

Z:\DCADDWGS\Broadway-595 [McCarthy]\Drawings\TITLE SHEET.dwg, 9/25/2018 4:11:22 PM



595 BROADWAY FRONT ELEVATION

PREPARED BY:

ARCHITECT

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

CIVIL ENGINEERS AND  
LAND SURVEYORS

C&G SURVEY  
COMPANY  
37 JACKSON RD  
SCITUATE, MA 02066  
PH (877) 302 8440

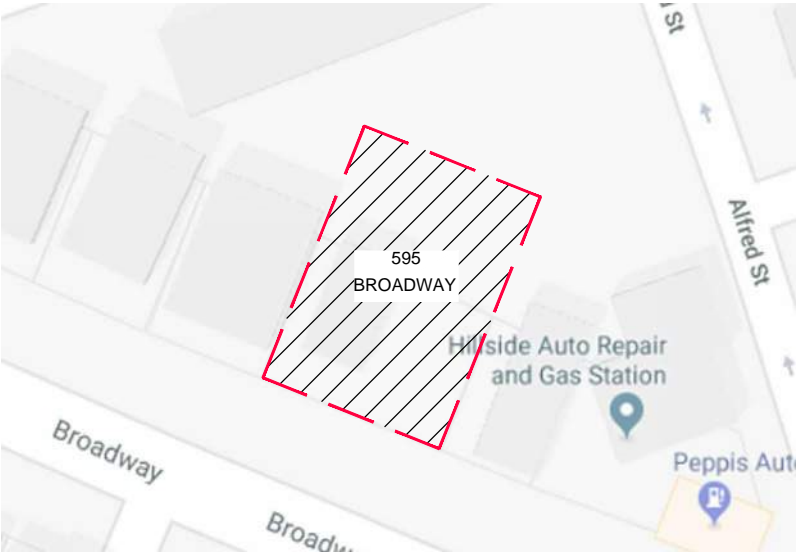
REVISION-2 SUMMARY (25 SEPT 2018)

- ADDED SOLID RAILINGS AT REAR DECKS/ BALCONIES
- ADDED VIEWS FROM REAR NEIGHBORS
- ADDED SHADOW STUDY

ZBA APPLICATION  
7-UNIT DEVELOPMENT  
595 BROADWAY ST, SOMERVILLE, MA 02145

LIST OF DRAWINGS	ZBA	DEMO REVIEW	ZBA REV-1	ZBA REV-2
	JUN 25, 2018	AUG 20, 2018	AUG 31, 2018	SEP 25, 2018
GENERAL				
T1.1 TITLE SHEET	X	X	X	X
EXISTING CONDITIONS PLOT PLAN	X		X	X
ILLUSTRATIVE LANDSCAPE PLAN			X	X
Z1.0 DIMENSIONAL SITE PLAN	X		X	X
Z1.1 ZONING COMPLIANCE DIMENSIONAL TABLE	X		X	X
Z1.2 ZONING COMPLIANCE	X		X	X
Z1.3 ZONING COMPLIANCE	X		X	X

ARCHITECTURAL				
A0.0 3D VIEW	X		X	X
A1.0 BASEMENT FLOOR PLAN	X	X	X	X
A1.1 FIRST FLOOR PLAN	X	X	X	X
A1.2 SECOND FLOOR PLAN	X	X	X	X
A1.3 THIRD FLOOR PLAN	X	X	X	X
A1.4 FOURTH FLOOR PLAN	X	X	X	X
A2.1 FRONT ELEVATION	X	X	X	X
A2.2 LEFT ELEVATION	X	X	X	X
A2.3 REAR ELEVATION	X	X	X	X
A2.4 RIGHT ELEVATION	X	X	X	X
A3.1 BUILDING SECTION	X	X	X	X
A4.1 EXTERIOR MATERIAL	X	X	X	X
EC1 EXISTING PHOTOS		X	X	X
VIEWS FROM REAR NEIGHBORS				X
SHADOW STUDY (3 SHEETS)				X



LOCUS PLAN

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TECTS  
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PLANNING  
COMMUNITY DESIGN

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PH 617-354-3989

SEAL

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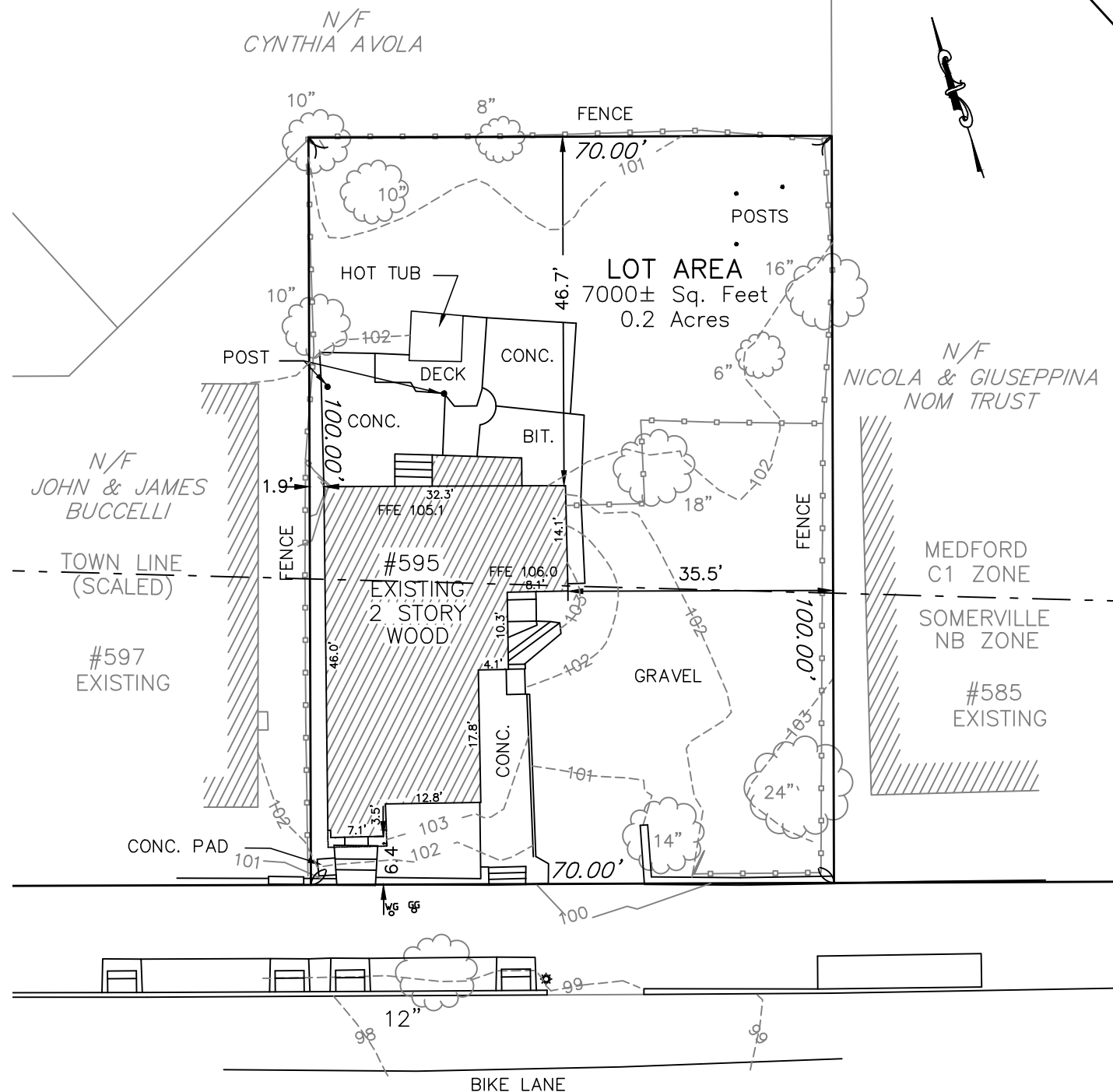
PROJECT  
7 UNIT  
DEVELOPMENT  
595 BROADWAY ST  
SOMERVILLE, MA 02145

PREPARED FOR  
GREGORY  
McCARTHY  
10 PATRIOT WAY  
NORTH READING, MA 01864

DRAWING TITLE  
TITLE SHEET

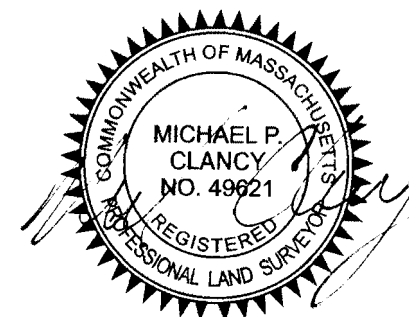
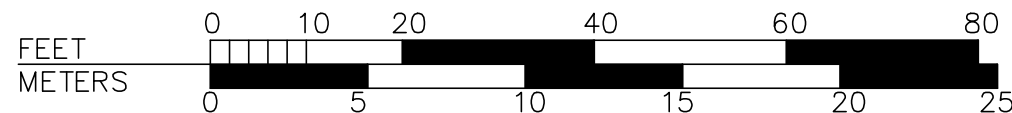
SCALE AS NOTED	
REVISION	DATE
ZBA REV-2	25 SEP 2018
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PROGRESS	25 JUN 2018
DRAWN BY FV	REVIEWED BY PQ
SHEET	

T1.1



PREPARED FOR:  
GREGORY MCCARTHY  
595 BROADWAY  
SOMERVILLE MA. 02145

- NOTES:
1. ZONING CLASSIFICATION – SOMERVILLE NB  
MEDFORD C1
  2. LOCUS DEED:  
MIDDLESEX SOUTH REGISTRY OF DEEDS  
BOOK 44199 PAGE 558
  3. PLAN REFERENCES:  
MIDDLESEX SOUTH REGISTRY OF DEEDS  
PLAN 21 OF 1854
  4. ASSESSORS PARCEL ID: 5099



# EXISTING CONDITIONS PLOT PLAN

FOR  
595 BROADWAY  
IN  
SOMERVILLE, MA.  
MEDFORD, MA.

