

ZBA APPLICATION: REVISION / RESUBMIT

84 FRANKLIN STREET, SOMERVILLE

PROPOSED SINGLE FAMILY

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

PROJECT
PROPOSED SINGLE
FAMILY RESIDENCE

84 FRANKLIN STREET
SOMERVILLE, MA

PREPARED FOR
NOVO DEVELOPMENT
HOLDINGS, LLC

12 OAKLEY ROAD
BELMONT, MA 02478

DRAWING TITLE

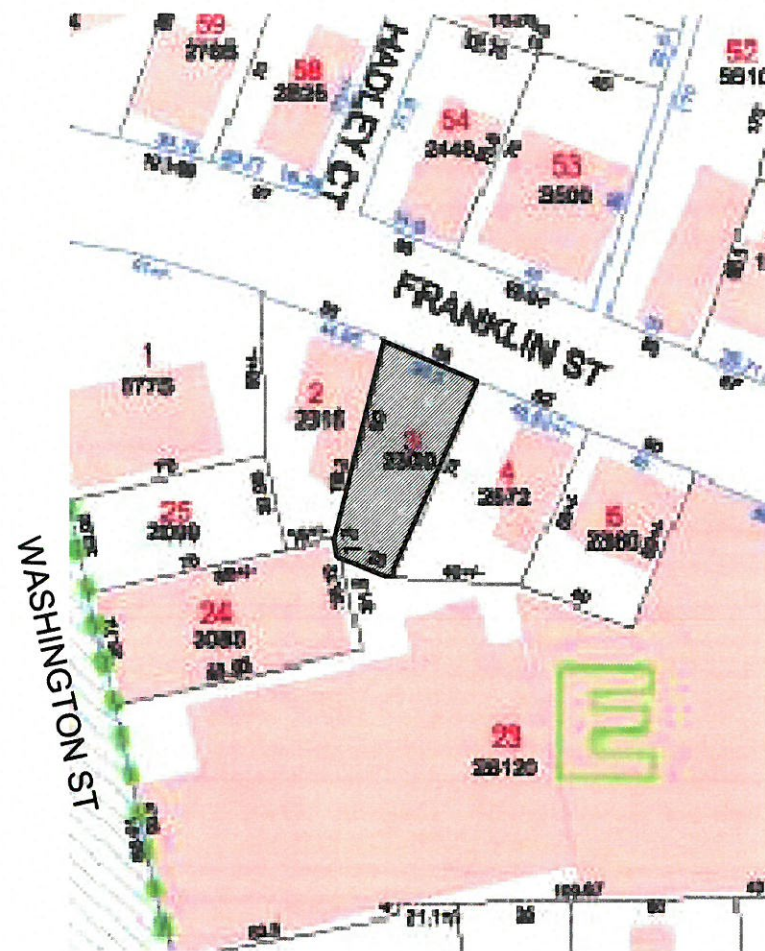
COVER SHEET

SCALE AS NOTED

REVISION	DATE
ZBA REVISION 4 RESUBMIT	22 MARCH 2018
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

SHEET

T-1



LOCUS MAP

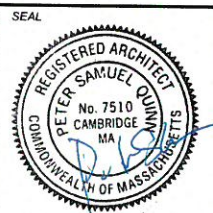


LIST OF DRAWINGS	ZBA APPLICATION REVISION / RESUBMIT 24 OCT 2017	ZBA APPLICATION REVISION 2 / RESUBMIT 02 NOV 2017	ZBA APPLICATION REVISION 3 / RESUBMIT 29 NOV 2017	LIST OF DRAWINGS	ZBA APPLICATION REVISION 4 / RESUBMIT 22 MARCH 2018
T-1 COVER SHEET	X	X	X	T-1 COVER SHEET	X
T-2 PHOTOS	X	X	X	T-2 PHOTOS	X
CERTIFIED PLOT PLAN	X	X	X	CERTIFIED PLOT PLAN	X
Z-1 ZONING COMPLIANCE	X			Z-1 ZONING COMPLIANCE	X
Z-2 ZONING COMPLIANCE	X			Z-2 ZONING COMPLIANCE	X
Z-3 ZONING COMPLIANCE	X			Z-3 ZONING COMPLIANCE	X
LANDSCAPE PLAN			X	LANDSCAPE PLAN	X
A-1 PROPOSED BASEMENT AND FIRST FLOOR PLAN	X	X	X	A-1 PROPOSED FLOOR PLANS	X
A-2 PROPOSED SECOND FLOOR PLAN AND ATTIC LVL	X	X	X	A-2 PROPOSED FRONT AND RIGHT SIDE ELEVATIONS	X
A-3 PROPOSED FRONT AND RIGHT SIDE ELEVATIONS	X	X	X	A-3 PROPOSED LEFT SIDE AND REAR ELEVATIONS	X
A-4 PROPOSED LEFT SIDE AND REAR ELEVATIONS	X	X	X	A-4 STREET ELEVATION	X
A-5 STREET ELEVATION			X	SH-1 SHADOW STUDY - MARCH/ SEPT EQUINOX	X
SH-1 SHADOW STUDY - MARCH/ SEPT EQUINOX				SH-2 SHADOW STUDY - JUNE	X
SH-2 SHADOW STUDY - JUNE				SH-3 SHADOW STUDY - DECEMBER	X
SH-3 SHADOW STUDY - DECEMBER					

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EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

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SHEET

T-2



FRONT YARD VIEW



FRONT YARD VIEW 2



LEFT SIDE VIEW



FRANKLIN 86 - RIGHT SIDE



BIRD EYE VIEW



BIRD EYE VIEW 2

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

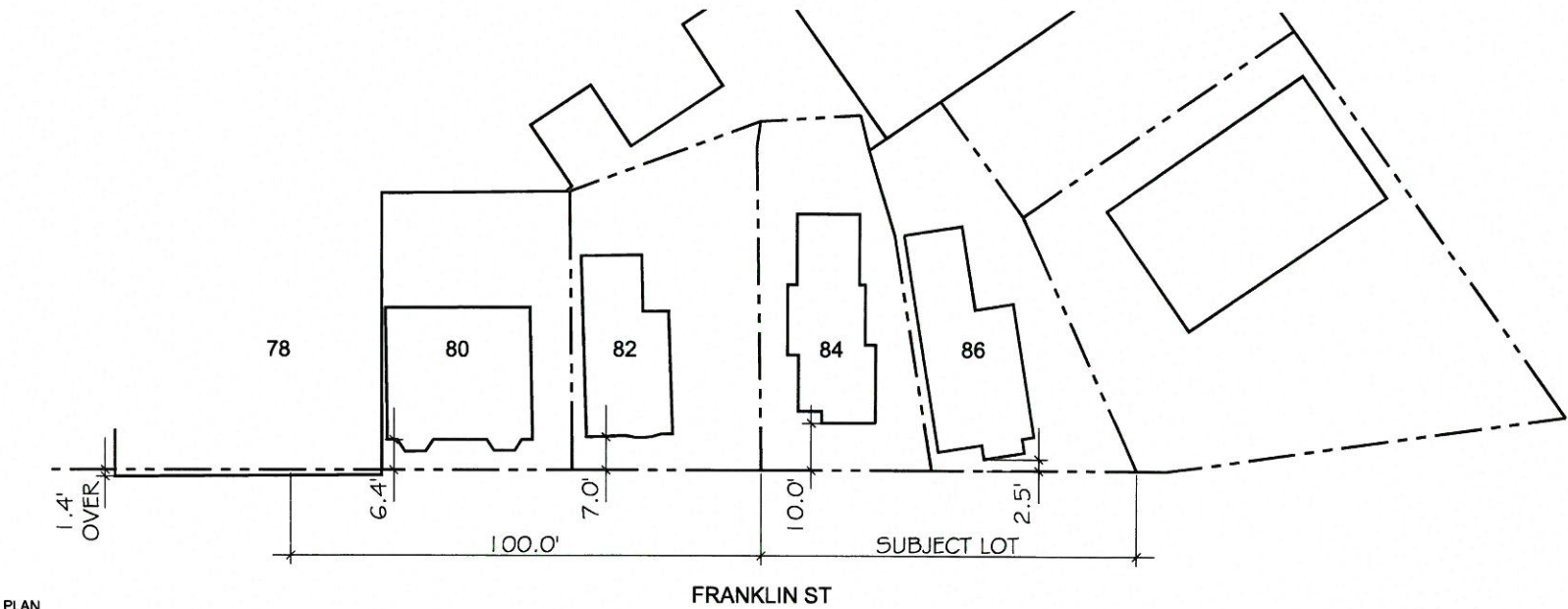
*REAR YARD CALCULATION PER §8.6.13
3" REDUCTION PER FOOT THAT THE LOT DEPTH IS
UNDER 100'. LOT DEPTH IS 77.5'.
100'-77.5' LOT DEPTH = 22.5'
22.5' X 3"/FOOT = 67.5" (OR 5.6') REDUCTION
20' - 5.6' = 14.4' BUT NO CASE < 10' = 14.4' REDUCED REAR YARD REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
EXISTING CONDITION -
(2) 2 BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
EXISTING CONDITION SPACES REQUIRED = 3
EXISTING CONDITION SPACES PROVIDED = 1

