

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

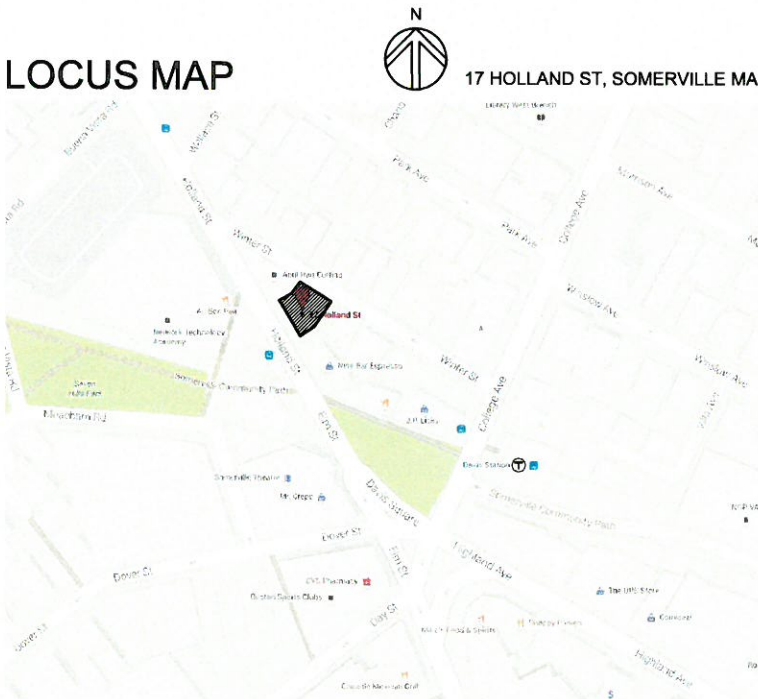
112 SHAWMUT AVENUE
BOSTON, MA 02118
PH (617) 357.9740

STRUCTURAL ENGINEER

ROOME & GUARRACINO, P.E.

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

LIST OF DRAWINGS		BZA APPL
		28 JUN 2016
GENERAL		
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		
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



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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 EC REVIEWED BY PQ

SHEET

T1

Z:\DCADDWGS\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/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	4,475	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 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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ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

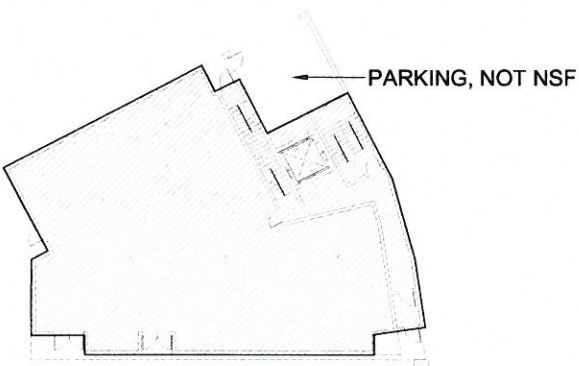
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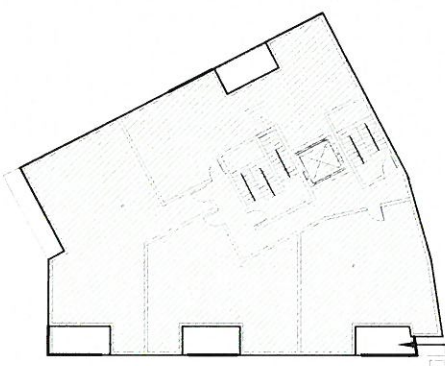
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Z1.1

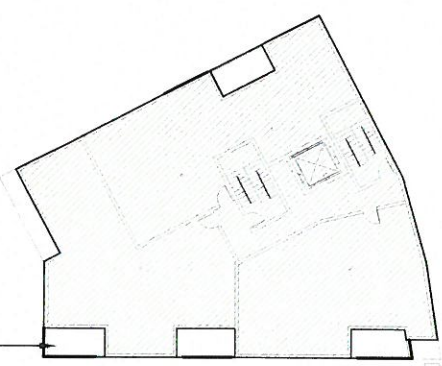
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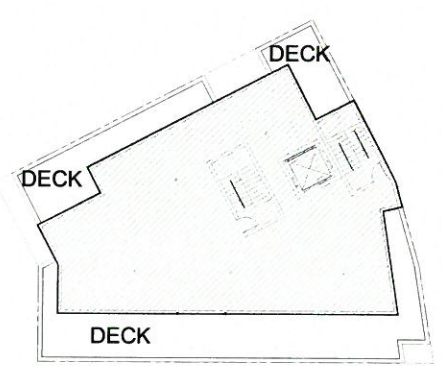
1ST FLOOR: 3,894-NSF



