

ZBA APPLICATION
5-UNIT DEVELOPMENT
3 SUMMER ST, SOMERVILLE, MA 02143

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION DATE

ZBA 30 JUN 2018

DRAWN BY YC REVIEWED BY PQ

SHEET

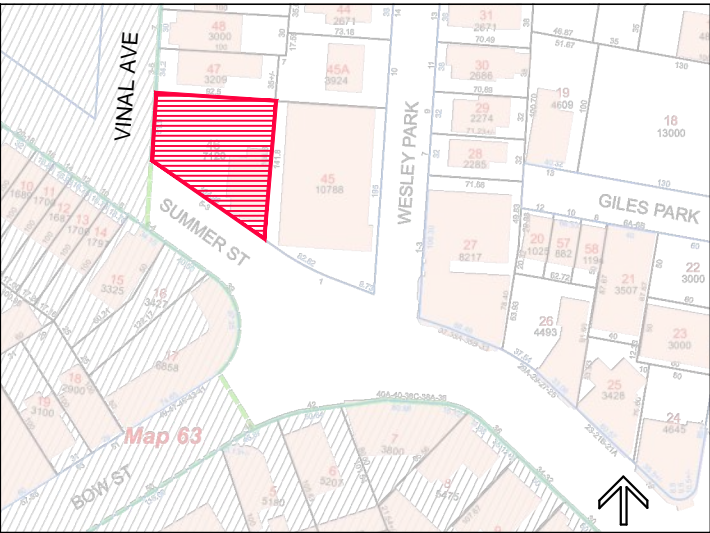
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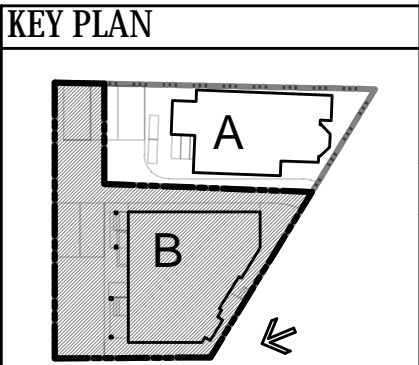
SUMMER STREET ELEVATION

LIST OF DRAWINGS		ZBA APPL		
		18 JULY 2018		
GENERAL				
T1	TITLE SHEET	X		
	EXISTING CONDITIONS PLAN	X		
Z1	ZONING COMPLIANCE - DIMENSIONAL TABLE	X		
Z2	ZONING COMPLIANCE - DIMENSIONAL SITE PLAN	X		
Z3	ZONING COMPLIANCE	X		

ARCHITECTURAL				
A0	3D VIEWS	X		
A1	BASEMENT FLOOR PLAN	X		
A2	SITE / FIRST FLOOR PLAN	X		
A3	SECOND FLOOR PLAN	X		
A4	THIRD FLOOR PLAN	X		
A5	ROOF PLAN	X		
A6	SUMMER ST ELEVATION	X		
A7	VINAL AVE ELEVATION	X		
A8	REAR ELEVATION	X		
A9	DRIVEWAY ELEVATION	X		



LOCUS PLAN



KEY PLAN

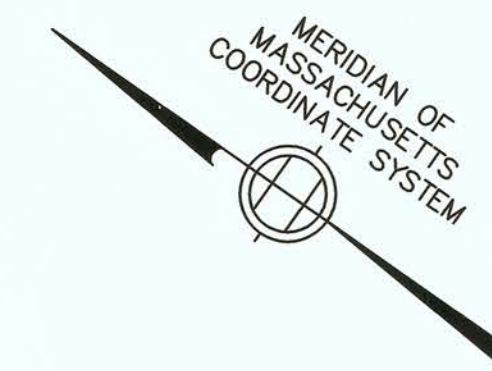
PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

CIVIL ENGINEER AND LAND SURVEYORS

DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
PH (617) 776-3350



APPROVED BY SOMERVILLE PLANNING BOARD:

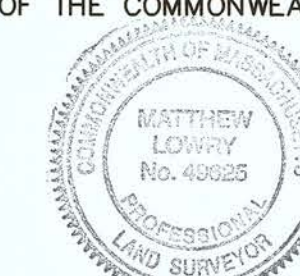
NOTES

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCEL AS DESCRIBED IN DEED BOOK 57336 PAGE 148 INTO TWO SEPARATE LOTS. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 14 2017, AND AUGUST 28, 2017, BY DESIGN CONSULTANTS, INC. (DCI).

THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

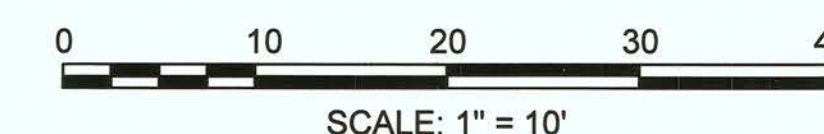


P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
DATE 9-27-2018

3-5 SUMMER STREET

OWNER: 35 AT SUMMER, LLC
DEED REFERENCE: BK. 57336 PG. 148
PLAN REFERENCE: PLAN NO. 1551 OF 1962
ASSESSORS: MAP 73 BLOCK A LOT 46

PLAN 839 of 2010
PLAN 571 of 2010
PLAN 1444 of 2000
PLAN 1551 of 1962



Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

SCALE:
HORIZ: 1" = 10'
VERT:

FIELD: LG
CALCS: BD
CHECKED: ML
APPROVED: ML

3-5 SUMMER STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
35 AT SUMMER, LLC

