

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 / R 0 / L 0 / S 0 / REAR 0	50'	55'
EXISTING CONDITIONS	NA	NA	6978 S.F.	4187/6978 60%	1284/6978 18%	8967/6978 1.29	F 0 / R 0 / L 2.5 / S 19.5 / REAR 0	161'	3 STORIES 34'-0"
PROPOSED PROJECT	NA NO CHANGE	NA NO CHANGE	6978 S.F. NO CHANGE	5118/6978 73 %	1817/6978 26 %	18482/6978 2.65	F 0 / R 0 / L 2.5 / S 9.65 / REAR 0	161' NO CHANGE	5 STORIES 52'-4" ±

UNIT BREAKDOWNS

2 BROADWAY

1ST FLOOR

UNIT C2-1 (COMMERCIAL)
642 S.F. ±
UNIT C2-2 (COMMERCIAL)
444 S.F. ±

2ND FLOOR

UNIT 2-1 (1 BEDROOM)
492 S.F. ±
UNIT 2- 2(1 BEDROOM)
436 S.F. ±

3RD FLOOR

UNIT 2-3 (1 BEDROOM)
494 S.F. ±
UNIT 2-4 (1 BEDROOM)
482 S.F. ±

4 BROADWAY

1ST FLOOR

UNIT C4-1 (COMMERCIAL)
813 S.F. ±

2ND FLOOR

UNIT 4-1 (3 BEDROOM)
846 S.F. ±

3RD FLOOR

UNIT 4-2 (3 BEDROOM)
874 S.F. ±

8 BROADWAY

