

SPECIAL PERMIT APPLICATION REDEVELOPMENT OF 1154 BROADWAY

1154 BROADWAY, SOMERVILLE, MA 02144

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280



STREET ELEVATION

LIST OF DRAWINGS		SP APPL
		9 JUN 2014
GENERAL		
T1	TITLE SHEET	X
C1	EXISTING CONDITIONS PLOT PLAN	X
Z1	ZONING COMPLIANCE TABLE	X
Z2	ZONING COMPLIANCE	X
Z3	ZONING COMPLIANCE	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	SITE PLAN	X
A1.1	PARKING LEVEL PLAN	X
A1.2	FIRST FLOOR PLAN	X
A1.3	SECOND FLOOR PLAN	X
A1.4	THIRD FLOOR PLAN	X
A1.5	FOURTH FLOOR PLAN	X
A1.6	ROOF PLAN	X
A2.1	ELEVATION (NORTH)	X
A2.2	ELEVATION (WEST)	X
A2.3	ELEVATION (SOUTH)	X
A2.4	ELEVATION (EAST)	X

SEAL

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1154 BROADWAY

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SOMERVILLE, MA 02144

PREPARED FOR
S. MCPHEE
ENTERPRISES LLC

1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

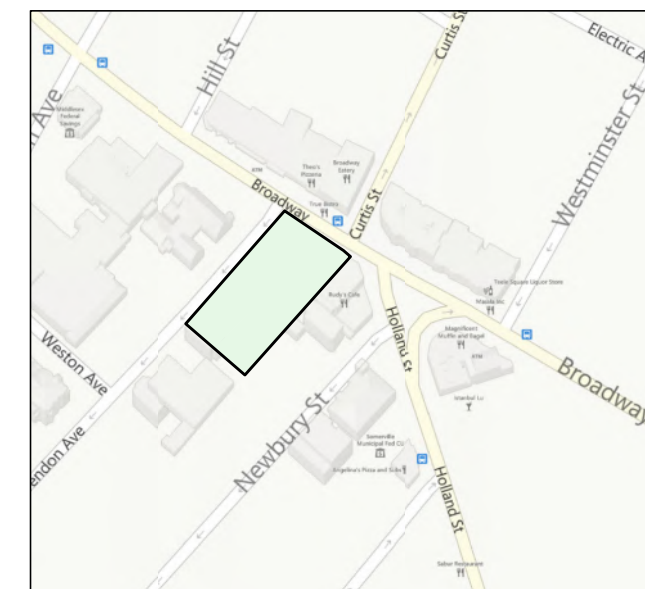
REVISION	DATE

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SHEET

T1



LOCUS PLAN

PREPARED BY:

ARCHITECT

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

SURVEYOR & CIVIL ENGINEER

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

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% (8,203 SF)	COMPLIES
MIN LANDSCAPED AREA	10% (±1,280 SF)	0% (0 SF)	21% (2,668 SF)	COMPLIES
PERVIOUS AREA, MIN % OF LOT	N/A	0% (0 SF)	12% (1,499 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (±25,600 SF)	0.09 (1,152 SF)	1.95 (±24,976 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 lv] = 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

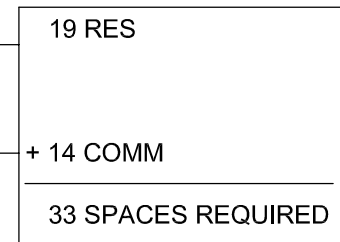
* NOTE 1: ±46% GROUND COVERAGE (±5,912 SF) PRIOR TO FIRE

** NOTE 2: NUMBER OF REQUIRED PARKING SPACES PER §9.5
FOR (10) 1OR2-BR UNITS, (1) 3-BR UNIT, AND 7,200 SF OF GENERAL COMMERCIAL USE:
MULTI-FAM

(10) 1OR2-BR UNITS AT 1.5 SPACES PER UNIT = 10X1.5 = 15
(1) 3-BR UNIT AT 2 SPACES PER UNIT = 1X2 = 2
VISITOR SPACE AT 1 SPACE PER 6 UNITS = 11/6 = 1.8 = 2

COMMERCIAL

GENERAL RETAIL AT 1 SPACE PER 500 SF FOR CALCULATION = 7,200/500 = 14



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

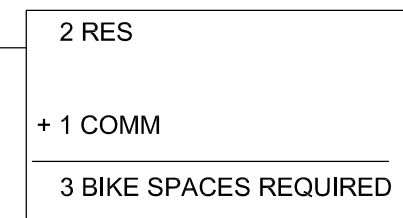
***NOTE 3: NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B

RESIDENTIAL

(1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1X1 = 1
(1) ADDITIONAL 3 UNITS OVER FIRST 7 UNITS AT 1 BIKE PER EACH 3 UNITS OVER FIRST 7 UNITS = 1X1 = 1

