

ZBA APPLICATION

REDEVELOPMENT OF 21 MURDOCK

21 MURDOCK ST, SOMERVILLE, MA 02145

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989 FAX 617-868-0280



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

COVER SHEET

SCALE AS NOTED	
REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

T1



MURDOCK 21 AERIAL VIEW - LOOKING SOUTH

LIST OF DRAWINGS		ZBA APPL 3 NOV 2016	ZBA APPL 23 DEC 2016		
GENERAL					
T1	TITLE SHEET	X	X		
	EXISTING CONDITIONS PLOT PLAN	X	X		
Z1	ZONING COMPLIANCE	X	X		
Z2	ZONING COMPLIANCE	X			
ARCHITECTURAL					
	ILLUSTRATIVE LANDSCAPE PLAN	X			
A0	DESCRIPTIVE SITE PLAN		X		
A0.1	3D AERIAL VIEWS		X		
A1	BUILDING 1,2 ELEVATIONS AND PLANS	X	X		
A2	BUILDING 3,4 ELEVATIONS AND PLANS	X	X		
A3	BUILDING 5 ELEVATIONS	X	X		
A4	BUILDING 5 FLOOR PLANS	X	X		

PREPARED BY:

ARCHITECT

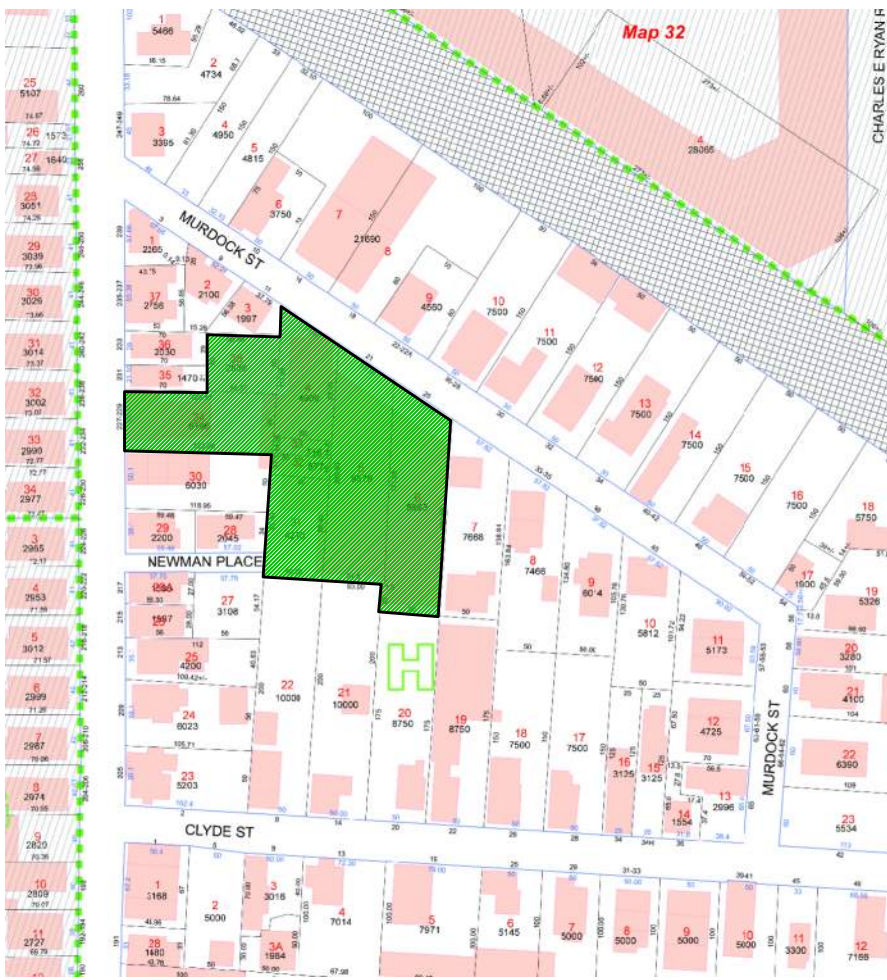
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

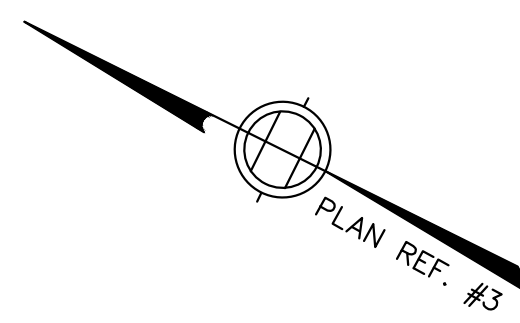
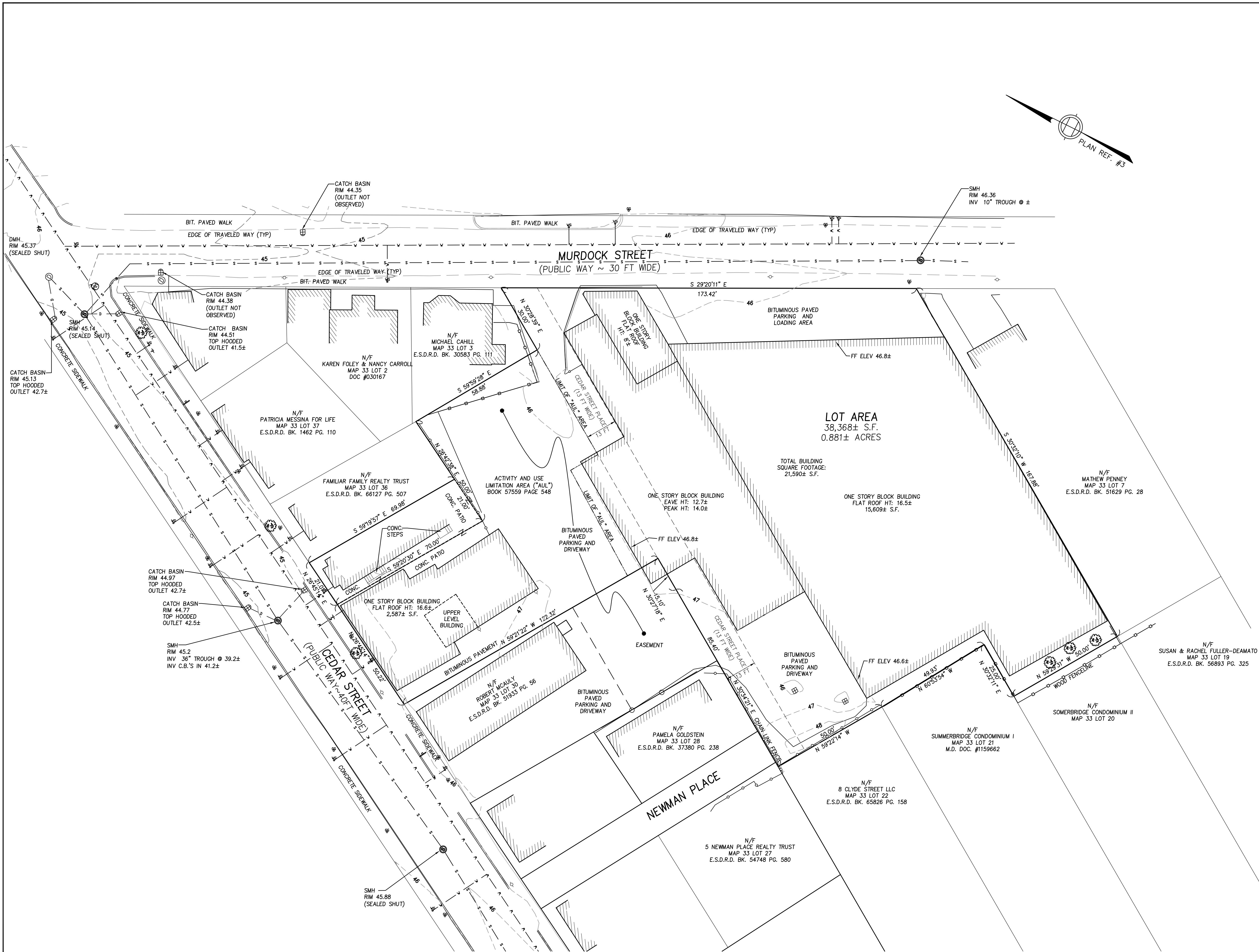
WINTER GEC, LLC
34 WINTER ST
NEWBURYPORT, MA 01950
PH (978) 270-8626

LANDSCAPE ARCHITECT

BLAIR HINES HINES
DESIGN ASSOCIATES
318 HARVARD ST, STE 25
BROOKLINE, MA 02445
PH (617) 735-1180



LOCUS PLAN



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED THROUGH OCTOBER 6, 2016

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMMERVILLE ASSESSOR'S OFFICES.

ELEVATION DATUM IS CITY OF SOMMERVILLE DATUM.

