

# REDEVELOPMENT OF 235 LOWELL ST (SPECIAL PERMIT APPLICATION)

## 235 LOWELL ST, SOMERVILLE, MA

**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
 1904 MASS AVE, 2ND FLOOR  
 CAMBRIDGE, MA 02140  
 PH 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT

PROJECT  
**REDEVELOPMENT OF  
 235 LOWELL  
 SIX-UNITS**  
 235 LOWELL ST  
 SOMERVILLE, MA

PREPARED FOR

DRAWING TITLE

**COVER SHEET**

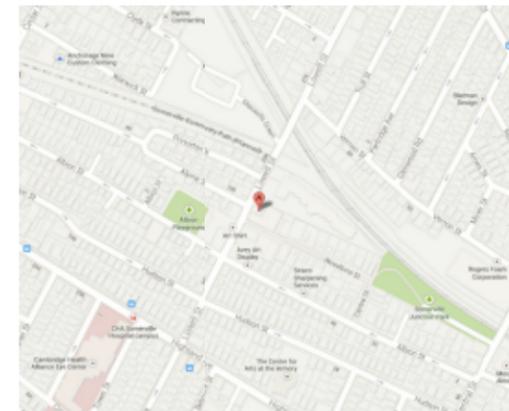
SCALE AS NOTED

REVISION	DATE
SP REV 4	31 DEC 2013
SP REV 3	23 DEC 2013
SP REV 2	11 OCT 2013
SP REV 1	24 SEP 2013
SP APPLICATION	6 AUG 2013
DRAWN BY YC	REVIEWED BY PQ

SHEET

**T 1**

### LOCUS PLAN



LIST OF DRAWINGS		SP-APPL 6 AUG 2013	SP-APPL 24 SEP 2013	SP-APPL 15 OCT 2013	DRC II 14 NOV 2013	SP-REV #4 31 DEC 2013
<b>GENERAL</b>						
T1	COVER SHEET	X	X	X	X	X
	EXISTING CONDITIONS PLOT PLAN	X	X	X	X	X
Z1.1	ZONING COMPLIANCE	X	X	X		X
Z1.2	ZONING COMPLIANCE	X	X	X		X
E1	EXISTING CONDITION PHOTOS			X	X	X

ARCHITECTURAL						
A1.0	SELECTED 3D VIEWS	X	X	X	X	X
A1.1	PROPOSED FIRST FLOOR / SITE PLAN	X	X	X	X	X
A1.2	PROPOSED SECOND FLOOR PLAN	X	X	X	X	X
A1.3	PROPOSED THIRD FLOOR PLAN	X	X	X	X	X
A1.4	PROPOSED ROOF PLAN AND BASEMENT PLAN	X	X	X	X	X
A2.1	PROPOSED WEST ELEVATION	X	X	X	X	X
A2.2	PROPOSED SOUTH ELEVATION	X	X	X	X	X
A2.3	PROPOSED EAST ELEVATION	X	X	X	X	X
A2.4	PROPOSED NORTH ELEVATION	X	X	X	X	X

PREPARED BY:

ARCHITECT  
 PETER QUINN  
 ARCHITECTS LLC

1904 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140  
 PH (617) 354 3989

SURVEYOR

D & A SURVEY  
 ASSOCIATES, INC.

P.O. BOX 621  
 MEDFORD, MA 02155  
 PH (781) 324-9566

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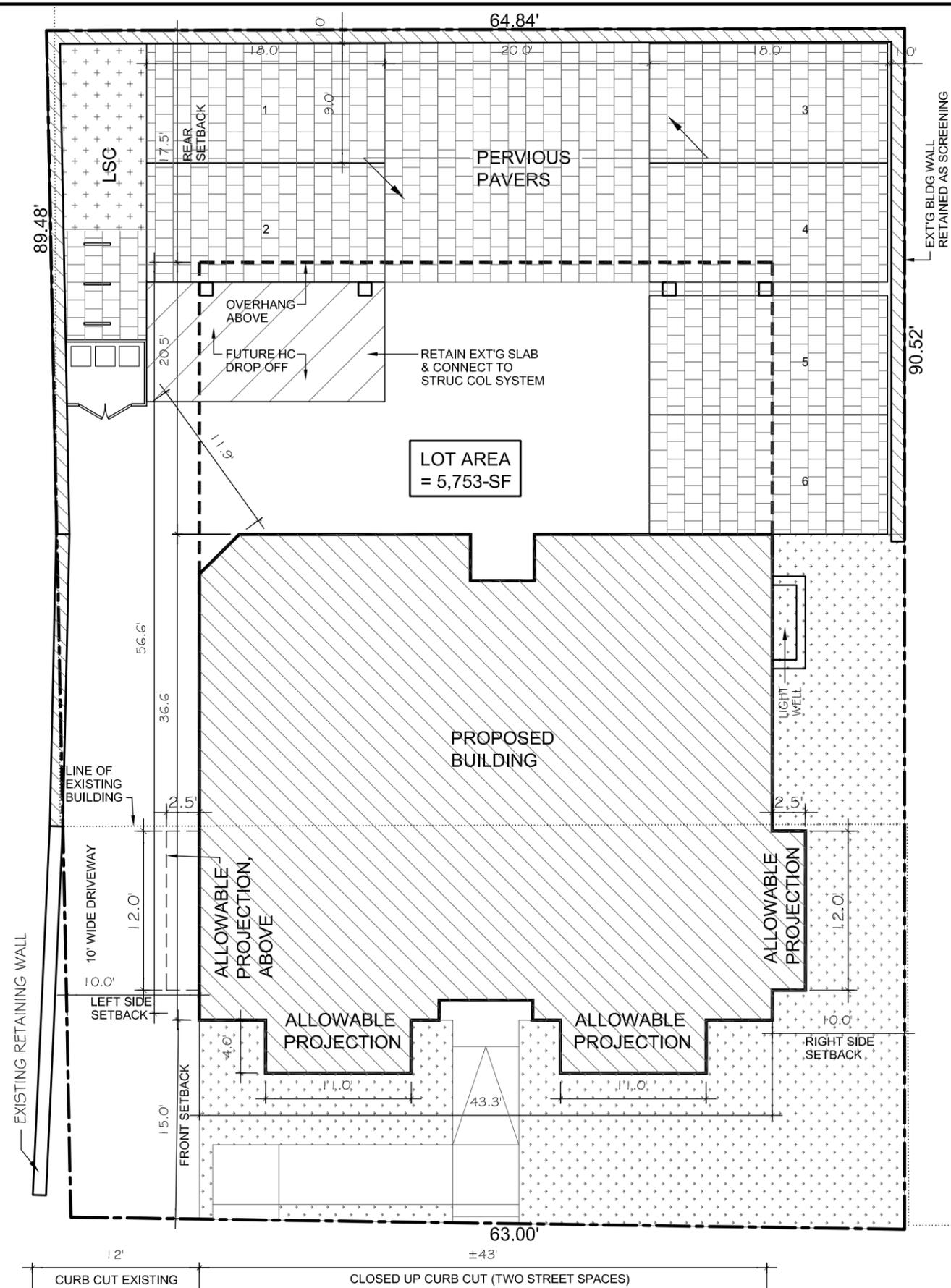
**ZONING  
 COMPLIANCE**

