REDEVELOPMENT OF 231 LOWELL STREET

231 LOWELL STREET, SOMERVILLE, MA 02144

AERIAL VIEW

LOCUS PLAN

LIST OF DRAWINGS		SP APPLICATION 14 JULY 2014	DRC 23 JULY 2015	REV SP APPL 13 OCT 2015
GENERAL				
T1	COVER SHEET	X	X	X
S1	EXISTING CONDITIONS PLAN	X		X
Z1	ZONING COMPLIANCE	X		X
Z2	ZONING COMPLIANCE	X		X
EX1	EXISTING CONDITION PHOTOS	X	X	X
ARCHITECTURAL				
A0.0	COLORED STREET ELEVATIONS	X	X	X
A0.1	3D VIEWS	X	X	X
A0.2	3D VIEWS		X	
A1.1	FIRST FLOOR / SITE PLAN	X	X	X
A1.2	BASEMENT PLAN	X	X	X
A1.3	SECOND FLOOR PLAN	X	X	X
A1.4	THIRD FLOOR PLAN	X	X	X
A1.5	ROOF PLAN	X	X	X
A2.1	ELEVATIONS	X	X	X
A2.2	ELEVATIONS	X	X	X
A2.3	ELEVATIONS	X		

PREPARED BY:

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SOMERVILLE, MA 02144

PREPARED FOR

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231 LOWELL STREET
SOMERVILLE, MA 02144

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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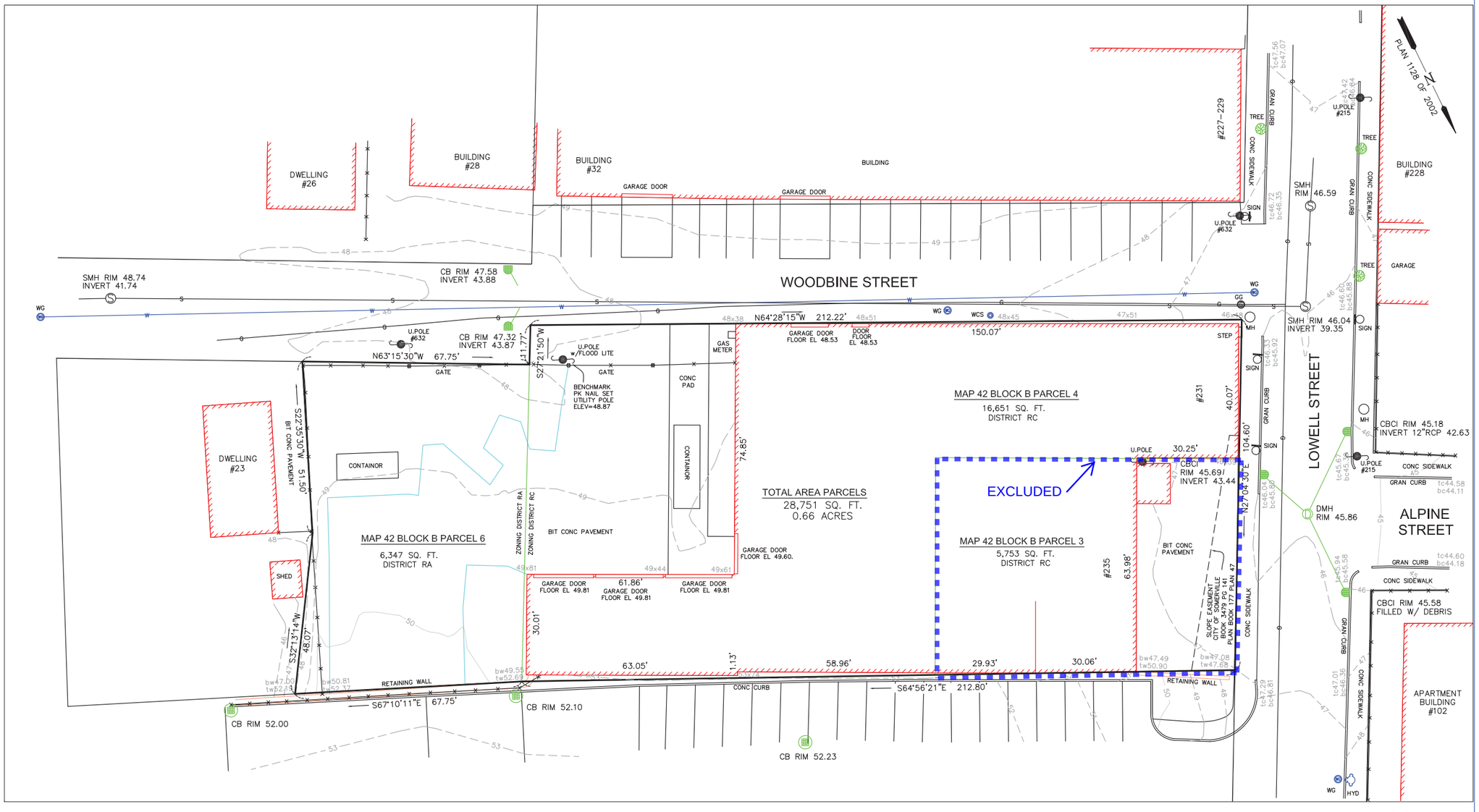
ACW	PQ