1ST FLOOR

UNIT C8-1 (COMMERCIAL)
450 S.F. ±
UNIT C8-2 (COMMERCIAL)
500 S.F. ±

2ND FLOOR

UNIT 8-1 (2 BEDROOM)
890 S.F. ±
UNIT 8- 2(2 BEDROOM)
795 S.F. ±

3RD FLOOR

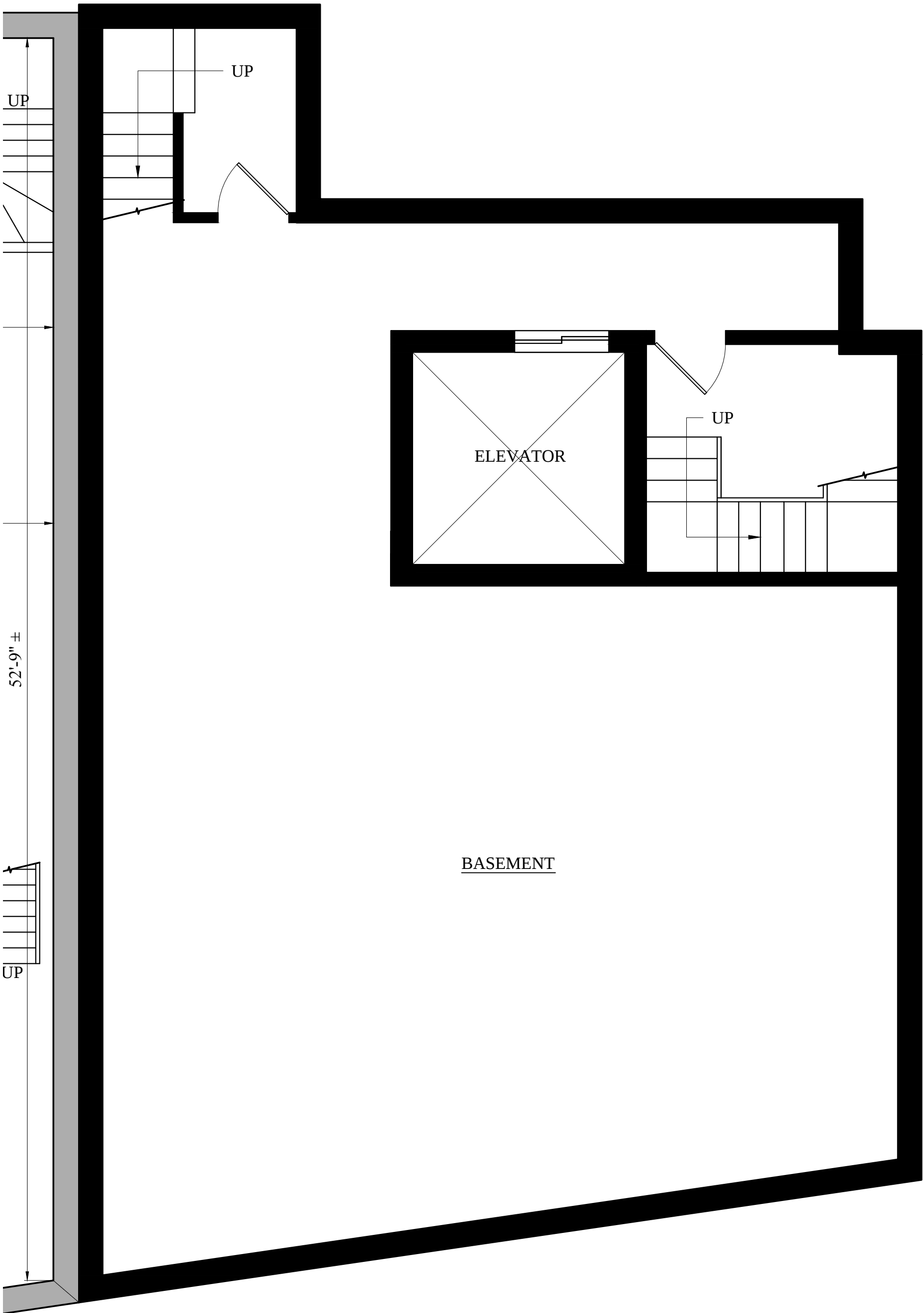
UNIT 8-3 (4 BEDROOM)
1,717 S.F. ±

4TH FLOOR

UNIT 8-4 (4 BEDROOM)
1,717 S.F. ±

5TH FLOOR

UNIT 8-5 (4 BEDROOM)
1,850 S.F. ±



BROADWAY
6

8

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

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

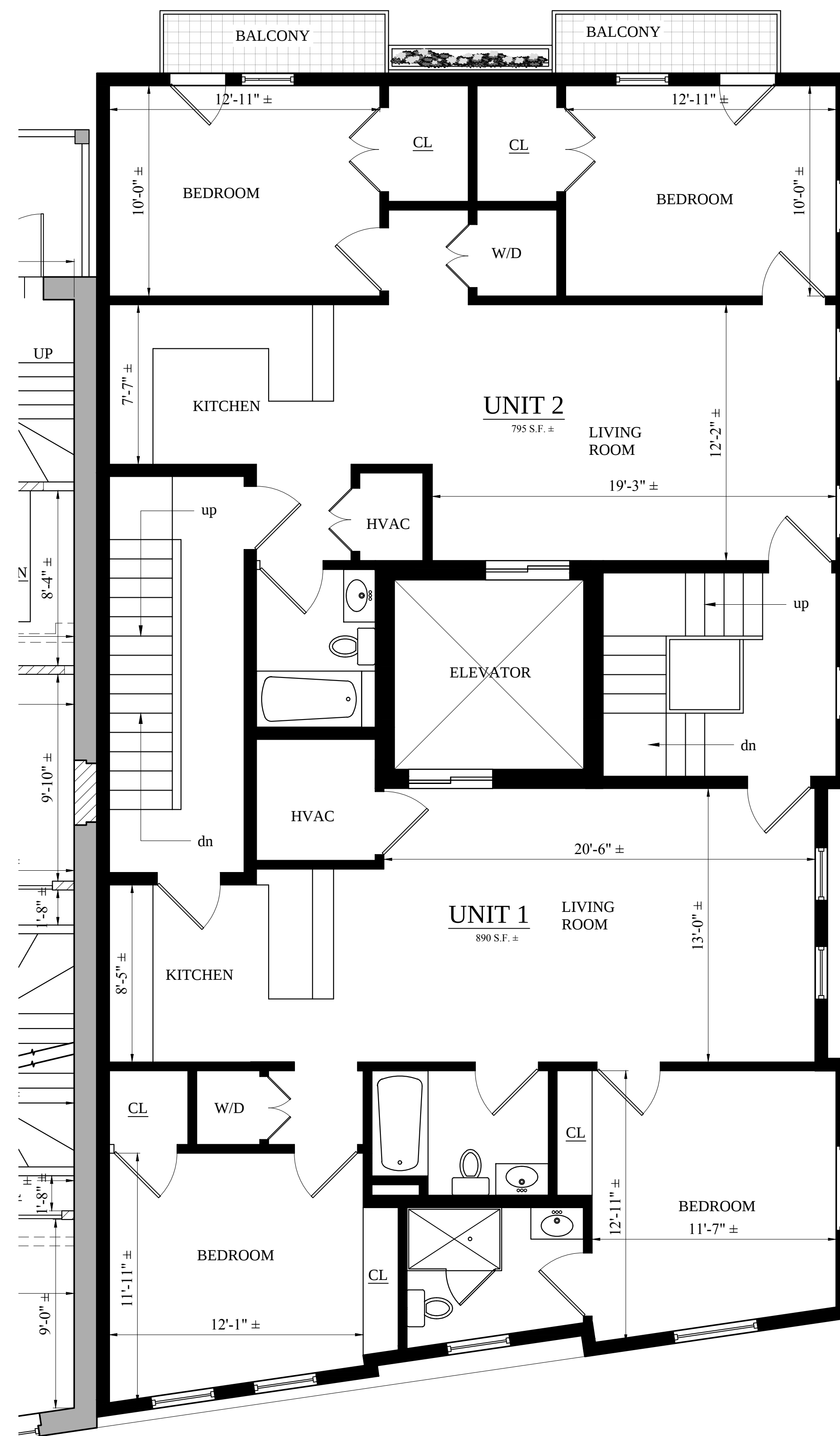
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No.	Revision Date
	02-28-2013
	03-13-2013
	03-27-2013
	04-22-2013
	07-05-2013
	09-04-2013

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

Drawing Name
PROPOSED
SITE PLAN

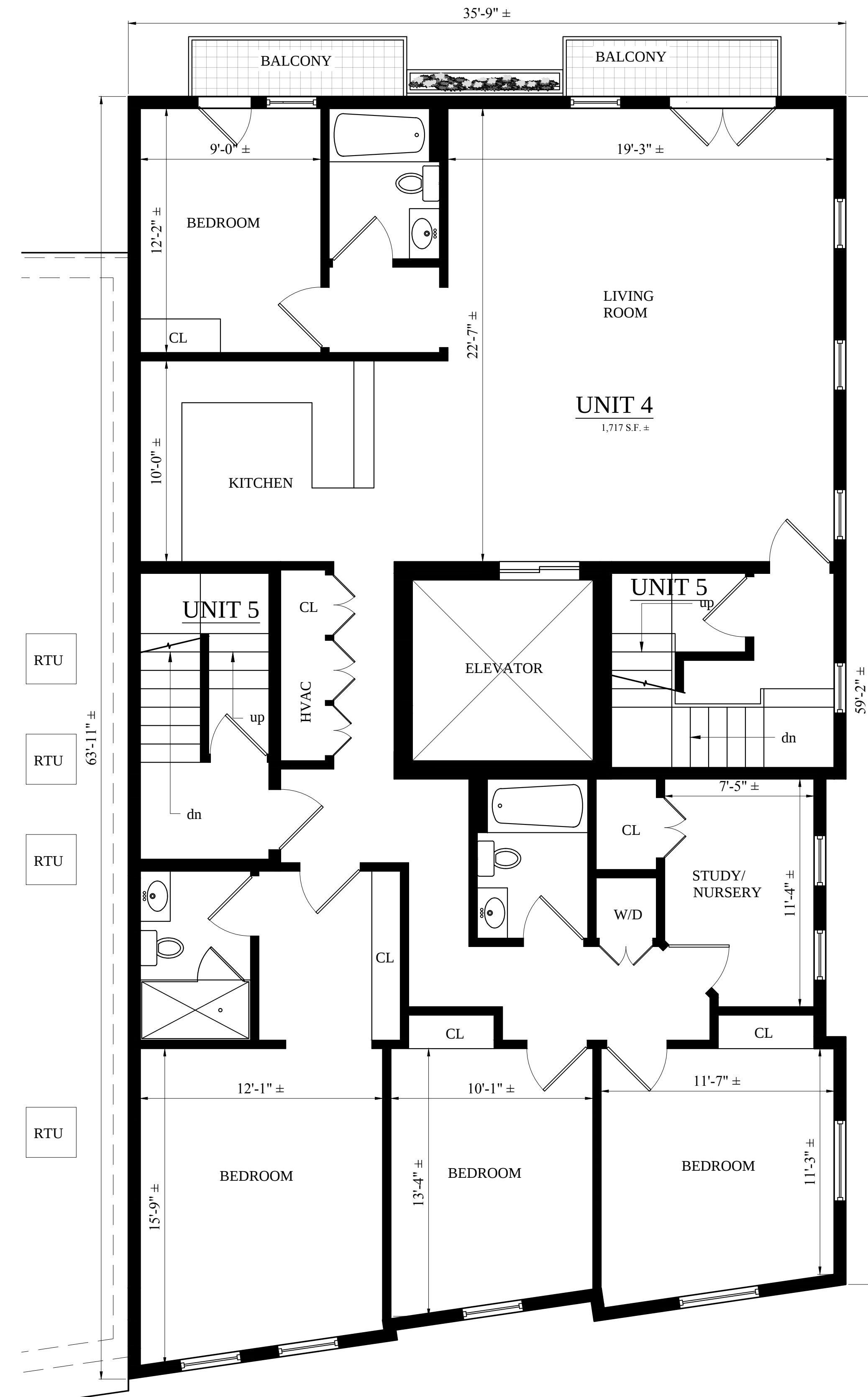
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A-1.0



