

# REDEVELOPMENT OF 231 LOWELL STREET

231 LOWELL STREET, SOMERVILLE, MA 02144



AERIAL VIEW

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

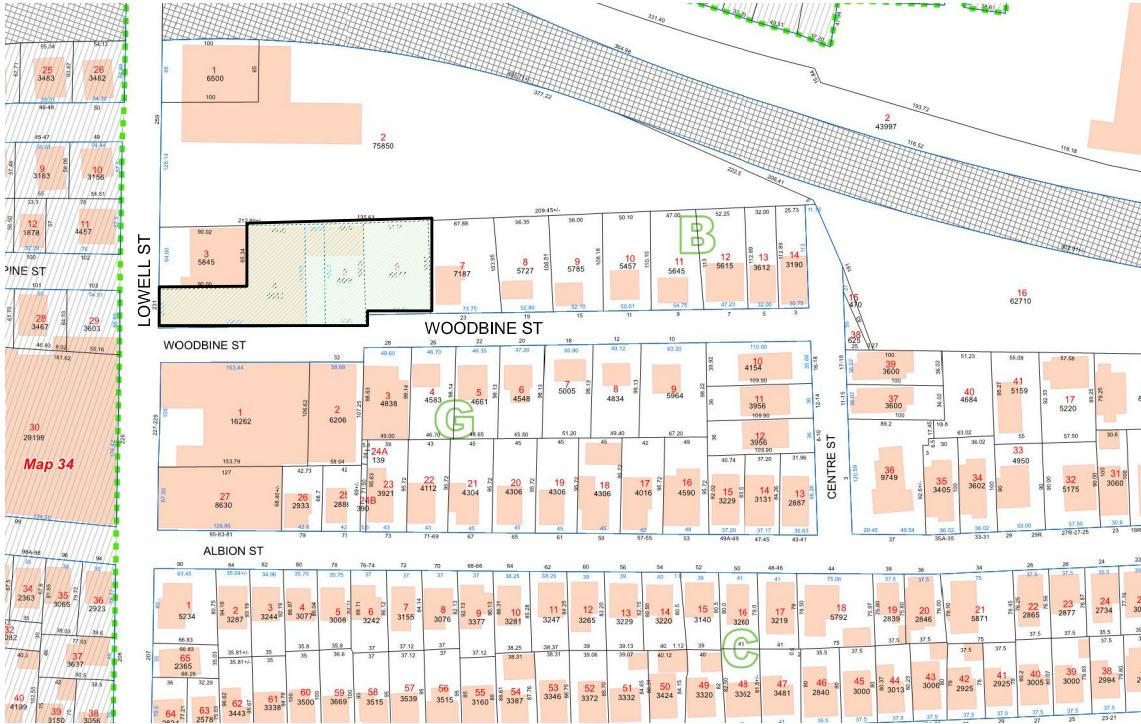
D & A SURVEY  
ASSOCIATES, INC.

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

CIVIL ENGINEER

MARCHIONDA &  
ASSOCIATES, LP.

62 MONTVALE AVENUE  
STONEHAM, MA 02180  
PH (781) 438-6121



LOCUS PLAN

LIST OF DRAWINGS		SP APPL 14 JULY '14	DRC 23 JULY '15	SP APPL REV 13 OCT '15	SP APPL REV 2 19 NOV '15
GENERAL					
T1	COVER SHEET	X	X	X	X
S1	EXISTING CONDITIONS PLAN	X		X	
Z1	ZONING COMPLIANCE	X		X	X
Z2	ZONING COMPLIANCE	X		X	X
EX1	EXISTING CONDITION PHOTOS	X	X	X	

ARCHITECTURAL					
A0.0	COLORED STREET ELEVATIONS	X	X	X	
A0.1	3D VIEWS	X	X	X	
A0.2	3D VIEWS		X		
A1.1	FIRST FLOOR / SITE PLAN	X	X	X	
A1.2	BASEMENT PLAN	X	X	X	
A1.3	SECOND FLOOR PLAN	X	X	X	
A1.4	THIRD FLOOR PLAN	X	X	X	
A1.5	ROOF PLAN	X	X	X	
A2.1	ELEVATIONS	X	X	X	
A2.2	ELEVATIONS	X	X	X	
A2.3	ELEVATIONS	X			