PROJECT NO. 2017-085
DATE: <u>SEPT. 26, 2018</u>
SHEET NO. 1 OF 1

P:\2017 Projects\2017-085 3 Summer St Somerville\Dwg_SURVEYING\2017-085sd.dwg

Z:\CADD\WG\Summer3\Drawings\Summer 3 - Zoning LOT B.dwg, 21 JUN 2018 9:06:11 AM

DIMENSIONAL TABLE - NB ZONING DISTRICT - PROPOSED 5-UNIT RESIDENTIAL BUILDING

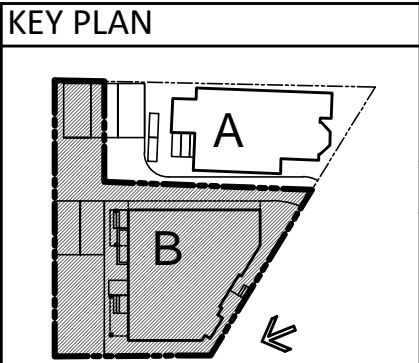
ITEM	ALLOWED/ REQUIRED	PROPOSED LOT B	COMPLIANCE
USE	PER §7.11	NO CHANGE	COMPLIES
NUMBER OF DWELLING UNITS	4-6 UNITS VIA SP	5	REQUIRES SP
LOT SIZE (SF) MIN	NA	4,495	COMPLIES
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	899	COMPLIES
GROUND COVERAGE (%) MAX	80	± 43	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	10	± 11	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	-	± 44	COMPLIES
NET FLOOR AREA (NSF)	8,994	± 6,528	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	1.5	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	34.9 / 3	COMPLIES
FRONT YARD MIN (FT)	NA	5.0	COMPLIES
REAR YARD MIN (FT)	15 *	24.5	COMPLIES
SIDE YARD MIN - LEFT (FT)	NA	5.0	COMPLIES
SIDE YARD MIN - RIGHT (FT)	NA	4.3'	COMPLIES
FRONTAGE MIN (FT)	NA	64.7'	COMPLIES
NO. OF PARKING SPACES MIN	8**	3 STANDARD + 4 COMPACT = 7	REQUIRES RELIEF FOR TOTAL AMOUNT, COMPACT PERCENTAGE, & ON 2 LOTS
MIN NO. BIKE PARKING SPACES	0***	8 ON ABUTTING LOT	COMPLIES

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

*REAR YARD BUTTING RESIDENTIAL DISTRICT PER §8.6.12
MIN REAR YARD = 1/3 BUILDING HEIGHT BUT NO CASE <15'.
PROPOSED BUILDING HEIGHT = 34.9' / 3 = 11.6', BUT NO CASE <15' = 15' MIN REAR YARD

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(4) 1 OR 2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6
(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
8 SPACES REQUIRED

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
RESIDENTIAL
(0) FIRST 7 UNITS AT 1 BIKE SPACE PER FIRST 7 UNITS = 0X1 = 0
(0) FOR EVERY 3 UNITS OVER FIRST 7 UNITS = 0X1 = 0
0 BIKE SPACES
REQUIRED



