

SPSR APPLICATION
REDEVELOPMENT OF 12 WARWICK ST
12 WARWICK 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



CONSULTANT

PROJECT
REDEVELOPMENT
OF

12 WARWICK
SOMERVILLE, MA

PREPARED FOR
12 WARWICK ST LLC

78C LAWRENCE RD
BOXFORD, MA 01921

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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SPSR REV 1	17 OCT 2016
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SPSR APPL	30 AUG 2016
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

T1



DRIVEWAY ELEVATION

PREPARED BY:

ARCHITECT

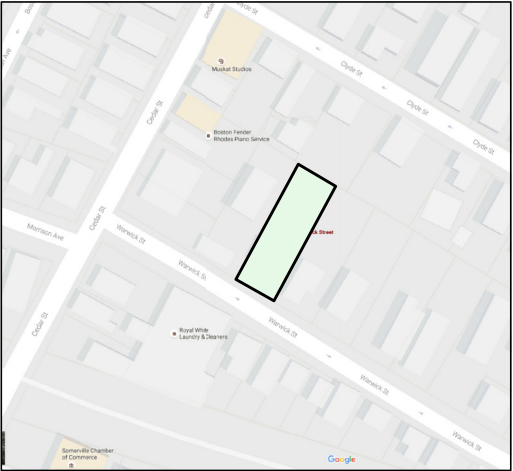
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

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

LIST OF DRAWINGS		SPSR APPL 30 AUG 2016	SPSR APPL REV 1 17 OCT 2016	
GENERAL				
T1	TITLE SHEET	X	X	
	EXISTING CONDITIONS PLOT PLAN	X	X	
L-1	LANDSCAPE PLAN		X	
Z1.1	ZONING COMPLIANCE		X	
Z1.2	ZONING COMPLIANCE	X	X	
Z1.3	ZONING COMPLIANCE		X	

ARCHITECTURAL				
A0.1	SITE PLAN (SEE SHEET 1/Z1.2)	X	X	
A1.1	UNIT 1 & 2 FLOOR PLANS	X	X	
A1.2	UNIT 3 FLOOR PLANS	X	X	
A2.1	UNIT 1 & 2 ELEVATIONS	X	X	
A2.2	UNIT 1 & 2 ELEVATIONS		X	
A2.3	UNIT 3 ELEVATIONS	X	X	
A2.4	UNIT 3 ELEVATIONS		X	

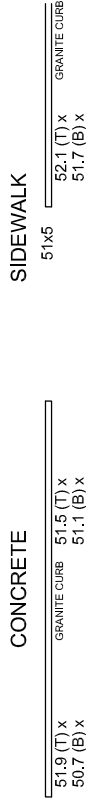


LOCUS PLAN

54x4	53x5	52x6	52x0
S 59° 29' 39" E			
55x6	55x3	50.00'	53x7
			53x8

PLAN NO. 507 OF 1996

N/F
DORIS MARZONI
BK. 11387 PG. 104
LOT 52
PLAN BOOK 13 PLAN 51
16 WARWICK STREET
ASSESSORS MAP 33
BLOCK G
LOT 21



GAS — G — G — G — G — G — G — G — GAS

STREET

1. DEED REFERENCE: BOOK 60694 PAGE 229
2. PLAN REFERENCE: BOOK 919 PAGE 508

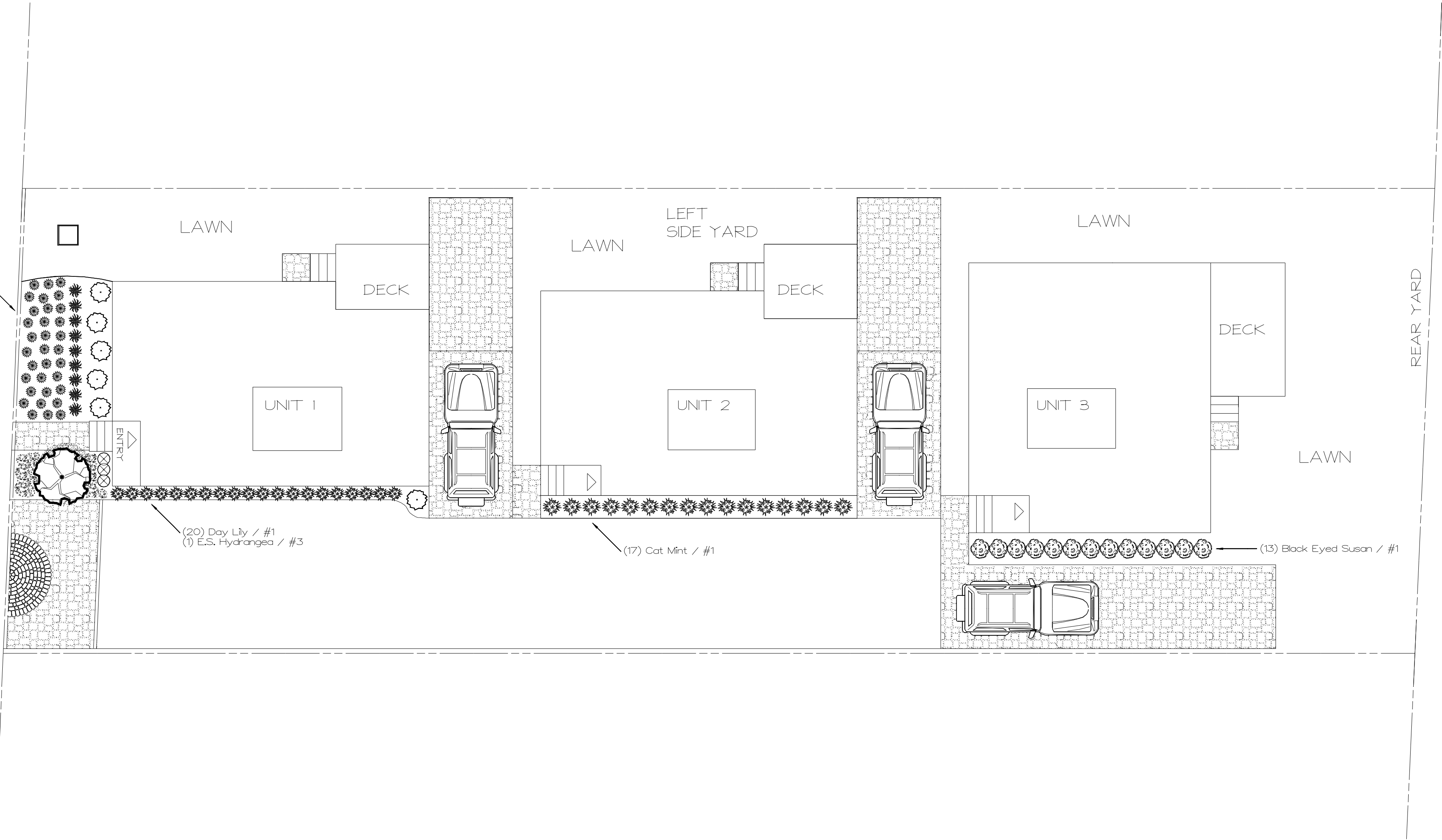
0 10' 20' 30'