BROADWAY
6

8

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



BROADWAY

2 PROPOSED FLOORS 3 & 4 PLAN
1/4" = 1'-0"

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

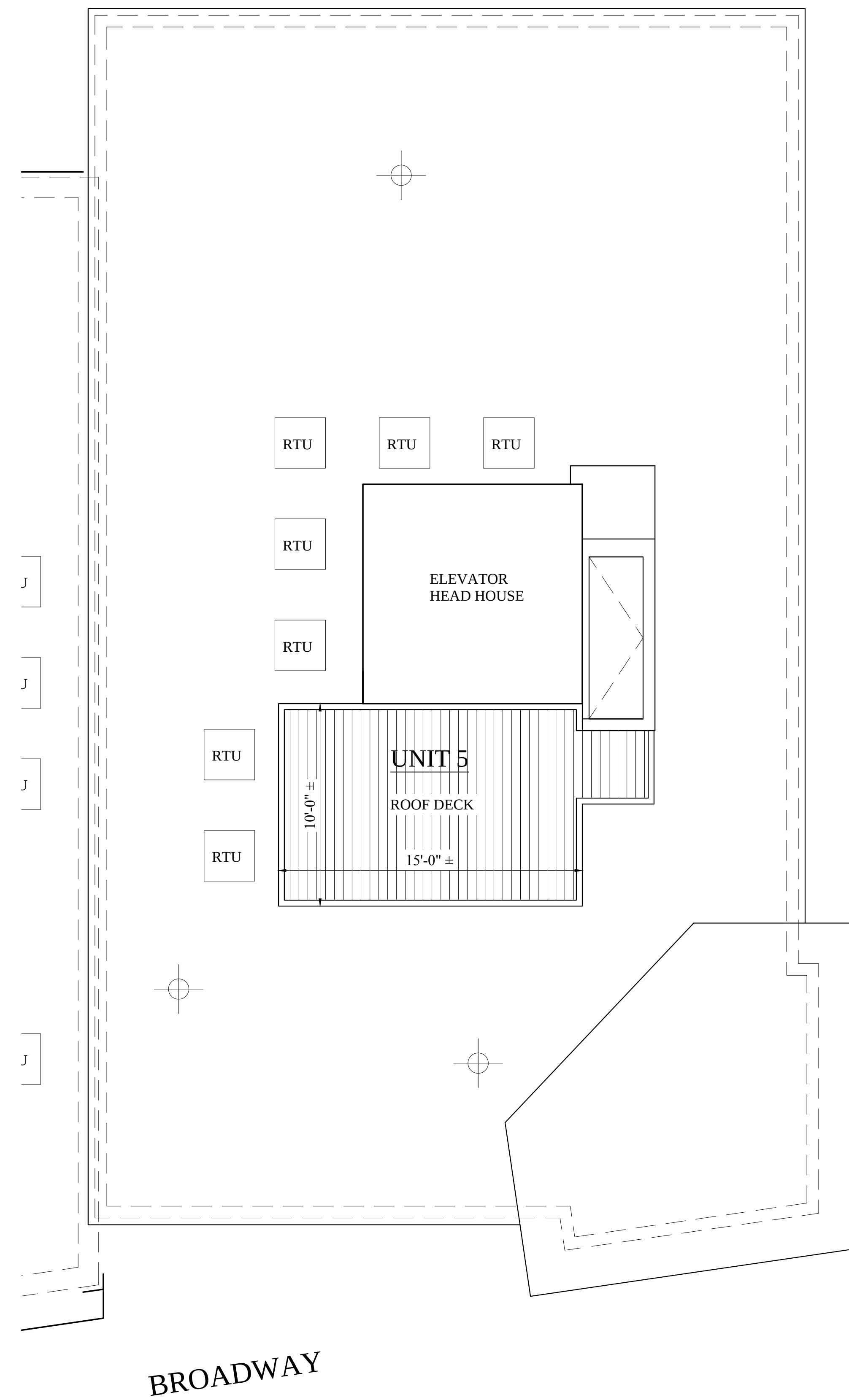
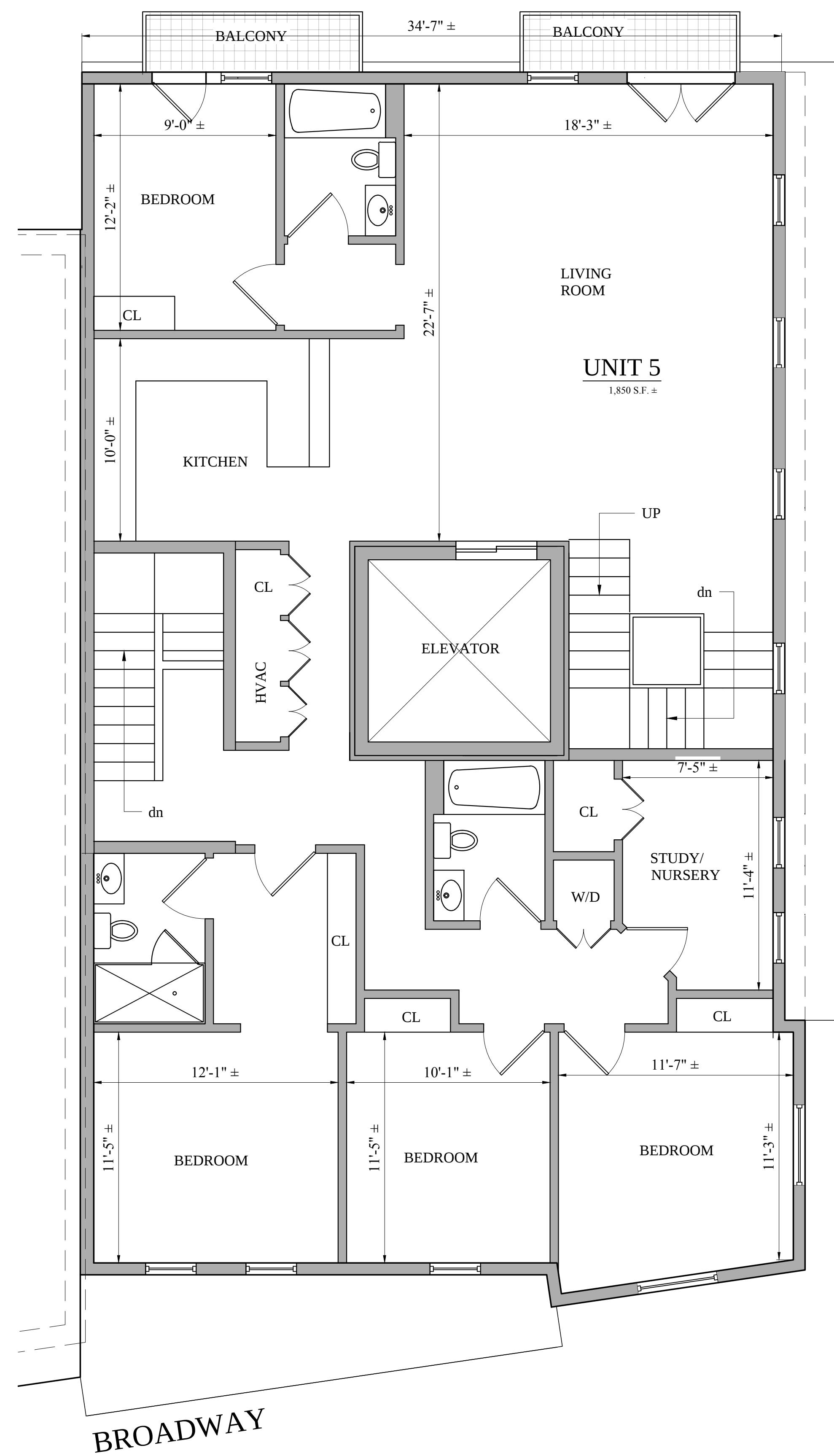
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	07-31-2013

