

SPSR APPLICATION

REDEVELOPMENT OF 285 WASHINGTON ST

ADDITION AND RENOVATION OF 285 WASHINGTON ST, SOMERVILLE, MA 02143

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

285 WASHINGTON STREET
SOMERVILLE, MA 02143

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

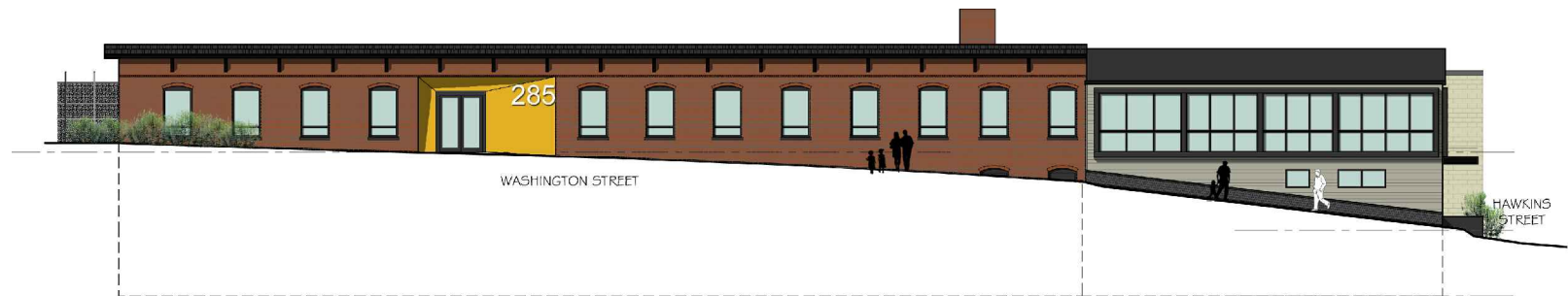
TITLE SHEET

SCALE AS NOTED

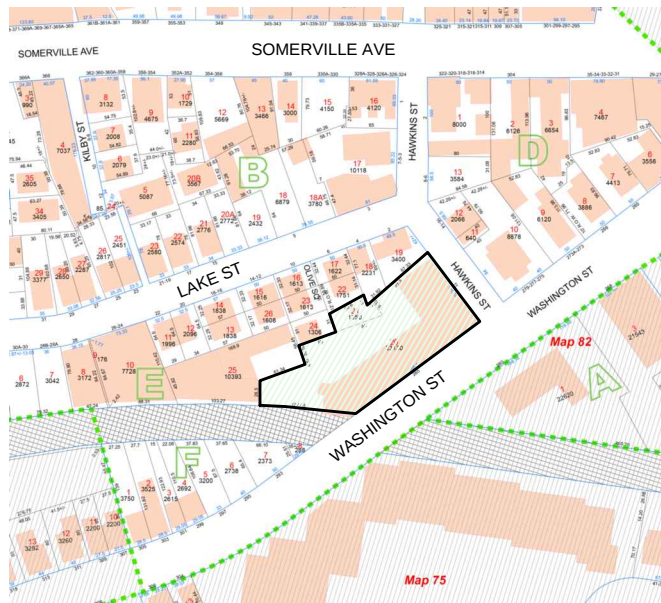
REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

T1



WASHINGTON STREET ELEVATION
(AS COMPLETED ON PHASE 2)



LOCUS PLAN

PREPARED BY:

ARCHITECT

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

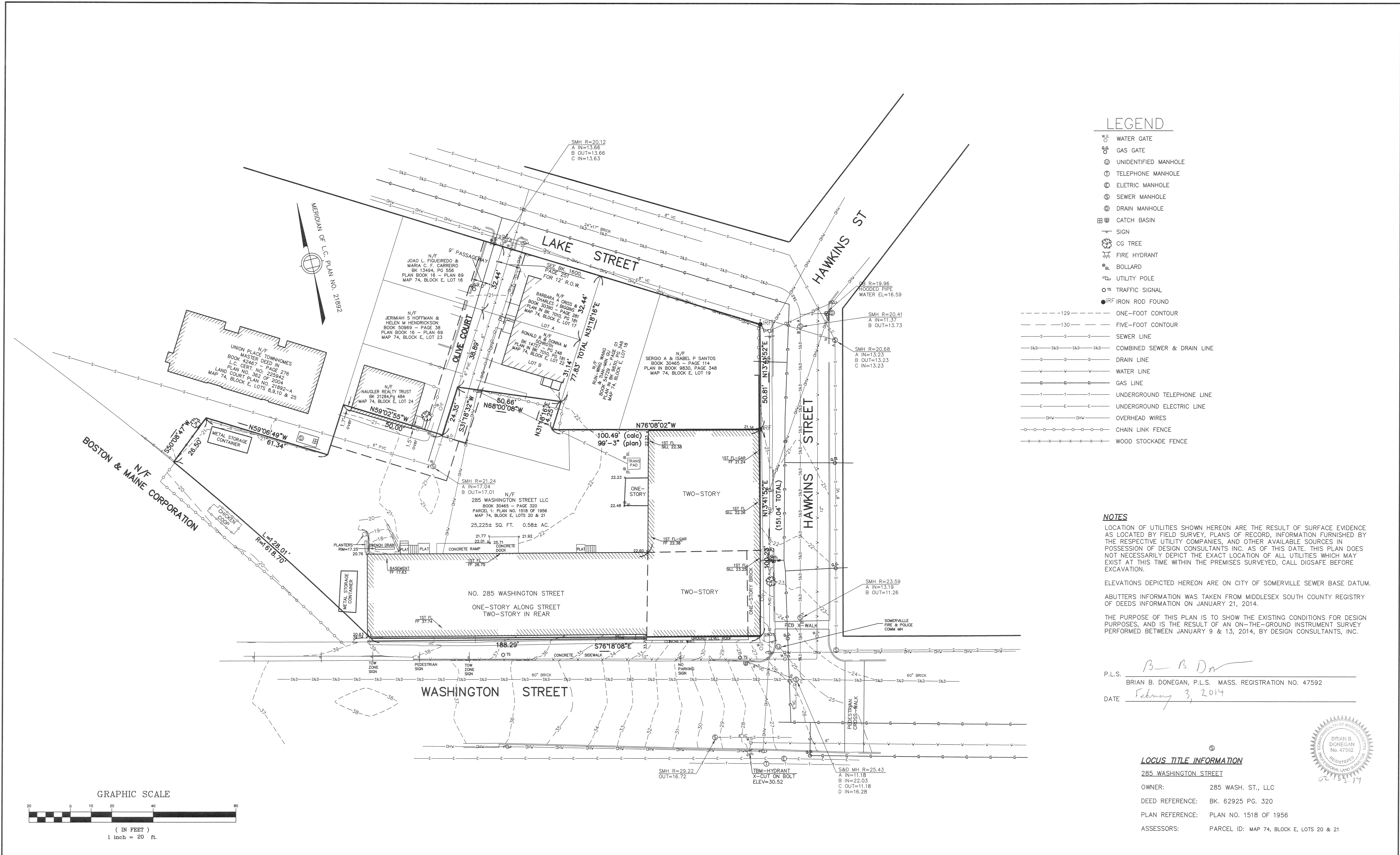
SURVEYOR

DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA
PH (617) 776-02145

ATTORNEY

ADAM DASH, ESQ.
ADAM DASH & ASSOCIATES
48 GROVE ST, SUITE 304
SOMERVILLE, MA 02144
PH (617) 625-7373

LIST OF DRAWINGS		SPSR APPL
		28 JAN 2016
GENERAL		
T1	TITLE SHEET	X
	EXISTING CONDITIONS PLOT PLAN	X
Z1.0	ZONING COMPLIANCE (PHASE 1)	X
Z1.1	ZONING COMPLIANCE (PHASE 1)	X
Z1.2	ZONING COMPLIANCE (PHASE 1)	X
Z1.3	ZONING COMPLIANCE (PHASE 2)	X
Z1.4	ZONING COMPLIANCE (PHASE 2)	X
Z1.5	ZONING COMPLIANCE (PHASE 2)	X
EX01	EXISTING FLOOR PLANS	X
EX02	EXISTING FLOOR PLANS	X
EX03	EXISTING FLOOR PLANS	X
EX04	EXISTING ELEVATIONS	X
EX05	EXISTING PARKING CONDITION	X
EX06	EXISTING CONDITION PHOTOS	X
EX07	EXISTING CONDITION PHOTOS	X
ARCHITECTURAL		
A0.1	3D RENDERS (PHASE 1-2)	
A0.2	COLOR STREET ELEVATIONS (PHASE 1-2)	X
A0.3	SHADOW STUDY MARCH/SEPT	X
A0.4	SHADOW STUDY JUNE	X
A0.5	SHADOW STUDY DECEMBER	X
A1.0	GROUND FLOOR PLAN (PHASE 1)	X
A1.1	FIRST FLOOR PLAN (PHASE 1)	X
A1.2	SECOND FLOOR PLAN (PHASE 1)	X
A1.3	GROUND FLOOR PLAN (PHASE 2)	X
A1.4	COLOR FIRST FLOOR PLAN (PHASE 2)	X
A1.5	SECOND FLOOR PLAN (PHASE 2)	X
A2.1	ELEVATIONS (PHASE 1)	X
A2.2	ELEVATIONS (PHASE 2)	X



LEGEND

- W.G. WATER GATE
- GAS GATE
- UNIDENTIFIED MANHOLE
- TELEPHONE MANHOLE
- ELETRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- CG TREE
- FIRE HYDRANT
- BOLLARD
- UTILITY POLE
- TRAFFIC SIGNAL
- IRON ROD FOUND
- ONE-FOOT CONTOUR
- FIVE-FOOT CONTOUR
- SEWER LINE
- COMBINED SEWER & DRAIN LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- WOOD STOCKADE FENCE

NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

ABUTTERS INFORMATION WAS TAKEN FROM MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS INFORMATION ON JANUARY 21, 2014.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JANUARY 9 & 13, 2014, BY DESIGN CONSULTANTS, INC.

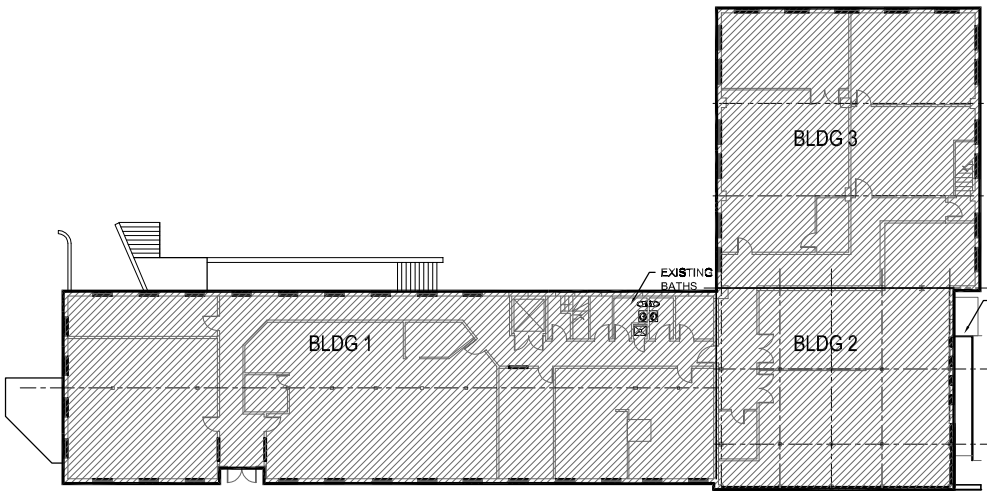
P.L.S. B. B. Donegan
BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE February 3, 2014

LOCUS TITLE INFORMATION

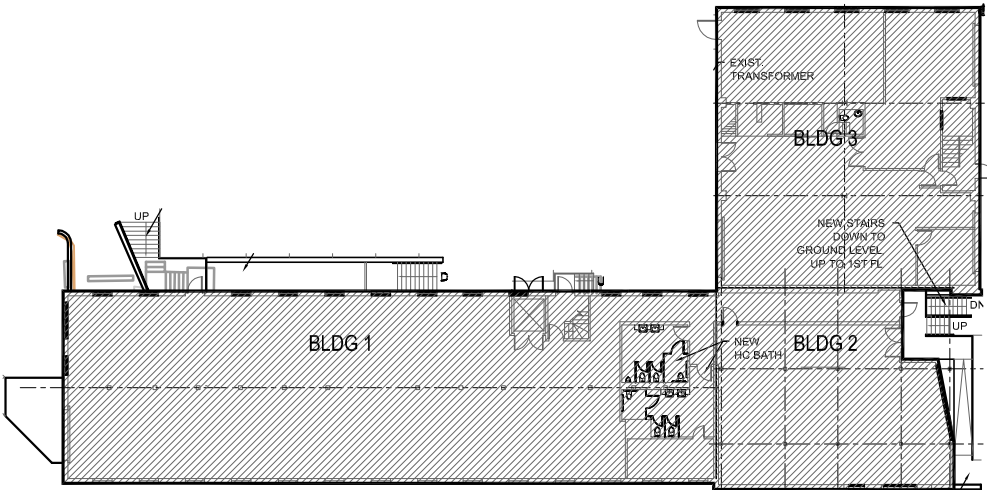
285 WASHINGTON STREET
OWNER: 285 WASH. ST., LLC
DEED REFERENCE: BK. 62925 PG. 320
PLAN REFERENCE: PLAN NO. 1518 OF 1956
ASSESSORS: PARCEL ID: MAP 74, BLOCK E, LOTS 20 & 21



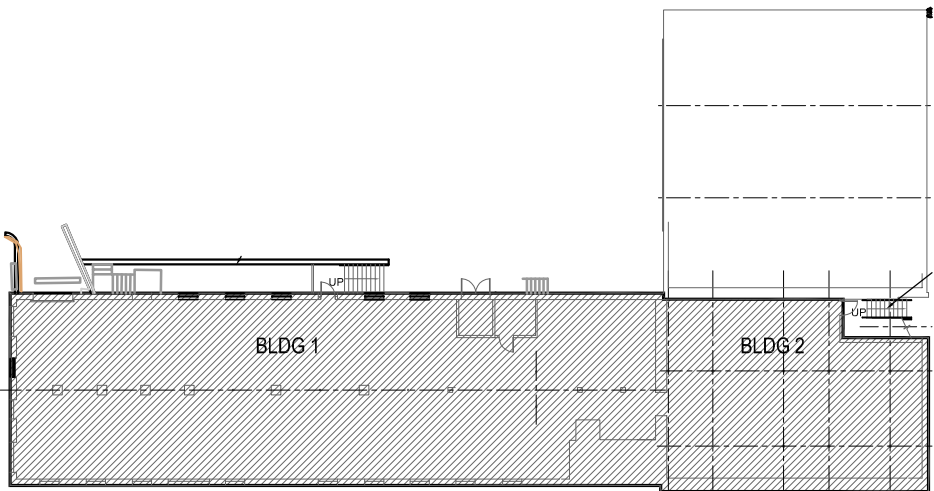
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2ND FLOOR (BUILDING 1, BUILDING 2)
10,705-NSF



1ST FLOOR (BUILDING 1, BUILDING 2, BUILDING 3)
10,558-NSF



GROUND FLOOR (BUILDING 1, BUILDING 2)
7,523-NSF

NET FLOOR AREA SUMMARY

FLOOR	PROPOSED NSF
2ND FL	10,705
1ST FL	10,558
GROUND	7,523
TOTAL	28,786-NSF



1

NET FLOOR AREA

SCALE 1/40" = 1'-0"

WASHINGTON 285 - DIMENSIONAL TABLE - NB & RC ZONING DISTRICT - SPSR PER §7.11, SP PER §4.4.1

ITEM	NB ALLOWED/REQUIRED	EXISTING ALL BLDGS	PROPOSED	EXISTING & PROPOSED ADDITION COMBINED	COMPLIANCE
MIN LOT SIZE (SF)	NA	25,225	NO CHANGE	25,225	COMPLIES
MIN LOT AREA / UNIT	1000 10 + UNITS	NA	NA	NA	COMPLIES
MAX GROUND COVERAGE (%)	80	± 43	43	43	COMPLIES
MIN LANDSCAPED AREA (%)	10	0	1	1	IMPROVES EXTG NON-CONFORMITY
PERVIOUS AREA (%)	NA	0	1	1	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	1.07	1.14	1.14	COMPLIES
NET FLOOR AREA (NSF)	50,450	± 30,167	±28,786	±28,786	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3 PER §8.6.18	± 26.7 / 3	NO CHANGE	± 26.7 / 3	COMPLIES
MIN FRONT YARD (FT)	NA	± 0.1' OVER	NO CHANGE	± 0.1 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - LEFT (FT)	NA	± 0.7 OVER	NO CHANGE	± 0.7 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	8.9 PER §8.6.12	± 0.4	NO CHANGE	± 0.4	EXTG NON-CONFORMING NO CHANGE
MIN REAR YARD (FT)	14*	± 101.8	NO CHANGE	± 101.8	COMPLIES
MIN FRONTAGE (FT)	NA	100.23	NO CHANGE	100.23	COMPLIES
MIN NO. OF PARKING SPACES	45**	19	19	4 COMPACT + 15 STD = 19	LESS NON-CONFORMITY
MIN NO. BIKE PARKING SPACES	5***	0	NO CHANGE	0	EXTG NON-CONFORMING NO CHANGE

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET Z1.1.

*REAR YARD CALCULATION PER §8.5

10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =
10' + (2' X 2) = 14' REQUIRED REAR YARD

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
COMMERCIAL

IF REQUIRED CAR PARKING IS 15-200 THEN 1 BIKE SPACE REQUIRED
PER 10 CAR SPACES REQUIRED = 45 / 10 = 4.5 =
5 BIKE SPACES REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

EXISTING CONDITION				+	PROPOSED CONDITION			
USE	NSF	RATIO	PARKING REQ'D		USE	NSF	RATIO	PARKING REQ'D
BUS. SERVICE	3,467	1/550	6.3		BUS. SERVICE	3,467	1/550	6.3
RETAIL	1,585	1/500	3.2		RETAIL	1,453	1/500	2.9
OFFICE	4,396	1/575	7.6		OFFICE	3,521	1/575	6.1
ART STUDIO	7,030	1/400	17.6		ART STUDIO	7,030	1/400	17.6
ART OPEN TO PUBLIC	2,203	1/600	3.7		ART OPEN TO PUBLIC	2,203	1/600	3.7
DISTRIBUTION	11,486	1/1500	7.7 + 1		DISTRIBUTION	11,112	1/1500	7.4 + 1
TOTAL	30,167		47		TOTAL	28,786		45

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PREPARED FOR

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WELLESLEY, MA 02481

DRAWING TITLE

ZONING
COMPLIANCE
PHASE 1

SCALE AS NOTED

REVISION DATE

SPSR APPLIC 28 JAN 2016

MTG @ PB 20 JAN 2016

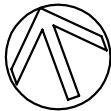
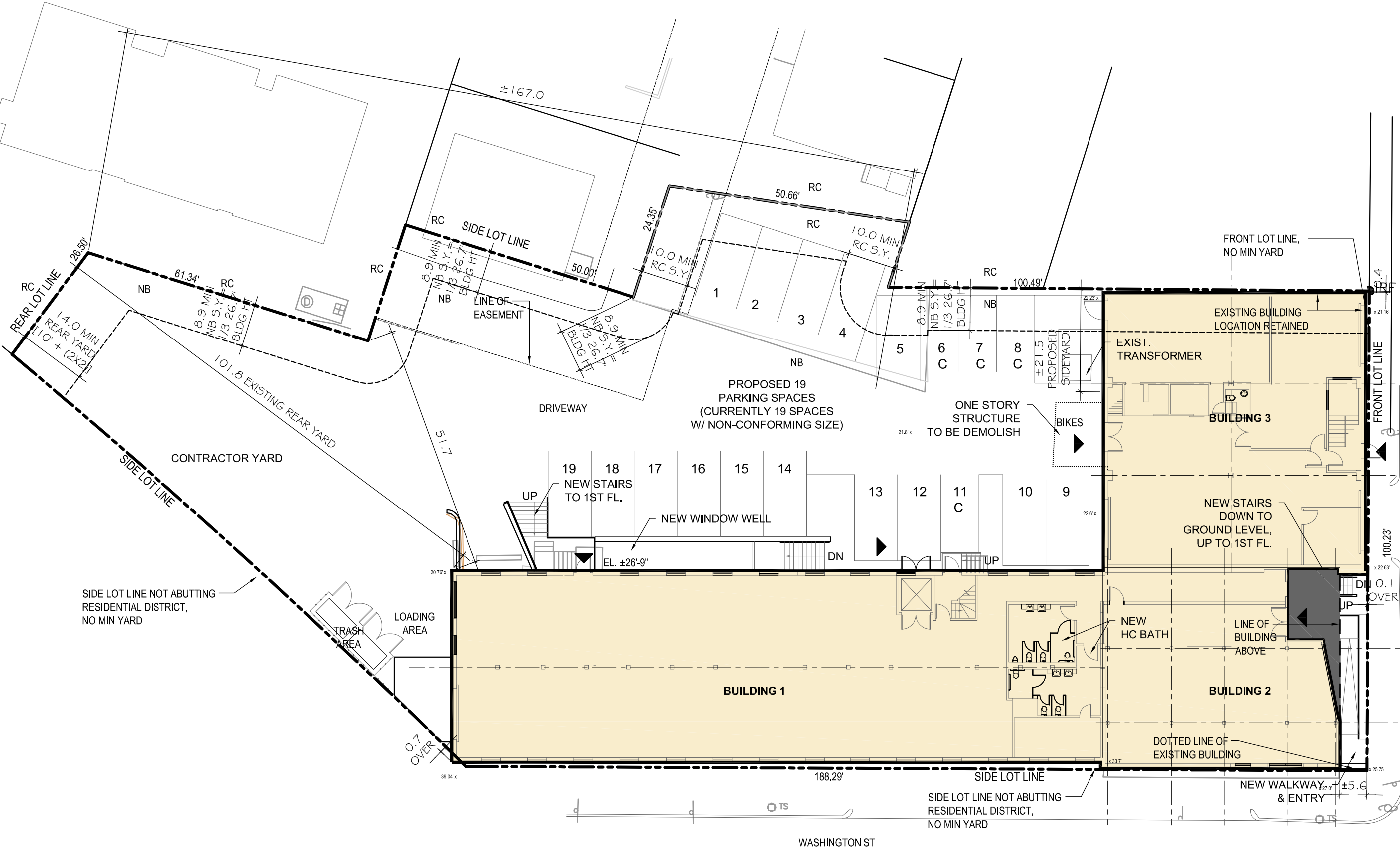
PROGRESS 15 JAN 2016

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.0

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DIMENSIONAL SITE PLAN

SCALE 1/20" = 1'-0"

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PROGRESS 15 JAN 2016

DRAWN BY MY REVIEWED BY PQ

SHEET

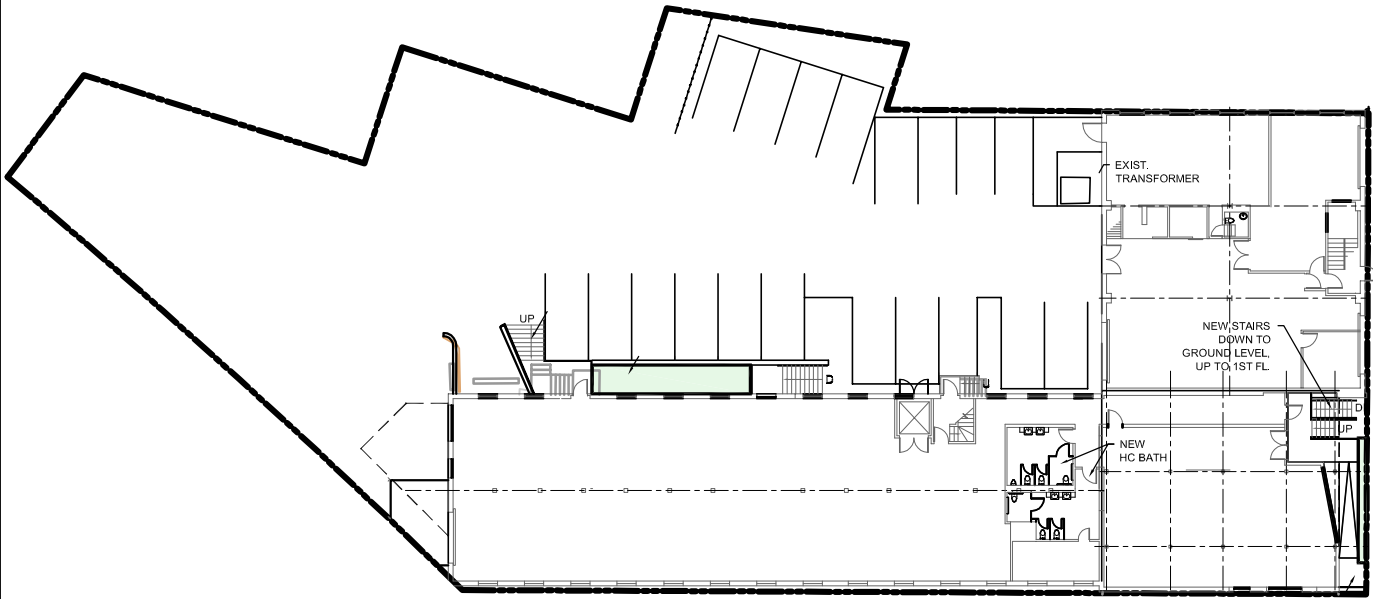
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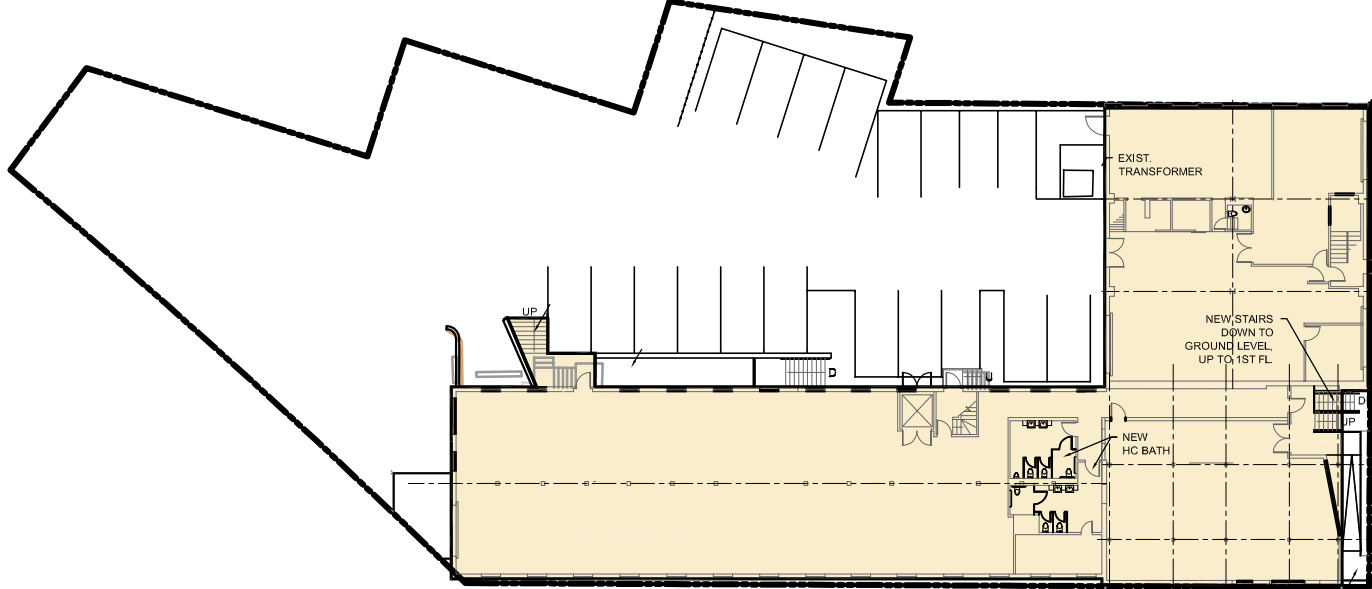


1 SITE AREAS

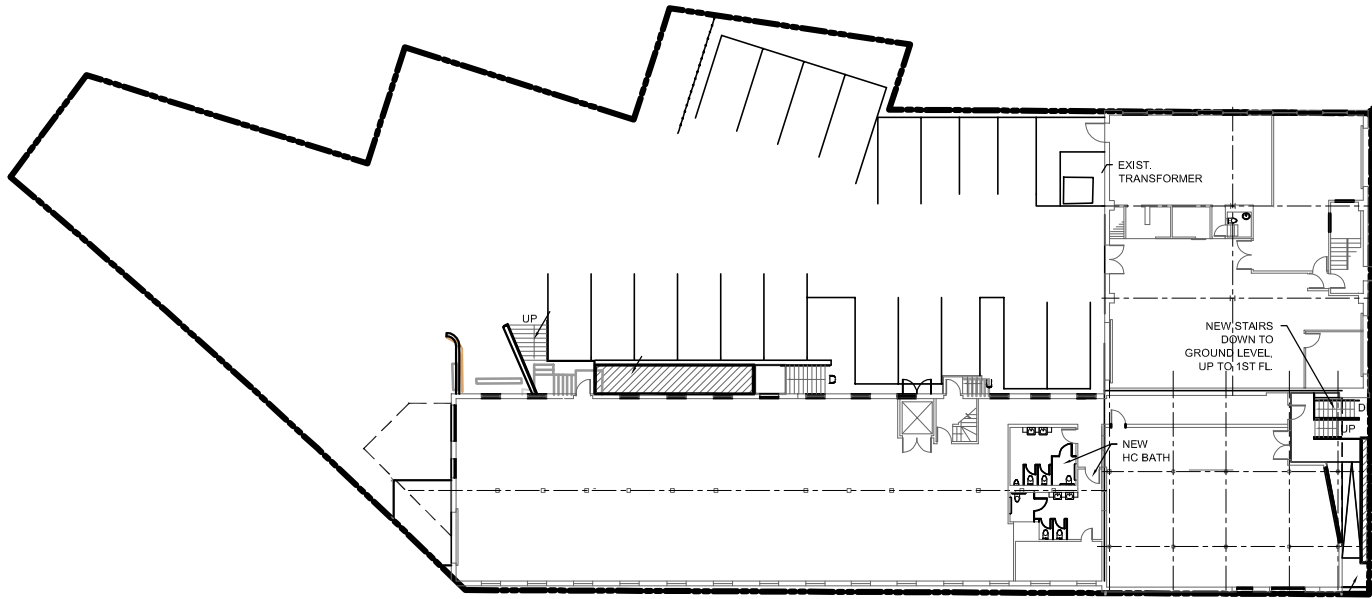
SCALE 1/40"=1'-0"



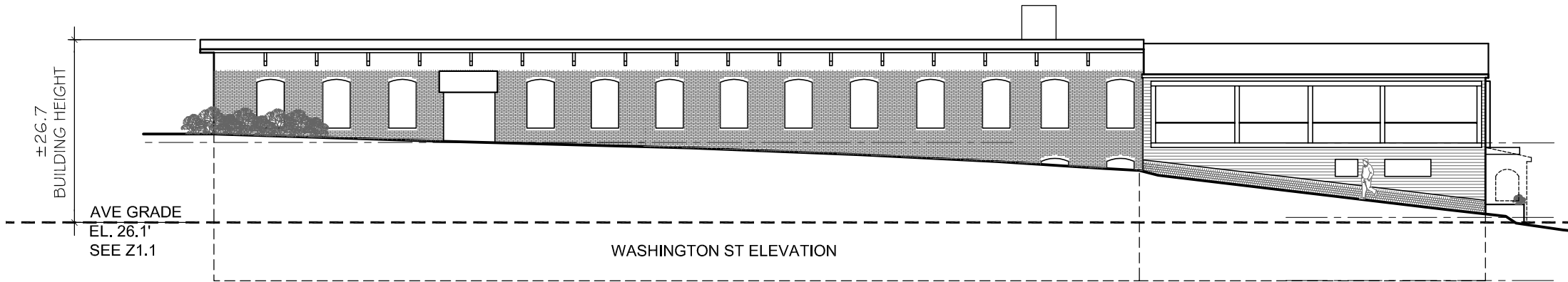
LANDSCAPE AREA 240 SF
25,225 LOT SF = 1%



LOT COVERAGE 10833 SF
25,225 LOT SF = 43%



PERVIOUS AREA 240 SF
25,225 LOT SF = 1%



2 BUILDING HEIGHT

SCALE 1/20"=1'-0"

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PHASE 1

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MTG @ PB	20 JAN 2016
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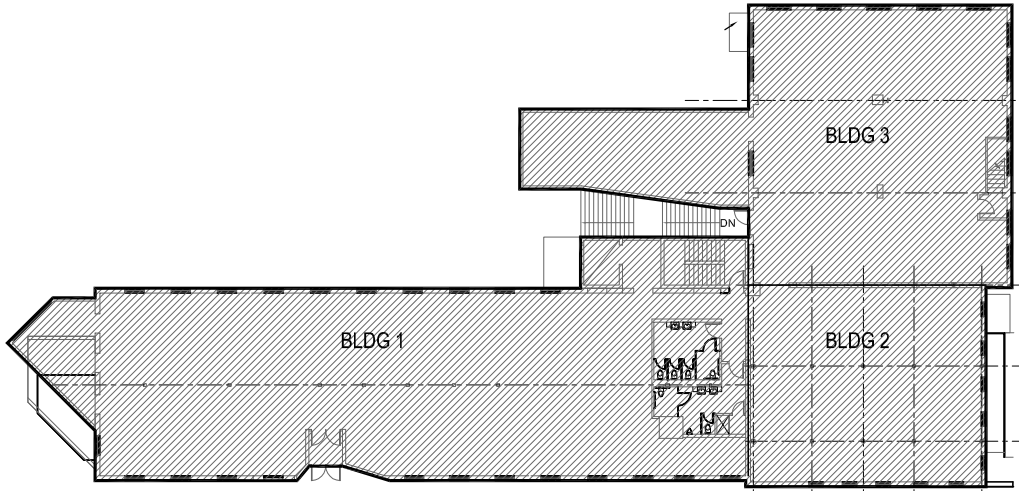
PROGRESS	15 JAN 2016
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DRAWN BY MY	REVIEWED BY PQ
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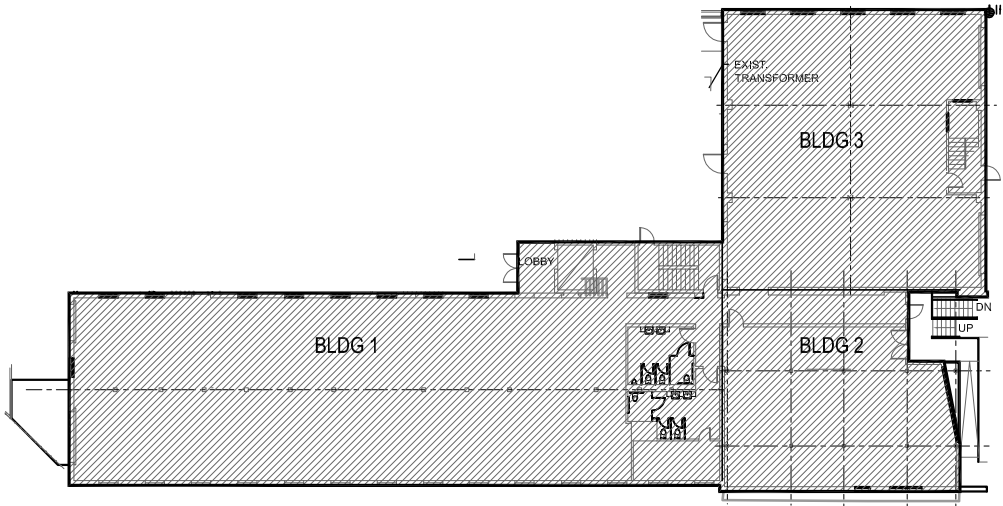
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Z1.2

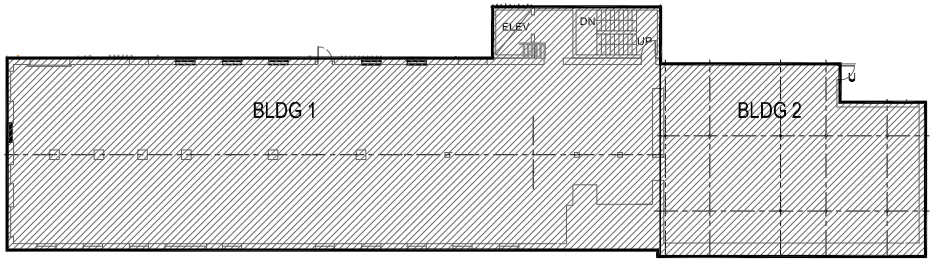
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2ND FLOOR (BUILDING 1, BUILDING 2)
12,237-NSF



1ST FLOOR (BUILDING 1, BUILDING 2, BUILDING 3)
11,013-NSF



GROUND FLOOR (BUILDING 1, BUILDING 2)
7,897-NSF

NET FLOOR AREA SUMMARY

FLOOR	PROPOSED NSF
2ND FL	12,237
1ST FL	11,013
GROUND	7,897
TOTAL	31,147-NSF



1 NET FLOOR AREA

SCALE 1/40" = 1'-0"

WASHINGTON 285 - DIMENSIONAL TABLE - NB & RC ZONING DISTRICT - SPSR PER §7.11, SP PER §4.4.1

ITEM	NB ALLOWED/REQUIRED	EXISTING ALL BLDGS	PROPOSED	EXISTING & PROPOSED ADD'N COMBINED	COMPLIANCE
MIN LOT SIZE (SF)	NA	25,225	NO CHANGE	25,225	COMPLIES
MIN LOT AREA / UNIT	1000 10 + UNITS	NA	NA	NA	COMPLIES
MAX GROUND COVERAGE (%)	80	± 43	50	50	COMPLIES
MIN LANDSCAPED AREA (%)	10	0	6- 10	6- 10	IMPROVES EXTG NON-CONFORMITY
PERVIOUS AREA (%)	NA	0	9- 12	9- 12	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	1.07	0.16 ADD'N	1.23	COMPLIES
NET FLOOR AREA (NSF)	50,450	± 30,167	± 31,147	31,147	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3 PER §8.6.18	± 26.7 / 3	NO CHANGE	± 26.7 / 3	COMPLIES
MIN FRONT YARD (FT)	NA	± 0.1' OVER	NO CHANGE	± 0.1 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - LEFT (FT)	NA	± 0.7 OVER	± 4.5 ADD'N	± 0.7 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	8.9 PER §8.6.12	± 0.4	± 21.5 ADD'N	± 0.4	ADDITION COMPLIES / EXTG NO CHANGE
MIN REAR YARD (FT)	14*	± 101.8	± 92.8 ADD'N	± 92.8	COMPLIES
MIN FRONTAGE (FT)	NA	100.23	NO CHANGE	100.23	COMPLIES
MIN NO. OF PARKING SPACES	48**	19	23- 21 (NET ADD 4) (NET ADD 2)	4 COMPACT + 49- 17 STD = 23- 21 (INCLUDES 1 HC)	IMPROVE EXTG NON-CONFORM ADDITION COMPLIES
MIN NO. BIKE PARKING SPACES	5***	0	14	14	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET Z1.4.

*REAR YARD CALCULATION PER §8.5

10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =
10' + (2' X 2) = 14' REQUIRED REAR YARD

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B COMMERCIAL

IF REQUIRED CAR PARKING IS 15-200 THEN 1 BIKE SPACE REQUIRED
PER 10 CAR SPACES REQUIRED = 48 / 10 = 4.8 =
5 BIKE SPACES REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

EXISTING CONDITION				+	PROPOSED CONDITION			
USE	NSF	RATIO	PARKING REQ'D		USE	NSF	RATIO	PARKING REQ'D
BUS. SERVICE	3,467	1/550	6.3		BUS. SERVICE	3,351	1/550	6.1
RETAIL	1,585	1/500	3.2		RETAIL	4,995	1/500	10.0
OFFICE	4,396	1/575	7.6		OFFICE	14,543	1/575	25.3
ART STUDIO	7,030	1/400	17.6		ART STUDIO	0	1/400	0
ART OPEN TO PUBLIC	2,203	1/600	3.7		ART OPEN TO PUBLIC	0	1/600	0
DISTRIBUTION	11,486	1/1500	7.7 + 1		DISTRIBUTION	8,258	1/1500	5.5 + 1
TOTAL	30,167		47		TOTAL	31,147		48

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DRAWING TITLE

ZONING
COMPLIANCE
PHASE 2

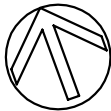
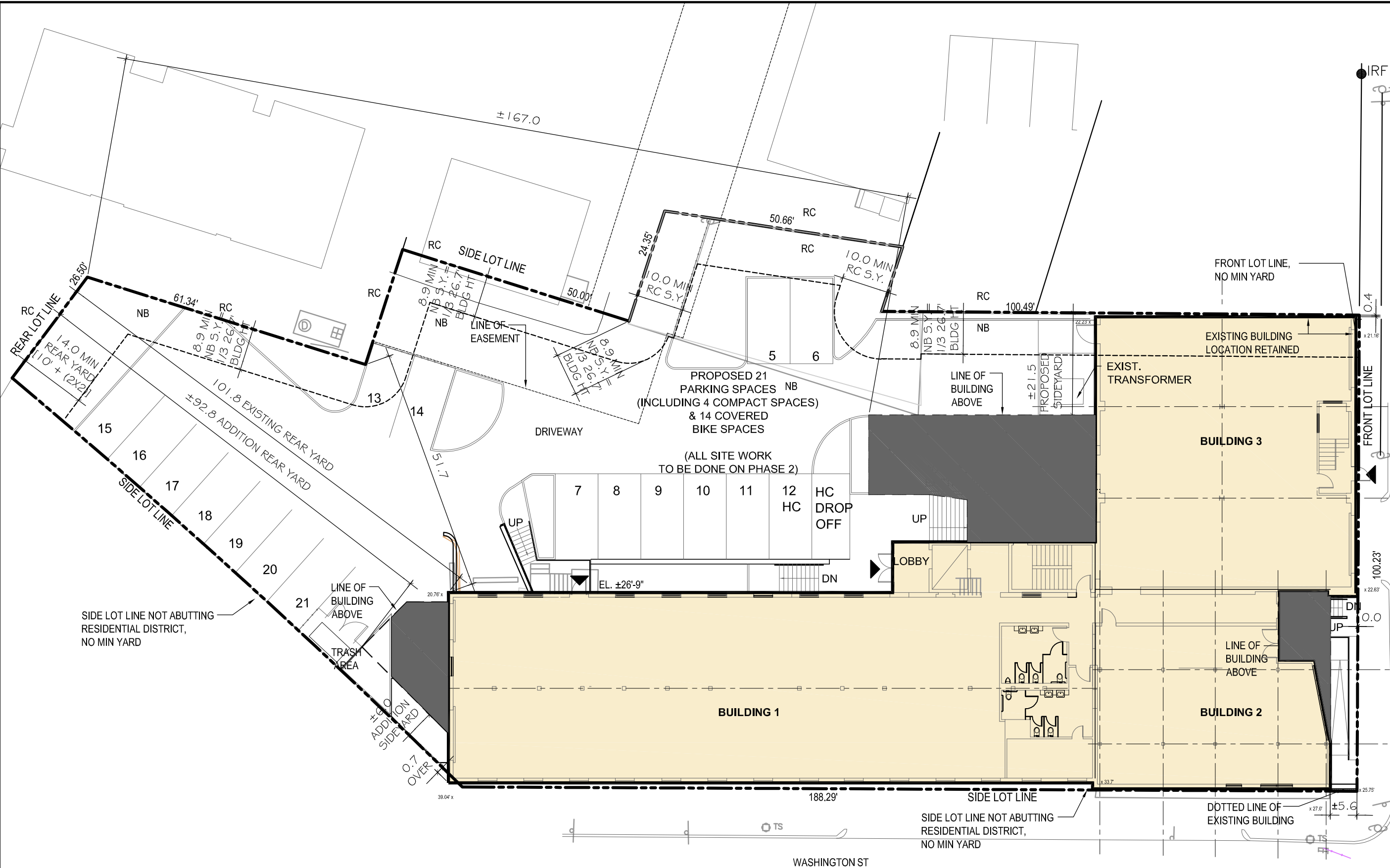
SCALE AS NOTED

REVISION	DATE
REV 02 SPSR	23 MAR 2016
REV 01 SPSR	09 MAR 2016
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MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.3

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1

DIMENSIONAL SITE PLAN

SCALE 1/20" = 1'-0"

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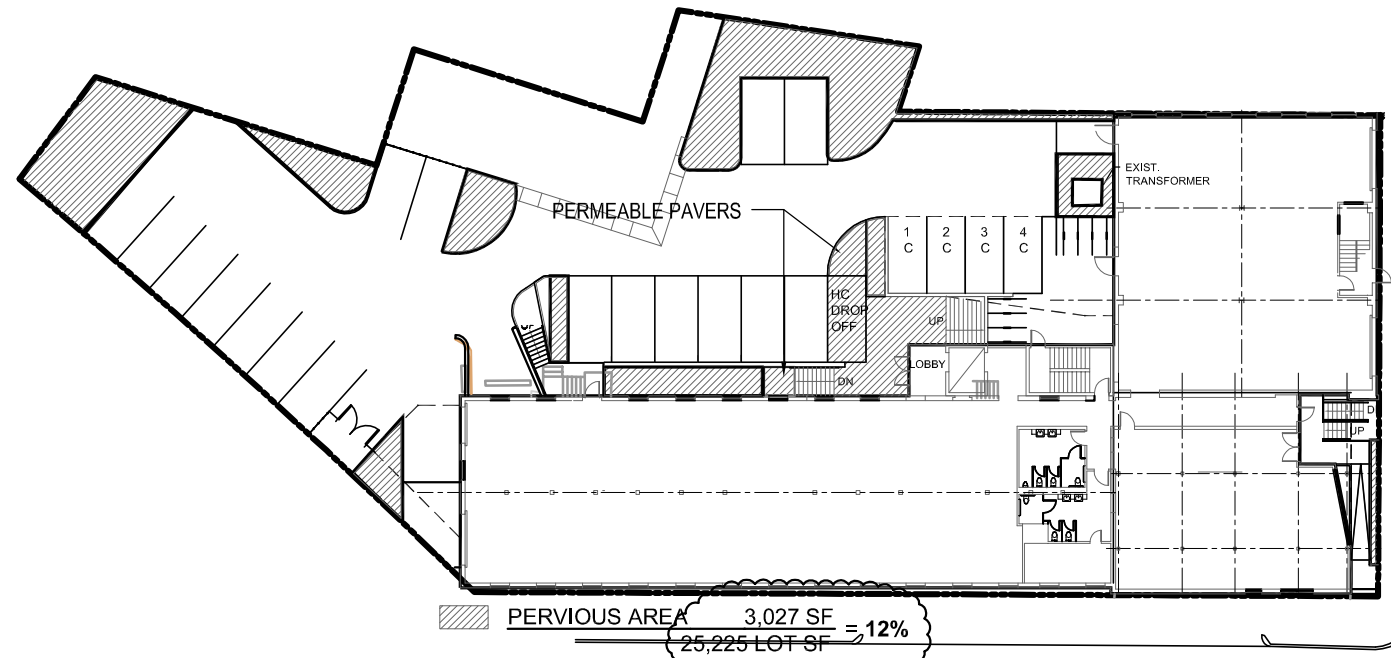
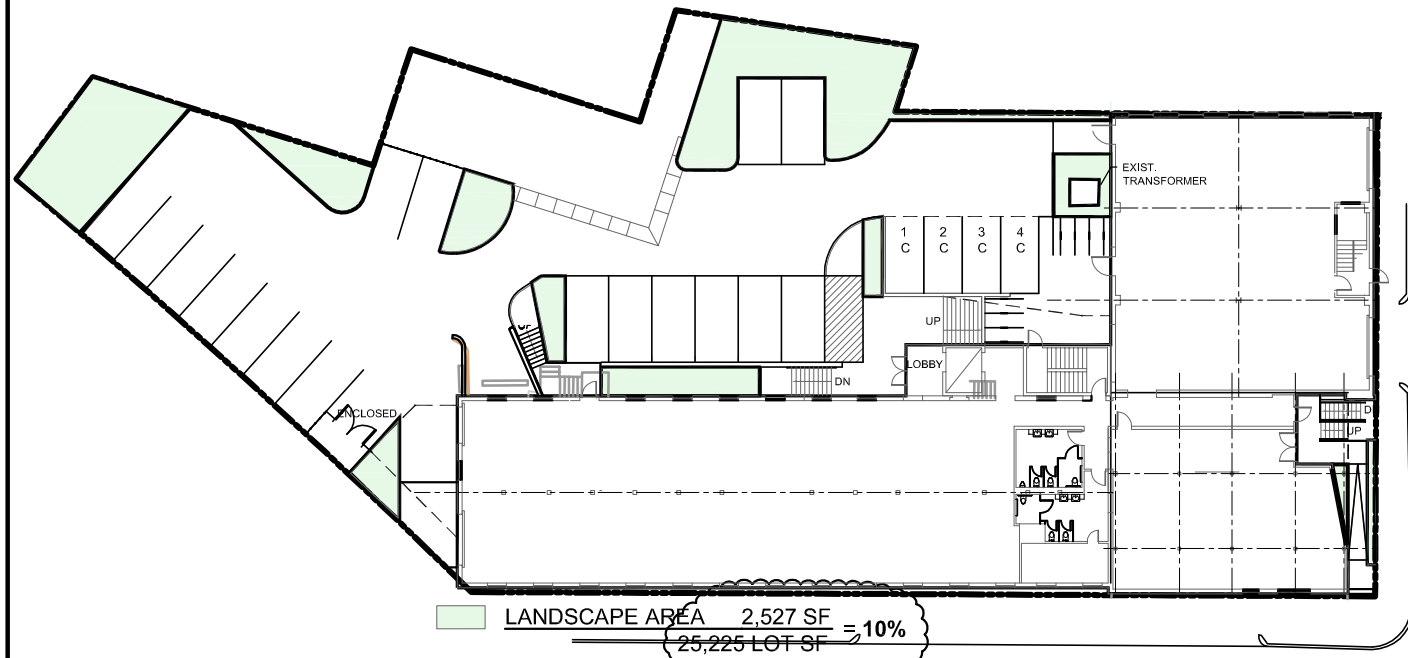
Z1.4



1

SITE AREAS

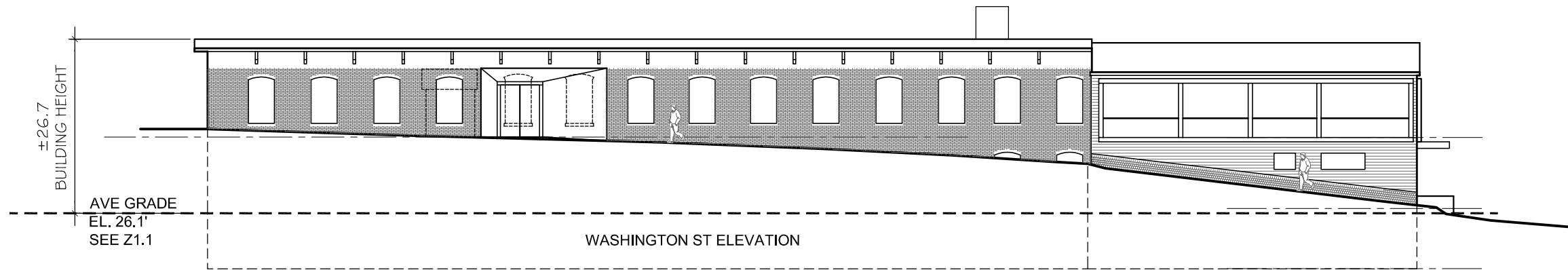
SCALE 1/40" = 1'-0"



LOT COVERAGE 12,649 SF
25,225 LOT SF = 50%

LANDSCAPE AREA 2,527 SF
25,225 LOT SF = 10%

PERVIOUS AREA 3,027 SF
25,225 LOT SF = 12%



2

BUILDING HEIGHT

SCALE 1/20" = 1'-0"

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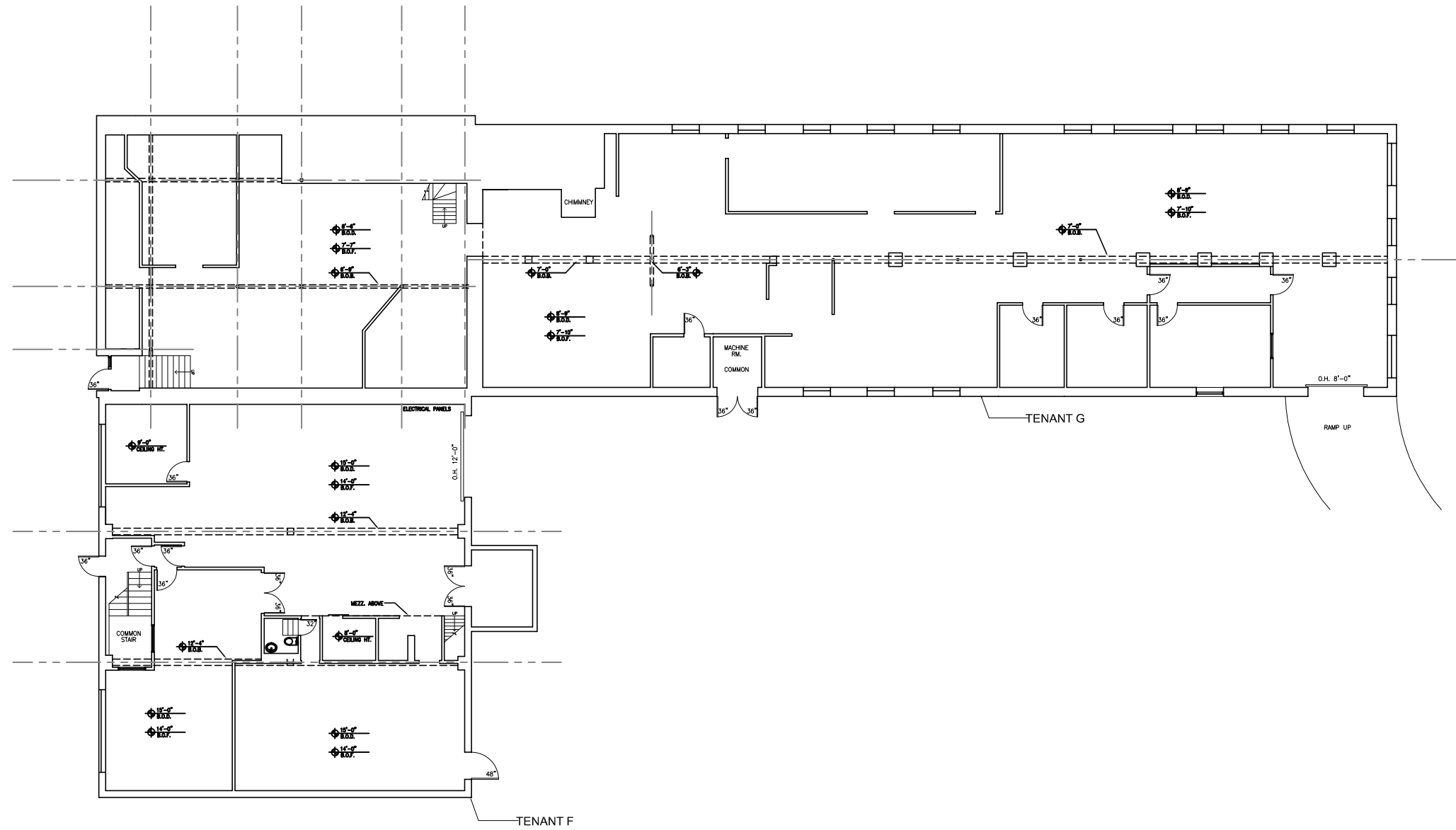
ZONING
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PHASE 2

SCALE AS NOTED

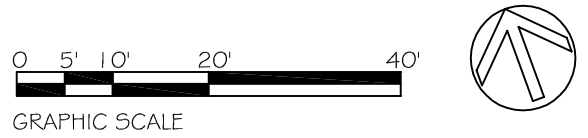
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MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY MY	REVIEWED BY PQ

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Z1.5



1 GROUND LEVEL FLOOR PLAN



285 Washington St.

Commercial Property

EC
Existing Conditions Surveys Inc.
398 Columbus Avenue #334
Boston, MA 02116 USA
T 617.247.9161
F 617.248.0746
E info@existingconditions.com
www.existingconditions.com

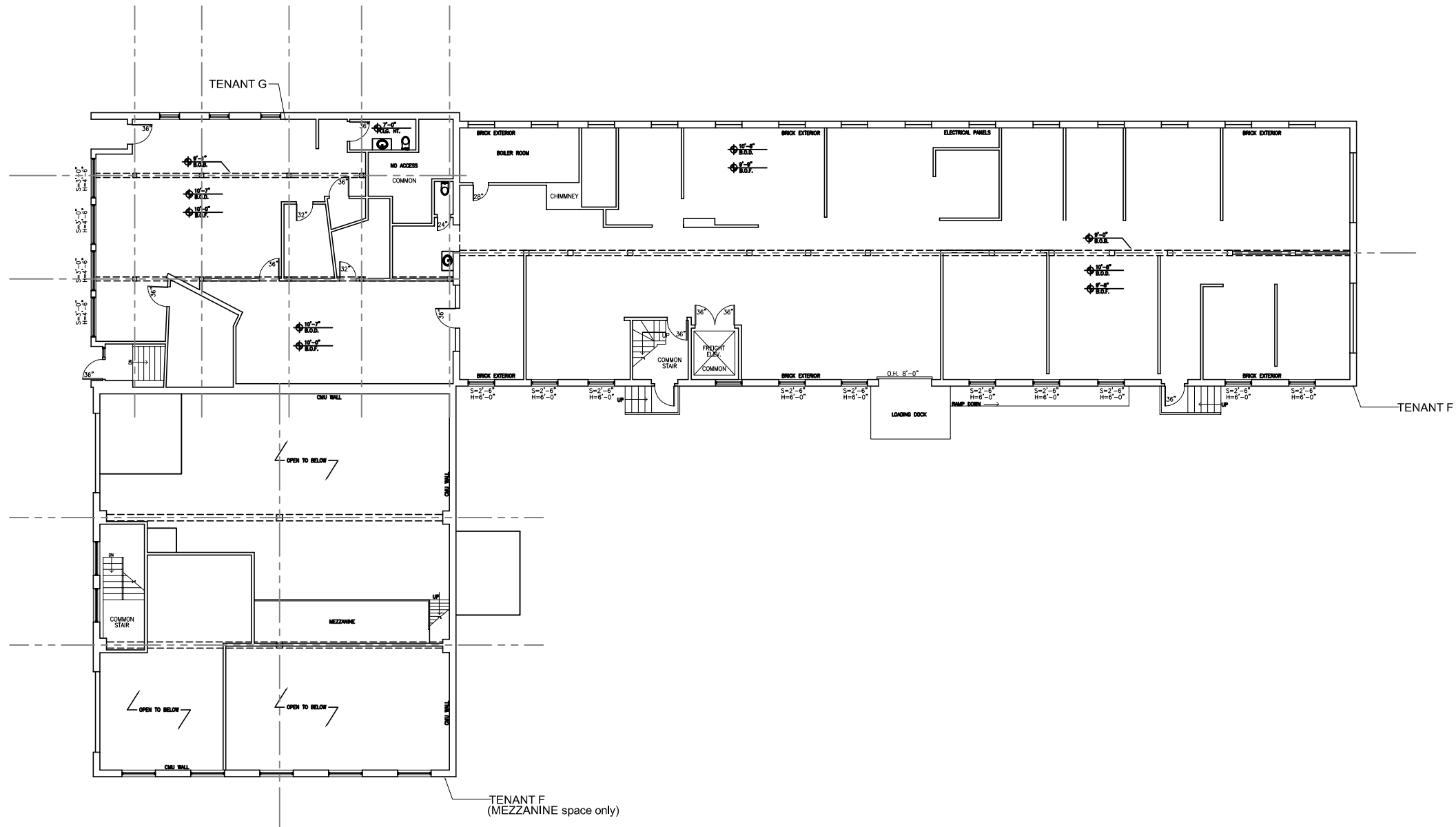
**The Most Accurate
Existing Conditions Surveys and
As-Built Surveys**
All projects are measured using the most advanced laser measuring equipment and our best standards and practices. All work will be field verified by client prior to design or construction or other use, please visit: www.existingconditions.com for terms and conditions of use.
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Revision Schedule		
Revision Number	Revision Description	Revision Date
#1	TENANT SOFT	10.12.15

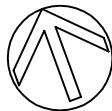
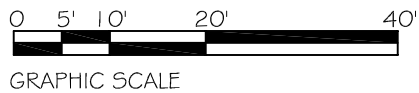
Existing Floor Plans

Date:	10.06.15	EX03
Scale:	1/8" = 1'-0"	
Drawn By:	hiv	

HAWKINS ST.

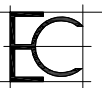


1 FIRST FLOOR LEVEL FLOOR PLAN



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Revision Schedule		
Revision Number	Revision Description	Revision Date
#1	TENANT SOFT	10.12.15

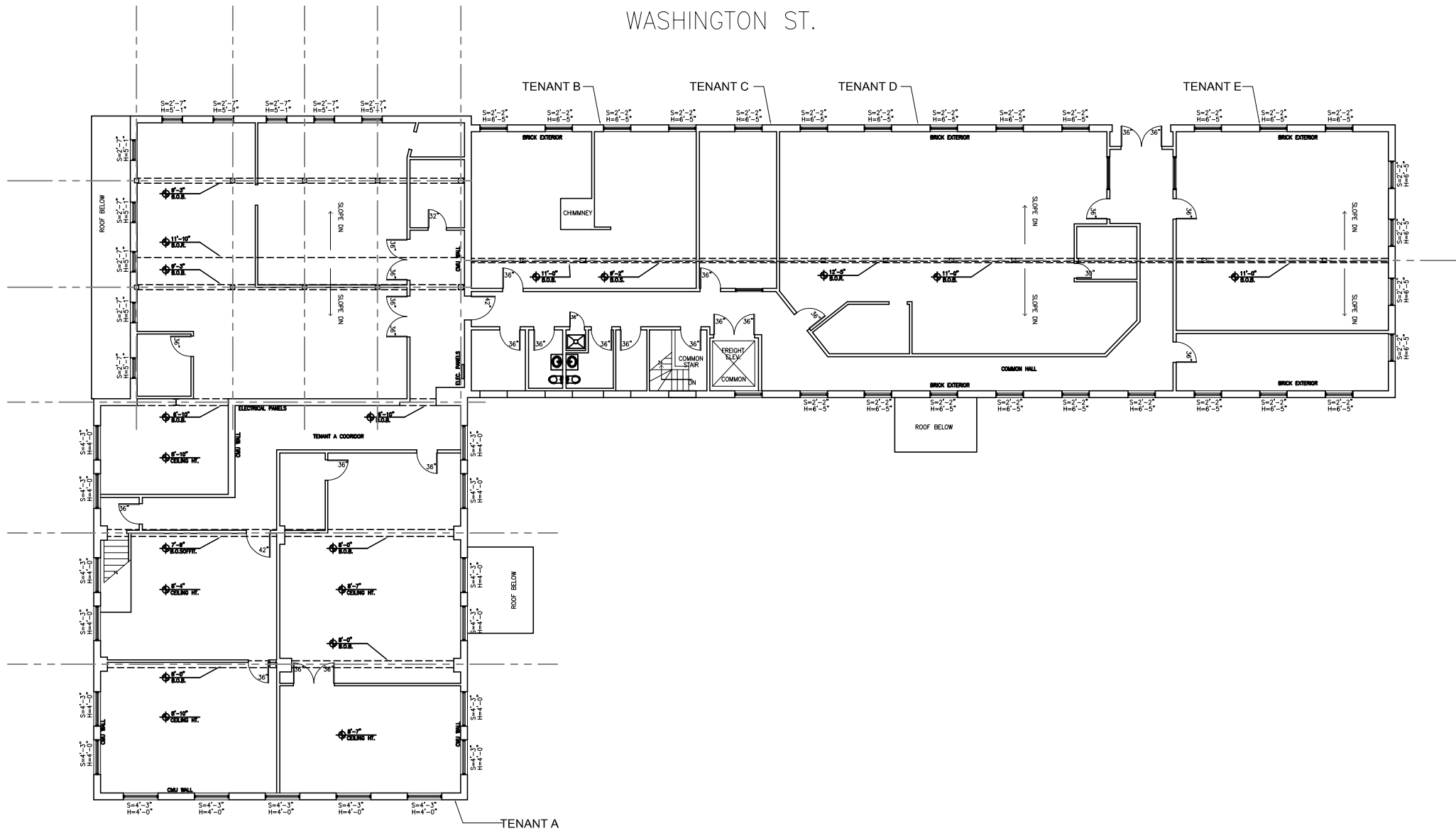
Existing Floor Plans

Date: 10.06.15
Scale: 1/8" = 1'-0"
Drawn By: hv

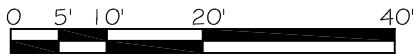
EX02

HAWKINS ST.

WASHINGTON ST.



1 SECOND FLOOR LEVEL FLOOR PLAN (WASHINGTON ST)

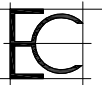


GRAPHIC SCALE



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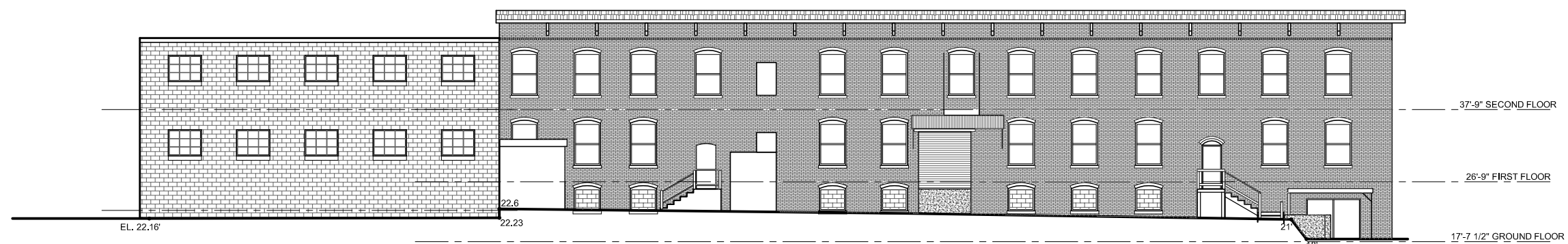
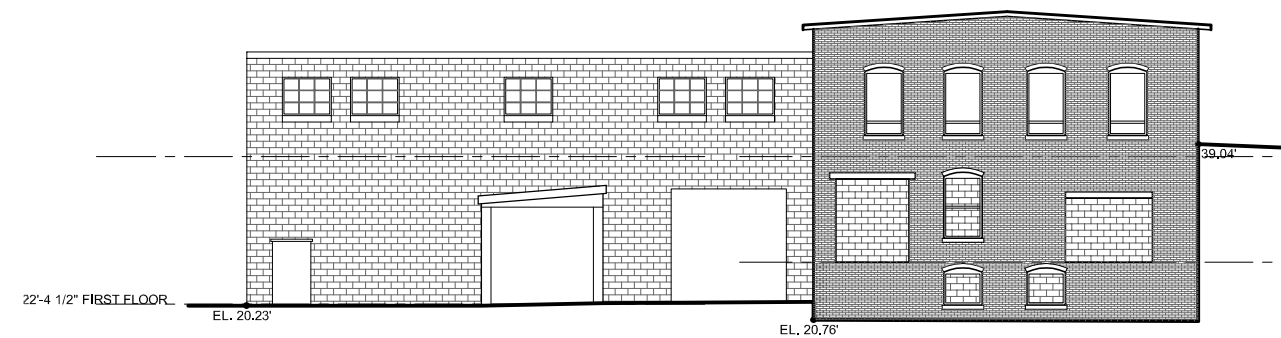
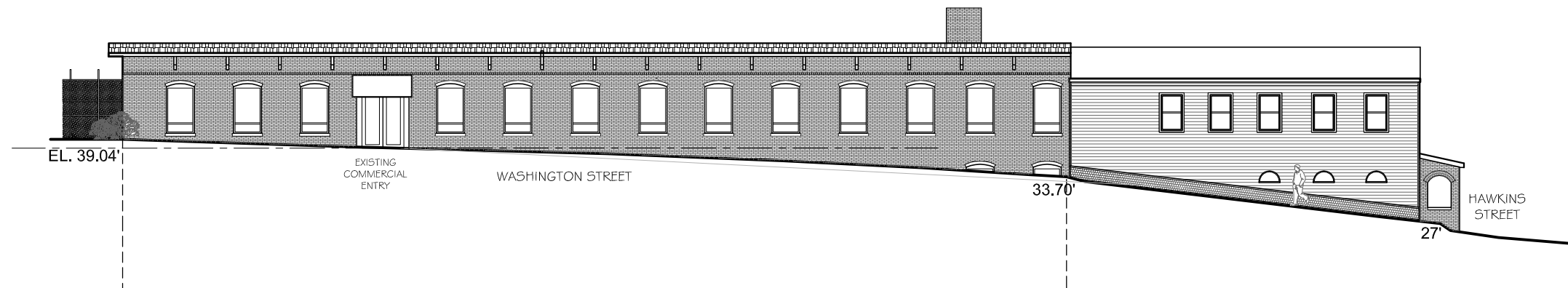
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Revision Schedule		
Revision Number	Revision Description	Revision Date
#1	TENANT SOFT	10.12.15

Existing Floor Plans

Date: 10.06.15
Scale: 1/8" = 1'-0"
Drawn By: hv

EX01



0 5' 10' 20' 40'

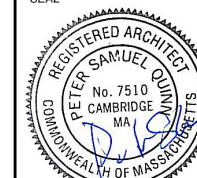
GRAPHIC SCALE

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PH 617-354-3989

SEA



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PROJECT

REDEVELOPMENT
OF

285 WASHINGTON STREET
SOMERVILLE, MA 02143

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

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WELLESLEY, MA 02481

DRAWING TITLE

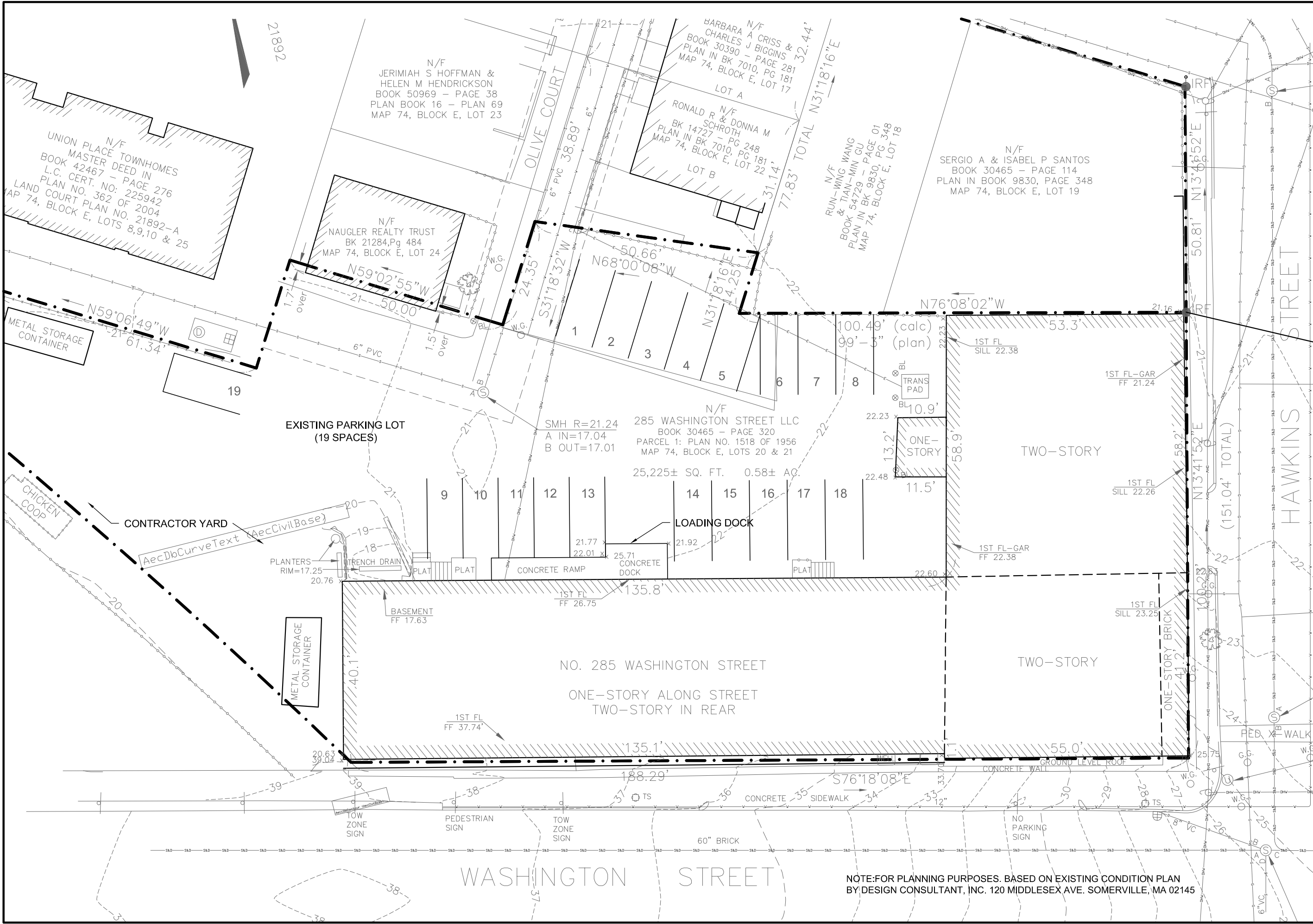
EXISTING ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY YY	REVIEWED BY PQ

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EX04



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REGISTERED ARCHITECT
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CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

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EXISTING PARKING CONDITION

SCALE AS NOTED

REVISION	DATE

SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
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EX05

NOTE: FOR PLANNING PURPOSES. BASED ON EXISTING CONDITION PLAN BY DESIGN CONSULTANT, INC. 120 MIDDLESEX AVE. SOMERVILLE, MA 02145



VIEW #1



VIEW #2



VIEW #3



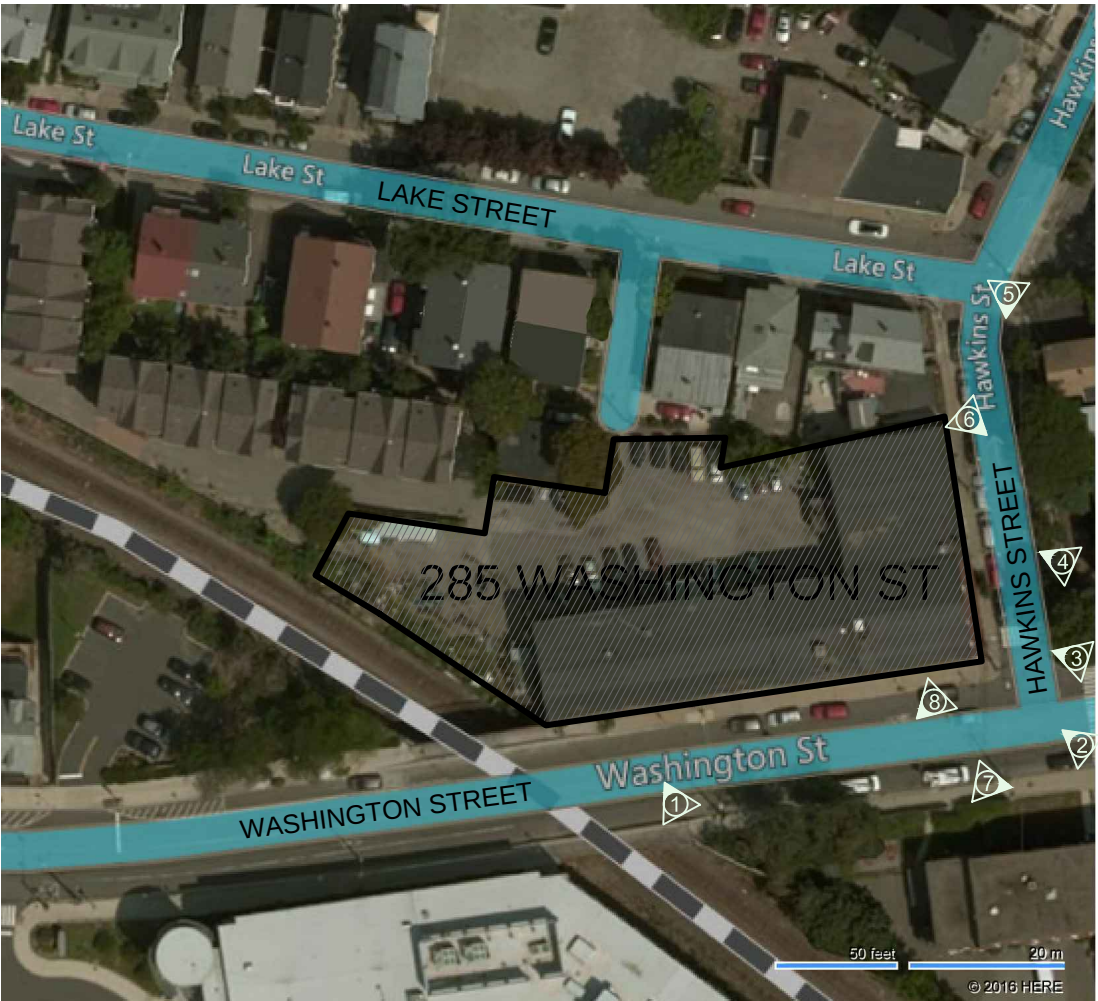
VIEW #4



VIEW #5



VIEW #6



AERIAL VIEW

LEGEND

- AERIAL VIEW
VIEW #1: WASHINGTON ST ENTRY TO BUILDING 1.
VIEW #2: CORNER OF WASHINGTON ST AND HAWKINS ST.
VIEW #3: CORNER OF WASHINGTON ST AND HAWKINS ST. (BUILDING 2)
VIEW #4: HAWKING ST. (BUILDING 3)
VIEW #5: HAWKING ST VIEW TOWARDS WASHINGTON. (BUILDING 3)
VIEW #6: HAWKING ST.
VIEW #7: WASHINGTON ST VIEW TOWARDS UNION SQ.
VIEW #8: WASHINGTON ST VIEW GOING UP THE BRIDGE.



VIEW #7



VIEW #8

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DRAWING TITLE

EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION DATE

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EX06



VIEW #1



VIEW #2



VIEW #3



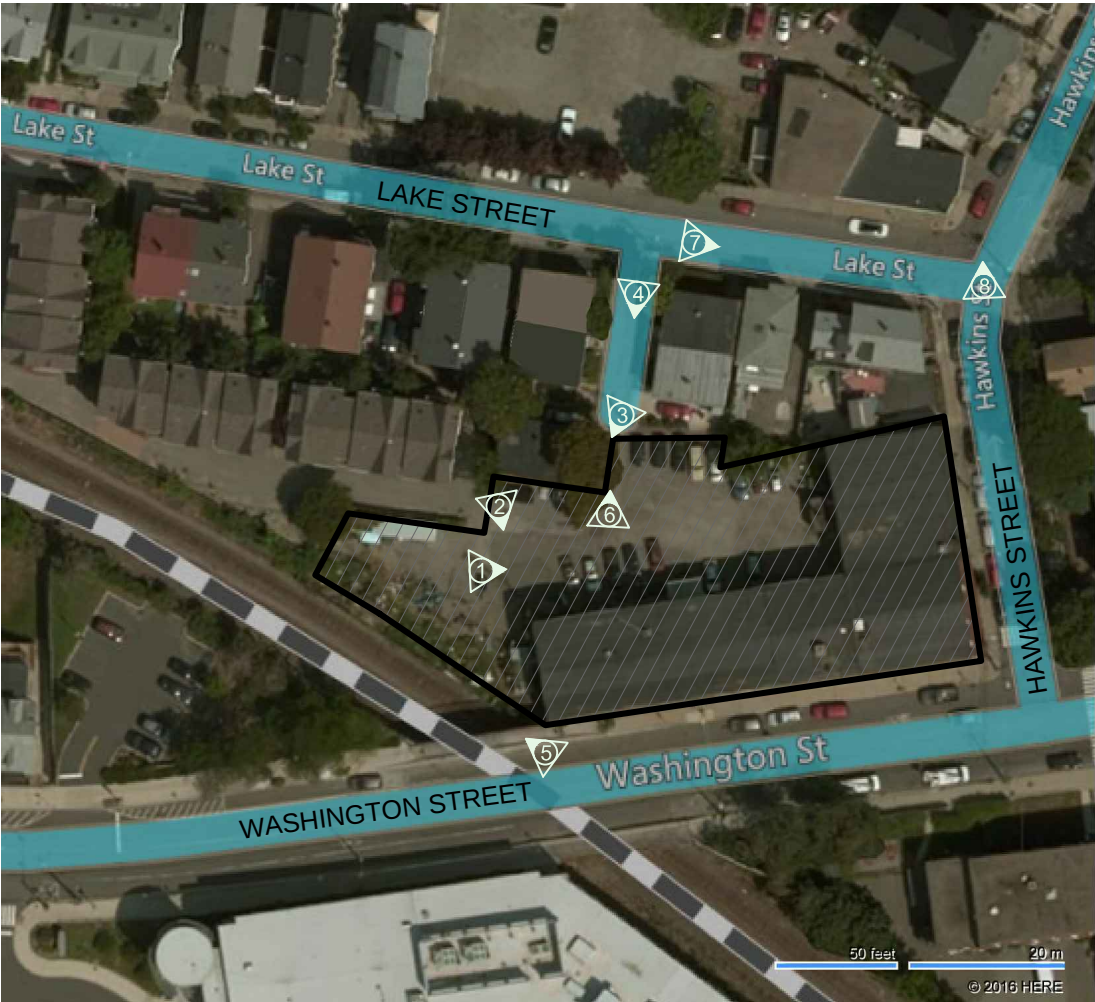
VIEW #4



VIEW #5



VIEW #6



AERIAL VIEW

LEGEND

- AERIAL VIEW
- VIEW #7: ALEWIFE LINEAR PARK TOWARDS MASSACHUSETTS AVE.
- VIEW #8: ALEWIFE LINEAR PARK, TROLLEY SQUARE
- VIEW #9: 7 CAMERON ST APARTMENTS
- VIEW #10: ALEWIFE LINEAR PARK, TROLLEY SQUARE TOWARDS DAVIS SQ.
- VIEW #11: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX
- VIEW #12: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX



VIEW #7



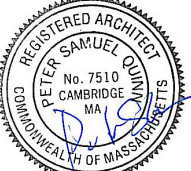
VIEW #8

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EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION DATE

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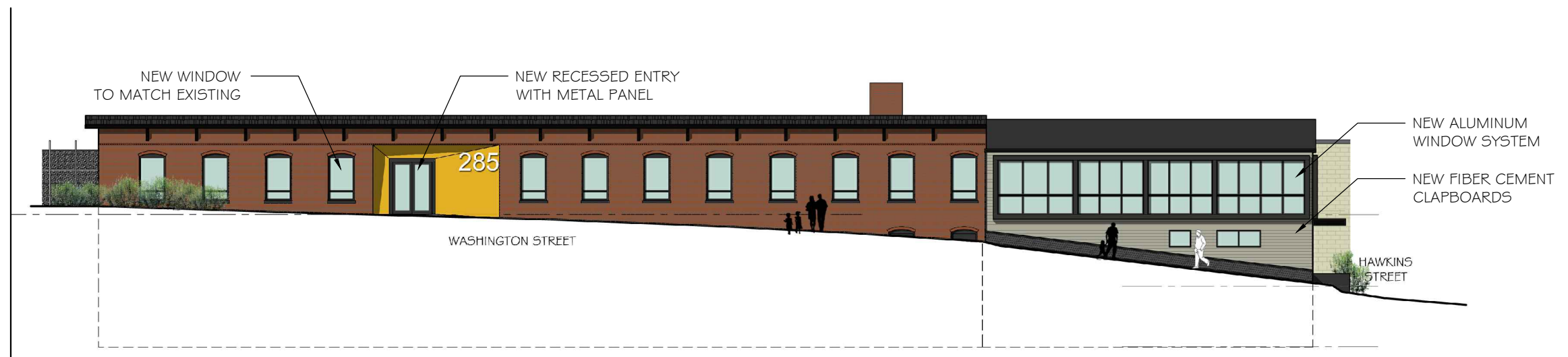
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PROGRESS 15 JAN 2016

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EX07



① **PROPOSED FRONT ELEVATION**
SCALE: 1/20" = 1'-0" WASHINGTON ST



② **PROPOSED SIDE ELEVATION**
SCALE 1/20"= 1'-0" HAWKINS ST

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**COLOR STREET
ELEVATION
AS COMPLETED
ON BOTH
PHASES**

SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
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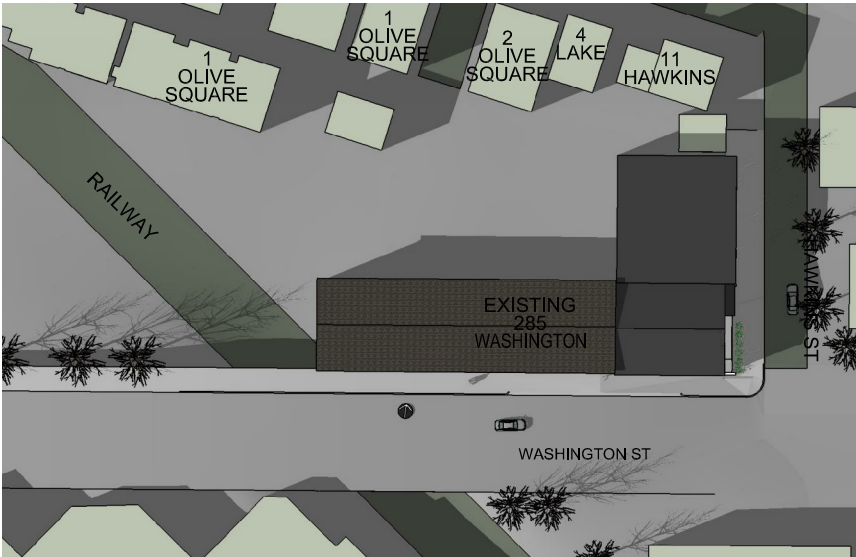
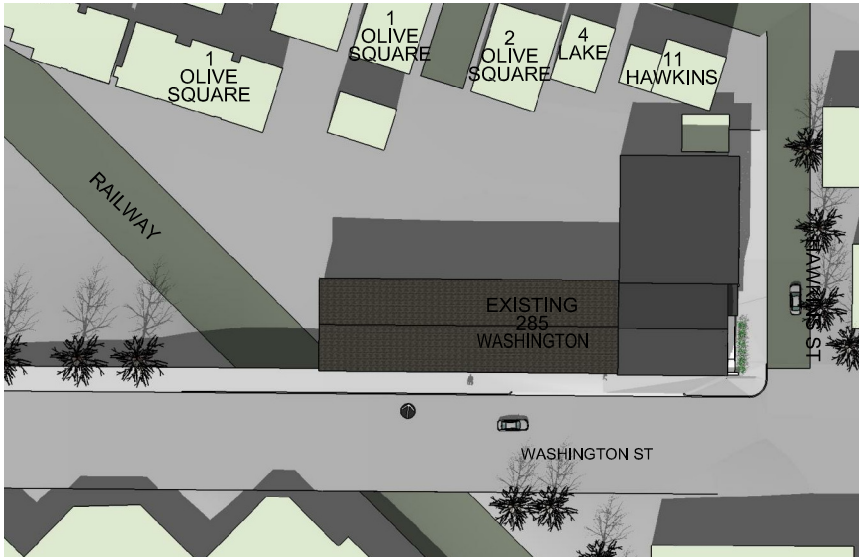
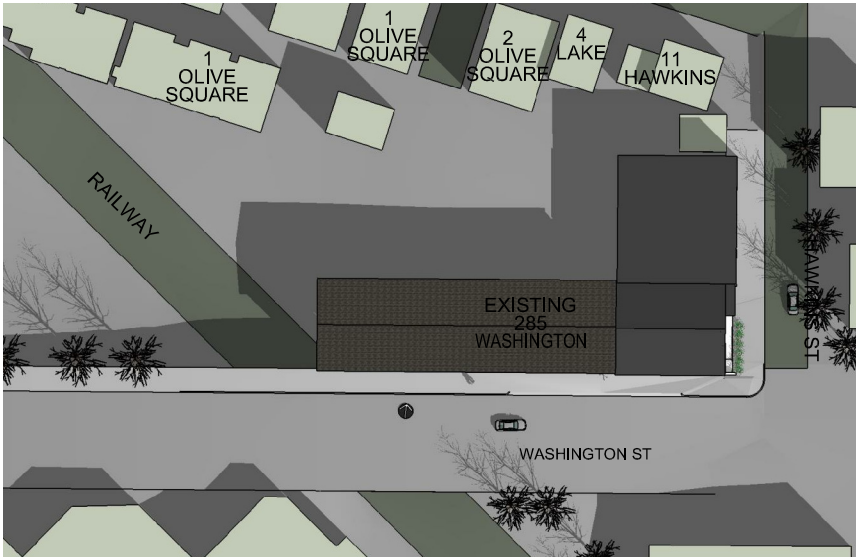
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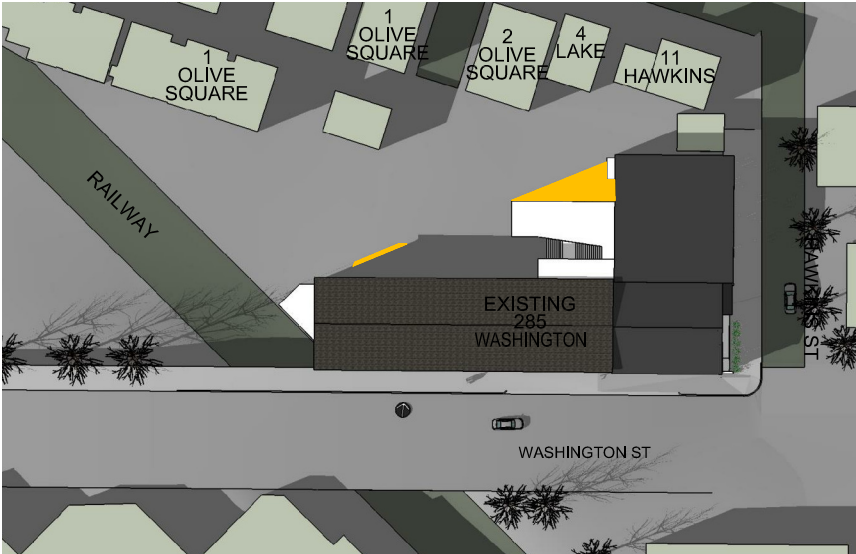
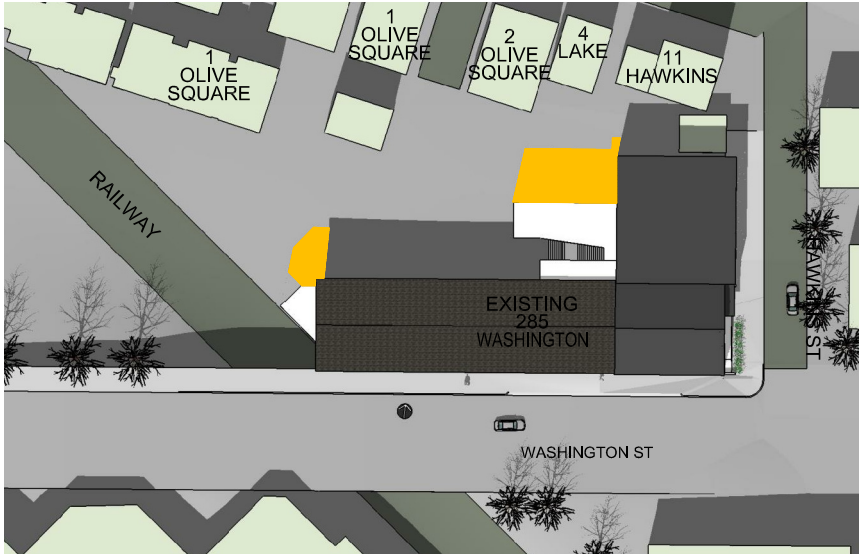
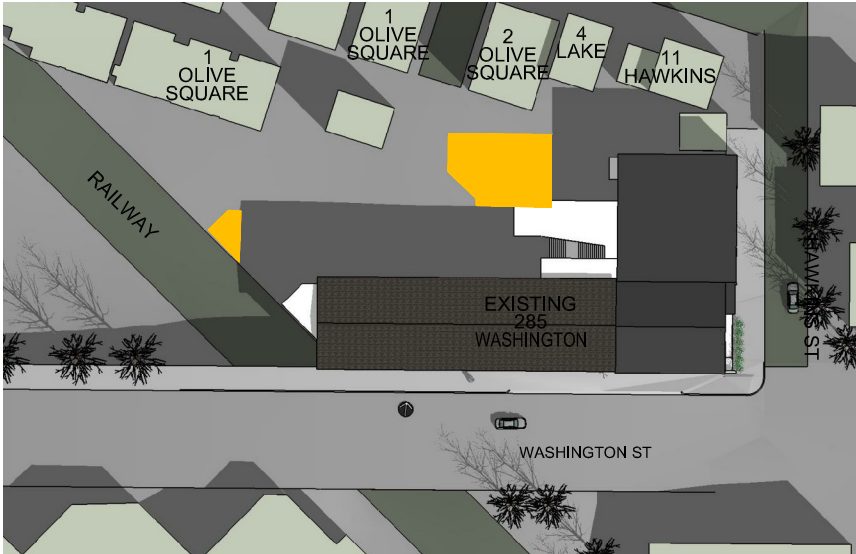
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PROPOSED



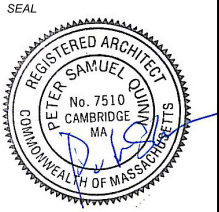
ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX

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WELLESLEY, MA 02481

DRAWING TITLE
SHADOW STUDY
MARCH/SEPT

SCALE AS NOTED	
REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
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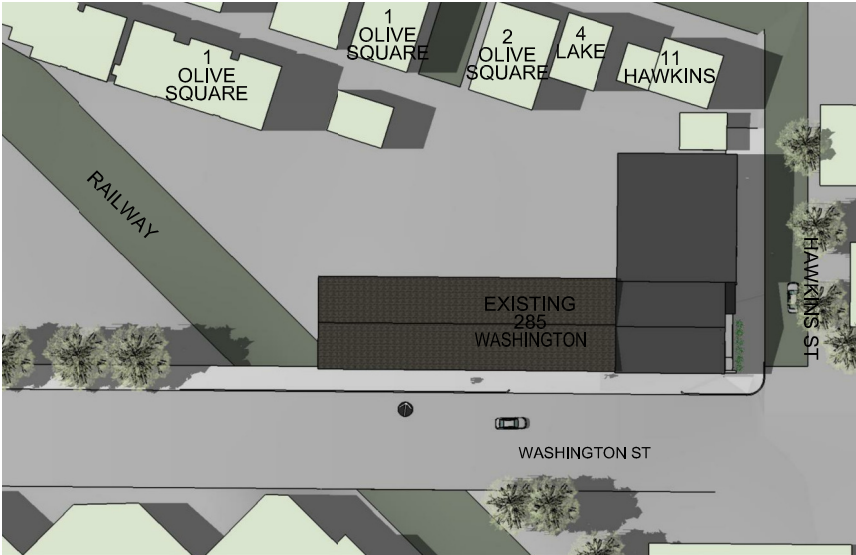
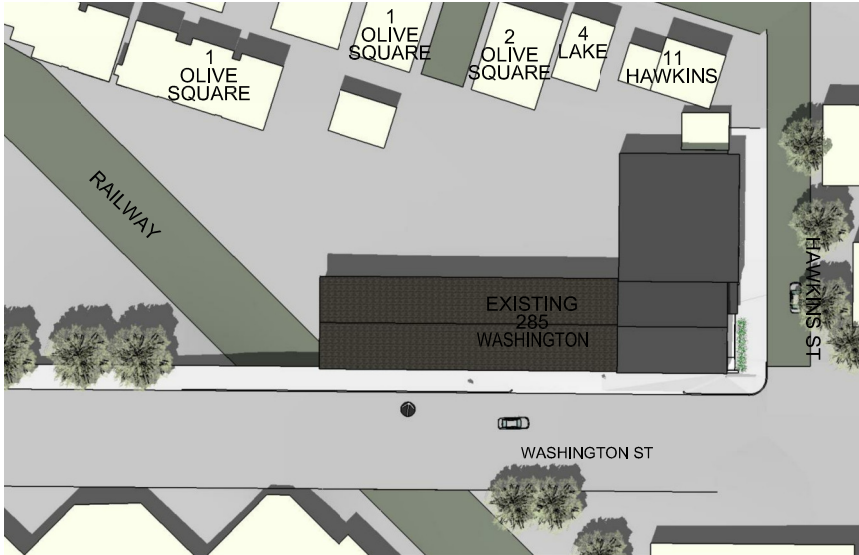
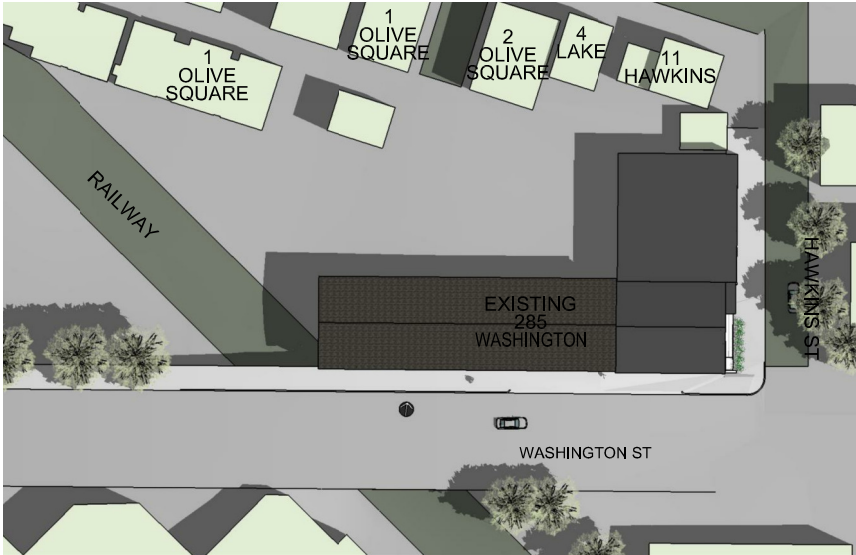
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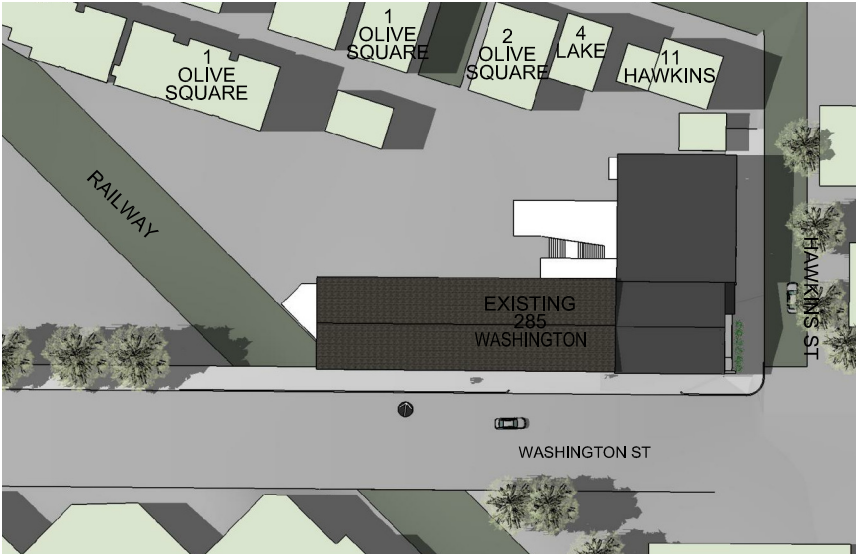
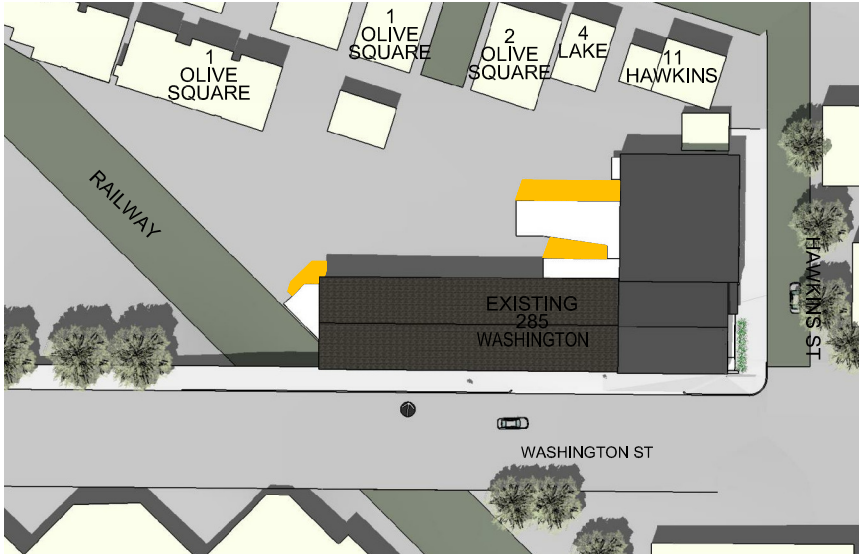
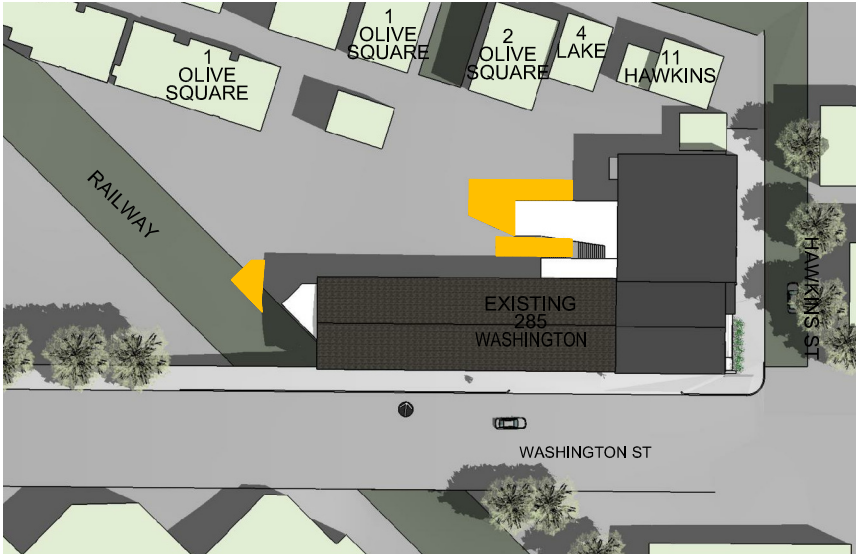
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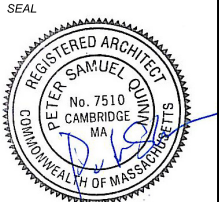


ADDITIONAL SHADOW

SHADOW STUDY - JUNE 21

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SHADOW STUDY
JUNE

SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
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PROGRESS	15 JAN 2016
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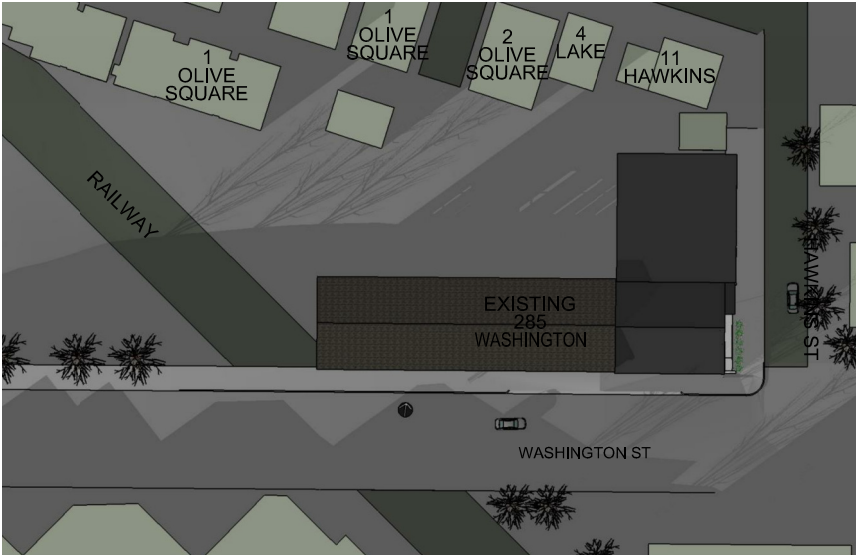
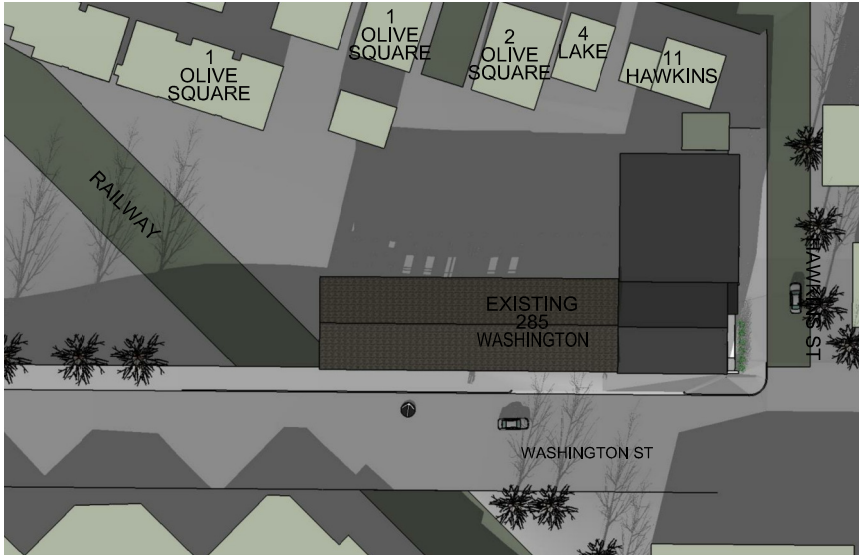
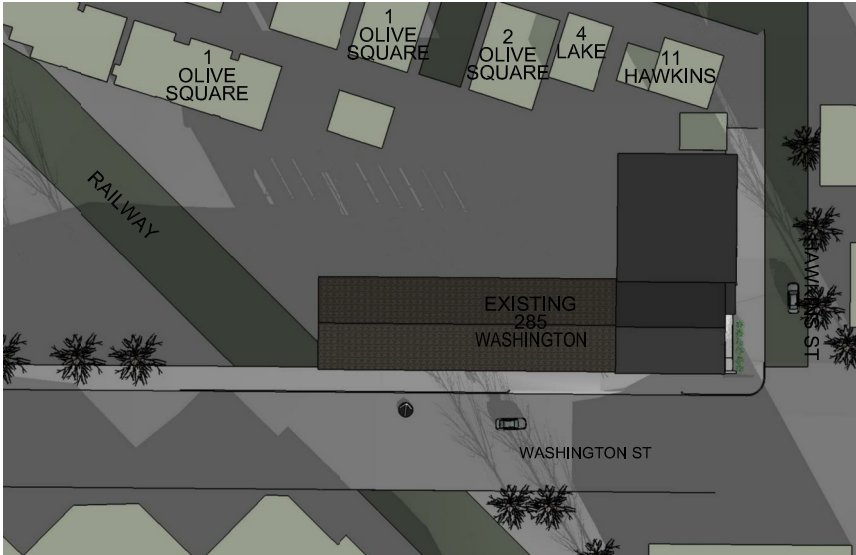
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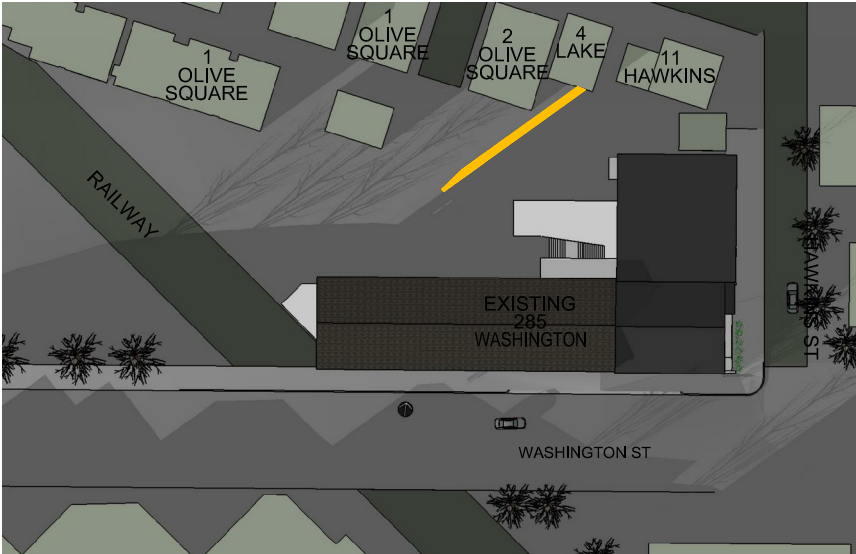
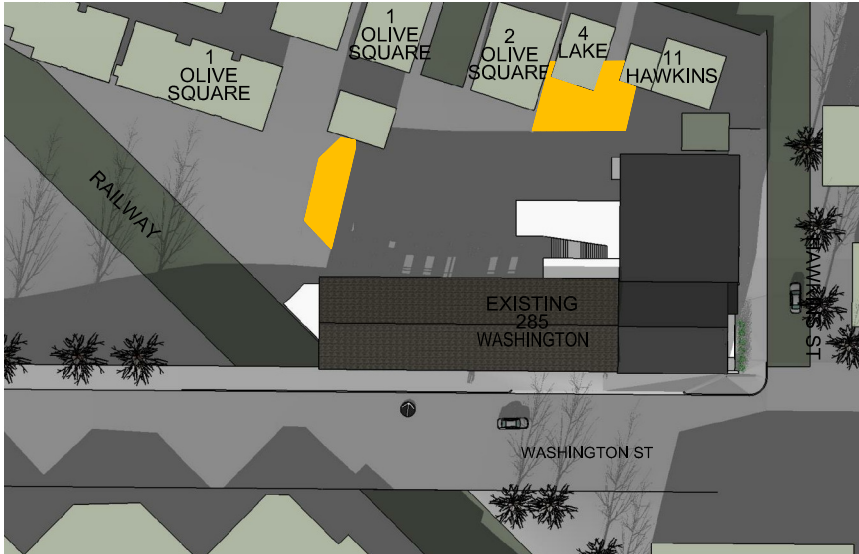
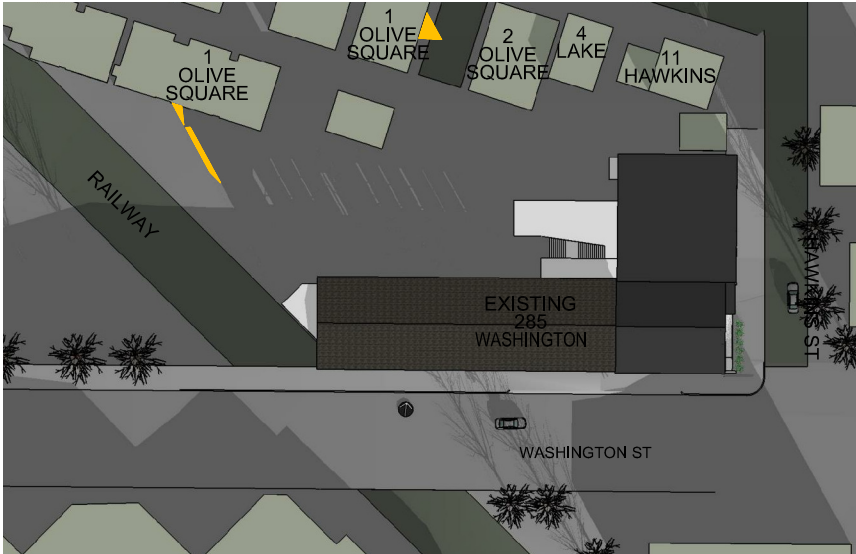
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PROPOSED

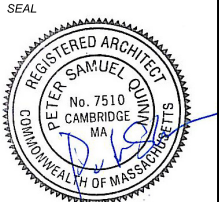


ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21

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DRAWING TITLE
SHADOW STUDY
DECEMBER

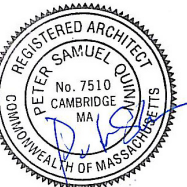
SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
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PROGRESS	15 JAN 2016
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DRAWING TITLE

GROUND
FLOOR PLAN
(PHASE 1)

SCALE AS NOTED

REVISION DATE

SPSR APPLIC 28 JAN 2016

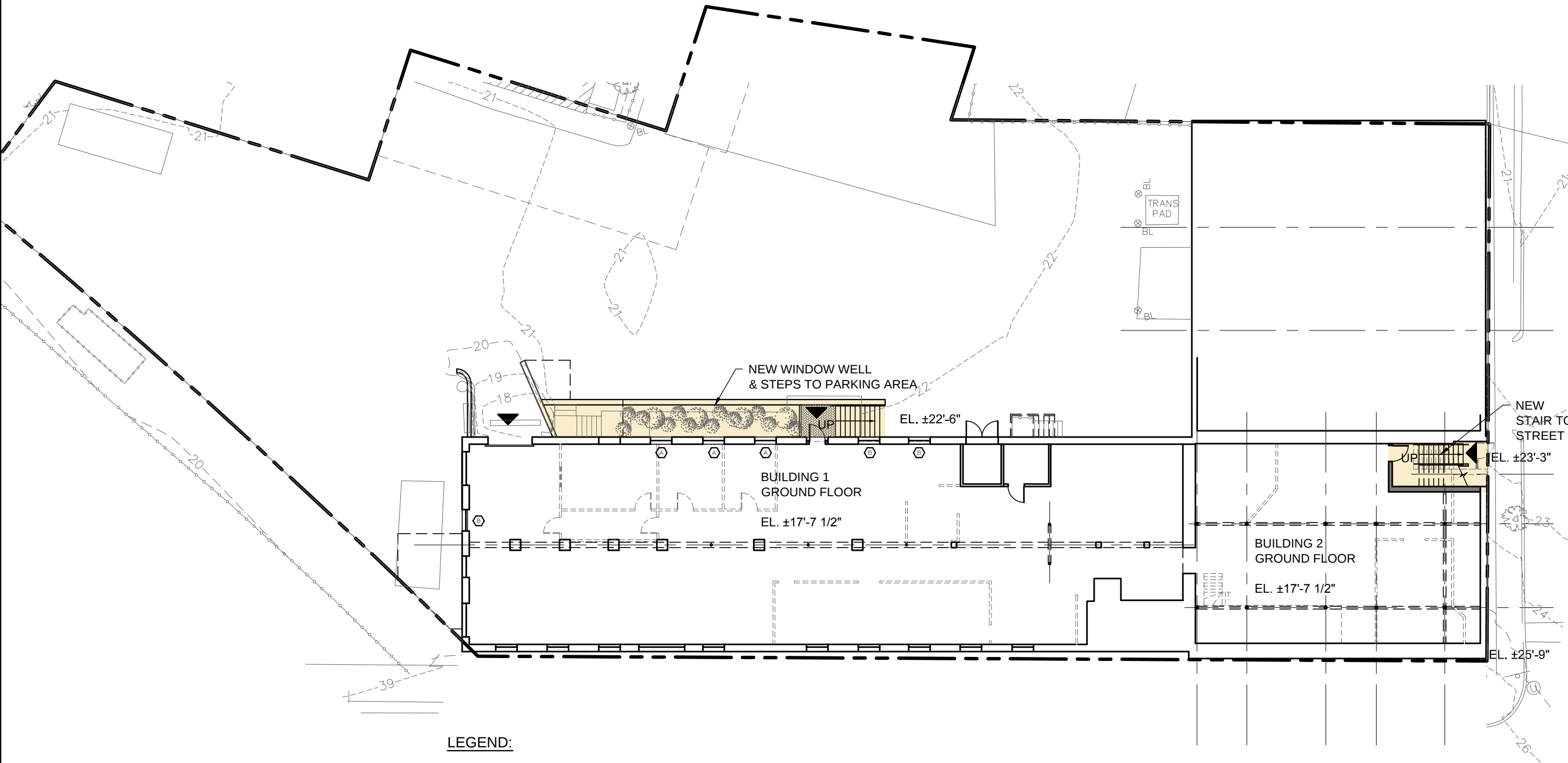
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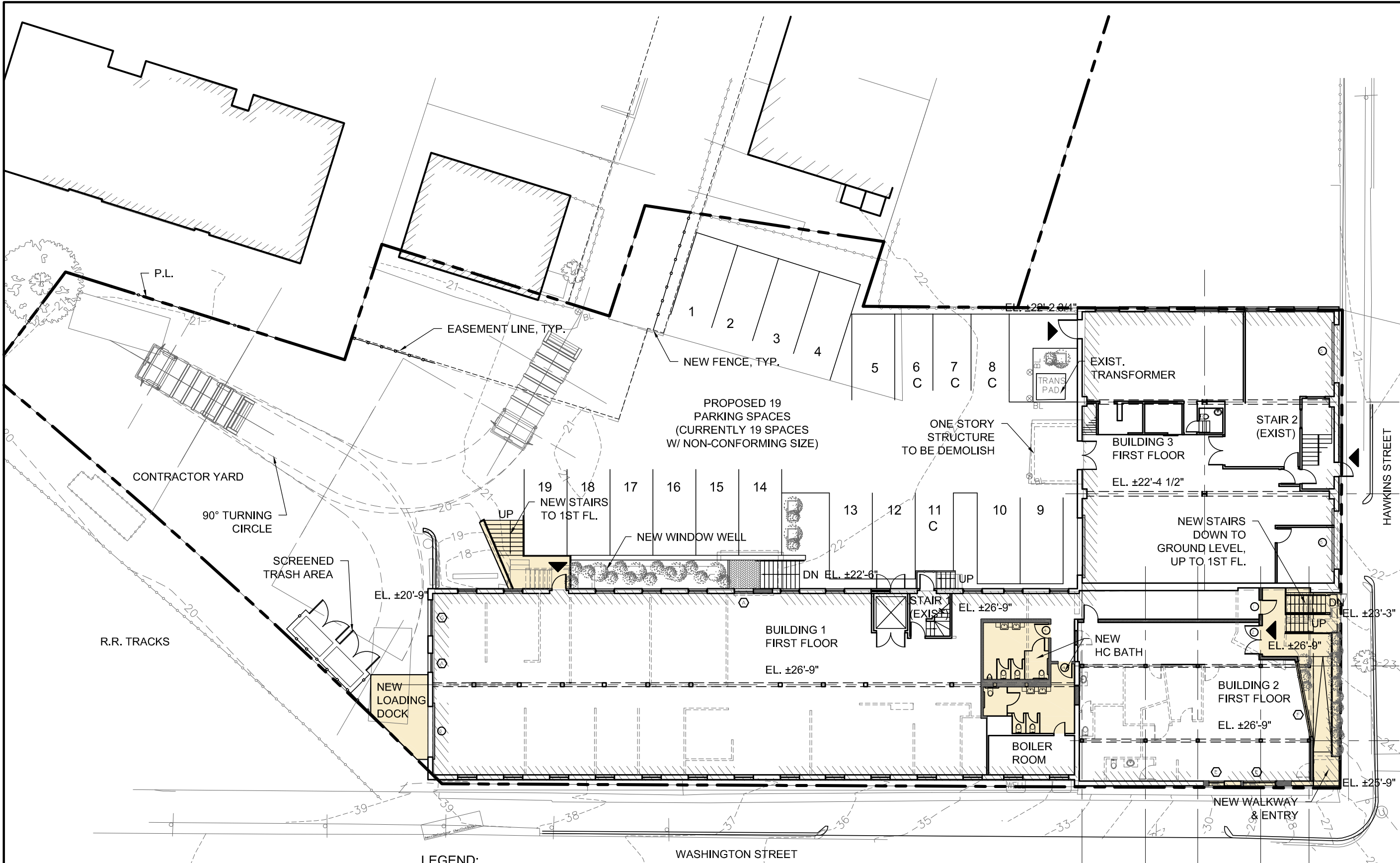


LEGEND:

- EXISTING
- DEMOLITION
- PHASE 1
- NEW WINDOW
- NEW DOOR

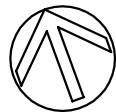


1 GROUND FLOOR PLAN (PHASE 1)
SCALE 1/20"=1'-0"



LEGEND:

- EXISTING
- DEMOLITION
- PHASE 1
- NEW WINDOW
- NEW DOOR



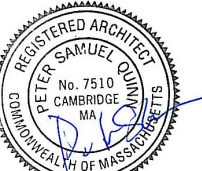
1 FIRST FLOOR PLAN (PHASE 1)
SCALE 1/20" = 1'-0"

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DRAWING TITLE

FIRST FLOOR/
SITE PLAN
(PHASE 1)

SCALE AS NOTED

REVISION	DATE
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SPSR APPLIC	28 JAN 2016
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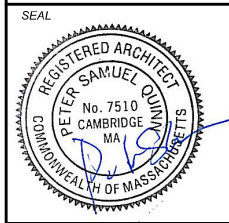
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PROGRESS	15 JAN 2016
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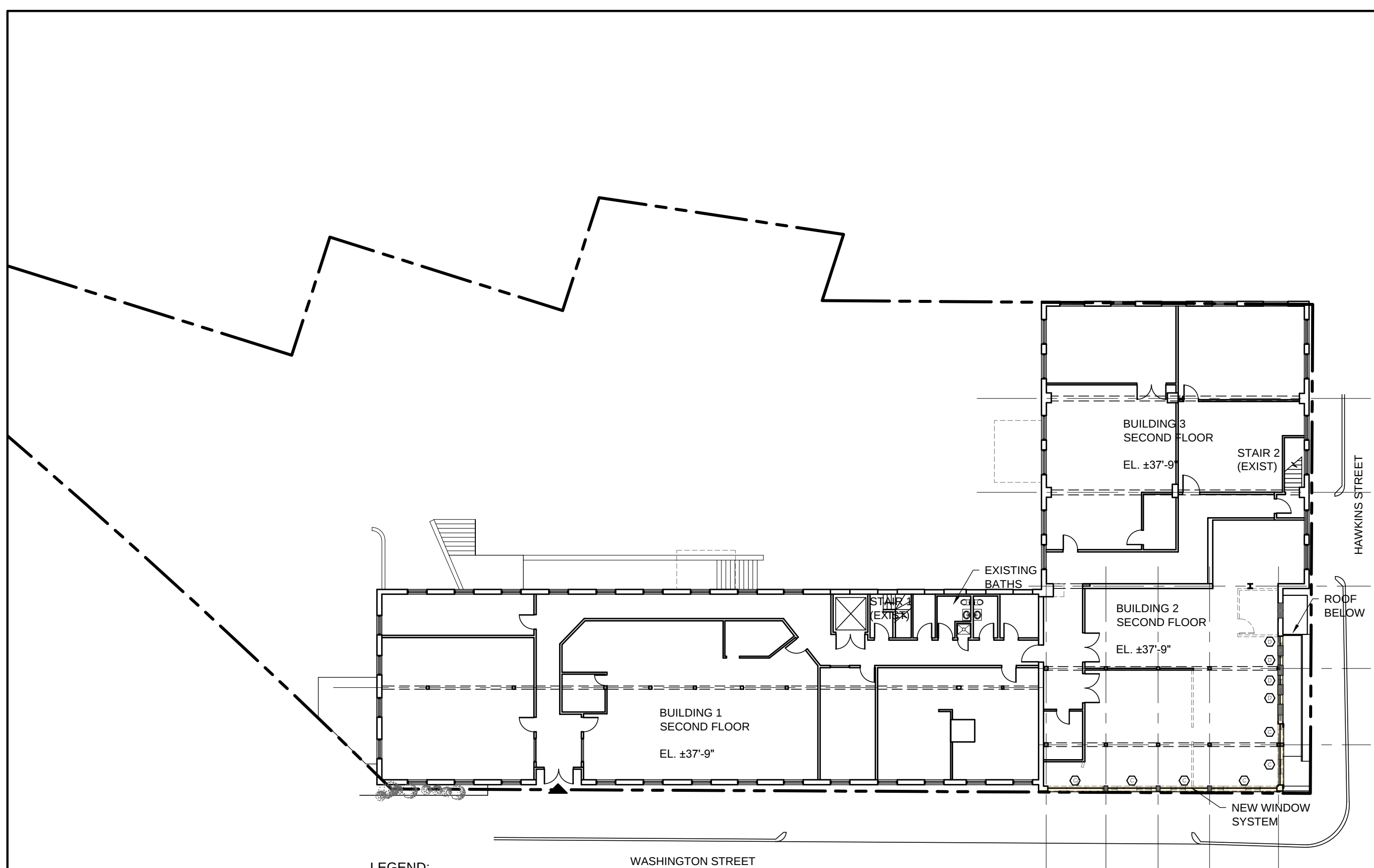
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DRAWING TITLE
SECOND FLOOR
PLAN
(PHASE 1)

SCALE AS NOTED

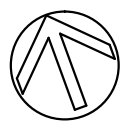
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SHEET
A1.2

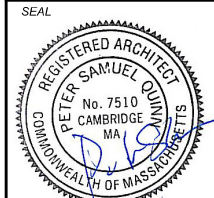


LEGEND:

- EXISTING
- DEMOLITION
- PHASE 1
- NEW WINDOW
- NEW DOOR



1 SECOND FLOOR PLAN (PHASE 1)
SCALE 1/20" = 1'-0"



CONSULTANT

PROJECT
**REDEVELOPMENT
OF**
285 WASHINGTON STREET
SOMERVILLE, MA 02143

PREPARED FOR
**RIVERSIDE
PROPERTIES, Inc.**
27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

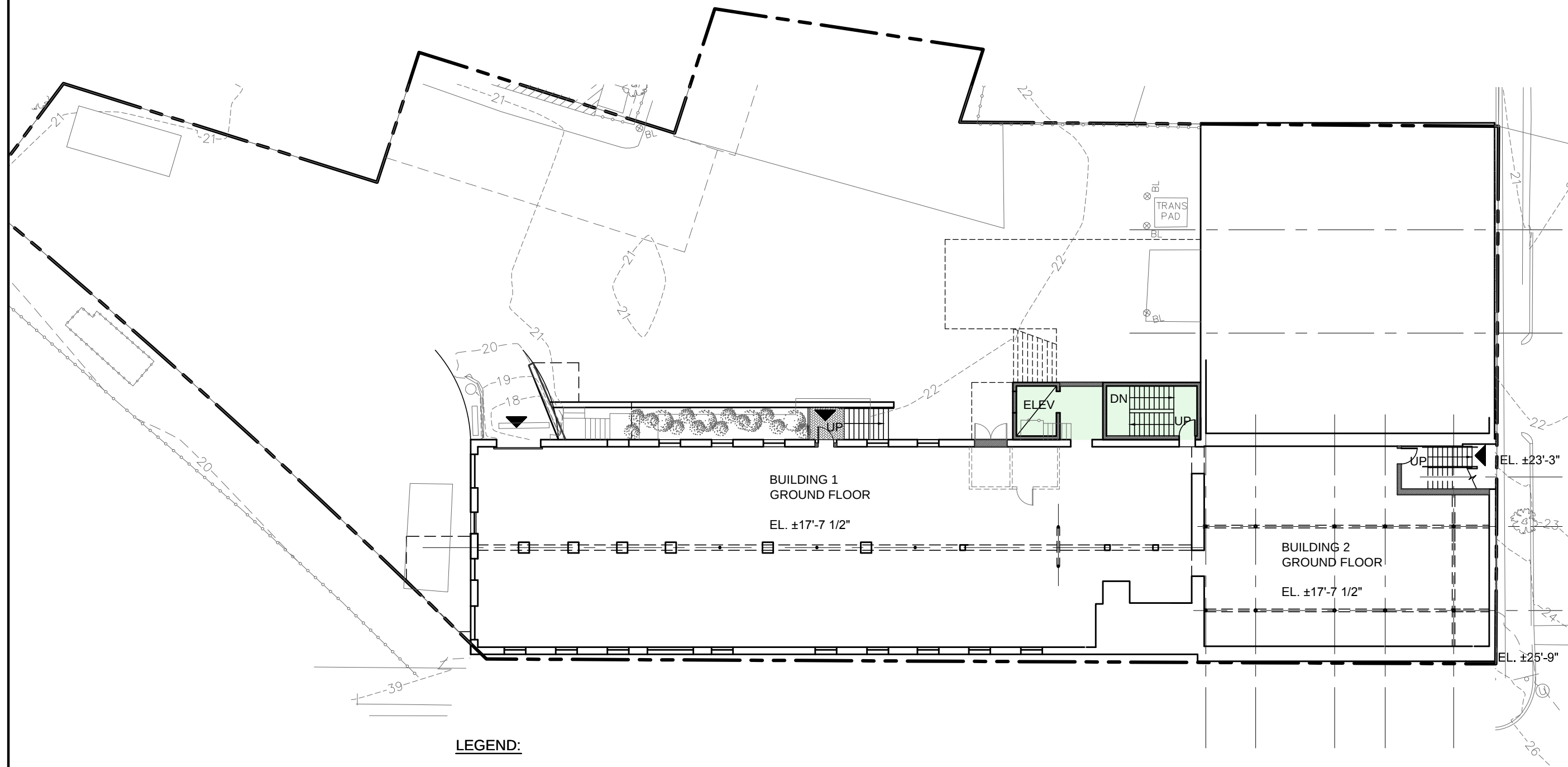
DRAWING TITLE
**GROUND
FLOOR PLAN
(PHASE 2)**

SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.3



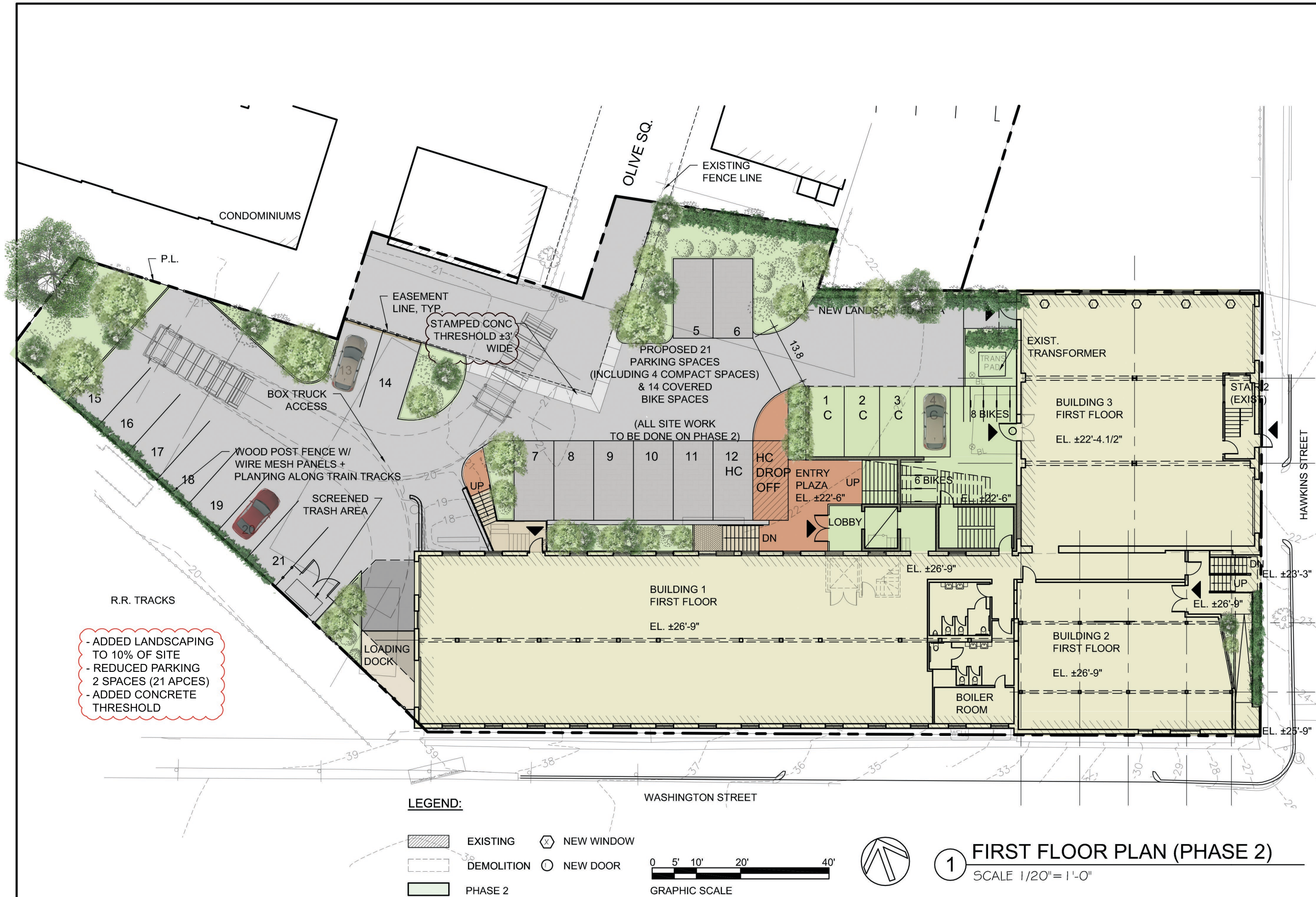
LEGEND:

- EXISTING
- DEMOLITION
- PHASE 2
- NEW WINDOW
- NEW DOOR



1 GROUND FLOOR PLAN (PHASE 2)
SCALE 1/20"= 1'-0"

Z:\DCADD\WG\Washington-285\AutoCAD\Commercial Scheme\Floor Plans by phases.dwg, A1.4 (PH2), 3/30/2016 12:47:15 PM



PETER QUINN ARCHITECTS
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
285 WASHINGTON STREET
SOMERVILLE, MA 02143
PREPARED FOR
RIVERSIDE PROPERTIES, Inc.
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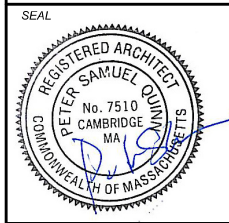
DRAWING TITLE
FIRST FLOOR/
SITE PLAN
PHASE 2

SCALE AS NOTED

REVISION	DATE
REV 02 SPSR	23 MAR 2016
REV 01 SPSR	09 MAR 2016
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.4



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SOMERVILLE, MA 02143

PREPARED FOR

RIVERSIDE PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

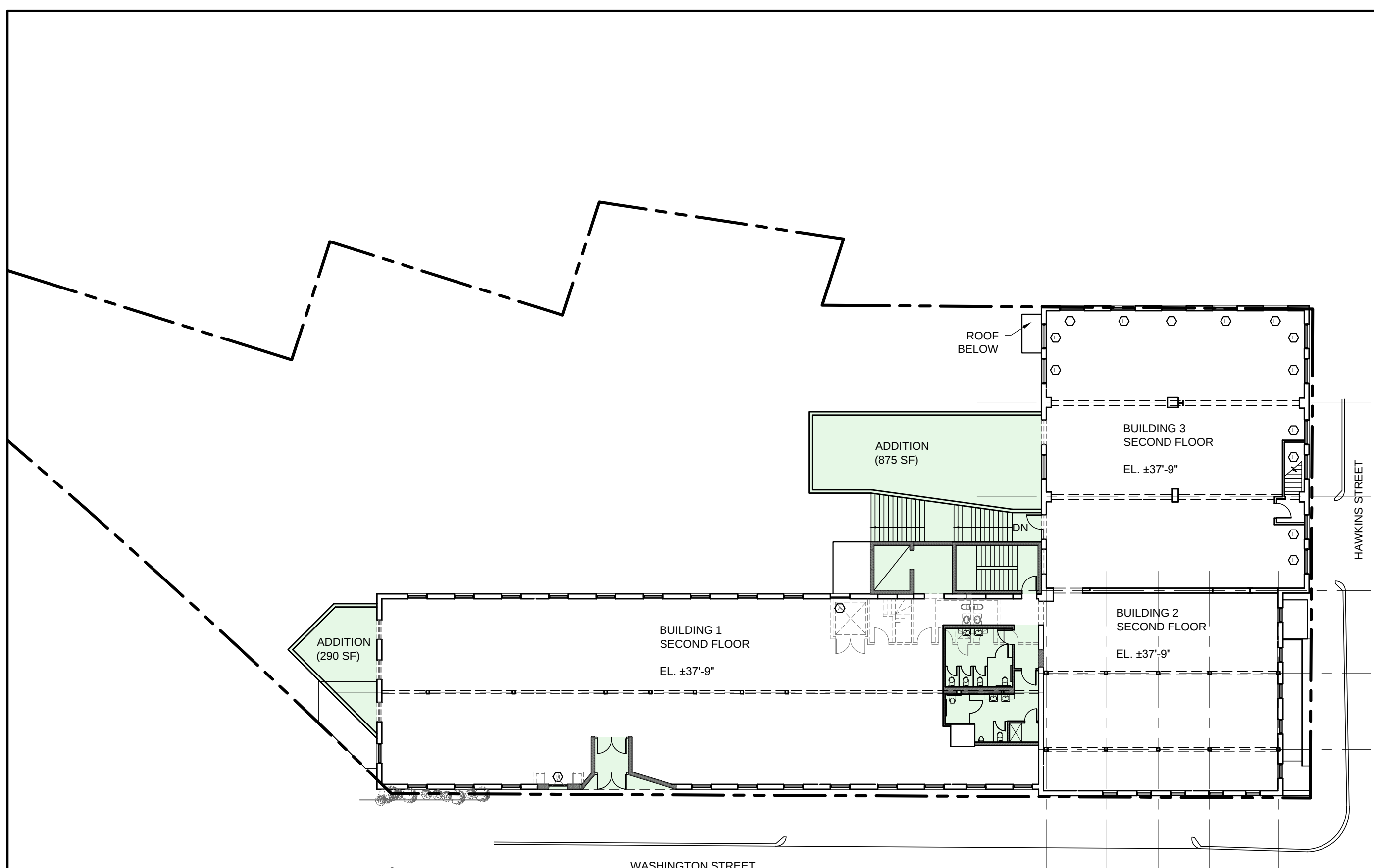
**SECOND FLOOR PLAN
PHASE 2**

SCALE AS NOTED

REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ

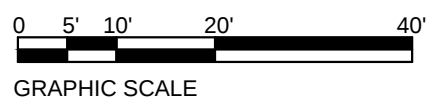
SHEET

A1.5

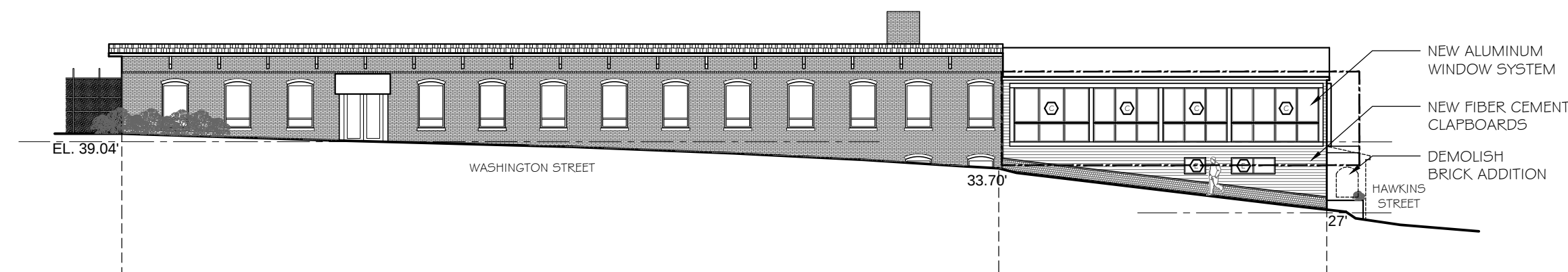


LEGEND:

- | | | | |
|--|------------|--|------------|
| | EXISTING | | NEW WINDOW |
| | DEMOLITION | | NEW DOOR |
| | PHASE 2 | | |



1 SECOND FLOOR PLAN (PHASE 2)
SCALE 1/20"= 1'-0"

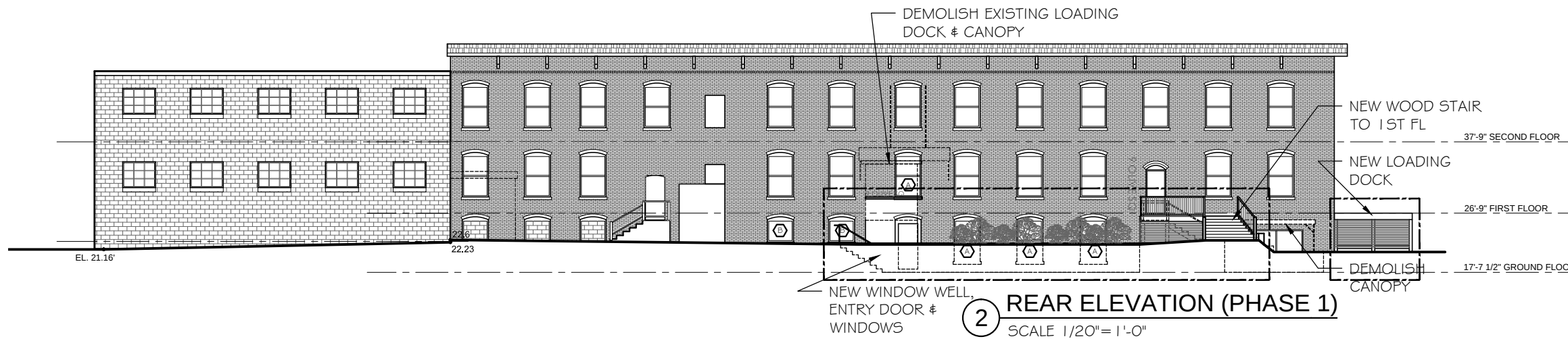


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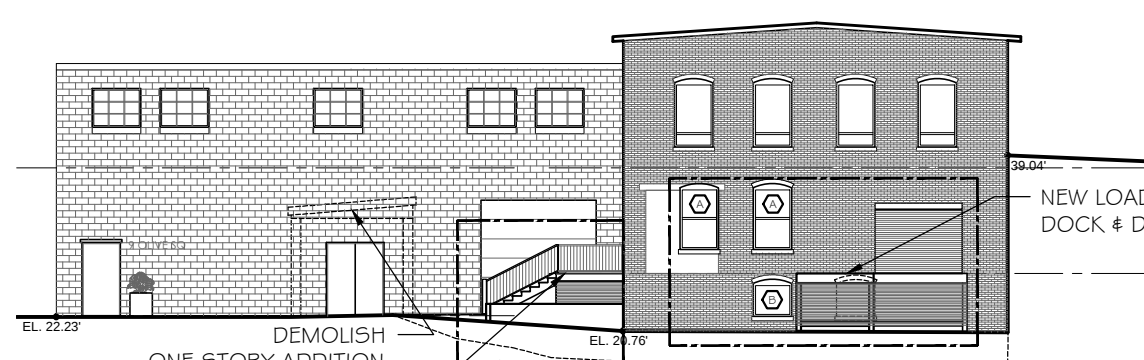
EXISTING PHASE 1

DEMOLITION NEW WINDOW

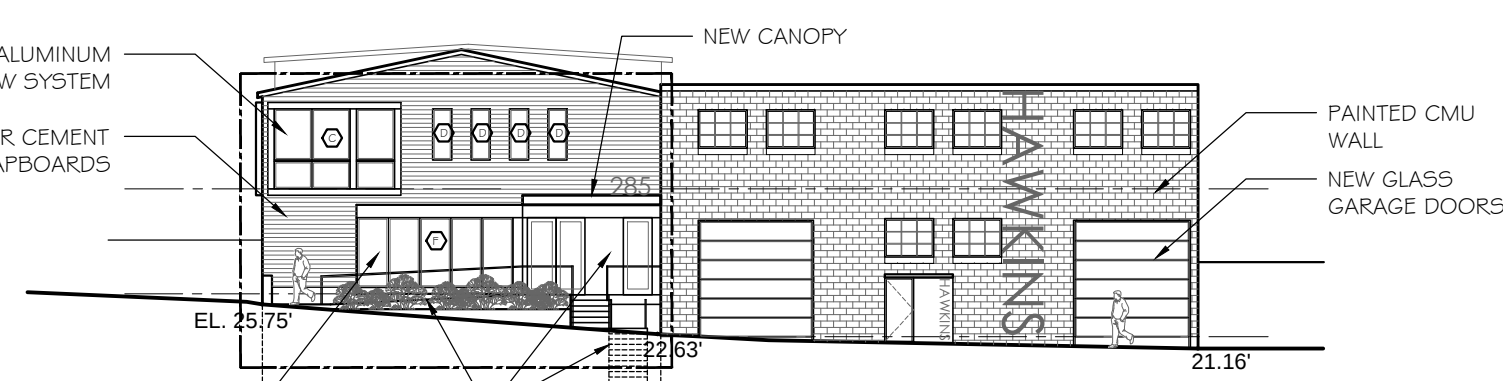
1 FRONT ELEVATION (PHASE 1)
SCALE: 1/20" = 1'-0" WASHINGTON ST



2 REAR ELEVATION (PHASE 1)
SCALE 1/20" = 1'-0"



4 SIDE ELEVATION (PHASE 1)
SCALE 1/20" = 1'-0" FROM RAILWAY

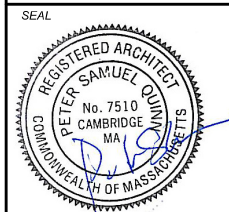


3 SIDE ELEVATION (PHASE 1)
SCALE 1/20" = 1'-0" HAWKINS ST



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SOMERVILLE, MA 02143

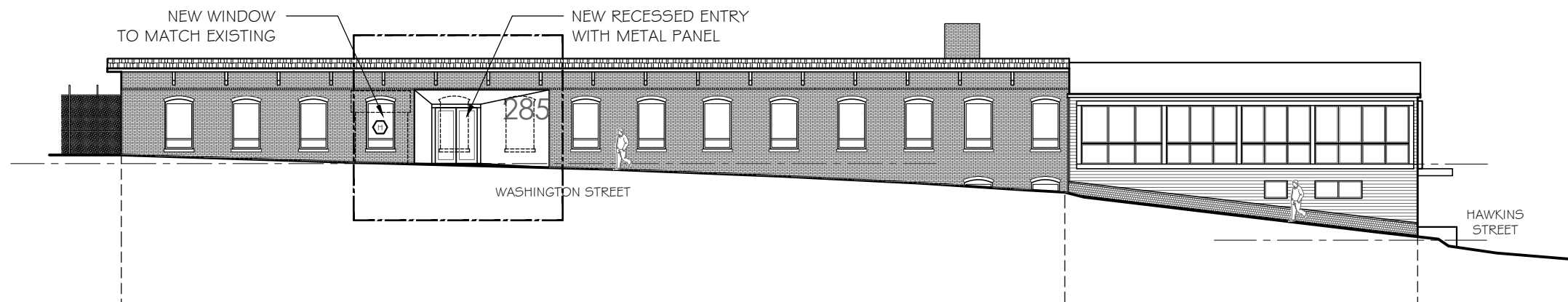
PREPARED FOR
RIVERSIDE PROPERTIES, Inc.
27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE
ELEVATIONS (PHASE 1)

SCALE AS NOTED	
REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ
SHEET	

A2.1

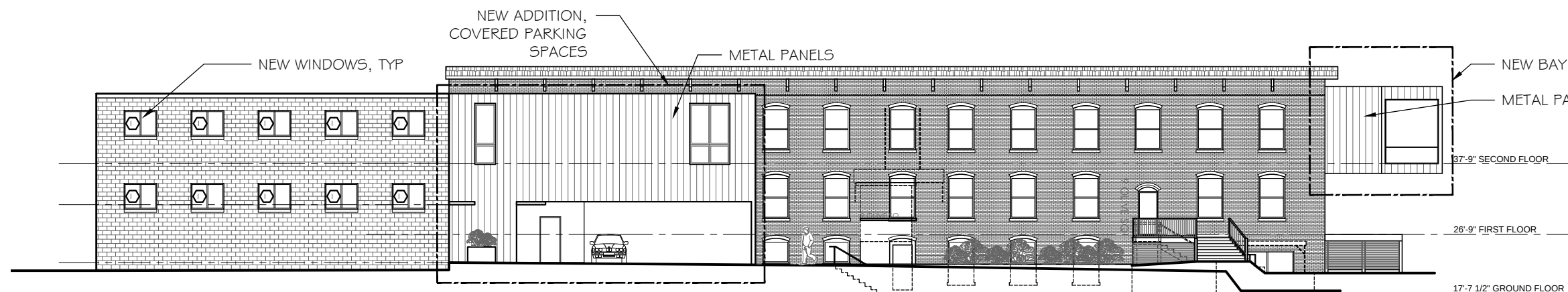
REVISION	DATE
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ
SHEET	



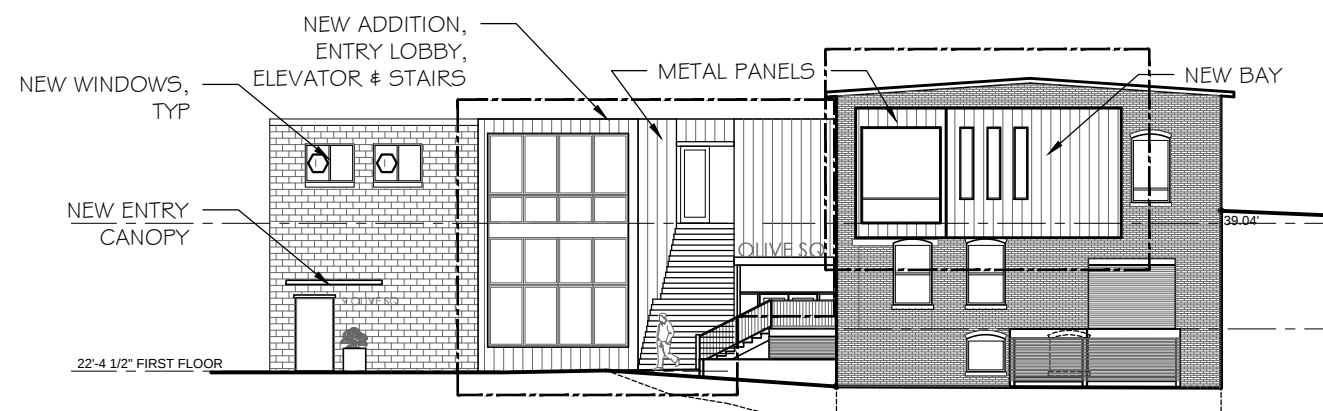
LEGEND:

	EXISTING		PHASE 2
	DEMOLITION		NEW WINDOW

1 FRONT ELEVATION (PHASE 2)
SCALE: 1/20" = 1'-0" WASHINGTON ST



2 REAR ELEVATION (PHASE 2)
SCALE 1/20" = 1'-0"



4 SIDE ELEVATION (PHASE 2)
SCALE 1/20" = 1'-0" FROM RAILWAY



3 SIDE ELEVATION (PHASE 2)
SCALE 1/20" = 1'-0" HAWKINS ST

