



377 SUMMER ST
DAVIS SQ, SOMERVILLE, MA
PROPOSED MIXED USE BUILDING

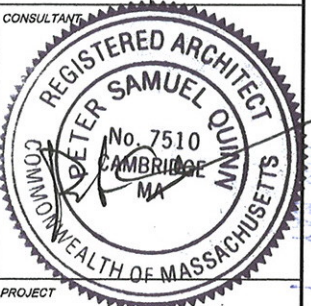
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QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1855 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT



PROJECT

377 SUMMER ST
377 SUMMER ST
SOMERVILLE, MA

PREPARED FOR

CHRISTOS POUTAHIDIS
147 WILLOW AVE
SOMERVILLE,
MA 02144

DRAWING TITLE

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV #2	26 MAR 2009
ISD SUBMISSION	07 NOV 2008
DRAWN BY SH	REVIEWED BY PQ

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VIEW FROM CITIZEN BANK BUILDING (EAST)



VIEW ACROSS CUTTER SQ (NORTH)

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ARCHI
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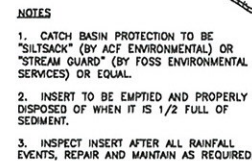
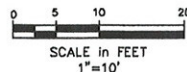
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MA 02144

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**PROPOSED
3D VIEWS**

SCALE AS NOTED	
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REV TO CONTEXT	15 MAY 2009
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1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
3. INSTALL EROSION CONTROL MEASURES AS FIRST ORDER OF WORK.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND NOTIFY DISOFAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL FILE A NOTICE OF INTENT FOR COVERAGE UNDER THE USEPA, NPDES GENERAL PERMIT. THERE IS A 7-DAY PROCESSING AND REVIEW PERIOD BEFORE CONSTRUCTION CAN BEGIN.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE FOR PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL PERMIT APPROVALS.
9. SAW CUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVE OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABOVE EXISTING PAVEMENT OR CONCRETE TO REMAIN.
10. THE CITY OF SOWERVILLE PRIOR TO THE DEMOLITION OF THE SEWER AND WATER SERVICES. SERVICES TO BE TERMINATED AT THE LOCATIONS DIRECTED BY THE CITY OF SOWERVILLE.
11. ANY WORK WITHIN SUMMER STREET AND CUTTER AVENUE RIGHT OF WAY TO BE COORDINATED WITH THE CITY OF SOWERVILLE
12. COORDINATE GAS AND ELECTRIC DEMOLITION WITH UTILITY COMPANIES.

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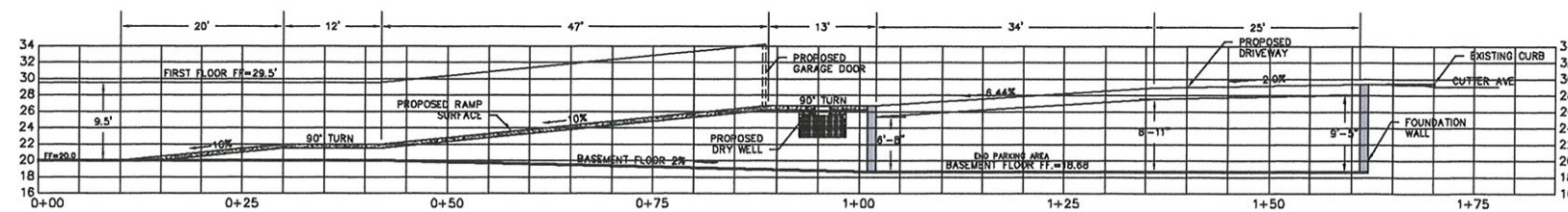
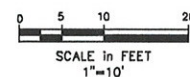
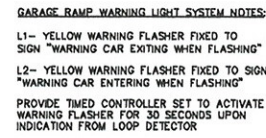
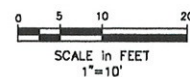


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EXISTING CONDITIONS/
DEMOLITION PLAN

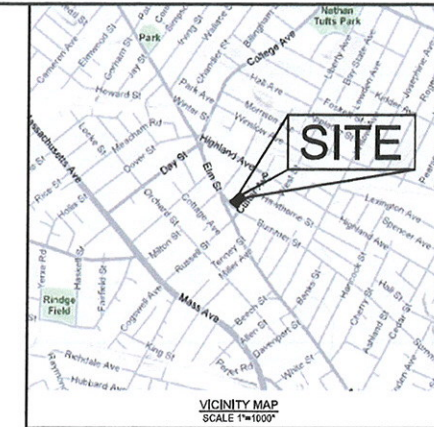
No.	Revision/Issue	Date
Design by:	SBS	Checked by:
Drawn by:	SMT	Approved by:
		SBS
Project:	Date:	
084158	DECEMBER 29, 2008	

C1

ROAD PROFILE

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, FERTILIZER,
2. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
3. CONSTRUCT RIP-RAP ON ALL SLOPES STEEPER THAN 2:1.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF EROSION CONTROL MEASURES.
5. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF HOT SPOTS AND POLES. ALL CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS AND LOADING AREAS ADJACENT TO THE
7. ALL CATCH BASINS AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS
8. ALL CATCH BASINS & MANHOLES SHALL BE PRECAST CONCRETE (4,000 PSI MIN) WITH AN INSIDE DIAMETER OF FOUR (4) FEET.
9. CONSTRUCT A MINIMUM OF 8" CRUSHED STONE UNDER ALL CATCH BASINS AND MANHOLES.
10. COMPACTION DENSITY REQUIREMENTS:

MINIMUM DENSITY*
BELOW PAVED OR ANY OTHER AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
- * ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180. METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
11. PROVIDE INLET PROTECTION BARRIERS AROUND PROPOSED AND EXISTING STORM DRAINAGE. INLETS WITHIN THE WORK LIMITS AND IN CLOSE PROXIMITY TO WORK AREAS, MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PERMANENT DRAINAGE HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSECT SEDIMENTATION BARRIERS AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. CONSTRUCT RIP-RAP ON ALL SLOPES STEEPER THAN 2:1.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF EROSION CONTROL MEASURES.
15. COORDINATE WATER AND SEWER CONNECTIONS WITH THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC SERVICES.
16. ALL WORK IN SUMMER STREET AND CUTTER AVENUE RIGHT OF WAY TO BE COORDINATED WITH CITY OF SOMERVILLE POLICE DEPARTMENT.
17. ALL DESIGN AND CONSTRUCTION OF ALL WATER UTILITIES MUST MEET FEDERAL, STATE AND LOCAL STANDARDS AND THE LATEST VERSION OF SOMERVILLE WATER DEPARTMENT CONSTRUCTION GUIDELINES AND CONSTRUCTION POLICIES. CONTRACTORS ARE PROHIBITED FROM OPERATING OR CONNECTING TO ANY PART OF THE EXISTING WATER SYSTEM WITHOUT WRITTEN AUTHORIZATION AND FIELD OVERSIGHT BY THE WATER WORKS DEPARTMENT.
18. ALL DESIGN AND CONSTRUCTION OF ALL SEWER UTILITIES MUST MEET FEDERAL, STATE AND LOCAL STANDARDS AND THE LATEST VERSION OF SOMERVILLE SEWER DEPARTMENT CONSTRUCTION GUIDELINES AND CONSTRUCTION POLICIES. CONTRACTORS ARE PROHIBITED FROM OPERATING OR CONNECTING TO ANY PART OF THE EXISTING SEWER SYSTEM WITHOUT WRITTEN AUTHORIZATION AND FIELD OVERSIGHT BY THE SEWER DEPARTMENT.



