

Johnny D's Uptown Gardens

17-27 HOLLAND ST, SOMERVILLE MA 02144

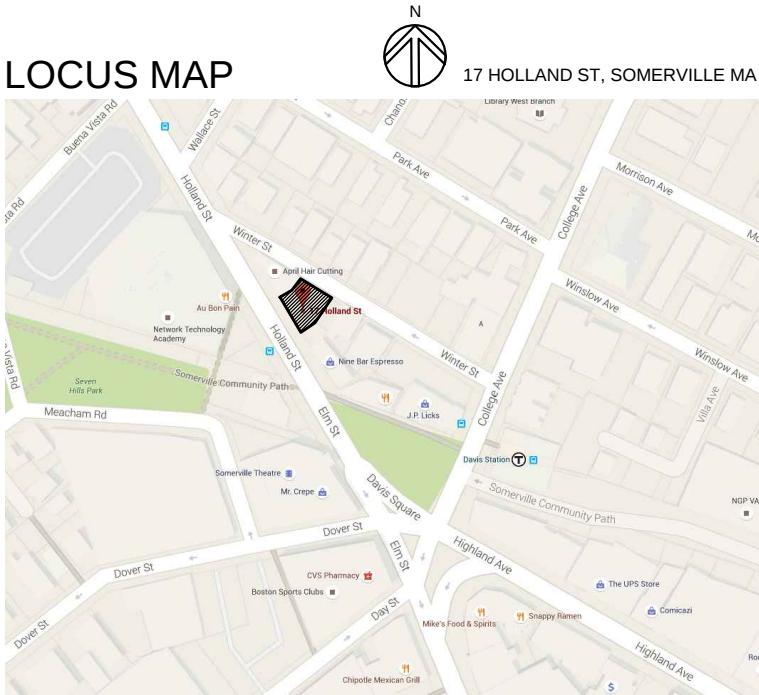


FRONT ELEVATION

LIST OF DRAWINGS	BZA APPL	BZA APPL	BZA APPL
	28 JUN'16	REV 1 11 AUG'16	REV 2 4 OCT'16
GENERAL			
T1	COVER SHEET	X	X
Z1.1	ZONING COMPLIANCE	X	X
Z1.2	ZONING COMPLIANCE	X	X
Z1.3	ZONING COMPLIANCE	X	X

SURVEY			
EXISTING CONDITION PLAN OF LAND		X	X

ARCHITECTURAL			
A0.1	STREET VIEWS		X
A0.2	COLOR ELEVATIONS	X	X
A1.1	BASEMENT FLOOR PLAN	X	X
A1.2	FIRST FLOOR PLAN	X	X
A1.3	SECOND FLOOR PLAN	X	X
A1.4	THIRD FLOOR PLAN	X	X
A1.5	FOURTH FLOOR PLAN	X	X
A2.1	STREET ELEVATIONS	X	X
EX 1	EXISTING BASEMENT PLAN	X	X
EX 2	EXISTING FIRST FLOOR PLAN	X	X



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

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 REV 2	04 OCT 2016
----------	-------------

SP APPLIC	28 JUN 2016
-----------	-------------

DRAWN BY EC	REVIEWED BY PQ
----------------	-------------------

SHEET

T1



1 BUILDING HEIGHT
SCALE: 1"=20'-0"

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	0	RELIEF REQUIRED
PERVIOUS AREA (% OF LOT)	NONE	0	0	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0.96	3.27	RELIEF REQUIRED
NET FLOOR AREA (NSF)	8,950	± 4,299	± 14,793	RELIEF REQUIRED
MAX HEIGHT (FT/ STORIES)	50 / 4	± 14 / 1	± 49 / 4	COMPLIES
MIN FRONT YARD (FT)	NA	0	0	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	0	0	COMPLIES
MIN SIDE YARD - RIGHT (FT)	NA	0	0	COMPLIES
MIN REAR YARD (FT)	10*	0	0	EXISTING NON-CONFORMING
MIN FRONTAGE (FT)	NA	74.55'	74.55'	COMPLIES
MIN NO. OF PARKING SPACES	49 20**	0	2	EXISTING NON-CONFORMING
MIN NO. BIKE PARKING SPACES	2***	0	15 19	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

*REAR YARD REDUCTION PER §8.6.13

3" REDUCTION PER FOOT THAT THE LOT DEPTH IS UNDER 100'.
THE LOT DEPTH IS 57.2'.
100' - 57.2' LOT DEPTH = 42.8'
42.8' X 3"/FOOT = 128.4" (OR 10.7') REDUCTION
16' - 10.7' = 5.3'

BUT NO CASE LESS THAN 10' = REDUCED REAR YARD REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

(4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6
(3) 3OR 4-BR UNITS AT 2 PER UNIT = 3X2 = 6
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

13.0 RES

+6.5 COMM
20 SPACES REQUIRED
~~49~~

***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

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

ZONING
COMPLIANCE

SCALE AS NOTED

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

SP REV 2	04 OCT 2016
----------	-------------

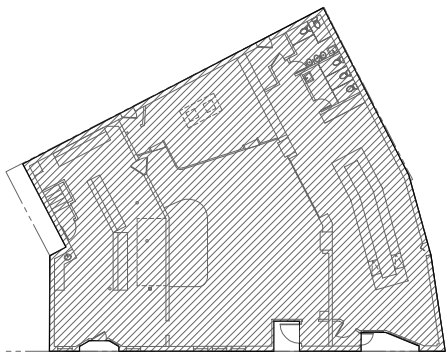
SP APPLIC	28 JUN 2016
-----------	-------------

