

APPLICATION FOR ZBA SP REV-1
5-UNIT DEVELOPMENT OF 7 SUMMER ST

7 SUMMER STREET, SOMERVILLE, MA 02143

ADDRESS CHANGED PER DESIGNATION &
ASSIGNMENT BY ENGINEERING DEPT- FEB 14, 2019



SUMMER ST ELEVATION

PREPARED BY:

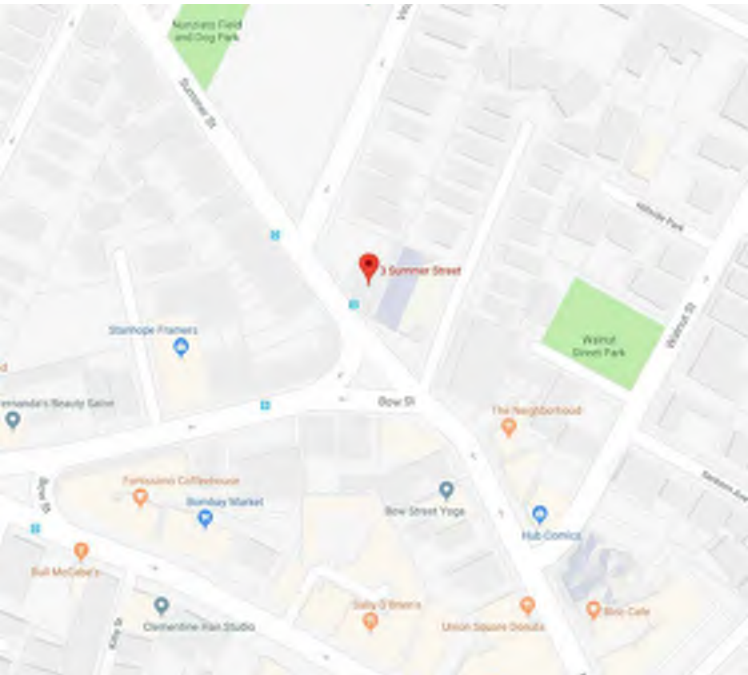
ARCHITECT

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

SUMMARY:

CHANGES ARE NOTED BY
CLOUD AND TEXT NOTES

LIST OF DRAWINGS		ZBA 30 JUN 2018	ZBA REV-1 01 MAY 2019
GENERAL			
T-1	TITLE SHEET	X	X
	EXISTING CONDITIONS PLAN	X	X
Z-1	ZONING COMPLIANCE	X	X
Z-2a	ZONING COMPLIANCE-DIM. SITE PLAN APP	X	X
Z-2b	ZONING COMPLIANCE- DIM. SITE PLAN PRO		X
Z-3a	ZONING COMPLIANCE APPROVED	X	X
Z-3b	ZONING COMPLIANCE PROPOSED		X
ARCHITECTURAL			
A-1	BASEMENT FLOOR PLAN	X	X
A-2	SITE/ FIRST FLOOR PLAN	X	X
A-3	SECOND FLOOR PLAN	X	X
A-4	THIRD FLOOR PLAN	X	X
A-5	ROOF PLAN	X	X
A-6	SUMMER ST ELEVATION	X	X
A-7	VINAL AVE ELEVATION	X	X
A-8	REAR ELEVATION	X	X
A-9	SIDE ELEVATION	X	X



LOCUS PLAN

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 REV 1 01 MAY 2019

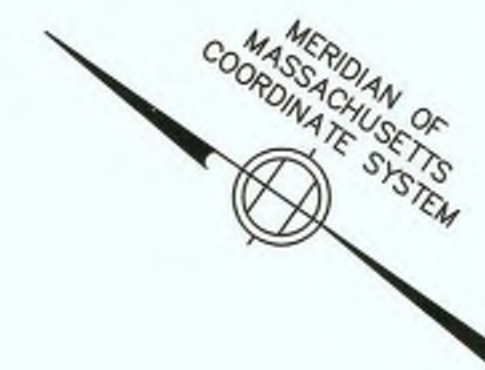
ZBA 30 JUN 2018

DRAWN BY KVS REVIEWED BY PQ

SHEET

T-1

ALDERSEY STREET



RESERVED FOR REGISTERS USE ONLY

APPROVED BY SOMERVILLE PLANNING BOARD:

DATE, _____

ZONING DISTRICT
"NB" NEIGHBORHOOD DISTRICT

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

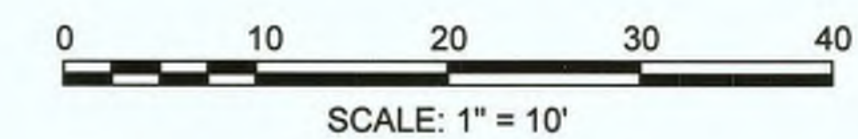
LOCUS TITLE INFORMATION

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 REFERENCES:

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

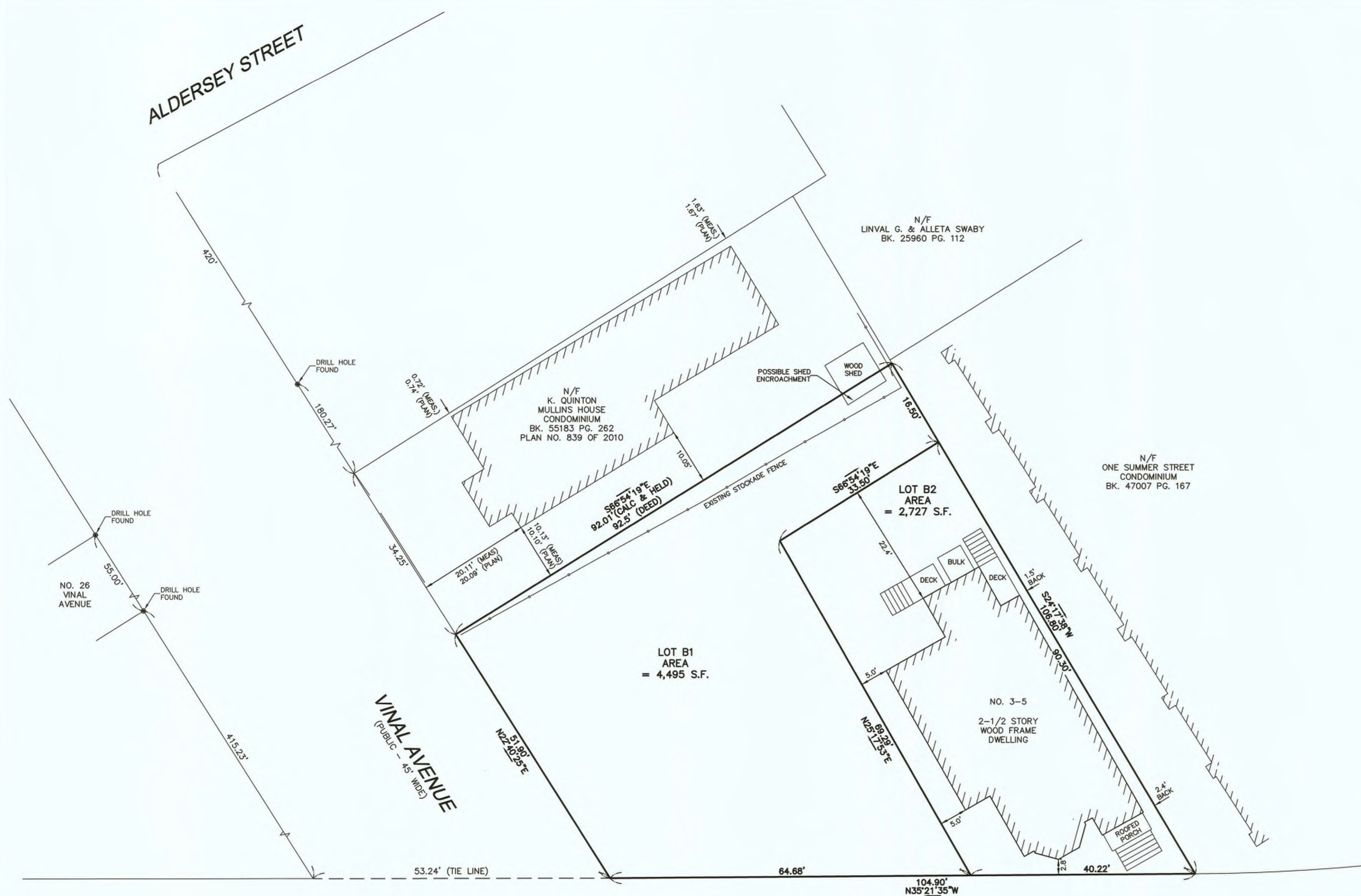


SUMMER STREET
(PUBLIC - 45' WIDE)

VINAL AVENUE
(PUBLIC - 45' WIDE)

LOT B1
AREA
= 4,495 S.F.

LOT B2
AREA
= 2,727 S.F.



Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS

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

LOT SPLIT PLAN

3-5 SUMMER STREET

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

PROJECT NO.
2017-085
DATE: SEPT. 26, 2018
SHEET NO.
1 OF 1

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 ± 46	COMPLIES
NET FLOOR AREA (NSF)	8,994	± 6,528 ± 5,941	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	1.5 1.3	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	34.9 / 3 37.7 / 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.

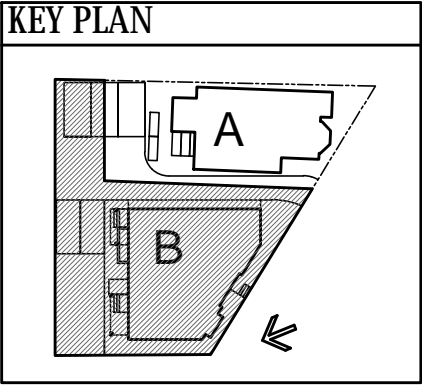
*REAR YARD BUTTING RESIDENTIAL DISTRICT PER §8.6.12
MIN REAR YARD = 1/3 BUILDING HEIGHT BUT NO CASE <15'.
PROPOSED BUILDING HEIGHT = 34.9' / 3 = 11.6', BUT NO CASE <15' = 15' MIN REAR YARD

