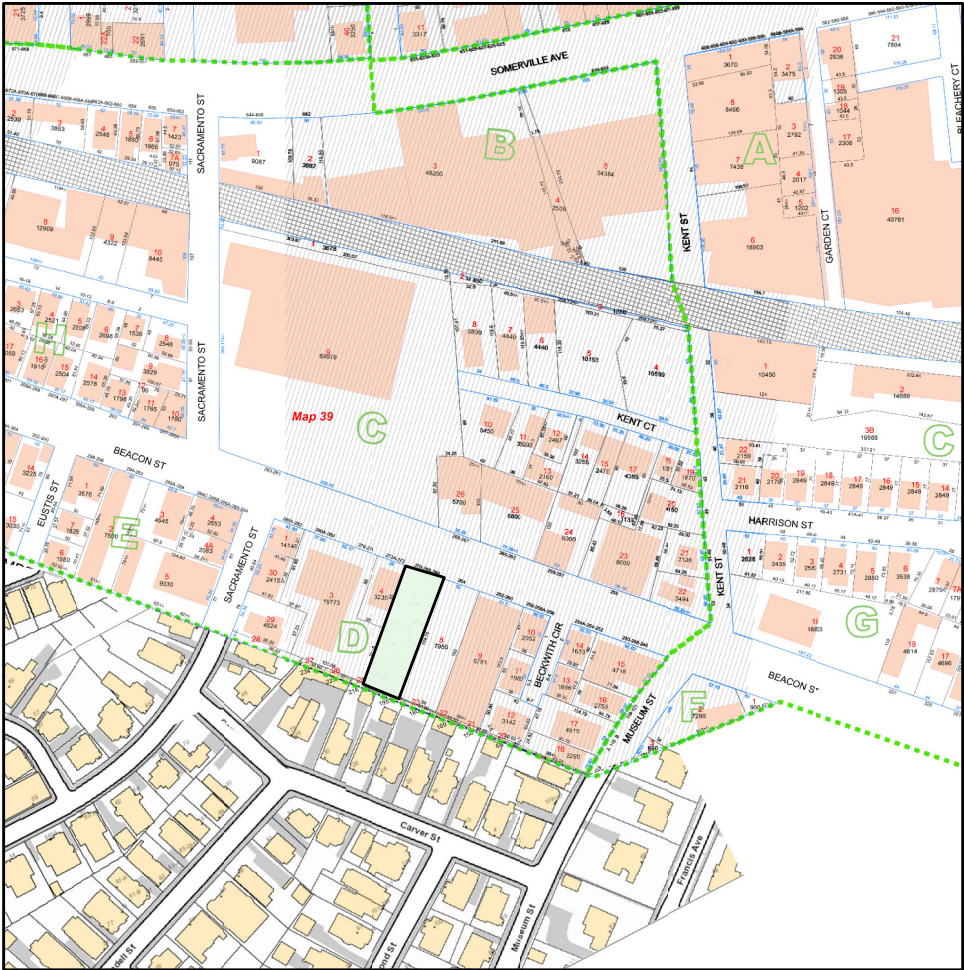


SPECIAL PERMIT APPLICATION

REDEVELOPMENT OF 266 BEACON STREET

266 BEACON STREET, SOMERVILLE, MA 02143



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

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

SURVEYOR/CIVIL ENGINEER

DESIGN CONSULTANTS, INC.

