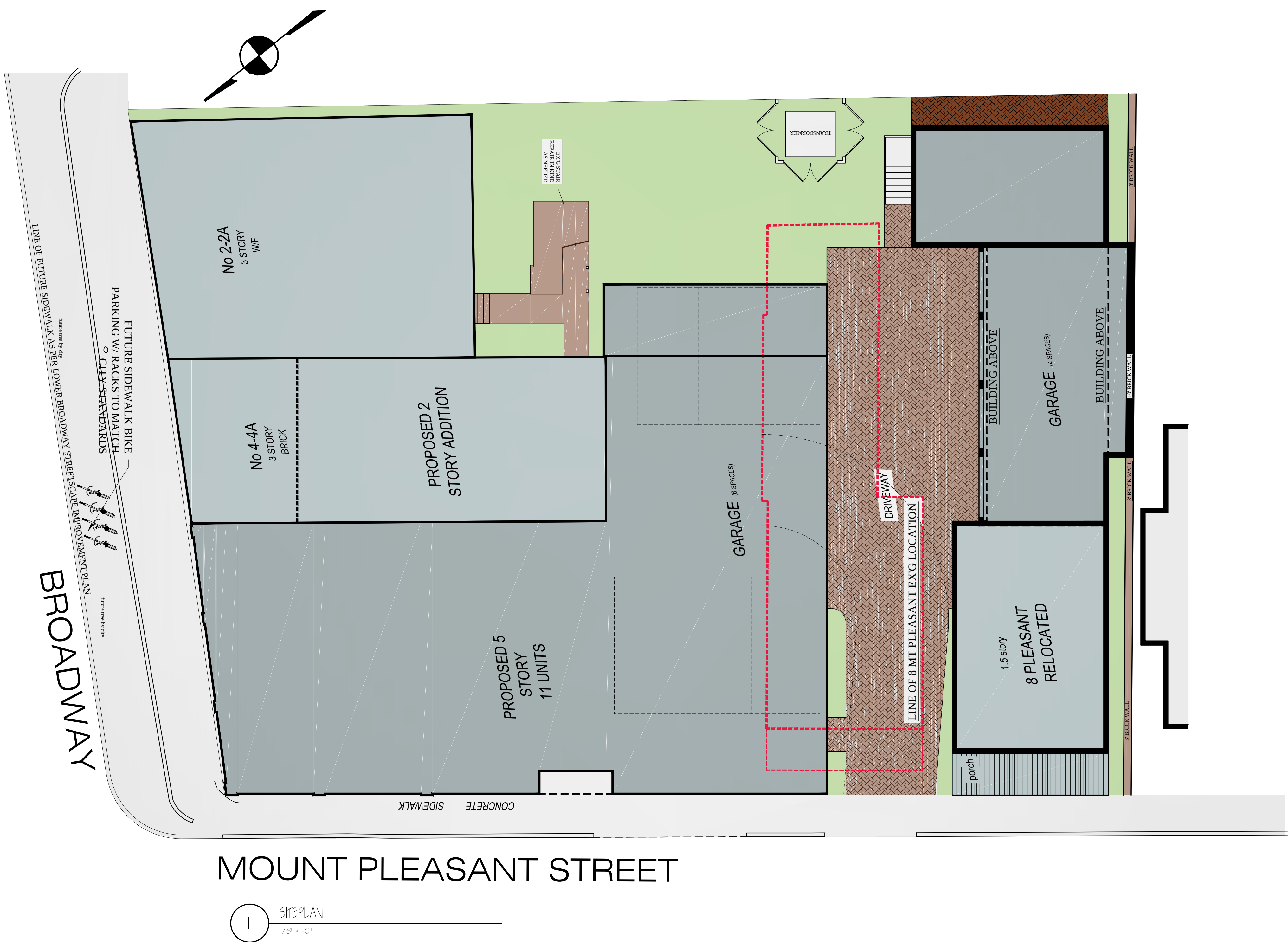


ZONING SUMMARY

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 / 0 / 0 R.S. L.S. REAR	50'	55'
EXISTING CONDITIONS	NA	NA	11480 S.F.	5349/11480 47%	1396/11480 12%	11058/11480 .96	F 0 / 0 / 2.5 R.S. L.S. REAR	161'	3 STORIES 34'-0"
PROPOSED PROJECT	NA NO CHANGE	NA NO CHANGE	11480 S.F. NO CHANGE	8316/11480 72.4 %	1365/11480 11.9 %	30058/11480 2.62	F 0 / 0 / 2.5 R.S. L.S. REAR	161' NO CHANGE	5 STORIES 55'-0" ±



UNIT BREAKDOWNS

2 BROADWAY
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
2ND FLOOR
UNIT 4-1 (3 BEDROOM)
846 S.F. ±
3RD FLOOR
UNIT 4-2 (3 BEDROOM)
874 S.F. ±

8 BROADWAY
2ND FLOOR
UNIT 1 (3 BEDROOM)
1225 S.F. ±
UNIT 2 (2 BEDROOM)
741 S.F. ±
UNIT 3 (1 BEDROOM)
601 S.F.
3RD FLOOR
UNIT 4 (3 BEDROOM)
1225 S.F. ±
UNIT 5 (4 BEDROOM)
1610 S.F. ±
4th FLOOR
UNIT 6 (3 BEDROOM)
1225 S.F. ±
UNIT 7 (3 BEDROOM)
1293 S.F. ±
UNIT 8 (3 BEDROOM)
1127 S.F. ±
4th FLOOR
UNIT 9 (3 BEDROOM)
1225 S.F. ±
UNIT 10 (3 BEDROOM)
1293 S.F. ±
UNIT 11 (3 BEDROOM)
1127 S.F. ±

8 MT. PLEASANT
UNIT 12 (3 BEDROOM)
1177 S.F. ±
UNIT 13 (4 BEDROOM)
1330 S.F. ±

Location

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
SOMERVILLE MA

Choo
Company, Inc.

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

No.

