

# Special Permit Application

## Drawing List

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A4	Lower Level Plan
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L1	Landscape Plan



<b>UNIT #1</b> 1040 nsf 1st Floor 785 nsf LL <b>1825 NSF</b>	Unit 1 1239 GSF 1ST FLR 1044 GSF LL
<b>UNIT #2</b> 578 nsf 1st Floor 923 nsf LL <b>1501 NSF</b>	2283 Unit 2 713 GSF 1ST FLR 1109 GSF LL
<b>UNIT #3</b> 360 nsf 3rd Floor 1005 nsf 2nd Floor 76 nsf 1st Floor <b>1441 NSF</b>	1822 Unit 3 572 GSF 3RD FLR -X 1209 GSF 2ND FLR 106 GSF 1ST FLR
<b>UNIT #4</b> 660 nsf 3rd Floor 725 nsf 2nd Floor 76 nsf 1st Floor <b>1451 NSF</b>	1887 Unit 4 868 GSF 3RD-N 864 GSF 2ND FLR 99 GSF 1ST FLR
<b>6228 = Project Total Net Area</b>	<b>1831</b> 7,823 GSF Project Total Area

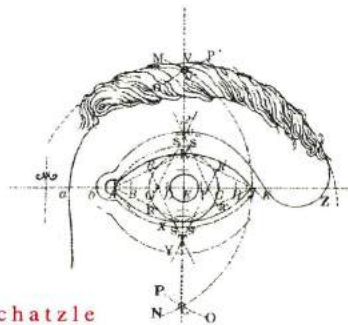
## Dimensional requirements:

- 1) The existing front setback 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 18'-9".
- 3) The proposed Landscape Area and the Pervious Area meet the required areas, please refer to L1 for details.
- 4) The ground coverage is  $32.10\% = 2397/7466$  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 cars. The proposed landscape plan reduces the paved area to a minimum and makes use of pervious pavers.
- 6) The proposed F.A.R. is allowed ( $<1$ ).  
FAR= 1 ALLOWABLE  
PROPERTY AREA 7466  
FAR PROPOSED =  $6228/7466 = .834$
- 7) The rear setback of the existing building is 38.4', the proposed is 20'-4.5".
- 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.



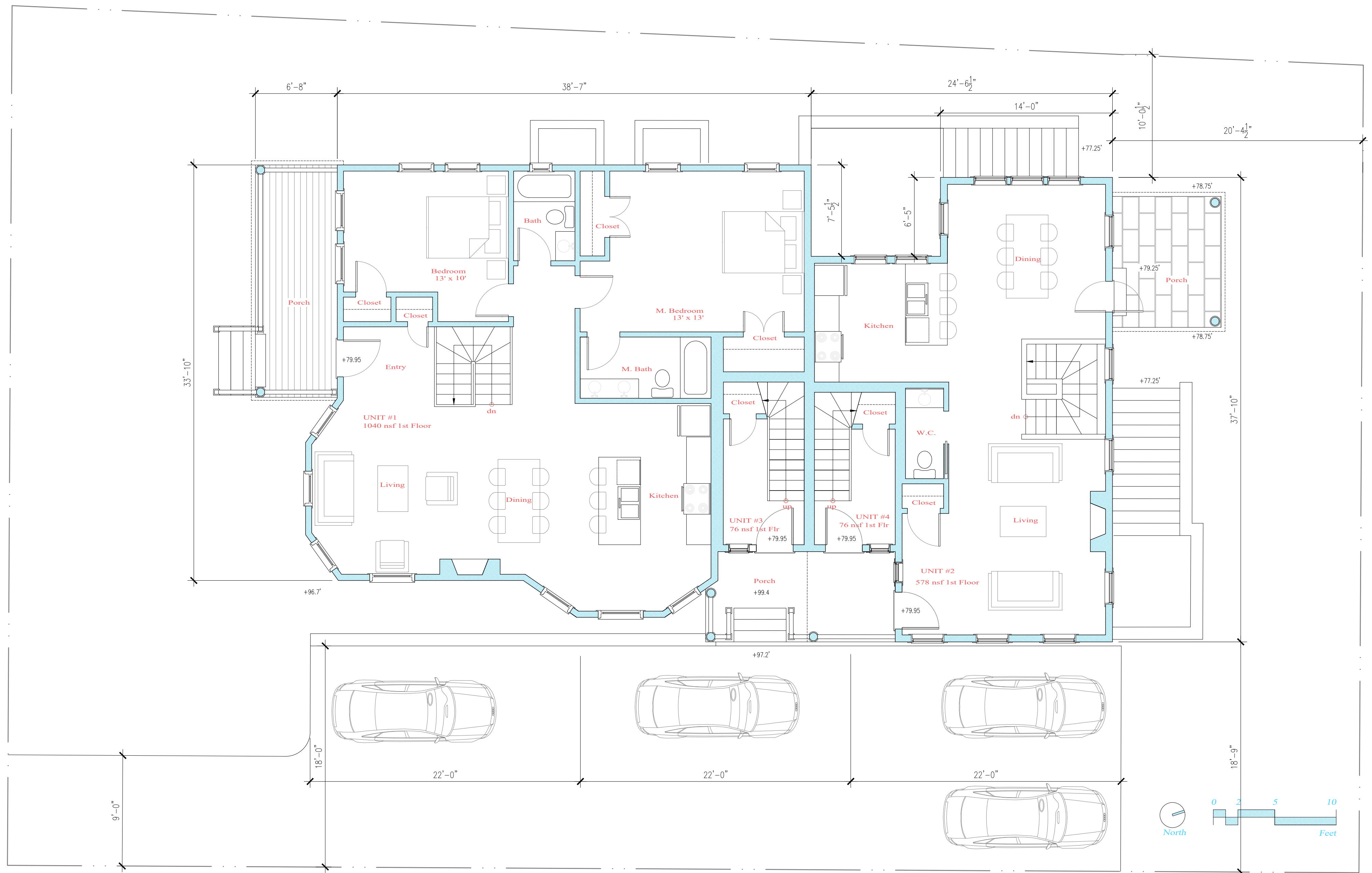
Location Map

A0



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Architect



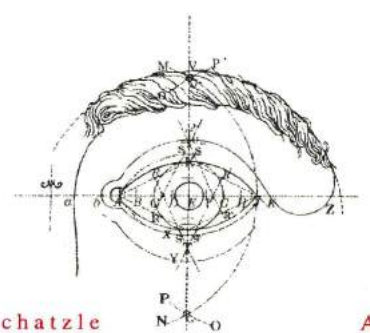
First Floor Plan

3/16" = 1'-0"

# 111 Summer Street Somerville, Massachusetts

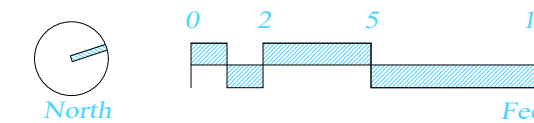
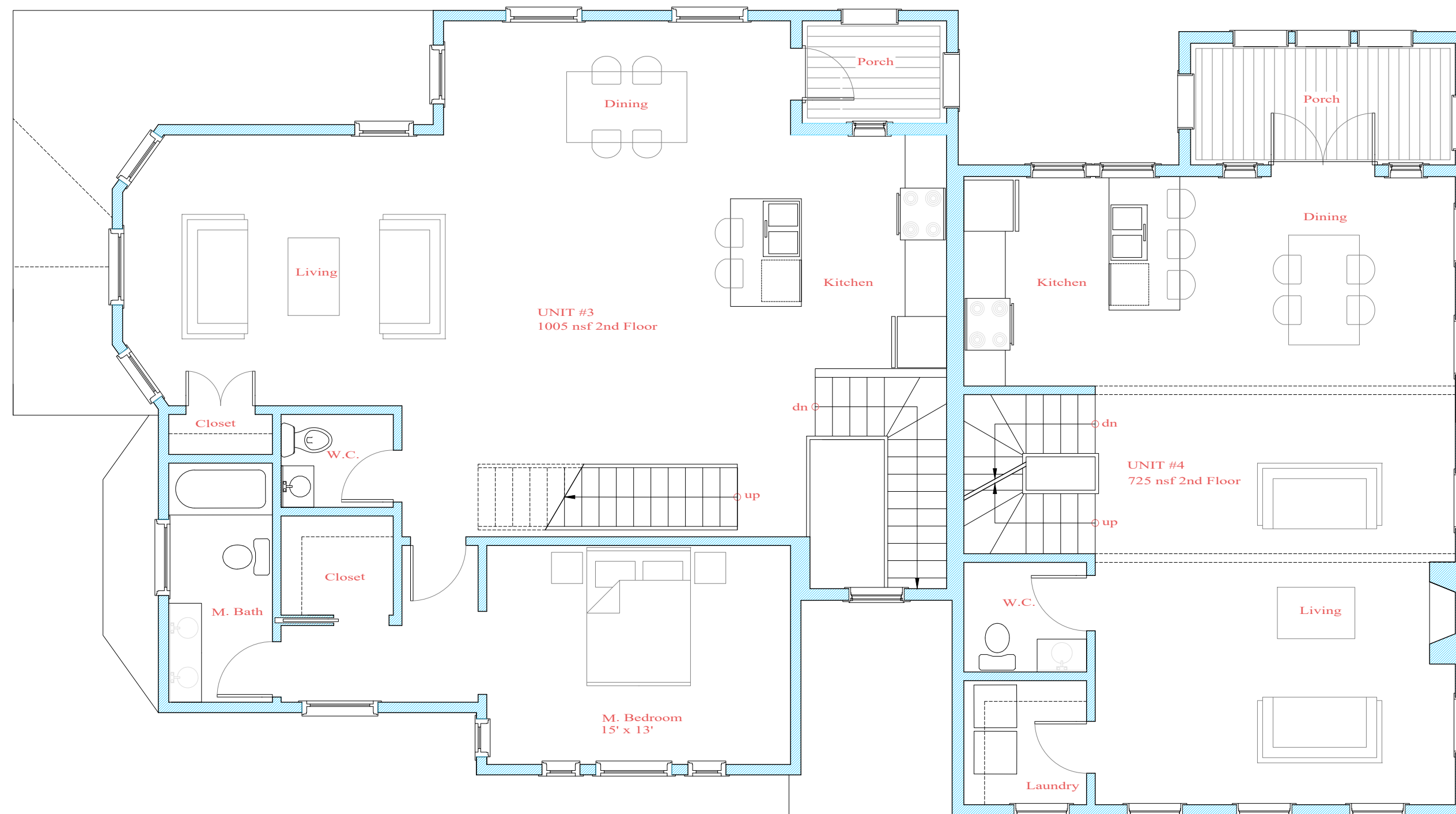
April 4, 2019

A1



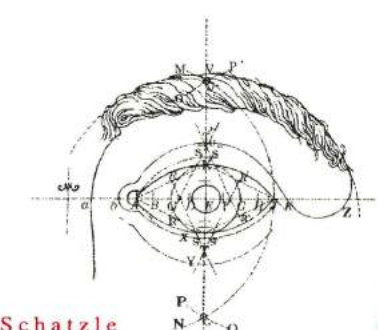
David Schatzle

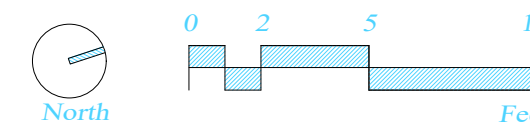
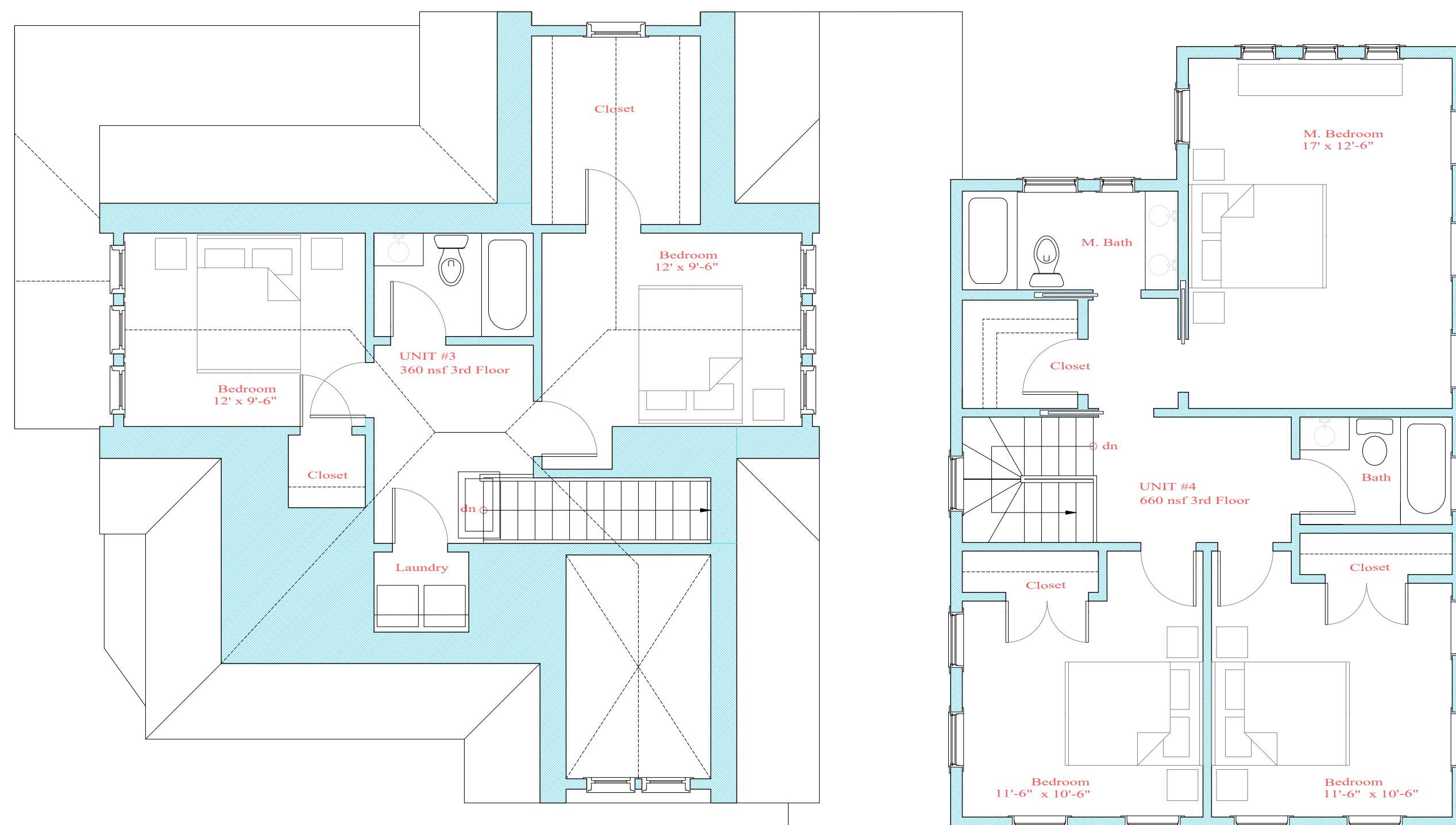
Architect



