

20 WARWICK
MULTY FAMILY RESIDENCE, NEW CONSTRUCTION

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
20 WARWICK

20 WARWICK ST
SOMERVILLE, MA 02145

PREPARED FOR
20 WARWICK ST LLC

FELIX J. CONSILVIO
92 HIGH ST, #27
MEDFORD, MA 02155

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

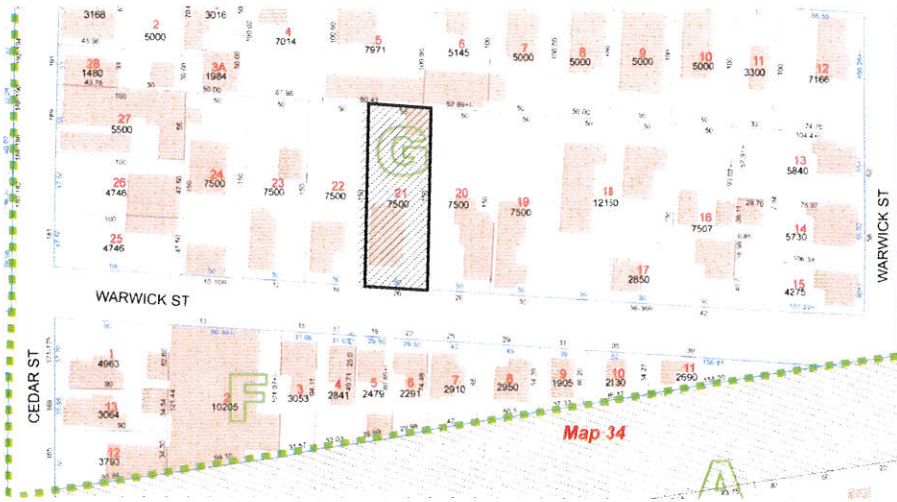
REVISION DATE

SP APPL 09/10/2014

DRAWN BY DM REVIEWED BY PQ

SHEET

T-1



LOCUS MAP



STREET ELEVATION

LIST OF DRAWINGS

SP. APPLICATION
10 SEP 2014

T-1	COVER SHEET	X
	PLOT PLAN	X
Z-1	ZONING COMPLIANCE	X
Z-2	ZONING COMPLIANCE	X
A-0	SITE PLAN	X
A-1	FLOOR PLANS (UNIT 1)	X
A-2	FLOOR PLANS (UNIT 2)	X
A-3	FLOOR PLANS (UNIT 3)	X
A-4	STREET & REAR ELEVATION	X
A-5	DRIVEWAY ELEVATION	X
A-6	SIDE ELEVATION	X

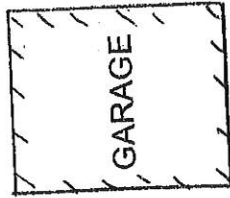
ASSESSORS
MAP 33
BLOCK G
LOT 5

ASSESSORS
MAP 33
BLOCK G
LOT 6

S 59° 21' 11" E S 58° 29' 29" E

41.82'

8.18'



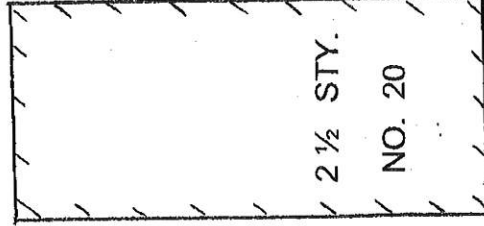
LOT 53
7,556 S.F. ±
(SURV.)

N 28° 03' 46" E
150.00' (R) 151.36' (S)

S 28° 03' 46" W
150.00' (R) 151.04' (S)

ASSESSORS
MAP 33
BLOCK G
LOT 22

ASSESSORS
MAP 33
BLOCK G
LOT 20

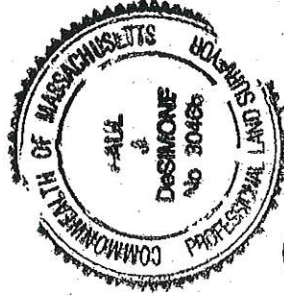
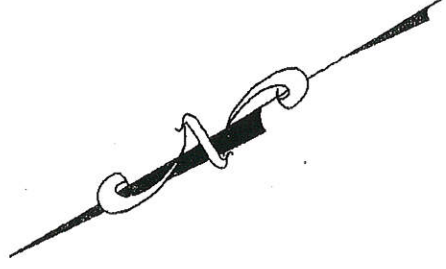


18.6'

50.00'

N 59° 34' 44" W

WARWICK STREET



Paul J. Desimone

PLOT PLAN
IN
SOMERVILLE, MA
20 WARWICK STREET



SCALE: 1" = 20'-0"

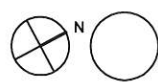
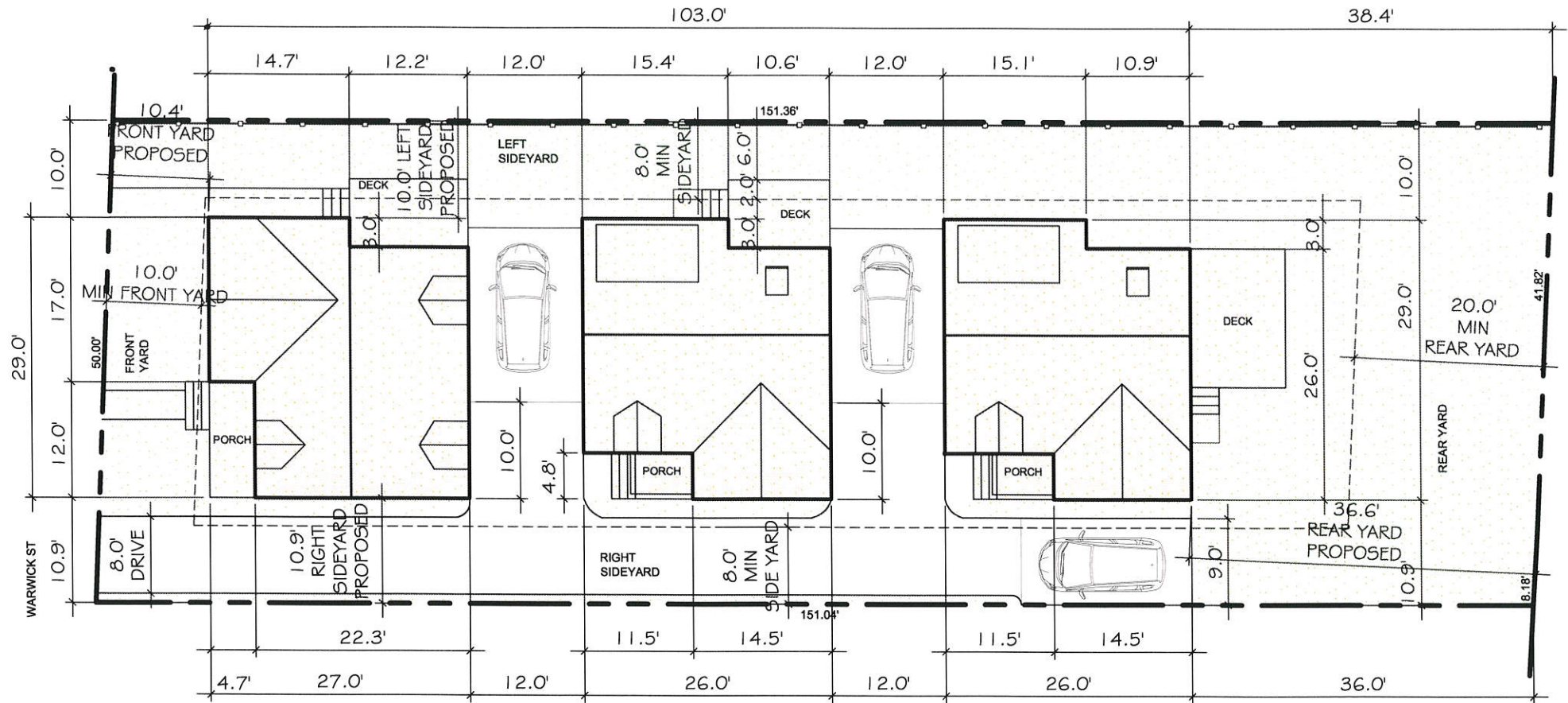
JANUARY 30, 2014

NOTES:

1. DEED REFERENCE: BK. 57631 PG. 9
2. PLAN REFERENCE: PLAN BOOK 13 PLAN 51
3. ASSESSORS MAP 33, BLOCK G, LOT 21

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

Z:\DCADDWG\Warwick 20-26\SP Application-Current\WARWICK 20-Z-1 - Zoning.dwg, Z-1, 9/11/2014 10:31:34 AM



DIMENSIONAL SITE PLAN

SCALE: 1/16"=1'-0"

DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	7,556	7,556	COMPLIES
MIN LOT AREA / UNIT LESS THAN 10UNITS (SF)	1500		2,519	COMPLIES
MAX GROUND COVERAGE (%)	50		33	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25		44	COMPLIES
MIN PERVIOUS AREA (% OF LOT)	35		52	COMPLIES
MIN FLOOR AREA RATIO (FAR)	1.0		0.96	COMPLIES
MAX NET FLOOR AREA (NSF)	7,556		7,239	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3		± 29.8 / 2.5	COMPLIES
MIN FRONT YARD (FT)	10		10.4	COMPLIES
MIN SIDE YARD - LEFT (FT)	8		10.0	COMPLIES
MIN SIDE YARD - RIGHT (FT)	8		10.9	COMPLIES
MIN REAR YARD (FT)	20		36.6	COMPLIES
MIN FRONTAGE (FT)	50	50	50	COMPLIES
MIN NO. OF CAR PARKING SPACES	4.5		3	REQUIRES RELIEF
MIN NO. OF BIKE PARKING SPACES	0		0	COMPLIES

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DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

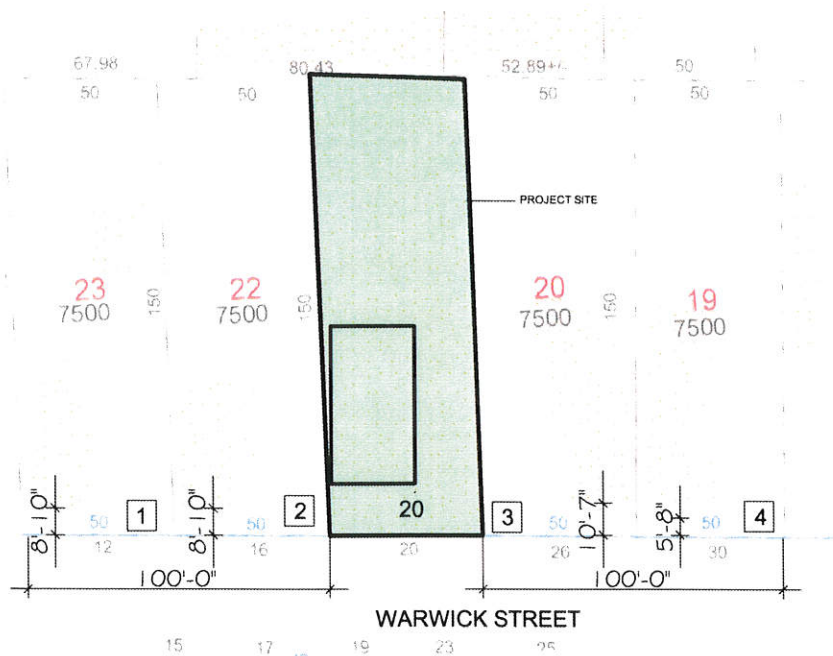
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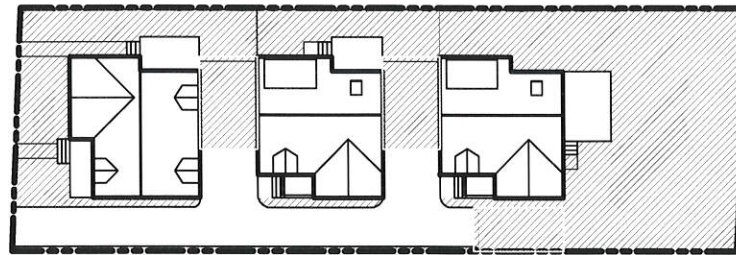
SHEET

Z-1



6 FRONT YARD CALCULATIONS

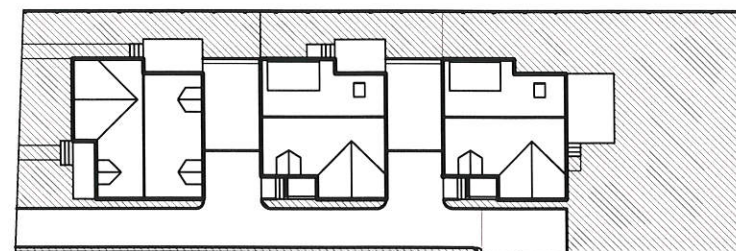
SCALE: 1/64" = 1'-0"



3 PERVIOUS AREA

SCALE: 1/40" = 1'-0"

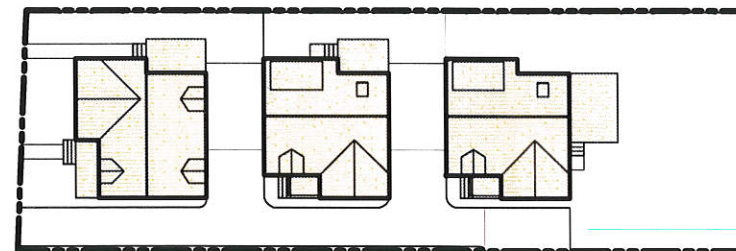
PERVIOUS AREA 3,955 SF
LOT AREA 7,556 SF = 52%



4 LANDSCAPED AREA

SCALE: 1/40" = 1'-0"

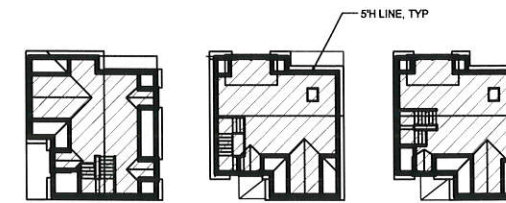
LANDSCAPED AREA 3,328 SF
LOT AREA 7,556 SF = 44%



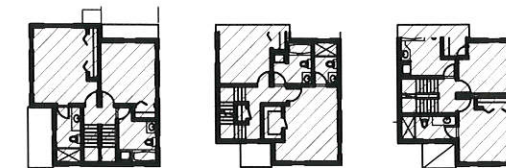
5 GROUND COVERAGE

SCALE: 1/40" = 1'-0"

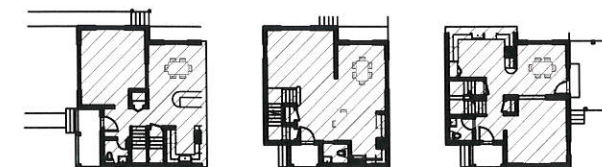
GROUND COVERAGE AREA 2,512 SF
LOT AREA 7,556 SF = 33%



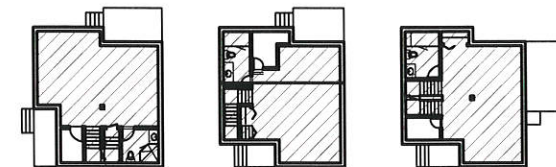
HALF STORY - 1,577 SF



SECOND FLOOR - 2,018 SF



FIRST FLOOR - 2,022 SF



BASEMENT - 1,622 SF

NET FLOOR AREA SUMMARY	PER SOMERVILLE ZBL DEFINITION
HALF STORY	1,577 SF
2ND FLOOR	2,018 SF
1ST FLOOR	2,022 SF
BASEMENT	1,622 SF
TOTAL NET FLOOR AREA	7,239 SF
LOT AREA	7,556 SF
	= .96 FAR

1 NET FLOOR AREA

SCALE: 1/40" = 1'-0"



2 BUILDING HEIGHT

SCALE: 1/20" = 1'-0"

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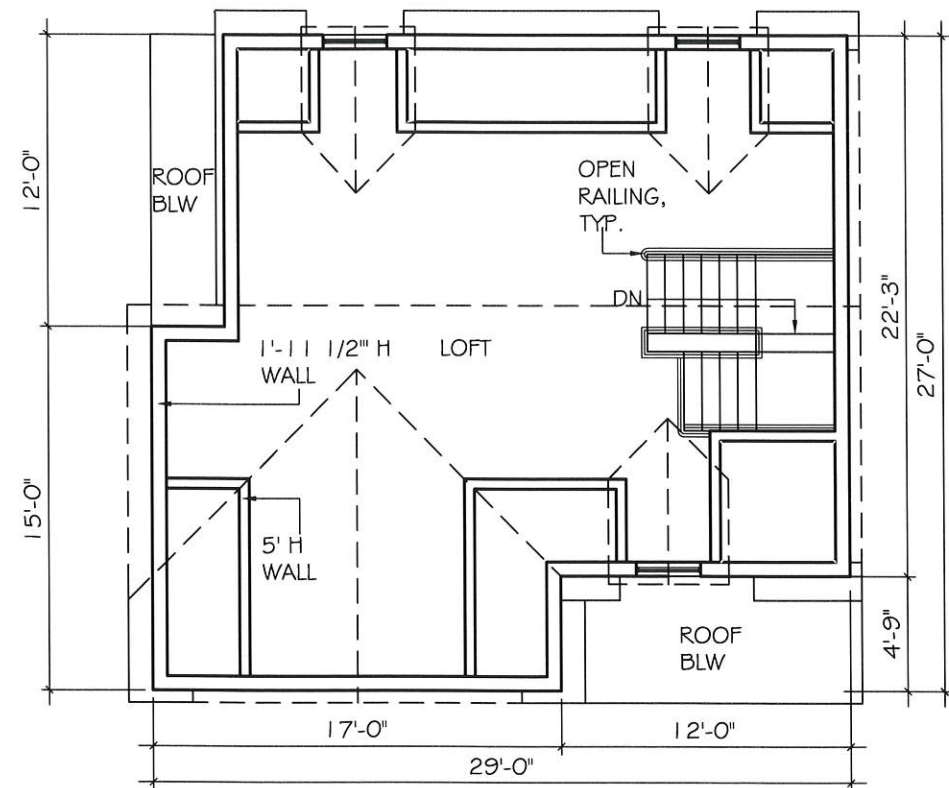
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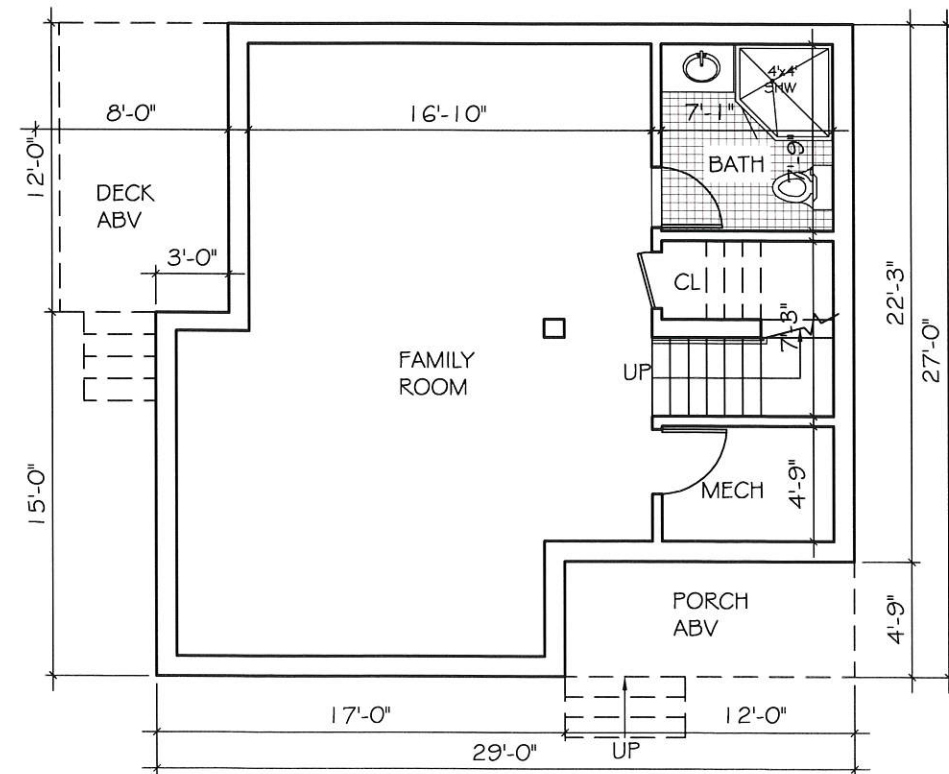
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SHEET

Z-2

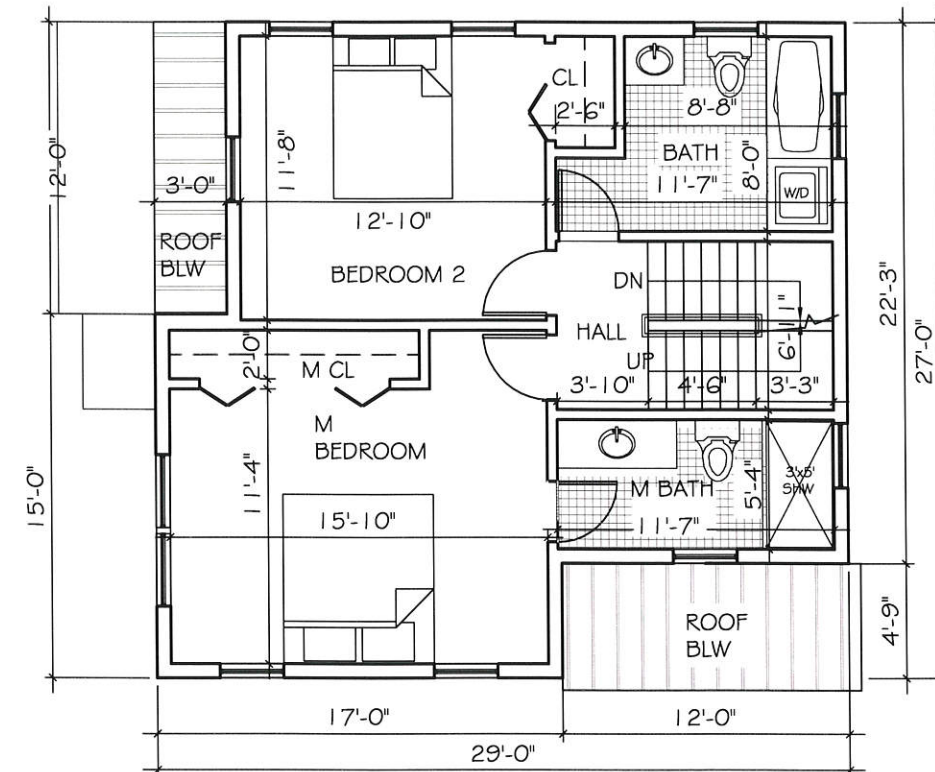


4 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

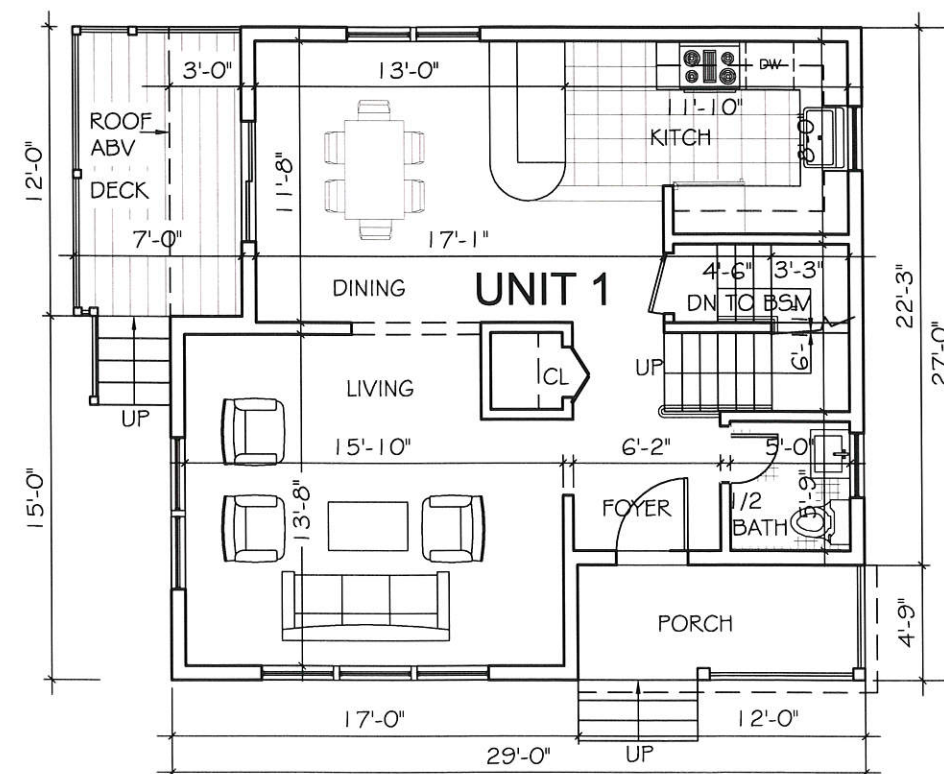


1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 1



3 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

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**FLOOR PLANS
(UNIT 1)**

SCALE AS NOTED

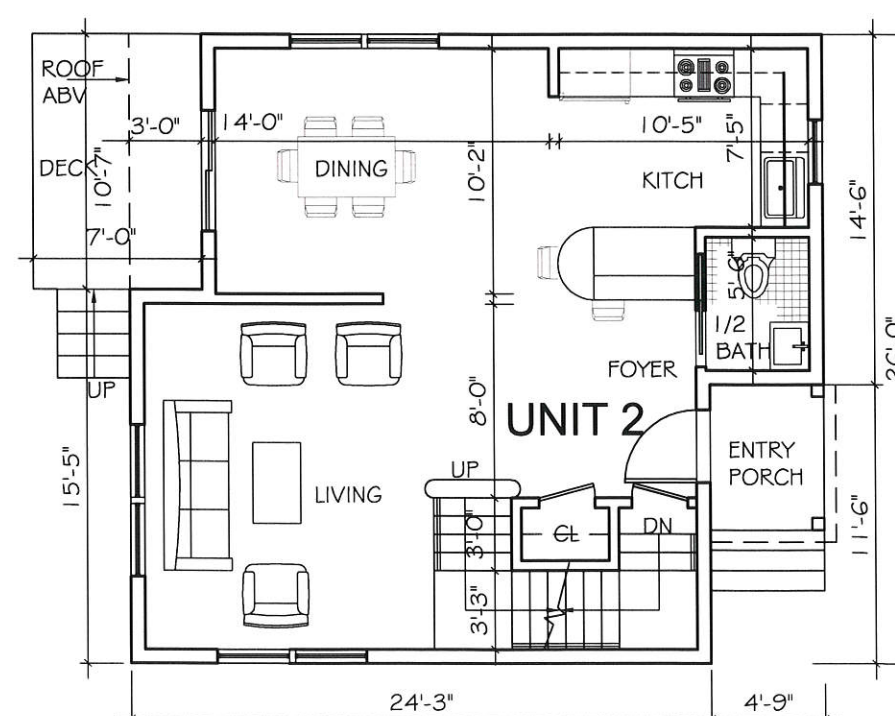
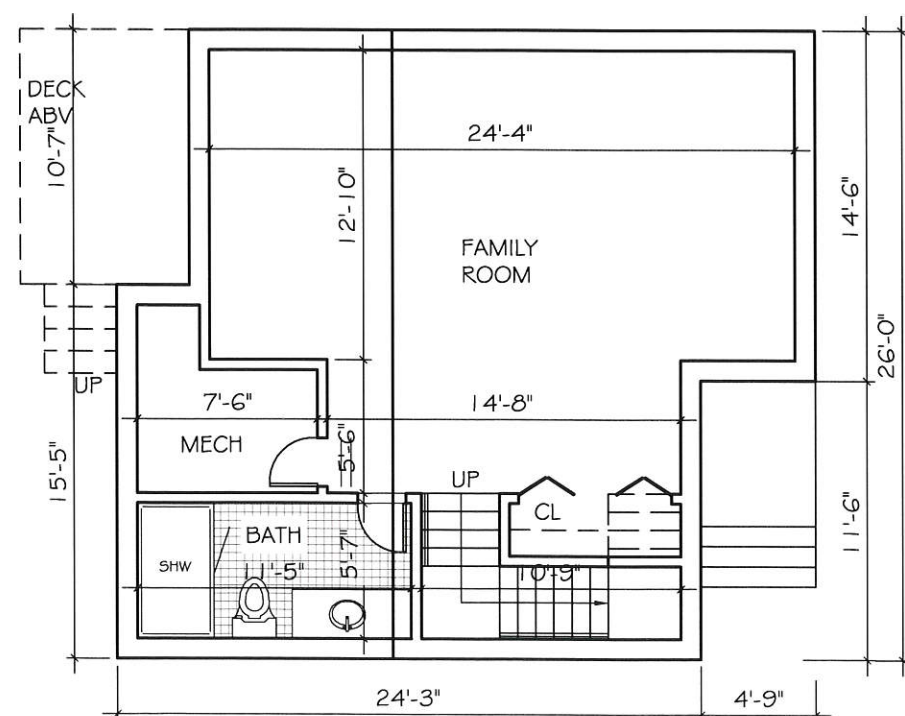
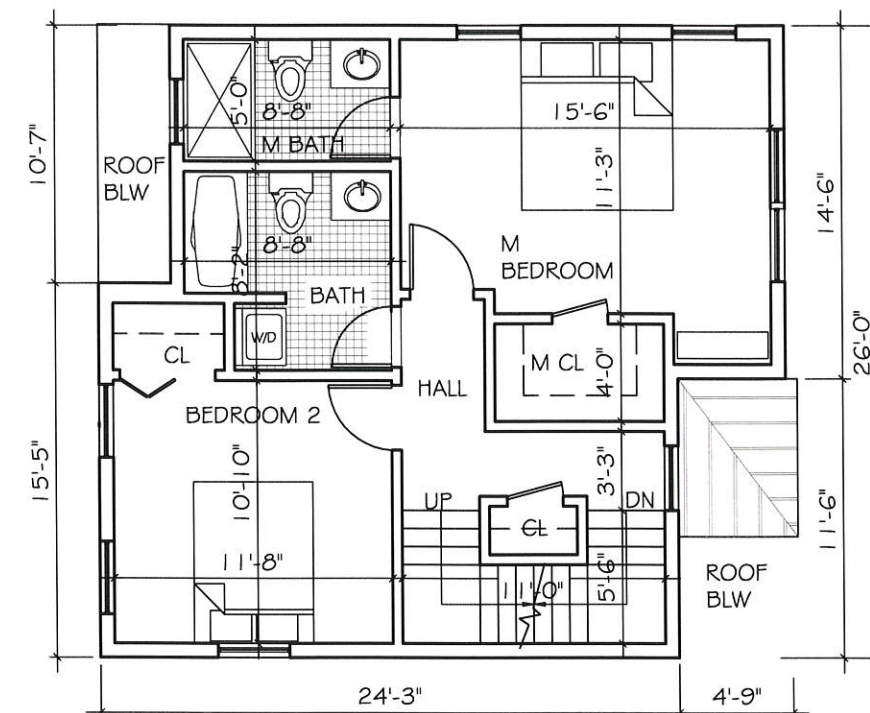
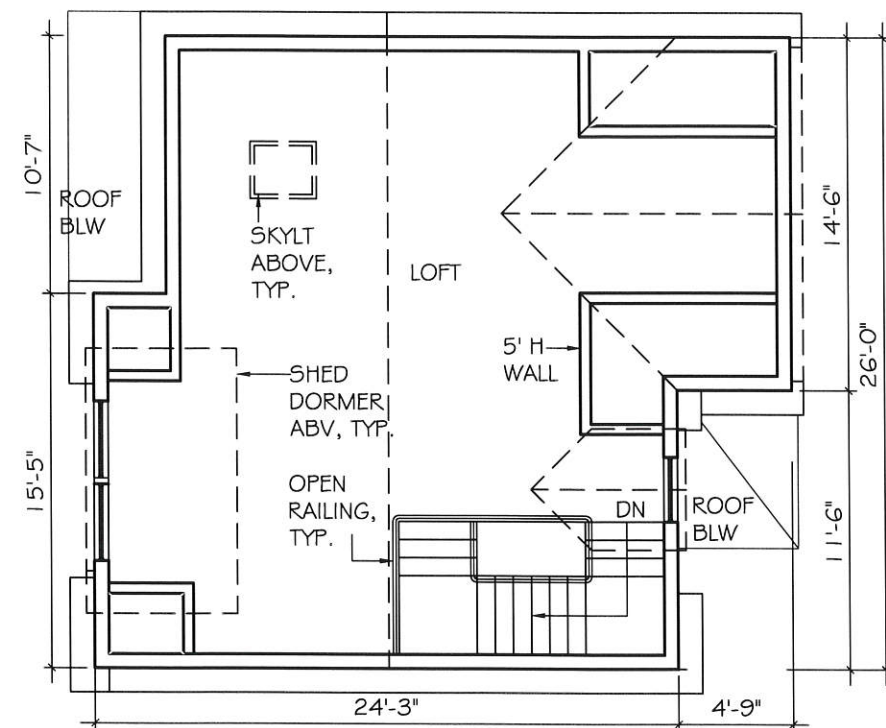
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SHEET

A-1



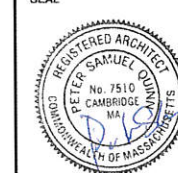
UNIT 2

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SE



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DRAWING TITLE

FLOOR PLANS (UNIT 2)

SCALE AS NOTED

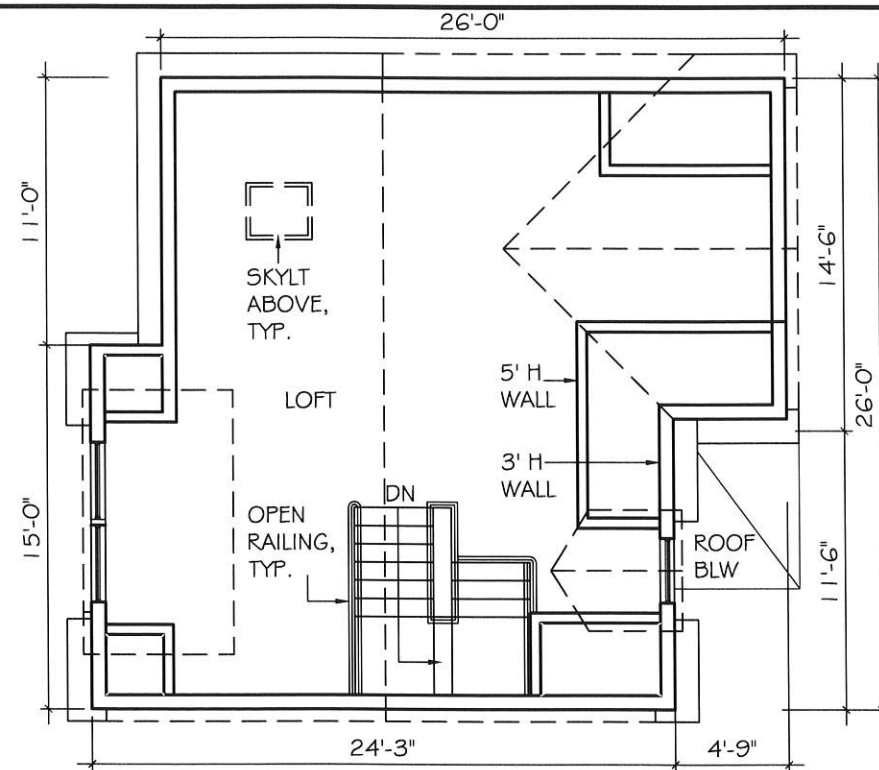
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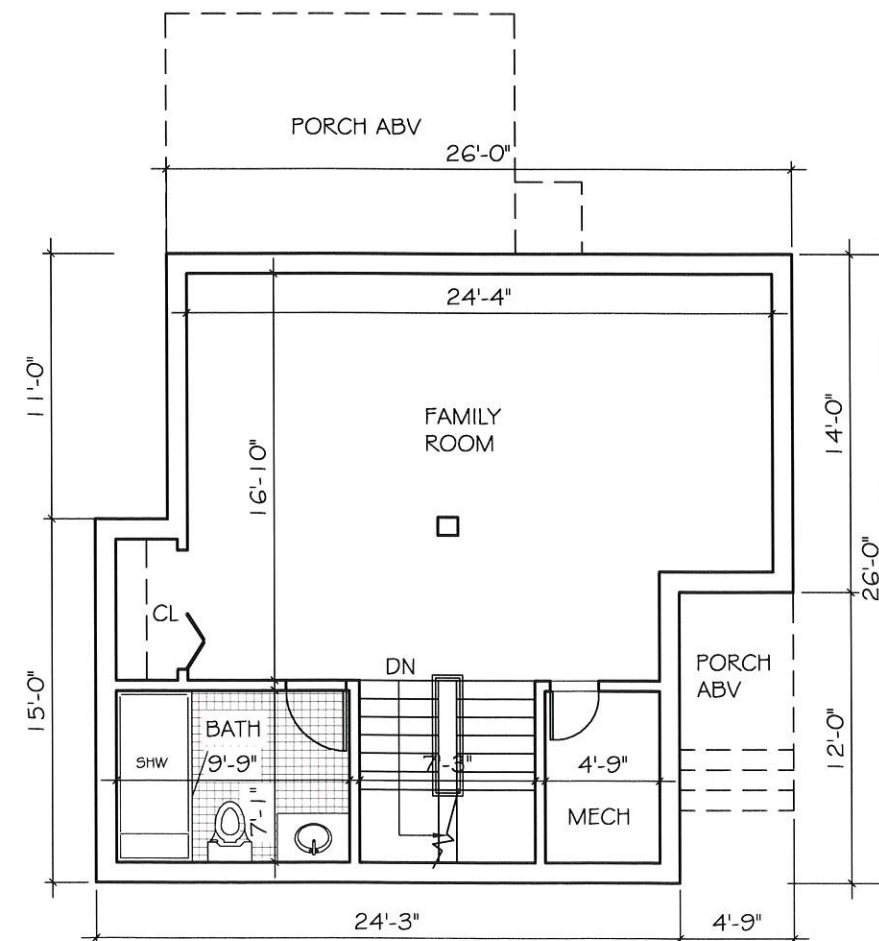
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SHEET

A-2

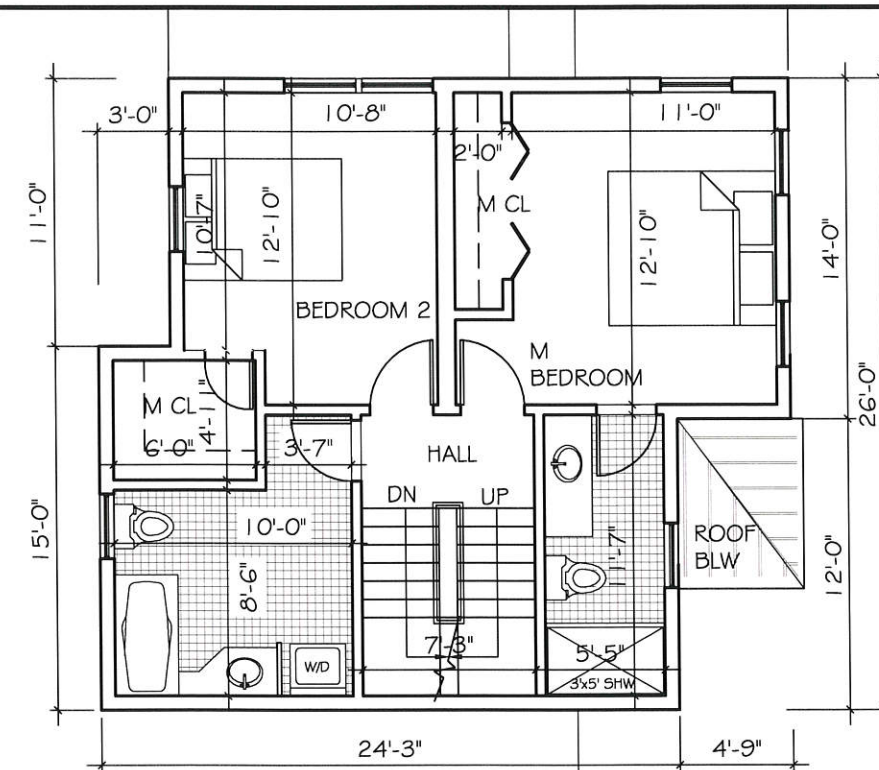


4 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

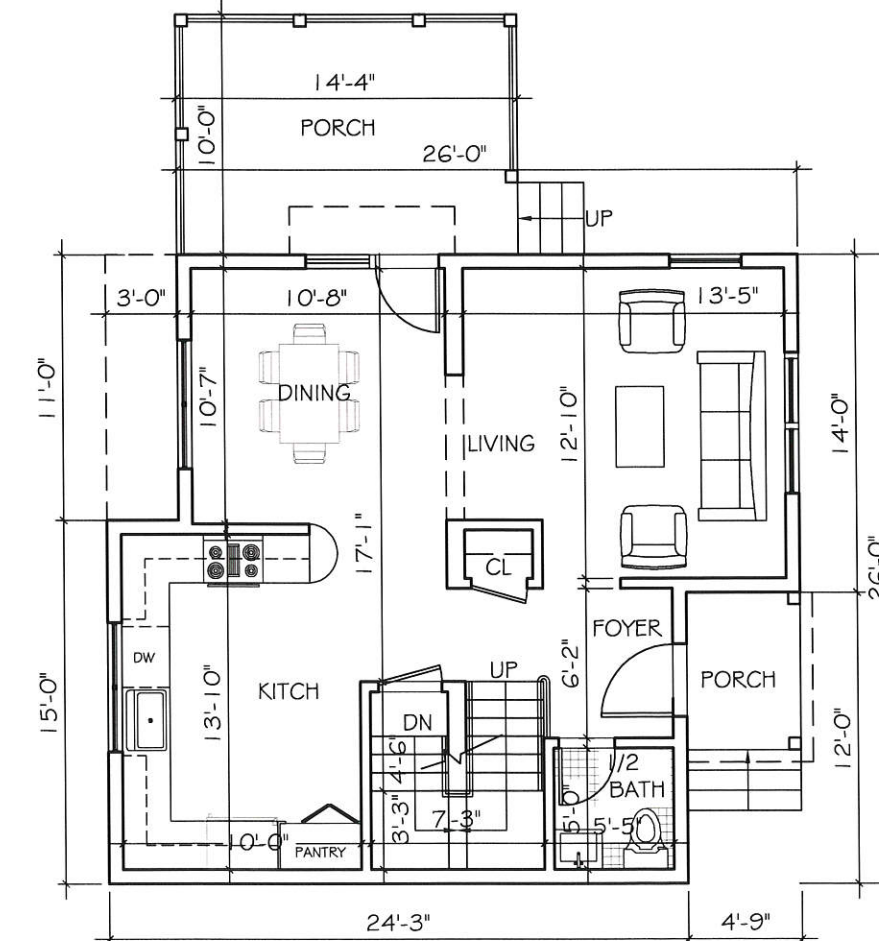


1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3

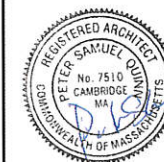


3 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

SEAL



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DRAWING TITLE

STREET & REAR
ELEVATION

SCALE AS NOTED

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SHEET

A-4



PARKING
ON GRADE

UNIT 3

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



DRIVEWAY

UNIT 1

1 WARWICK STREET ELEVATION
SCALE 1/8" = 1'-0"



UNIT 1

UNIT 2

UNIT 3

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

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**DRIVEWAY
ELEVATION**

SCALE AS NOTED

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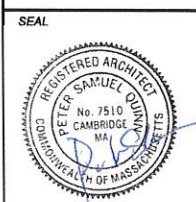
SHEET

A-5

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DRAWING TITLE
**SIDE
ELEVATION**

SCALE AS NOTED

REVISION	DATE

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A-6



UNIT 3



UNIT 2



UNIT1

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