DRAWN BY MY	REVIEWED BY PQ
----------------	-------------------

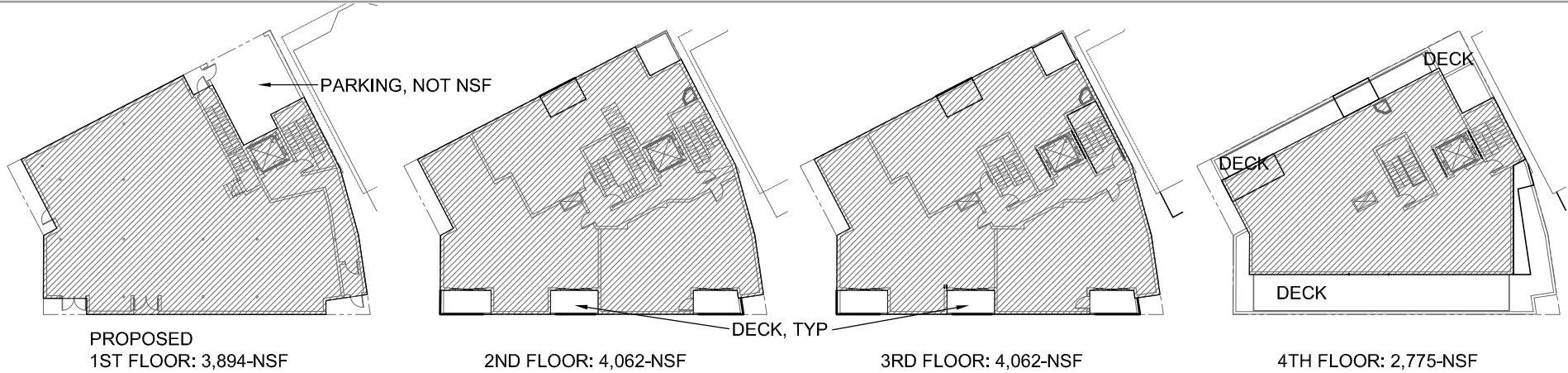
SHEET

Z1.1

Z:\DCADD\WGS\Holland-17 Johnny D's\Current SP Application Rev 2\Revised Holland 17-Z1.1.dwg, Z1.2, 10/3/2016 2:51:41 PM



EXISTING
1ST FLOOR: 4,299-NSF



NET SQUARE FOOTAGE SUMMARY

FLOOR	EXISTING NSF	PROPOSED NSF
4TH FL	N/A	2,775
3RD FL	N/A	4,062
2ND FL	N/A	4,062
1ST FL	4,299	3,894
BSMNT	0*	0*
TOTAL	4,299	14,793-NSF

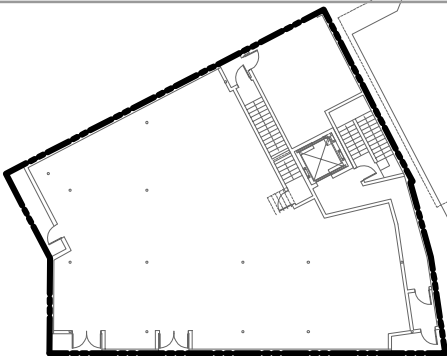
* BASEMENT IS ENTIRELY
STORAGE, NOT NSF



1

NET SQUARE FOOTAGE CALC

SCALE: 1"=40'-0"

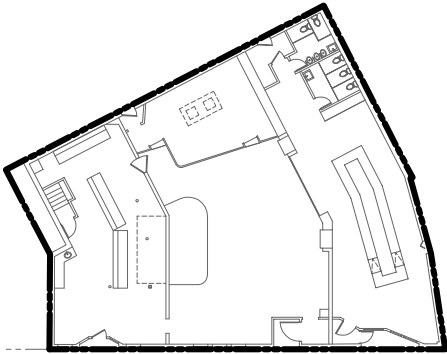


PROPOSED

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



EXISTING

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

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

LOT COVERAGE 4,385 SF = 98%
4,475 LOT SF



2

SITE AREAS

SCALE: 1"=40'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

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

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

SP REV 2 04 OCT 2016

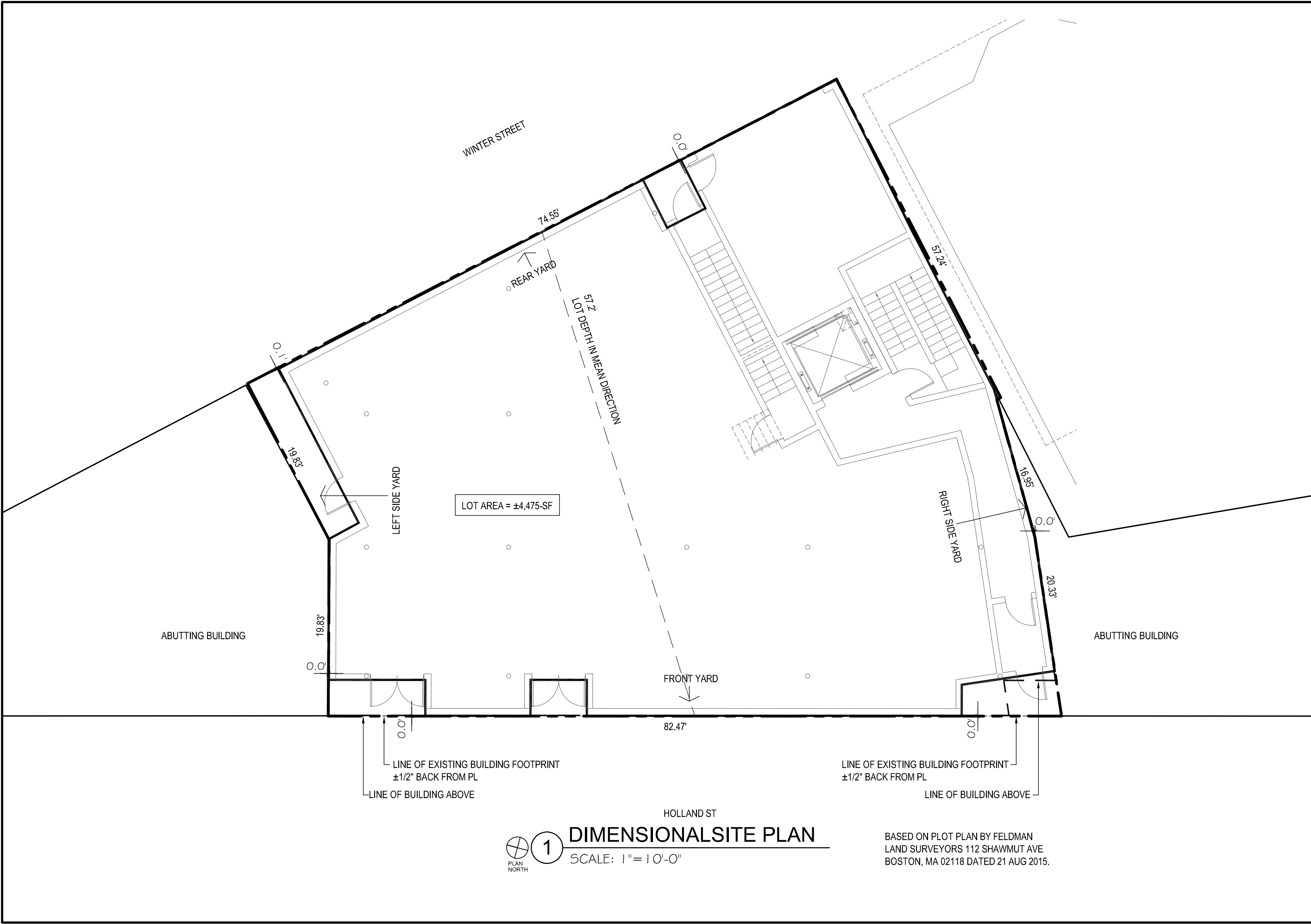
SP APPLIC 28 JUN 2016

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.2

Z:\DCADD\WGS\Holland-17 Johnny Ds\Current SP Application Rev 2\Revised Holland 17-Z1.1.dwg, Z1.3, 10/3/2016 2:51:46 PM