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**Z1.1**



DIMENSIONAL TABLE - RC ZONING DISTRICT - ZBL 4.4.1 PSR AND PARKING RELIEF

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	5,753	5,753	REQUIRES RELIEF UNDER 4.4.1
MIN LOT AREA / UNIT 1-9 UNITS (SF)	875	N/A	959	COMPLIES
MAX GROUND COVERAGE (%)	70	-	45%	COMPLIES
MIN LANDSCAPED AREA (% LOT)	25	0	20% + 6% OPEN DECK AREA	EXISTING NON-CONFORMITY IMPROVED
MIN PERVIOUS AREA (% LOT)	30	0	38%	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	-	1.3	COMPLIES
NET FLOOR AREA (NSF)	11,506	-	7,637	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	-	39.9' / 3 STY	COMPLIES
MIN FRONT YARD (FT)	15	-	15	COMPLIES
MIN SIDE YARD - LEFT (FT)	10	-	10	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10	-	10	COMPLIES
MIN REAR YARD (FT)	17.5*	-	17.5	COMPLIES
MIN FRONTAGE (FT)	50	63	63 NO CHANGE	COMPLIES

\*REAR YARD REDUCTION: 100'-89.48'=10.52' (10'). 10'X3"PER FOOT=30". 20'-30"= 17'-6" (17.5').

PARKING REQUIREMENT:  
 SIX ONE-AND-TWO-BEDROOM UNITS X 1.5 SPACES PER UNIT = 10 SPACES  
 PLUS ONE VISITOR SPACE=TOTAL 11 SPACES  
 TOTAL PROVIDED = SIX PLUS TWO NEW CURB SPACES PROVIDED BY CLOSING CURB CUT

NOTE: DIMENSIONAL LAYOUT SITE PLAN  
 BASED ON PLOT PLAN FROM D&A SURVEY  
 ASSOCIATES, INC. P.O. BOX 621,  
 MEDFORD, MA 02155 DATED JULY 23, 2013.

Z:\DCADD\WGSI\Lowell-235\Zoning\Z1.dwg, Z1, 12/31/2013 2:54:21 PM

PROJECT  
 NORTH  
 TRUE  
 NORTH



1

**DIMENSIONAL LAYOUT SITE PLAN**

SCALE: 1"= 10'

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**ZONING  
COMPLIANCE**

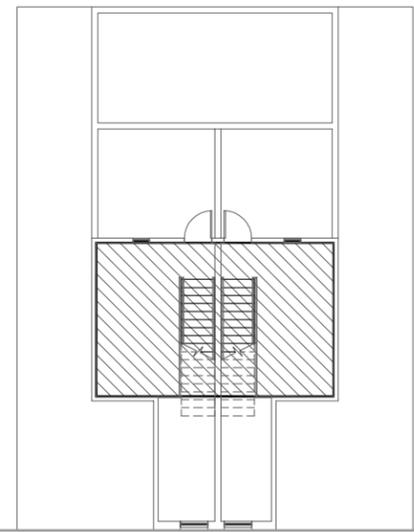
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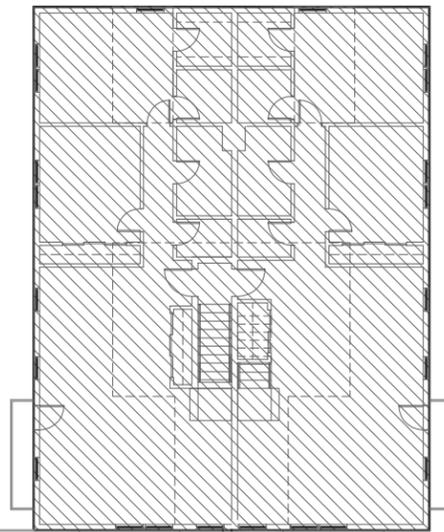
DRAWN BY: MY  
REVIEWED BY: PQ

