

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	ZBA APPL REV 2 22 JUN 2017
GENERAL				
T1.1	TITLE SHEET	X	X	X
	PLAN OF LAND	X	X	X
Z1.1	ZONING ANALYSIS	X	X	X
Z1.2	ZONING ANALYSIS	X	X	X
Z1.3	ZONING ANALYSIS	X	X	X

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

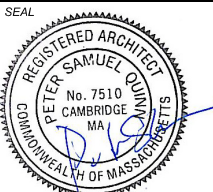


LOCUS PLAN

**PETER
 QUINN
 ARCHITECTS**

ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

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



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 02	22 JUNE 2017
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

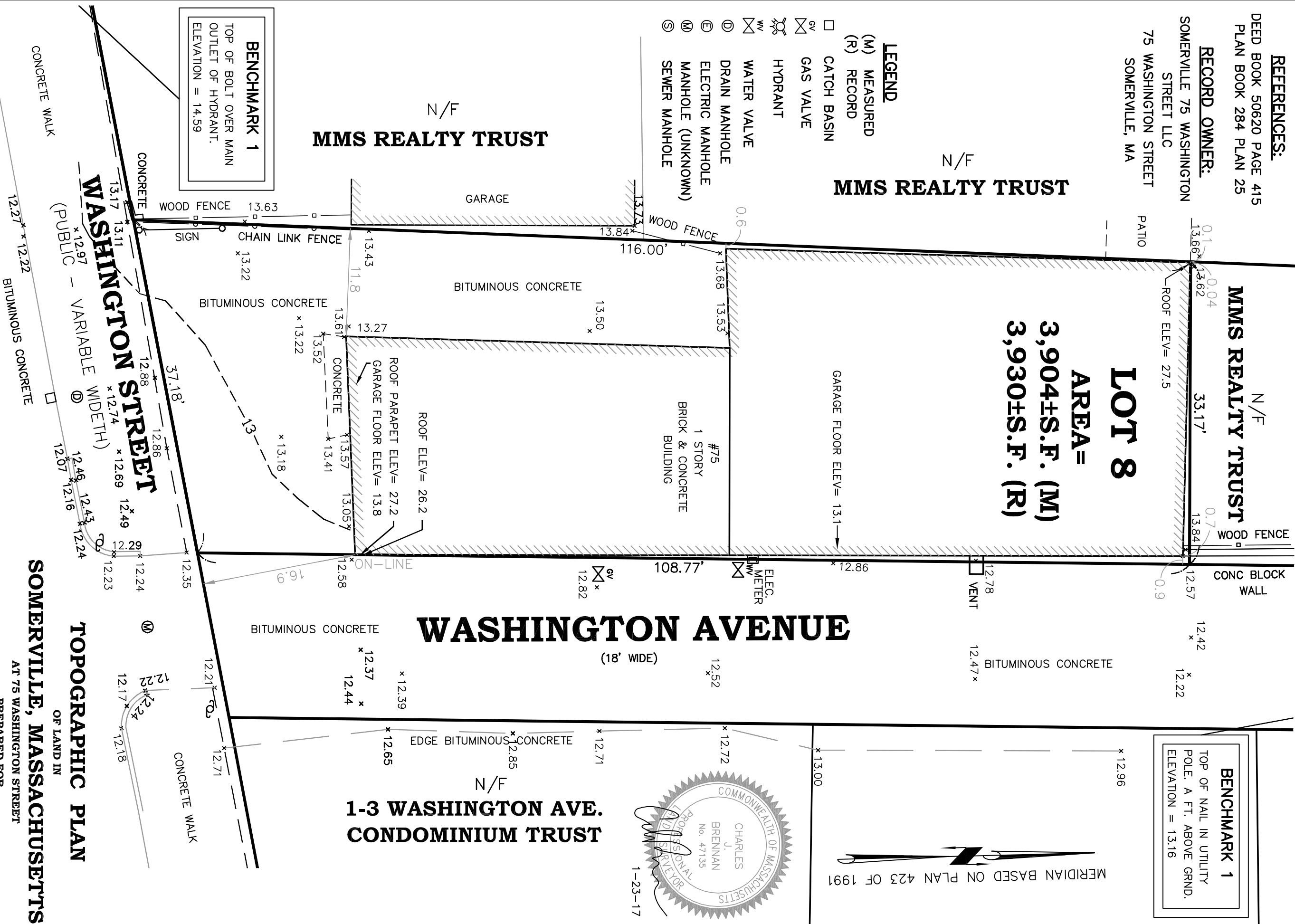
LOT 8

**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 NAIL IN UTILITY
POLE. A FT. ABOVE GRND.
ELEVATION = 13.16



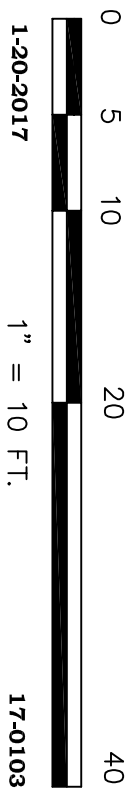
**1-3 WASHINGTON AVE.
CONDOMINIUM TRUST**

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

TOPOGRAPHIC PLAN
OF LAND IN
