

RENOVATION OF EXISTING 1-UNIT & PROPOSED 4-UNIT DEVELOPMENT

419 BROADWAY, SOMERVILLE, MA

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



BROADWAY ELEVATION

LIST OF DRAWINGS	SHPC APPL	SHPC APPL REV	SHPC APPL REV
	19 JULY 2016	30 NOV 2016	14 DEC 2016
T-1 TITLE SHEET	X	X	X
CERTIFIED PLOT PLAN	X	X	X
Z-1 ZONING COMPLIANCE	X	X	X
Z-2 ZONING COMPLIANCE	X	X	X
STREET VIEW		X	X
A-0 PROPOSED SITE PLAN	X	X	X
A-1 PROPOSED BASEMENT FLOOR PLAN	X	X	X
A-2 PROPOSED FIRST FLOOR PLAN	X	X	X
A-3 PROPOSED SECOND FLOOR PLAN	X	X	X
A-4 PROPOSED ATTIC FLOOR PLAN	X		X
A-4 PROPOSED ROOF PLAN		X	X
A-5 PROPOSED STREET ELEVATION	X	X	X
A-6 PROPOSED FRONT ELEVATION		X	X
A-7 PROPOSED RIGHT SIDE ELEVATION	X	X	X
A-8 PROPOSED REAR ELEVATION	X	X	X
EC-1 EXISTING FRONT ELEVATION	X	X	X
EC-2 EXISTING RIGHT ELEVATION	X	X	X
EC-3 EXISTING CONDITION PHOTOGRAPHS		X	X

SEAL



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PROJECT
RENOVATION AND DEVELOPMENT OF
419 BROADWAY
SOMERVILLE, MA

PREPARED FOR
THOMAS AND MARICARMEN SULLIVAN

419 BROADWAY
SOMERVILLE, MA

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SHPC APPL REV 2	14 DEC 2016
SHPC APPL REV	30 NOV 2016
SHPC APPL	19 JUL 2016
DRAWN BY DM	REVIEWED BY PQ

SHPC APPL REV 2 14 DEC 2016

SHPC APPL REV 30 NOV 2016

SHPC APPL 19 JUL 2016

DRAWN BY DM REVIEWED BY PQ

SHEET

T-1

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC

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

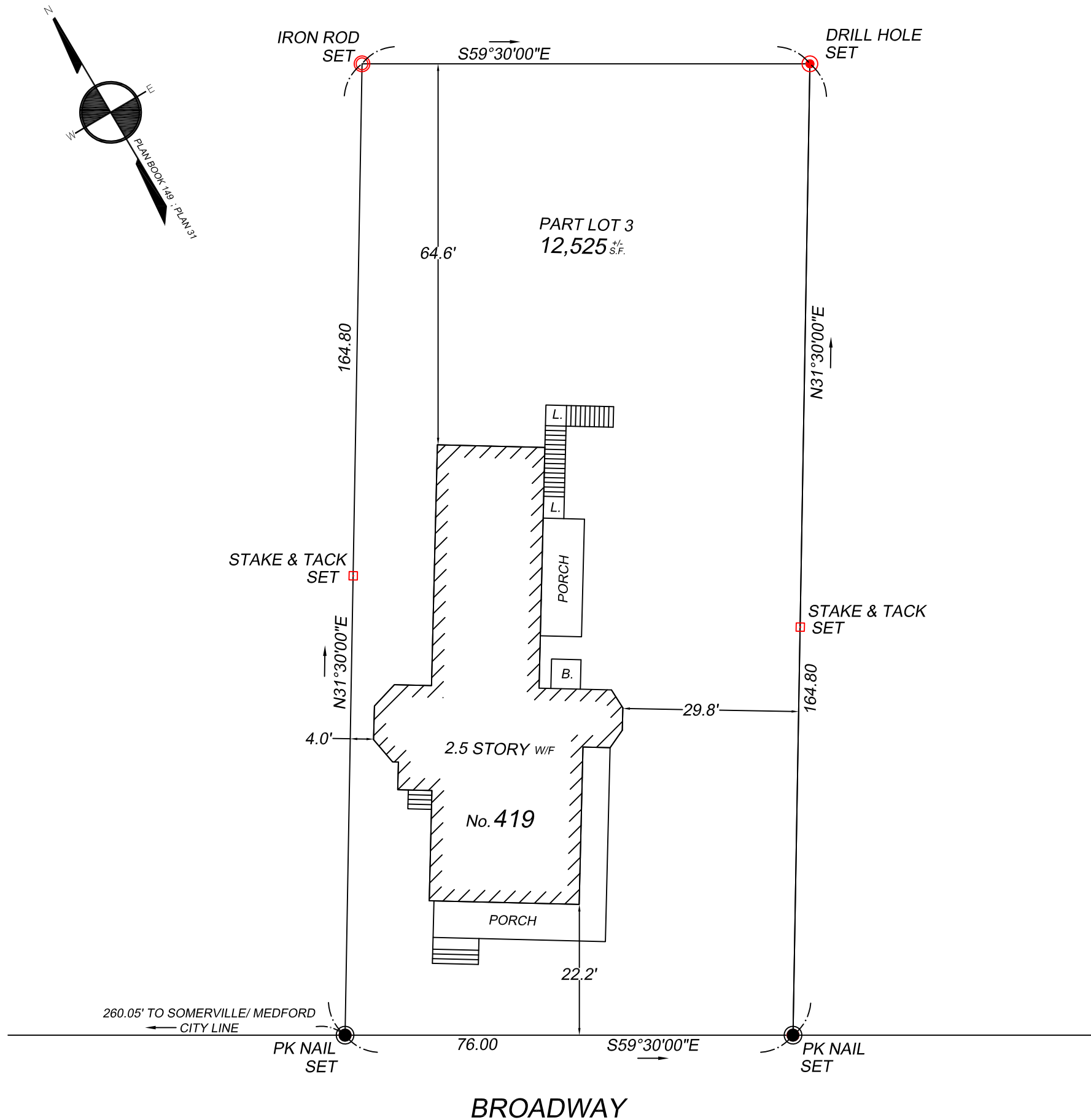
SURVEYOR

BOSTON SURVEY, INC

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



BROADWAY
LOCUS PLAN



NOTES

REFERENCES

DEED: BOOK 18593 ; PAGE 564

PLAN: PLAN BOOK 149 ; PLAN 31
CITY ENGINEERS FIELD BOOK 31 ; PAGES 80-92

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D8	59	DRM	DRM	GCC

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF DECEMBER 30, 2003 AND MAY 15, 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "C".

COMMUNITY-PANEL # 250214-0001B
EFFECTIVE DATE: JULY 17, 1986

CERTIFIED PLOT PLAN
LOCATED AT
419 BROADWAY
SOMERVILLE, MA.

SCALE: 1 INCH = 20 FEET DATE: MAY 15, 2006

PREPARED FOR: THOMAS SULLIVAN
419 BROADWAY
SOMERVILLE, MA.



