118 BROADWAY & 8 GLEN ST
SOMERVILLE, MA

Special Permit Set

MARCH 1, 2017

NEW CONSTRUCTION OF MIXED USE COMMERCIAL & RESIDENTIAL

OWNERS:

GOODFOOD RESTAURANT GROUP LLC
& SPRING HILL REAL - ESTATE LLC
6 AZALEA ROAD
WINCHESTER, MA 01890

CURTIS DIBENEDETTO AND ASSOCIATES, INC

23 SHORE RD.
WINCHESTER, MA 01980
www.cdaarchitects.net

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DRAWINGS LIST

T1 TITLE SHEET

CIVIL

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C-2 EXISTING CONDITION PLAN
C-3 DEMOLITION & EROSION CONTROL PLAN
C-4 CONSTRUCTION / LAYOUT PLAN
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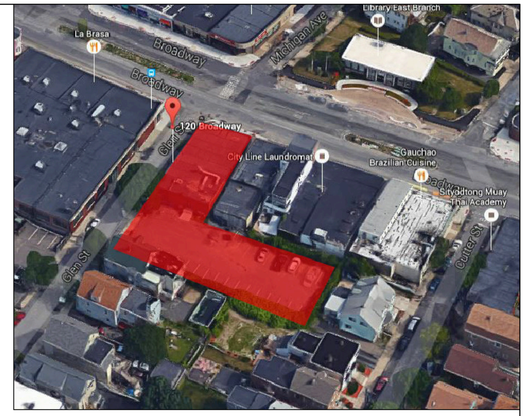

LOCUS MAP

ZONING EVALUATION FOR 118 BROADWAY AND 8 GLEN ST SOMERVILLE, MA Zoning District: CCD-55		ALLOWED		PROPOSED	USE: MIXED MULTIFAMILY/ COMMERCIAL
MULTIPLE DWELLING	REQUIRED		TOTAL ALLOWED		TOTAL PROPOSED
A) MINIMUM LOT SIZE (S.F.)	NA		14,356 S.F. (EXISTING)		14,356 S.F. (EXISTING)
B) MIN. LOT AREA PER DWELLING UNIT					
1-9 UNITS (S.F.)	600 S.F. PER UNIT				
10 OR MORE UNITS (S.F.)	600 S.F. PER UNIT				
INCLUSIONARY HOUSING	20% INCLUSIONARY HOUSING		(14,356 SF / 495 SF = 29) 29 UNITS		24 UNITS
INCLUSIONARY HOUSING	REDUCTION IN LOT AREA P/ UNIT 17.5% = 495 S.F				
C) MAXIMUM GROUND COVERAGE (%)	80%		80% = 11,485.2 S.F.		8,966 S.F. = 63%
D) LANDSCAPED AREA, MIN.% OF LOT	10%		10% = 1,435.6 S.F.		2,584 S.F. = 18%
E) FLOOR AREA RATIO (F.A.R.)	3		FAR OF 3 = 43,068 S.F.		32,529 S.F.= 2.27 F.A.R.
F) MAXIMUM HEIGHT					
STORIES/	N/A		5 STORIES		5 STORIES
FEET	55 FEET		55 FEET		54'-6" FT
G) MINIMUM FRONT YARD	N/A		0 FEET		1.0 FT
H) MINIMUM SIDE YARD	N/A (NOTE #22)		0 FEET & 20 FEET @ RB DISTRICT		1.0 FT & 20 FT @ RB DISTRICT
I) MINIMUM REAR YARD	N/A (NOTE #22)		0 FEET & 20 FEET @ RB DISTRICT		20 FEET @ RB DISTRICT
J) MINIMUM FRONTAGE (FT)	30 FEET		44.85 FEET +/-		44.85 FEET +/-
K) PERVIOUS AREA, MINIMUM % OF LOT	0		0		2,881 S.F.
PARKING REQUIRED	SMALL RETAIL & SERVICE = 1 PER 1,500 N.S.F.		REQUIRED: 2 PARKING STALLS	TOTAL REQUIRED PARKING STALLS: 26	PROVIDED: 20 PARKING STALLS
	RESIDENTIAL = 1 PER DWELLING UNIT		REQUIRED: 24 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.

REGISTERED ARCHITECT
No. 4692
3/1/2017

PLAN INDEX

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ZONING TABLE

NOTE: ZONING AS DETERMINED BY CURTIS DiBENEDETTO & ASSOCIATES, INC. SEE ARCHITECTURAL SET FOR ADDITIONAL ZONING CALCULATIONS.

ZONE: CCD55

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	11,844 S.F.(1)	14,356 S.F.
MINIMUM LOT FRONTAGE	30 ft.	44.85 FT. BROADWAY
MINIMUM FRONT SETBACK	N/A	1.0 FT.
MINIMUM SIDE SETBACK	N/A (2)	1.0 FT.
MINIMUM REAR SETBACK	N/A (2)	20ft. @ RB DISTRICT
MAXIMUM GROUND COVERAGE (%)	80%	63%
MAXIMUM BUILDING HEIGHT STORIES	5	5
MAXIMUM BUILDING HEIGHT FEET	55 FT.	54.5 FT.
LOT AREA PER DWELLING UNIT	495 S.F.(1)	495 S.F.
GROSS FLOOR AREA	–	32,529 S.F.
LANDSCAPED AREA	10%	20%
PROPOSED PERVIOUS AREA	–	11,313 S.F.
EXISTING IMPERVIOUS AREA	–	14,080 S.F.
NET FLOOR AREA		30,163 S.F.
FLOOR AREA RATIO (FAR)	3	2.27

(1) SEE TABLE 13.3.4.B: UNIT BONUS (SEE BELOW)
(2) SEE ARCHITECTURAL PLAN SET, COVER SHEET ZONING EVALUATION NOTE #22.

TABLE 13.3.4.B: UNIT BONUSES

SHEET DESIGNATION	DRAWING
TOTAL NUMBER OF UNITS PERMITTED BY THE LOT AREA PER DWELLING UNIT AS ESTABLISHED ELSEWHERE IN THE SZO	REDUCTION IN LOT AREA PER DWELLING UNIT %
UP TO 17 UNITS	NO BONUS
18 OR MORE UNITS	17.5%

LOT REDUCTION OF 17.5%: 14,356 S.F. – (14,356 x 17.5) = 11,844 S.F. MIN. REQUIRED
EXISTING LOT AREA = 14,356 S.F. (PROVIDED) > 11,844 S.F. (REQUIRED)

EXISTING BUILDING	
AREA OF BUILDING	9,405 S.F.
NUMBER OF STORIES	4
PRINCIPAL USE	FOOD SERVICE
SETBACK FROM PROPERTY LINES	FRONT = 0.0' SIDE = 0.0' REAR = 0.0'
FINISHED FLOOR ELEVATIONS	105.35 105.18 (ASSUMED BENCH)

PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED IN 2016.
2. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
3. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
4. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
5. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811) FOR NEW TICKET, TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
6. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
7. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
8. PROP. DRAIN PIPES TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
9. THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
10. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
12. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
13. ELEVATIONS ARE ON AN ASSUMED DATUM

PARKING CALCULATIONS

SECTION 9.17 PARKING SPACE & LOADING REQUIREMENTS IN CCD

CATEGORY	REQUIRED SPACES	PROVIDED SPACES
RESIDENTIAL	1 PER UNIT 1 x 24 UNITS = 24	20 SEE ORDINANCE 2016-06 2.g.
RETAIL (COMMERCIAL)	SMALL RETAIL AND SERVICE 1 PER 1500 N.S.F 3,000/1,500 = 2	-
TOTAL	26	20 (1 VAN)
LOADING	RESIDENTIAL: N/A RETAIL: 0-5,000 s.f. = 0 0	1
BICYCLING	RESIDENTIAL 0.5 / UNIT = 12 RETAIL 1/6,000 n.f.s. = 0.5 REQUIRED = 13	12 (4 UPPER 8 IN LOWER LEVEL)

PARKING DIMENSIONS & REQUIREMENTS DETERMINED BY CURTIS DIBENEDETTO & ASSOCIATES, INC.

PROPOSED BUILDING 118 BROADWAY

USE	
COMMERCIAL	2 UNITS AT 1,500 S.F. TOTAL AREA = 3,000 S.F.
RESIDENTIAL	6 – 1 BEDROOM UNITS 8 – 1 BEDROOM & 1 STUDY UNITS 7 – 2 BEDROOM UNITS 3 – 3 BEDROOM UNITS 24 UNITS TOTAL AREA = 29,529 S.F.
BUILDING	TOTAL AREA = 32,529 S.F.

SEE ARCHITECTURAL PLANS BY CURTIS DIBENEDETTO & ASSOCIATES, INC. FOR UNIT INFORMATION

OWNERS:
GOODFOOD RESTAURANT GROUP LLC
& SPRING HILL REAL-ESTATE LLC
6 AZALEA ROAD
WINCHESTER, MA 01890

LOCUS:
118 BROADWAY
8 GLEN STREET

ASSESSORS
118 BROADWAY:
ASSESSORS MAP 91 BLOCK A LOT 1

8 GLEN STREET:
ASSESSORS MAP 91 BLOCK A LOT 47

PLAN REFERENCE:
PLAN NUMBER 362 of 1980
PLAN NUMBER 694 of 1958

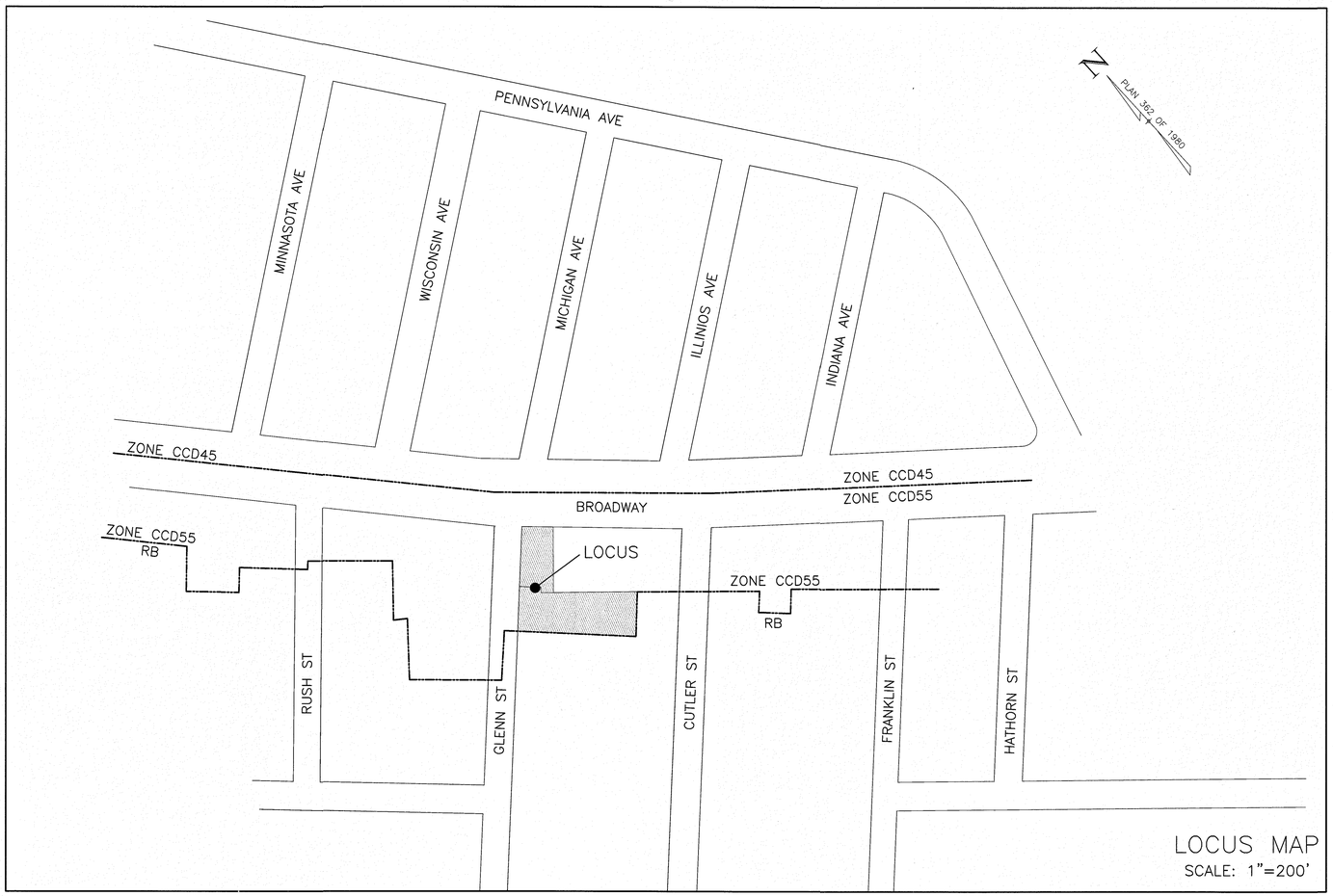
APPLICANT:
MICHAEL BANDAR
27 FRANCESCA AVE.
SOMERVILLE, MA

ENGINEER:
WILLIAMS & SPARAGES
189 N MAIN STREET
MIDDLETON, MA 01949

ARCHITECT:
CURTIS DIBENEDETTO
& ASSOCIATES, INC.
23 SHORE ROAD
WINCHESTER, MA 01890

CITY OF SOMERVILLE

118 BROADWAY
NEW CONSTRUCTION OF MIXED USE COMMERCIAL & RESIDENTIAL
118 BROADWAY & 8 GLEN STREET
SOMERVILLE, MA



LOCUS MAP
SCALE: 1"=200'

SEAL
COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
CIVIL
No. 40178
(3/3/17)

COVER SHEET
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-1

SHEET 1 OF 10

0' 100' 200' 400'
SCALE: 1"=200'

NOVEMBER 1, 2016

NO.	DATE	
4		
3	3/1/2017	BUILDING UNIT INFO
2	2/13/2017	BUILDING REVISIONS
1	12/13/2016	REVISED UTILITY WORK

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

WILLIAMS & SPARAGES
CIVIL ENGINEERS LAND SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

