

SEAL

CONSULTANT

PROJECT

26 WARWICK

26 WARWICK ST
SOMERVILLE, MA 02145

PREPARED FOR

26 WARWICK ST LLC

32 WALDEN TER
SAUGUS, MA 01906

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION DATE

SP APPL 09/10/2014

DRAWN BY DM REVIEWED BY PQ

SHEET

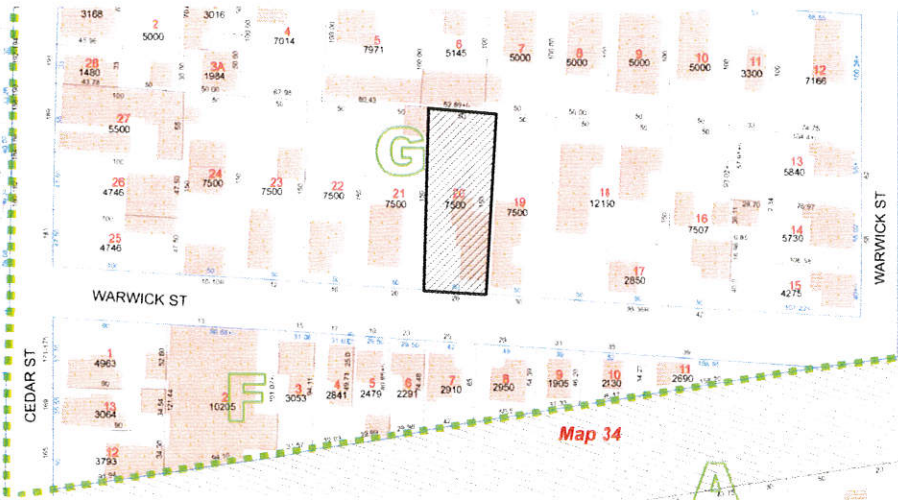
T-1

26 WARWICK

MULTY FAMILY RESIDENCE, NEW CONSTRUCTION



STREET ELEVATION

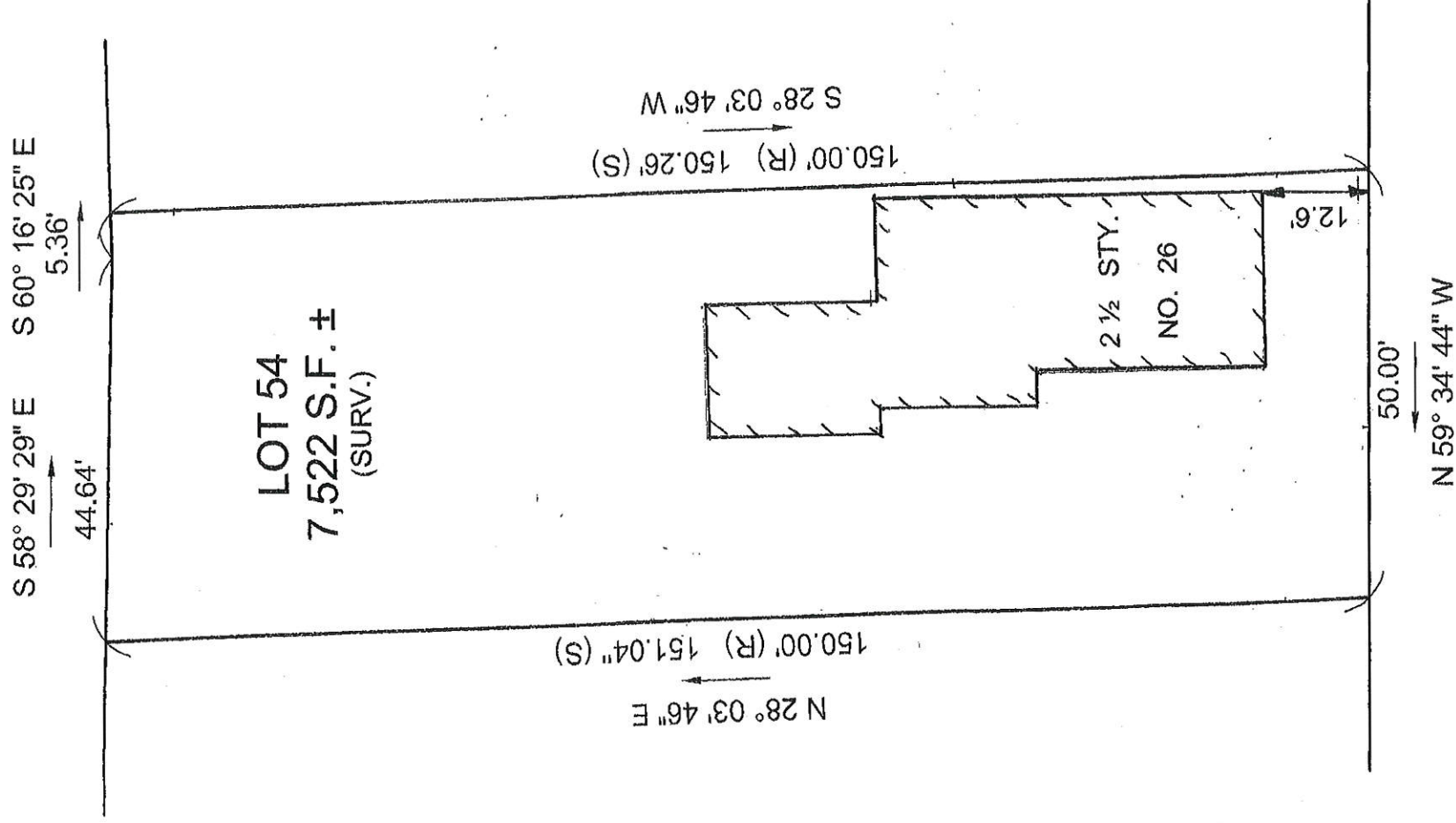


LOCUS MAP

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 6

ASSESSORS
MAP 33
BLOCK G
LOT 7



Paul J. Desimone

PLOT PLAN
IN
SOMERVILLE, MA
26 WARWICK STREET



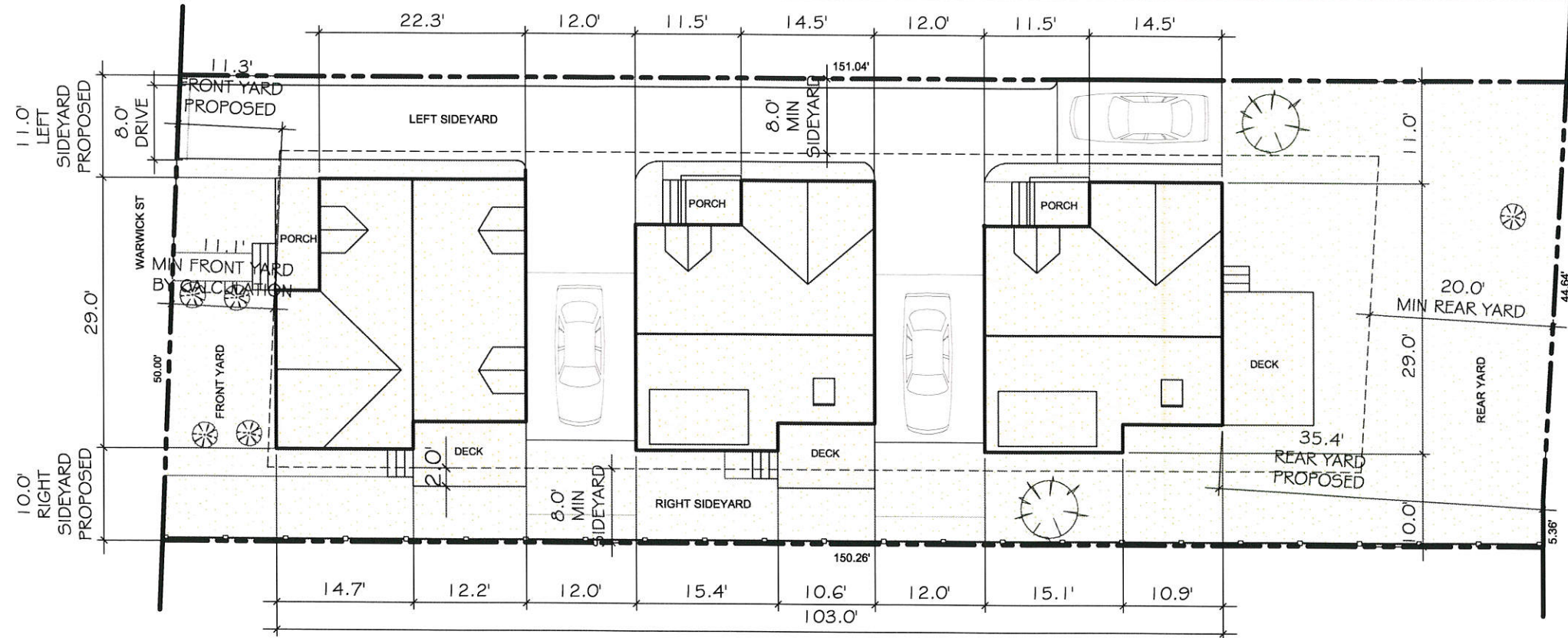
SCALE: 1" = 20'-0"

JANUARY 30, 2014

NOTES:

1. DEED REFERENCE: BK. 59504 PG. 537
2. PLAN REFERENCE: PLAN BOOK 13 PLAN 51

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



DIMENSIONAL SITE PLAN - TO OVERALL FOUNDATION

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

DIMENSIONAL TABLE - RB ZONING DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	7,522	7,522	COMPLIES
MIN LOT AREA / UNIT LESS THAN 10UNITS (SF)	1500		2,507	COMPLIES
MAX GROUND COVERAGE (%)	50		33	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25		44	COMPLIES
PERVIOUS AREA (% OF LOT)	35		53	COMPLIES
FLOOR AREA RATIO (FAR)	1.0		0.96	COMPLIES
NET FLOOR AREA (NSF)	7,522		7,239	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3		± 29.8 / 2.5	COMPLIES
MIN FRONT YARD (FT)	11.1		11.3	COMPLIES
MIN SIDE YARD - LEFT (FT)	8		11.0	COMPLIES
MIN SIDE YARD - RIGHT (FT)	8		10.0	COMPLIES
MIN REAR YARD (FT)	20		35.4	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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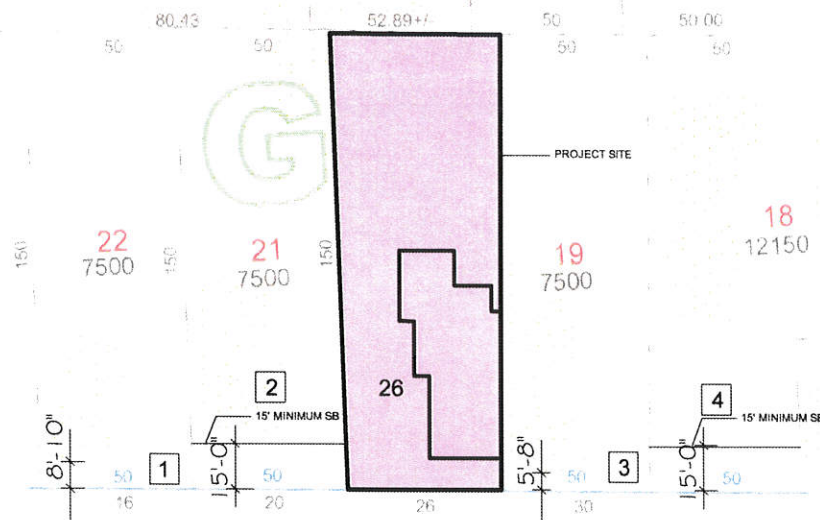
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ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SP APPL	09/10/2014
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SHEET	

Z-1



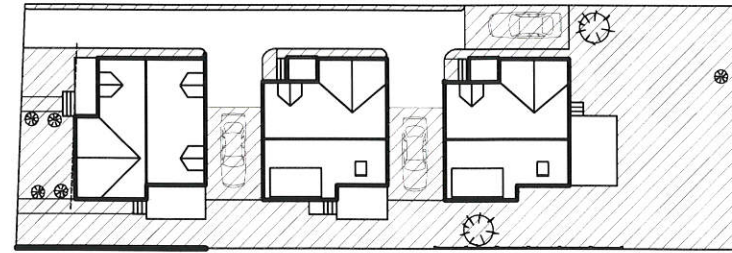
WARWICK STREET

FRONT YARDS
WITHIN 100' OF
SITE

1	8.8'
2	15.0'
3	5.7'
4	15.0'
44.5'	
$44.5' / 4 = 11.1'$	

6 FRONT YARD CALCULATIONS

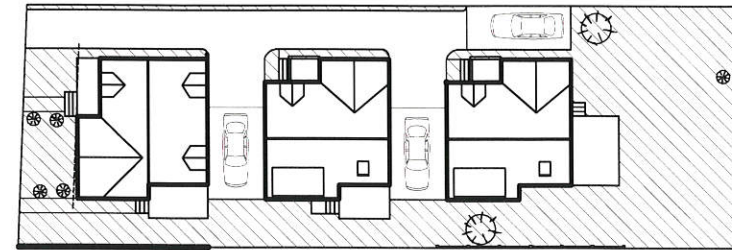
SCALE: 1/64" = 1'-0"



3 PERVIOUS AREA

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

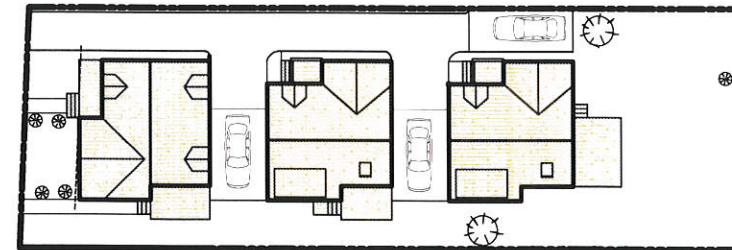
PERVIOUS AREA	3,990 SF
LOT AREA	7,522 SF = 53%



4 LANDSCAPED AREA

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

LANDSCAPED AREA	3,340 SF
LOT AREA	7,522 SF = 44%



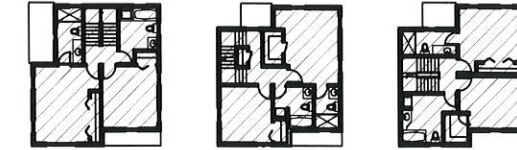
5 GROUND COVERAGE

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

GROUND COVERAGE AREA	2,512 SF
LOT AREA	7,522 SF = 33%



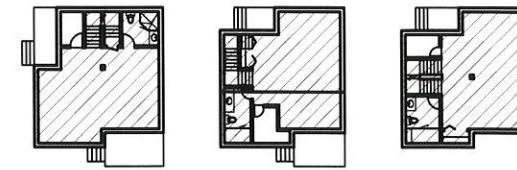
HALF STORY - 1,577 SF



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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ZONING
COMPLIANCE

SCALE AS NOTED

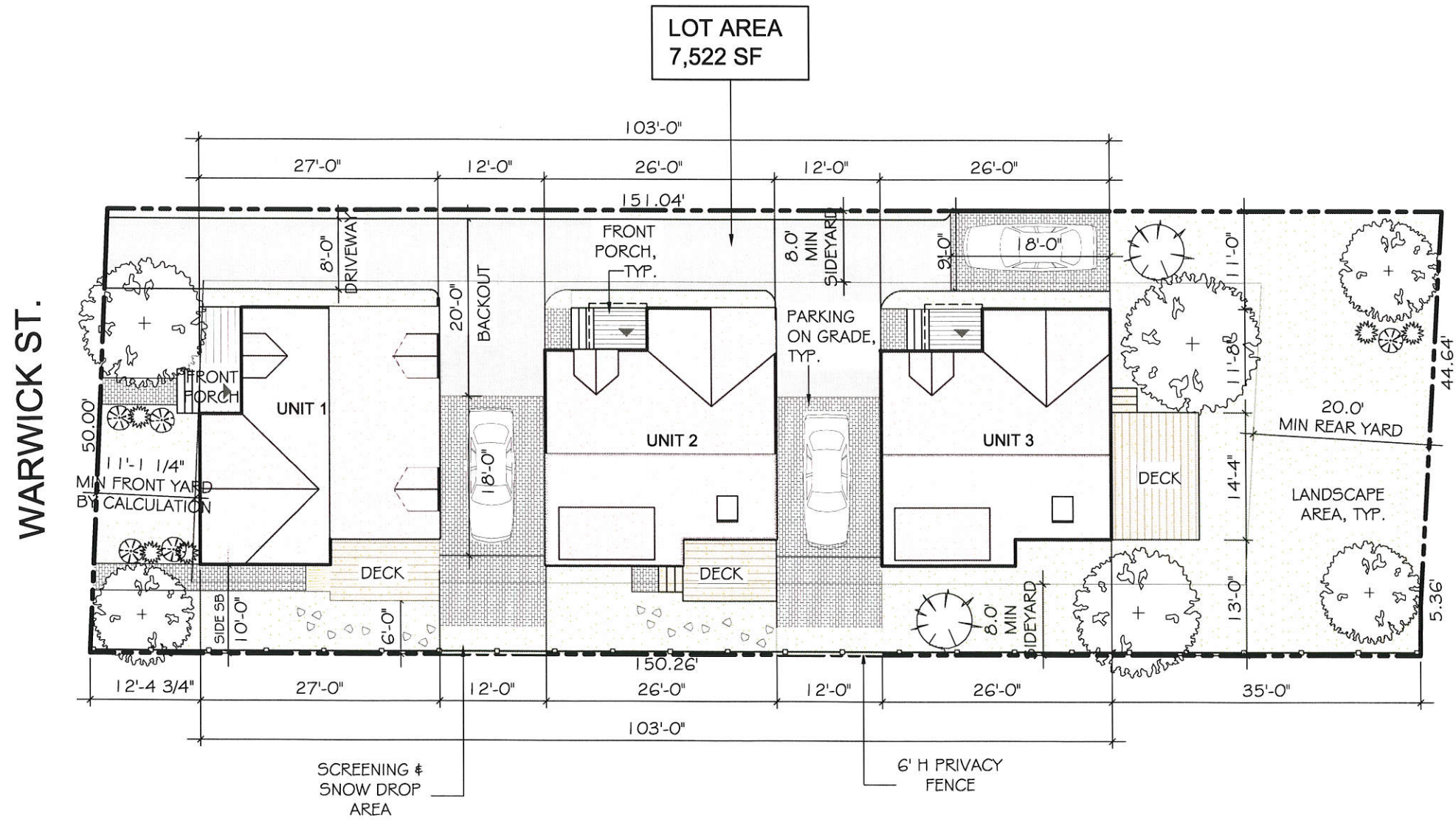
REVISION DATE

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SHEET

Z-2

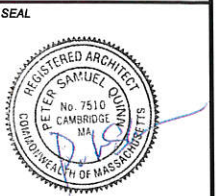


1 SITE PLAN
SCALE: 1/16" = 1' = 0"

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**ARCHITECTURAL
SITE PLAN**

SCALE AS NOTED

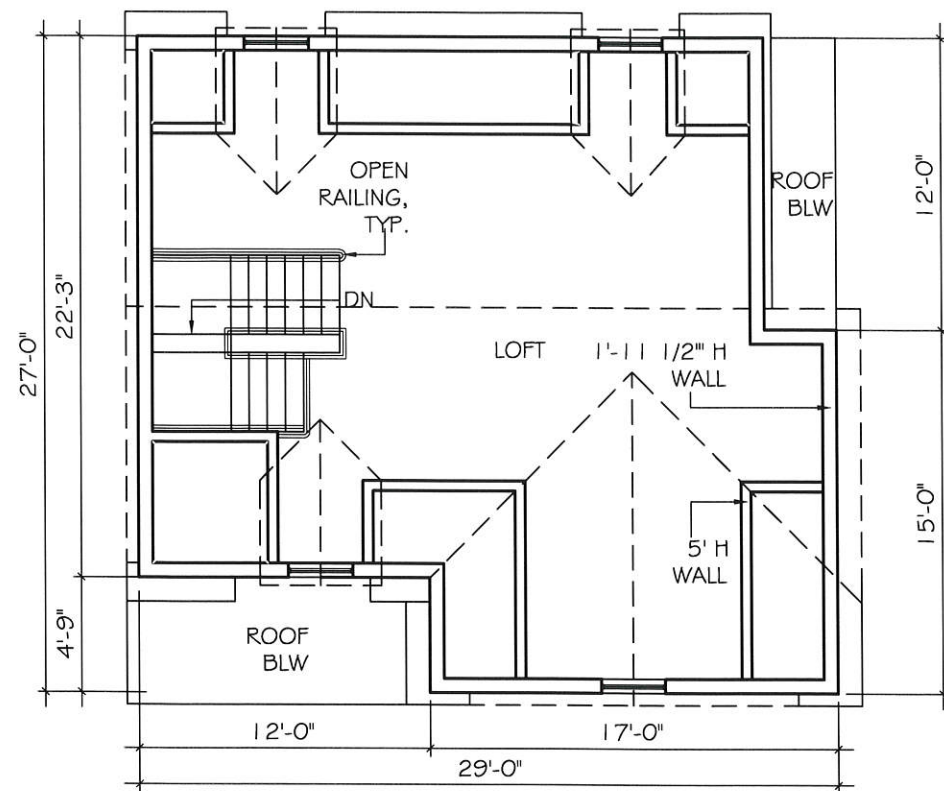
REVISION	DATE

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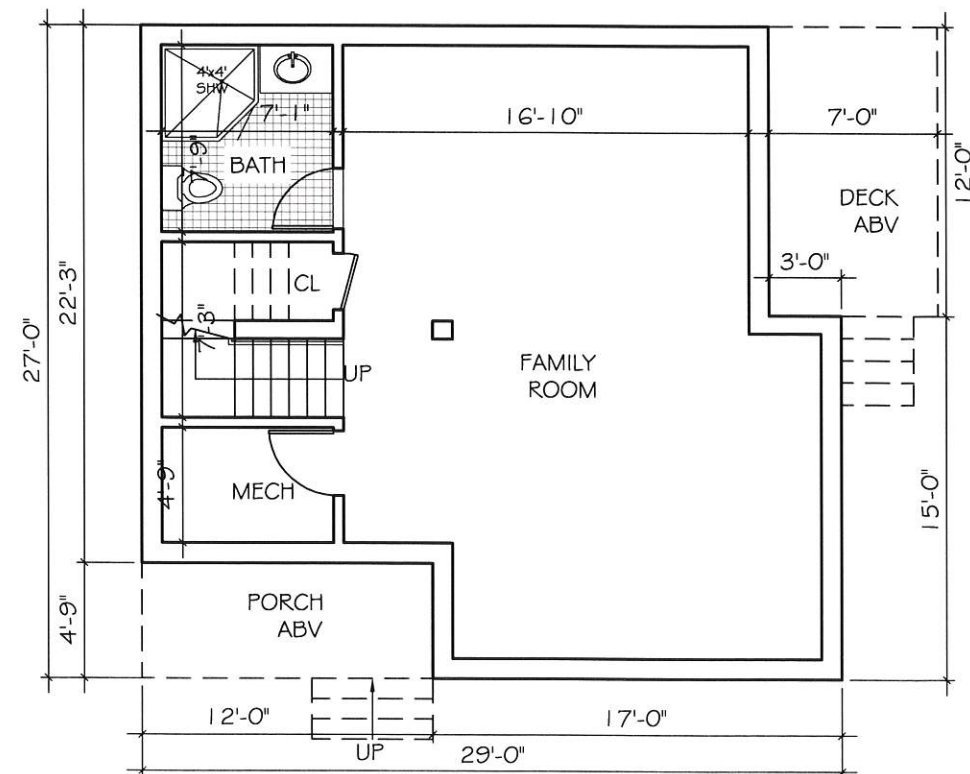
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SHEET

A-0

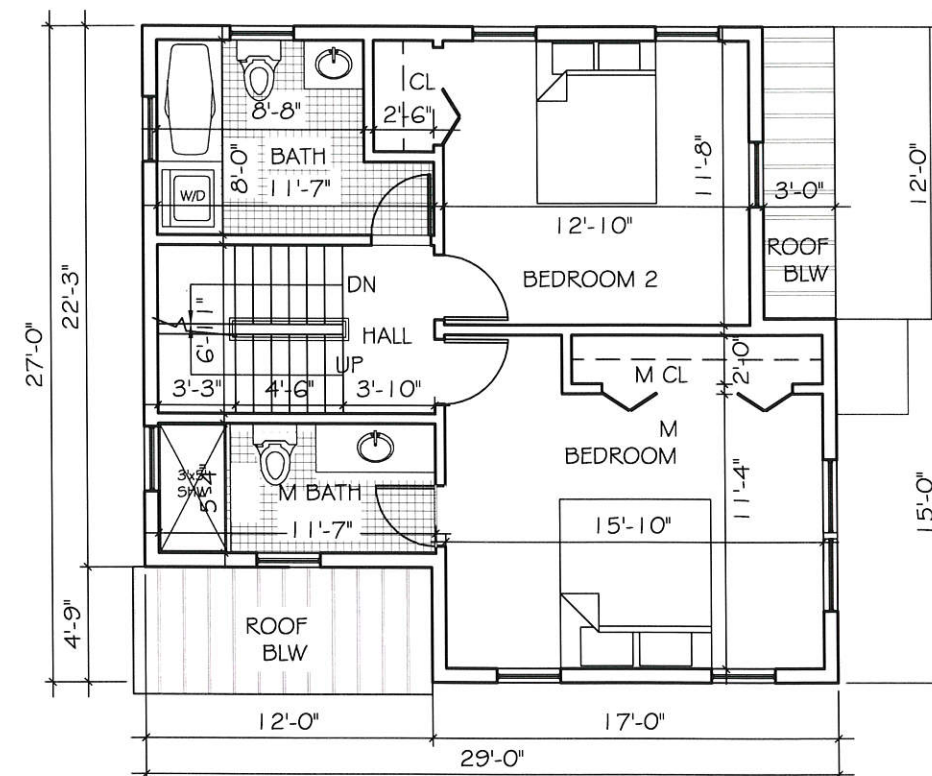


4 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

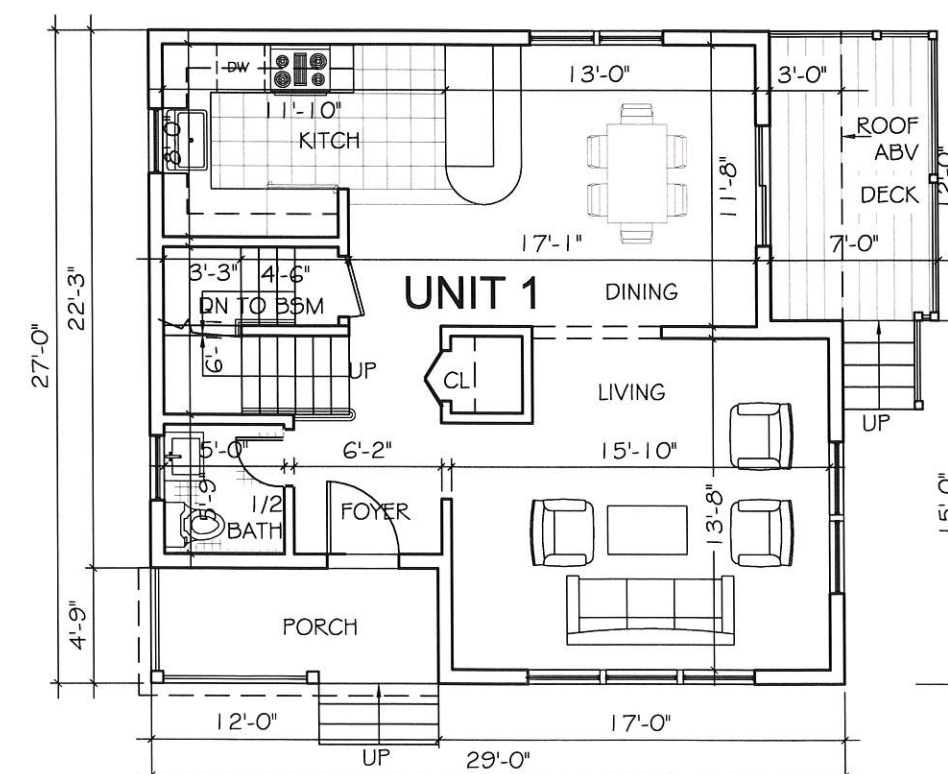


1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

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

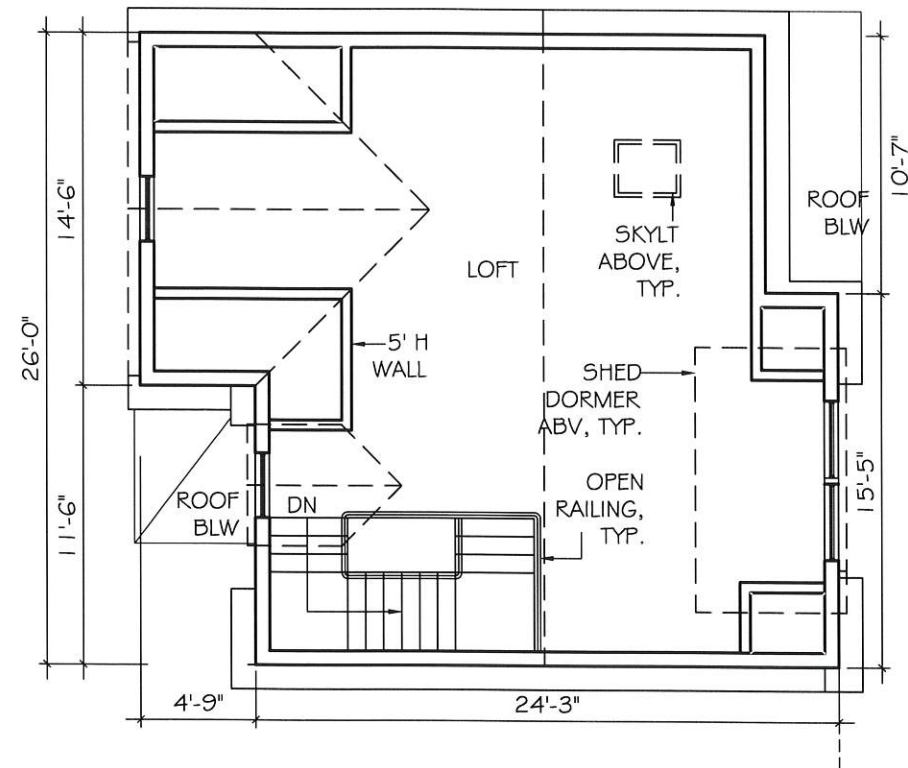
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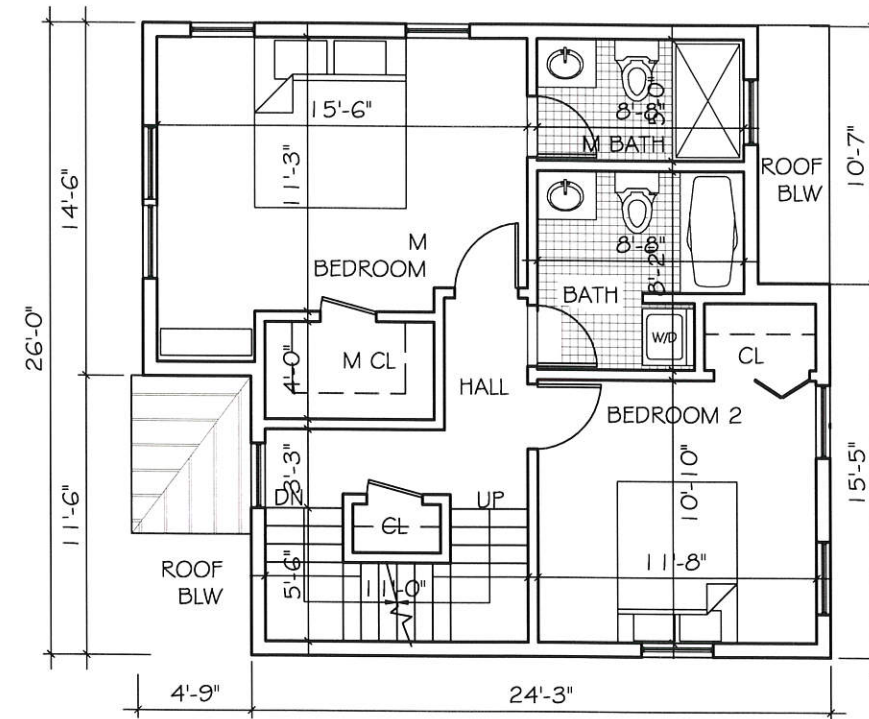
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SHEET

A-1

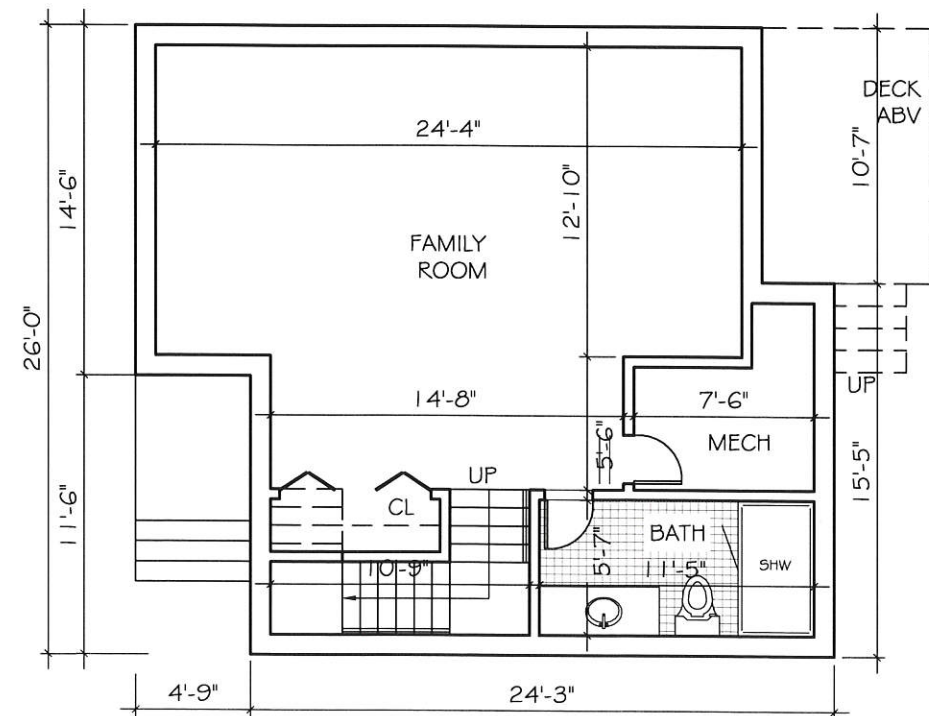


4 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

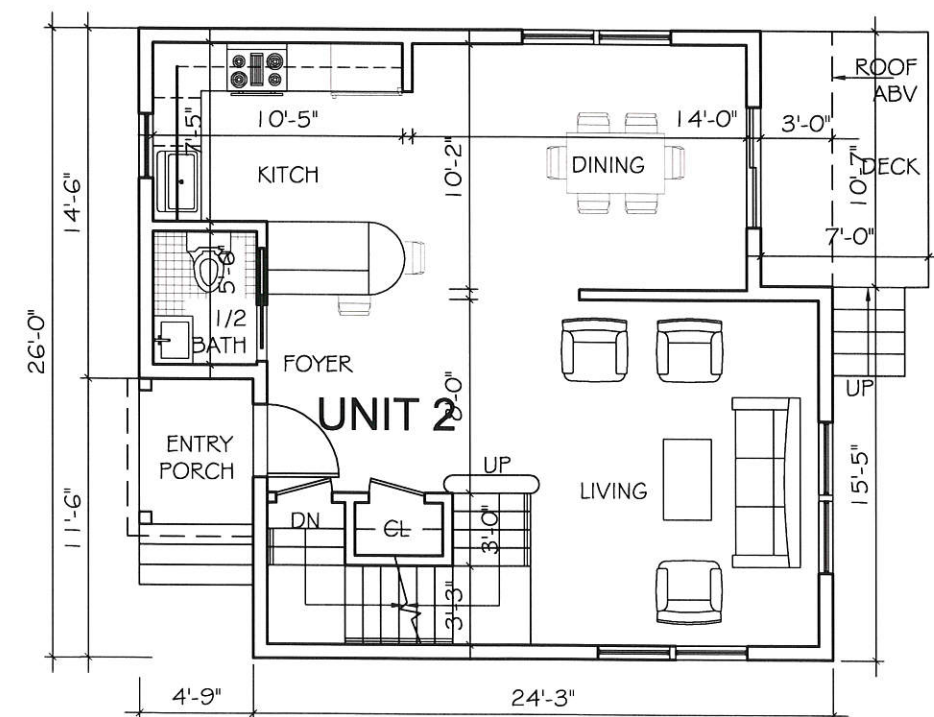


3 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 2



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



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

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**FLOOR PLANS
(UNIT 2)**

SCALE AS NOTED

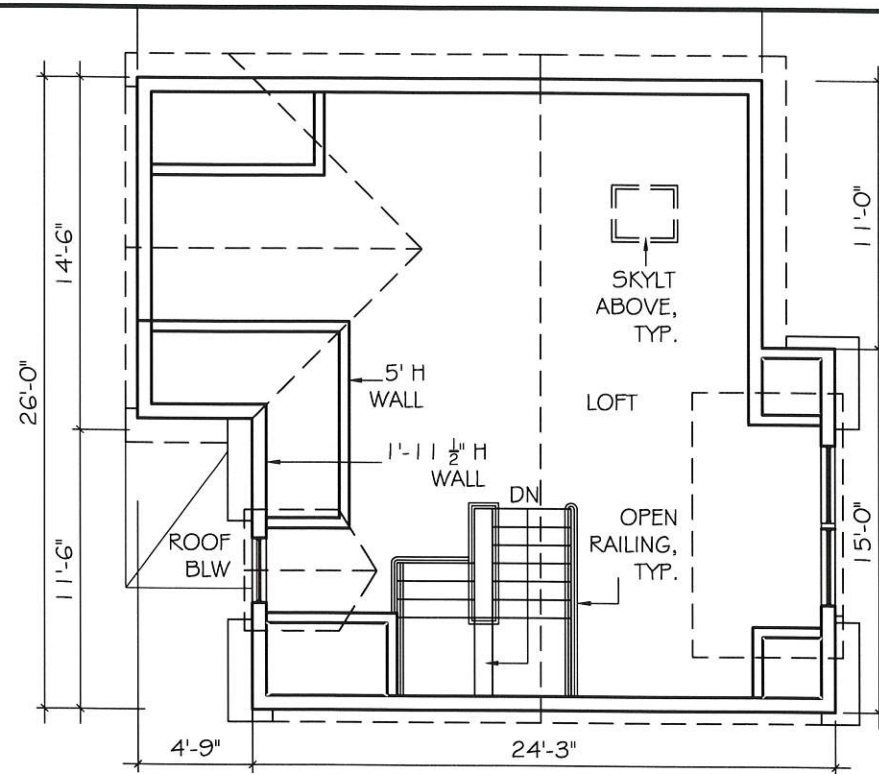
REVISION	DATE

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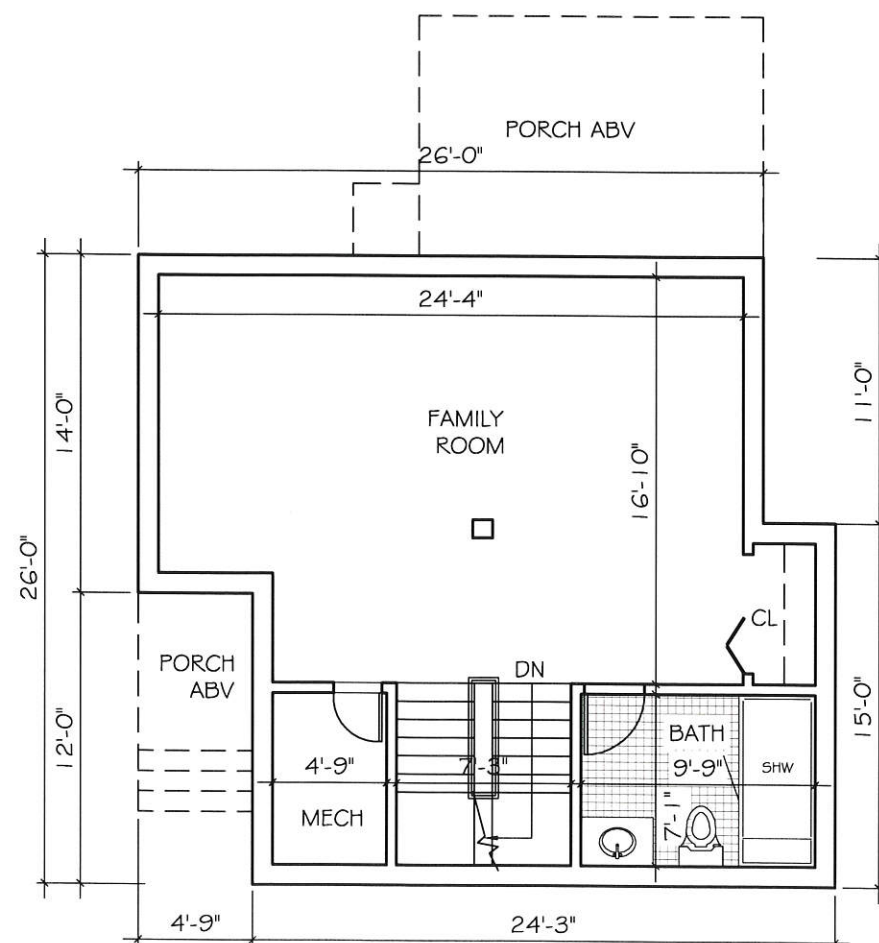
DRAWN BY DM REVIEWED BY PQ

SHEET

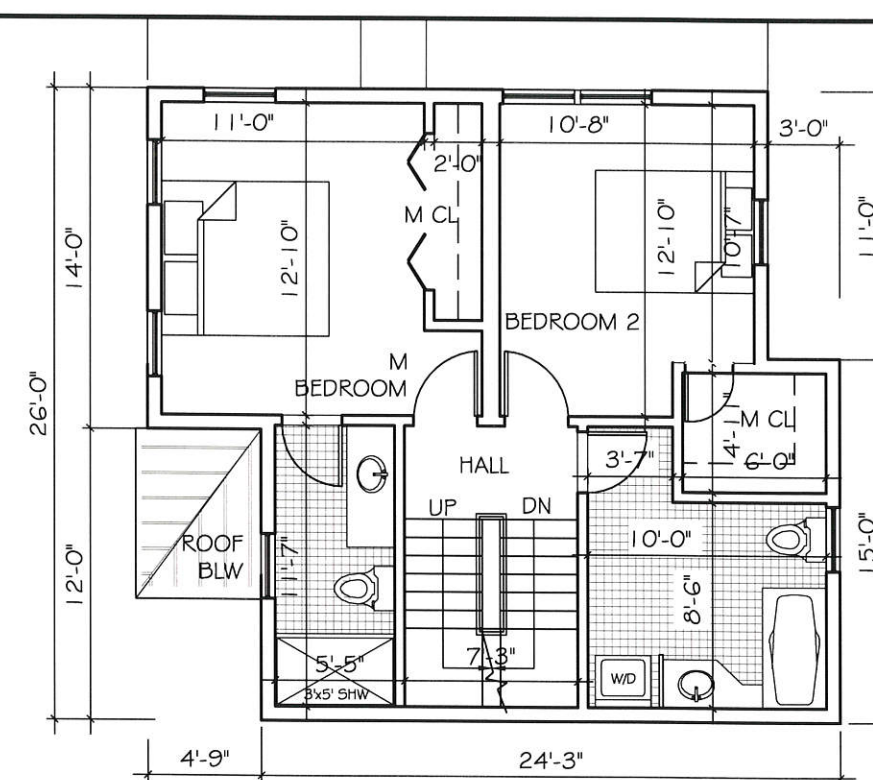
A-2



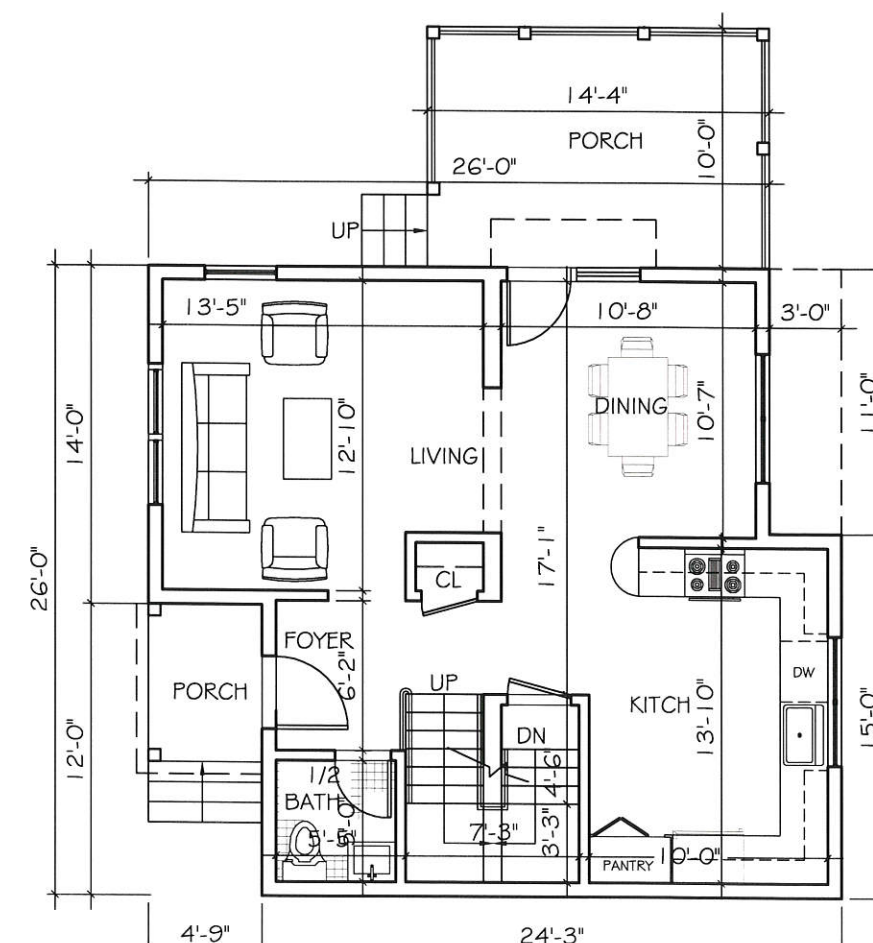
4 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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



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

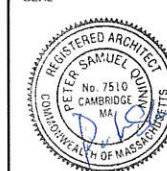
UNIT 3

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**FLOOR PLANS
(UNIT 3)**

SCALE AS NOTED

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SHEET

A-3

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**STREET & REAR
ELEVATION**

SCALE AS NOTED

REVISION	DATE

SP APPL	09/10/2014
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DRAWN BY DM	REVIEWED BY PQ
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SHEET

A-4



UNIT 3

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

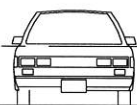


UNIT 1

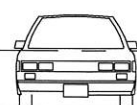
1 WARWICK STREET ELEVATION
SCALE 1/8" = 1'-0"



UNIT 1



UNIT 2



UNIT 3

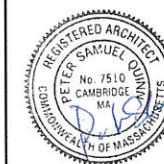
1 SIDE ELEVATION
SCALE 1/8" = 1'-0"

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SIDE
ELEVATION

SCALE AS NOTED

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SHEET

A-6