

# **Proposed Residential Development**

for corner of

**Broadway, Somerville /**

**42 Alfred Street, Medford, MA.**



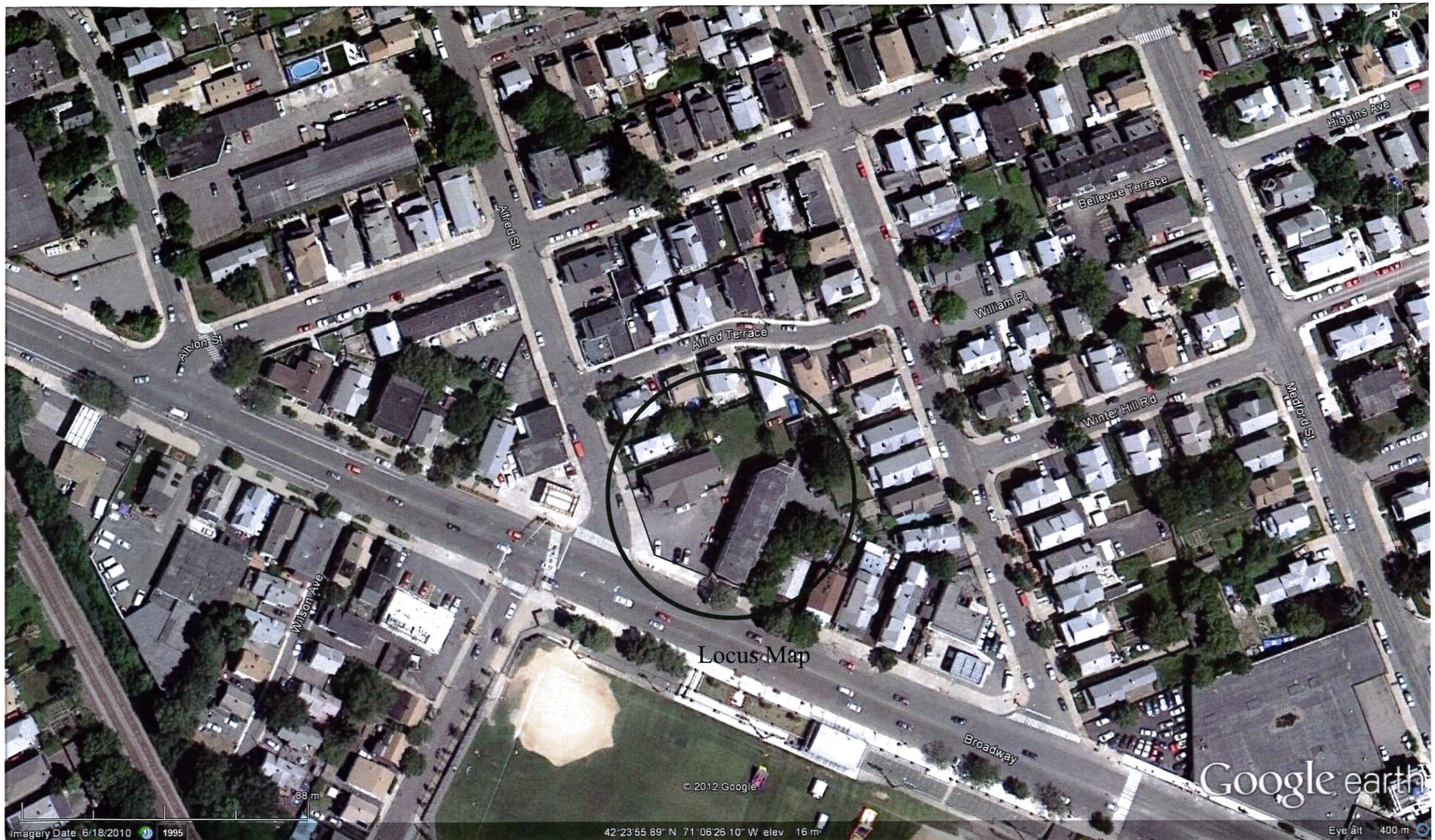
**Charles Zammuto**

**11 Placid Road**

**Newton, MA 02459**

November 12 2013





Architect

Developer



**Bourque Design**

Architectural Design from  
Conception to Construction

Ron Bourque , Architect  
AIA, NCARB, CS, LEED GA

rbourq@gmail.com  
781-296-6654  
9 Morton Street, Waltham, MA 02453

# Proposed Residential Development for **Broadway, Somerville / Alfred Street** **Medford, MA.**

November 12, 2013



Charles Zammuto  
11 Placid Road, Newton, MA 02459  
Cell: 781-589-4113



Alfred Street



