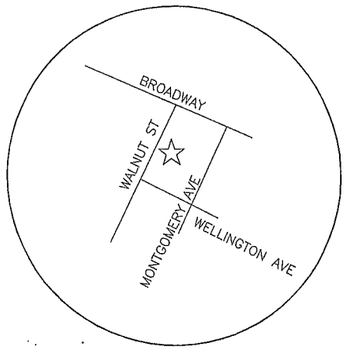
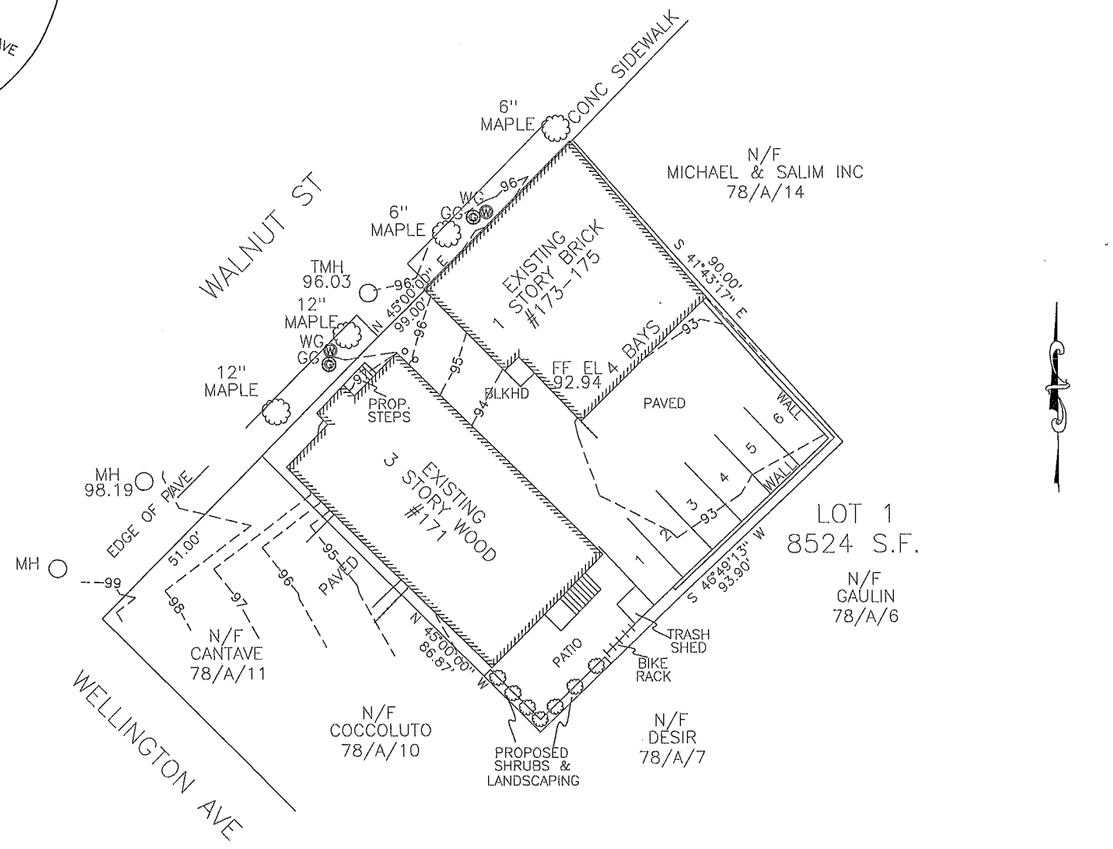


LOCUS MAP
N.T.S.

EXISTING IMPERVIOUS AREA OF LOT 8494 S.F.



20 0 20 40 60

SCALE 1" = 20'

PLAN REFERENCE(S):
51-30

DEED REFERENCE(S):
62533-4

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

hs&t group, inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET -- 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

