

ZBA APPLICATION: DETACHED HOUSE (2-UNITS)  
**REDEVELOPMENT OF 21 EASTMAN RD**  
 21 EASTMAN RD., SOMERVILLE, MA 02144

**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN  
 PETER QUINN ARCHITECTS LLC  
 259 ELM STREET, SUITE 301  
 SOMERVILLE, MA 02144  
 PH 617-354-3989



EAST ELEVATION

LIST OF DRAWINGS		NEW SCHEME	DRA APPL	DRA REV-1	DRA REV-2
		03 MAR 2020	13 NOV 2020	27 MAR 2021	07 JAN 2022
<b>GENERAL</b>					
T-1	COVER SHEET	X	X	X	X
	EXISTING TOPOGRAPHIC PLAN OF LAND	X	X	X	X
	CIVIL ENGINEERING SITE PLAN (2 SHEETS)	X	X	X	X
	LANDSCAPE SITE PLAN & GREEN SCORE (3 SHEETS)	X	X	X	X
Z-1	ZONING COMPLIANCE (DIMENSIONAL TABLE)	X	X	X	X
Z-2	ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	X	X	X
Z-3	ZONING COMPLIANCE (UNIT 1 FLOOR PLATE & REAR ADDITION)		X	X	X
Z-4	ZONING COMPLIANCE (UNIT 2 FLOOR PLATE & REAR ADDITION)		X	X	X
Z-5	ZONING COMPLIANCE (LOT COVERAGE & AVERAGE GRADE CALC)	X	X	X	X
Z-6	ZONING COMPLIANCE (RESIDENTIAL GROSS FLOOR AREA)	X	X	X	X
Z-7	ZONING COMPLIANCE (FACADE COMPOSITION)	X	X	X	X
Z-8	ZONING COMPLIANCE (HABITABLE SPACE DEPTH)			X	X
Z-9	ZONING COMPLIANCE (HABITABLE SPACE DEPTH)			X	X
Z-10	ZONING COMPLIANCE (GROUND STORY ELEVATION)				X

ARCHITECTURAL					
A1.0	SITE/ ROOF PLAN	X	X	X	X
A1.1	FIRST FLOOR PLAN	X	X	X	X
A1.2	SECOND FLOOR PLAN	X	X	X	X
A1.3	FIRST BASEMENT PLAN	X	X	X	X
A1.4	SECOND BASEMENT PLAN	X	X	X	X
A2.1	EAST ELEVATION	X	X	X	X
A2.2	NORTH ELEVATION (UNIT 1)	X	X	X	X
A2.3	NORTH ELEVATION (UNIT 2)	X	X	X	X
A2.4	WEST ELEVATION	X	X	X	X
A2.5	SOUTH ELEVATION (UNIT 1)	X	X	X	X
A2.6	SOUTH ELEVATION (UNIT 2)	X	X	X	X
A3.1	SECTION - UNIT 1				X
A3.2	SECTION - UNIT 2				X
A3.2a	CROSS SECTION- UNIT 1 & UNIT 2				X
	3D VIEWS (9 SHEETS)	X	X	X	X
	SHADOW STUDY (3 SHEETS)	X	X	X	X

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-2	7 JAN 2022
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

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

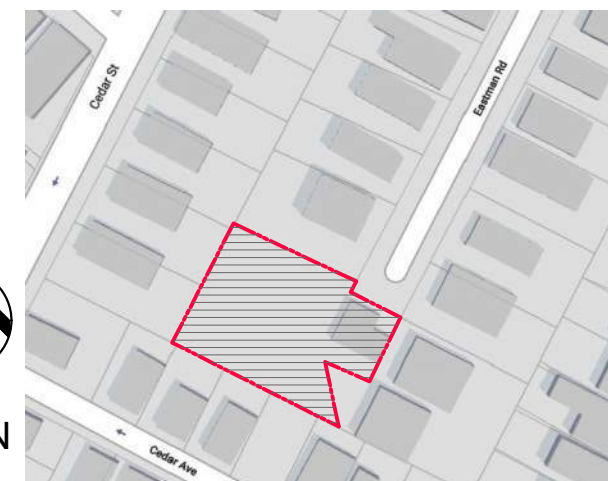
LANDSCAPE ARCHITECT

VERDANT LANDSCAPE ARCHITECTS

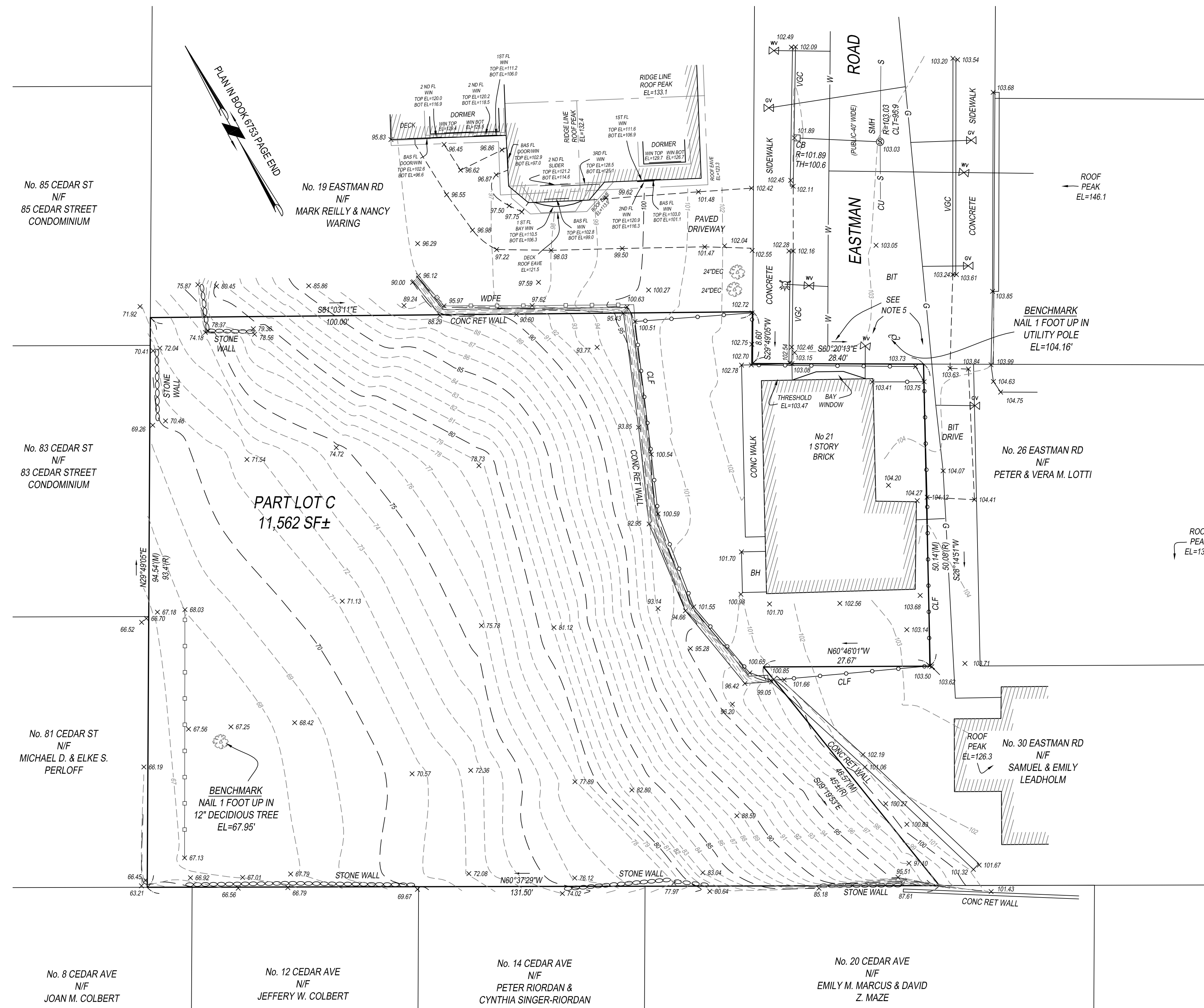
318 HARVARD ST  
 BROOKLINE, MA 02446  
 PH (617) 735-1180



LOCUS PLAN



**T-1**



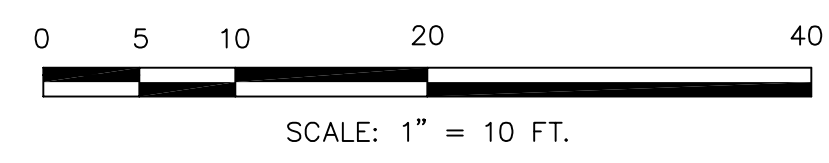
**LEGEND:**

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 CONNECTIONS 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



4-8-19  
 DATE: \_\_\_\_\_

**TOPOGRAPHIC  
 PLAN OF LAND  
 IN  
 SOMERVILLE, MA**

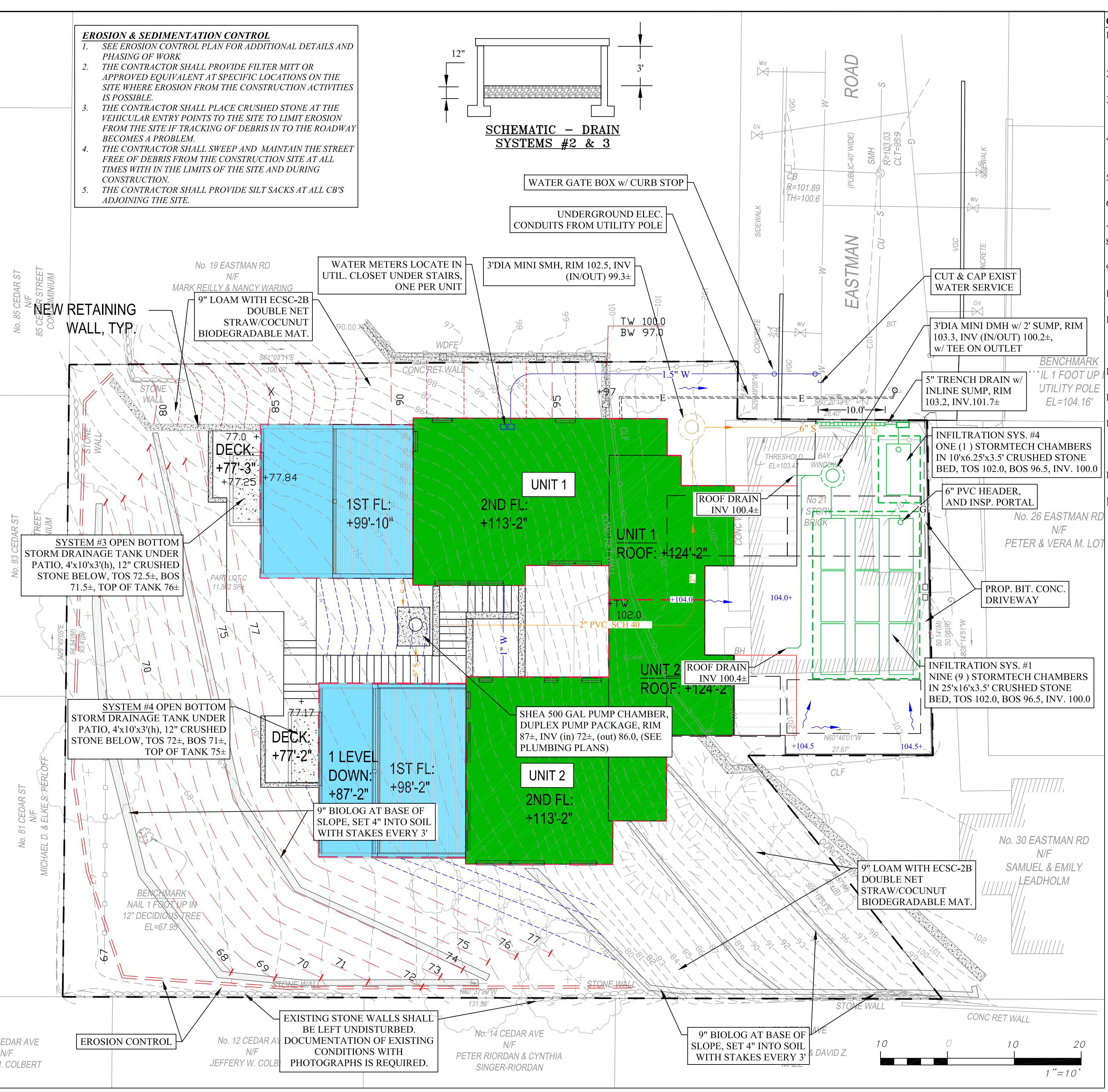
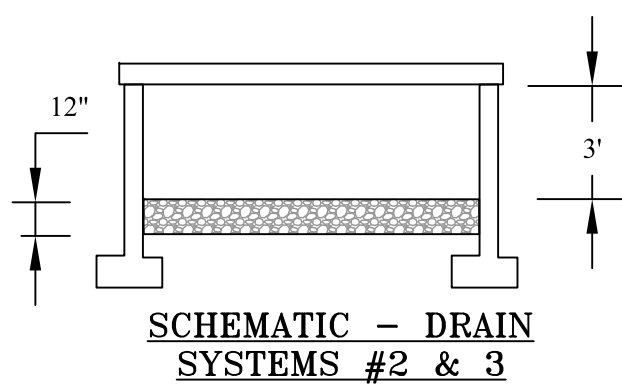
AT 21 EASTMAN ROAD  
 PREPARED FOR