Second Floor Plan

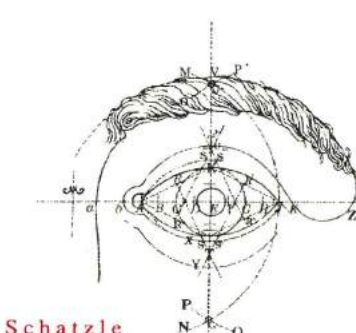
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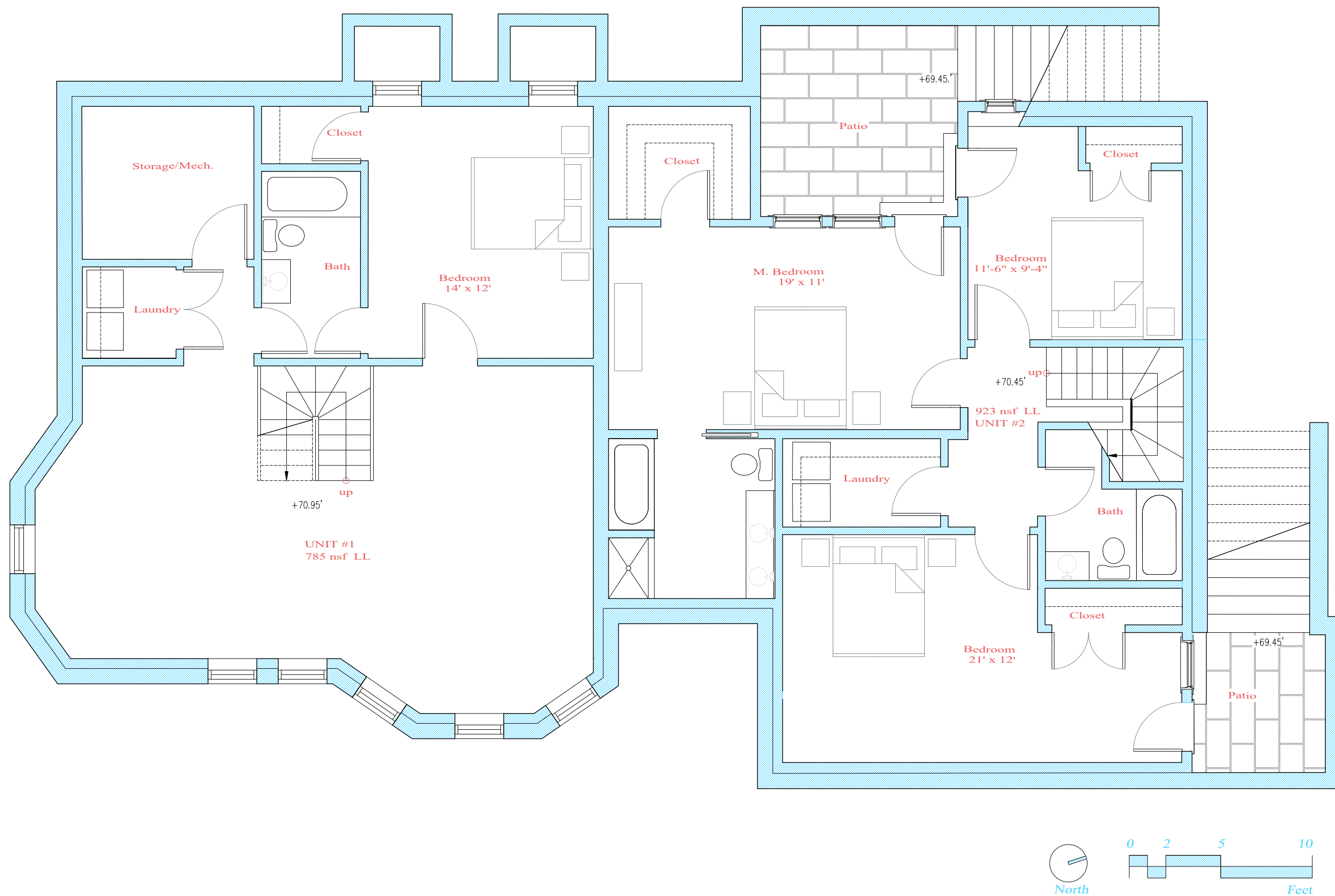




Third Floor Plan

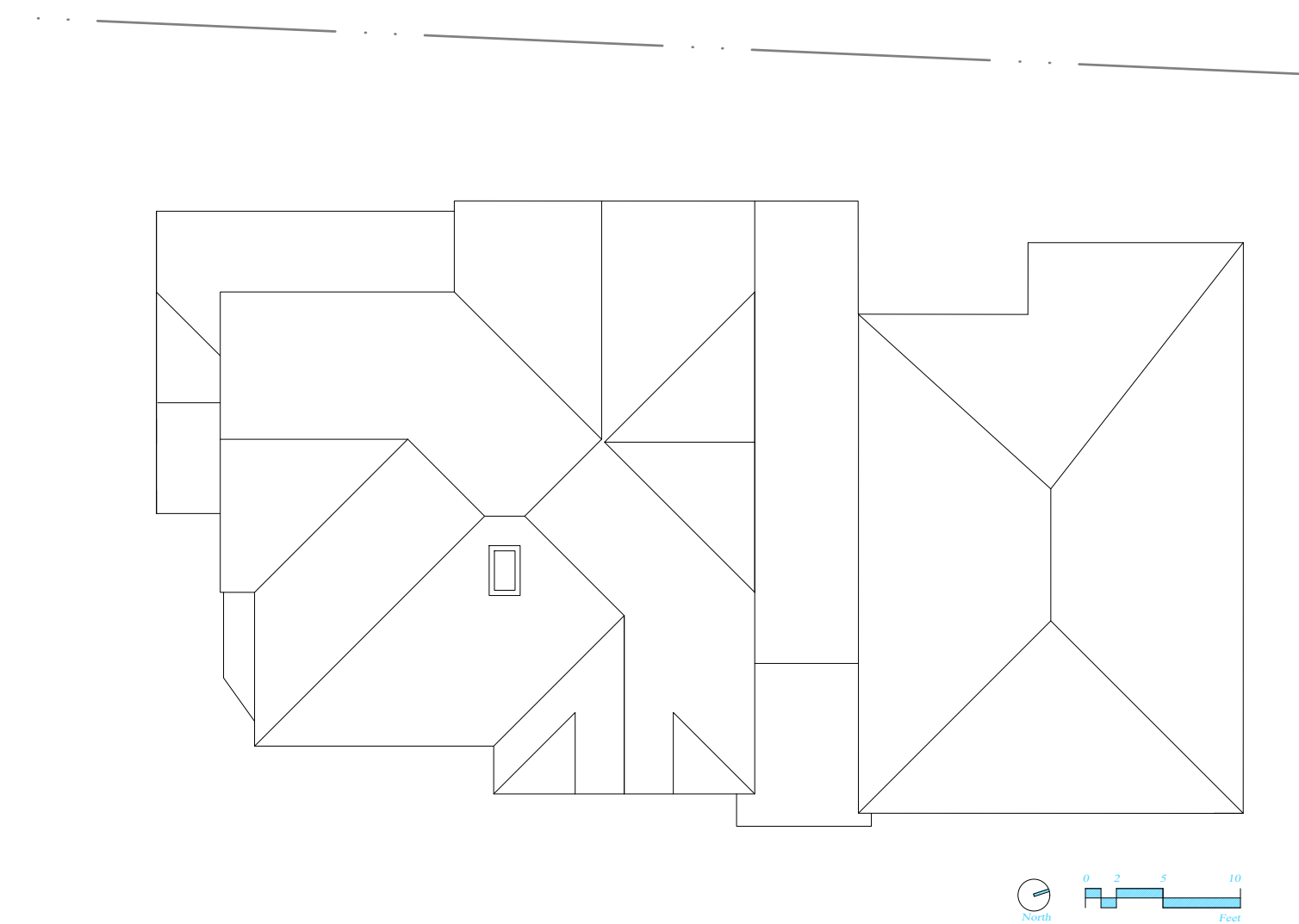
3/16" = 1'-0"





Lower Level Plan

3/16" = 1'-0"



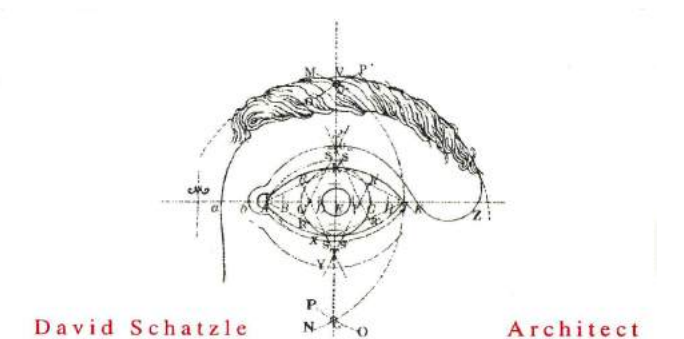
Proposed Roof Plan

3/32" = 1'-0"

# 111 Summer Street Somerville, Massachusetts

A4

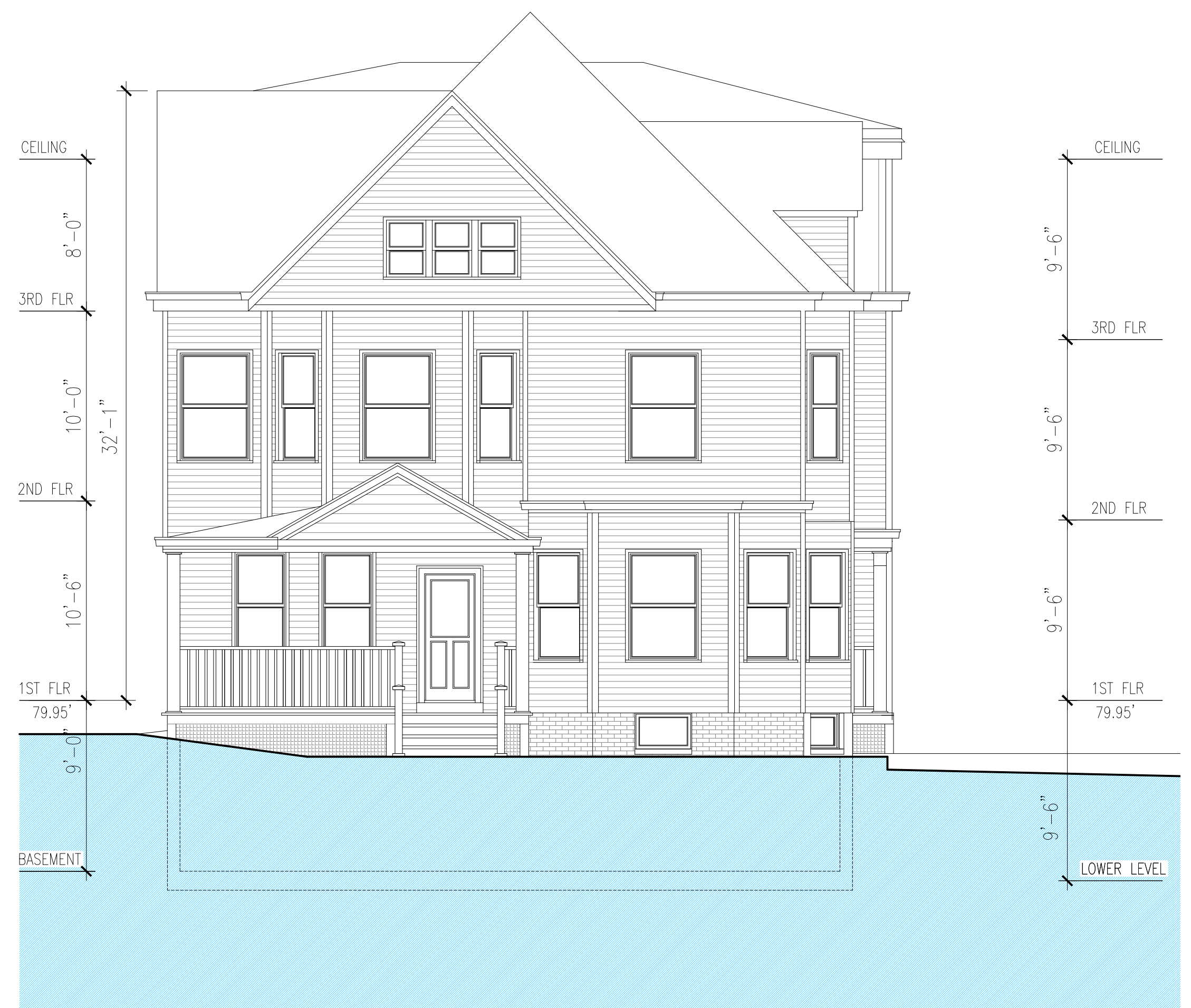
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Proposed North Elevation

3/16" = 1'-0"



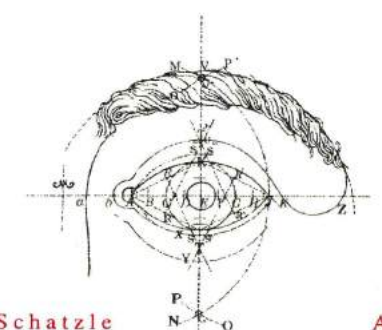
Proposed South Elevation

3/16" = 1'-0"

A5

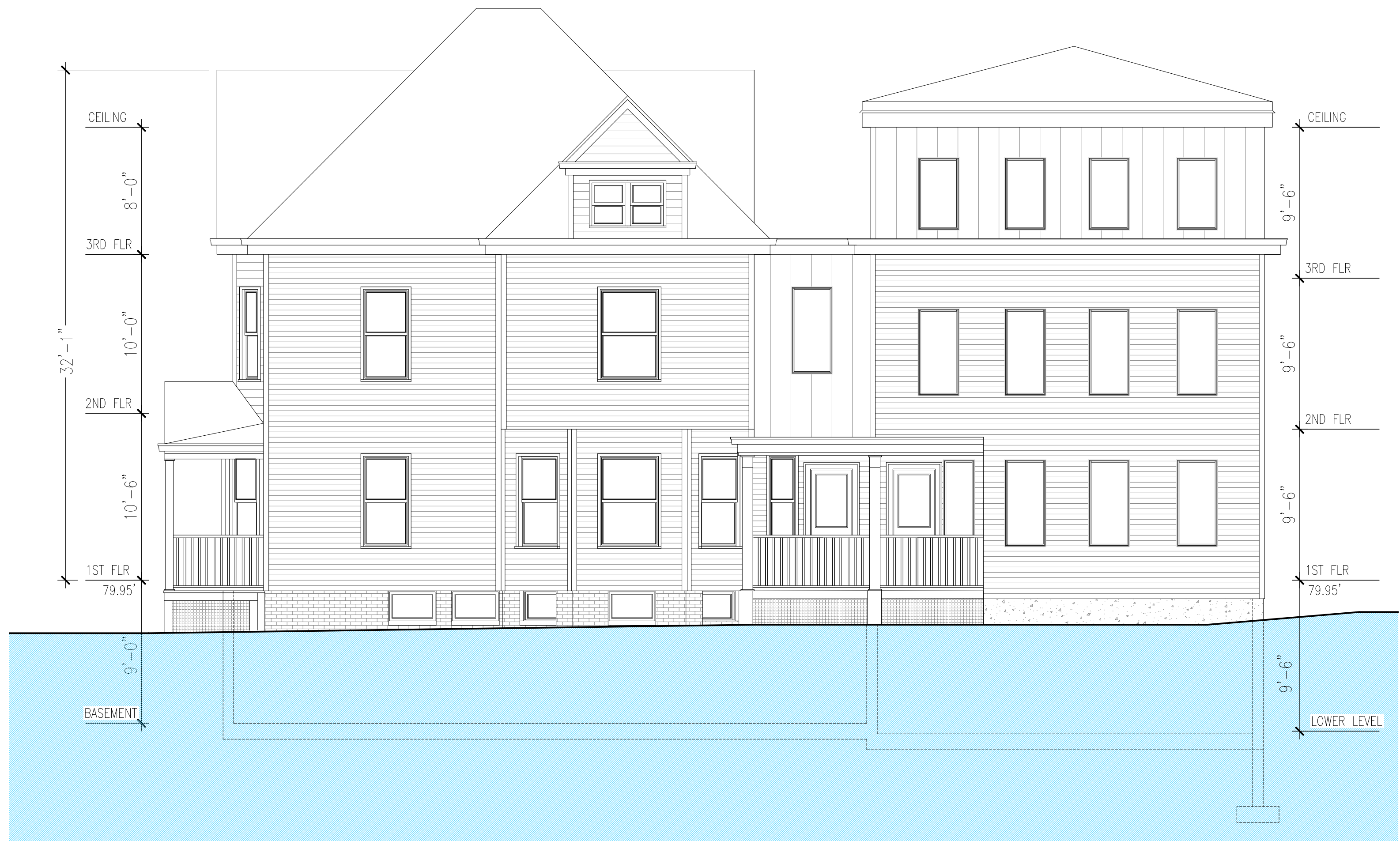
111 Summer Street Somerville, Massachusetts