SCALE: 1" = 10'-0"

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

Front Planting:
(1) KV Plum Tree / 2-2-1/2" Cal
(3) Boxwood / 15-18"
(6) Vinca / 1/2 Flat
(5) E.S. Hydrangea / #3
(9) Blue Oak Grass / #1
(33) Little Bunny Ftn. Grass / #1

WARWICK ST



NOTES

No.	Date	Description
REVISIONS		

LANDSCAPE PLANTING
PLAN
PROVIDED BY:
Comak Brothers
Landscaping
647 Lowell St.
Peabody, MA 01960

New England Const.

Warwick Street

SCALE	1/8"=1'
DRAWN BY	Comak Bros.
CHECKED BY	BC
DATE	Oct. 2016
DATE OF PRINT	

PROJECT NO.	
SHEET NO.	L-1

Z:\DCADD\WG\Warwick-12\Drawings\Warwick 12-Z1-Z3-Zoning Compliance.dwg, Z1.1, 10/17/2016 9:38:04 PM

WARWICK 12 - DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	7,576	NO CHANGE	COMPLIES
MIN LOT AREA / UNIT 1-9 UNITS (SF)	1,500	7,576	2,525	COMPLIES
MAX GROUND COVERAGE (%)	50		± 33	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25		± 39 ± 34	COMPLIES
PERVIOUS AREA (% OF LOT)	35		± 39 ± 38	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	0.18	± 0.73 ± 0.83	COMPLIES
NET FLOOR AREA (NSF)	7,500	± 1,340	± 5,500 ± 6,258	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3		± 31 / 2.5	COMPLIES
MIN FRONT YARD (FT)	10	± 4.6	± 10.1	COMPLIES
MIN SIDE YARD - LEFT (FT)	8	± 4.5	8	COMPLIES
MIN SIDE YARD - RIGHT (FT)	9	± 28.3	± 13	COMPLIES
MIN REAR YARD (FT)	20	± 100.7	± 22.5	COMPLIES
MIN FRONTAGE (FT)	50	50	NO CHANGE	COMPLIES
MIN NO. OF PARKING SPACES	6	3	3 6 (W/ 2 COMPACT, 3 TANDEM)	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET Z1.2.

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

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REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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REDEVELOPMENT
OF

12 WARWICK
SOMERVILLE, MA

PREPARED FOR

12 WARWICK ST LLC

78C LAWRENCE RD
BOXFORD, MA 01921

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SPSR REV 1	17 OCT 2016
SPSR APPL	30 AUG 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.1



PROJECT REDEVELOPMENT OF

2 WARWICK
SOMERVILLE, MA

PREPARED FOR
2 WARWICK ST LLC

8C LAWRENCE RD
BOXFORD, MA 01921

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SR REV 1	17 OCT 2016
SR APPL	30 AUG 2016
DRAWN BY	REVIEWED BY
Y	PQ

SHEET

Z1.2





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12 WARWICK ST LLC

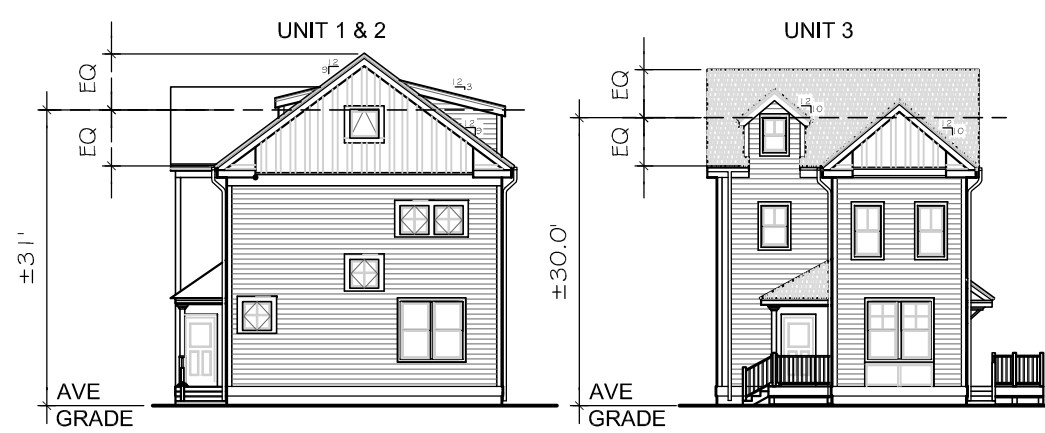
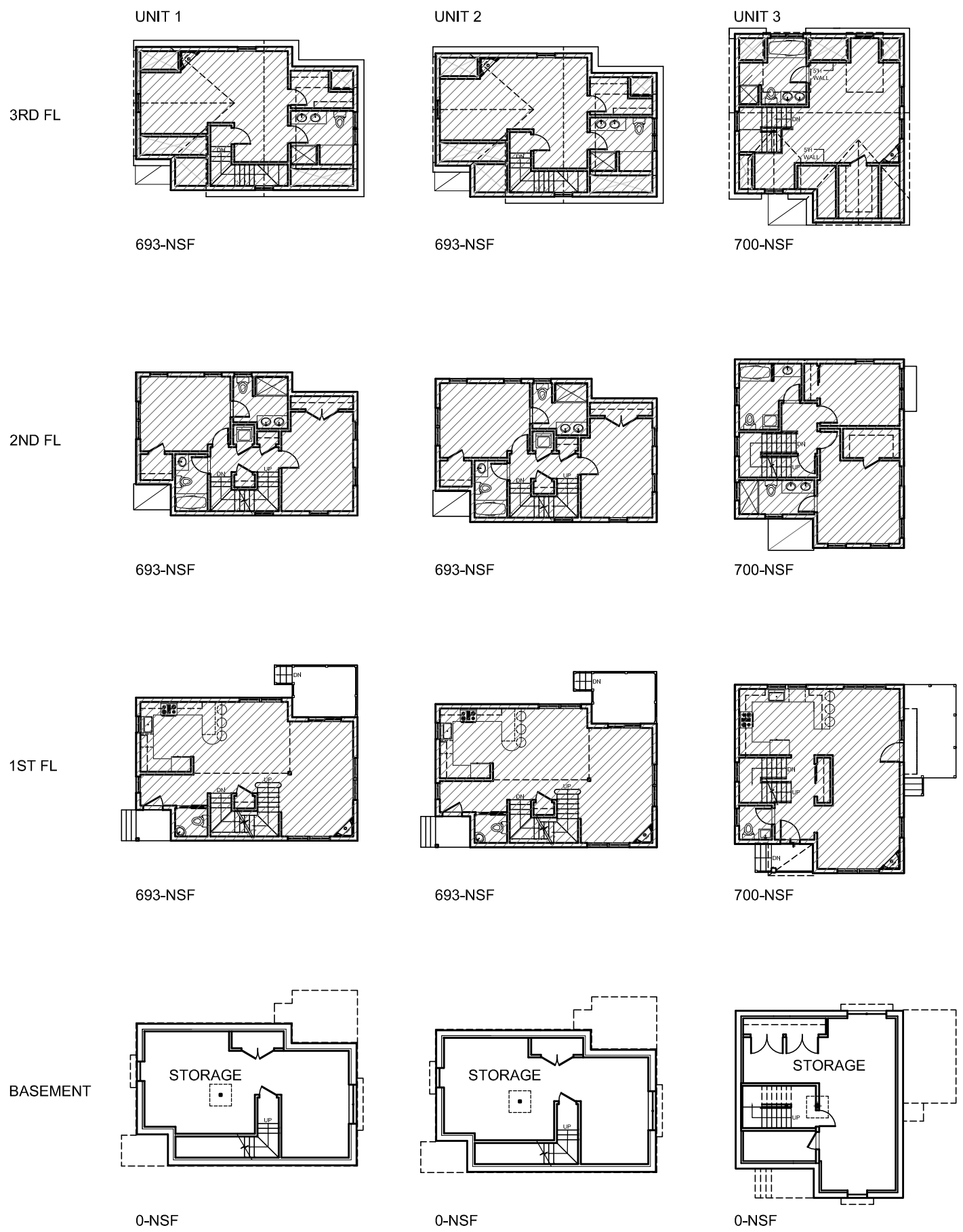
78C LAWRENCE RD
BOXFORD, MA 01921

