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
# Zoning Criteria

<table>
<thead>
<tr>
<th>ZONING CRITERIA</th>
<th>ALLOWED / REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. MIN LOT SIZE</td>
<td>N/A</td>
<td>10,781</td>
<td>10,781</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>B. MIN LOT AREA / DWELLING UNIT (10 OR MORE)</td>
<td>1000</td>
<td>N/A</td>
<td>449</td>
<td>REQUIRES RELIEF</td>
</tr>
<tr>
<td>C. GROUND COVERAGE MAX %</td>
<td>80 %</td>
<td>3/4y</td>
<td>3/4y</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>D. LANDSCAPE AREA MIN %</td>
<td>10 %</td>
<td>0 %</td>
<td>13 %</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>E. FAR</td>
<td>2.0</td>
<td>0.17</td>
<td>2.6</td>
<td>REQUIRES RELIEF</td>
</tr>
<tr>
<td>F. MAX HEIGHT (STORY / FT)</td>
<td>42 / 4</td>
<td>3.89 (3.6)</td>
<td>58 / 5</td>
<td>REQUIRES RELIEF</td>
</tr>
<tr>
<td>G. FRONT YARD MIN (FT)</td>
<td>N/A</td>
<td>21.2</td>
<td>1</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>H. SIDE YARD MIN LEFT (FT) / SIDE YARD MIN RIGHT (FT)</td>
<td>N/A / N/A</td>
<td>15.8 (garage 1.7) / 28.6 (garage 0.1 over)</td>
<td>7 / 8</td>
<td>COMPLIES / COMPLIES</td>
</tr>
<tr>
<td>I. REAR YARD MIN (FT)</td>
<td>10 + 2x4 = 18</td>
<td>49.73 (0.4 garage)</td>
<td>10</td>
<td>REQUIRES RELIEF</td>
</tr>
<tr>
<td>J. FRONTAGE MIN (FT)</td>
<td>N/A</td>
<td>103</td>
<td>103</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>K. PERVIOUS AREA MIN %</td>
<td>N/A</td>
<td>0 %</td>
<td>20 %</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>L. PARKING</td>
<td>36 *</td>
<td>not delineated</td>
<td>14</td>
<td>REQUIRES RELIEF</td>
</tr>
<tr>
<td>M. BICYCLE PARKING</td>
<td>6 **</td>
<td>0</td>
<td>24</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>

All dimensions are approximate. See dimensional site plan on sheet Z-2.

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

<table>
<thead>
<tr>
<th></th>
<th>36 SPACES REQUIRED</th>
<th>14 SPACES PROVIDED</th>
</tr>
</thead>
</table>

**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

<table>
<thead>
<tr>
<th></th>
<th>6 BIKE SPACE REQUIRED</th>
<th>24 SPACE PROVIDED</th>
</tr>
</thead>
</table>
PROPOSED GROSS SQ FOOTAGE

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

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASEMENT</td>
<td>0 GSF</td>
</tr>
<tr>
<td>1ST FL</td>
<td>2,955</td>
</tr>
<tr>
<td>2ND FL</td>
<td>6,340</td>
</tr>
<tr>
<td>3RD FL</td>
<td>6,340</td>
</tr>
<tr>
<td>4TH FL</td>
<td>6,340</td>
</tr>
<tr>
<td>5TH FL</td>
<td>5,749</td>
</tr>
<tr>
<td>ROOF</td>
<td>227</td>
</tr>
<tr>
<td>TOTAL</td>
<td>27,951</td>
</tr>
</tbody>
</table>

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

ZONING COMPLIANCE

YC / MY

Z-4

DATE: 15 MAY 2019

PQ
NEW TREES & SCREEN
BUILDING ABOVE

EXISTING RIGHT OF WAY
PLANTING BED FOR GREEN WALL

EXISTING RIGHT OF WAY

PROPOSED LOCATION FOR RESTORED JENNY'S GAS PAVILLION

3,124 GSF TOTAL

LOT SIZE ± 10,781-SF

35' 45'-5"
8' 8'-10"
48'-8"
12'-2"
12'
6' 6'-4"
8' 8' 8'

