





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

0 SKILTON AVE - DIMENSIONAL TABLE - BA ZONING DISTRICT - SPSR PER §7.11

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	13,898	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 10+ UNITS (SF)	1,000	NA	1,069	COMPLIES
MAX GROUND COVERAGE (%)	80	± 95	± 72	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	10	0	± 11	COMPLIES
PERVIOUS AREA (% OF LOT)	NONE	0	± 11	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0.94	1.99	COMPLIES
NET FLOOR AREA (NSF)	27,796	± 13,052	± 27,726	COMPLIES
MAX HEIGHT (FT/ STORIES)	50 / 4	± 12 / 1	± 48 / 4	COMPLIES
MIN FRONT YARD (FT)	NA	0	± 0.7	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	± 11.5	± 12	COMPLIES
MIN SIDE YARD - RIGHT (FT)	NA	0	±0.2	COMPLIES
MIN REAR YARD (FT)	16*	0	± 16	COMPLIES
MIN FRONTAGE (FT)	NA	35	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	33**	0	14	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	6***	0	16	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET A1.1.

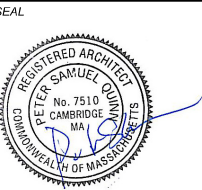
\*REAR YARD CALCULATION PER §8.5  
 $10' + 2 \text{ FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR} =$   
 $10' + (2' \times 3) = 16' \text{ REQUIRED REAR YARD}$

\*\*NUMBER OF REQUIRED PARKING SPACE PER §9.5  
 RESIDENTIAL  
 (8) 1OR2-BR UNITS AT 1.5 PER UNIT =  $8 \times 1.5 = 12$   
 (5) 3-BR UNITS AT 2 PER UNIT =  $5 \times 2 = 10$   
 VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 1  
 COMMERCIAL  
 GENERAL RETAIL USE AT 1 SPACE PER 500 SF =  $\pm 1,719/500 = 3$   
 BUSINESS SERVICE USE AT 1 SPACE PER 550 SF =  $\pm 4,368/550 = 8$

22 RES
+11 COMM
33 SPACES REQUIRED

\*\*\*NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B  
 RESIDENTIAL  
 (1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS =  $1 \times 1 = 1$   
 PLUS 1 BIKE SPACE FOR EVERY 3 UNITS THEREAFTER =  $2 \times 1 = 2$   
 NON-RESIDENTIAL  
 IF REQUIRED CAR PARKING IS 15-200 THEN 1 BIKE SPACE REQUIRED  
 PER 10 CAR SPACES REQUIRED =  $33/10 = 3 \text{ BIKE SPACES REQUIRED}$

3 RES
+ 3 NON-RES
6 BIKE SPACES REQUIRED



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PROJECT  
**0 SKILTON AVENUE**  
0 SKILTON AVE.  
SOMERVILLE, MA 02145