SOMERVILLE, MASSACHUSETTS
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

- 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.



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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	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

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TECTS

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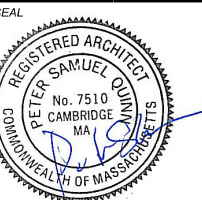
PREPARED FOR
75 WASHINGTON
STREET LLC
150 Cambridge Park Drive
Suite 703
Cambridge, MA 02140

DRAWING TITLE
ZONING
ANALYSIS

SCALE AS NOTED

REVISION	DATE
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
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SHEET
Z1.1



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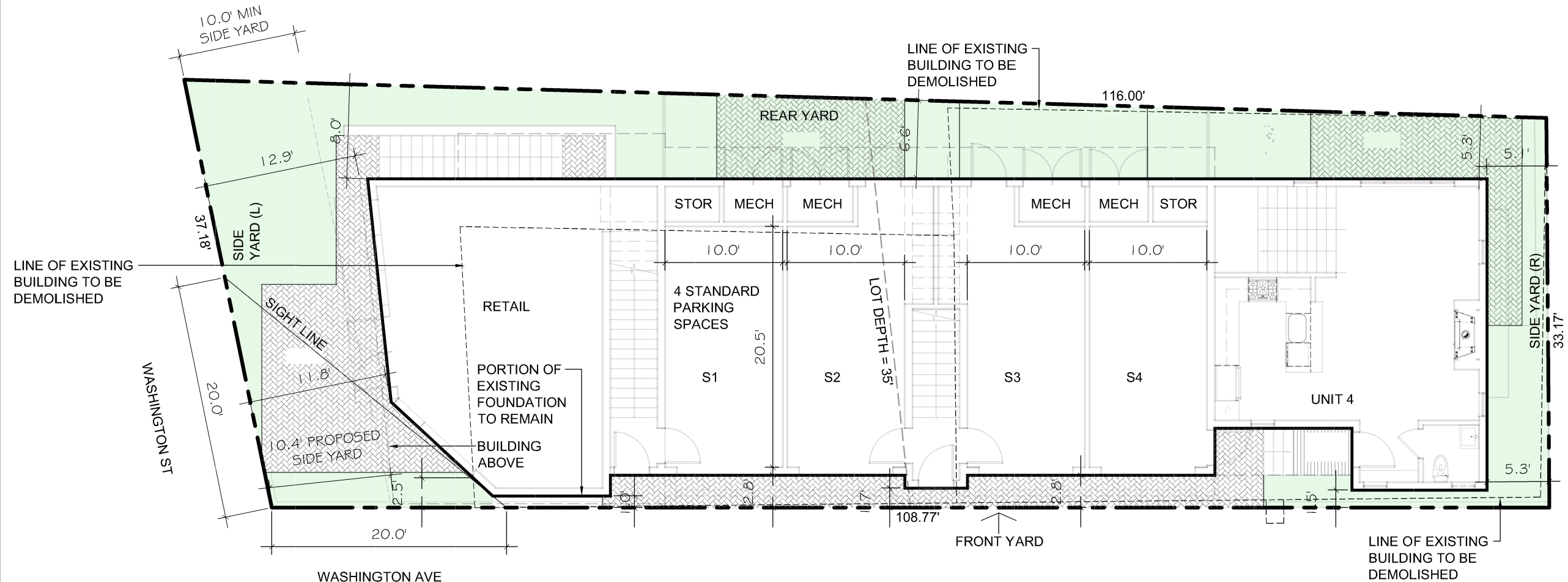
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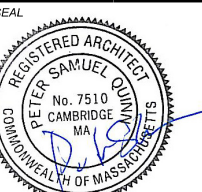
Z1.2



