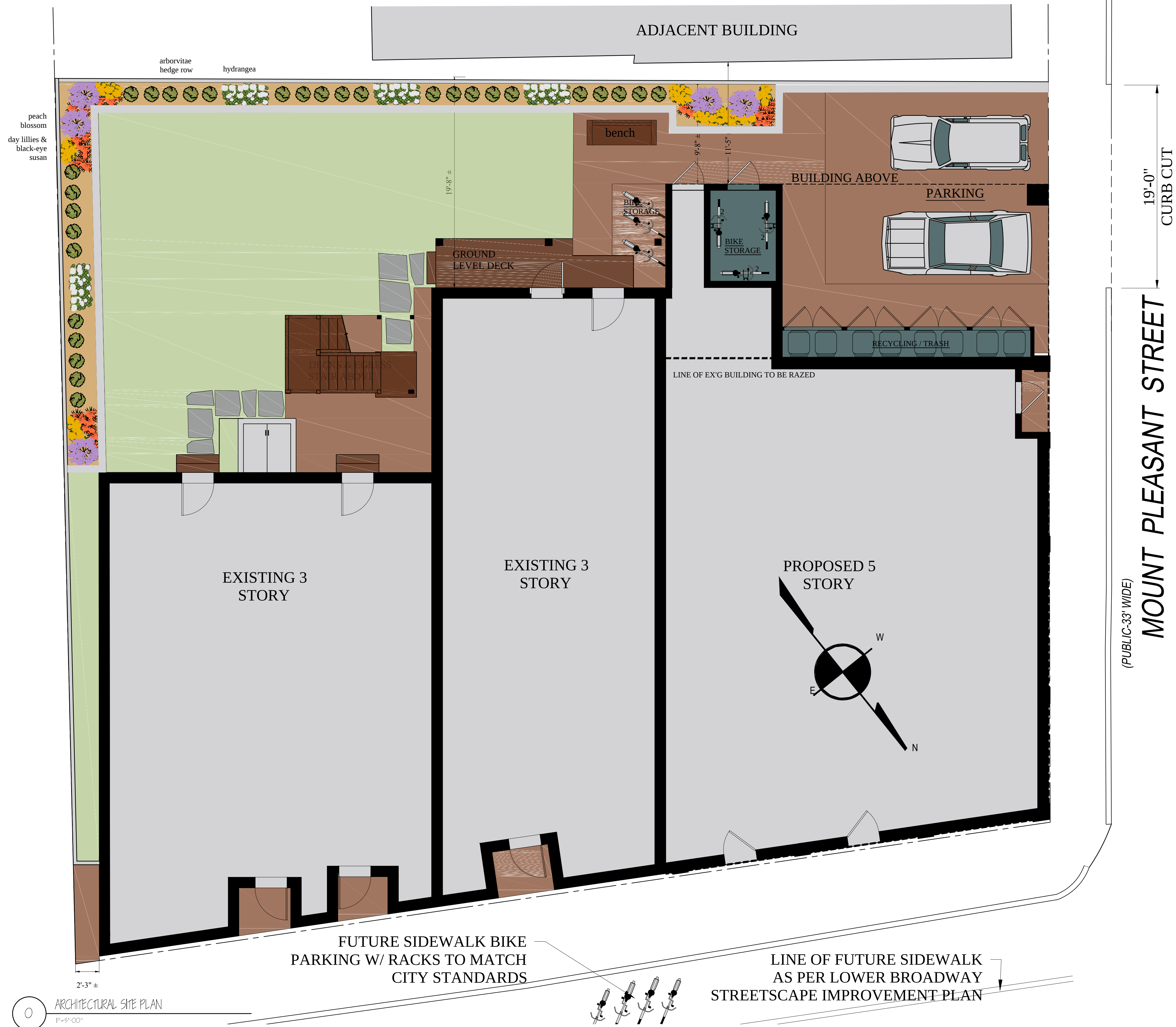




Location

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

**Choo Company, Inc.**

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

| No. | Revision Date |
|-----|---------------|
|     | 02-28-2013    |
|     | 03-13-2013    |
|     | 03-27-2013    |
|     | 04-22-2013    |
|     | 07-05-2013    |
|     | 07-31-2013    |

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

Drawing Name

PROPOSED  
SITE PLAN

Sheet No.

A-O.I

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                             | 6978 S.F.              | 4187/6978<br>60%       | 1284/6978<br>18%        | 8967/6978<br>1.29  | 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                | 6978 S.F.<br>NO CHANGE | 5118/6978<br>73 %      | 1817/6978<br>26 %       | 18482/6978<br>2.65 | F 0 / R.S. 0 / L.S. 2.5 / REAR 9.65 | 161'<br>NO CHANGE | 5 STORIES<br>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)  
688 S.F. ±  
UNIT C8-2 (COMMERCIAL)  
654 S.F. ±