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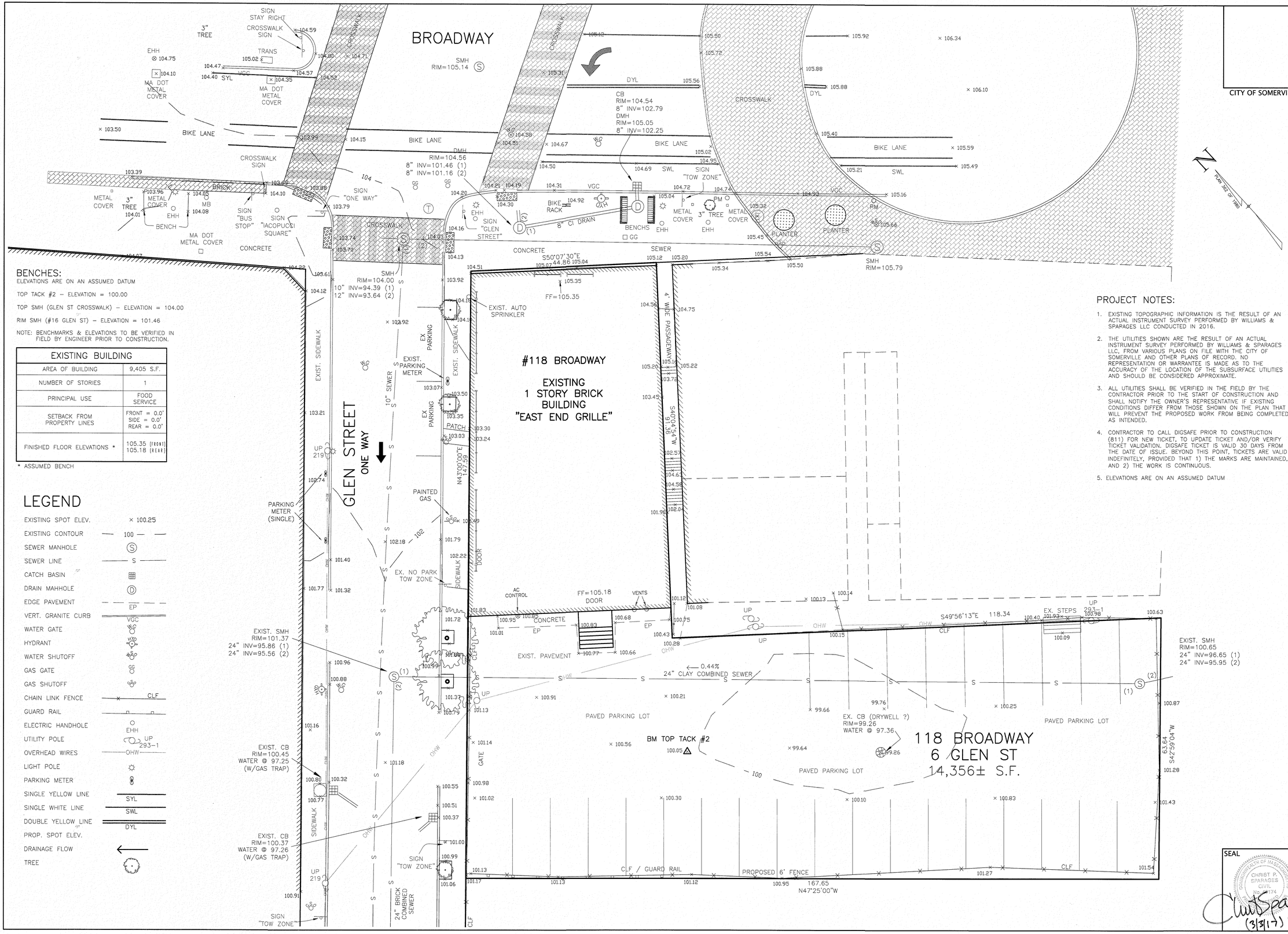

BENCHES:

ELEVATIONS ARE ON AN ASSUMED DATUM

TOP TACK #2 – ELEVATION = 100.00

TOP SMH (GLEN ST CROSSWALK) – ELEVATION = 104.00

RIM SMH (#16 GLEN ST) – ELEVATION = 101.46

NOTE: BENCHMARKS & ELEVATIONS TO BE VERIFIED IN FIELD BY ENGINEER PRIOR TO CONSTRUCTION.

EXISTING BUILDING	
AREA OF BUILDING	9,405 S.F.
NUMBER OF STORIES	1
PRINCIPAL USE	FOOD SERVICE
SETBACK FROM PROPERTY LINES	FRONT = 0.0' SIDE = 0.0' REAR = 0.0'
FINISHED FLOOR ELEVATIONS *	105.35 (FRONT) 105.18 (REAR)

* ASSUMED BENCH

LEGEND

- EXISTING SPOT ELEV. × 100.25
- EXISTING CONTOUR — 100 —
- SEWER MANHOLE (S)
- SEWER LINE — S —
- CATCH BASIN
- DRAIN MAHHOLE (D)
- EDGE PAVEMENT — EP —
- VERT. GRANITE CURB — VGC —
- WATER GATE
- HYDRANT
- WATER SHUTOFF
- GAS GATE
- GAS SHUTOFF
- CHAIN LINK FENCE — CLF —
- GUARD RAIL
- ELECTRIC HANDHOLE EHH
- UTILITY POLE UP 293-1
- OVERHEAD WIRES — OHW —
- LIGHT POLE
- PARKING METER
- SINGLE YELLOW LINE — SYL —
- SINGLE WHITE LINE — SWL —
- DOUBLE YELLOW LINE — DYL —
- PROP. SPOT ELEV.
- DRAINAGE FLOW
- TREE

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EXISTING CONDITIONS PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-2

SHEET 2 OF 10

0' 5' 10' 20'

SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	BUILDING UNIT INFO
4	3/1/2017	
3	2/13/2017	BUILDING REVISIONS
2	12/13/2016	REVISED UTILITY WORK
1		

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
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Applicant:
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SURVEYORS, PLANNERS, ENGINEERS
189 NORTH MAIN STREET
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PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

SEAL

COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
CIVIL
No. 49174
REGISTERED PROFESSIONAL ENGINEER

(3/3/17)

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3. DURING CONSTRUCTION SHOULD A CONFLICT ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION: 811.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
6. EXCAVATION AND TRENCHES TO COMPLY TO 520 CMR 14.00 AND SHALL BE IN ACCORDANCE WITH CHAPTER 82A OF THE MASSACHUSETTS GENERAL LAWS.
7. REMOVE AND DISPOSE DEMOLISHED MATERIAL, DEBRIS AND WASTE FROM SITE AS SOON AS POSSIBLE.
8. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
9. COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND SAFETY CODES AND WITH ALL AUTHORITIES WITH JURISDICTION.
10. TEMPORARY BARRICADES PERTAINING TO ACTIVITIES SHALL BE INSTALLED TO PREVENT INJURIES AND ACCIDENTS TO PERSONS IN OR AROUND THE CONSTRUCTION SITE IN ACCORDANCE TO OSHA REQUIREMENTS.
11. SITE DEMOLITION AND CONSTRUCTION SHALL COMPLY TO OSHA STANDARDS/REQUIREMENTS.
12. SITE TO BE SECURED BY SECURITY FENCE.
13. EXISTING UTILITIES THAT ARE NOT TO BE USED AND/OR ABANDONED SHALL BE CUT AND CAPPED AS DIRECTED BY THE CITY OF SOMERVILLE DPW / ENGINEERING.
14. SEE DETAIL SHEET C-9 FOR EROSION CONTROL DETAILS.

LEGEND

- EXISTING SPOT ELEV. 1272 × PSC 100.25
- EXISTING CONTOUR — 100 —
- SEWER MANHOLE (S)
- SEWER LINE — S —
- CATCH BASIN
- DRAIN MAHHOLE (D)
- EDGE PAVEMENT — EP —
- VERT. GRANITE CURB — VGC —
- WATER GATE
- HYDRANT
- WATER SHUTOFF
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- SINGLE WHITE LINE — SWL —
- DOUBLE YELLOW LINE — DYL —
- PROP. SPOT ELEV.
- DRAINAGE FLOW
- TREE

UTILITY COMPANIES

CABLE/INTERNET/TELEPHONE: COMCAST/XFINITY
179 W MAIN STREET, AYER, MA 0143(800) 266-2278

CABLE/INTERNET/TELEPHONE: VERIZON FIOS
185 FRANKLIN STREET, BOSTON, MA 02107(800) 870-9999

CABLE/INTERNET/TELEPHONE: RCN
(800) 746-4736

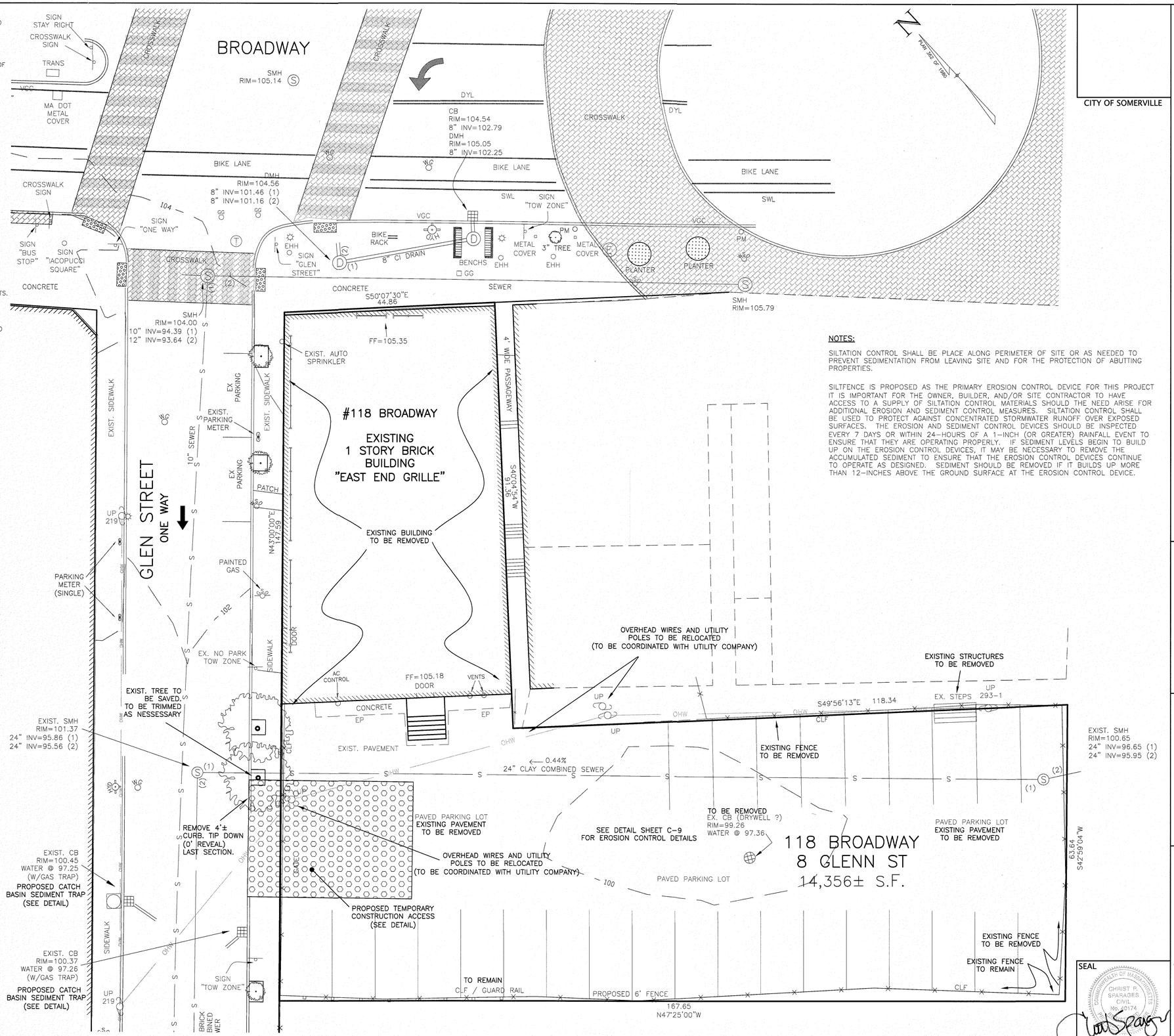
TELEPHONE/INTERNET BASED: VONAGE
(866) 243-4357

ELECTRICITY: EVERSOURCE
WHEELER CT, WATERTOWN, MA 02472
CONSTRUCTION SERVICES SUPPORT CENTER 800-362-7764

GAS: NATIONAL GRID
(800) 233-5325

WATER: SOMERVILLE WATER COMMISSION
FRANEY ROAD, SOMERVILLE, MA(617) 625-6600, EXT. 5850

PUBLIC WORKS: DEPARTMENT OF PUBLIC WORKS
(617) 625-6600 X5100



NOTES:

SILTATION CONTROL SHALL BE PLACE ALONG PERIMETER OF SITE OR AS NEEDED TO PREVENT SEDIMENTATION FROM LEAVING SITE AND FOR THE PROTECTION OF ABUTTING PROPERTIES.

SILTFENCE IS PROPOSED AS THE PRIMARY EROSION CONTROL DEVICE FOR THIS PROJECT IT IS IMPORTANT FOR THE OWNER, BUILDER, AND/OR SITE CONTRACTOR TO HAVE ACCESS TO A SUPPLY OF SILTATION CONTROL MATERIALS SHOULD THE NEED ARISE FOR ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES. SILTATION CONTROL SHALL BE USED TO PROTECT AGAINST CONCENTRATED STORMWATER RUNOFF OVER EXPOSED SURFACES. THE EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE INSPECTED EVERY 7 DAYS OR WITHIN 24-HOURS OF A 1-INCH (OR GREATER) RAINFALL EVENT TO ENSURE THAT THEY ARE OPERATING PROPERLY. IF SEDIMENT LEVELS BEGIN TO BUILD UP ON THE EROSION CONTROL DEVICES, IT MAY BE NECESSARY TO REMOVE THE ACCUMULATED SEDIMENT TO ENSURE THAT THE EROSION CONTROL DEVICES CONTINUE TO OPERATE AS DESIGNED. SEDIMENT SHOULD BE REMOVED IF IT BUILDS UP MORE THAN 12-INCHES ABOVE THE GROUND SURFACE AT THE EROSION CONTROL DEVICE.

