

SP APPLICATION

REDEVELOPMENT OF 103 WASHINGTON ST

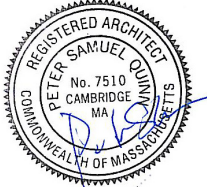
103 WASHINGTON ST, SOMERVILLE, MA 02143

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

103
WASHINGTON
STREET

103 WASHINGTON ST
SOMERVILLE, MA 02145

PREPARED FOR

KRE COMPANY

22 MC GRATH HWY, SUITE 206
SOMERVILLE, MA 02143

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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REV 01	20 JUNE 2017
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ZBA SET	05 MAY 2017
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DRAWN BY YC	REVIEWED BY PQ
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SHEET

T1



PREPARED BY:

ARCHITECT

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

SURVEYOR

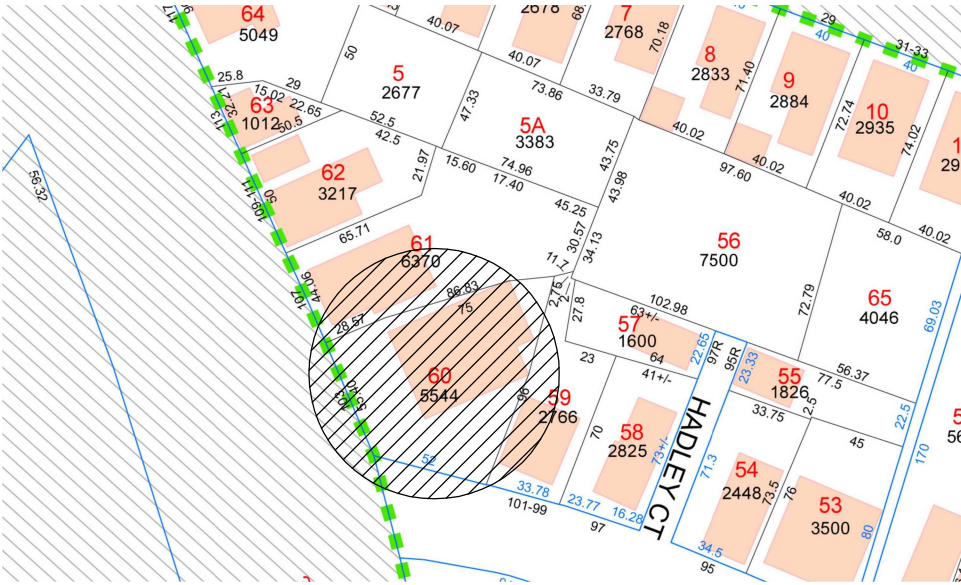
PETER NOLAN &
ASSOCIATES LLC
697 CAMBRIDGE ST. SUITE 103
BRIGHTON, MA 02135
PH (857) 891-7478

LANDSCAPE ARCHITECT

VERDANT
318 HARVARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735-1180

LIST OF DRAWINGS		SP APPL 03 MAY 2017	SP APPL REV 1 20 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

ARCHITECTURAL			
L1	LANDSCAPE SITE PLAN		X
	RENDERED ELEVATIONS	X	X
A1.1	FIRST FLOOR PLAN	X	X
A1.2	SECOND AND THIRD FLOOR PLAN	X	X
A2.1	STREET ELEVATIONS	X	X
A2.2	SIDE AND REAR ELEVATIONS	X	X

