

**CITY OF SOMERVILLE PLANNING BOARD APPLICATION**  
**REVISION TO ARCHITECTURAL PLANS AND MASSING MODEL**  
**PREVIOUSLY FILED ON JUNE 12, 2023**

APPLICANT: SGL Development, Inc.

SUBJECT PROPERTY: 32-40-44 White Street, Somerville, Massachusetts

CASE NUMBER: P&Z 22-054

The Applicant is replacing the previously submitted file entitled “White St 32-44-Architectural Plans-2023-6-12” with this new file entitled “White St 32-44-Architectural Plans-2023-6-23” to make the following changes:

- Revise the following Sheets in response to PSUF comments to increase the size of the bioswale, and revise the Green Score calculation and green roof:
  - T-1
  - Z-1
  - Z-2
  - A-2
  - A-6



WHITE STREET ELEVATION

PREPARED BY:

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

SURVEYOR  
SUMMIT SURVEYING,  
INC.  
4 SOUTH POND ST,  
NEWBURYPORT, MA 01950  
PH (978) 692 7109

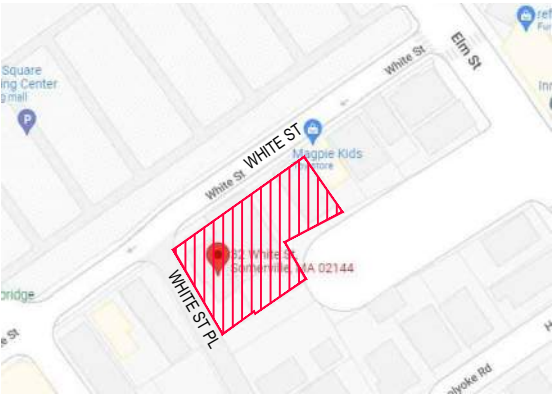
LANDSCAPE ARCHITECT  
VERDANT LANDSCAPE  
ARCHITECTS  
318 HARVARD ST, STE 25  
BROOKLINE, MA 02446  
PH (617) 735 1180

32-44 WHITE ST  
32-44 WHITE ST, SOMERVILLE, MA 02144

PLANNING BOARD APPLICATION FOR  
SPECIAL PERMIT AND SITE PLAN REVIEW

LIST OF DRAWINGS		NEIGHBORHOOD PRESENTATION #2 24 JAN 2023	PB APPLIC SPSR 22 JUN 2023
GENERAL			
T-1	TITLE SHEET	X	X
	EXISTING CONDITIONS PLOT PLAN	X	X
Z-1	ZONING TABLE		X
Z-2	DIMENSIONAL SITE PLAN		X
Z-3	GROSS FLOOR AREA		X
Z-4	BUILDING NET OCCUPIABLE FLOOR ARE		X
Z-5	VERTICAL FACADE AREA		X
Z-6	WINDOW AREA		X
Z-7	FENESTRATION CALCULATION		X

ARCHITECTURAL			
A0.1	3D VIEWS (4 SHEETS)	X	X
A-1	BASEMENT PLAN	X	X
A-2	FIRST FLOOR PLAN	X	X
A-3	SECOND FLOOR PLAN	X	X
A-4	THIRD FLOOR PLAN	X	X
A-5	FOURTH FLOOR PLAN	X	X
A-6	ROOF PLAN	X	X
A-7	WHITE STREET ELEVATION	X	X
A-8	WHITE STREET PLACE ELEVATION	X	X
A-9	REAR ELEVATION	X	X
A-10	LEFT ELEVATION	X	X
A-11	STREETSCAPE ELEVATION		X
A-12	BUILDING SECTION		X
A-13	BUILDING SECTION		X
A-14	SITE SECTION		X
A-15	MATERIALS BOARD	X	X
A-16	SIGNAGE PLAN		X
SH-1.1	SHADOW STUDY (8 SHEETS)	X	X



LOCUS PLAN

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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

SEAL

CONSULTANT

PROJECT

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

T-1

#### RECORD OWNERS:

(32 WHITE STREET)  
GARY F. SHEA &  
TERESA A. GROVE  
3 MARIGOLD LANE  
CHELMSFORD, MA

(40 WHITE STREET)  
RUSSELL W. & GARY F.  
SHEA, TRUSTEES OF  
PJ REALTY TRUST

(44 WHITE STREET)  
EDWARD T. & ELAINE  
SEVERINO  
44 WHITE STREET  
SOMERVILLE, MA

#### REFERENCES:

DEED BOOK 49862 PAGE 88 (32 WHITE STREET)  
DEED BOOK 16713 PAGE 330 (40 WHITE STREET)

PLAN BOOK 30 PLAN 40  
PLAN 411 OF 1992

PLAN ENTITLED "CITY OF SOMERVILLE WHITE STREET THE  
PORTION IN SOMERVILLE FOR ACCEPTANCE" DATED  
APRIL 25, 1900.

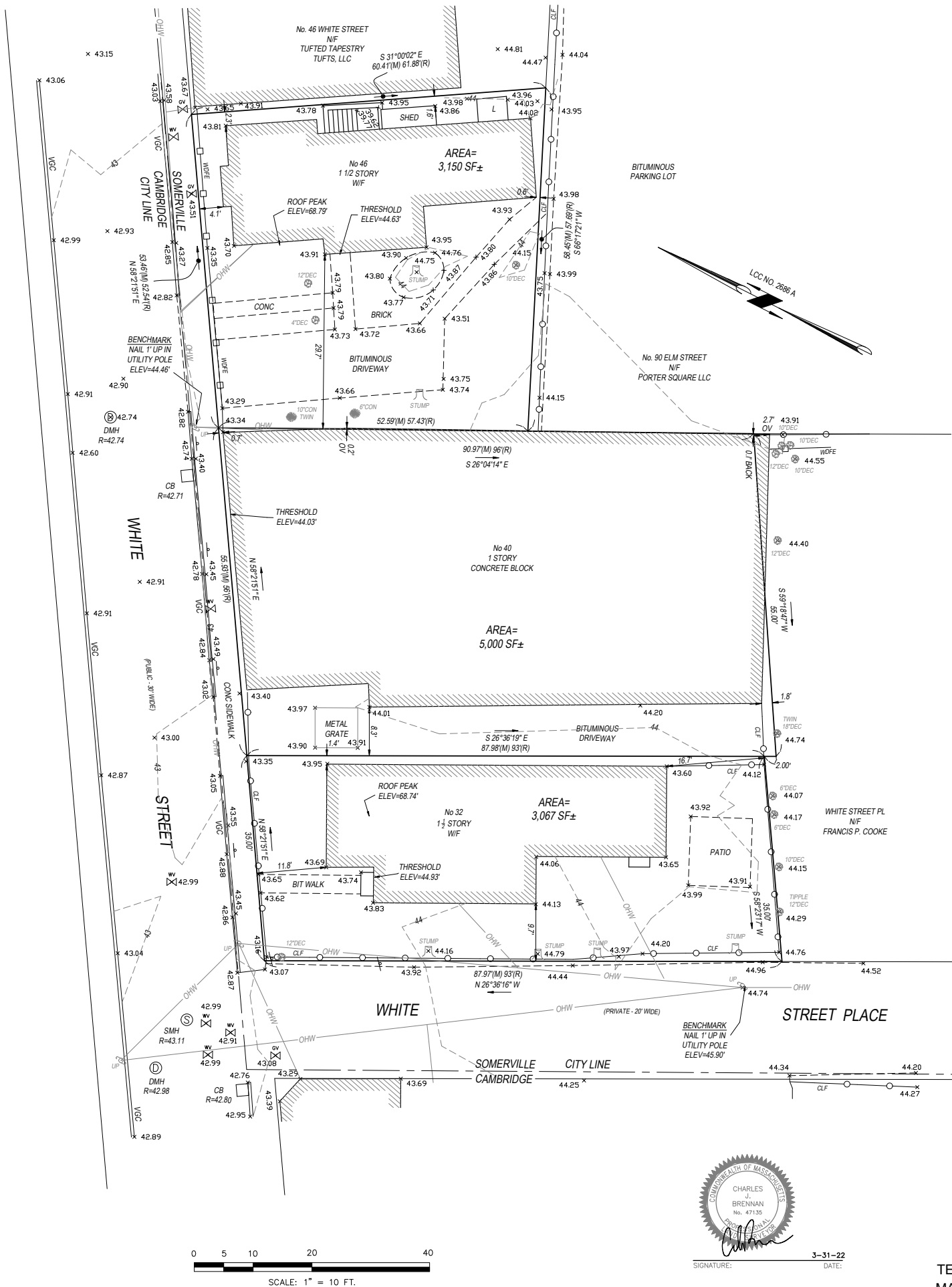
PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND IN  
CAMBRIDGE & SOMERVILLE, MA" PREPARED FOR  
GRAVESTAR, INC. BY HANCOCK SURVEY ASSOCIATES, INC.  
DATED: JUNE 19, 1995.

#### NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY  
PERFORMED IN MARCH 8 AND MARCH 25 2022.
- 2.) THE LOCATION OF SUBSURFACE UTILITIES WERE NOT  
INCLUDED AS PART OF THIS SURVEY. UTILITY STRUCTURES  
SHOWN HEREON ARE FROM 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 CAMBRIDGE CITY BASE.

#### LEGEND:

BIT	BITUMINOUS
CB	CATCH BASIN
CON	CONIFEROUS
CONC	CONCRETE
CLF	CHAIN LINK FENCE
DEC	DECIDUOUS
GV	GAS VALVE
HYD	FIRE HYDRANT
(M)	MEASURED
OHW	OVERHEAD WIRES
OV	OVER
POR	PORCH
(R)	RECORD
SMH	SEWER MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WV	WATER VALVE



## TOPOGRAPHIC SITE PLAN

IN  
SOMERVILLE, MA

AT 32-40-44 WHITE STREET  
PREPARED FOR

SGL DEVELOPMENT INC.

BY  
SUMMIT SURVEYING INC.

4 SOUTH POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109

MARCH 31, 2022

WWW.SUMMITSURVEYINGINC.COM

22-0106

DIMENSIONAL TABLE FOR  
32 WHITE ST  
- MR4 ZONING DISTRICT  
- QUARTER MILE STATION AREA WALKSHED  
- NOT ON A PEDESTRIAN STREET  
- COMMERCIAL BUILDING BUILDING TYPE

NOTE:

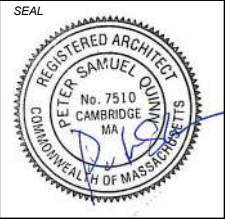
1. ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
2. ROOF-MOUNTED MECHANICAL HEIGHT REQUIRES SPECIAL PERMIT PER 4.2.14.c.iii.

	ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 4.2.6.b	COMMERCIAL BLDG	REQUIRES SPA
	LOT AREA	N/A	11,217-SF	N/A
	LOT WIDTH	30' MIN	+/- 144'	COMPLIES
	LOT DEPTH	N/A	NO CHANGE	N/A
	LOT COVERAGE (%)	90% MAX	84%	COMPLIES
	GREEN SCORE	0.25 MIN, 0.3 IDEAL	0.274	COMPLIES
	OPEN SPACE	15% MIN	28%	COMPLIES
SETBACKS	CURB SETBACK	12' MIN	12'	COMPLIES
	FRONT (PRIMARY) SETBACK	2' MIN, 15' MAX	7'	COMPLIES
	FRONT (SECONDARY) SETBACK	2' MIN, 15' MAX	12'	COMPLIES
	SIDE YARD SETBACK (LEFT / NORTHEAST)	NONE	3'	COMPLIES
	SIDE YARD SETBACK (RIGHT / SOUTHEAST)	NONE	3'	COMPLIES
	REAR SETBACK	0 MIN	10'	COMPLIES
	BUILDING SEPARATION	N/A	N/A	N/A
PARKING SETBACKS	PRIMARY FRONT SETBACK	30' MIN	N/A	N/A
	SECONDARY FRONT SETBACK	30' MIN	N/A	N/A
MAIN MASSING	PRIMARY FACADE BUILDOUT (%)	80% MIN	89%	COMPLIES
	SECONDARY FACADE BUILDOUT (%)	65% MIN	89%	COMPLIES
	FLOOR PLATE	15,000-SF MAX	8,194-SF	COMPLIES
	BUILDING WIDTH	200' MAX	136'	COMPLIES
	BUILDING HEIGHT	55' MAX	55'	COMPLIES
	NUMBER OF STORIES	3 MIN, 4 MAX	4	COMPLIES
	GROUND STORY HEIGHT	14' MIN	15'-0"	COMPLIES
	UPPER STORY HEIGHT	10' MIN	13'-4"	COMPLIES
	ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE	PRIMARY FACADE GROUND-STY FENESTRATION	70% MIN	87%	COMPLIES
	PRIMARY FACADE UPPER-STY FENESTRATION	15% MIN, 70% MAX	55%	COMPLIES
	SECONDARY FACADE GROUND-STY FENESTRATION	15% MIN, 70% MAX	17%	COMPLIES
	SECONDARY FACADE UPPER-STY FENESTRATION	15% MIN, 70% MAX	46%	COMPLIES
	BLANK WALL	20' MAX	19.5'	COMPLIES
USE & OCCUPANCY	NUMBER OF PRINCIPAL BUILDINGS	1 MAX	1	COMPLIES
	USE	PER TABLE 4.2.13	GEN. OFFICE	COMPLIES
			R&D LAB	COMPLIES
	PRINCIPAL ENTRANCE SPACING	30' MAX	29'	COMPLIES
	COMMERCIAL SPACE DEPTH	30' MIN	41.6'	COMPLIES
	MECH. EQUIPMENT, SCREENING, PENTHOUSE HEIGHT	10' MAX	16'	REQUIRES SP
	NO. OF BIKE PARKING SPACES, SHORT-TERM	1 / 20,000-SF MIN	5	COMPLIES
	NO. OF BIKE PARKING SPACES, LONG-TERM	1 / 5,000-SF MIN	12	COMPLIES
	NO. OF PARKING SPACES	1 / 1,000-SF MAX	0	COMPLIES

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INTERIOR DESIGN

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



CONSULTANT

PROJECT

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

DIMENSIONAL  
TABLE

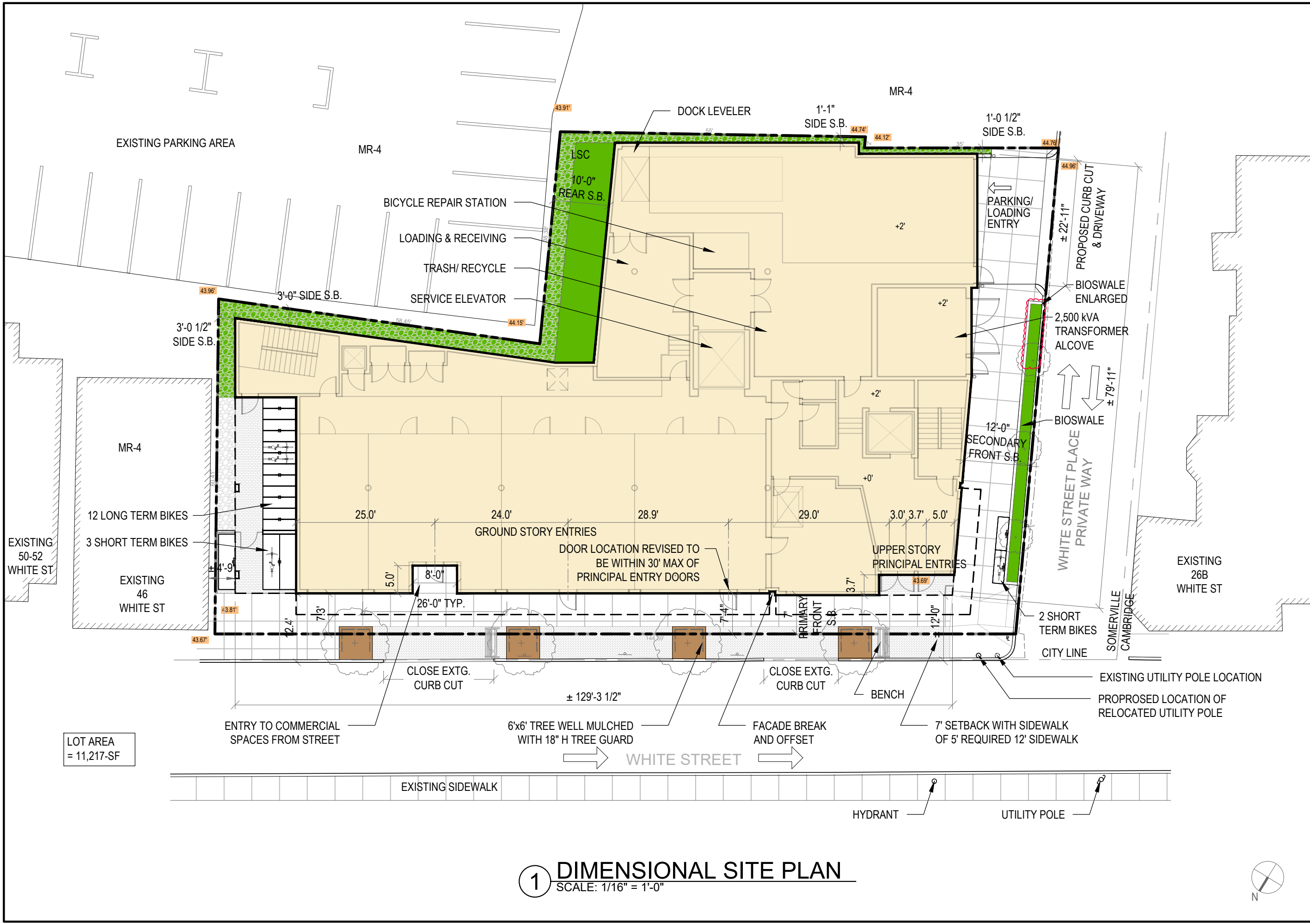
SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

Z-1





**PETER QUINN ARCHITECTS**  
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SEAL

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**SGL DEVELOPMENT**  
  
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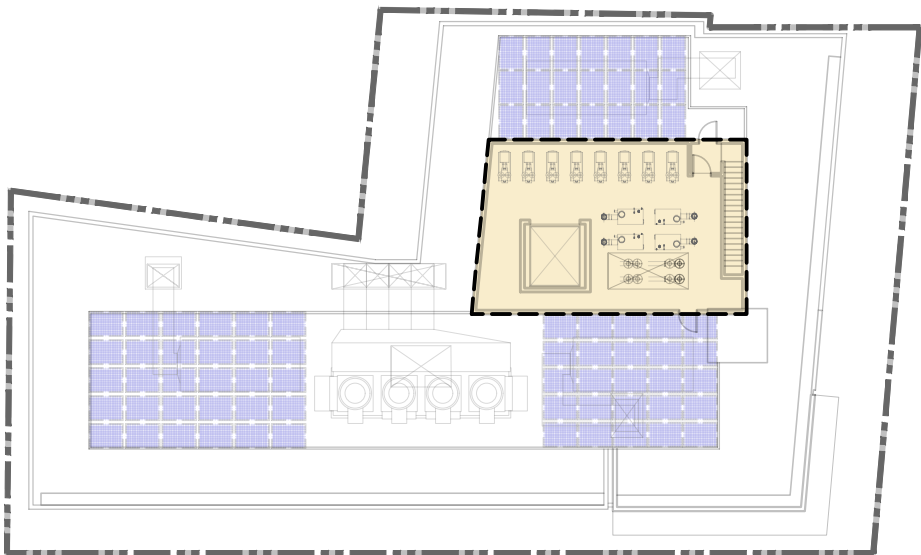
**DIMENSIONAL TABLE**

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SHEET

**Z-2**

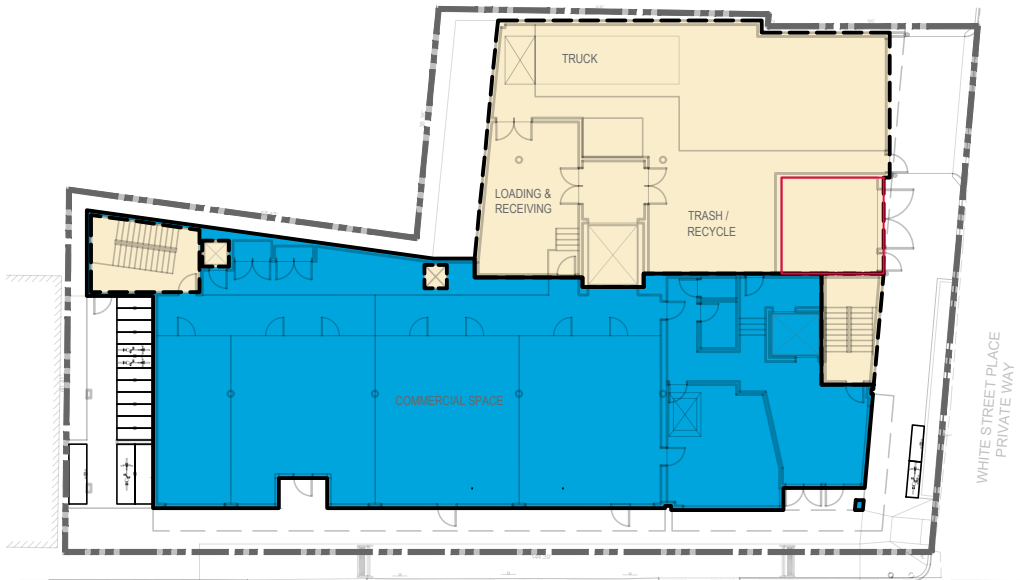


ROOF



SECOND TO FOURTH FLOORS




FLOOR	PROPOSED GSF		TOTAL
	COMMERCIAL	MECHANICAL/ UTILITY/ SUPPORT	
BASEMENT	8,040	1,618	9,658
1ST FL	4,595	3,235	7,830
2ND FL	7,658	694	8,352
3RD FL	7,658	694	8,352
4TH FL	7,658	694	8,352
MECHANICAL PENTHOUSE	0	1,291	1,291
SUB TOTAL	35,609	8,226	43,835



FIRST FLOOR



BASEMENT

-  SPACE IS PART OF THE RENTABLE AREA USED DIRECTLY BY THE TENANT.
-  DUCT SHAFTS, ELECTRIC CLOSETS, SERVICE ELEVATORS, FIRE STAIRS, AND TRADITIONAL MECHANICAL ROOMS THAT SERVE THE BUILDING WIDE SYSTEM.
-  SPACE OUTSIDE BUILDING OR CONTROLLED SOLELY BY A UTILITY.



# 1 GROSS FLOOR AREA

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

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CAMBRIDGE, MA 02139

DRAWING TITLE

GROSS  
SQUARE FEET

SCALE AS NOTED

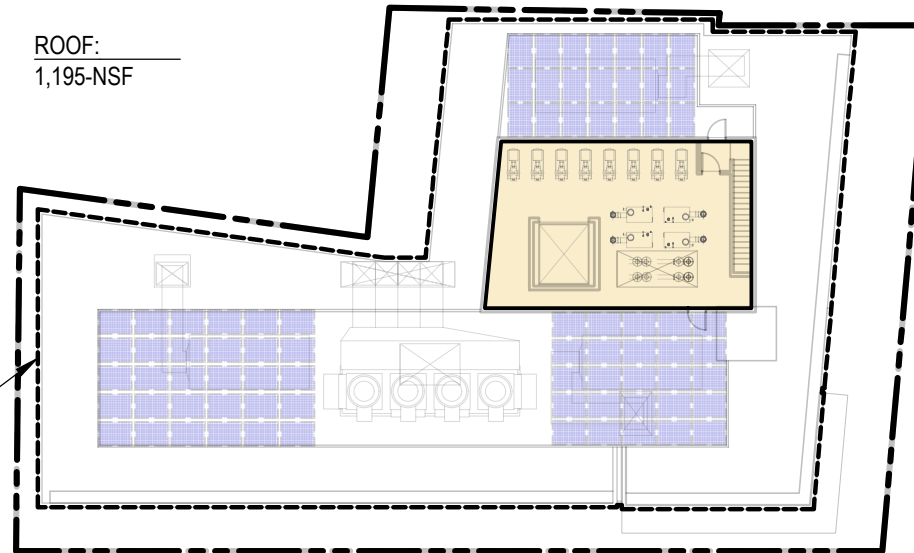
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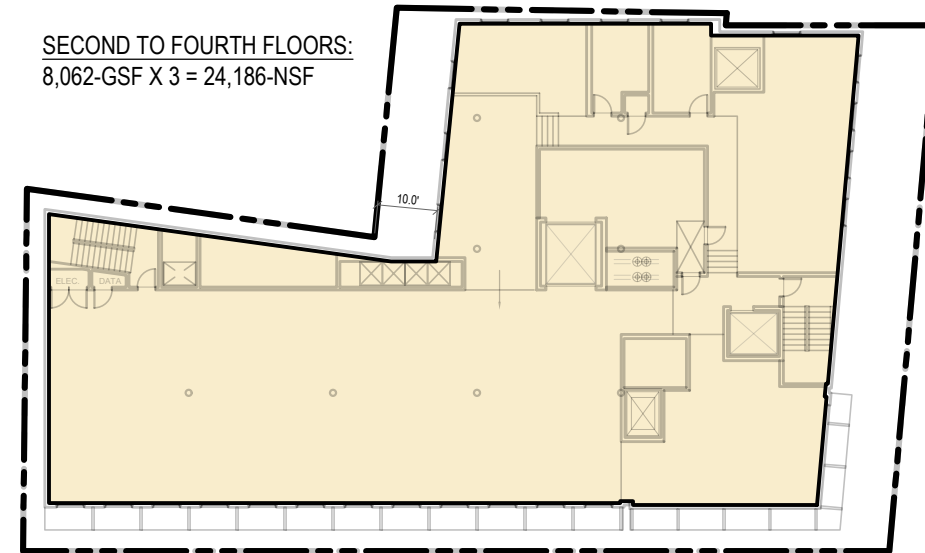
Z-3