SEAL

CHRIST P. SPARAGES CIVIL No. 20174 COMMONWEALTH OF MASSACHUSETTS

(3/3/17)

DEMOLITION & EROSION PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-3

SHEET 3 OF 10

SCALE: 1"=10' (0' 5' 10' 20')

NOVEMBER 1, 2016

NO.	DATE	REVISED UTILITY WORK
1	12/13/2016	BUILDING REVISIONS
2	2/13/2017	BUILDING UNIT INFO
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4		

Owner:
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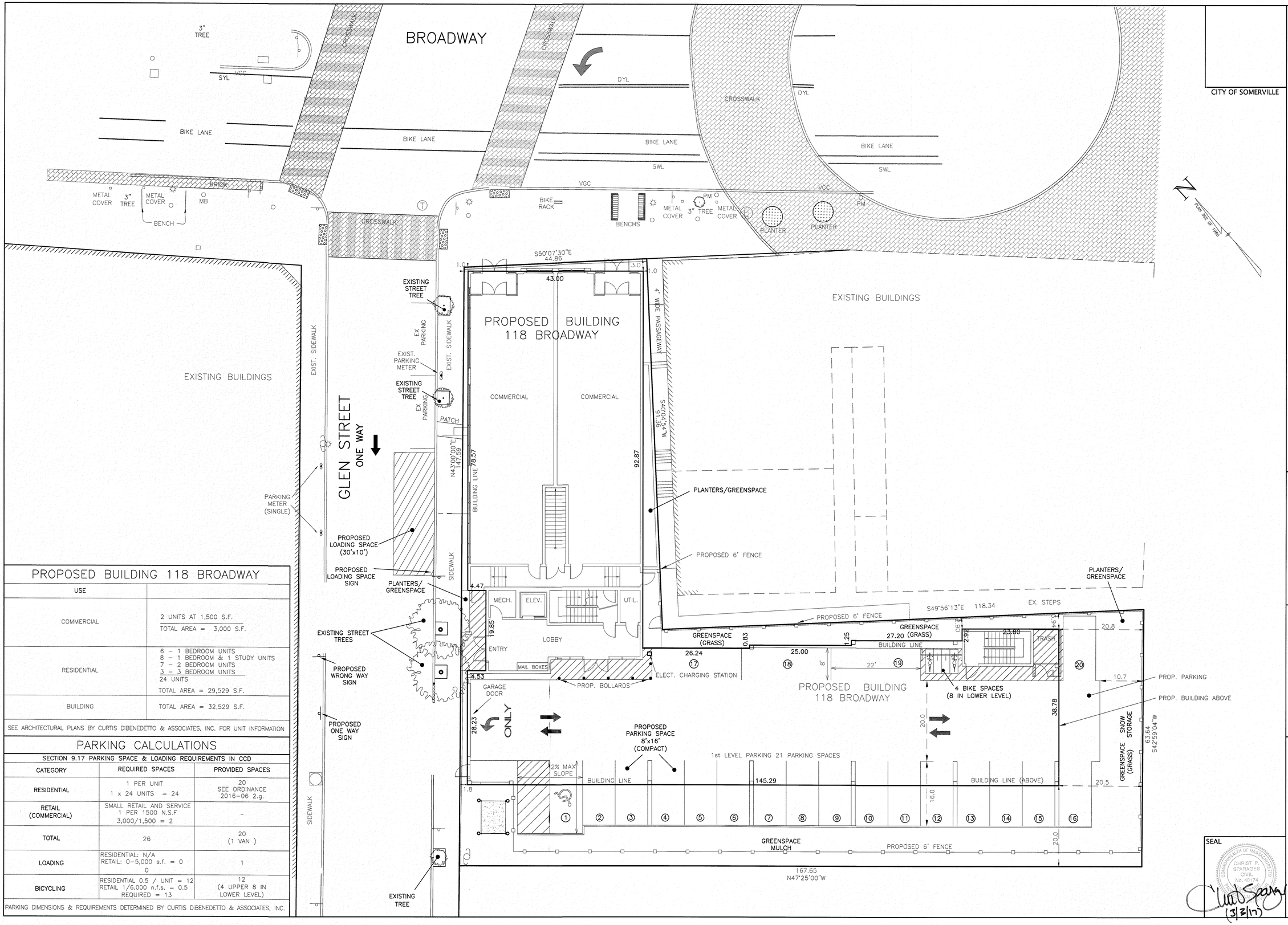

PROPOSED BUILDING 118 BROADWAY

USE	
COMMERCIAL	2 UNITS AT 1,500 S.F. TOTAL AREA = 3,000 S.F.
RESIDENTIAL	6 – 1 BEDROOM UNITS 8 – 1 BEDROOM & 1 STUDY UNITS 7 – 2 BEDROOM UNITS 3 – 3 BEDROOM UNITS 24 UNITS TOTAL AREA = 29,529 S.F.
BUILDING	TOTAL AREA = 32,529 S.F.

SEE ARCHITECTURAL PLANS BY CURTIS DIBENEDETTO & ASSOCIATES, INC. FOR UNIT INFORMATION

PARKING CALCULATIONS

SECTION 9.17 PARKING SPACE & LOADING REQUIREMENTS IN CCD

CATEGORY	REQUIRED SPACES	PROVIDED SPACES
RESIDENTIAL	1 PER UNIT 1 x 24 UNITS = 24	20 SEE ORDINANCE 2016-06 2.g.
RETAIL (COMMERCIAL)	SMALL RETAIL AND SERVICE 1 PER 1500 N.S.F 3,000/1,500 = 2	-
TOTAL	26	20 (1 VAN)
LOADING	RESIDENTIAL: N/A RETAIL: 0–5,000 s.f. = 0 0	1
BICYCLING	RESIDENTIAL 0.5 / UNIT = 12 RETAIL 1/6,000 n.f.s. = 0.5 REQUIRED = 13	12 (4 UPPER 8 IN LOWER LEVEL)

PARKING DIMENSIONS & REQUIREMENTS DETERMINED BY CURTIS DIBENEDETTO & ASSOCIATES, INC.

P:\SOMV-0021\118 Broadway\Drawings\SP\broadway#118_R7.dwg, JST

CONSTRUCTION / LAYOUT PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-4

SHEET 4 OF 10

0' 5' 10' 20'
SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	
4		
3	3/1/2017	BUILDING UNIT INFO
2	2/13/2017	BUILDING REVISIONS
1	12/13/2016	REVISED UTILITY WORK

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

- [ ] Drawing Issued for Review Only
- [ ] Drawing Issued for Permit
- [ ] Drawing Issued for Construction

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
139 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

SEAL

COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
CIVIL
No. 40174
REGISTERED PROFESSIONAL ENGINEER

(3/3/17)

BROADWAY

CITY OF SOMERVILLE

GRADING & DRAINAGE PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-5

SHEET 5 OF 10

SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	
4		
3	3/1/2017	BUILDING UNIT INFO
2	2/13/2017	BUILDING REVISIONS
1	12/13/2016	REVISED UTILITY WORK

LEGEND

EXISTING SPOT ELEV.	1272 × 100.25 PSC
EXISTING CONTOUR	100
SEWER MANHOLE	S
SEWER LINE	S
CATCH BASIN	
DRAIN MAHHOLE	D
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	WG
HYDRANT	
WATER SHUTOFF	
GAS GATE	GG
GAS SHUTOFF	
CHAIN LINK FENCE	CLF
GUARD RAIL	
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP 293-1
OVERHEAD WIRES	OHW
LIGHT POLE	
PARKING METER	
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	100.5
DRAINAGE FLOW	
TREE	

IMPERVIOUS CALCULATIONS

	EXISTING	PROPOSED
IMPERVIOUS	14,080 S.F.	11,313 S.F.

BENCHES:
ELEVATIONS ARE ON AN ASSUMED DATUM

TOP TACK #2 – ELEVATION = 100.00

TOP SMH (GLEN ST CROSSWALK) – ELEVATION = 104.00

RIM SMH (#16 GLEN ST) – ELEVATION = 101.46

NOTE: BENCHMARKS & ELEVATIONS TO BE VERIFIED IN FIELD BY ENGINEER PRIOR TO CONSTRUCTION.

PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED IN 2016.
2. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
3. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
4. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
5. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811) FOR NEW TICKET, TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
6. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
7. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
8. PROP. DRAIN PIPES TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
9. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
10. THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
11. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
13. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
14. ELEVATIONS ARE ON AN ASSUMED DATUM

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

Drawing Issued for Review Only ☐
Drawing Issued for Permit ☒
Drawing Issued for Construction ☐

SEAL

CHRIST P. SPARAGES CIVIL No. 40774 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

(3/3/17)

WILLIAMS & SPARAGES
ENGINEERS ▪ SURVEYORS
LAND PLANNERS
1 MAIN STREET
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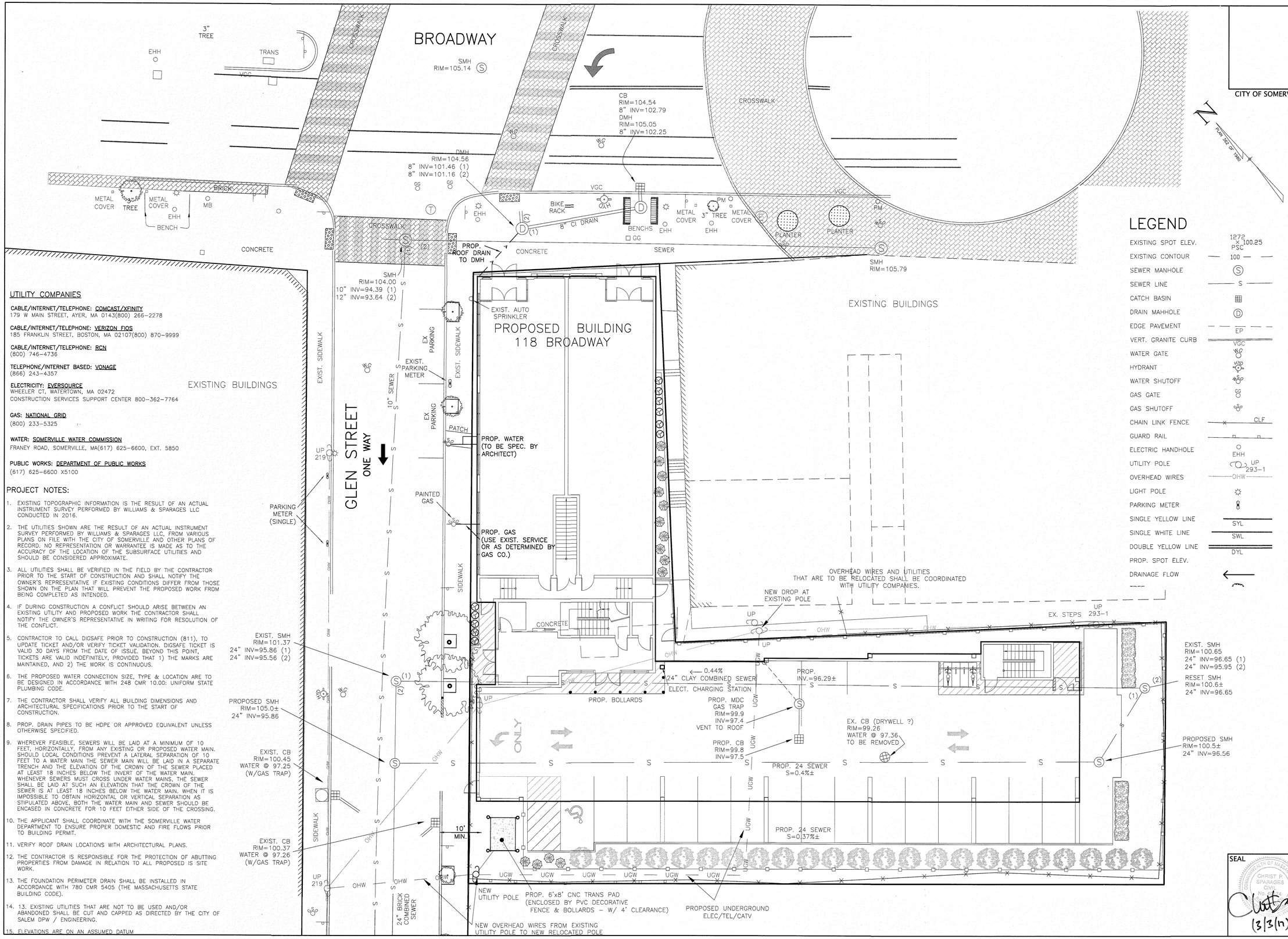

UTILITY COMPANIES

CABLE/INTERNET/TELEPHONE: COMCAST/XFINITY
179 W MAIN STREET, AYER, MA 0143(800) 266-2278

CABLE/INTERNET/TELEPHONE: VERIZON FIOS
185 FRANKLIN STREET, BOSTON, MA 02107(800) 870-9999

CABLE/INTERNET/TELEPHONE: RCN
(800) 746-4736

TELEPHONE/INTERNET BASED: VONAGE
(866) 243-4357

ELECTRICITY: EVERSOURCE
WHEELER CT, WATERTOWN, MA 02472
CONSTRUCTION SERVICES SUPPORT CENTER 800-362-7764

GAS: NATIONAL GRID
(800) 233-5325

WATER: SOMERVILLE WATER COMMISSION
FRANEY ROAD, SOMERVILLE, MA(617) 625-6600, EXT. 5850

PUBLIC WORKS: DEPARTMENT OF PUBLIC WORKS
(617) 625-6600 X5100

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12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
13. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
14. 13. EXISTING UTILITIES THAT ARE NOT TO BE USED AND/OR ABANDONED SHALL BE CUT AND CAPPED AS DIRECTED BY THE CITY OF SALEM DPW / ENGINEERING.
15. ELEVATIONS ARE ON AN ASSUMED DATUM

LEGEND

EXISTING SPOT ELEV.	1272 × 100.25 PSC
EXISTING CONTOUR	100
SEWER MANHOLE	S
SEWER LINE	S
CATCH BASIN	
DRAIN MAHHOLE	D
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	
HYDRANT	
WATER SHUTOFF	
GAS GATE	
GAS SHUTOFF	
CHAIN LINK FENCE	CLF
GUARD RAIL	
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP 293-1
OVERHEAD WIRES	OHW
LIGHT POLE	
PARKING METER	
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	
DRAINAGE FLOW	

