

SPECIAL PERMIT APPLICATION REDEVELOPMENT OF 1154 BROADWAY

1154 BROADWAY, SOMERVILLE, MA 02144

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



BROADWAY ELEVATION



CLARENDON AVE ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR & CIVIL ENGINEER

DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
PH (617) 776-3350

LIST OF DRAWINGS	SP APPL 9 JUN 2014	SP APPL REV 1 20 AUG 2014
GENERAL		
T1 TITLE SHEET	X	X
C1 EXISTING CONDITIONS PLOT PLAN	X	X
Z1 ZONING COMPLIANCE TABLE	X	X
Z2 ZONING COMPLIANCE	X	X
Z3 ZONING COMPLIANCE	X	X

ARCHITECTURAL		
A0.1 RENDERED STREET ELEVATION	X	
A0.2 3D VIEWS	X	
A0.3 3D VIEWS	X	
A0.4 3D VIEWS	X	
A0.5 3D VIEWS	X	
A0.6 3D VIEWS	X	
A1.0 COLOR RENDERED SITE PLAN	X	X
A1.1 PARKING LEVEL PLAN	X	X
A1.2 FIRST FLOOR PLAN	X	X
A1.3 SECOND FLOOR PLAN	X	X
A1.4 THIRD FLOOR PLAN	X	X
A1.5 FOURTH FLOOR PLAN	X	X
A1.6 ROOF PLAN	X	X
A2.1 ELEVATION (NORTH)	X	X
A2.2 ELEVATION (WEST)	X	X
A2.3 ELEVATION (SOUTH)	X	X
A2.4 ELEVATION (EAST)	X	X



LOCUS PLAN

SEAL

CONSULTANT

PROJECT

1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR

S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

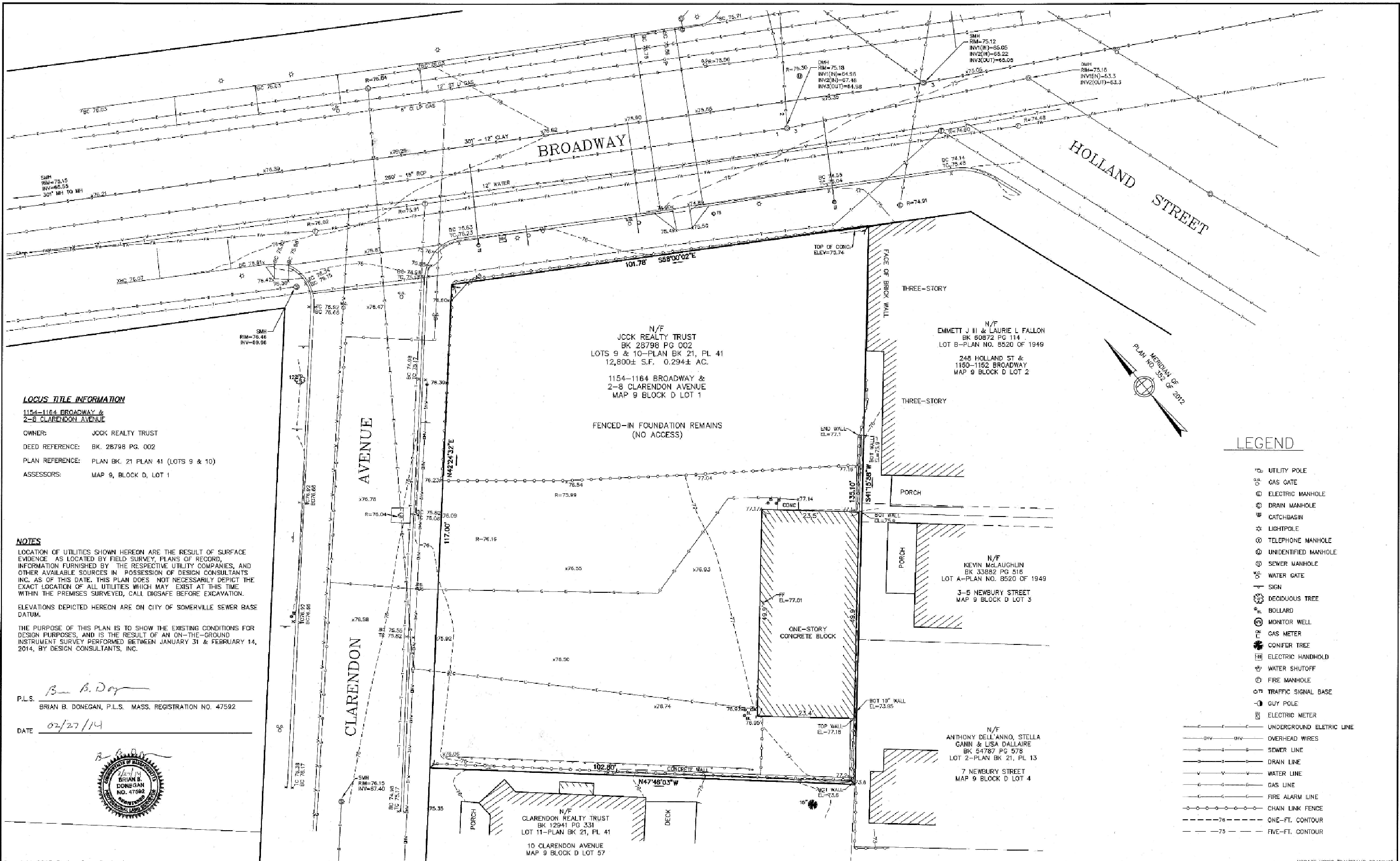
TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1



LOCUS TITLE INFORMATION

1154-1164 BROADWAY &
2-B CLARENDON AVENUE
OWNER: JCKK REALTY TRUST
DEED REFERENCE: BK. 28798 PG. 002
PLAN REFERENCE: PLAN BK. 21 PLAN 41 (LOTS 9 & 10)
ASSESSORS: MAP 9, BLOCK D, LOT 1

NOTES

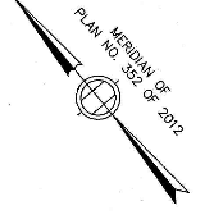
LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.
ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JANUARY 31 & FEBRUARY 14, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. Brian B. Donegan
BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE 02/27/14



LEGEND

- UTILITY POLE
- ⊗ GAS GATE
- ⊕ ELECTRIC MANHOLE
- ⊖ DRAIN MANHOLE
- ⊗ CATCHBASIN
- ⊙ LIGHTPOLE
- ⊕ TELEPHONE MANHOLE
- ⊖ UNIDENTIFIED MANHOLE
- ⊗ SEWER MANHOLE
- ⊕ WATER GATE
- ⊖ SIGN
- ⊙ DECIDUOUS TREE
- ⊗ BOLLARD
- ⊕ MONITOR WELL
- ⊖ GAS METER
- ⊙ CONIFER TREE
- ⊗ ELECTRIC HANDHOLD
- ⊕ WATER SHUTOFF
- ⊖ FIRE MANHOLE
- ⊙ TRAFFIC SIGNAL BASE
- ⊗ GUY POLE
- ⊕ ELECTRIC METER
- UNDERGROUND ELECTRIC LINE
- OVERHEAD WIRES
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- FIRE ALARM LINE
- CHAIN LINK FENCE
- ONE-FT. CONTOUR
- FIVE-FT. CONTOUR



Copyright 2013 Design Consultants, Inc.