SHEET

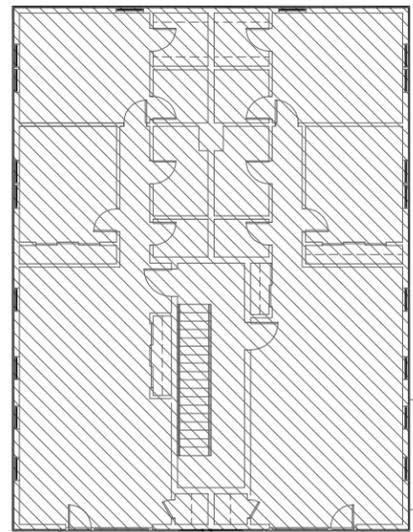
**Z1.2**



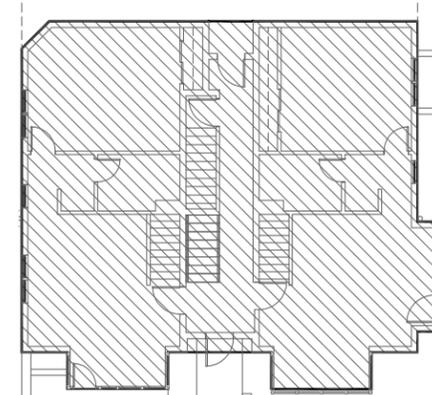
PENTHOUSE = 435 NSF



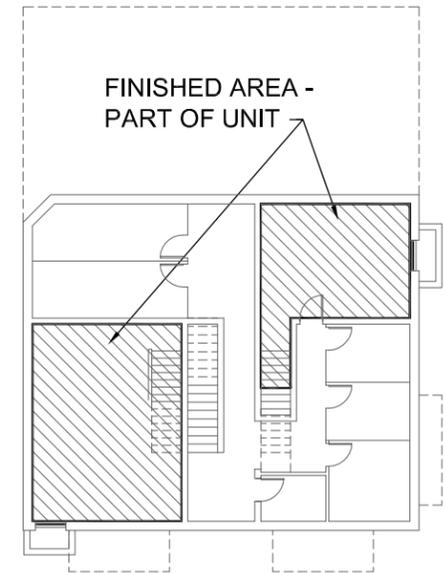
3RD FLOOR = 2,473 NSF



2ND FLOOR = 2,473 NSF



1ST FLOOR = 1,677 NSF

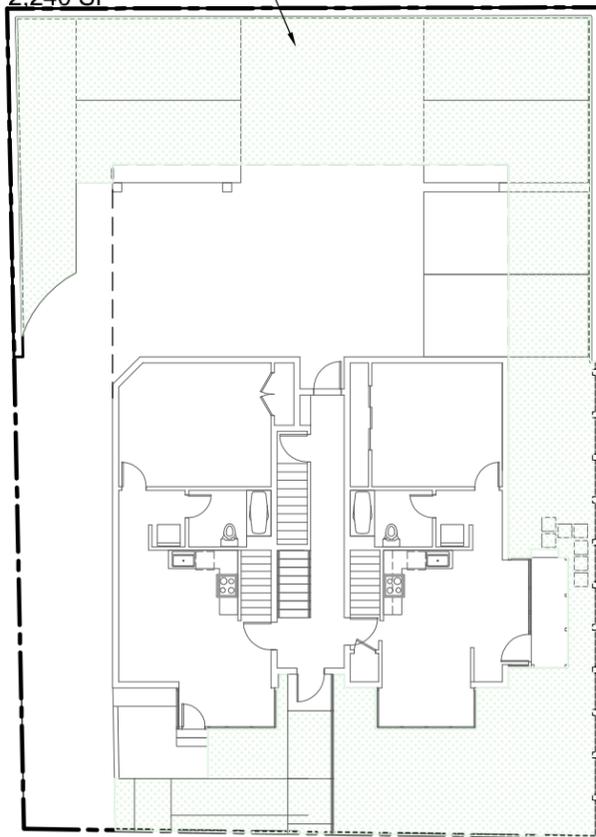


BASEMENT = 579 NSF

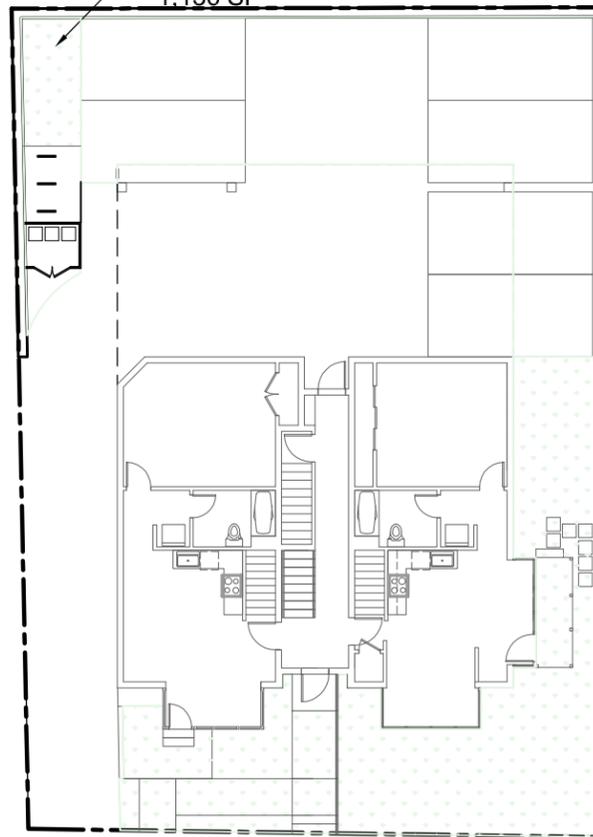
**PROPOSED FLOOR AREA**

PROJECT NORTH  
TRUE NORTH  
SCALE: 1"=20'