SEAL
CHRIST P. SPARAGES
CIVIL
No. 41...
(3/3/17)

UTILITY PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-6

SHEET 6 OF 10

0' 5' 10' 20'
SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	
4		
3	3/1/2017	BUILDING UNIT INFO
2	2/13/2017	BUILDING REVISIONS
1	12/13/2016	REVISED UTILITY WORK

Owner:
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Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

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Job File Number: SOME-0021

Drawing File Folder: SOME-0021

Drawing Issued for Review Only
Drawing Issued for Permit
Drawing Issued for Construction

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
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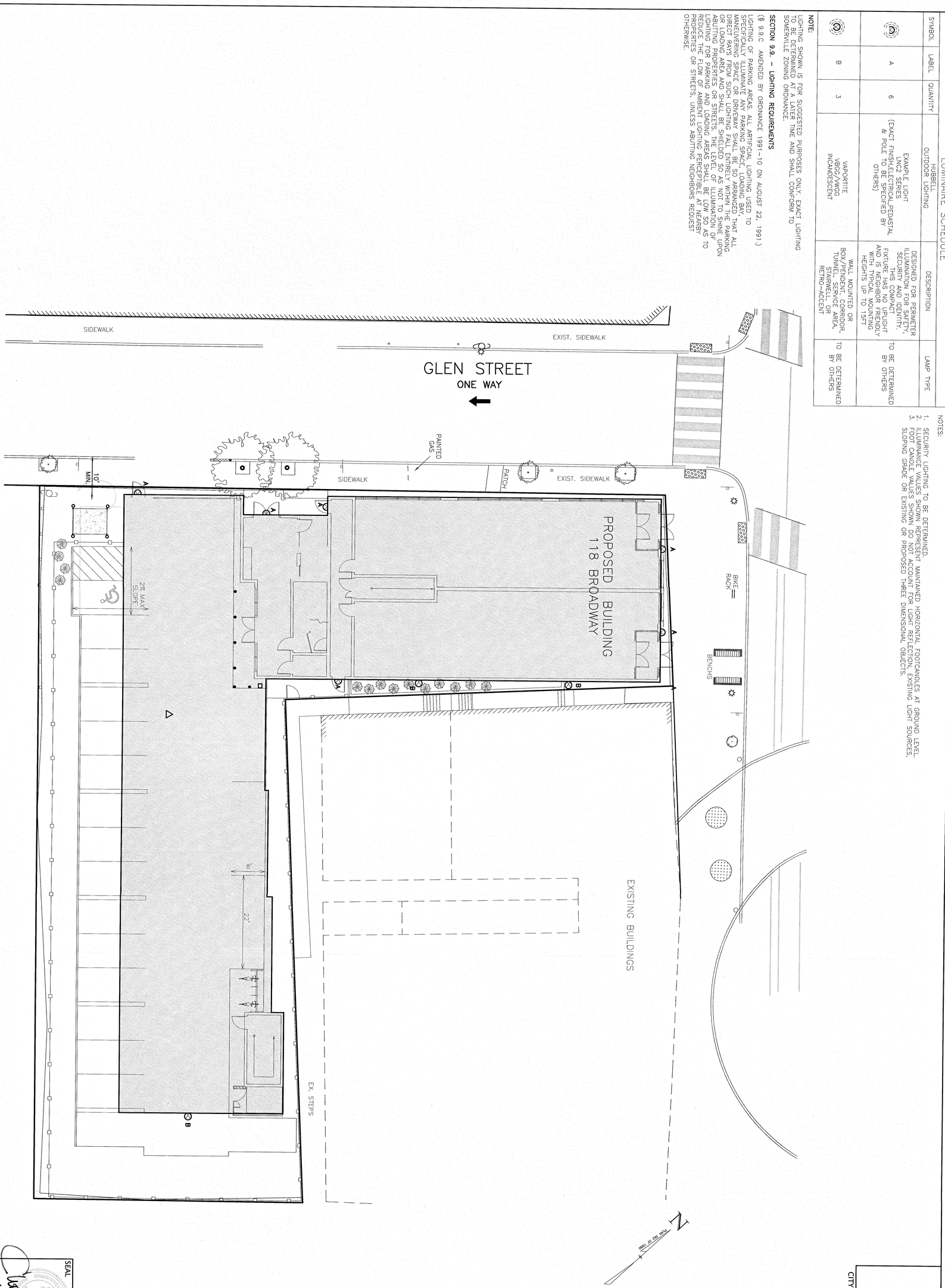

NOTE:
LIGHTING SHOWN IS FOR SUGGESTED PURPOSES ONLY. EXACT LIGHTING TO BE DETERMINED AT A LATER TIME AND SHALL CONFORM TO SOMERVILLE ZONING ORDINANCE.

SECTION 9.9 – LIGHTING REQUIREMENTS

(§ 9.9.C AMENDED BY ORDINANCE 1991-10 ON AUGUST 22, 1991.)

LIGHTING OF PARKING AREAS. ALL ARTIFICIAL LIGHTING USED TO SPECIFICALLY ILLUMINATE ANY PARKING SPACE, LOADING BAY, MANEUVERING SPACE OR DRIVEWAY SHALL BE SO ARRANGED THAT ALL DIRECT RAYS FROM SUCH LIGHTING FALL ENTIRELY WITHIN THE PARKING OR LOADING AREA. SHIELDED LIGHTING SHALL BE REQUIRED WHERE ABUTTING PROPERTIES OR STREETS WOULD OTHERWISE SHINE UPON LIGHTING FOR PARKING AND LOADING AREAS SHALL BE LOW SO AS TO REDUCE THE FLOW OF AMBIENT LIGHTING PERCEPTIBLE AT NEARBY PROPERTIES OR STREETS, UNLESS ABUTTING NEIGHBORS REQUEST OTHERWISE.

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	OUTDOOR LIGHTING	DESCRIPTION	LAMP TYPE
	A	6	EXAMPLE LIGHT LNC2 SERIES (EXACT FINISH,ELECTRICAL,PEDASTAL & POLE TO BE SPECIFIED BY OTHERS)	DESIGNED FOR PERIMETER ILLUMINATION FOR SAFETY, SECURITY AND IDENTITY. THIS COMPACT FIXTURE HAS A FLAT LIGHT AND IS NEIGHBOR FRIENDLY WITH TYPICAL MOUNTING HEIGHTS UP TO 15FT	TO BE DETERMINED BY OTHERS
	B	3	VAPORTITE VBGQ/VWGQ INCANDESCENT	WALL MOUNTED OR BOX/PENDENT, CORRIDOR, TUNNEL, SERVICE AREA, STAIRWELL, OR RETRO-ACCENT	TO BE DETERMINED BY OTHERS

NOTES:
1. SECURITY LIGHTING TO BE DETERMINED.
2. ILLUMINANCE VALUES SHOWN REPRESENT MAINTAINED HORIZONTAL FOOTCANDLES AT GROUND LEVEL.
3. FOOT CANDLE VALUES SHOWN DO NOT ACCOUNT FOR LIGHT REFLECTION, EXISTING LIGHT SOURCES, SLOPING GRADE OR EXISTING OR PROPOSED THREE DIMENSIONAL OBJECTS.

CITY OF SOMERVILLE

SEAL
COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
No. 49041
REGISTERED PROFESSIONAL ENGINEER
(3/31/17)

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Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

LIGHTING PLAN
#118 BROADWAY, SOMERVILLE, MA

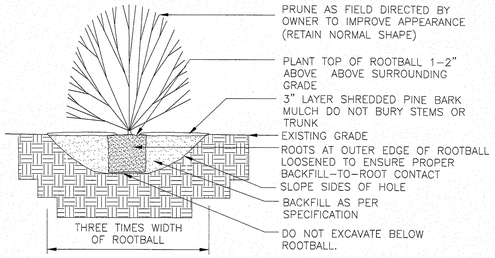
NO.		DATE
4		
3	BUILDING UNIT INFO	3/1/2017
2	BUILDING REVISIONS	2/13/2017
1	REVISED UTILITY WORK	12/13/2016

0' 5' 10' 20'
SCALE: 1"=10'

OCTOBER 14, 2016

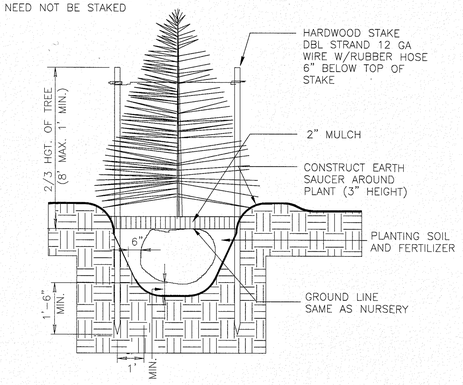
DRAWING: C-7

SHEET 7 OF 10



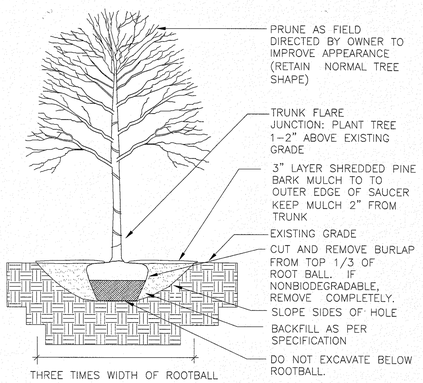
SHRUB PLANTING

(NOT TO SCALE)



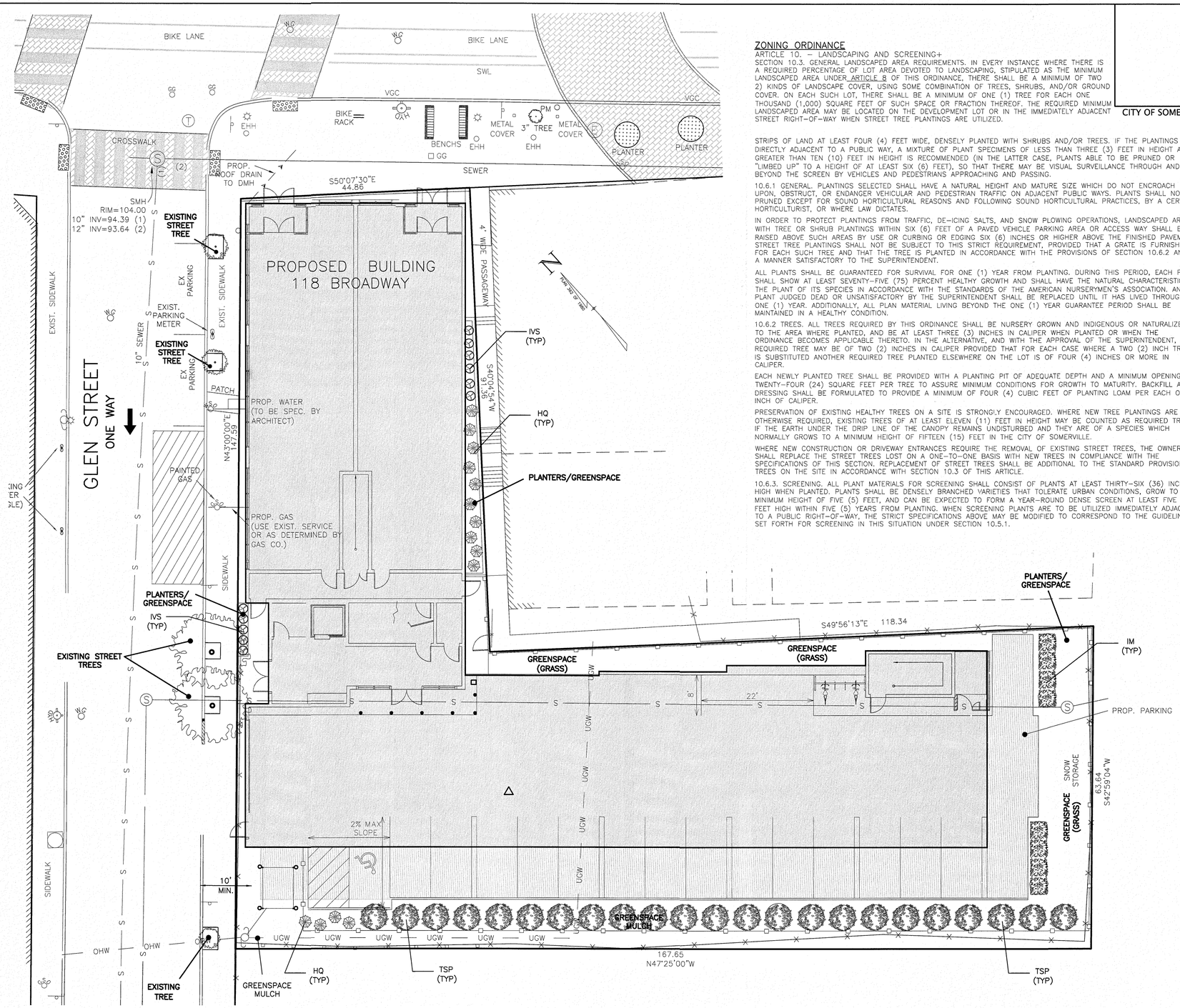
CONIFEROUS TREE PLANTING

(NOT TO SCALE)



DECIDUOUS TREE PLANTING

(NOT TO SCALE)



PLANTING LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
TSP	23	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	6-8' HEIGHT
IVS	11	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® VIRGINIA SWEETSPIRE	2-3' HEIGHT
IM	8	ILEX X MESERVEAE	BLUE PRINCESS	8'-10' HEIGHT
HQ	14	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	4' HEIGHT

PLANTING NOTES

1. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE FEATURES TO AVOID POSSIBLE CONFLICTS. CONSULT WITH ENGINEER / CONTRACTOR TO VERIFY CHANGES AS NECESSARY.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
3. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
5. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
7. ALL TREES TO RECEIVE A MINIMUM OF 3" OF MULCH. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH.
8. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
9. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.

