

28 HAWTHORNE STREET, SOMERVILLE

RENOVATION OF EXISTING 1 UNIT AND PROPOSED 1 UNIT DEVELOPMENT

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
RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

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

ZBA APPL - REV 2	15 FEB 2017
------------------	-------------

ZBA APPL - REV 1	15 DEC 2016
------------------	-------------

ZBA APPL	17 NOV 2016
----------	-------------

DRAWN BY DM	REVIEWED BY PQ
----------------	-------------------

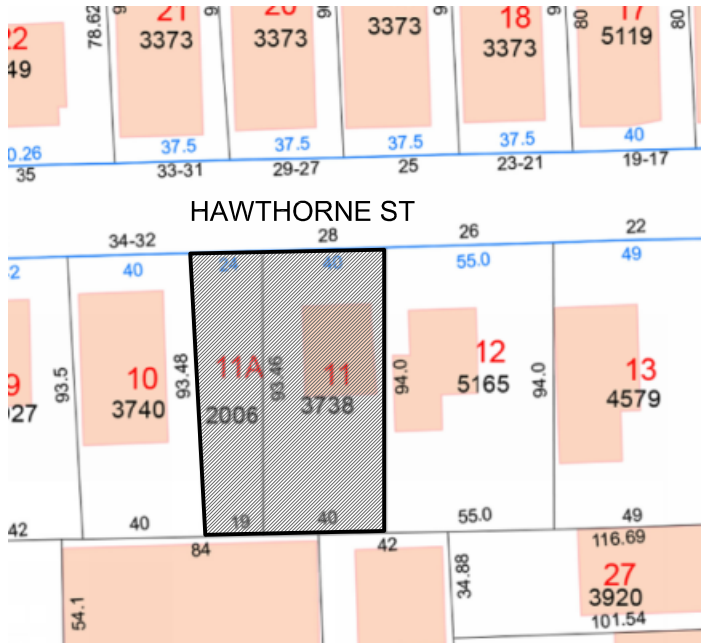
SHEET

T-1

LIST OF DRAWINGS		ZBA APPL 17 NOV 2016	ZBA APPL REVISION-1 15 DEC 2016	ZBA APPL REVISION-2 15 FEB 2017
T-1	COVER SHEET	X	X	X
T-2	PHOTOS	X	X	X
	CERTIFIED PLOT PLAN	X	X	X
Z-1	ZONING COMPLIANCE	X	X	X
Z-2	ZONING COMPLIANCE	X	X	X
A-0	PROPOSED SITE PLAN	X	X	X
A-1	PROPOSED BASEMENT FLOOR PLAN	X	X	X
A-2	PROPOSED FIRST FLOOR PLAN	X	X	X
A-3	PROPOSED SECOND FLOOR PLAN	X	X	X
A-4	PROPOSED ATTIC LEVEL	X	X	X
A-5	PROPOSED FRONT ELEVATION	X	X	X
A-6	PROPOSED RIGHT SIDE ELEVATION (UNIT 2)	X	X	X
A-7	PROPOSED REAR ELEVATION	X	X	X
A-8	PROPOSED LEFT SIDE ELEVATION (UNIT 1)	X	X	X
A-9	PROPOSED RIGHT SIDE ELEVATION (UNIT 1)	X	X	X
A-10	PROPOSED LEFT SIDE ELEVATION (UNIT 2)	X	X	X



STREET ELEVATION



LOCUS MAP

28 HAWTHORNE STREET, SOMERVILLE



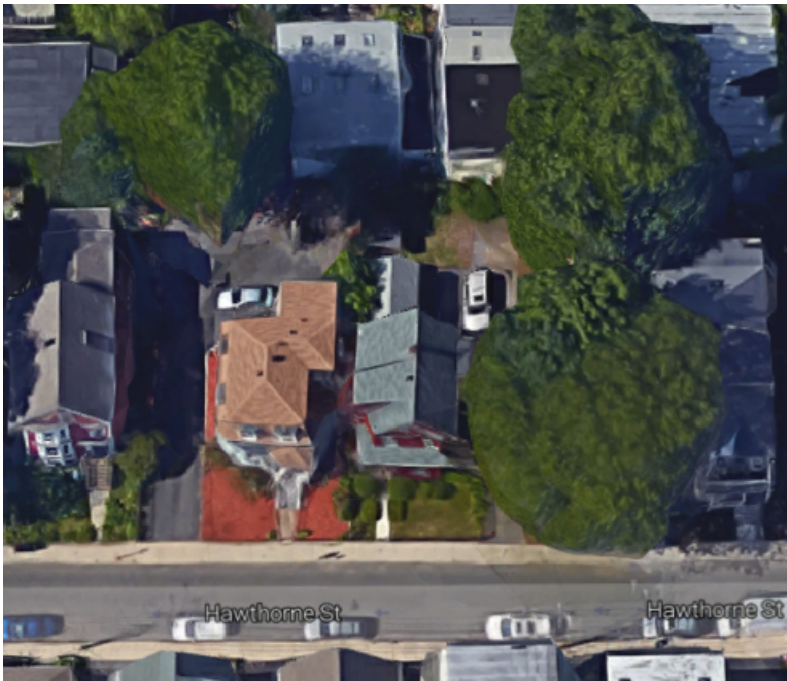
FRONT YARD VIEW



RIGHT SIDE VIEW



REAR VIEW



BIRD EYE VIEW



LEFT SIDE VIEW



BIRD EYE VIEW 2

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

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

T-2

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 25, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