COMMERCIAL

IF REQUIRED CAR PARKING SPACES IS 4-14 (PROPOSED 11 UNITS) THEN 1 BIKE SPACE REQUIRED = 1



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DRAWING TITLE

ZONING
COMPLIANCE
TABLE

SCALE AS NOTED

REVISION	DATE
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SHEET

SEAL

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ZONING COMPLIANCE

SCALE AS NOTED

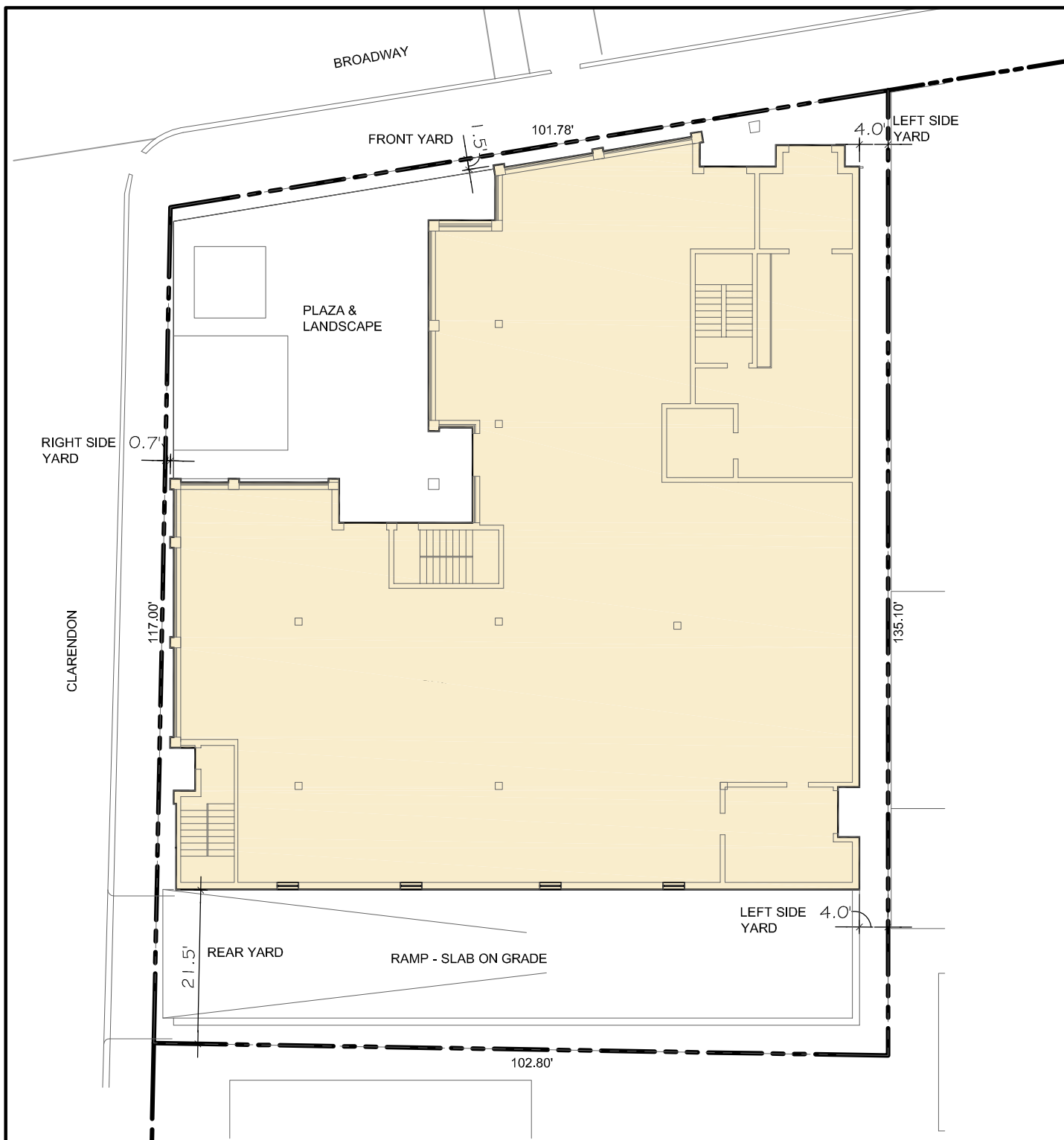
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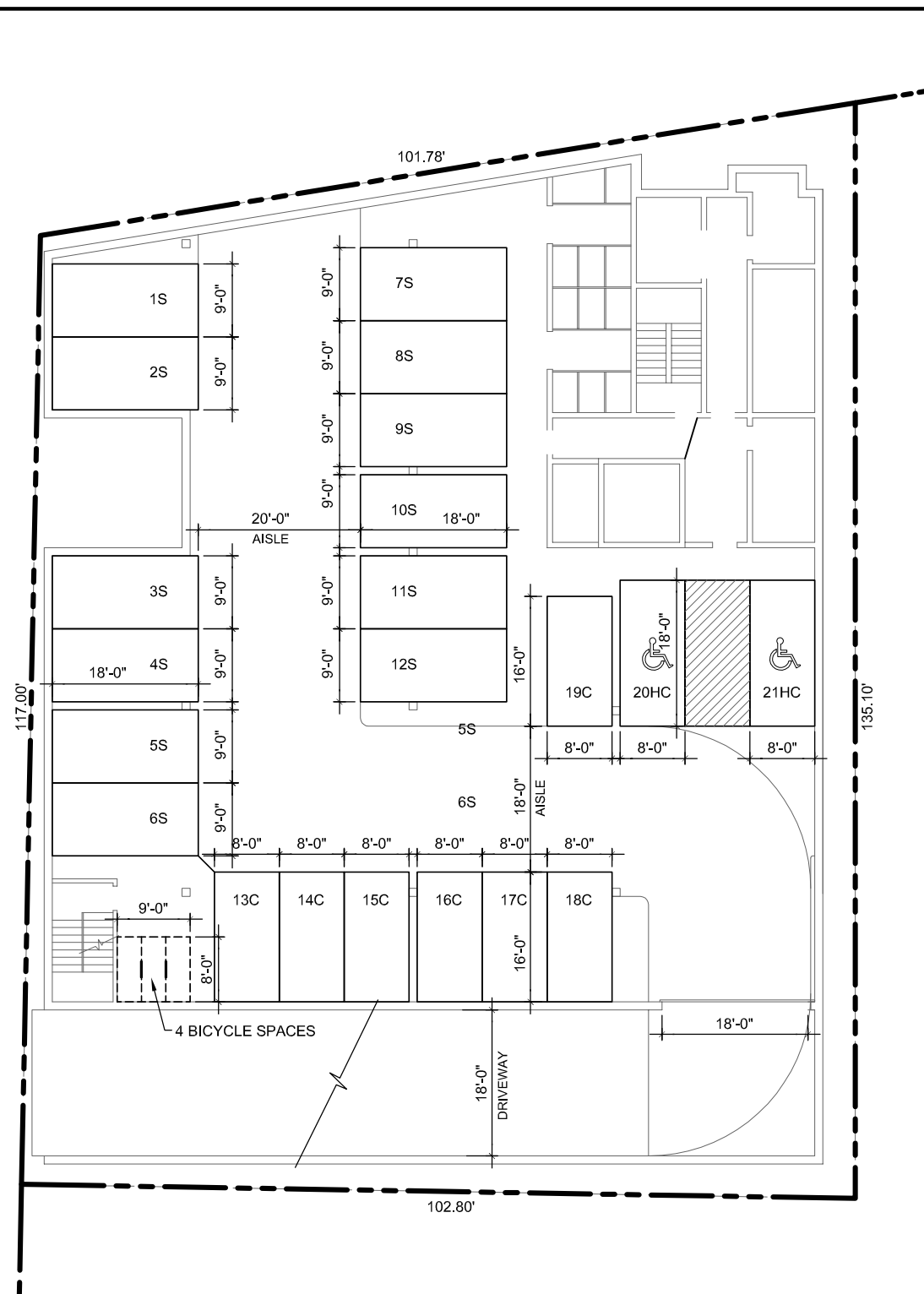
Z2



**1 DIMENSIONAL LAYOUT SITE PLAN
GROUND LEVEL**

SCALE: 1" = 20'-0"

