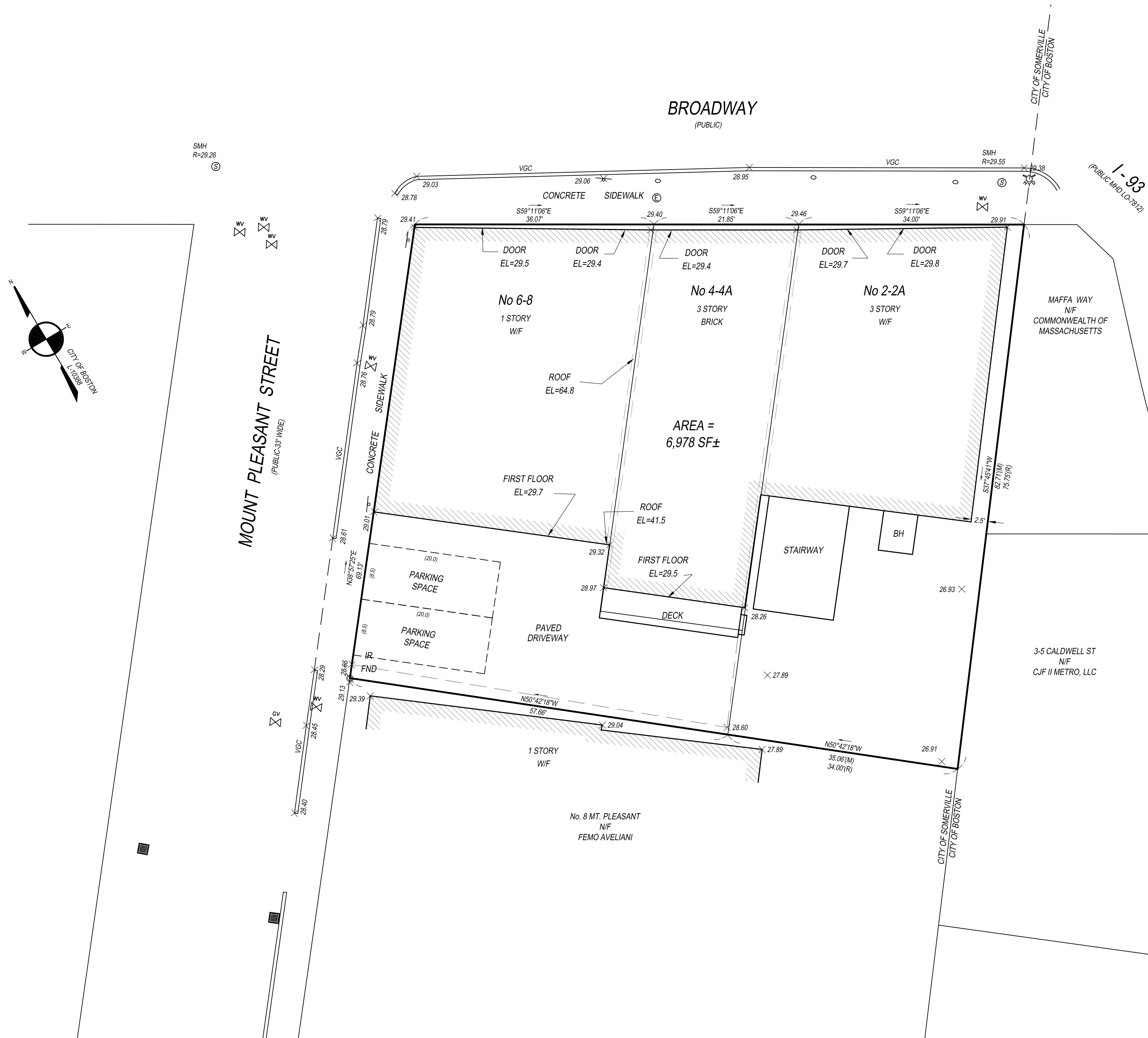




LEGEND:

- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- GAS GATE
- HYDRANT
- SEWER MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- FND
- VG

NOTE:

PARCEL ID: 103-D-1
VERTICAL DATUM IS NAVD'88.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 11 AND MARCH 14, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
MAP NO. 25017C0439E
EFFECTIVE DATE: JUNE 4, 2010

DATE:	MARCH 25, 2013
REVISION	DATE
SCALE: 1 INCH = 10 FEET	

REFERENCES:

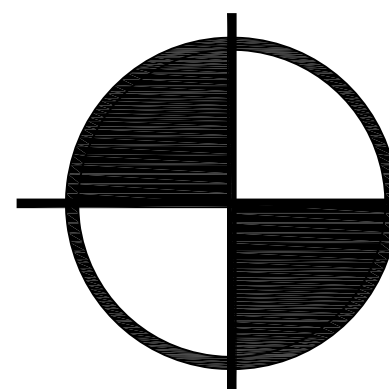
DEED: BOOK 60657 PAGE 125
PLAN: BOOK 3797 PAGE END
BOOK 4629 PAGE 137
PLAN 430 OF 2006

SITE PLAN

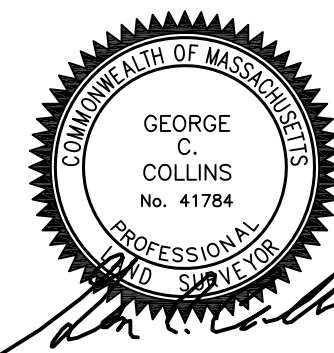
LOCATED AT
2-8 BROADWAY
SOMERVILLE, MA

PREPARED FOR:

LOLASTAR LLC
370 CHESTNUT HILL AVENUE
BRIGHTON, MA

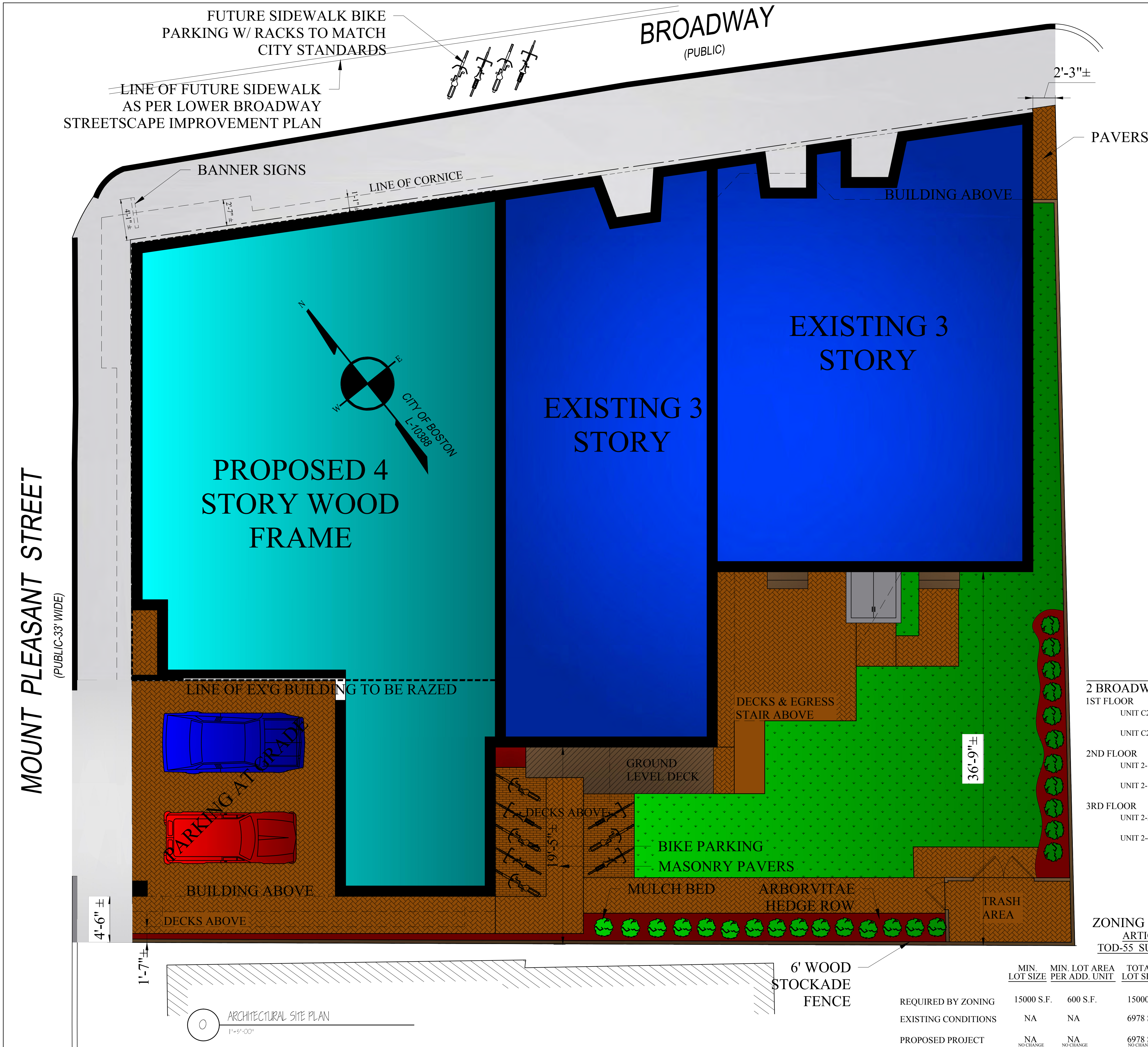


BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313
www.bostonsurveyinc.com



JOB # 13-00190

JOB # 13-00190 - 03/26/13



UNIT BREAKDOWNS		
2 BROADWAY	4 BROADWAY	8 BROADWAY
1ST FLOOR	1ST FLOOR	1ST FLOOR
UNIT C2-1 (COMMERCIAL)	UNIT C4-1 (COMMERCIAL)	UNIT C8-1 (COMMERCIAL)
642 S.F. ±	813 S.F. ±	660 S.F. ±
UNIT C2-2 (COMMERCIAL)	2ND FLOOR	UNIT C8-2 (COMMERCIAL)
444 S.F. ±	UNIT 4-1 (3 BEDROOM)	680 S.F. ±
2ND FLOOR	846 S.F. ±	2ND FLOOR
UNIT 2-1 (1 BEDROOM)	3RD FLOOR	UNIT 8-1 (2 BEDROOM)
492 S.F. ±	UNIT 4-2 (3 BEDROOM)	965 S.F. ±
UNIT 2-2 (1 BEDROOM)	874 S.F. ±	UNIT 8-2 (2 BEDROOM)
436 S.F. ±		950 S.F. ±
3RD FLOOR		3RD FLOOR
UNIT 2-3 (1 BEDROOM)		UNIT 8-3 (2 BEDROOM)
494 S.F. ±		965 S.F. ±
UNIT 2-4 (1 BEDROOM)		UNIT 8-4 (2 BEDROOM)
482 S.F. ±		950 S.F. ±
		4TH FLOOR
		UNIT 8-5 (3 BEDROOM)
		2065 S.F. ±

ZONING SUMMARY
ARTICLE 6.5
TOD-55 SUBDISTRICT

	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	MAX GROUND COVERAGE	MIN L-SCAPE COVERAGE	FAR	SETBACK FR/SI/RE	FRONTAGE	BLDG. HEIGHT
REQUIRED BY ZONING	15000 S.F.	600 S.F.	15000 S.F.	80%	10%	3	F 0 / 0 / 0 / 0	50'	55'
EXISTING CONDITIONS	NA	NA	6978 S.F.	4197/6078 60%	1284/6078 18%	8967/6078 1.29	F 0 / 0 / 2.5 / 19.5	161'	3 STORIES 34'-0"
PROPOSED PROJECT	NA NO CHANGE	NA NO CHANGE	6978 S.F. NO CHANGE	4887/6078 70 %	1712/6078 24 %	16922/6078 2.43	F 0 / 0 / 2.5 / 4.5	161' NO CHANGE	4 STORIES 45'-6" ±

Location

PROPOSED PLANS

2-8 BROADWAY

SOMERVILLE, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171

617-786-7727 fax 617-786-7715

No.

Revision Date

02-28-2013

03-13-2013

03-27-2013

04-22-2013

07-05-2013

07-31-2013

Project No:

12308

Scale:

AS NOTED

Date:

12-12-12

Drawn By:

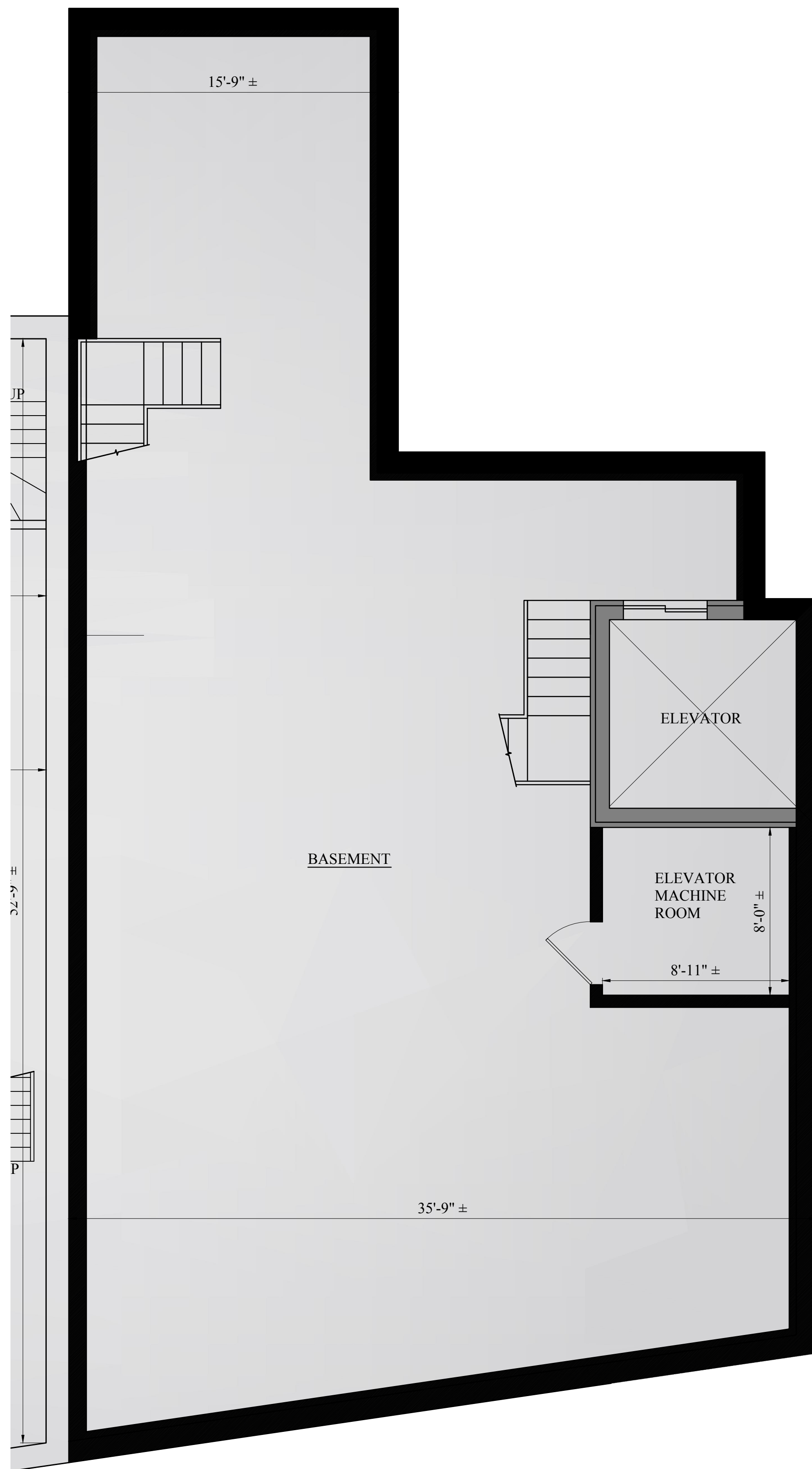
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Drawing Name

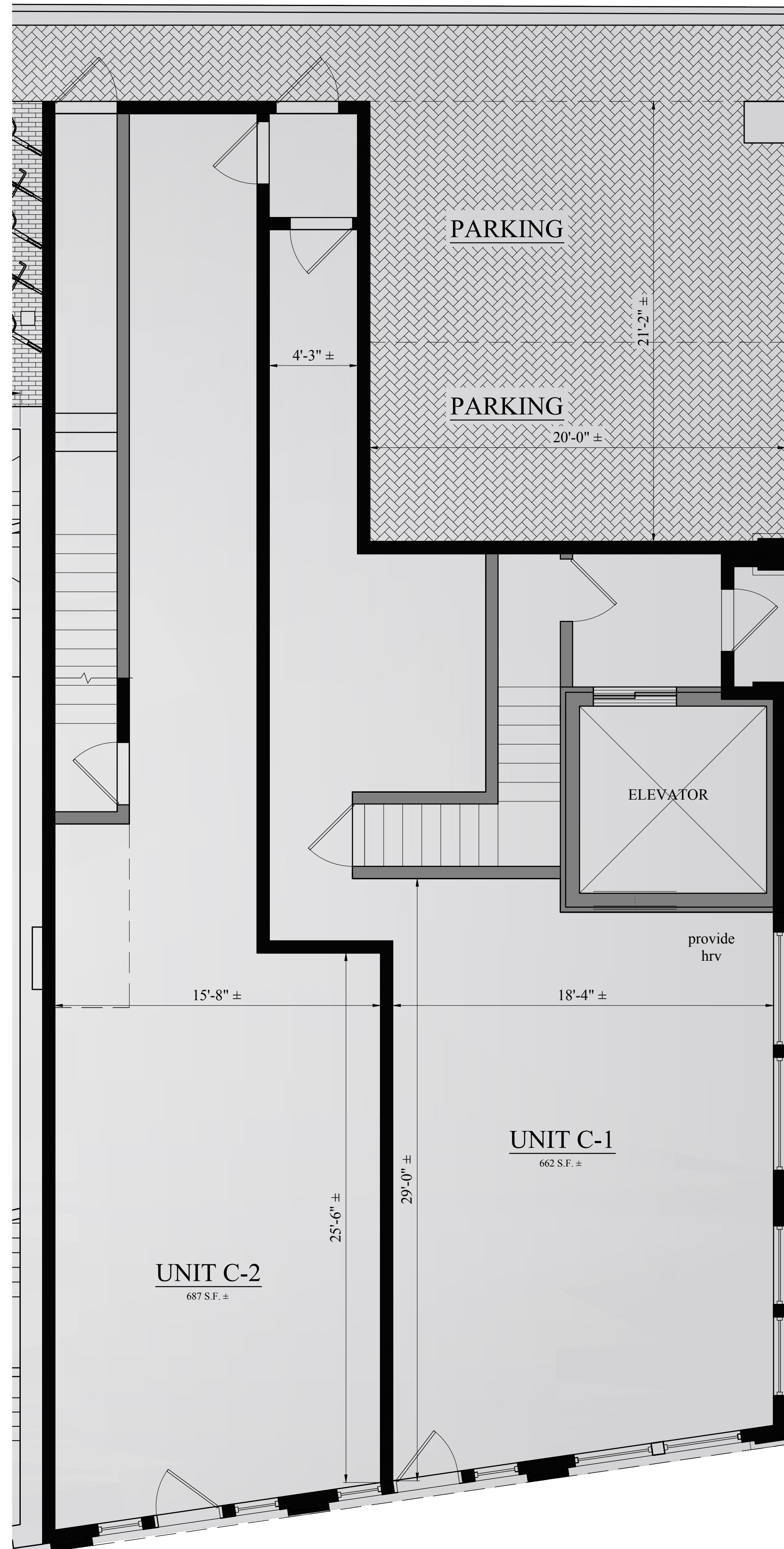
PROPOSED SITE PLAN

Sheet No.