SPECIAL PERMIT PLAN
171-175 WALNUT ST SOMERVILLE MA

APPLICANT(S)/OWNER(S):
THE BEANTOWN COMPANIES, INC.
138 HARVARD AVE ALLSTON MA

DATE:	07-30-14	COMP'D:	DJT	FIELD:	PS
SCALE:	1"=20'	CAD:	DJT	FLD. BK:	638-22
ZONE:	RES B	REV'D:			WALNUT171SITE2

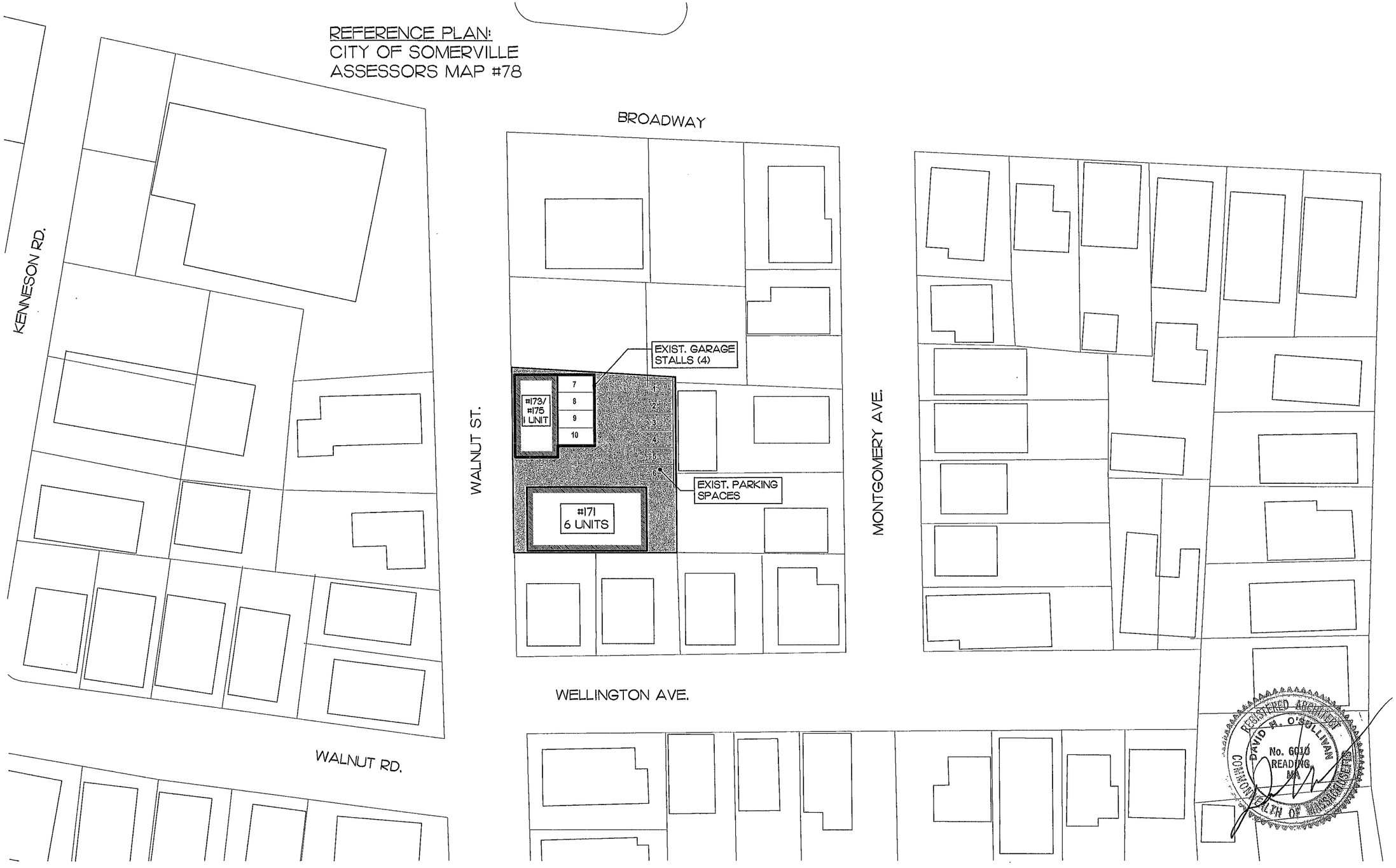
JOB NUMBER: 5464
DWG NUMBER: 4767

SHEET NUMBER
1 OF 1

COMMONWEALTH OF MASSACHUSETTS
HOSSEIN HAGHANIZADEH
CIVIL
NO. 42529
REGISTERED
PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. TIVNAN
NO. 40047
REGISTERED
PROFESSIONAL LAND SURVEYOR

REFERENCE PLAN:
CITY OF SOMERVILLE
ASSESSORS MAP #78



REGISTERED ARCHITECT
DAVID M. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

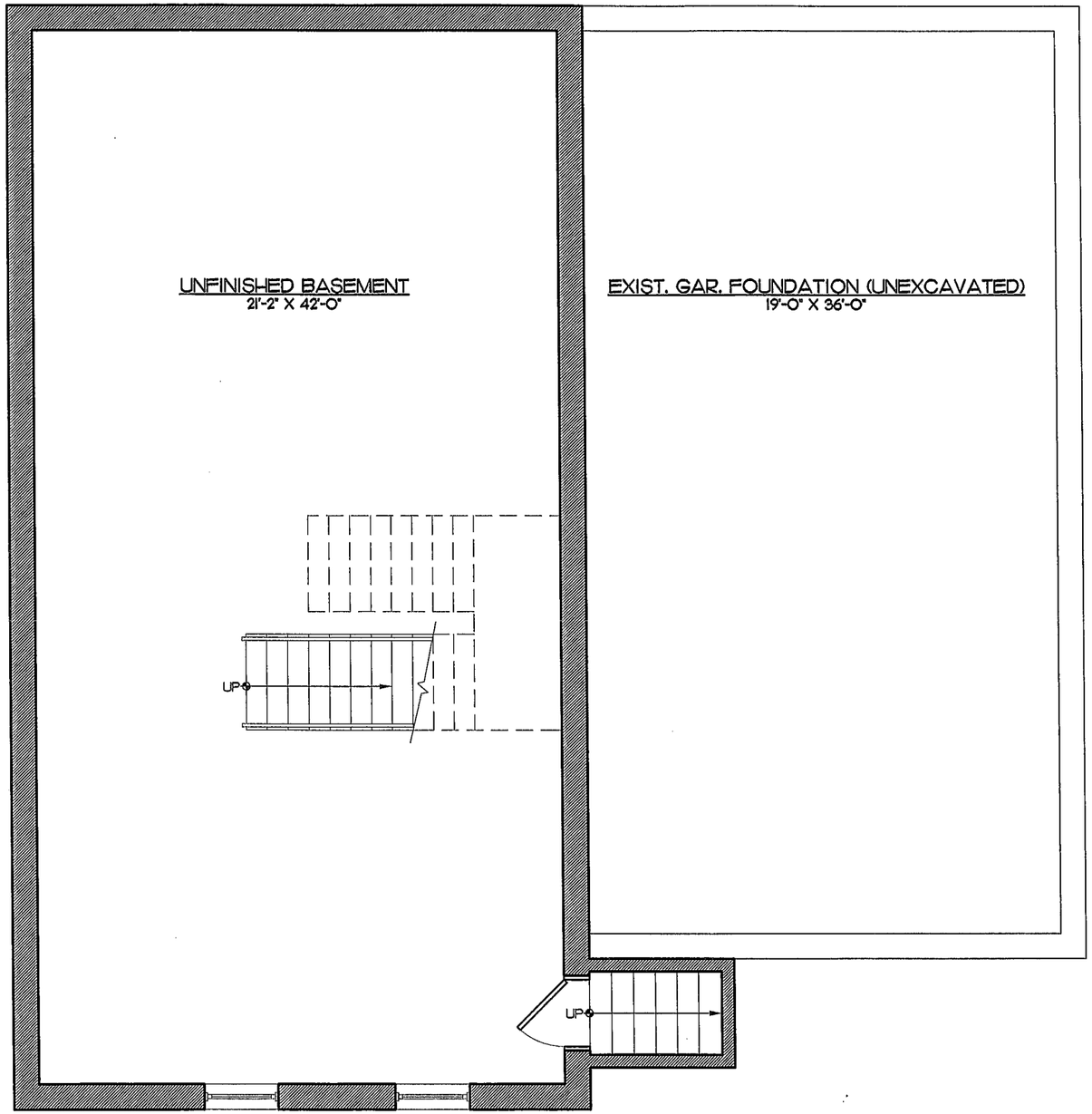
173 WALNUT ST. - PRELIMINARY PROPOSED FLOOR PLANS

8/11/2014

0 25' 75'
12.5' 50'
N

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM

© 2014 O'Sullivan Architects Inc.



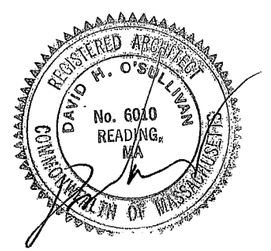
0 PROPOSED BASEMENT FLOOR PLAN

Scale: 3/16" = 1'-0"

GROUND FLOOR SQ. FT. - 986 SF.

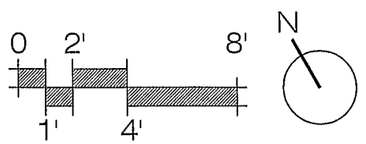
	EXISTING	PROPOSED
NUMBER OF UNITS	7	7
BUILDING AREA 171 WALNUT ST. (6 UNITS)	6,528 S.F.	6,528 S.F.
173 WALNUT ST. (1 UNIT)	973 S.F. (PLUS BSMT.)	1,987 S.F.
TOTAL AREA (EXCL. ACCESSORY GARAGE)	7,501 S.F.	8,515 S.F.
LOT AREA	8,537 S.F.	8,537 S.F.
F.A.R.	0.88 (1,036 S.F. UNDER)	.99 (22 S.F. UNDER)
F.A.R. ALLOWED	1.0	1.0
PARKING REQUIRED	12 (11.5)	12
PARKING PROVIDED	10	10

