

DRC MEETING
FOR
118 BROADWAY & 8 GLEN ST
SOMERVILLE, MA

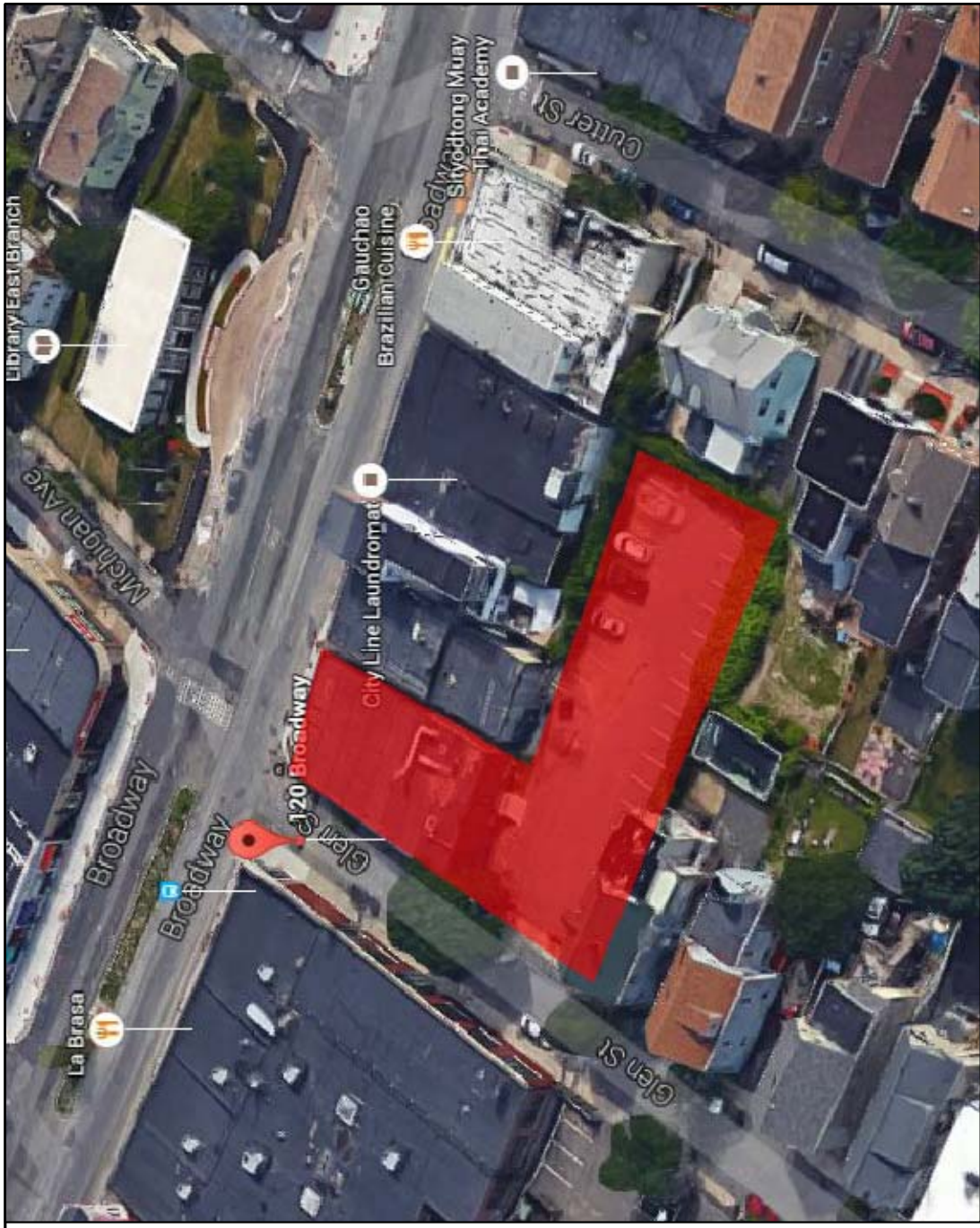
PROGRESS SET

September 29, 2016

NEW CONSTRUCTION OF MIXED USE
COMMERCIAL & RESIDENTIAL

CURTIS DIBENEDETTO AND
ASSOCIATES, INC
23 SHORE RD.
WINCHESTER, MA 01980
www.cdaarchitects.net

© 2016 Curtis DiBenedetto and Associates, INC
under
The Architectural Works Copyright Protection Act



ZONING EVALUATION FOR 118 BROADWAY AND 8 GLEN ST SOMERVILLE, MA Zoning District: CCD-55				ALLOWED	PROPOSED
MULTIPLE DWELLING		REQUIRED			
A)	MINIMUM LOT SIZE (S.F.)	NA		118 BROADWAY ALLOWED 3,980 S.F. (EXISTING)	118 BROADWAY PROPOSED 3,980 S.F. (EXISTING)
B)	MIN. LOT AREA PER DWELLING UNIT				
	1-9 UNITS (S.F.)	600 S.F. PER UNIT		17.42 UNITS	6 UNITS
	10 OR MORE UNITS (S.F.)	600 S.F. PER UNIT			16 UNITS
	INCLUSIONARY HOUSING	20% INCLUSIONARY HOUSING			LOCUS MAP
	INCLUSIONARY HOUSING (INCENTIVE 2 TO 1 UP TO 20%)			600 SF - 20% = 480 SF (14,434 SF / 480 SF = 30)	
				1 ADDITIONAL AFFORDABLE + 2 BONUS UNITS	
				33 UNITS	
C)	MAXIMUM GROUND COVERAGE (%)	80%		80% = 3,184 S.F.	3,603 S.F.
D)	LANDSCAPED AREA, MIN.% OF LOT	10%		10% = 1,045.4 S.F.	40 S.F.
E)	FLOOR AREA RATIO (F.A.R.)	3		FAR OF 3 = 11,940 S.F.	14,412 S.F. = 3.6 F.A.R.
F)	MAXIMUM HEIGHT				15.776 S.F = 1.4 F.A.R.
	STORIES/	N/A		5 STORIES	4 STORIES
	FEET	55 FEET		55 FEET	43 FEET
G)	MINIMUM FRONT YARD	N/A		ARTICLE 2 SECTION 2.2.93	ARTICLE 2 SECTION 2.2.93
H)	MINIMUM SIDE YARD	N/A (NOTE #22)		0 FEET & 20 FEET @ RB DISTRICT	0 FEET & 20 FEET @ RB DISTRICT
I)	MINIMUM REAR YARD	N/A (NOTE #22)		0 FEET & 20 FEET @ RB DISTRICT	0 FEET & 20 FEET @ RB DISTRICT
J)	MINIMUM FRONTAGE (FT)	30 FEET		45 FEET +/-	45 FEET +/-
K)	PERVIOUS AREA, MINIMUM % OF LOT	0		0	40 s.f.
	PARKING REQUIRED	SMALL RETAIL & SERVICE = 1 PER 1,500 N.S.F. RESIDENTIAL = 1 PER DWELLING UNIT		REQUIRED: 2 PARKING STALLS REQUIRED: 24 PARKING STALLS	PROVIDED: 21 PARKING STALLS

