

Z:\DCADDWGS\Cedar-165\Schematic\Title Sheet.dwg, 6/14/2018 4:53:33 PM



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

GENERAL

	ZBA APPLICATION MAR 1, 2018	ZBA REVISION APR 11, 2018	ZBA REVISION JUN 5, 2018
T1.1	TITLE SHEET	X	X
	EXISTING CONDITIONS PLOT PLAN	X	X
	UTILITY SITE PLAN	X	X
Z0.1	ZONING ORDINANCE		X
Z1.0	DIMENSIONAL SITE PLAN	X	X
Z1.1	ZONING ORDINANCE	X	X

ARCHITECTURAL

A0.1	3D STREET VIEW			X
A1.1	BASEMENT AND FIRST FLOOR PLAN	X	X	X
A1.2	SECOND,THIRD AND FOURTH FLOOR PLAN	X	X	X
A2.1	FRONT ELEVATION	X	X	X
A2.2	RIGHT ELEVATION	X	X	X
A2.3	REAR ELEVATION	X	X	X
A2.4	LEFT ELEVATION	X	X	X



LOCUS PLAN

PETER
QUINN
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TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

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 2 5 JUN 2018

ZBA REV 1 11 APR 2018

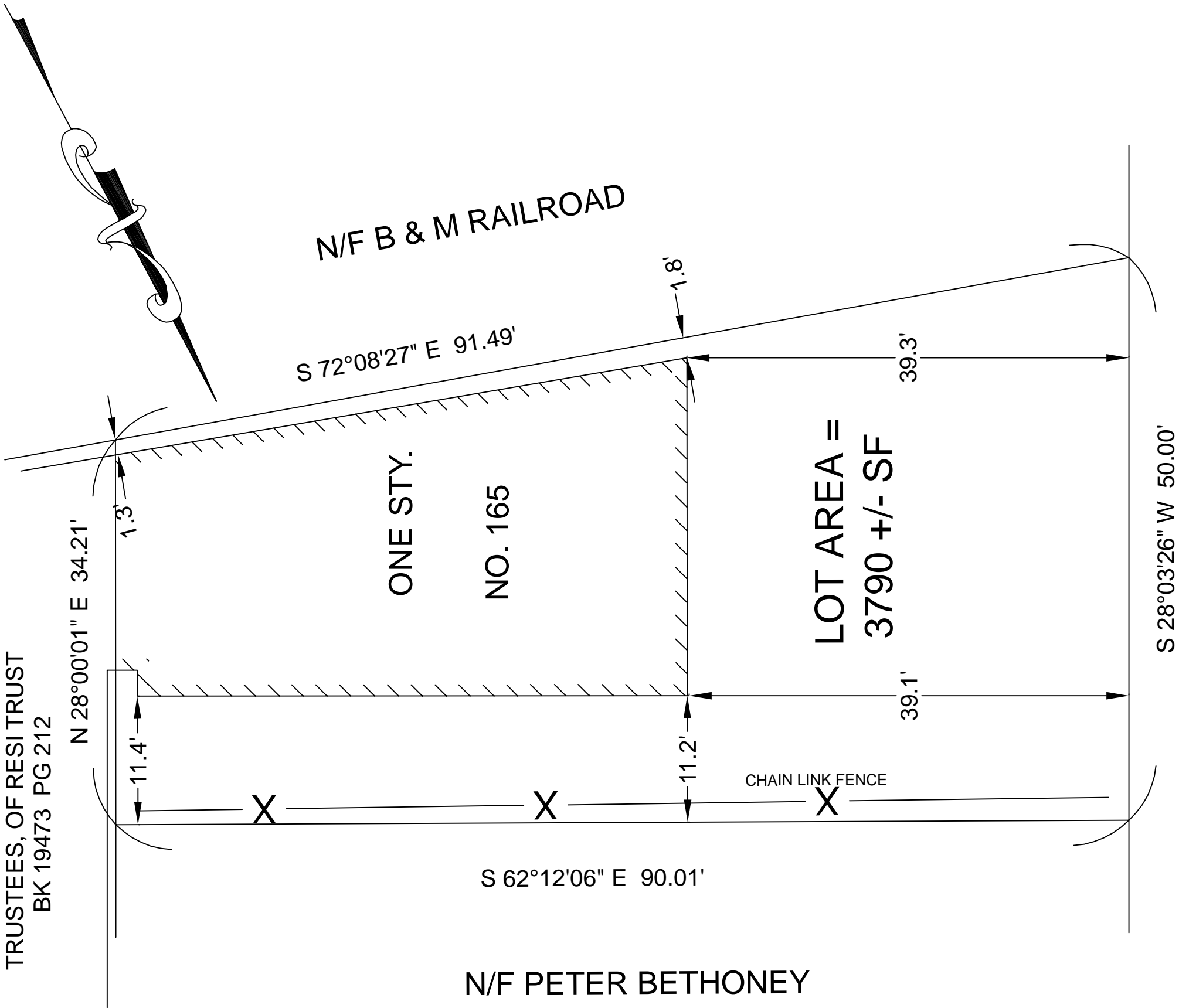
ZBA APP 1 MAR 2018

DRAWN BY REVIEWED BY
FV PQ

SHEET

T1.1

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

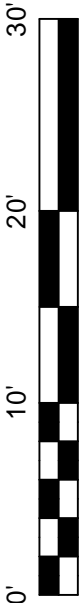


NOTES:

- 1.) DEED REFERENCE: BOOK 13265 PAGE 298
- 2.) PLAN REFERENCE: END OF BOOK 1896
- 3.) EXISTING BUILDING TO BE DEMOLISHED
- 4.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY

PLOT PLAN
IN

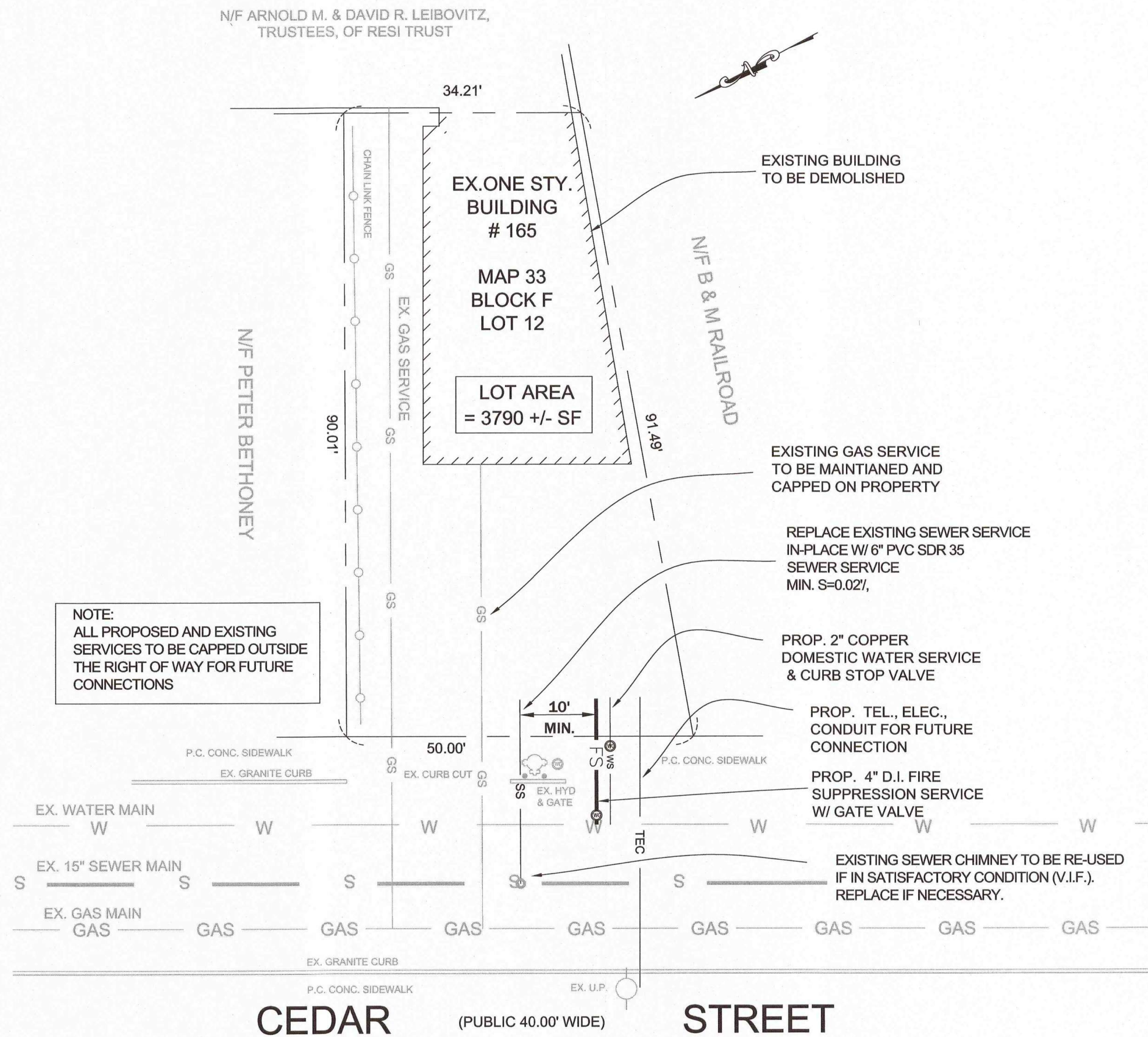
SOMERVILLE, MA
165 CEDAR STREET



SCALE: 1" = 10'

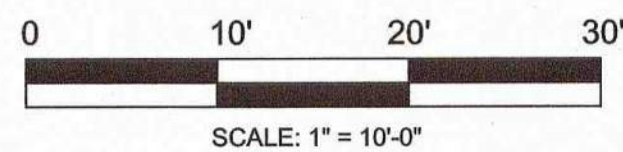
APRIL 25, 2018

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



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO PROVIDE INFORMATION FOR UTILITY CONNECTIONS TO THE SUBJECT PROPERTY FOR A FUTURE DEVELOPMENT.
 2. PROPERTY LINE AND SITE FEATURES BASED UPON A FIELD SURVEY BY D & A SURVEY ASSOCIATES, INC AS SHOWN ON A PLAN ENTITLED "PLOT PLAN IN SOMERVILLE, MA 165 CEDAR STREET" AND DATED APRIL 25, 2018.
 3. SEWER INFORMATION OBTAINED FROM PLAN ENTITLED "CEDAR & ALBION STs. SEWER" DATED OCTOBER 10, 1888 .
 4. THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED UPON THE EXISTING CONDITIONS SURVEY AND AVAILABLE RECORDS.
 5. CONTRACTORS SHALL VERIFY ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC, AND NOTIFY DIGSAFE PRIOR TO ANY EXCAVATIONS.
 6. ROADWAY UTILITY TRENCHES AND PATCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.
 7. INSTALLATION OF UTILITIES SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND CITY OF SOMERVILLE REGULATIONS, CODES, AND STANDARDS.
 8. SIDEWALK AND CURB CUT RECONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.
 9. A MINIMUM OF 5 FT. OF COVER MUST BE MAINTAINED OVER THE WATER SERVICES.

