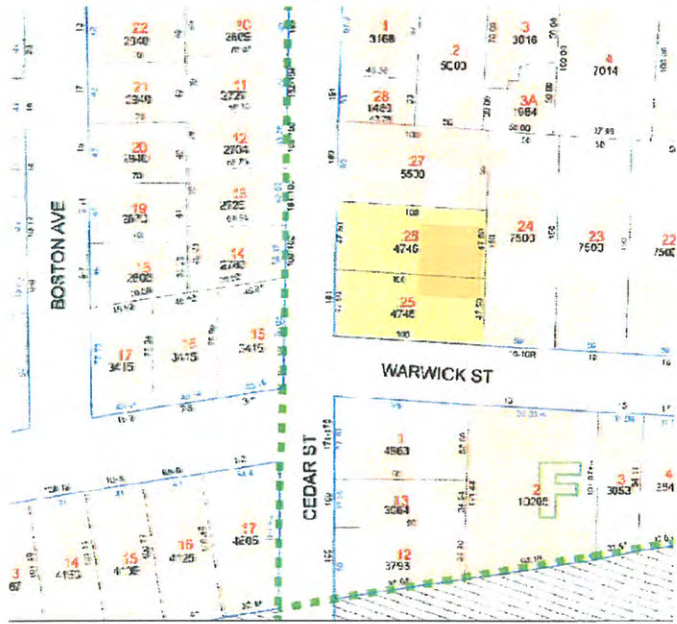




SIX-UNIT DEVELOPMENT
181 CEDAR ST

SOMERVILLE, MA



LOCUS PLAN

PREPARED FOR:

OWNER
181 CEDAR ST, LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

PREPARED BY:

ARCHITECT
PETER QUINN ARCHITECTS LLC
1904 MASSACHUSETTES AVE, 2ND FL
CAMBRIDGE, MA 02140
PH (617) 354-3989
FX (617) 868-0280

LIST OF DRAWINGS

ARCHITECTURAL		SPSR APPL 29 DEC 2011	SPSR APPL 26 MAR 2012
COVER SHEET/ DRAWING LIST		×	×
1	3D MASSING - AERIAL VIEW	×	
2	3D MASSING - PROPOSED VIEW	×	×
Z1	ZONING COMPLIANCE SHEET 1 OF 2	×	×
Z2	ZONING COMPLIANCE SHEET 2 OF 2	×	×
S-1	ARCHITECTURAL SITE PLAN	×	×
A-0	BASEMENT PLAN	×	×
A-1	1ST FLOOR PLAN	×	×
A-2	2ND FLOOR PLAN	×	×
A-3	3RD FLOOR PLAN	×	×
A-4	FRONT ELEVATION	×	×
A-5	RIGHT ELEVATION	×	×
A-6	REAR ELEVATION	×	×
A-7	LEFT ELEVATION	×	×

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MALDEN, MA 02148

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION / ISSUE DATE

REV-1 26 MAR 2012

SPSR APPL 29 DEC 2011

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SHEET



PROPOSED VIEW - CEDAR STREET

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3D MASSING
PROPOSED
STREET VIEW