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



FRONT ELEVATION

LIST OF DRAWINGS		SP-PB APPLIC. 5 JUN 2014	REV SP-PB APPLIC. 15 AUG 2014	REV 2 SP-PB APPLIC. 10 SEP 2014
GENERAL				
T1	COVER SHEET	X	X	X
S1	EXISTING CONDITIONS PLOT PLAN	X	X	X
Z1	ZONING COMPLIANCE	X	X	X
Z2	ZONING COMPLIANCE	X	X	X
Z3	ZONING COMPLIANCE	X	X	X

ARCHITECTURAL				
A1.0	COMBINED SITE PLAN & STREET ELEV	X	X	X
A1.01	3D VIEWS	X	X	X
A1.1	BASEMENT FLOOR PLAN	X	X	X
A1.2	FIRST FLOOR PLAN	X	X	X
A1.3	SECOND/THIRD FLOOR PLAN	X	X	X
A1.4	FOURTH FLOOR PLAN	X	X	X
A2.1	FRONT & RIGHT SIDE ELEVATION	X	X	X
A2.2	REAR & DRIVEWAY SIDE ELEVATION	X	X	X

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SEAL

CONSULTANT

PROJECT

266 BEACON

266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR

SOMERVILLE REALTY
VENTURES, LLC

57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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REV 2 SP APPL	10 SEP 2014
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REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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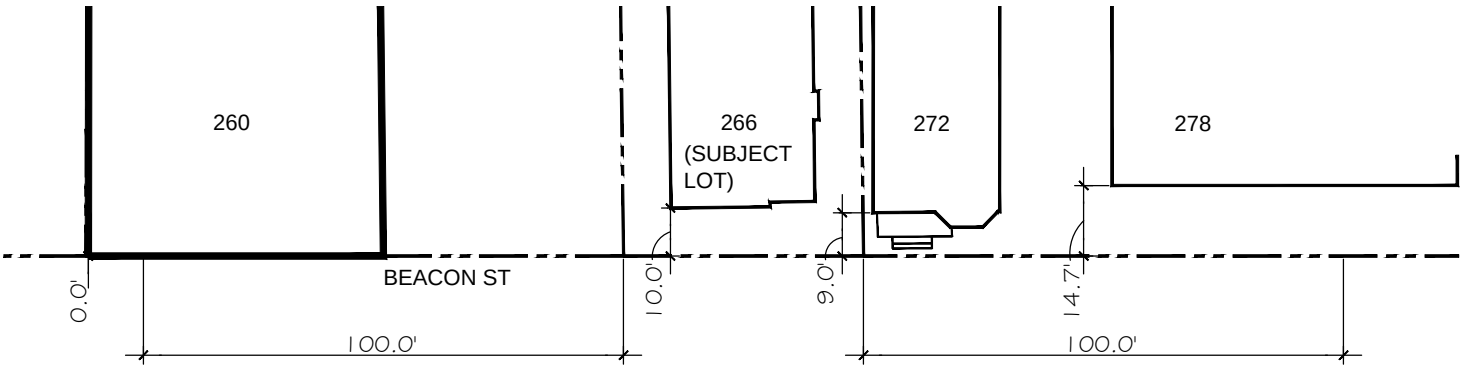
DRAWN BY ACW/MI	REVIEWED BY PQ
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SHEET

T1

ZONING TABLE - RES C ZONING DISTRICT

	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	7 OR MORE UNITS		7 UNITS	SPSR
MIN LOT SIZE	7,500 SF	7,865 SF	7,865 SF	COMPLIES
MIN LOT PER DWELLING (1-9 UNITS)	875 SF	N/A	7,865/7=1,124 SF	COMPLIES
MAX GROUND COVERAGE	70% (5,505 SF)	26% (2,054 SF)	51% (3,979 SF)	COMPLIES
MIN LANDSCAPED AREA	25% (1,966 SF)	0% (0 SF)	28% (2,206 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (15,730 SF)	0.26 (2,054 SF)	1.9 (14,721 SF)	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40'	1 ST / ±16'	4 ST / 46'-0"	REQUIRES RELIEF
MIN YARD FRONT	10' (Footnote #5, Reduced FY)	±107.4'	10'	COMPLIES
SIDE	46'/3 = 15'-4" (Fn #7, 4-Sty)	±0.3' over left, ±0.1' right	10'	REQUIRES RELIEF
REAR	20'	0.5' over	20'-0"	COMPLIES
MIN FRONTAGE (FOOTNOTE 16)	50'	50'	50'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30% (2,360 SF)	0% (0 SF)	33% (2,606 SF)	COMPLIES
PARKING REQUIREMENT	2 (1.5 per Unit w/ 2 Bedrooms) 12 (2 per Unit w/ 3 Bedrooms)	Undelineated	11	REQUIRES RELIEF
BICYCLE PARKING REQUIREMENT	1 (for 7-Unit project)	0	13 (at parking level)	COMPLIES



