

REDEVELOPMENT OF 235 LOWELL ST (SPECIAL PERMIT APPLICATION)

235 LOWELL ST, SOMERVILLE, MA



LOCUS PLAN

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
235 LOWELL
SIX-UNITS

235 LOWELL ST
SOMERVILLE, MA

PREPARED FOR

235 LOWELL STREET
LLC

16 BENHAM STREET
MEDFORD, MA 02155

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION	DATE
SP REV 4	31 DEC 2013
SP REV 3	23 DEC 2013
SP REV 2	11 OCT 2013
SP REV 1	24 SEP 2013
SP APPLICATION	6 AUG 2013
DRAWN BY YC	REVIEWED BY PQ

SHEET

T 1

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

1904 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140
PH (617) 354 3989

SURVEYOR

D & A SURVEY
ASSOCIATES, INC.

P.O. BOX 621
MEDFORD, MA 02155
PH (781) 324-9566

LIST OF DRAWINGS	SP-APPL 6 AUG 2013	SP-APPL 24 SEP 2013	SP-APPL 15 OCT 2013	DRC II 14 NOV 2013	SP-REV #4 31 DEC 2013
GENERAL					
T1 COVER SHEET	X	X	X	X	X
EXISTING CONDITIONS PLOT PLAN	X	X	X	X	X
Z1.1 ZONING COMPLIANCE	X	X	X		X
Z1.2 ZONING COMPLIANCE	X	X	X		X
E1 EXISTING CONDITION PHOTOS			X	X	X

ARCHITECTURAL					
A1.0 SELECTED 3D VIEWS	X	X	X	X	X
A1.1 PROPOSED FIRST FLOOR / SITE PLAN	X	X	X	X	X
A1.2 PROPOSED SECOND FLOOR PLAN	X	X	X	X	X
A1.3 PROPOSED THIRD FLOOR PLAN	X	X	X	X	X
A1.4 PROPOSED ROOF PLAN AND BASEMENT PLAN	X	X	X	X	X
A2.1 PROPOSED WEST ELEVATION	X	X	X	X	X
A2.2 PROPOSED SOUTH ELEVATION	X	X	X	X	X
A2.3 PROPOSED EAST ELEVATION	X	X	X	X	X
A2.4 PROPOSED NORTH ELEVATION	X	X	X	X	X



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16 BENHAM ST
MEDFORD, MA 02155

DRAWING TITLE

EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION / ISSUE

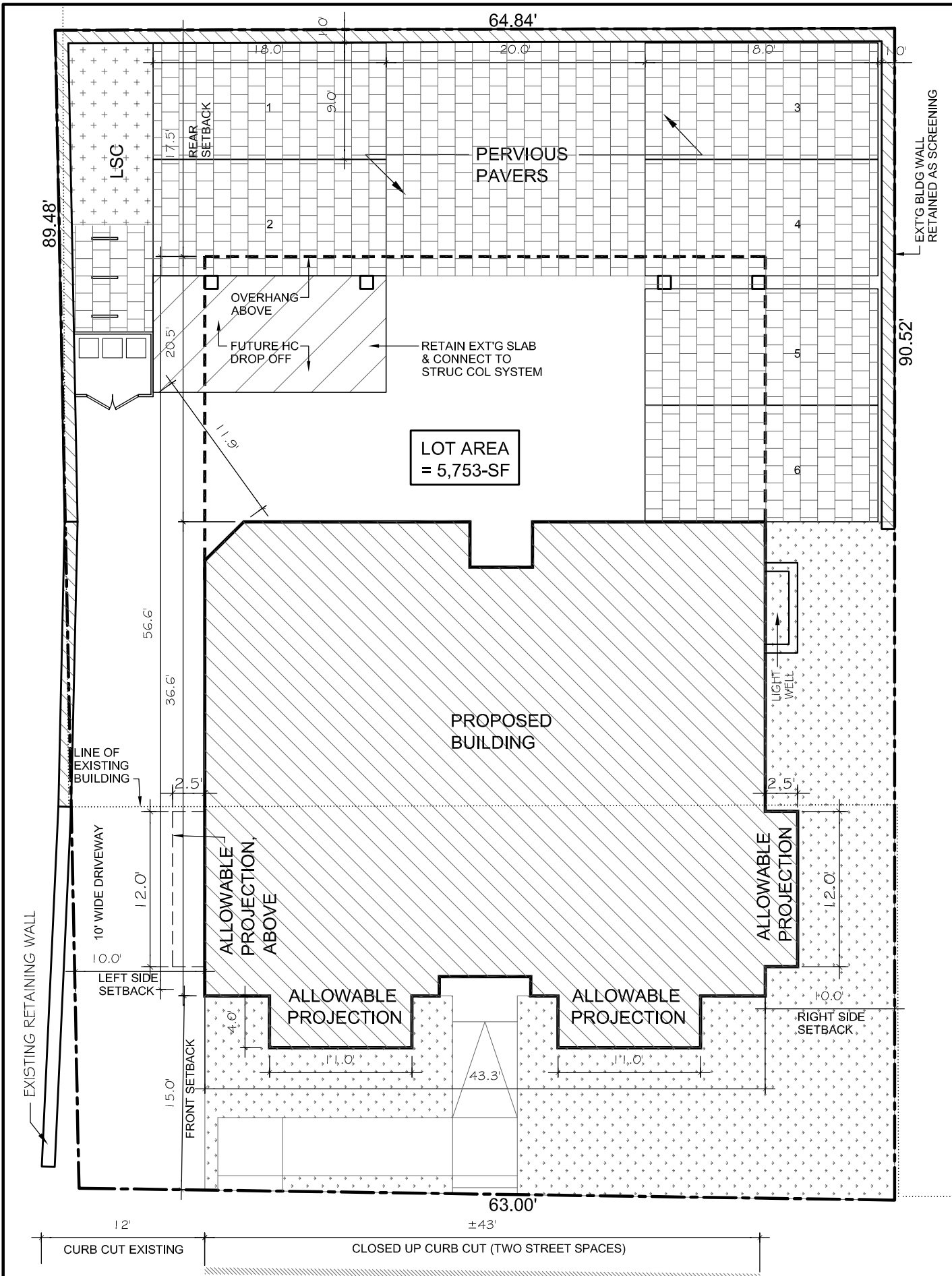
DATE _____

DRAWN BY

REVIEWED BY

PQ

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DIMENSIONAL TABLE - RC ZONING DISTRICT - ZBL 4.4.1 PSR AND PARKING RELIEF

