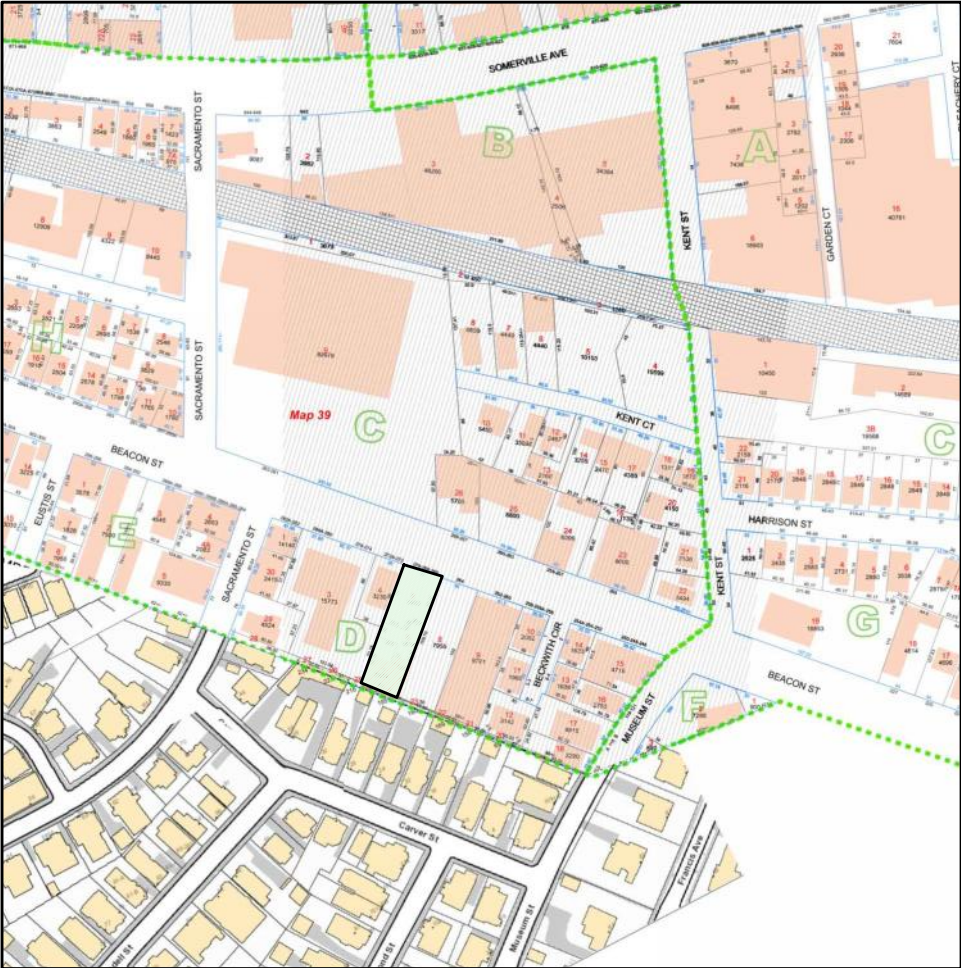


SPECIAL PERMIT APPLICATION

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
GENERAL		
T1 COVER SHEET	X	X
S1 EXISTING CONDITIONS PLOT PLAN	X	X
Z1 ZONING COMPLIANCE	X	X
Z2 ZONING COMPLIANCE	X	X
Z3 ZONING COMPLIANCE	X	X