PROPOSED CONDITION -
(2) 2 BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3
(1) 3 BR UNIT AT 2 PER UNIT = 1X2 = 2
+ VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
PROPOSED CONDITION SPACES REQUIRED = 5
PROPOSED CONDITION SPACES PROVIDED = 3

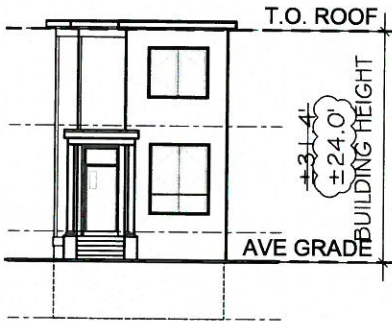
DIMENSIONAL TABLE - RB ZONING DISTRICT. PROPOSED SINGLE-FAM 2ND PRINCIPLE STRUCTURE. EXISTING 2-FAM TO REMAIN.

ITEM	ALLOWED/ REQUIRED	EXISTING BUILDING	PROPOSED BUILDING	COMBINED	COMPLIANCE		
USE	PER §7.11	RESIDENCE	RESIDENCE	-	COMPLIES		
NUMBER OF DWELLING UNITS	5	2	1	3 (2 PRINCIPAL STRUCTURES)	NO. OF DWELING UNITS COMPLIES NO. OF PRINCIPAL STRUCTURES REQUIRES RELIEF		
LOT SIZE (SF) MIN	7,500	±4,652	NO CHANGE	NO CHANGE	EXISTING NONCONFORMITY REQUIRES RELIEF		
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	±4,652	±1,550 (2 EXIST, 1 PROPSD)	±1,550	COMPLIES		
GROUND COVERAGE (%) MAX	50	20	35	-	COMPLIES		
LANDSCAPED AREA MIN (% OF LOT)	25	62	33	-	COMPLIES		
PERVIOUS AREA MIN (% OF LOT)	35	62	33	-	COMPLIES		
NET FLOOR AREA (NSF)	4,652	±1,936	±1,947	±2,058	±3,883	±3,994	COMPLIES
FLOOR AREA RATIO MAX (FAR)	1.0	0.42	0.42	0.44	0.83	0.86	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	±30 / 2.5	±24 / 2	±31.4 / 2.5	±30 / 2.5	±31.4 / 2.5	COMPLIES
FRONT YARD MIN (FT) Franklin Street	10 PER §8.6.5	2.5	10	-			PROPOSED WORK COMPLIES
REAR YARD MIN (FT)	14.4 PER §8.6.13*	19.4	20.1	-			PROPOSED WORK COMPLIES
SIDE YARD MIN - LEFT (FT)	8	31	8	-			PROPOSED WORK COMPLIES
SIDE YARD MIN - RIGHT (FT)	9	9.4	27.7	-			PROPOSED WORK COMPLIES
FRONTAGE MIN (FT)	50	±79.74	NO CHANGE	NO CHANGE			COMPLIES
NO. OF PARKING SPACES MIN	**	1	2 ADDITIONAL	3			REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	0	0			COMPLIES



1 FRONT YARD CALC
SCALE: 1"=40'-0" PER §8.6.5.A

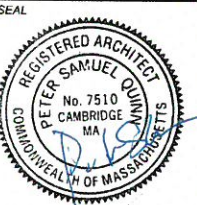
PER §8.6.5.A - FRONT YARD MAY BE THE AVERAGE FRONT
YARD OF NEIGHBORS 100' EACH SIDE OF SUBJECT LOT:
(NEGATIVE 1.4' + 6.4' + 7') / 3 = 4' BUT MIN 10' IN ANY CASE.



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

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ZONING
COMPLIANCE

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SHEET

Z-1

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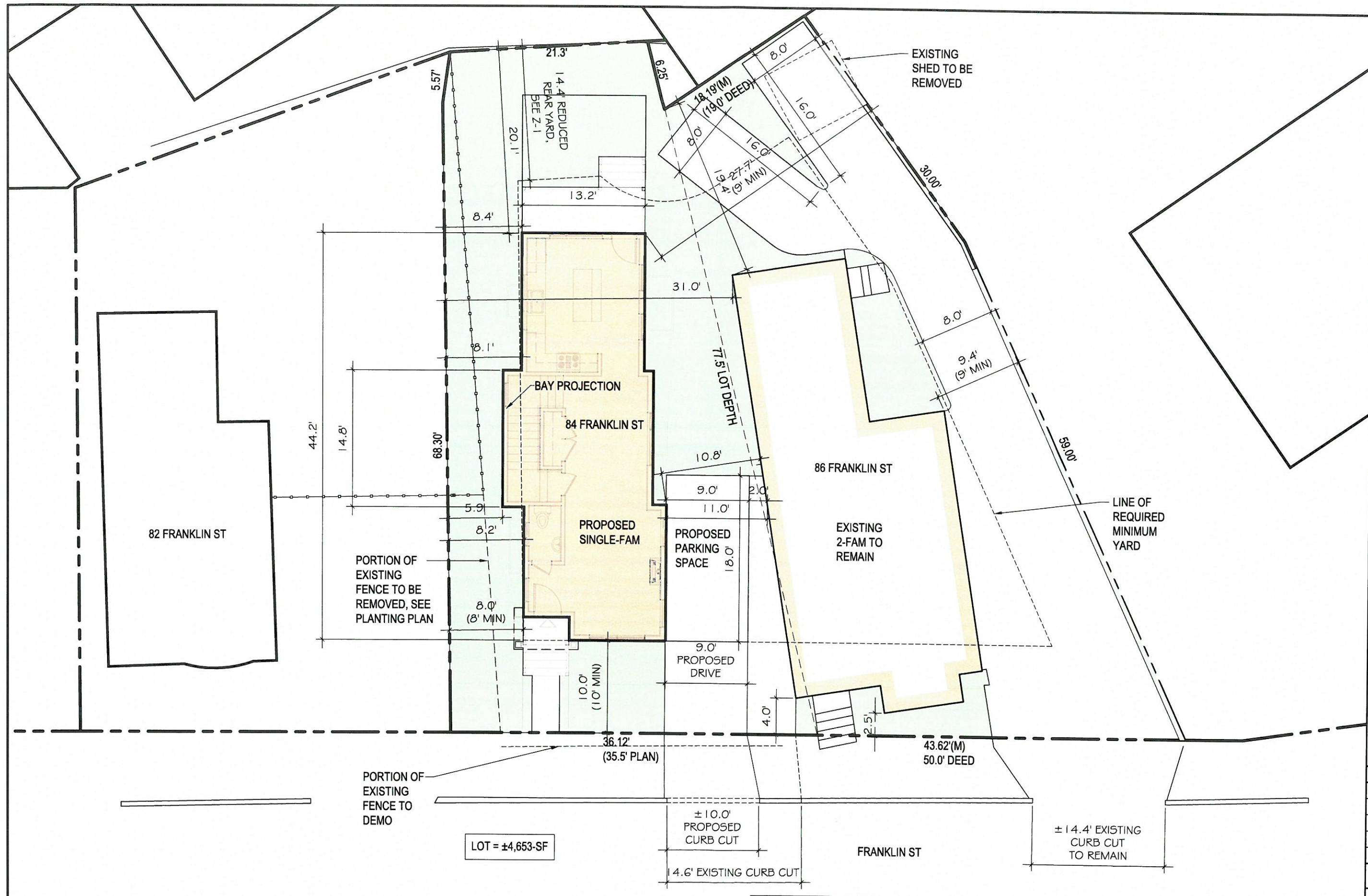
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SHEET

