

Z:\DCADDWGS\Bow-71\02 Schematic Design\Bow 71 - T1 + 3D.dwg, T1, 7/22/2019 3:19:47 PM



BOW STREET ELEVATION

MR5 ZONING
PASSIVE HOUSE MULTI-FAMILY PROJECT
SUMMARY 5/15/2019

10,781-SF LOT SIZE
30,800 TOTAL GSF (HABITABLE AREA)
FAR = 2.8

1 RETAIL SPACE (1,825- NSF)
24 DWELLING UNITS (21,943 TOTAL UNIT NSF)
9 ONE-PLUS BEDROOM UNITS
15 TWO BEDROOM UNITS

24 BIKE STORAGE SPACES
14 PARKING SPACES INCLUDING HC VAN SPACE
1 GAZEBO (RELOCATED AND REFURBISH EXISTING GAS STATION STRUCTURE)
1 COMMON ROOF DECK

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
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PH (617) 354 3989

LANDSCAPE

VERDANT
LANDSCAPE ARCHITECS
318 HARWARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735 1180

REDEVELOPMENT OF
65-71 BOW ST
SOMERVILLE, MA 02143

LIST OF DRAWINGS		ZBA APPL	
		15 MAY 2019	
GENERAL			
T1	TITLE SHEET	X	
	EXISTING CONDITIONS PLAN	X	
Z1	ZONING COMPLIANCE (ZONING TABLE)	X	
Z2	ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	
Z3	ZONING COMPLIANCE (BLDG COVERAGE)	X	
Z4	ZONING COMPLIANCE (GROSS SQ FOOTAGE)	X	
LD1	LANDSCAPE PLAN	X	

ARCHITECTURAL			
A0.1	3D STREET VIEW	X	
A0	BASEMENT PLAN	X	
A1	SITE/ FIRST FLOOR PLAN	X	
A2	SECOND TO FOURTH FLOOR PLAN	X	
A3	FIFTH FLOOR PLAN	X	
A4	ROOF PLAN	X	
A5	FRONT ELEVATION	X	
A6	RIGHT ELEVATION	X	
A7	REAR ELEVATION	X	
A8	LEFT ELEVATION	X	
EC1	EXISTING PHOTOS	X	
	SHADOW STUDY (3 SHEETS)	X	



LOCUS PLAN ↑

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65-71 BOW ST

65-71 BOW ST
SOMERVILLE, MA 02143

PREPARED FOR

NEWMARKET
PROPERTIES LLC

7 MORRISON RD
WEST WAKEFIELD, MA 01880

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

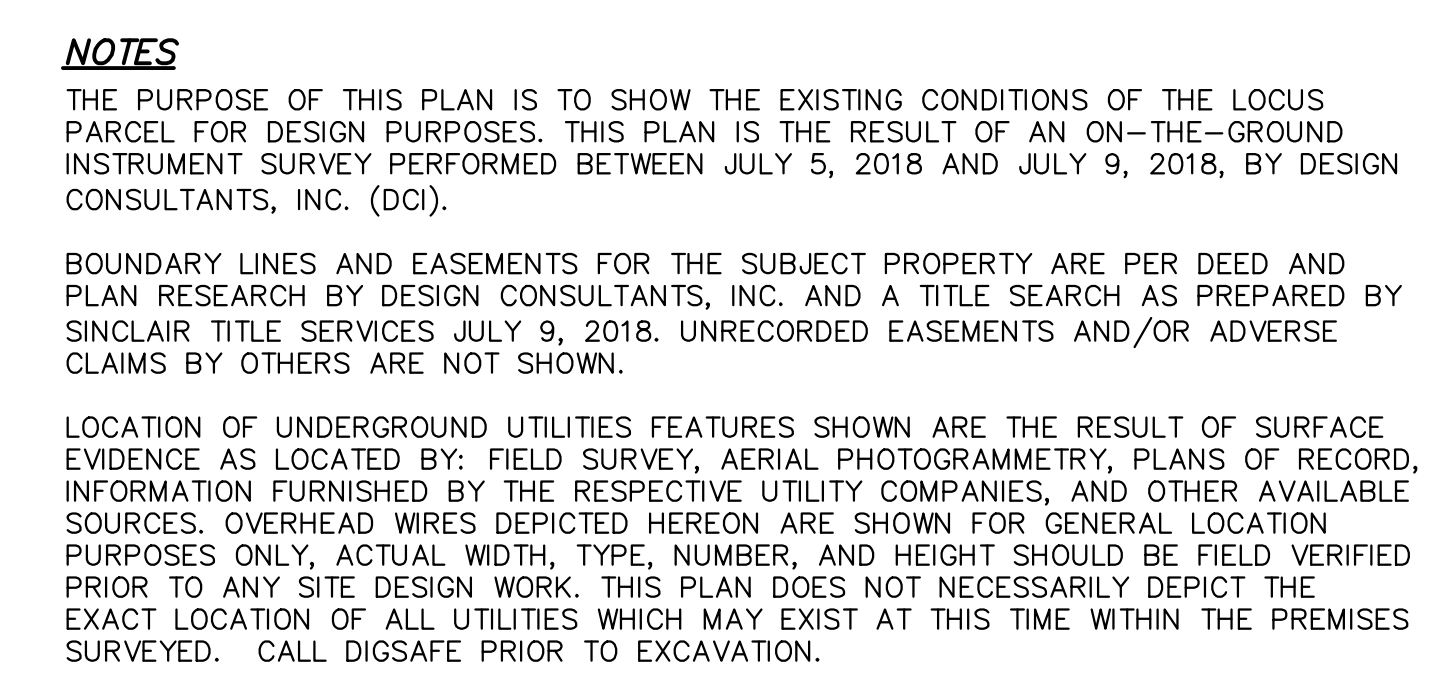
REVISION DATE

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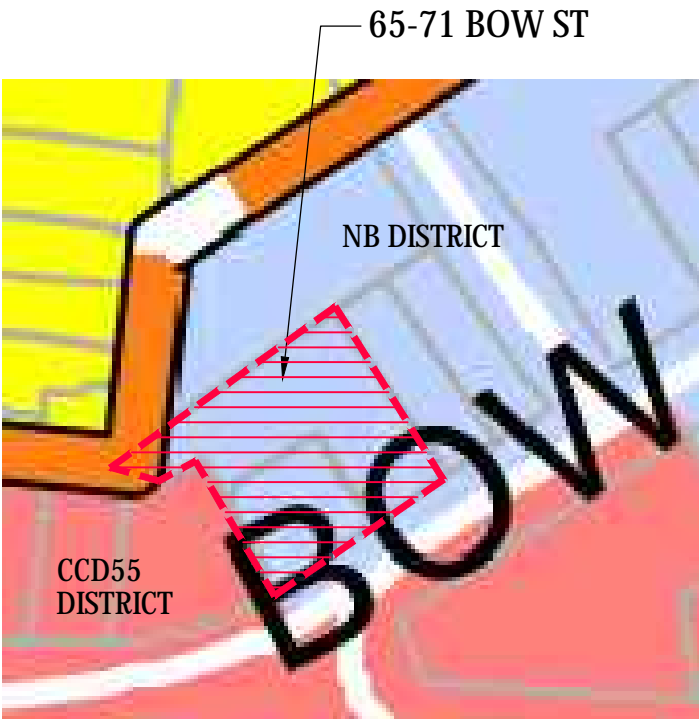
SHEET

T-1



0 10 20 30 40

SCALE: 1" = 10'



71 BOW ST, SOMERVILLE - DIMENSIONAL TABLE - NB DISTRICT

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A. MIN LOT SIZE	N/A	10,781	10,781	COMPLIES
B. MIN LOT AREA / DWELLING UNIT (10 OR MORE)	1000	N/A	449	REQUIRES RELIEF
C. GROUND COVERAGE MAX %	80	.	.	COMPLIES
D. LANDSCAPE AREA MIN %	10	0	13	COMPLIES
E. FAR	2.0	0.17	2.6	REQUIRES RELIEF
F. MAX HEIGHT (STORY / FT)	42 / 4	. . .	58 / 5	REQUIRES RELIEF
G. FRONT YARD MIN (FT)	N/A	21.2	1	COMPLIES
H. SIDE YARD MIN LEFT (FT) SIDE YARD MIN RIGHT (FT)	N/A N/A	15.8 (garage 1.7) 28.6 (garage 0.1 over)	7 8	COMPLIES COMPLIES
I. REAR YARD MIN (FT)	10 + 2x4 = 18	49.73 (0.4 garage)	10	REQUIRES RELIEF
J. FRONTAGE MIN (FT)	N/A	103	103	COMPLIES
K. PERVIOUS AREA MIN %	N/A	0	20	COMPLIES
L. PARKING	36 *	not delineated	14	REQUIRES RELIEF
M. BICYCLE PARKING	6 **	0	24	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE. SEE DIMENSIONAL SITE PLAN ON SHEET Z-2.

*VyU" - k\ 7k-j y@-) h° kM8°h° #- h-k°
RESIDENTIAL

- (9) 1-BR UNITS AT 1 PER UNIT = 9 X 1 = 9
- (15) 2-BR UNITS AT 1.5 PER UNIT = 15 X 1.5 = 22.5
- †@a\ k°h° #- °u° h-k° yV@o

= 36 SPACES REQUIRED

14 SPACES PROVIDED

**NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
RESIDENTIAL

- (1) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 1
- (5) FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 5