2ND FLOOR

UNIT 8-1 (2 BEDROOM)  
905 S.F. ±  
UNIT 8- 2(2 BEDROOM)  
776 S.F. ±

3RD FLOOR

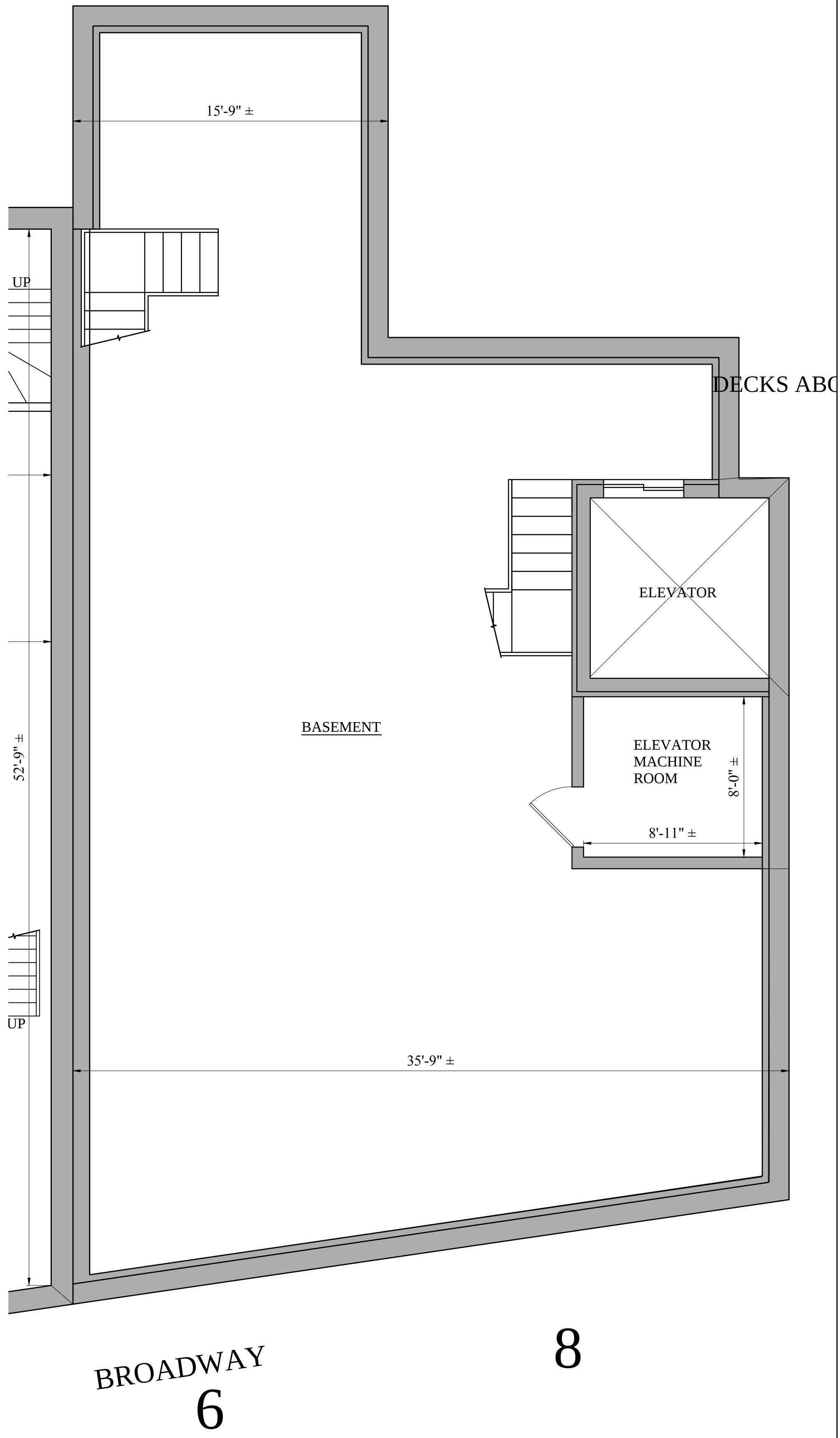
UNIT 8-3 (4 BEDROOM)  
1,723 S.F. ±

4TH FLOOR

UNIT 8-4 (4 BEDROOM)  
1,723 S.F. ±

5TH FLOOR

UNIT 8-5 (4 BEDROOM)  
1,602 S.F. ±



BROADWAY  
6

8

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

Location

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

Choo & Company, Inc.  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

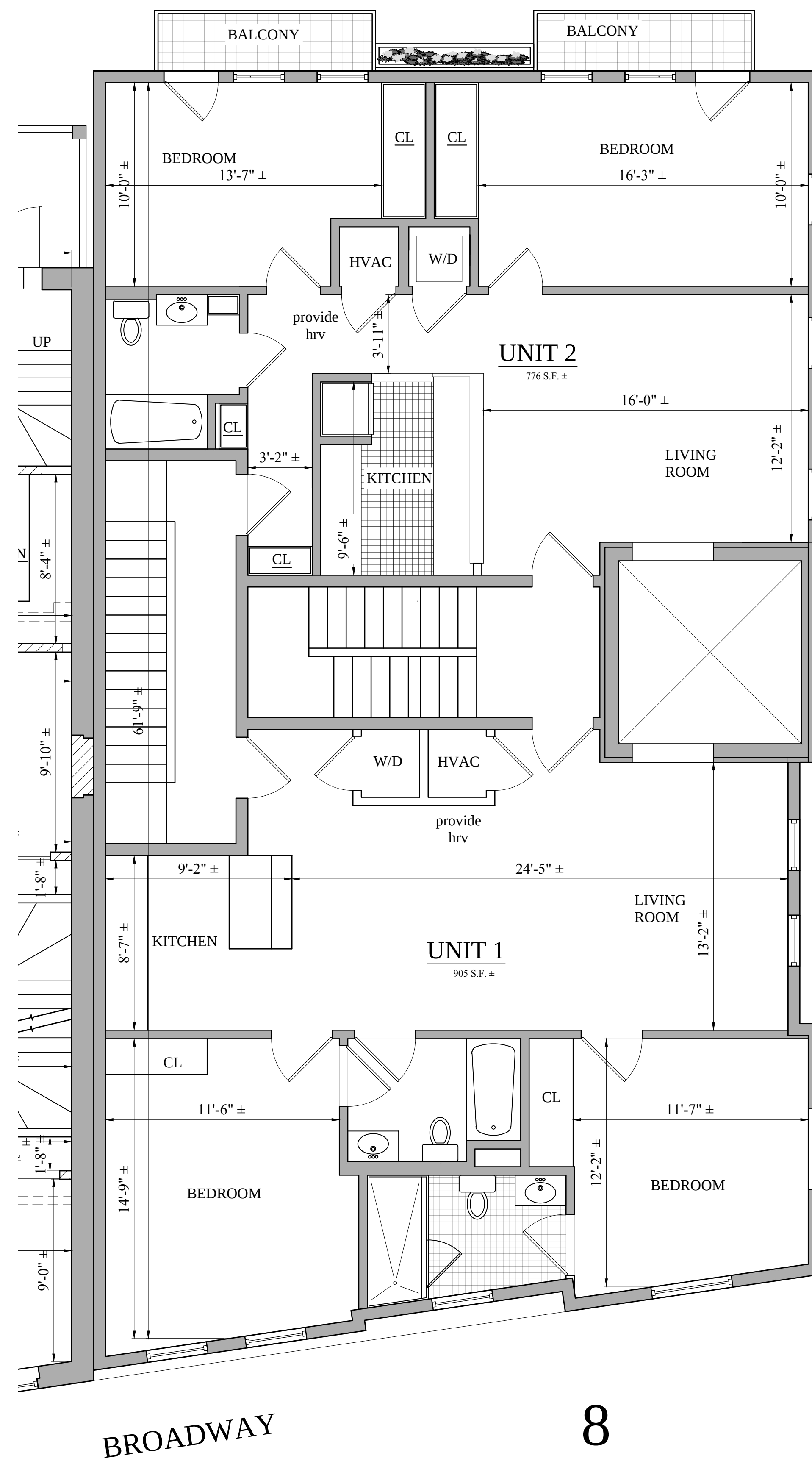
| No. | Revision Date |
|-----|---------------|
|     | 02-28-2013    |
|     | 03-13-2013    |
|     | 03-27-2013    |
|     | 04-22-2013    |
|     | 07-05-2013    |
|     | 09-04-2013    |

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

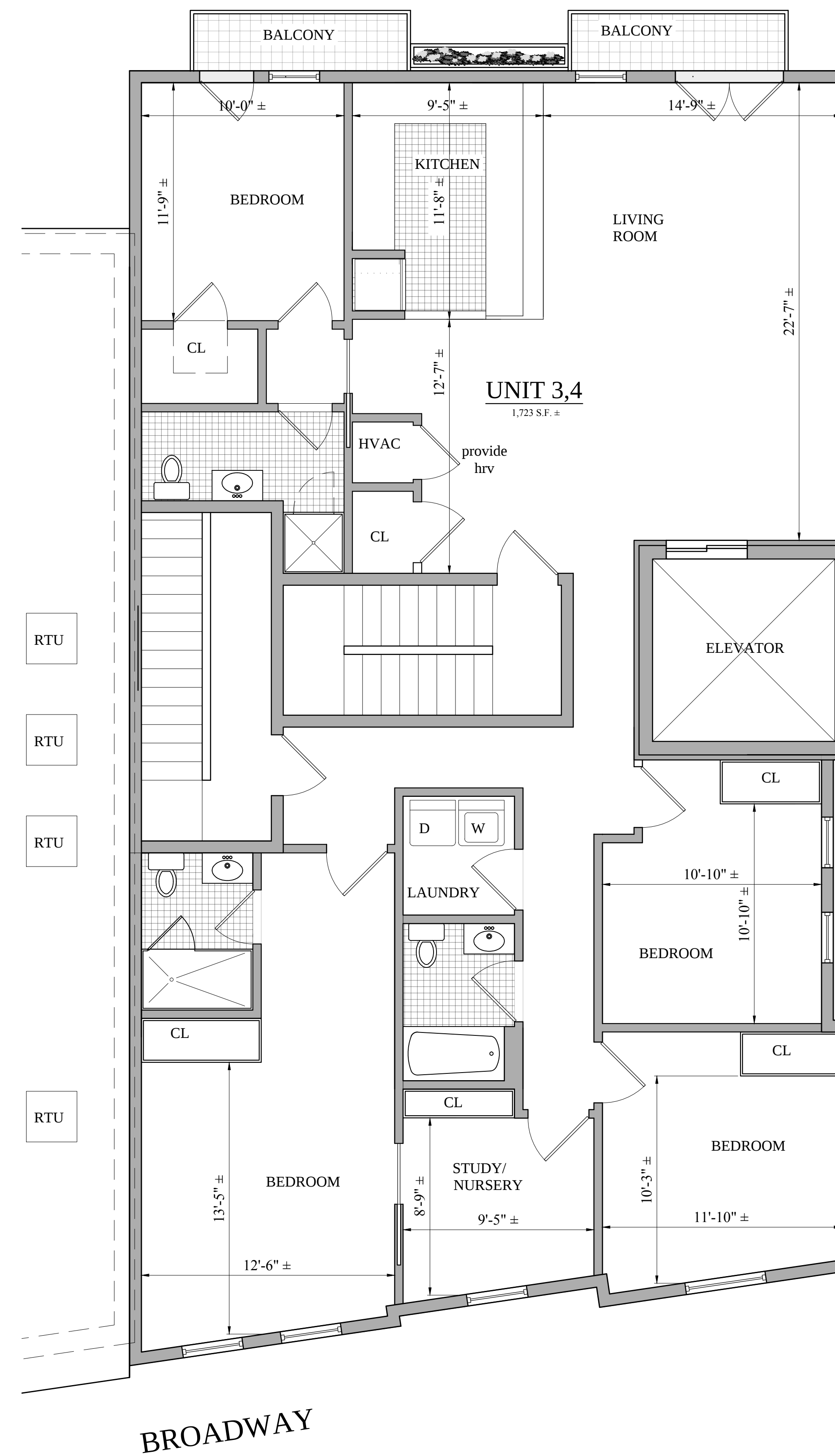
Drawing Name  
PROPOSED  
SITE PLAN

Sheet No.  
A-1.0





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



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

Location

**PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA**

**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     | 02-28-2013    |
|     | 03-13-2013    |
|     | 03-27-2013    |
|     | 04-22-2013    |
|     | 05-07-2013    |
|     | 07-31-2013    |