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	5,753	5,753	REQUIRES RELIEF UNDER 4.4.1
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	N/A	959	COMPLIES
MAX GROUND COVERAGE (%)	70	-	45%	COMPLIES
MIN LANDSCAPED AREA (% LOT)	25	0	20% + 6% OPEN DECK AREA	EXISTING NON-CONFORMITY IMPROVED
MIN PERVIOUS AREA (% LOT)	30	0	38%	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	-	1.3	COMPLIES
NET FLOOR AREA (NSF)	11,506	-	7,637	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	-	39.9' / 3 STY	COMPLIES
MIN FRONT YARD (FT)	15	-	15	COMPLIES
MIN SIDE YARD - LEFT (FT)	10	-	10	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10	-	10	COMPLIES
MIN REAR YARD (FT)	17.5*	-	17.5	COMPLIES
MIN FRONTAGE (FT)	50	63	63 NO CHANGE	COMPLIES

*REAR YARD REDUCTION: 100'-89.48'=10.52' (10'). 10'X3"PER FOOT=30". 20'-30"= 17'-6" (17.5').

PARKING REQUIREMENT:
SIX ONE-AND-TWO-BEDROOM UNITS X 1.5 SPACES PER UNIT = 10 SPACES
PLUS ONE VISITOR SPACE=TOTAL 11 SPACES
TOTAL PROVIDED = SIX PLUS TWO NEW CURB SPACES PROVIDED BY CLOSING CURB CUT

NOTE: DIMENSIONAL LAYOUT SITE PLAN
BASED ON PLOT PLAN FROM D&A SURVEY
ASSOCIATES, INC. P.O. BOX 621,
MEDFORD, MA 02155 DATED JULY 23, 2013.

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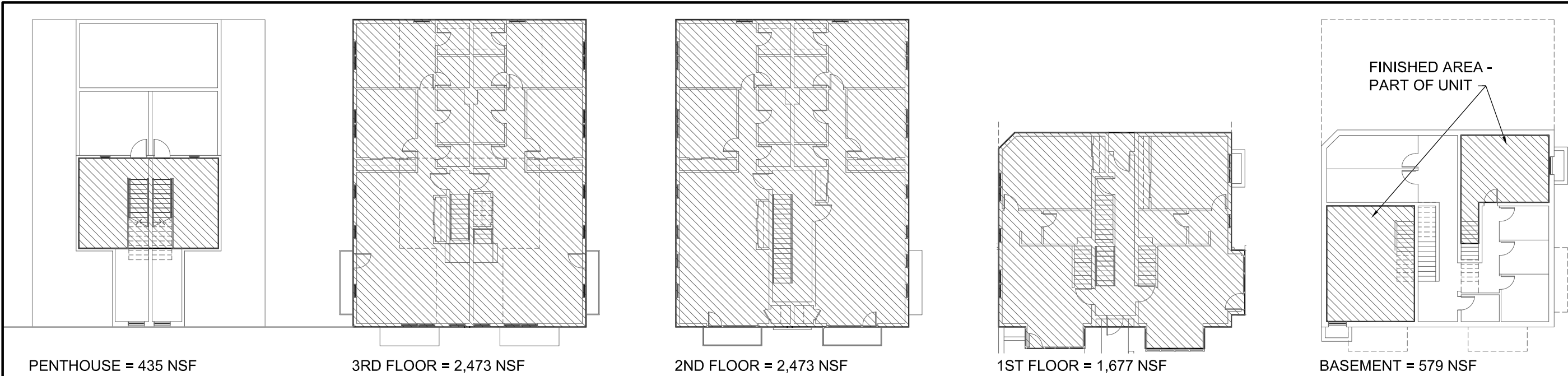
ZONING
COMPLIANCE