PREPARED FOR  
Goodpitch, LLC

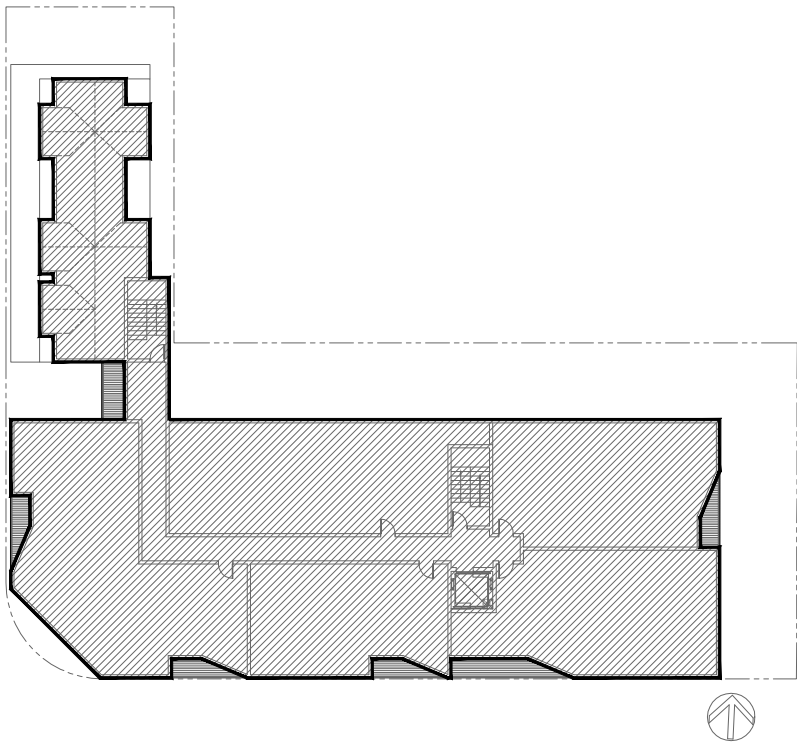
236 Pearl Street  
Somerville, MA 02145

DRAWING TITLE  
**ZONING COMPLIANCE**

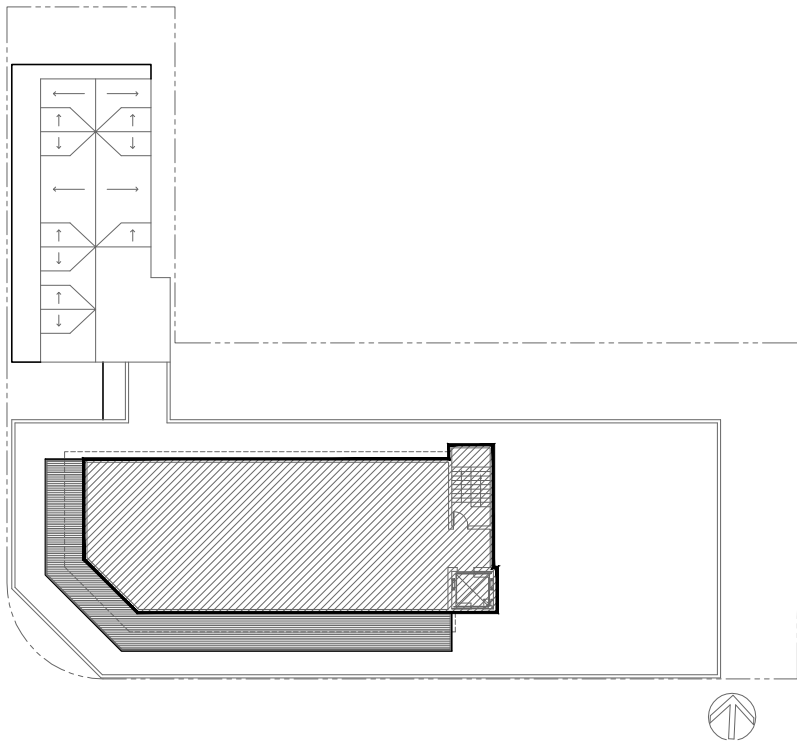
SCALE AS NOTED

REVISION	DATE
SP Application	7/29/16
DRAWN BY MY	REVIEWED BY PQ

SHEET