TOTAL ROOF AREA:  
8,352-SF

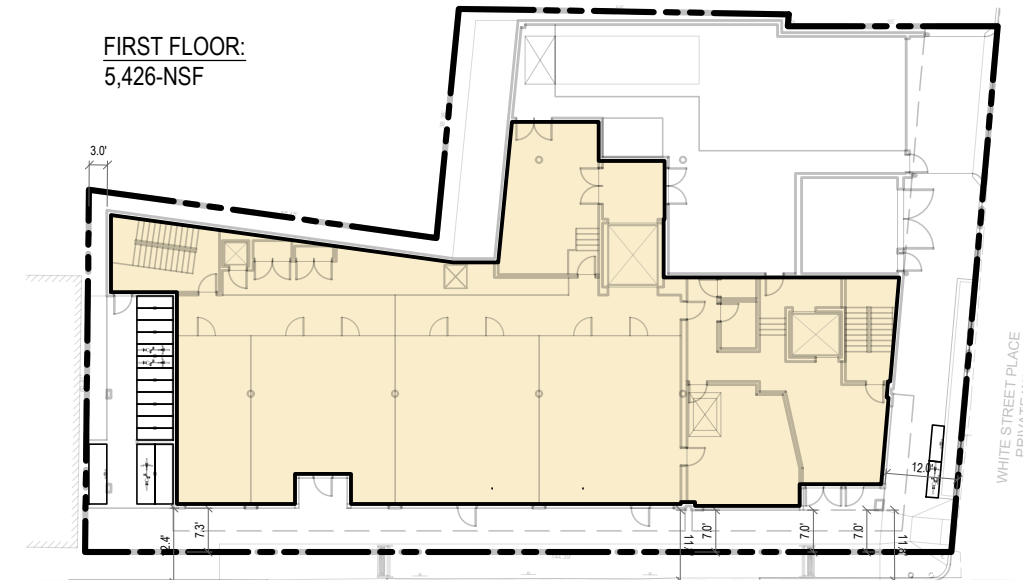
ROOF:  
1,195-NSF



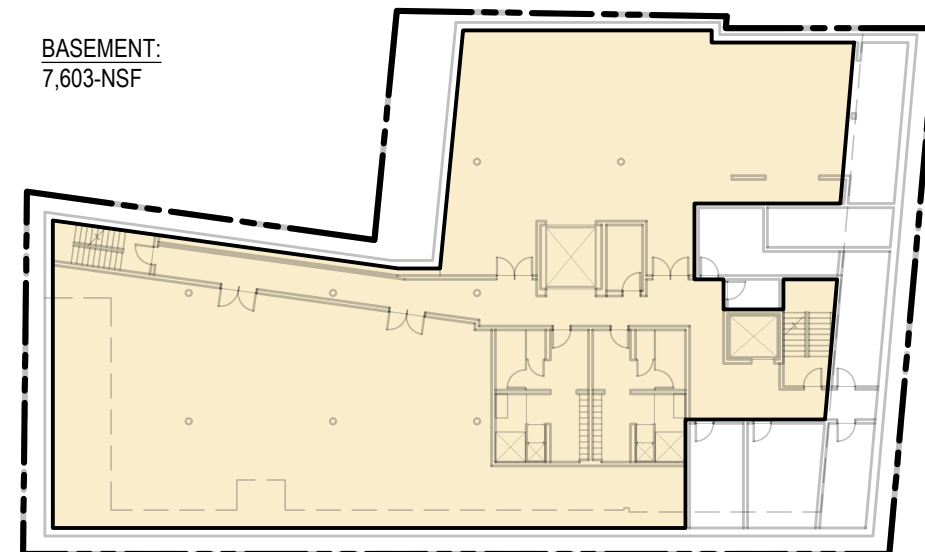
SECOND TO FOURTH FLOORS:  
8,062-GSF X 3 = 24,186-NSF



FIRST FLOOR:  
5,426-NSF



BASEMENT:  
7,603-NSF



FLOOR	OCCUPIABLE NSF
BASEMENT	7,603
1ST FL	5,426
2ND FL	8,062
3RD FL	8,062
4TH FL	8,062
MECHANICAL PENTHOUSE	1,195
TOTAL	38,410



# 1 BUILDING NET OCCUPIABLE FLOOR AREA

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

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SEAL



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32-44 WHITE

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SOMERVILLE, MA 02144

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810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

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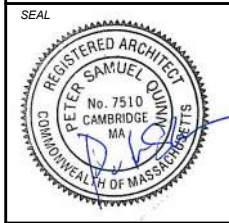
BUILDING NET  
OCCUPIABLE  
FLOOR AREA

SCALE AS NOTED

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DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

Z-4



CONSULTANT

PROJECT  
32-44 WHITE  
32-44 WHITE STREET  
SOMERVILLE, MA 02144

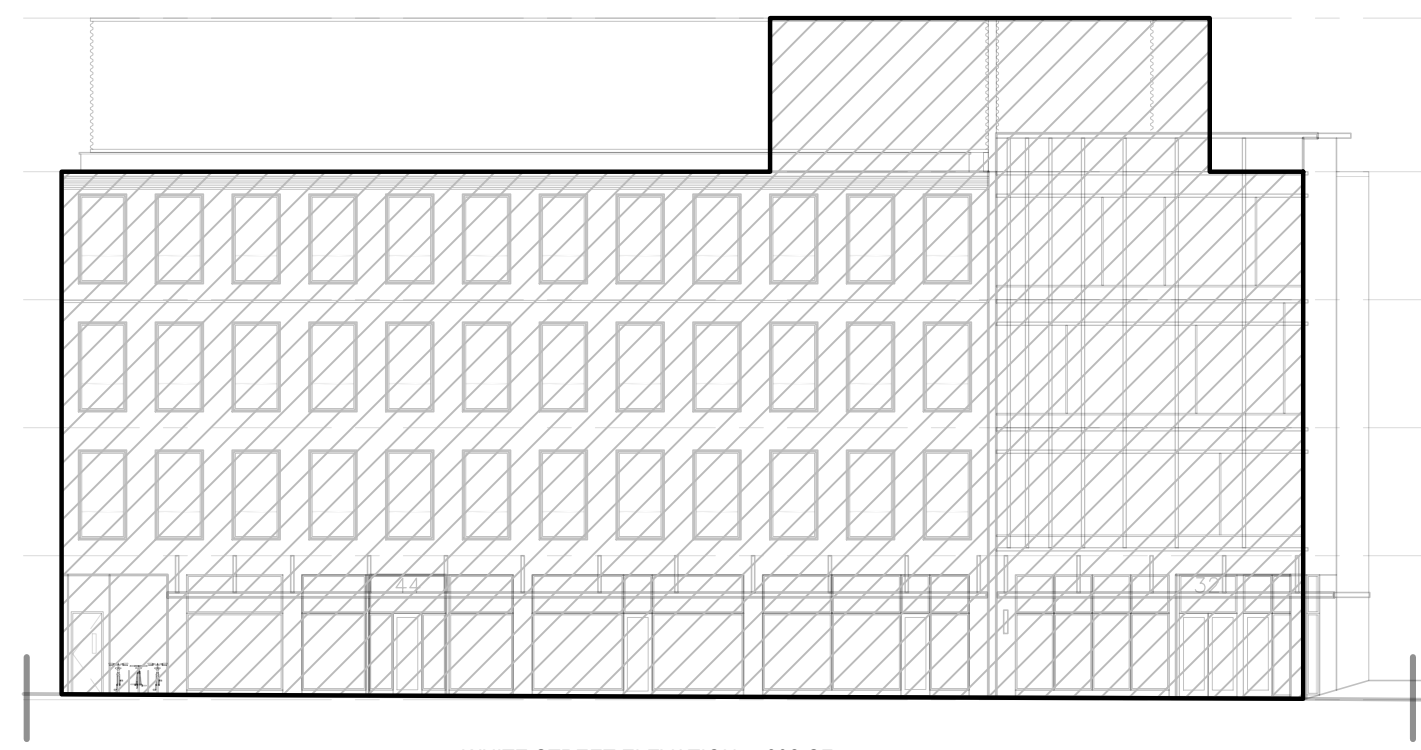
PREPARED FOR  
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DRAWING TITLE  
VERTICAL  
FACADE AREA

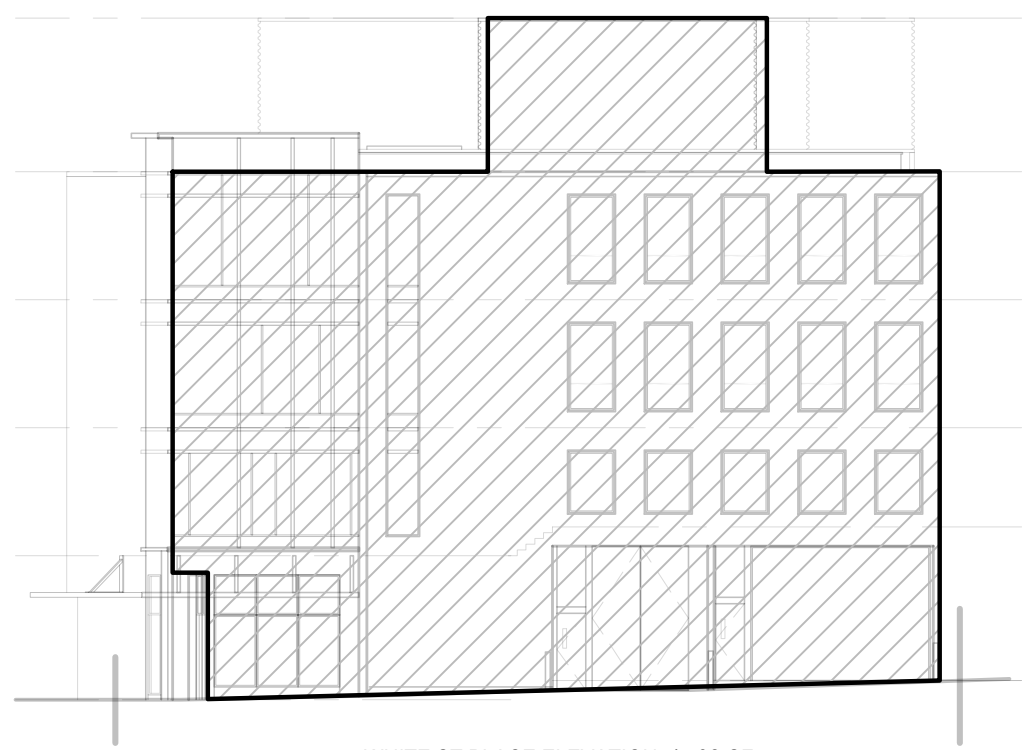
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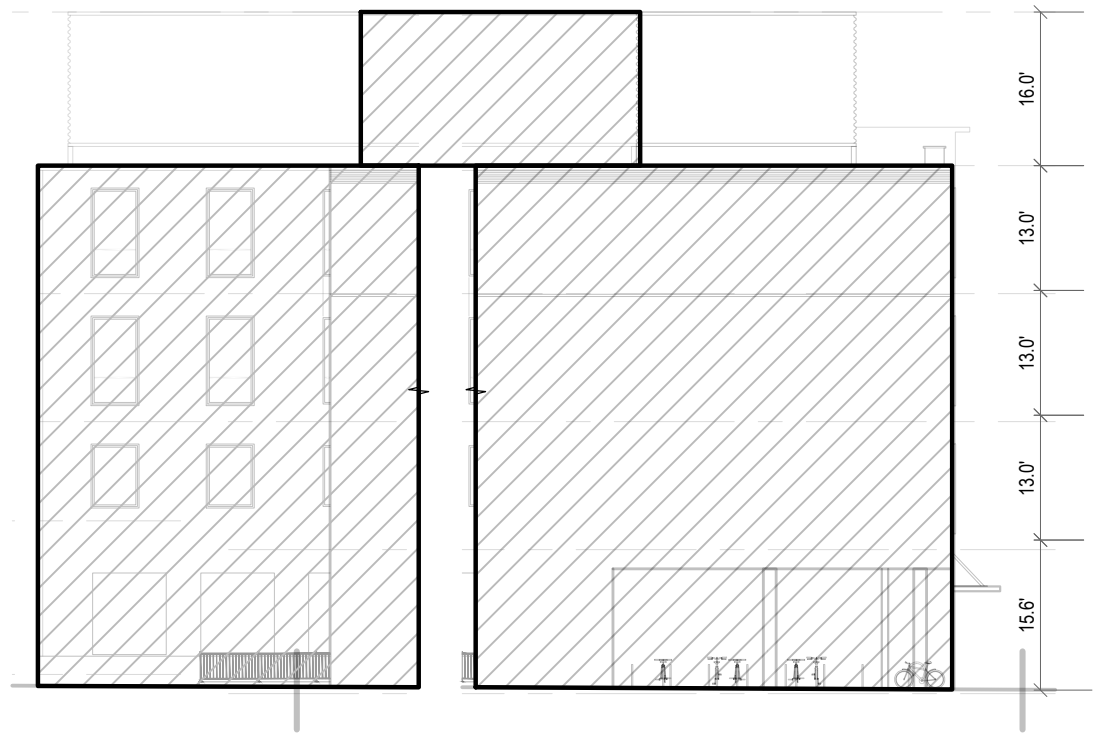
SHEET  
Z-5



