

ZONING SUMMARY

ARTICLE 6.5  
TOD-55 SUBDISTRICT

|                     | MIN.<br>LOT SIZE | MIN. LOT AREA<br>PER ADD. UNIT | TOTAL<br>LOT SIZE       | MAX GROUND<br>COVERAGE | MIN L-SCAPE<br>COVERAGE | FAR                 | SETBACK<br>FR/SI/RE                 | FRONTAGE          | BLDG.<br>HEIGHT       |
|---------------------|------------------|--------------------------------|-------------------------|------------------------|-------------------------|---------------------|-------------------------------------|-------------------|-----------------------|
| REQUIRED BY ZONING  | 15000 S.F.       | 600 S.F.                       | 15000 S.F.              | 80%                    | 10%                     | 3                   | F 0 / R.S. 0 / L.S. 0 / REAR 0      | 50'               | 55'                   |
| EXISTING CONDITIONS | NA               | NA                             | 11480 S.F.              | 5349/11480<br>47%      | 1396/11480<br>12%       | 11058/11480<br>.96  | F 0 / R.S. 0 / L.S. 2.5 / REAR 19.5 | 161'              | 3 STORIES<br>34'-0"   |
| PROPOSED PROJECT    | NA<br>NO CHANGE  | NA<br>NO CHANGE                | 11480 S.F.<br>NO CHANGE | 8000/11480<br>70 %     | 1422/11480<br>12 %      | 29555/11480<br>2.57 | F 0 / R.S. 0 / L.S. 2.5 / REAR 0    | 161'<br>NO CHANGE | 5 STORIES<br>55'-0" ± |

UNIT BREAKDOWNS

|                      |                      |                     |                     |
|----------------------|----------------------|---------------------|---------------------|
| 2 BROADWAY           | 4 BROADWAY           | 8 BROADWAY          | 8 MT. PLEASANT      |
| 2ND FLOOR            | 2ND FLOOR            | 2ND FLOOR           | UNIT 12 (3 BEDROOM) |
| UNIT 2-1 (1 BEDROOM) | UNIT 4-1 (3 BEDROOM) | UNIT 1 (3 BEDROOM)  | 1177 S.F. ±         |
| 492 S.F. ±           | 846 S.F. ±           | 1225 S.F. ±         | UNIT 13 (4 BEDROOM) |
| UNIT 2-2 (1 BEDROOM) | 3RD FLOOR            | UNIT 2 (2 BEDROOM)  | 1330 S.F. ±         |
| 436 S.F. ±           | UNIT 4-2 (3 BEDROOM) | 741 S.F. ±          |                     |
| 3RD FLOOR            | 874 S.F. ±           | UNIT 3 (1 BEDROOM)  |                     |
| UNIT 2-3 (1 BEDROOM) |                      | 601 S.F.            |                     |
| 494 S.F. ±           |                      | 3RD FLOOR           |                     |
| UNIT 2-4 (1 BEDROOM) |                      | UNIT 4 (3 BEDROOM)  |                     |
| 482 S.F. ±           |                      | 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. ±         |                     |



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    |
|     |               |

Project No: AS NOTED

Scale: AS NOTED

Date: 11-07-2013

Drawn By: SL

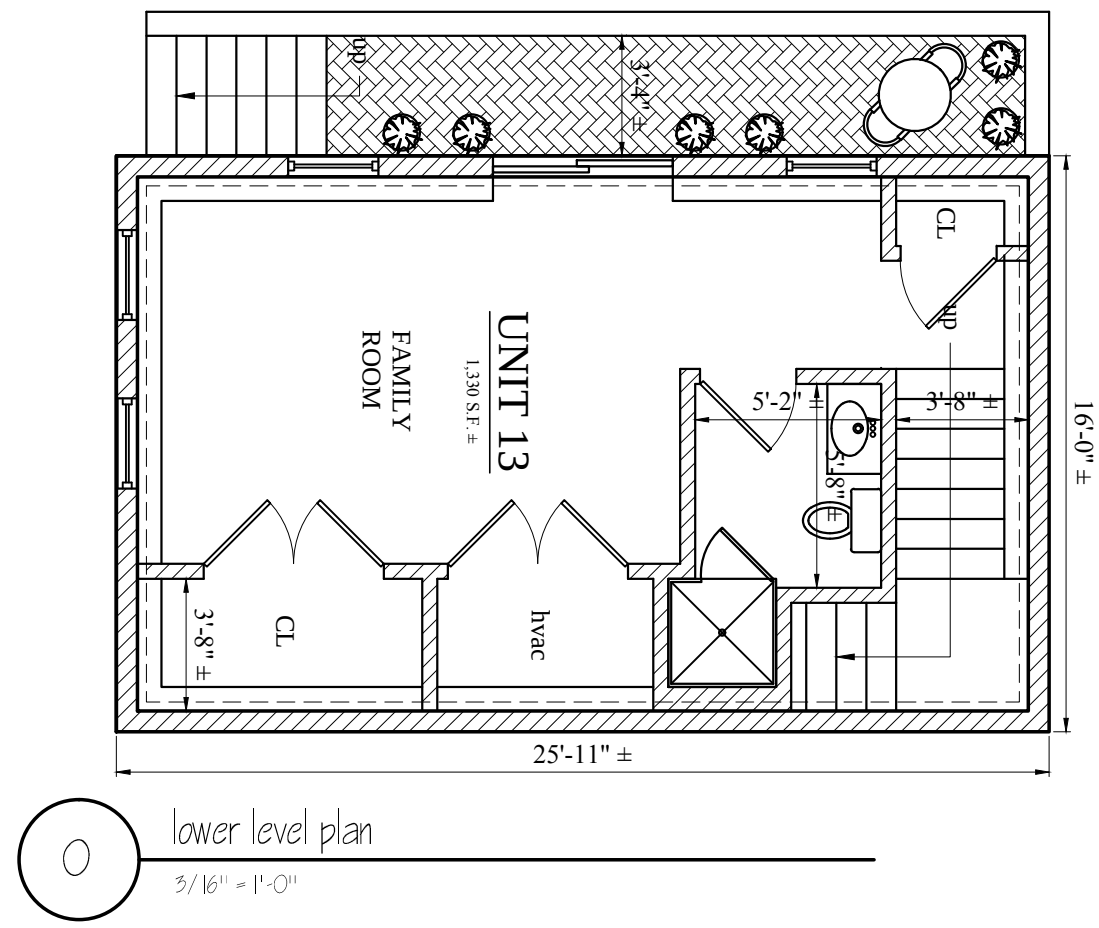
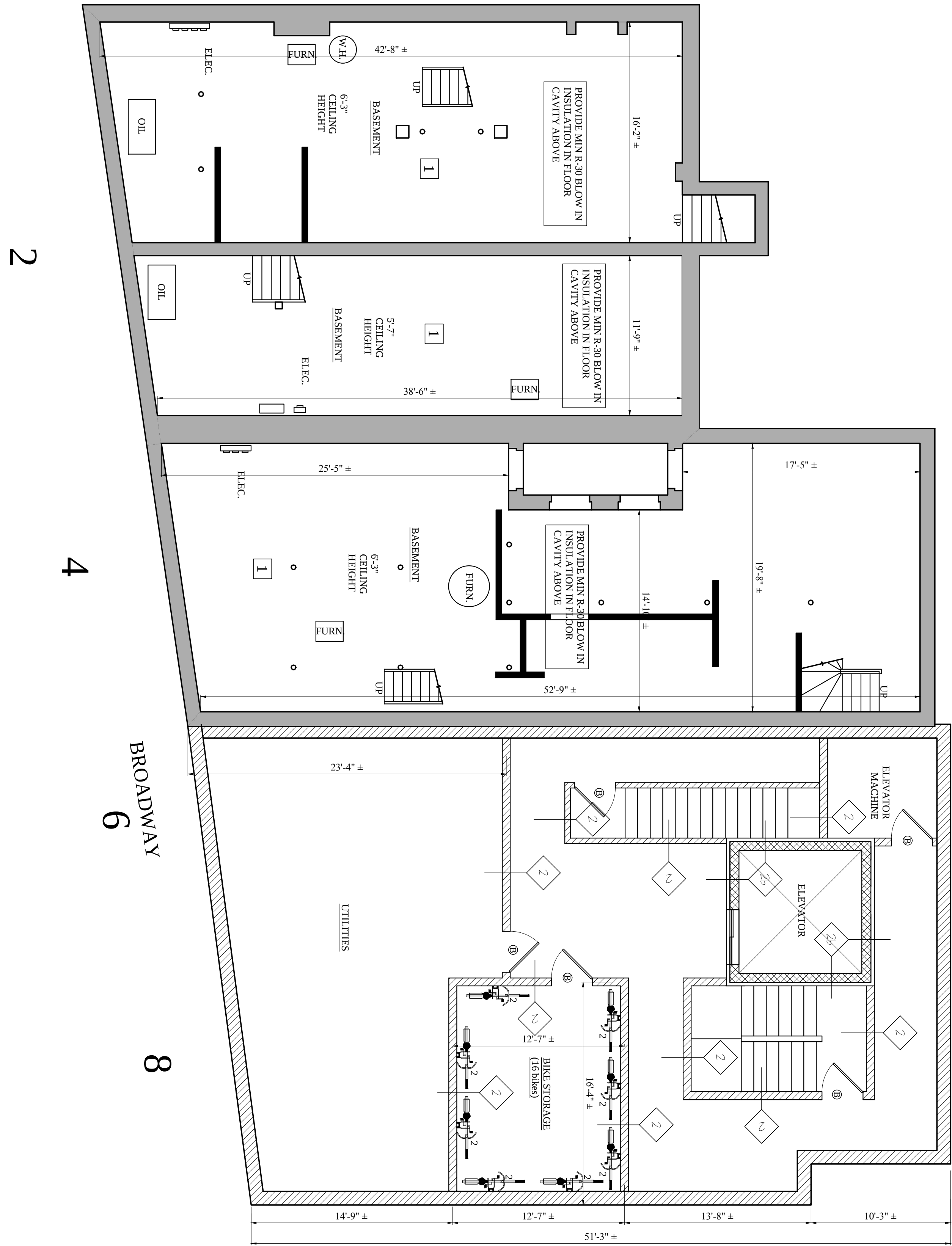
Drawing Name

