

32 MARSHALL STREET, SOMERVILLE

ADDITION (2 NEW UNITS) AND RENOVATION-CONVERSION OF EXISTING 2 UNITS TO 1 UNIT

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ARCHITECTURE
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COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

ALTERATIONS TO

22 MARSHALL ST

2 MARSHALL ST,
SOMERVILLE, MA

PREPARED FOR

RAMANA LAGEMANN AND
JESSICA BLACKWELL

64 MARION STREET
EAST BOSTON, MA 02128

DRAWING TITLE

COVER SHEET |

SCALE AS NOTED

REVISION	DATE
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SPECIAL PERMIT	21 MARCH 2016
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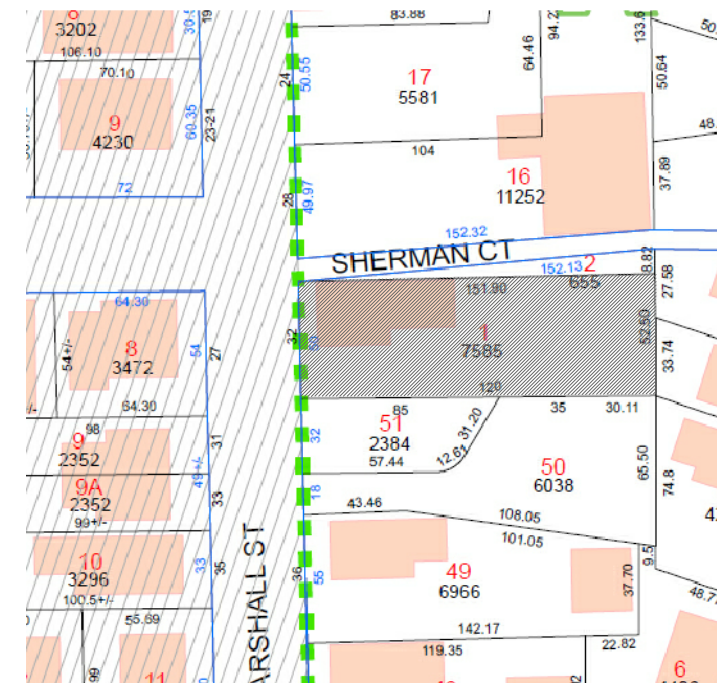
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SHEET

T-1



STREET ELEVATION

LOCUS MAP 

32 MARSHALL STREET, SOMERVILLE



STREET VIEW



FRONT YARD VIEW



REAR VIEW



BIRD EYE VIEW



SHERMAN CT. VIEW



REAR YARD VIEW

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DRAWING TITLE

PHOTOS

SCALE AS NOTED

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SHEET

T-2

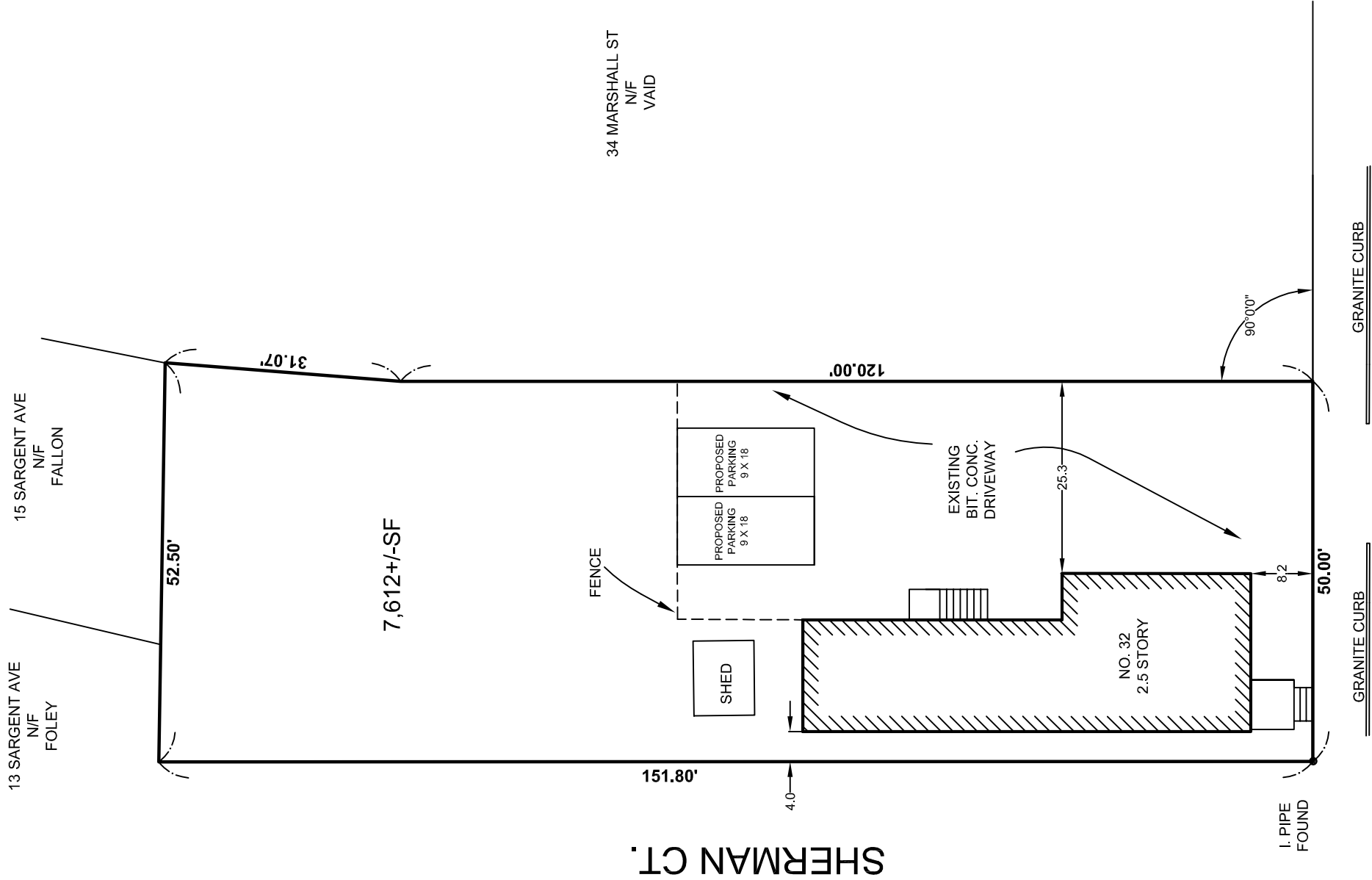
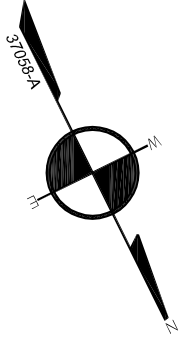
PLAN OF LAND

LOCATED AT

32 MARSHAL STREET

SOMERVILLE, MA

SCALE: 1 INCH = 20 FEET



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JANUARY 5 AND JANUARY 11, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE: JANUARY 14, 2016

MARSHALL STREET (PUBLIC 40' WIDE)