6 BIKE SPACE
REQUIRED

24 SPACE
PROVIDED



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DRAWING TITLE
ZONING
TABLE

SCALE AS NOTED

REVISION | DATE

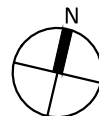
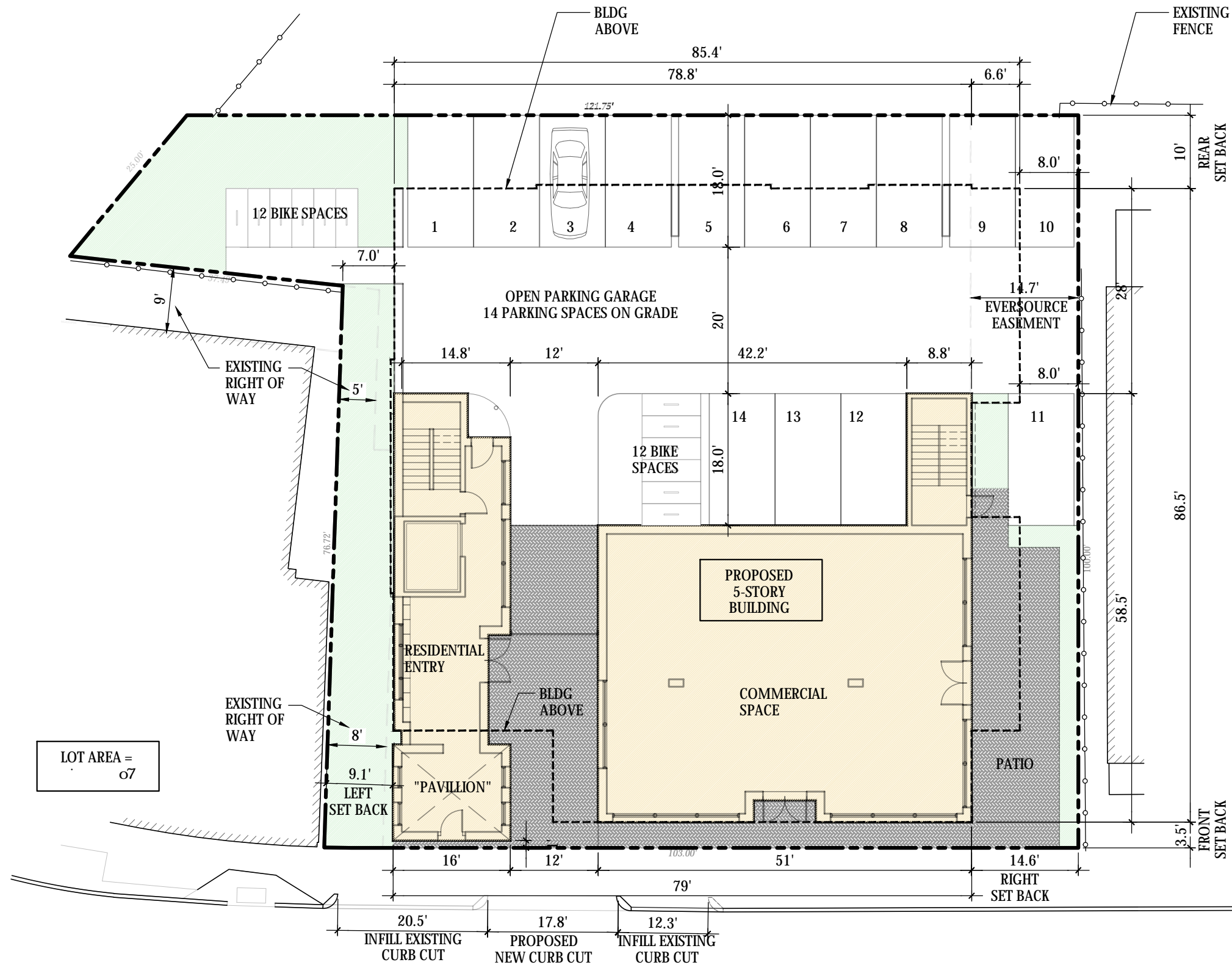
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PQ

SHEET

Z-1

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1 DIMENSIONAL SITE PLAN

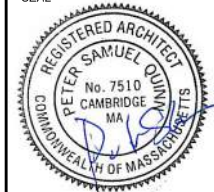
SCALE: 1/16" = 1'-0"

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DIMENSIONAL
SITE PLAN

SCALE AS NOTED

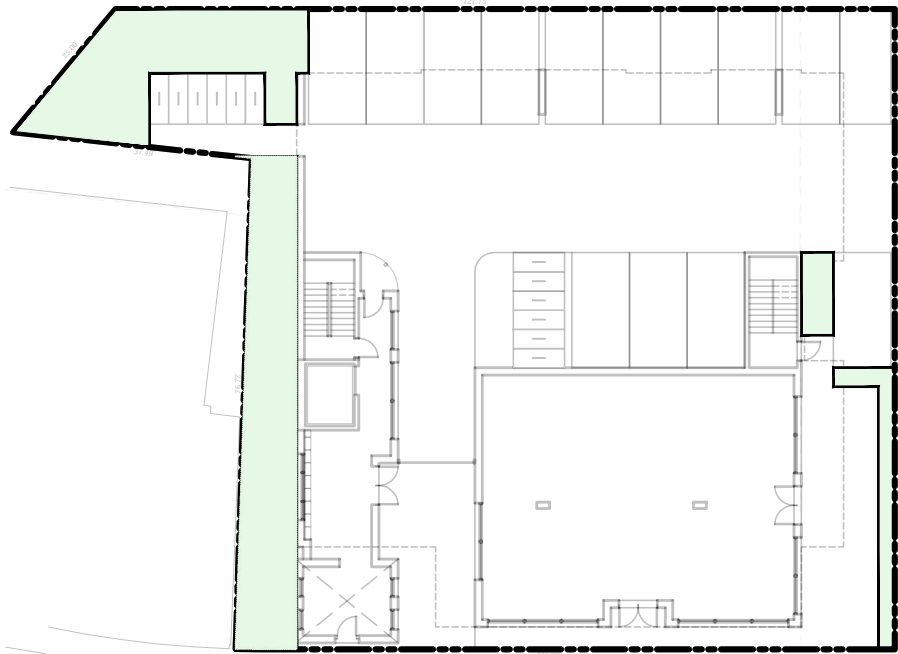
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
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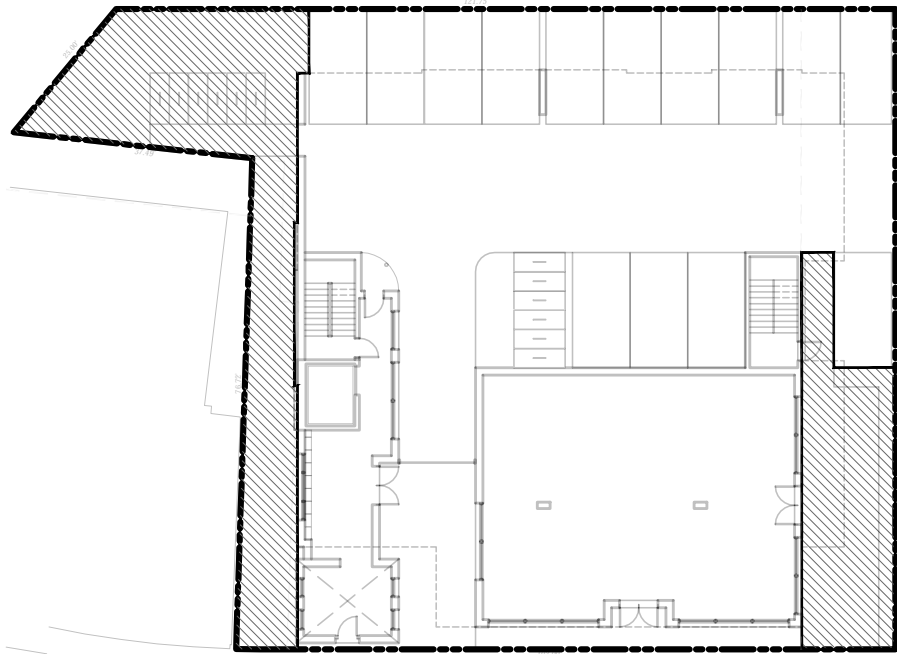
SHEET

Z-2




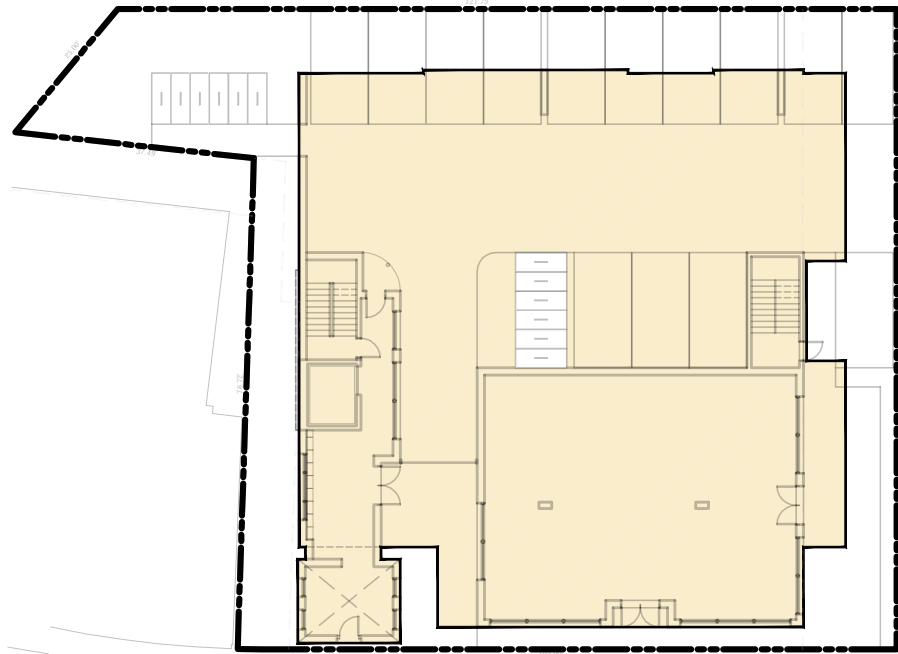
1 LANDSCAPE SPACE
SCALE: 1/30" = 1'-0"

	LANDSCAPE SPACE	1,395 SF	
	LOT AREA	10,781 SF	= 13%




2 PERVIOUS SPACE
SCALE: 1/30" = 1'-0"

	PERVIOUS SPACE	2,177 SF	
	LOT AREA	10,781 SF	= 20%



3 GROUND COVERAGE
SCALE: 1/30" = 1'-0"

	BUILDING COVERAGE	7,196 SF	
	LOT AREA	10,781 SF	= 66%



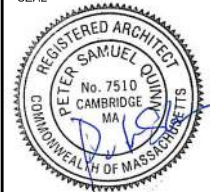
4 BUILDING HEIGHT
SCALE: 1/30" = 1'-0"

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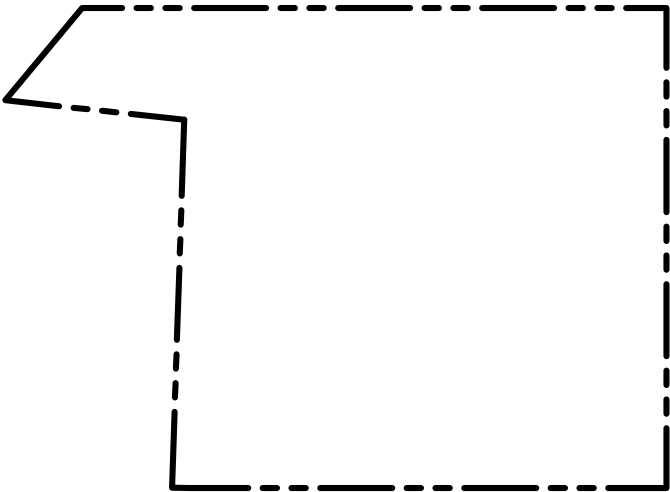
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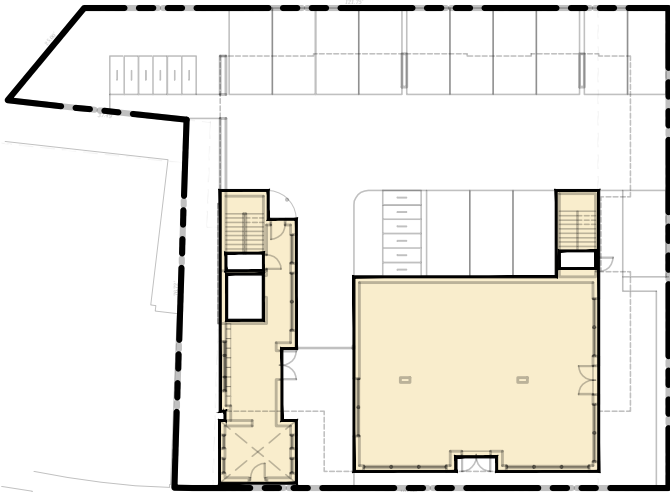
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Z-3