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

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

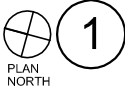
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.3



1

DIMENSIONAL SITE PLAN

SCALE: 1" = 10'-0"

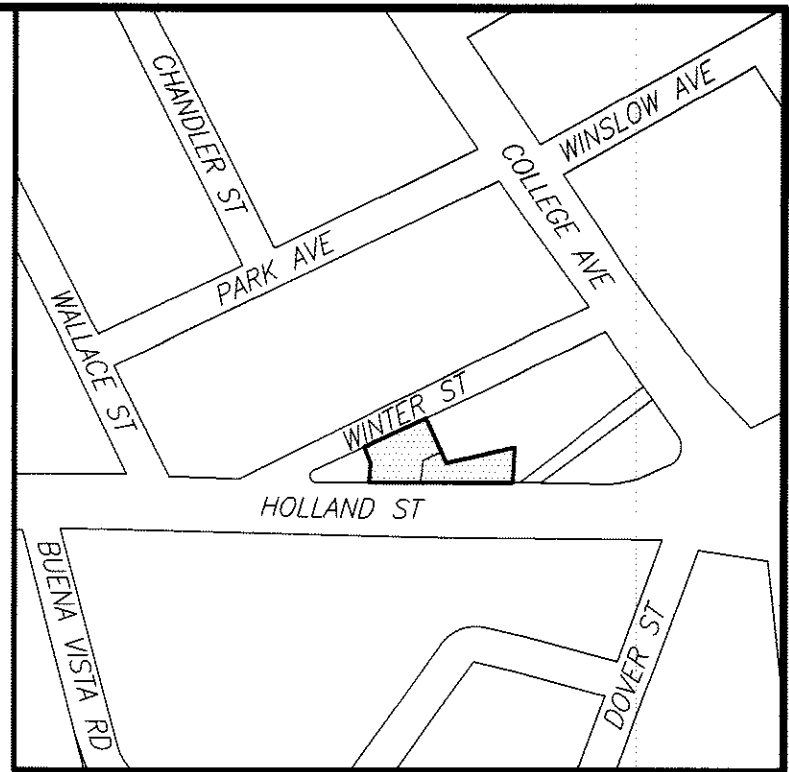
BASED ON PLOT PLAN BY FELDMAN
LAND SURVEYORS 112 SHAWMUT AVE
BOSTON, MA 02118 DATED 21 AUG 2015.

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

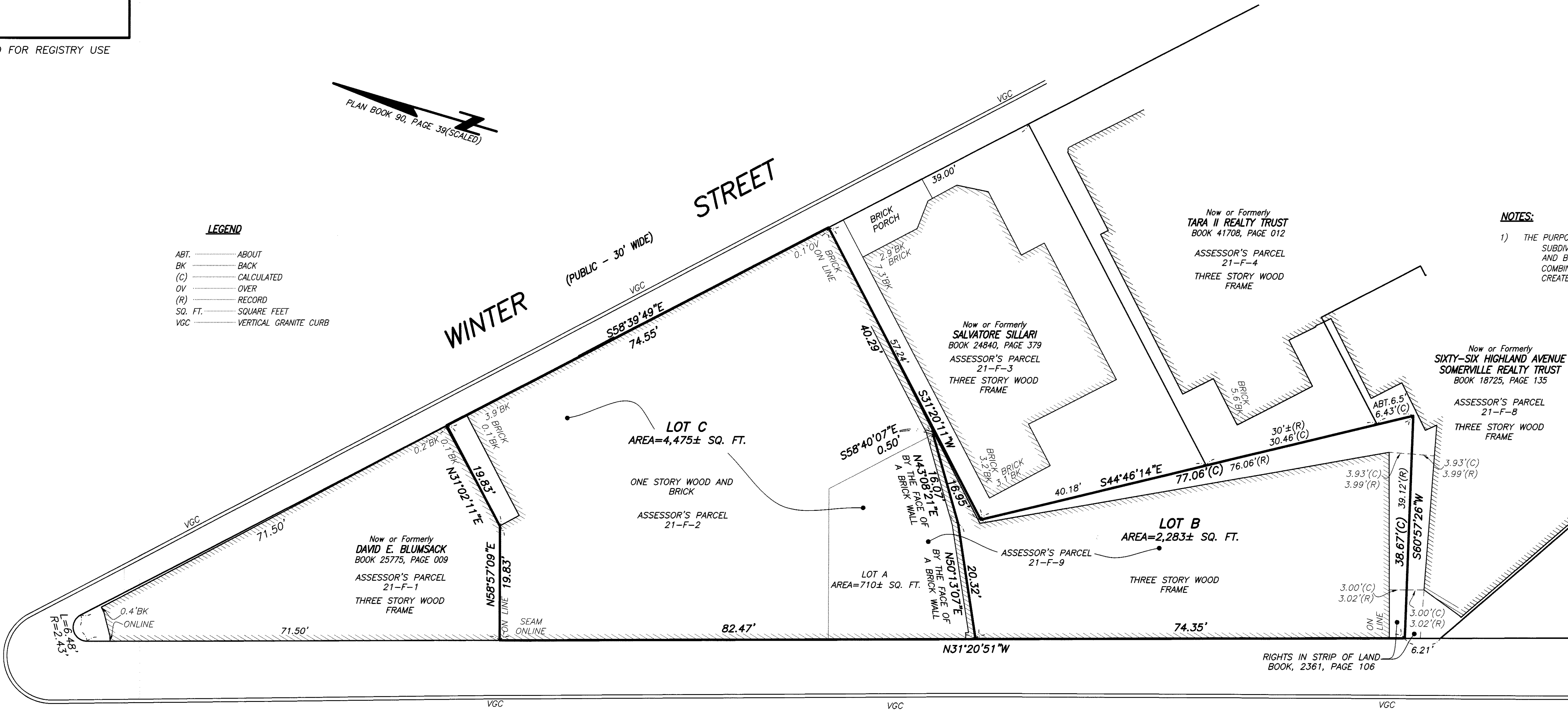
Register

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'

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



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



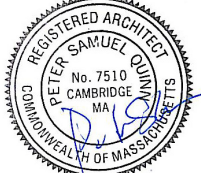
2 VIEW FROM WINTER ST
SCALE: 1/16" = 1'-0"

