

Special Permit Application

Drawing List

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L1	Landscape Plan



Building Net Area
UNIT #1
1041 nsf 1st Floor
785 nsf LL
1826 NSF
UNIT #2
795 nsf 1st Floor
927 nsf LL
1722 NSF
UNIT #3
76 nsf 1st Flr
1053 nsf 2nd Floor
383 nsf 3rd Floor
1512 NSF
UNIT #4
92 nsf 1st Flr
935 nsf 2nd Floor
795 nsf 3rd Floor
1822 NSF
6778 SF = Project Total Net Area

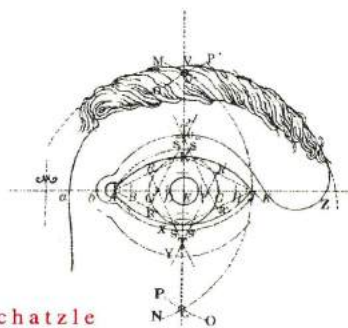
Dimensional requirements:

- 1) The existing front setbacks is 19.8', the existing front porch is retained and opened.
- 2) The side setback on the left is existing is 10', the right proposed setback is 10'-2".
- 3) The proposed Landscape Area and the Pervious Area meet the required areas, please refer to L1 for details.
- 4) The ground coverage is 35.81% = 2674/7466 which is allowed (<50%).
- 5) The four units share one parking area on the property, at the existing paved area in the right setback for 4 compact cars. The proposed landscape plan reduces the paved area to a minimum.
- 6) The proposed F.A.R. is allowed (<1).
FAR= 1 ALLOWABLE
PROPERTY AREA 7466
FAR PROPOSED = 6778/7466 = .907
- 7) The rear setback of the existing building is 38.4', the proposed is 20'-1".
- 8) The Height of the new roof is lower than the existing roof, both are less than the current 40' limit. Both the existing building and the new proposed addition are three stories

