

191 BEACON STREET / 81 PARK STREET, SOMERVILLE, MA 02143

SITE

MARYANN THOMPSON ARCHITECTS

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Project Manager: Zac Cardwell
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ROOME & GUARRACINO, LLC STRUCTURAL ENGINEERS

48 Grove Street
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BOSTON SURVEY, INC.

Unit C4 Shipway Place
Charlestown, MA 02129
p: 617.242.1313
f: 617.242.1616

191 BEACON STREET / 81 PARK STREET

ZONING DISTRICT: RESIDENTIAL-B
ASSESSORS MAP / BLOCK / LOT: 45 / 5 / 6

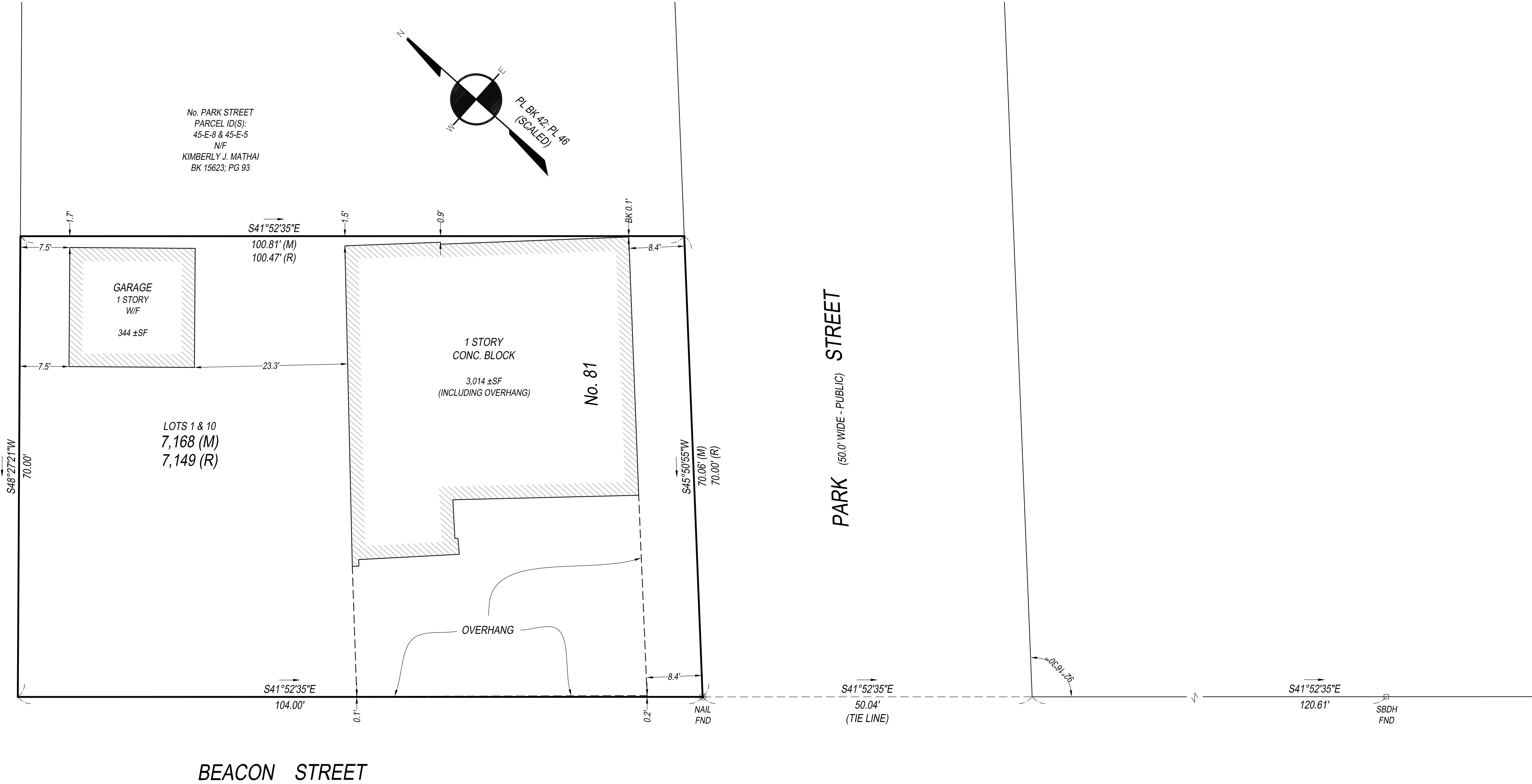
Zoning Requirements Table

Use	Req./Allowable	Existing	Proposed
No. of Dwellings	N/A	N/A	N/A
Lot Area (square feet)	7,500	7,149	7,149
Lot Size		70' X 104'	70' X 104'
Lot Area Per Dwelling Unit	N/A	N/A	N/A
Gross Floor Area - All buildings	N/A	3358	3531
Ground Coverage	50%	46.97%	49.39%
Landscaped Area	25%	1.40%	4.40%
Pervious Area	35%	1.40%	15.20%
Net Floor Area	(see FAR)	3014	3187
FAR	1.0	0.42	0.45
Building Height	40' - 0"	14'-3"	17'-9"
Front Yard Setback	15 FT	0.1 FT	0.1 FT
Rear Yard Setback	20 FT	0.1 FT	0.1 FT
Left Side Yard Setback	6 FT	49.3 FT	34.8 FT
Right Side Yard Setback	6 FT	8.4 FT	8.4 FT
Street Frontage	50 FT	104 FT	104 FT
No. Parking Spaces	52	5	5
No. bicycle parking spaces	2	0	5
No Loading Spaces	0	0	0

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JULY 9 -14, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY-PANEL # 25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

MORGAN STREET
(40.0' WIDE)



BEACON STREET

PARK STREET
(50.0' WIDE - PUBLIC)