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

STREET VIEWS

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.1



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



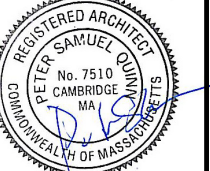
2 WINTER ST ELEVATION
SCALE: 1/16" = 1'-0"

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

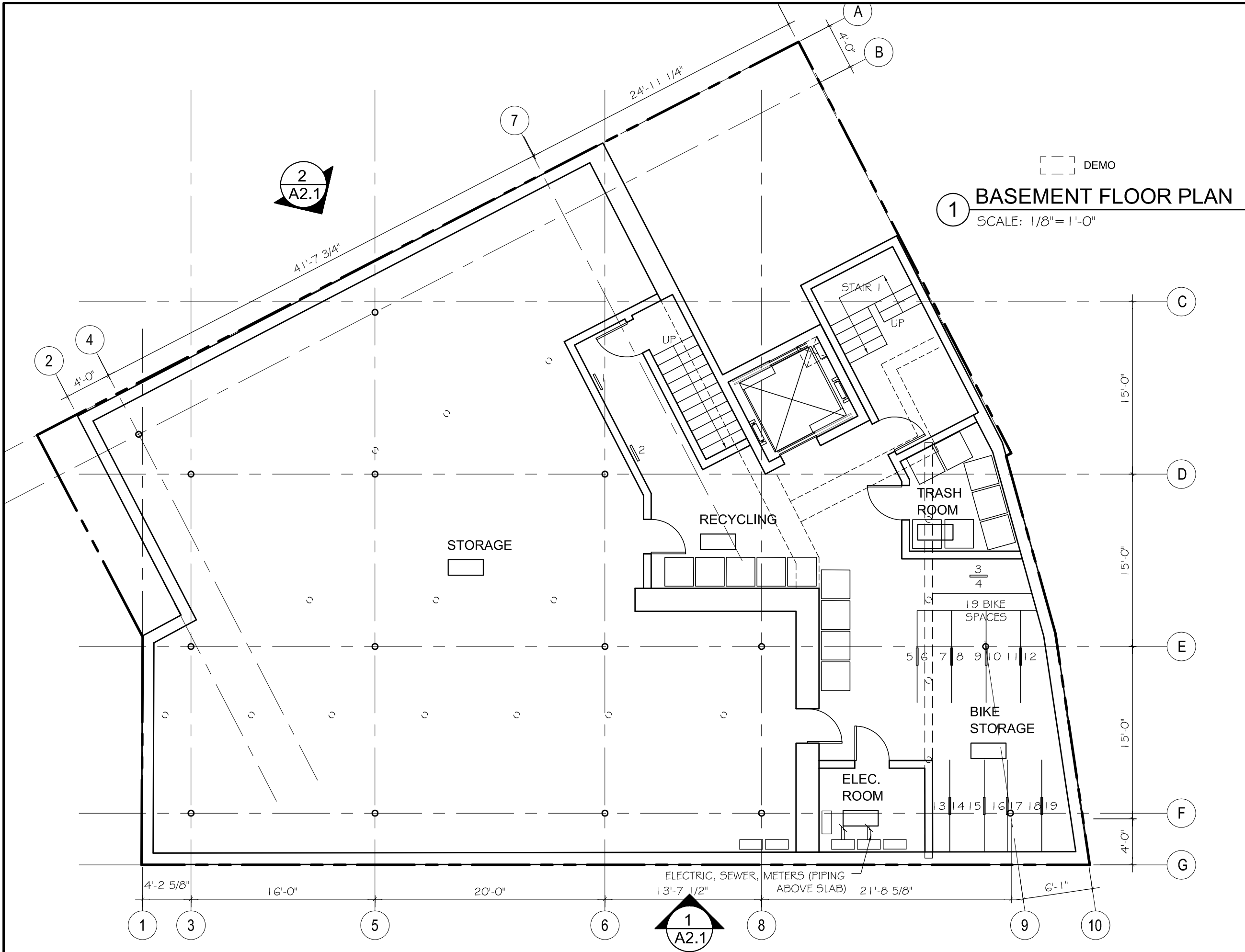
COLOR
ELEVATIONS

SCALE AS NOTED

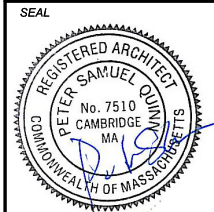
REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.2



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



CONSULTANT

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

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

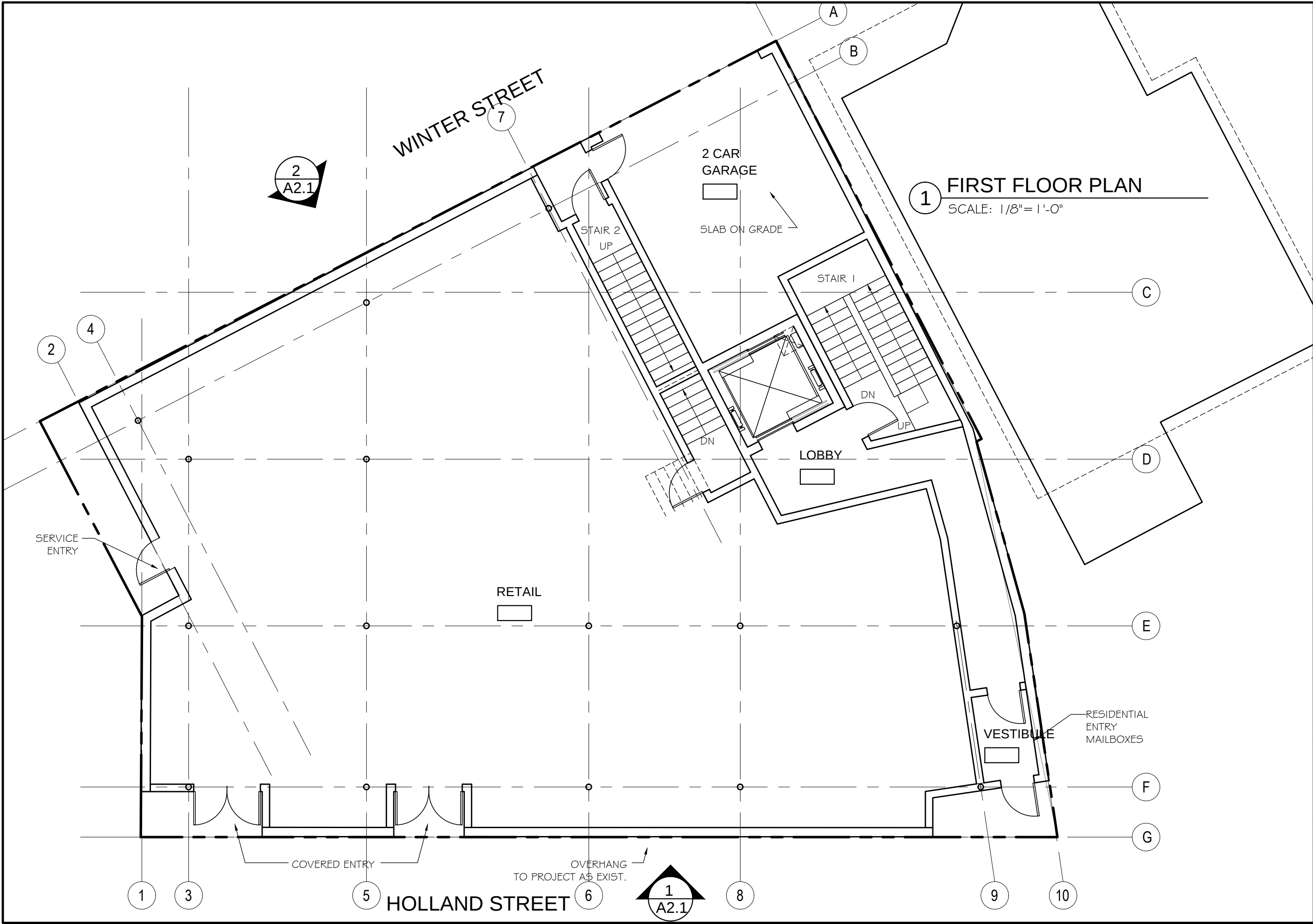
DRAWING TITLE
BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.1