BASEMENT = 0-GSF



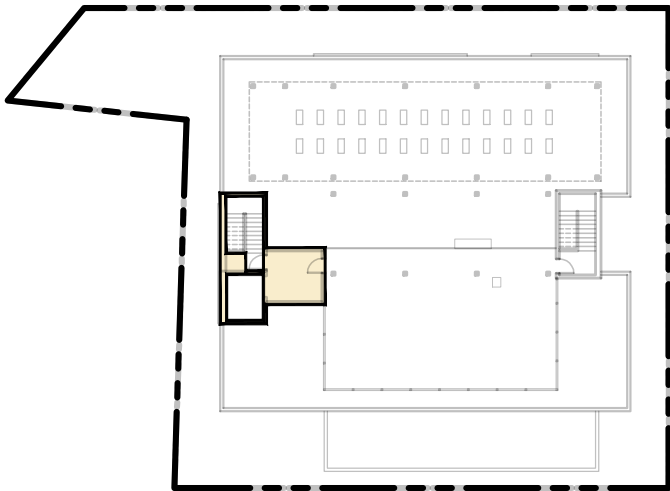
FIRST FLOOR = 2,955-GSF



SECOND TO FOURTH FLOOR
6,340 -GSF X 3 = 19,020 -GSF



FIFTH FLOOR = 5,749-GSF



ROOF = 227-GSF

FLOOR	GSF
BASEMENT	0
1ST FL	2,955
2ND FL	6,340
3RD FL	6,340
4TH FL	6,340
5TH FL	5,749
ROOF	227
TOTAL	27,951

1

PROPOSED GROSS SQ FOOTAGE

SCALE: 1/40" = 1'-0"

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COMPLIANCE

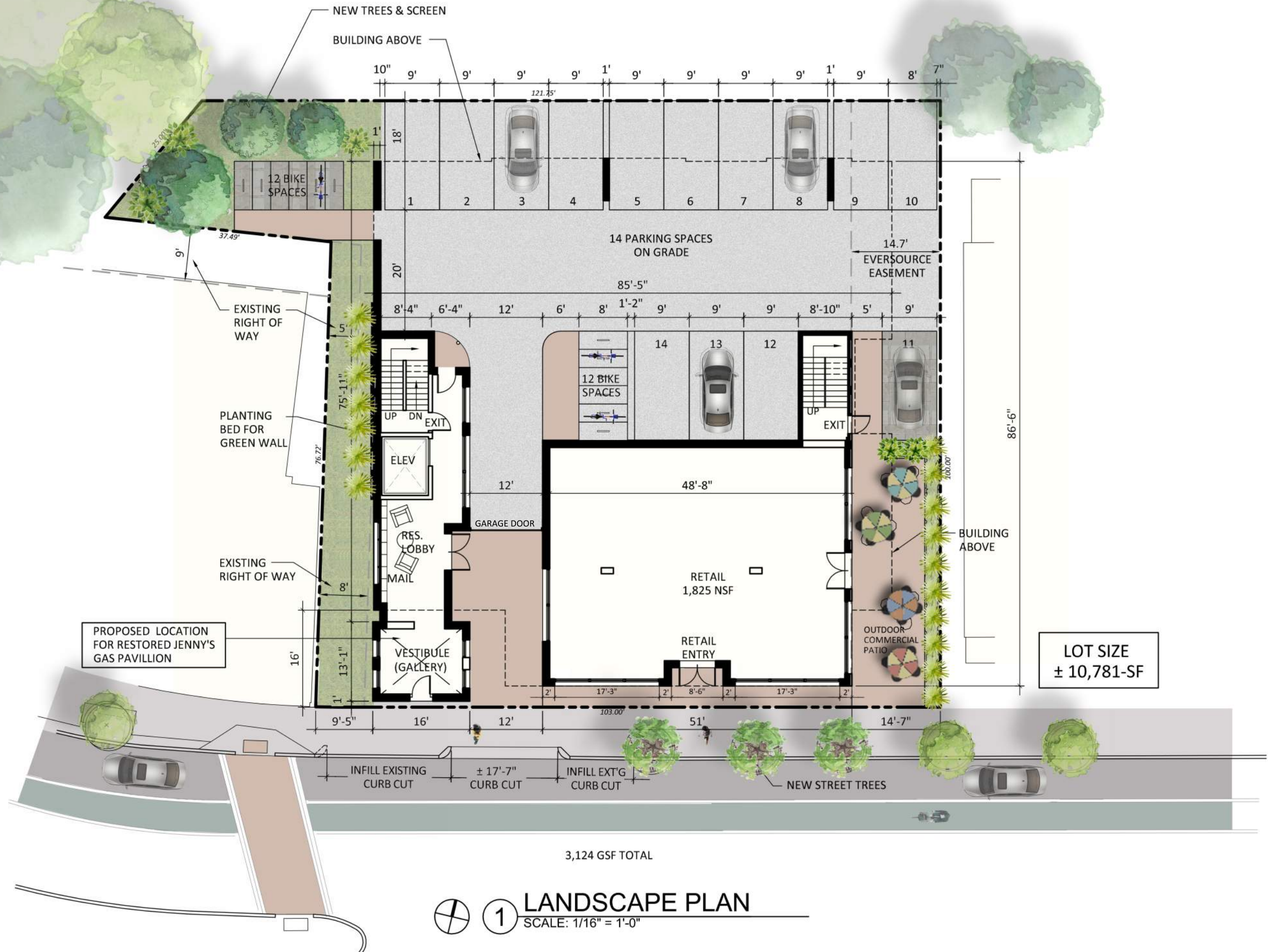
SCALE AS NOTED

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SHEET

Z-4

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1

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

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LANDSCAPE
PLAN

SCALE AS NOTED

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SHEET

LD-1



ADDITIONAL HEIGHT TO
EXISTING NEIGHBORHOOD
BUILDING

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3D STREET
VIEW W/
RESTORED
PAVILLION

SCALE AS NOTED

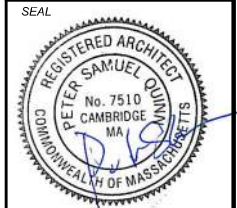
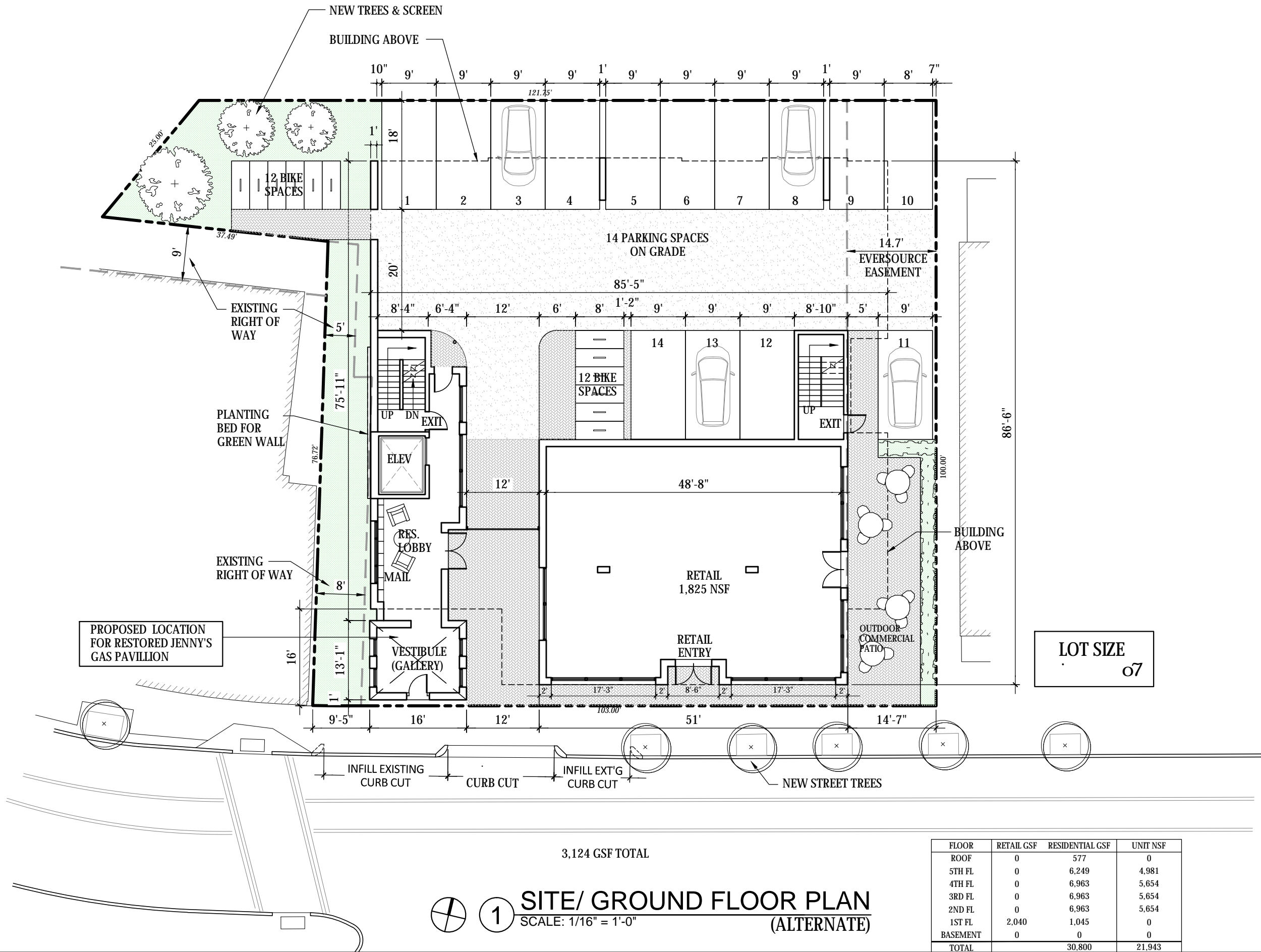
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A-0.1