SCALE: 1"=20' JANUARY 29, 2018

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
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concrete unit pavers, "Richcliff" by Unilock, "Smoke Shale" color



6' ht. solid wood board fence, stained black



Armstrong Red Maple



Honeylocust



Sky Pencil Holly



Slender Silhouette Sweetgum



Greenspire Linden

2' wide crushed stone band, typ.

6' ht. solid wood board fence along sides and rear of property, stained black

Is-12

TC-2, centered in crushed stone band

IV-33

2' wide crushed stone band, typ.

retaining wall, see architectural drawings,

ex. trees to remain, preserve and protect as necessary, adjust fence around base of tree as appropriate to preserve trees

ICs-9

vm-40 (below)

2' wide crushed stone band, typ.

lmw-15, lm-15

ar-30, vm-20

LS-7

lmw-7, lm-7

595 BROADWAY  
PROPOSED 7-FAMILY  
RESIDENCE

angle of all plant beds and stone bands replicate architecture, typ.

private patio, see arch. drawings, typ.

6' ht. solid wood board fence, stained black, fastened to top of retaining wall. fence runs to top of ramp or as necessary guard around patio, on grade or on top of retaining wall, as necessary, see arch. drawings

driveway ramp to below grade parking, see architectural drawings

nf-6

he-6

IM-1

IC-2

SJ-2

he-6

concrete unit pavers, "Richcliff" by Unilock, "Smoke Shale" color

outline of building above

GT-1

IC-9

he-12

AR-2

SJ-12

ex. linden tree to remain, preserve and protect

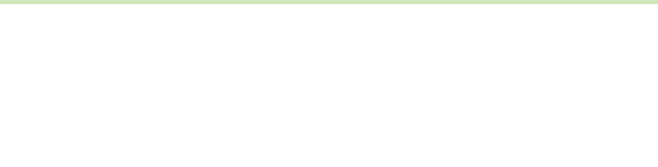
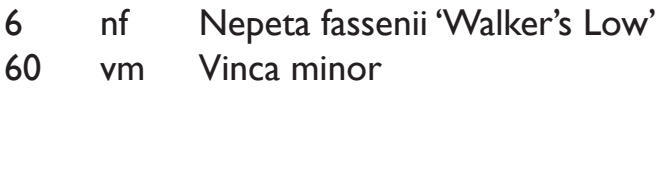
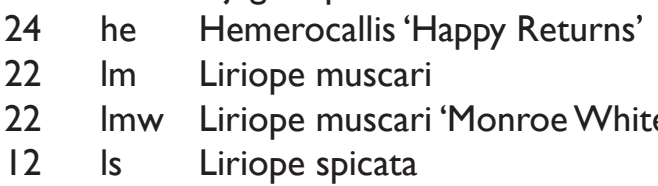
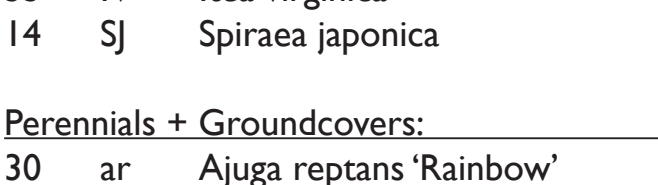
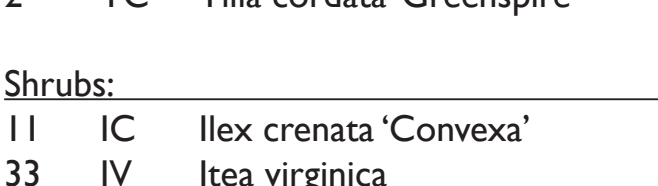
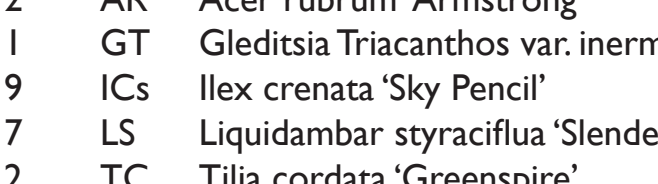
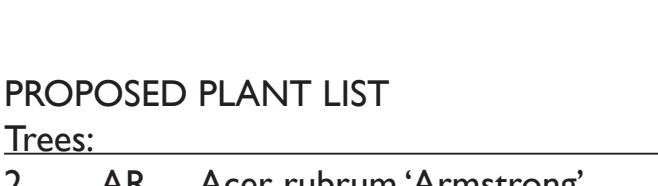
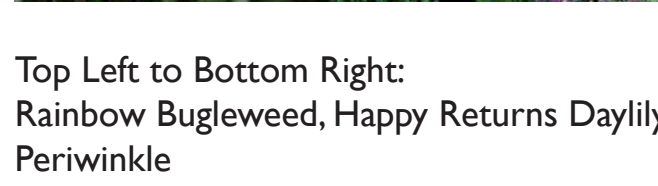
retaining wall, see architectural drawings

ex. concrete sidewalk, repair/replace as necessary

BROADWAY

lawn

fence ends in line with building



Top to Bottom:  
Box-leaf Holly, China Girl Holly, Virginia Sweetspire, Japanese Spiraea

Top Left to Bottom Right:  
Rainbow Bugleweed, Happy Returns Daylily, Big Blue Lily Turf, Monroe White Lily Turf, Creeping Liriope, Catmint, Periwinkle

PROPOSED PLANT LIST

Trees:

2	AR	Acer rubrum 'Armstrong'	Fastigate Red Maple	2.5" cal.	B&B	
1	GT	Gleditsia Triacanthos var. inermis	Common Thornless Honeylocust	3-3.5" cal.	B&B	
9	ICs	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3-4' ht.	B&B	one shall be male
7	LS	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	2.5" cal.	B&B	
2	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3" cal.	B&B	

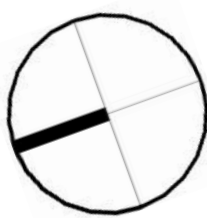
Shrubs:

11	IC	Ilex crenata 'Convexa'	Box-leafed Holly	24-36" ht.	B&B	one shall be male
33	IV	Itea virginica	Virginia Sweetspire	24" ht.	B&B	
14	SJ	Spiraea japonica	Japanese Spiraea	24" ht.	B&B	

Perennials + Groundcovers:

30	ar	Ajuga reptans 'Rainbow'	Rainbow Bugleweed	1 gal.	Pots
24	he	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 gal.	Pots
22	lm	Liriope muscari	Big Blue Lily Turf	1 gal.	Pots
22	lmw	Liriope muscari 'Monroe White'	Monroe White Lily Turf	1 gal.	Pots
12	ls	Liriope spicata	Creeping Liriope	1 gal.	Pots
6	nf	Nepeta fassenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pots
60	vm	Vinca minor	Periwinkle	1 qt.	Pots

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





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595 BROADWAY STREET, SOMERVILLE - DIMENSIONAL TABLE - NB ZONING DISTRICT. PER §8.4 RESTRICTION OF THE ORDINANCE APPLIES TO PORTIONS IN OTHER CITIES AS IF ENTIRE LOT IS SITUATED IN SOMERVILLE.

	ALLOWED / REQUIRED		EXISTING	PROPOSED		COMPLIANCE
ZONING DISTRICT	C-1 ZONE N MEDFORD	NB ZONE IN SOMERVILLE		C-1 ZONE IN MEDFORD	NB ZONE IN SOMERVILLE	
USE		7 + UNITS VIA SPSR	RESIDENTIAL (1-FAM)		RESIDENTIAL (7-UNITS)	REQUIRES SPSR
MIN LOT SIZE (SF)		NA	7,000		7,000	COMPLIES
LOT AREA (SF) / DU		875 (1-9 UNITS)	7,000		1,000	COMPLIES
GROUND COVERAGE (%) MAX		80	18		42	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)		10	38		30	COMPLIES
NET FLOOR AREA (SF) MAX		14,000	2,216		11,164	COMPLIES
FLOOR AREA RATIO (FAR)		2.0	0.32		1.59	COMPLIES
HEIGHT MAX (FT/ STORIES)		42 / 4	±26.7 / 2		±41.2 / 4	COMPLIES
FRONT YARD MIN (FT)		NA	6.4		11	COMPLIES
SIDE YARD MIN - LEFT (FT)		NA	1.9		6	COMPLIES
SIDE YARD MIN - RIGHT (FT)		NA	35.5		10	COMPLIES
REAR YARD MIN (FT)		10 + 6 = 16	64.7		25	COMPLIES
FRONTAGE MIN (FT)		NA	70		70	COMPLIES
PERVIOUS (%) MIN		NA	38		30	COMPLIES
NO. OF PARKING SPACES MIN		12*	3		8 STANDARD + 3 COMPACT = 11	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES		1**	0		8	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE Z1.0.

