



165 CEDAR ST 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

D&A SURVEY
ASSOCIATES, INC
P.O. BOX 621
MEDFORD, MA 02155
PH (781) 324 9566

ZBA APPLICATION
4-UNIT DEVELOPMENT
165 CEDAR ST, SOMERVILLE, MA 02145

LIST OF DRAWINGS		ZBA APPLICATION MAR 1, 2018	ZBA REVISION APR 11, 2018
GENERAL			
T1.1	TITLE SHEET	X	X
	EXISTING CONDITIONS PLOT PLAN	X	X
Z1.0	DIMENSIONAL SITE PLAN	X	X
Z1.1	ZONING ORDINANCE		X

ARCHITECTURAL			
A1.1	BASEMENT AND FIRST FLOOR PLAN	X	X
A1.2	SECOND,THIRD AND FOURTH FLOOR PLAN	X	X
A2.1	FRONT ELEVATION	X	X
A2.2	RIGHT ELEVATION	X	X
A2.3	REAR ELEVATION	X	X
A2.4	LEFT ELEVATION	X	X
		X	X



LOCUS PLAN

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

PROJECT
4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE
TITLE SHEET

SCALE AS NOTED	
REVISION	DATE
ZBA REV 1	11 APR 2018
ZBA APP	1 MAR 2018
DRAWN BY FV	REVIEWED BY PQ

SHEET
T1.1

N/F ARNOLD M. & DAVID R. LEIBOVITZ,
TRUSTEES, OF RESI TRUST
BK 19473 PG 212

N 28°00'01" E 34.21'

S 62°12'06" E 90.01'

N/F PETER BETHONEY
BK 37547 PG 438

LOT AREA = 3790 SF

N/F B & M RAILROAD

S 72°08'27" E 91.49'

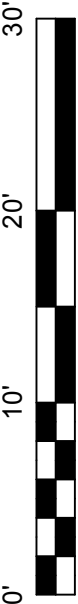
S 28°03'26" W 50.00'

CEDAR

STREET

PLOT PLAN
IN

SOMERVILLE, MA
165 CEDAR STREET



SCALE: 1" = 10'

NOTES:

- 1.) DEED REFERENCE: BOOK 13265 PAGE 298
- 2.) PLAN REFERENCE: END OF BOOK 1896
- 3.) EXISTING BUILDING TO BE DEMOLISHED
- 4.) THIS PLAN WAS NOT PREPARED FROM AN INSTRUMENT SURVEY

FEBRUARY 28, 2018

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566



ZONING DISTRICT BB

LOT AREA= 3,790 SF

1 **DIMENSIONAL SITE PLAN**
1"=10'-0"
BASED ON PLOT PLAN BY D&A SURVET ASSOCIATES, INC
P.O. BOX 621 MEDFORD, MA 02155



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SEAL



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4-UNIT DEVELOPMENT

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DRAWING TITLE

**DIMENSIONAL
SITE PLAN**

SCALE AS NOTED

REVISION	DATE
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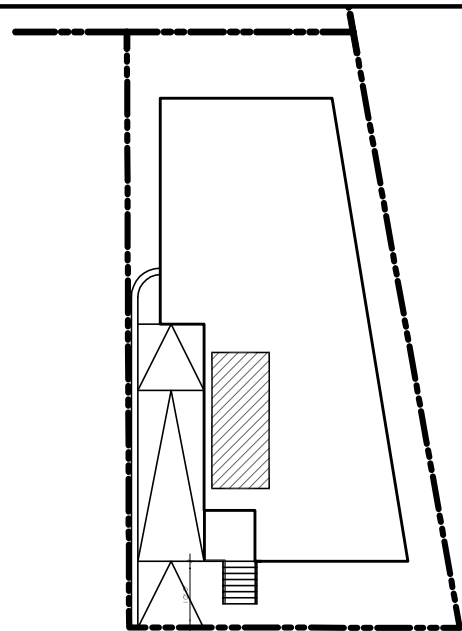
ZBA REV 1	11 APR 2018
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ZBA APP	1 MAR 2018
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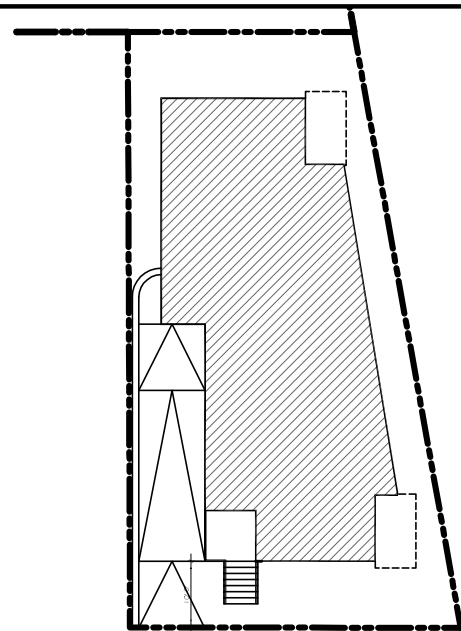
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SHEET