SHEET

T1



EXISTING CONDITIONS PLAN

IN

SOMERVILLE, MA

231 LOWELL STREET

0 20' 40' 60'

SCALE: 1" = 20'-0"

MARCH 27, 2013

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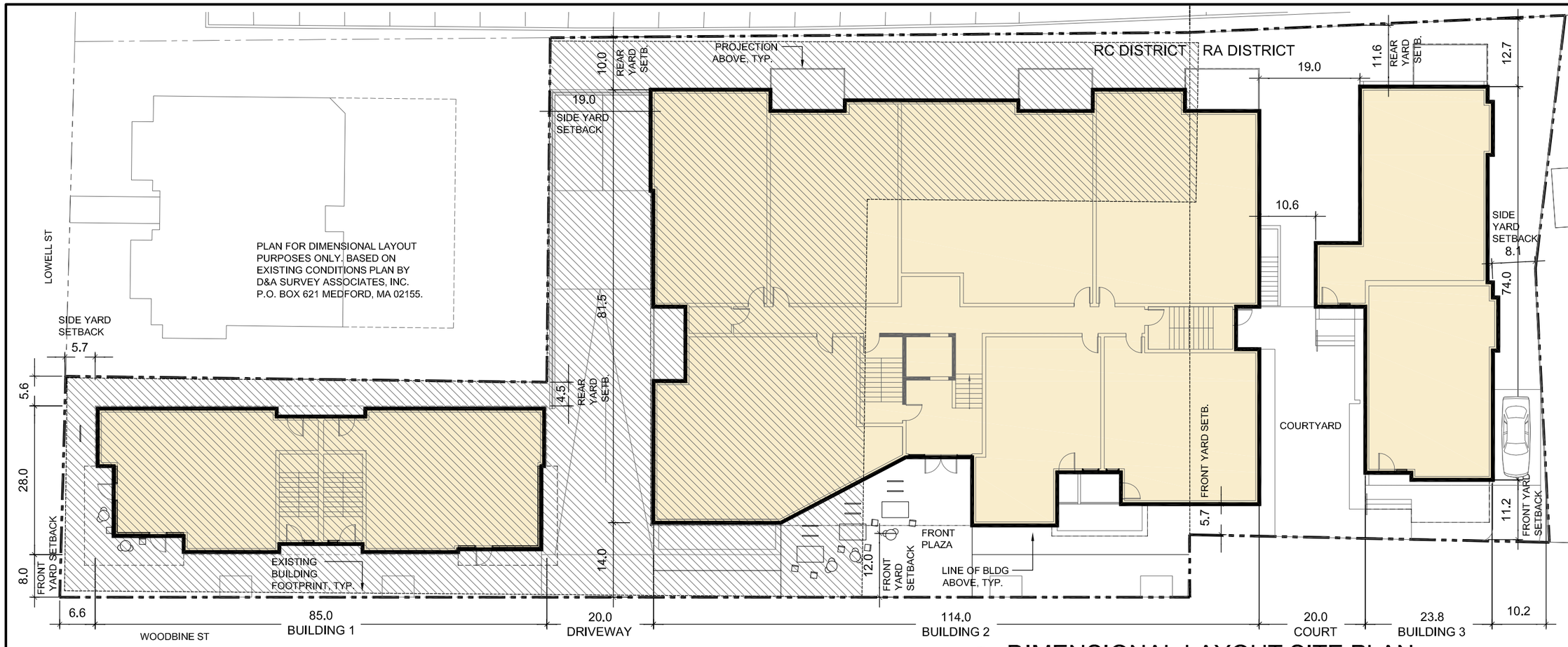