\*NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

(7) 1OR2-BR UNITS AT 1.5 PER UNIT = 7 X 1.5 = 10.5 = 11  
(0) 3-BR UNITS AT 2 PER UNIT = 0 X 2 = 0  
VISITOR SPACE AT 1 PER 6 UNITS = 7 ÷ 6 = 1.2 = 1

= 12 SPACES REQUIRED

\*\*NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B

RESIDENTIAL

(1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1 = 1  
FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 0 ÷ 3 = 0

1 BIKE SPACE  
REQUIRED

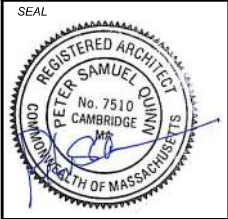
\*\*\*REQUIRED INCLUSIONARY UNITS FOR PROPOSAL PER §13.3.4.A  
FOR 7 UNITS PROPOSED,  
1 INCLSIONARY UNIT IS REQUIRED OR FRACTIONAL PAYMENT OF 0.6 UNIT.

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7 UNIT  
DEVELOPMENT

595 BROADWAY ST  
SOMERVILLE, MA 02145

PREPARED FOR

GREGORY  
McCARTHY

10 PATRIOT WAY  
NORTH READING, MA 01864

DRAWING TITLE

SOMERVILLE  
ZONING  
COMPLIANCE  
DIMENSIONAL  
TABLE

SCALE AS NOTED	
REVISION	DATE
ZBA REV-2	25 SEP 2018
ZBA REV-1	31 AUG 2018
DEMO REVIEW	20 AUG 2018
PROGRESS	25 JUN 2018
DRAWN BY MY	REVIEWED BY PQ

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Z1.0



595 BROADWAY ST  
SOMERVILLE, MA 02145

10 PATRIOT WAY  
NORTH READING, MA 01864

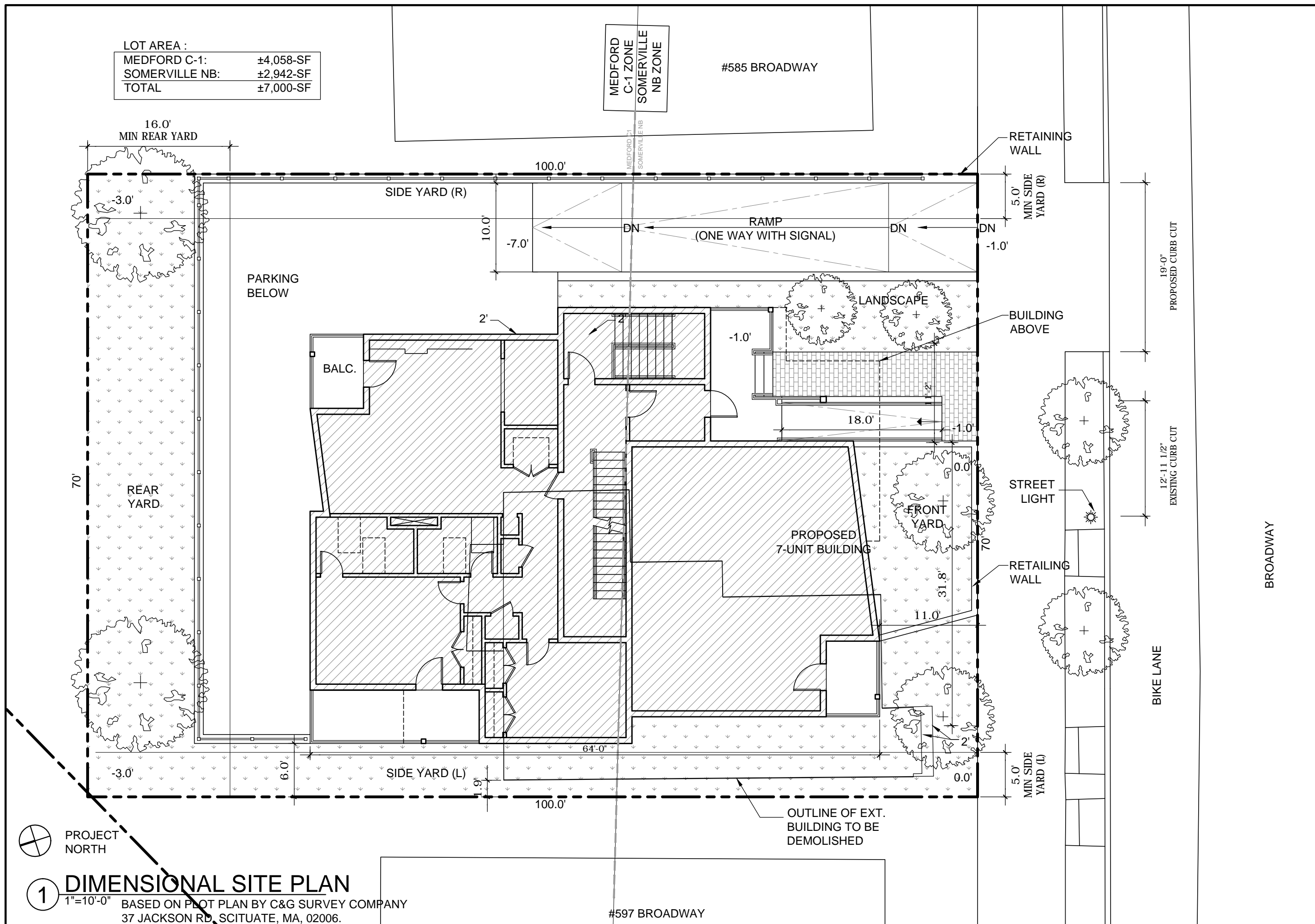
# DIMENSIONAL SITE PLAN

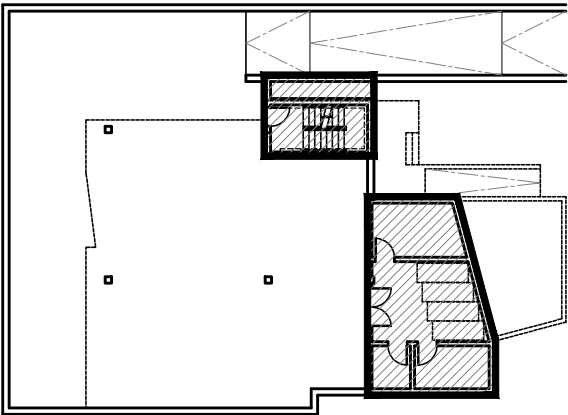
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BA REV-1	31 AUG 2018
EMO REVIEW	20 AUG 2018
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DRAWN BY FV	REVIEWED BY PQ

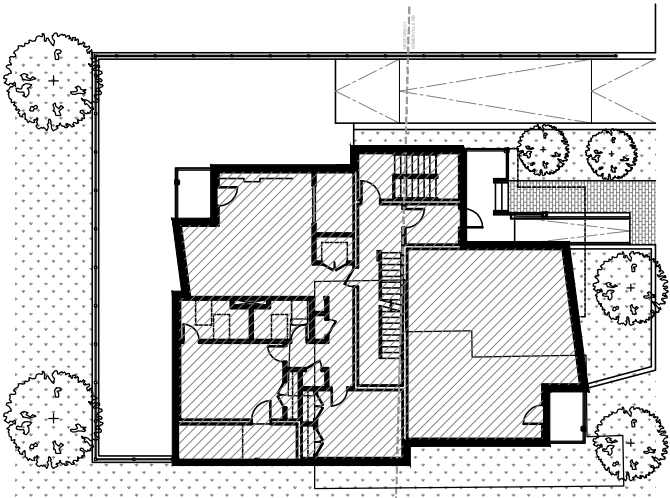
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## Z1.1

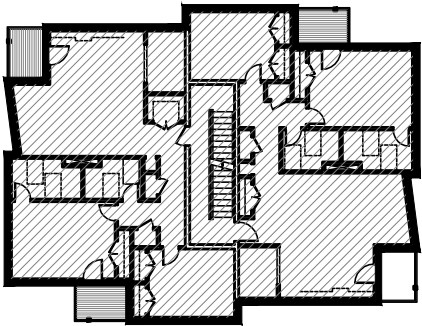




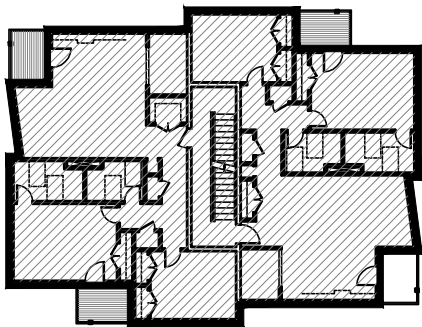
BASEMENT = 770 SF



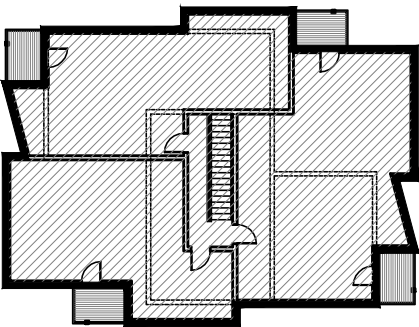
FIRST FLOOR = 2,541 SF



SECOND FLOOR = 2,624 SF



THIRD FLOOR = 2,624 SF



FOURTH FLOOR = 2,605 SF

1

NET SQUARE FOOTAGE

1"=30'-0"

