

BEACON COURT

65 BEACON STREET, SOMERVILLE, MA

PROJECT TEAM: ANDREW ZALEWSKI, AIA
JOHN J. CRONIN, AIA
JAMES ZEGOWITZ
THE MZO GROUP
STONEHAM, MA



SPSR APP 12/29/10

Proposed Project Summary:

Renovate existing business use 4 story above grade, steel frame structure into (14) 2 bedroom residential units on the top three floors, renovate the first floor into (2) business/retail units with independent access. The basement level will remain automobile parking with several spaces converted into secure bicycle storage. The building will have no height or area increases. Exterior modifications are limited to the Beacon Street facade at the first/street level to introduce storefronts and a signboard / overhang at the commercial spaces and to provide MAAB compliant approach to all front entrances.

First Floor/Street Level:

Renovate existing first floor into 2 commercial/retail units with new storefronts, separate entryways, limited protective overhangs

Upper Floors:

Renovate existing second, third and fourth floors into (14) 2 bedroom condominium units as follows;
(6) units on 2nd Floor
(4) units on 3rd Floor
(4) units on 4th Floor

Zoning:

The existing building was constructed approximately 04/1988.

Zoning District: RC District (adjacent RB district)

Existing Use: Business (22,568 +/- g.s.f. medical offices)
(Medical offices less than 5,000 g.s.f. allowed)

Proposed Uses: Multiple Dwellings, 7 or more units - SPSR
Businesses less than 5,000 s.f. - (most) allowed, some SP
Sales or Rental of Goods - (most) allowed, some SP, SPD

Existing Lot: 12,495 s.f.

Minimum 7,500 s.f. lot required.

Minimum lot per dwelling unit: 1,000 s.f. per dwelling unit for 10 or more units.
12 Units supported per lot area + 2 possible for added affordable unit per Article 13

Existing Building:

Basement floor: 9,054 g.s.f., 0 n.s.f. (storage, mechanical and accessory garage)
First floor: 2,953 g.s.f., 2,401 n.s.f.
Second floor: 6,456 g.s.f., 6,040 n.s.f.
Third floor: 6,462 g.s.f., 6,082 n.s.f.
Fourth floor: 6,697 g.s.f., 6,317 n.s.f.
Total s.f.: 31,700 g.s.f., 20,840 n.s.f.

Existing Ground Coverage: 55%

Max. Ground Coverage allowed 70%

Existing landscaped area: 17%, proposed 15.5%
Minimum % of lot landscaped area: 25

Existing F.A.R. = 20,840 n.s.f./12,495 s.f. = 1.67
Maximum F.A.R. = 2.0, or 24,990 n.s.f.

Existing Off-street Parking: 41 spaces

(37 standard, compact, or handicap accessible + 4 tandem)

Required Parking:

Residences: 23 spaces (1.5 spaces per unit + 2 visitor)

24 spaces provided

Business: 6 spaces (Retail used for greatest load; 1/425 s.f.)

