

PREPARED FOR:  
CHRIS POLI  
12 OAKLEY ROAD  
BELMONT, MASS. 02478



NOTES:  
1. ZONING CLASSIFICATION - RB

2. LOCUS DEED:  
MIDDLESEX REGISTRY OF DEEDS BOOK 64379 PAGE 192  
MIDDLESEX REGISTRY OF DEEDS BOOK 68729 PAGE 429

3. PLAN REFERENCES:  
MIDDLESEX REGISTRY OF DEEDS BOOK 3537 PAGE END  
MIDDLESEX REGISTRY OF DEEDS PLAN 813 OF 1940  
CITY OF SOMERVILLE NB 32 PAGE 246-249  
MIDDLESEX REGISTRY OF DEEDS PLAN 589 OF 2009

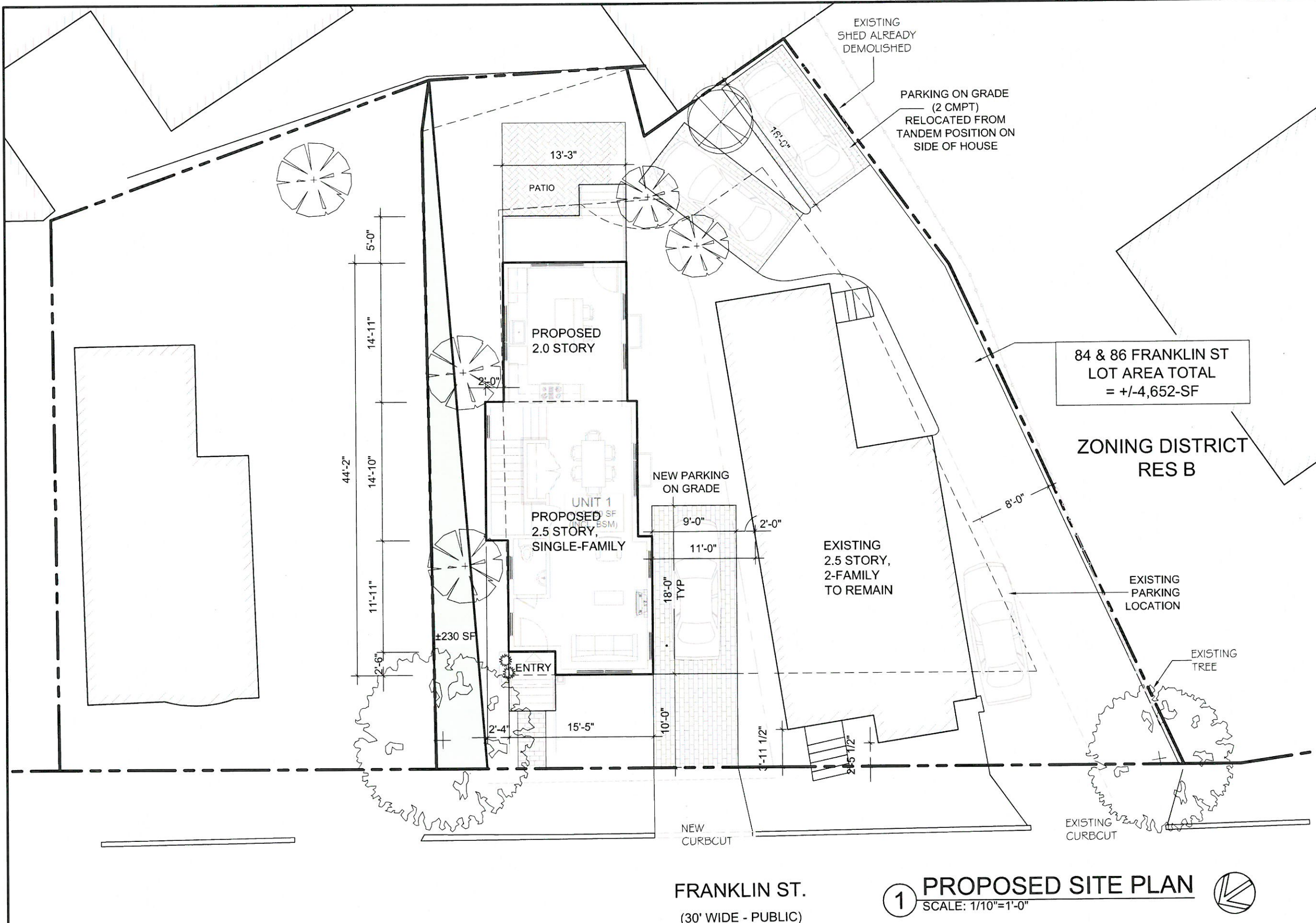
MBLU 104 - E - 2 & 3

FOR  
**84-86 FRANKLIN STREET**  
IN  
**SOMERVILLE, MASS.**

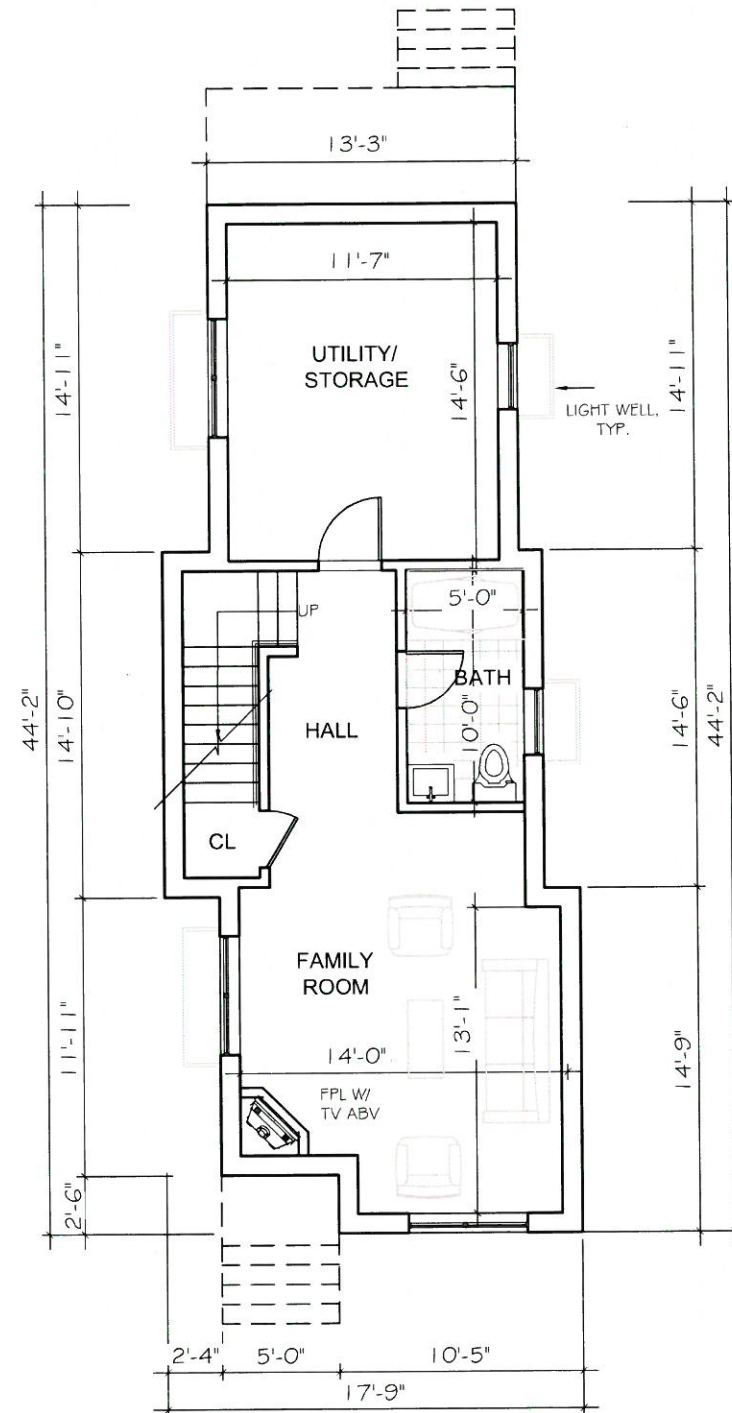
SCALE: 1"=10' AUGUST 9, 2017

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440

REVISION	DATE
ZBA REVISION 3 RESUBMIT	29 NOV 2017
ZBA REVISION 2 RESUBMIT	02 NOV 2017
ZBA REVISION RESUBMIT	24 OCT 2017
DRAWN BY DM	REVIEWED BY PQ

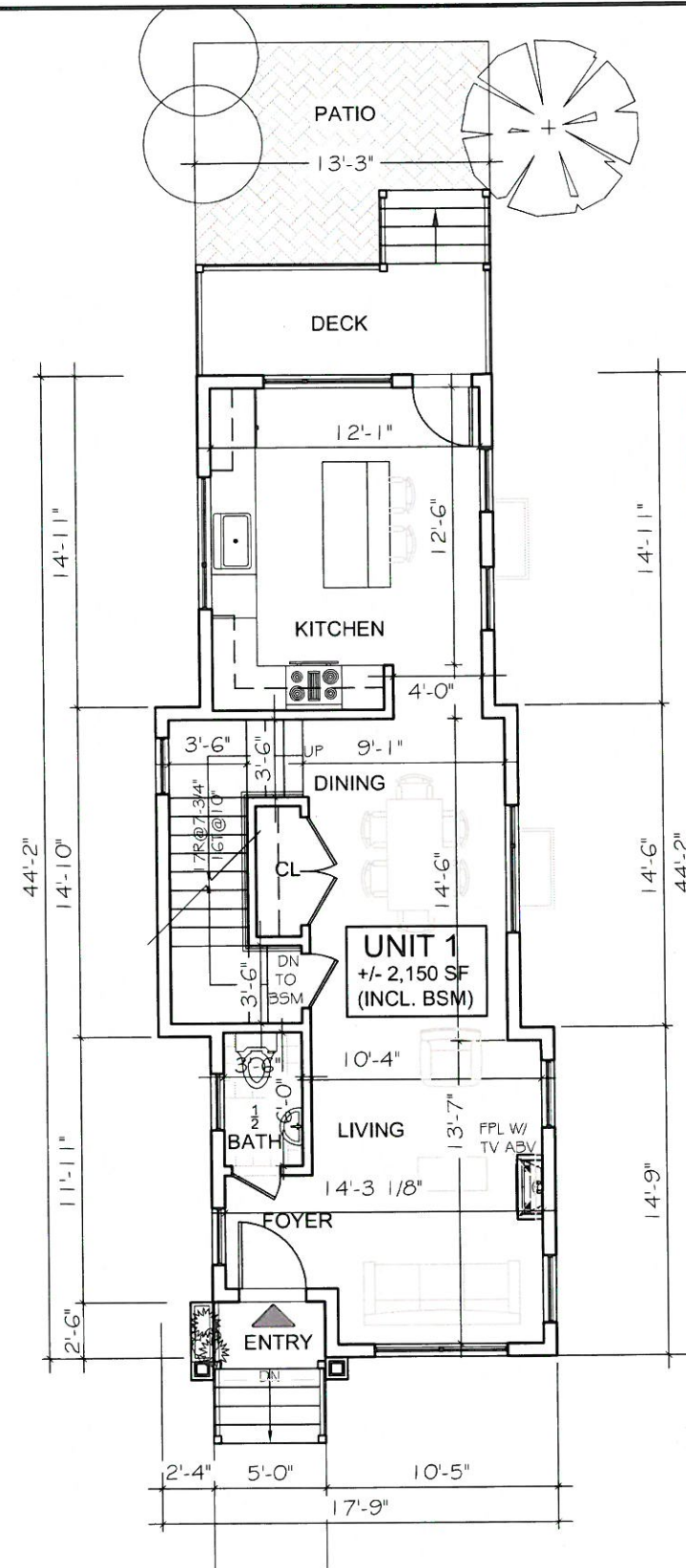