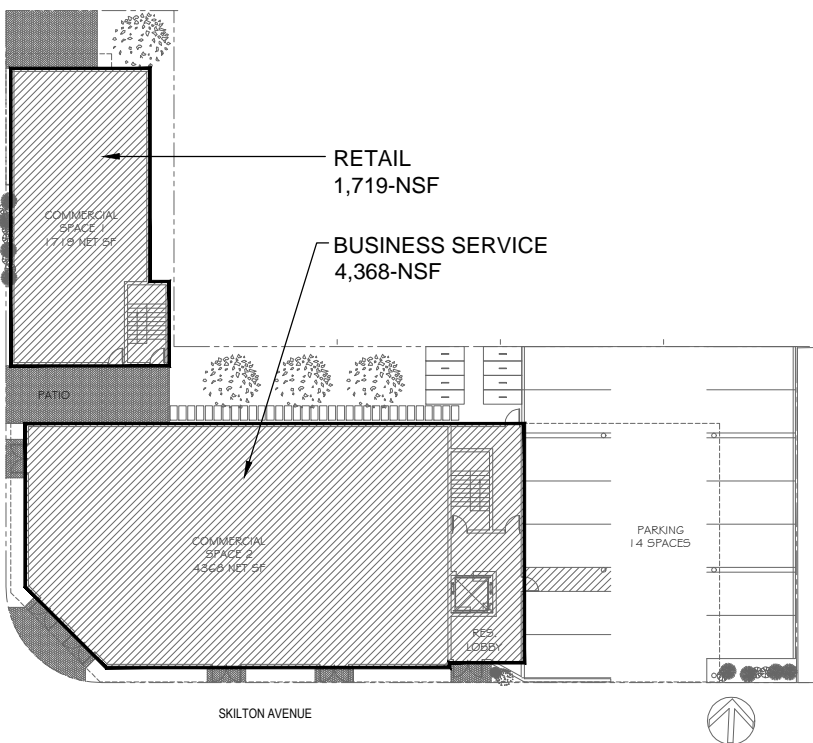
3RD FLOOR: 8,895-NSF



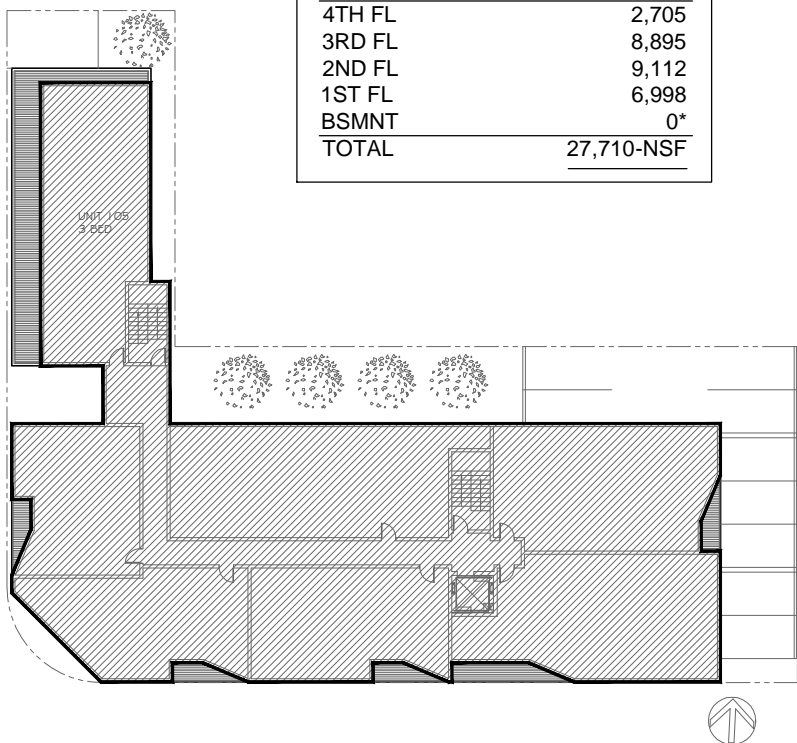
4TH FLOOR: 2,705-NSF

NET SQUARE FOOTAGE SUMMARY

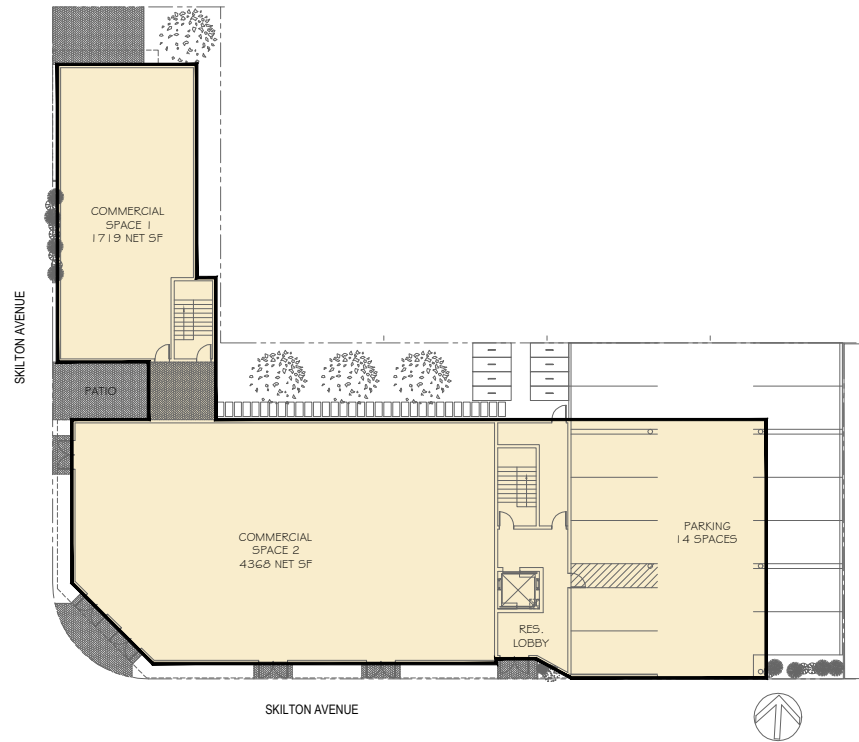
FLOOR	PROPOSED NSF
4TH FL	2,705
3RD FL	8,895
2ND FL	9,112
1ST FL	6,998
BSMNT	0*
<b>TOTAL</b>	<b>27,710-NSF</b>