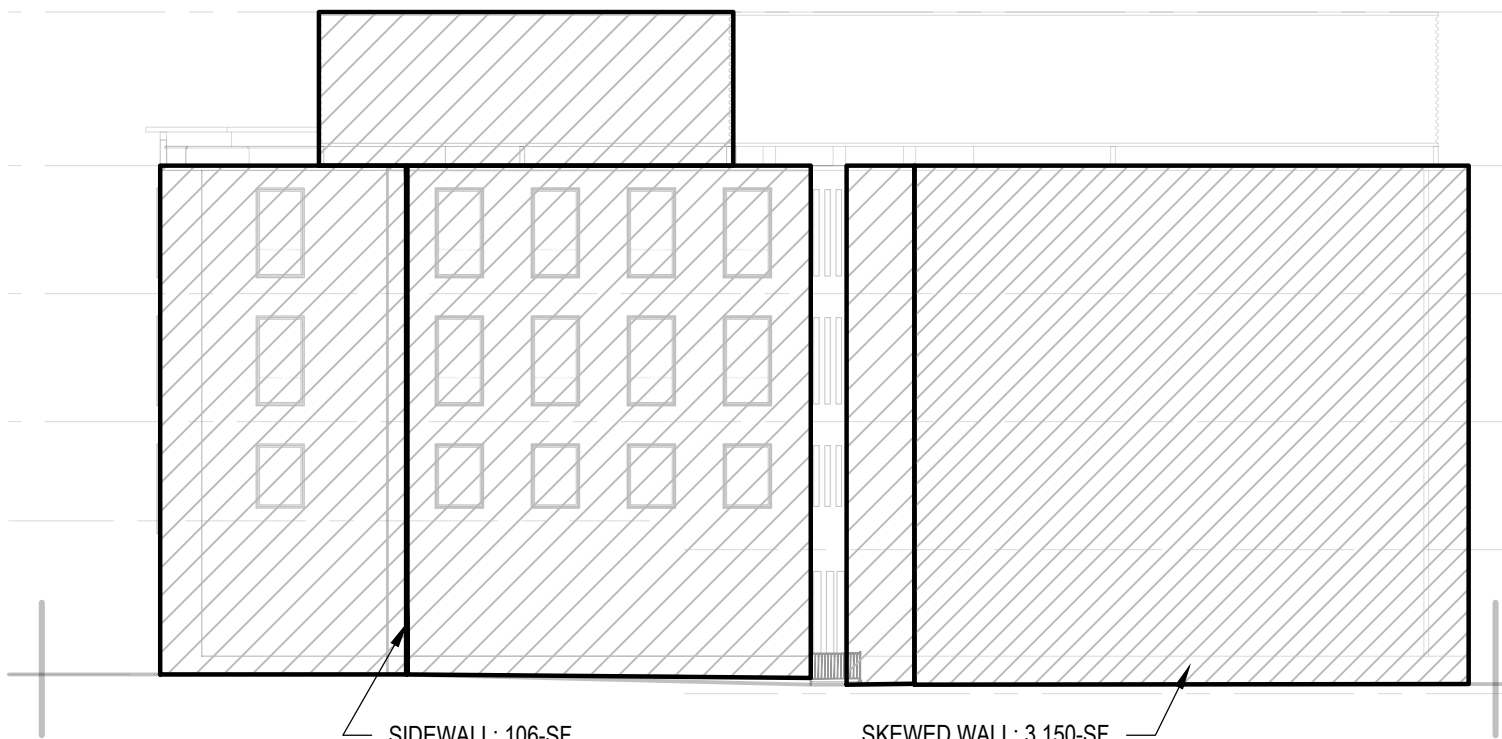
WHITE STREET ELEVATION: 7,802-SF



WHITE ST PLACE ELEVATION: 4,732-SF



LEFT ELEVATION: 5,318-SF



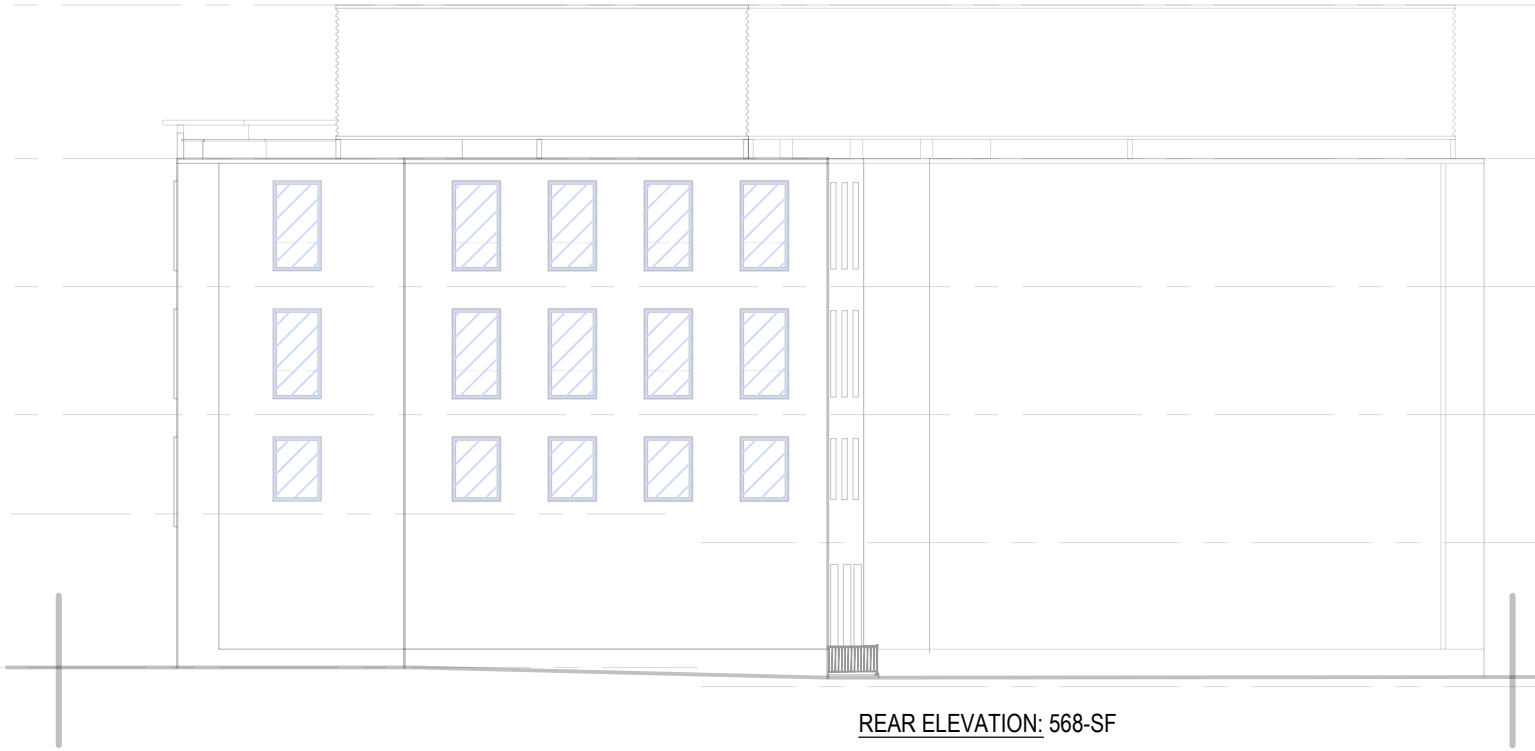
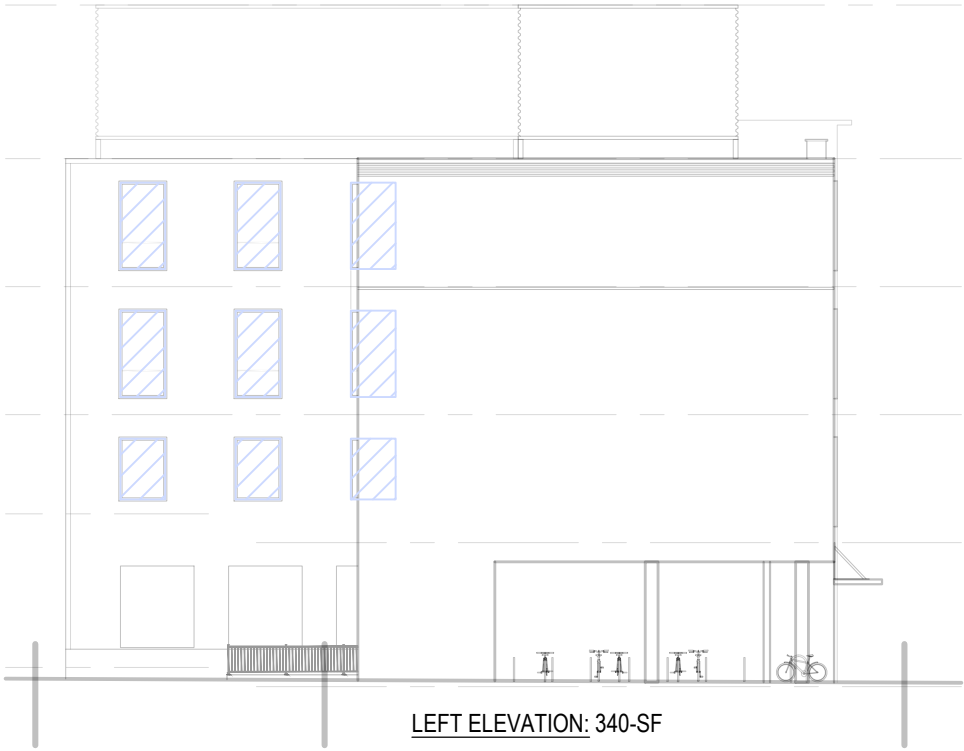
SIDEWALL: 106-SF

SKEWED WALL: 3,150-SF

REAR ELEVATION: 7,928-SF

ELEVATION	FACADE AREA
WHITE STREET ELEVATION	7,802
WHITE ST PLACE ELEVATION	4,732
LEFT ELEVATION	5,318
REAR ELEVATION	7,928
TOTAL	25,780

