

# Johnny D's Uptown Gardens

17-27 HOLLAND ST, SOMERVILLE MA 02144



FRONT ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

259 ELM ST, SUITE 301  
SOMERVILLE, MA 02144  
PH (617) 354.3989

LAND SURVEYOR

FELDMAN  
LAND SURVEYORS

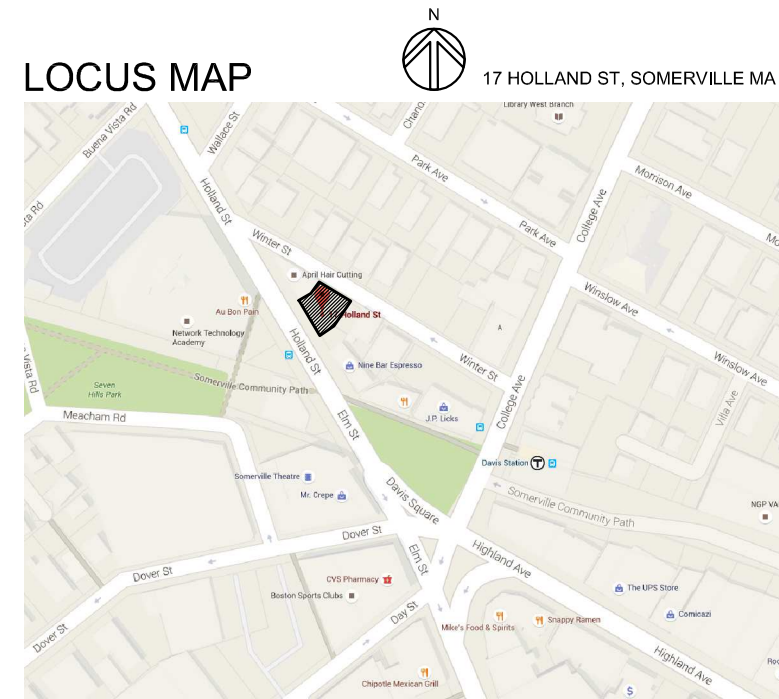
112 SHAWMUT AVENUE  
BOSTON, MA 02118  
PH (617) 357.9740

STRUCTURAL ENGINEER

ROOME & GUARRACINO, P.E.

48 GROVE STREET  
SOMERVILLE, MA 02144  
PH (617) 628.1700

| LIST OF DRAWINGS                |                           | BZA APPL    |
|---------------------------------|---------------------------|-------------|
| GENERAL                         |                           | 28 JUN 2016 |
| T1                              | COVER SHEET               | X           |
| Z1.1                            | ZONING COMPLIANCE         | X           |
| Z1.2                            | ZONING COMPLIANCE         | X           |
| Z1.3                            | ZONING COMPLIANCE         | X           |
| SURVEY                          |                           |             |
| EXISTING CONDITION PLAN OF LAND |                           | X           |
| ARCHITECTURAL                   |                           |             |
| EX 1                            | EXISTING BASEMENT PLAN    | X           |
| EX 2                            | EXISTING FIRST FLOOR PLAN | X           |
| A1.1                            | BASEMENT FLOOR PLAN       | X           |
| A1.2                            | FIRST FLOOR PLAN          | X           |
| A1.3                            | SECOND FLOOR PLAN         | X           |
| A1.4                            | THIRD FLOOR PLAN          | X           |
| A1.5                            | FOURTH FLOOR PLAN         | X           |
| A2.0                            | COLOR ELEVATIONS          | X           |
| A2.1                            | STREET ELEVATIONS         | X           |



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT  
JOHNNY D'S  
UPTOWN  
GARDENS  
17-27 HOLLAND ST  
SOMERVILLE, MA 02144

PREPARED FOR  
JOHNNY D'S UPTOWN  
GARDEN JTD 17  
HOLLAND LLC  
22 HILLSIDE AVE  
WINCHESTER, MA 01890

DRAWING TITLE  
COVER SHEET

SCALE AS NOTED

| REVISION       | DATE              |
|----------------|-------------------|
|                |                   |
|                |                   |
|                |                   |
|                |                   |
| SP APPLIC      | 28 JUN 2016       |
| DRAWN BY<br>EC | REVIEWED BY<br>PQ |

SHEET  
T1

Z:\DCADD\WGS\Holland-17 Johnny Ds\Holland 17-Z1.1.dwg, Z1.1, 6/29/2016 11:44:26 AM

HOLLAND 17-27 - DIMENSIONAL TABLE - CBD ZONING DISTRICT - SPSR PER §7.11

| ITEM                                  | ALLOWED/<br>REQUIRED | EXISTING | PROPOSED  | COMPLIANCE              |
|---------------------------------------|----------------------|----------|-----------|-------------------------|
| MIN LOT SIZE (SF)                     | NA                   | 4,475    | NO CHANGE | COMPLIES                |
| MIN LOT AREA / UNIT<br>1-9 UNITS (SF) | 875                  | NA       | 639       | REQUIRES RELIEF         |
| MAX GROUND COVERAGE (%)               | 80                   | ± 97     | ± 97      | EXISTING NON-CONFORMING |
| MIN LANDSCAPED AREA (% OF LOT)        | 10                   |          | 0         | RELIEF REQUIRED         |
| PERVIOUS AREA (% OF LOT)              | NONE                 |          | 0         | COMPLIES                |
| FLOOR AREA RATIO (FAR)                | 2.0                  |          | 3.27      | RELIEF REQUIRED         |
| NET FLOOR AREA (NSF)                  | 8,950                |          | ± 14,793  | RELIEF REQUIRED         |
| MAX HEIGHT (FT/ STORIES)              | 50 / 4               |          | ± 49 / 4  | COMPLIES                |
| MIN FRONT YARD (FT)                   | NA                   |          | 0         | COMPLIES                |
| MIN SIDE YARD - LEFT (FT)             | NA                   |          | 0         | COMPLIES                |
| MIN SIDE YARD - RIGHT (FT)            | NA                   |          | 0         | COMPLIES                |
| MIN REAR YARD (FT)                    | 10'+2(3)=16**        |          | 0         | EXISTING NON-CONFORMING |
| MIN FRONTAGE (FT)                     | NA                   |          | 74.55'    | COMPLIES                |
| MIN NO. OF PARKING SPACES             | 19**                 |          | 2         | EXISTING NON-CONFORMING |
| MIN NO. BIKE PARKING SPACES           | 2***                 |          | 15        | COMPLIES                |

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.