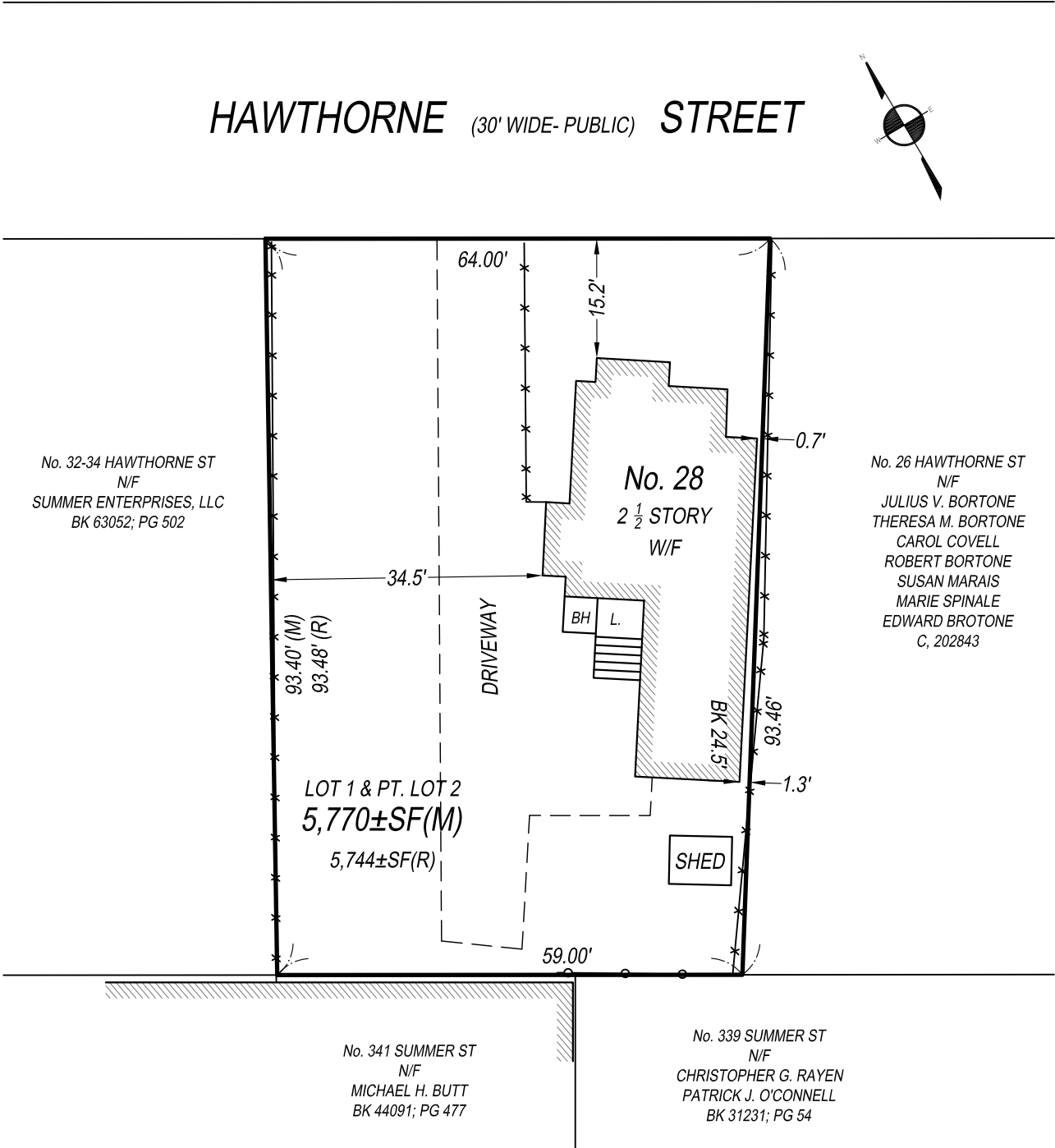
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL #25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

REFERENCES:

DEED: BK 55232; PG 1
PLAN: BK 2214; PG END
BK 2874; PG END
#808 of 2002
PL BK 21; PL 37
PL BK 6; PL 4
LCC: 7004-A
1825-A

NOTES:

PARCEL ID: 25-D-11



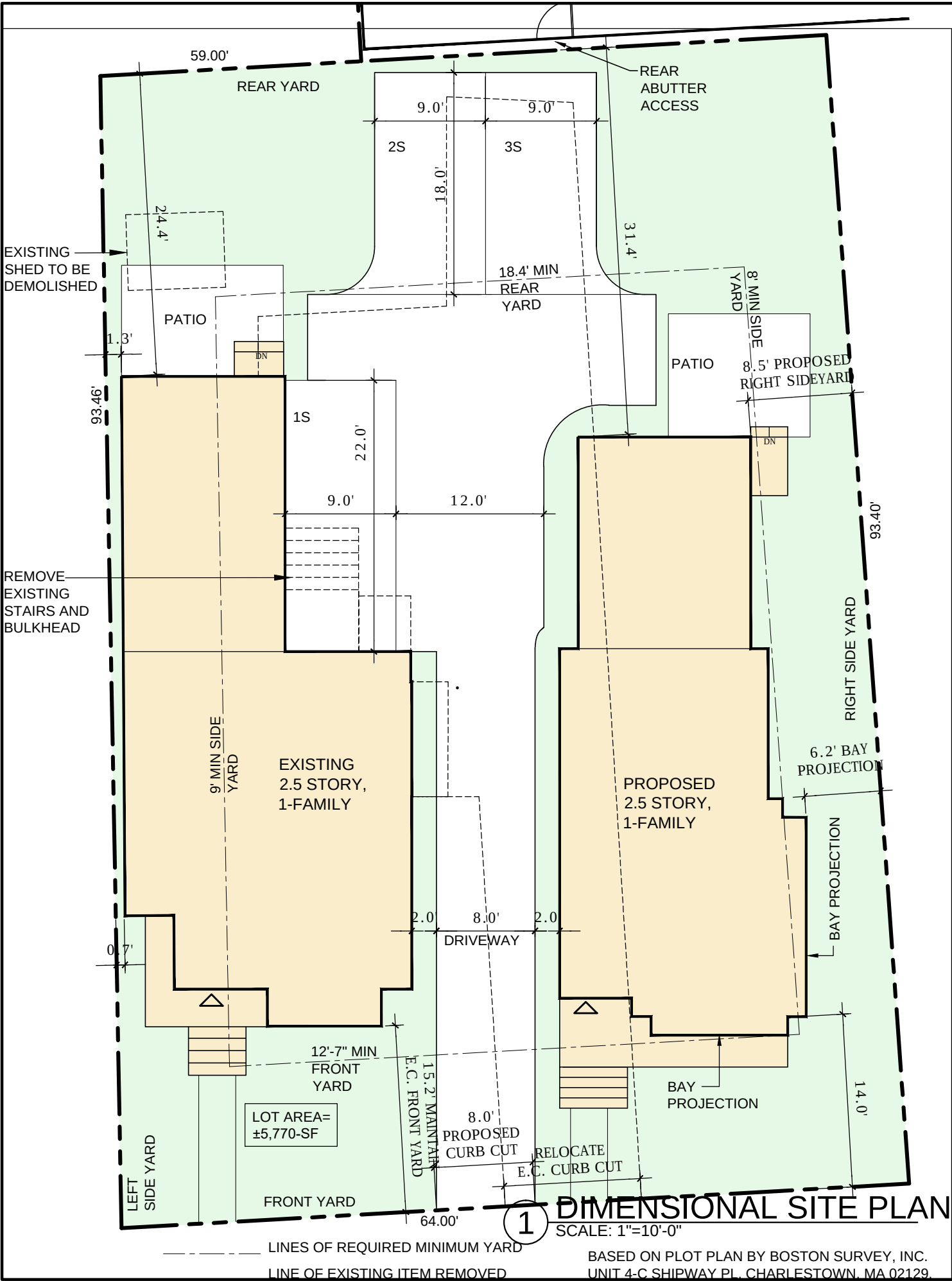
FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC
SCALE: 1 INCH = 10 FEET		DATE: OCTOBER 26, 2016		
		JOB #16-00656		
		FILE #16-00656 - CPP.DWG		

CERTIFIED PLOT PLAN
LOCATED AT
28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR:
WILLIAM J. BOLT
ELIZABETH M. HARDY
3 CHAPEL ROAD
BEVERLY, MA 01915



Z:\DCADD\WGSHawthorne-28\SP Appl - REV 2\Zoning Compliance.dwg, Z1, 2/15/2017 8:08:55 PM



HAWTHORNE 28 - DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 5,770	NO CHANGE	EXTG NON CONFORMITY, NO CHANGE
MIN LOT AREA / UNIT 1-10 UNITS (SF)	1,500	± 5,770	± 2,885	COMPLIES
MAX GROUND COVERAGE (%)	50	± 19	± 33 ±37	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 57	± 39 ±41	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 57	± 52 ±47	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	0.34	0.91 0.84	COMPLIES
NET FLOOR AREA (NSF)	± 5,770	± 1,962	± 4,833 ± 5,250	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	± 28.3 / 2.5	± 30.4 ± 28.7 / 2.5	COMPLIES
MIN FRONT YARD (FT)	12.6' AVE	15.2	14	COMPLIES
MIN SIDE YARD - LEFT (FT)	9	0.7 1.3	NO CHANGE	EXTG NON CONFORMITY, NO CHANGE.
MIN SIDE YARD - RIGHT (FT)	8	34.5	8.5 8.6	COMPLIES
MIN REAR YARD (FT)	18.4*	± 24.4	24.4 18.9	COMPLIES
MIN FRONTAGE (FT)	50	64	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	4**	1	3	COMPLIES
MIN NO. BIKE PARKING SPACES	0***	0	2	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN.

*REAR YARD CALCULATION PER §8.5
3" REDUCTION PER FOOT THAT THE LOT DEPTH IS UNDER 100'. LOT DEPTH IS 93.4'.
100'-93.4' LOT DEPTH = 6.6'
6.6' X 3"/FOOT = 19.8" (OR 1.6') REDUCTION
20' - 1.6' = 18.4' REDUCED REAR YARD REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(0) 1OR2-BR UNITS AT 1.5 PER UNIT = 0X1.5 = 0
(2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0

4 RES SPACES REQUIRED
LESS ONE FOR GRANDFATHERED
EXISTING NONCONFORMITY =
3 RES SPACES REQUIRED

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
RESIDENTIAL
(0) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 0X1 = 0
(0) FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 0X1 = 0

0 RES 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

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

ZONING
ANALYSIS

SCALE AS NOTED

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

ZBA APPL - REV 2	15 FEB 2017
------------------	-------------

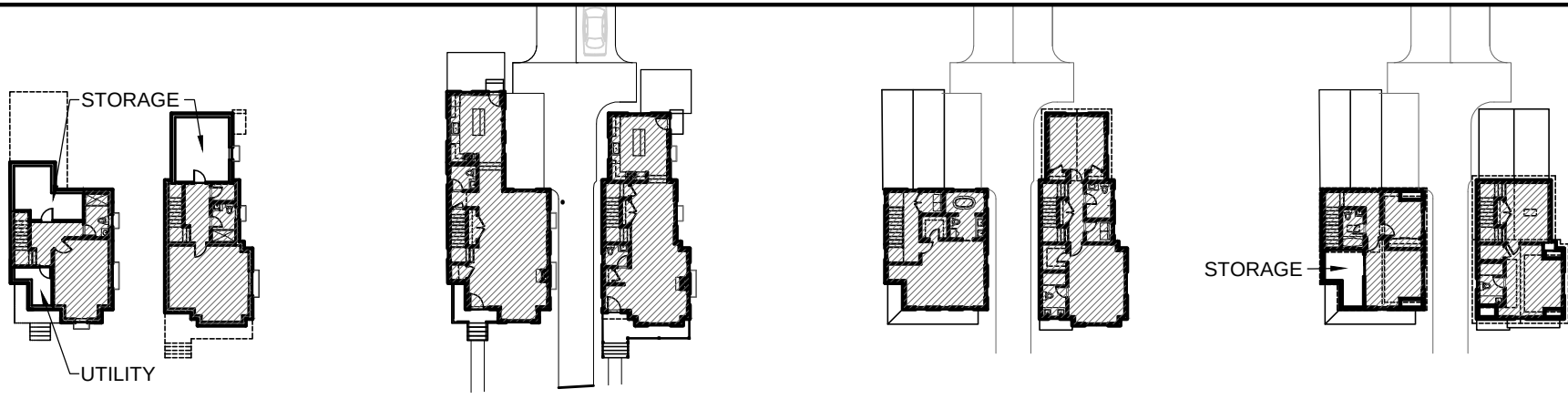
ZBA APPL - REV 1	15 DEC 2016
------------------	-------------