1 VERTICAL FACADE AREA  
SCALE: 1" = 20'-0"



ELEVATION	WINDOW AREA
WHITE STREET ELEVATION	3,700
WHITE ST PLACE ELEVATION	1,615
LEFT ELEVATION	340
REAR ELEVATION	568
TOTAL	6,223

1

WINDOW AREA

SCALE: 1" = 20'-0"

PETER QUINN ARCHITECTS

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INTERIOR DESIGN

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DRAWING TITLE

WINDOW AREA

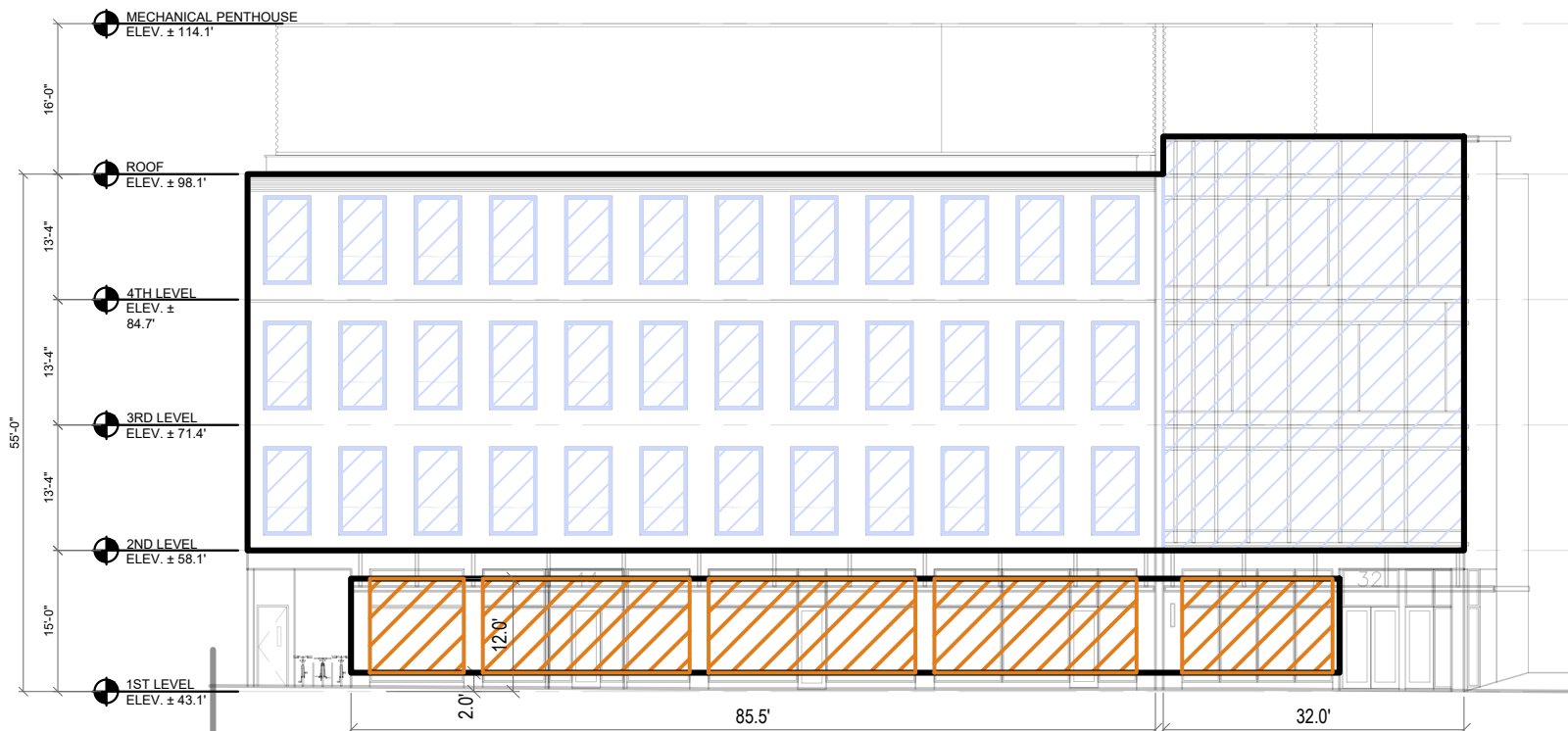
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Z-6

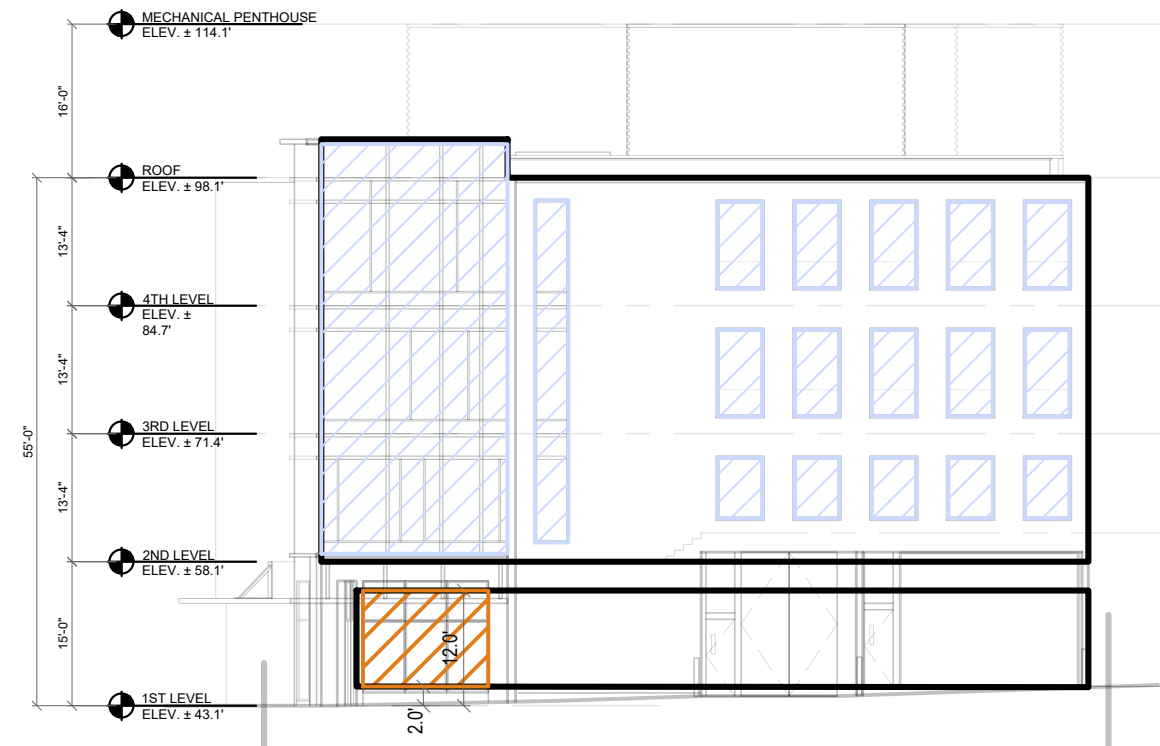




WHITE STREET ELEVATION: 3,546-SF



PRIMARY FACADE

	Ground Floor:	915 / 1,050 = ± 87 %	(70% min)
	Upper Floors:	2,918 / 5,299 = ± 55 %	(15% min, 70% max)



WHITE ST PLACE ELEVATION: 1,738-SF

SECONDARY FACADE

	Ground Floor:	130 / 764 = ± 17 %	(15% min, 70% max)
	Upper Floors:	1,520 / 3,273 = ± 46 %	(15% min, 70% max)

# 1 FENESTRATION CALCULATION

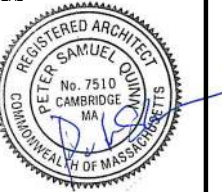
SCALE: 1" = 20'-0"

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FACADE  
FENESTRATION

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SHEET

Z-7





AERIAL VIEW LOOKING SOUTH

PETER  
QUINN  
ARCHI  
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DRAWING TITLE

3D VIEW

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	
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NHOOD	01/24/2023
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PRESENTATION	
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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DRAWN BY	REVIEWED BY
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MN / YC	PQ
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SHEET

A-0.1



C:\Users\User\OneDrive\Desktop\POA - White\_32-44\02 Schematic Design\White 32-44\_3D Views.dwg, A02, 5/2/2023 8:29:34 PM



VIEW FROM PARKING LOT ACROSS WHITE STREET

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PLANNING  
INTERIOR DESIGN

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259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



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PROJECT

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

3D VIEW

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

A-0.2



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VIEW AT CORNER OF WHITE STREET AND WHITE STREET PLACE

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32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

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SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

3D VIEW

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

A-0.3



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VIEW FROM WHITE STREET LOOKING EAST

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SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

3D VIEW

SCALE AS NOTED

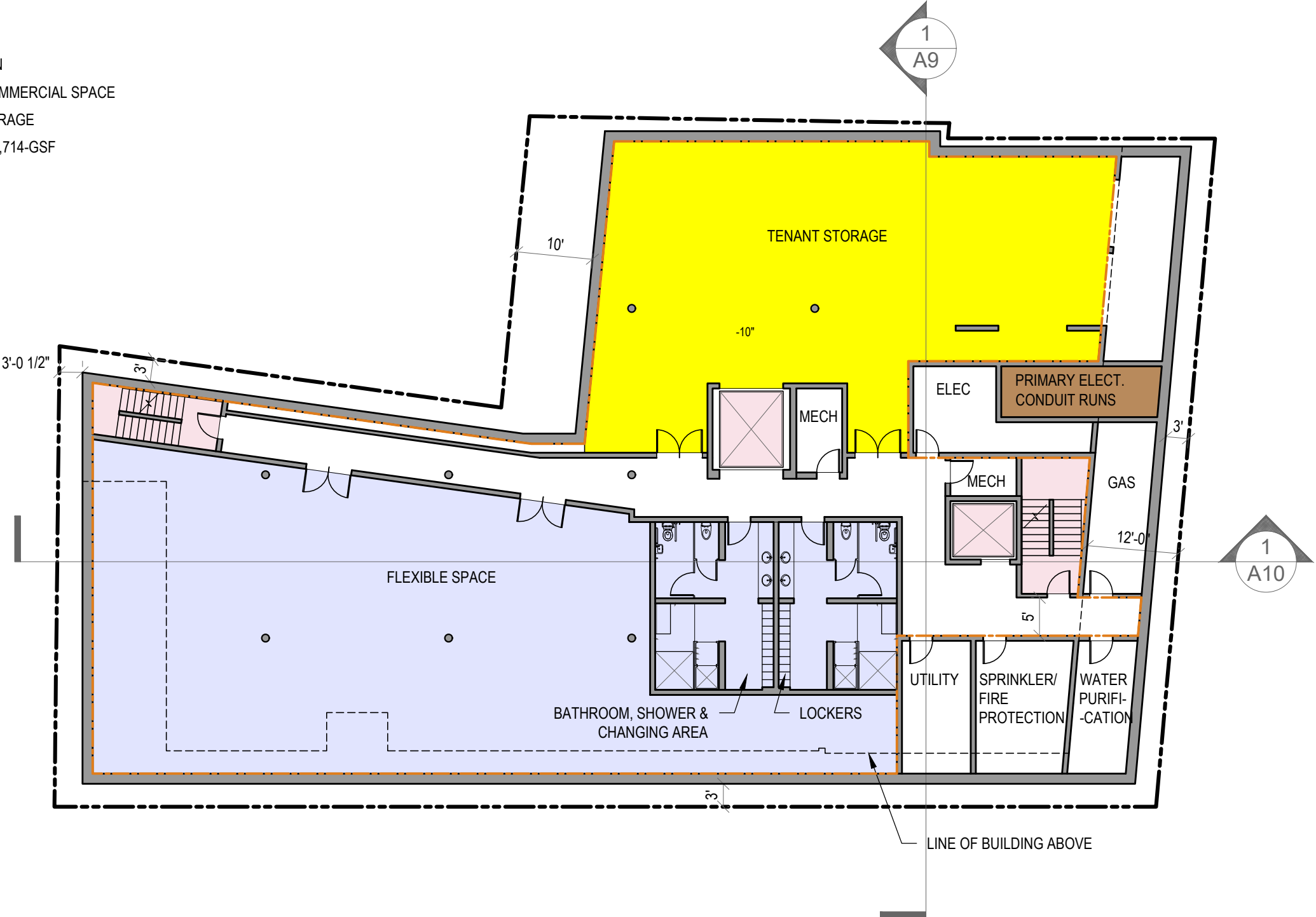
REVISION	DATE
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