MASSACHUSETTS
SURVEY
CONSULTANTS

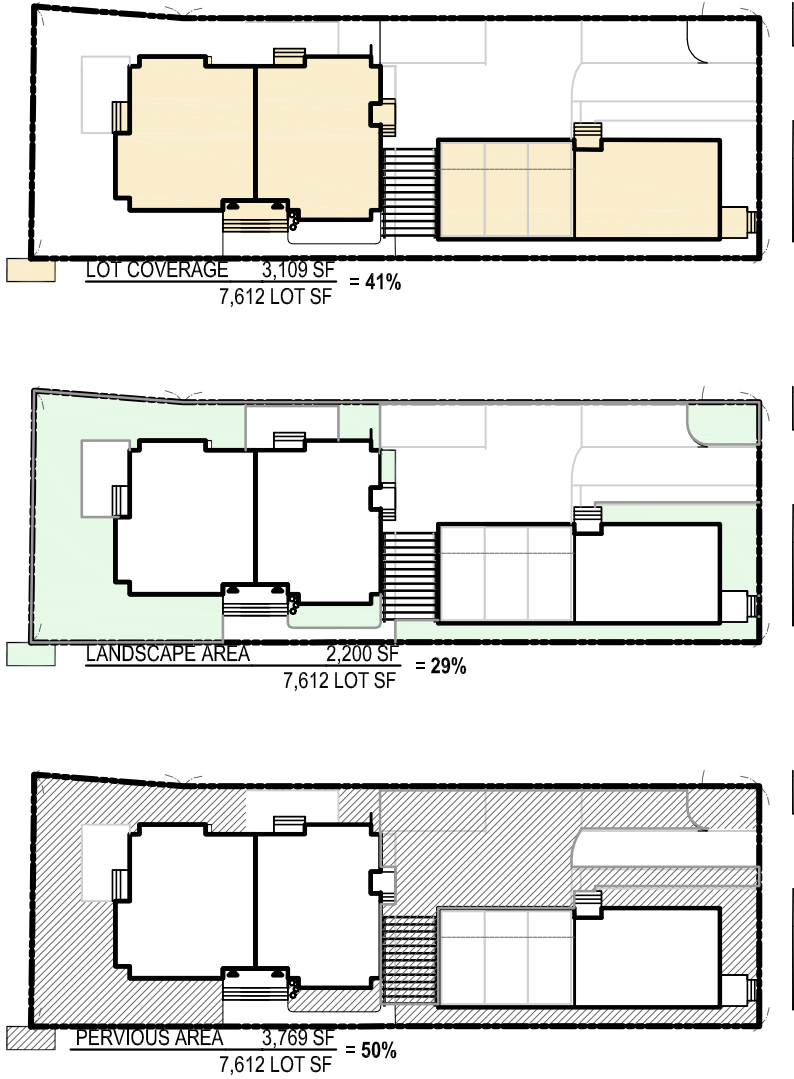
REFERENCES

DEED: CERTIFICATE NO. 1138254
PLAN: LAND CT. PLAN NO. 37058-A
PLAN: BOOK 3861-END

14 SUMNER ST
WEST GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

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PLAN NORTH

1

SITE AREAS

SCALE: 1"=40'-0"

MARSHALL 32 - DIMENSIONAL TABLE - RES B ZONING DISTRICT, SPSR PER §7.2 AND §4.4.1

ITEM	ALLOWED/ REQUIRED	EXISTING BLDG 1 UNIT 1	PROPOSED BDLG 1 UNIT 1	PROPOSED BDLG 2 UNIT 2, 3	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 7,612	NO CHANGE		COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	1,500	± 3,806	± 2,537		COMPLIES
MAX GROUND COVERAGE (%)	50	± 16	± 41		COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 53	± 29		COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 53	± 50		COMPLIES
FLOOR AREA RATIO (FAR)	1.0	0.5	0.36 + 0.63 = 0.99		COMPLIES
NET FLOOR AREA (NSF)	±7,612	±3,808	±2,732 + ±4,780 = ±7,512		COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	±28.3 / 2 1/2	±28.3 / 2 1/2	±33.5 / 3	COMPLIES
MIN FRONT YARD (FT)	15	8.2	NO CHANGE	78.8	EXTG NON-CONF BLDG 1, COMPLIES BLDG 2
MIN SIDE YARD - LEFT (FT)	2.5-STY: 8 (SUM 17) 3-STY: 10 (SUM 20)	4.0	NO CHANGE	10	EXTG NON-CONF BLDG 1, COMPLIES BLDG 2
MIN SIDE YARD - RIGHT (FT)	2.5-STY: 8 (SUM 17) 3-STY: 10 (SUM 20)	25.4	25.4' EXTG 25.4' ADDN	10	COMPLIES
MIN REAR YARD (FT)	20	±84.3	±84.3	20.1	COMPLIES
MIN FRONTAGE (FT)	50	50	NO CHANGE		COMPLIES
MIN NO. OF PARKING SPACES	6 SEE NOTE 1	2	6		COMPLIES
MIN NO. BIKE PARKING SPACES	0	0	0		COMPLIES

NOTE 1 - NUMBER OF REQUIRED PARKING SPACES PER §9.5
(3) 3 OR MORE-BR UNITS AT 2 SPACES PER UNIT = 3X2 = 6 SPACES REQUIRED
6 PROVIDED

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ZONING
COMPLIANCE

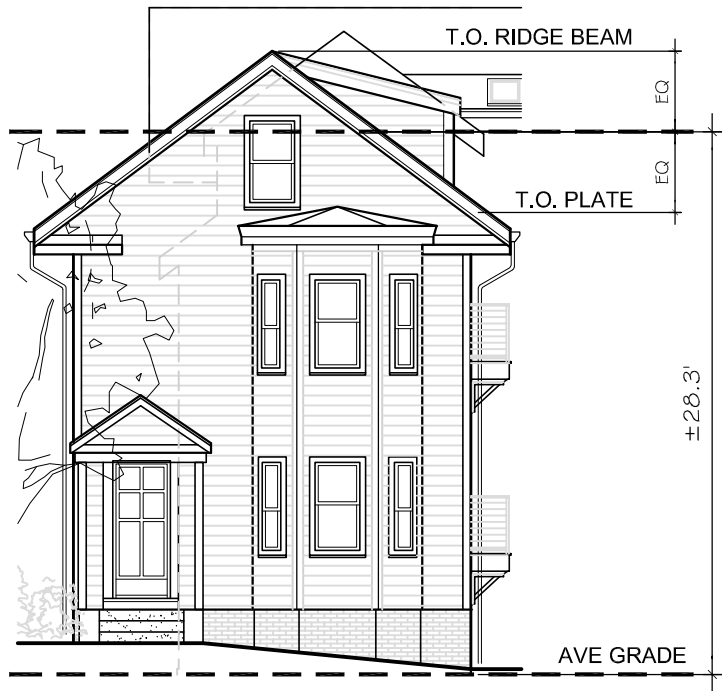
SCALE AS NOTED

REVISION	DATE
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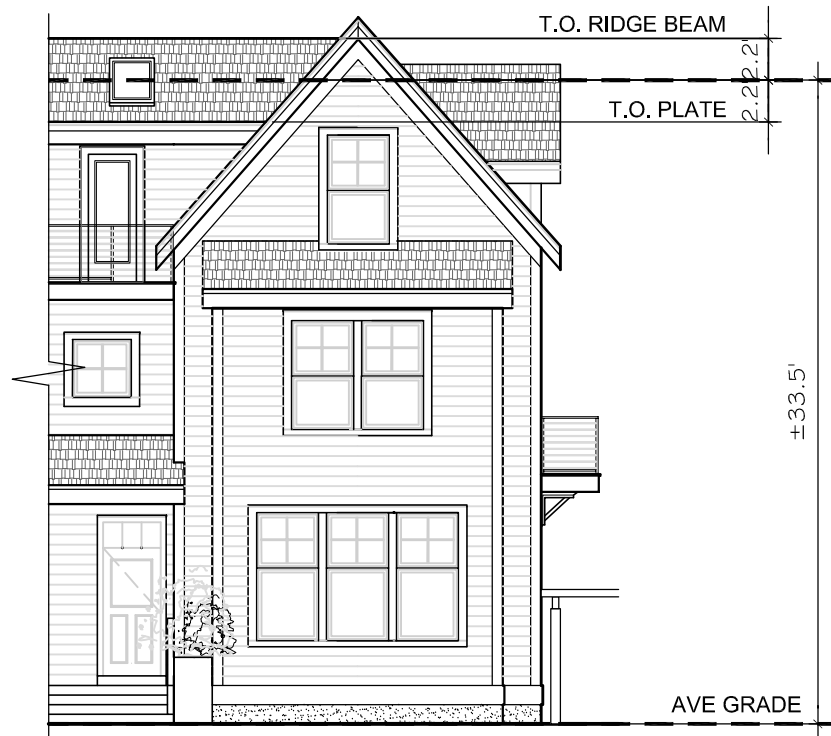
SHEET

