

ZBA APPLICATION

REDEVELOPMENT OF 30 PUTNAM ST

30 PUTNAM ST, SOMERVILLE, MA 02143



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



| LIST OF DRAWINGS | ZBA APPL 5 MAY 2017 | ZBA APPL REV 1 16 JUN 2017 |
|---|------------------------|----------------------------------|
| GENERAL | | |
| T1 TITLE SHEET | X | X |
| EXISTING CONDITIONS PLOT PLAN | X | X |
| Z1.1 ZONING COMPLIANCE | X | X |
| Z1.2 ZONING COMPLIANCE | X | X |
| Z1.3 ZONING COMPLIANCE | X | X |
| LANDSCAPE | | |
| L1 ILLUSTRATIVE LANDSCAPE PLAN | | X |
| ARCHITECTURAL | | |
| A0.1 COLOR RENDERED ELEVATIONS | X | X |
| A1.1 FIRST FLOOR PLAN | X | X |
| A1.2 SECOND FLOOR PLAN | X | X |
| A1.3 THIRD FLOOR PLAN | X | X |
| A1.4 FOURTH FLOOR PLAN | X | X |
| A2.1 FRONT ELEVATION | X | X |
| A2.2 LEFT ELEVATION | X | X |
| A2.3 REAR ELEVATION | X | X |
| A2.4 RIGHT ELEVATION | X | X |
| EXISTING CONDITIONS PLANS AND ELEVATIONS (4 SHEETS) | X | X |

SEAL

CONSULTANT

PROJECT

30 PUTNAM STREET

30 Putnam Street
Somerville, MA 02143

PREPARED FOR

HUDSON SANTANA

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

| REVISION | DATE |
|----------------|-------------------|
| ZBA REV 1 | 16 JUN 2017 |
| ZBA APPL | 3 MAY 2017 |
| DRAWN BY YC | REVIEWED BY PQ |

SHEET

T1

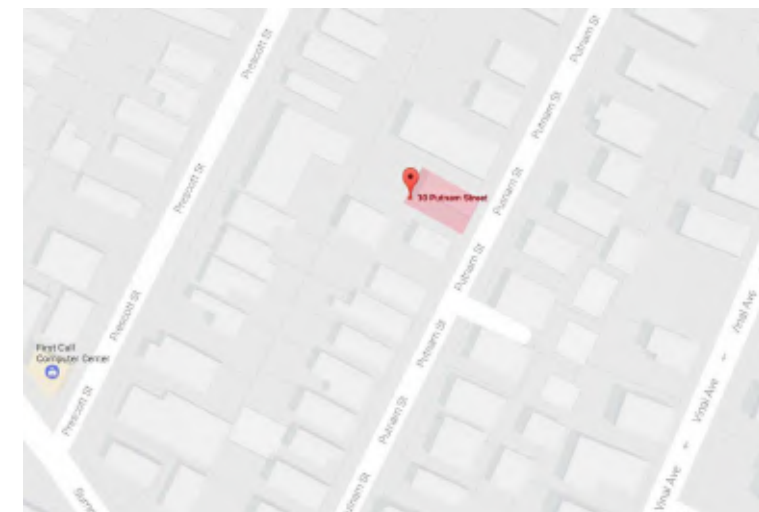
PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

MASSACHUSETTS SURVEY CONSULTANTS
14 SUMMER ST
WEST GLOUCESTER, MA 01930
PH (617) 899-0703



LOCUS PLAN

PLAN OF LAND

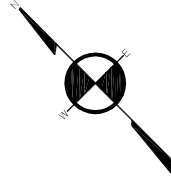
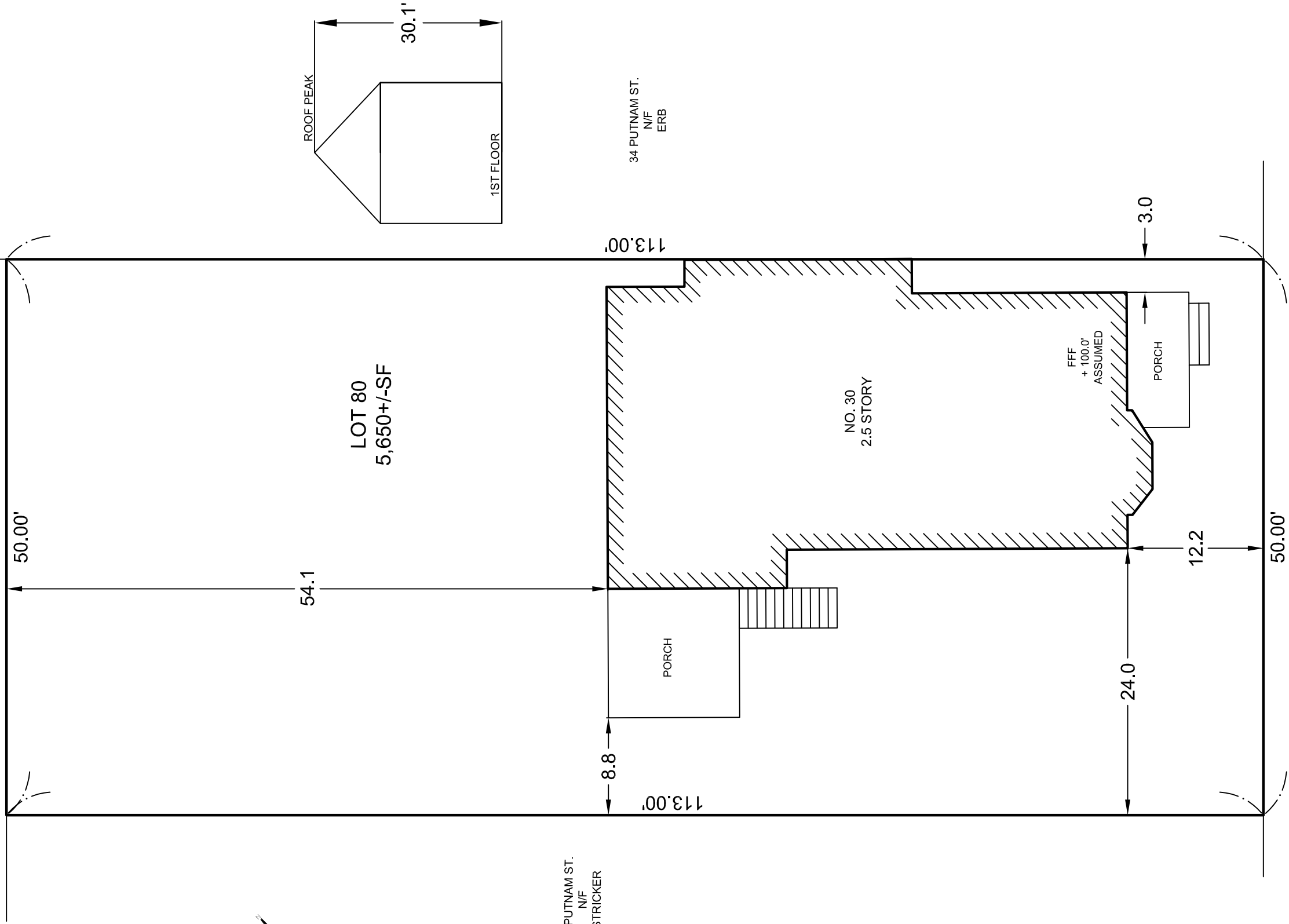
LOCATED AT
30 PUTNAM STREET
SOMERVILLE, MA

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER ST
WEST GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

SCALE: 1 INCH = 10 FEET

21-27 PRESCOTT ST.
N/F
21-27 PRESCOTT ST. CONDOMINIUM



REFERENCES

DEED: BOOK 50058, PAGE 378
PLAN: LAND COURT PLAN 17605-A
PLAN: PLAN BOOK 27, PLAN 40

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 25 AND MARCH 1, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE: MARCH 7, 2017

DIMENSIONAL TABLE - RA ZONING DISTRICT

| ITEM | ALLOWED/REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|---|---------------------|-----------------------------|---------------------------|---|
| USE | PER §7.11 | RESIDENTIAL | RESIDENTIAL | COMPLIES |
| NUMBER OF DWELLING UNITS | 2 | 3 | 2 | COMPLIES |
| LOT SIZE (SF) MIN | 10,000 | ±5,650 | NO CHANGE | EXISTING NONCONFORMITY REQUIRES RELIEF |
| LOT AREA / UNIT MIN WITH 1-9 UNITS (SF) | 2,250 | 1,883 | 2,825 | COMPLIES |
| GROUND COVERAGE (%) MAX | 50 | ±25 | ±36 | COMPLIES |
| LANDSCAPED AREA MIN (% OF LOT) | 25 | ±61 | 36 39 | COMPLIES |
| PERVIOUS AREA MIN (% OF LOT) | 35 | ±61 | 36 39 | COMPLIES |
| NET FLOOR AREA (NSF) | 4,237 | ±3,197 ±3,328 | 4,236 4,514 | COMPLIES REQUIRES RELIEF FOR 277-NSF |
| FLOOR AREA RATIO MAX (FAR) | 0.75 | 0.57 0.59 | 0.75 0.80 | COMPLIES REQUIRES RELIEF |
| HEIGHT MAX (FT/ STORIES) | 35 / 2.5 | ±32 / 2.5 | ±32 / 2.5 | COMPLIES |
| FRONT YARD MIN (FT) | 15 OR PER §8.6.5 | 12.2 | 12.2 EXTG FOOTPRINT | EXISTING NONCONFORMING |
| | | | 58.9 NEW FOOTPRINT | COMPLIES |
| | | | 20.8 NEW DORMER | COMPLIES |
| REAR YARD MIN (FT) | 20 | 54.1 | 54.1 EXTG FOOTPRINT | COMPLIES |
| | | | 20 NEW FOOTPRINT | COMPLIES |
| SIDE YARD MIN - LEFT (FT) | 9 | ±19.8 | NO CHANGE - EXTG | COMPLIES |
| | | | ±21 NEW FOOTPRINT | COMPLIES |
| SIDE YARD MIN - RIGHT (FT) | 8 | ±0 | NO CHANGE - EXTG | EXISTING NONCONFORMITY |
| | | | ±8.0 NEW FOOTPRINT | COMPLIES |
| | | | ±3.6 NEW DORMER | REQUIRES RELIEF |
| FRONTAGE MIN (FT) | 50 | 50.00' | NO CHANGE | COMPLIES |
| NO. OF PARKING SPACES MIN | 0** | 1 | 3 | COMPLIES |
| MIN NO. BIKE PARKING SPACES | 0 | 0 | 0 | COMPLIES |