ZONING ORDINANCE

ARTICLE 10. – LANDSCAPING AND SCREENING+

SECTION 10.3. GENERAL LANDSCAPED AREA REQUIREMENTS. IN EVERY INSTANCE WHERE THERE IS A REQUIRED PERCENTAGE OF LOT AREA DEVOTED TO LANDSCAPING, STIPULATED AS THE MINIMUM LANDSCAPED AREA UNDER ARTICLE 8 OF THIS ORDINANCE, THERE SHALL BE A MINIMUM OF TWO 2) KINDS OF LANDSCAPE COVER, USING SOME COMBINATION OF TREES, SHRUBS, AND/OR GROUND COVER. ON EACH SUCH LOT, THERE SHALL BE A MINIMUM OF ONE (1) TREE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SUCH SPACE OR FRACTION THEREOF. THE REQUIRED MINIMUM LANDSCAPED AREA MAY BE LOCATED ON THE DEVELOPMENT LOT OR IN THE IMMEDIATELY ADJACENT STREET RIGHT-OF-WAY WHEN STREET TREE PLANTINGS ARE UTILIZED.

CITY OF SOMERVILLE

STRIPS OF LAND AT LEAST FOUR (4) FEET WIDE, DENSELY PLANTED WITH SHRUBS AND/OR TREES. IF THE PLANTINGS ARE DIRECTLY ADJACENT TO A PUBLIC WAY, A MIXTURE OF PLANT SPECIMENS OF LESS THAN THREE (3) FEET IN HEIGHT AND GREATER THAN TEN (10) FEET IN HEIGHT IS RECOMMENDED (IN THE LATTER CASE, PLANTS ABLE TO BE PRUNED OR "LIMBED UP" TO A HEIGHT OF AT LEAST SIX (6) FEET), SO THAT THERE MAY BE VISUAL SURVEILLANCE THROUGH AND BEYOND THE SCREEN BY VEHICLES AND PEDESTRIANS APPROACHING AND PASSING.

10.6.1 GENERAL. PLANTINGS SELECTED SHALL HAVE A NATURAL HEIGHT AND MATURE SIZE WHICH DO NOT ENCROACH UPON, OBSTRUCT, OR ENDANGER VEHICULAR AND PEDESTRIAN TRAFFIC ON ADJACENT PUBLIC WAYS. PLANTS SHALL NOT BE PRUNED EXCEPT FOR SOUND HORTICULTURAL REASONS AND FOLLOWING SOUND HORTICULTURAL PRACTICES, BY A CERTIFIED HORTICULTURIST, OR WHERE LAW DICTATES.

IN ORDER TO PROTECT PLANTINGS FROM TRAFFIC, DE-ICING SALTS, AND SNOW PLOWING OPERATIONS, LANDSCAPED AREAS WITH TREE OR SHRUB PLANTINGS WITHIN SIX (6) FEET OF A PAVED VEHICLE PARKING AREA OR ACCESS WAY SHALL BE RAISED ABOVE SUCH AREAS BY USE OR CURBING OR EDGING SIX (6) INCHES OR HIGHER ABOVE THE FINISHED PAVEMENT. STREET TREE PLANTINGS SHALL NOT BE SUBJECT TO THIS STRICT REQUIREMENT, PROVIDED THAT A GRATE IS FURNISHED FOR EACH SUCH TREE AND THAT THE TREE IS PLANTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.6.2 AND IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.

ALL PLANTS SHALL BE GUARANTEED FOR SURVIVAL FOR ONE (1) YEAR FROM PLANTING. DURING THIS PERIOD, EACH PLANT SHALL SHOW AT LEAST SEVENTY-FIVE (75) PERCENT HEALTHY GROWTH AND SHALL HAVE THE NATURAL CHARACTERISTIC OF THE PLANT OF ITS SPECIES IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. ANY PLANT JUDGED DEAD OR UNSATISFACTORY BY THE SUPERINTENDENT SHALL BE REPLACED UNTIL IT HAS LIVED THROUGH ONE (1) YEAR. ADDITIONALLY, ALL PLAN MATERIAL LIVING BEYOND THE ONE (1) YEAR GUARANTEE PERIOD SHALL BE MAINTAINED IN A HEALTHY CONDITION.

10.6.2 TREES. ALL TREES REQUIRED BY THIS ORDINANCE SHALL BE NURSERY GROWN AND INDIGENOUS OR NATURALIZED TO THE AREA WHERE PLANTED, AND BE AT LEAST THREE (3) INCHES IN CALIPER WHEN PLANTED OR WHEN THE ORDINANCE BECOMES APPLICABLE THERETO. IN THE ALTERNATIVE, AND WITH THE APPROVAL OF THE SUPERINTENDENT, A REQUIRED TREE MAY BE OF TWO (2) INCHES IN CALIPER PROVIDED THAT FOR EACH CASE WHERE A TWO (2) INCH TREE IS SUBSTITUTED ANOTHER REQUIRED TREE PLANTED ELSEWHERE ON THE LOT IS OF FOUR (4) INCHES OR MORE IN CALIPER.

EACH NEWLY PLANTED TREE SHALL BE PROVIDED WITH A PLANTING PIT OF ADEQUATE DEPTH AND A MINIMUM OPENING OF TWENTY-FOUR (24) SQUARE FEET PER TREE TO ASSURE MINIMUM CONDITIONS FOR GROWTH TO MATURITY. BACKFILL AND DRESSING SHALL BE FORMULATED TO PROVIDE A MINIMUM OF FOUR (4) CUBIC FEET OF PLANTING LOAM PER EACH ONE INCH OF CALIPER.

PRESERVATION OF EXISTING HEALTHY TREES ON A SITE IS STRONGLY ENCOURAGED. WHERE NEW TREE PLANTINGS ARE OTHERWISE REQUIRED, EXISTING TREES OF AT LEAST ELEVEN (11) FEET IN HEIGHT MAY BE COUNTED AS REQUIRED TREES IF THE EARTH UNDER THE DRIP LINE OF THE CANOPY REMAINS UNDISTURBED AND THEY ARE OF A SPECIES WHICH NORMALLY GROWS TO A MINIMUM HEIGHT OF FIFTEEN (15) FEET IN THE CITY OF SOMERVILLE.

WHERE NEW CONSTRUCTION OR DRIVEWAY ENTRANCES REQUIRE THE REMOVAL OF EXISTING STREET TREES, THE OWNER SHALL REPLACE THE STREET TREES LOST ON A ONE-TO-ONE BASIS WITH NEW TREES IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS SECTION. REPLACEMENT OF STREET TREES SHALL BE ADDITIONAL TO THE STANDARD PROVISION OF TREES ON THE SITE IN ACCORDANCE WITH SECTION 10.3 OF THIS ARTICLE.

10.6.3. SCREENING. ALL PLANT MATERIALS FOR SCREENING SHALL CONSIST OF PLANTS AT LEAST THIRTY-SIX (36) INCHES HIGH WHEN PLANTED. PLANTS SHALL BE DENSELY BRANCHED VARIETIES THAT TOLERATE URBAN CONDITIONS, GROW TO A MINIMUM HEIGHT OF FIVE (5) FEET, AND CAN BE EXPECTED TO FORM A YEAR-ROUND DENSE SCREEN AT LEAST FIVE (5) FEET HIGH WITHIN FIVE (5) YEARS FROM PLANTING. WHEN SCREENING PLANTS ARE TO BE UTILIZED IMMEDIATELY ADJACENT TO A PUBLIC RIGHT-OF-WAY, THE STRICT SPECIFICATIONS ABOVE MAY BE MODIFIED TO CORRESPOND TO THE GUIDELINE SET FORTH FOR SCREENING IN THIS SITUATION UNDER SECTION 10.5.1.

LANDSCAPE PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-8

SHEET 8 OF 10

0' 5' 10' 20'

SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	
4		
3		
2	12/13/2016	REVISED UTILITY WORK
1	2/13/2017	BUILDING REVISIONS
	3/1/2017	BUILDING UNIT INFO

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
CIVIL
No. 49772
REGISTERED PROFESSIONAL ENGINEER

(3/3/17)

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
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181 WORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
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WSENGINEERS.COM

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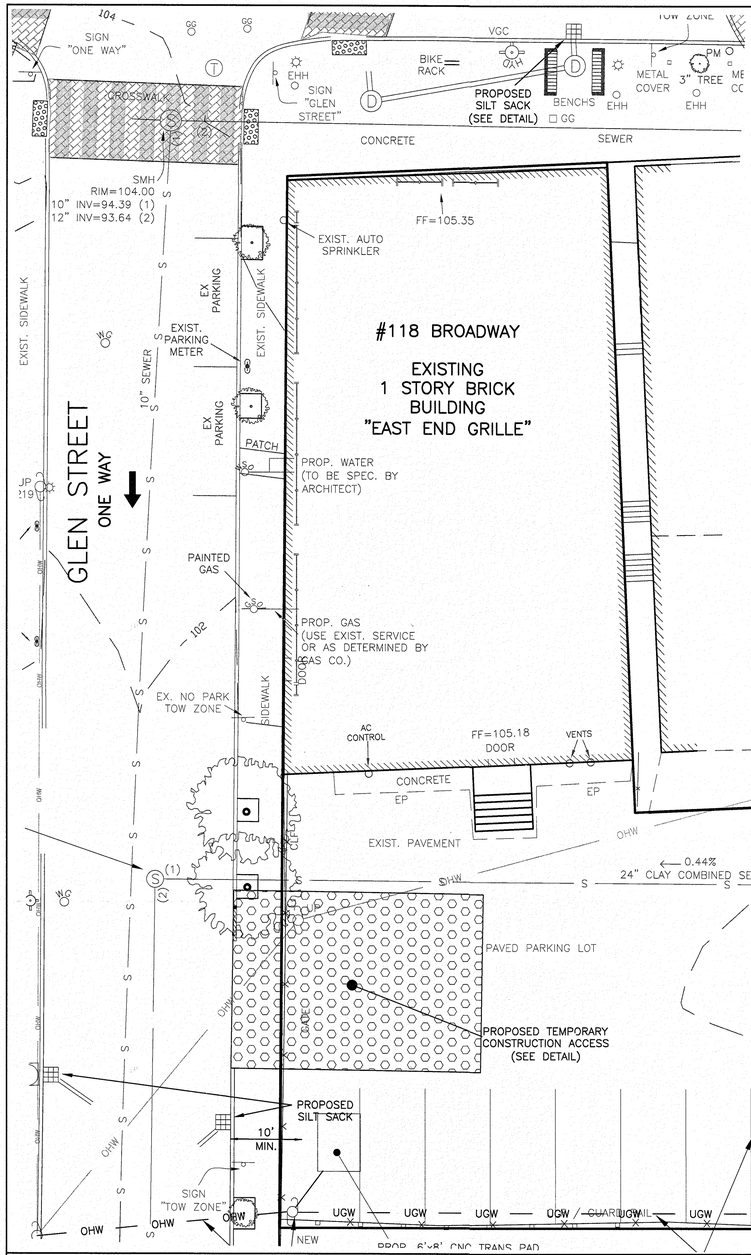
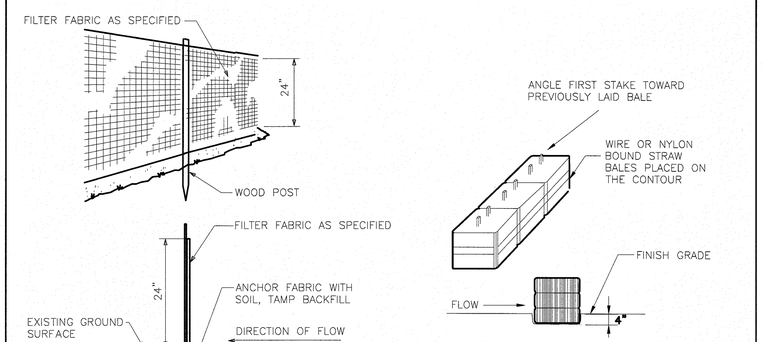
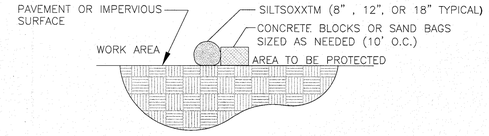


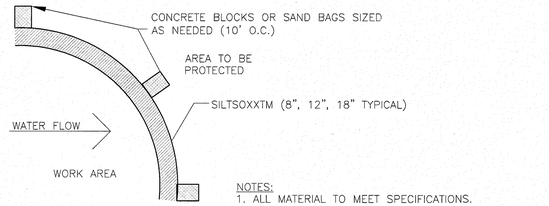
EROSION CONTROL PLAN VIEW
(SCALE: 1"=10')



SILTATION CONTROL
(NOT TO SCALE)