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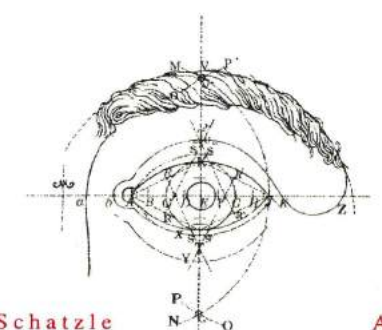
Proposed East Elevation

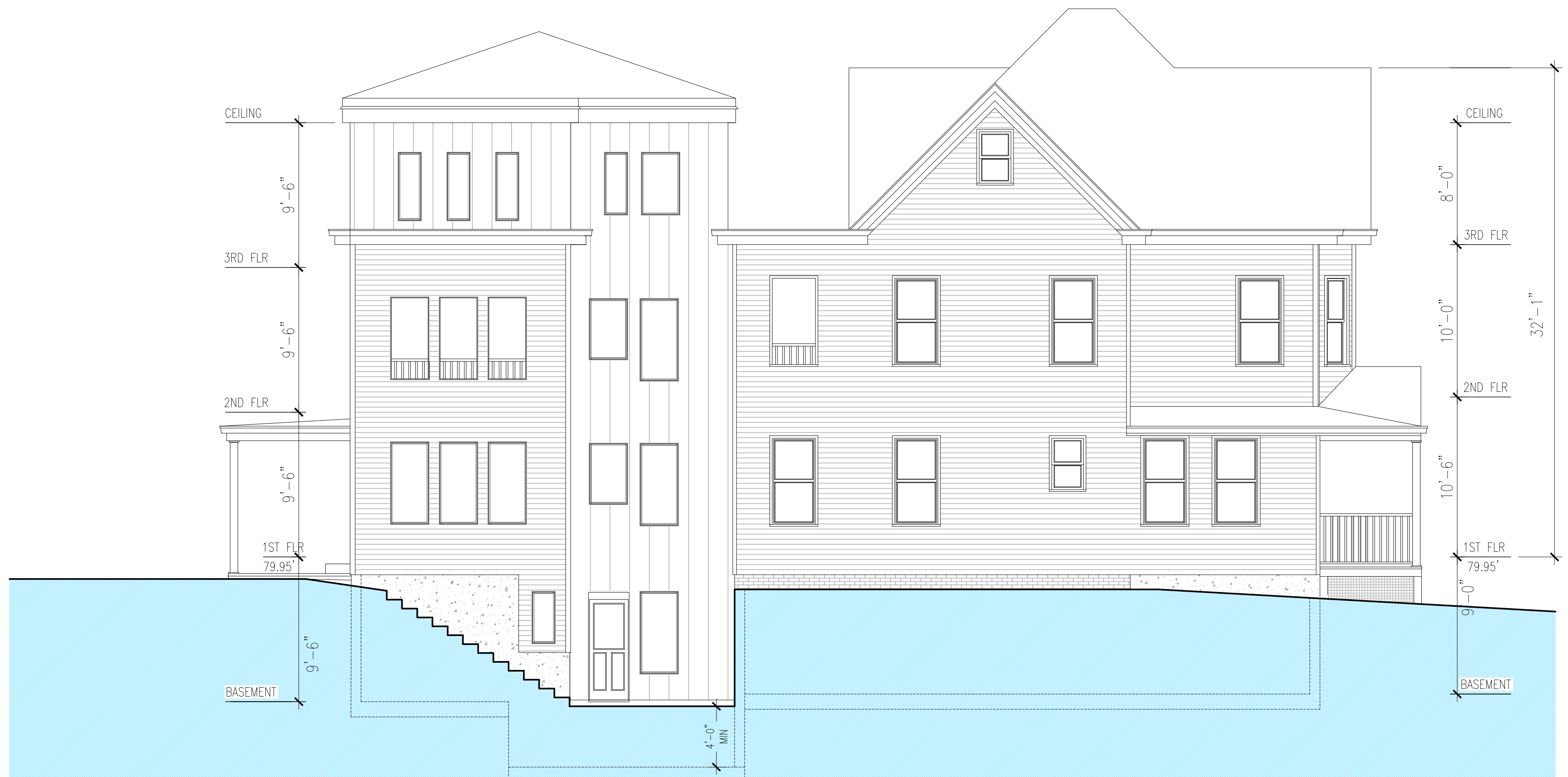
3/16" = 1'-0"

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April 4, 2019

A6





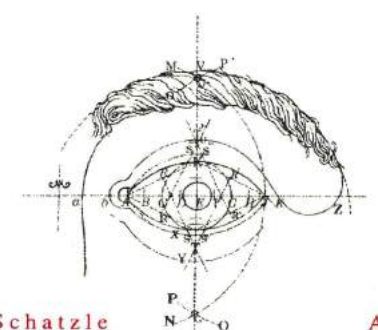
Proposed West Elevation

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111 Summer Street Somerville, Massachusetts

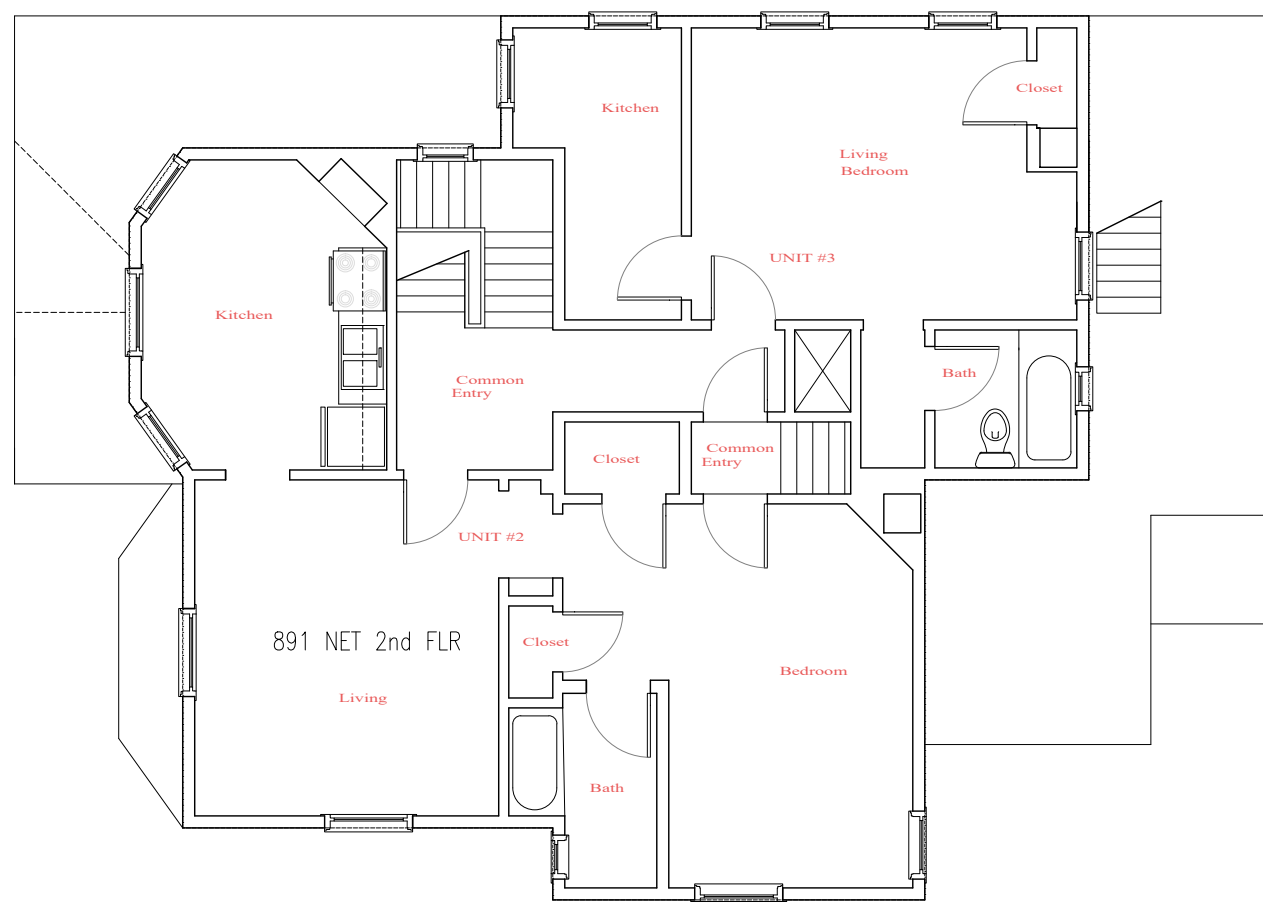
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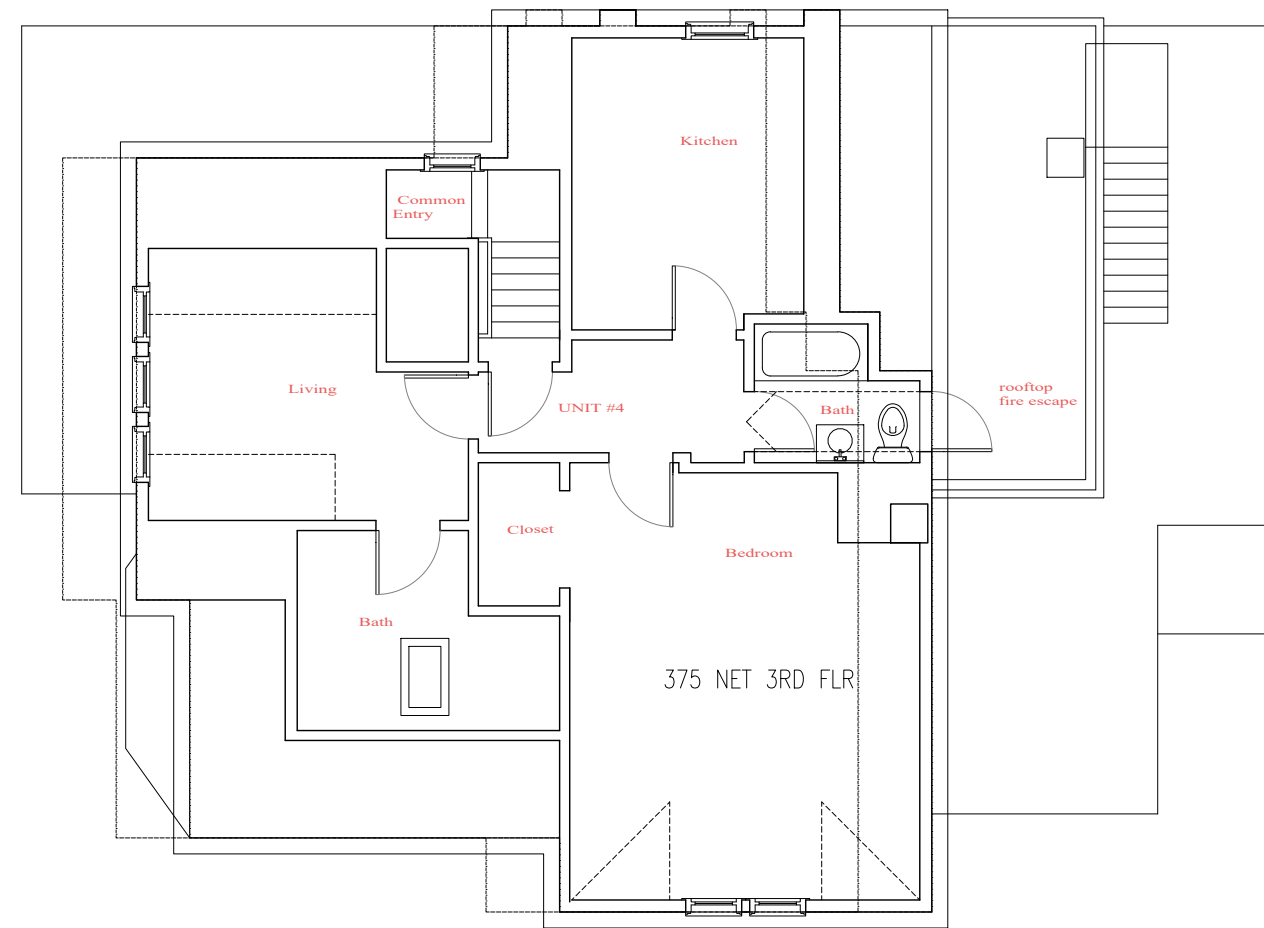
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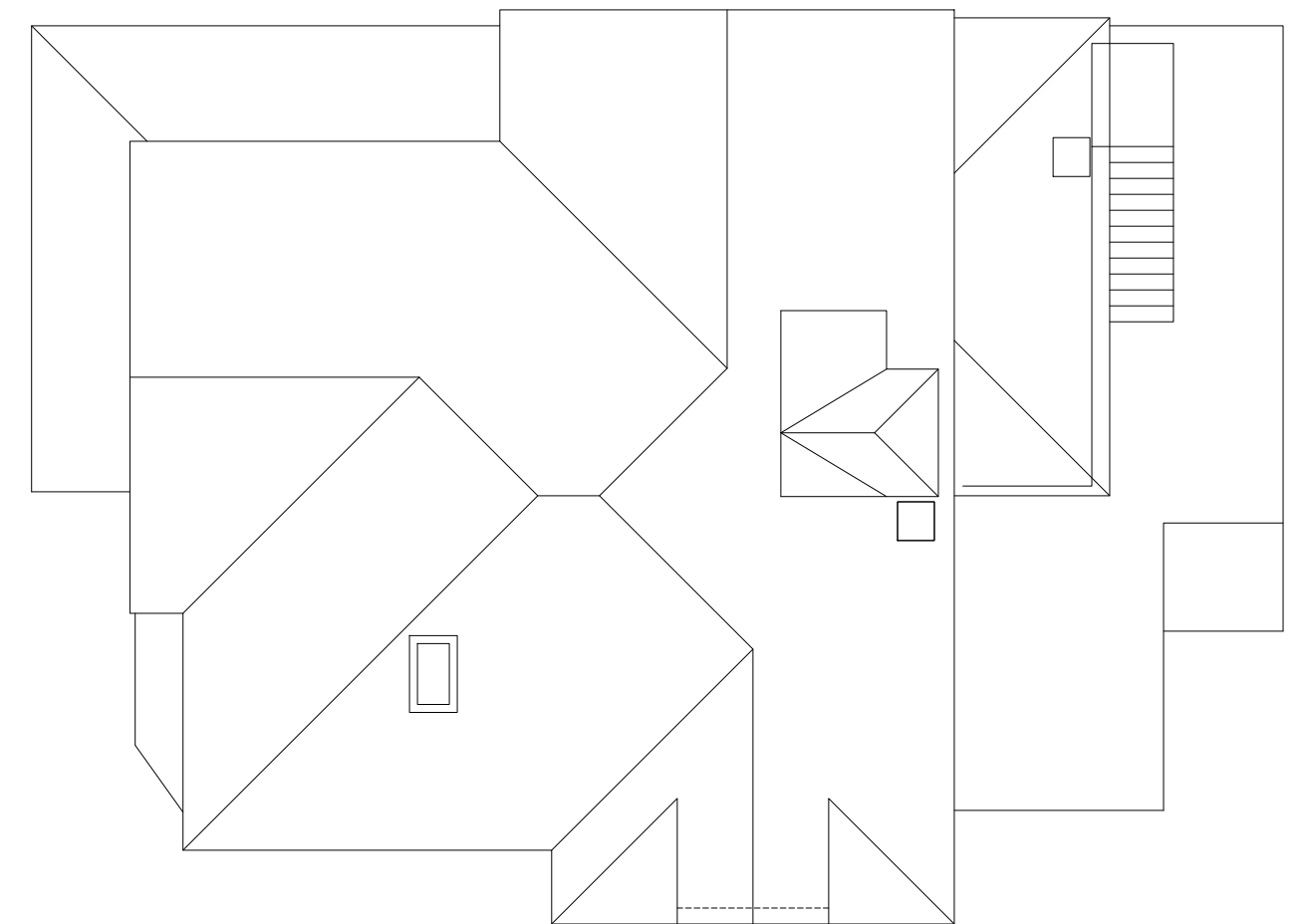
Existing Second Floor Plan

1/8" = 1'-0"