Revision Date

12-4-2013

02-27-2014

03-24-2014

05-07-2014

Project No:

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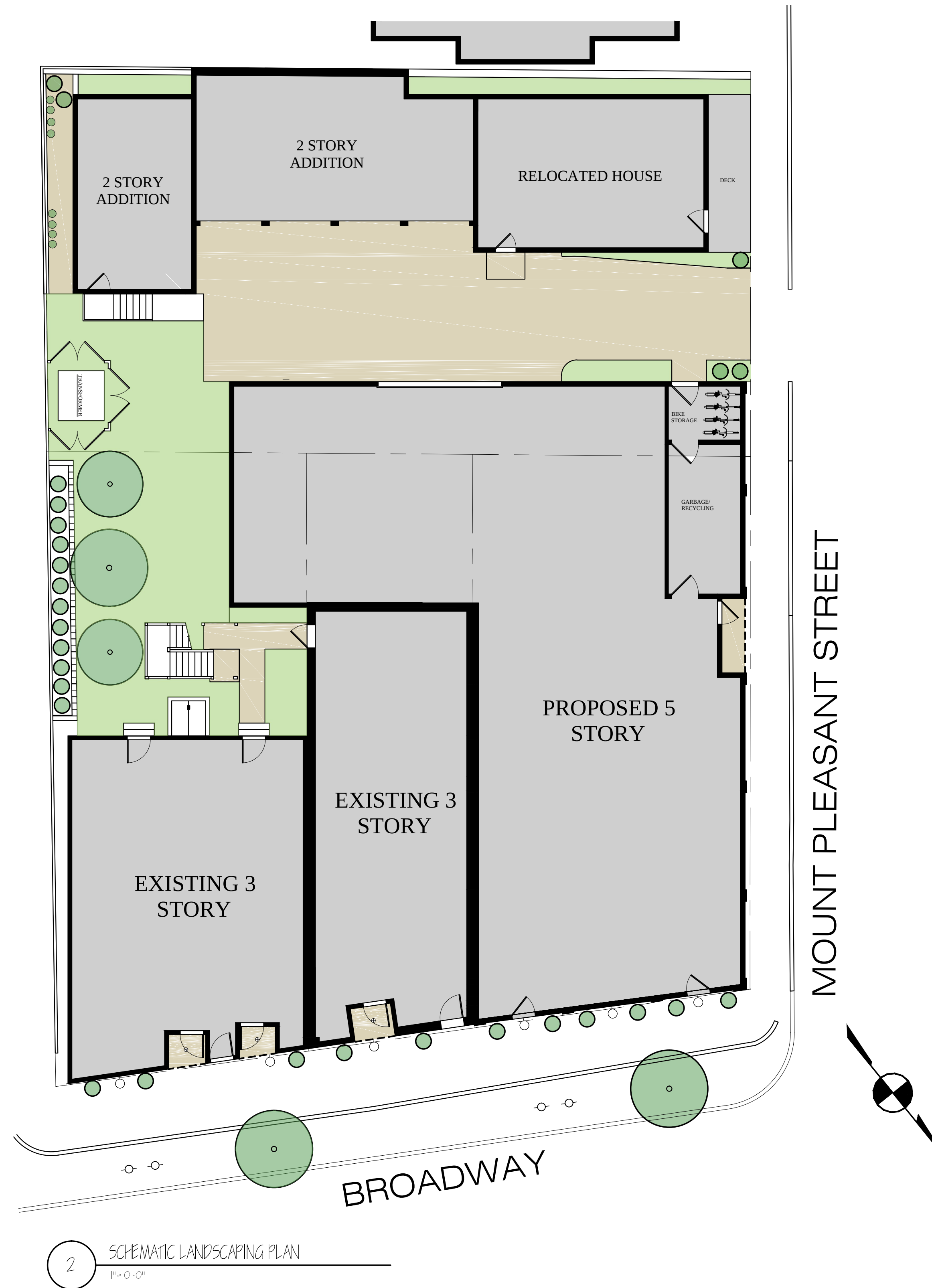
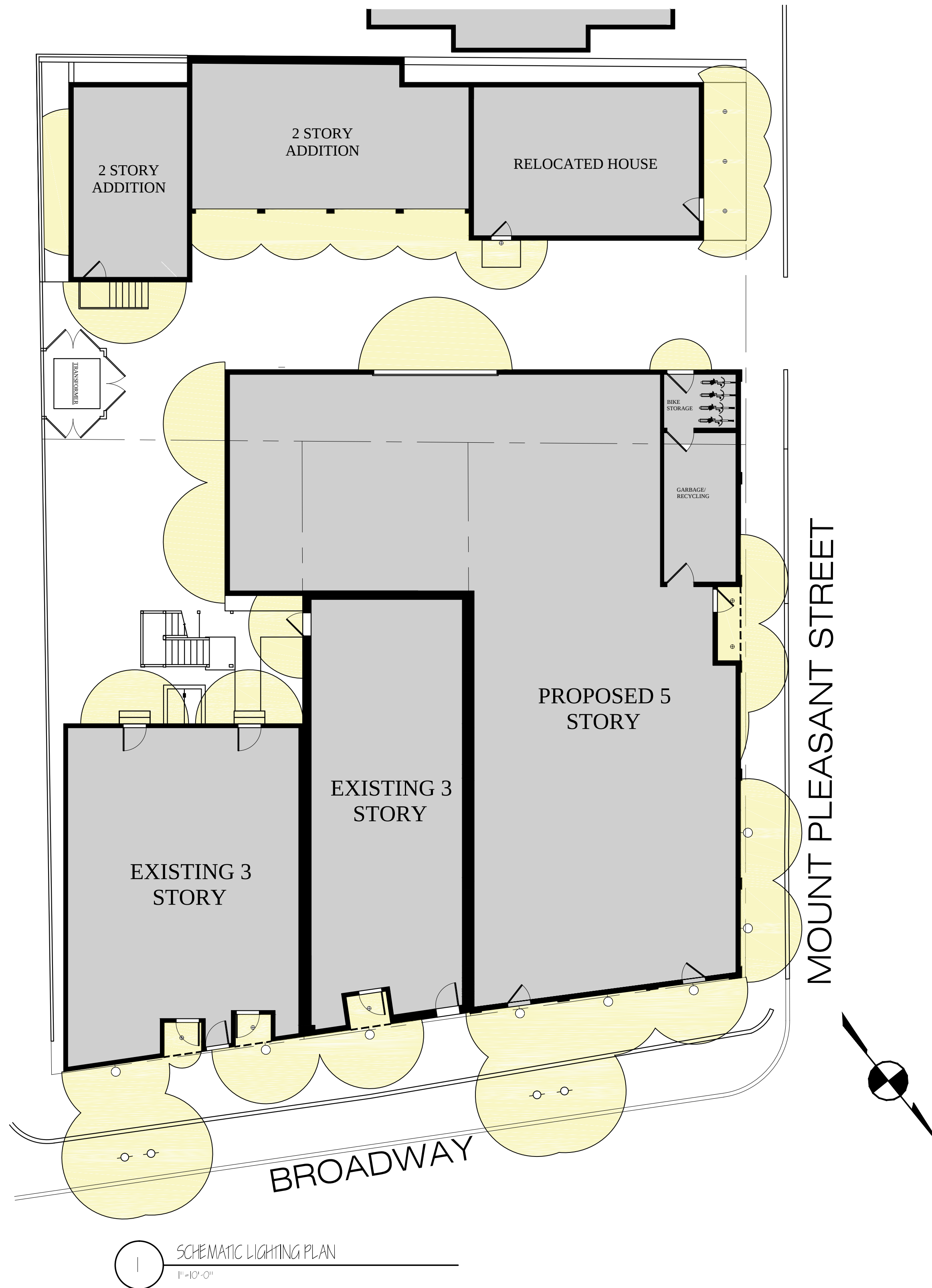
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PLAN