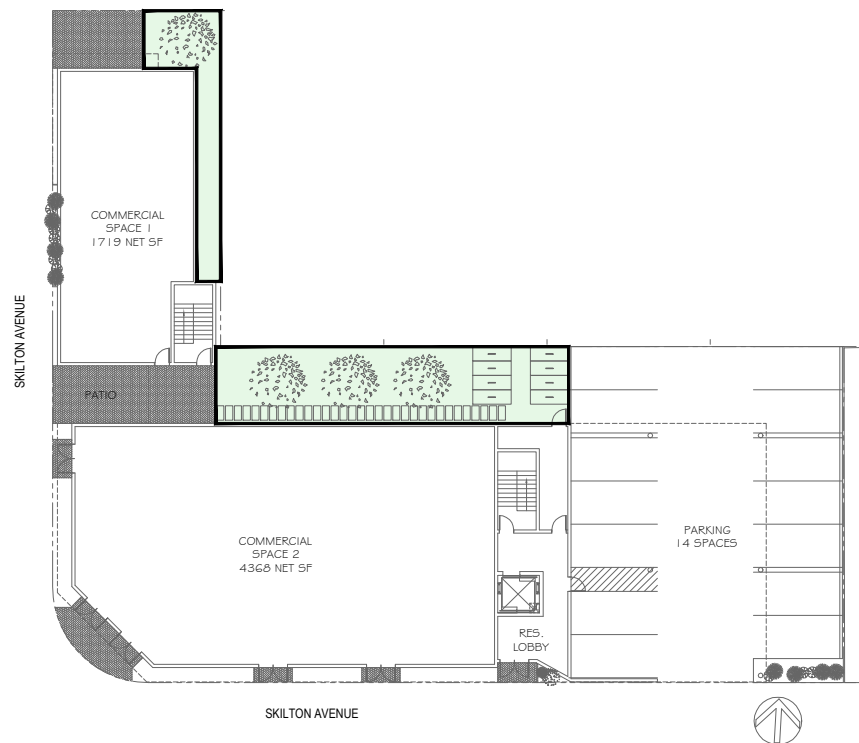
1ST FLOOR: 6,998-NSF



2ND FLOOR: 9,112-NSF



**LOT COVERAGE**  $\frac{9,965 \text{ SF}}{13,898 \text{ LOT SF}} = 72\%$



**LANDSCAPE AREA**  $\frac{1,590 \text{ SF}}{13,898 \text{ LOT SF}} = 11\%$

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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**ZONING COMPLIANCE**

SCALE AS NOTED

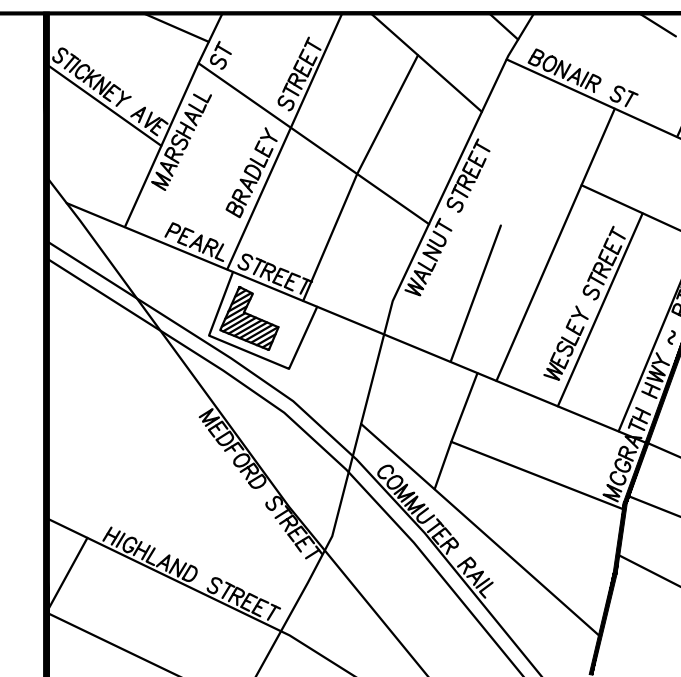
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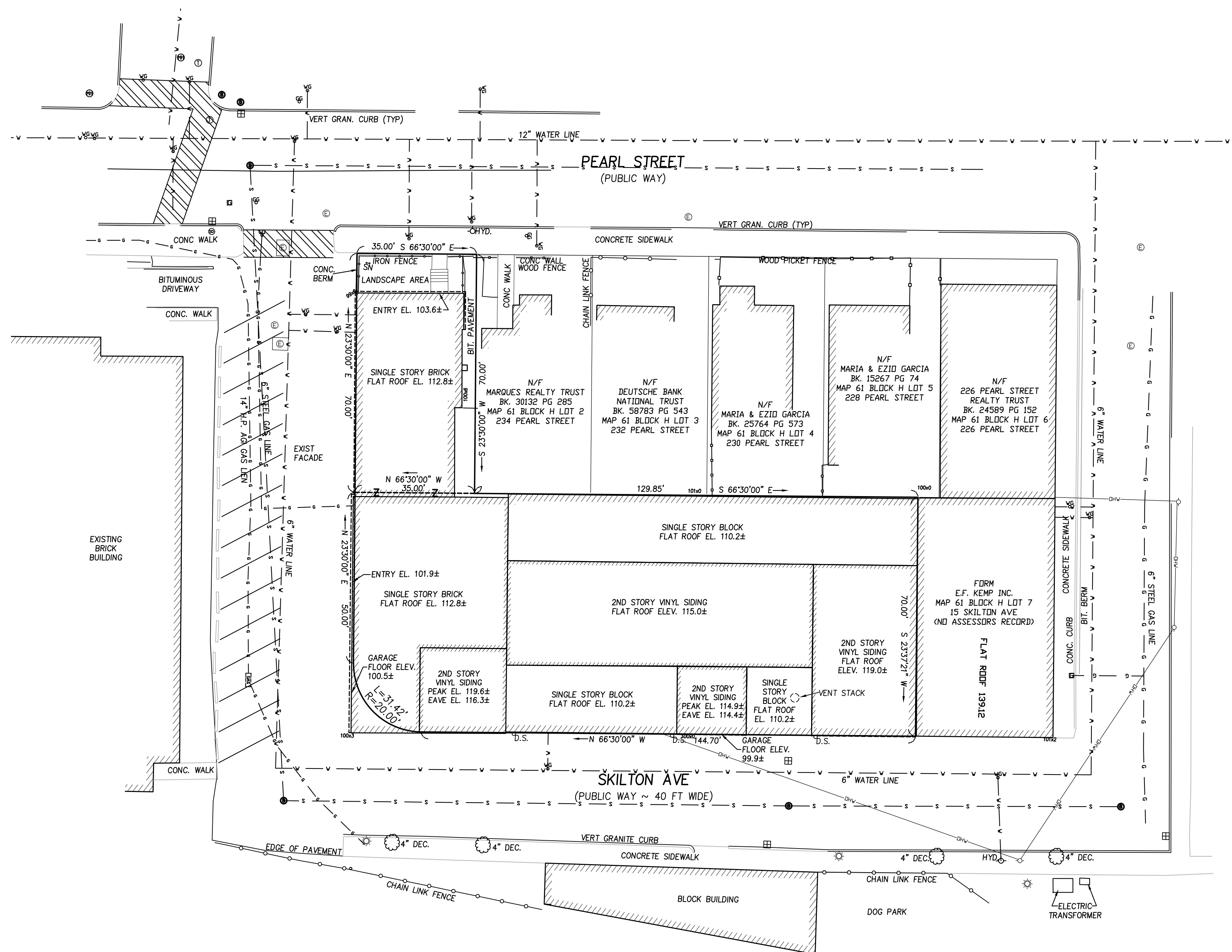
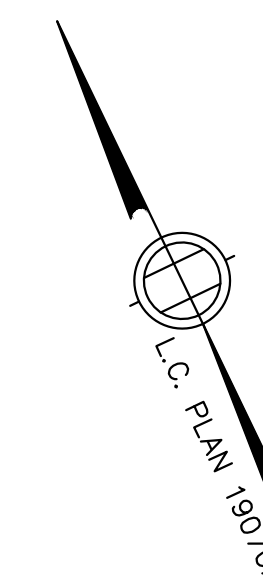
**Z1.2**