Alfred Street at Broadway

Architect



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Architectural Design from  
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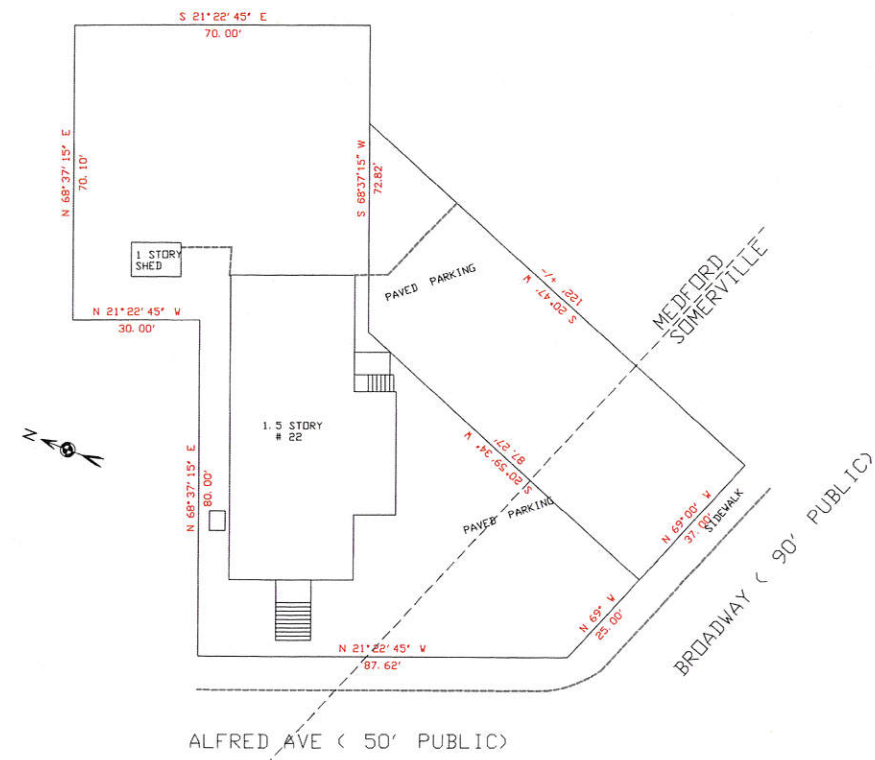
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Developer



Charles Zammuto  
11 Placid Road, Newton, MA 02459  
Cell: 781-589-4113

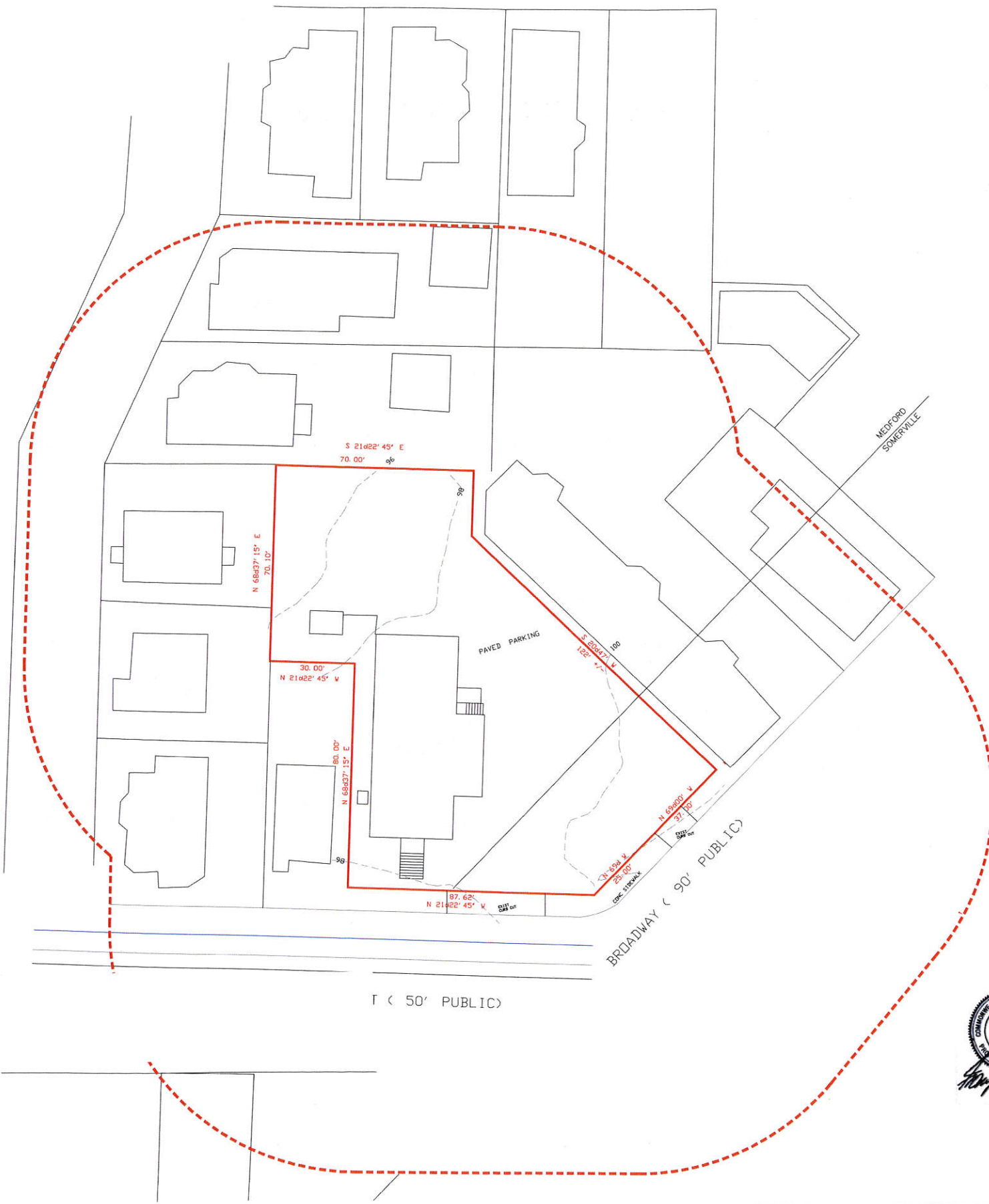
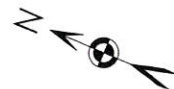




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| EXISTING SITE<br>AS SHOWN ON<br>MEDFORD MAP<br>SCALE 1" = 50' FT<br>SEE 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147 |
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LOT AREA: 14865 SF +/-