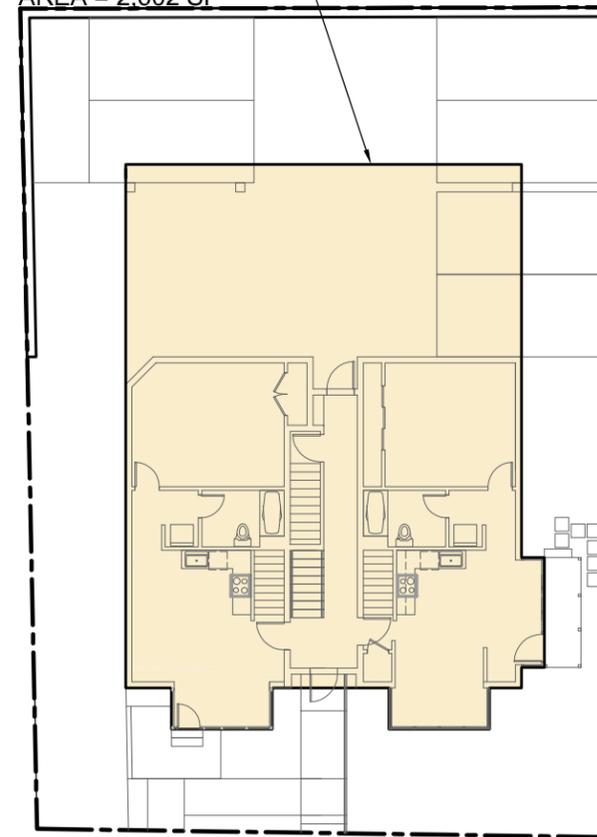
PERVIOUS AREA =  
2,240 SF



LANDSCAPE AREA =  
1,136 SF



GROUND COVERAGE  
AREA = 2,602 SF



**PERVIOUS AREA CALCULATION**

PROJECT NORTH  
TRUE NORTH  
SCALE: 1"=20'

PERVIOUS AREA	2,240 SF	= 39%
LOT	5,753 SF	

**LANDSCAPE AREA CALCULATION**

SCALE: 1"=20'

LANDSCAPE AREA	1,136 SF	= 20%
LOT	5,753 SF	

ADDITIONAL OPEN  
DECK AREA = 321 SF (6%)

**GROUND COVERAGE CALCULATION**

SCALE: 1"=20'

GROUND COVERAGE AREA	2,602 SF	= 45%
LOT	5,753 SF	

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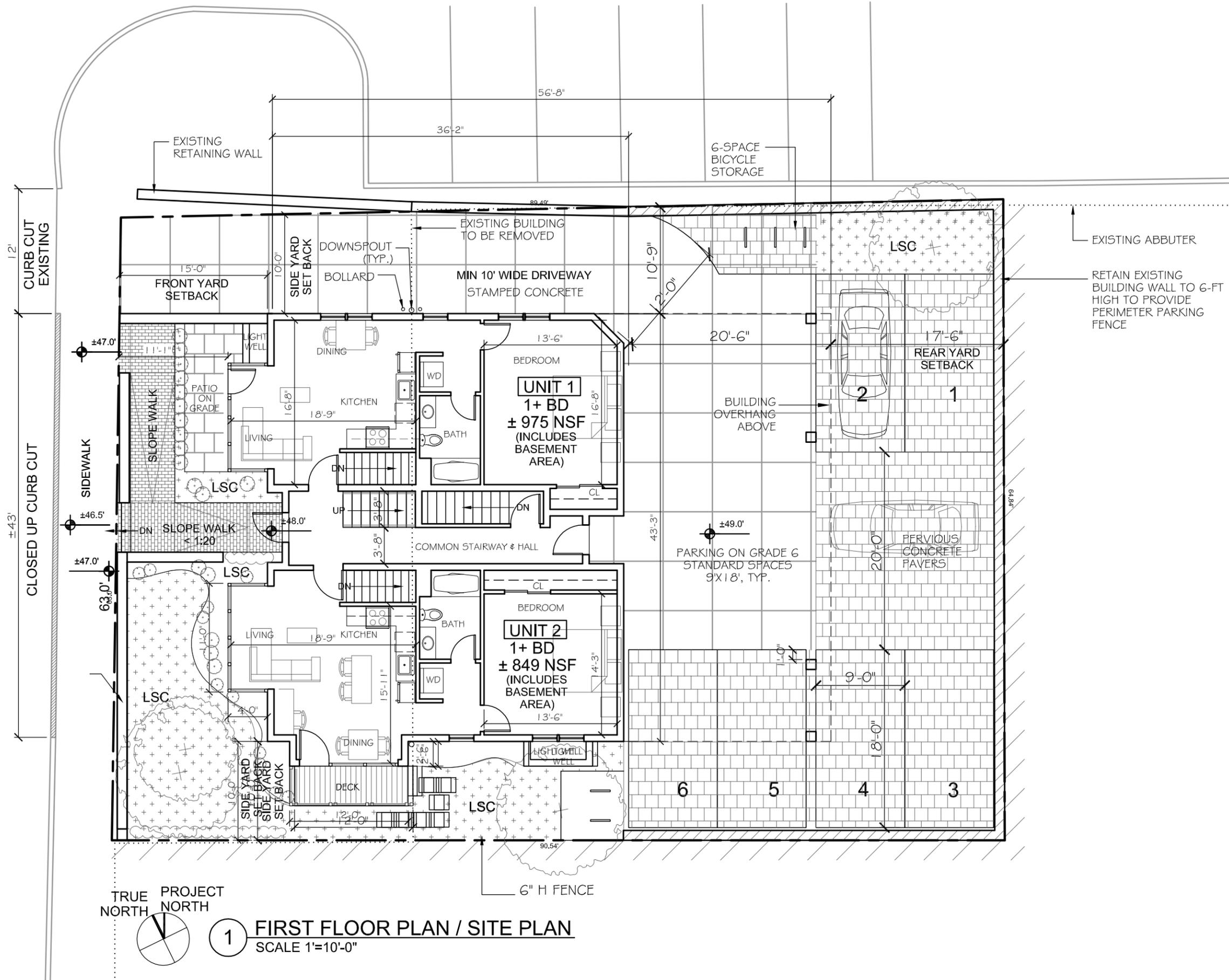
**PROPOSED  
FIRST FLOOR /  
SITE PLAN**