BROADWAY 419 - DIMENSIONAL TABLE - RC ZONING DISTRICT

**NUMBER OF REQUIRED PARKING SPACES PER §9.5
 (4) 2-BR UNITS AT 1.5 SPACES PER UNIT = 4X1.5 = 6
 (1) 3-BR UNITS AT 2 SPACES PER UNIT = 1X2 = 2

8 PARKING SPACES REQUIRED

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
 RESIDENTIAL
 (0) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 0X1 = 0

0 BICYCLE PARKING SPACES
 REQUIRED

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 12,525	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	6,262	2,505 (5 UNITS)	COMPLIES
MAX GROUND COVERAGE (%)	70	± 20	± 30	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 77	± 39	COMPLIES
MIN PERVIOUS AREA (% OF LOT)	30	± 77	± 48	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	± 0.33	± 0.68	COMPLIES
NET FLOOR AREA (NSF)	25,050	± 4,090	(4,010 EXTG RETAINED) ± 9,006 TOTAL	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	± 35.7 / 2.5	EXIST: NO CHANGE PROPOSED: 27.4 / 2	EXISTING COMPLIES PROPOSED BUILDING COMPLIES
MIN FRONT YARD (FT)	15	22.2	EXIST: NO CHANGE PROPOSED: 98.7	COMPLIES PROPOSED BUILDING COMPLIES
MIN SIDE YARD - LEFT (FT)	8	4.0	EXIST: NO CHANGE PROPOSED: 15.1 49.5	EXISTING NON CONFORMITY PROPOSED BUILDING COMPLIES
MIN SIDE YARD - RIGHT (FT)	9	29.8	EXIST: NO CHANGE PROPOSED: 21.3 46.8	COMPLIES PROPOSED BUILDING COMPLIES
MIN REAR YARD (FT)	20	64.6	EXIST: NO CHANGE PROPOSED: 20.3	COMPLIES PROPOSED BUILDING COMPLIES
MIN FRONTAGE (FT)	50	76	NO CHANGE	COMPLIES
NUMBER OF PARKING	8**	-	6 (2 STD + 4 CMPCT)	REQUIRES RELIEF
NUMBER OF BICYCLE PARKING	0***	0	NO CHANGE	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
 SEE DIMENSIONAL SITE PLAN FOR REFERENCE.

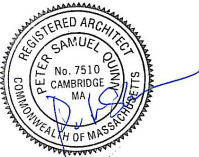


2 BUILDING HEIGHT
 SCALE: 1" = 20'-0"

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 SOMERVILLE, MA

DRAWING TITLE

ZONING
 COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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SHPC APPL REV 2	14 DEC 2016
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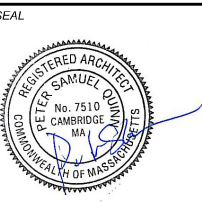
SHPC APPL REV	30 NOV 2016
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SHPC APPL	19 JUL 2016
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

Z-1



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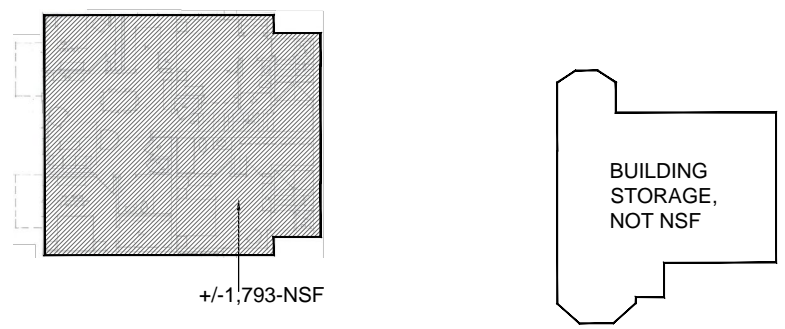
ZONING COMPLIANCE

SCALE AS NOTED

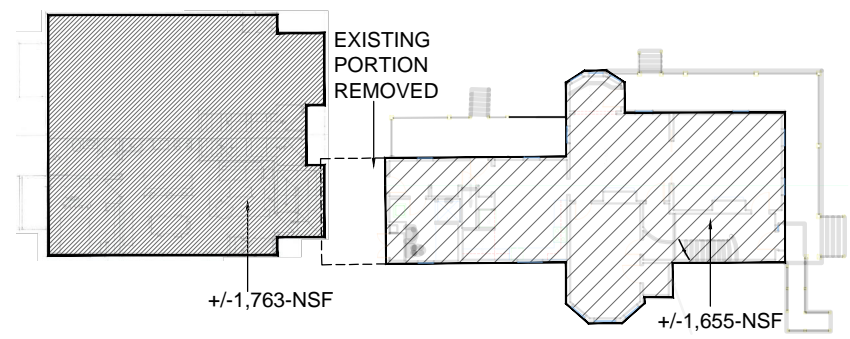
REVISION	DATE
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DRAWN BY MY	REVIEWED BY PQ

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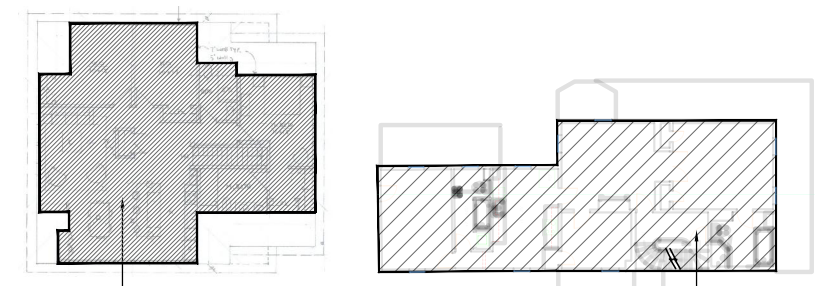
Z-2



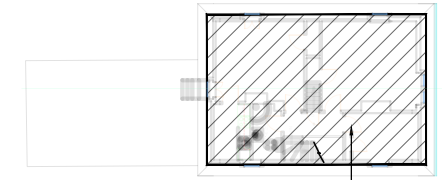
PROPOSED BASEMENT FLOOR (HABITABLE)



