

ZBA APPLICATION
4-UNIT DEVELOPMENT
 75 WASHINGTON ST, SOMERVILLE, MA 02143



WASHINGTON STREET ELEVATION

PREPARED BY:

ARCHITECT

**PETER QUINN
 ARCHITECTS LLC**

259 ELM ST, STE 301
 SOMERVILLE, MA 02144
 PH (617) 354 3989

SURVEYOR

SUMMIT SURVEYING, INC.

4 SOUTH POND STREET,
 NEWBURYPORT, MA 01950
 PH (978) 692-7109

LIST OF DRAWINGS		ZBA APPL 08 MAR 2017	ZBA APPL REV 1 20 JUN 2017
GENERAL			
T1.1	TITLE SHEET	X	X
	PLAN OF LAND	X	X
Z1.1	ZONING ANALYSIS	X	X
Z1.2	ZONING ANALYSIS	X	X
Z1.3	ZONING ANALYSIS	X	X

ARCHITECTURAL			
A1.1	FIRST & BASEMENT FLOOR PLAN	X	X
A1.2	SECOND FLOOR PLAN	X	X
A1.3	THIRD FLOOR PLAN	X	X
A2.0	COLOR FRONT ELEVATION (WASHINGTON AVE) & LEFT ELEVATION (WASHINGTON ST)	X	X
A2.1	FRONT ELEVATION (WASHINGTON AVE)	X	X
A2.2	LEFT ELEVATION (WASHINGTON ST) & RIGHT ELEVATION	X	X
A2.3	REAR ELEVATION	X	X



LOCUS PLAN

**PETER
 QUINN
 ARCHITECTS**

ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

**75
 WASHINGTON
 STREET**

75 Washington Street
 Somerville, MA 02143

PREPARED FOR

**75 WASHINGTON
 STREET LLC**

150 Cambridge Park Drive
 Suite 703
 Cambridge, MA 02140

DRAWING TITLE

**TITLE
 SHEET**

SCALE AS NOTED

REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
DRAWN BY ACW	REVIEWED BY PQ

SHEET

T1.1

REFERENCES:

DEED BOOK 50620 PAGE 415
PLAN BOOK 284 PLAN 25

RECORD OWNER:

SOMERVILLE 75 WASHINGTON
STREET LLC
75 WASHINGTON STREET
SOMERVILLE, MA

N/F
MMS REALTY TRUST

LOT 8
AREA =
3,904±S.F. (M)
3,930±S.F. (R)

N/F
MMS REALTY TRUST

- LEGEND**
- (M) MEASURED
 - (R) RECORD
 - CATCH BASIN
 - ⊗ GAS VALVE
 - ⊗ HYDRANT
 - ⊗ WATER VALVE
 - ⊗ DRAIN MANHOLE
 - ⊗ ELECTRIC MANHOLE
 - ⊗ MANHOLE (UNKNOWN)
 - ⊗ SEWER MANHOLE