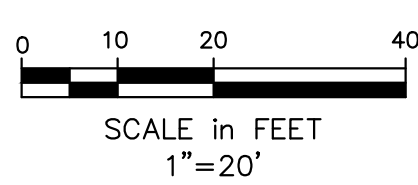
ALL BUILDING HEIGHTS SHOWN HEREON FOR 17-25 MURDOCK STREET ARE MEASURED FROM THE FIRST FLOOR ELEVATION OF 46.8±

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE 11/1/16

- PLAN REFERENCES:**
- 17-25 MURDOCK STREET & 227-229 CEDAR STREET
- 1) PLAN BOOK 8 PLAN 47
 - 2) PLAN BOOK 55 PLAN 38
 - 3) PLAN 659 OF 2011
 - 4) PLAN BOOK 195 PLAN 221; CERT #12819A
 - 5) PLAN BOOK 34 PLAN 34
 - 6) PLAN BOOK 300 PLAN 325; CERT #17536A
- LOCUS TITLE INFORMATION**
- 17-25 MURDOCK STREET & 227-229 CEDAR STREET
- OWNER: THE MARCHIONNE REALTY TRUST,
CECIL N. & FLORINDA M. MARCHIONNE, TRS
- DEED REFERENCE: BOOK 35296 PAGE 451
DOCUMENT #1206863
- ASSESSORS: MAP 33 LOTS 4, 5, 6, 31, 32, 33, 34 & 38
BLOCK H



Copyright 2014 Winter GEC, LLC

Winter GEC, LLC

34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:				
HORIZ: 1"= 20'				
VERT: N.A.				
NO.	DATE	BY	REVISIONS	

FIELD: T.P.T.
CALCS: T.P.T.
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN

227-229 CEDAR STREET &
17-25 MURDOCK STREET

PLAN OF LAND IN
SOMMERVILLE, MASSACHUSETTS

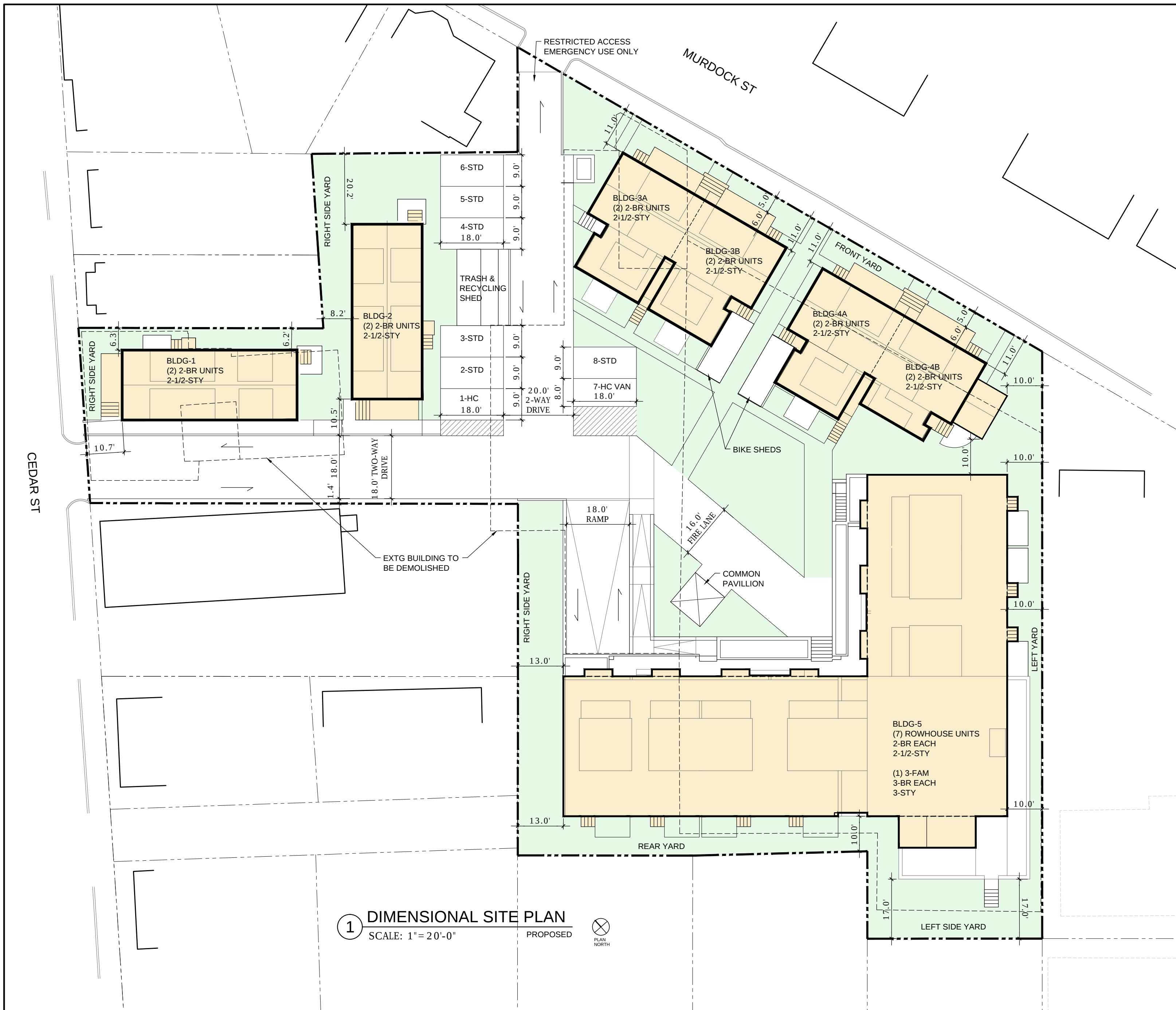
SURVEYED FOR
CEDAR MURDOCK PARTNERS LLC

PROJECT NO.
2016-CEDAR/MURDOCK

DATE: OCT 27, 2016

SHEET NO.
1 OF 1

Z:\CADD\WSP\Murdock-Z1\CAD\Murdock_Z1_Zoning_Compliance.dwg, Z1_1/27/2018 11:04:42 AM



MURDOCK 21 - DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 38,368	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 10+ UNITS (SF)	1,500	N/A	± 1,744 ±1,534+ (22 UNITS) 25	COMPLIES
MAX GROUND COVERAGE (%)	50	± 63	± 37 ±31	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 0	± 31 ±32	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 0	±36 ±35	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	0.63	0.97 0.94	COMPLIES
NET FLOOR AREA (NSF)	± 38,368	± 24,537	± 37,262 ±36,150	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	± 8-16.5 / 1	±35 / 3 HIGHEST ±39 / 3-	COMPLIES
MIN FRONT YARD (FT) MURDOCK RD	15	± 1.2	± 11 ±3.8	REQUIRES SP PER §4.4.1
MIN SIDE YARD - LEFT (FT)	10 (3-STY) 8 (2.5-STY)	± 0.1 OVER	10	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10 (3-STY) 8 (2.5-STY)	± 7.8 OVER	± 6.2 ± 6.8	REQUIRES SP PER §4.4.1
MIN REAR YARD (FT)	20	± 5.2	± 10 ±10.3	REQUIRES SP PER §4.4.1
MIN FRONTAGE (FT)	50	173.42	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	39** 43	10	34 (8 COMPACT = 24%) 25 (9 COMPACT)	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	6*** 7	0	30 28	COMPLIES

NET SQUARE FOOTAGE SUMMARY
PER SOMERVILLE ZBL DEFINITION

BUILDING NUMBER	NET SQUARE FOOTAGE
1	2,367-NSF
2	2,367-NSF
3A	4,022-NSF
3B	4,022-NSF
4A	4,022-NSF
4B	4,022-NSF
5	16,440-NSF
TOTAL: 37,262-NSF	

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

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

RESIDENTIAL

(19) 2-BR UNITS AT 1.5 PER UNIT = 19X1.5 = 28.5

(3) 3-BR UNITS AT 2 PER UNIT = 3X2 = 6

VISITOR SPACE AT 1 PER 6 UNITS = 22÷6 = 3.7 = 4

34.5 = 35 RES SPACES REQUIRED

39 TOTAL
PARKING
SPACES
REQUIRED

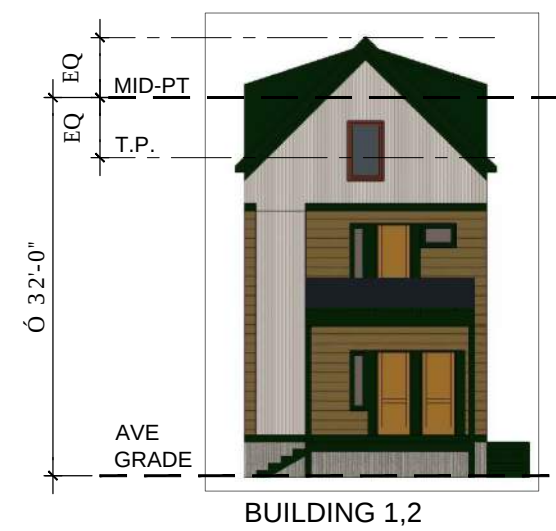
***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B