Z-2

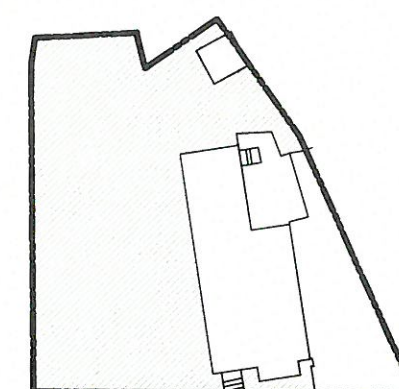
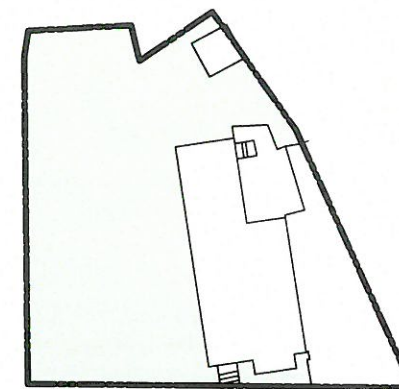
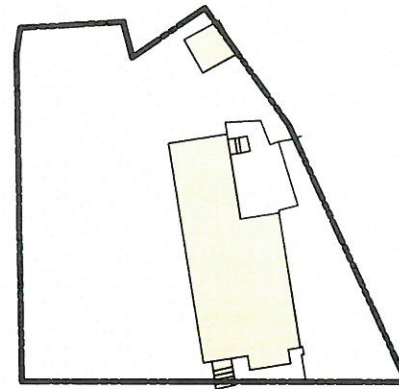


1 DIMENSIONAL SITE PLAN
SCALE: 1" = 10'-0"

BASED ON PLOT PLAN BY C & G SURVEY COMPANY
37 JACKSON RD, SCITUATE, MA 02066.



EXISTING

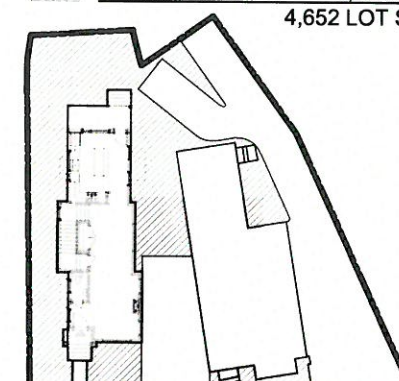
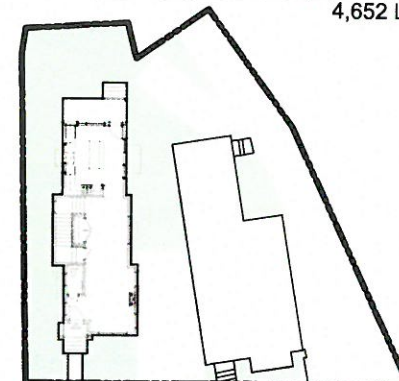
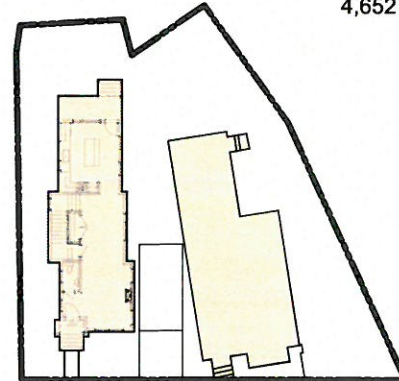


PROPOSED

GROUND COVERAGE $\frac{926 \text{ SF}}{4,652 \text{ LOT SF}} = 20\%$

LANDSCAPE AREA $\frac{2,888 \text{ SF}}{4,652 \text{ LOT SF}} = 62\%$

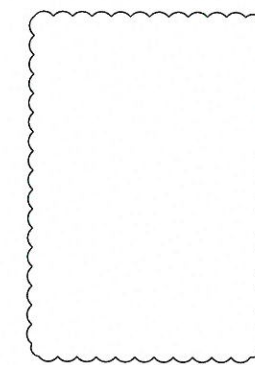
PERVIOUS AREA $\frac{2,888 \text{ SF}}{4,652 \text{ LOT SF}} = 62\%$



GROUND COVERAGE $\frac{1,629 \text{ SF}}{4,652 \text{ LOT SF}} = 35\%$

LANDSCAPE AREA $\frac{1,556 \text{ SF}}{4,652 \text{ LOT SF}} = 33\%$

PERVIOUS AREA $\frac{1,556 \text{ SF}}{4,652 \text{ LOT SF}} = 33\%$



BASEMENT: 649-NSF

1ST FLOOR: 649-NSF

2ND FLOOR: 649-NSF

NO ATTIC FLOOR
ATTIC FLOOR: 314-NSF

PROPOSED NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
NO ATTIC	0
2ND FL	649
1ST FL	649
BSMNT	649
TOTAL	1,947-NSF

314-

446-

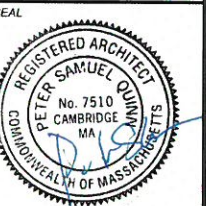
2,058-NSF

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

2 NET SQUARE FOOTAGE
SCALE: 1"=20'-0"

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ZONING
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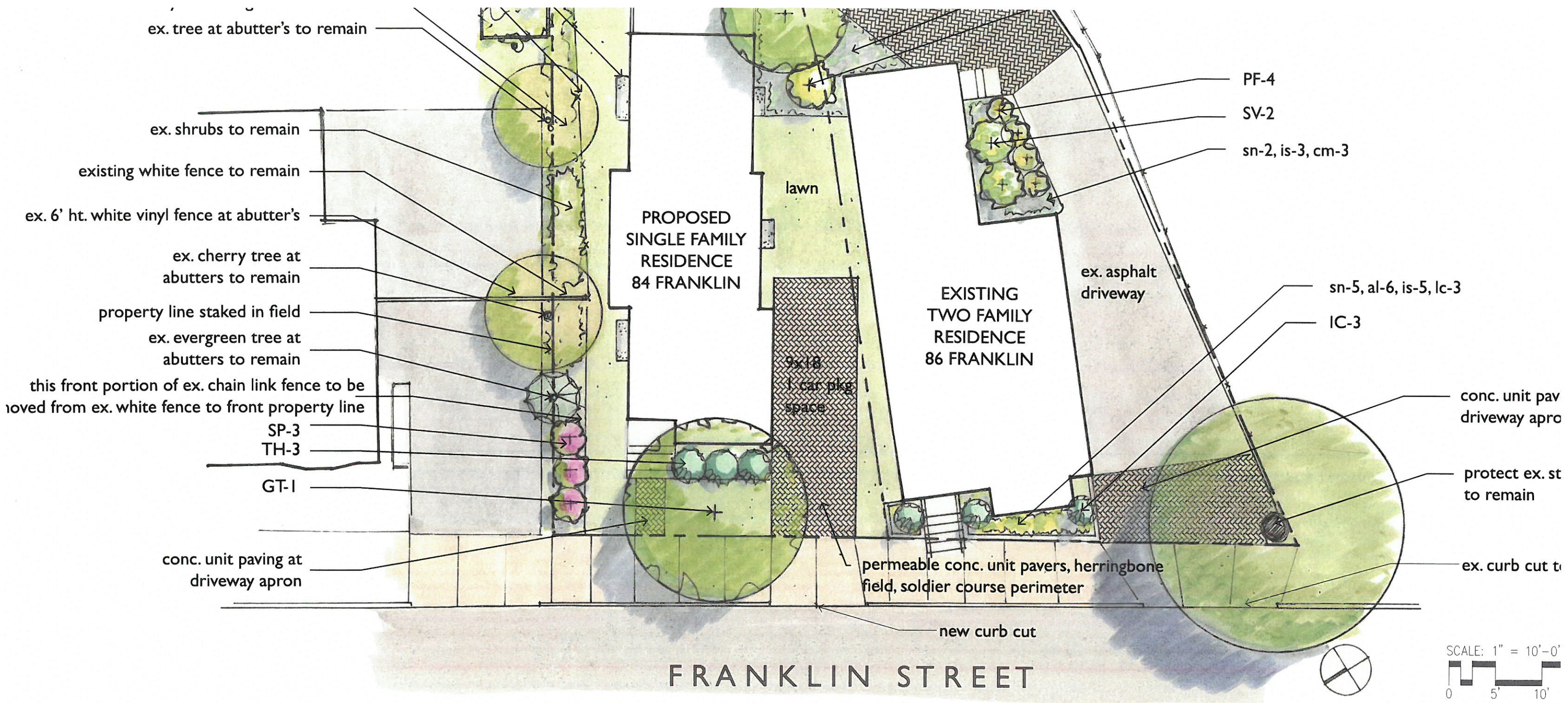
SCALE AS NOTED