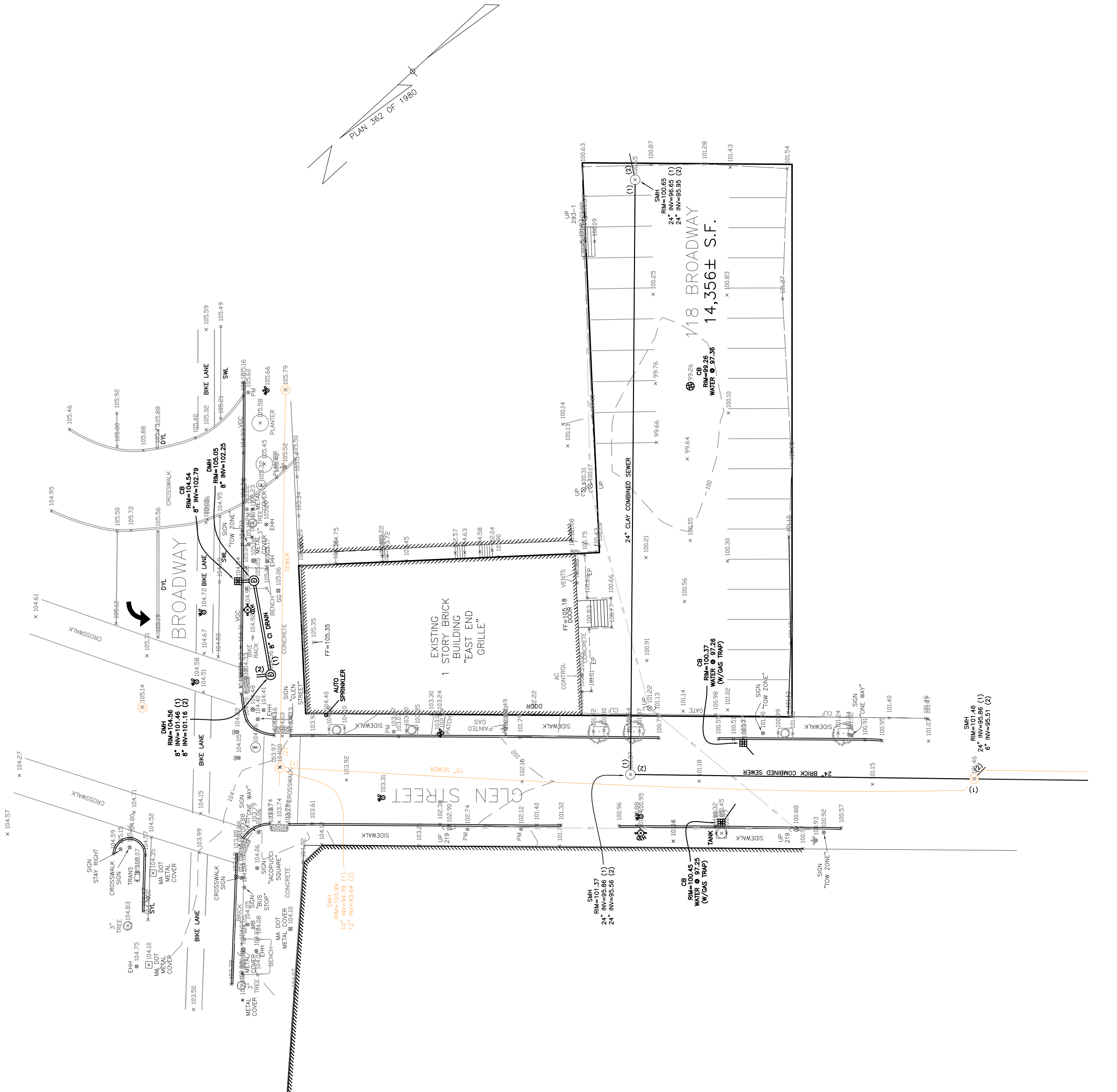
Note #22 Transition requirements apply for parcels abutting a residential district (RA, RB or RC) pursuant to Section 6.1.22.G (Transition to Abutting Residential Districts).

Section 6.1.22.G *Transition to Abutting Residential District.* The minimum side or rear yard setback of a property abutting or spanning a residential district line (RA, RB, RC) shall be 20 feet from the district line with outermost 10 feet of the setback to consist exclusively of vegetative landscaping. The building shall have a 15 foot Upper Level Setback at a Tapering Height of 35 feet from the property line(s) abutting the residential district. The building shall be designed so that its massing is concentrated along the commercial corridor and away from properties in residential zoning districts to the extent possible.

ZONING ORDINANCES CITY OF SOMERVILLE MA
ARTICLE 2
2.2.93. Lot Line, Front. The property line dividing a lot from a street right-of-way. In the case of a corner lot the owner shall have the option of choosing which of the two (2) corner lot lines is to be considered the front lot line.

TOPOGRAPHIC PLAN
IN
SOMERVILLE, MA

SCALE: 1" = 20' 0' 10' 20' 40'
DATE: AUGUST 2, 2016

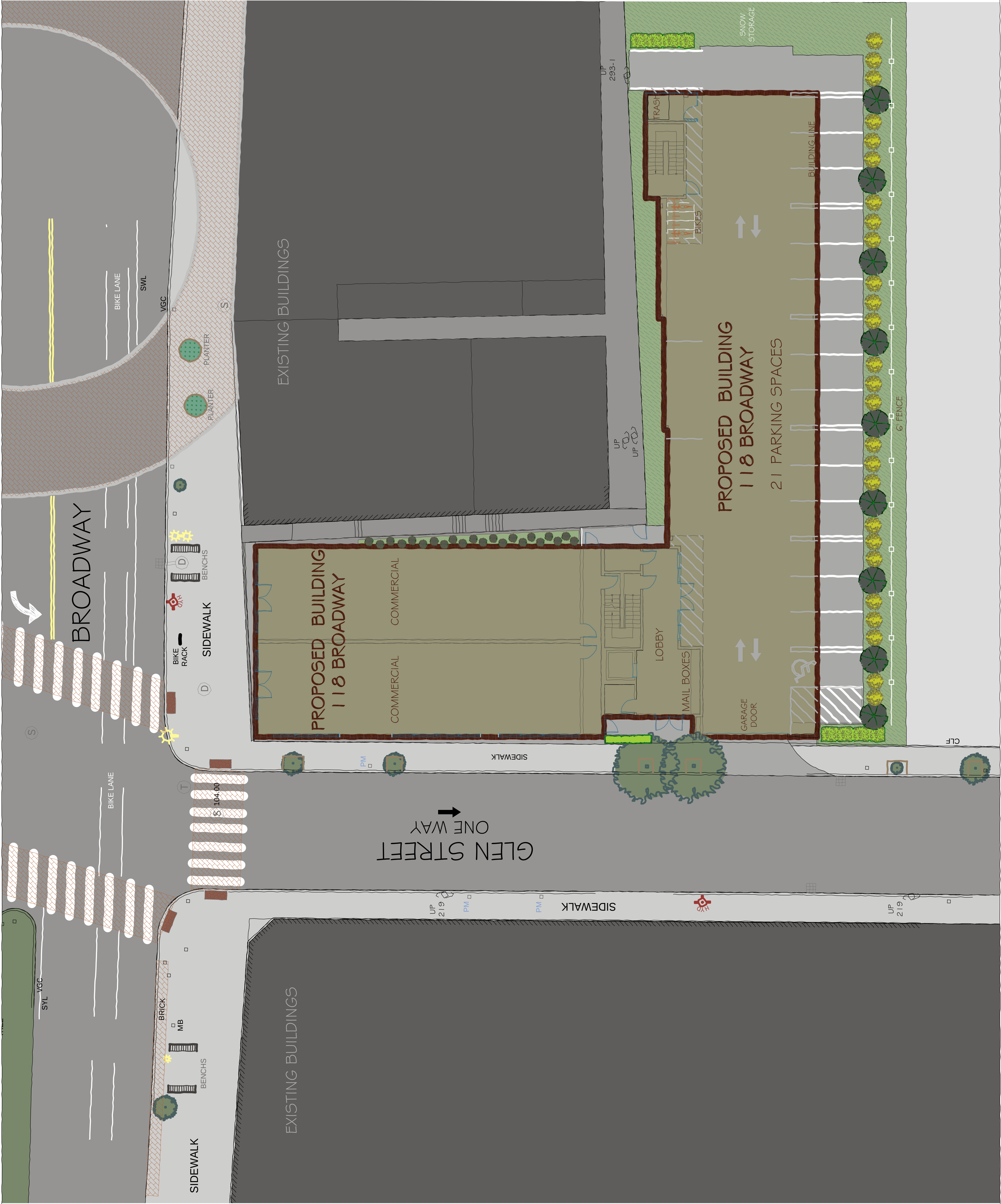
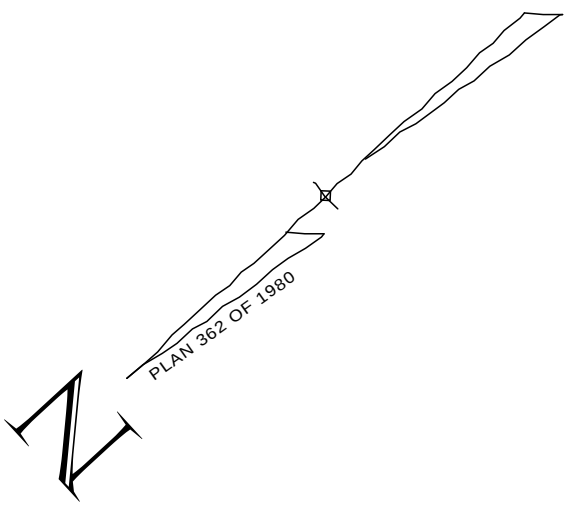