PROJECT  
NORTH

PROPOSED NET SQUARE FOOTAGE

FLOOR	NSF
BASEMENT	770
1ST FL	2,541
2ND FL	2,624
3RD FL	2,624
4TH FL	2,605
TOTAL	11,164-NSF

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SEAL



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7 UNIT  
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595 BROADWAY ST  
SOMERVILLE, MA 02145

PREPARED FOR

GREGORY  
McCARTHY

10 PATRIOT WAY  
NORTH READING, MA 01864

DRAWING TITLE

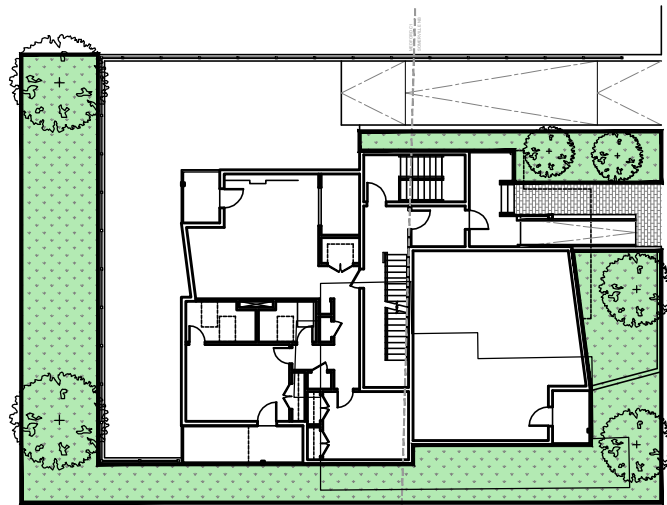
ZONING  
COMPLIANCE

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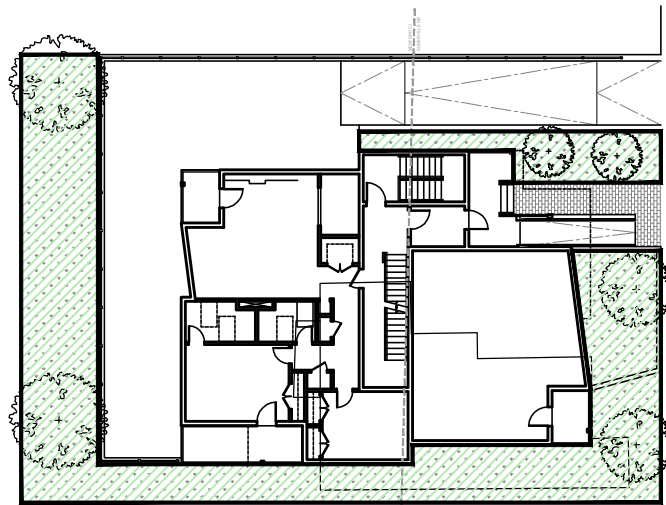
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Z1.2



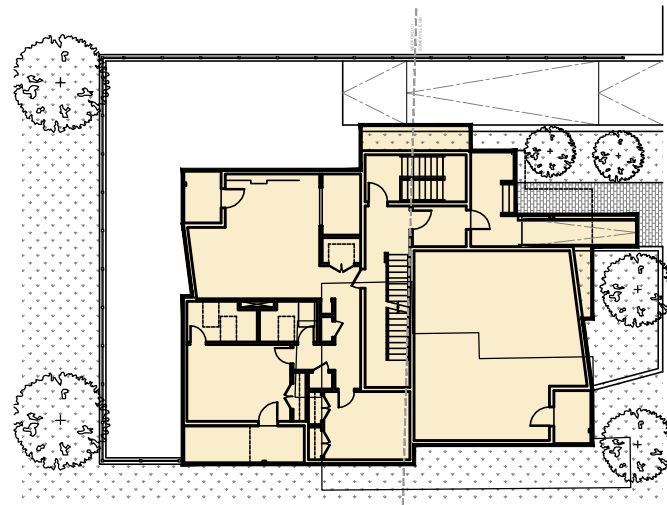
1 LANDSCAPE AREA  
SCALE: 1" = 30'

	LANDSCAPE AREA	2,106 SF	= 30%
	LOT	7,000 SF	



2 PERVIOUS AREA  
SCALE: 1" = 30'

	PERVIOUS AREA	2,106 SF	= 30%
	LOT	7,000 SF	



3 GROUND COVERAGE  
SCALE: 1" = 30'

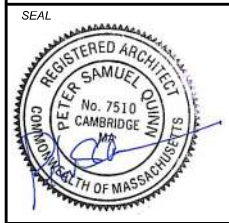
	GROUND COVERAGE AREA	2,936 SF	= 42%
	LOT	7,000 SF	



4 BUILDING HEIGHT  
SCALE: 1/16" = 1'-0"

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DRAWING TITLE  
**ZONING COMPLIANCE**

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SHEET  
**Z1.3**





1 3D VIEW ALONG BROADWAY ST

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3D VIEW

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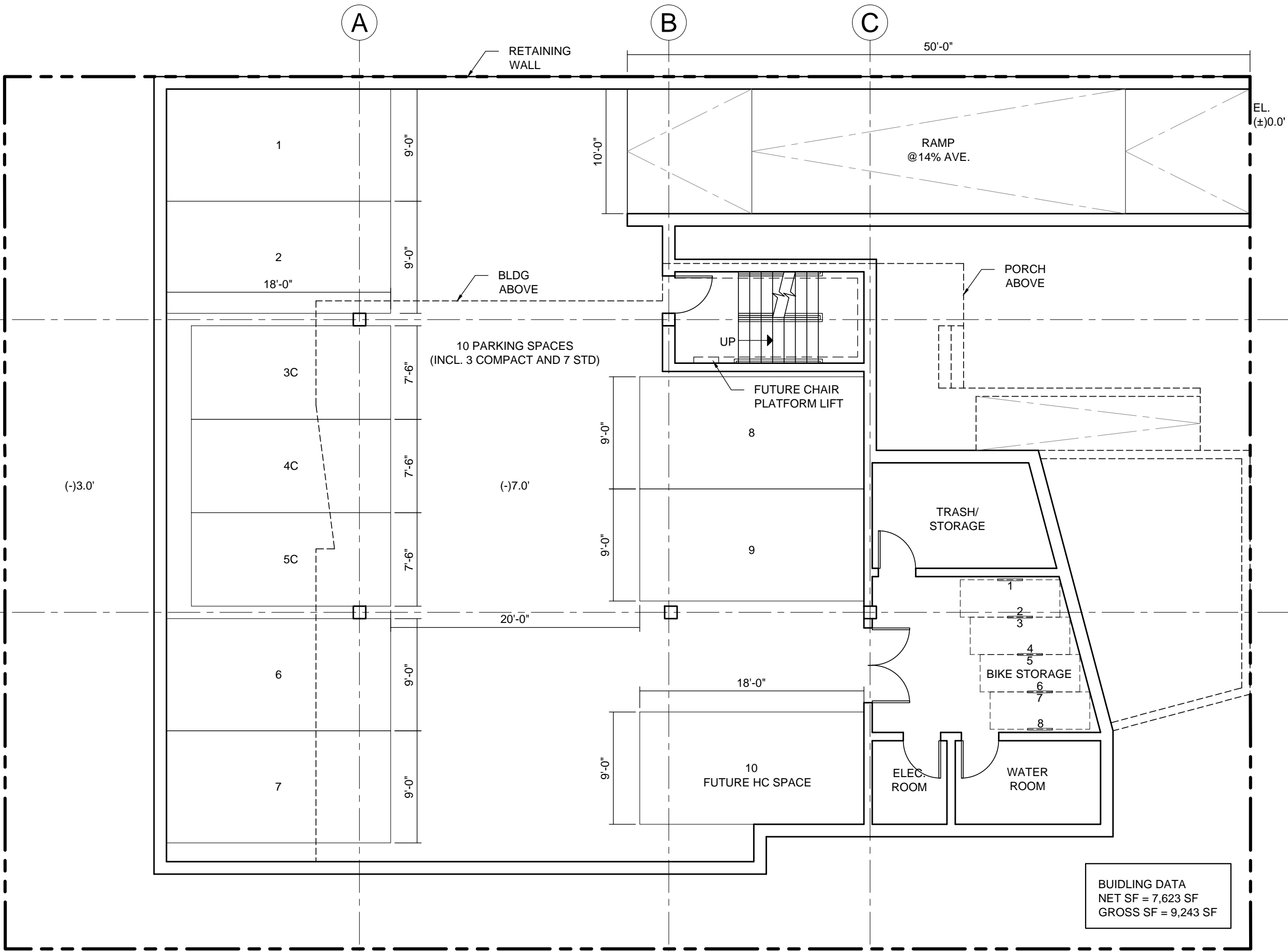
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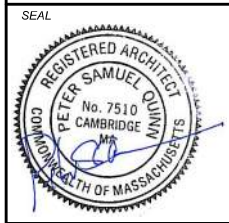
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**1 BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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DRAWING TITLE  
**BASEMENT FLOOR PLAN**