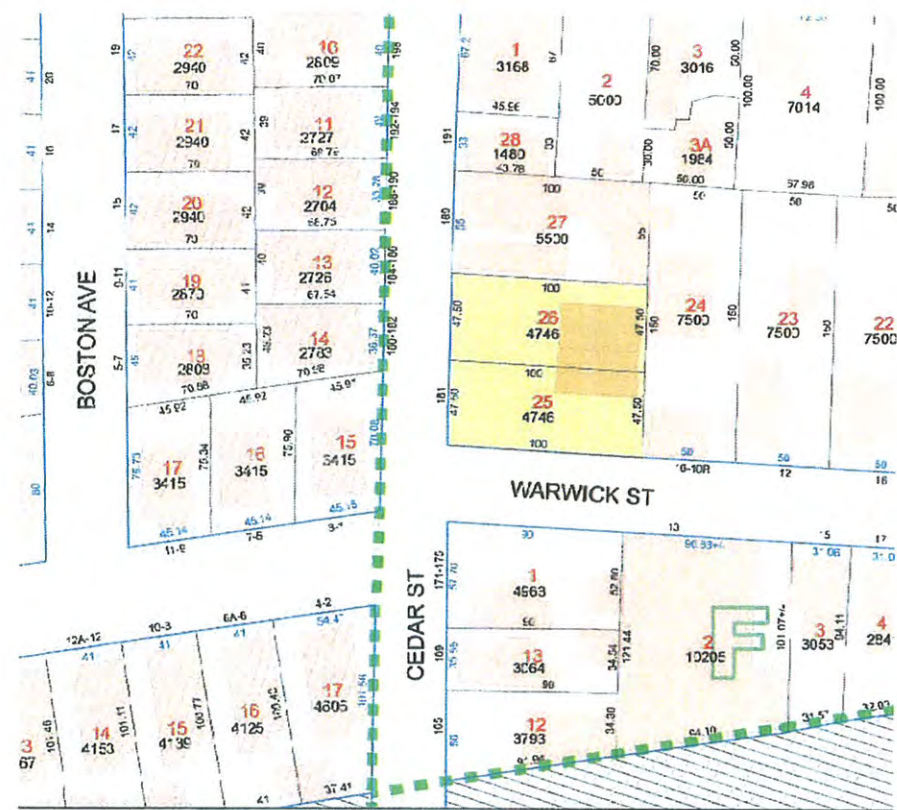
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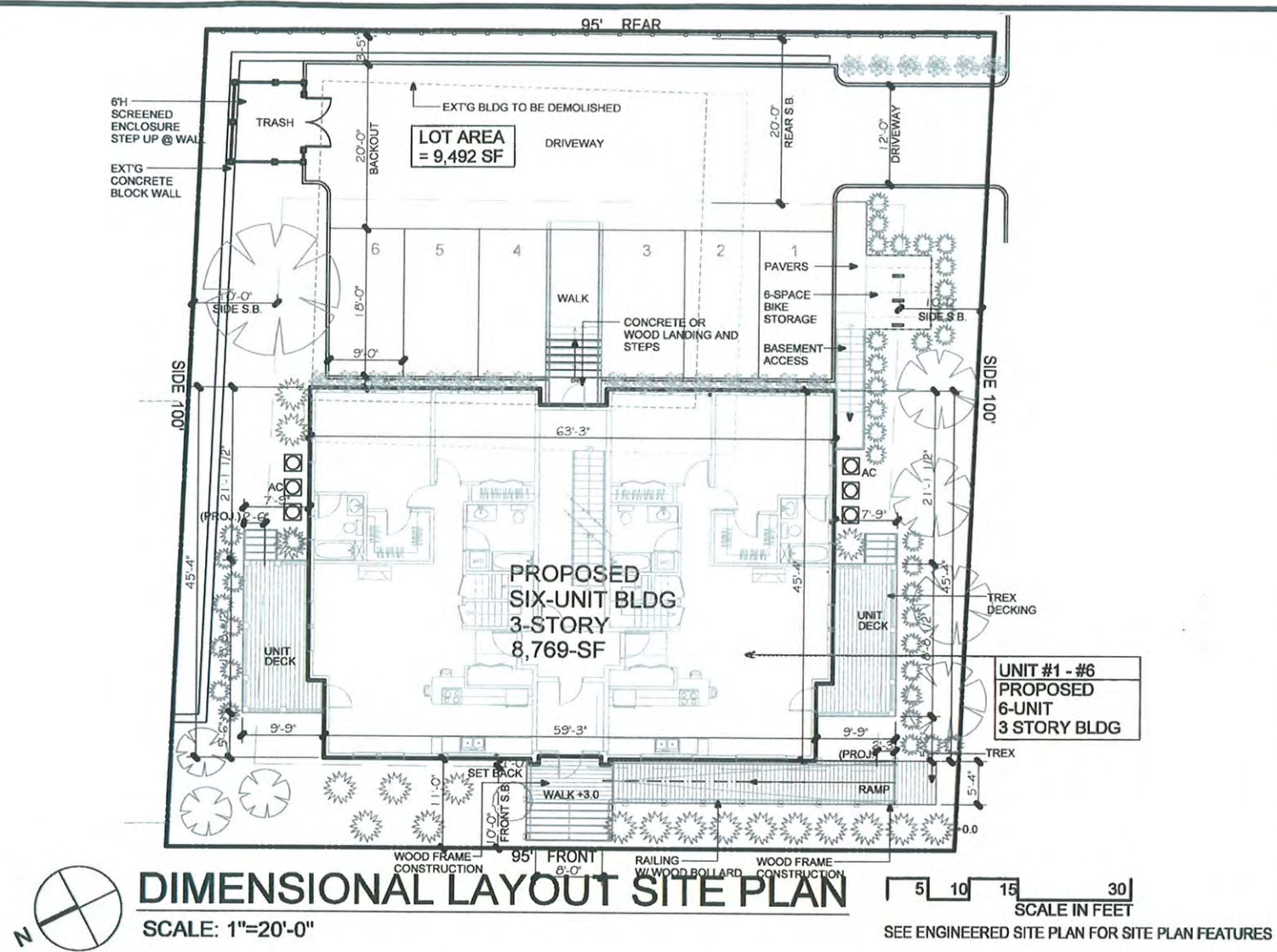
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SPSR APPL	29 DEC 2011
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SHEET