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PROJECT  
231 LOWELL

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SOMERVILLE, MA 02144

PREPARED FOR

231 LOWELL STREET  
LLC

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SOMERVILLE, MA 02144

DRAWING TITLE

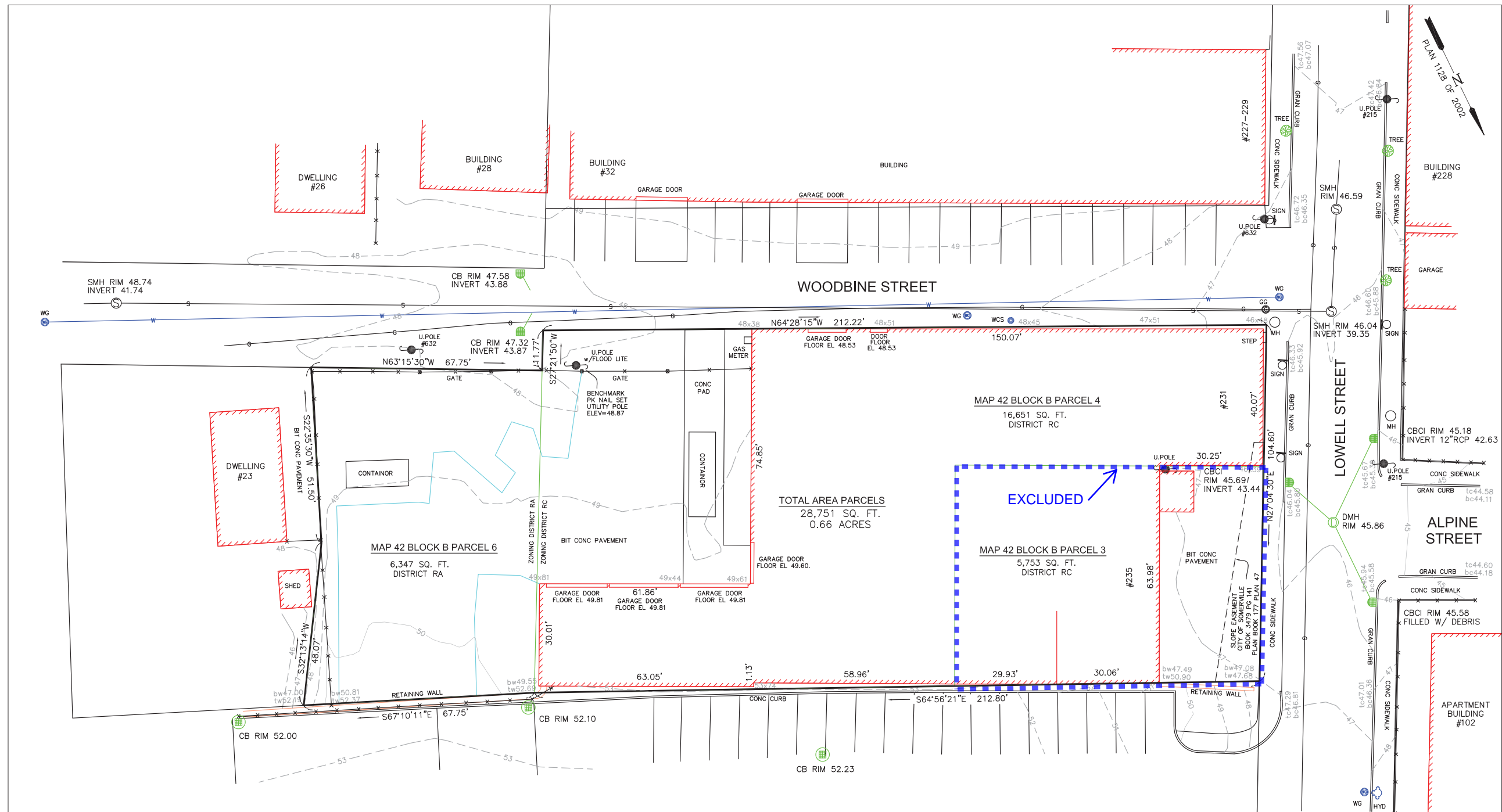
TITLE SHEET

SCALE AS NOTED

REVISION	DATE
REV 2 SP APPL	19 NOV 2015
REV SP APPL	13 OCT 2015
NEIGHB. MTG 2	21 SEPT 2015
DRC	23 JUL 2015
NEIGHB. MTG	29 JUN 2015
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SHEET

T1



EXISTING CONDITIONS PLAN  
IN  
SOMERVILLE, MA  
231 LOWELL STREET



SCALE: 1" = 20'-0"

MARCH 27, 2013

D & A SURVEY ASSOCIATES, INC.  
P.O. BOX 621 MEDFORD, MA 02155  
(781) 324 - 9566 (781) 321 - 2501 (FAX)



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SCALE: 1"=20'-0"

PLAN FOR DIMENSIONAL LAYOUT  
PURPOSES ONLY. BASED ON  
EXISTING CONDITIONS PLAN BY  
D&A SURVEY ASSOCIATES, INC.  
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APPROX PORTION  
OF EXISTING  
BUILDING (SLAB)  
RETAINED AND  
INCORPORATED  
INTO PROPOSED

EXISTING \_\_\_\_\_  
BUILDING  
FOOTPRINT, TYP.

FRONT  
PLAZA

LINE OF BLDG  
ABOVE, TYP.

LINE OF BLDG.  
ABOVE, TYP.

COURTYARD

FRONT YARD SETB.

## ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED			EXISTING	PROPOSED			COMPLIANCE
ZONE	RC - 231 LOWELL	RA - 0 WOODBINE	COMBINED		RC	RA	COMBINED	
USE	>7 DWELLING UNITS	-			20 D.U., 2 COMM STUDIO	2 DWELLING UNITS	22 DWELLING UNITS	SPSR, COMPLIES PER §13.5
MIN LOT SIZE	7,500 SF	10,000 SF	17,500 SF	16,651+6,347=22,998	16,651 SF	6,347 SF	16,651+6,347=22,998	COMPLIES
MIN LOT PER DWELLING	1,000 SF (16,636/1,000=16.6 )	2,250 SF (6,349/2,250=2.8)	16.6+2.8=19.4 UNITS		832 SF (16,651 / 832 = 20 ) INCLUDES §13.5 UNITS	3,173 SF (6,347 / 3,173 = 2 )	1,045 SF	COMPLIES PER §13.5 (19 UNITS + 1 AFFORDABLE OVER 12.5% + 2 BONUS MKT RATE = 22)
MAX GROUND COVERAGE	70% (11,645 SF)	50% (3,175 SF)	64% (14,820 SF)	51% (11,712 SF)	64% (10,723 SF)	52% (3,327 SF)	61% (14,050 SF)	COMPLIES
LANDSCAPE AREA	25% (4,159 SF)	25% (1,187 SF)	25% (5,746 SF)	5% ±	21% (3,541 SF)	35% (2,243 SF)	25% (5,784 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (33,272 SF)	0.75 (4,761 SF)	1.65 (38,033 SF)	0.51 (11,712 SF)	1.6 (26,807 SF)	1.1 (7,038 SF) INCLUDES FAR OF PARTIAL UNITS IN MAIN BUILDING	1.47 (33,845 SF)	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40'	2.5 ST / 35'		1 ST / 16'±	3 ST / 40'	2.5 ST / 35'	RC 3 ST / 40' RA 2.5 ST / 35'	COMPLIES COMPLIES
MIN YARD FRONT (FOOTNOTE 5) SIDE REAR	10' 10' (LEFT) 20'	10' 8' (RIGHT) 20'		0' 0' LEFT; ±65' RIGHT 0'	5.7' 5.7' (LEFT) 4.5'	5.7' 8.1' (RIGHT) 11.6'	5.7' 5.7' LEFT; 8.1' RIGHT 4.5'	SP 4.4.1 SP 4.4.1 LEFT; COMPLIES RIGHT SP 4.4.1
MIN FRONTAGE	50'	50'		279.7'	104.6' (LOWELL)	67.75' (WOODBINE)	279.7' (WOODBINE)	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30% (4,991 SF)	35% (2,222 SF)	31% (7,213 SF)	5% ±	25% (4,141 SF)	50% (3,158 SF)	32% (7,300 SF)	COMPLIES
PARKING REQUIREMENTS			DWELLING 35 VISITOR 3.6 COMMERCIAL 1/450 SF 3.7 TOTAL 42	SEE PARKING CALCS. ON SHEET Z2	-	-	DWELLING 29 COMMERCIAL 2 TOTAL 31	VARIANCE
BICYCLE PARKING			5		-	-	26	COMPLIES

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PREPARED FOR

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31 LOWELL STREET  
SOMERVILLE, MA 02144

DRAWING TITLE

## ZONING

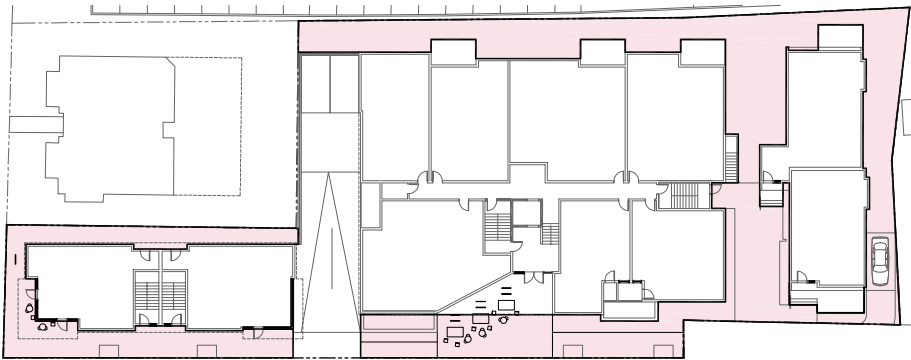
SCALE AS NOTED

REVISION	DATE
REV 2 SP APPL	19 NOV 2015
REV SP APPL	13 OCT 2015
FIGHB. MTG 2	21 SEPT 2015
RC	23 JUL 2015
FIGHB. MTG	29 JUN 2015
DRAWN BY	REVIEWED BY
Y	PQ

SHEET

# Z1

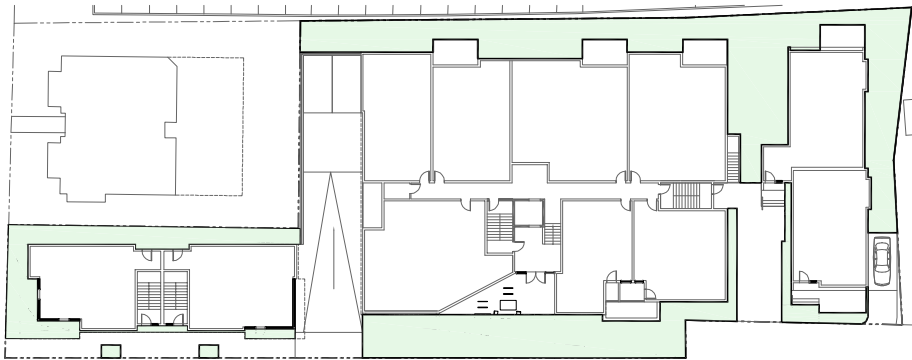
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PERVIOUS AREA  
7,300 SF  
LOT AREA 22,998 SF = 32%