UPDATE USING "DAYSTAMP DRAWING"

Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3300

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

SCALE:			
HORIZ: 1" = 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: BD
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN
1154-1164 BROADWAY
SOMERVILLE, MA

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
S McPHEE ENTERPRISES LLC

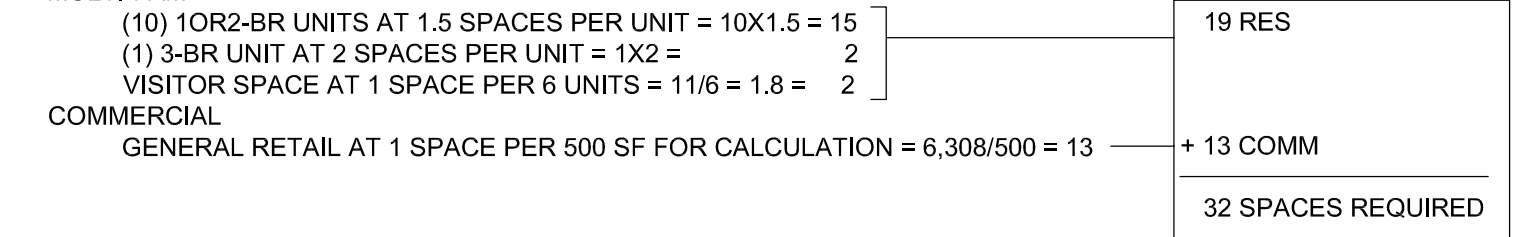
PROJECT NO.
2014-007
DATE: FEB. 27, 2014
SHEET NO.
1 OF 1

DIMENSIONAL TABLE - NB ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING (POST-FIRE)	PROPOSED	COMPLIANCE
USE	12 RES UNITS, COMM	N/A	11 RES UNITS, COMM	COMPLIES
MIN LOT PER DWELLING (10+ UNITS)	1,000 SF	N/A	±1,164 SF	COMPLIES
MIN LOT SIZE	N/A	±12,800 SF (PER SURVEY)	±12,800 SF (PER SURVEY)	COMPLIES
MAX GROUND COVERAGE	80% (±10,218 SF)	9% (1,152 SF) SEE NOTE 1*	64% (8,198 SF)	COMPLIES
MIN LANDSCAPED AREA	10% (±1,280 SF)	0% (0 SF)	21% (2,642 SF)	COMPLIES
PERVIOUS AREA, MIN % OF LOT	N/A	0% (0 SF)	21% (2,642 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (±25,600 SF)	0.09 (1,152 SF)	1.95 (±24,971 SF)	COMPLIES
MAX BUILDING HEIGHT	4 ST / 42' per §8.5.F.18	1 ST / ±20'	4 ST / 42'	COMPLIES
MIN YARD FRONT (Broadway)	N/A	±64.4'	±1.5' W/ 6' TOP FL SETBACK	COMPLIES
SIDE (L)	N/A	±0.6'	±4.0'	COMPLIES
SIDE (R Clarendon)	N/A	±77.3'	±0.7'	COMPLIES
REAR (Opposite Broadway)	10'+2'[(3) flrs abv grnd lvl] = 16'	±15.6'	±21.5'	COMPLIES
MIN FRONTAGE	N/A	101.78'	101.78'	COMPLIES
MIN NO. PARKING SPACES	33 SEE NOTE 2**	UNKNOWN	21	REQUIRES RELIEF
MIN NO. BICYCLE SPACES	3 SEE NOTE 3***	0	4	COMPLIES
MIN NO. LOADING SPACES	EXEMPT	0	0	COMPLIES

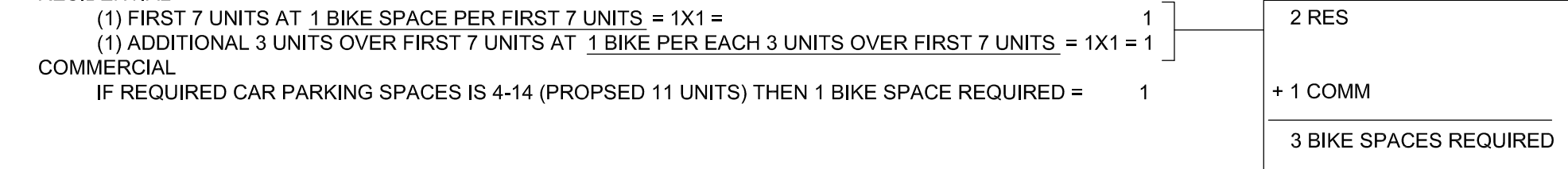
* NOTE 1: ±46% GROUND COVERAGE (±5,912 SF) PRIOR TO FIRE

** NOTE 2: NUMBER OF REQUIRED PARKING SPACES PER §9.5
FOR (10) 1OR2-BR UNITS, (1) 3-BR UNIT, AND 6,806 SF OF GENERAL COMMERCIAL USE:
MULTI-FAM