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LOWELL STREET



TRUE PROJECT  
NORTH NORTH



**1 FIRST FLOOR PLAN / SITE PLAN**  
SCALE 1"=10'-0"

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**PROPOSED  
SECOND FLOOR  
PLAN**

SCALE AS NOTED

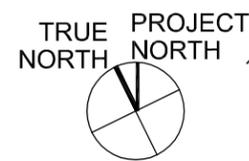
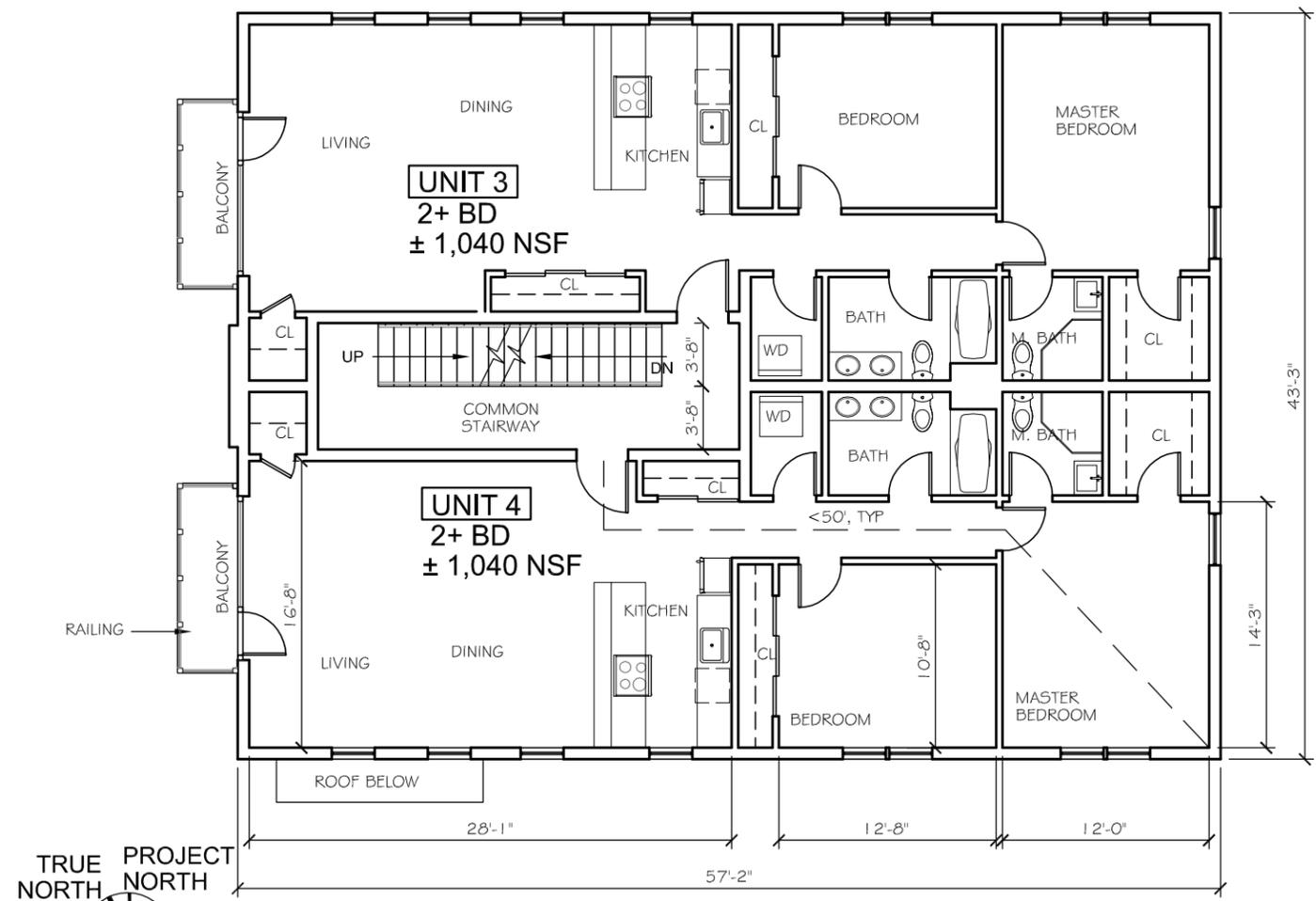
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DRAWN BY  
YC