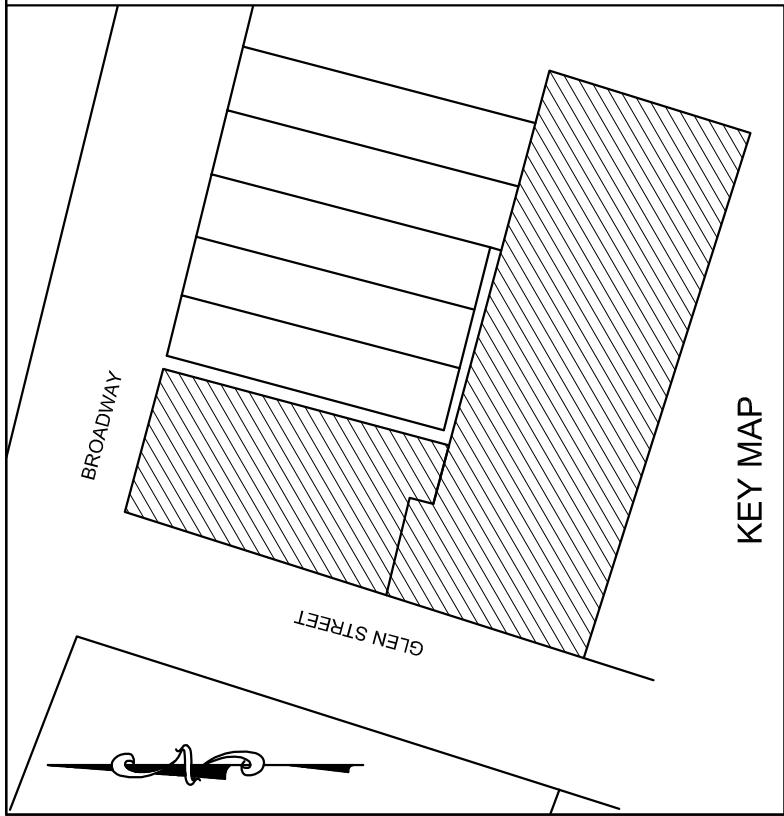
LEGEND

EXISTING SPOT ELEVATION	× 100.25
EXISTING CONTOUR	— 100 —
SEWER MANHOLE	⊙
CATCH BASIN	⊞
DRAIN MANHOLE	⊙
MAILBOX	MB
EDGE PAVEMENT	— EP —
VERTICAL GRANITE CURB	— VGR —
WATER GATE	⦿
HYDRANT	⦿
WATER SHUTOFF	⦿
GAS GATE	⦿
GAS SHUTOFF	⦿
CHAIN LINK FENCE	— CLF —
GUARD RAIL	— GR —
ELECTRIC HANDHOLE	⊙
UTILITY POLE	⊙
OVERHEAD WIRES	— OH —
LIGHT POLE	⊙
PARKING METER	⊙
TREE	⊙
SINGLE YELLOW LINE	— SYL —
SINGLE WHITE LINE	— SWL —
DOUBLE YELLOW LINE	— DWL —