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SEAL

CONSULTANT

PROJECT

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE

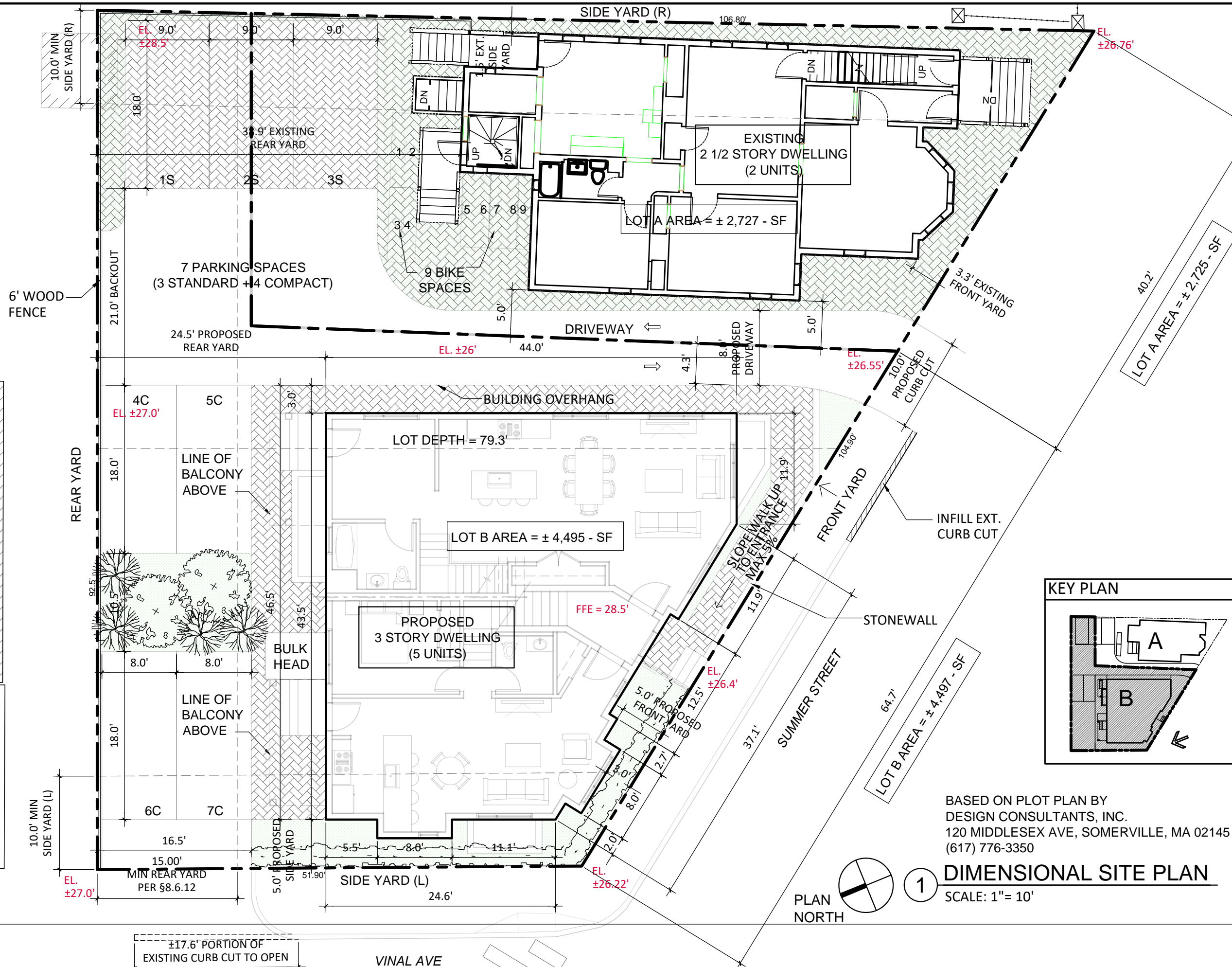
LOT B
ZONING
COMPLIANCE
- DIMENSIONAL
TABLE

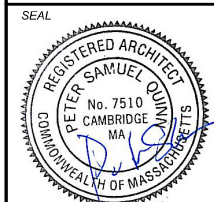
SCALE AS NOTED

REVISION	DATE
ZBA	30 JUN 2018
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SHEET

Z-1





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PROJECT

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

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SHEET	

ZBA

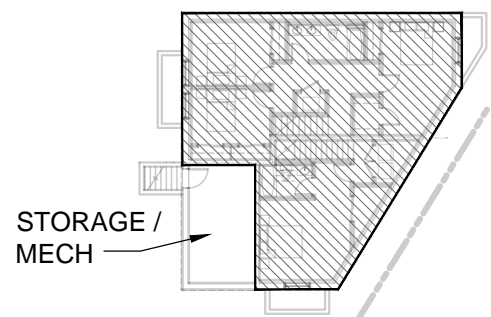
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DRAWN BY
MY/YC

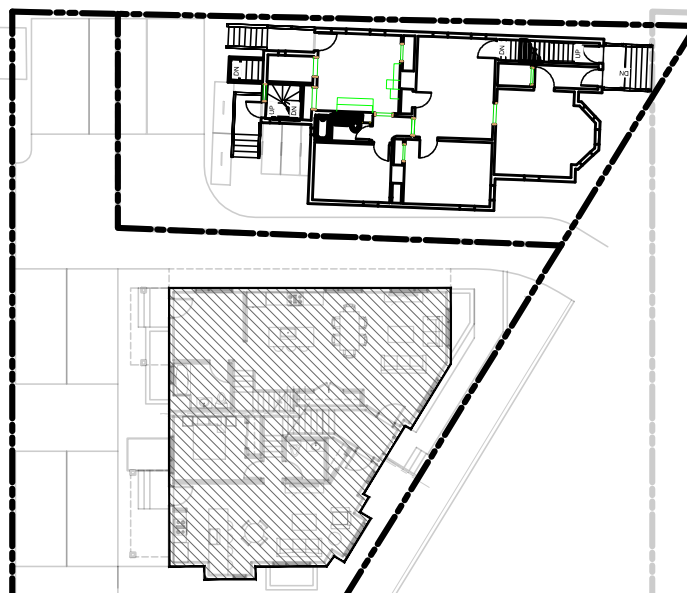
REVIEWED BY
PQ

SHEET

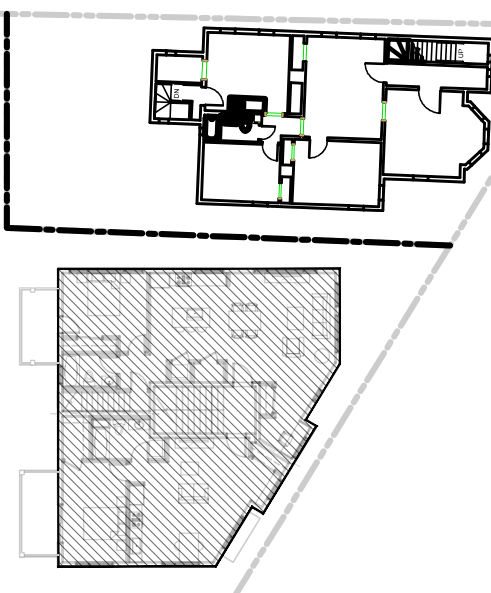
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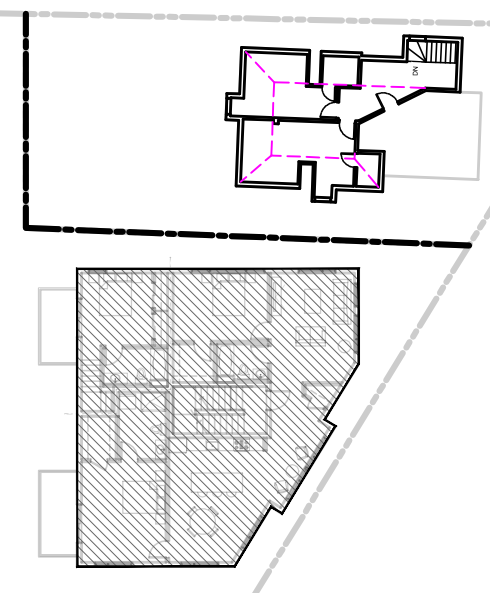
BASEMENT (NSF)
PROPOSED 1360