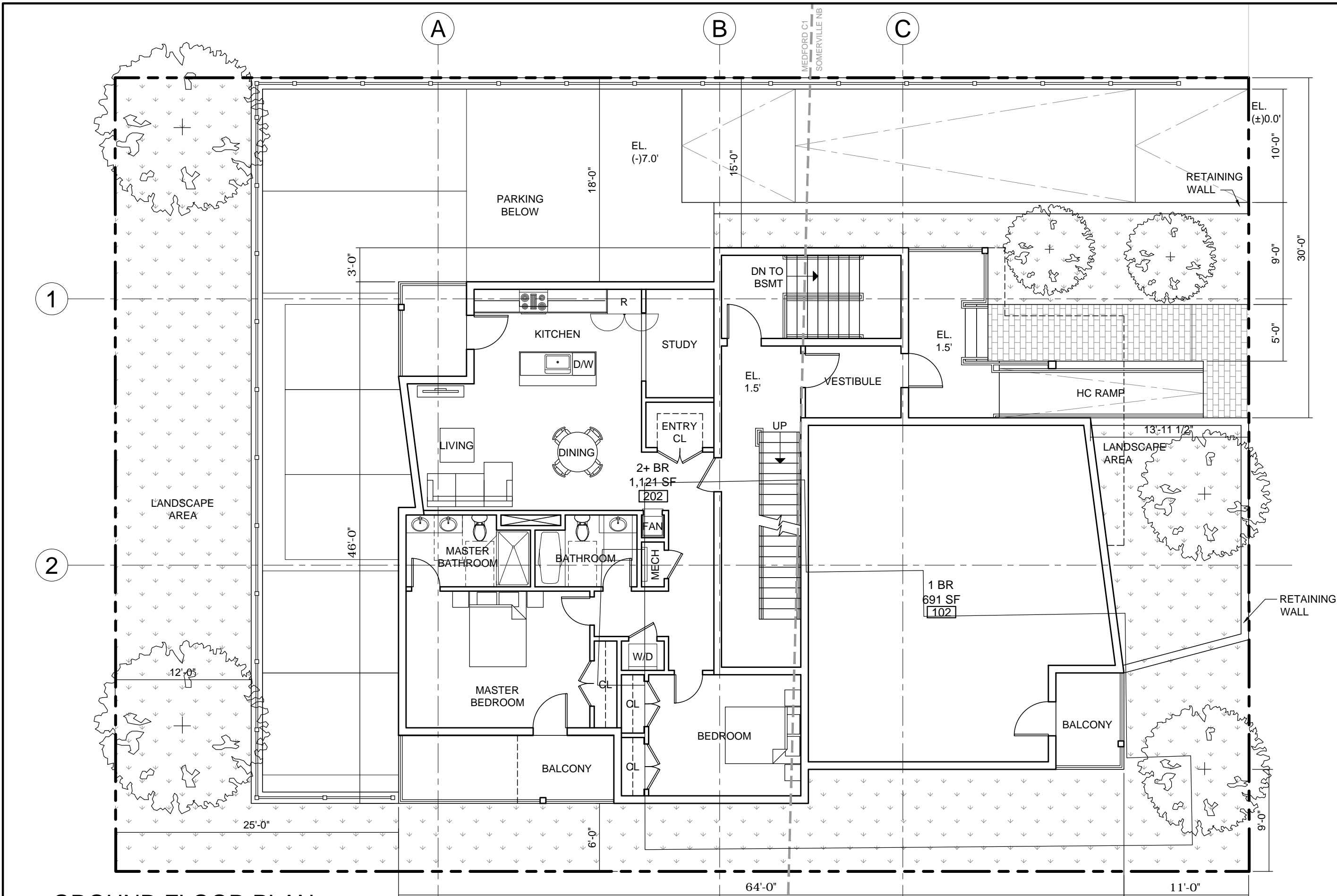
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**A1.0**

BUILDING DATA  
NET SF = 7,623 SF  
GROSS SF = 9,243 SF



Z:\DCADD\WGS\Broadway-595 [McCarthy]\Drawings\FLOOR PLANS.dwg, 9/25/2018 12:08:53 PM

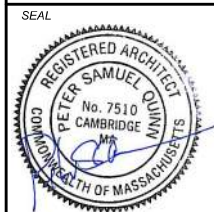


**2 GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**PETER QUINN ARCHITECTS**

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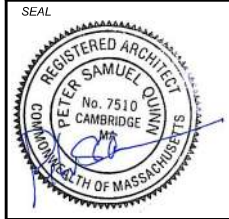
DRAWING TITLE  
**GROUND/ SITE FLOOR PLAN**

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**A1.1**





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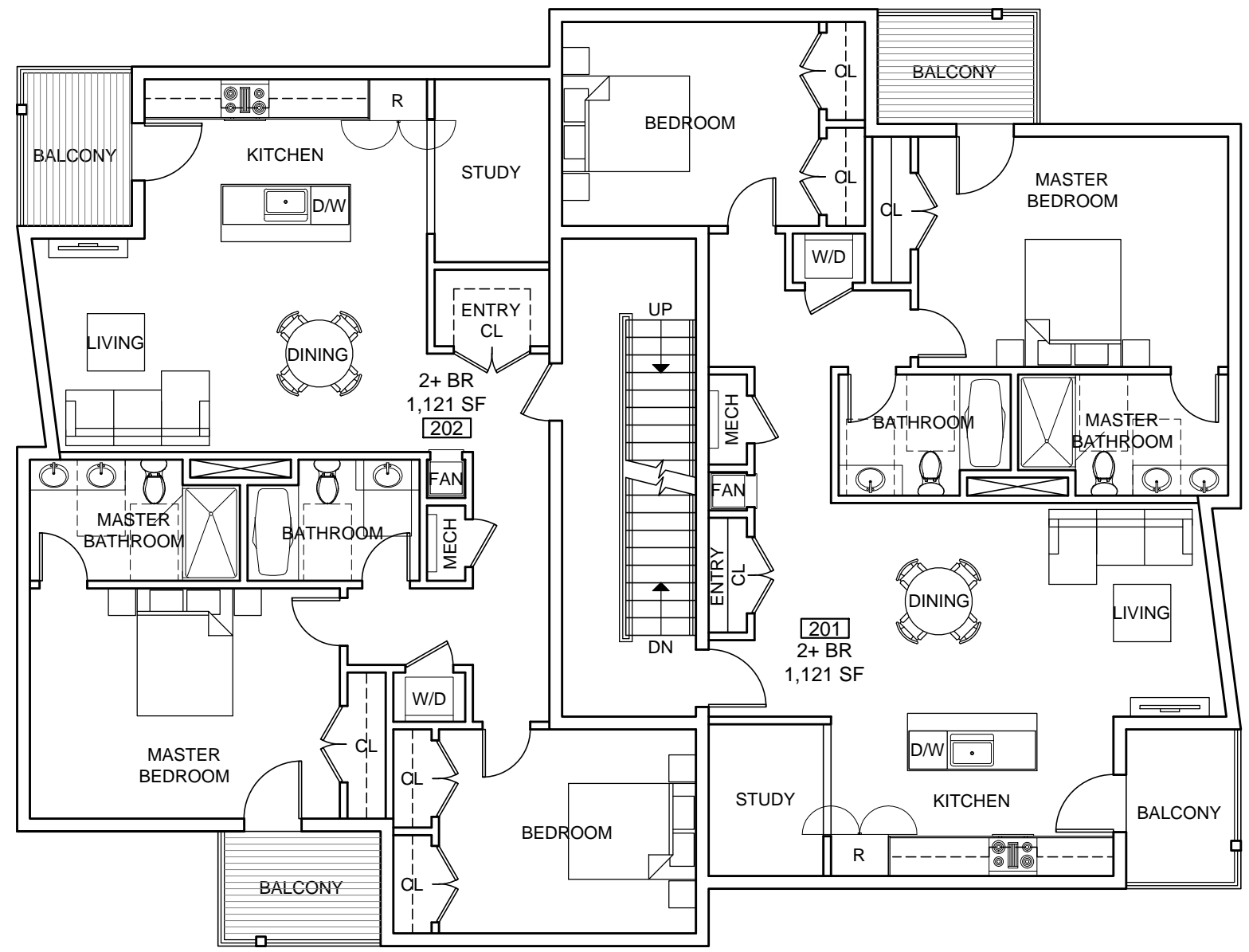
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DRAWING TITLE  
**SECOND  
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA REV-2	25 SEP 2018
ZBA REV-1	31 AUG 2018
DEMO REVIEW	20 AUG 2018
PROGRESS	25 JUN 2018
DRAWN BY FV	REVIEWED BY PQ
SHEET	