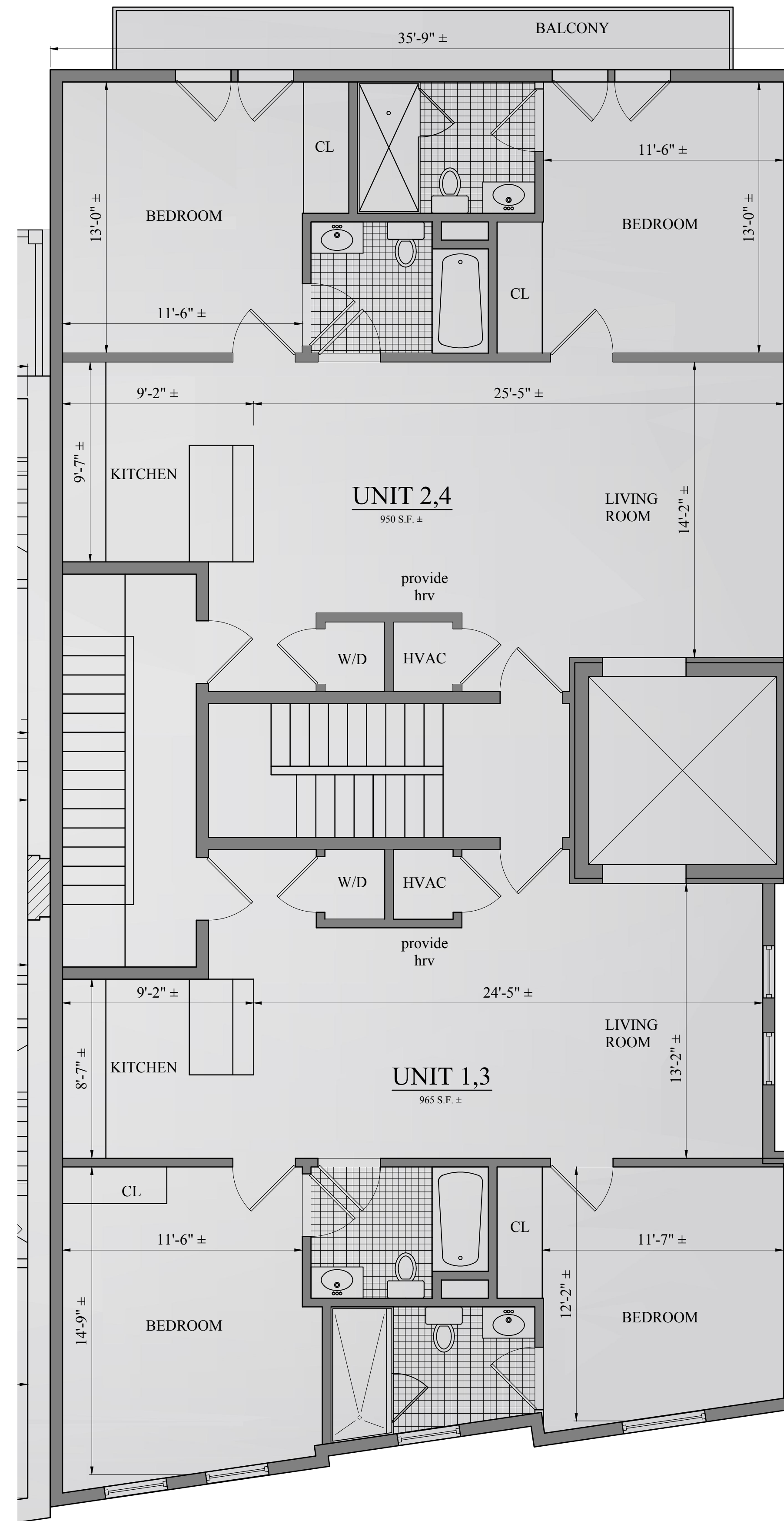
A-1.0



0 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND & THIRD FLOOR PLAN
1/4" = 1'-0"

Location

PROPOSED PLANS 2-8 BROADWAY SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
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	07-31-2013

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Drawn By: SL

Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.1

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

Choo & Company, Inc.