## 1 BASEMENT FLOOR PLAN

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



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

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



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

CONSULTANT	
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PROJECT  
PROPOSED SINGLE  
FAMILY RESIDENCE

84 FRANKLIN STREET  
SOMERVILLE, MA

PREPARED FOR  
NOVO DEVELOPMENT  
HOLDINGS, LLC

12 OAKLEY ROAD  
BELMONT, MA 02478

*DRAWING TITLE*

PROPOSED  
FLOOR PLANS  
(BASEMENT AND  
FIRST FLOOR)

SCALE AS NOTED

REVISION	DATE
ZBA REVISION 2 RESUBMIT	02 NOV 2017
ZBA REVISION RESUBMIT	24 OCT 2017
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-1

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DRAWING TITLE

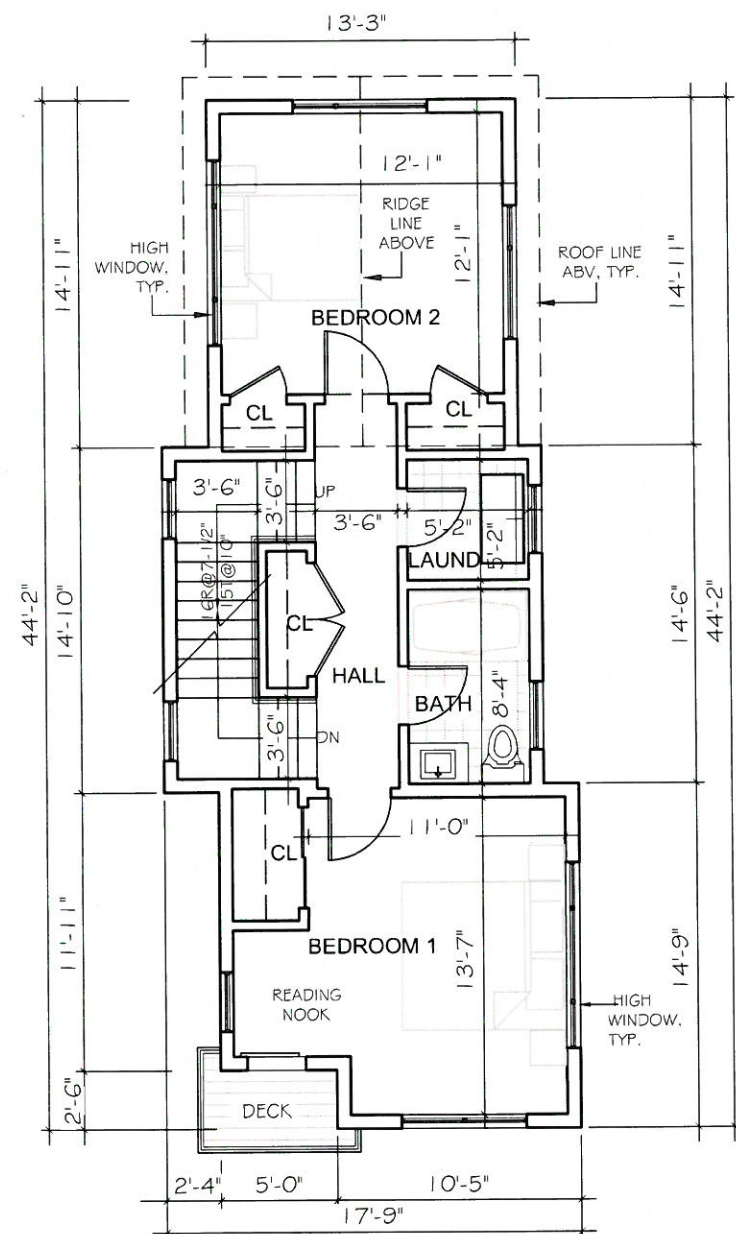
PROPOSED  
FLOOR PLANS  
(SECOND AND  
ATTIC LEVEL)