**MICHAEL BYRNES**

BY  
**SUMMIT SURVEYING INC.**

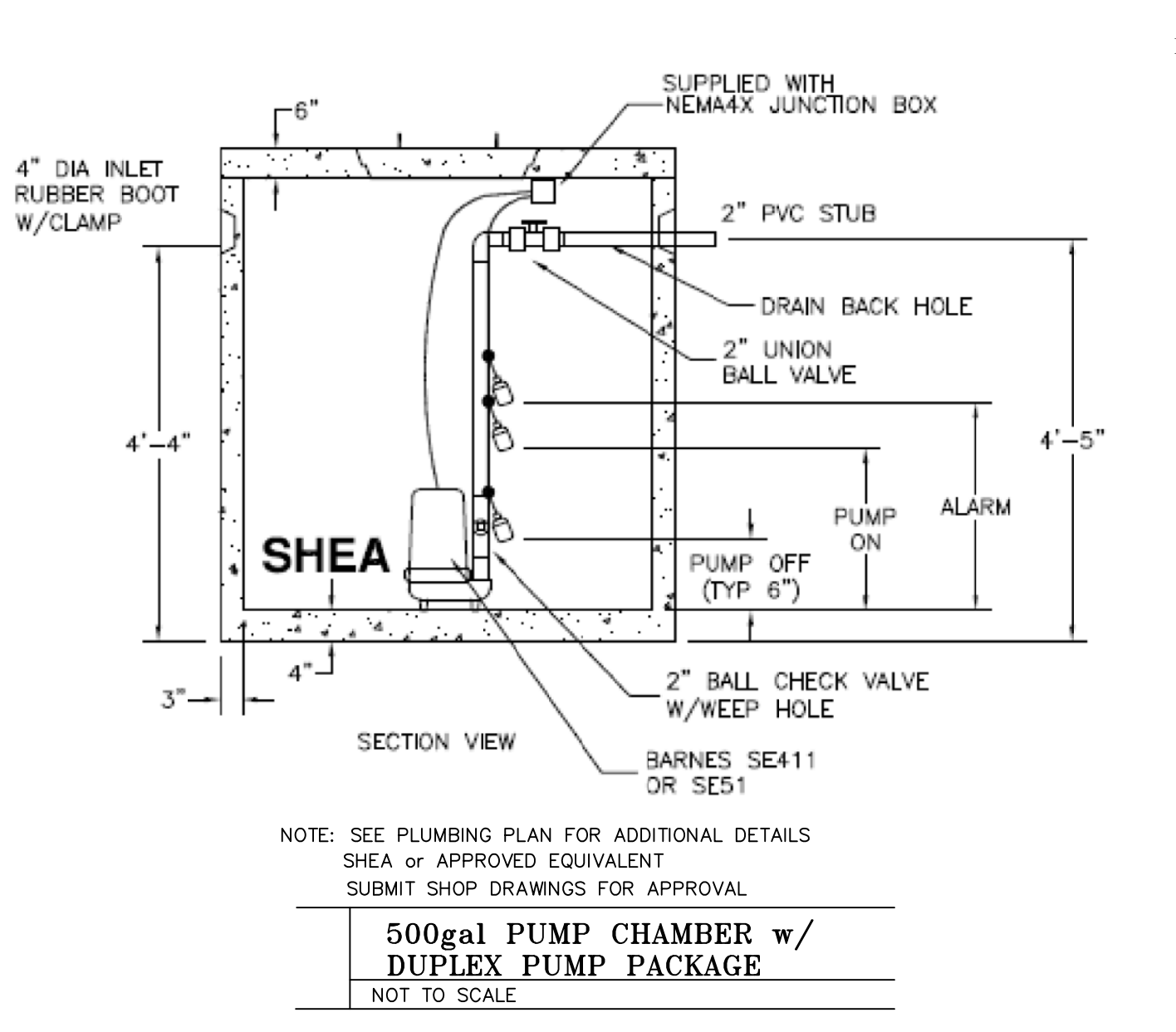
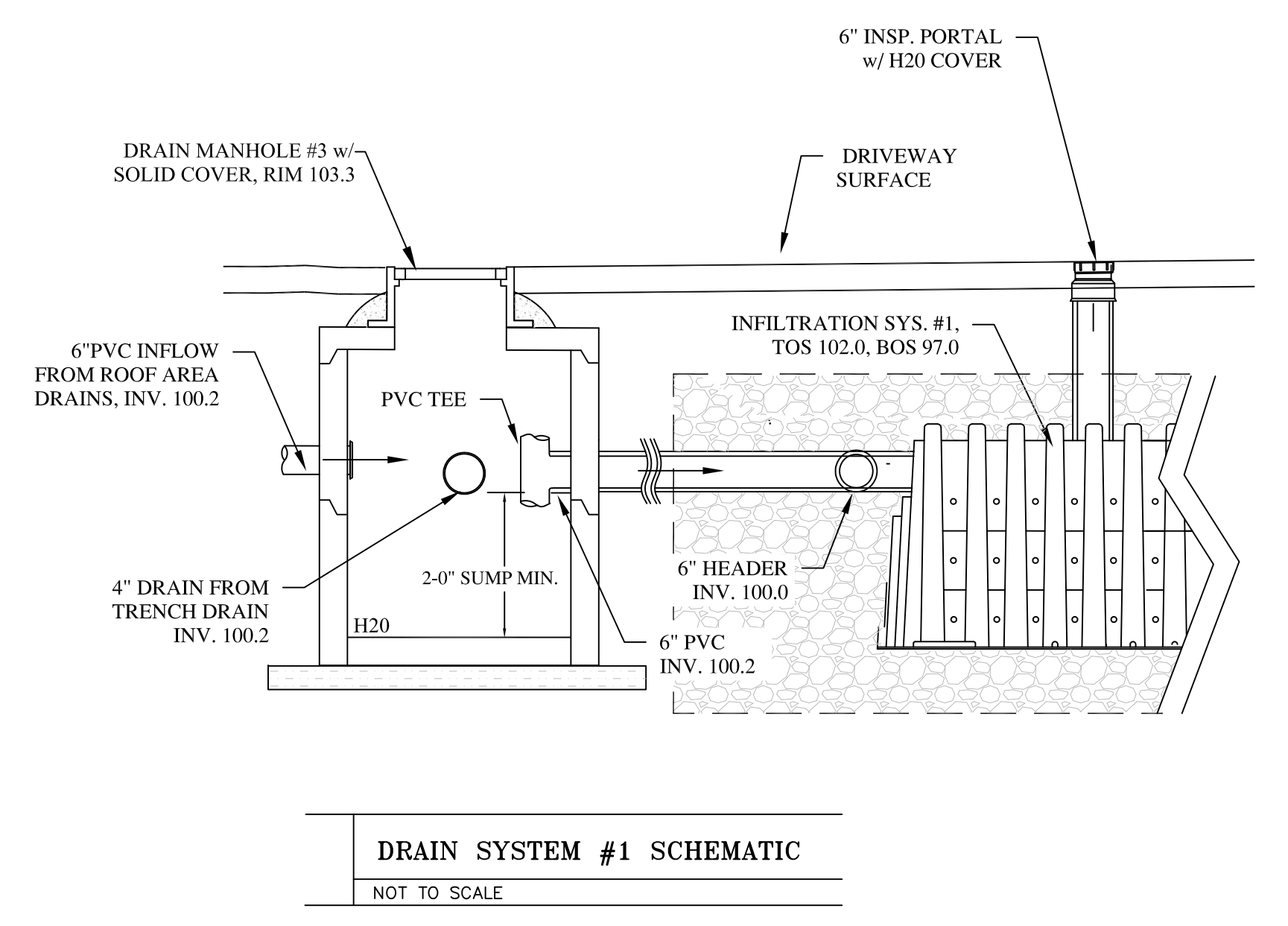
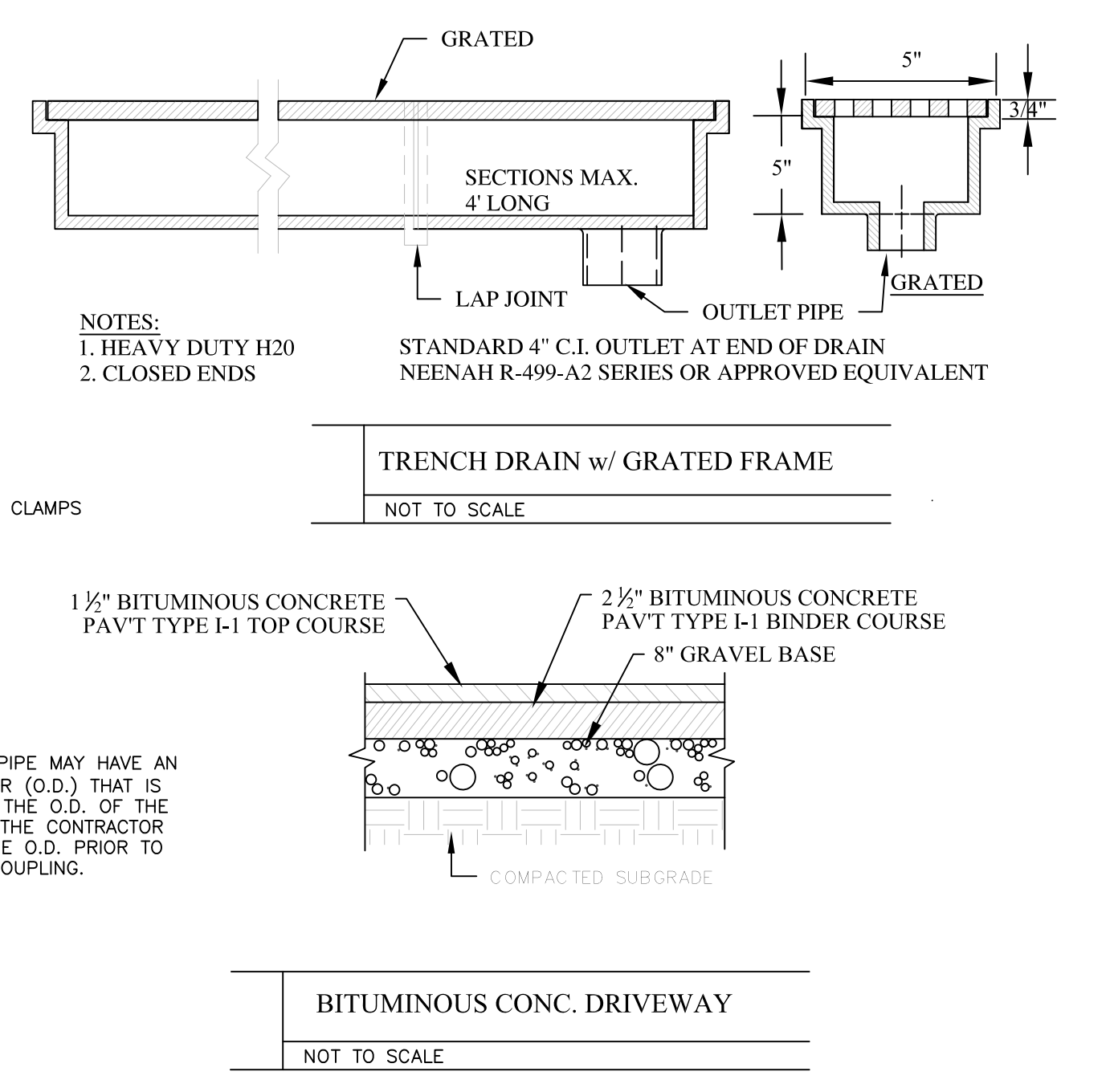
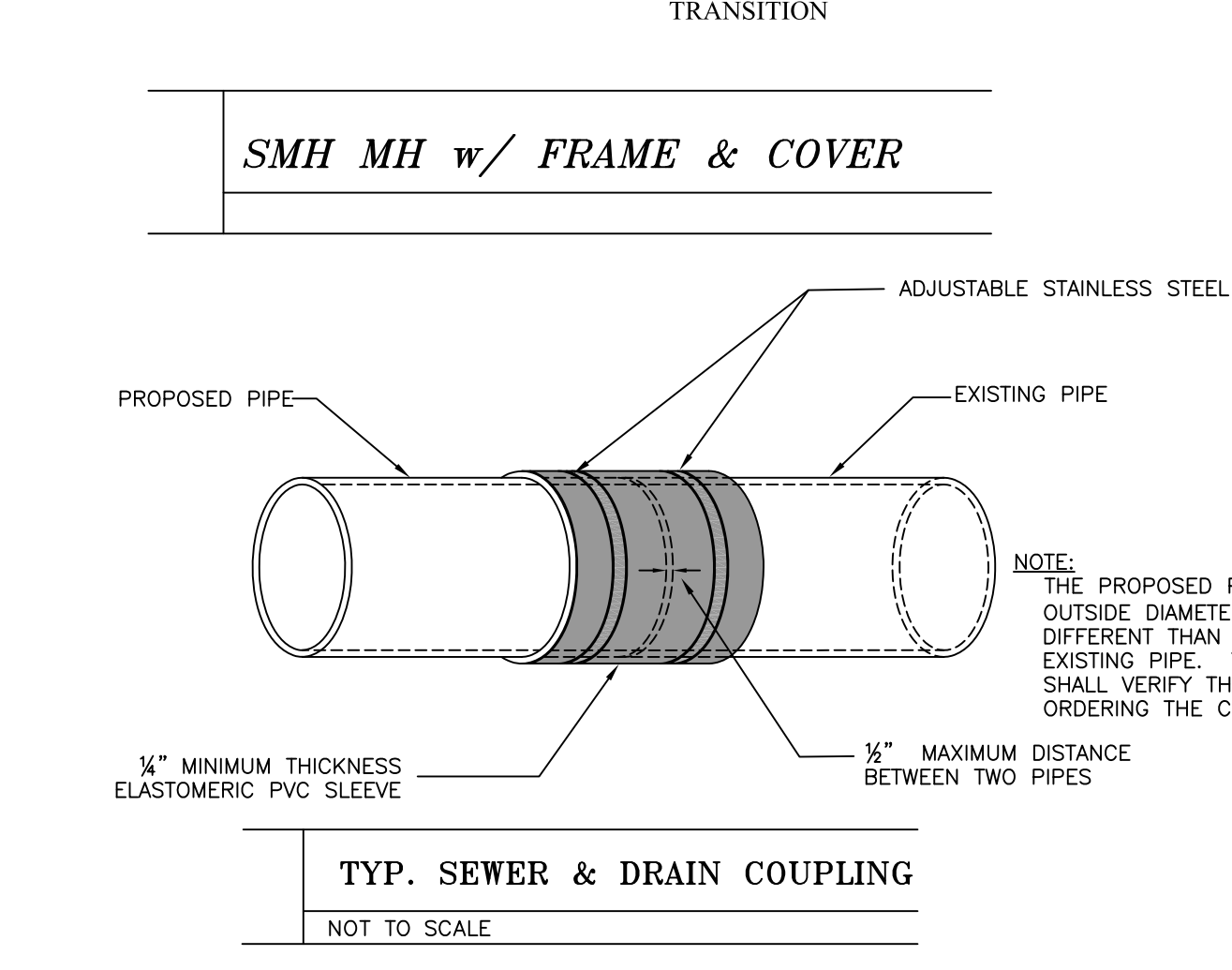
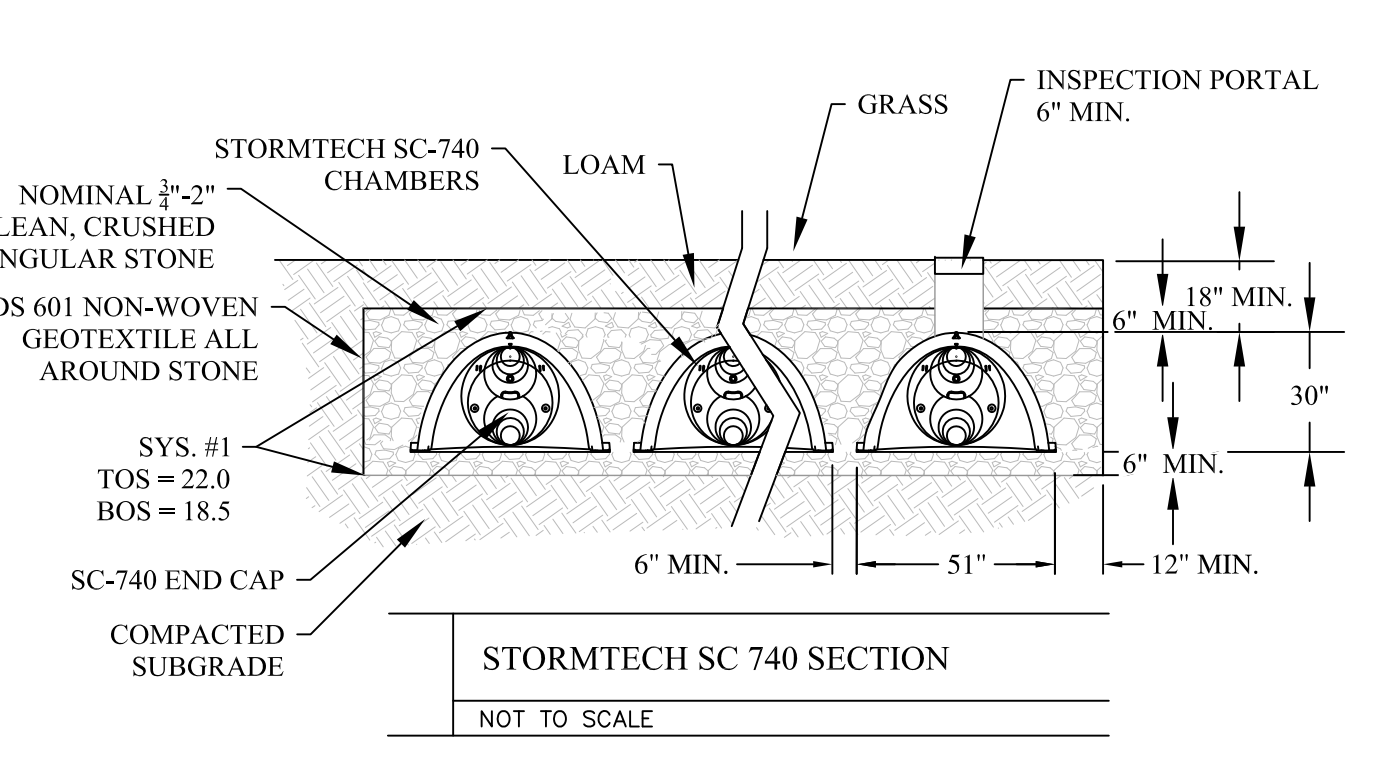
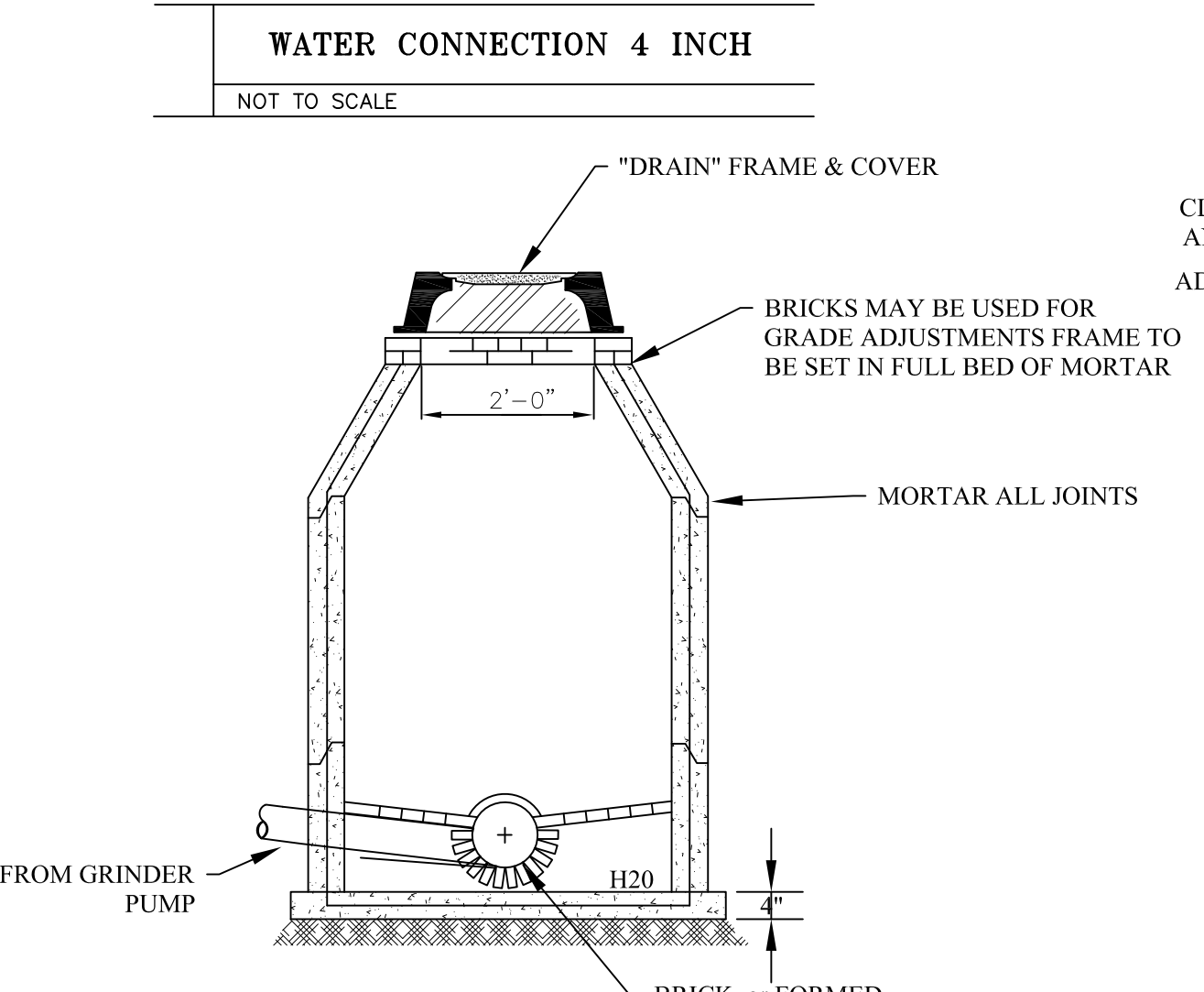
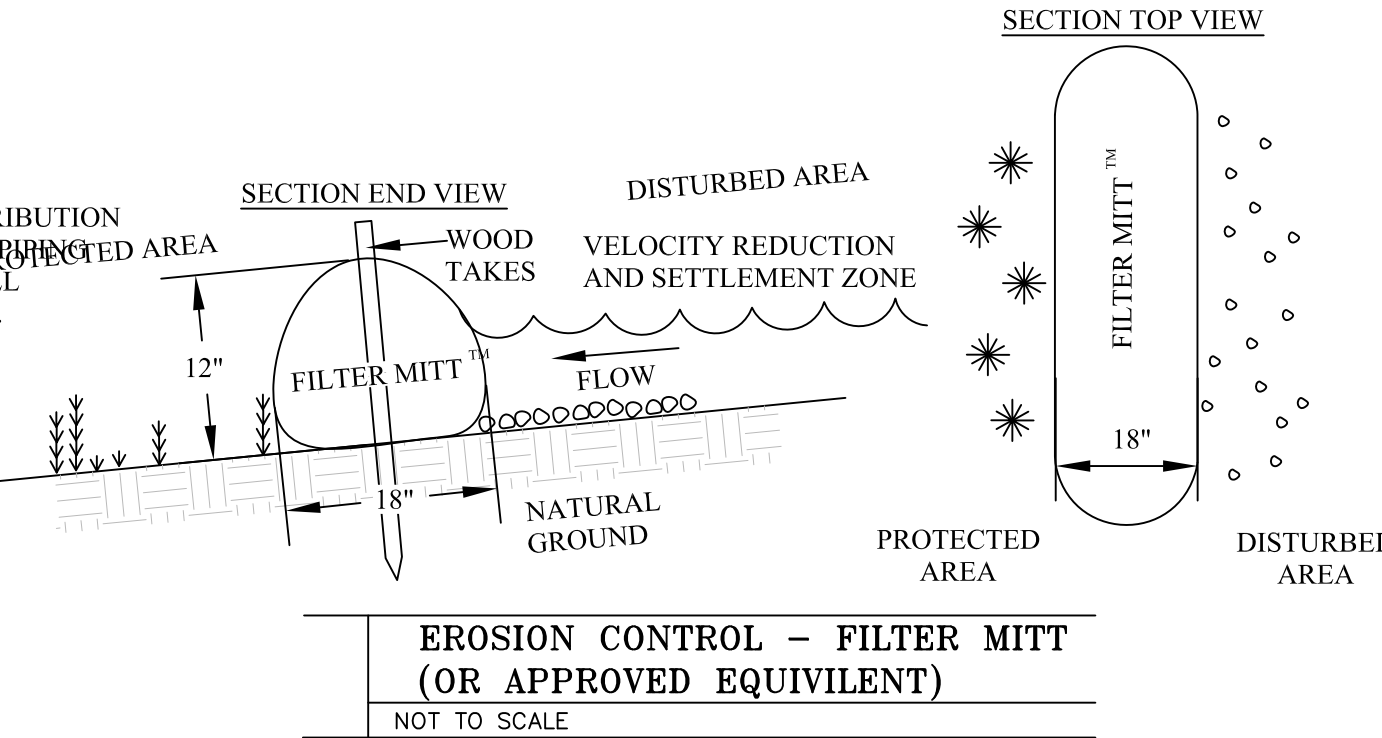
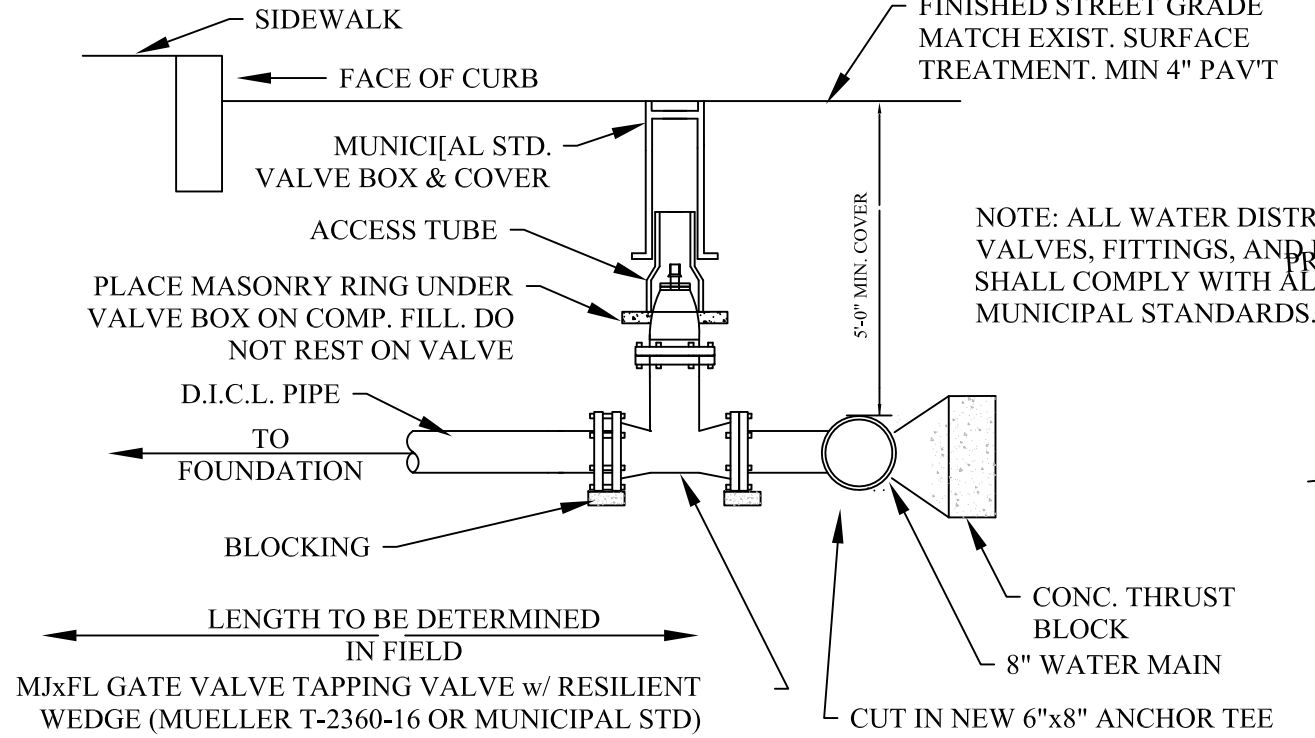
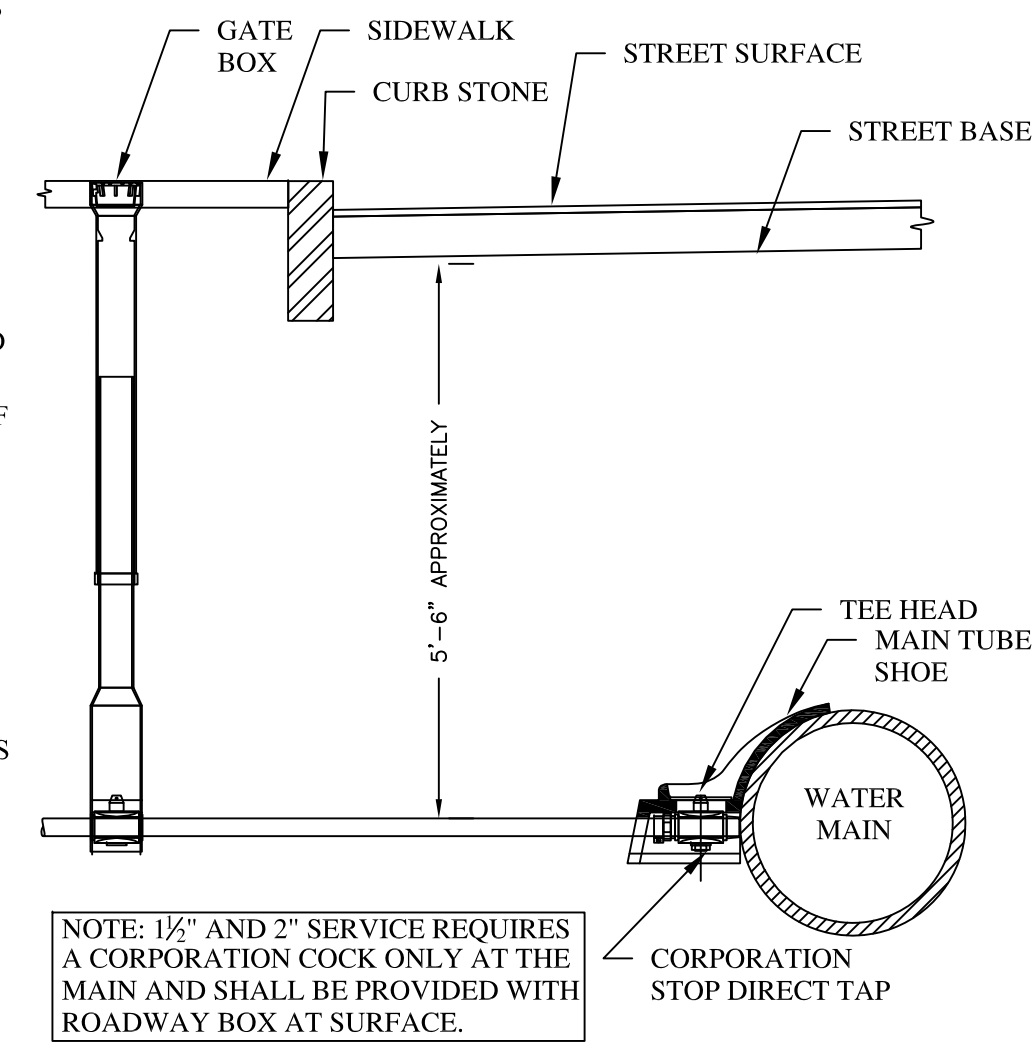
4 S. POND STREET, NEWBURYPORT, MA 01950  
 TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM  
 JANUARY 22, 2018 18-0101  
 REV: AVERAGE ELEVATION CALCULATION BY: CJB DATE: 9-11-18  
 ABUTTING BUILDING ELEVATIONS BY: CJB DATE: 4-8-19

- EROSION & SEDIMENTATION CONTROL**
- SEE EROSION CONTROL PLAN FOR ADDITIONAL DETAILS AND PHASING OF WORK
  - THE CONTRACTOR SHALL PROVIDE FILTER MITT OR APPROVED EQUIVALENT AT SPECIFIC LOCATIONS ON THE SITE WHERE EROSION FROM THE CONSTRUCTION ACTIVITIES IS POSSIBLE.
  - 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.
  - 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.
  - THE CONTRACTOR SHALL PROVIDE SILT SACKS AT ALL CB'S ADJOINING THE SITE.

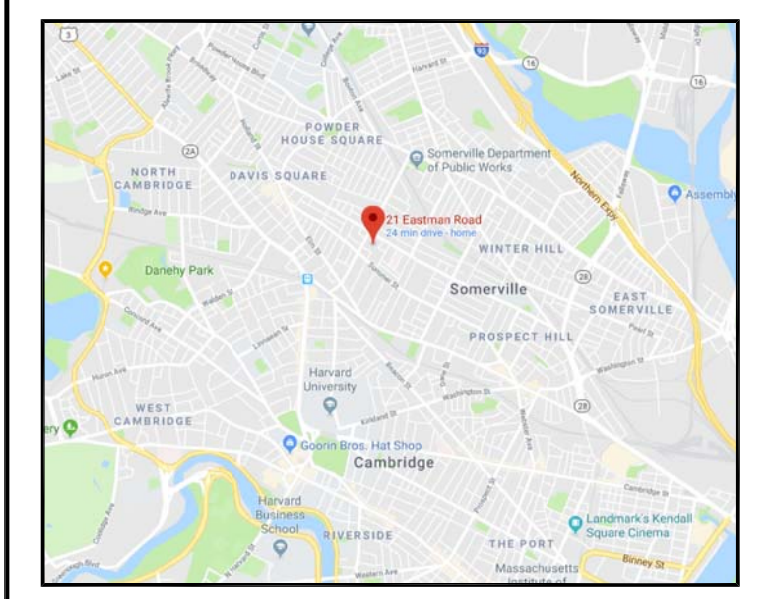


**GENERAL NOTES**

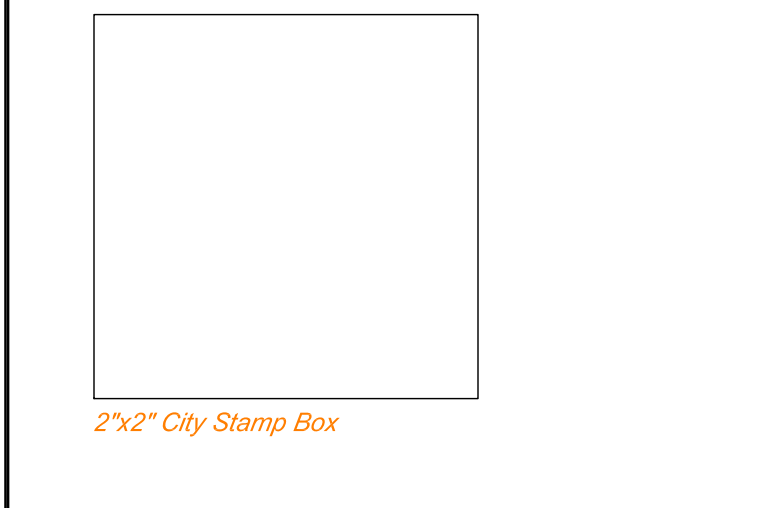
- THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE DESIGN AND LAYOUT OF THE DRIVEWAY, BUILDING UTILITIES AND STORM DRAINAGE SYSTEM. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL, STRUCTURAL AND LAND SURVEY PLANS.
- ROOF RUNOFF IS TO BE COLLECTED BY AREA DRAINS AND PIPED INTERNALLY TO THE INFILTRATION SYSTEM LOCATED UNDER THE DRIVEWAY ENTRANCE.
- 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.
- 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.
- ALL WORK PERFORMED SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REGULATIONS OF THE CITY OF SOMERVILLE AND TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE STORM DRAINAGE SYSTEMS AS INDICATED ON THE PLANS.
- THE CITY RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
- 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.
- 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.
- 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.
- SOIL TESTS AT THE LOCATION OF THE INFILTRATION SYSTEM WILL BE PERFORMED PRIOR TO START OF CONSTRUCTION TO CONFIRM SOIL CONDITIONS.
- FIRE SERVICE SIZE IS PER THE OWNERS MECHANICAL ENGINEER/FIRE SUPPRESSION DESIGNER. THE CONTRACTOR SHALL VERIFY SIZE PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL VIDEO INSPECT EXISTING SEWER SERVICE AND DETERMINE ITS CONDITION. IF IN POOR CONDITION, THE ENGINEER SHALL BE NOTIFIED AND THE SERVICE UPGRADED TO 6" SDR35.
- FLAG ALL TREES 2" AND LARGER TO BE REMOVED FIVE WORKING DAYS BEFORE PLANNED REMOVAL. NOTIFY ENGINEERING DEPARTMENT ON THE DAY OF FLAGGING.