**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



CONSULTANT

PROJECT
5-UNIT
DEVELOPMENT

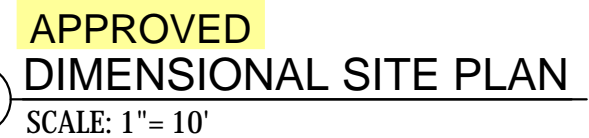
3 SUMMER STREET
SOMERVILLE, MA 02143

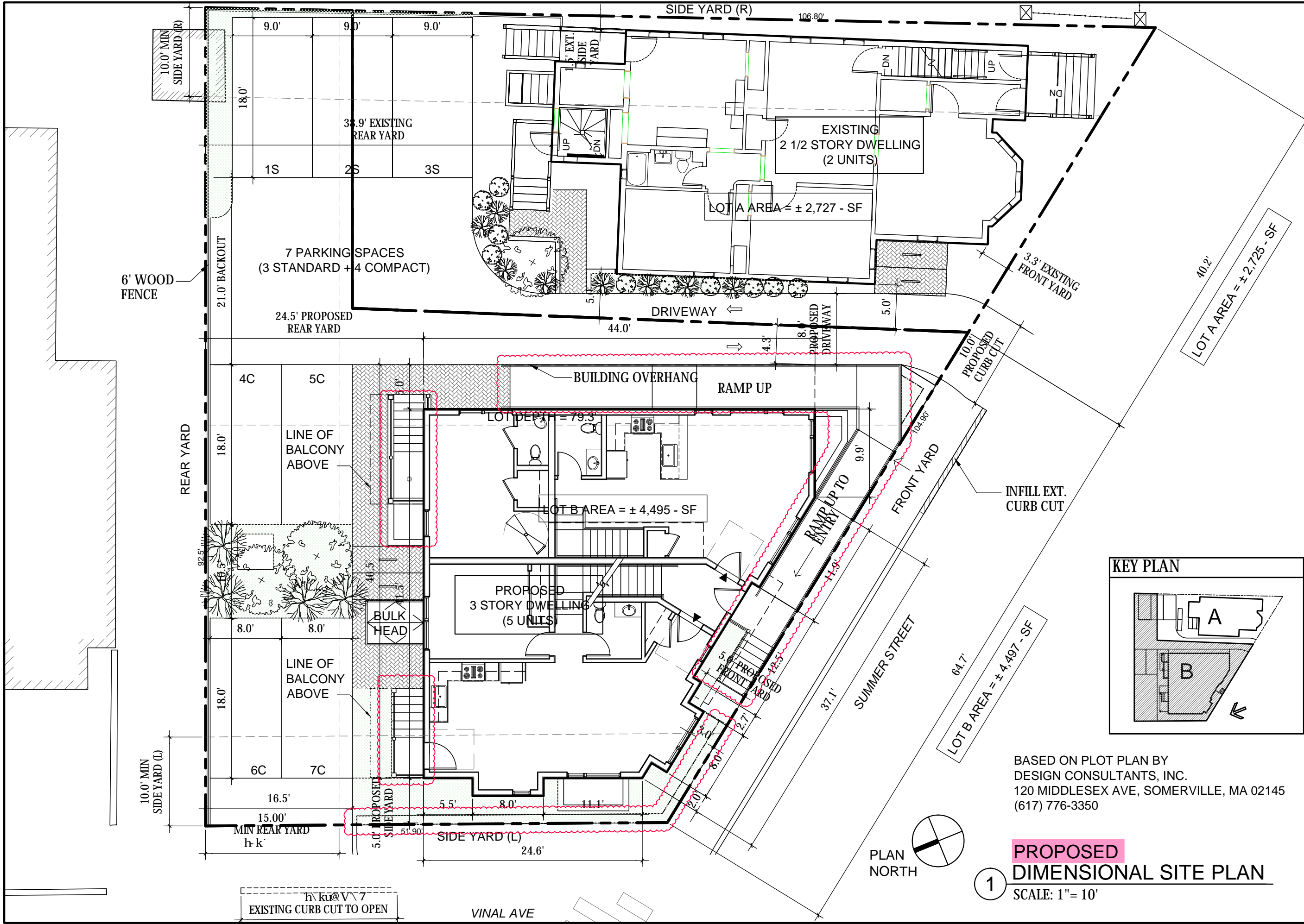
PREPARED FOR
35atSummer LLC

ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE
LOT B
ZONING
COMPLIANCE
- DIMENSIONAL
TABLE

SCALE AS NOTED	
REVISION	DATE
ZBA REV 1	01 MAY 2019
ZBA	30 JUN 2018
DRAWN BY MY/YC	REVIEWED BY PQ





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

5-UNIT DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

ONE SUMMER ST
SOMERVILLE, MA 02143

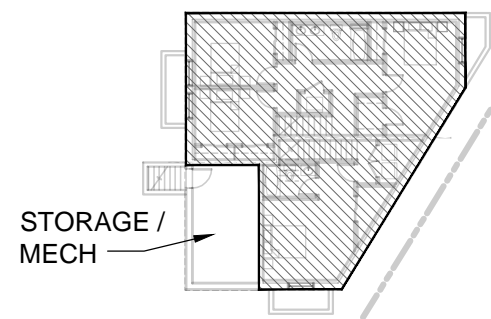
DRAWING TITLE

ZONING COMPLIANCE-PROPOSED DIMENSIONAL SITE PLAN

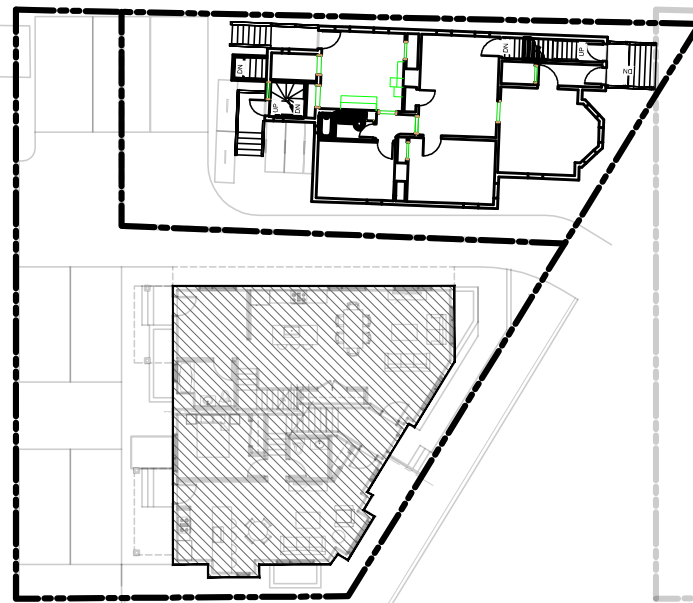
SCALE AS NOTED

REVISION	DATE
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ZBA	30 JUN 2018
DRAWN BY MY/YC	REVIEWED BY PQ
SHEET	

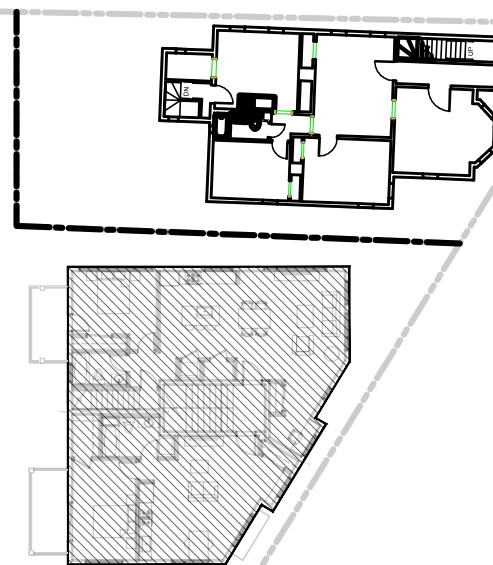
Z-2b



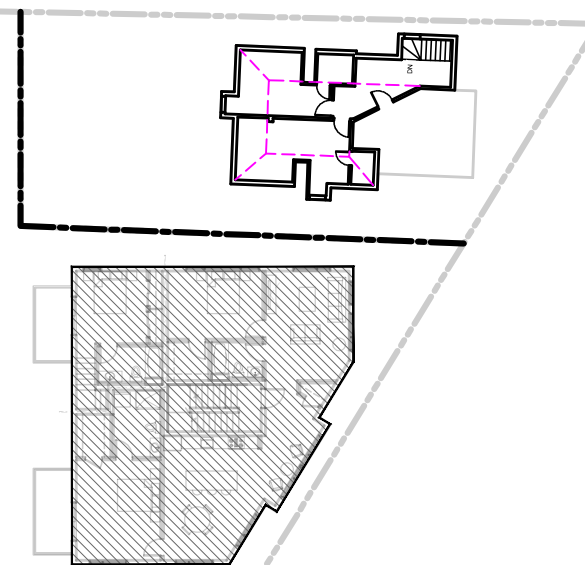
BASEMENT (NSF)
PROPOSED 1360



1ST FLOOR (NSF)
PROPOSED 1626



2ND FLOOR (NSF)
PROPOSED 1771



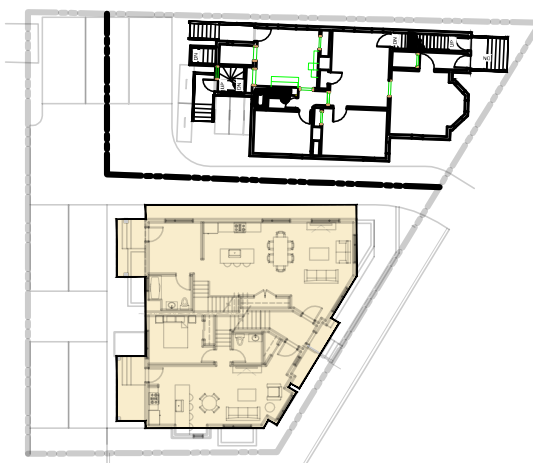
3RD FLOOR (NSF)
PROPOSED 1771

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

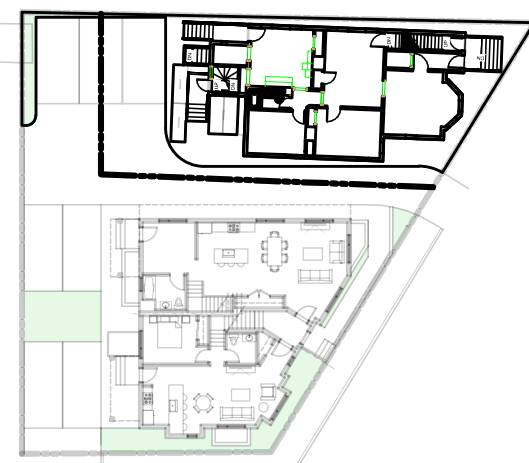
PROPOSED NET FLOOR AREA

NET SQUARE FOOTAGE SUMMARY

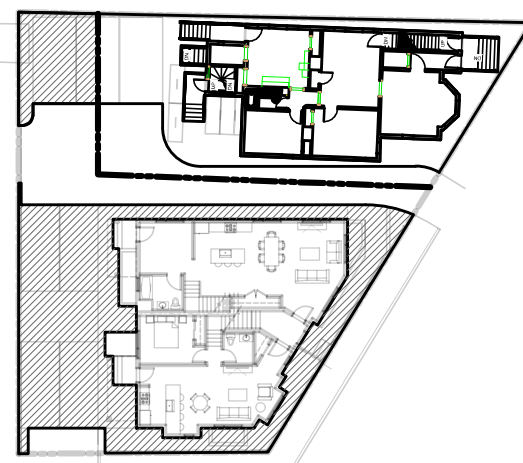
FLOOR	PROPOSED NSF
3RD FL	1771
2ND FL	1771
1ST FL	1626
BASEMENT	1360
TOTAL	6528



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

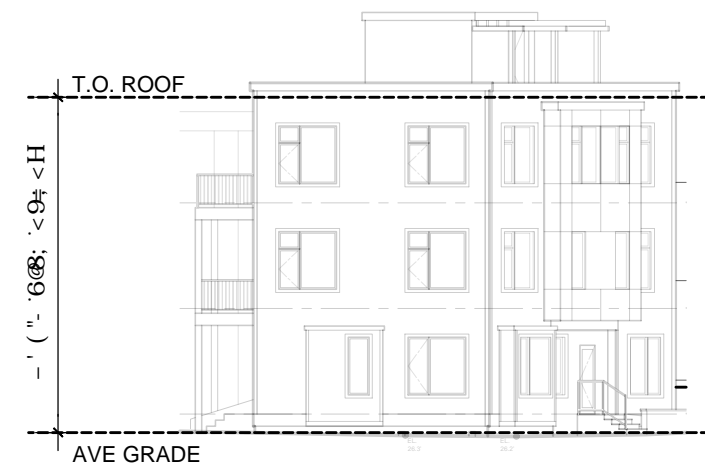


LANDSCAPE AREA $\frac{516 \text{ SF}}{4,495 \text{ LOT SF}} = 11\%$



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

2 APPROVED SITE AREAS
SCALE: 1" = 40'



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



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

ZONING COMPLIANCE

APPROVED

SCALE AS NOTED

REVISION	DATE
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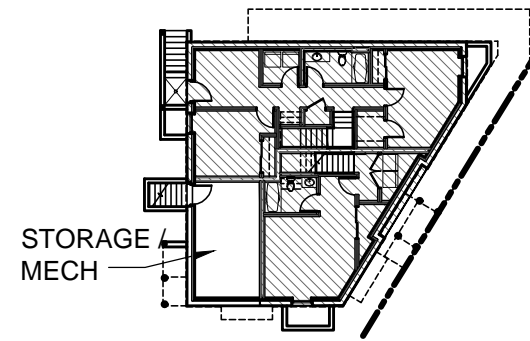
ZBA REV 1	01 MAY 2019
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ZBA	30 JUN 2018
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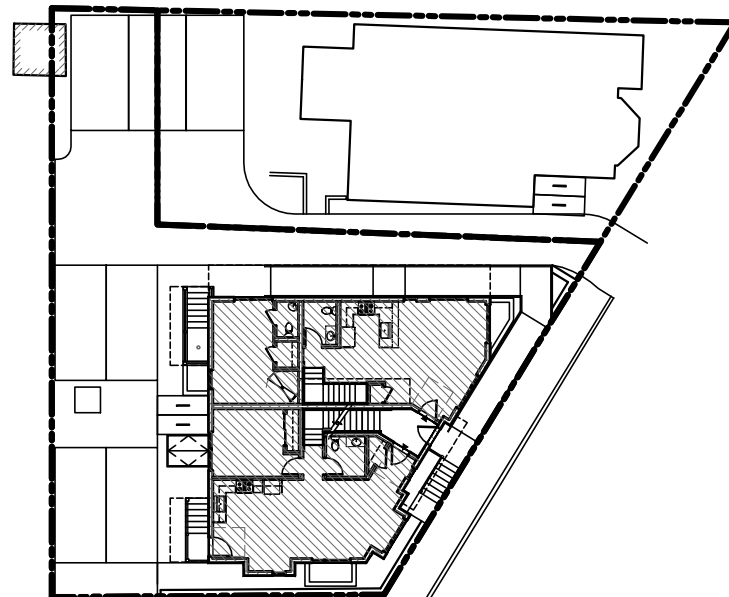
DRAWN BY MY/YC	REVIEWED BY PQ
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SHEET