BENCHMARK 1
TOP OF BOLT OVER MAIN
OUTLET OF HYDRANT.
ELEVATION = 14.59

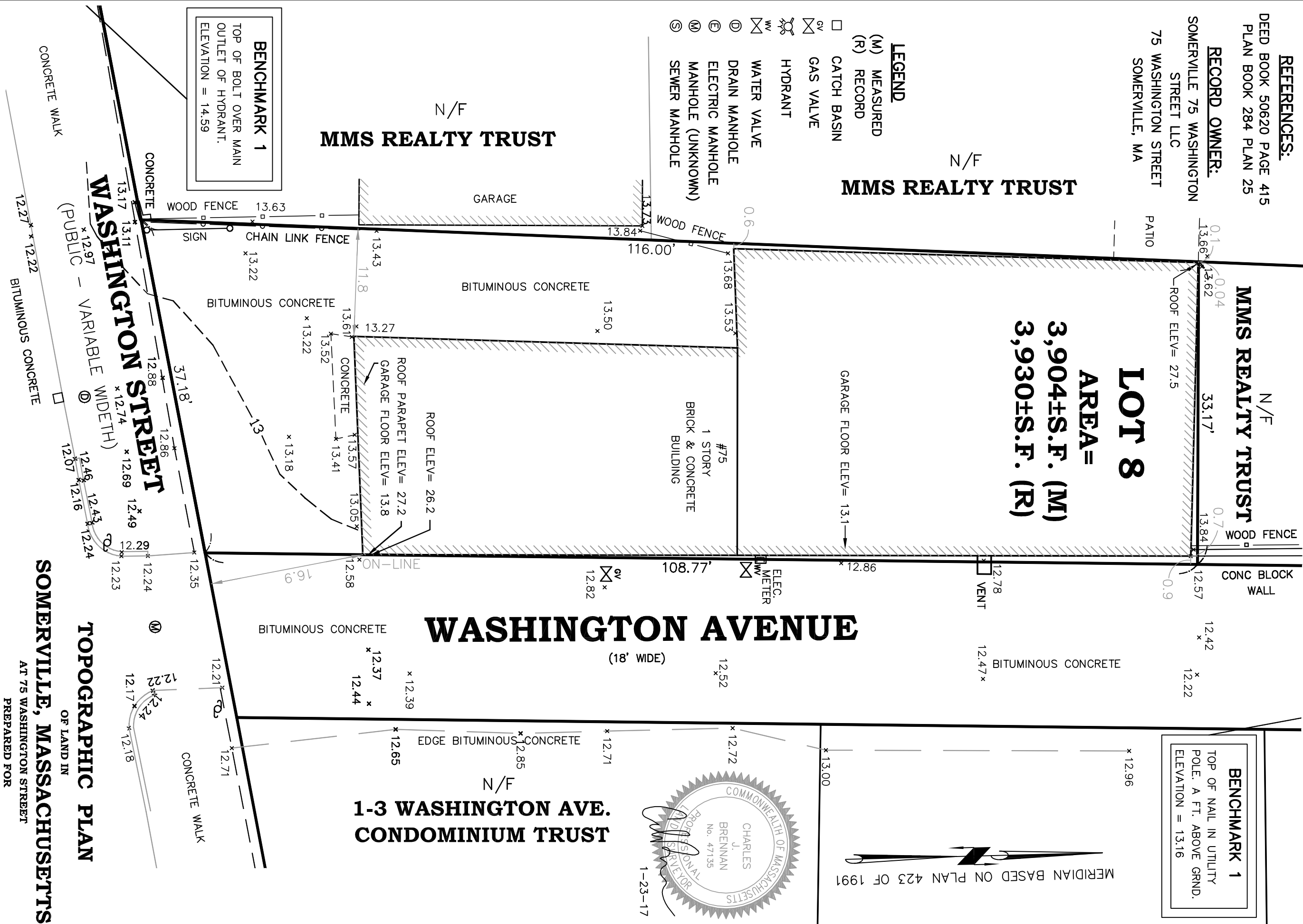
BENCHMARK 1
TOP OF NAIL IN UTILITY
POLE. A FT. ABOVE GRND.
ELEVATION = 13.16



MMS REALTY TRUST

WASHINGTON AVENUE
(18' WIDE)

**1-3 WASHINGTON AVE.
CONDOMINIUM TRUST**



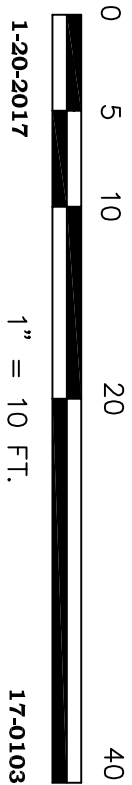
NOTES:

- 1.) THIS PLAN WAS PREPARED BY PERFORMING AN INSTRUMENT SURVEY IN JANUARY 2017.
- 2.) SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) VERTICAL DATUM IS ASSUMED.

TOPOGRAPHIC PLAN

SOMERVILLE, MASSACHUSETTS
OF LAND IN
AT 75 WASHINGTON STREET
PREPARED FOR
HUDSON SANTANA

BY
SUMMIT SURVEYING, INC.
4 SOUTH POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109
CBRENNAN@SUMMITSURVEYINGINC.COM



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	4	0	4	REQUIRES SP PER §7.11
LOT SIZE (SF) MIN	7,500	3,904	NO CHANGE	EXISTING NONCONFORMITY REQUIRES RELIEF
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	N/A	976	COMPLIES
GROUND COVERAGE (%) MAX	70	±67	70	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	0	26	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	30	0	32	COMPLIES
NET FLOOR AREA (NSF)	7,808	±2,625	7,798 7,800	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	0.67	2.0	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	±12 / 1	±37 / 3	COMPLIES
FRONT YARD MIN (FT) Washington Ave	15	±0.01 OVER	1.0 EXTG FOOTPRINT 2.5 NEW FOOTPRINT	IMPROVE EXIST NONCONFORMITY REQUIRES RELIEF
REAR YARD MIN (FT)	10 OR PER §8.6.13*	±0.1	5.3 EXTG FOOTPRINT 6.6 NEW FOOTPRINT	IMPROVE EXIST NONCONFORMITY REQUIRES RELIEF
SIDE YARD MIN - LEFT (FT) Washington Street	10	±16.9	10.4	COMPLIES
SIDE YARD MIN - RIGHT (FT)	10	±0.1	5.1	IMPROVE EXIST NONCONFORMITY
FRONTAGE MIN (FT)	50	108.77	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN	8**	0	4	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