DRAWING TITLE
ZONING
COMPLIANCE

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SHEET
Z1.3

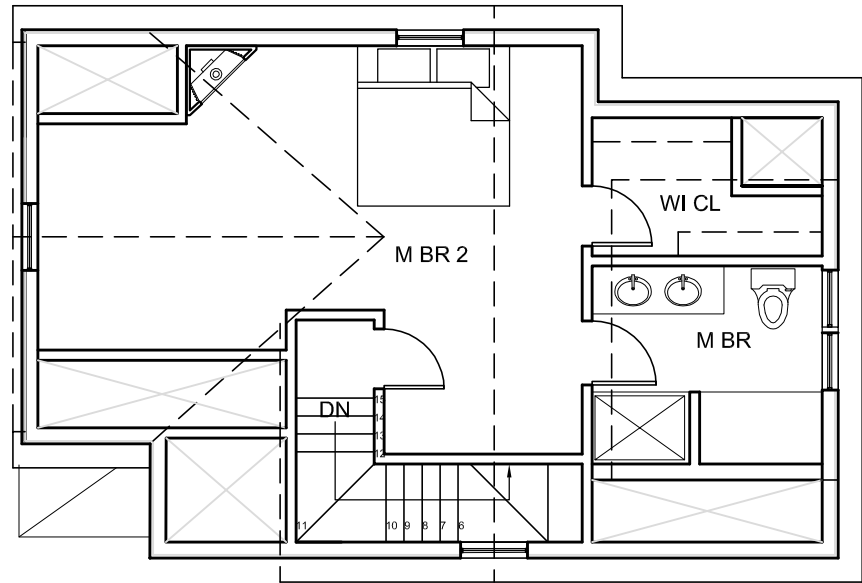


2 BUILDING HEIGHT
SCALE: 1"=20'-0"

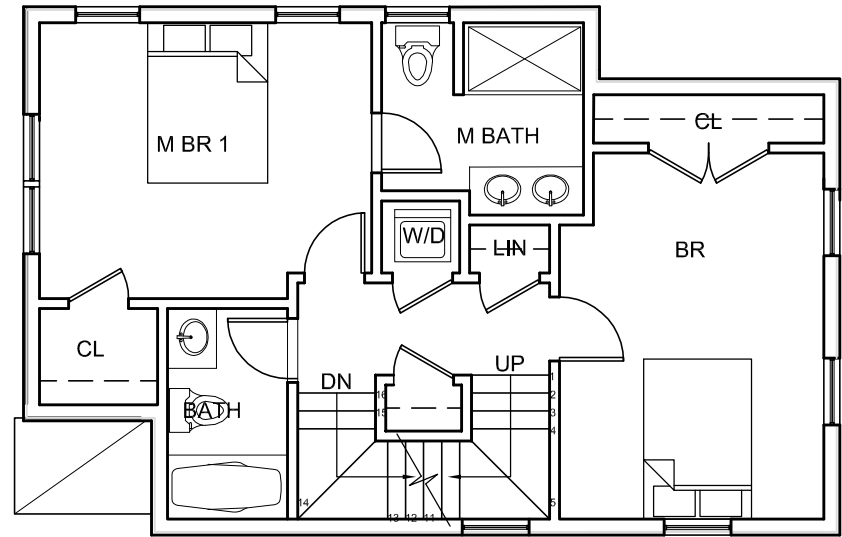
NET SQUARE FOOTAGE SUMMARY

FLOOR	UNIT 1	UNIT 2	UNIT 3	FLOOR TOTAL
3RD FL	693	693	700	2,086
2ND FL	693	693	700	2,086
1ST FL	693	693	700	2,086
BSMNT	0	0	0	0
TOTAL	2,079	2,079	2,100	6,258-NSF