SCALE AS NOTED

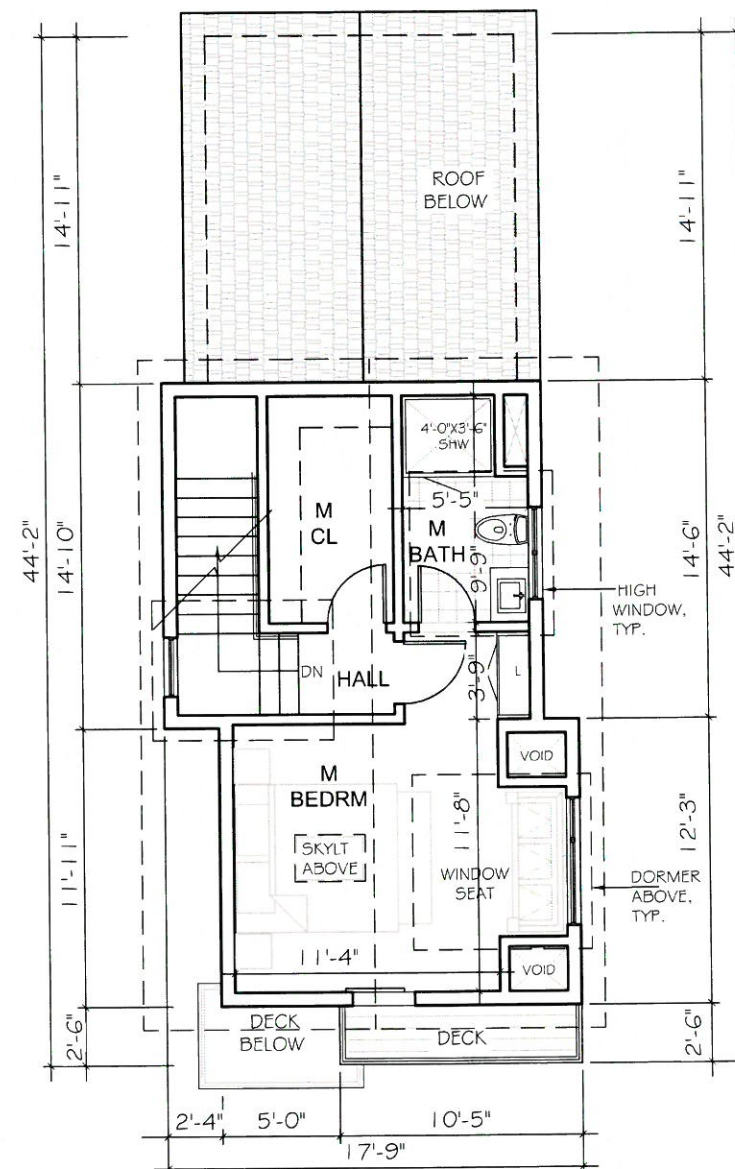
REVISION	DATE
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DRAWN BY DM	REVIEWED BY PQ

SHEET

A-2



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



2 ATTIC LEVEL  
SCALE: 1/8" = 1'-0"









Z:\DCADDWGS\Franklin 84-86\ZBA - REV\Elevations.dwg, 11/3/2017 2:23:36 PM



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

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

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DRAWING TITLE  
PROPOSED  
ELEVATIONS  
(LEFT &  
REAR SIDES)

SCALE AS NOTED

REVISION	DATE
ZBA REVISION 2 RESUBMIT	02 NOV 2017
ZBA REVISION RESUBMIT	24 OCT 2017
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-4



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① **FRANKLIN STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

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QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617.254.3969

SEAL

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**PROPOSED SINGLE  
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DRAWING TITLE  
**STREET  
ELEVATION**

SCALE AS NOTED

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DRAWN BY YC	REVIEWED BY PQ

**A-5**



# PROPOSED PLANT LIST

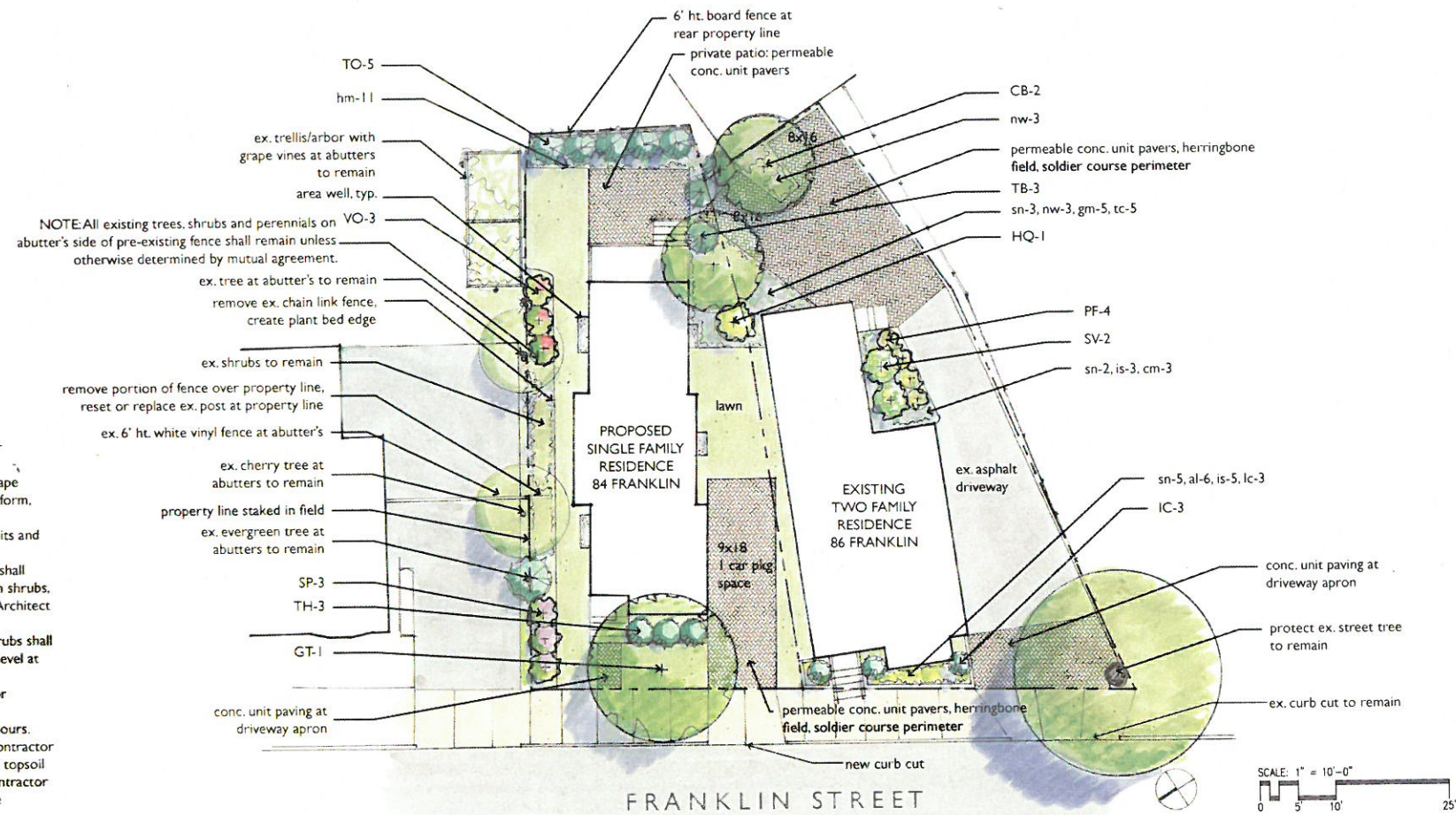
Qty	Sym	Botanical name	Common name	Min Size	Notes
2	CB	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	2.5" cal.	B&B
1	GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5-3" cal.	B&B
5	TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-7" ht.	B&B