RESIDENTIAL

FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1X1 = 1

1 BIKE SPACE FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 15÷3 = 5

6 RES BIKE
SPACES
REQUIRED



BUILDING 1,2



BUILDING 3A, 3B, 4A, 4B



BUILDING 5

LOT COVERAGE 14,201 SF
38,368 LOT SF = 37%

2 LOT COVERAGE
SCALE: 1"= 40'-0"

PROPOSED



LANDSCAPE AREA 11,789 SF
38,368 LOT SF = 31%

3 LANDSCAPE AREA
SCALE: 1"= 40'-0"

PROPOSED

PERVIOUS AREA 13,930 SF
38,368 LOT SF = 36%

4 PERVIOUS AREA
SCALE: 1"= 40'-0"

PROPOSED

5 BUILDING HEIGHT
SCALE:

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE

DATE

ZBA REV 1

23 DEC 2016

ZBA APPL

3 NOV 2016

DRAWN BY
MY

REVIEWED BY
PQ

SHEET

Z1

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

DESCRIPTIVE
SITE PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

A0





VIEW OVER MURDOCK ST



VIEW OVER CEDAR ST



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

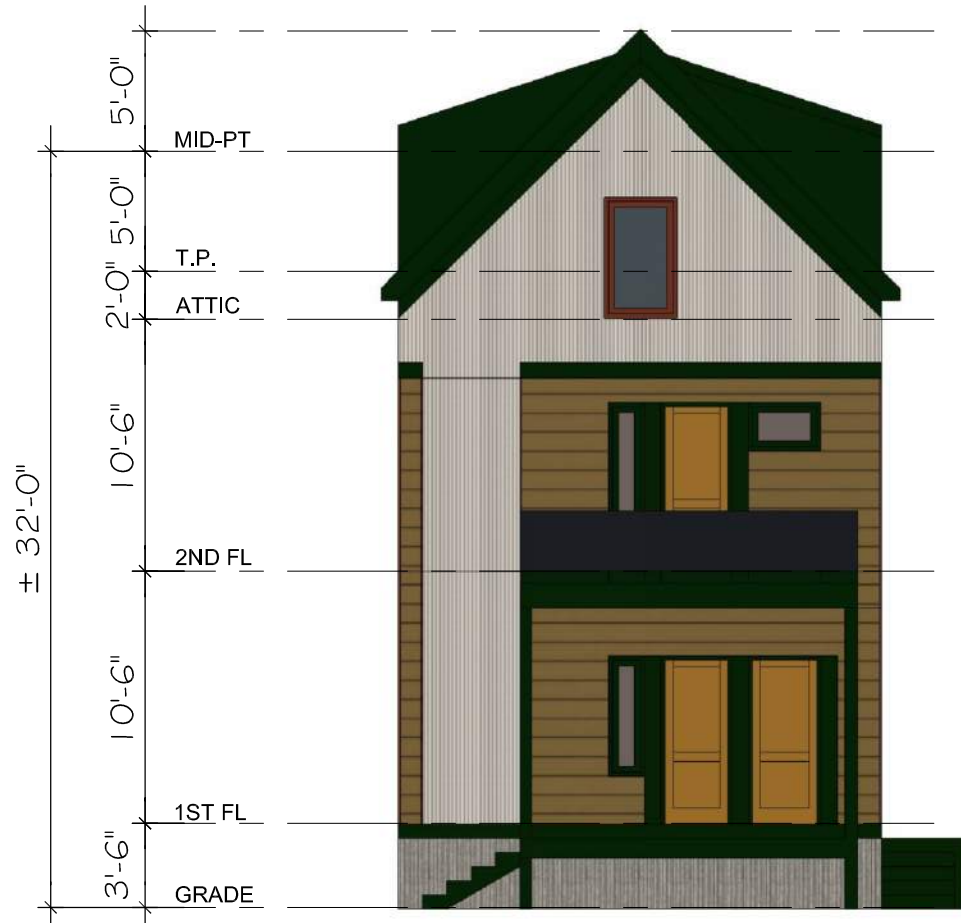
3D AERIAL
VIEWS

SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

A0.1



1 BLDG-1&2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



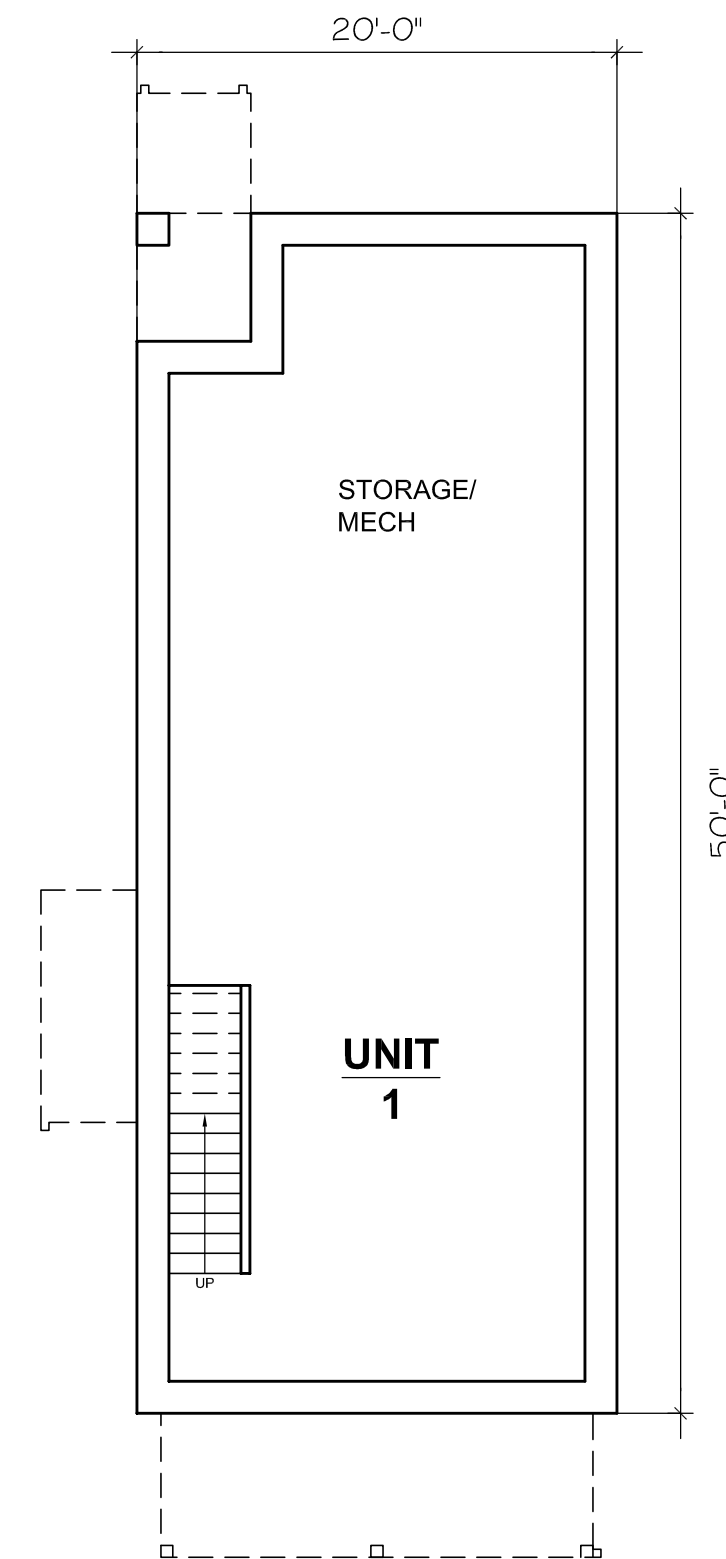
2 BLDG-1&2 LEFT ELEVATION
SCALE: 1/8"=1'-0"



