ZBA APPLICATION:

- TWO PRINCIPAL STRUCTURES
- DETACHED HOUSE (SINGLE-FAMILY)

REDEVELOPMENT OF 21 EASTMAN RD.

21 EASTMAN RD., SOMERVILLE, MA 02144

EAST ELEVATION

LIST OF DRAWINGS		NEW SCHEME 03 MAR 2020	DRA APPL 13 NOV 2020	DRA REV-1 27 MAR 2021
GENERAL				
T-1	COVER SHEET	X	X	X
	EXISTING TOPOGRAPHIC PLAN OF LAND	X	X	X
	CIVIL ENGINEERING SITE PLAN	X	X	X
	LANDSCAPE SITE PLAN & GREEN SCORE (3 SHEETS)	X	X	X
Z-1	ZONING COMPLIANCE (DIMENSIONAL TABLE)	X	X	X
Z-2	ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	X	X
Z-3	ZONING COMPLIANCE (UNIT 1 FLOOR PLATE & REAR ADDITION)		X	X
Z-4	ZONING COMPLIANCE (UNIT 2 FLOOR PLATE & REAR ADDITION)		X	X
Z-5	ZONING COMPLIANCE (LOT COVERAGE)	X	X	X
Z-6	ZONING COMPLIANCE (RESIDENTIAL GROSS FLOOR AREA)	X	X	X
Z-7	ZONING COMPLIANCE (FACADE COMPOSITION)	X	X	X
Z-8	ZONING COMPLIANCE (HABITABLE SPACE DEPTH)			X
Z-9	ZONING COMPLIANCE (HABITABLE SPACE DEPTH)			X

ARCHITECTURAL				
A1.0	SITE/ ROOF PLAN	X	X	X
A1.1	FIRST FLOOR PLAN	X	X	X
A1.2	SECOND FLOOR PLAN	X	X	X
A1.3	FIRST BASEMENT PLAN	X	X	X
A1.4	SECOND BASEMENT PLAN	X	X	X
A2.1	EAST ELEVATION	X	X	X
A2.2	NORTH ELEVATION (UNIT 1)	X	X	X
A2.3	NORTH ELEVATION (UNIT 2)	X	X	X
A2.4	WEST ELEVATION	X	X	X
A2.5	SOUTH ELEVATION (UNIT 1)	X	X	X
A2.6	SOUTH ELEVATION (UNIT 2)	X	X	X
	3D VIEWS (9 SHEETS)	X	X	X
	SHADOW STUDY (3 SHEETS)	X	X	X

LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC

259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

SURVEYOR

SUMMIT SURVEYING, INC.

4 SOUTH POND ST
NEWBURYPORT, MA 01950
PH (978) 692-7109

CIVIL ENGINEER

COLUMBIA DESIGN GROUP, LLC

14 UPLAND AVE
DORCHESTER, MA 02125
PH (617) 905-3886

LANDSCAPE ARCHITECT

VERDANT LANDSCAPE ARCHITECTS

318 HARVARD ST
BROOKLINE, MA 02446
PH (617) 735-1180

PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

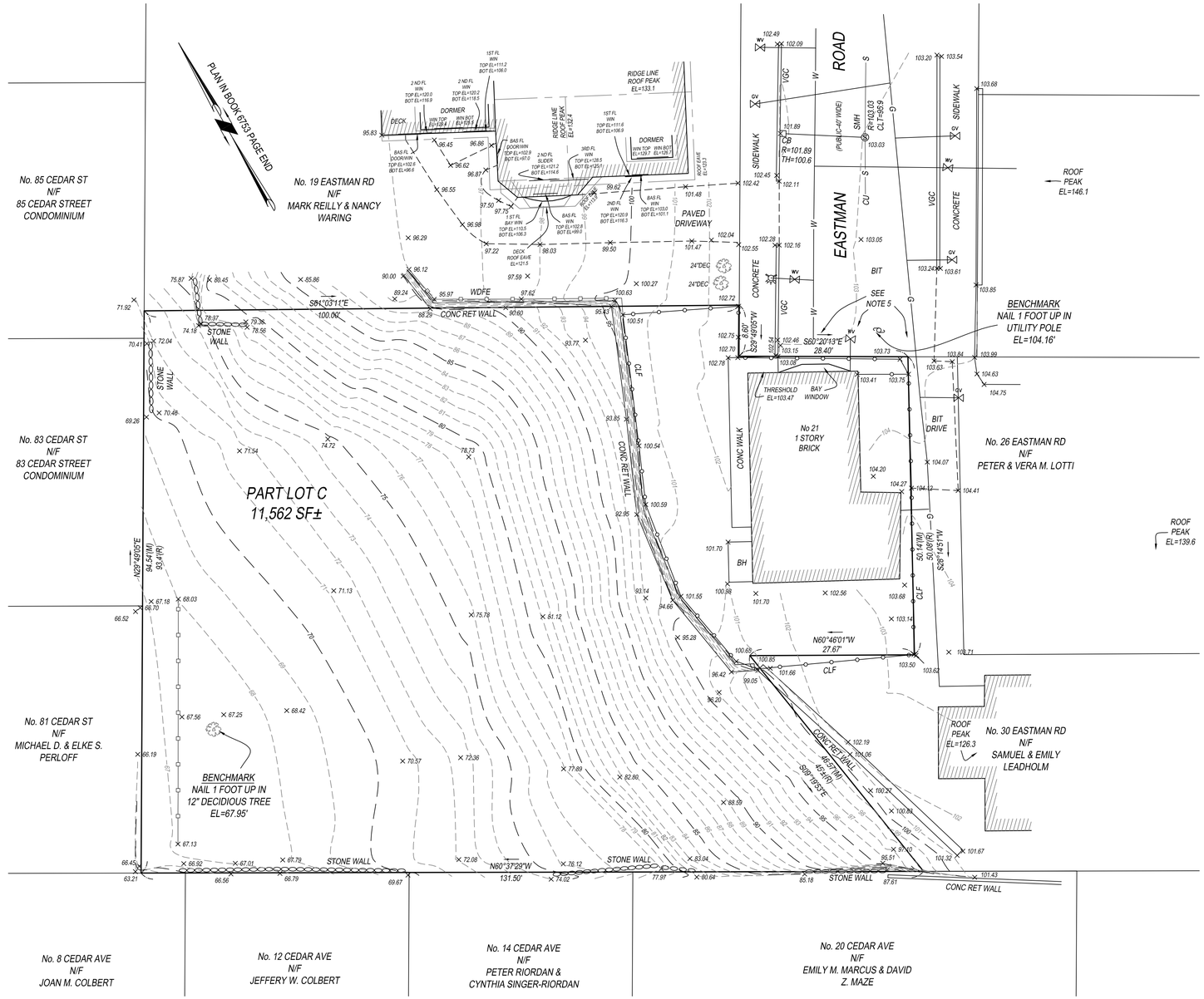
REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY: EC
REVIEWED BY: PQ

SHEET

T-1

C:\Users\admin\Documents\MYYpqa\Eastman-21\Drawings\Eastman 21 - T1.dwg, 27-Mar-21 3:21:29 PM, DWG To PDF.pc3



LEGEND:

BAS	BASEMENT
BIT	BITUMINOUS
BOT	BOTTOM
CB	CATCH BASIN
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CLT	CENTERLINE TROUGH
CU	CONNECTION UNKNOWN
DEC	DECIDUOUS
EHH	ELECTRIC HAND HOLE
EL	ELEVATION
FL	FLOOR
FND	FOUND
GV	GAS VALVE
HYD	HYDRANT
LND	LANDING
(M)	MEASURED
(R)	RECORD
RET	RETAINING WALL
SMH	SEWER MANHOLE
TH	TOP HOOD
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WIN	WINDOW
WV	WATER VALVE
—D—	DRAIN LINE
—G—	GAS LINE
—S—	SEWER LINE
—W—	WATER LINE

NOTES:

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON APRIL 8, 2013.

2.) SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION AND THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.

3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

4.) VERTICAL DATUM IS ASSUMED.

5.) WATER MAIN CONECTIONS TO NO. 21, 26 AND 30 EASTMAN ROAD IS UNKNOWN.

6.) AVERAGE GRADE OF ENTIRE SITE = 83.2'

RECORD OWNERS:

F. MICHAEL BYRNES
82 MILL STREET
LINCOLN, MA 01773

REFERENCES:

DEED BOOK 70492 PAGE 52

PLAN BOOK 6753 PAGE END

0 5 10 20 40

SCALE: 1" = 10 FT.

COMMONWEALTH OF MASSACHUSETTS
CHARLES J. BRENNAN
No. 47135
PROFESSIONAL LAND SURVEYOR

SIGNATURE: DATE: 4-8-19

TOPOGRAPHIC PLAN OF LAND

IN

SOMERVILLE, MA

AT 21 EASTMAN ROAD

PREPARED FOR

MICHAEL BYRNES

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM

JANUARY 22, 2018 18-0101

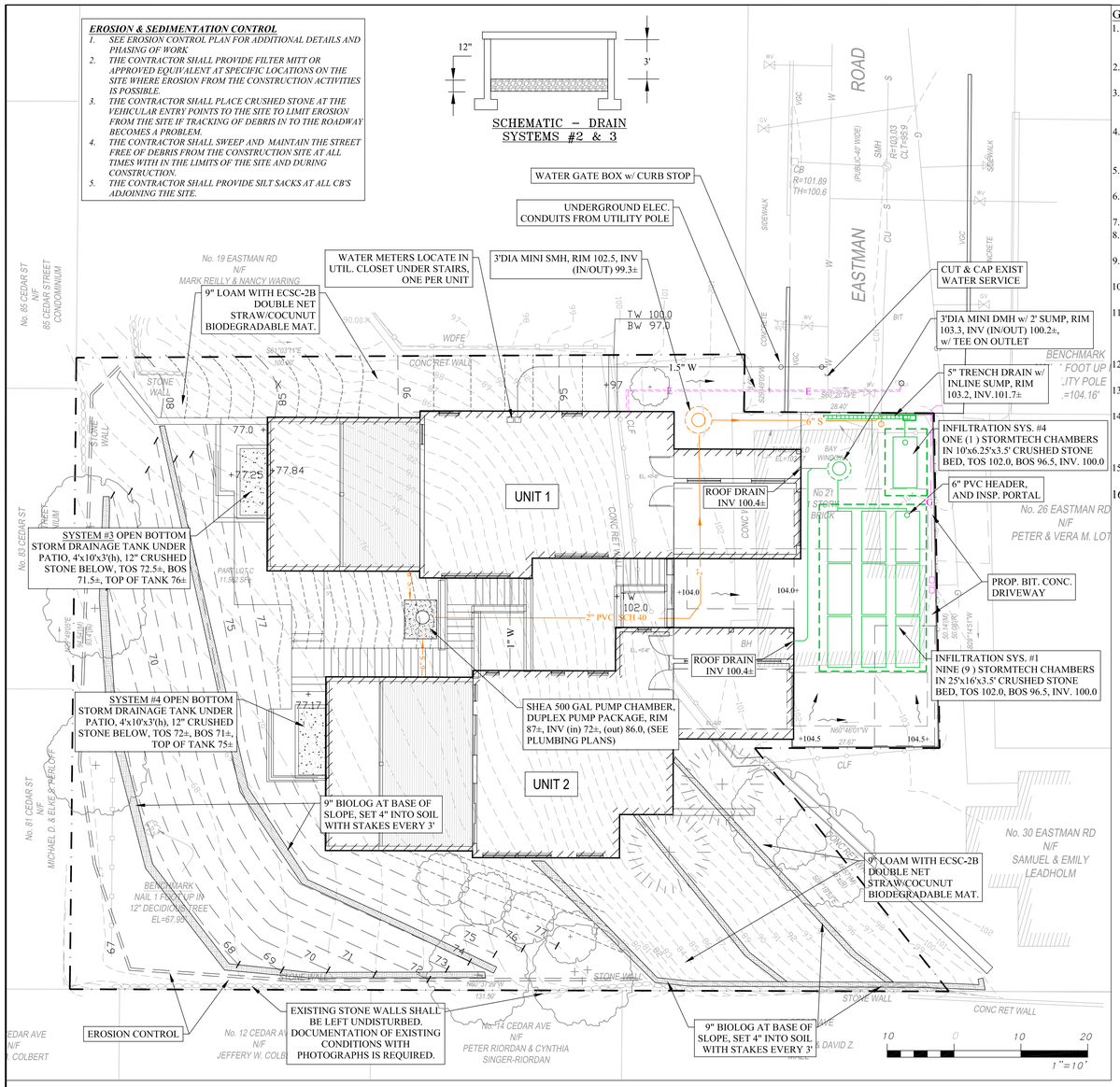
REV: AVERAGE ELEVATION CALCULATION BY: CJB DATE: 9-11-18

ABUTTING BUILDING ELEVATIONS BY: CJB DATE: 4-8-19

EROSION & SEDIMENTATION CONTROL

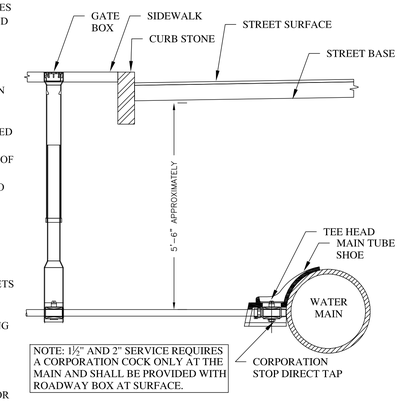
1. *SEE EROSION CONTROL PLAN FOR ADDITIONAL DETAILS AND PHASING OF WORK.*
2. *THE CONTRACTOR SHALL PROVIDE FILTER MITT OR APPROVED EQUIVALENT AT SPECIFIC LOCATIONS ON THE SITE WHERE EROSION FROM THE CONSTRUCTION ACTIVITIES IS POSSIBLE.*
3. *THE CONTRACTOR SHALL PLACE CRUSHED STONE AT THE VEHICULAR ENTRY POINTS TO THE SITE TO LIMIT EROSION FROM THE SITE IF TRACKING OF DEBRIS IN TO THE ROADWAY BECOMES A PROBLEM.*
4. *THE CONTRACTOR SHALL SWEEP AND MAINTAIN THE STREET FREE OF DEBRIS FROM THE CONSTRUCTION SITE AT ALL TIMES WITH IN THE LIMITS OF THE SITE AND DURING CONSTRUCTION.*
5. *THE CONTRACTOR SHALL PROVIDE SILT SACKS AT ALL CB'S ADJOINING THE SITE.*

SCHEMATIC – DRAIN SYSTEMS #2 & 3



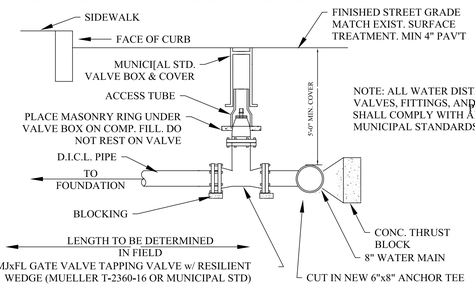
GENERAL NOTES

1. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE DESIGN AND LAYOUT OF THE DRIVEWAY, BUILDING UTILITIES AND STORM DRAINAGE SYSTEM. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL, STRUCTURAL AND LAND SURVEY PLANS.
2. ROOF RUNOFF IS TO BE COLLECTED BY AREA DRAINS AND PIPED INTERNALLY TO THE INFILTRATION SYSTEM LOCATED UNDER THE DRIVEWAY ENTRANCE.
3. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. IT IS THE CONTRACTORS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIGSAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
5. ALL WORK PERFORMED SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REGULATIONS OF THE CITY OF SOMERVILLE AND TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.
6. THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE STORM DRAINAGE SYSTEMS AS INDICATED ON THE PLANS.
7. THE CITY RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
8. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
9. THE CONTRACTOR SHALL TIE IN ALL ROOF DRAINS FROM THE BUILDING TO THE STORM DRAINAGE SYSTEM. COORDINATION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS IS NECESSARY.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SOIL IS TRACKED FROM THE SITE ONTO CITY STREETS OR SIDEWALKS. NO VEHICLES MAY PARK ON CITY SIDEWALKS AT ANY TIME.
11. AN AS-BUILT DRAWING (CERTIFIED BY A PROFESSIONAL ENGINEER) OF THE PROPOSED SITE WORK, INCLUDING BUILDING FOOTPRINT, UTILITIES ABANDONED AND INSTALLED, DRAINAGE IMPROVEMENTS AND FINAL GRADING MUST BE SUBMITTED TO THE DPW. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER AND SOMERVILLE DPW FOR INSPECTION PRIOR TO BACKFILLING.
12. SOIL TESTS AT THE LOCATION OF THE INFILTRATION SYSTEM WILL BE PERFORMED PRIOR TO START OF CONSTRUCTION TO CONFIRM SOIL CONDITIONS.
13. FIRE SERVICE SIZE IS PER THE OWNERS MECHANICAL ENGINEER/FIRE SUPPRESSION DESIGNER. THE CONTRACTOR SHALL VERIFY SIZE PRIOR TO CONSTRUCTION.
14. EXTERIOR FOUNDATION WALLS ON SIDE OF PROPOSED INFILTRATION SYSTEM MUST BE WATER PROOFED TO PREVENT POTENTIAL MIGRATION OF STORMWATER INTO LOWER LEVEL SPACES. FOOTING DRAINS AND CRUSHED STONE BELOW LOWER LEVEL SLAB SHOULD BE INSTALLED WITH OUTLET AT BACK OF PROPOSED RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS
15. THE CONTRACTOR SHALL VIDEO INSPECT EXISTING SEWER SERVICE AND DETERMINE IT'S CONDITION. IF IN POOR CONDITION, THE ENGINEER SHALL BE NOTIFIED AND THE SERVICE UPGRADED TO 6" SDR35.
16. 6. FLAG ALL TREES 2" AND LARGER TO BE REMOVED FIVE WORKING DAYS BEFORE PLANNED REMOVAL. NOTIFY ENGINEERING DEPARTMENT ON THE DAY OF FLAGGING.



