

130 BROADWAY CHEVROLET

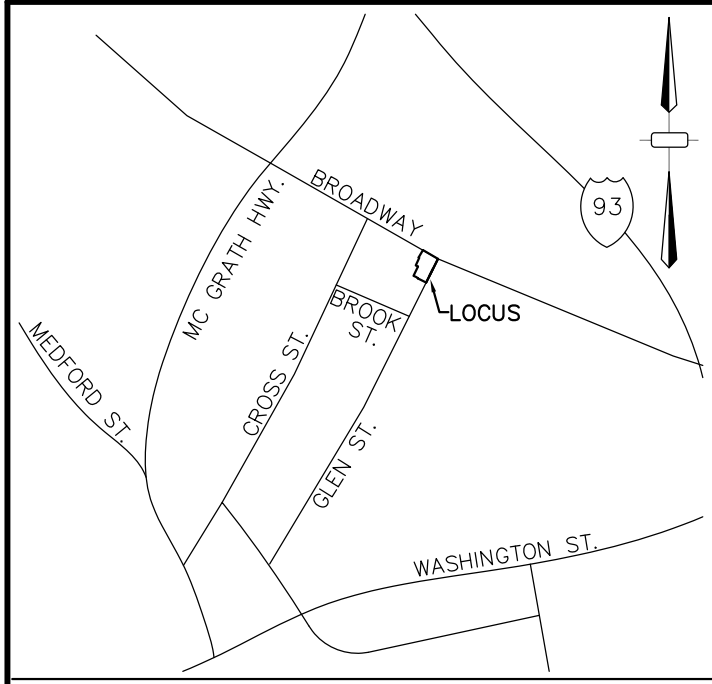
130 BROADWAY, SOMERVILLE, MA 02145

PLANNING AND ZONING SUBMISSION

CONTENTS:

- A0.00 COVER
- ALTA SURVEY
- L2.1 EXISTING SITE / LANDSCAPE PLAN
- L2.2 PROPOSED SITE / LANDSCAPE PLAN
- A2.2 CONCEPTUAL FLOOR PLAN
- A2.3 ROOF PLAN
- A3.0 EXISTING / PROPOSED BUILDING ELEVATIONS
- A3.1 EXISTING / PROPOSED BUILDING ELEVATIONS

SCHEMATIC:
NOT FOR
CONSTRUCTION



Vicinity Map

Zoning Information

DISTRICT: CBD	DISTRICT: RB
MINIMUM LOT AREA REQUIRED: NONE	MINIMUM LOT AREA REQUIRED: 7,500 S.F.
MINIMUM FRONTAGE REQUIRED: NONE	MINIMUM FRONTAGE REQUIRED: 50 FEET
MINIMUM SETBACKS	MINIMUM SETBACKS
FRONT NONE	FRONT 15 FEET
SIDE NONE	SIDE N/A
REAR 10 FEET	REAR 20 FEET
MAXIMUM BUILDING HEIGHT ALLOWED: 4 STORIES/50 FEET	MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES/40 FEET

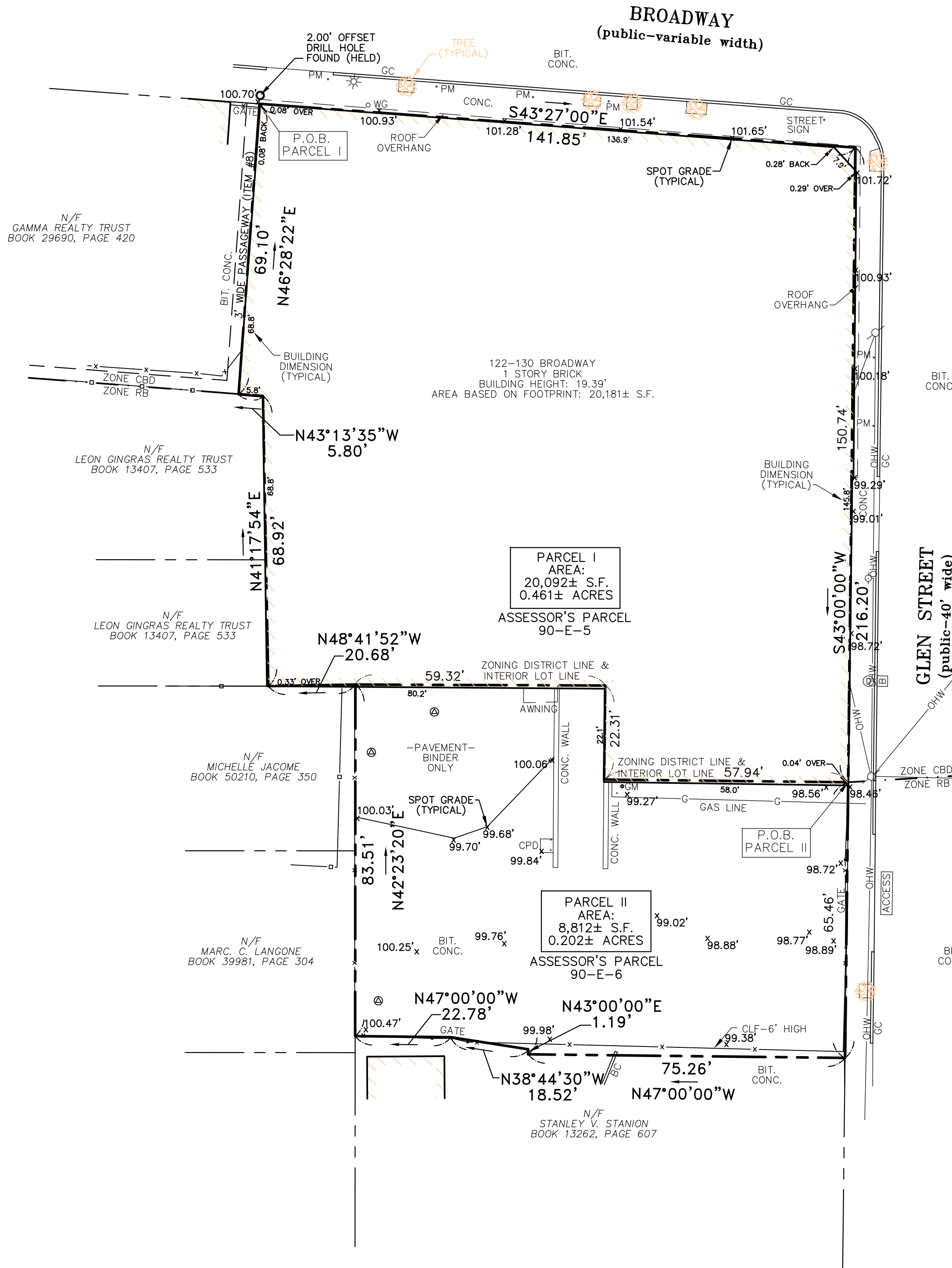
Plan References:

1. PLAN AT BOOK 3938, PAGE 52-NO. 362 OF 1980.
2. LAND COURT PLAN NO. 9910A.

Miscellaneous Notes

1. LOCUS PARCEL ASSESSOR'S IDENTIFICATION NUMBER:
PARCEL I: 90-E-5
PARCEL II: 90-E-6

FLOOD NOTE:
By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 250214-0001 B, which bears an effective date of July 17, 1986 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.