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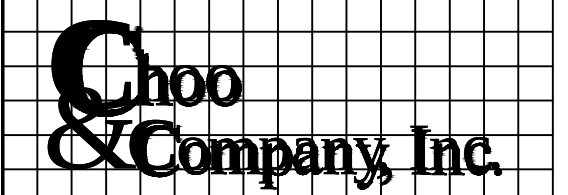
Drawing Name
PROPOSED
FLOOR PLANS

Sheet No.
A-1.2



Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA



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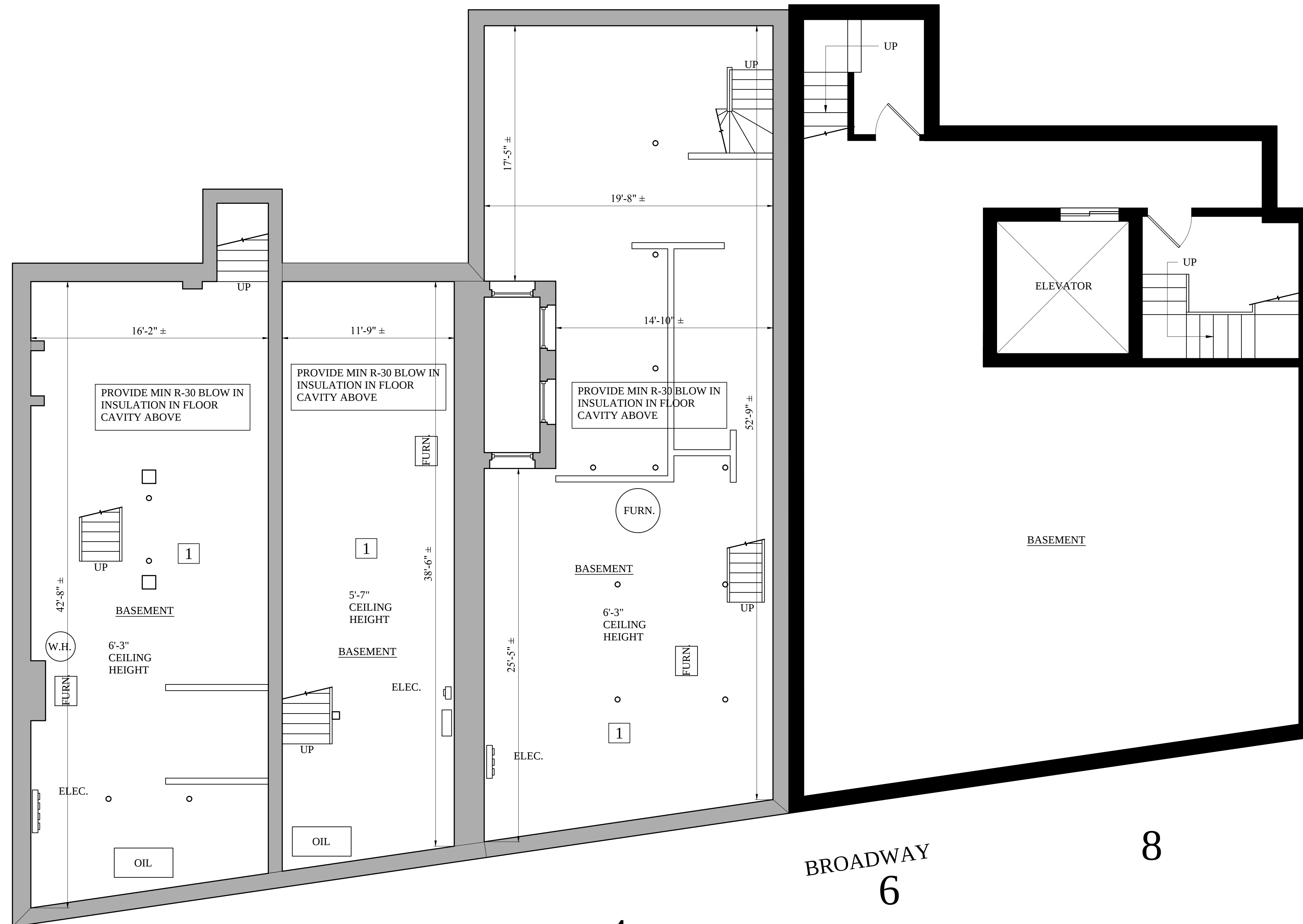
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Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

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2

4

6

8

BROADWAY

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

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

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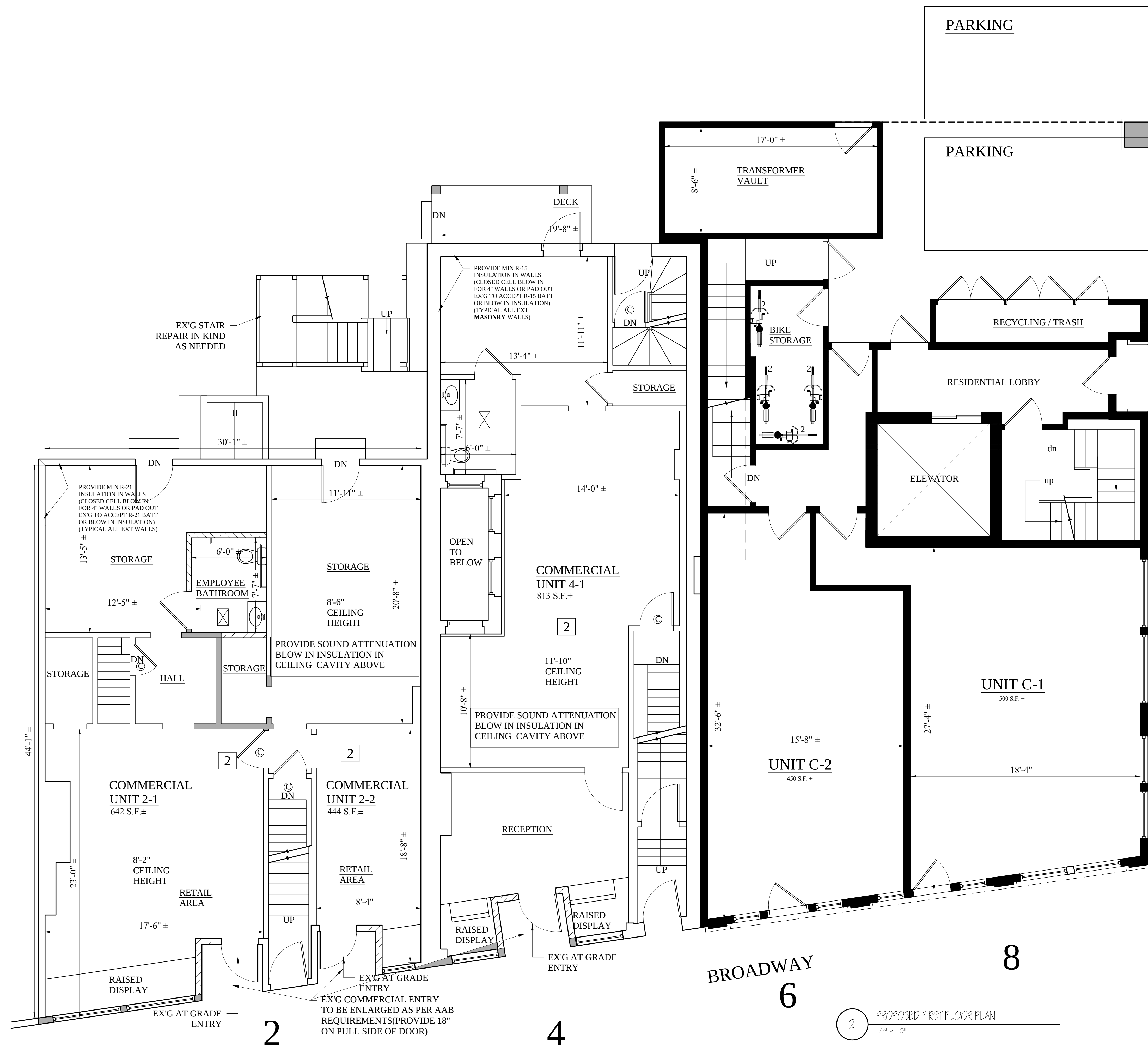
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Drawing Name
**PROPOSED
FLOOR PLANS
FULL SITE**