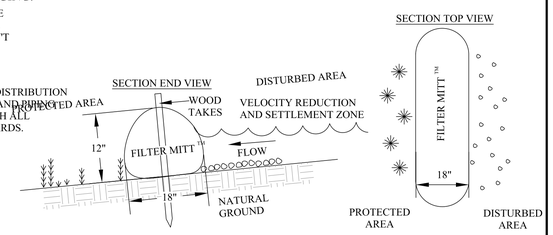
TYPICAL WATER CONNECTION FOR 1–½" AND 2" SERVICE PIPE

NOT TO SCALE



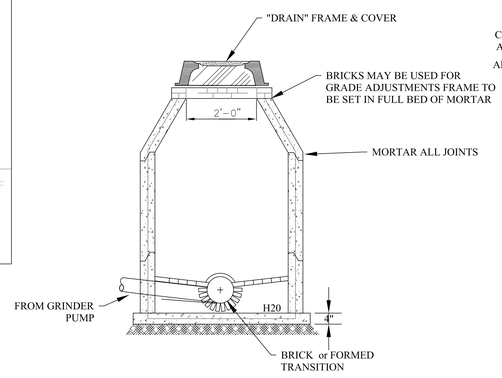
WATER CONNECTION 4 INCH

NOT TO SCALE

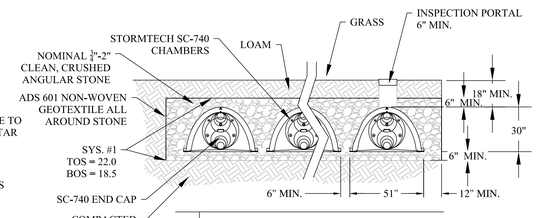


EROSION CONTROL – FILTER MITT (OR APPROVED EQUIVILENT)

NOT TO SCALE

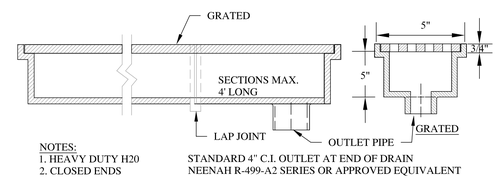


SMH MH w/ FRAME & COVER



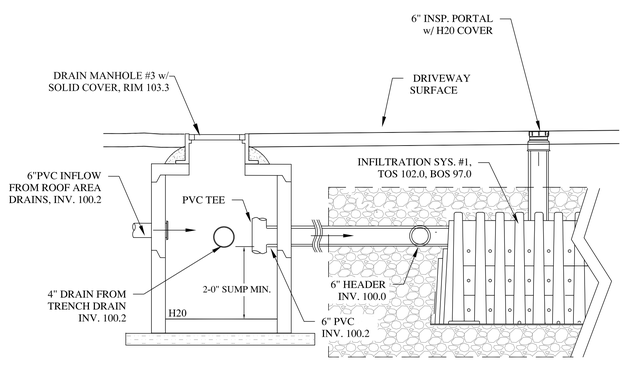
STORMTECH SC 740 SECTION

NOT TO SCALE



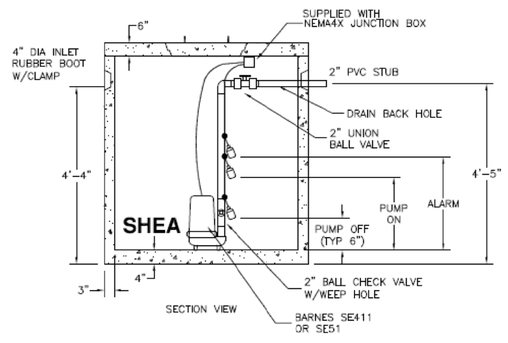
TRENCH DRAIN w/ GRATED FRAME

NOT TO SCALE



DRAIN SYSTEM #1 SCHEMATIC

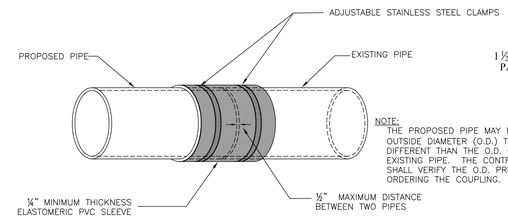
NOT TO SCALE



NOTE: SEE PLUMBING PLAN FOR ADDITIONAL DETAILS
SHEA or APPROVED EQUIVALENT
SUBMIT SHOP DRAWINGS FOR APPROVAL

500gal PUMP CHAMBER w/ DUPLEX PUMP PACKAGE

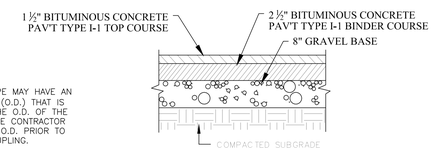
NOT TO SCALE



NOTE:
THE PROPOSED PIPE MAY HAVE AN OUTSIDE DIAMETER (O.D.) THAT IS DIFFERENT THAN THE O.D. OF THE EXISTING PIPE. THE CONTRACTOR SHALL VERIFY THE O.D. PRIOR TO ORDERING THE COUPLING.

TYP. SEWER & DRAIN COUPLING

NOT TO SCALE



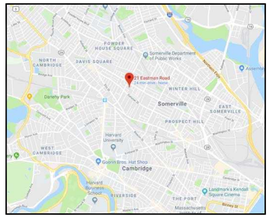
BITUMINOUS CONC. DRIVEWAY

NOT TO SCALE

Site Plan

21 Eastman Rd.

SOMERVILLE



INFILTRATION SYSTEM #1:
3 Chambers/Row = 24.98' Base Length
3 Rows = 15.75' Base Width
30.0" Base + 30.0" Chamber Height + 6.0" Cover = 5.50' Field Height
9 Chambers x 45.9 cf = 413.5 cf Chamber Storage
Chamber Storage + Stone Storage = 1,113.5 cf
Overall System Size = 24.98' x 15.75' x 5.50'

2"x2" City Stamp Box

REFERENCES:

Survey: Summit Surveying, INC., "Topographic Plan of Land", January 22, 2018
Architecture: Peter Quinn Architects, LLC

MATERIALS:

STORM DRAIN: 6" PVC SCH. 40
SIZE AS NOTED ON PLANS
ROOF DRAINS: PVC SCH 40
(4" UNLESS OTHERWISE NOTED)
1.5" WATER SERVICE - COPPER (TYPE K)
MIN. 5' BELOW GRADE

No.	Date	Comment

Columbia Design Group, LLC
Civil Engineering

14 Upham Avenue
Dorchester, Massachusetts 02125
Phone 617.905.3886

Adam Real Estate Management, LLC

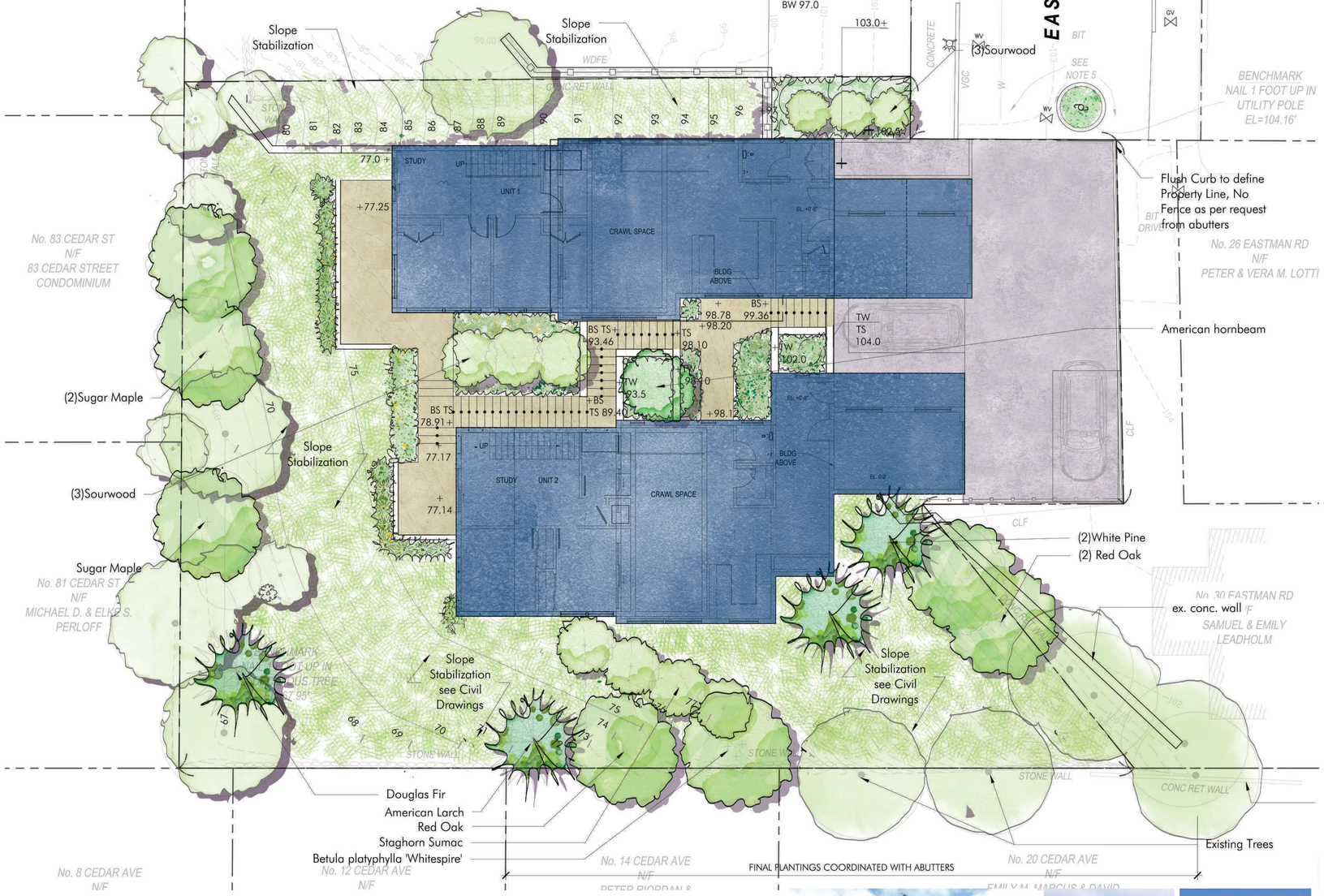
Date:	Scale:
November 17, 2020	1" = 10'
Project No.: 2018-120	Drawing by: PG

C-1

Sheet 1 of 1

COMMONWEALTH OF MASSACHUSETTS PETER GAMMIE CIVIL No. 34100 REGISTERED PROFESSIONAL ENGINEER

©Columbia Design Group, LLC



EASTMAN STREET | PROBABLE PLANT SCHEDULE

SYM	#	LATIN NAME	COMMON NAME	SIZE	NOTES	NATIVE
TREE						
AS	3	Acer saccharum	Sugar Maple	2.5"cal.	B+B	
CC	1	Carpinus carolinaiana	American hornbeam	2.5"cal.	B+B	
BP	1	Betula platyphylla 'Whitespire'		2.5"cal.	B+B	
LL	1	Larix lariciana	Tamarack			
OA	6	Oxydendrum arboreum	Sourwood	4/5'	B+B	Native
PS	2	Pinus strobus	White Pine	5-6 ht.	B+B	Native-ish
PM	1	Pseudotsuga menziesii	Douglas Fir	5-6' ht.	B+B	
QR	3	Quercus rubra	Red Oak	2.5"cal.	B+B	
SHRUBS:						
KL	X	Kalmia latifolia 'Nipmuck'	Nipmuck Mountain Laurel	2 gal.		Native cultivar
PBs	X	Pinus banksiana 'Schoodic'	Shoodic Dwarf Jack Pine	#15		
PSh	X	Pinus sylvestris 'Hillside Creeper'	Creeping Scot's Pine	36" o.c.		
PERENNIALS						
ab	x	Agastache x 'Black Adder'				
ah	x	Amsonia hubrichtii	Bluestar	pot	space 24" o.c.	
cp	x	Carex pensylvanica	Pennsylvania Sedge	Flat of plugs	Space 12" o.c.	Native
dp	x	Dennstaedtia punctilobula	Hay-scented Fern	pot	space 18" o.c.	
ep	x	Echinacea purpurea PowWow 'Wild Berry'				
pv		Panicum virgatum 'Shenandoah'	Red Switch Grass	pot	Space 36" o.c.	
nf	X	Nepeta x faassenii	Catmint	1 gal		

Slope Stabilization

Prepare the slope to receive plants

Install Proposed Plants and Broadcast Seeds

Above: Install Coir Mat to Stabilize Slope and protect new plants and seeds from washing away

Evergreen Trees for Buffer

Douglas Fir

American Larch

Native grass and forb species tolerate poor soils typically found on steep slopes. Irrigation while planting is establishing

PETER QUINN ARCHITECTS

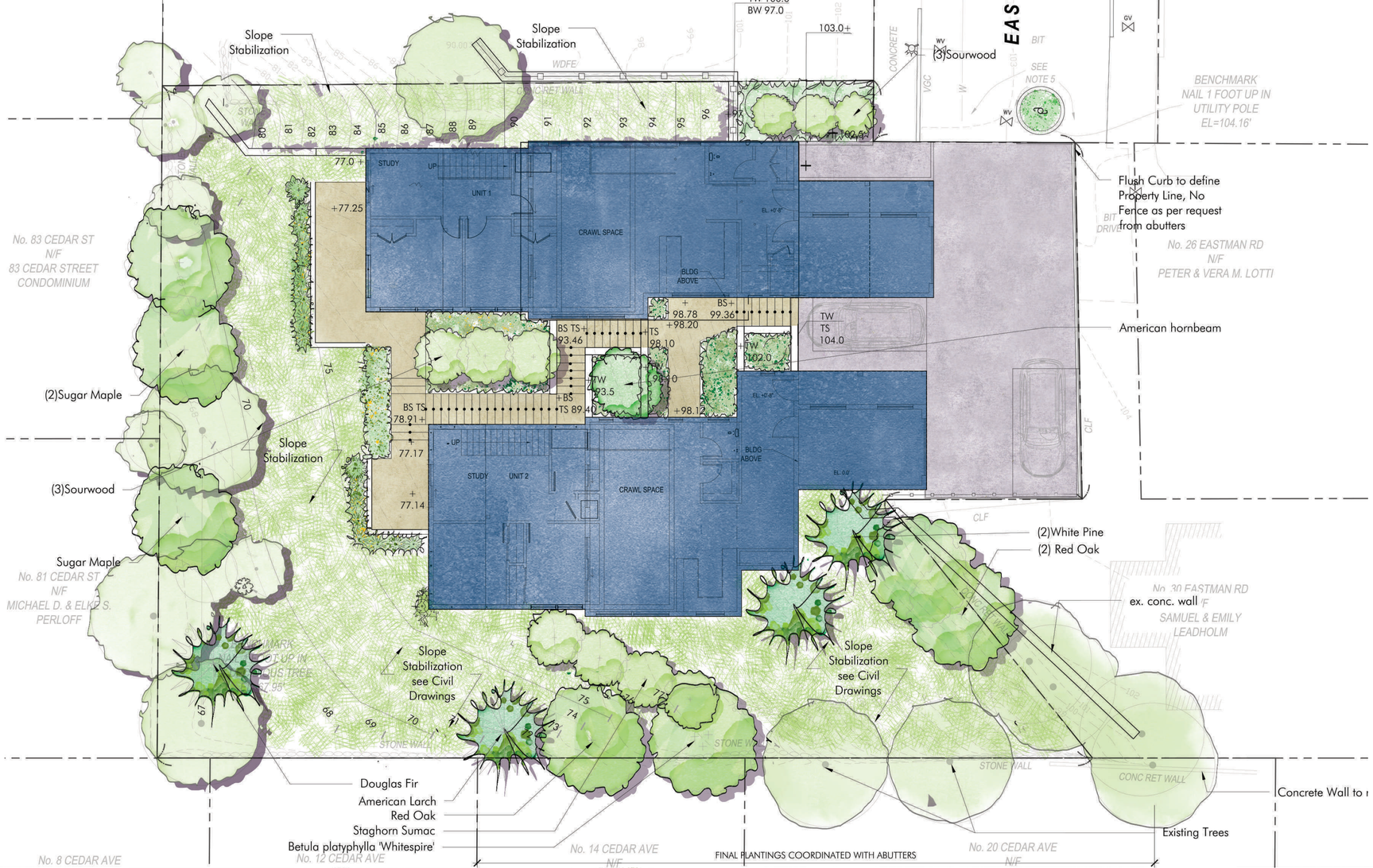
VERDANT LANDSCAPE ARCHITECTURE

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

LANDSCAPE SITE PLAN
21 EASTMAN ROAD
SOMERVILLE, MA

NOVEMBER 13, 2020

L1



Perennials in the Gardens | mostly native

Echinacea purpurea | Native

Northwind Switch Grass | Native

Hay-scented Fern | Native

Black Adder Agastache | Native

Carex pensylvanica (Native) + Allium

Climbing Vines

Climbing Hydrangea

Virginia Creeper

Trumpet Creeper

Trees in the Gardens

Sourwood | Native

Weeping White Pine | Native

Shrubs in the Gardens

Virginia Sweetspire | Native

Boxwood

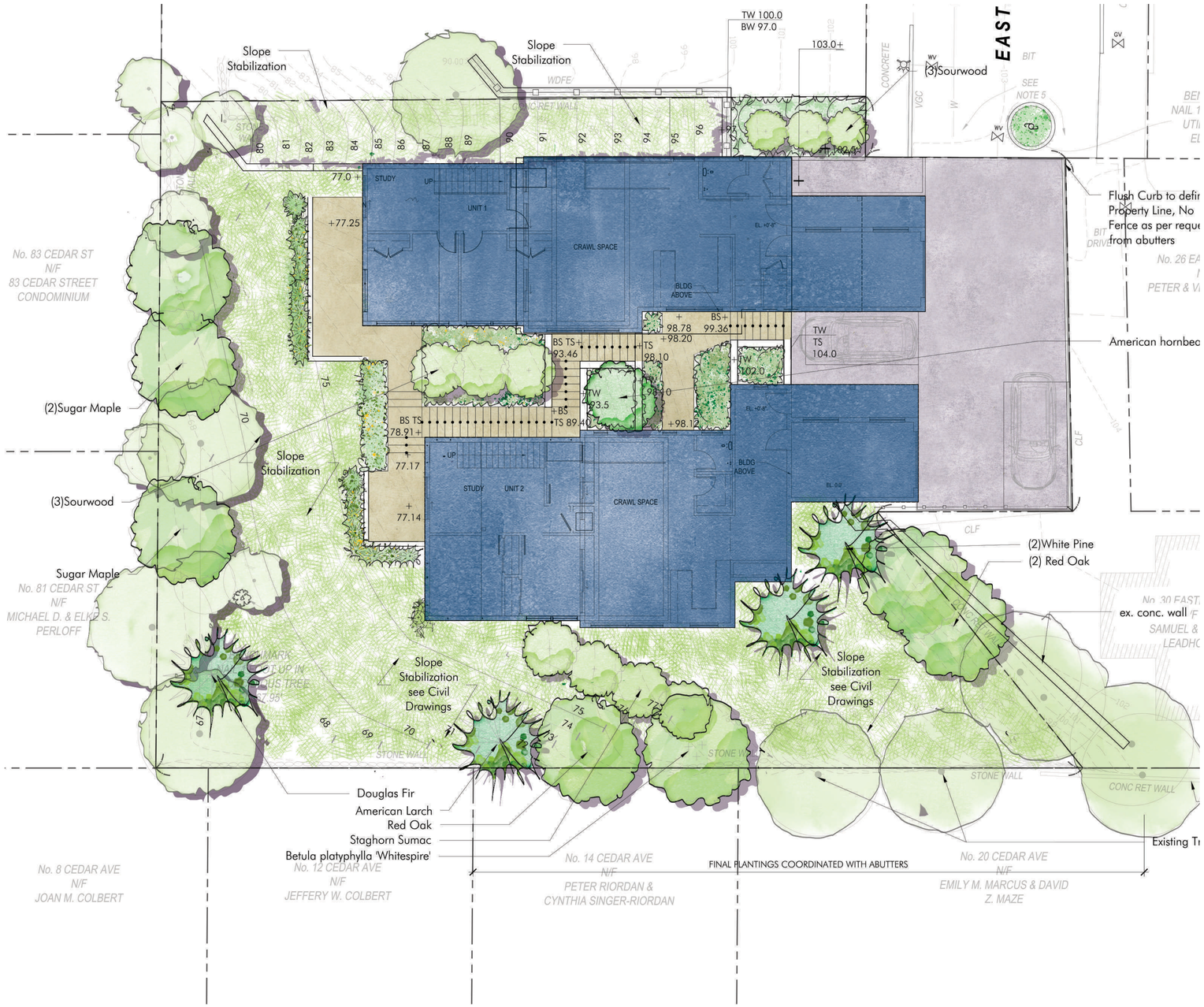
PETER QUINN ARCHITECTS

VERDANT LANDSCAPE ARCHITECTURE

LANDSCAPE SITE PLAN
21 EASTMAN ROAD
SOMERVILLE, MA

NOVEMBER 13, 2020

L2



10. DEVELOPMENT STANDARDS

Green Score

Table 10.4.1 Green Score Calculation

	Credit	Multiplier
Soils		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf.	0.3
Trees		
Small Tree	50 sf.	0.6
Large Tree	450 sf.	0.6
Preserved Tree	65 sf.	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and stormwater planters.	actual sf	1.0
Green Roof with up to 8" of growth medium	actual sf	0.1
Green Roof with 8"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	–	per individual landscape elements

Green Score is a performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area of a lot.