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DRAWING TITLE
PROPOSED SITE/ FIRST FLOOR PLAN

SCALE AS NOTED

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A-1



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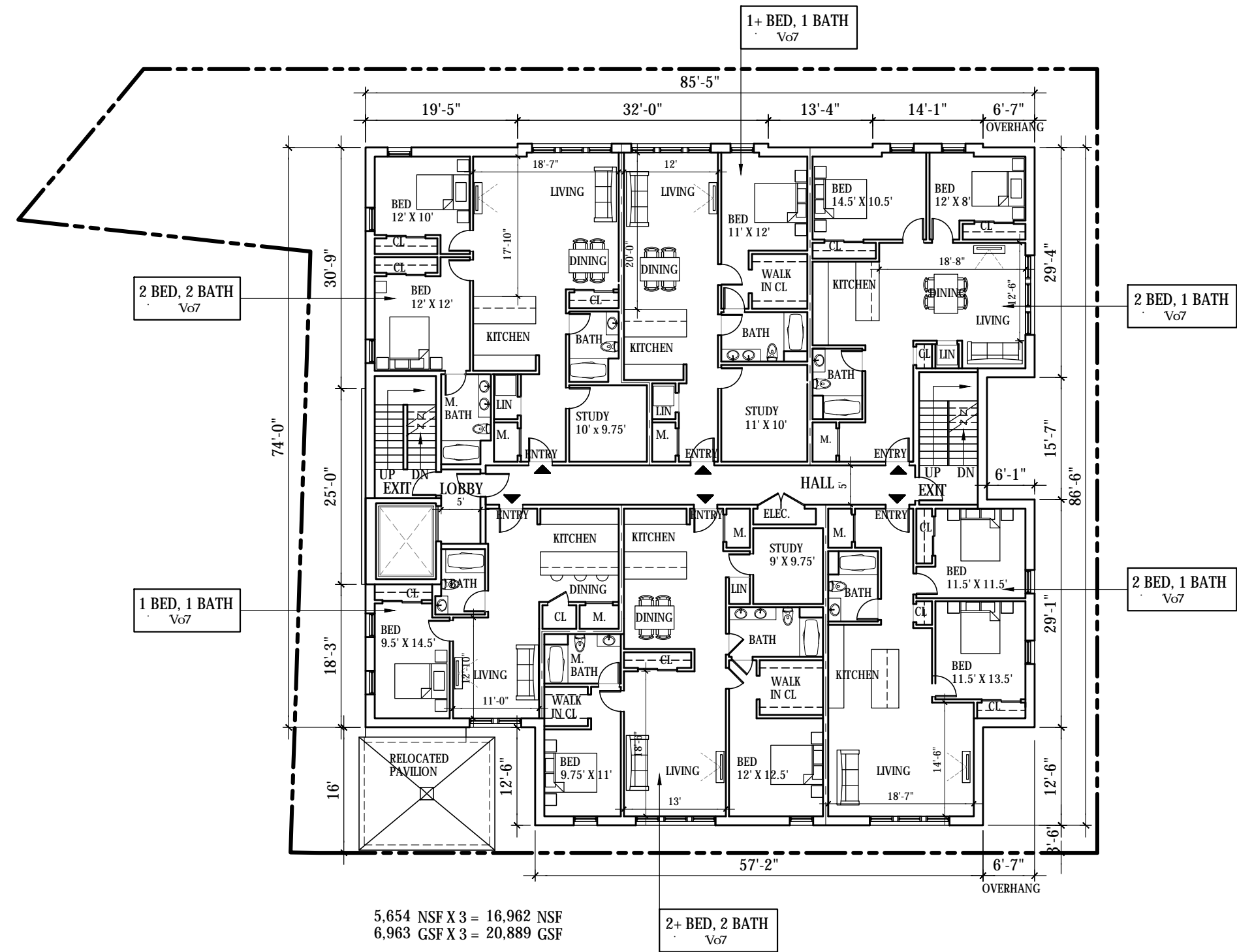
PROPOSED SECOND FLOOR PLAN

SCALE AS NOTED

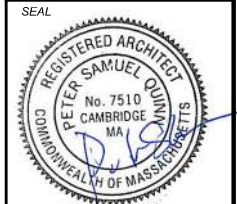
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A-2



1 SECOND TO FOURTH FLOOR PLAN



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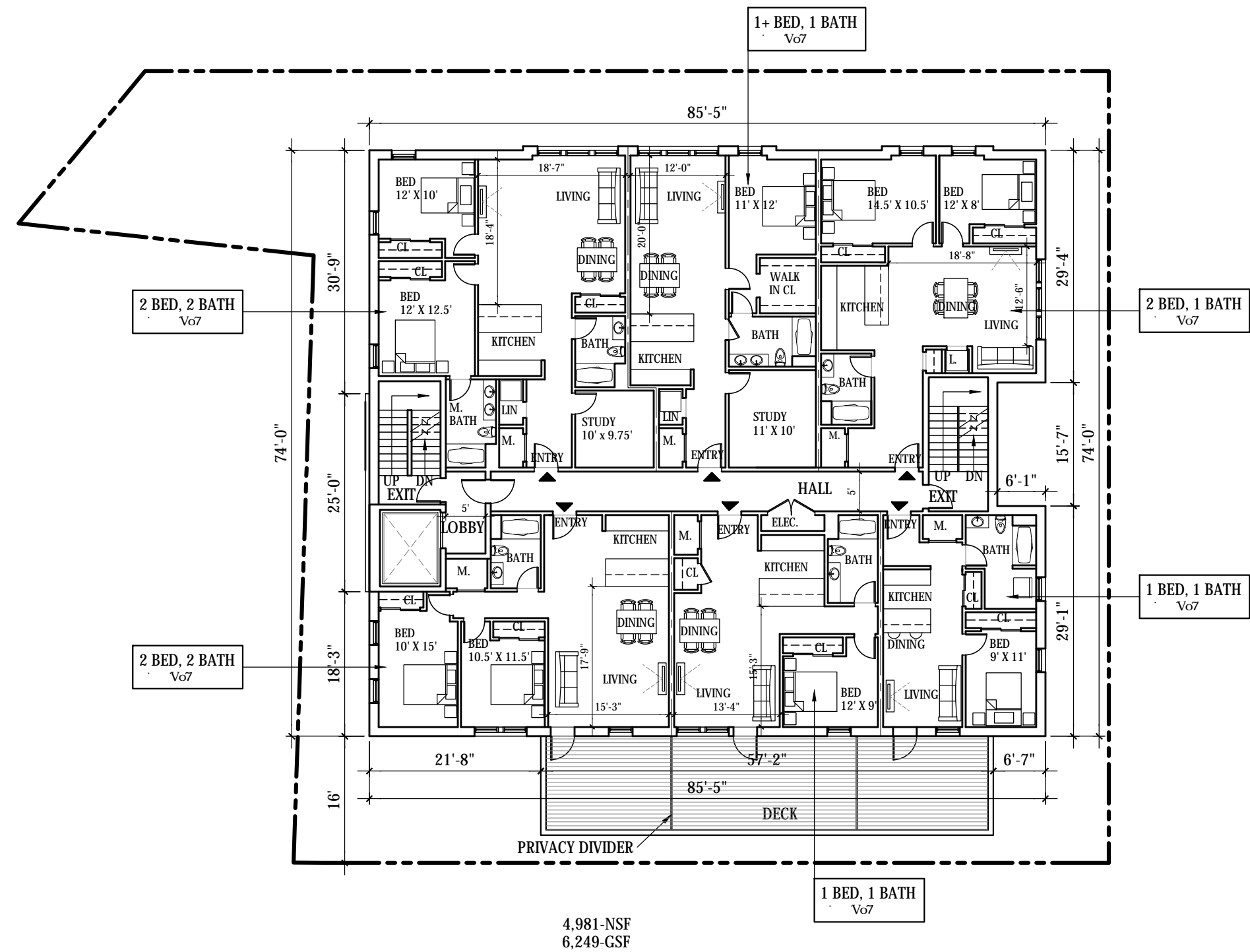
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**PROPOSED
FIFTH
FLOOR PLAN**

SCALE AS NOTED	
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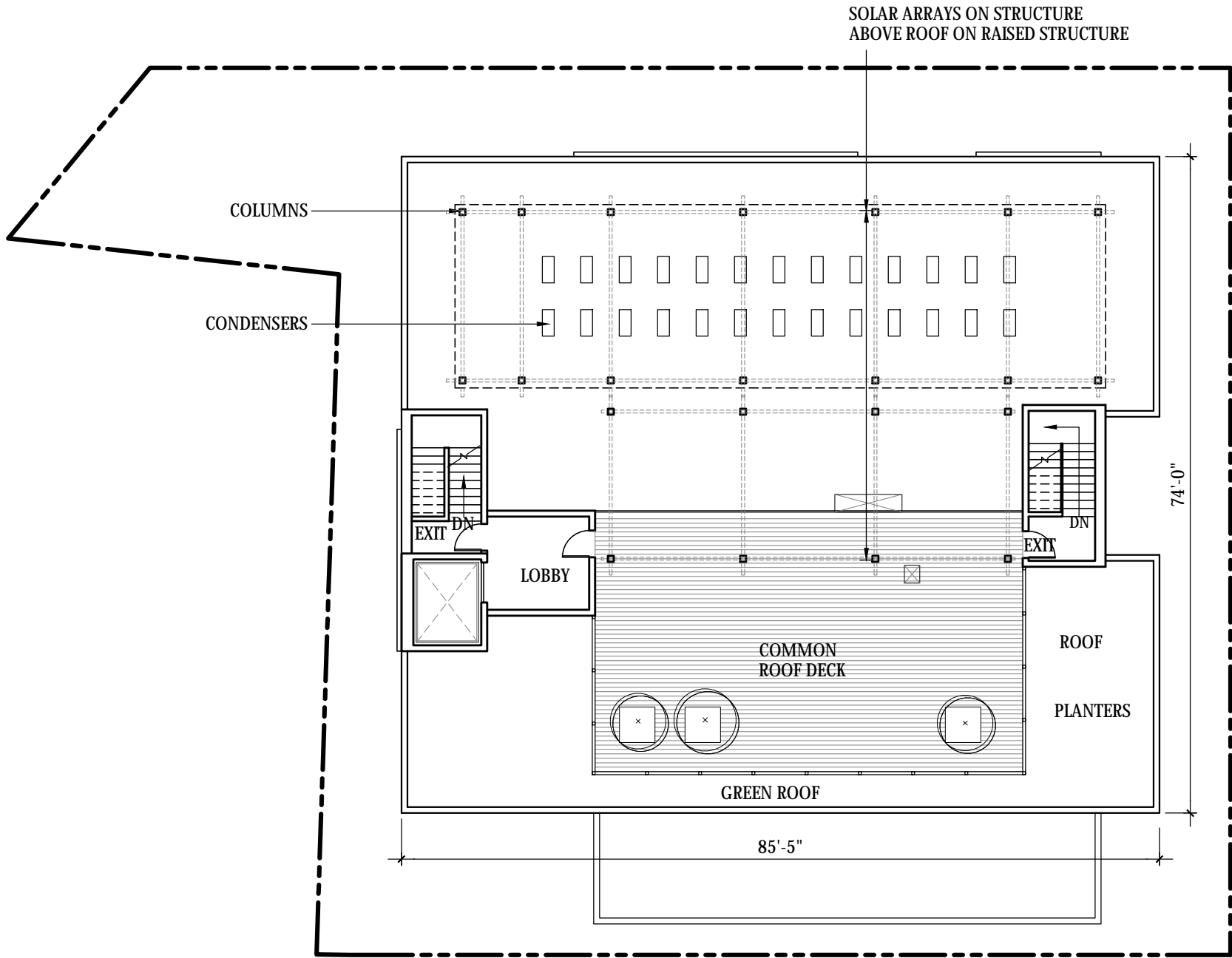
A-3