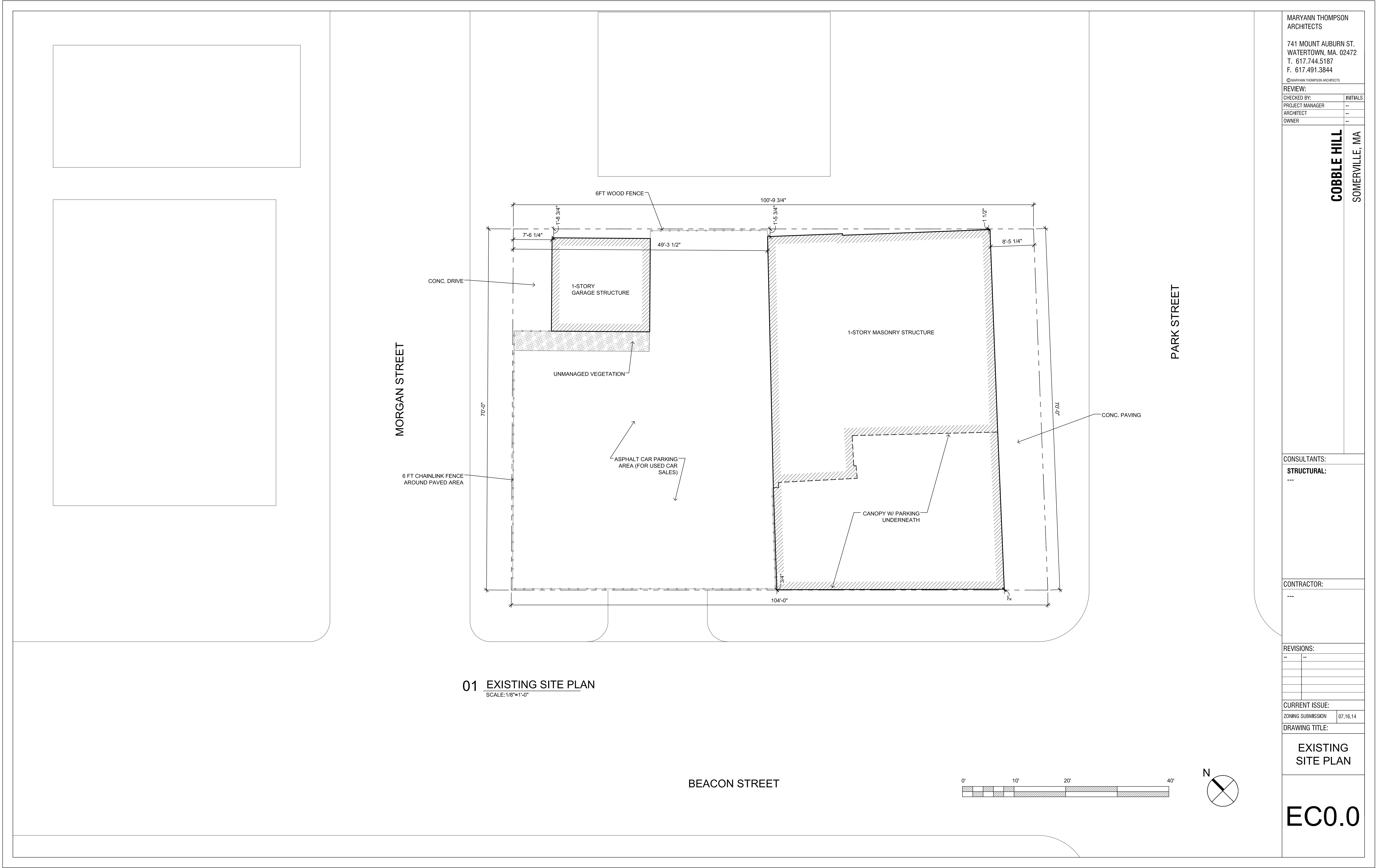
DRAFTSMAN: RAP	REVIEWED BY: GCC
PLAN DRAFTED	07/09/14
SCALE: 1 INCH = 10 FEET	

REFERENCES:	
DEED: BK 41749; PG 3	CITY OF SOMERVILLE
PLAN: PL BK 42; PL 46	NB 49; PG 18-21
PL BK 142; PL 16	NB 44; PG 46-49
#377 OF 2003	NB 74; PG 204-207
#785 OF 2009	NB 74A; PG 204-207
LCC 5292-A	MORGAN STREET ACCEPTANCE

CERTIFIED PLOT PLAN
LOCATED AT
PARCEL ID: 45-E-6 & 45-E-7
81 PARK STREET & 191 BEACON STREET
SOMERVILLE, MA

PREPARED FOR:
COBBLE HILL, LLC
29 ORRIS STREET
MELROSE, MA 02176

	BOSTON SURVEY, INC. UNIT C-4 SHIPWAYS PLACE CHARLESTOWN, MA. 02129 (617) 242-1313 www.bostonsurveyinc.com
JOB # 14-00545	



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REVIEW:

CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

COBBLE HILL
SOMERVILLE, MA

CONSULTANTS:

STRUCTURAL:

CONTRACTOR:

REVISIONS:

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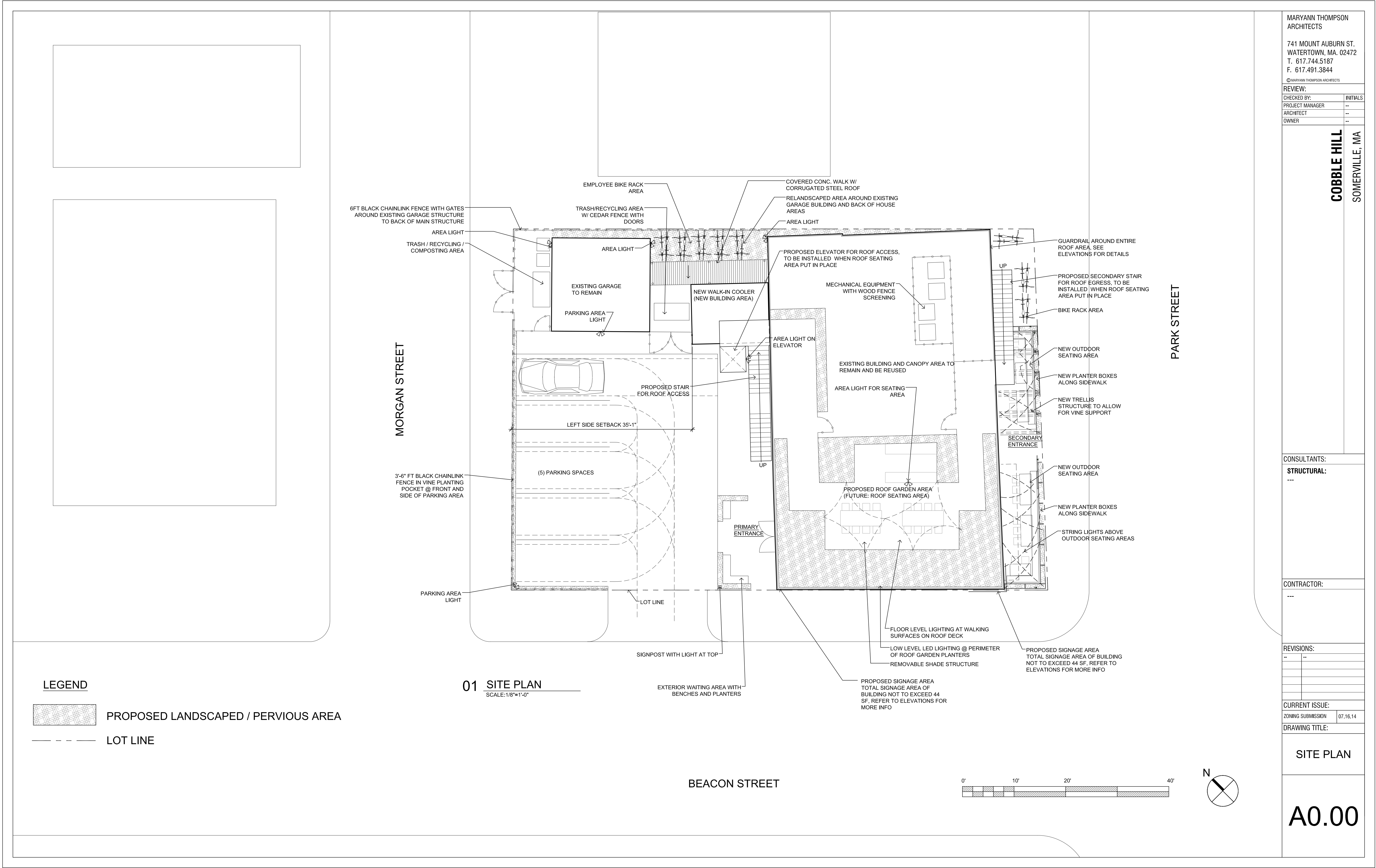
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DRAWING TITLE:

**EXISTING
SITE PLAN**

EC0.0



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SITE PLAN

A0.00

EXISTING
GARAGE
WIRE FOR POWER
AND HEAT,
PROVIDE
PLUMBING LINE
AND SEWER
CONNECTION

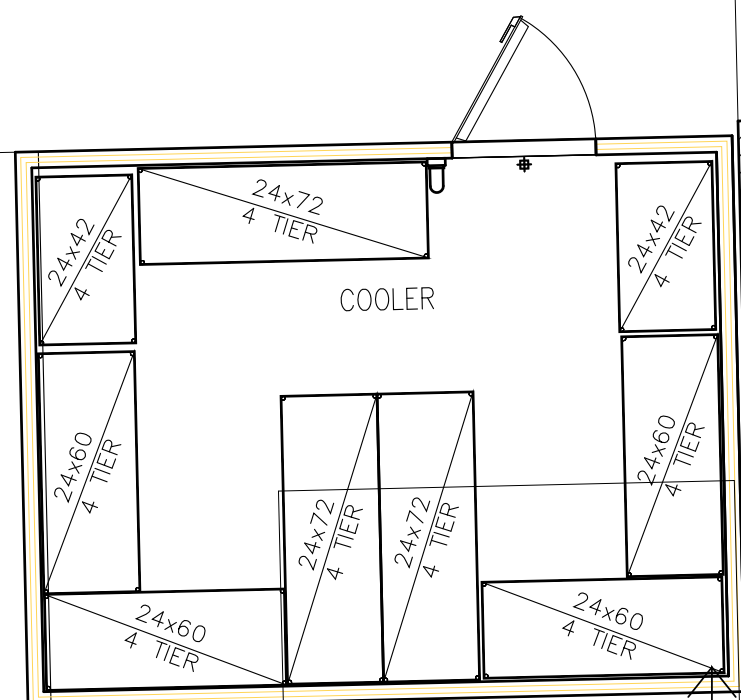
SEATING:
33 IN BAR
10 BAR AREA HIGH TABLE
54 DINING ROOM
13 AROUND PREP AREA
33 OUTDOORS
17 ON ROOFDECK
160 TOTAL

01 PLAN
SCALE: 1/4"=1'-0"

EXTERIOR WAITING AREA, REF. SITE PLAN

SINGLE BAY ROOF STRUCTURE:
REINFORCE AS REQUIRED FOR FUTURE ROOF DECK USE

COVERED CONC.
WALK



BAR BATH
109
SEE 02/AT 17
FOR INT. ELEV.

STORAGE
112

DN

UP

BAR
102

ENTRY/DINING
101

STAIR TO BASEMENT

BIKE RACK AREA

HIGH WALL W/ PLANTS, SLOPE TO
LOWER WALL NEAR ENTRANCE
TRELLIS ABOVE

TOILET
105
SEE 02/AT 17
FOR INT. ELEV.

TOILET
106
SEE 02/AT 17
FOR INT. ELEV.

TOILET
107
SEE 02/AT 17
FOR INT. ELEV.

BATH HALL
104
SEE 02/AT 16
FOR INT. ELEV.

ACCESS BATH
108
SEE 02/AT 17
FOR INT. ELEV.

COAT HOOKS

FLIP-UP TOP

PREP/DINING
103

TABLE HEIGHT

MOVABLE SERVICE CART

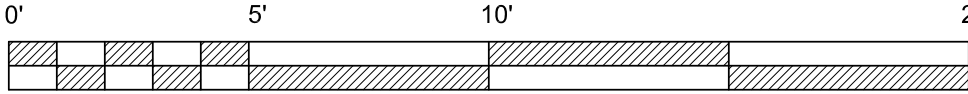
LAMPS ON BAR

LAMPS @ BACK
OF BANQUETTES

ROLLING GATE

PLANTERS AROUND OUTDOOR SEATING

CANOPY STRUCTURE:
REMOVE EXISTING ASPHALT AND REPLACE WITH NEW FOUNDATION,
INCLUDING 4FT (MIN.) DEPTH FROST WALLS AND FOOTINGS WITH INSULATED
STRUCTURAL CONC. SLAB. MAINTAIN EXISTING BRICK PIERS AND CONC.
BEAMS TO EXTENT POSSIBLE. ROOF BEAMS AND JOISTS TO BE REPLACED
OR REINFORCED FOR ROOFTOP GARDEN AND ROOFTOP USE. INFILL W/
ALUMINUM AND GLASS GARAGE DOORS AND STOREFRONT SYSTEM



