

# PROPOSED ELEVATOR ADDITION - SOMERVILLE MUSEUM

Somerville, Massachusetts



FRONT VIEW

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

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

PREPARED BY:

SURVEYOR

DESIGN  
CONSULTANTS, INC.

120 MIDDLESEX AVE  
SOMERVILLE, MA 02145  
PH (617) 776-3350

LIST OF DRAWINGS	SHPC APP REV 11 APR'16	SHPC APP REV-2 31 MAY'16	ZBA APP REV-1 1 JUL'16	ZBA APP REV-2 27 JUL'16
<b>GENERAL</b>				
T1.0 COVER SHEET	X	X	X	X
PROPOSED PLOT PLAN			X	X
Z1.0 ZONING COMPLIANCE			X	X
Z1.1 ZONING COMPLIANCE			X	X
Z1.2 ZONING COMPLIANCE			X	X
<b>ARCHITECTURAL</b>				
EX1.1 EXISTING FLOOR PLANS				X
EX2.1 EXISTING ELEVATIONS				X
A0.1 PROPOSED STREET VIEWS	X	X	X	X
A0.2 RENDERED SITE PLAN	X	X	X	X
A0.3 RENDERED ELEVATIONS	X	X	X	X
A1.1 PARTIAL PROPOSED BASEMENT FLOOR PLAN	X	X	X	X
A1.2 PARTIAL PROPOSED FIRST FLOOR PLAN	X	X	X	X
A1.3 PARTIAL PROPOSED SECOND FLOOR PLAN	X	X	X	X
A1.4 PARTIAL PROPOSED ROOF PLAN			X	X
A2.1 EXIST / PROPOSED WESTWOOD RD ELEVATION		X	X	X
A2.2 EXIST / PROPOSED CENTRAL ST ELEVATION		X	X	X
A2.3 EXIST / PROPOSED REAR ELEVATION		X	X	X
A2.4 EXISTING SIDE ELEVATION				X

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

SOMERVILLE  
MUSEUM

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

PREPARED FOR

SOMERVILLE  
MUSEUM

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

DRAWING TITLE

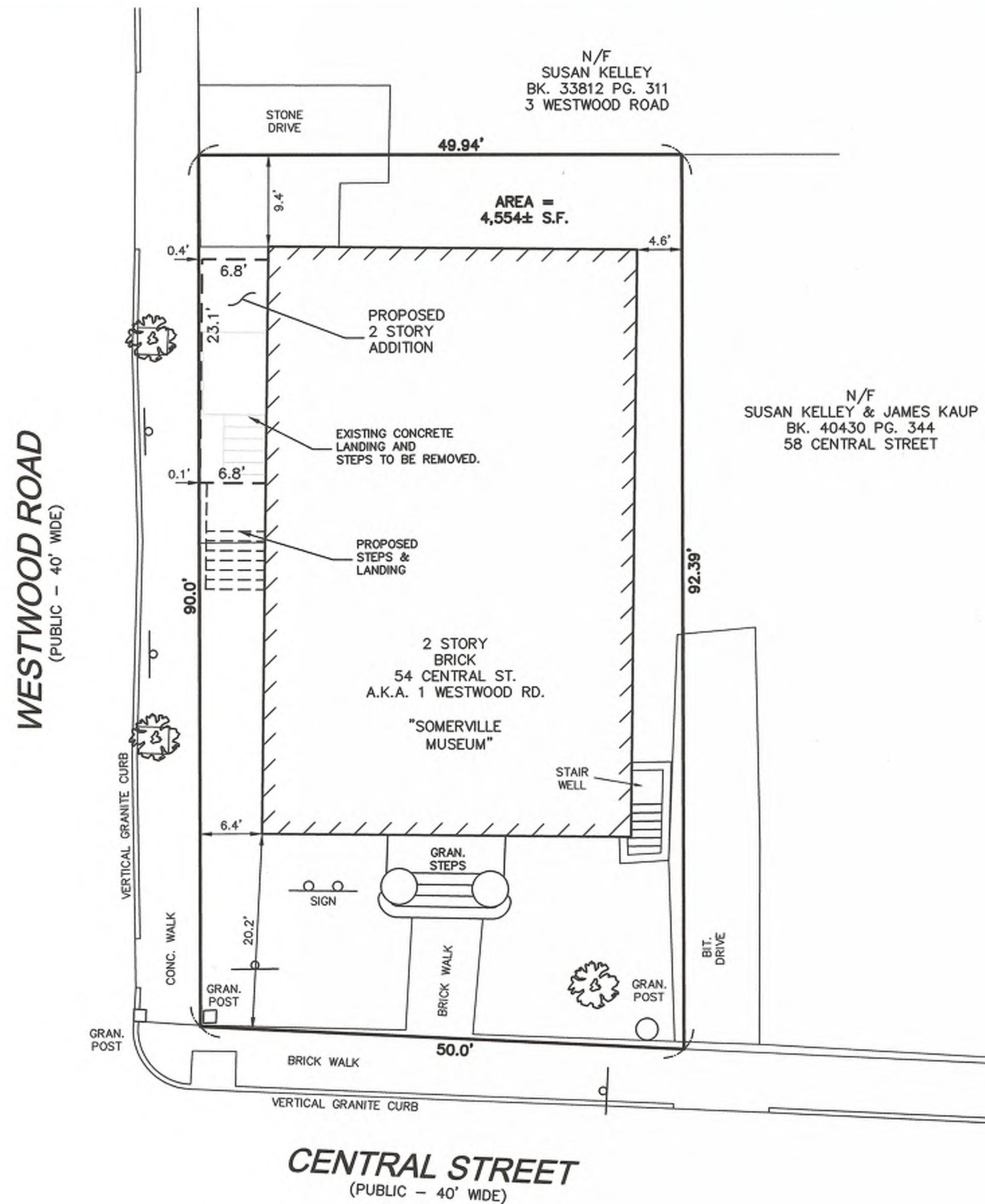
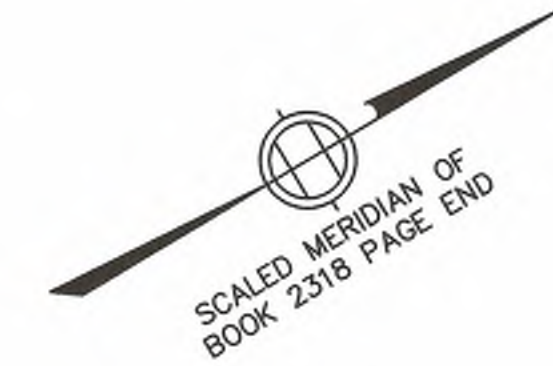
COVER SHEET

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV-2	27 JUL 2016
ZBA APPL REV-1	1 JUL 2016
SHPC REV-2	31 MAY 2016
SHPC REV-1	11 APR 2016
DRAWN BY KVS	REVIEWED BY PQ

SHEET

T1.0



N/F  
SUSAN KELLEY & JAMES KAUP  
BK. 40430 PG. 344  
58 CENTRAL STREET

**LOCUS TITLE INFORMATION**

54 CENTRAL STREET

OWNER: SOMERVILLE HISTORICAL SOCIETY  
DEED REFERENCE: BK. 4489 PG. 435  
PLAN REFERENCE: BK. 2318 PG. END  
ASSESSORS: MAP 43, BLOCK F, LOT 14

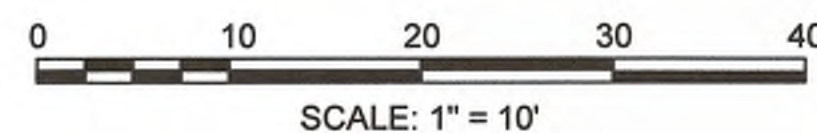
THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED ADDITION, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MARCH 7, 2007 AND DECEMBER 22, 2011, BY DESIGN CONSULTANTS, INC.

THE PROPOSED ADDITION DEPICTED HEREON WAS TAKEN FROM A PLAN ENTITLED "PARTIAL PROPOSED FIRST FLOOR PLAN" PREPARED BY PETER QUINN ARCHITECTS, LAST REVISED 31 MAY 2016. THE OFFSET DISTANCES SHOWN ARE FROM THE PROPOSED ADDITION (BRICK LINE ON 1st. FLOOR) TO THE PROPERTY LINE.



P.L.S. *Matthew Lowry*  
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 6-29-2016



**Design Consultants, Inc.**  
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

SCALE:  
HORIZ: 1" = 10'  
VERT: \_\_\_\_\_

FIELD: SG  
CALCS: SG  
CHECKED: BHS  
APPROVED: ML

PROPOSED PLAN OF LAND  
54 CENTRAL STREET  
SOMERVILLE, MASSACHUSETTS  
SURVEYED FOR  
SOMERVILLE MUSEUM

PROJECT NO.  
2016-069  
DATE: JUN. 28, 2016  
SHEET NO.  
1 OF 1

WESTWOOD 1 - DIMENSIONAL TABLE - RES A ZONING DISTRICT, SP PER §4.4.1

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	10,000	± 4,554	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	2,250	NA	NA	COMPLIES
MAX GROUND COVERAGE (%)	50	± 50.77	± 55.84	RELIEF REQUIRED (SP)
MIN LANDSCAPED AREA (% OF LOT)	25	± 40.36	± 38.6	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 40.36	± 38.6	COMPLIES
FLOOR AREA RATIO (FAR)	0.75	1.17	1.21	RELIEF REQUIRED (SP)
NET FLOOR AREA (NSF)	3415	±5,330	±5,526	RELIEF REQUIRED (SP)
MAX HEIGHT (FT/ STORIES)	35 / 2 1/2	±31.5 / 2	NO CHANGE	COMPLIES
MIN FRONT YARD (FT)	15	6.4	± 0.1	RELIEF REQUIRED (SP)
MIN SIDE YARD - LEFT (FT)	8	9.4	± 10.4 ADDITION ± 9.4 EXTG BLDG	COMPLIES COMPLIES
MIN SIDE YARD - RIGHT (FT)	9	20.2	± 56.3 ADDITION ± 20.2 EXTG BLDG	COMPLIES COMPLIES
MIN REAR YARD (FT)	20	4.9	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN FRONTAGE (FT)	50	90	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	8**	0	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	1	0	NO CHANGE	EXTG NON-CONF, NO CHANGE

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET Z1.1.