LEGEND

- 12' 0" 12' 0"
- - - 12' 0" 12' 0"
- - - 12' 0" 12' 0"



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|  |
|  |
|  |
|  |



LOT AREA: 14865 SF +/-

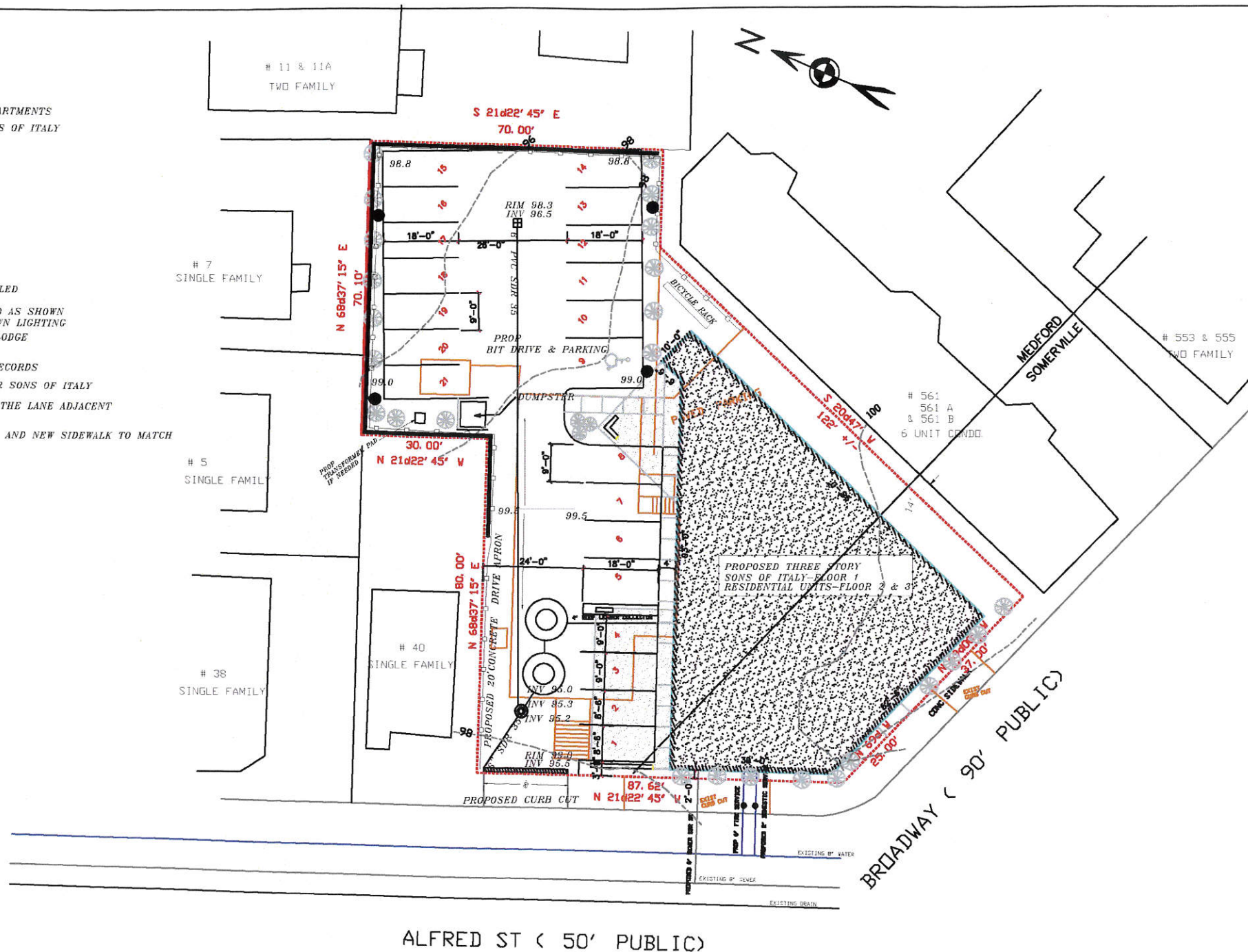
ESTIMATED SEWERAGE FLOW: 2200 APARTMENTS  
1470 SONS OF ITALY

TOTAL FLOW: 3670 GALLONS PER DAY

NOTES:

- 1) ALL SNOW TO BE HAULED TO OFF SITE FACILITY
- 2) 6 FT STOCKADE FENCE TO BE INSTALLED AT PROPERTY BOUNDARY
- 3) 8 FT TALL ARBOVITAE TO BE PLANTED AS SHOWN
- 4) ALL PROPOSED LIGHTING WILL BE DOWN LIGHTING
- 5) 6 PARKING SPACES TO BE SET FOR LODGE REMAINDER FOR RESIDENTIAL UNITS
- 6) LOCUS DATA OBTAINED FROM TOWN RECORDS
- 7) PARKING SPACES 9-14 RESERVED FOR SONS OF ITALY
- 8) LIVE LOADING & UNLOADING TO USE THE LANE ADJACENT TO SONS OF ITALY PARKING
- 9) EXISTING CURB CUTS TO BE CLOSED, AND NEW SIDEWALK TO MATCH EXISTING WALKS.

