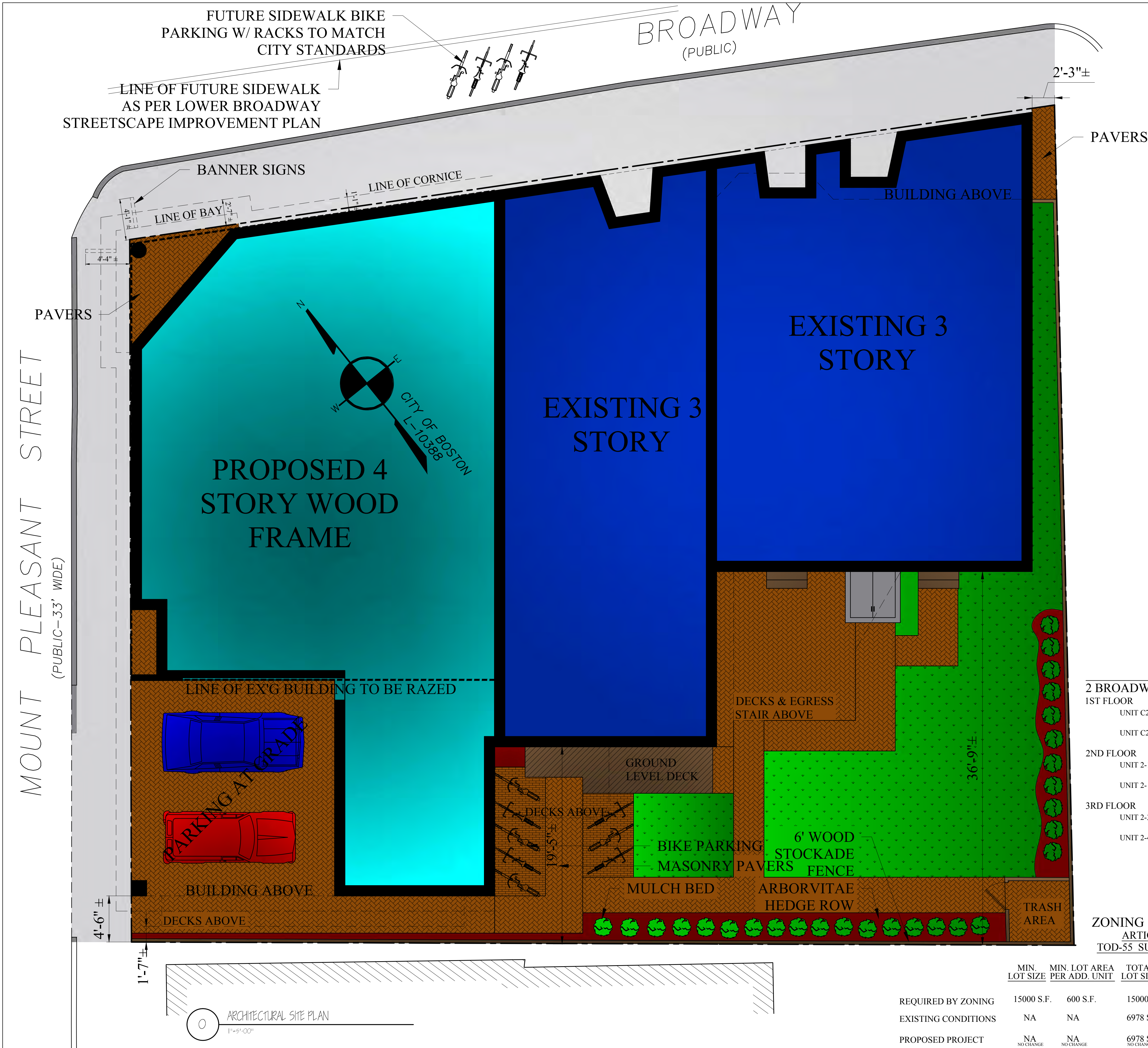




UNIT BREAKDOWNS		
2 BROADWAY 1ST FLOOR	4 BROADWAY 1ST FLOOR	8 BROADWAY 1ST FLOOR
UNIT C2-1 (COMMERCIAL) 642 S.F. ±	UNIT C4-1 (COMMERCIAL) 813 S.F. ±	UNIT C8-1 (COMMERCIAL) 660 S.F. ±
UNIT C2-2 (COMMERCIAL) 444 S.F. ±	2ND FLOOR	UNIT C8-2 (COMMERCIAL) 680 S.F. ±
2ND FLOOR	UNIT 4-1 (3 BEDROOM) 846 S.F. ±	2ND FLOOR
UNIT 2-1 (1 BEDROOM) 492 S.F. ±	3RD FLOOR	UNIT 8-1 (2 BEDROOM) 965 S.F. ±
UNIT 2-2 (1 BEDROOM) 436 S.F. ±	UNIT 4-2 (3 BEDROOM) 874 S.F. ±	UNIT 8-2 (2 BEDROOM) 950 S.F. ±
3RD FLOOR		3RD FLOOR
UNIT 2-3 (1 BEDROOM) 494 S.F. ±		UNIT 8-3 (2 BEDROOM) 965 S.F. ±
UNIT 2-4 (1 BEDROOM) 482 S.F. ±		UNIT 8-4 (2 BEDROOM) 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	0' / 0' / 0' / 0'	50'	55'
EXISTING CONDITIONS	NA	NA	6978 S.F.	4157/6078 18%	1284/6078 18%	8967/6078 1.29	F R S L S REAR 0' / 0' / 2.5' / 19.5'	161'	3 STORIES 34'-0"
PROPOSED PROJECT	NA NO CHANGE	NA NO CHANGE	6978 S.F. NO CHANGE	4857/6078 70%	1850/6078 26%	16922/6078 2.43	F R S L S REAR 0' / 0' / 2.5' / 4.5'	161' NO CHANGE	4 STORIES 45'-6" ±