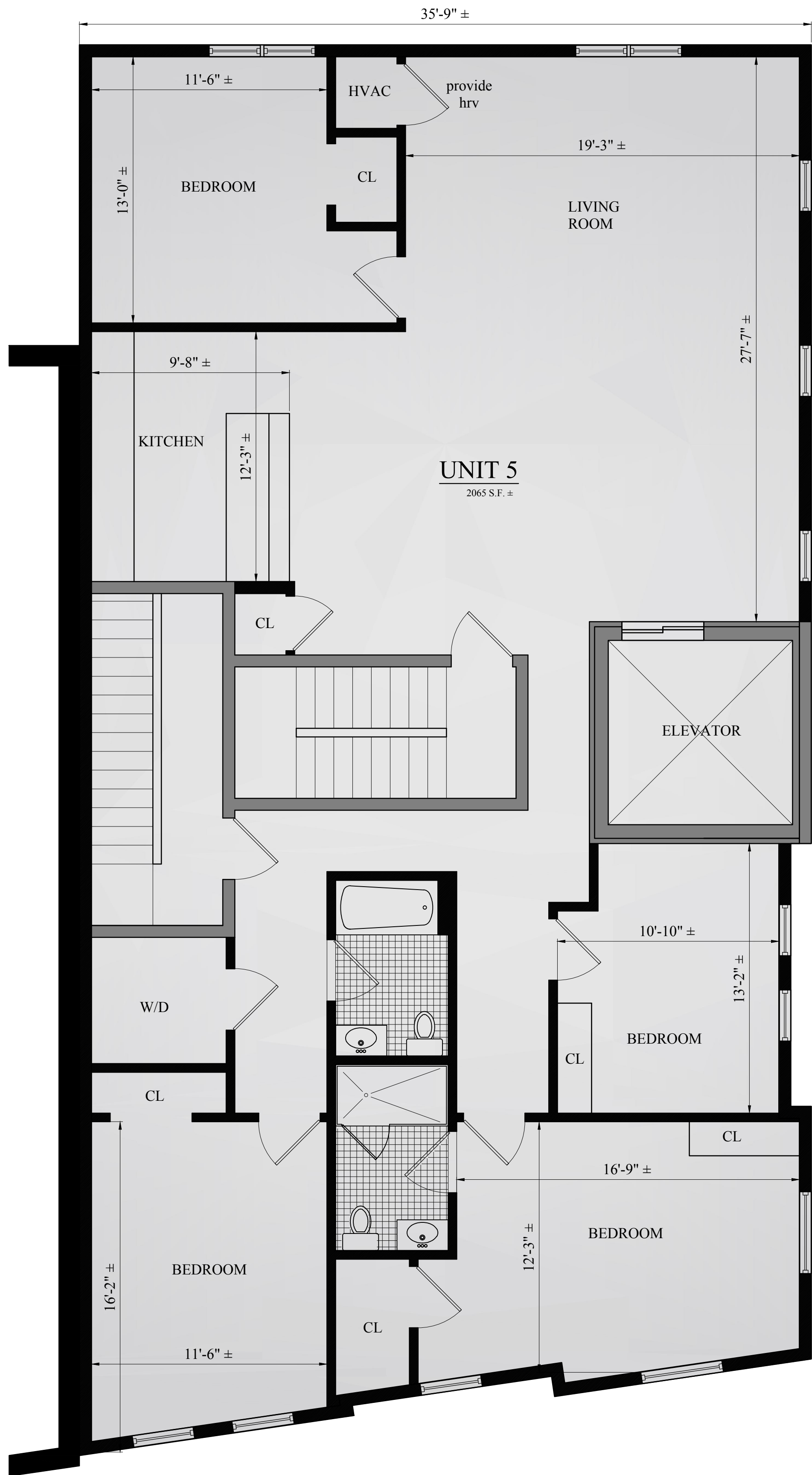
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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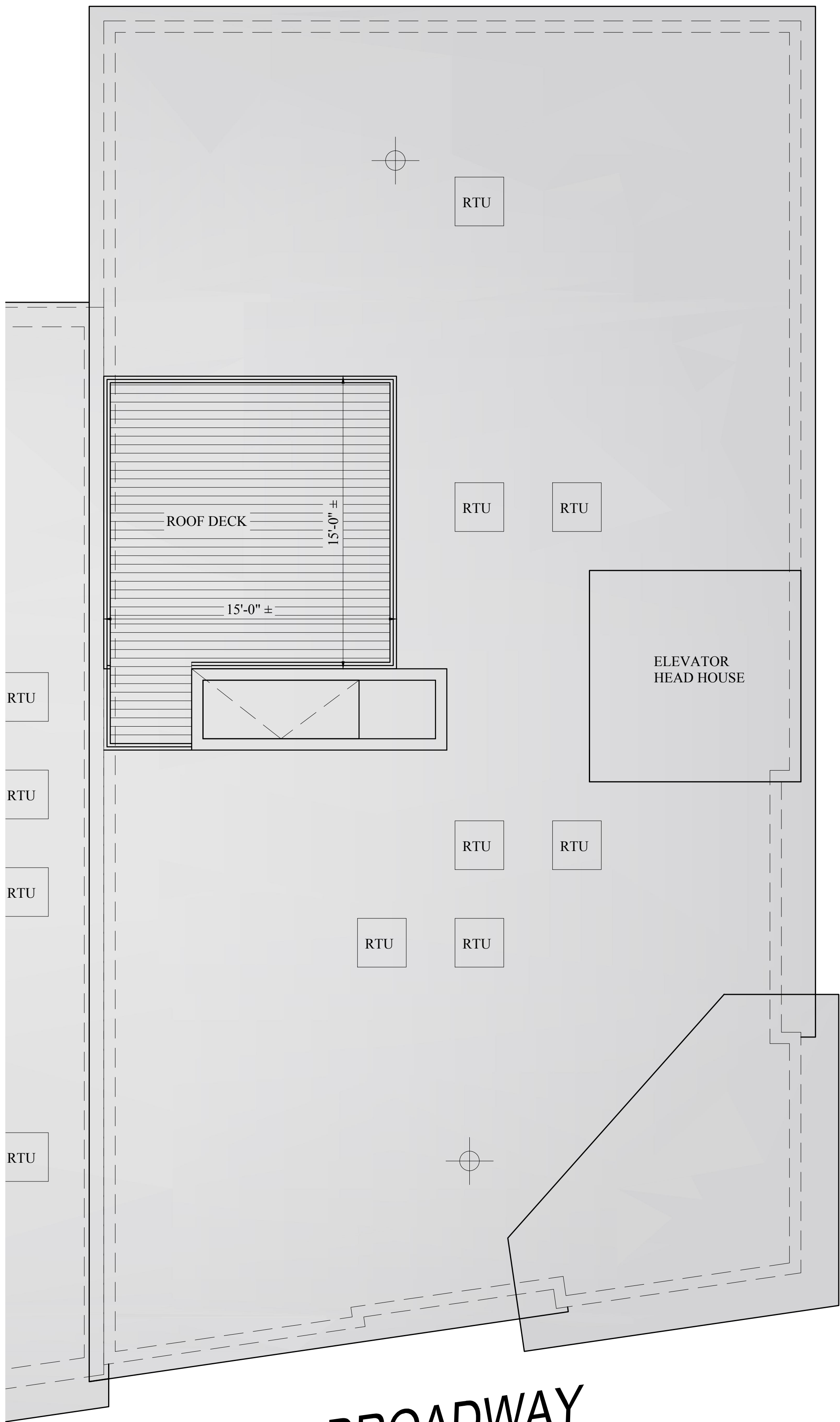
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**PROPOSED
FLOOR PLANS**

