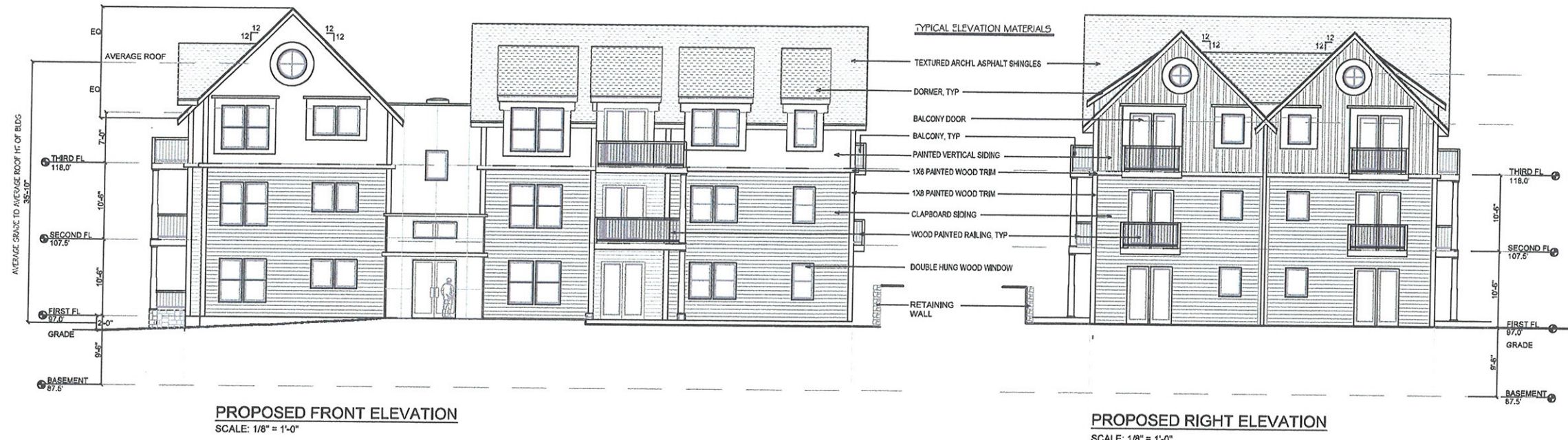




**PETER
QUINN
ARCHI
TECTS**

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
ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/10

Case #: 2010-45

PROJECT

270 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

CEDAR ST. LLC
270 CEDAR ST
SOMERVILLE, MA

DRAWING TITLE

**PROPOSED
ELEVATIONS**

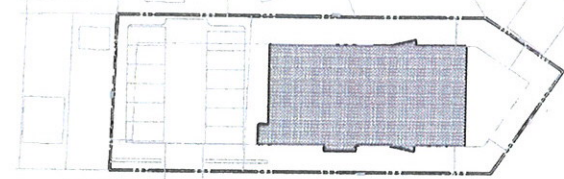
SCALE AS NOTED

REVISION / ISSUE DATE

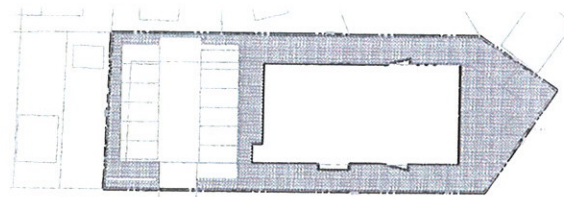
	02 SEP 2010
SP REV	10 AUG 2010
ISD SUBMISSION	2 JUN 2010
DRAWN BY	SH/DM
REVIEWED BY	PQ

SHEET

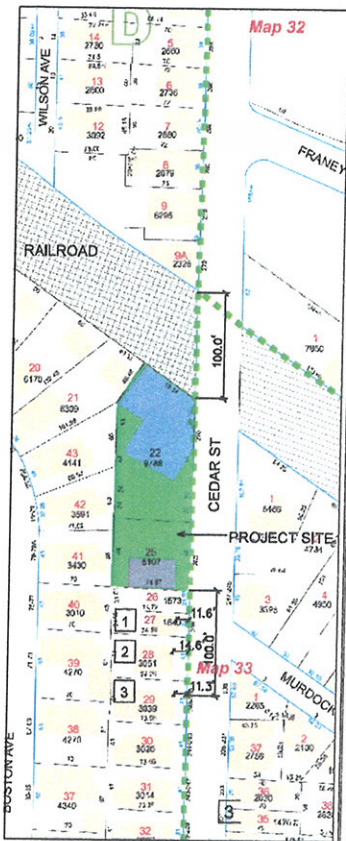
A-3



GROUND COVERAGE AREA = 4,426 SF (HATCHED)
LOT AREA = 14,286 SF = 30.9%
PER SOMERVILLE ZONING BY-LAW DEFINITION
GROUND COVERAGE CALCULATION
SCALE 1 : 40