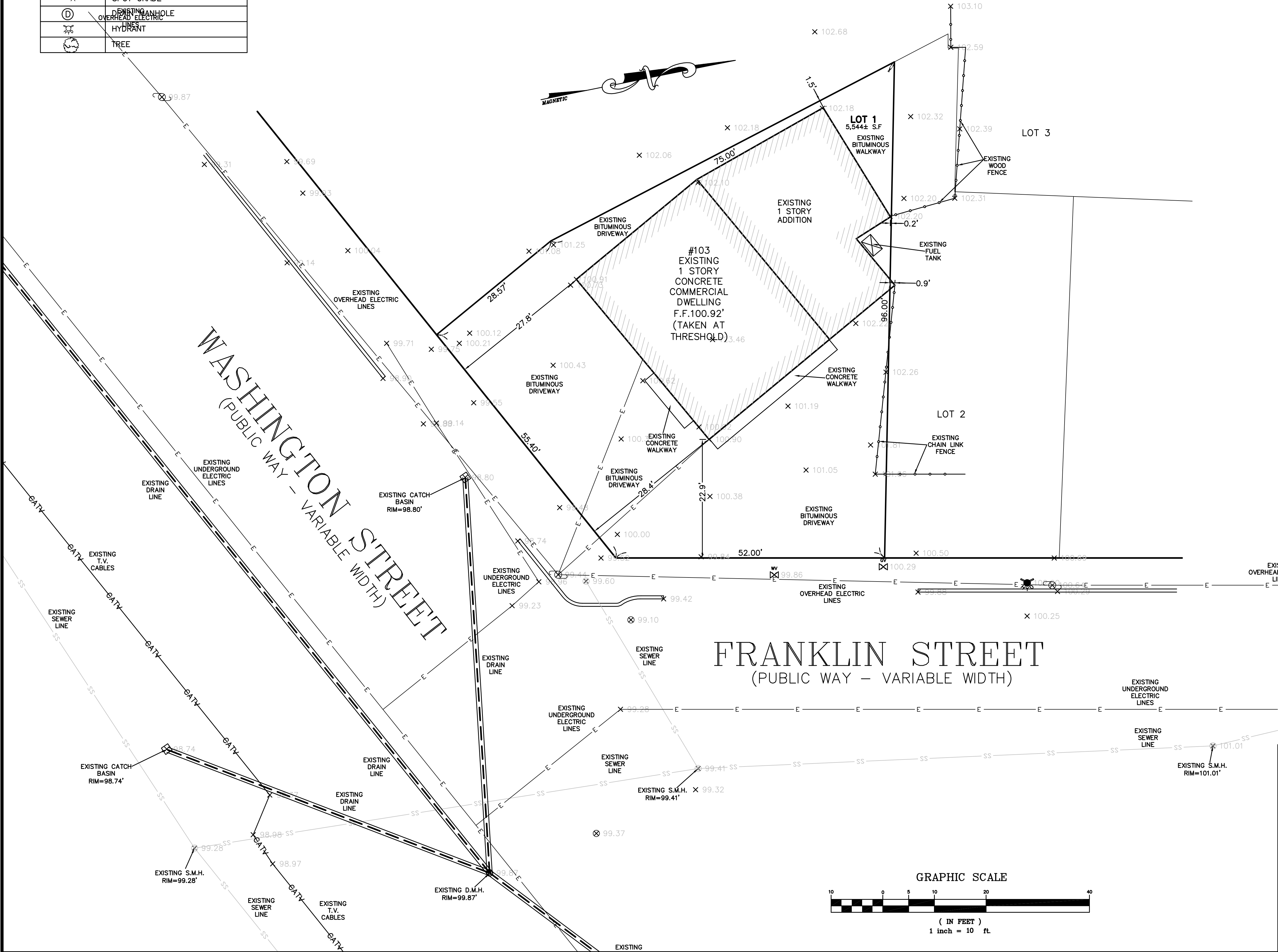
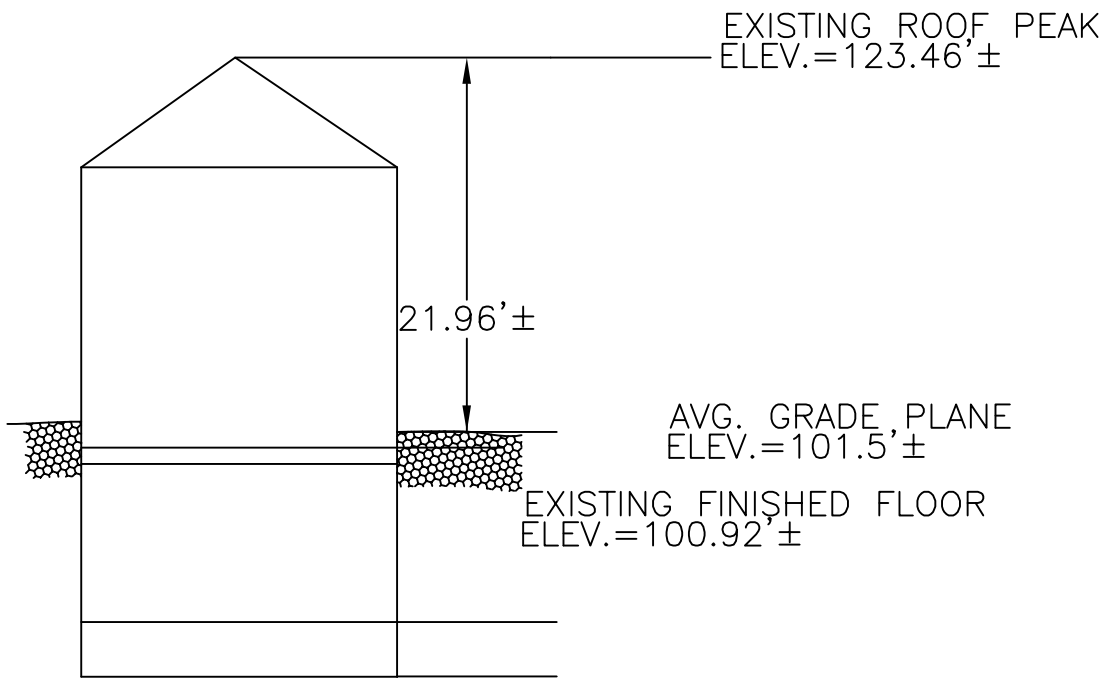