Qty	Sym	Botanical name	Common name	Min Size	Notes
1	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	7 gal.	Pots
3	IC	Ilex crenata 'Schwoebel's Upright'	Steeds Holly	5 gal.	Pots
4	PF	Potentilla fruticosa	Cinquefoil	5 gal.	Pots
3	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	30" ht.	Pots
2	SV	Syringa vulgaris 'Mme Lemoine'	Double White Lilac	36" ht.	Pots
3	TB	Taxus x media 'Anthony Wayne'	Anthony Wayne Yew	36" ht.	Pots
3	TH	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitae	5 gal.	Pots
3	VO	Viburnum trilobum 'Compactum'	Compact Am. Cranberrybush	30" ht./5 gal.	Pots

Qty	Sym	Botanical name	Common name	Min Size	Notes
6	al	Allium 'Globemaster'	Purple Globe Allium	bulbs	Pots
3	cm	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	2 gal.	Pots
5	gm	Geranium macrorrhizum 'Bevens Variety'	Bigroot Geranium	2 gal.	Pots
11	hm	Hakonechloa macro 'Aureola'	Golden Variegated Hakone Grass	2 gal.	Pots
8	is	Iberis sempervirens	Candytuft	2 gal.	Pots
1	lc	Lychnis coronata	Rose Campion	2 gal.	Pots
6	nw	Nepeta faassenii 'Walkers Low'	Catmint	2 gal.	Pots
10	sn	Salvia nemerosa 'May Night'	May Night Salvia	2 gal.	Pots
5	tc	Tiarella cordifolia 'Running Tapestry'	Running Foamflower	2 gal.	Pots

## PLANTING NOTES

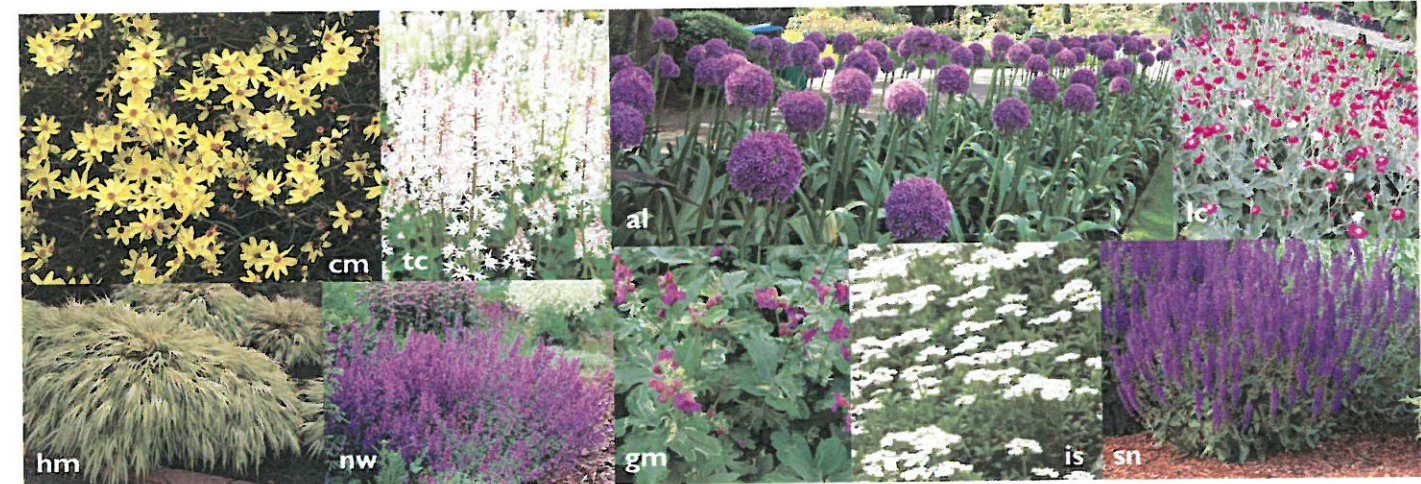
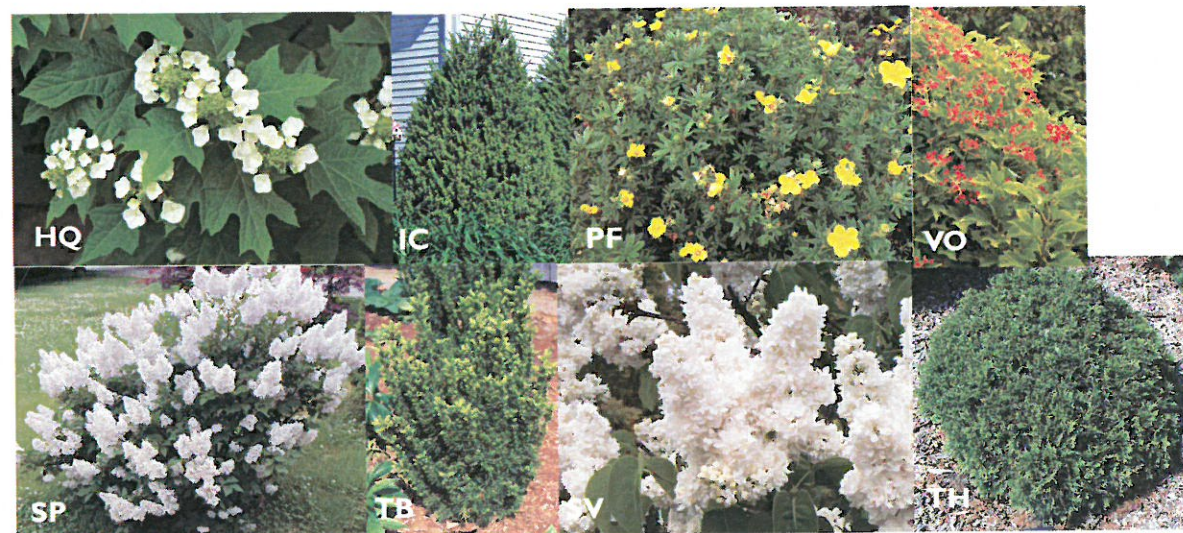
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by American Hort.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.