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W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
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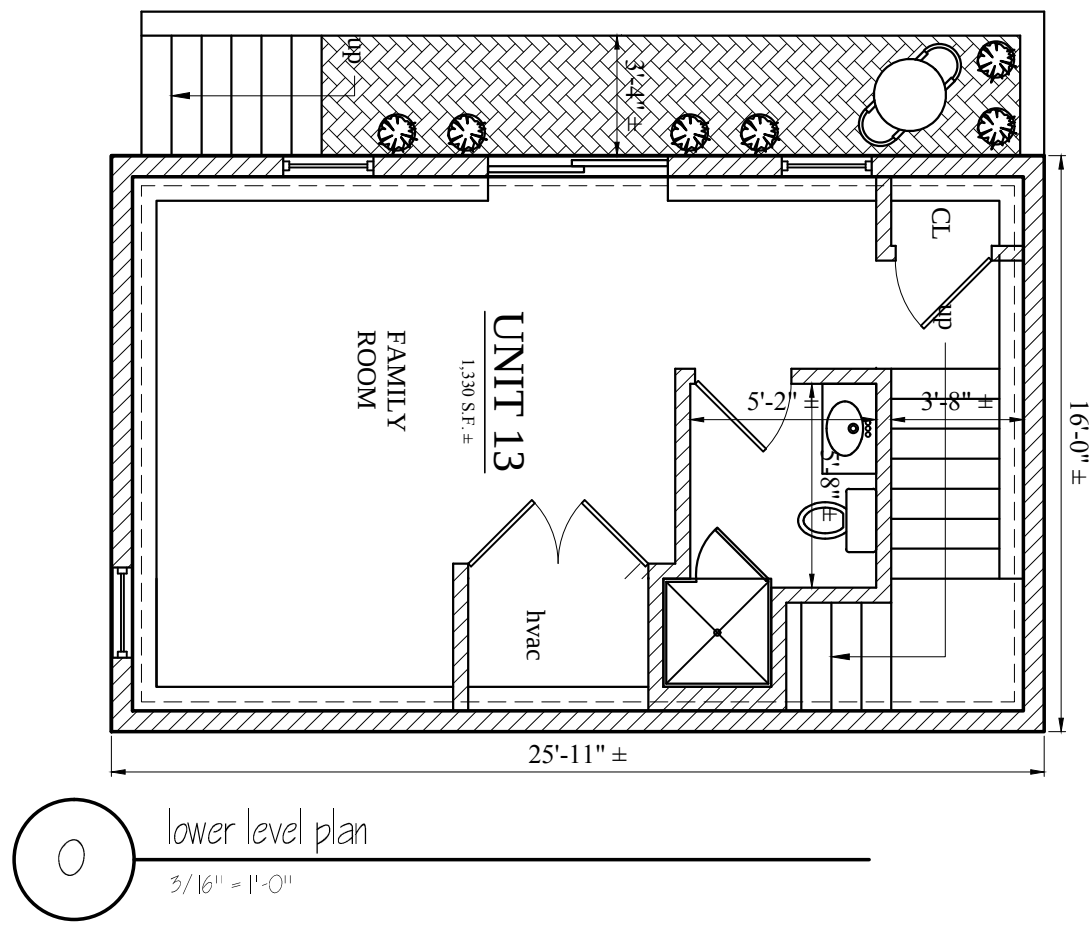
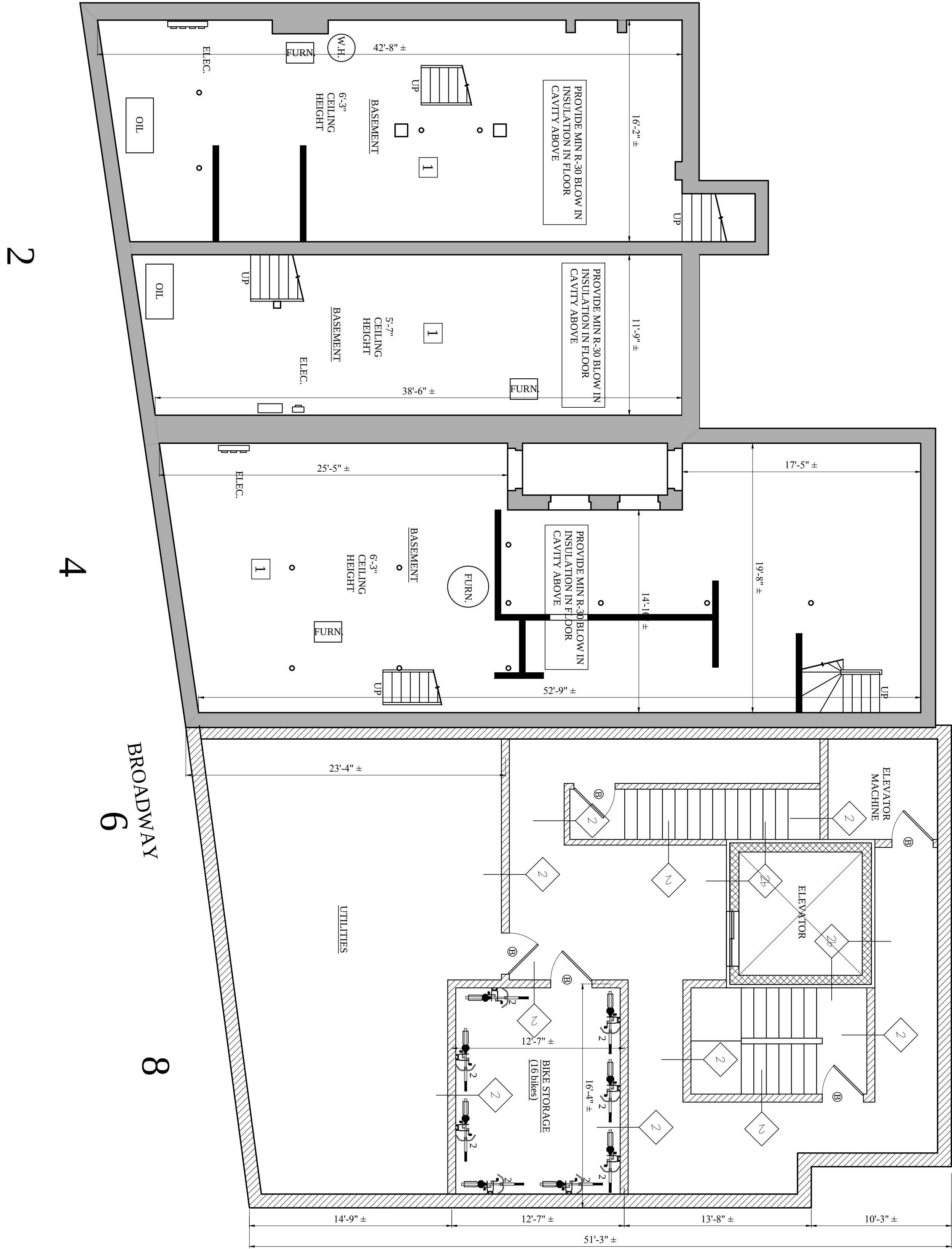
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**PROPOSED
PLANS**