## 5 PERVIOUS AREA

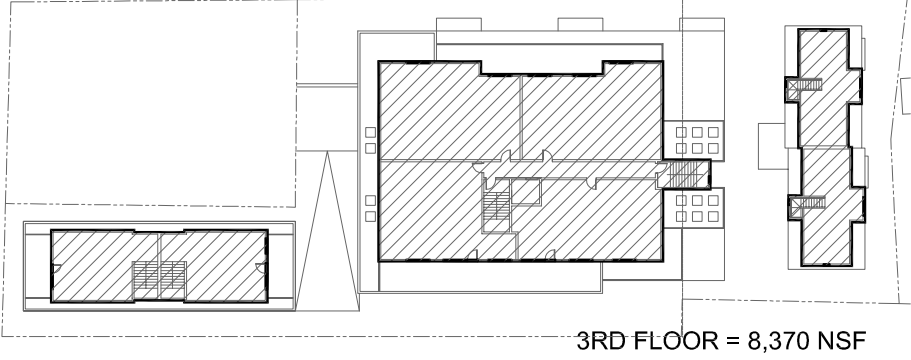
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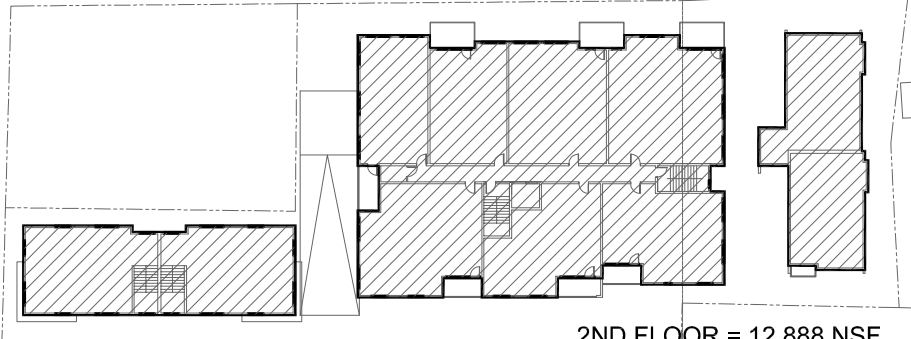
LANDSCAPE AREA  
5,784 SF  
LOT AREA 22,998 SF = 25%

## 4 LANDSCAPE AREA

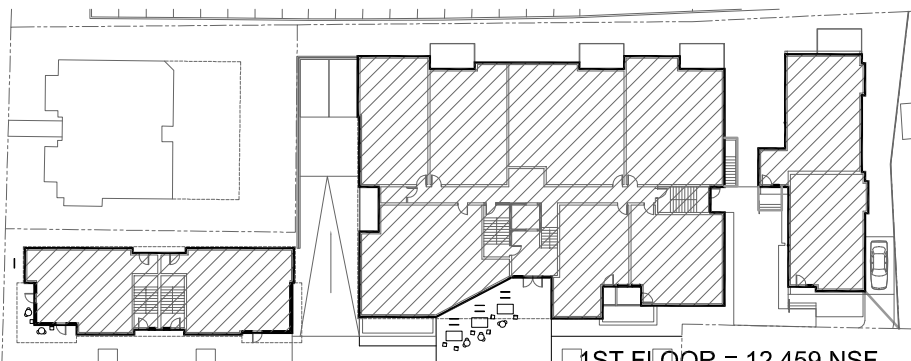
SCALE: 1"=60'



3RD FLOOR = 8,370 NSF



2ND FLOOR = 12,888 NSF



1ST FLOOR = 12,459 NSF



BASEMENT = 128 NSF

	PROPOSED BLDG NET FLOOR AREA
3RD FLOOR	8,370-SF
2ND FLOOR	12,888-SF
1ST FLOOR	12,459-SF
BASEMENT	128-SF
TOTAL	33,845-SF

BUILDING AREA CALCULATIONS  
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

## 1 PROPOSED FLOOR AREA

SCALE: 1"=60'

NSF

NUMBER OF REQUIRED PARKING SPACE PER §9.5  
RESIDENTIAL  
FOR (4) 3-BR UNITS:  
(4) 3-BR UNITS AT 2 PER UNIT = 4X2 = 8  
FOR (18) 1OR2-BR UNITS:  
(18) 1OR2-BR UNITS AT 1.5 PER UNIT = 18X1.5 = 27  
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS)  
[(22 (RESID UNITS)) ÷ 6 = 3.6  
COMMERCIAL  
1,672-SF COMMERCIAL STUDIO ÷ 450 = 3.7

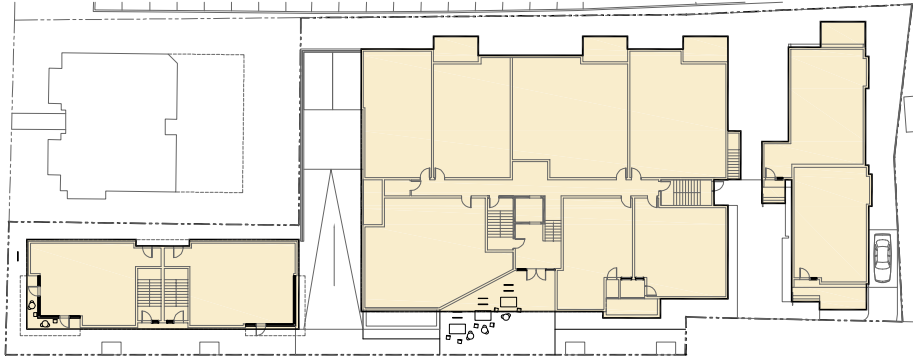
42 REQUIRED  
PARKING SPACES

BICYCLE  
1 BICYCLE SPACE FOR EVERY 10 REQUIRED CAR  
PARKING SPACE = 45 ÷ 10 = 4.5

5 REQUIRED  
BICYCLE PARKING  
SPACES

## 6 PARKING CALCULATION

SCALE: 1"=60'