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

$$5,016\text{-SF AT } 1/600\text{-SF} = 5,016/600 = 8.4 = 8 \text{ REQUIRED PARKING SPACES}$$



**1 BUILDING HEIGHT**  
SCALE 1/8" = 1'-0"

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN  
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1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

PREPARED FOR  
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DRAWING TITLE  
**ZONING COMPLIANCE**

SCALE AS NOTED

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SHPC REV-1	11 APR 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET  
**Z1.0**

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DRAWING TITLE

**ZONING COMPLIANCE DIM. SITE PLAN**

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ZBA APPL REV-1 1 JUL 2016

SHPC REV-2 31 MAY 2016

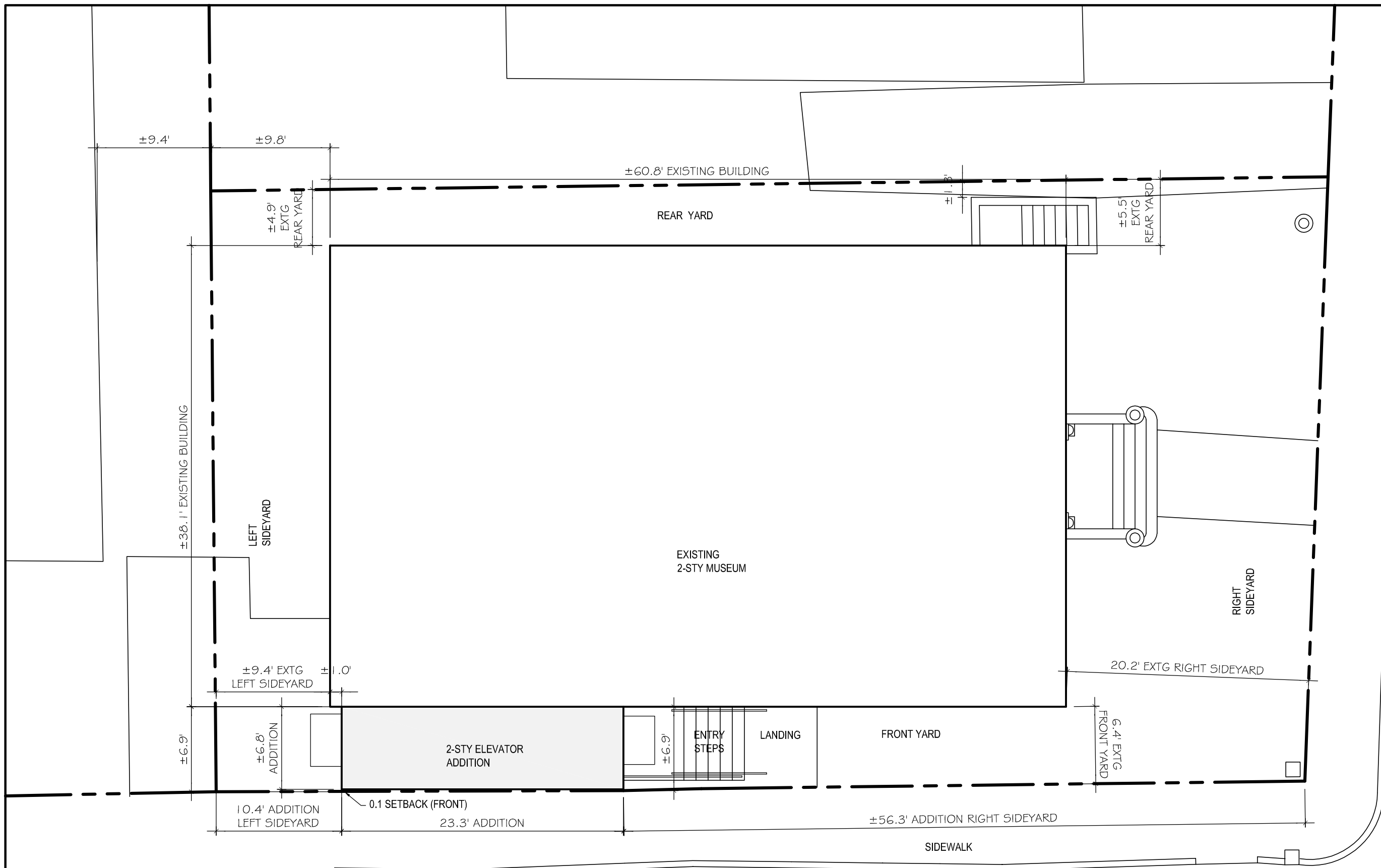
SHPC REV-1 11 APR 2016

DRAWN BY  
MY

REVIEWED BY  
PQ

SHEET

**Z1.1**

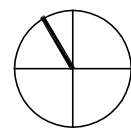


EXISTING CURB CUT

CENTRAL ST

WESTWOOD RD

NORTH



**1** DIMENSIONAL SITE PLAN

SCALE 1/8" = 1'-0"

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**ZONING COMPLIANCE**

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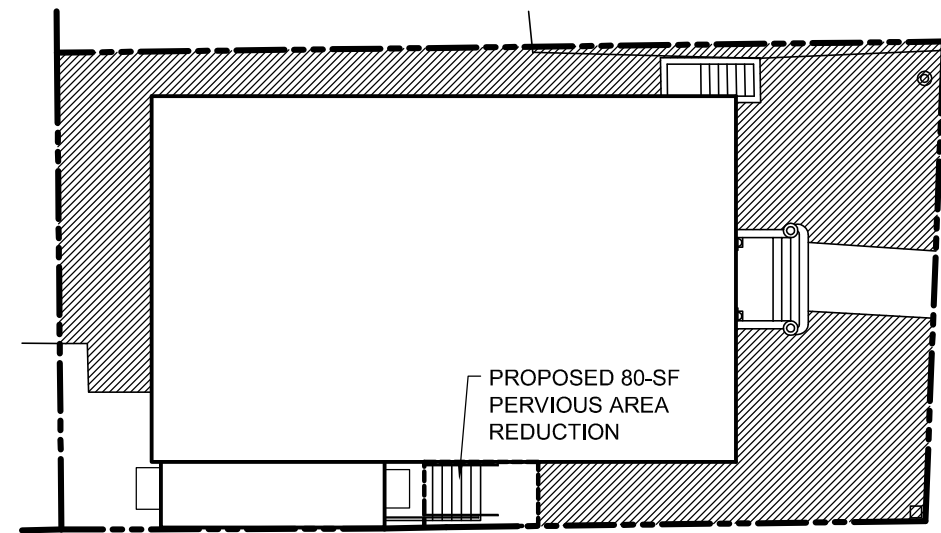
FLOOR	EXISTING NSF
2ND FL	2,356
1ST FL	2,356
BASEMENT	618
<b>TOTAL</b>	<b>5,330-NSF</b>

FLOOR	ADDITION NSF
2ND FL	95
1ST FL	101
BASEMENT	0
<b>TOTAL</b>	<b>196-NSF</b>

<b>EXTG + ADD</b>	<b>±5,526-NSF</b>
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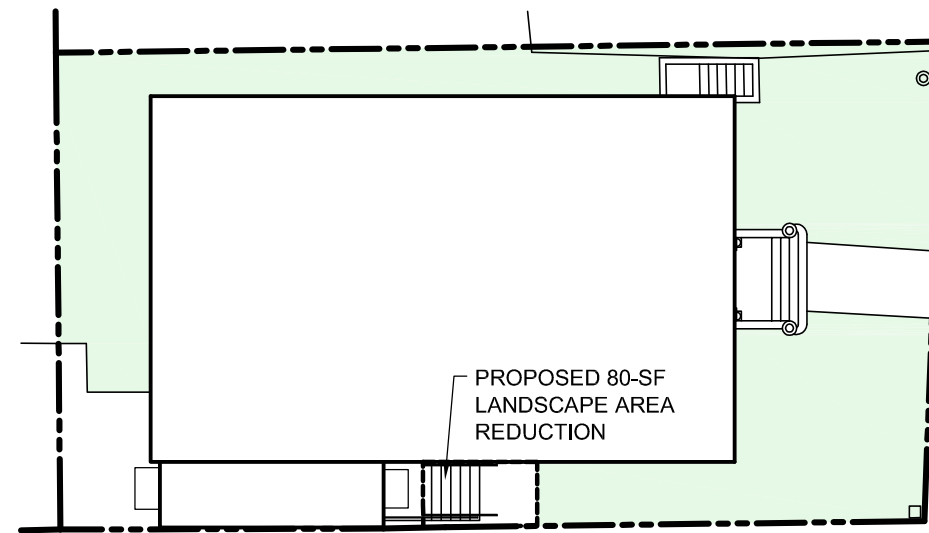
SHEET

**Z1.2**



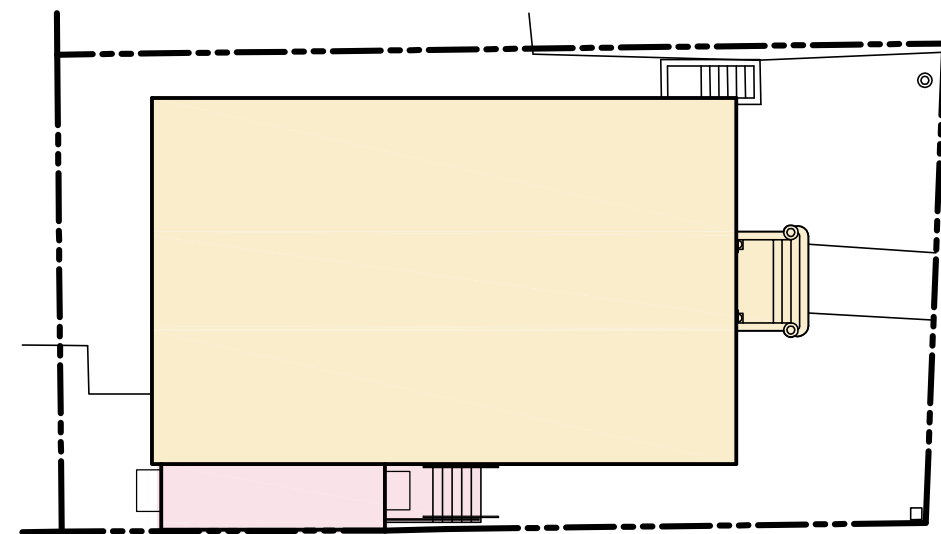
EXISTING	1,838 SF	= 40.36%
	4,554 LOT SF	
PROPOSED	1,838 - 80 = 1,758 SF	= 38.6%
	4,554 LOT SF	

**3 PERVIOUS AREA**  
SCALE: 1"=20'-0"



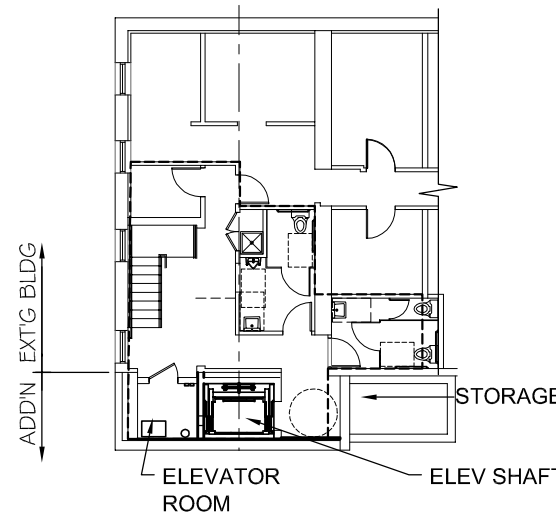
EXISTING	1,838 SF	= 40.36%
	4,554 LOT SF	
PROPOSED	1,838 - 80 = 1,758 SF	= 38.6%
	4,554 LOT SF	