PROPOSED 1ST FLOOR



PROPOSED ATTIC



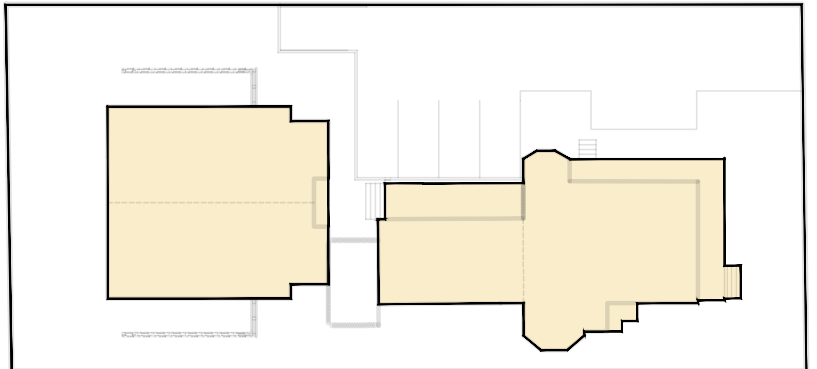
EXISTING BLDG 3RD FLOOR

PROPOSED NSF EXISTING NSF

1 NET SQUARE FOOTAGE CALC
SCALE: 1/32" = 1'-0"

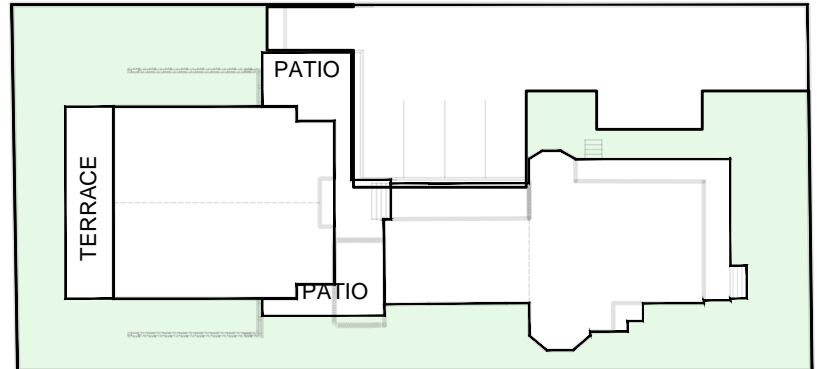
NET SQUARE FOOTAGE SUMMARY

FLOOR	EXISTING NSF	PROPOSED NSF	TOTAL NSF
3RD FL	915	0	915
2ND FL / ATTIC	1,440	1,440	2,880
1ST FL	1,655	1,763	3,418
BSMNT	0	1,793	1,793
TOTAL	4,010	4,996	9,006-NSF

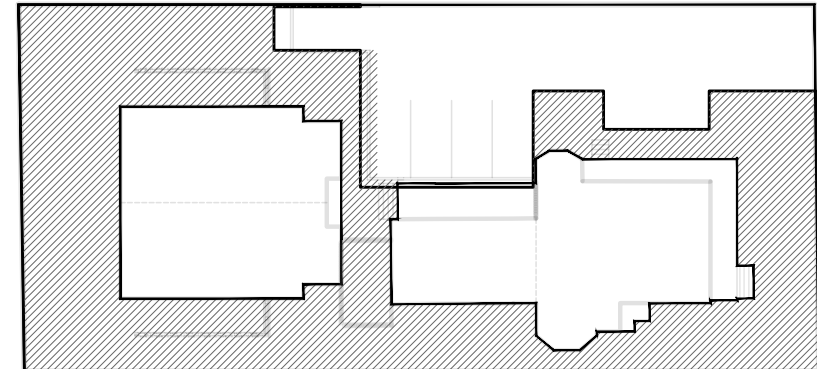


LOT COVERAGE $\frac{3,814 \text{ SF}}{12,525 \text{ LOT SF}} = 30\%$

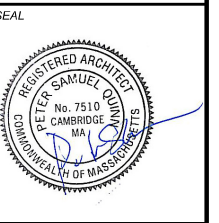
2 SITE AREAS
SCALE: 1/40" = 1'-0"



LANDSCAPE AREA $\frac{4,851 \text{ SF}}{12,525 \text{ LOT SF}} = 39\%$



PERVIOUS AREA $\frac{6,014 \text{ SF}}{12,525 \text{ LOT SF}} = 48\%$



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DRAWING TITLE
3D Street Perspective

SCALE AS NOTED

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STREET VIEW
 SCALE: NTS

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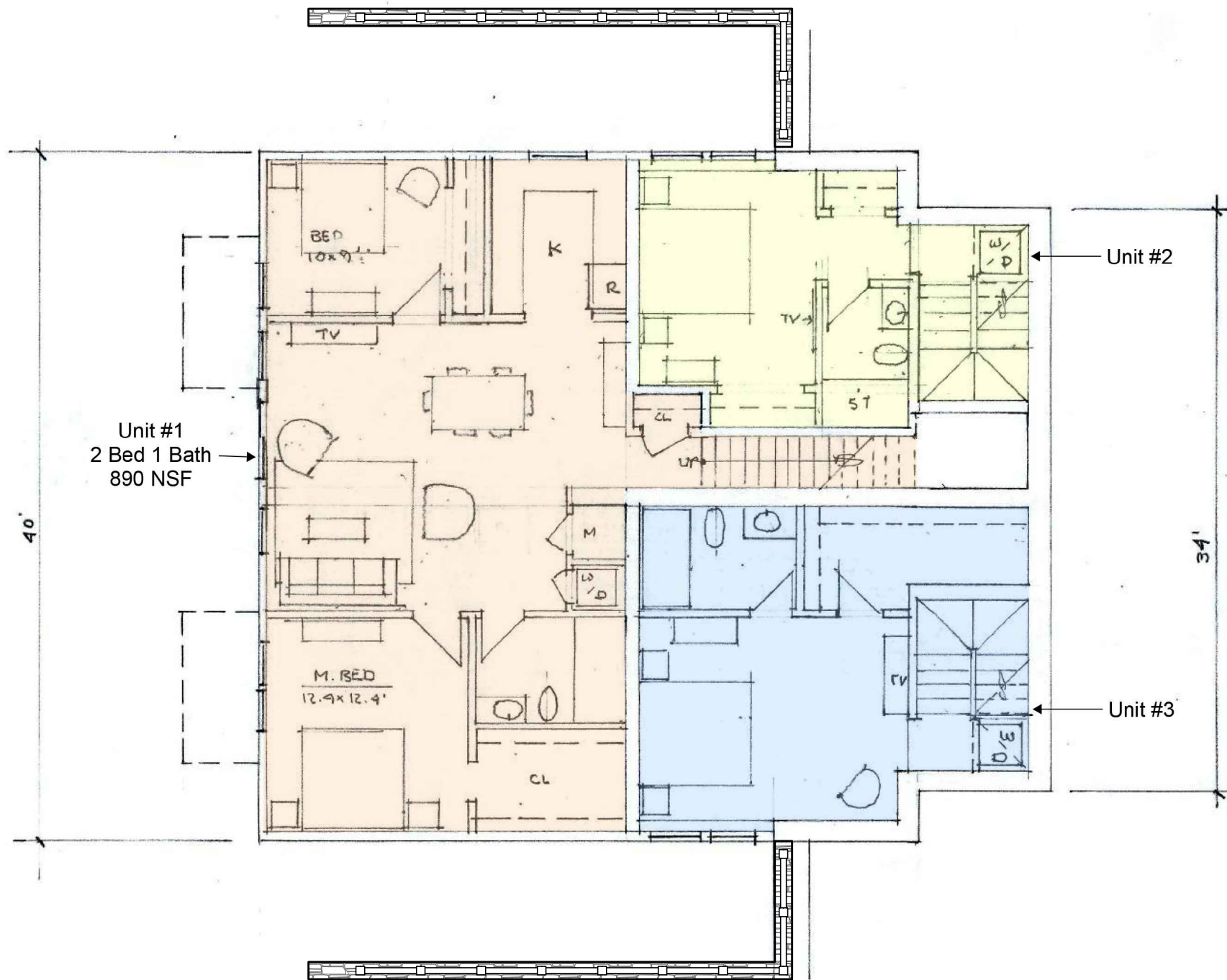
BASEMENT FLOOR PLAN

SCALE AS NOTED

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SHEET

A-1



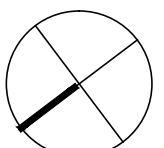
Unit #1
2 Bed 1 Bath
890 NSF

Unit #2

Unit #3

40'

34'



PLAN
NORTH



BASEMENT FLOOR PLAN (FOUR-UNIT)

SCALE: 1/8" = 1'0"