PROPOSED PLANS

Sheet No.

A-0

1 BASEMENT PLAN  
5/16" = 1'-0"



Location

PROPOSED REDEVELOPMENT  
W/ 11 UNIT ADDITION  
8 BROADWAY/8 MT PLEASANT  
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|     | 03-17-2014    |
|     | 03-24-2014    |

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Scale:

11-07-2013

Date:

SL

Drawn By:

SL

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PROPOSED  
PLANS

Sheet No.

A-1.0

Location

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

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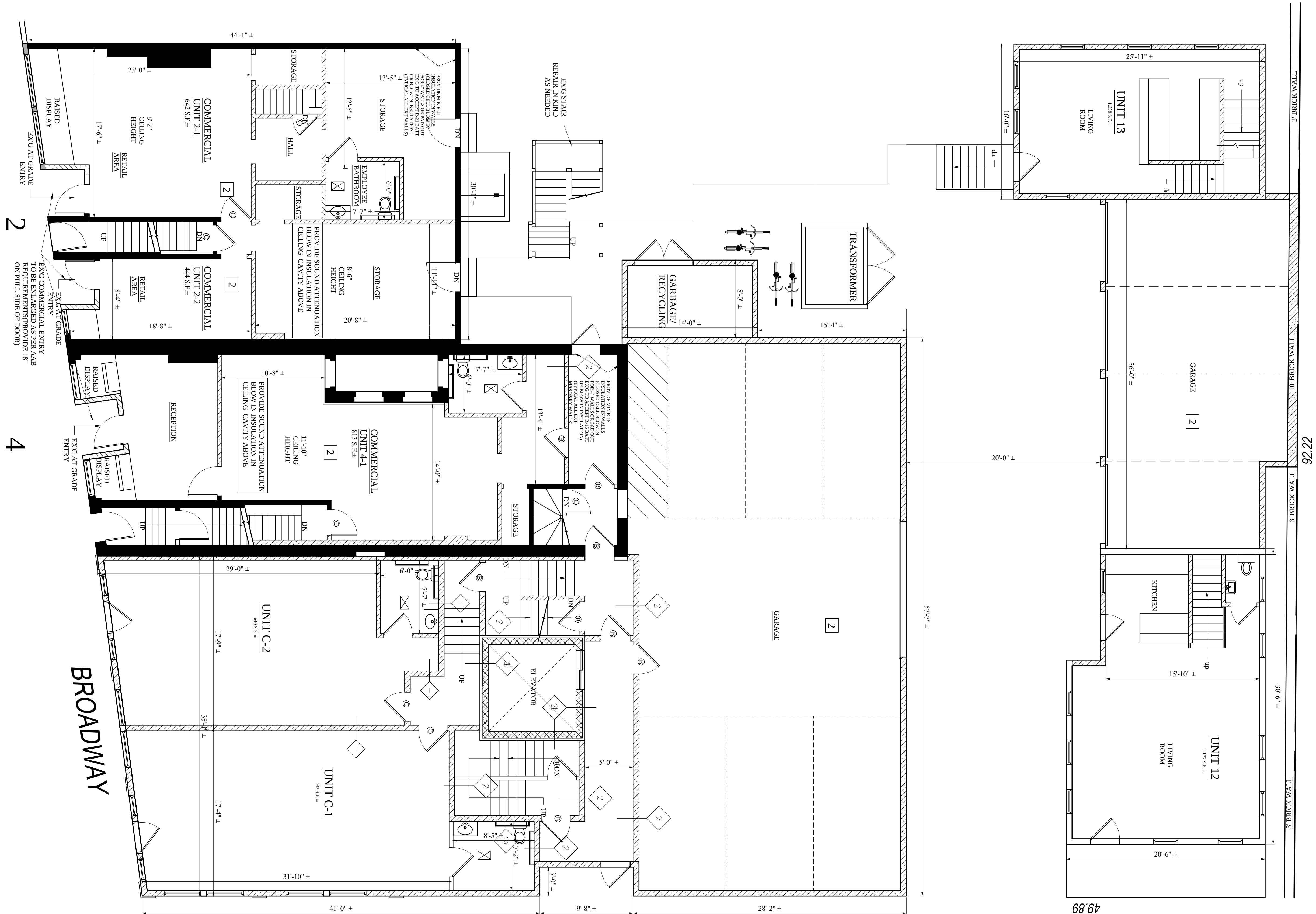
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PROPOSED  
PLANS

Sheet No.