Sheet No.
A-1.2



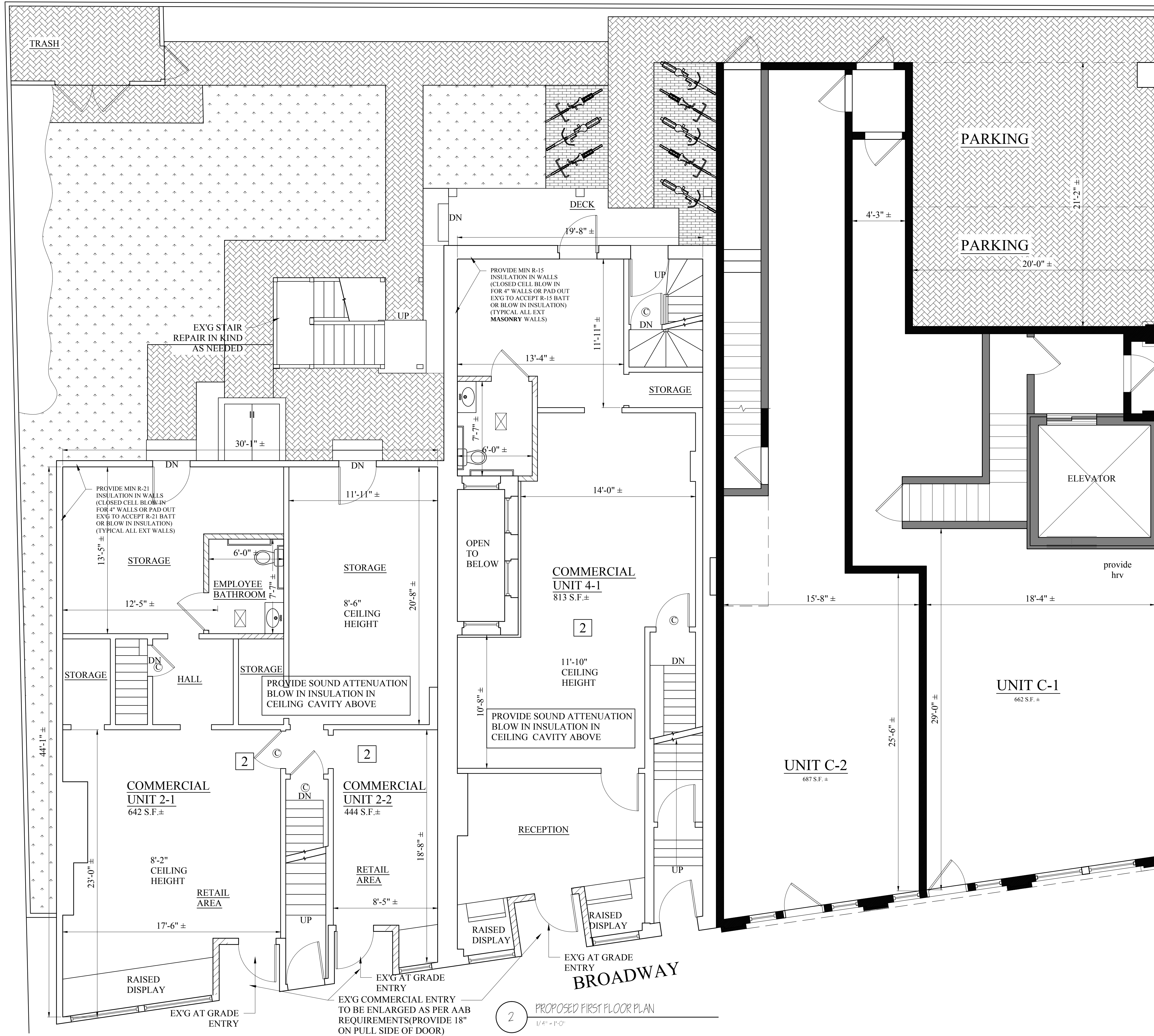
BROADWAY

1 PROPOSED 4TH FLOOR PLAN
1/4" = 1'-0"



BROADWAY

1 PROPOSED ROOF PLAN
1/4" = 1'-0"



Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

Choo & Company, Inc.

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No.	Revision Date
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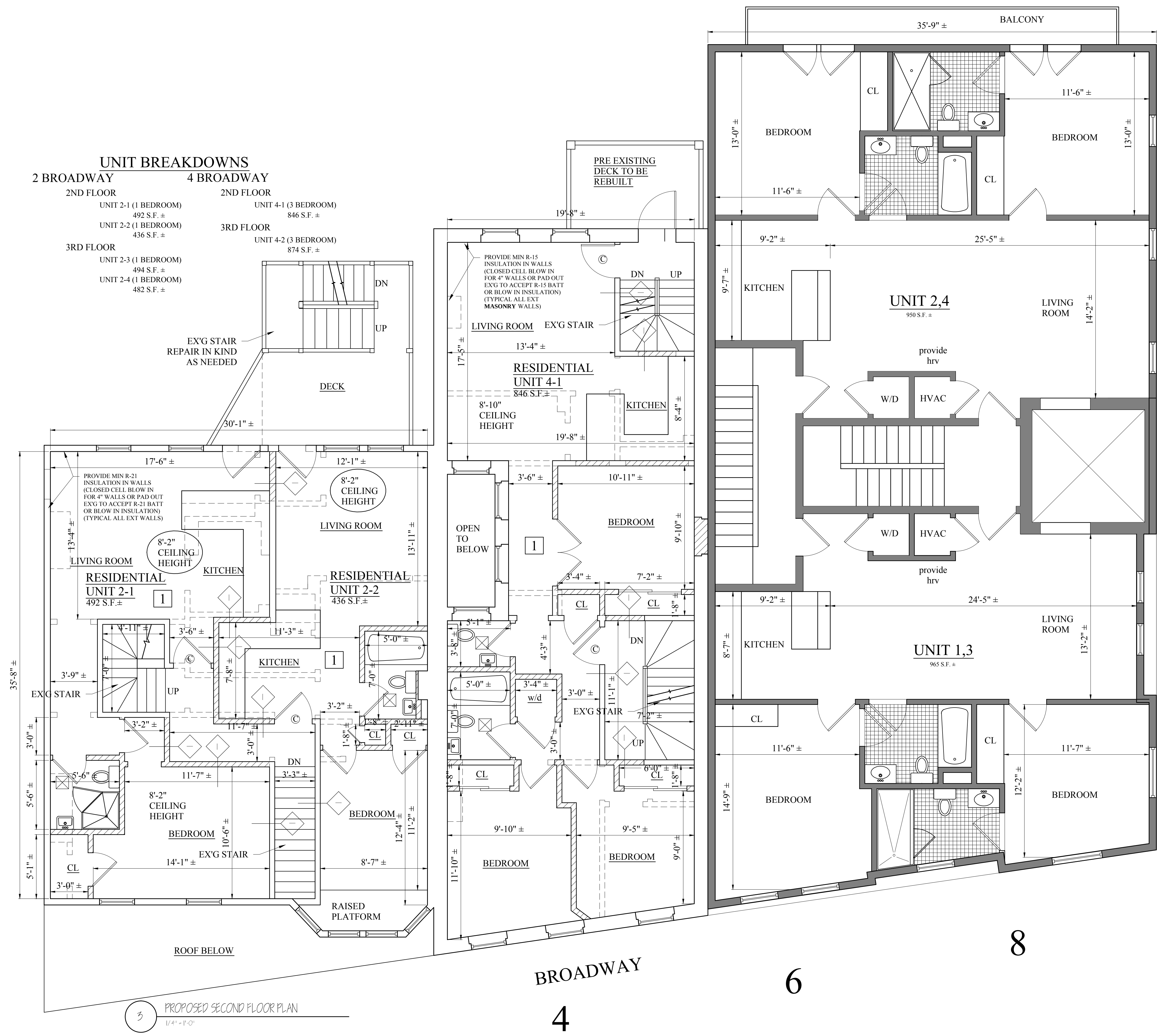
Drawing Name

PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.