Site Plan



CIV-SAN

SHEET 4/5

LEGEND

- PROPOSED BUILDING
- EXISTING 1.5 STORY (SONS OF ITALY LODGE) BUILDING AND PAVEMENT TO BE REMOVED
- PROPOSED ARBOVITAE
- PROPOSED WATER GATE VALVE
- PROPOSED TRENCH DRAIN
- PROPOSED DRYWELL
- GAS TRAP MANHOLE
- PROPOSED CATCH BASIN
- PROPERTY LINE
- PROPOSED 3' RETAINING WALL
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- PROPOSED DOWN LIGHTING
- PROPOSED 6' STOCKADE FENCE

SITE PLAN  
42 ALFRED ST  
MEDFORD, MA.  
SCALE: 1 IN = 30 FT

MAR 21, 2012 MAY 10, 2012  
SEPT 30, 2012  
NOV 5, 2012  
DEC 1, 2012  
NOV 5, 2013

OWNER:  
CHARLES ZAMMUTO  
11 PLACID ROAD  
NEWTON, MA 02459  
TEL: 781-589-4113

ESSEX ENGINEERING & SURVEY  
PO BOX 620622 NEWTON LOWER FALLS  
MA. 02462-0622

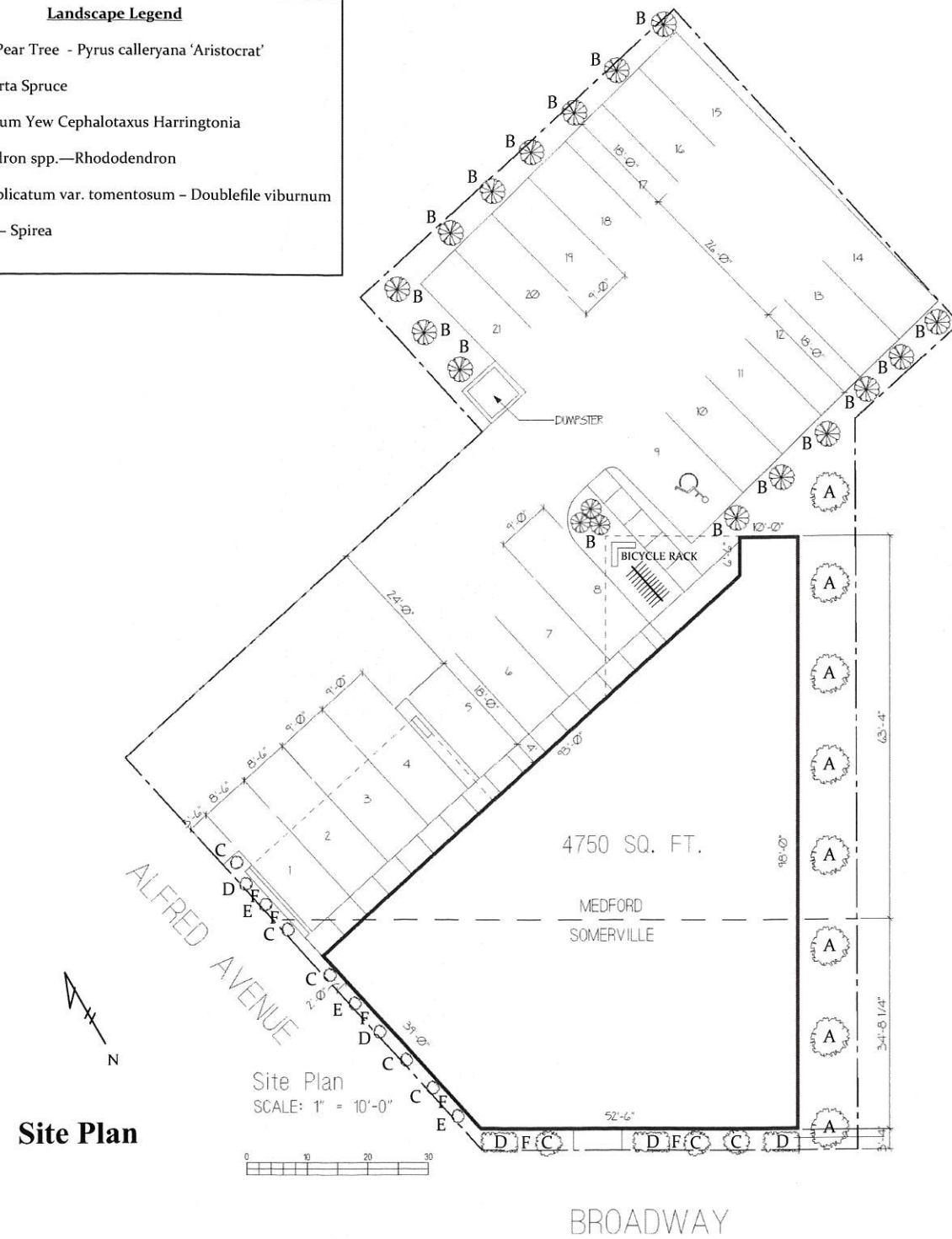
617-797-7342  
617-663-6307 EFAX

FRANK.IEBBA@GMAIL.COM

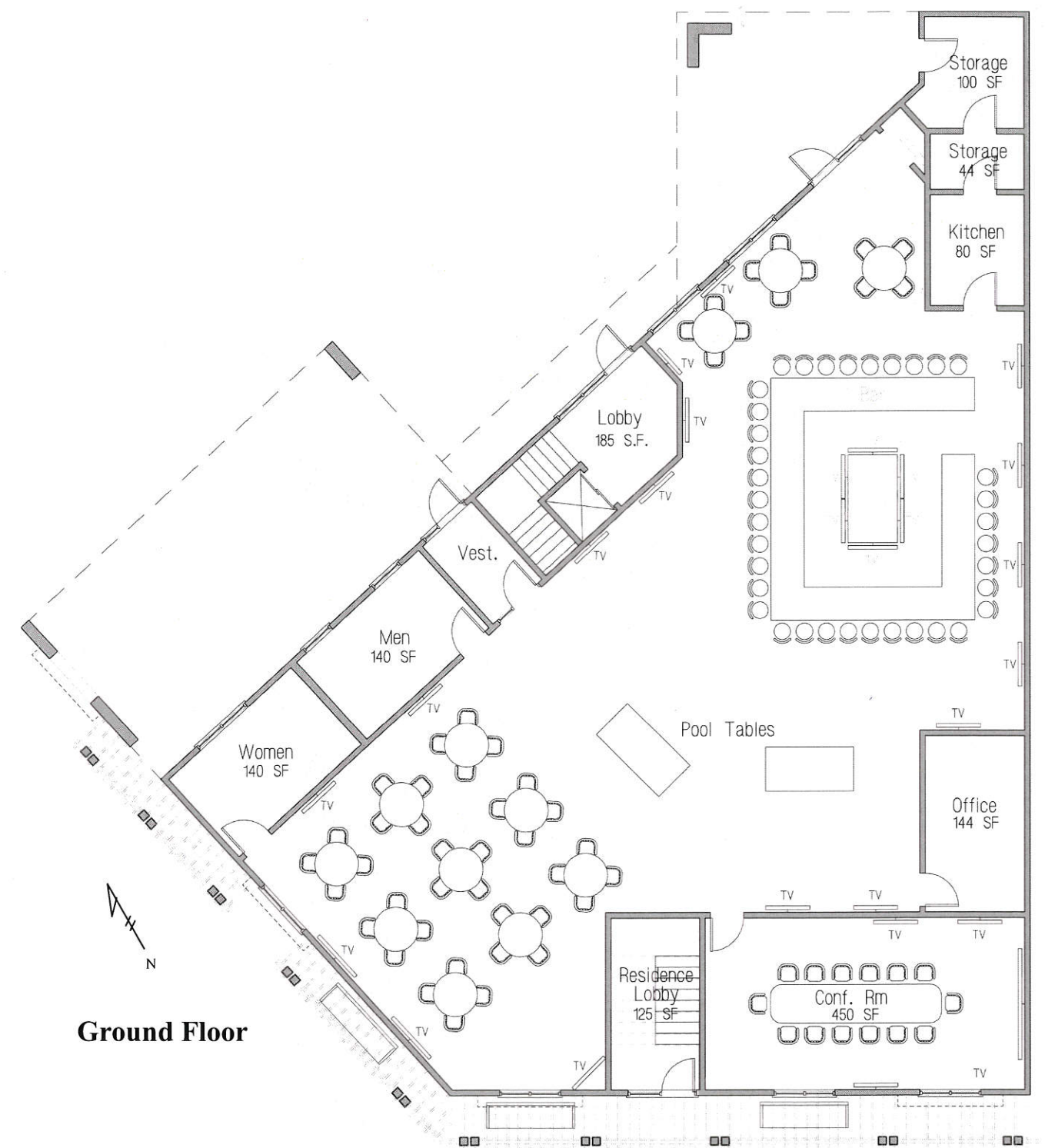


# Landscape Legend

- A. Flowering Pear Tree - *Pyrus calleryana* 'Aristocrat'
- B. Dwarf Alberta Spruce
- C. Japanese Plum Yew *Cephalotaxus Harringtonia*
- D. *Rhododendron* spp.—*Rhododendron*
- E. *Viburnum plicatum* var. *tomentosum* – *Doublefile viburnum*
- F. *Spirea* spp. – *Spirea*



Site Plan



Ground Floor

Architect  
**Bourque Design**

Architectural Design from  
Conception to Construction

Ron Bourque, Architect  
AIA, NCARB, CS, LEED GA

rbourq@gmail.com  
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**Proposed Residential Development**

