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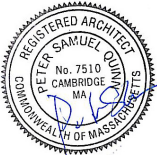
SPECIAL PERMIT APPLICATION

REDEVELOPMENT OF 15 WARWICK ST  
15 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

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT  
OF

15 WARWICK ST  
SOMERVILLE, MA 02145

PREPARED FOR

CRM PROPERTY  
MANAGEMENT CORP

320 WASHINGTON ST, SUITE 3FF  
BROOKLINE, MA 02445

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP REV 5	27 MAY 2016
SP REV 4	20 MAY 2016
SP REV 3	22 FEB 2016
SP REV 2	18 FEB 2016
SP REV 1	10 FEB 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1



FRONT ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC

259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

BOSTON SURVEY, INC.

UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
PH (617) 242-1313

LIST OF DRAWINGS	SP APPL	SP APPL	SP APPL	SP APPL	SP APPL	SP APPL
	2 DEC 2015	REV 1 10 FEB 2016	REV 2 18 FEB 2016	REV 3 22 FEB 2016	REV 4 20 MAY 2016	REV 5 27 MAY 2016
GENERAL						
T1 TITLE SHEET	X	X	X	X	X	X
CERTIFIED PLOT PLAN	X	X	X	X	X	X
Z1 ZONING COMPLIANCE	X	X	X	X	X	X
Z2 ZONING COMPLIANCE	X	X	X	X	X	X

ARCHITECTURAL						
A0 DIMENSIONAL SITE PLAN	X	X	X	X	X	X
A1 BASEMENT & 1ST FLOOR PLAN	X	X	X	X	X	X
A2 2ND FLOOR & 3RD FLOOR PLAN	X	X	X	X	X	X
A3 ELEVATIONS - FRONT & REAR	X	X	X	X	X	X
A4 ELEVATIONS - RIGHT	X	X	X	X	X	X
A5 ELEVATIONS - LEFT	X	X	X	X	X	X
EC1 EXISTING FLOOR PLANS	X	X	X	X	X	X
EC2 EXISTING ELEVATIONS	X	X	X	X	X	X



LOCUS PLAN

REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 3-5, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.

I FURTHER CERTIFY THAT THE BUILDING SHOWN CONFORMED TO THE ZONING LAWS OF THE CITY OF SOMERVILLE WHEN CONSTRUCTED.

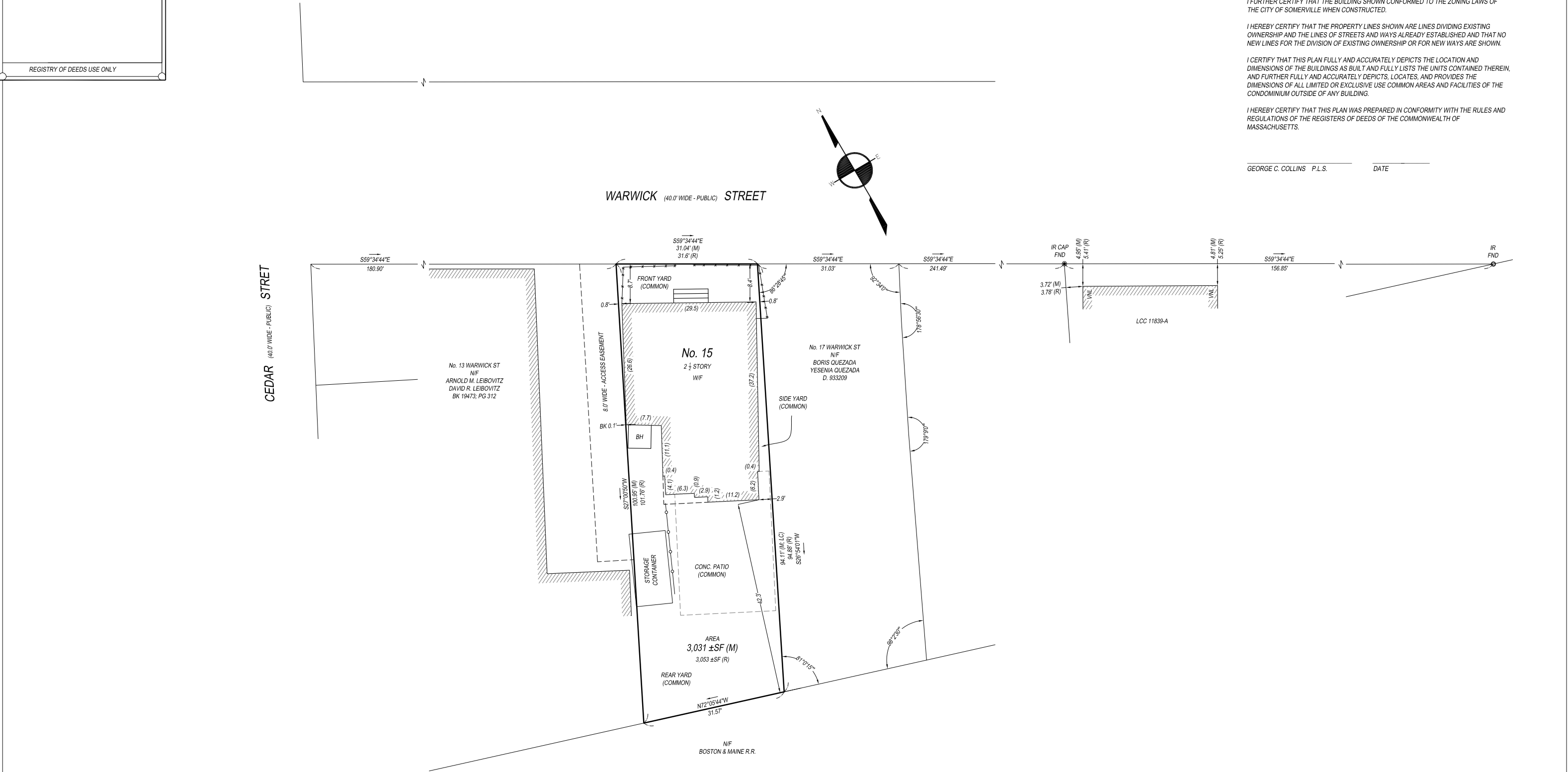
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S.

DATE



DRAFTSMAN:	RAP	REVIEWED BY:	GCC
CONDO SITE PLAN		08/05/15	
SCALE: 1 INCH = 10 FEET			

**REFERENCES:**  
DEED: BK 65821; PG 88 LCC 7679-A  
PLAN: PL BK 25; PL 42 11537-A  
BK 1896; PG END 11839-A  
BK 2036; PG END  
#710 OF 2013

CONDOMINIUM SITE PLAN  
FOR THE  
"13 WARWICK STREET CONDOMINIUM"  
LOCATED AT  
13 WARWICK STREET  
SOMERVILLE, MA

**PREPARED FOR:**  
CHUPACABRA, LLC  
320 WASHINGTON STREET, SUITE 3FF  
BROOKLINE, MA 02445

**BOSTON  
SURVEY, INC.**  
UNIT C-4 SHIPWAYS PLACE  
CHARLESTOWN, MA. 02129  
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www.bostonsurveyinc.com

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## 1 SITE AREAS

SCALE: 1" = 20'-0"



## 2 BUILDING HEIGHT

SCALE: 1/10" = 1'-0"

WARWICK 15 - DIMENSIONAL TABLE - RES B ZONING DISTRICT, SP PER §4.4.1

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 3,031	± 3,031	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	1,500	1,516	1,516	COMPLIES
MAX GROUND COVERAGE (%)	50	± 43	<del>± 46</del> ± 43	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 33	<del>± 28</del> ± 40	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 33	<del>± 28</del> ± 55	COMPLIES <del>EXTG NON-CONF</del>
FLOOR AREA RATIO (FAR)	1.0	0.9	0.9	COMPLIES RELIEF REQUIRED
NET FLOOR AREA (NSF)	±3,031	±2,666	±2,736	COMPLIES RELIEF REQUIRED
MAX HEIGHT (FT/ STORIES)	40 / 3	±21 / 2 1/2	±28.6 / 3	COMPLIES
MIN FRONT YARD (FT)	10 PER §8.6.5	8.4	8.4	REQUIRES RELIEF SEE NOTE 3
MIN SIDE YARD - LEFT (FT)	10	0.8	0.8	EXTG NON-CONF, EXTENDED VERTICALLY
MIN SIDE YARD - RIGHT (FT)	10	0.1	0.1	EXTG NON-CONF, EXTENDED VERTICALLY
MIN REAR YARD (FT)	19.42 SEE NOTE 1	42.3	42.3	COMPLIES
MIN FRONTAGE (FT)	50	31.04	31.04	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	2 SEE NOTE 2	0	<del>2</del> 0	EXTG NON-CONF, NO CHANGE COMPLIES
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