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

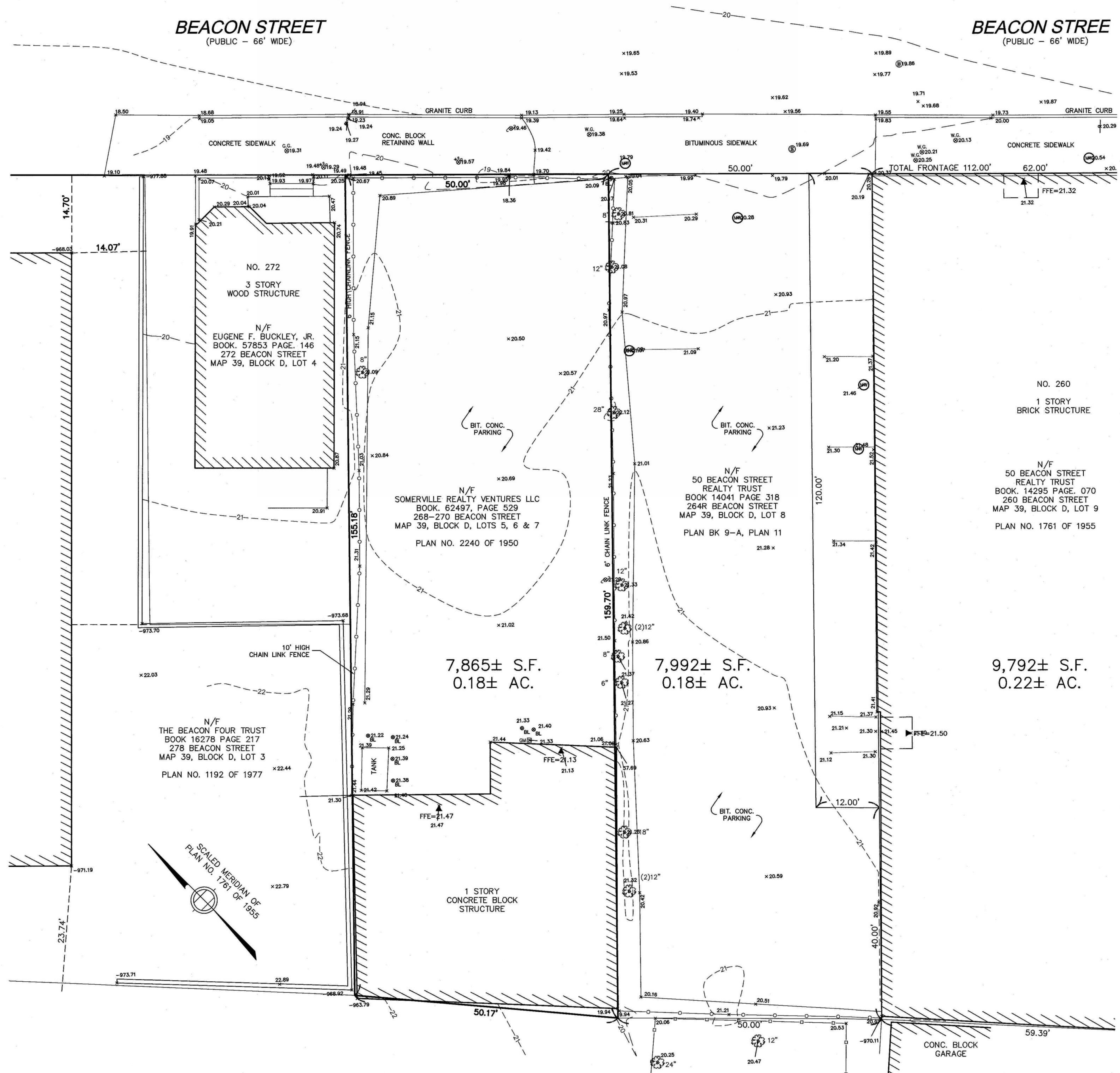
REV SP APPL 15 AUG 2014

SP APPL. 5 JUN 2014

DRAWN BY ACW/MI REVIEWED BY PQ

SHEET

T1



- LEGEND**
- HAND HOLE
 - UTILITY POLE
 - GUY POLE
 - HYDRANT
 - WATER SHUT OFF
 - WATER GATE
 - MONITORING WELL
 - CATCH BASIN (CB)
 - DRAIN MANHOLE (DMH)
 - SEWER MANHOLE (SMH)
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - TELEPHONE MANHOLE
 - PARKING COUNTER
 - HANDICAPPED PARKING
 - GAS GATE
 - GAS METER
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - BOLLARD
 - FIRE ALARM BOX
 - SIGN
 - POST & RAIL FENCE
 - CHAIN LINK FENCE
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - OVERHEAD WIRES
 - ELECTRIC LINE
 - DRAIN LINE
 - TERMINUS UNKNOWN
 - VGC VERTICAL GRANITE CURB
 - FGC FLUSH GRANITE CURB
 - SGC SLOPED GRANITE CURB
 - VCC VERTICAL CONCRETE CURB
 - BB BITUMINOUS BERM
 - WCB CONCRETE BLOCK WALL
 - CRW CONCRETE RETAINING WALL
 - CLF CHAIN LINK FENCE
 - FPR POST & RAIL FENCE
 - MGR METAL GUARD RAIL
 - BIT. BITUMINOUS
 - CONC. CONCRETE
 - RCP REINFORCED CONCRETE PIPE
 - CI CAST IRON PIPE
 - VC VITRIFIED CLAY PIPE
 - I INVERT
 - WL WATER LEVEL
 - (BC) BOTTOM CENTER
 - NPV NO PIPES VISIBLE
 - FFE FINISHED FLOOR ELEVATION
 - + 22.67 SPOT GRADE

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 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 ON FEBRUARY 3, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. EVERETT J. CHANDLER MASS. REGISTRATION NO. 41783