7 spaces provided

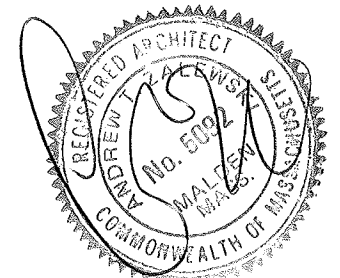
- 31 total spaces provided

Bicycle Parking: 18 +/- secure bicycle parking spaces provided

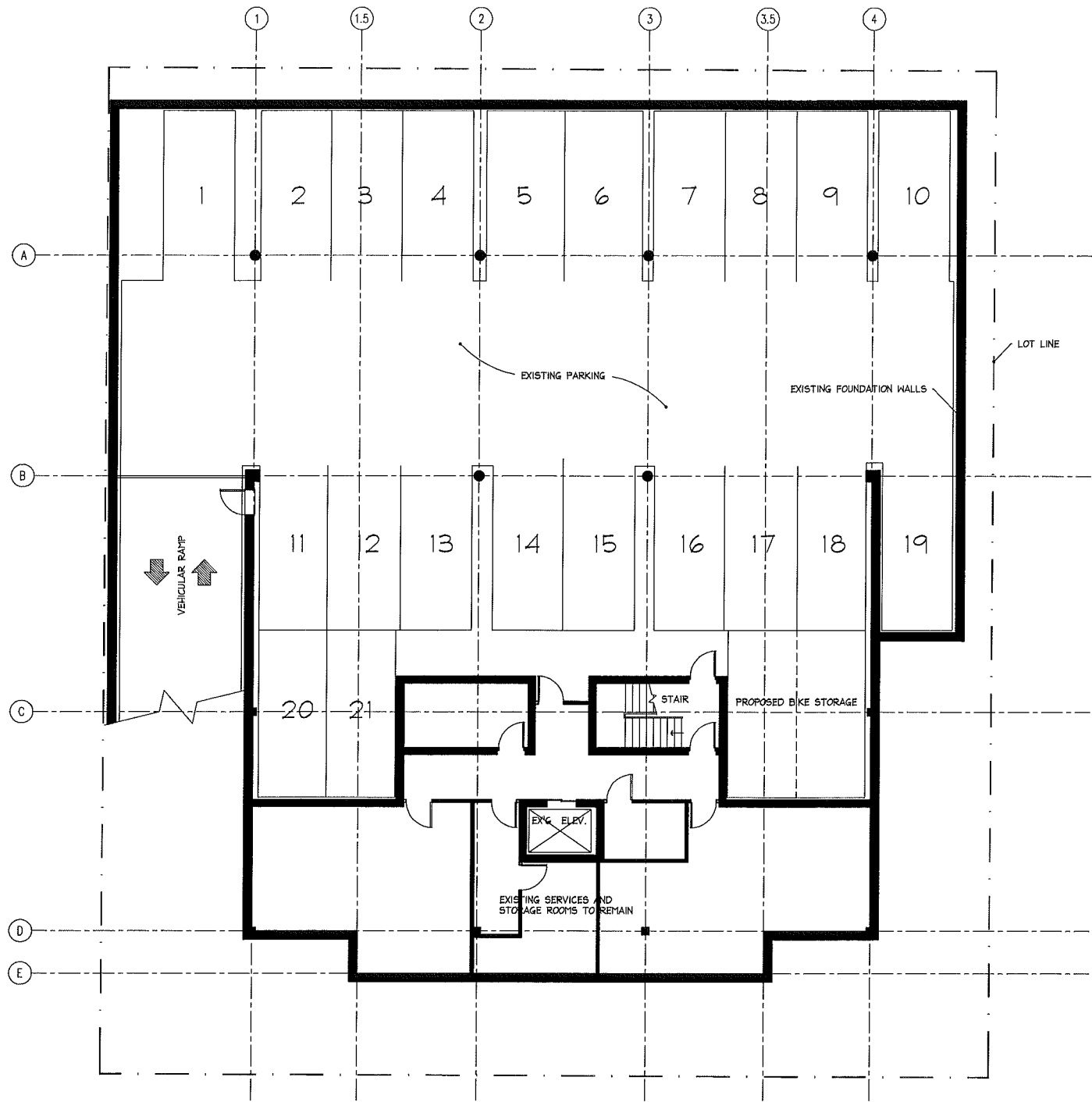
One dumpster space existing

LIST OF DRAWINGS

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- UNIT PLANS
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- 8 CERTIFIED PLOT PLAN



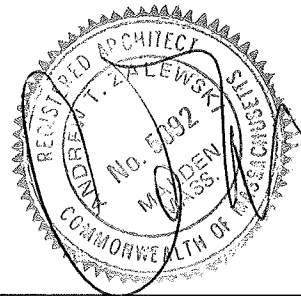
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BASEMENT / GARAGE PLAN

SCALE 1/8" = 1'-0"

9,054 S.F.



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Basement Plan

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

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12/29/10
Date/Revised by

JOB NO. 5568

1

Beacon Court

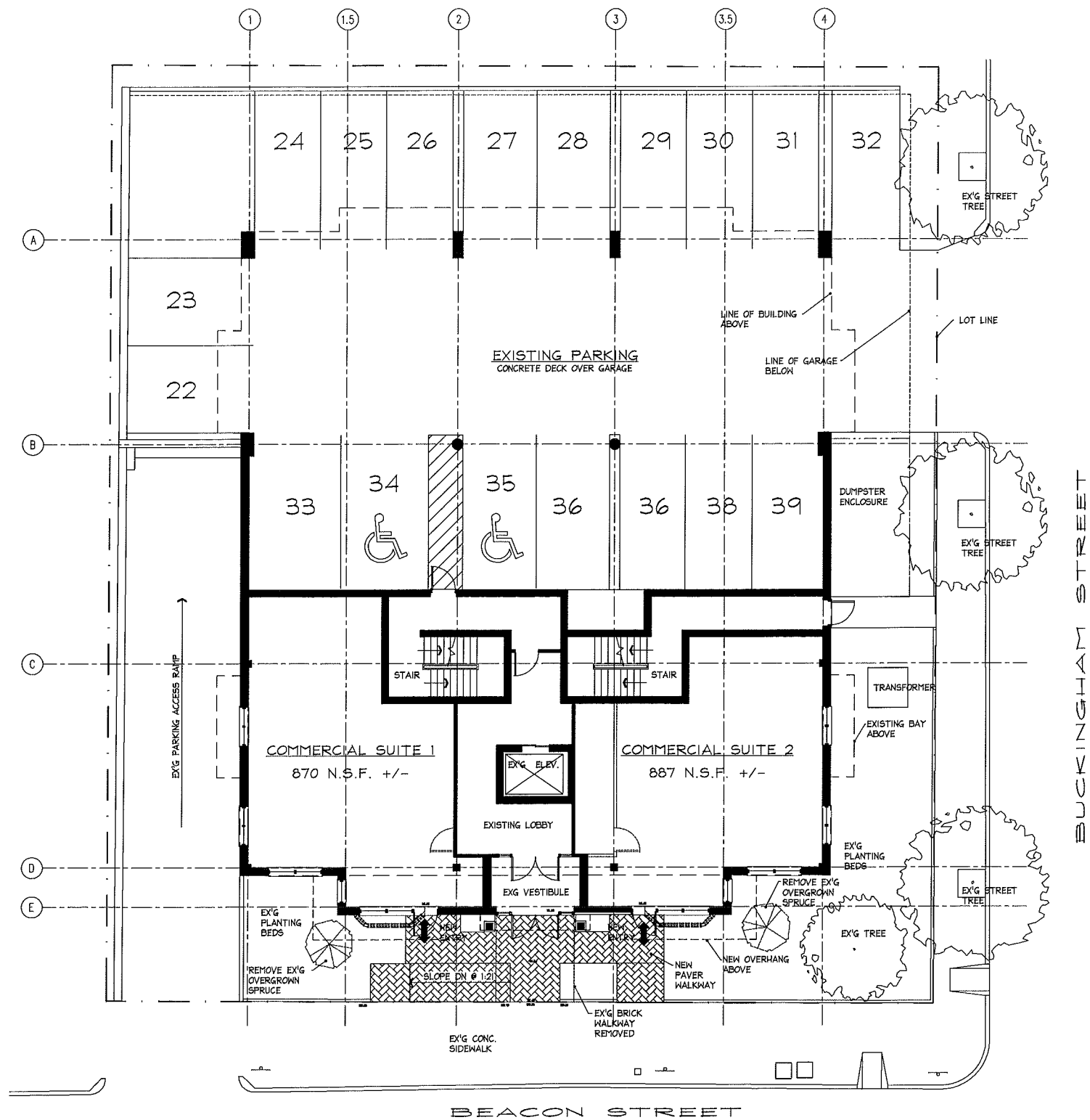
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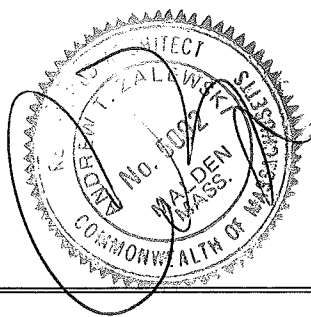
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FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