337 SUMMER STREET
SOMERVILLE, MA

Prepared for:

CHRISTOS POUTAHIDIS
147 WILLOW AVENUE
SOMERVILLE, MA

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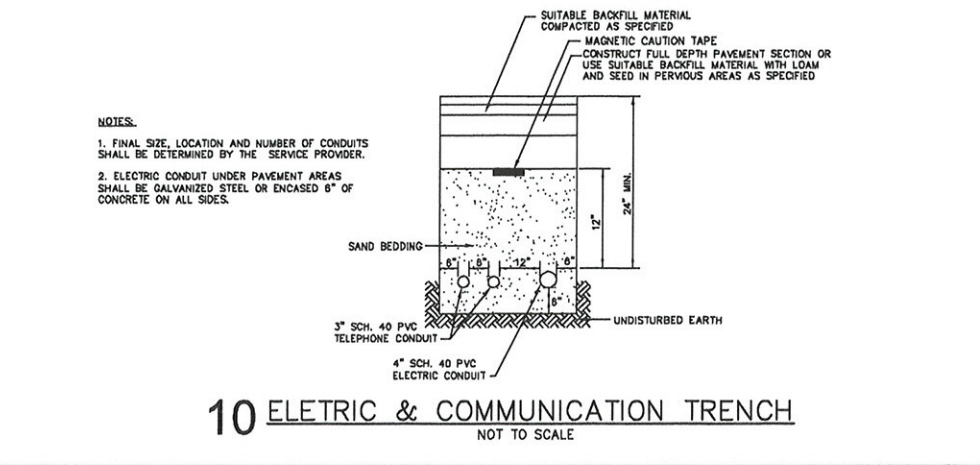