21 Eastman Street, Somerville 11,562 SF Total

	Multiplier	Bonus	Area in Square Feet	
Soils | Landscaped Area with a soil depth => 24 inches	.6		5,962.6	3,577.5
Plants | Vegetation less than two feet tall at maturity	.2		2113.7	422.7
Plants | Vegetation at least two feet tall at maturity	.3		489.3	146.7
Trees | Samll tree 50 sf. Large tree 450 sf. Preserved tree 65 sf.	 .6 .6 .8	 (11)50 (11)450 (9)65	 330 2,970 468	3,778
Total				7924.9
Green Score Bonus Publicly Visible Landscape = PV = .1 Native Species = NS = .1 De-Paved Lot Area = DP = .1				

7924.9 / 11,562 = 0.68Green Score

ii. Calculation

a. Green Score is calculated as follows:
   i. Determine total lot area.
   ii. Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.4.1. Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.4.1.
   iii. Multiply the actual square footage, or the equivalent square footage, of each landscape element by the multiplier specified for each landscape element in the third column of Table 10.4.1 plus any bonus on Table 10.4.2 to determine the weighted score of each element.
   iv. Add the weighted score of all landscape elements together.
   v. Divide the resulting sum by the area of the lot to determine the final Green Score.
   vi. If necessary, redesign the landscape plan to achieve the required Green Score.

b. Bonuses
   i. Review Boards may establish additional bonuses

PETER QUINN ARCHITECTS

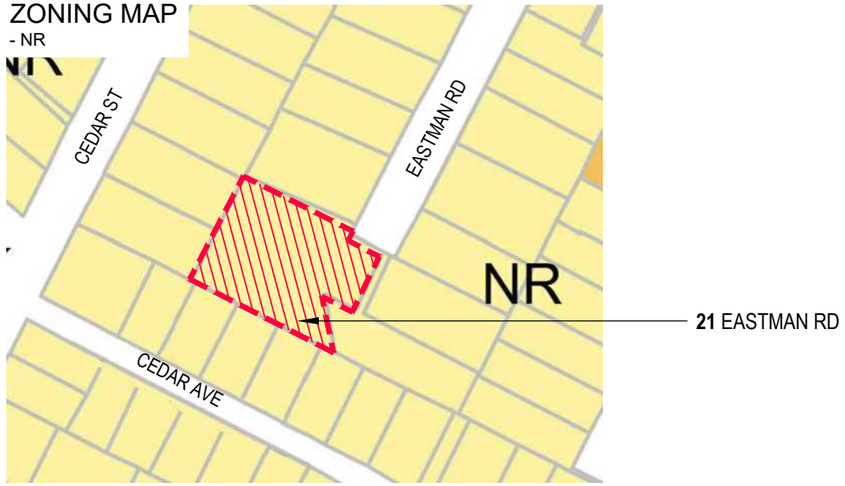
VERDANT LANDSCAPE ARCHITECTURE

GREENSCORE
21 EASTMAN ROAD
SOMERVILLE, MA

NOVEMBER 13, 2020

L3

ZONING MAP
- NR



TRANSIT AREA MAP
- HALF MILE WALKSHED

NOTE:

1. TWO PRINCIPAL STRUCTURES ON A SINGLE LOT REQUIRES ZONING RELIEF.
2. SUM OF PRIMARY STREET FRONTAGE = 37FT; LOT WITH = 129.5FT. DUE TO UNUSUAL CONFIGURATION OF LOT, THESE ARE NOT THE SAME DIMENSION.
3. DUE TO UNUSUAL LOT CONFIGURATION THERE ARE FOUR SIDE SETBACKS (SSB): UNIT 1: NORTH SSB 8.2' + EAST SSB 20' + SOUTH SSB 61.7' = 89.9'. UNIT 2: NORTH SSB 40.8' + EAST SSB 21.5' + SOUTH SSB 19.9' = 82.2'. ONLY THE SOUTHEAST SSB (1.5') REQUIRES RELIEF.
4. MEASURED AS 29-FT OF FACADE FACING 37-SF OF STREET FRONTAGE: 29/37 = 78%
5. 1ST NO. FOR PRINCIPAL BUILDING + 2ND NO. REAR ADDITION. THE ORDINANCE LIMITS REAR ADDITION AREA BUT NOT DEPTH. SEE SHEET Z-3 AND Z-4.
6. MEASURED FROM THE GROUND LEVEL TO THE ENTRY DOORWAY.
7. ADDITIONAL STORY HEIGHT NEEDED AT LOCATION TO ACCOMMODATE STEP DOWN OF BUILDING MASS DUE TO UNUSUALLY STEEP TOPOGRAPHY.
8. TWO STORIES MEASURED AT ANY POINT ALONG THE SIDE ELEVATIONS. SEE SHEET Z-3 AND Z-4. PROPOSED 4 STORIES IF NOT FACTORING SLOPE OF SITE. 2.5 STORIES MAX. EACH FLOOR OVER MAX REQUIRES RELIEF.
9. NO MORE THAN 28' WIDTH ALONG ANY 2-STORY PORTION. SEE SHEET Z-3 AND Z-4.
10. REFER TO SHEET Z-7 FOR EXPLANATION.
11. SEE LANDSCAPE DRAWINGS.
12. HABITABLE SPACE DEPTH REQUIRES RELIEF PER SEC. 2.4.5.b.ii.a. SEE SHEET Z-8 AND Z-9.
13. PARKING SPACE 1B REQUIRES RELIEF FOR SIZE. PARKING SPACE 2A REQUIRES RELIEF FOR AISLE DIMENSION.
14. A DRIVEWAY IN THE FRONTAGE AREA REQUIRES A VARIANCE.

21 EASTMAN RD, SOMERVILLE, DIMENSIONAL TABLE - NEIGHBORHOOD RESIDENCE (**NR**) - DETACHED HOUSE

	ITEM	ALLOWED/ REQUIRED	EXISTING (PRE-DEMOLITION)	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	(1) Detached House	(1) Detached House	(2) Detached Houses	REQUIRES RELIEF
	LOT AREA (SF)		11,562	11,562	COMPLIES
	LOT WIDTH (FRONT DRIVEWAY ACCESS) (FT)	34 MIN	37 / 129.5 [3]	37/ 129.5 [2]	COMPLIES
	LOT DEPTH (FT)	80 MIN	94.9	94.9	COMPLIES
	LOT COVERAGE (%)	60 MAX	11	41	COMPLIES
	GREEN SCORE	0.35 MIN		0.68 [11]	COMPLIES
SETBACKS	PRIMARY FRONT SETBACK (FT)	10 MIN, 20 MAX		5.6	REQUIRES RELIEF
	SIDE YARD SETBACK (NORTH) (FT)	3 MIN		U1: 8.2 U2: 40.6	COMPLIES COMPLIES
	SIDE YARD SETBACK (EAST) (FT)	3 MIN		U1: 20 U2: 21.5	COMPLIES COMPLIES
	SIDE YARD SETBACK (SOUTH) (FT)	3 MIN		U1: 61.7 U2: 20	COMPLIES COMPLIES
	SUM OF SIDE SETBACKS	12 MIN		U1: 89.9[3] U2: 82.2[3]	COMPLIES COMPLIES
	MINIMUM SIDE SETBACK (SOUTHEAST) (FT)	3 MIN		1.5	REQUIRES RELIEF
	REAR SETBACK	20 MIN		28.7	COMPLIES
	BUILDING SEPARATION	10 MIN		10.3	COMPLIES
PARKING SETBACKS	PRIMARY FRONT SETBACK (FT)	20 MIN		31.8	COMPLIES
	SECONDARY FRONT SETBACK (FT)	10 MIN		NA	COMPLIES
MAIN MASSING	FACADE BUILD OUT (%)	50 MIN		78 [4]	COMPLIES
	WIDTH (FT)	22 MIN, 28 MAX		34.5 [9]	REQUIRES RELIEF
	DEPTH (FT)	28 MIN, 48 MAX		48pb + 22.8ra [5]	COMPLIES
	GROUND STORY ELEVATION (FT)	2 MIN		0.67 [6]	REQUIRES RELIEF
	STORY HEIGHT (FT)	10 MIN, 12 MAX		15 [7]	REQUIRES RELIEF
	NUMBER OF STORIES	2.5 MAX		2 (4 if not factoring slope of site) [8]	REQUIRES RELIEF
	ROOF TYPE	FLAT, GABLE, GAMBREL, HIP, OR MANSARD	FLAT	FLAT	COMPLIES
FACADE	GROUND STORY FENESTRATION (%)	15 MIN, 50 MAX		16 [10]	COMPLIES
	UPPER STORY FENESTRATION (%)	15 MIN, 50 MAX		NA	COMPLIES
USE & OCCUPANCY	DWELLING UNITS PER LOT	3 MAX	1	2 [1]	COMPLIES
	DWELLING UNITS	3 MAX		2	COMPLIES
	OUTDOOR AMENITY SPACE	1/DU MIN		1/DU	COMPLIES
	NO. OF PARKING	2 MIN		4	COMPLIES
	NO. BIKE PARKING	NA		NA	COMPLIES
REQ'D ADUS	0 TO 2 DWELLING UNITS PER LOT	0		0	COMPLIES
	3 DWELLING UNITS PER LOT	1 MIN		NA	COMPLIES
	HABITABLE SPACE DEPTH			FOOTNOTE 12	REQUIRES RELIEF
PARKING MOBILITY	PARKING IN FRONTAGE AREA			FOOTNOTE 13	REQUIRES RELIEF
	DRIVEWAY LOCATION IN FRONTAGE AREA			FOOTNOTE 14	REQUIRES RELIEF

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN.

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CONSULTANT

PROJECT
21 EASTMAN
21 EASTMAN RD, SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.
485 MASSACHUSETTS AVE. SUITE 309 CAMBRIDGE, MA 02139

DRAWING TITLE
ZONING COMPLIANCE - ZONING TABLE

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

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SHEET
Z-1

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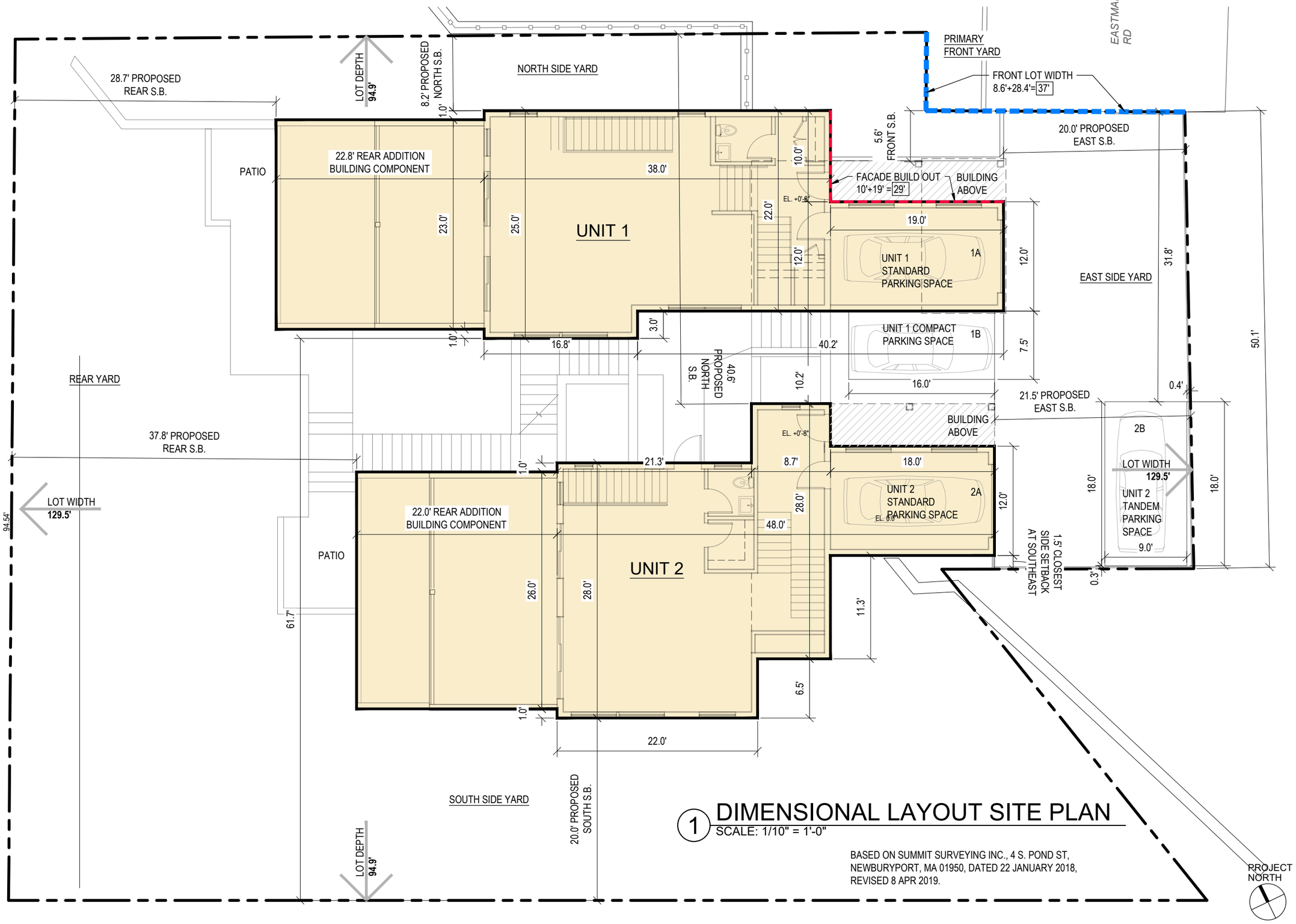

1 DIMENSIONAL LAYOUT SITE PLAN
SCALE: 1/10" = 1'-0"

BASED ON SUMMIT SURVEYING INC., 4 S. POND ST, NEWBURYPORT, MA 01950, DATED 22 JANUARY 2018, REVISED 8 APR 2019.

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ZONING COMPLIANCE - DIMENSIONAL SITE PLAN

SCALE AS NOTED

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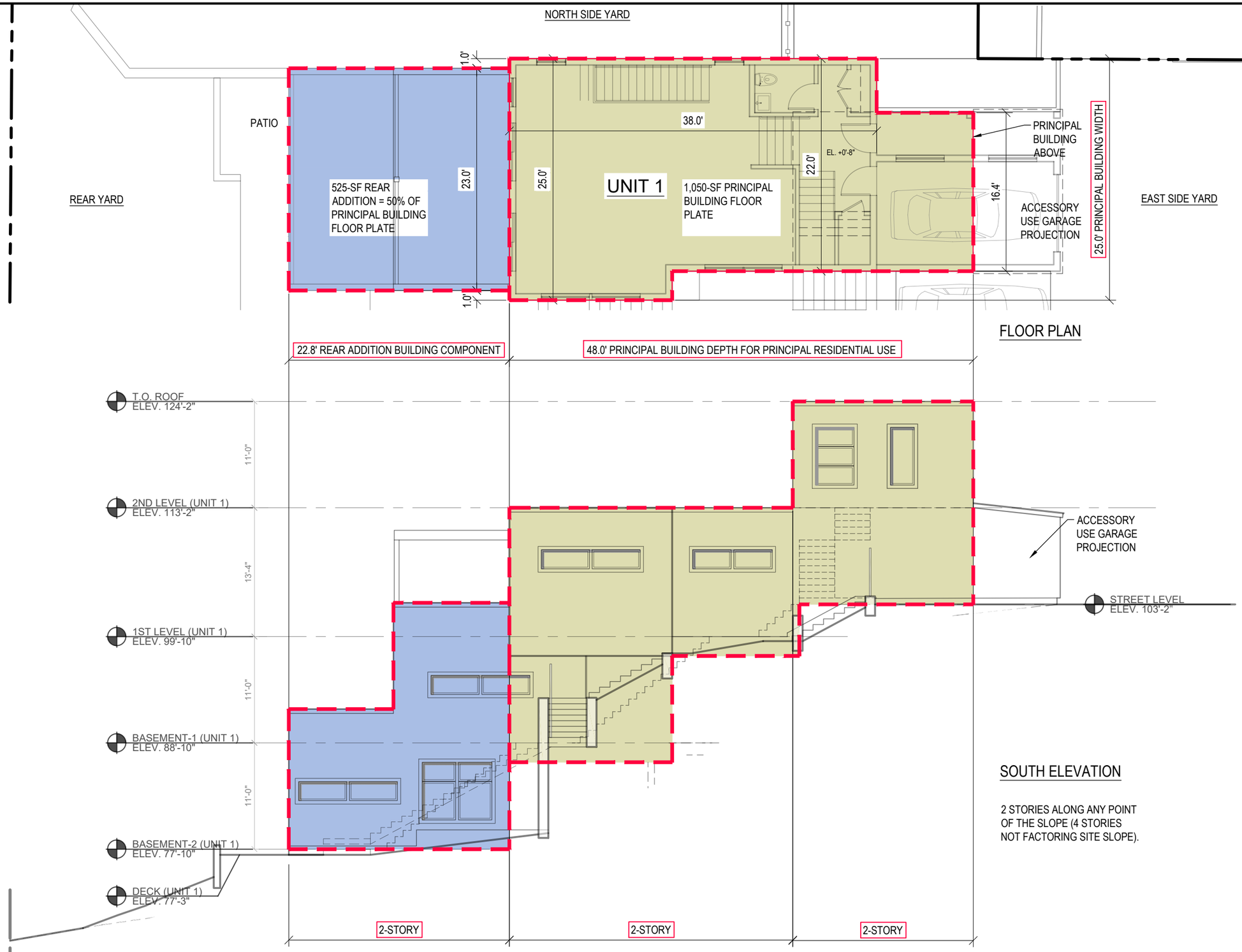

1 REAR ADDITION & PRINCIPAL STRUCTURE DIMENSIONS - UNIT 1

SCALE: 1/10" = 1'-0"

PROJECT NORTH

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ZONING COMPLIANCE - UNIT 1 FLOOR PLATE & REAR ADDITION

SCALE AS NOTED

REVISION	DATE
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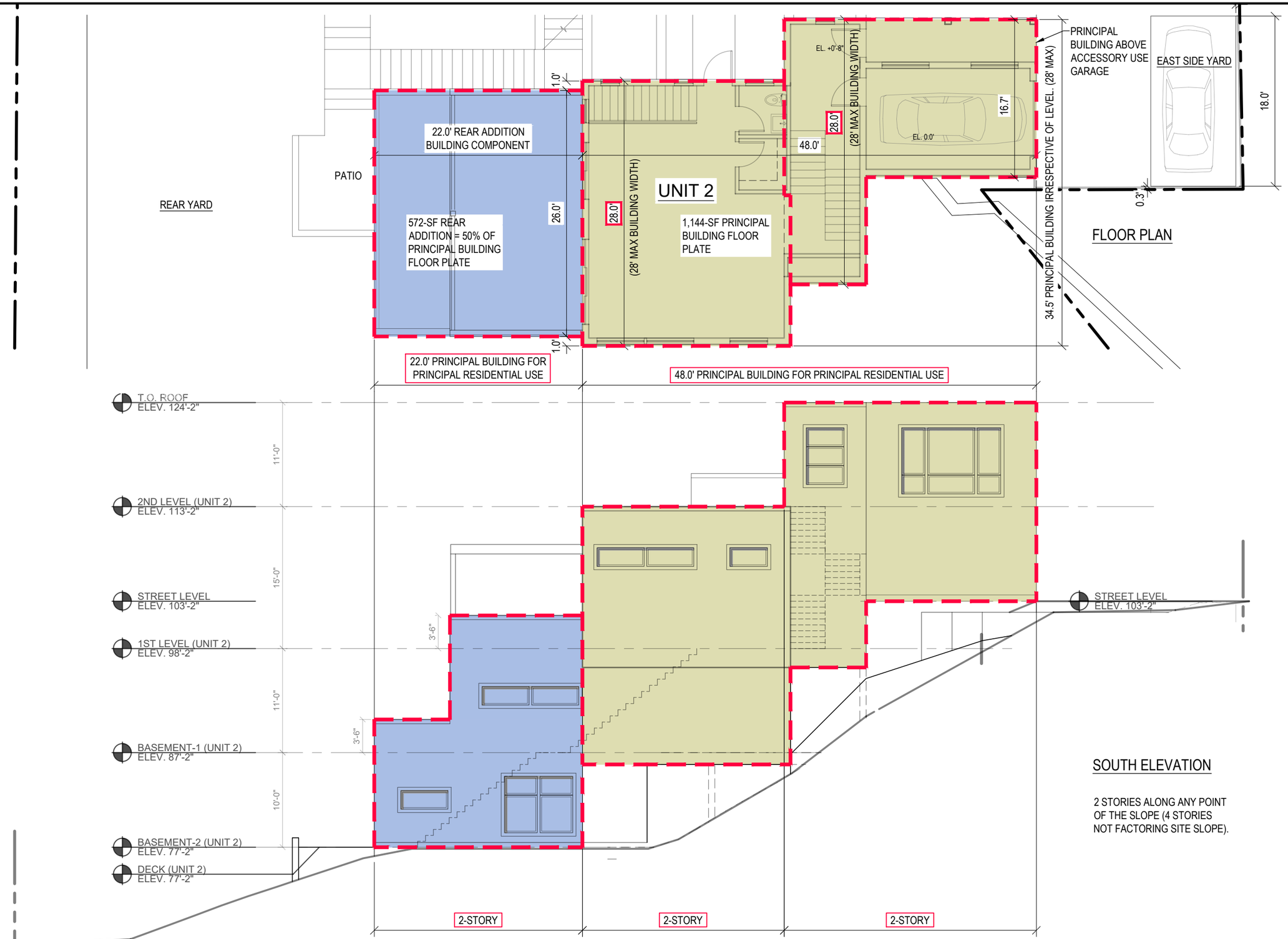