1 DIMENSIONAL LAYOUT SITE PLAN
SCALE: 1"=20'-0"

ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED			EXISTING	PROPOSED	COMPLIANCE
	231 LOWELL	0 WOODBINE	COMBINED			
ZONE	RC	RA				
USE	>7 DWELLING UNITS	-			22 DWELLING UNITS	SPSR, COMPLIES PER §13.5
MIN LOT SIZE	7,500 SF	10,000 SF	17,500 SF	16,636+6,349=22,985	16,636+6,349=22,985	COMPLIES
MIN LOT PER DWELLING	1,000 SF (16,636/1,000=16.6)	2,250 SF (6,349/2,250=2.8)	16.6+2.8=19.4 UNITS		22	COMPLIES PER §13.5 (19 UNITS + 1 AFFORDABLE OVER 12.5% + 2 BONUS MKT RATE = 22)
MAX GROUND COVERAGE	70% (11,645 SF)	50% (3,175 SF)	64% (14,820 SF)	51% (11,712 SF)	61% (14,050 SF)	COMPLIES
LANDSCAPE AREA	25% (4,159 SF)	25% (1,187 SF)	25% (5,746 SF)	5% ±	31% (7,014 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (33,272 SF)	0.75 (4,761 SF)	1.65 (38,033 SF)	0.51 (11,712 SF)	1.47 (33,845 SF)	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40'	2.5 ST / 35'		1 ST / 16'±	RC 3 ST / 40' RA 2.5 ST / 35'	COMPLIES COMPLIES
MIN YARD FRONT (FOOTNOTE 5) SIDE REAR	10' 10' (LEFT) 20'	10' 8' (RIGHT) 20'		0' 0' LEFT; ±65' RIGHT 0'	5.7' 5.7' LEFT; 8.1' RIGHT 4.5'	SP 4.4.1 SP 4.4.1 LEFT; COMPLIES R. SP 4.4.1
MIN FRONTAGE	50'	50'		279.7'	279.7'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30% (4,991 SF)	35% (2,222 SF)	31% (7,213 SF)	5% ±	32% (7,300 SF)	COMPLIES
PARKING REQUIREMENTS			1.5/DWELLING (33) GUEST 1/6 UNITS (3.7) COMMERCIAL 1/450 SF (3.7) TOTAL 40		1.3/DWELLING (29) 1/COMMERCIAL (2) TOTAL 31	VARIANCE
BICYCLE PARKING			1/10 PARKING REQ. 4		26	COMPLIES

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SOMERVILLE, MA 02144

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SHEET
Z1

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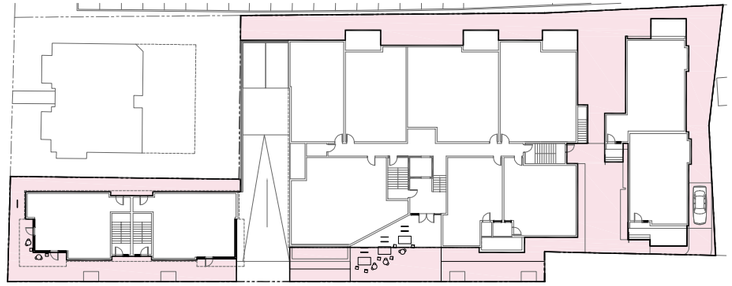
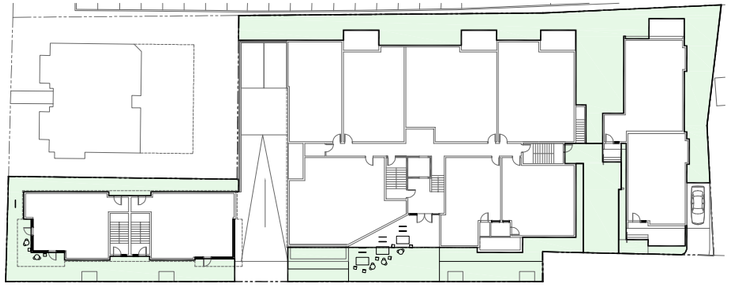


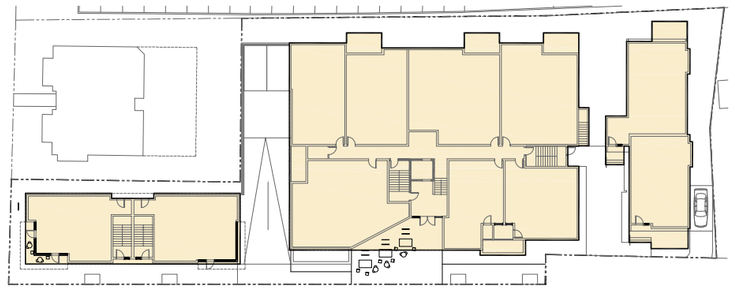
PERVIOUS AREA	7,300 SF	= 32%
LOT AREA	22,985 SF	