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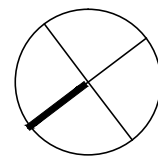
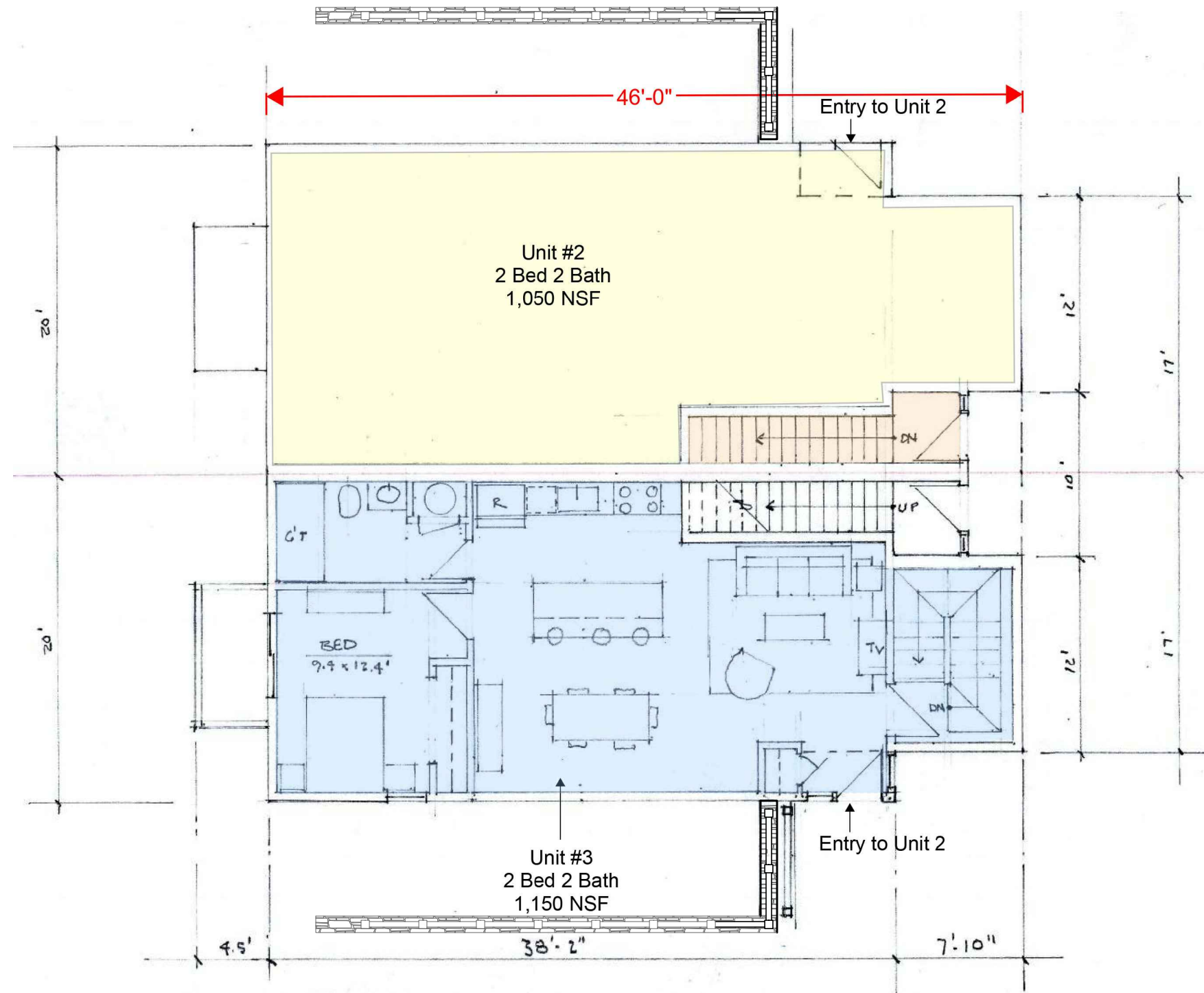
FIRST FLOOR PLAN

SCALE AS NOTED

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SHEET

A-2



FIRST FLOOR PLAN (FOUR-UNIT)
SCALE: 1/8" = 1'0"

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DRAWING TITLE

SECOND FLOOR PLAN

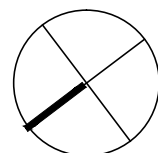
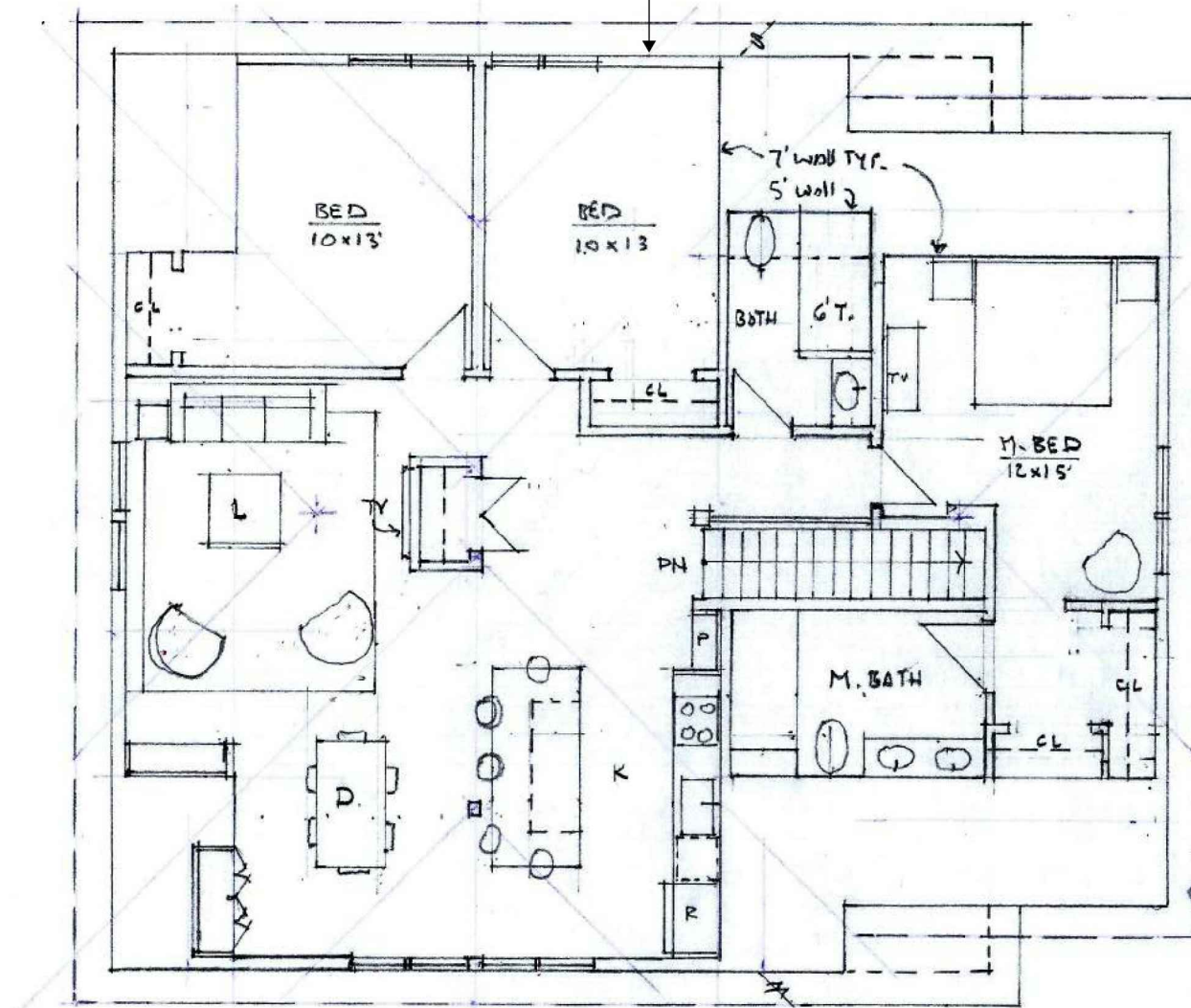
SCALE AS NOTED