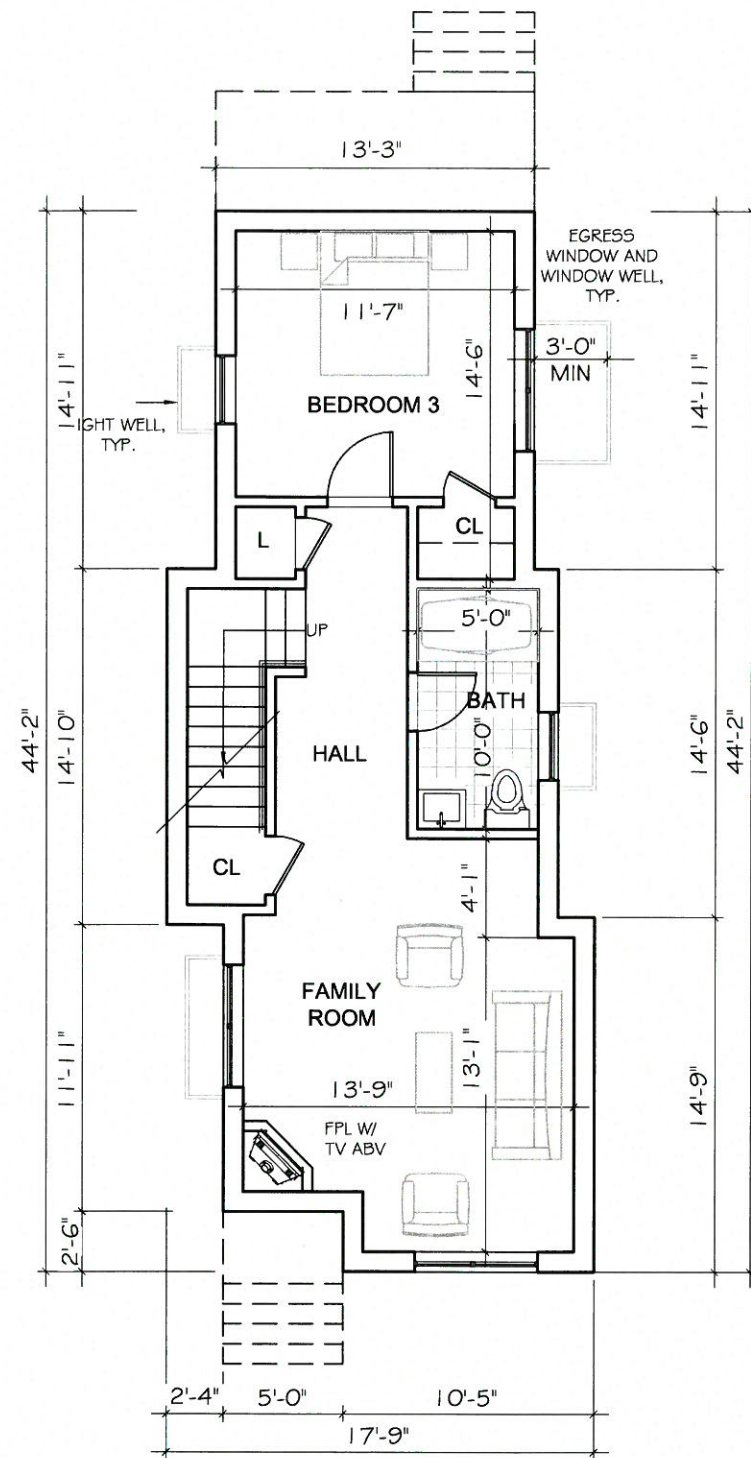
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SHEET