1 DIMENSIONAL SITE PLAN
SCALE: 1"=10'-0"
LOT AREA= ±3,904-SF
BASED ON PLOT PLAN BY SUMMIT SURVEYING, INC.
4 SOUTH POND ST, NEWBURYPORT, MA 01950.



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75 WASHINGTON STREET

75 Washington Street
Somerville, MA 02143

PREPARED FOR
75 WASHINGTON STREET LLC

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DRAWING TITLE
ZONING ANALYSIS

SCALE AS NOTED

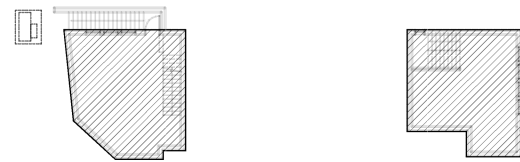
REVISION	DATE

REV 01	20 JUNE 2017
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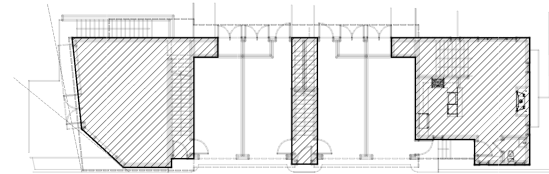
DRAWN BY MY	REVIEWED BY PQ
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SHEET

Z1.3



BASEMENT FLOOR: 1,173-NSF



FIRST FLOOR: 1,354-NSF



2ND FLOOR: 2,627-NSF

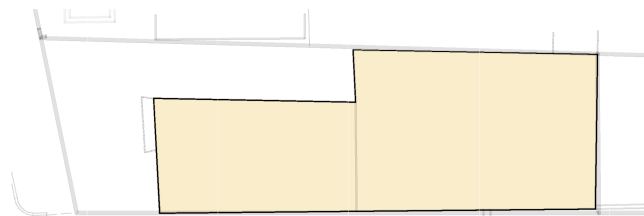


3RD FLOOR: 2,644-NSF

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

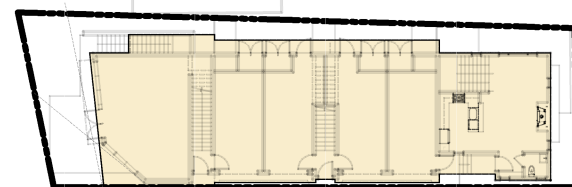
GROUND COVERAGE $\frac{2,620 \text{ SF}}{3,904 \text{ LOT SF}} = 67\%$