A-1.1



1 1ST FLOOR PLAN  
3/16" = 1'-0"

Location

PROPOSED REDEVELOPMENT  
W/ 11 UNIT ADDITION  
8 BROADWAY/8 MT PLEASANT  
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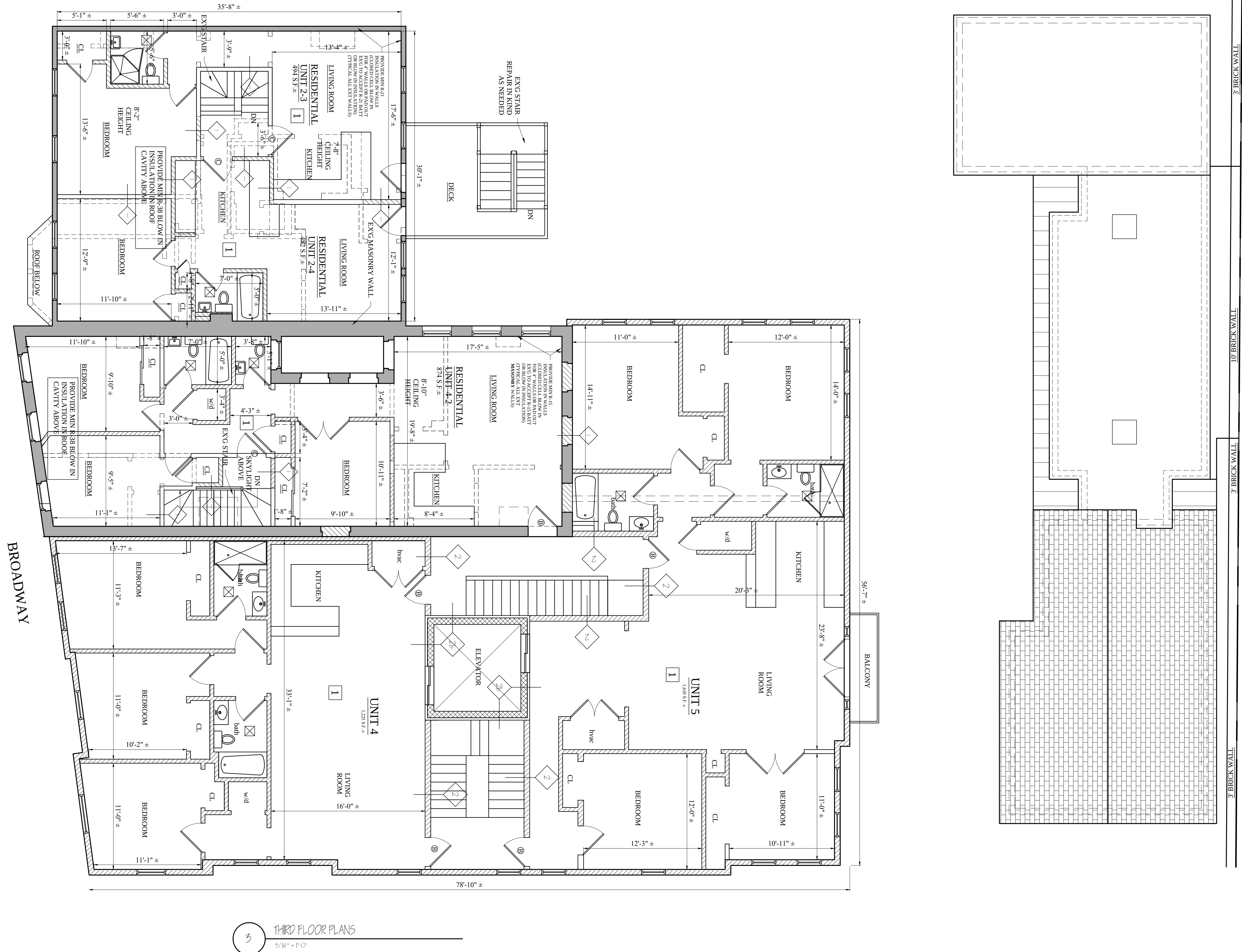
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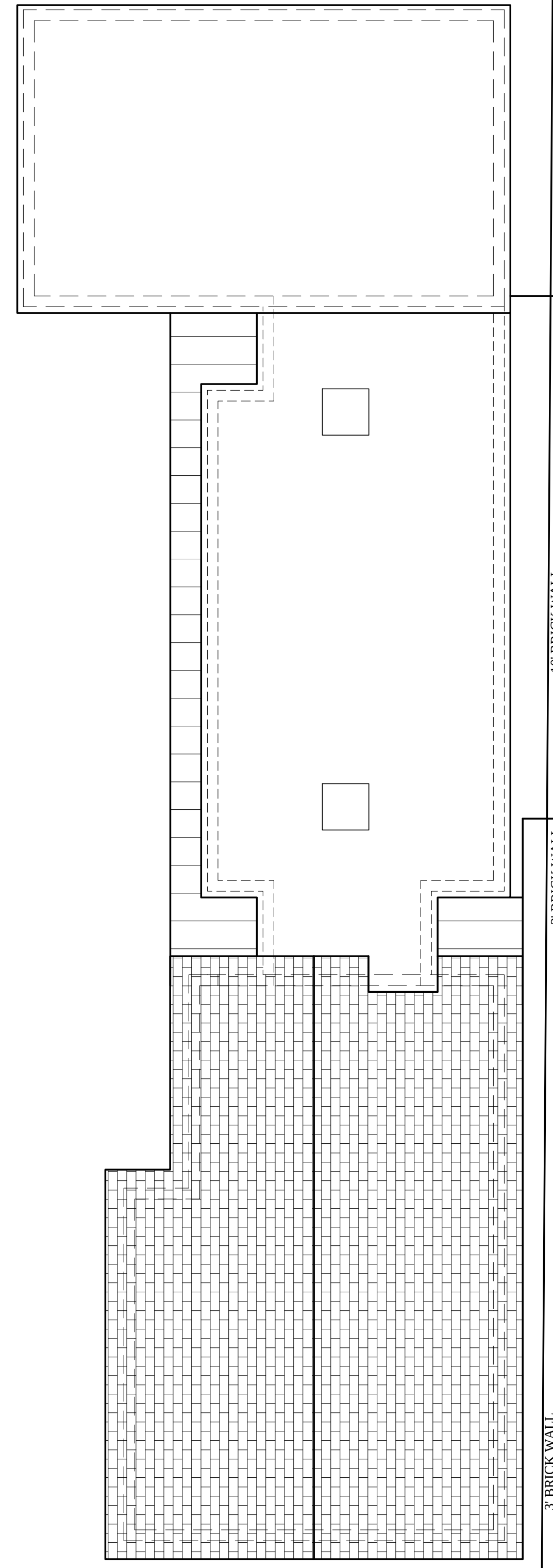
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A-1.2