Legend

OHW	OVERHEAD WIRES
WG	WATER GATE
UP	UTILITY POLE
CB	CATCH BASIN
CONC.	CONCRETE
LP	LIGHT POLE
CLF	CHAIN LINK FENCE
DM	DRAIN MANHOLE
SM	SEWER MANHOLE
MH	MANHOLE
HY	HYDRANT
BIT. CONC.	BITUMINOUS CONCRETE
GM	GAS METER
CPD	CONCRETE PAD
GC	GRANITE CURB
BC	BITUMINOUS CURB
MC	MONITORING WELL
PM	PARKING METER
CLF	CHAIN LINK FENCE
STOCKADE FENCE	STOCKADE FENCE
PROPERTY LINE	PROPERTY LINE
ZONING DISTRICT LINE	ZONING DISTRICT LINE

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY S. BODAH, PLS
MASSACHUSETTS REGISTRATION NO. 46110



4 First Street - Bridgewater, Massachusetts 02324
Telephone: (508) 697-3191 Toll free: (800) 548-3355 Facsimile: (508) 697-5996

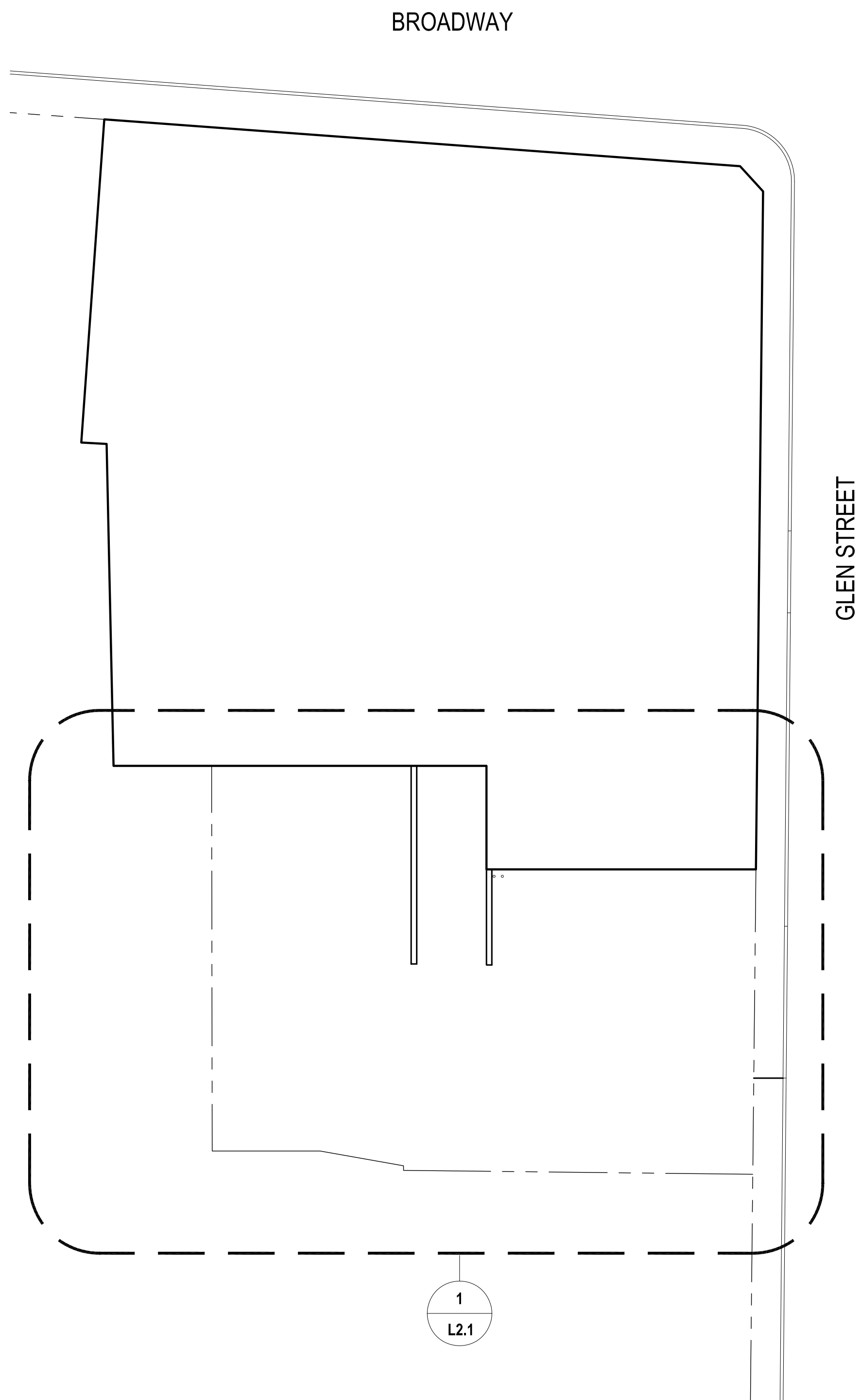


EXISTING CONDITIONS

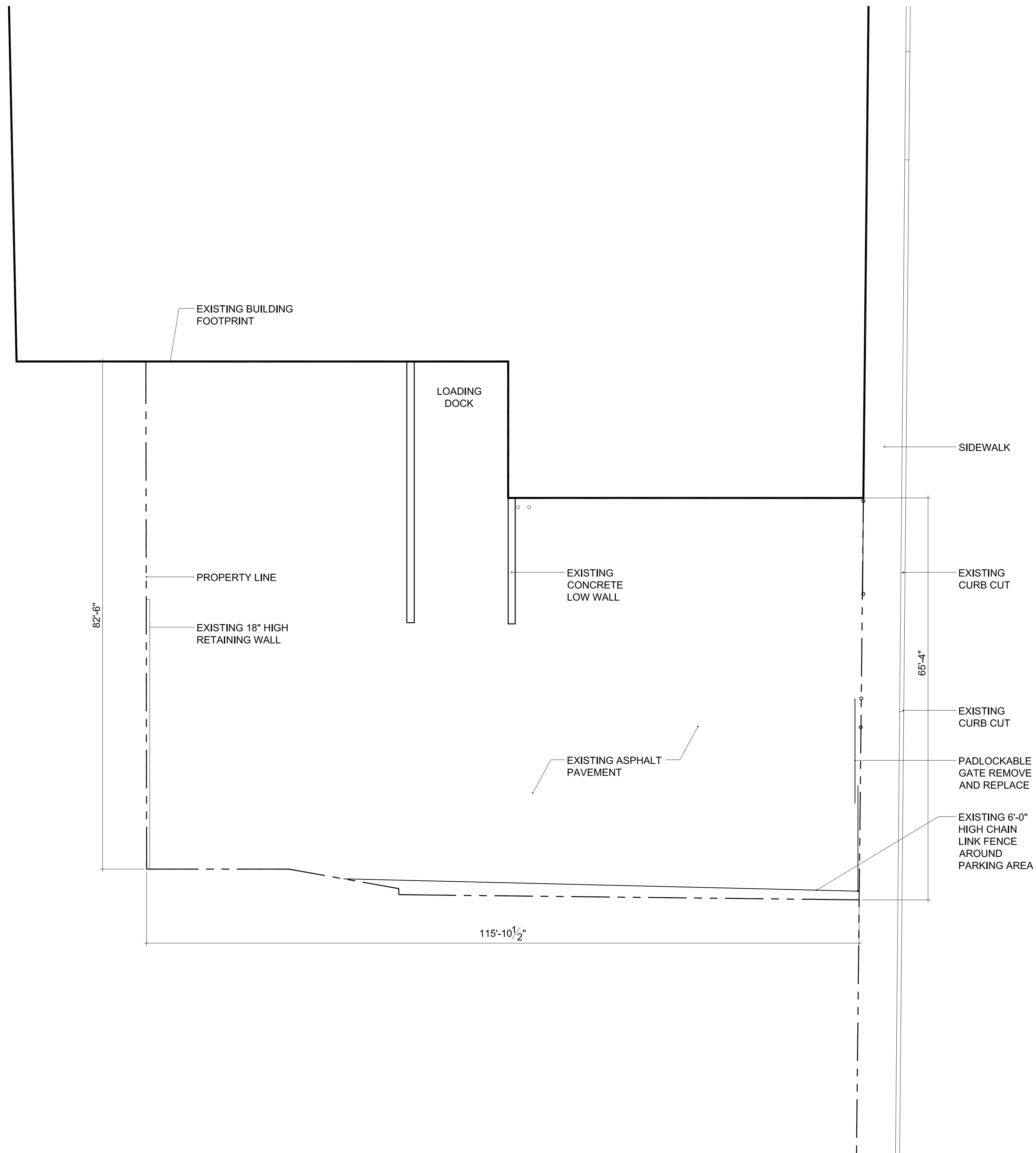
122 & 130 BROADWAY &
6, & 8 GLEN STREET
SOMERVILLE, MA

PREPARED FOR: LON DESIGN

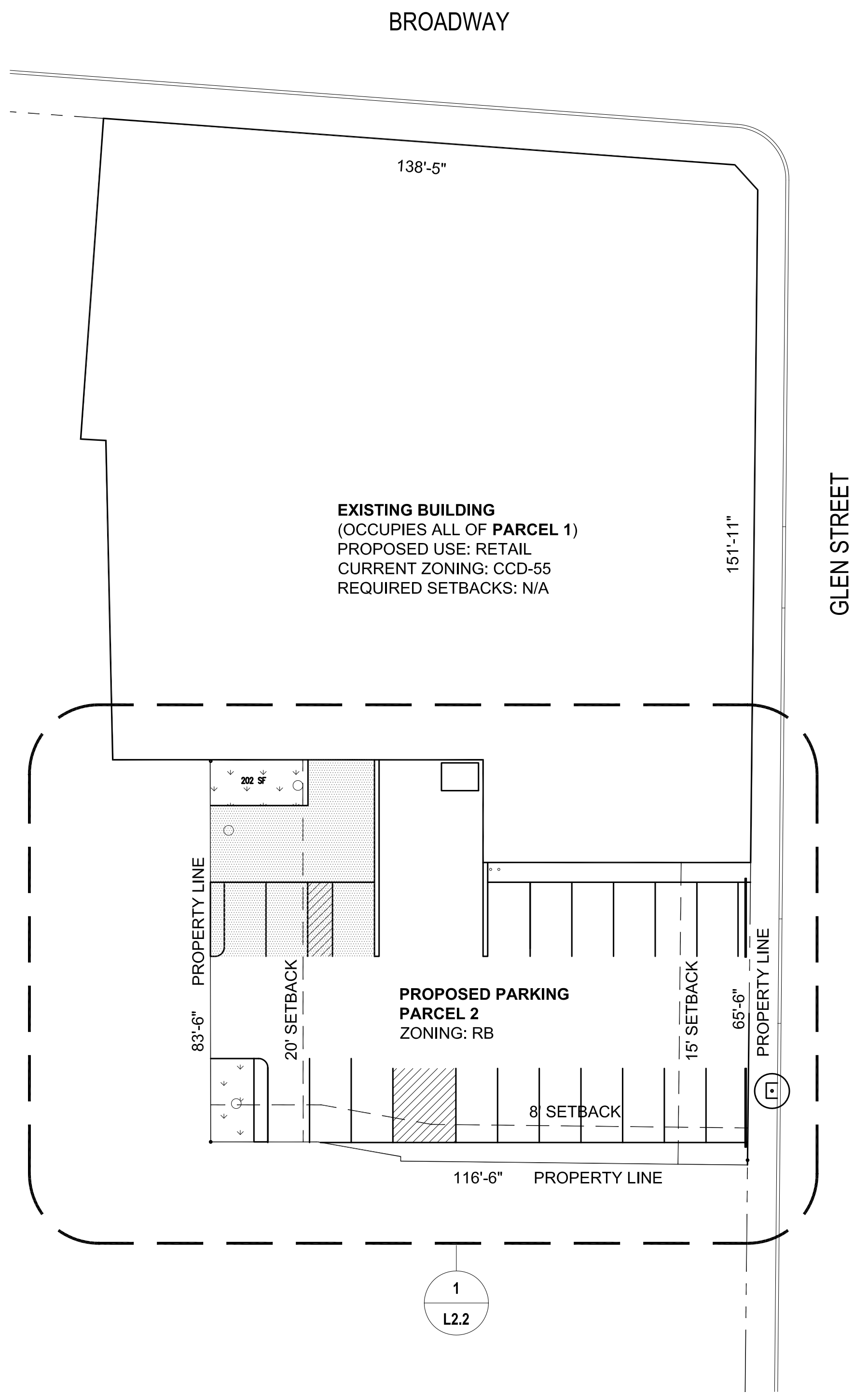
SCALE	DATE	ACAD FILE	JOB NO.
1"=20'	01/25/11	2096	2096