DATE 4/14/14

LOCUS TITLE INFORMATION

266 BEACON STREET

OWNER: SOMERVILLE REALTY VENTURES LLC

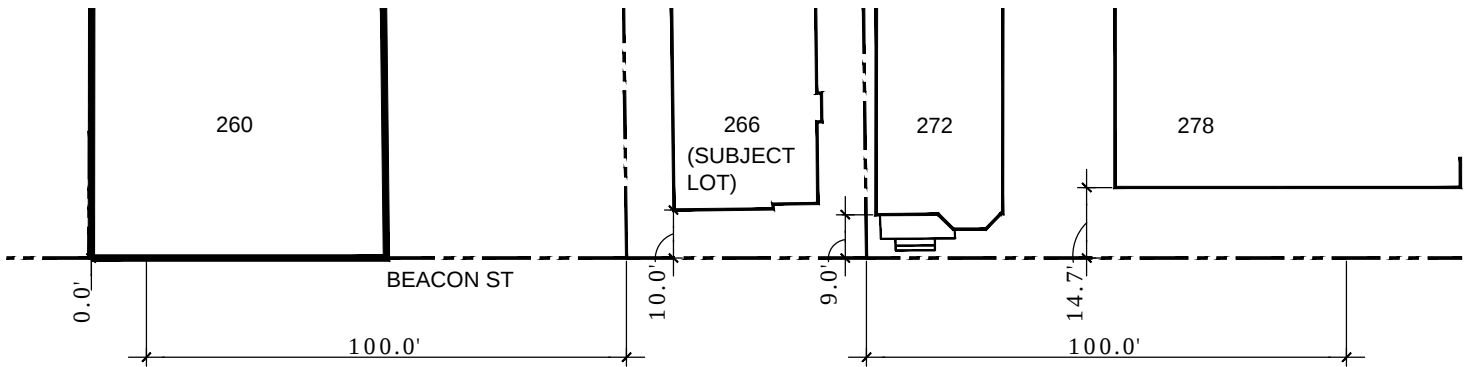
DEED REFERENCE: BK. 62497 PG. 529

PLAN REFERENCE: BK. 7685 PG. END PLAN NO. 2240 OF 1950

ASSESSORS: PARCEL ID 39-D LOTS 5, 6 & 7

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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PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL

CONSULTANT

PROJECT
266 BEACON

266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR
SOMERVILLE REALTY
VENTURES, LLC

57 SPRUCE ROAD
NORTH READING, MA 01864

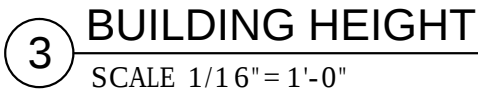
DRAWING TITLE
ZONING
COMPLIANCE

SCALE AS NOTED

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

SHEET

Z1



SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.
DIMENSIONS BASED ON PLOT PLAN FROM
DESIGN CONSULTANTS, INC. 120 MIDDLESEX AVE,
SOMERVILLE, MA 02145
DATED FEB 10, 2014.



PER \$8.65 FRONT YARD MAY BE 10' MIN IF
2 ABUTTERS IN 100' BOTH DIRECTIONS
HAVE AVERAGE FRONT YARD LESS THAN
10'. SEE 17Z1.0.

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SEA



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266 BEACON

266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR

SOMERVILLE REALTY
VENTURES, LLC

57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE

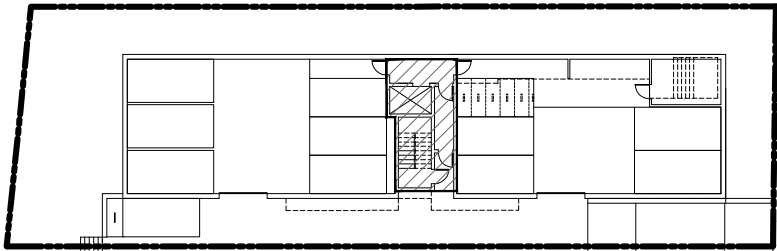
ZONING COMPLIANCE

SCALE AS NOTED

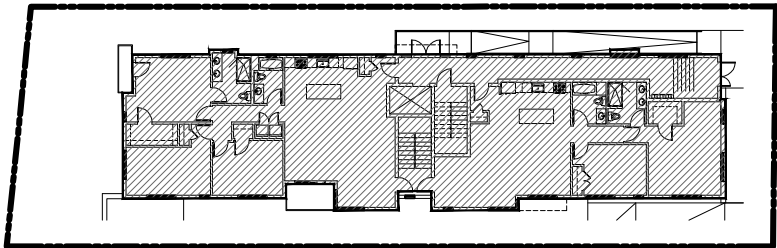
REVISION	DATE
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY MY	REVIEWED BY PQ