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

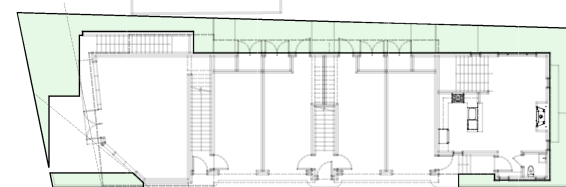


PERVIOUS AREA $\frac{0 \text{ SF}}{3,904 \text{ LOT SF}} = 0\%$

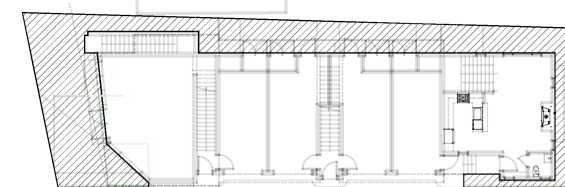


PROPOSED

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

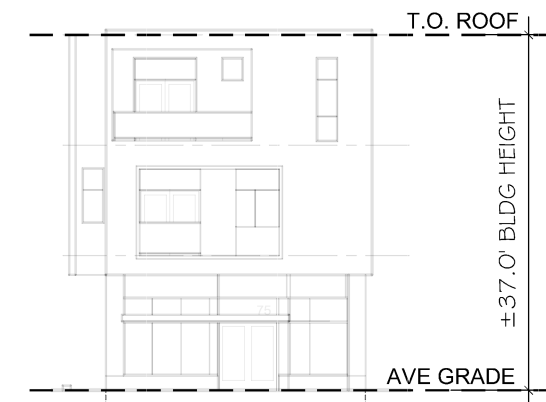


LANDSCAPE AREA $\frac{1,029 \text{ SF}}{3,904 \text{ LOT SF}} = 26\%$