F.A.R. Calculation

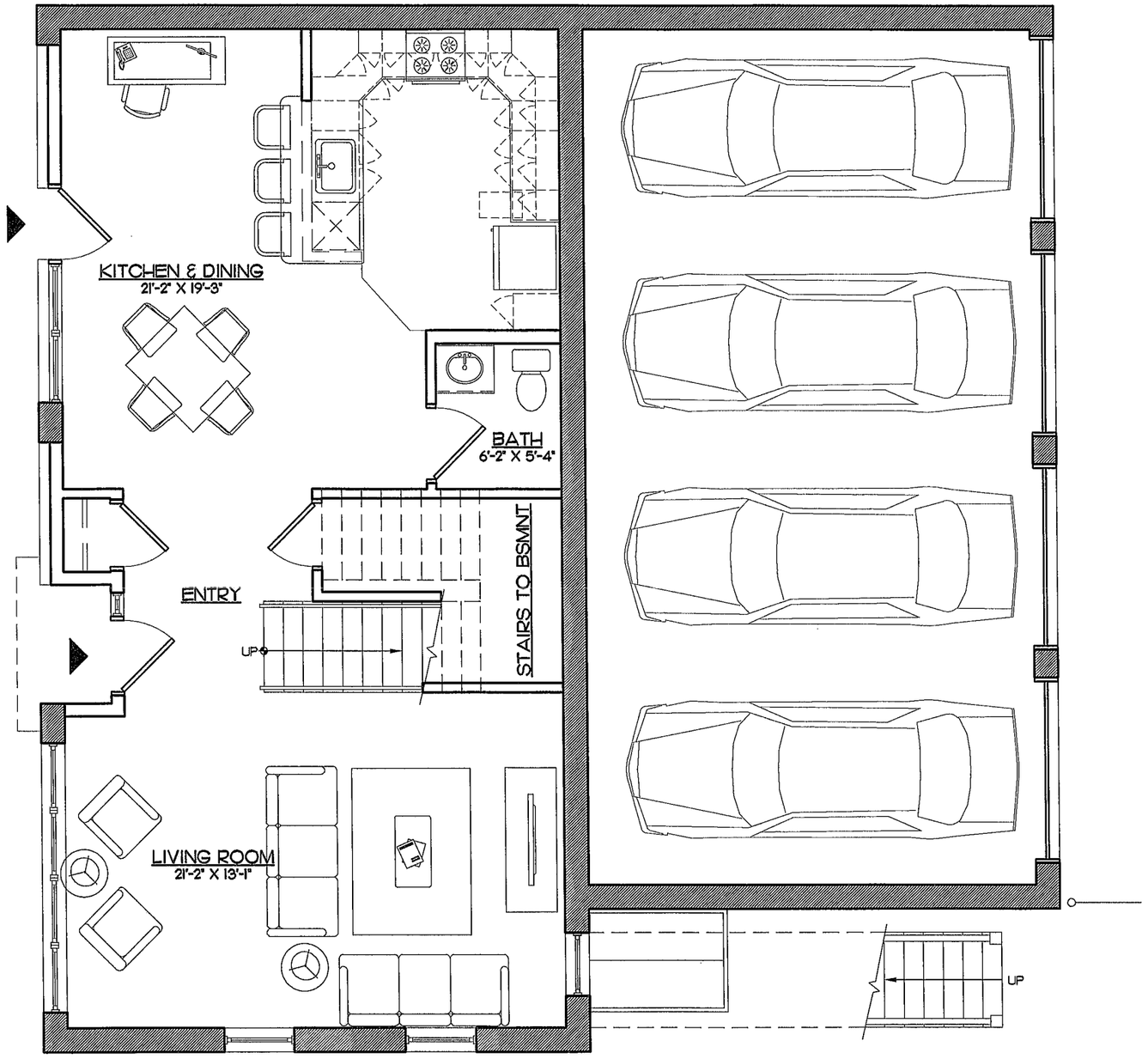


173 WALNUT ST. - PRELIMINARY PROPOSED FLOOR PLANS

8/11/2014



O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



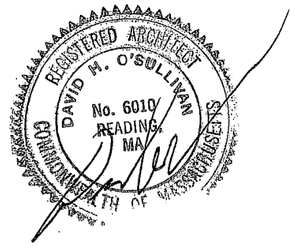
1 PROPOSED GROUND FLOOR PLAN

Scale: 3/16" = 1'-0"

GROUND FLOOR SQ. FT. - 986 SF.

	EXISTING	PROPOSED
NUMBER OF UNITS	7	7
BUILDING AREA 171 WALNUT ST. (6 UNITS)	6,528 S.F.	6,528 S.F.
173 WALNUT ST. (1 UNIT)	973 S.F. (PLUS BSMT.)	1,987 S.F.
TOTAL AREA (EXCL. ACCESSORY GARAGE)	7,501 S.F.	8,515 S.F.
LOT AREA	8,537 S.F.	8,537 S.F.
F.A.R.	0.88 (1,036 S.F. UNDER)	.99 (22 S.F. UNDER)
F.A.R. ALLOWED	1.0	1.0
PARKING REQUIRED	12 (11.5)	12
PARKING PROVIDED	10	10