PER §8.6.5.A - FRONT YARD MAY BE THE AVERAGE FRONT YARD OF NEIGHBORS 100' EACH SIDE OF SUBJECT LOT:
(0' + 9' + 14.7') / 3 = 7.9' BUT MIN 10' IN ANY CASE.

1 FRONT YARD CALCULATION
SCALE: 1"=40'-0" PER §8.6.5.A

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SEAL

CONSULTANT

PROJECT
266 BEACON

266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR
SOMERVILLE REALTY
VENTURES, LLC

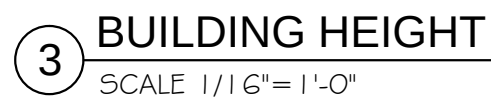
57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE
ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
REV 2 SP APPL	10 SEP 2014
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY MY	REVIEWED BY PQ

SHEET
Z1



1

SCALE: 1"=20'-0"

GROUND LEVEL

SOMERVILLE, MA 02145
DATED FEB 10, 2014.

±20.0'
SHARED DRIVE
BY DP
PER §9.13

8 S
9.0'

9 S
18.0' 9.0'

10 S
9.0'

11 C
GUEST PARKING

20.0'

8.0'

5 C
16.0'

6 C
8.0'

7 C
8.0'

3 C
16.0' 8.0'

4 C
8.0'

21.0'