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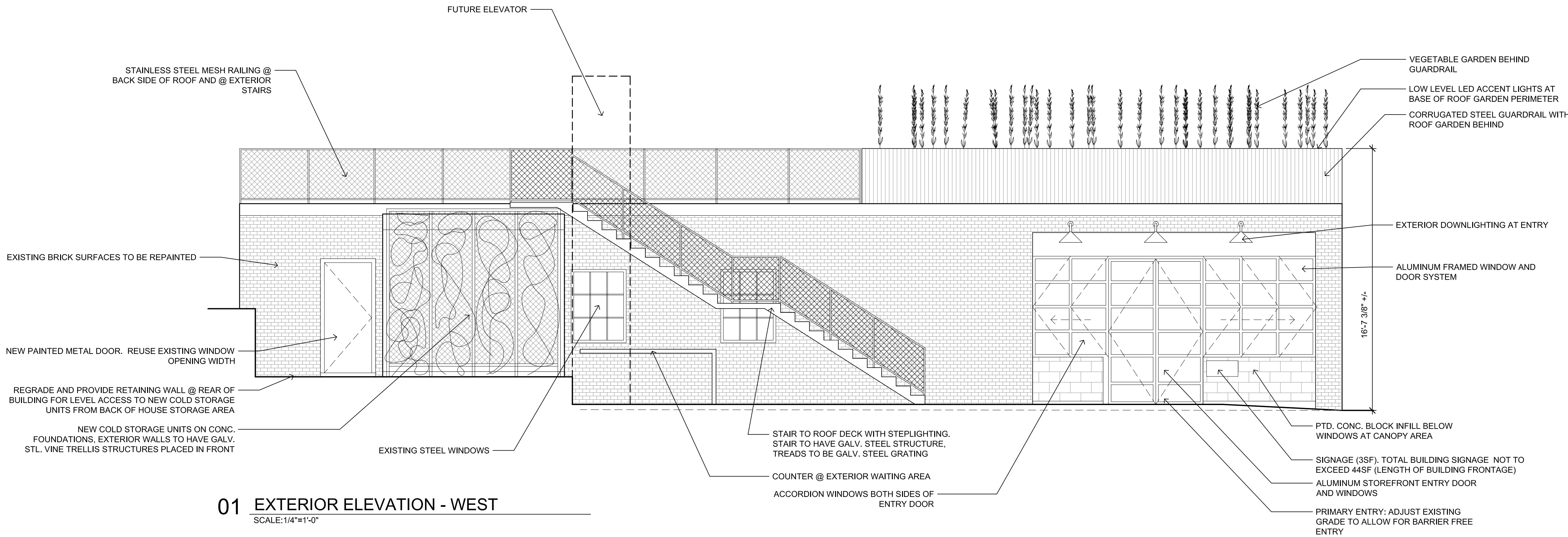
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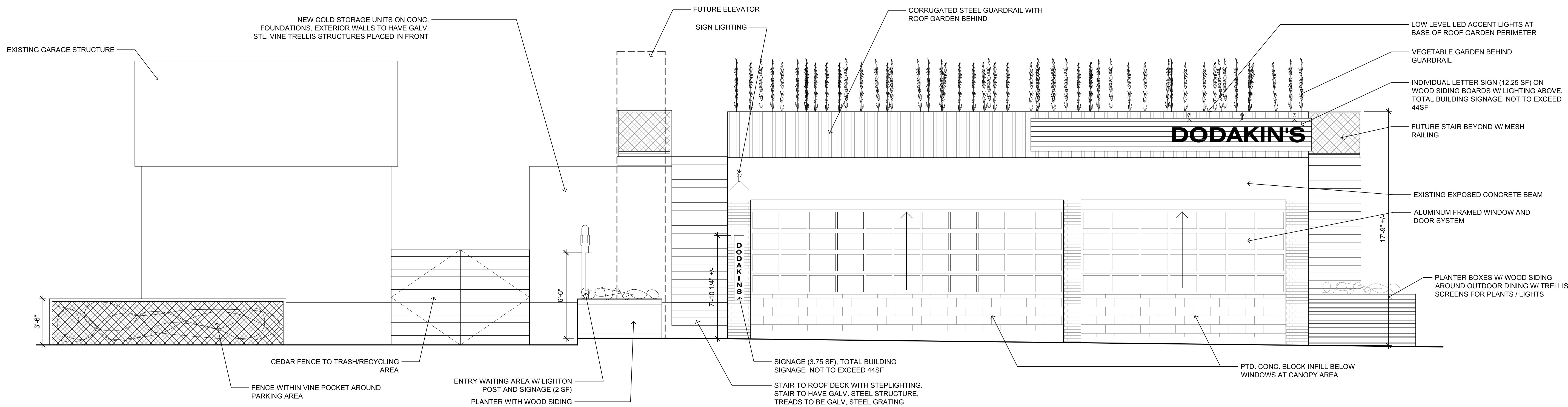
PLAN