ZBA APPL	17 NOV 2016
----------	-------------

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

SHEET

Z1



NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF	
3RD FL	1,023	1,221
2ND FL	1,435	1,647
1ST FL	1,745	1,869
BSMNT	1,047	808
TOTAL	5,250-NSF	5,545-NSF

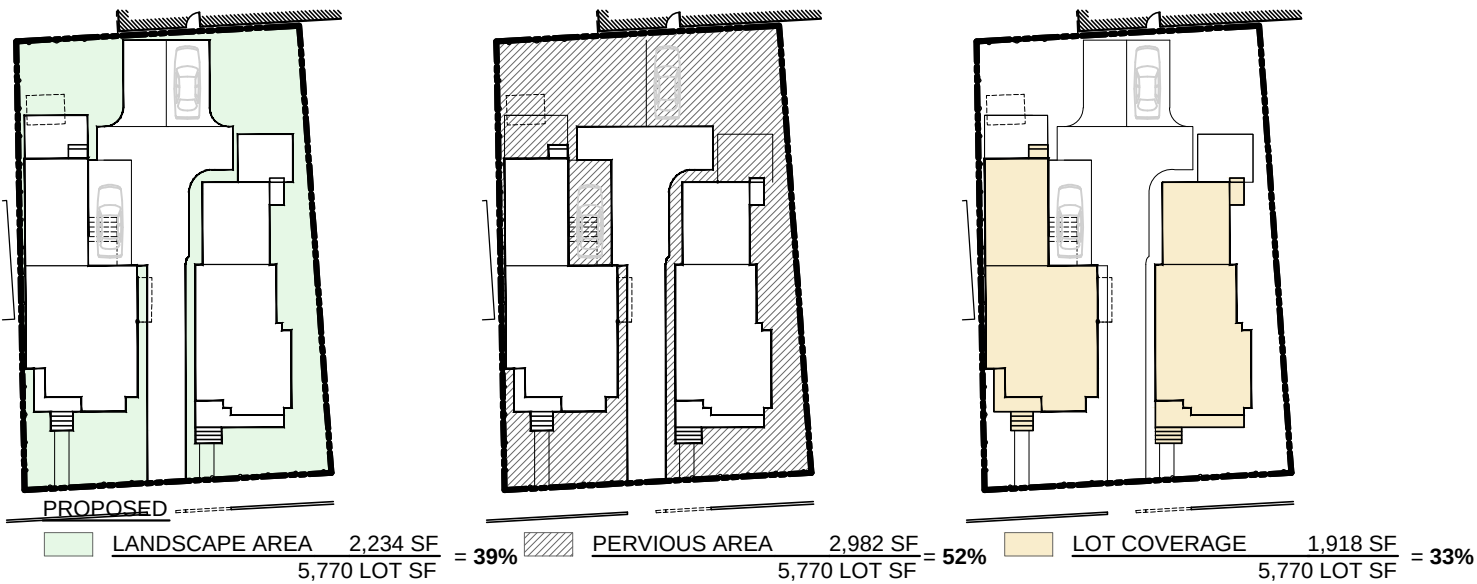
BASEMENT FLOOR: 1,047-NSF

1ST FLOOR: 1,745-NSF

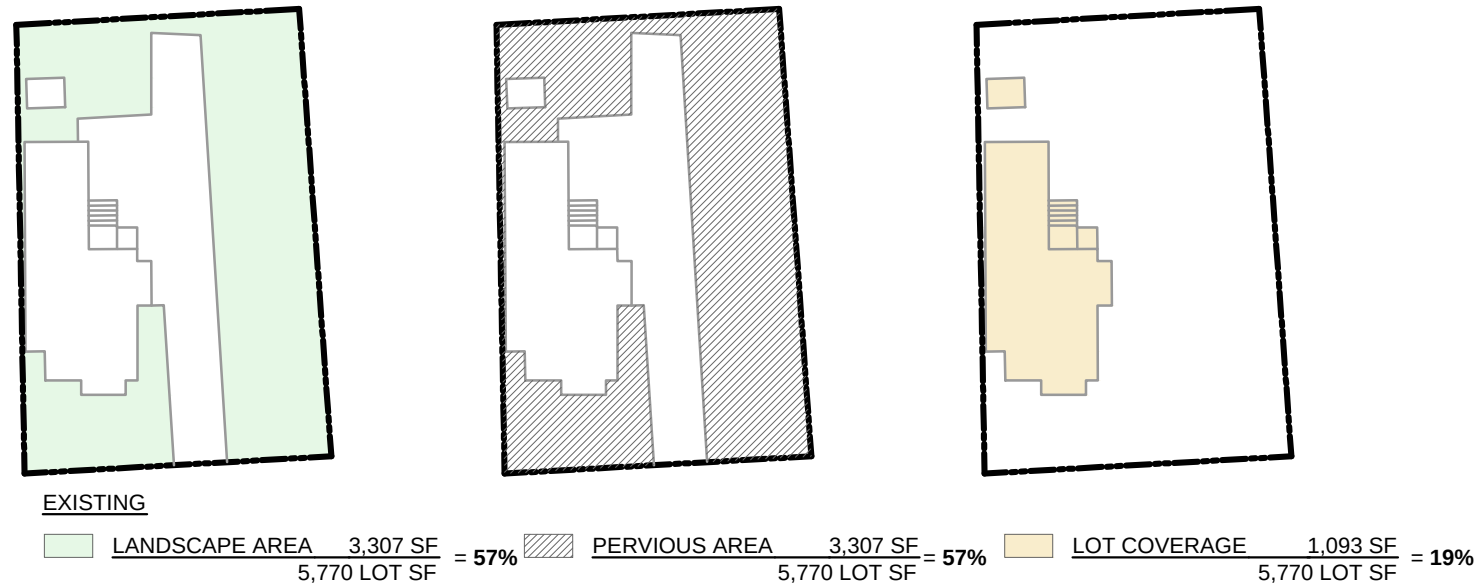
2ND FLOOR: 1,435-NSF

3RD FLOOR: 1,023-NSF

1 NET SQUARE FOOTAGE CALC