\*REAR YARD CALCULATION PER §8.5  
10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =  
10' + (2' X 3) = 16' REQUIRED REAR YARD

\*\*NUMBER OF REQUIRED PARKING SPACE PER §9.5  
RESIDENTIAL  
(5) 1OR2-BR UNITS AT 1.5 PER UNIT = 5X1.5 = 7.5  
(2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4  
VISITOR SPACE AT 1 PER 7 UNITS (MIN 7 UNITS) = 1  
RETAIL  
RETAIL USE AT 1 SPACE PER 500 SF = ±3,268/500 = 6.5

|                    |
|--------------------|
| 12.5 RES           |
| +6.5 COMM          |
| 19 SPACES REQUIRED |

\*\*\*NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B  
RESIDENTIAL  
(1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1X1 = 1  
NON-RESIDENTIAL  
IF REQUIRED CAR PARKING IS 4-14 THEN 1 BIKE SPACE REQUIRED

|                        |
|------------------------|
| 1 RES                  |
| + 1 NON-RES            |
| 2 BIKE SPACES REQUIRED |

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DRAWING TITLE

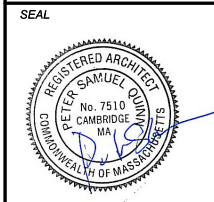
ZONING  
COMPLIANCE

SCALE AS NOTED

| REVISION       | DATE              |
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|                |                   |
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|                |                   |
| SP APPLIC      | 28 JUN 2016       |
| DRAWN BY<br>MY | REVIEWED BY<br>PQ |

SHEET

Z1.1



CONSULTANT

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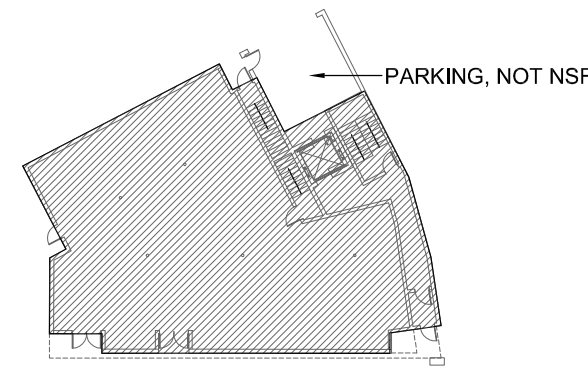
DRAWING TITLE  
ZONING  
COMPLIANCE

SCALE AS NOTED

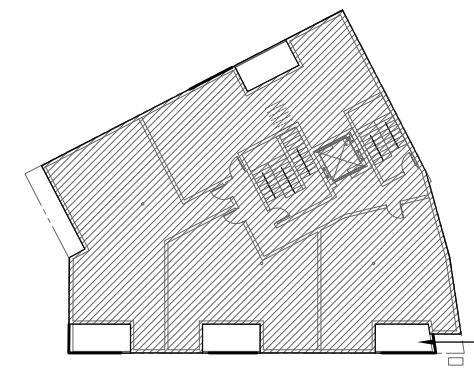
| REVISION       | DATE              |
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|                |                   |
| SP APPLIC      | 28 JUN 2016       |
| DRAWN BY<br>MY | REVIEWED BY<br>PQ |

SHEET

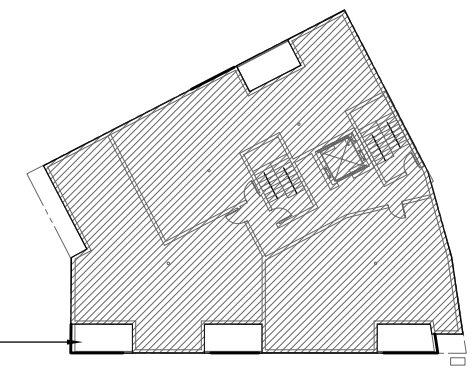
Z1.2



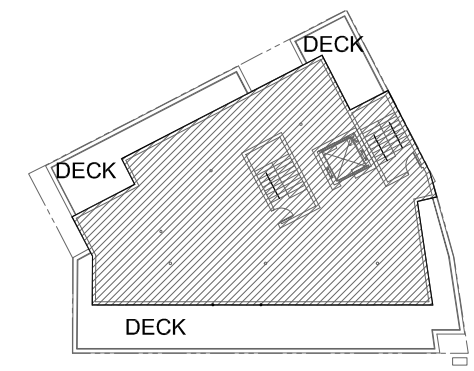
1ST FLOOR: 3,894-NSF



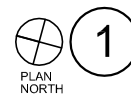
2ND FLOOR: 4,062-NSF



3RD FLOOR: 4,062-NSF



4TH FLOOR: 2,775-NSF



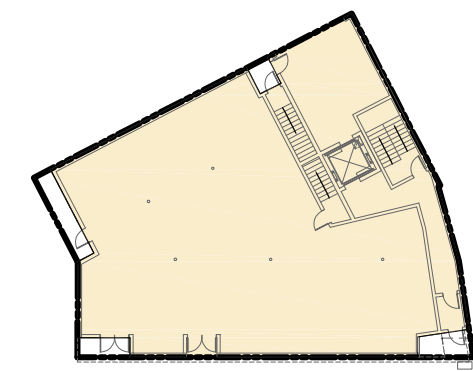
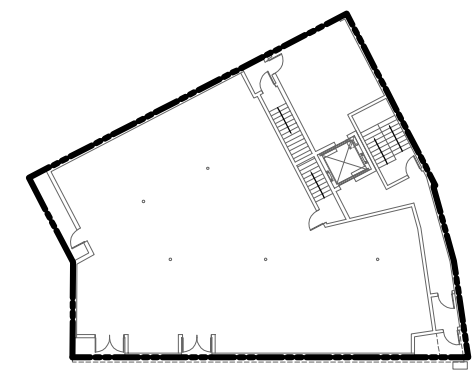
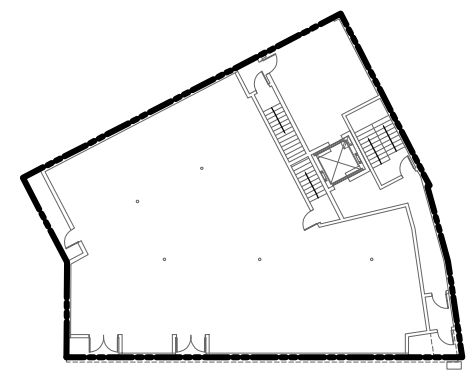
## 1 NET SQUARE FOOTAGE CALC

SCALE: 1"=40'-0"

### NET SQUARE FOOTAGE SUMMARY

| FLOOR  | PROPOSED NSF |
|--------|--------------|
| 4TH FL | 2,775        |
| 3RD FL | 4,062        |
| 2ND FL | 4,062        |
| 1ST FL | 3,894        |
| BSMNT  | 0*           |
| TOTAL  | 14,793-NSF   |