SOUTH ELEVATION

2 STORIES ALONG ANY POINT OF THE SLOPE (4 STORIES NOT FACTORING SITE SLOPE).

1 REAR ADDITION & PRINCIPAL STRUCTURE DIMENSIONS - UNIT 2

SCALE: 1/10" = 1'-0"

PROJECT NORTH

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ZONING COMPLIANCE - UNIT 2 FLOOR PLATE & REAR ADDITION

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DRA APPL	13 NOV 2020
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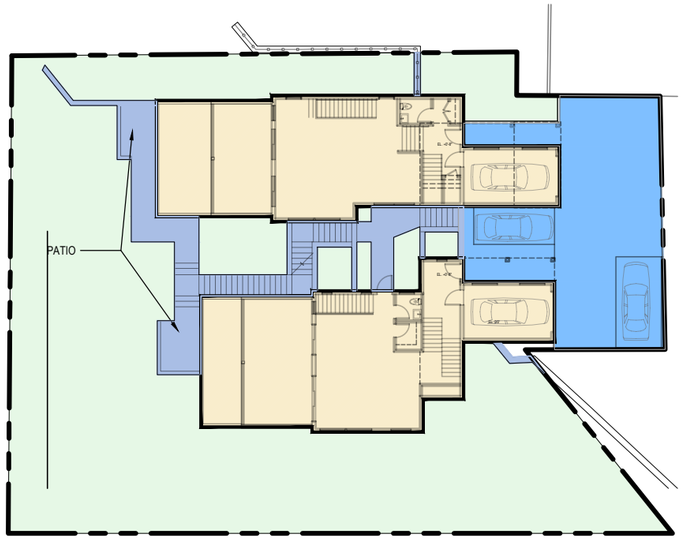

ITEM	ACTUAL SF	X	COEFFICIENT	=	CONTRIBUTING SF
GROUND STORY TO OUTSIDE OF EXTERIOR WALLS WITH GROUND STORY BUILDING COMPONENTS	3,272-SF		1.0		3,272-SF
PERMEABLE PAVERS BY UNILOK OR EQUAL (ECOLOK -PERMEABILITY LISTED AT APPROX. 50%)	1,404-SF		0.5		702-SF
PERMEABLE PAVERS ON MIN 24" DEEP DRAINABLE BASE PROVIDES 100% PERMEABILITY	0-SF		N/A		0-SF
LANDSCAPED AREA ON FULLY DRAINABLE PLANTING BEDS	6,051-SF		N/A		0-SF
IMPERMEABLE CONCRETE OR SIMILAR 100% IMPERMEABLE	798-SF		1.0		798-SF
				TOTAL:	4,772-SF

4,772-SF / 11,562-SF LOT = 41% LOT COVERAGE

1 PROPOSED LOT COVERAGE

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

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ZONING COMPLIANCE - LOT COVERAGE

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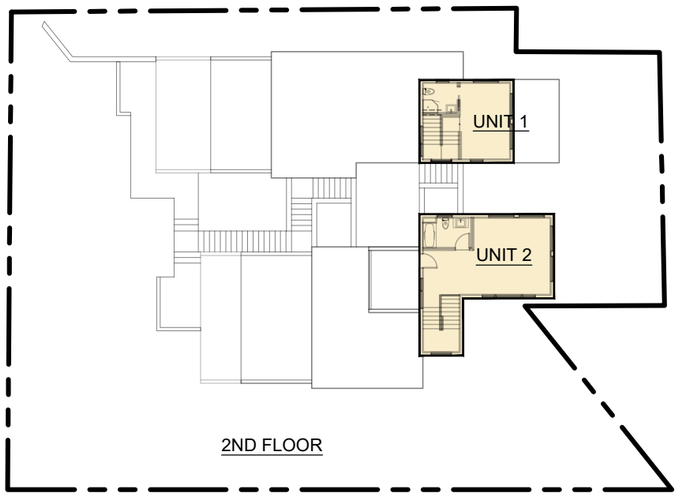

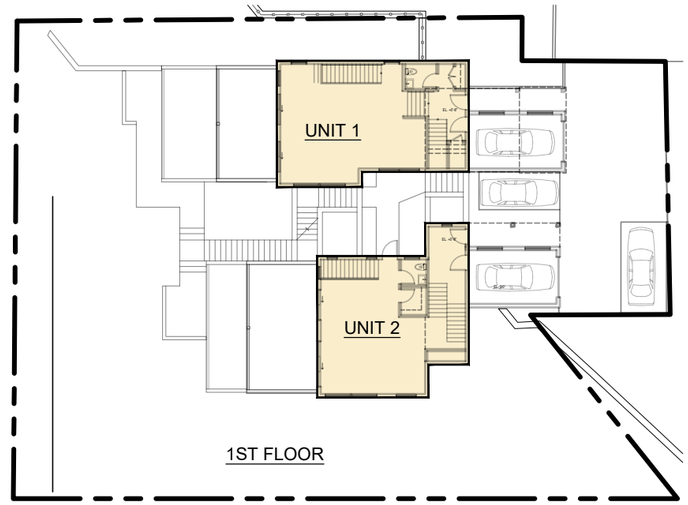

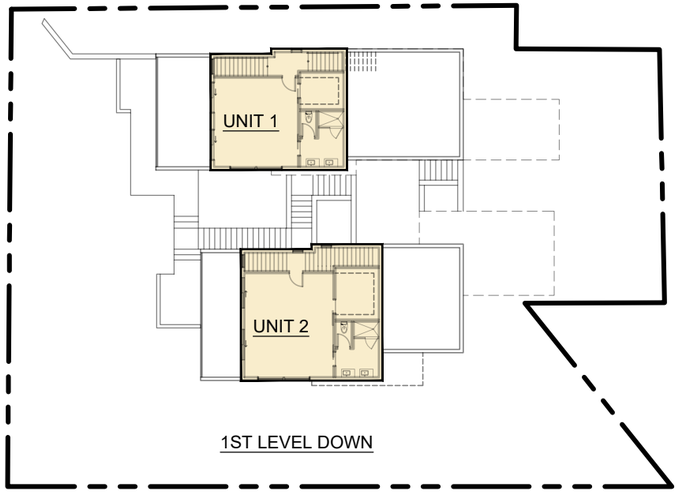

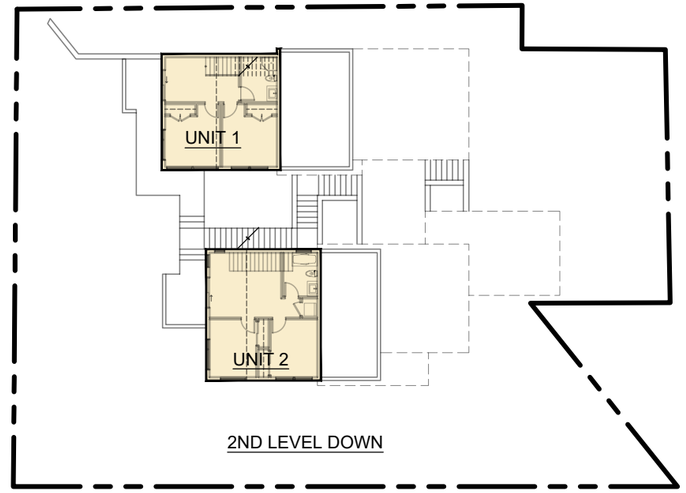

FLOOR	UNIT 1	UNIT 2	PROPOSED RES GSF
2ND FL	306	543	849
1ST FL	887	844	1,731
1ST FL DN	636	742	1,378
2ND FL DN	541	589	1,130
TOTAL	2,370	2,718	5,088

1 RESIDENTIAL GROSS SQUARE FOOTAGE CALC

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

PROJECT NORTH

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ZONING COMPLIANCE - RESIDENTIAL GROSS FLOOR AREA

SCALE AS NOTED

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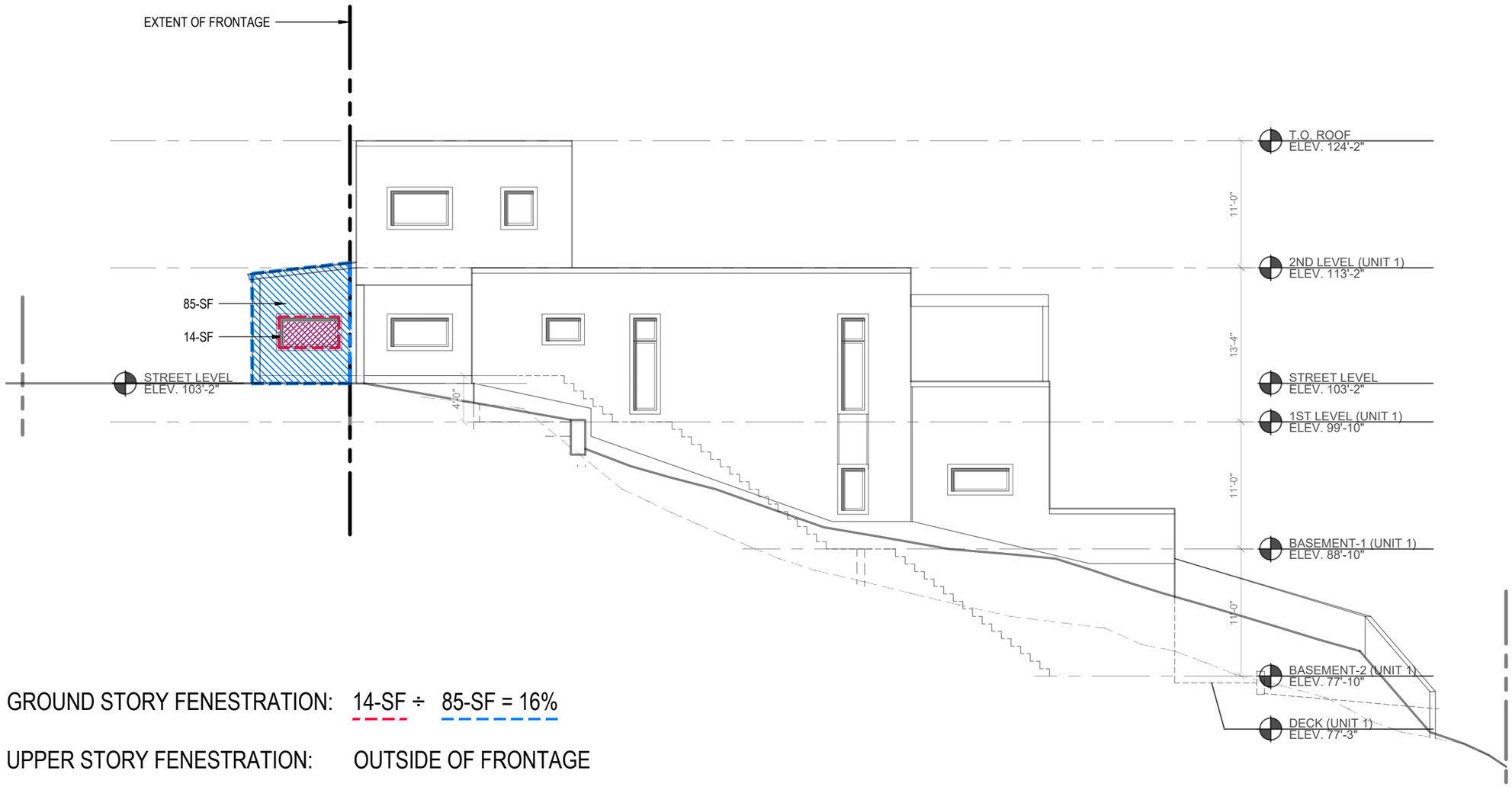

GROUND STORY FENESTRATION: 14-SF ÷ 85-SF = 16%

UPPER STORY FENESTRATION: OUTSIDE OF FRONTAGE

1 UNIT 1 FACADE COMPOSITION

SCALE: 1/10" = 1'-0"

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ZONING COMPLIANCE - FACADE COMPOSITION

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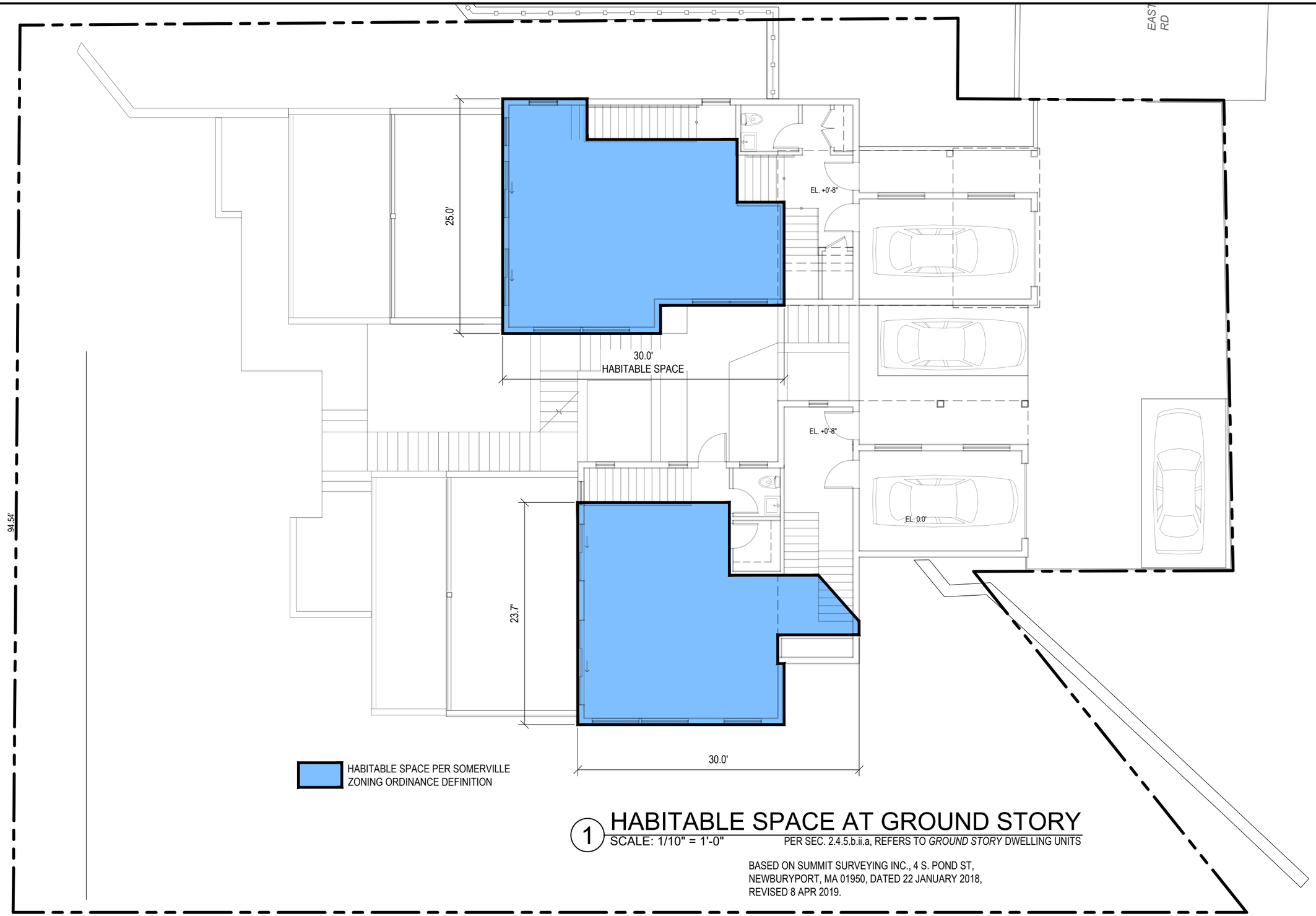

1 HABITABLE SPACE AT GROUND STORY

SCALE: 1/10" = 1'-0"

PER SEC. 2.4.5.b.ii.a, REFERS TO *GROUND STORY* DWELLING UNITS

BASED ON SUMMIT SURVEYING INC., 4 S. POND ST, NEWBURYPORT, MA 01950, DATED 22 JANUARY 2018, REVISED 8 APR 2019.

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ZONING COMPLIANCE - HABITABLE SPACE DEPTH

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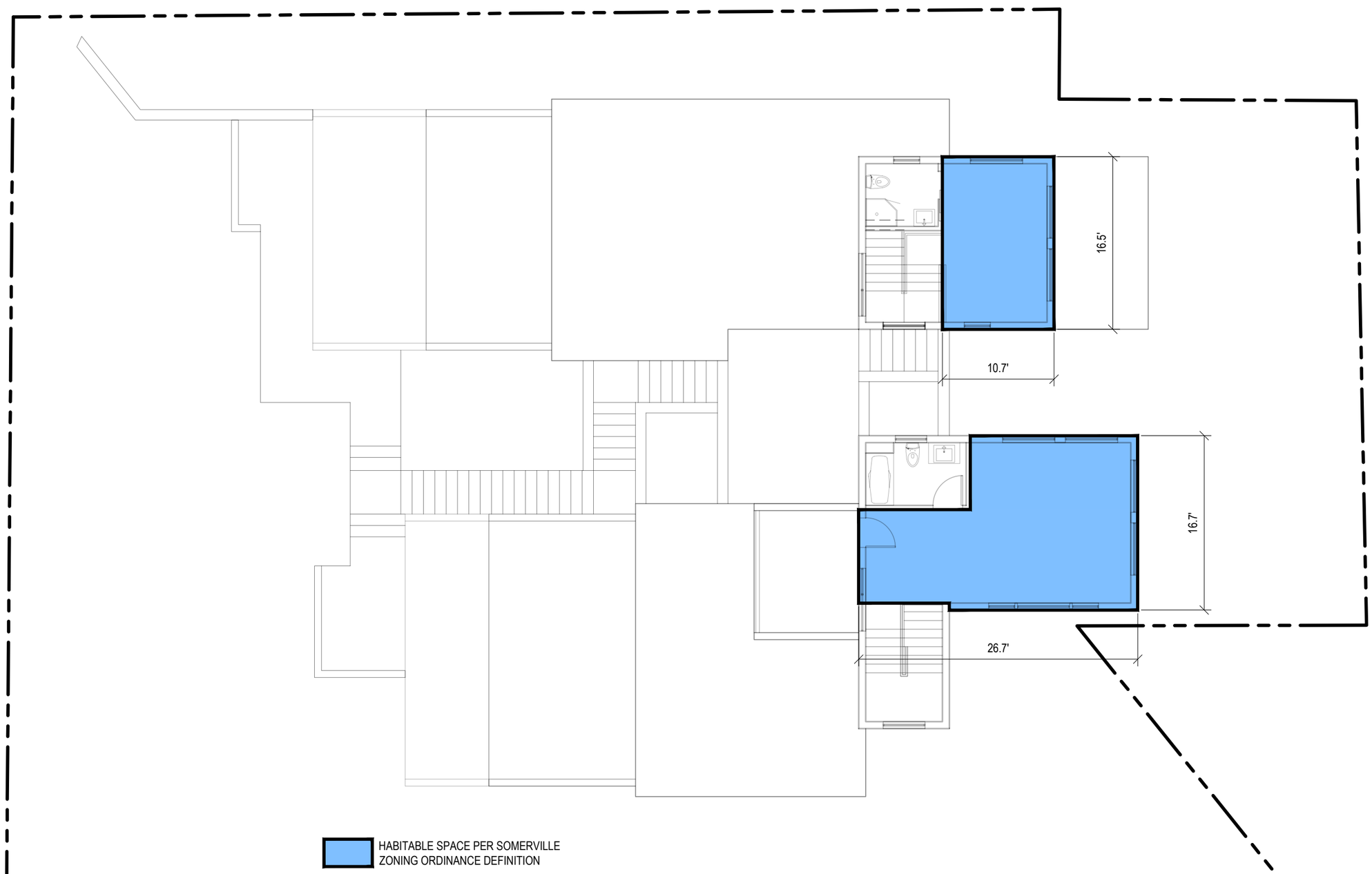