SCALE AS NOTED

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SHEET

Z1.1

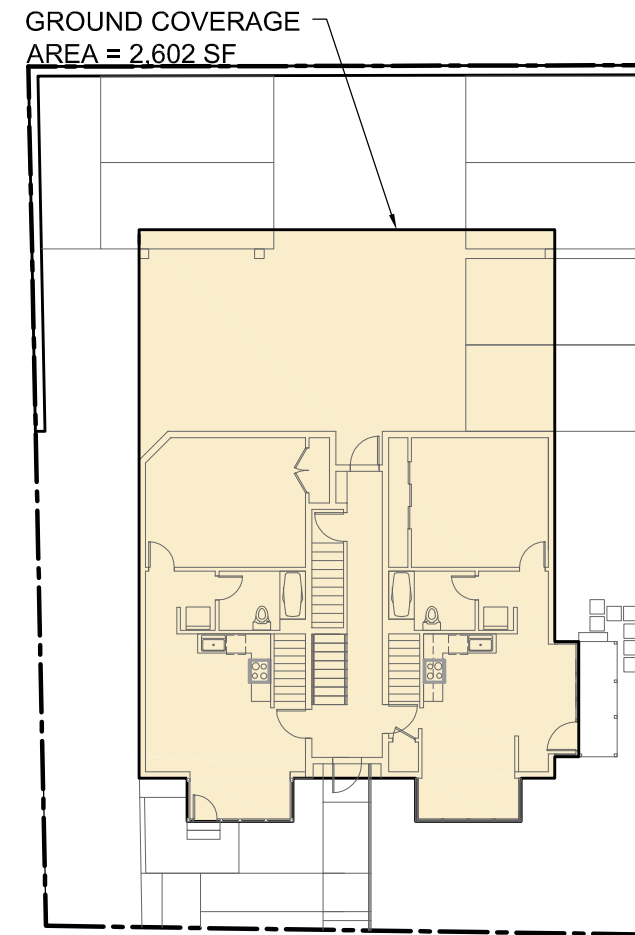
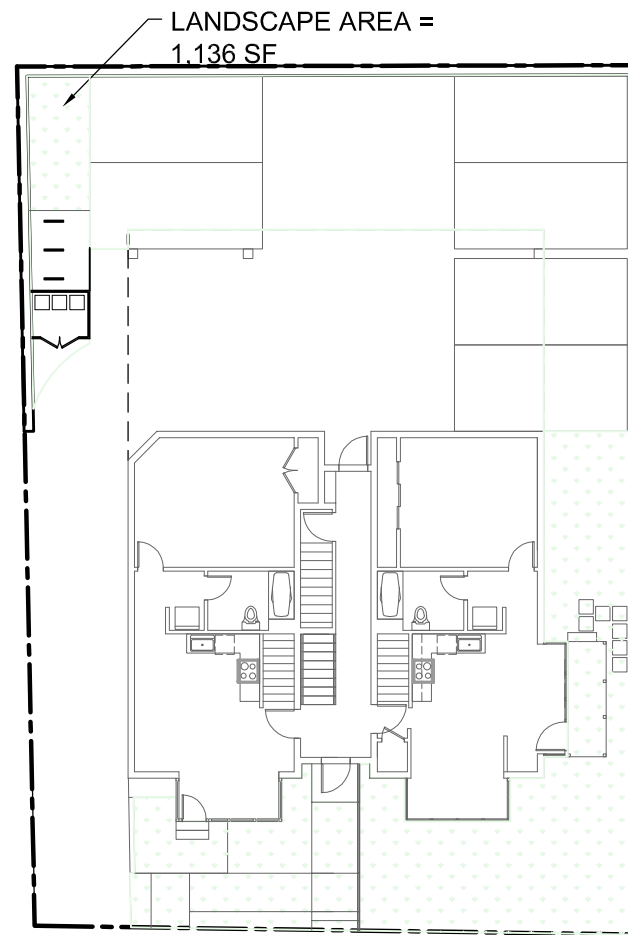
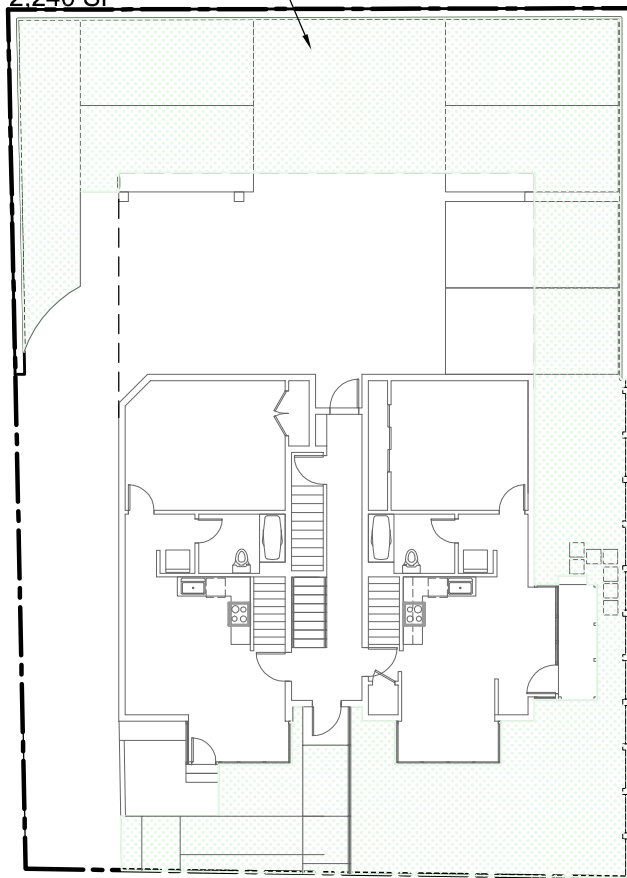


PROJECT NORTH
TRUE NORTH

PROPOSED FLOOR AREA

SCALE: 1"=20'

PERVIOUS AREA = 2,240 SF



PROJECT NORTH
TRUE NORTH

PERVIOUS AREA CALCULATION

SCALE: 1"=20'

PERVIOUS AREA	2,240 SF	= 39%
LOT	5,753 SF	

LANDSCAPE AREA CALCULATION

SCALE: 1"=20'

LANDSCAPE AREA	1,136 SF	=20%
LOT	5,753 SF	

ADDITIONAL OPEN
DECK AREA = 321 SF (6%)

GROUND COVERAGE CALCULATION

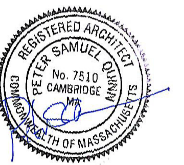
SCALE: 1"=20'

GROUND COVERAGE AREA	2,602 SF	= 45%
LOT	5,753 SF	

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DRAWING TITLE
**ZONING
COMPLIANCE**

