N

N35°39'39"E
22.59'
CONC.
BLOCK
GARAGE

S21°12'00"W
21.87'

CONC. BLOCK
GARAGE

S68°48'00"E
3.50'

12" DEC.

S68°48'00"E
54.86'

WOOD FRAME HOUSE

METAL PLATE
OVER STEPS

CONC.
STAIRS

S68°48'00"E
66.44'

R.O.W.

CONCRETE

ASPHALT DRIVEWAY

64.11'

N68°48'00"W
3.22'

ASPHALT

GRASS

GRANITE CURB

CHAIN-LINK FENCE

S12°40'10"W
37.42'

STUCCO HOUSE

AREA
10261 S.F.

N29°43'50"E
121.34'

CHAIN-LINK FENCE

3.03'

96.06'

S12°40'10"W
55.61'

BRICK BUILDING

79-83A BROADWAY
BRICK BUILDING

3.75'
S68°48'00"E

25.00'
S21°12'00"W

BRICK BUILDING

.BOX

JPM
GG

D/S

12" DEC.

GG
PM

12" DEC. CONCRETE WALK
GRANITE CURB

100.00'

N68°48'00"W

D/S

D/S

WG

D/S

PM

12" DEC.

D/S

GG

D/S

10" DRAIN OVER 10" SEWER

D/S

D/S

8" WATER

R=39.18
F

R=39.??
39'

BROADWAY

E

G

G

E

E

E

G

E

G

E

G

W

E
E

E

10" GAS

R=42.99
E

9.83

CS
R=39.87

W

W

W

W

W

W

W

S

CS

CS

CS

CS

CS

CS

SCALE
1"=20'