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1 BASEMENT PLAN
3/16" = 1'-0"



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Location

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
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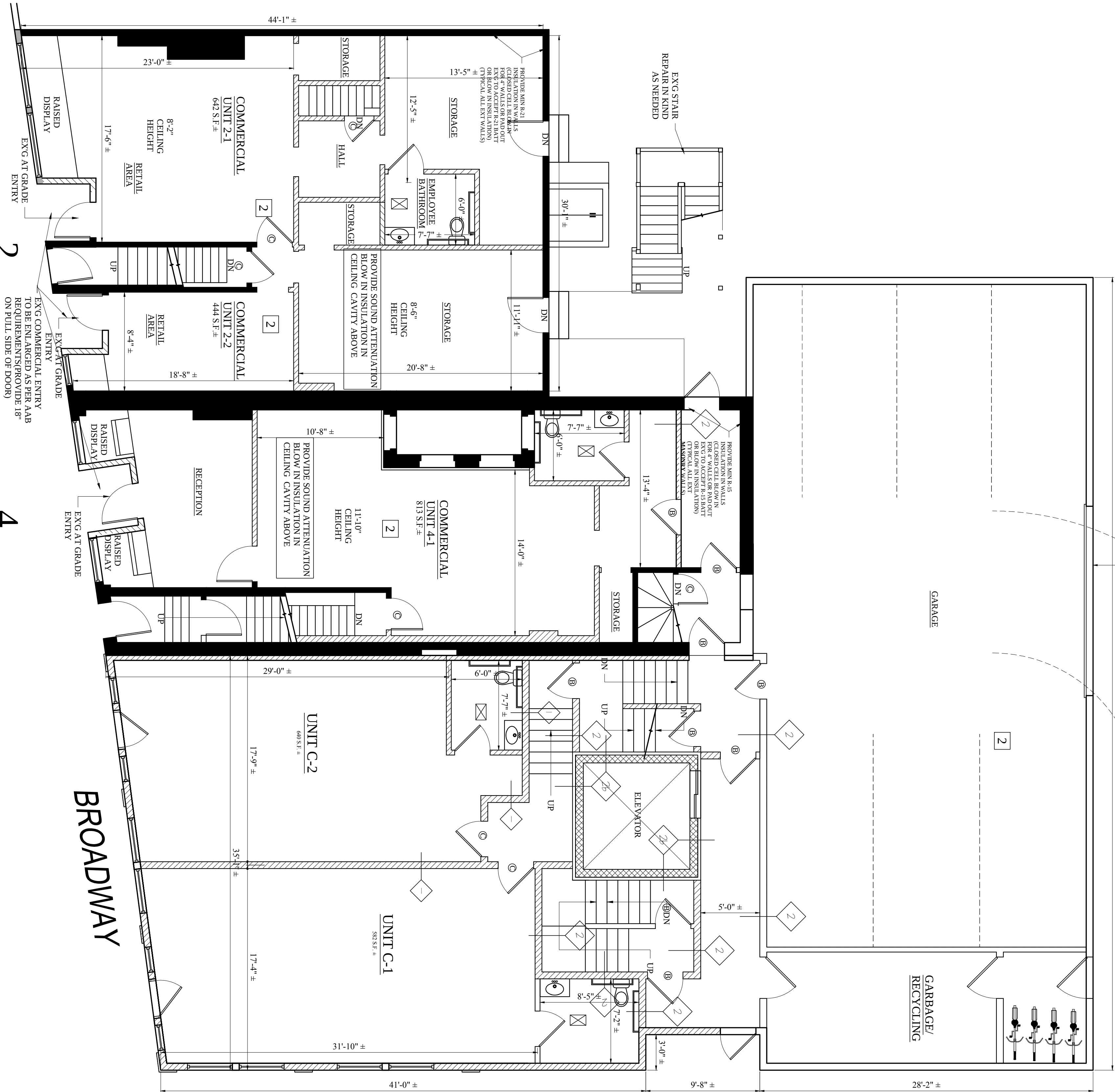
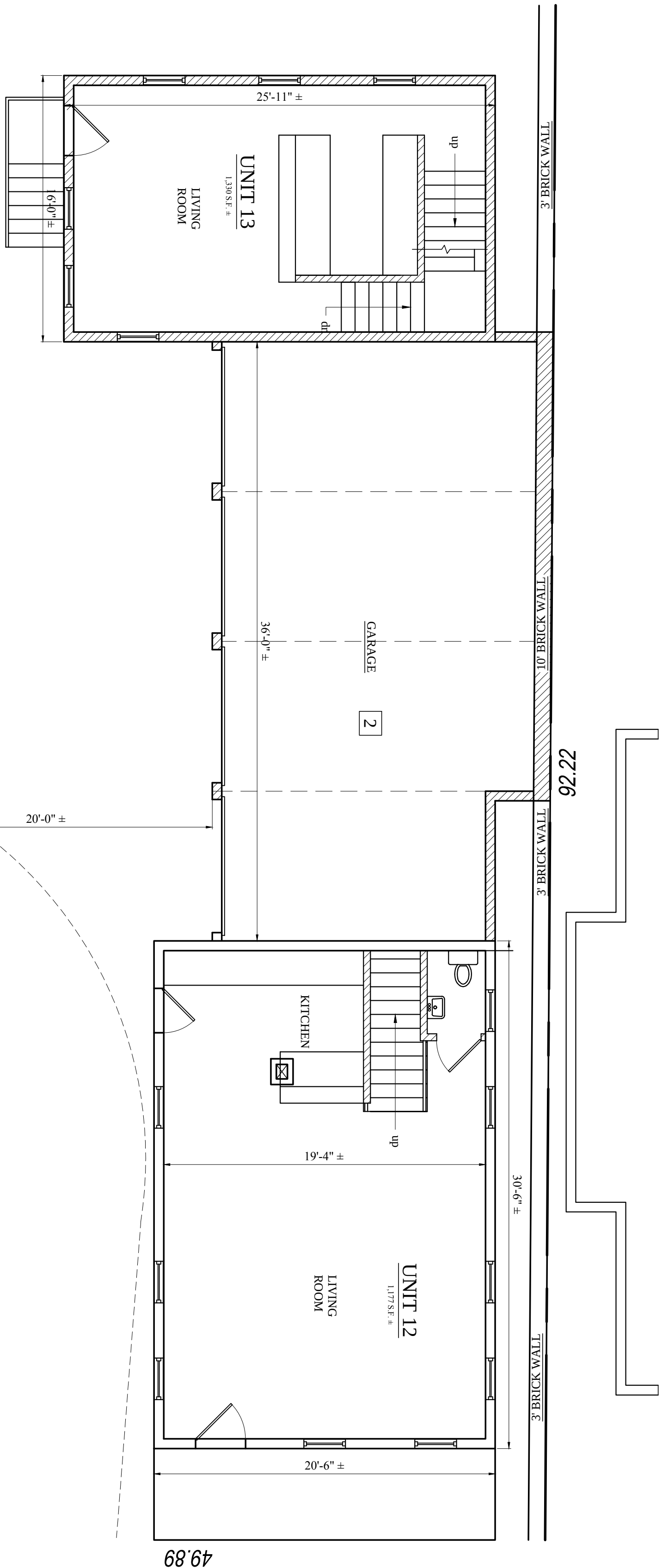
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1 1ST FLOOR PLAN
3/16" = 1'-0"