NOTE 1 - REAR YARD REDUCTION CALCULATION PER §8.6.13

100' - 97.4' LOT DEPTH = 2.6'  
2.6' X 3"/FOOT = 7.8" REDUCTION  
20' - 7.8" =  
240" - 7.8" = 232.2" = 19.35' REQUIRED REAR YARD

NOTE 2 - NUMBER OF REQUIRED PARKING SPACES PER §9.5

EXISTING (1) 2-BR UNIT & (1) 3-BR UNIT

(1) 2-BR UNITS AT 1.5 SPACES PER UNIT = 1X1.5 = 1.5  
(1) 3-BR UNIT AT 2 SPACES PER UNIT = 1X2 = 2  
1.5 + 2 = 3.5 (ROUND TO 4) EXISTG CONDITION REQ'D  
WITH NONE PROVIDED (GRANDFATHERED EXISTING  
CONDITION)

PROPOSED (1) 2-BR & (1) 3 OR MORE-BR UNITS

(1) 2-BR UNIT AT 1.5 SPACES PER UNIT = 1X1.5  
(1) 3 OR MORE-BR UNIT AT 2 SPACES PER UNIT = 1X2 = 2  
= 4 PROPOSED REQUIREMENT  
4 PROPOSED LESS 4 GRANDFATHERED = 0 SPACE REQUIRED  
0 PROVIDED

NOTE 3 - FRONT YARD

REQUIRES RELIEF FOR 1ST FLOOR CANOPY AND 2ND FLOOR  
BAY PROJECTION

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BROOKLINE, MA 02445

DRAWING TITLE

ZONING  
COMPLIANCE

SCALE AS NOTED

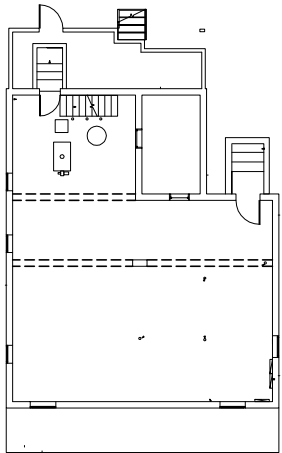
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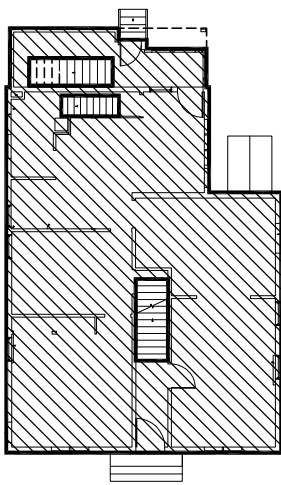


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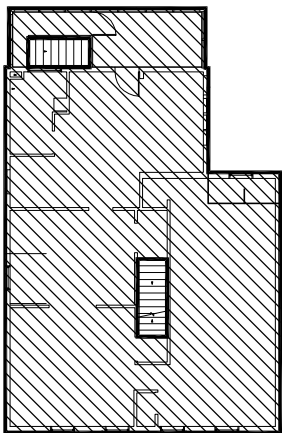
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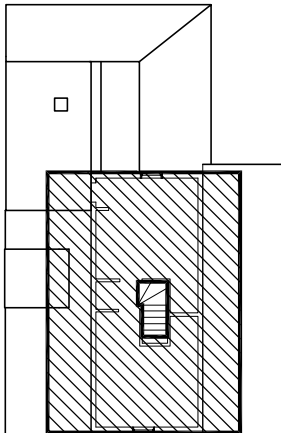
BASEMENT: 0-NSF



1ST FL: 1050-NSF



2ND FL: 1089-NSF



3RD FL: 527-NSF

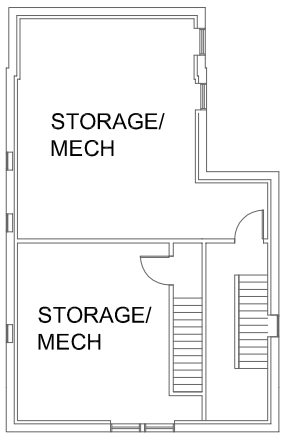
PLAN  
NORTH

1

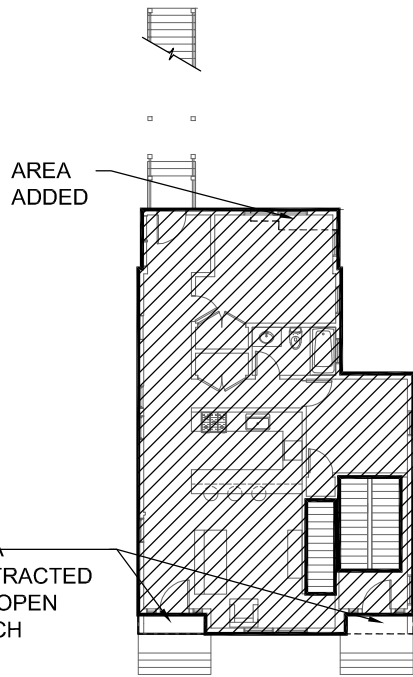
EXISTING NSF

SCALE: 1"=20'-0"

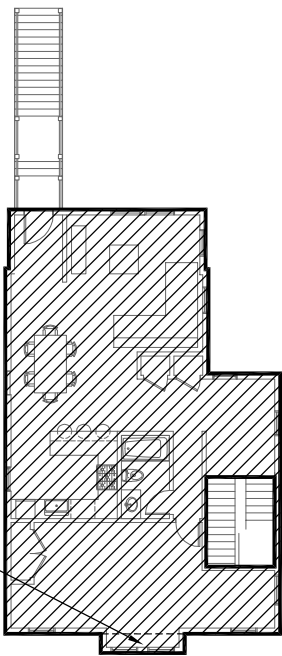
 EXTG NSF



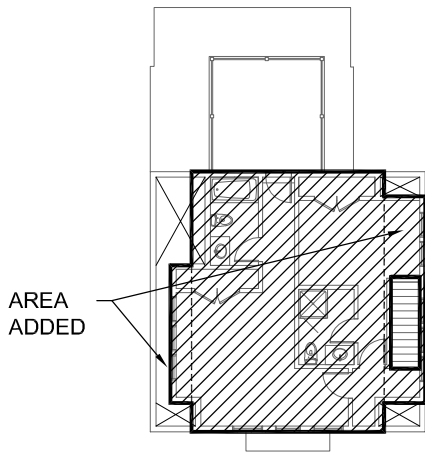
BASEMENT: 0-NSF PROPOSED  
(NO CHANGE IN NSF)



1ST FL: 1013-NSF PROPOSED  
(37-NSF SUBTRACTED)



2ND FL: 1084-NSF PROPOSED  
(5-NSF SUBTRACTED)



3RD FL: 639-NSF PROPOSED  
(112-NSF ADDED)

PLAN  
NORTH

2

PROPOSED NSF

SCALE: 1"=20'-0"

 PROPOSED NSF

NET SQUARE FOOTAGE SUMMARY

FLOOR	EXISTING NSF	CHANGE IN NSF	PROPOSED NSF
3RD LEVEL	527	+112	639
2ND FL	1089	(-)5	1084
1ST FL	1050	(-)37	1013
BASEMENT	0	NONE	0
TOTAL NSF	2666	+70	2736