DATE
MARCH 23, 2010

0 10 20   40   60   80

1 INCH = 20 FT.

COMMONWEALTH OF MASSACHUSETTS
SCOTT
D.
CAMERON
#35393
PROFESSIONAL
LAND SURVEYOR

R.E. CAMERON & ASSOCIATES, INC.
LAND SURVEYORS~CIVIL ENGINEERS
681 WASHINGTON STREET, NORWOOD, MA 02062
PH: 781-769-1777 FAX: 781-769-8644
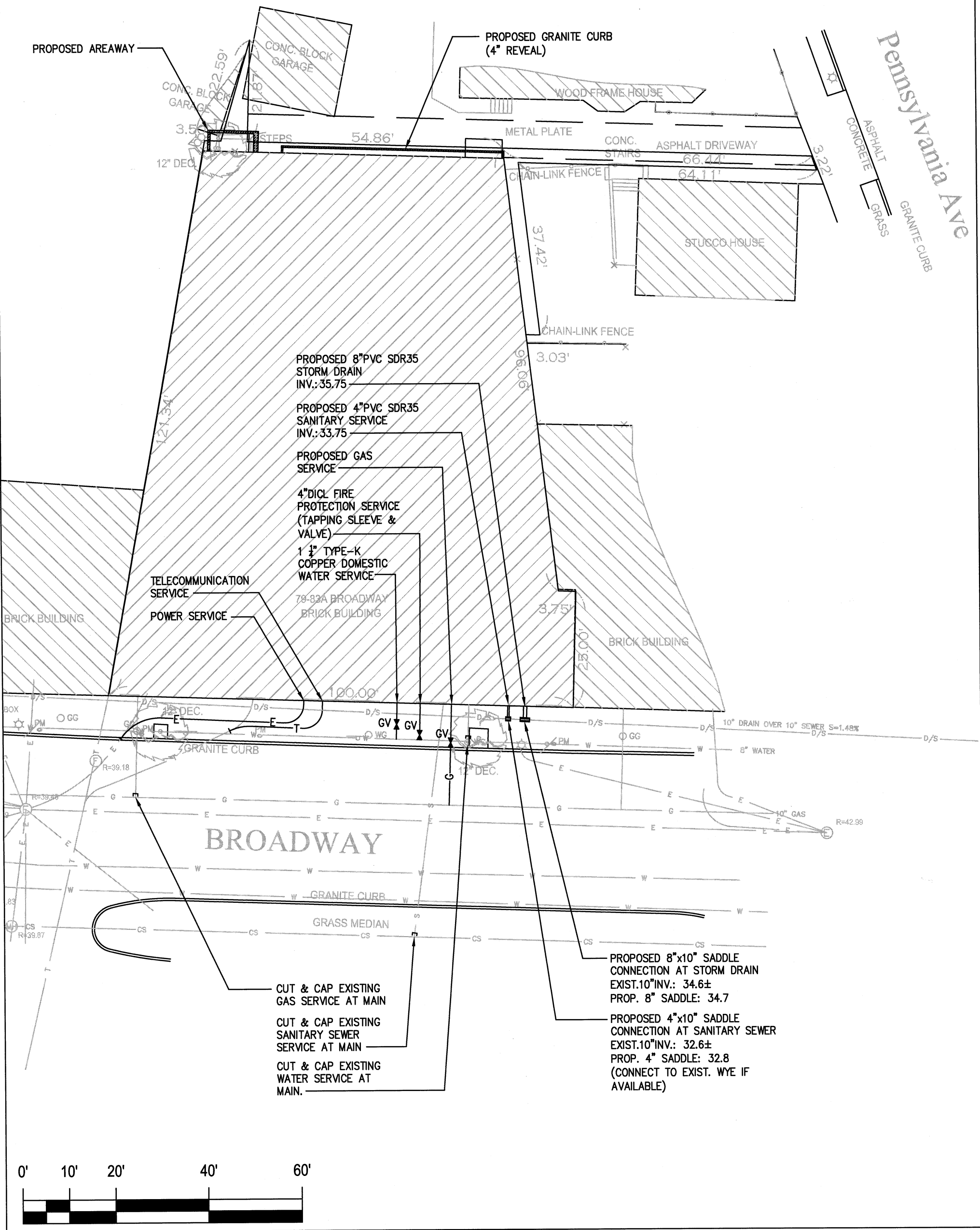
MUDFLAT STUDIO RENOVATIONS
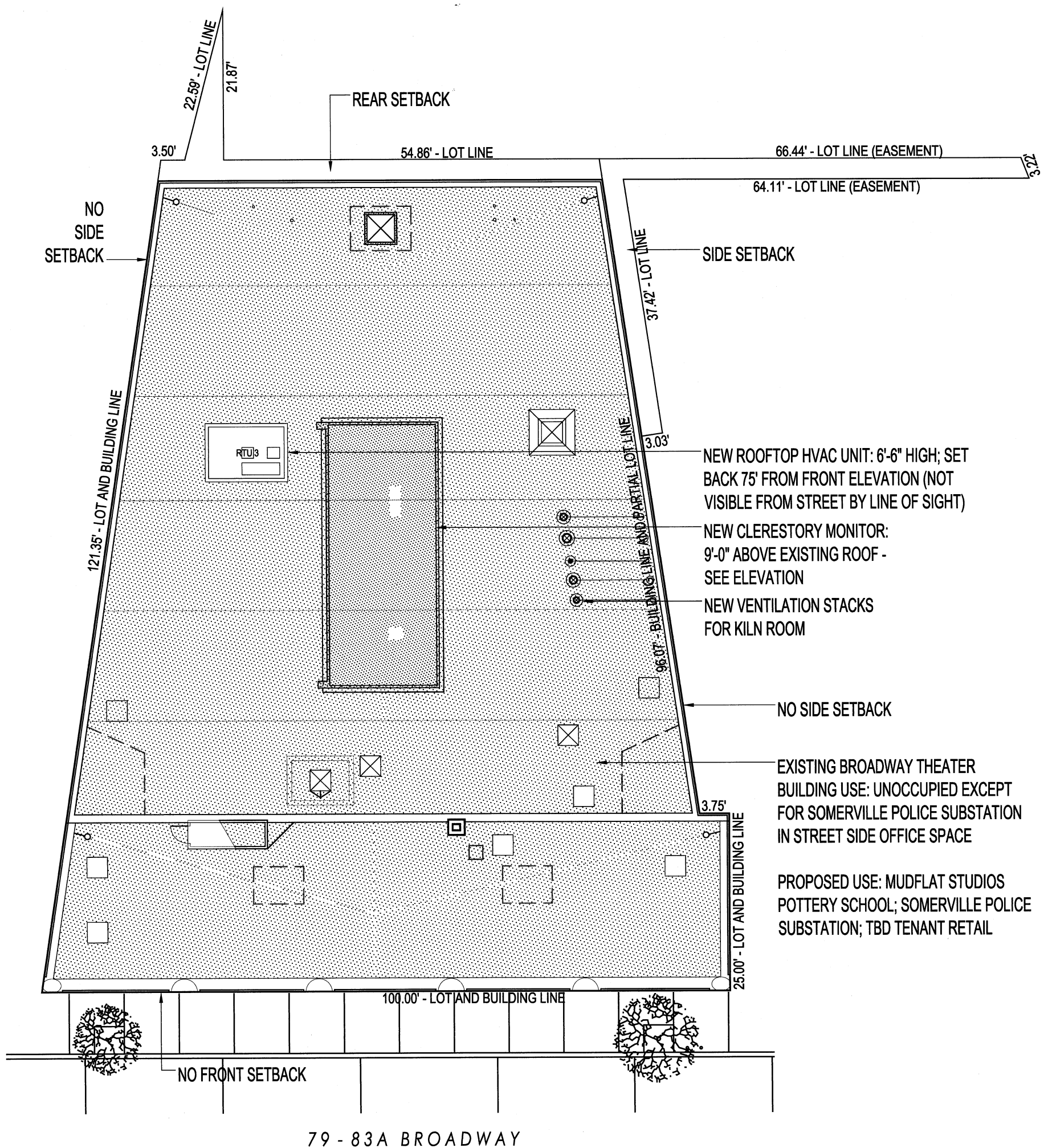TO THE BROADWAY THEATER
79-83 BROADWAY, SOMERVILLE, MA
MUDFLAT STUDIOS