1ST FLOOR (NSF)
PROPOSED 1626



2ND FLOOR (NSF)
PROPOSED 1771



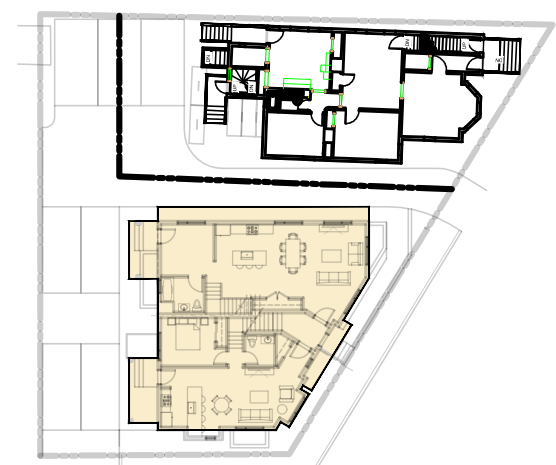
3RD FLOOR (NSF)
PROPOSED 1771

NET SQUARE FOOTAGE SUMMARY

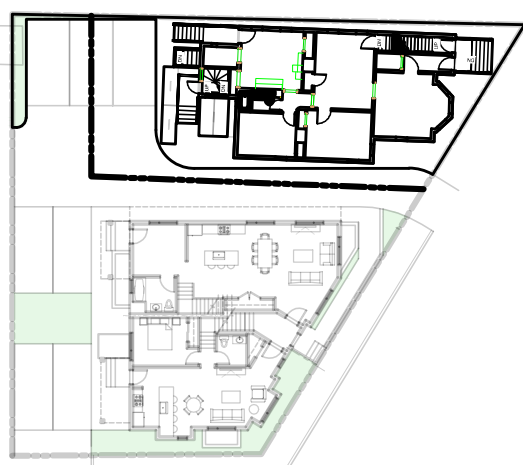
FLOOR	PROPOSED NSF
3RD FL	1771
2ND FL	1771
1ST FL	1626
BASEMENT	1360
TOTAL	6528

1 PROPOSED NET FLOOR AREA
SCALE: 1"= 30'

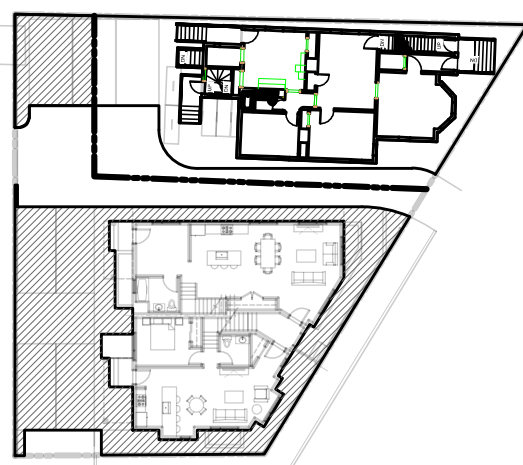
PROPOSED NET FLOOR AREA



GROUND COVERAGE $\frac{1,940 \text{ SF}}{4,495 \text{ LOT SF}} = 43\%$

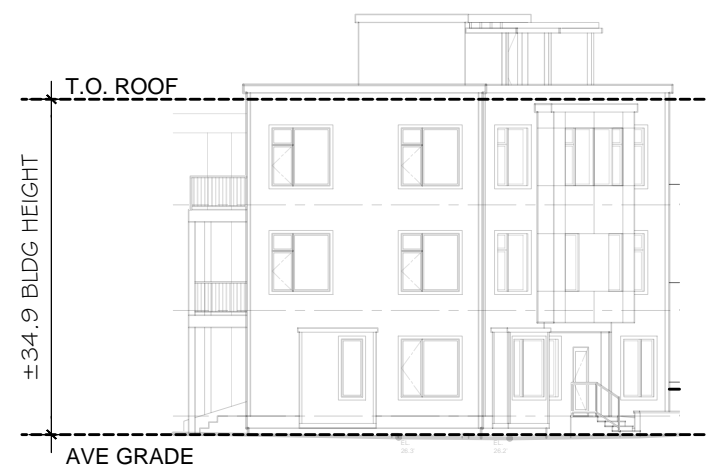


LANDSCAPE AREA $\frac{516 \text{ SF}}{4,495 \text{ LOT SF}} = 11\%$



PERVIOUS AREA $\frac{1,968 \text{ SF}}{4,495 \text{ LOT SF}} = 44\%$

2 SITE AREAS
SCALE: 1"= 40'



3 PROPOSED BUILDING - LOT B
BUILDING HEIGHT
SCALE: 1"=20'





VINAL AVE FROM CORNER



SUMMER ST



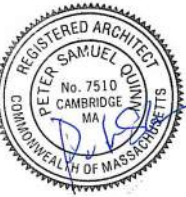
VINAL AVE

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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St.
Somerville, MA 02143