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

****NUMBER OF REQUIRED PARKING SPACE PER §9.5**

EXISTING RESIDENTIAL -

| | |
|--|---------|
| (1) 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 = | 1.5 |
| (2) 1-BR UNITS AT 1.5 PER UNIT = 2X1.5 = | 3.0 |
| + VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = | 0 |
| EXISTING CONDITION SPACES REQUIRED | 4.5 = 5 |
| EXISTING CONDITION SPACES PROVIDED | 1 |

PROPOSED RESIDENTIAL -

| | |
|--|---------|
| (1) 2-BR UNITS AT 1.5 PER UNIT = 1X1.5 = | 1.5 |
| (1) 3-BR UNITS AT 2 PER UNIT = 1X2 = | 2.0 |
| + VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = | 0 |
| PROPOSED CONDITION SPACES REQUIRED | 3.5 = 4 |
| PROPOSED CONDITION SPACES PROVIDED | 3 |

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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259 ELM STREET, SUITE 301
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PH 617-354-0989



CONSULTANT

PROJECT
30 PUTMAN STREET

30 Putman Street
Somerville, MA 02143

PREPARED FOR
HUDSON SANTANA

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

ZONING ANALYSIS

SCALE AS NOTED

| REVISION | DATE |
|----------------|-------------------|
| ZBA REV 1 | 16 JUN 2017 |
| ZBA APPL | 3 MAY 2017 |
| DRAWN BY MY | REVIEWED BY PQ |

SHEET

Z1.1



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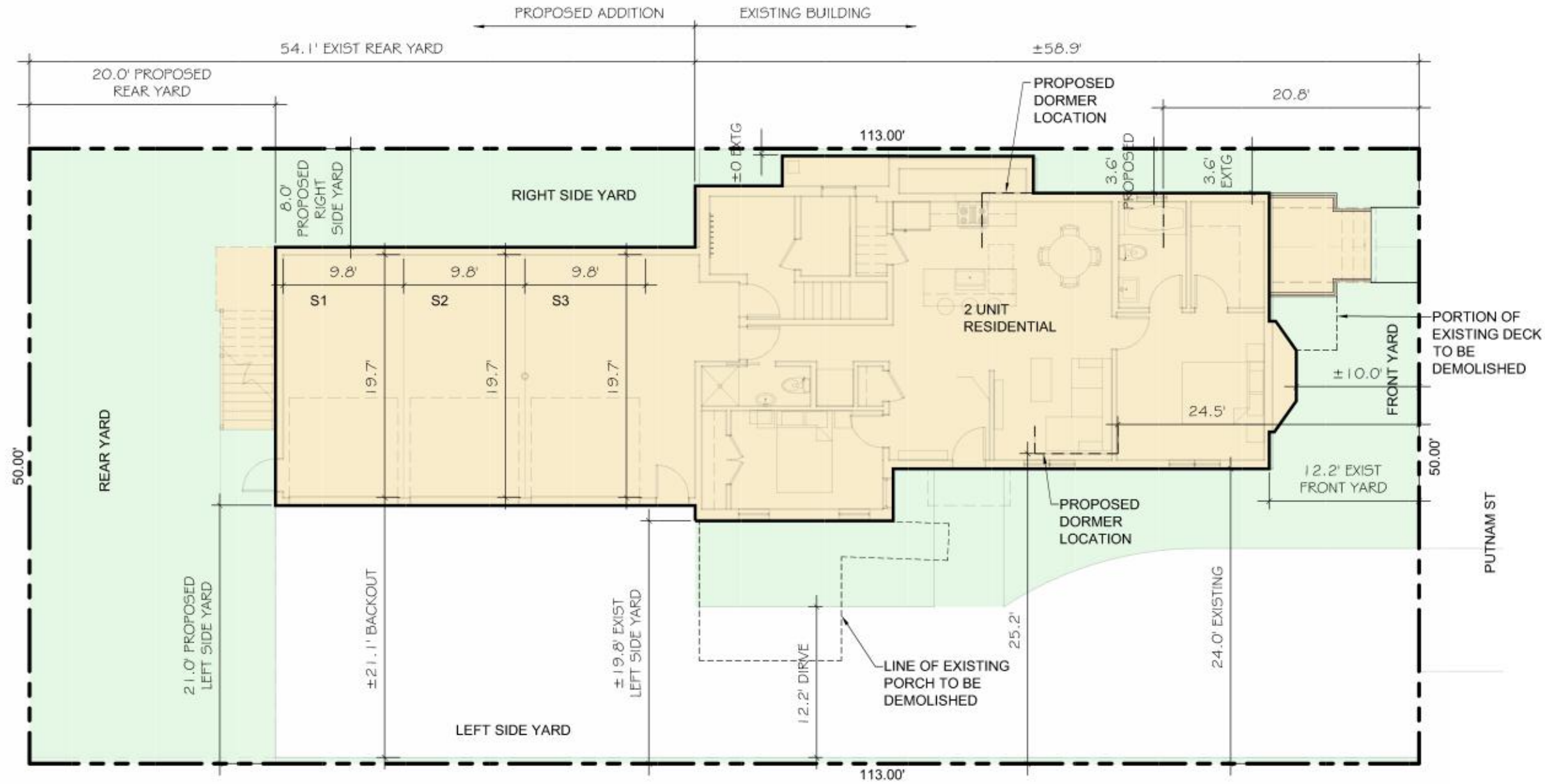
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SCALE AS NOTED

| REVISION | DATE |
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SHEET

Z1.2



1 DIMENSIONAL SITE PLAN
SCALE: 1"=10'-0"
BASED ON PLOT PLAN BY MASSACHUSETTS
SURVEY CONSULTANTS 14 SUMNER ST, WEST
GLOUCESTER, MA 01930.

LOT AREA=
±5,650-SF





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REVISION DATE

ZBA REV 1 16 JUN 2017

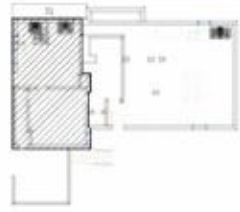
ZBA APPL 3 MAY 2017

DRAWN BY MY REVIEWED BY PQ

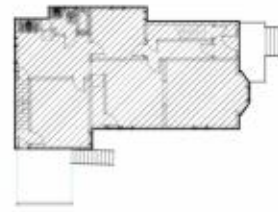
SHEET

Z1.3

EXISTING CONDITION



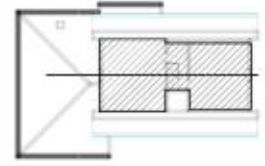
BASEMENT: 416-NSF



1ST FLOOR: 1,193-NSF



2ND FLOOR: 1,156-NSF



3RD FLOOR: 432-NSF

PROPOSED CONDITION



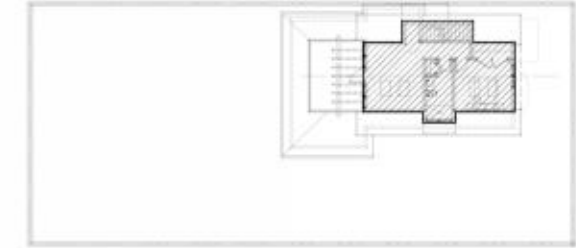
BASEMENT: 9,80-NSF
(-) B-1 STAIR: 36-NSF
BASEMENT FLOOR: 944-NSF



1ST FLOOR: 1,484-NSF
(-) 1-2 STAIR: 37-NSF
FIRST FLOOR: 1,447-NSF



2ND FLOOR: 1,341-NSF
(-) 2-A STAIR: 34-NSF
2ND FLOOR: 1,307-NSF

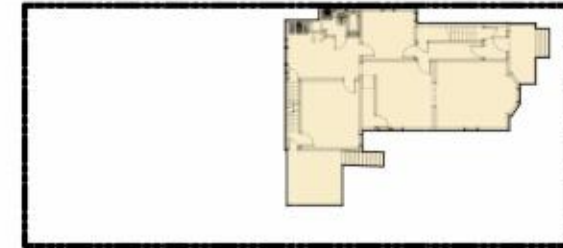


3RD FLOOR: 538-NSF

NET SQUARE FOOTAGE SUMMARY

| FLOOR | EXISTING NSF | PROPOSED NSF |
|--------|--------------|--------------|
| 3RD FL | 432 | 538 |
| 2ND FL | 1156 | 1,307 |
| 1ST FL | 1193 | 1,447 |
| BSMNT | 416 | 944 |
| TOTAL | 3197 | 4,236-NSF |