A-1.4

UNIT BREAKDOWNS			
2 BROADWAY		4 BROADWAY	
2ND FLOOR		2ND FLOOR	
UNIT 2-1 (1 BEDROOM)		UNIT 4-1 (3 BEDROOM)	
492 S.F. ±		846 S.F. ±	
UNIT 2-2 (1 BEDROOM)		3RD FLOOR	
436 S.F. ±		UNIT 4-2 (3 BEDROOM)	
3RD FLOOR		874 S.F. ±	
UNIT 2-3 (1 BEDROOM)			
494 S.F. ±			
UNIT 2-4 (1 BEDROOM)			
482 S.F. ±			



Location

PROPOSED PLANS

2-8 BROADWAY

SOMERVILLE, MA

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No.	Revision Date
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Project No:

12308

Scale:

AS NOTED

Date:

12-12-12

Drawn By:

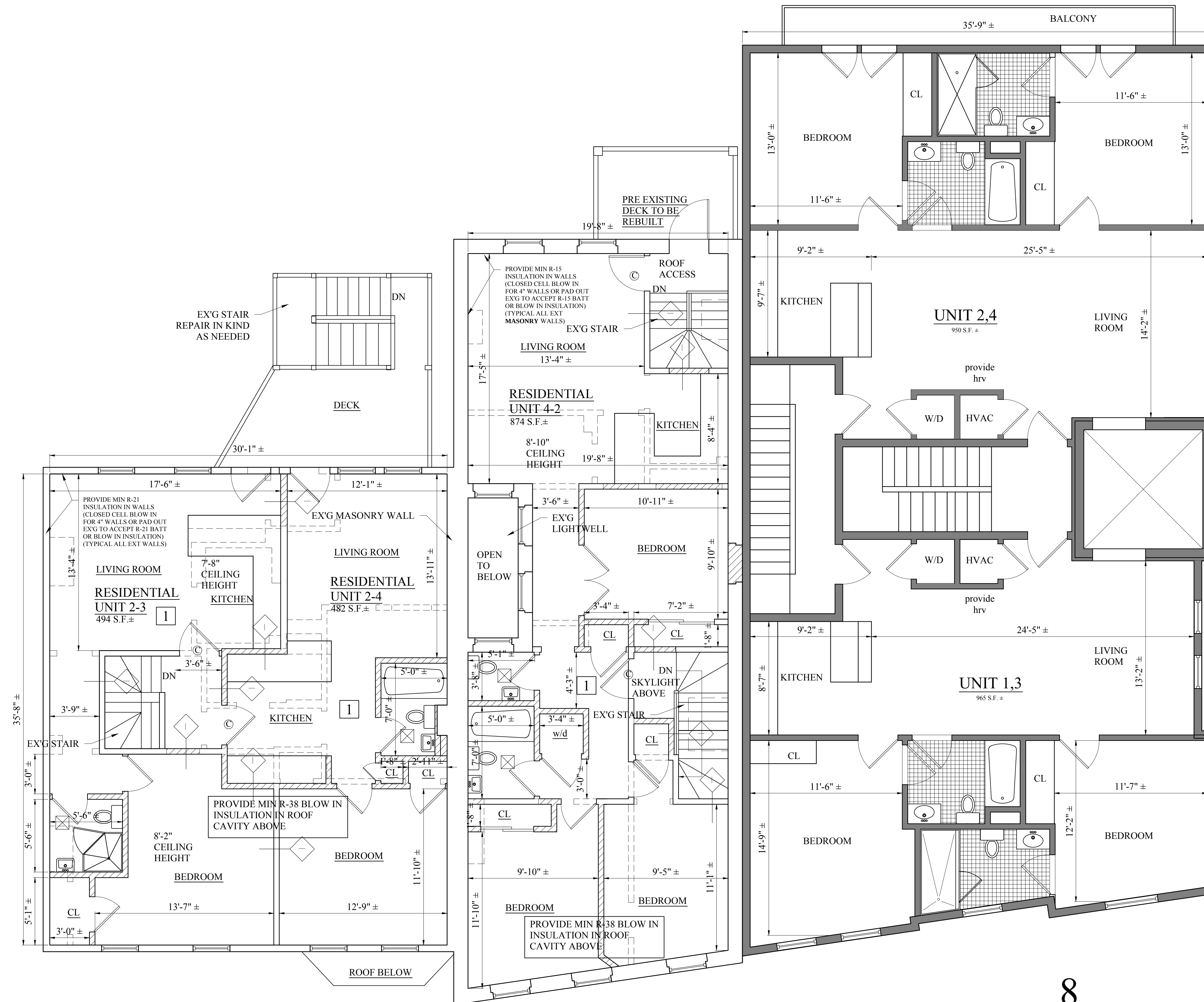
SL

Drawing Name

PROPOSED FLOOR PLANS FULL SITE

Sheet No.