1 HABITABLE SPACE AT SECOND FLOOR

SCALE: 1/10" = 1'-0"

PER SEC. 2.4.5.b.ii.a, REFERS TO *GROUND STORY* DWELLING UNITS

BASED ON SUMMIT SURVEYING INC., 4 S. POND ST,
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DRAWING TITLE

ZONING COMPLIANCE - HABITABLE SPACE DEPTH

SCALE AS NOTED

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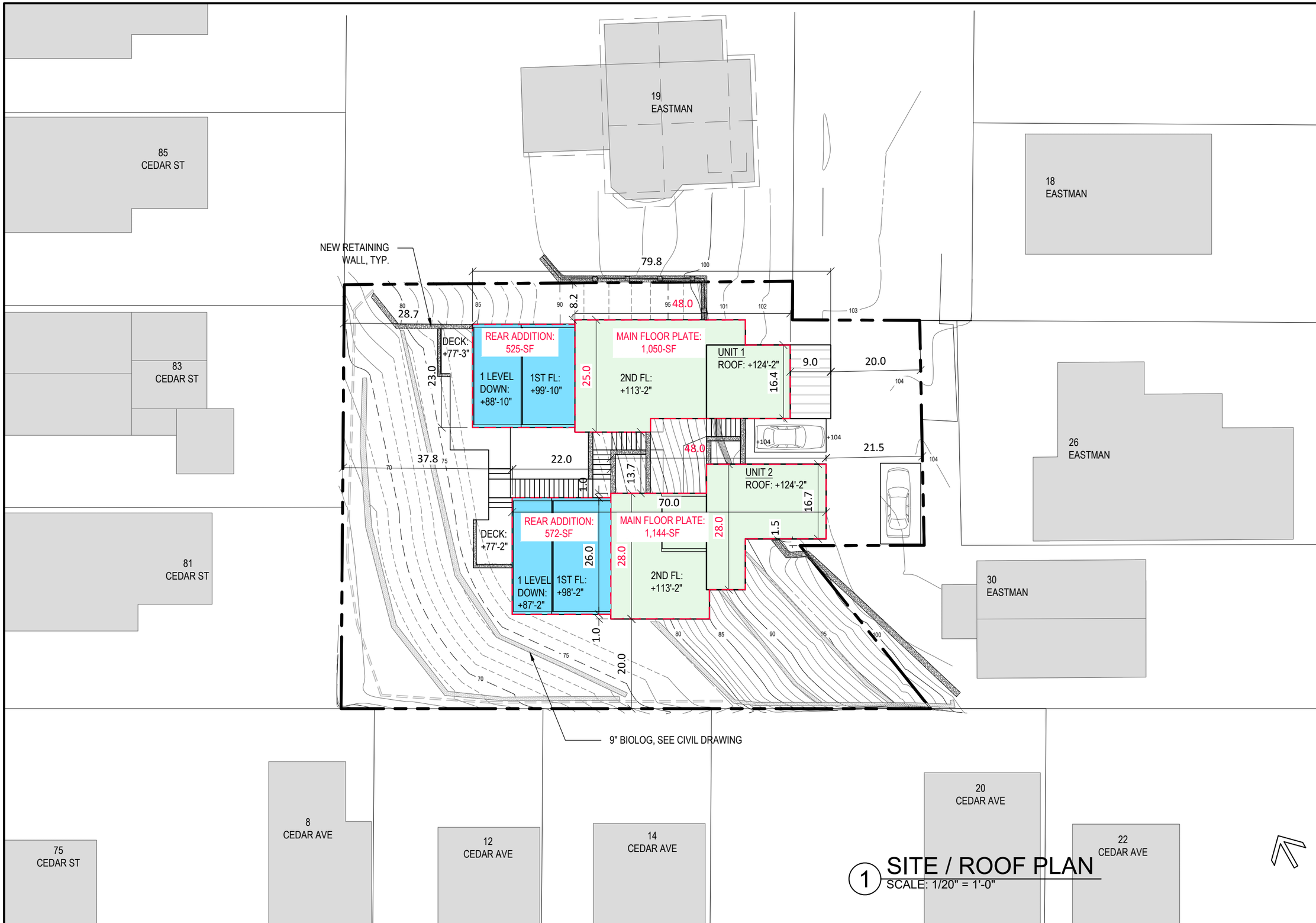

1 SITE / ROOF PLAN
SCALE: 1/20" = 1'-0"

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DRAWING TITLE
SITE /
ROOF PLAN

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DRA REV-1	27 MAR 2021
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ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

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EXC	PQ

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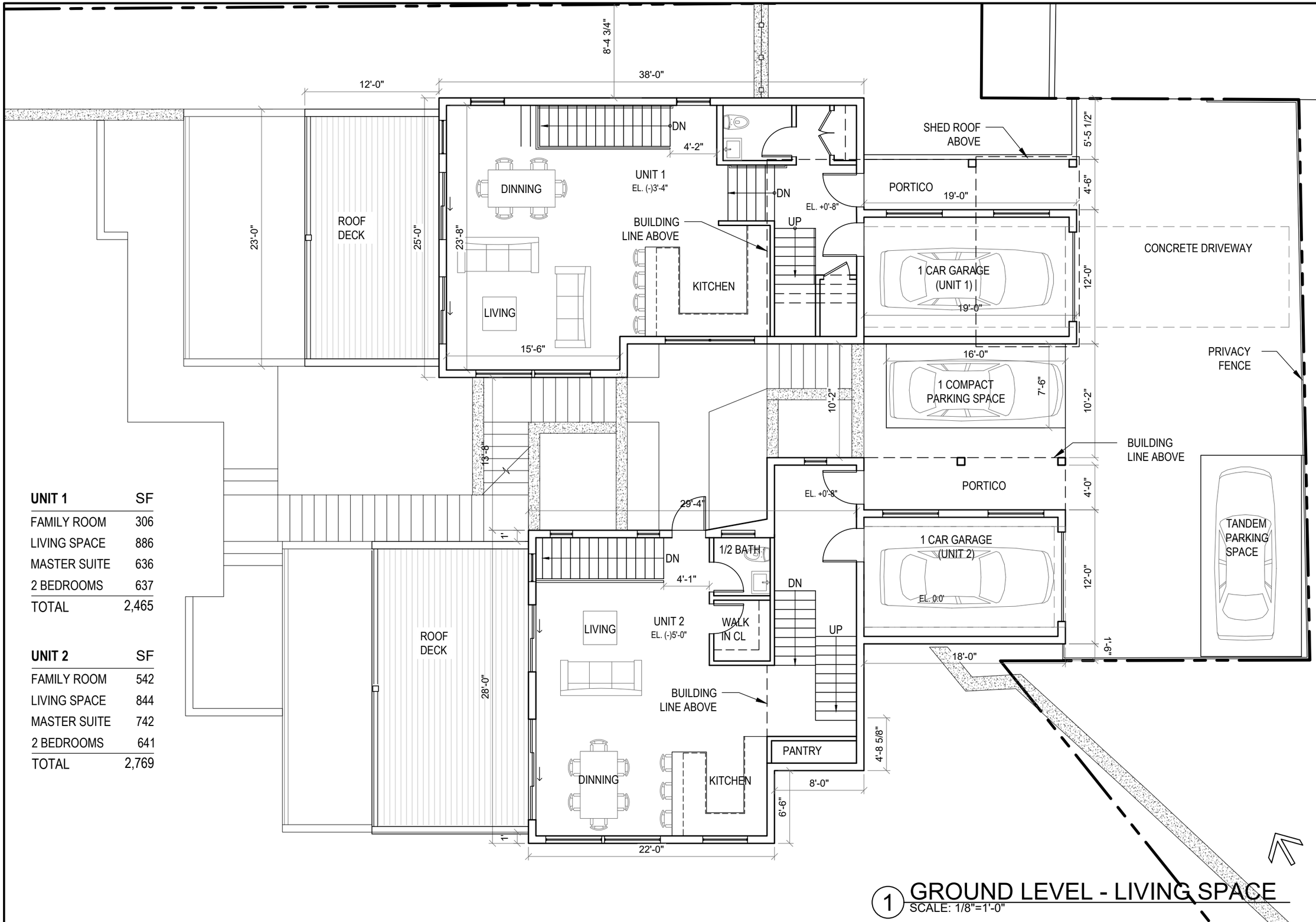

UNIT 1	SF
FAMILY ROOM	306
LIVING SPACE	886
MASTER SUITE	636
2 BEDROOMS	637
TOTAL	2,465

UNIT 2	SF
FAMILY ROOM	542
LIVING SPACE	844
MASTER SUITE	742
2 BEDROOMS	641
TOTAL	2,769

1 GROUND LEVEL - LIVING SPACE
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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

CONSULTANT

PROJECT

21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

GROUND LEVEL FLOOR PLAN - LIVING SPACE

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

A1.1

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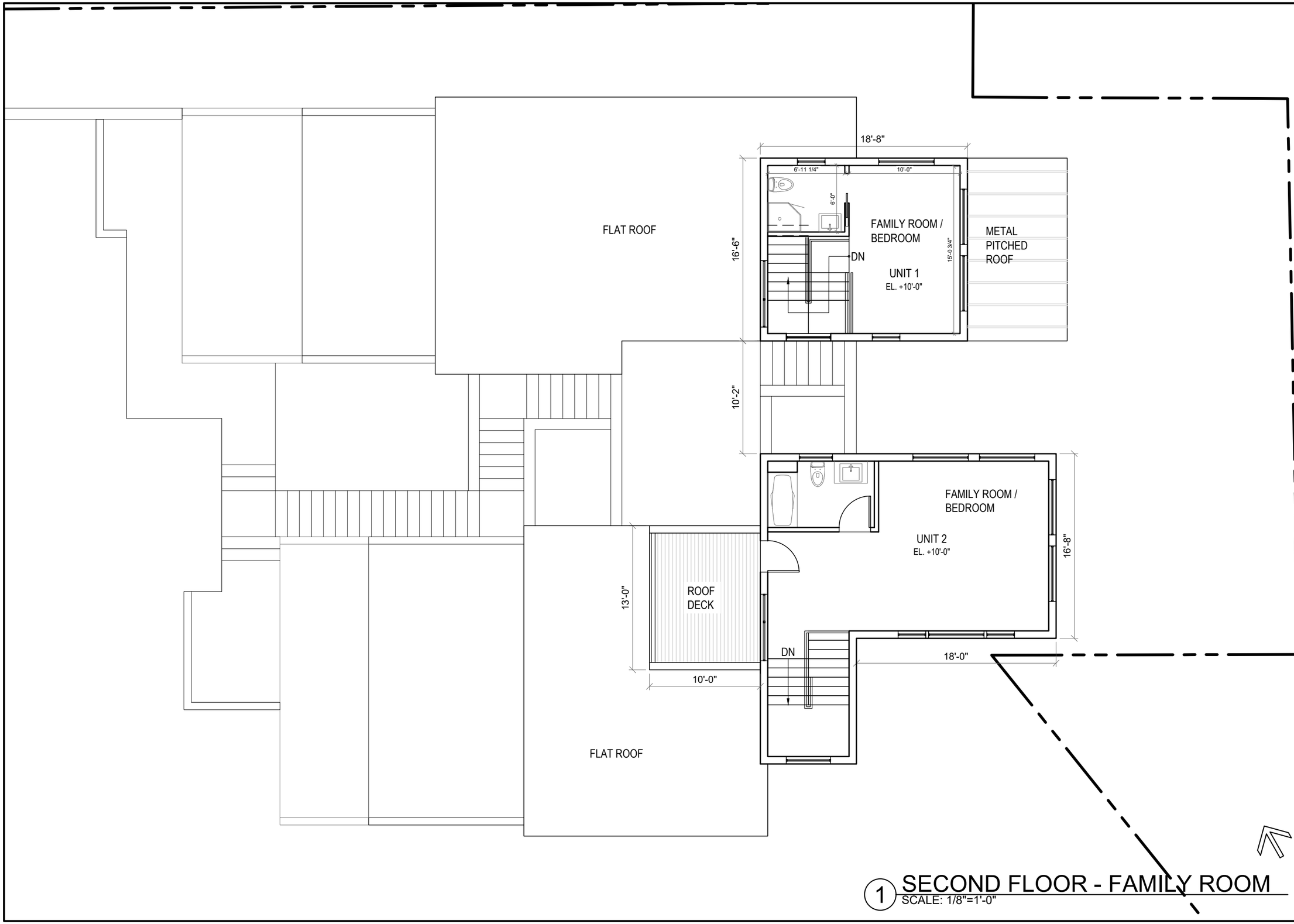

1 SECOND FLOOR - FAMILY ROOM
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
SECOND LEVEL
FLOOR PLAN
- FAMILY ROOM

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A1.2

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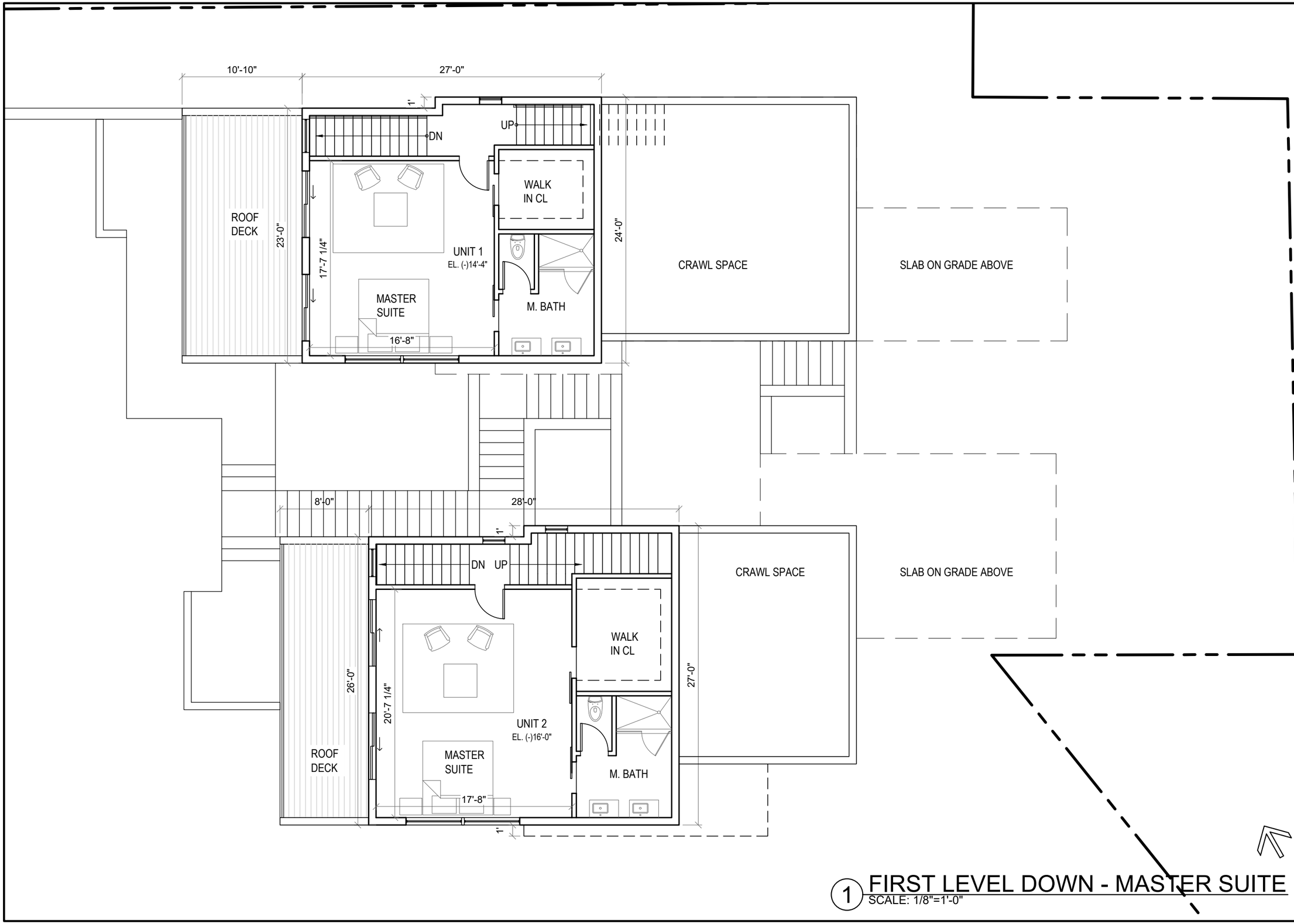

1 FIRST LEVEL DOWN - MASTER SUITE
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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PETER SAMUEL QUINN
No. 7510
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MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
FIRST LEVEL
FLOOR PLAN
- MASTER SUITE

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A1.3

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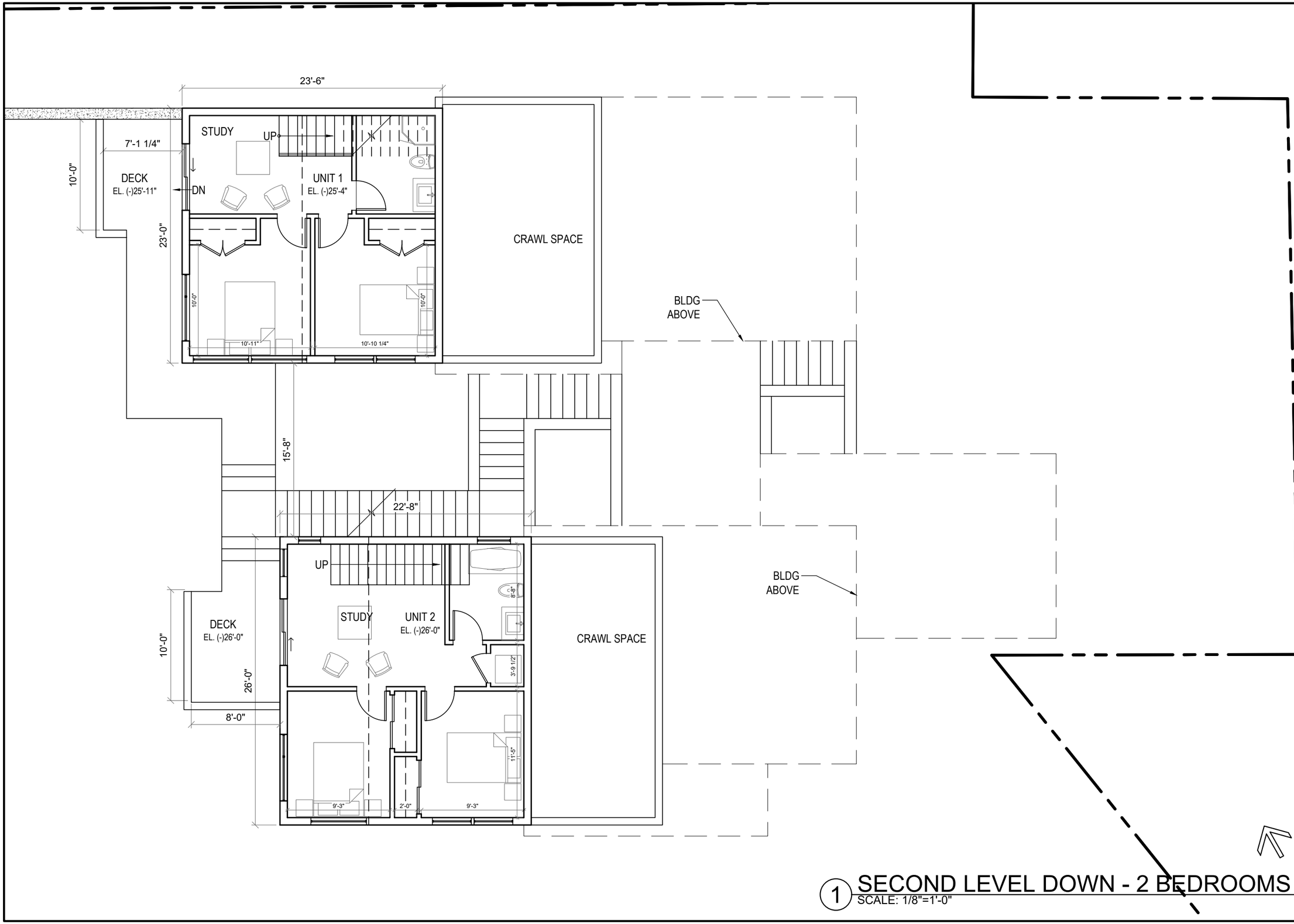