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DRAWN BY
MY

REVIEWED BY
PQ

SHEET

Z1.2



VIEW FROM LOWELL ST LOOKING EAST



VIEW LOOKING SOUTH DOWN LOWELL ST



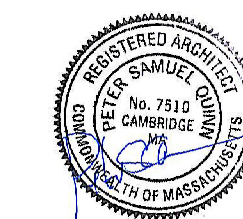
VIEW OVER 231 LOWELL

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DRAWING TITLE

3D VIEWS

SCALE AS NOTED

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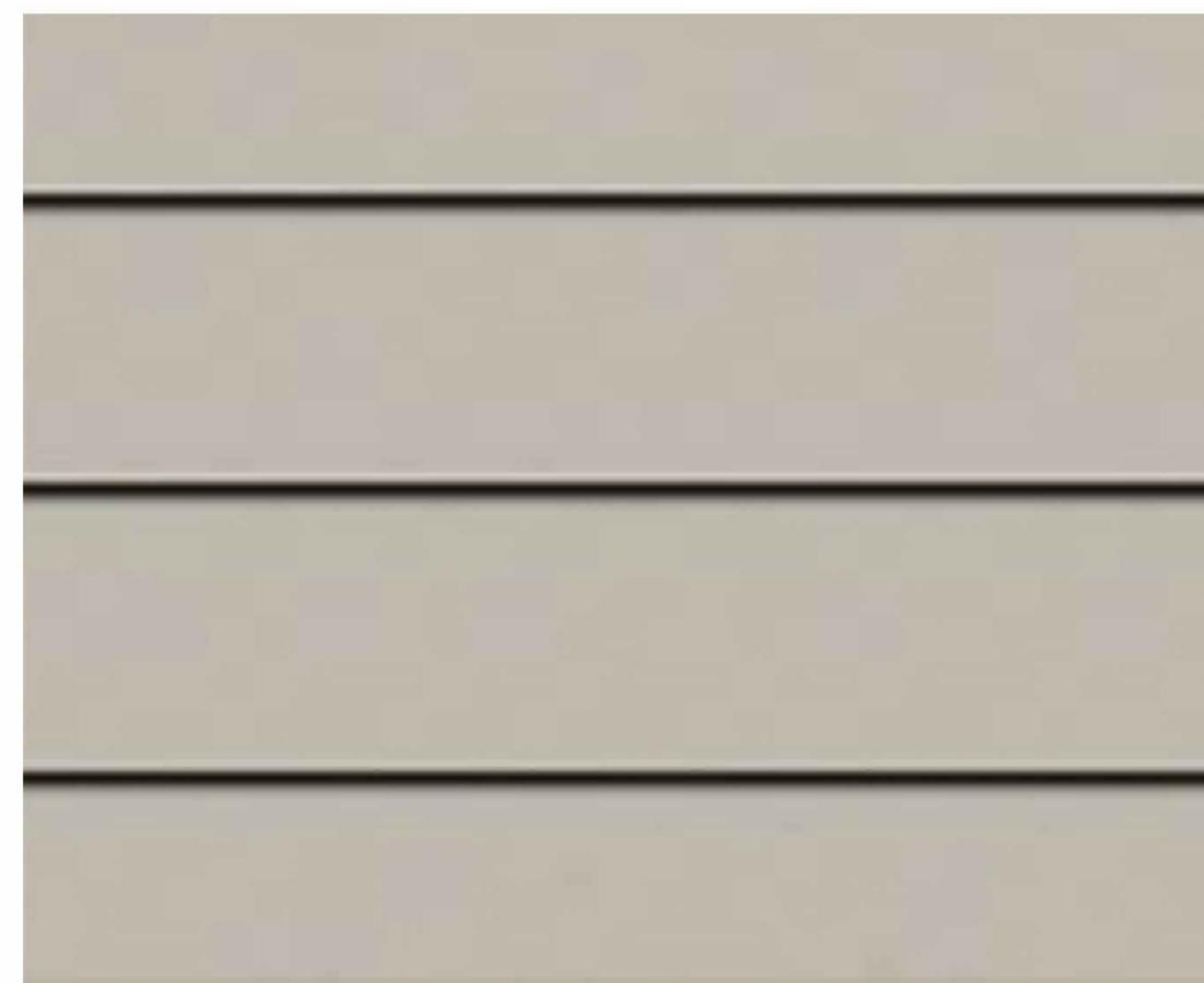
<i>DRAWN BY</i>	<i>REVIEWED BY</i>
YC	PQ

SHEET

A1.0

LOWELL 235, SOMVERVILLE, MA

A close-up photograph of a building's exterior wall. The wall is covered in dark grey vertical siding. A window with a dark frame is visible, showing a reflection of the sky. The image is part of a collage of modern architectural details.

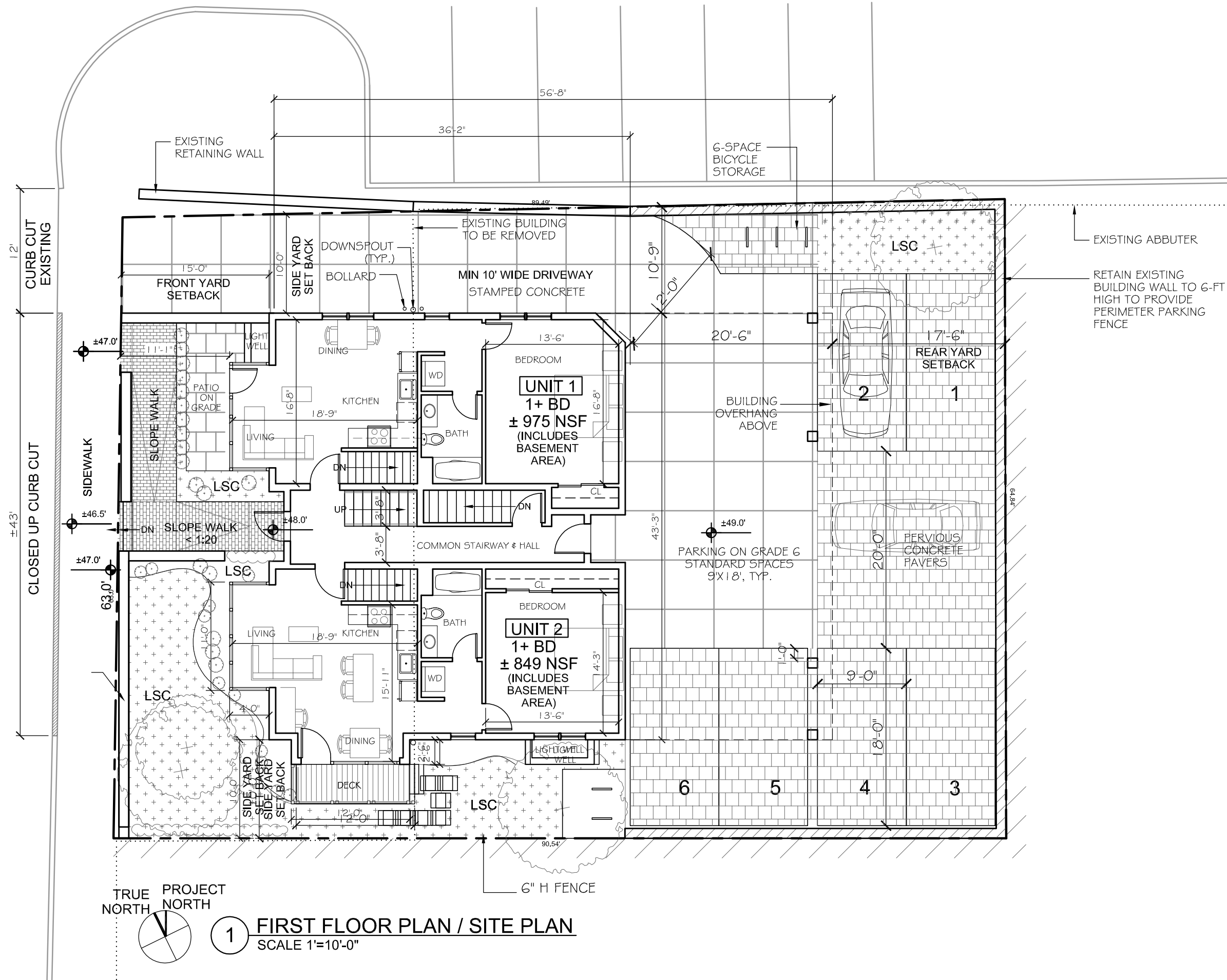


CertainTeed lap siding (11" exposure)

A large, multi-paned window with a dark frame, reflecting the sky and surrounding environment. The window is set into a brick wall above a decorative base of patterned bricks.