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

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



LOCUS MAP  
1"=500 FT



**NOTES**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED JULY 7, 2016 THROUGH JULY 12, 2016

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICES.

ELEVATION DATUM IS ASSUMED

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

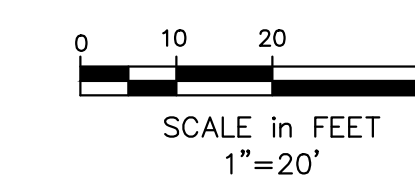
P.L.S. \_\_\_\_\_  
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783  
DATE \_\_\_\_\_

**PLAN REFERENCES:**

- 1) LAND COURT PLAN #19070A
- 2) PLAN 87 DF 1889
- 3) BK 1331 PG 56 (EASEMENT PLAN)

**LOCUS TITLE INFORMATION**

236 PEARL STREET  
OWNER: GOODPITCH, L.L.C.  
DEED REFERENCE: BOOK 48729 PAGE 174  
ASSESSORS: MAP 61 BLOCK H LOTS 1 & 8  
PLAN REFERENCE: L.C. PLAN 19070A & PLAN 87 OF 1889



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34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1" = 20'  
VERT: N.A.

NO.	DATE	BY	REVISIONS

FIELD: T.P.T.  
CALCS: T.P.T.  
CHECKED: EJC  
APPROVED: EJC

EXISTING CONDITIONS PLAN

0 SKILTON STREET/  
236 PEARL STREET

PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS

SURVEYED FOR  
GOODPITCH, L.L.C.

PROJECT NO.  
236PEARLST

DATE: JULY 15, 2016

SHEET NO.

1 OF 1



VIEW @ SKILTON ST ENTRY



VIEW @ STAIRWAY CONNECTOR



VIEW FROM PEARL ST NEIGHBORHOOD BUILDINGS



PARKING GARAGE



VIEW @ PEARL ST ENTRY

PETER  
QUINN  
ARCHI  
TECTS

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SEAL



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0 SKILTON  
AVENUE

0 SKILTON AVE.  
SOMERVILLE, MA 02145

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236 Pearl Street  
Somerville, MA 02145

DRAWING TITLE

STREET VIEWS

SCALE AS NOTED

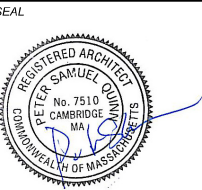
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SHEET