**4 LANDSCAPE AREA**  
SCALE: 1"=20'-0"

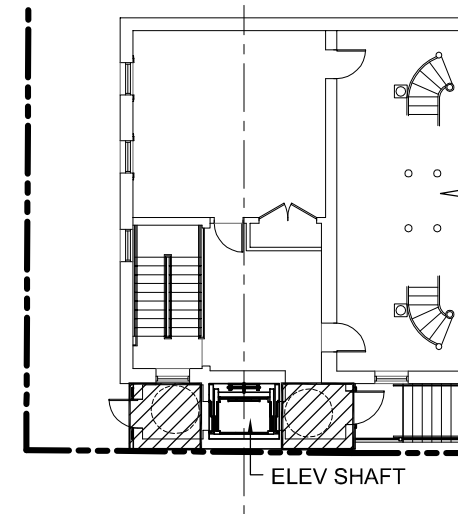


EXISTING	2,312 SF	= 50.77%
	4,554 LOT SF	
PROPOSED	2,312 + 231 = 2,543 SF	= 55.84%
	4,554 LOT SF	

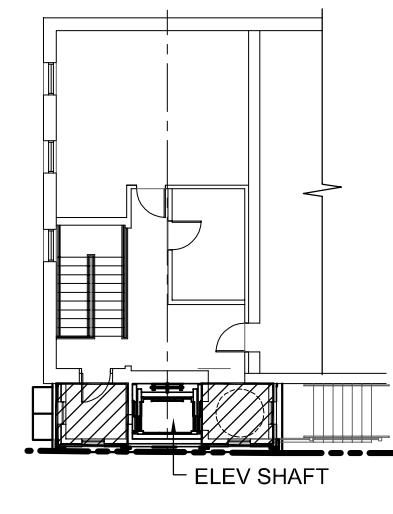
**2 LOT COVERAGE**  
SCALE: 1"=20'-0"



BASEMENT: ±618-NSF EXTG  
BASEMENT: 0-NSF ADDITION  
(MECH RM & ELEV. SHAFT EXCLUDED PER NSF DEFINITION)

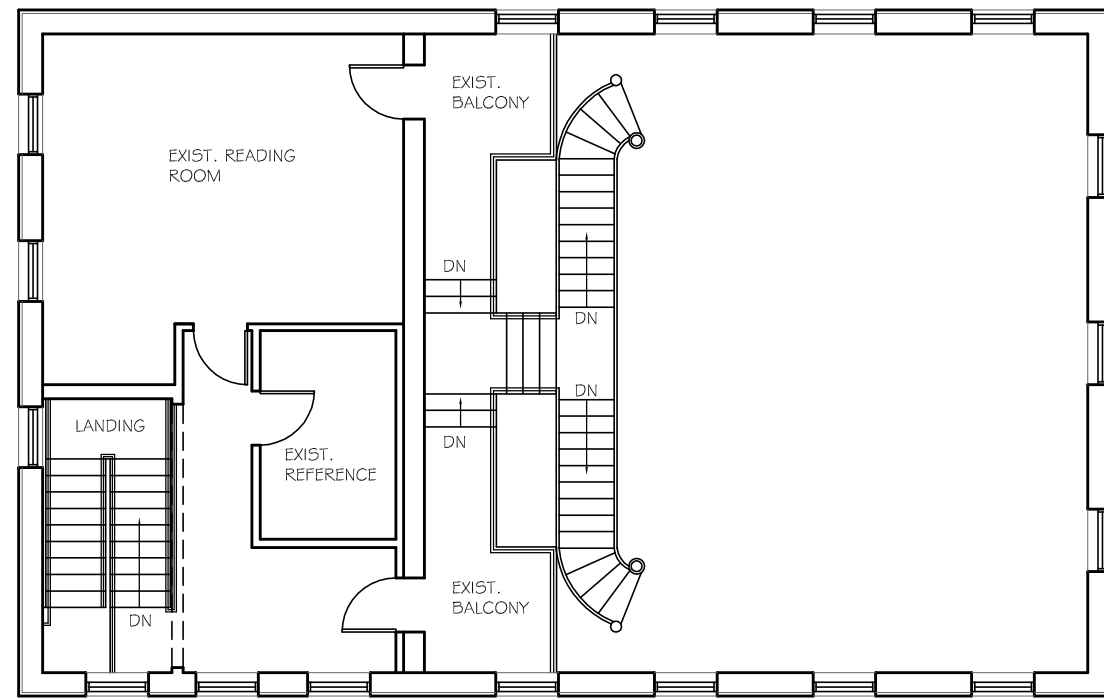


1ST FLOOR: ±2,356-NSF EXTG  
1ST FLOOR: 101-NSF ADDITION  
(ELEV. SHAFT EXCLUDED PER NSF DEFINITION)

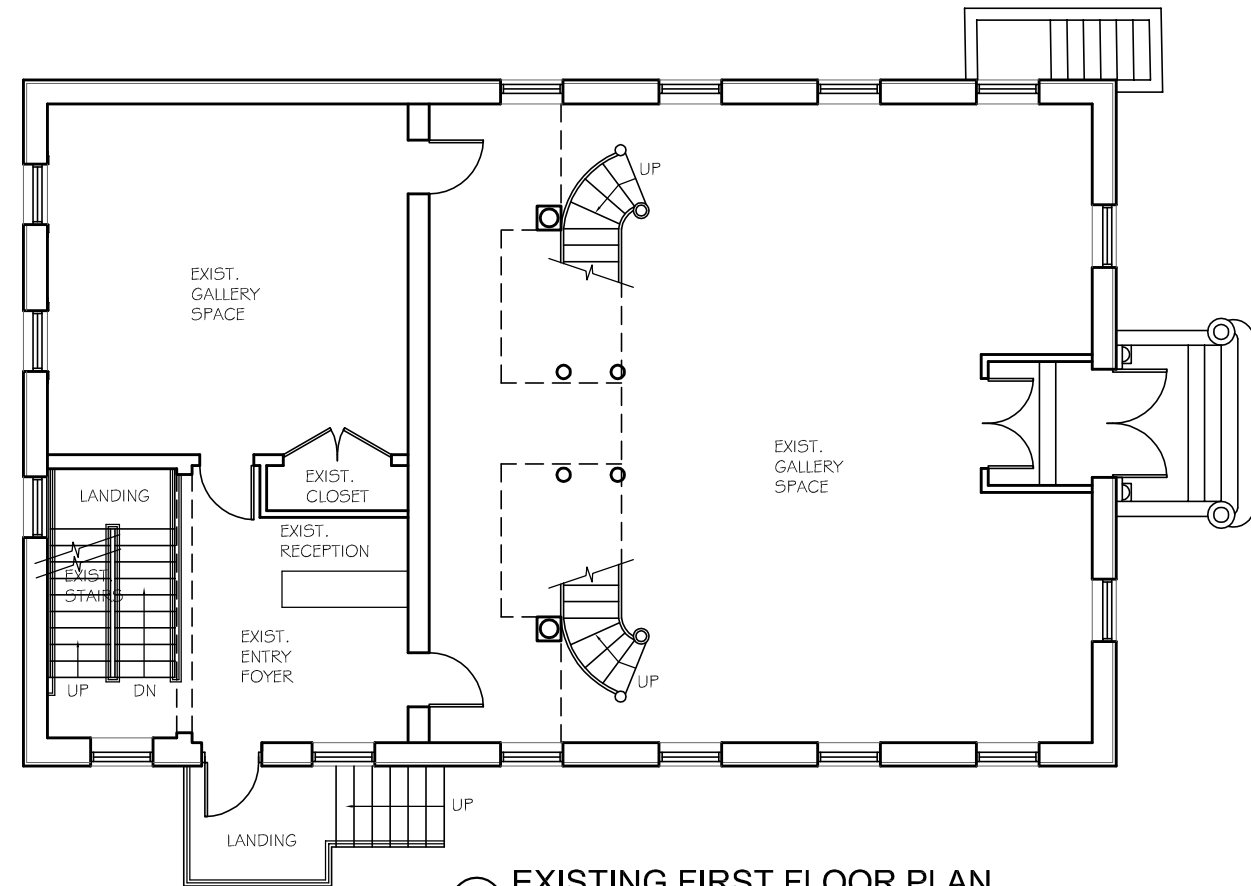


2ND FLOOR: ±2,356-NSF EXTG  
2ND FLOOR: 95-NSF ADDITION  
(ELEV. SHAFT EXCLUDED PER NSF DEFINITION)

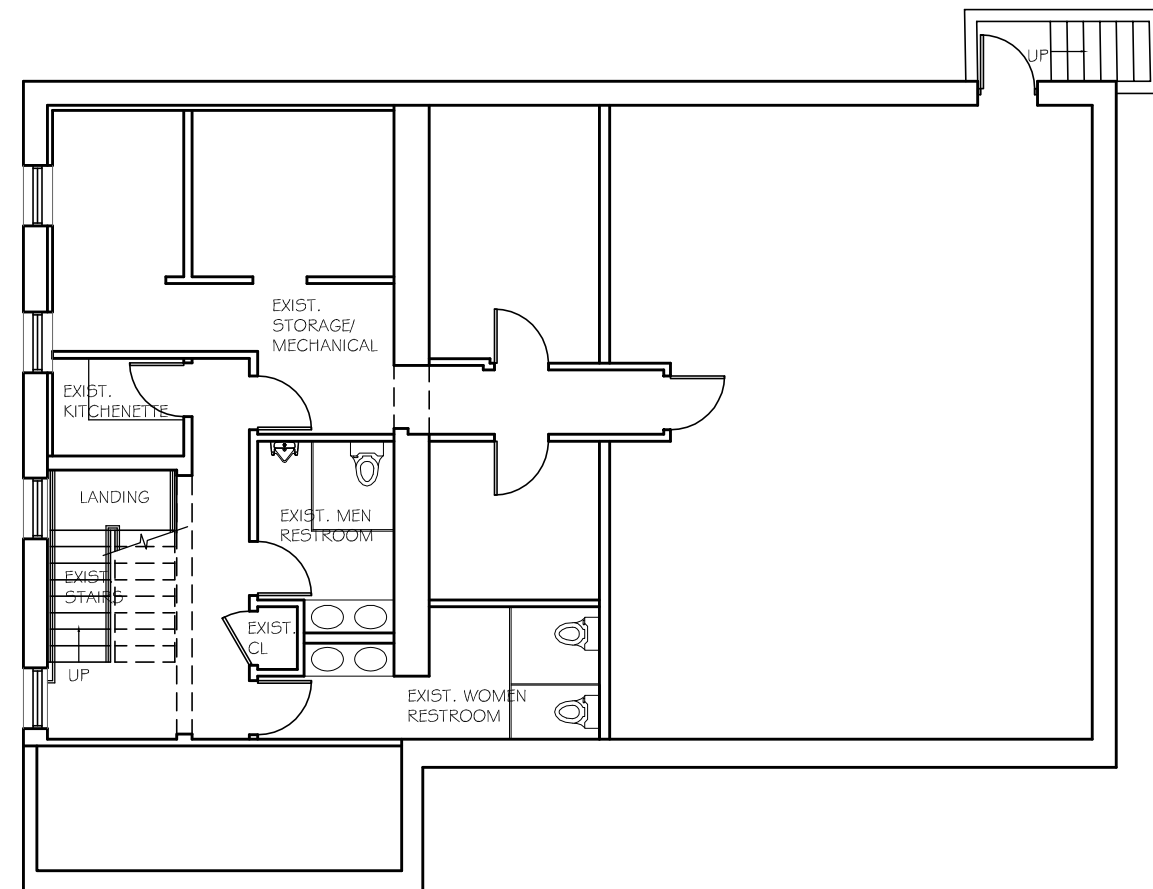
**1 NET SQUARE FOOTAGE CALC**  
SCALE: 1"=20'-0"