F.A.R. Calculation



173 WALNUT ST. - PRELIMINARY PROPOSED FLOOR PLANS

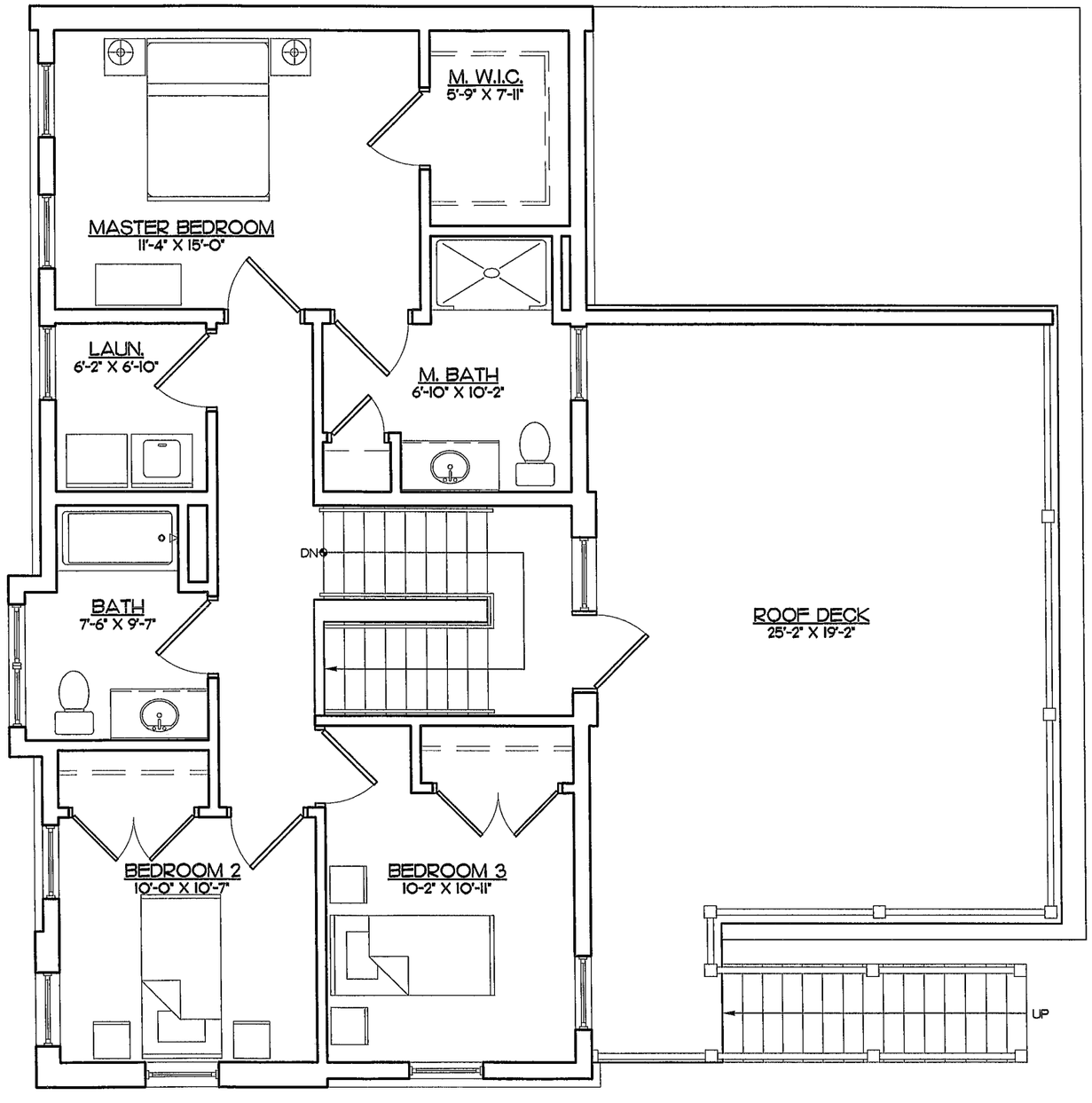
8/11/2014

0 2' 8'

1' 4'

N

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



2 PROPOSED SECOND FLOOR PLAN - OPTION 2

Scale: 3/16" = 1'-0"

SECOND FLOOR SQ. FT. - 897 SF.

	EXISTING	PROPOSED
NUMBER OF UNITS	7	7
BUILDING AREA 171 WALNUT ST. (6 UNITS)	6,528 S.F.	6,528 S.F.
173 WALNUT ST. (1 UNIT)	973 S.F. (PLUS BSMT.)	1,987 S.F.
TOTAL AREA (EXCL. ACCESSORY GARAGE)	7,501 S.F.	8,515 S.F.
LOT AREA	8,537 S.F.	8,537 S.F.
F.A.R.	0.88 (1,036 S.F. UNDER)	.99 (22 S.F. UNDER)
F.A.R. ALLOWED	1.0	1.0
PARKING REQUIRED	12 (11.5)	12
PARKING PROVIDED	10	10

F.A.R. Calculation

REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6410
READING, MA
COMMONWEALTH OF MASSACHUSETTS

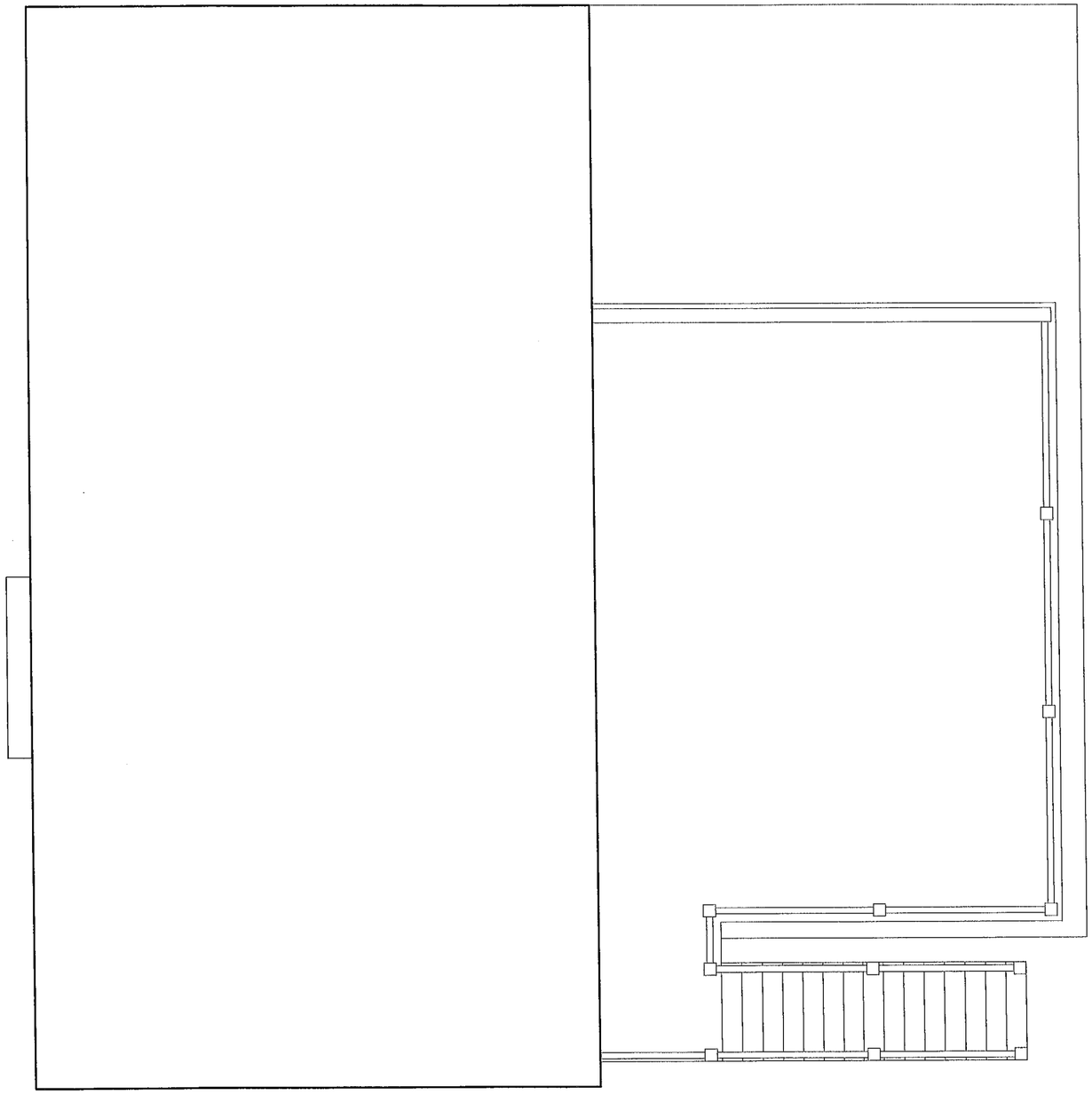
173 WALNUT ST. - PRELIMINARY PROPOSED FLOOR PLANS

8/11/2014

0 2' 8'
1' 4'

N

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



3 PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"

	EXISTING	PROPOSED
NUMBER OF UNITS	7	7
BUILDING AREA 171 WALNUT ST. (6 UNITS)	6,528 S.F.	6,528 S.F.
173 WALNUT ST. (1 UNIT)	973 S.F. (PLUS BSMT.)	1,987 S.F.
TOTAL AREA (EXCL. ACCESSORY GARAGE)	7,501 S.F.	8,515 S.F.
LOT AREA	8,537 S.F.	8,537 S.F.
F.A.R.	0.88 (1,036 S.F. UNDER)	.99 (22 S.F. UNDER)
F.A.R. ALLOWED	1.0	1.0
PARKING REQUIRED	12 (11.5)	12
PARKING PROVIDED	10	10