1 SECOND LEVEL DOWN - 2 BEDROOMS
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
SECOND LEVEL
FLOOR PLAN
- 2 BEDROOMS

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A1.4

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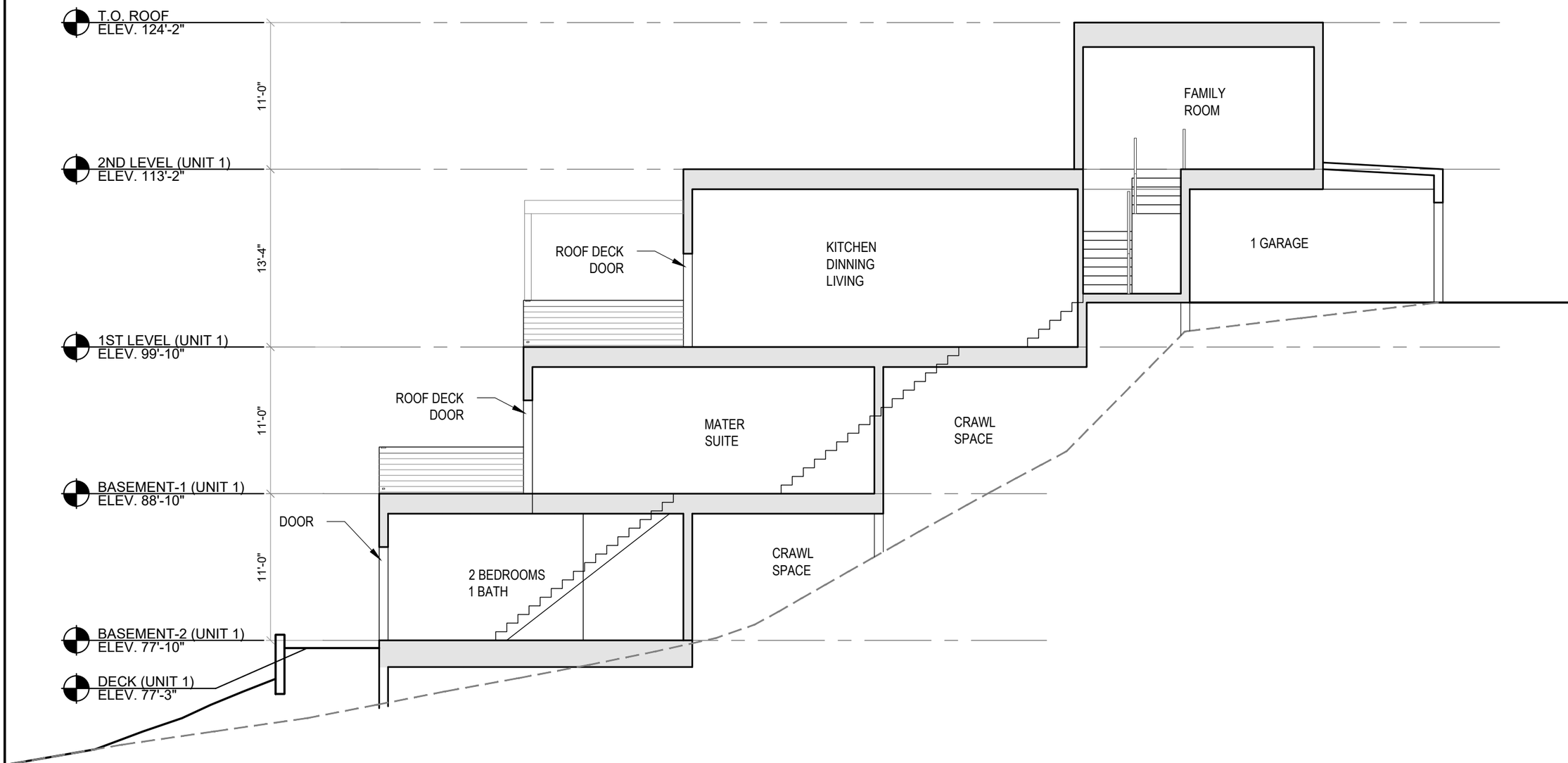

1 SECTION - UNIT 1

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

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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

CONSULTANT

PROJECT

21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

UNIT 1
BUILDING
SECTION

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

A3.1

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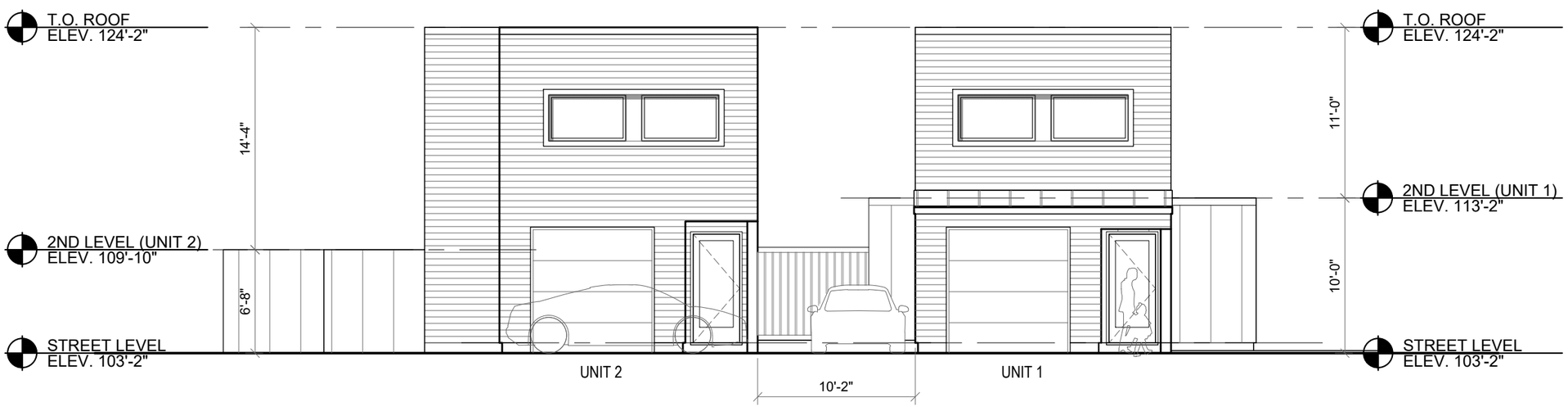

1 EAST ELEVATIONS
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
EAST ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A2.1

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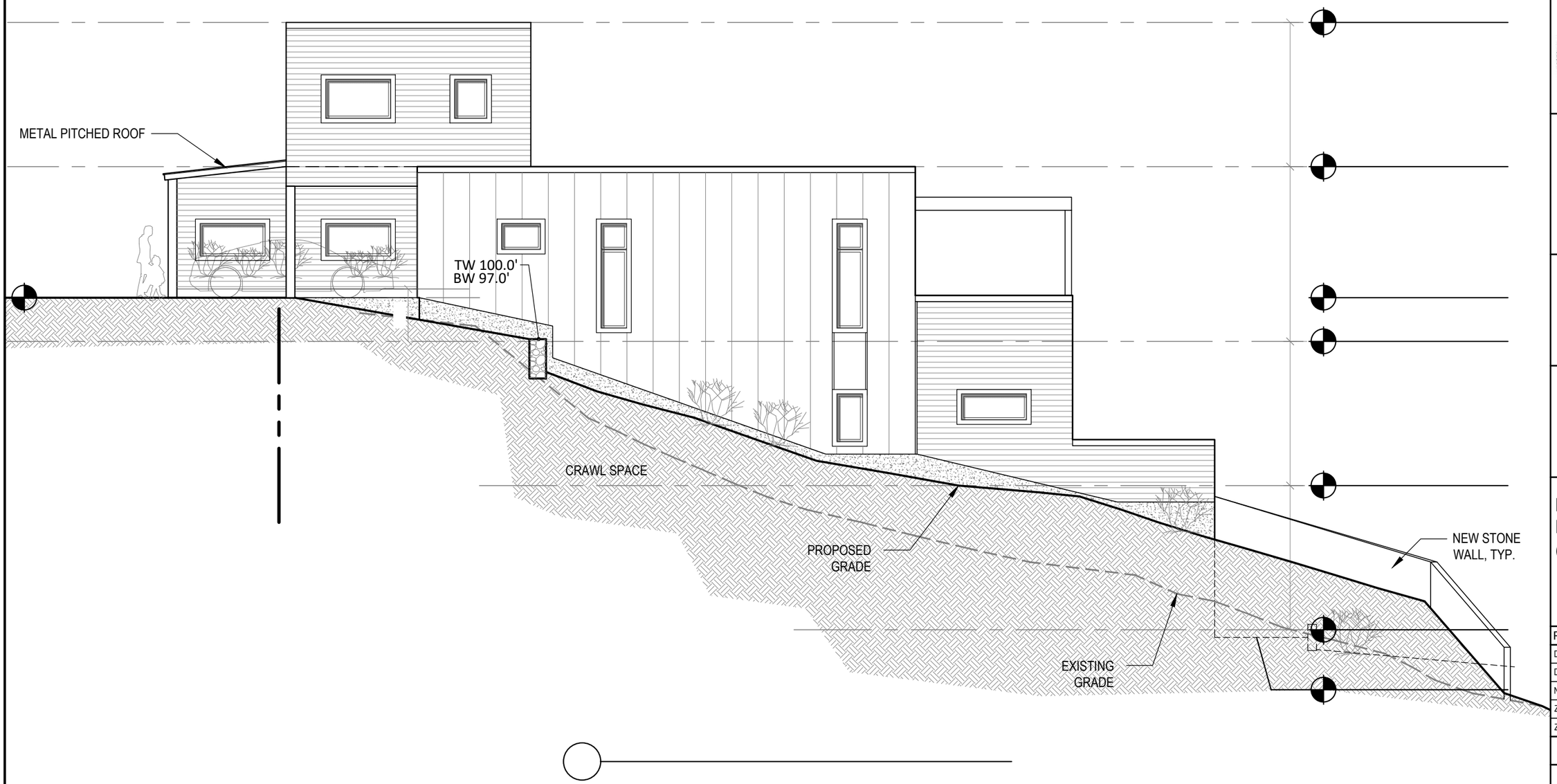


PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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

CONSULTANT

PROJECT

21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

NORTH ELEVATION @ UNIT 1

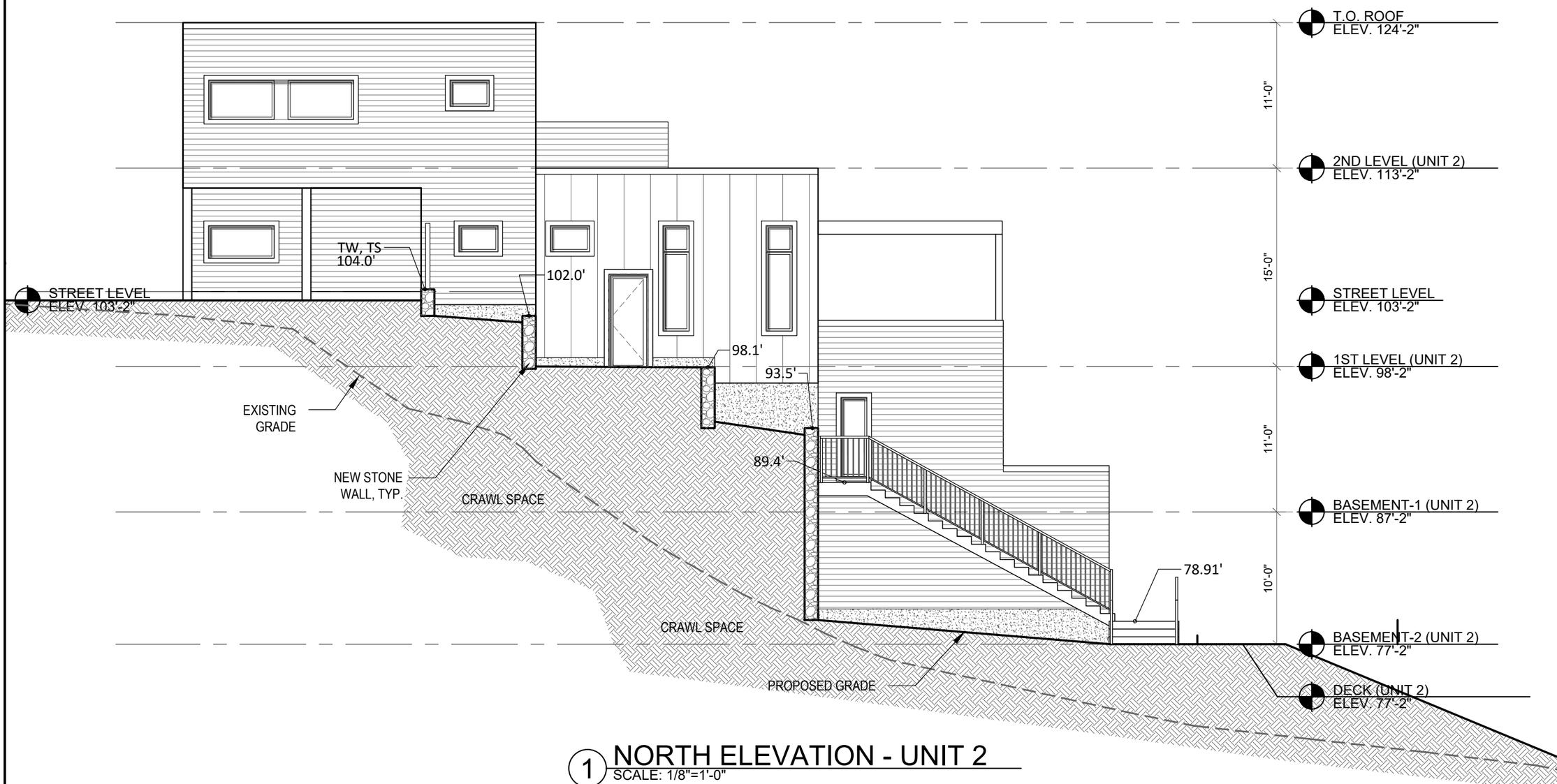
SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

A2.2



1 NORTH ELEVATION - UNIT 2
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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SEAL

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PETER SAMUEL QUINN
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CAMBRIDGE
MA
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CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
NORTH
ELEVATION
@ UNIT 2

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A2.3

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

PETER QUINN ARCHITECTS
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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
WEST
ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A2.4

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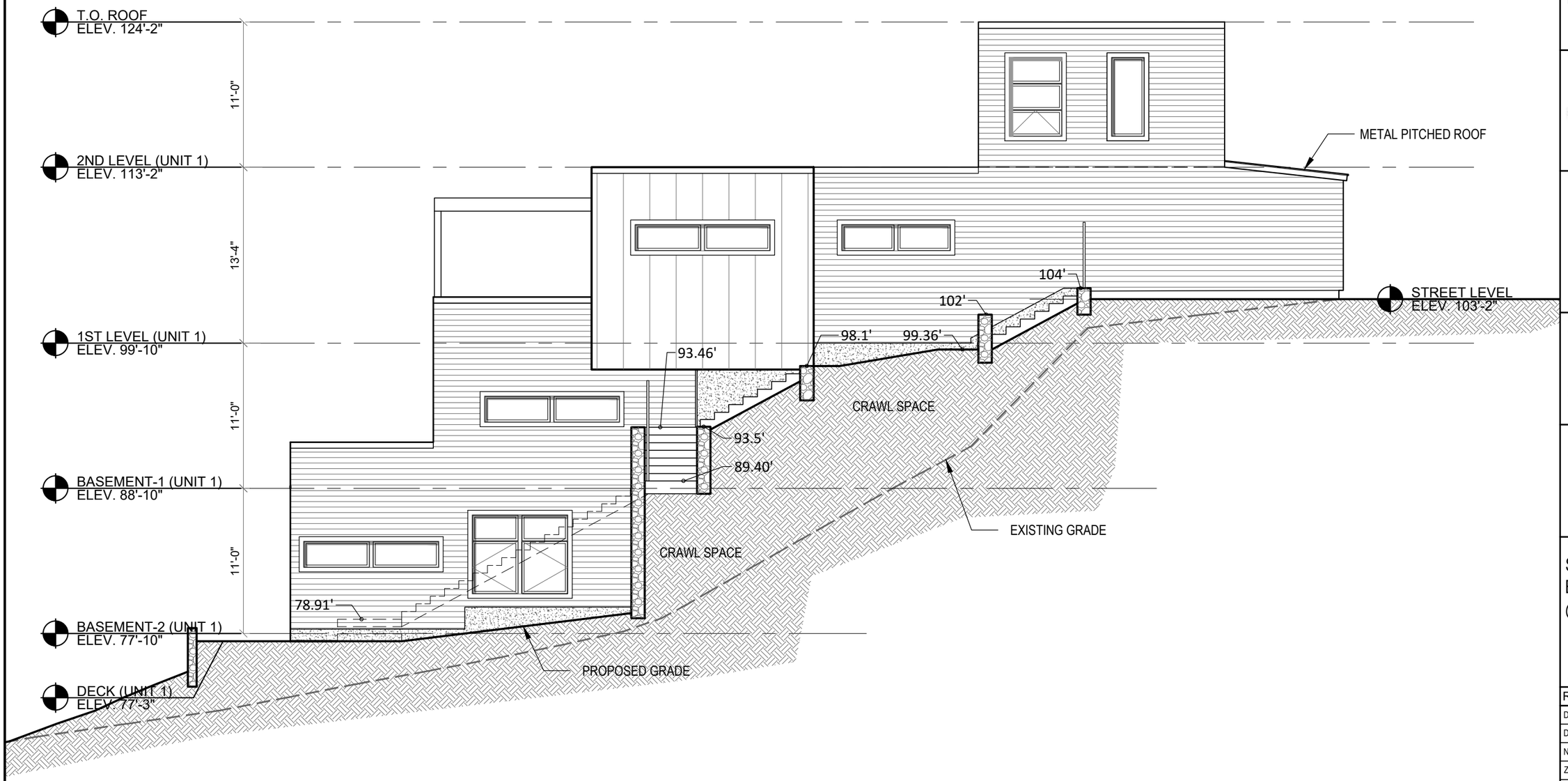

1 SOUTH ELEVATION - UNIT 1
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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

CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
SOUTH ELEVATION @ UNIT 1

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A2.5

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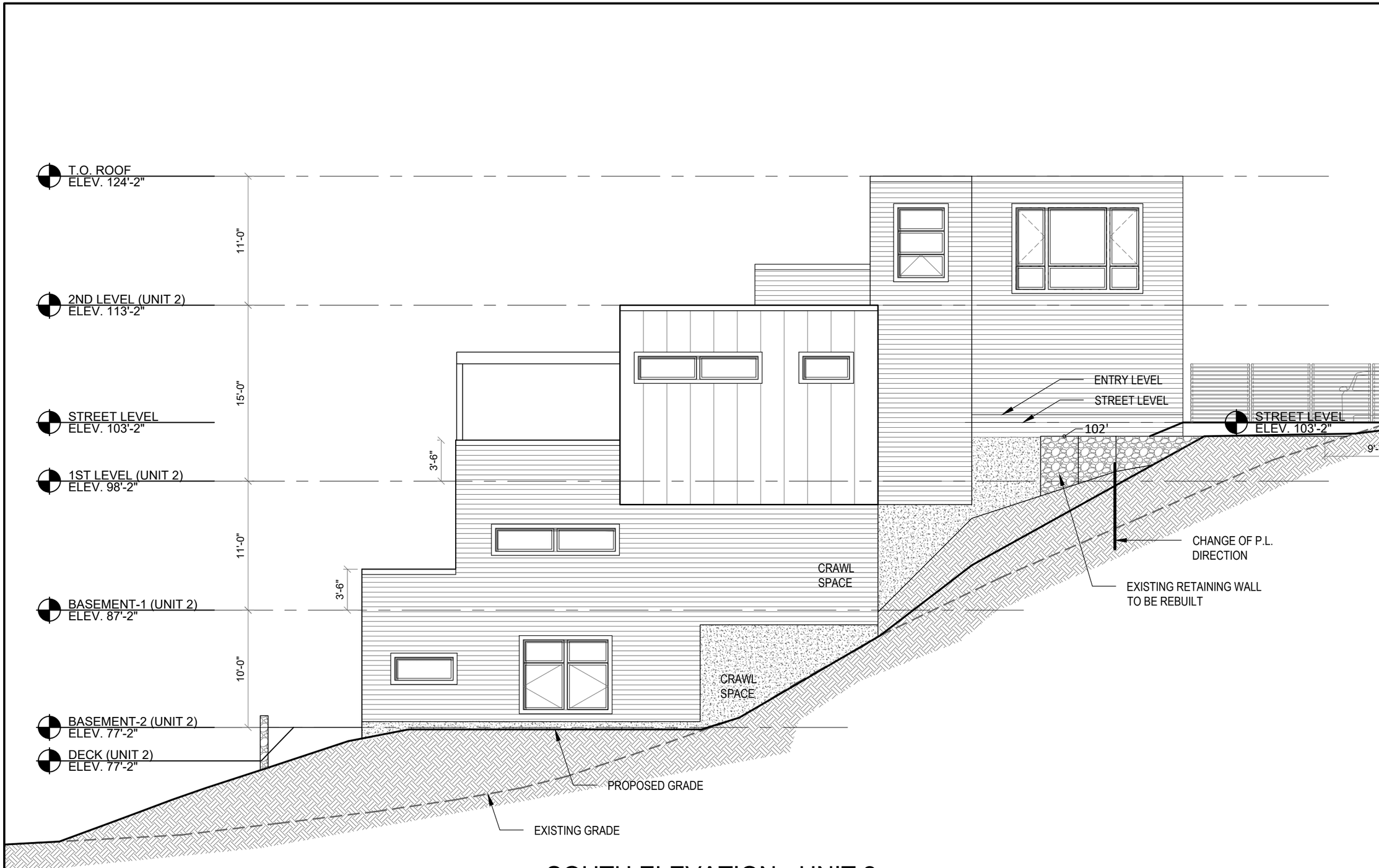

1 SOUTH ELEVATION - UNIT 2
SCALE: 1/8"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

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CONSULTANT

PROJECT
21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR
21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
SOUTH ELEVATION @ UNIT 2

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET
A2.6

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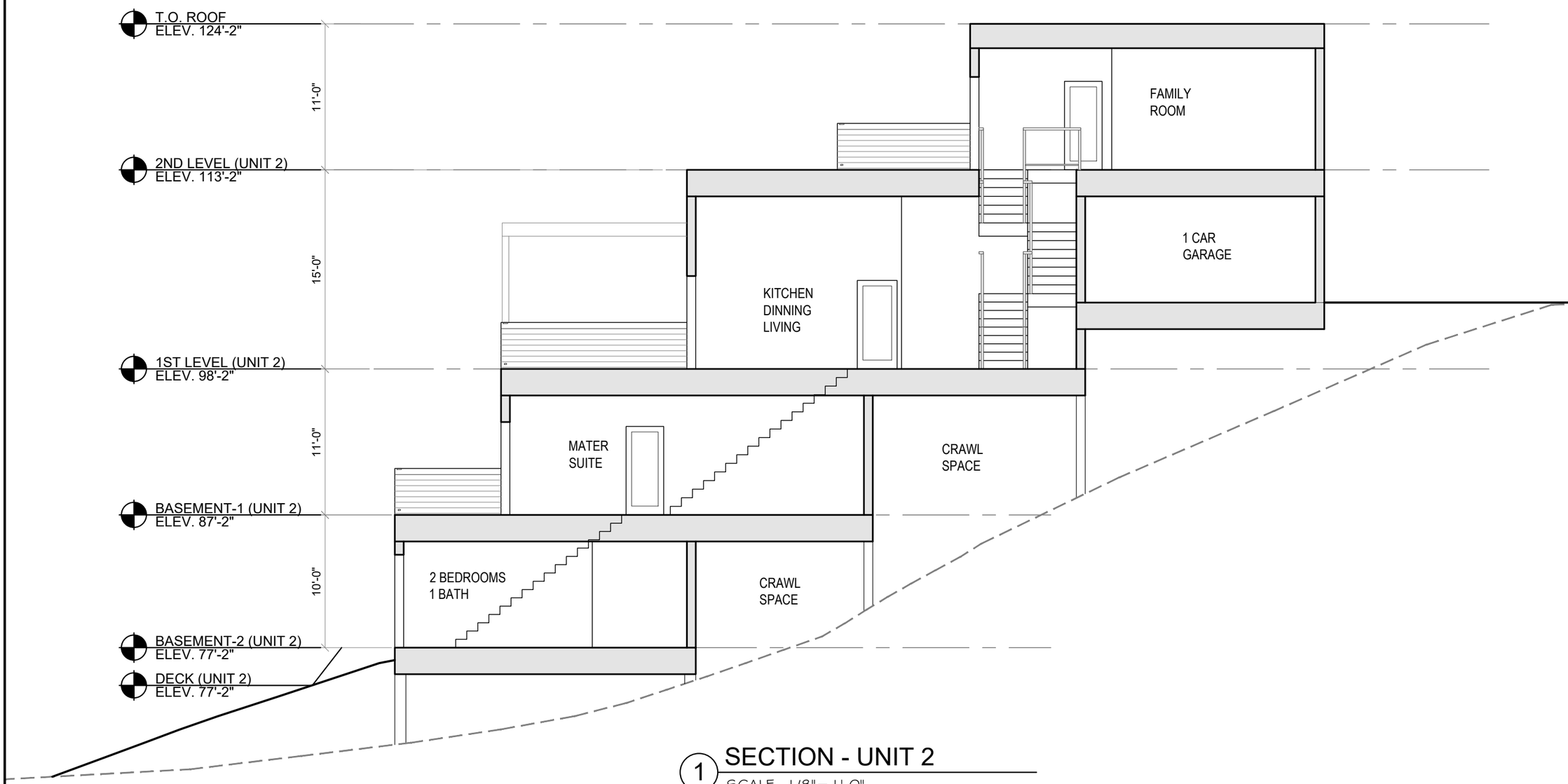

1 SECTION - UNIT 2

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

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
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SEAL

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PETER SAMUEL QUINN
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CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

21 EASTMAN

21 EASTMAN RD,
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.
SUITE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

UNIT 2
BUILDING
SECTION

SCALE AS NOTED

REVISION	DATE
DRA REV-1	27 MAR 2021
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

A3.2

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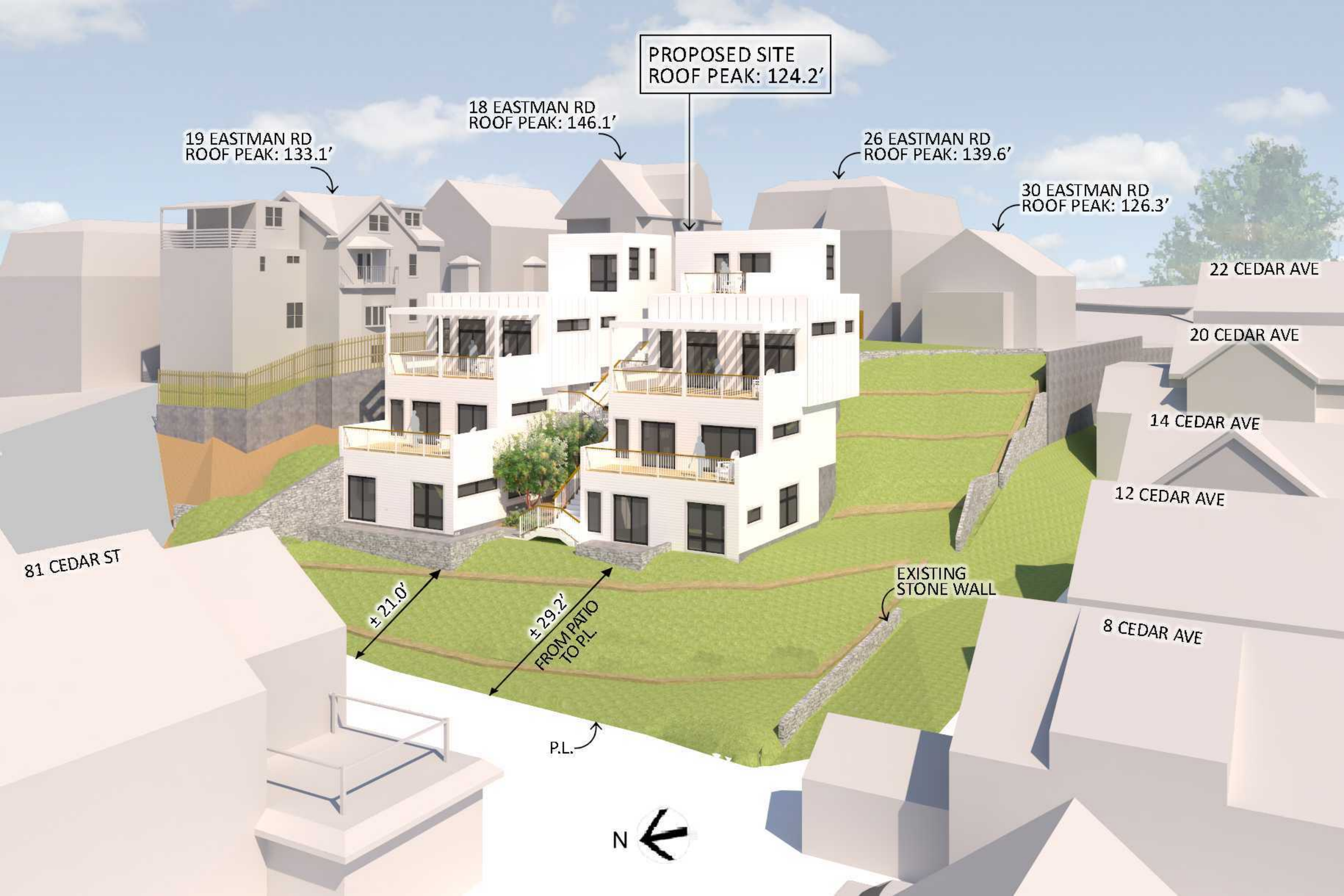
PROPOSED SITE
ROOF PEAK: 124.2'
22
CEDAR AVE
20
CEDAR AVE
26 EASTMAN RD
ROOF PEAK: 139.6'
18 EASTMAN RD
ROOF PEAK: 146.1'
16 EASTMAN RD
EASTMAN RD
75 CEDAR ST
ROOF PEAK: ± 92.2'
81 CEDAR ST
ROOF PEAK: ± 95.2'
83 CEDAR ST
ROOF PEAK: ± 95.2'
85 CEDAR ST
ROOF PEAK:
± 99.2'
19 EASTMAN RD
ROOF PEAK: 133.1'
15 EASTMAN RD
N

PROPOSED SITE
ROOF PEAK: 124.2'
22
CEDAR AVE
20
CEDAR AVE
26 EASTMAN RD
ROOF PEAK: 139.6'
18 EASTMAN RD
ROOF PEAK: 146.1'
16 EASTMAN RD
EASTMAN RD
75 CEDAR ST
ROOF PEAK: ± 92.2'
81 CEDAR ST
ROOF PEAK: ± 95.2'
83 CEDAR ST
ROOF PEAK: ± 95.2'
85 CEDAR ST
ROOF PEAK:
± 99.2'
19 EASTMAN RD
ROOF PEAK: 133.1'
15 EASTMAN RD
N


PROPOSED SITE
ROOF PEAK: 124.2'
18 EASTMAN RD
ROOF PEAK: 146.1'
19 EASTMAN RD
ROOF PEAK: 133.1'
26 EASTMAN RD
ROOF PEAK: 139.6'
30 EASTMAN RD
ROOF PEAK: 126.3'
22 CEDAR AVE
20 CEDAR AVE
14 CEDAR AVE
12 CEDAR AVE
8 CEDAR AVE
81 CEDAR ST
EXISTING
STONE WALL
± 21.0'
± 29.2'
FROM PATIO
TO P.L.
P.L.
N

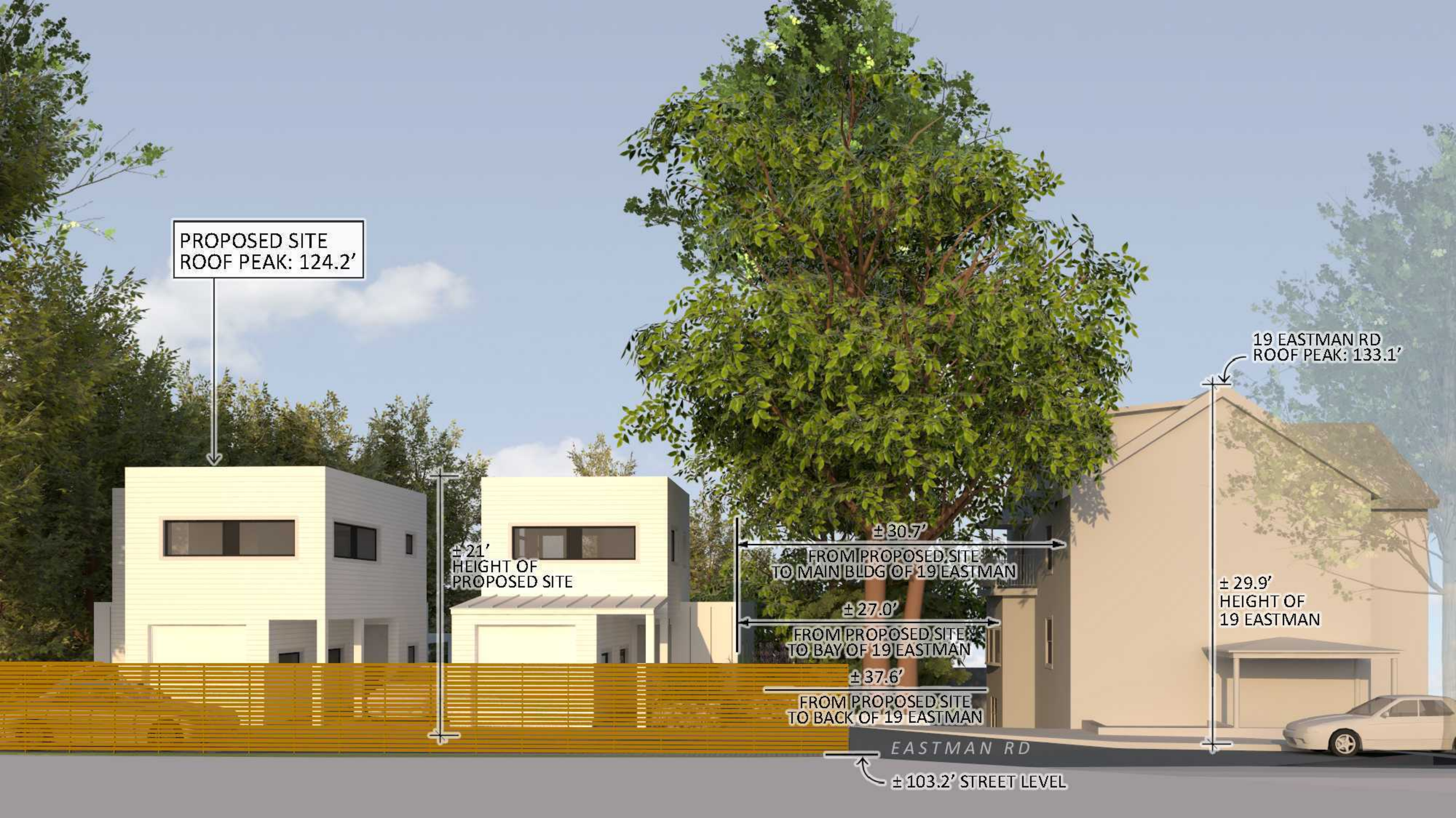
PROPOSED SITE
ROOF PEAK: 124.2'
18 EASTMAN RD
ROOF PEAK: 146.1'
19 EASTMAN RD
ROOF PEAK: 133.1'
26 EASTMAN RD
ROOF PEAK: 139.6'
30 EASTMAN RD
ROOF PEAK: 126.3'
22 CEDAR AVE
20 CEDAR AVE
14 CEDAR AVE
12 CEDAR AVE
8 CEDAR AVE
81 CEDAR ST
EXISTING
STONE WALL
± 21.0'
± 29.2'
FROM PATIO
TO P.L.
P.L.
N

PROPOSED SITE
20
CEDAR AVE
14
CEDAR AVE
12
CEDAR AVE
CEDAR AVE

PROPOSED SITE
20
CEDAR AVE
14
CEDAR AVE
12
CEDAR AVE
CEDAR AVE

PROPOSED SITE
ROOF PEAK: 124.2'
19 EASTMAN RD
ROOF PEAK: 133.1'
18 EASTMAN RD
ROOF PEAK: 146.1'
83
CEDAR ST
81
CEDAR ST
14
CEDAR
AVE
12
CEDAR
AVE
8
CEDAR
AVE

PROPOSED SITE
ROOF PEAK: 124.2'
19 EASTMAN RD
ROOF PEAK: 133.1'
18 EASTMAN RD
ROOF PEAK: 146.1'
83
CEDAR ST
81
CEDAR ST
14
CEDAR
AVE
12
CEDAR
AVE
8
CEDAR
AVE

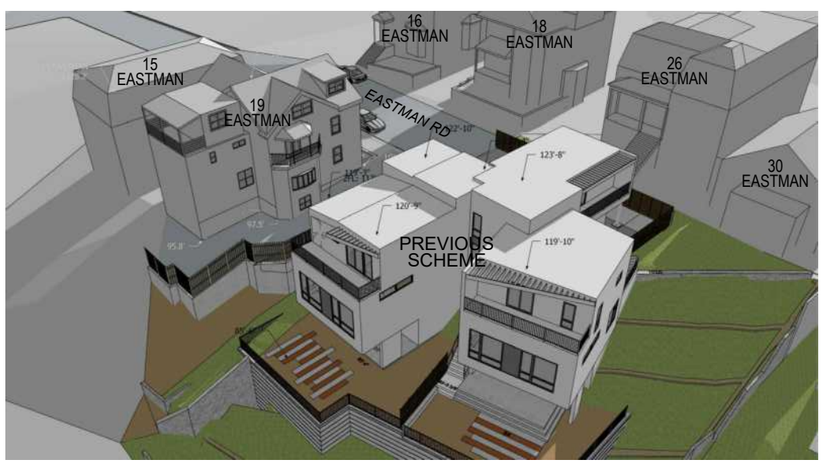

PROPOSED SITE
ROOF PEAK: 124.2'
± 21'
HEIGHT OF
PROPOSED SITE
± 30.7'
FROM PROPOSED SITE
TO MAIN BLDG OF 19 EASTMAN
± 27.0'
FROM PROPOSED SITE
TO BAY OF 19 EASTMAN
± 37.6'
FROM PROPOSED SITE
TO BACK OF 19 EASTMAN
19 EASTMAN RD
ROOF PEAK: 133.1'
± 29.9'
HEIGHT OF
19 EASTMAN
EASTMAN RD
± 103.2' STREET LEVEL