2



LOCUS PLAN
BASED ON ASSESSOR'S MAP
SCALE = 1/100



181 CEDAR STREET
DIMENSIONAL TABLE - RESIDENTIAL-B ZONING DISTRICT- SPSR AND VARIANCE APPLICATION

ITEM	ALLOWED/REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	9,492-SF	COMPLIES
MIN LOT AREA / UNIT	1500 SF/UNIT MIN	1,582-SF/UNIT	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)	LOT AREA X 1.0 = 9,492-SF	9,053-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	.95	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	30%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	42%	COMPLIES
MAX HT FT - STORIES	40.0' / 3-STY	39' / 3-STY	COMPLIES
MIN FRONT YD	15.0' (10.0' BY CALC)	10.0'	COMPLIES
MIN SIDE YD - L	8' (2.5-STY) X 1.5 (PER 7.3)	10.0'	COMPLIES
MIN SIDE YD - R EXT'G	10.0'	10.0'	NO CHANGE
MIN REAR YD	20.0'	20.0'	COMPLIES
MIN FRONTAGE	50.0'	57.0'	COMPLIES
PARKING REQUIREMENTS	(6) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT TOTAL PARKING REQUIRED = 9 SPACES + 1 VISITOR SPACES = 10 SPACES TOTAL PARKING PROVIDED = 6 SPACES		REQUIRES VARIANCE

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SOMERVILLE, MA

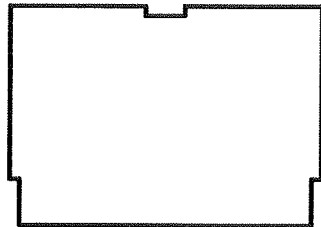
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MALDEN, MA 02148

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ZONING COMPLIANCE SHEET 1 OF 2

SCALE AS NOTED	
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REV-1 SPSR	26 MAR 2012
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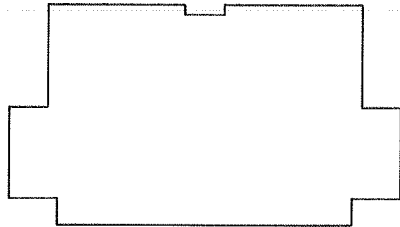
Z-1

DATE PRINTED: Wednesday, December 28, 2011



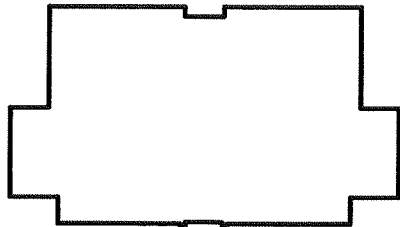
PROPOSED BLDG, THIRD FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,814-SF



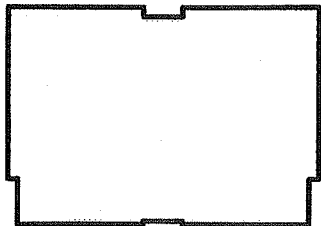
PROPOSED BLDG, SECOND FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 3,120-SF