F.A.R. Calculation

REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

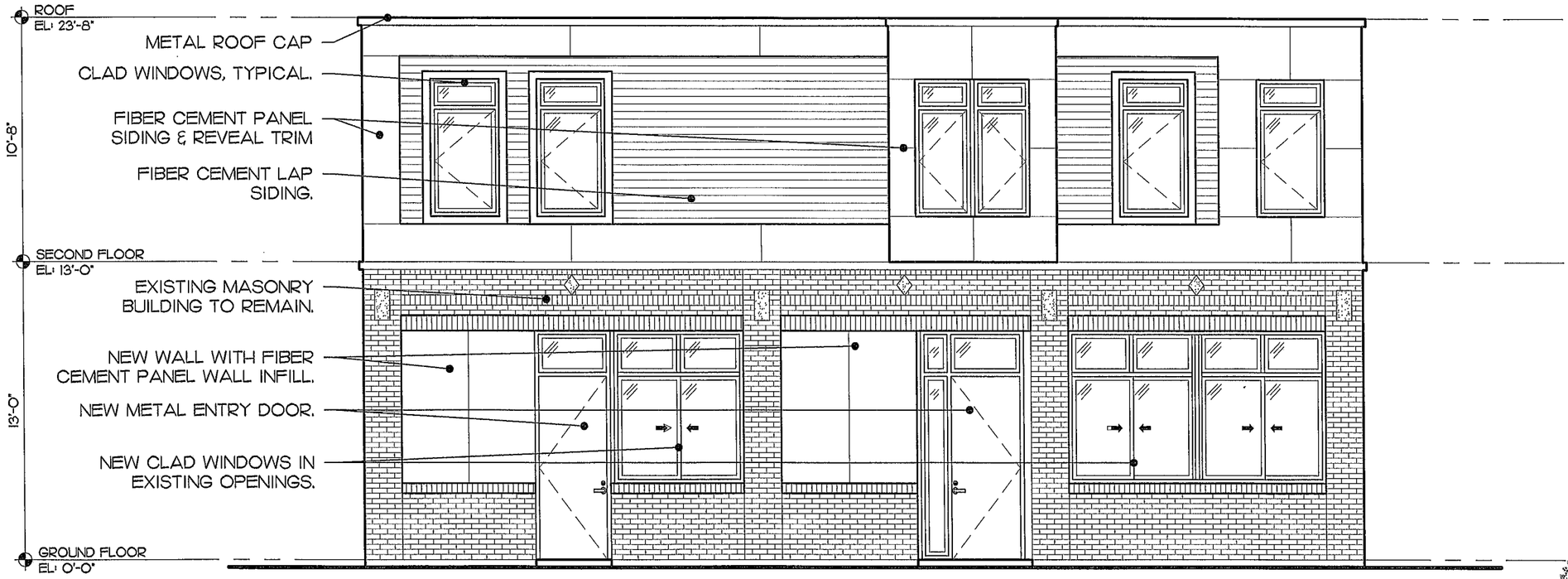
173 WALNUT ST. - PRELIMINARY PROPOSED FLOOR PLANS

8/11/2014

0 2' 8'
1' 4'

N

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



1 PROPOSED WEST ELEVATION
Scale: 3/16" = 1'-0"

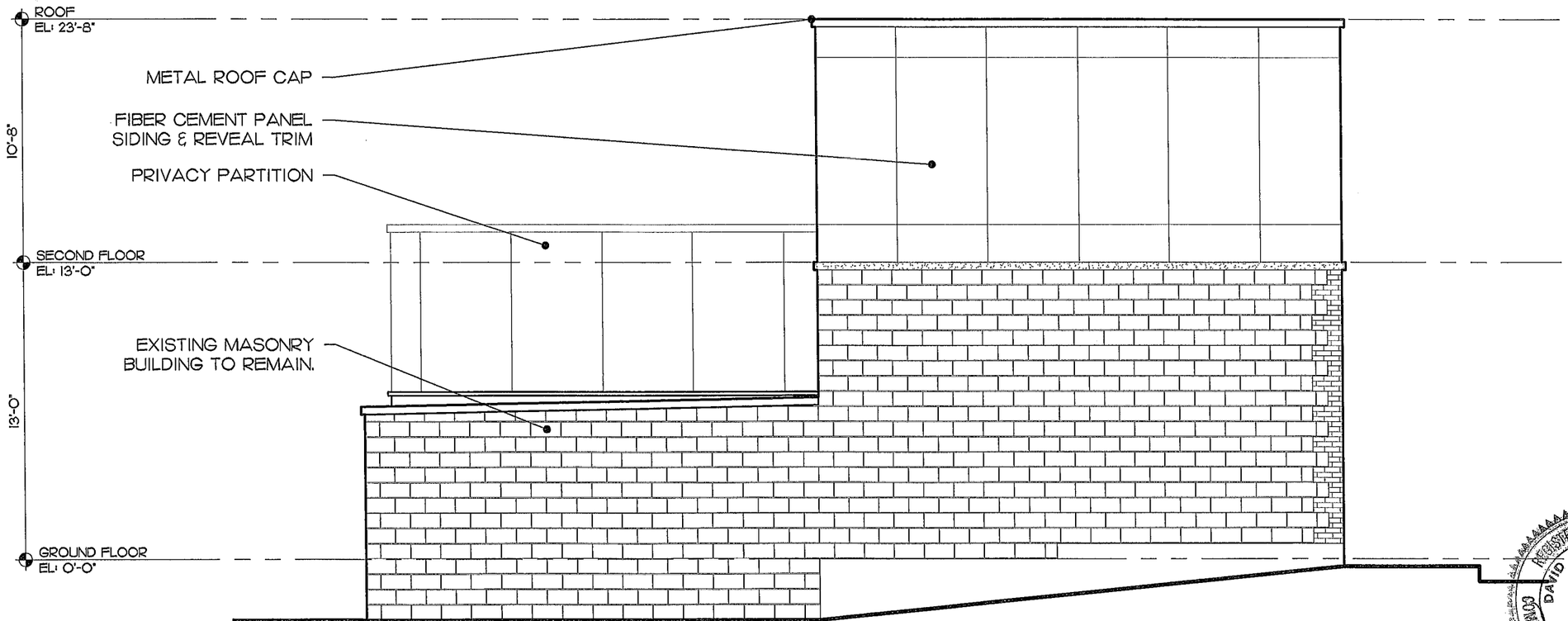
REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

173 WALNUT ST. - PRELIMINARY PROPOSED ELEVATIONS

8/11/2014

0 2' 8'
1' 4'