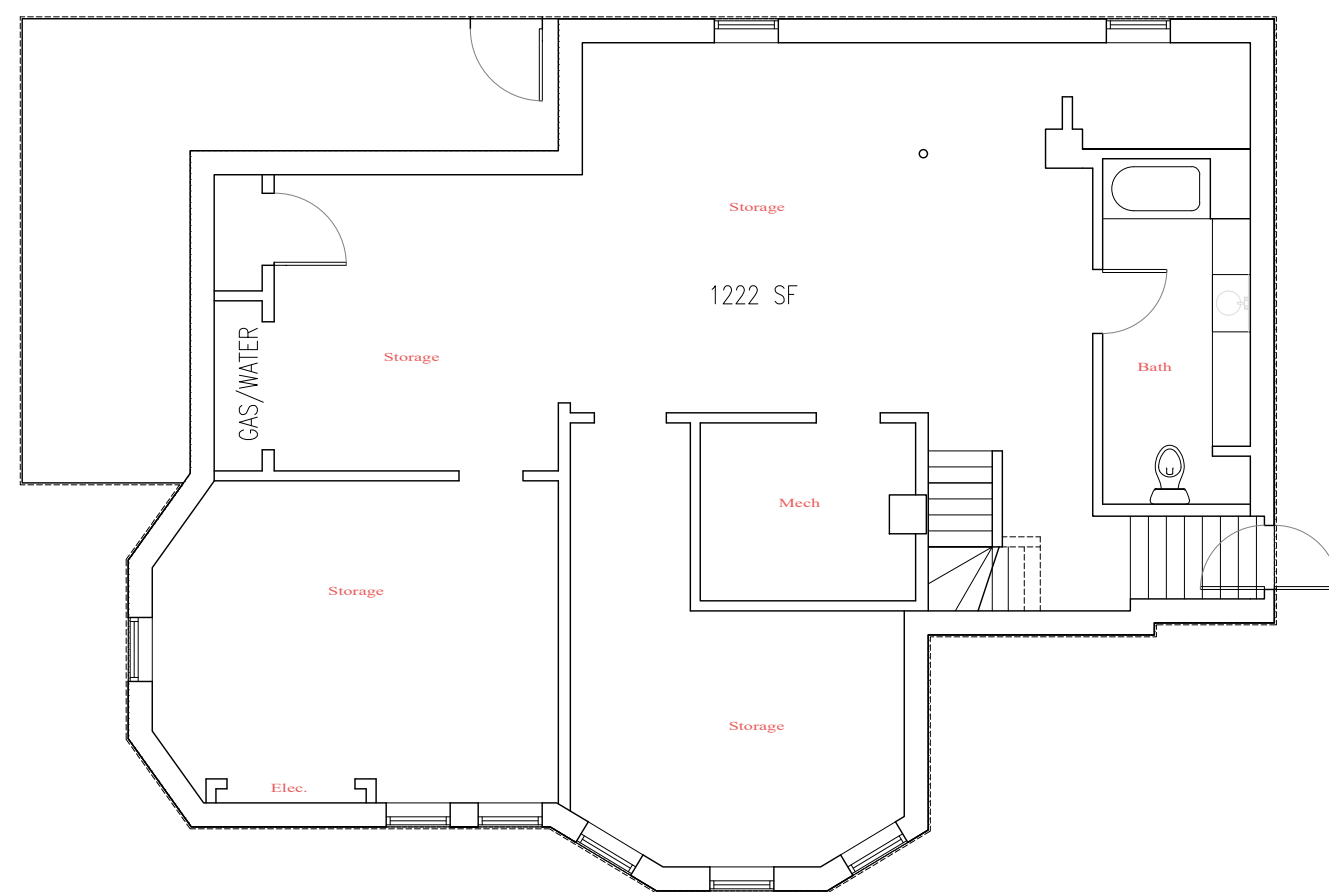
Existing Third Floor Plan

1/8" = 1'-0"



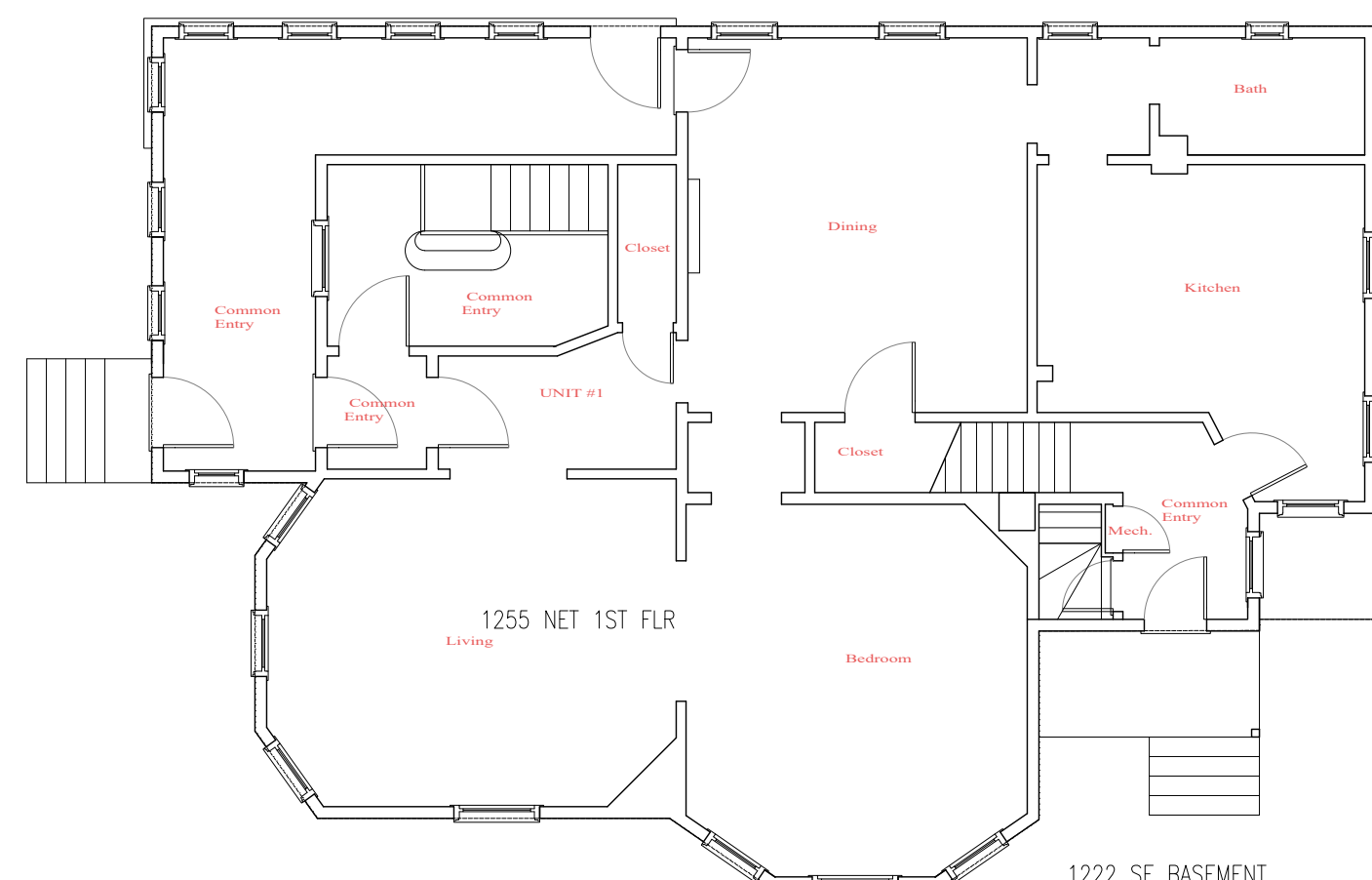
Roof Plan

1/8" = 1'-0"



Existing Basement Plan

1/8" = 1'-0"



Existing First Floor Plan

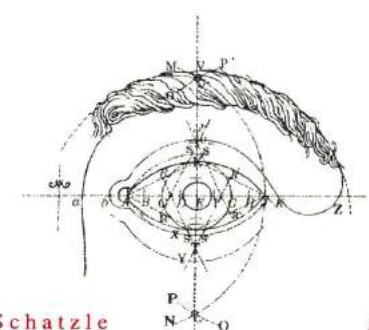
1/8" = 1'-0"

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

A8

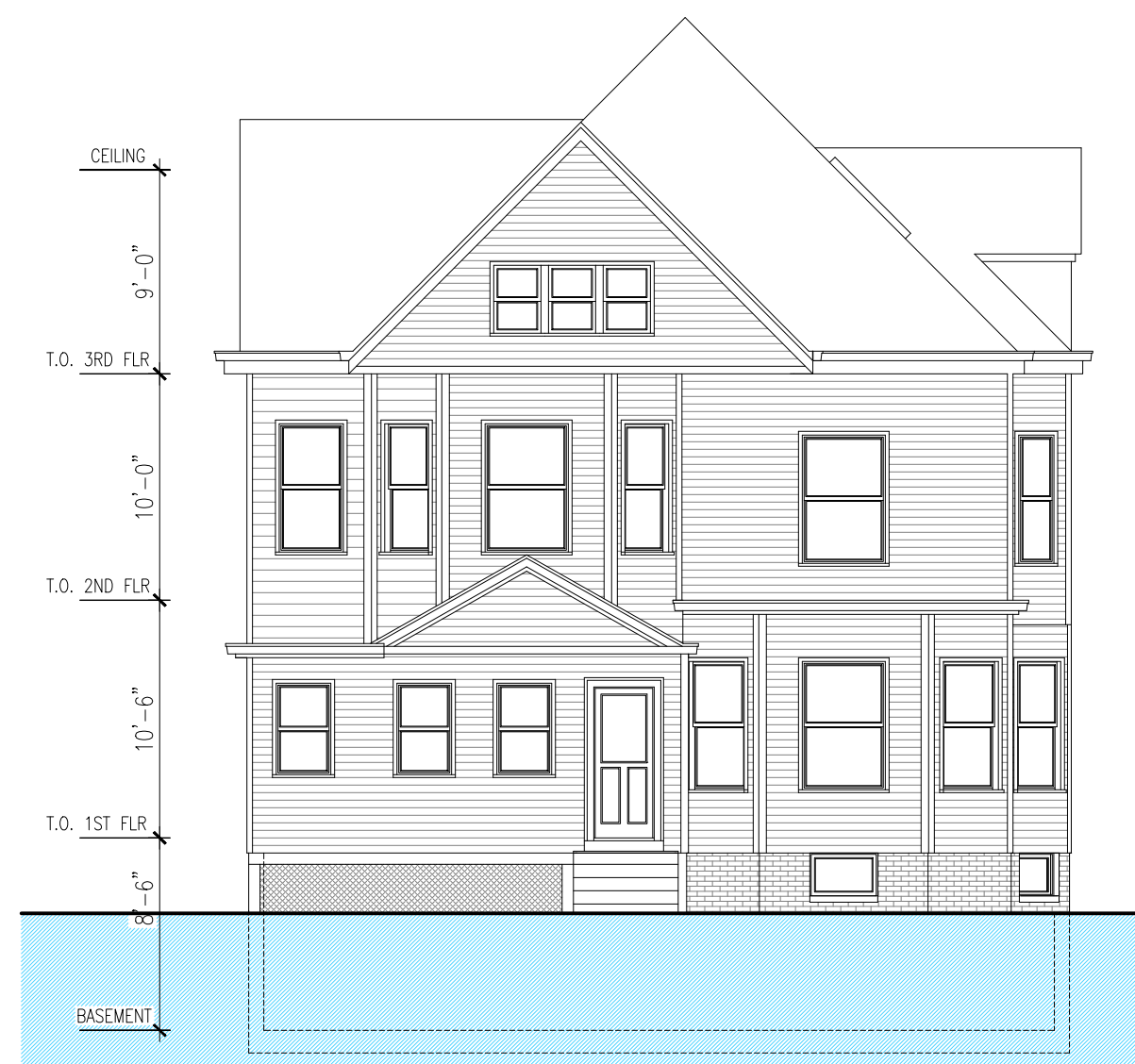
111 Summer Street Somerville, Massachusetts