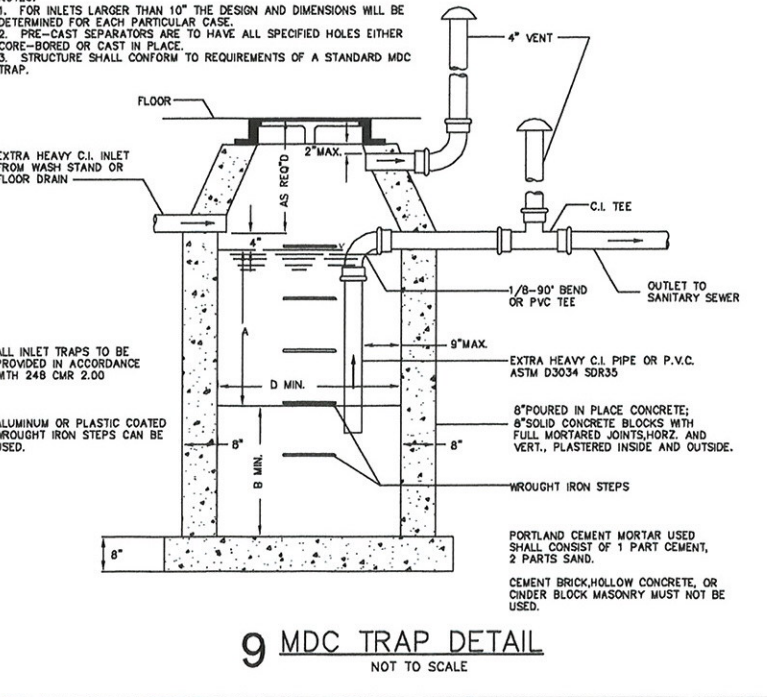
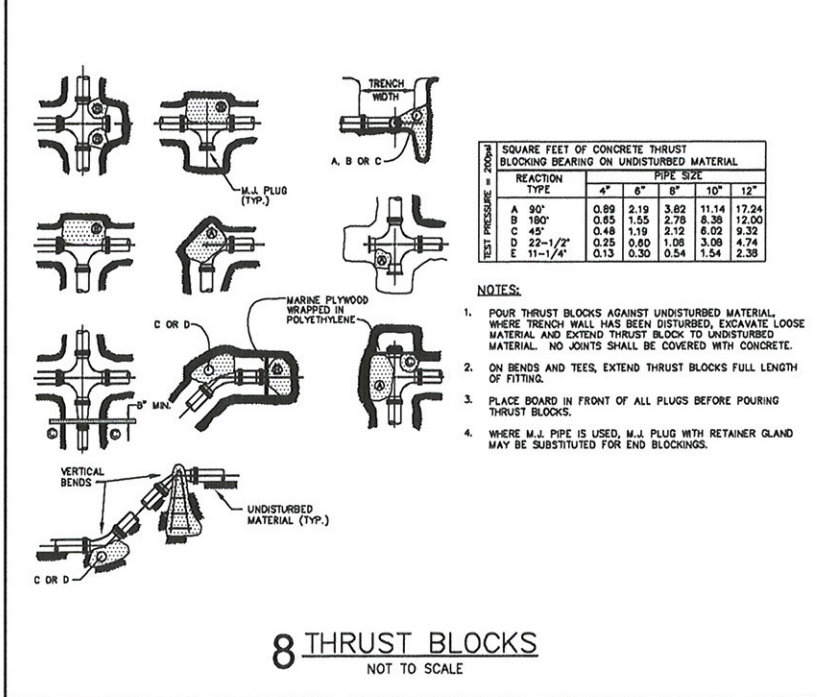
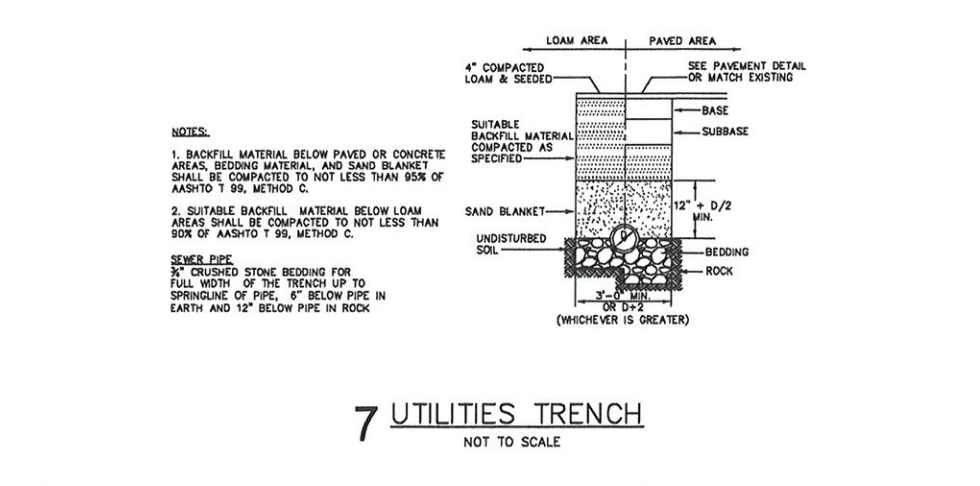
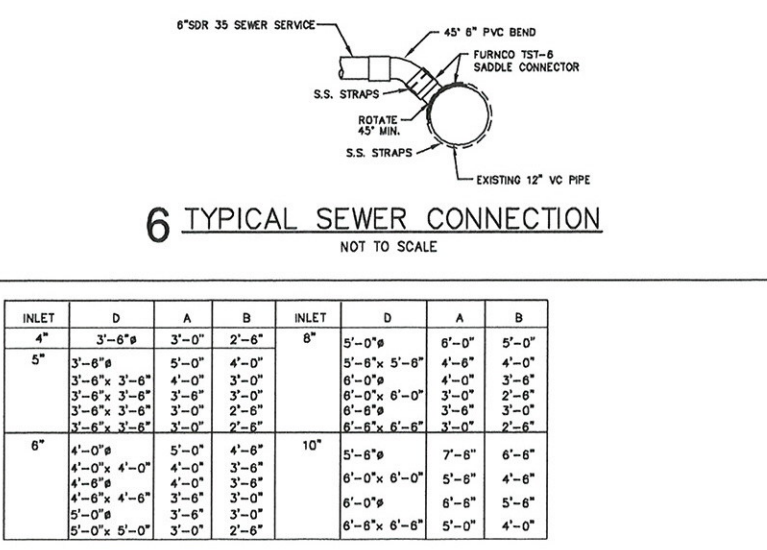