21 PROVIDED (11 FOR RES UNITS + 10 FOR COMM, VISITOR & RESIDENTIAL OVERFLOW)

***NOTE 3: NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
RESIDENTIAL



SEAL

CONSULTANT

PROJECT
1154 BROADWAY
 1154 BROADWAY
 SOMERVILLE, MA 02144

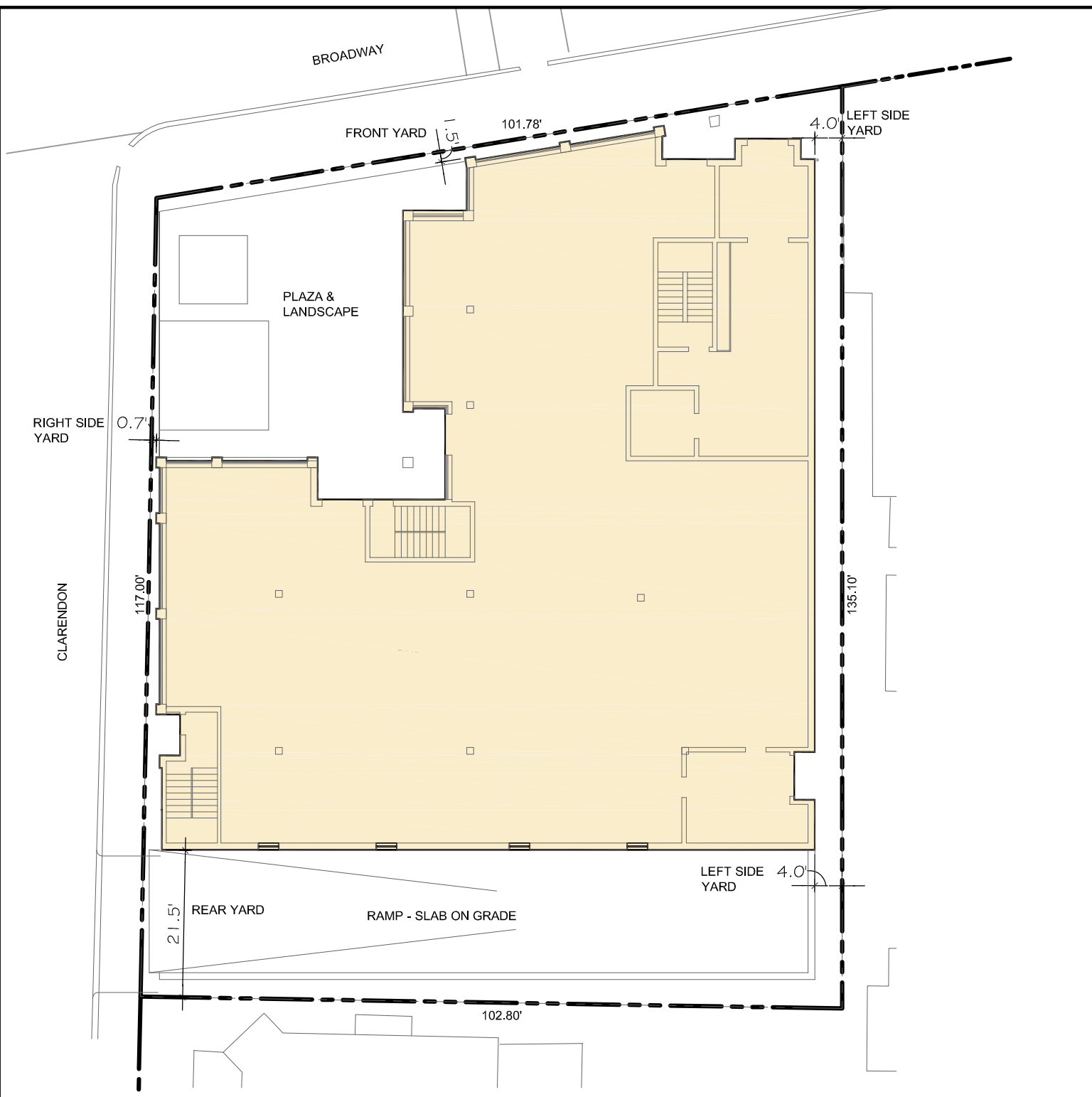
PREPARED FOR
 S. MCPHEE ENTERPRISES LLC
 1105 MASS AVE, STE 1F
 CAMBRIDGE, MA 02138

DRAWING TITLE
ZONING COMPLIANCE TABLE

SCALE AS NOTED

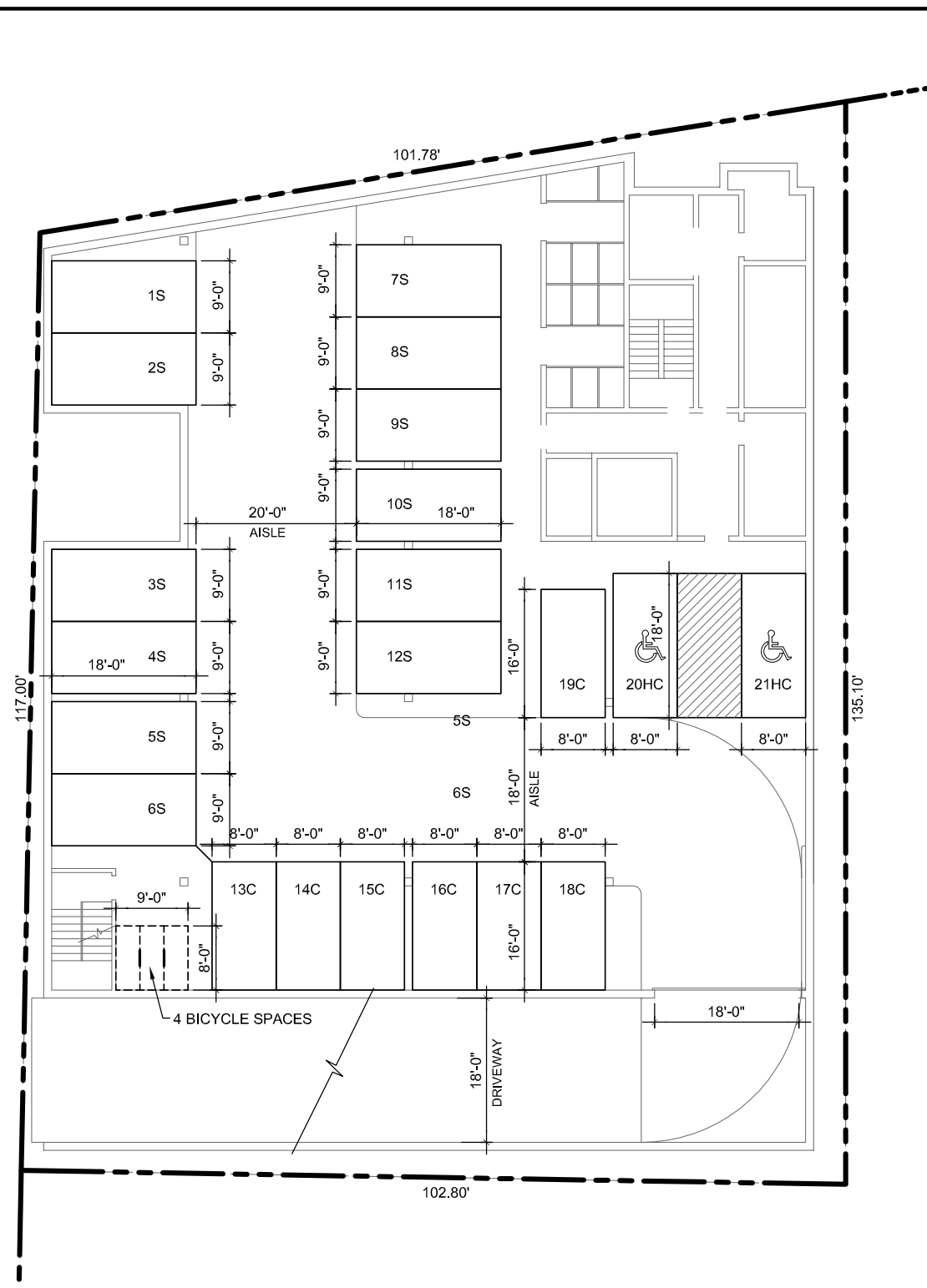
REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY MY	REVIEWED BY PQ

SHEET
Z1



1 DIMENSIONAL LAYOUT SITE PLAN
 SCALE: 1" = 20'-0"
GROUND LEVEL

SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.
 DIMENSIONS BASED ON PLOT PLAN FROM
 DESIGN CONSULTANTS, INC. 120 MIDDLESEX AVE,
 SOMERVILLE, MA 02145
 DATED FEB 27, 2014.