3 EXISTING SECOND FLOOR PLAN  
SCALE 3/32" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
SCALE 3/32" = 1'-0"



1 EXISTING BASEMENT FLOOR PLAN  
SCALE 3/32" = 1'-0"

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COMMUNITY DESIGN

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DRAWING TITLE  
**EXISTING FLOOR PLANS**

SCALE AS NOTED

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ZBA APPL REV-2	27 JUL 2016
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SHPC REV-2	31 MAY 2016
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DRAWN BY  
KVS  
REVIEWED BY  
PQ  
SHBET

**EX1.1**

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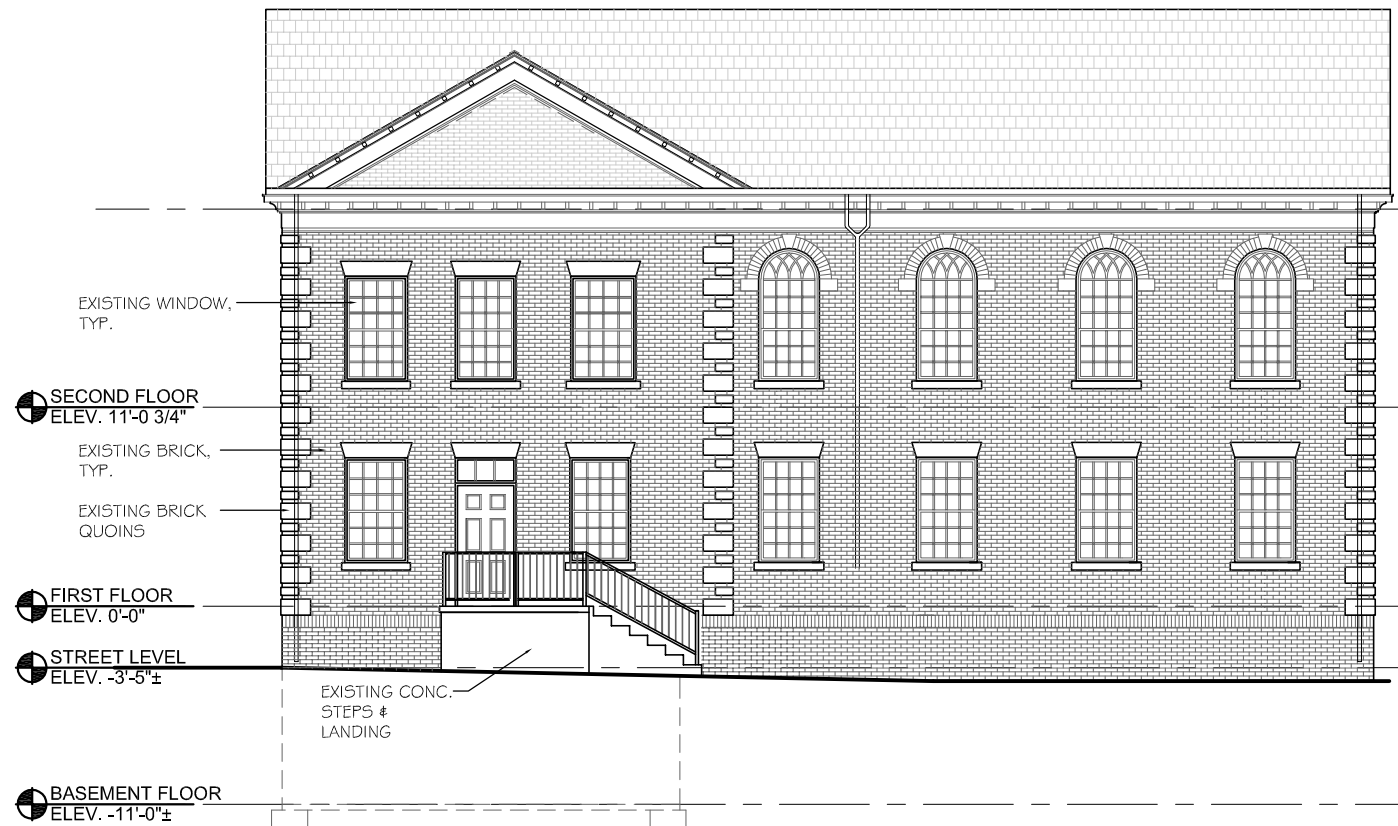
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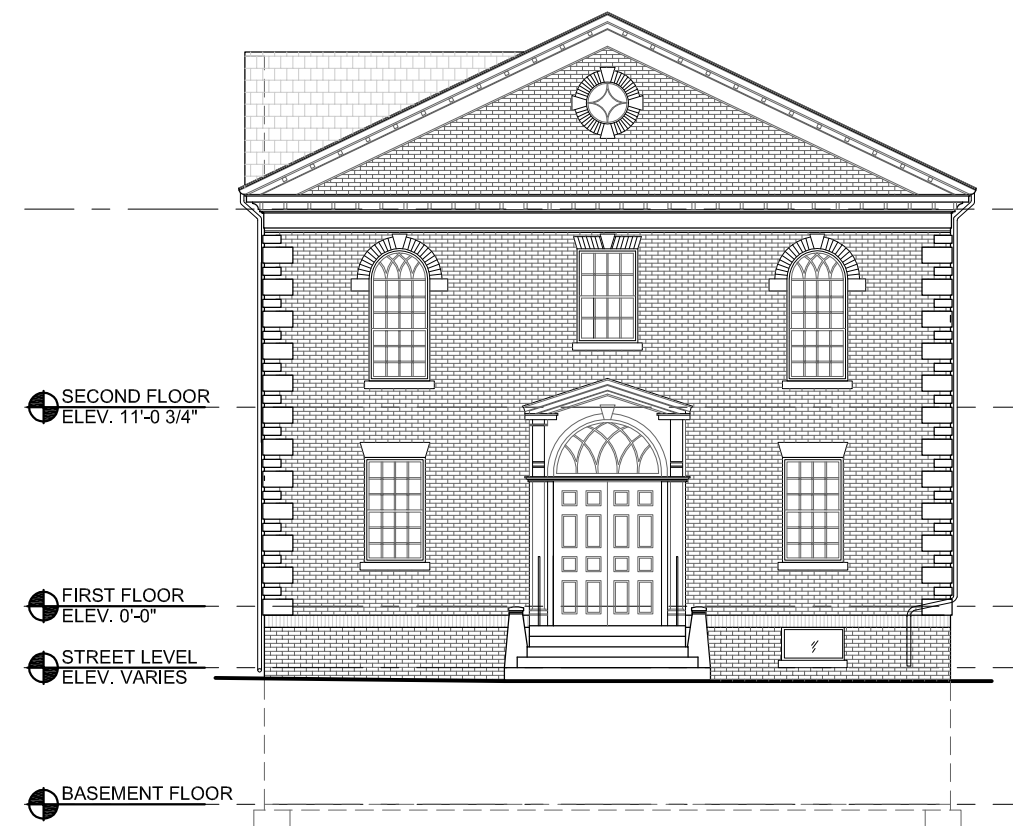
DRAWING TITLE  
**EXISTING ELEVATIONS**

SCALE AS NOTED

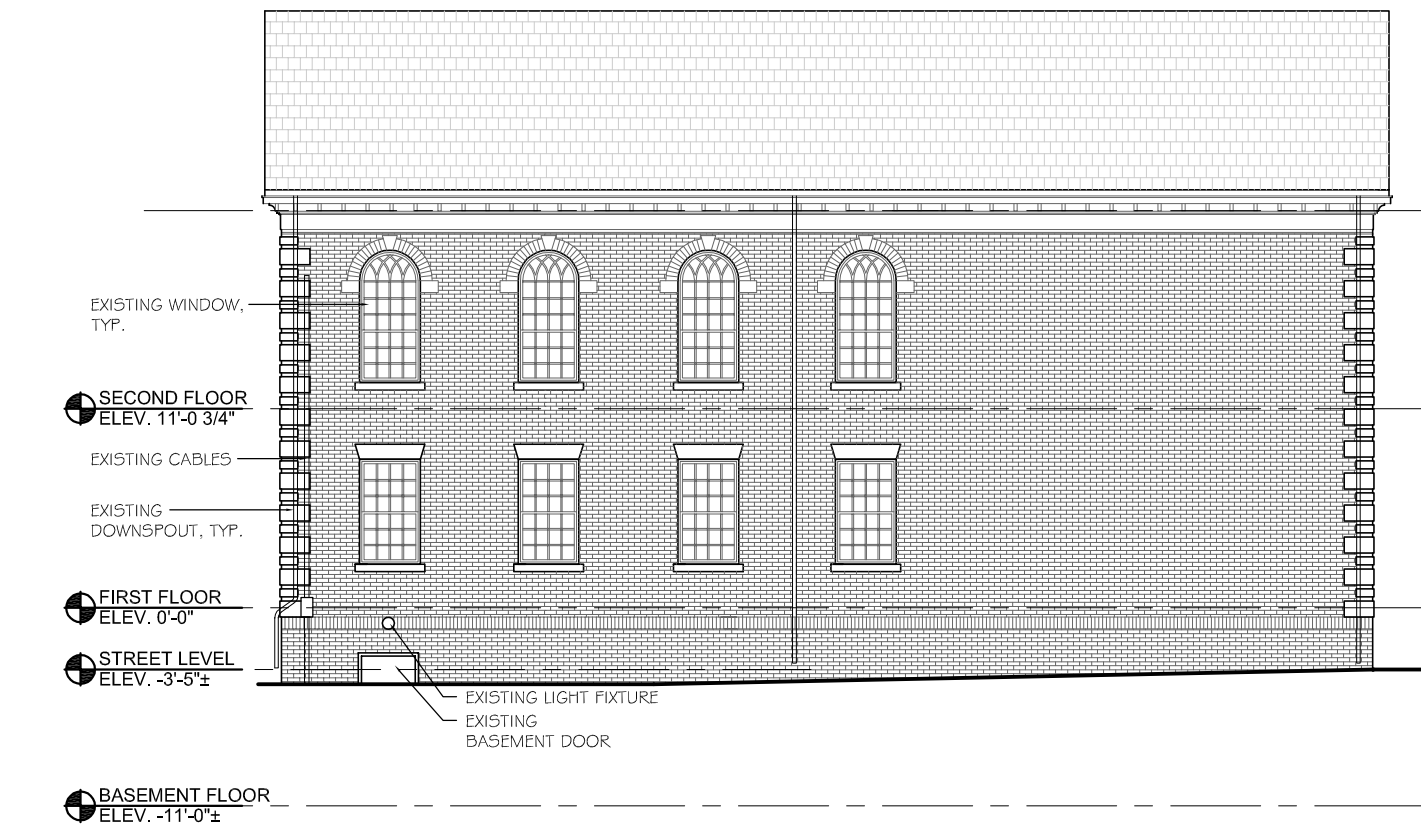
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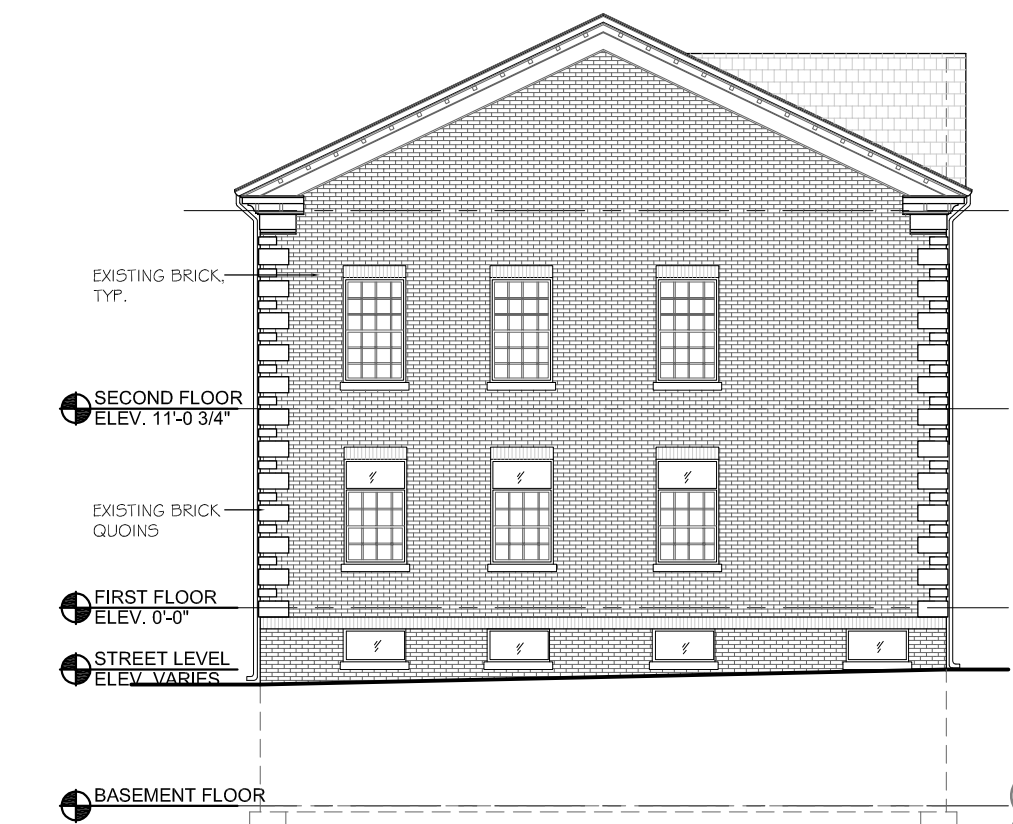
**3** EXISTING WESTWOOD RD ELEVATION  
SCALE 3/32" = 1'-0"