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"





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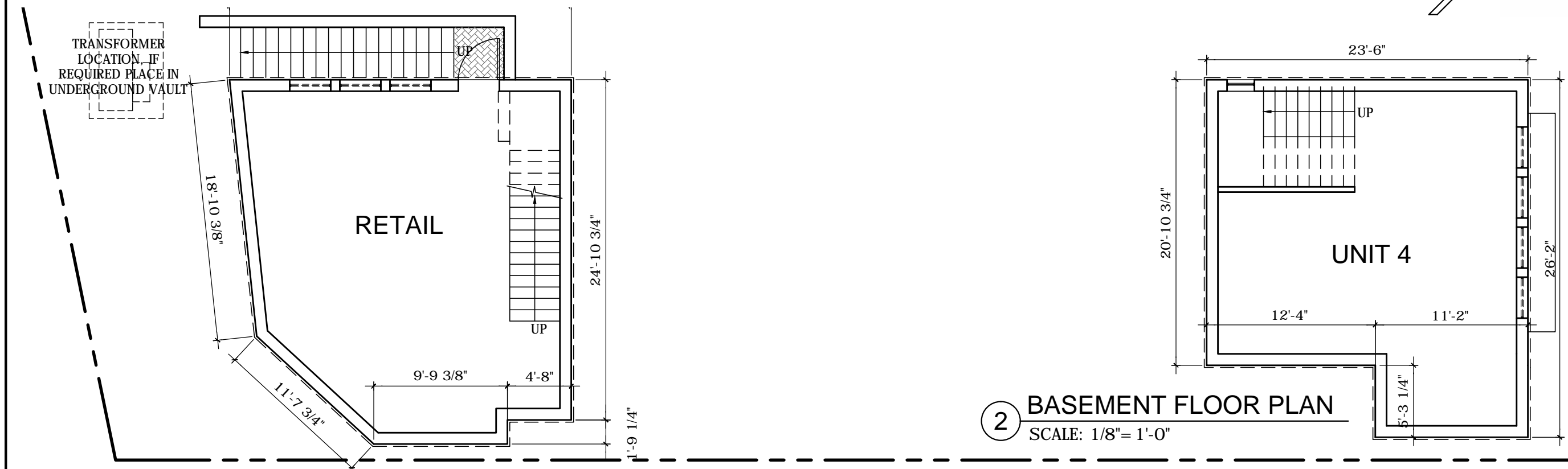
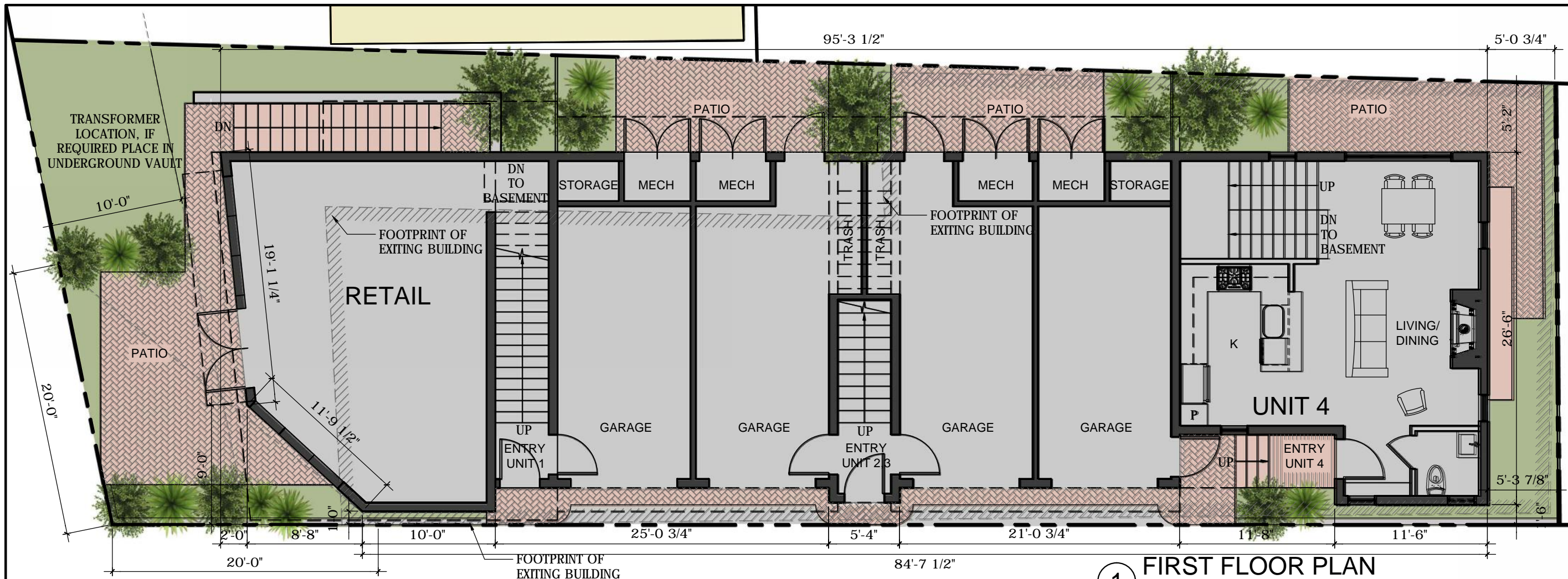
DRAWING TITLE
FIRST & BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
REV 02	22 JUNE 2017
REV 01	20 JUNE 2017
ZBA APPLIC	08 MAR 2017
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SHEET