A-1.5



4 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

BROADWAY
4

6

8

Location

PROPOSED PLANS 2-8 BROADWAY SOMERVILLE, MA

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Drawing Name

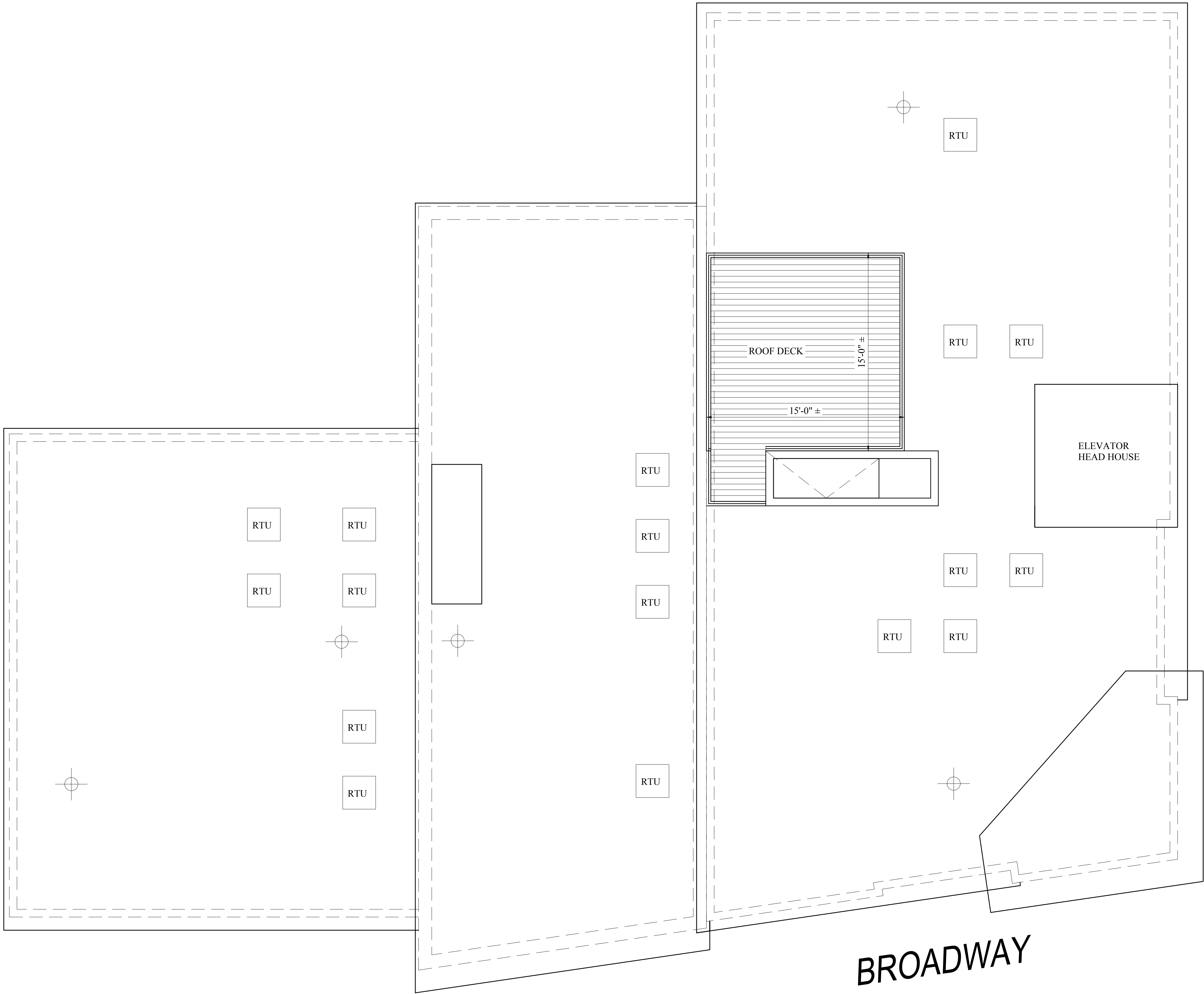
PROPOSED FLOOR PLANS FULL SITE

Sheet No.

A-1.6



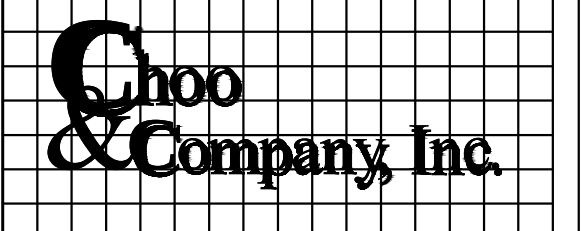
PROPOSED PLANS 2-8 BROADWAY SOMERVILLE, MA	
 Choo & Company, Inc.	
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No.	Revision Date
	07-31-2013
Project No: 12308 Scale: AS NOTED Date: 12-12-12 Drawn By: SL	
Drawing Name PROPOSED FLOOR PLANS FULL SITE	
Sheet No. A-1.7	



6 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA



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Drawn By: SL

Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.8



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

EX'G FENESTRATION BEHIND
SIGN TO BE RESTORED-
ELEMENTS TO BE VERIFIED

Location
**PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	03-27-2013
	05-07-2013
	08-08-2013

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Drawn By: SL

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.1



BROADWAY

1 PROPOSED RIGHT SIDE ELEVATION (MT. PLEASANT STREET)
1/4" = 1'-0"

Location
PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA

Choo & Company, Inc.
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Drawing Name
PROPOSED ELEVATIONS

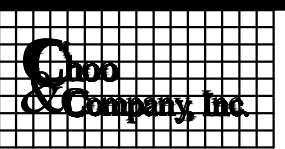
Sheet No.
A-2.2



1 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

Location

PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA



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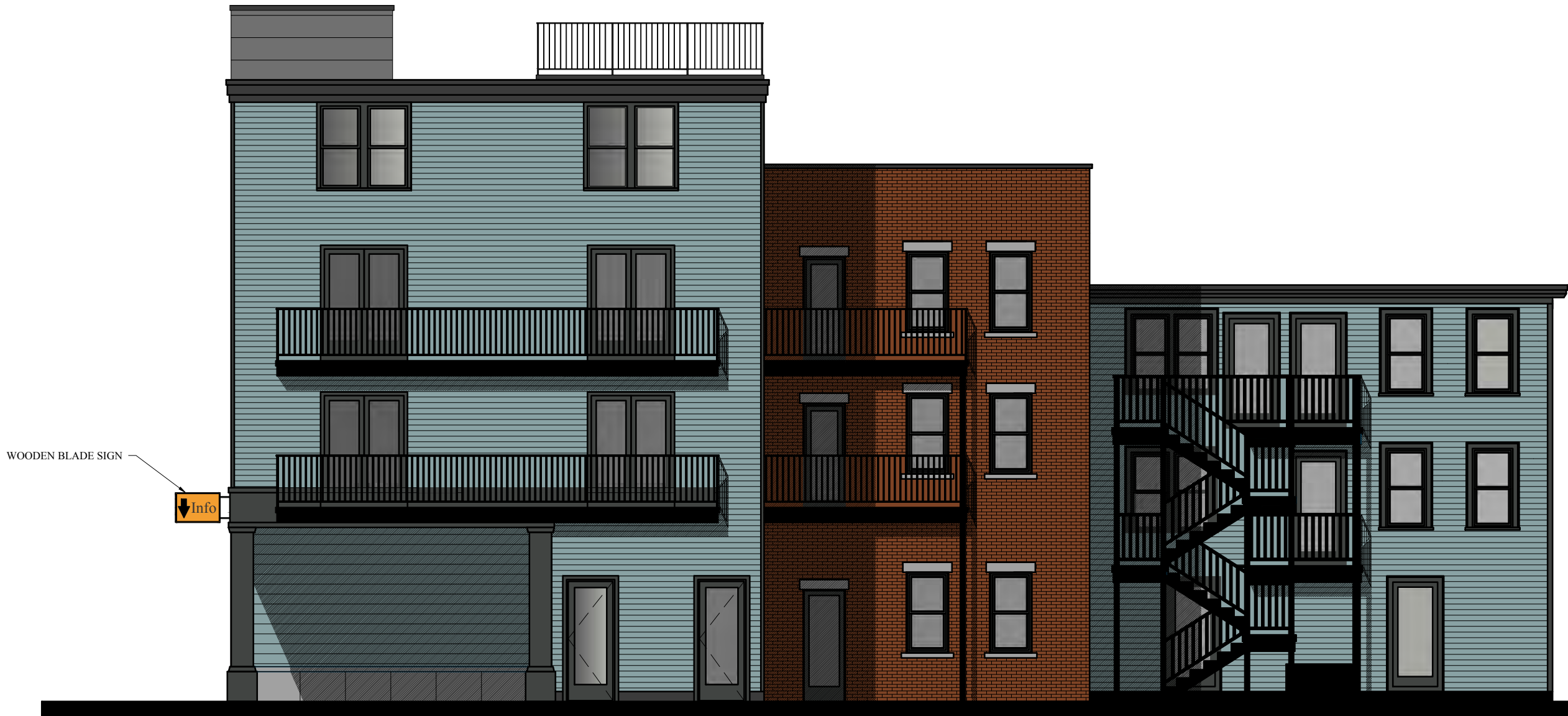
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Scale: AS NOTED
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Drawn By: SL

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.3



WOODEN BLADE SIGN



PROPOSED REAR ELEVATION
1/4" = 1'-0"

Location

PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA



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Drawn By: SL

Drawing Name

PROPOSED
ELEVATIONS

Sheet No.

A-2.4