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



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



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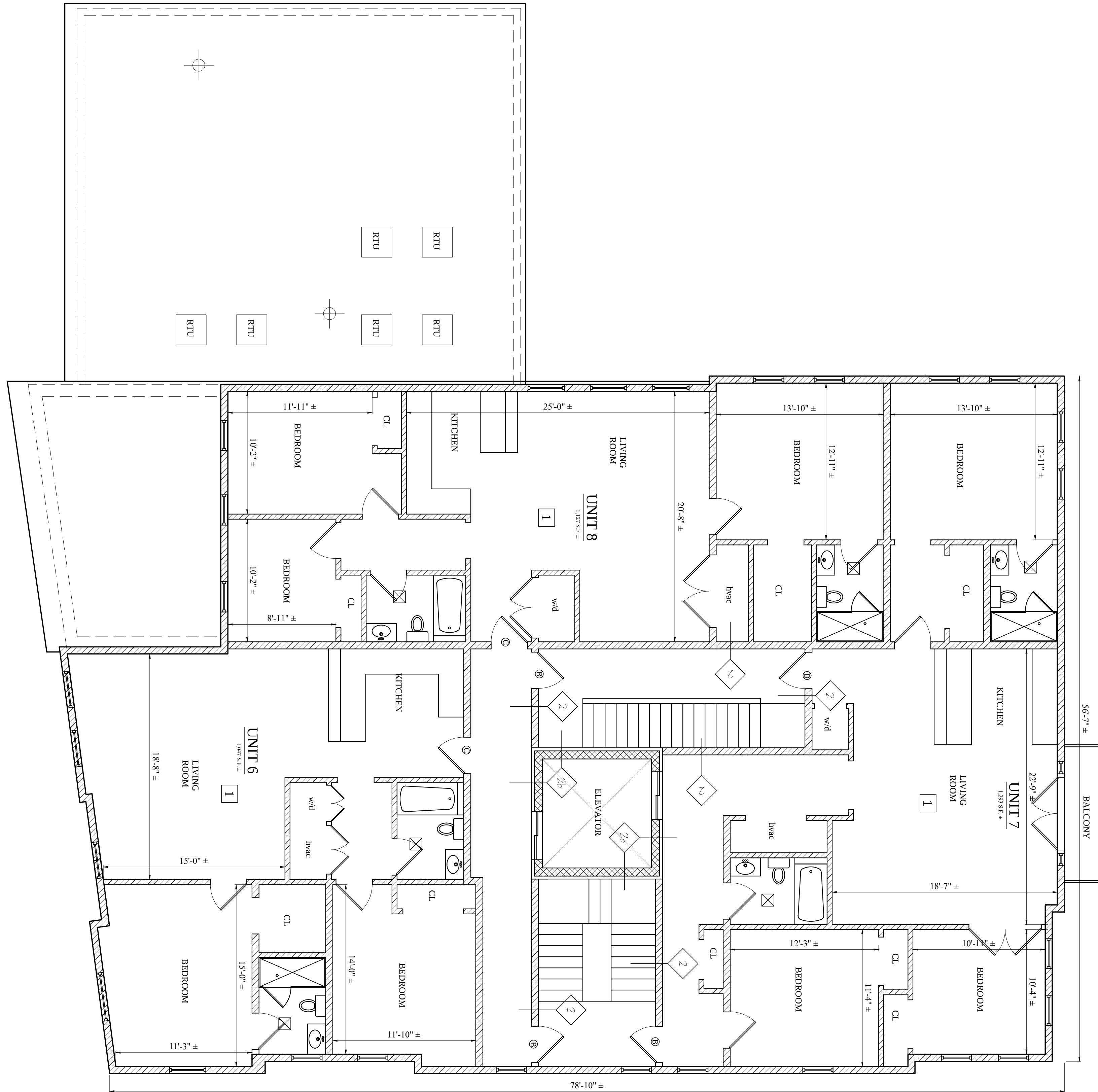
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**PROPOSED PLANS**

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**A-1.3**



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

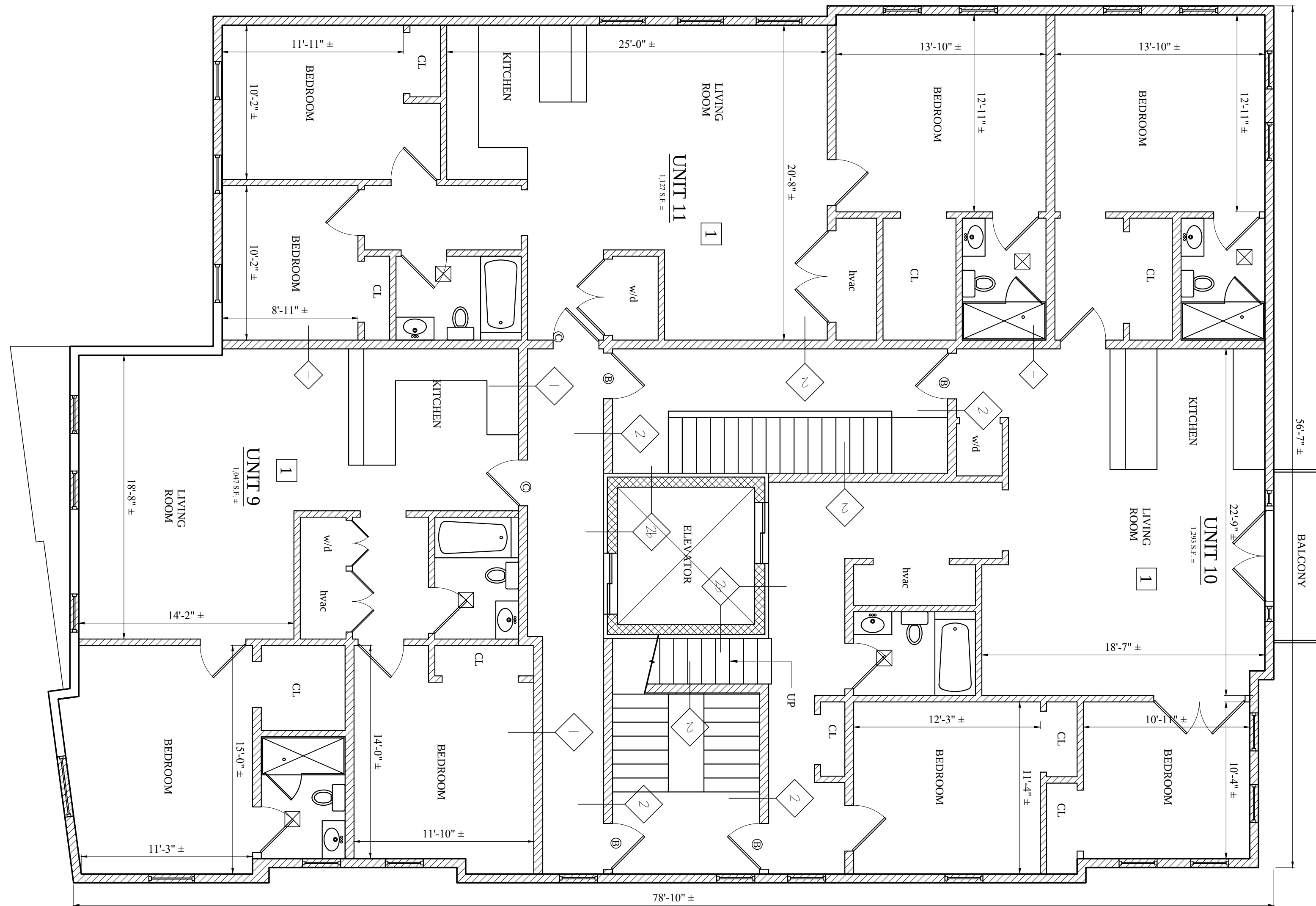
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W/ 11 UNIT ADDITION  
8 BROADWAY/8 MT PLEASANT  
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| PROPOSED<br>PLANS |               |
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| A-1.4             |               |