Plot Plan
SPECIAL PERMIT APPLICATION

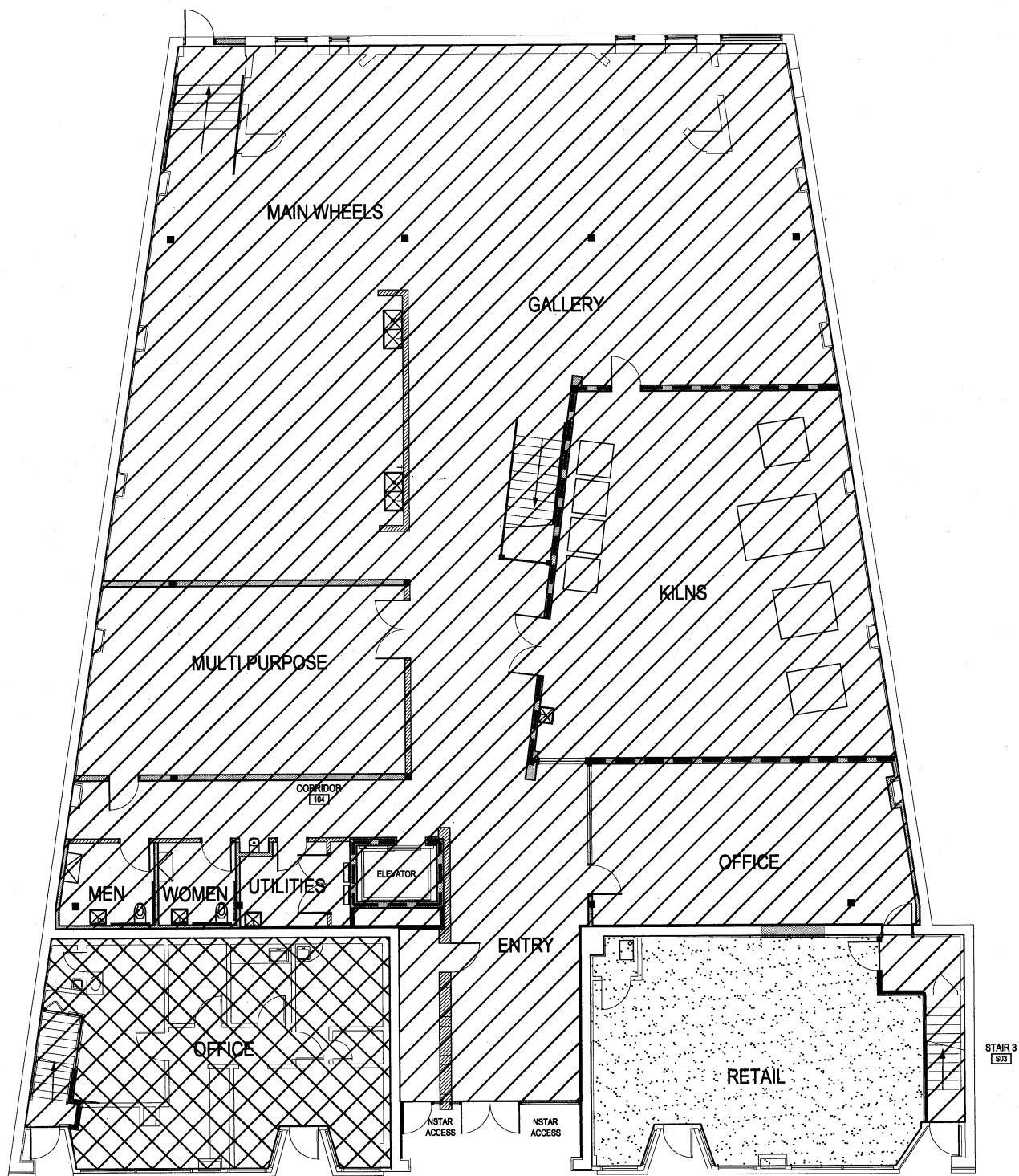PROPOSED AREAWAY

PROPOSED GRANITE CURB
(4" REVEAL)

Pennsylvania Ave

CONC. BLOCK
GARAGE

WOOD FRAME HOUSE

CONC. BLOCK
GARAGE

ASPHALT
CONCRETE
GRASS
GRANITE CURB

3.5

METAL PLATE

CONC.
STAIRS

ASPHALT DRIVEWAY

STEPS

54.86'

66.44'

3.22'

12" DEC.

CHAIN-LINK FENCE

64.11'

37.42'

STUCCO HOUSE

PROPOSED 8"PVC SDR35
STORM DRAIN
INV.:35.75

CHAIN-LINK FENCE

3.03'

96.00'

PROPOSED 4"PVC SDR35
SANITARY SERVICE
INV.:33.75

PROPOSED GAS
SERVICE

4"DICL FIRE
PROTECTION SERVICE
(TAPPING SLEEVE &
VALVE)

1 ½" TYPE-K
COPPER DOMESTIC
WATER SERVICE

TELECOMMUNICATION
SERVICE

POWER SERVICE

79-83A BROADWAY
BRICK BUILDING

3.75'

BRICK BUILDING

BRICK BUILDING

100.00'

25.00'

BOX

D/S

PM

GG

12" DEC.

D/S

D/S

D/S

GV

GV

WG

D/S

GV

D/S

10" DRAIN OVER 10" SEWER S=1.48%

D/S

D/S

E

R=39.18

GRANITE CURB

WC

T

12" DEC.