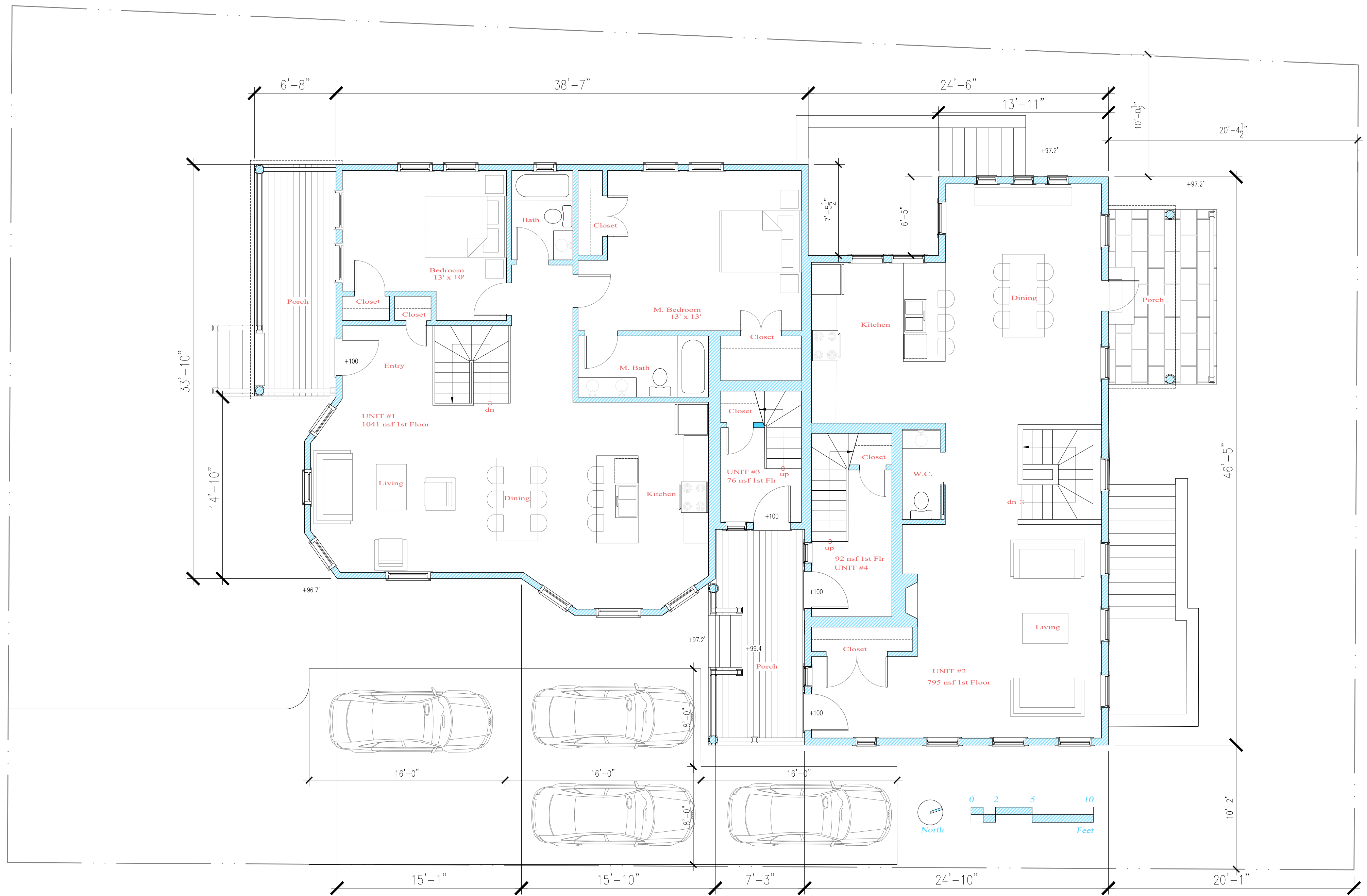


Location Map

A0



David Schatzle Architect



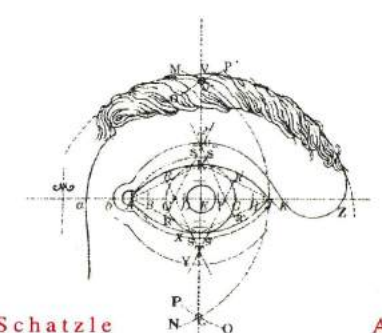
First Floor Plan

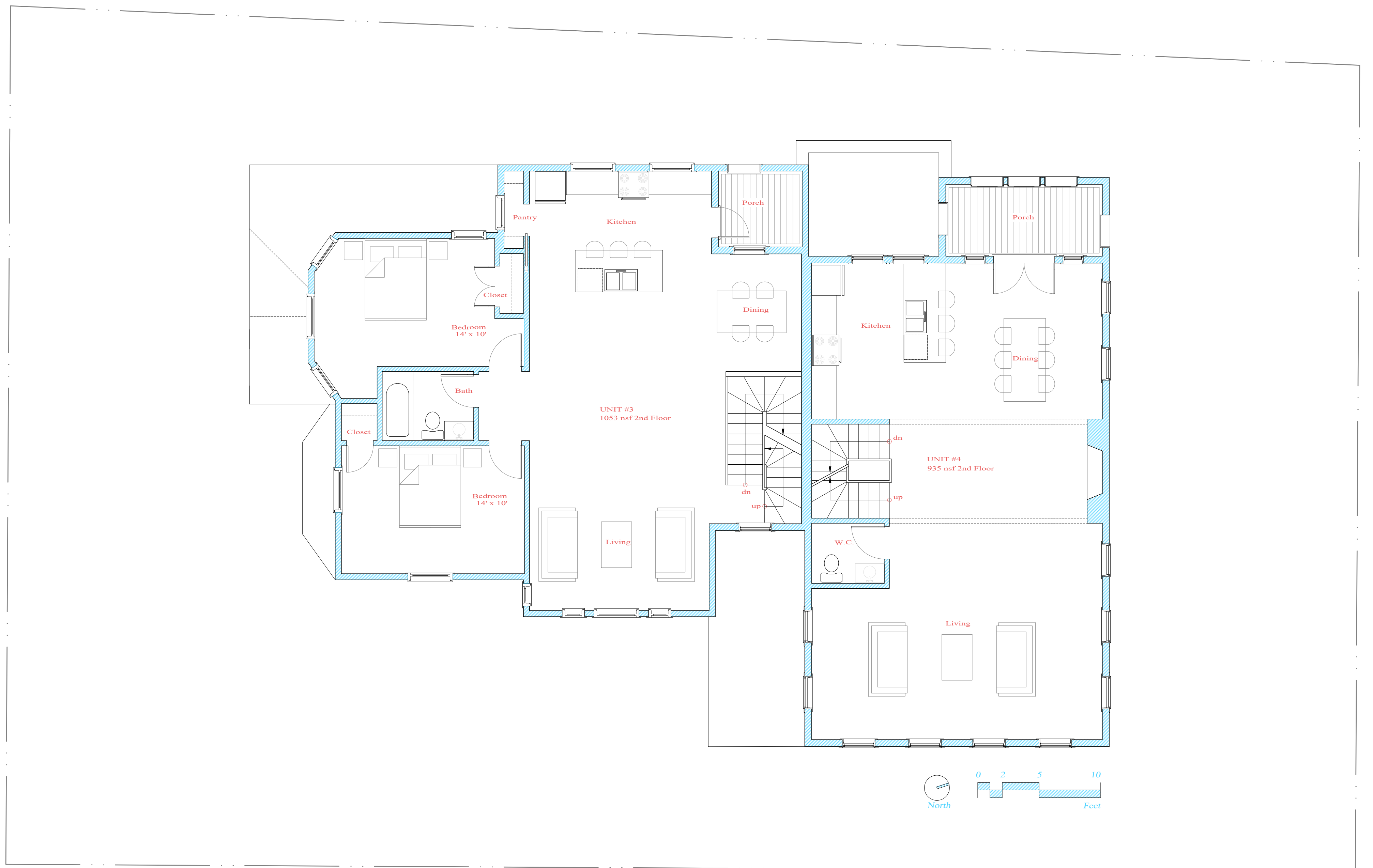
3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