DRAWING TITLE

3D VIEWS

SCALE AS NOTED

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YC

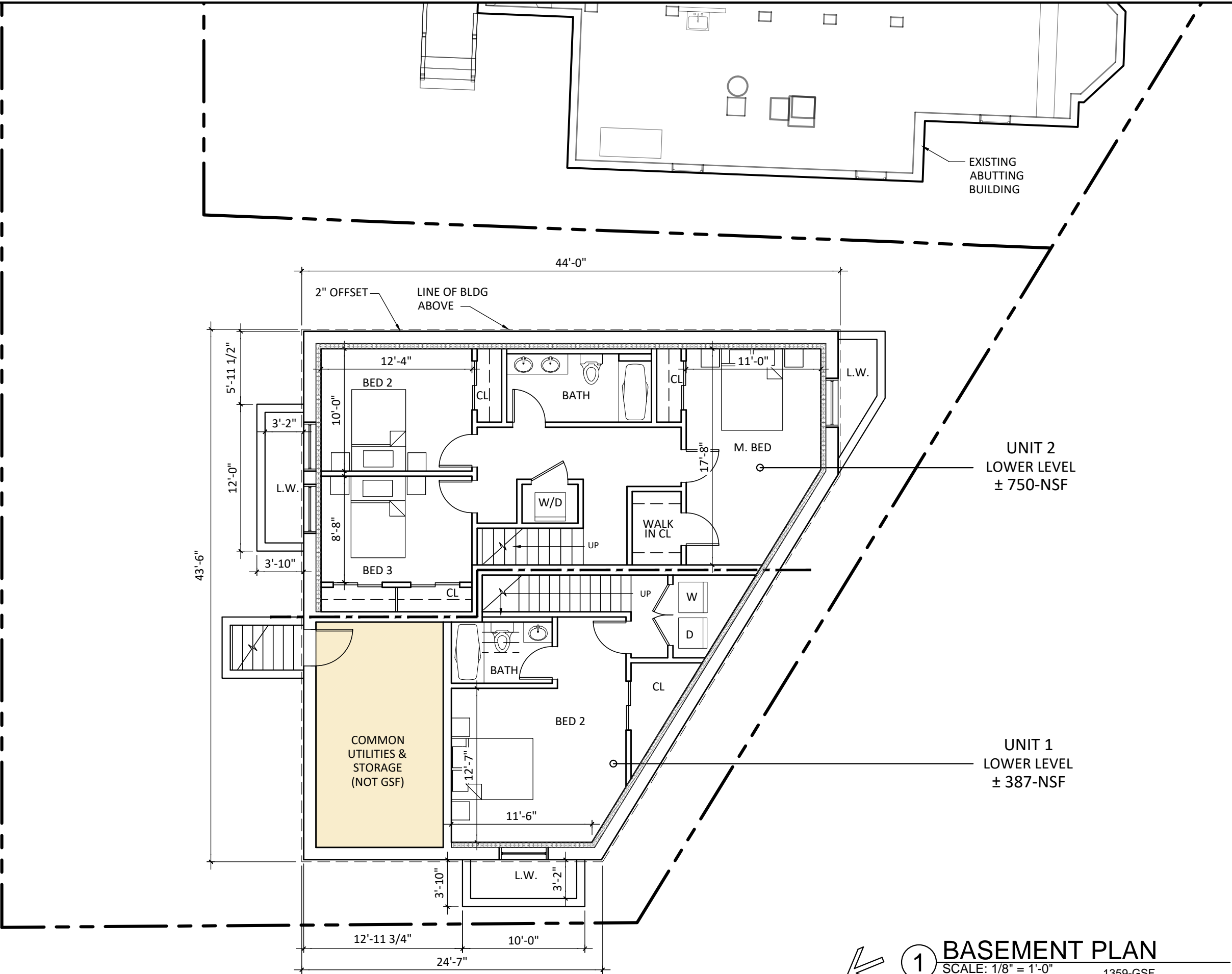
REVIEWED BY

PQ

SHEET

A-0

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1

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

1359-GSF

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CONSULTANT

PROJECT
5-UNIT DEVELOPMENT
3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE
BASEMENT PLAN