REVIEWED BY  
PQ

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**A1.2**



**1 SECOND FLOOR PLAN**  
SCALE 1'=10'-0"

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**PROPOSED  
THIRD FLOOR  
PLAN**

SCALE AS NOTED

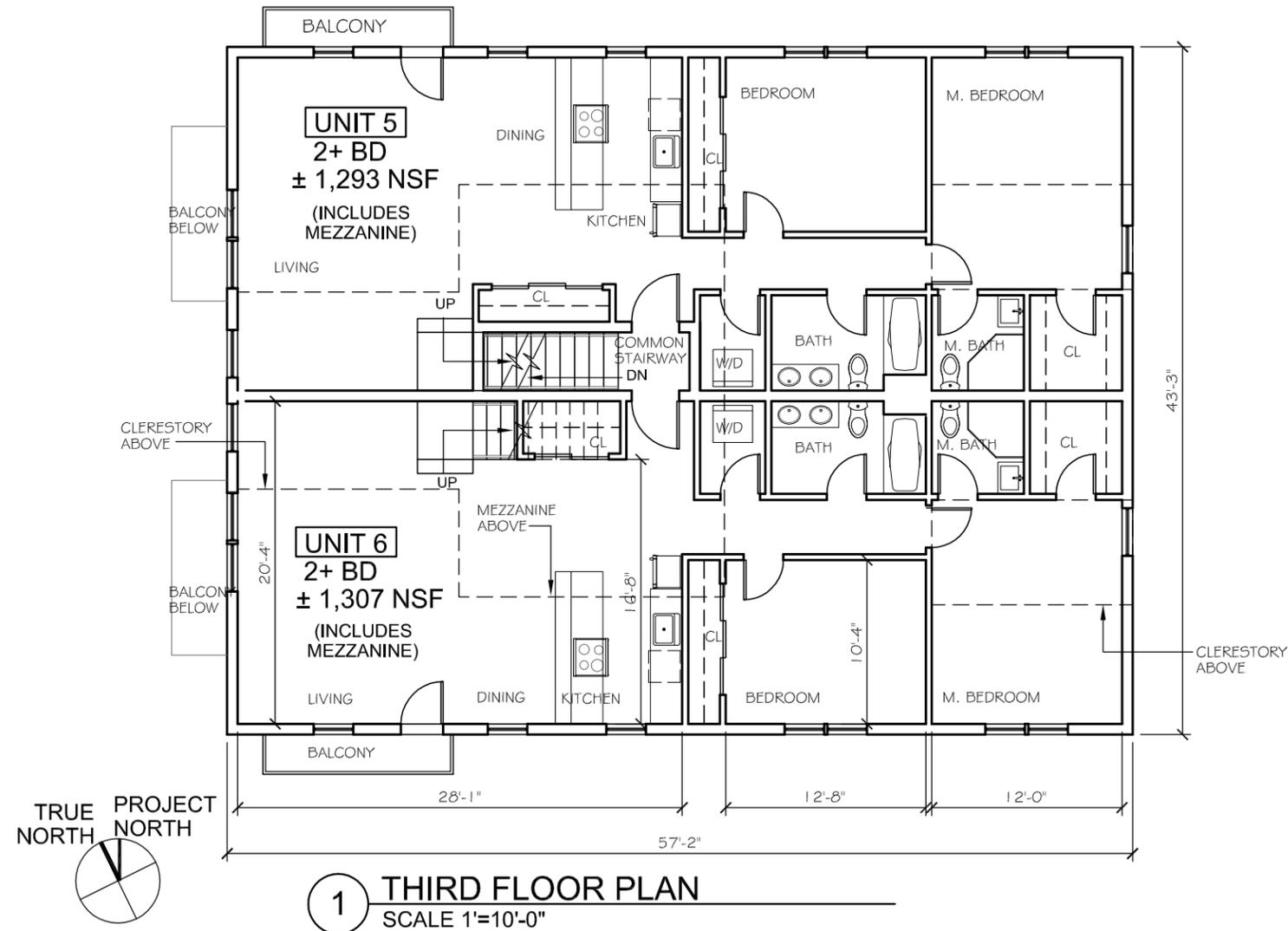
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YC

REVIEWED BY  
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**A1.3**



SEAL



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**PROPOSED  
ROOF PLAN  
AND  
BASEMENT**