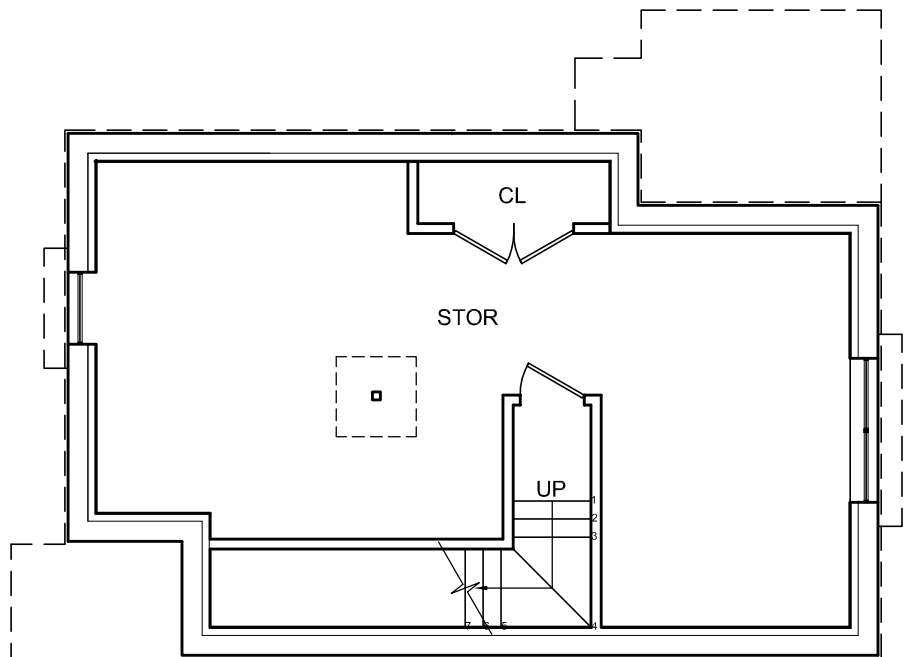
* BASEMENT IS ENTIRELY STORAGE, NOT NSF



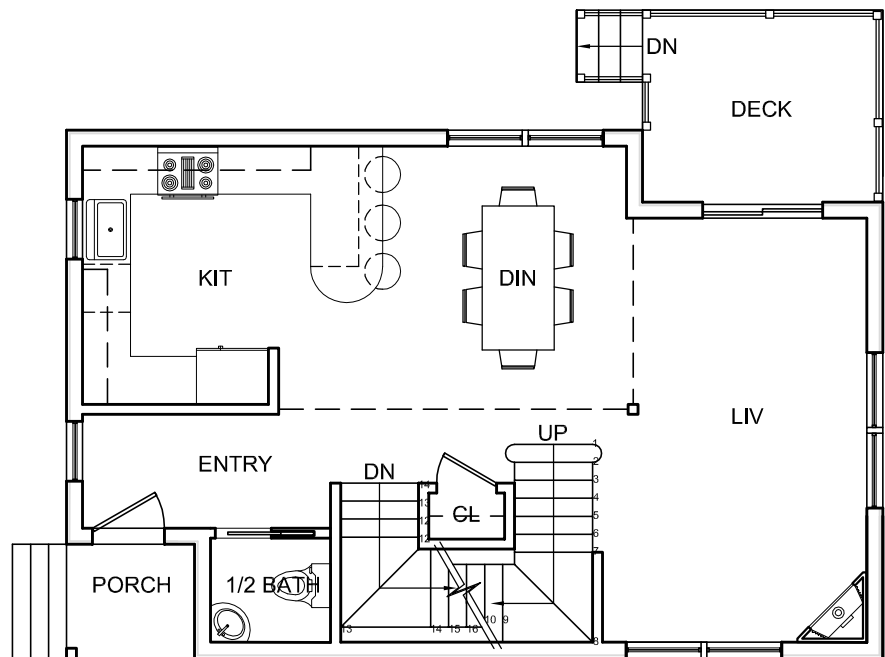
4 3RD FLOOR PLAN
SCALE 1/8"=1'0"



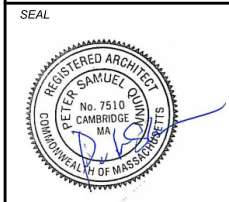
3 2ND FLOOR PLAN
SCALE 1/8"=1'0"



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



2 1ST FLOOR PLAN
SCALE 1/8"=1'0"



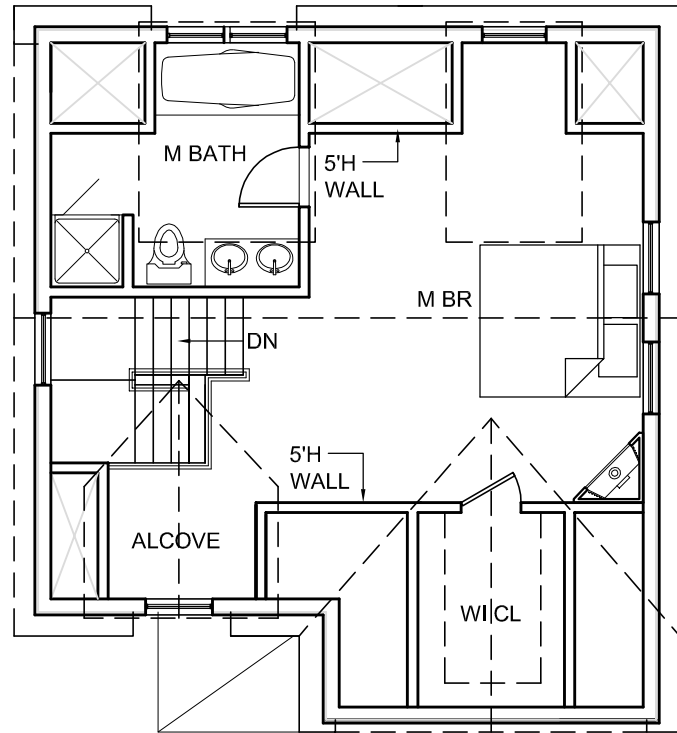
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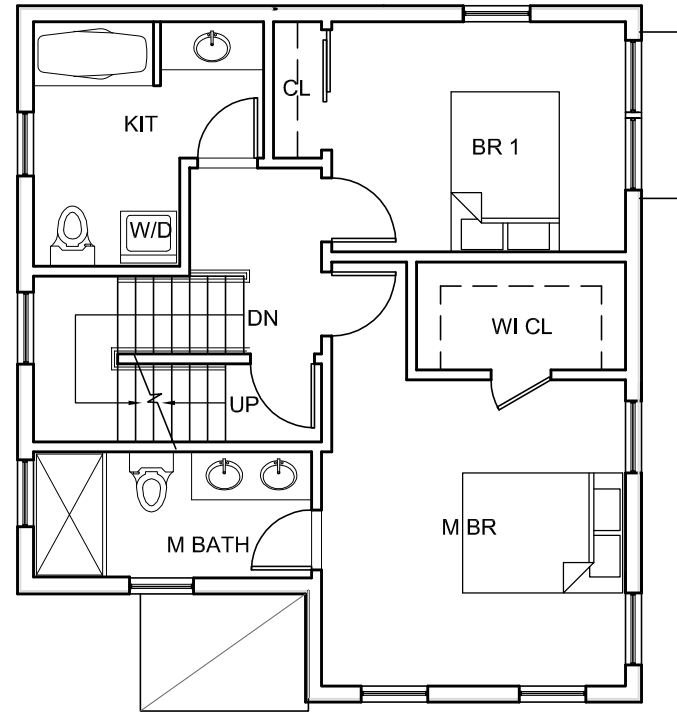
PREPARED FOR
12 WARWICK ST LLC
78C LAWRENCE RD
BOXFORD, MA 01921