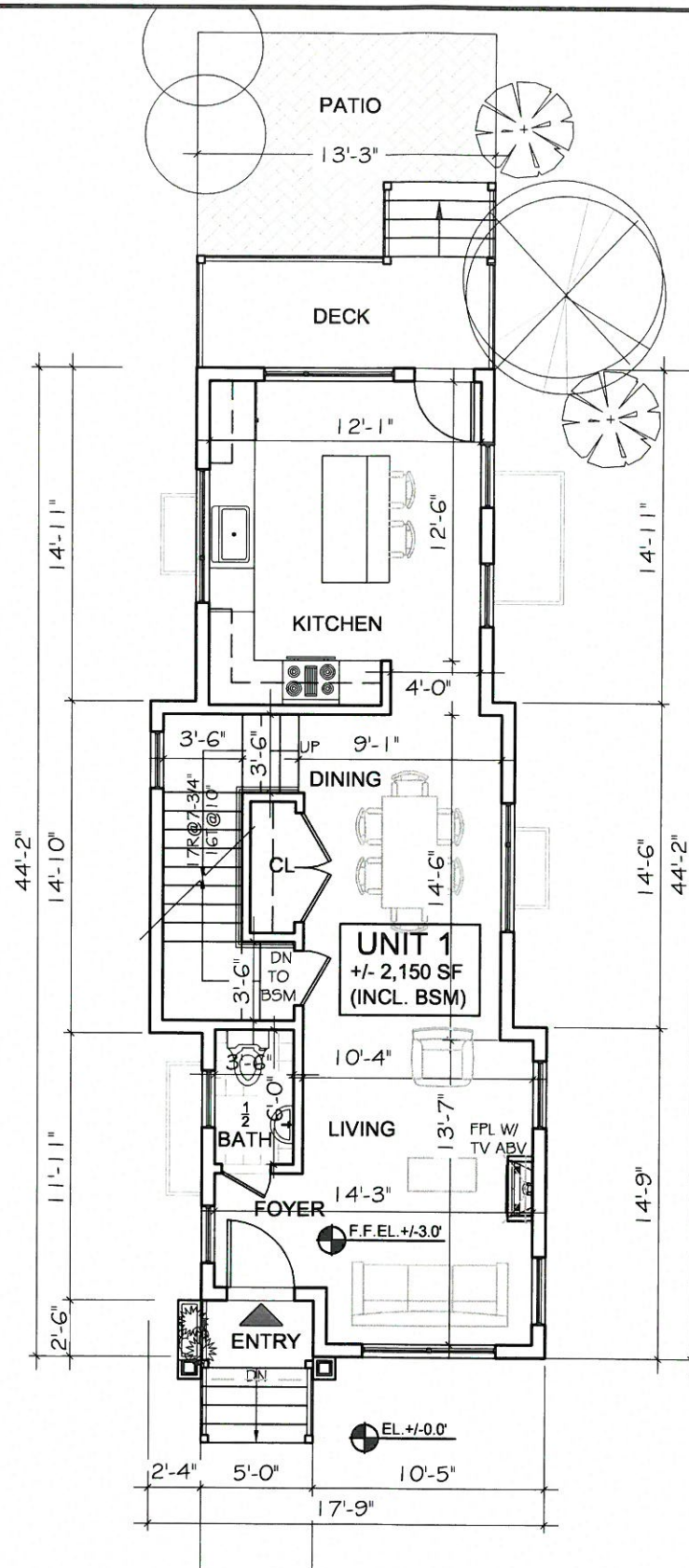


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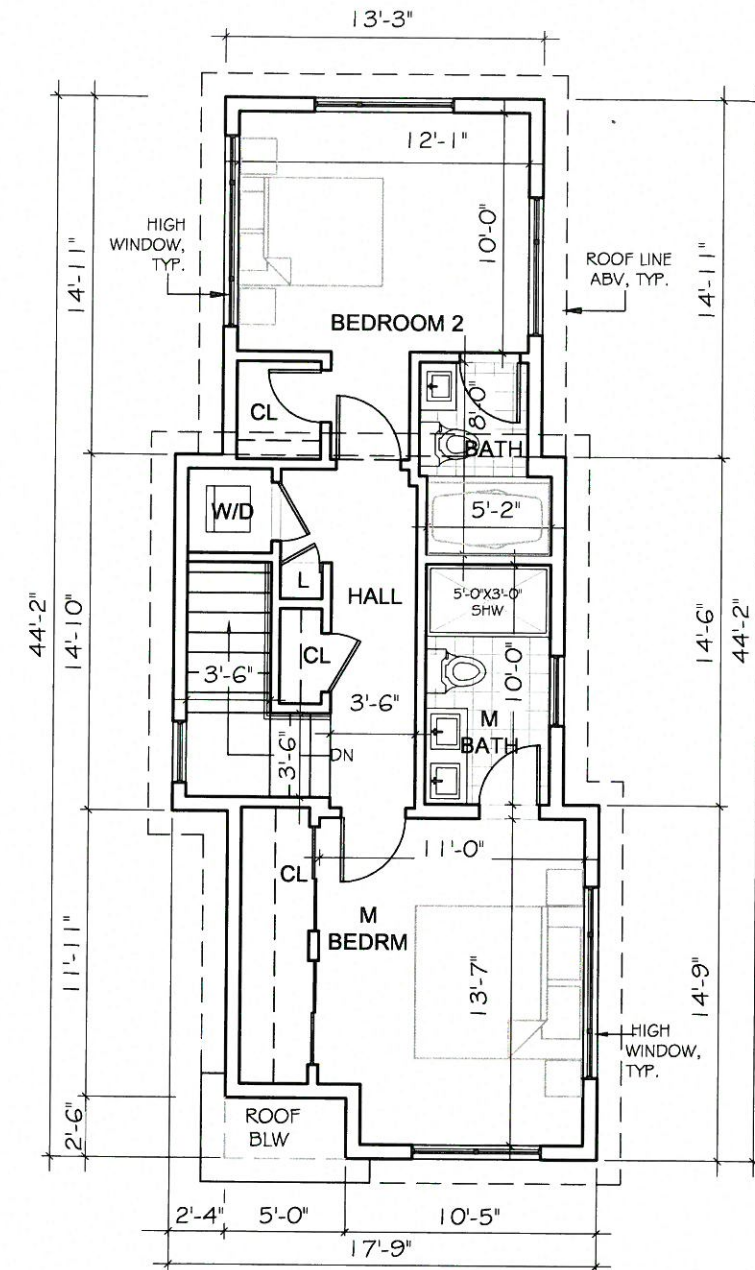




1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

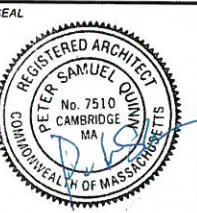


3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROPOSED
FLOOR PLANS

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SHEET

A-1

Z:\DCADD\WGSI\Franklin 84-86\ZBA - REV 4\Elevations.dwg, 3/22/2018 2:55:56 PM



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

- PAINTED BRICK, TYP.
- 6" EXPOSURE FIBRCEMENT CLAPBOARD, TYP.
- WOOD CLAD WINDOWS, TYP.
- METAL GALVANIZED RAILING W WOOD TOP RAIL, TYP.
- PAINTED METAL ENTRY COL.



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

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DRAWING TITLE
PROPOSED ELEVATIONS (FRONT & RIGHT SIDES)

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SHEET

A-2

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



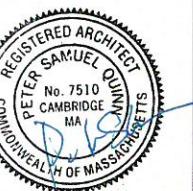
1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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PROPOSED
ELEVATIONS
(LEFT &
REAR SIDES)

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A-3



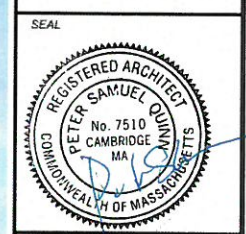
82 FRANKLIN ST

84 FRANKLIN ST

86 FRANKLIN ST

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

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STREET
ELEVATION

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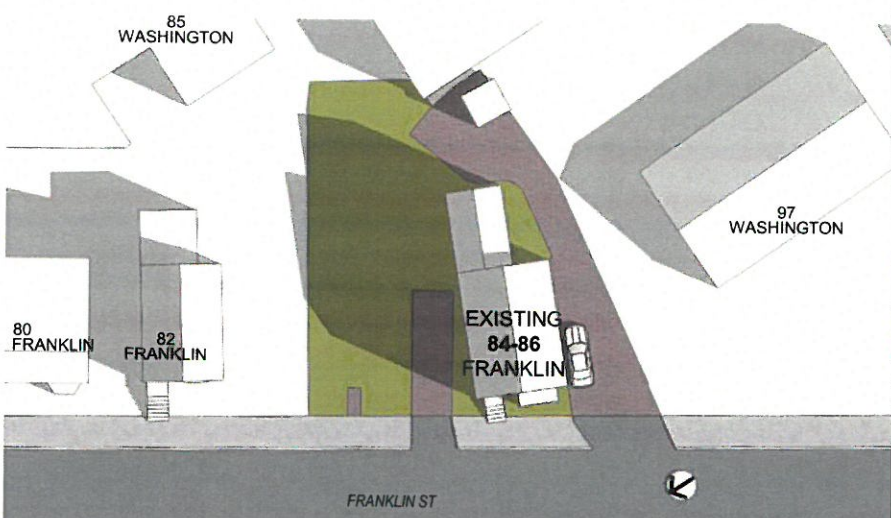
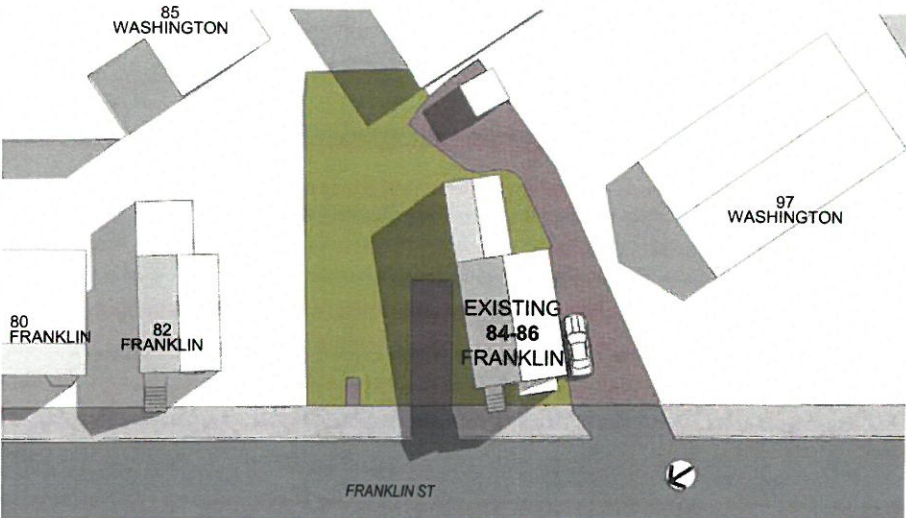
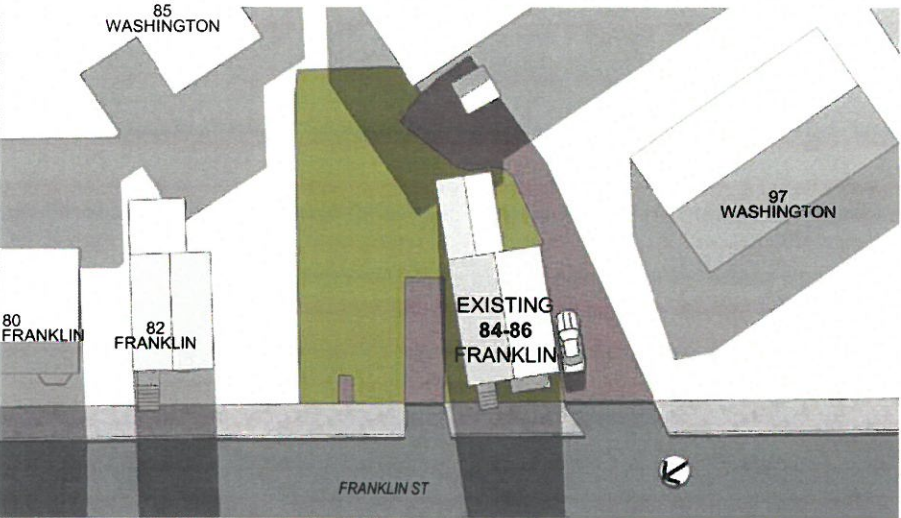
SHEET
A-4