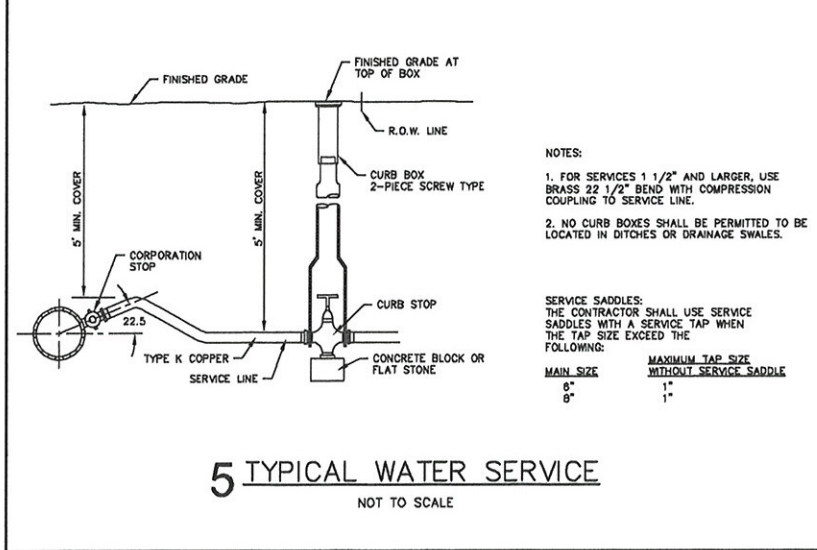
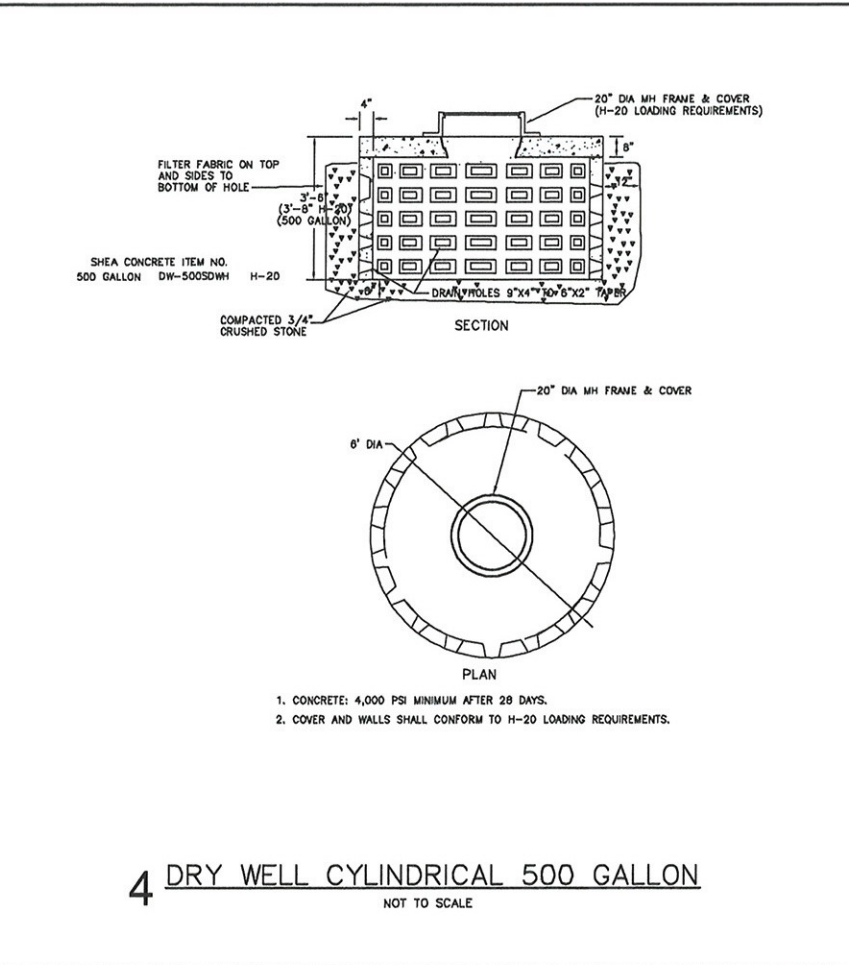
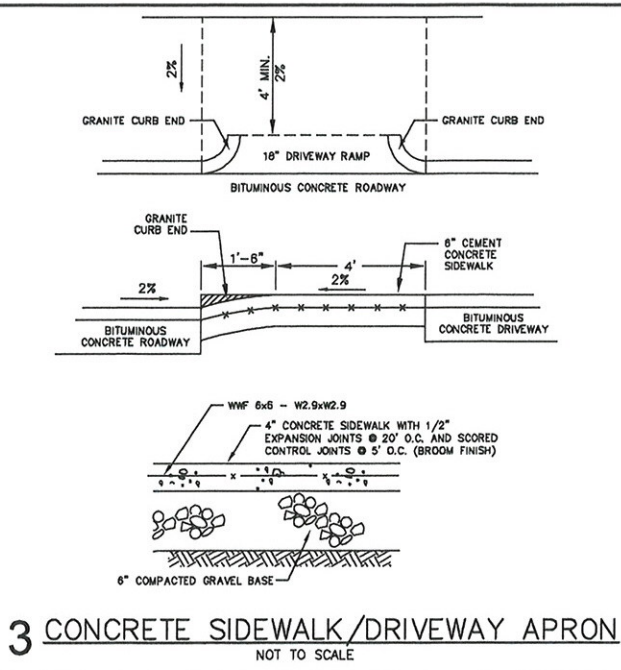
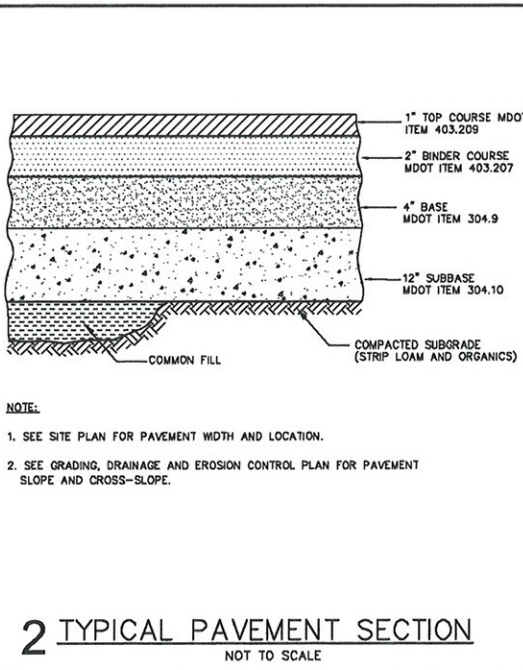
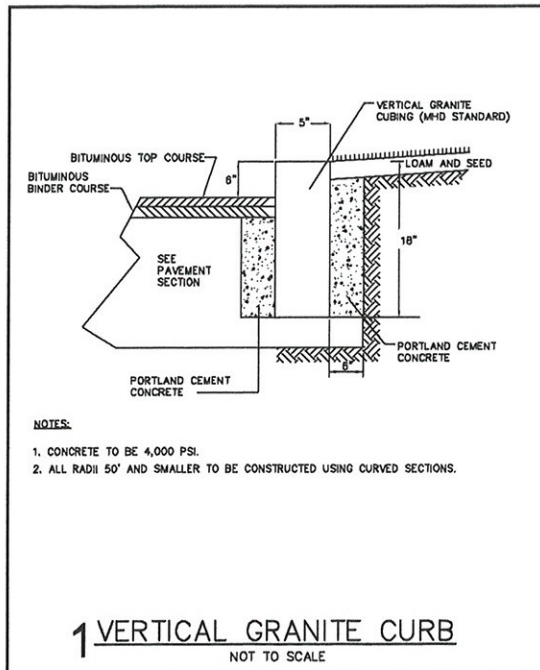