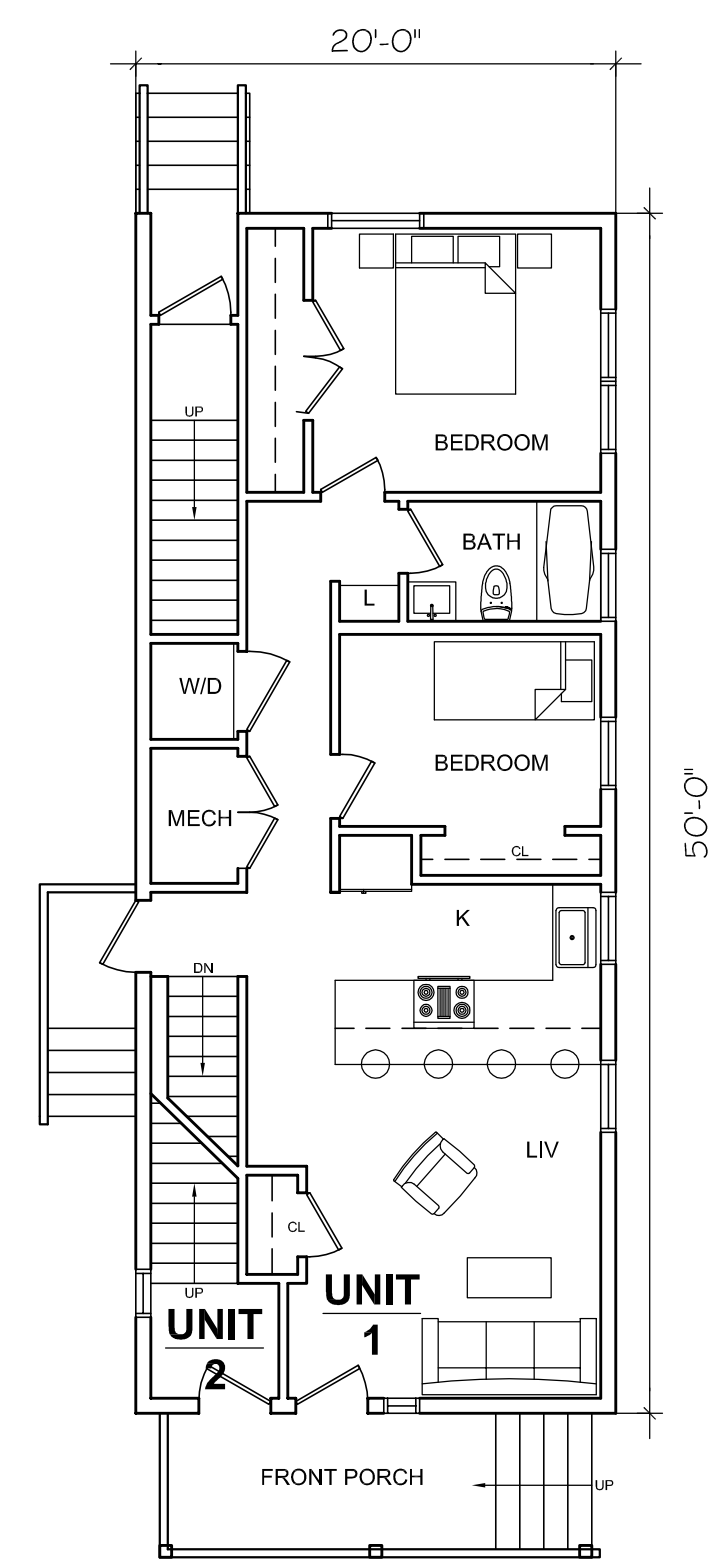
3 BLDG-1&2 REAR ELEVATION
SCALE: 1/8"=1'-0"



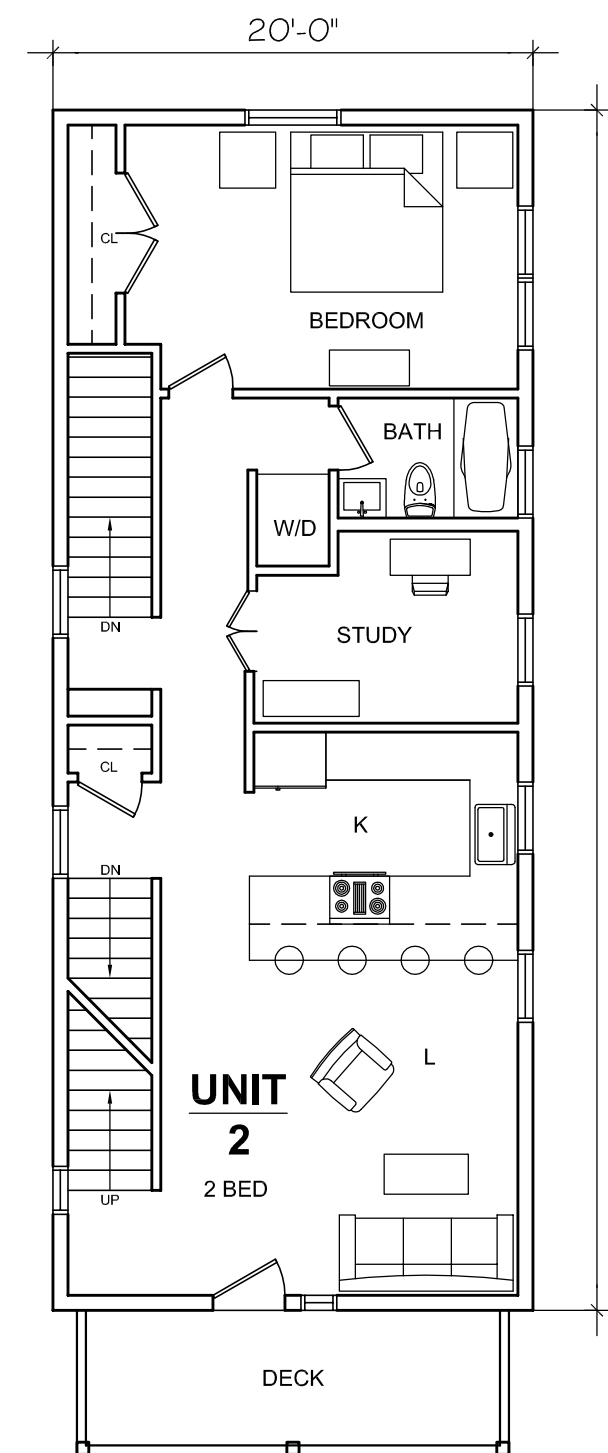
4 BLDG-1&2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



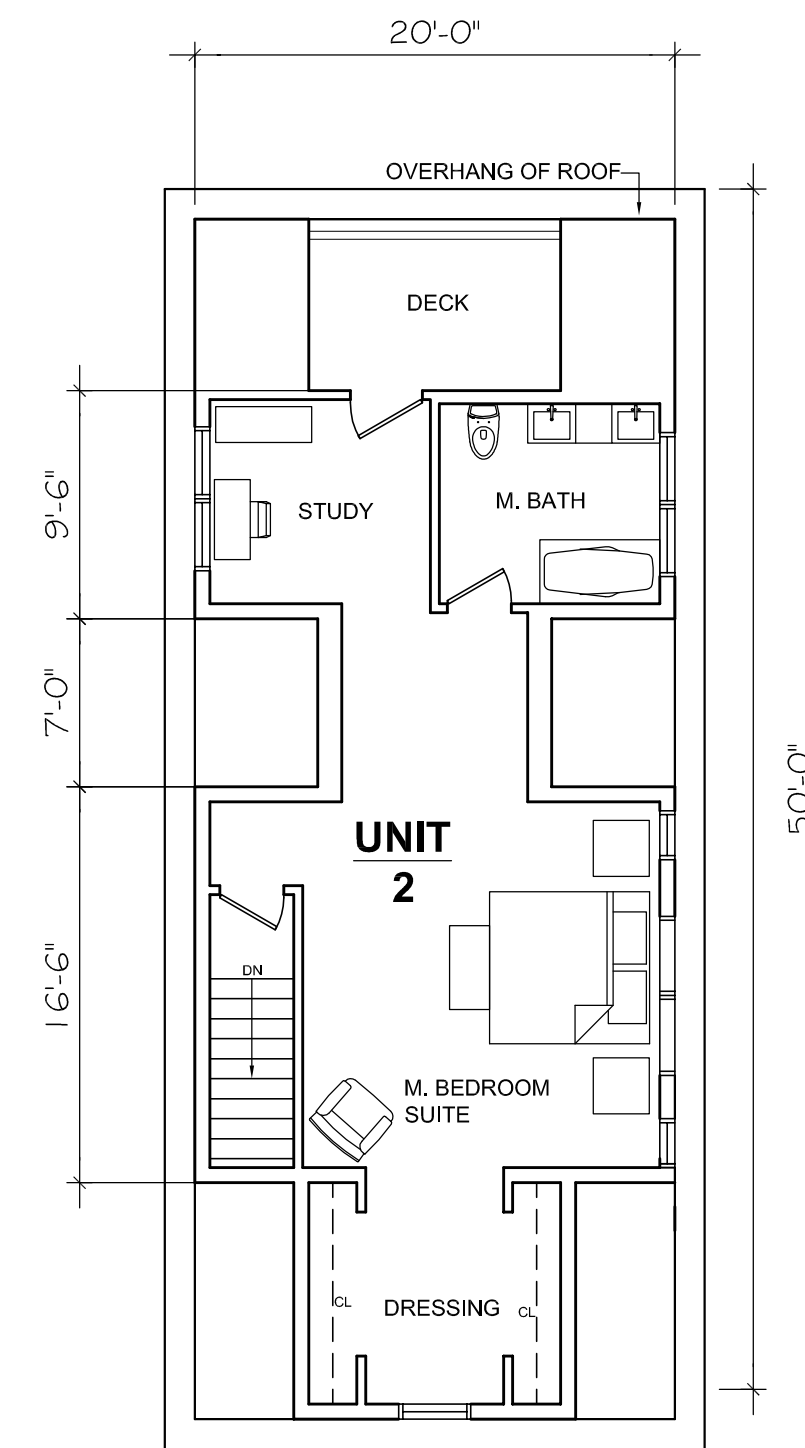
5 BLDG-1&2 BASEMENT PLAN
SCALE: 1/8"=1'-0"



6 BLDG-1&2 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



7 BLDG-1&2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



8 BLDG-1&2 ATTIC HALF-STY 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 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

BLDG 1, 2
ELEVATIONS
AND PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY MN/AP	REVIEWED BY PQ