**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'



**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  
6" UNLESS OTHERWISE NOTED  
1.5" WATER SERVICE - COPPER (TYPE K)  
MIN. 5' BELOW GRADE

No.	Date	Comment
#1	1-21-22	Minor Arch. Floor plan changes

**Columbia Design Group, LLC**  
Civil Engineering

14 Upham Avenue  
Dorchester, Massachusetts 02125  
Phone 617.905.3886

Adam Real Estate Management, LLC

Date: November 17, 2020 Scale: 1" = 10'

Project No.: 2018-120 Drawing by: PG

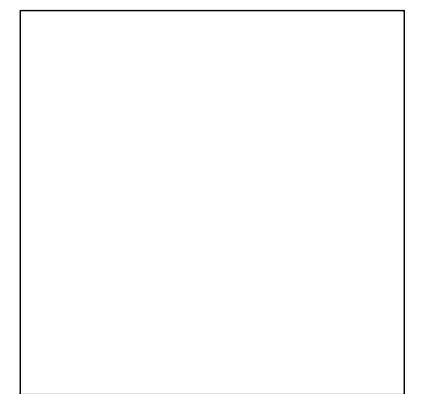
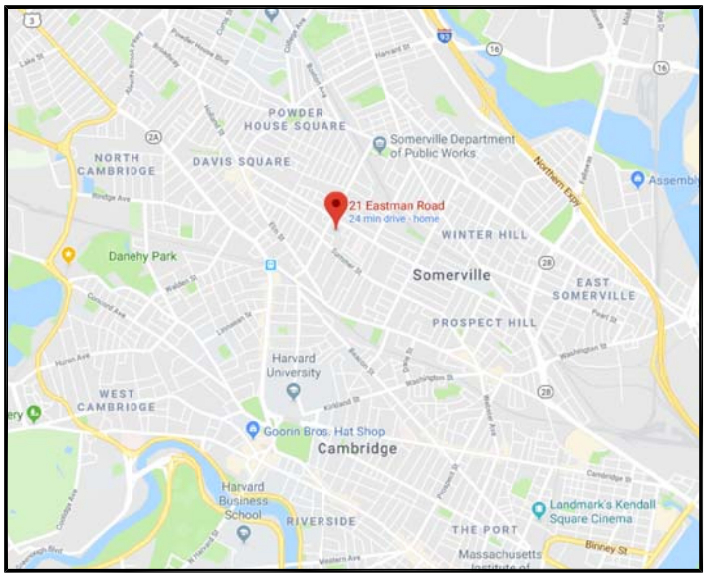


**C-1**  
Sheet 1 of 1

# Erosion Control Plan

## 21 Eastman Rd.

### SOMERVILLE



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
#1	1-21-22	Minor Arch. Floor plan changes

Columbia Design Group, LLC  
 Civil Engineering

14 Upham Avenue  
 Dorchester, Massachusetts 02125  
 Phone 617.905.3886

Adam Real Estate Management, LLC

Date: October 12, 2020	Scale: 1" = 10'
Project No.: 2018-120	Drawing by: PG

**C-2**  
Sheet 1 of 1

#### SLOPE STABILIZATION GENERAL NOTES

- SLOPES SHALL BE PREPARED BY REMOVING LOOSE ROCKS AND DEBRIS. CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE OF EXISTING TREES.
- PLACE 9"-12" OF LOAM OVER ENTIRE AREA TO COVER EXISTING ROOTS AND TO AUGMENT EXISTING POOR SOILS.
- USE AN APPLICATION OF NEW ENGLAND CONTROL/ RESTORATION MIX FOR DRY SITES - The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly re-vegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.
- COVER NEWLY SEEDED SOIL WITH ECSC-2B DOUBLE NET STRAW/COCONUT BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT BY EAST COAST EROSION CONTROL OR APPROVED EQUIVALENT.
- PLACE COIR (COCONUT) FIBER LOGS 10'-12', STAKE IN TO POSITION WITH WOOD STAKES - 10'-12' LONG, 100% coconut fiber "logs" with biodegradable netting. Coir fiber logs combined with appropriate plant installation have proven to be one of the most efficient and cost-effective methods to stabilize the banks of ponds, streams, rivers, and along the coast. Installation is easily accomplished with either earth anchors or wooden stakes and suitable plant material. Functional longevity 2-4 years depending upon site conditions. Available in 9", 12" and 16" diameters, both regular/standard and dense/premium fill. These logs work because they fill with soil deposited from up-slope which provides a suitable medium for plant root growth. Roots then fill the coir/soil medium as the coir begins to degrade, and ultimately the roots provide the stability to hold the soil in place and stop erosion. Plant installation is an integral part of the efficacy of coir logs.
- MARK ALL TREES 2" AND LARGER TO BE REMOVED FIVE WORKING DAYS BEFORE PLANNED REMOVAL. NOTIFY ENGINEERING DEPARTMENT ON THE DAY OF MARKING. THIS SHALL BE DONE DURING PHASE II.
- AT MINIMUM HYDROSEED WITH NEW ENGLAND CONTROL/RESTORATION MIX FOR DRY SITES ON ALL UNSTABILIZED SURFACES OUTSIDE OF THE IMMEDIATE CONSTRUCTION ZONE BY SEPT 15.

#### SLOPE STABILIZATION DURING CONSTRUCTION - GENERAL NOTES:

PHASE I - INSTALL STRAW WATTLES w/ SILT FENCE ALONG DOWN GRADIENT PERIMETER OF SITE AS INDICATED ON PLAN.

PHASE II - MARK ALL BOULDERS (12" AND LARGER) TO BE RELOCATED FIVE WORKING DAYS PRIOR TO RELOCATION, NOTIFY ENGINEERING DEPT. UPON MARKING. REMOVE ALL BOULDERS AND LARGE STONES THAT POTENTIALLY COULD BECOME DISLODGED AND EITHER REMOVE OR PLACE CAREFULLY ON BASE SLOPES OF 10:1 OR LESS. BE CAREFUL TO MINIMIZE IMPACTS TO EXISTING STONE WALLS ALONG PERIMETER OF SITE. MARK ALL TREES 2" AND LARGER TO BE REMOVED FIVE WORKING DAYS BEFORE PLANNED REMOVAL. NOTIFY ENGINEERING DEPARTMENT ON THE DAY OF MARKING. REMOVE DEBRIS AND MARKED TREES.

PHASE III - KEEP EXISTING RETAINING WALL INTACT TO THE EXTENT PRACTICABLE AND CONSTRUCT 6' TO 8' OF NEW RETAINING WALL. IF EROSION BECOMES AN ISSUE DOWN GRADIENT OF NEW RETAINING WALL, EROSION CONTROL MATS SHALL BE PLACED ADJACENT TO NEW WALL. KEEP AT LEAST 50% OF STRAW WATTLES AND SILT FENCING, AND 100SF OF EROSION CONTROL MATS ON SITE FOR REPAIRS DURING CONSTRUCTION. INSTALL THE PHASE V PERMANENT EROSION CONTROL MEASURES OUTSIDE OF THE RETAINING WALL LIMITS OF WORK AT START OF PHASE III.

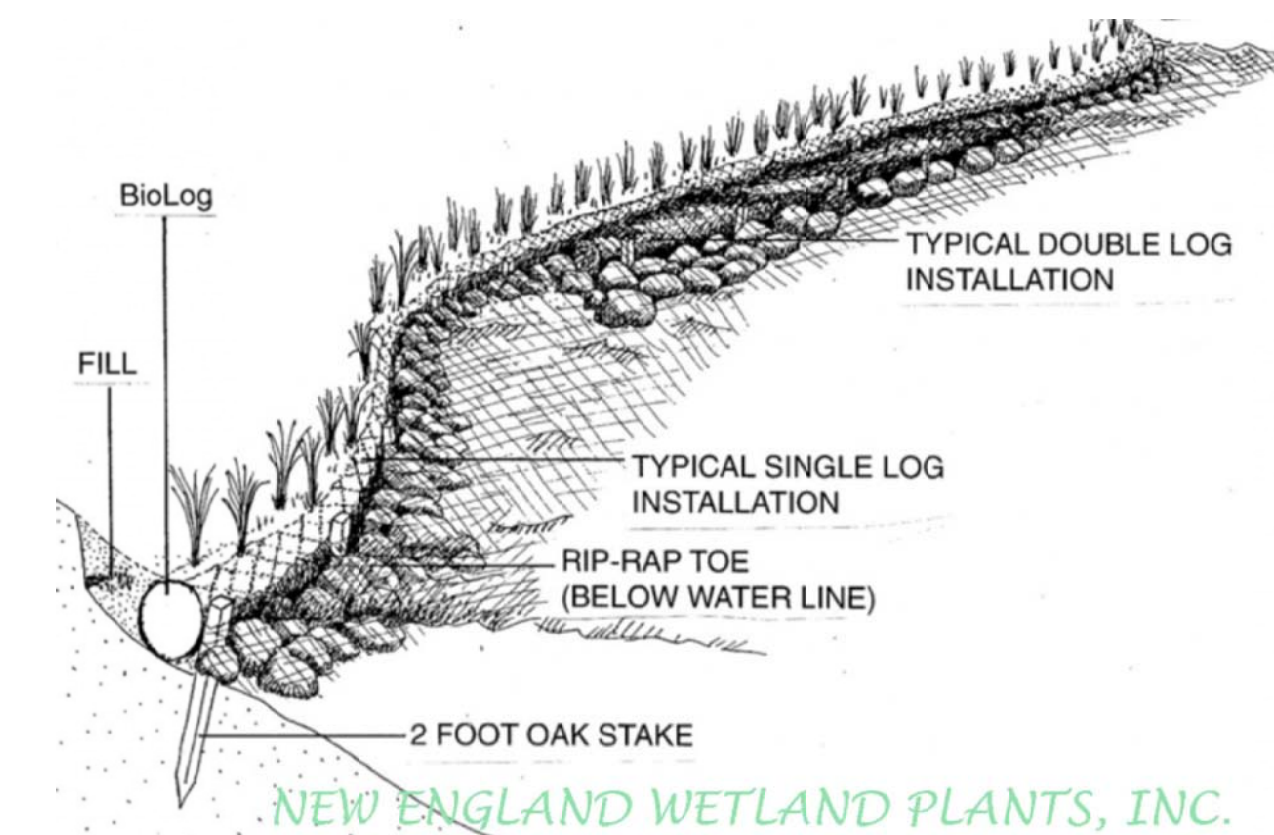
PHASE IV - THE NEW PARTIALLY CONSTRUCTED RETAINING WALL WILL ACT AS BARRIER AGAINST EROSION WITHIN THE SITE. SEQUENCE CONSTRUCTION OF RETAINING WALL WITH INSTALLATION OF FOOTINGS FOR PROPOSED FOUNDATIONS.

PHASE V - INSTALL THE PERMANENT EROSION CONTROL OUTSIDE OF THE RETAINING WALL LIMITS OF WORK PRIOR TO PHASE III. IMMEDIATELY FOLLOWING THE COMPLETION OF THE RETAINING WALL IN PHASE III, COMPLETE THE PERMANENT EROSION CONTROL UP TO THE BASE OF NEWLY INSTALLED RETAINING.

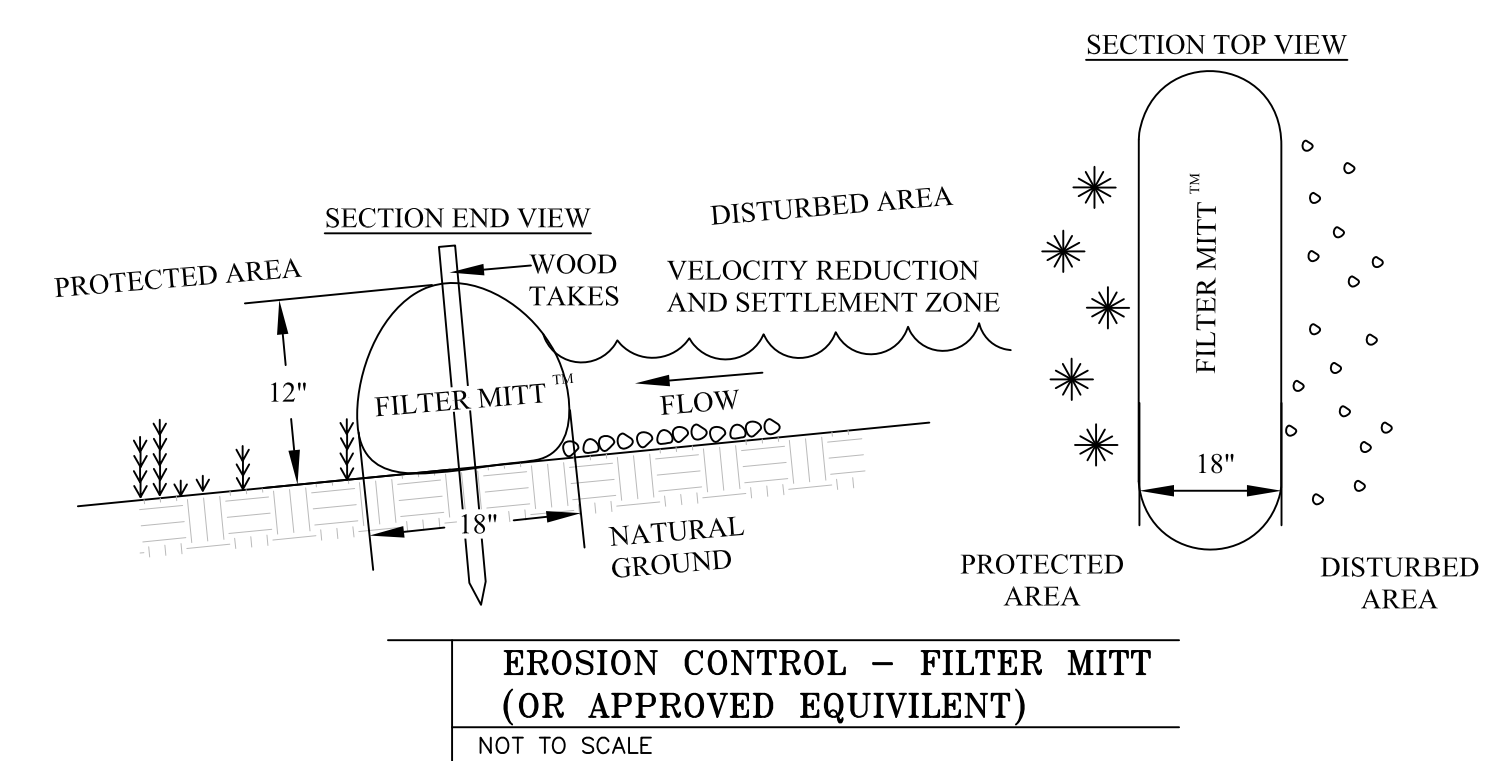
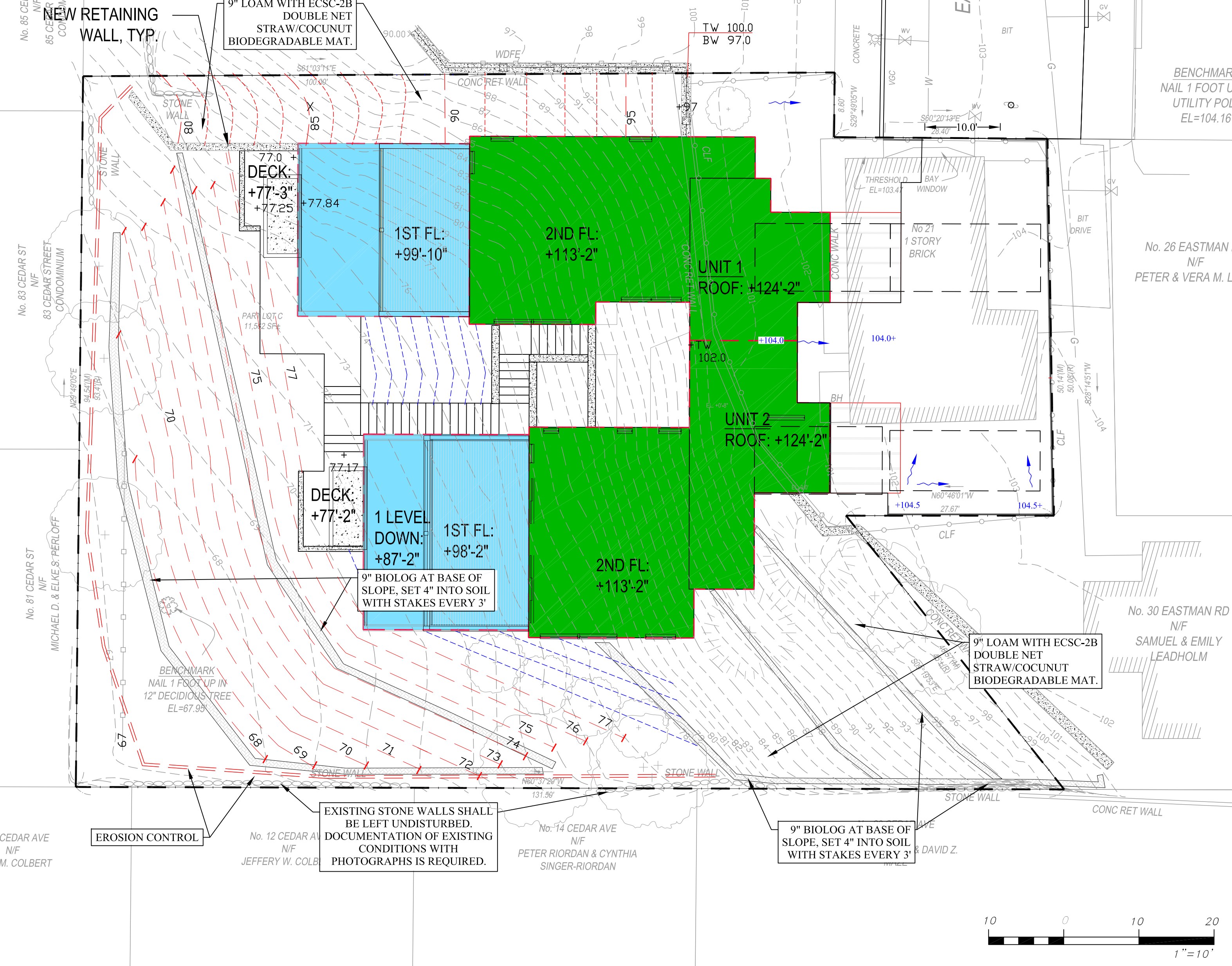


Hardwood stakes for securing straw wattles and coir logs in position.  
 2" x 2" x 36" hardwood (for coir logs)  
 2" x 2" x 48" hardwood (for coir logs)  
 1" x 1" x 36" hardwood (for straw wattles)

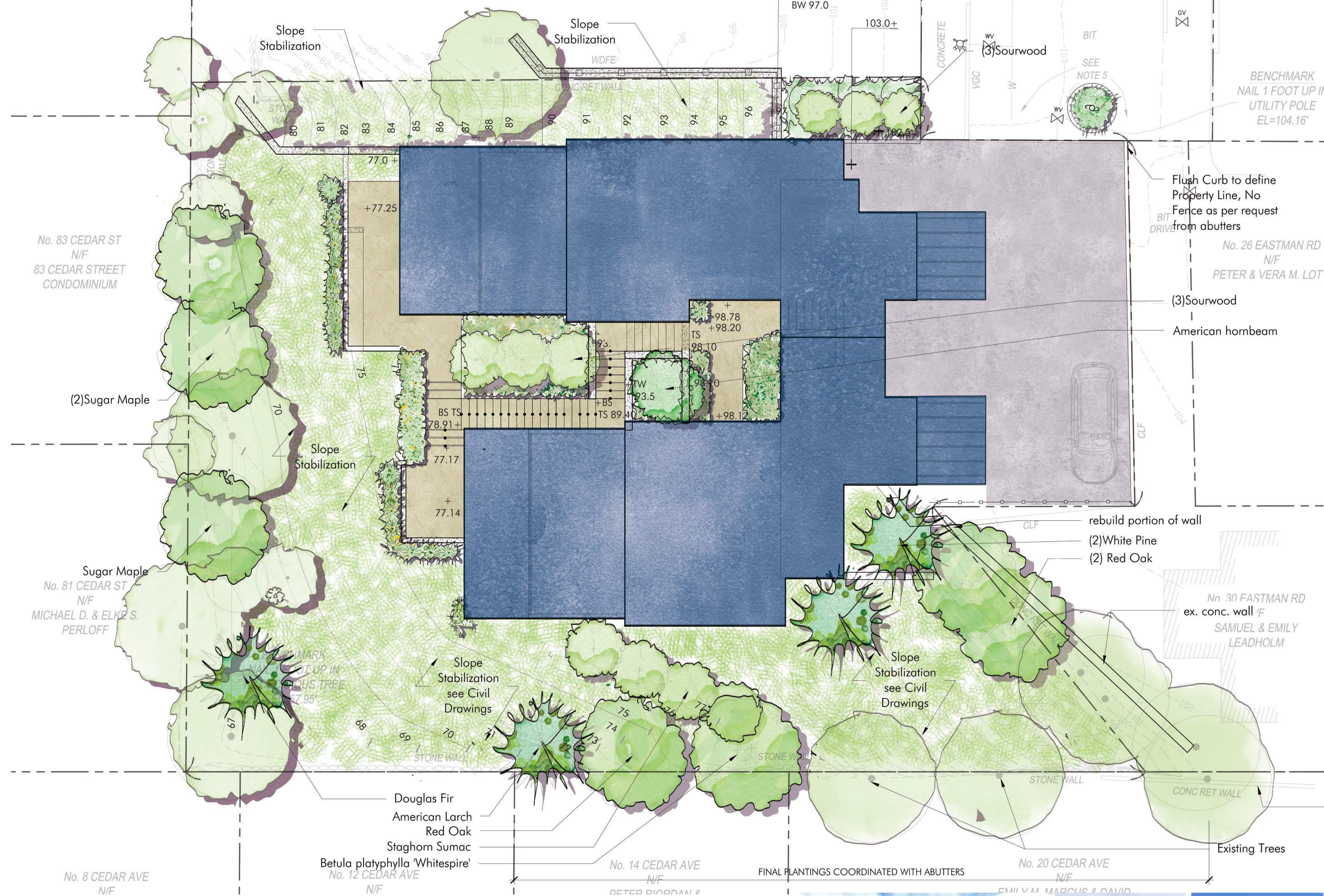
#### ROLLING BLANKET



**EROSION & SEDIMENTATION CONTROL**  
 1. THE CONTRACTOR SHALL PROVIDE FILTER MITT OR APPROVED EQUIVALENT AT SPECIFIC LOCATIONS ON THE SITE WHERE EROSION FROM THE CONSTRUCTION ACTIVITIES IS POSSIBLE.  
 2. 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.  
 3. 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.  
 4. THE CONTRACTOR SHALL PROVIDE SILT SACKS AT ALL CB'S ADJOINING THE SITE.



ECSC-2B



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 caroliniana	American hornbeam	2.5" cal.	B+B	
BP	1	Betula platyphylla 'Whitespire'		2.5" cal.	B+B	
LL	1	Larix laricina	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'	Schoodic Dwarf Jack Pine	#15		
PSh	X	Pinus sylvestris 'Hillside Creeper'	Creeping Scots Pine	36" o.c.		
PERENNIALS						
ab	x	Agastache x 'Black Adder'				
ah	x	Amsonia hubrichtii	Bluestar	pot	space 24" o.c.	
cp	x	Carex pennsylvanica	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		

Evergreen Trees for Buffer



Douglas Fir

American Larch

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



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

Perennials in the Gardens | mostly native



Echinacea purpurea | Native



Northwind Switch Grass | Native



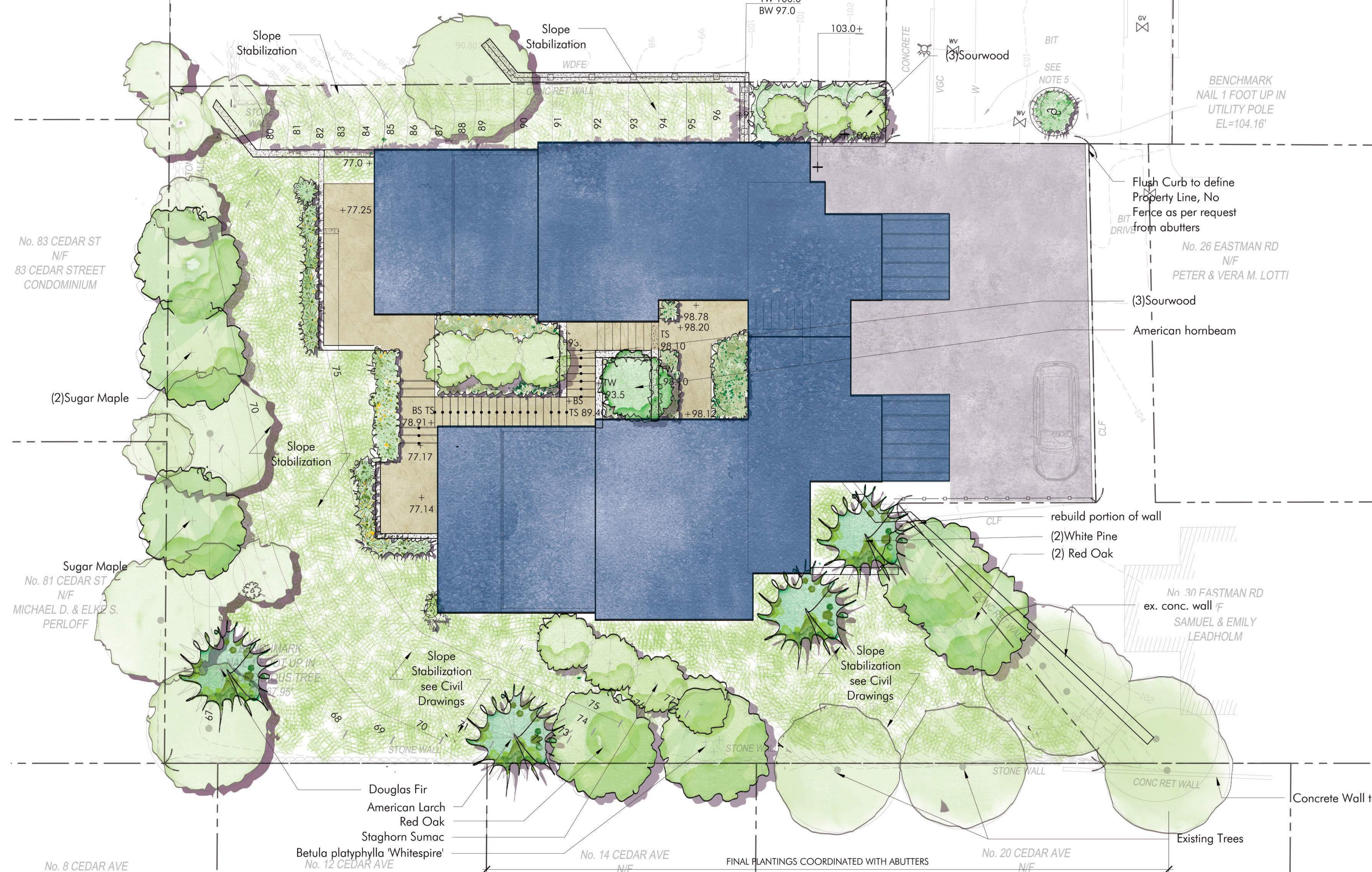
Hay-scented Fern | Native



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

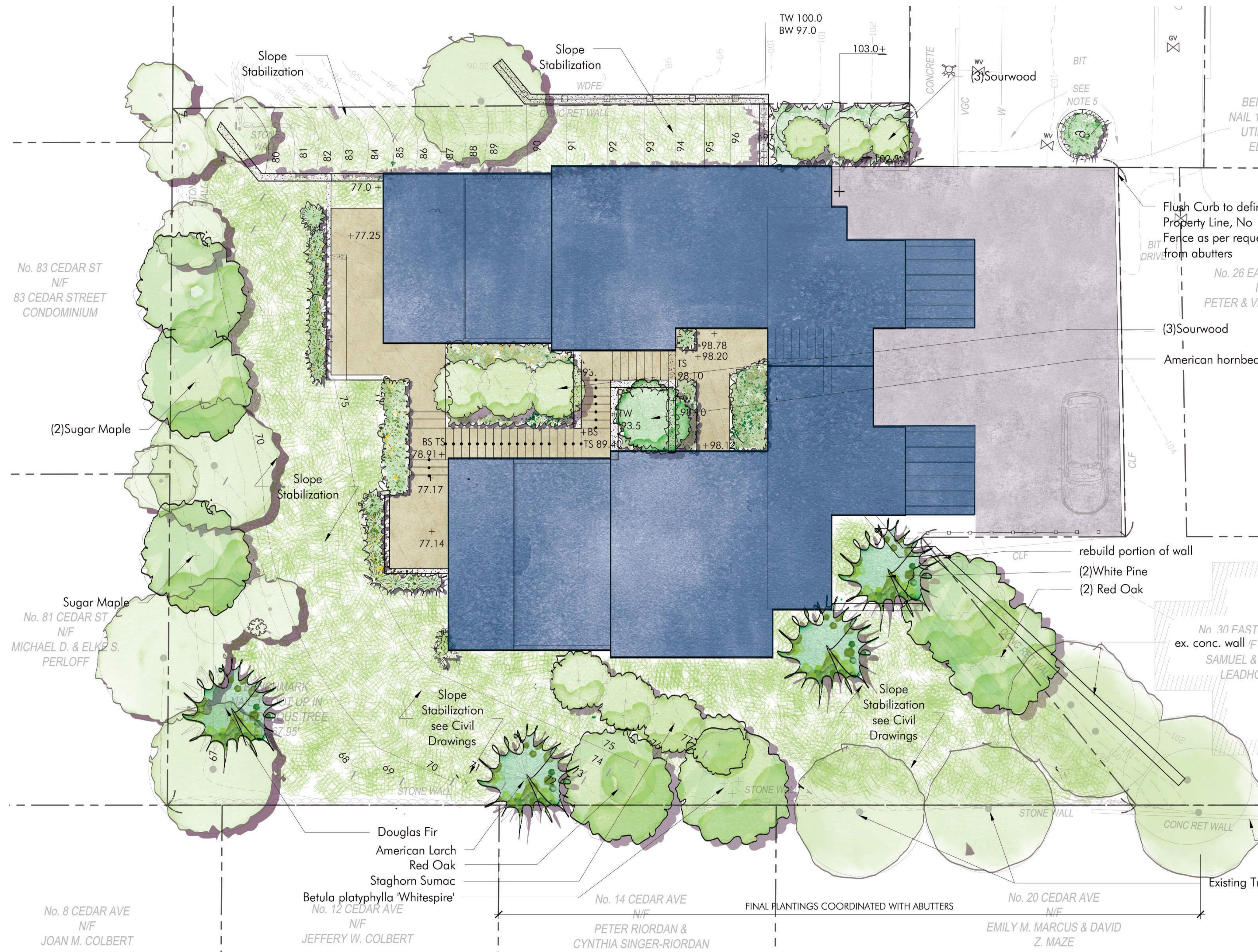
Shrubs in the Gardens



Virginia Sweetspire | Native



Boxwood



elements that manage...  
al sustainability...  
higher green score...  
a construction of any...  
in the Green Score...  
follows:  
proposed landscape...  
all landscape elements...  
y the area of the lot to...  
Score.