A-0.4

LEGEND

- CIRCULATION
- FLEXIBLE COMMERCIAL SPACE
- TENANT STORAGE
- PROPOSED 7,714-GSF



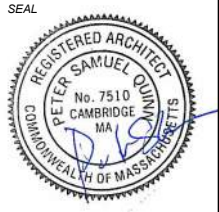
1 BASEMENT PLAN  
SCALE: 1/16" = 1'-0"



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SOMERVILLE, MA 02144

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SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

BASEMENT  
PLAN

SCALE AS NOTED

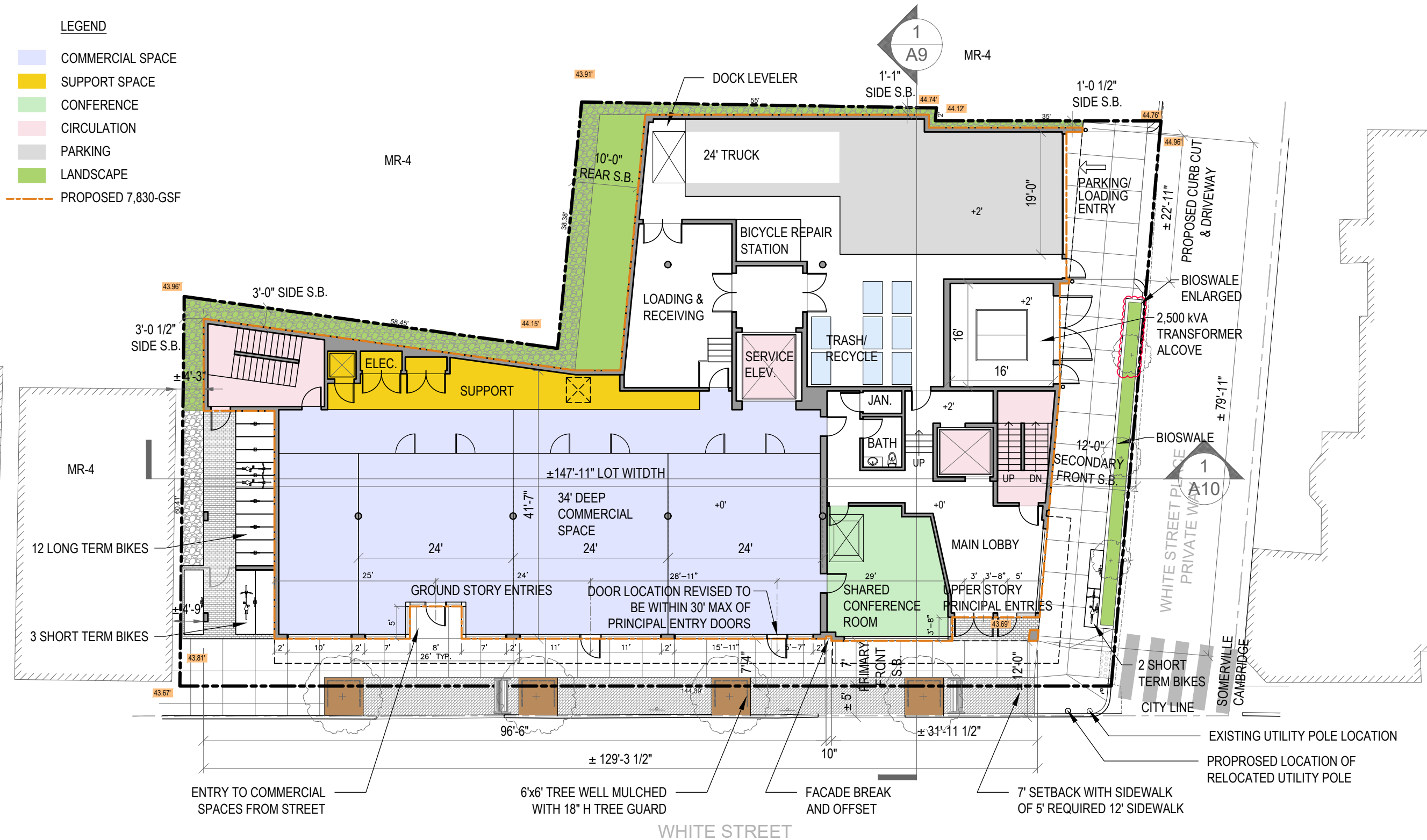
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PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

A-1

LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- CONFERENCE
- CIRCULATION
- PARKING
- LANDSCAPE
- PROPOSED 7,830-GSF



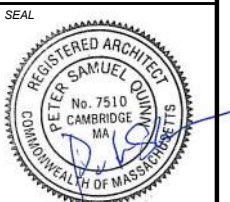
1 FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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SUITE 105  
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DRAWING TITLE

FIRST FLOOR  
PLAN

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET	

A-2



LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



1 SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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**32-44 WHITE**  
  
32-44 WHITE STREET  
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**SGL DEVELOPMENT**  
  
810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET  
**A-3**

LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



1 THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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810 MEMORIAL DRIVE,  
SUITE 105  
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DRAWING TITLE

THIRD FLOOR  
PLAN

SCALE AS NOTED

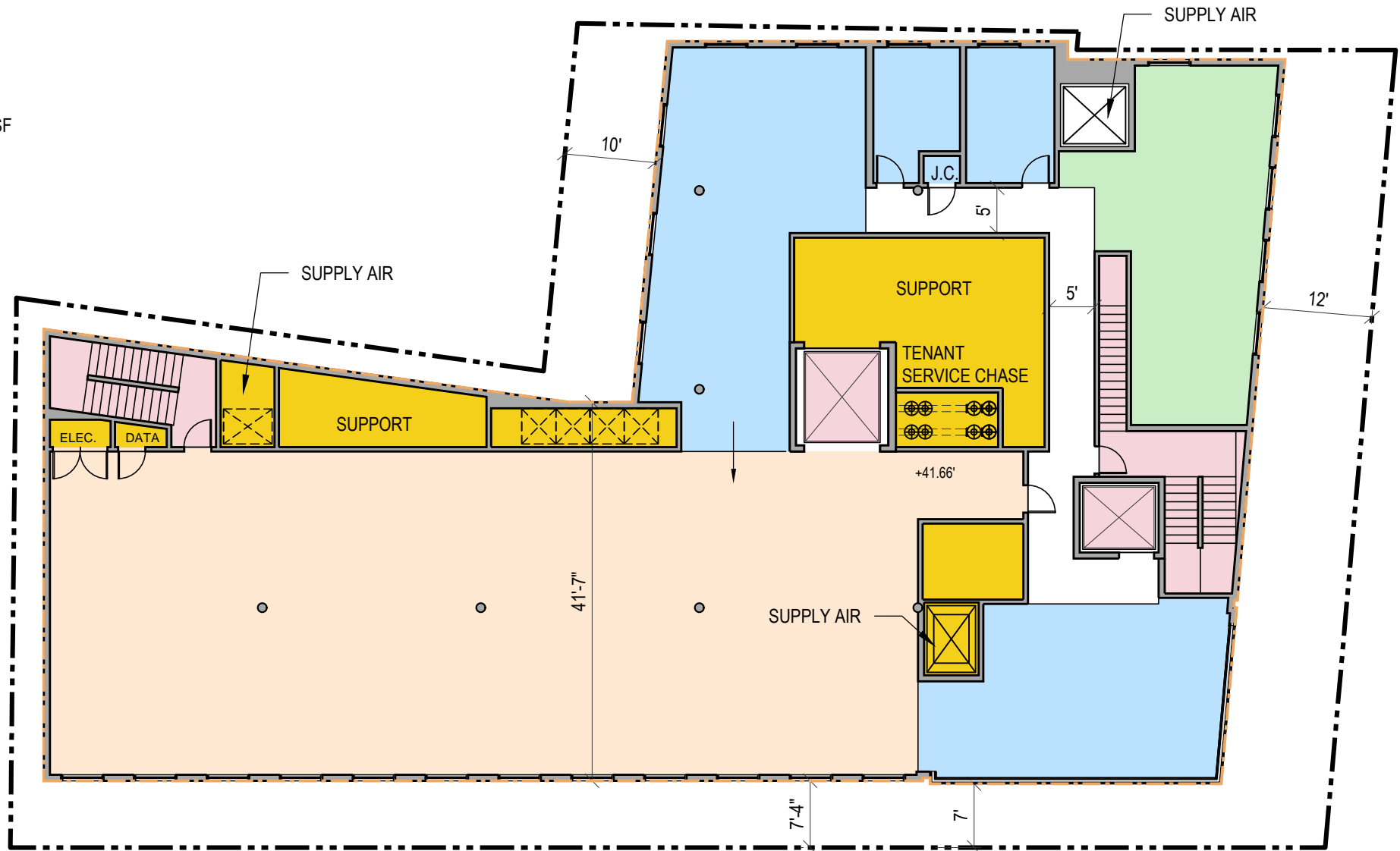
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PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

A-4

LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



1 FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

FOURTH  
FLOOR PLAN

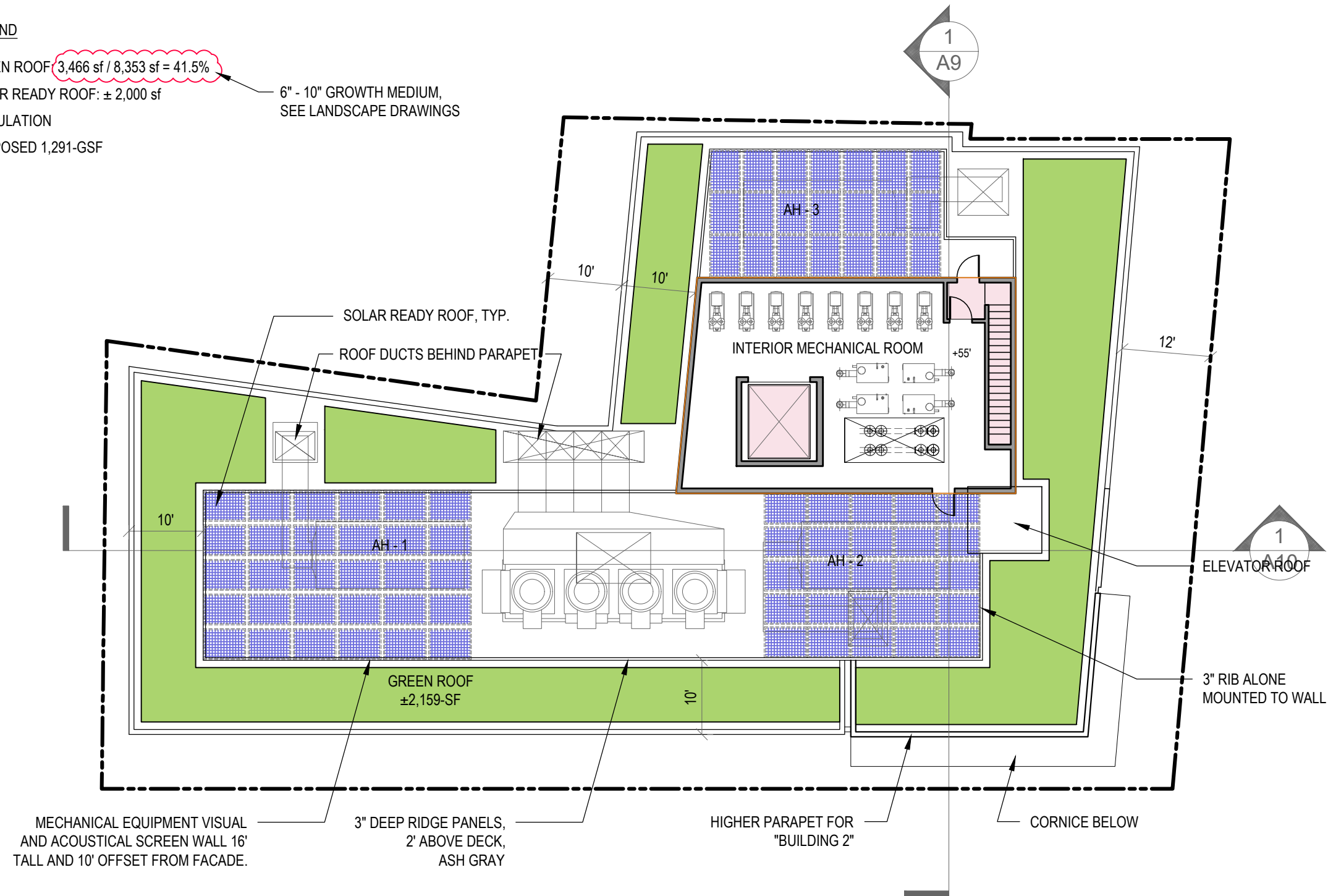
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REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