SHEET

LOWELL STREET



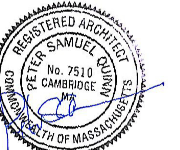
FIRST FLOOR PLAN / SITE PLAN
SCALE 1"=10'-0"

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PROPOSED
FIRST FLOOR /
SITE PLAN

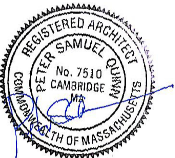
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A1.1

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PROPOSED
SECOND FLOOR
PLAN

SCALE AS NOTED

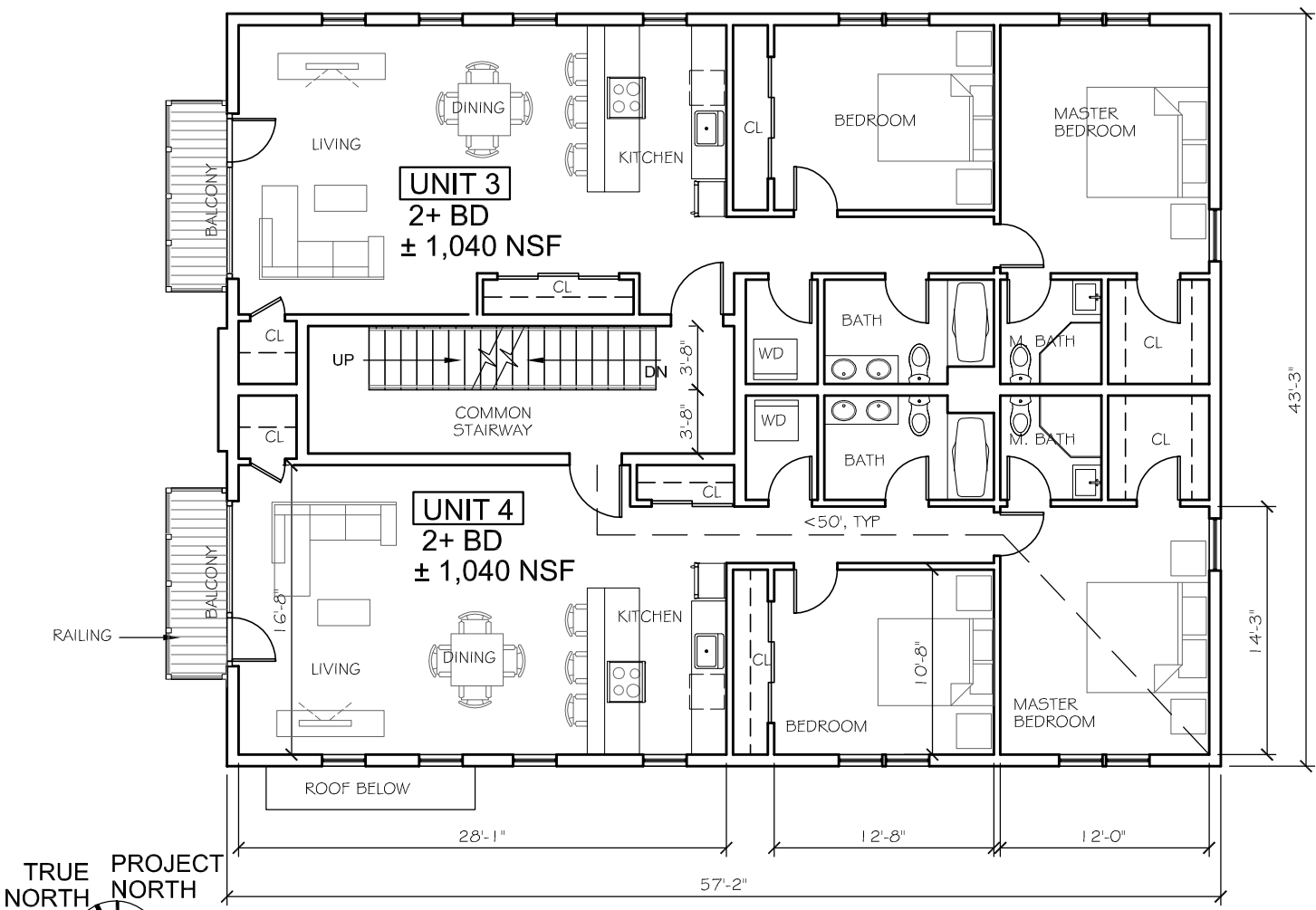
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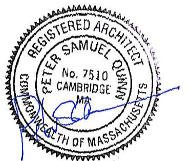
SHEET

A1.2



1 SECOND FLOOR PLAN
SCALE 1"=10'-0"

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DRAWING TITLE
PROPOSED
THIRD FLOOR
PLAN