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

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

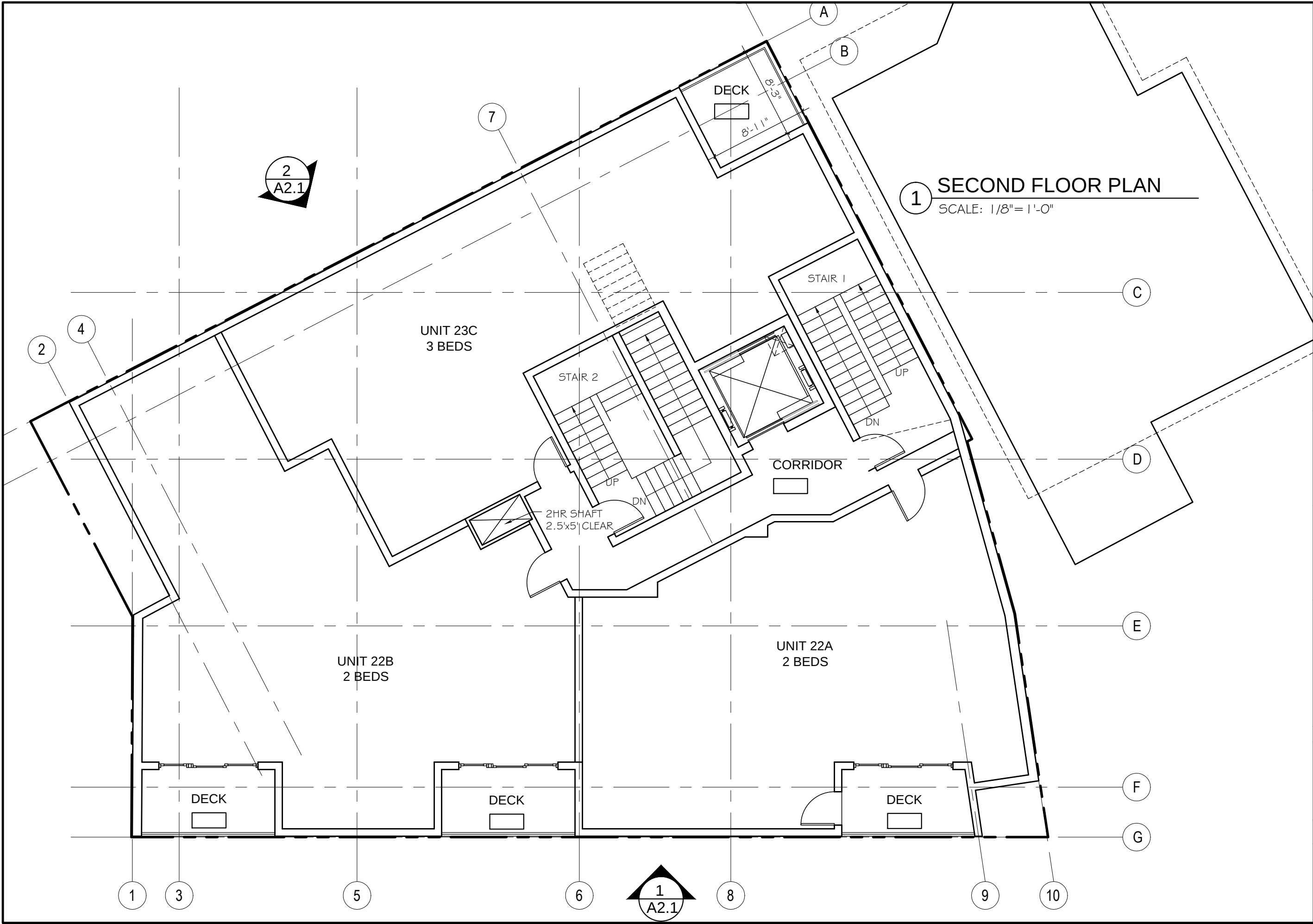
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