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12:00 PM

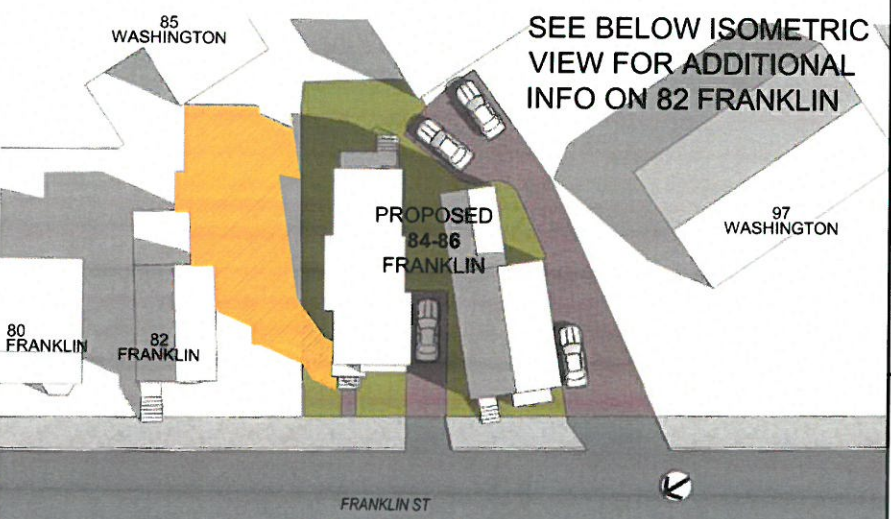
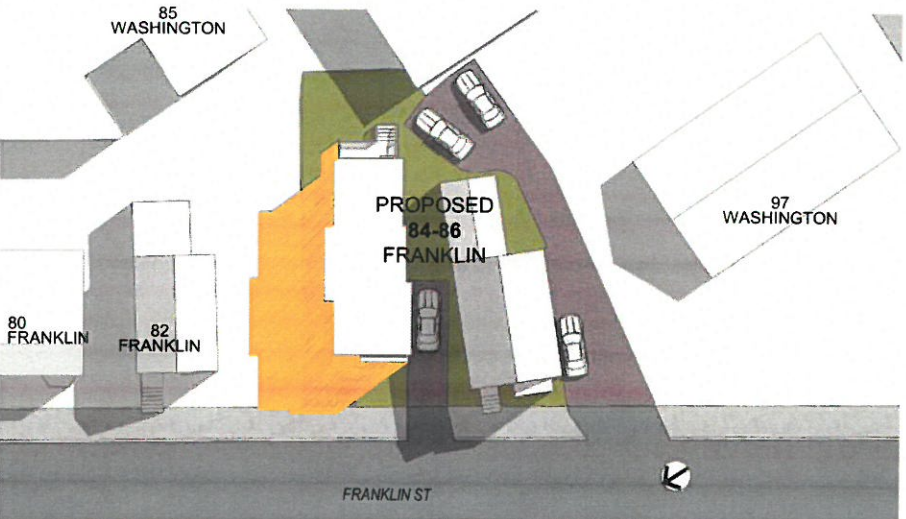
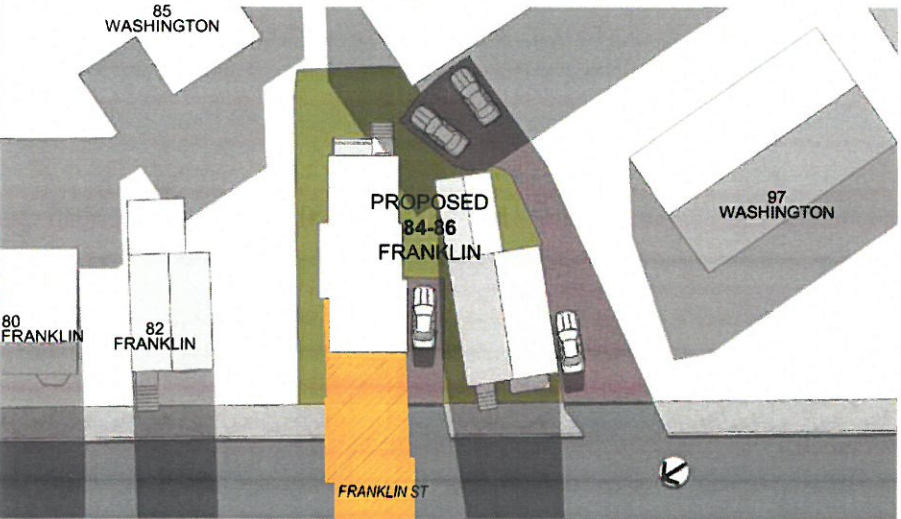
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EXISTING

EXISTING

EXISTING



PROPOSED

PROPOSED

PROPOSED

ADDITIONAL SHADOW



SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX

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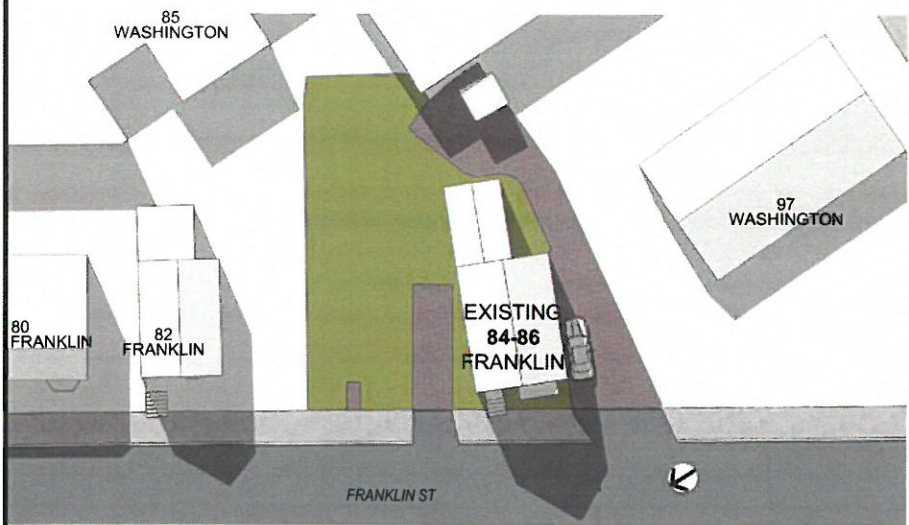
SH-1