6' height board fence

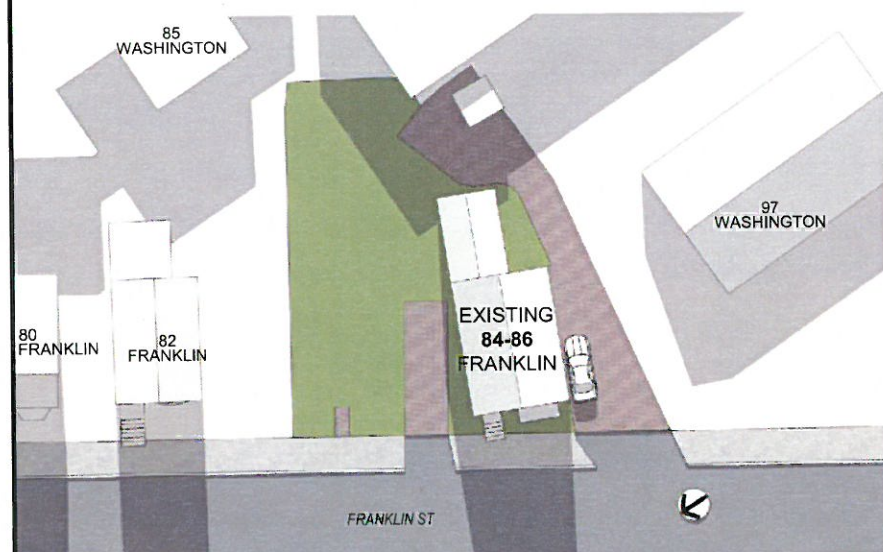


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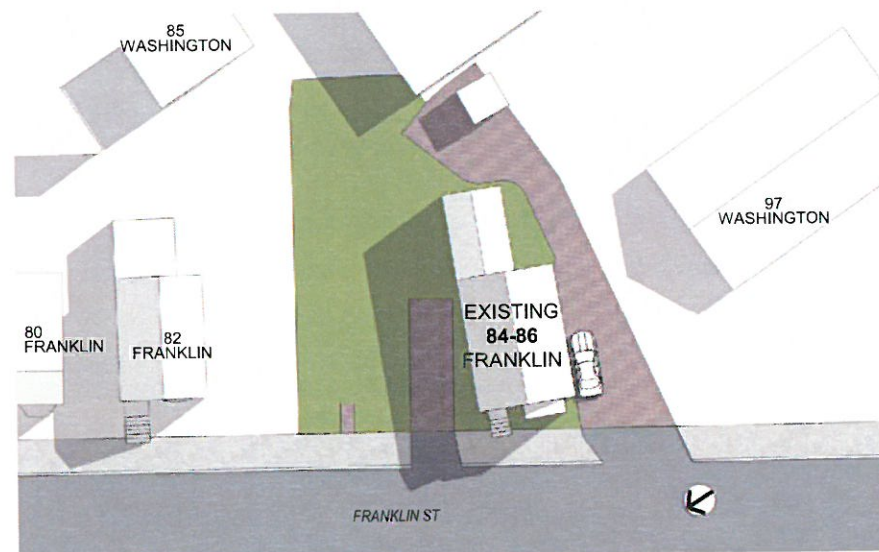


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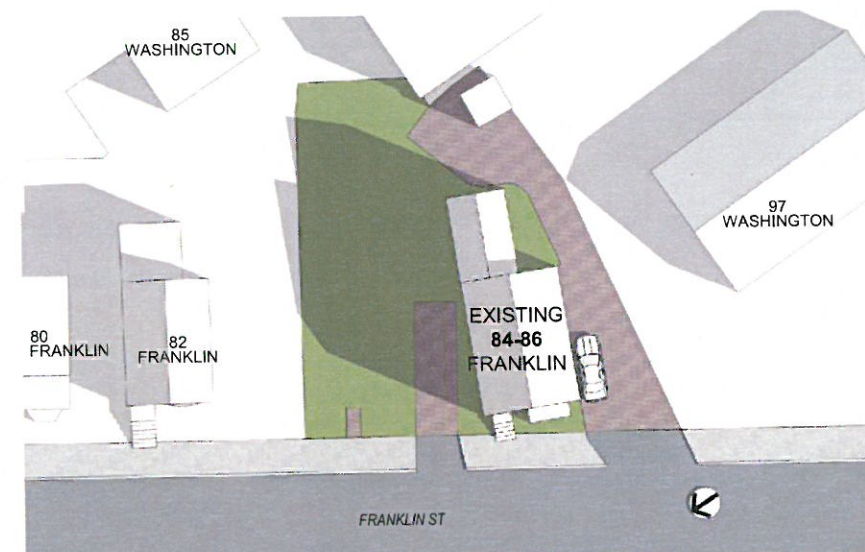
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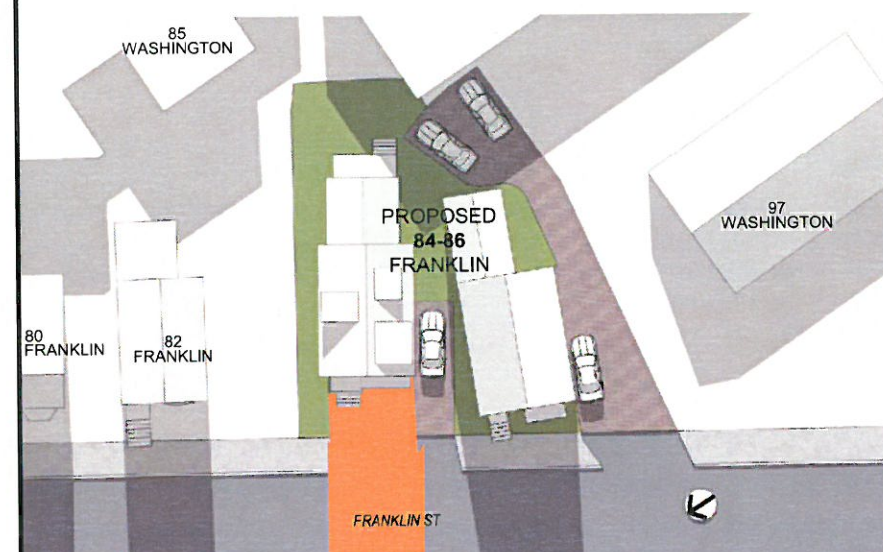