4 PERVIOUS AREA
SCALE: 1"=60'



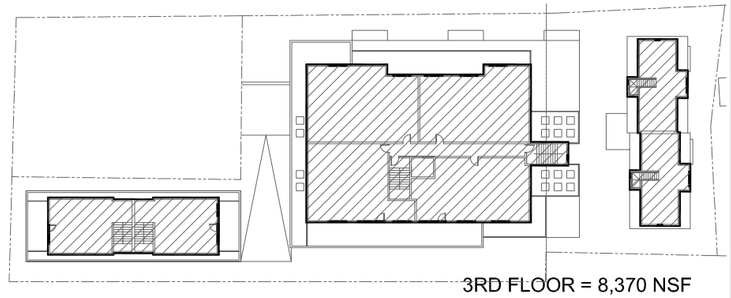
LANDSCAPE AREA	7,014 SF	= 31%
LOT AREA	22,985 SF	

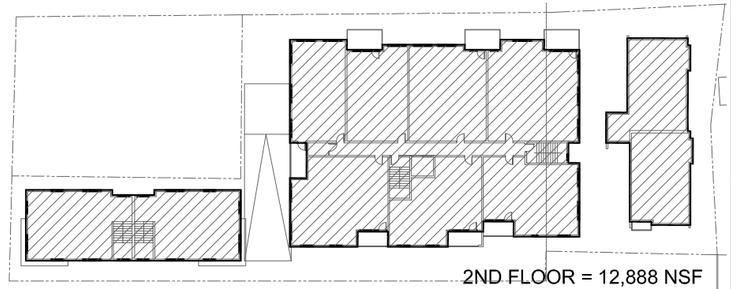
3 LANDSCAPE AREA
SCALE: 1"=60'

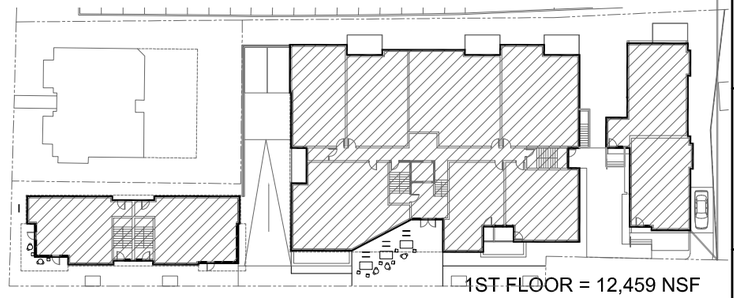


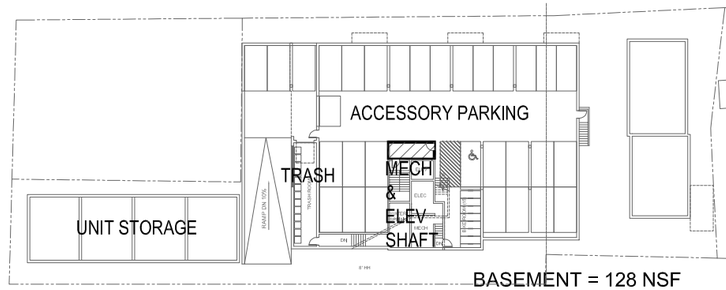
GROUND COVERAGE AREA	14,050 SF	= 61%
LOT AREA	22,985 SF	

2 GROUND COVERAGE
SCALE: 1"=60'









	PROPOSED BLDG NET FLOOR AREA
3RD FLOOR	8,370-SF
2ND FLOOR	12,888-SF
1ST FLOOR	12,459-SF
BASEMENT	128-SF
TOTAL	33,845-SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

1 PROPOSED FLOOR AREA
SCALE: 1"=60' NSF

5 BUILDING HEIGHT
SCALE: 1"=30'

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ZONING

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MI	PQ

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EX1

1 WOODBINE ST ELEVATION (SOUTH)
SCALE 1"=20'

2 LOWELL ST ELEVATION (WEST)
SCALE 1"=20'

3 EAST ELEVATION (FACING RA)
SCALE 1"=20'

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COLORED STREET ELEVATIONS

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CONTEXT VIEW FROM LOWELL STREET

DRIVEWAY FROM WOODBINE STREET

CORNER OF LOWELL & WOODBINE STREET

LOWELL STREET

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3D VIEWS

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VIEWING NW ON WOODBINE STREET