2ND FLOOR: 4,062-NSF



3RD FLOOR: 4,062-NSF



4TH FLOOR: 2,775-NSF



1

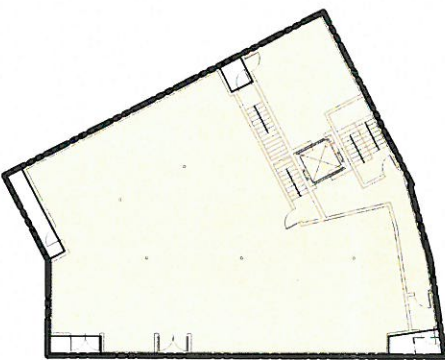
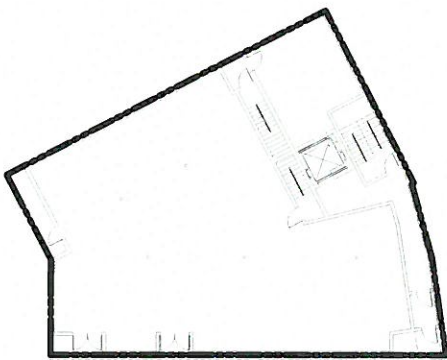
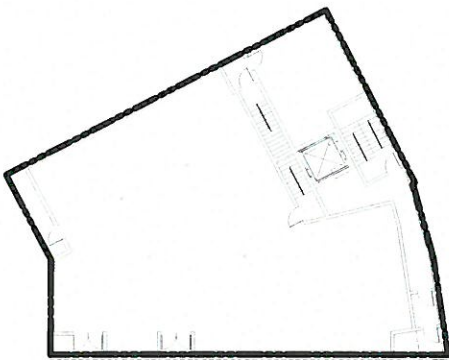
NET SQUARE FOOTAGE CALC

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"

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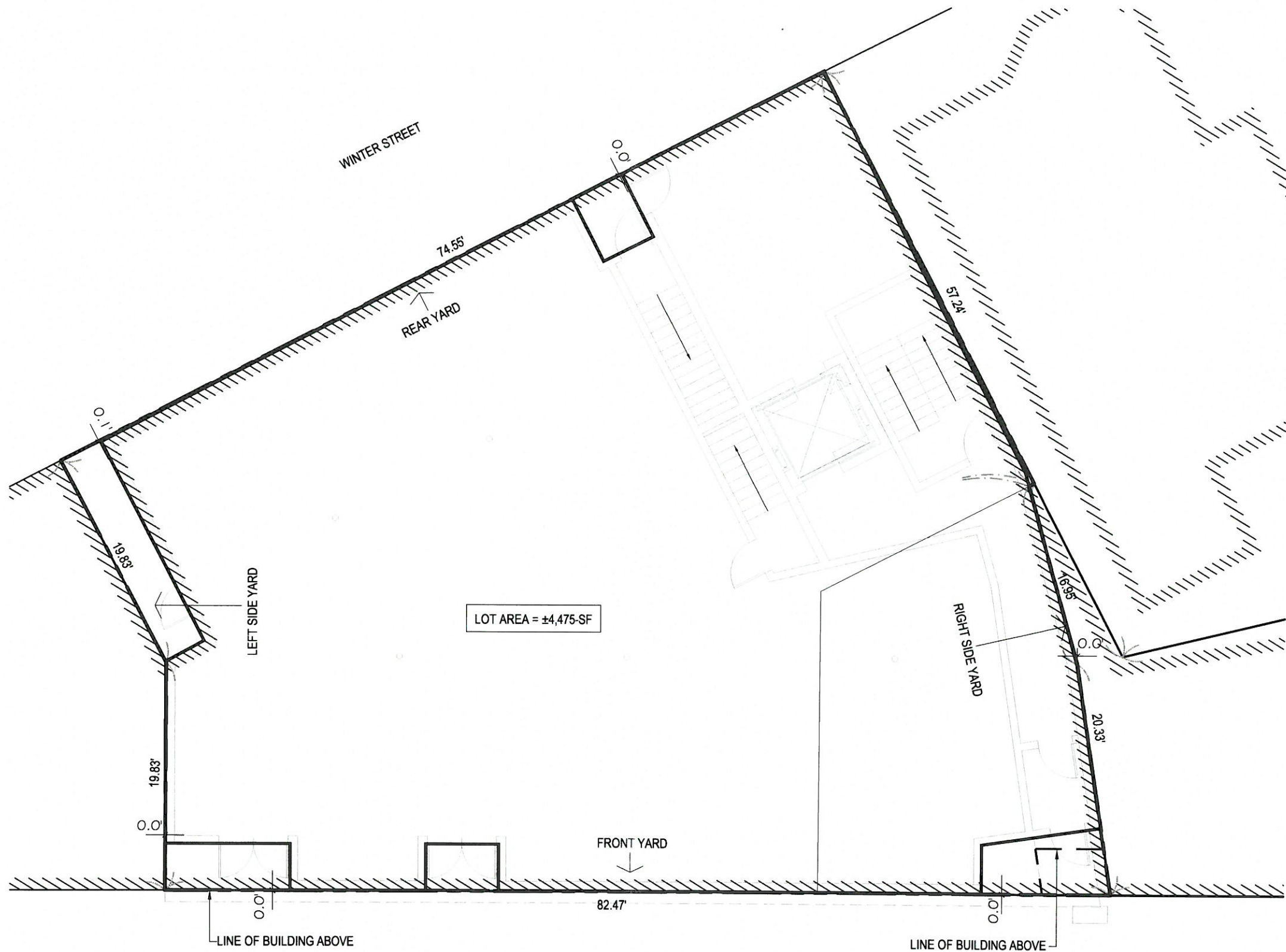
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Z1.2