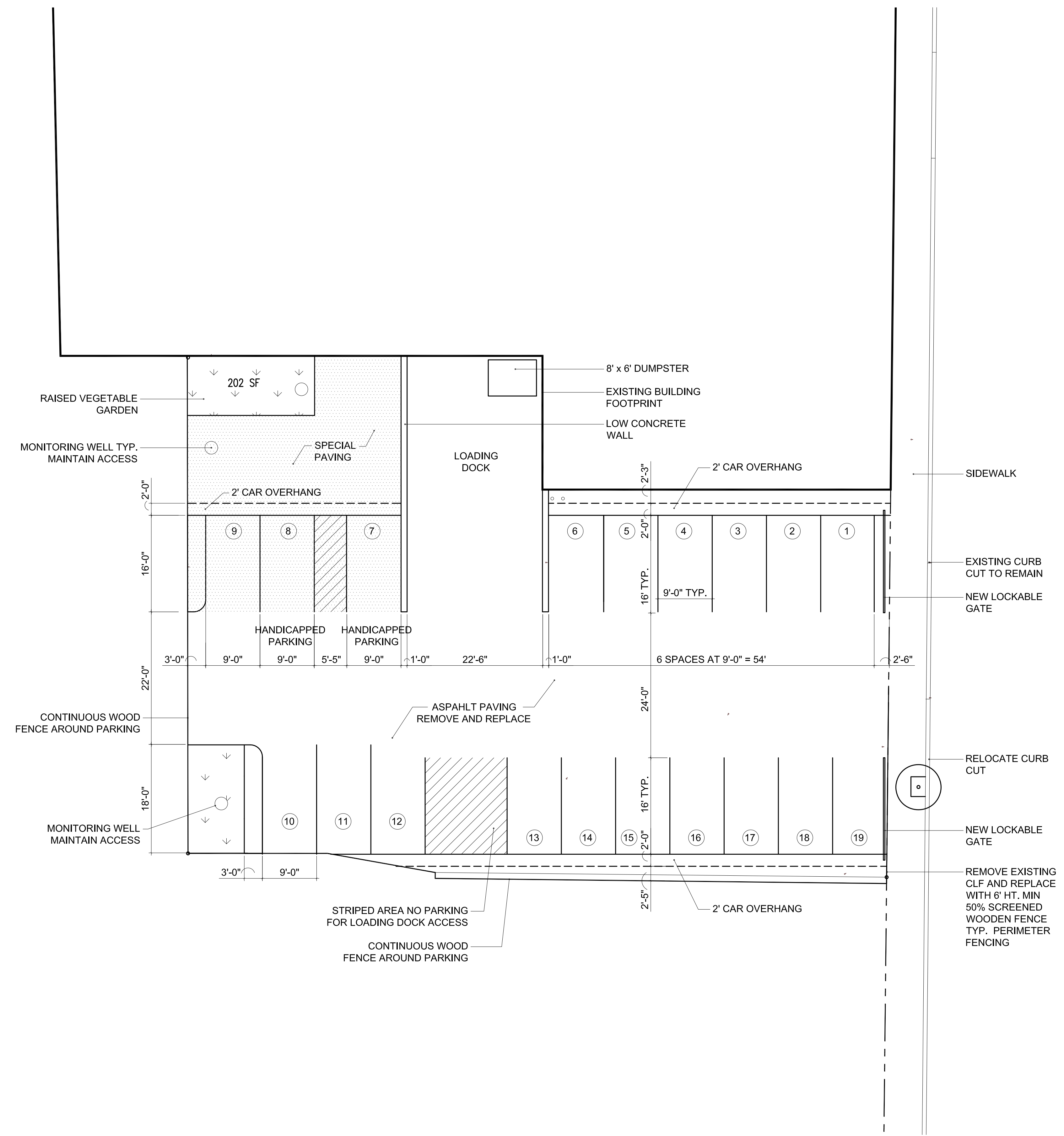
EXISTING LANDSCAPE PLAN 2
SCALE: 1:20



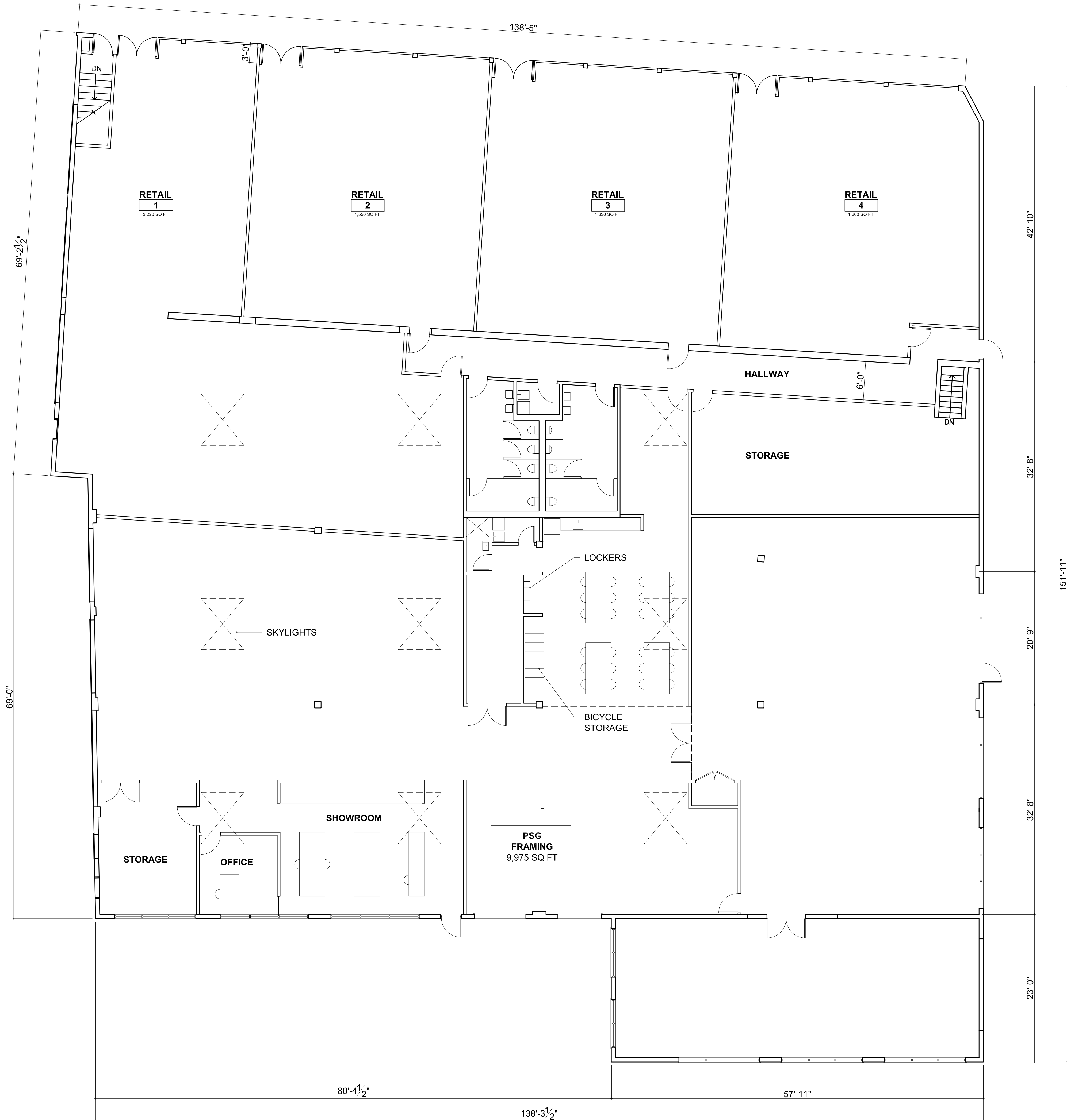
EXISTING LANDSCAPE PLAN ENLARGED 1
SCALE: 1:10



PROPOSED LANDSCAPE PLAN 2
SCALE: 1:20



PROPOSED LANDSCAPE PLAN ENLARGED 1
SCALE: 1:10



GENERAL PLAN NOTES

PROJECT DATA:

BUILDNG USES:
CURRENT/PREVOUS USE: RETAIL, AUTO REPAIR
PROPOSED USE: MEDIUM RETAIL

BUILDING AREAS:

RETAIL TENANTS 1, 2, 3, AND 4: MIN. 1,500 S.F.
PSG FRAMING: 9,975 S.F.