A1

February 12, 2019





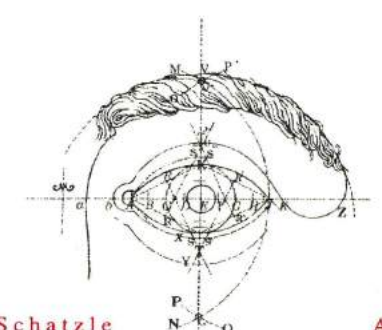
Second Floor Plan

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

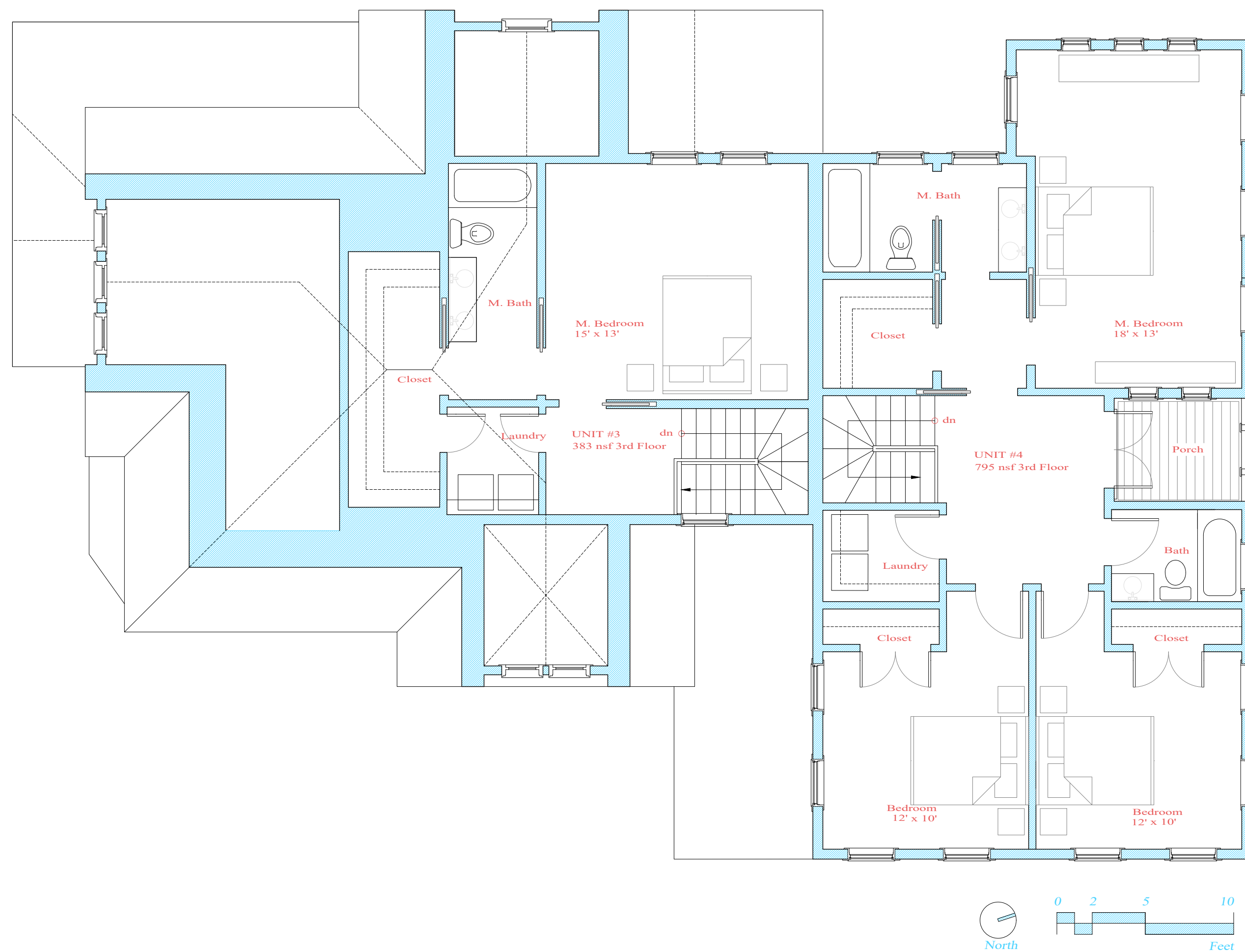
February 12, 2019

A2



David Schatzle

Architect



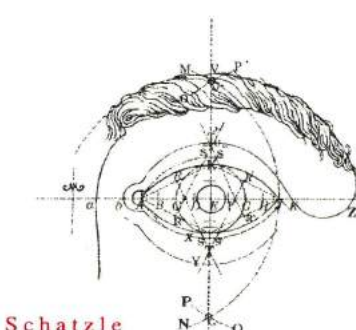
Third Floor Plan

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

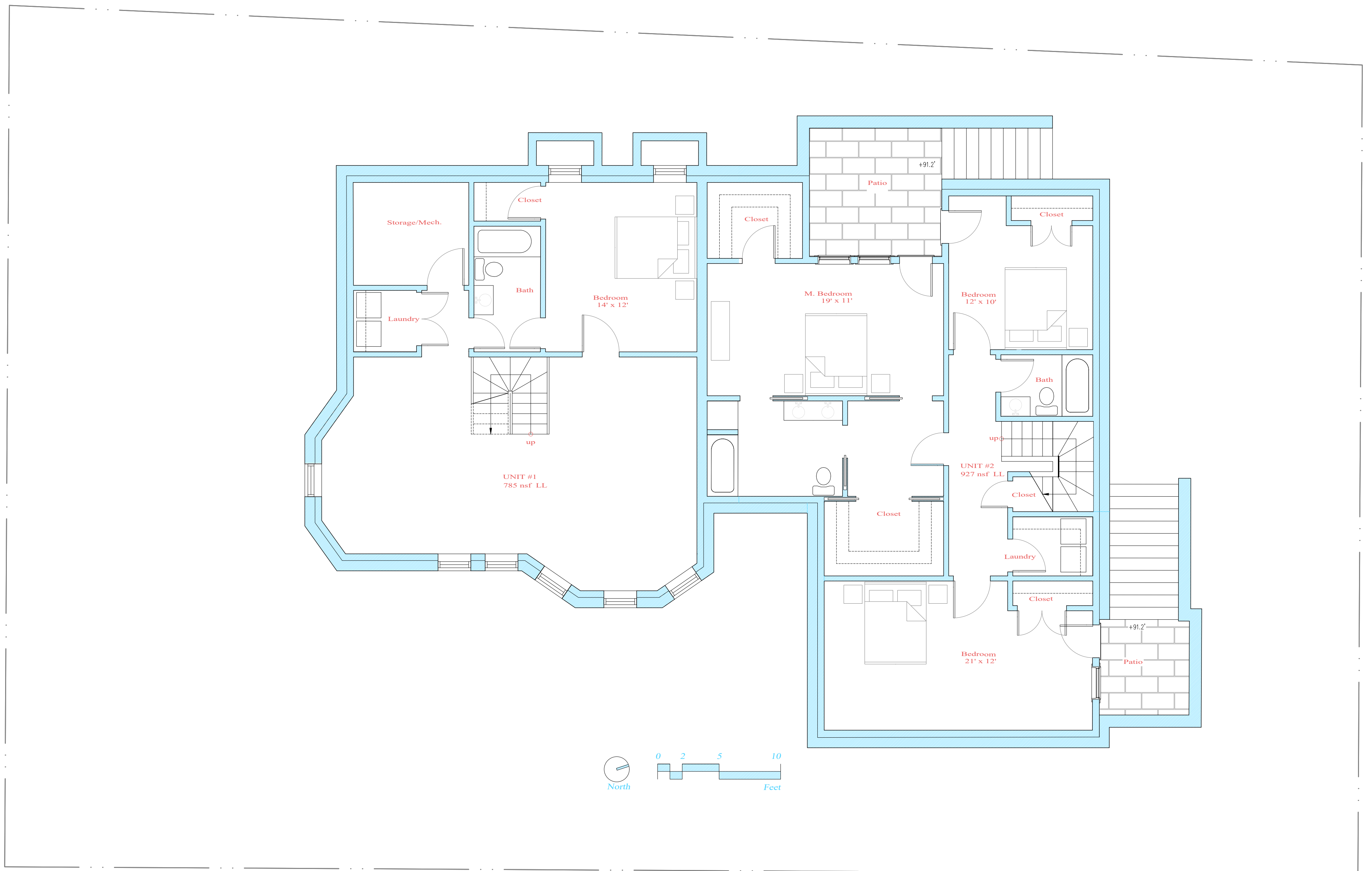
A3

February 12, 2019



David Schatzle

Architect



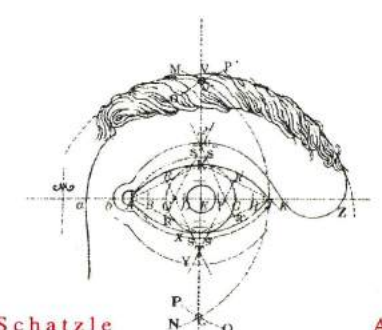
Lower Level Plan

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

A4

February 12, 2019



David Schatzle

Architect



Proposed Rear - North Elevation

3/16" = 1'-0"



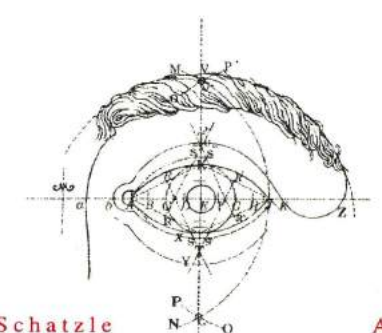
Proposed Front - South Elevation

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

A5

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Architect



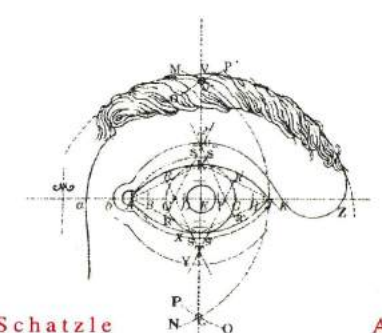
Proposed Right - East Elevation

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

February 12, 2019

A6



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Architect



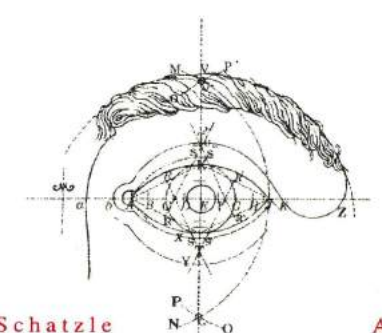
Proposed Left - West Elevation

3/16" = 1'-0"