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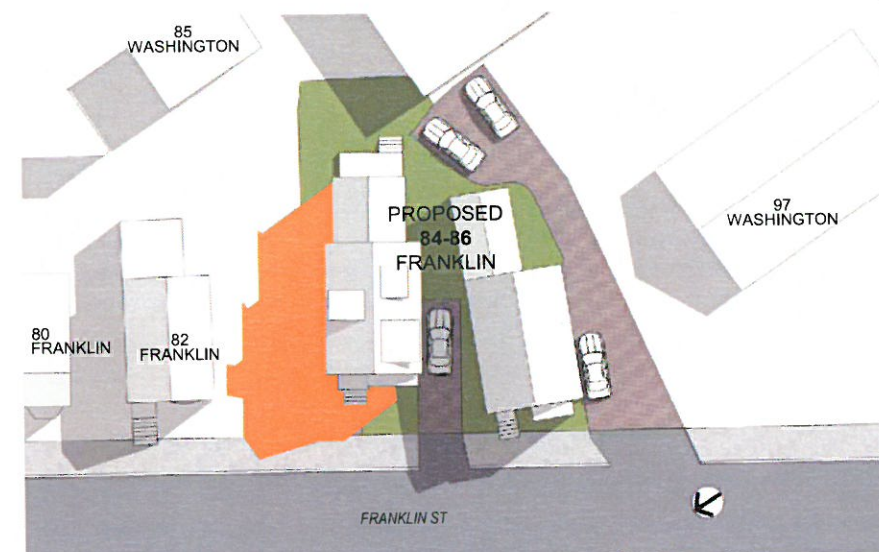
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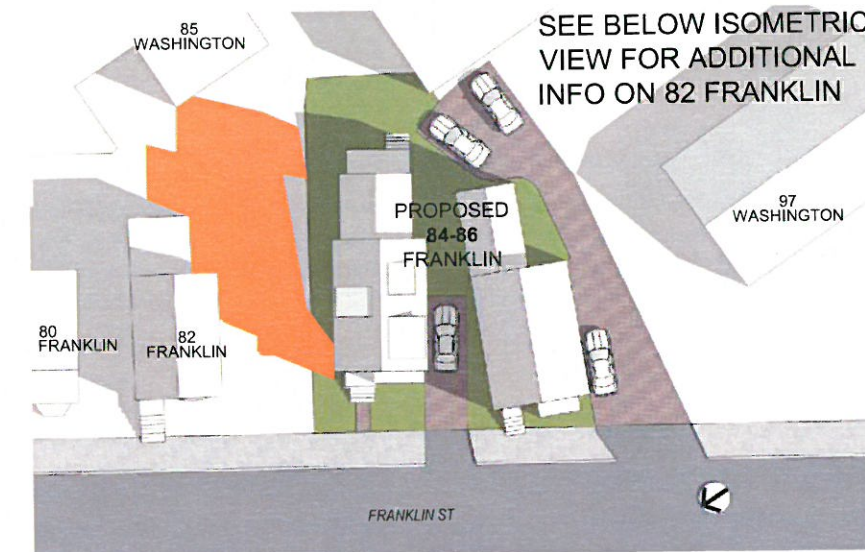
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PROPOSED



PROPOSED



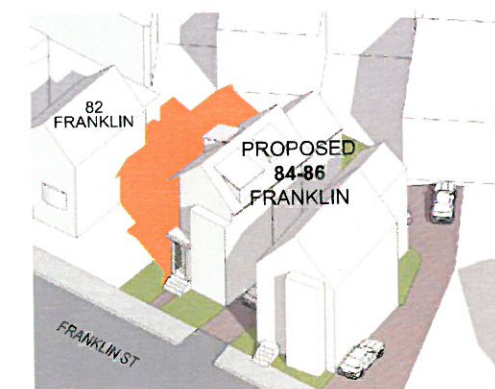
PROPOSED



ADDITIONAL SHADOW



SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX





SEAL

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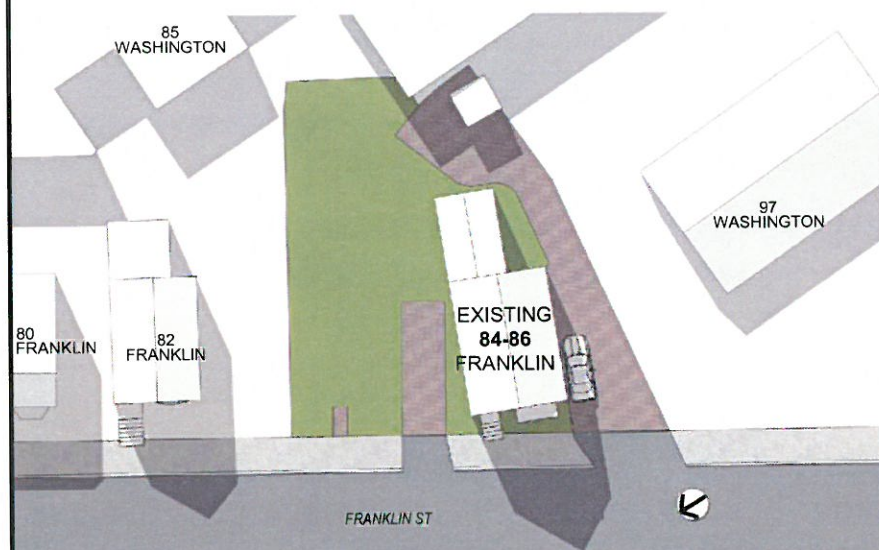
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SHADOW STUDY  
JUNE

SCALE AS NOTED

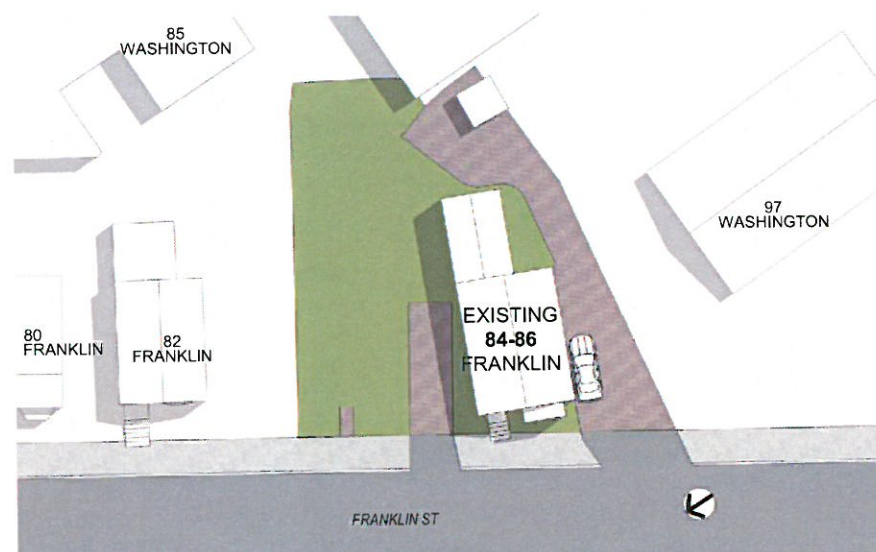
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ZBA REVISION 3 RESUBMIT	29 NOV 2017
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DRAWN BY YC	REVIEWED BY PQ