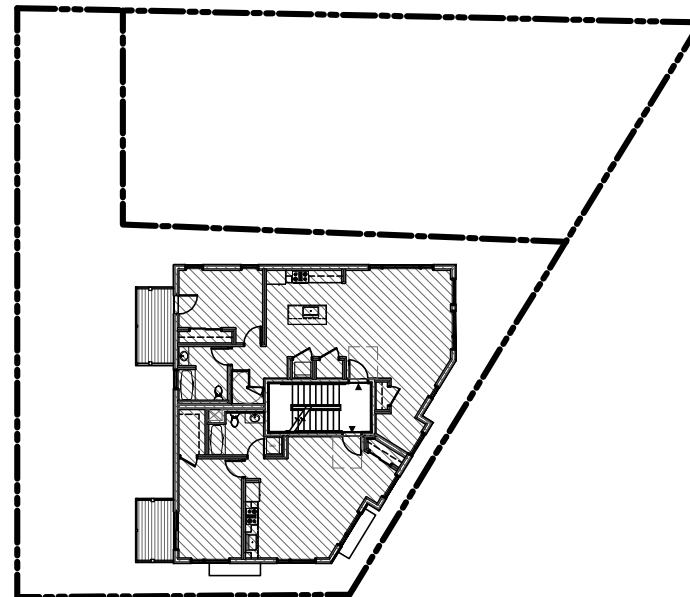
Z-3a



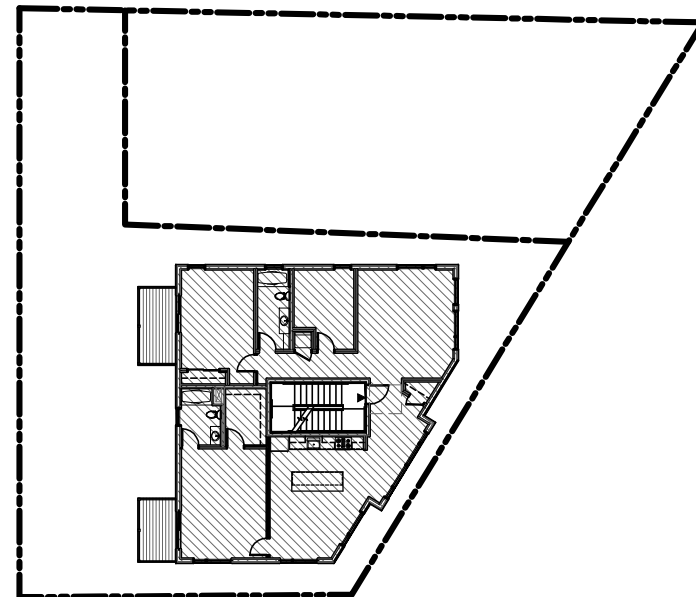
BASEMENT (NSF)
PROPOSED 1233



1ST FLOOR (NSF)
PROPOSED 1405



2ND FLOOR (NSF)
PROPOSED 1647



3RD FLOOR (NSF)
PROPOSED 1656

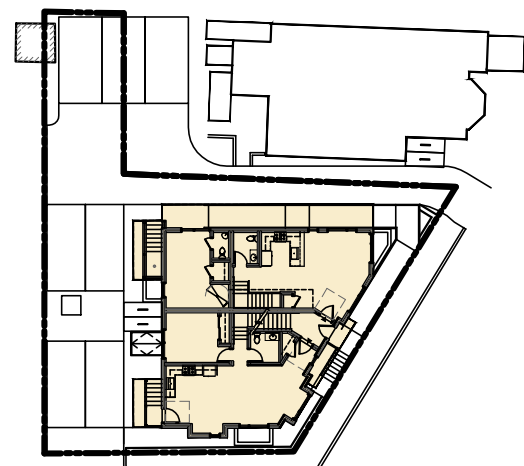
1 PROPOSED NET FLOOR AREA
SCALE: 1" = 30'

PROPOSED NET FLOOR AREA

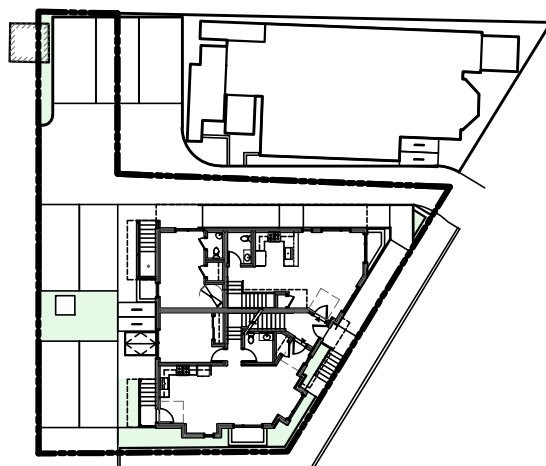
NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
3RD FL	1656
2ND FL	1647
1ST FL	1405
BASEMENT	1233
TOTAL	5941

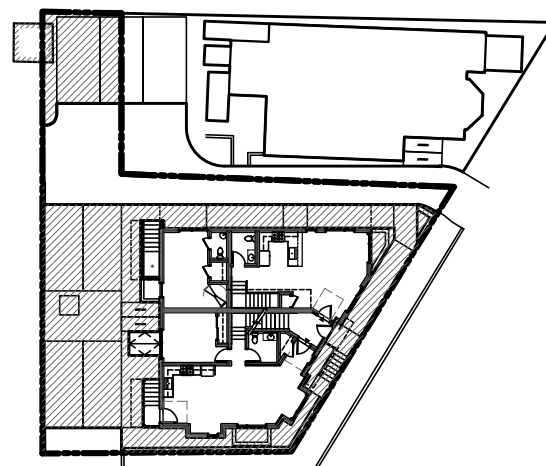
REDUCED DUE TO ADJUSTED REAR
WALL & CHANGED DEFINITIONS OF NSF



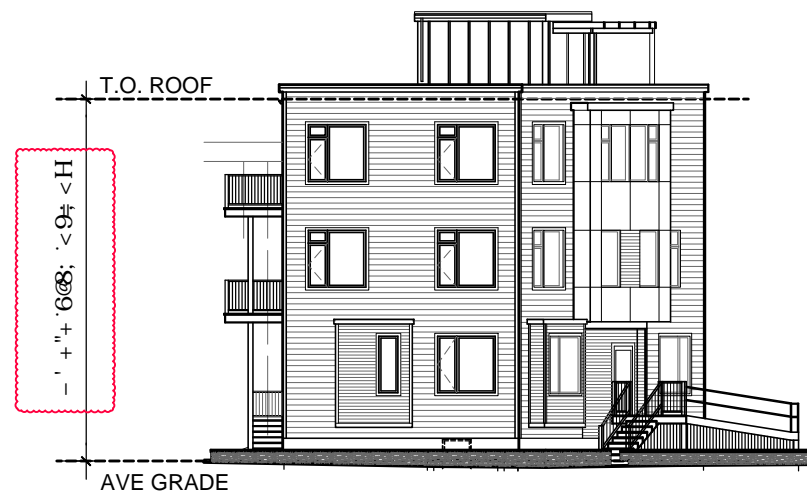
GROUND COVERAGE 1,937 SF = 43%
4,495 LOT SF



LANDSCAPE AREA 476 SF = 11%
4,495 LOT SF



PERVIOUS AREA 2,057 SF = 46%
4,495 LOT SF



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



2 SITE AREAS
SCALE: 1" = 40'

3



CONSULTANT

PROJECT
**5-UNIT
DEVELOPMENT**

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC

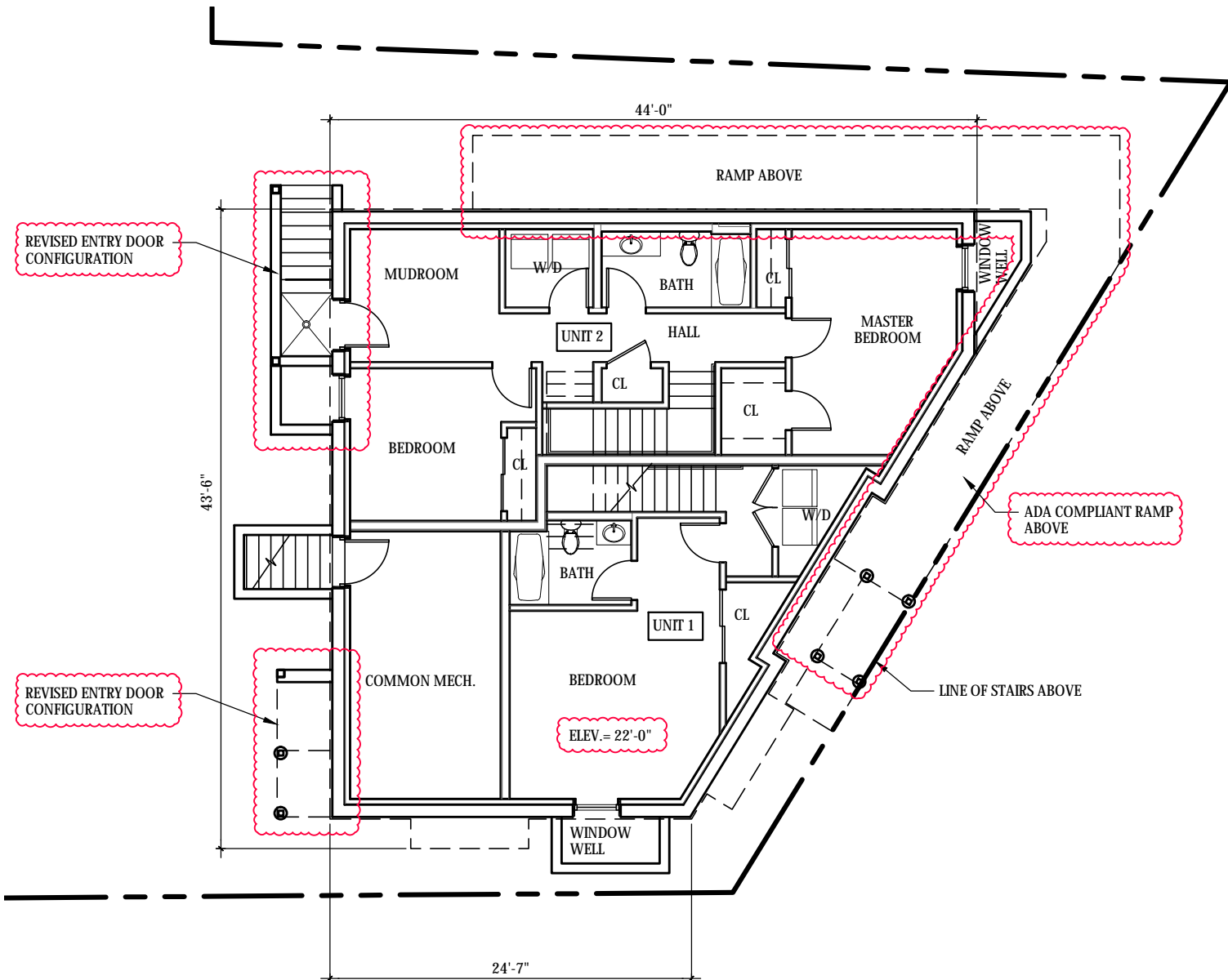
ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE
**BASEMENT
FLOOR PLAN**