111 Summer Street Somerville, Massachusetts

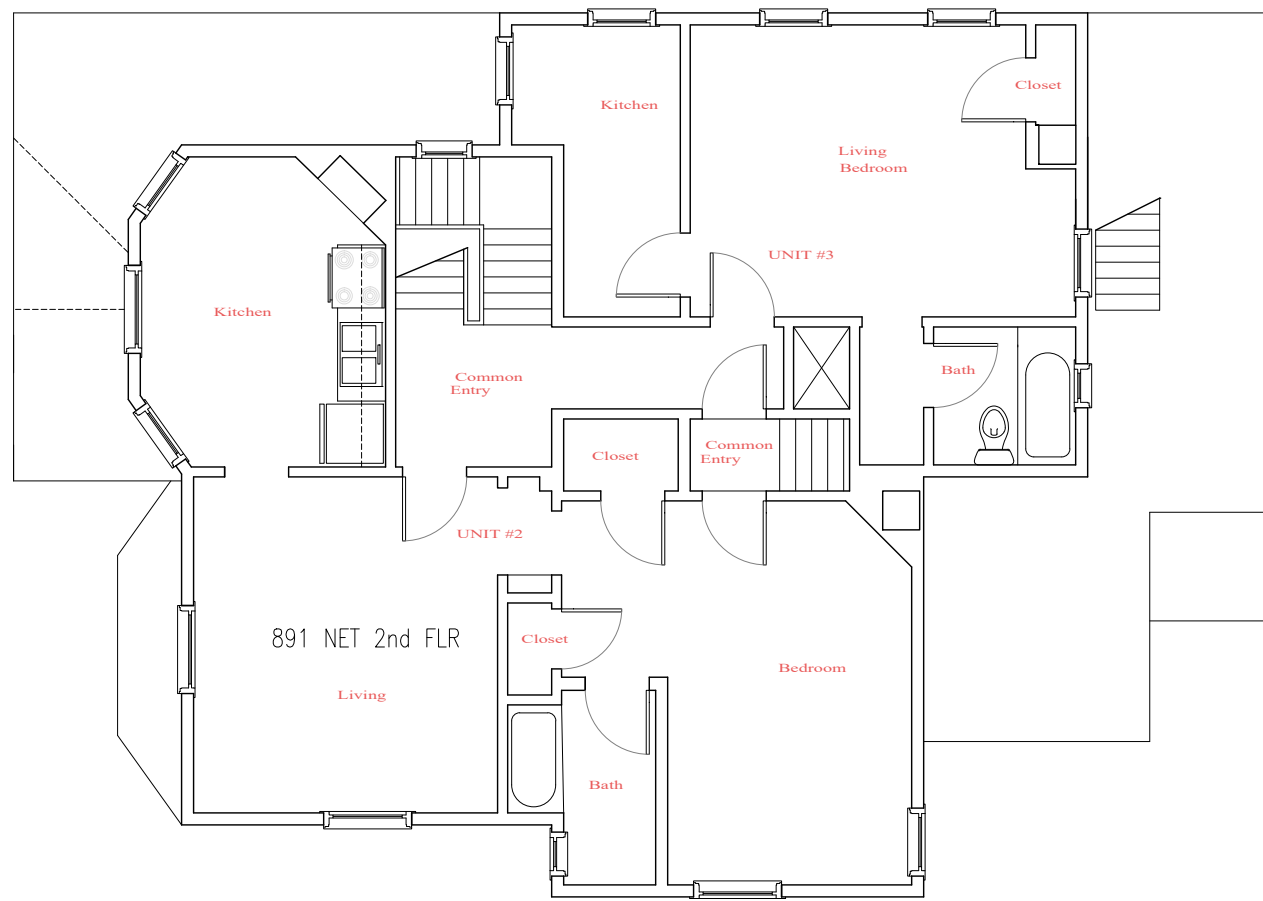
A7

February 12, 2019



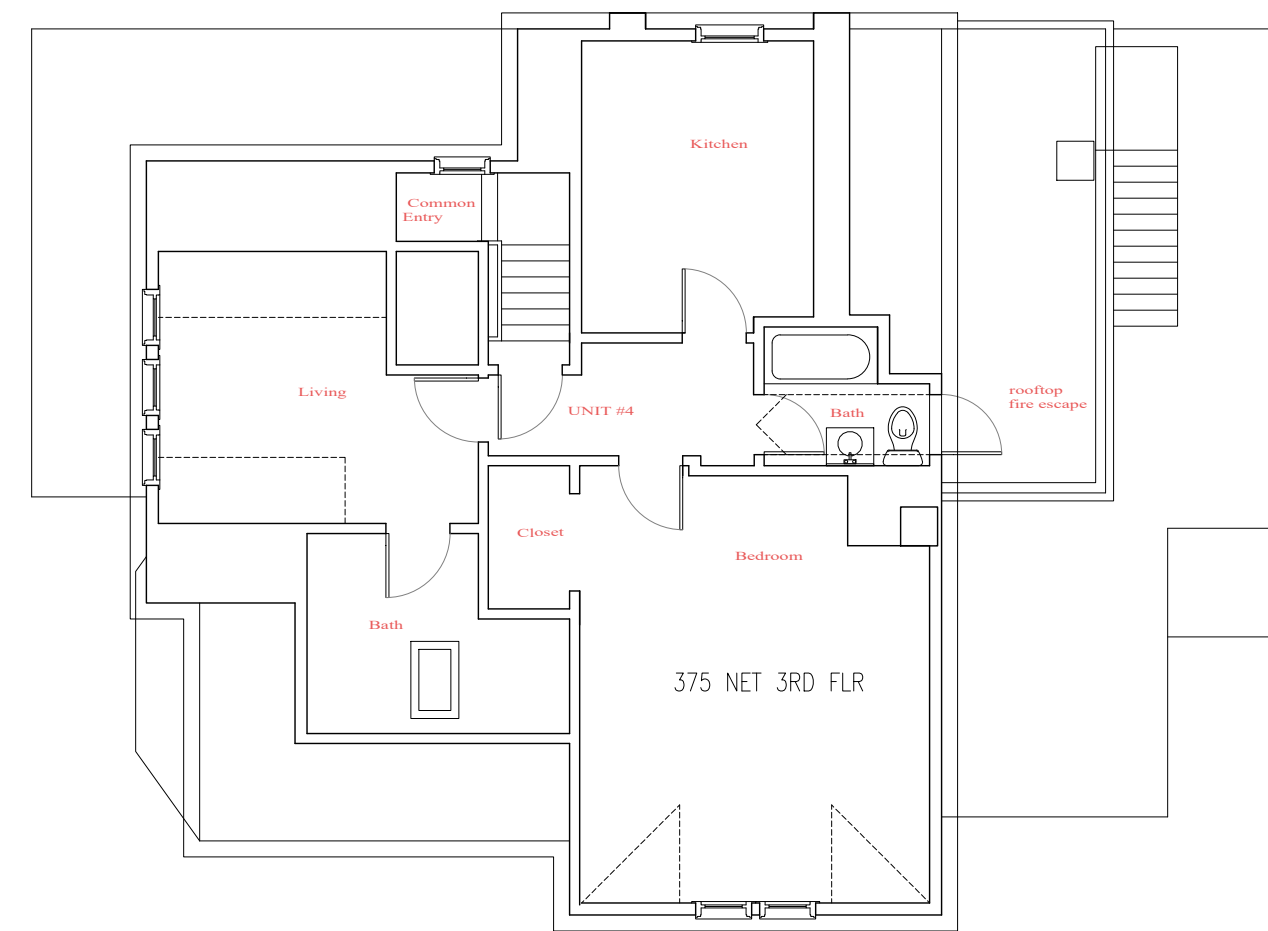
David Schatzle

Architect



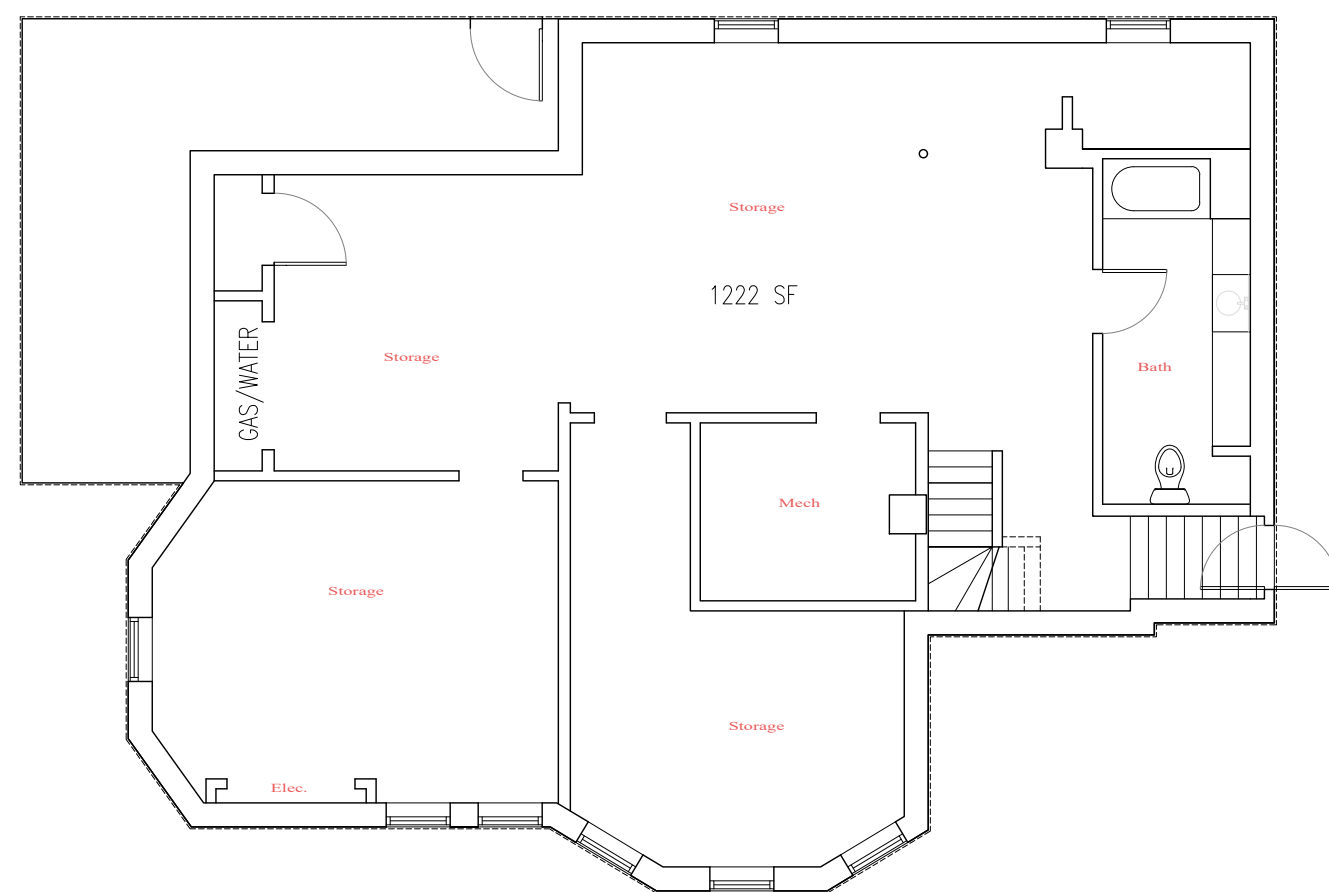
Existing Second Floor Plan

1/8" = 1'-0"