1 NET SQUARE FOOTAGE CALC
SCALE: 1"=40'-0"



EXISTING

GROUND COVERAGE $\frac{1,438 \text{ SF}}{5,650 \text{ LOT SF}} = 25\%$



LANDSCAPE AREA $\frac{3,436 \text{ SF}}{5,650 \text{ LOT SF}} = 61\%$



PERVIOUS AREA $\frac{3,436 \text{ SF}}{5,650 \text{ LOT SF}} = 61\%$



PROPOSED

GROUND COVERAGE $\frac{2,044 \text{ SF}}{5,650 \text{ LOT SF}} = 36\%$



LANDSCAPE AREA $\frac{2,049 \text{ SF}}{5,650 \text{ LOT SF}} = 36\%$
 ~~$\frac{2,185 \text{ SF}}{5,650 \text{ LOT SF}} = 39\%$~~



PERVIOUS AREA $\frac{2,049 \text{ SF}}{5,650 \text{ LOT SF}} = 36\%$
 ~~$\frac{2,185 \text{ SF}}{5,650 \text{ LOT SF}} = 39\%$~~

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



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





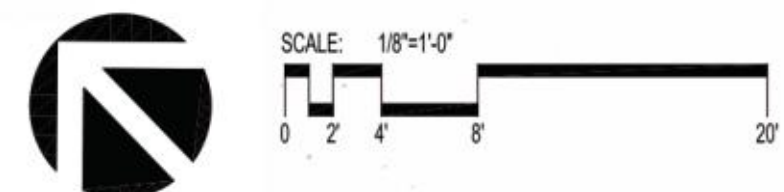
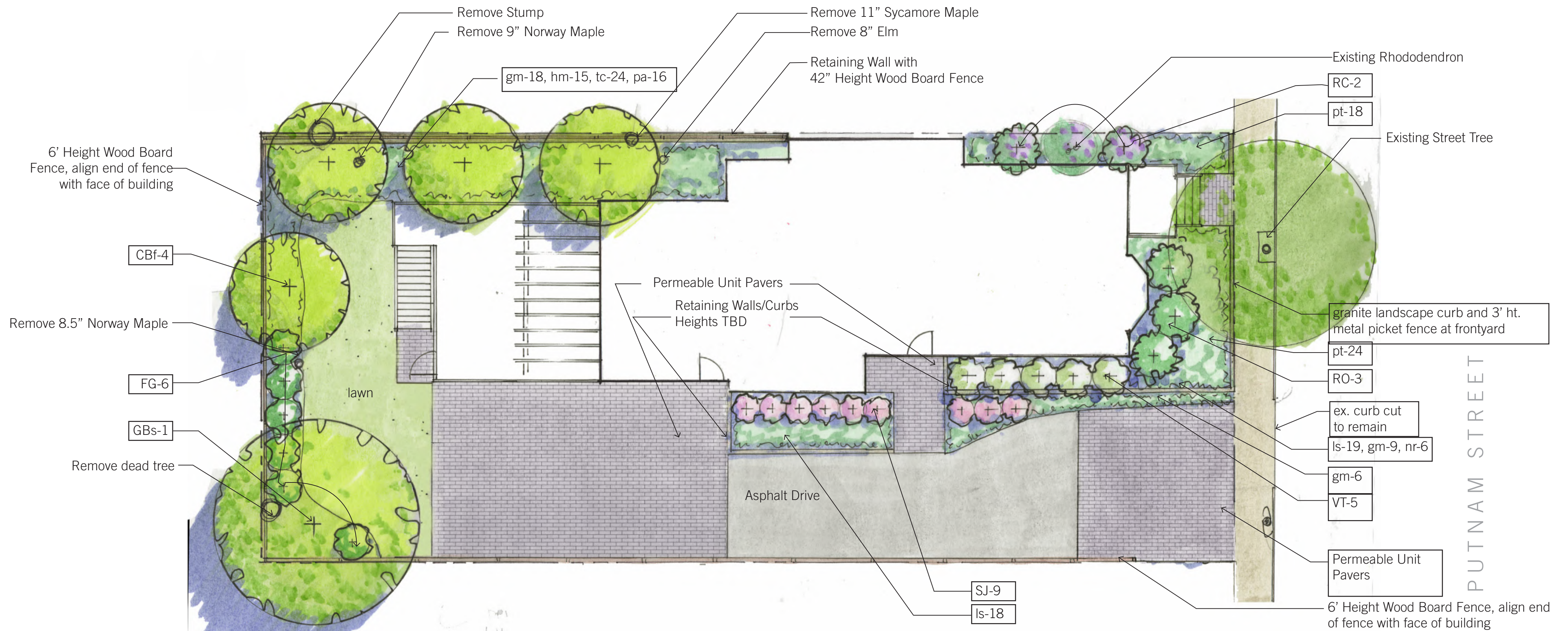
Pervious Unit Paver



6' Ht. Wood Fence

30 PUTNAM STREET PLANT LIST

| TREE | | | MIN SIZE |
|------------|---|----------------------------|-----------|
| CB 4 | Carpinus betulus 'Fastigiata' | Fastigate Hornbeam | 3" cal. |
| GBs 1 | Ginkgo biloba 'Princeton Sentry' | Maidenhair Tree | 3.5" cal. |
| SHRUBS | | | |
| FG 6 | Fothergilla gardenii | Dwarf Fothergilla | 5 gal. |
| RC 2 | Rhododendron catawbiense | Catawba Rhododendron | 36" ht. |
| RO 3 | Rhododendron chinoides | White Rhodo | 24" ht. |
| SJ 9 | Spirea japonica 'Gold Mound' | Gold Mound Japanese Spirea | 5 gal. |
| VT 5 | Viburnum trilobum 'Compacta' | Compact Am. Cranberrybush | 5 gal. |
| PERENNIALS | | | |
| gm 33 | Geranium macrorrhizum 'Bevan's Variety' | Bigroot Geranium | 2 gal. |
| hm 15 | Hakonechloa macra 'All Gold' | Japanese Forest Grass | 1 gal. |
| ls 37 | Liriope spicata | Creeping Liriope | 1 gal. |
| pa 16 | Polystichum acrostichoides | Christmas Fern | 2 gal. |
| pt 42 | Pachysandra terminalis | Japanese spurge | 1 qt. |
| nr 10 | Nepeta racemosa 'Walkers Low' | Catmint | 2 gal. |
| tc 24 | Tiarella cordifolia 'Running Tapestry' | Running Foamflower | 2 gal. |



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SEAL



CONSULTANT

PROJECT

30 PUTMAN
STREET

30 Putman Street
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PREPARED FOR

HUDSON SANTANA

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

RENDERED
FRONT
ELEVATIONS

SCALE AS NOTED

| REVISION | DATE |
|-----------------|-------------------|
| | |
| | |
| | |
| | |
| ZBA APPL | 3 MAY 2017 |
| DRAWN BY ACW | REVIEWED BY PQ |

ZBA APPL 3 MAY 2017

DRAWN BY
ACW REVIEWED BY
PQ

SHEET

A0.1



○ FRONT ELEVATION
SCALE: 1/8" = 1'0"



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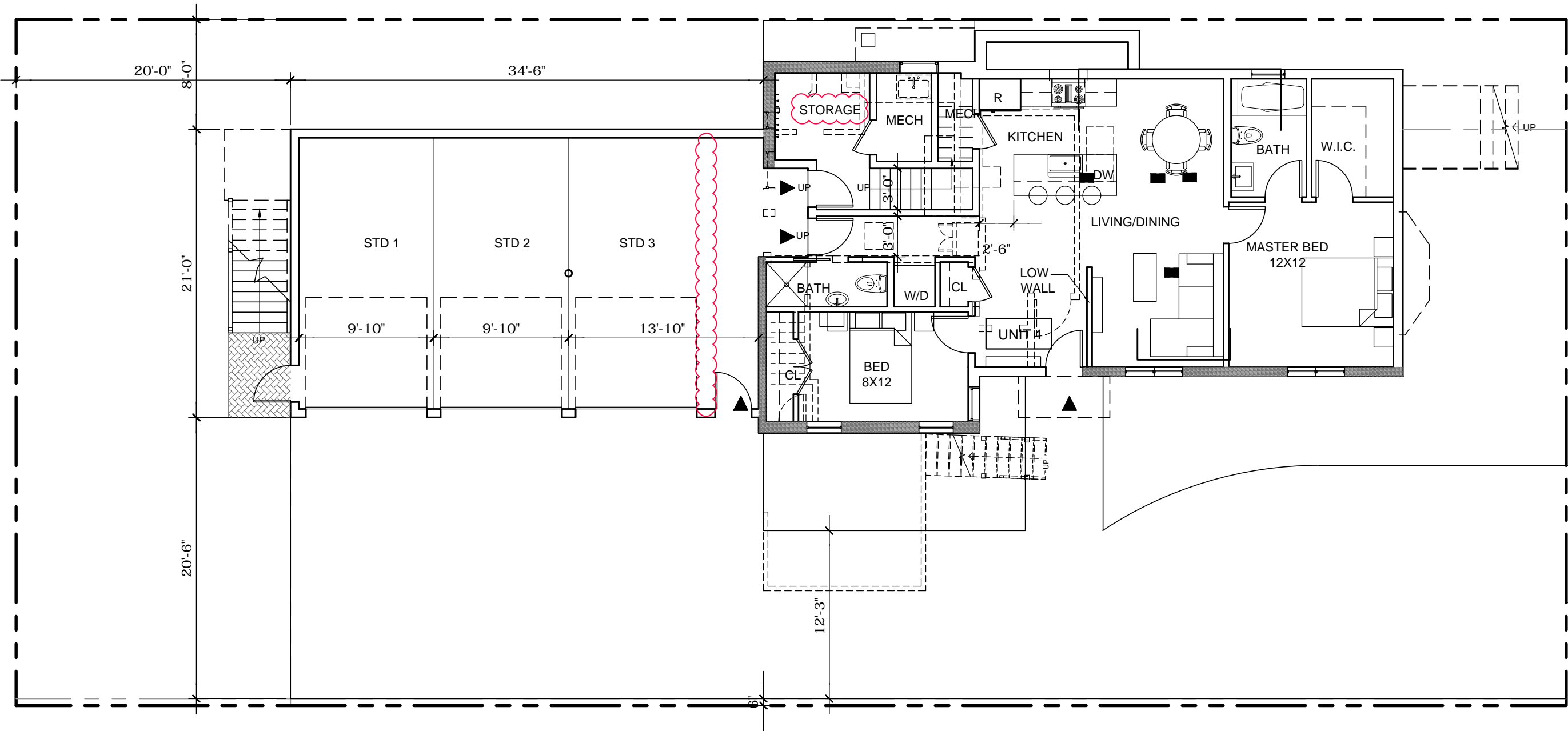
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BASEMENT PLAN