PROPOSED BLDG, FIRST FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 3,119-SF



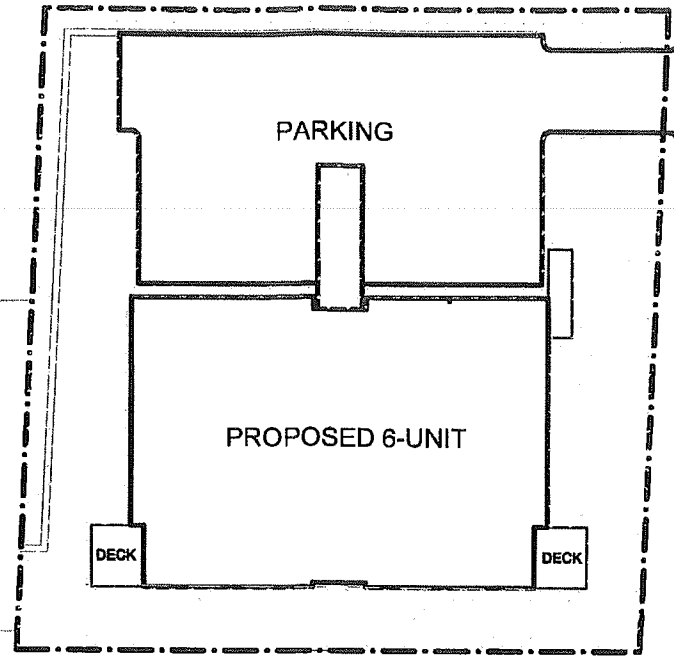
PROPOSED BLDG, BASEMENT AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,809 SF

	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	2,814-SF
SECOND FLOOR	3,120-SF
FIRST FLOOR	3,119-SF
BLDG TOTAL	9,053-SF
TOTAL	9,053-SF
BASEMENT	- 2,809 SF

EXCLUDED AREA PER THE BYLAW

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

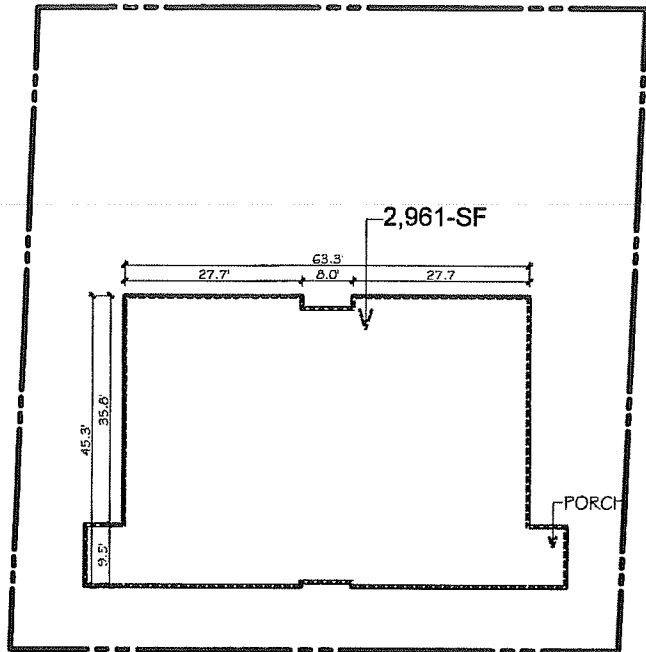


LANDSCAPE AREA = 3,945 SF (HATCHED)
LOT AREA = 9,492 SF = 41.56 %

LANDSCAPE AREA CALCULATION
SCALE: 1"=30'-0"