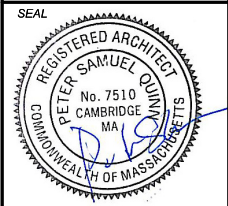
A1.2



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

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

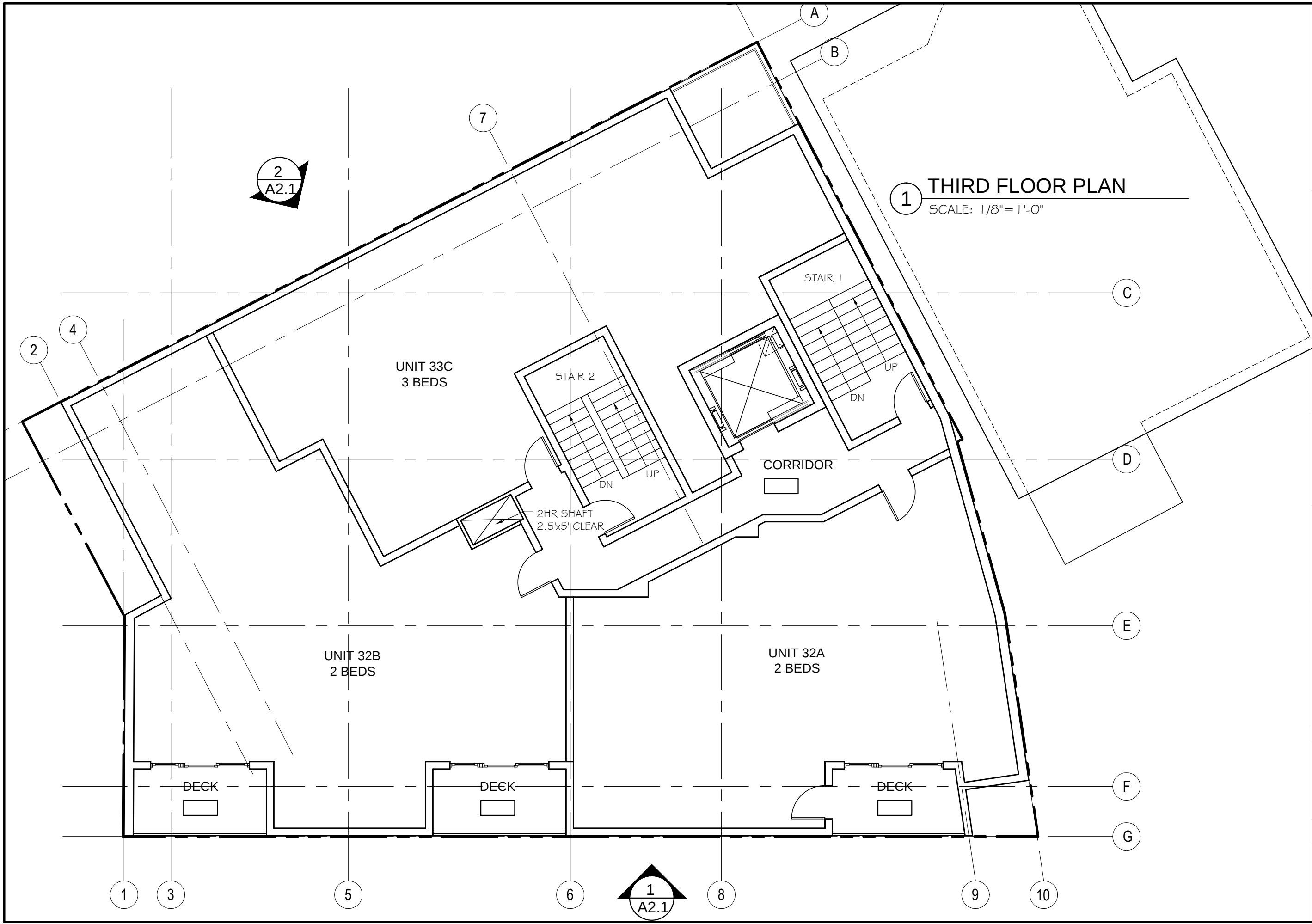
PROJECT
JOHNNY D'S UPTOWN GARDENS
17-27 HOLLAND ST
SOMERVILLE, MA 02144

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

DRAWING TITLE
SECOND FLOOR PLAN

SCALE AS NOTED	
REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET
A1.3



PETER QUINN ARCHITECTS
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

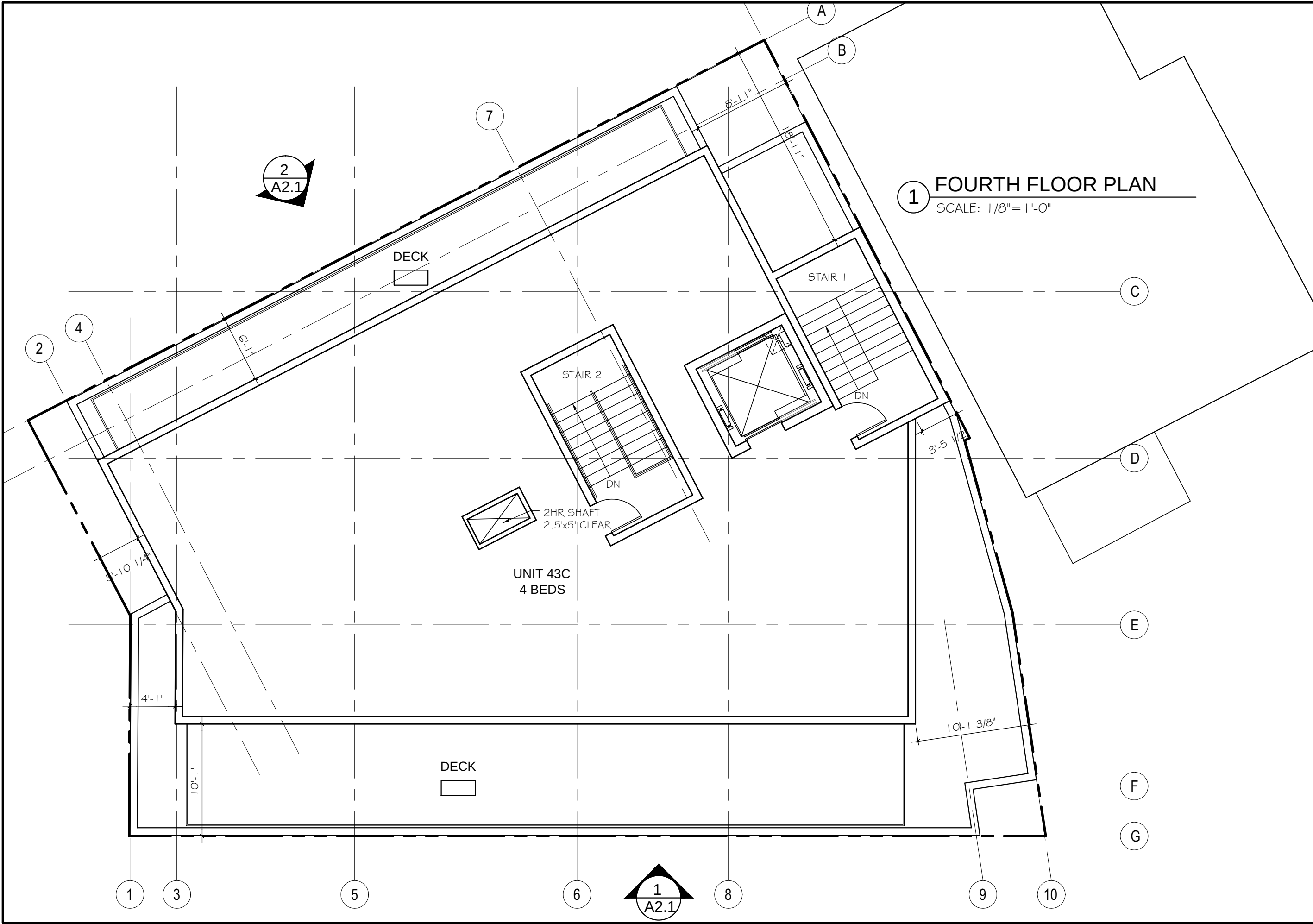
FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.4