SHEET

A1



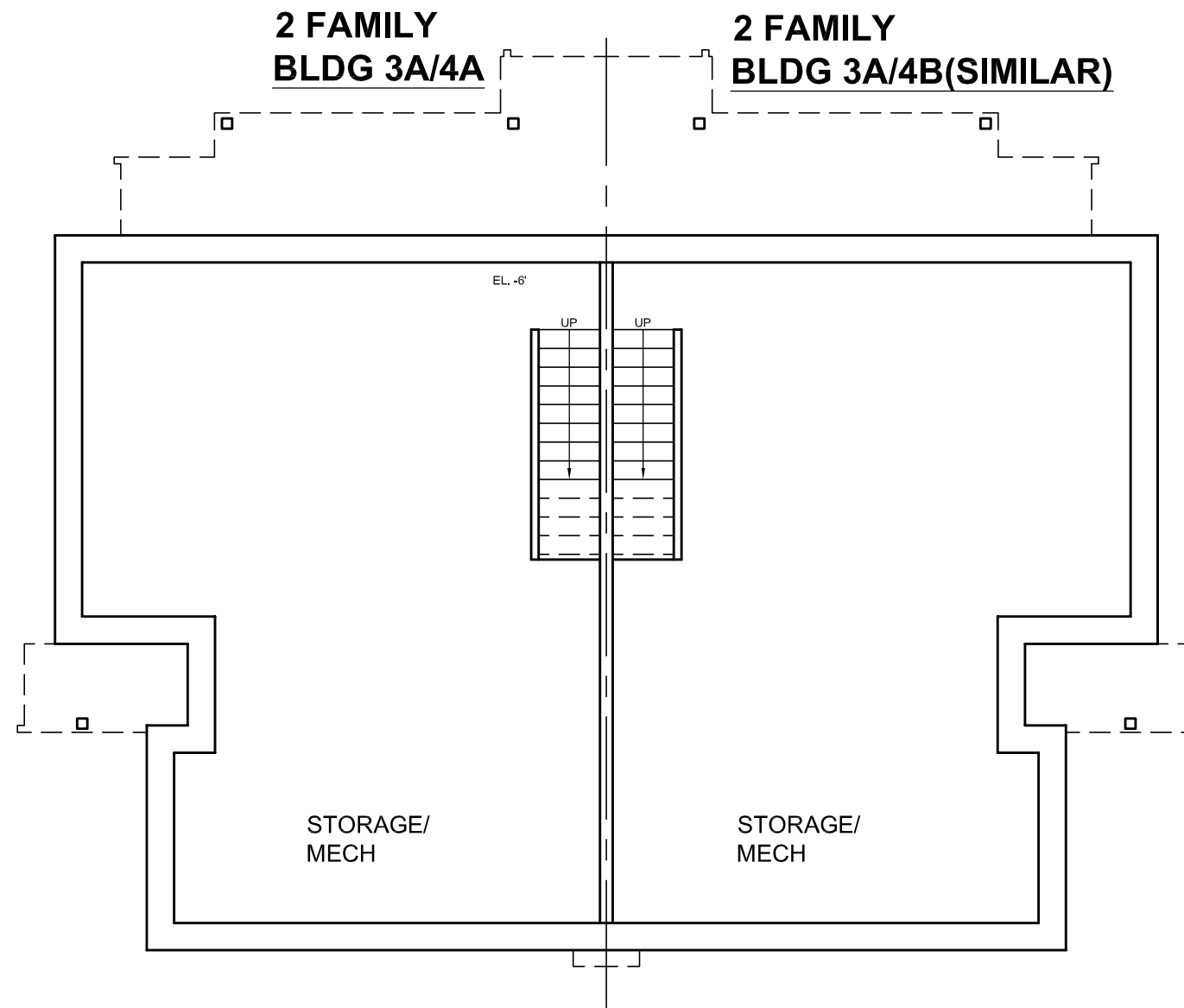
1 BLDG-3A+B, 4A FRONT ELEVATION
SCALE:1/8"=1'-0"



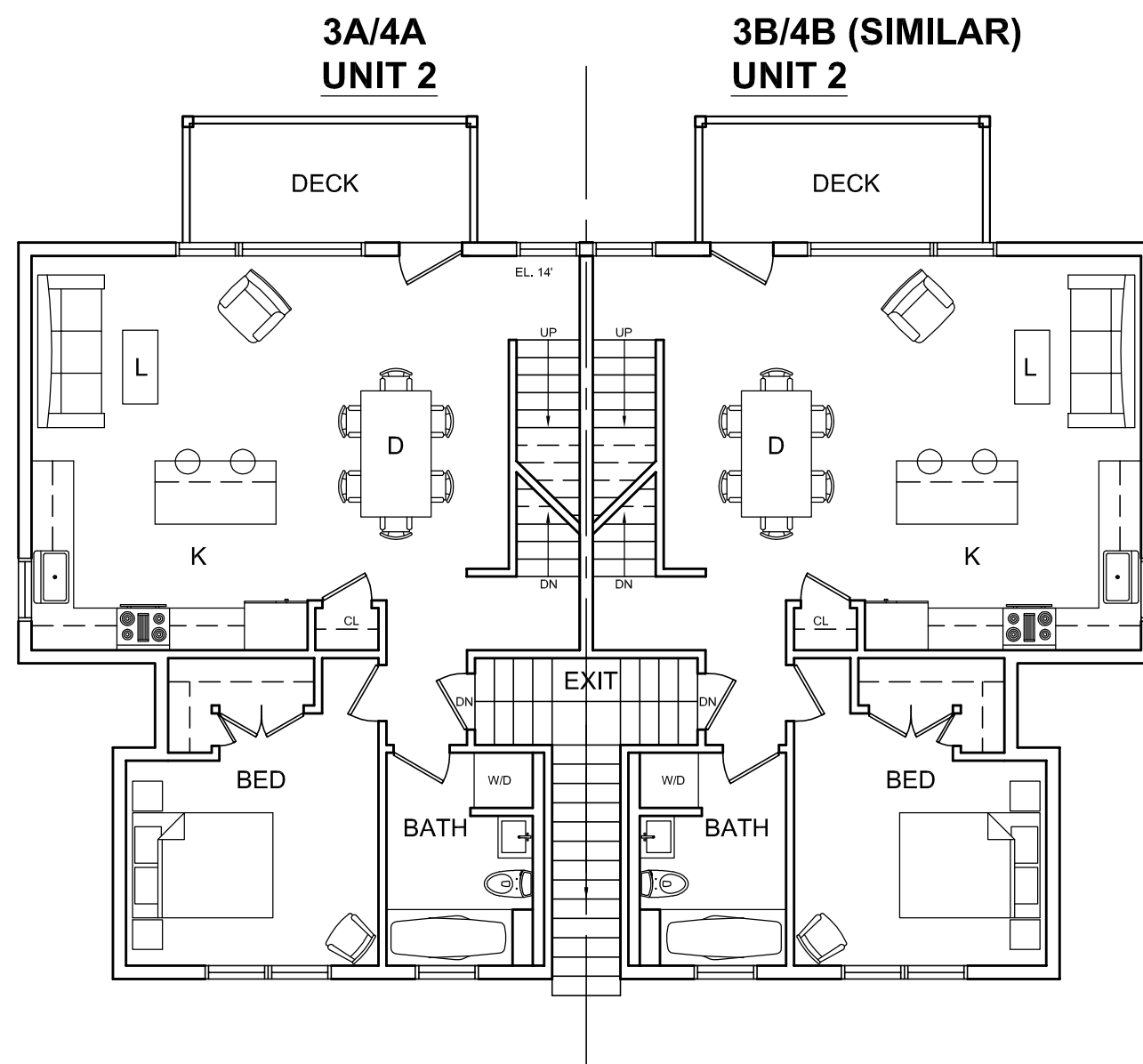
2 BLDG-3A+B, 4A REAR ELEVATION
SCALE:1/8"=1'-0"