1 S
18.0'

2 S
9.0'

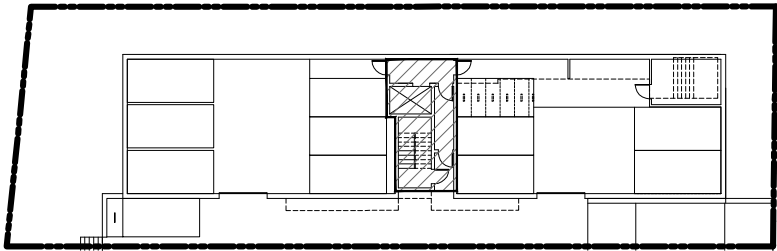
266 BEACON ST

260 BEACON ST

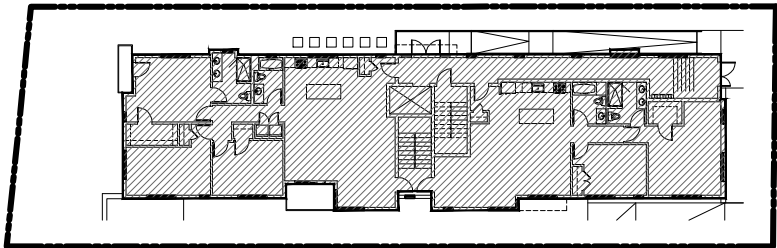
NEW CURB CUT

2 DIMENSIONAL LAYOUT SITE PLAN
SCALE: 1"=20'-0" **PARKING**

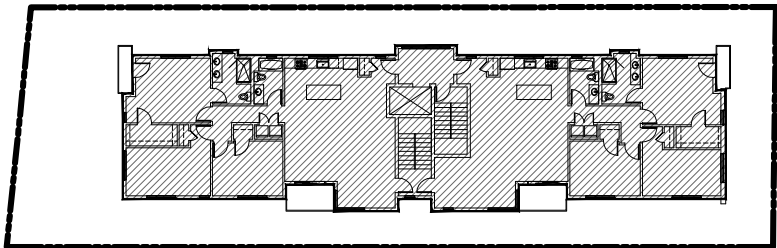
Z2



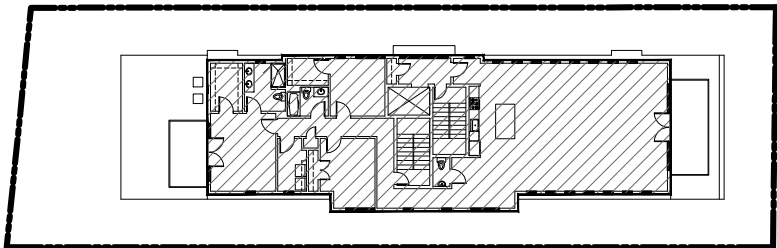
PARKING / STORAGE: 375-NSF



1ST FLOOR: 3,793-NSF



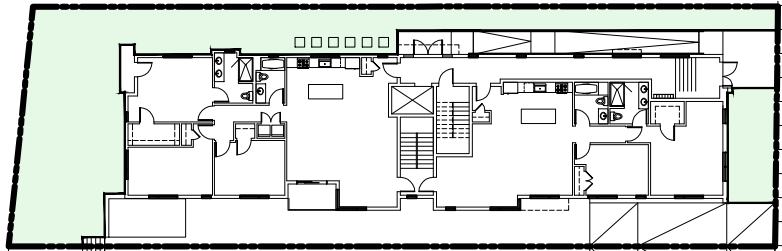
2ND FLOOR: 3,793-NSF
3RD FLOOR: 3,793-NSF



4TH FLOOR: 2,967-NSF

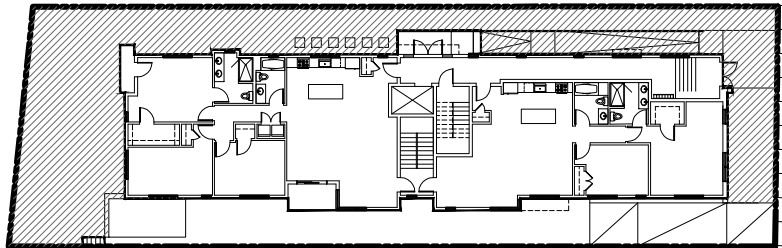
 **1** PROPOSED NSF CALC
SCALE: 1"=40'-0"

FLOOR	NSF
4TH FL	2,967
3RD FL	3,793
2ND FL	3,793
1ST FL	3,793
BASEMENT	375
TOTAL	14,721-NSF



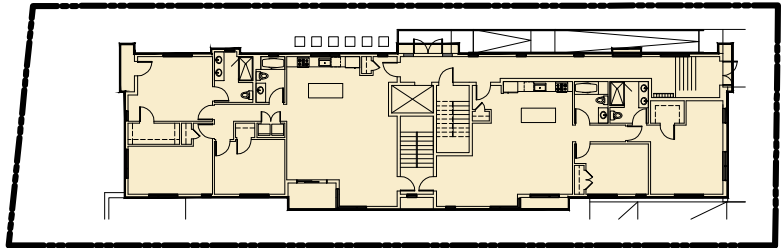
 LANDSCAPED AREA 2,206 SF
7,865 LOT SF = 28%

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



 PERVIOUS AREA 2,606 SF
7,865 LOT SF = 33%

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



 LOT COVERAGE 3,979 SF
7,865 LOT SF = 51%

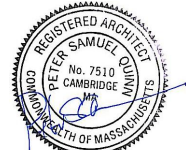
 **4** LOT COVERAGE
SCALE: 1"=40'-0"

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SEAL



CONSULTANT

PROJECT

266 BEACON

266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR

SOMERVILLE REALTY
VENTURES, LLC

57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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REV 2 SP APPL	10 SEP 2014
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REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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DRAWN BY MY	REVIEWED BY PQ
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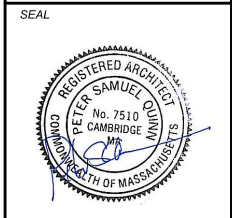
SHEET