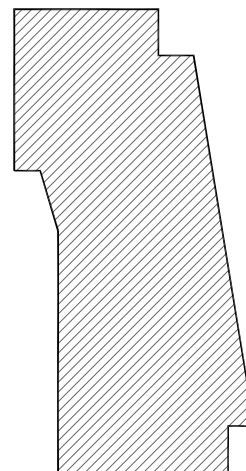
Z1.0



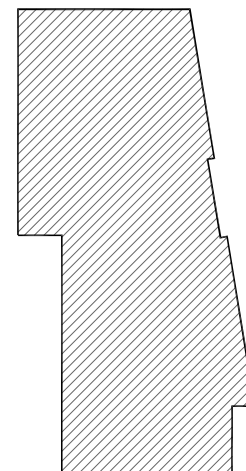
PROPOSED
BASEMENT: +/-180-SF



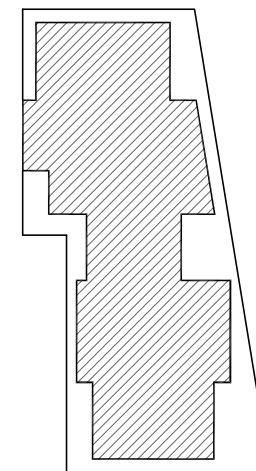
PROPOSED
1ST FLOOR: +/-1,830-SF



PROPOSED
2ND FLOOR:
+/-1,865-SF



PROPOSED
3RD FLOOR:
+/-1,925-SF

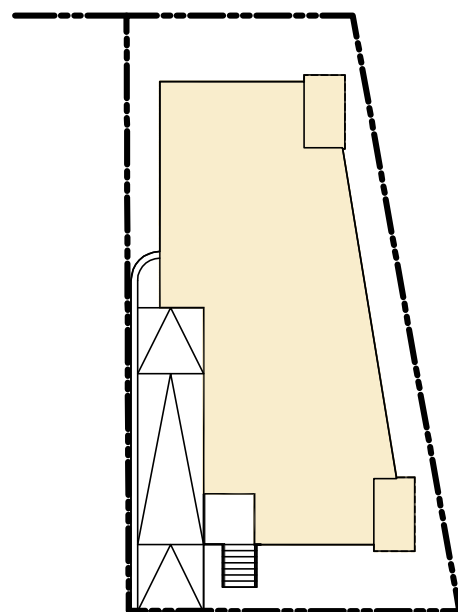


PROPOSED
4TH FLOOR:
+/-1,400-SF

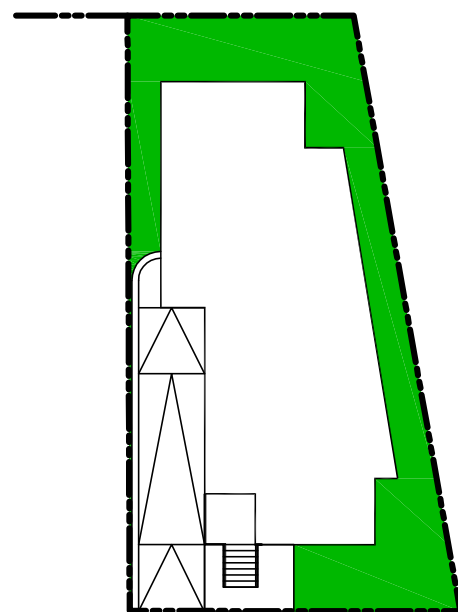
1 SQUARE FOOTAGE CALC

SQUARE FOOTAGE SUMMARY

FLOOR	SF
BASEMENT	+/- 180
FIRST FL	+/-1,830
SECOND FL	+/-1,865
THIRD FL	+/-1,925
FOURTH FL	+/-1,400
TOTAL	+/-7,200



 GROUND COVERAGE $\frac{+/-1,970 \text{ SF}}{3,790 \text{ LOT SF}} = 52\%$



 LANDSCAPE AREA $\frac{+/-1,230 \text{ SF}}{3,790 \text{ LOT SF}} = 32\%$

2 SITE AREAS



3 BUILDING HEIGHT

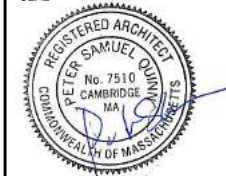
SCALE: 1"=20'-0"

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4-UNIT
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DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

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ZBA APP	1 MAR 2018
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SHEET

Z1.1

SEAL



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**PROPOSED
BASEMENT
AND FIRST
FLOOR PLAN**