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

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

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

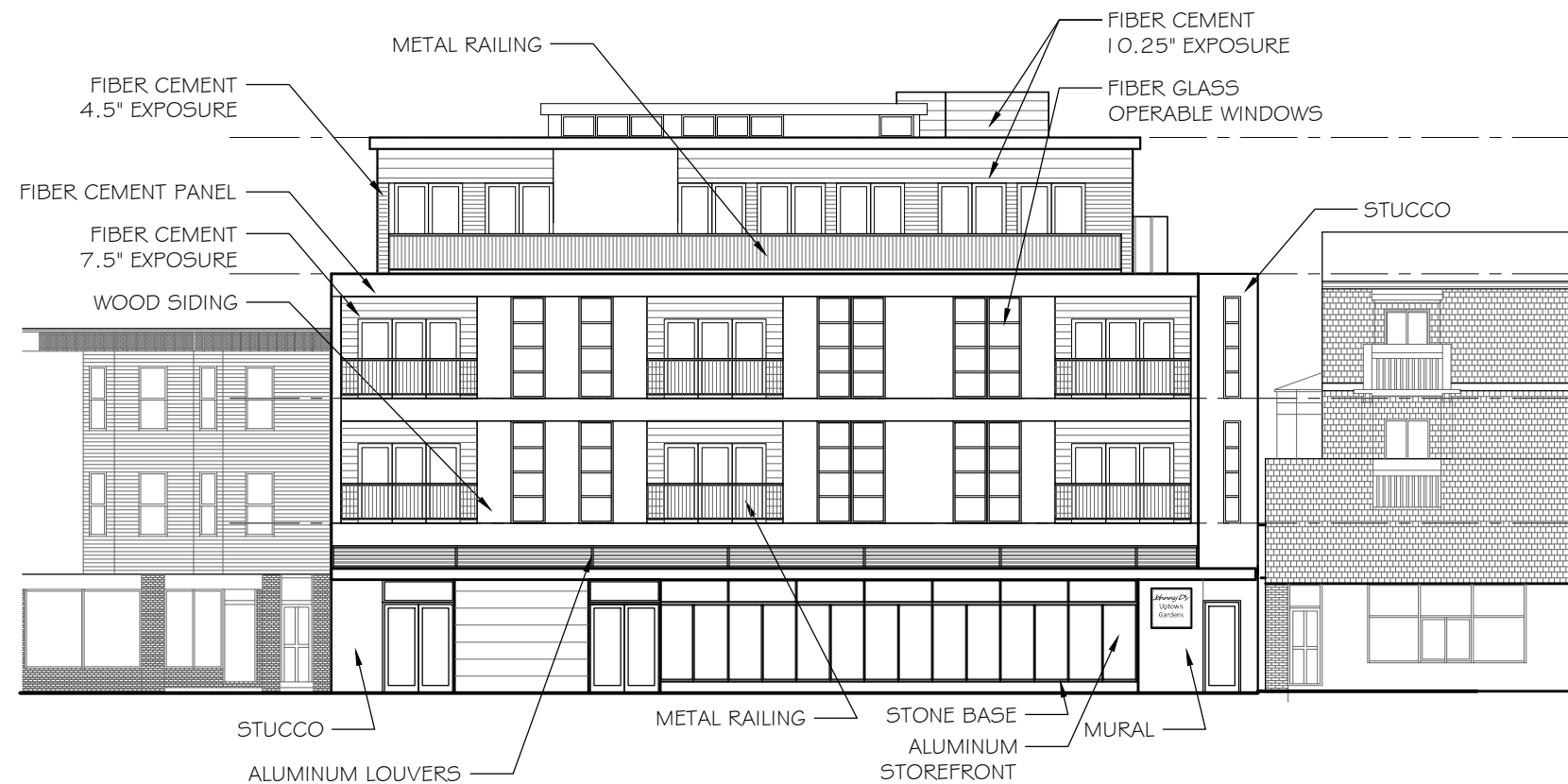
FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.5



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



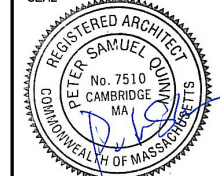
2 WINTER ST ELEVATION
SCALE: 1/16" = 1'-0"

**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

ELEVATIONS

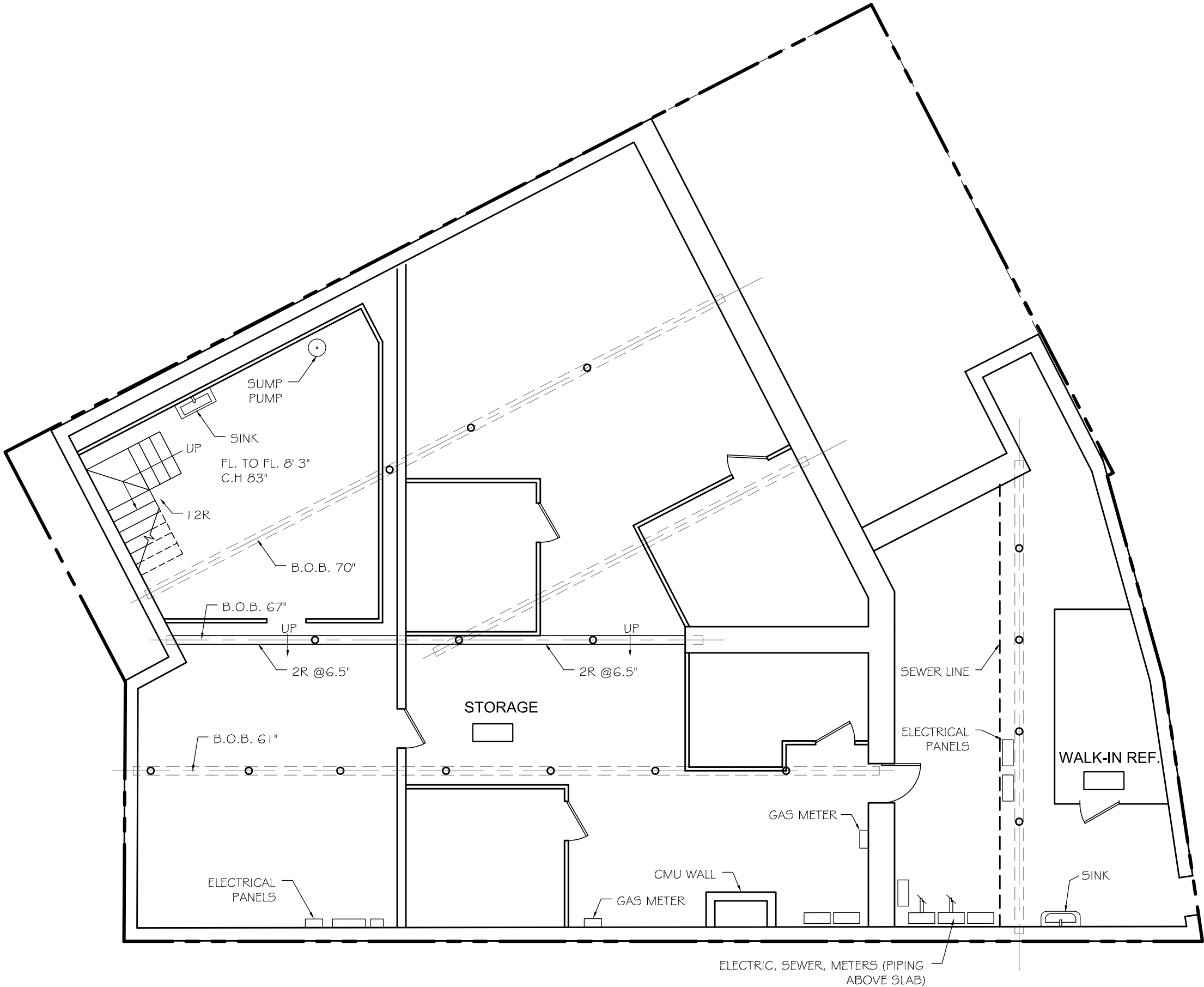
SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A2.1