April 4, 2019



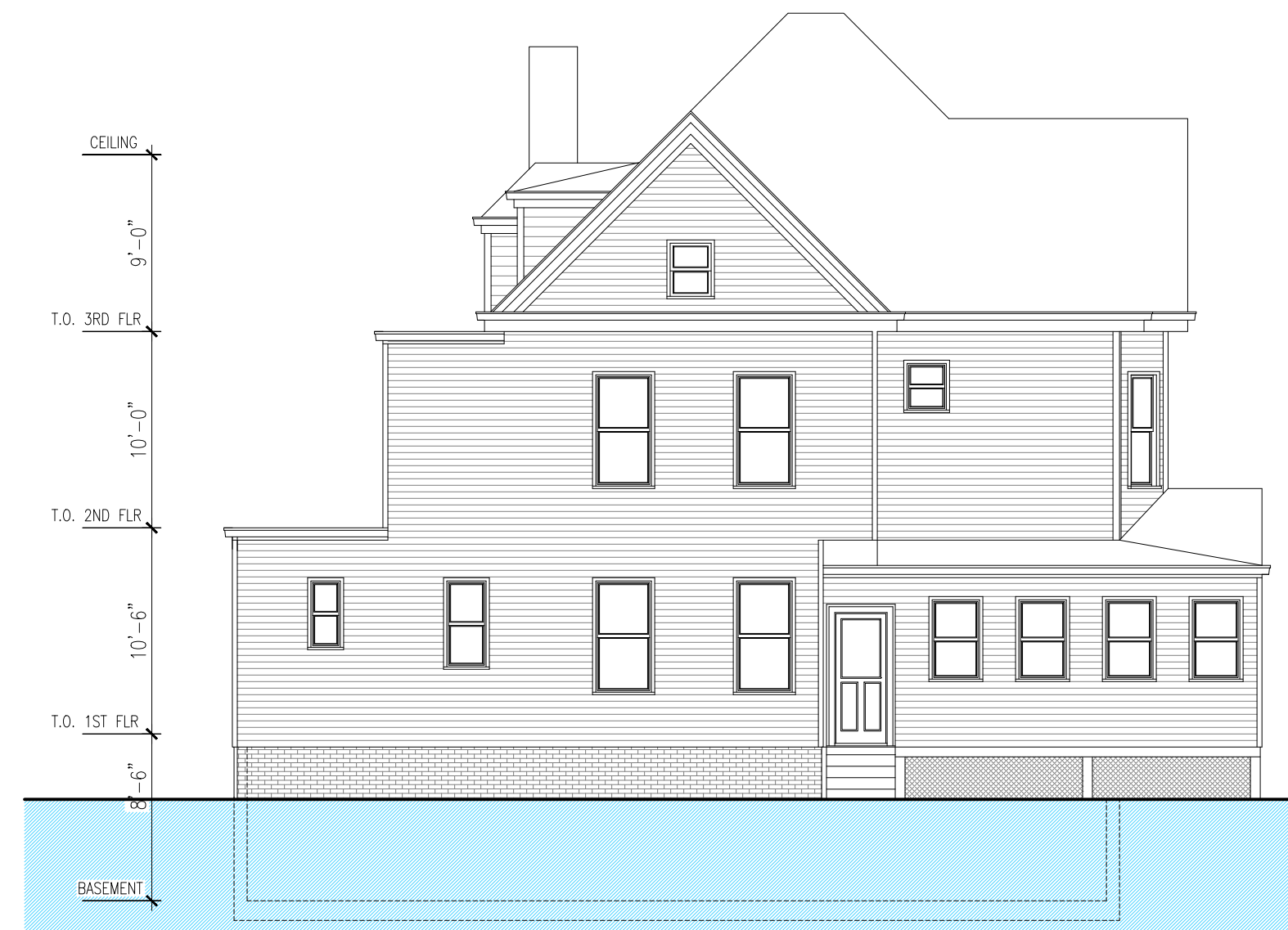
David Schatzle

Architect



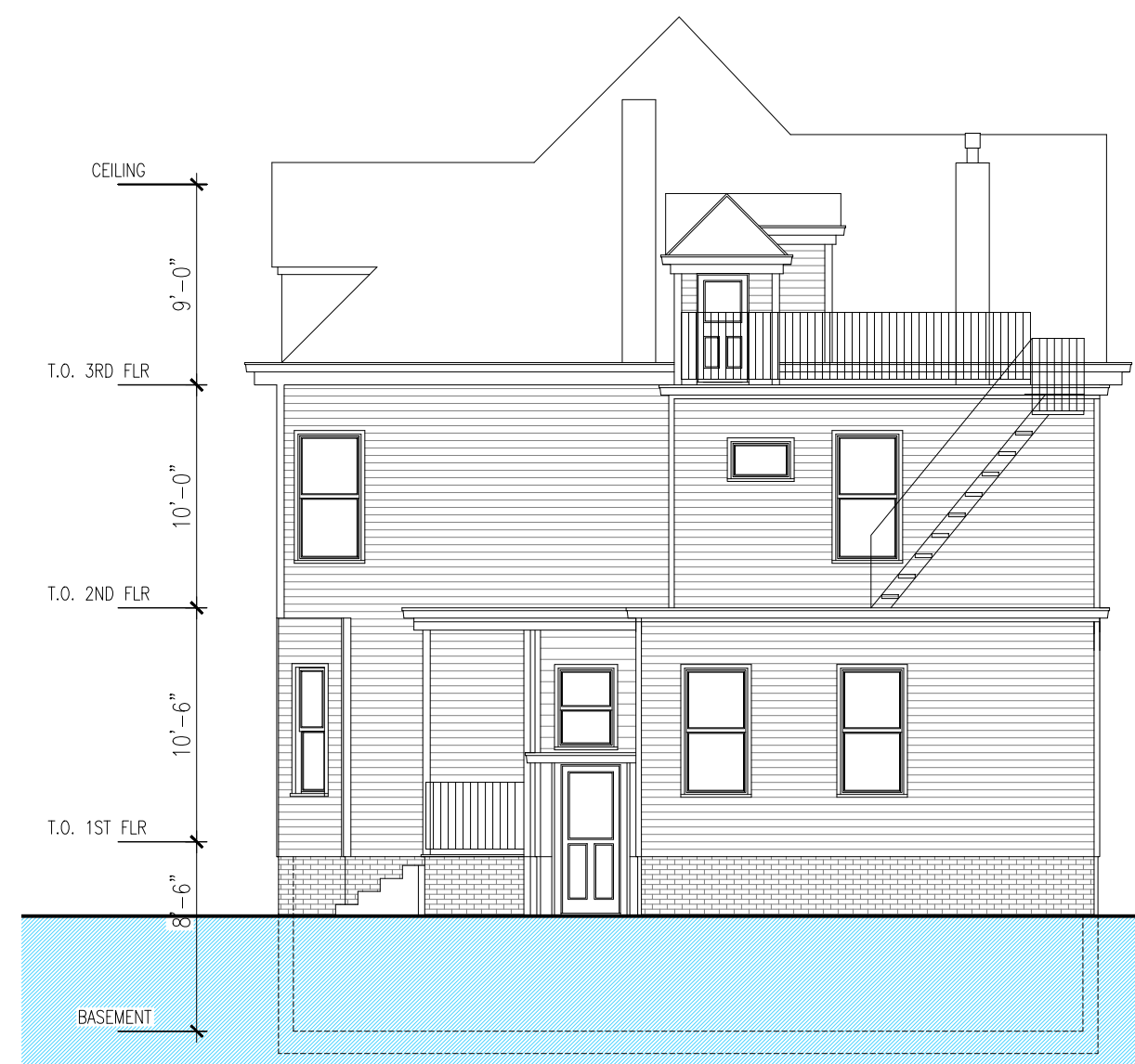
Existing Front - South Elevation

1/8" = 1'-0"



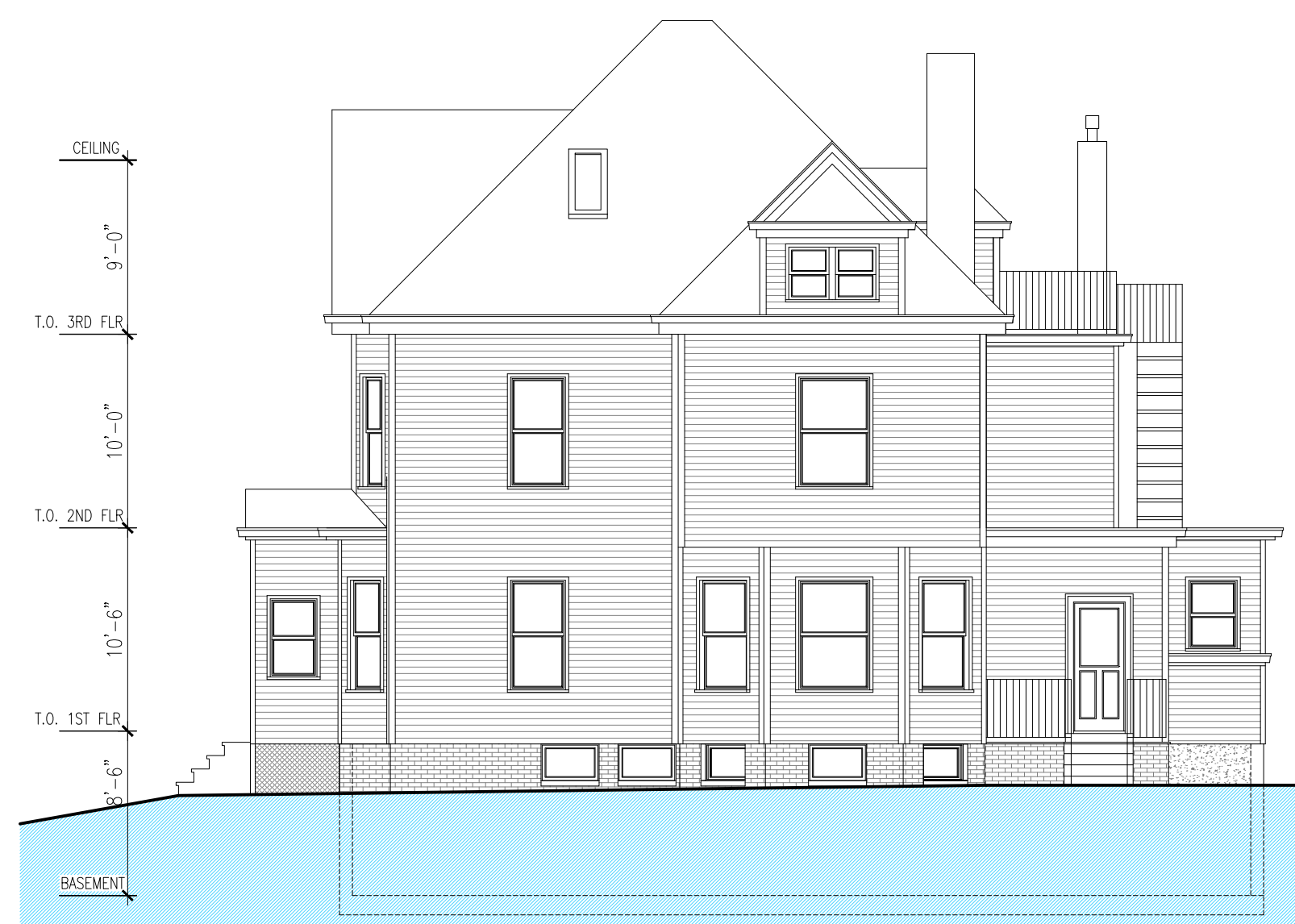
Existing Left - West Elevation

1/8" = 1'-0"



Existing Rear - North Elevation

1/8" = 1'-0"



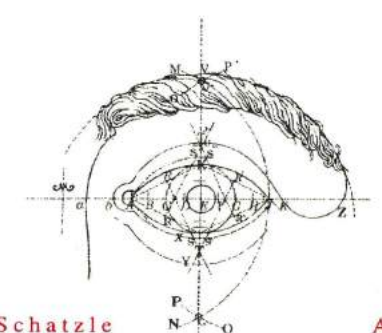
Existing Right - East Elevation

1/8" = 1'-0"

# 111 Summer Street Somerville, Massachusetts

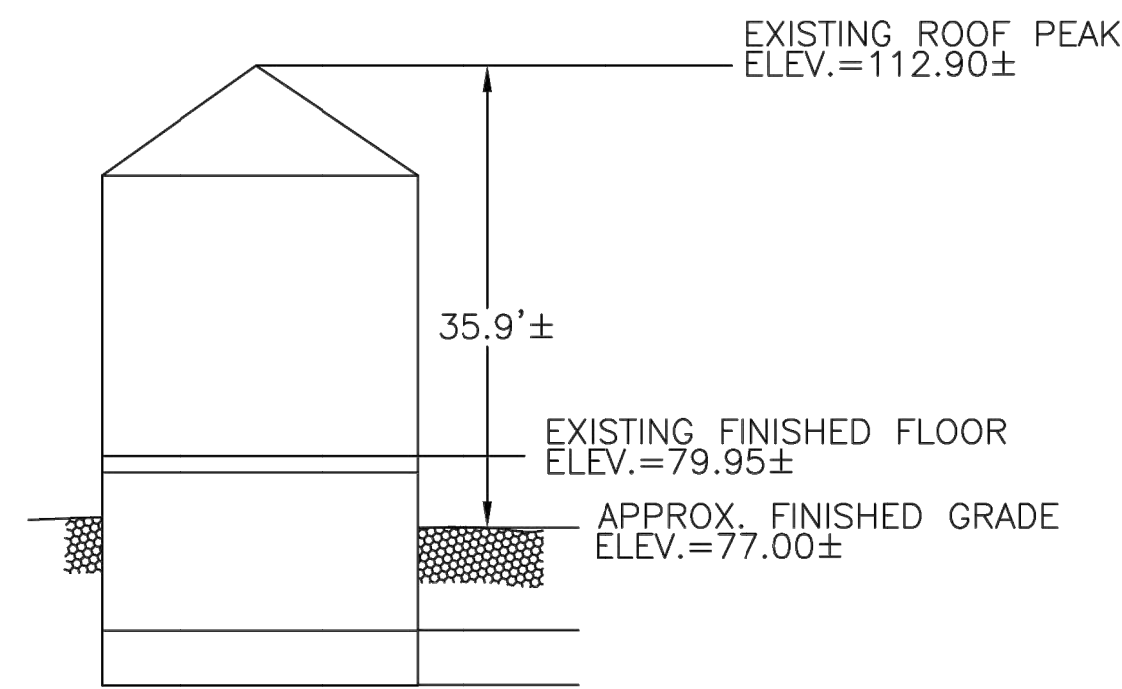
A9

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Architect



### EXISTING LEGEND

	TREE
	SIGN
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
	UTILITY POLE
	MANHOLE
	SPOT GRADE
	EXISTING BUILDING
	FENCE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	CONTOUR LINE (MUR)
	CONTOUR LINE (MNR)

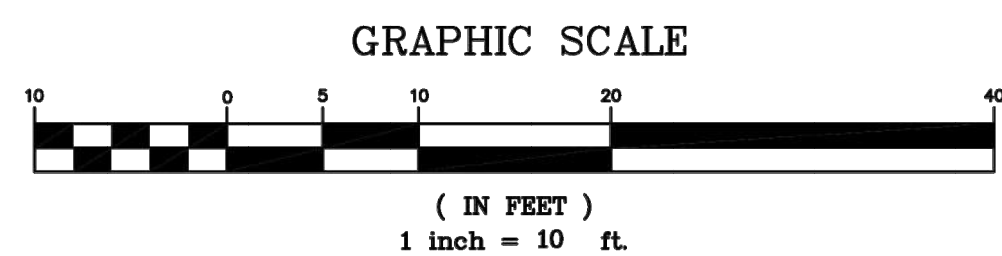
N/F  
SOMERVILLE HOME  
FOR THE AGED  
BK. 45253 PG. 186

N/F  
CHARLES W. KILBY  
& SANDRA GUDAC  
BK. 63488 PG. 320

### LOCUS MAP (NOT TO SCALE)

#### NOTES:

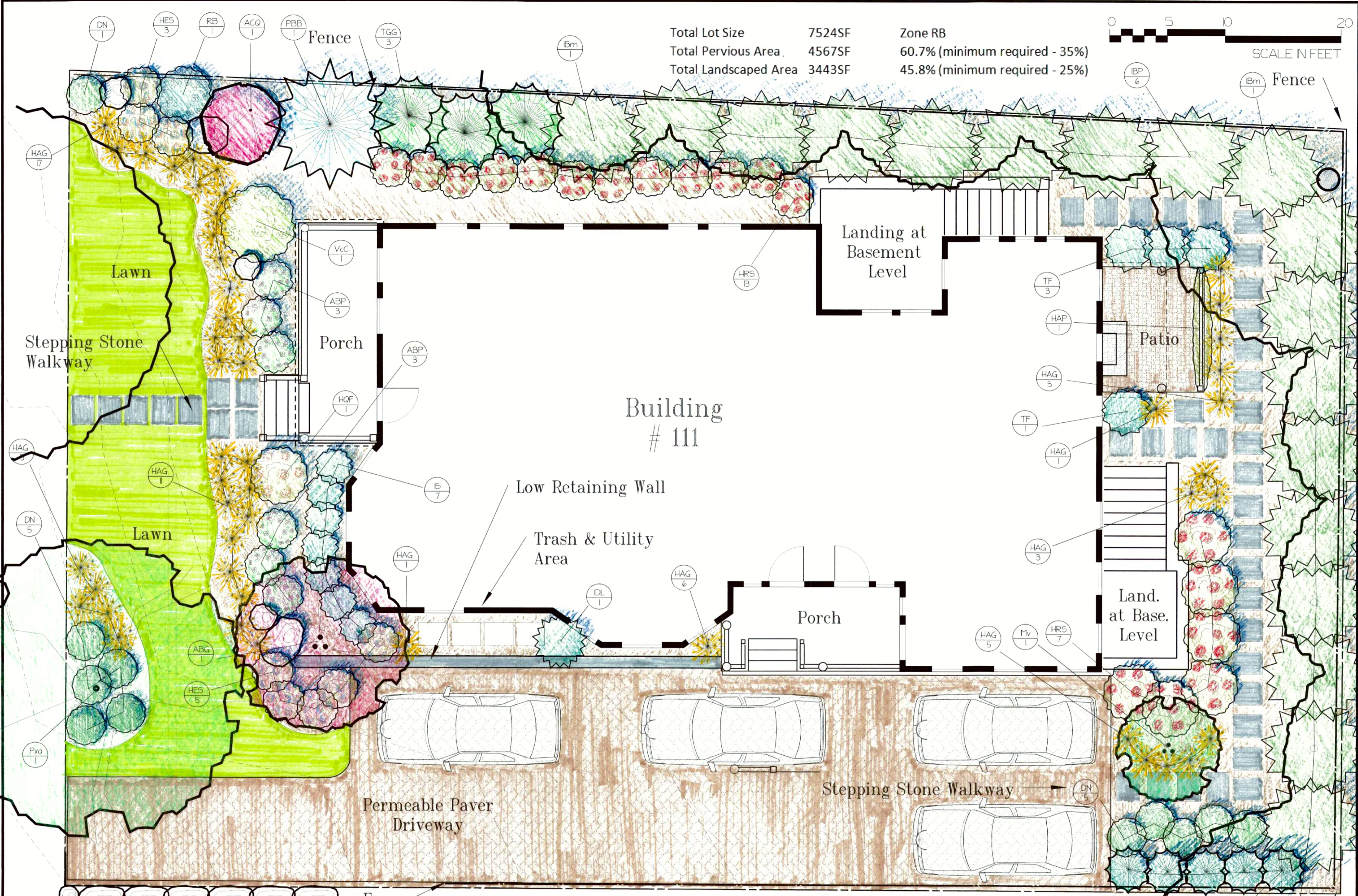
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/28/2018.
2. DEED REFERENCE: BOOK 43424, PAGE 226  
PLAN REFERENCE 1: PLAN BOOK 36, PLAN 39  
PLAN REFERENCE 2: PLAN NO. 162 OF 1939  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON M.L.W. BASE AS SHOWN ON SOMERVILLE ENGINEERING PLANS.