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



2 PROPOSED NORTH ELEVATION
Scale: 3/16" = 1'-0"

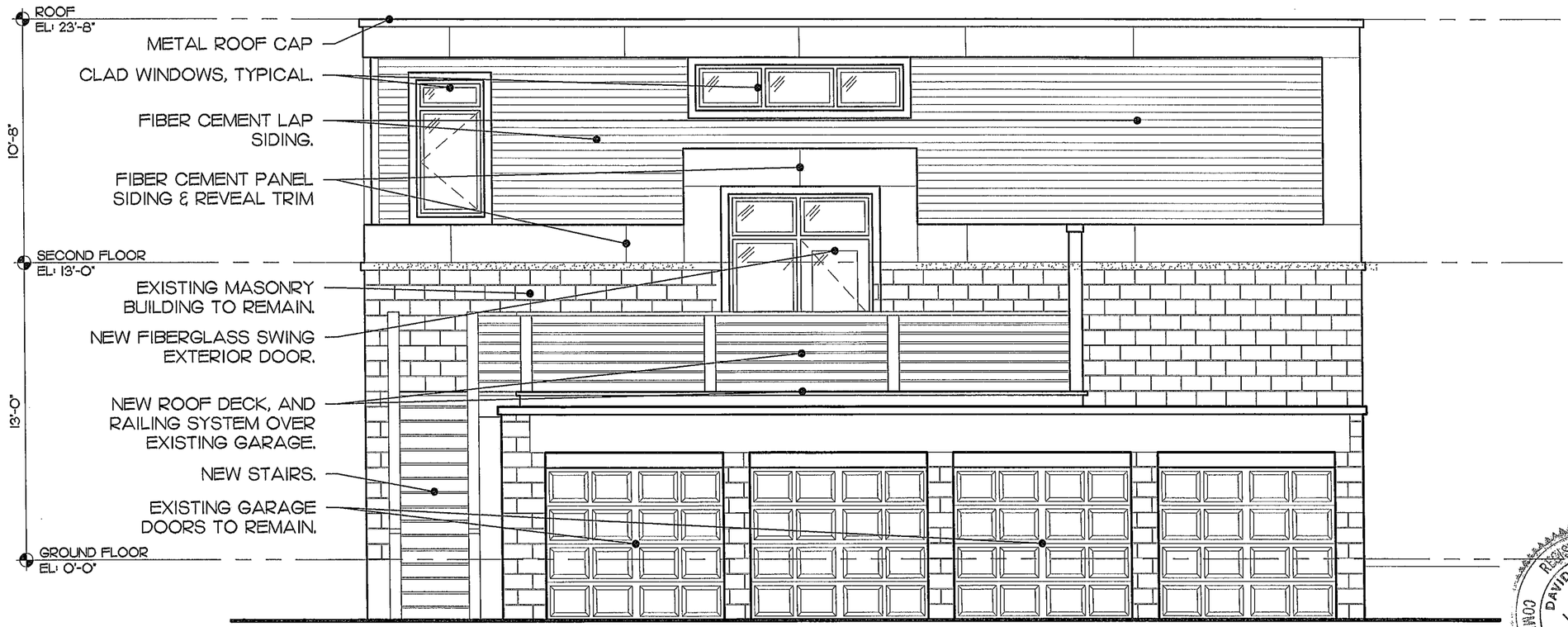
REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

173 WALNUT ST. - PRELIMINARY PROPOSED ELEVATIONS

8/11/2014

0 2' 8'
1' 4'

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



3 PROPOSED EAST ELEVATION

Scale: 3/16" = 1'-0"

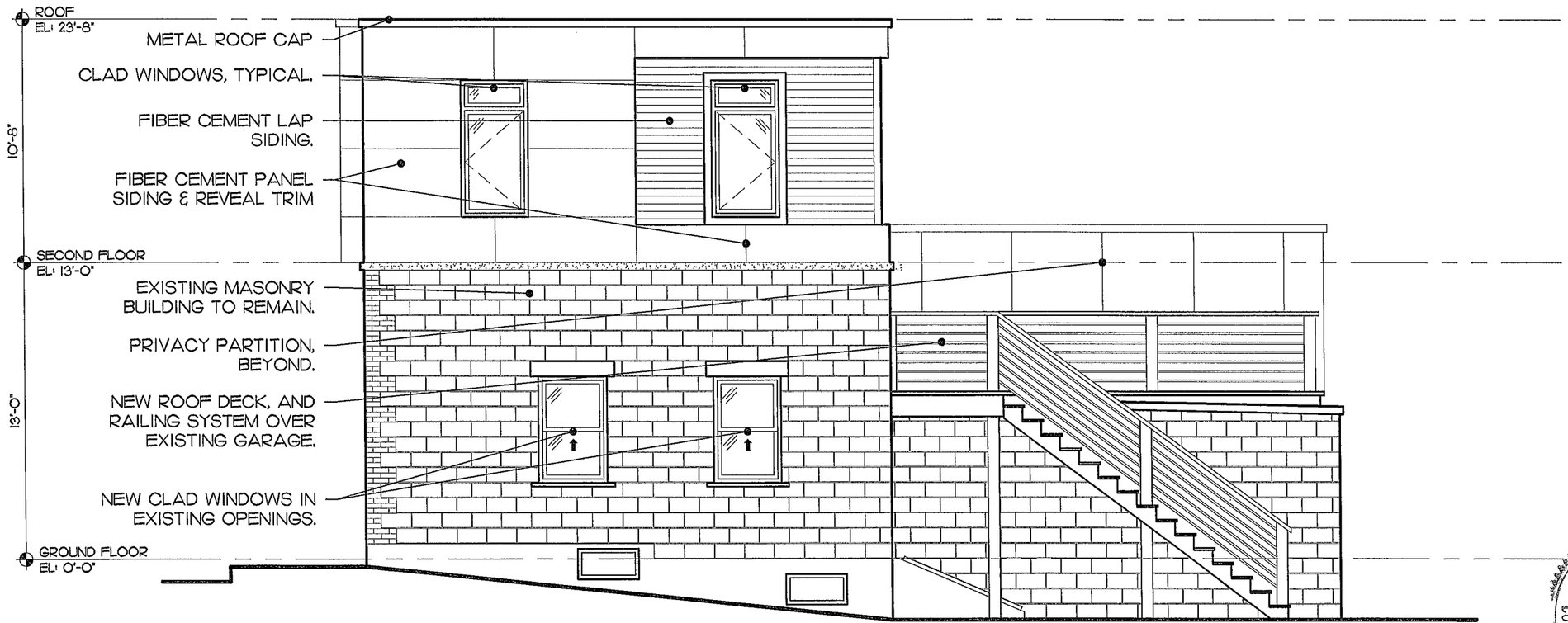
REGISTERED ARCHITECT
DAVID M. O'SULLIVAN
No. 6010
READING
COMMONWEALTH OF MASSACHUSETTS

173 WALNUT ST. - PRELIMINARY PROPOSED ELEVATIONS

8/11/2014

0 2' 8'
1' 4'

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.