WOODBINE COURT

VIEW FROM RESIDENTIAL ZONE

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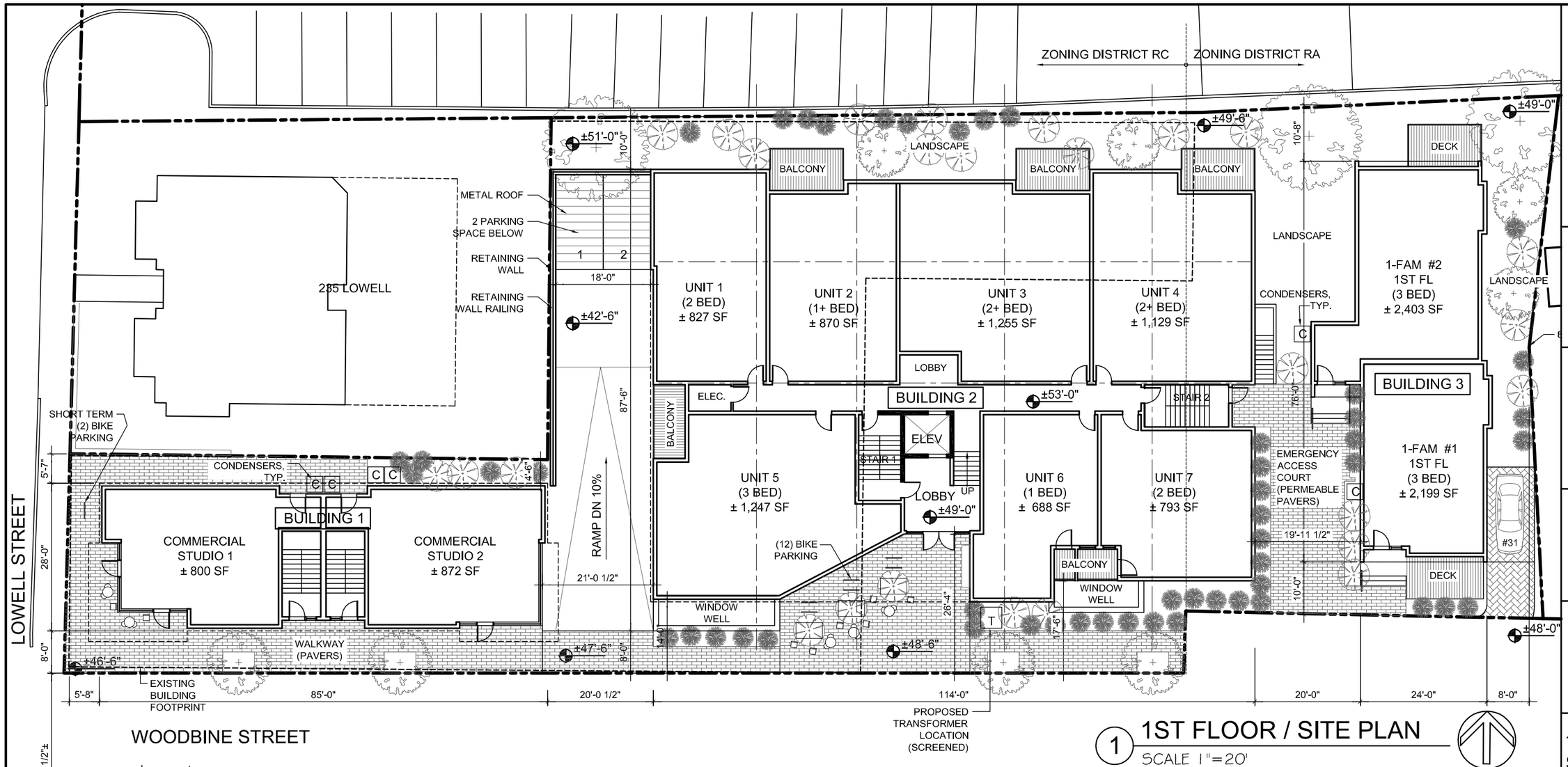

1 1ST FLOOR / SITE PLAN
SCALE 1"=20'

AREA CALCULATION SEPTEMBER 21, 2015

BLDG 1 UNIT #	BEDROOM	AREA
COMM 1	-	800
COMM 2	-	872
DUPLEX 1	2	1,771
DUPLEX 2	2	1,776

BLDG 3 UNIT #	BEDROOM	AREA
2-FAM 1	3	2,403
2-FAM 2	3	2,199

BLDG 2 UNIT #	BEDROOM	AREA	UNIT #	BEDROOM	AREA
UNIT 1	2	827	UNIT 10	2	1,125
UNIT 2	1+	870	UNIT 11	3	1,324
UNIT 3	2+	1,255	UNIT 12	2+	1,193
UNIT 4	2+	1,129	UNIT 13	2	962
UNIT 5	3	1,247	UNIT 14	2	1,014
UNIT 6	1	688	UNIT 15	2+	1255
UNIT 7	2	793	UNIT 16	2+	1,191
UNIT 8	2	838	UNIT 17	2	1,047
UNIT 9	1	870	UNIT 18	2+	1,060

SUMMARY
RC & RA ZONE
MIXED USE BUILDING

BUILDING 1: ± 2,116 SF COMMERCIAL (2 UNITS)
± 3,870 SF RESIDENTIAL (2 DUPLEX)
BUILDING 2: ± 23,132 SF MULTI FAMILY (18 UNITS)
BUILDING 3: ± 5,094 SF (2 SINGLE FAMILY)
± 34,212 SF TOTAL (22 RES UNITS, 2 COMMERCIAL)