\* BASEMENT IS ENTIRELY  
STORAGE, NOT NSF



LANDSCAPE AREA 0 SF = 0%  
4,475 LOT SF

PERVIOUS AREA 0 SF = 0%  
4,475 LOT SF

LOT COVERAGE 4,359 SF = 97%  
4,475 LOT SF



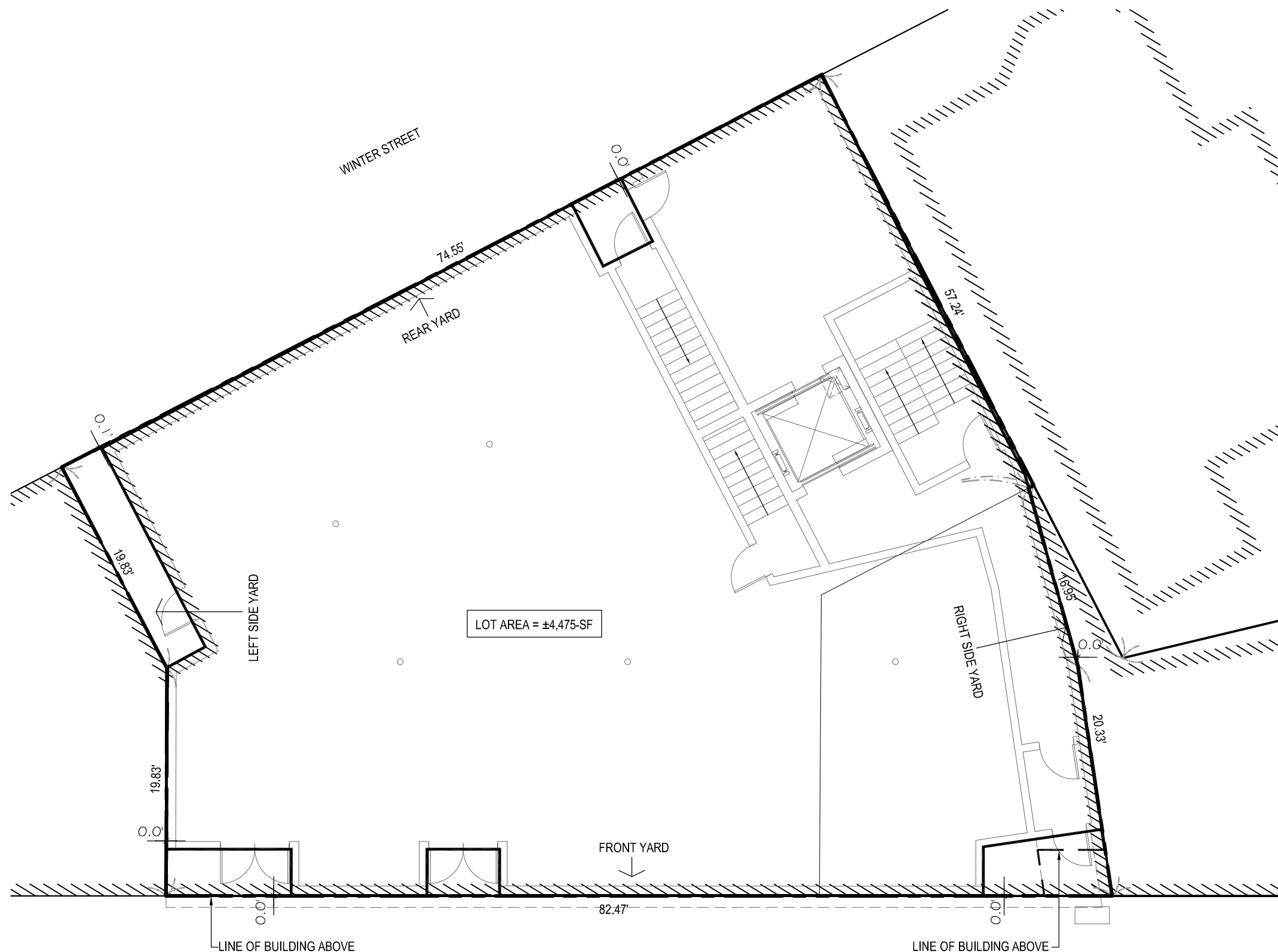
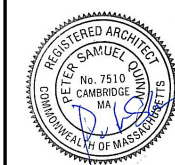
## 2 SITE AREAS

SCALE: 1"=40'-0"



## 3 BUILDING HEIGHT

SCALE: 1"=20'-0"



HOLLAND ST

## DIMENSIONAL SITE PLAN

SCALE: 1" = 10'-0"

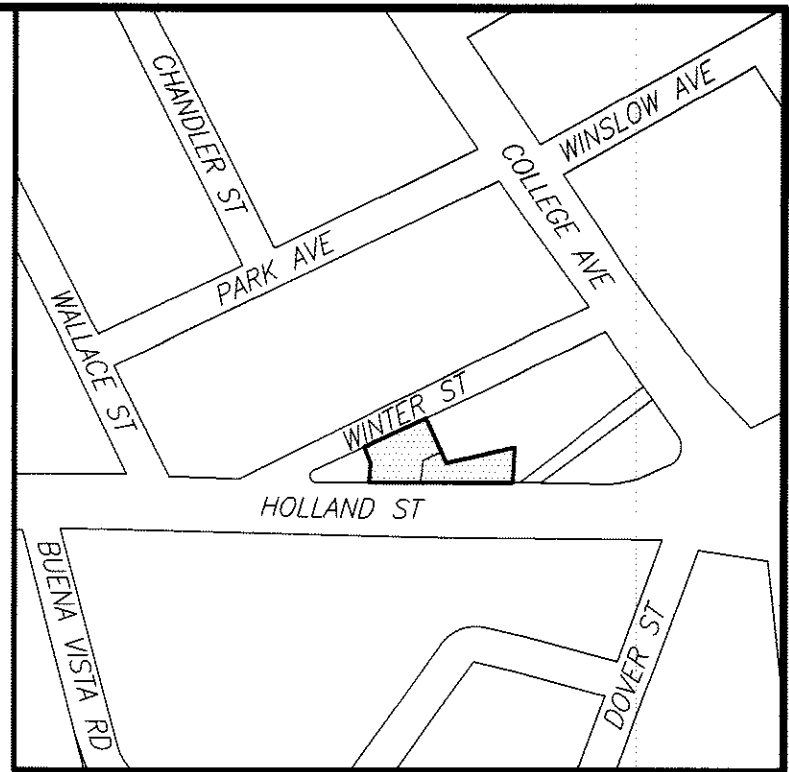
BASED ON PLOT PLAN BY FELDMAN  
LAND SURVEYORS 112 SHAWMUT AVE  
BOSTON, MA 02118 DATED 21 AUG 2015.

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 445 of 2016  
Rec'd 5-27 2016  
at 10 H 46 M A M