GROUND COVERAGE AREA  
14,050 SF  
LOT AREA 22,998 SF = 61%

## 3 GROUND COVERAGE

SCALE: 1"=60'



## 2 BUILDING HEIGHT

SCALE: 1"=30'

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DRAWING TITLE

ZONING

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Z2





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EXISTING  
CONDITIONS  
PHOTOS

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SHEET

EX1



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COLOR  
STREET  
ELEVATIONS

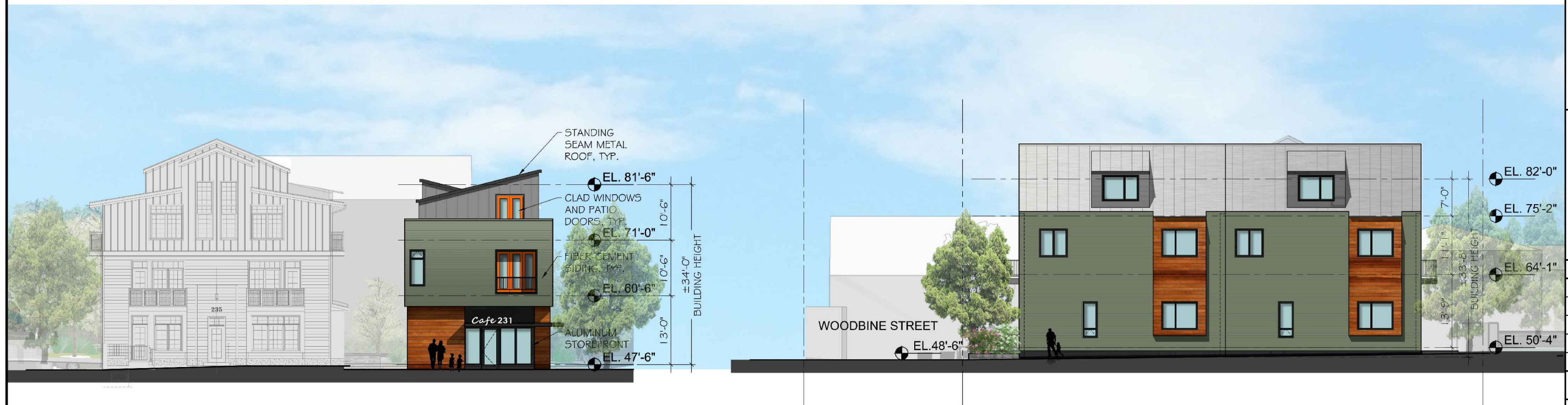
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SP APPL	14 JUL 2014
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ACW	PQ
SHEET	

A0.0



1 WOODBINE ST ELEVATION (SOUTH)  
SCALE 1"=20'



2 LOWELL ST ELEVATION (WEST)  
SCALE 1"=20'

3 EAST ELEVATION (FACING RA)  
SCALE 1"=20'





CONTEXT VIEW FROM LOWELL STREET



DRIVEWAY FROM WOODBINE STREET



CORNER OF LOWELL & WOODBINE STREET



LOWELL STREET

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3D VIEWS

SCALE AS NOTED

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DRC	23 JUL 2015
NEIGHB. MTG	29 JUN 2015
SP APPL	14 JUL 2014
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SHEET

A0.1



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VIEWING NW ON WOODBINE STREET