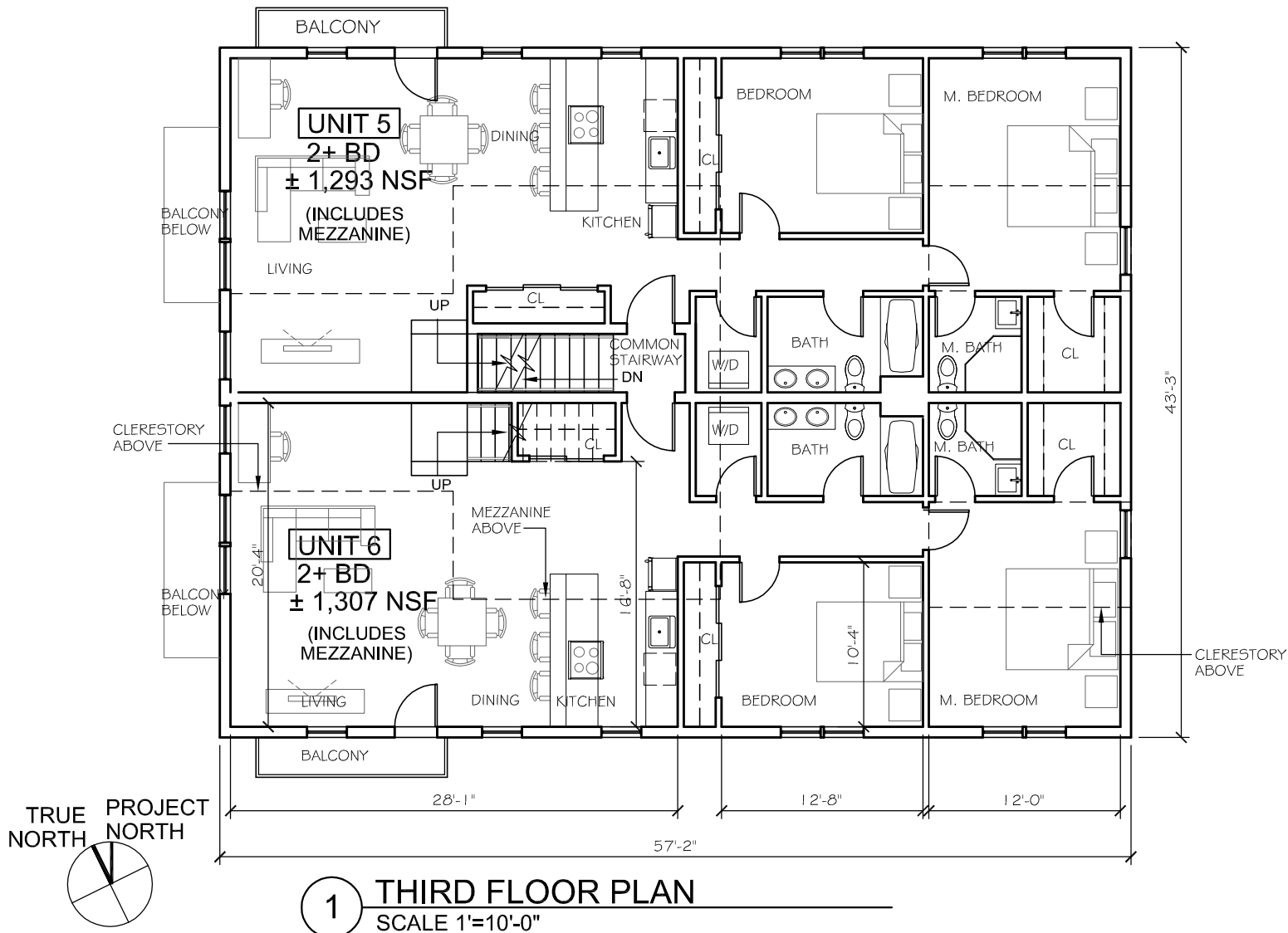
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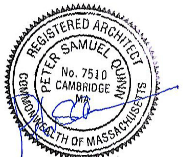
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SHEET

A1.3



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DRAWING TITLE

PROPOSED
ROOF PLAN
AND
BASEMENT

SCALE AS NOTED

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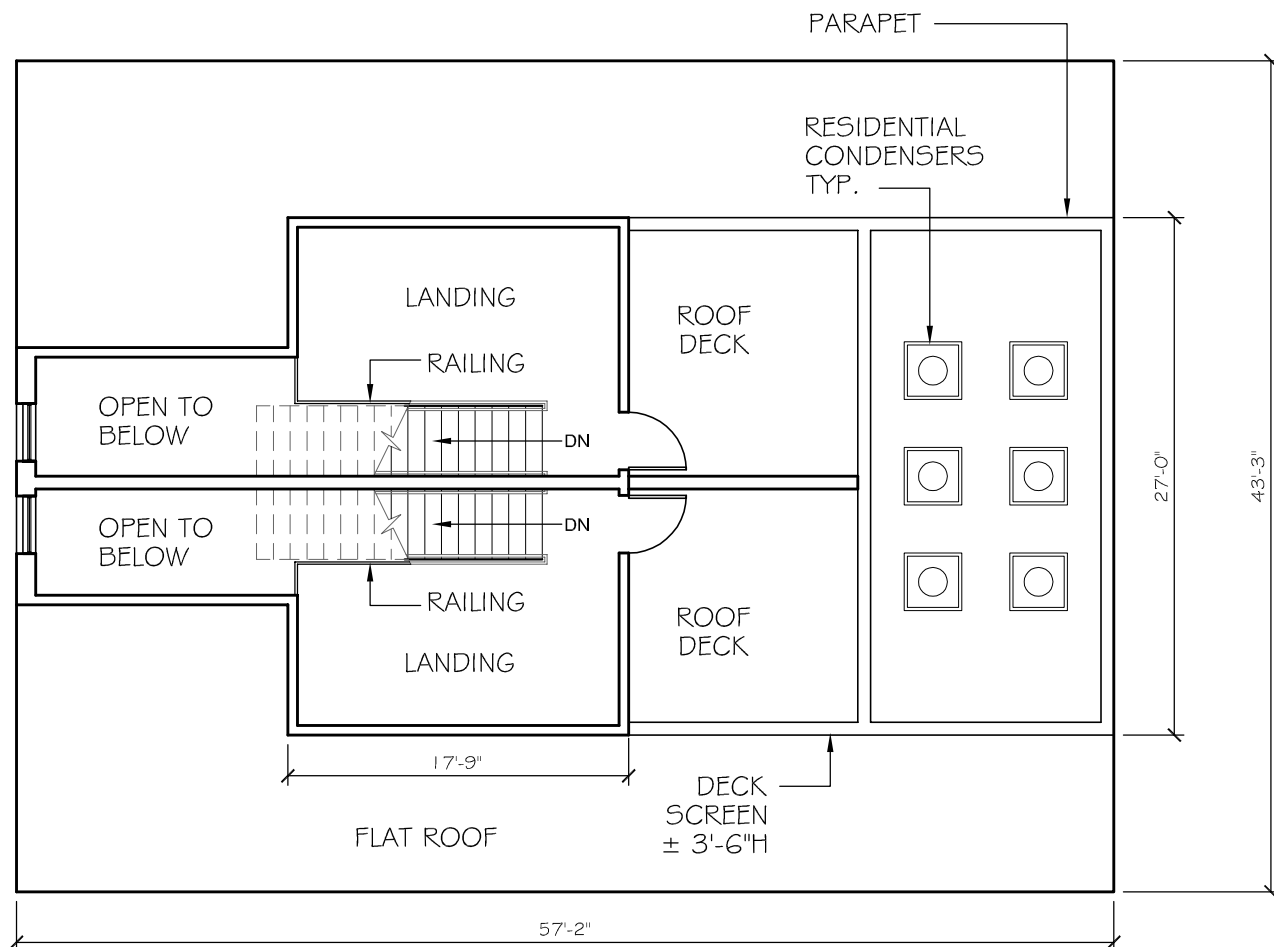
YC