2

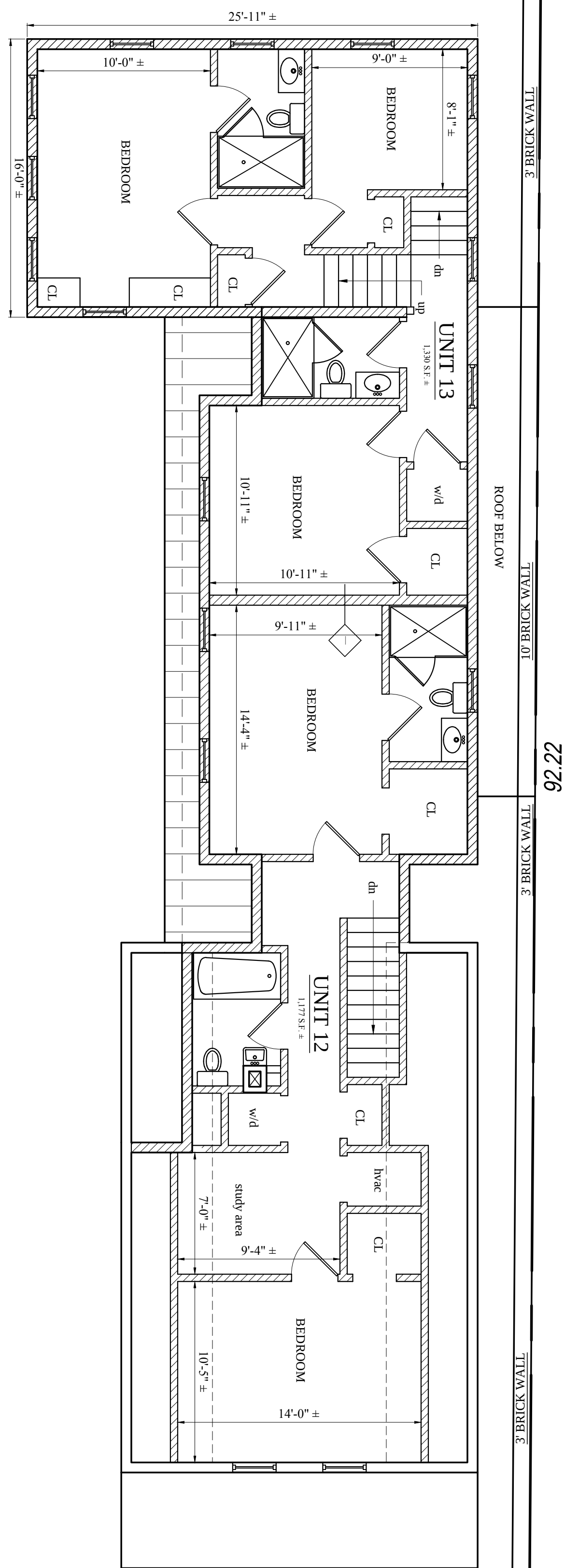
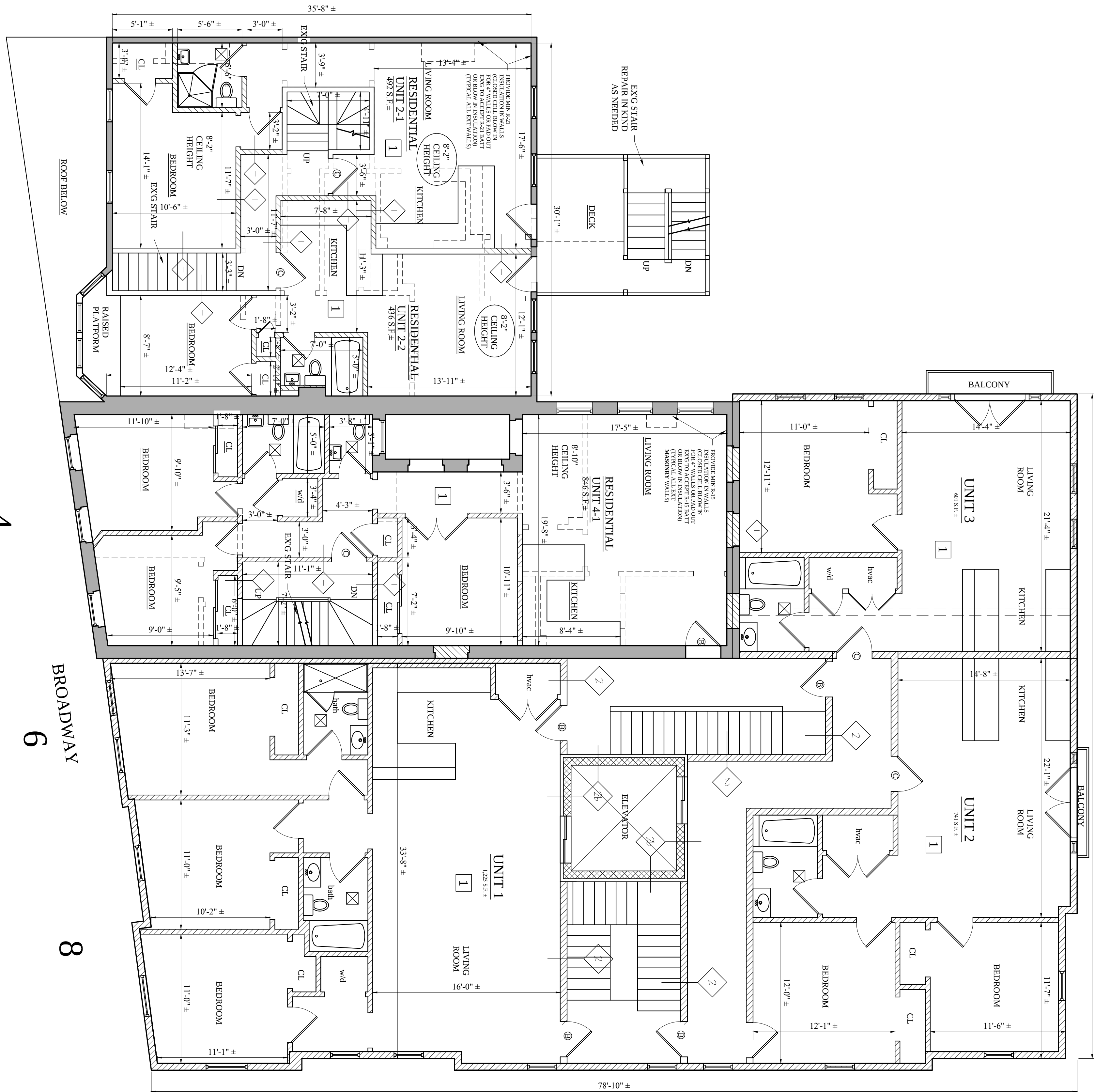
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BROADWAY
6