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

Location

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W/ 11 UNIT ADDITION  
8 BROADWAY/8 MT PLEASANT  
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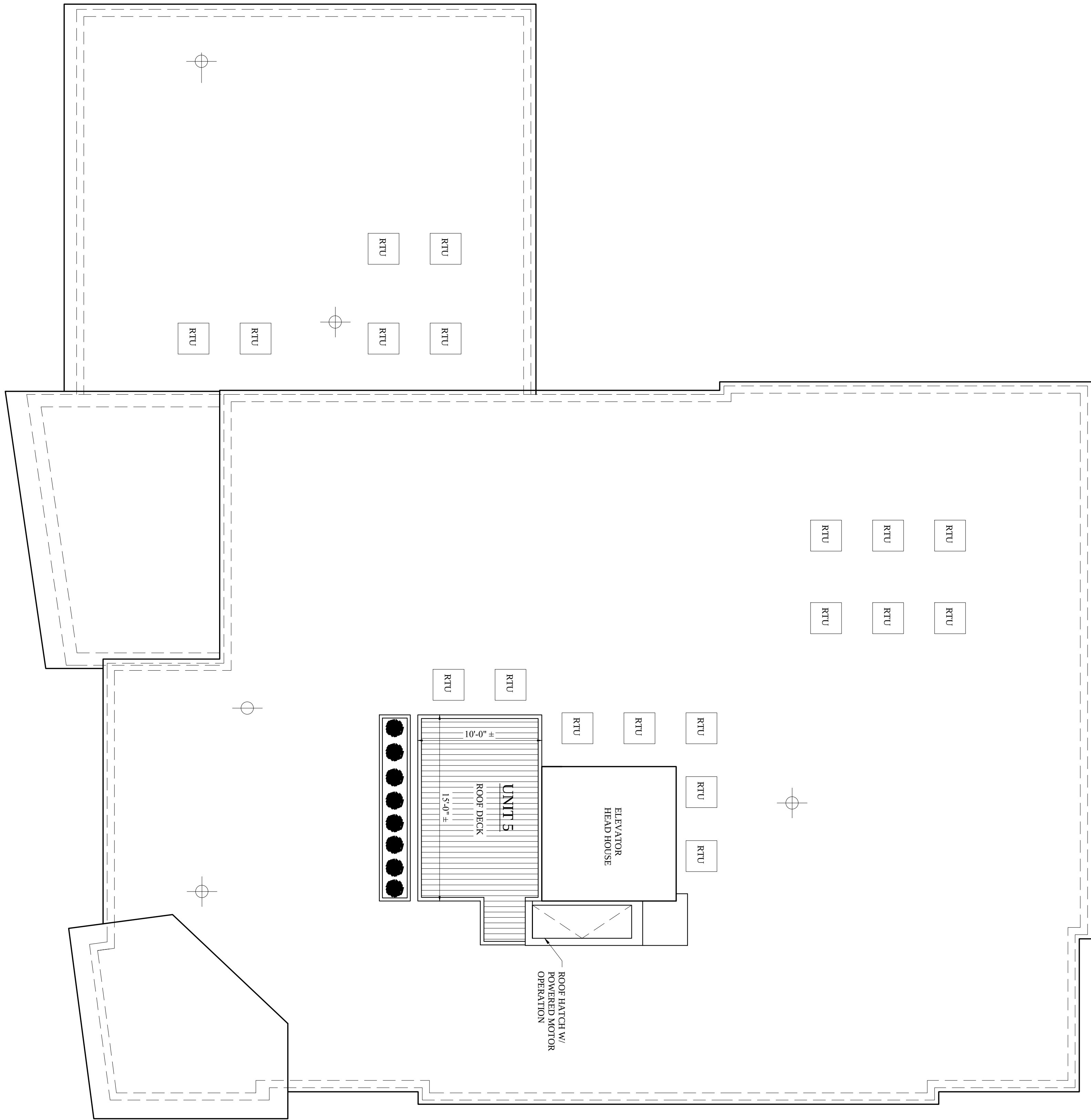
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Drawing Name

PROPOSED  
PLANS

Sheet No.

A-1.5



6 ROOF FLOOR PLAN  
3/16" = 1'-0"

Location

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

Sheet No.

A-1.6



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

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

Sheet No.  
A-2.1



1 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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|     | 03-17-2014    |

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Drawing Name  
  
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Sheet No.  
  
A-2.2



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

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

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Drawing Name  
**PROPOSED PLANS**

Sheet No.  
**A-2.3**



Location

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

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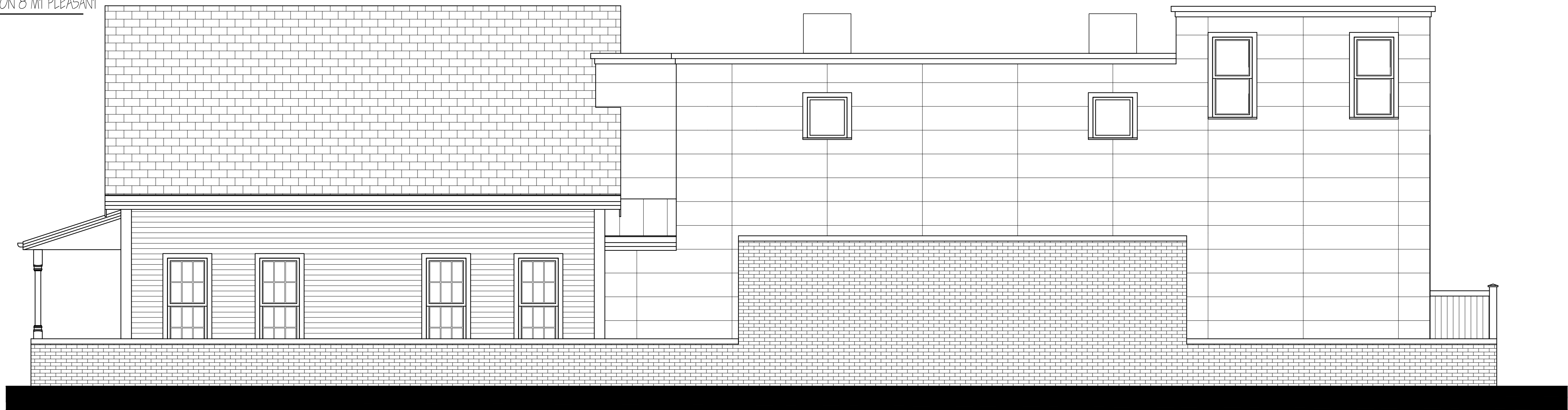
PROPOSED  
PLANS

Sheet No.