A1.00



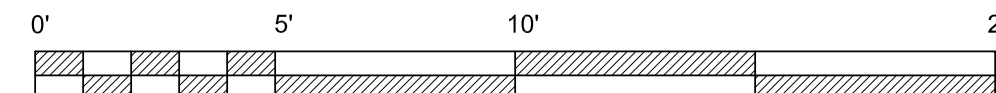
01 EXTERIOR ELEVATION - WEST

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



02 EXTERIOR ELEVATION - SOUTH

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



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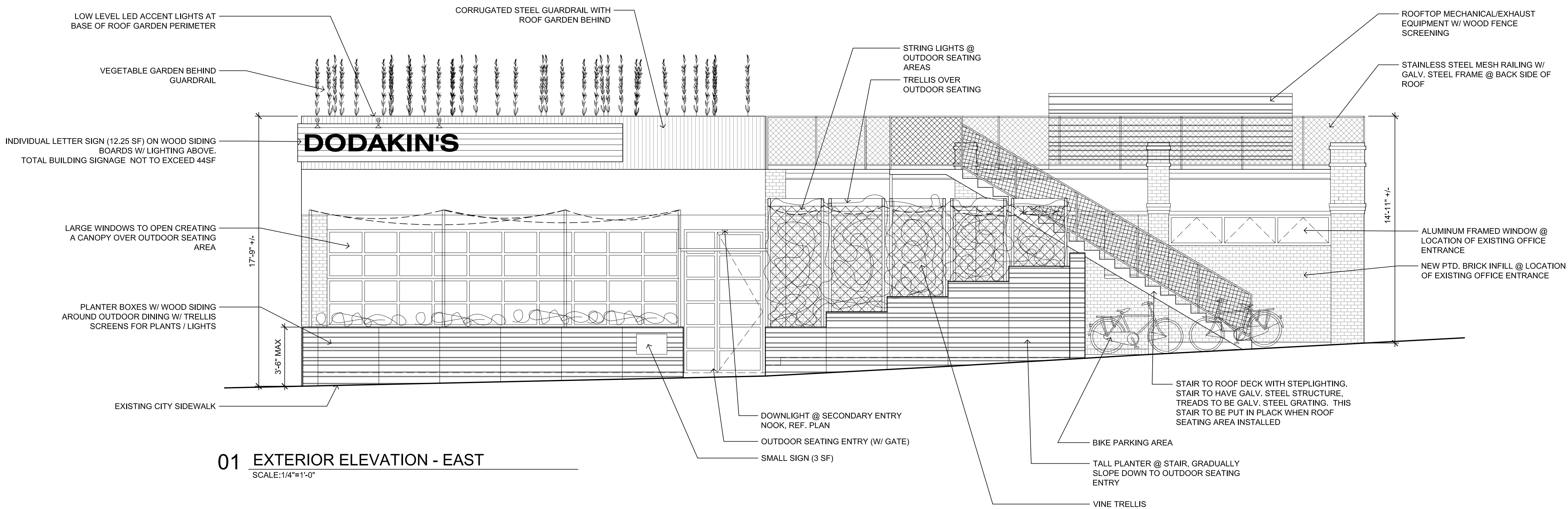
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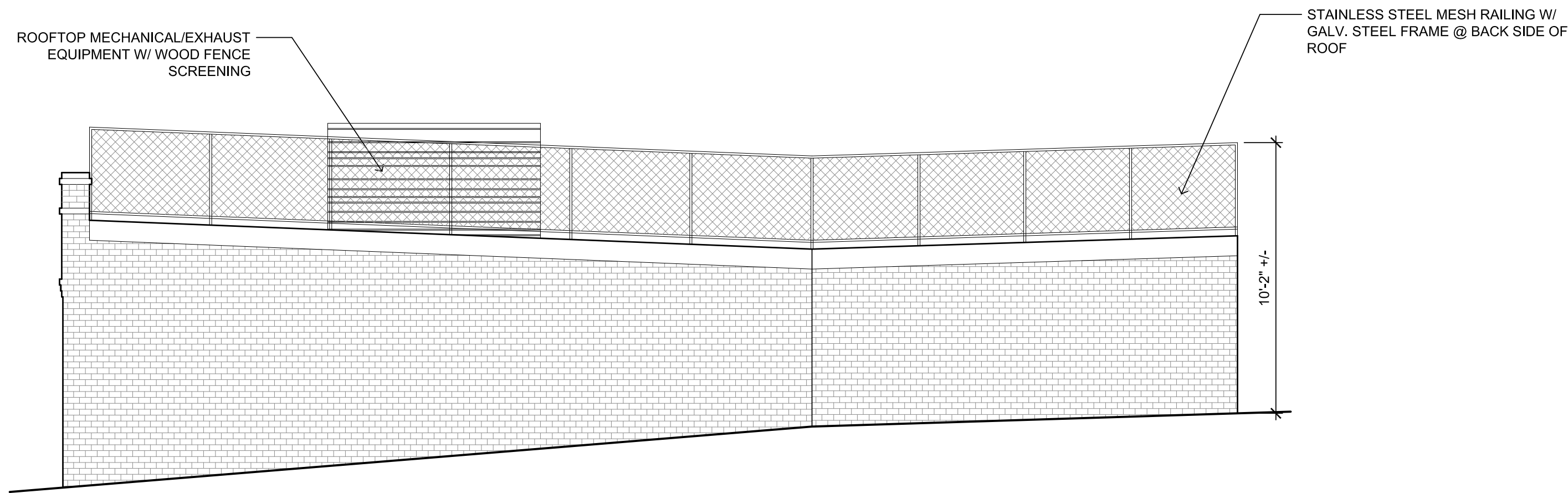
DRAWING TITLE:

EXTERIOR
ELEVATIONS

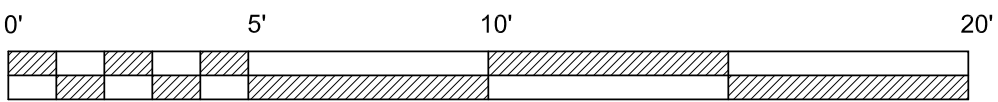
A2.01



01 EXTERIOR ELEVATION - EAST
SCALE: 1/4"=1'-0"



02 EXTERIOR ELEVATION - NORTH
SCALE: 1/4"=1'-0"



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CURRENT ISSUE:
ZONING SUBMISSION 07.16.14

DRAWING TITLE:

EXTERIOR
ELEVATIONS

A2.02