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SITE GRADING DRAINAGE AND UTILITIES PLAN

No.	Revision/Issue	Date
Design by: SBS		Checked by: SBS
Drawn by: SMT		Approved by: SBS
Project: 084158		Date: DECEMBER 29, 2008
Sheet:		

C2



SITE REDEVELOPMENT

337 SUMMER STREET
SOMERVILLE, MA

Prepared for:

CHRISTOS POUTAHIDIS
147 WILLOW AVENUE
SOMERVILLE, MA

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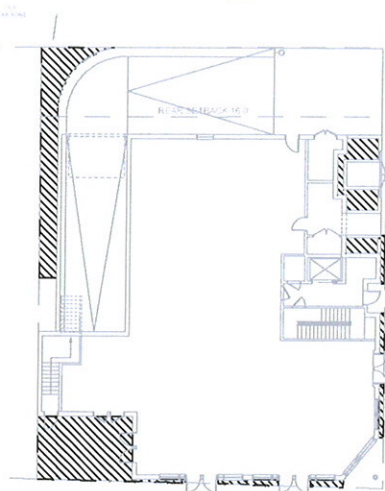
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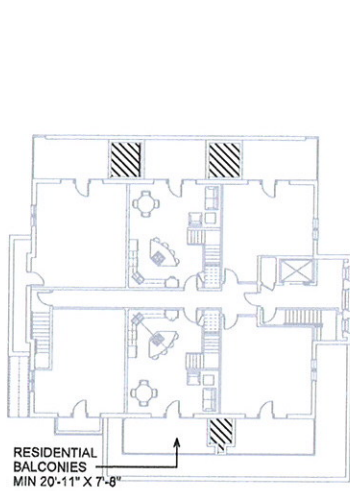
DETAILS

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Project:	084158	Date:
Sheet:		DECEMBER 29, 2008

C3



1ST FL LANDSCAPE AREA
HATCHED AREA = 752.2 SF

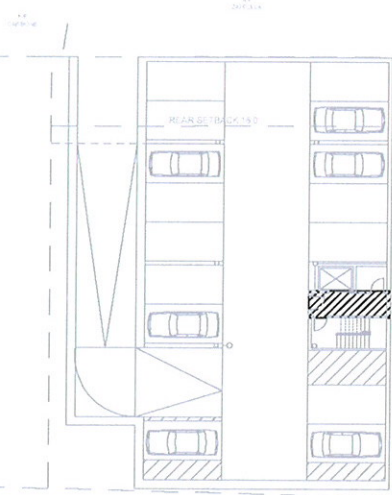


3RD FL LANDSCAPE AREA
HATCHED AREA = 138.6 SF

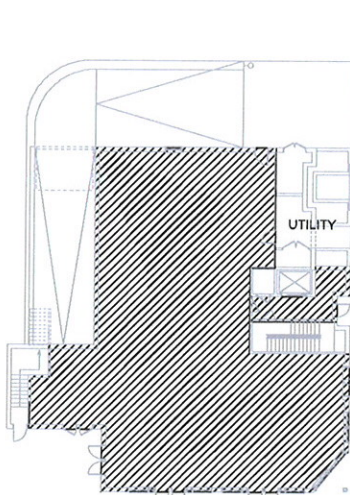
LANDSCAPE CALCULATION
SCALE 1:20
TOTAL AREA = 890.8 SF
(11%) - PER SOMERVILLE ZONING BY-LAW DEFINITION