SCALE AS NOTED

REVISION DATE

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A-1



5-UNIT DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

35atSummer LLC

One Summer St
Somerville, MA 02143

FIRST FLOOR PLAN

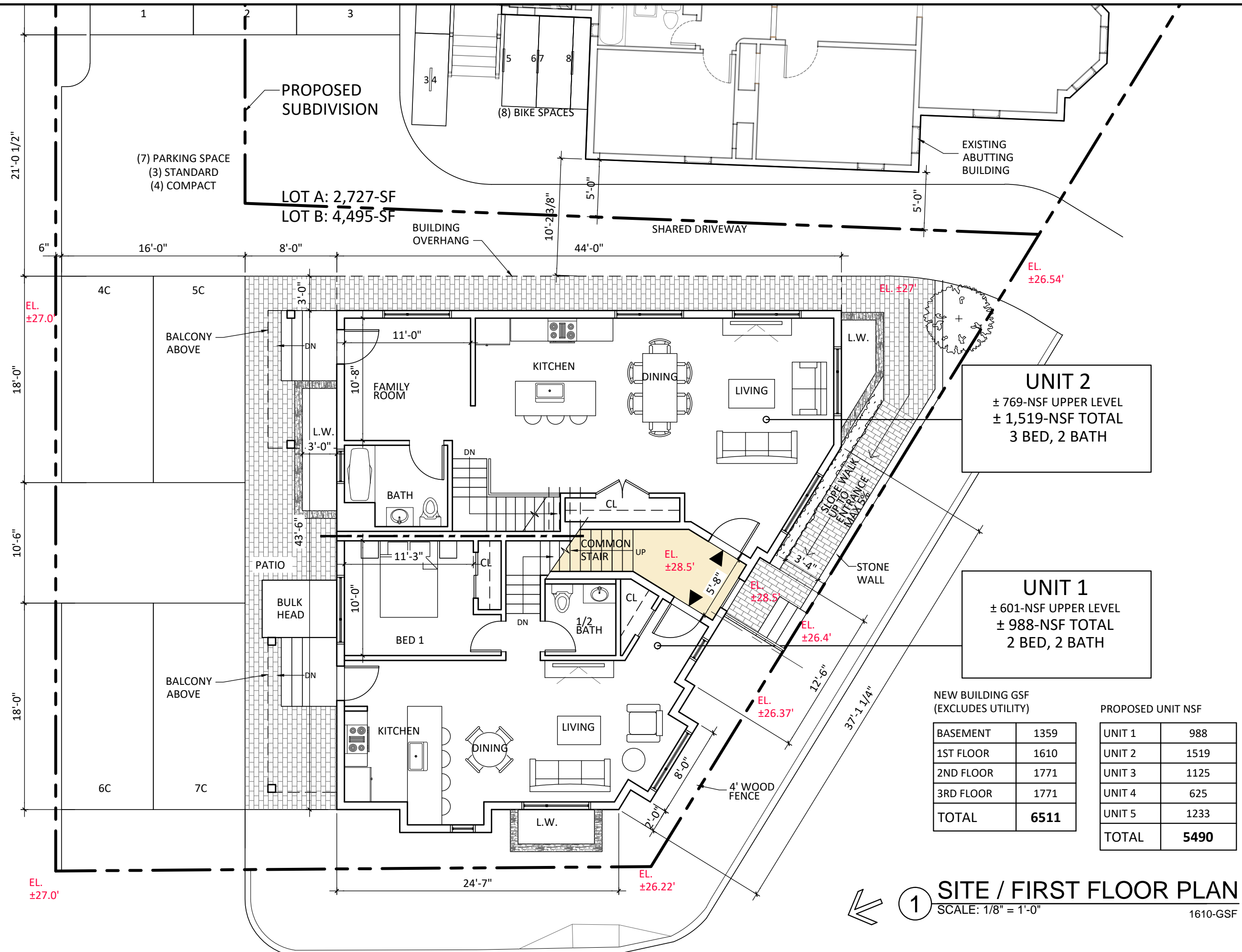
REVISION	DATE
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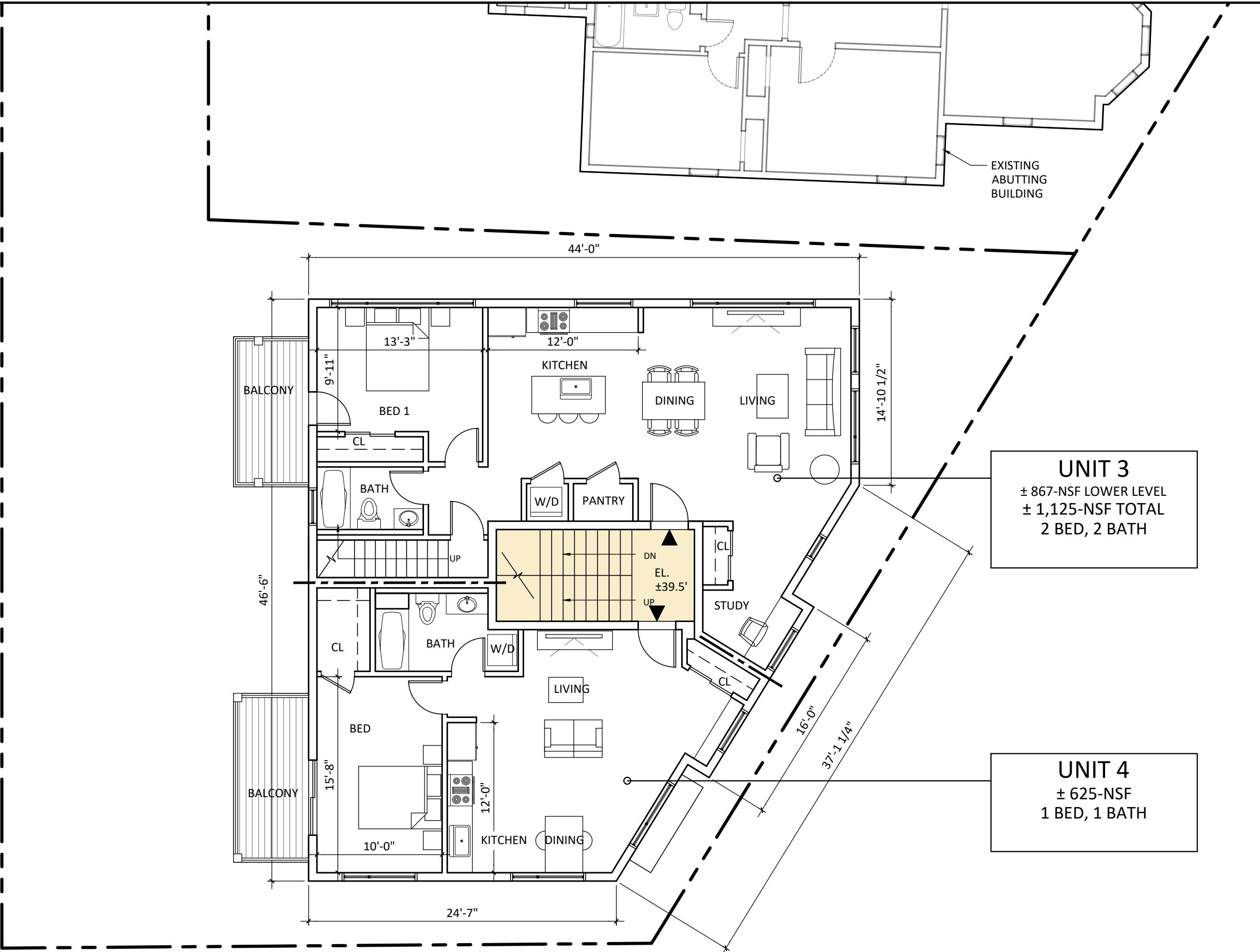
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A-2