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SHEET

A-3

Unit #4
3 Beds 2 Baths
1,380 NSF



PLAN
NORTH

○ SECOND FLOOR (FOUR-UNIT)
SCALE: 1/8" = 1'0"



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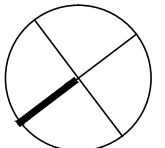
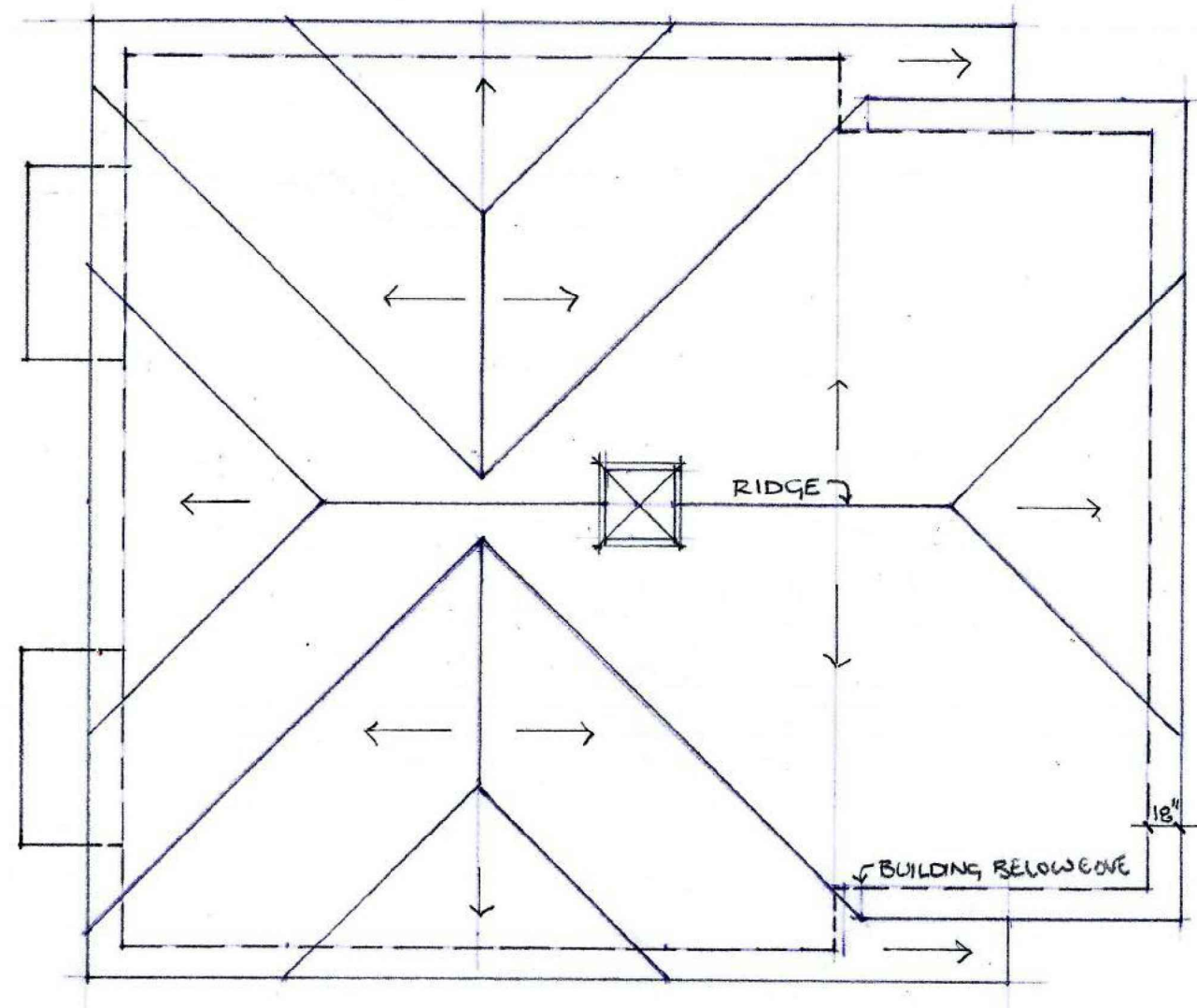
419 BROADWAY
SOMERVILLE, MA

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

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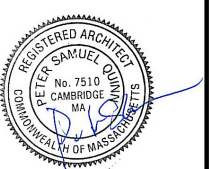
SHEET
A-4



PLAN
NORTH

ROOF PLAN (FOUR-UNIT)
SCALE: 1/8" = 1'0"