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

*REAR YARD CALCULATION PER §8.6.13
3" REDUCTION PER FOOT THAT THE LOT DEPTH IS
UNDER 100'. LOT DEPTH IS 35'.
100'-35' LOT DEPTH = 65'
65' X 3"/FOOT = 195" (OR 16.25') REDUCTION
20' - 16.25' = 3.75' BUT NO CASE < 10' = 10' REDUCED REAR YARD REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(3) 1OR2-BR UNITS AT 1.5 PER UNIT = 3X1.5 = 4.5
(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
GENERAL RETAIL USE AT 1 SPACE PER 500 SF FOR
CALCULATION = ±571/500 = 1.1

7.6 = 8 RES SPACES REQUIRED
(7 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

**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

**75
WASHINGTON
STREET**

75 Washington Street
Somerville, MA 02143

PREPARED FOR

**75 WASHINGTON
STREET LLC**

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

**ZONING
ANALYSIS**

SCALE AS NOTED

REVISION DATE

REV 01 20 JUNE 2017

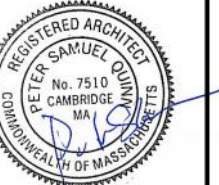
ZBA APPLIC C8 MAR 2017

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.1

SEAL



CONSULTANT

PROJECT

75 WASHINGTON STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR

75 WASHINGTON STREET LLC

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

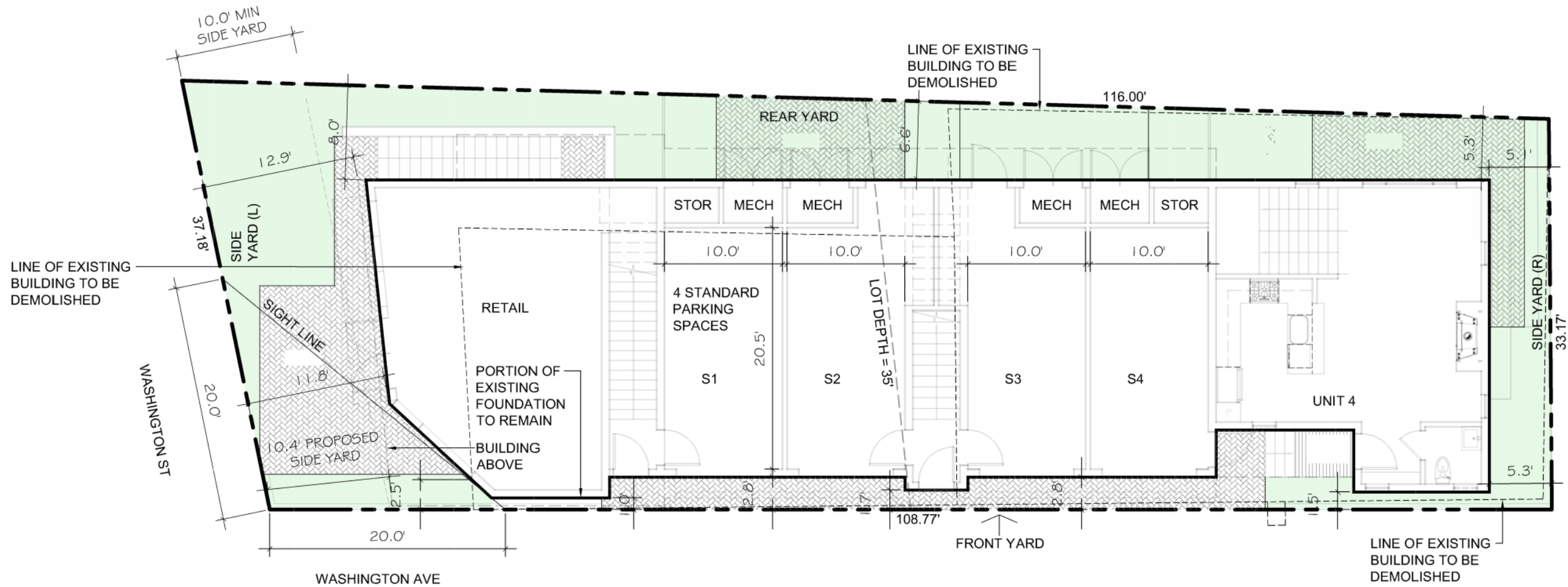
ZONING ANALYSIS

SCALE AS NOTED

REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.2



1 DIMENSIONAL SITE PLAN

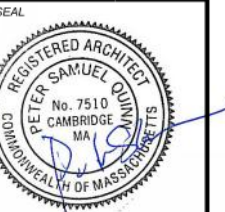
SCALE: 1"=10'-0"

BASED ON PLOT PLAN BY SUMMIT SURVEYING, INC.
4 SOUTH POND ST, NEWBURYPORT, MA 01950.