14 PARKING SPACES ON GRADE
EVERSOURCE EASEMENT

12 BIKE SPACES

GARAGE DOOR

RETAIL ENTRY

RETAIL
1,825 MSF

VESTIBULE (GALLERY)

EXIT

INFILL EXISTING CURB CUT
+ 17'-7" CURB CUT
INFILL EXISTING CURB CUT

NEW STREET TREES

LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"
ADDITIONAL HEIGHT TO EXISTING NEIGHBORHOOD BUILDING
PROPOSED SITE/ FIRST FLOOR PLAN

FLOOR PLAN

ROOF
0  6,249  6,249
5TH FL  0  6,363  5,654
4TH FL  0  6,363  5,654
3RD FL  0  6,363  5,654
2ND FL  0  6,363  5,654
1ST FL  2,040  1,045  0
BASEMENT  0  0  0
TOTAL  31,930  22,743

3,124 GSF TOTAL

SITE/ GROUND FLOOR PLAN (ALTERNATE)

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

LOT SIZE 24,000 SQ FT

EXISTING RIGHT OF WAY

PLANTING BED FOR GREEN WALL

NEW TREES & SCREEN

BUILDING ABOVE

EXISTING RIGHT OF WAY

PROPOSED LOCATION FOR RESTORED JENNY'S GAS PAVILION

BUILDING ABOVE

NEW STREET TREES

INFILL EXISTING CURB CUT

3'6" WIDTH CURB CUT

INFILL EXISTING CURB CUT

VESTIBULE (GALLERY)

RETAIL
1,825 NSF

OUTDOOR COMMERCIAL PATIO

RETAIL ENTRY

ELEVATOR

MAIL

NEW STREET TREES

PROPOSED LOCATION FOR RESTORED JENNY'S GAS PAVILION

EXISTING RIGHT OF WAY

EXISTING RIGHT OF WAY

BUILDING ABOVE

CENTRAL BOOTH

EVEN SOURCE EASEMENT

PARKING SPACES ON GRADE

16

LOT SIZE 24,000 SQ FT

RECESS

20'

18'

10'

8'

7'

6'

5'

4'

3'

2'

1'

0'

14 PARKING SPACES ON GRADE

14'-7"

13'-1"

8'-6"
SECOND TO FOURTH FLOOR PLAN

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

1 BED, 1 BATH (Main Flr)
2 BED, 2 BATH (Main Flr)
2 BED, 1 BATH (Main Flr)

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

5,654 NSF X 3 = 16,962 NSF
6,963 GSF X 3 = 20,889 GSF

PROJECT
65-71 BOW ST
66-70 BOW ST
SOMERVILLE, MA 02143

CONSTRUCTION
NEWMARKET PROPERTIES LLC
1 MORRISON RD
WEST WAKEFIELD, MA 01880

PROPOSED
SECOND
FLOOR PLAN

PQ
ZBA APPL
15 MAY 2019

DRAWN BY
REVISION DATE

PETER QUINN ARCHITECTS
ARCHITECTS
COMMUNITY DESIGN

65-71 BOW ST
SOMERVILLE, MA 02143

65-71 BOW ST
SOMERVILLE, MA 02143

REVISED BY
REVISION DATE

PETER QUINN ARCHITECTS
ARCHITECTS
COMMUNITY DESIGN

65-71 BOW ST
SOMERVILLE, MA 02143

65-71 BOW ST
SOMERVILLE, MA 02143

A-2

Z:\DCADD\Bow\Bow-71\02 Schematic Design\Bow 71 - Plans.dwg, 5/15/2019 11:23:34 AM
FRONT ELEVATION (SOUTH)

SCALE: 1" = 1'-0"

COMMON ROOF DECK & GREEN ROOF
SOLAR PANELS
12" THICK NYLON COVERS
SOLID PARAPET RAIL
ADDITIONAL HEIGHT TO EXISTING NEIGHBORHOOD BUILDING
LEFT ELEVATION (WEST)

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

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