SITE PLAN



CITY USE ONLY

CIVIL:

CHK:

DSG:

DRW:

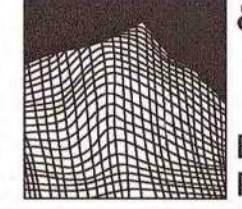
UTILITY SITE PLAN

165 CEDAR STREET

SOMERVILLE, MA

Prepared For
CEDAR STREET, LLC
C/O NEW ENGLAND CONSTRUCTION & DEVELOPMENT
661 MAIN ST.
MMALEDEN, MA 02148

Marchionda
& Associates, L.P.



Engineering and
Planning Consultants

62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
Website: www.marchionda.com

DATE: 05/03/18

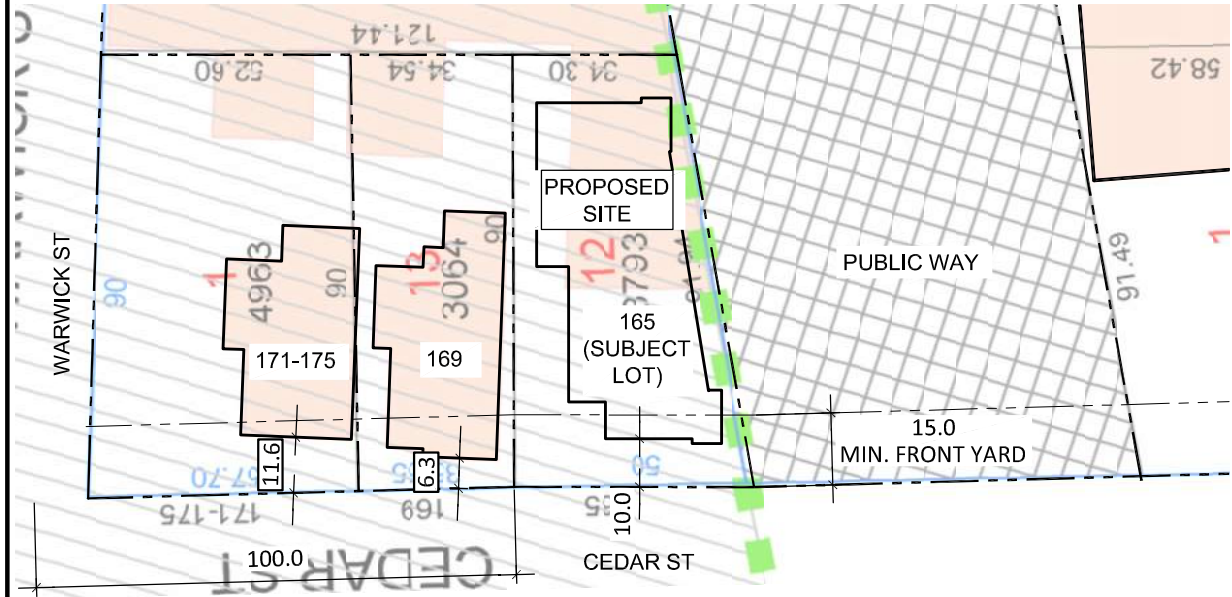
H:\PROJECTS\884-02-1\SOMERVILLE CEDAR 165.DWG

M. & A. NO.: 884-02

SCALE: 1"=10'

SHEET 1 OF 1

Z:\DCADDWGS\Cedar-165\Schematic\Zoning.dwg, 6/14/2018 4:56:02 PM



1 FRONT YARD CALC

SCALE: 1/40" = 1'-0" PER §8.6.5.A

SOURCE FROM
SOMERVILLE
ASSESSORS MAP

PER §8.6.5.A - FRONT YARD MAY BE
THE AVERAGE FRONT YARD OF
NEIGHBORS 100' EACH SIDE OF
SUBJECT LOT:
(6.3' + 11.6') / 2 = 8.95'
BUT NO CASE <10'.

DIMENSIONAL TABLE - BB ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	COMMERCIAL	RESIDENTIAL	REQUIRES SP PER §7.11
NUMBER OF DWELLING UNITS	4	0	4	COMPLIES
LOT SIZE (SF) MIN	NA	3,790	NO CHANGE	COMPLIES
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	N/A	947.5	COMPLIES
GROUND COVERAGE (%) MAX	80%	36%	52%	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	10	0	32	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	NA	0	32	COMPLIES
NET FLOOR AREA (NSF)	7,580	1,374	7,200	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	0.36	1.9	COMPLIES
HEIGHT MAX (FT/ STORIES)	50 FT	25 FT	48.8 FT	COMPLIES
FRONT YARD MIN (FT) Cedar St	15	41.9	10.1	REQUIRES RELIEF
REAR YARD MIN (FT)	10 + 6 = 16 PER §8.5*	0	10	IMPROVE EXIST NONCONFORMITY REQUIRES RELIEF
SIDE YARD MIN - LEFT (FT)	NA	10.8	5	COMPLIES
SIDE YARD MIN - RIGHT (FT)	NA	0	5.1	COMPLIES
FRONTAGE MIN (FT) Cedar St	NA	50	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN	6**	0	4	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	7	COMPLIES