Sheet No.
A-1.4



Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

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Date:

12-12-12

Drawn By:

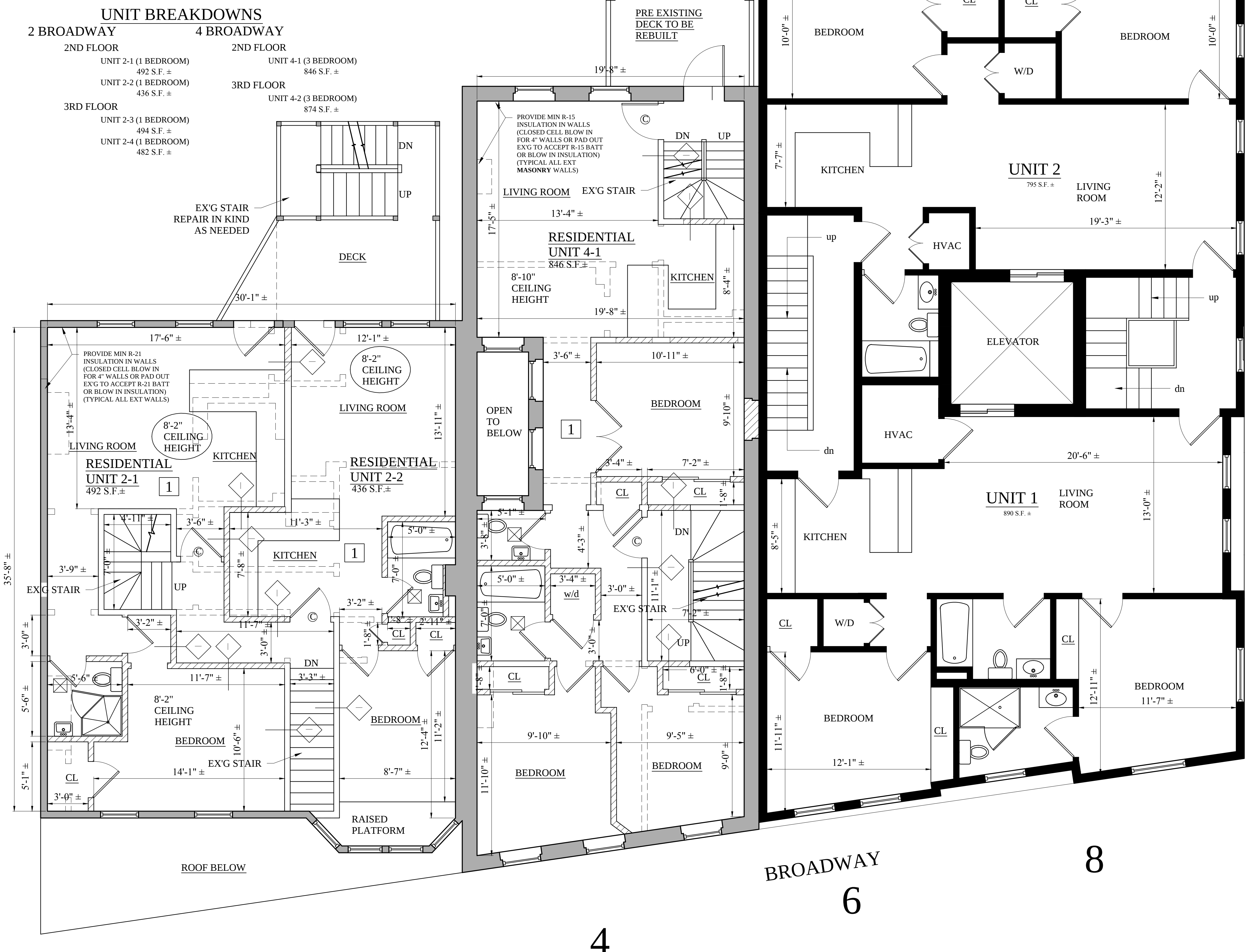
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Drawing Name

PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.

A-1.5



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)	
436 S.F. ±	
3RD FLOOR	3RD FLOOR
UNIT 2-3 (1 BEDROOM)	UNIT 4-2 (3 BEDROOM)
494 S.F. ±	874 S.F. ±
UNIT 2-4 (1 BEDROOM)	
482 S.F. ±	

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

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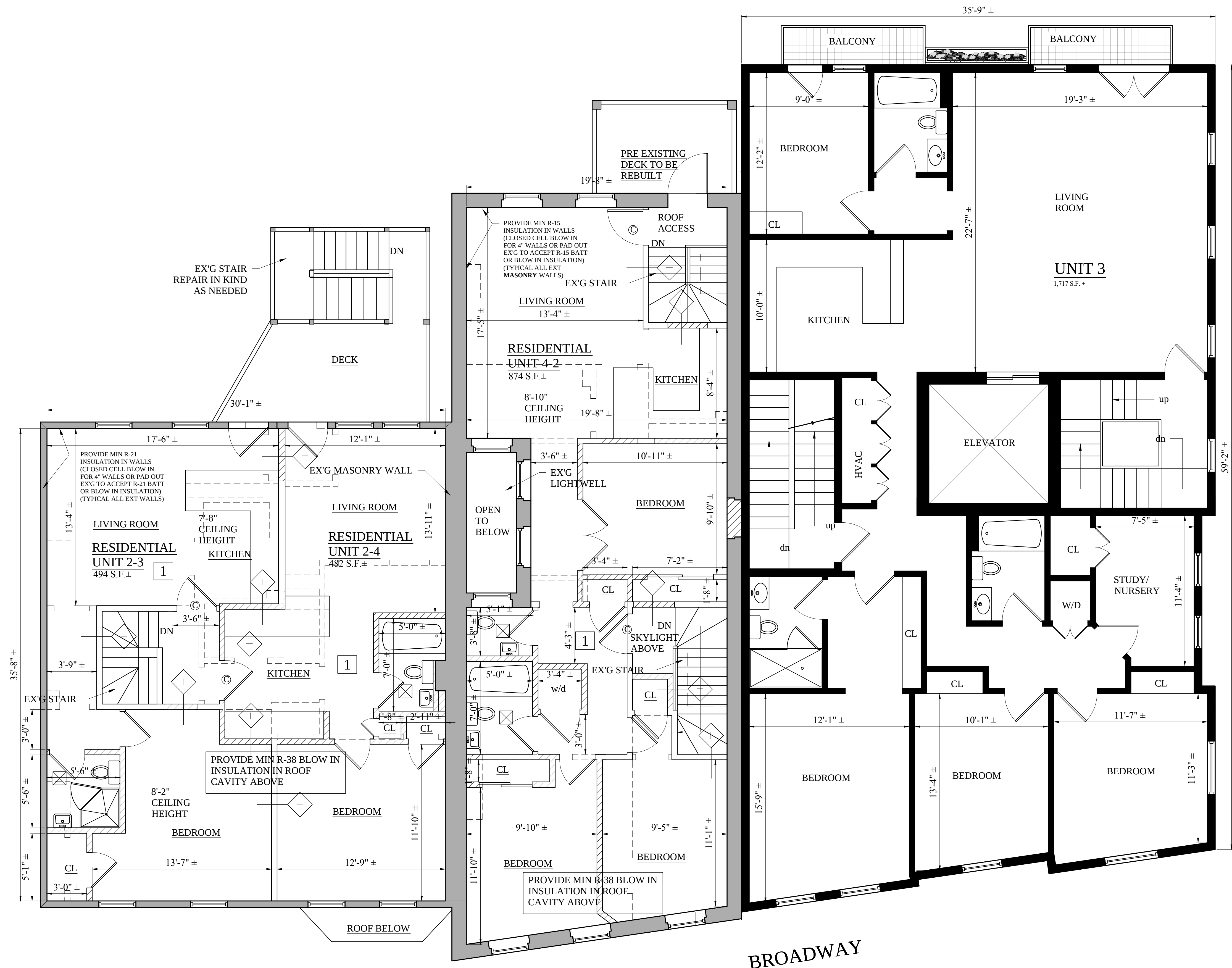
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Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.6