SCALE AS NOTED

REVISION DATE

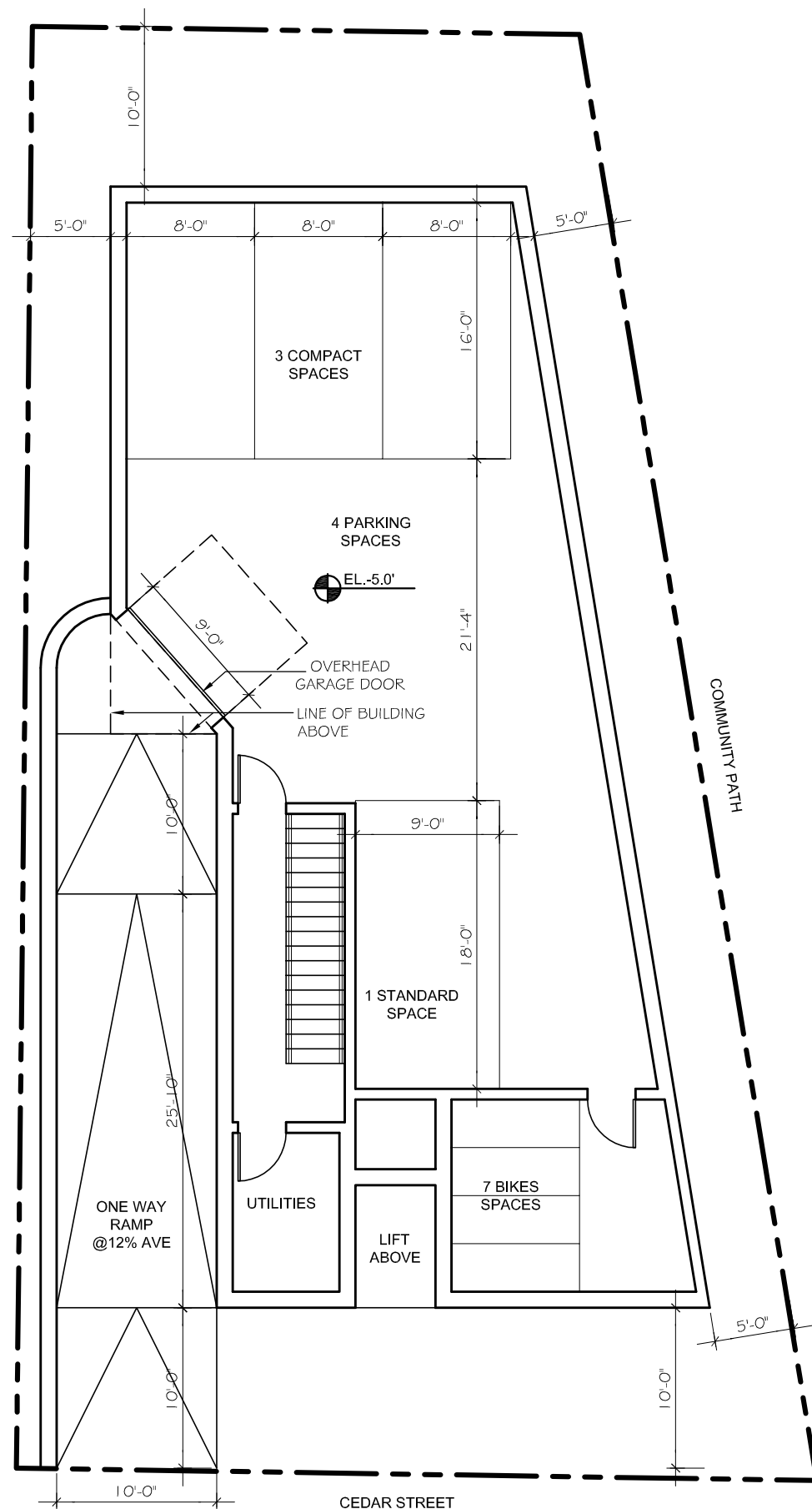