SCALE: 1" = 40'-0"



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



2 SITE AREAS
SCALE: 1" = 40'-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



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

ZONING
ANALYSIS

SCALE AS NOTED

REVISION DATE

ZBA APPL - REV 2 15 FEB 2017

ZBA APPL - REV 1 15 DEC 2016

ZBA APPL 17 NOV 2016

DRAWN BY MY REVIEWED BY PQ

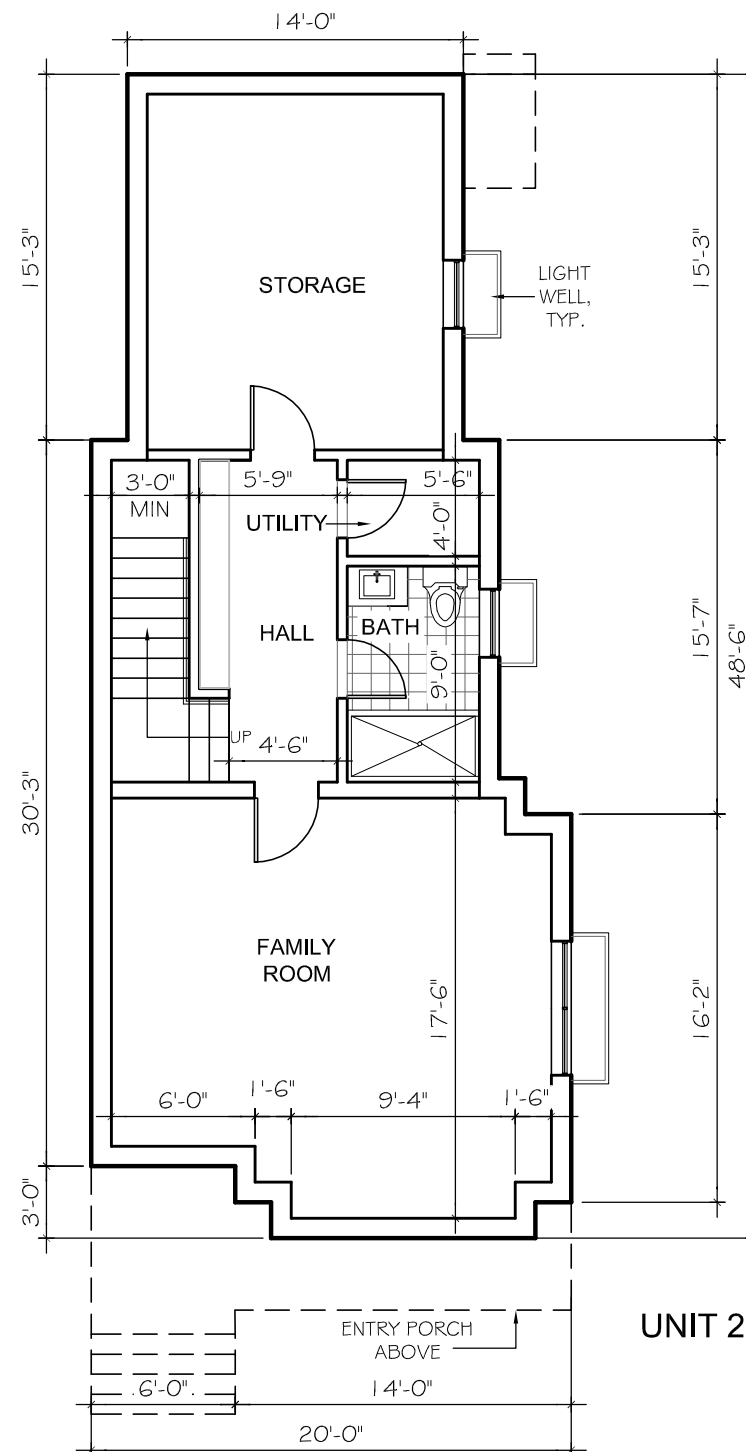
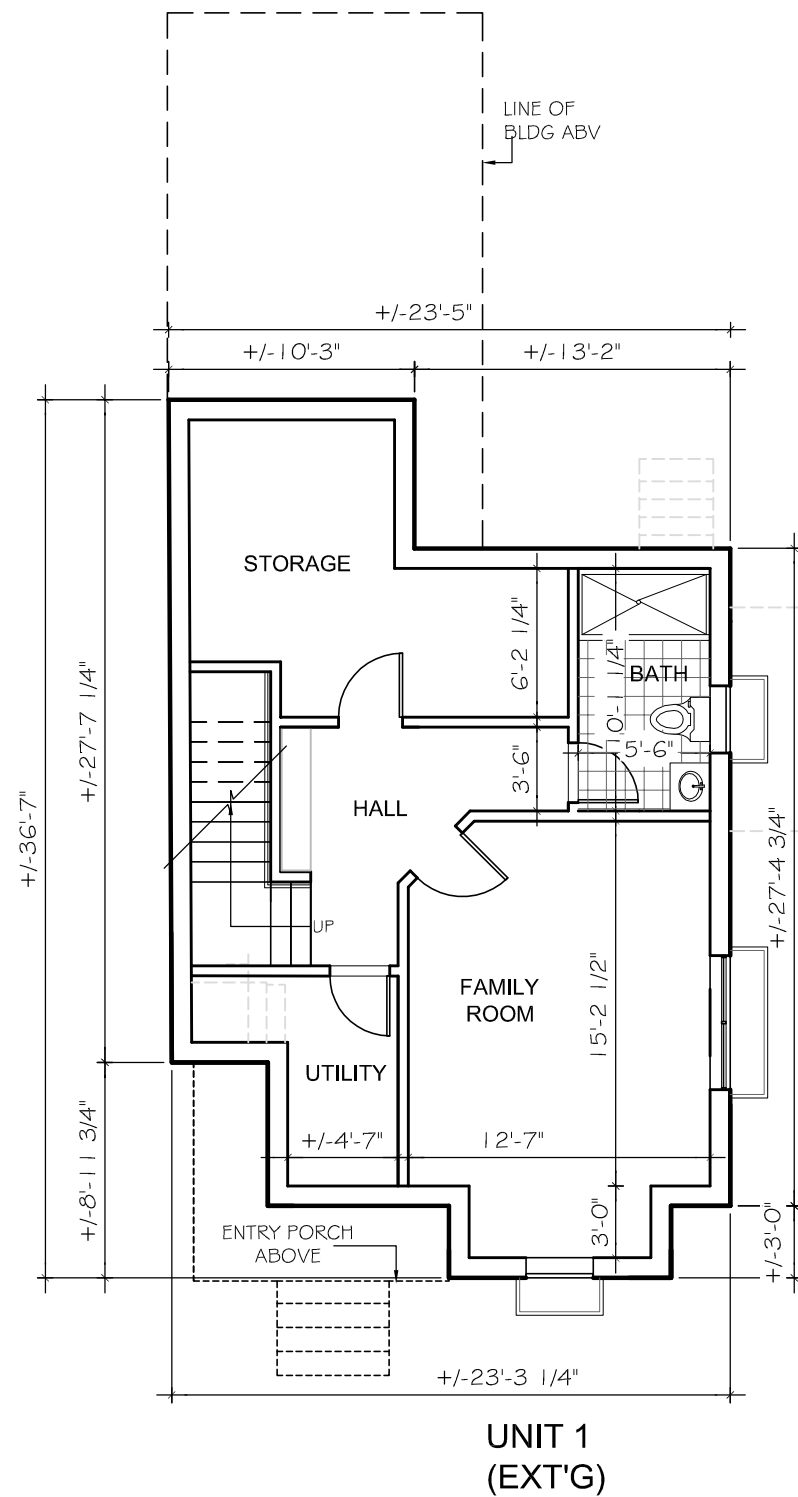
SHEET