2,953 S.F.
TWO COMMERCIAL UNITS



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First Floor Plan

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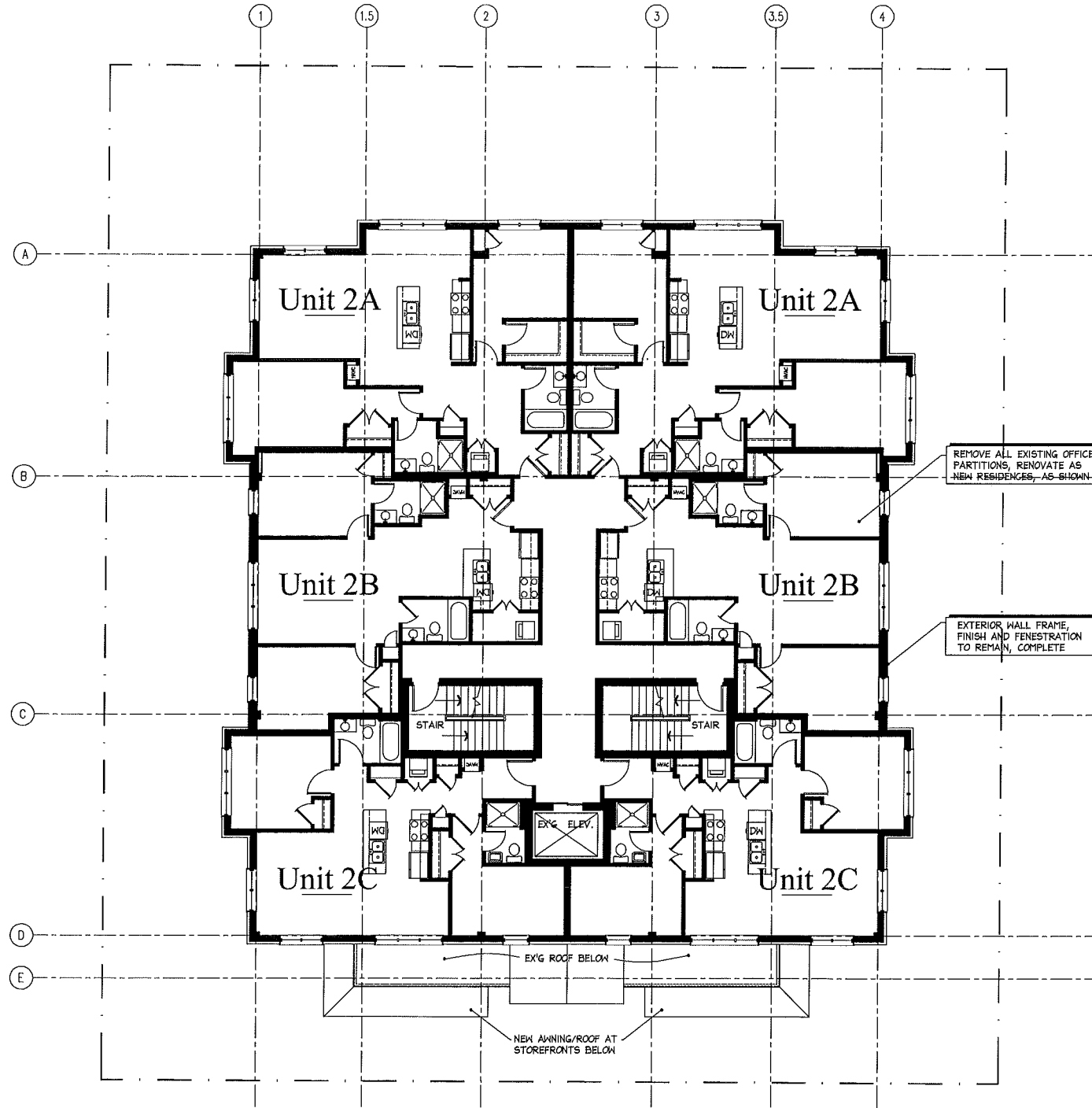
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2