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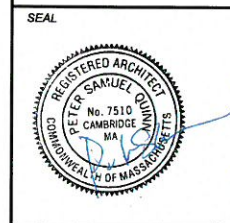


1 DIMENSIONAL SITE PLAN

SCALE: 1" = 10'-0"

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

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ZONING COMPLIANCE

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Z1.3

Attest

Register

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 17B PLAN 94

OWNER OF RECORD

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

HOLLAND (PUBLIC - 60' WIDE) STREET


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

1/14/2016
DATE

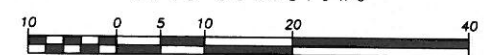


Q. 12.

Minor site plan review Case # PB

DATE: May 11, 2016

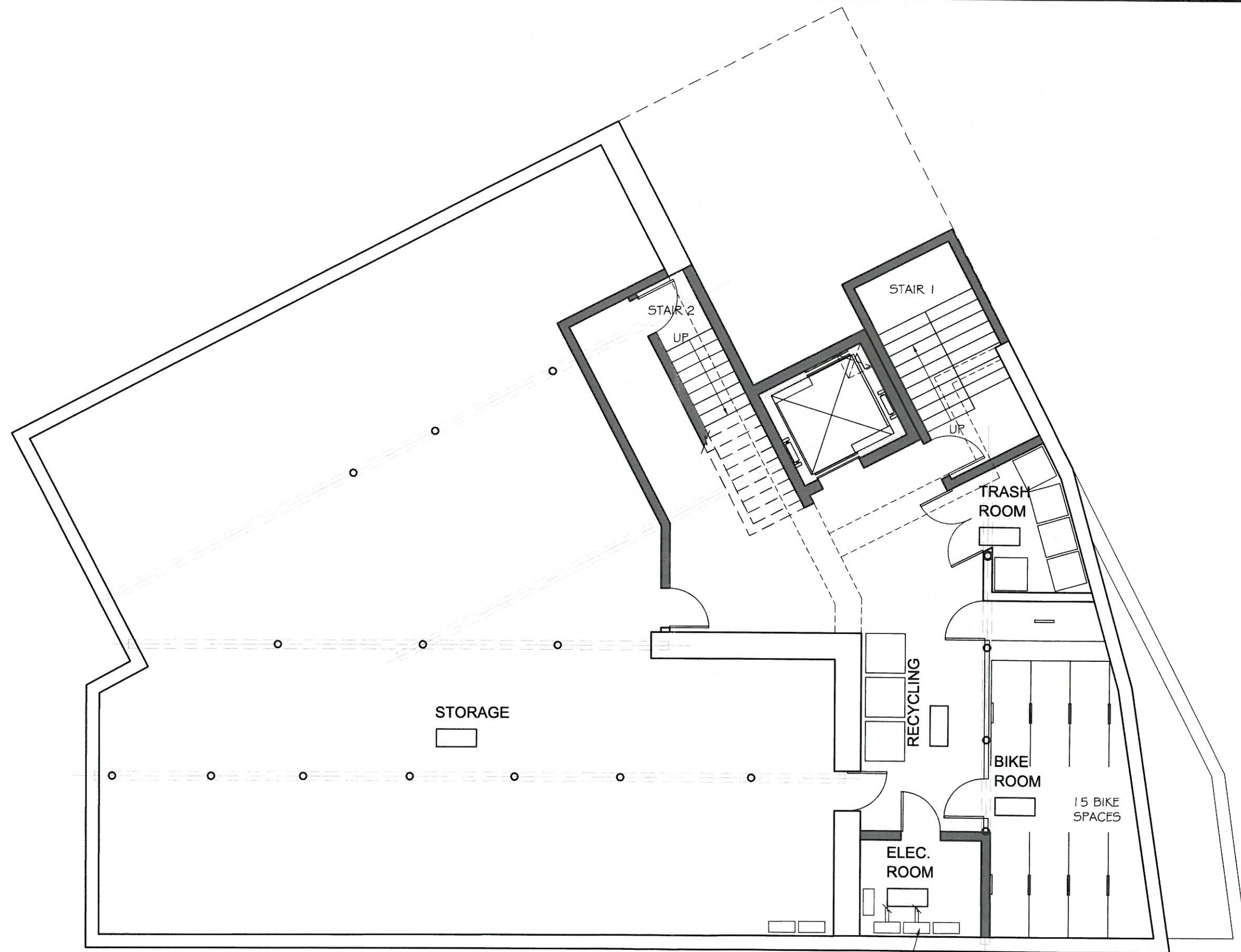
FELDMAN
LAND SURVEYORS



SCALE: 1"=10'