SCALE AS NOTED

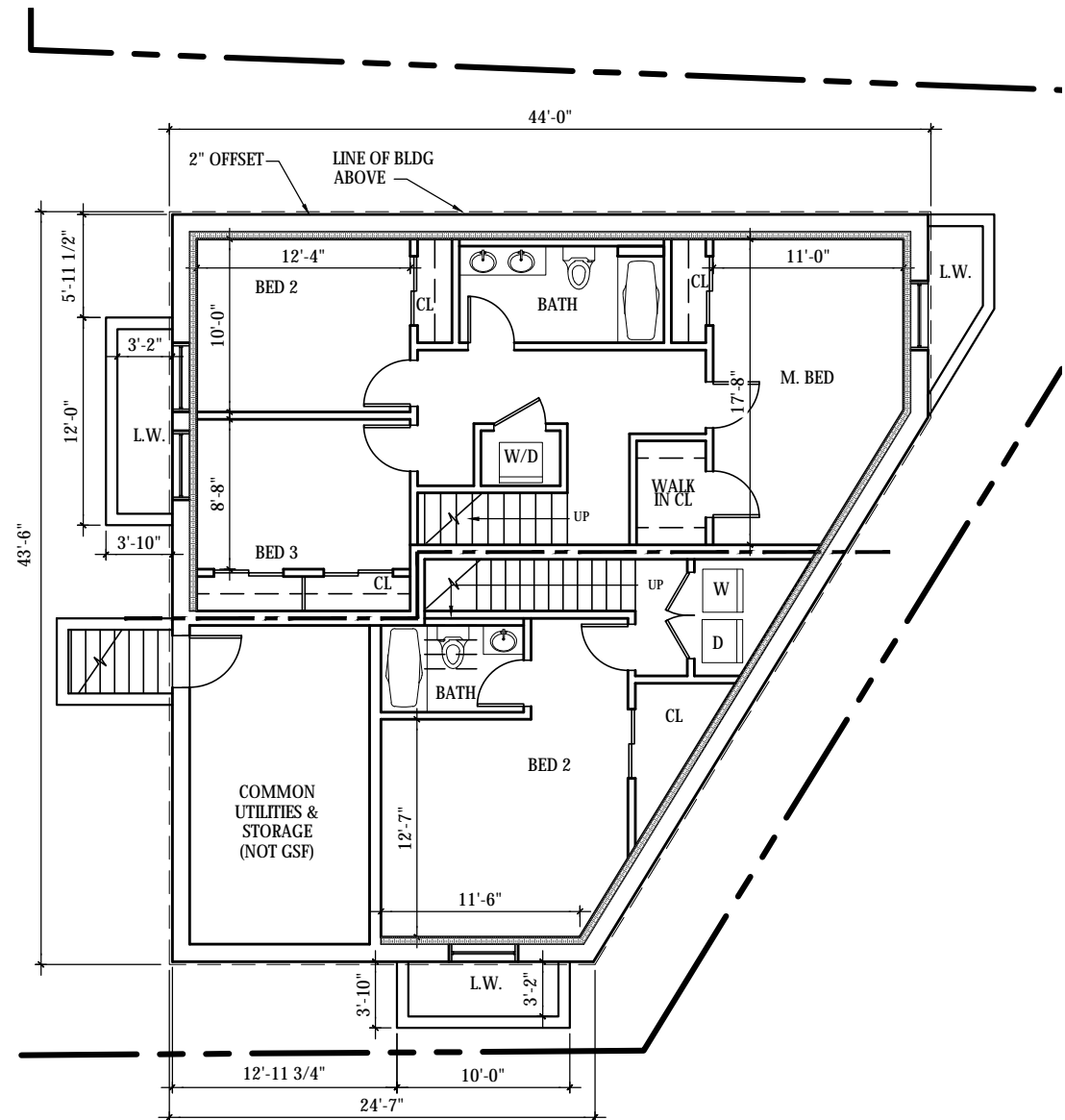
REVISION	DATE
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ZBA	30 JUN 2018
DRAWN BY KVS	REVIEWED BY PQ
SHEET	

A-1



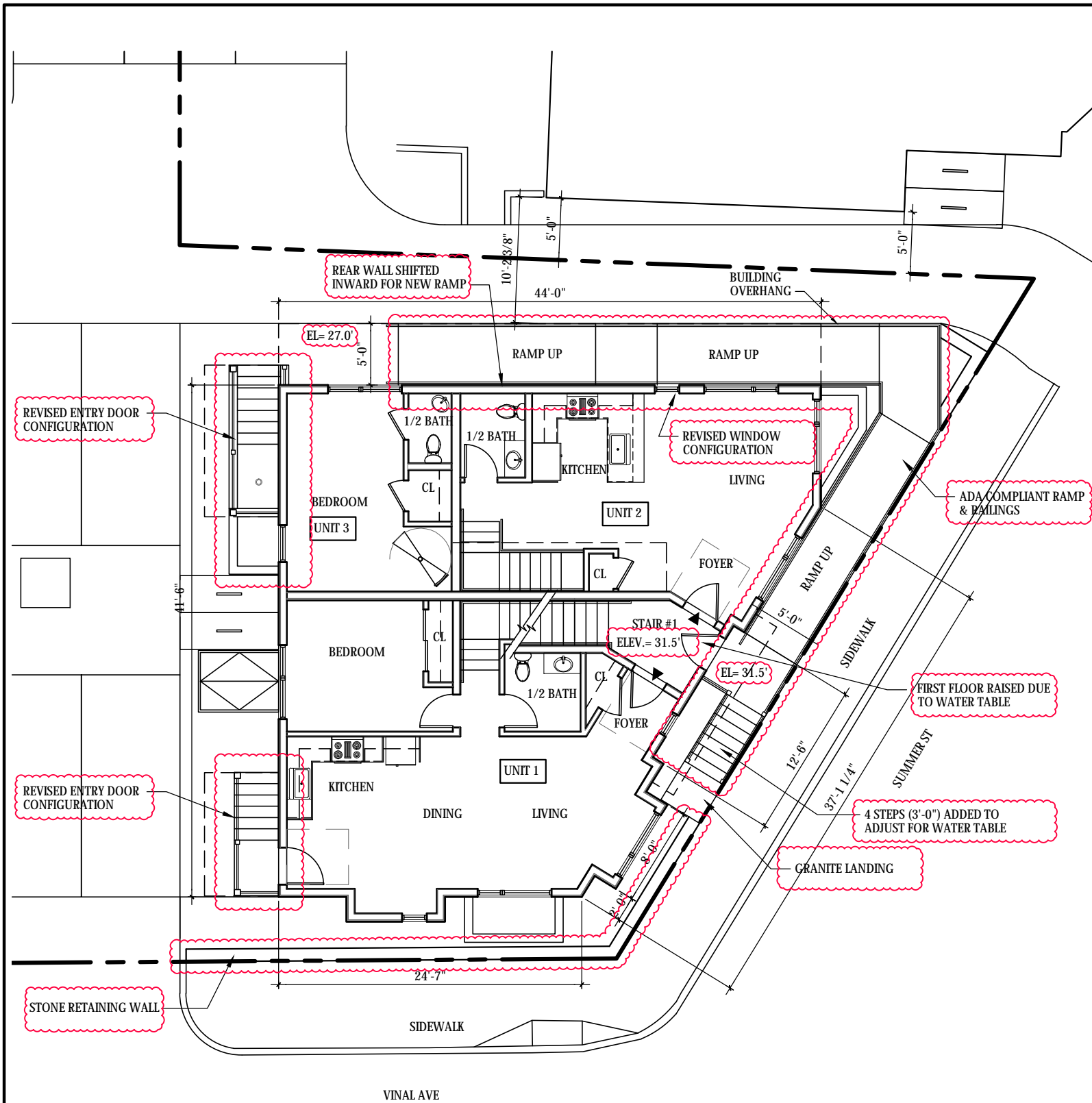
PROPOSED

○ **BASEMENT FLOOR PLAN**
SCALE: 3/32"=1'-0"



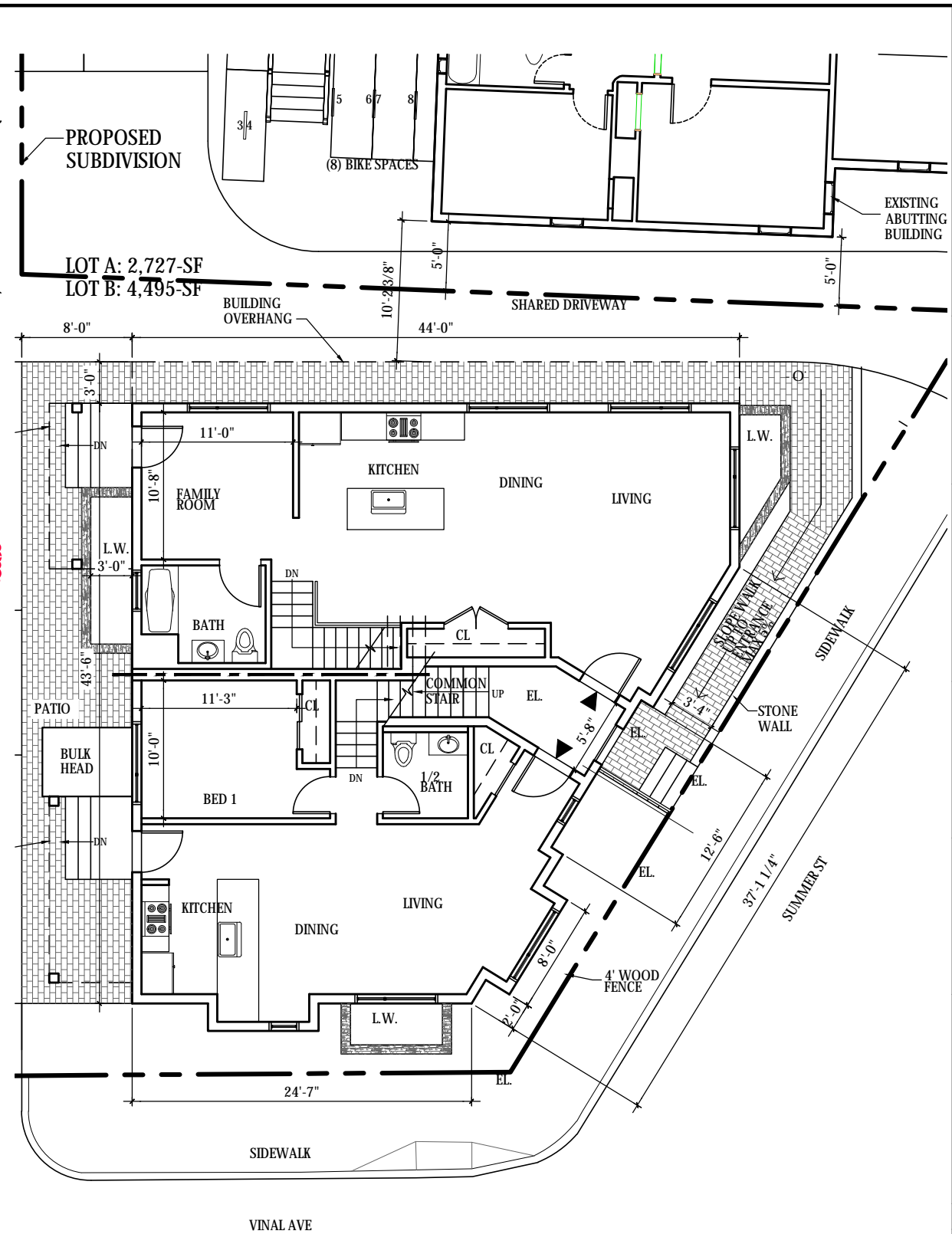
AS APPROVED

○ **BASEMENT FLOOR PLAN**
SCALE: 3/32"=1'-0"