Beacon Court
65 Beacon St., Somerville, MA

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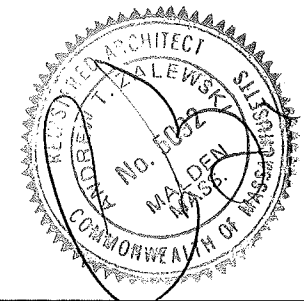
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SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

6,456 S.F.
SIX (2) BEDROOM RESIDENCES



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Beacon Court
65 Beacon St., Somerville, MA

Second Floor Plan

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

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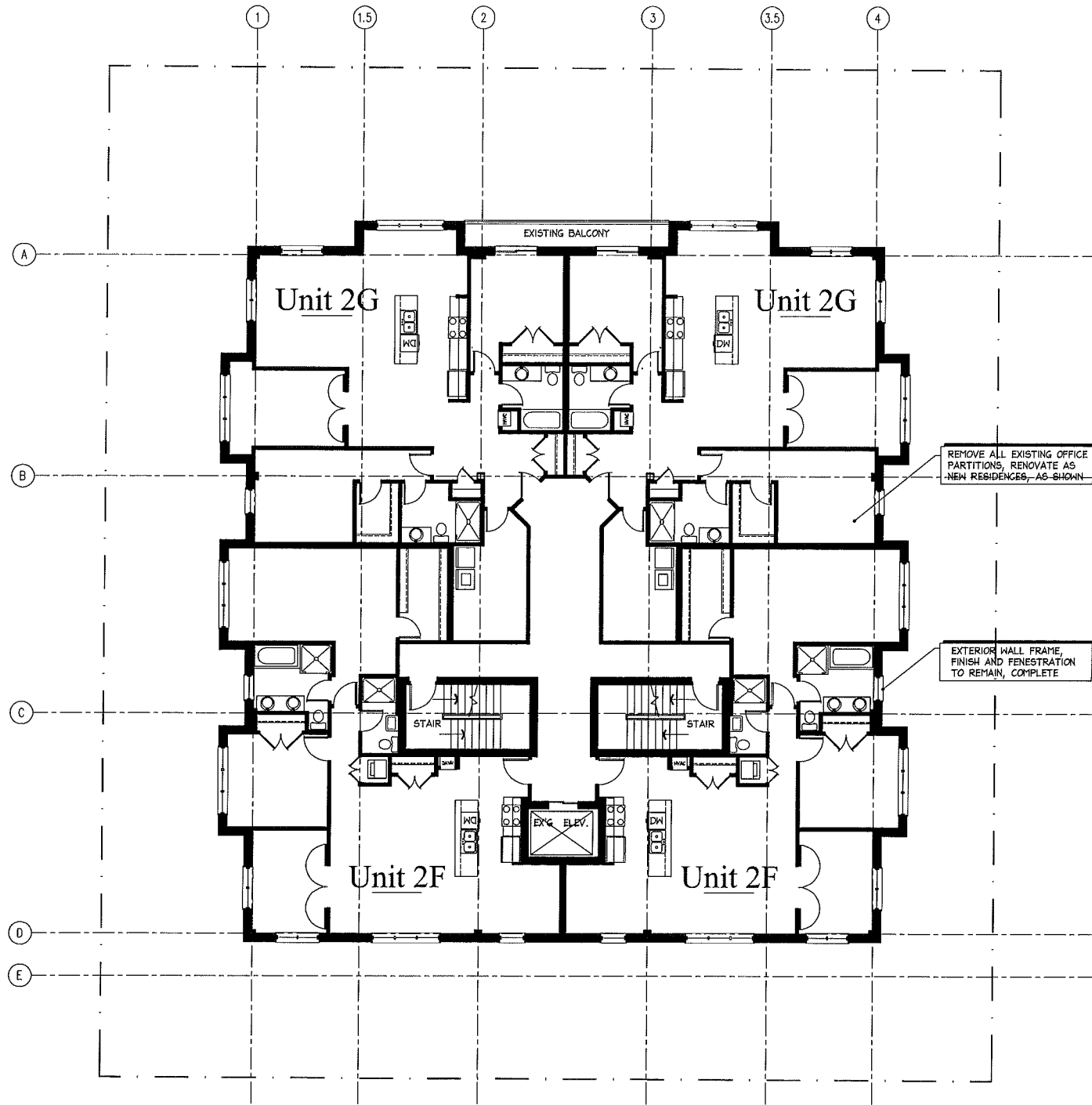
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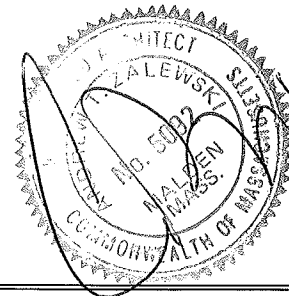
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THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