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

Project No: 12308

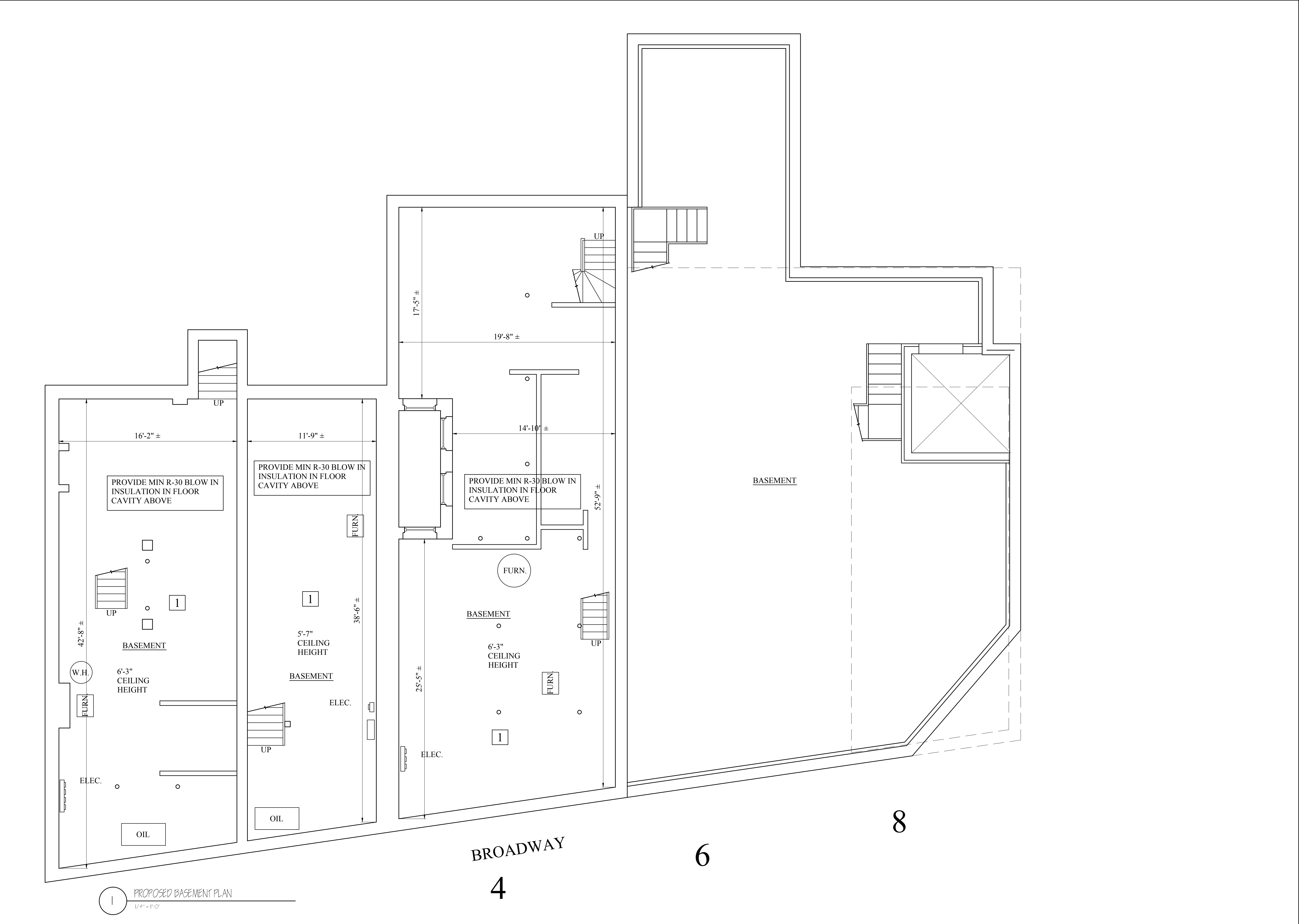
Scale: AS NOTED

Date: 12-12-12

Drawn By: SL

PROPOSED SITE PLAN