PROPOSED

FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



AS APPROVED

FIRST FLOOR PLAN
SCALE: 3/32"=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

5-UNIT
DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE

FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION DATE

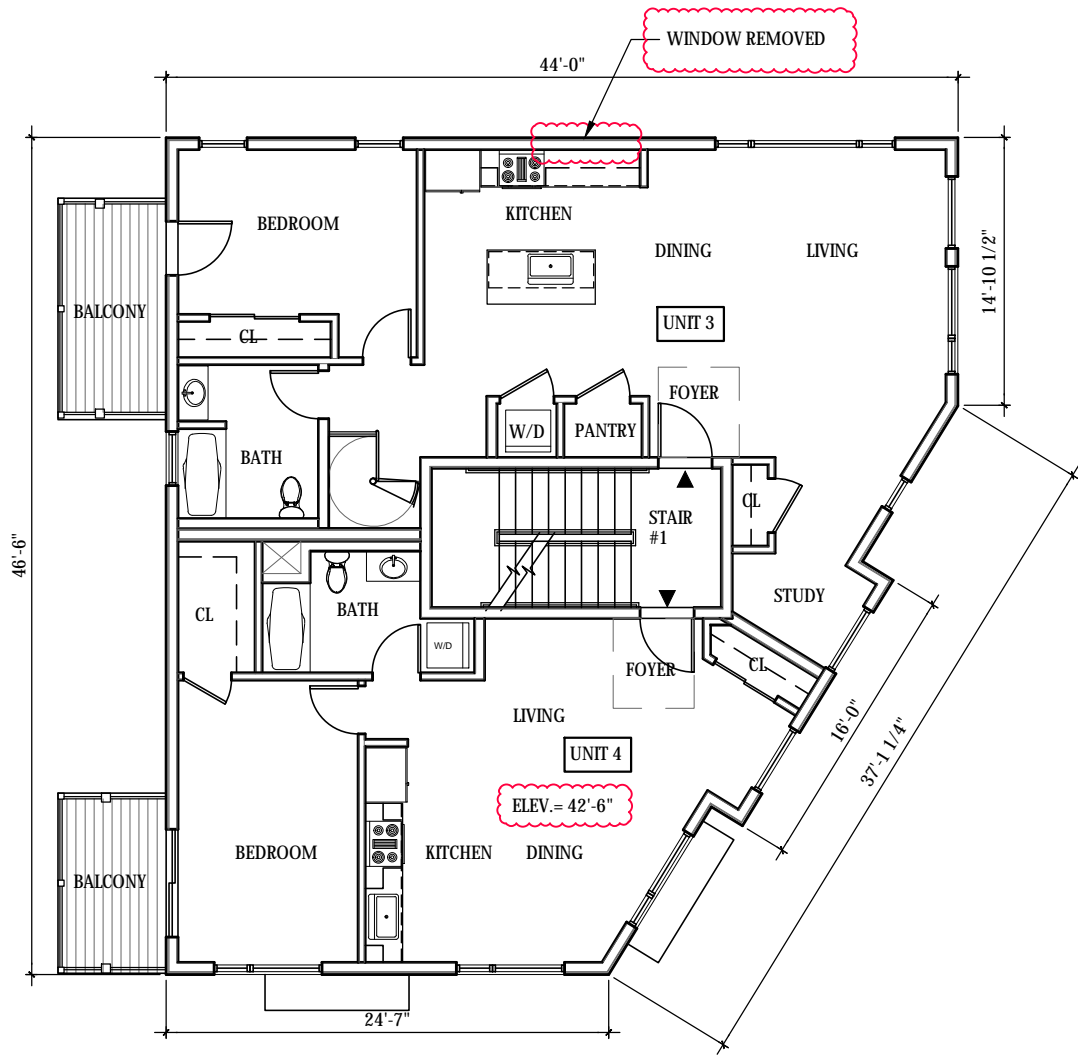
ZBA REV 1 01 MAY 2019

ZBA 30 JUN 2018

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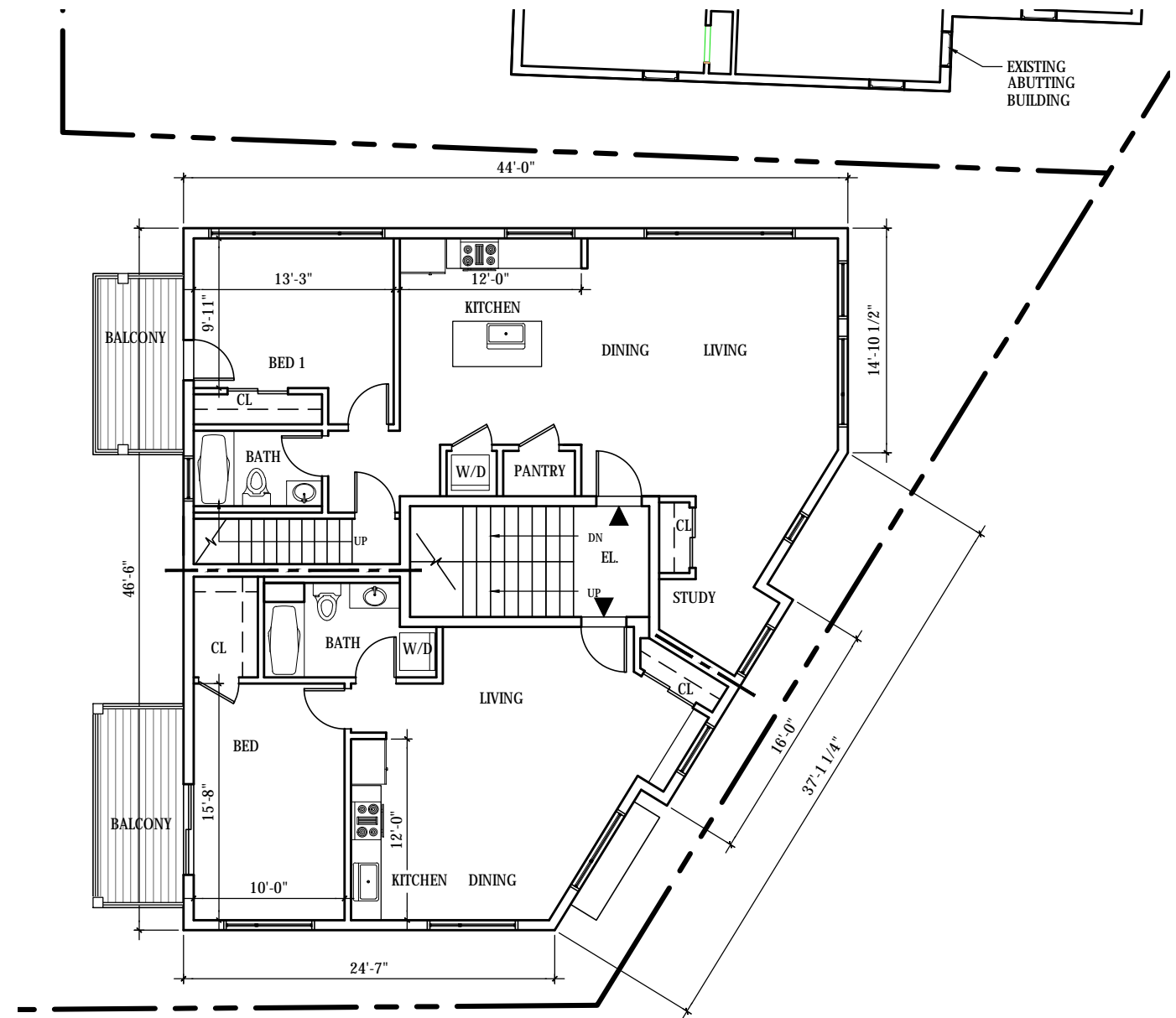
SHEET

A-2



PROPOSED

○ SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



AS APPROVED

○ SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

PETER
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ARCHITECTURE
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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

SECOND
FLOOR PLAN

SCALE AS NOTED

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ZBA REV 1	01 MAY 2019
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ZBA REV 1 01 MAY 2019