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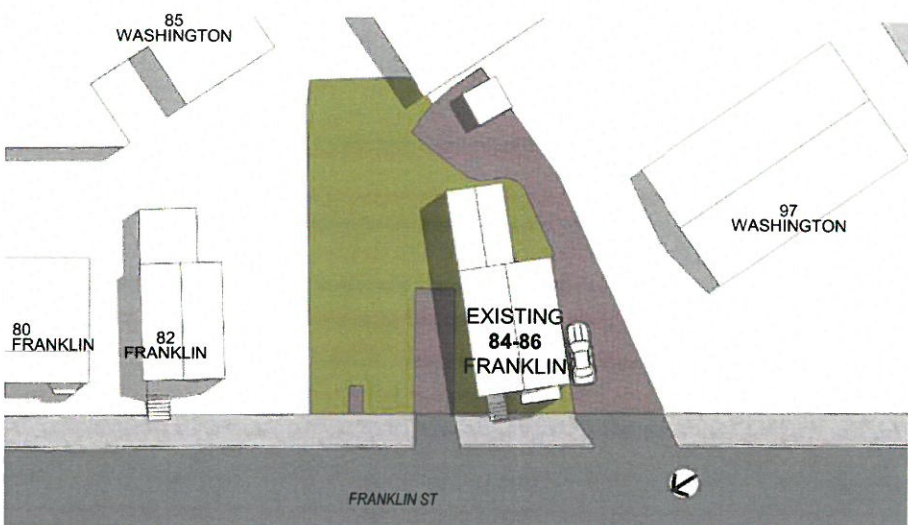
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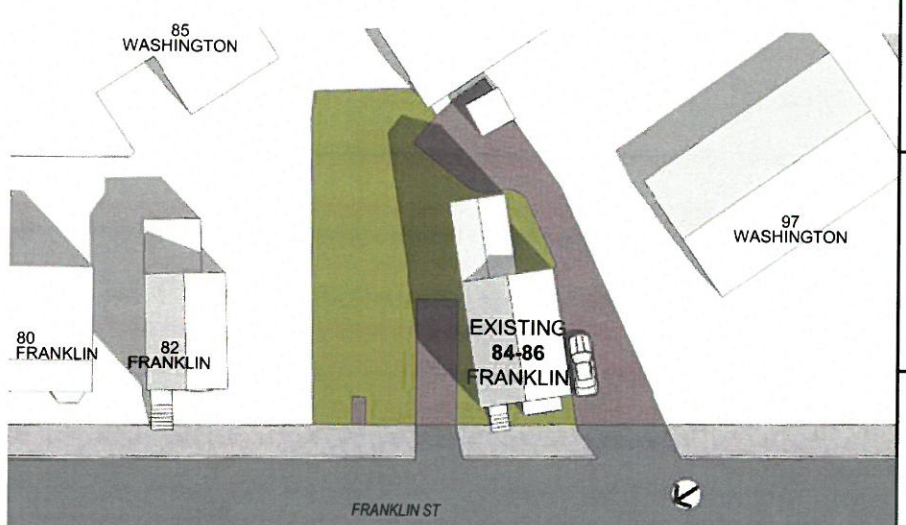
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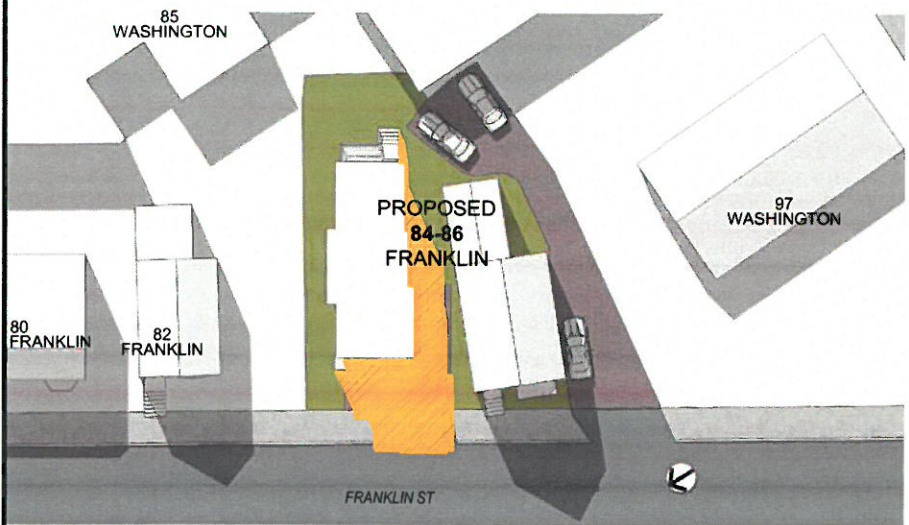
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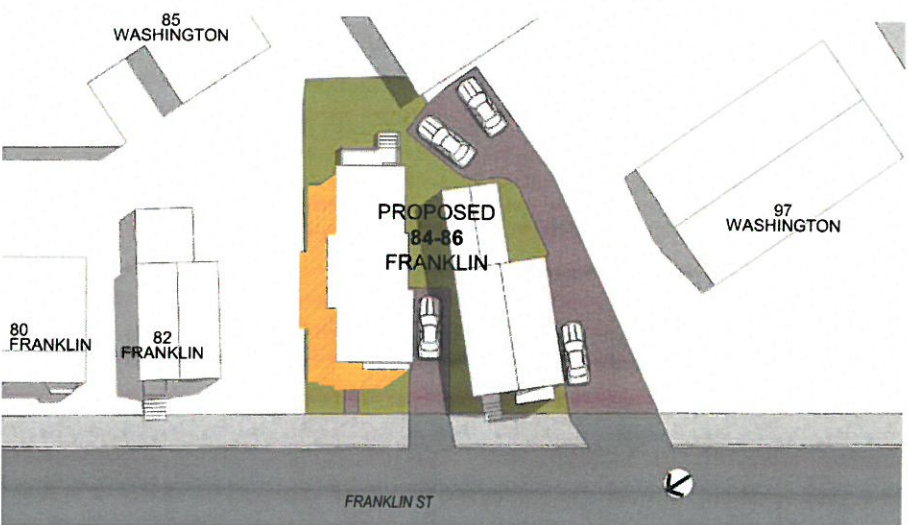
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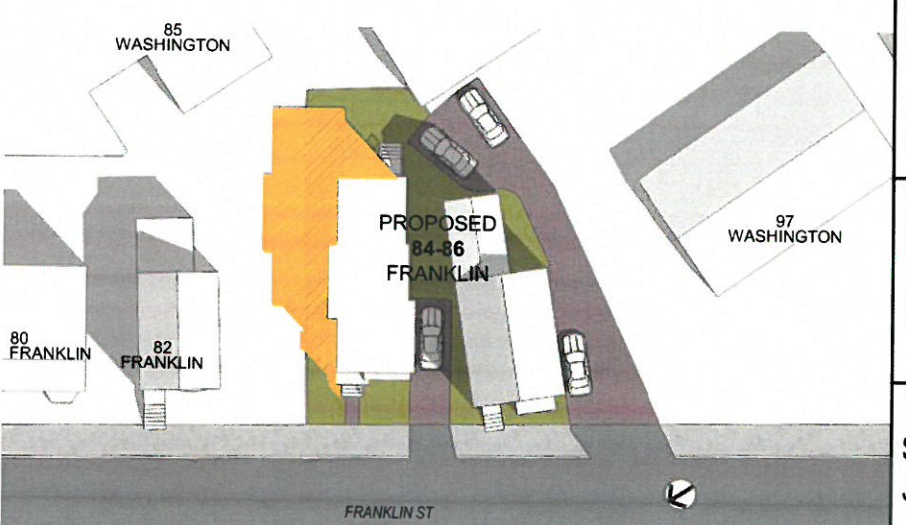
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PROPOSED



PROPOSED



PROPOSED

ADDITIONAL SHADOW

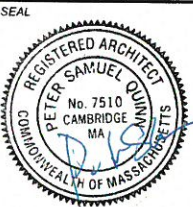


SHADOW STUDY - JUNE 21

PETER
QUINN
ARCHI
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ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
PROPOSED SINGLE
FAMILY RESIDENCE