Sheet No.
A-1.0



Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

Choo
& Company, Inc.

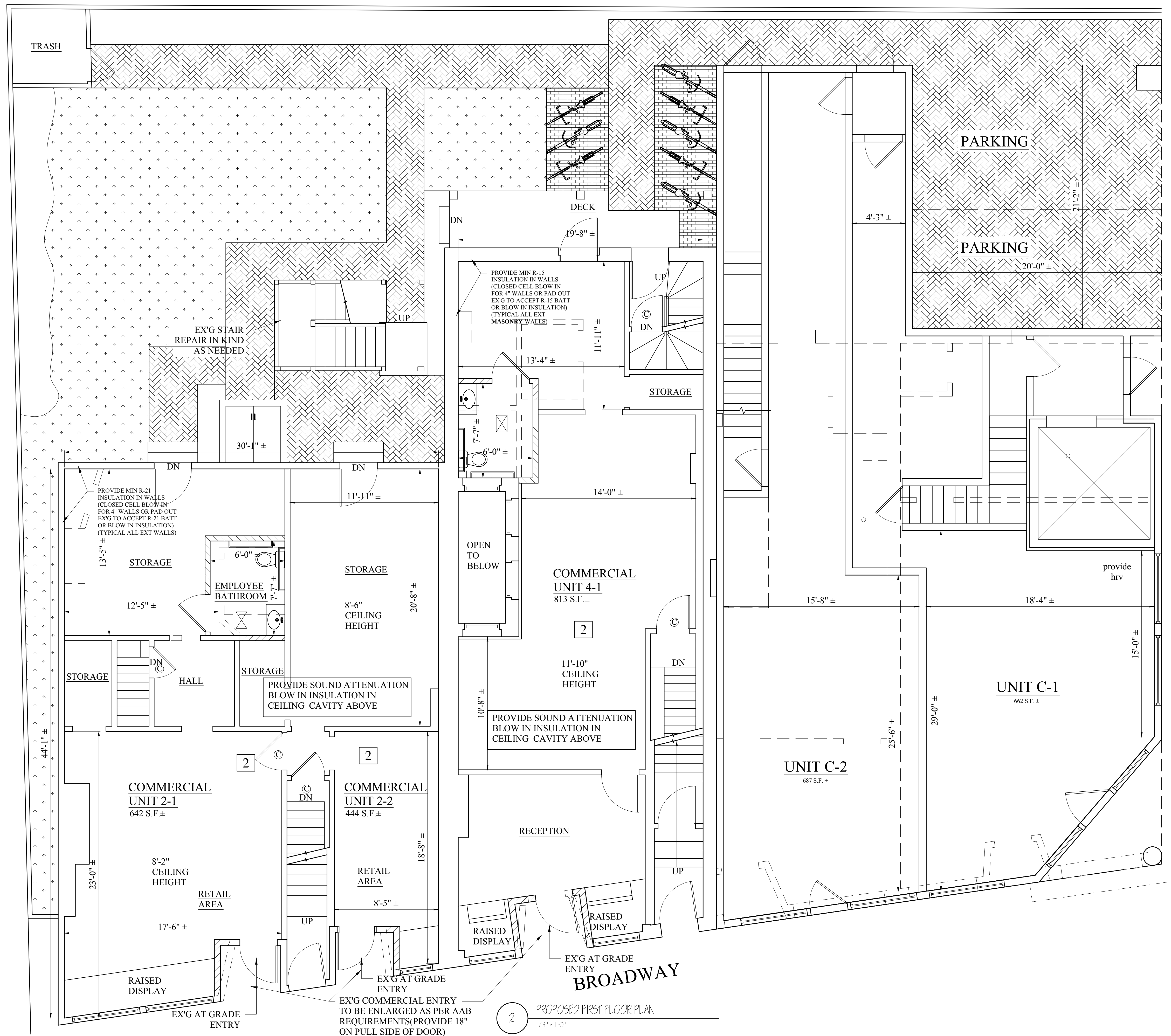
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