SHEET

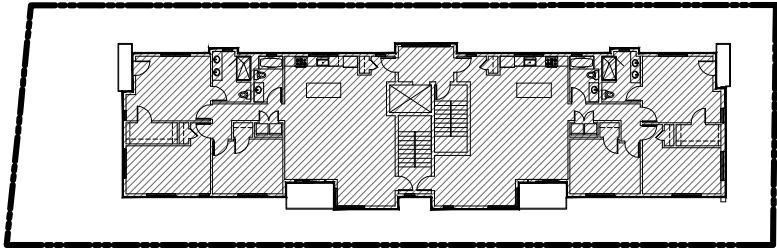
Z2



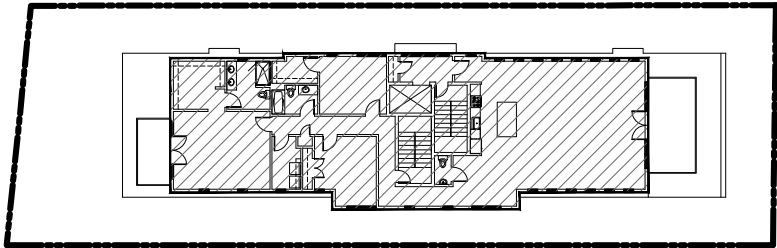
PARKING / STORAGE: 375-NSF



1ST FLOOR: 3,793-NSF



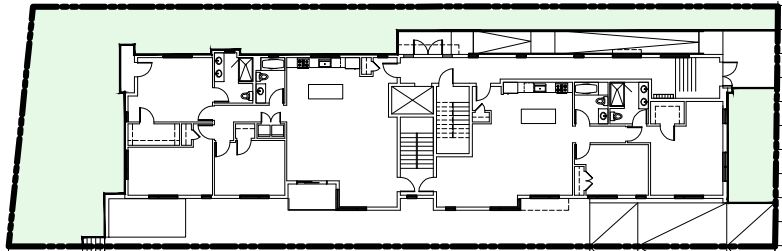
2ND FLOOR: 3,793-NSF
3RD FLOOR: 3,793-NSF



4TH FLOOR: 2,967-NSF

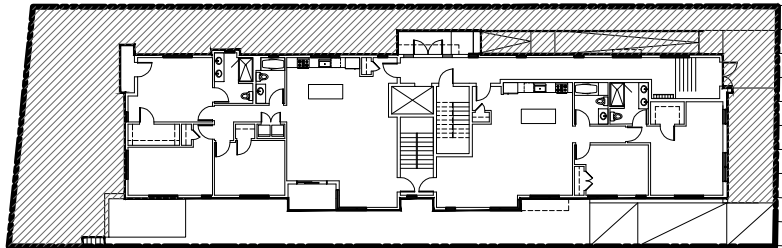
1 PROPOSED NSF CALC
SCALE: 1" = 40'-0"

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



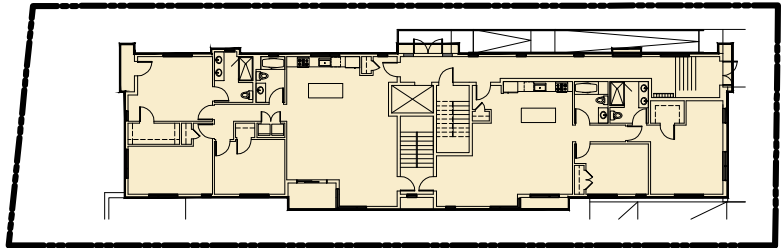
LANDSCAPED AREA 2,206 SF
7,865 LOT SF = 28%

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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259 ELM STREET, SUITE 301
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PH 617-364-3989

SEAL



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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

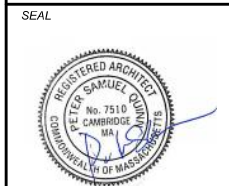
REV SP APPL 15 AUG 2014

SP APPL. 5 JUN 2014

DRAWN BY MY REVIEWED BY PQ

SHEET

Z3



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
**COMBINED
SITE PLAN &
STREET
ELEVATION**

SCALE AS NOTED

REVISION	DATE
REV SP APPL	15 AUG 2014
SP APPL.	5 JUN 2014
DRAWN BY AZ/MI	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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PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL



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57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE

3D VIEWS

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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<i>DRAWN BY</i> MI	<i>REVIEWED BY</i> PQ
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SHEET

A1.01

SEAL



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266 BEACON STREET
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SOMERVILLE REALTY
VENTURES, LLC