## SUMMER STREET (PUBLIC WAY - 45' WIDE)

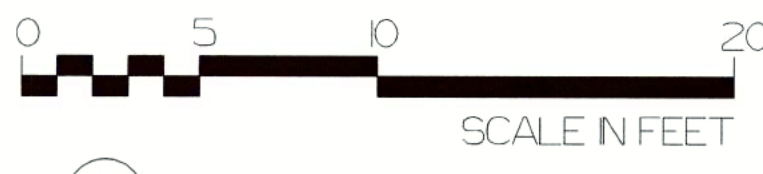
SCALE 1"=10'				
DATE 3/26/2019	REV	DATE	REVISION	BY
SHEET 1				
PLAN NO. 1 OF 1				
CLIENT:				
DRAWN BY MGC				
CHKD BY PUN				
APPD BY PUN				

111-113 SUMMER STREET SOMERVILLE MASSACHUSETTS	SHEET NO.
EXISTING CONDITIONS	1
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	



Total Lot Size 7524SF  
 Total Pervious Area 4567SF  
 Total Landscaped Area 3443SF

Zone RB  
 60.7% (minimum required - 35%)  
 45.8% (minimum required - 25%)



Exist. Stone Wall

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

Proposed Landscape Plan

111 Summer Street, Somerville, MA

Scale: 3/16" = 1'-0" Date: 04/02/2019 Page: LP 1.0

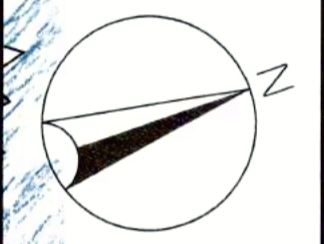
De-sign2

Drawn by:

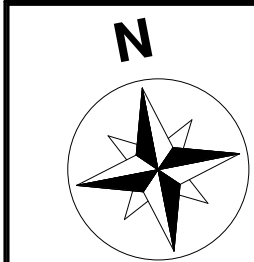
Sasha Pilyavskiy M.A.L.D.

617-913-4395

sashap.design2@gmail.com



Landscape Boulders



SUMMER SOLSTICE

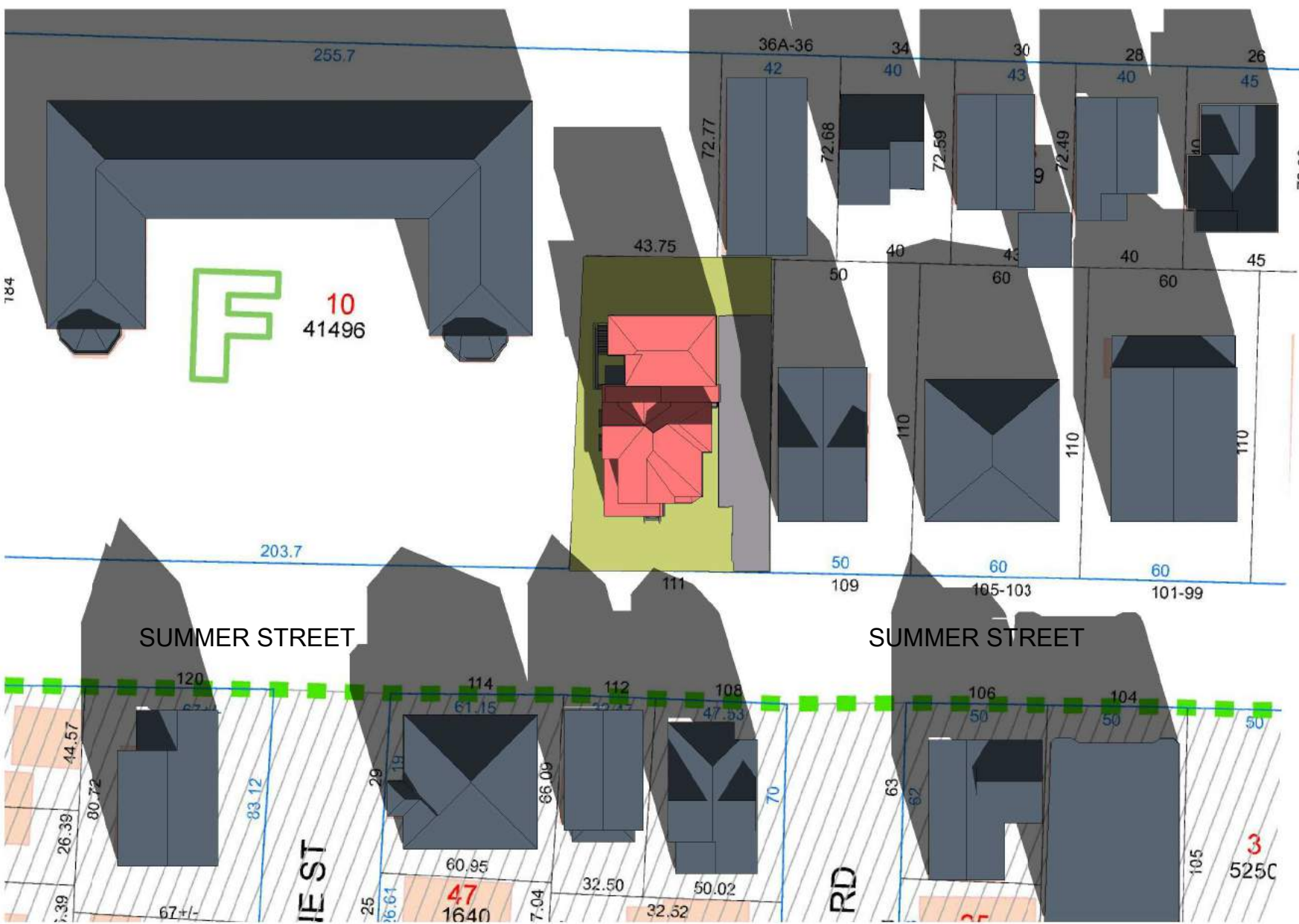
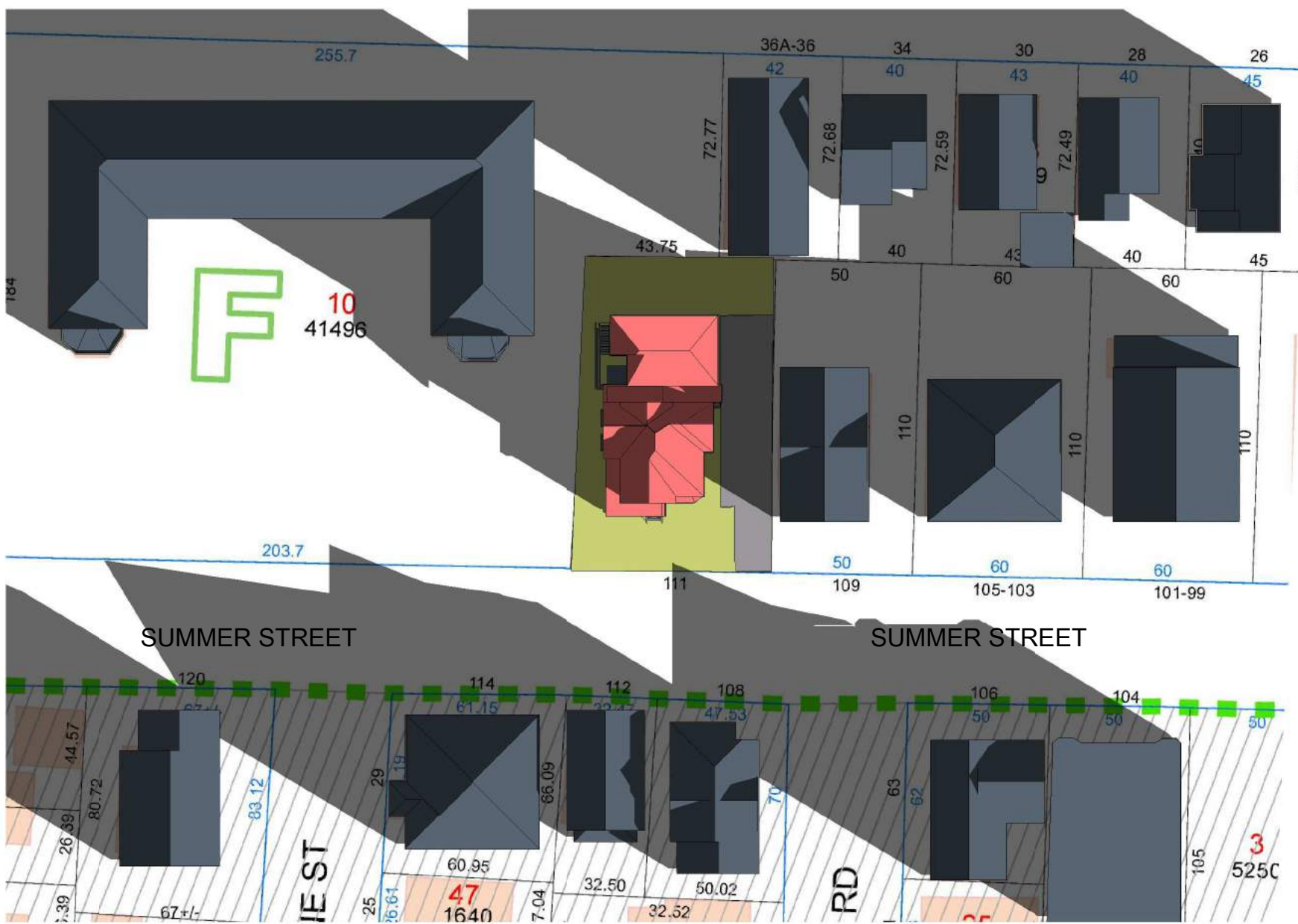
FALL / SPRING  
EQUINOX

WINTER SOLSTICE

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME

111 SUMMER  
STREET

PROJECT ADDRESS

111 SUMMER STREET  
SOMERVILLE

CLIENT

ELAN SASSOON

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX:  
617-591-2086

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Project number 19016  
Date 04-05-2019  
Drawn by MJ  
Checked by JSK  
Scale 1" = 50'-0"