Attest

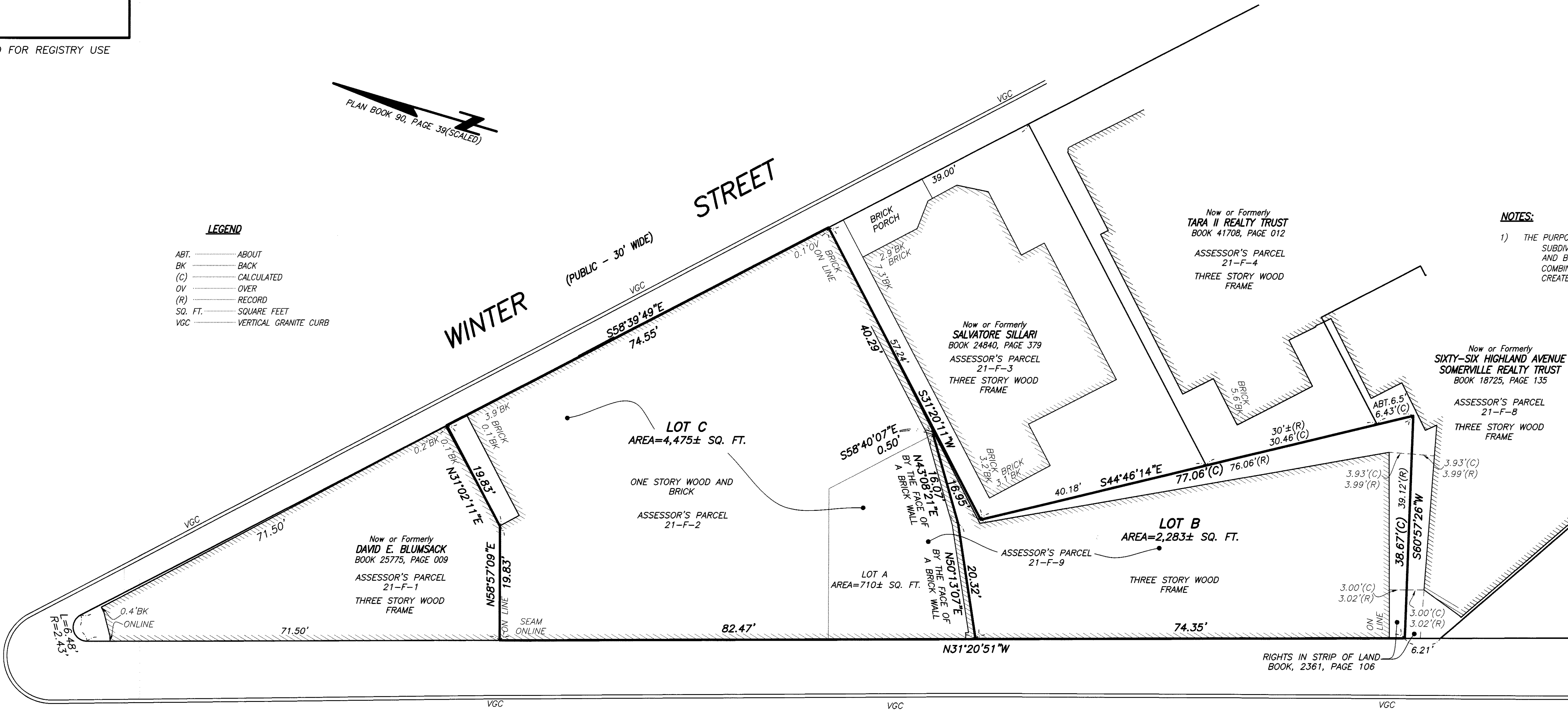
Register

RESERVED FOR REGISTRY USE



LOCUS MAP NOT TO SCALE

**LEGEND**  
ABT. .... ABOUT  
BK ..... BACK  
(C) ..... CALCULATED  
OV ..... OVER  
(R) ..... RECORD  
SQ. FT. .... SQUARE FEET  
VGC ..... VERTICAL GRANITE CURB



**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO:  
SUBDIVIDE ASSESSOR'S PARCEL 21-F-9 (AREA=2,993±) INTO LOT A  
AND B; AND  
COMBINE ASSESSOR'S PARCEL 21-F-2 (AREA=3,765±) WITH LOT A TO  
CREATE LOT C.

**REFERENCES**

MIDDLESEX COUNTY REGISTRY OF DEEDS  
BOOK 90 PLAN 39  
BOOK 165 PLAN 42  
BOOK 178 PLAN 94

**OWNER OF RECORD**

NOW OR FORMERLY  
J.T.D. REALTY TRUST  
BOOK 14876, PAGE 248

HOLLAND (PUBLIC - 60' WIDE) STREET

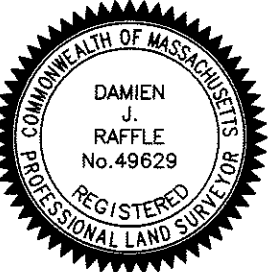
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND  
THE LATEST PLANS AND DEEDS OF RECORD.

FOR FELDMAN LAND SURVEYORS

DAMIEN J. RAFFLE, PLS (MA# 49629)  
djr@feldmansurveyors.com

1/14/2016  
DATE



CITY OF SOMERVILLE, MASSACHUSETTS  
PLANNING BOARD SUBDIVISION APPROVAL

George J. Proakis

Director of Planning for the  
Somerville Planning Board per

Minor site plan review Case #PB2016-04

DATE: May 11, 2016

SUBDIVISION PLAN  
#5-#27 HOLLAND STREET  
SOMERVILLE, MASS.

FELDMAN LAND SURVEYORS  
112 SHAWMUT AVENUE  
BOSTON, MASS. 02118

AUGUST 21, 2015  
PHONE: (617)357-9740  
www.feldmansurveyors.com

FELDMAN  
LAND SURVEYORS



SCALE: 1"=10'

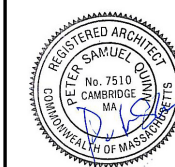
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|-------------------------------------------------------|----------------|---------------|----------------|------------------|
| RESEARCH PRF                                          | FIELD CHIEF AB | PROJ MGR DJR  | APPROVED DJR   | SHEET NO. 1 OF 1 |
| CALC PRF                                              | CADD DJR       | FIELD CHECKED | CRD FILE 14709 | JOB NO. 14709    |
| FILENAME: S:\PROJECTS\147008\14709\DWG\14709-SUBD.dwg |                |               |                |                  |

445 of 2016



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

SEAL



CONSULTANT

PROJECT

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UPTOWN  
GARDENS**  
17-27 HOLLAND ST  
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|              |  |
|--------------|--|
| PREPARED FOR |  |
|--------------|--|

JOHNNY D'S UPTOWN  
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**DRAWING TITLE**