TOTAL BUILDING AREA: 20,181 S.F.*

*NOTE: EXISTING BUILDING FOOTPRINT TO REMAIN
THE SAME.

CONCEPTUAL FLOOR PLAN 1

SCALE: 1/8" = 1'-0"

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PROJECT # 1005:

130
BROADWAY
130 BROADWAY, SOMERVILLE, MA 02145

SCHEMATIC:
NOT FOR
CONSTRUCTION

07 JAN 11

PLAN
A-2.2

SHEET:



GENERAL NOTES

FINISHES:

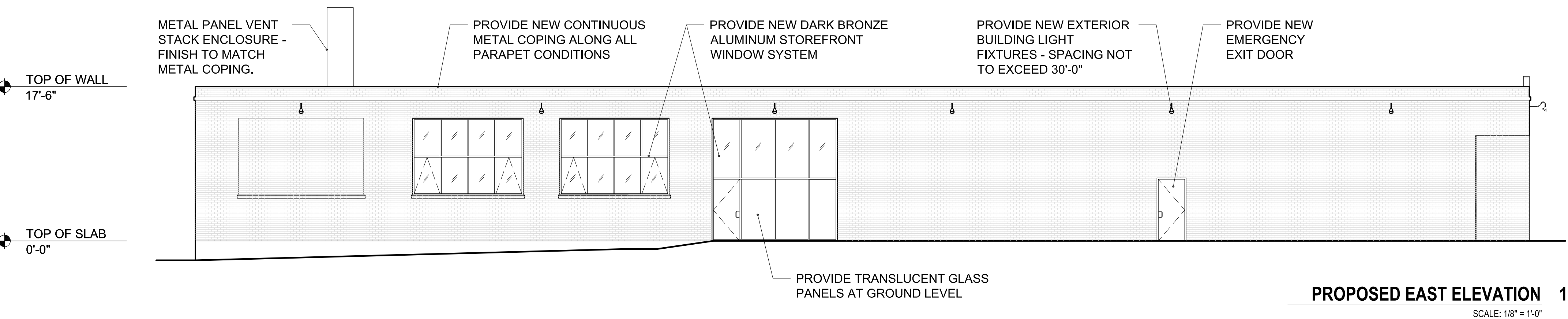
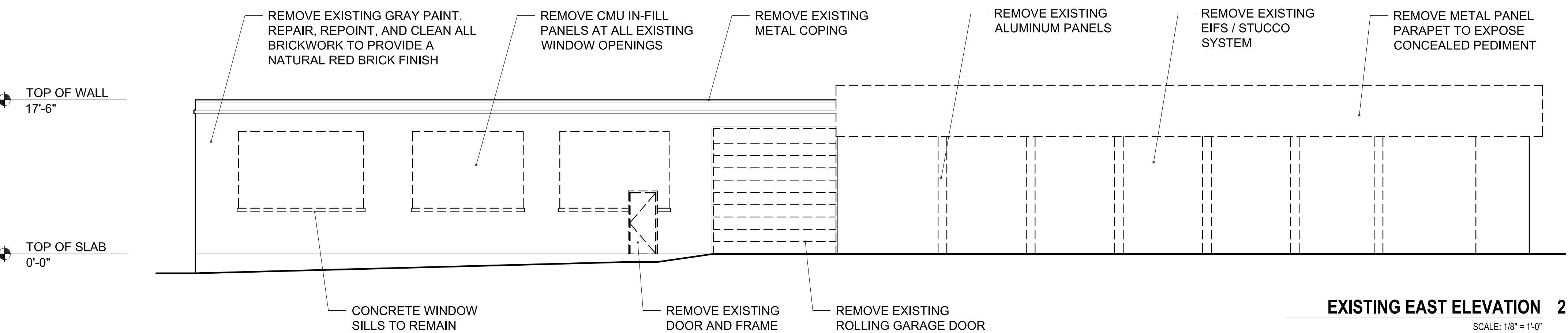
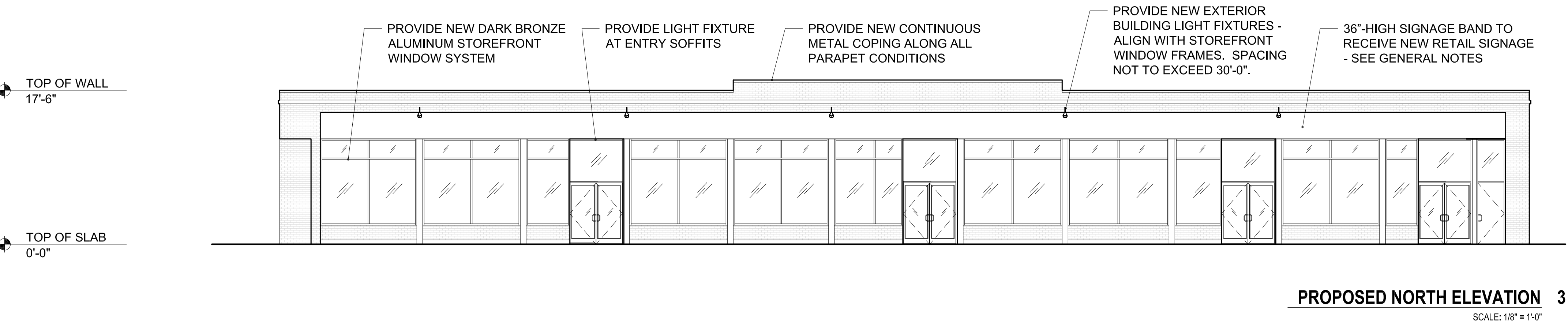
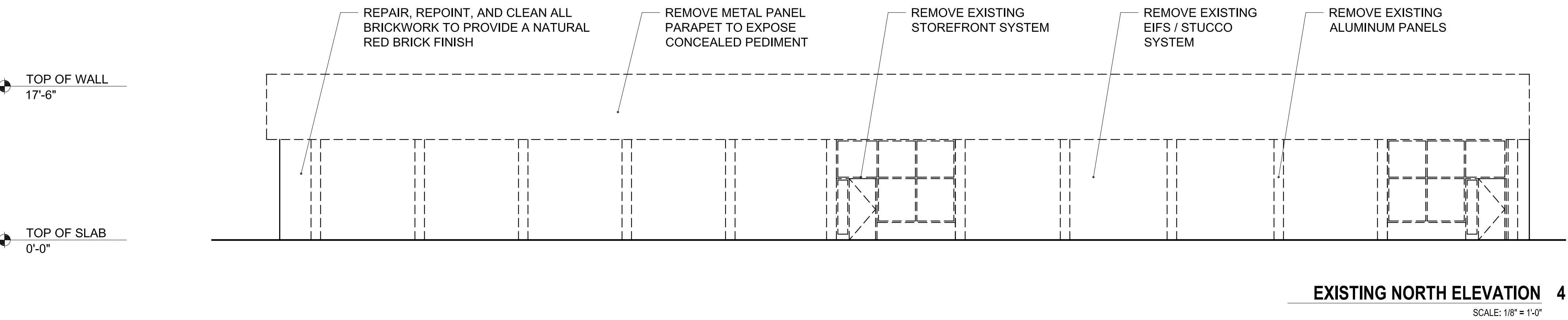
1. ALL EXPOSED BRICK TO BE REPAIRED, REPOINTED, AND CLEANED TO PROVIDE A NATURAL RED BRICK FINISH.
2. ALL NEW WINDOWS TO BE DARK BRONZE ALUMINUM STOREFRONT SYSTEM.
3. NEW METAL COPING TO BE DARK BRONZE AND MATCH WINDOW SYSTEM.