for

**Broadway, Somerville / Alfred Street**

**Medford, MA.**

November 12, 2013

Developer

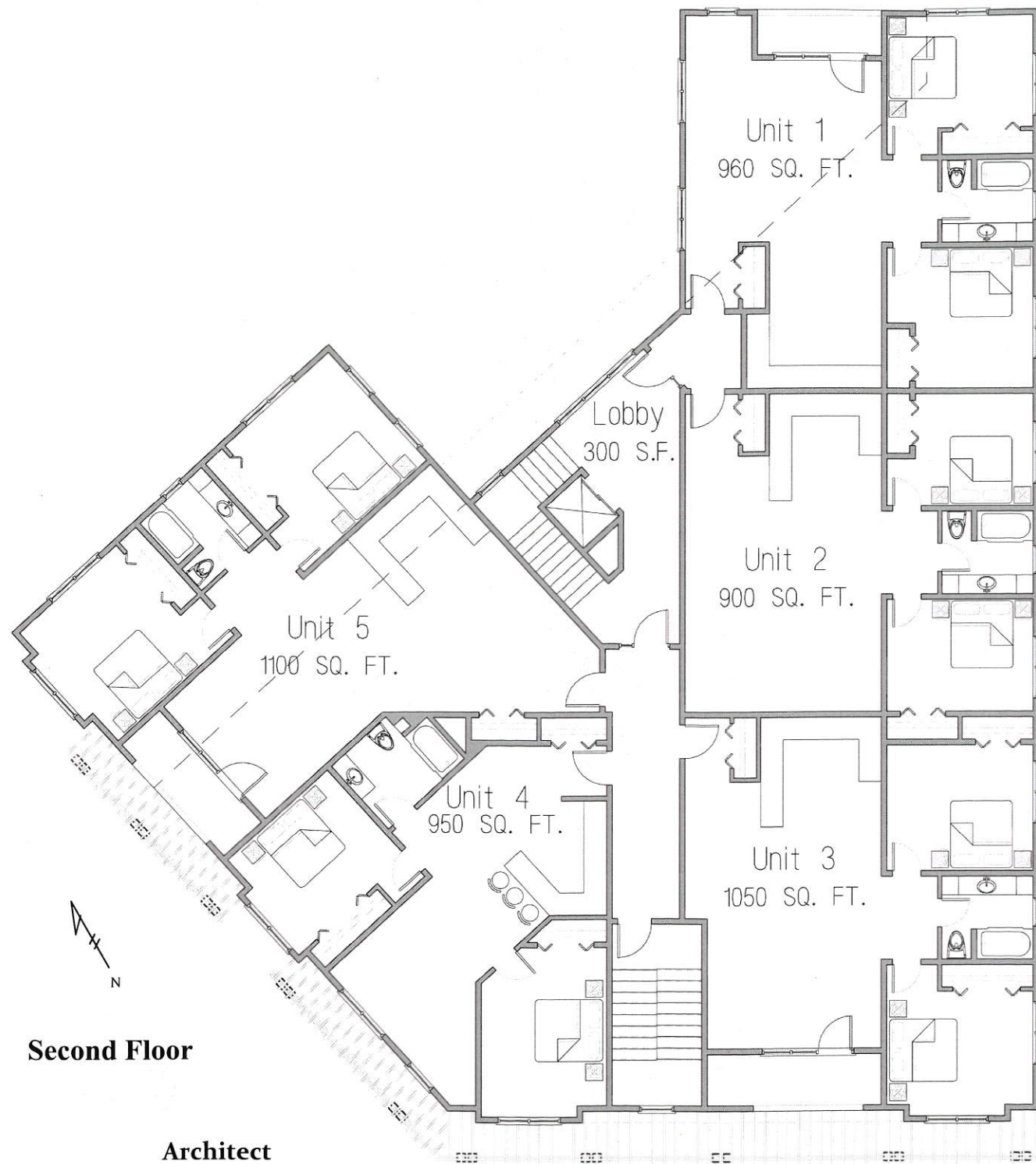


Charles Zammuto

11 Placid Road, Newton, MA 02459

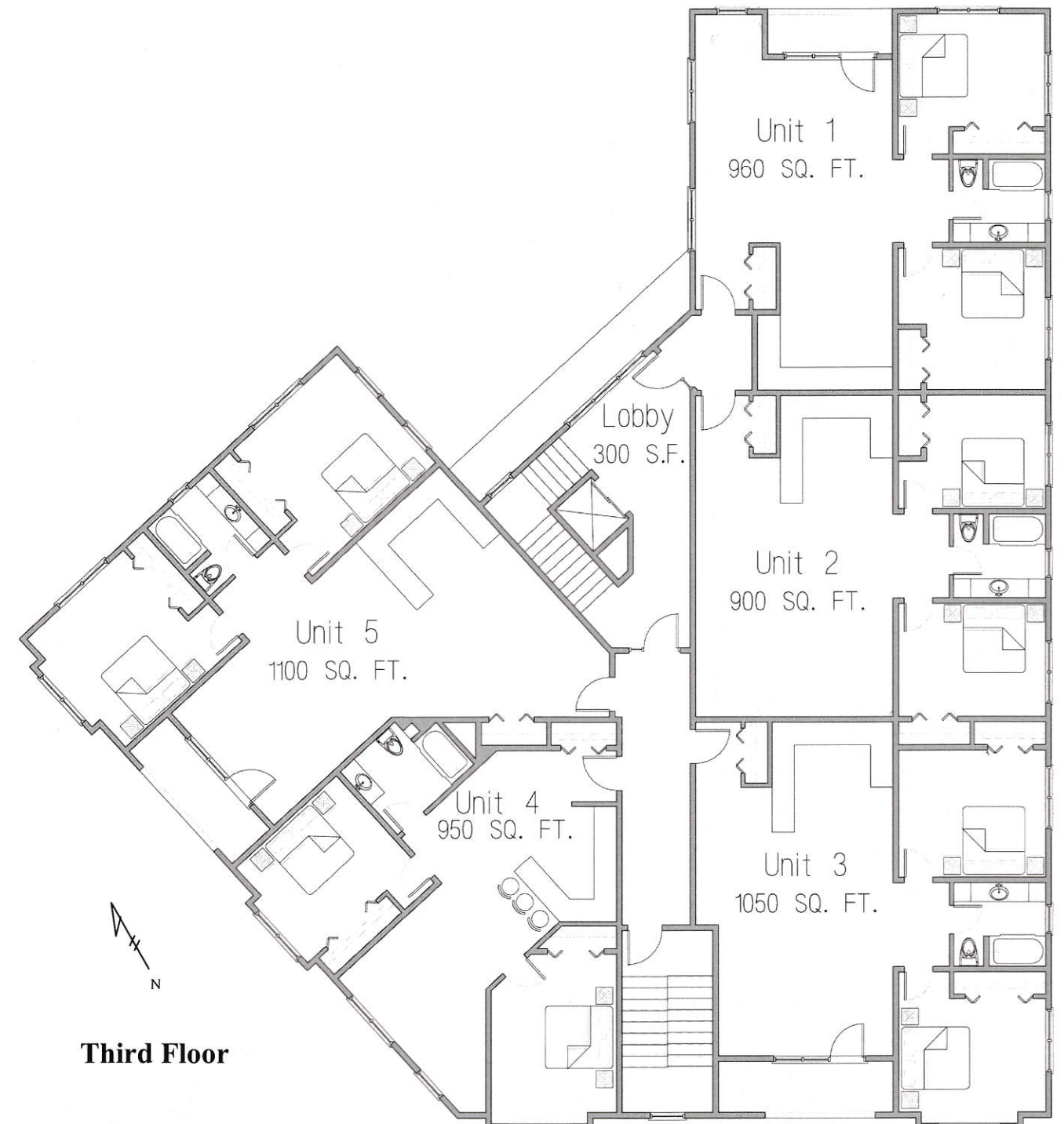
Cell: 781-589-4113





**Second Floor**

**Architect**



**Third Floor**

**Developer**



**Bourque Design**

Architectural Design from  
Conception to Construction

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**Charles Zammuto**