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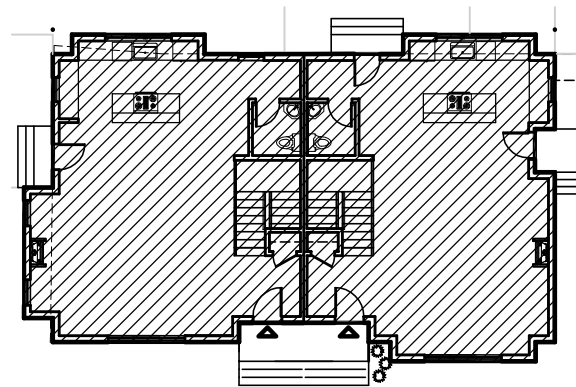
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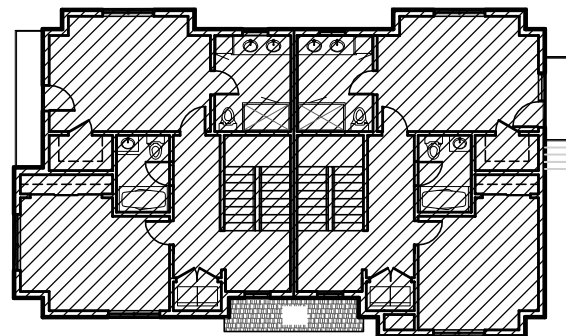
2 BUILDING HEIGHT - UNIT 1
SCALE: 1"=10'-0"



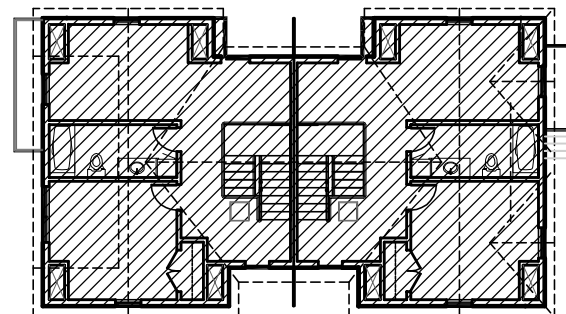
3 BUILDING HEIGHT - UNIT 2 & 3
SCALE: 1"=10'-0"



1ST LEVEL - 1,657-NSF



2ND LEVEL - 1,667-NSF

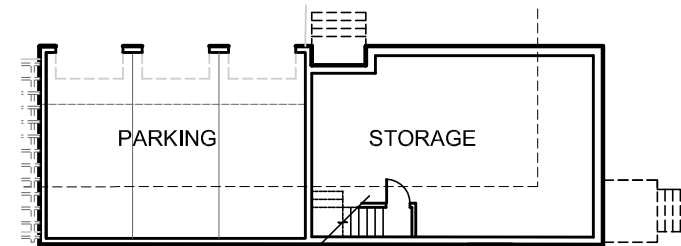


ATTIC LEVEL - 1,456-NSF
UNIT 2 & 3

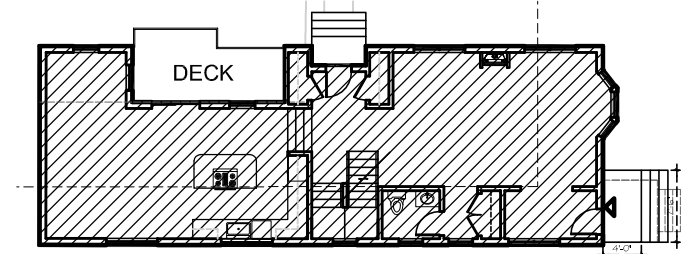


PLAN
NORTH

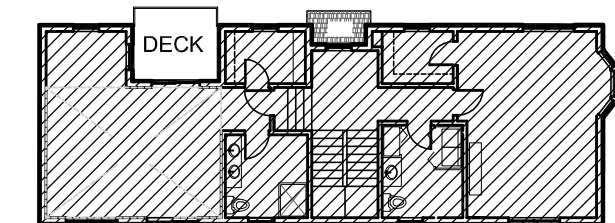
1 PROPOSED NSF
SCALE: 1"=20'-0"



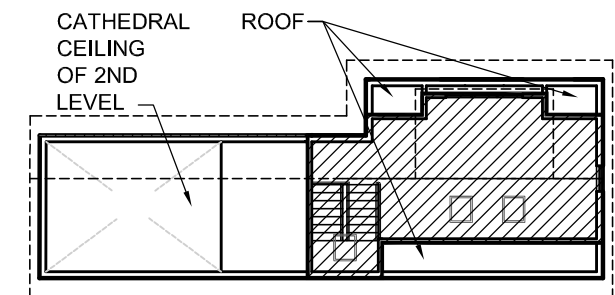
BASEMENT LEVEL - 0-NSF



1ST LEVEL - 1,119-NSF



2ND LEVEL - 1,159-NSF



ATTIC LEVEL - 454-NSF
UNIT 1

NET SQUARE FOOTAGE SUMMARY

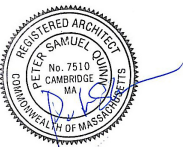
FLOOR	UNIT 2 & 3	UNIT 1
BASEMENT	N/A	0
1ST LVL	1,657	1,119
2ND LVL	1,667	1,159
ATTIC LVL	1,456	454
BUILDING TOTAL	4,780	2,732
PROJECT TOTAL	7,512-NSF	

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PREPARED FOR

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64 MARION STREET
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DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

SPECIAL PERMIT 21 MARCH 2016

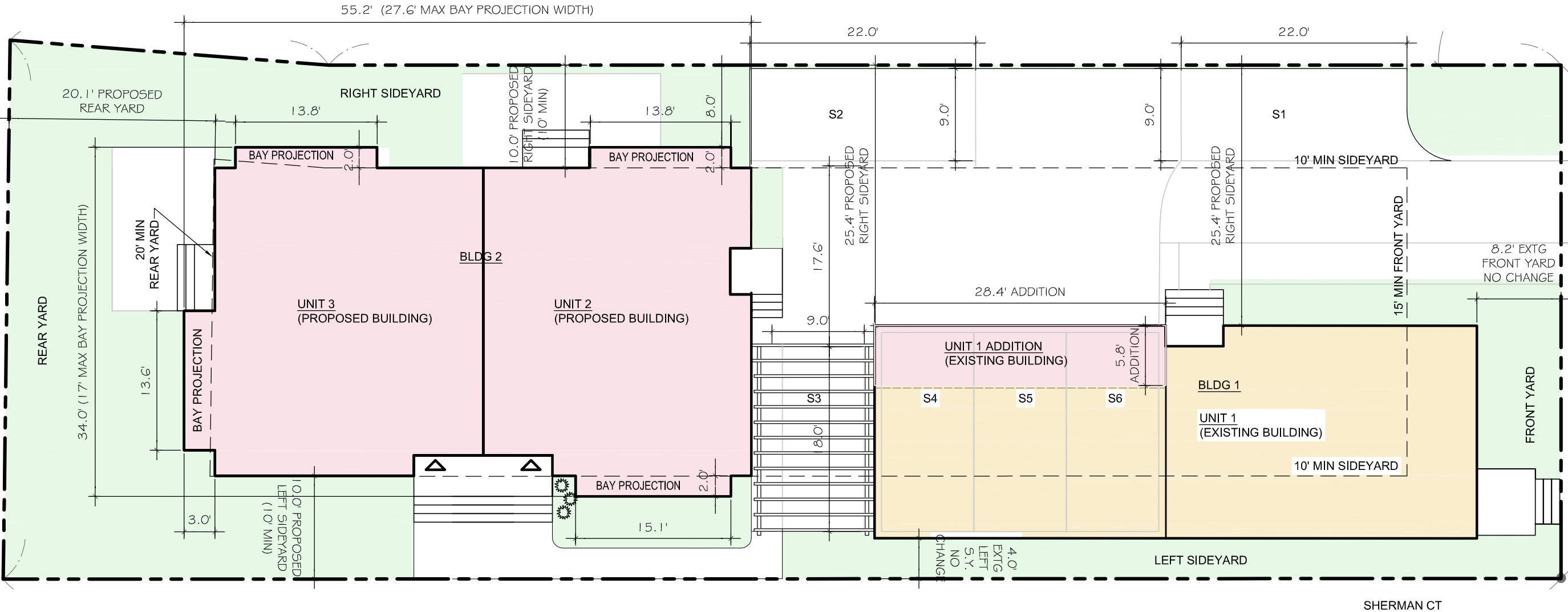
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MY

REVIEWED BY
PQ

SHEET

Z2

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1 DIMENSIONAL SITE PLAN

SCALE: 3/32" = 1'-0"

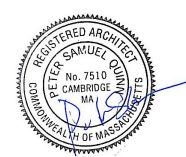
BASED ON PLOT PLAN BY MASSACHUSETTS SURVEY CONSULTANTS, 14 SUMNER ST, WEST GLOUCESTER, MA 01930 DATED 14 JAN 2016.