WOODBINE COURT



VIEW FROM RESIDENTIAL ZONE

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3D VIEWS

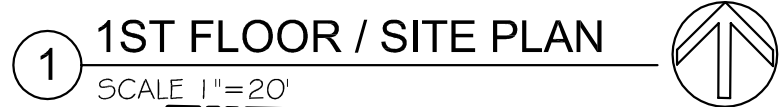
SCALE AS NOTED

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A0.2

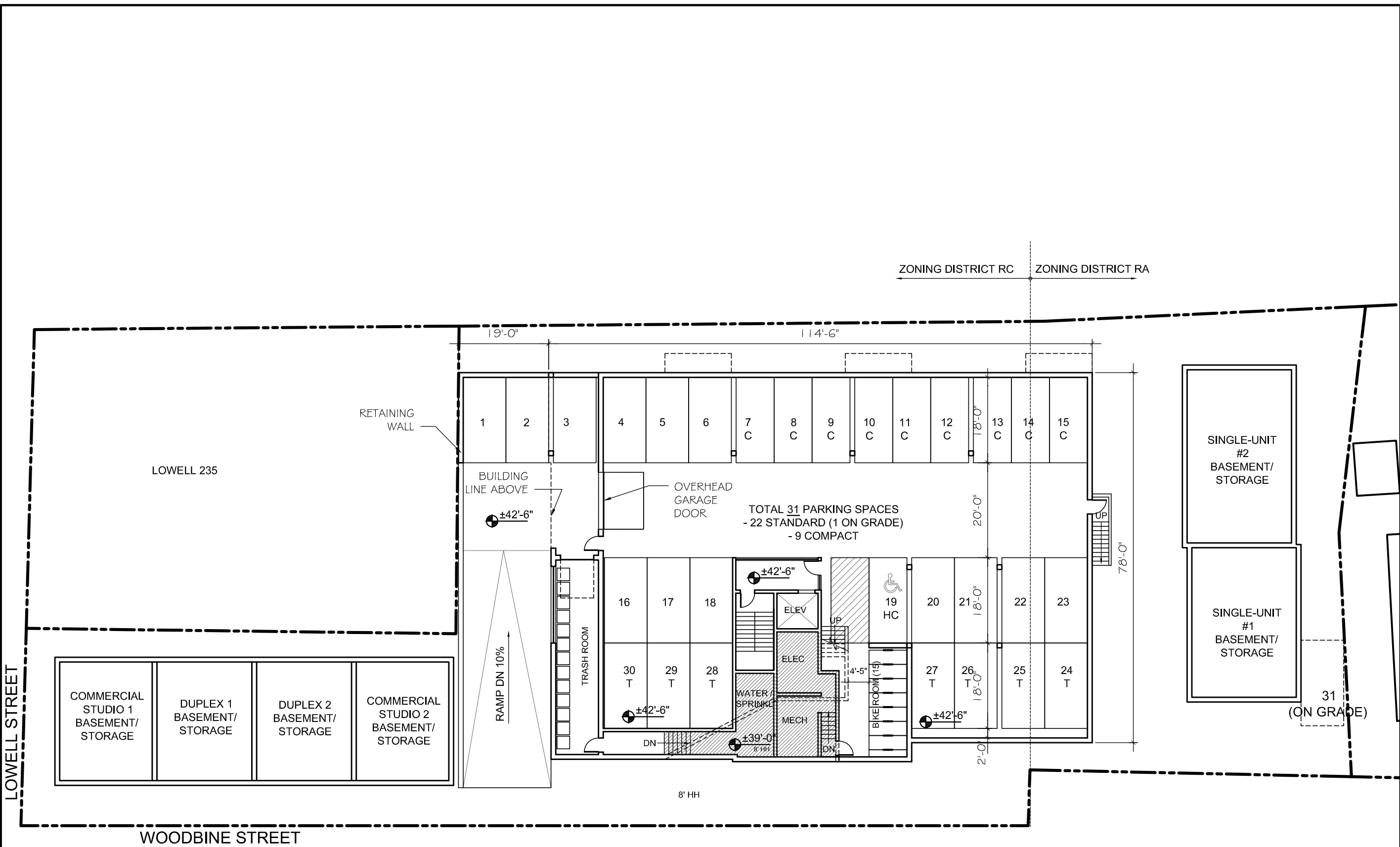




31 PARKING SPACES (30 UNDERGROUND & 1 ON GRADE)  
28 BIKE SPACES

EVISION	DATE
EV SP APPL	13 OCT 2015
EIGHB. MTG 2	21 SEPT 2015
RC	23 JUL 2015
EIGHB. MTG	29 JUN 2015
P APPL	14 JUL 2014
<i>DRAWN BY</i> CW	<i>REVIEWED BY</i> PQ