**A1.2**



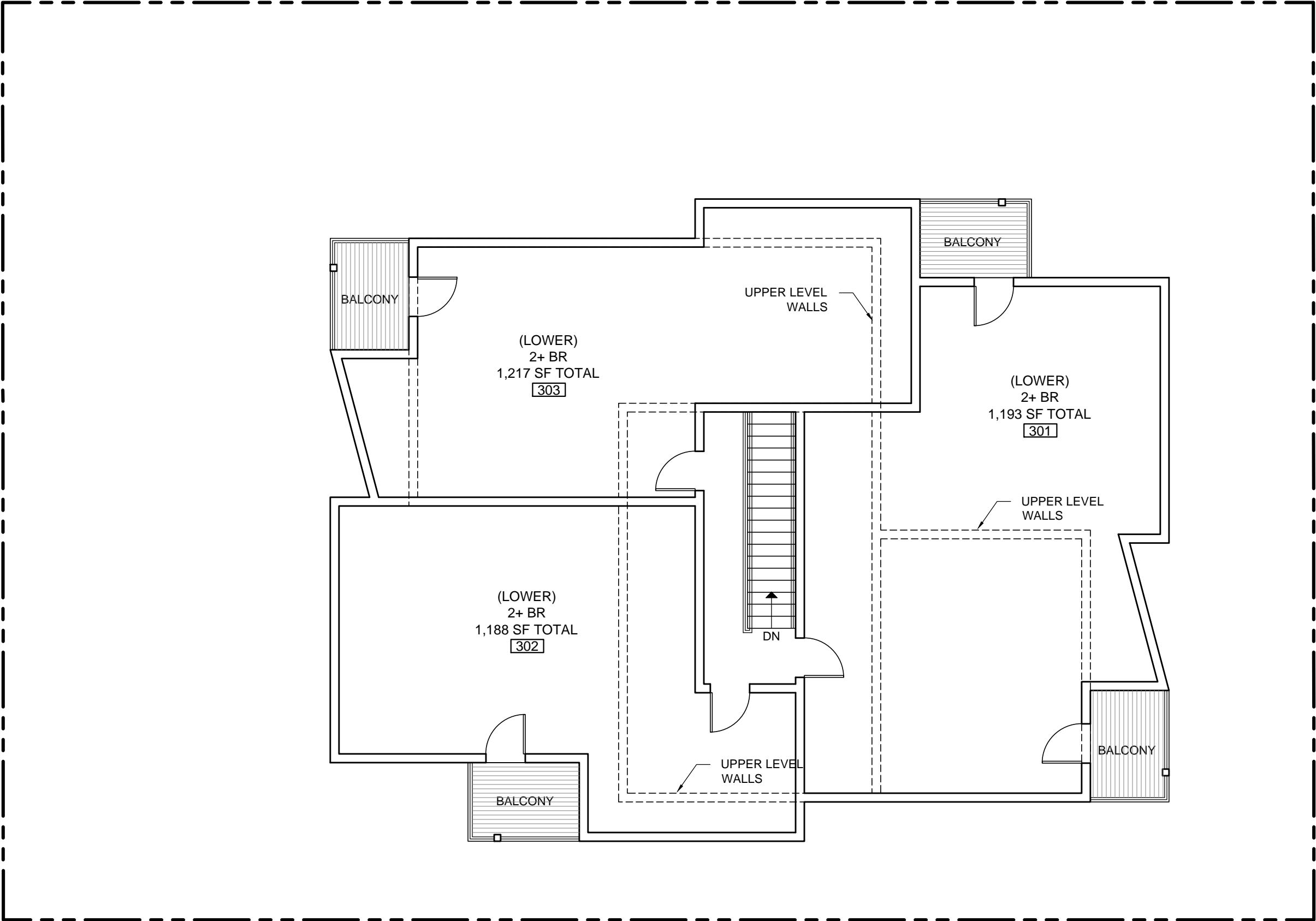
**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



Z:\DCADD\WGS\Broadway-595 [McCarthy]\Drawings\FLOOR PLANS.dwg, 9/25/2018 12:09:10 PM



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**3** THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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**7 UNIT DEVELOPMENT**  
595 BROADWAY ST  
SOMERVILLE, MA 02145

PREPARED FOR  
**GREGORY MCCARTHY**  
10 PATRIOT WAY  
NORTH READING, MA 01864

DRAWING TITLE  
**THIRD FLOOR PLAN**

SCALE AS NOTED

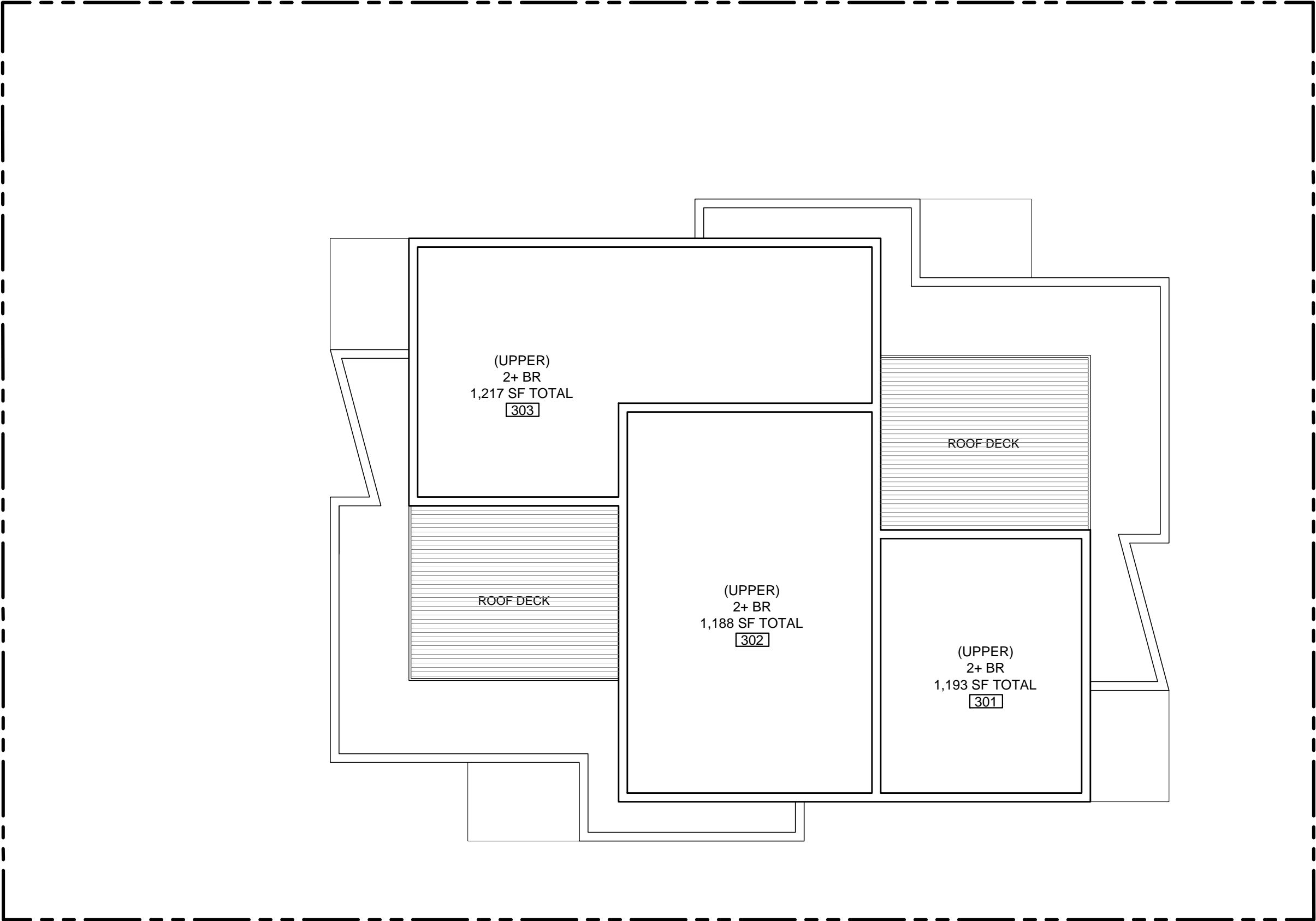
REVISION	DATE
ZBA REV-2	25 SEP 2018
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PROGRESS	25 JUN 2018
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**A1.3**



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3

FOURTH FLOOR

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



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FOURTH FLOOR PLAN

SCALE AS NOTED

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A1.4



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

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**FRONT ELEVATION**

SCALE AS NOTED

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PROGRESS	25 JUN 2018
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SHEET	

**A2.1**



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

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DRAWING TITLE

LEFT  
ELEVATION

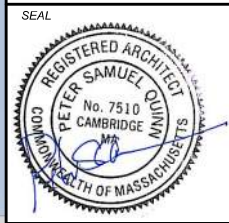
SCALE AS NOTED

REVISION	DATE
ZBA REV-2	25 SEP 2018
ZBA REV-1	31 AUG 2018
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A2.2





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DRAWING TITLE  
**REAR  
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA REV-2	25 SEP 2018
ZBA REV-1	31 AUG 2018
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PROGRESS	25 JUN 2018
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**A2.3**