Z3



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DRAWING TITLE

**COMBINED
SITE PLAN &
STREET
ELEVATION**

SCALE AS NOTED	
REVISION	DATE
REV 2 SP APPL	10 SEP 2014
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY AZIMI	REVIEWED BY PQ
SHEET	

A1.0



CONTEXT VIEW 260 AND 266 BEACON STREET



CONTEXT REAR BIRD'S EYE VIEW 260 AND 266 BEACON STREET



STREET VIEW



DRIVEWAY BETWEEN BUILDINGS



SIDE AND REAR VIEW

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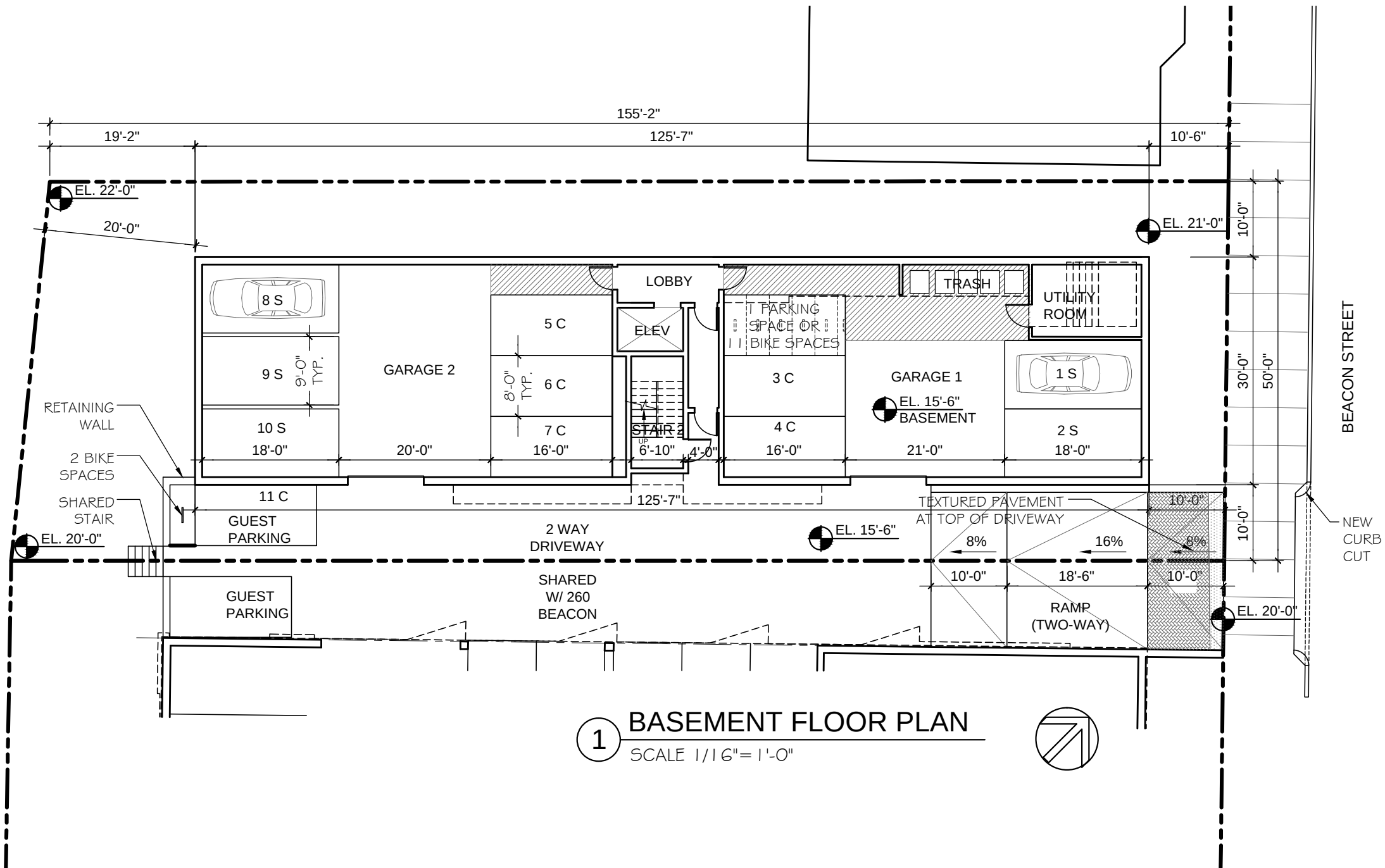
DRAWING TITLE