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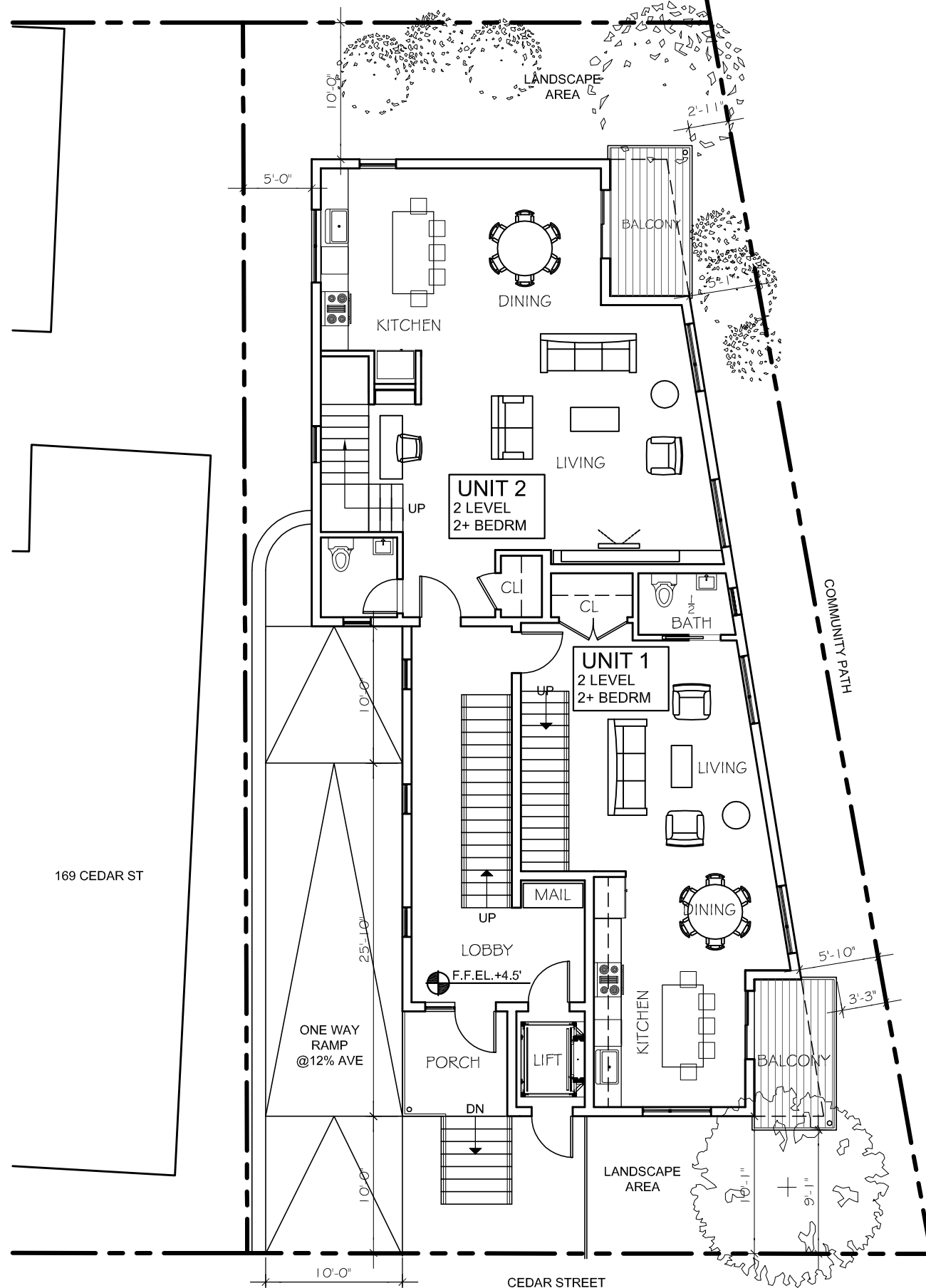