**1** EXISTING CENTRAL ST ELEVATION  
SCALE 3/32" = 1'-0"



**4** EXISTING SIDE ELEVATION  
SCALE 3/32" = 1'-0"



**2** EXISTING REAR ELEVATION  
SCALE 3/32" = 1'-0"



PROPOSED PORTICO



EXISTING CONDITIONS



PROPOSED PORTICO



EXISTING CONDITIONS

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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**STREET VIEWS**

SCALE AS NOTED

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DRAWN BY KVS/MN	REVIEWED BY PQ

SHEET

**A0.1**



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DRAWING TITLE  
**RENDERED SITE PLAN**

SCALE AS NOTED

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KVS/MN

REVIEWED BY  
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SHEET

**A0.2**



**1 SITE PLAN**  
SCALE: 3/32" = 1'-0"



1 PROPOSED WESTWOOD RD ELEVATION  
SCALE: 3/32" = 1'-0"



2 PROPOSED CENTRAL ST ELEVATION  
SCALE: 3/32" = 1'-0"



3 PROPOSED REAR ELEVATION  
SCALE: 3/32" = 1'-0"

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RENDERED  
ELEVATIONS

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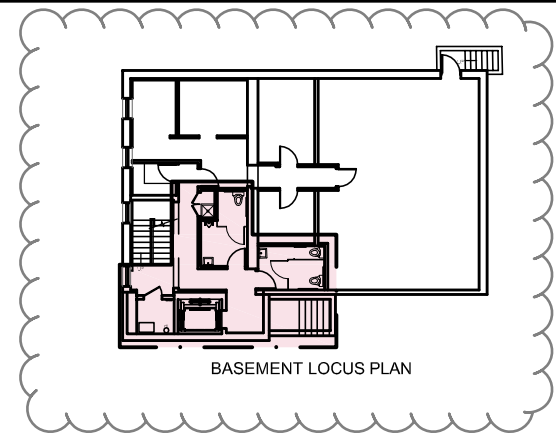
SHPC REV-1 11 APR 2016

DRAWN BY  
KVS/MN

REVIEWED BY  
PQ

SHEET

A0.3



**NOTES:**  
- WILL REQUIRE ZONING APPROVAL & HISTORIC PRESERVATION COMMITTEE APPROVAL.  
-REFER TO ACCESSIBILITY REPORT FOR REPAIRS TO EXISTING BUILDING, DOOR OPENINGS, AND HARDWARE, ETC.

**LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED NEW WALL
- LIMIT OF WORK AREA

SEAL

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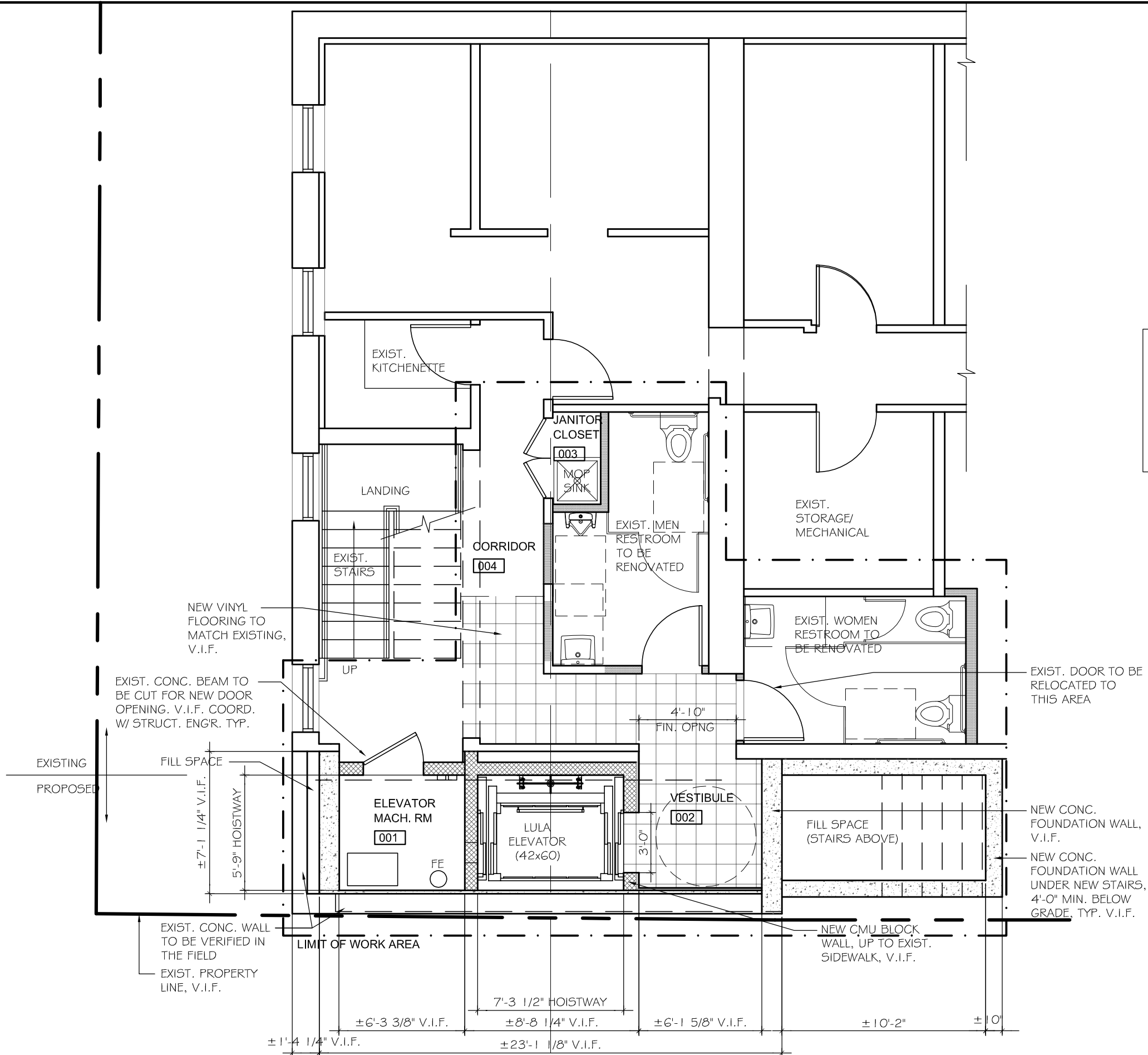
DRAWING TITLE  
**PARTIAL PROPOSED BASEMENT FLOOR PLAN**

SCALE AS NOTED

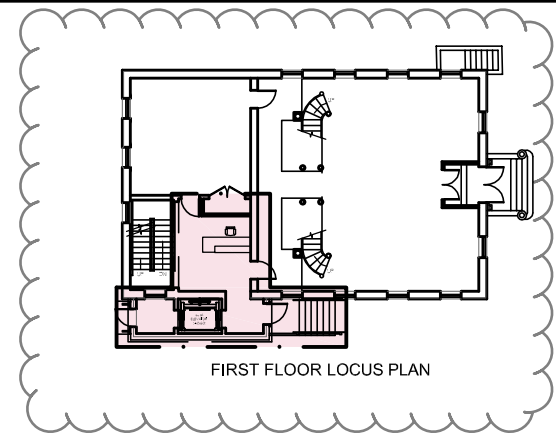
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**A1.1**