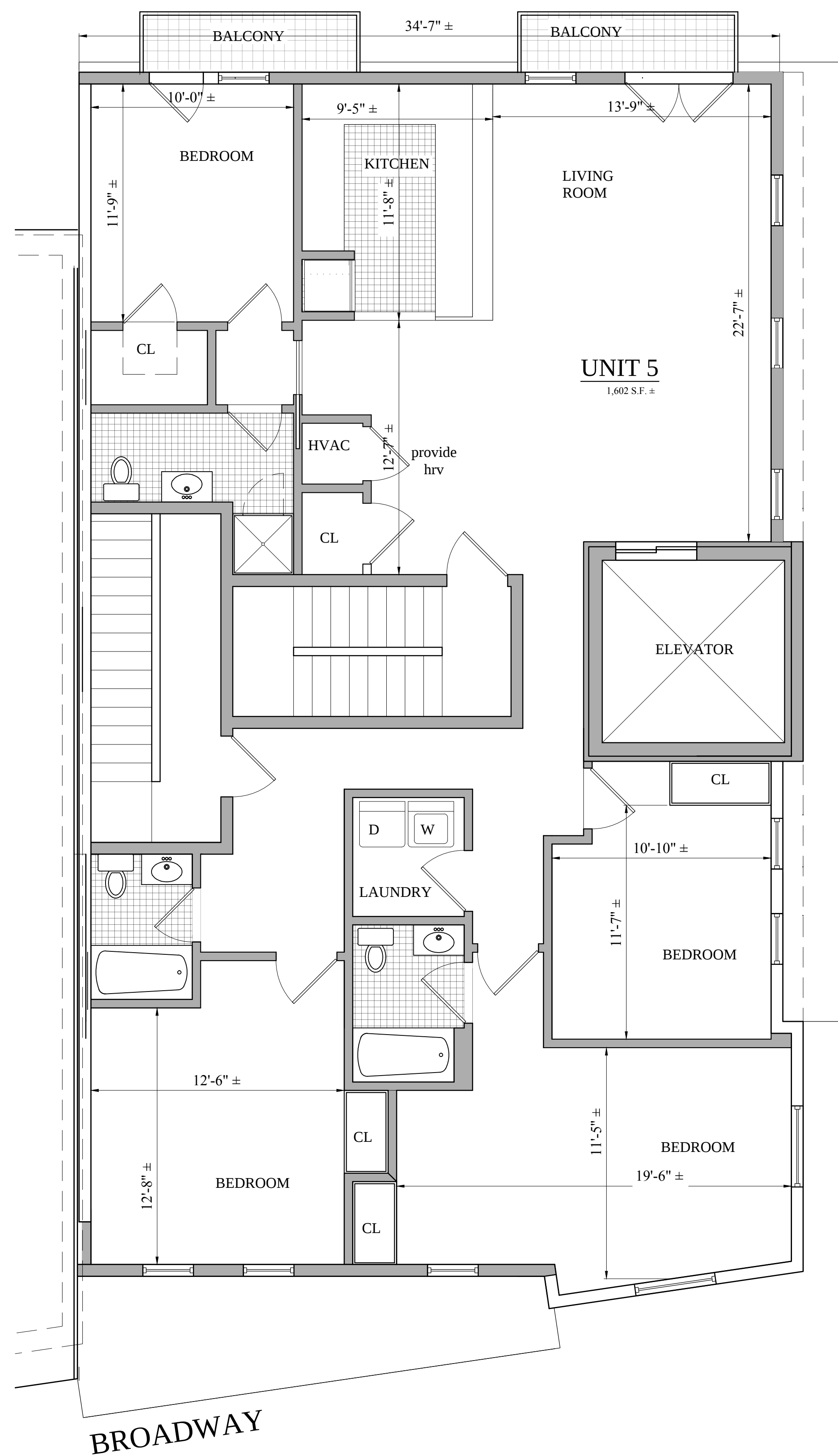
Project No: 12308  
Scale: AS NOTED  
Date: 12-12-12  
Drawn By: SL

Drawing Name

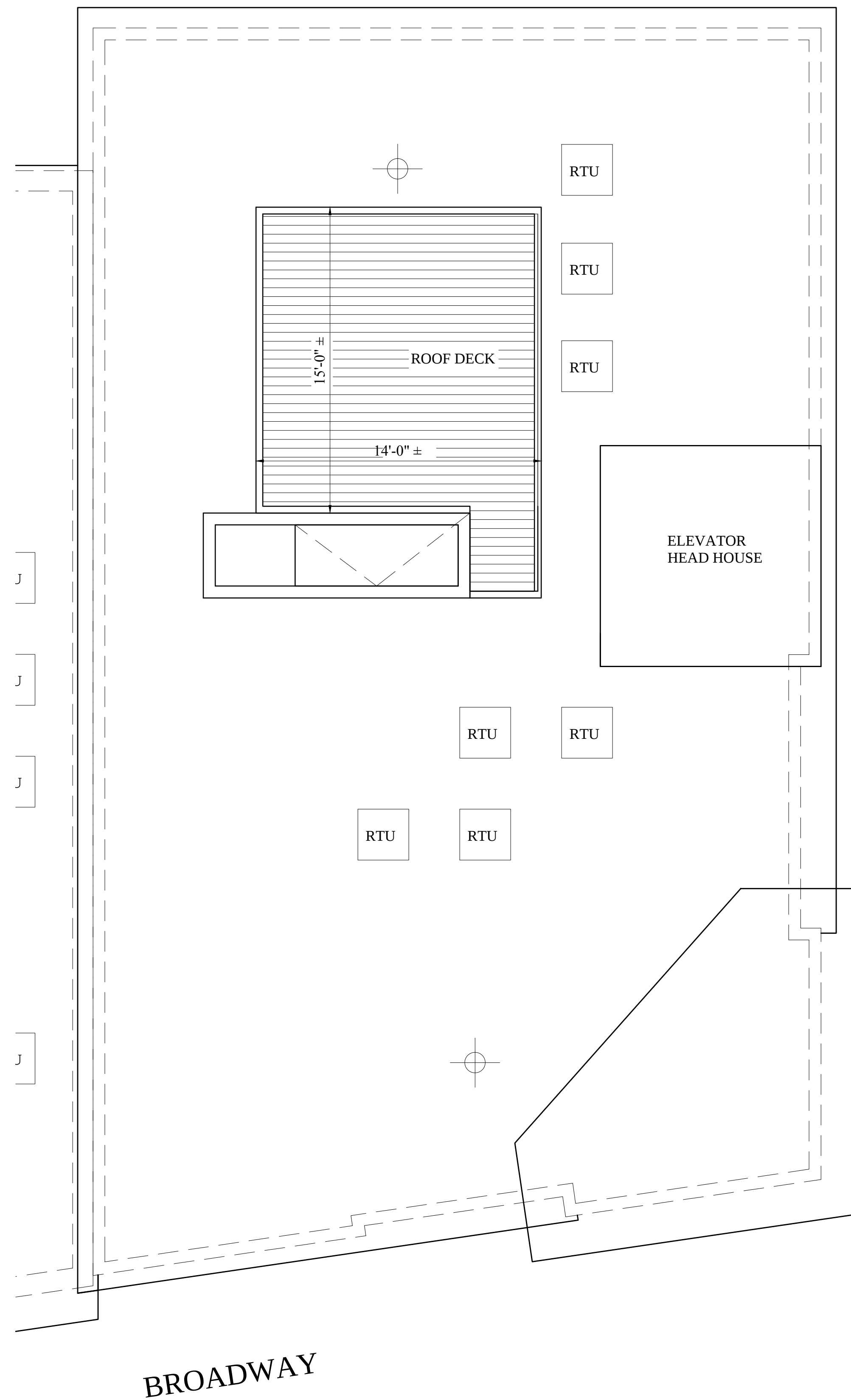
**PROPOSED  
FLOOR PLANS**

Sheet No.