A0.1



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0 SKILTON AVE.  
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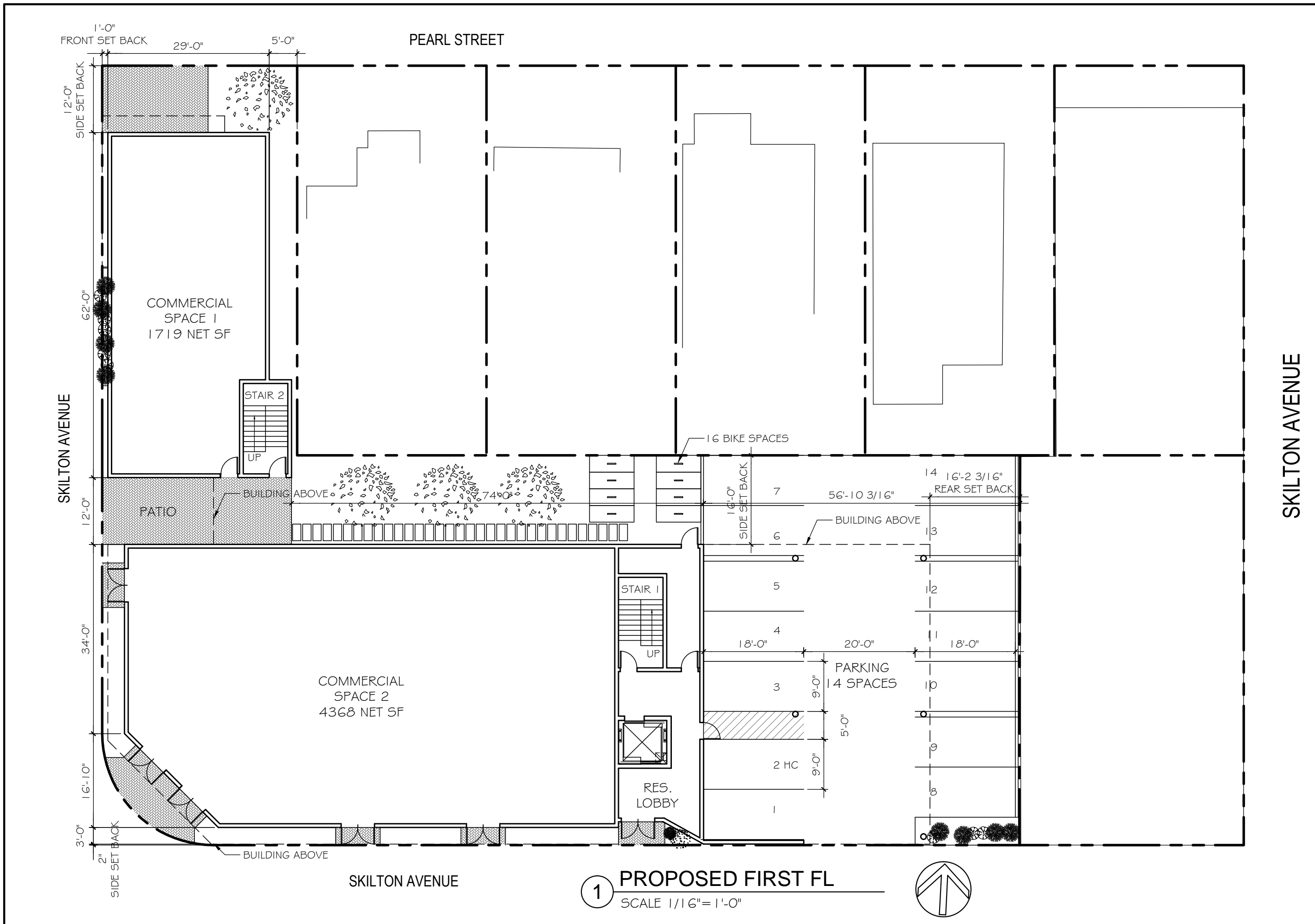
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DRAWING TITLE  
**FIRST FLOOR PLAN**