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Scale: AS NOTED
Date: 12-12-12
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Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.3



Location

PROPOSED PLANS 2-8 BROADWAY SOMERVILLE, MA

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No.	Revision Date

Project No: 12308
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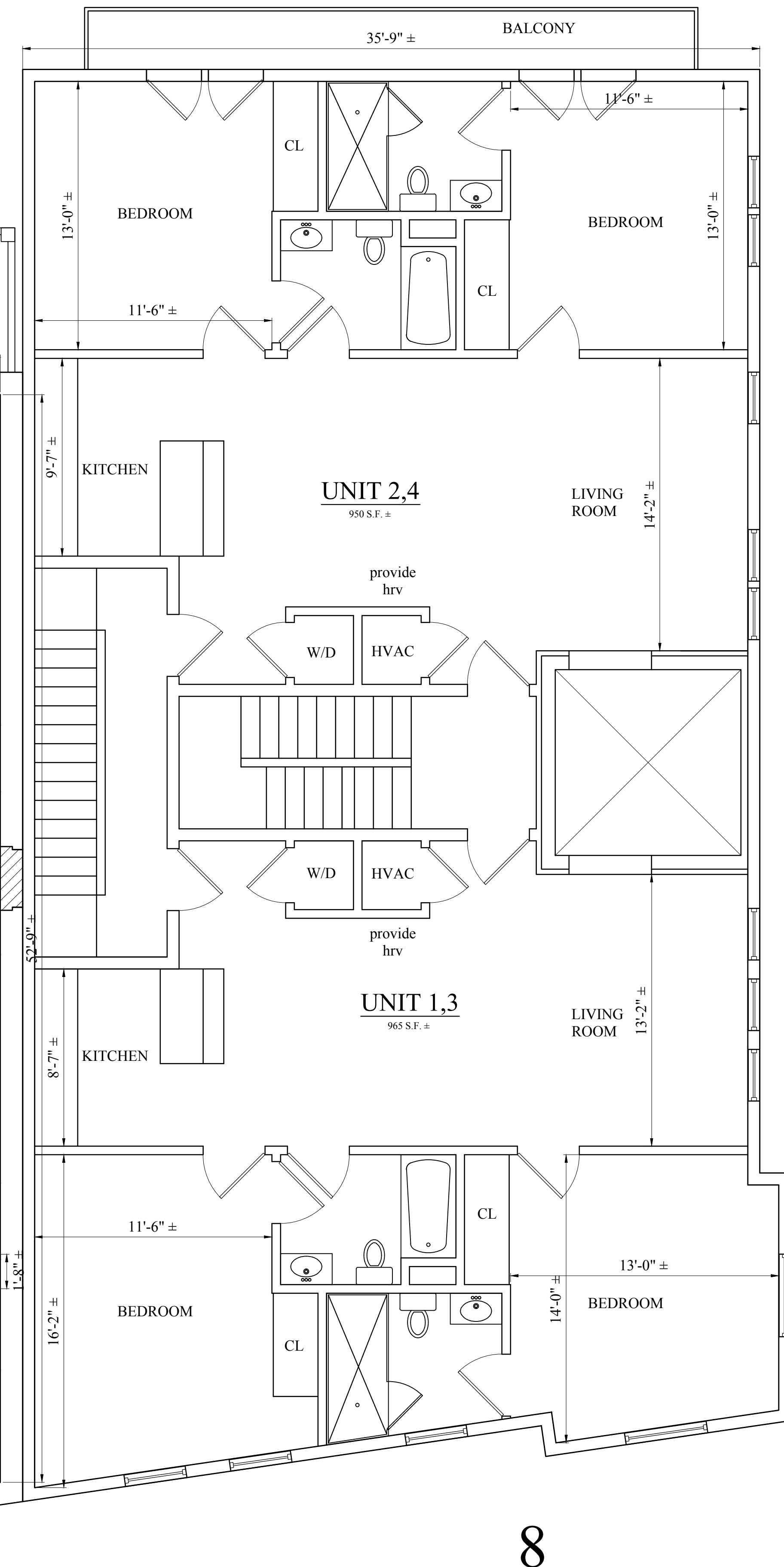
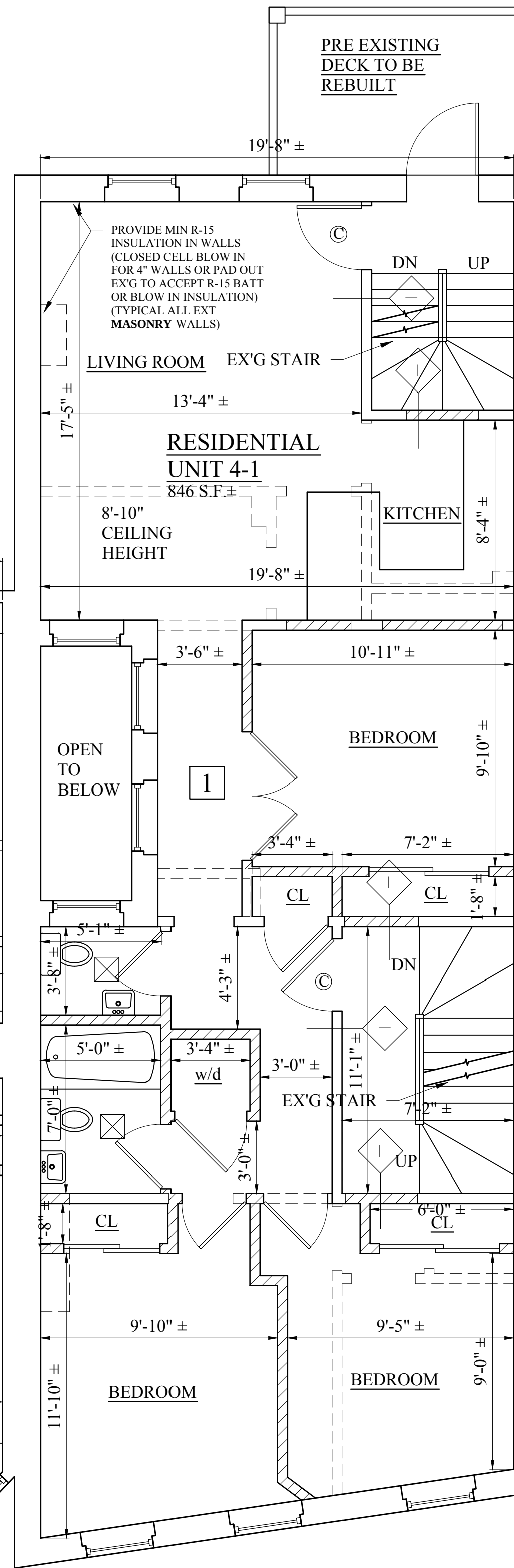
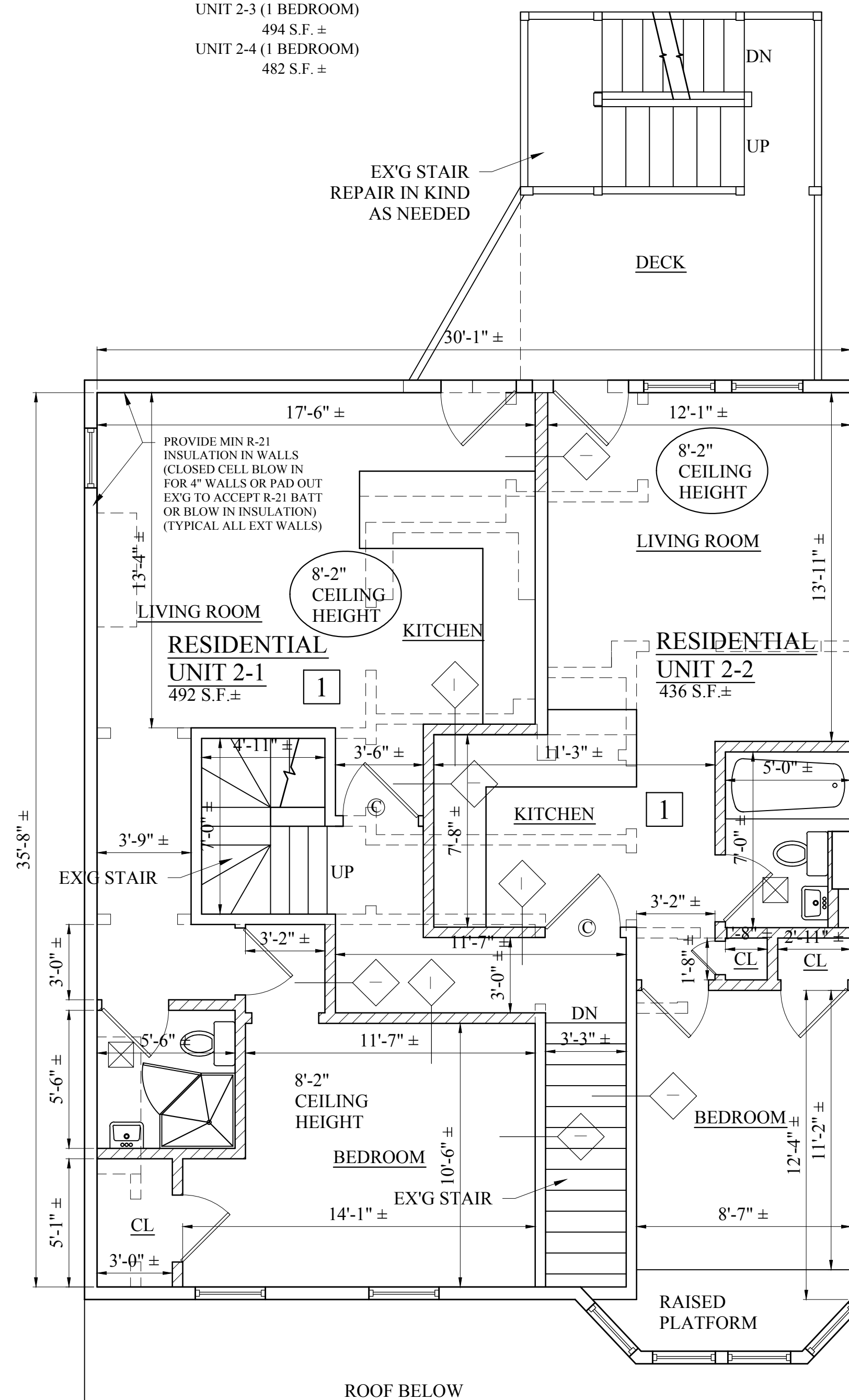
Drawing Name