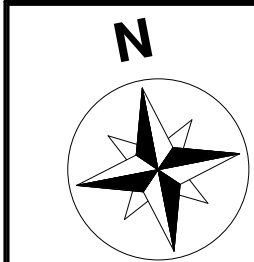
REVISIONS

No.	Description	Date

Proposed Shadow  
Study

AV-1

111 SUMMER STREET



SUMMER SOLSTICE

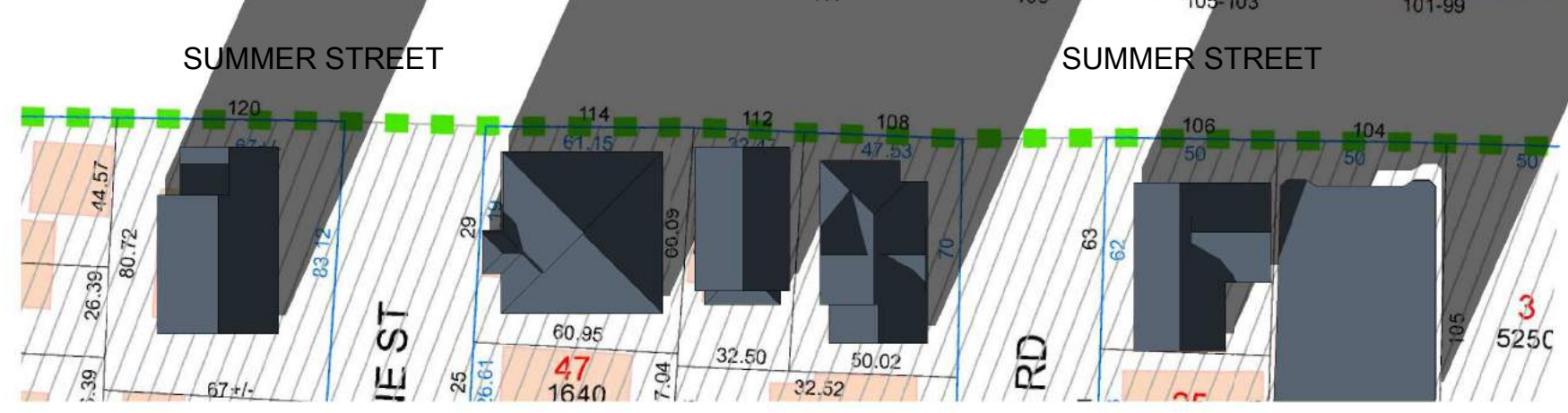
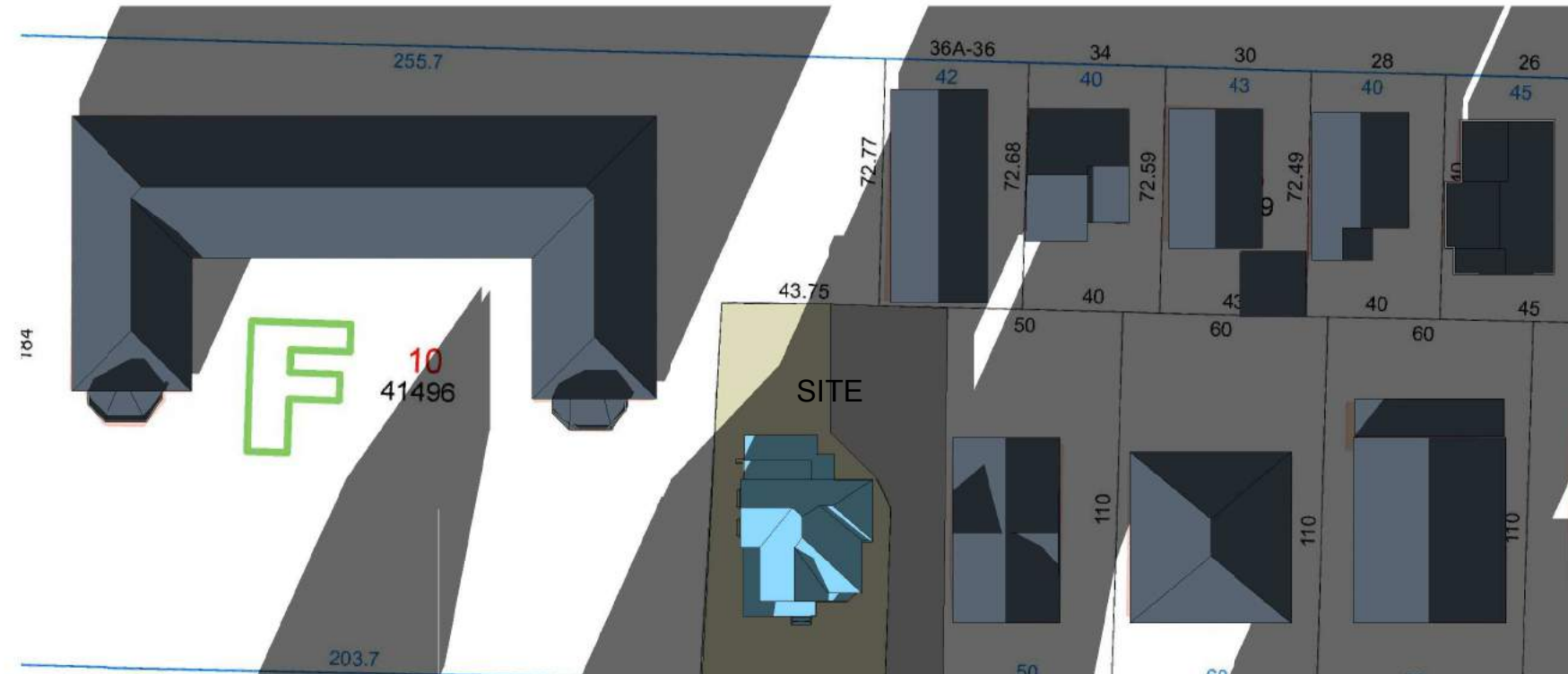
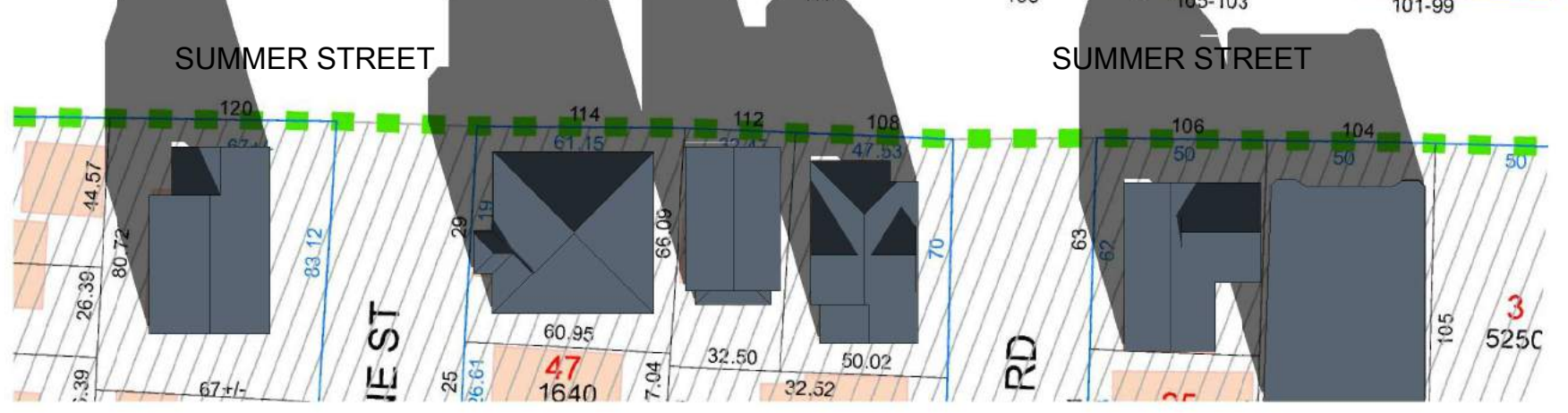
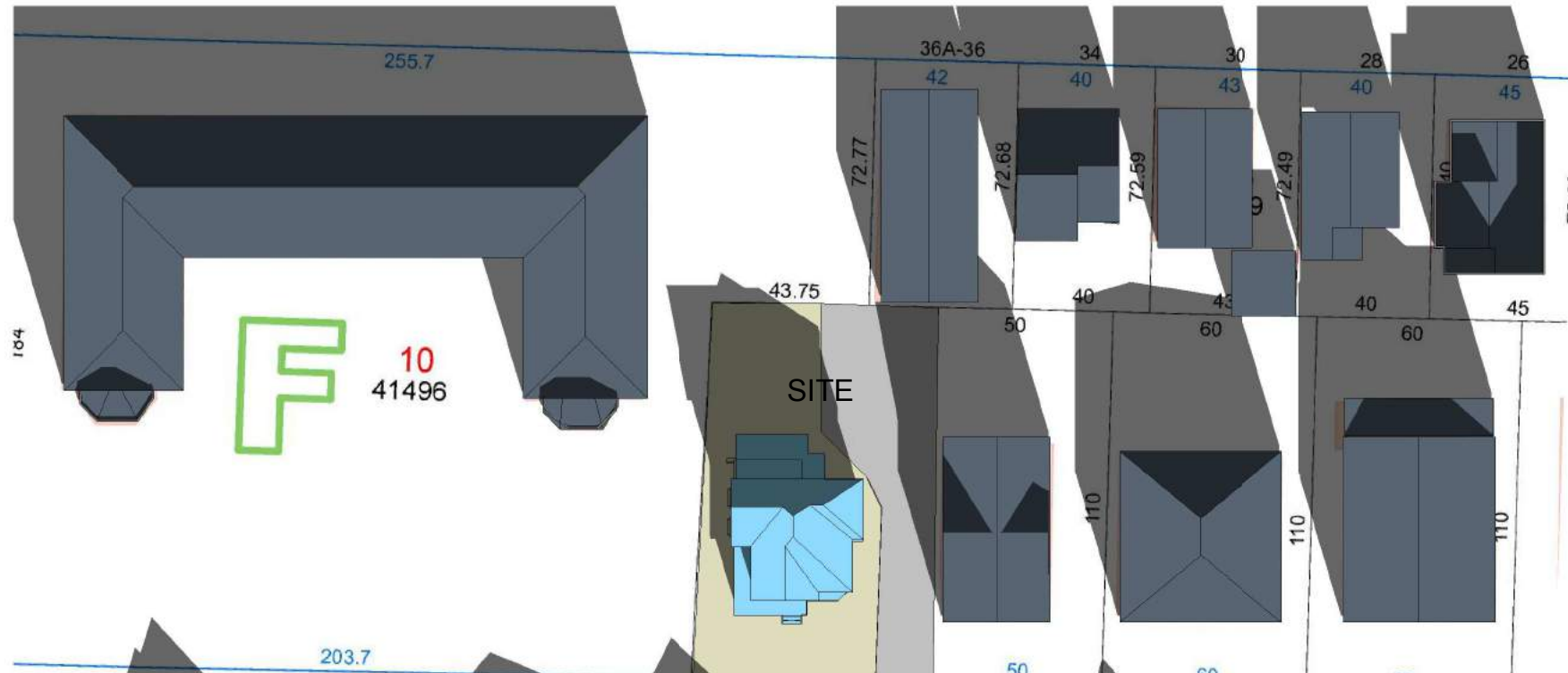
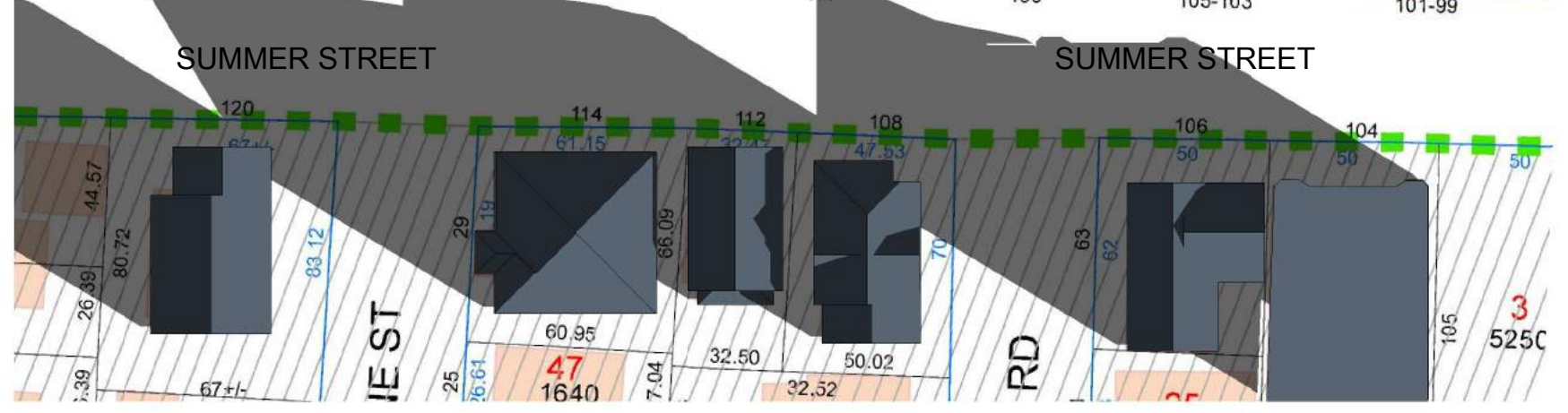
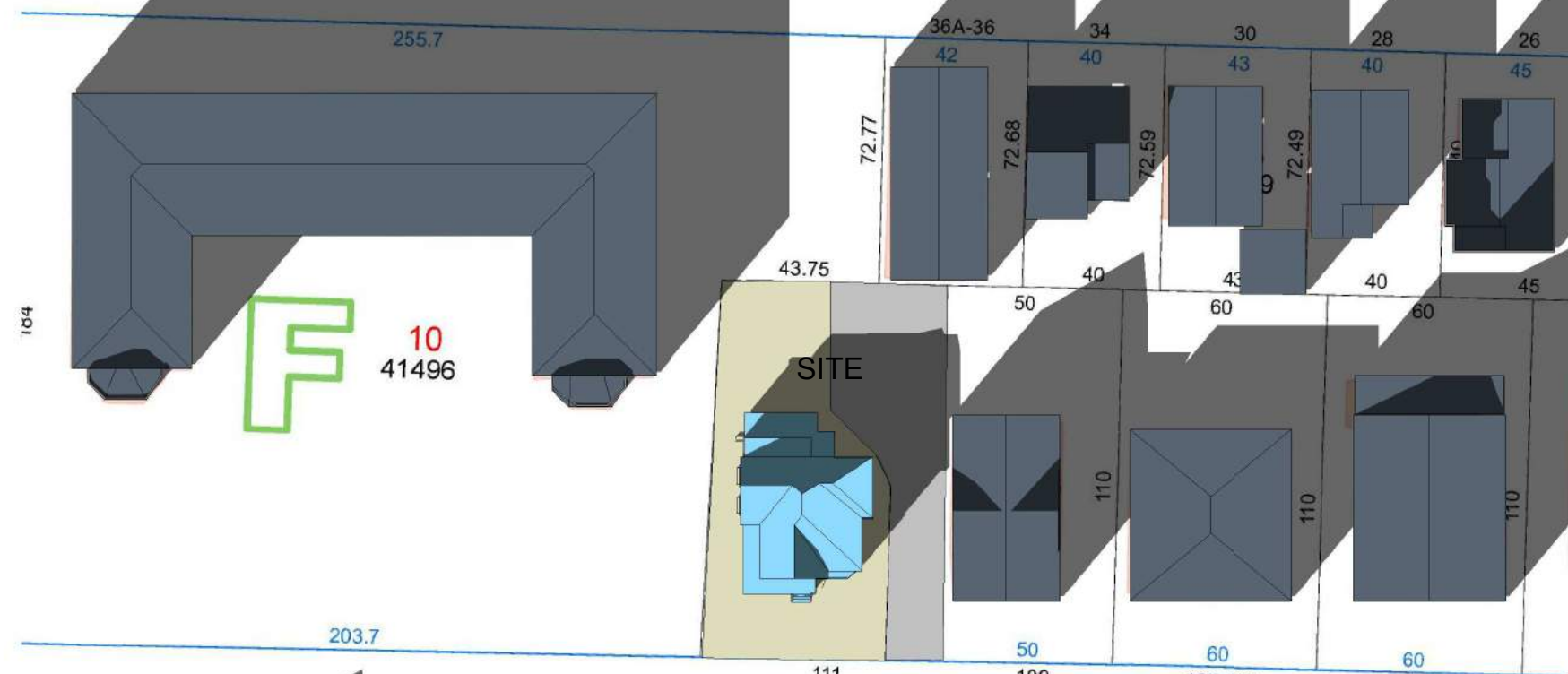
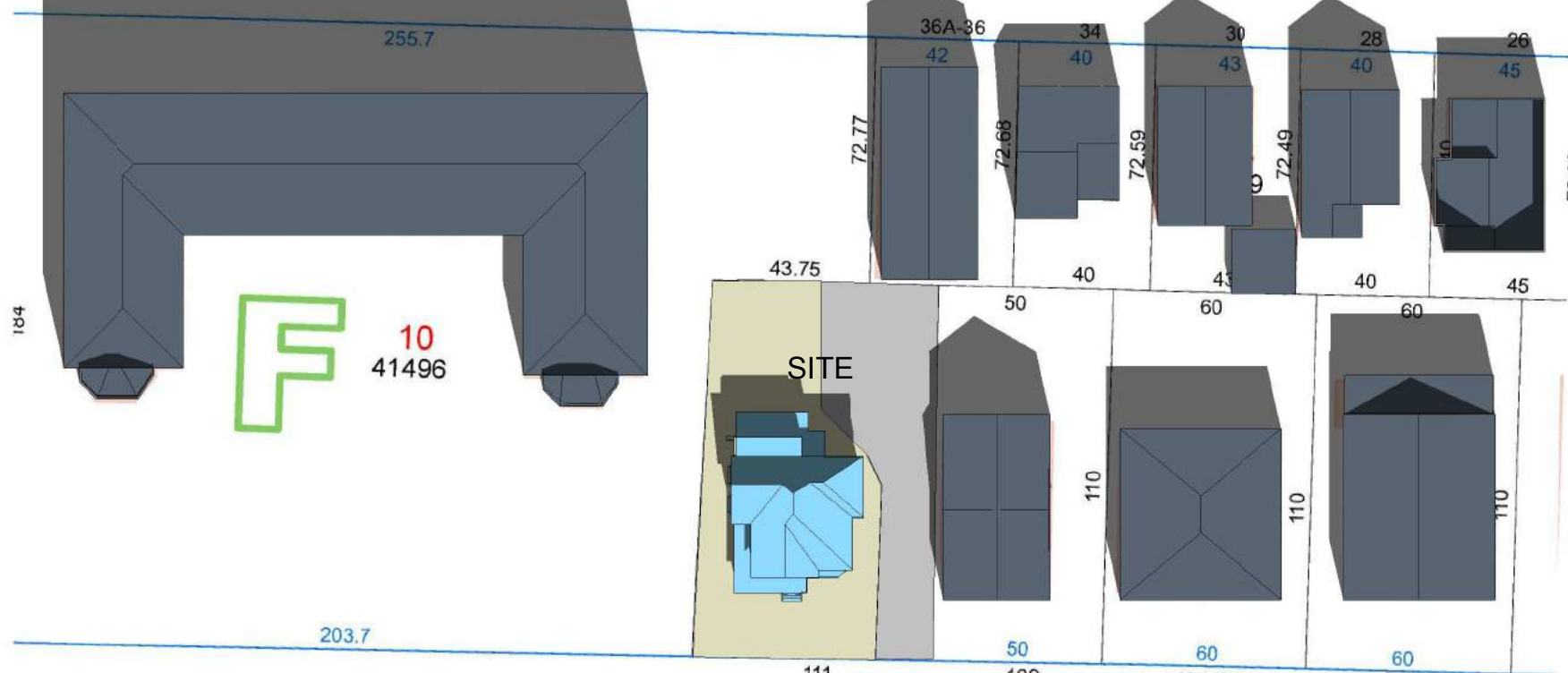
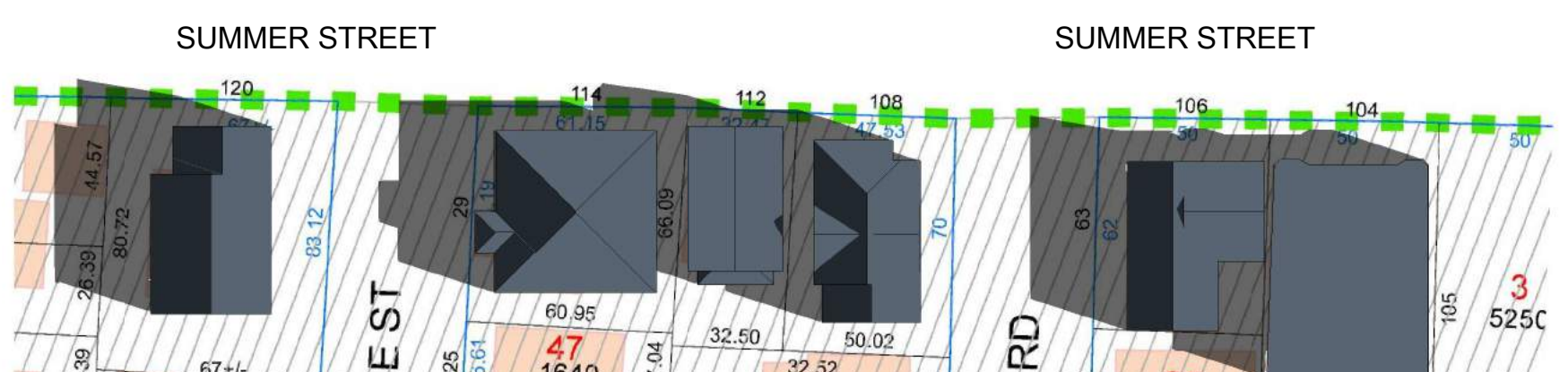
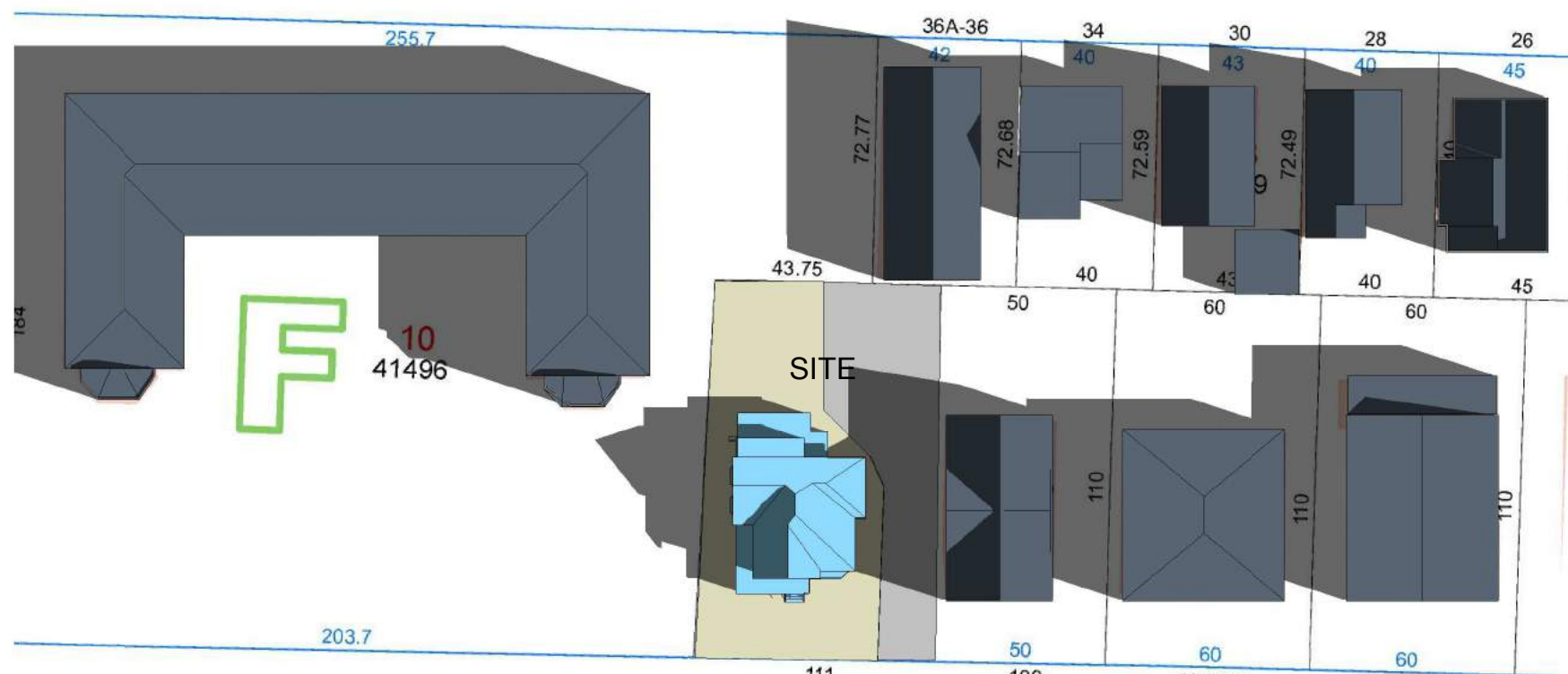
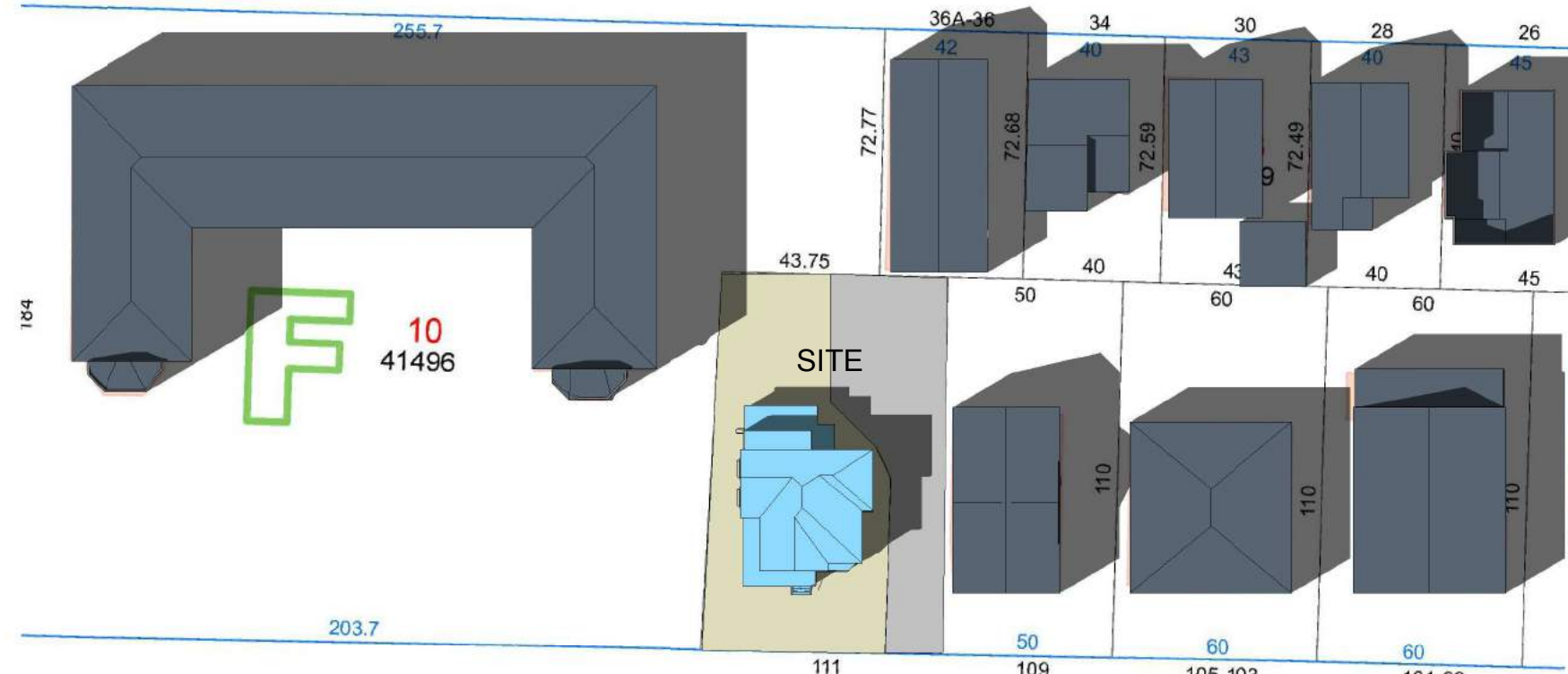