MECHANICAL / UTILITY SYSTEMS

4. ROOF TOP MECHANICAL UNITS TO MATCH EXISTING LOCATIONS. IT IS ANTICIPATED THAT UNITS WILL NOT EXCEED 5' IN HEIGHT.
5. EXISTING EXHAUST SYSTEM TO BE REPLACED WITH NEW, EFFICIENT SYSTEM. LOCATION TO MATCH EXISTING.

ROOF PLAN 1

SCALE: 1/8" = 1'-0"



GENERAL NOTES

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LIGHTING:

4. PROPOSED BUILDING LIGHTING TO OPERATE INDEPENDENT OF SIGNAGE.

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5. EXISTING EXHAUST SYSTEM TO BE REPLACED WITH NEW, EFFICIENT SYSTEM. LOCATION TO MATCH EXISTING. 34" DIA. STACK TO BE ENCLOSED IN METAL PANEL TO MATCH COPING.

CONCEALED CONDITIONS:

6. THE EXISTING PEDIMENT AND BRICK WORK CURRENTLY REMAINS CONCEALED BEHIND A METAL PANEL SYSTEM. THE ARCHITECT HAS INSPECTED PORTIONS OF THE CONDITIONS CONCEALED AND HAS OBSERVED A STEPPED PEDIMENT SIMILAR TO NEARBY HISTORIC STRUCTURES.

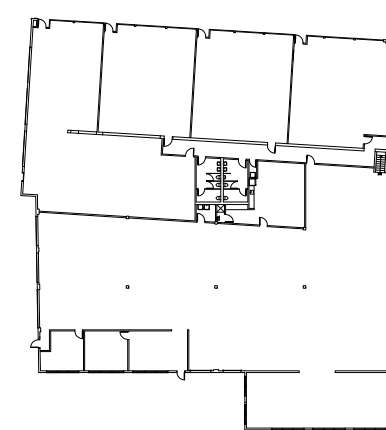
WHILE THE ENTIRE PROFILE REMAINS UNKNOWN, THE DESIGN INTENT OF THIS PROPOSAL IS TO RETAIN AND REPAIR THE EXISTING STEPPED PARAPET. THE DRAWINGS DEPICT A CONSERVATIVE EXPECTATION OF WHAT WE HOPE TO FIND.

7. SIMILARLY, BEHIND PORTIONS OF THE EXISTING EIFS SYSTEM, THE ARCHITECT HAS OBSERVED RED BRICK MASONRY SIMILAR TO NEARBY HISTORIC BUILDINGS. THE DESIGN INTENT OF THIS PROPOSAL TO RETAIN AND REPAIR ALL EXISTING BRICK WORK.

ALONG THE BROADWAY FRONTAGE, THE BAY SPACING ALSO REMAINS CONCEALED. WE PROPOSE MAINTAINING EXISTING MASONRY COLUMNS, AS WELL AS THE CURRENT BY SPACING PROVIDED THAT THEY WILL ACCOMMODATE THE RETAIL FUNCTIONS PROPOSED.

SIGNAGE:

8. THE PROPOSAL INCLUDES A SIGNAGE BAND OR ZONE 36"-HIGH TO BE LOCATED ABOVE THE NEW STOREFRONT SYSTEM. WE ANTICIPATE INDIVIDUAL RETAIL SIGNAGE TO INCLUDE INDIVIDUALLY APPLIED LETTERS, WOOD OR METAL PANELS WITH ROUTED LETTERS, AND ILLUMINATED, BACK-LIT SIGNAGE BOXES.
9. NEON SIGNS WITHIN THE STOREFRONT WINDOWS WILL NOT BE PERMITTED.
10. ALL FUTURE SIGNS TO CONFORM WITH THE CITY OF SOMERVILLE SIGNAGE ORDINANCE.



KEY PLAN

SCALE: NTS

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PROJECT # 1005:

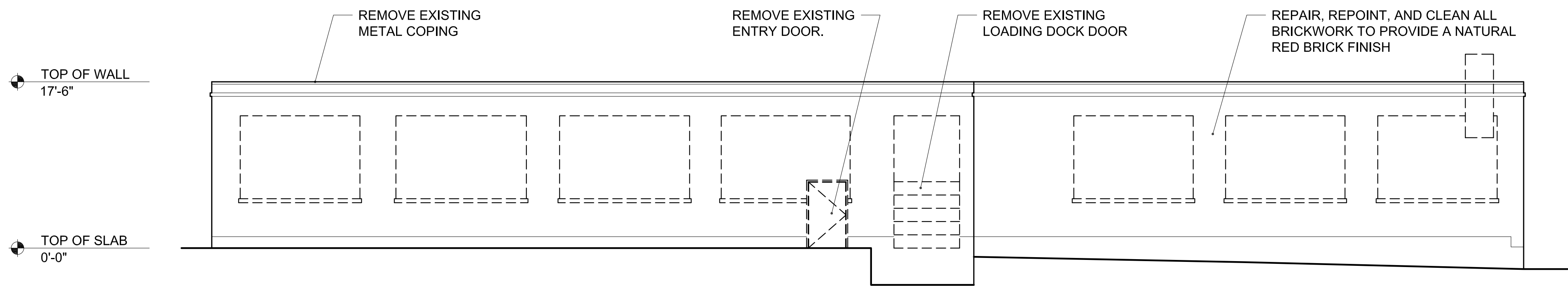
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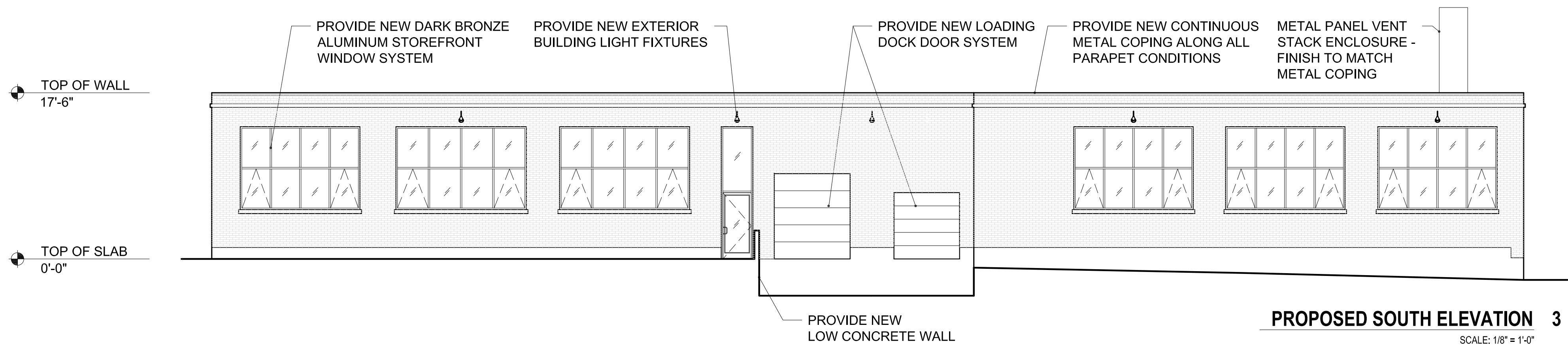
07 JAN 11
BUILDING
ELEVATIONS
A-3.0