DRAWING TITLE

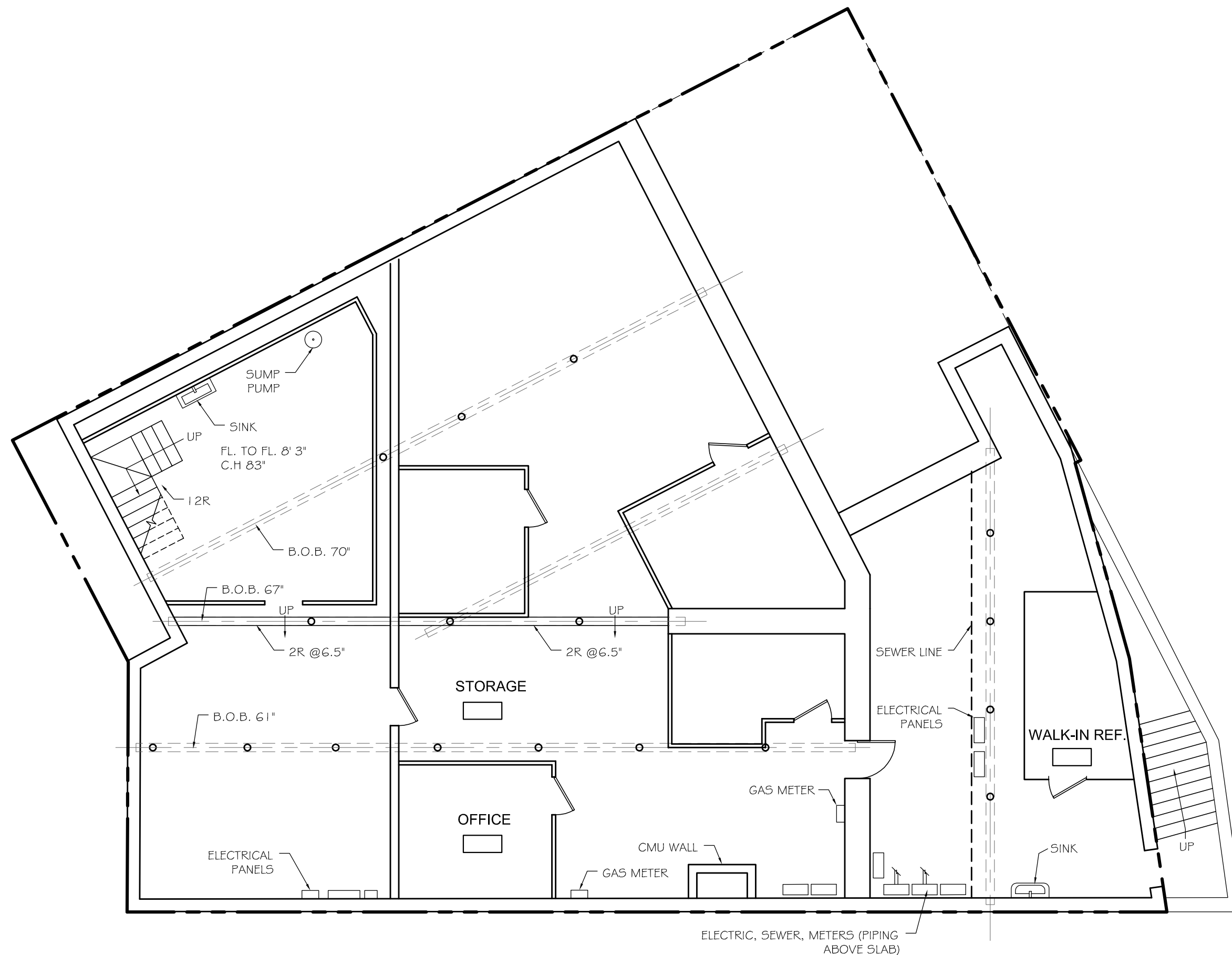
EXISTING  
BASEMENT  
PLAN

SCALE AS NOTED

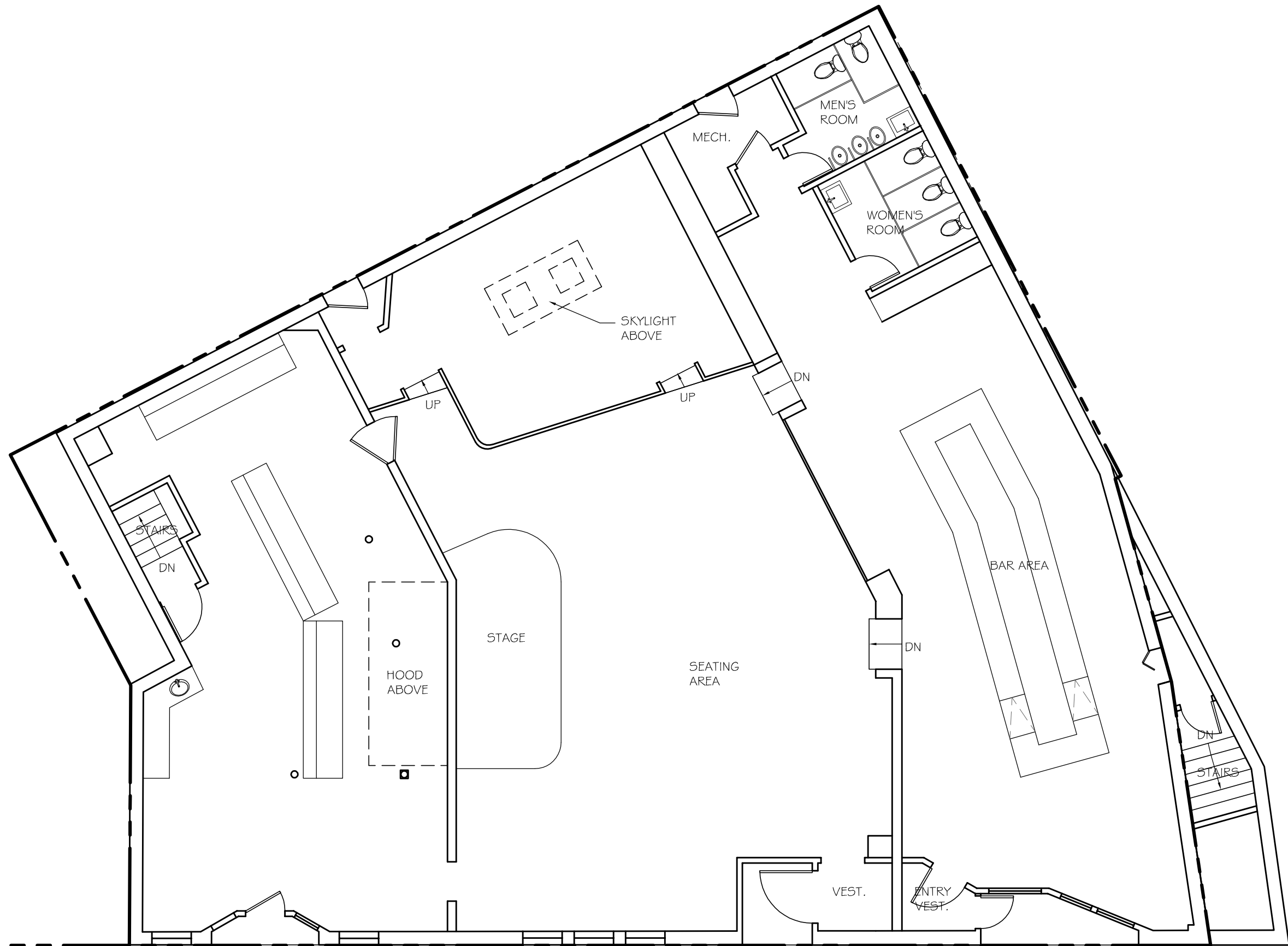
| REVISION             | DATE              |
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| SP APPLIC            | 28 JUN 2016       |
| DRAWN BY<br>ACW / KA | REVIEWED BY<br>PQ |

SHEET

# EX 1



**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



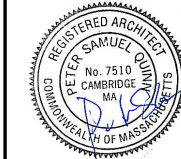
1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PETER  
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TECTS