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DRAWING TITLE

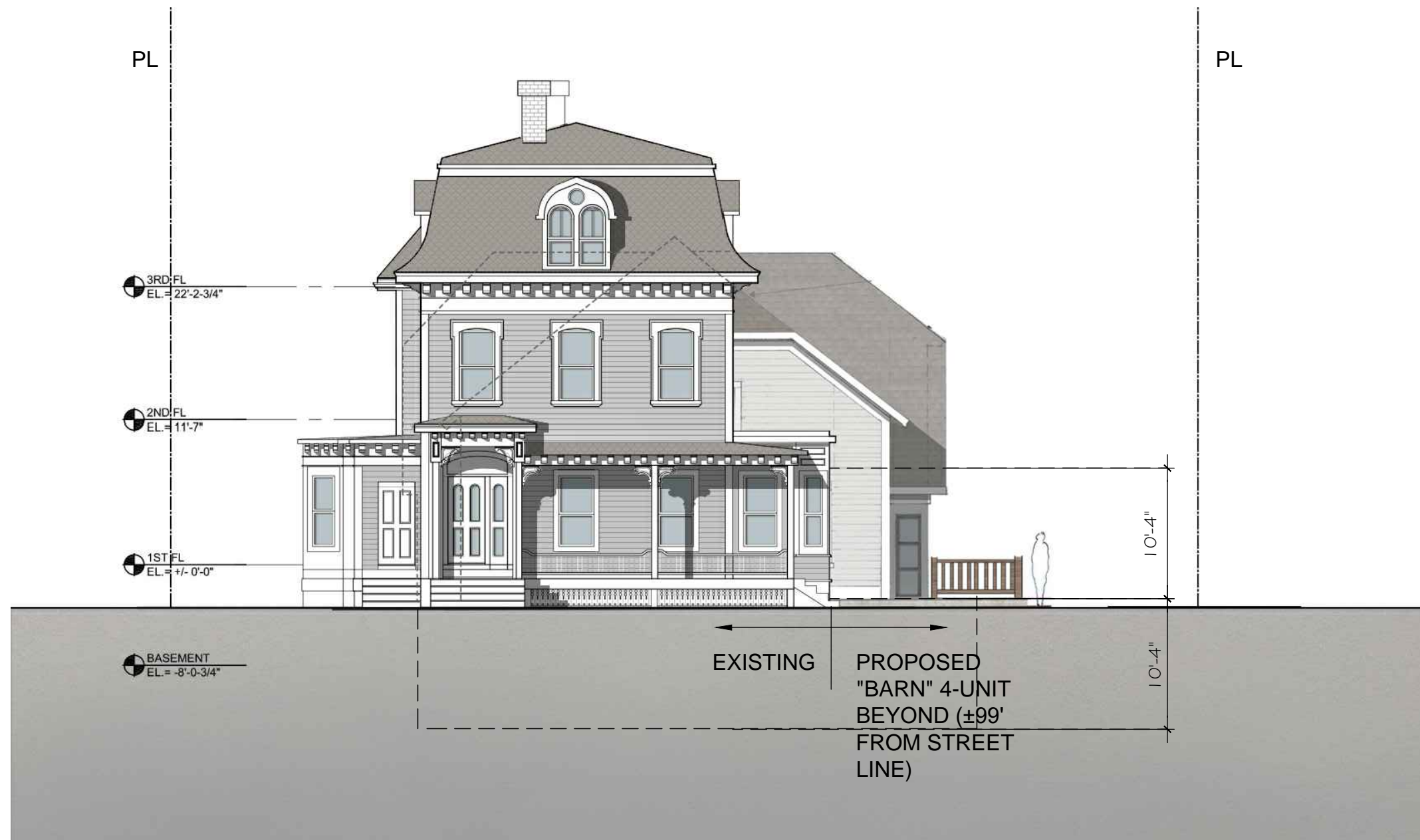
STREET ELEVATION

SCALE AS NOTED

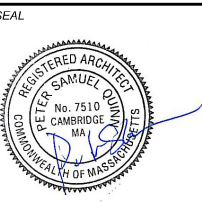
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SHEET

A-5



STREET ELEVATION
SCALE: 3/32" = 1'0"



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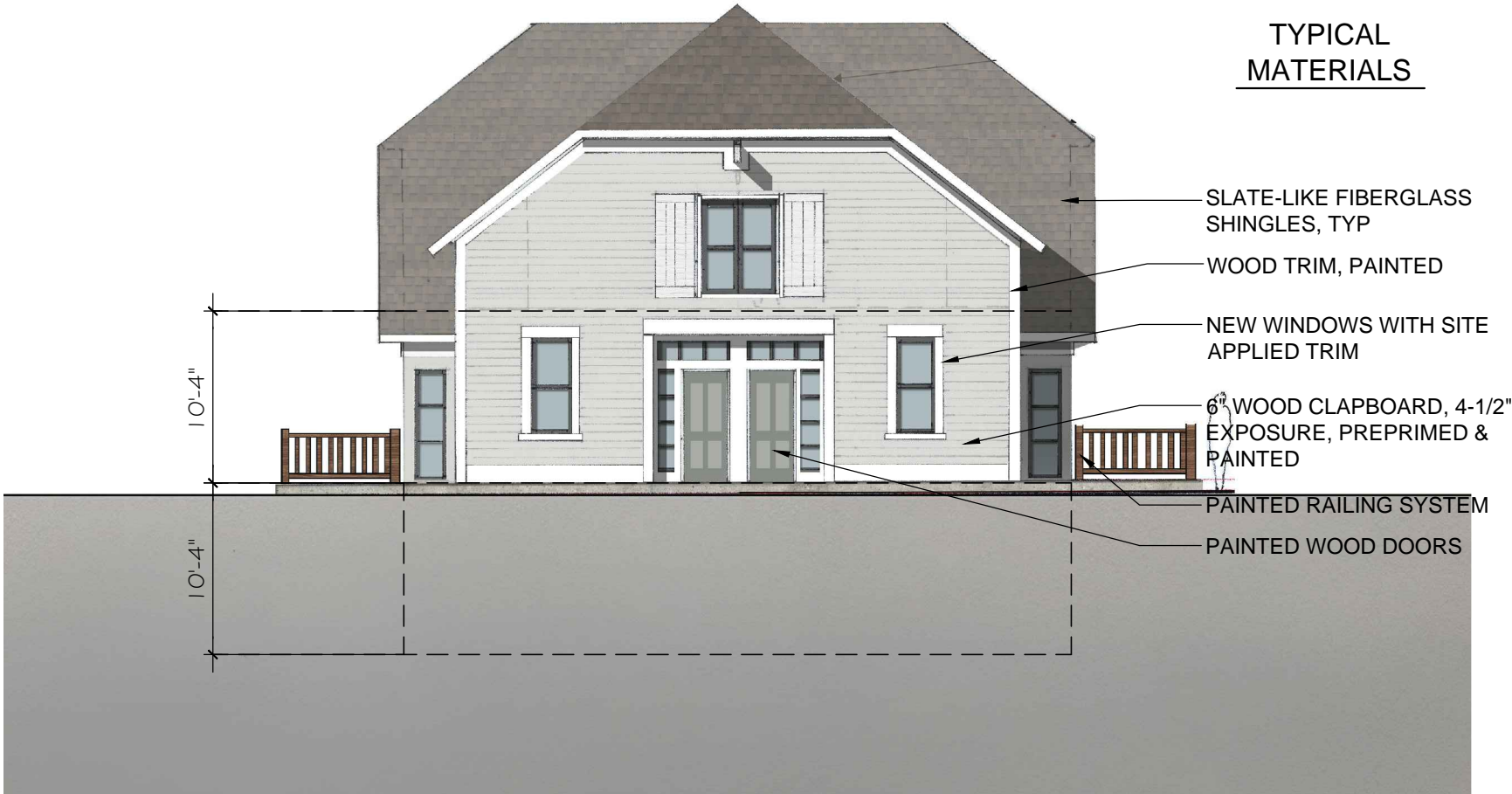
419 BROADWAY
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DRAWING TITLE
FRONT ADDITION ELEVATION

SCALE AS NOTED

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SHEET
A-6



FRONT ELEVATION
SCALE: 3/32" = 1'0"