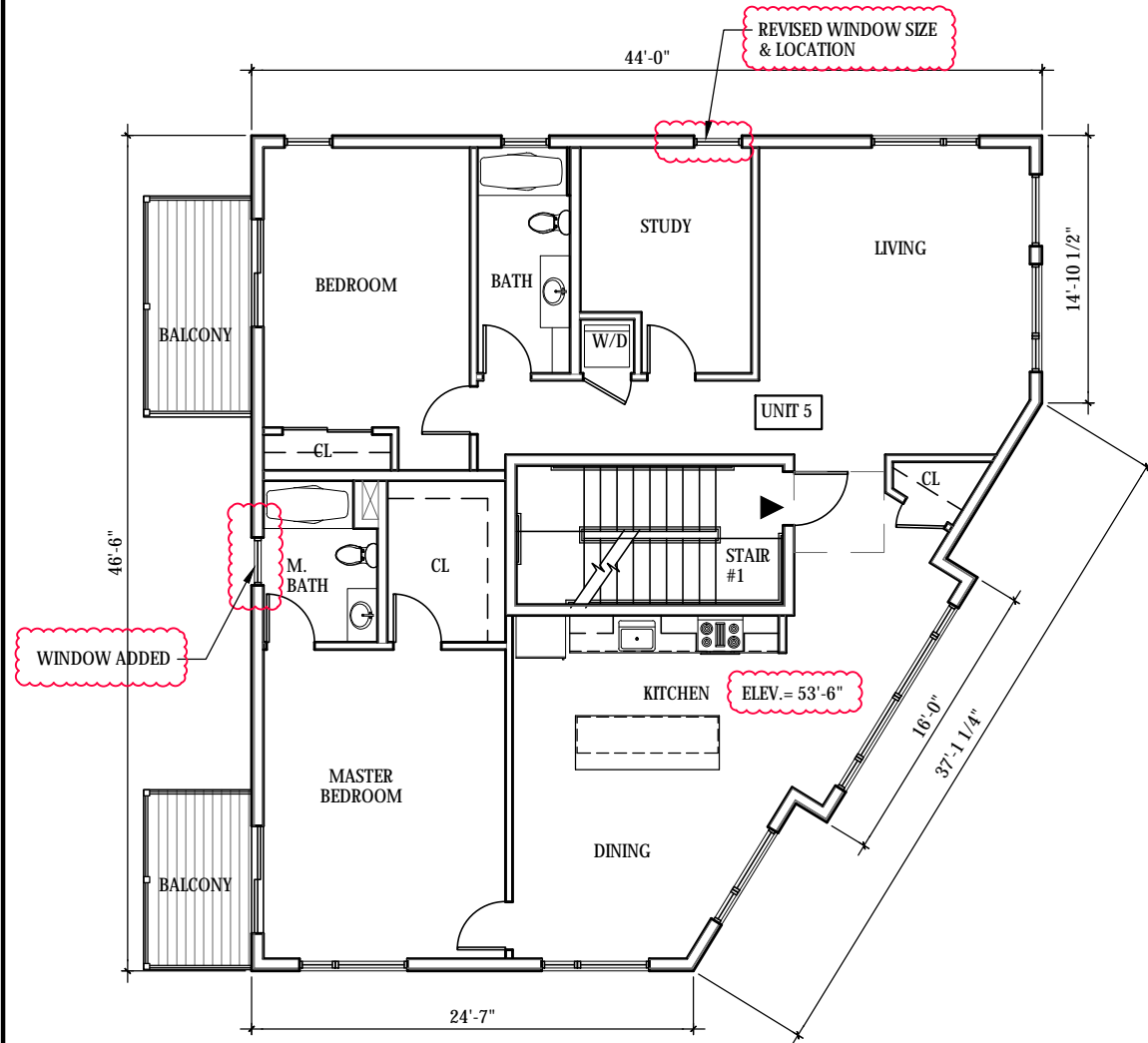
ZBA 30 JUN 2018

DRAWN BY
KVS

REVIEWED BY
PQ

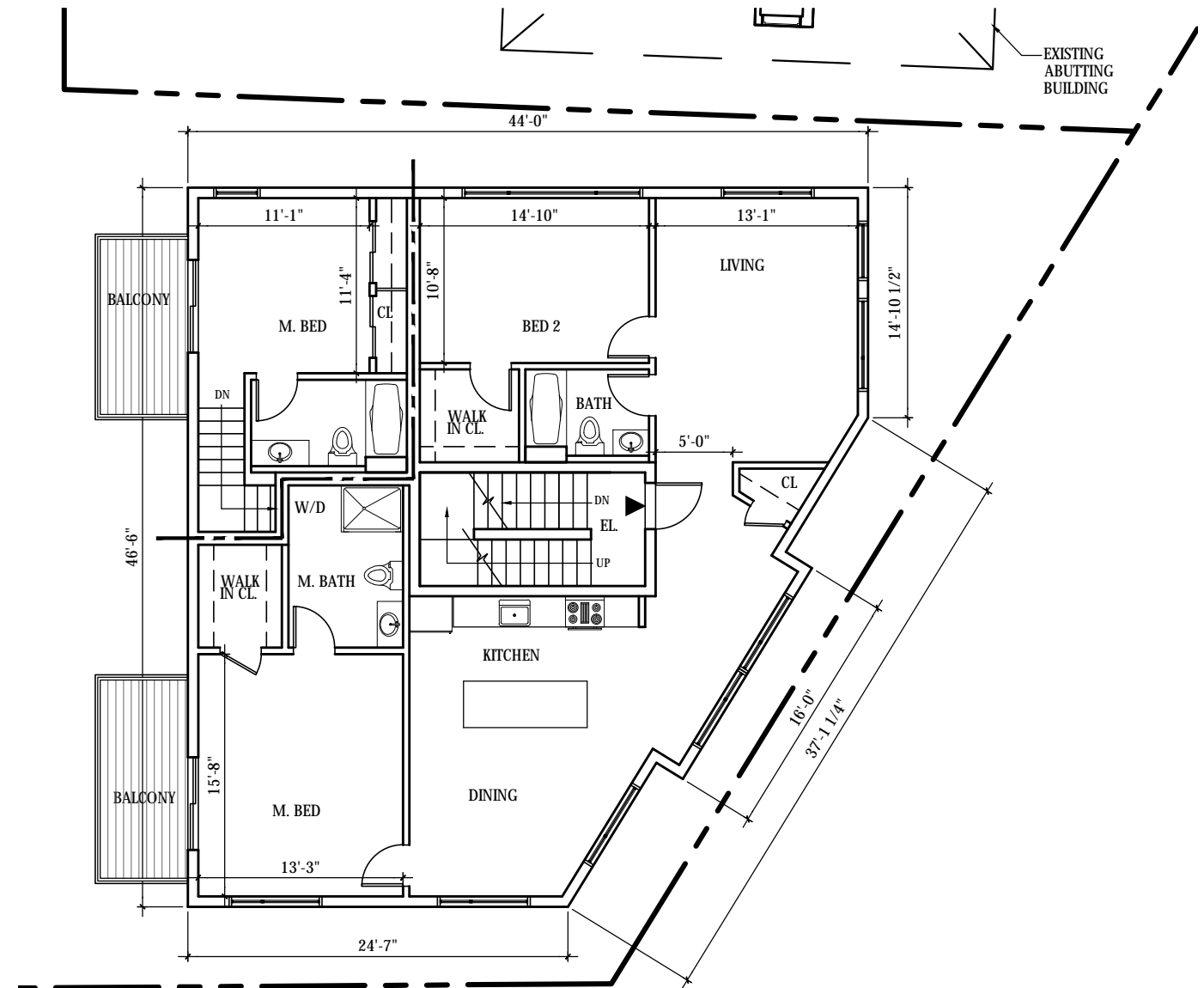
SHEET

A-3



PROPOSED

THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"



AS APPROVED

THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"

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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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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

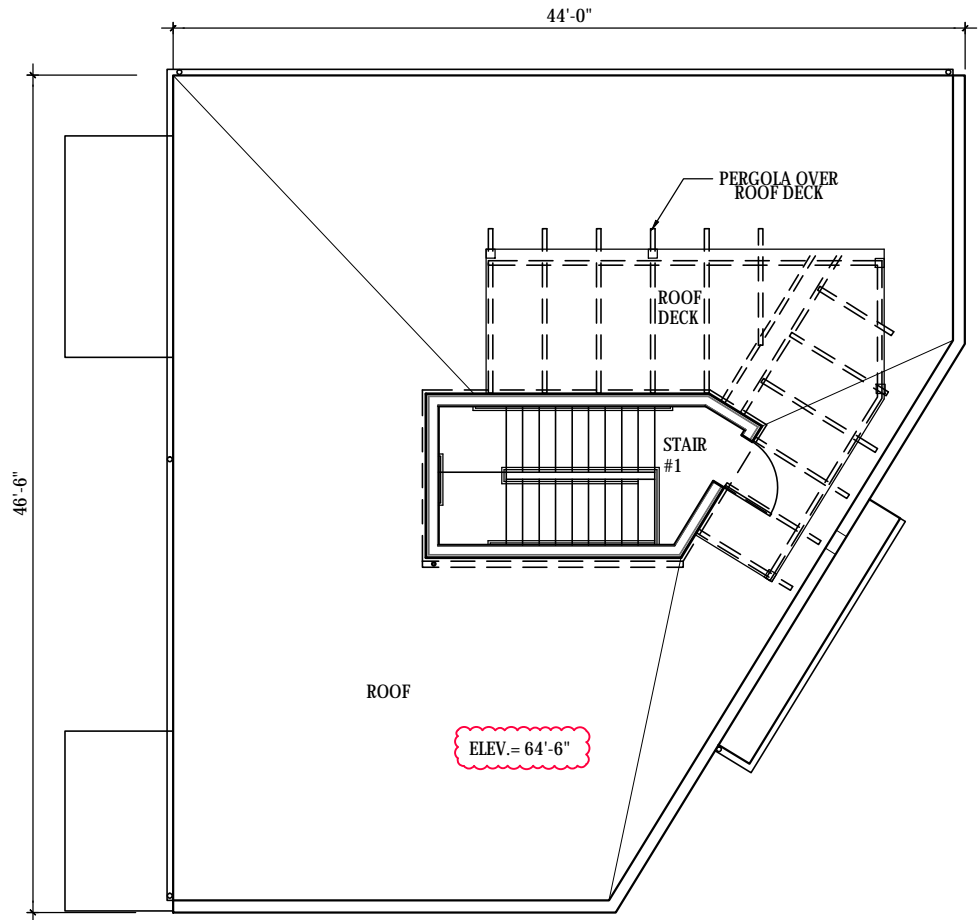
THIRD FLOOR
PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	01 MAY 2019
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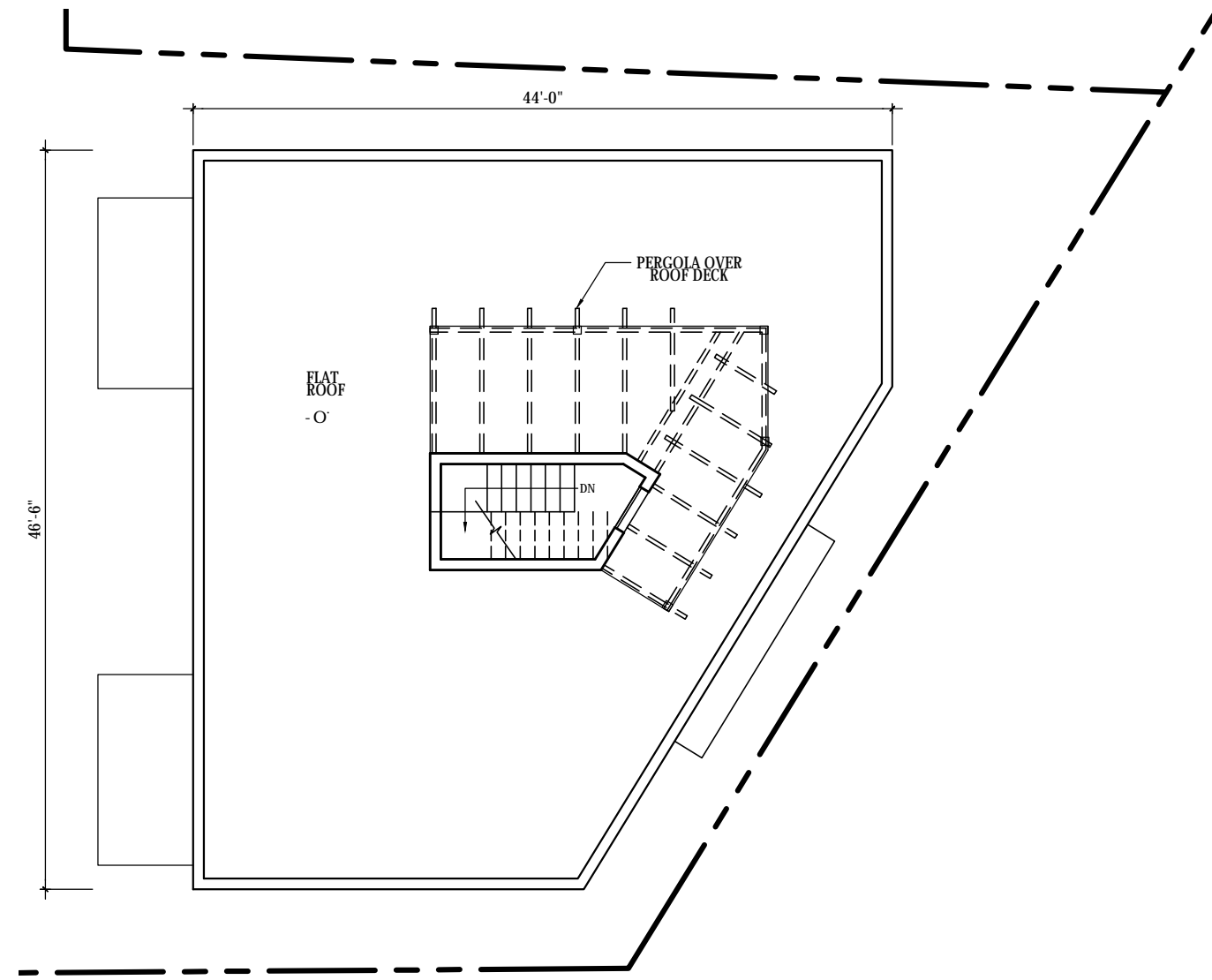
SHEET

A-4



PROPOSED

○ **ROOF PLAN**
SCALE: 3/32"=1'-0"



AS APPROVED

○ **ROOF PLAN**
SCALE: 3/32"=1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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SEAL

CONSULTANT

PROJECT
5-UNIT DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR
35atSummer LLC