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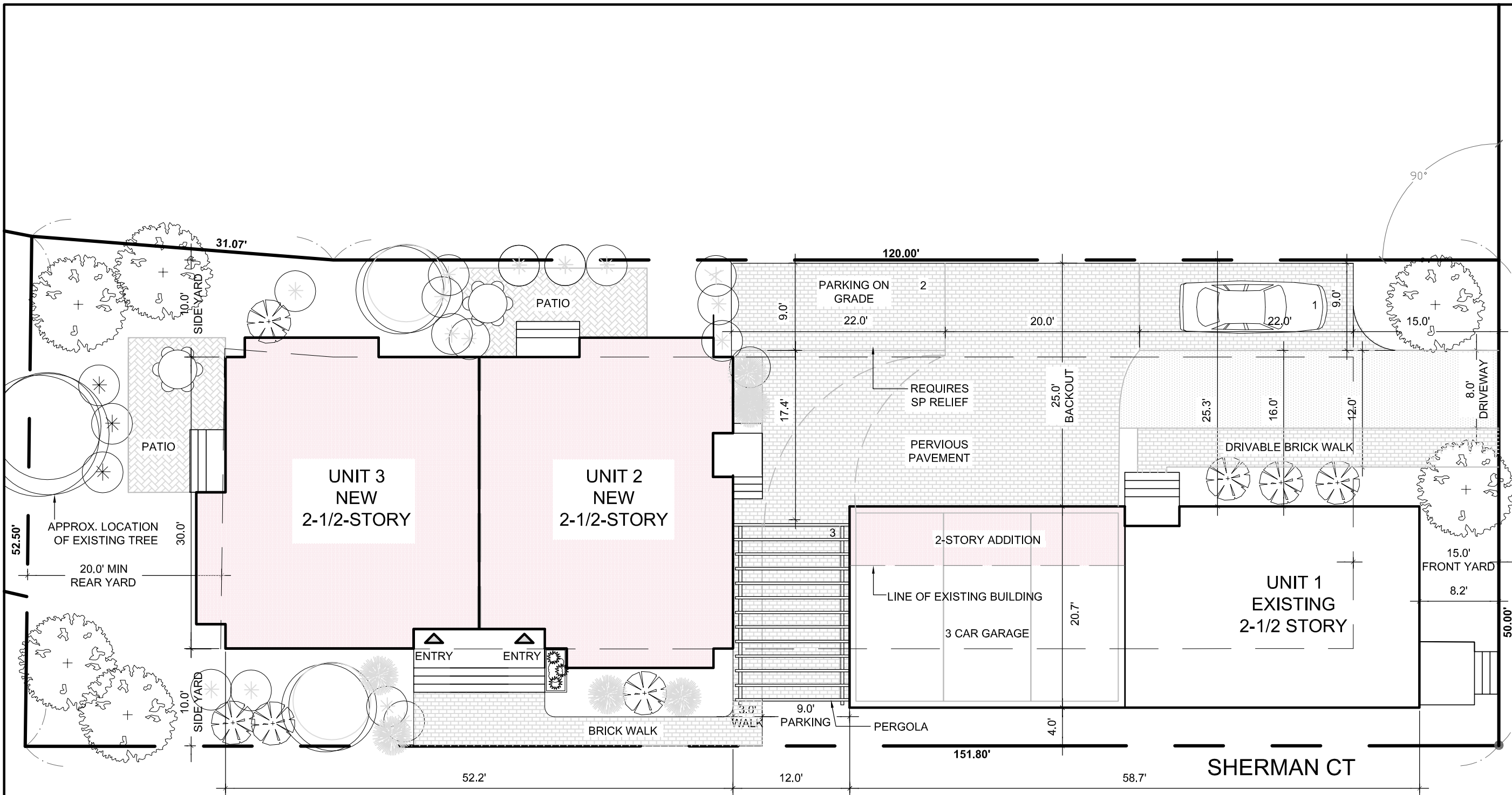
ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SPECIAL PERMIT	21 MARCH 2016
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SITE PLAN BASED ON PLOT PLAN BY
"MASSACHUSETTS SURVEY CONSULTANTS"
14 SUMNER ST
WEST GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM
DATE: JANUARY 14, 2016.

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

#32 MARSHALL ST
LOT AREA = +/-7,612-SF

ZONING DISTRICT - RES B



PARKING SPACES - 6

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DRAWING TITLE
ARCHITECTURAL
SITE PLAN