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

*REAR YARD CALCULATION PER §8.5
10 FEET, PLUS 2 FEET PER STORY ABOVE GROUND FLOOR
PROPOSED BUILDING HAS 3 STORIES ABOVE GROUND LEVEL
3 STORIES x 2 = 6
6 + 10 = 16 FEET MINIMUM REAR YARD

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
6 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) FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 0X1 = 0
0 BIKE SPACES REQUIRED

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259 ELM STREET, SUITE 301
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PH 617-354-3989

SEAL

CONSULTANT

PROJECT
4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

ZBA REV 2 5 JUN 2018

ZBA REV 1 11 APR 2018

ZBA APP 1 MAR 2018

DRAWN BY DM REVIEWED BY PQ

SHEET

Z0.1



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

CONSULTANT

PROJECT
4-UNIT DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
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78C LAWRENCE ROAD
BOXFORD, MA 01921

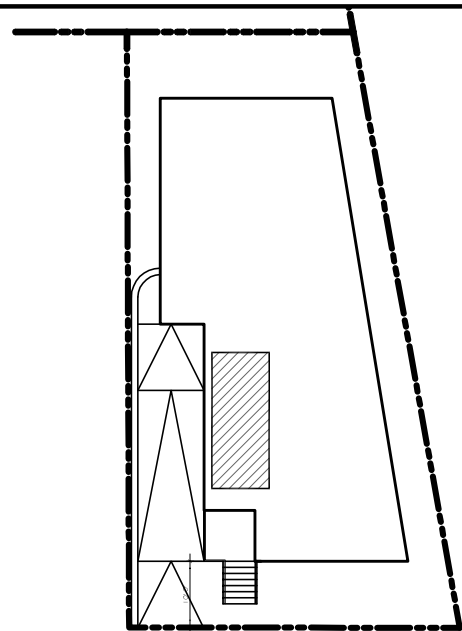
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DIMENSIONAL SITE PLAN

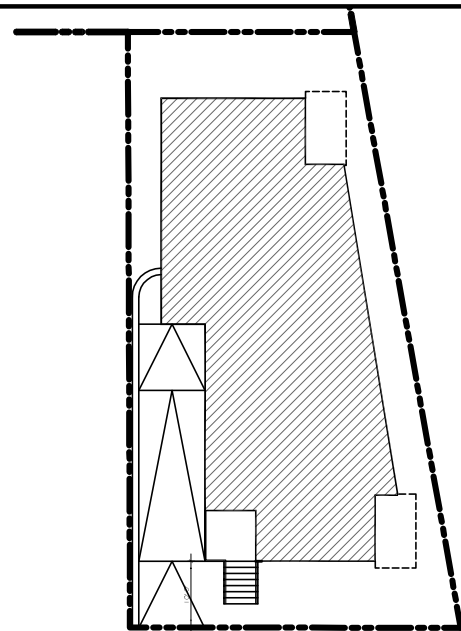
SCALE AS NOTED	
REVISION	DATE
ZBA REV 2	5 JUN 2018
ZBA REV 1	11 APR 2018
ZBA APP	1 MAR 2018
DRAWN BY FV	REVIEWED BY PQ

SHEET

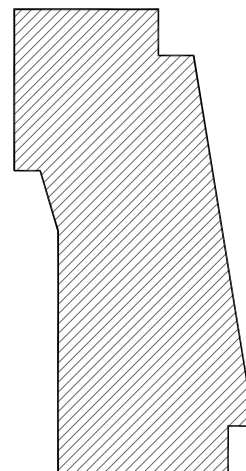
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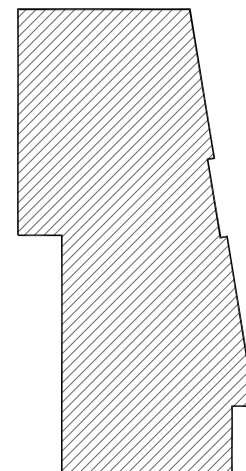
PROPOSED
BASEMENT: +/-180-SF