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



BROADWAY

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

Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

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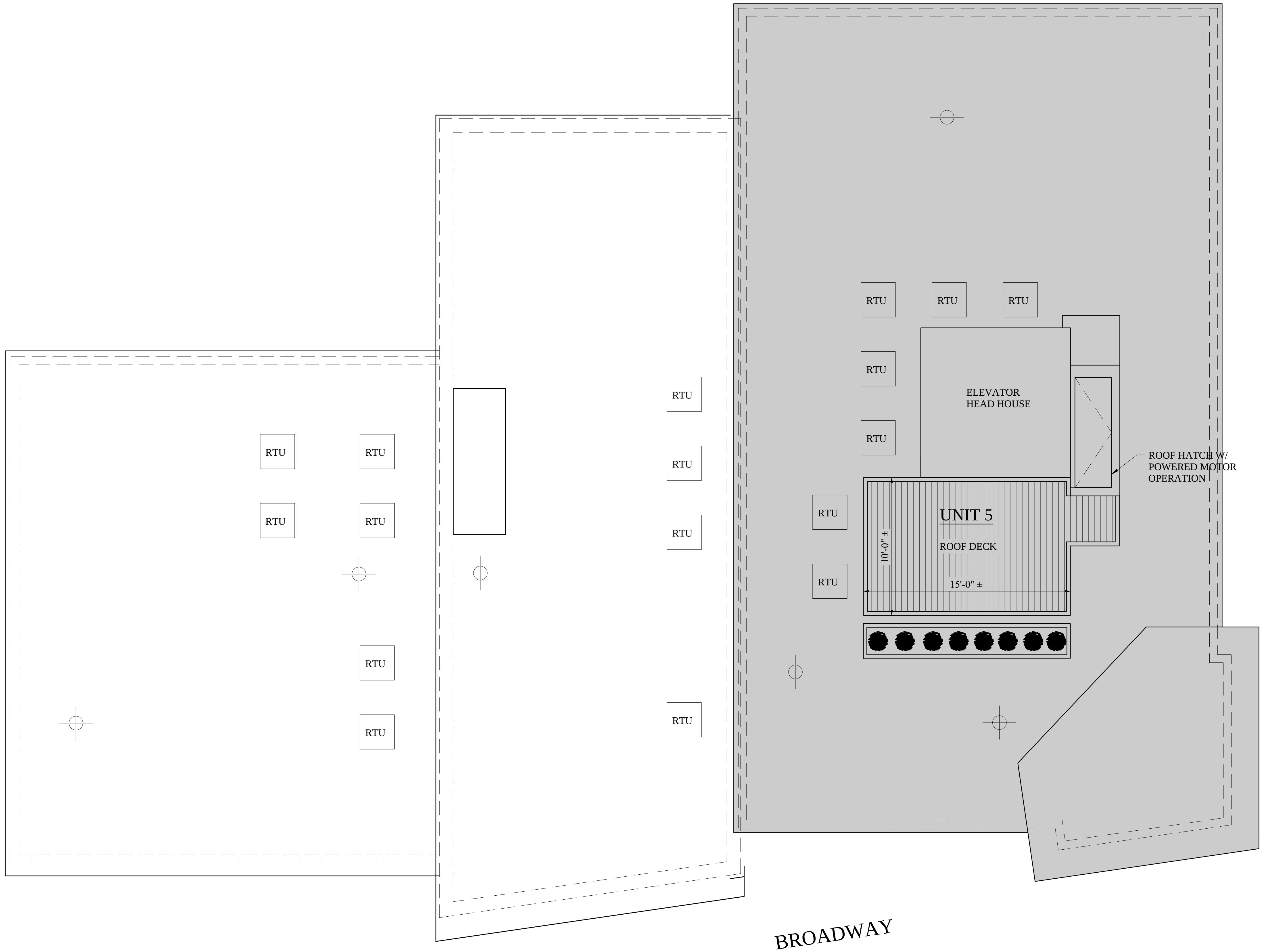
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Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.7



A-1.8



Location

PROPOSED PLANS
2-8 BROADWAY
SOMERVILLE, MA

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Drawing Name
PROPOSED
FLOOR PLANS
FULL SITE

Sheet No.
A-1.9

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



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

Location
PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA

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Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1



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



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

PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA

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Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.3



1 PROPOSED REAR ELEVATION
1/2" = 1'-0"

Location
PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA

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Drawing Name
PROPOSED
ELEVATIONS