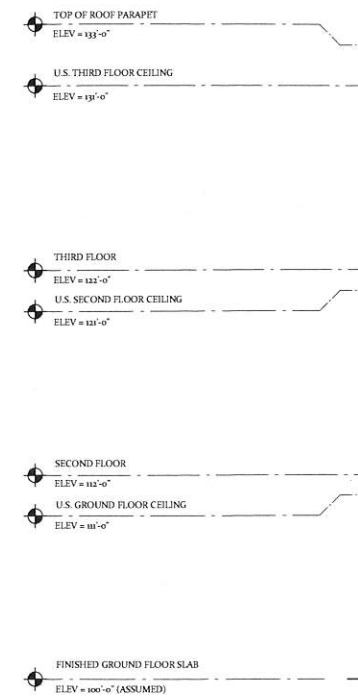
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**Alfred Street Elevation**



**Broadway Elevation**

**Architect**



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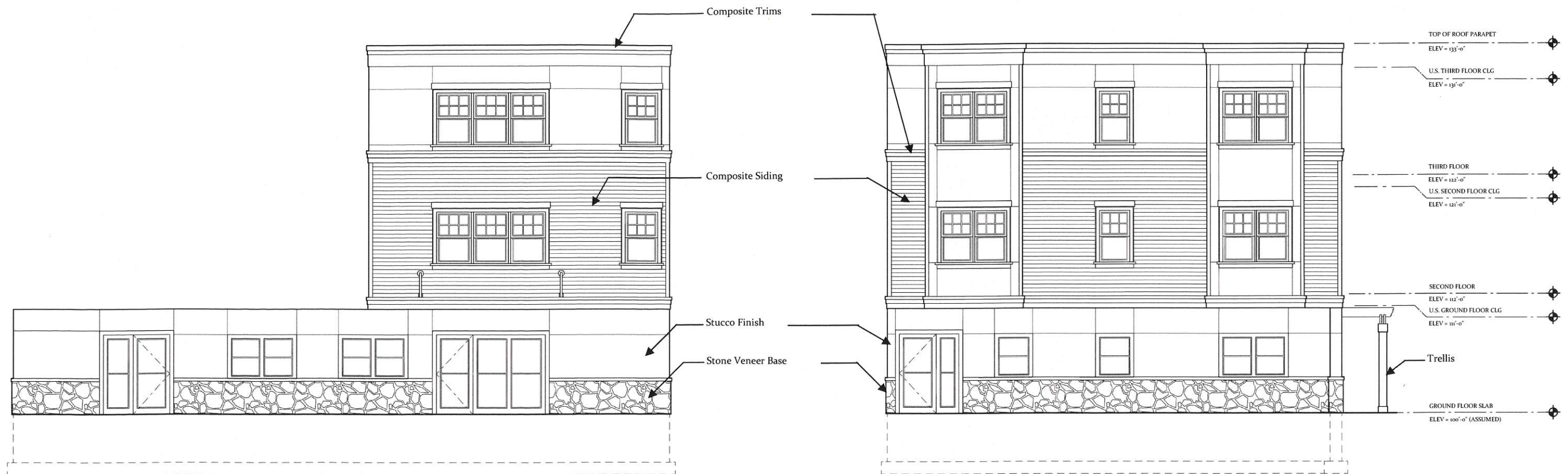


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Partial Rear Elevation

Partial Rear Elevation

Architect

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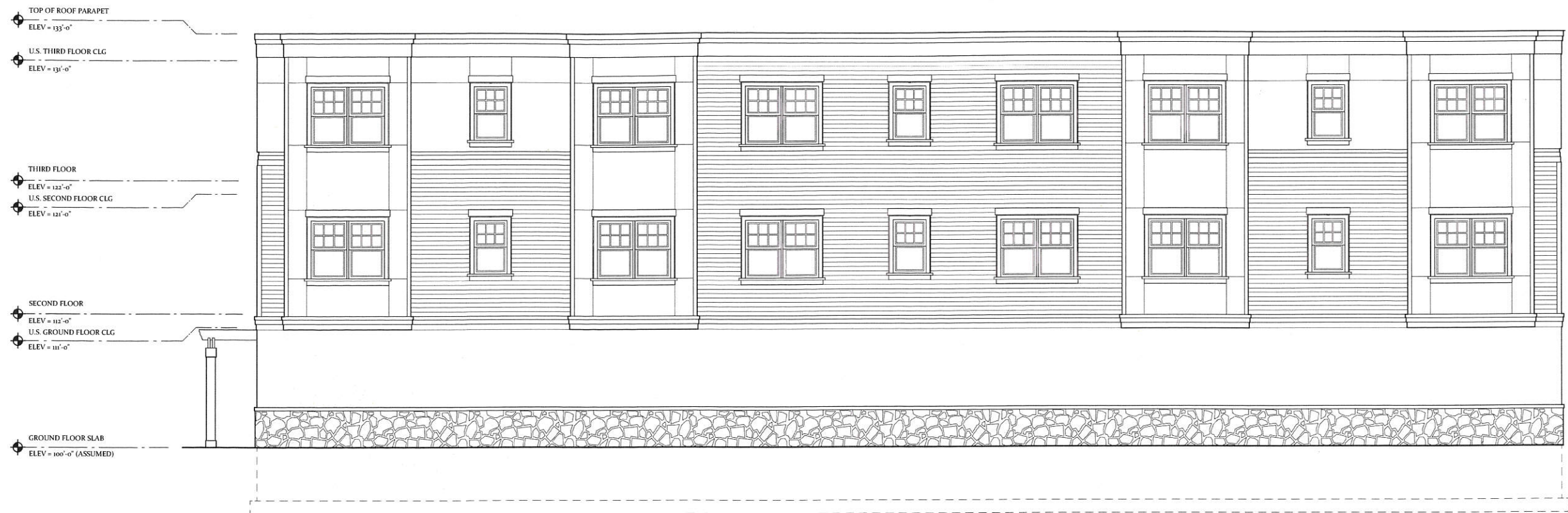