SHEET:



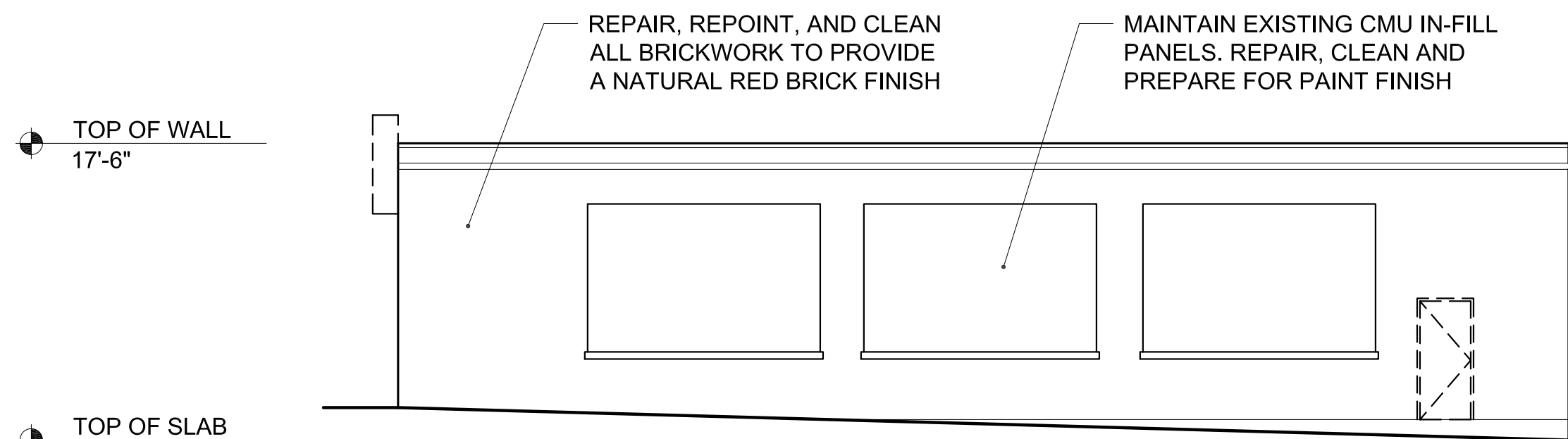
EXISTING SOUTH ELEVATION 4

SCALE: 1/8" = 1'-0"



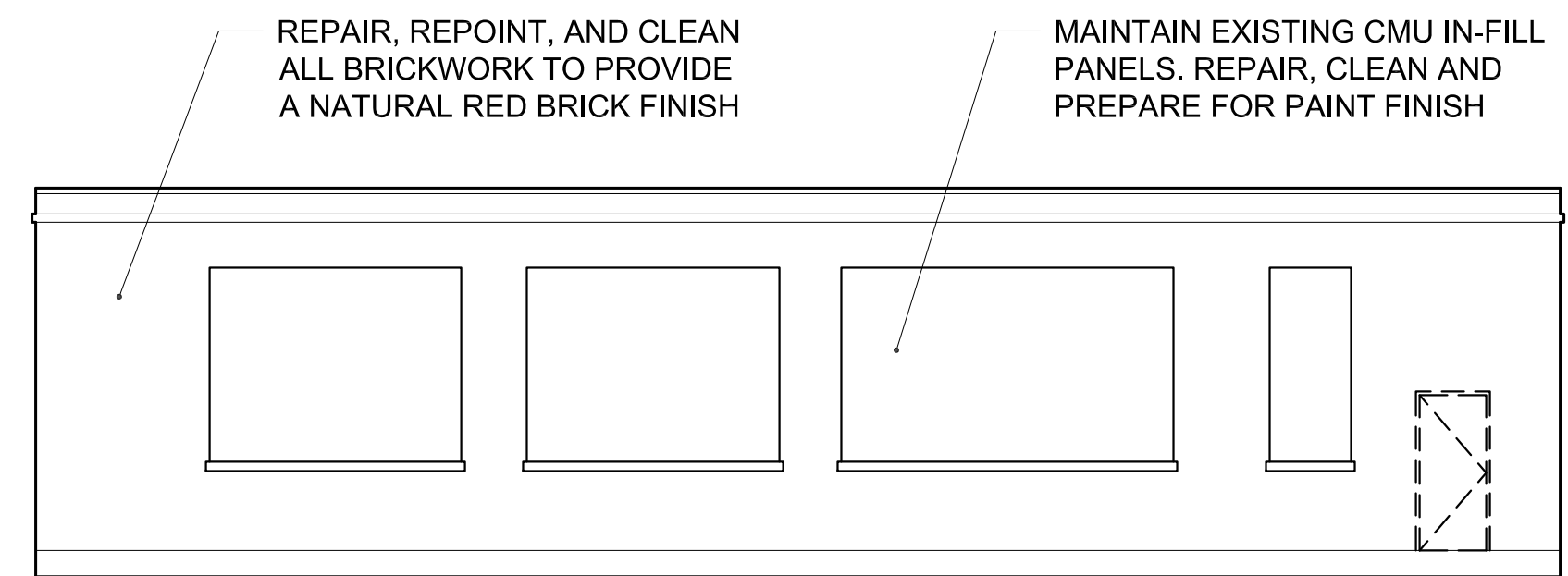
PROPOSED SOUTH ELEVATION 3

SCALE: 1/8" = 1'-0"