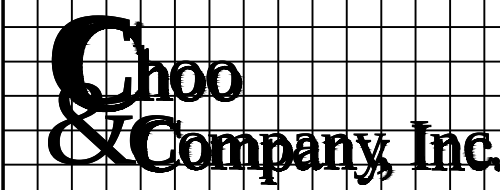
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2

2ND FLOOR PLAN
3/16" = 1'-0"



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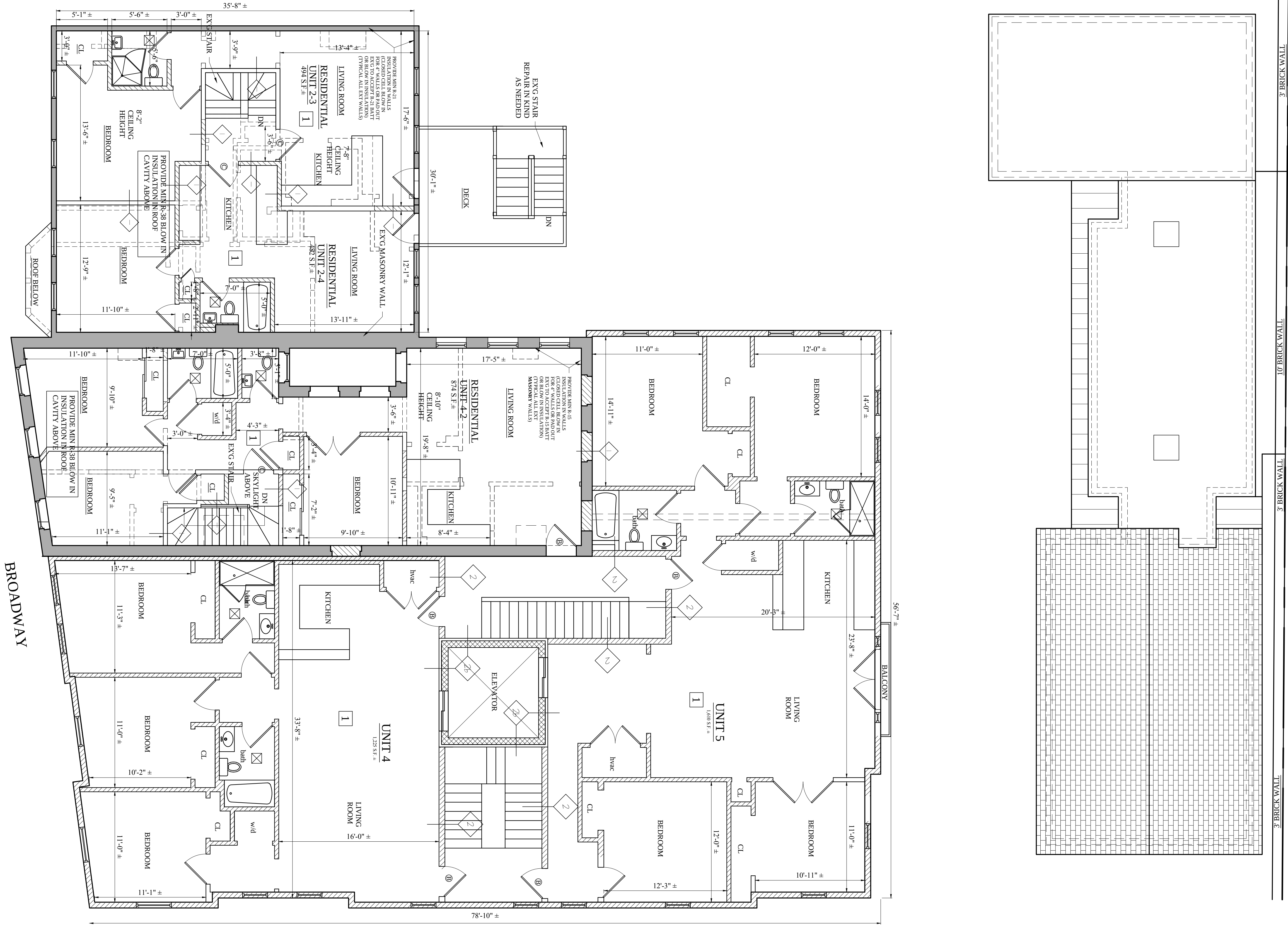
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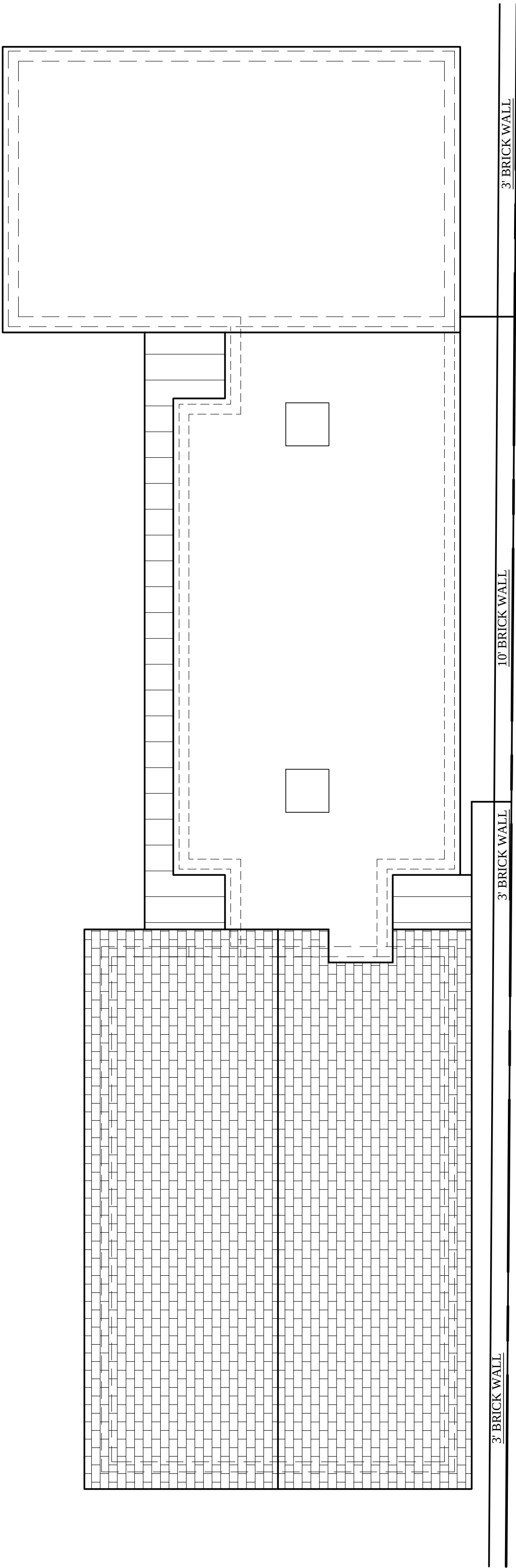
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3 THIRD FLOOR PLANS
5/16" = 1'-0"