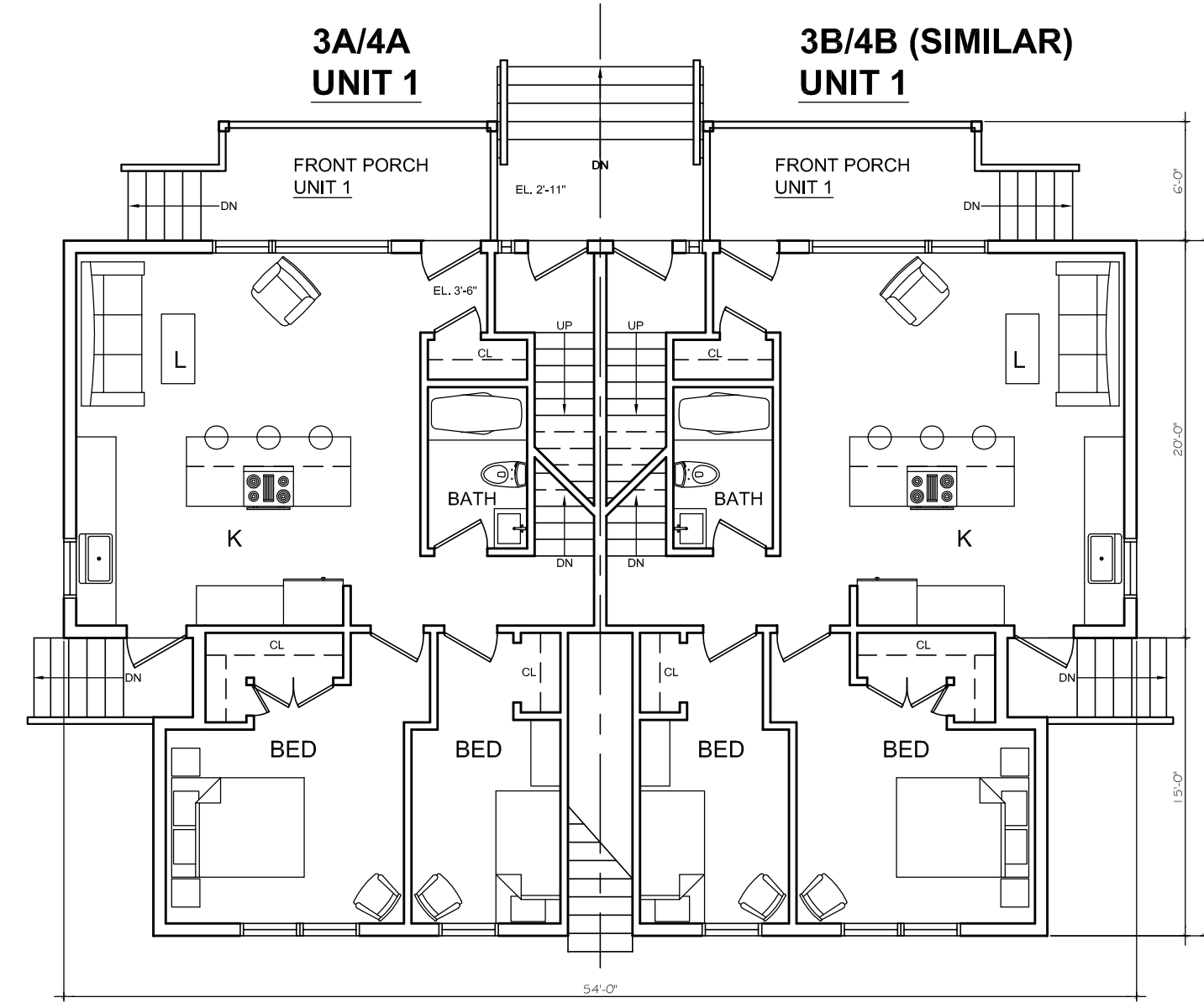
3 BLDG-3A+B, 4A RIGHT ELEVATION
SCALE:1/8"=1'-0"



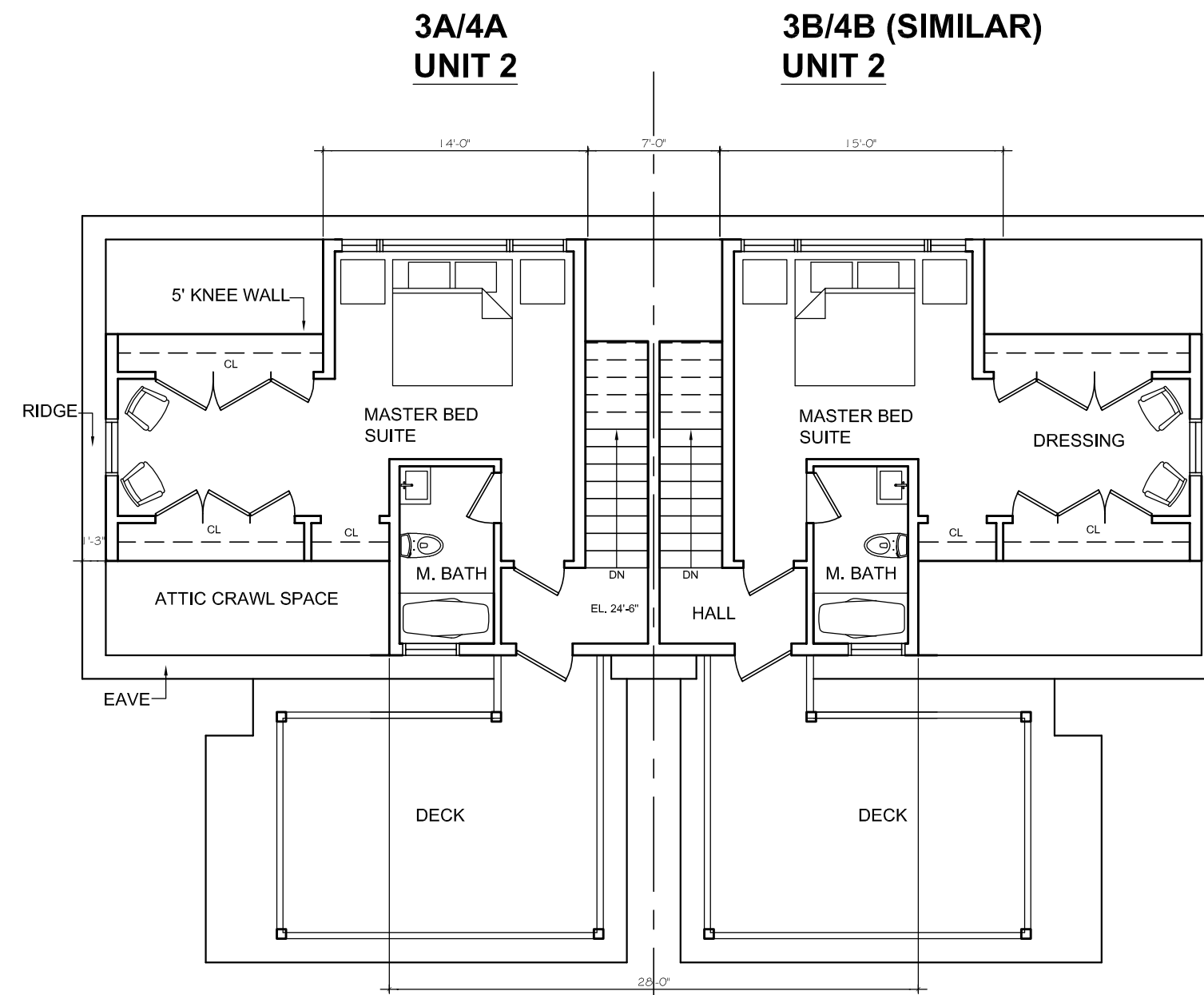
5 BLDG-3 A+B BASEMENT FLOOR PLAN
SCALE:1/8"=1'-0"



7 BLDG-3 A+B SECOND FLOOR PLAN
SCALE:1/8"=1'-0"



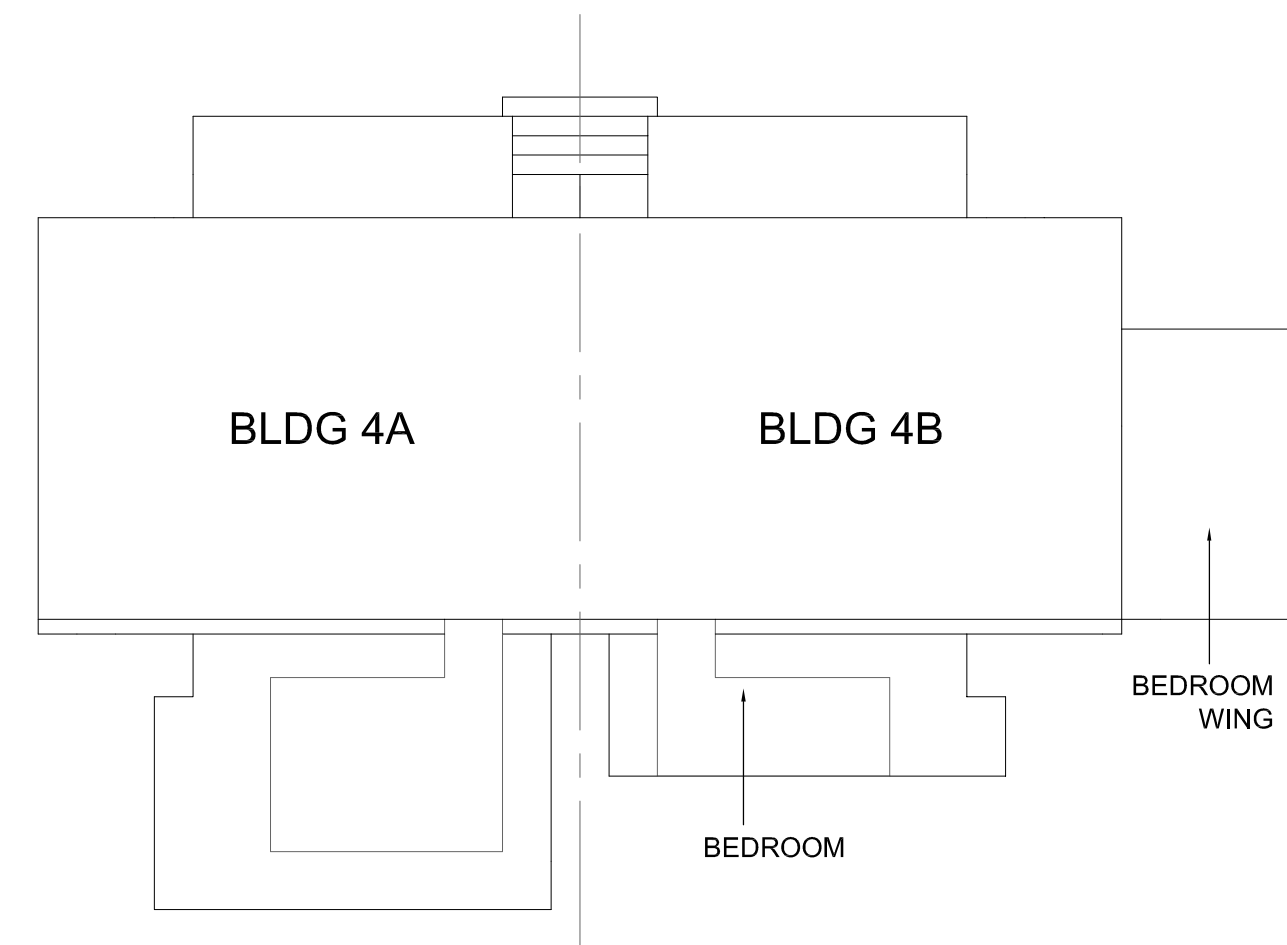
6 BLDG-3 A+B FIRST FLOOR PLAN
SCALE:1/8"=1'-0"