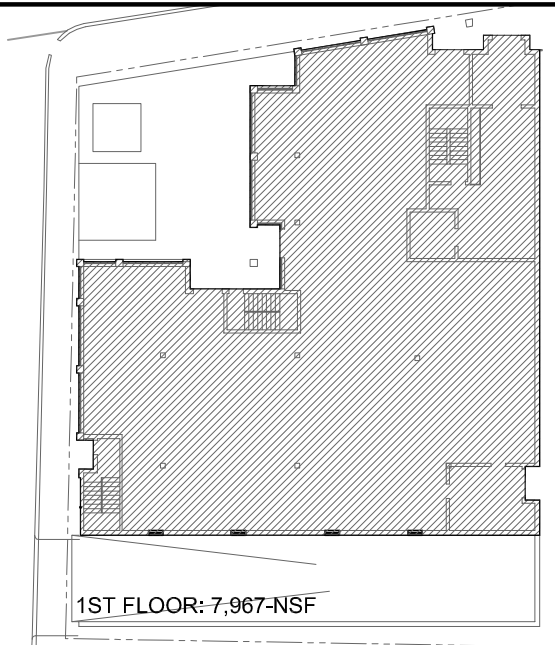
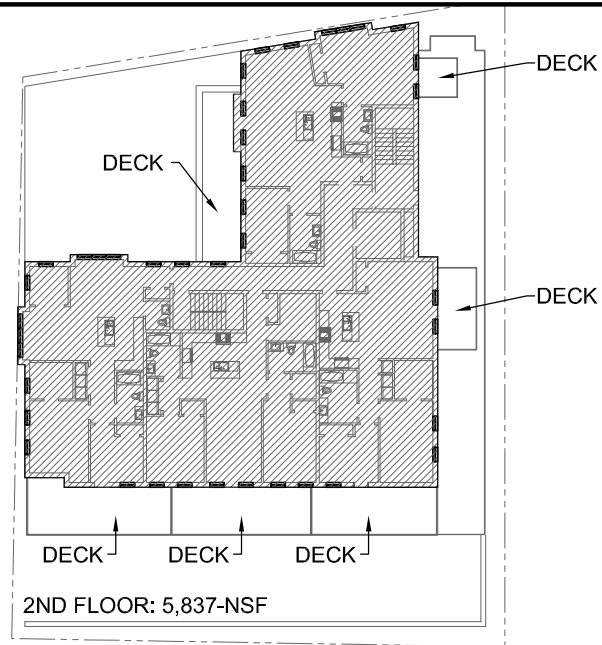
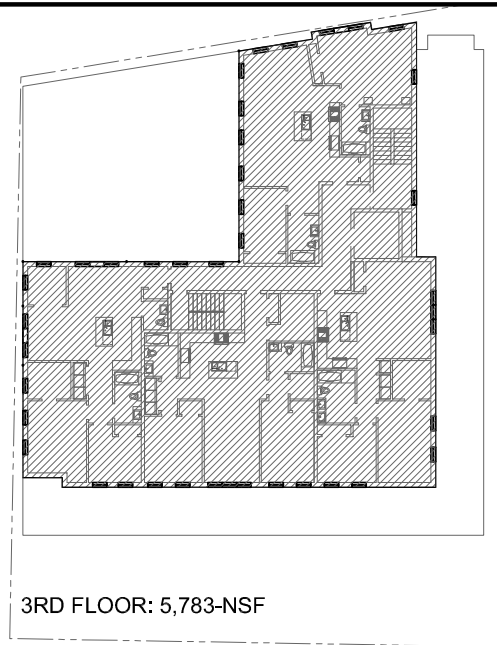
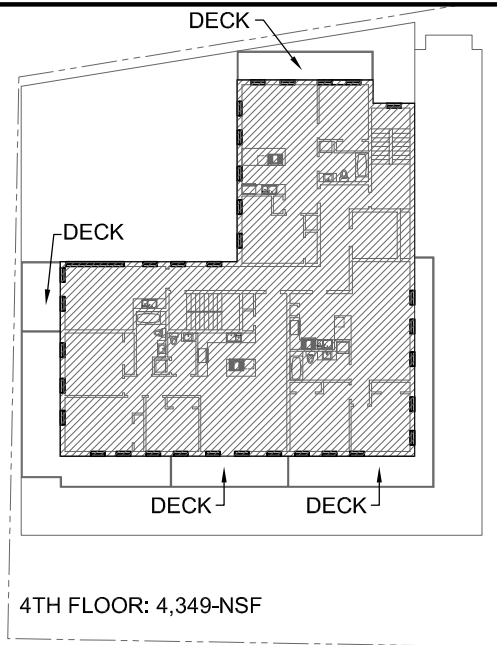
SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.
DIMENSIONS BASED ON PLOT PLAN FROM
DESIGN CONSULTANTS, INC. 120 MIDDLESEX AVE,
SOMERVILLE, MA 02145
DATED FEB 27, 2014.



**2 DIMENSIONAL LAYOUT SITE PLAN
PARKING LEVEL / BASEMENT**

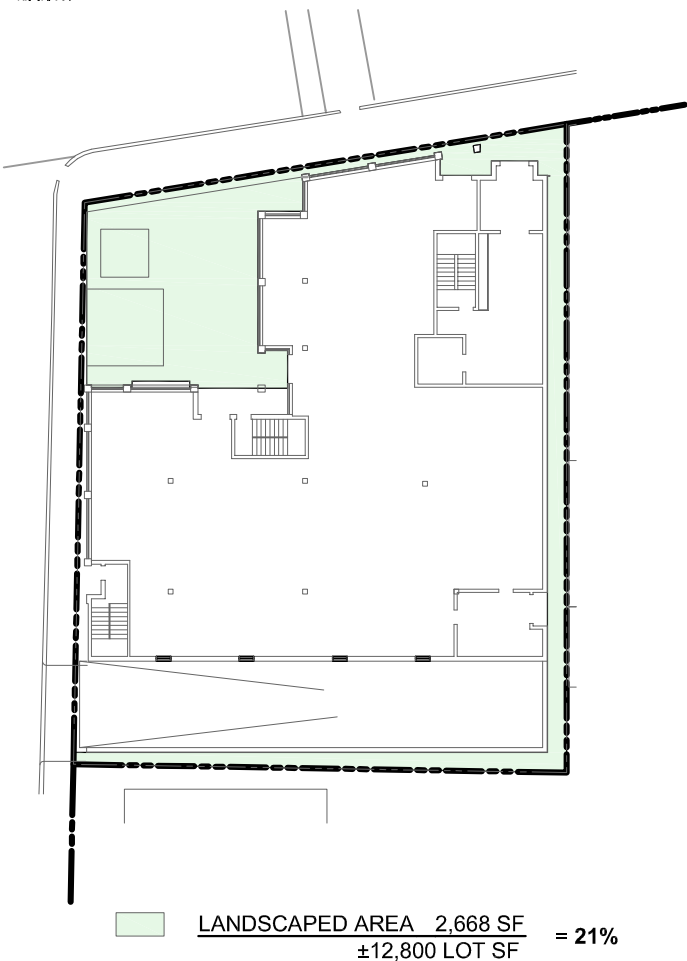
SCALE: 1" = 20'-0"