LANDSCAPE AREA = 6,186 SF (HATCHED)
LOT AREA = 14,286 SF = 43.0%
PER SOMERVILLE ZONING BY-LAW DEFINITION
LANDSCAPE AREA CALCULATION
SCALE 1 : 40



FRONT YARDS
WITHIN 100' OF SITE
PER FOOTNOTE 5

- 1 11.6'
- 2 14.6'
- 3 11.3'

$$37.5' / 3 = 12.5'$$

MIN FRONT YARD
SET BACK = 10'

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

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

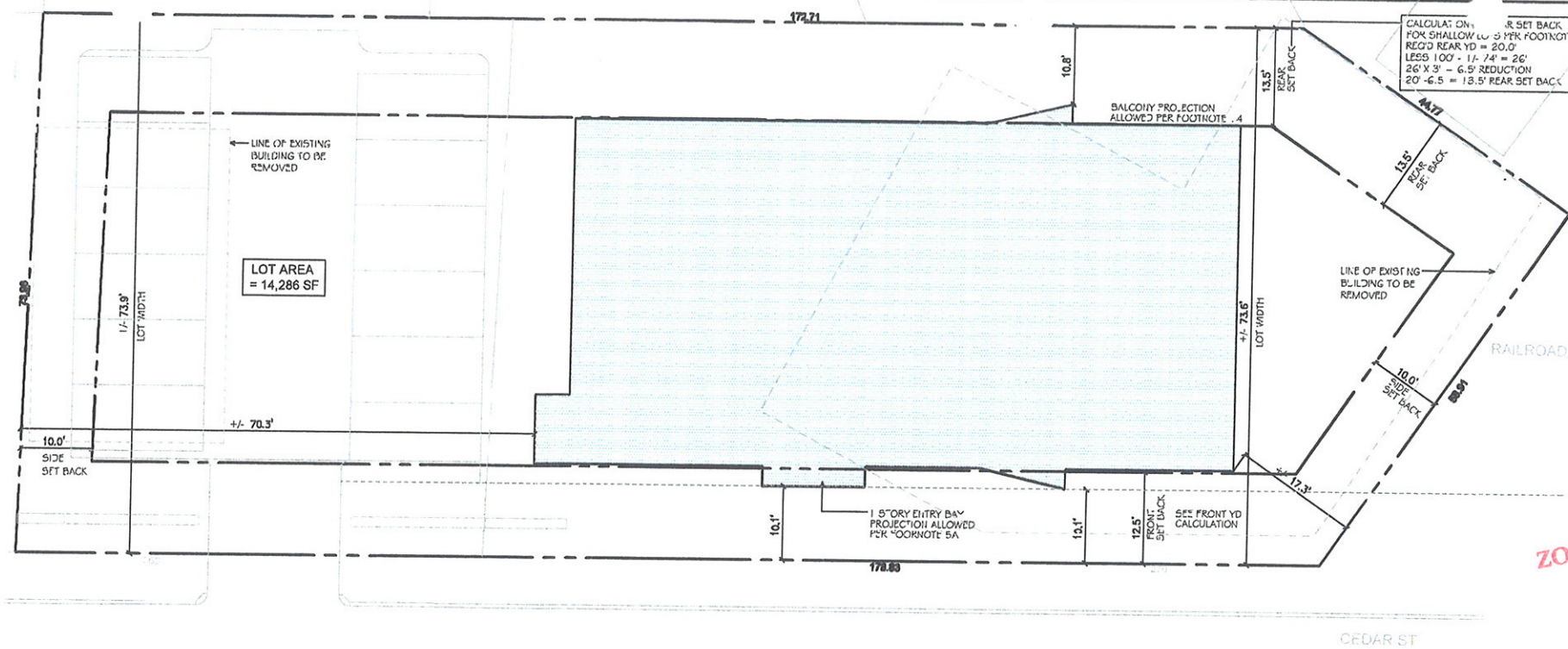
	NET FLOOR AREA
BASMENT	355 SF
FIRST FLOOR	4,426 SF
SECOND FLOOR	4,388 SF
THIRD FLOOR	4,244 SF
TOTAL	13,413 SF

PLAN - BASEMENT
SCALE 1 : 40
HATCHED AREA = +/- 355 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 16 30
SCALE IN FEET

