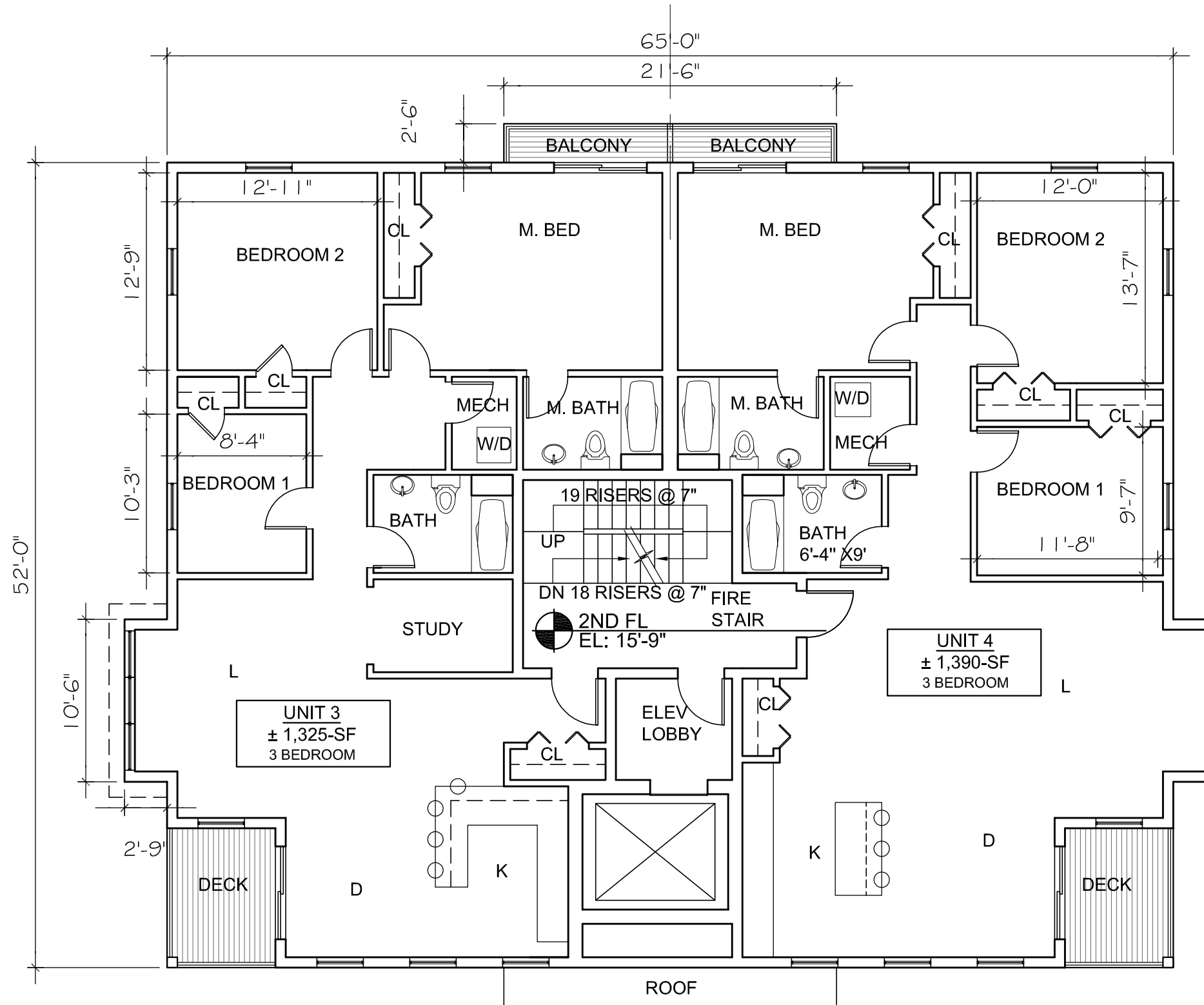
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A1.2



1

2ND FLOOR PLAN

SCALE: 1" = 10'-0"