2 DIMENSIONAL LAYOUT SITE PLAN
 SCALE: 1" = 20'-0"
PARKING LEVEL / BASEMENT

NUMBER OF PARKING SUMMARY

STANDARD SPACES	12
COMPACT SPACES	7
+ HC VAN SPACE	2
TOTAL SPACES	21



SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

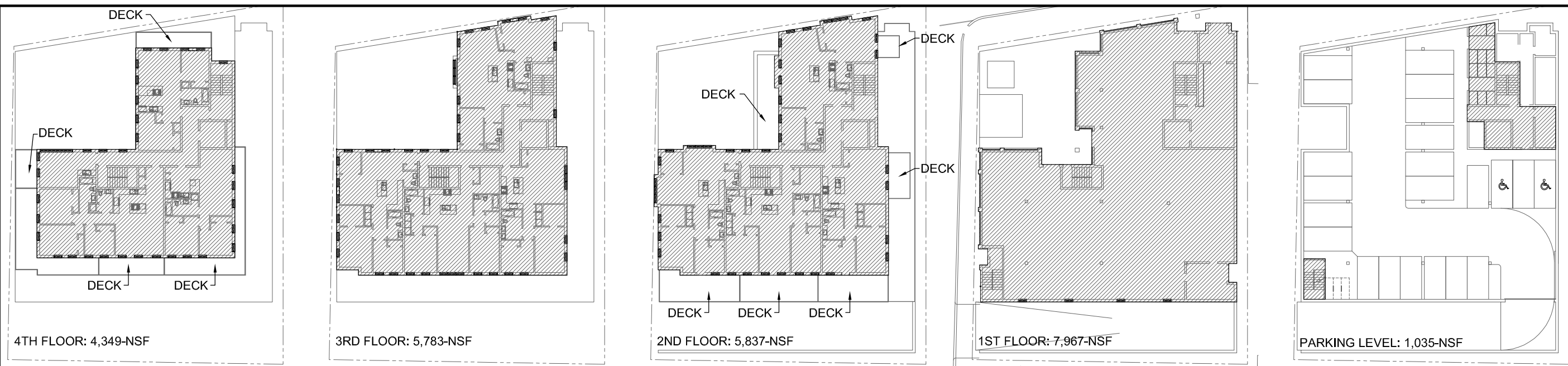
DRAWING TITLE
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY MY	REVIEWED BY PQ

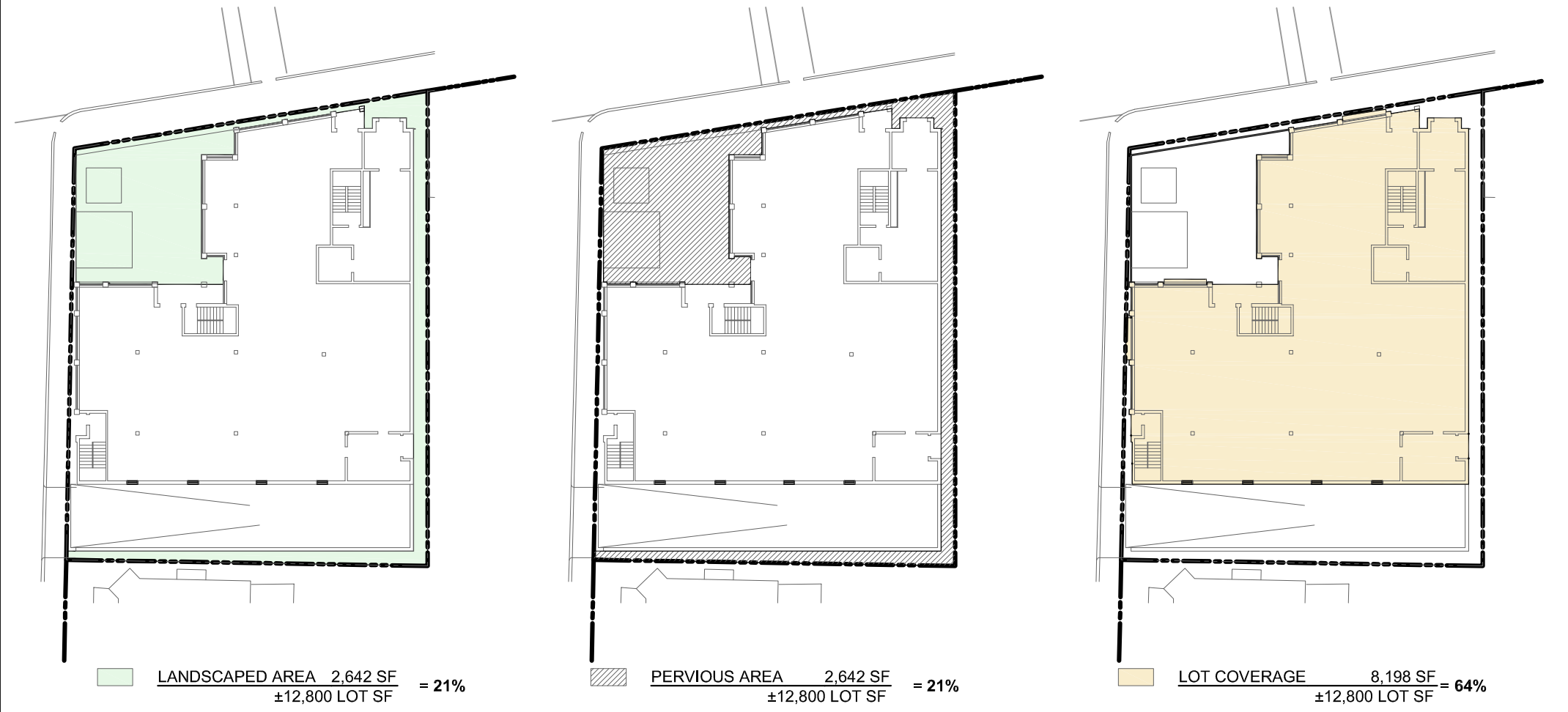
SHEET

Z3



FLOOR	NSF
4TH FLOOR	4,349
3RD FLOOR	5,783
2ND FLOOR	5,837
1ST FLOOR	7,967
PARKING LEVEL	1,035
TOTAL	24,971-NSF
(6,308 SF COMMERCIAL USE)	