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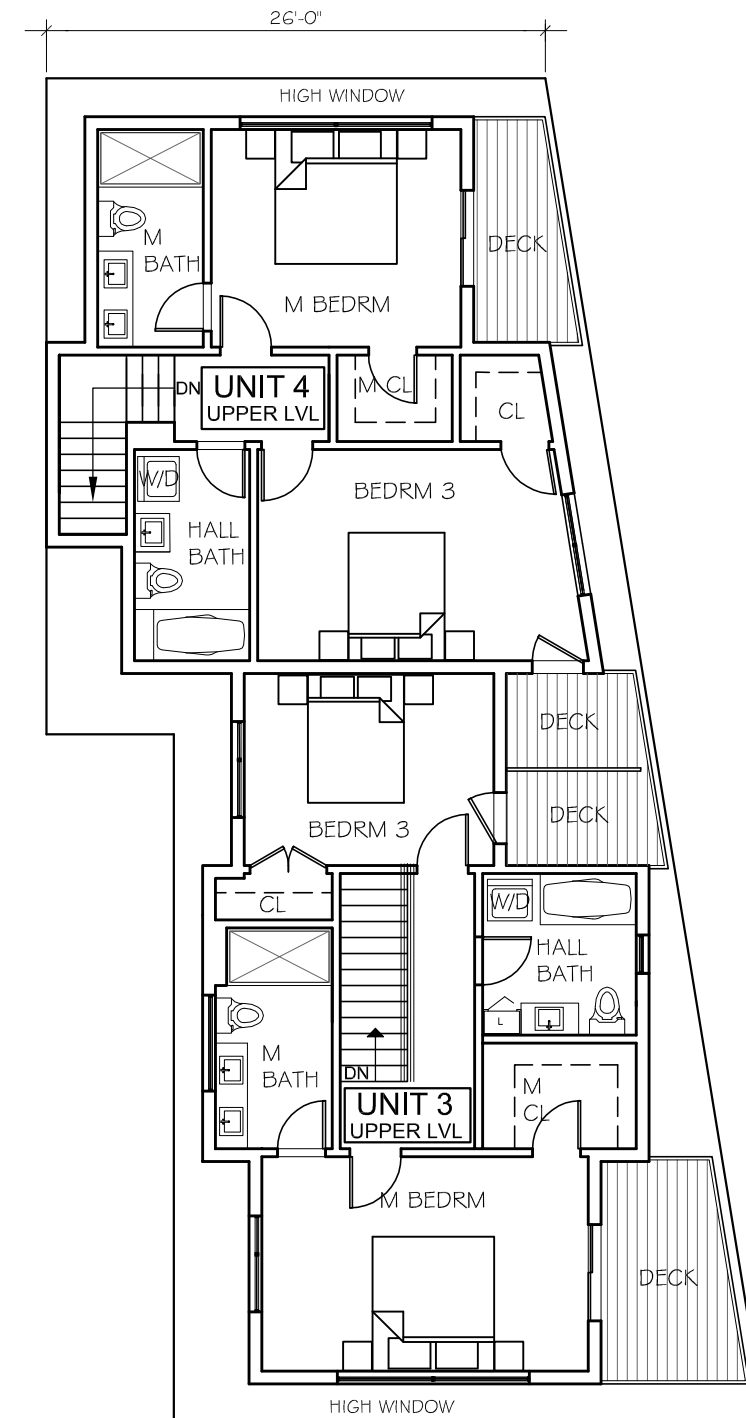