**1 PARTIAL PROPOSED BASEMENT FLOOR PLAN**  
SCALE 3/16" = 1'-0"



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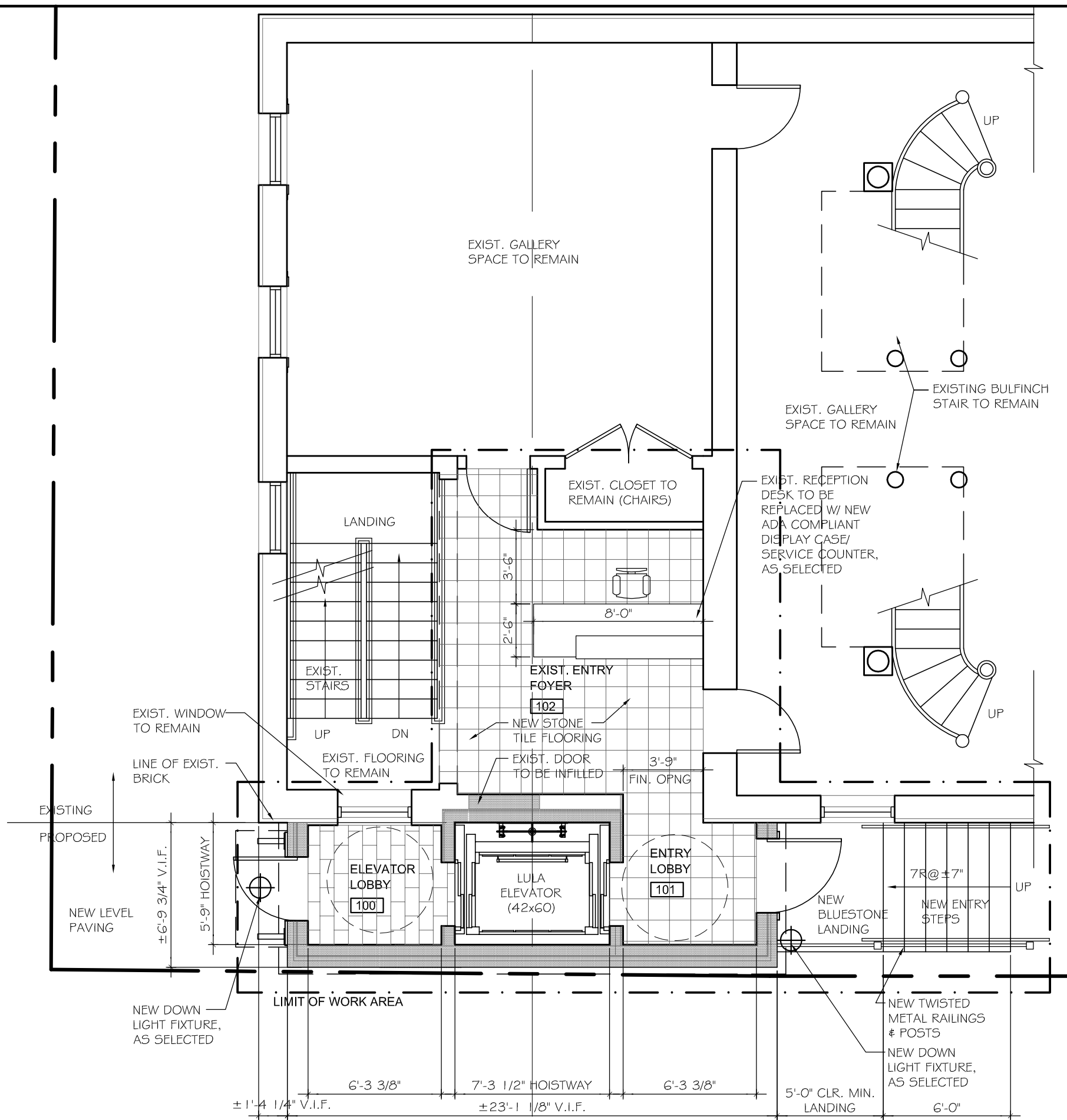
**PARTIAL PROPOSED FIRST FLOOR PLAN**

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**A1.2**

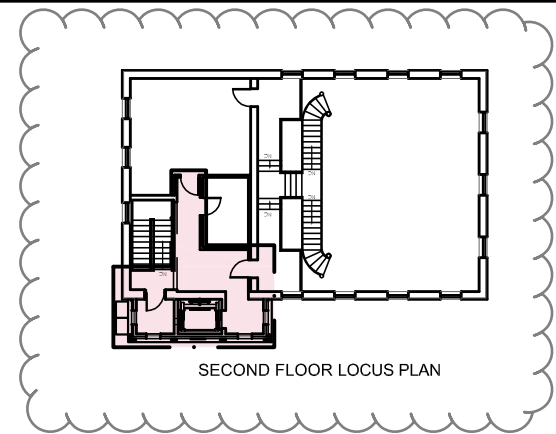


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**LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	PROPOSED NEW WALL
	LIMIT OF WORK AREA

**2 PARTIAL PROPOSED FIRST FLOOR PLAN/ SIDEWALK LEVEL**  
SCALE 3/16" = 1'-0"



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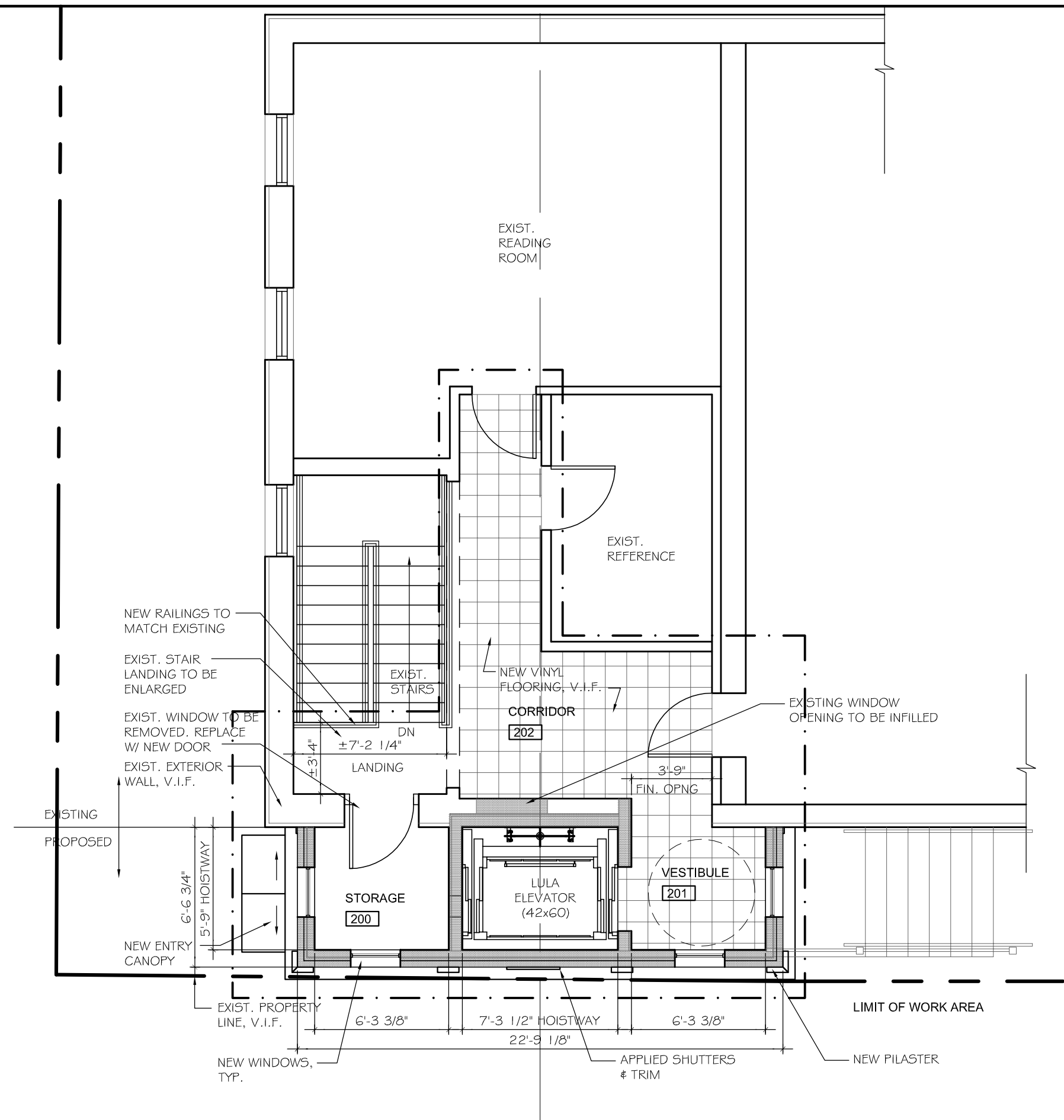
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**PARTIAL PROPOSED SECOND FLOOR PLAN**

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DRAWN BY KVS	REVIEWED BY PQ

SHEET

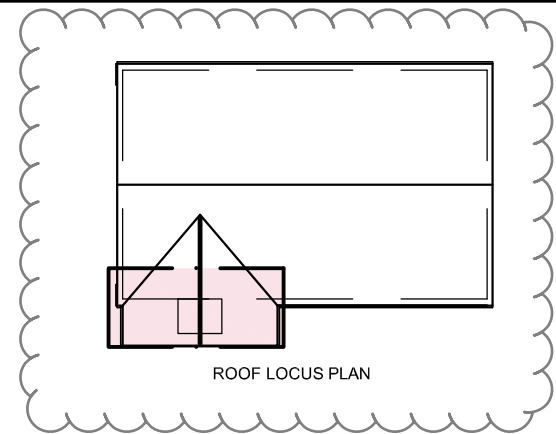


**NOTES:**  
- WILL REQUIRE ZONING APPROVAL & HISTORIC PRESERVATION COMMITTEE APPROVAL.  
- REFER TO ACCESSIBILITY REPORT FOR REPAIRS TO EXISTING BUILDING, DOOR OPENINGS, AND HARDWARE, ETC.

**LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	PROPOSED NEW WALL
	LIMIT OF WORK AREA

**3 PARTIAL PROPOSED SECOND FLOOR PLAN**  
SCALE 3/16" = 1'-0"



SEAL

CONSULTANT

PROJECT

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

PREPARED FOR

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

DRAWING TITLE

**PARTIAL PROPOSED ROOF PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV-2	27 JUL 2016
ZBA APPL REV-1	1 JUL 2016
SHPC REV-2	31 MAY 2016
SHPC REV-1	11 APR 2016
DRAWN BY KVS	REVIEWED BY PQ
SHEET	

27 JUL 2016

1 JUL 2016

31 MAY 2016

11 APR 2016

DRAWN BY  
KVS

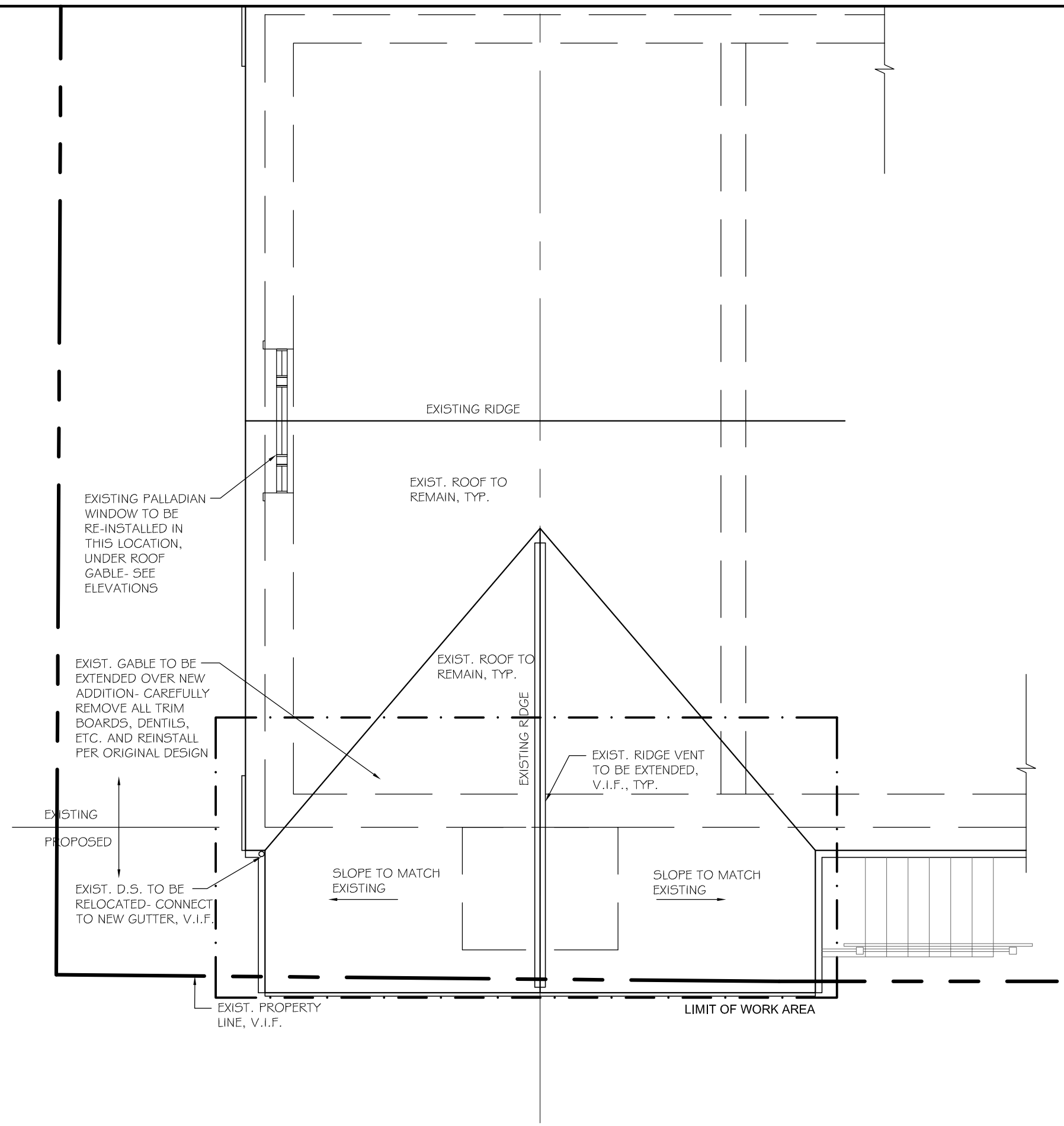
REVIEWED BY  
PQ

DRAWN BY  
KVS

REVIEWED BY  
PQ

SHEET

**A1.4**



**NOTES:**  
- WILL REQUIRE ZONING APPROVAL & HISTORIC PRESERVATION COMMITTEE APPROVAL.  
- REFER TO ACCESSIBILITY REPORT FOR REPAIRS TO EXISTING BUILDING, DOOR OPENINGS, AND HARDWARE, ETC.

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	PROPOSED NEW WALL
	LIMIT OF WORK AREA

**4 PARTIAL PROPOSED ROOF PLAN**  
SCALE 3/16" = 1'-0"

SEAL

CONSULTANT

PROJECT  
**SOMERVILLE MUSEUM**  
 1 WESTWOOD ROAD  
 SOMERVILLE, MA 02143

PREPARED FOR  
**SOMERVILLE MUSEUM**  
 1 WESTWOOD ROAD  
 SOMERVILLE, MA 02143

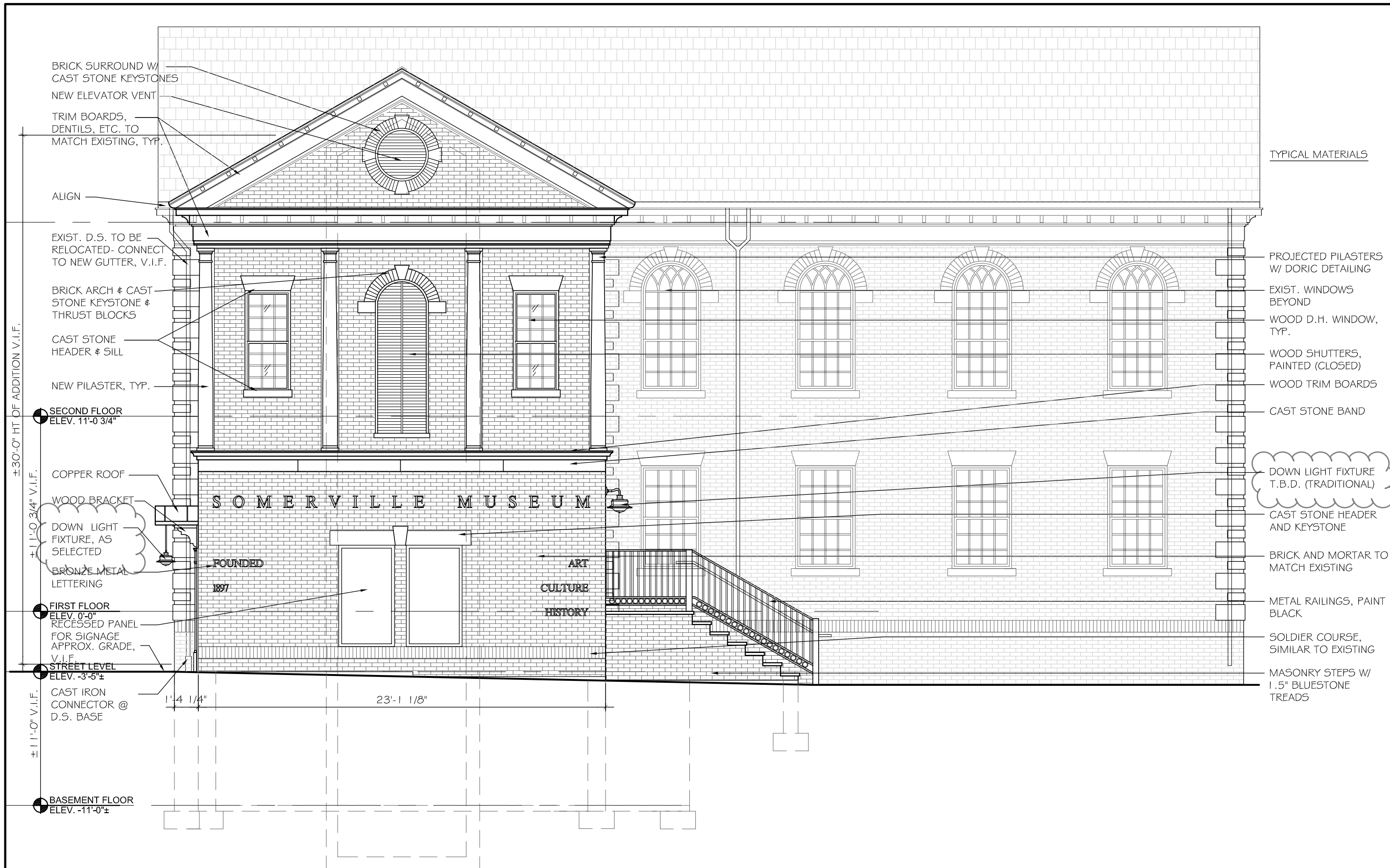
DRAWING TITLE  
**EXISTING/  
 PROPOSED  
 WESTWOOD RD  
 ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV-2	27 JUL 2016
ZBA APPL REV-1	1 JUL 2016
SHPC REV-2	31 MAY 2016
SHPC REV-1	11 APR 2016
DRAWN BY KVS/MN	REVIEWED BY PQ

SHEET

**A2.1**



TYPICAL MATERIALS

- PROJECTED PILASTERS W/ DORIC DETAILING
- EXIST. WINDOWS BEYOND
- WOOD D.H. WINDOW, TYP.
- WOOD SHUTTERS, PAINTED (CLOSED)
- WOOD TRIM BOARDS
- CAST STONE BAND
- DOWN LIGHT FIXTURE T.B.D. (TRADITIONAL)
- CAST STONE HEADER AND KEYSTONE
- BRICK AND MORTAR TO MATCH EXISTING
- METAL RAILINGS, PAINT BLACK
- SOLDIER COURSE, SIMILAR TO EXISTING
- MASONRY STEPS W/ 1.5" BLUESTONE TREADS

**1** EXISTING/PROPOSED WESTWOOD RD ELEVATION  
 SCALE 3/16" = 1'-0"

SEAL

CONSULTANT

PROJECT  
**SOMERVILLE MUSEUM**  
1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

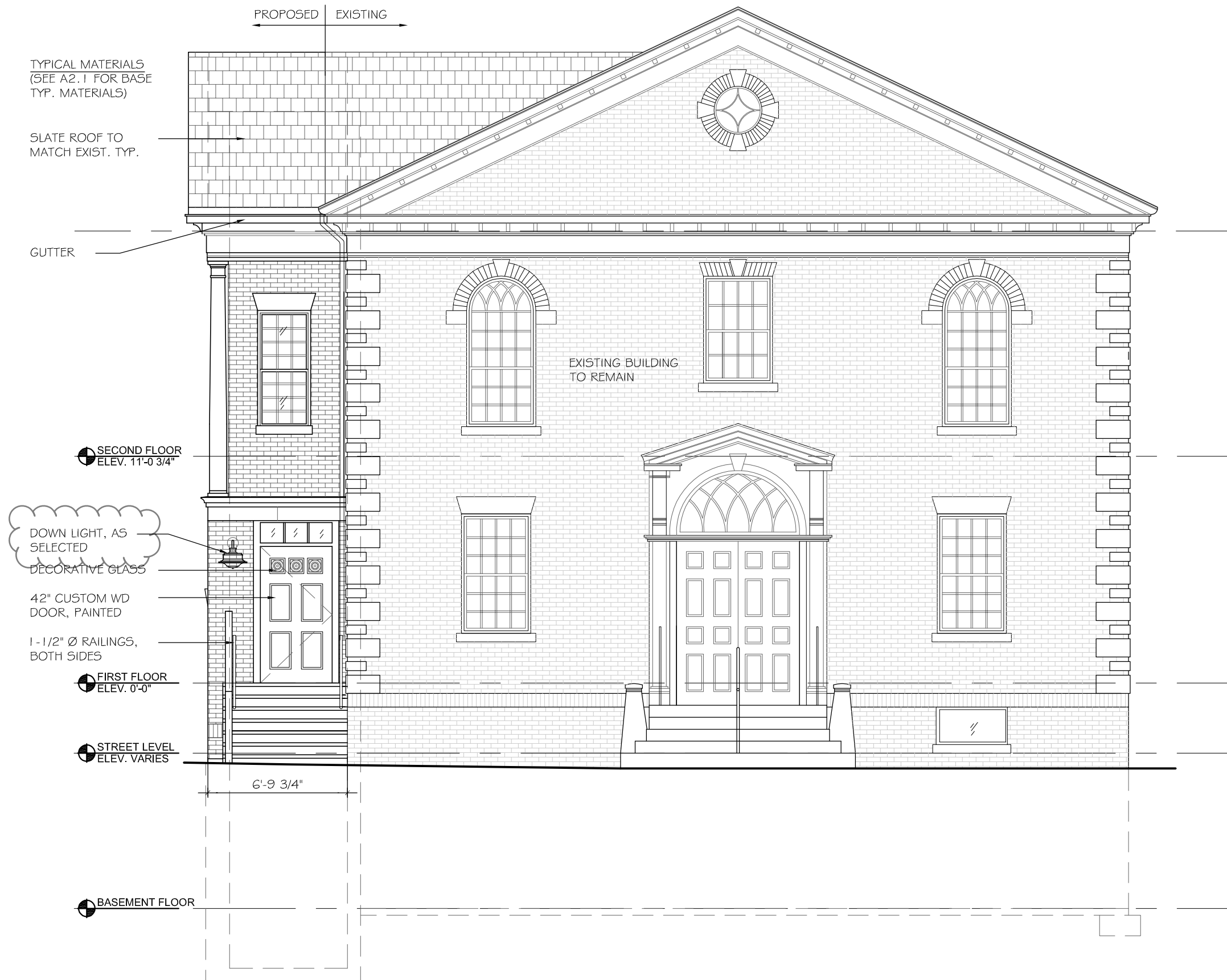
PREPARED FOR  
**SOMERVILLE MUSEUM**  
1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