LOCUS PLAN

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
○	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	SEWER MANHOLE
⊗	OVERHEAD ELECTRIC SERVICE
⊗	HYDRANT
○	TREE

ZONING LEGEND			
ZONING DISTRICT: RC — RESIDENCE C			
	REQUIRED	EXISTING	COMPLIANCE
MIN. AREA	7,500 S.F	5,544± S.F.	EXISTING NON—CONFORMING
MIN. YARD FRONT	15'	27.8'	YES
SIDE (RIGHT)	6'	0.9'	EXISTING NON—CONFORMING
SIDE (LEFT)	6'	1.5'	EXISTING NON—CONFORMING
REAR	20'	0.2'	EXISTING NON—CONFORMING
MAX. LOT COVERAGE	70%	37.8% ±	YES
MIN. LANDSCAPE	25%	0.0% ±	EXISTING NON—CONFORMING
MIN. FRONTAGE	50'	55.4'±	YES
MAX. BLDG. HEIGHT	40'	21.96'±	YES
MAX. STORIES	3	1.0	YES
MAX. FAR	2.0	—	—
MIN. PERVIOUS AREA	30%	0.0%	EXISTING NON—CONFORMING

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 4–7–2017.
 2. DEED REFERENCE BOOK 68910 PAGE 267, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010 .
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.



SCALE	1"=10'			
DATE	4/7/2017	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:	103 WASHINGTON STREET SOMERVILLE MASSACHUSETTS			
DRAWN BY	EXISTING CONDITIONS SITE PLAN			
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135			
APPD BY	PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			

SHEET NO.
1

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DIMENSIONAL TABLE - RC ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	§7.11.11.6.a AUTO SHOP	RESIDENTIAL COMMERCIAL	REQUIRES SP PER §7.11
NUMBER OF DWELLING UNITS	3 ALLOWED, 4-6 VIA SP	0	6	REQUIRES SP PER §7.11
LOT SIZE (SF) MIN	7,500	5,544	NO CHANGE	EXISTING NONCONFORMITY REQUIRES RELIEF
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	N/A	924	COMPLIES
GROUND COVERAGE (%) MAX	70	±37	69	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	0	31	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	30	0	31	COMPLIES
NET FLOOR AREA (NSF)	11,088	±2,070	8,381	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	0.37	1.51	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	±16 / 1	±37 / 3	COMPLIES
FRONT YARD MIN (FT) Washington Street	15	27.8	±6.5	REQUIRES RELIEF
REAR YARD MIN (FT)	13.8*** §8.6.13*	0.9 OVER	±1.7	IMPROVE EXIST NONCONFORMITY
SIDE YARD MIN - LEFT (FT) Off Wash. Street	10	1.5	±1.8	IMPROVE EXIST NONCONFORMITY
SIDE YARD MIN - RIGHT (FT) Franklin Street	10	22.9	±5.2	REQUIRES RELIEF
FRONTAGE MIN (FT)	50	52	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN	11*	undelineated	7	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0**	0	6	COMPLIES