**3 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

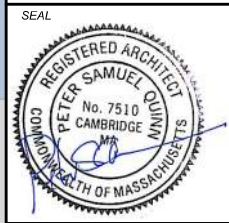


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4 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

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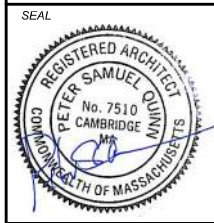
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DRAWING TITLE  
RIGHT  
ELEVATION

SCALE AS NOTED	
REVISION	DATE
ZBA REV-2	25 SEP 2018
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DEMO REVIEW	20 AUG 2018
PROGRESS	25 JUN 2018
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A2.4





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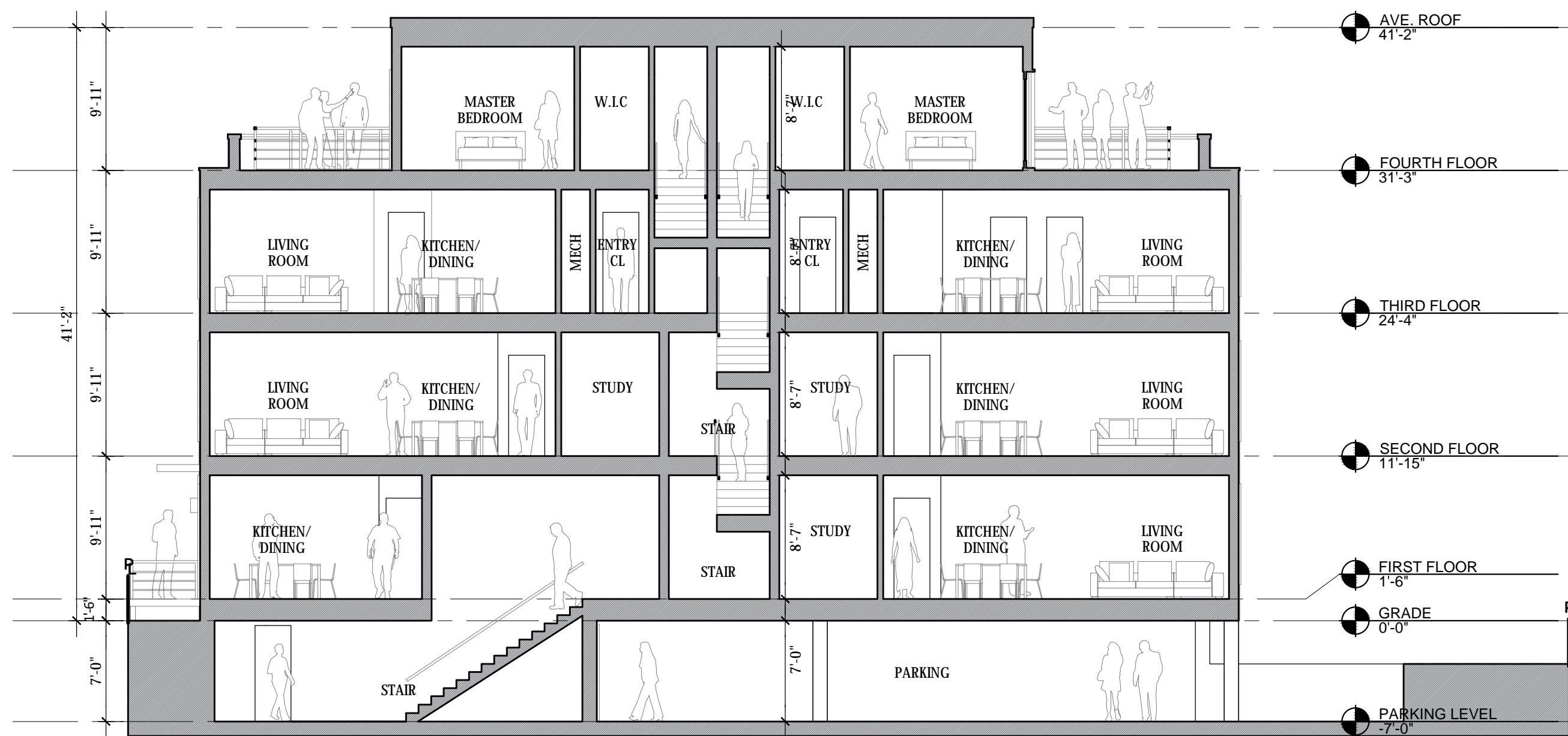
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**BUILDING  
SECTION**

SCALE AS NOTED

REVISION	DATE
ZBA REV-2	25 SEP 2018
ZBA REV-1	31 AUG 2018
DEMO REVIEW	20 AUG 2018
PROGRESS	25 JUN 2018
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**A3.1**



**1 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"





METAL WALL PANELS

PAINTED ALUMINUM SLIDING DOOR

CEDAR SIDING

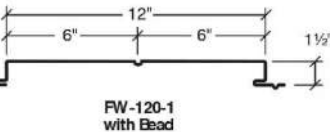
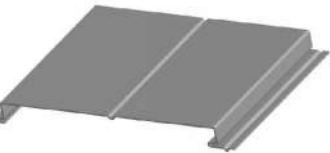
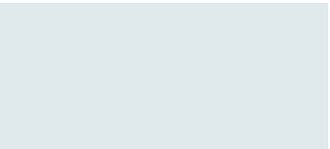
METAL WALL PANELS

PAINTED ALUMINUM RAILING

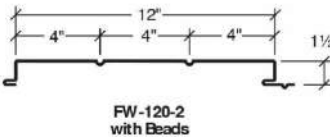
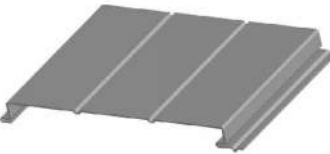
PAINTED ALUMINUM WINDOWS

PAINTED ALUMINUM DOOR

METAL WALL PANELS  
MBCI, SMOOTH, 6" EXPOSURE  
SNOW WHITE



METAL WALL PANELS  
MBCI, SMOOTH, 4" EXPOSURE  
SLATE GRAY



CEDAR SIDING (BEVEL)  
CLEAR, SELECT GRADES  
3" EXPOSURE



ARBORCOAT (BENJAMIN MOORE)  
SEMI TRANSPARENT  
STAIN & STABILIZED

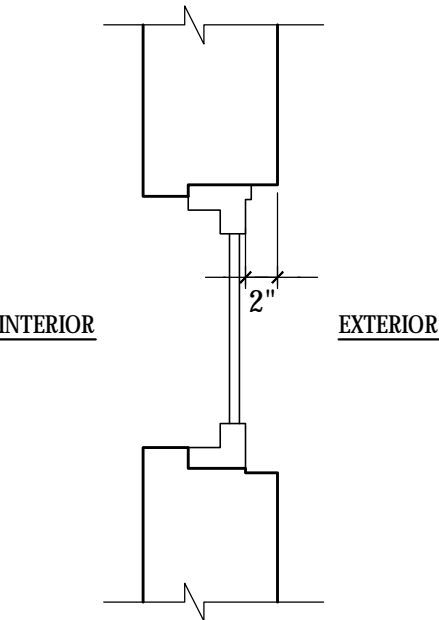
TONGUE & GROOVE SIZES

	NOMINAL	GREEN	DRY
THICKNESS (IN.)	1	3/4	11/16
WIDTHS (IN.)	4, 6, 8	3-9/16, 5-1/2, 7-3/8	3-3/8, 5-3/8, 7-1/8

TONGUE & GROOVE COVERAGE (FOR DRY SIDING)

NOMINAL WIDTH (IN.)	DRESSED WIDTH (IN.)	EXPOSED FACE WIDTH (IN.)	LINEAR FEET FACTOR	BOARD FEET FACTOR
4	3-3/8	3	4.00	1.33
6	5-3/8	5	2.40	1.20
8	7-1/8	6-3/4	1.77	1.19

CONCEPTUAL WINDOW  
RECESSED FROM FINISHED  
EXTERIOR WALL PLANE



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

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PREPARED FOR  
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DRAWING TITLE  
EXTERIOR  
MATERIALS

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A4.1



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EC PHOTOS

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EC-1





① VIEW FROM 74 ALBION ST REAR TERRACE  
± 90' FROM PROPOSED BUILDING



② VIEW FROM 84 ALBION ST REAR TERRACE  
± 50' FROM PROPOSED BUILDING



P1

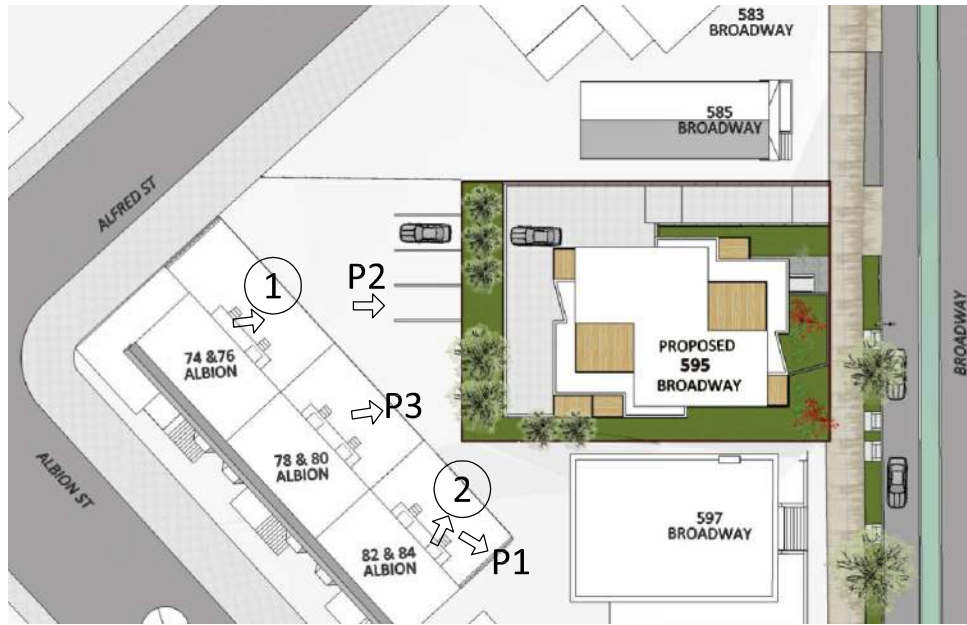


P2



P3

SEE PHOTOS FOR ACTUAL TREES.  
TREES SHOWN IN MODEL ARE REDUCED TO SHOW BUILDING MASSING MORE CLEARLY.