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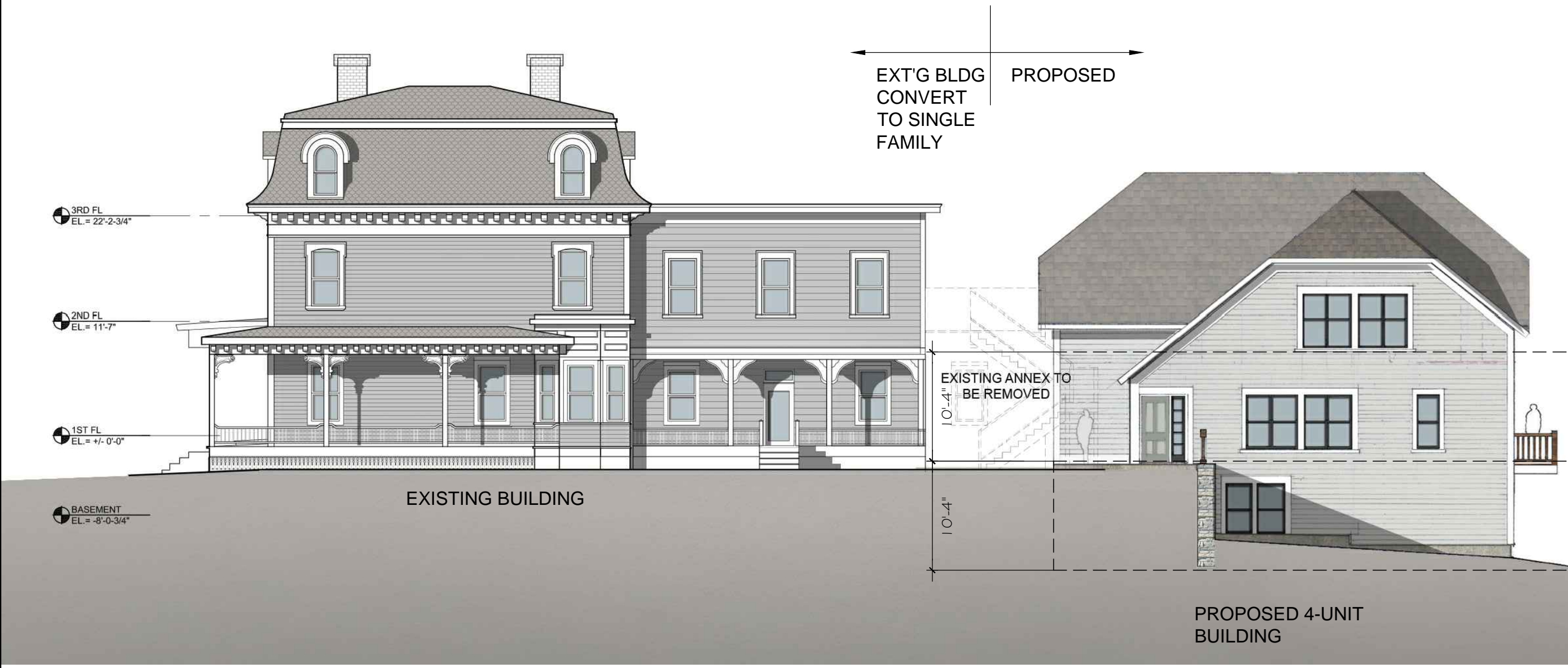
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DRAWING TITLE
RIGHT SIDE ELEVATION

SCALE AS NOTED

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A-7



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'0"



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DRAWING TITLE
REAR ELEVATION

SCALE AS NOTED

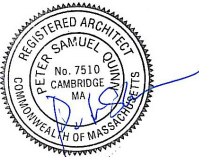
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○ REAR ELEVATION
SCALE: 3/32" = 1'0"

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DRAWING TITLE

EXISTING
FRONT
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
HPC REVIEW	9 NOV 2016
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	PQ

SHEET

EC-1



3RD FL
EL. = 22'-2-3/4"

2ND FL
EL. = 11'-7"

1ST FL
EL. = +/- 0'-0"

BASEMENT
EL. = -8'-0-3/4"

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**EXISTING
RIGHT
ELEVATION**

SCALE AS NOTED

REVISION	DATE
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HPC REVIEW	25 OCT 2016
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SHEET

EC-2

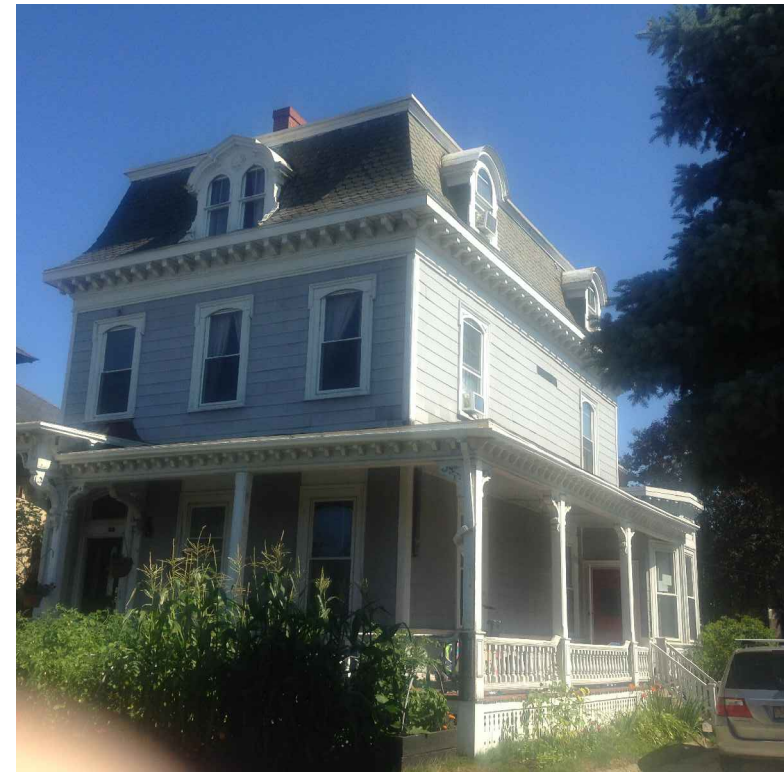




① VIEW OF EXISTING RIGHT SIDE ELEVATION



② VIEW OF EXISTING FRONT AND LEFT SIDE ELEVATION



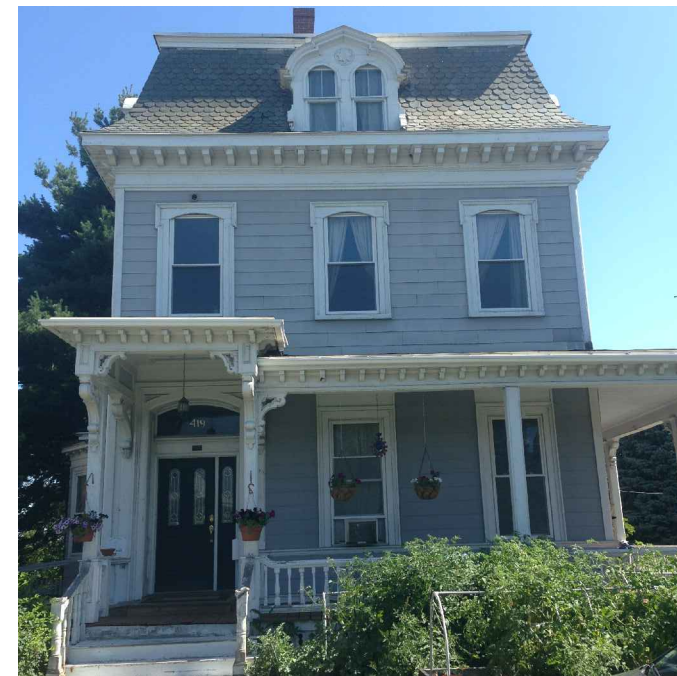
③ VIEW OF EXISTING FRONT AND RIGHT SIDE ELEVATION



④ VIEW OF EXISTING FRONT PORCH ROOF



⑤ VIEW OF EXISTING LEFT SIDE ELEVATION



⑥ VIEW OF EXISTING FRONT ELEVATION

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EXISTING
CONDITIONS
PHOTOGRAPHS