**A-1.2**



1 PROPOSED FLOOR 5 PLAN  
1/4" = 1'-0"



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

Location

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

**Choo & Company, Inc.**

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

| No. | Revision Date |
|-----|---------------|
|     | 02-28-2013    |
|     | 03-13-2013    |
|     | 03-27-2013    |
|     | 04-22-2013    |
|     | 05-07-2013    |
|     | 07-31-2013    |

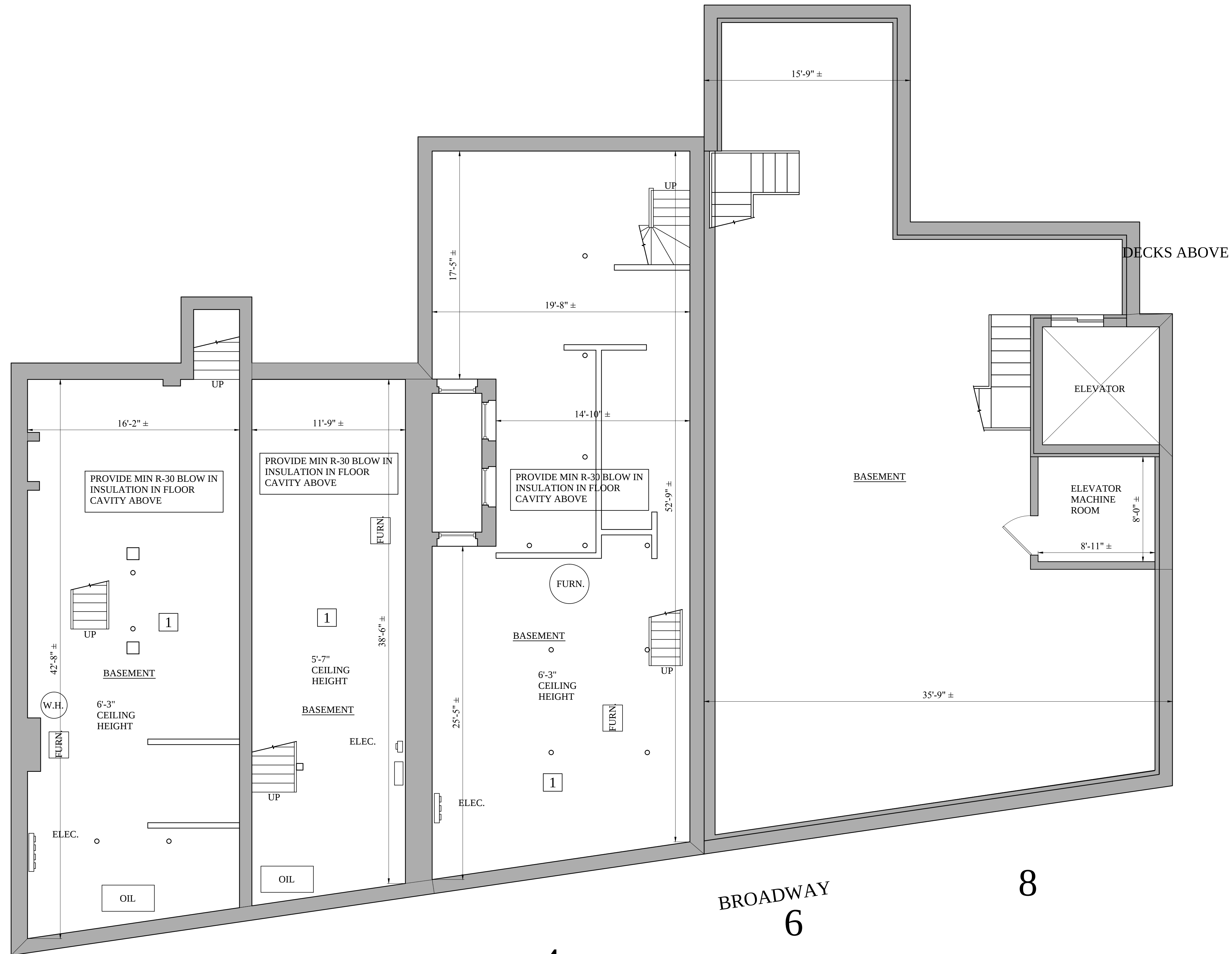
Project No: 12308  
Scale: AS NOTED  
Date: 12-12-12  
Drawn By: SL

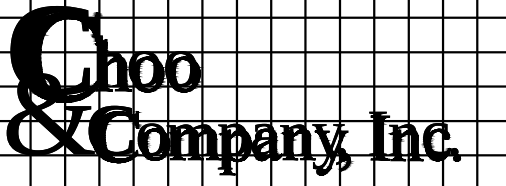
Drawing Name

PROPOSED  
FLOOR PLANS

Sheet No.

A-1.3



|                                                                                     |               |
|-------------------------------------------------------------------------------------|---------------|
| Location                                                                            |               |
| PROPOSED PLANS<br>2-8 BROADWAY<br>SOMERVILLE, MA                                    |               |
|  |               |
| One Billings Road Quincy, MA 02171<br>617-786-7727 fax 617-786-7715                 |               |
| No.                                                                                 | Revision Date |
|                                                                                     | 07-31-2013    |
| Project No: 12308                                                                   |               |
| Scale: AS NOTED                                                                     |               |
| Date: 12-12-12                                                                      |               |
| Drawn By: SL                                                                        |               |
| Drawing Name                                                                        |               |
| PROPOSED<br>FLOOR PLANS<br>FULL SITE                                                |               |
| Sheet No.                                                                           |               |
| A-1.4                                                                               |               |