SCALE AS NOTED

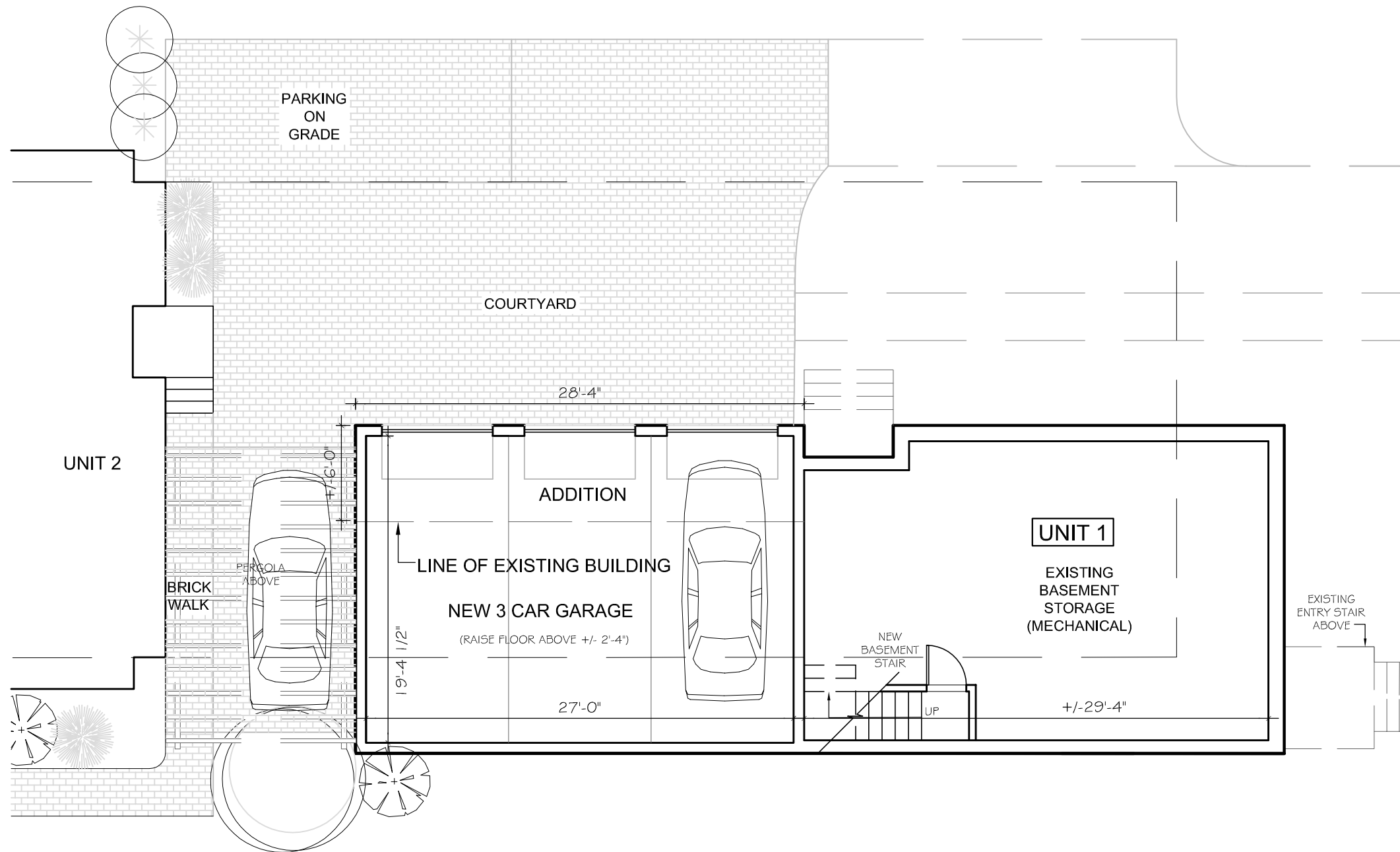
REVISION	DATE

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DM	PQ

SHEET

A-0



1 GARAGE LEVEL
SCALE 1/8" = 1'-0"

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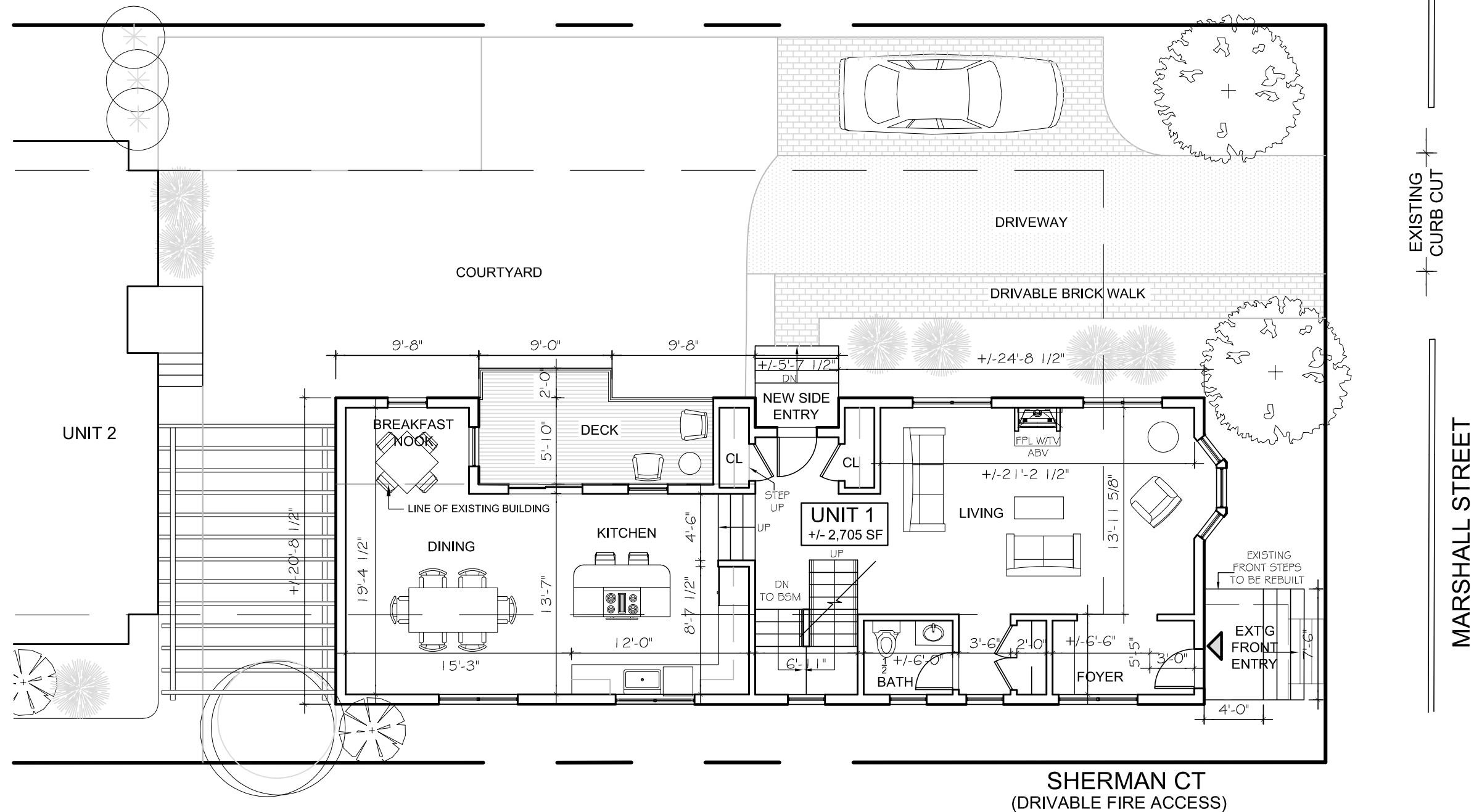
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**GARAGE LEVEL
(UNIT 1)**

SCALE AS NOTED

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A-1



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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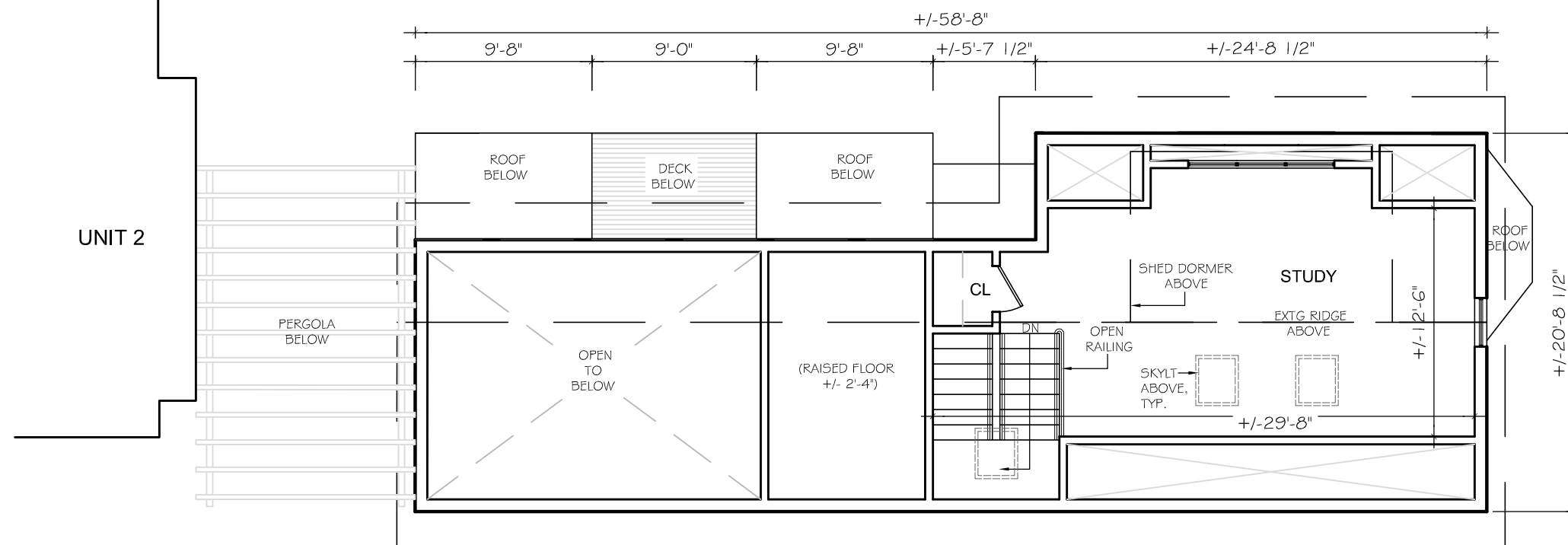
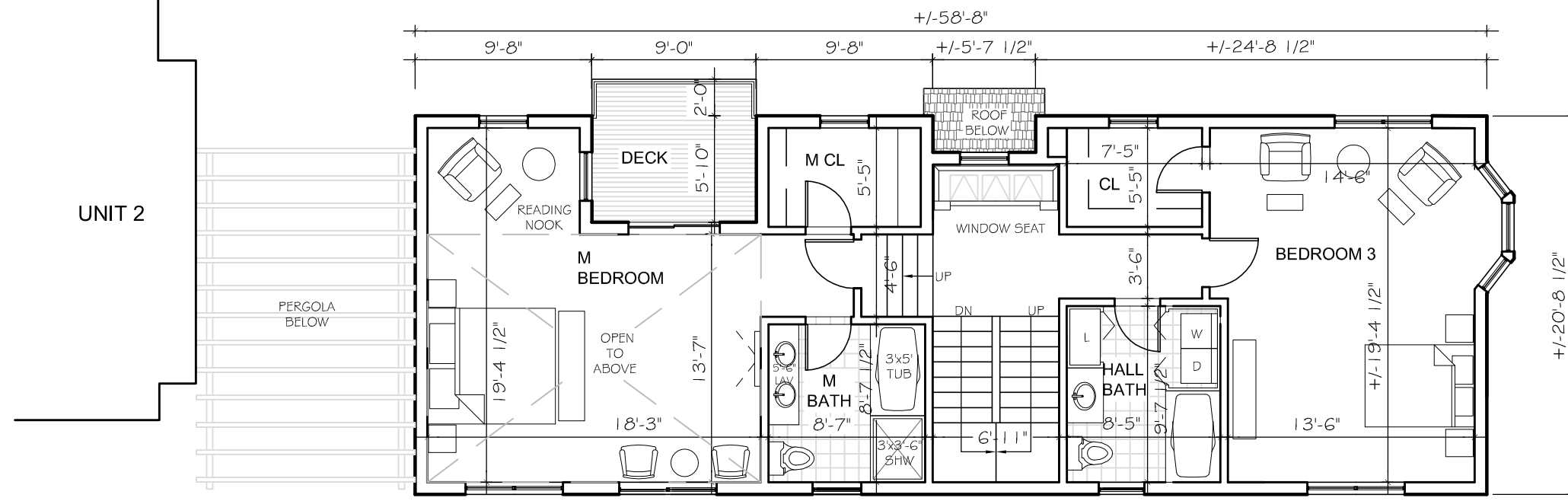
DRAWING TITLE
FIRST FLOOR
PLAN
(UNIT 1)