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

*NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

(6) 1OR2-BR UNITS AT 1.5 PER UNIT = 6X1.5 = 9
(0) 3-BR UNITS AT 2 PER UNIT = 0X2 = 0
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 1
GENERAL RETAIL USE AT 1 SPACE PER 500 SF FOR
CALCULATION = ±680/500 = 1.4 = 1

11 SPACES REQUIRED
(10 RESIDENTIAL + 1 COMMERCIAL)

**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 RES BIKE
SPACES
REQUIRED

***REAR YARD CALCULATION PER §8.6.13

3" REDUCTION PER FOOT THAT THE LOT DEPTH IS
UNDER 100'. LOT DEPTH IS 75.1'.

100'-75.1' LOT DEPTH = 24.9'

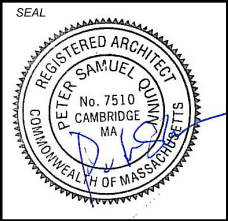
24.9' X 3"/FOOT = 74.7" (OR 6.2') REDUCTION

20' - 6.2' = 13.8' BUT NO CASE < 10' = 13.8' REDUCED REAR YARD REQUIRED

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ZONING
COMPLIANCE

SCALE AS NOTED

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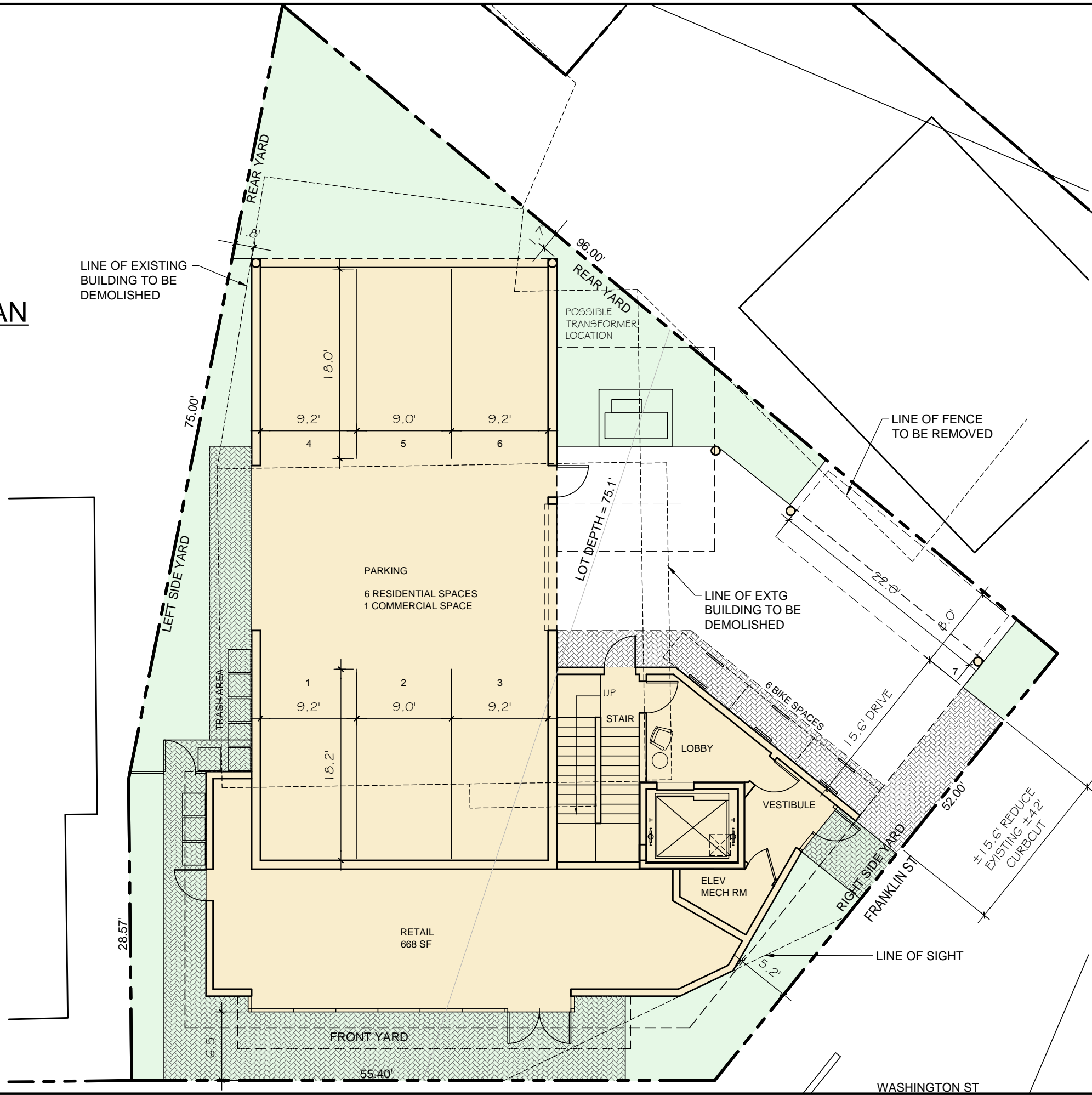
SHEET