A-2.4



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  
SOMERVILLE MA

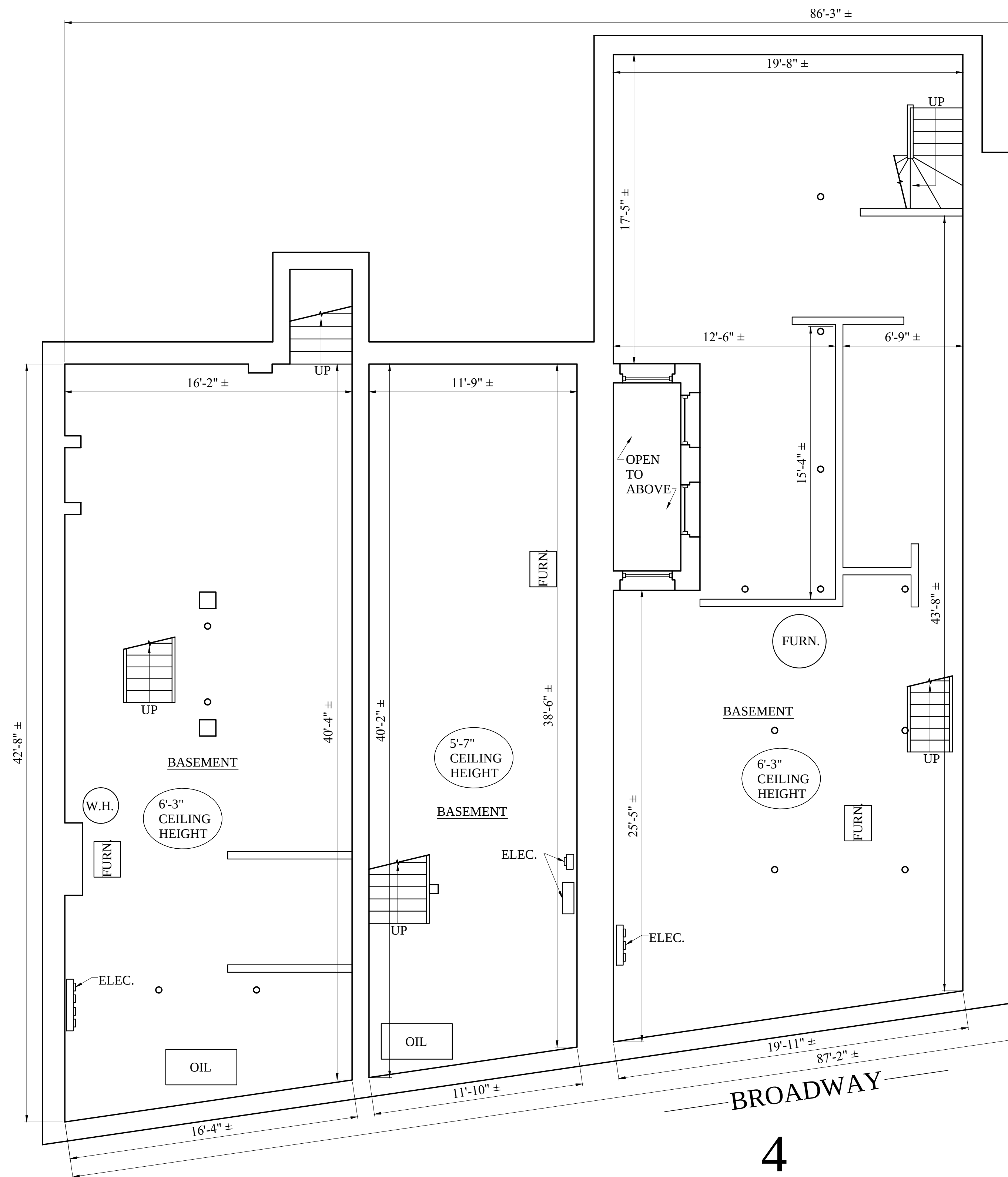
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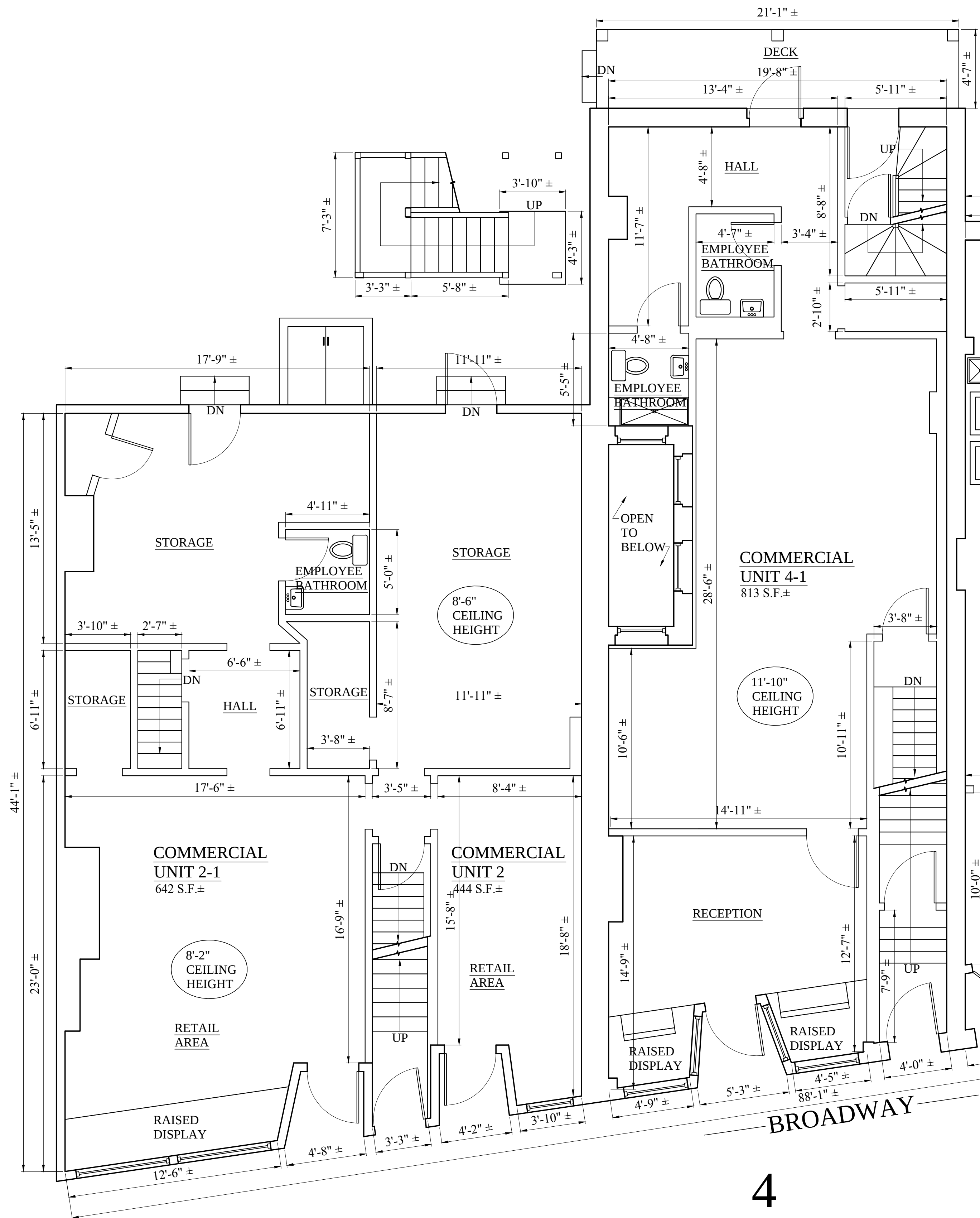
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Drawing Name  
  
PROPOSED  
PLANS

Sheet No.  
  