84 FRANKLIN STREET
SOMERVILLE, MA

PREPARED FOR
NOVO DEVELOPMENT
HOLDINGS, LLC

12 OAKLEY ROAD
BELMONT, MA 02478

DRAWING TITLE

SHADOW STUDY
JUNE

SCALE AS NOTED

REVISION	DATE
ZBA REVISION 4 RESUBMIT	22 MARCH 2018
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

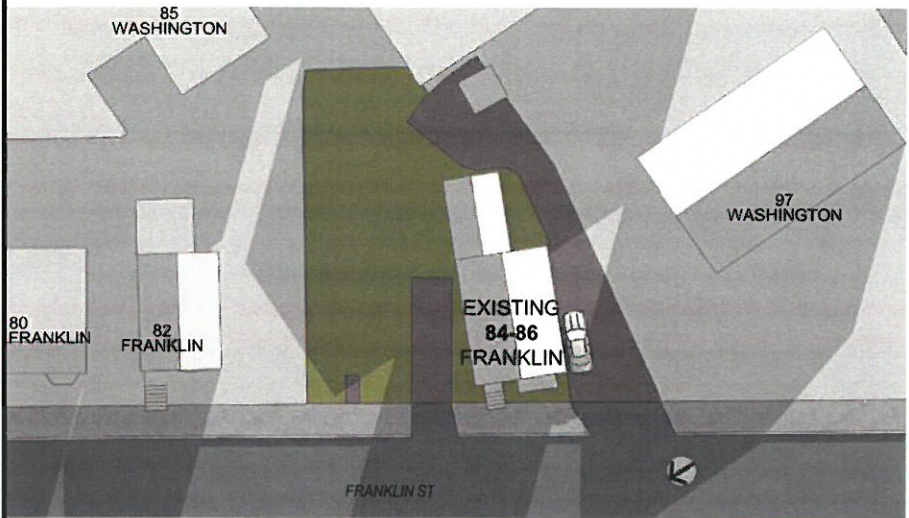
SHEET

SH-2

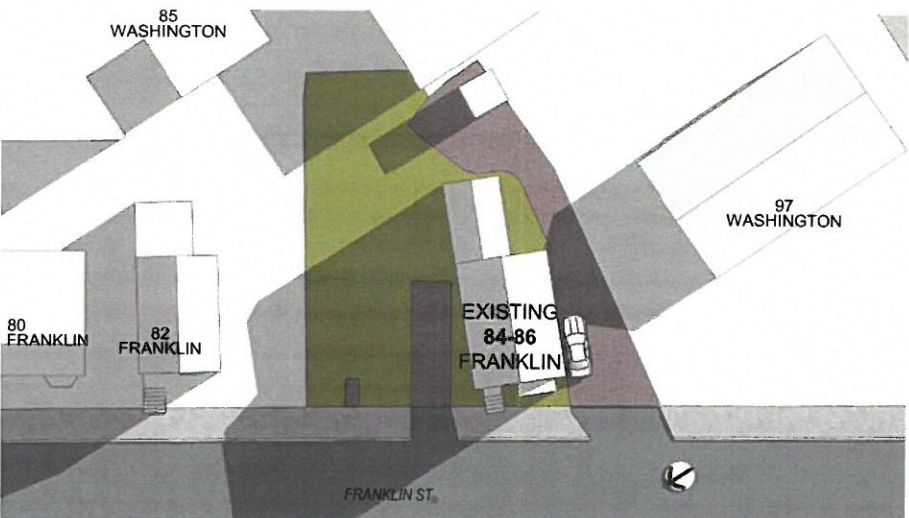
9:00 AM

12:00 PM

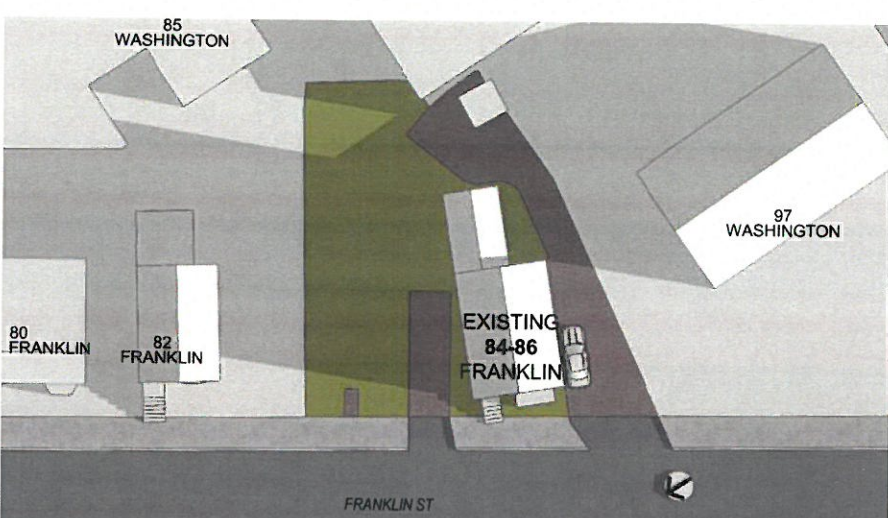
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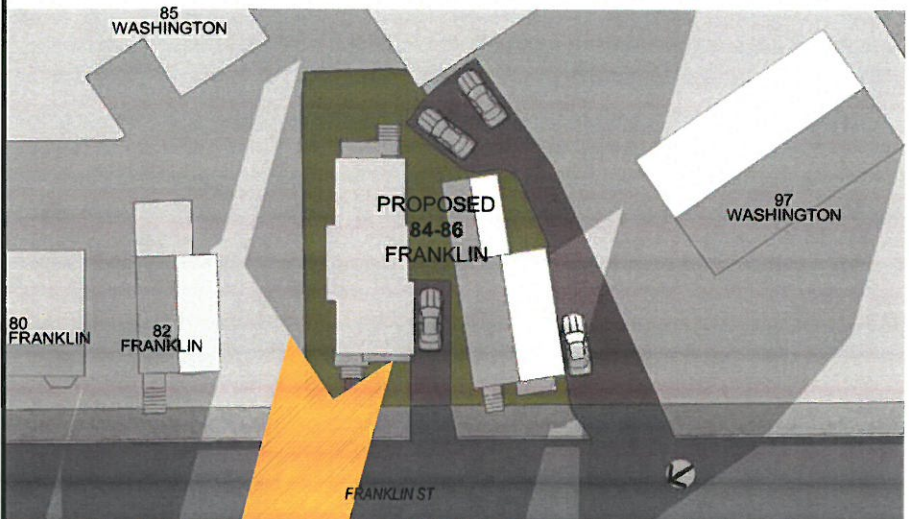
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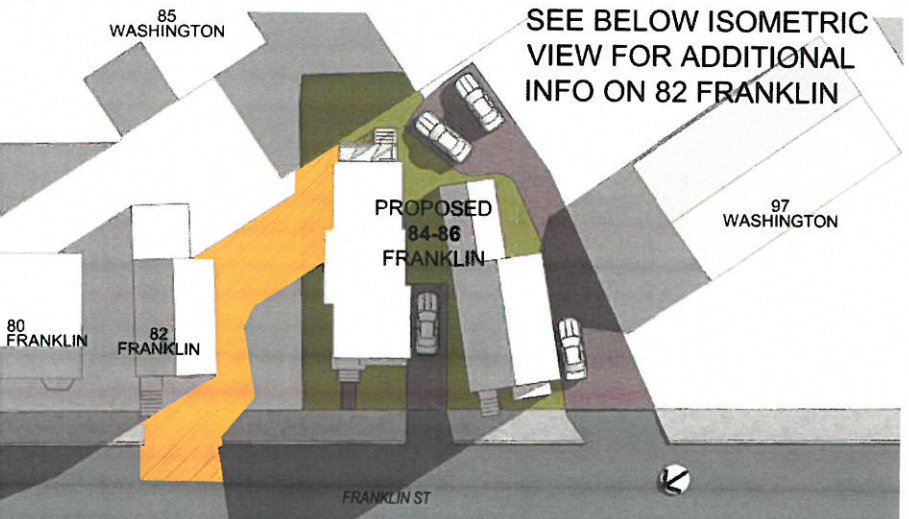
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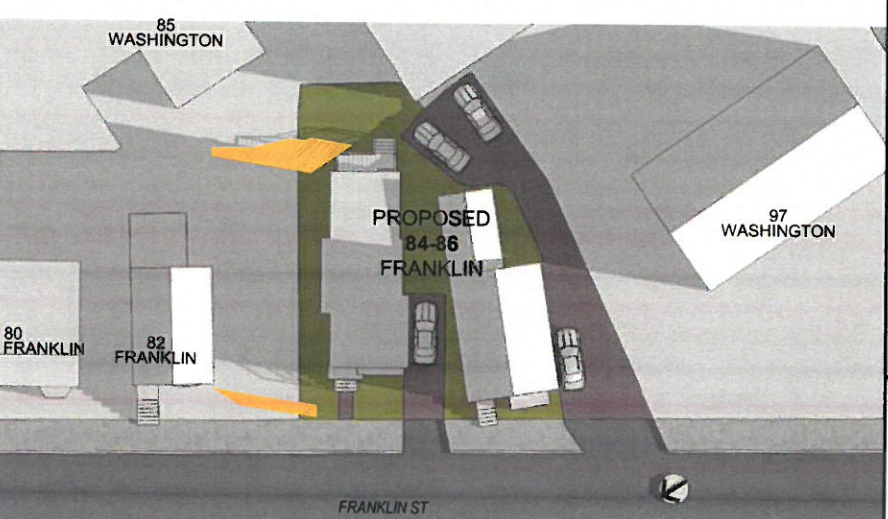
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PROPOSED



PROPOSED

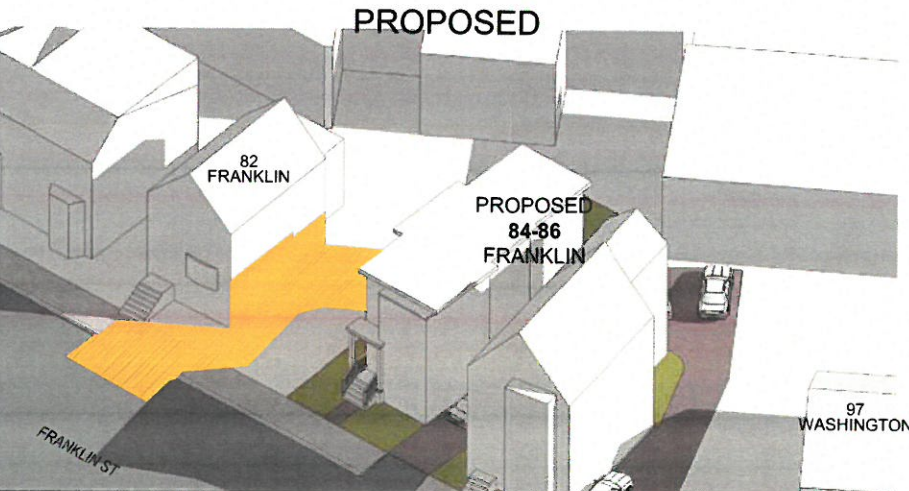


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ADDITIONAL SHADOW



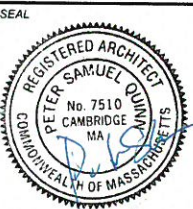
SHADOW STUDY
- DECEMBER 21



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DRAWING TITLE

SHADOW STUDY
DECEMBER

SCALE AS NOTED

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DRAWN BY YC	REVIEWED BY PQ

SHEET

SH-3