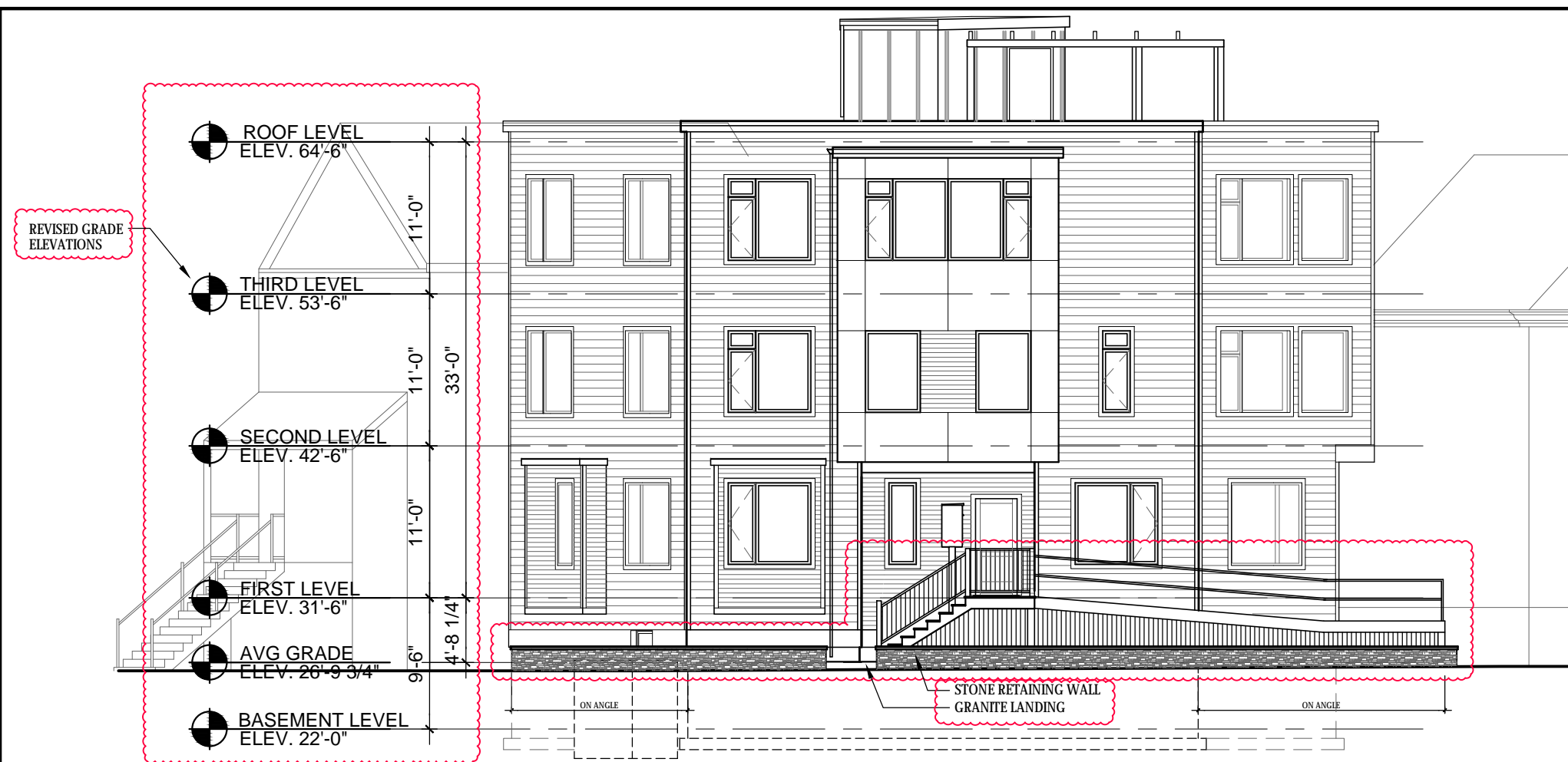
ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET
A-5

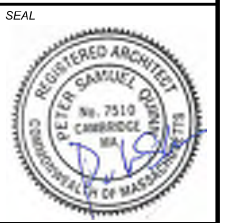


PROPOSED

SUMMER ST ELEVATION
SCALE: 3/32"=1'-0"

AS APPROVED

SUMMER ST ELEVATION
SCALE: 3/32"=1'-0"



CONSULTANT

PROJECT
5-UNIT DEVELOPMENT

3 SUMMER STREET
SOMERVILLE, MA 02143

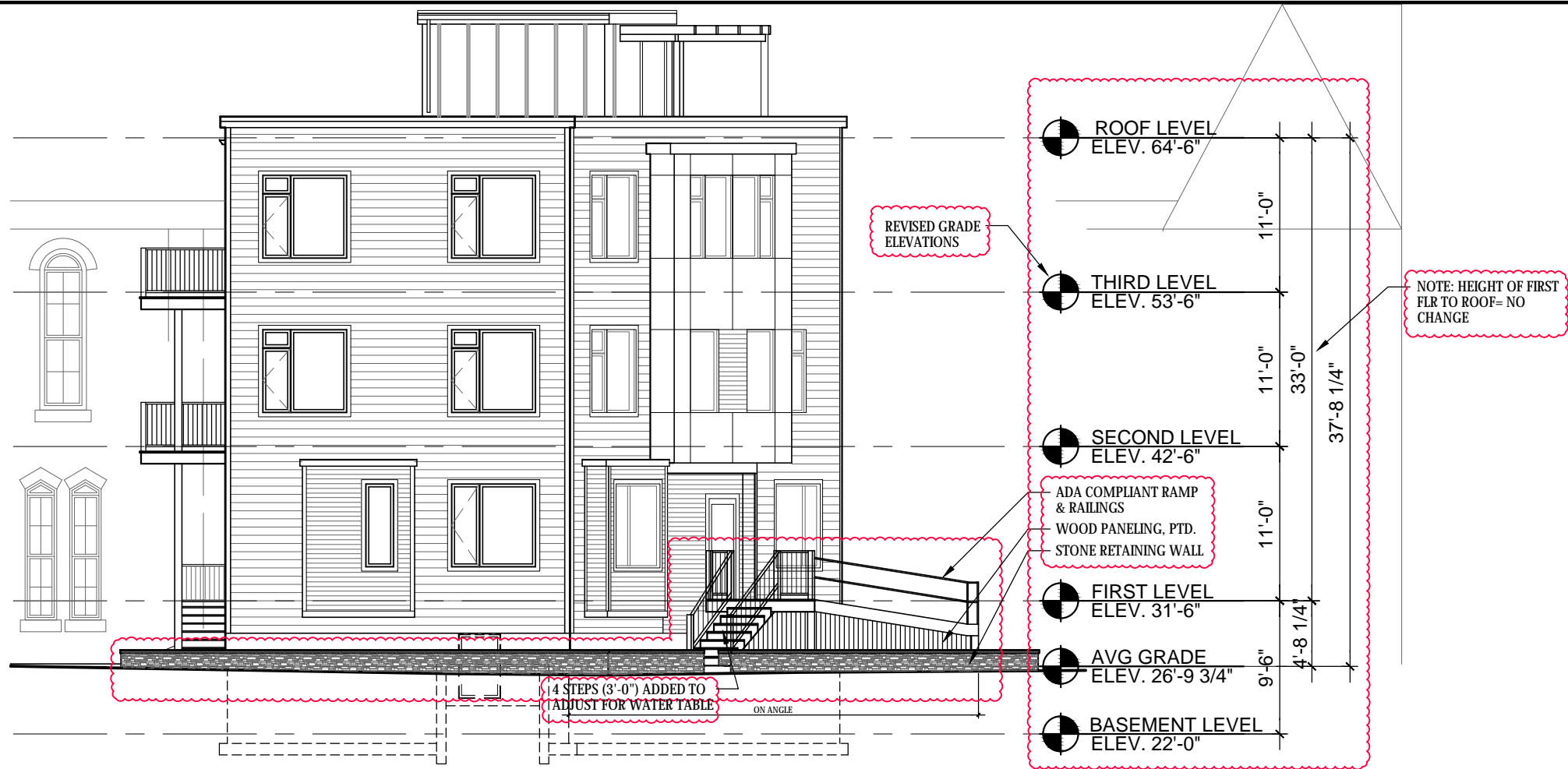
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SCALE AS NOTED

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PROPOSED

VINAL AVE ELEVATION

SCALE: 3/32"=1'-0"



AS APPROVED

VINAL AVE ELEVATION

SCALE: 3/32"=1'-0"

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
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SEAL



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PROJECT

**5-UNIT
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3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE

**VINAL AVE
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	01 MAY 2019
ZBA	30 JUN 2018
DRAWN BY KVS	REVIEWED BY PQ
SHEET	