DRAWING TITLE
UNIT 1 & 2
FLOOR PLANS
(IDENTICAL)

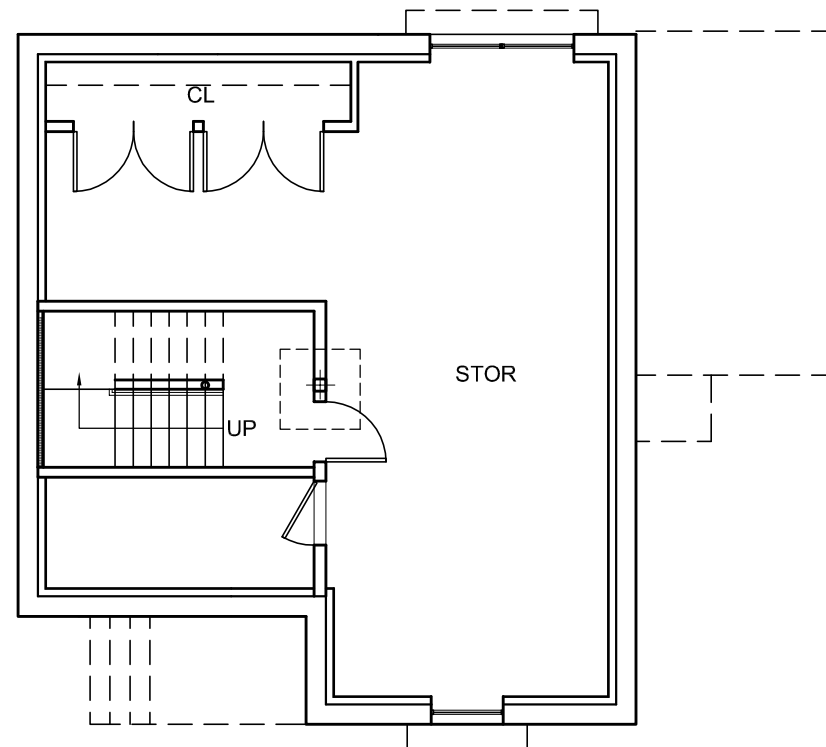
SCALE AS NOTED	
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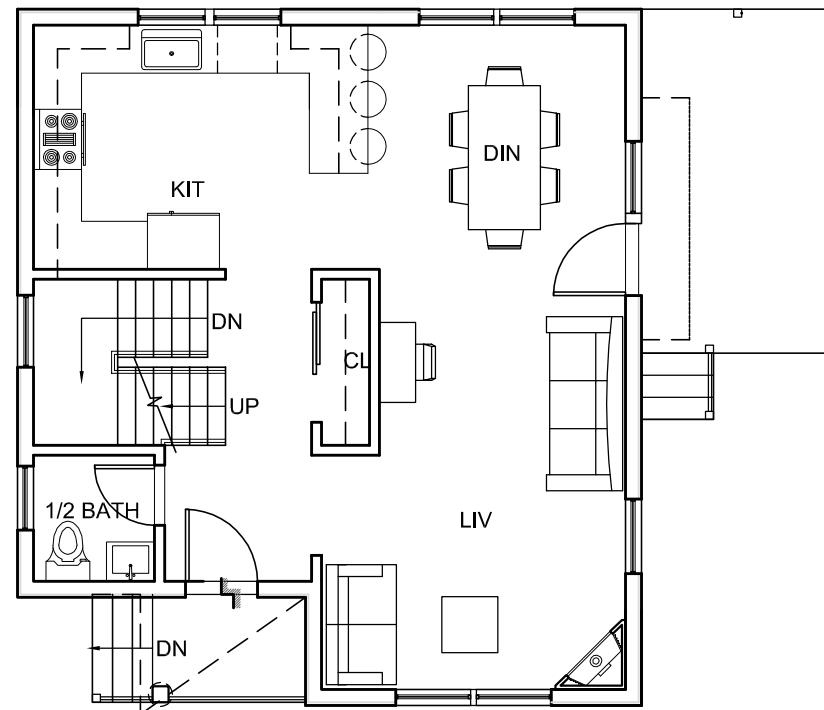
4 3RD FLOOR PLAN
SCALE 1/8"=1'0"



3 2ND FLOOR PLAN
SCALE 1/8"=1'0"



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



2 1ST FLOOR PLAN
SCALE 1/8"=1'0"

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DRAWING TITLE

**UNIT 3
FLOOR PLANS**

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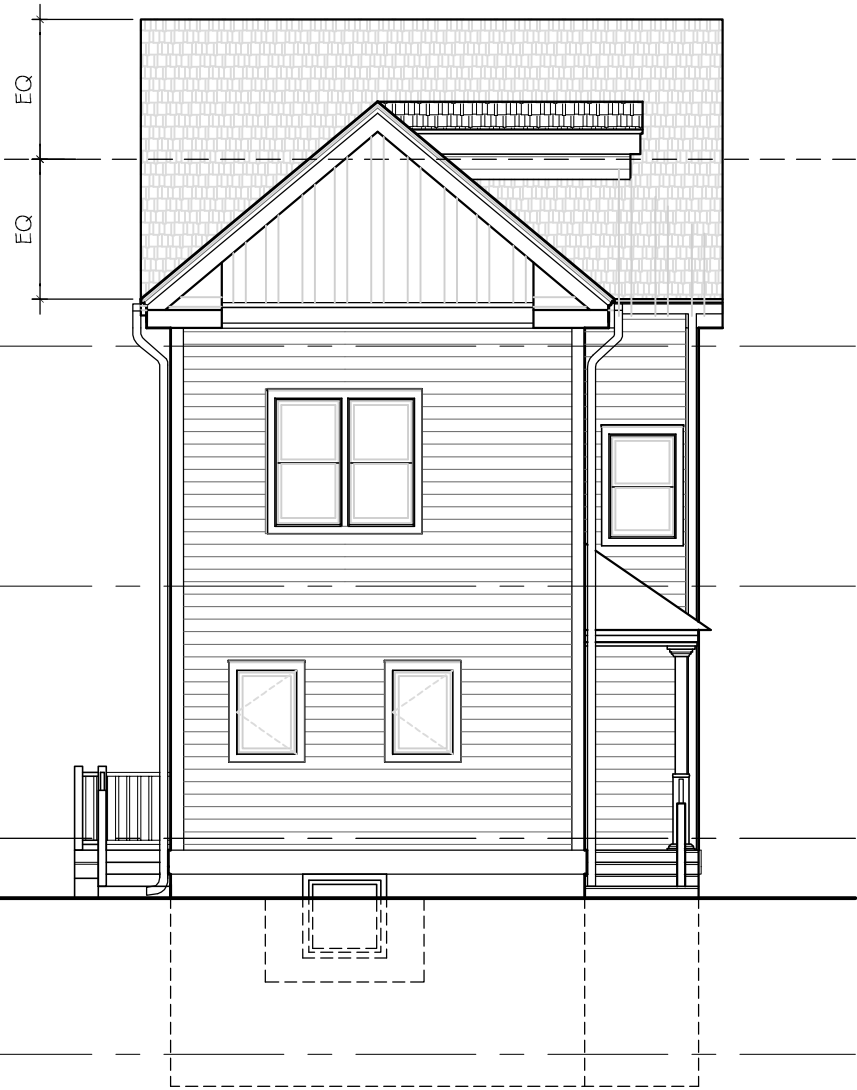
SHEET