1 PROPOSED NSF CALCULATION
SCALE: 1"=40'-0"



5 BUILDING HEIGHT
SCALE: 3/32"=1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY

1154 BROADWAY
 SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC

1105 MASS AVE, STE 1F
 CAMBRIDGE, MA 02138

DRAWING TITLE
COLOR RENDERED SITE PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY AZ	REVIEWED BY PQ

SHEET

A1.0



1 SITE PLAN
 SCALE: 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT
1154 BROADWAY
 1154 BROADWAY
 SOMERVILLE, MA 02144

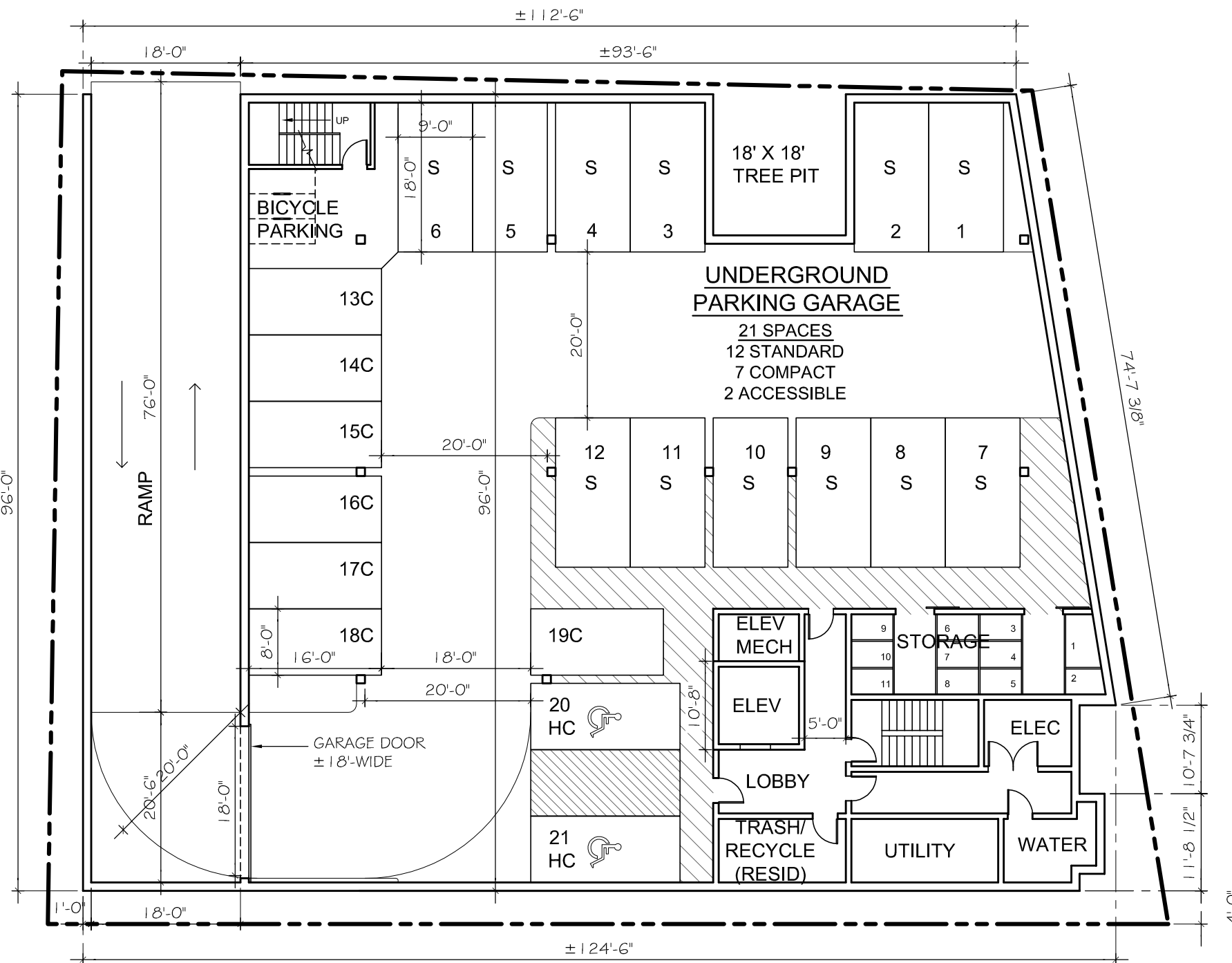
PREPARED FOR
S. MCPHEE ENTERPRISES LLC
 1105 MASS AVE, STE 1F
 CAMBRIDGE, MA 02138