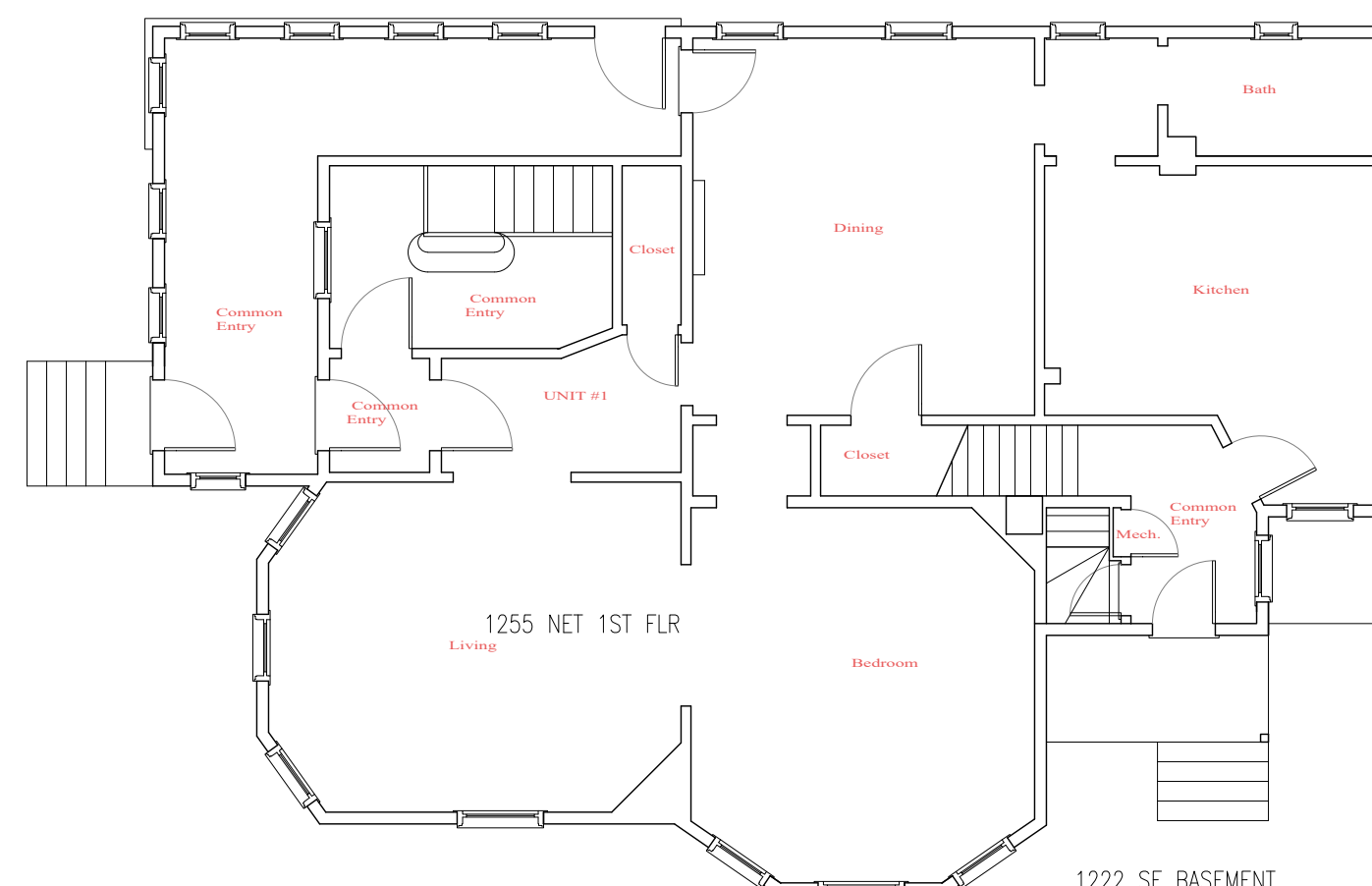
Existing Third Floor Plan

1/8" = 1'-0"



Existing Basement Plan

1/8" = 1'-0"



Existing First Floor Plan

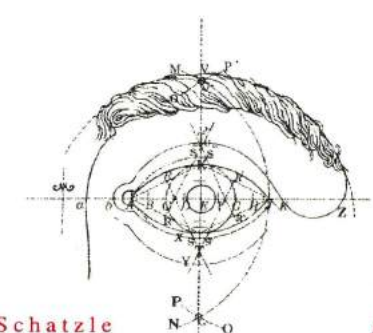
1/8" = 1'-0"

1222 SF BASEMENT
1255 NET 1ST FLR
891 NET 2nd FLR
375 NET 3RD FLR
3743 TOTAL NET SF

A8

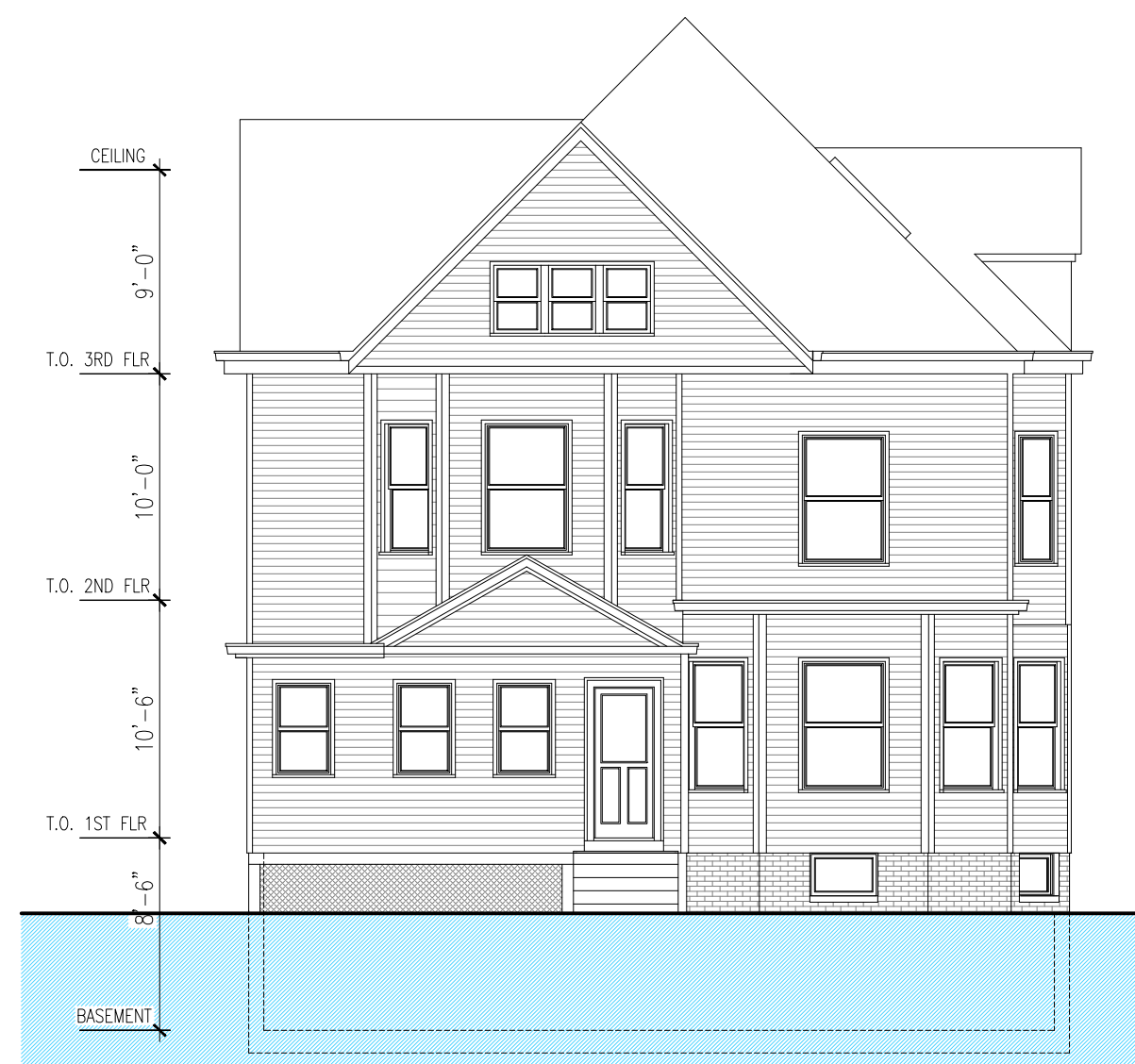
111 Summer Street Somerville, Massachusetts