1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

4,981-NSF
6,249-GSF

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575 GSF

1 ROOF PLAN

SCALE: 1/16" = 1'-0"

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SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

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PROPOSED ROOF PLAN

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A-4

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1 FRONT ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"

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DRAWING TITLE

FRONT
ELEVATION

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A-5

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1 LEFT ELEVATION (WEST)
SCALE: 1/16" = 1'-0"

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DRAWING TITLE

LEFT
ELEVATION

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15 MAY 2019

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A-6

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1 REAR ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"

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REAR
ELEVATION

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A-7

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1 RIGHT ELEVATION (EAST)
SCALE: 1/16" = 1'-0"

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RIGHT
ELEVATION

SCALE AS NOTED

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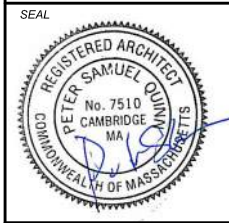
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A-8



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DRAWING TITLE
EXISTING
PHOTOS

SCALE AS NOTED	
REVISION	DATE
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	PQ

SHEET
EC1



VIEWING EAST ON BOW ST



VIEW WEST ON BOW ST



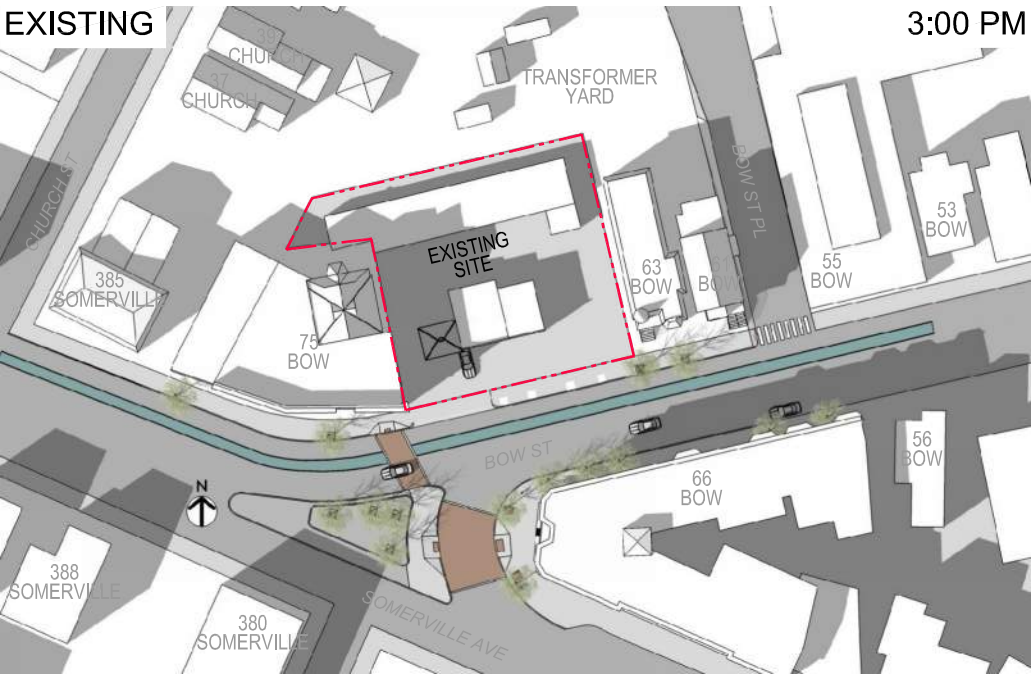
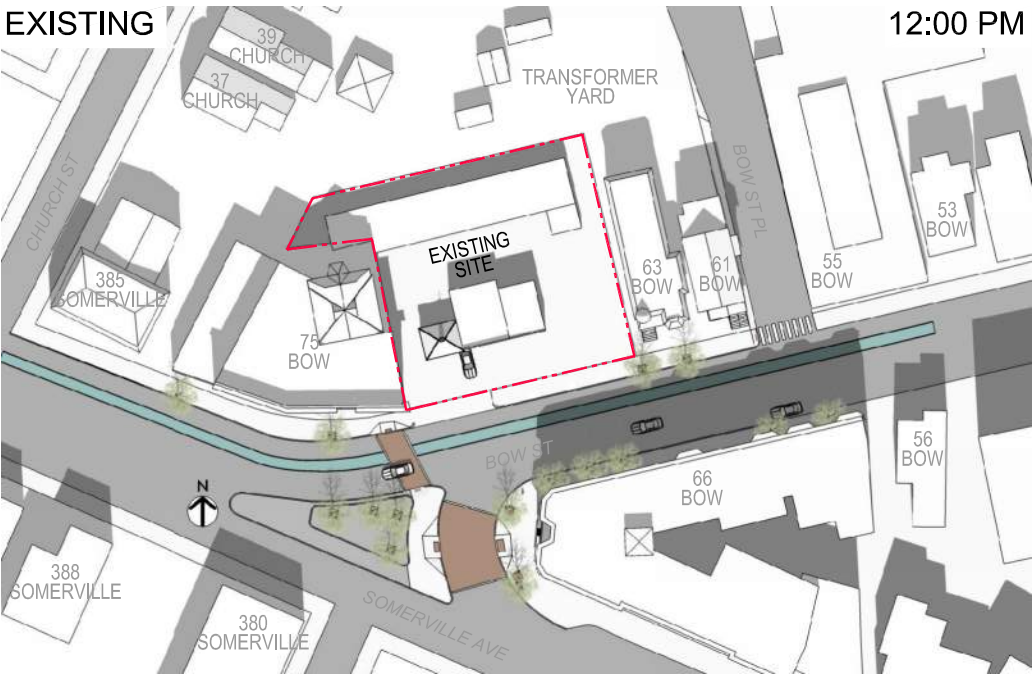
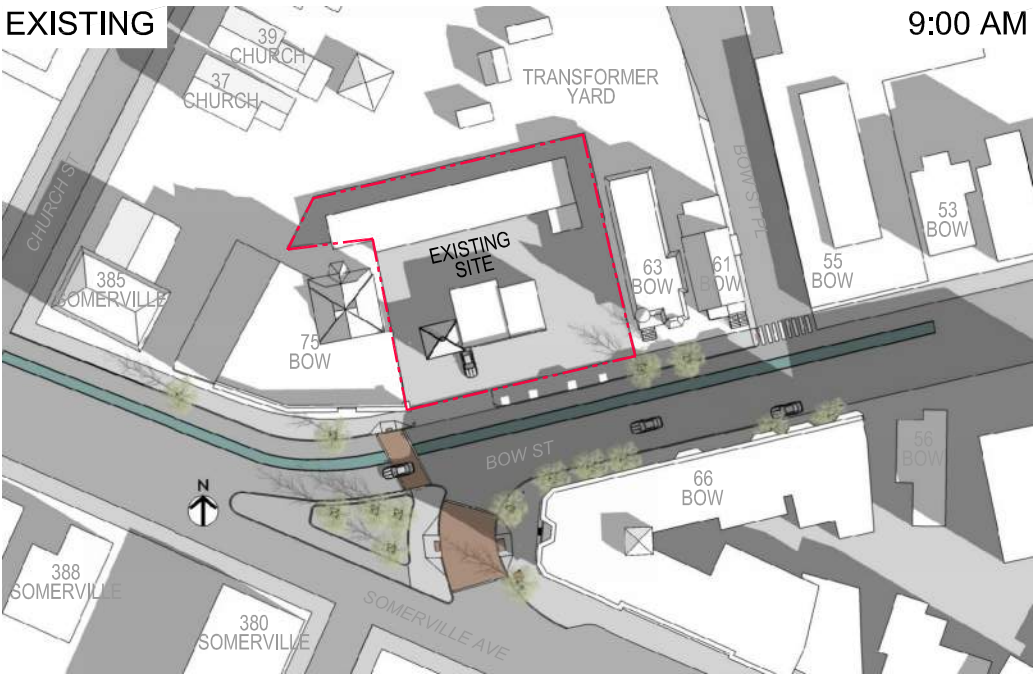
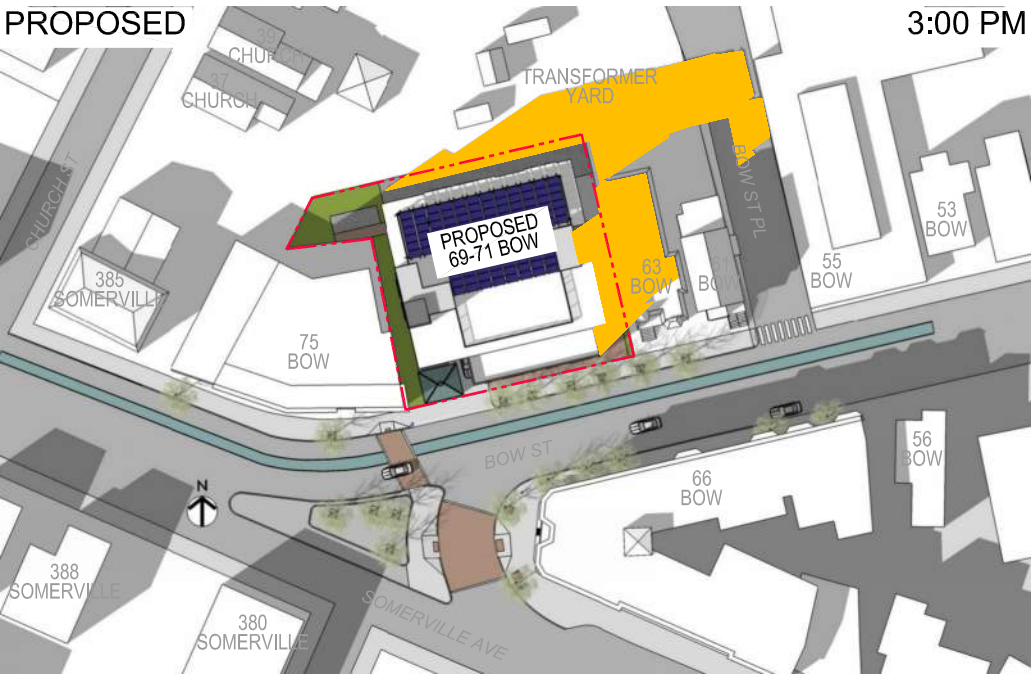
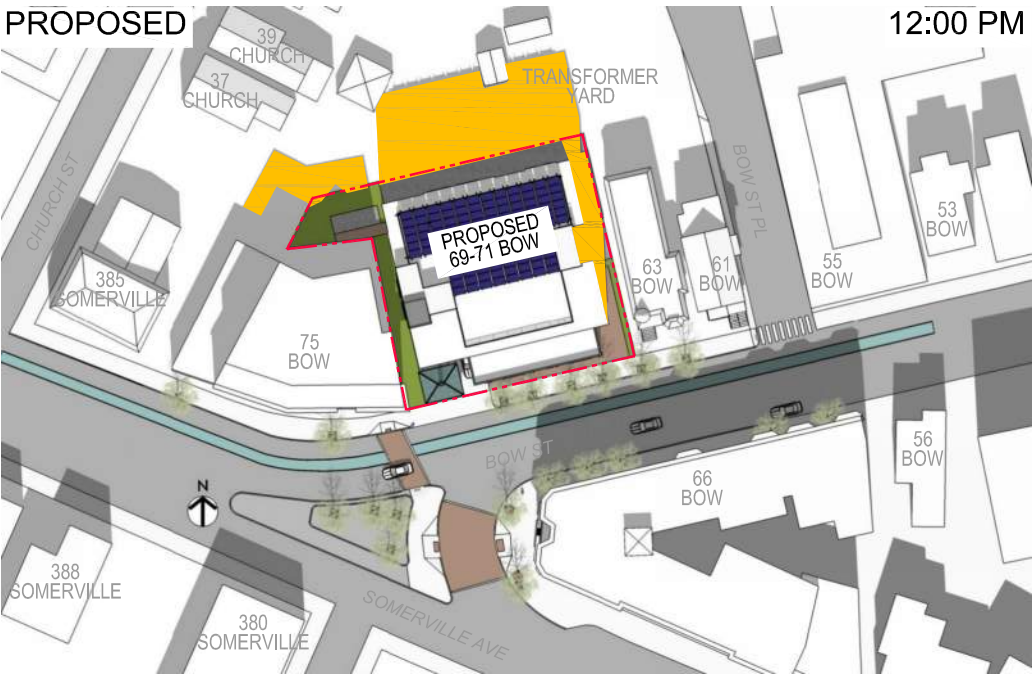
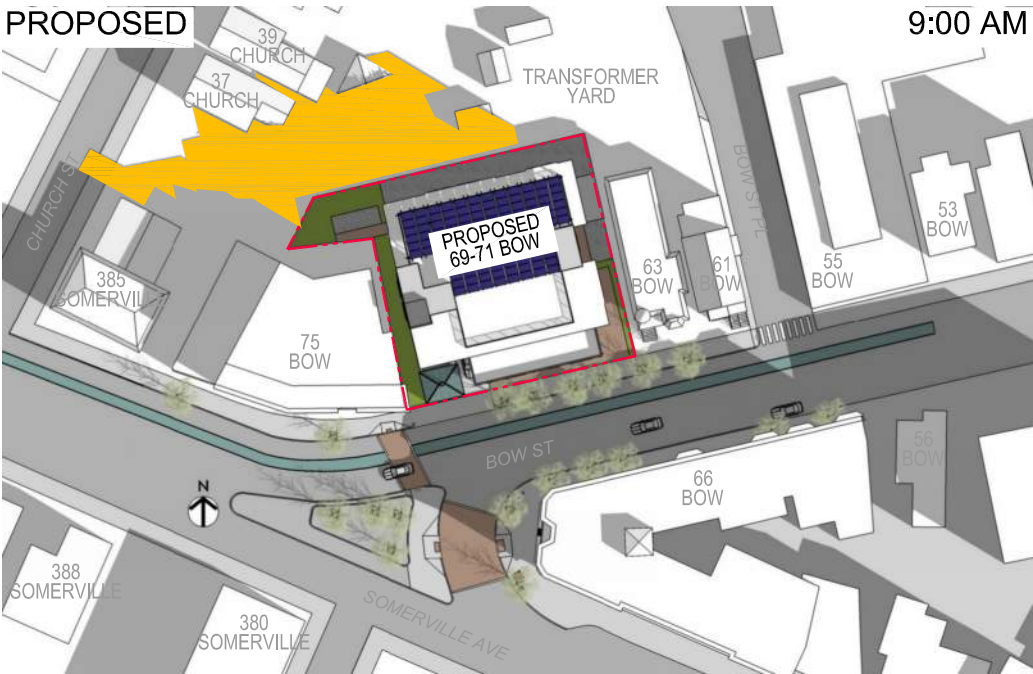
FRONT VIEW OF EXISTING PAVILION