Sheet No.
A-2.4



Location

PROPOSED BUILDING ADDITION
8 BROADWAY
SOMERVILLE, MA

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	09-18-2013

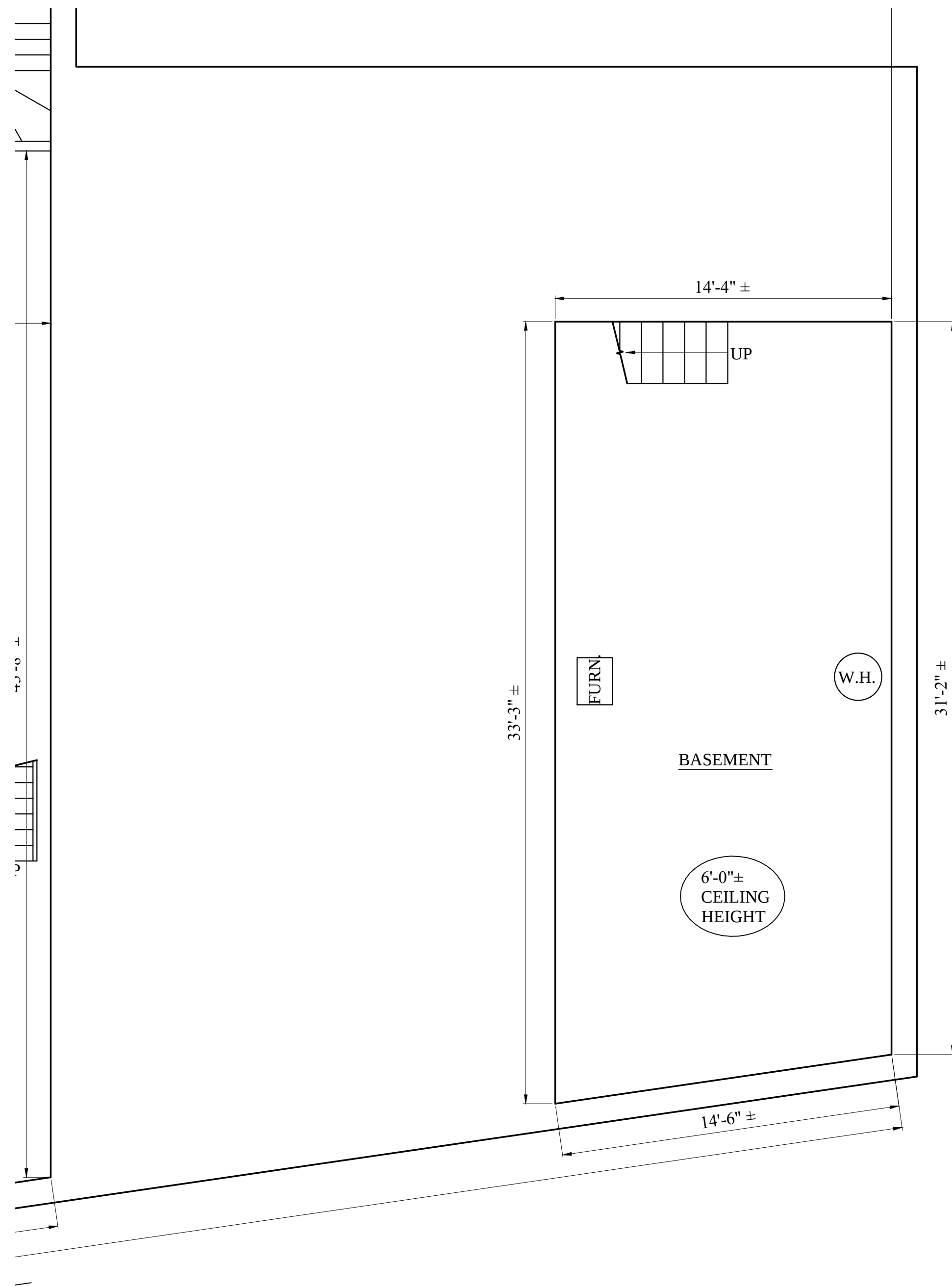
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Drawing Name

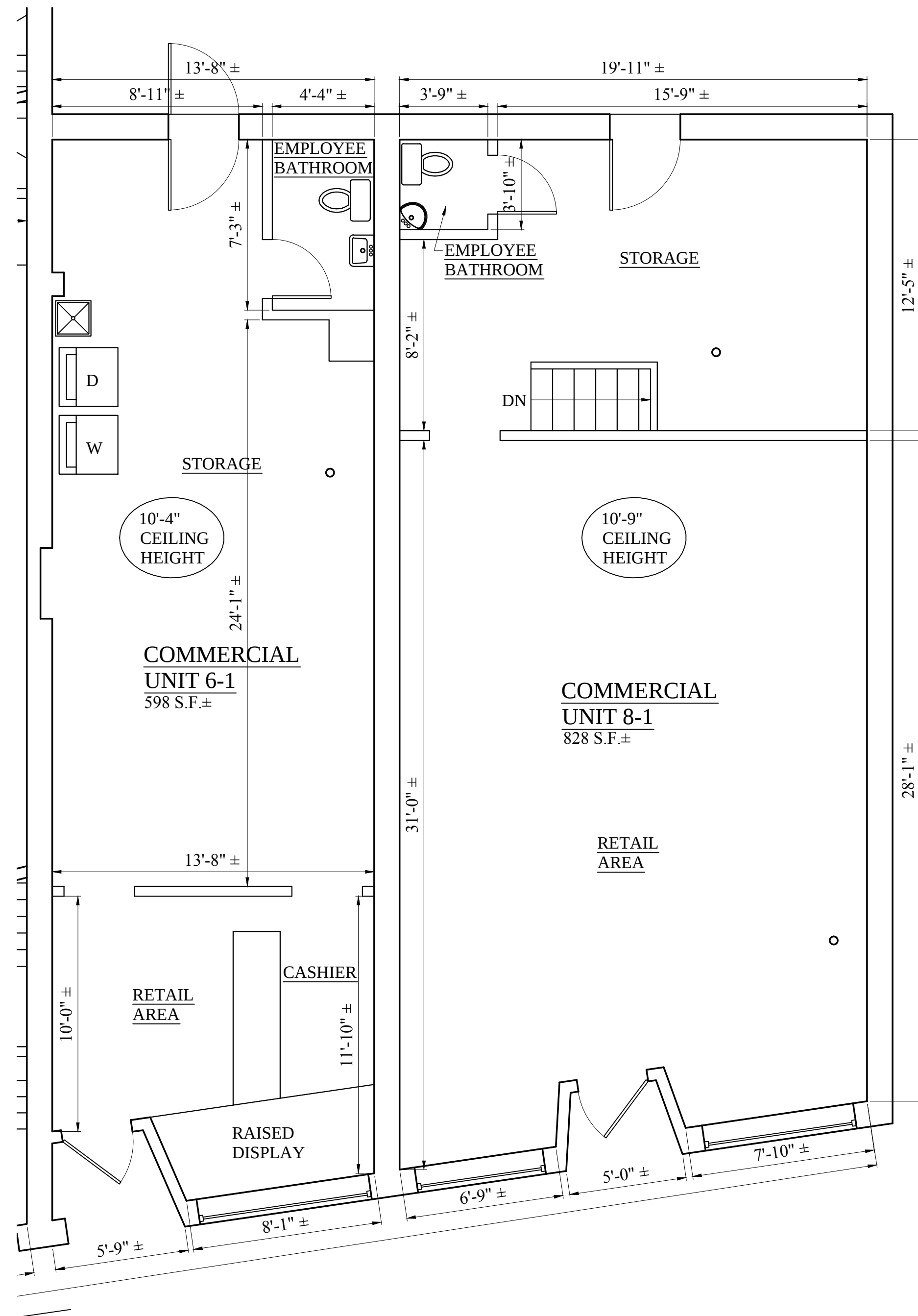
PERSPECTIVE
RENDERING

Sheet No.