February 12, 2019



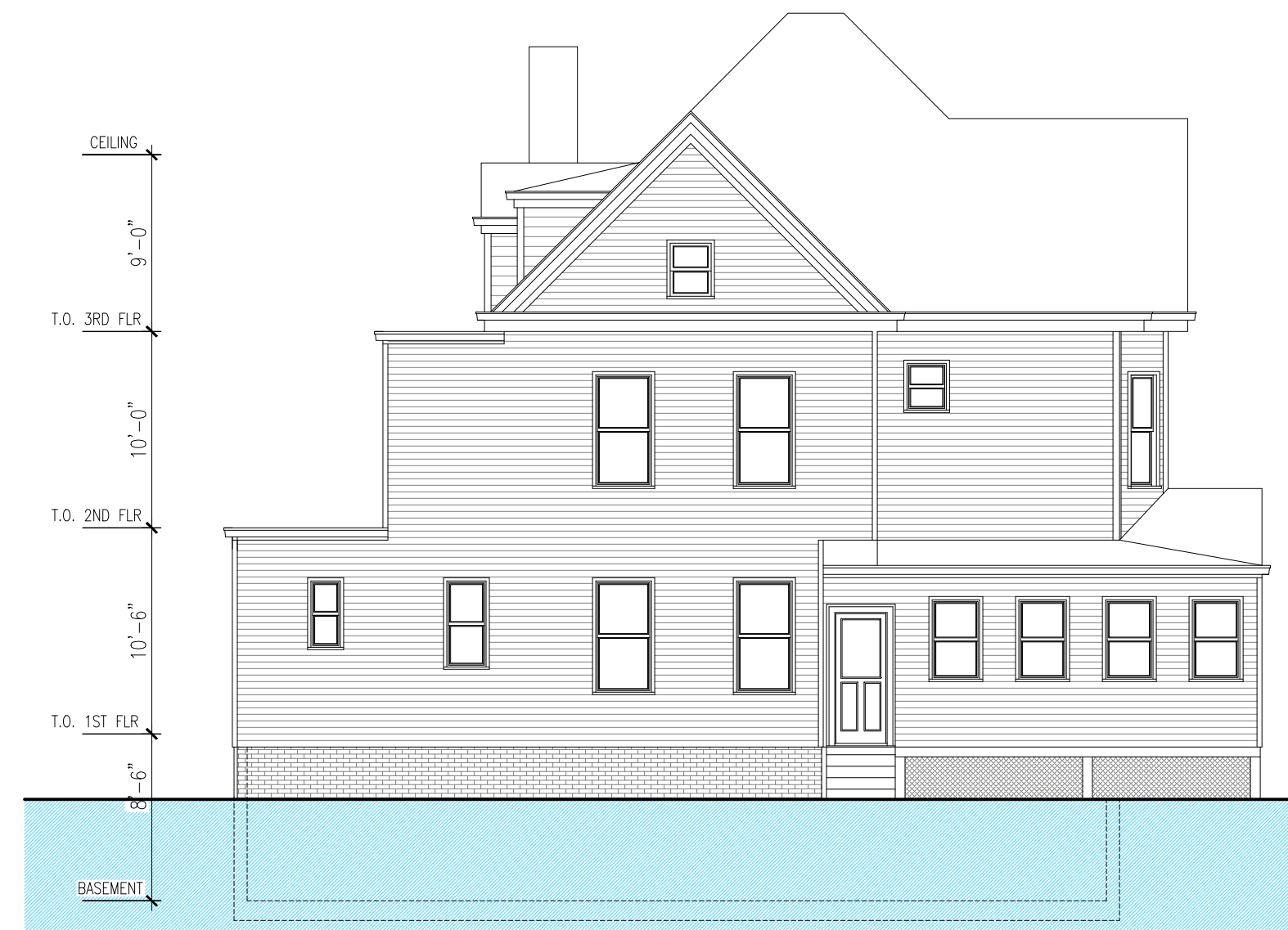
David Schatzle

Architect



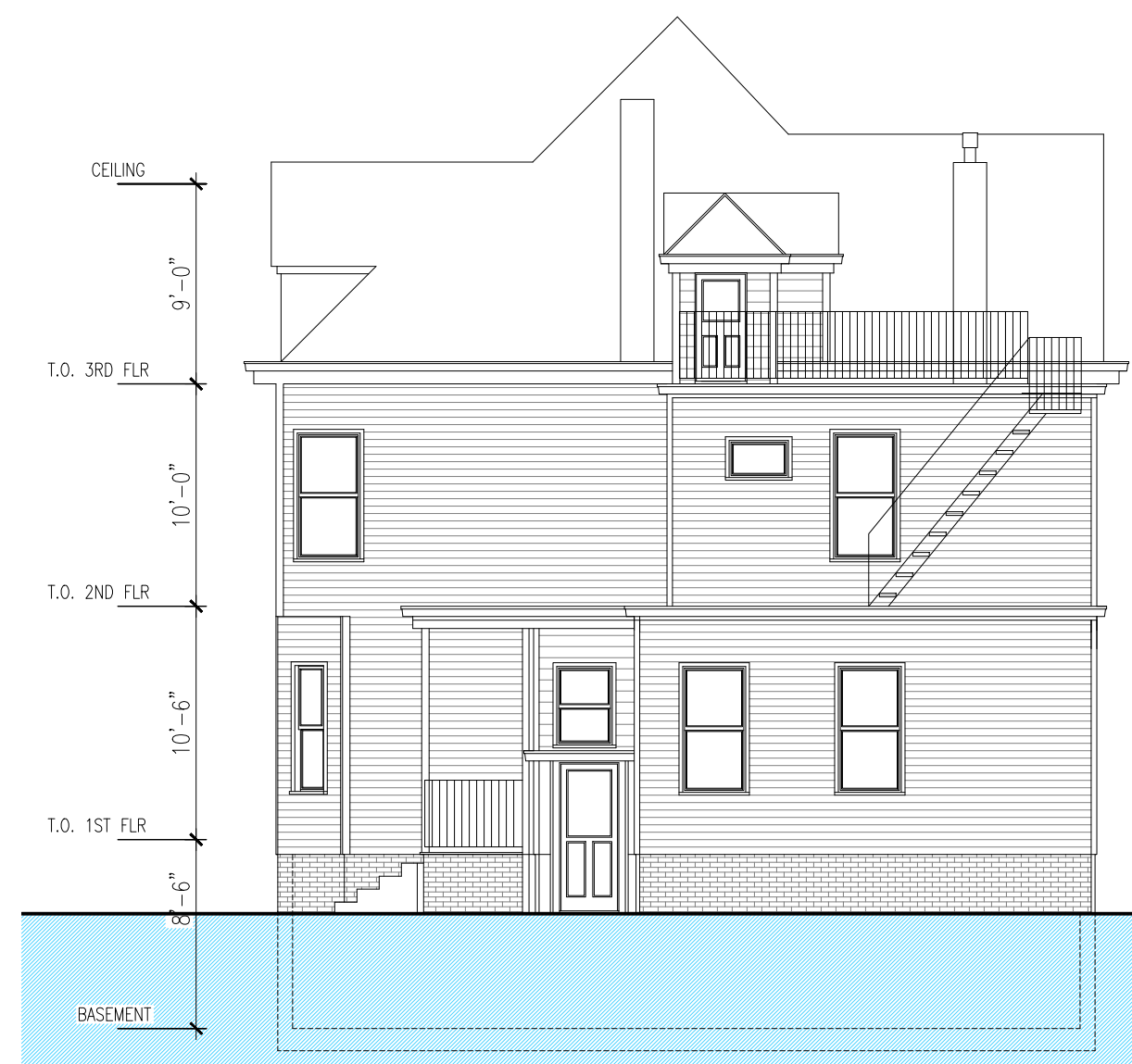
Existing Front - South Elevation

1/8" = 1'-0"