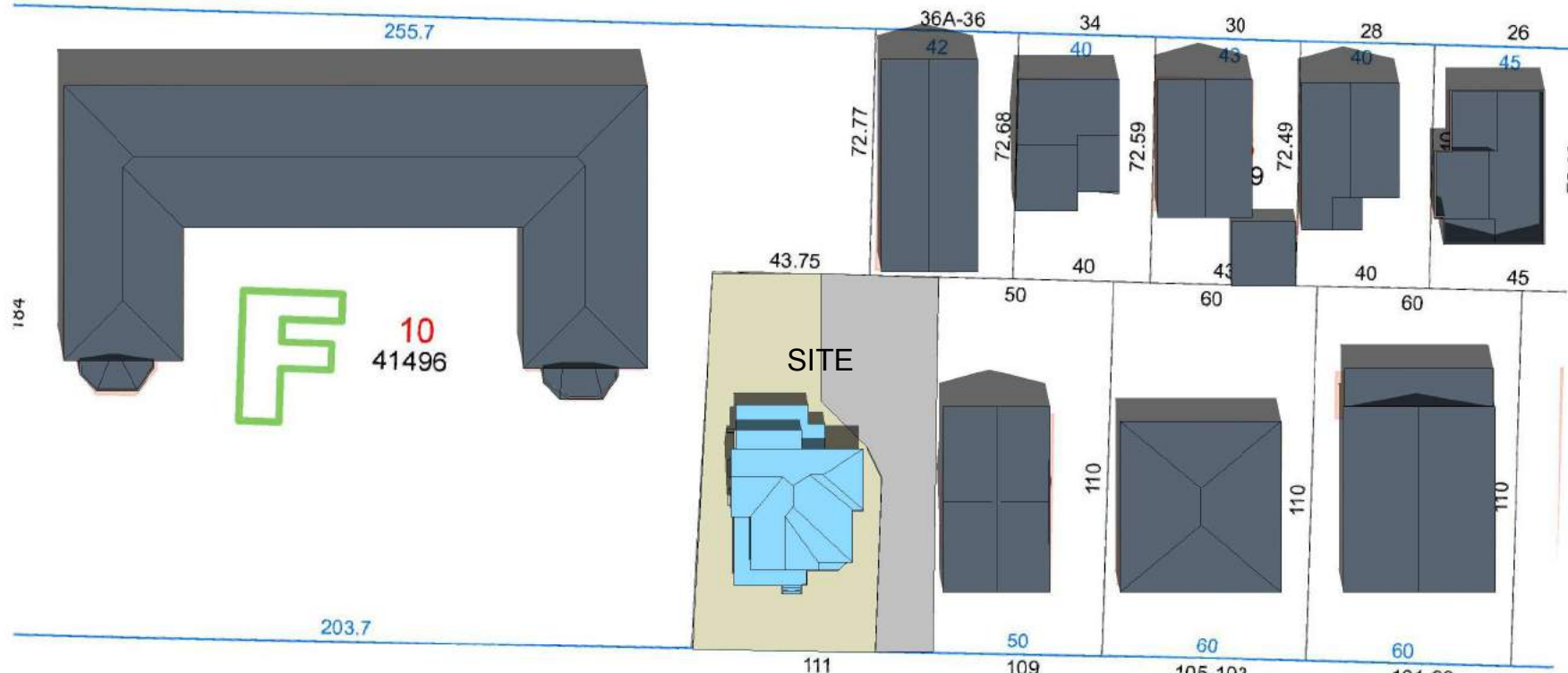
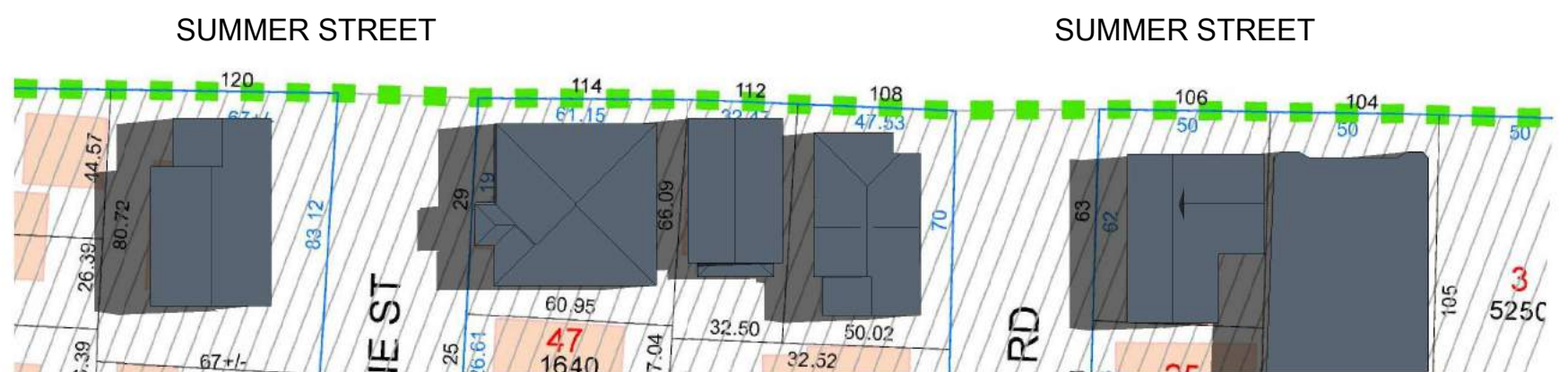
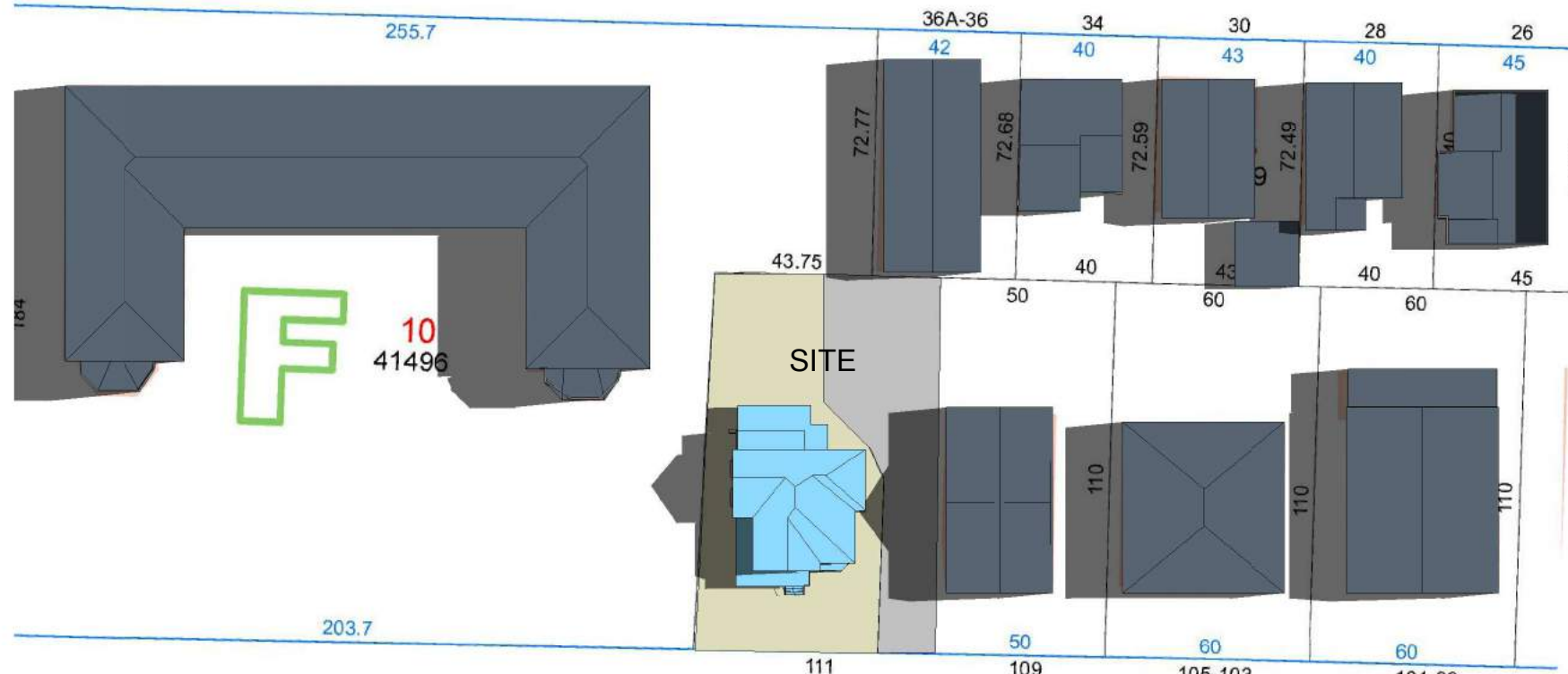
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PROJECT NAME

111 SUMMER STREET

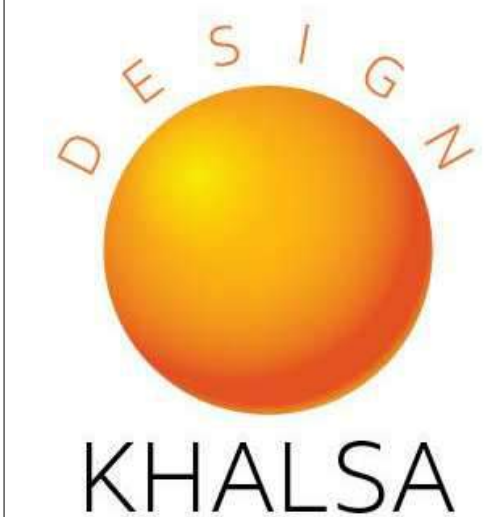
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ARCHITECT



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Date 04-05-2019  
Drawn by Author  
Checked by Checker  
Scale 1" = 50'-0"

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No.	Description	Date

Existing Shadow  
Study

AV-2

111 SUMMER STREET