SCALE AS NOTED

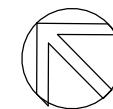
| REVISION | DATE |
|-----------------|-------------------|
| | |
| | |
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| ZBA APPL | 3 MAY 2017 |
| DRAWN BY ACW | REVIEWED BY PQ |

SHEET

A1.1



| LEGEND | |
|--------|---------------------|
| | DEMO EXISTING WALLS |
| | NEW WALLS |
| | EXISTING TO REMAIN |



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

SEAL



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DRAWING TITLE

FIRST FLOOR PLAN

SCALE AS NOTED

| REVISION | DATE |
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| | |
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| SHEET | |

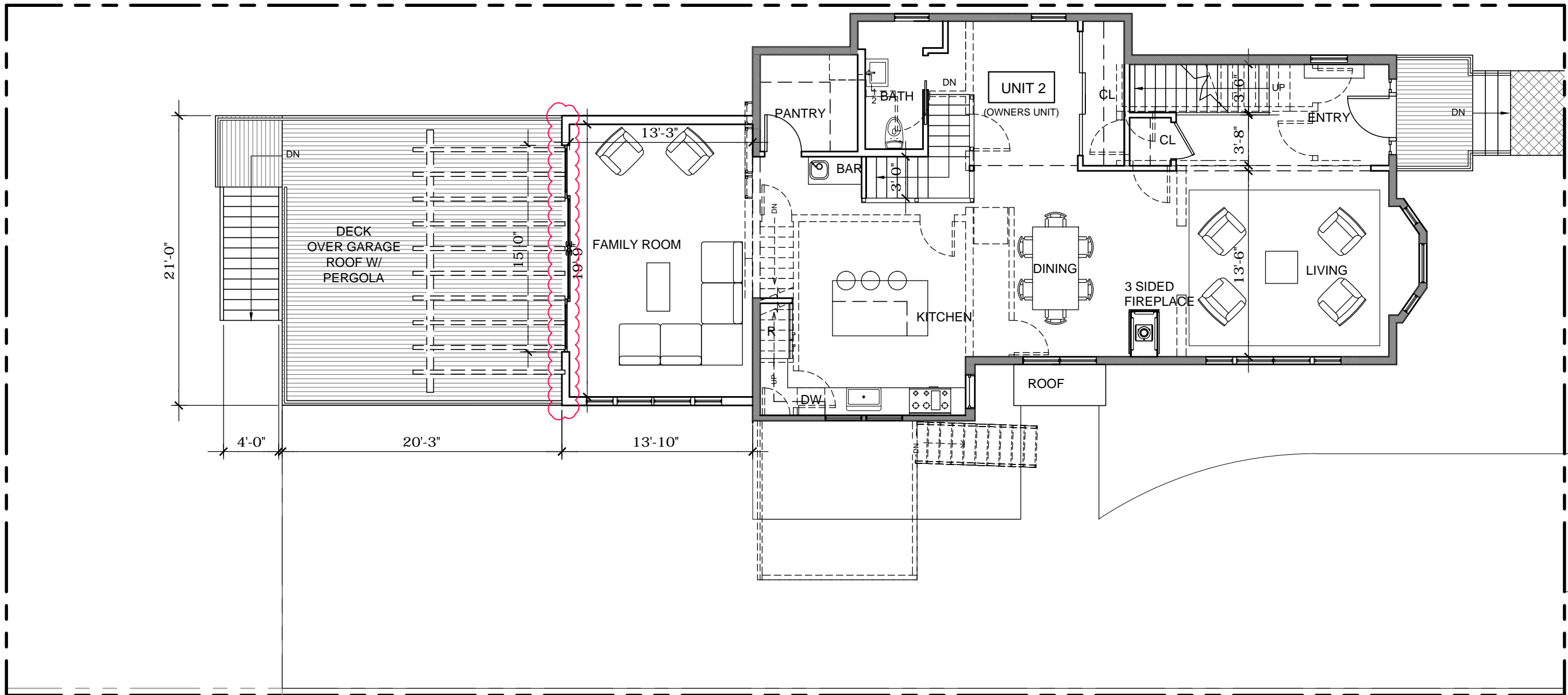
ZBA REV 1 16 JUN 2017

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ACW

REVIEWED BY
PQ

A1.2



| LEGEND | |
|--------|---------------------|
| ----- | DEMO EXISTING WALLS |
| ===== | NEW WALLS |
| ===== | EXISTING TO REMAIN |



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

SEAL



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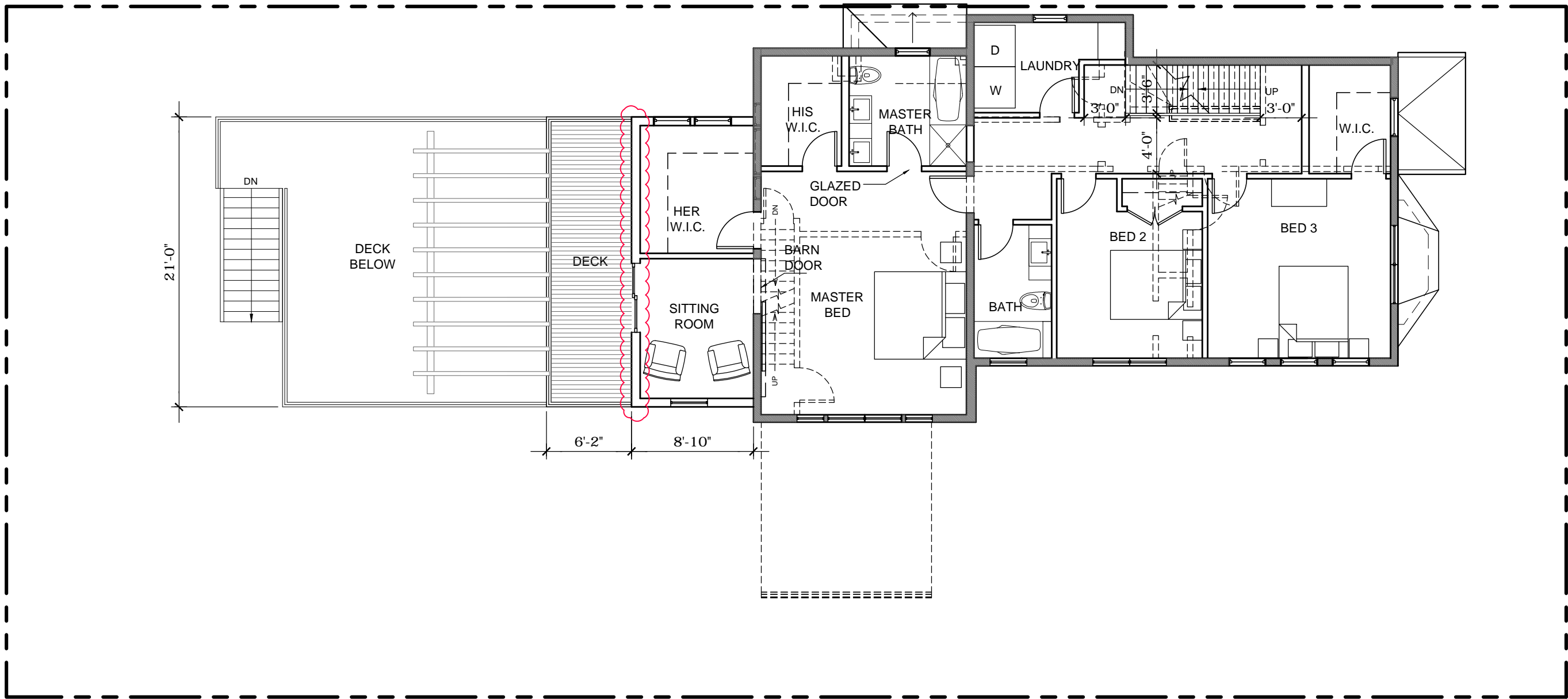
SECOND FLOOR PLAN

SCALE AS NOTED

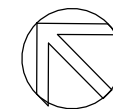
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| | |
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SHEET

A1.3



| LEGEND | |
|--------|---------------------|
| ----- | DEMO EXISTING WALLS |
| ===== | NEW WALLS |
| ===== | EXISTING TO REMAIN |