6,462 S.F.
FOUR (2) BEDROOM RESIDENCES



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Third Floor Plan

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

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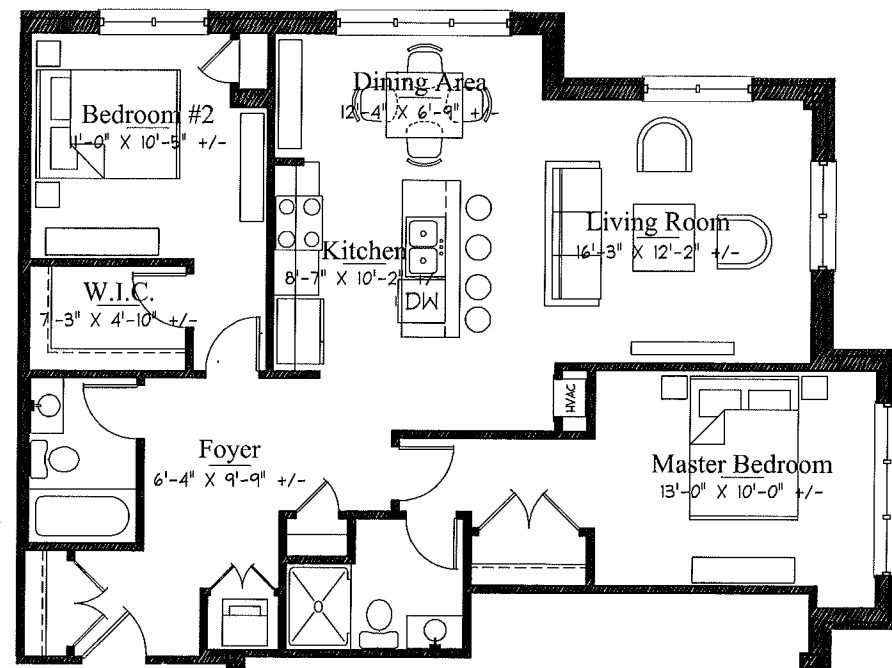
Beacon Court

65 Beacon St., Somerville, MA

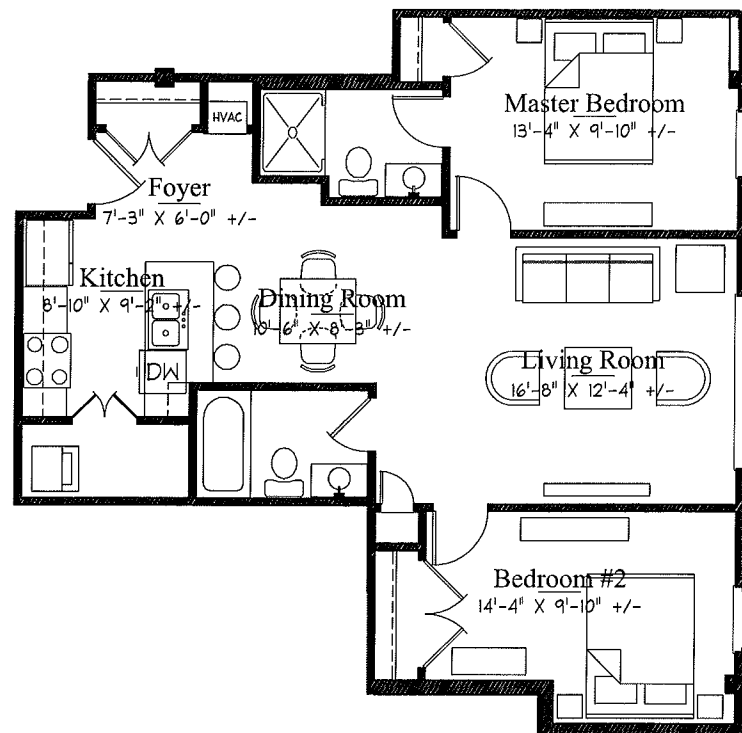


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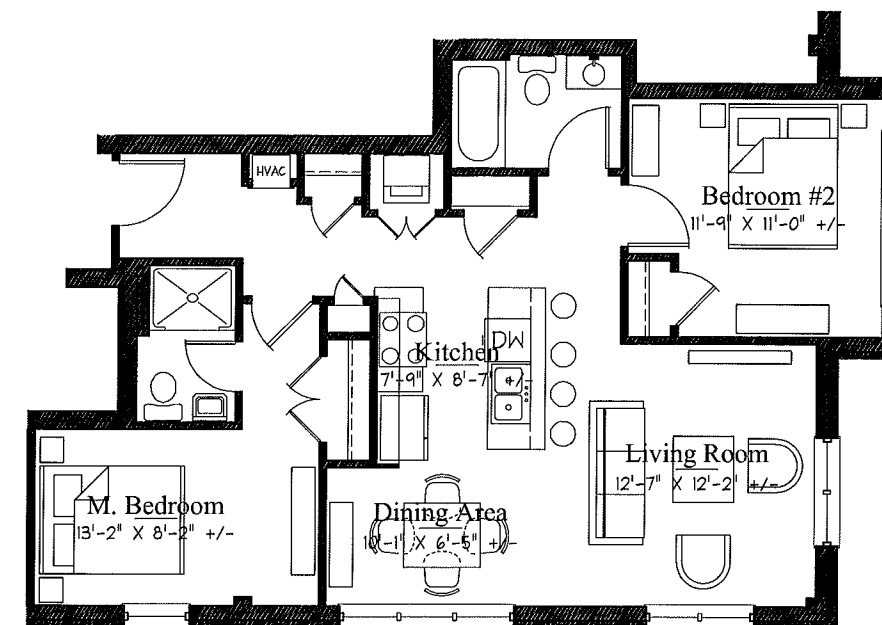
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Unit 2A
981 NET SQ. FT.



Unit 2B
816 NET SQ. FT.



Unit 2C
794 NET SQ. FT.