Z1.1

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1 **DIMENSIONAL SITE PLAN**
SCALE: 1"=10'-0"
BASED ON PLOT PLAN BY PETER NOLAN &
ASSOCIATES LLC 697 CAMBRIDGE ST, STE 103,
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LOT AREA=
±5,544-SF



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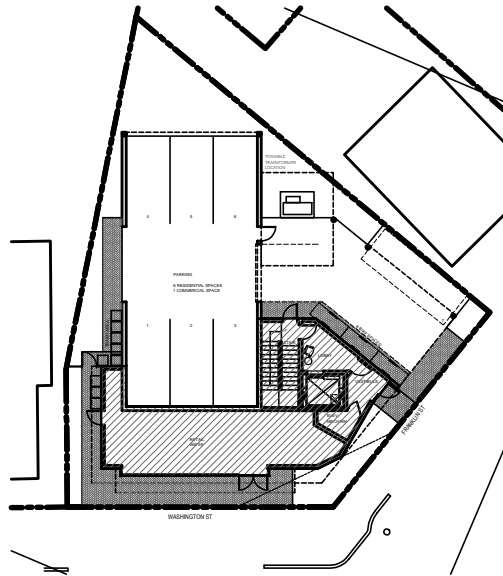
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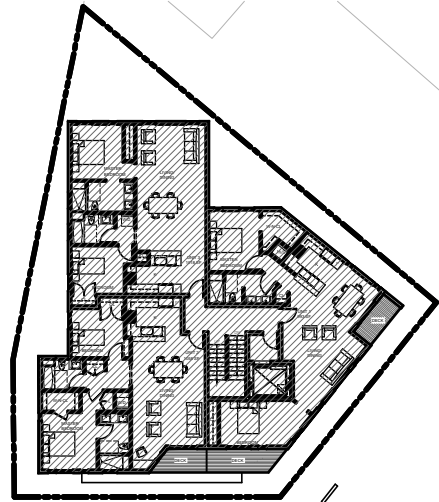
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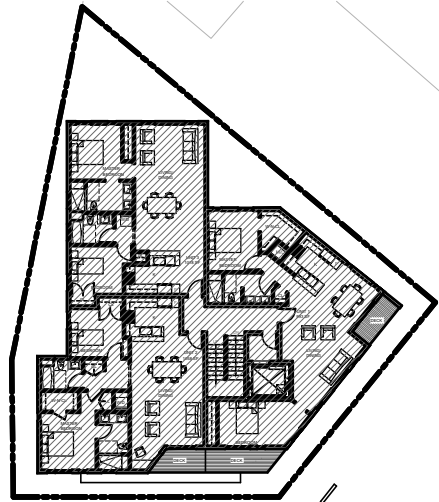
Z1.2