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ZONING  
COMPLIANCE

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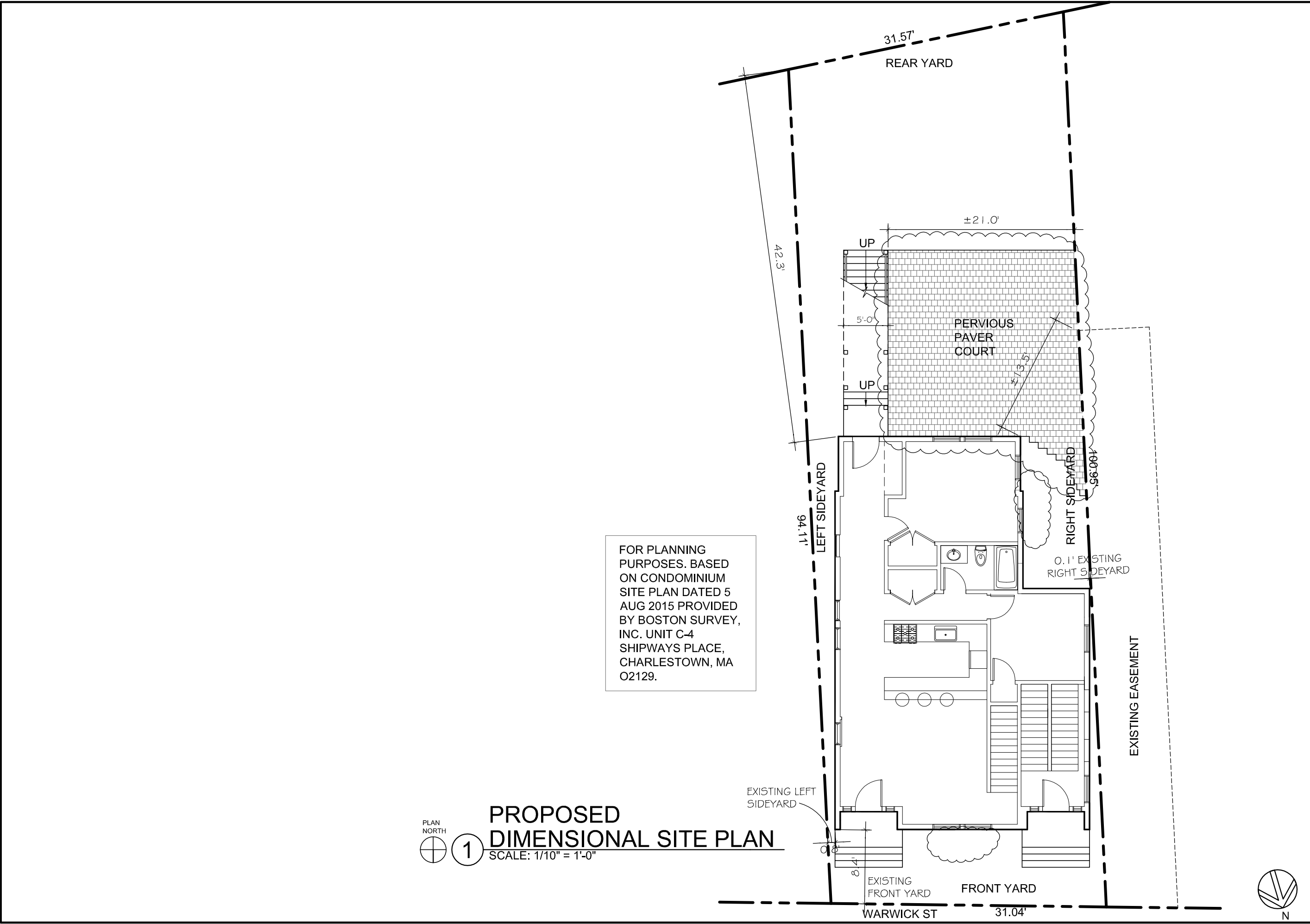
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REVIEWED BY  
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Z2

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BROOKLINE, MA 02445

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DIMENSIONAL SITE PLAN  
SHOWING FIRST FLOOR PLAN

SCALE AS NOTED

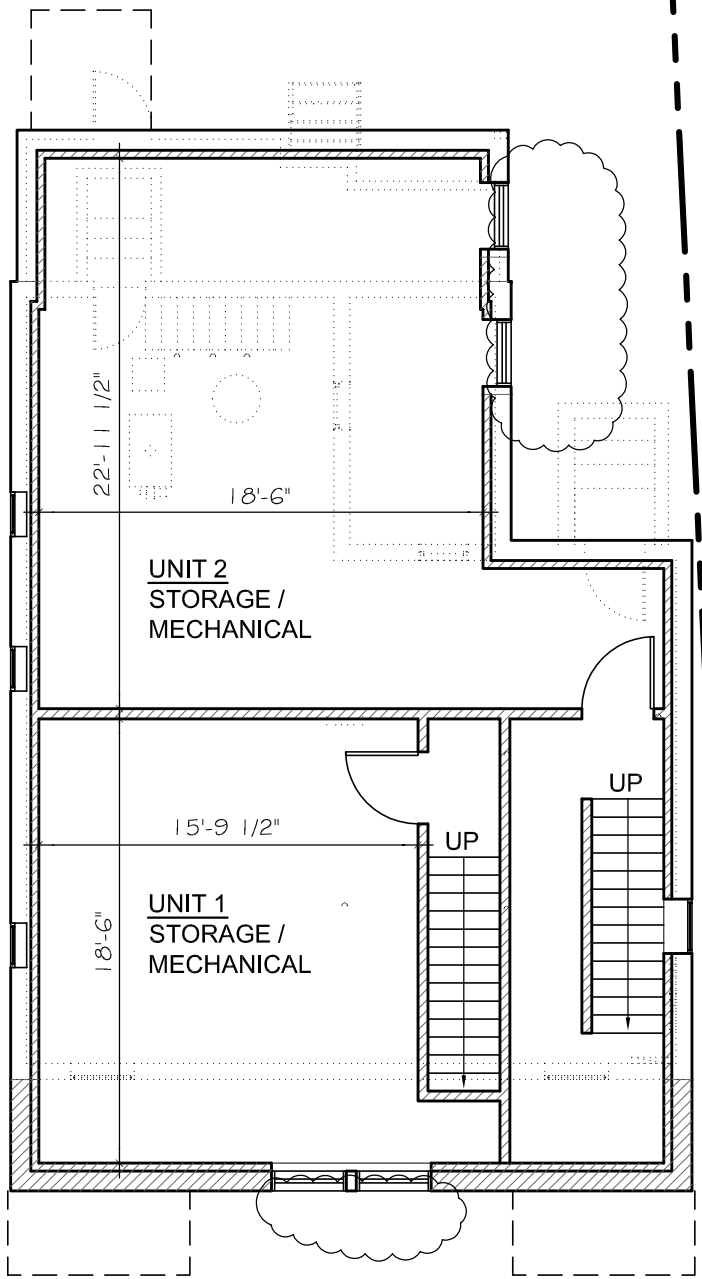
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SHEET