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DRAWING TITLE

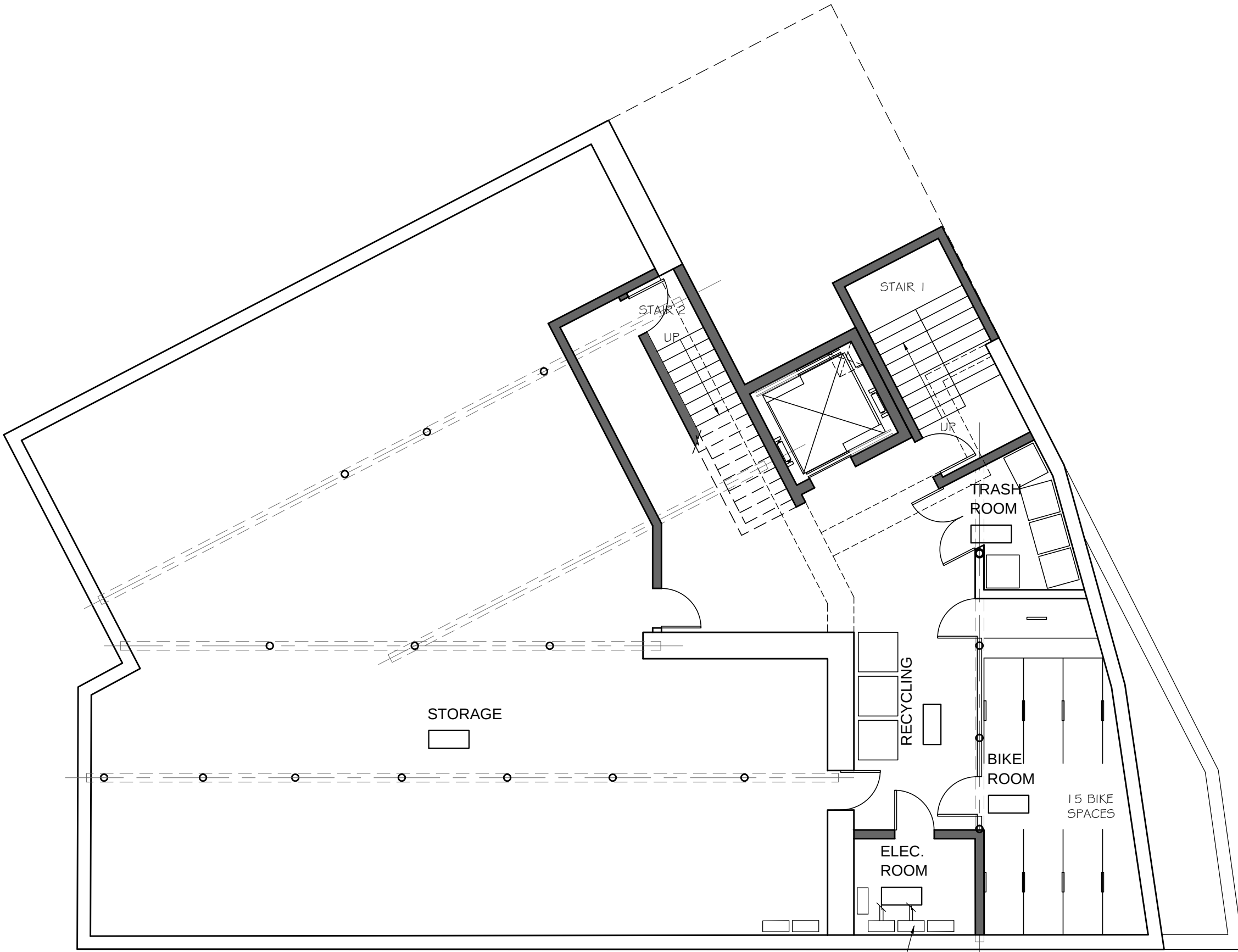
EXISTING  
FIRST FLOOR  
PLAN

SCALE AS NOTED

| REVISION              | DATE              |
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| SP APPLIC             | 28 JUN 2016       |
| DRAWN BY<br>ACW / KVS | REVIEWED BY<br>PQ |

SHEET

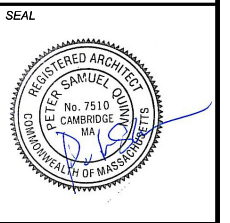
EX 2



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

**PETER QUINN ARCHITECTS**  
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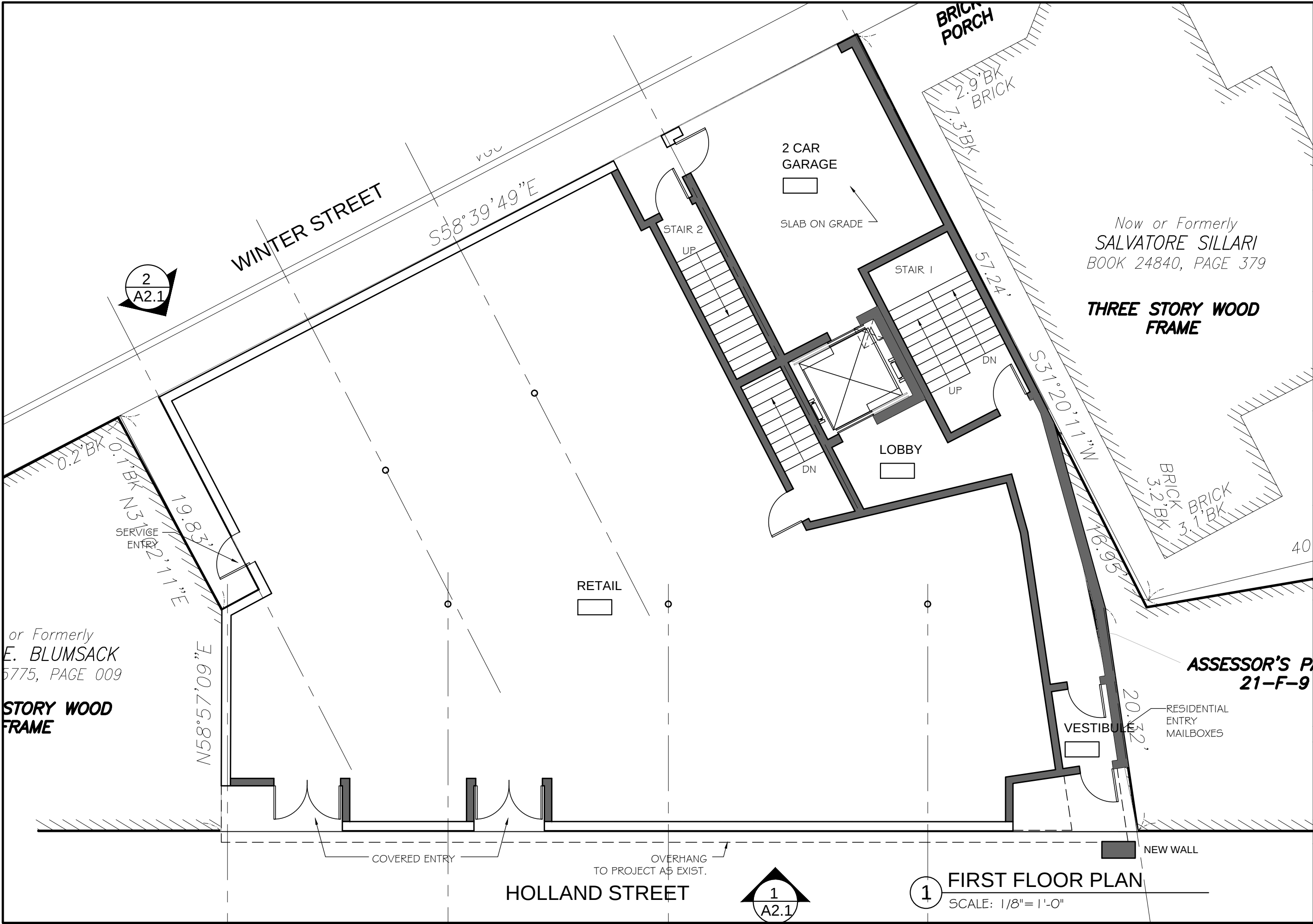
DRAWING TITLE