REVIEWED BY

PQ

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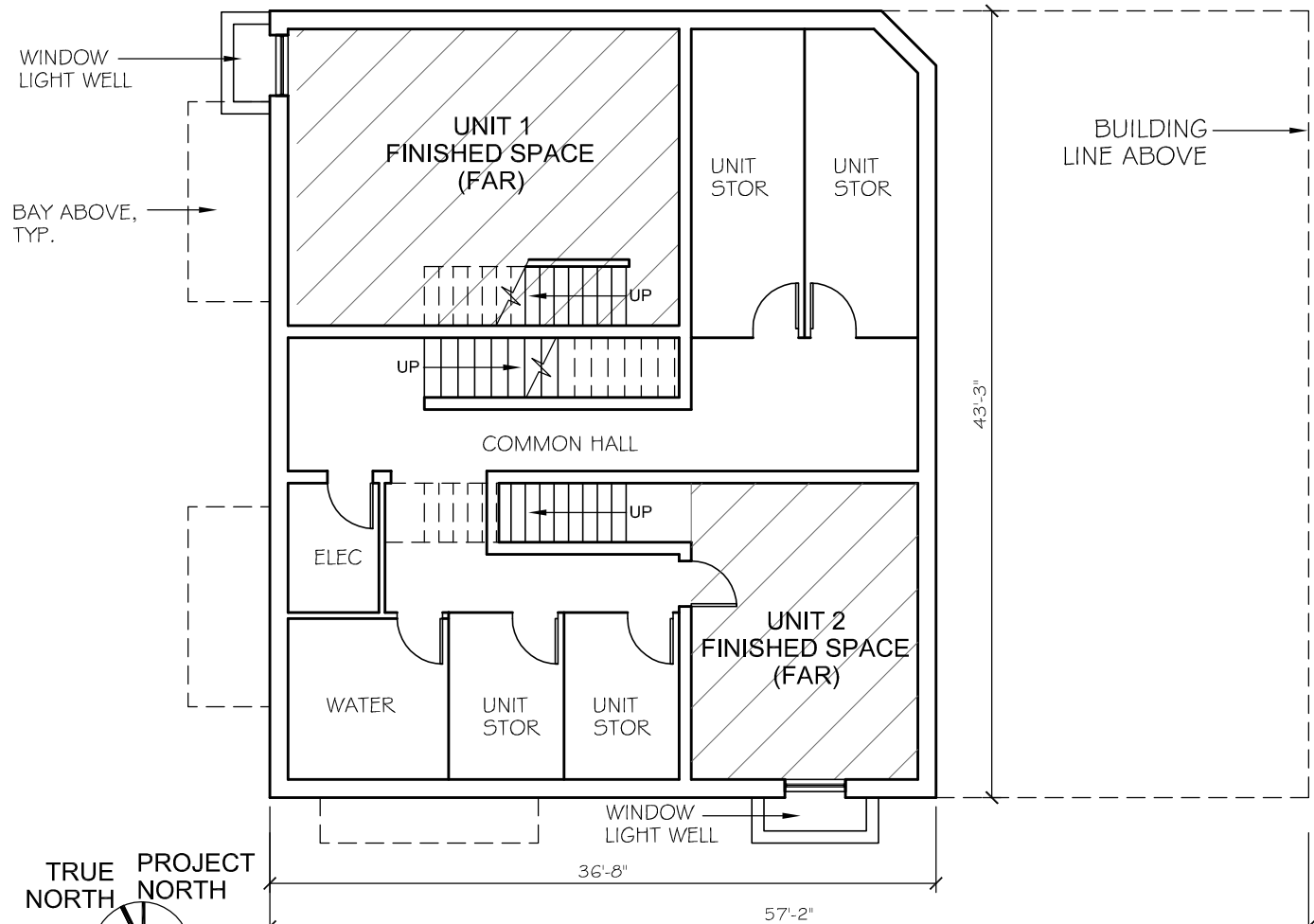
A1.4