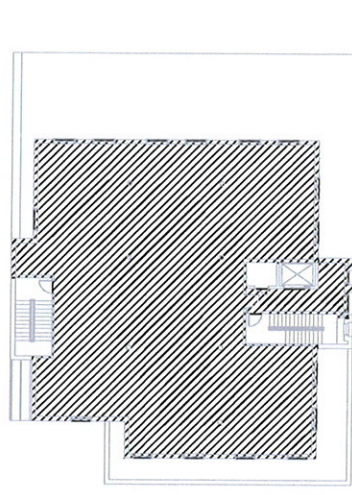
GROUND COVERAGE CALCULATION
SCALE 1:20
GROUND COVERAGE = 5,778 SF
(71.7%) - PER SOMERVILLE ZONING BY-LAW DEFINITION



BLDG AREA - BASEMENT / PARKING
HATCHED AREA = 120 SF

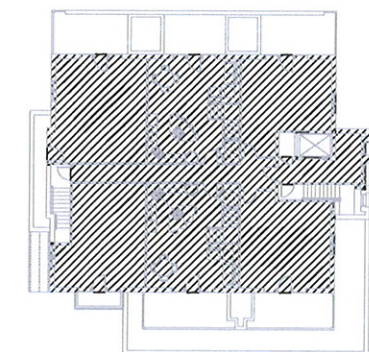


BLDG AREA - 1ST FLOOR
HATCHED AREA = 4,214 SF

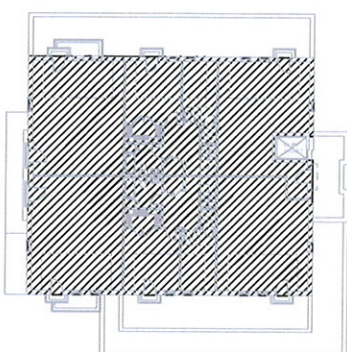


BLDG AREA - 2ND FLOOR
HATCHED AREA = 4,510.5 SF

BASEMENT / PKG	120 SF
1ST FLOOR	4,214 SF
2ND FLOOR	4,510.5 SF
3RD FLOOR	3,537 SF
4TH FLOOR	3,608 SF
TOTAL	15,989.5 SF

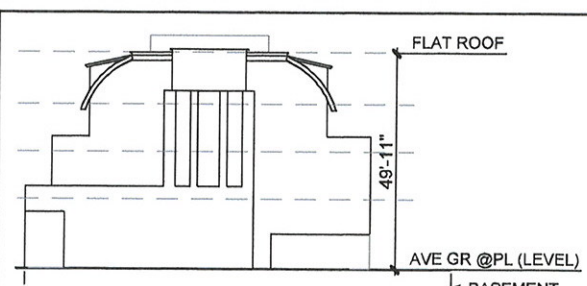


BLDG AREA - 3RD FLOOR
HATCHED AREA = 3,537 SF

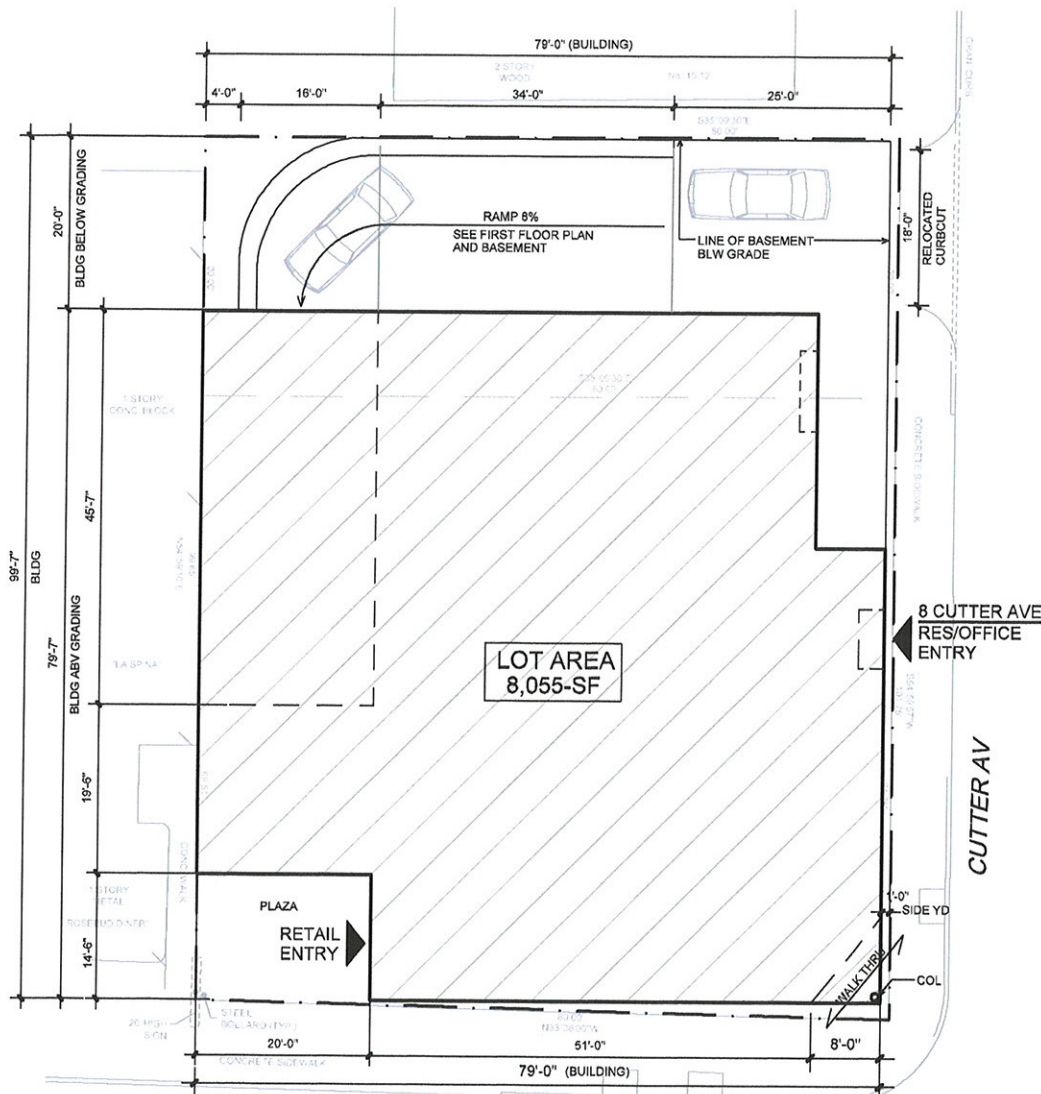


BLDG AREA - 4TH FLOOR
HATCHED AREA = 3,608 SF

BUILDING AREA CALCULATIONS
SCALE 1:20
TOTAL AREA = 15,939.5 SF
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



BUILDING HEIGHT CALC
SCALE 1:20



ZONING COMPLIANCE PLAN
SCALE = 1:10

BASED ON PLOT PLAN BY:
MEDFORD ENGINEERING & SURVEY
15 HALL ST
MEDFORD, MA 02155
PH. (781) 396-4466
FAX (781) 396-8052
DATE: NOVEMBER 2, 2007

**377 SUMMER STREET
DIMENSIONAL TABLE - CBD ZONING DISTRICT - SPSR APPLICATION**

ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	NA	8,055 SF	COMPLIES
MIN LOT AREA / UNIT	875 SF/UNIT MIN (1-9 UNITS)	1,342.5 SF/UNIT	COMPLIES
MAX FLR AREA RATIO	2.0 (MAX ALWD)	1.98	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)	LOT AREA X 2.0 = 16,110 SF	15,989.5 SF	COMPLIES
GROUND COVERAGE	80.0% (MAX ALWD)	71.7%, SEE NOTE 1	COMPLIES
MIN LANDSCAPED AREA	10.0% (MIN RQD)	11%, SEE CALCULATION	COMPLIES
MAX HT FT - STORIES	50.0' / 4-STY	49'-11" / 4-STY	COMPLIES
MIN FRONT YD	NA	0.0'	COMPLIES
MIN SIDE YD - LEFT	NA	0.0'	COMPLIES
- RIGHT	NA	0.9'	COMPLIES
MIN REAR YD	10.0' PLUS 2' FOR EACH STY ABV GROUND FL	20.0', ABV BSMT LVL	COMPLIES
MIN FRONTAGE	NA	79.0'	COMPLIES

PARKING REQUIREMENTS	UNITS 1-6 2 BDRM 1.5 SPACES REQ'D PER UNIT + VISITOR'S UNITS RETAIL LEVEL PARKING RQMT (RETAIL SALES ASSUMED) 4,886 GSF X 1/500 GSF = OFFICE LEVEL PARKING RQMT 4,908 GSF / 575 GSF = TOTAL PARKING RQMT LESS 20% PROPOSED SP REDUCTION ON RETAIL / OFFICE USES REQ'D PARKING PARKING PROVIDED	10.0 9.3 8.5 27.8 (3.55) = 24 SPACES 15 SPACES
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NOTE 1 - GROUND COVERAGE
CALCULATION EXCLUDES AREA
OF BELOW GRADE PARKING
GARAGE (1,844.5 SF, 94%)