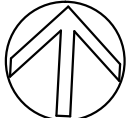
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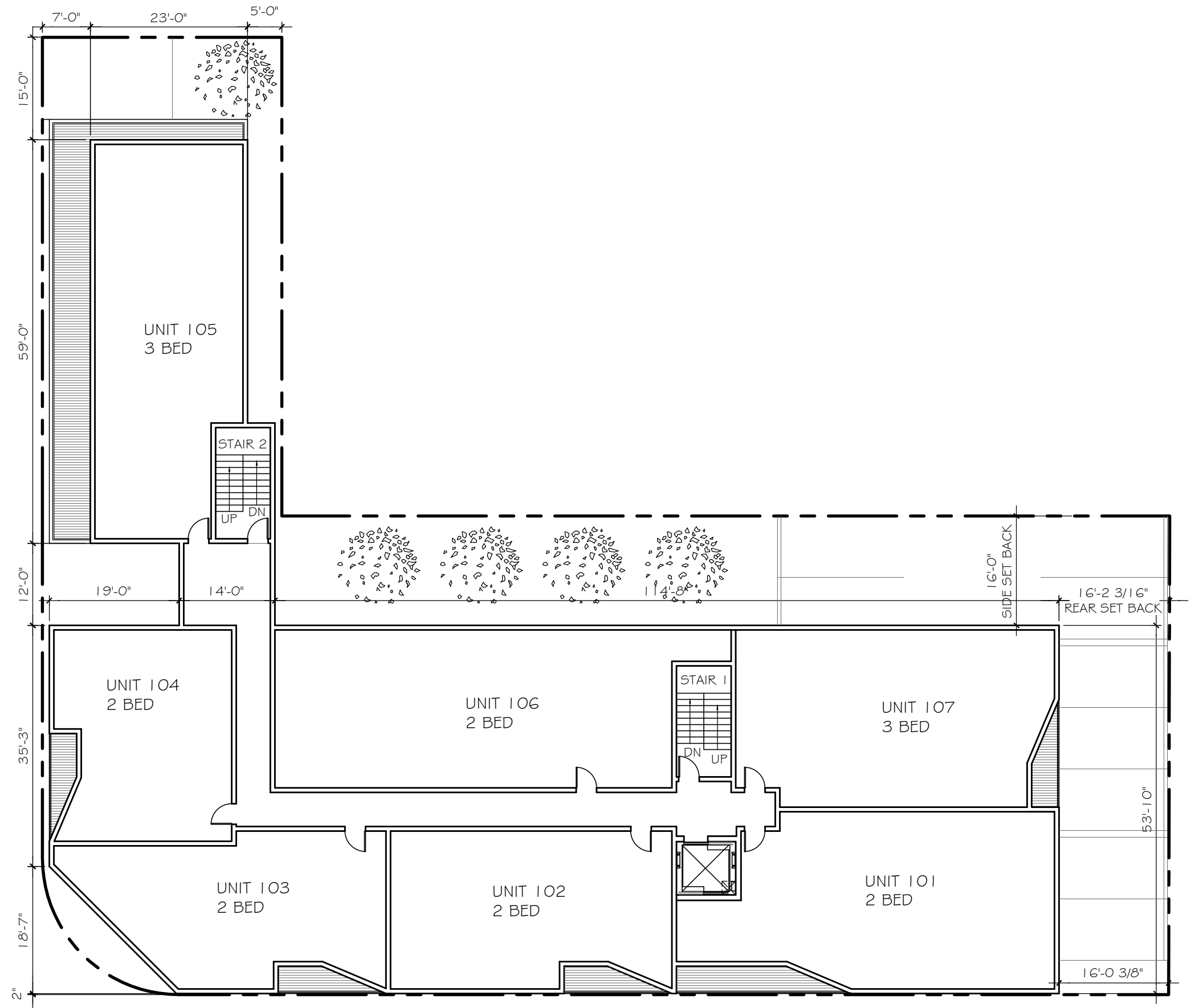
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**A1.1**

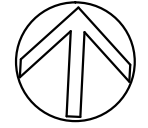


**1 PROPOSED FIRST FL**  
 SCALE 1/16" = 1'-0"



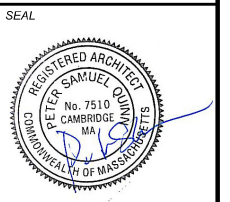


1 PROPOSED SECOND FL  
SCALE 1/16" = 1'-0"



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DRAWING TITLE  
**SECOND FLOOR PLAN**

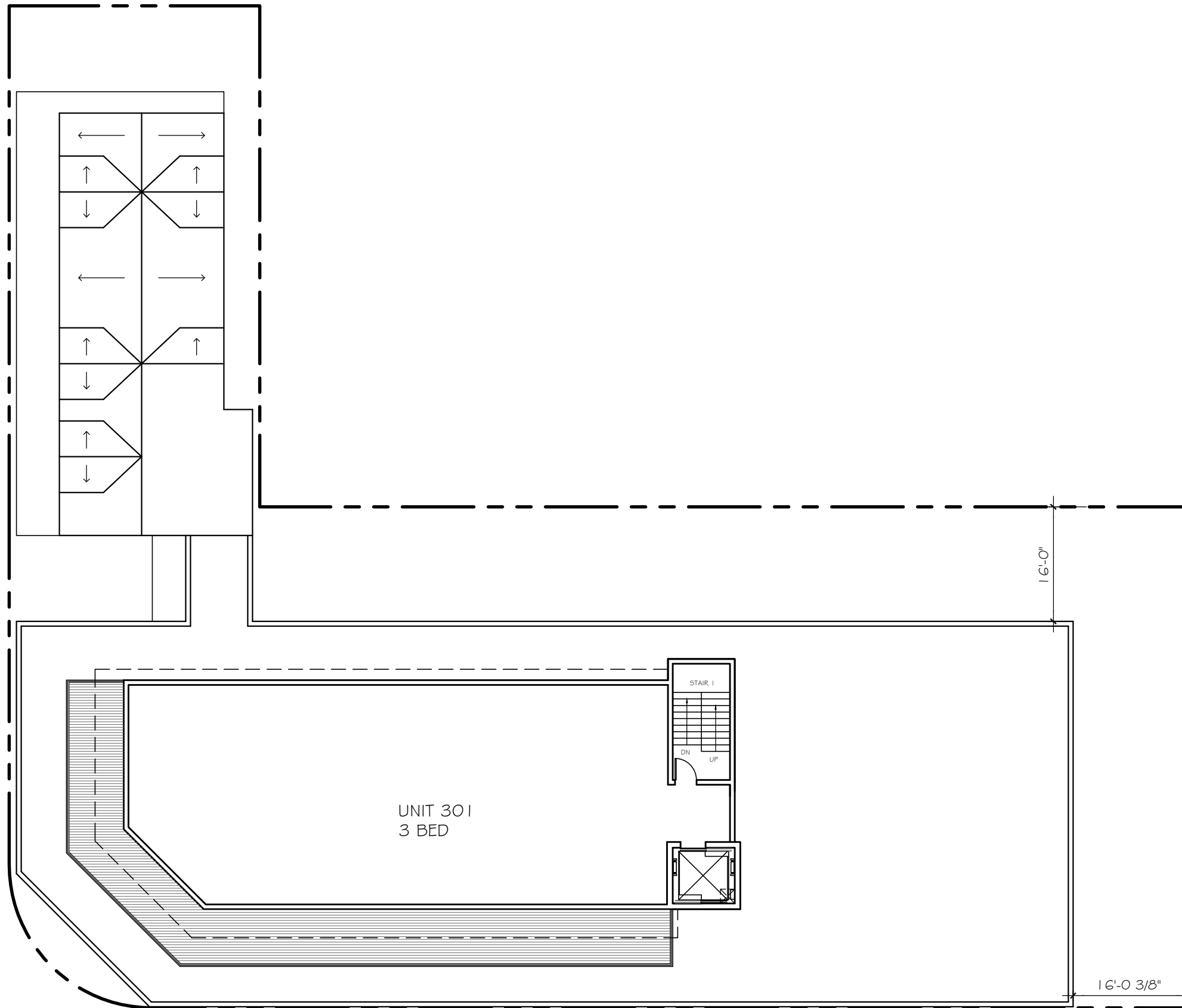
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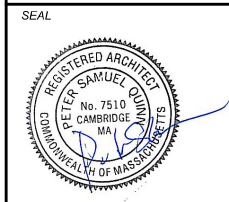
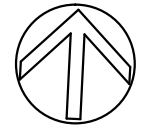
SHEET  
**A1.2**