57 SPRUCE ROAD
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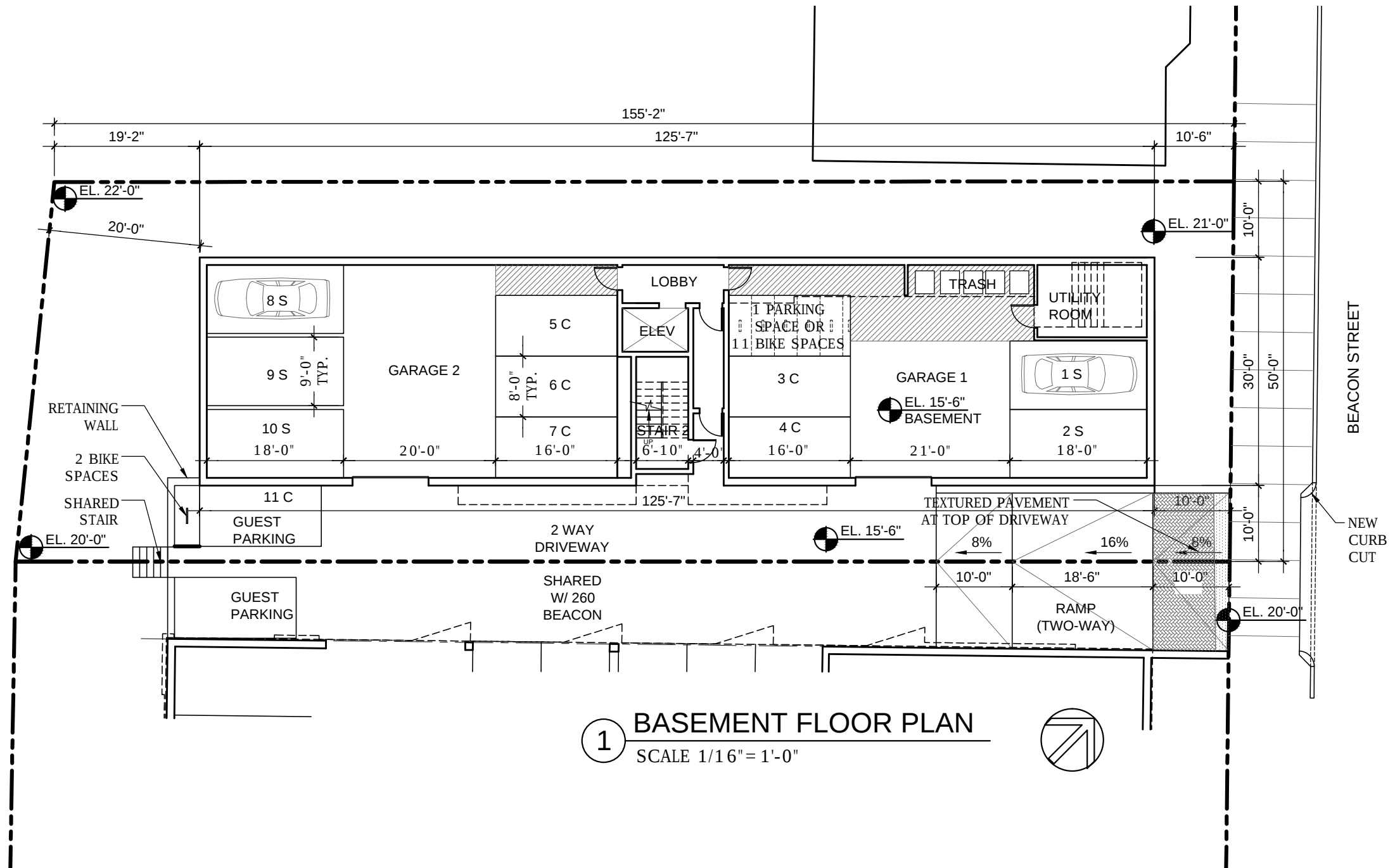
DRAWING TITLE

BASEMENT /
PARKING
FLOOR PLAN

SCALE AS NOTED

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

A1.1





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266 BEACON STREET
SOMERVILLE, MA 02143