**A0**

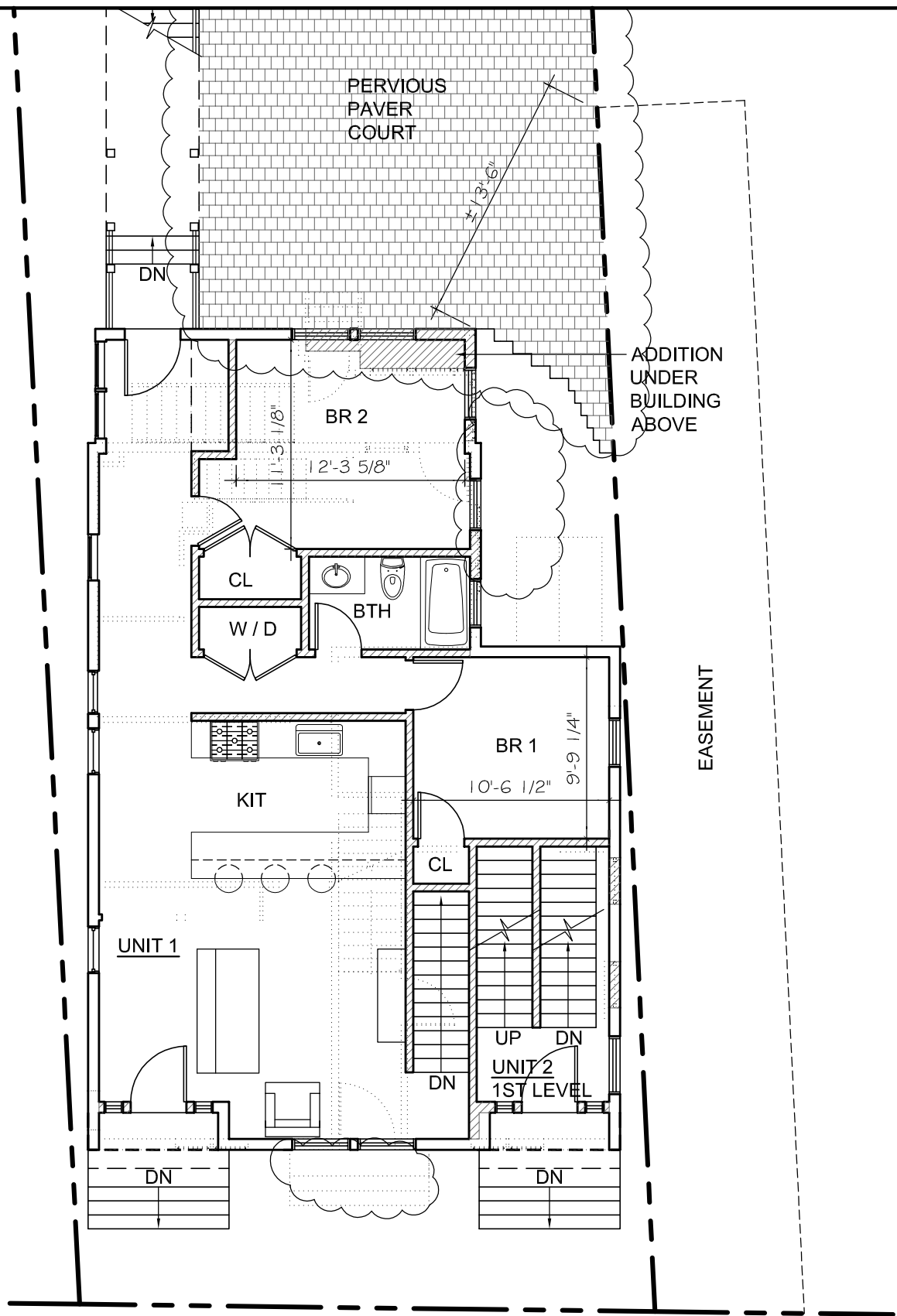
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1 PROPOSED BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

NET FLOOR AREA BY UNIT / FLOOR

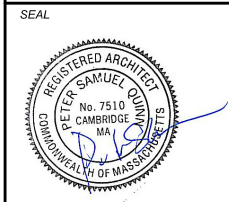
	B	1	2	3
UNIT 1	0	993		0
UNIT 2	0	112	1150	776
FLOOR	0	1105	1150	776
TOTAL NET FLOOR AREA				3,031-SF
MAX AREA				3,031-SF



2 PROPOSED 1ST FL PLAN  
SCALE: 1/8" = 1'-0"



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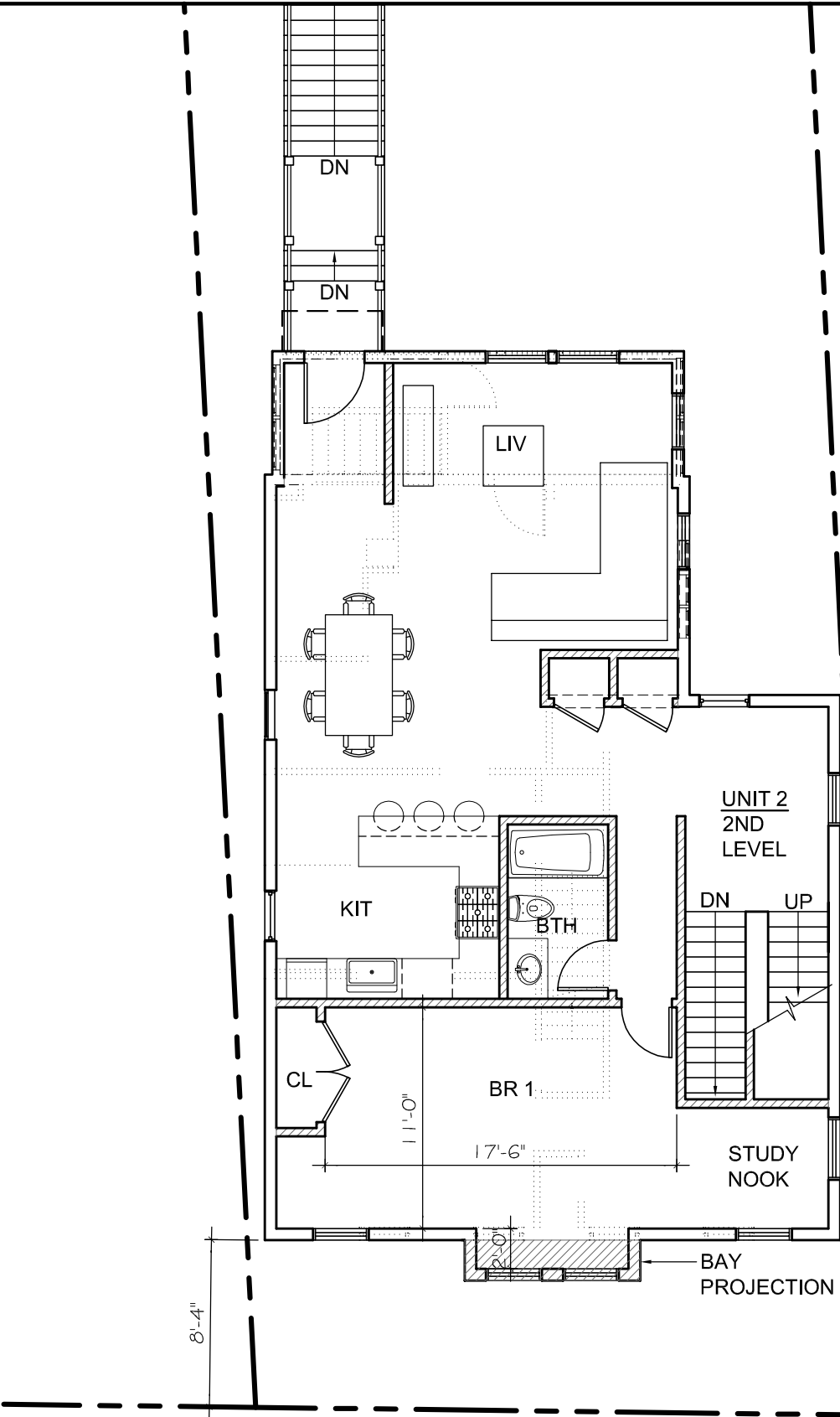
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BASEMENT & 1ST FLOOR PLAN

SCALE AS NOTED	
REVISION	DATE
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SHEET  
**A1**