DRAWING TITLE  
**EXISTING/  
PROPOSED  
CENTRAL ST  
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV-2	27 JUL 2016
ZBA APPL REV-1	1 JUL 2016
SHPC REV-2	31 MAY 2016
SHPC REV-1	11 APR 2016
DRAWN BY KVS/MN	REVIEWED BY PQ

SHEET



**1** EXISTING/PROPOSED CENTRAL ST ELEVATION  
SCALE 3/16" = 1'-0"



SEAL

CONSULTANT

PROJECT

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

PREPARED FOR

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING/  
PROPOSED  
REAR  
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA APPL REV-2	27 JUL 2016
ZBA APPL REV-1	1 JUL 2016
SHPC REV-2	31 MAY 2016
SHPC REV-1	11 APR 2016
DRAWN BY KVS/MN	REVIEWED BY PQ

ZBA APPL REV-2 27 JUL 2016

ZBA APPL REV-1 1 JUL 2016

SHPC REV-2 31 MAY 2016

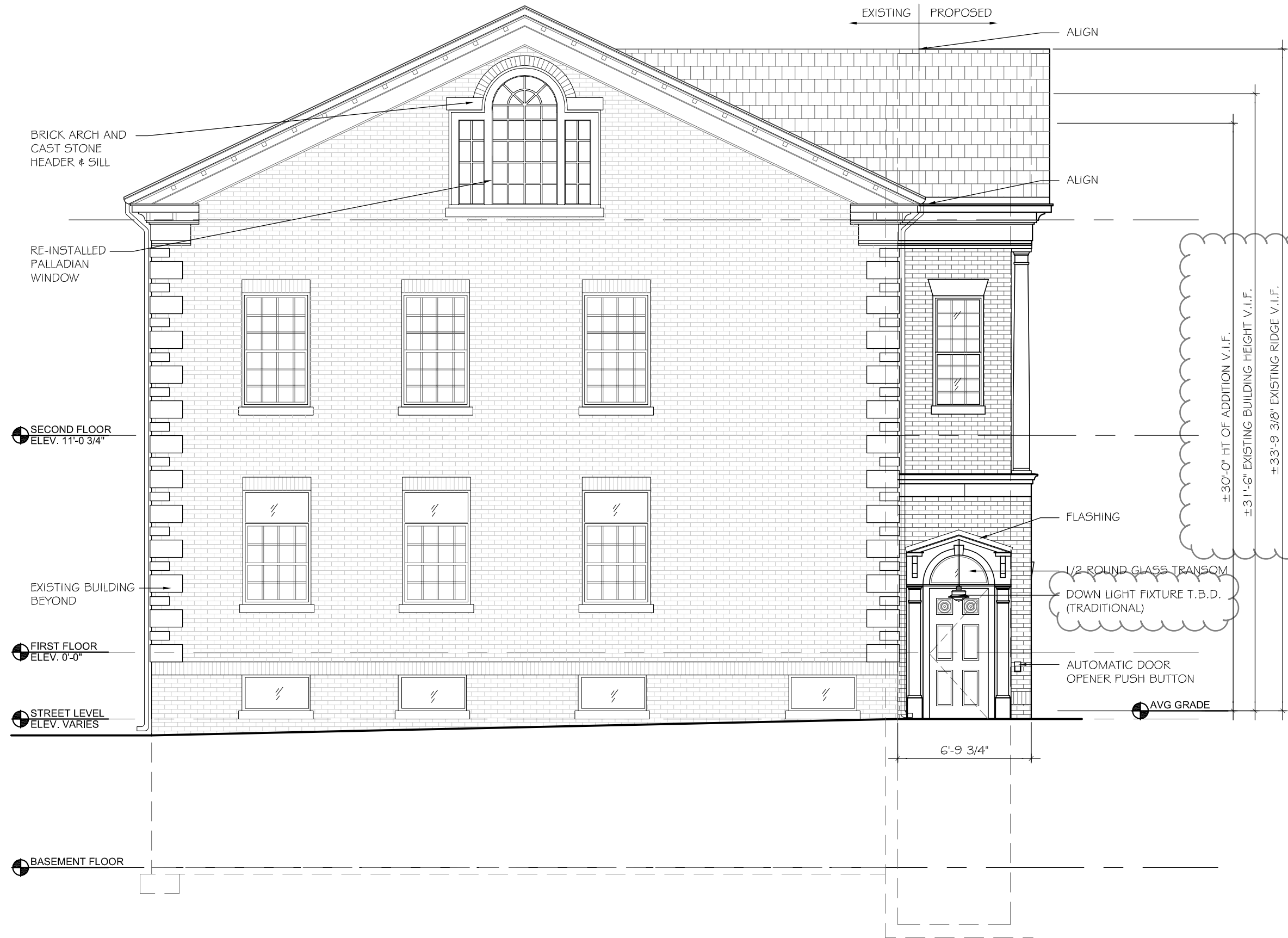
SHPC REV-1 11 APR 2016

DRAWN BY  
KVS/MN

REVIEWED BY  
PQ

SHEET

**A2.3**



**1 EXISTING/PROPOSED REAR ELEVATION**  
SCALE 3/16" = 1'-0"

SEAL

CONSULTANT

PROJECT

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

PREPARED FOR

**SOMERVILLE MUSEUM**

1 WESTWOOD ROAD  
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING SIDE ELEVATION**

SCALE AS NOTED

REVISION	DATE
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ZBA APPL REV-2	27 JUL 2016
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ZBA APPL REV-1	1 JUL 2016
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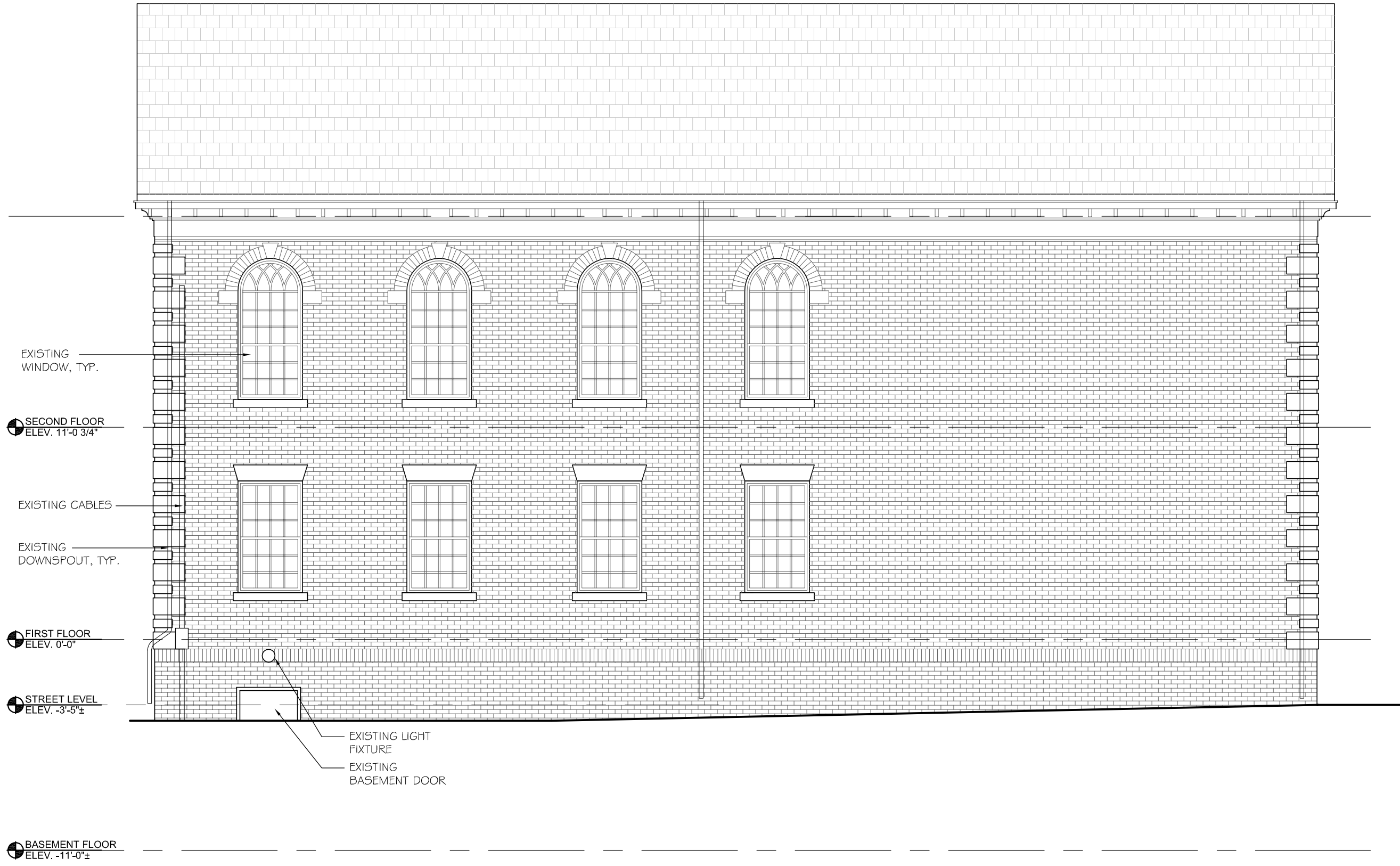
SHPC REV-2	31 MAY 2016
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SHPC REV-1	11 APR 2016
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KVS	PQ

SHEET

**A2.4**



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