**Table 10.4**

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.

Soils	Landscaped soil depth	Multiplier	Bonus	Area in Square Feet	
Landscaped soil depth	21 Eastman Street, Somerville 11,562 SF Total				
Landscaped soil depth	Soils   Landscaped Area with a soil depth => 24 inches	.6		5,962.6	3,577.5
PerVIOUS I	Plants   Vegetation less than two feet tall at maturity	.2		2113.7	422.7
PerVIOUS I	Plants   Vegetation at least two feet tall at maturity	.3		489.3	146.7
Groundco	Turfgrass, Inorganic materials				3,778
Plants	Trees   Small tree 50 sf. Large tree 450 sf. Preserved tree 65 sf.	.6 .6 .8	(11)50 (11)450 (9)65	330 2,970 468	
Vegetation	Vegetation foot tall at				
Vegetation	Vegetation foot tall at				
Trees	Total				7924.9
Small Tree	Green Score Bonus				
Large Tree	Publicly Visible Landscape = PV = .1				
Preserved	Native Species = NS = .1				
Engineer	De-Paved Lot Area = DP = .1				
Vegetation					
Plant and ston					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					
Green Row					

$7924.9 / 11,562 = 0.68$  Green Score

- B. 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 scores 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.

**ZONING MAP**

- NR



21 EASTMAN RD

**TRANSIT AREA MAP**

- HALF MILE WALKSHED



21 EASTMAN RD

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

	ITEM	ALLOWED/REQUIRED	EXISTING (PRE-DEMOLITION)	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	Detached House	Detached House	Detached House <sup>1</sup>	REQUIRES RELIEF
	LOT AREA (SF)		11,562	11,562	COMPLIES
	LOT WIDTH (FRONT DRIVEWAY ACCESS) (FT)	34 MIN	37 / 129.5 <sup>2</sup>	37 / 129.5 <sup>2</sup>	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 <sup>11</sup>	COMPLIES
SETBACKS	PRIMARY FRONT SETBACK (FT)	10 MIN, 20 MAX		10	COMPLIES
	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: 20.4	COMPLIES COMPLIES
	SIDE YARD SETBACK (SOUTH) (FT)	3 MIN		U1: 61.7 U2: 20	COMPLIES COMPLIES
	SUM OF SIDE SETBACKS	12 MIN		51.2 <sup>3</sup>	COMPLIES
	MINIMUM SIDE SETBACK (SOUTHEAST) (FT)	3 MIN		3	COMPLIES
	REAR SETBACK	20 MIN		28.7	COMPLIES
	BUILDING SEPARATION	10 MIN		N/A	COMPLIES
PARKING SETBACKS	PRIMARY FRONT SETBACK (FT)	20 MIN		10.6 <sup>13</sup>	REQUIRES RELIEF
	SECONDARY FRONT SETBACK (FT)	10 MIN		N/A	COMPLIES
MAIN MASSING	FACADE BUILD OUT (%)	50 MIN		78 <sup>4</sup>	COMPLIES
	WIDTH (FT)	22 MIN, 28 MAX		66.7 <sup>9</sup>	REQUIRES RELIEF
	DEPTH (FT)	28 MIN, 48 MAX		48pb + 22.8ra <sup>5</sup>	COMPLIES
	GROUND STORY ELEVATION (FT)	2 MIN		0.67 <sup>6</sup>	REQUIRES RELIEF
	STORY HEIGHT (FT)	10 MIN, 12 MAX		10-12 <sup>7</sup>	REQUIRES RELIEF
	NUMBER OF STORIES	2.5 MAX		3 (4 if not factoring slope of site) <sup>8</sup>	REQUIRES RELIEF
	ROOF TYPE	FLAT, GABLE, GAMBREL, HIP, OR MANSARD		FLAT	FLAT
FACADE	GROUND STORY FENESTRATION (%)	15 MIN, 50 MAX		16 <sup>10</sup>	COMPLIES
	UPPER STORY FENESTRATION (%)	15 MIN, 50 MAX		N/A	COMPLIES
USE & OCCUPANCY	NUMBER OF PRINCIPAL STRUCTURES	1 MAX	1	1	COMPLIES
	NUMBER OF DWELLING UNITS	3 MAX	1	2	COMPLIES
	OUTDOOR AMENITY SPACE	1/DU MIN		1/DU	COMPLIES
	NO. OF PARKING	2 MIN		2	COMPLIES
REQ'D ADUS	NO. BIKE PARKING	NA		N/A	COMPLIES
	0 TO 2 DWELLING UNITS PER LOT	0		0	COMPLIES
PARKING MOBILITY	3 DWELLING UNITS PER LOT	1 MIN		N/A	COMPLIES
	HABITABLE SPACE DEPTH			FOOTNOTE 12	REQUIRES RELIEF
PARKING MOBILITY	DRIVEWAY LOCATION IN FRONTAGE AREA			FOOTNOTE 14	COMPLIES

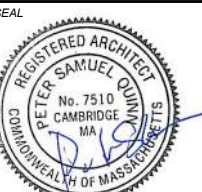
NOTE:

- UNITS PLACED BESIDE ONE ANOTHER RATHER THAN ONE ABOVE ANOTHER FOR DETACHED HOUSES REQUIRES RELIEF.
- SUM OF PRIMARY STREET FRONTAGE = 37 FT; LOT WITH = 129.5 FT. DUE TO UNUSUAL CONFIGURATION OF LOT, THESE ARE NOT THE SAME DIMENSION.
- DUE TO UNUSUAL LOT CONFIGURATION THERE ARE FOUR SIDE SETBACKS (SSB): NORTH SSB 8.2' + EAST SSB 20' + SOUTH SSB 20' + SOUTHEAST SSB 3' = 51.2'.
- MEASURED AS 29-FT OF FACADE FACING 37-SF OF STREET FRONTAGE: 29/37 = 78%
- 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.
- MEASURED FROM THE GROUND LEVEL TO THE ENTRY DOORWAY.
- STORY HEIGHT POSSIBLY REQUIRES RELIEF IF MEASURING AT UPPER STAIRWELL ONLY. ALL OTHER LOCATIONS PROVIDE A COMPLIANT FLOOR TO FLOOR HEIGHT OF 10' - 12'.
- TWO STORIES MEASURED AT ANY POINT ALONG THE SIDE ELEVATIONS. SEE SHEET Z-3 AND Z-4. PROPOSED 3 STORIES PLUS ONE NON-STORY. 4 STORIES IF NOT FACTORING SLOPE OF SITE. 2.5 STORIES MAX. EACH FLOOR OVER MAX REQUIRES RELIEF.
- SEE SHEET Z-2.
- REFER TO SHEET Z-7 FOR EXPLANATION.
- SEE LANDSCAPE DRAWINGS.
- HABITABLE SPACE DEPTH REQUIRES RELIEF PER SEC. 2.4.5.b.ii.a. SEE SHEET Z-8 AND Z-9.
- PARKING SPACE FOR UNIT 1 IS IN THE GARAGE OF UNIT 1, THE SPACE IS 10.6' FROM THE FRONT LOT LINE AND REQUIRES RELIEF.
- DRIVEWAY IN THE FRONTAGE AREA IS 10' WIDE AND COMPLIES.

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

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



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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**

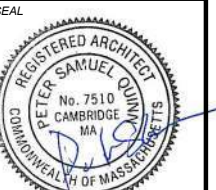
SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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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**ZONING COMPLIANCE -  
 DIMENSIONAL SITE PLAN**

SCALE AS NOTED

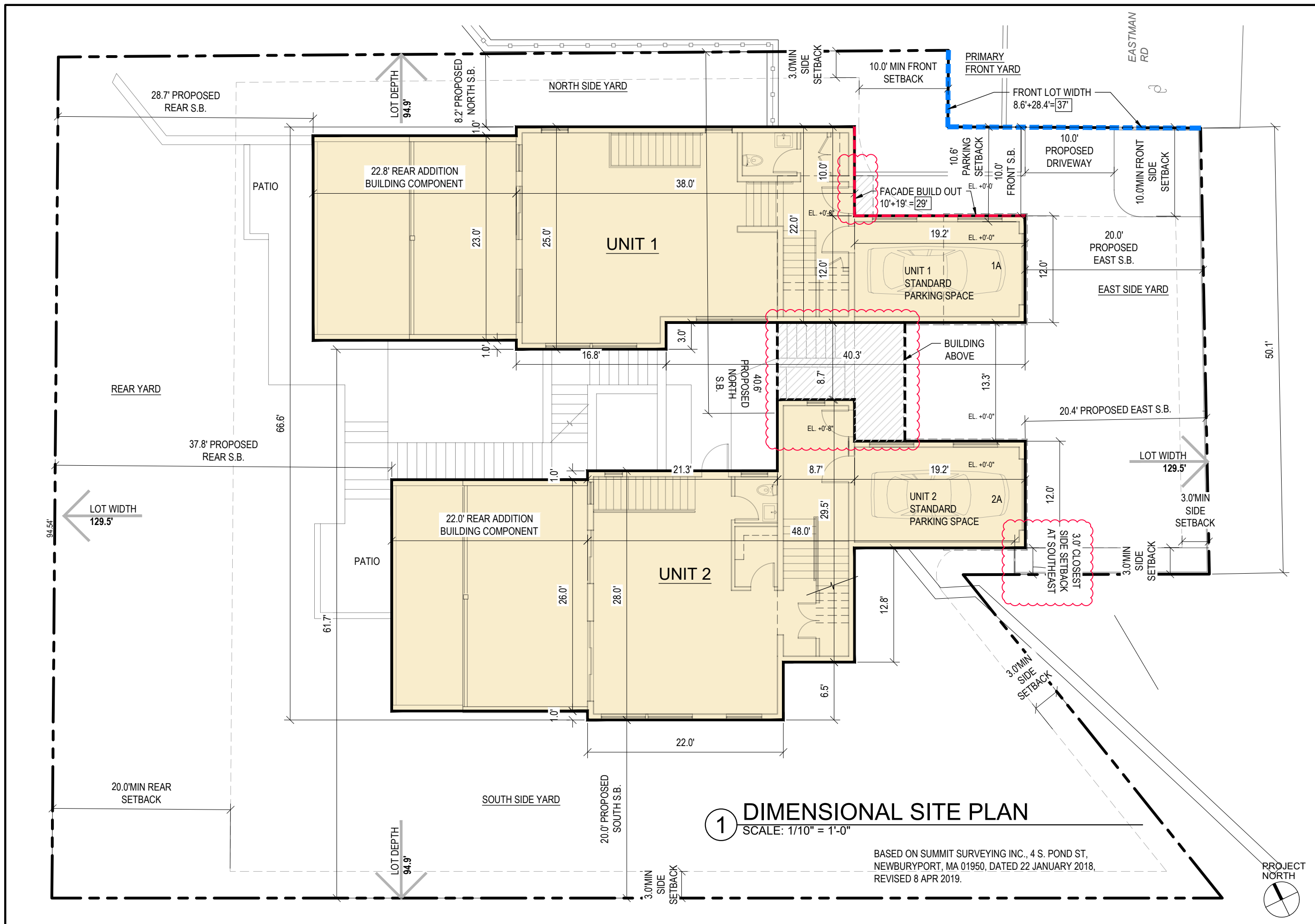
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
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 MY

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**Z-2**





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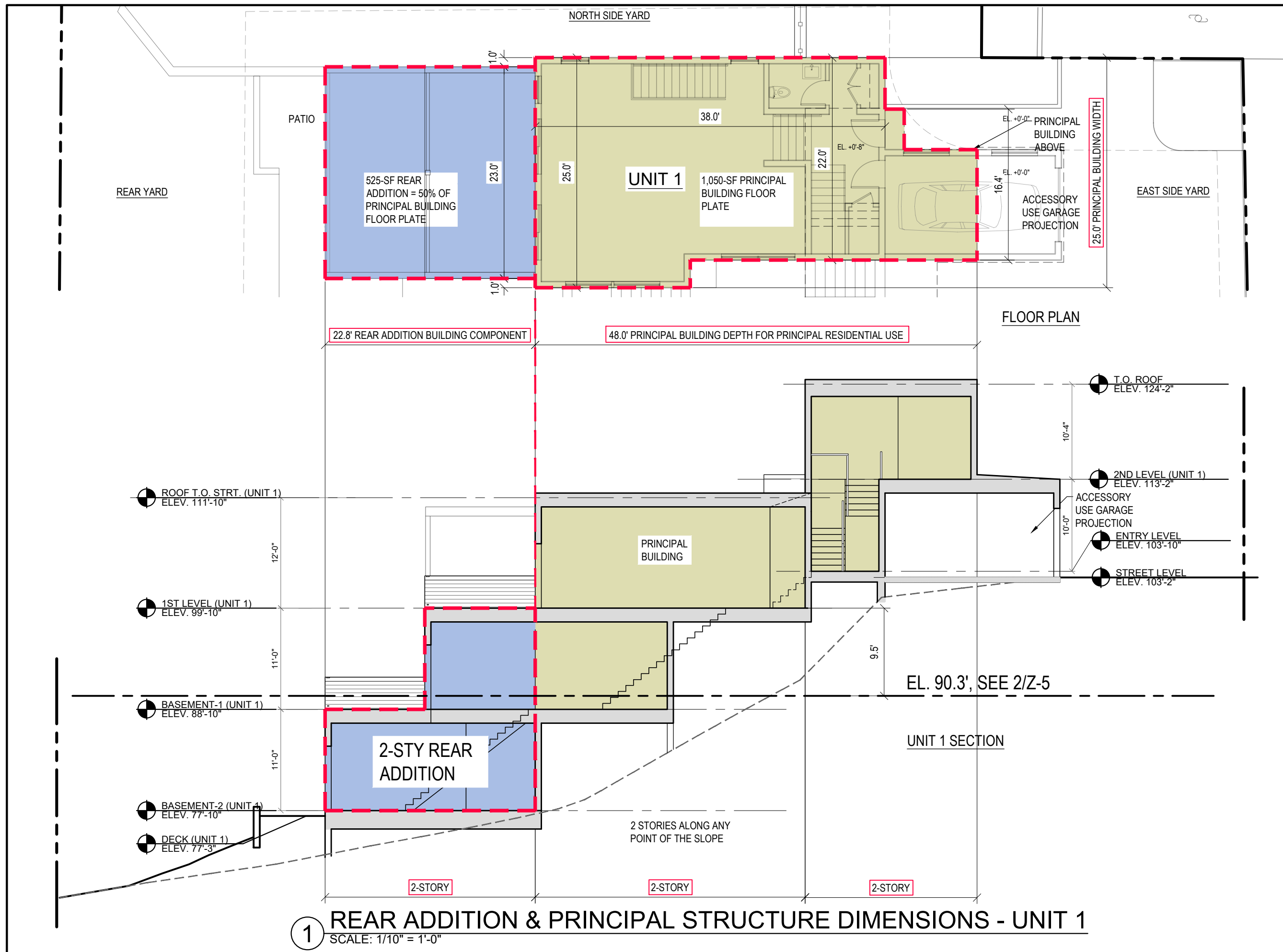
**ZONING COMPLIANCE - UNIT 1 FLOOR PLATE & REAR ADDITION**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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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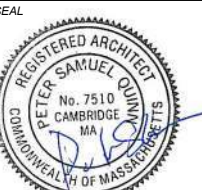
SHEET

**Z-3**



**1 REAR ADDITION & PRINCIPAL STRUCTURE DIMENSIONS - UNIT 1**  
SCALE: 1/10" = 1'-0"





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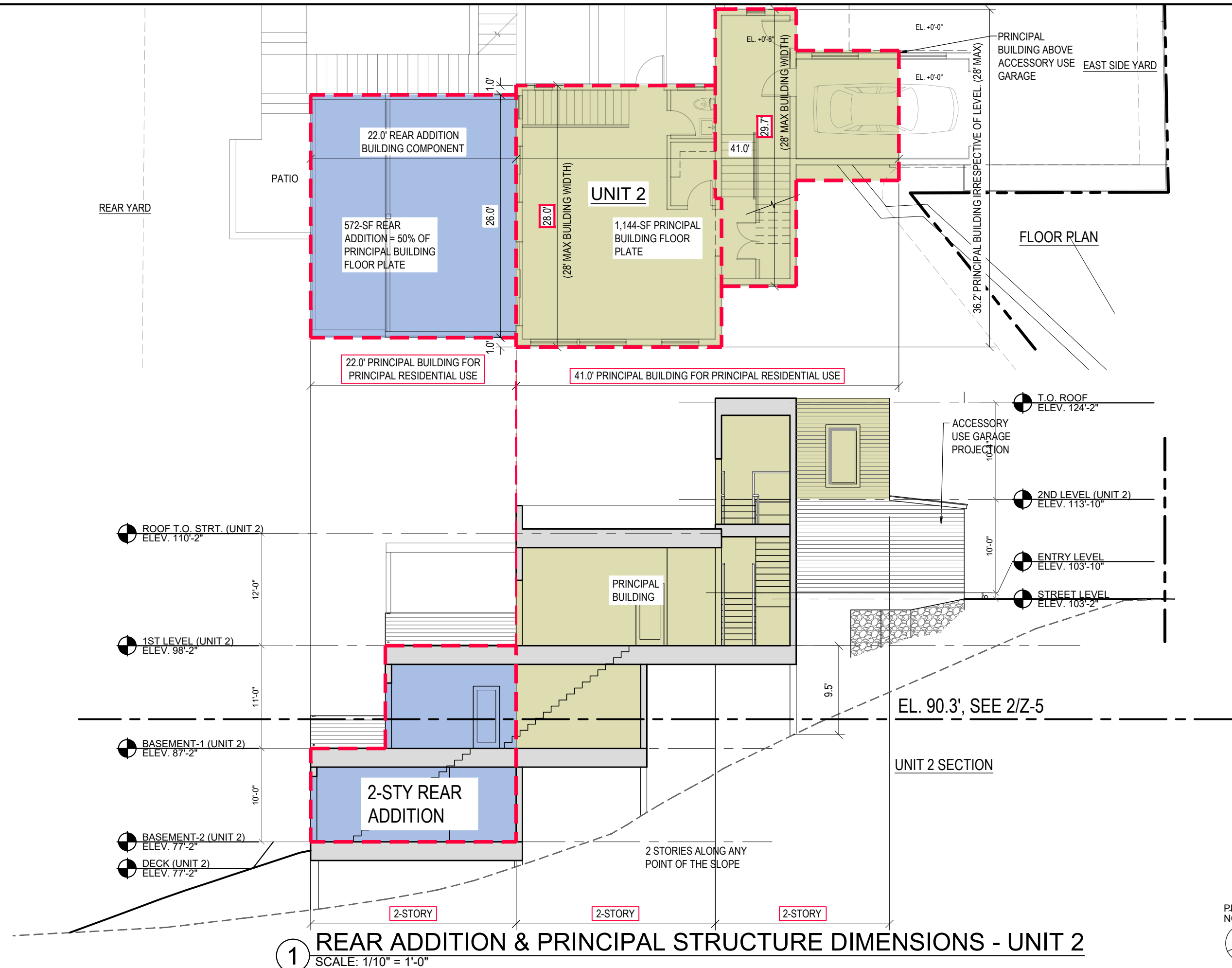
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**ZONING COMPLIANCE - UNIT 2 FLOOR PLATE & REAR ADDITION**

SCALE AS NOTED

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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-4**



**1 REAR ADDITION & PRINCIPAL STRUCTURE DIMENSIONS - UNIT 2**  
 SCALE: 1/10" = 1'-0"



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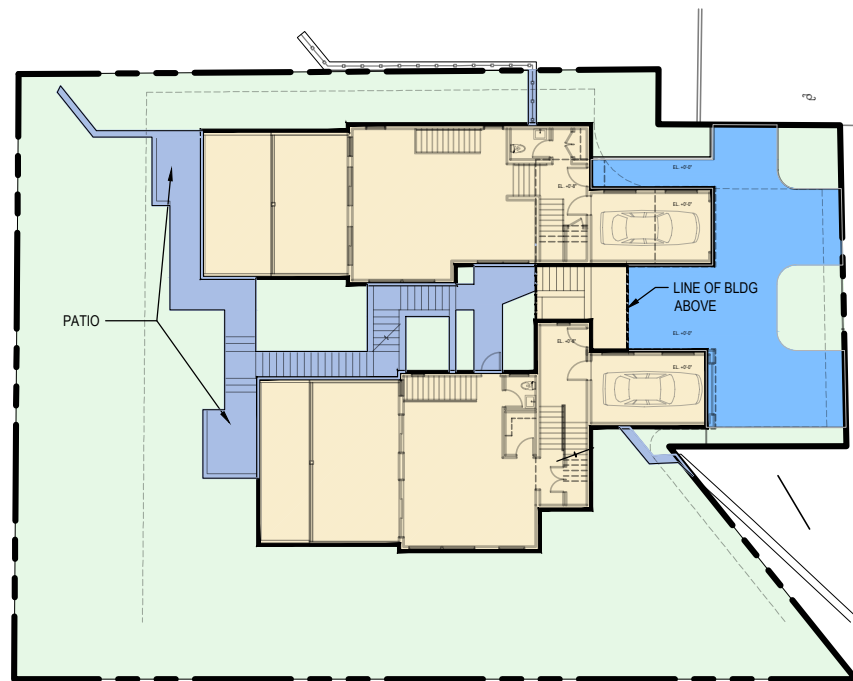
**ZONING  
 COMPLIANCE -  
 LOT COVERAGE  
 & AVERAGE  
 GRADE LEVEL  
 CALC**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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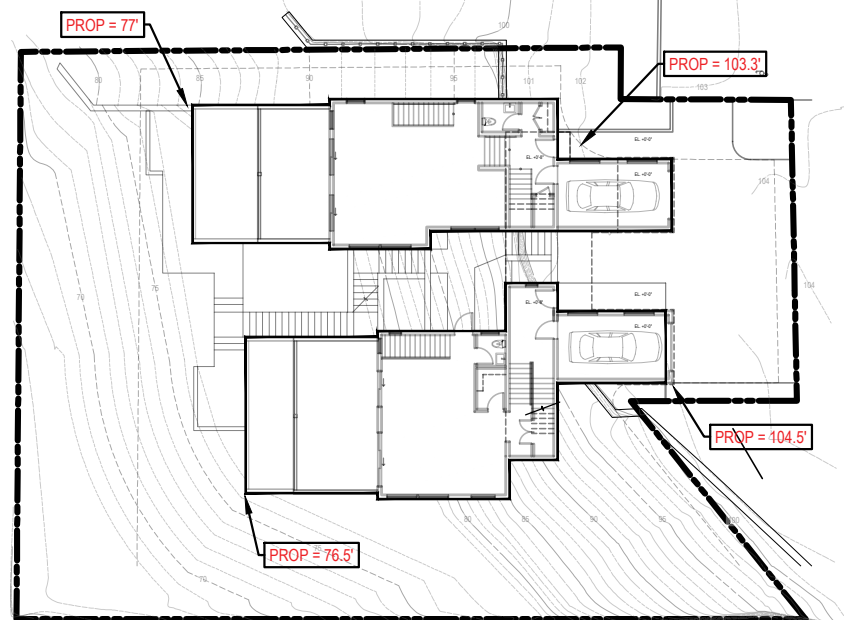
SHEET

**Z-5**



ITEM	ACTUAL SF	X	COEFFICIENT	=	CONTRIBUTING SF
IMPERMEABLE AREAS	3,436-SF		1.0		3,436-SF
PERMEABLE PAVERS BY UNILOK OR EQUAL (EKOLOK -PERMEABILITY LISTED AT APPROX. 50%)	1,004-SF		0.5		502-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	6,359-SF		N/A		0-SF
IMPERMEABLE CONCRETE OR SIMILAR 100% IMPERMEABLE	736-SF		1.0		736-SF
					<b>TOTAL: 4,674-SF</b>
<b>4,674-SF / 11,562-SF LOT = 40% LOT COVERAGE</b>					

**1 PROPOSED LOT COVERAGE**  
 SCALE: 1/30" = 1'-0"



Average Ground Level Calculation	
Proposed	<b>103.3</b>
Finished	<b>104.5</b>
Building corner	<b>76.5</b>
Elevations per	<b>77.0</b>
Definition.	
<b>TOTAL</b>	<b>361.3</b>
<b>Average</b>	<b>90.3</b>

BASED ON ELEVATIONS FROM  
 CIVIL DRAWINGS DATED  
 11/17/2020

"Average Ground Level.  
 The mean (average) of the  
 finished ground level next to a  
 building at the exterior  
 walls."