SITE PLAN
IN
SOMERVILLE, MA

SCALE: 1" = 20' 0' 10' 20' 40'
DATE: SEPT. 26, 2016





BROADWAY

GLEN STREET

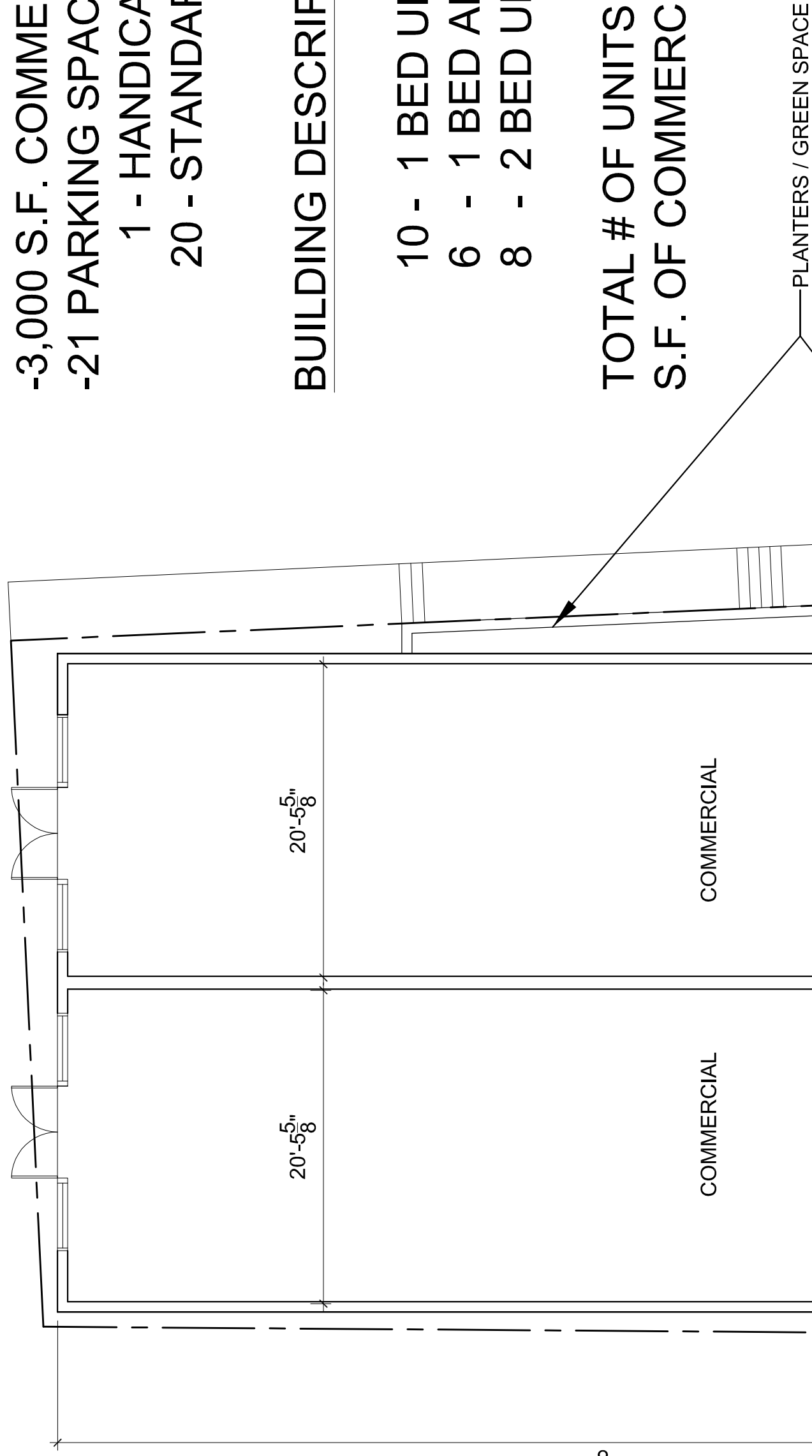
BROADWAY

GLEN STREET

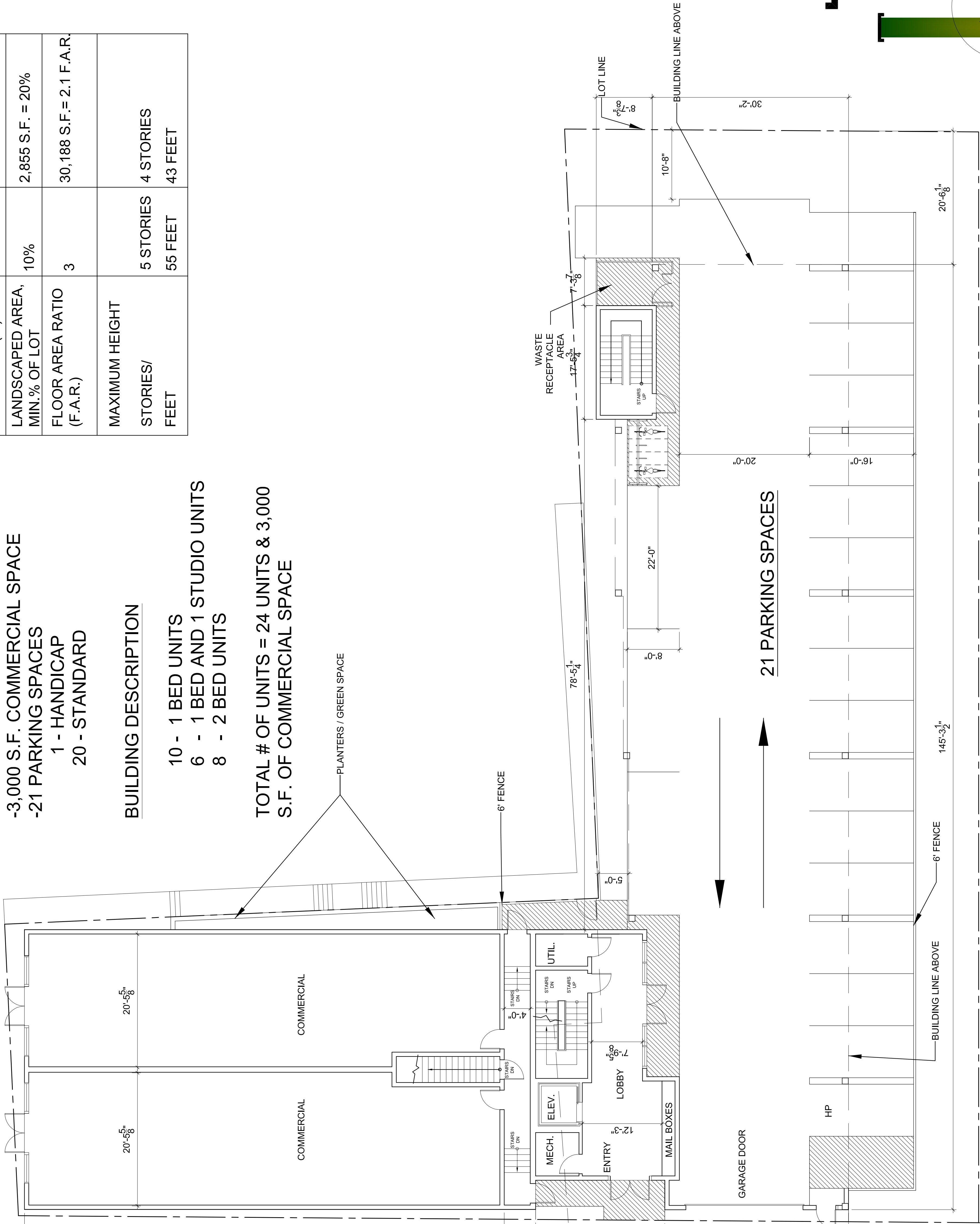
FLOOR DISRIPTION:
-3,000 S.F. COMMERCIAL SPACE
-21 PARKING SPACES
1 - HANDICAP
20 - STANDARD

BUILDING DESCRIPTION
10 - 1 BED UNITS
6 - 1 BED AND 1 STUDIO UNITS
8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE



1 PROPOSED BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED 1ST LEVEL PARKING FLOOR PLAN
1/8" = 1'-0"

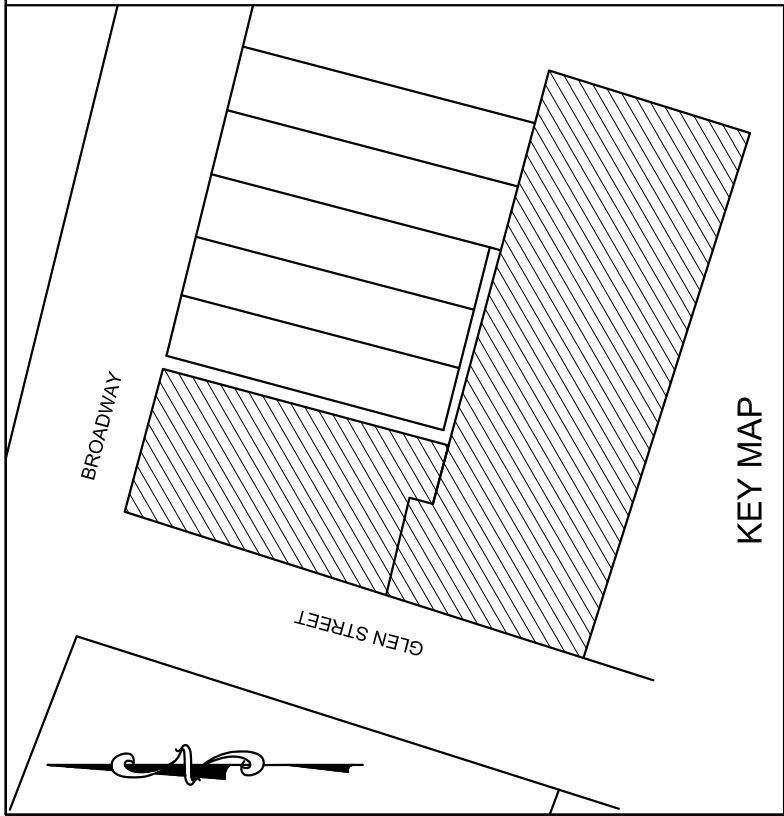
	REQUIRED	PROPOSED
MAXIMUM GROUND COVERAGE (%)	80%	8,951 S.F. = 62%
LANDSCAPED AREA, MIN.% OF LOT	10%	2,855 S.F. = 20%
FLOOR AREA RATIO (F.A.R.)	3	30,188 S.F.= 2.1 F.A.R.
MAXIMUM HEIGHT STORIES/ FEET	5 STORIES 55 FEET	4 STORIES 43 FEET

118 BROADWAY & 8 GLEN STREET

SCALE : AS NOTED
JOB NO: SE0216.012

CDA

23 Shore Rd
Winchester, Ma 01890
www.cdarchitects.net



FLOOR DIScription:

- 2ND FL.-8 UNITS 8,713 S.F.
3 - 1 BED UNITS
2 - 1 BED AND 1 STUDIO UNITS
3 - 2 BED UNITS

- 3RD FL.-8 UNITS 8,713 S.F.
3 - 1 BED UNITS
2 - 1 BED AND 1 STUDIO UNITS
3 - 2 BED UNITS

BUILDING DESCRIPTION

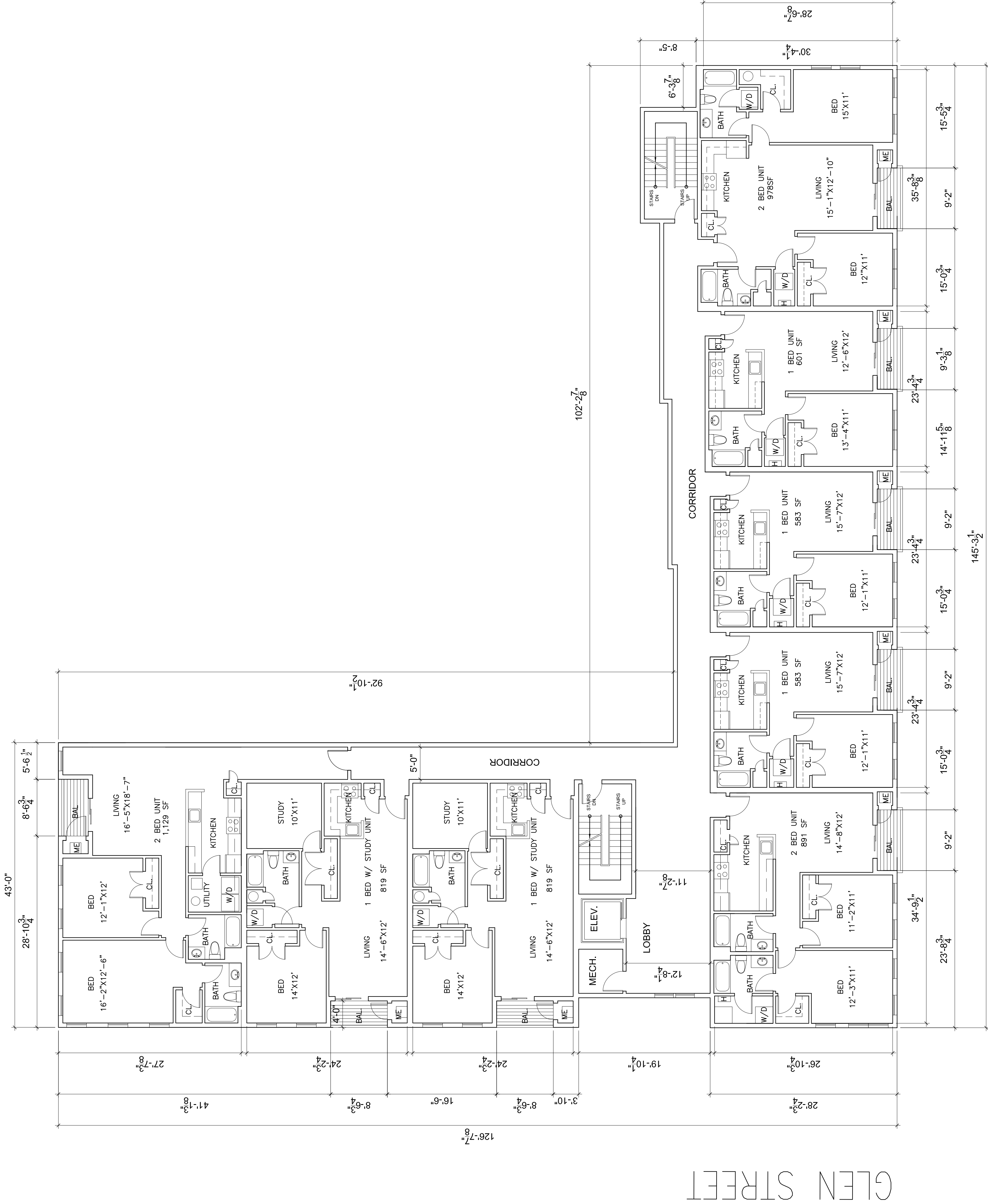
- 10 - 1 BED UNITS
6 - 1 BED AND 1 STUDIO UNITS
8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