SECOND FLOOR UNIT LAYOUTS

6 UNITS TOTAL

SCALE 1/4" = 1'-0"

Beacon Court

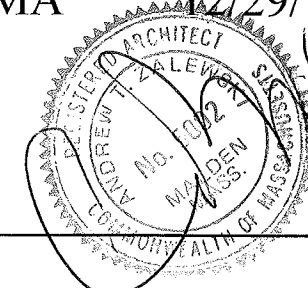
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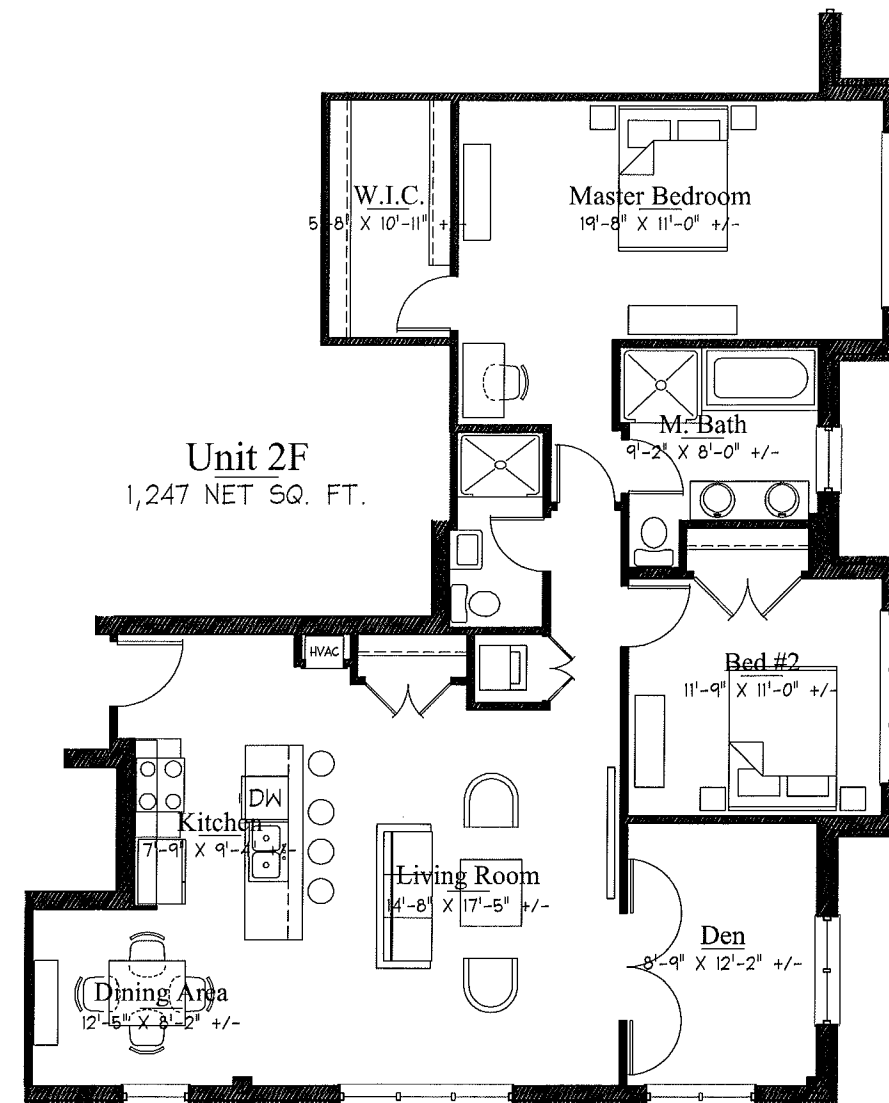
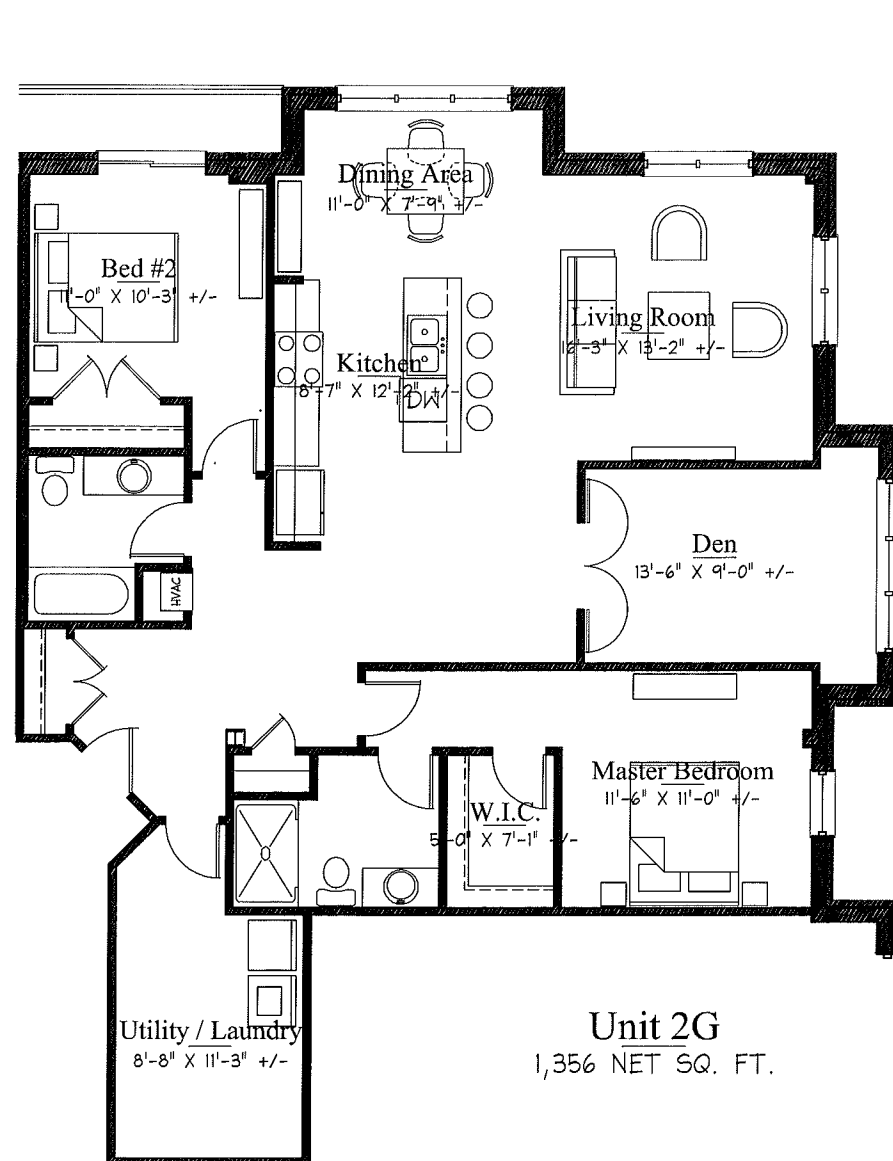