PREPARED FOR
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VENTURES, LLC

57 SPRUCE ROAD
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DRAWING TITLE
FIRST FLOOR
PLAN

SCALE AS NOTED

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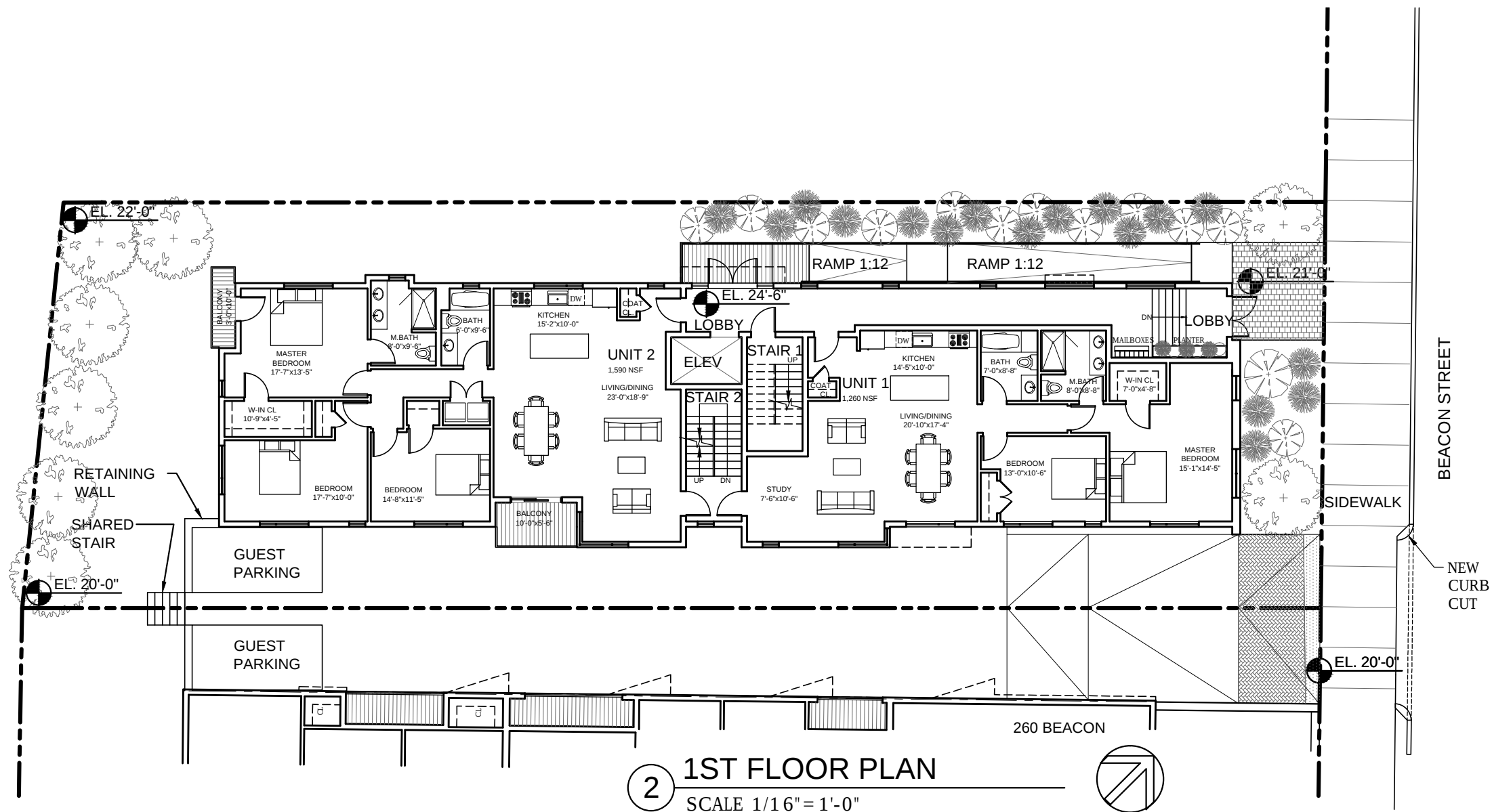
REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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DRAWN BY MI	REVIEWED BY PQ
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SHEET

A1.2





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SOMERVILLE, MA 02143

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SOMERVILLE REALTY
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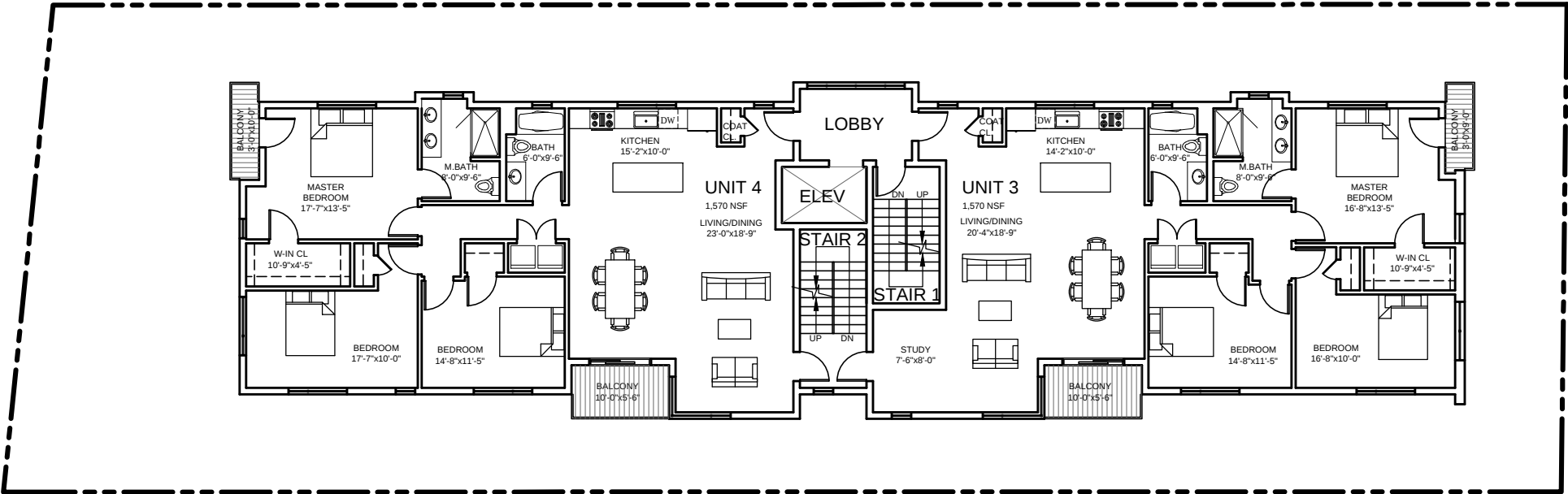
57 SPRUCE ROAD
NORTH READING, MA 01864