DWELLING UNITS ALLOWED

30 UNITS ALLOWED WITH 20% AFFORDABLE HOUSING INCENTIVE

BROADWAY



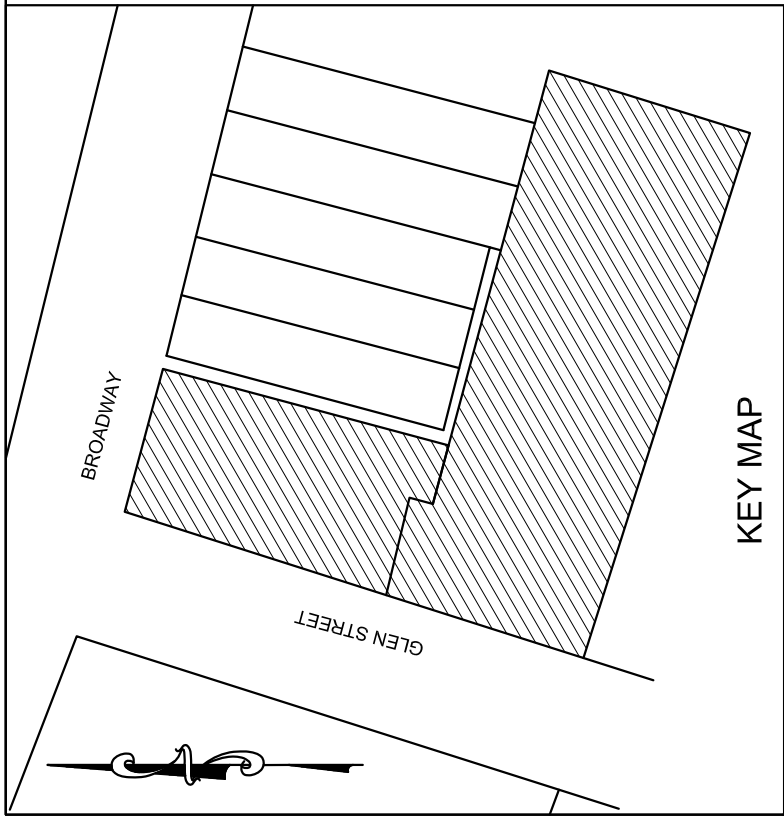
GLEN STREET

118 BROADWAY & 8 GLEN STREET

SCALE: AS NOTED
JOB NO: SE0216.012

CDA

23 Shore Rd
Winchester, Ma 01890
www.cdarchitects.net



FLOOR DISCRPTION:

- 8 UNITS 8,162 S.F.
- 4 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDIO UNITS
- 2 - 2 BED UNITS

BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDIO UNITS
- 8 - 2 BED UNITS

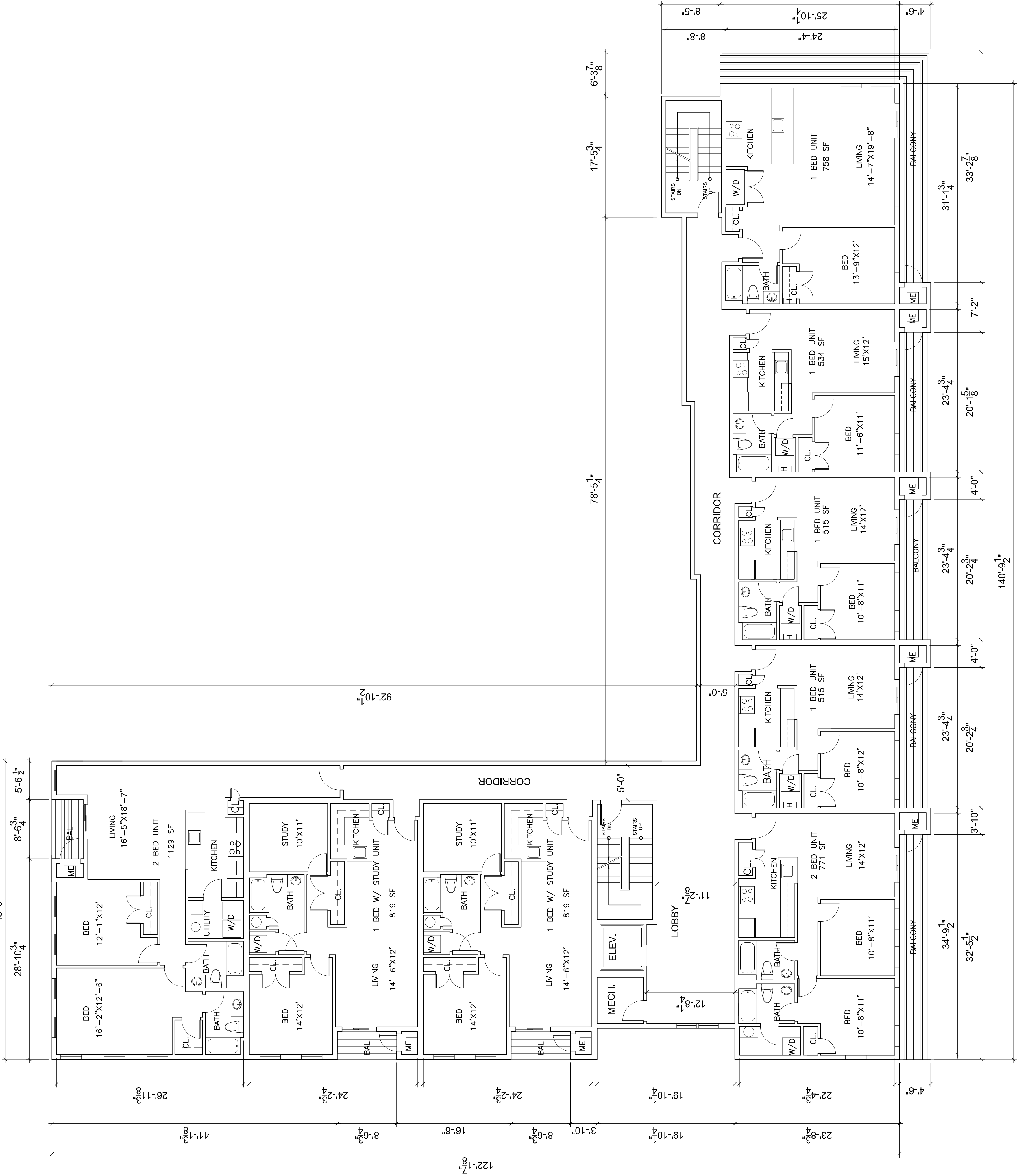
TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