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UNIT 3
± 867-NSF LOWER LEVEL
± 1,125-NSF TOTAL
2 BED, 2 BATH

UNIT 4
± 625-NSF
1 BED, 1 BATH



1

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

1771-GSF

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259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
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CONSULTANT

PROJECT
5-UNIT DEVELOPMENT
3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE
SECOND FLOOR PLAN

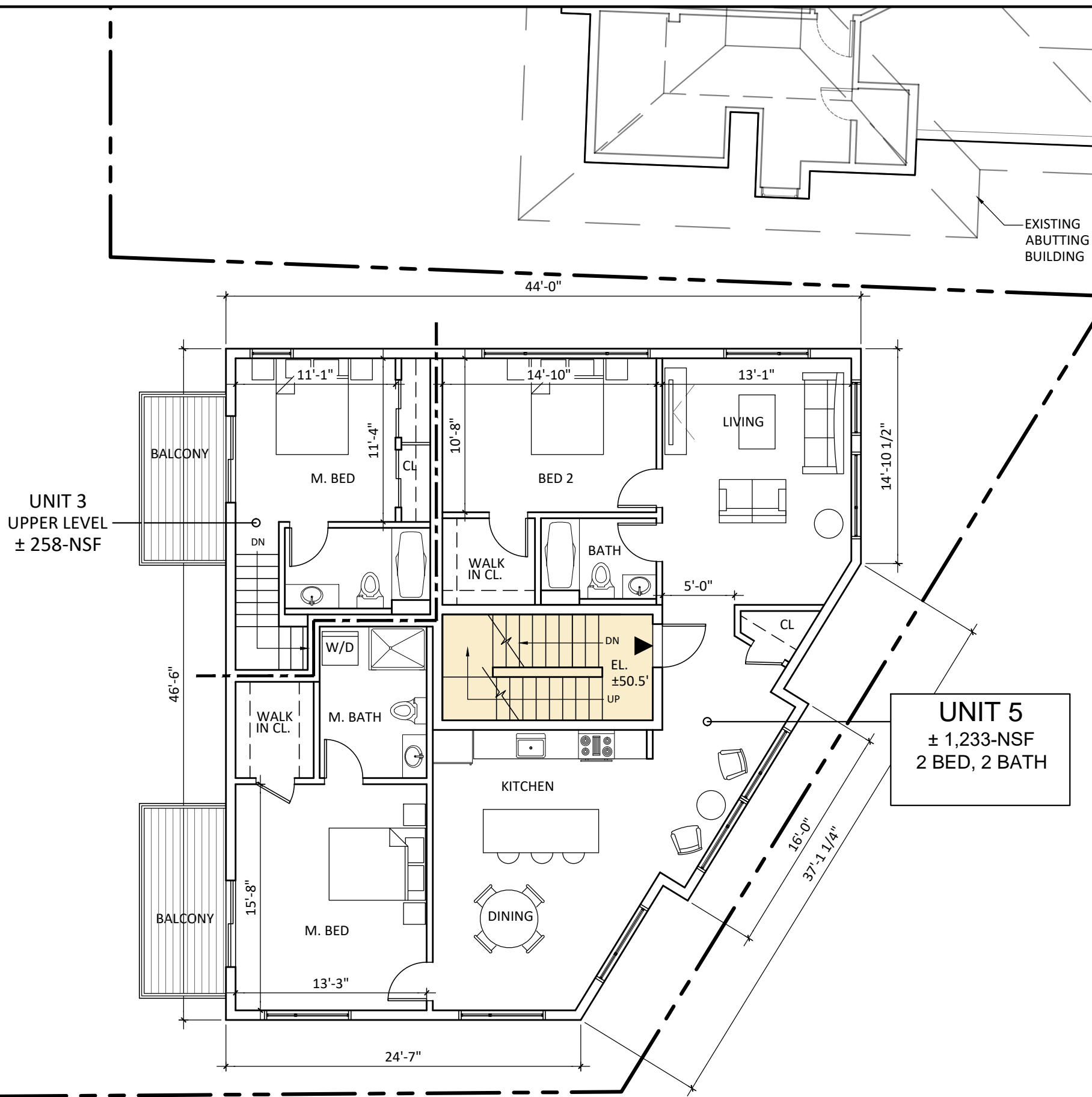
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A-3

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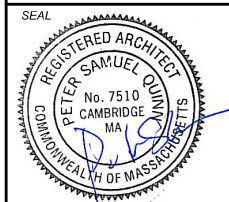