Z2

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ



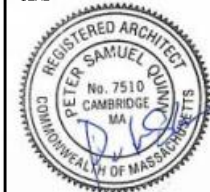
1 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



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



SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

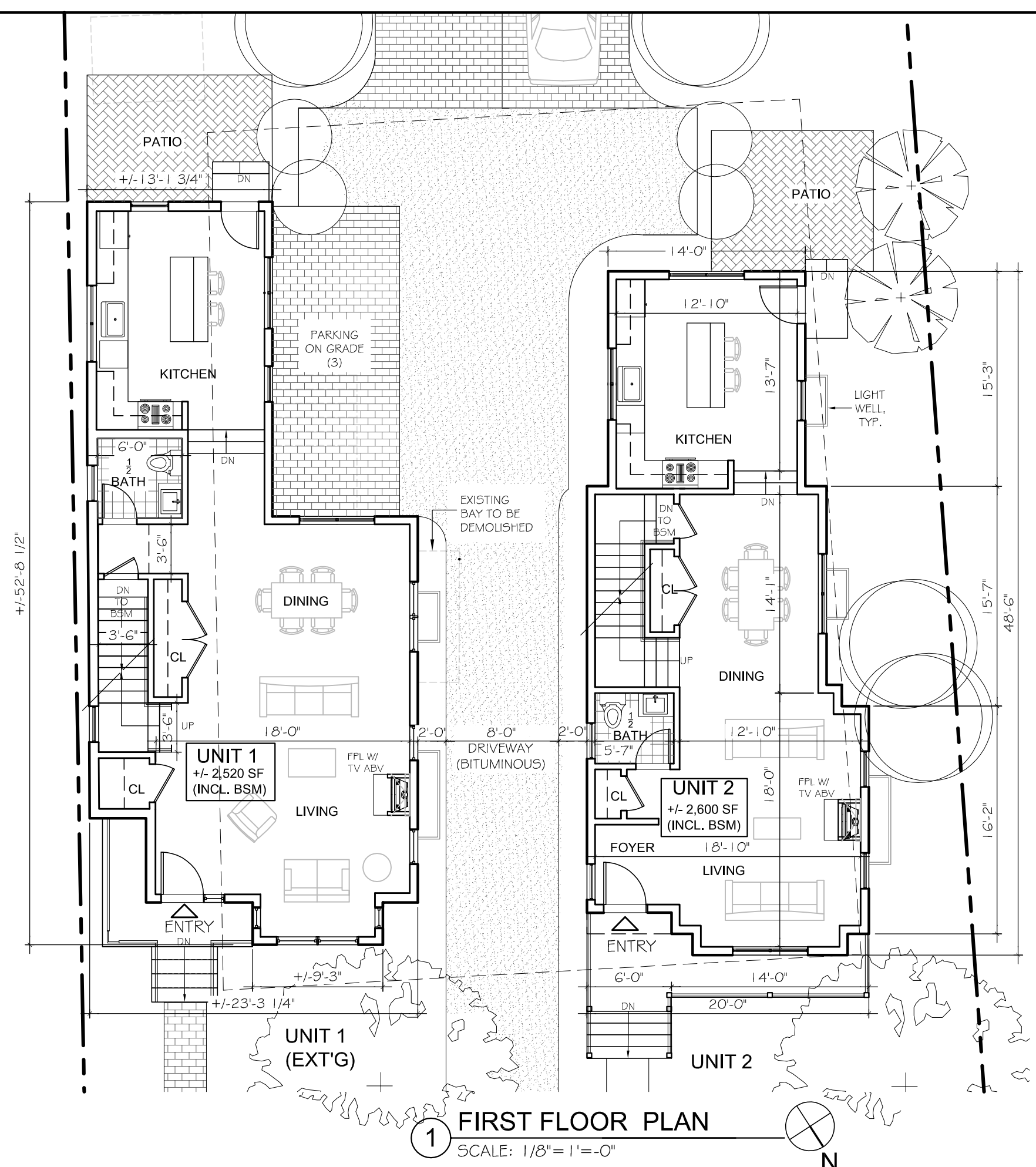
PROPOSED
BASEMENT
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