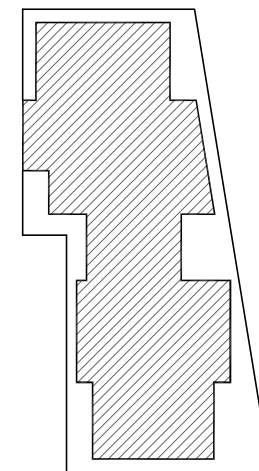
PROPOSED
1ST FLOOR: +/-1,830-SF



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



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

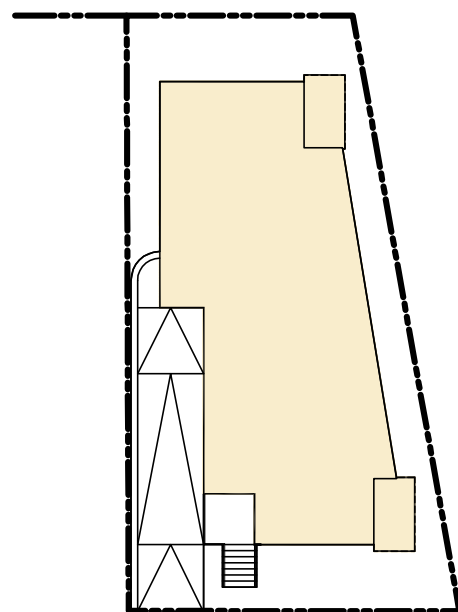


PROPOSED
4TH FLOOR:
+/-1,400-SF

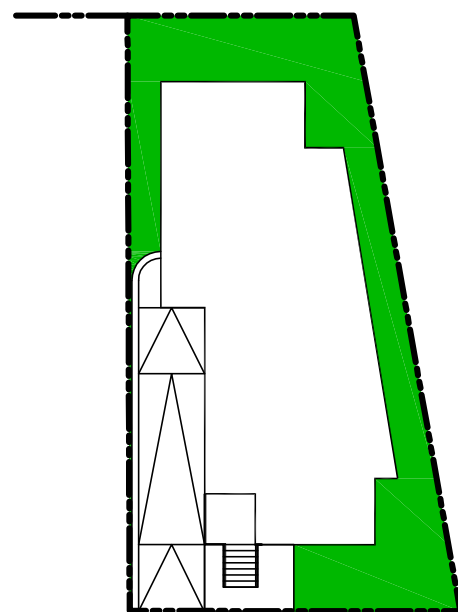
1 SQUARE FOOTAGE CALC

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



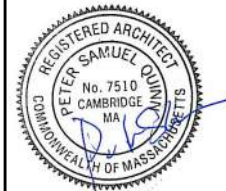
 LANDSCAPE AREA $\frac{+/-1,230 \text{ SF}}{3,790 \text{ LOT SF}} = 32\%$

2 SITE AREAS



3 BUILDING HEIGHT

SCALE: 1"=20'-0"





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SEAL

CONSULTANT

PROJECT

4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

3D STREET
VIEW

SCALE AS NOTED

REVISION	DATE
ZBA REV 2	5 JUN 2018
ZBA REV 1	11 APR 2018
ZBA APP	1 MAR 2018
DRAWN BY FV	REVIEWED BY PQ

SHEET

A0.1

① STREET VIEW ALONG CEDAR ST

SEAL



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PROJECT
4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