3D VIEWS

SCALE AS NOTED

REVISION	DATE
REV 2 SP APPL	10 SEP 2014
REV SP APPL	15 AUG 2014
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SHEET	

A1.01



1 BASEMENT FLOOR PLAN
SCALE 1/16" = 1'-0"



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DRAWING TITLE

BASEMENT /
PARKING
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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REV 2 SP APPL	10 SEP 2014
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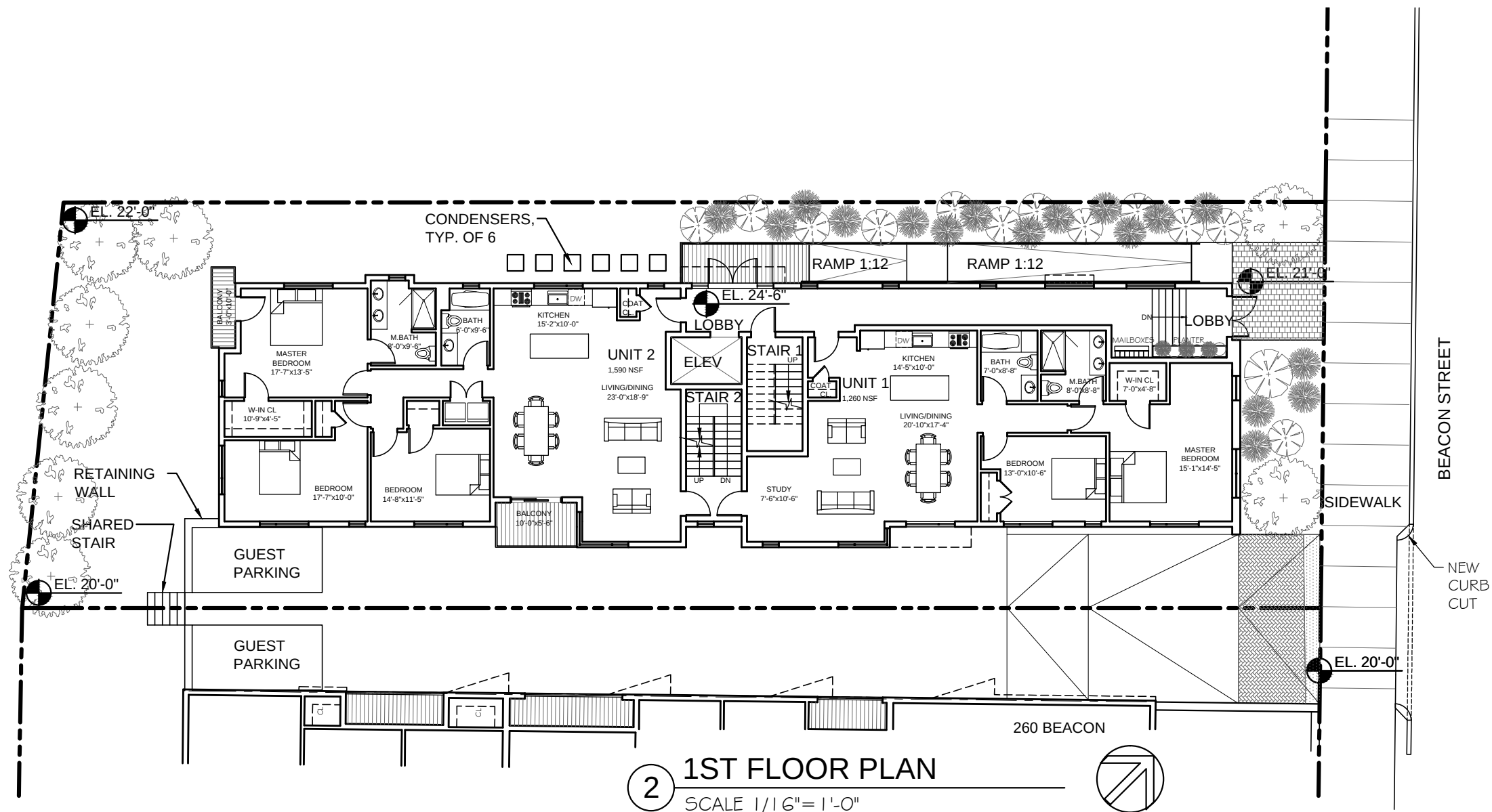
REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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DRAWN BY MI	REVIEWED BY PQ
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SHEET