SEE ARCHITECTURAL SITE PLAN FOR SITE PLAN FEATURES

PROPOSED BLDG

270 CEDAR ST - 7.3 SPSR APPLICATION DIMENSIONAL TABLE - RESIDENTIAL-B ZONING

ITEM	ALLOWED/REQUIRED	EXIST'G	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 FLOOR 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 FT - 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	10.0 (3-STY)	0.0'	+/- 70.3'	COMPLIES
MIN REAR YD	20.0 SUBJECT TO FN 13	0.0'	13.5'	COMPLIES
MIN FRONTAGE	50'	178.85'	178.85'	COMPLIES

PARKING REQUIREMENTS	UNIT 1 - 3 BDRM = 2.0 SPACES	= 2.0 SPACES	12 SPACES INCL 1 HC SPACE	REQUIRES VARIANCE FOR QUANTITY OF SPACES PROVIDED
	UNITS 2-3 - 2 BDRM = 1.5 SPACES REQUIRED PER UNIT (1.5 x 8)	= 12.0 SPACES		
	VISITOR SPACES @ 1 PER 6 UNITS	= 1.5 SPACE		
	TOTAL SPACES	= 15.5 SPACES		
	TOTAL SPACES REQUIRED	= 16.0 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

CONSULTANT
City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/10