PROPOSED
BASEMENT
AND FIRST
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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ZBA REV 2	5 JUN 2018
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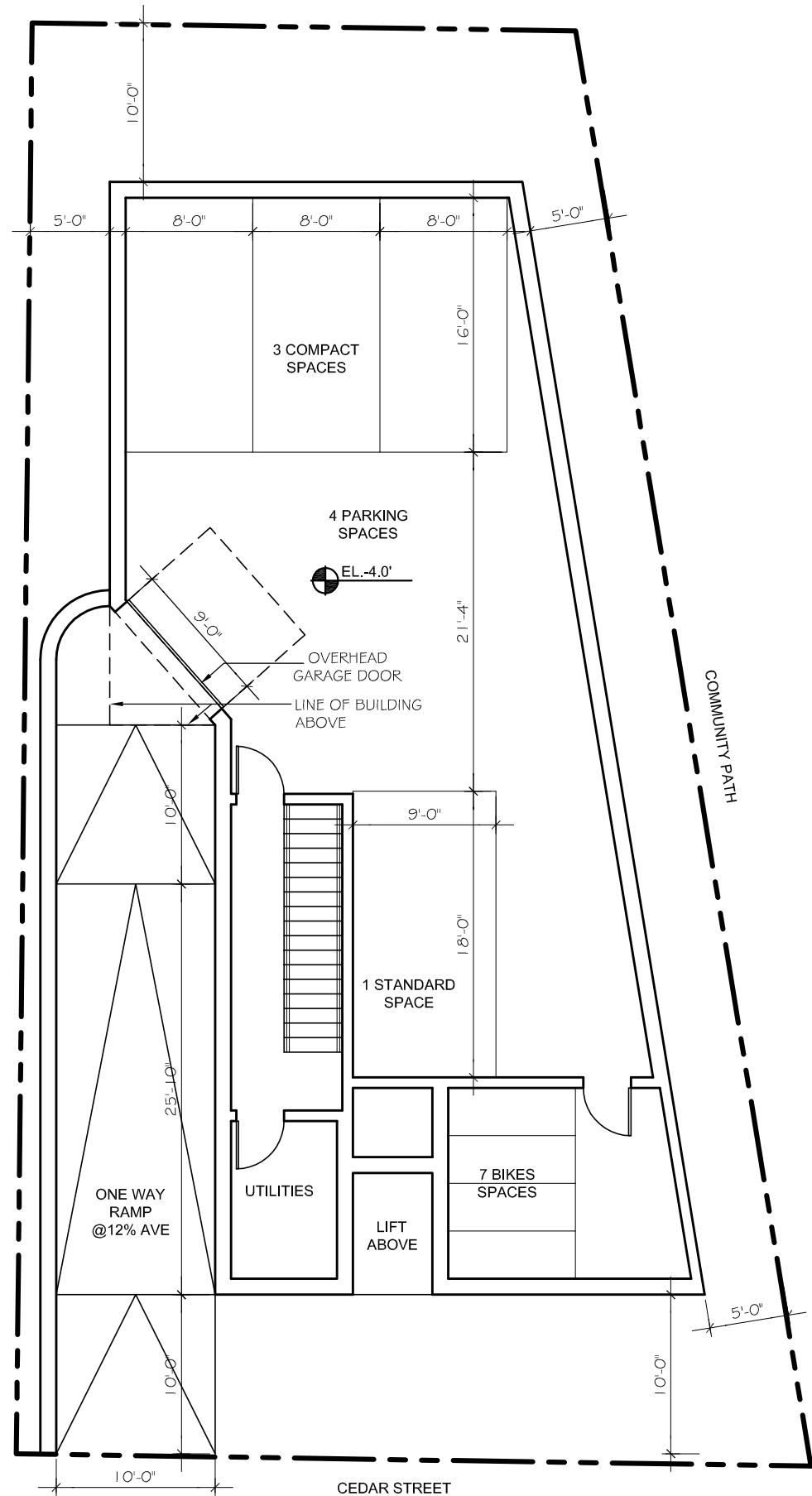
ZBA REV 1	11 APR 2018
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ZBA APP	1 MAR 2018
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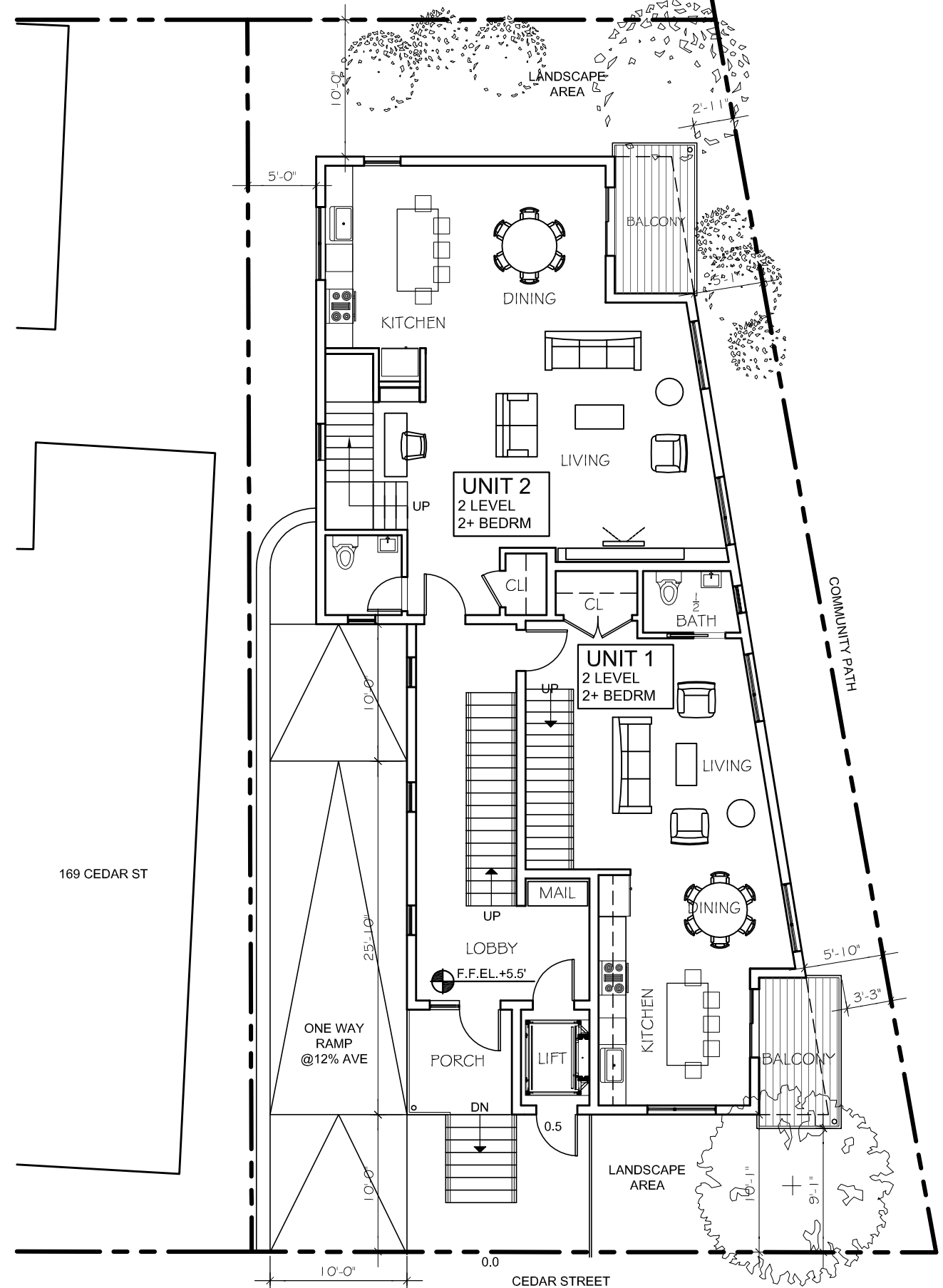
DRAWN BY	REVIEWED BY
DM	PQ

SHEET

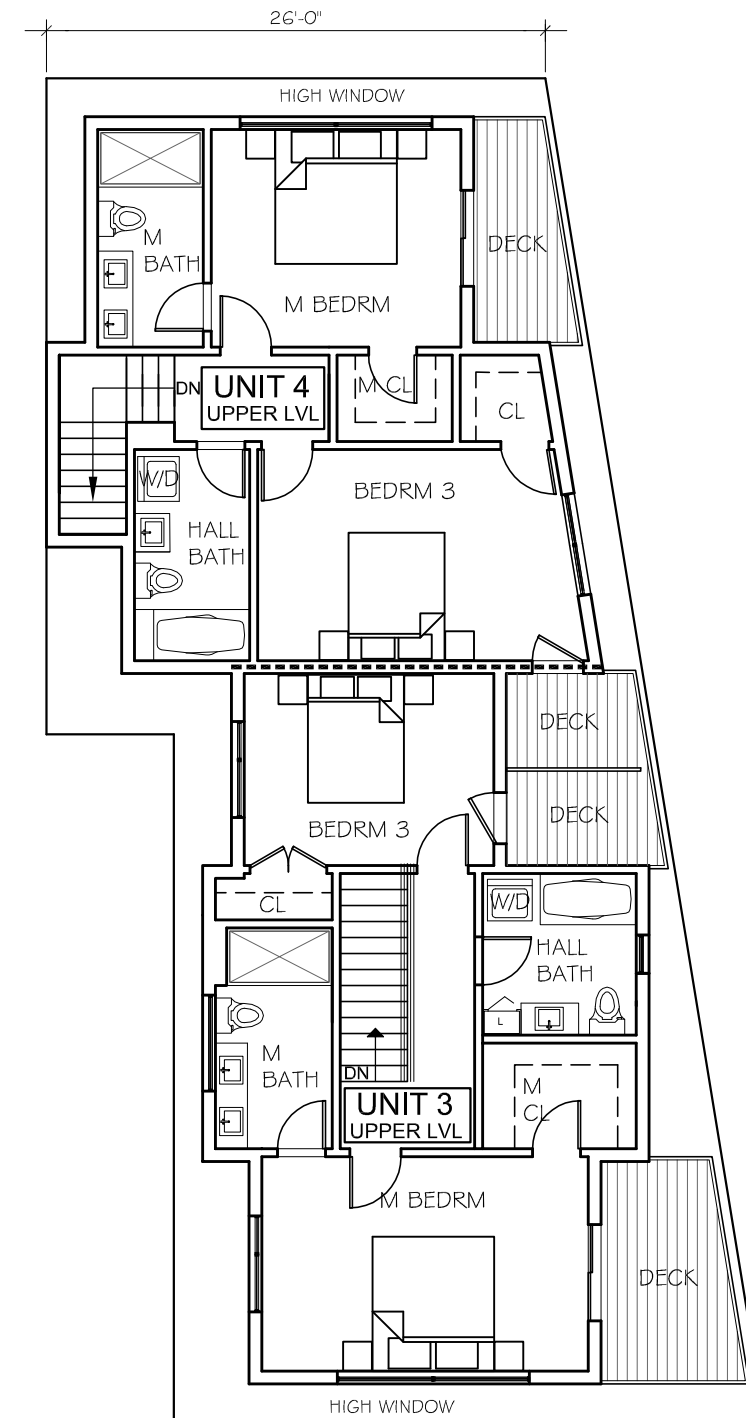
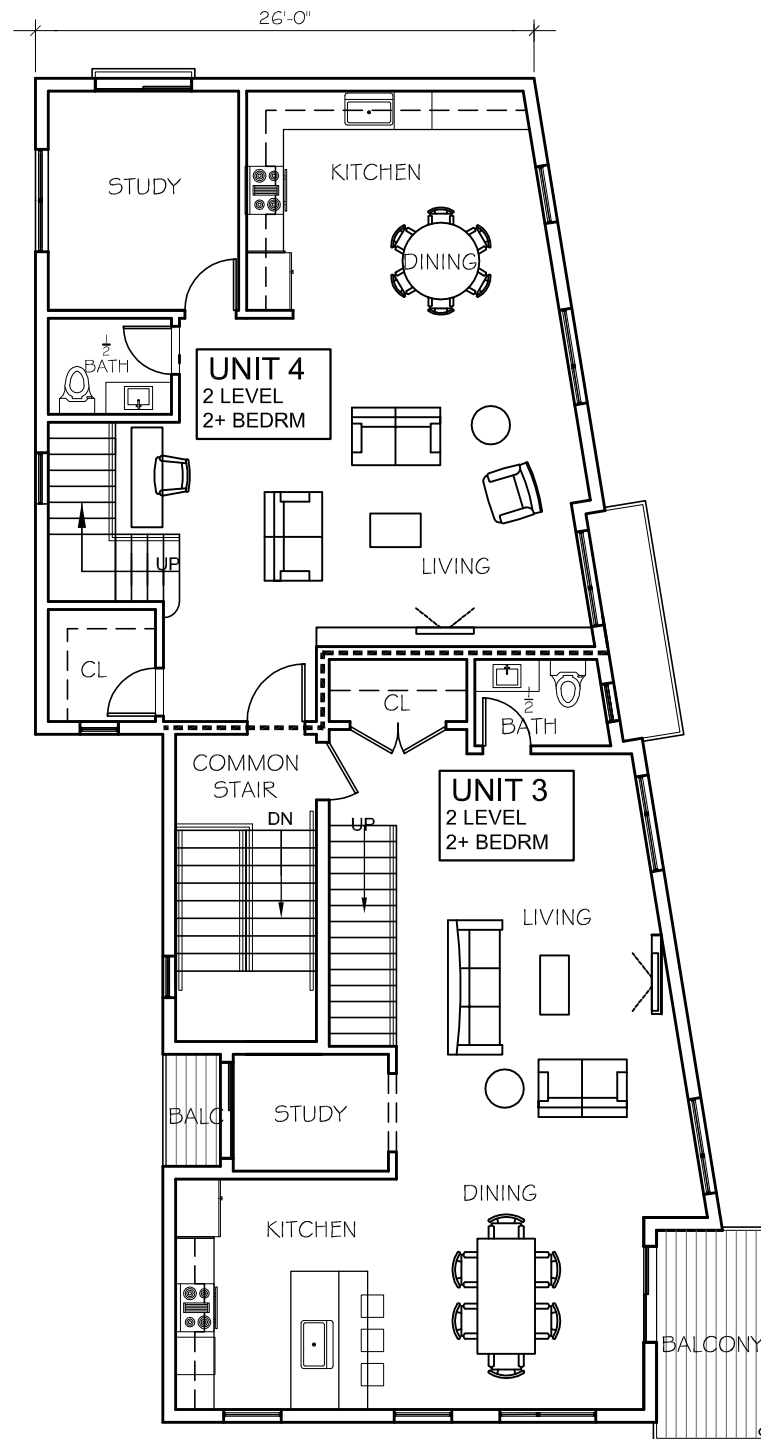
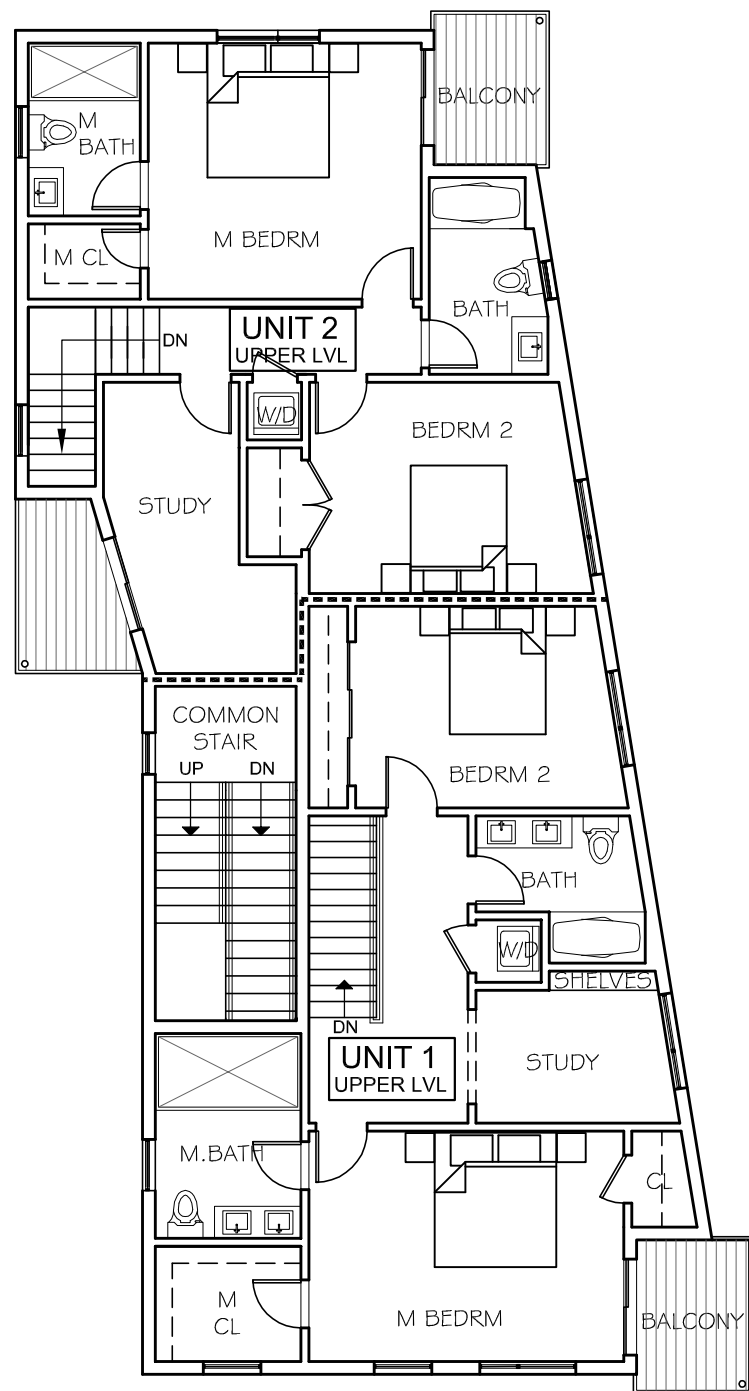
A1.1