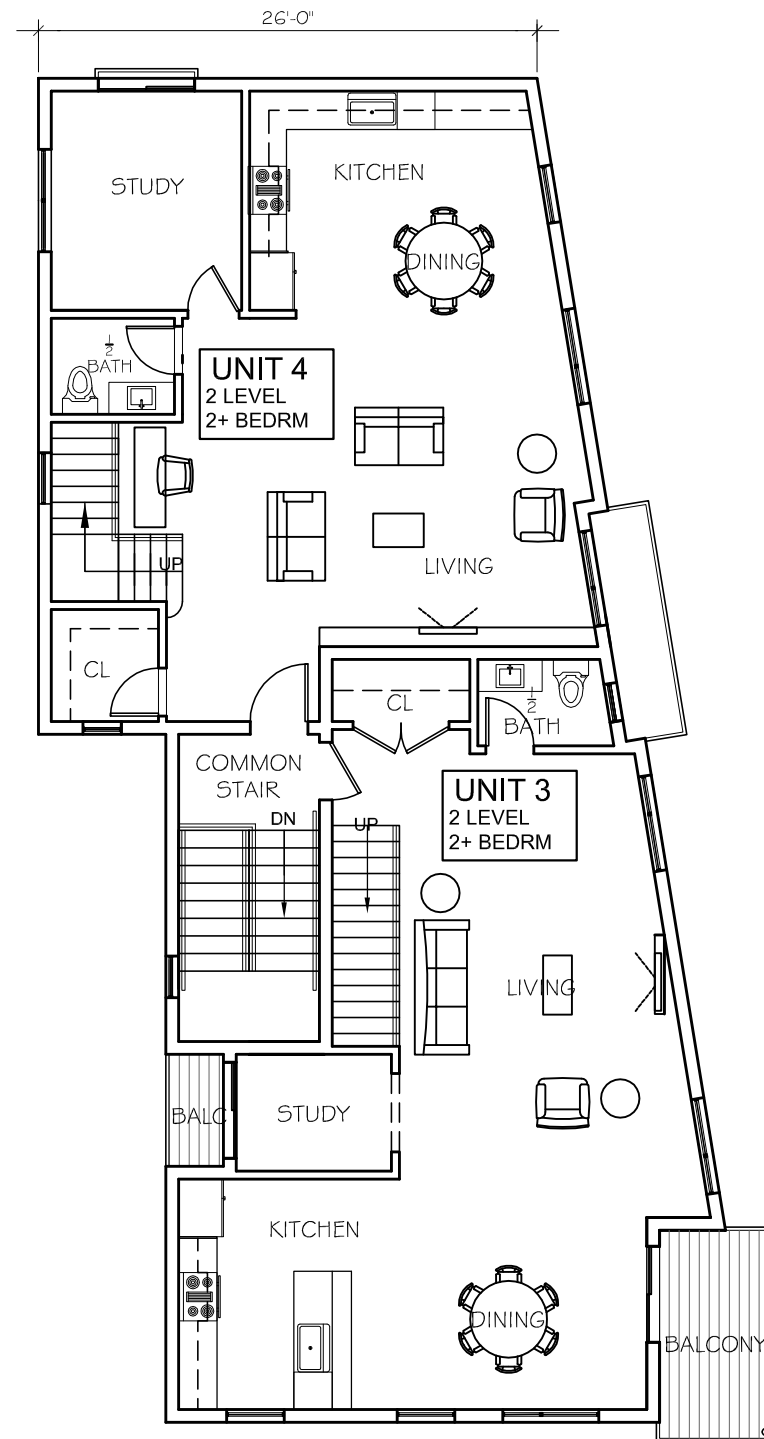
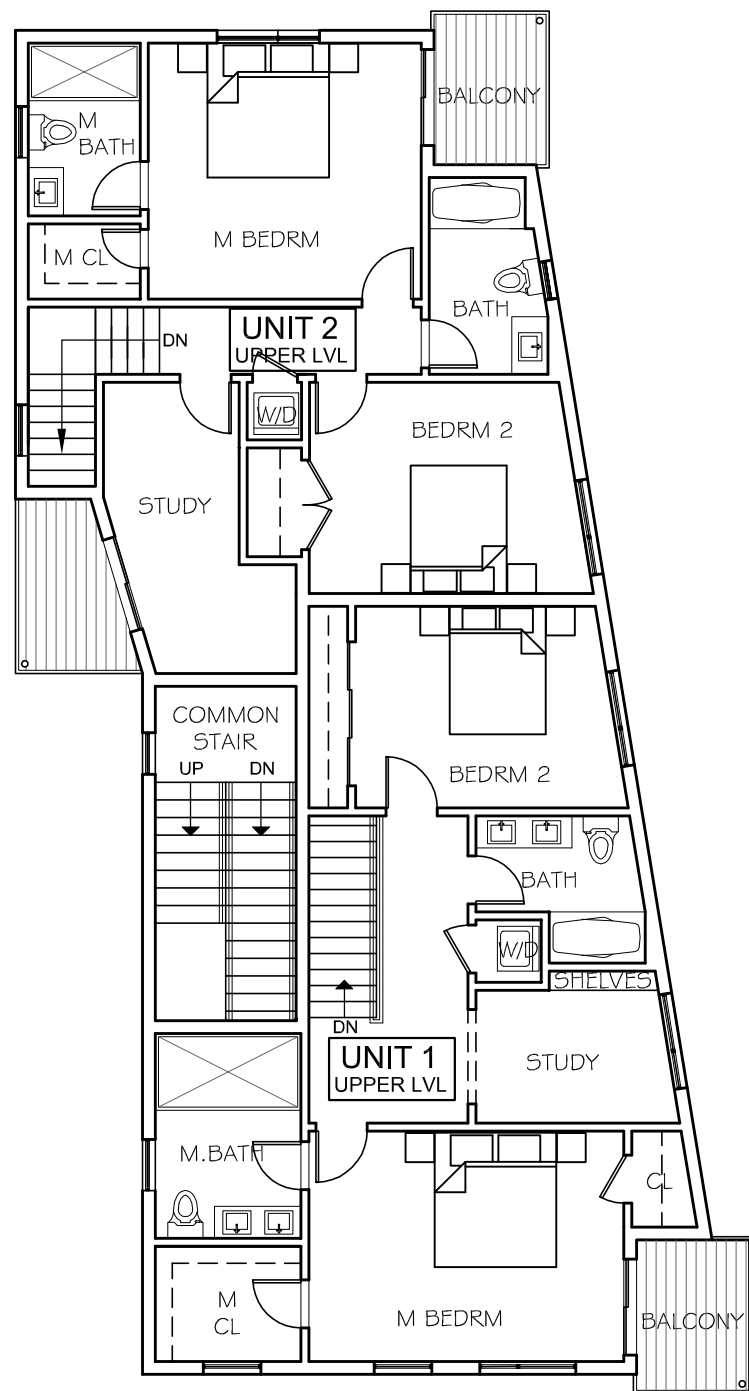
A1.1