A1.1



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SEAL



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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

SECOND FLOOR PLAN

SCALE AS NOTED

REVISION DATE

REV 02 22 JUNE 2017

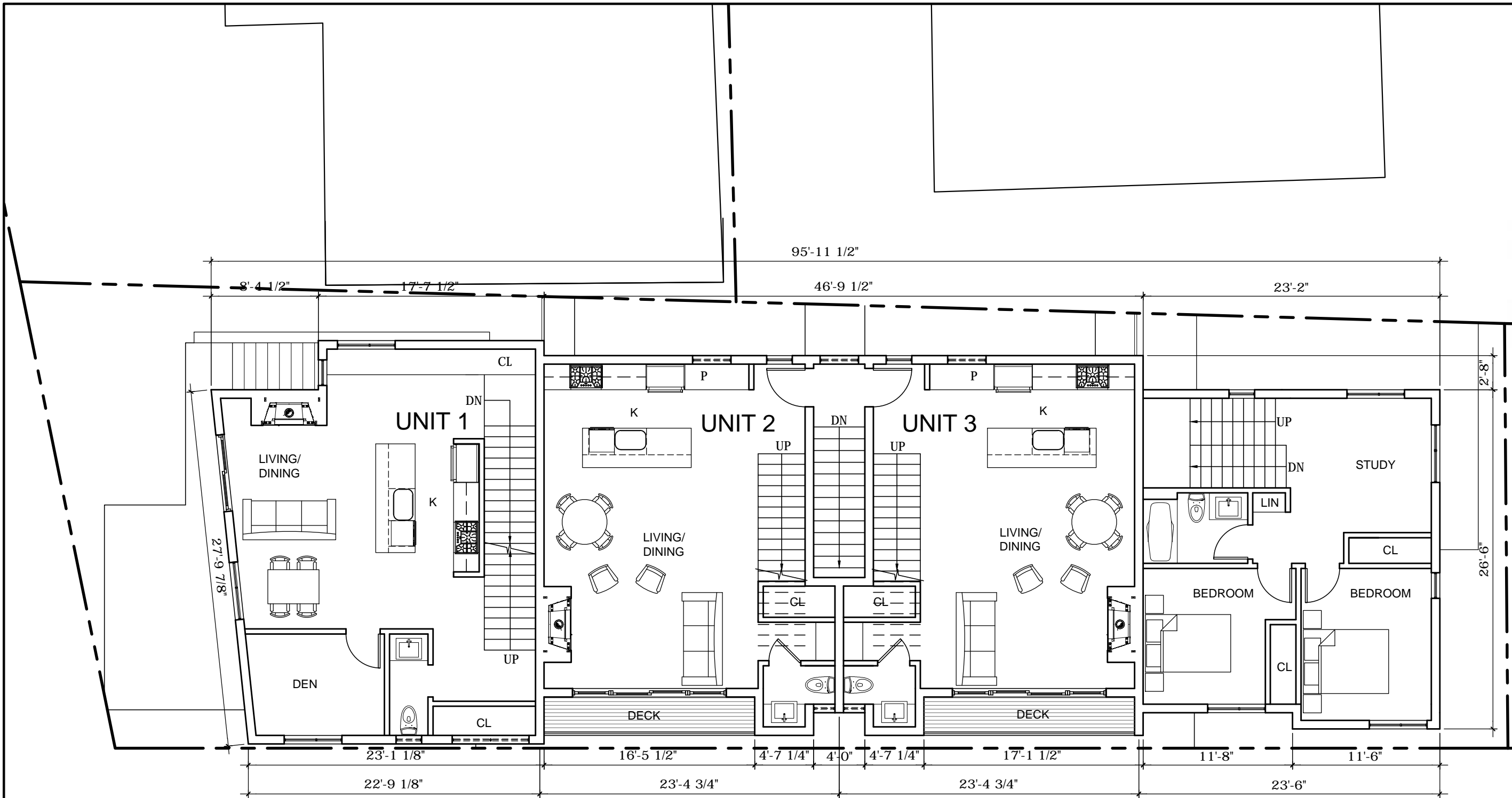
REV 01 20 JUNE 2017

ZBA APPLIC 08 MAR 2017

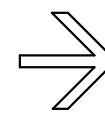
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A1.2



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



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SEAL



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75 WASHINGTON STREET

75 Washington Street
 Somerville, MA 02143

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150 Cambridge Park Drive
 Suite 703
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DRAWING TITLE