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**ZONING
COMPLIANCE**

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SP REV #2 26 MAR 2009

SP REVISION 13 MAR 2009
NO CHANGES TO THIS SHEET

ISD SUBMISSION 07 NOV 2008

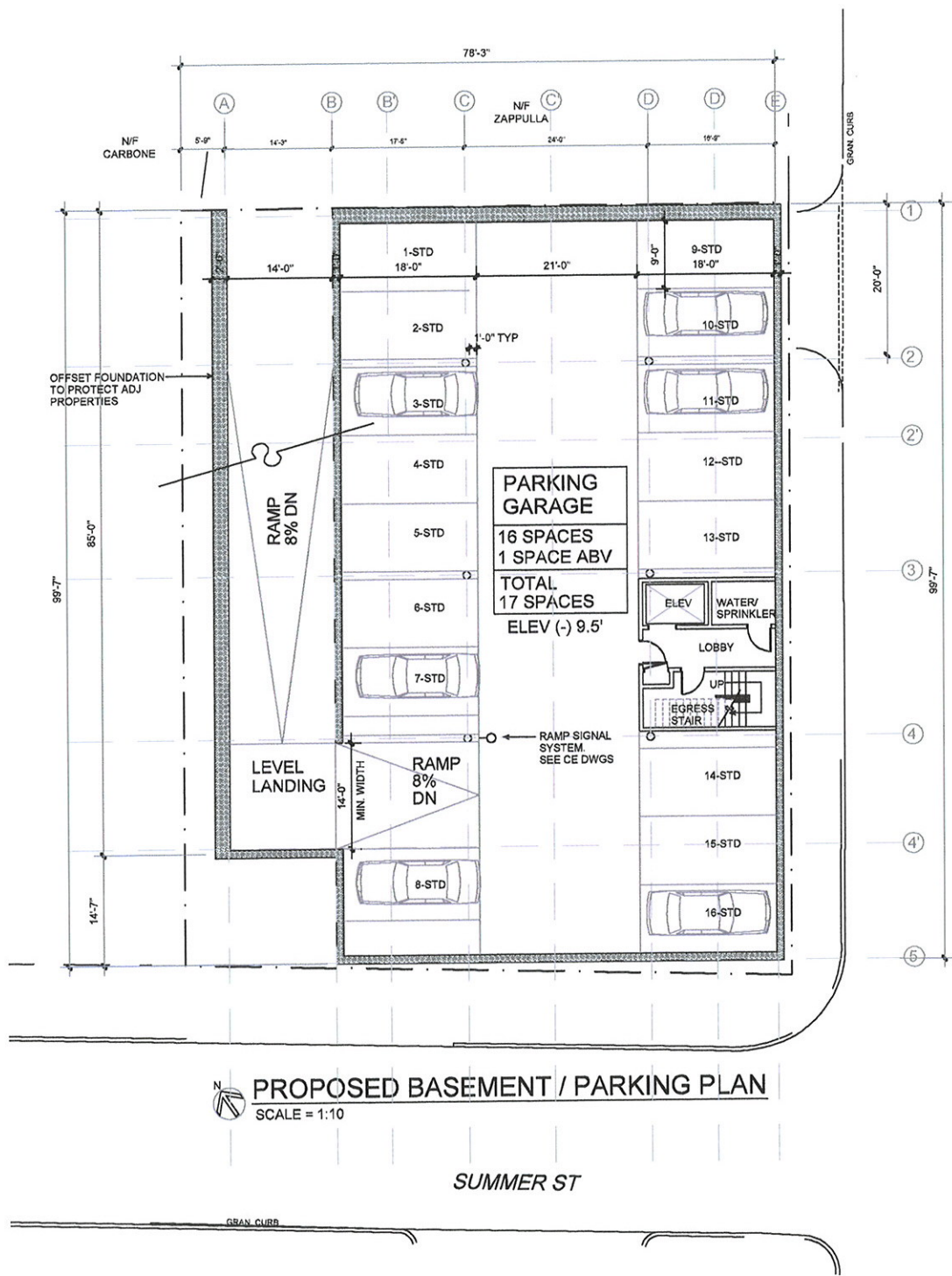
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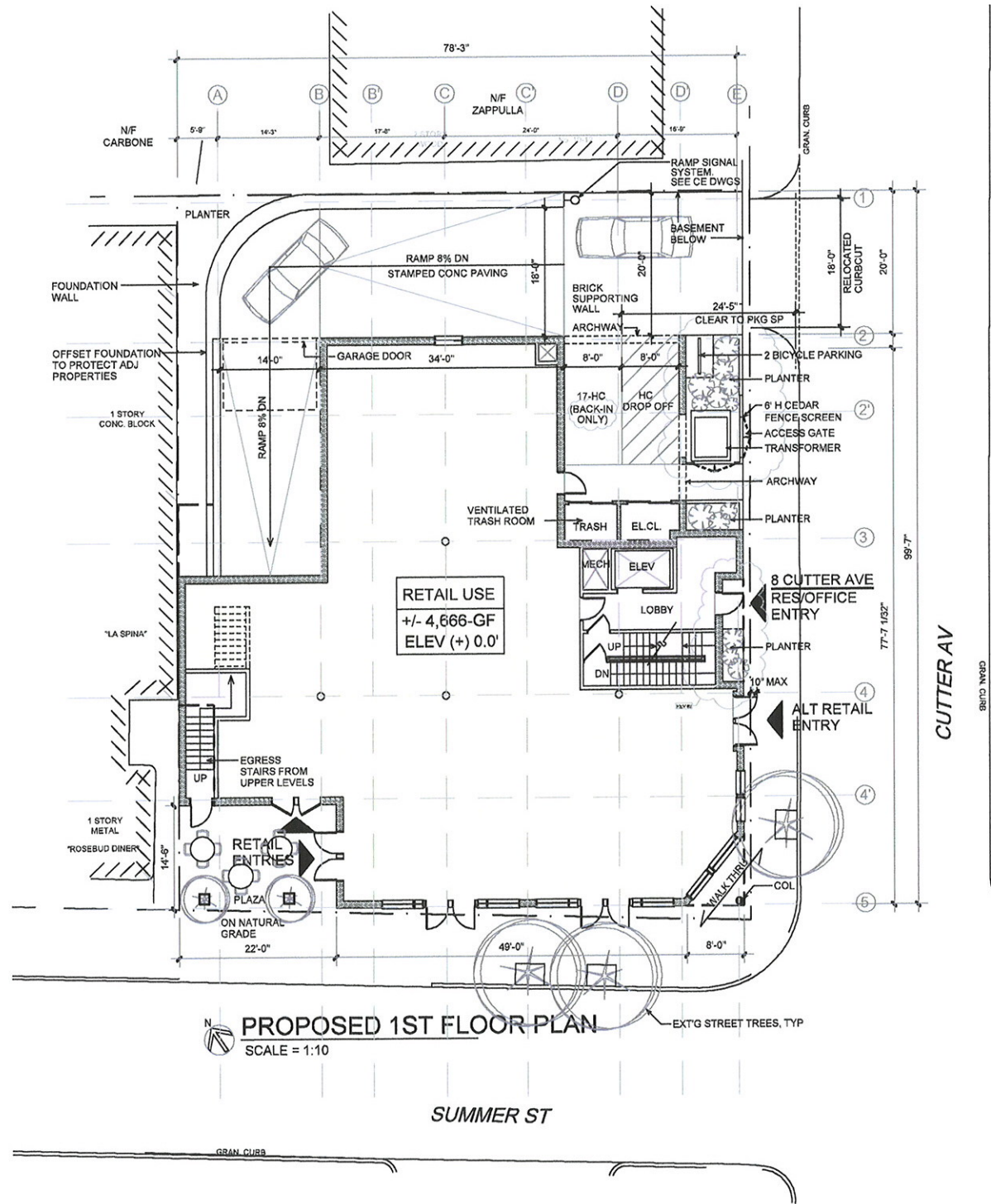
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PROPOSED BASEMENT / PARKING PLAN
SCALE = 1:10



PROPOSED 1ST FLOOR PLAN
SCALE = 1:10

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PROPOSED
PLANS:
BASEMT / PKG
1ST FL W/ SITE