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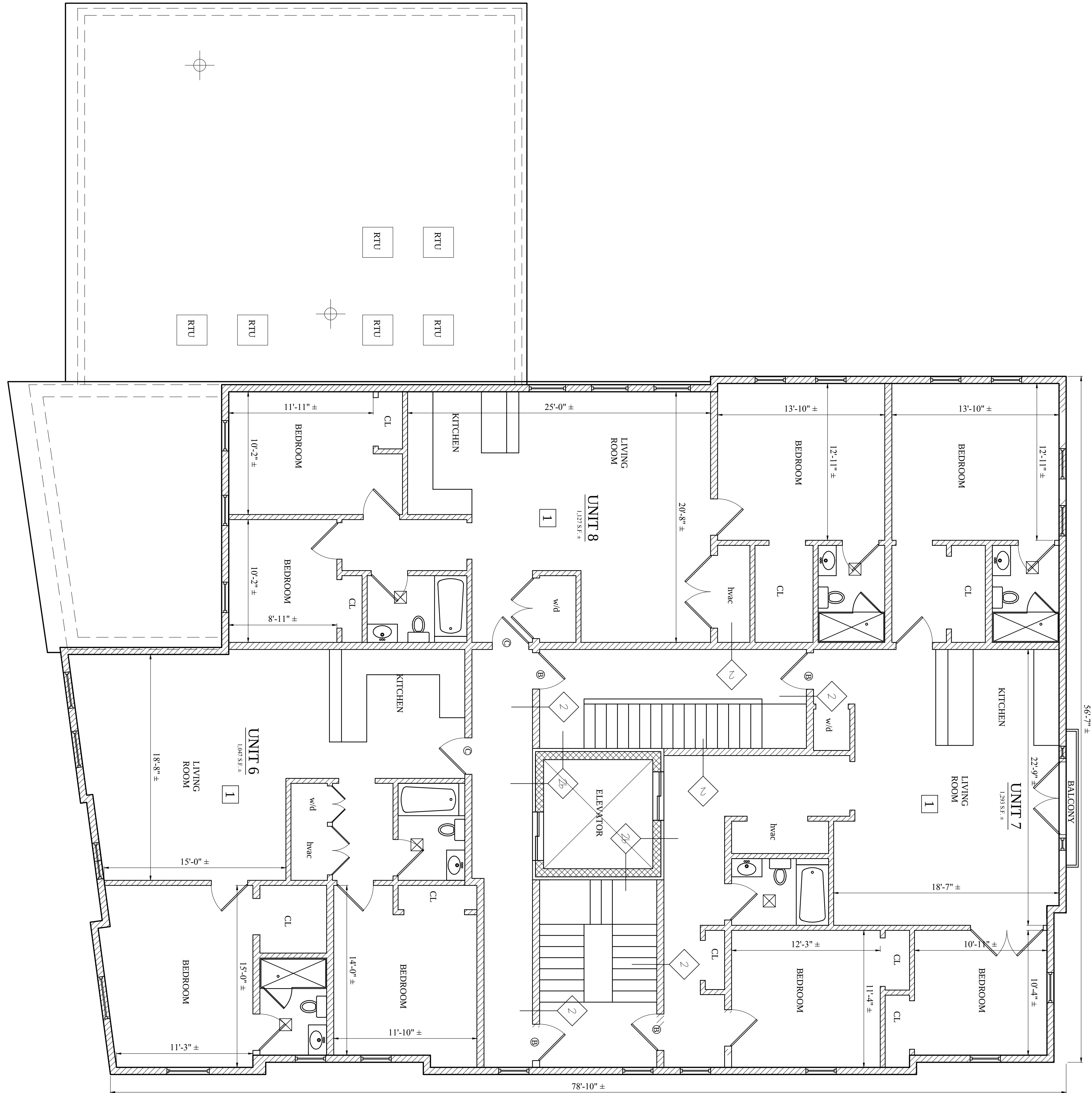
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4 FOURTH FLOOR PLANS
3/16" = 1'-0"