A1.2

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1 LEFT ELEVATION
SCALE 1/8" = 1'-0"



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

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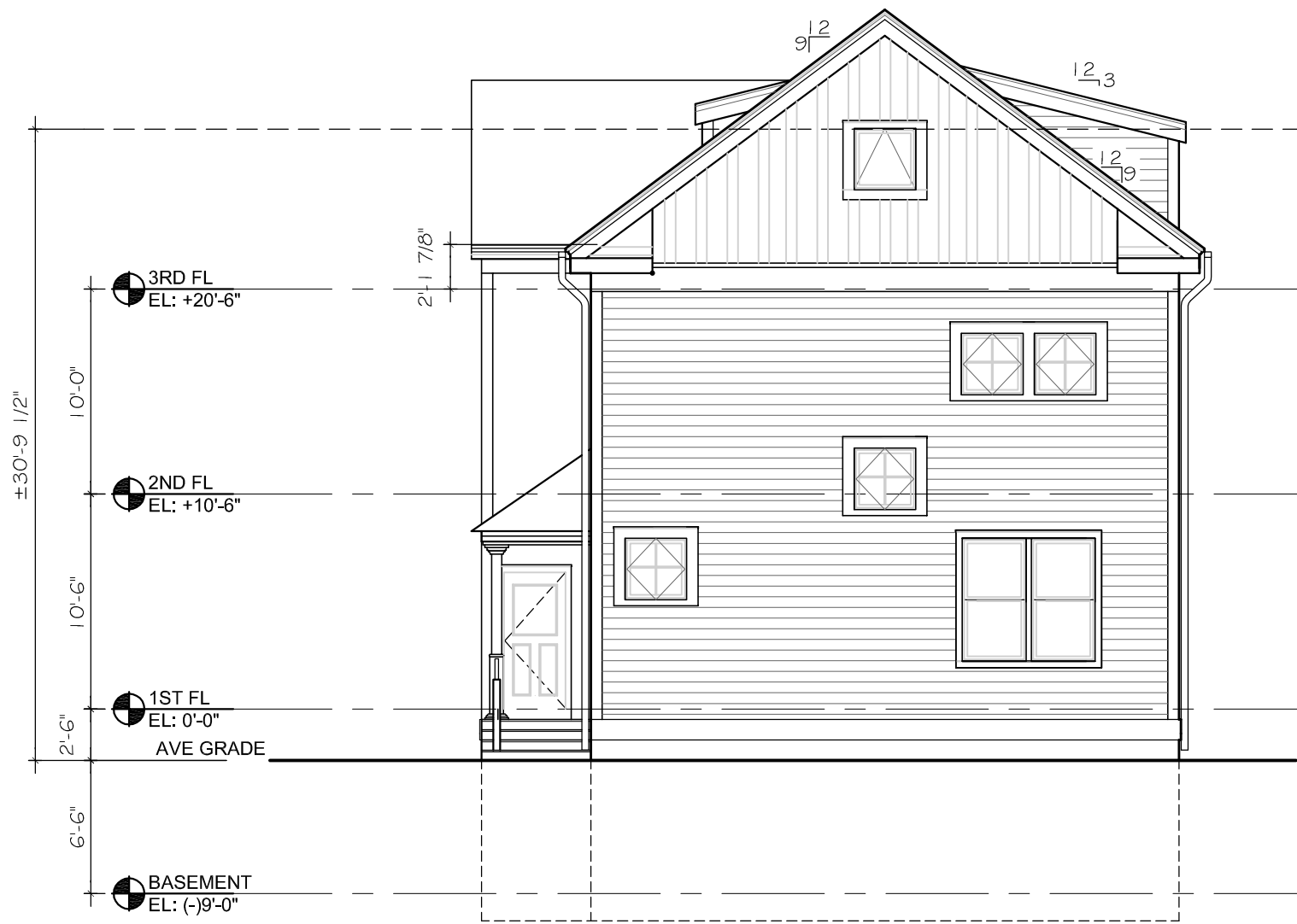
UNIT 1 & 2
ELEVATIONS
(IDENTICAL)