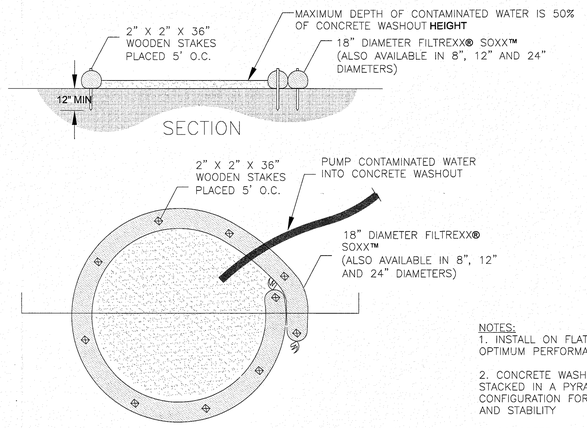


SECTION



NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SILTSOXX™ FOR SEDIMENT CONTROL ON PAVEMENT
NOT TO SCALE



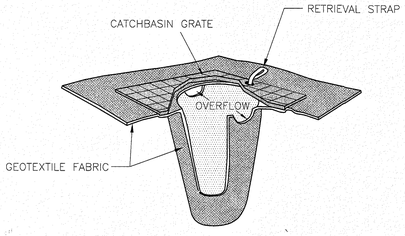
SECTION

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

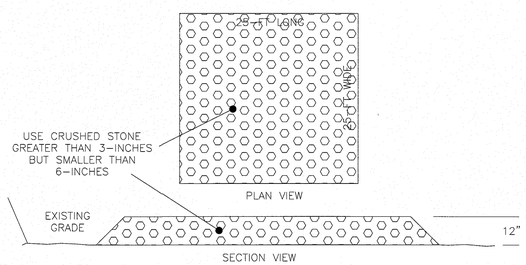
FILTREXX® CONCRETE WASHOUT
NOT TO SCALE

EROSION CONTROL NOTES

1. ALL EROSION MITIGATION MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.
2. STRAW WATTLES SHALL BE INSTALLED AT THE LIMIT OF PROPOSED GRADING IN ACCORDANCE WITH THESE PLANS AND WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. AN ADDITIONAL SUPPLY OF STRAW WATTLES SHALL BE ON SITE TO REPLACE AND REPAIR IF NECESSARY. PRIOR TO THE COMMENCEMENT OF WORK, THE SEDIMENT TRAPS AND STRAW WATTLES SHALL BE INSTALLED AND INSPECTED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THAT ALL EROSION CONTROL AND STABILIZING MEASURES ARE STILL IN PLACE AND INTACT. ANY BREAKS IN STRAW WATTKES AND SEDIMENT TRAPS WILL BE CORRECTED IMMEDIATELY.
3. ALL STOCKPILING OF MATERIALS OR ANY OTHER EXPOSED MATERIALS, OPEN TO THE ELEMENTS, SHALL BE STABILIZED WITHIN TWO DAYS.
4. AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS ARE TO BE PERMANENTLY LOAMED AND SEEDED OR PERMANENTLY STABILIZED WITH OTHER SUITABLE GROUND COVER APPROVED BY THE ENGINEER.
7. DUST CONTROL: THE UNDISTURBED PERIMETER OF VEGETATION/TREES AROUND THE SITE WILL LIMIT THE TRANSPORTATION OF DUST. IF DUST IS GENERATED DURING CONSTRUCTION ACTIVITIES THEN THE USE OF WATER TRUCKS OR WATER SPRINKLING WILL BE IMPLEMENTED.
8. DEBRIS AND LITTER REMOVAL: ALL DEBRIS AND LITTER SHALL BE REMOVED WHEN NECESSARY.
9. PLACE SEDIMENT TRAPS AT ALL EXISTING CATCH BASINS ON GLENNT STREET AND BROADWAY IN THE VICINITY OF THE PROPOSED SITE WORK DURING CONSTRUCTION.
5. THE SURFACE OF ALL DISTURBED AREAS SHALL BE STABILIZED DURING AND AFTER CONSTRUCTION. TEMPORARY MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION AND SILTATION. TEMPORARY EROSION CONTROL MEASURES SHALL CONFIRM WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES URBAN AND SUBURBAN AREAS" DATED MARCH 1997 AND SHALL BE APPROVED BY THE ENGINEER. ALL DISTURBED SLOPES WILL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER. ALL 3:1 AND STEEPER SLOPES SHALL BE STABILIZED WITH EROSION CONTROL NETTING. SOME OR ALL OF THE FOLLOWING MEASURES WILL BE UTILIZED ON THIS PROJECT.
   - A. TEMPORARY SEEDING
   - B. TEMPORARY MULCHING (STRAW)
   - C. PERMANENT SEEDING
   - D. PLACEMENT OF SOD
   - E. HYDROSEEDING
   - F. PLACEMENT OF HAY (WINTER MONTHS)
   - G. PLACEMENT OF JUTE NETTING



"SILK SACK" CATCH BASIN INSERT FOR SEDIMENT CONTROL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

CITY OF SOMERVILLE

EROSION CONTROL PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-9

SHEET 9 OF 10

SCALE: AS SHOWN

NOVEMBER 1, 2016

NO.	DATE	BUILDING UNIT INFO
4	3/1/2017	
3	2/13/2017	BUILDING REVISIONS
2	12/13/2016	REVISED UTILITY WORK
1		

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

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Drawing Issued for Review Only ☐
Drawing Issued for Permit ☒
Drawing Issued for Construction ☐

SEAL

COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
CIVIL
NO. 40101

(3/3/17)

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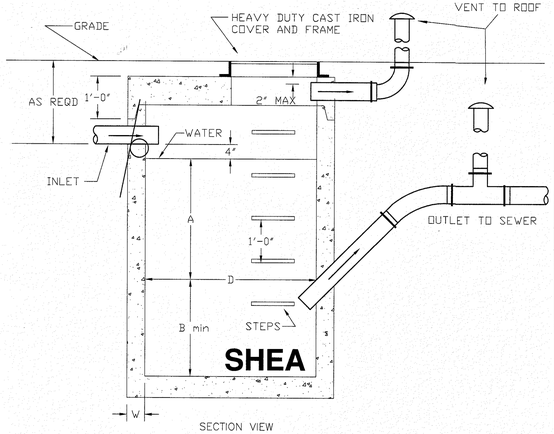


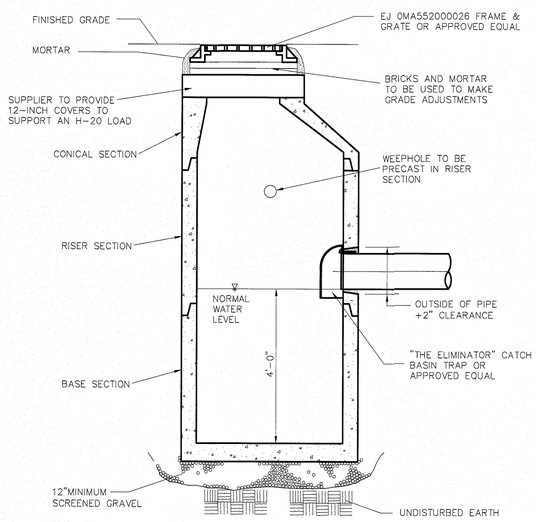
SECTION VIEW

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
5. PIPE NOT SUPPLIED.
6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

INLET	D	A	B	W
4"	4'-0"	3'-0"	2'-6"	5"
5"	4'-0" 4'-0"x4'-0"	3'-6" 3'-0"	3'-0" 2'-6"	5" 6"
6"	4'-0" 4'-0"x4'-0" 5'-0"	5'-0" 4'-0" 3'-6"	4'-6" 3'-6" 3'-0"	5" 6" 6"
8"	5'-0" 6'-0" 8'-0"	6'-0" 4'-0" 3'-0"	5'-0" 3'-6" 2'-6"	6" 7" 9"
10"	6'-0" 8'-0"	6'-6" 5'-0"	5'-6" 4'-0"	7" 9"

GAS TRAP DETAIL

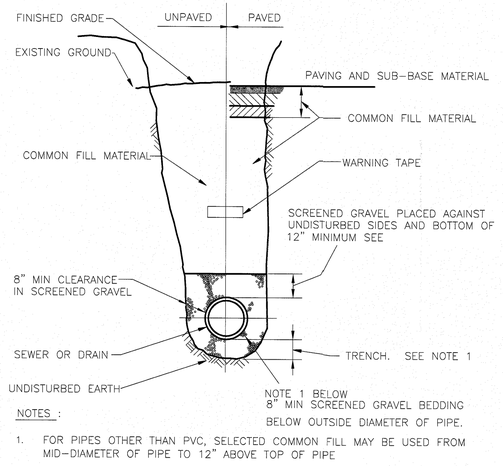
(NOT TO SCALE)



PRECAST CATCH BASIN DETAIL

(NOT TO SCALE)

SINGLE GRATE



NOTES :

1. FOR PIPES OTHER THAN PVC, SELECTED COMMON FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE

TRENCH DETAIL FOR GRAVITY PIPE

(NOT TO SCALE)

CITY OF SOMERVILLE

PROJECT NOTES:

1. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE
2. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
3. DURING CONSTRUCTION SHOULD A CONFLICT ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION: 811.
5. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
6. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
7. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
8. PROPOSED WATER SUPPLY SHALL BE DESIGNED BY MECHANICAL ENGINEER.
9. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
10. THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE PUBLIC WORKS DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
11. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
13. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
14. PORTIONS OF SITE WORK SHALL COMPLY WITH THE CURRENT AMERICANS WITH DISABILITIES ACT AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS.
15. ALL DIRECTIONAL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
16. SITE TO COMPLY WITH ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

DETAIL SHEET
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-10

SHEET 10 OF 10

0' 5' 10' 20'

SCALE: 1"=10'

NOVEMBER 1, 2016

NO.	DATE	
4		
3	3/1/2017	BUILDING UNIT INFO
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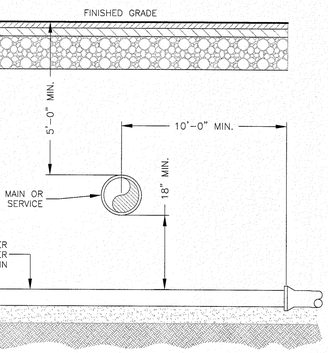
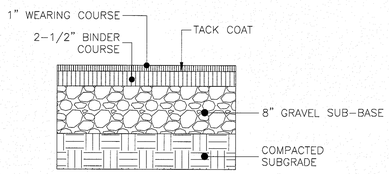


WATER/SEWER CROSSING

(NOT TO SCALE)

NOTES:

1. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN SHALL BE INSULATED.

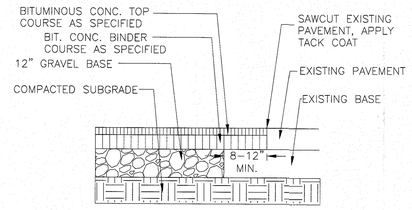


PAVEMENT SECTION

(NOT TO SCALE)

NOTES:

1. BASE COURSE AND SUBBASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT.



PAVEMENT MATCH

(NOT TO SCALE)

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

- [ ] Drawing Issued for Review Only
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SEAL

COMMONWEALTH OF MASSACHUSETTS
CHRIST P. SPARAGES
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REGISTERED PROFESSIONAL ENGINEER

(3/3/17)

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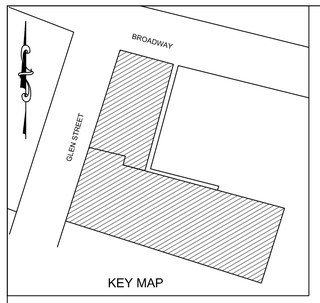


KEY MAP

FLOOR DISCRIPTION:

-3,000 S.F. COMMERCIAL SPACE
-20 PARKING SPACES
1 - HANDICAP (VAN)
19 - STANDARD

BUILDING DESCRIPTION

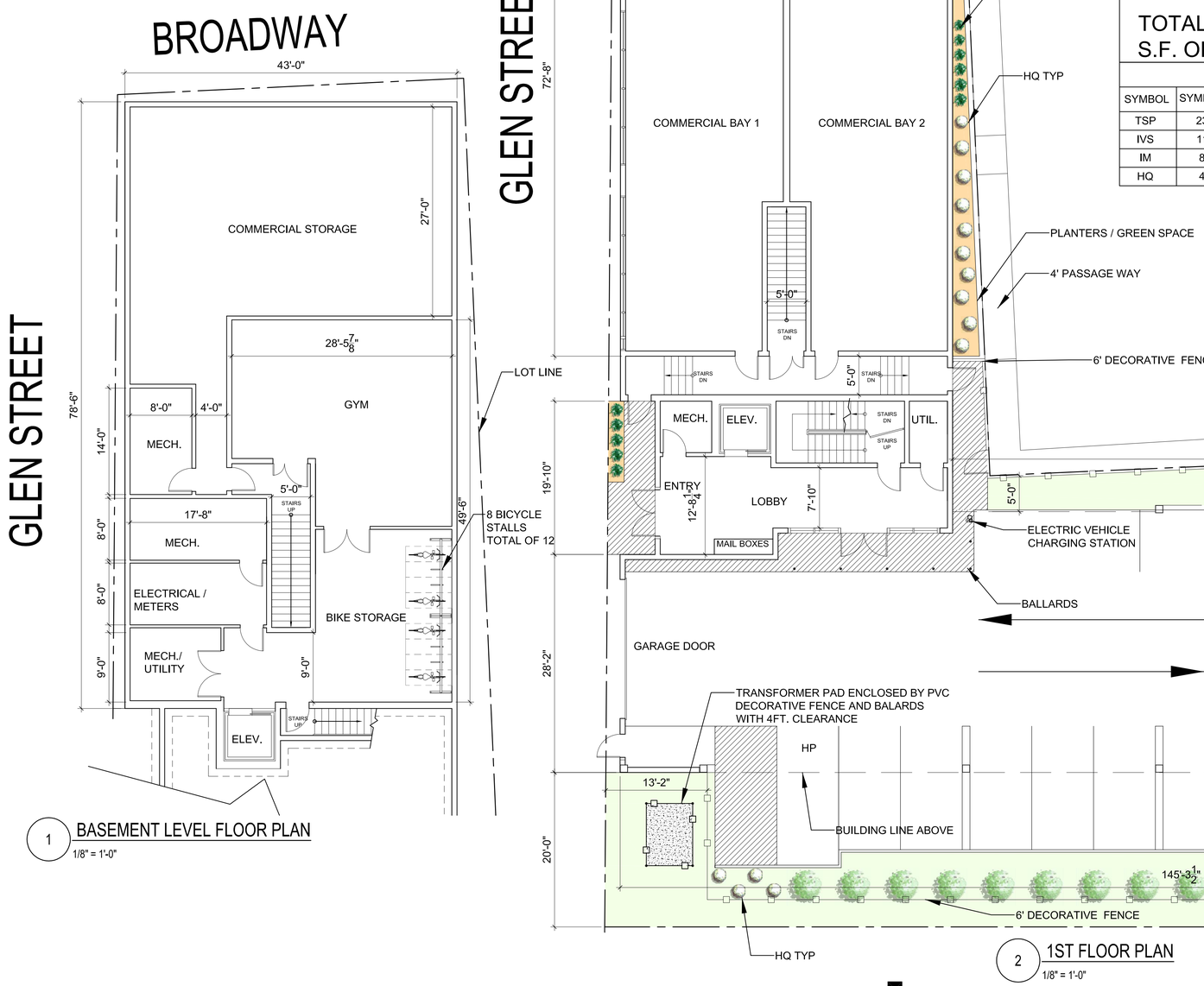
6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

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

	REQUIRED	PROPOSED
MAXIMUM GROUND COVERAGE (%)	80%	8,966 S.F. = 63%
LANDSCAPED AREA, MIN.% OF LOT	10%	2,584 S.F. = 18%
FLOOR AREA RATIO (F.A.R.)	3	32,529 S.F.= 2.27 FAR
MAXIMUM HEIGHT STORIES/	5 STORIES	5 STORIES
FEET	55 FEET	54'-6" FEET