DWELLING UNITS ALLOWED

30 UNITS ALLOWED WITH 20% AFFORDABLE HOUSING INCENTIVE

BROADWAY

GLEN STREET

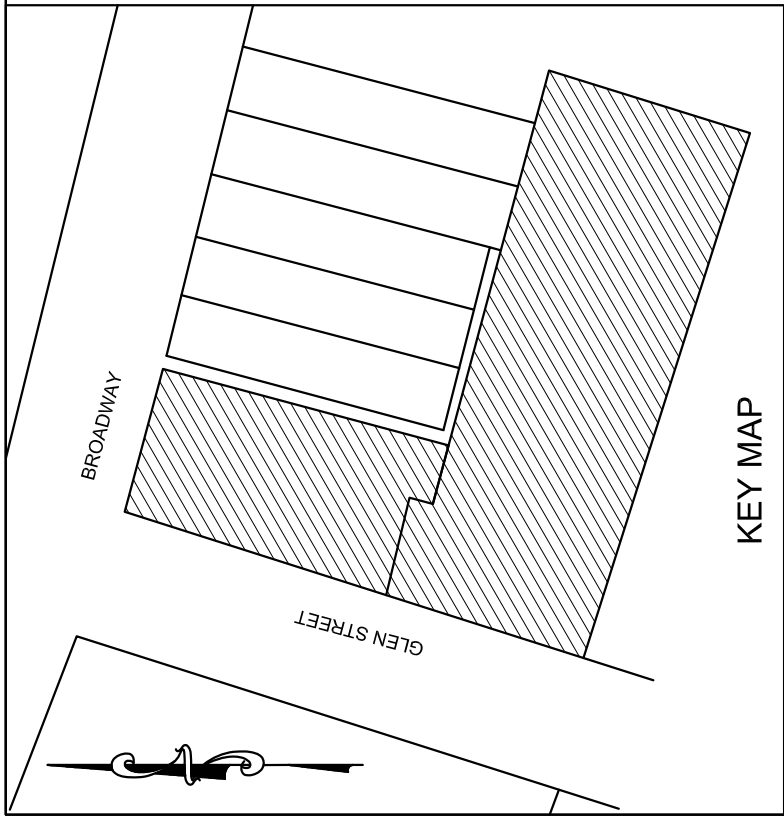


118 BROADWAY & 8 GLEN STREET

SCALE: AS NOTED
JOB NO: SE0216.012

CDA

23 Shore Rd
Winchester, Ma 01890
www.cdarchitects.net

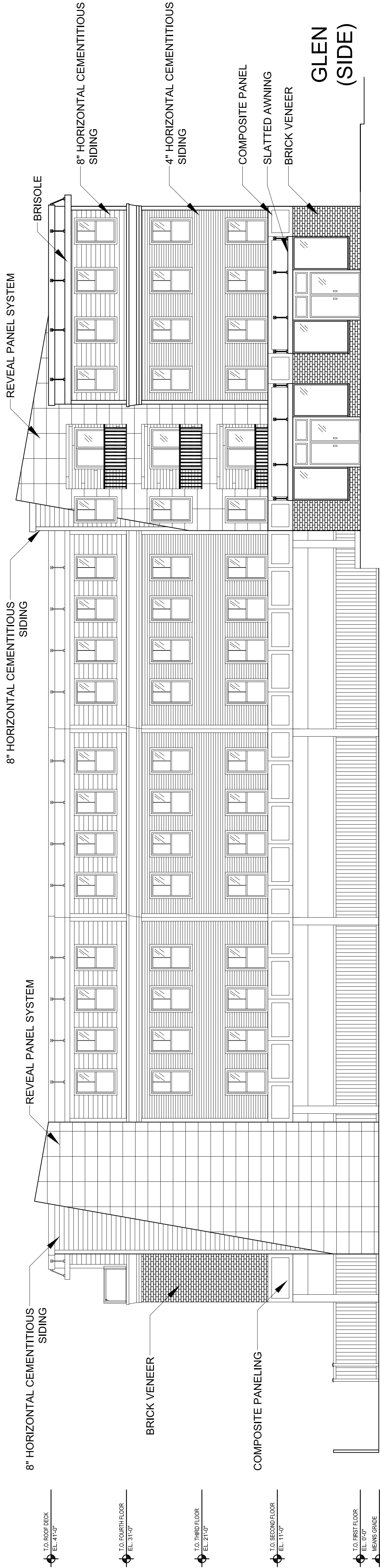


BUILDING DESCRIPTION

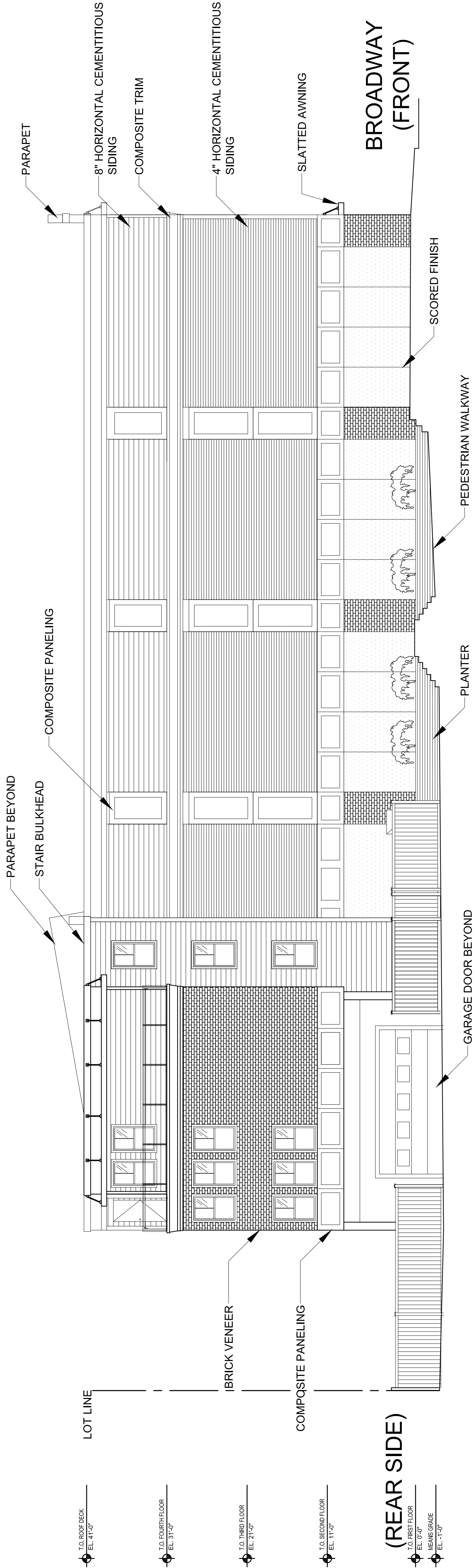
- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

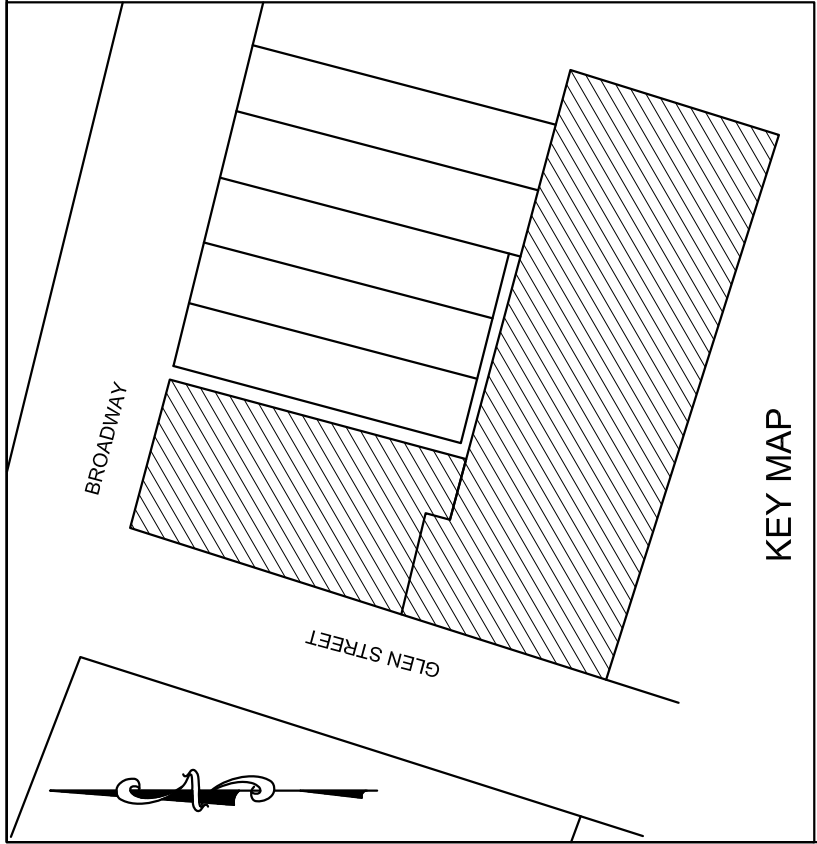
GROSS S.F. = 30,188 S.F.