ZBA REV 1 01 MAY 2019

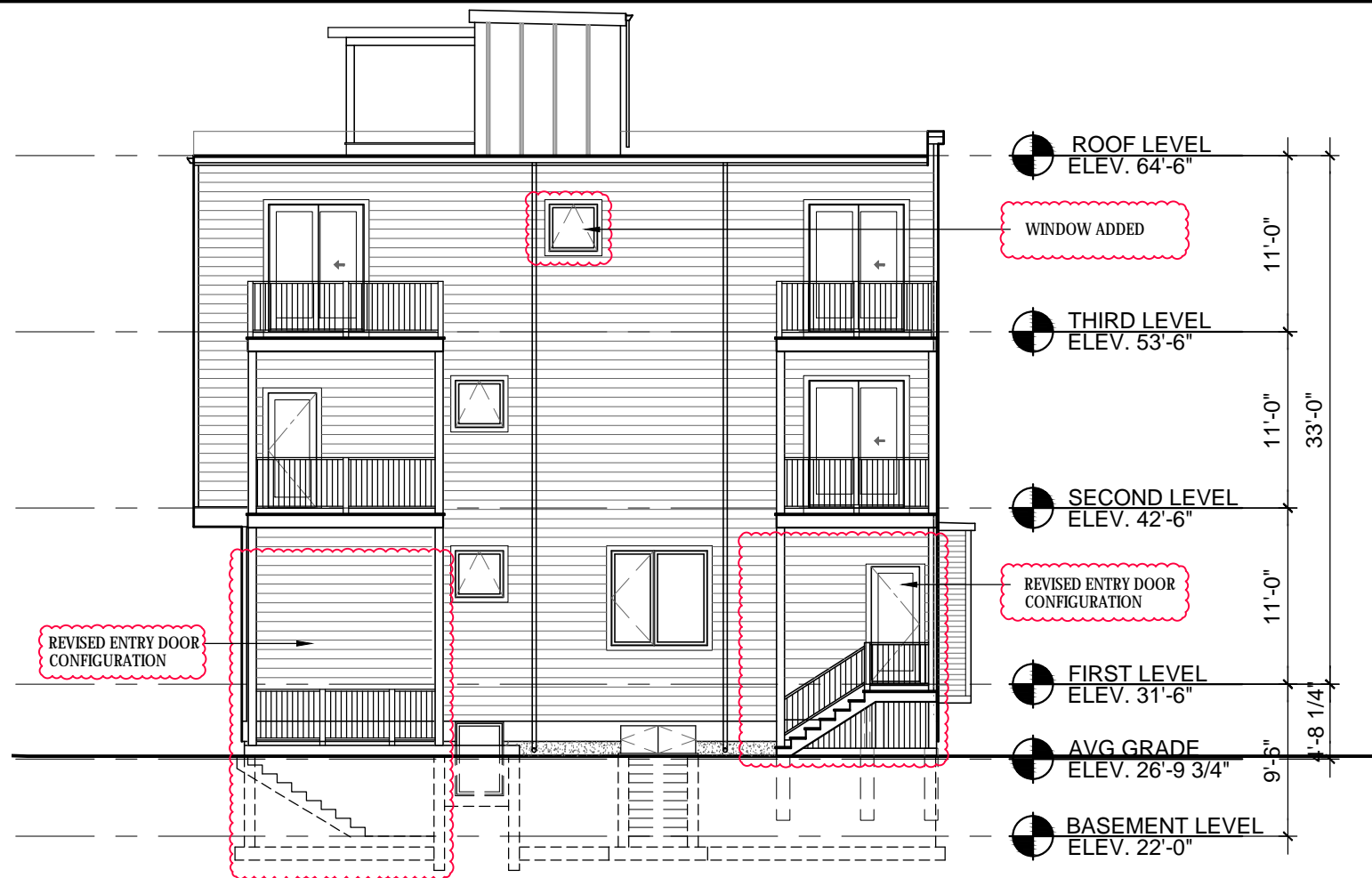
ZBA 30 JUN 2018

DRAWN BY
KVS

REVIEWED BY
PQ

SHEET

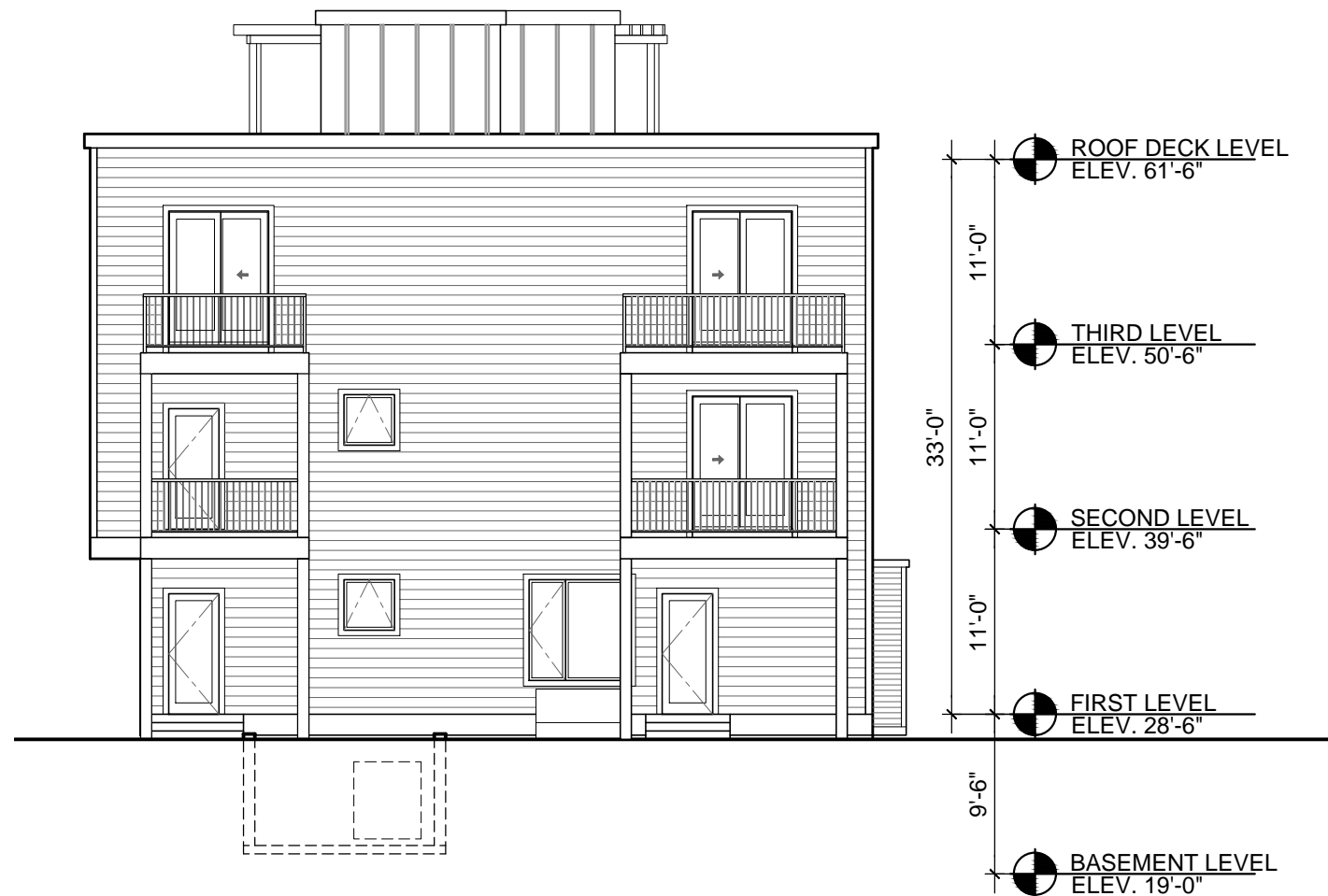
A-7



PROPOSED

REAR ELEVATION

SCALE: 3/32"=1'-0"



AS APPROVED

REAR ELEVATION

SCALE: 3/32"=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

**5-UNIT
DEVELOPMENT**

3 SUMMER STREET
SOMERVILLE, MA 02143

PREPARED FOR

35atSummer LLC

ONE SUMMER ST
SOMERVILLE, MA 02143

DRAWING TITLE

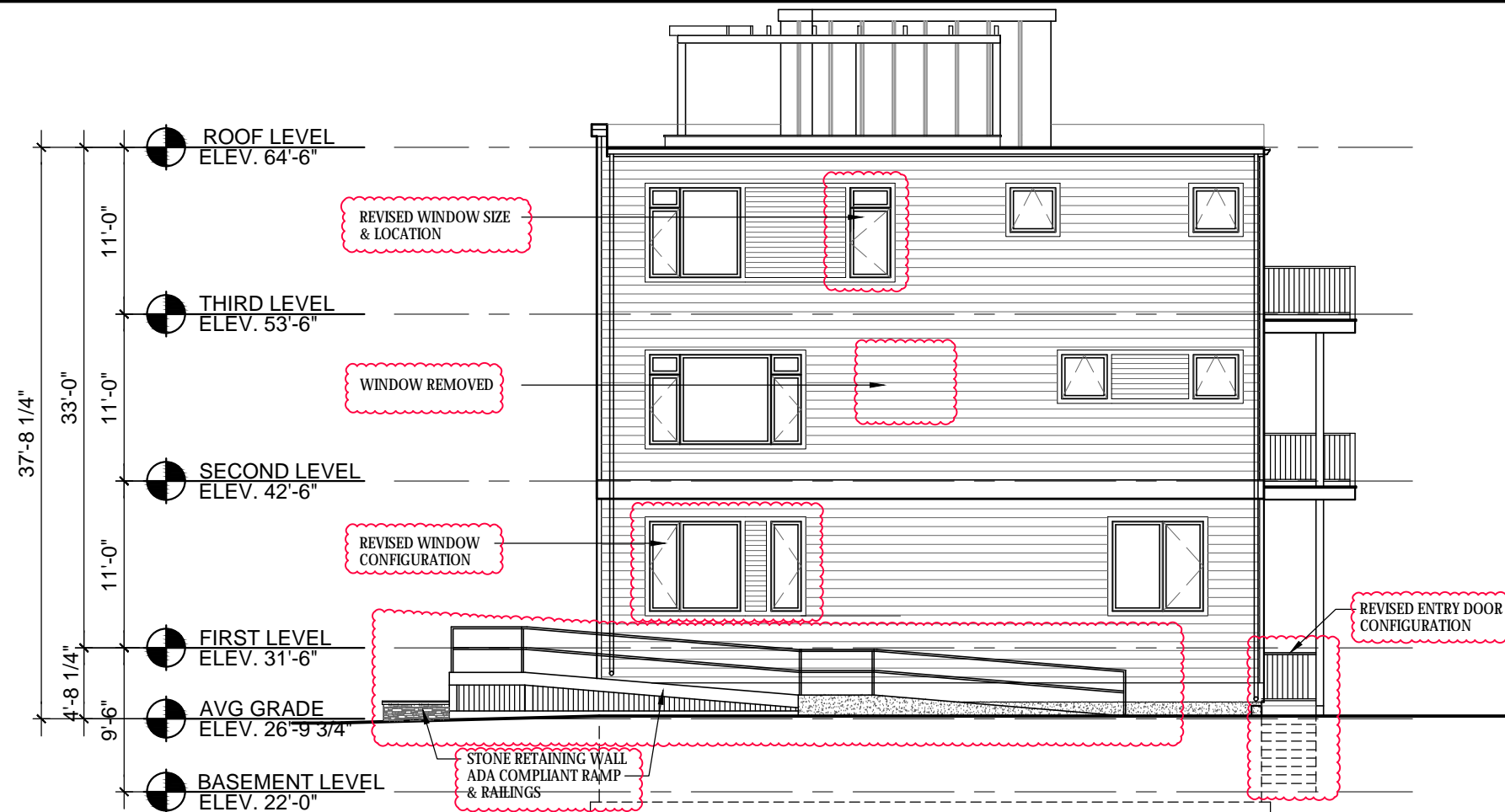
**REAR
ELEVATION**

SCALE AS NOTED

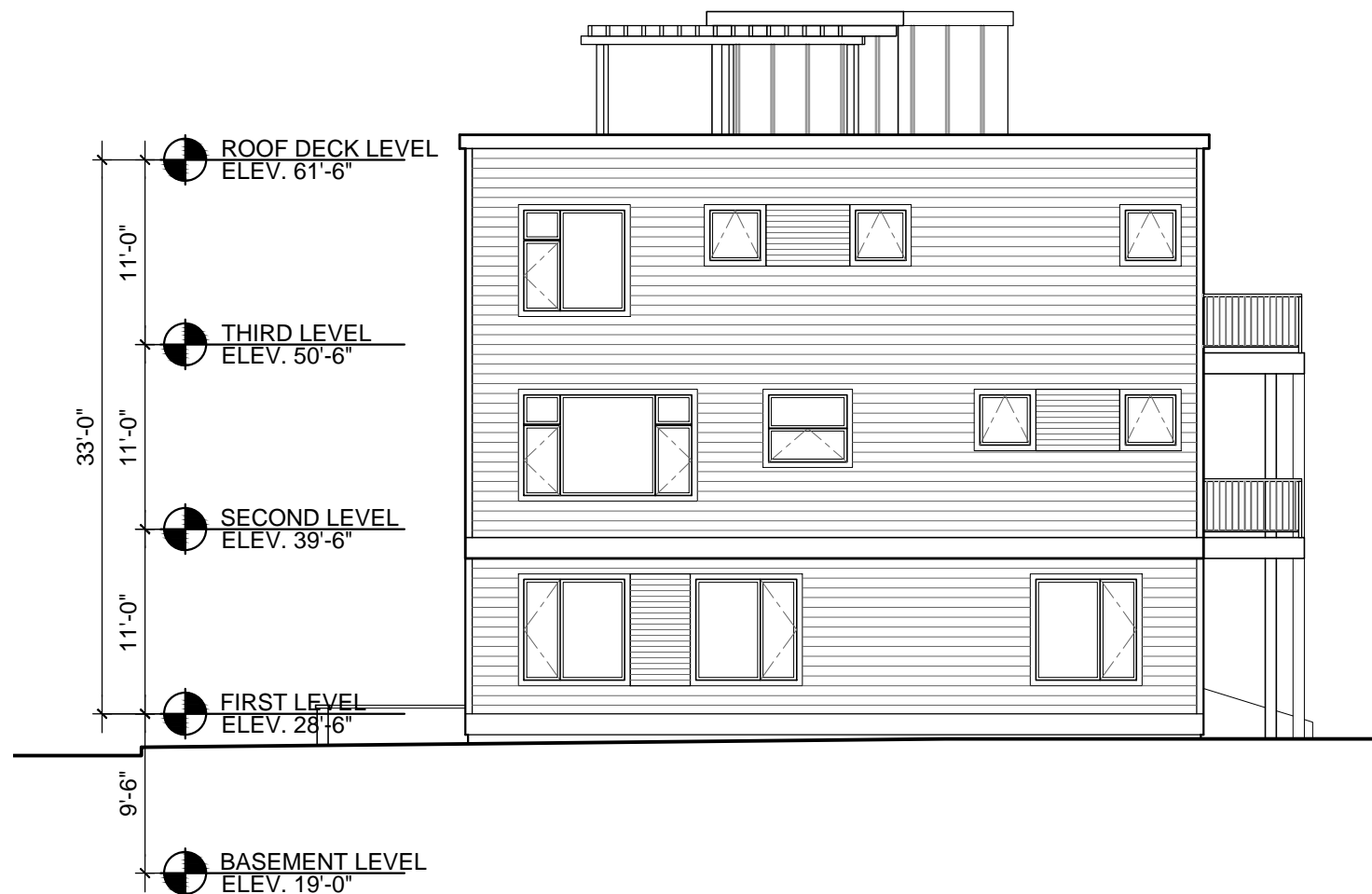
REVISION	DATE
ZBA REV 1	01 MAY 2019
ZBA	30 JUN 2018
DRAWN BY KVS	REVIEWED BY PQ

SHEET

A-8



PROPOSED
SIDE ELEVATION
 SCALE: 3/32"=1'-0"



AS APPROVED
SIDE ELEVATION
 SCALE: 3/32"=1'-0"

**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

**SIDE
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	01 MAY 2019
ZBA	30 JUN 2018
DRAWN BY KVS	REVIEWED BY PQ

ZBA REV 1 01 MAY 2019

ZBA 30 JUN 2018

DRAWN BY
KVS

REVIEWED BY
PQ

SHEET

A-9