(± 38,033 SF MAX ALLOWED BY ZBL)

31 PARKING SPACES (30 UNDERGROUND & 1 ON GRADE)
28 BIKE SPACES

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1ST FLOOR/ SITE PLAN

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ZONING DISTRICT RC | ZONING DISTRICT RA

19'-0" | 114'-6"

RETAINING WALL

LOWELL 235

BUILDING LINE ABOVE

±42'-6"

OVERHEAD GARAGE DOOR

TOTAL 31 PARKING SPACES
- 22 STANDARD (1 ON GRADE)
- 9 COMPACT

1 2 3 4 5 6 7 C 8 C 9 C 10 C 11 C 12 C 13 C 14 C 15 C

18'-0" | 20'-0" | 78'-0"

UP

SINGLE-UNIT #2 BASEMENT/ STORAGE

SINGLE-UNIT #1 BASEMENT/ STORAGE

31 (ON GRADE)

16 17 18 19 HC 20 21 22 23

30 T 29 T 28 T 27 T 26 T 25 T 24 T

18'-0" | 18'-0" | 2'-0"

±42'-6"

TRASH ROOM

RAMP DN 10%

ELEV

ELEC

UP

WATER / SPRINKL

MECH

4'-5"

BIKE ROOM (15)

DN

±39'-0"
8' HH

COMMERCIAL STUDIO 1 BASEMENT/ STORAGE

DUPLEX 1 BASEMENT/ STORAGE

DUPLEX 2 BASEMENT/ STORAGE

COMMERCIAL STUDIO 2 BASEMENT/ STORAGE

8' HH

LOWELL STREET

WOODBINE STREET

1 BASEMENT PLAN

SCALE 1"=20'

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BASEMENT PLAN

SCALE AS NOTED

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ACW	PQ

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A1.2

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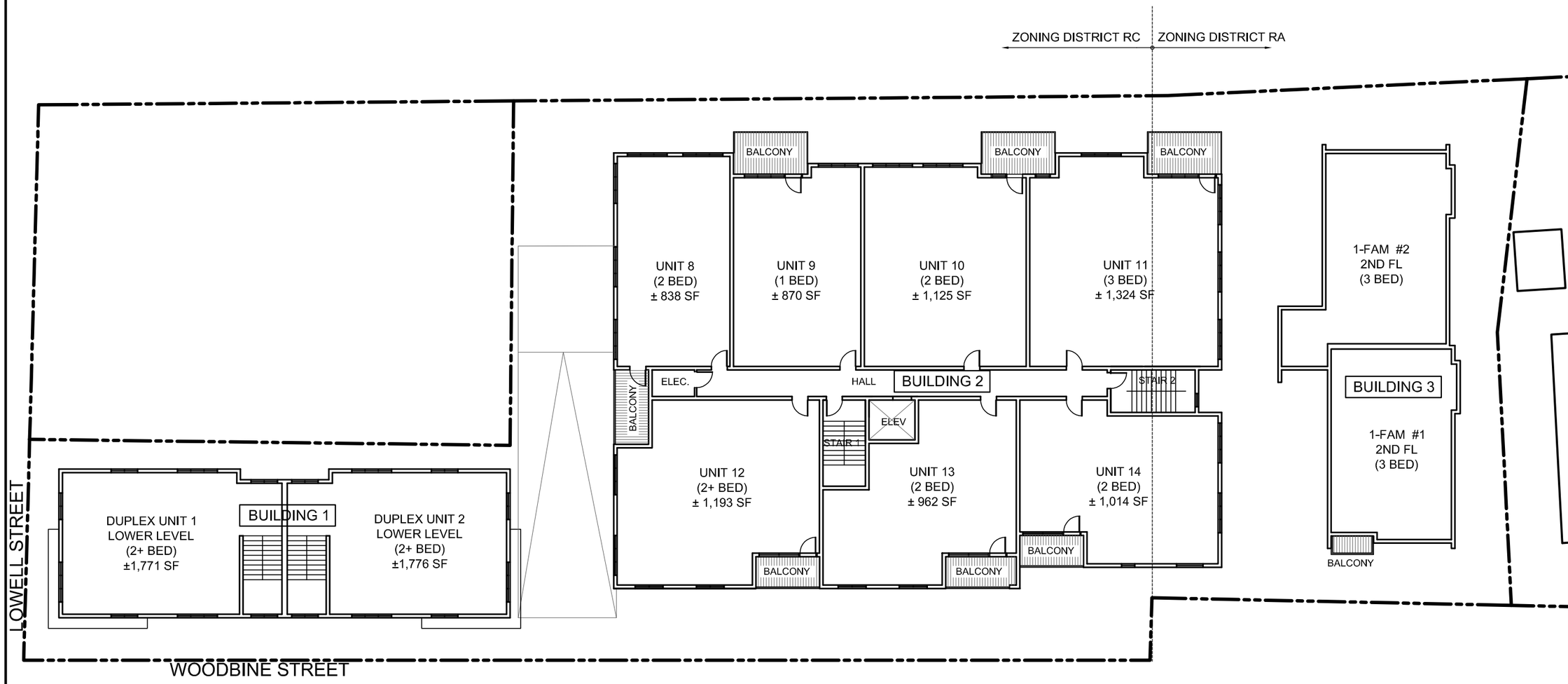