LOT AREA=
±3,904-SF

PLAN NORTH





CONSULTANT

PROJECT
75 WASHINGTON STREET
75 Washington Street
Somerville, MA 02143

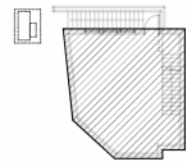
PREPARED FOR
75 WASHINGTON STREET LLC
150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE
ZONING ANALYSIS

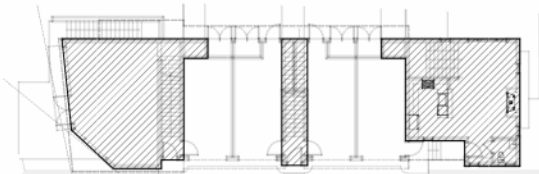
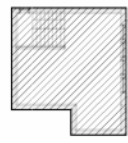
SCALE AS NOTED

REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
DRAWN BY MY	REVIEWED BY PQ

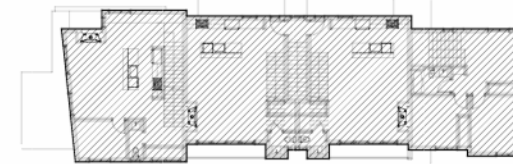
SHEET
Z1.3



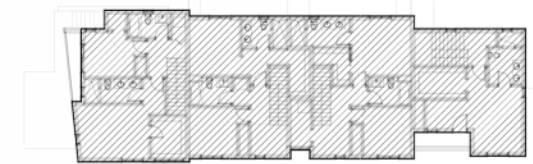
BASEMENT FLOOR: 1,173-NSF



FIRST FLOOR: 1,354-NSF



2ND FLOOR: 2,627-NSF

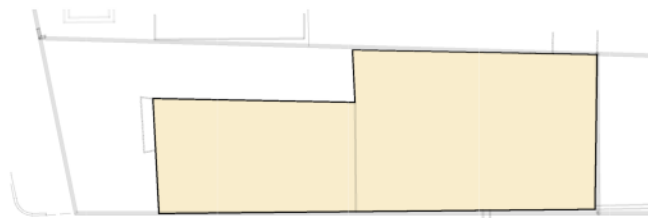


3RD FLOOR: 2,644-NSF

NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
3RD FL	2,644
2ND FL	2,627
1ST FL	1,354
BSMNT	1,173
TOTAL	7,798-NSF