SCALE AS NOTED

REVISION	DATE
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SHEET

A-2

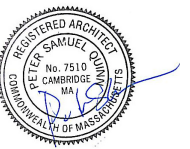


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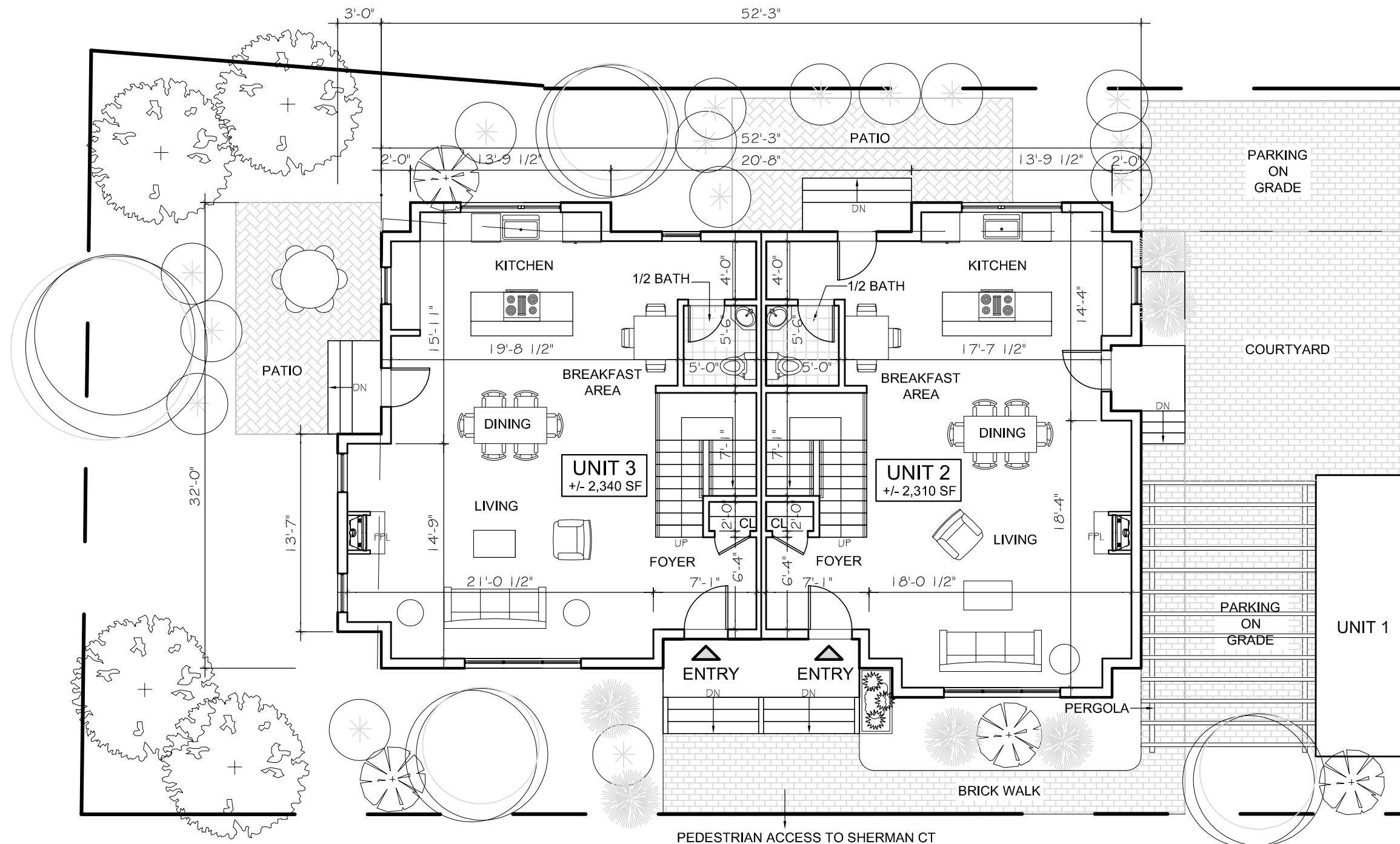
SECOND AND
THIRD
FLOOR PLAN
(UNIT 1)

SCALE AS NOTED

REVISION	DATE
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SHEET

A-3



1 FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

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DRAWING TITLE
**FIRST FLOOR
 PLAN
 (UNITS 2 AND 3)**

SCALE AS NOTED

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A-4

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DRAWING TITLE

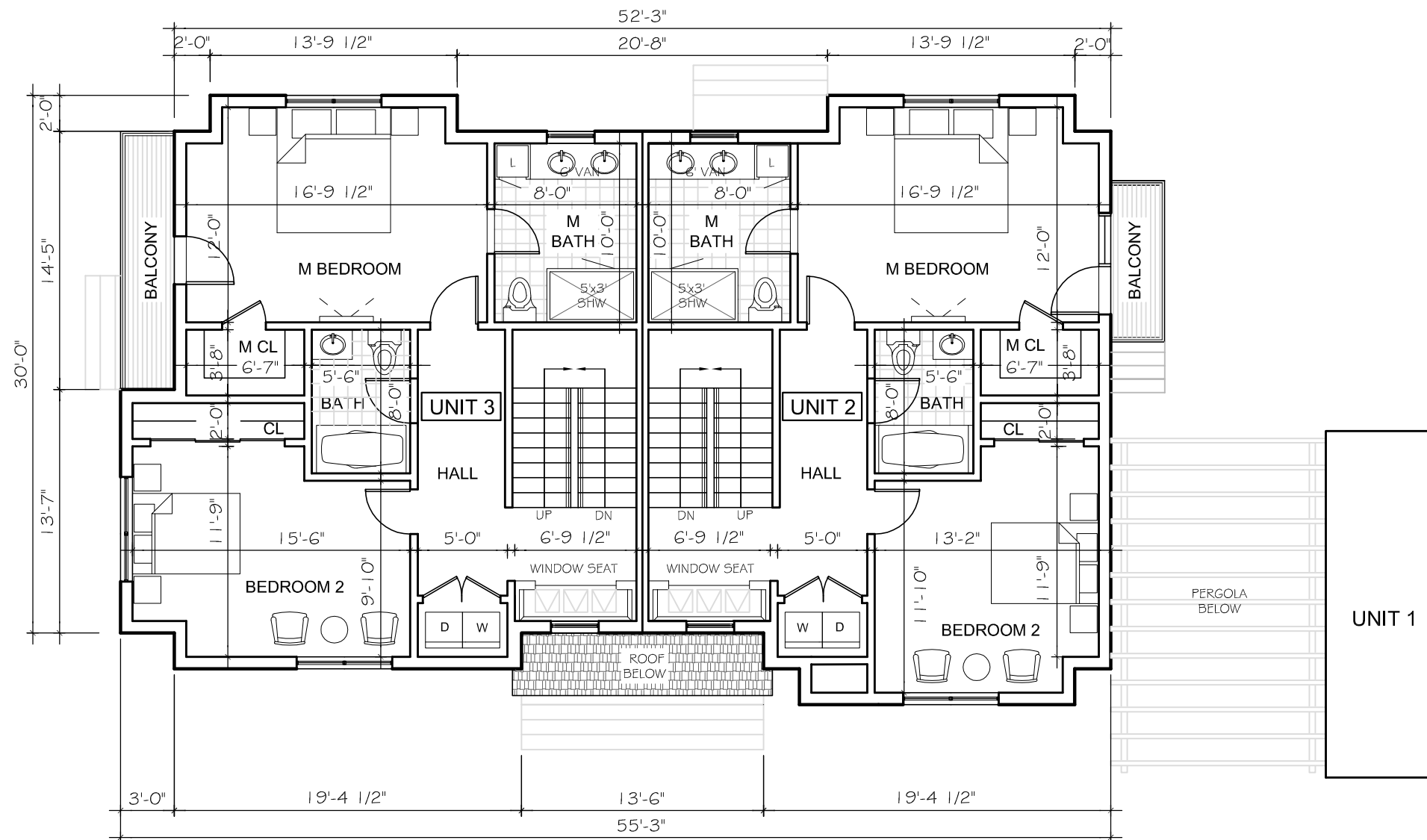
SECOND FLOOR
PLAN
(UNIT 2 AND 3)