A-2.5



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



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

Location

AS-BUILT PLANS  
2-4 BROADWAY  
SOMERVILLE, MA

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Date: 12-12-12

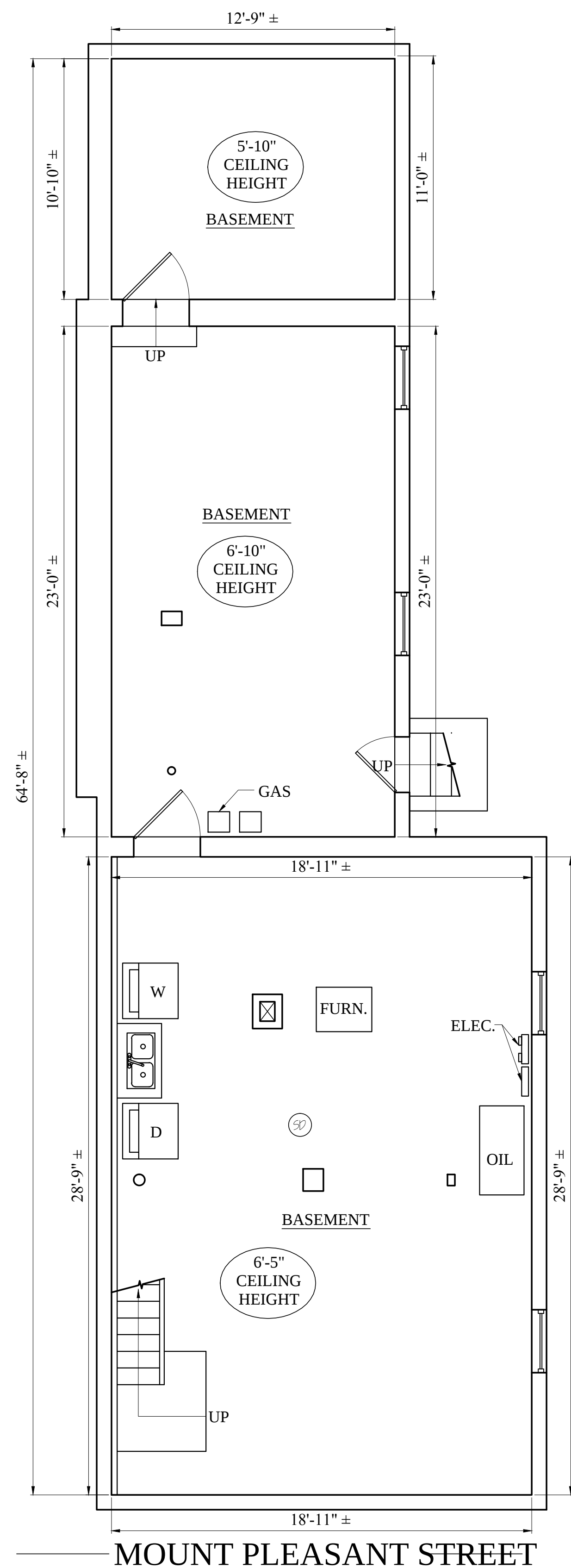
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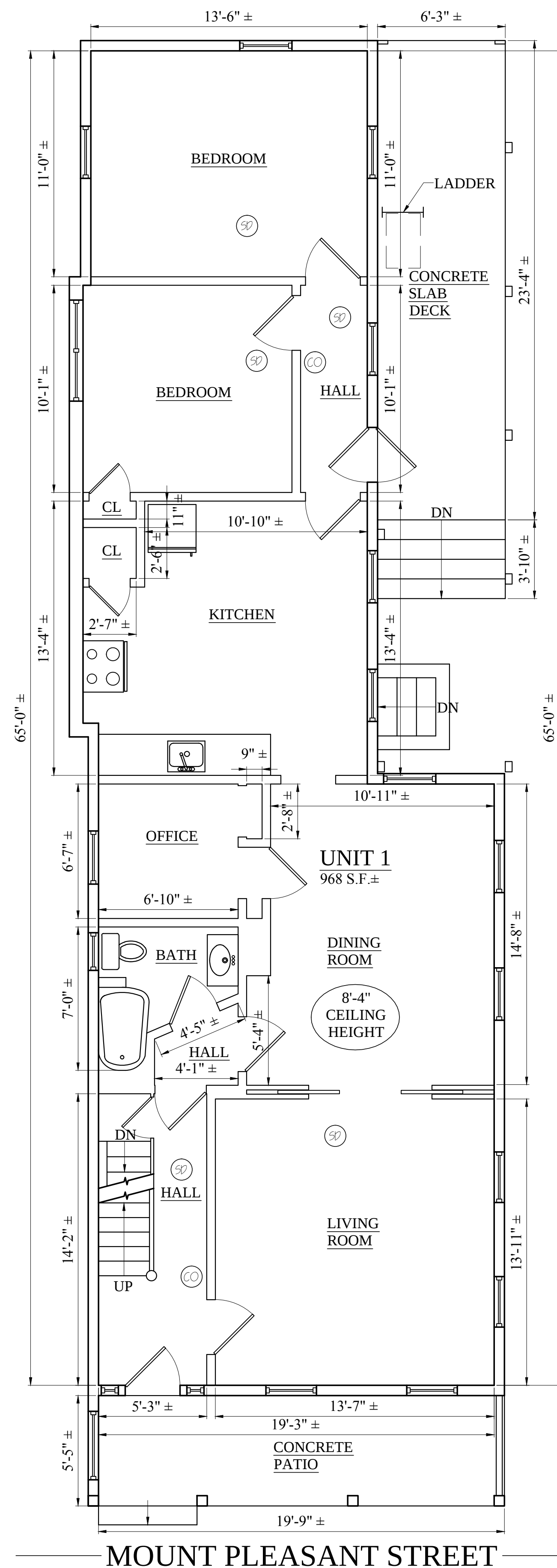
AS-BUILT FLOOR PLANS

Sheet No.