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231 LOWELL STREET LLC

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**BASEMENT PLAN**

SCALE AS NOTED

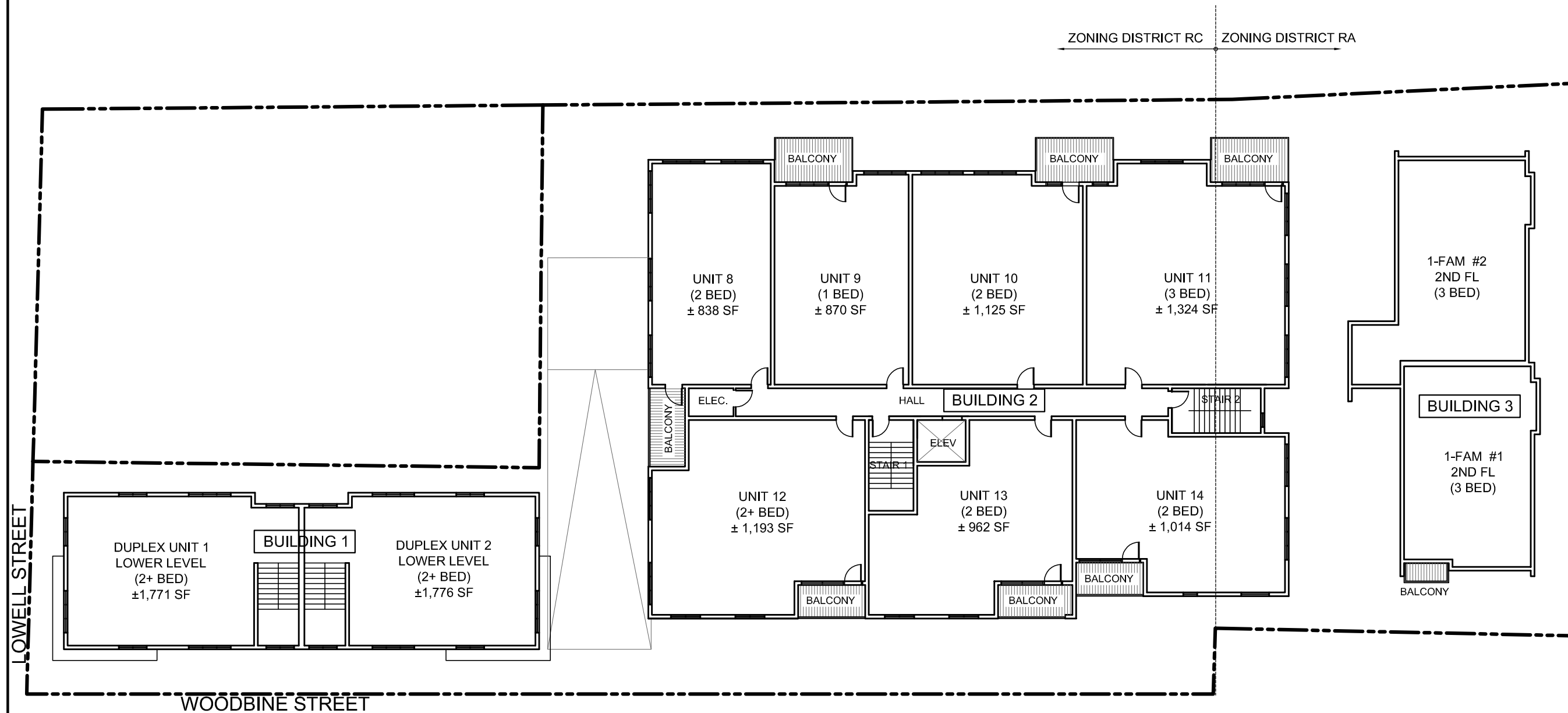
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**A1.2**



REVISION	DATE
REV SP APPL	13 OCT 2015
EIGHB. MTG 2	21 SEPT 2015
IRC	23 JUL 2015
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P APPL	14 JUL 2014
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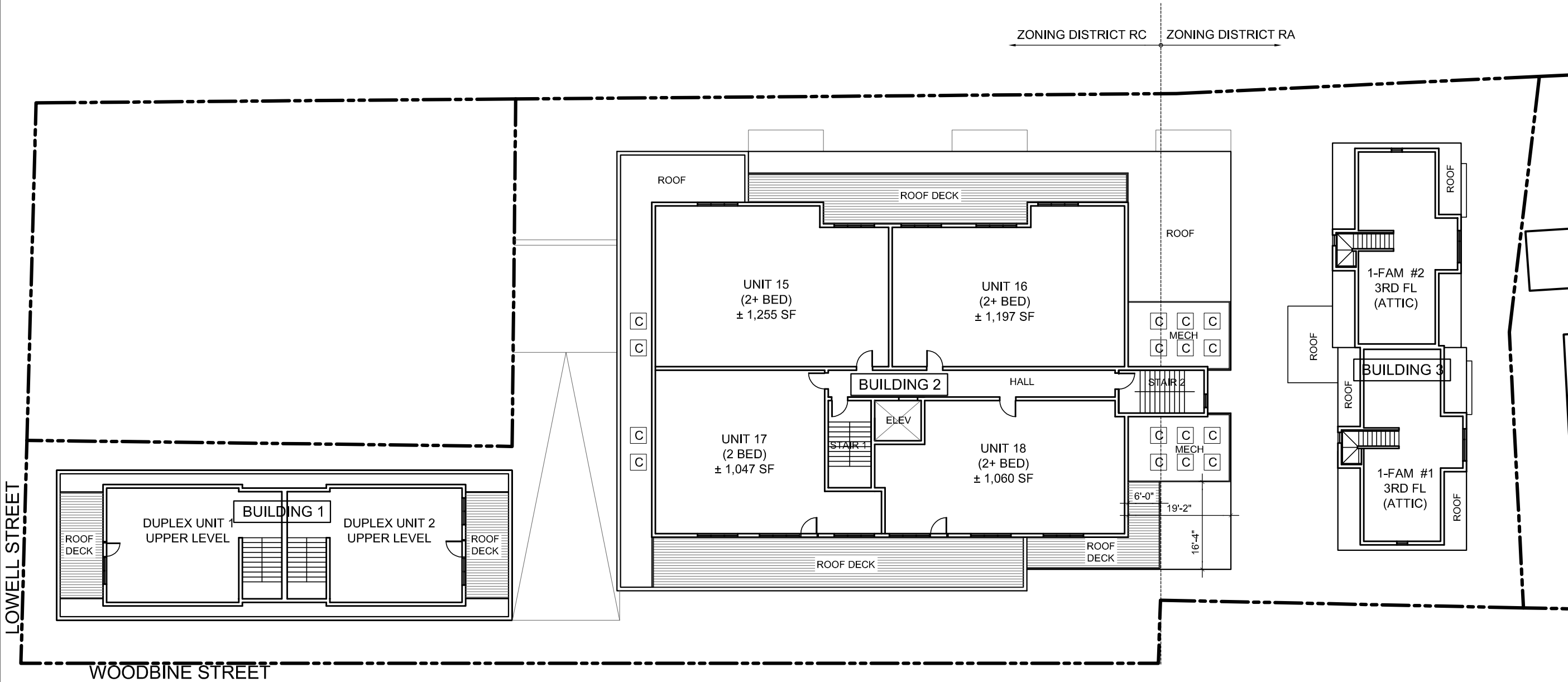