SCALE AS NOTED

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A-5



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

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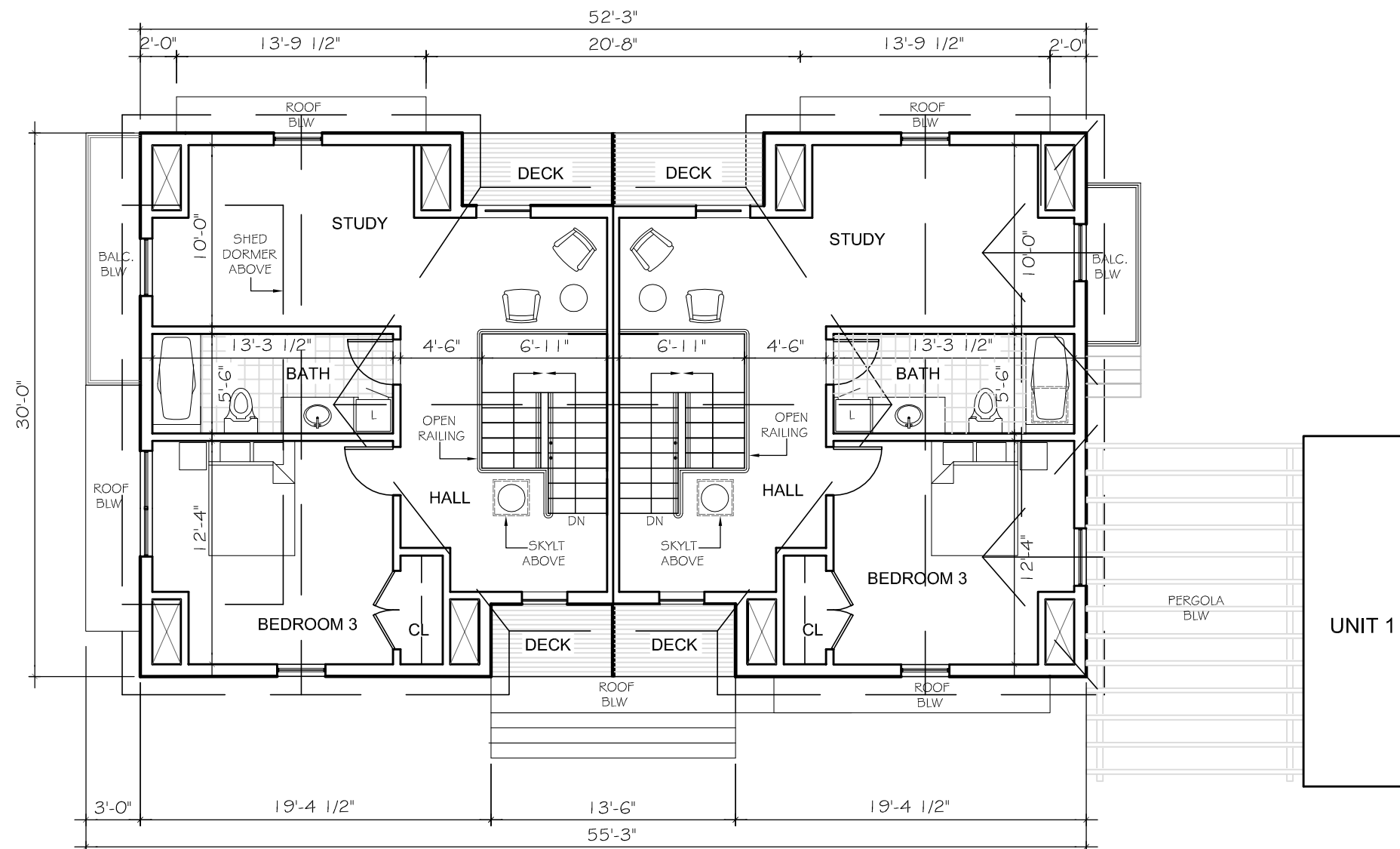
DRAWING TITLE
THIRD FLOOR PLAN
(UNIT 2 AND 3)

SCALE AS NOTED

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A-6



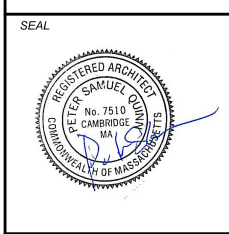
1 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

N



1 STREET ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE
FRONT
ELEVATION
(UNIT 1)

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SHEET
A-7



1 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

SEE EXISTING ELEVATION
E-1

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RIGHT SIDE
ELEVATION
(UNIT 1)

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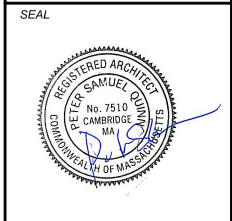
SHEET

A-8



1 LEFT SIDE ELEVATION
SCALE 1/8"= 1'-0"

SEE EXISTING ELEVATION
E-1



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DRAWING TITLE
LEFT SIDE
ELEVATION
(UNIT 1)

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SHEET
A-9



1 FRONT ELEVATION
SCALE 1/8"= 1'-0"

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FRONT
ELEVATION
(UNIT 2 AND 3)

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SHEET

A-10



1

SIDE ELEVATION

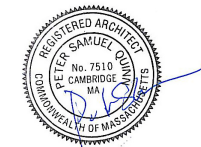
SCALE 1/8" = 1'-0"

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SIDE
ELEVATION
(UNIT 2 AND 3)

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SHEET

A-11



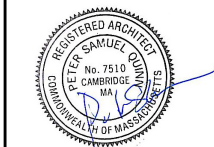
1 REAR ELEVATION
SCALE 1/8" = 1'-0"

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

SEAL



CONSULTANT

PROJECT

ALTERATIONS TO
32 MARSHALL ST

32 MARSHALL ST,
SOMERVILLE, MA

PREPARED FOR

RAMANA LAGEMANN AND
JESSICA BLACKWELL

64 MARION STREET
EAST BOSTON, MA 02128

DRAWING TITLE

REAR
ELEVATION
(UNIT 3)

SCALE AS NOTED

REVISION	DATE
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SPECIAL PERMIT	21 MARCH 2016
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DRAWN BY DM	REVIEWED BY PQ
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SHEET