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THIRD & FOURTH FLOOR RESIDENCES

8 UNITS TOTAL

SCALE 1/4" = 1'-0"

Beacon Court

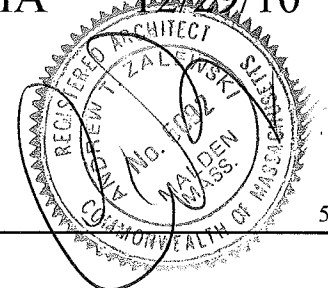
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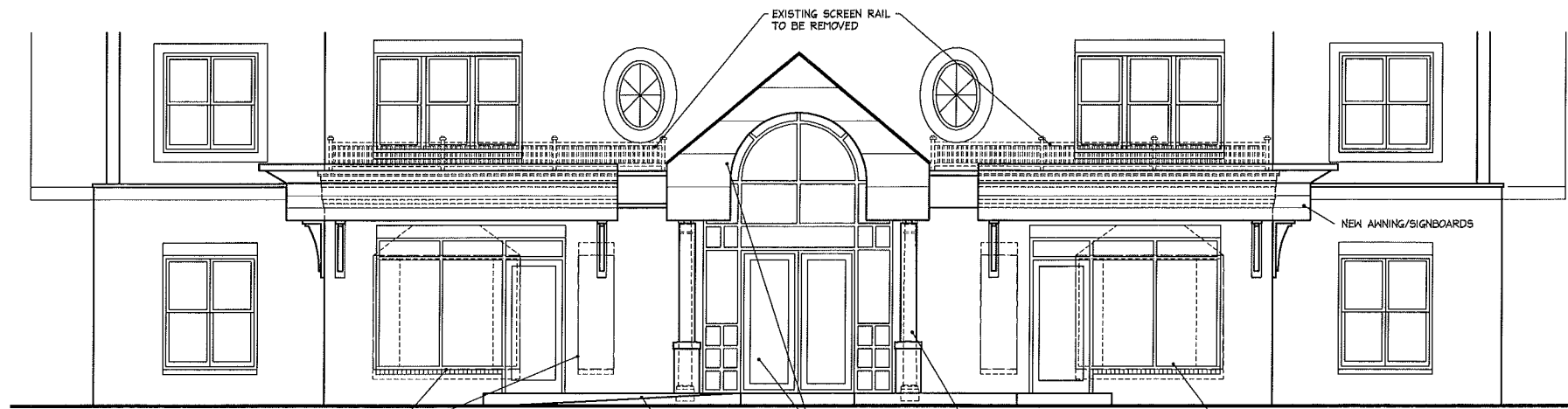
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PROPOSED BEACON STREET ELEVATION

SCALE 1/4" = 1'-0"



NEW / DEMO BEACON ST. ELEVATION

1/4" = 1'-0"



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Beacon Court
65 Beacon St., Somerville, MA

Beacon Street Elevation
SCALE: AS NOTED

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12/29/10
Date / Revised by

JOB NO. 5568

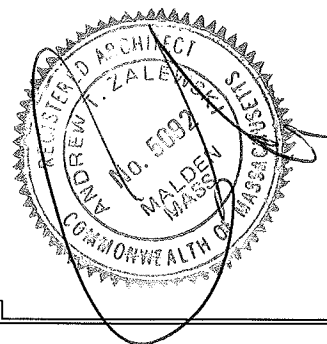
6

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PROPOSED BUCKINGHAM STREET ELEVATION

SCALE 1/4" = 1'-0"