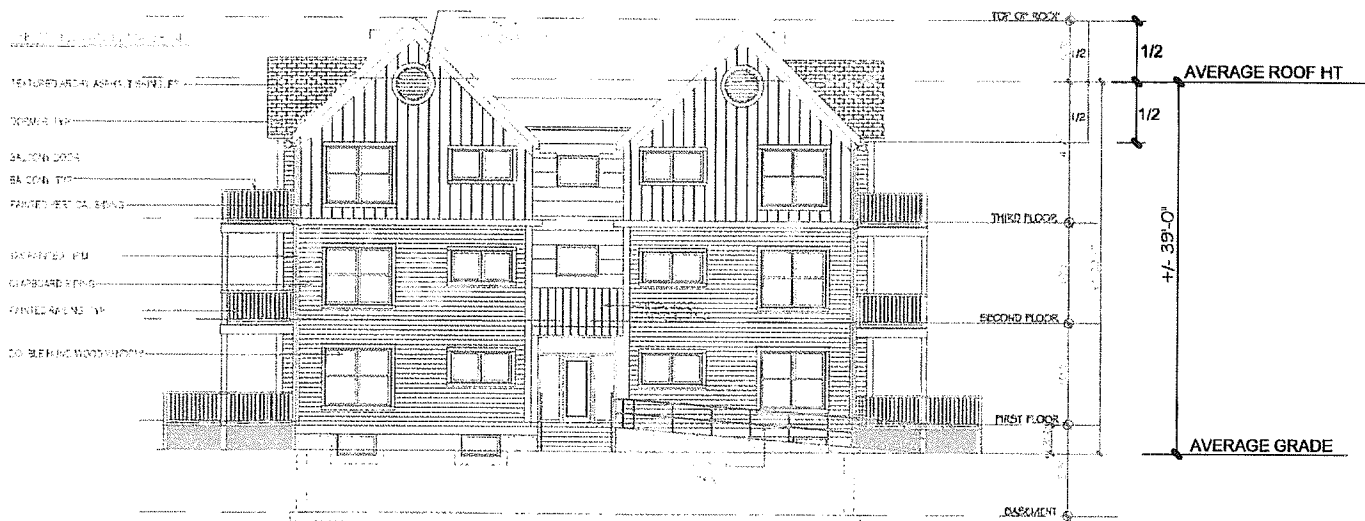


LANDSCAPED AREA



MAXIMUM BLDG GROUND COVERAGE AREA = 2,961 SF (HATCHED)
LOT AREA = 9,492 SF = +/- 30.0%

MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION
SCALE: 1"=30'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

BUILDING HEIGHT DIAGRAM - PROPOSED BLDG
SCALE: 1"=20'-0"

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6-UNIT DEVEL.

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SOMERVILLE, MA

PREPARED FOR

181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

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ZONING
COMPLIANCE
SHEET 2 OF 2