A-12

SEAL



CONSULTANT

PROJECT
ALTERATIONS TO
32 MARSHALL ST

32 MARSHALL ST,
SOMERVILLE, MA

PREPARED FOR
RAMANA LAGEMANN AND
JESSICA BLACKWELL

64 MARION STREET
EAST BOSTON, MA 02128

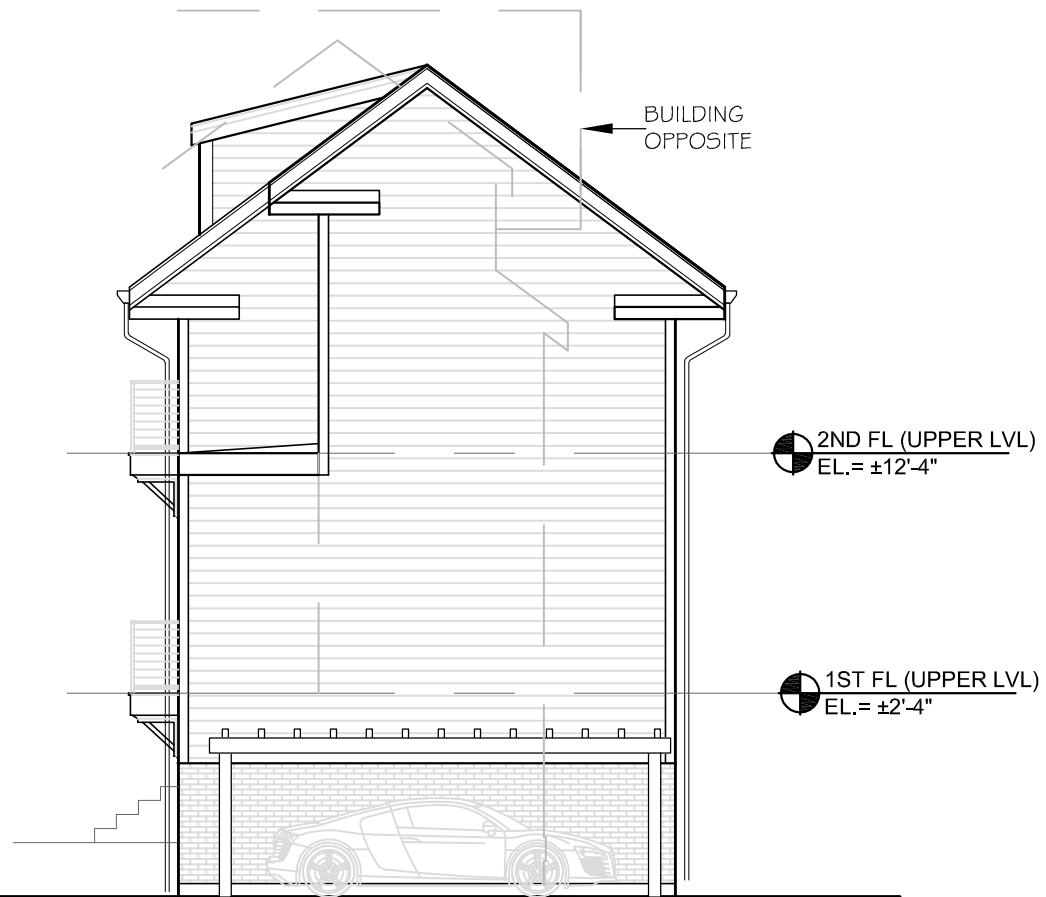
DRAWING TITLE
SIDE
ELEVATION
(UNIT 2) AND
REAR
ELEVATION
(UNIT 1)

SCALE AS NOTED

REVISION	DATE
SPECIAL PERMIT	21 MARCH 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-13



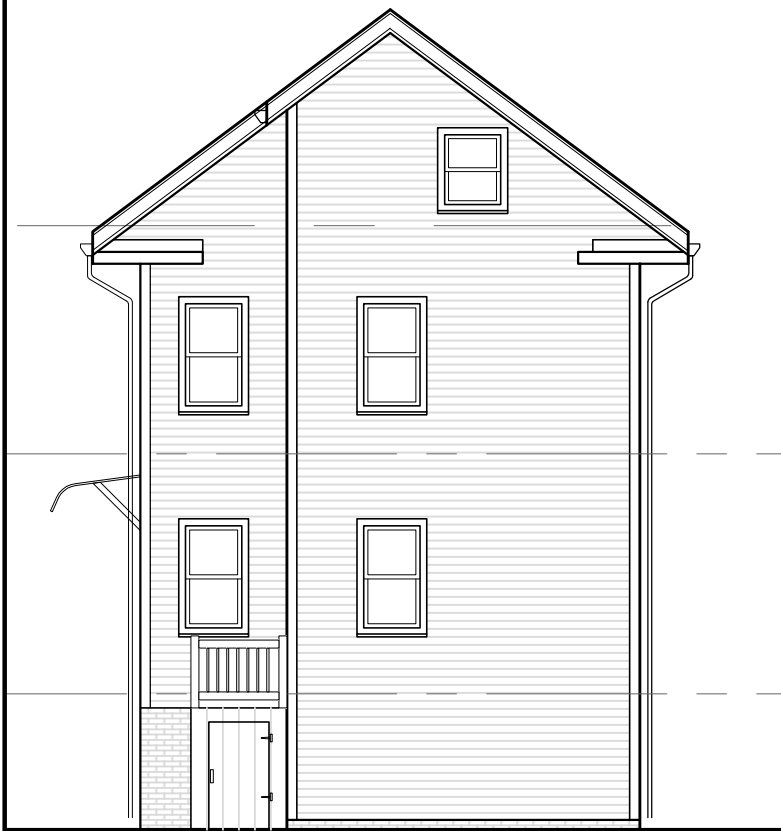
2 REAR ELEVATION (UNIT 1)
SCALE 1/8"=1'-0"



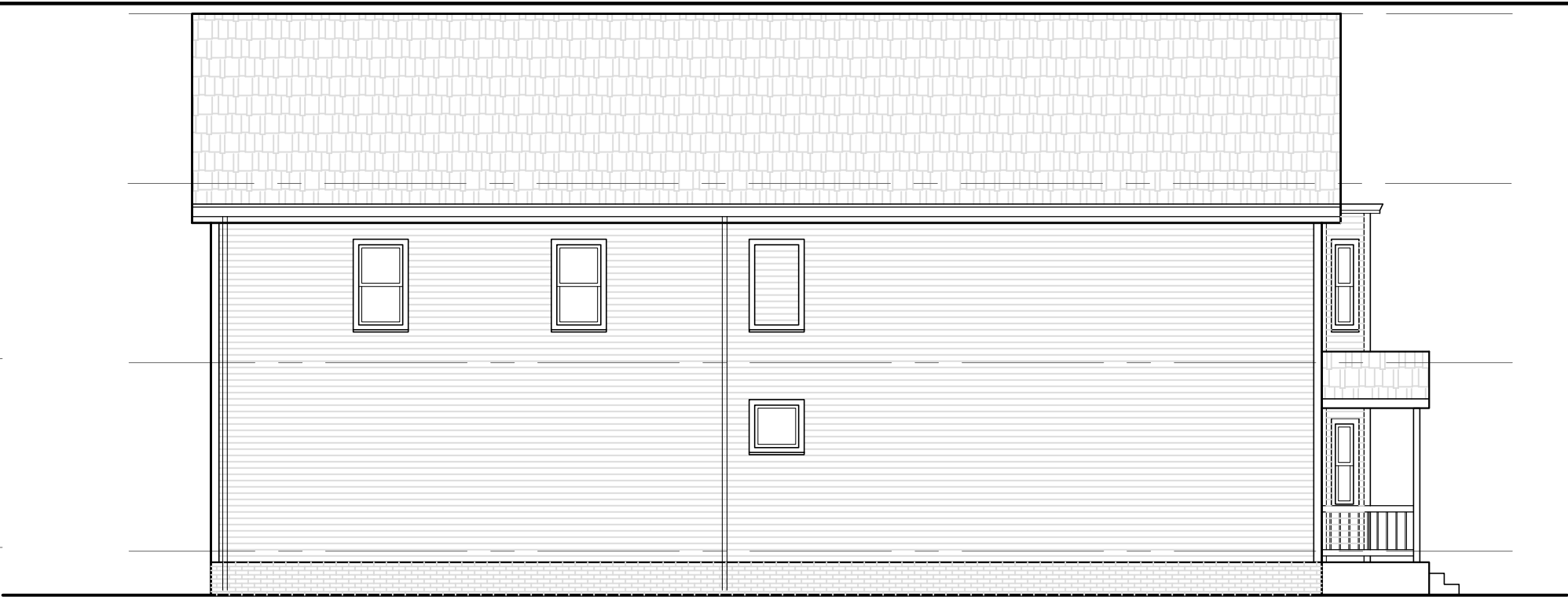
1 SIDE ELEVATION (UNIT 2)
SCALE 1/8"=1'-0"



1 EXISTING FRONT ELEVATION
SCALE 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE 1/8" = 1'-0"



2 EXISTING LEFT ELEVATION
SCALE 1/8" = 1'-0"



4 EXISTING RIGHT ELEVATION
SCALE 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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DRAWING TITLE

EXISTING
ELEVATIONS
(UNIT 1)

SCALE AS NOTED

REVISION	DATE

SPECIAL PERMIT 21 MARCH 2016

DRAWN BY	REVIEWED BY
	PQ

SHEET

E-1