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. ±			



3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

4
BROADWAY

6

8

PROPOSED PLANS 2-8 BROADWAY SOMERVILLE, MA

Choo
& Company, Inc.

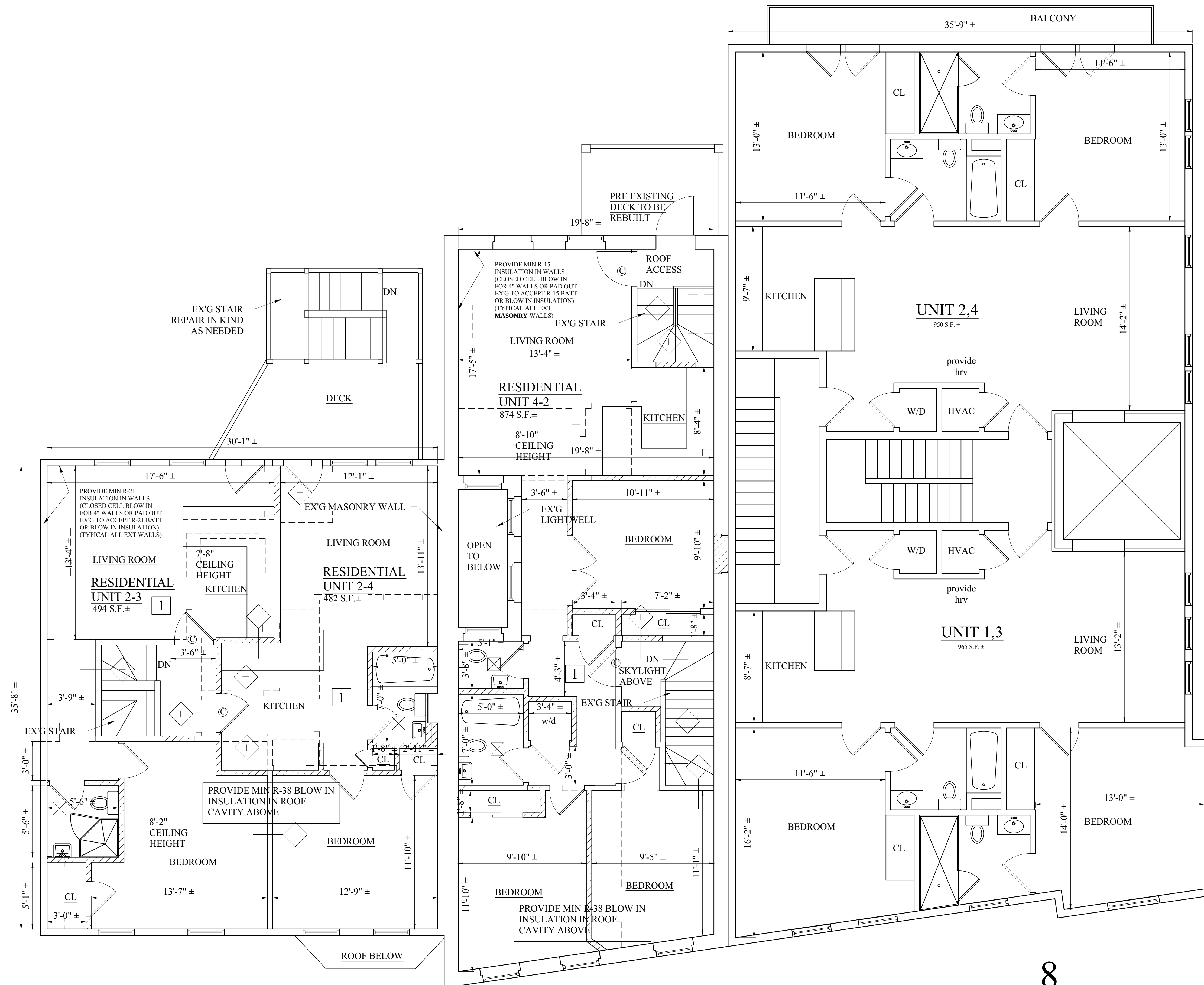
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No.	Revision Date

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Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.5



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.