4 PROPOSED SOUTH ELEVATION
Scale: 3/16" = 1'-0"

REGISTERED ARCHITECT
DAVID M. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

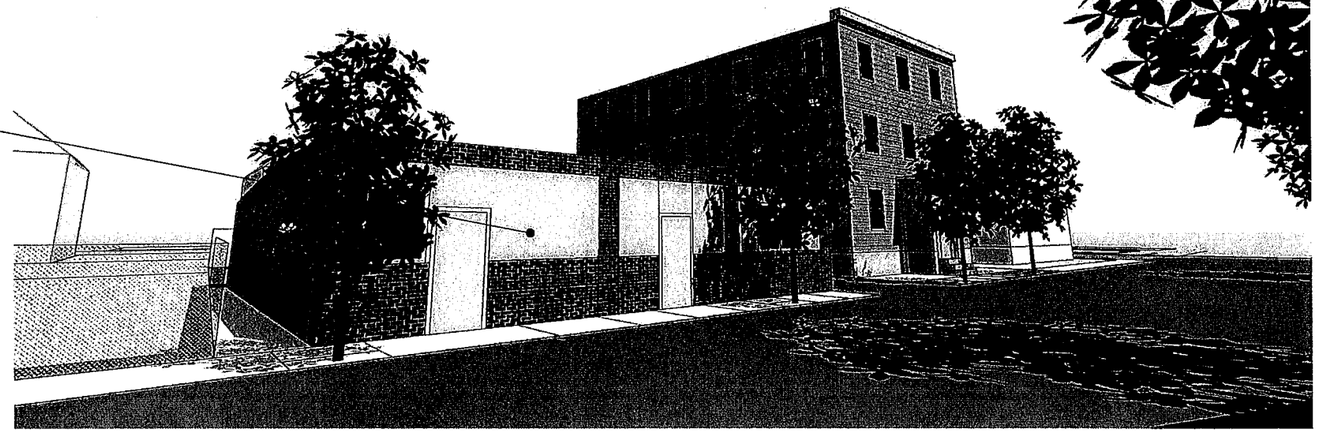
173 WALNUT ST. - PRELIMINARY PROPOSED ELEVATIONS

8/11/2014

0 2' 8'
1' 4'

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.

#173 WALNUT STREET:
1 UNIT (EXISTING)



1A PERSPECTIVE 1: BEFORE
Scale: 3/16" = 1'-0"

#173 WALNUT STREET:
1 UNIT (PROPOSED)

1B PERSPECTIVE 1: AFTER
Scale: 3/16" = 1'-0"

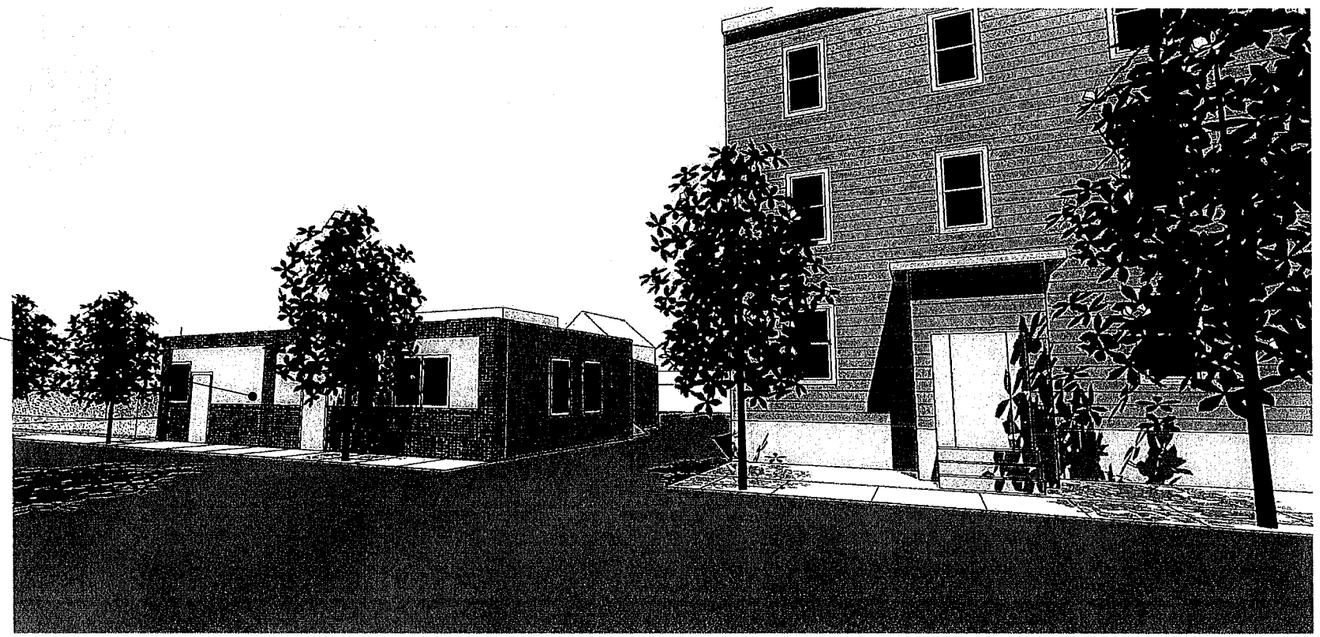
REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

173 WALNUT ST. - PRELIMINARY MASSING STUDIES

8/11/2014

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.

#173 WALNUT STREET:
1 UNIT (EXISTING)



2A PERSPECTIVE 2: BEFORE
Scale: 3/16" = 1'-0"

#173 WALNUT STREET:
1 UNIT (PROPOSED)

2B PERSPECTIVE 2: AFTER
Scale: 3/16" = 1'-0"

173 WALNUT ST. - PRELIMINARY MASSING STUDIES

8/11/2014

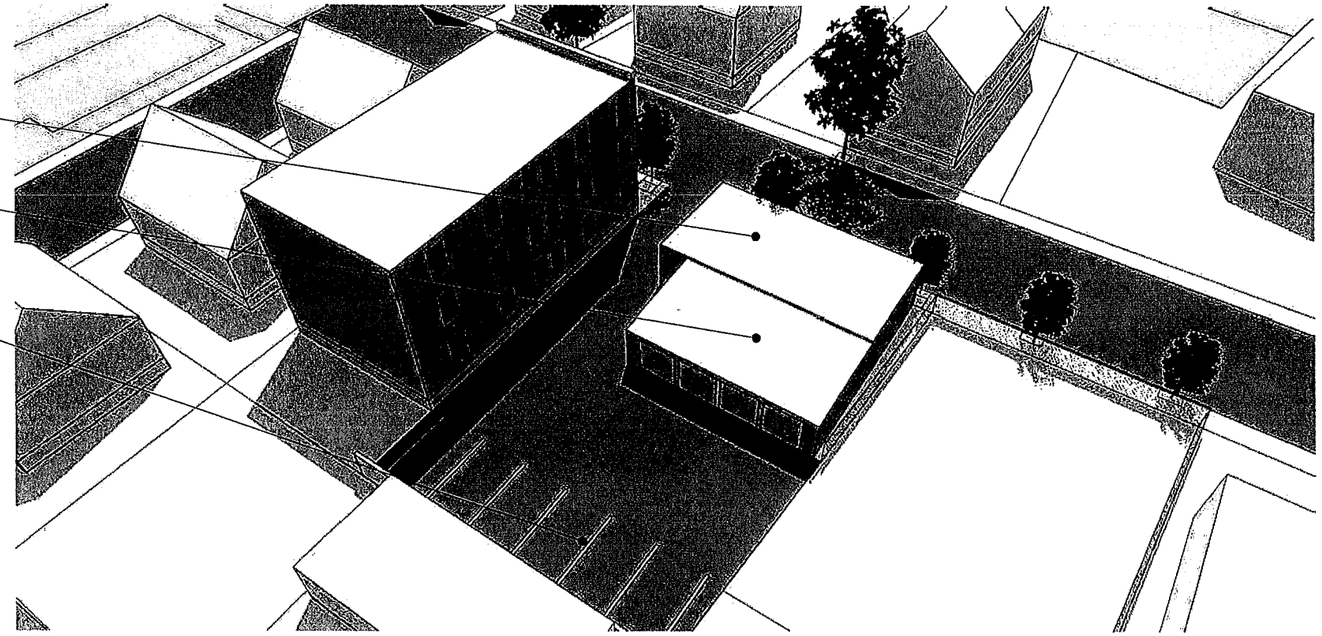
REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA
COMMONWEALTH OF MASSACHUSETTS

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.