A-5

LEGEND

- GREEN ROOF 3,466 sf / 8,353 sf = 41.5%
  - SOLAR READY ROOF: ± 2,000 sf
  - CIRCULATION
  - PROPOSED 1,291-GSF
- 6" - 10" GROWTH MEDIUM,  
SEE LANDSCAPE DRAWINGS



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

0' 5' 10' 20' 40'

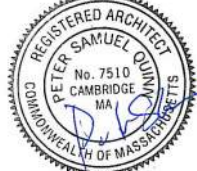


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810 MEMORIAL DRIVE,  
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DRAWING TITLE

ROOF PLAN

SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

A-6



REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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1 WHITE STREET ELEVATION  
SCALE: 3/32" = 1'-0"



REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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MECHANICAL PENTHOUSE  
(SHOWN 16' HIGH)

MECHANICAL PENTHOUSE  
ELEV. ± 114.1'

METAL SIDING PANELS

16'-0"

ROOF  
ELEV. ± 98.1'

INOVATIONGLASS OR  
EQUAL SYSTEM

13'-4"

4TH LEVEL  
ELEV. ± 84.7'

VITRO GLASS OPTIBLUE  
- LIGHT BLUE

13'-4"

VITRO GLASS OPTIBLUE  
- OPAQUE GRAY

3RD LEVEL  
ELEV. ± 71.4'

13'-4"

2ND LEVEL  
ELEV. ± 58.1'

13'-4"

THIN BRICK VENEER  
GLEN-GERY, EBONITE VELOUR

15'-0"

1ST LEVEL  
ELEV. ± 43.1'

10'-0"

BASEMENT  
ELEV. ± 33.1'

ACOUSTICAL  
MECHANICAL SCREEN  
WALL 16' HIGH

PLANTER, ACM PANEL

ROOF

THIN BRICK VENEER  
GLEN-GERY,  
EBONITE VELOUR  
(HORIZONTAL BANDING)

THIN BRICK VENEER  
GLEN-GERY,  
ONYX WATERSTRUCK

SOLAR SHADES,  
WHITE

4'-8" x 9'-0" WINDOWS  
WITH 4" SHADOW BOX,  
TYP.

VITRO GLASS  
OPTIGRAY-50%

16'

12'

0' 5' 15' 25'

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







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

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32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

LEFT  
ELEVATION

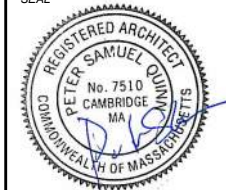
SCALE AS NOTED

REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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A-10





REVISION	DATE
PB APPLIC SPSR REV-2	6/22/2023
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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# 1 STREETScape ELEVATION



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

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SUITE 105  
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DRAWING TITLE

BUILDING  
SECTION

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	
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NHOOD PRESENTATION	01/24/2023
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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A-12

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FUTURE SOLAR PANELS

ACOUSTICAL  
SCREEN WALL  
(16' HIGH)

INTERIOR  
MECHANICAL  
ROOM

MECHANICAL PENTHOUSE  
ELEV. ± 114.1'

ROOF  
ELEV. ± 98.1'

4TH LEVEL  
ELEV. ± 84.7'

3RD LEVEL  
ELEV. ± 71.4'

2ND LEVEL  
ELEV. ± 58.1'

1ST LEVEL  
ELEV. ± 43.1'

BASEMENT  
ELEV. ± 33.1'

FLEXIBLE SPACE

BATHROOM, SHOWER,  
CHANGING, & LOCKERS AREA

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



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810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

BUILDING  
SECTION

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	01/24/2023
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NHOOD PRESENTATION	11/17/2022
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UDC REV-1	10/03/2022
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UDC	
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DRAWN BY	REVIEWED BY
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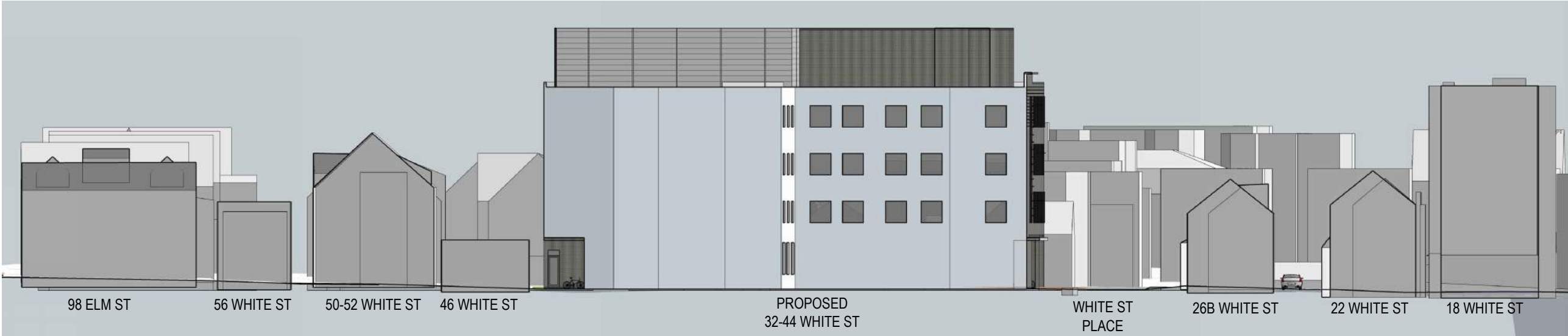
MN / YC	PQ
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SHEET

A-13



1 SITE SECTION 1  
SCALE: 1/32" = 1'-0"



2 SITE SECTION 2  
SCALE: 1/32" = 1'-0"



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810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

SITE  
SECTIONS

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	
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NHOOD	01/24/2023
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PRESENTATION	
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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SHEET	
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A-14



THIN BRICK VENEER

Glen-Gery - 777 Onyx Waterstruck



Main brick for commercial side of building

Glen-Gery - Ebonite Velour



Main brick for corner side  
Brick banding

FIBER CEMENT BOARD

Smooth Vertical Panel with Recessed Joints - Knight's Armor



Main material for rear side of building

WINDOW

Unpainted Aluminum Window Trim



4" Shadow box,  
Charcoal Outside, White Inside

INNOVATION GLASS

Optigray Glass, Vitro Architectural Glass



Fenestration system for commercial side

Optiblue Glass, Light Blue, Vitro Architectural Glass



Fenestration system for office side  
Spandrel glass: Opaque grey behind the  
Optiblue outer glazing unit

MECHANICAL ROOF  
SCREEN WALL

Parklane Structure-Mounted Screen



16' Tall  
Structural beams on top to become mounts for future solar panels



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SOMERVILLE, MA 02144

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810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

MATERIALS  
BOARD

SCALE AS NOTED

REVISION | DATE

PB APPLIC 6/2/2023

SPSR REV

NHOOD 01/24/2023

PRESENTATION

UDC REV-1 11/17/2022

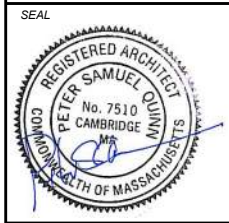
UDC 10/03/2022

DRAWN BY MN / YC

REVIEWED BY PQ

SHEET

A-15



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PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

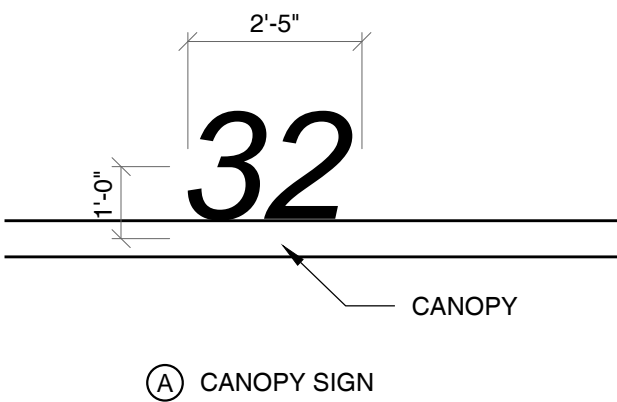
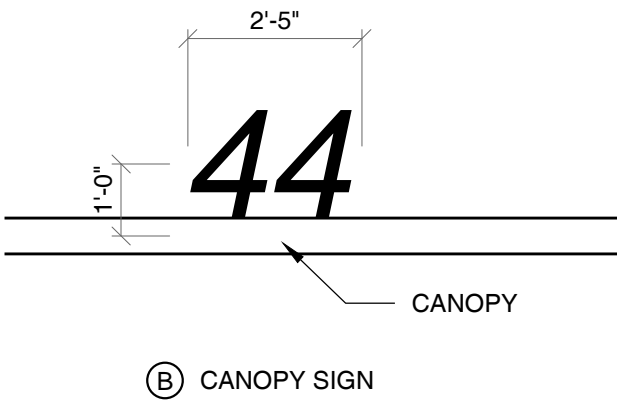
PREPARED FOR  
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CAMBRIDGE, MA 02139

DRAWING TITLE  
SIGNAGE PLAN

SCALE AS NOTED	
REVISION	DATE
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET	

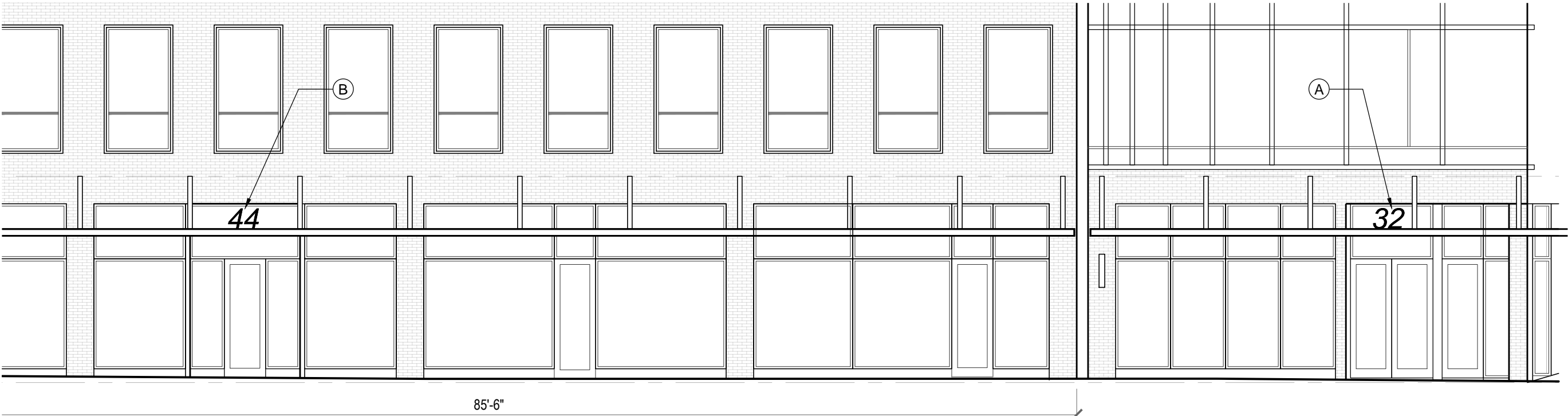
Sec: 10.8.13 Awning or Canopy Sign



ALLOW / REQUIRED		(A)	(B)	COMPLIES
Size Area				
Located on Valance (max)	50% coverage	-		N/A
Located on Awning Slope (max)	25% coverage	-		N/A
Projecting from Canopy (max)	1 sf. per width of canopy	No canopy projection	No canopy projection	Complies

Lettering Height				
Valance (max)	8 in	-	-	N/A
Awning Slope (max)	18 in	-	-	N/A
Projecting from Canopy (max)	12 in	12 in	12 in	Complies

Location				
Number of Signs per Awning	1	-	-	N/A
Number of Signs per Canopy	1	1	1	Complies



1 WHITE STREET ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES:  
1-ALL SIGNS TO COMPLY WITH THE CITY OF SOMERVILLE'S DEVELOPMENT STANDARDS (COMMERCIAL SIGNS) SEC. 10.8 OF ZONING ORDINANCE.