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Z-2



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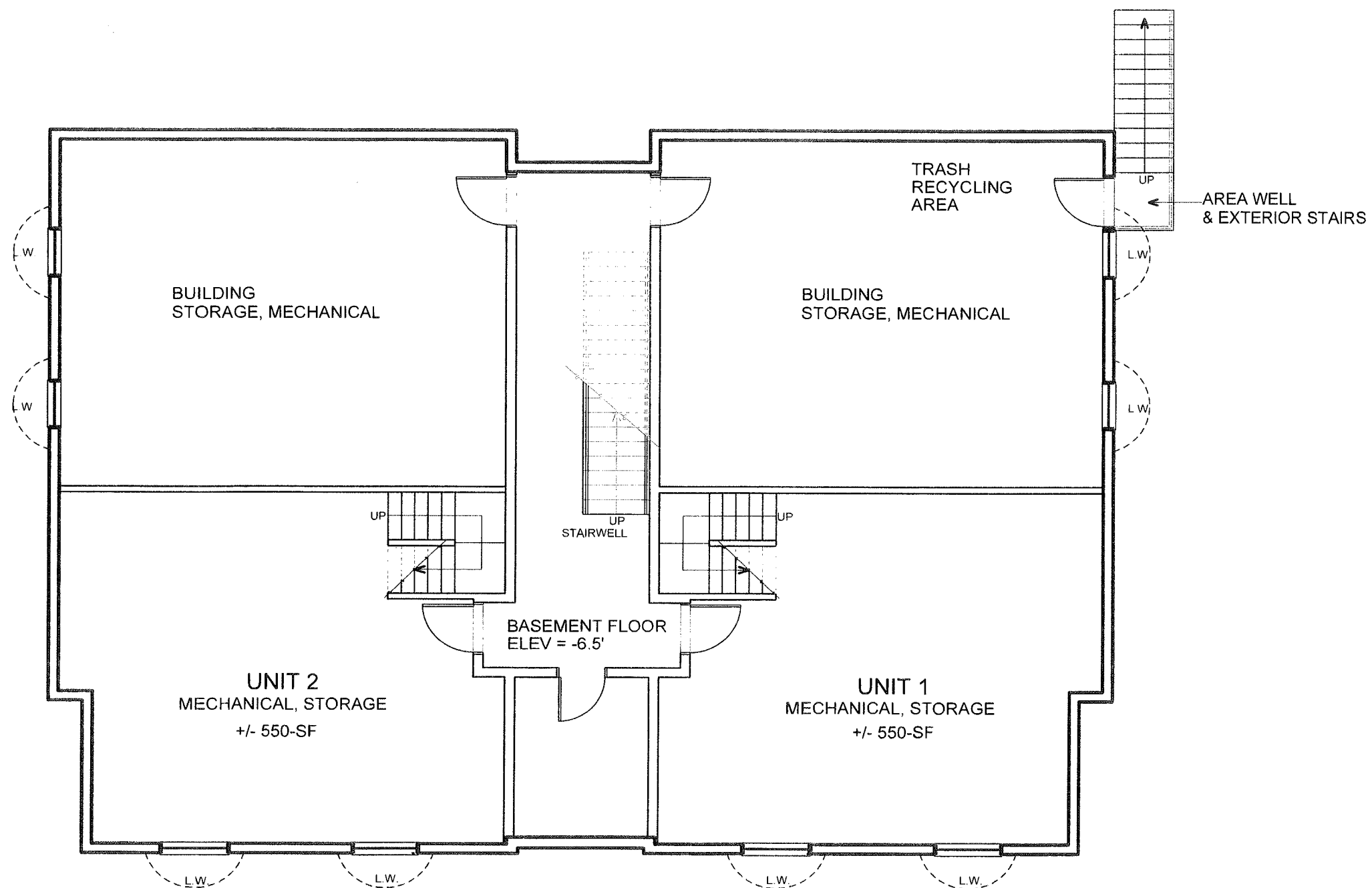
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SITE/ FLOOR PLAN