A1.1



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DRAWING TITLE

FIRST FLOOR
PLAN

SCALE AS NOTED

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REV SP APPL	15 AUG 2014
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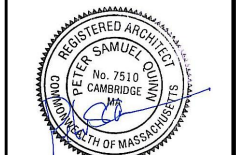
SP APPL.	5 JUN 2014
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SHEET

A1.2

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DRAWING TITLE

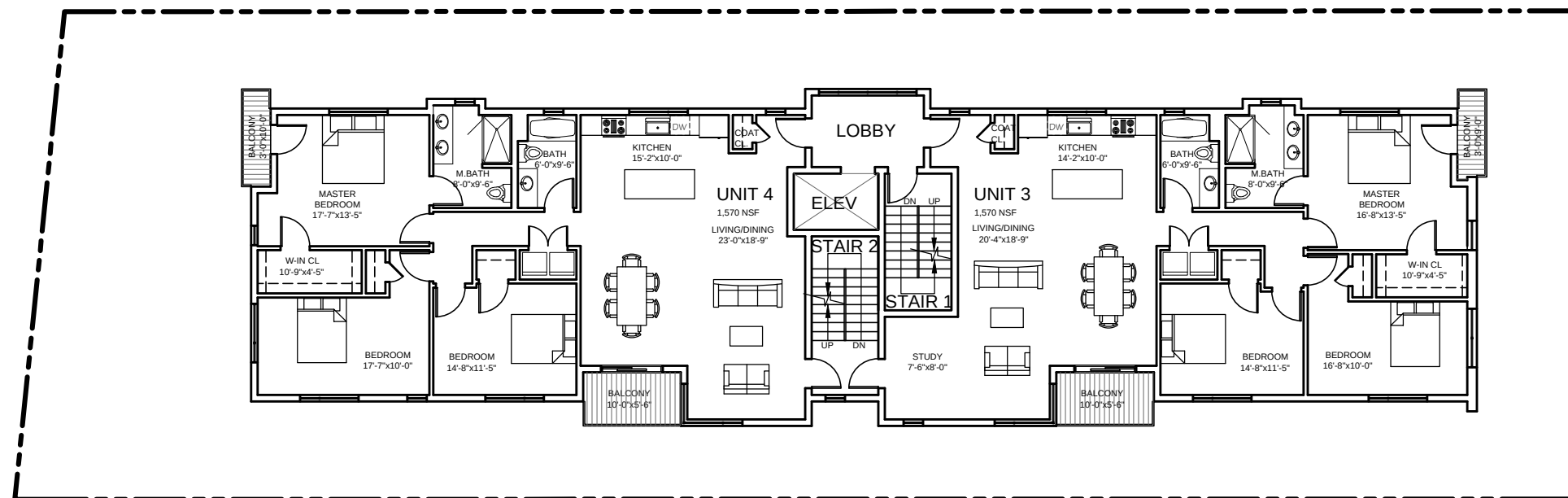
SECOND/THIRD
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
REV 2 SP APPL	10 SEP 2014
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY MI	REVIEWED BY PQ