**BASEMENT FLOOR PLAN**

| SCALE AS NOTED  |                   |
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| REVISION        | DATE              |
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| SP APPLIC       | 28 JUN 2016       |
| DRAWN BY<br>ACW | REVIEWED BY<br>PQ |

SHEET

**A1.1**



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SEAL

REGISTERED ARCHITECT  
PETER QUINN  
No. 7510  
CAMBRIDGE  
MA  
JULY 1, 2016  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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DRAWING TITLE

**FIRST FLOOR PLAN**

SCALE AS NOTED

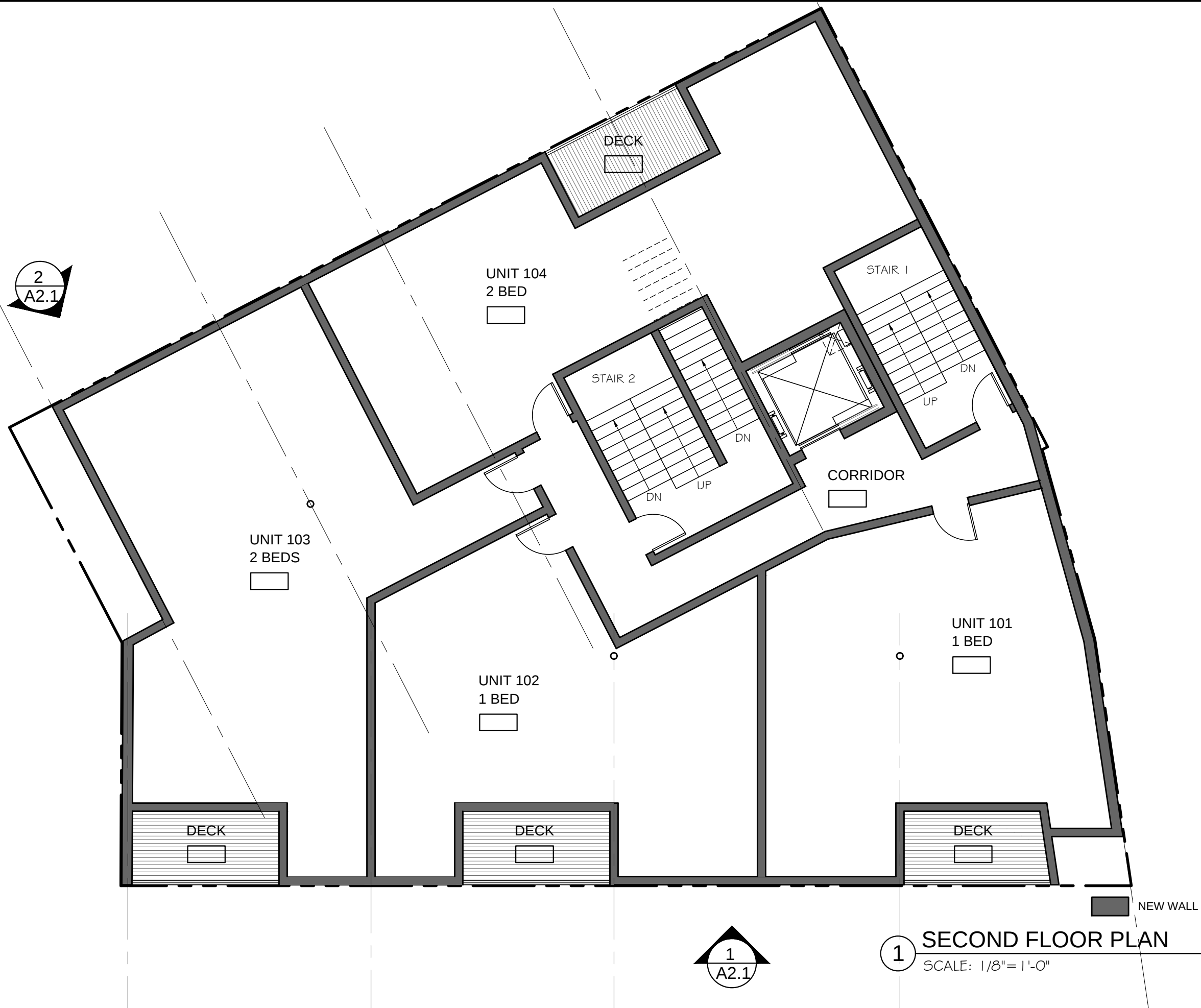
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| SP APPLIC       | 28 JUN 2016       |
| DRAWN BY<br>ACW | REVIEWED BY<br>PQ |

SHEET

**A1.2**

2  
A2.1



1  
A2.1

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

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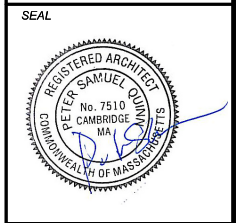
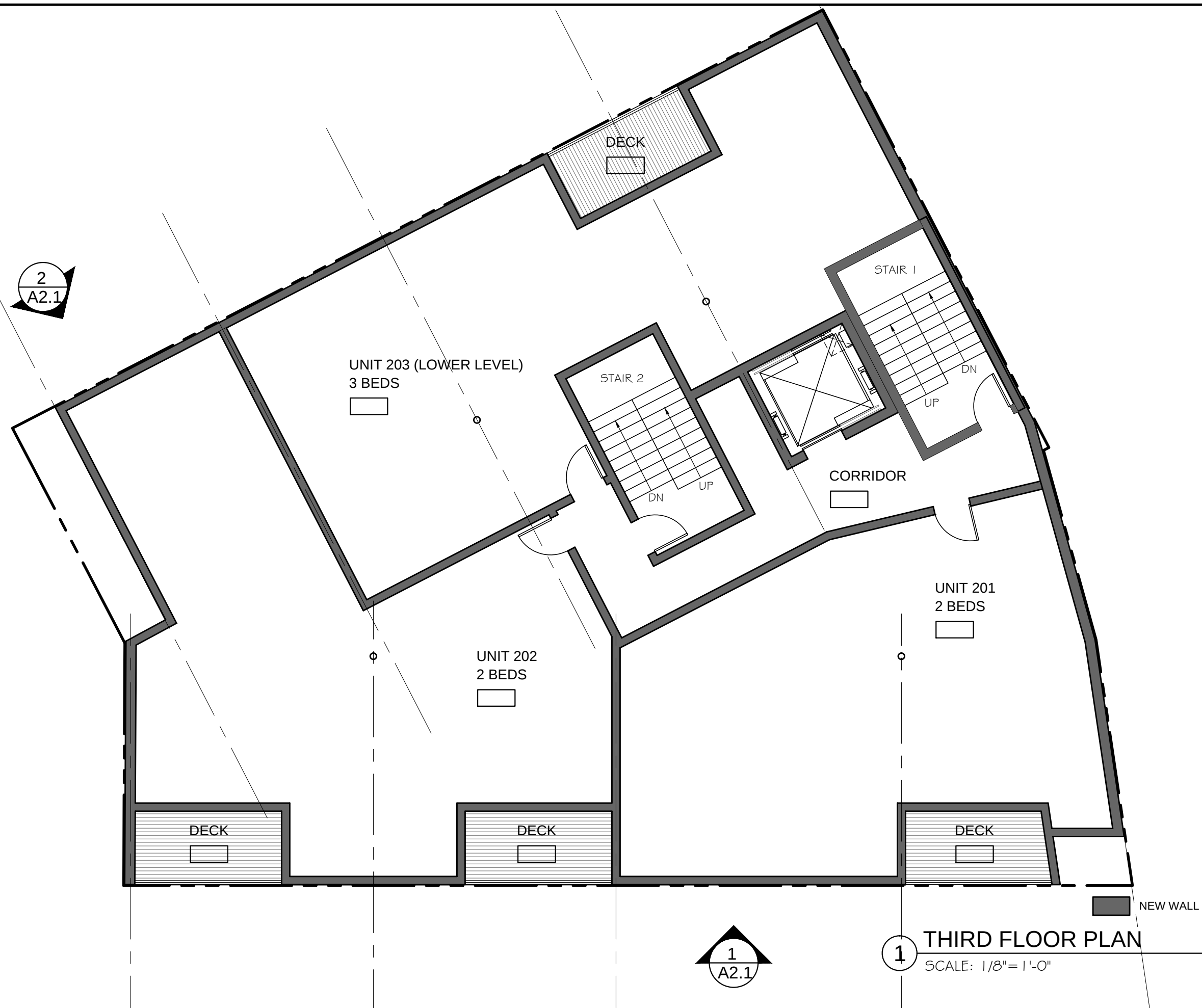
SECOND  
FLOOR PLAN