## 1 SECOND FLOOR PLAN

SCALE 1"=20'



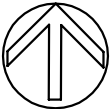
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THIRD FLOOR PLAN

SCALE 1"=20'



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3RD FL PLAN

SCALE AS NOTED

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A1.4



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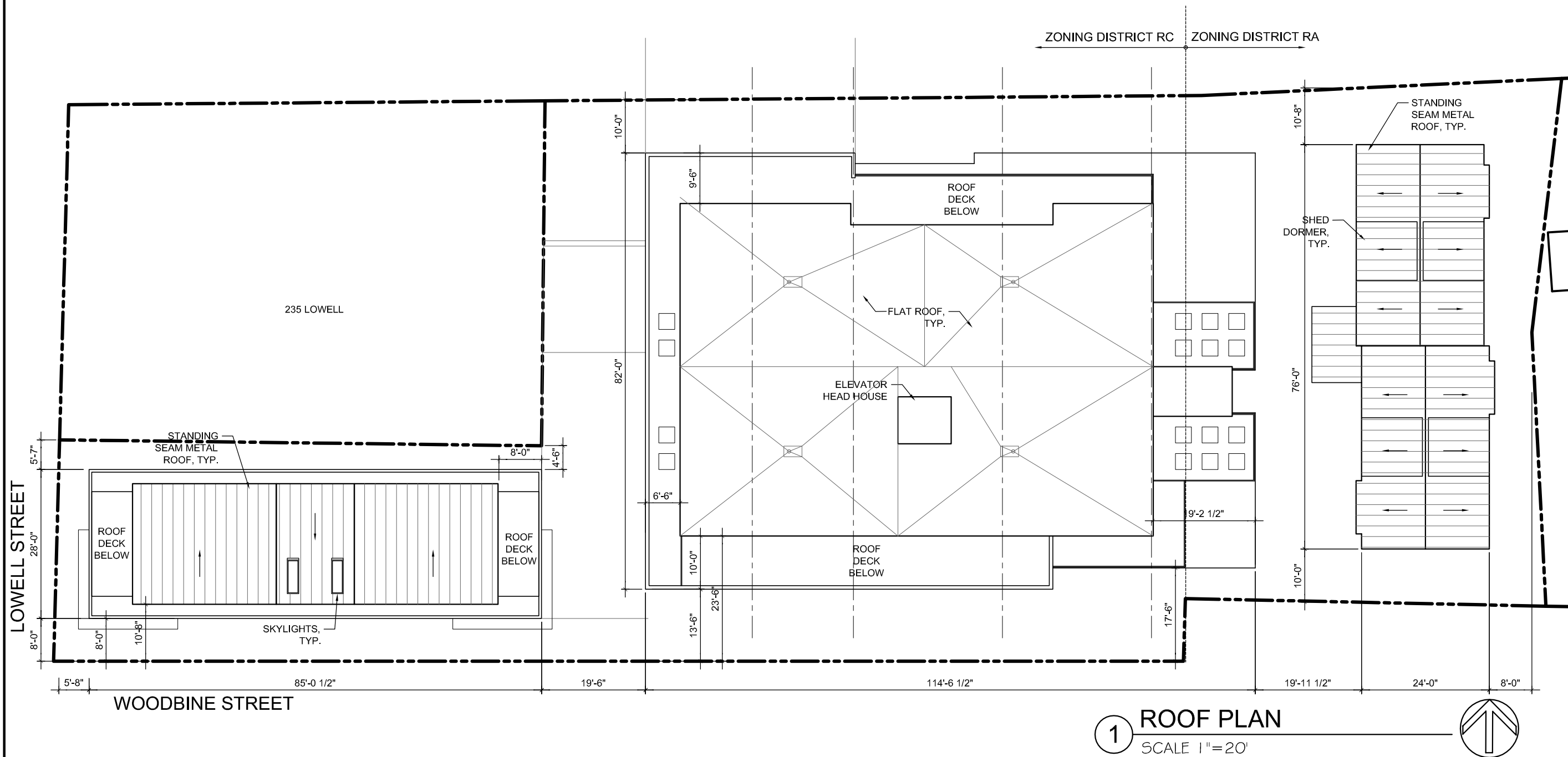
ROOF PLAN

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A1.5





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**ELEVATIONS**

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**A2.1**



**1 WOODBINE ST ELEVATION (SOUTH)**  
SCALE 1"=20'



**2 LOWELL ST ELEVATION (WEST)**  
SCALE 1"=20'



**3 EAST ELEVATION (FACING RA)**  
SCALE 1"=20'





1 REAR ELEVATION (NORTH)  
SCALE 1"=20'



2 COURT ELEVATION (WEST)  
SCALE 1"=20'



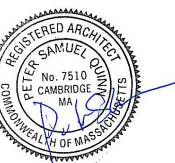
3 DRIVEWAY ELEVATION (WEST)  
SCALE 1"=20'

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A2.2