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

SEAL



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DRAWING TITLE

ATTIC FLOOR PLAN

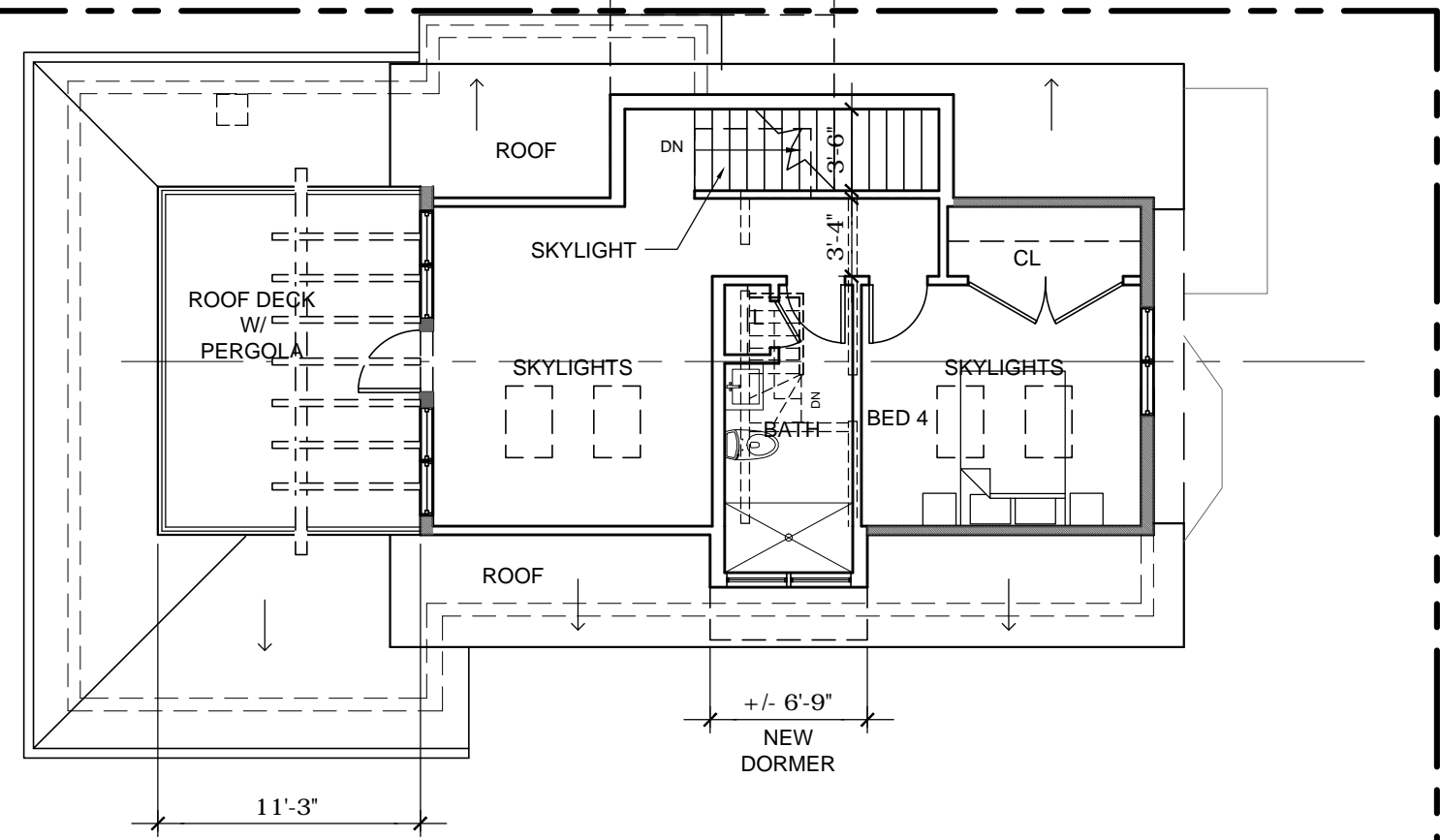
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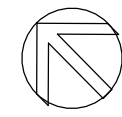
SHEET

A1.4

NEW DORMER
(NO WINDOWS @ SETBACK)
+/- 9'-8"



| LEGEND | |
|--------|---------------------|
| ----- | DEMO EXISTING WALLS |
| ===== | NEW WALLS |
| ===== | EXISTING TO REMAIN |



1 ATTIC FLOOR PLAN
SCALE: 1/8" = 1'0"

SEAL



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DRAWING TITLE

FRONT
ELEVATION

SCALE AS NOTED

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| | |
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ZBA REV 1 16 JUN 2017

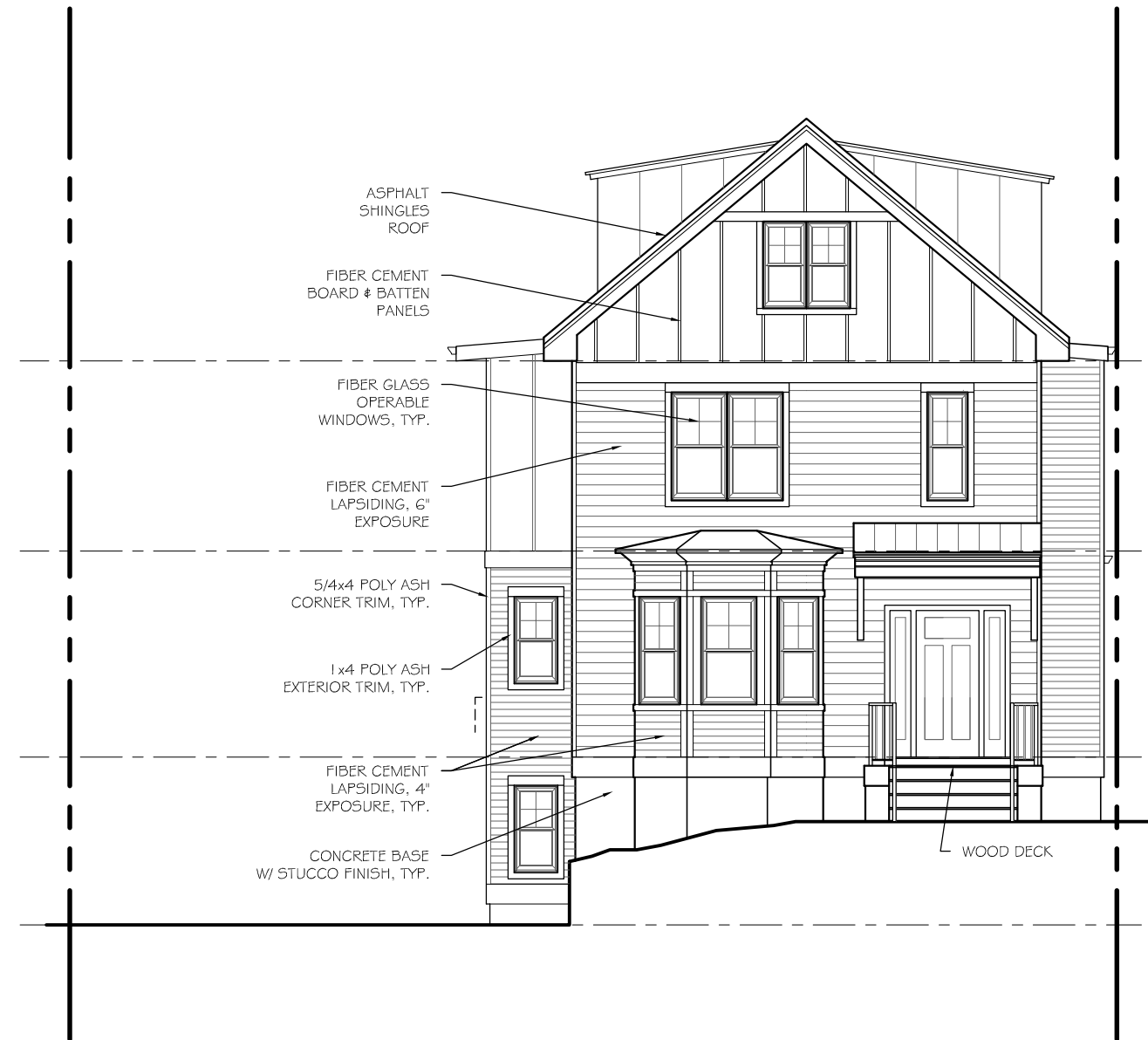
ZBA APPL 3 MAY 2017

DRAWN BY
ACW

REVIEWED BY
PQ

SHEET

A2.1



○ FRONT ELEVATION
SCALE: 1/8" = 1'0"

**PETER
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TECTS**

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DRAWING TITLE

**LEFT
ELEVATION**

SCALE AS NOTED

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|-----------------|-------------------|
| | |
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SHEET