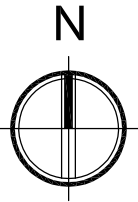
SIDE VIEW EXISTING PAVILION

71 BOW ST - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS



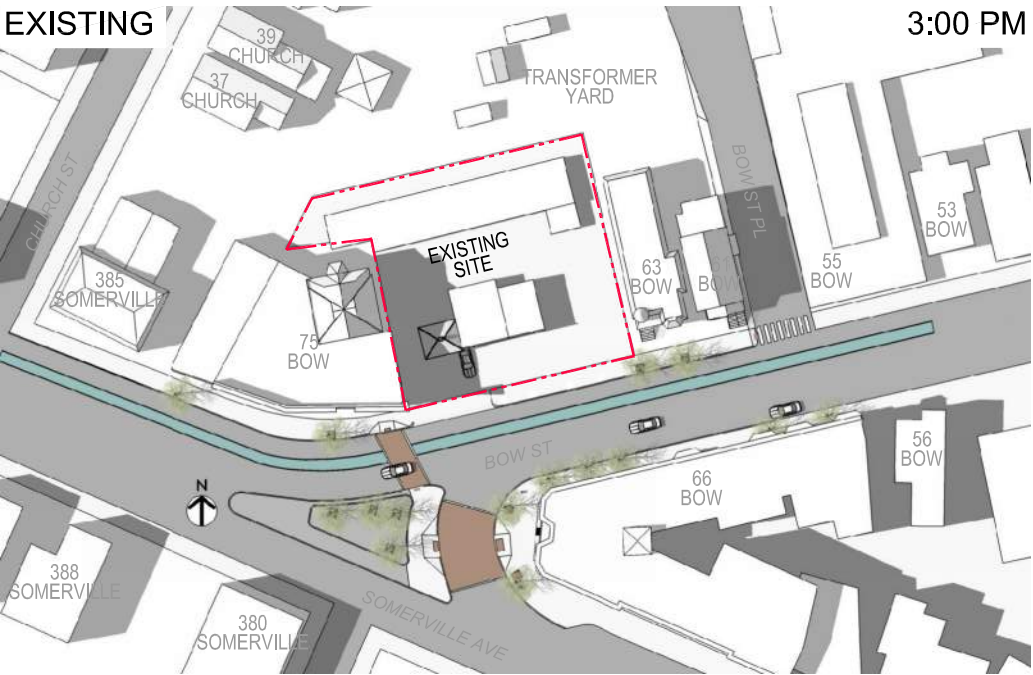
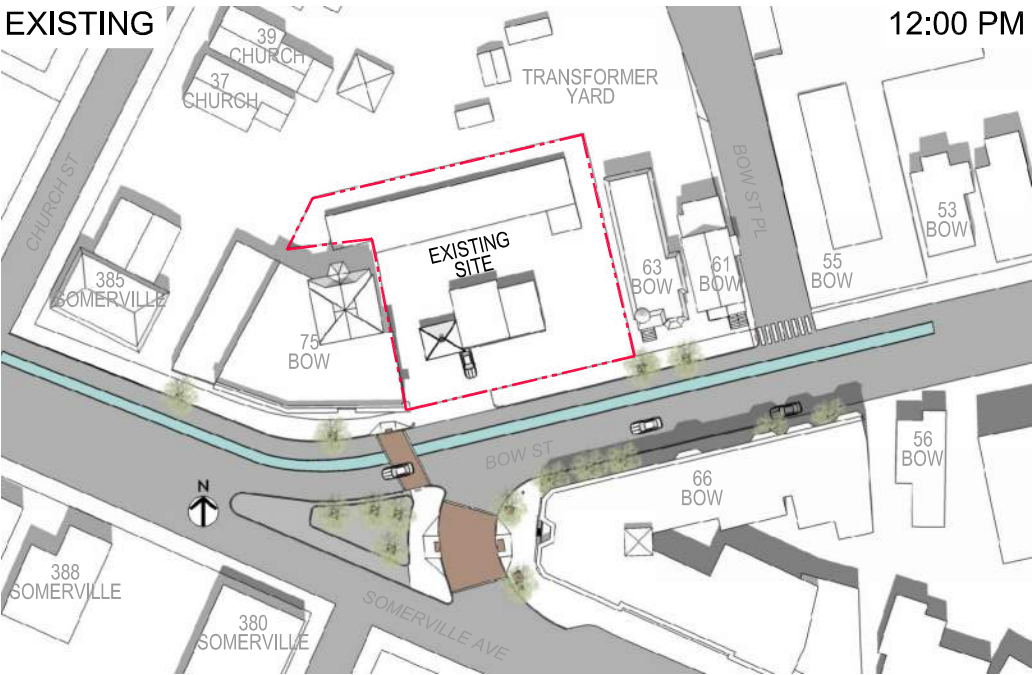
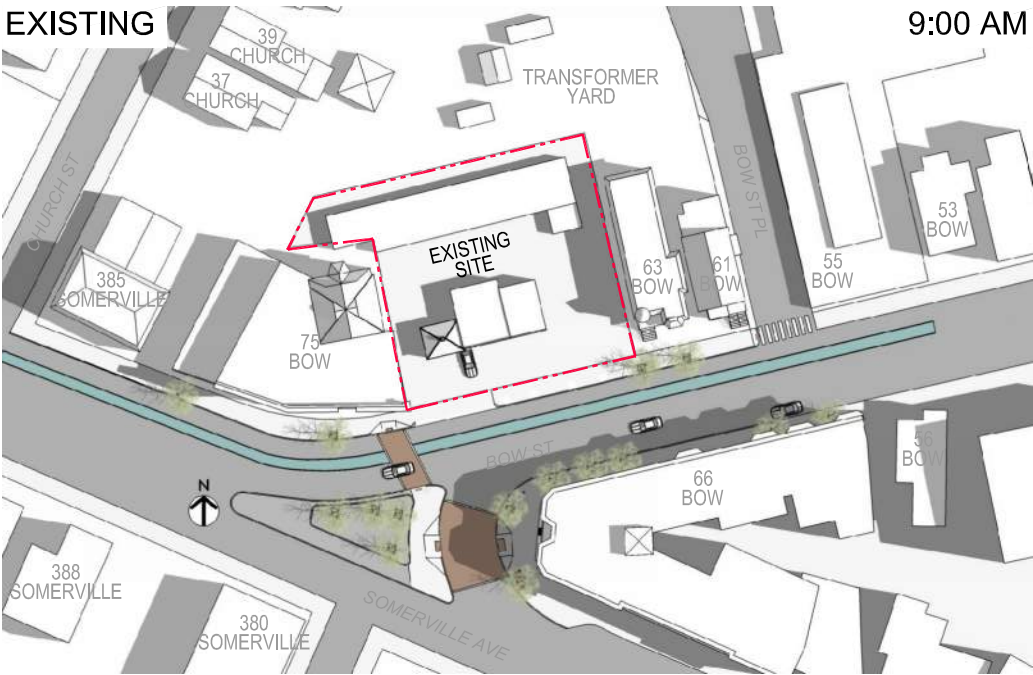
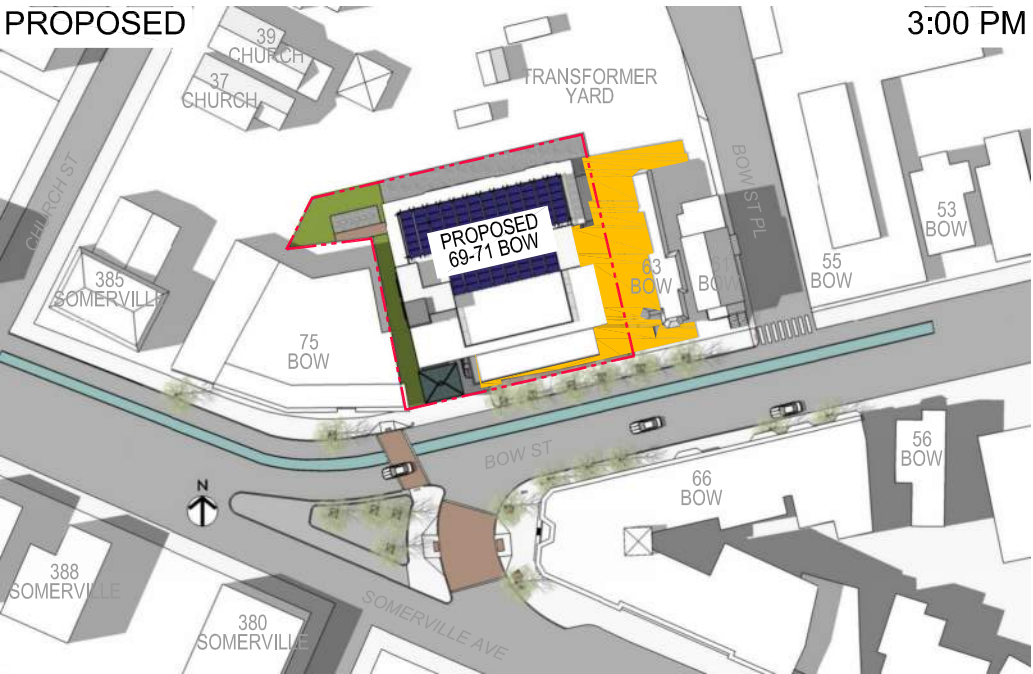
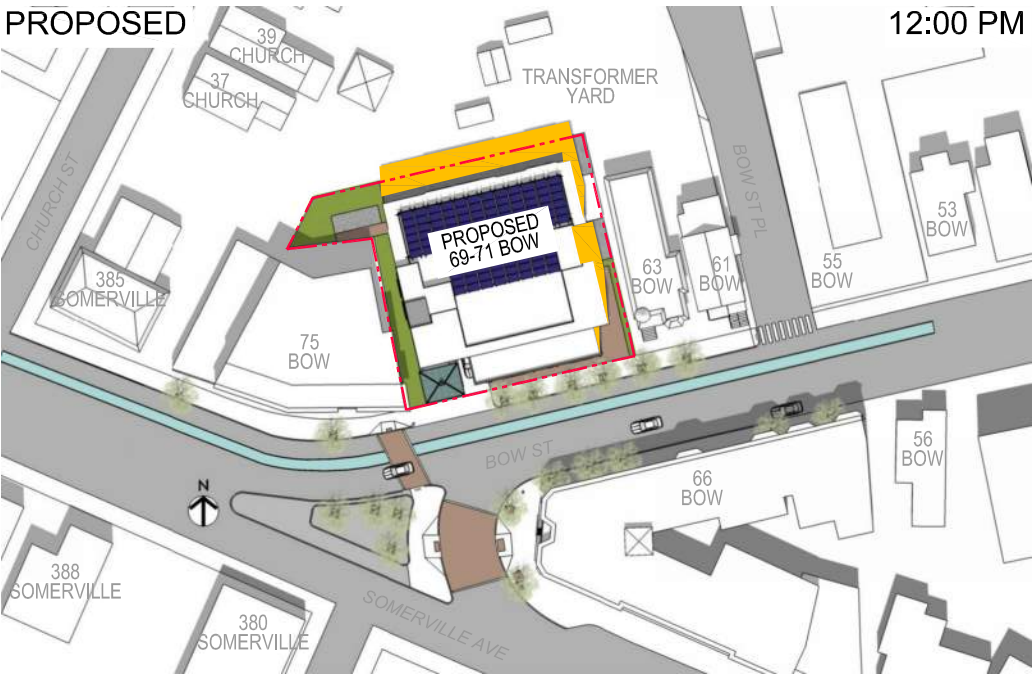
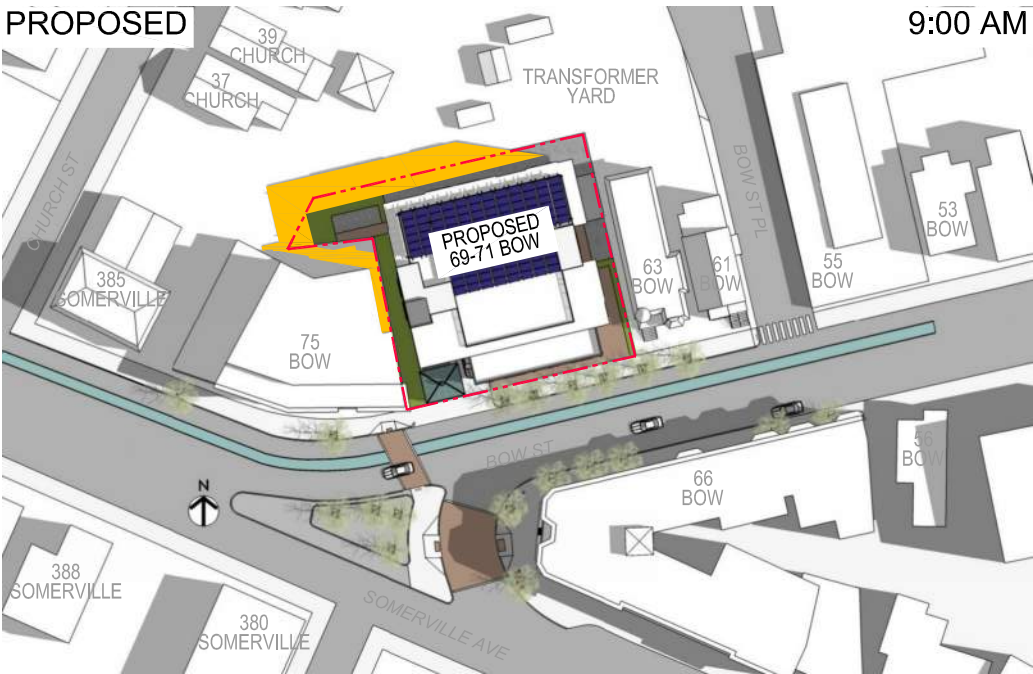
ADDITIONAL SHADOW



SPRING / FALL - MARCH 21 / SEPTEMBER 21
EQUINOX

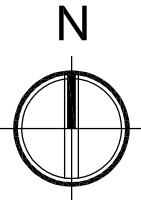
71 BOW ST - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS



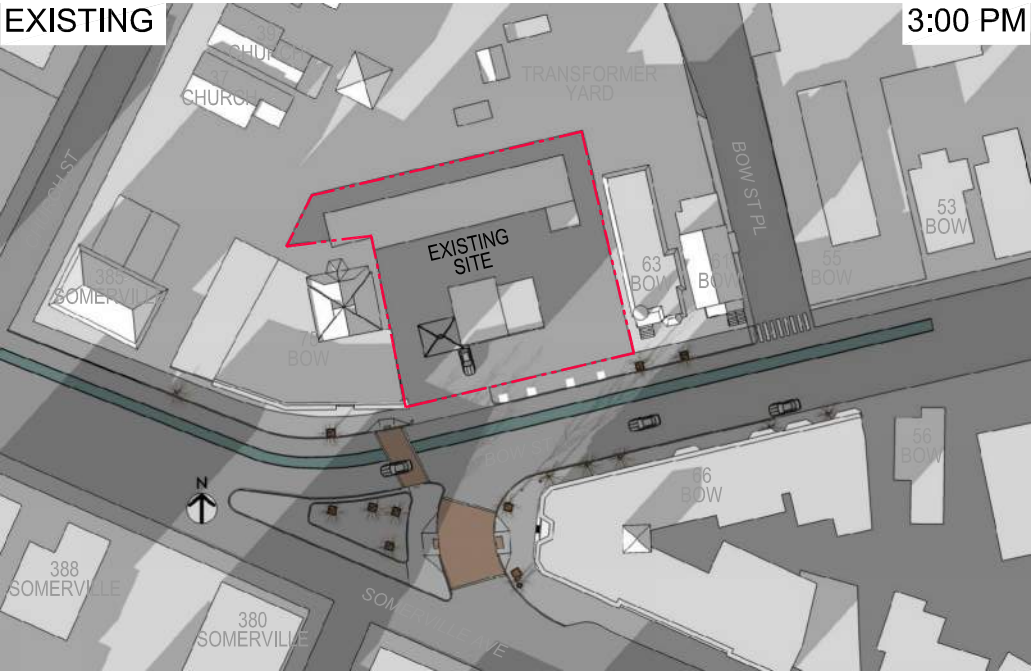
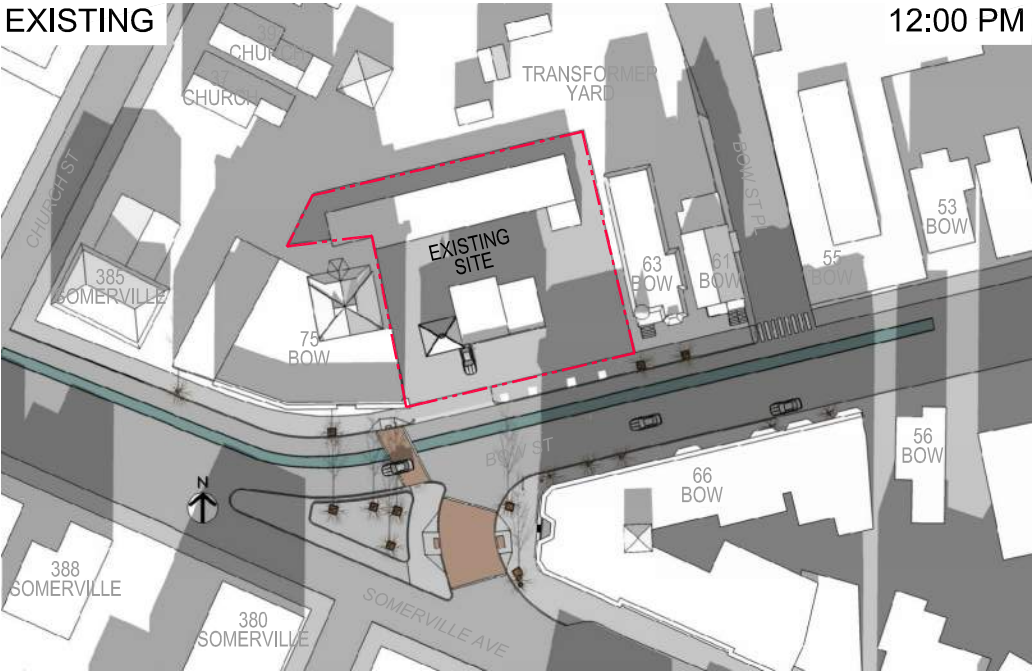
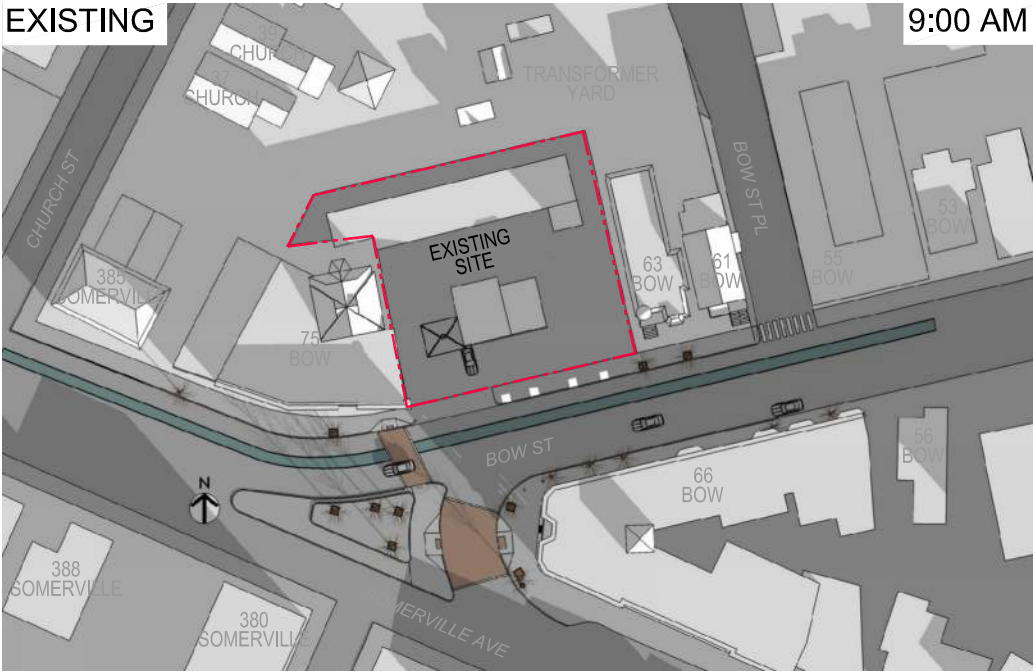
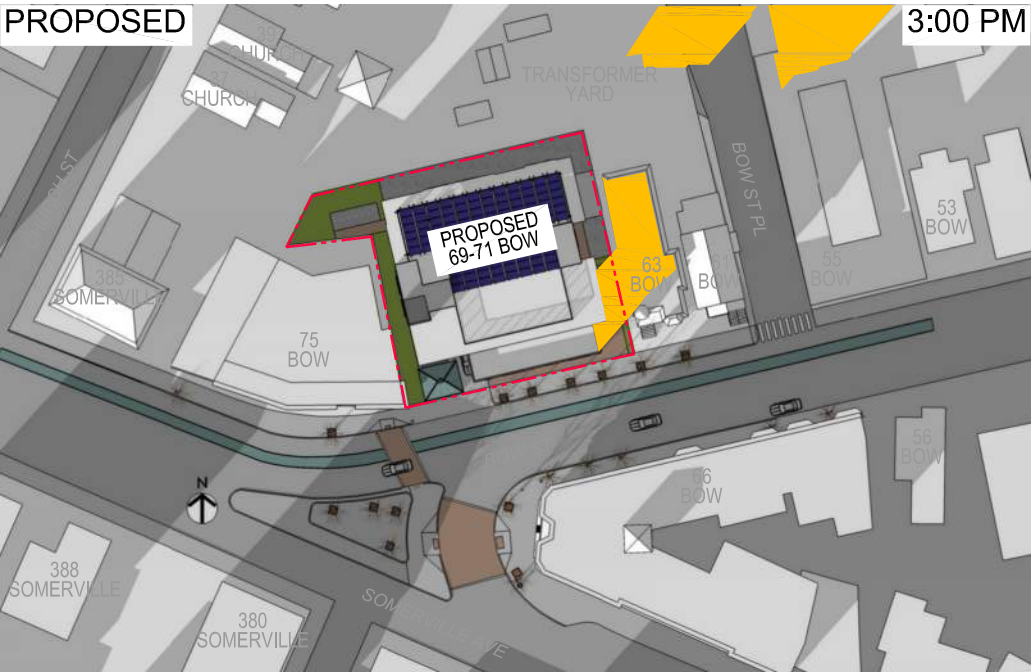
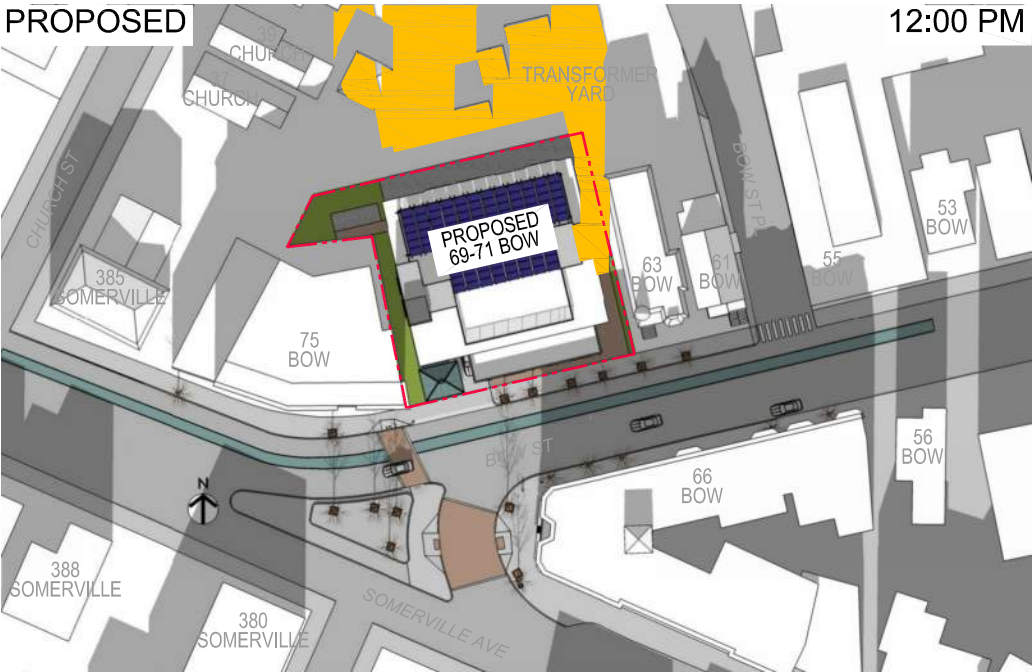
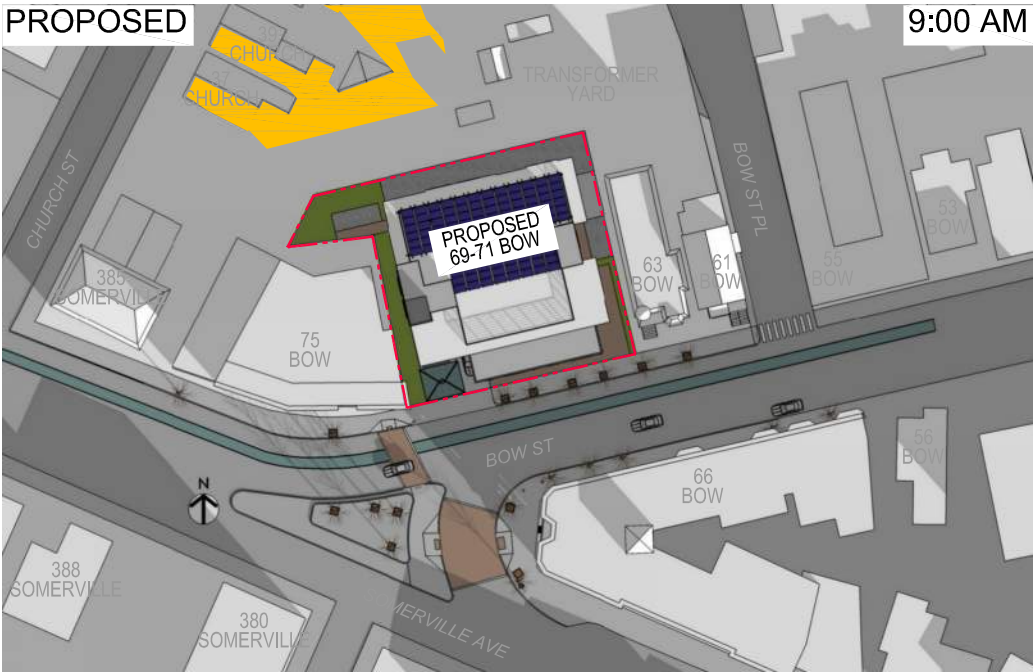
ADDITIONAL SHADOW

SUMMER - JUNE 21

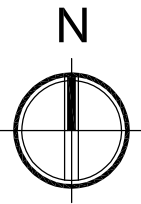


71 BOW ST - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS



ADDITIONAL SHADOW



WINTER - DECEMBER 21