RESEARCH PRF	FIELD CHIEF AB	PROJ MGR DJR	APPROVED <i>DJR</i>	SHEET NO. 1 OF 1
CALC PRF	CADD DJR	FIELD CHECKED	CRD FILE 14709	JOB NO. 14709
FILENAME: S:\PROJECTS\14700s\14709\DWG\14709-SUBD.dwg				

445 of 2016



1

BASEMENT FLOOR PLAN

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

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BASEMENT
FLOOR PLAN

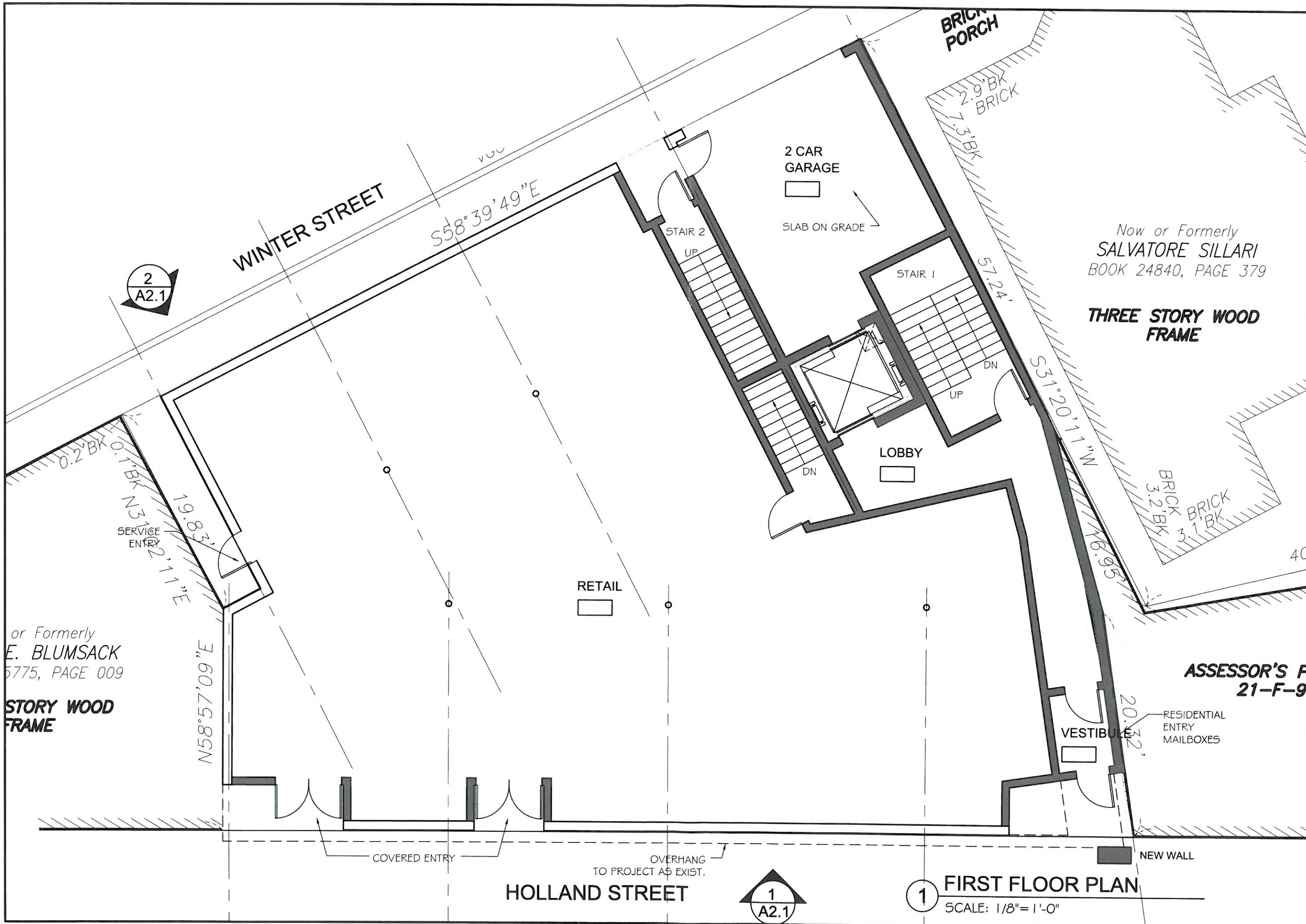
SCALE AS NOTED

REVISION	DATE

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SHEET

A1.1



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FIRST FLOOR PLAN

ASSESSOR'S P. 21-F-9

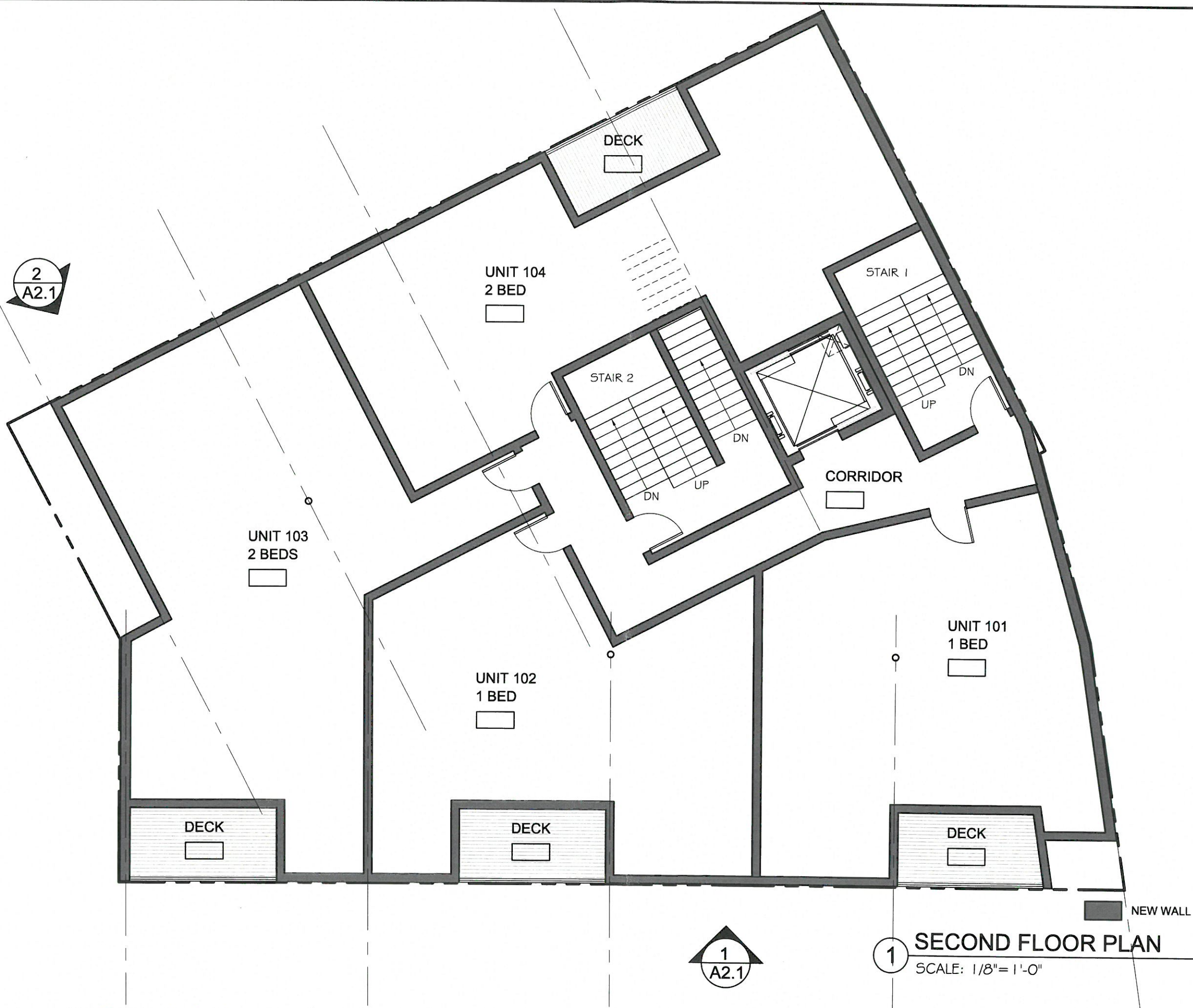
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SHEET