A2.2



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

SEAL



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DRAWING TITLE

REAR ELEVATIONS

SCALE AS NOTED

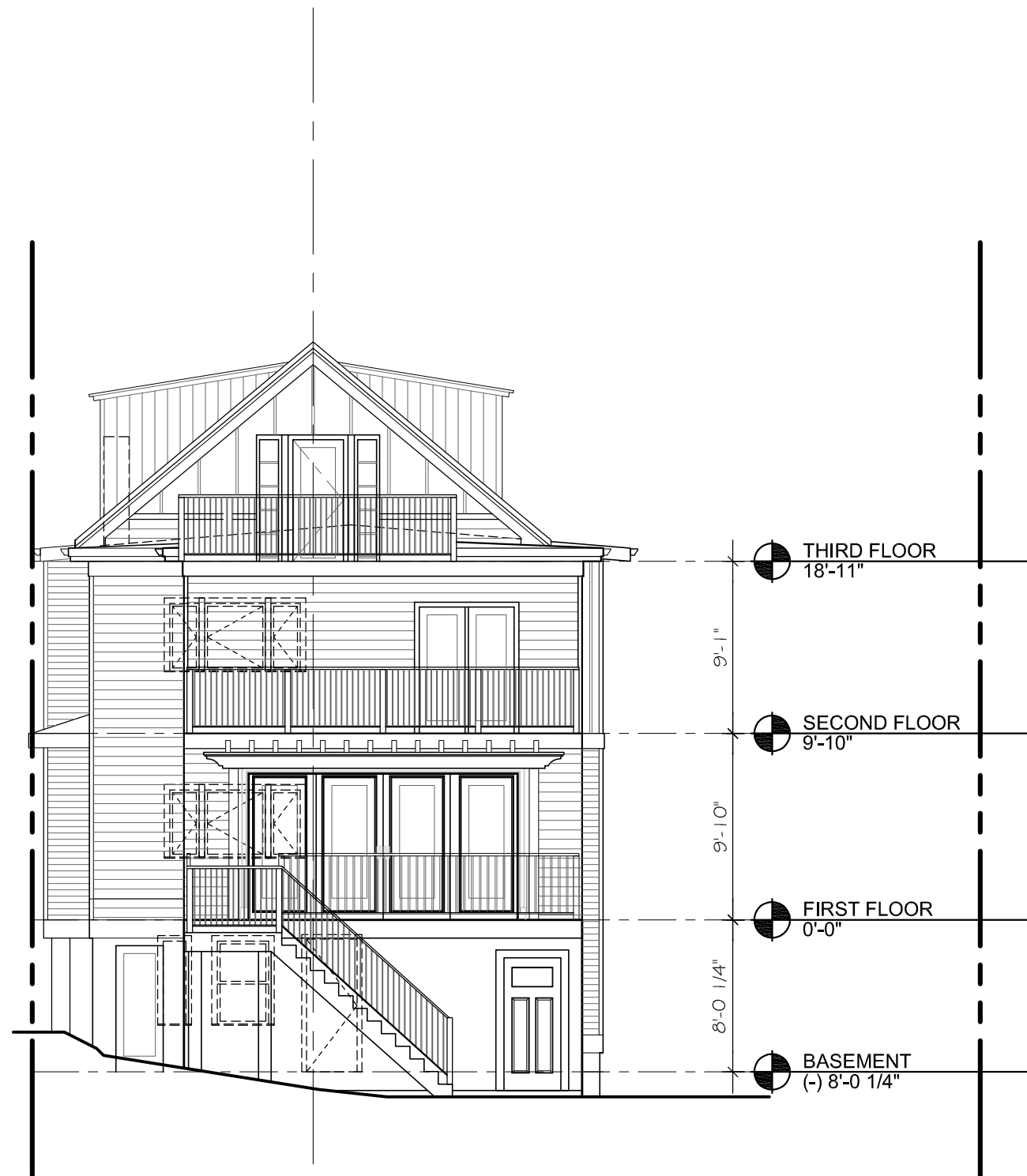
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| | |
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ZBA APPL 3 MAY 2017

DRAWN BY ACW REVIEWED BY PQ

SHEET

A2.3



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

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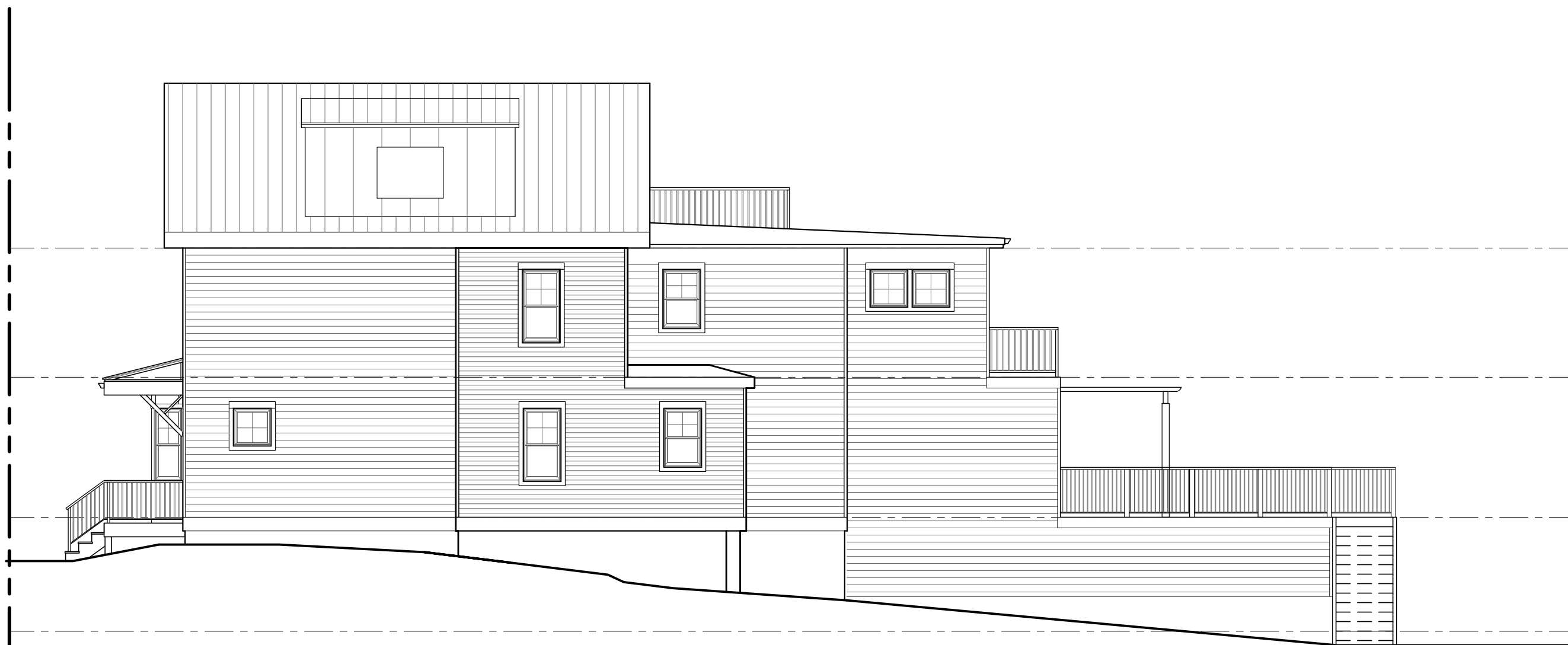
**RIGHT
ELEVATION**

SCALE AS NOTED

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|-----------------|-------------------|
| | |
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SHEET

A2.4



○ **RIGHT SIDE ELEVATION**
SCALE: 1/8" = 1'0"



POINTKNOWN
 13A Medford Street
 Arlington, MA 02474
 Tel: 617 575 222
 pointknown.com