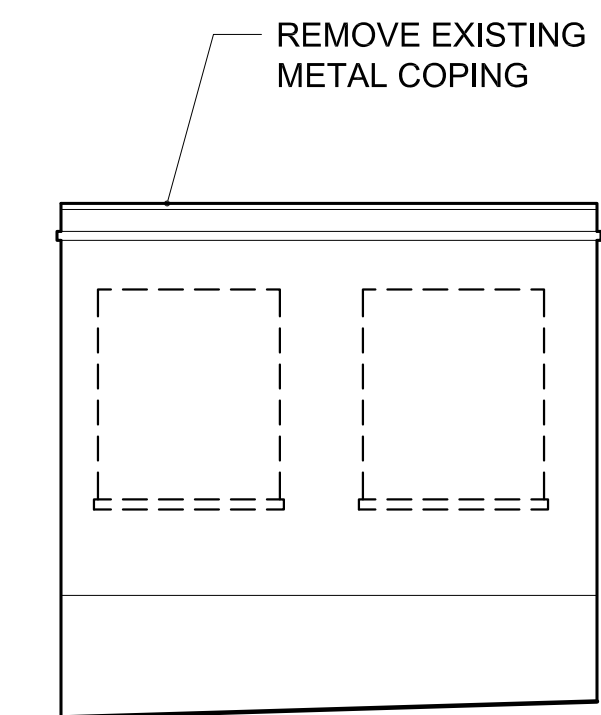
EXISTING WEST ELEVATION 8

SCALE: 1/8" = 1'-0"



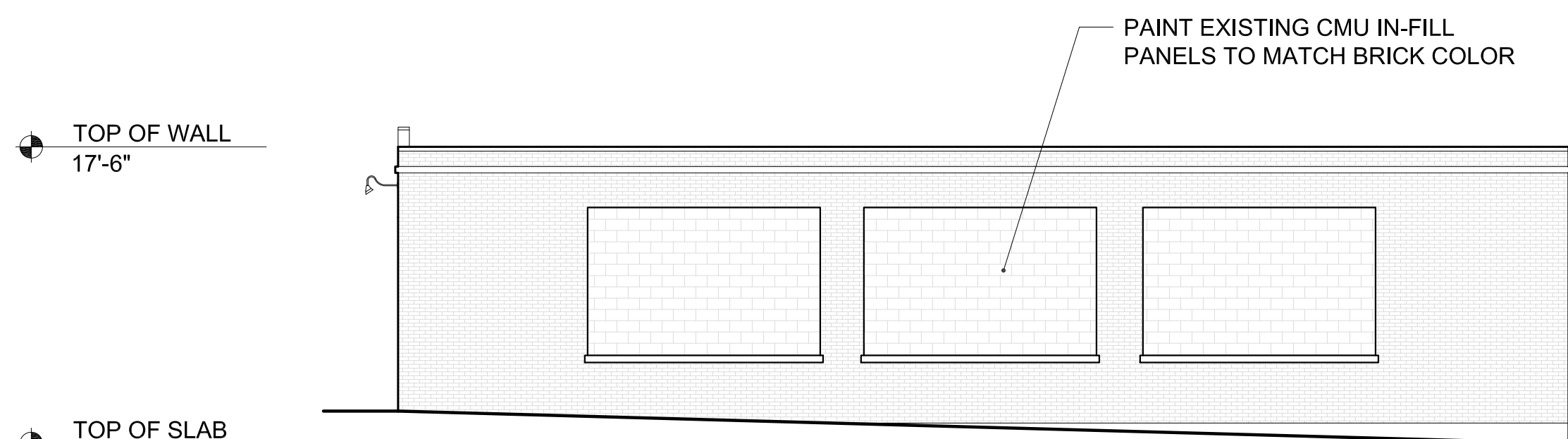
EXISTING WEST ELEVATION 6

SCALE: 1/8" = 1'-0"



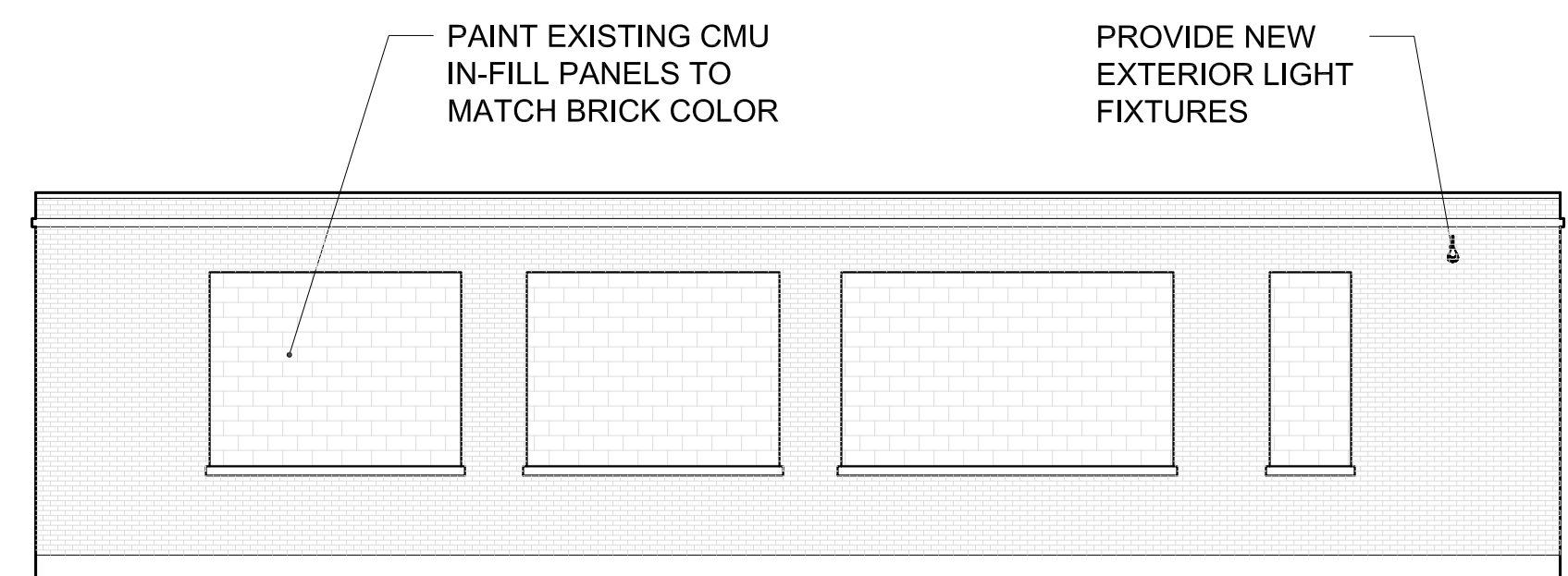
EXISTING WEST ELEVATION 2

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION 7

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION 5

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION 1

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07 JAN 11

BUILDING
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A-3.1

SHEET: