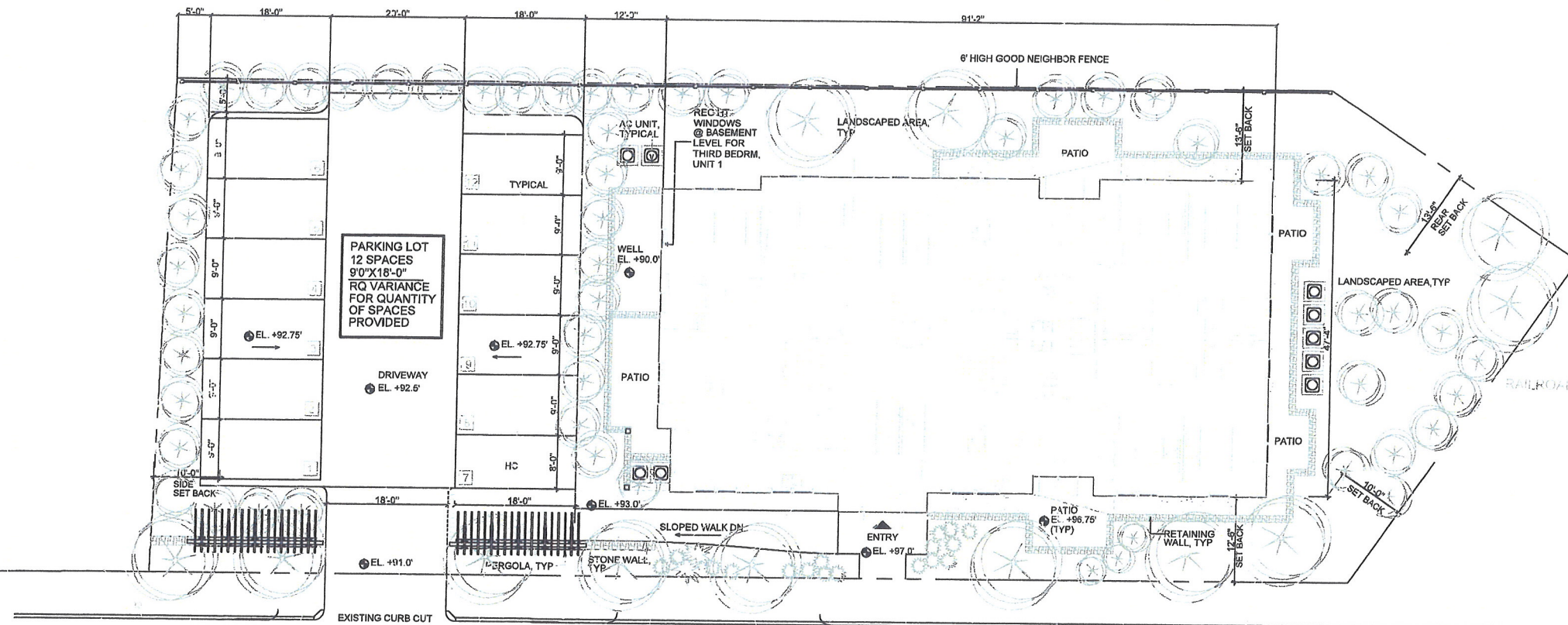
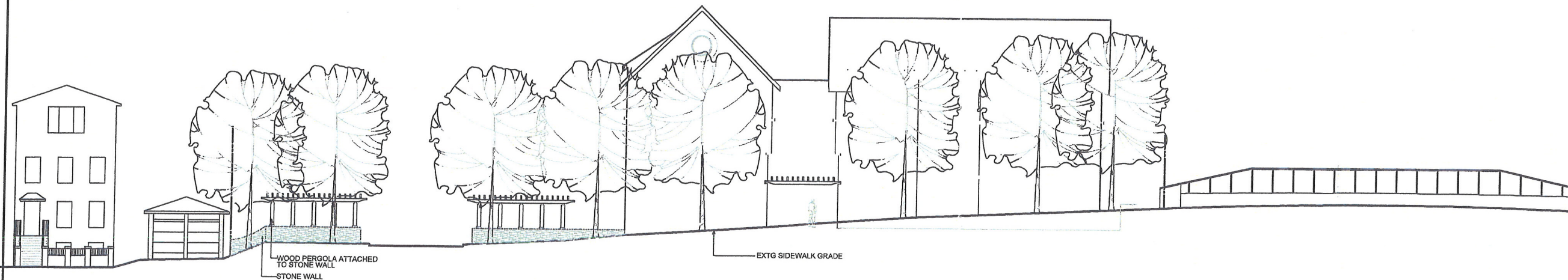




PROPOSED SITE & FIRST FLOOR PLAN (VARIANCE)
SCALE: 1/10" = 1'-0"



CEDAR STREET ELEVATION
SCALE: 1/10" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL

City of Somerville
CONSULTANT
ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/10
Case #: 2010-46

PROJECT

270 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

CEDAR ST. LLC
270 CEDAR ST
SOMERVILLE, MA

DRAWING TITLE

PROPOSED
GROUND LVL
PLAN &
STREET ELEV

SCALE AS NOTED

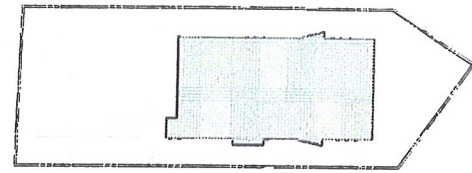
REVISION / ISSUE DATE

VARIANCE APPL	19 AUG 2010
SP REV	10 AUG 2010
ISD SUBMISSION	2 JUN 2010

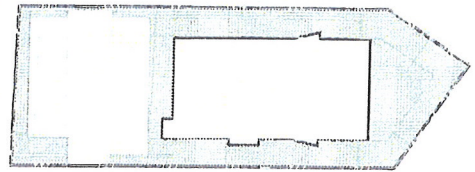
DRAWN BY	REVIEWED BY
SH/DM	PQ

SHEET

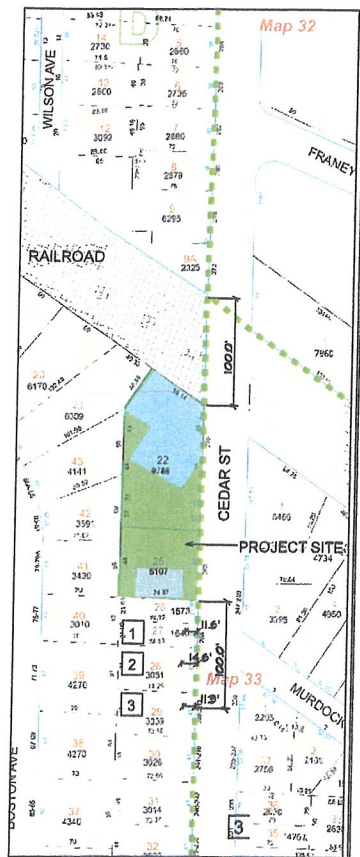
A-1



GROUND COVERAGE AREA = 4,426 SF (HATCHED)
LOT AREA = 14,286 SF
PER SOMERVILLE ZONING BY-LAW DEFINITION
GROUND COVERAGE CALCULATION
SCALE 1:40



LANDSCAPE AREA = 6,186 SF (HATCHED)
LOT AREA = 14,286 SF
PER SOMERVILLE ZONING BY-LAW DEFINITION
LANDSCAPE AREA CALCULATION
SCALE 1:40



FRONT YARD CALCULATION
BASED ON ASSESSOR'S MAP
SCALE = 1/80

FRONT YARDS
WITHIN 100' OF SITE
PER FOOTNOTE 5

- 11.6'
- 14.6'
- 11.3'

$37.5' / 3 = 12.5'$

MIN FRONT YARD
SET BACK = 10'

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

	NET FLOOR AREA
BASEMENT	385 SF
FIRST FLOOR	4,426 SF
SECOND FLOOR	4,388 SF
THIRD FLOOR	4,244 SF
TOTAL	13,443 SF

PLAN - BASEMENT
SCALE 1:40
HATCHED AREA = +/- 385 SF



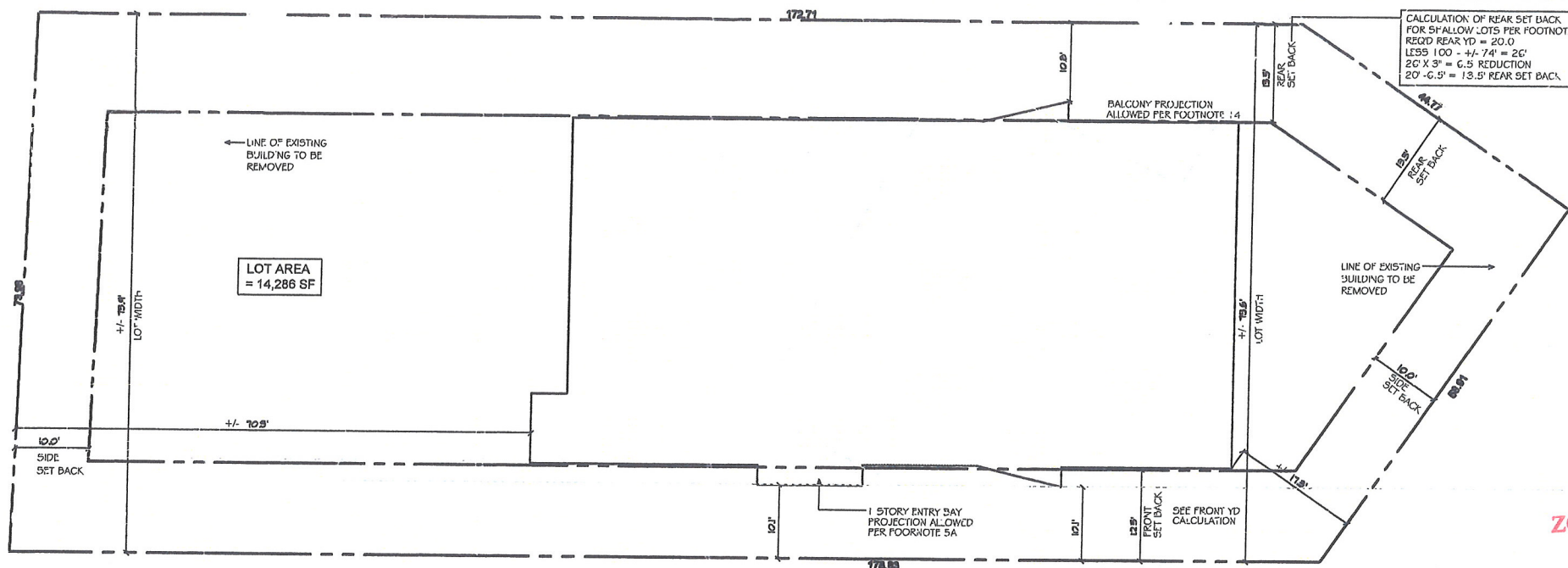
PLAN - FIRST FLOOR
SCALE 1:40
HATCHED AREA = +/- 4,426 SF



PLAN - SECOND FLOOR
SCALE 1:40
HATCHED AREA = +/- 4,388 SF



PLAN - THIRD FLOOR
SCALE 1:40
HATCHED AREA = +/- 4,244 SF



ZONING COMPLIANCE PLAN
SCALE = 1/10

5 10 15 30
SCALE IN FEET

SEE ARCHITECTURAL SITE PLAN FOR SITE PLAN FEATURES

PROPOSED BLDG

270 CEDAR ST - 7.3 SP5R APPLICATION

DIMENSIONAL TABLE - RESIDENTIAL-B ZONING

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	14,286 SF	14,286 SF	COMPLIES
MIN LOT AREA / UNIT	1,500 SF/UNIT MIN	-	1,587 SF/UNIT (9 UNITS)	COMPLIES
TOTAL ALLOWABLE BLDG AREA (SEE CALCULATION)	LOT AREA X 1.0 = 14,286 SF	-	13,443 SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	-	0.94	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	-	30.9%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN REQD)	-	44%	COMPLIES
MAX 'HT' - STORIES	40.0' 3-STY	20.0' 1-STY	35.8' 3-STY	COMPLIES
MIN FRONT YD	15.0' SUBJECT TO FN 5	0.0'	12.5'	COMPLIES
MIN SIDE YD	LEFT YD: 10.0' (3-5'Y) RIGHT YD: 10.0' (3-5'Y)	0.6'	-/- 70.3'	COMPLIES
MIN REAR YD	20.0' SUBJECT TO FN 13	0.0'	13.5'	COMPLIES
MIN FRONTAGE	50'	178.83	178.83	COMPLIES

PARKING REQUIREMENTS	UNIT 1 3 BDRM = 2.0 SPACES UNITS 2-9 - 2 BDRM = 1.5 SPACES REQD/PER UNIT (1.5 x 8)	= 2.0 SPACES = 12.0 SPACES	12 SPACES INCL 1 HC SPACE	REQUIRES VARIANCE FOR QUANTITY OF SPACE PROVIDED
VISITOR SPACES @ 1 PER 6 UNITS		= 1.5 SPACE		
TOTAL SPACES		= 13.5 SPACES		
TOTAL SPACES REQUIRED		= 13.5 SPACES		

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL

CITY of Somerville
CONSULTANT

ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/10
Case #: 2010-46

PROJECT

270 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

CEDAR ST LLC
270 CEDAR ST
SOMERVILLE, MA

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE DATE

VARIANCE APPL 19 AUG 2010

ISD SUBMISSION 2 JUN 2010

DRAWN BY JH

REVIEWED BY PQ

SHEET

Z-1