Owner _____

client logo here

**30 Putnam Street
 SOMERVILLE, MA**

Stamp _____

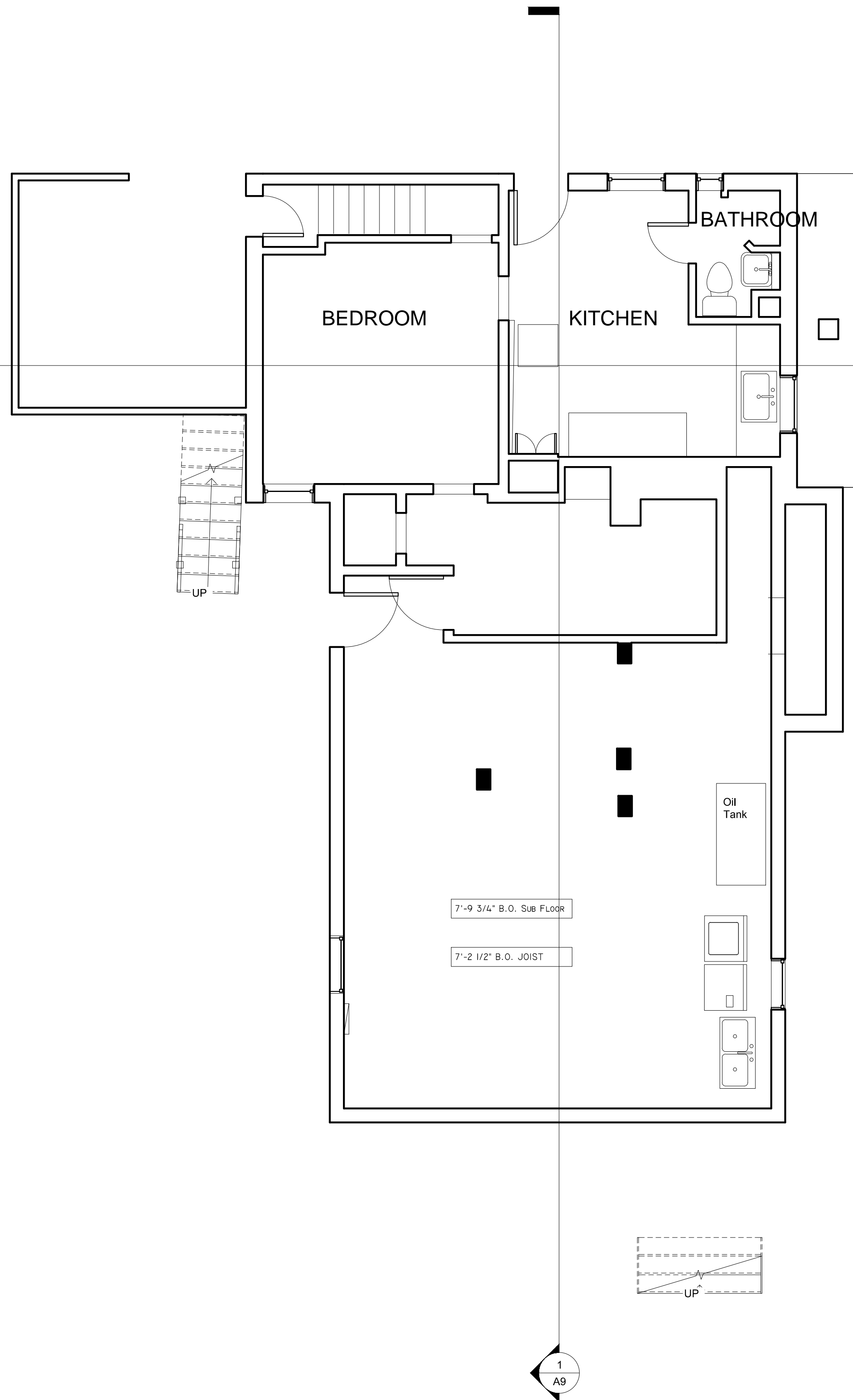
**NOT FOR
 CONSTRUCTION**

Key Plan _____

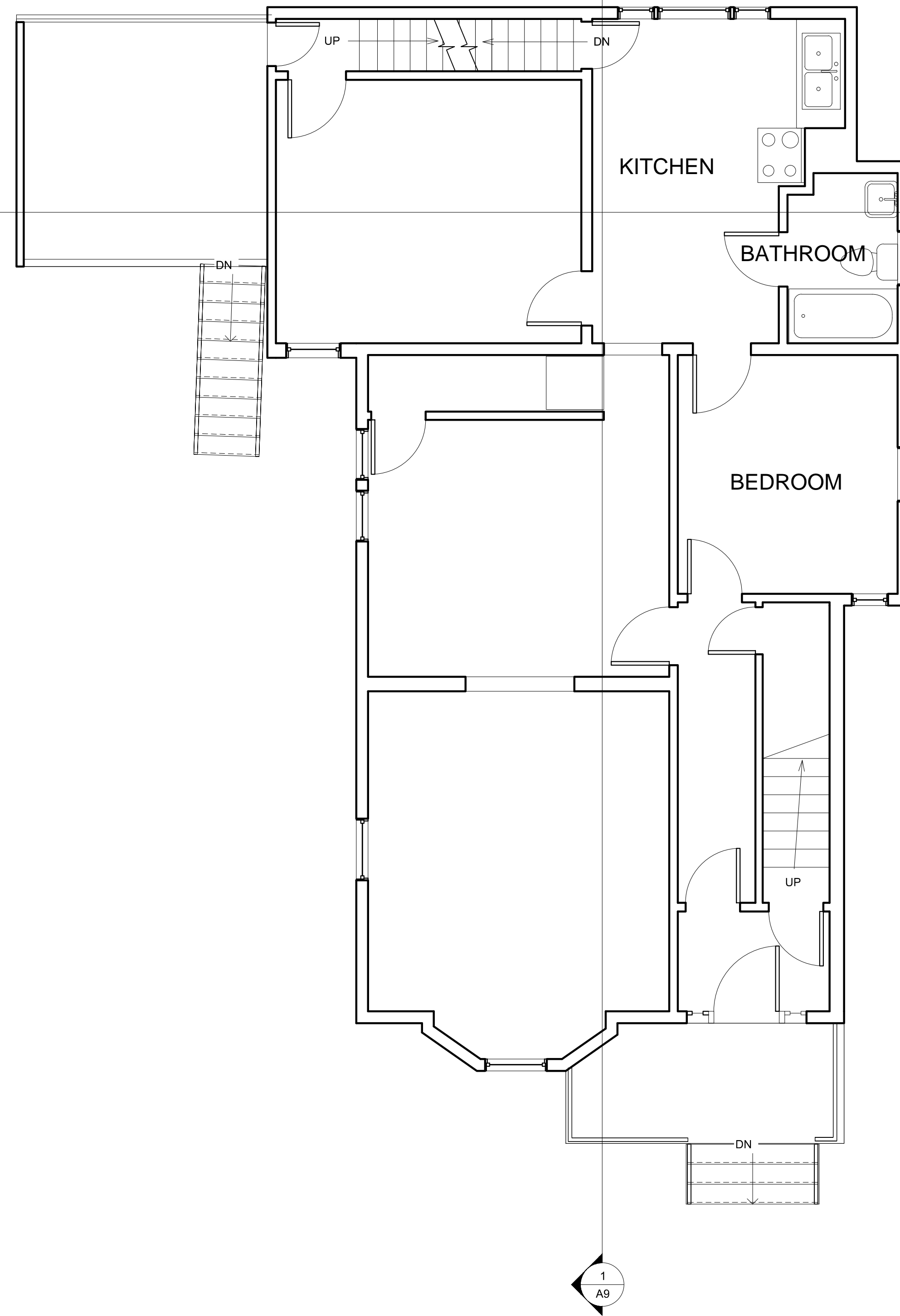
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FLOOR PLANS

| | |
|-------------------|----------------------|
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| Drawn by _____ | Author _____ |
| Checked _____ | Checker _____ |
| Date _____ | Issue Date _____ |
| Scale _____ | 1/4" = 1'-0" |
| Drawing No. _____ | |

A1.0



B BASEMENT



1 LEVEL 1



POINTKNOWN
 13A Medford Street
 Arlington, MA 02474
 Tel: 617 575 222
 pointknown.com