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DM	PQ

HPC REVIEW 9 NOV 2016

HPC REVIEW 25 OCT 2016

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SHEET

EC-3



Meserve Holly



Annabelle Hydrangea



Little Henry Sweetspire



Azalea Karen



Weeping Alaskan Cedar



Saucer Magnolia



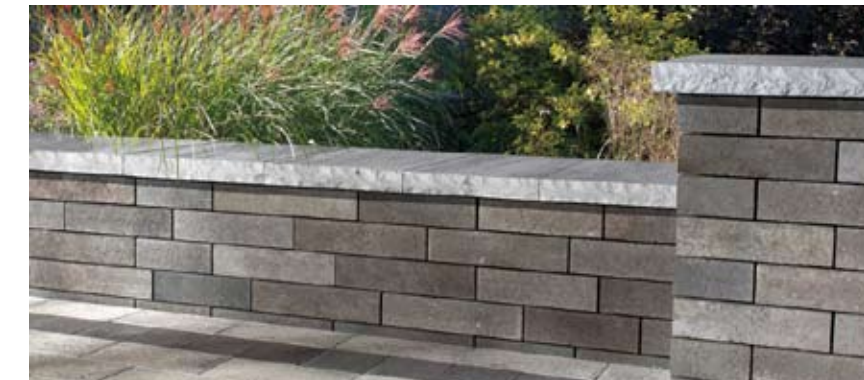
Amelachier



Perennial Composition: Coneflower, Catmint and Daylily



Ceramic Pavers



Unilock Lineo Precast Concrete Wall



Permeable Pavers



Permeable Pavers



Peastone Gravel Pavement with Cobblestone Curb



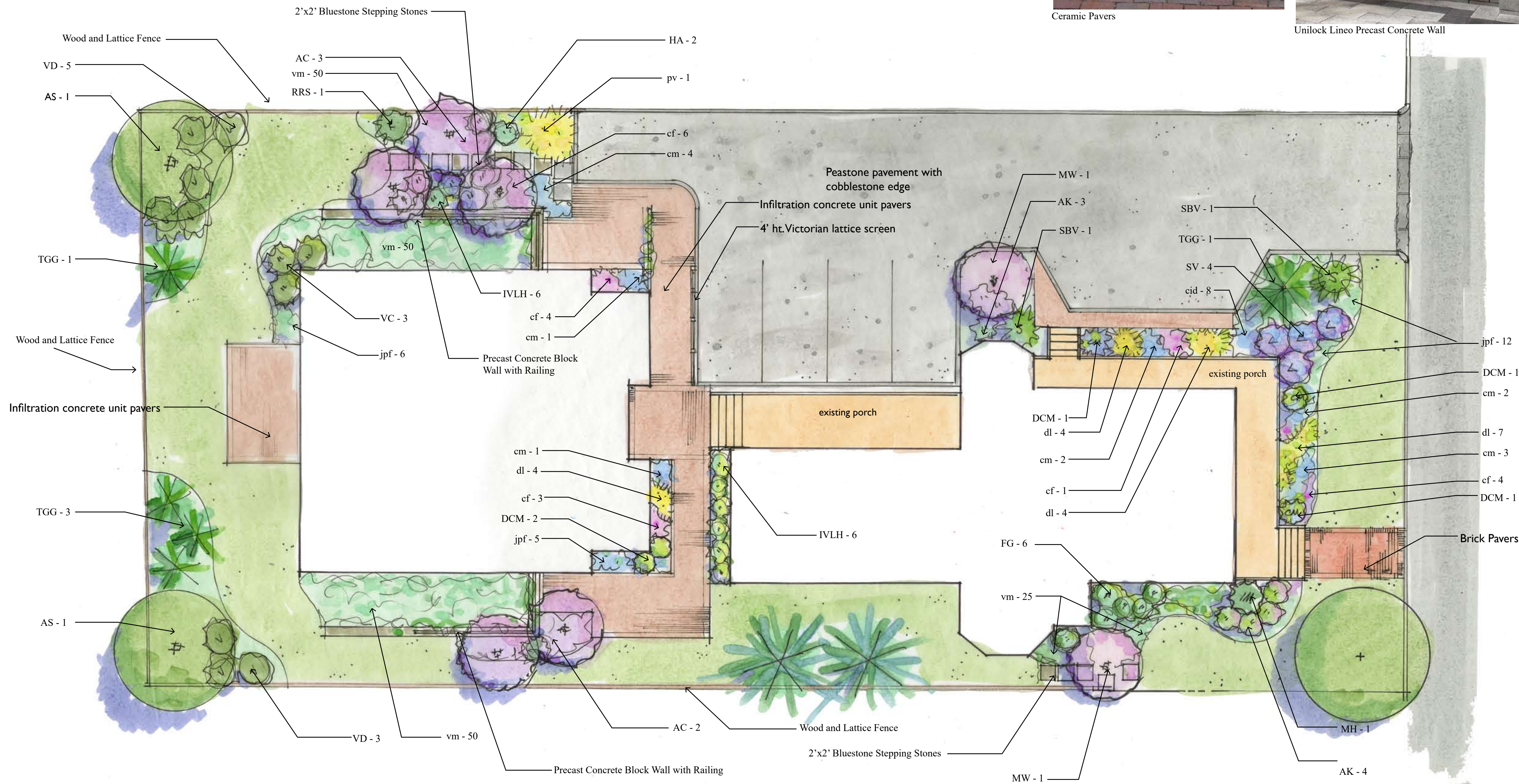
Board with lattice top Fence



Wooden Trellis



Victorian Lattice



PROPOSED PLANT LIST

Trees:

4	AC	Amelanchier LAEvis	2.5-3" cal	B&B
2	MW	Magnolia x soulangiana	10' ht.	B&B Specimen
4	TGG	Thuja x 'Green Giant'	10-12'	
2	AS	Acer saccharum	3-3.5" cal.	B&B

Shrubs:

7	AK	Azalea 'Karen'	18-24"	
4	DCM	Daphne Carol Mackii	18-24"	
3	HA	Hydrangea arborescens	3 yr.	pots
6	FG	Fothergilla gardenii	24-30" ht.	
1	MH	Ilex x meservea 'Blue Princess'	3' ht.	
12	IVLH	Itea virginica 'Little Henry's'	24-30" ht.	
1	RRS	Rhododendron 'Roseum Superbum'	3' ht.	
3	VC	Vaccinium corybosum	3' ht.	
8	VD	Viburnum dentatum	4-5' ht.	
2	SBV	Spiraea vanhouttei	3' ht.	
5	SV	Syringa vulgaris	36-42"	B&B

Perennials:

jpf	Athyrium niponicum 'Pictum'	1 gal.
cid	Carex morrowii 'Ive Dance'	1 gal.
cf	Echinacea purpureum 'Kim's Kneehigh'	1 gal.
dl	Hemerocallis x 'Going Bananas'	1 gal.
cm	Nepeta faassenii 'BlueWonder'	1 gal.
pv	Panicum virgatum 'Shenandoah'	1 gal.
vm	Vinca minor 'Ralph Shubgart'	1 gal.
	Japanese Painted Fern	1 gal.
	White Variegated Sedge	1 gal.
	Purple Coneflower	1 gal.
	Everblooming Daylily	1 gal.
	Cat mint	1 gal.
	Red Switch Grass I	1 gal.
	White variegated Myrtle	1 gal.