NUMBER OF PARKING SUMMARY	
STANDARD SPACES	12
COMPACT SPACES	7
+ HC VAN SPACE	2
TOTAL SPACES	21

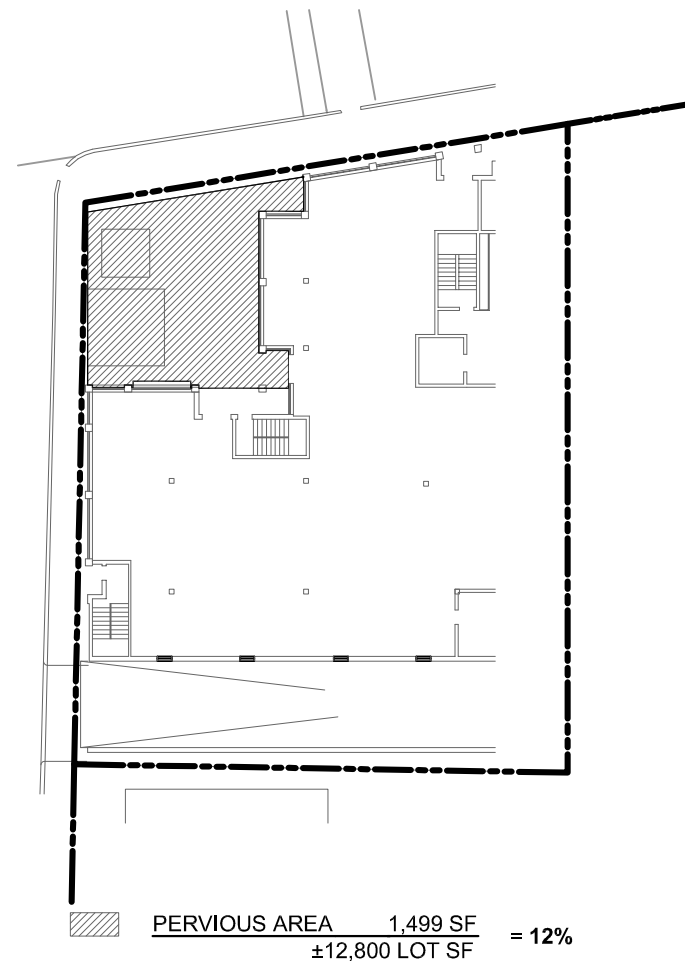


FLOOR	NSF
4TH FLOOR	4,349
3RD FLOOR	5,783
2ND FLOOR	5,837
1ST FLOOR	7,967
PARKING LEVEL	1,035
TOTAL	24,971-NSF

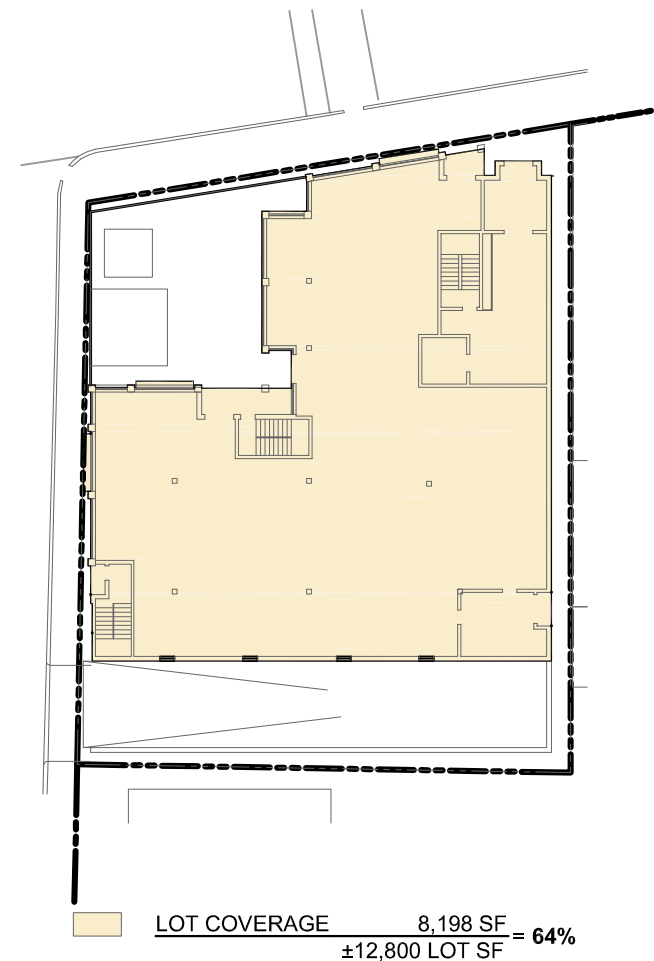
1 PROPOSED NSF CALCULATION
SCALE: 1"=40'-0"



2 LANDSCAPED AREA
SCALE: 1"=40'-0" INCLUDING WALKS



3 PERVIOUS AREA
SCALE: 1"=40'-0"



4 LOT COVERAGE
SCALE: 1"=40'-0"



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

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SEAL

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PROJECT
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SOMERVILLE, MA 02144

PREPARED FOR
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1105 MASS AVE, STE 1F
CAMBRIDGE, MA 02138

DRAWING TITLE
ZONING COMPLIANCE

SCALE AS NOTED

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SHEET
Z3

Z:\DCADD\WGSI\Broadway-1154\DCad\Zoning.dwg, Z3, 6/10/2014 2:12:22 PM



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



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

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ARCHI
TECTS

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259 ELM STREET, SUITE 301
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SCALE