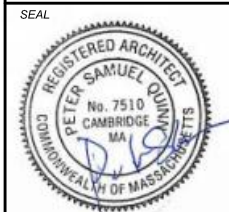
SHEET

A-1



1 FIRST 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
RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

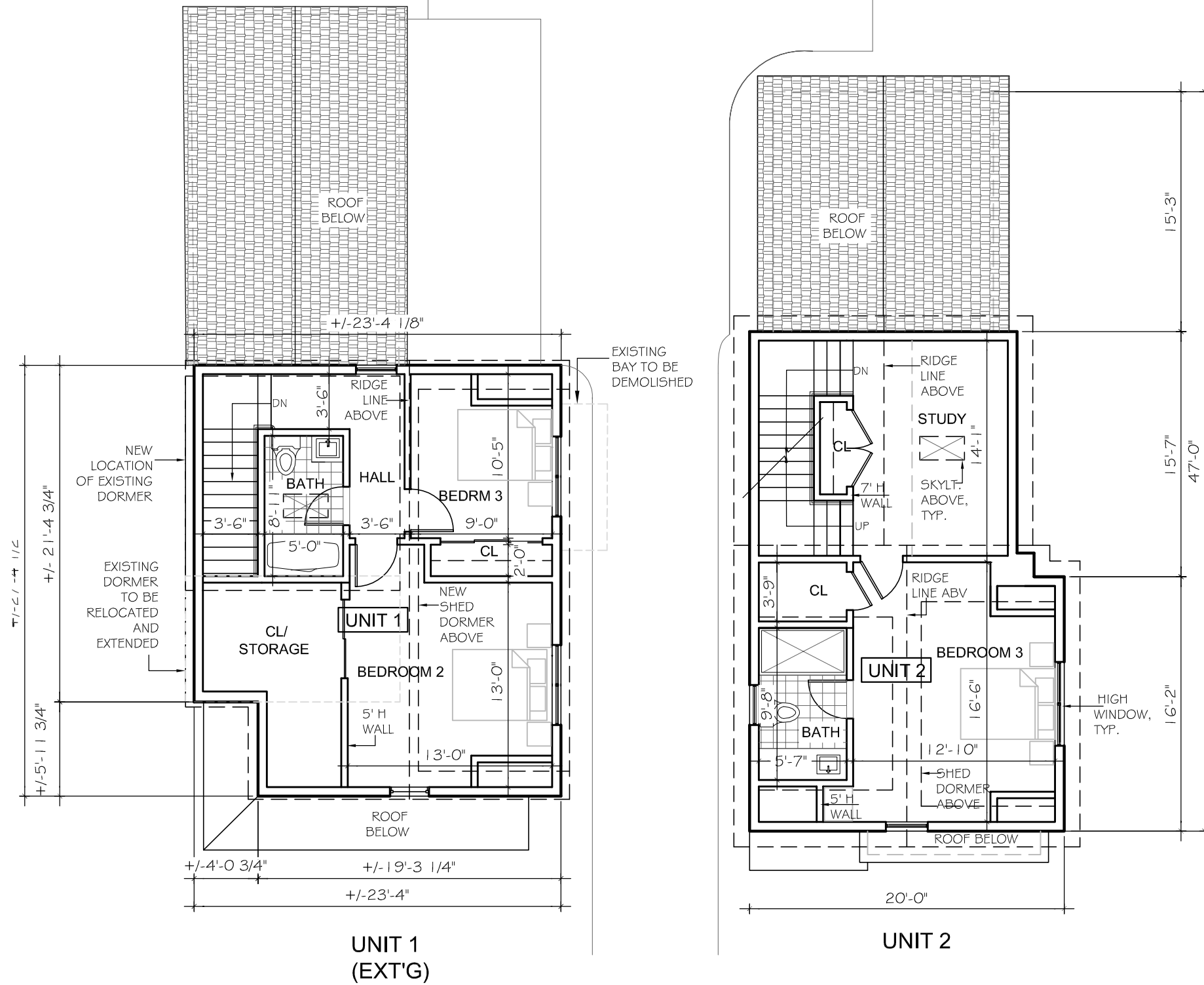
DRAWING TITLE
PROPOSED
FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-2



1 ATTIC LEVEL
 SCALE: 1/8" = 1' = 0"
 N

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

**RENOVATION OF
 EXISTING 1 UNIT
 AND PROPOSED
 1 UNIT DEVELOPMENT**

28 HAWTHORNE STREET
 SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
 VENTURES LLC
 52 CEDAR STREET
 CAMBRIDGE, MA 02140