SCALE AS NOTED

| REVISION        | DATE              |
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SHEET

A1.3



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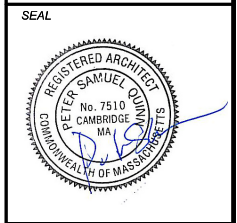
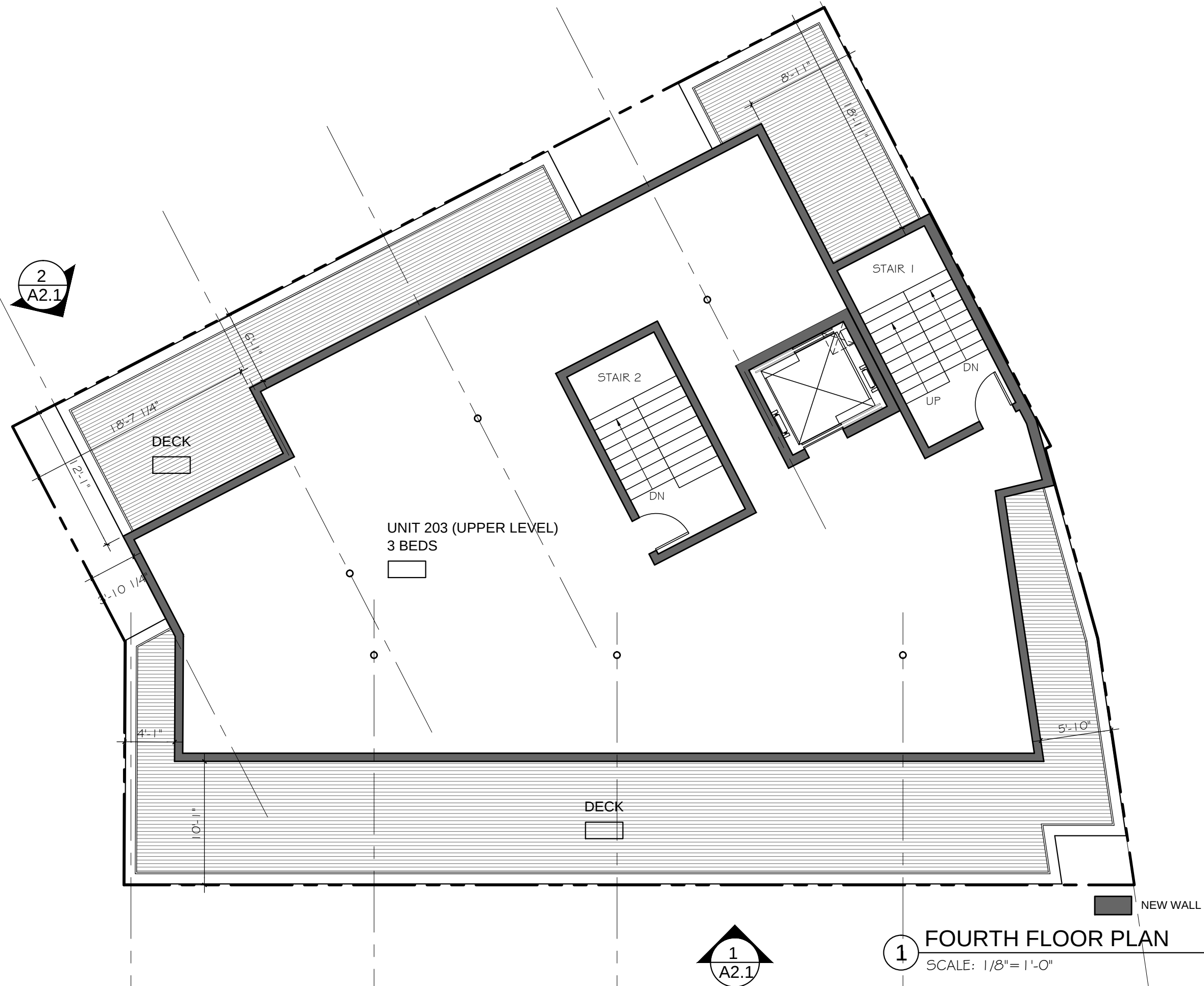
**FOURTH FLOOR PLAN**

SCALE AS NOTED

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|                 |                   |
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SHEET

**A1.4**



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**FOURTH FLOOR PLAN**

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SHEET

**A1.5**



1 HOLLAND ST ELEVATION  
SCALE: 1/16" = 1'-0"



2 WINTER ST ELEVATION  
SCALE: 1/16" = 1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

JOHNNY D'S  
UPTOWN  
GARDENS  
17-27 HOLLAND ST  
SOMERVILLE, MA 02144

PREPARED FOR

JOHNNY D'S UPTOWN  
GARDEN JTD 17  
HOLLAND LLC  
22 HILLSIDE AVE  
WINCHESTER, MA 01890

DRAWING TITLE

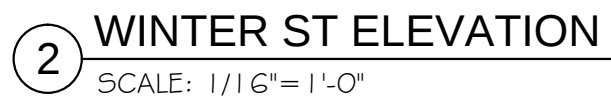
COLORED  
ELEVATIONS

SCALE AS NOTED

| REVISION        | DATE              |
|-----------------|-------------------|
|                 |                   |
|                 |                   |
|                 |                   |
|                 |                   |
| SP APPLIC       | 28 JUN 2016       |
| DRAWN BY<br>ACW | REVIEWED BY<br>PQ |

SHEET

A2.0



## A2.1