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DRAWING TITLE

THIRD FLOOR PLAN

SCALE AS NOTED

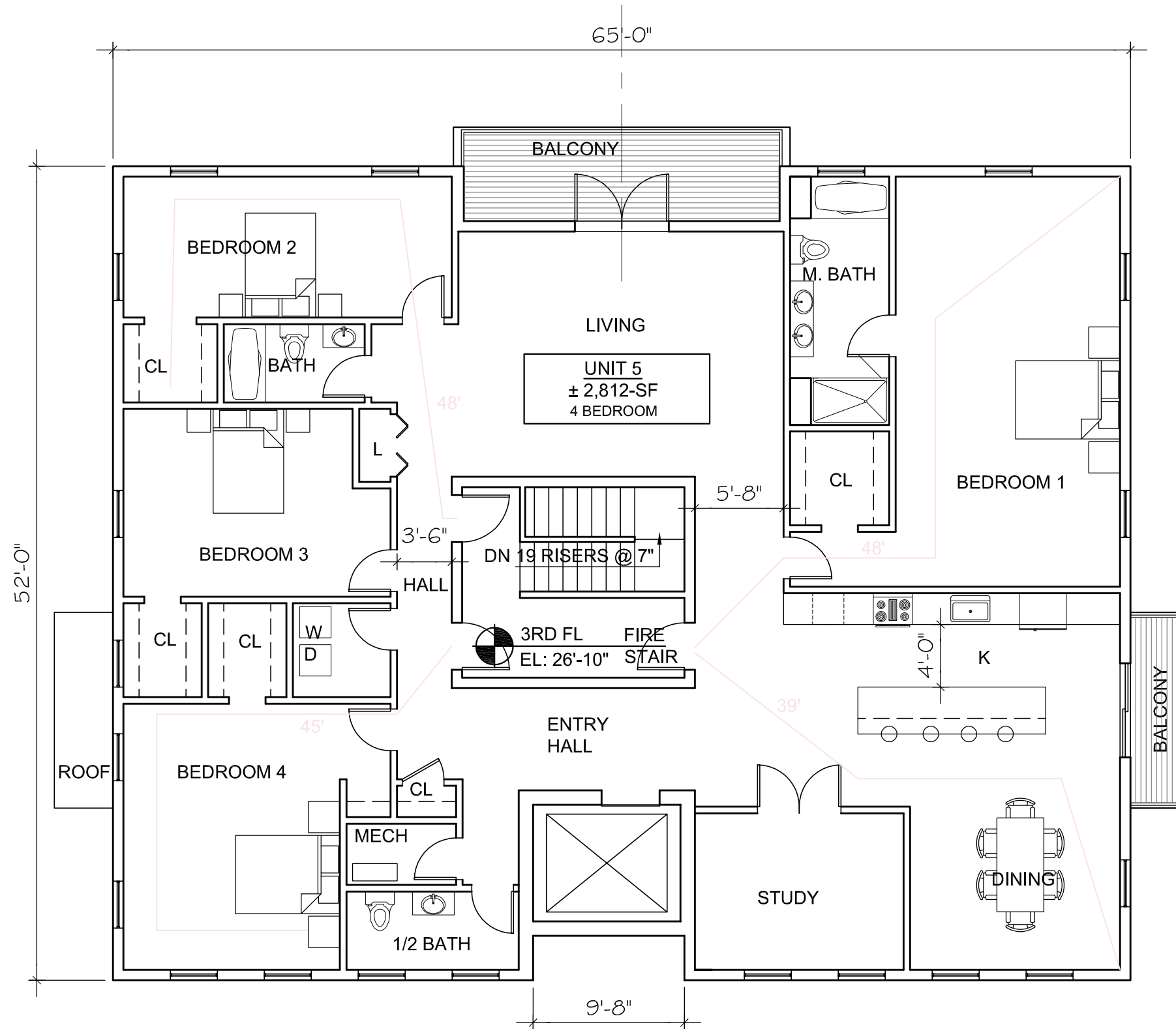
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SHEET

A1.3



1 3RD FLOOR PLAN
SCALE: 1" = 10'-0"

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DRAWING TITLE

**ELMWOOD ST
ELEVATION
(FRONT)**

SCALE AS NOTED

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SHEET

A2.1



1 FRONT ELEVATION
SCALE: 1" = 10'-0"

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DRAWING TITLE

TANNERY BROOK ROW
ELEVATION (LEFT)

SCALE AS NOTED

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SHEET

A2.2



1 LEFT ELEVATION
SCALE: 1" = 10'-0"

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REAR
ELEVATION

SCALE AS NOTED

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----------------	-------------------

SHEET

A2.3



1 REAR ELEVATION
SCALE: 1" = 10'-0"

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RIGHT
ELEVATION

SCALE AS NOTED

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SHEET

A2.4



1 RIGHT ELEVATION
SCALE: 1" = 10'-0"