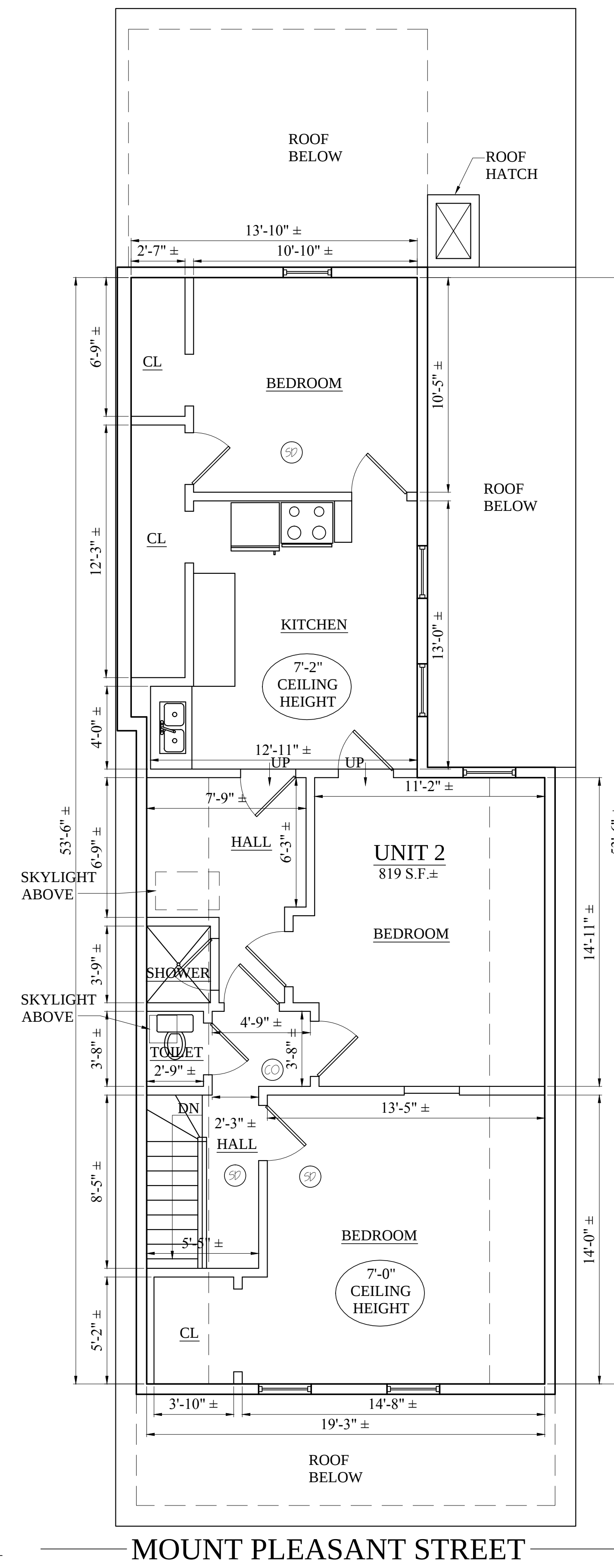
D-1.1



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



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



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

Location

# AS-BUILT PLANS 2-8 PLEASANT ST SOMERVILLE, MA

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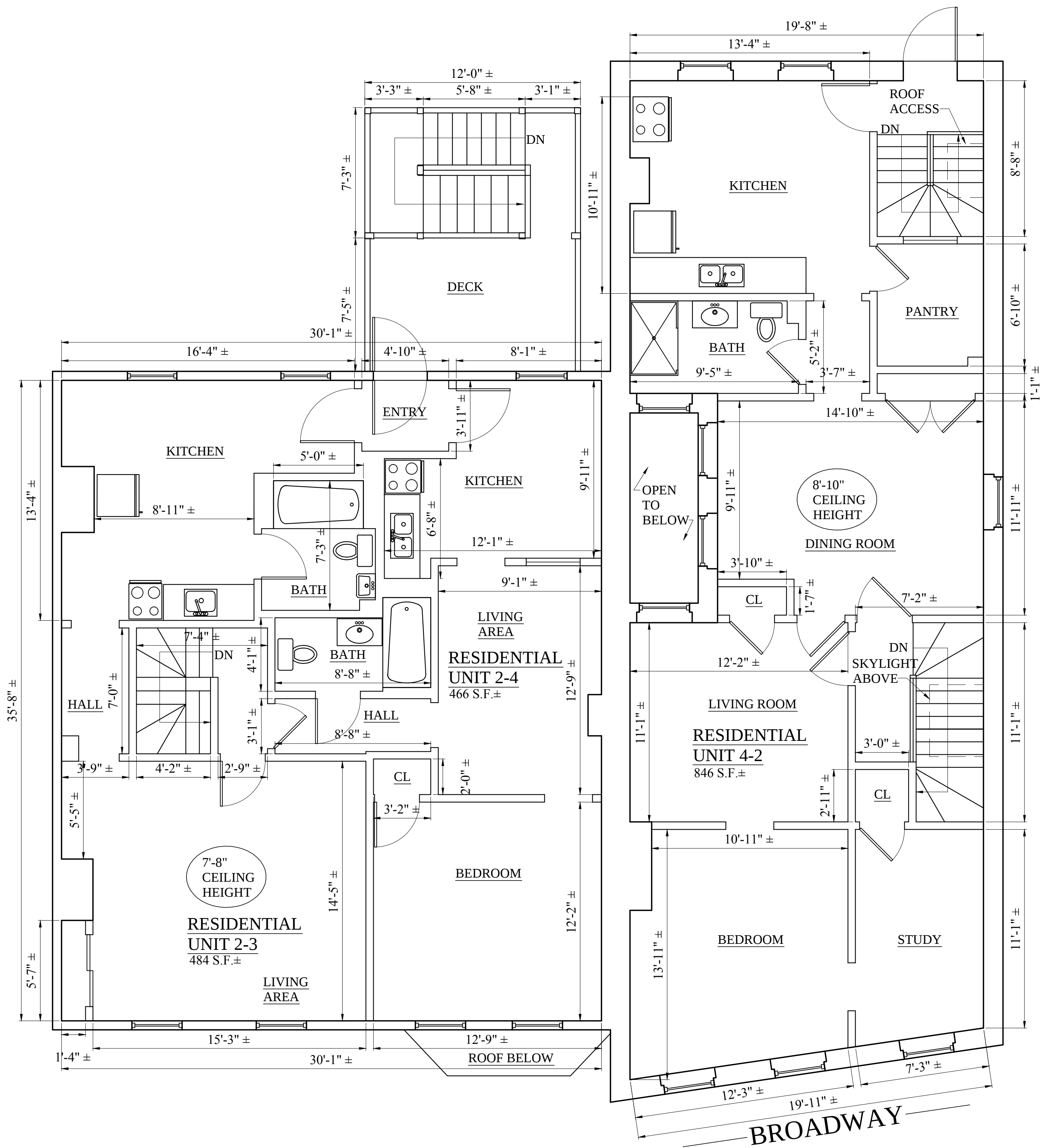
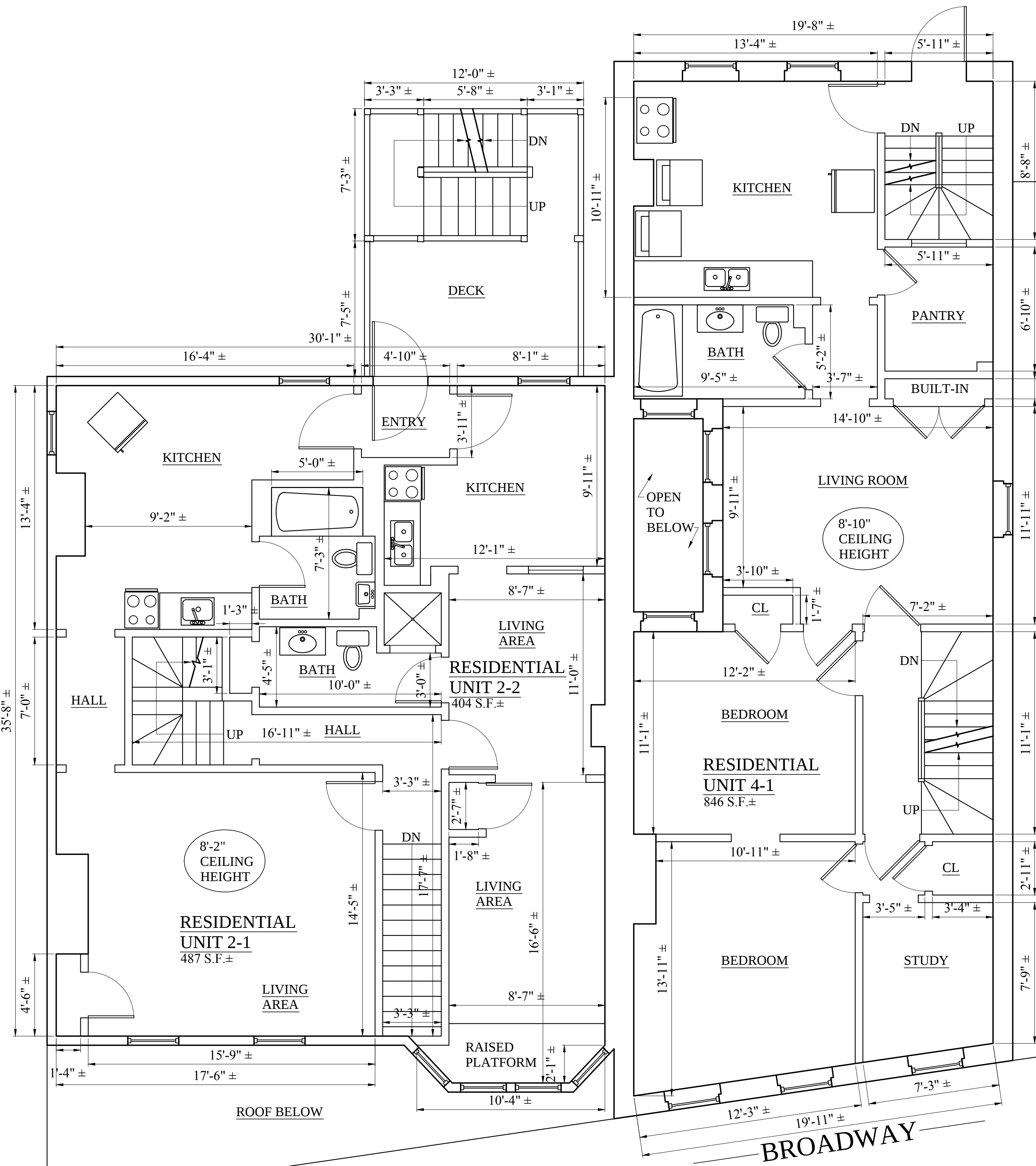
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Drawing Name

AS-BUILT  
FLOOR PLANS

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D-1.3



# AS-BUILT PLANS 2-W/ 11 UNIT ADDITION SOMERVILLE, MA

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Drawing Name  
**AS-BUILT FLOOR PLANS**

Sheet No.  
**D-1.2**