Location

PROPOSED REDEVELOPMENT W/ 11 UNIT ADDITION 8 BROADWAY/8 MT PLEASANT SOMERVILLE MA

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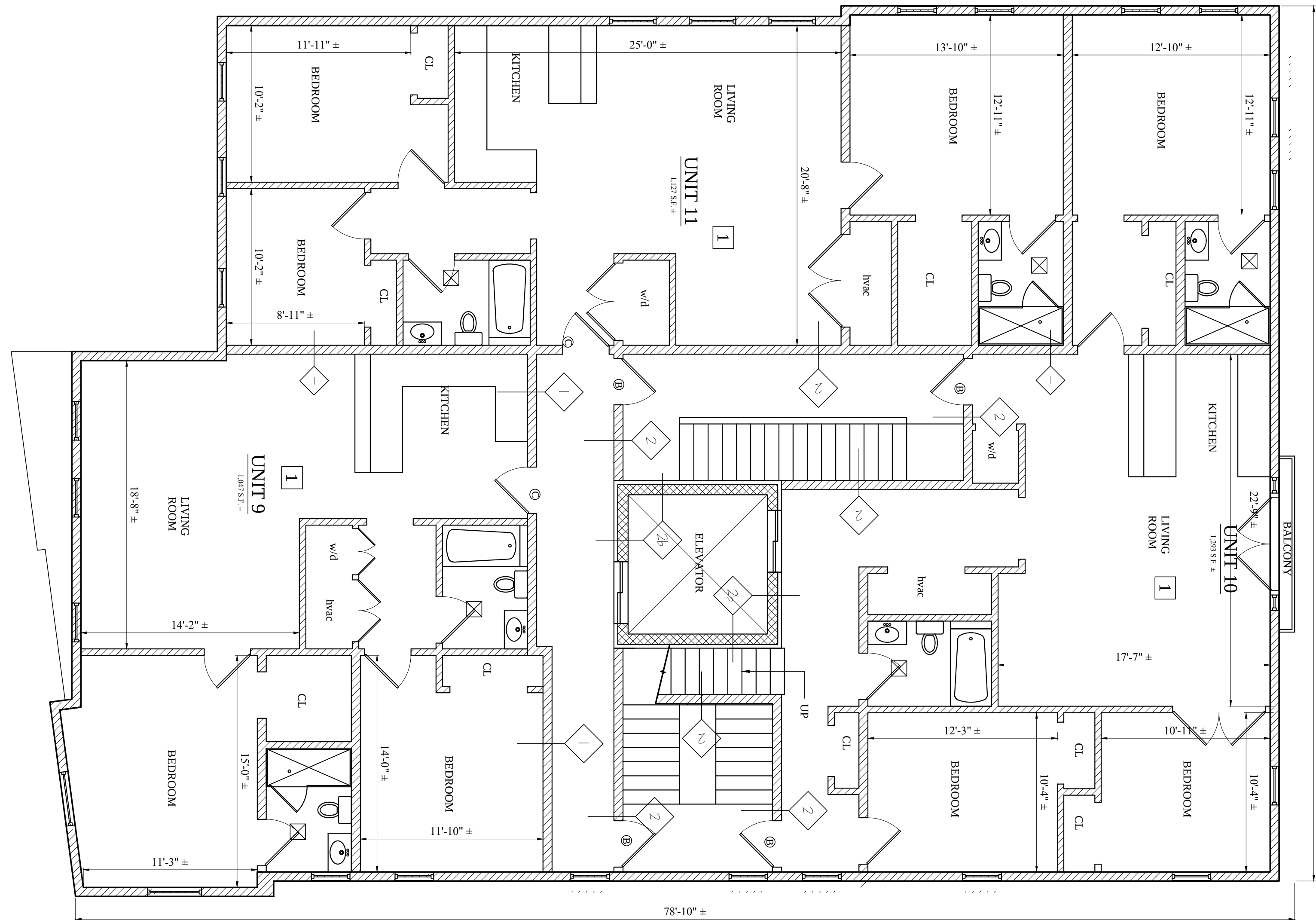
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5 FIFTH FLOOR PLANS
3/16" = 1'-0"

Location

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W/ 11 UNIT ADDITION
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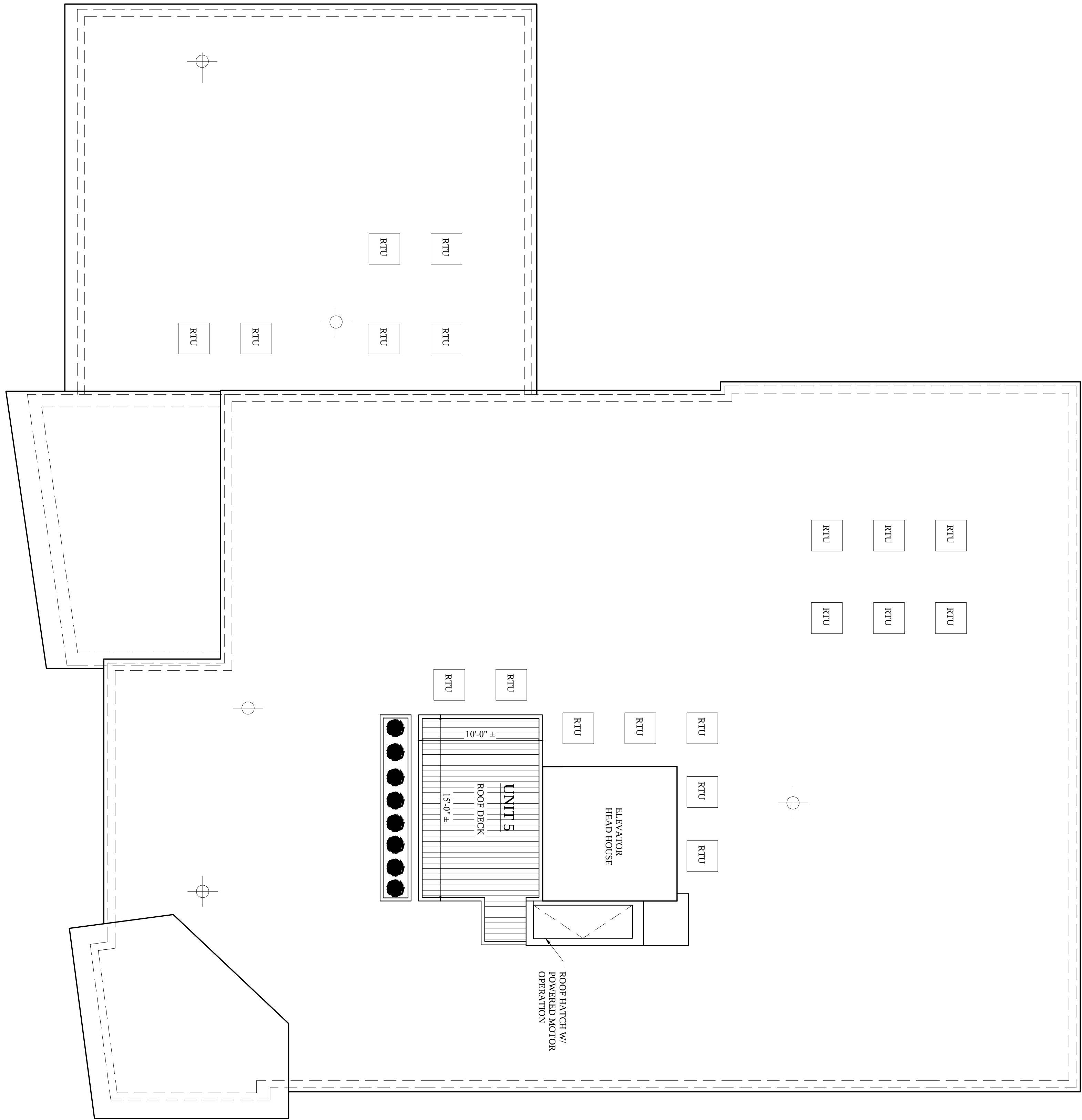
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6 ROOF FLOOR PLAN
3/16" = 1'-0"

Location

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
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1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
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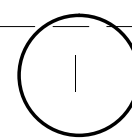
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BROADWAY



PROPOSED RIGHT SIDE ELEVATION (MT. PLEASANT STREET)

1/4" = 1'-0"

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
SOMERVILLE MA

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

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
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1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

Location
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1 PROPOSED LEFT SIDE ELEVATION 8 MT PLEASANT
1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION 8 MT PLEASANT
1/4" = 1'-0"

PROPOSED REDEVELOPMENT
W/ 11 UNIT ADDITION
8 BROADWAY/8 MT PLEASANT
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