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



EXISTING

GROUND COVERAGE $\frac{2,620 \text{ SF}}{3,904 \text{ LOT SF}} = 67\%$



LANDSCAPE AREA $\frac{0 \text{ SF}}{3,904 \text{ LOT SF}} = 0\%$

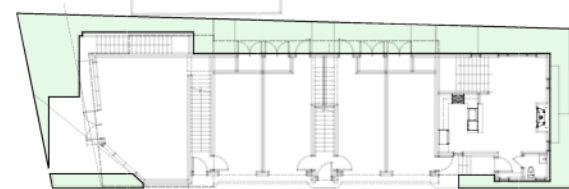


PERVIOUS AREA $\frac{0 \text{ SF}}{3,904 \text{ LOT SF}} = 0\%$

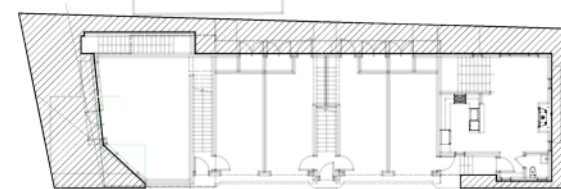


PROPOSED

GROUND COVERAGE $\frac{2,732 \text{ SF}}{3,904 \text{ LOT SF}} = 70\%$



LANDSCAPE AREA $\frac{1,029 \text{ SF}}{3,904 \text{ LOT SF}} = 26\%$



PERVIOUS AREA $\frac{1,248 \text{ SF}}{3,904 \text{ LOT SF}} = 32\%$

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



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





CONSULTANT

PROJECT
75 WASHINGTON STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR
75 WASHINGTON STREET LLC

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

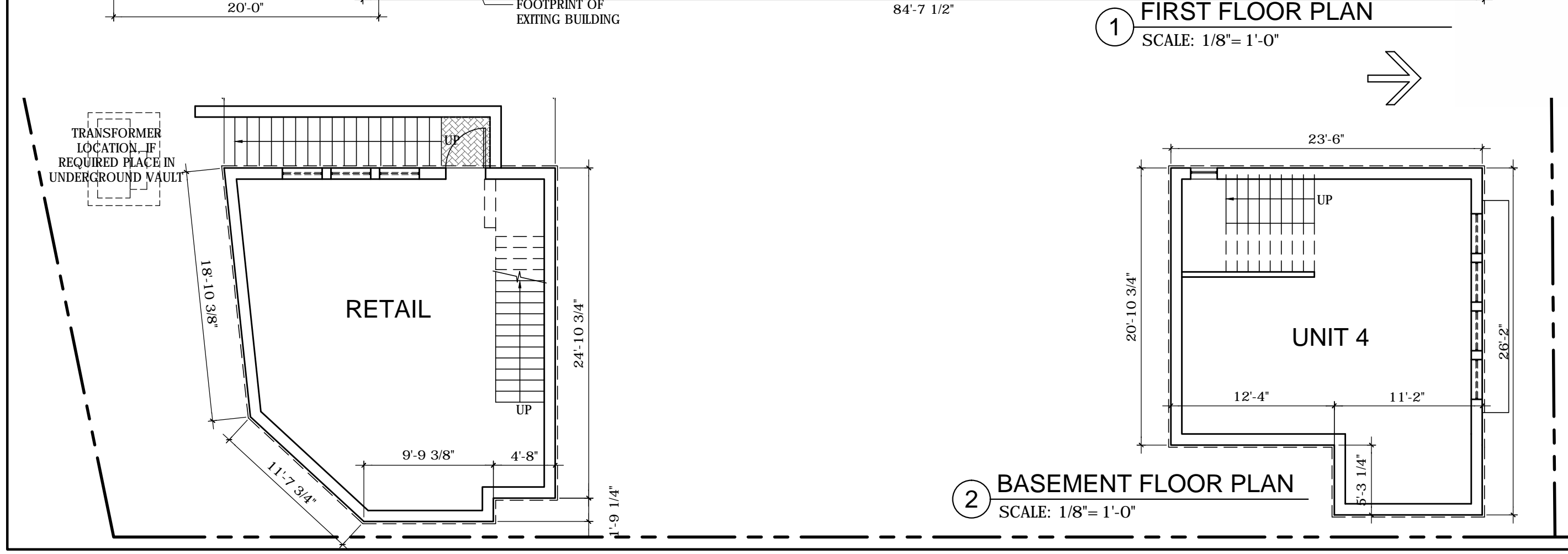
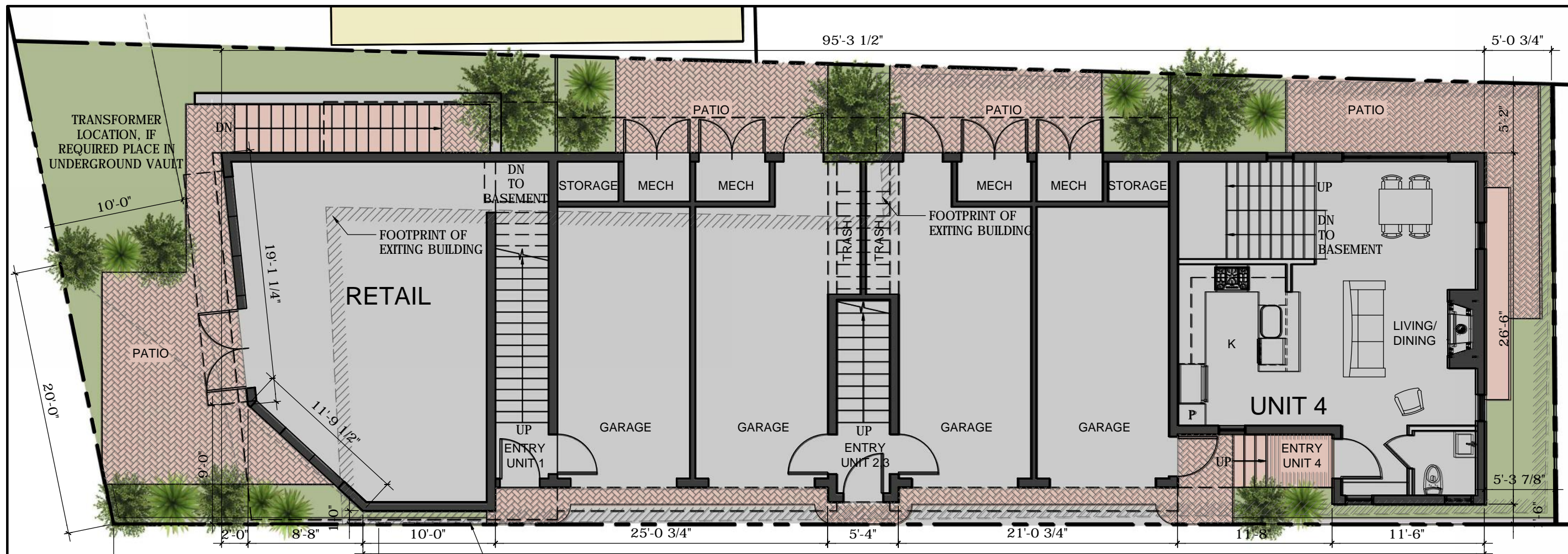
DRAWING TITLE
FIRST & BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.1