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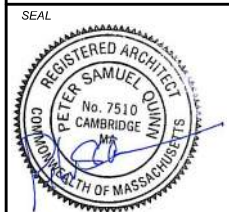
DRAWING TITLE

VIEWS FROM  
NEIGHBOR

SCALE AS NOTED

REVISION	DATE
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DRAWING TITLE  
**SHADOW STUDY  
MARCH 21  
/ SEPT 21  
EQUINOX**

SCALE AS NOTED

REVISION	DATE
ZBA REV-1	31 AUG 2018
DEMO REVIEW	20 AUG 2018
PROGRESS	25 JUN 2018
DRAWN BY YC	REVIEWED BY PQ

SHEET

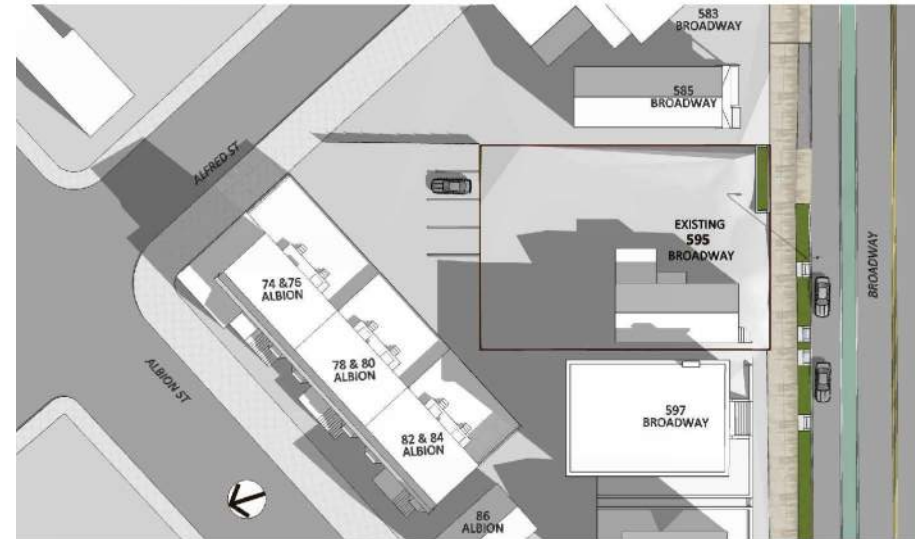
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3:00PM

EXISTING



PROPOSED



 ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX



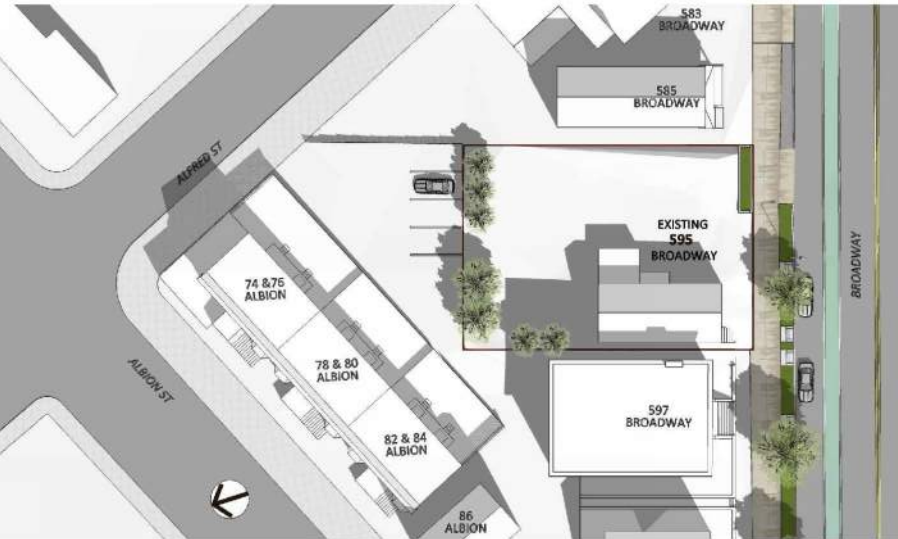


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PROPOSED



ADDITIONAL SHADOW

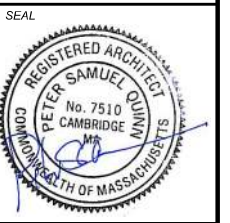
SHADOW STUDY - JUNE 21



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DRAWING TITLE  
**SHADOW STUDY  
JUNE 21**

SCALE AS NOTED

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ZBA REV-1	31 AUG 2018
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SHEET

**SH2**

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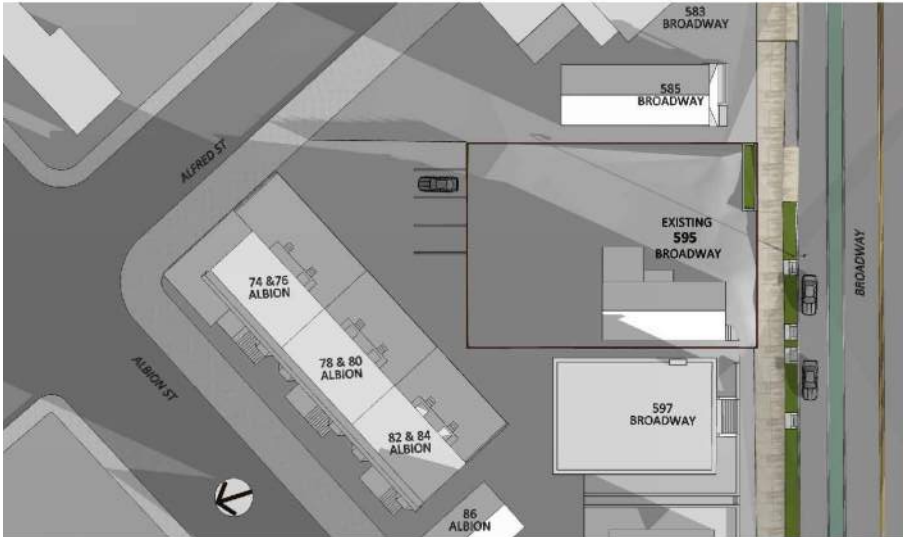


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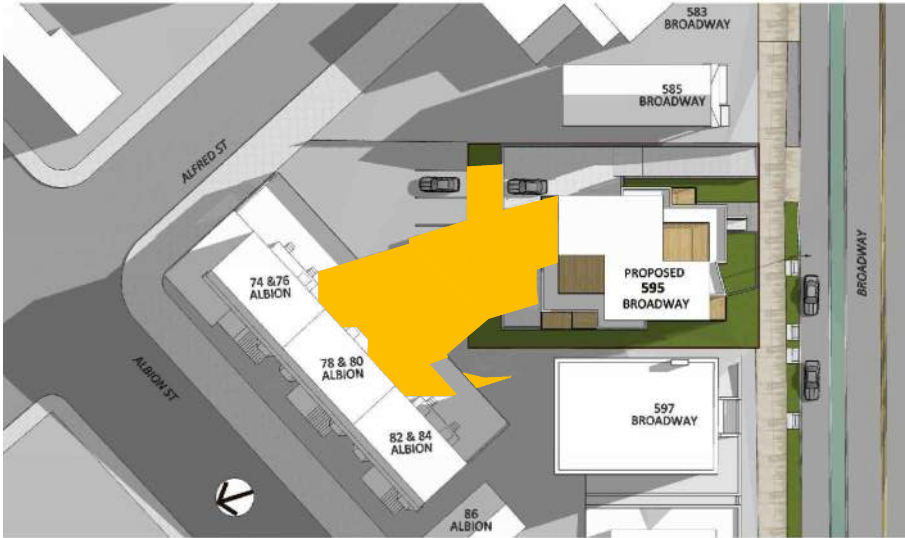
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EXISTING



PROPOSED



ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21

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**SHADOW STUDY  
DECEMBER 21**

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**SH3**



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