Owner _____

client logo here

**30 Putnam Street
 SOMERVILLE, MA**

Stamp _____

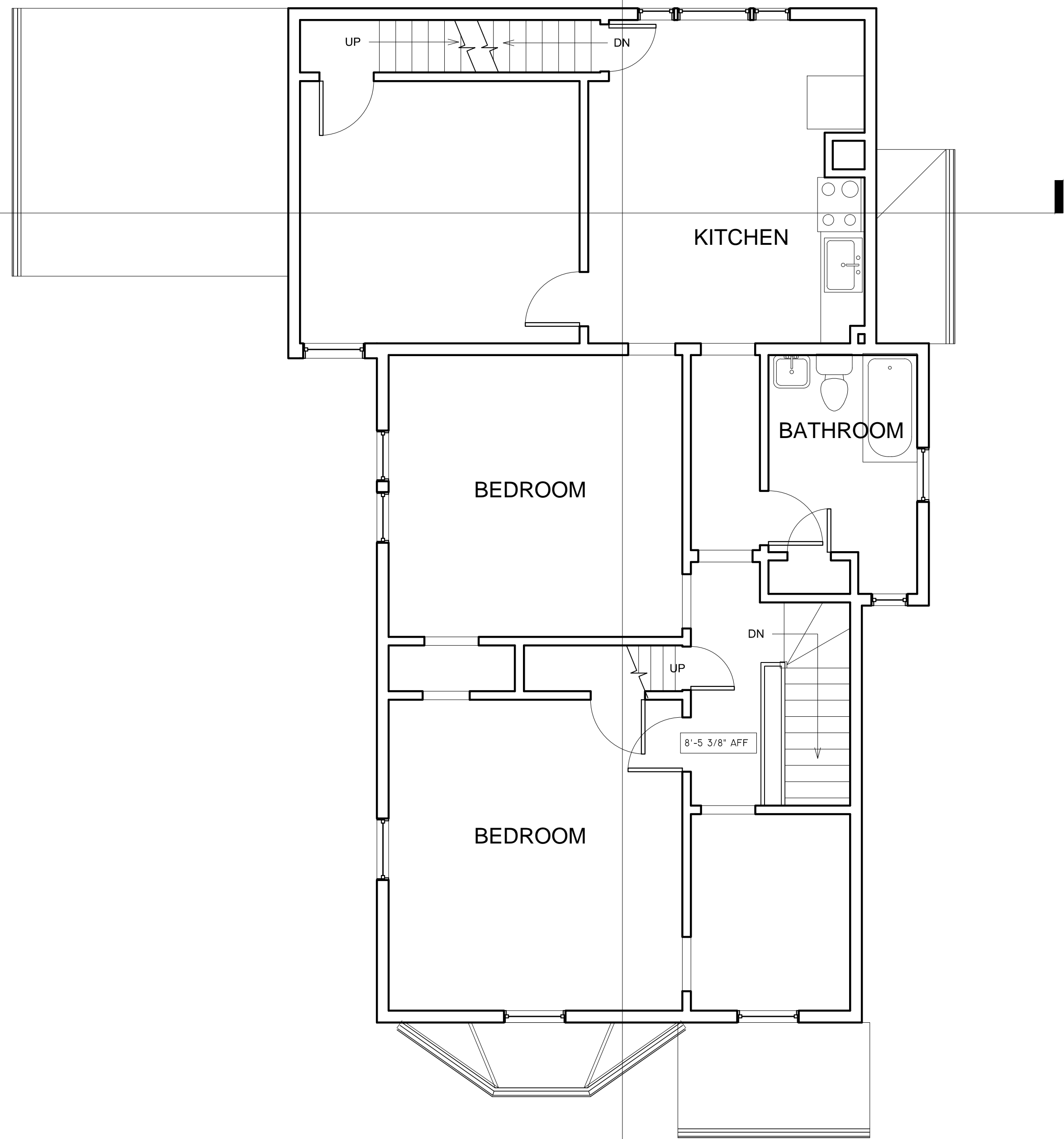
**NOT FOR
 CONSTRUCTION**

Key Plan _____

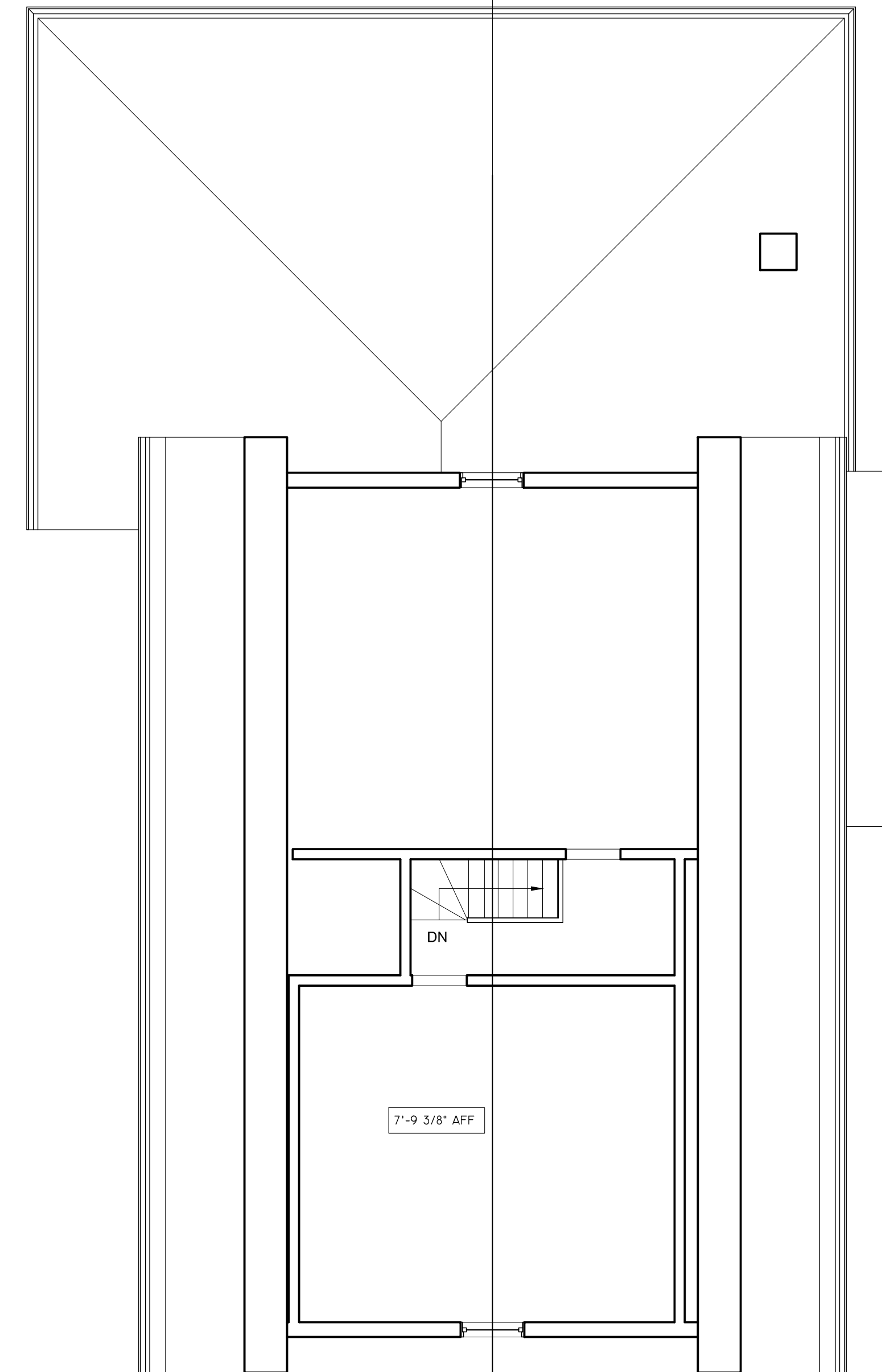
Drawing Title
FLOOR PLANS

| | |
|-------------------|----------------------|
| Job Number _____ | Project Number _____ |
| Drawn by _____ | Author _____ |
| Checked _____ | Checker _____ |
| Date _____ | Issue Date _____ |
| Scale _____ | 1/4" = 1'-0" |
| Drawing No. _____ | |

A1.0



2 LEVEL 2



3 ATTIC



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Stamp

**NOT FOR
CONSTRUCTION**

Key Plan

Drawing Title
ELEVATIONS

| | |
|-------------|----------------|
| Job Number | Project Number |
| Drawn by | Author |
| Checked | Checker |
| Date | Issue Date |
| Scale | 1/4" = 1'-0" |
| Drawing No. | |

A1.0

1
A8



3rd Floor
18' - 11"

Second Floor
9' - 10"

First Floor
0' - 0"

RIGHT SIDE ELEVATION



3rd Floor
18' - 11"

Second Floor
9' - 10"

First Floor
0' - 0"

Basement
-8' - 0 1/4"

REAR ELEVATION

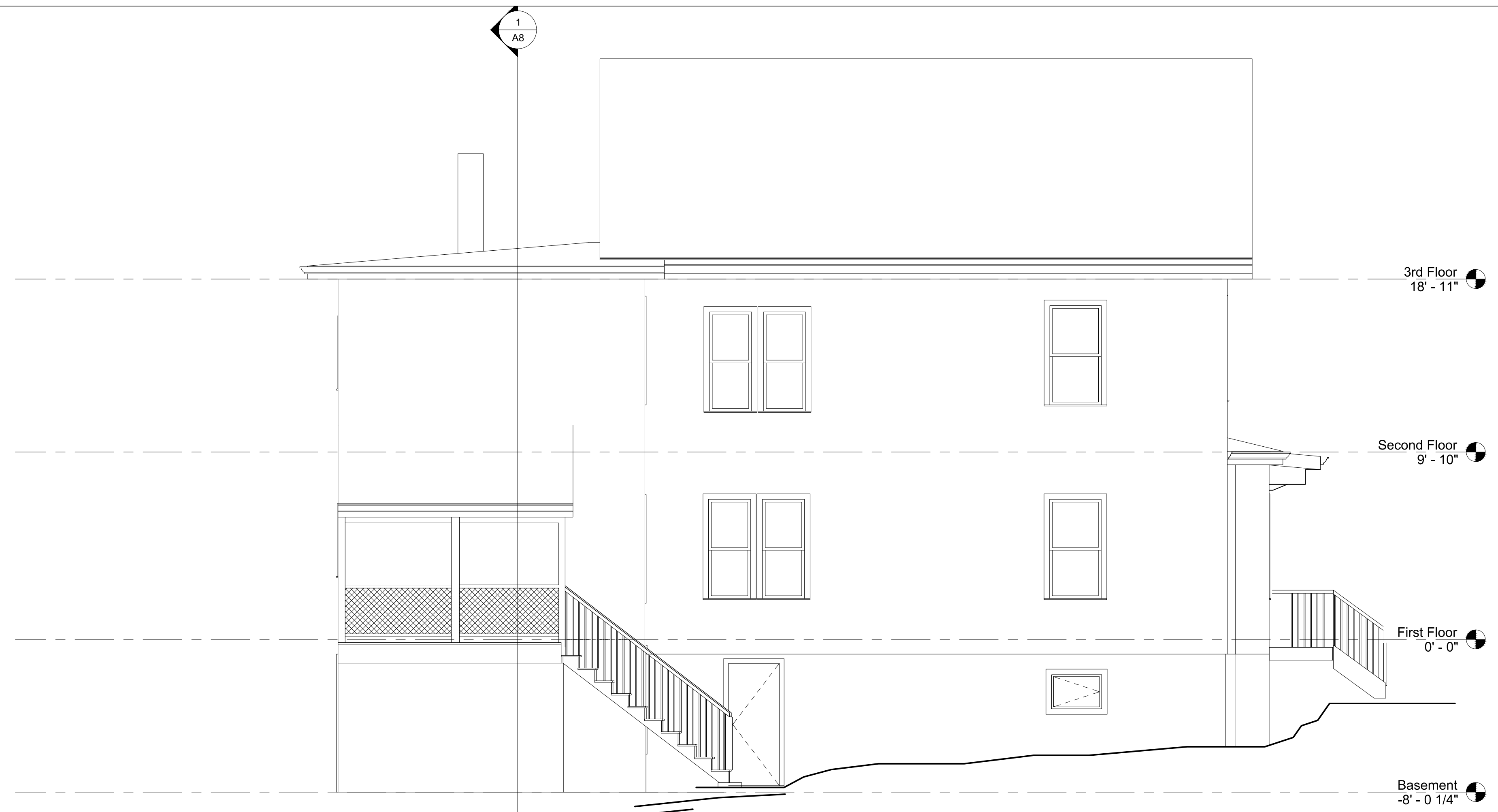


POINT KNOWN

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Owner

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LEFT SIDE ELEVATION



FRONT ELEVATION

30 Putnam Street
SOMERVILLE, MA

Stamp

**NOT FOR
CONSTRUCTION**

Key Plan

Drawing Title
ELEVATIONS

| | |
|-------------|----------------|
| Job Number | Project Number |
| Drawn by | Author |
| Checked | Checker |
| Date | Issue Date |
| Scale | 1/4" = 1'-0" |
| Drawing No. | |

A1.0

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