1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"



2 SIDE ELEVATION (EAST)
1/8" = 1'-0"

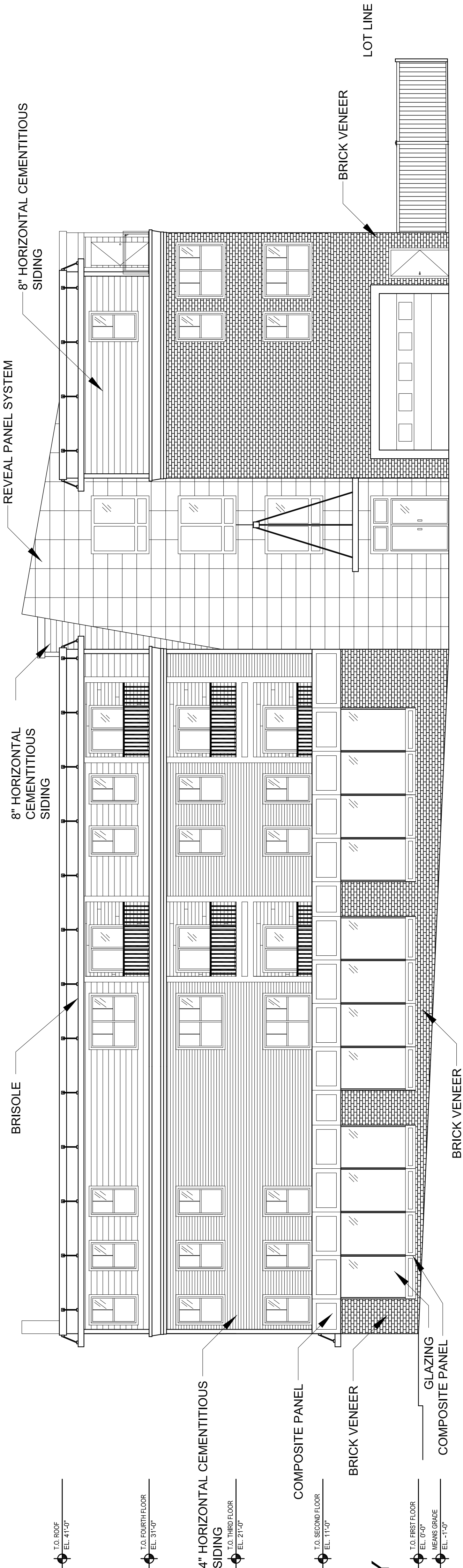


BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

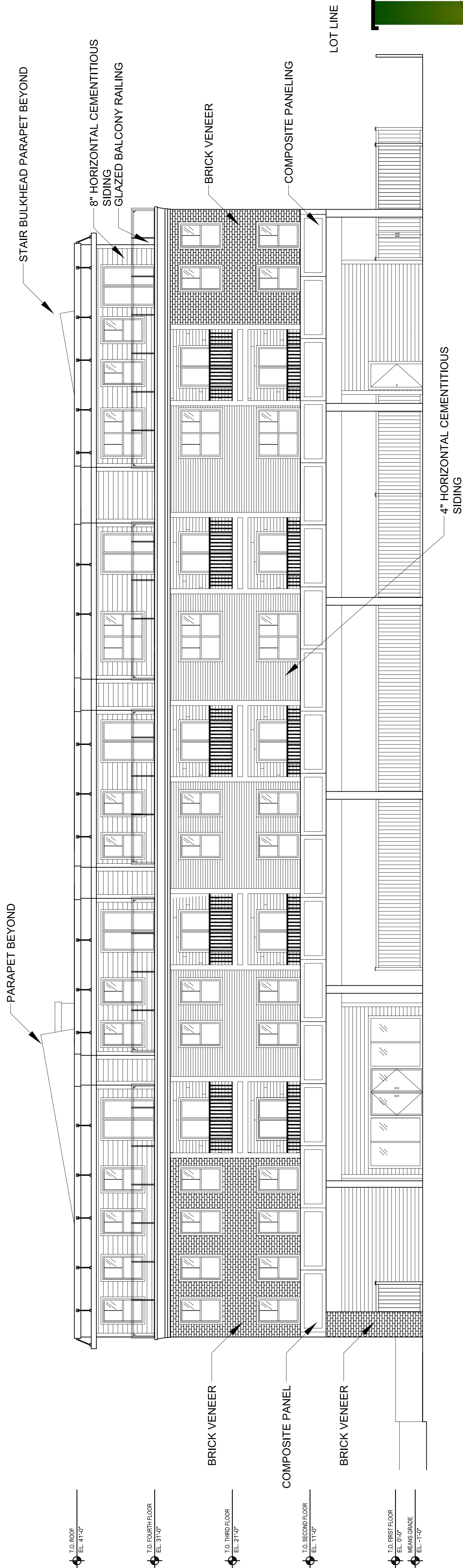
TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.



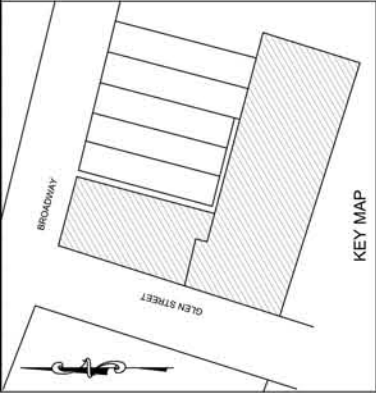
BROADWAY
(FRONT)

1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"



GLEN ST
(SIDE)

2 REAR ELEVATION (SOUTH)
1/8" = 1'-0"



BUILDING DESCRIPTION

10 - 1 BED UNITS
6 - 1 BED UNITS W/ STUDY
8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

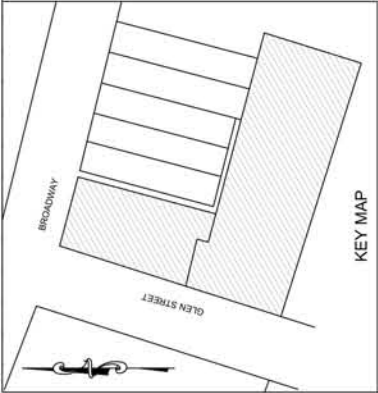
GROSS S.F. = 30,188 S.F.



1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"



2 SIDE ELEVATION (EAST)
1/8" = 1'-0"



BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.

BROADWAY (FRONT)



- T.O. ROOF EL. 41'-0"
- T.O. FOURTH FLOOR EL. 31'-0"
- T.O. THIRD FLOOR EL. 21'-0"
- T.O. SECOND FLOOR EL. 11'-0"
- T.O. FIRST FLOOR EL. 0'-0"
- MEANS GRADE EL. -1'-0"

1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"



GLEN ST (SIDE)

- T.O. ROOF EL. 41'-0"
- T.O. FOURTH FLOOR EL. 31'-0"
- T.O. THIRD FLOOR EL. 21'-0"
- T.O. SECOND FLOOR EL. 11'-0"
- T.O. FIRST FLOOR EL. 0'-0"
- MEANS GRADE EL. -1'-0"

2 REAR ELEVATION (SOUTH)
1/8" = 1'-0"

A-2.2 PROPOSED ARCHITECTURAL ELEVATIONS

COPYRIGHT CDA © 2016. THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CDA ARCHITECTS & ASSOCIATES, INC. AND SHALL NOT BE USED IN WHOLE OR PART FOR ANY REASON WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CDA ARCHITECTS & ASSOCIATES, INC.



SCALE: AS NOTED
JOB NO: SE0216.012

118 BROADWAY & 8 GLEN STREET