SCALE AS NOTED

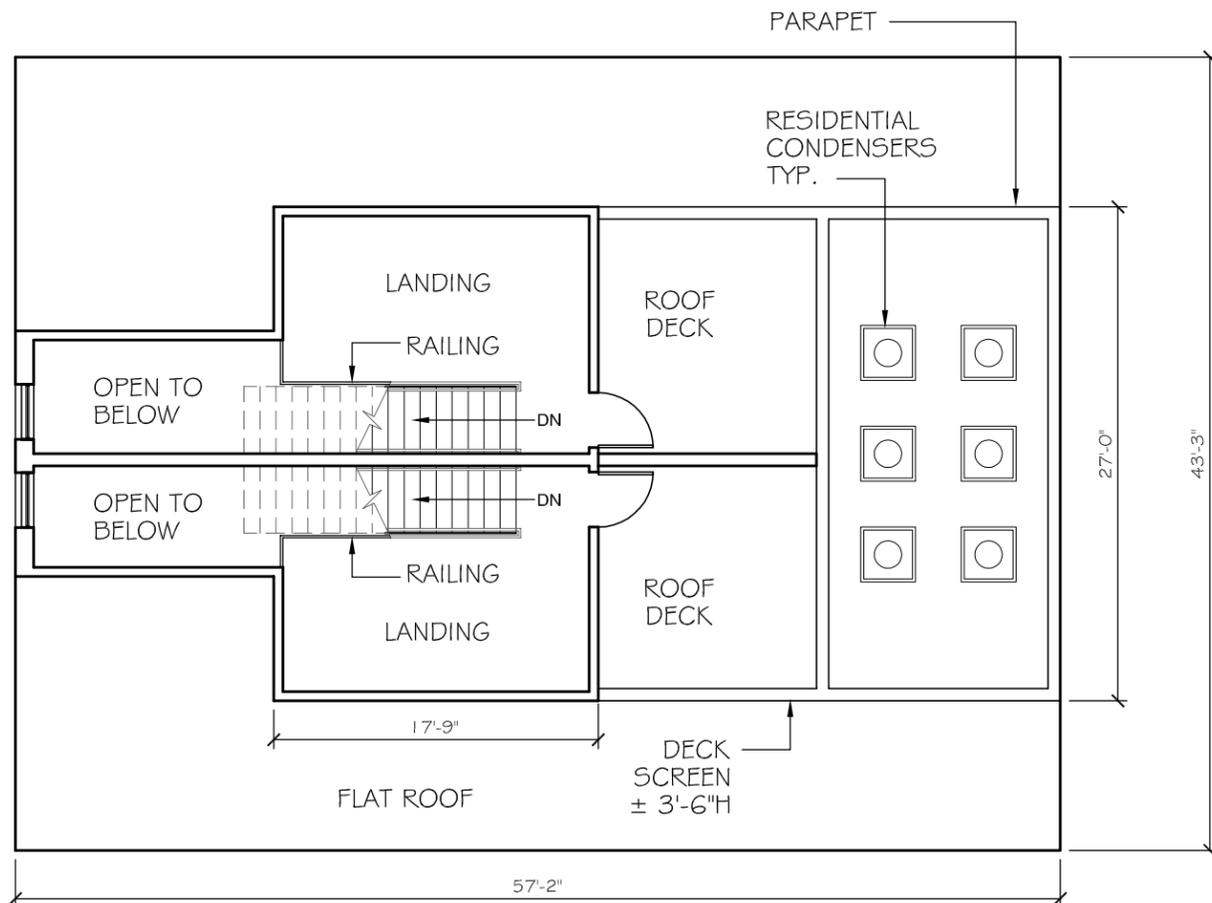
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DRAWN BY  
YC

REVIEWED BY  
PQ

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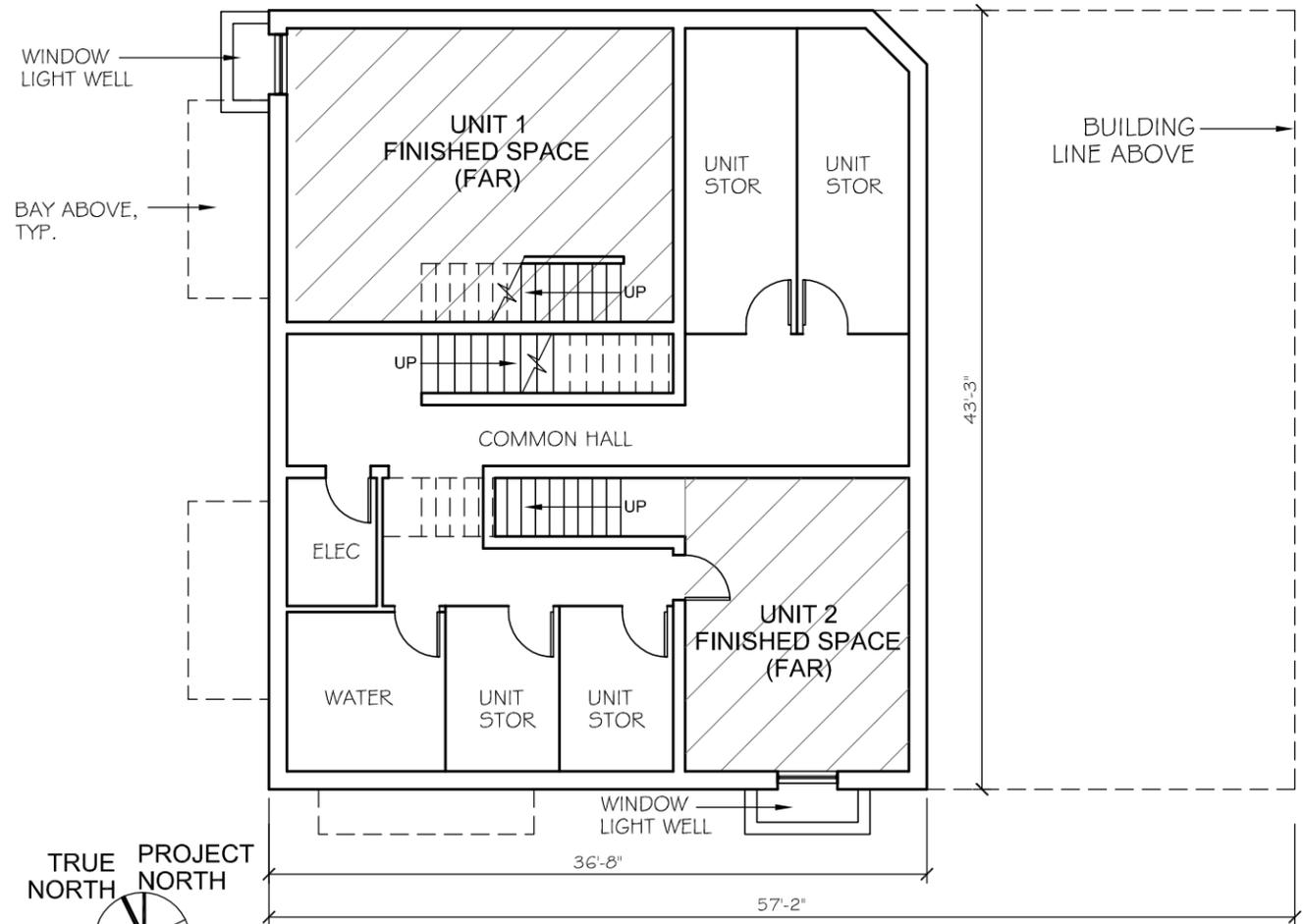
**A1.4**



TRUE PROJECT  
NORTH NORTH



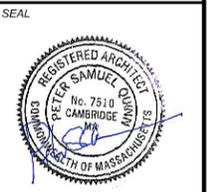
**1 ROOF PLAN**  
SCALE 1"=10'-0"



TRUE PROJECT  
NORTH NORTH



**1 BASEMENT PLAN**  
SCALE 1"=10'-0"



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PROPOSED  
WEST  
ELEVATION

SCALE AS NOTED

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A2.1



1 WEST ELEVATION  
SCALE 1"=10'-0"



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**PROPOSED  
SOUTH  
ELEVATION**

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SHEET  
**A2.2**



**2 SOUTH ELEVATION**  
SCALE 1"=10'-0"

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PROPOSED  
EAST  
ELEVATION

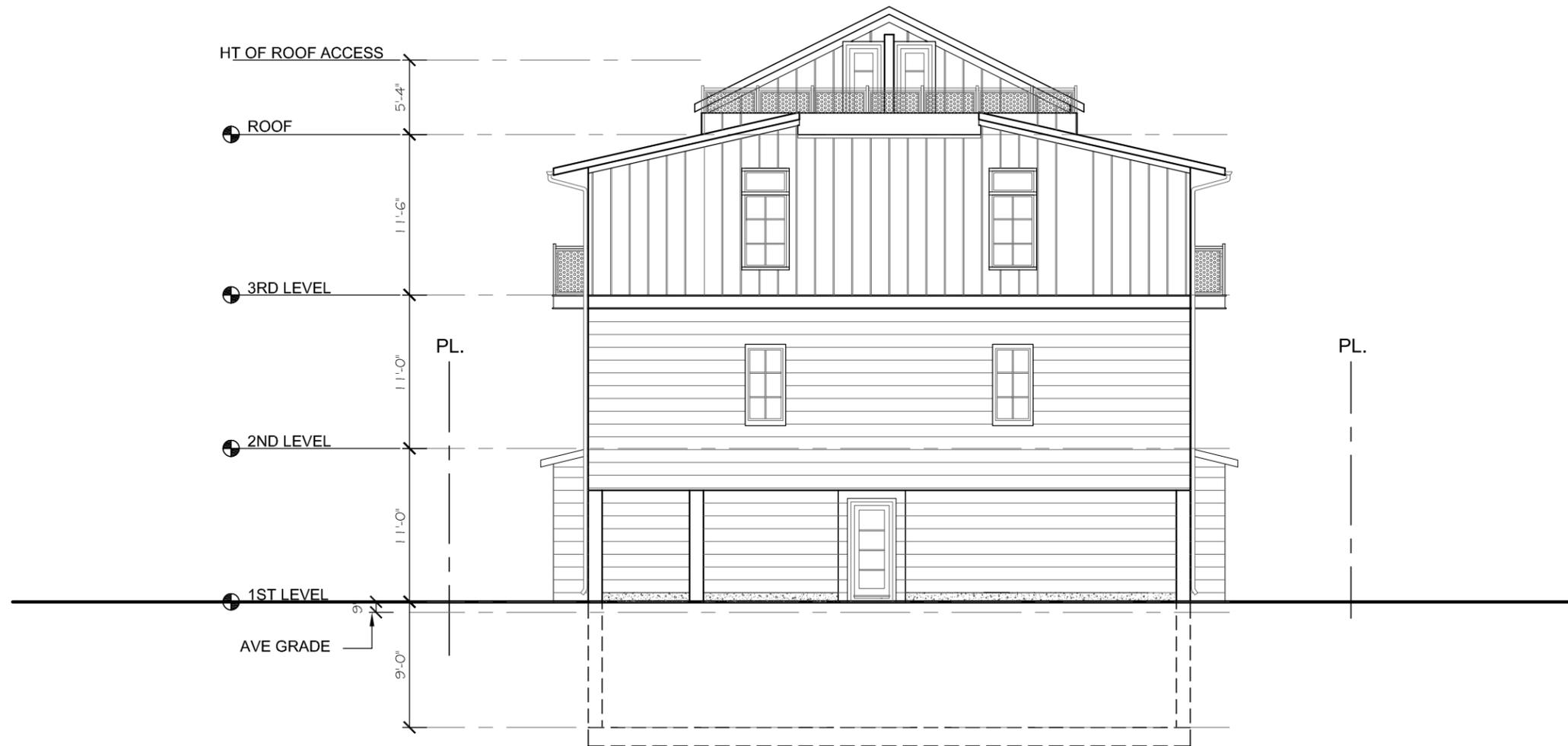
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A2.3



3 EAST ELEVATION  
SCALE 1"=10'-0"

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NORTH  
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YC

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PQ

SHEET

A2.4



4 NORTH ELEVATION  
SCALE 1"=10'-0"