1ST FLOOR: 1,161-NSF



2ND FLOOR: 3,610-NSF

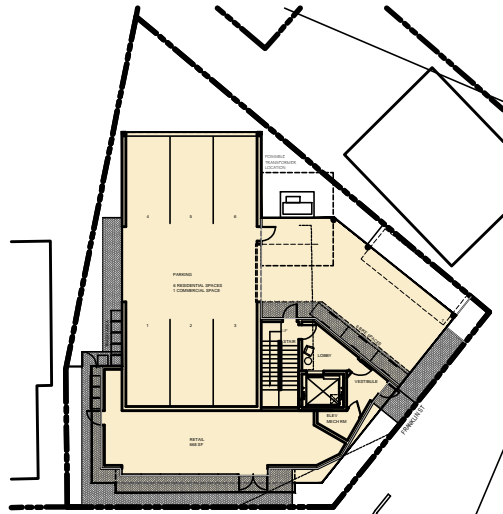


3RD FLOOR: 3,610-NSF

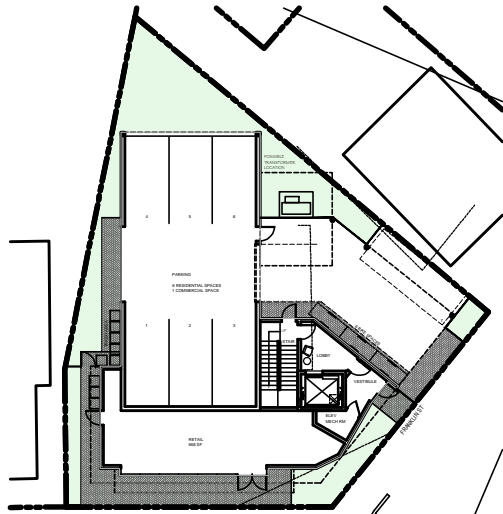
NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
3RD FL	3,610
2ND FL	3,610
1ST FL	1,161
TOTAL	8,381-NSF

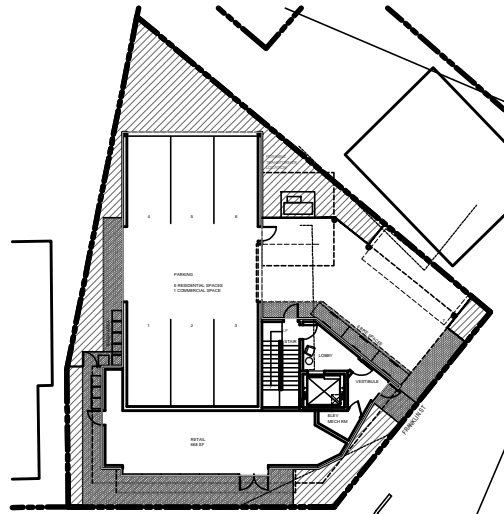
1 NET SQUARE FOOTAGE CALC
SCALE: 1"=40'-0"



PROPOSED
GROUND COVERAGE 3,844 SF
3,904 LOT SF = 69%



LANDSCAPE AREA 1,745 SF
5,544 LOT SF = 31%



PERVIOUS AREA 1,745SF
5,544 LOT SF = 31%

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

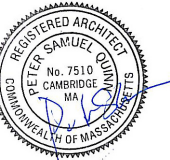


3 BUILDING HEIGHT
SCALE: 1"=20'-0"

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Z1.3



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① WASHINGTON ST ELEVATION
SCALE: 1/8" = 1'-0"