2- ALL SIGNS AND DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FURTHER DESIGN BY TENANTS.



March 21 -  
Vernal Equinox

EXISTING

9:00 AM



PROPOSED

9:00 AM



EXISTING

12:00 PM



PROPOSED

12:00 PM



EXISTING

3:00 PM



PROPOSED

3:00 PM



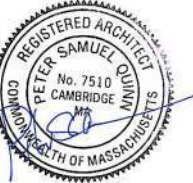
ADDITIONAL SHADOW

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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

SEAL



CONSULTANT

PROJECT

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

EXISTING  
& NEW  
SHADOWS -  
March 21

SCALE AS NOTED

REVISION DATE

PB APPLIC 6/2/2023

HOOD PRESENTATION 01/24/2023

UDC REV-1 11/17/2022

UDC 10/03/2022

DRAWN BY MN / YC REVIEWED BY PQ

SHEET

SH-1.1



March 21 -  
Vernal Equinox

9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM



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QUINN  
ARCHI  
TECTS

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CUMULATIVE  
NEW  
SHADOWS -  
March 21

SCALE AS NOTED

REVISION DATE

PB APPLIC	6/2/2023
SPSR REV	
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022

DRAWN BY MN / YC	REVIEWED BY PQ
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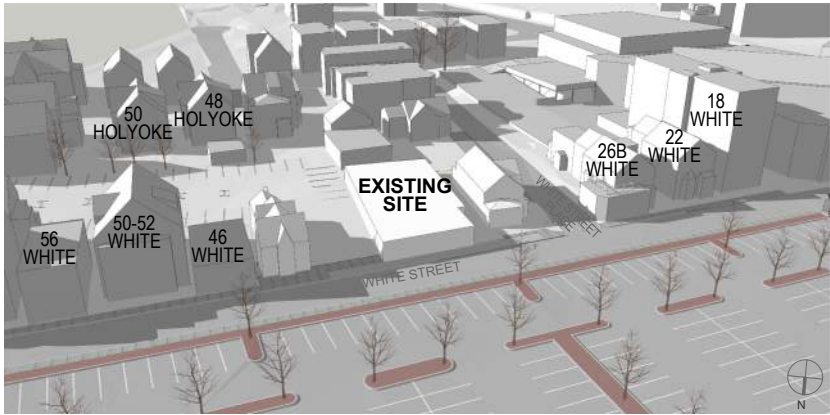
SHEET

SH-1.2

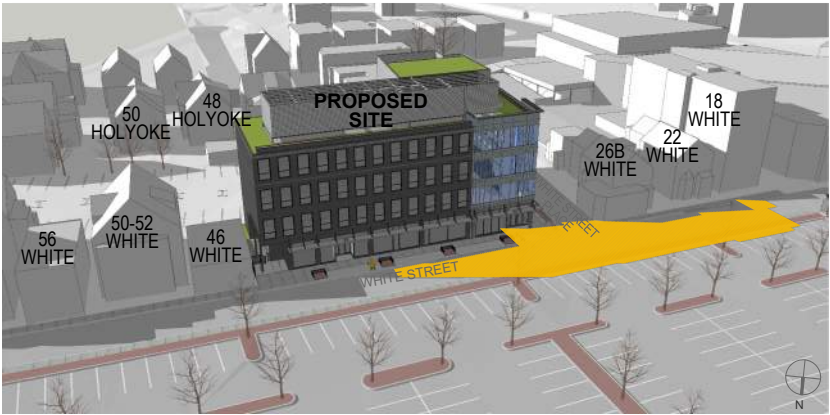


June 21 -  
Summer Solstice

Existing 9:00 AM



Proposed 9:00 AM



Existing 12:00 PM



Proposed 12:00 PM



Existing 3:00 PM



Proposed 3:00 PM



Existing 6:00 PM



Proposed 6:00 PM



ADDITIONAL  
SHADOW

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EXISTING  
& NEW  
SHADOWS -  
June 21

SCALE AS NOTED

REVISION DATE

PB APPLIC	6/2/2023
SPSR REV	
NHOOD	01/24/2023
PRESENTATION	
UDC REV-1	11/17/2022
UDC	10/03/2022
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MN / YC	PQ

SHEET

SH-2.1



June 21 -  
Summer Solstice



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CUMULATIVE  
NEW  
SHADOWS -  
June 21

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	
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NHOOD	01/24/2023
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PRESENTATION	
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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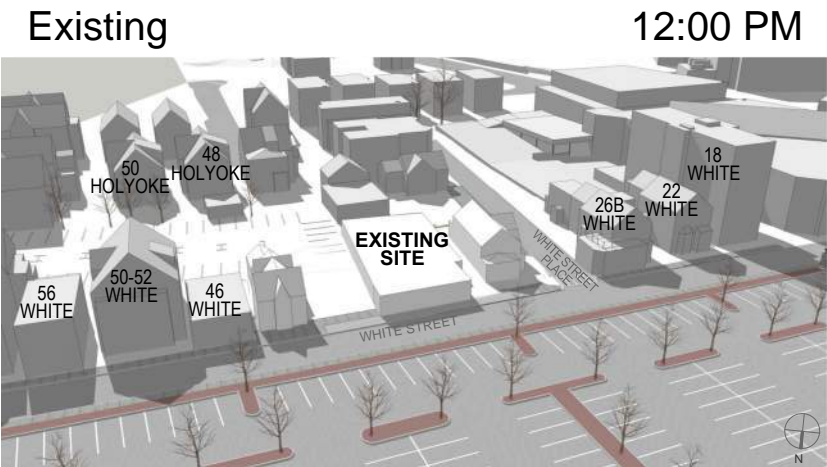
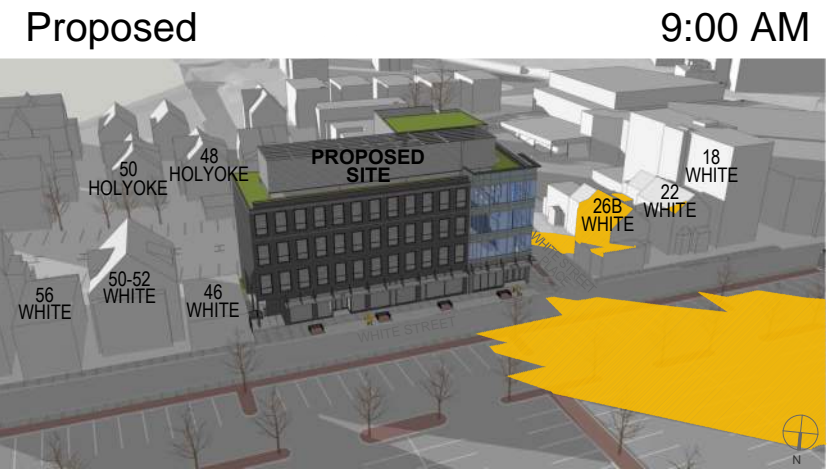
MN / YC	PQ
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SHEET	
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SH-2.2



September 21 -  
Autumnal Equinox



ADDITIONAL  
SHADOW

PETER  
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TECTS  
ARCHITECTURE  
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EXISTING  
& NEW  
SHADOWS -  
September 21

SCALE AS NOTED

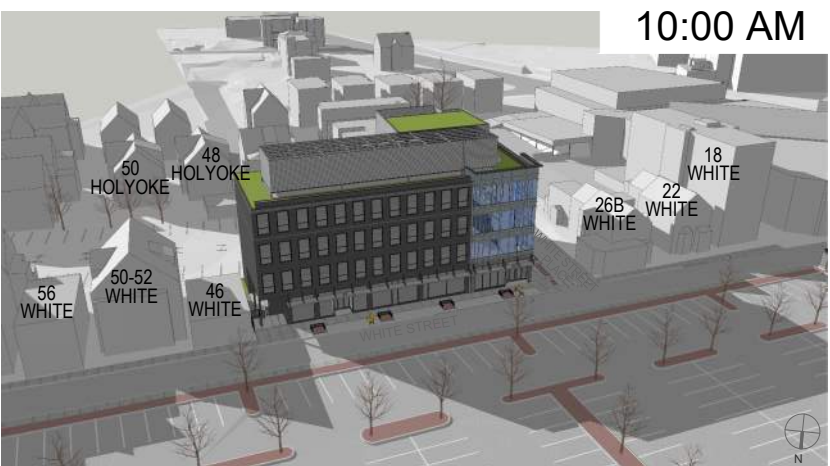
REVISION	DATE
PB APPLIC SPSR REV	6/2/2023
NHOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

SH-3.1



September 21 -  
Autumnal Equinox



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DRAWING TITLE

CUMULATIVE  
NEW  
SHADOWS -  
September 21

SCALE AS NOTED

REVISION	DATE
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PB APPLIC	6/2/2023
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SPSR REV	
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NHOOD	01/24/2023
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PRESENTATION	
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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DRAWN BY	REVIEWED BY
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MN / YC	PQ
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SHEET	
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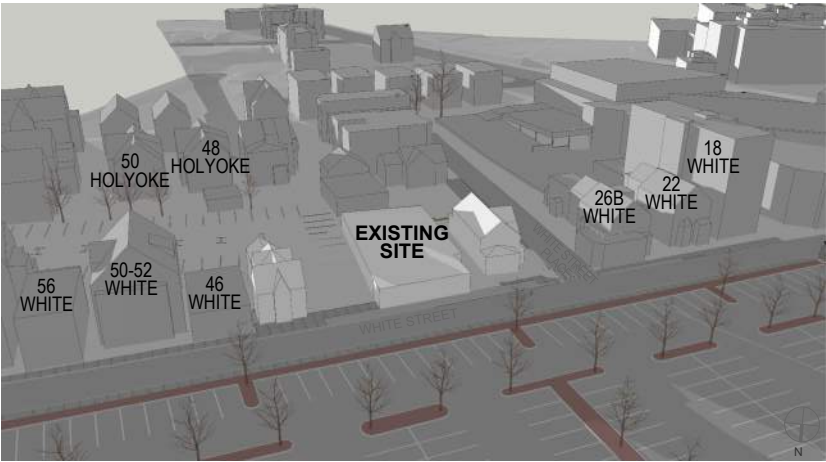
SH-3.2



December 21 -  
Winter Solstice

EXISTING

9:00 AM



PROPOSED

9:00 AM



EXISTING

12:00 PM



EXISTING

3:00 PM



PROPOSED

3:00 PM



ADDITIONAL SHADOW

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NHOOD 01/24/2023

PRESENTATION

UDC REV-1 11/17/2022

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DRAWN BY MN / YC

REVIEWED BY PQ

SHEET

SH-4.1

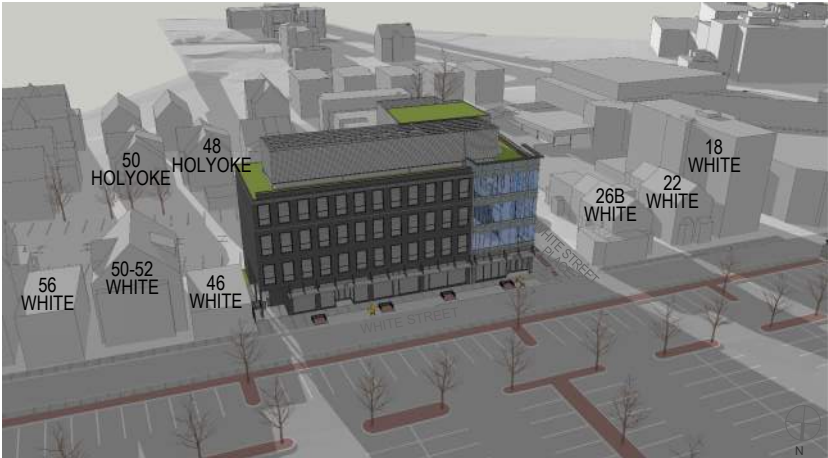


December 21 -  
Winter Solstice

9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM

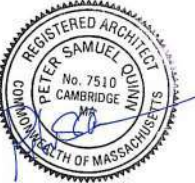


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SPSR REV	
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NHOOD	01/24/2023
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PRESENTATION	
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UDC REV-1	11/17/2022
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UDC	10/03/2022
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MN / YC	PQ
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SHEET

SH-4.2