#173 WALNUT STREET:
1 UNIT (EXISTING)

EXISTING 4- CAR
GARAGE TO REMAIN.

EXISTING SURFACE
PARKING TO REMAIN (6)

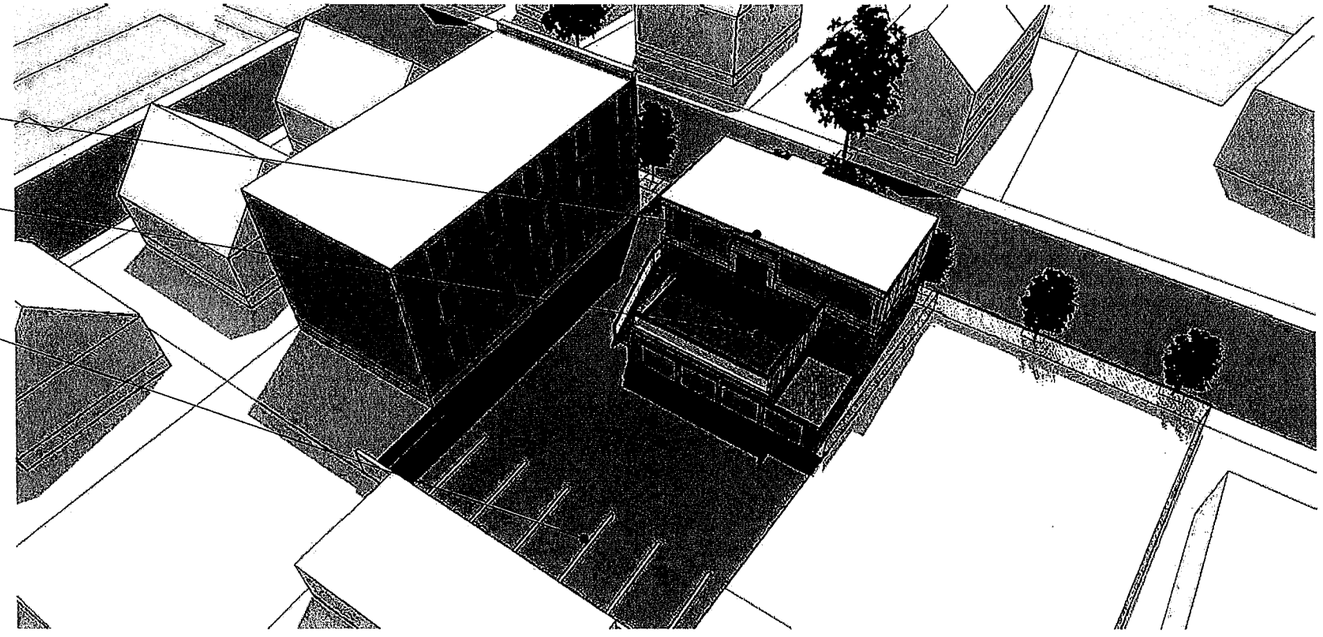


3A PERSPECTIVE 3: BEFORE
Scale: 3/16" = 1'-0"

#173 WALNUT STREET:
1 UNIT (PROPOSED)

EXISTING 4- CAR
GARAGE TO REMAIN.

EXISTING SURFACE
PARKING TO REMAIN (6)



3B PERSPECTIVE 3: AFTER
Scale: 3/16" = 1'-0"

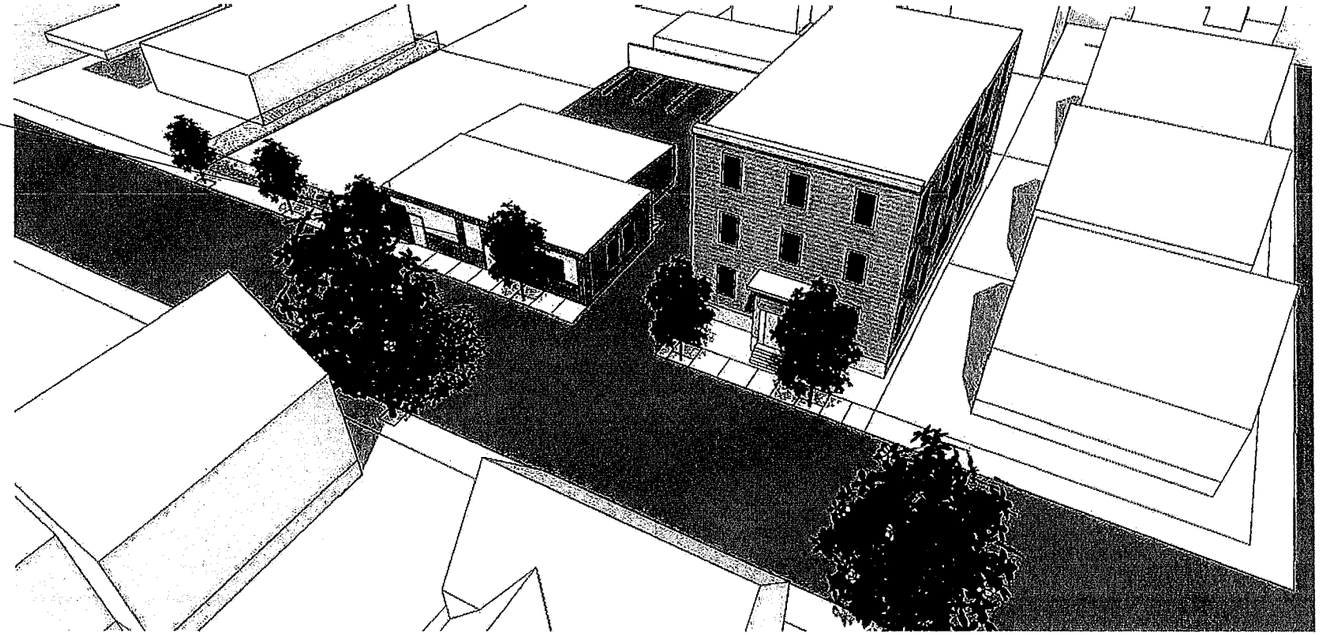
173 WALNUT ST. - PRELIMINARY MASSING STUDIES

8/11/2014

REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING,
MA
COMMONWEALTH OF MASSACHUSETTS

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.

#173 WALNUT STREET:
1 UNIT (EXISTING)



4A PERSPECTIVE 4: BEFORE
Scale: 3/16" = 1'-0"

#173 WALNUT STREET:
1 UNIT (PROPOSED)

4B PERSPECTIVE 4: AFTER
Scale: 3/16" = 1'-0"

REGISTERED ARCHITECT
DAVID H. O'SULLIVAN
No. 6010
READING, MA

173 WALNUT ST. - PRELIMINARY MASSING STUDIES

8/11/2014

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM
© 2014 O'Sullivan Architects Inc.