A-4.1



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

Location

AS-BUILT PLANS
2-8 BROADWAY
SOMERVILLE, MA

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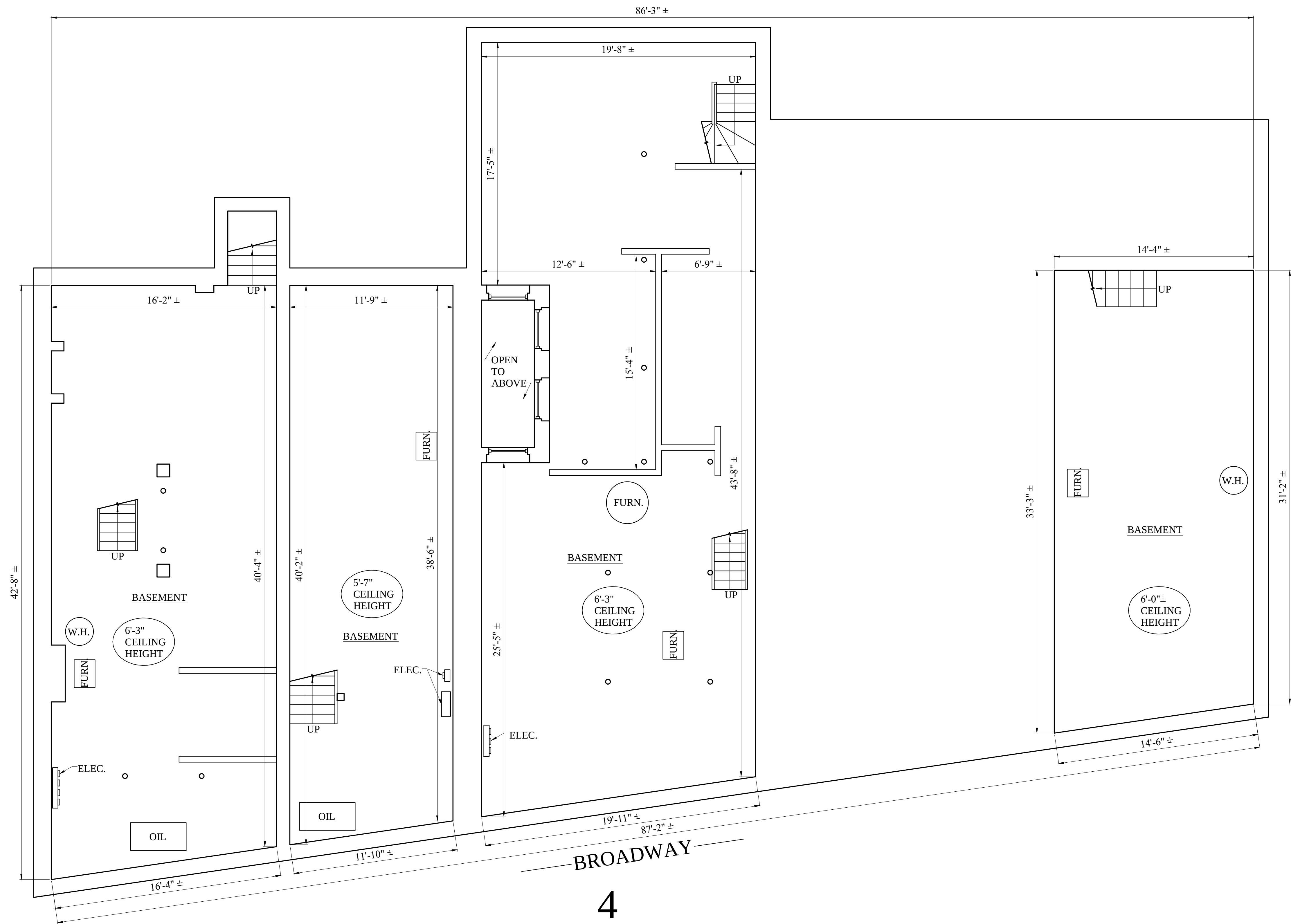
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Drawn By: ST

Drawing Name

AS-BUILT
FLOOR PLANS

Sheet No.

D-1.1



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

Location

AS-BUILT PLANS
2-8 BROADWAY
SOMERVILLE, MA

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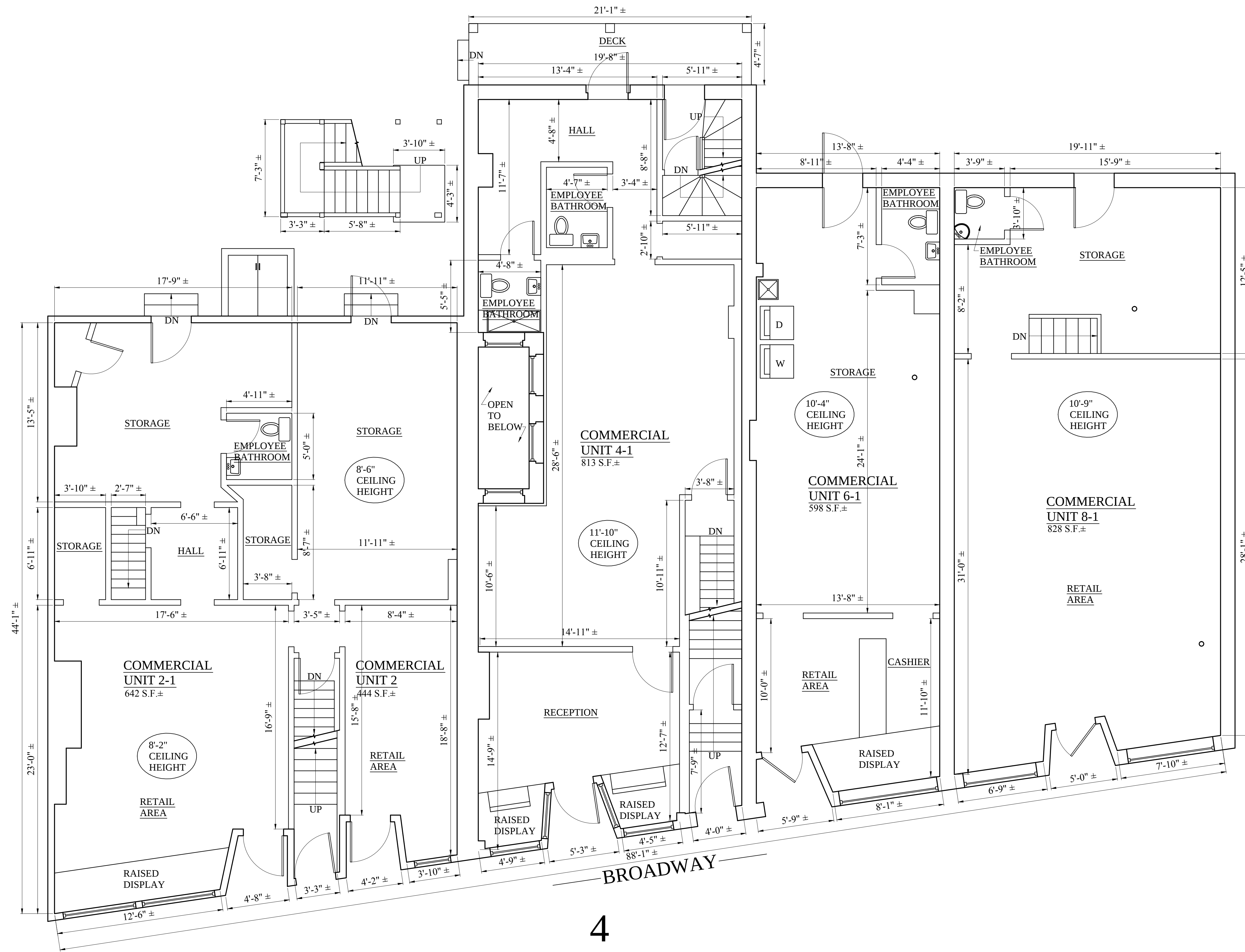
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Drawing Name
**AS-BUILT
FLOOR PLANS
FULL SITE**

Sheet No.
D-2.2



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

Location

AS-BUILT PLANS
2-8 BROADWAY
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AS-BUILT
FLOOR PLANS
FULL SITE

Sheet No.

D-2.3