DRAWING TITLE
PARKING LEVEL PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY AZ	REVIEWED BY PQ
SHEET	

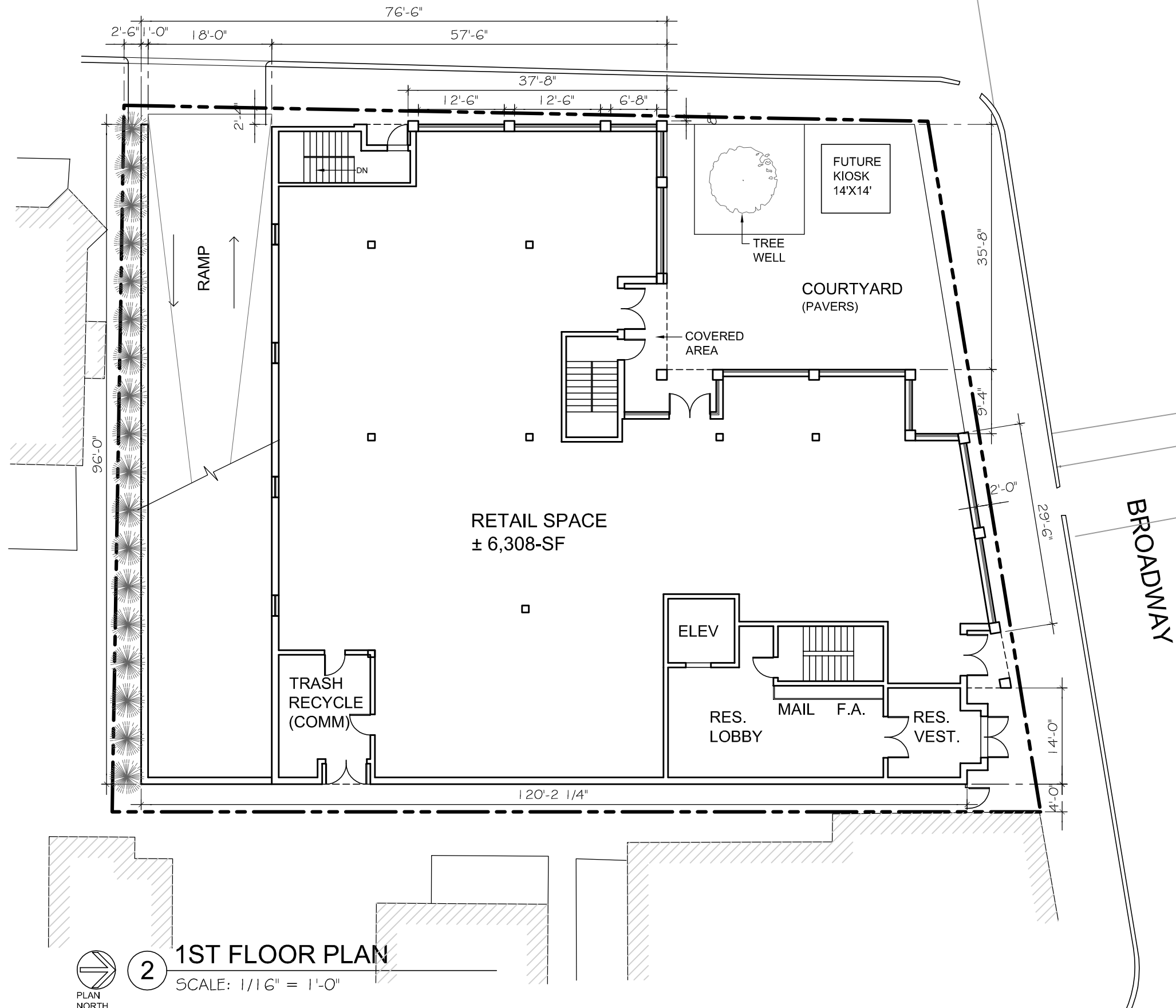
A1.1



1 PARKING LEVEL PLAN

SCALE: 1/16" = 1'-0"

Z:\DCADD\WGS\Broadway-1154\DCad\Floor Plans.dwg, A1.2, 8/21/2014 1:21:17 PM



2 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY AZ	REVIEWED BY PQ

SHEET

SEAL

CONSULTANT

PROJECT

1154 BROADWAY

1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR

S. MCPHEE ENTERPRISES LLC

1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

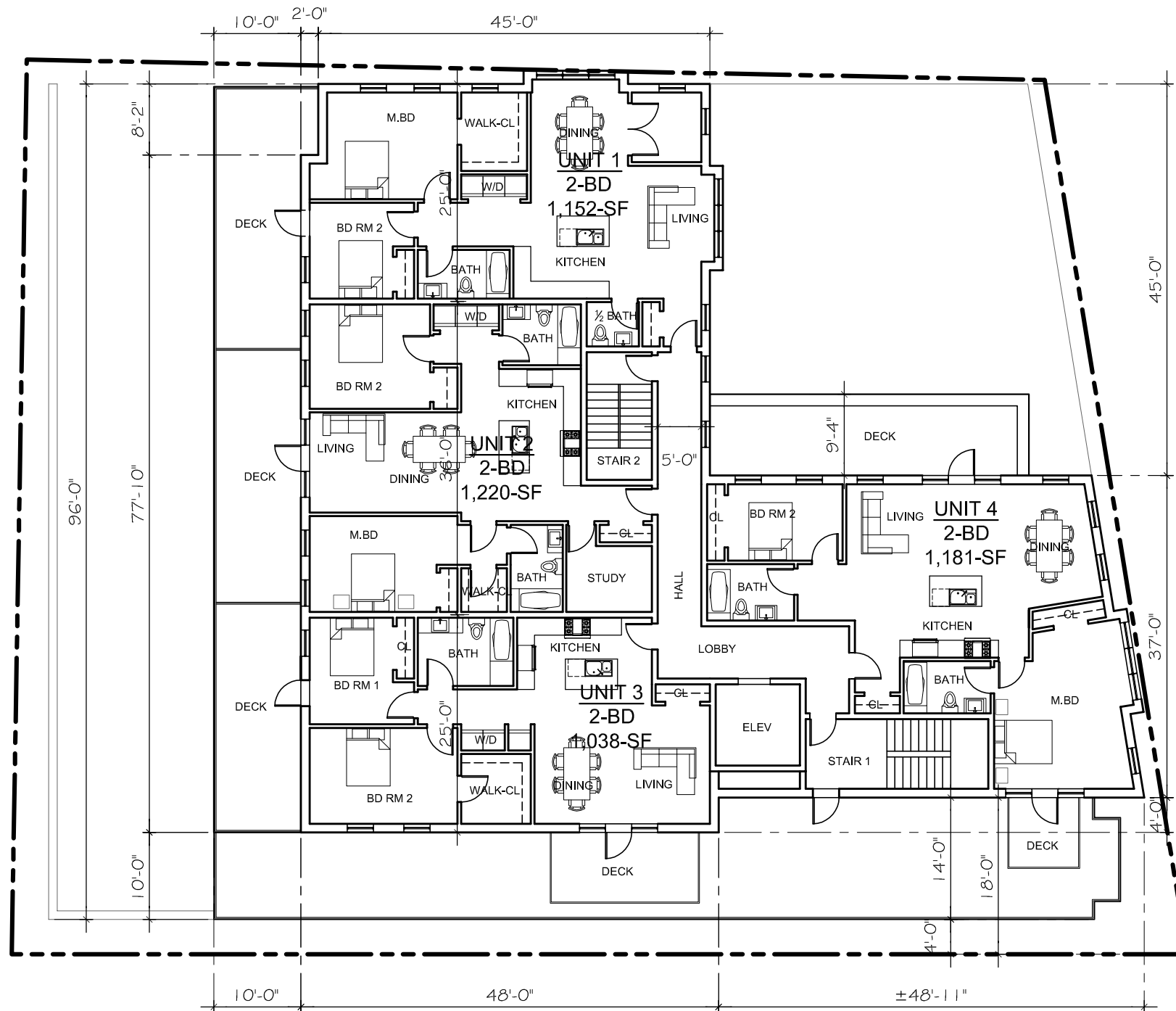
SP REV 1	20 AUG 2014
----------	-------------