TRUE NORTH
PROJECT NORTH



1 ROOF PLAN
SCALE 1'=10'-0"

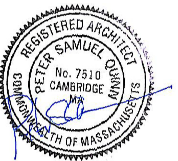


TRUE NORTH
PROJECT NORTH



1 BASEMENT PLAN
SCALE 1'=10'-0"

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PROPOSED
WEST
ELEVATION

SCALE AS NOTED

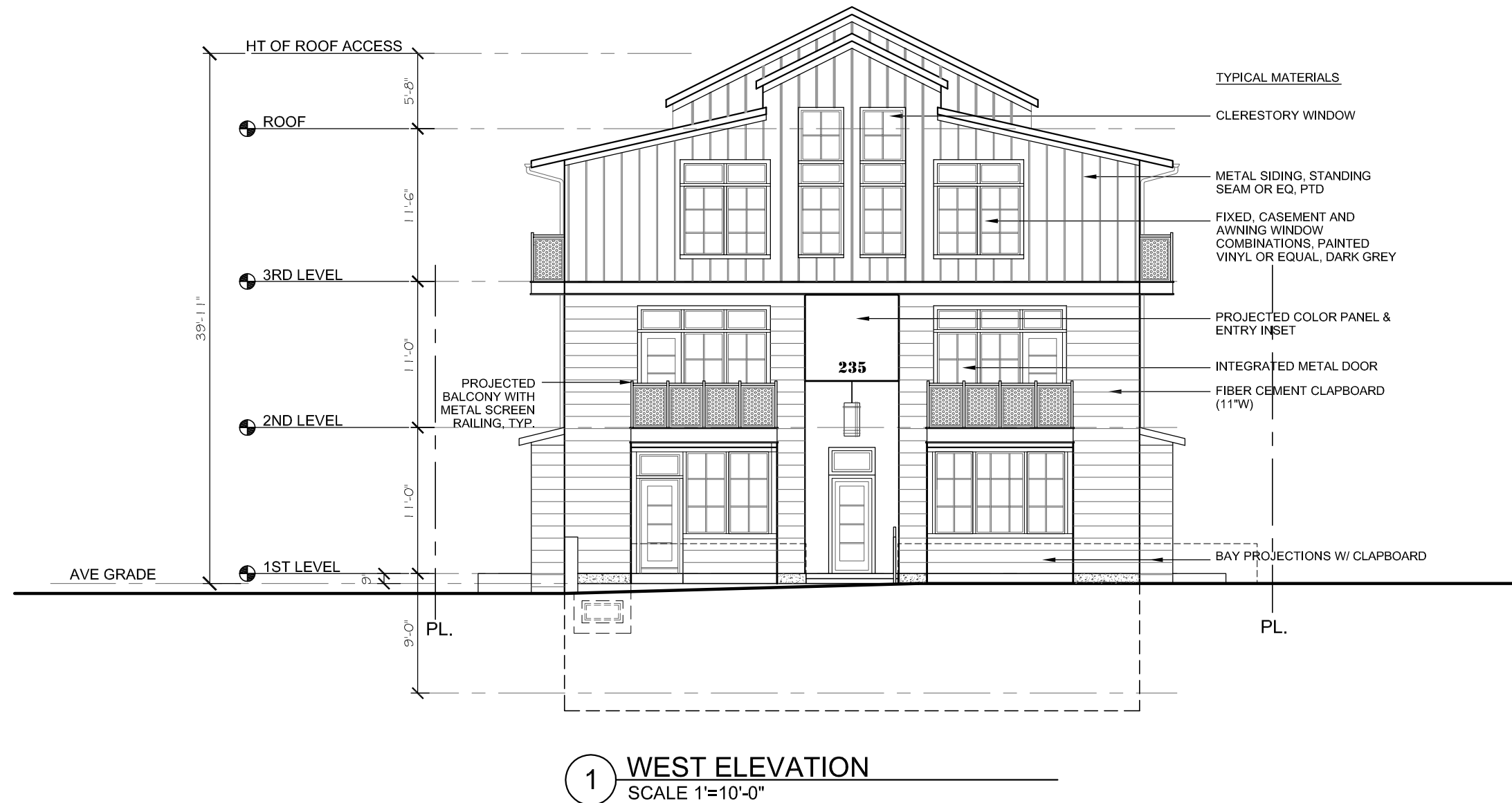
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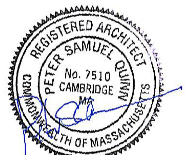
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A2.1



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PROPOSED
SOUTH
ELEVATION

SCALE AS NOTED

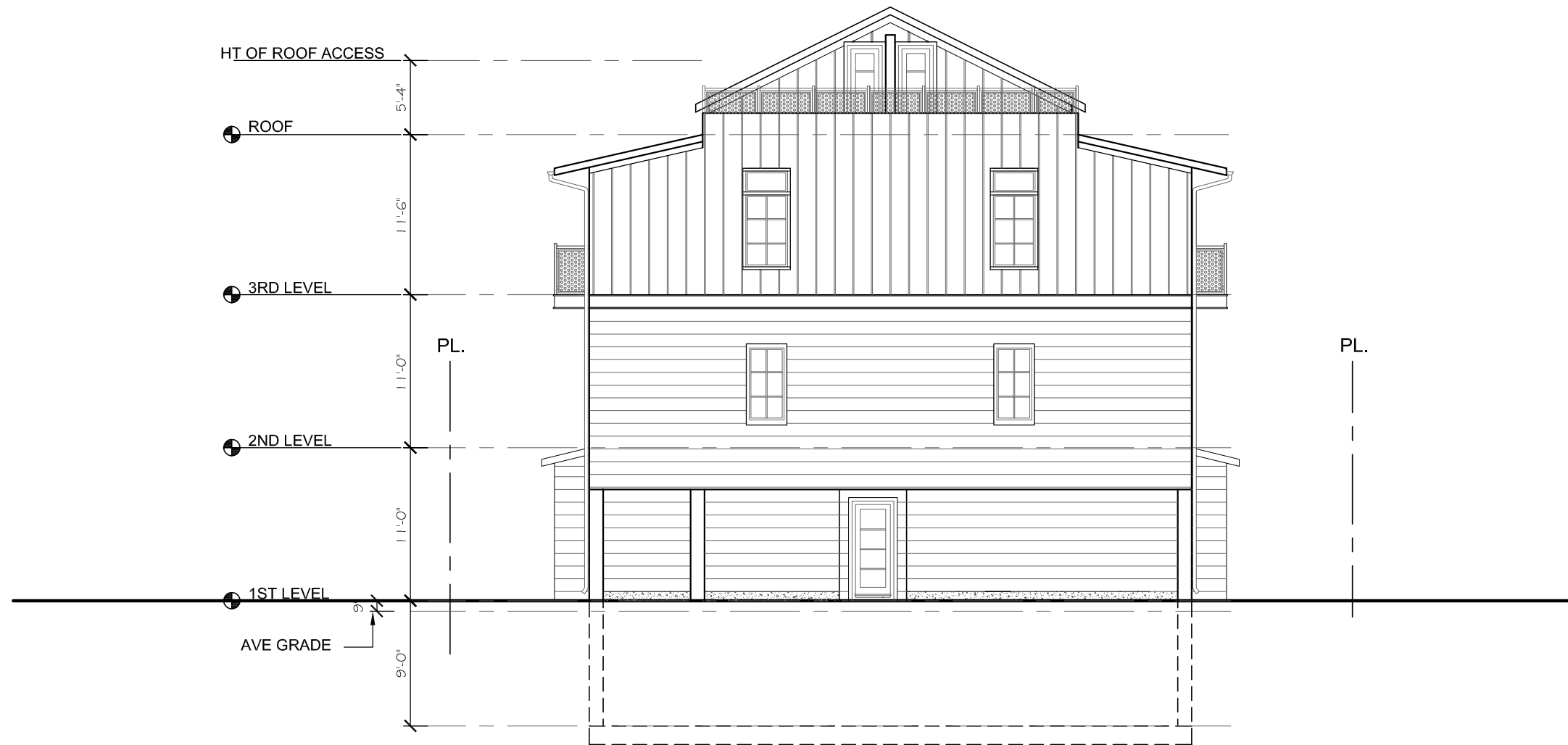
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A2.2



2 SOUTH ELEVATION
SCALE 1"=10'-0"



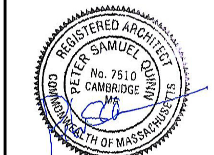
3 EAST ELEVATION
SCALE 1"=10'-0"

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EAST
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A2.3

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A2.4



4 NORTH ELEVATION
SCALE 1"=10'-0"