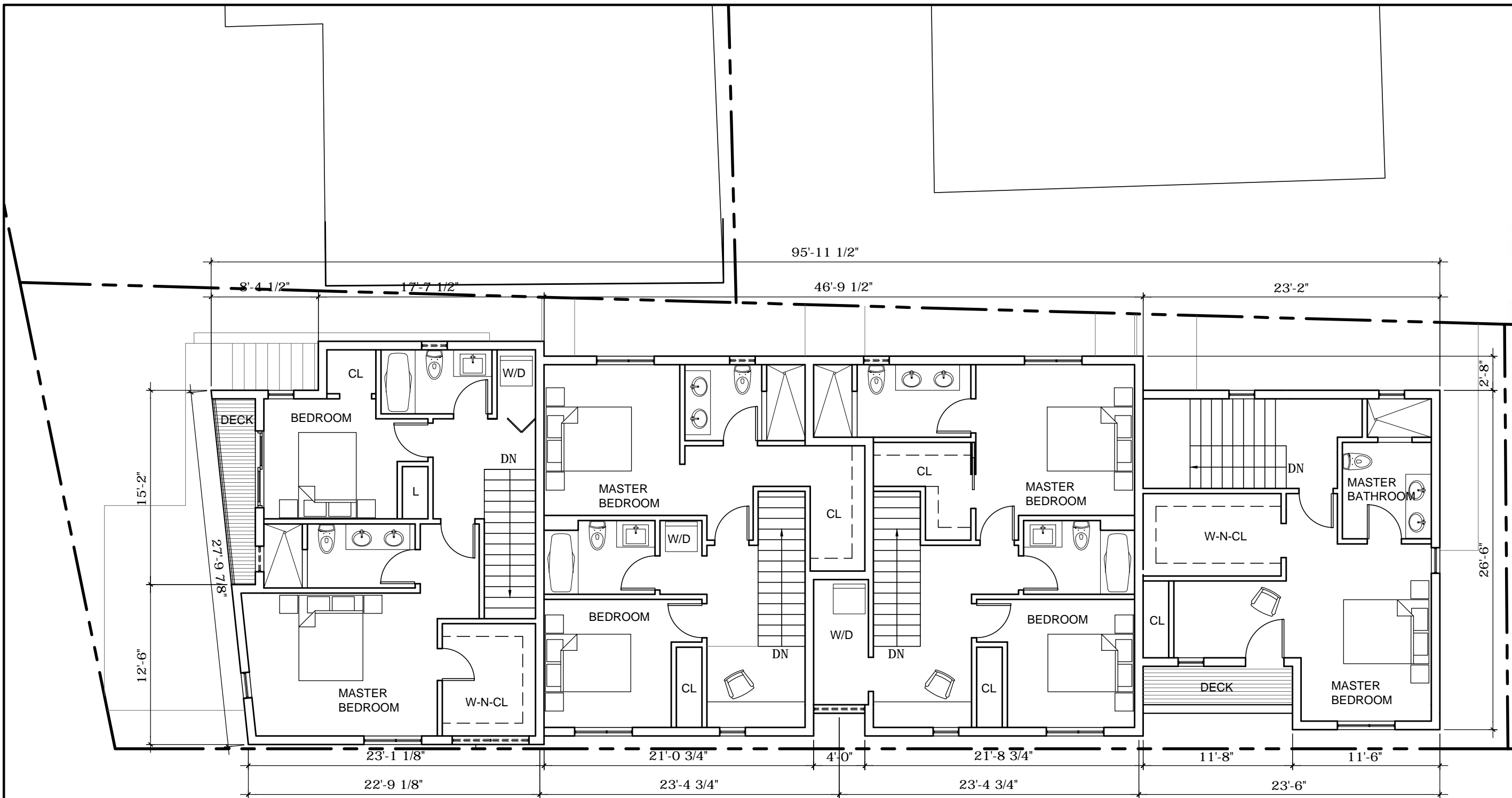
THIRD FLOOR PLAN

SCALE AS NOTED

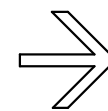
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REV 02	22 JUNE 2017
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A1.3



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



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



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

PETER QUINN ARCHITECTS

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PLANNING
COMMUNITY DESIGN

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DRAWING TITLE

WASHINGTON AVE & WASHINGTON ST COLOR ELEVATIONS

SCALE AS NOTED

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REV 02	22 JUNE 2017
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REV 02 22 JUNE 2017

REV 01 20 JUNE 2017

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SHEET

A2.0



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Somerville, MA 02143

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150 Cambridge Park Drive
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DRAWING TITLE
FRONT ELEVATION (WASHINGTON AVENUE)

SCALE AS NOTED

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REV 02	22 JUNE 2017
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ZBA APPLIC	08 MAR 2017
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A2.1