REVISION / ISSUE DATE

SHEET

S-1



1 BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"

PLASTER
QUICK
ARCH
TECHS

1. 凡在本校注册、注册费 100 元、
 2. 凡在本校注册、注册费 100 元、
 3. 凡在本校注册、注册费 100 元、

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BASEMENT FLOOR PLAN

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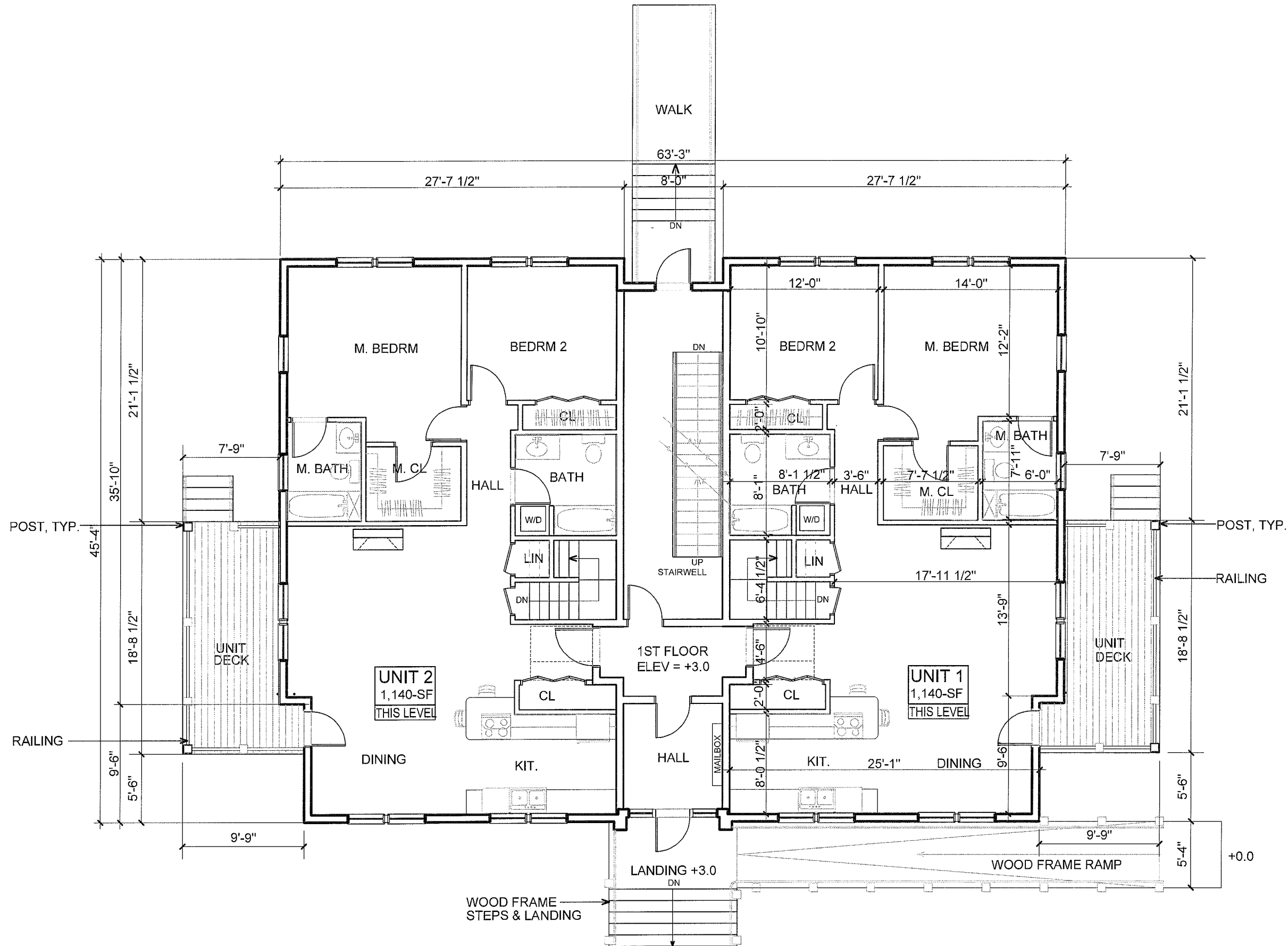
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PQ

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A-0



1 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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MALDEN, MA 02148