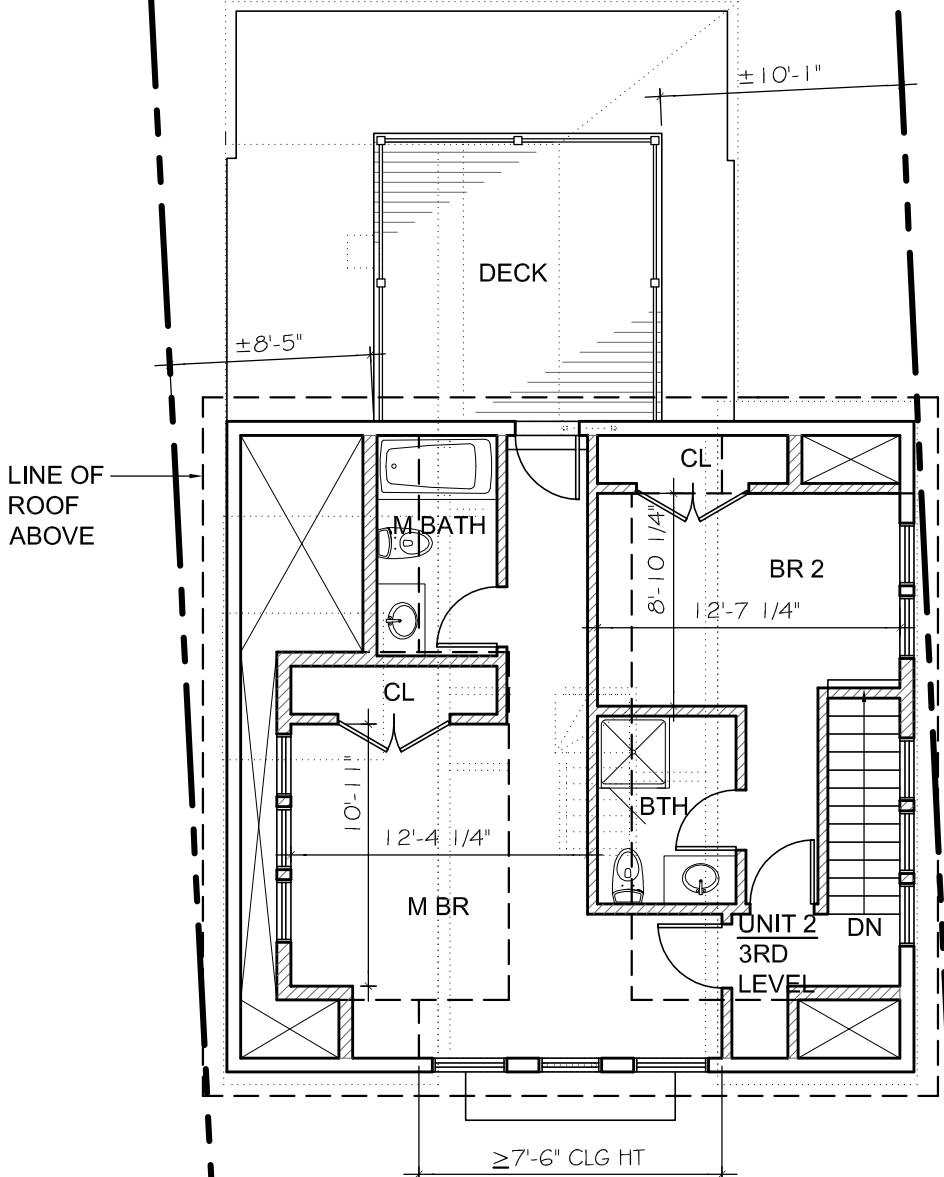
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**LEGEND**

- EXISTING WALL
- WALL TO BE DEMOLISHED
- NEW WALL

**1 PROPOSED 2ND FL PLAN**  
SCALE: 1/8" = 1'-0"

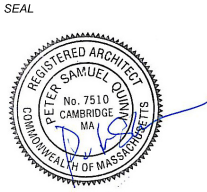


**2 PROPOSED 3RD FL PLAN**  
SCALE: 1/8" = 1'-0"



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**SECOND & THIRD FLOOR PLAN**

SCALE AS NOTED

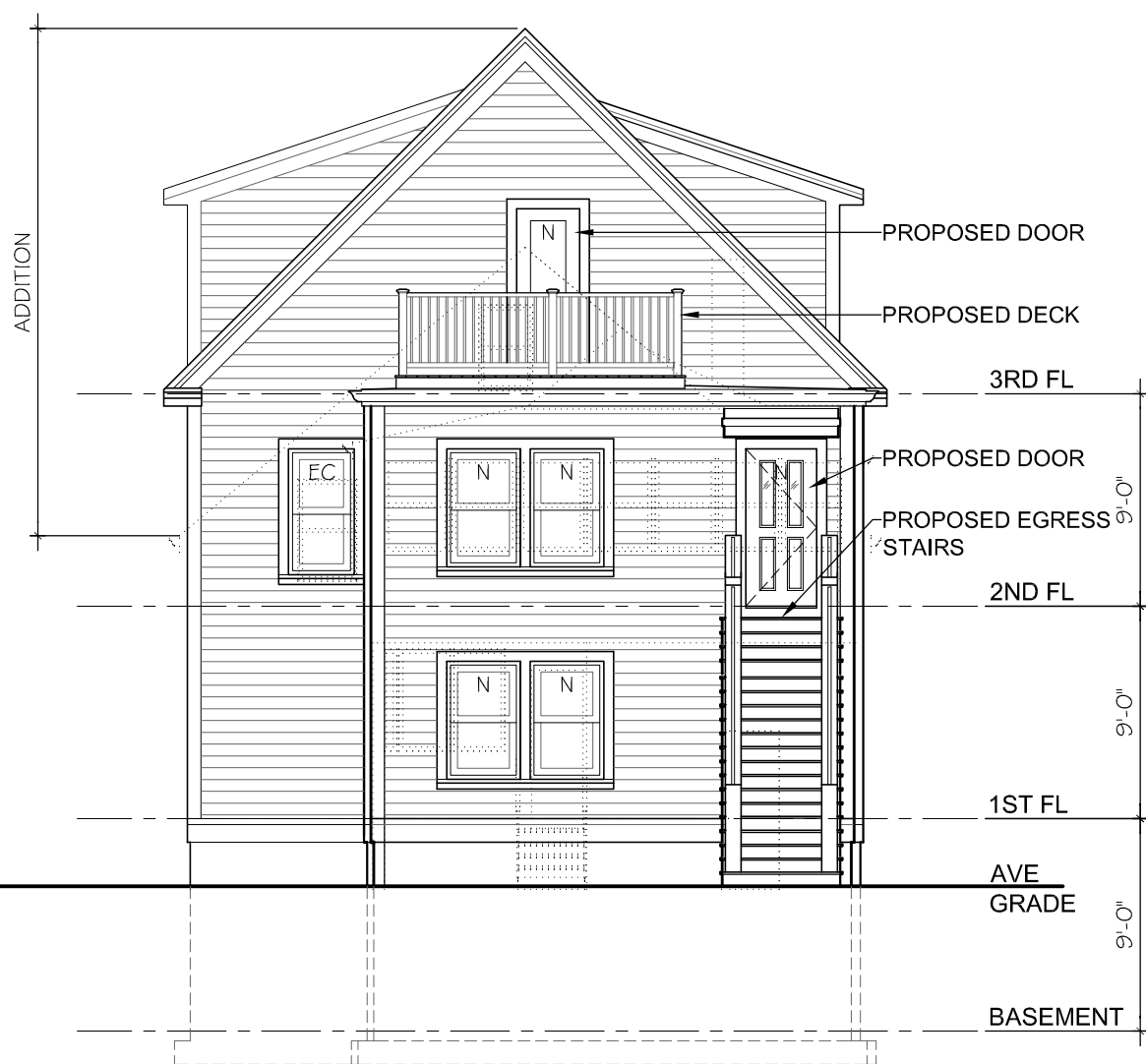
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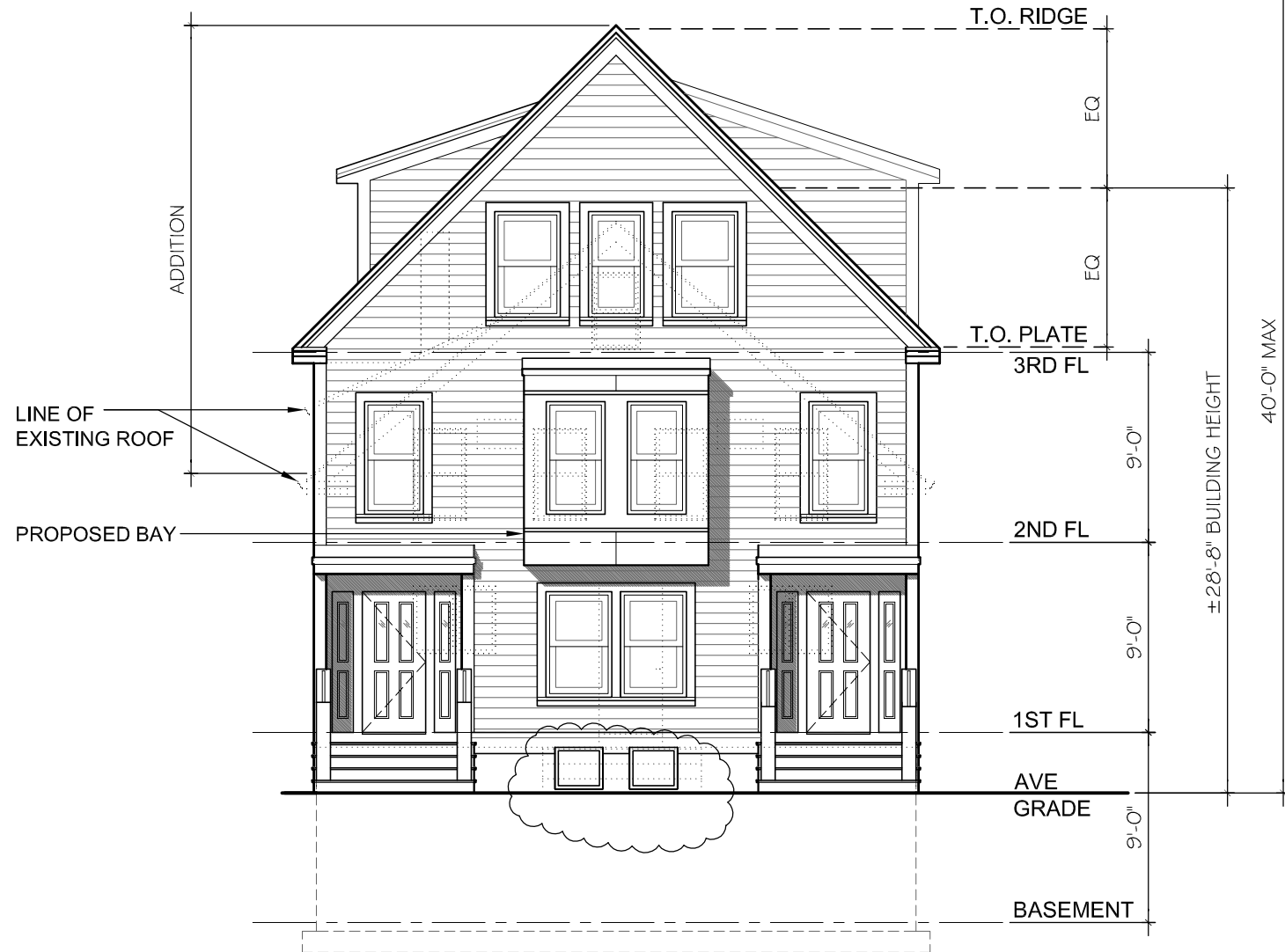
SHEET

**A2**

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



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

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DRAWING TITLE

ELEVATIONS -  
FRONT & REAR

SCALE AS NOTED

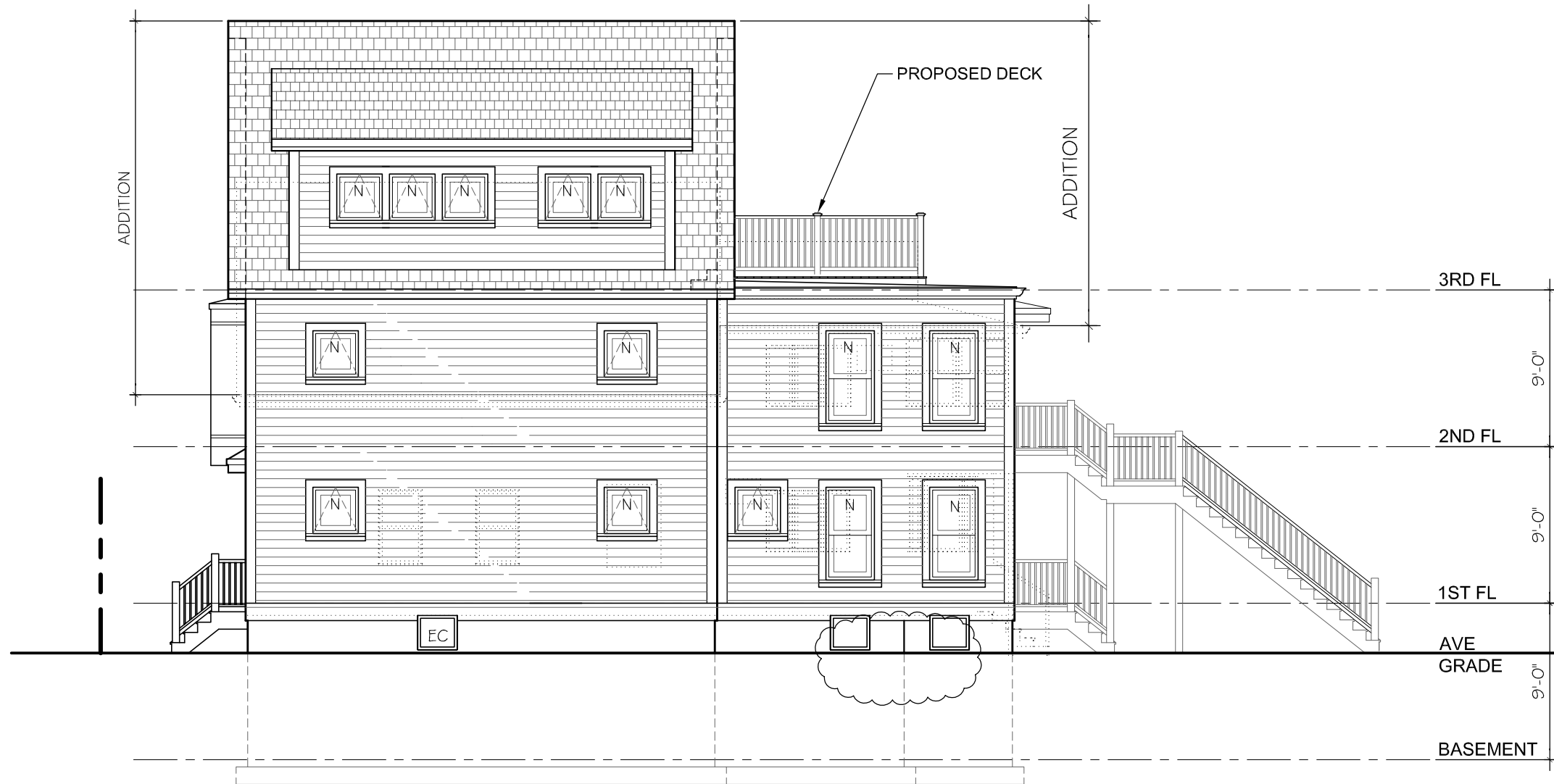
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SHEET

A3



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(EASEMENT SIDE)  
**1 ELEVATION - RIGHT**  
SCALE: 1/8" = 1'-0"

LEGEND	
N	NEW WINDOW OR DOOR
EC	EXISTING WINDOW

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ELEVATION -  
RIGHT

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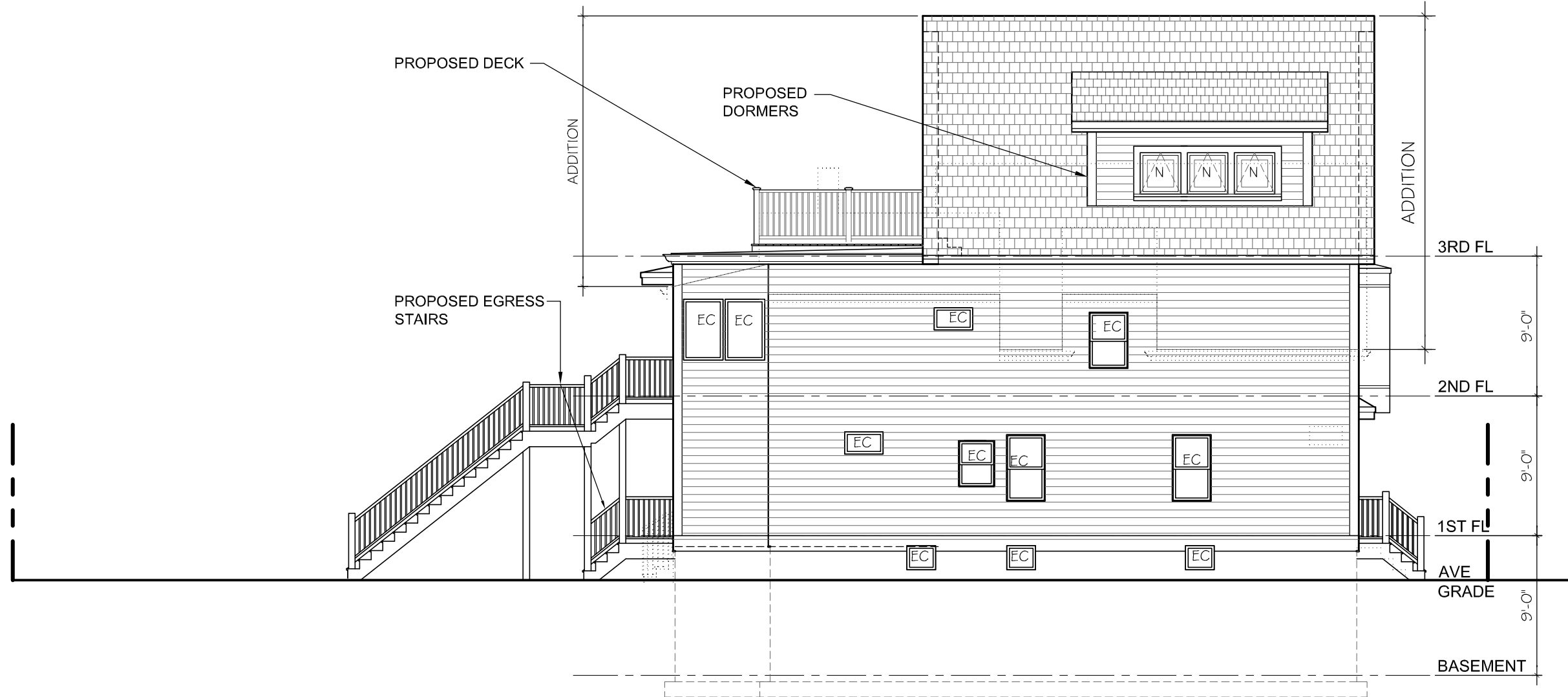
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A4

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

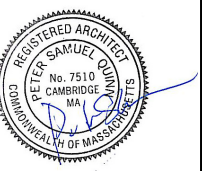
LEGEND	
N	NEW WINDOW OR DOOR
EC	EXISTING WINDOW

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ELEVATION -  
LEFT

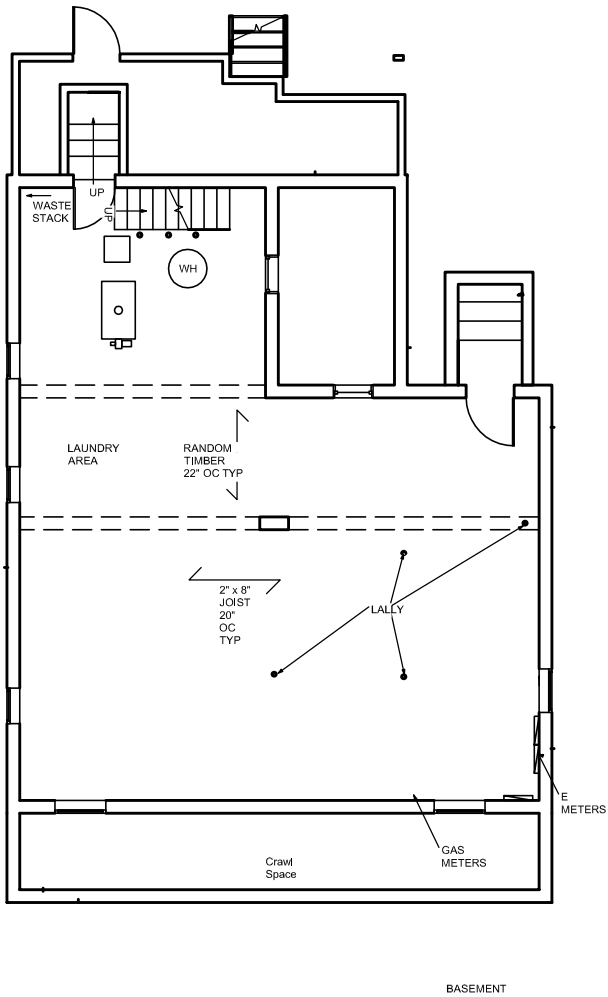
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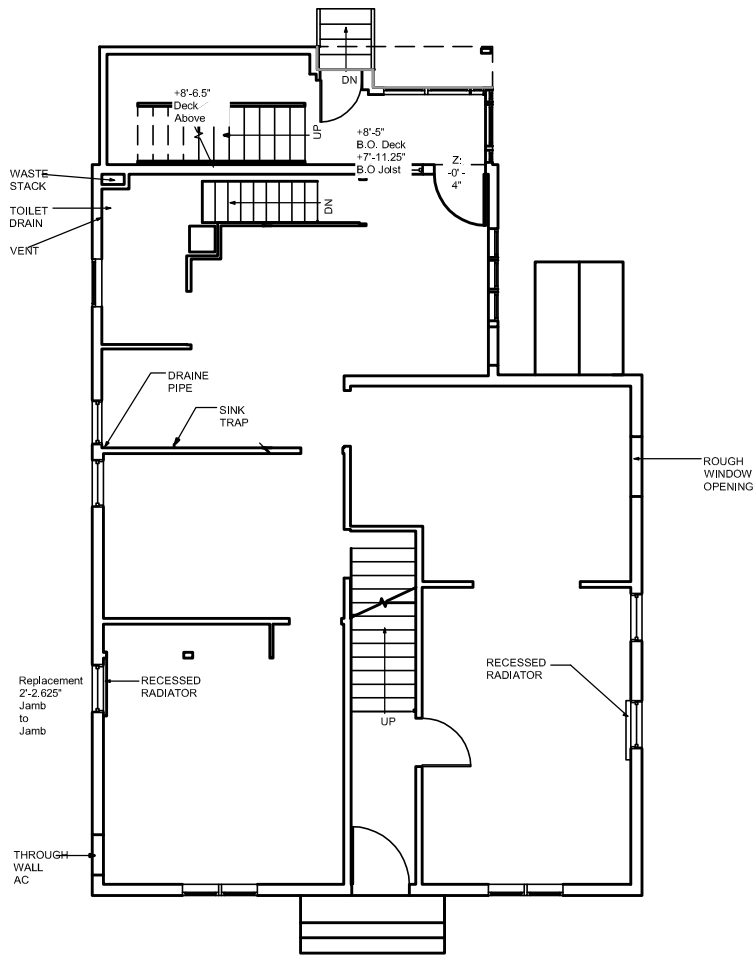
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A5