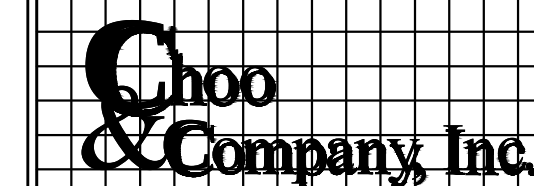
A-1.6



5

6

**PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA**

[illegible]

Project No: 12308
Scale: AS NOTED
Date: 12-12-12
Drawn By: SL

PROPOSED FLOOR PLANS FULL SITE

A-17



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

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

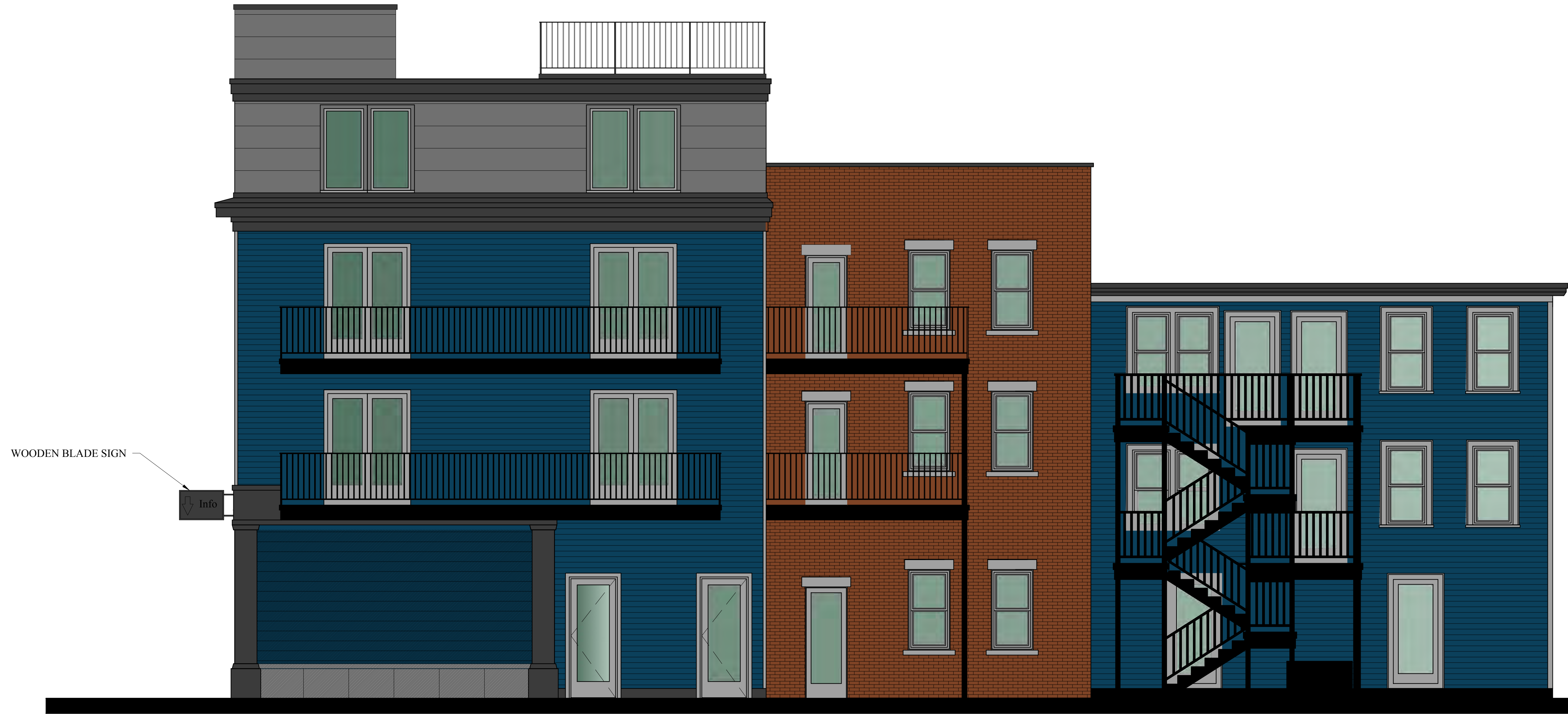
Project No: 12308
Scale: AS NOTED
Date: 12-12-12
Drawn By: SL

Drawing Name

PROPOSED ELEVATIONS

Sheet No.

A-2.1



1 PROPOSED REAR ELEVATION
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-2.4



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

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

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Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.3



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

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

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Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.2