DRAWING TITLE
SECOND/THIRD
FLOOR PLAN

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

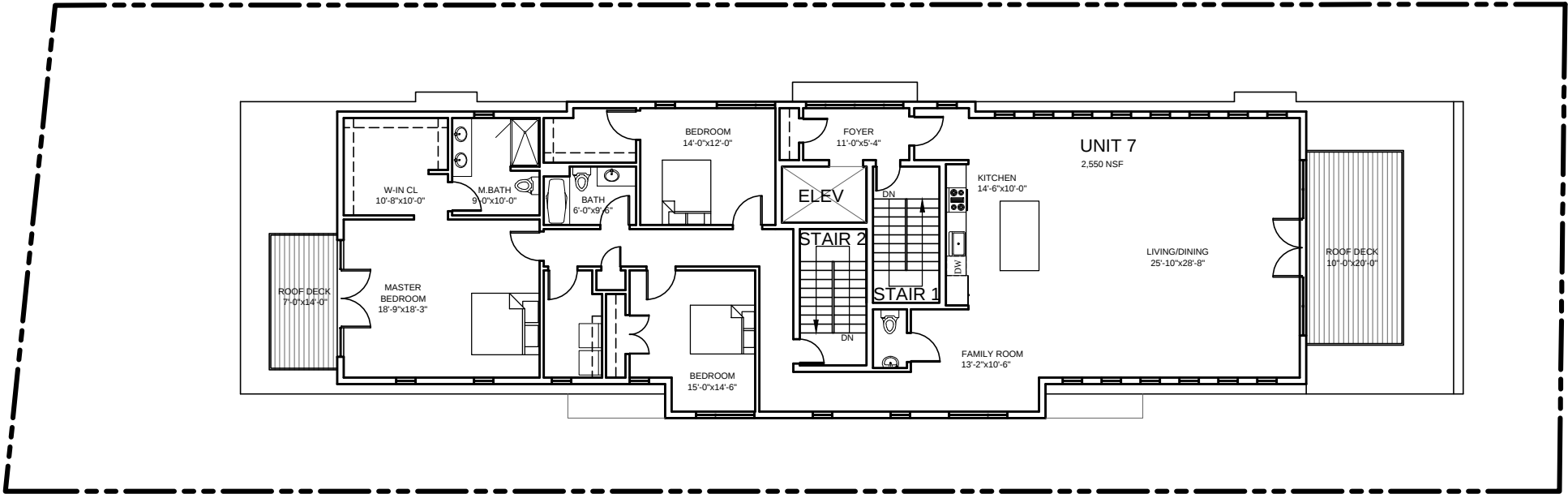
SHEET

A1.3



1 2ND/3RD FLOOR PLAN

SCALE 1/16" = 1'-0"



2

4TH FLOOR PLAN

SCALE 1/16" = 1'-0"

BEACON STREET

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QUINN
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ARCHITECTURE
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COMMUNITY DESIGN