SCALE AS NOTED

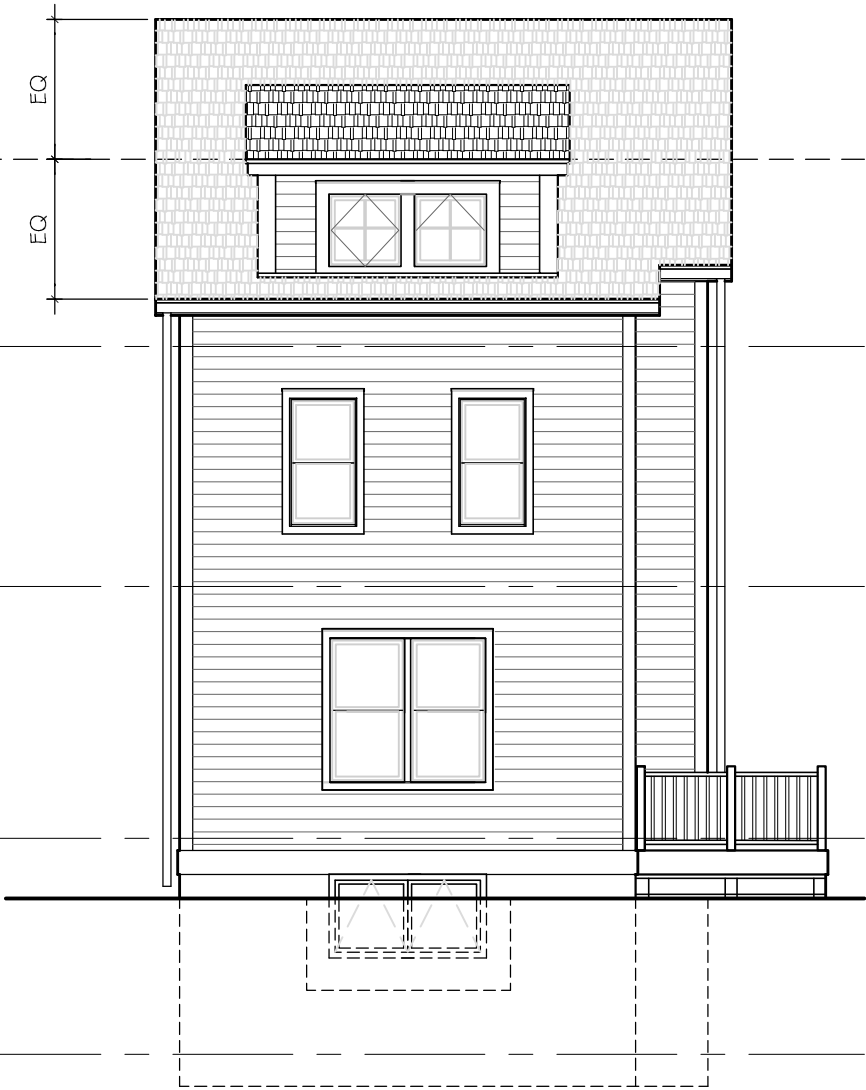
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SHEET	

A2.1

Z:\DCADD\WG\Warwick-12\Drawings\Warwick 12-Elevations.dwg, A2.2, 10/17/2016 9:31:46 PM



1 RIGHT ELEVATION (DRIVEWAY SIDE)
SCALE 1/8" = 1'-0"



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

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SEAL



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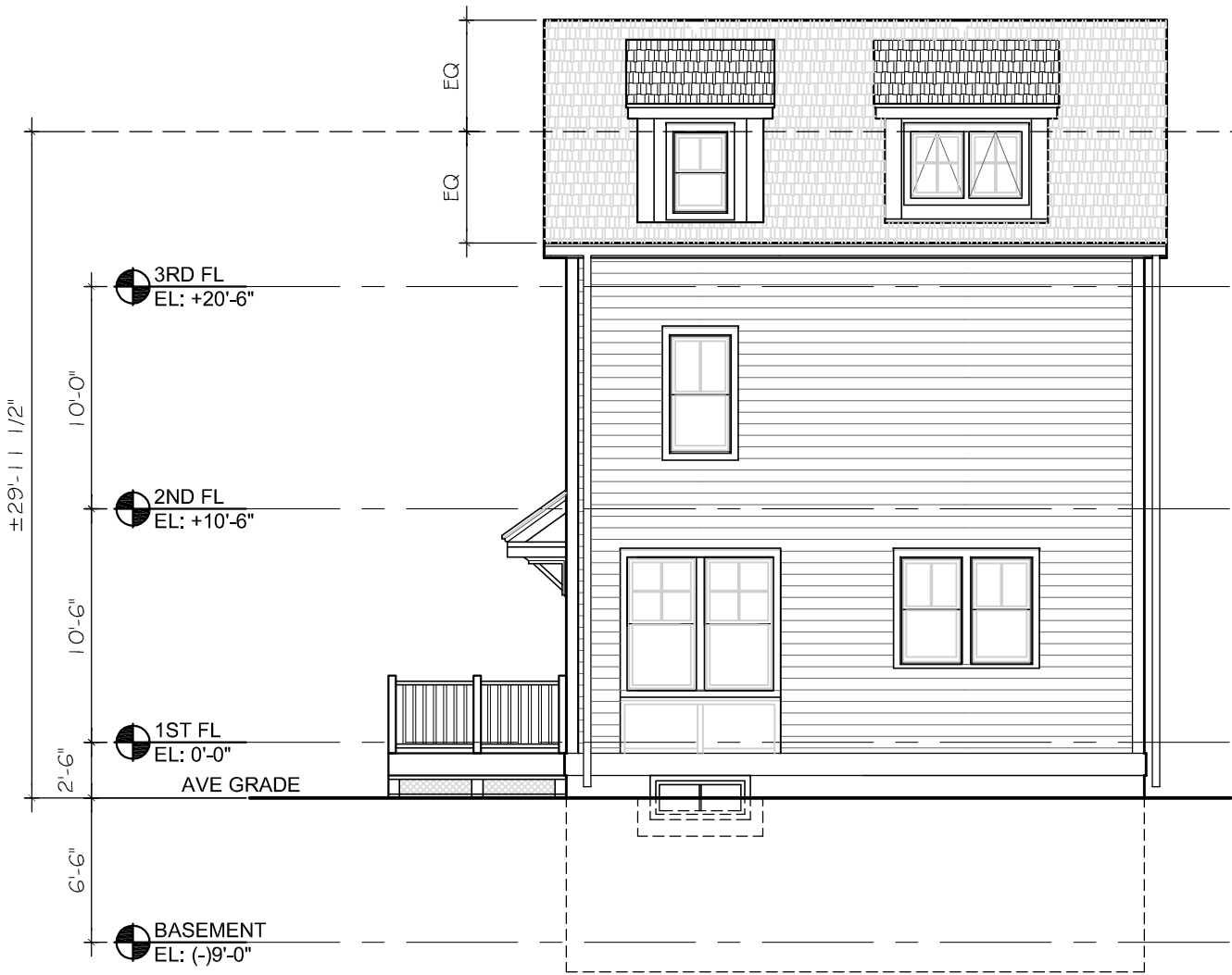
UNIT 1 & 2
ELEVATIONS
(IDENTICAL)