Case #: 2010-45

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

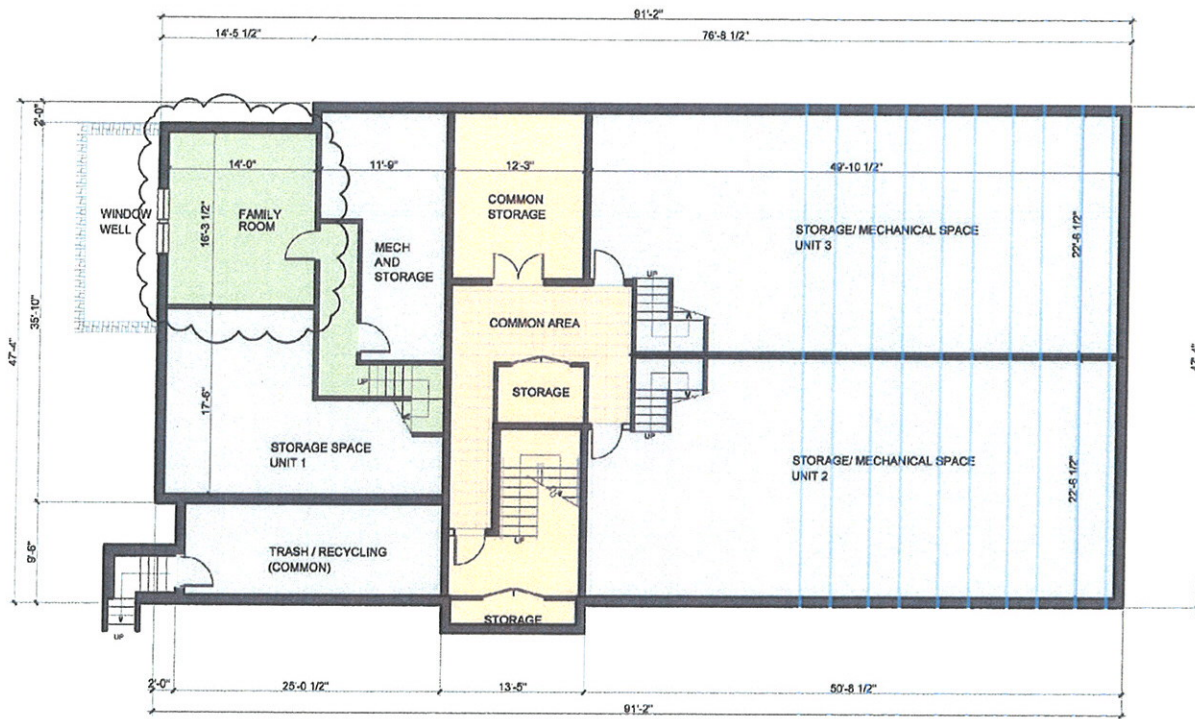
VARIANCE APPL 19 AUG 2010

ISD SUBMISSION 2 JUN 2010

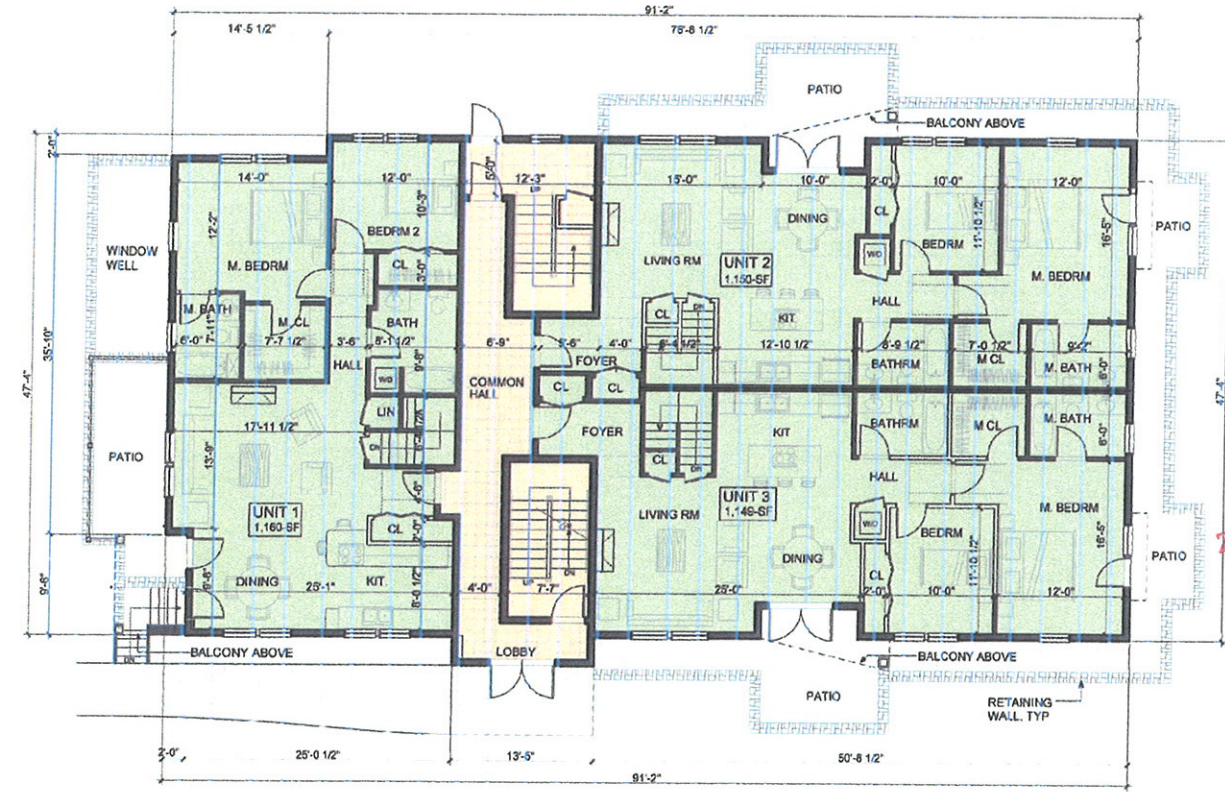
DRAWN BY JH REVIEWED BY PQ

SHEET

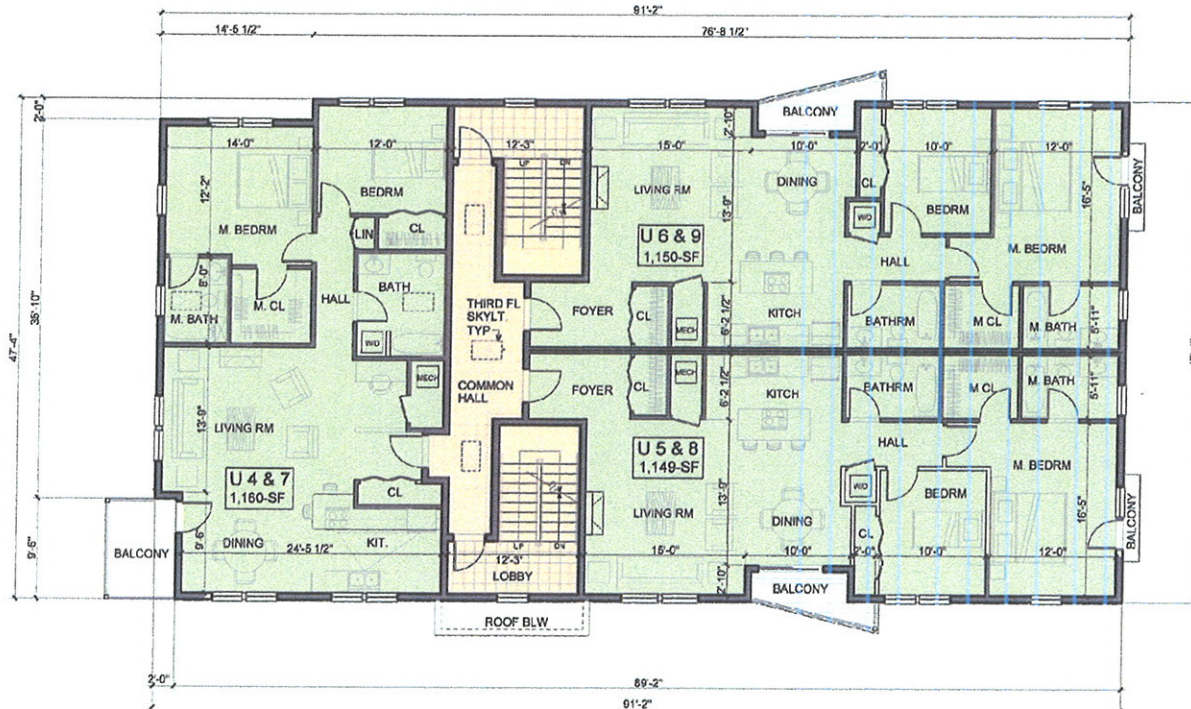
Z-1



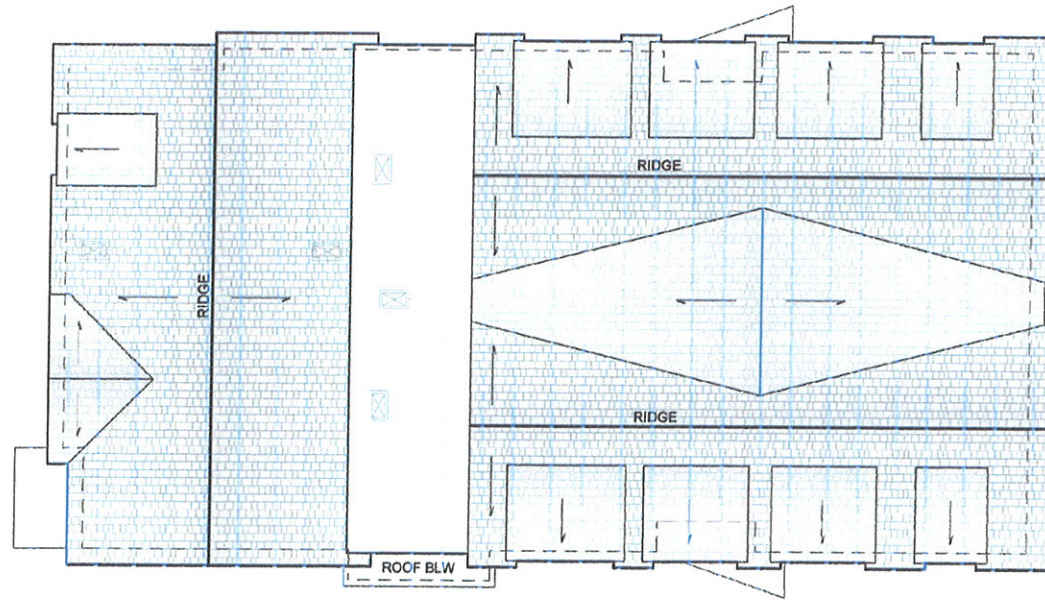
PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



PROPOSED SECOND AND THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

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

CONSULTANT

City of Somerville

ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/10

Case #: 2010-45

PROJECT

270 CEDAR ST

SOMERVILLE, MA

PREPARED FOR

CEDAR ST. LLC

270 CEDAR ST

SOMERVILLE, MA

DRAWING TITLE

PROPOSED FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 02 SEP 2010

ISD SUBMISSION 10 AUG 2010

DRAWN BY 2 JUN 2010

DM/SH REVIEWED BY PQ

SHEET

A-2



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



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

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 #: 2010-45

PROJECT

270 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

CEEDAR ST. LLC
270 CEDAR ST
SOMERVILLE, MA

DRAWING TITLE

PROPOSED
GROUND LVL
PLAN &
STREET ELEV

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 2	02 SEP 2010
SP REV 2	19 AUG 2010
SP REV	10 AUG 2010
ISD SUBMISSION	2 JUN 2010
DRAWN BY SH/DM	REVIEWED BY PQ

SHEET

A-1



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

CONSULTANT

City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 10/6/2010

Case #: 2010-45

PROJECT

270 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

CEDAR ST.
270 CEDAR ST
SOMERVILLE, MA

DRAWING TITLE

3D VIEW

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 2 29 SEP 2010

DRAWN BY

YC

REVIEWED BY

PQ

SHEET