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

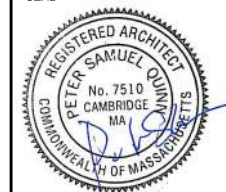


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4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR
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78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

PROPOSED
SECOND, THIRD
AND FOURTH
FLOOR PLAN

SCALE AS NOTED

REVISION DATE

ZBA REV 2 5 JUN 2018

ZBA REV 1 11 APR 2018

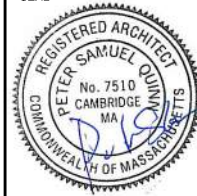
ZBA APP 1 MAR 2018

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SHEET

A1.2

SEAL



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PROJECT

**4-UNIT
DEVELOPMENT**

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

**FRONT
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA REV 2	5 JUN 2018
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ZBA APP	1 MAR 2018
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A2.1



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



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

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PH 617-354-3989

SEAL



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PROJECT

4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

RIGHT
ELEVATION

SCALE AS NOTED

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ZBA APP	1 MAR 2018
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SHEET

A2.2



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

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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

**4-UNIT
DEVELOPMENT**

165 CEDAR STREET
SOMERVILLE, MA 02145

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78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

**REAR
ELEVATION**

SCALE AS NOTED

REVISION	DATE
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ZBA REV 2	5 JUN 2018
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ZBA REV 1	11 APR 2018
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ZBA APP	1 MAR 2018
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SHEET

A2.3



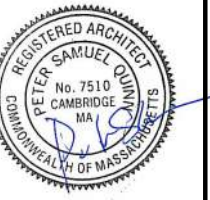
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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SEAL



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PROJECT

4-UNIT
DEVELOPMENT

165 CEDAR STREET
SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR, LLC

78C LAWRENCE ROAD
BOXFORD, MA 01921

DRAWING TITLE

LEFT
ELEVATION

SCALE AS NOTED

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ZBA REV 2	5 JUN 2018
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ZBA APP	1 MAR 2018
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SHEET

A2.4