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

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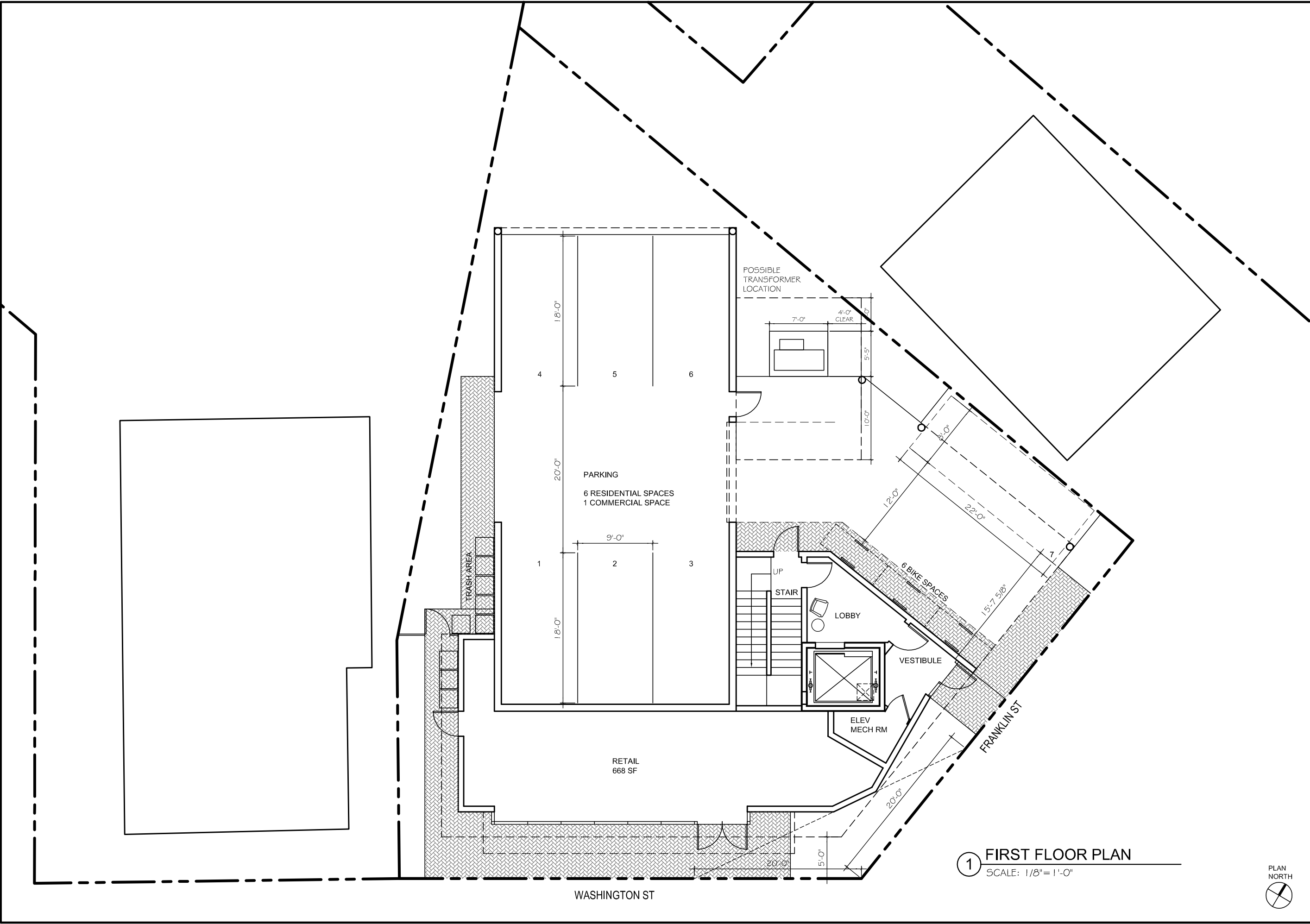
COLOR
ELEVATIONS

SCALE AS NOTED

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SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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103 WASHINGTON STREET