9:00 AM



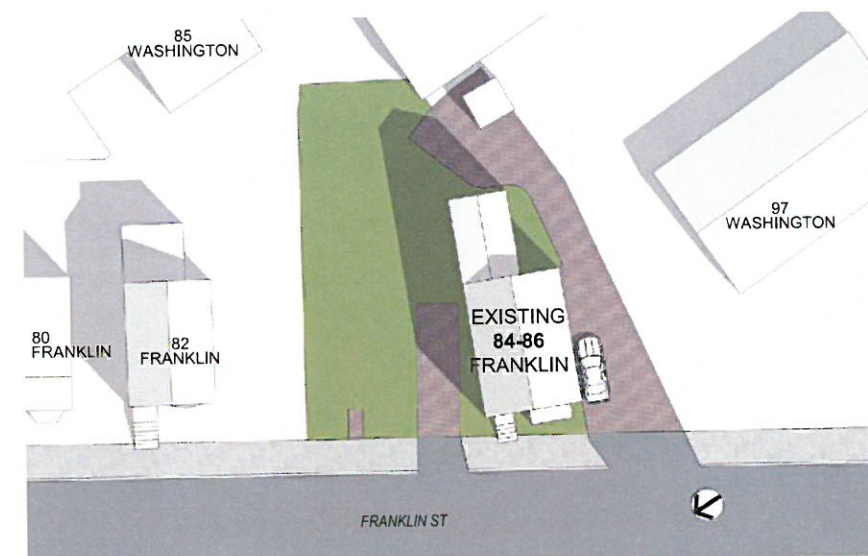
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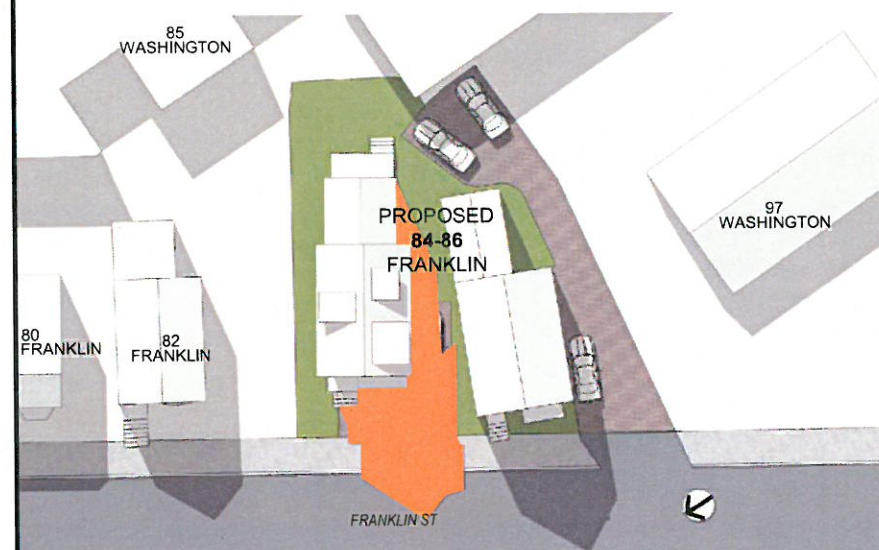


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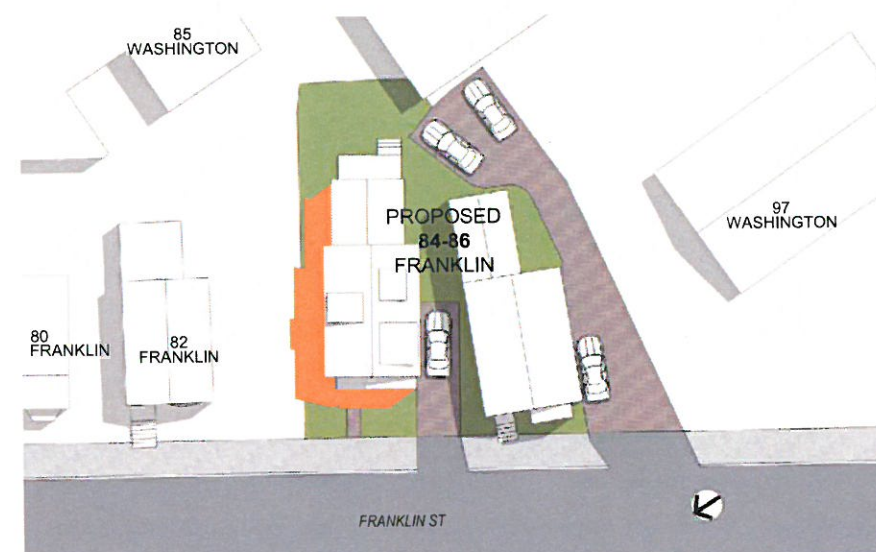
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EXISTING