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DRAWING TITLE

BROADWAY &
CLARENDON AVE
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE

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YC

REVIEWED BY
PQ

SHEET

A0.1

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DRAWING TITLE

3D VIEWS

SCALE AS NOTED

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SHEET

A0.2



PROPOSED

EXISTING



VIEW ACROSS CLARENDON AVE

SEAL

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DRAWING TITLE

3D VIEWS

SCALE AS NOTED

REVISION	DATE
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SHEET

A0.3



EXISTING



PROPOSED

PROPOSED VIEW DOWN BROADWAY

SEAL

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3D VIEWS

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A0.4



PROPOSED

EXISTING



VIEW UP BROADWAY



EXISTING

PROPOSED



BIRD'S EYE VIEW

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3D VIEWS

SCALE AS NOTED

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AZ	PQ

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A0.6

SEAL

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DRAWING TITLE

SITE PLAN

SCALE AS NOTED

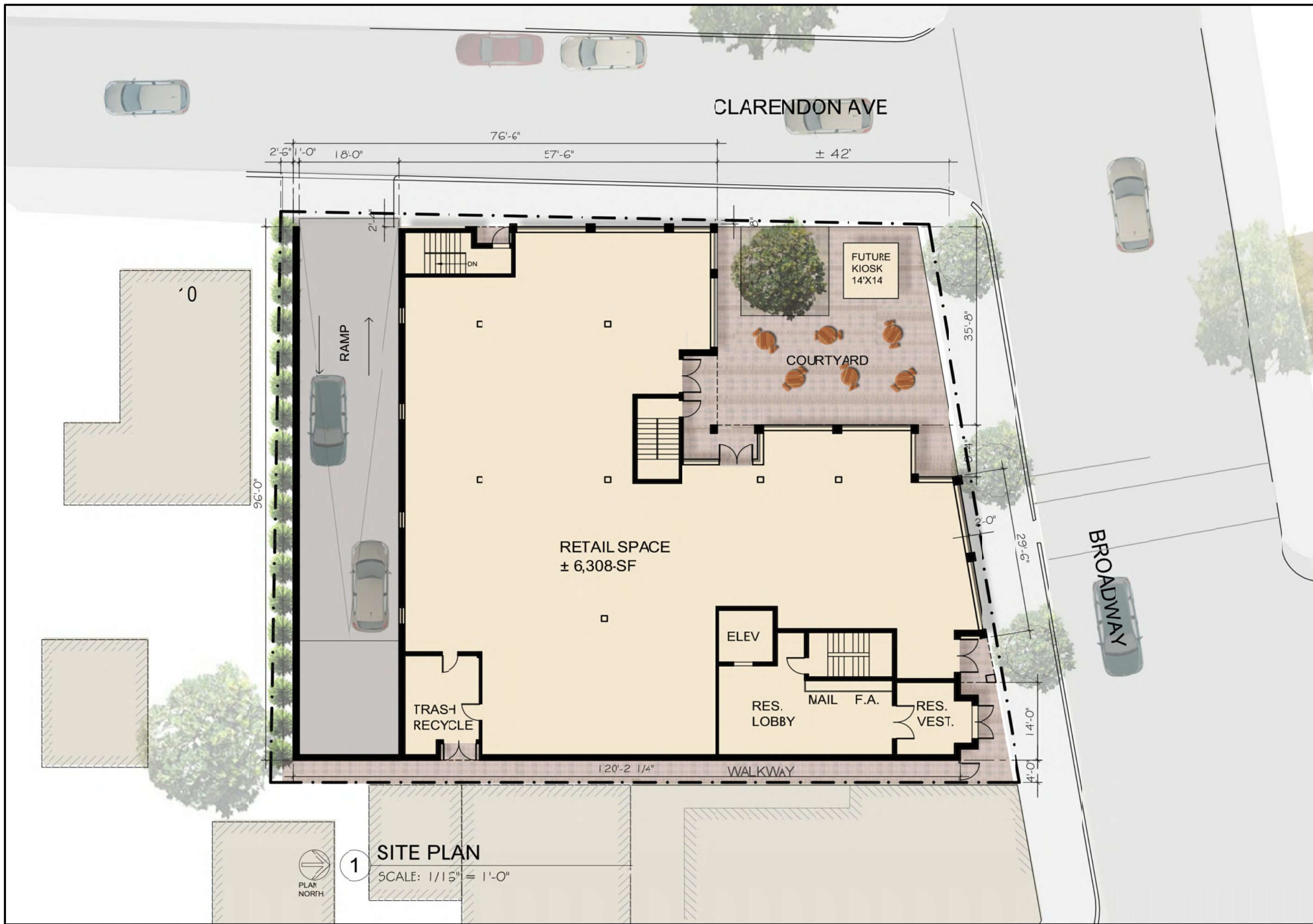
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SHEET

A1.0



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

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DRAWING TITLE

PARKING LEVEL PLAN

SCALE AS NOTED

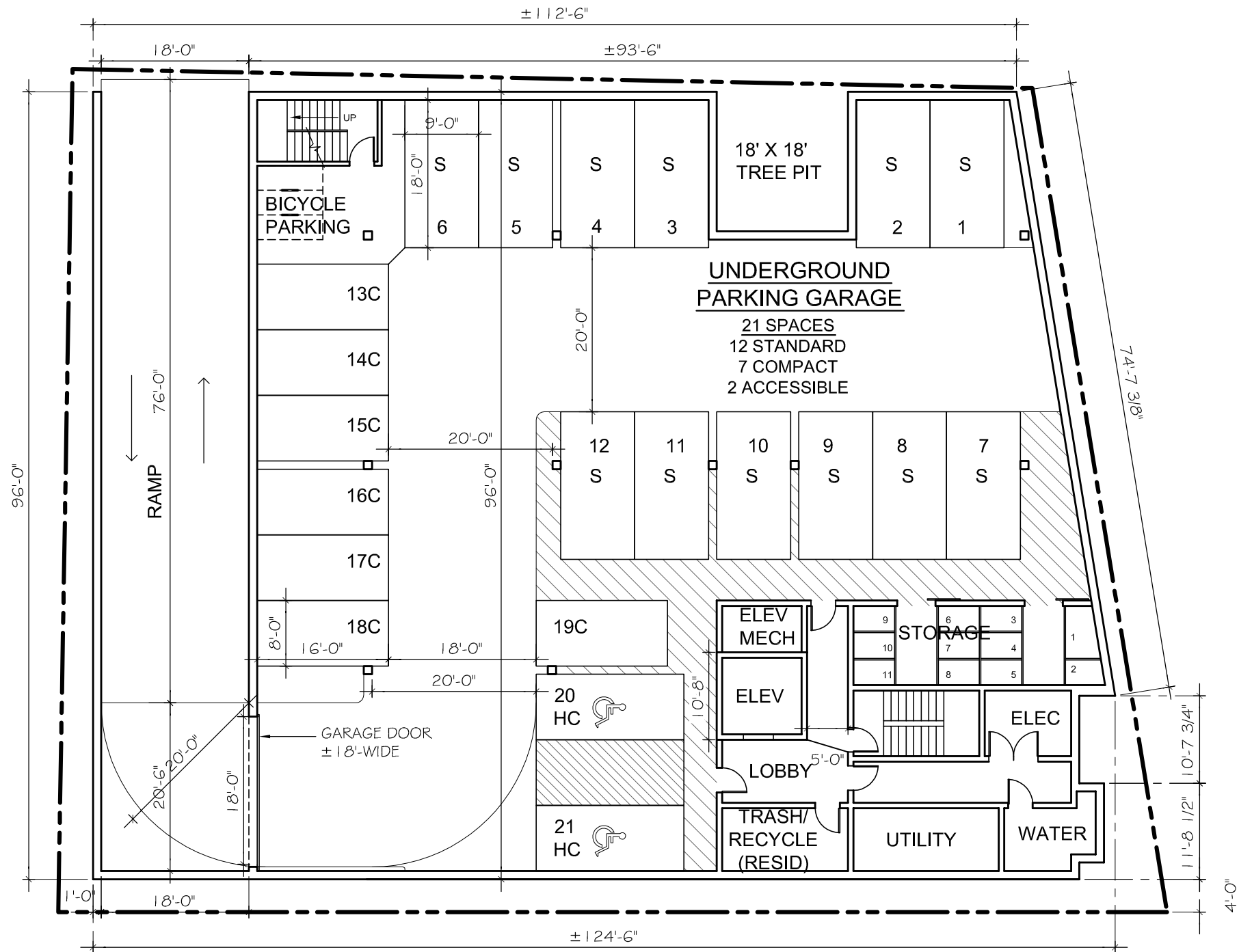
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SHEET