1 SECOND FLOOR PLAN
SCALE 1"=20'

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2ND FL PLAN

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A1.3

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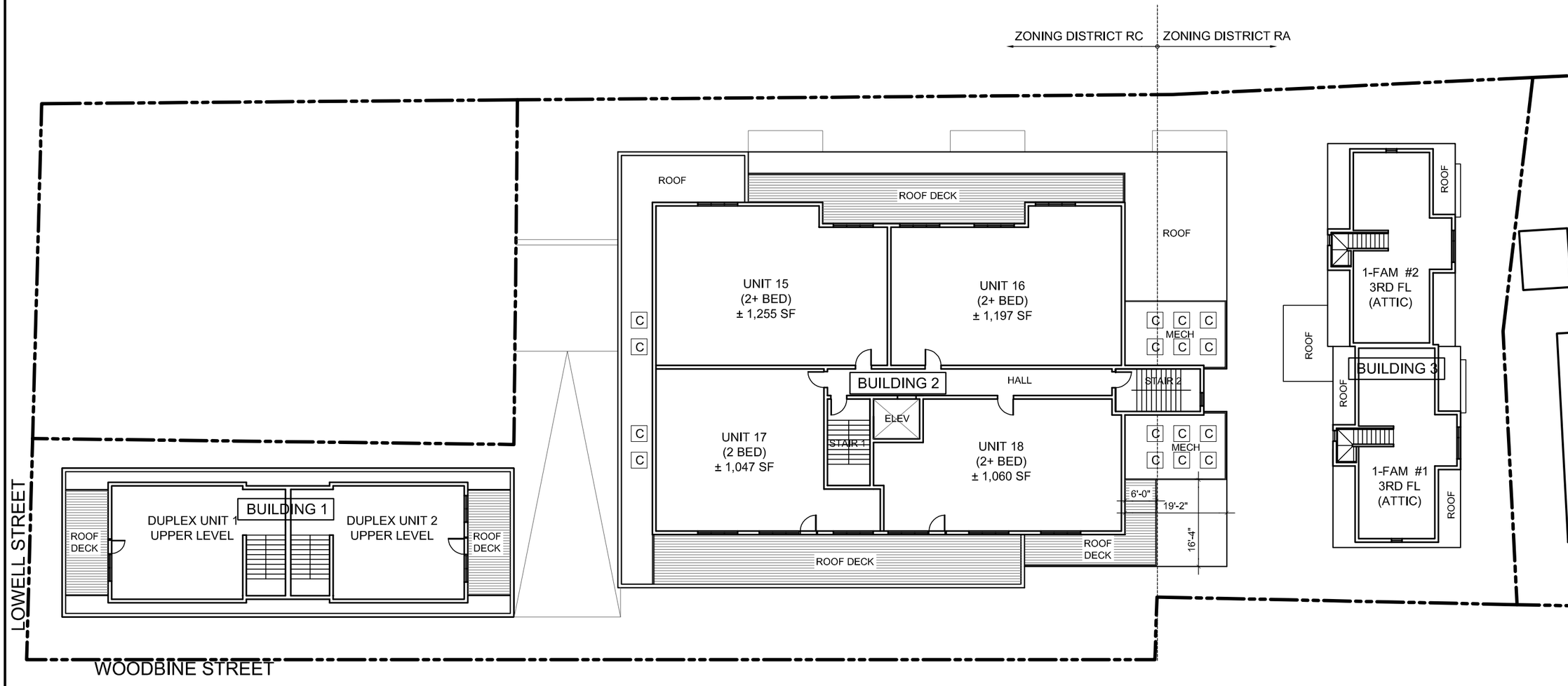