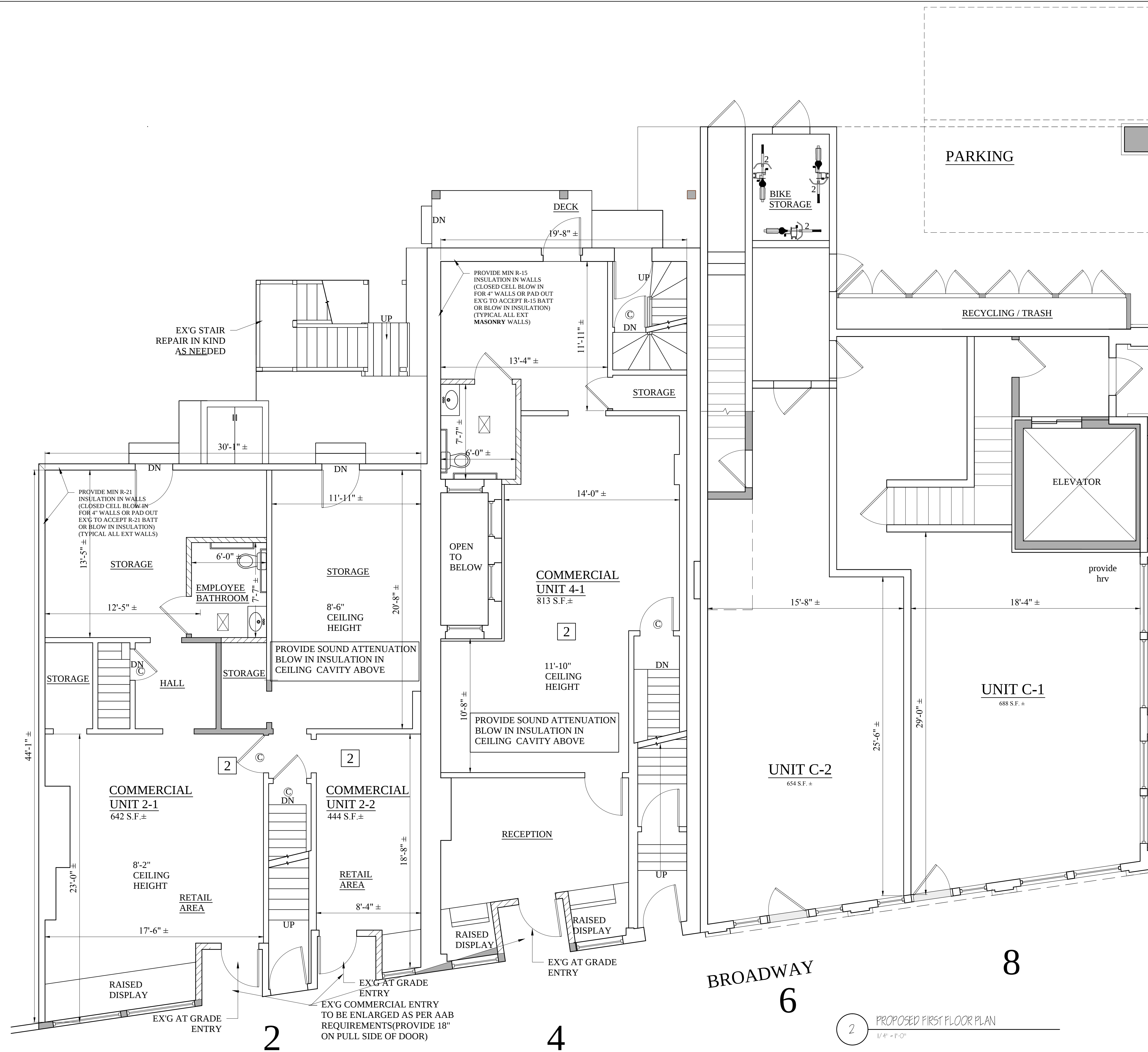
BROADWAY  
6

8

4

2

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



Location

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

Choo  
& Company, Inc.

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

| No. | Revision Date |
|-----|---------------|
|     | 07-31-2013    |
|     |               |
|     |               |
|     |               |
|     |               |

Project No: 12308

Scale: AS NOTED

Date: 12-12-12

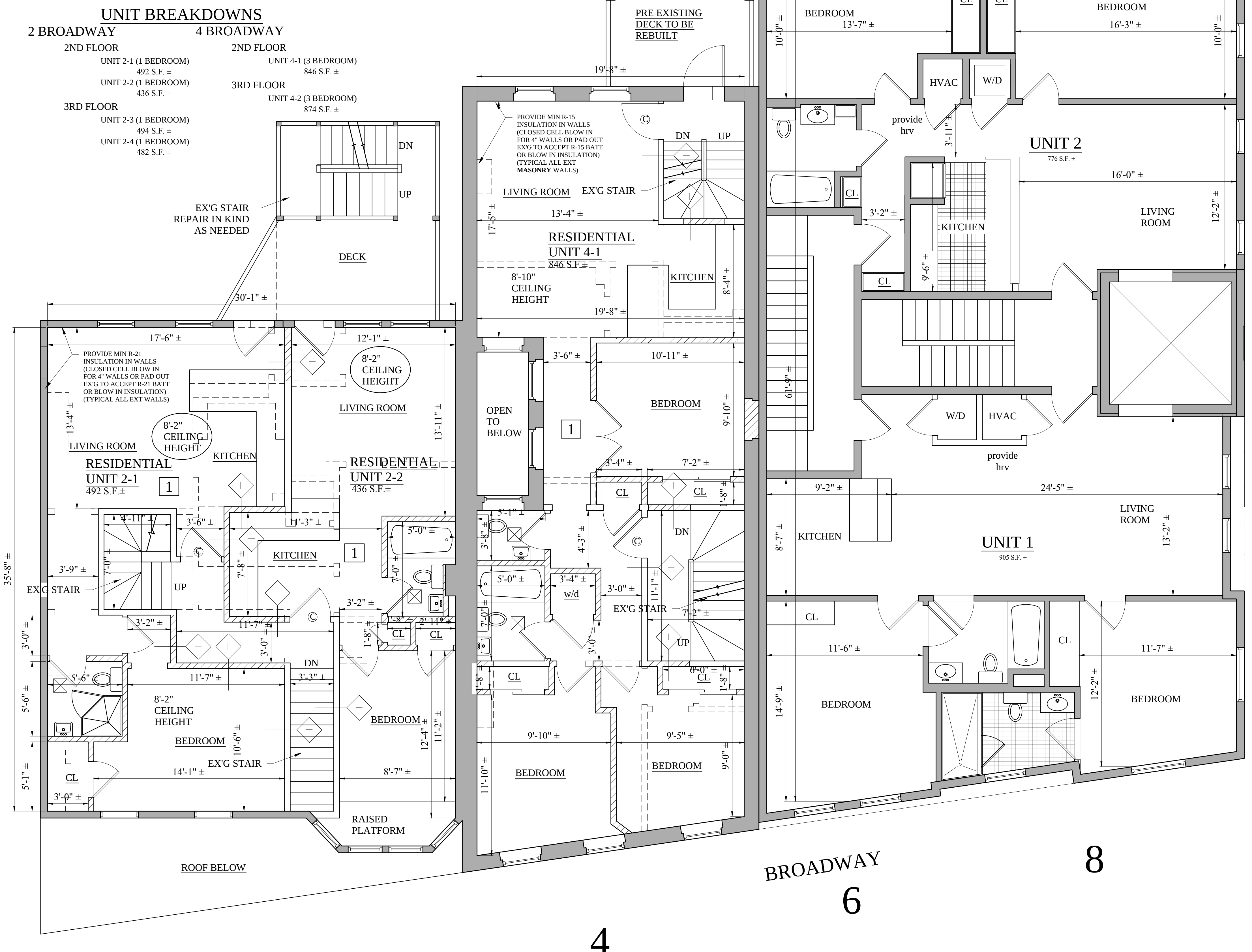
Drawn By: SL

Drawing Name

PROPOSED  
FLOOR PLANS  
FULL SITE

Sheet No.  
A-1.5

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



| 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. ±           |                      |

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

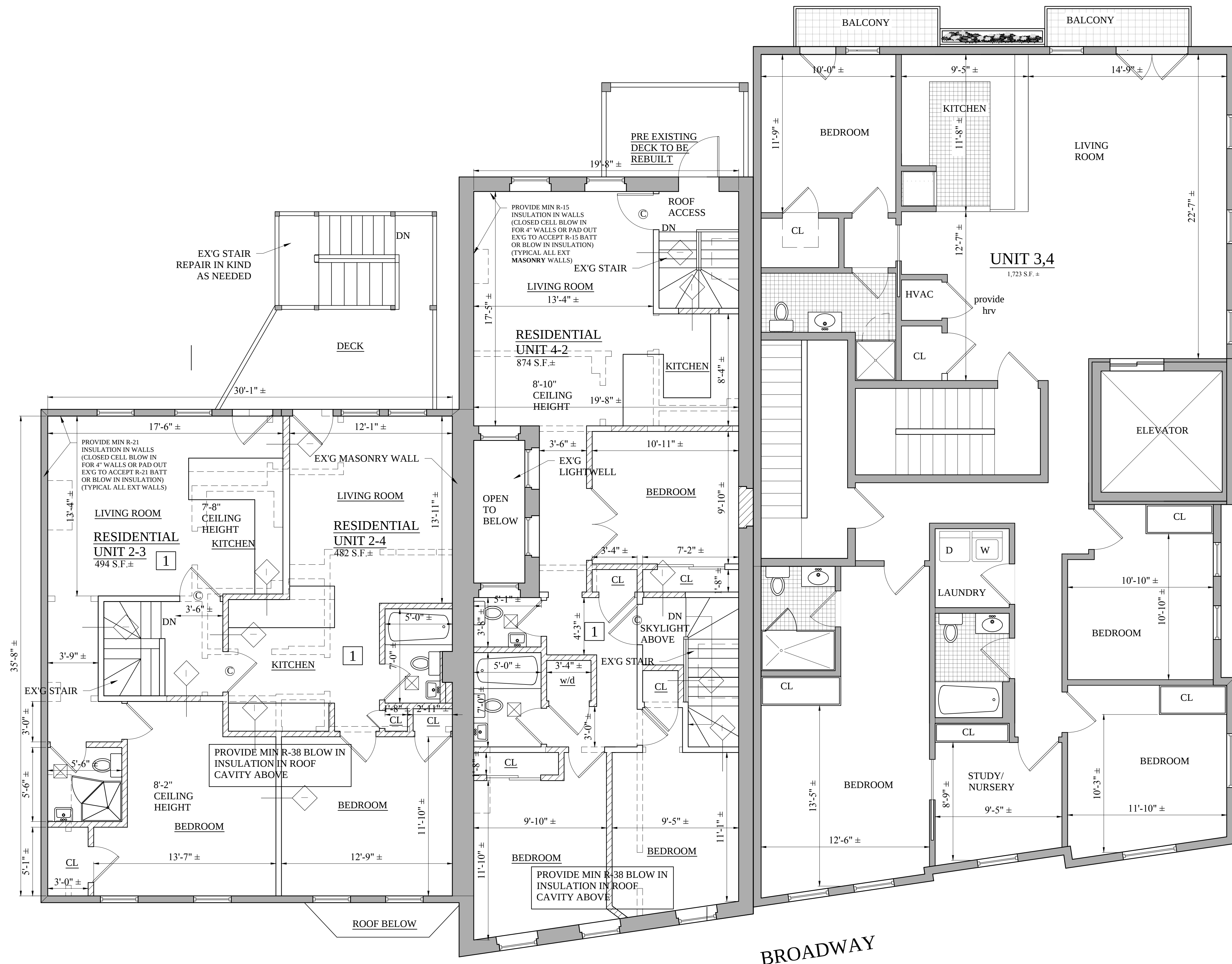
| No. | Revision Date |
|-----|---------------|
|     | 07-31-2013    |
|     |               |
|     |               |
|     |               |
|     |               |