Z:\DCADD\WGS\Holland-17 Johnny D's\Existing Elevation & Basement.dwg, EX1.1, 10/3/2016 2:38:30 PM

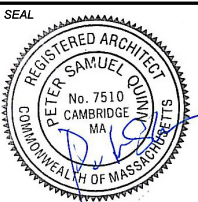


1 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889



CONSULTANT

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

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

DRAWING TITLE
EXISTING
BASEMENT
PLAN

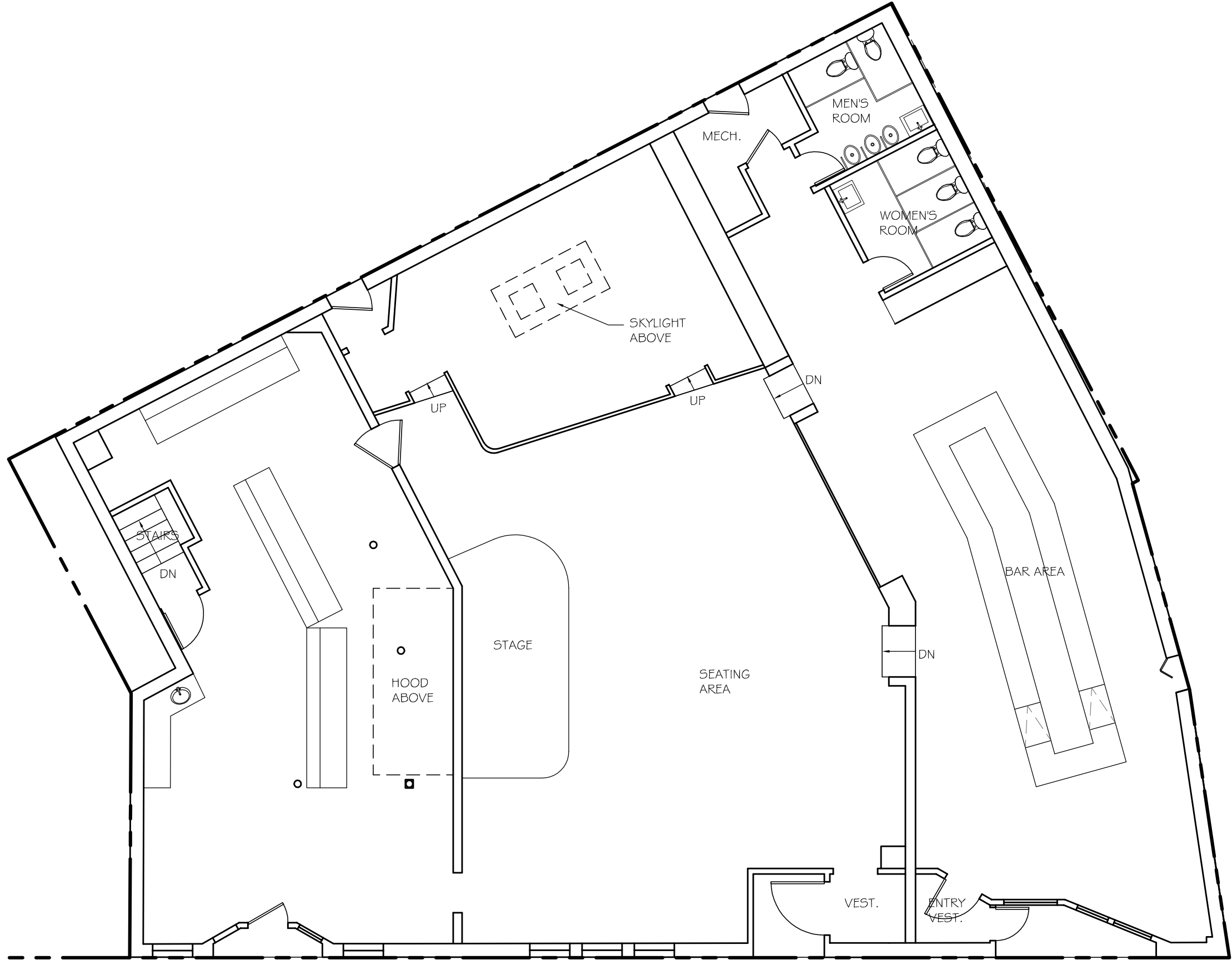
SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW / KA	REVIEWED BY PQ

SHEET

EX 1

Z:\DCADD\WGS\Holland-17 Johnny D's\Existing first floor.dwg, EX 2, 10/9/2016 2:57:55 PM

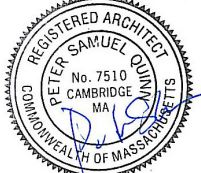


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

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

EXISTING
FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION	DATE
SP REV 2	04 OCT 2016
SP APPLIC	28 JUN 2016
DRAWN BY ACW / KVS	REVIEWED BY PQ

SHEET

EX 2