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**Right Elevation**

**Architect**

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Alfred Street

Broadway

Architect

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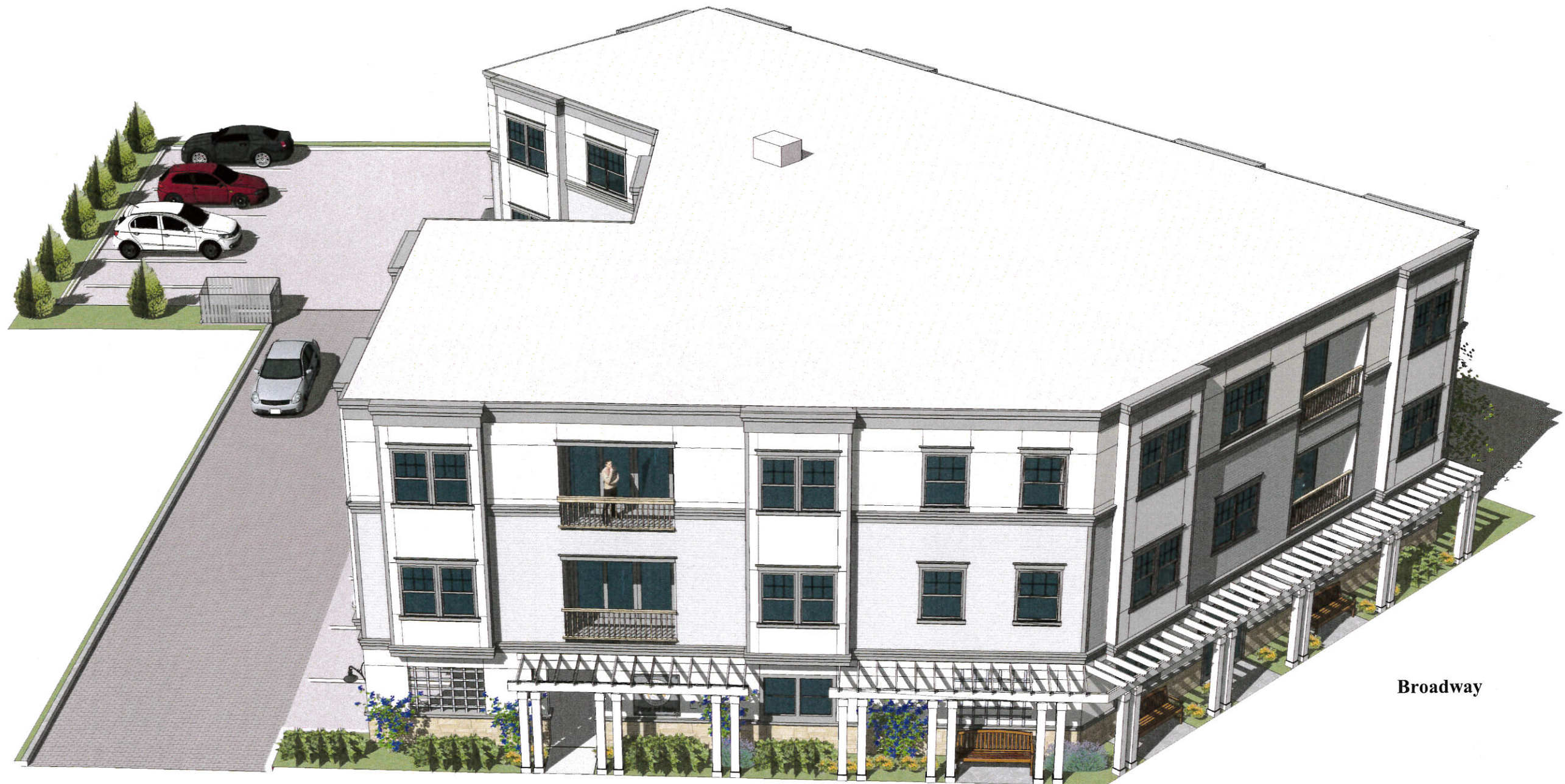
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Broadway

Alfred Street

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Residence Entrance on Broadway

Architect

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Sons of Italy Entrance on Alfred Street

Architect

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Architect

Alfred Street



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Broadway

Alfred Street

Perspective View at Alfred Street & Broadway

Architect

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Alfred Street

Broadway

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