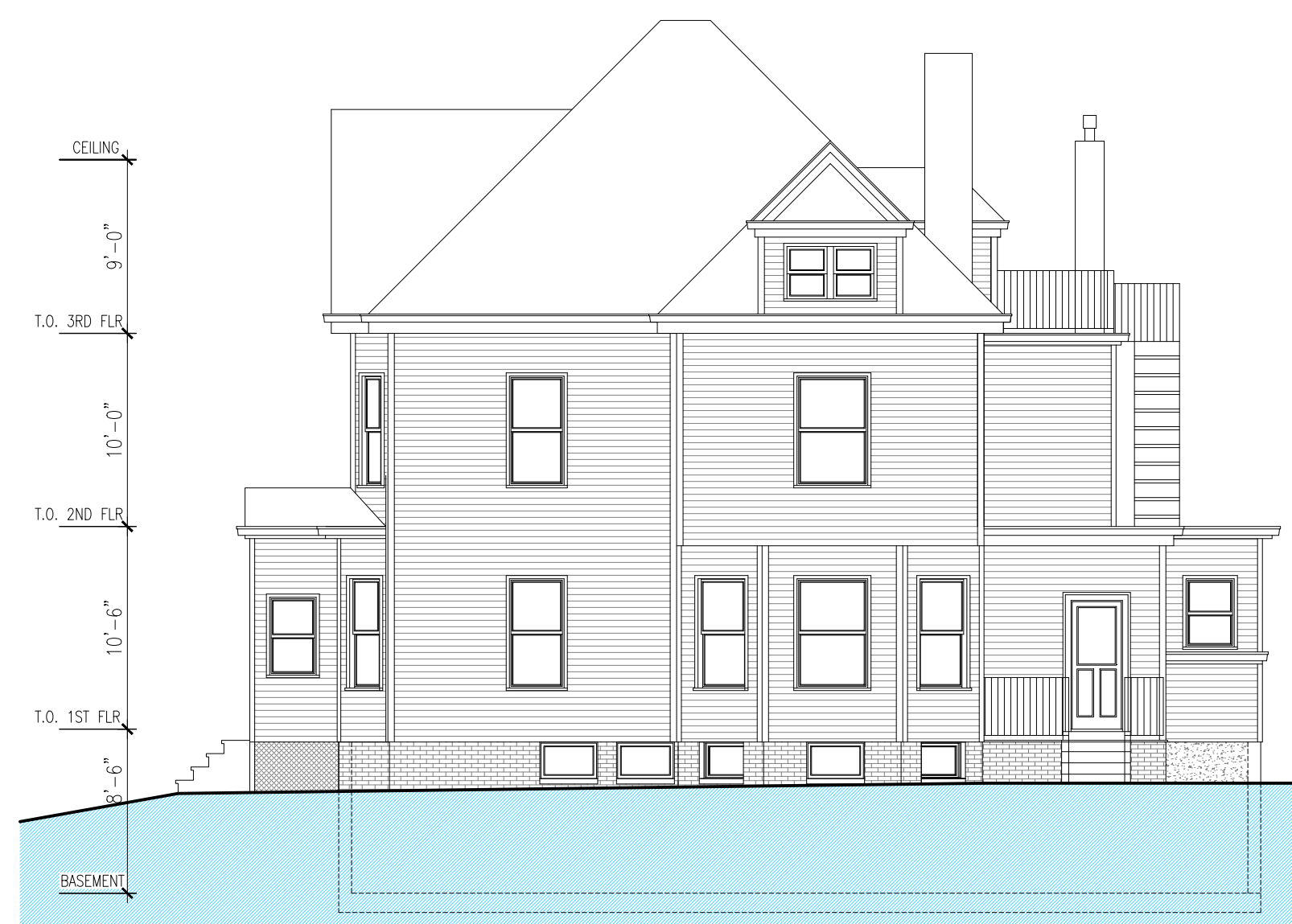
Existing Left - West Elevation

1/8" = 1'-0"



Existing Rear - North Elevation

1/8" = 1'-0"



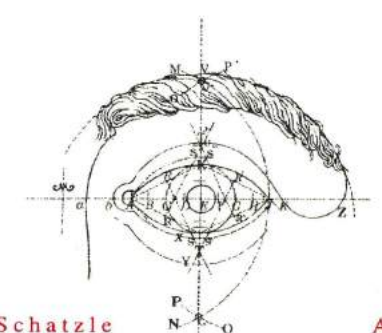
Existing Right - East Elevation

1/8" = 1'-0"

111 Summer Street Somerville, Massachusetts

A9

February 12, 2019



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Architect

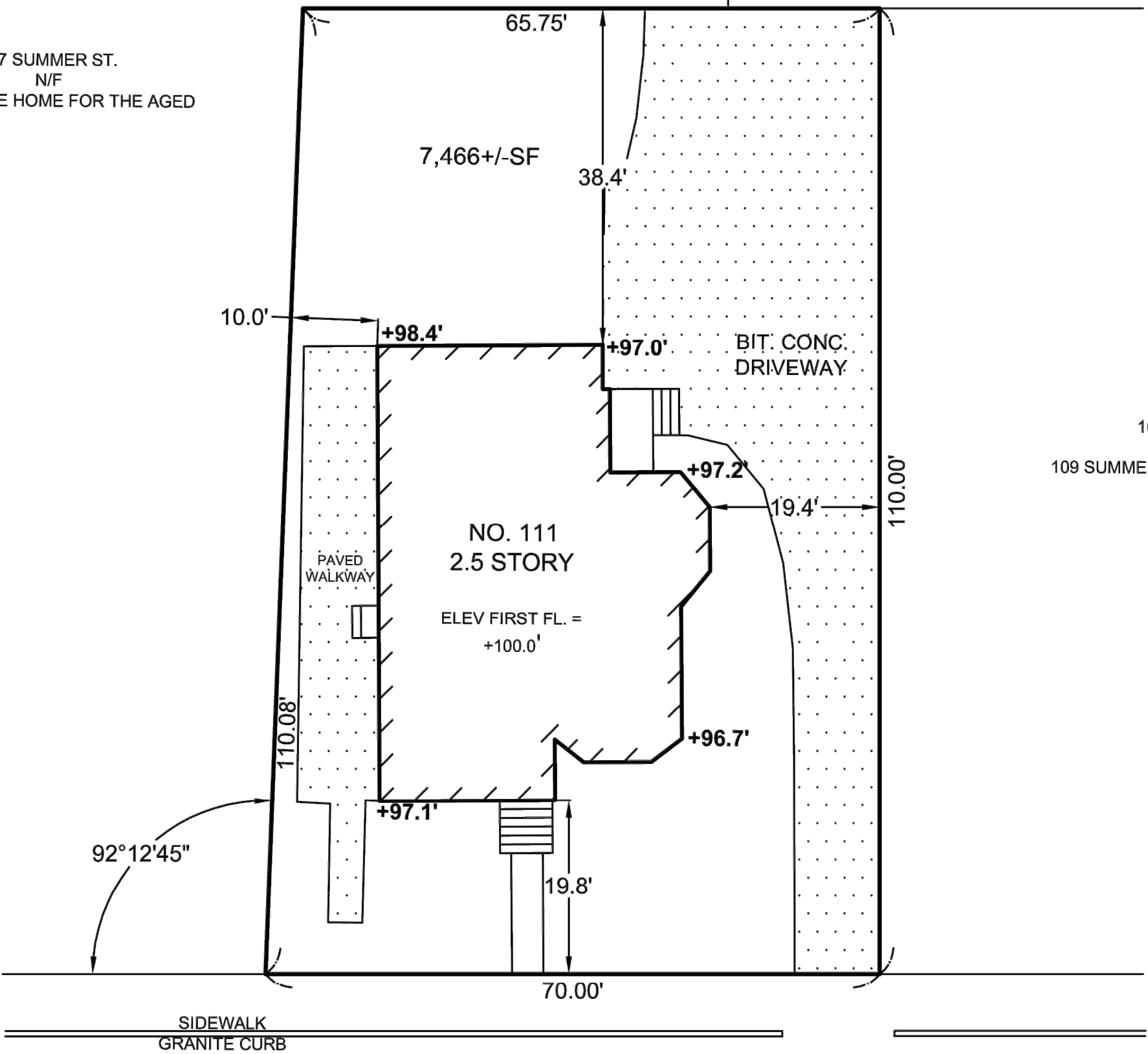
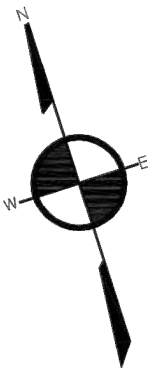
111 SUMMER STREET
CONDOMINIUM SITE PLAN