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

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

Choo  
Company, Inc.

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

| No. | Revision Date |
|-----|---------------|
|     | 07-31-2013    |
|     |               |
|     |               |
|     |               |
|     |               |

Project No:

12308

Scale:

AS NOTED

Date:

12-12-12

Drawn By:

SL

Drawing Name

PROPOSED  
FLOOR PLANS  
FULL SITE

Sheet No.

A-1.7



BROADWAY

5 PROPOSED 4TH FLOOR PLAN  
1/4" = 1'-0"

Location

PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

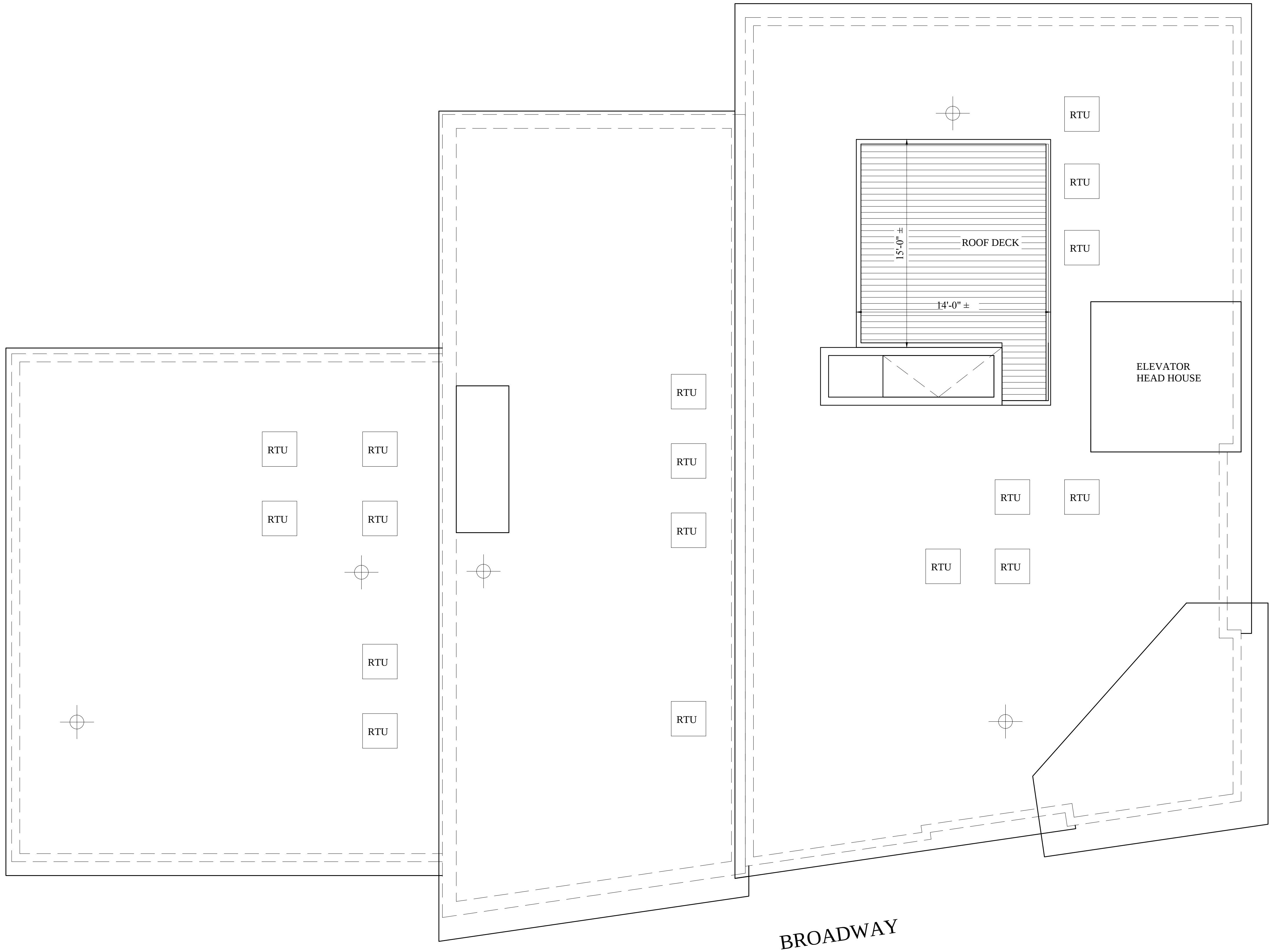
**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

|     |               |
|-----|---------------|
| No. | Revision Date |
|     | 07-31-2013    |
|     |               |
|     |               |
|     |               |

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

Drawing Name  
PROPOSED  
FLOOR PLANS  
FULL SITE

Sheet No.  
A-1.8



BROADWAY

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

Location

**PROPOSED PLANS  
2-8 BROADWAY  
SOMERVILLE, MA**

**Choo  
Company, Inc.**

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

| No. | Revision Date |
|-----|---------------|
|     | 07-31-2013    |
|     |               |
|     |               |
|     |               |
|     |               |

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

Drawing Name

**PROPOSED  
FLOOR PLANS  
FULL SITE**

Sheet No.

A-1.9



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

Location

PROPOSED BUILDING ADDITION  
8 BROADWAY  
SOMERVILLE, MA

**Choo & Company, Inc.**

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

| No. | Revision Date |
|-----|---------------|
|     | 03-27-2013    |
|     | 05-07-2013    |
|     | 08-08-2013    |
|     |               |
|     |               |

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

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**

**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     | 03-27-2013    |
|     | 05-07-2013    |
|     | 08-08-2013    |
|     |               |
|     |               |

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

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

**Choo & Company, Inc.**

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

| No. | Revision Date |
|-----|---------------|
|     | 03-27-2013    |
|     | 05-07-2013    |
|     | 08-08-2013    |
|     |               |