SHEET

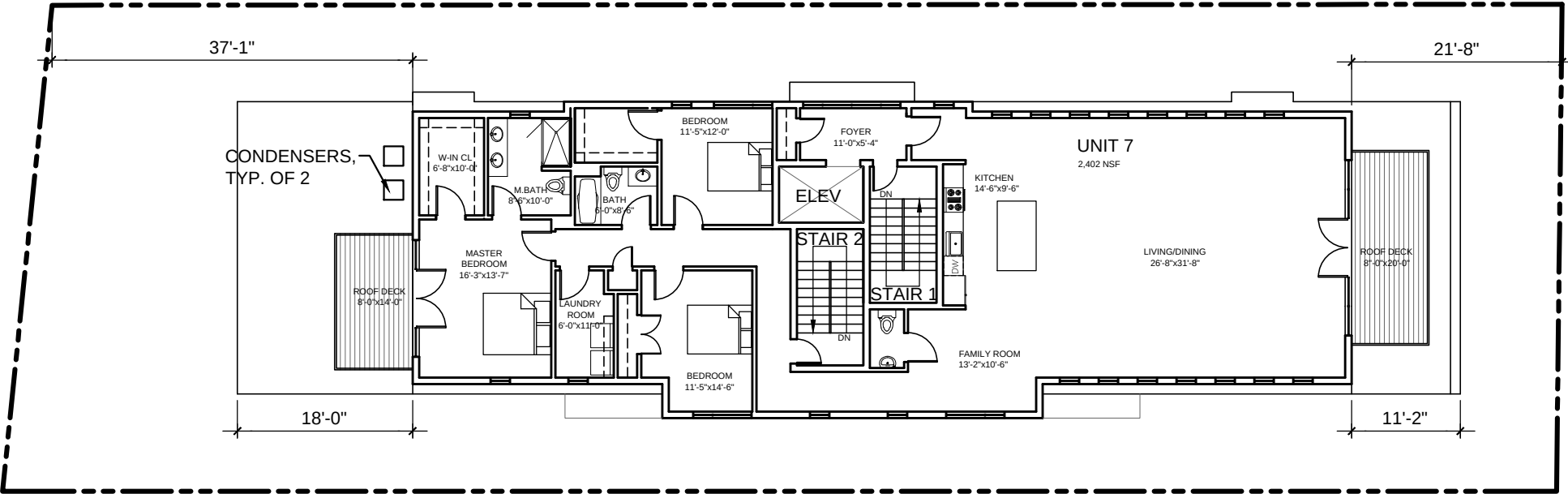
A1.3



1 2ND/3RD FLOOR PLAN
SCALE 1/16" = 1'-0"



BEACON STREET



2 4TH FLOOR PLAN
SCALE 1/16" = 1'-0"

BEACON STREET

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NORTH READING, MA 01864

DRAWING TITLE

FOURTH FLOOR
PLAN

SCALE AS NOTED	
REVISION	DATE
REV 2 SP APPL	10 SEP 2014
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY MI	REVIEWED BY PQ

SHEET

A1.4

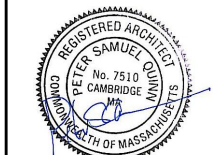


1 FRONT ELEVATION
SCALE 1/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE 1/16" = 1'-0"

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DRAWING TITLE

REAR &
DRIVEWAY SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
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REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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DRAWN BY MI	REVIEWED BY PQ
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SHEET

A2.2



1 REAR ELEVATION
SCALE 1/16" = 1'-0"



2 DRIVEWAY SIDE ELEVATION
SCALE 1/16" = 1'-0"