LOCATED AT
111 SUMMER STREET
SOMERVILLE, MA

117 SUMMER ST.
N/F
SOMERVILLE HOME FOR THE AGED

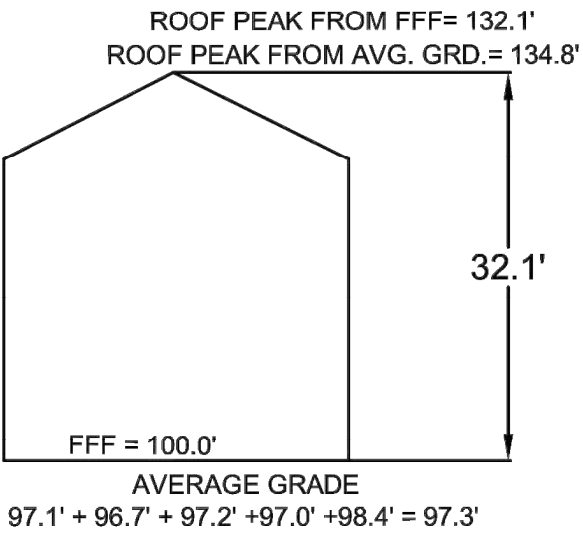
36 AVON ST.
N/F
GUDAC

109 SUMMER ST.
N/F
109 SUMMER STREET CONDOMINIUM



SUMMER (PUBLIC 45' WIDE) STREET

RESERVED FOR REGISTRY USE



REFERENCES

DEED: BOOK 9305, PAGE 34
PLAN: PLAN BOOK 36, PLAN 39
PLAN: 1055 OF 1989

NOTES:

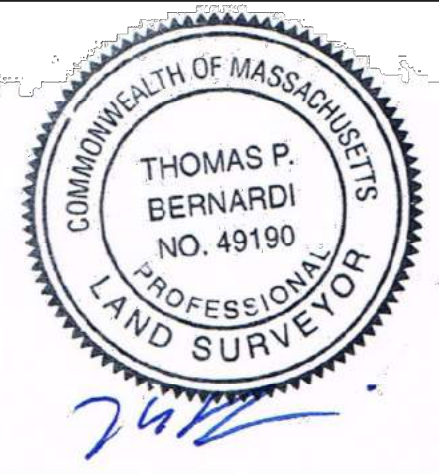
THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY PERFORMED IN OCTOBER 2018.

THIS PLAN FULLY AND ACCURATELY
DEPICTS THE LOCATIONS AND DIMENSIONS OF THE
BUILDINGS AS BUILT AND FULLY LISTS THE UNITS
CONTAINED THEREIN, AND FURTHER FULLY AND
ACCURATELY DEPICTS, LOCATES AND PROVIDES
THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE
USE COMMON AREAS AND FACILITIES OF THE
CONDOMINIUM OUTSIDE OF ANY BUILDING.

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

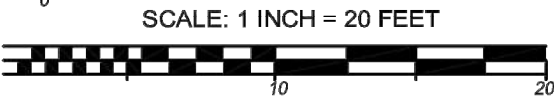
THOMAS BERNARDI P.L.S.

DATE: OCTOBER 12, 2018



MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMMER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



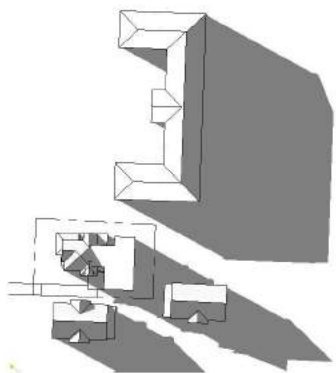


HAG Hakonechloa 'All Gold'	DN Deutzia Nikko	HES Hydrangea 'Endless Summer'	ACQ Acer 'Crimson Queen'	RB Rhodo. 'Baile de Neige'	PBB Picea 'Baby Blue'	TGG Thuja 'Green Giant'	IBm Ilex 'Blue Prince'	HRS Hydrangea 'Ruby Slippers'	VcC Viburnum c. 'Cayuga'	ABP Azalea 'Blauw's Pink'
HOF Hydrangea 'Quick Fire'	IS Ilex 'Shamrock'	IDL Ilex 'Dragon Lady'	Pxa Platanus x acerifolia	ABG Acer Bloodgood	TDS Thuja 'Dearoot Spire'	Mv Magnolia virginiana	IBP Ilex 'Blue Princess'	TF Taxus 'Fastigiata'	HAP Hydrangea a. Petiolaris	Fence

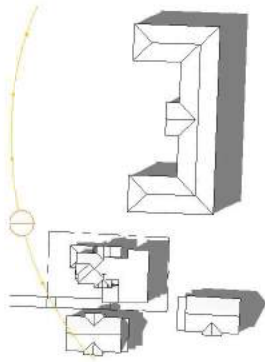
Landscape Boulders

De-sign2
 Drawn by:
 Sasha Pilyavskiy MALD
 617-913-4395
 sashap.design2@gmail.com

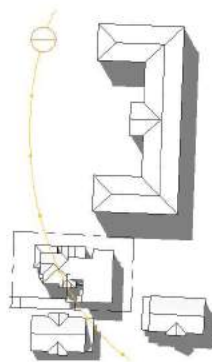
Proposed Landscape Plan
 111 Summer Street, Somerville, MA
 Date: 02/16/2019
 Page: LP 1.0
 Scale: 3/16" = 1'-0"



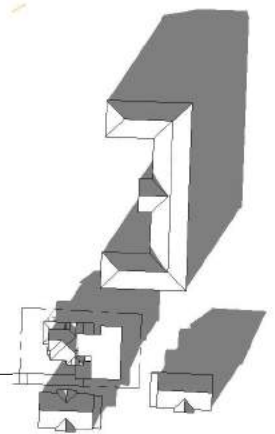
① Sun/Shadow January 21 3 PM
1" = 80'-0"



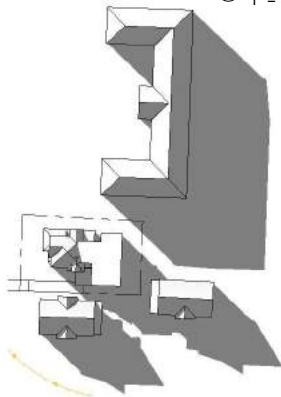
② Sun/Shadow April 15 Noon
1" = 80'-0"



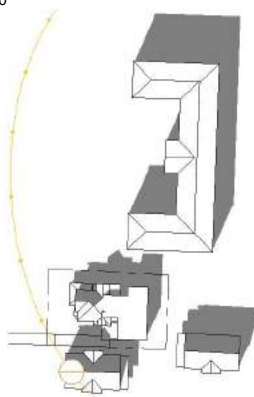
③ Sun/Shadow June 21 3 PM
1" = 80'-0"



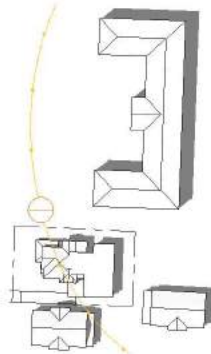
④ Sun/Shadow October 15 9 AM
1" = 80'-0"



⑤ Sun/Shadow October 15 3 PM
1" = 80'-0"



⑥ Sun/Shadow April 15 10 AM
1" = 80'-0"



⑦ Sun/Shadow June 21 NOON
1" = 80'-0"

Project Name: 111 Summer Street
Project Address: somerville ma
Date: 3/1/2019
Project No: 2018-07

Sun Study



David Schaefer Architects
29 York Avenue Watertown, MA 02472 857.210.7792