SP APPL	09 JUN 2014
---------	-------------

DRAWN BY	REVIEWED BY
AZ	PQ

SHEET

A1.3



PLAN NORTH

3

2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

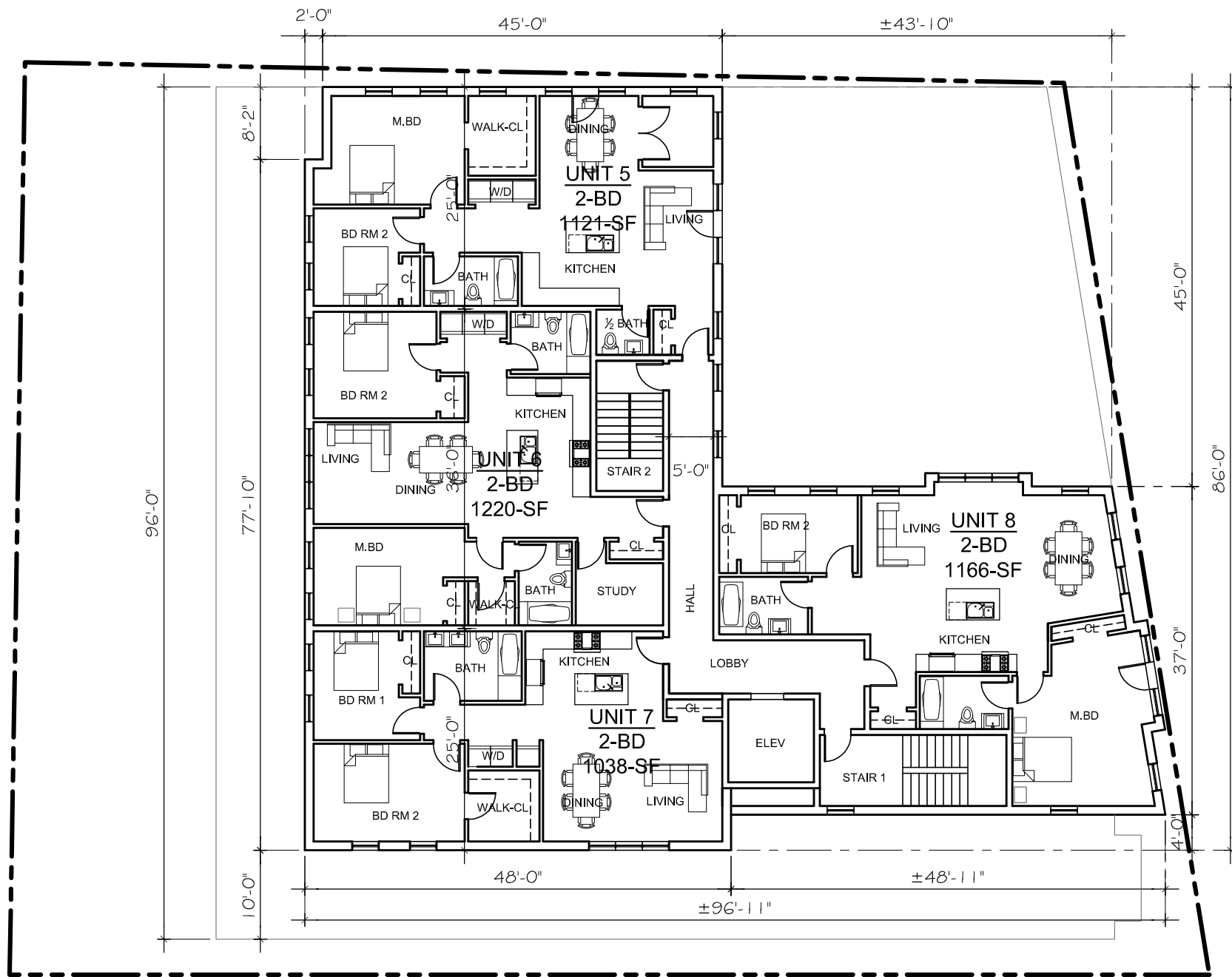
DRAWING TITLE
THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY AZ	REVIEWED BY PQ

SHEET

A1.4



4 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"