Z:\DCADD\WGS\Washington-75\DCADD\WGS\Schematic Design\CURRENT Scheme 2 Floor Plans.dwg, 6/20/2017 10:26:12 AM, DWG To PDF.pc3

Z:\DCADD\WGS\Washington-75\DCADD\WGS\Schematic Design\CURRENT Design\2 Floor Plans.dwg, 6/20/2017 10:26:21 AM, DWG To PDF.pc3

SEAL



CONSULTANT

PROJECT

75 WASHINGTON STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR

75 WASHINGTON STREET LLC

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

THIRD FLOOR PLAN

SCALE AS NOTED

REVISION DATE

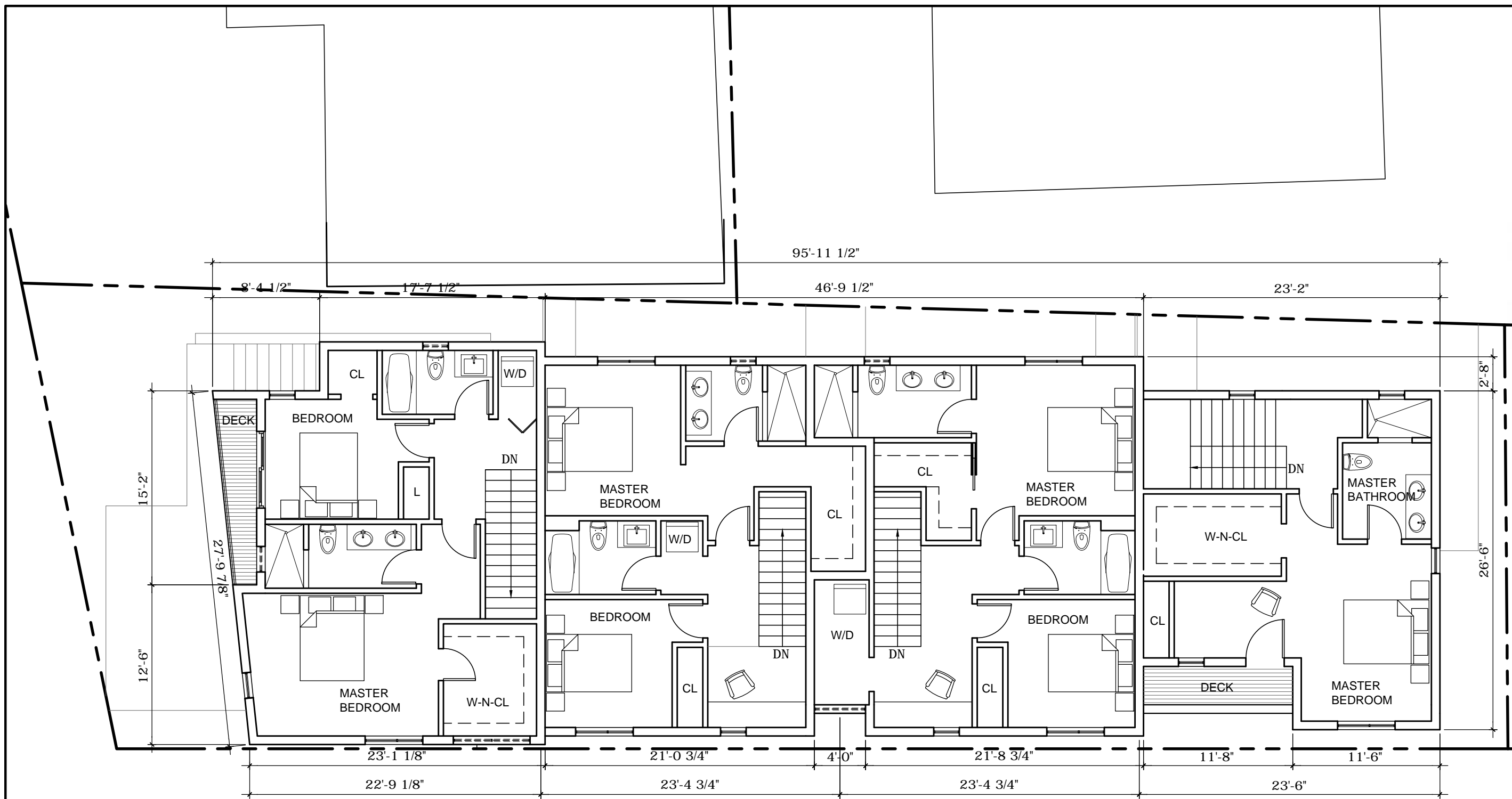
REV 01 20 JUNE 2017

ZBA APPLIC 08 MAR 2017

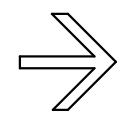
DRAWN BY ACW REVIEWED BY PQ

SHEET

A1.3



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



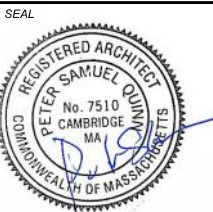
Z:\DCADD\WGS\Washington-75\DCADD\WGS\Schematic Design\CURRENT Scheme 2 Floor Plans.dwg, A2.1, 6/21/2017 11:14:11 AM