SCALE AS NOTED

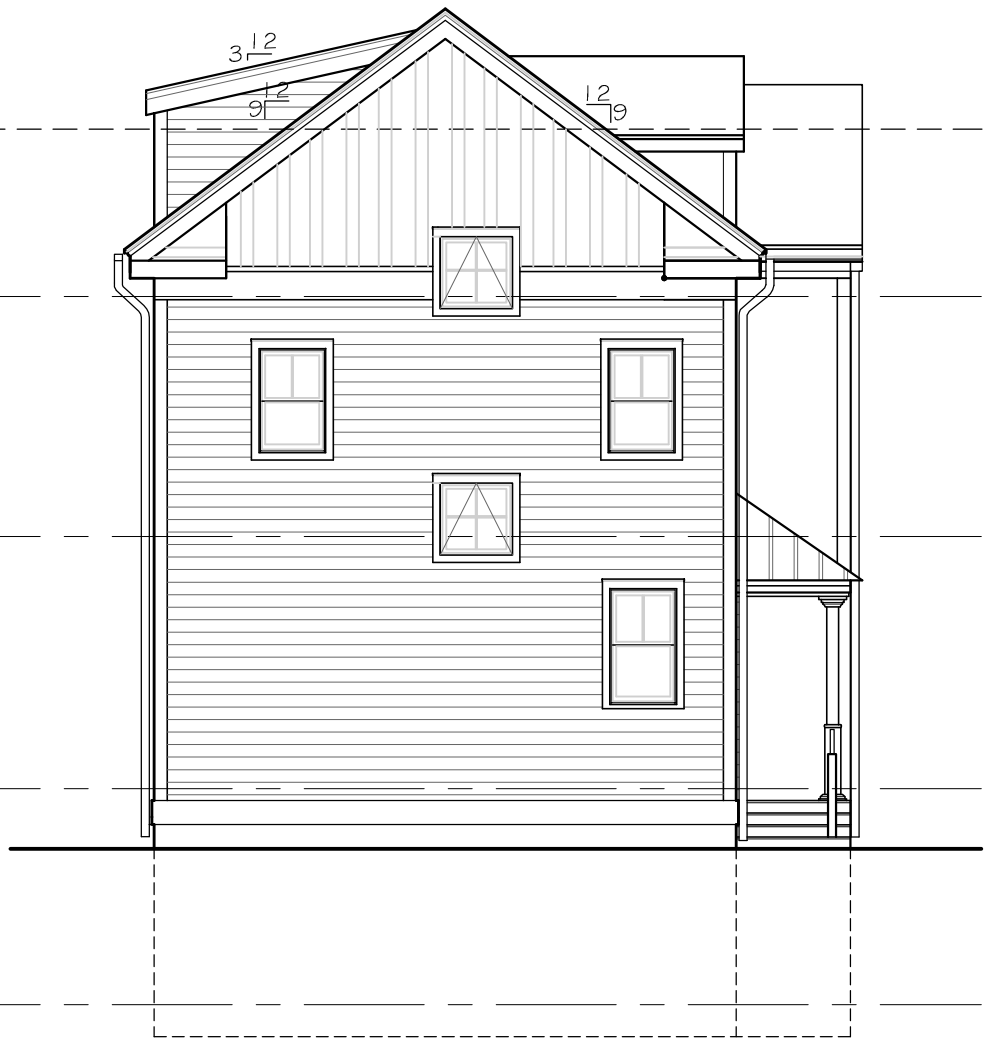
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A2.2

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



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

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DRAWING TITLE
UNIT 3
ELEVATIONS

SCALE AS NOTED

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SHEET

A2.3



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UNIT 3
ELEVATIONS

SCALE AS NOTED

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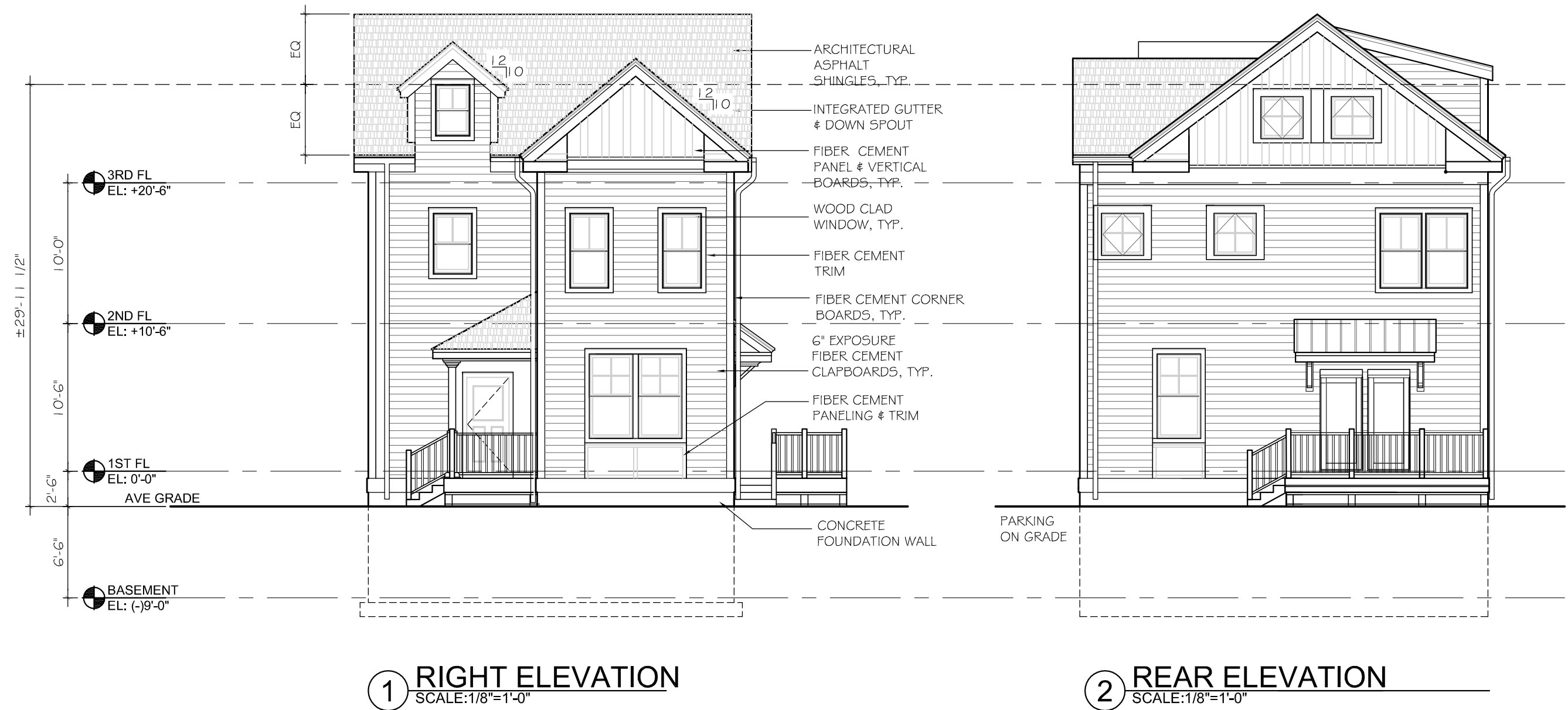
SPSR REV 1	17 OCT 2016
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SPSR APPL	30 AUG 2016
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

A2.4



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

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