A1.1



1

PARKING LEVEL PLAN

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

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DRAWING TITLE

FIRST
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

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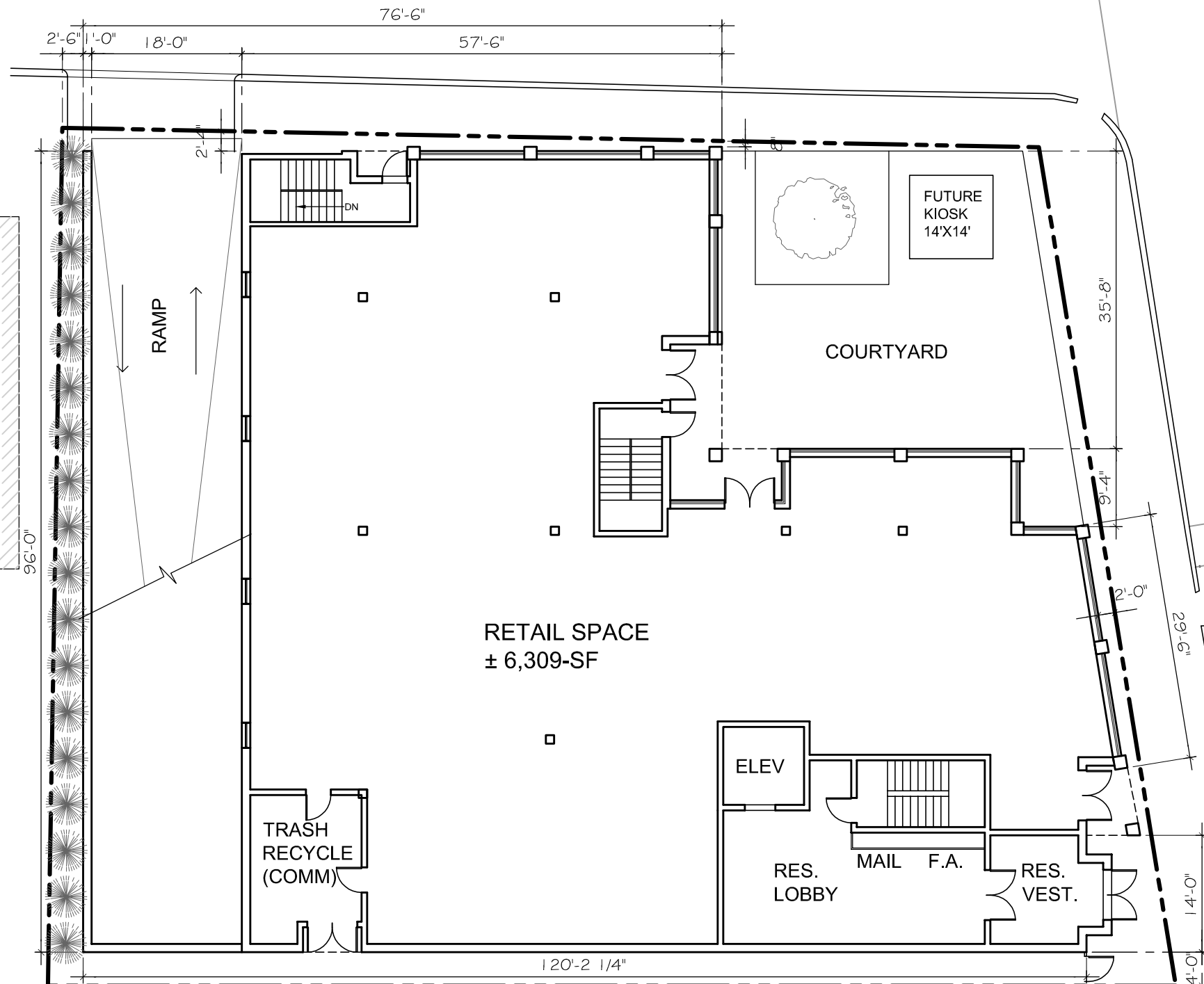
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SHEET

A1.2

CLARENDON AVE

BROADWAY



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



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SECOND FLOOR PLAN

SCALE AS NOTED

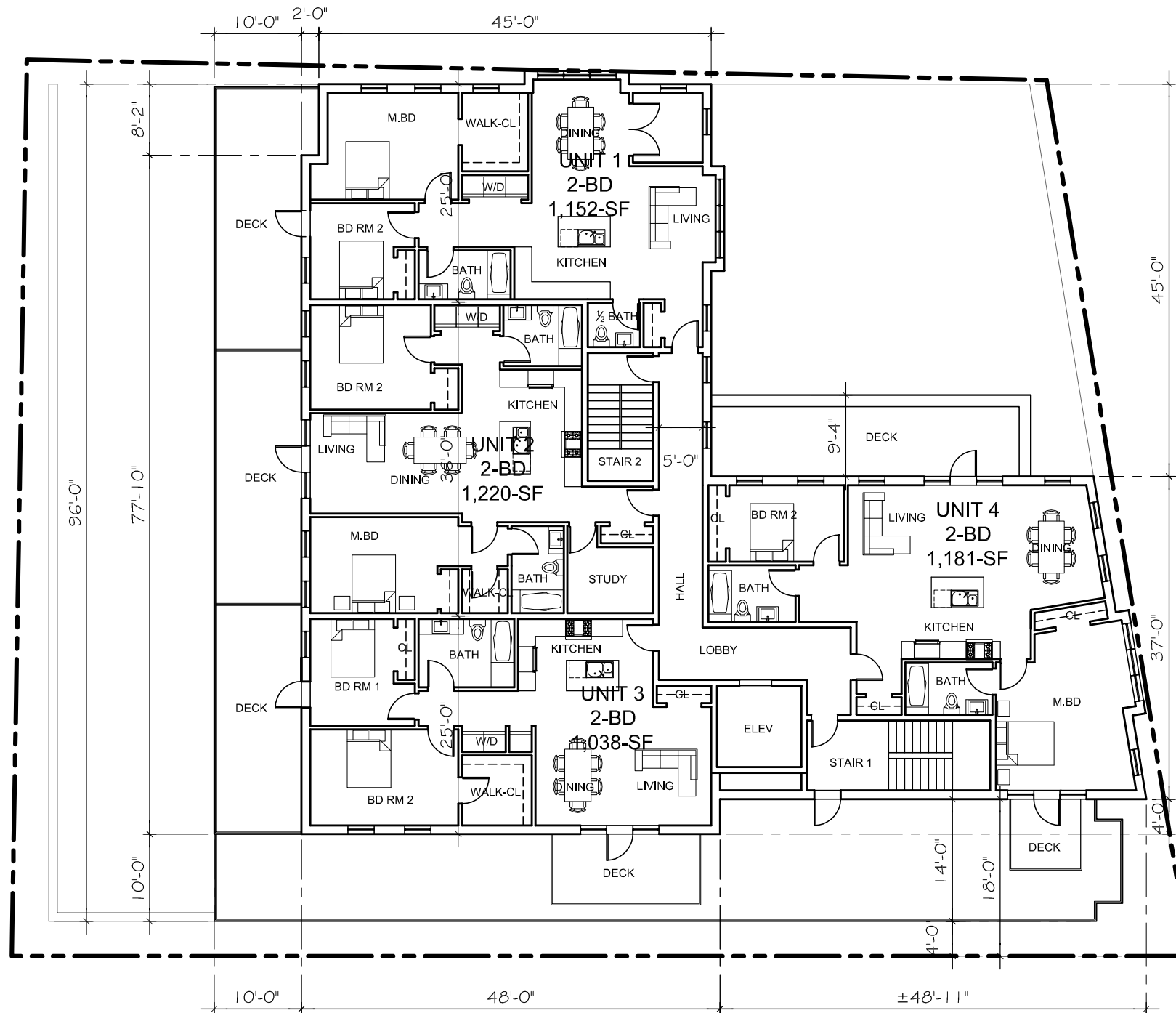
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SHEET