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

Drawing Name  
**PROPOSED  
ELEVATIONS**

Sheet No.  
**A-2.3**



STEEL BALCONIES

TRELLIS WITH  
CLIMBING HYDRANGEA

WOOD BLADE SIGN



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

Location  
**PROPOSED BUILDING ADDITION**  
**8 BROADWAY**  
**SOMERVILLE, MA**

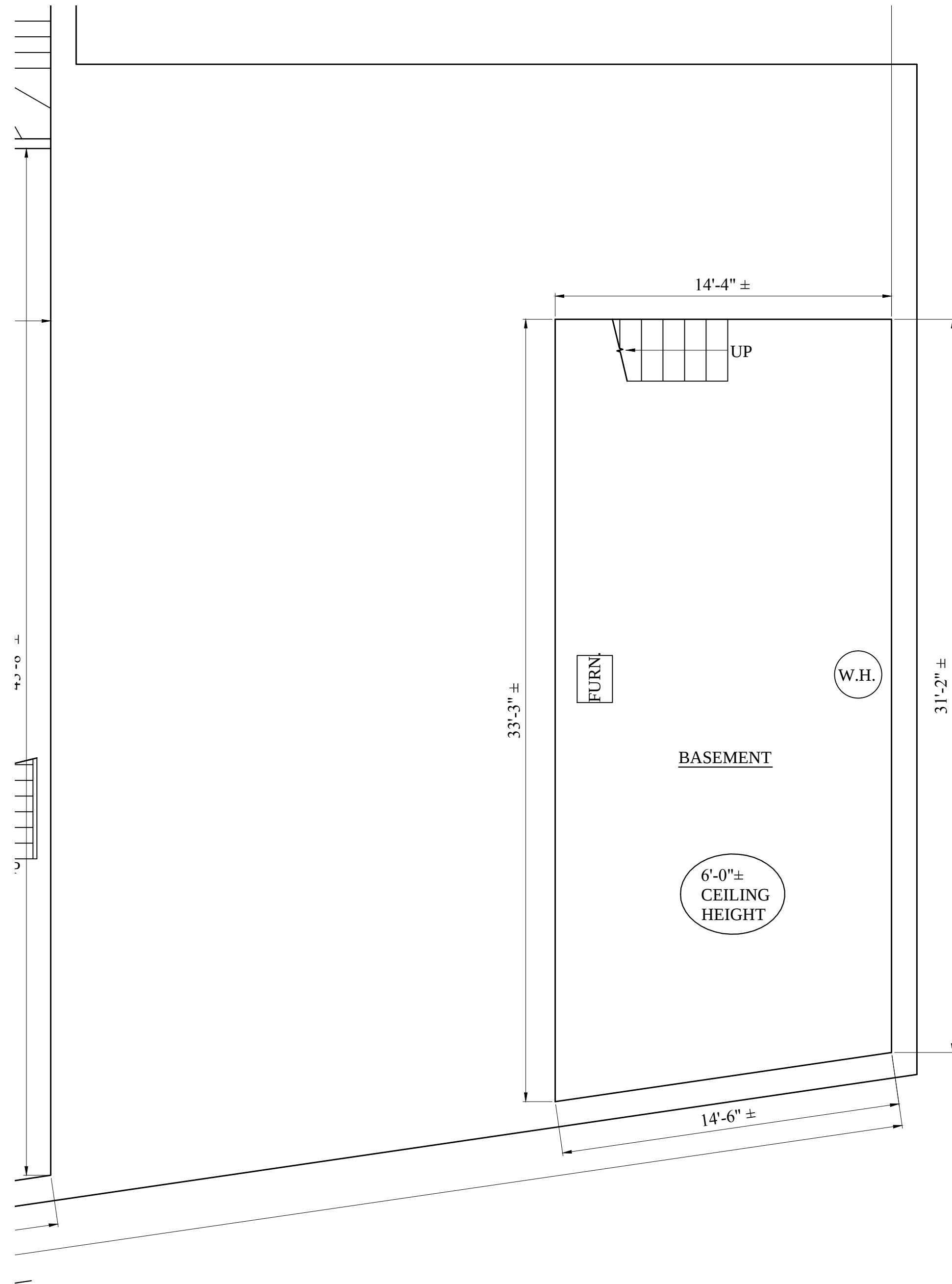
**Choo**  
**& Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     |               |
|     | 03-27-2013    |
|     | 08-08-2013    |
|     |               |
|     |               |
|     |               |

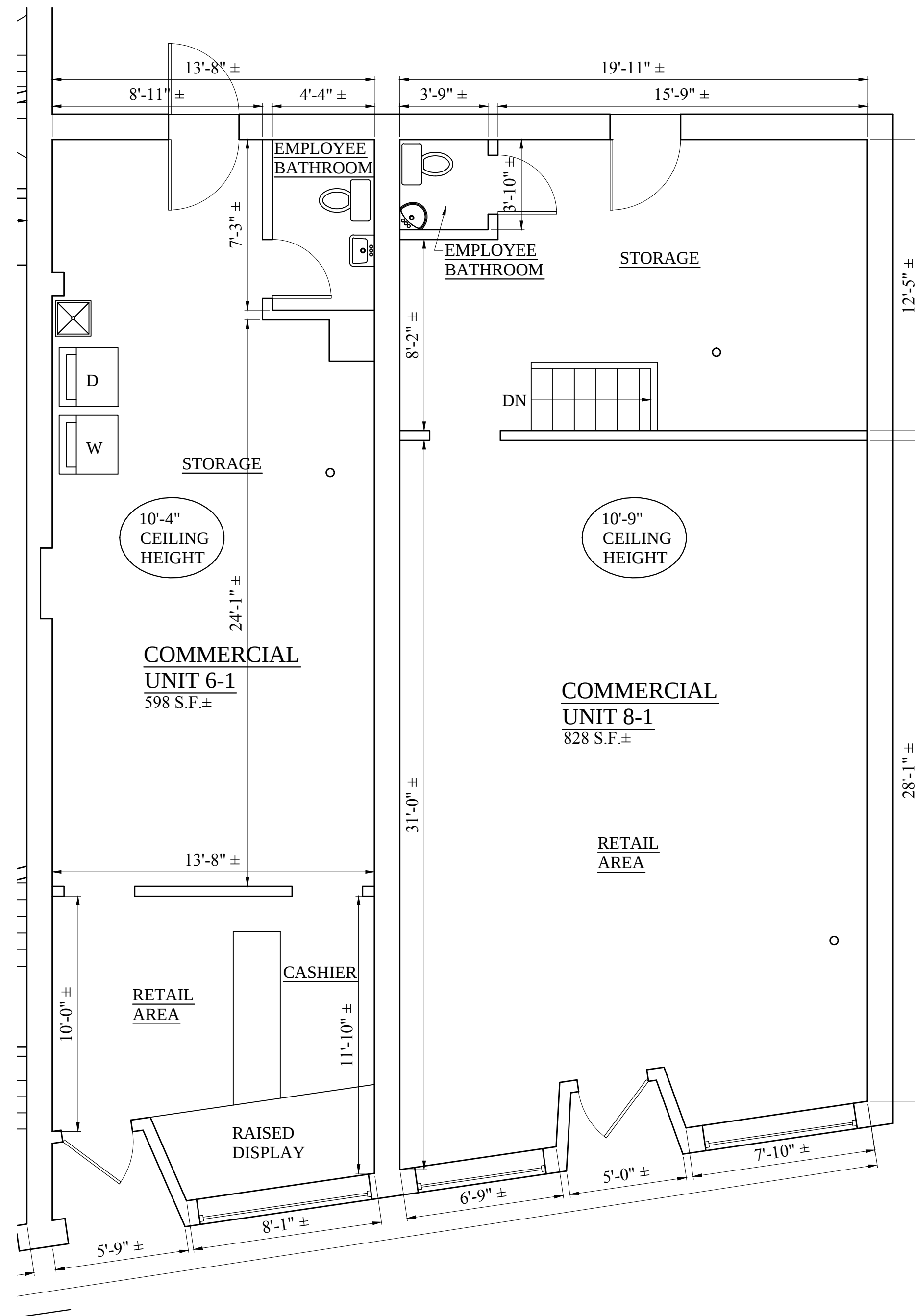
Project No: 12308  
Scale: AS NOTED  
Date: 12-12-12  
Drawn By: SL

Drawing Name  
**PROPOSED  
ELEVATIONS**

Sheet No.  
**A-2.4**



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

Choo  
Company, Inc.