PROPOSED



PROPOSED



PROPOSED



ADDITIONAL SHADOW

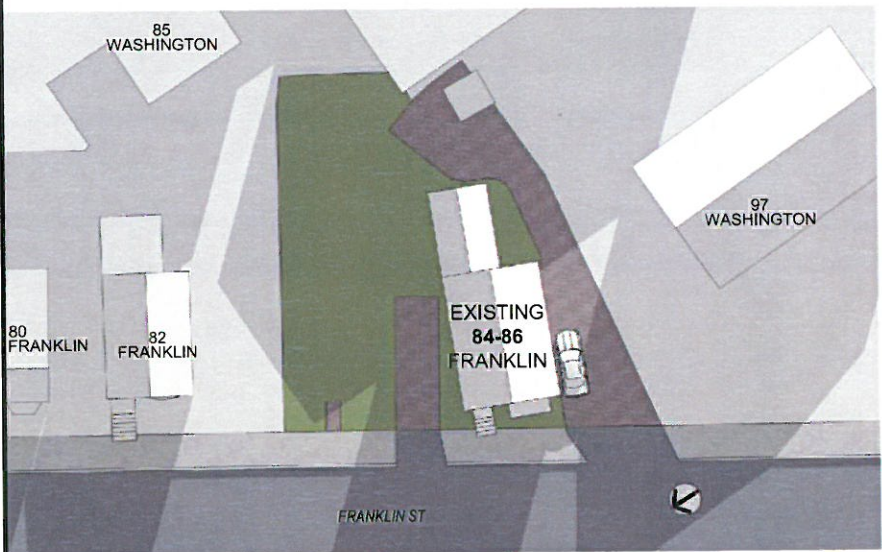


SHADOW STUDY - JUNE 21

SH-2

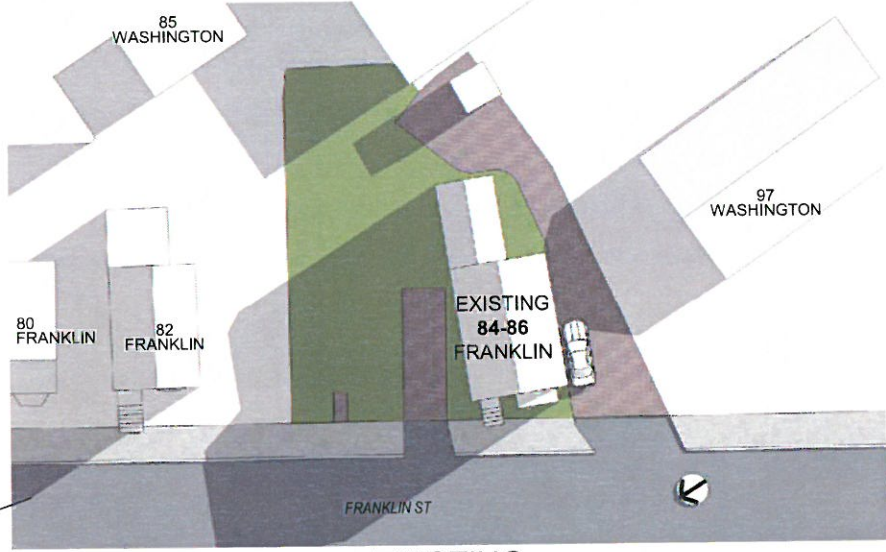


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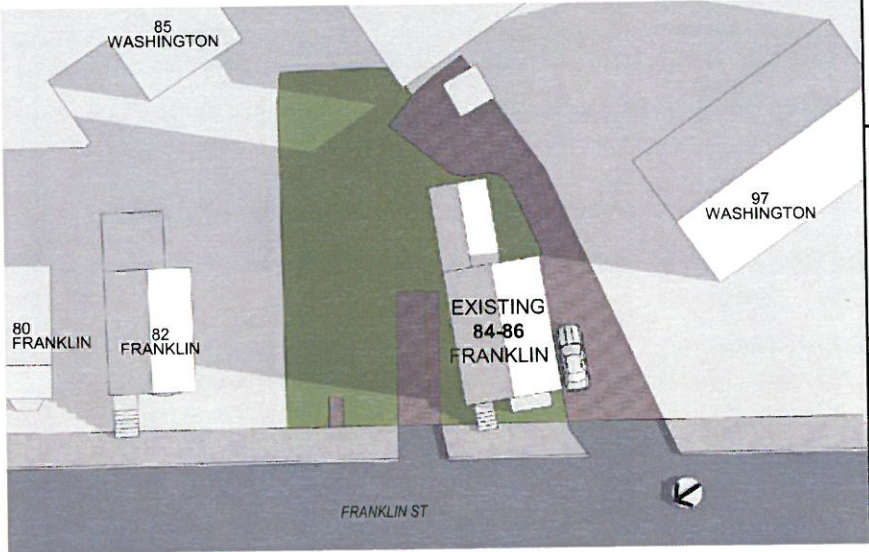
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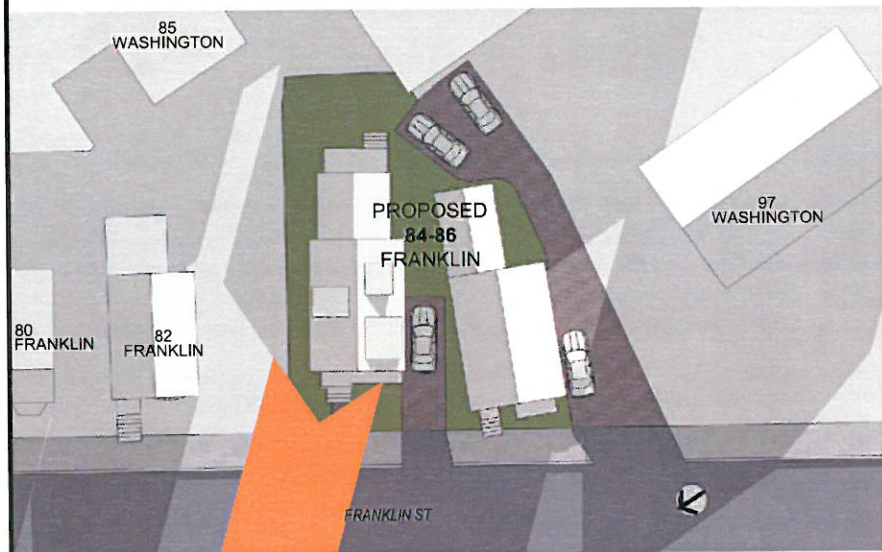


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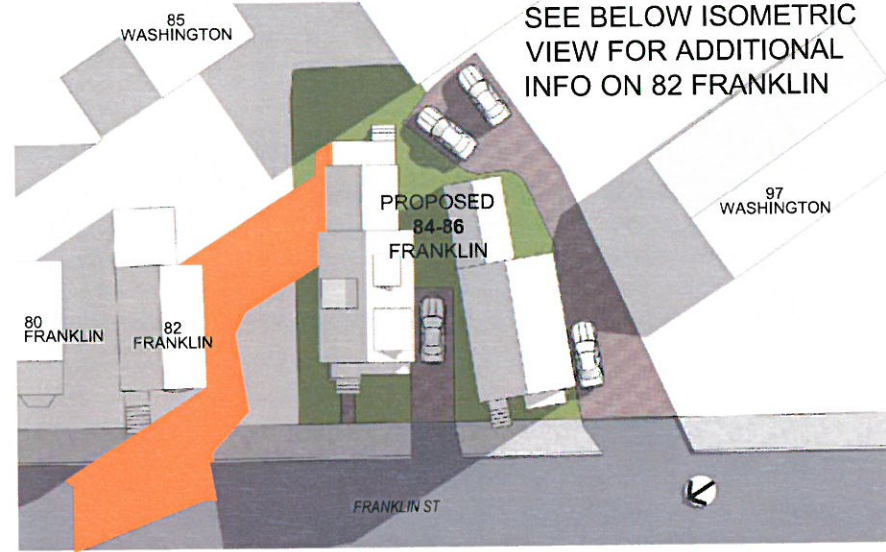
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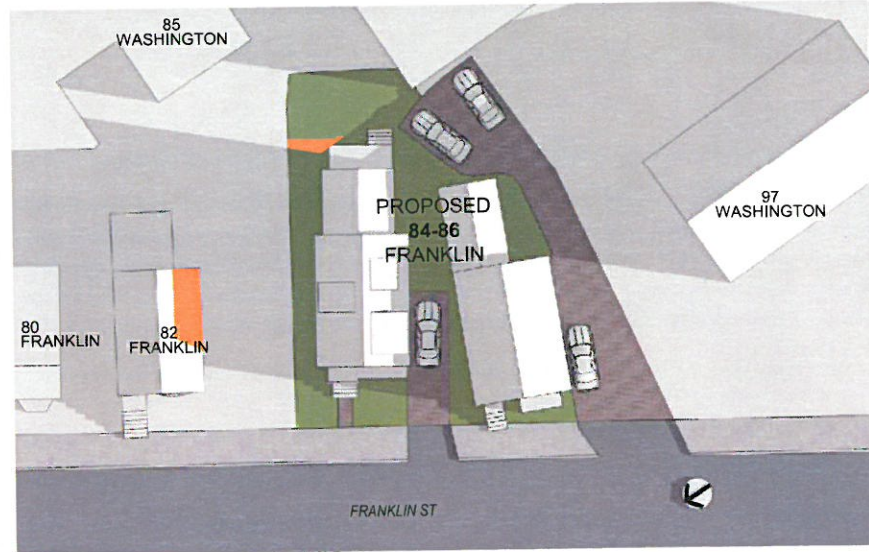
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PROPOSED



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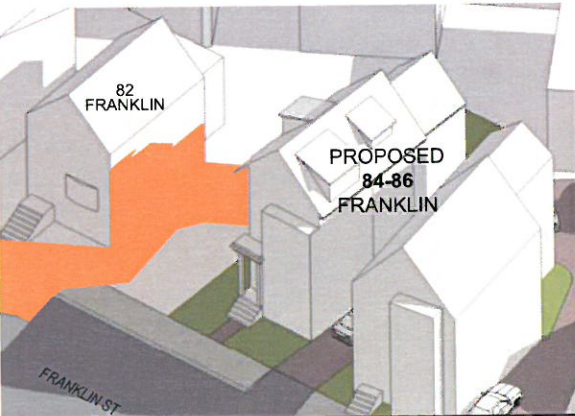


PROPOSED

ADDITIONAL SHADOW



SHADOW STUDY - DECEMBER 21



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DRAWING TITLE

SHADOW STUDY  
DECEMBER

SCALE AS NOTED

REVISION DATE

ZBA REVISION 3  
RESUBMIT 29 NOV 2017

ZBA REVISION 2  
RESUBMIT 02 NOV 2017

ZBA REVISION  
RESUBMIT 24 OCT 2017

DRAWN BY YC REVIEWED BY PQ

SHEET

SH-3