**2 AVERAGE GROUND LEVEL CALCULATION**  
 SCALE: 3/32" = 1' - 0"



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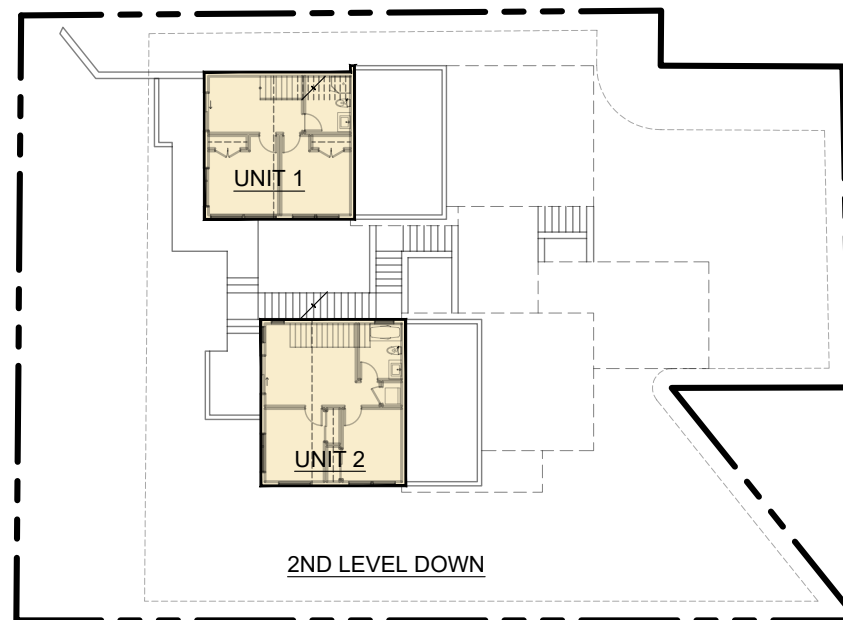
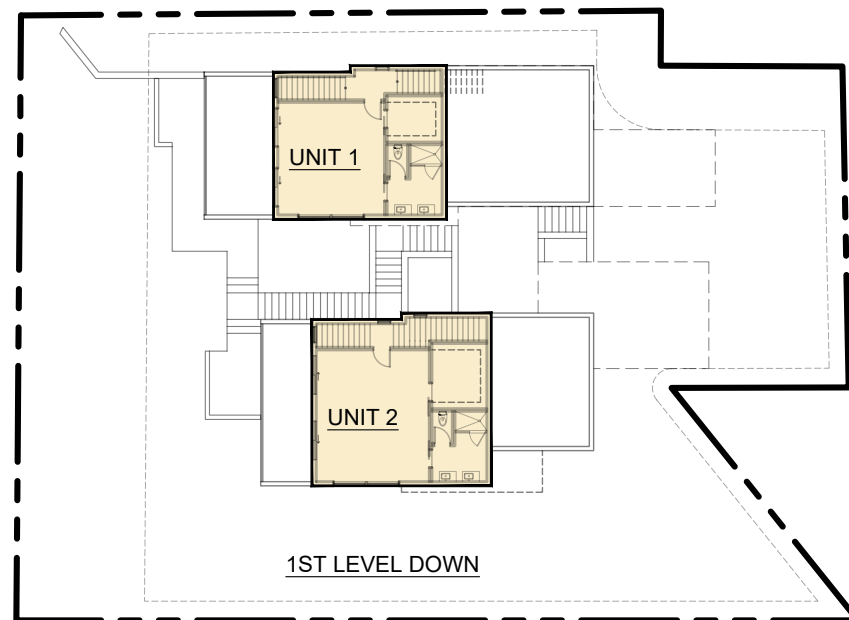
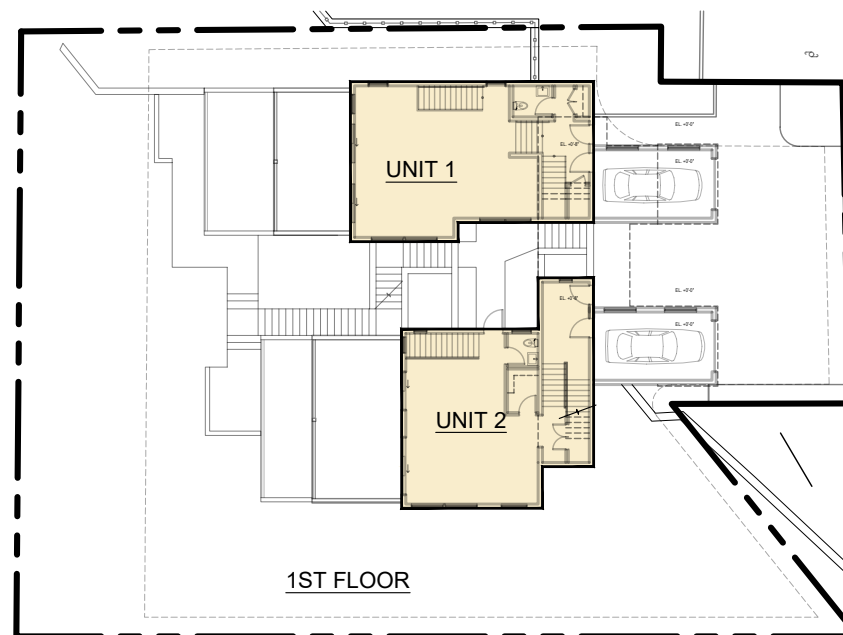
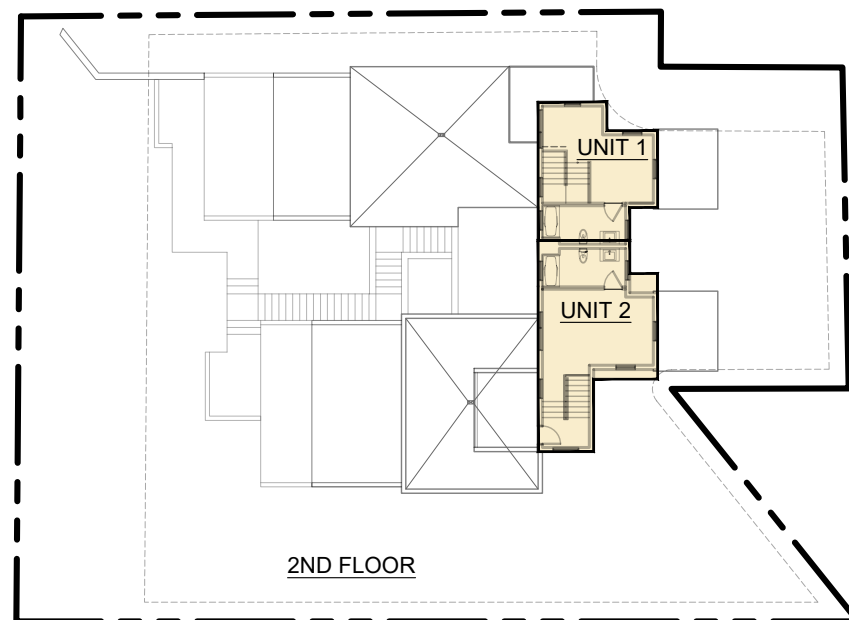
DRAWING TITLE

**ZONING COMPLIANCE -  
RESIDENTIAL GROSS FLOOR  
AREA**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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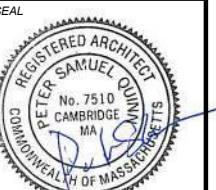


FLOOR	UNIT 1	UNIT 2	PROPOSED RES GSF
2ND FL	346	480	826
1ST FL	887	857	1,744
1ST FL DN	636	742	1,378
2ND FL DN	541	589	1,130
TOTAL	2,410	2,668	5,078

**1 RESIDENTIAL GROSS SQUARE FOOTAGE CALC**  
SCALE: 1/30" = 1'-0"



**Z-6**



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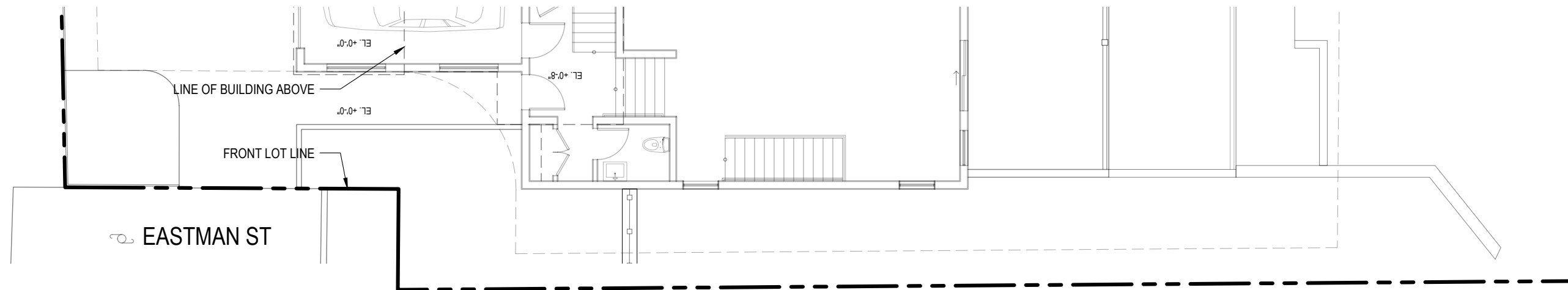
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**ZONING COMPLIANCE -  
 FACADE  
 COMPOSITION**

SCALE AS NOTED

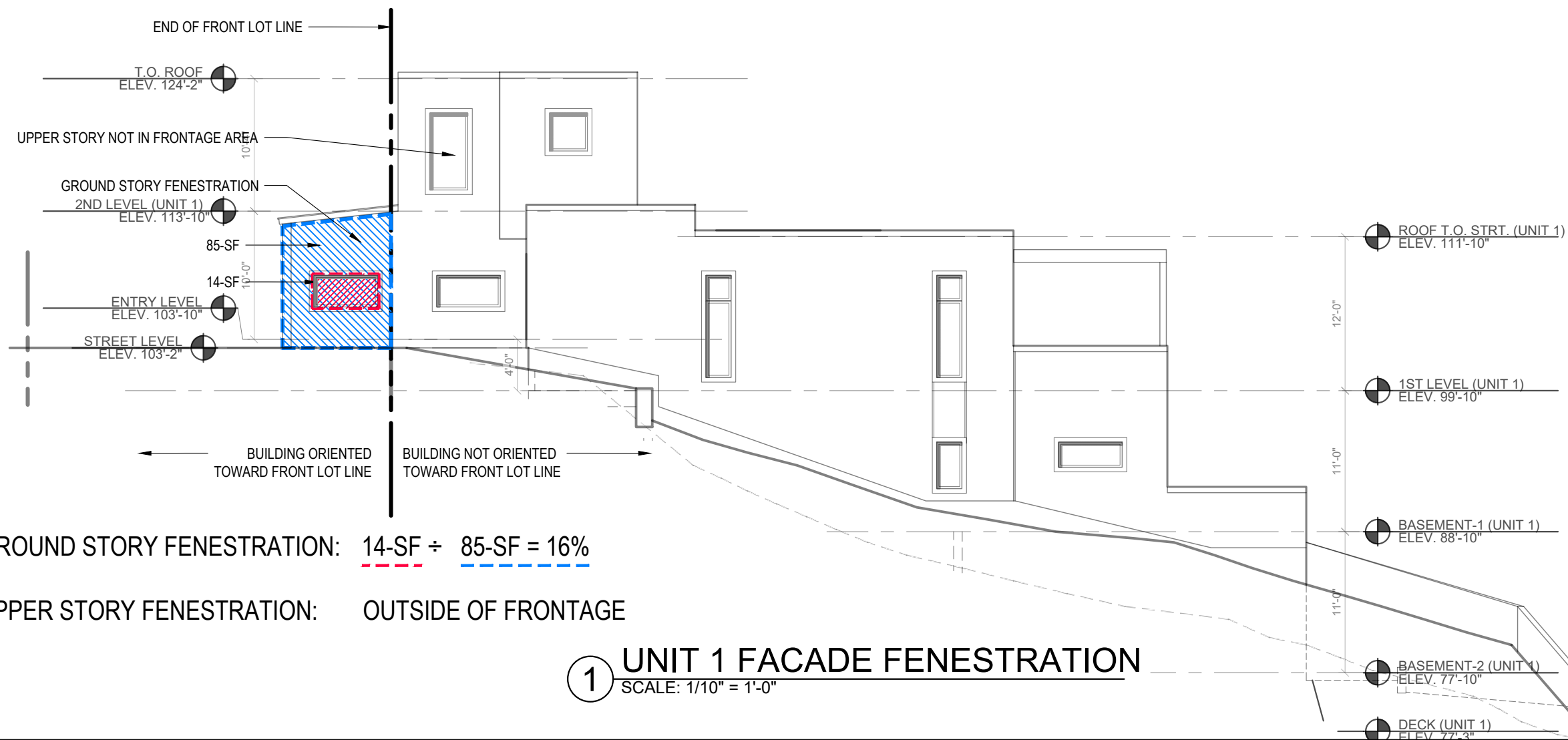
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**Z-7**



**UNIT 1 FLOOR PLAN**

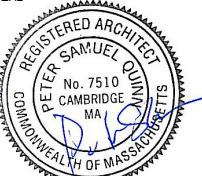


GROUND STORY FENESTRATION:  $14\text{-SF} \div 85\text{-SF} = 16\%$

UPPER STORY FENESTRATION: OUTSIDE OF FRONTAGE

**1 UNIT 1 FACADE FENESTRATION**  
 SCALE: 1/10" = 1'-0"

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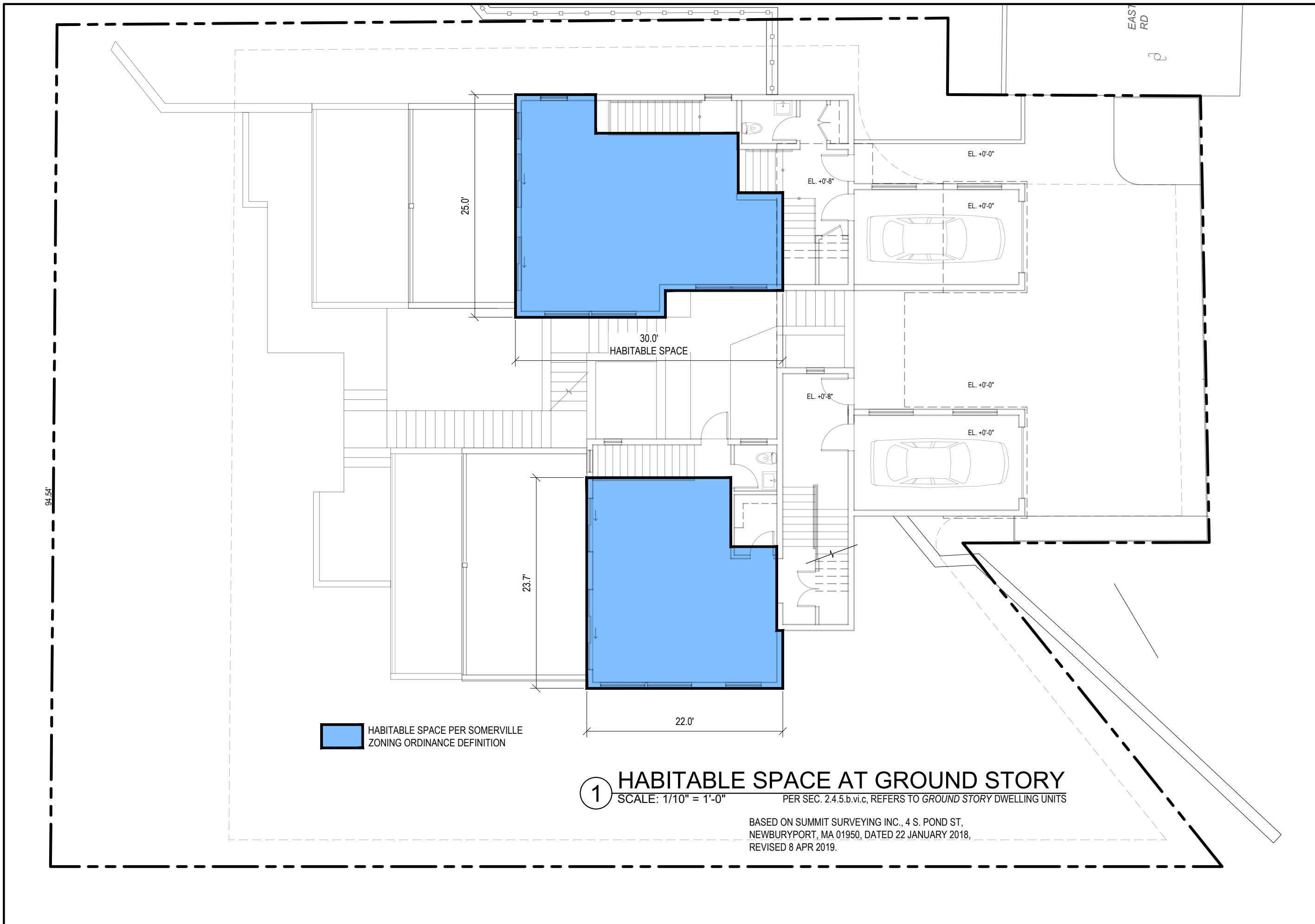
**ZONING  
COMPLIANCE -  
HABITABLE  
SPACE DEPTH**

SCALE AS NOTED

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**Z-8**

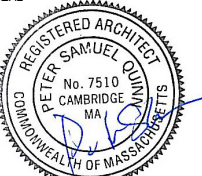


 HABITABLE SPACE PER SOMERVILLE ZONING ORDINANCE DEFINITION

**1 HABITABLE SPACE AT GROUND STORY**  
SCALE: 1/10" = 1'-0" PER SEC. 2.4.5.b.vi.c, 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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DRAWING TITLE

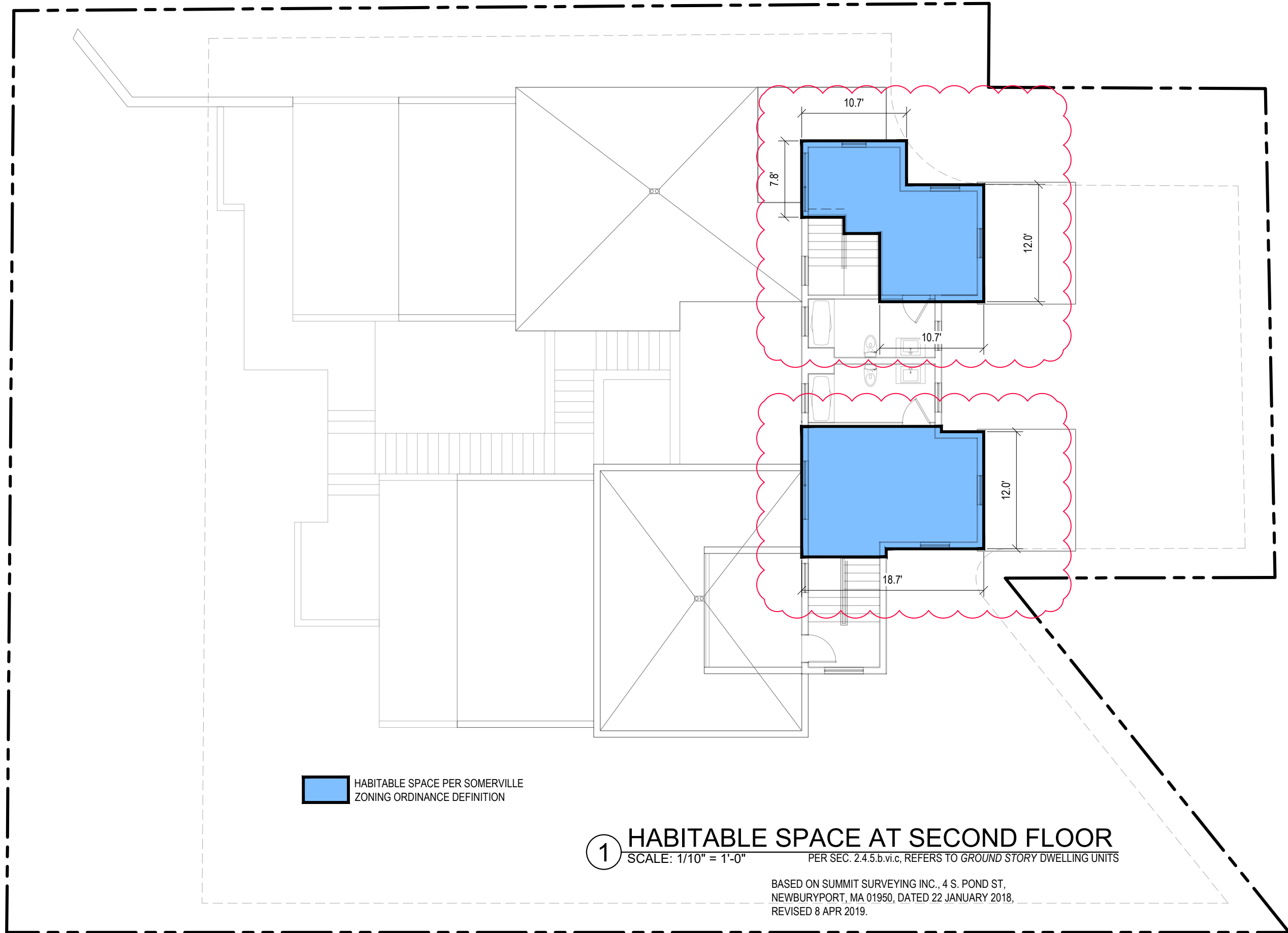
**ZONING  
 COMPLIANCE -  
 HABITABLE  
 SPACE DEPTH**

SCALE AS NOTED

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DRA REV-2	7 JAN 2022
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ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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**Z-9**



 HABITABLE SPACE PER SOMERVILLE  
 ZONING ORDINANCE DEFINITION

**1 HABITABLE SPACE AT SECOND FLOOR**  
 SCALE: 1/10" = 1'-0" PER SEC. 2.4.5.b.vi.c, 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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485 MASSACHUSETTS AVE.  
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DRAWING TITLE