A1.2



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DRAWING TITLE

SECOND
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

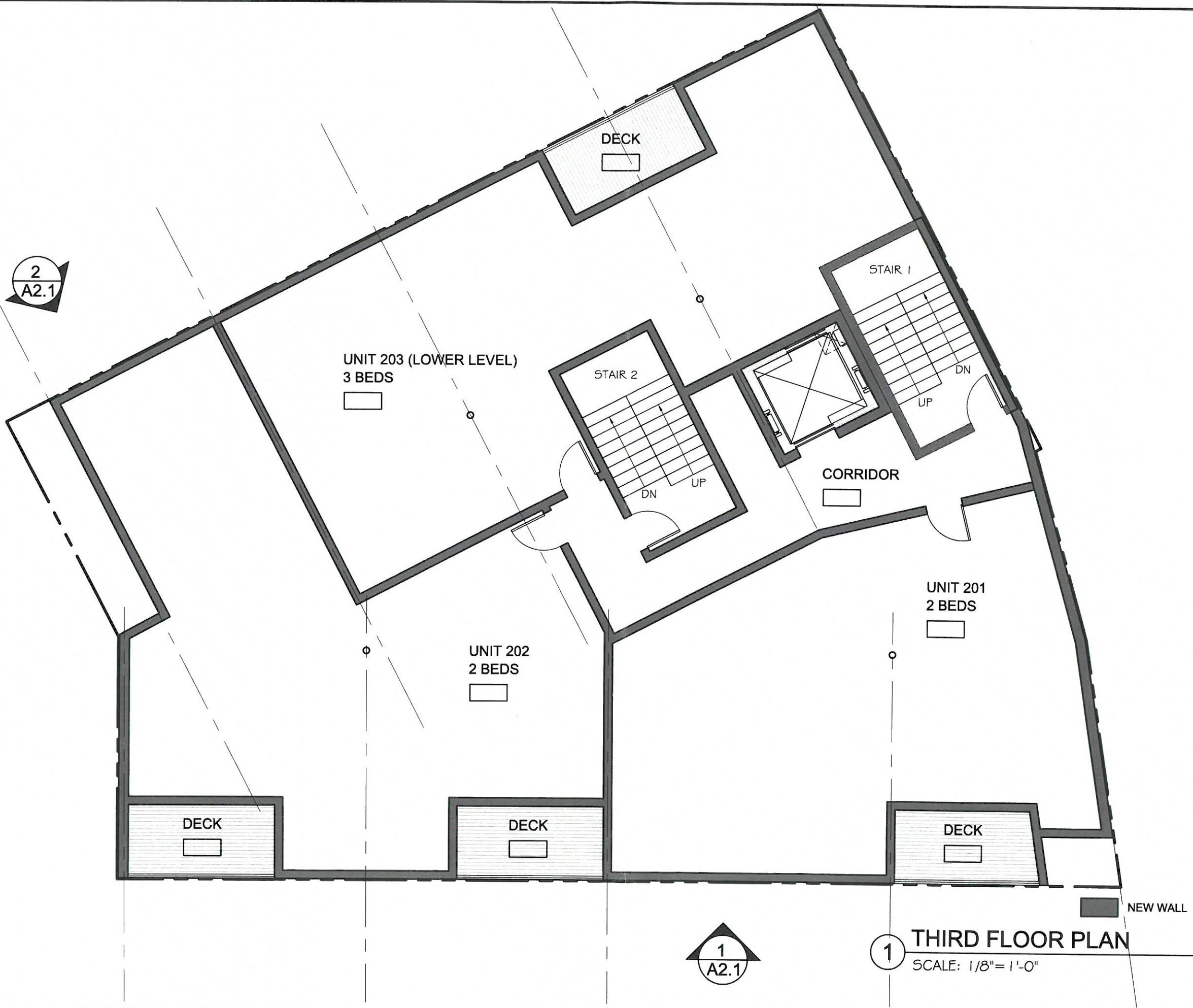
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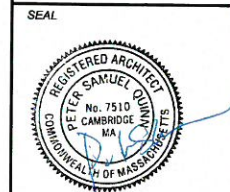
A1.3