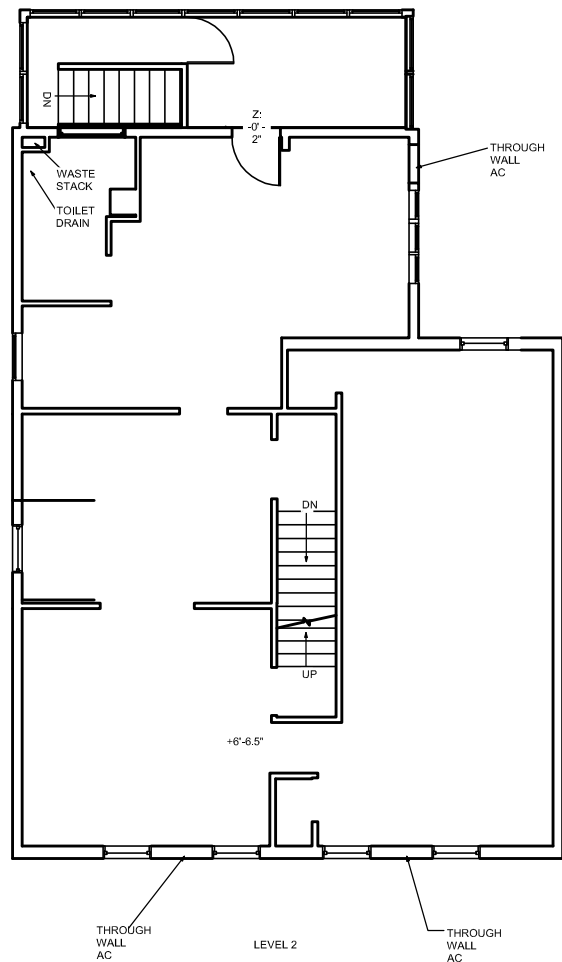
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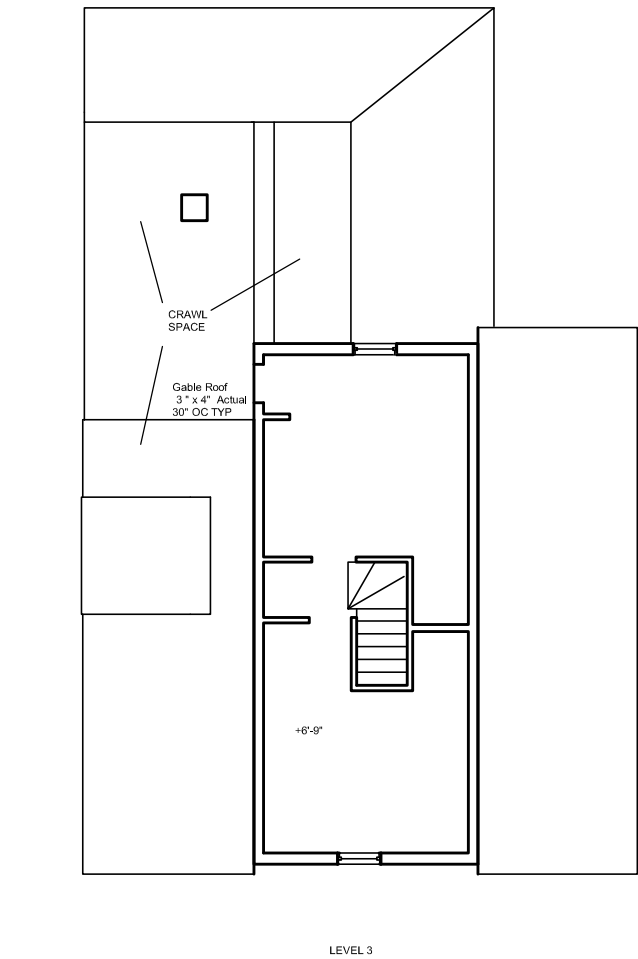
1 EXISTING BASEMENT PLAN  
SCALE: 1/10" = 1'-0"



2 EXISTING 1ST FL PLAN  
SCALE: 1/10" = 1'-0"



3 EXISTING 2ND FL PLAN  
SCALE: 1/10" = 1'-0"



4 EXISTING ATTIC FL PLAN  
SCALE: 1/10" = 1'-0"

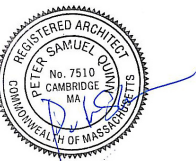


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PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SEAL



CONSULTANT

PROJECT  
REDEVELOPMENT  
OF

15 WARWICK ST  
SOMERVILLE, MA 02145

PREPARED FOR  
CRM PROPERTY  
MANAGEMENT CORP

320 WASHINGTON ST, SUITE 3FF  
BROOKLINE, MA 02445

DRAWING TITLE

EXISTING  
CONDITION  
FLOOR PLANS

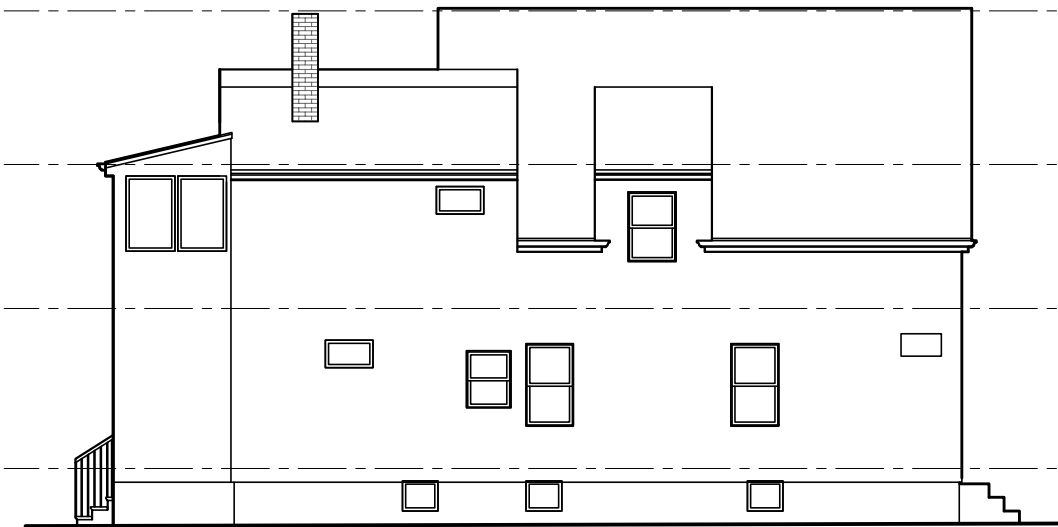
SCALE AS NOTED

REVISION	DATE
SP REV 5	27 MAY 2016
SP REV 4	20 MAY 2016
SP REV 3	22 FEB 2016
SP REV 2	18 FEB 2016
SP REV 1	10 FEB 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

EC1

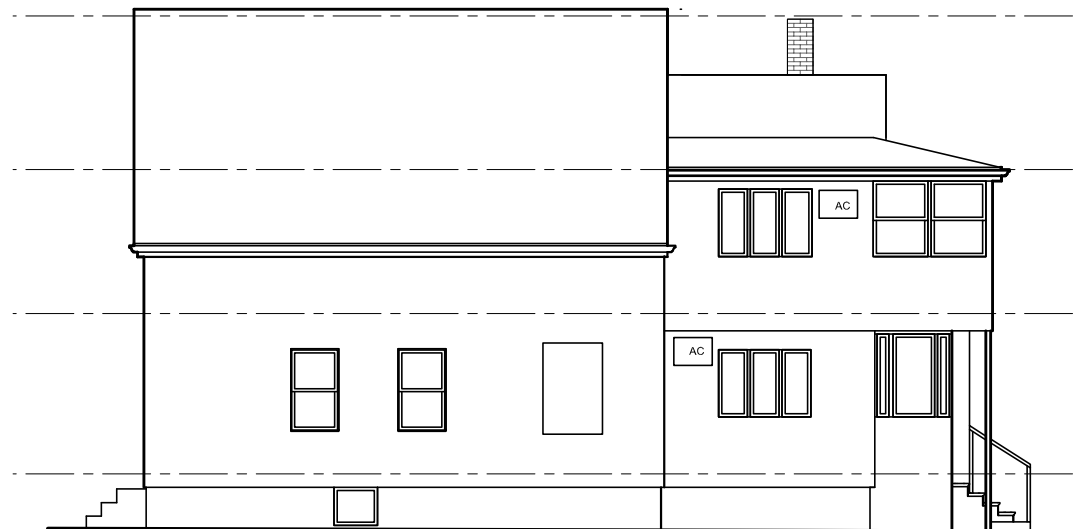
Z:\DCADD\WGS\Warwick-15\Drawings\Warwick 15-scheme 01.dwg, EC2, 5/27/2016 3:06:05 PM



1 EXISTING LEFT ELEVATION  
SCALE: 1/10" = 1'-0"



2 EXISTING FRONT ELEVATION  
SCALE: 1/10" = 1'-0"



3 EXISTING RIGHT ELEVATION  
SCALE: 1/10" = 1'-0"



4 EXISTING REAR ELEVATION  
SCALE: 1/10" = 1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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EXISTING  
CONDITION  
ELEVATIONS

SCALE AS NOTED

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DRAWN BY  
MY

REVIEWED BY  
PQ

SHEET

EC2