21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

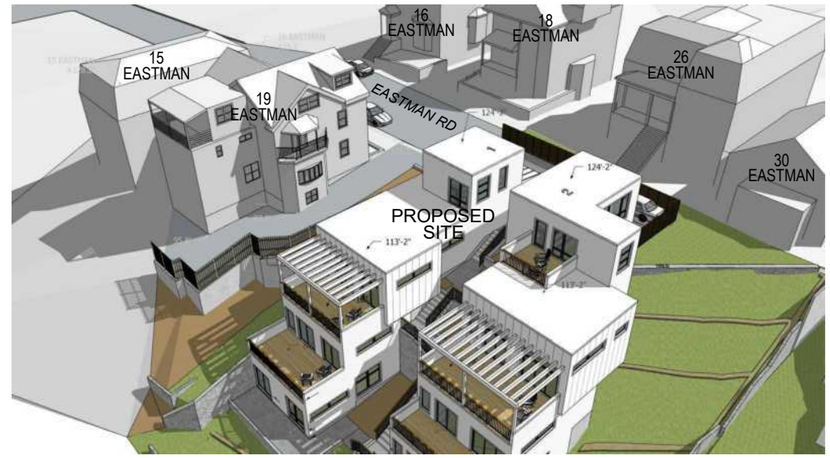
9:00 AM

PROPOSED NEW SCHEME



PREVIOUS SCHEME

12:00 PM



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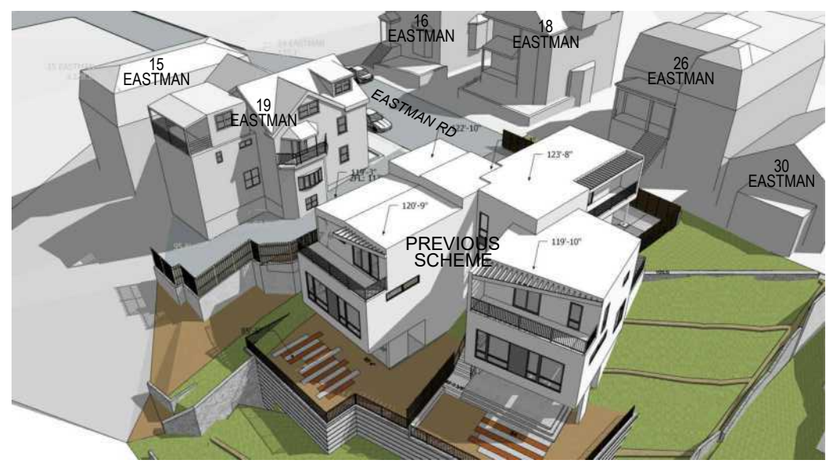
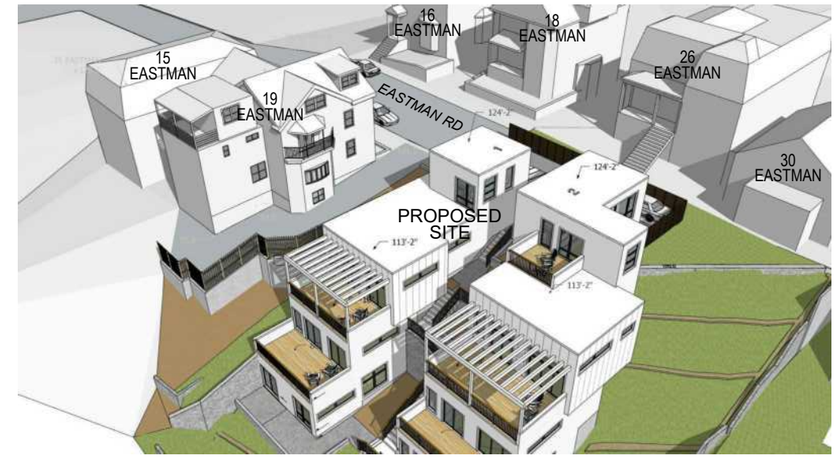
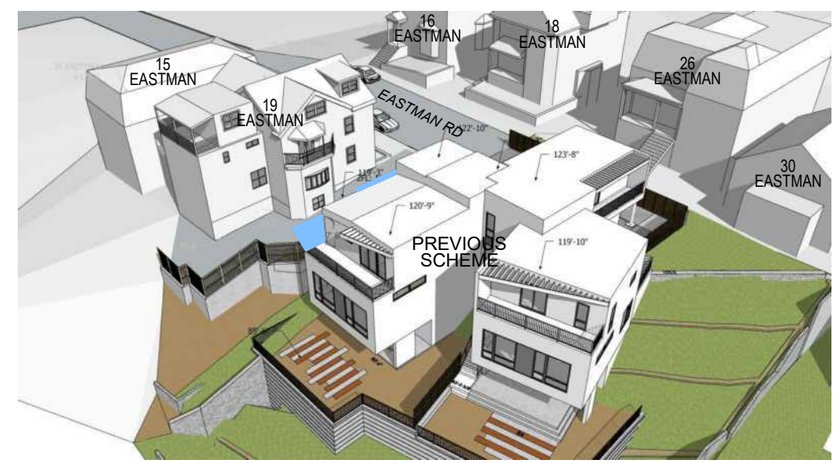


PREVIOUS SCHEME

3:00PM



PROPOSED NEW SCHEME



PREVIOUS SCHEME

N

SPRING - MARCH 21 /
FALL - SEPTEMBER 21

IMPROVED SHADOW

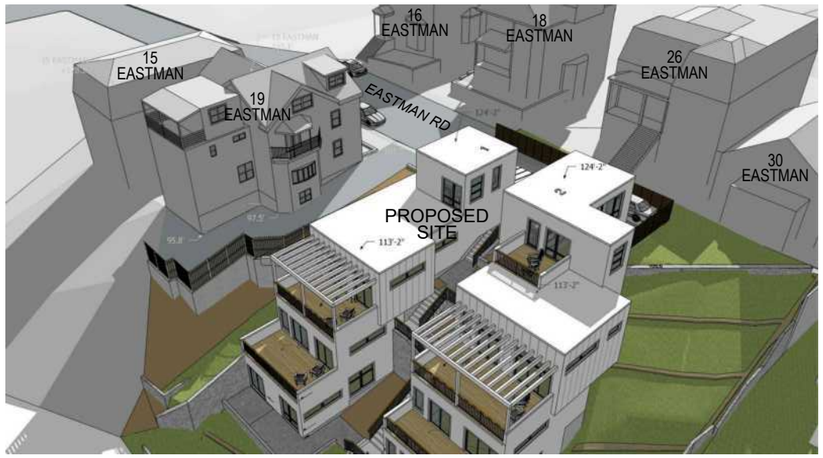
ADDITIONAL SHADOW

PETER QUINN ARCHITECTS
ARCHITECTURE PLANNING COMMUNITY DESIGN

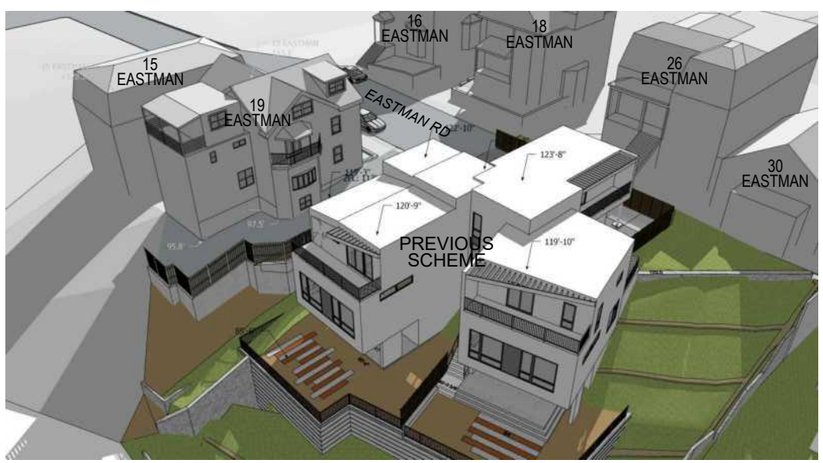
21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

9:00 AM

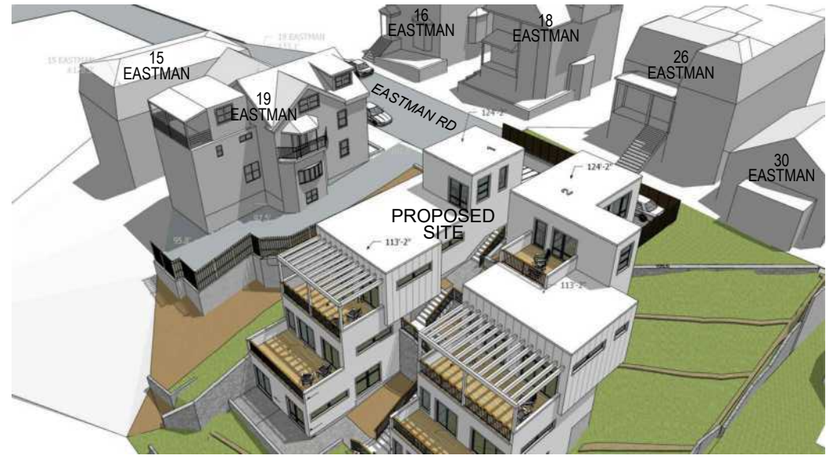


PROPOSED NEW SCHEME



PREVIOUS SCHEME

12:00 PM



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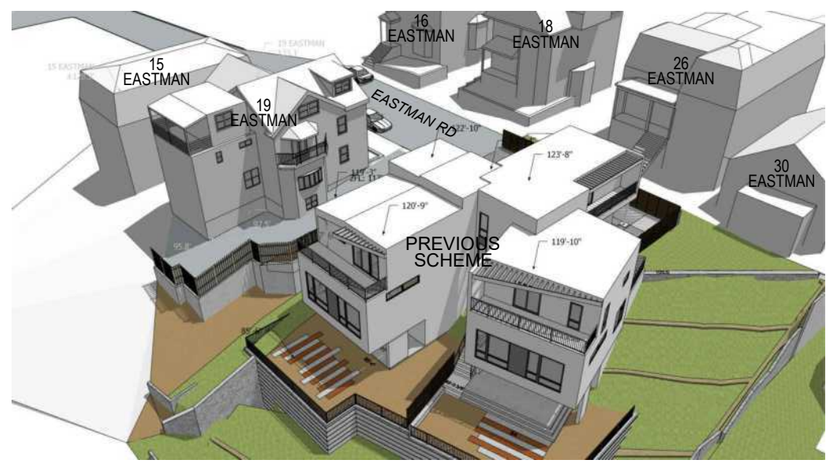
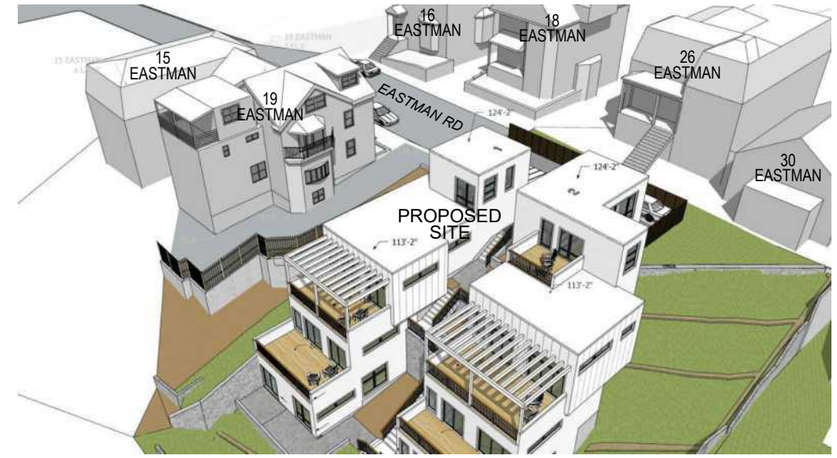


PREVIOUS SCHEME

3:00PM



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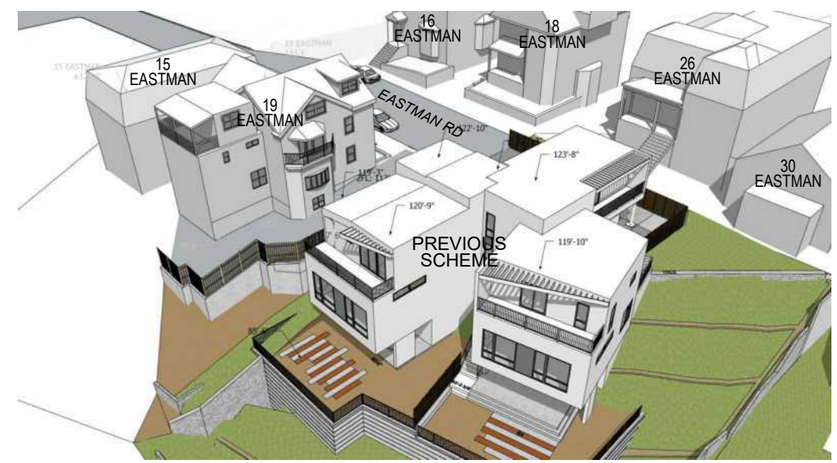


PREVIOUS SCHEME

N

SUMMER - JUNE 21

NO DIFFERENCE OF SHADOW ON BOTH SCHEME

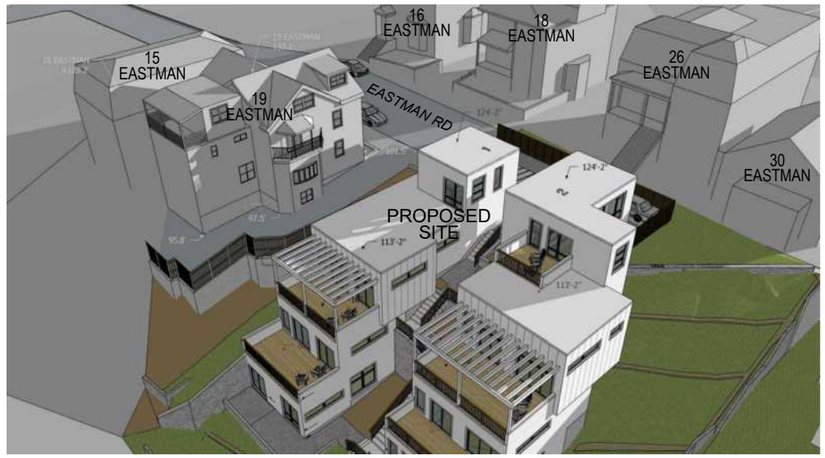
PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING COMMUNITY DESIGN

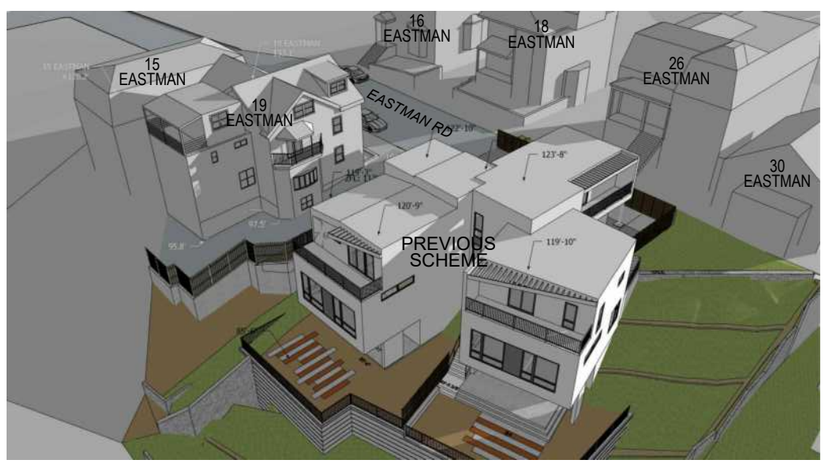
21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

9:00 AM

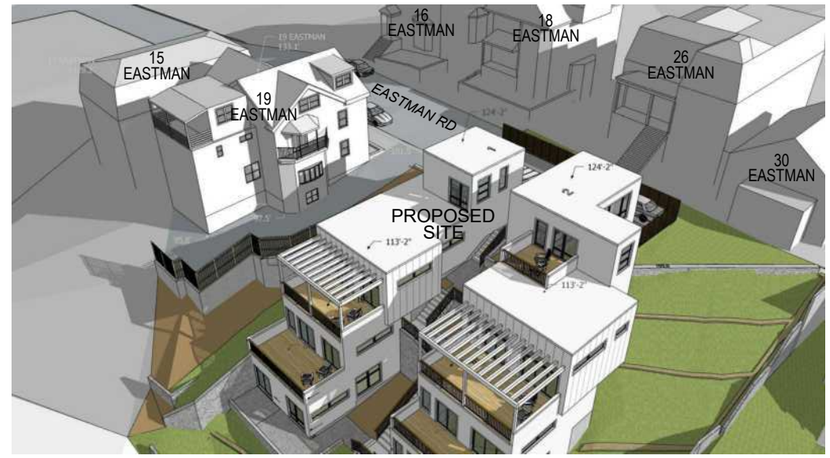


PROPOSED NEW SCHEME

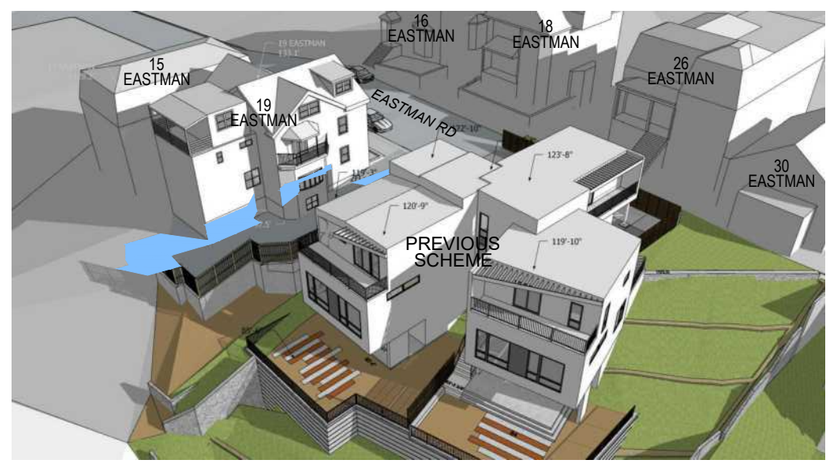


PREVIOUS SCHEME

12:00 PM

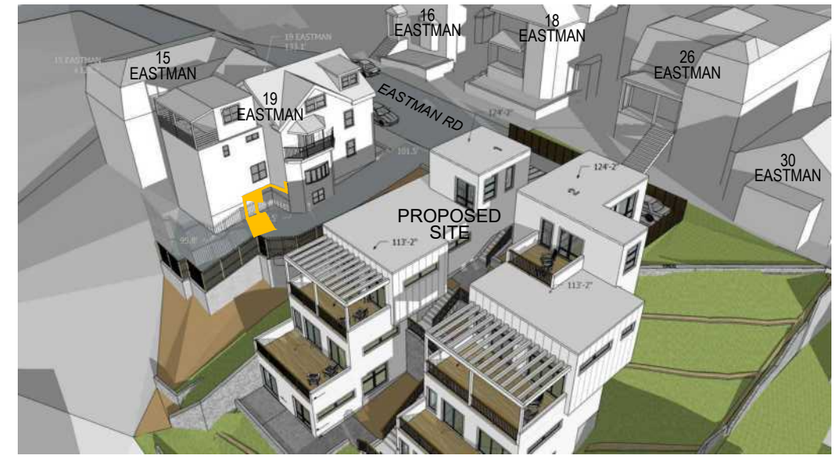


PROPOSED NEW SCHEME

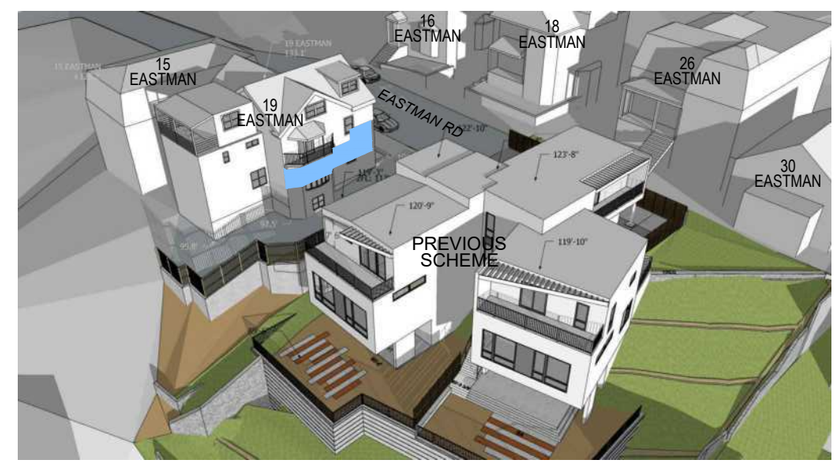


PREVIOUS SCHEME

3:00PM



PROPOSED NEW SCHEME



PREVIOUS SCHEME

N

WINTER - DECEMBER 21

IMPROVED SHADOW

ADDITIONAL SHADOW

PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING COMMUNITY DESIGN