A1.3



1 2ND FLOOR PLAN

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

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DRAWING TITLE

THIRD
FLOOR PLAN

SCALE AS NOTED

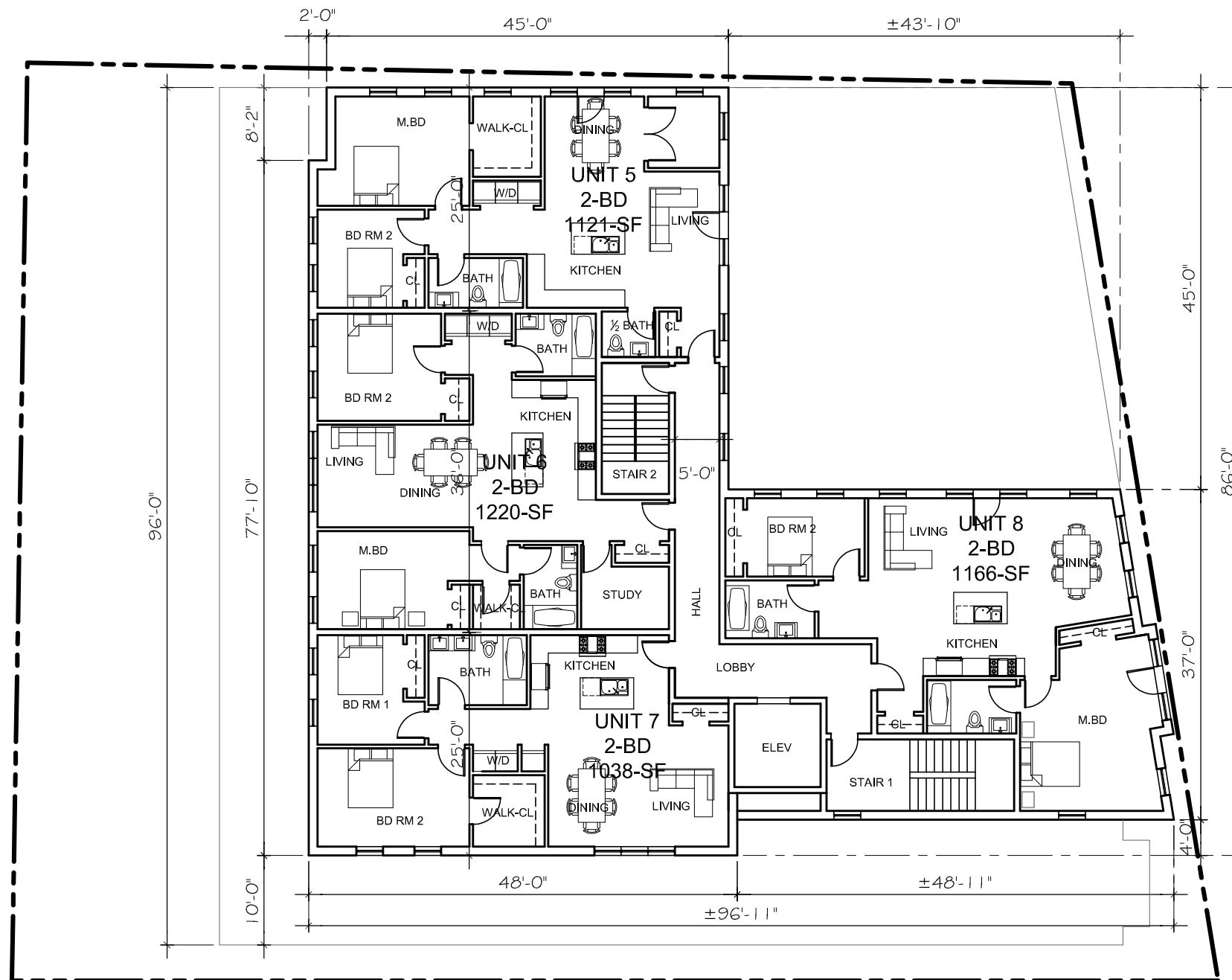
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SHEET

A1.4



1

3RD FLOOR PLAN

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

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DRAWING TITLE

FOURTH
FLOOR PLAN

SCALE AS NOTED

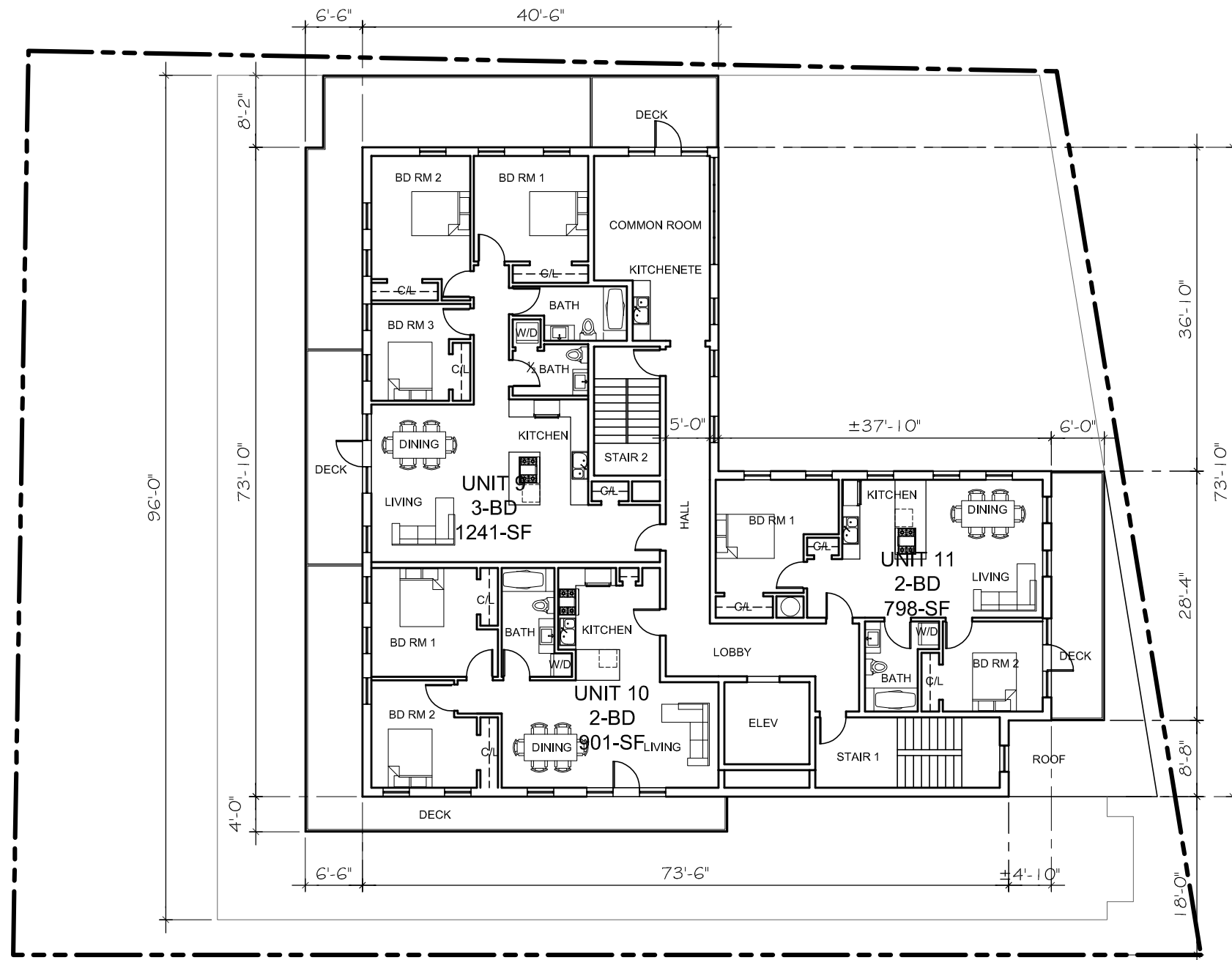
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A1.5