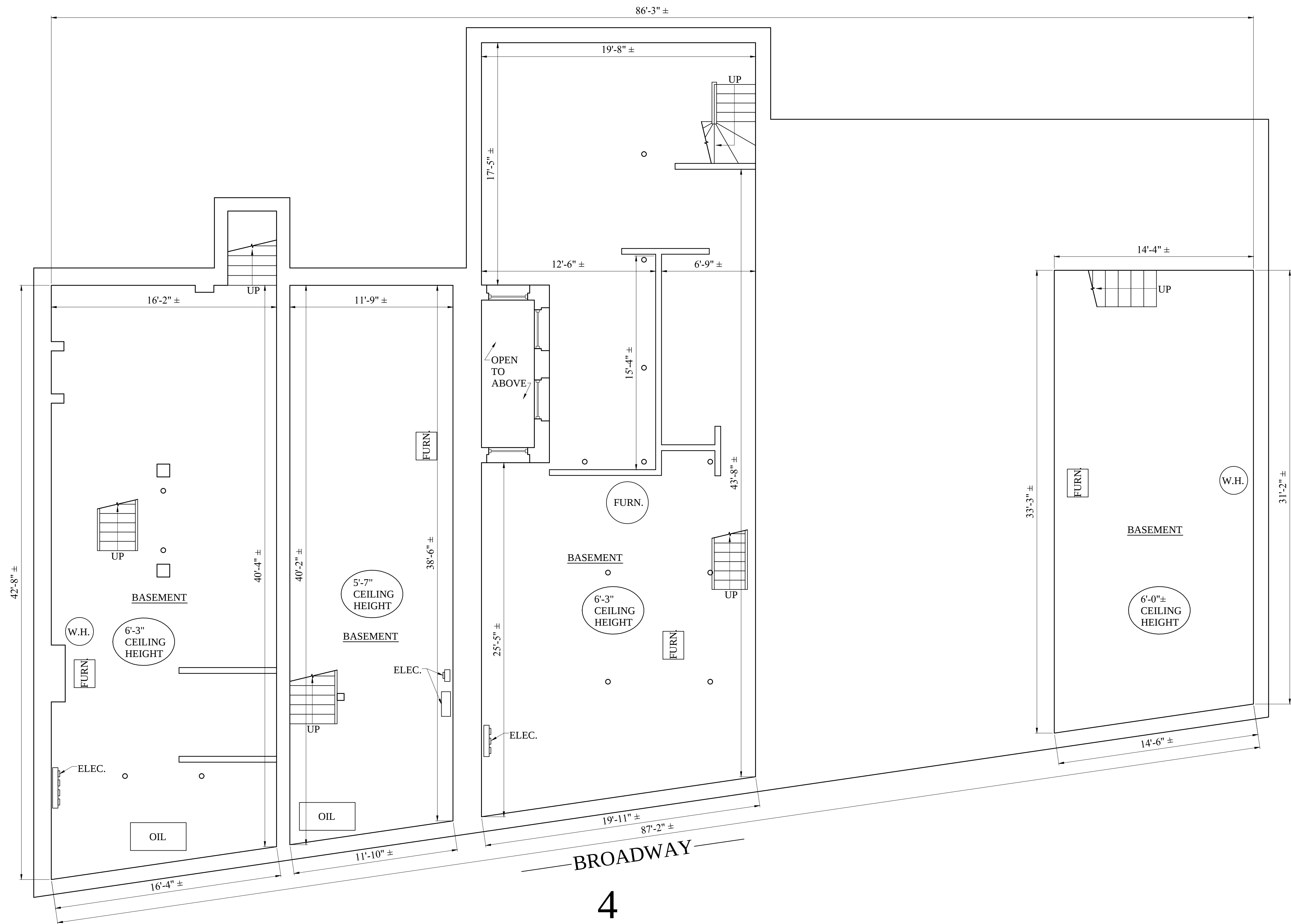
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     |               |
|     |               |
|     |               |
|     |               |
|     |               |

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

Drawing Name  
AS-BUILT  
FLOOR PLANS

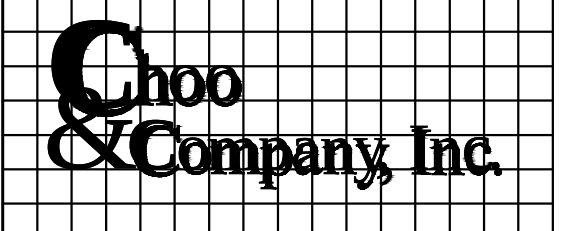
Sheet No.  
D-1.1



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

Location

AS-BUILT PLANS  
2-8 BROADWAY  
SOMERVILLE, MA

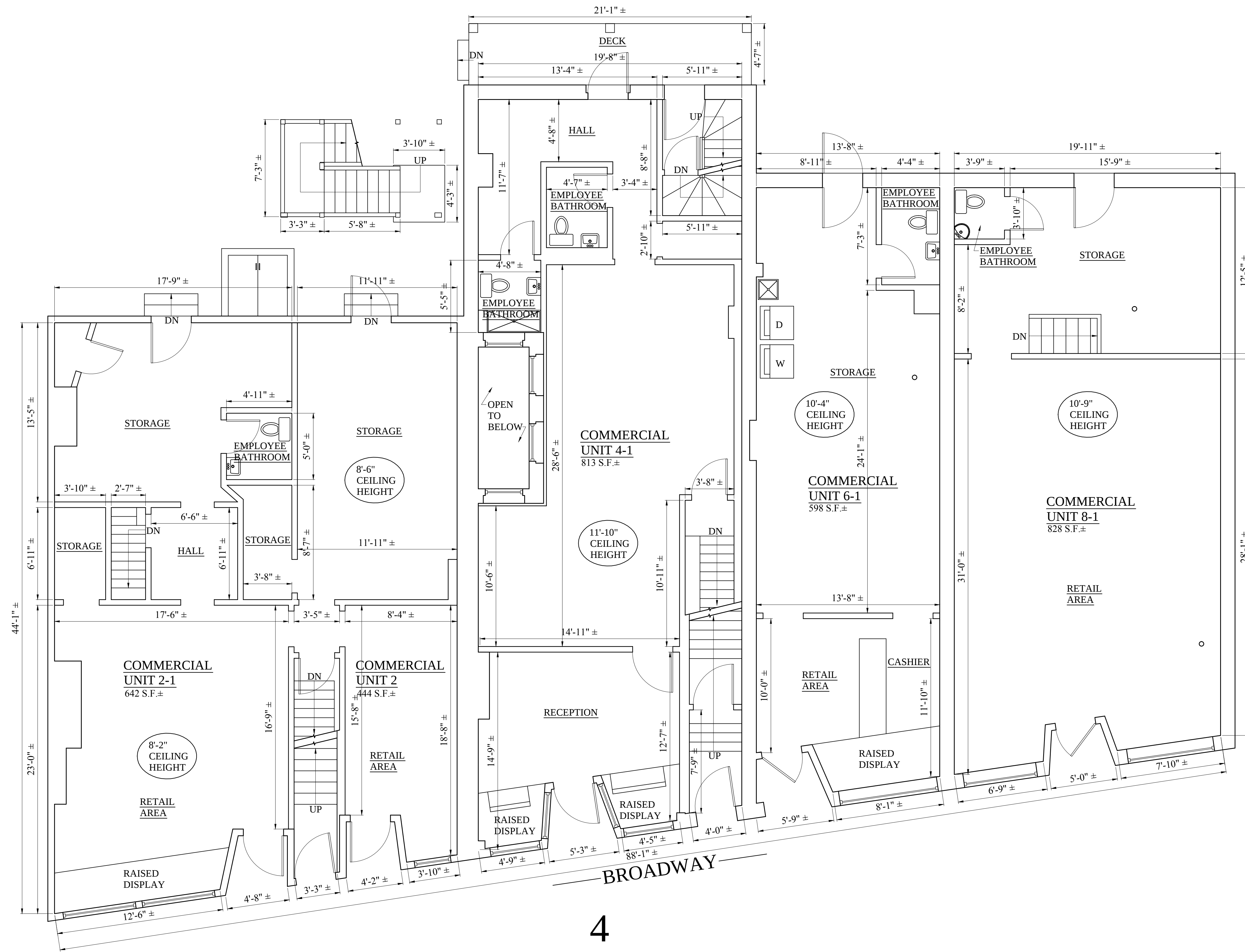
  
Choo & Company, Inc.  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     |               |
|     |               |
|     |               |
|     |               |
|     |               |
|     |               |

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

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 SOMERVILLE, MA

**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

| No. | Revision Date |
|-----|---------------|
|     |               |
|     |               |
|     |               |
|     |               |
|     |               |

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

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

Sheet No.  
**D-2.3**