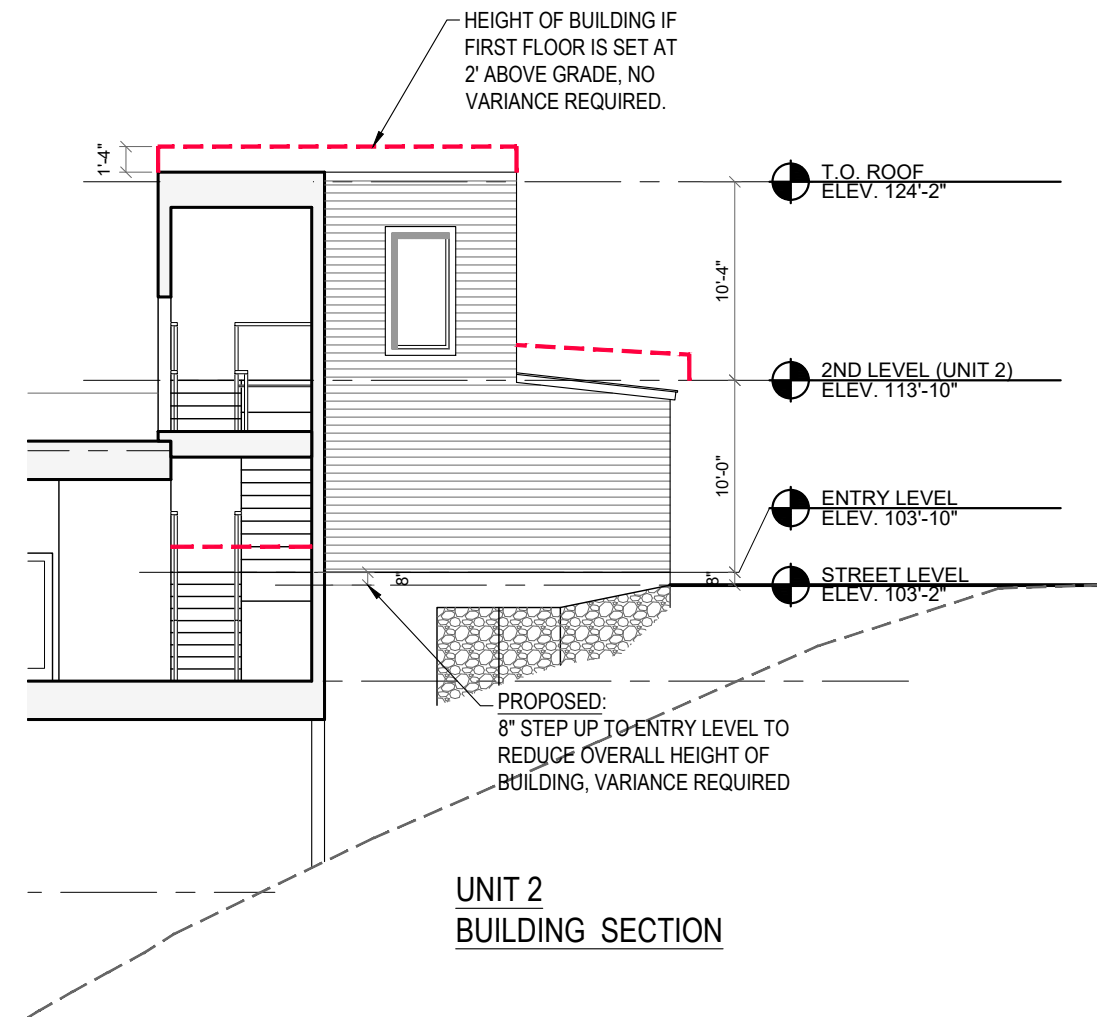
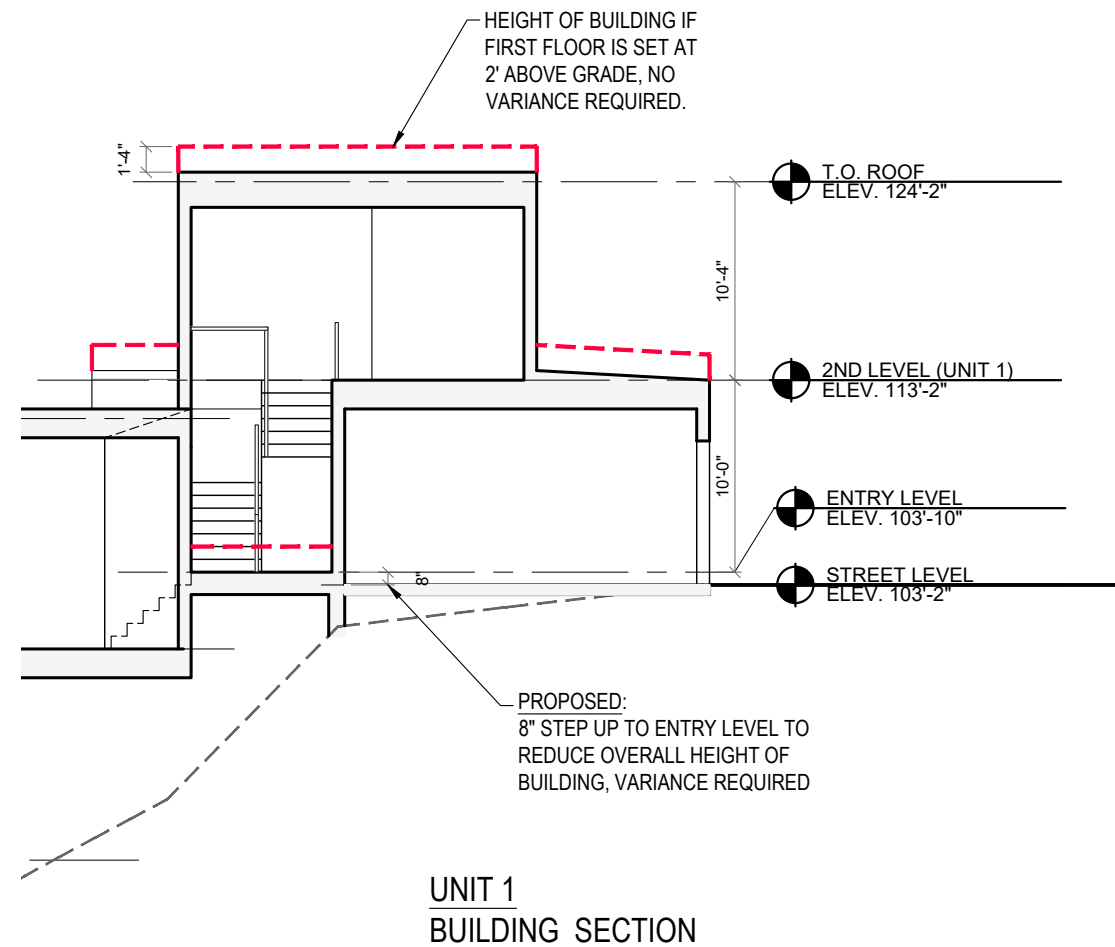
**GROUND FLOOR ELEVATION**

SCALE AS NOTED

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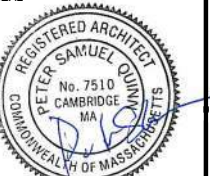
SHEET

**Z-10**



**1 GROUND FLOOR ELEVATION**  
SCALE: 1/10" = 1'-0"

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CAMBRIDGE, MA 02139

DRAWING TITLE

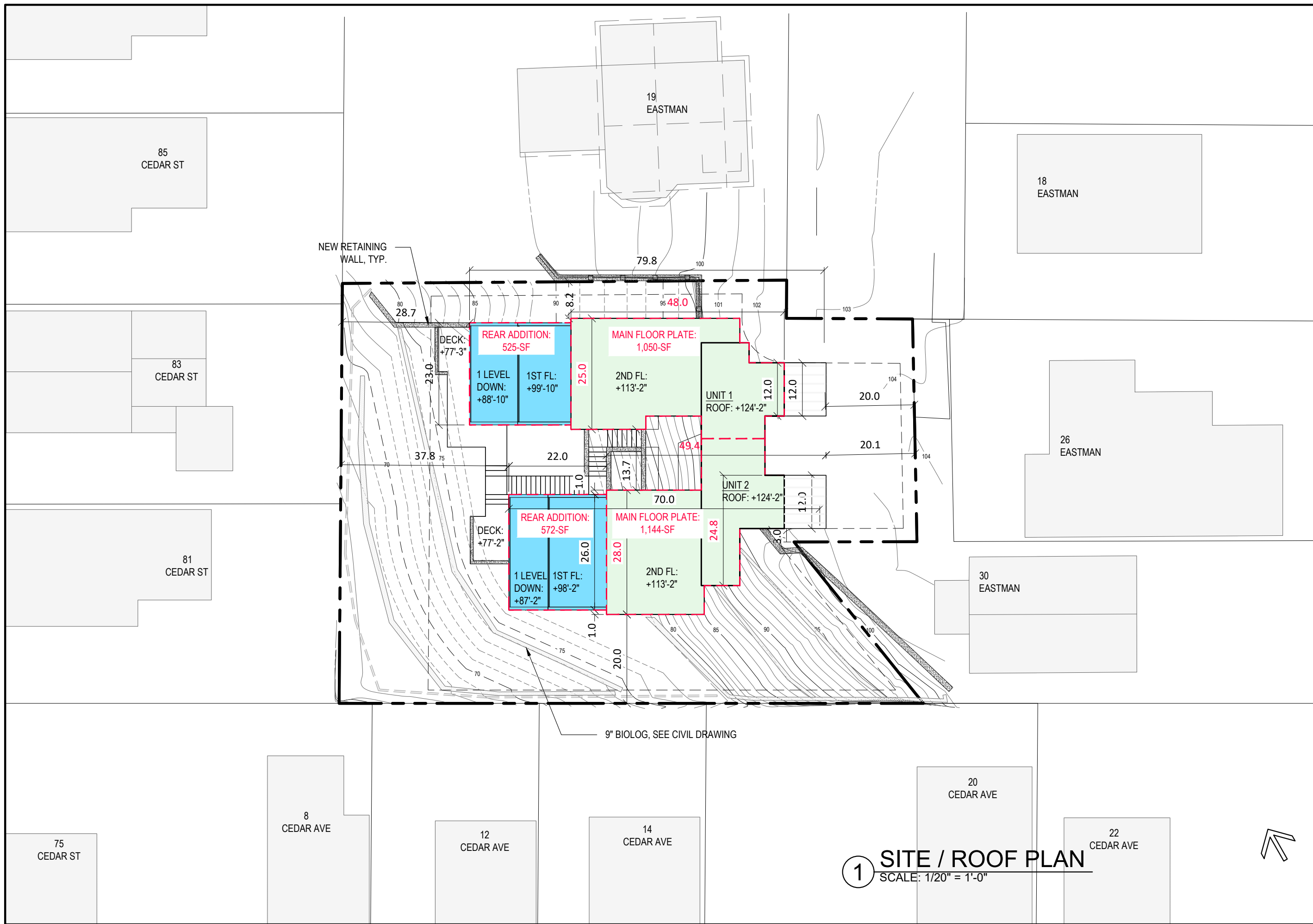
**SITE /  
ROOF PLAN**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
DRAWN BY EXC	REVIEWED BY PQ

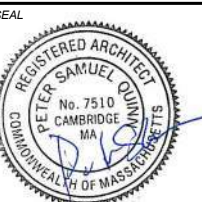
SHEET

**A1.0**



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





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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

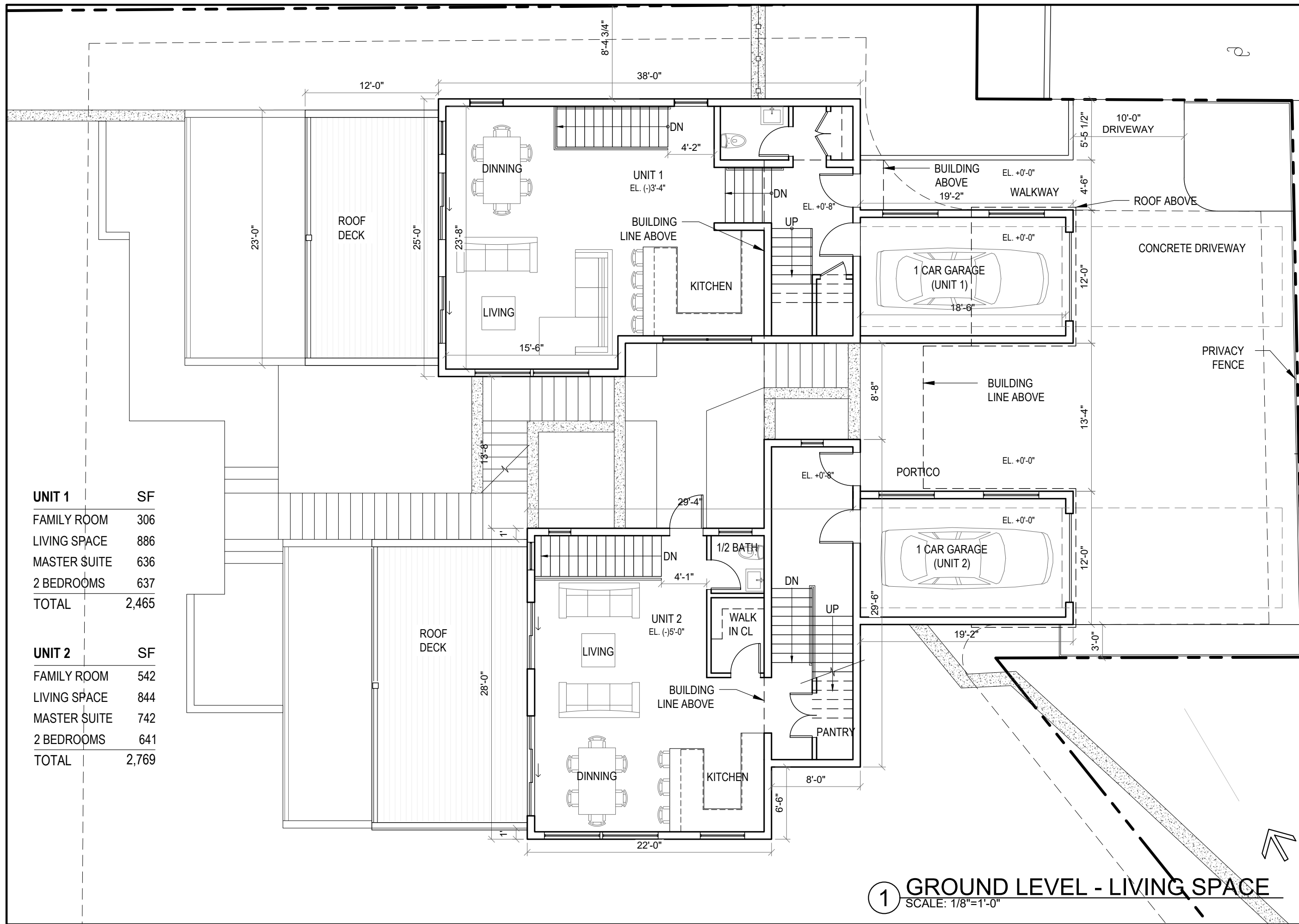
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

DRAWN BY  
EXC

REVIEWED BY  
PQ

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**A1.1**



**UNIT 1**

	SF
FAMILY ROOM	306
LIVING SPACE	886
MASTER SUITE	636
2 BEDROOMS	637
<b>TOTAL</b>	<b>2,465</b>

**UNIT 2**

	SF
FAMILY ROOM	542
LIVING SPACE	844
MASTER SUITE	742
2 BEDROOMS	641
<b>TOTAL</b>	<b>2,769</b>

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

SEAL



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SUITE 309  
CAMBRIDGE, MA 02139

DRAWING TITLE

**SECOND LEVEL  
FLOOR PLAN  
- FAMILY ROOM**

SCALE AS NOTED

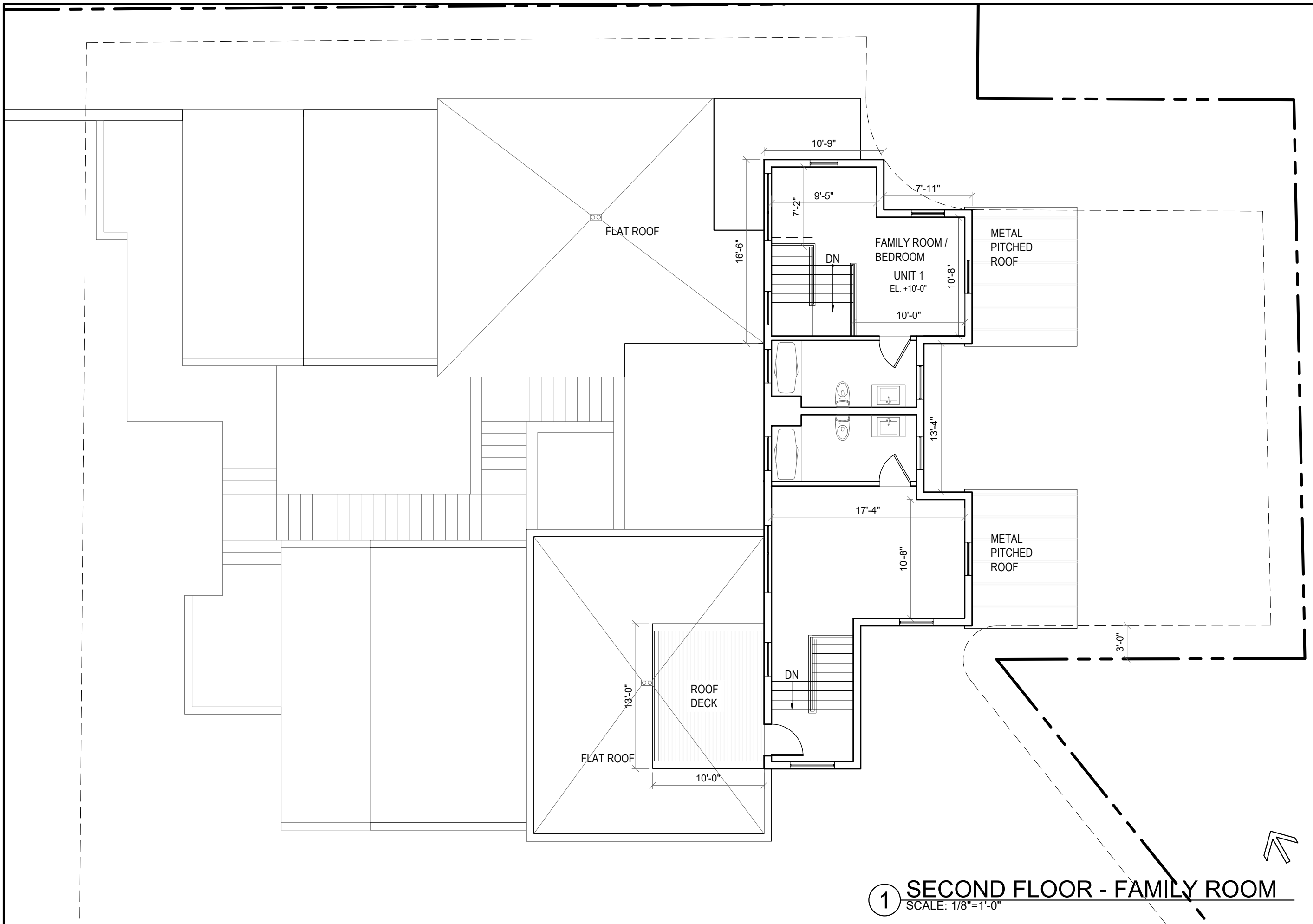
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

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**A1.2**



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

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SUITE 309  
CAMBRIDGE, MA 02139

DRAWING TITLE

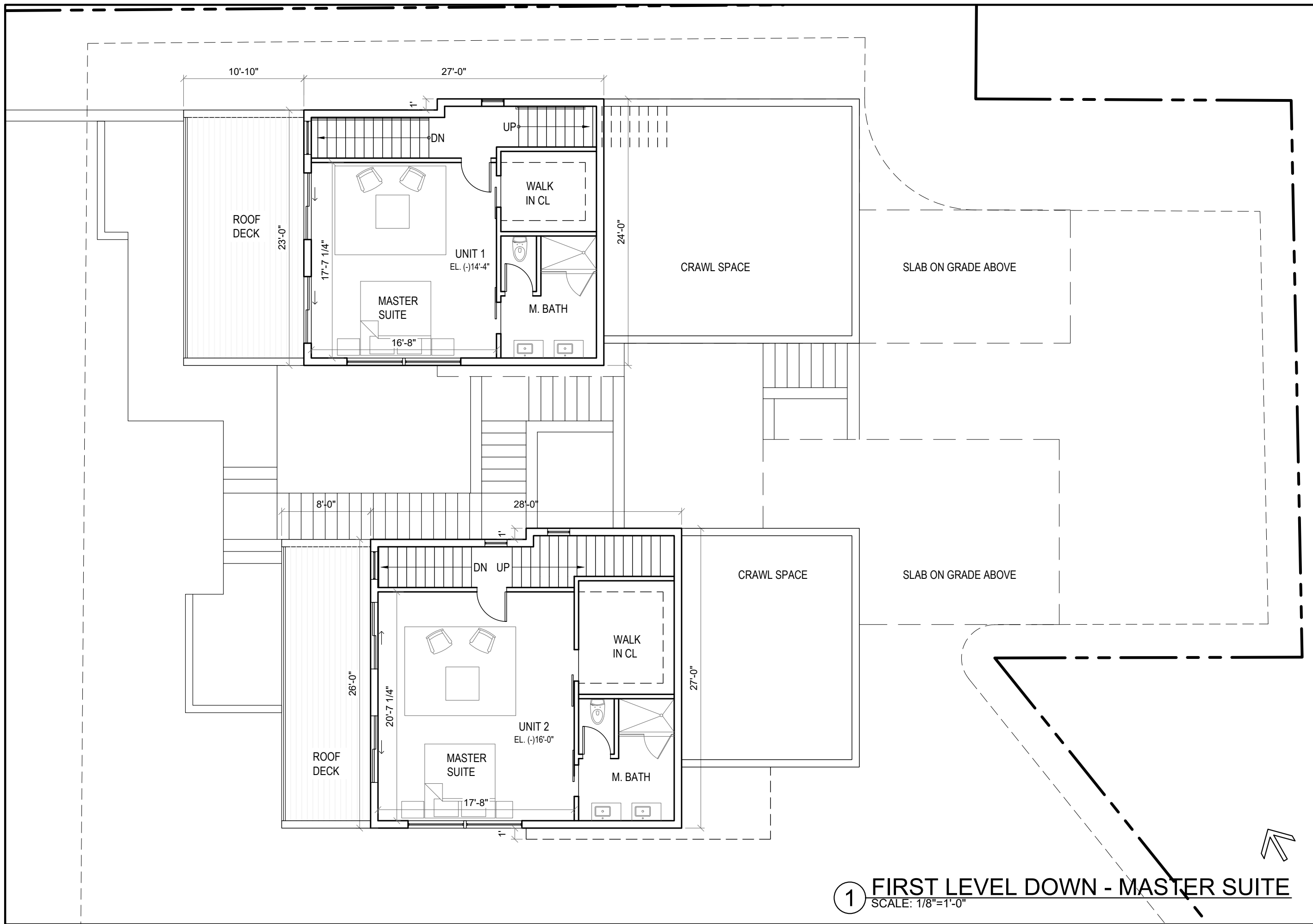
**FIRST LEVEL FLOOR PLAN  
- MASTER SUITE**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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

**A1.3**



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

SEAL



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485 MASSACHUSETTS AVE.  
SUITE 309  
CAMBRIDGE, MA 02139

DRAWING TITLE

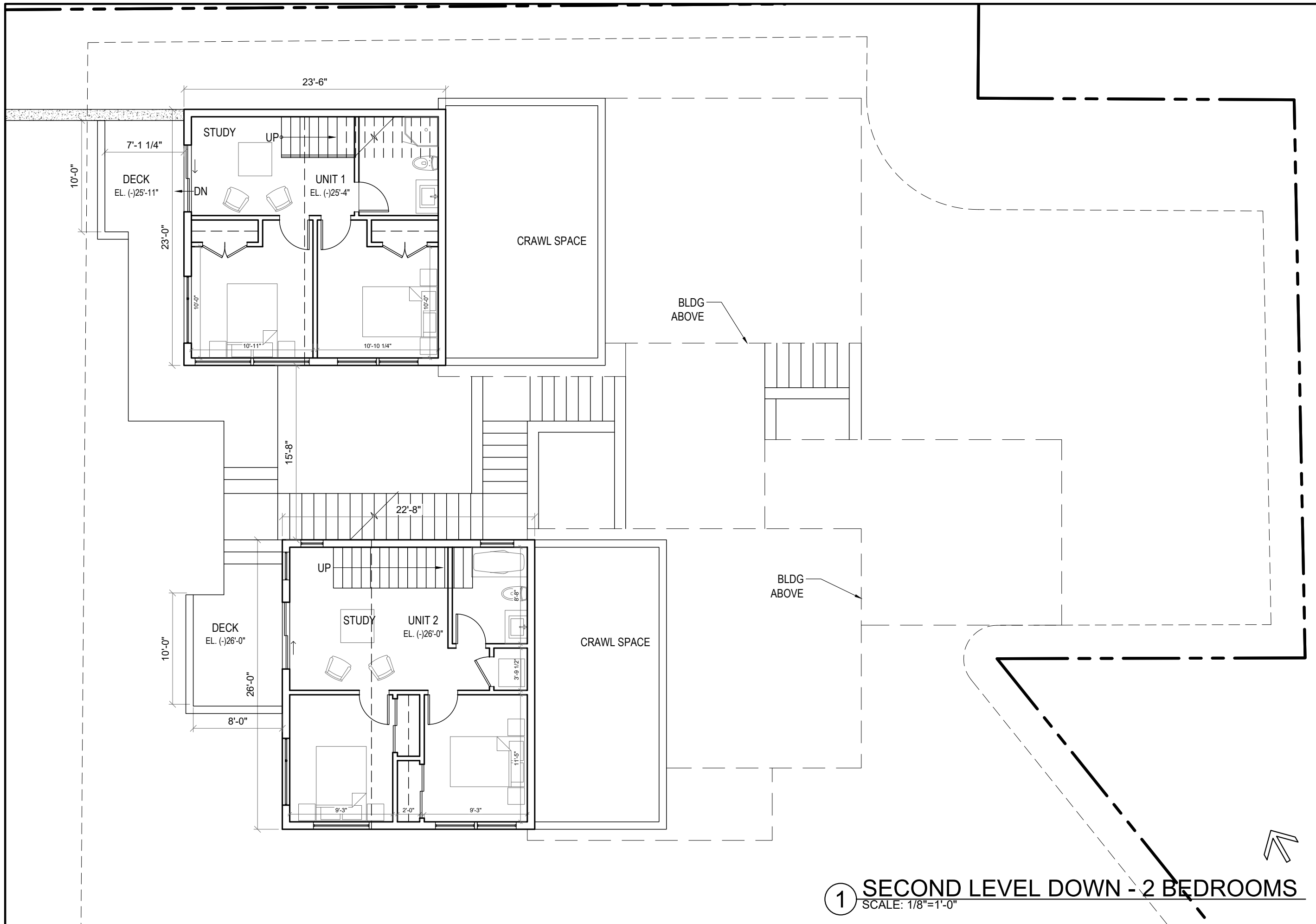
**SECOND LEVEL FLOOR PLAN  
- 2 BEDROOMS**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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

**A1.4**



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

SEAL



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485 MASSACHUSETTS AVE.  
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CAMBRIDGE, MA 02139

DRAWING TITLE

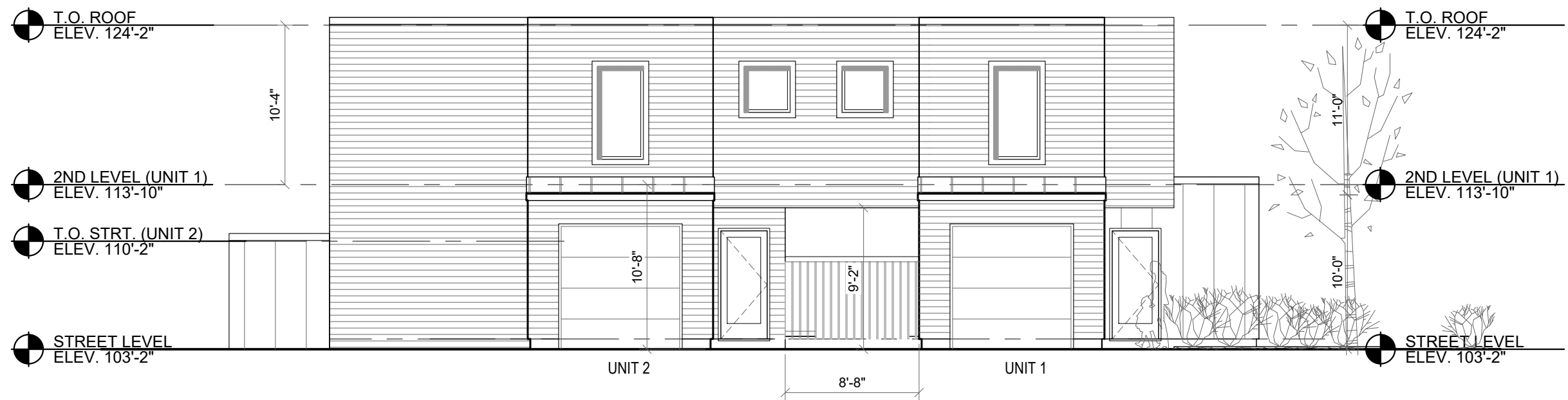
**EAST  
ELEVATION**

SCALE AS NOTED

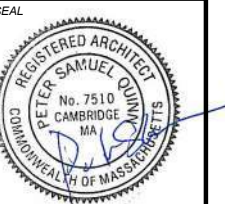
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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**A2.1**