8 BLDG-3 A+B ATTIC HALF-STY FLOOR PLAN
SCALE:1/8"=1'-0"



4 BLDG-3A+B, 4A LEFT ELEVATION
SCALE:1/8"=1'-0"



9 UNIT 4B DIAGRAM
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 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

BLDG 3,4
ELEVATIONS
AND PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY MNI/AP	REVIEWED BY PQ

SHEET

A2



1 BLDG 5 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 BLDG 5 REAR ELEVATION
SCALE: 1/8"=1'-0"



3 BLDG 5 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

4 BLDG 5 LEFT 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 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

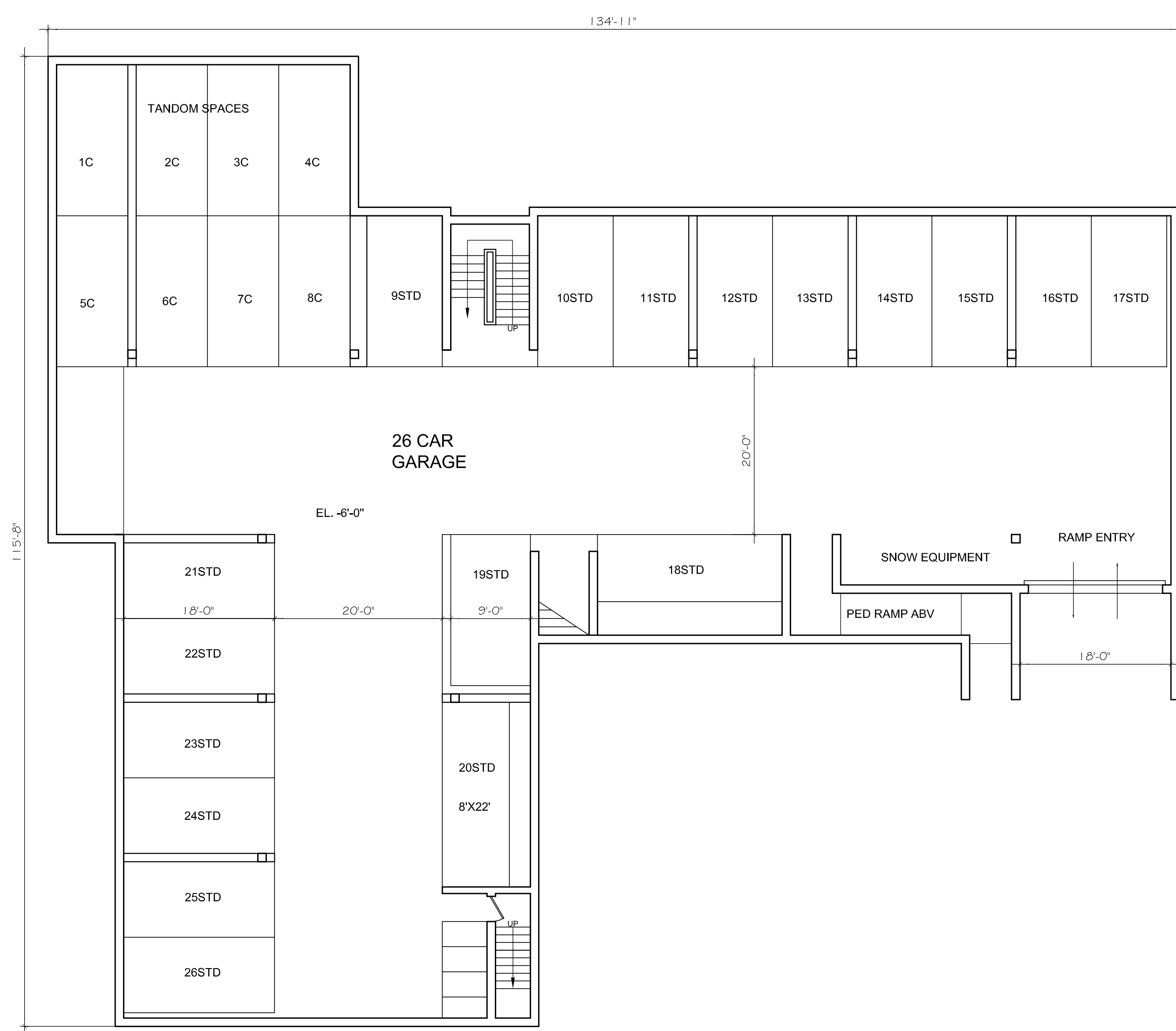
BLDG 5
ELEVATIONS

SCALE AS NOTED

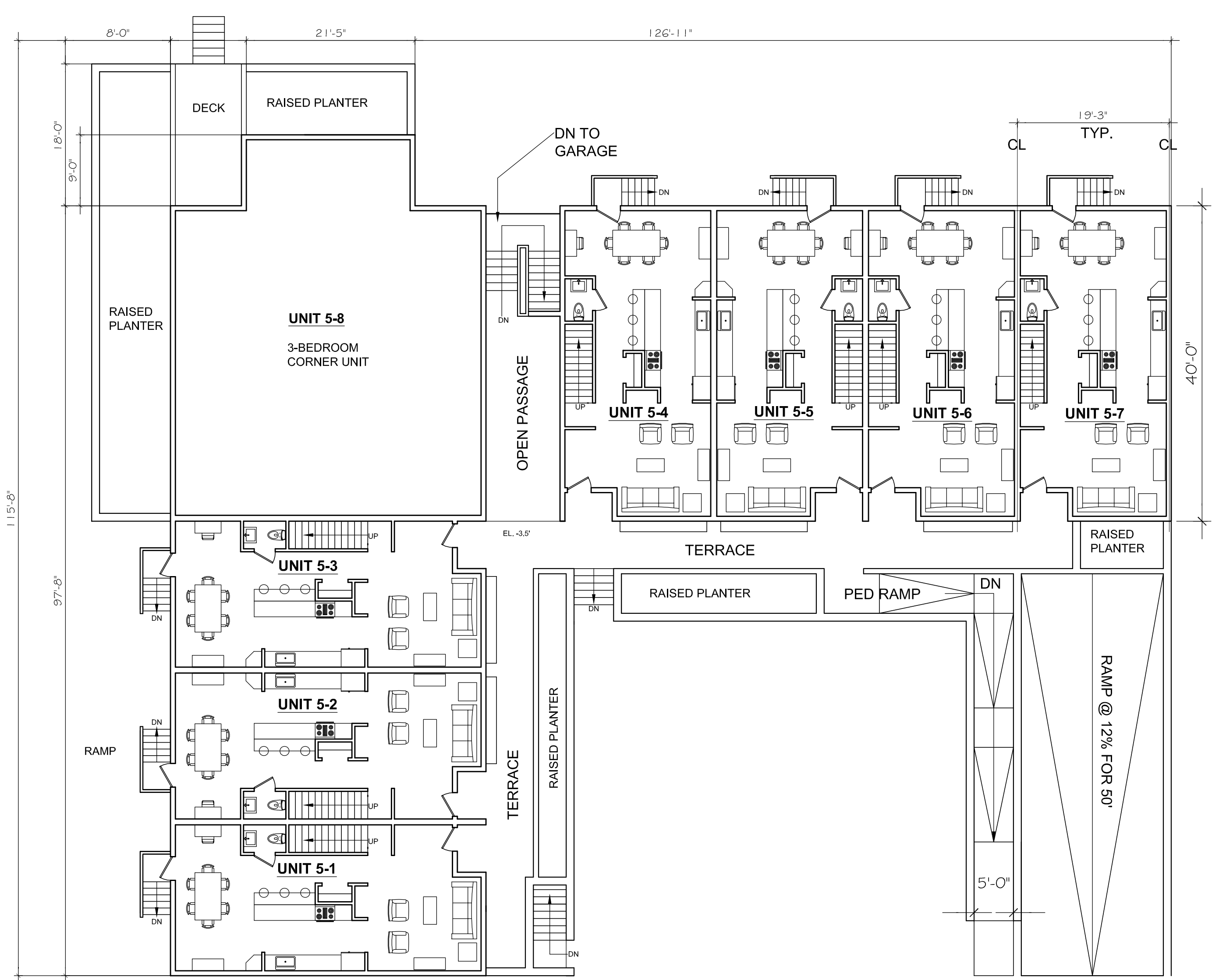
REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY MN/HC	REVIEWED BY PQ