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FIRST FLOOR PLAN

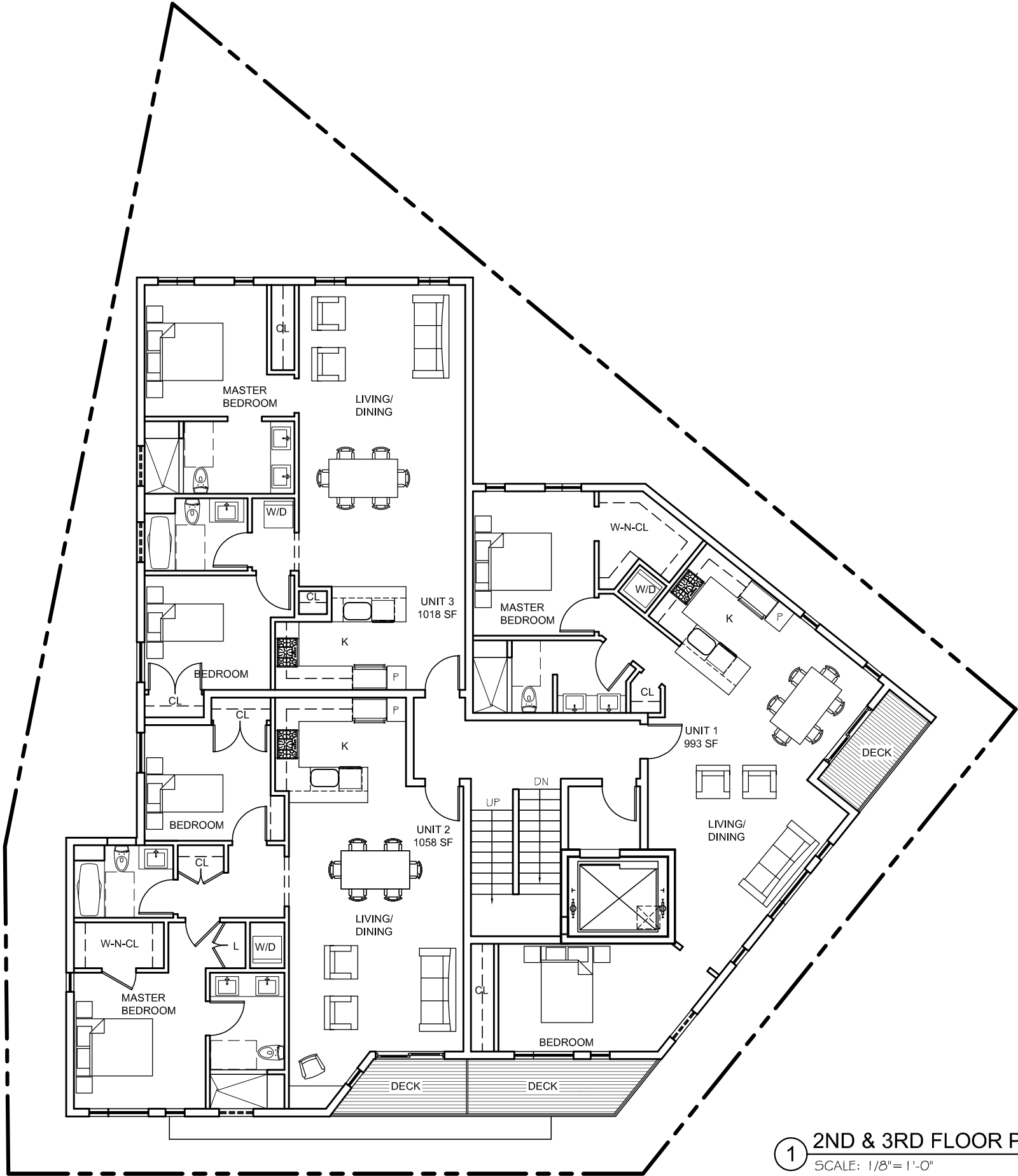
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A1.1

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1 2ND & 3RD FLOOR PLAN
SCALE: 1/8"= 1'-0"



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SECOND AND
THIRD FLOOR
PLAN

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① WASHINGTON ST ELEVATION
SCALE: 1/8" = 1'-0"



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

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



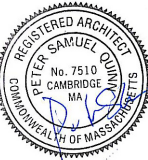
4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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REAR AND
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