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



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485 MASSACHUSETTS AVE.  
 SUITE 309  
 CAMBRIDGE, MA 02139

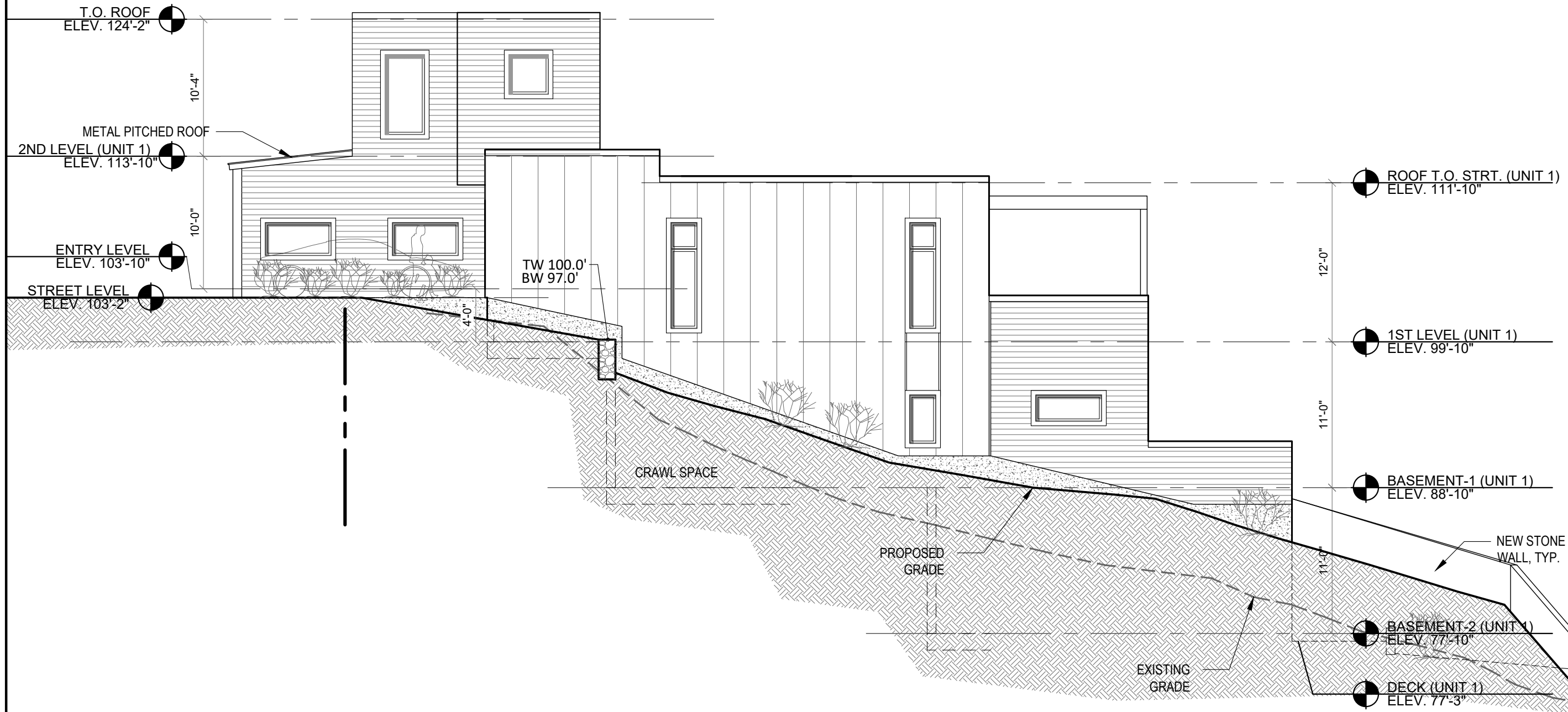
DRAWING TITLE  
**NORTH ELEVATION @ UNIT 1**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
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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**A2.2**



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





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485 MASSACHUSETTS AVE.  
 SUITE 309  
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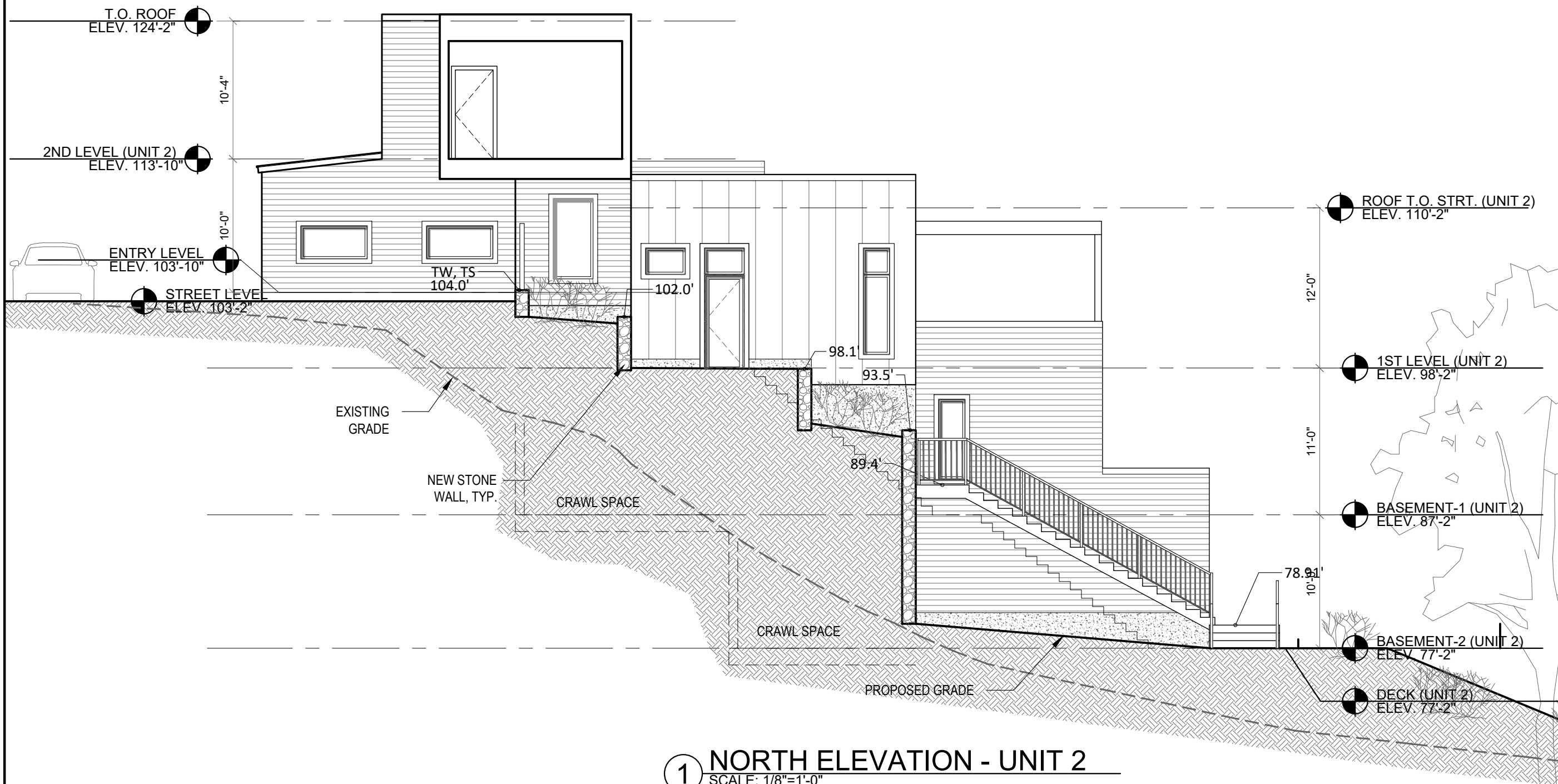
DRAWING TITLE  
**NORTH ELEVATION @ UNIT 2**

SCALE AS NOTED

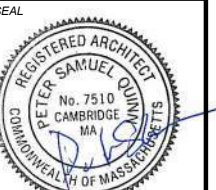
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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**A2.3**



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



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 SUITE 309  
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DRAWING TITLE  
**WEST ELEVATION**

SCALE AS NOTED

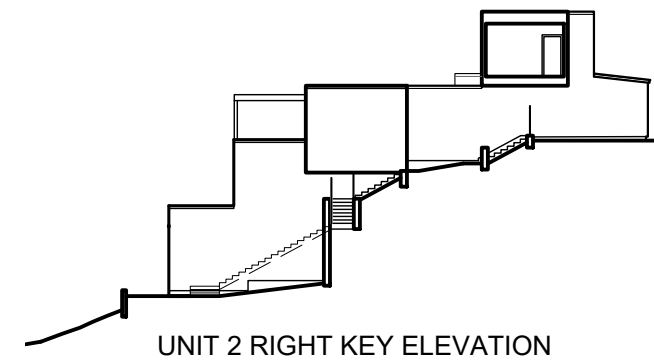
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018

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 EXC

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**A2.4**



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



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 SUITE 309  
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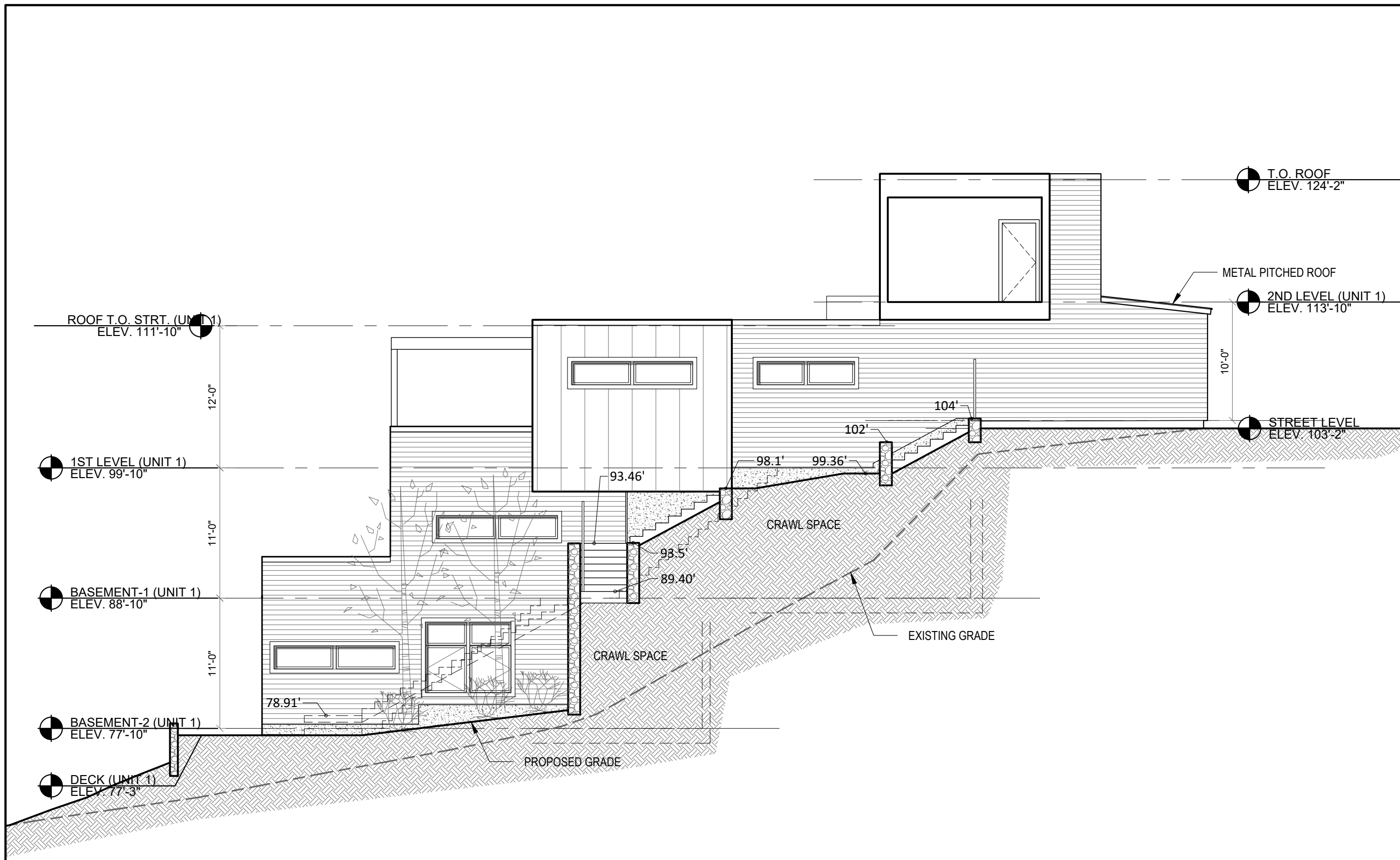
DRAWING TITLE  
**SOUTH ELEVATION @ UNIT 1**

SCALE AS NOTED

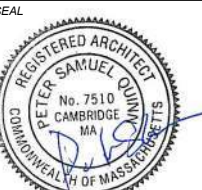
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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**A2.5**



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



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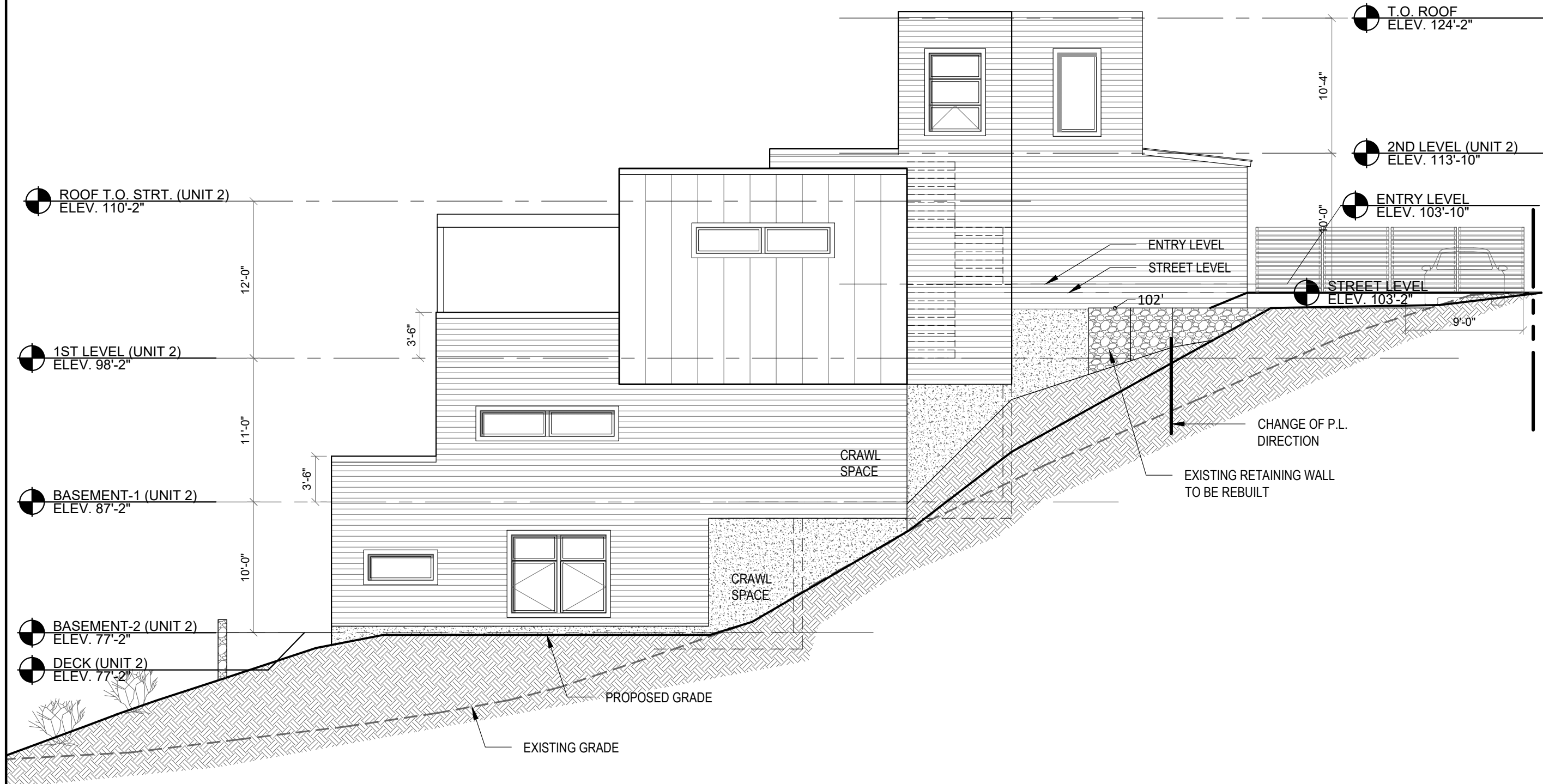
DRAWING TITLE  
**SOUTH ELEVATION @ UNIT 2**

SCALE AS NOTED

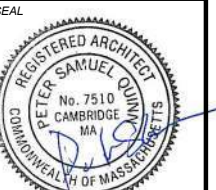
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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SHEET

**A2.6**



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



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 485 MASSACHUSETTS AVE.  
 SUITE 309  
 CAMBRIDGE, MA 02139

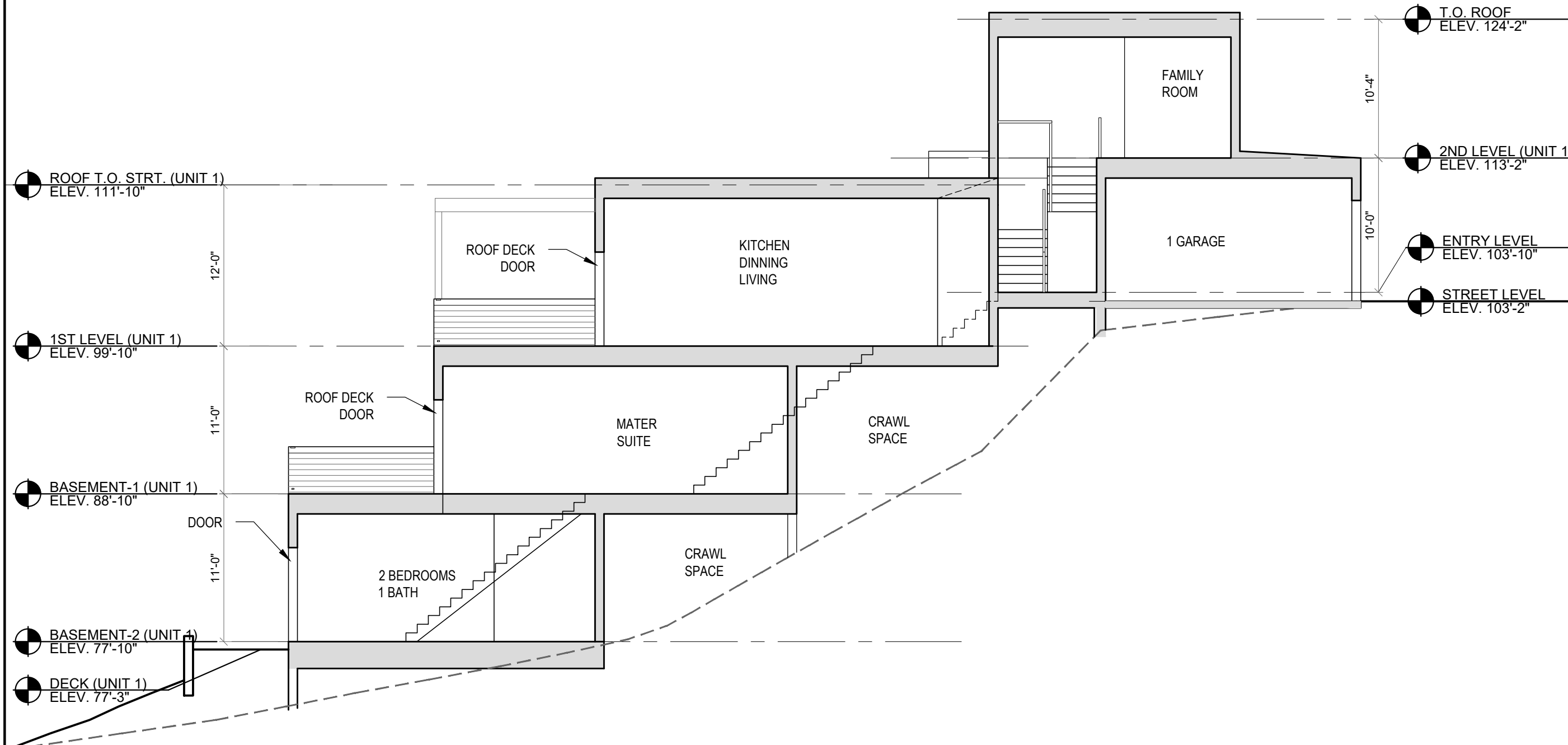
DRAWING TITLE  
**UNIT 1  
 BUILDING  
 SECTION**

SCALE AS NOTED

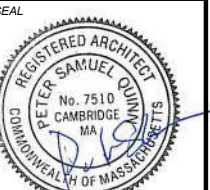
REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
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SHEET

**A3.1**



**1 SECTION - UNIT 1**  
 SCALE: 1/8" = 1'-0"



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SUITE 309  
CAMBRIDGE, MA 02139

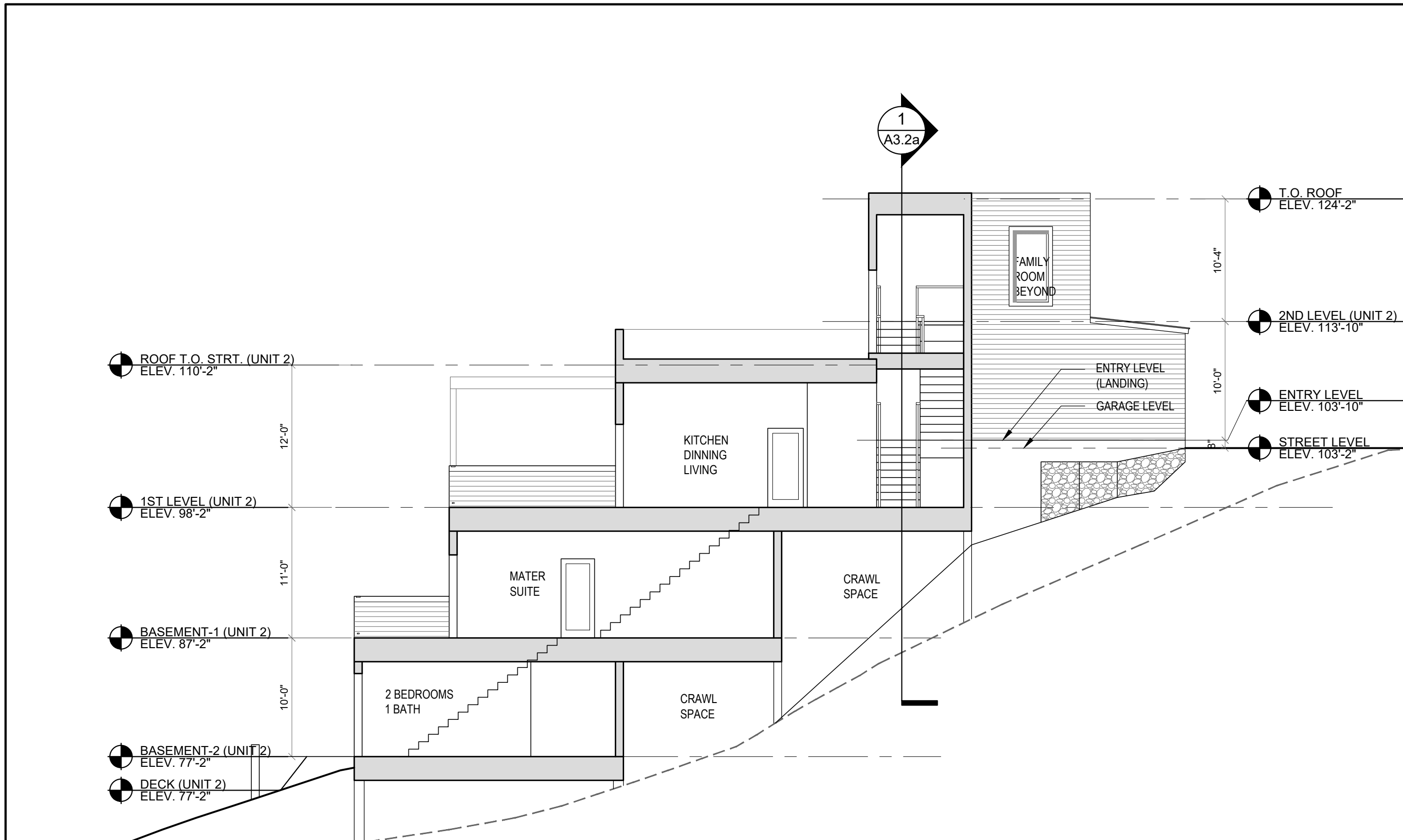
DRAWING TITLE  
**UNIT 2  
BUILDING  
SECTION**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
DRAWN BY EXC	REVIEWED BY PQ

SHEET

**A3.2**



**1 SECTION - UNIT 2**  
SCALE: 1/8" = 1'-0"

C:\Users\myuach\Documents\My papers\Eastman-21\Drawings\based on z-220107\A3.1\_SECTION5.dwg, 07-Jan-22 12:17:56 PM, DWG To PDF.pc3