DRAWING TITLE

**PROPOSED
 ATTIC LEVEL**

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-4



1 FRONT ELEVATION
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

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

PROPOSED
FRONT
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-5



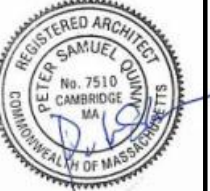
1 RIGHT SIDE ELEVATION (UNIT 2)
SCALE: 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

PROPOSED
RIGHT SIDE
ELEVATION
(UNIT 2)

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-6



1 REAR ELEVATION
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 617-354-3989

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

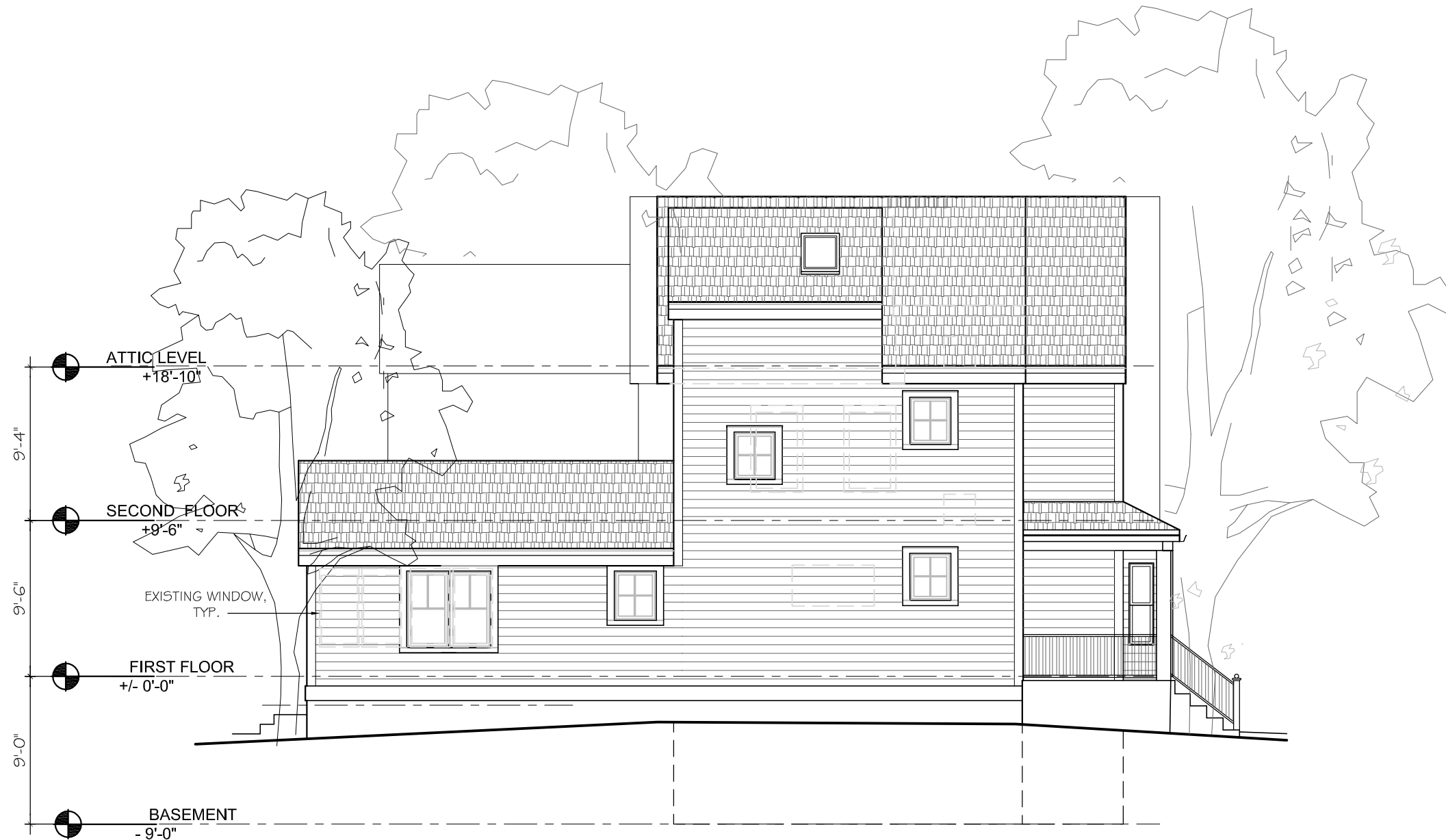
PROPOSED
REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-7



1 LEFT SIDE ELEVATION (UNIT 1)
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 617-354-3989

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

PROPOSED
LEFT SIDE
ELEVATION
(UNIT 1)

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-8



1 RIGHT SIDE ELEVATION (UNIT 1)
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 617-354-3989

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

PROPOSED
RIGHT SIDE
ELEVATION
(UNIT 1)

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-9



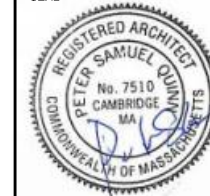
1 LEFT SIDE ELEVATION (UNIT 2)
SCALE: 1/8" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 1 UNIT
AND PROPOSED
1 UNIT DEVELOPMENT

28 HAWTHORNE STREET
SOMERVILLE, MA

PREPARED FOR

HAWTHORNE DEVELOPMENT
VENTURES LLC
52 CEDAR STREET
CAMBRIDGE, MA 02140

DRAWING TITLE

PROPOSED
LEFT SIDE
ELEVATION
(UNIT 2)

SCALE AS NOTED

REVISION	DATE
ZBA APPL - REV 2	15 FEB 2017
ZBA APPL - REV 1	15 DEC 2016
ZBA APPL	17 NOV 2016
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-10