SCALE AS NOTED

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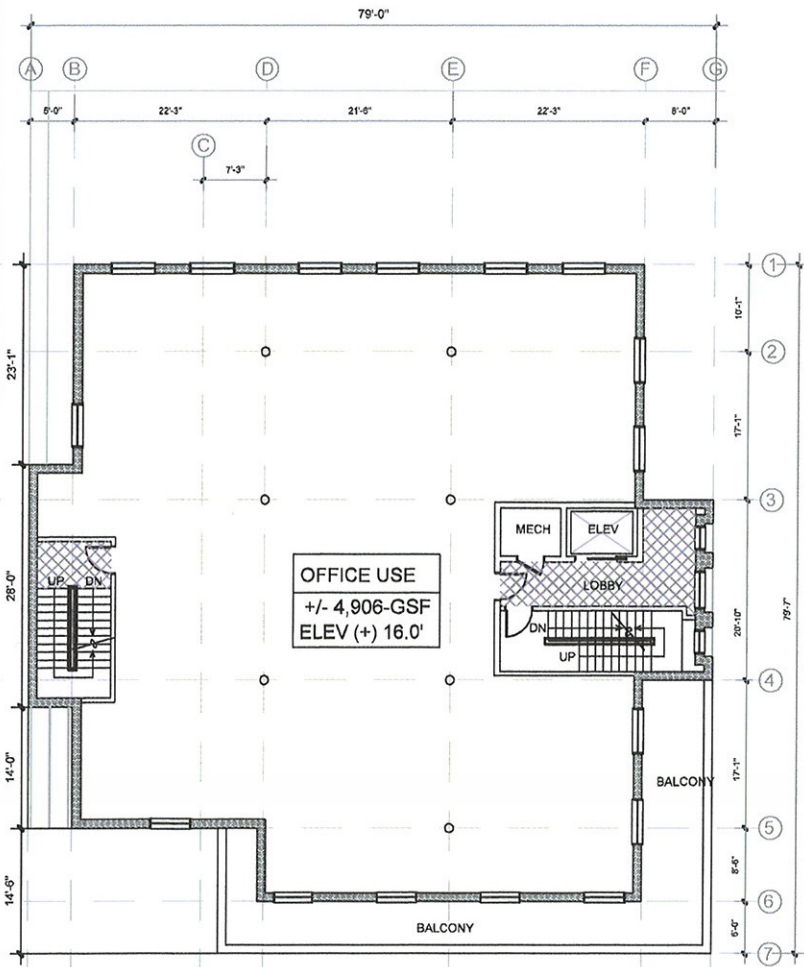
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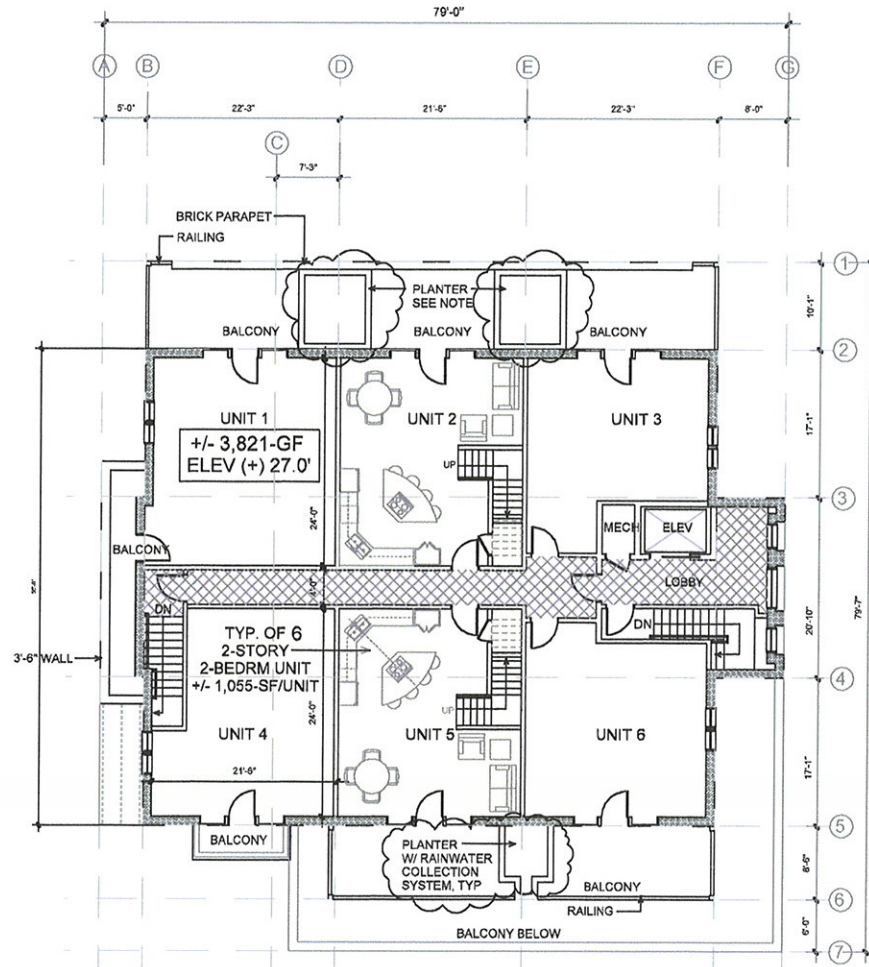
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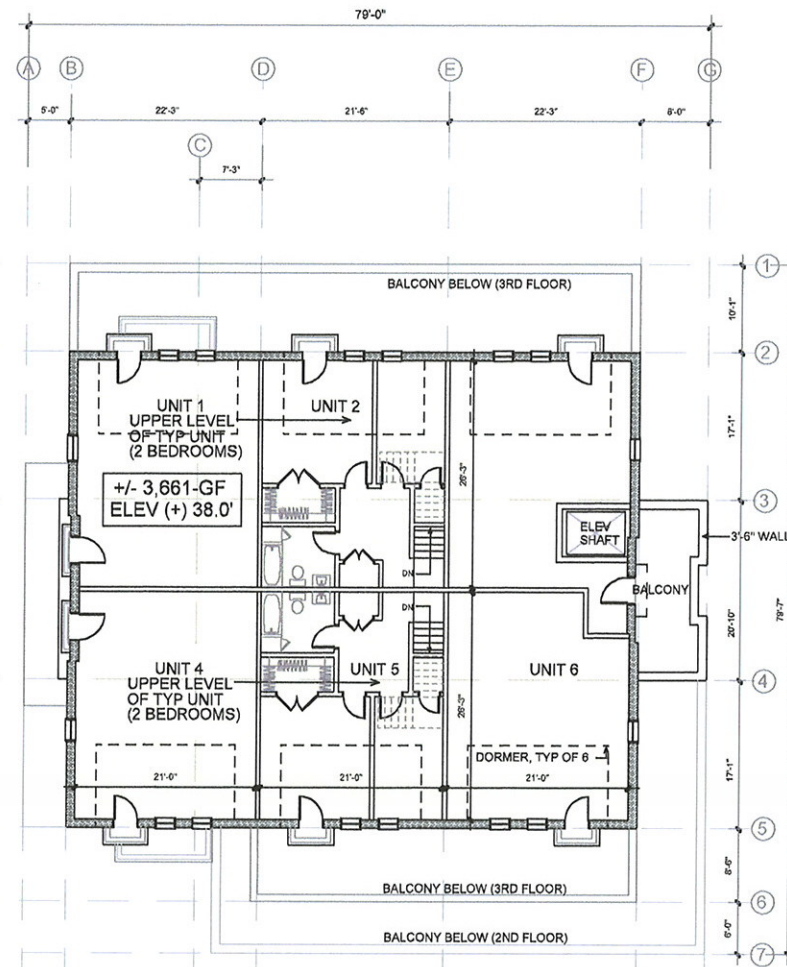
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PROPOSED 2ND FLOOR LEVEL
SCALE = 1:10



PROPOSED 3RD FLOOR LEVEL
SCALE = 1:10



PROPOSED 4TH FLOOR LEVEL
SCALE = 1:10

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PROPOSED
PLANS:
2ND FL
3RD FL
4TH FL

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3

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2009 MAY -1 AM 11:29



PROPOSED FRONT ELEVATION - SUMMER ST
SCALE 1:10



PROPOSED RIGHT ELEVATION - CUTTER AVE
SCALE 1:10

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SH	PQ

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