1 FRONT ELEVATION (WASHINGTON AVE)
SCALE: 1/8" = 1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889



CONSULTANT

PROJECT
75 WASHINGTON STREET
75 Washington Street
Somerville, MA 02143

PREPARED FOR
75 WASHINGTON STREET LLC
150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE
FRONT ELEVATION (WASHINGTON AVENUE)

SCALE AS NOTED	
REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
DRAWN BY ACW	REVIEWED BY PQ

SHEET
A2.1

Z:\DCADD\WGS\Washington-75\DCADD\wgs\Schematic Design\CURRENT Scheme 2 Floor Plans.dwg, A2.2, 6/21/2017 11:16:01 AM

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

75
WASHINGTON
STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR

75 WASHINGTON
STREET LLC

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

WASHINGTON
STREET &
RIGHT
ELEVATION

SCALE AS NOTED

REVISION | DATE

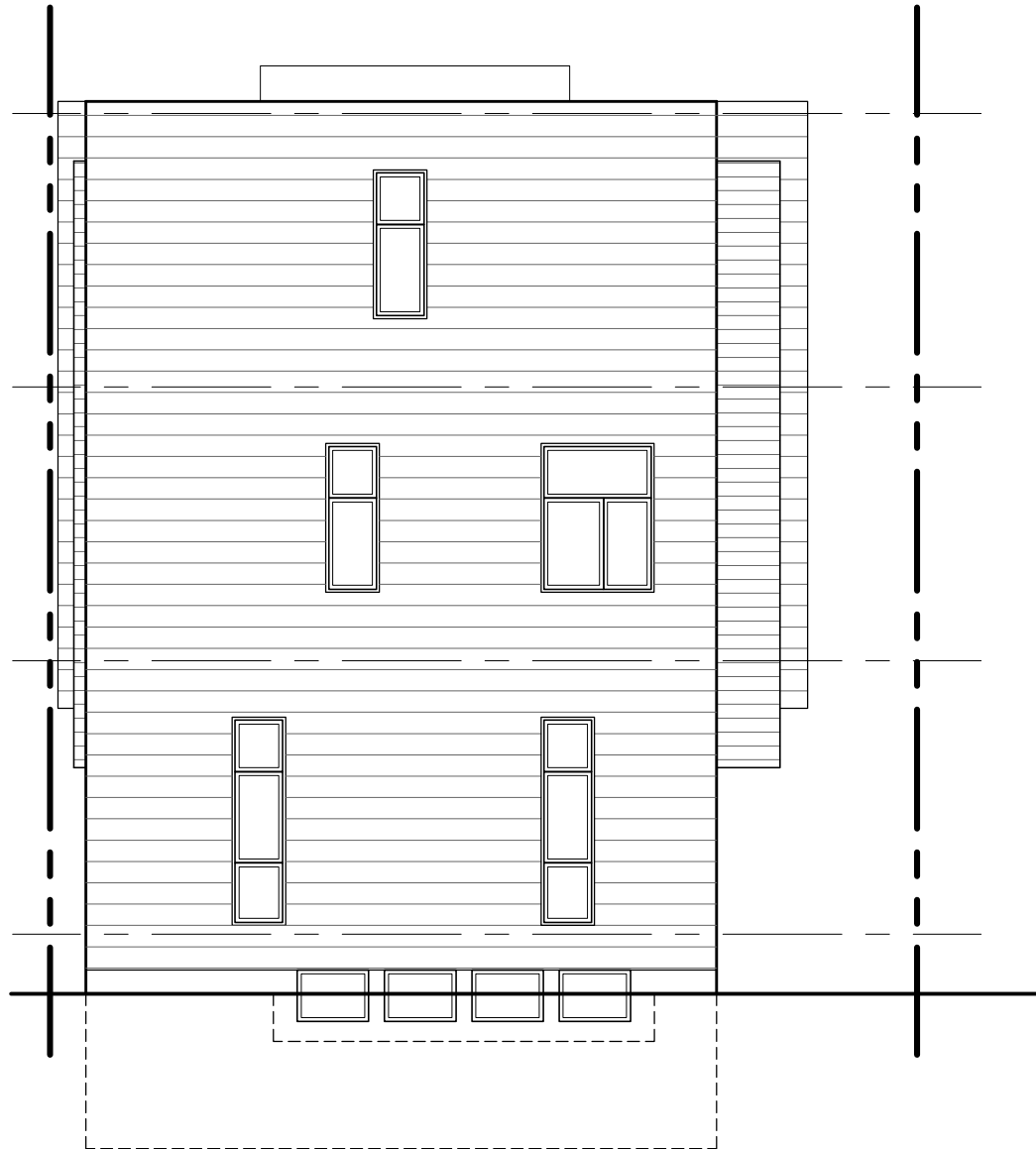
REV 01 | 20 JUNE 2017

ZBA APPLIC | 08 MAR 2017

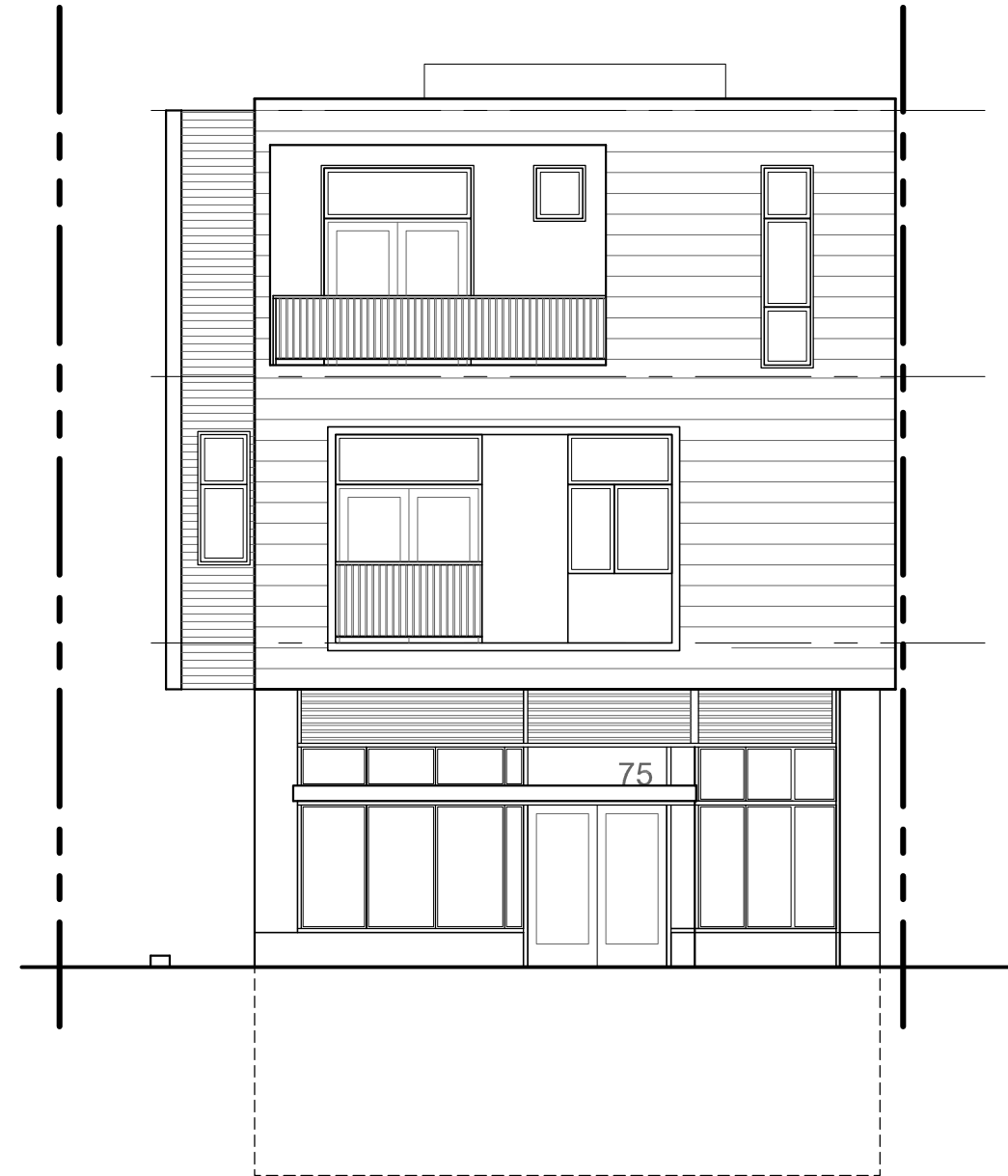
DRAWN BY | REVIEWED BY
ACW | PQ

SHEET

A2.2



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



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

Z:\DCADD\WGS\Washington-75\DCADD\wgs\Schematic Design\CURRENT Design\A2.3_6/21/2017 11:16:51 AM

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

75 WASHINGTON STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR

75 WASHINGTON STREET LLC

150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE

REAR ELEVATION

SCALE AS NOTED

REVISION DATE

REV 01 20 JUNE 2017

ZBA APPLIC 08 MAR 2017

DRAWN BY ACW REVIEWED BY PQ

SHEET

A2.3



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