2
A2.1



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

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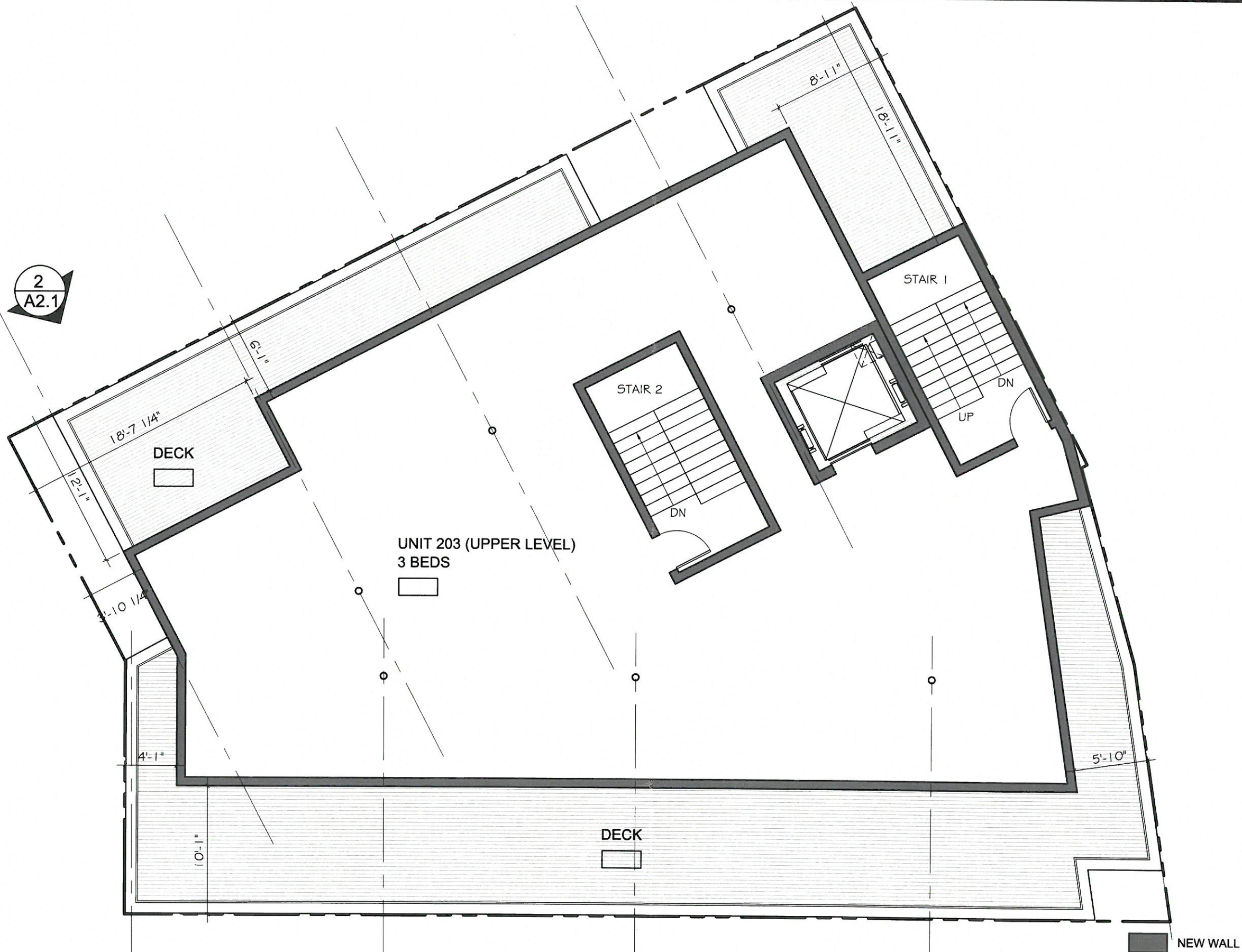
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DRAWING TITLE
FOURTH FLOOR PLAN

SCALE AS NOTED	
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SP APPLIC	28 JUN 2016
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ACW	PQ
SHEET	

A1.4

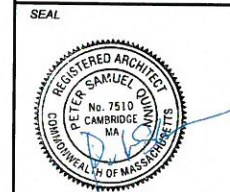
2
A2.1



1
A2.1

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

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FOURTH FLOOR PLAN

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A1.5



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



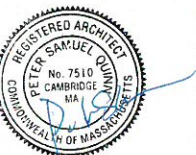
2 WINTER ST ELEVATION
SCALE: 1/16" = 1'-0"