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PH 617-354-3989

SEAL

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VENTURES, LLC

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NORTH READING, MA 01864

DRAWING TITLE

FOURTH FLOOR
PLAN

SCALE AS NOTED

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

SHEET

A1.4

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

FRONT &
RIGHT SIDE
ELEVATION

SCALE AS NOTED

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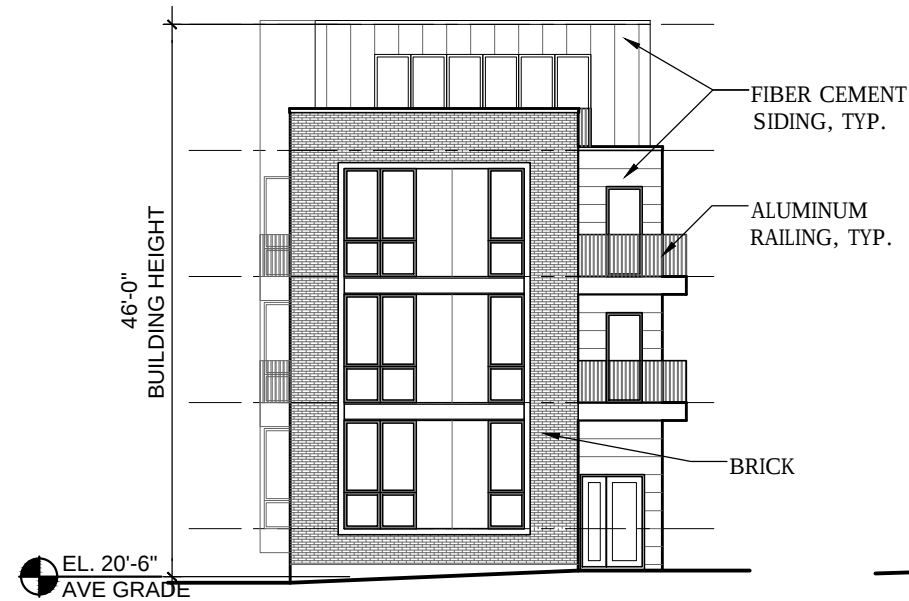
REV SP APPL	15 AUG 2014
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SP APPL.	5 JUN 2014
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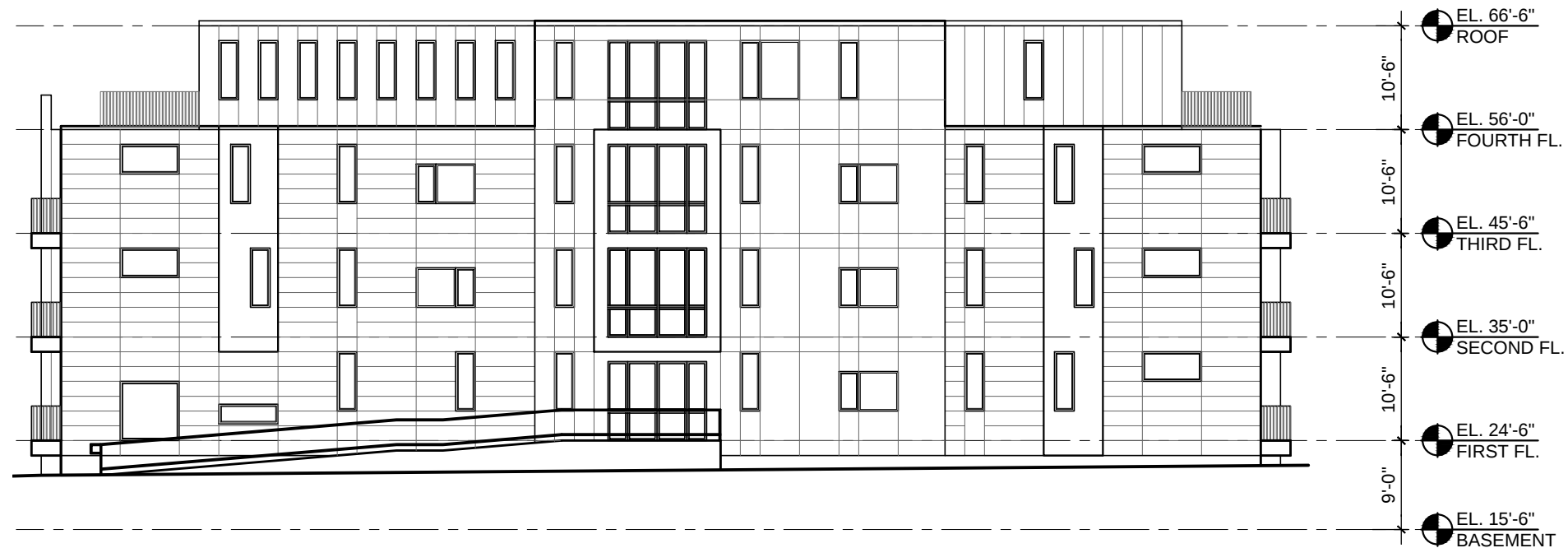
DRAWN BY MI	REVIEWED BY PQ
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SHEET

A2.1



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



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

SEAL



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VENTURES, LLC

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NORTH READING, MA 01864

DRAWING TITLE

REAR &
DRIVEWAY SIDE
ELEVATION

SCALE AS NOTED

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

REV SP APPL	15 AUG 2014
-------------	-------------

SP APPL.	5 JUN 2014
----------	------------

DRAWN BY MI	REVIEWED BY PQ
----------------	-------------------

SHEET

A2.2



EL. 20'-6"
AVE GRADE

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



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