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

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DRAWING TITLE

WASHINGTON
STREET &
RIGHT
ELEVATION

SCALE AS NOTED

REVISION DATE

REV 02 22 JUNE 2017

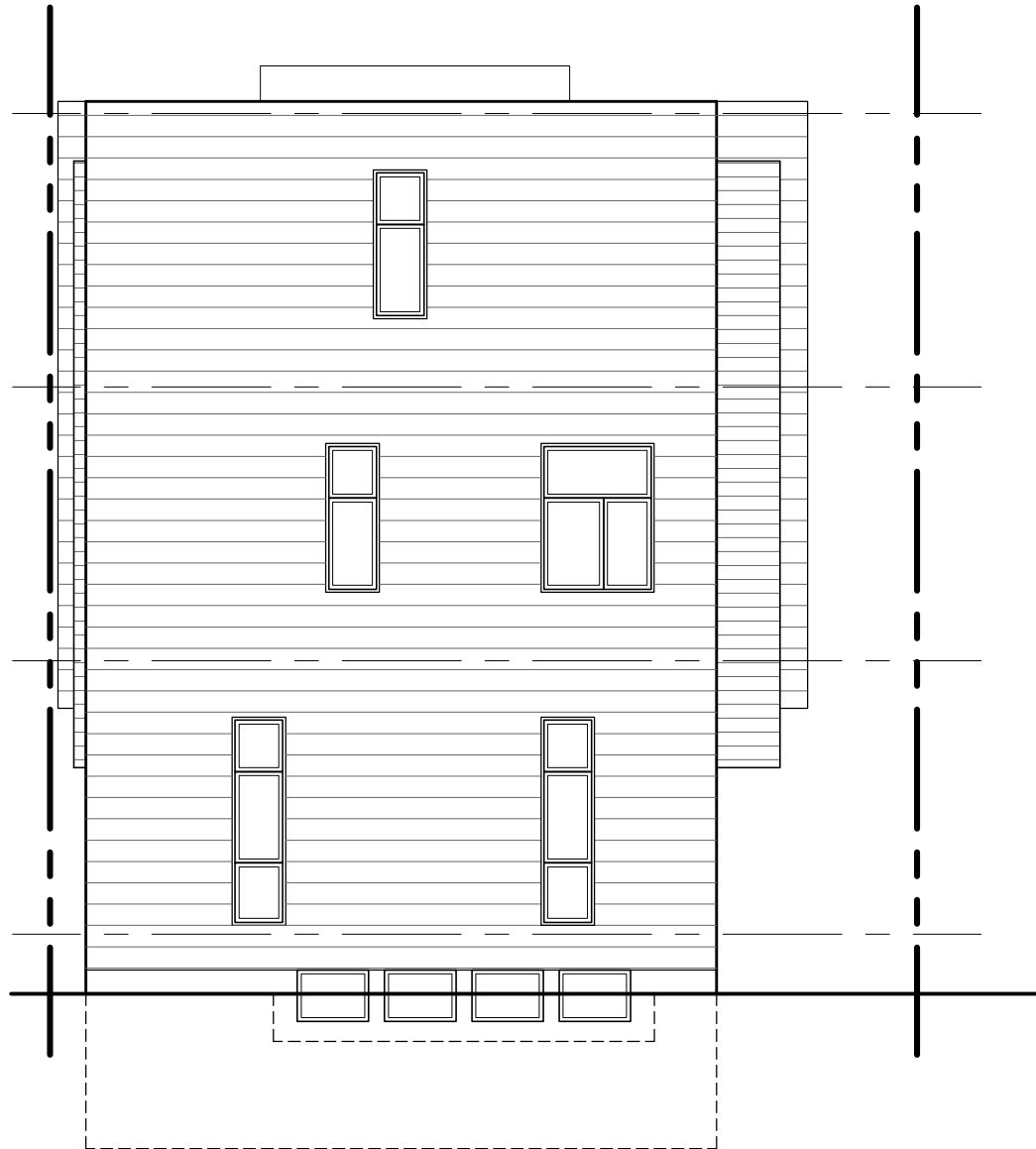
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A2.2



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



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

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REAR ELEVATION

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A2.3



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