1 4TH FLOOR PLAN

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

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DRAWING TITLE

ROOF PLAN

SCALE AS NOTED

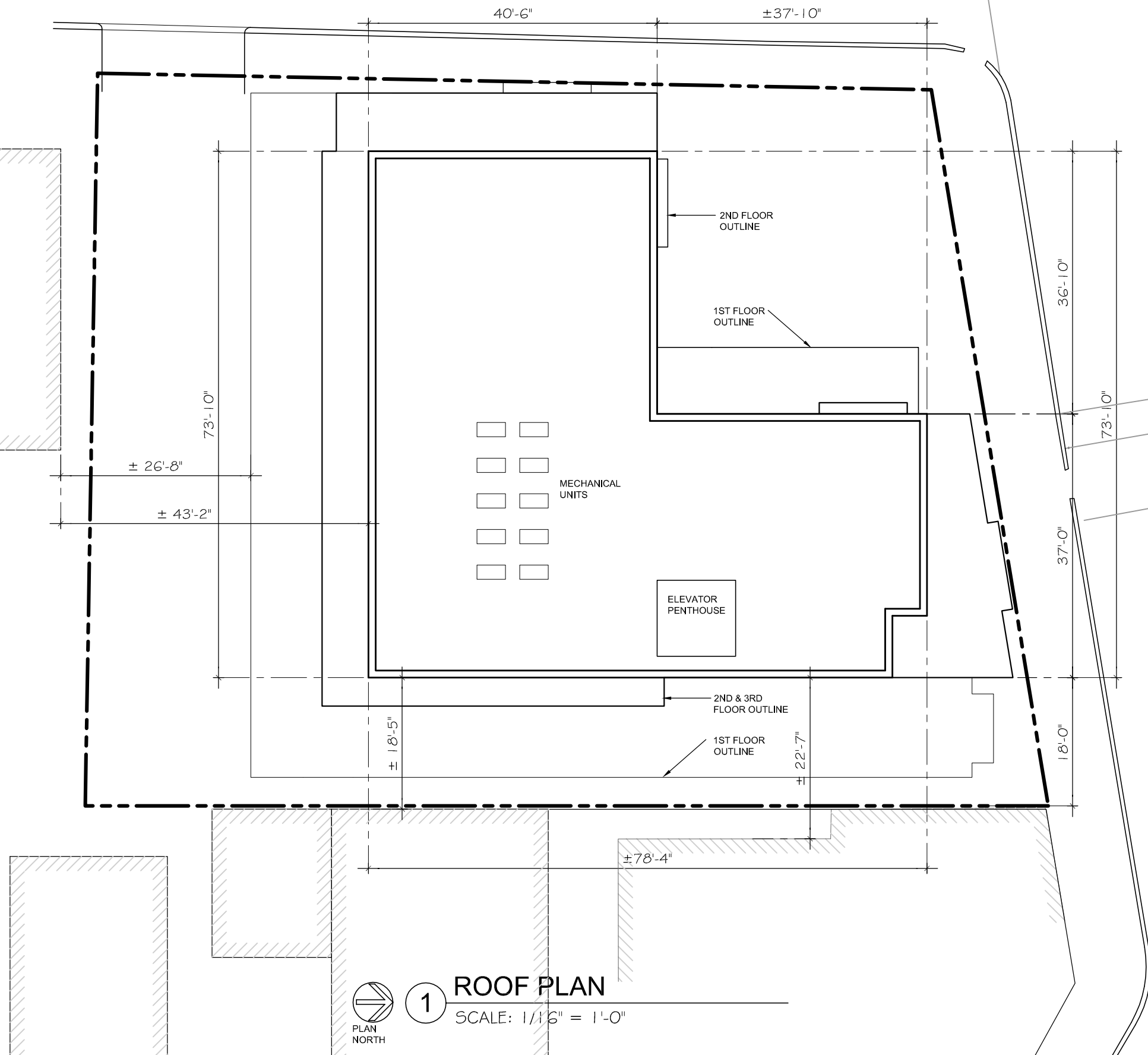
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SHEET

A1.6



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

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DRAWING TITLE

ELEVATION
(NORTH)

SCALE AS NOTED

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SHEET

A2.1



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

Z:\DCADDW\GS\Broadway-1154\DCad\Elevations.dwg, 6/10/2014 12:30:00 PM

SEAL

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DRAWING TITLE

ELEVATION
(WEST)

SCALE AS NOTED

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SHEET

A2.2



1 ELEVATION (WEST)

SCALE: 1/10" = 1'-0"

REFER TO A2.1 FOR MATERIALS

SEAL

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DRAWING TITLE

ELEVATION
(SOUTH)

SCALE AS NOTED

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SHEET

A2.3



1 ELEVATION (SOUTH)

SCALE: 1/10" = 1'-0"
REFER TO A2.1 FOR MATERIALS

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DRAWING TITLE

ELEVATION
(EAST)

SCALE AS NOTED

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YC	PQ

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SHEET

A2.4



1 ELEVATION (EAST)
SCALE: 1/10" = 1'-0"
REFER TO A2.1 FOR MATERIALS