SEAL



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**21 EASTMAN**

21 EASTMAN RD,  
SOMERVILLE, MA 02144

PREPARED FOR

21 EASTMAN LLC.

485 MASSACHUSETTS AVE.  
SUITE 309  
CAMBRIDGE, MA 02139

DRAWING TITLE

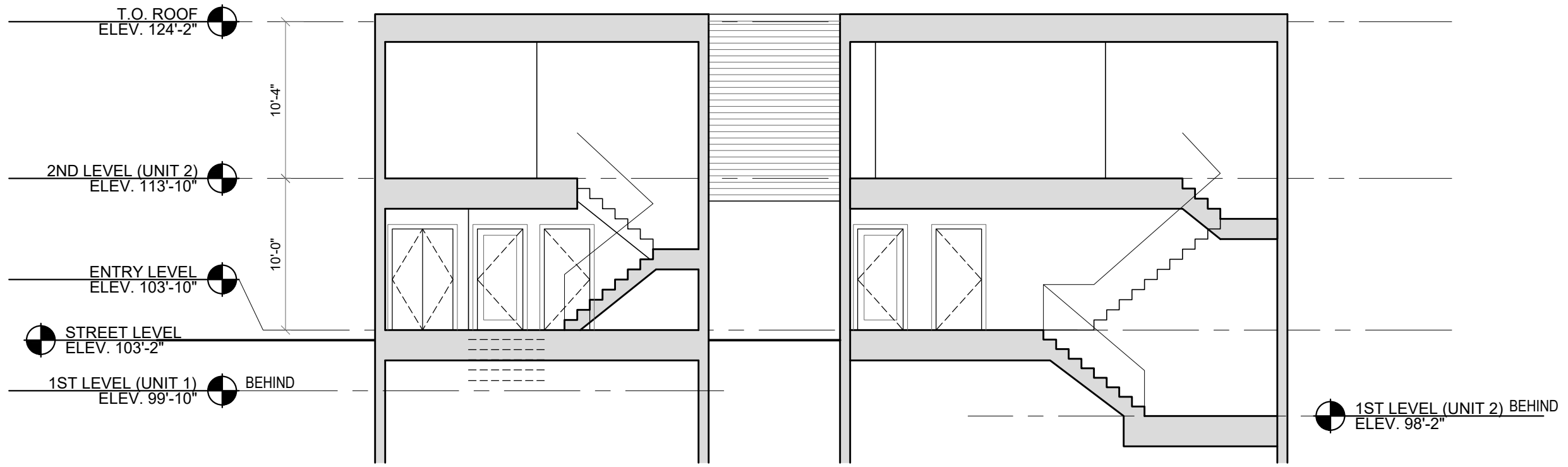
**CROSS SECTION  
UNIT 1 & 2**

SCALE AS NOTED

REVISION	DATE
DRA REV-2	7 JAN 2022
DRA APPL	13 NOV 2020
NEW SCHEME	03 MAR 2020
ZBA APPL REV	16 JULY 2019
ZBA APPL	28 DEC 2018
DRAWN BY EXC	REVIEWED BY PQ

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**A3.2a**



UNIT 1

UNIT 2

**2 CROSS SECTION - UNIT 1 & UNIT 2**  
SCALE: 1/8" = 1'-0"



PROPOSED SITE  
ROOF PEAK: 124.6'

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

19 EASTMAN RD  
ROOF PEAK: 133.1'

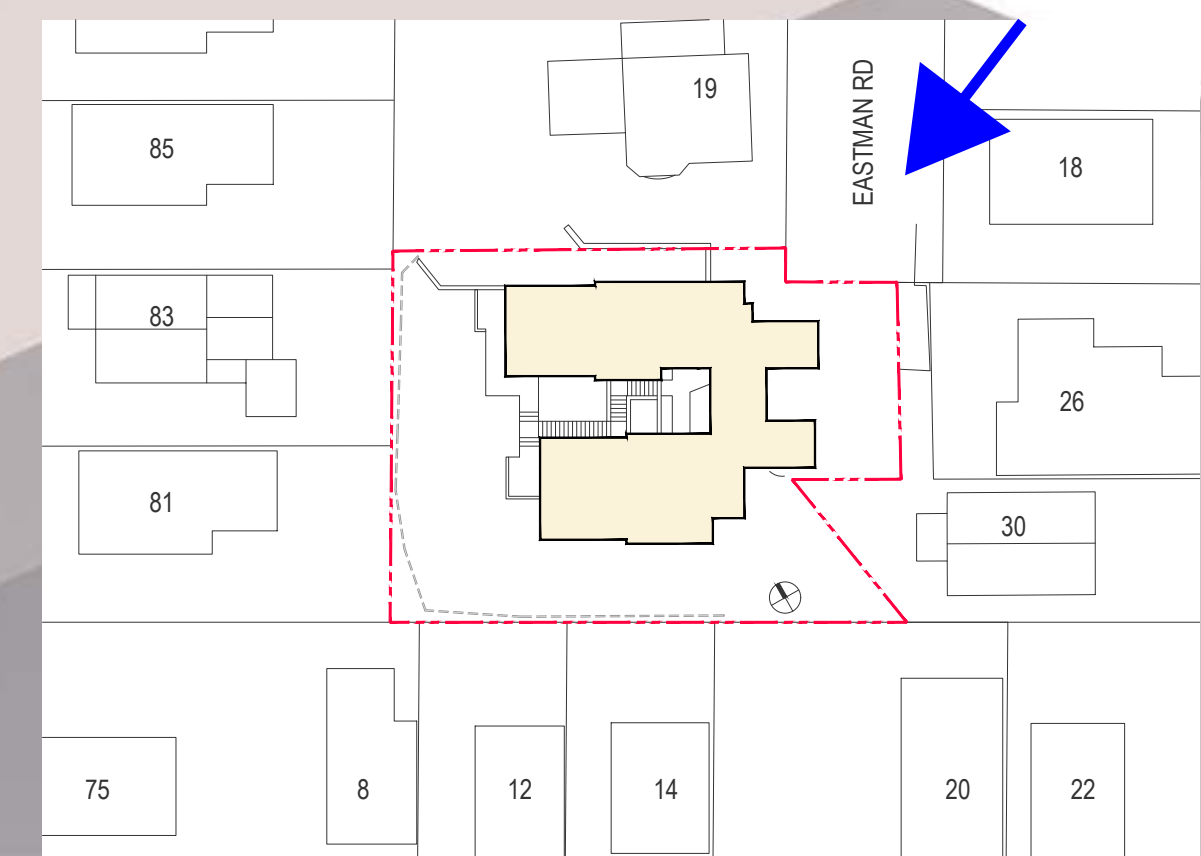
75 CEDAR ST  
ROOF PEAK: ± 92.2'

81 CEDAR ST  
ROOF PEAK: ± 95.2'

83 CEDAR ST  
ROOF PEAK: ± 95.2'

85 CEDAR ST  
ROOF PEAK: ± 99.2'

15 EASTMAN RD





AERIAL VIEW FROM THE WEST  
(TREES ARE NOT SHOWN)

PROPOSED SITE  
ROOF PEAK: 124.6'

18 EASTMAN RD  
ROOF PEAK: 146.1'

26 EASTMAN RD  
ROOF PEAK: 139.6'

30 EASTMAN RD  
ROOF PEAK: 126.3'

19 EASTMAN RD  
ROOF PEAK: 133.1'

22 CEDAR AVE

20 CEDAR AVE

14 CEDAR AVE

12 CEDAR AVE

81 CEDAR ST

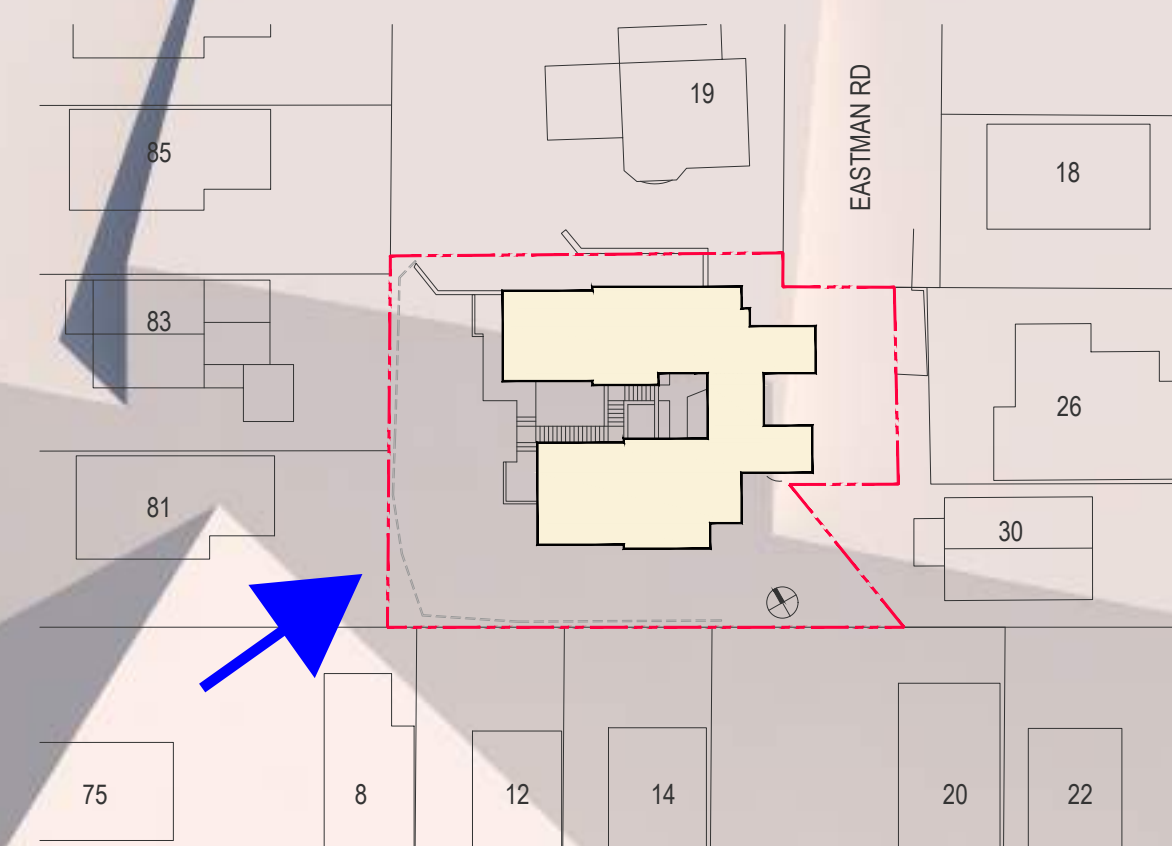
EXISTING  
STONE WALL

± 21.0'

± 29.2'  
FROM PATIO  
TO P.L.

P.L.

8 CEDAR AVE







PROPOSED SITE

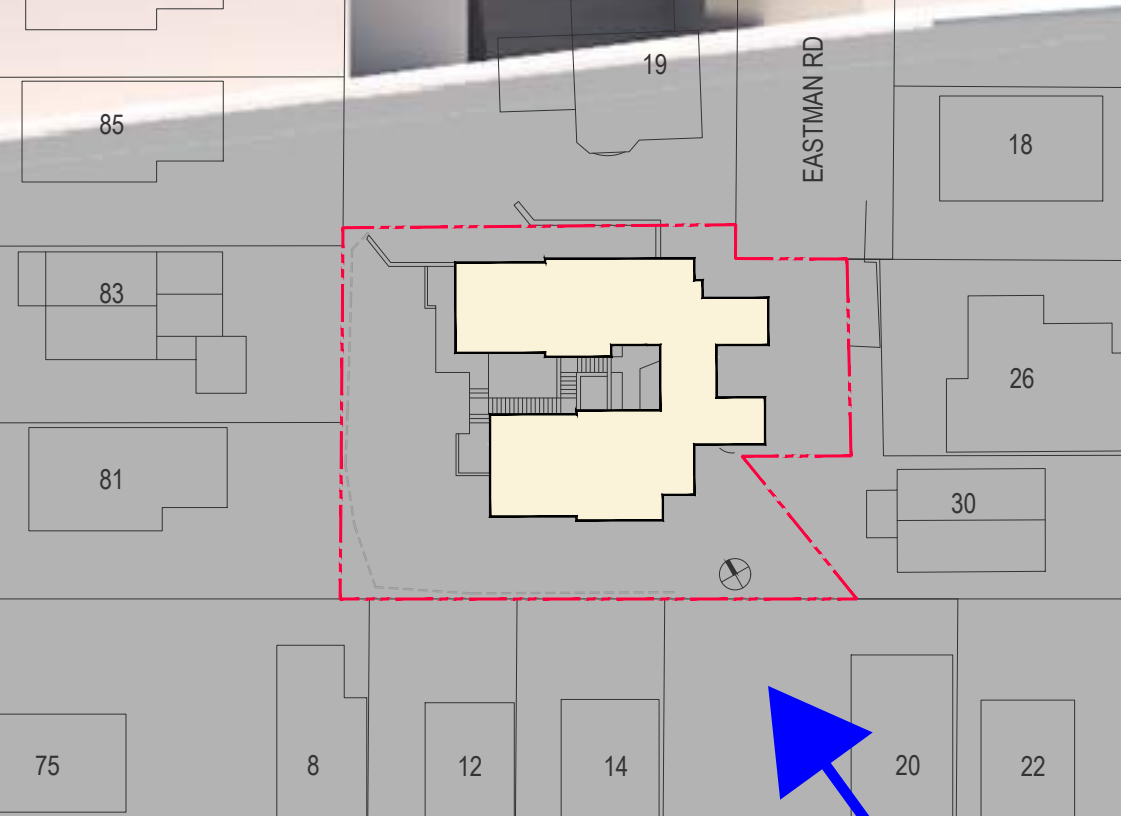
20  
CEDAR AVE

14  
CEDAR AVE

12  
CEDAR AVE

CEDAR AVE

EASTMAN RD





PROPOSED SITE  
ROOF PEAK: 124.6'

19 EASTMAN RD  
ROOF PEAK: 133.1'

18 EASTMAN RD  
ROOF PEAK: 146.1'

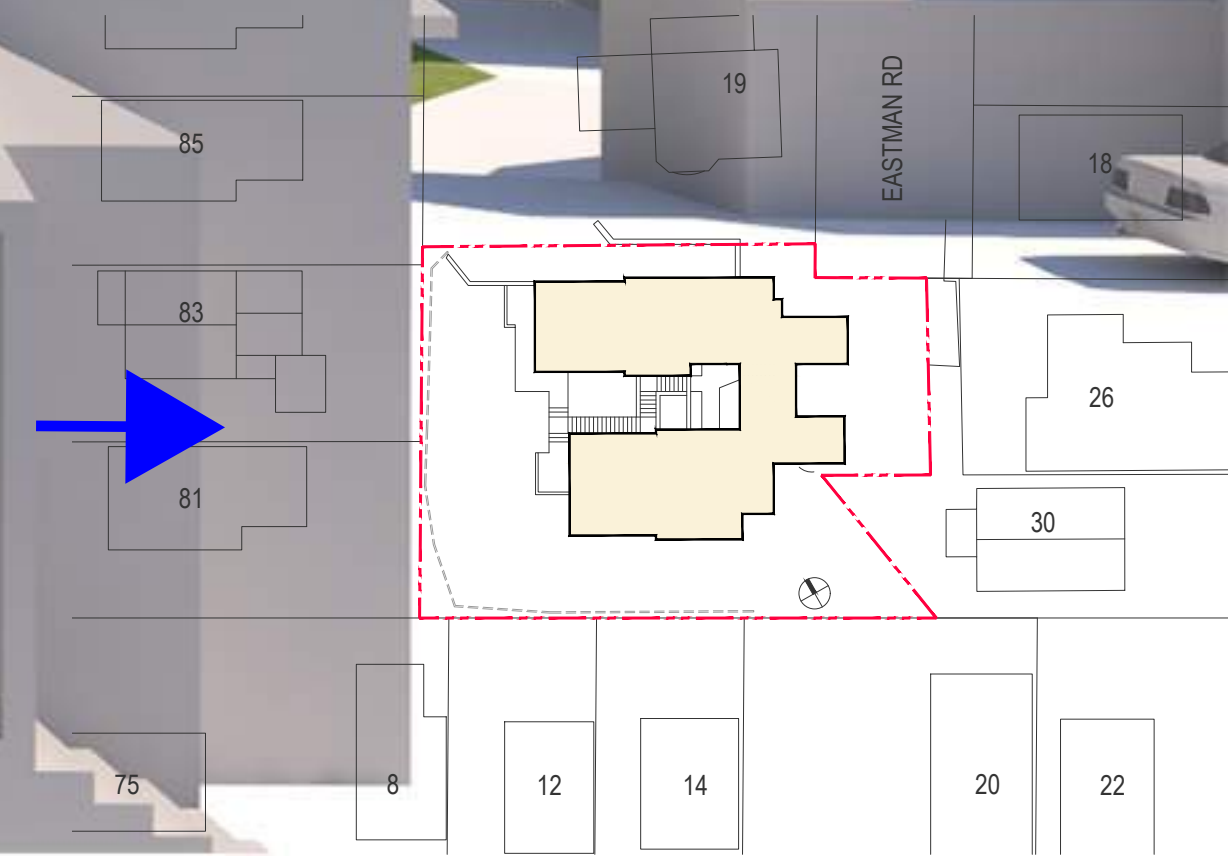
83  
CEDAR ST

81  
CEDAR ST

14  
CEDAR  
AVE

12  
CEDAR  
AVE

8  
CEDAR  
AVE



PROPOSED SITE  
ROOF PEAK: 124.6'

19 EASTMAN RD  
ROOF PEAK: 133.1'

± 21.5'  
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

± 29.9'  
HEIGHT OF  
19 EASTMAN  
HEIGHT OF  
19 EASTMAN

EASTMAN RD

± 103.2' STREET LEVEL



# 21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

9:00 AM

12:00 PM

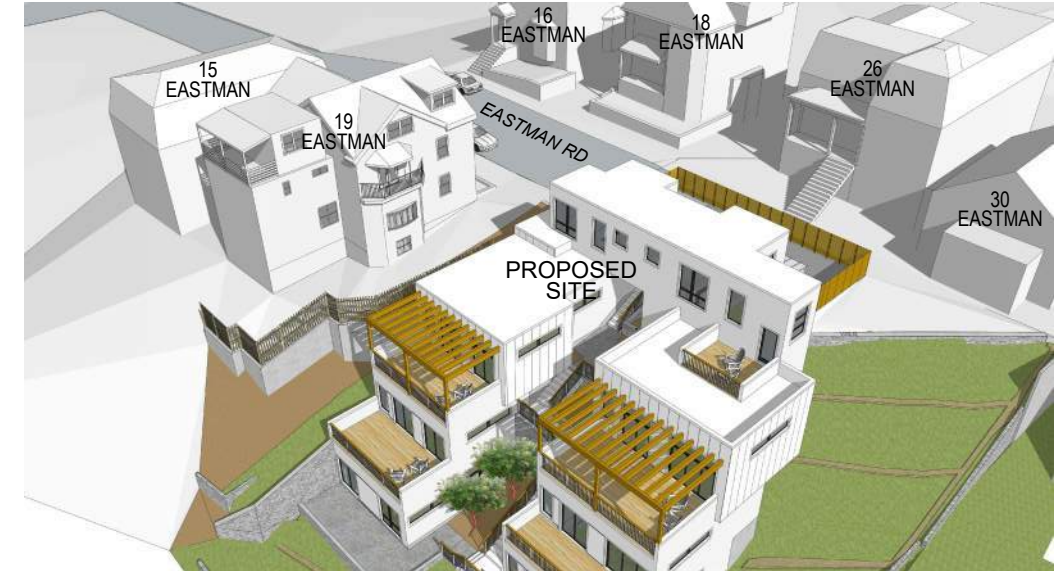
3:00PM



PROPOSED NEW SCHEME



PROPOSED NEW SCHEME



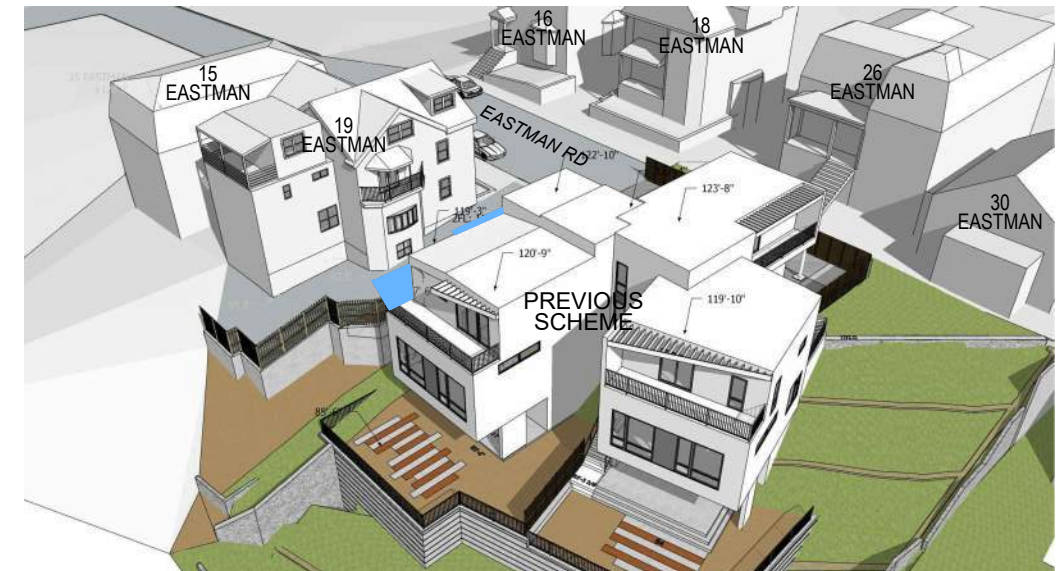
PROPOSED NEW SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME



SPRING - MARCH 21 /  
FALL - SEPTEMBER 21

- IMPROVED SHADOW
- ADDITIONAL SHADOW

# 21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

9:00 AM

12:00 PM

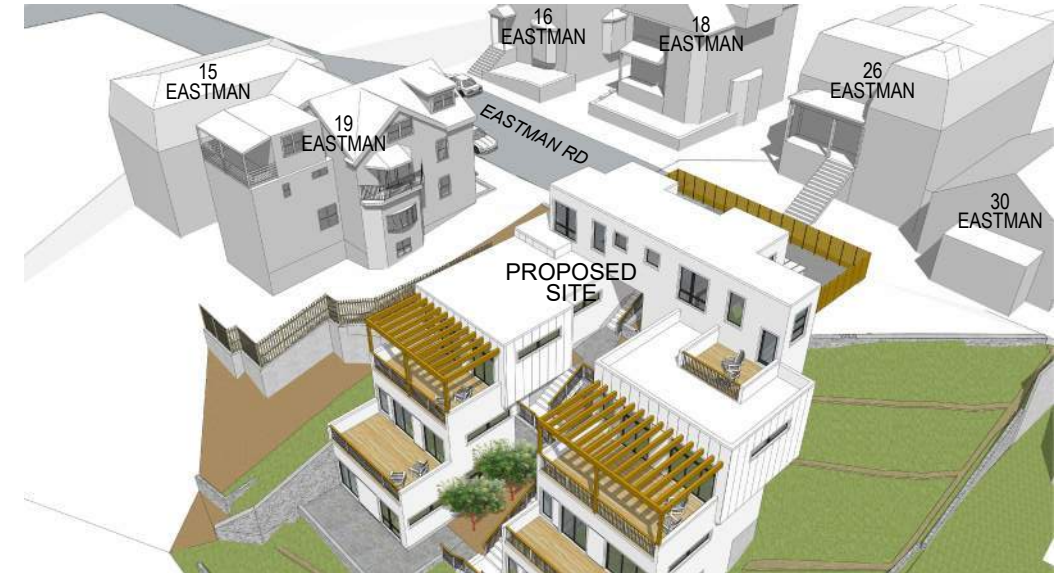
3:00PM



PROPOSED NEW SCHEME



PROPOSED NEW SCHEME



PROPOSED NEW SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME

NO DIFFERENCE OF SHADOW ON BOTH SCHEME



SUMMER - JUNE 21

# 21 EASTMAN RD - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

9:00 AM

12:00 PM

3:00PM



PROPOSED NEW SCHEME



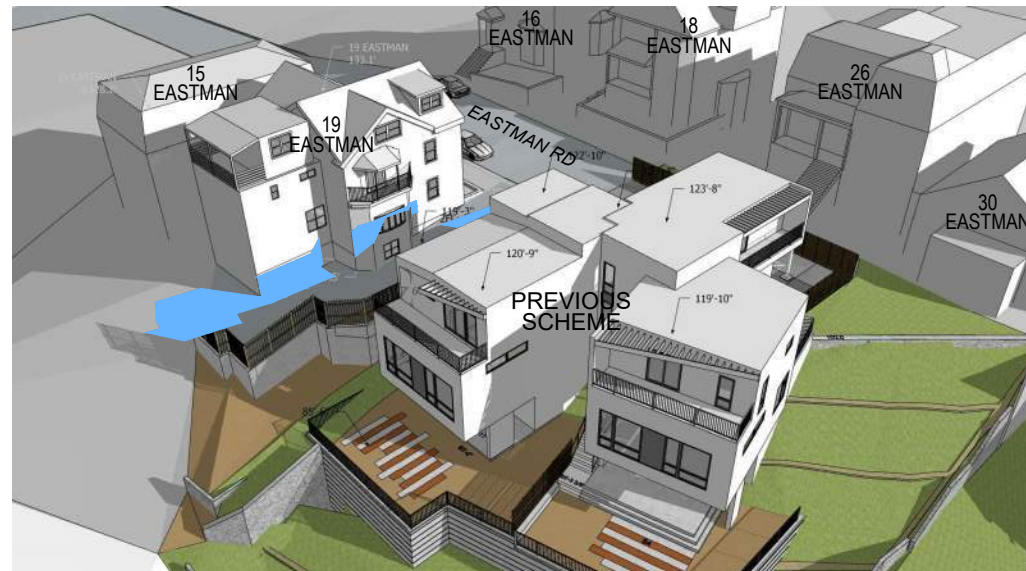
PROPOSED NEW SCHEME



PROPOSED NEW SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME



PREVIOUS SCHEME



WINTER - DECEMBER 21

- IMPROVED SHADOW
- ADDITIONAL SHADOW