SHEET

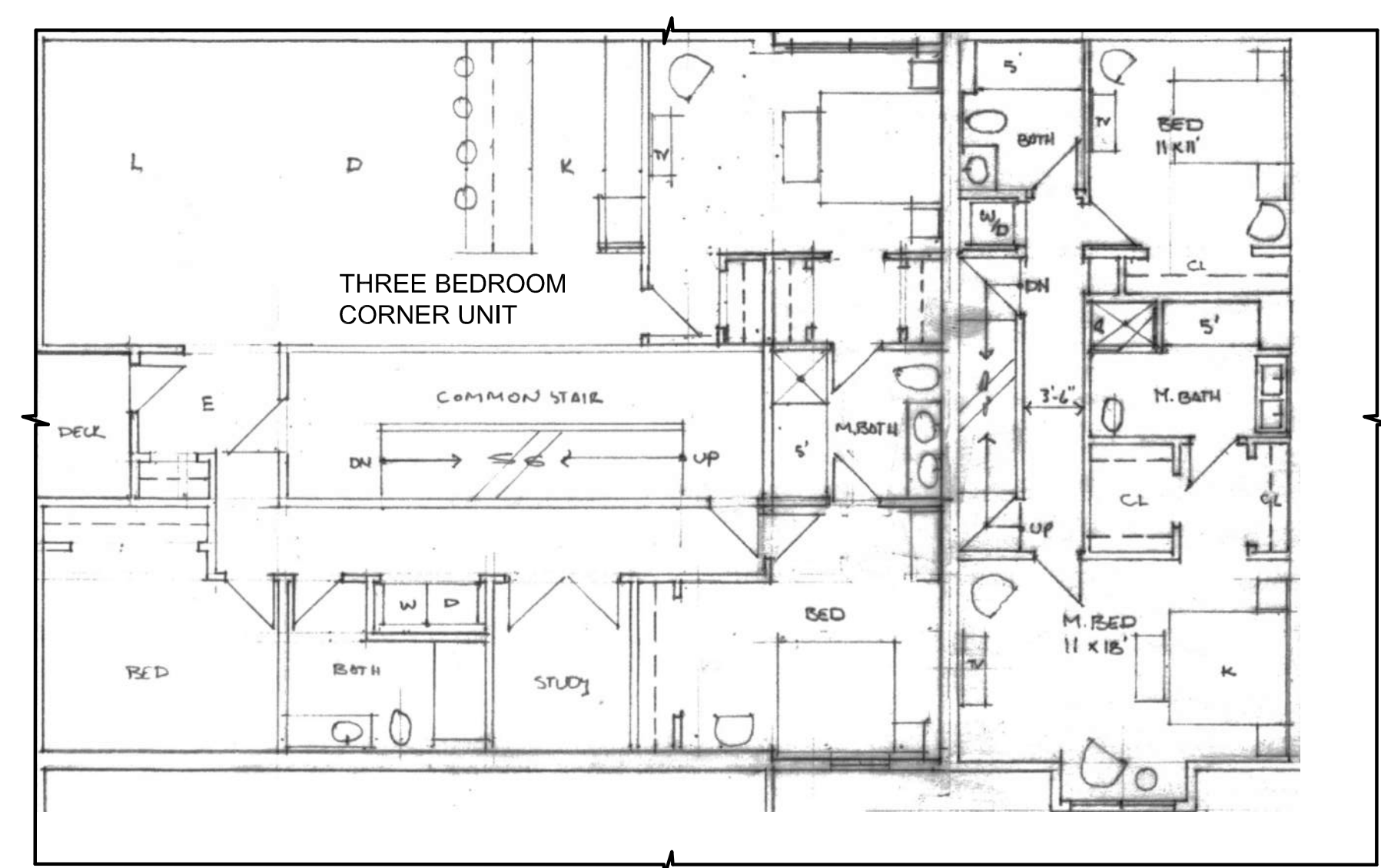
A3



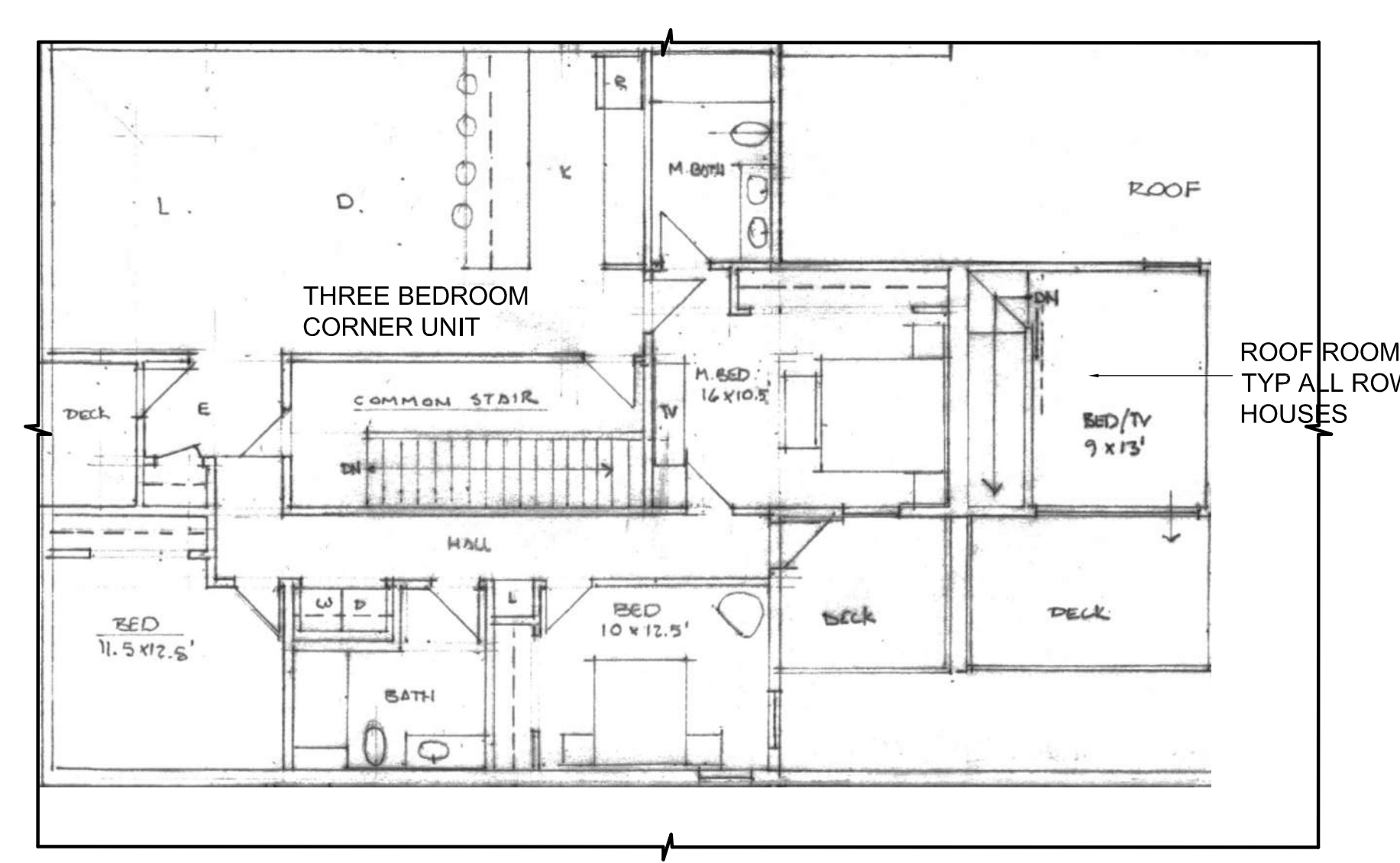
1 BLDG 5 BASEMENT PLAN
SCALE: 3/32"=1'-0"



1 BLDG 5 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



3 TYPICAL 2ND FLOOR
SCALE: 1/8"=1'-0"



4 TYPICAL 3RD FLOOR
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 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

17-25 MURDOCK ST AND
227-229 CEDAR ST
SOMERVILLE, MA 02145

PREPARED FOR

CEDAR MURDOCK
PARTNERS, LLC

6 SPICE ST, STE 10
CHARLESTOWN, MA 02129

DRAWING TITLE

BLDG 5
FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA REV 1	23 DEC 2016
ZBA APPL	3 NOV 2016
DRAWN BY MN/AP	REVIEWED BY PQ

SHEET

A4