Z:\DCADD\WGS\Broadway-1154\DCad\Floor Plans.dwg, A1.5, 8/21/2014 12:51:44 PM

SEAL

CONSULTANT

PROJECT

1154 BROADWAY

1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR

S. MCPHEE ENTERPRISES LLC

1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION DATE

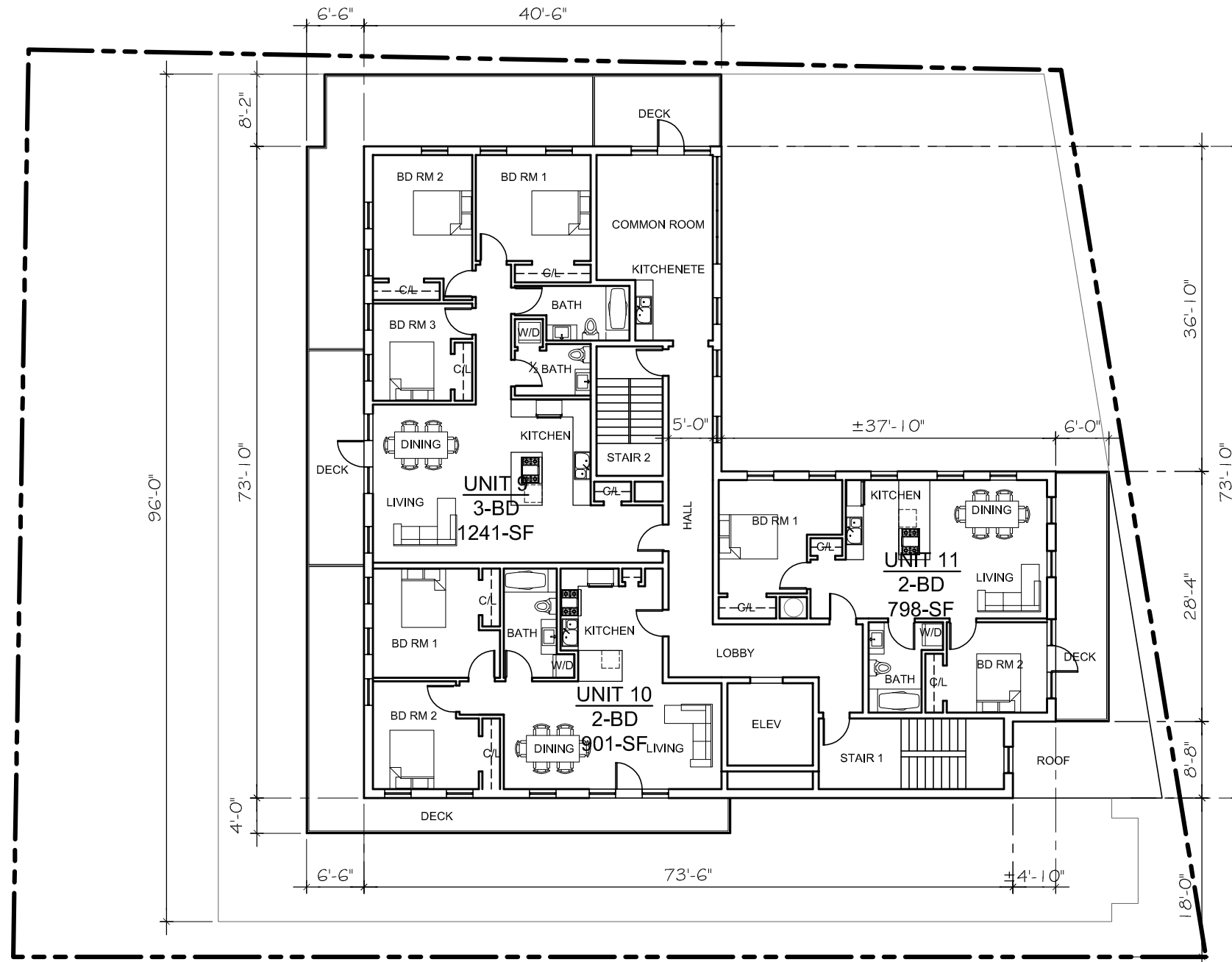
SP REV 1 20 AUG 2014

SP APPL 09 JUN 2014

DRAWN BY AZ REVIEWED BY PQ

SHEET

A1.5



PLAN
NORTH

5

4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

SEAL

CONSULTANT

PROJECT

1154
BROADWAY

1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR

S. MCPHEE
ENTERPRISES LLC

1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

ROOF PLAN

SCALE AS NOTED

REVISION	DATE
----------	------

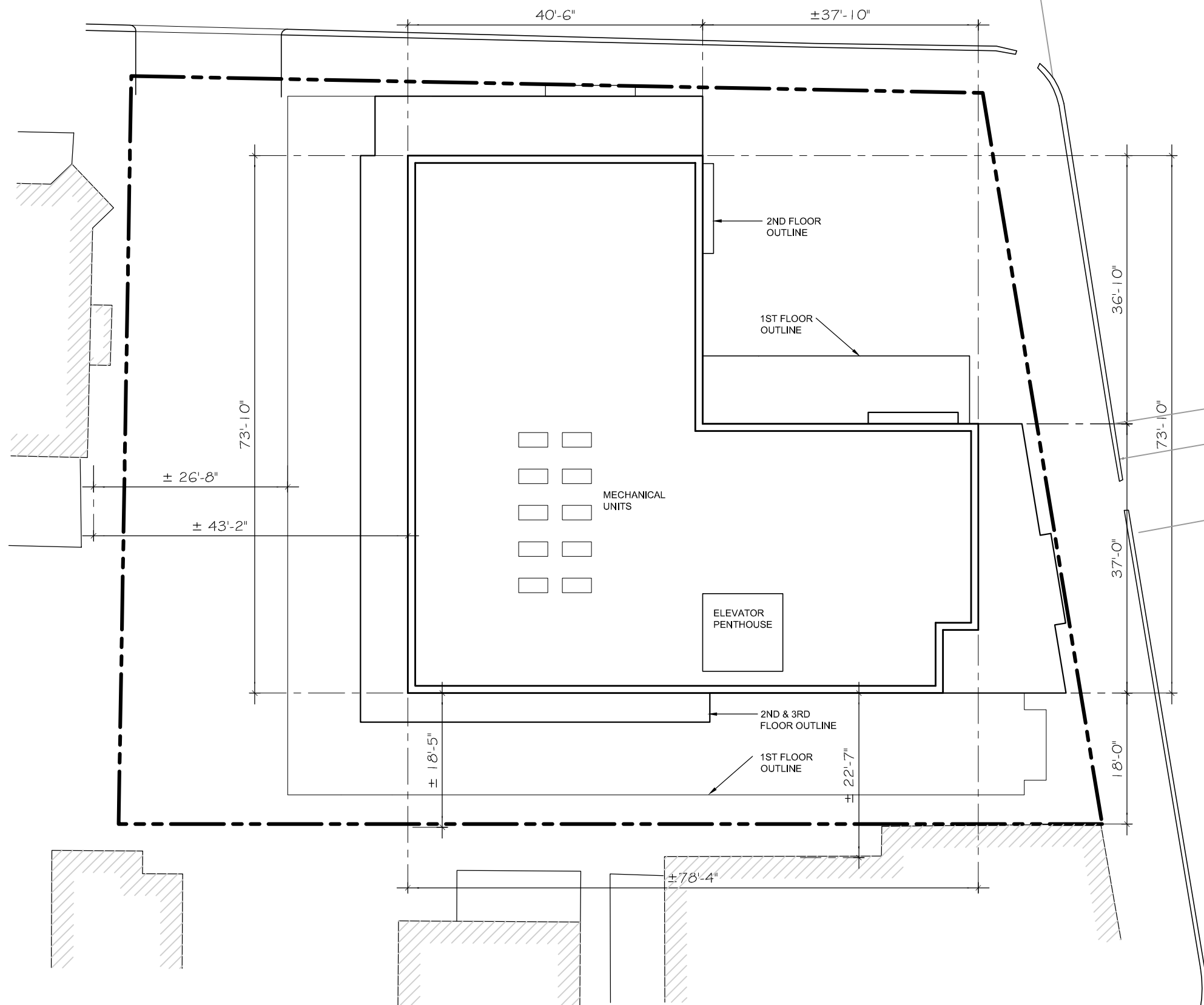
SP REV 1	20 AUG 2014
----------	-------------

SP APPL	09 JUN 2014
---------	-------------

DRAWN BY	REVIEWED BY
YC	PQ

SHEET

A1.6



6 ROOF PLAN

SCALE: 1/16" = 1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE
ELEVATION (BROADWAY)

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY YC	REVIEWED BY PQ

SHEET

A2.1



1 ELEVATION (BROADWAY)
SCALE: 1/10"=1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

ELEVATION (CLARENDON AVE)

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY YC	REVIEWED BY PQ

SHEET

A2.2



2 ELEVATION (CLARENDON AVE)
SCALE: 1/10" = 1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
1154 BROADWAY
SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

ELEVATION (SOUTH)

SCALE AS NOTED

REVISION | DATE

SP REV 1 | 20 AUG 2014

SP APPL | 09 JUN 2014

DRAWN BY YC | REVIEWED BY PQ

SHEET

A2.3

Z:\DCADD\WGS\Broadway-1154\DCadd\Elevations.dwg, A2.3, 8/20/2014 4:07:46 PM



3 **ELEVATION (SOUTH)**
SCALE: 1/10" = 1'-0"

SEAL

CONSULTANT

PROJECT
1154 BROADWAY
 1154 BROADWAY
 SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE ENTERPRISES LLC
 1105 MASS AVE, STE 1F
 CAMBRIDGE, MA 02138

DRAWING TITLE
ELEVATION (EAST)

SCALE AS NOTED

REVISION	DATE
SP REV 1	20 AUG 2014
SP APPL	09 JUN 2014
DRAWN BY YC	REVIEWED BY PQ

SHEET

A2.4



4 ELEVATION (EAST)
 SCALE: 1/10" = 1'-0"