1 THIRD FLOOR PLAN
SCALE 1"=20'

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A1.4

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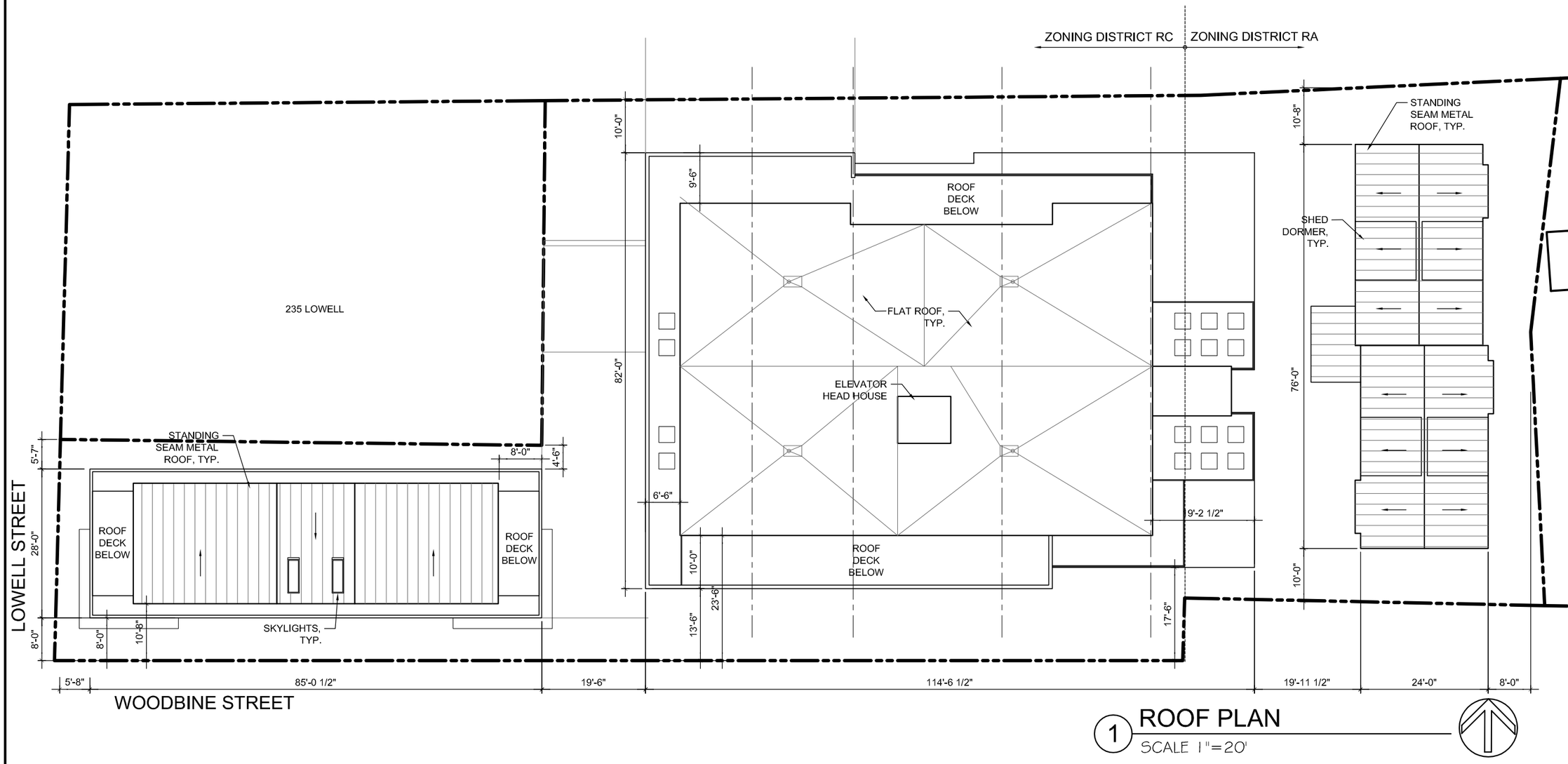

1 ROOF PLAN
SCALE 1"=20'

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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SEAL

REGISTERED ARCHITECT
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No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT
231 LOWELL

231 LOWELL STREET
SOMERVILLE, MA 02144

PREPARED FOR
231 LOWELL STREET LLC

231 LOWELL STREET
SOMERVILLE, MA 02144

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
REV SP APPL	13 OCT 2015
NEIGHB. MTG 2	21 SEPT 2015
DRC	23 JUL 2015
NEIGHB. MTG	29 JUN 2015
SP APPL	14 JUL 2014

DRAWN BY	REVIEWED BY
ACW	PQ

SHEET
A1.5

1 WOODBINE ST ELEVATION (SOUTH)

SCALE 1"=20'

2 LOWELL ST ELEVATION (WEST)

SCALE 1"=20'

3 EAST ELEVATION (FACING RA)

SCALE 1"=20'

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ACW	PQ

SHEET

A2.1

1 REAR ELEVATION (NORTH)

SCALE 1"=20'

2 COURT ELEVATION (WEST)

SCALE 1"=20'

3 DRIVEWAY ELEVATION (WEST)

SCALE 1"=20'

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ACW	PQ

SHEET

A2.2