1 PROPOSED FOURTH FL  
SCALE 1/16" = 1'-0"



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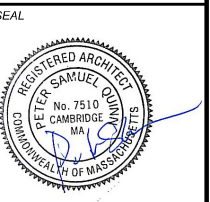
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DRAWING TITLE  
**FOURTH FLOOR PLAN**

SCALE AS NOTED

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DRAWING TITLE  
**COLOR ELEVATIONS**

SCALE AS NOTED

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**A2.0**



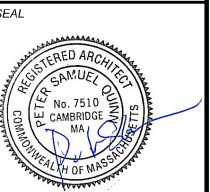
**2 NORTH COLOR ELEVATION**  
SCALE 1/16" = 1'-0"



**1 WEST COLOR ELEVATION**  
SCALE 1/16" = 1'-0"



**2 SOUTH COLOR ELEVATION**  
SCALE 1/16" = 1'-0"



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DRAWING TITLE  
**ELEVATIONS**

SCALE AS NOTED

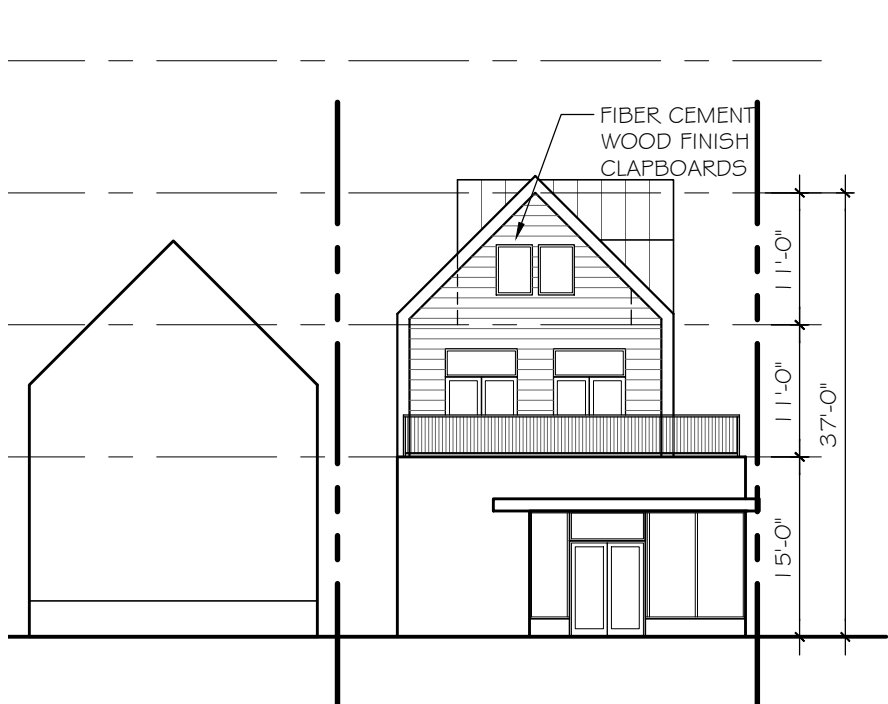
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**A2.1**



**2 NORTH ELEVATION**  
SCALE 1/16" = 1'-0"



**1 WEST ELEVATION**  
SCALE 1/16" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"