PLANTING LIST

SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	NOTES
TSP	23	THUJA STANDISH X PLICATA	GREEN GIANT ARBORVITAE	6'-8" HEIGHT
IVS	11	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE	2'-3" HEIGHT
IM	8	ILEX X MESERVEAE	BLUE PRINCESS	8'-10" HEIGHT
HQ	4	HYDRANGEA QJERCFOLIA	OAKLEAF HYDRANGEA	2' HEIGHT



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

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

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA 01890

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

A-1.1 BASEMENT, FIRST FLOOR & PARKING PLANS

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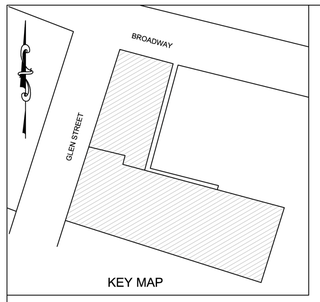


KEY MAP

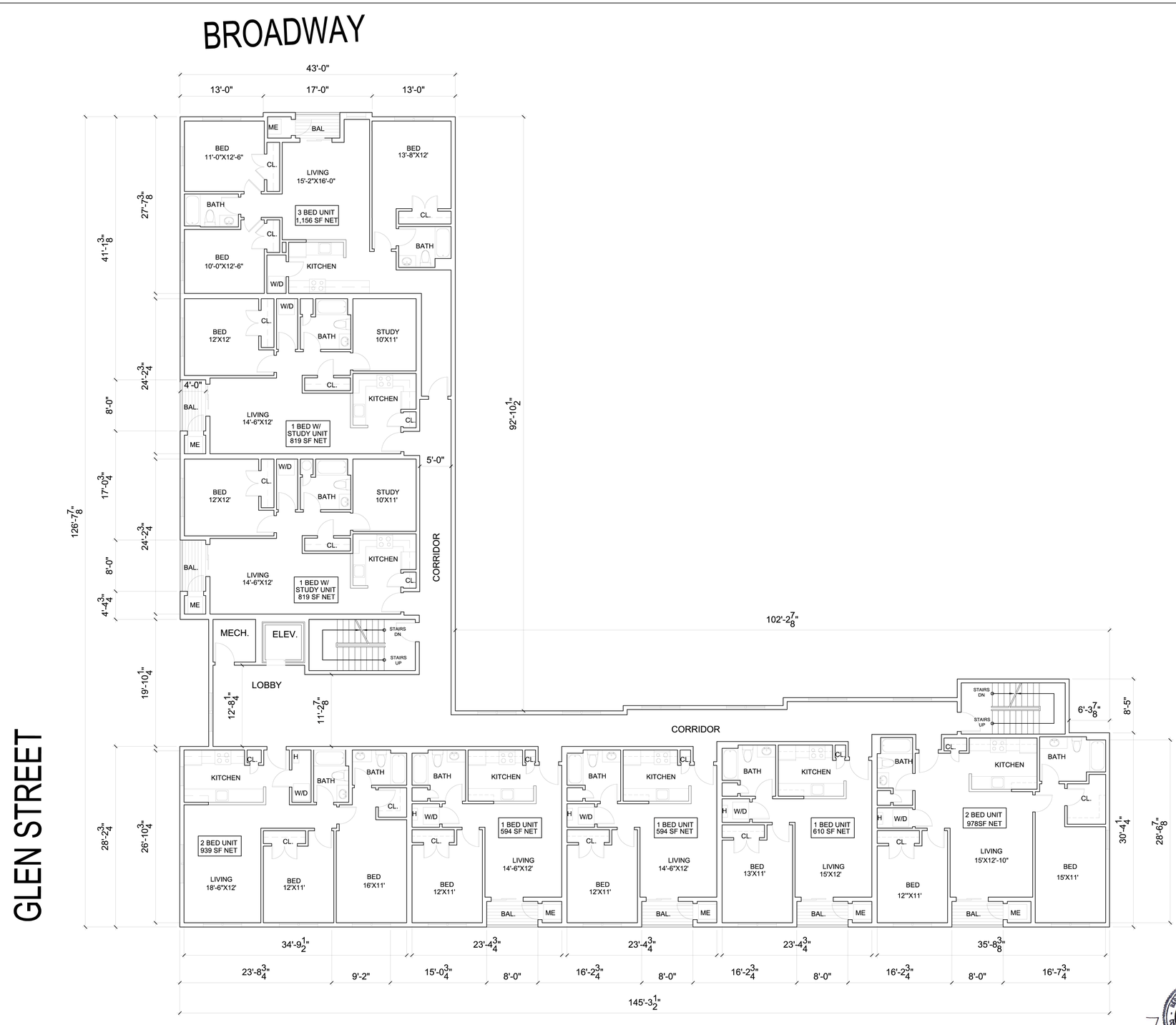
FLOOR DISCRIPTION:

2ND FL.-8 UNITS 8,966 S.F.
- 3 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDY UNITS
- 2 - 2 BED UNITS
- 1 - 3 BED UNIT

BUILDING DESCRIPTION

- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

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



1 2ND FLOOR PLAN
1/8" = 1'-0"

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA 01890

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

REGISTERED ARCHITECT — MARK VITO DiTRIO — No. 4382 — COMMON

3/1/2017

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A-1.2 2ND FLOOR PLAN

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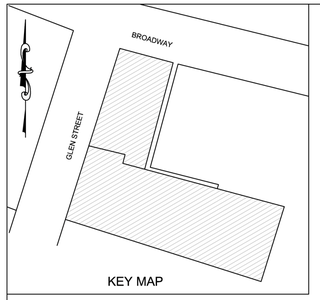


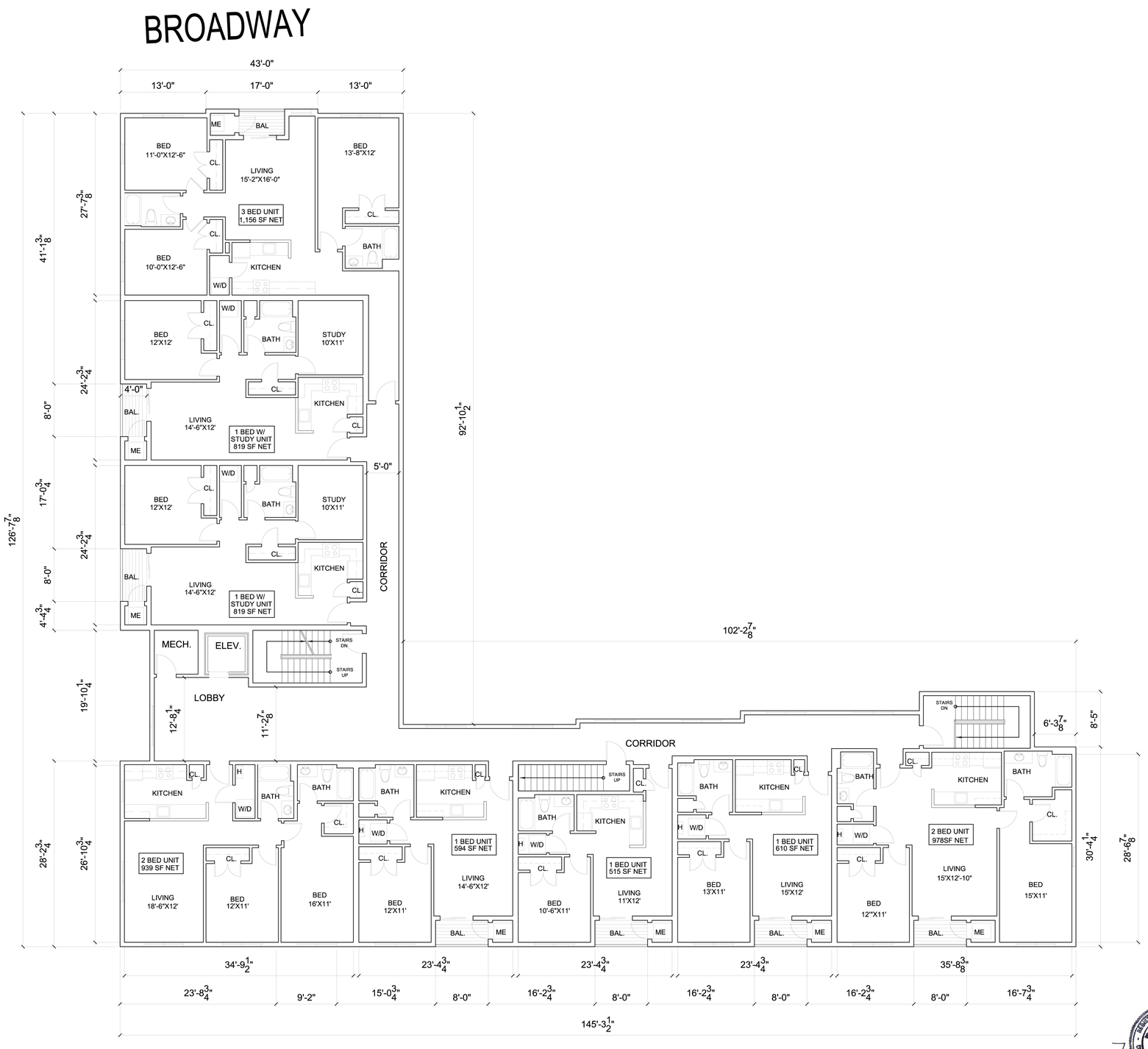
FLOOR DISCRIPTION:

3RD FL.-8 UNITS 8,966 S.F.
- 3 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDY UNITS
- 2 - 2 BED UNITS
- 1 - 3 BED UNIT

BUILDING DESCRIPTION

- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

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



1 3RD FLOOR PLAN
1/8" = 1'-0"

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA 01890

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

REGISTERED ARCHITECT No. 4932 3/14/2017

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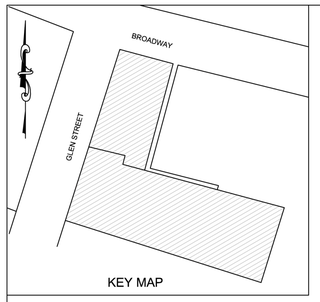

KEY MAP

FLOOR DISCRIPTION:

-4 UNITS 5,167 G.S.F.
- 2 - 1 BED AND 1 STUDY UNITS
- 1 - 2 BED UNITS
- 1 - 3 BED UNIT

BUILDING DESCRIPTION

- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

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

1 4TH FLOOR PLAN
1/8" = 1'-0"

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA 0

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

REGISTERED ARCHITECT - COMMONWEALTH OF MASSACHUSETTS - CURTIS DIBENEDETTO - No. 4992 - REGISTERED ARCHITECT
3/1/2017

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A-1.4 4TH FLOOR PLAN

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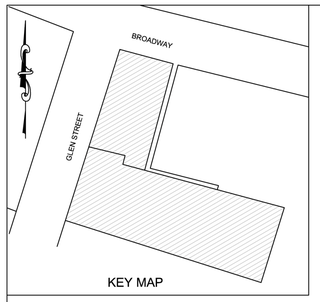


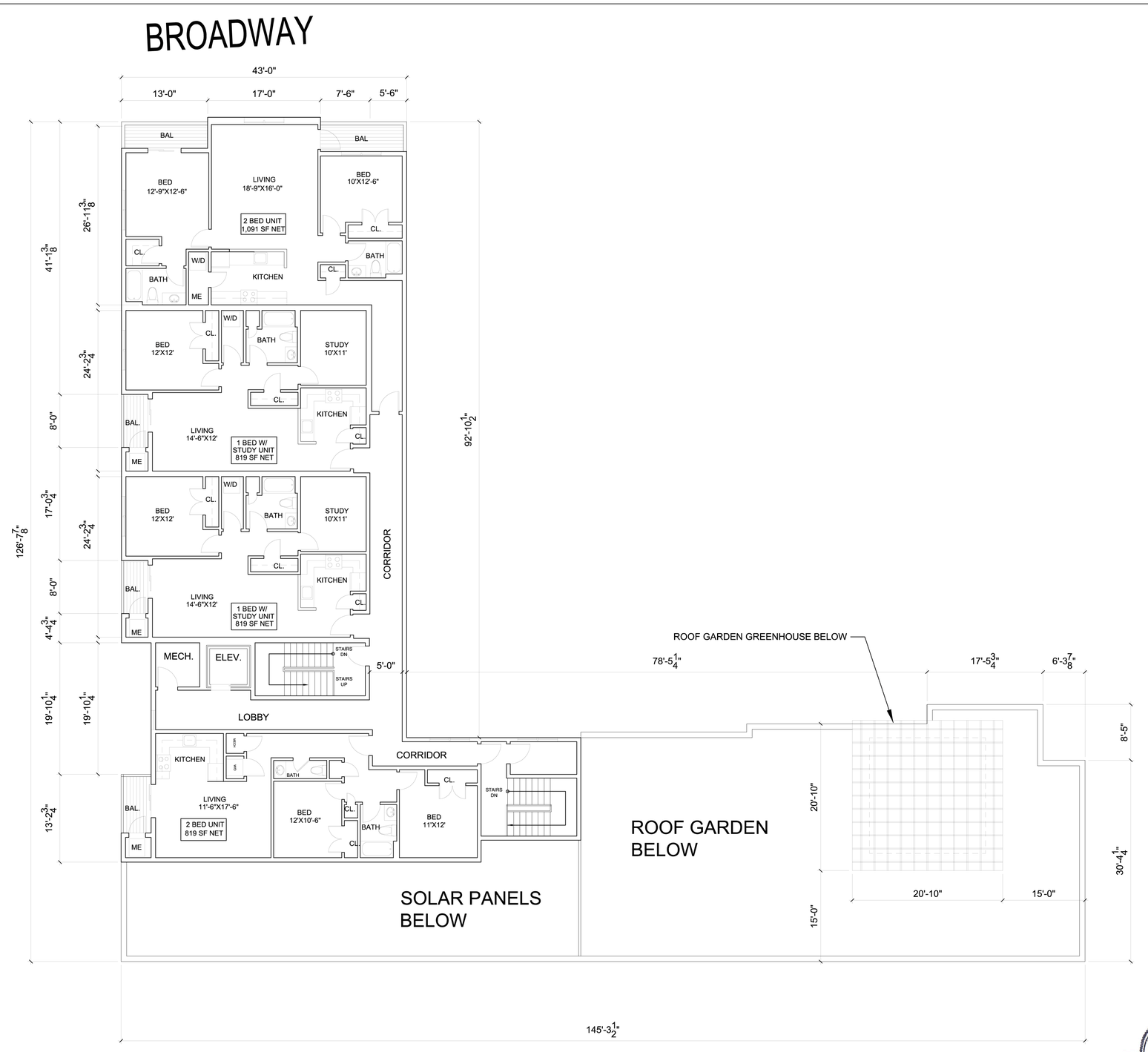
FLOOR DISCRIPTION:

-4 UNITS 5,167 G.S.F.
2 - 1 BED AND 1 STUDY UNITS
2 - 2 BED UNITS

BUILDING DESCRIPTION

6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

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



1 5TH FLOOR PLAN
1/8" = 1'-0"

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

REGISTERED ARCHITECT No. 4932 COMMONWEALTH OF MASSACHUSETTS
3/1/2017

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A-1.5 5TH FLOOR PLAN

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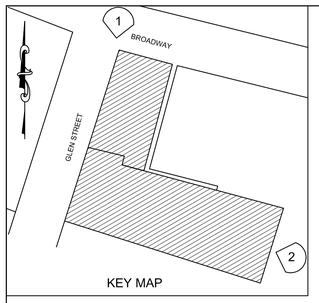
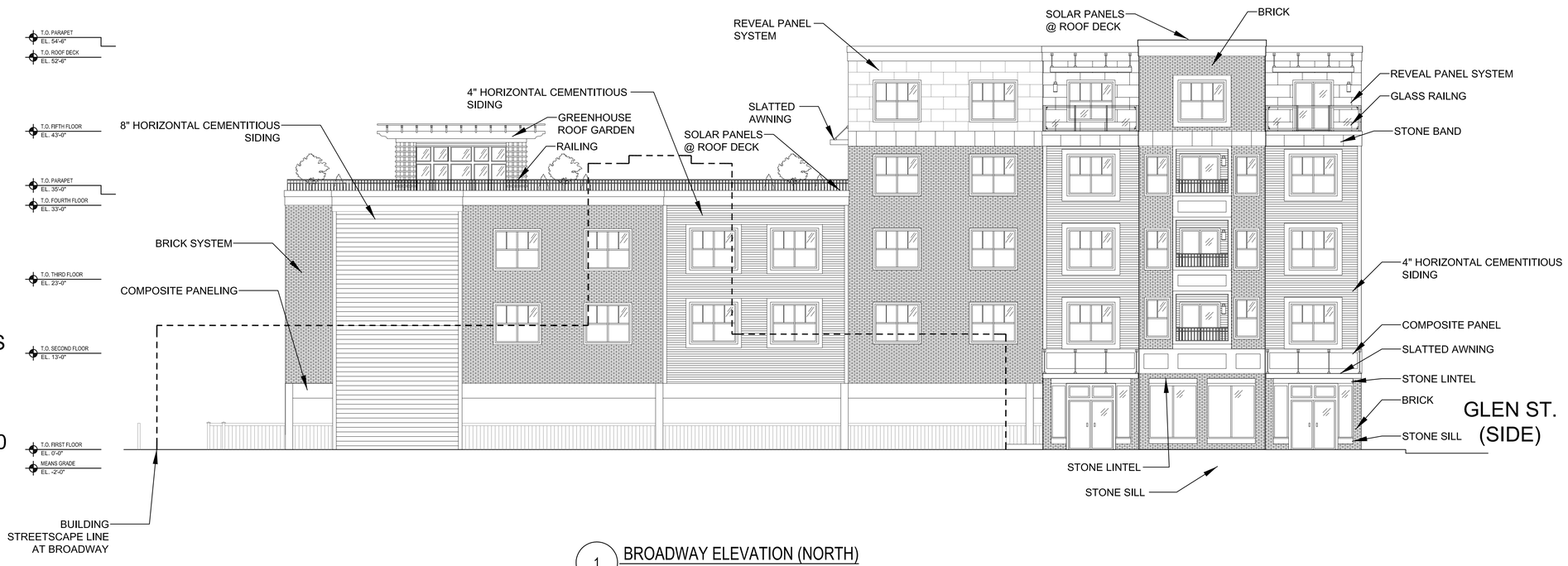


KEY MAP

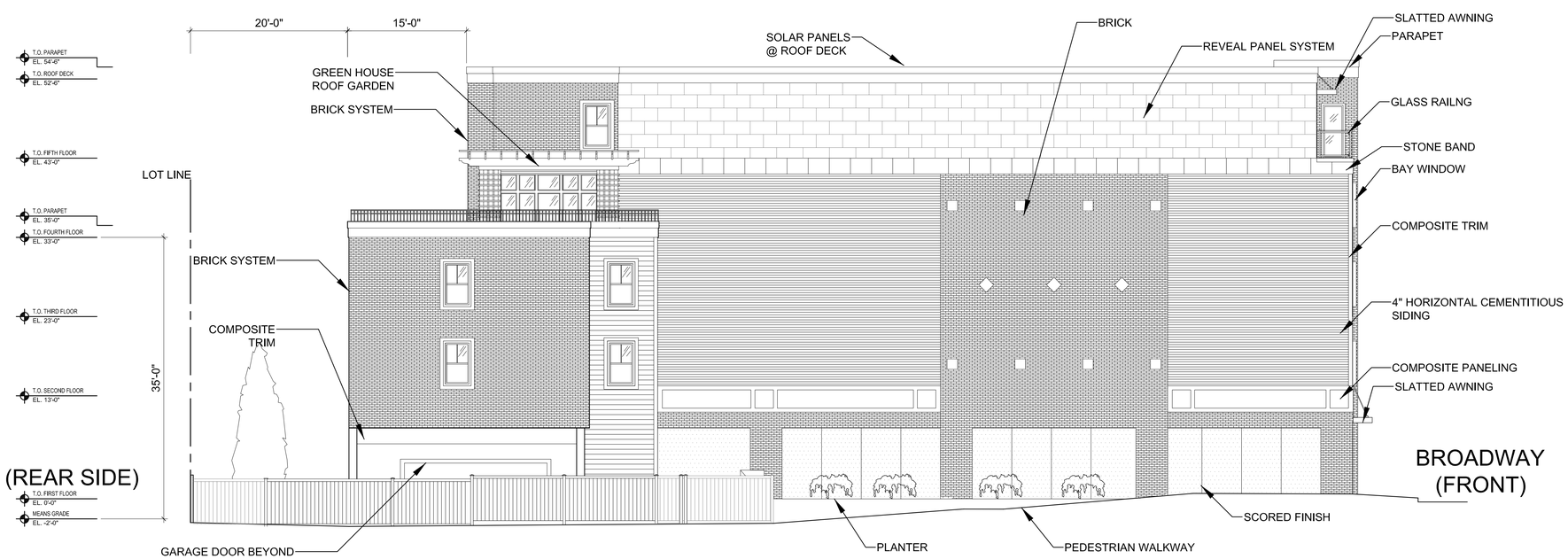
BUILDING DESCRIPTION

6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE
GROSS S.F. = 32,529 S.F.



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



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

PROJECT: BROADWAY APARTMENTS
DATE: MARCH. 1, 2017
JOB NO: SE0216.012
OWNER: GOODFOOD RESTAURANT GROUP LLC - 6 AZALEA ROAD - WINCHESTER, MA 01890

MIXED USE - COMMERCIAL & RESIDENTIAL 118 BROADWAY - SOMERVILLE, MA

A-2.1 NORTH & EAST ELEVATIONS

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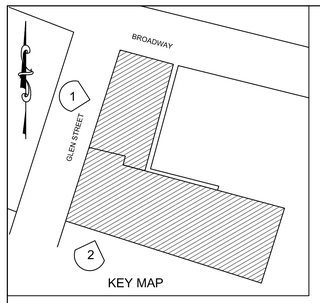
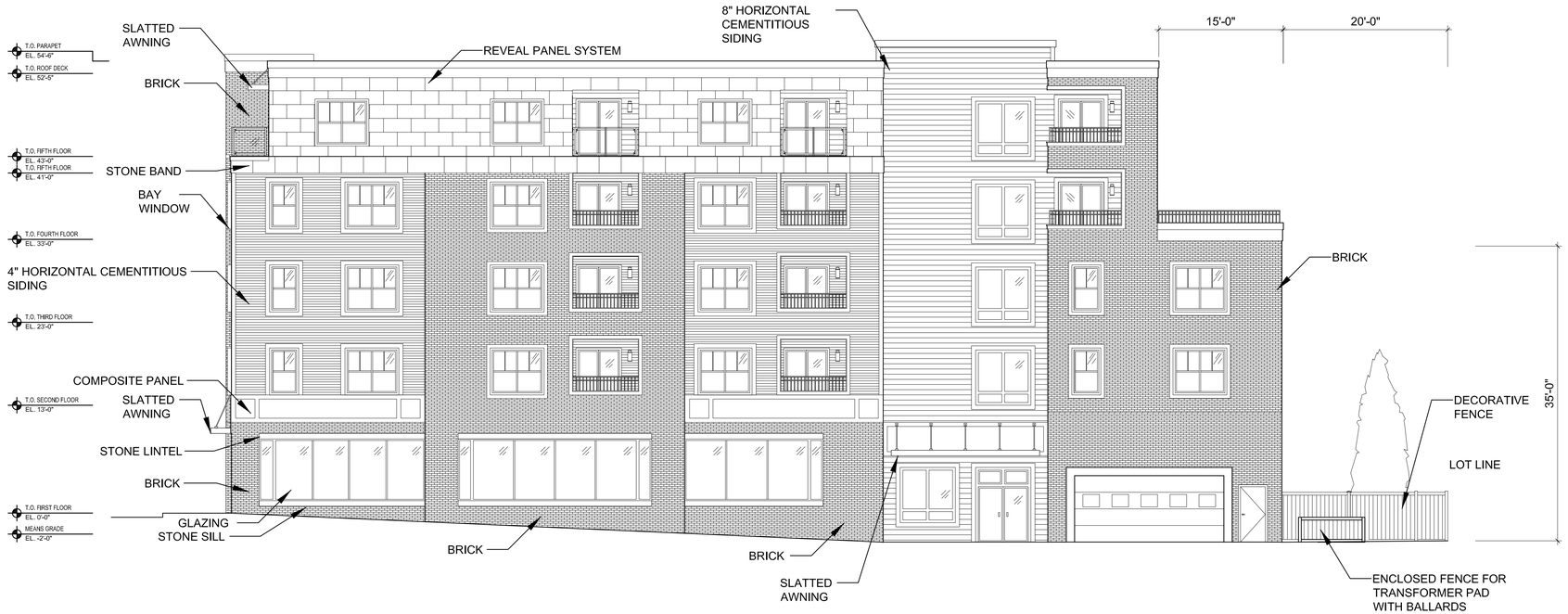


KEY MAP

BROADWAY
(FRONT)



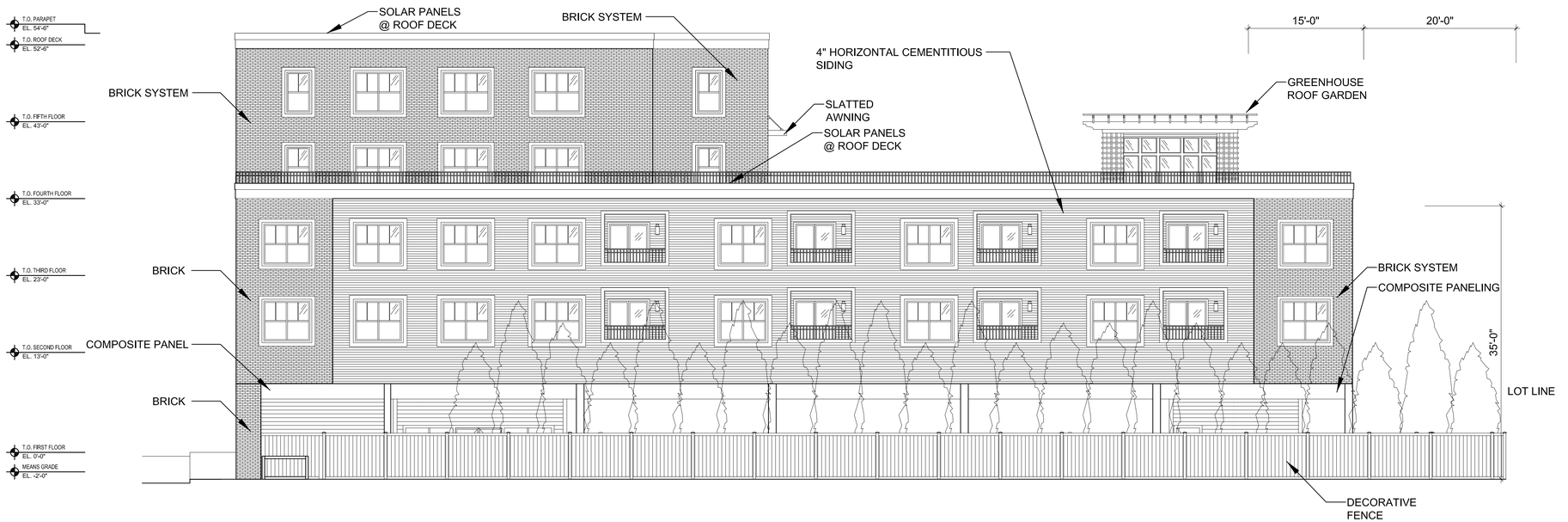
1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"

BUILDING DESCRIPTION

6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE
GROSS S.F. = 32,529 S.F.

GLEN ST
(SIDE)



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

A-2.2 WEST & SOUTH ELEVATIONS

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1 BROADWAY STREET ELEVATION (NORTH)
NTS

2 GLEN STREET ELEVATION (WEST)
NTS

118 BROADWAY & 8 GLEN STREET

SCALE: AS NOTED
JOB NO: SE0216.012

A-2.3 ARCHITECTURAL COLOR ELEVATIONS

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