1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

1771-GSF

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5-UNIT DEVELOPMENT
3 SUMMER STREET
SOMERVILLE, MA 02143

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35atSummer LLC

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DRAWING TITLE
THIRD FLOOR PLAN

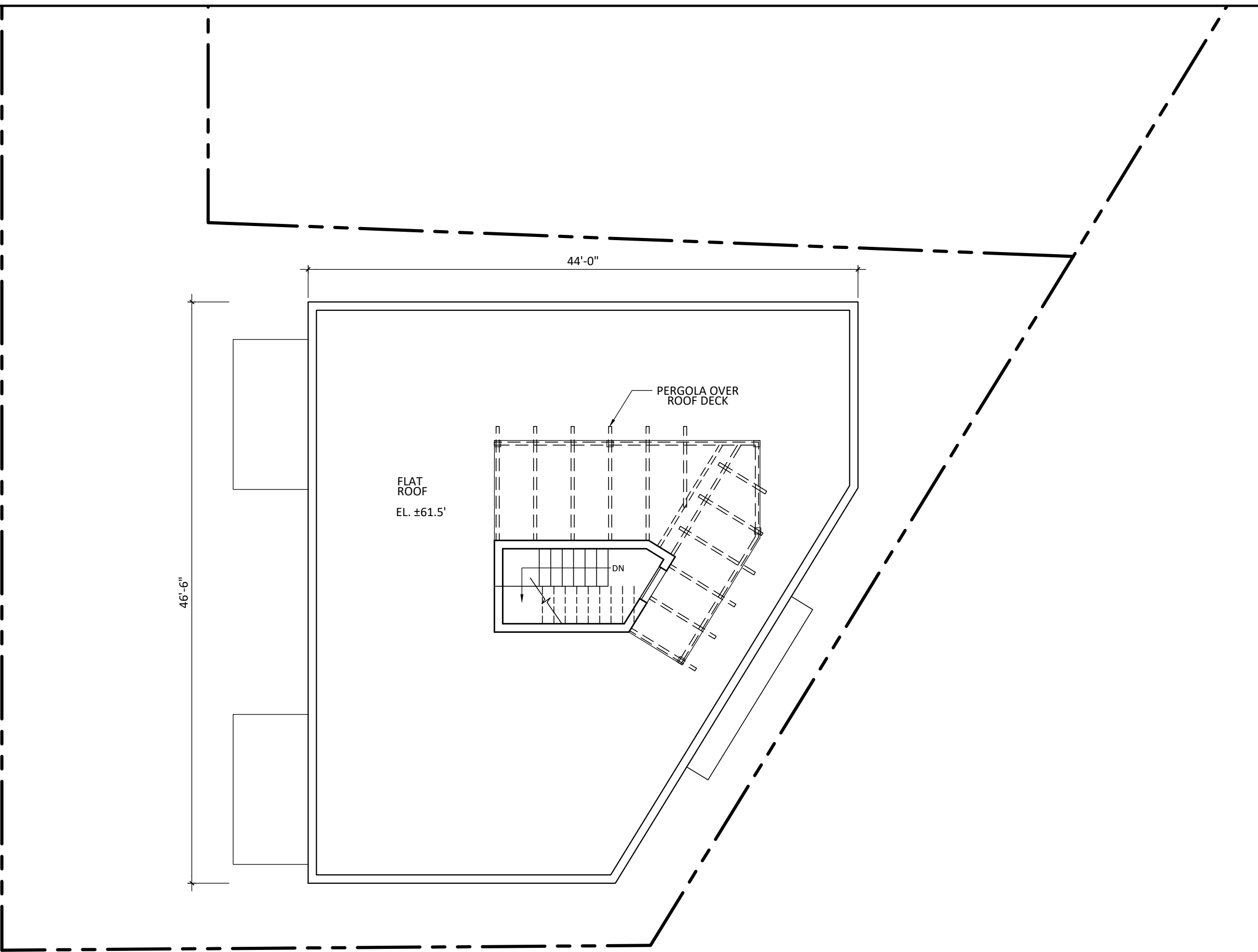
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A-4

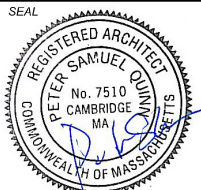
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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CONSULTANT

PROJECT
5-UNIT
DEVELOPMENT
3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC
One Summer St
Somerville, MA 02143

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET

A-5

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1 SUMMER ST ELEVATION
SCALE: 1/8" = 1'-0"

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PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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SEAL

CONSULTANT

PROJECT

5-UNIT DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE

SUMMER ST ELEVATION

SCALE AS NOTED	
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A-6

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1 VINLAND AVE ELEVATION
SCALE: 1/8" = 1'-0"

PETER QUINN ARCHITECTS
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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
5-UNIT DEVELOPMENT
3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC
One Summer St
Somerville, MA 02143

DRAWING TITLE
VINLAND AVE ELEVATION

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ZBA	30 JUN 2018
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A-7

Z:\DCADD\WG\Summer-3\Drawings\Summer 3 - Elevations.dwg, 7/18/2018 12:02:48 PM



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SEAL

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PROJECT

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

One Summer St
Somerville, MA 02143

DRAWING TITLE

REAR
ELEVATION

SCALE AS NOTED

REVISION

DATE

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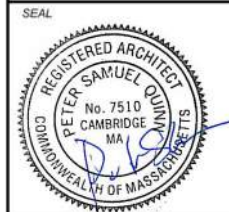
A-8

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

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DRIVEWAY
ELEVATION

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SHEET
A-9