1 BASEMENT FLOOR PLAN
SCALE: 1/10" = 1'-0"
AREA= 178 SF



2 FIRST FLOOR PLAN
SCALE: 1/10" = 1'-0"
AREA= 1,830 SF



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PROPOSED
SECOND, THIRD
AND FOURTH
FLOOR PLAN

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SHEET

A1.2



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

- CORRUGATED METAL
- FIBER CEMENT OR AZAK TRIM, PTD
- CEDAR WOOD SIDING, 4" EXPOSURE
- METAL RAILING
- FIBER CEMENT, 7" EXPOSURE, PAINTED, TYP.
- METAL COLUMN, PAINTED
- METAL WINDOWS, PAINTED
- METAL BALCONY, PAINTED
- METAL AWNING
- DOOR, PAINTED

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FRONT
ELEVATION

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ZBA REV 1

11 APR 2018

ZBA APP

1 MAR 2018

DRAWN BY

FV

REVIEWED BY

PQ

SHEET

A2.1



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



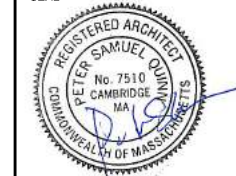
3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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REAR
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SHEET

A2.3



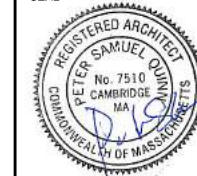
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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LEFT
ELEVATION

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ZBA REV 1

11 APR 2018

ZBA APP

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DRAWN BY

FV

REVIEWED BY

PQ

SHEET

A2.4