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Buckingham Street Elevation

SCALE: As Noted

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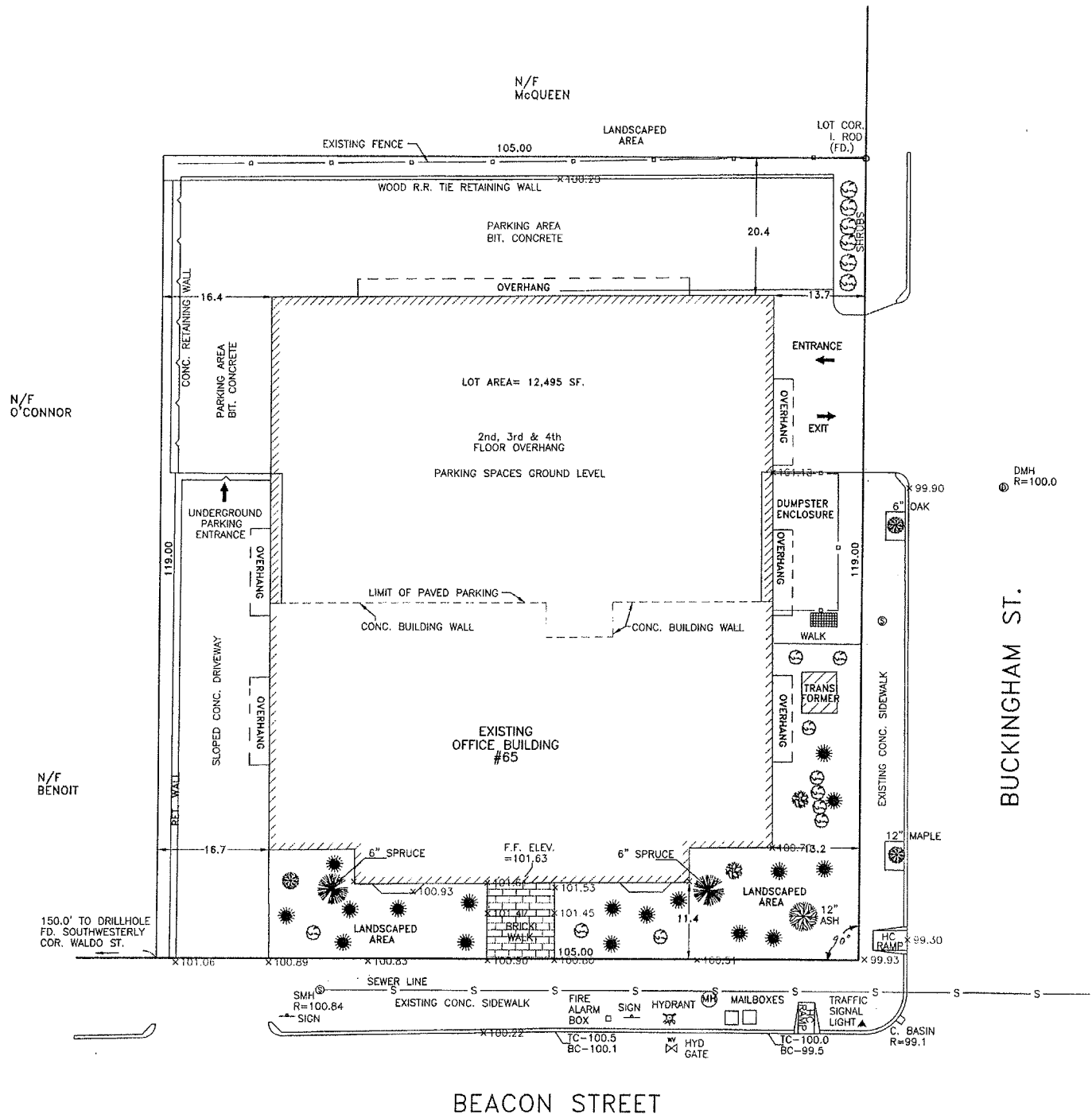
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REFERENCES
 ASSESSORS MAP 66 BLOCK C PARCEL 9
 DEED BK 21384 PG 93 (LOCUS)
 PLAN BK 43 PLAN 30
 PLAN BOOK 119 PLAN 1
 OWNER: BEACON COURT PARTNERSHIP

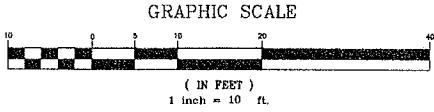
ZONING RC
 F = 15'
 R = 20'
 S = VARIABLE/DEPENDING ON BLD. HIEGHT

OPEN SPACE CALCULATION
 LOT AREA= 12,495 S.F.±
 LANDSCAPED AREAS/PERVIOUS SURFACE= 2,145 S.F.±
 "GREEN SPACE" PERCENT
 2145/12,495= 17%

I CERTIFY THAT THE PROPERTY LINES, BUILDING, SETBACKS
 AND SITE FEATURES SHOWN HEREON HAVE BEEN LOCATED
 FROM INSTRUMENT SURVEY.

William R. D'Entremont
 WILLIAM R. D'ENTREMONT P.L.S.
 REG. LAND SURVEYOR

12/23/2010
 DATE



- LEGEND**
- BSW BACK EDGE OF SIDEWALK
 - BC BUILDING CORNER
 - BLDG EDGE OF BUILDING
 - GS GROUND SHOT
 - CLF CHAIN LINK FENCE
 - CB CATCH BASIN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - HYD FIRE HYDRANT
 - LC LOT CORNER
 - EHH ELEC HANDHOLE
 - WG WATER GATE
 - GG GAS GATE
 - 101.23 SPOT ELEV

SITE PLAN
 for
BEACON COURT PARTNERSHIP
 at
65 BEACON ST.
SOMERVILLE, MA

Land Surveyors **C.L.G. ASSOCIATES** Field Engineers
 3 BOSTON ST. SALEM, MA 01970 (978) 744-0748

SHEET NO: 1 OF 1

DATE: 12/23/2010 JOB NO: 460
 DRAWN BY: T.F.S.