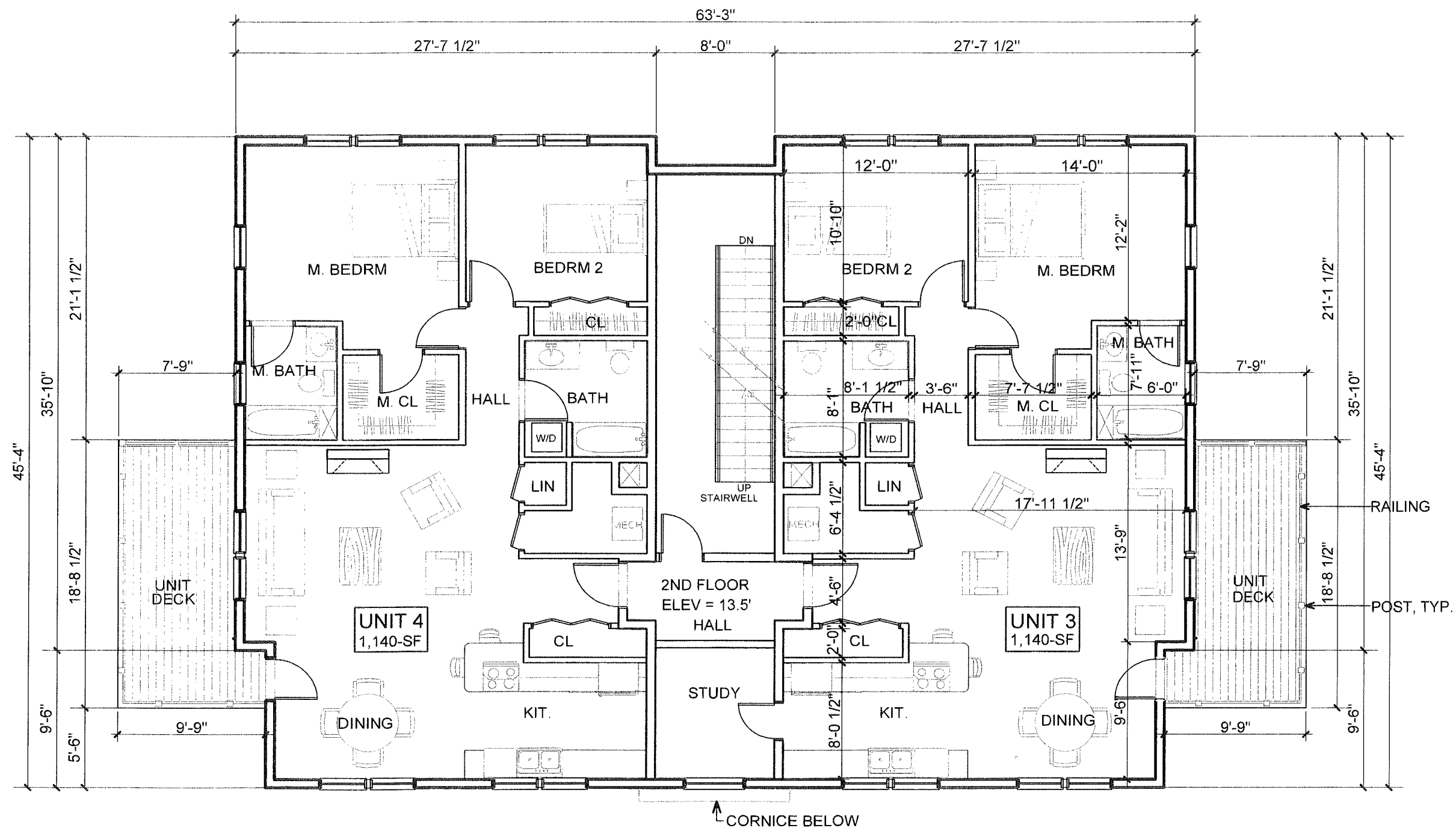
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1ST FL PLAN

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A-1

DATE FINISHED: 03/26/2012
DRAWING: 2ND FLOOR PLAN



1 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

PETER
QUINN
ARCHITECTS
LLC

ARCHITECTS
PLANNING
CONSULTANTS

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661 MAIN ST, UNIT 11
MALDEN, MA 02148

DRAWING TITLE
2ND FL PLAN

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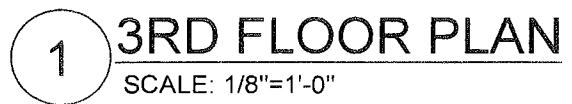
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A-3



DATE PRINTED Monday, March 26, 2012
C:\pwworkspace\101100012\00012003\FRANS & ELEVATIONS



TYPICAL ELEVATION MATERIALS

TEXTURED ARCH'L ASPHALT SHINGLES

DORMER, TYP

BALCONY, TYP

PAINTED VERTICAL SIDING

1X8 PAINTED TRIM

CLAPBOARD SIDING

PAINTED RAILING, TYP

DOUBLE HUNG WOOD WINDOW

WOOD FRAME RAMP
AND FRONT STEPS W/
TREX DECKING

HC RAMP
W/HANDRAILS.
AND PICKET SCREEN

6'-0"
O.C.

TOP OF ROOF

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT

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

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DRAWING TITLE
FRONT
ELEVATION

SCALE AS NOTED
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A-4

DATE PRINTED: MONDAY, MARCH 26, 2012



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

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DRAWING TITLE
RIGHT
ELEVATION

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A-5

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

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ARCHITECT
FLOORING
OR OTHERS PLEASE

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REAR
ELEVATION

SCALE AS NOTED

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A-6



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

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SOMERVILLE, MA

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MALDEN, MA 02148

DRAWING TITLE

LEFT
ELEVATION

SCALE AS NOTED

REVISION / ISSUE DATE

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SHEET

A-7