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**COLORED
ELEVATIONS**

SCALE AS NOTED

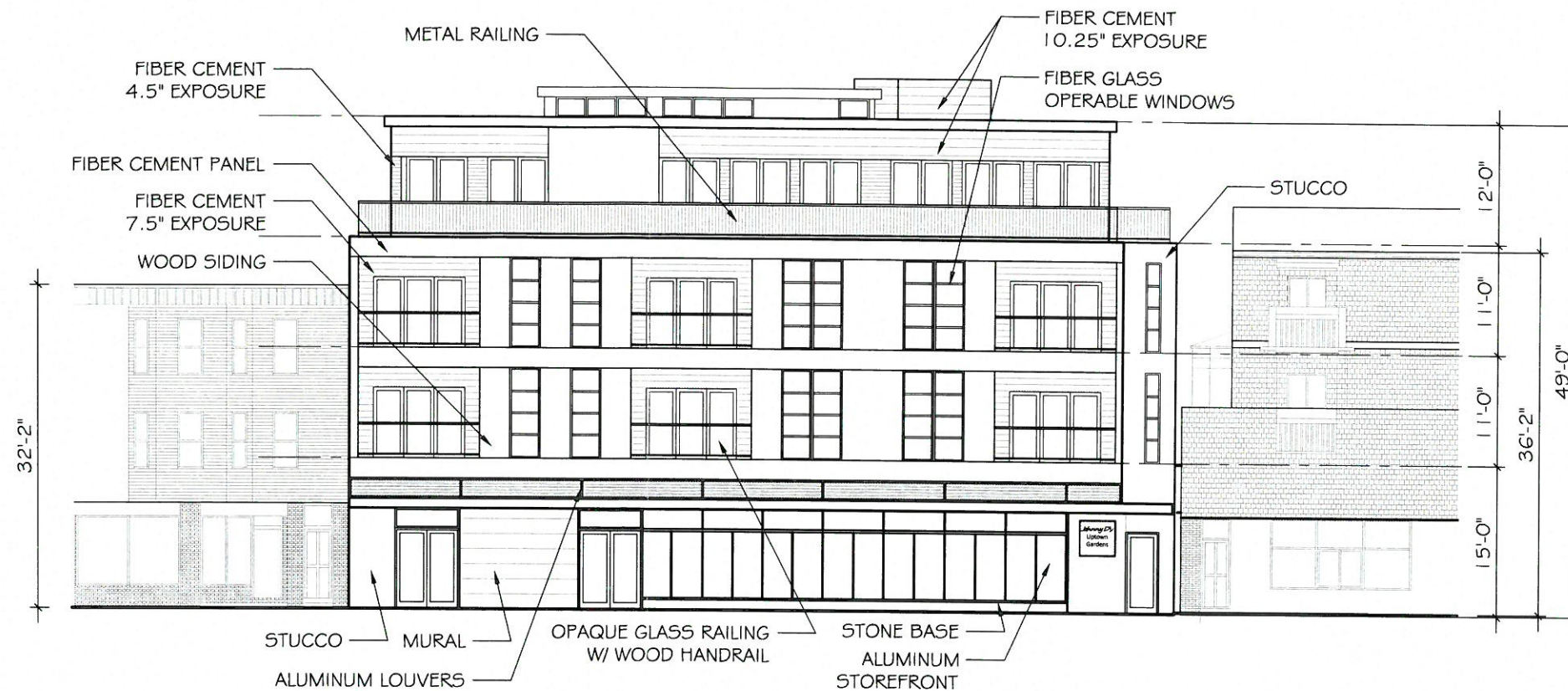
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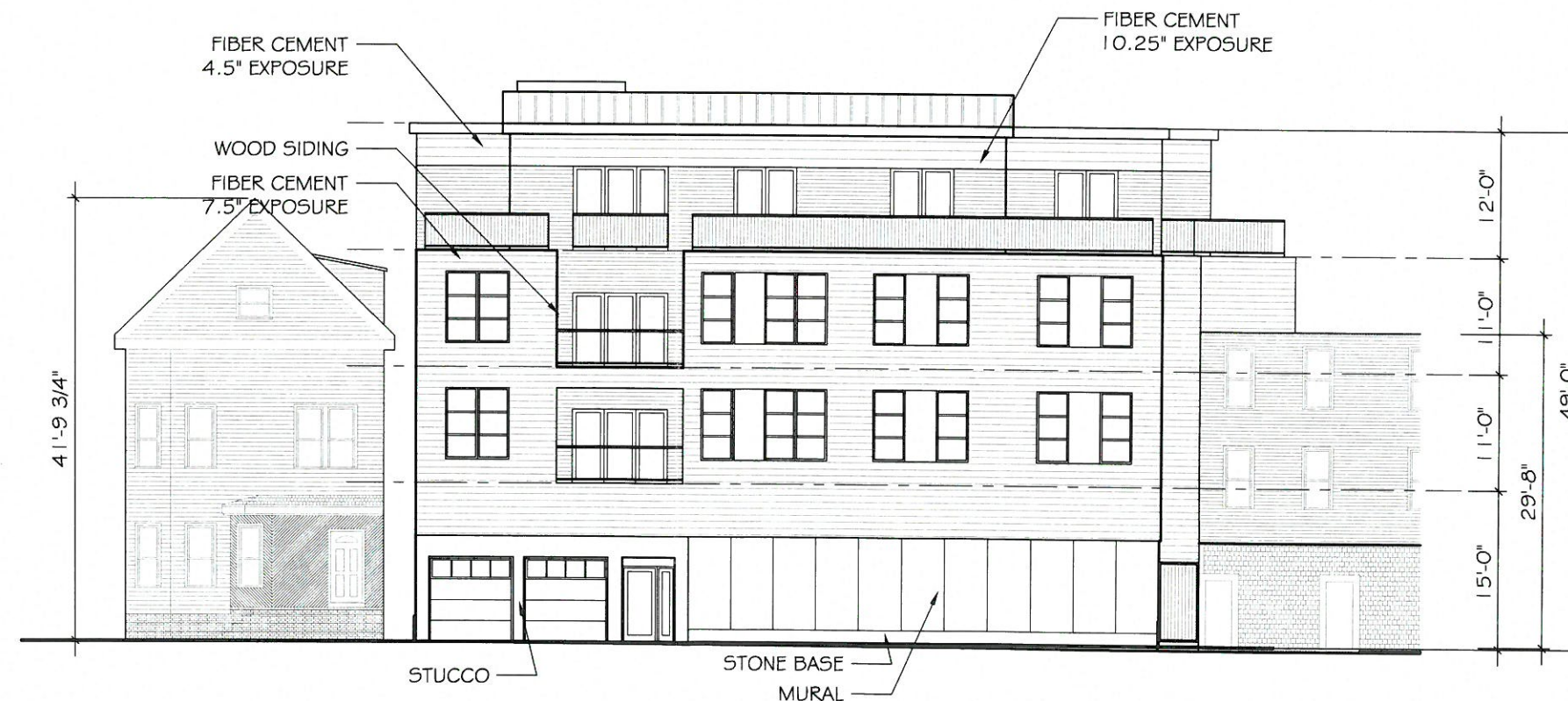
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SHEET

A2.0



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



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

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