PM

GG

8" WATER

R=39.88

E

E

E

E

E

E

E

E

E

R=42.99

10" GAS

BROADWAY

W

W

GRANITE CURB

R=39.87

CS

GRASS MEDIAN

CS

CS

CS

CS

CS

CUT & CAP EXISTING
GAS SERVICE AT MAIN

PROPOSED 8"x10" SADDLE
CONNECTION AT STORM DRAIN
EXIST.10"INV.: 34.6±
PROP. 8" SADDLE: 34.7

CUT & CAP EXISTING
SANITARY SEWER
SERVICE AT MAIN

PROPOSED 4"x10" SADDLE
CONNECTION AT SANITARY SEWER
EXIST.10"INV.: 32.6±
PROP. 4" SADDLE: 32.8
(CONNECT TO EXIST. WYE IF
AVAILABLE)

CUT & CAP EXISTING
WATER SERVICE AT
MAIN.

0'   10'   20'   40'   60'

SCALE	1"=20'
DATE	MARCH 23, 2010

MUDFLAT STUDIO RENOVATIONS
TO THE BROADWAY THEATER
79-83 BROADWAY, SOMERVILLE, MA
MUDFLAT STUDIOS

Site Utility Plan
SPECIAL PERMIT APPLICATION

22.59' - LOT LINE

21.87'

REAR SETBACK

3.50'

54.86' - LOT LINE

66.44' - LOT LINE (EASEMENT)

64.11' - LOT LINE (EASEMENT)

3.22'

NO SIDE SETBACK

SIDE SETBACK

37.42' - LOT LINE

121.35' - LOT AND BUILDING LINE

RTU3

3.03'

96.07' - BUILDING LINE AND PARTIAL LOT LINE

NEW ROOFTOP HVAC UNIT: 6'-6" HIGH; SET BACK 75' FROM FRONT ELEVATION (NOT VISIBLE FROM STREET BY LINE OF SIGHT)

NEW CLERESTORY MONITOR: 9'-0" ABOVE EXISTING ROOF - SEE ELEVATION

NEW VENTILATION STACKS FOR KILN ROOM

NO SIDE SETBACK

EXISTING BROADWAY THEATER BUILDING USE: UNOCCUPIED EXCEPT FOR SOMERVILLE POLICE SUBSTATION IN STREET SIDE OFFICE SPACE

3.75'

PROPOSED USE: MUDFLAT STUDIOS POTTERY SCHOOL; SOMERVILLE POLICE SUBSTATION; TBD TENANT RETAIL

25.00' - LOT AND BUILDING LINE

100.00' - LOT AND BUILDING LINE

NO FRONT SETBACK

79 - 83A BROADWAY

NO SUBSTANTIAL LANDSCAPING
NO PARKING ON SITE
NO EXTERIOR VEHICULAR OR PEDESTRIAN CIRCULATION
    SYSTEMS ON SITE
DELIVERIES MADE TO SERVICE DOOR ADJACENT TO FRONT
    ENTRANCE; NO CURB CUTS OR OTHER SPECIAL
    ACCOMODATIONS MADE FOR LOADING (MINIMAL
    LOADING)
TOPOGRAPHY, WETLANDS, DRAINAGE, HISTORIC
    STRUCTURES, AND SOLID WASTE DISPOSAL
    CONCERNS NOT APPLICABLE TO THIS PROJECT
SEE ATTACHED ELEVATIONS AND SIGNAGE DRAWINGS FOR
    SIGNAGE AND NEW OUTDOOR LIGHTING
SEE SEPARATE ATTACHMENT FRO PUBLIC UTILITIES'
    CONNECTIONS
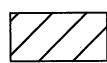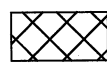
TRAFFIC STUDY:
APPROXIMATELY 30 PEOPLE WILL ARRIVE AND DEPART IN
AUTOMOBILES DURING PEAK HOURS. PEAK HOURS ARE AS
FOLLOWS:
M,W,F - 10AM-5PM, 6PM-9:30PM
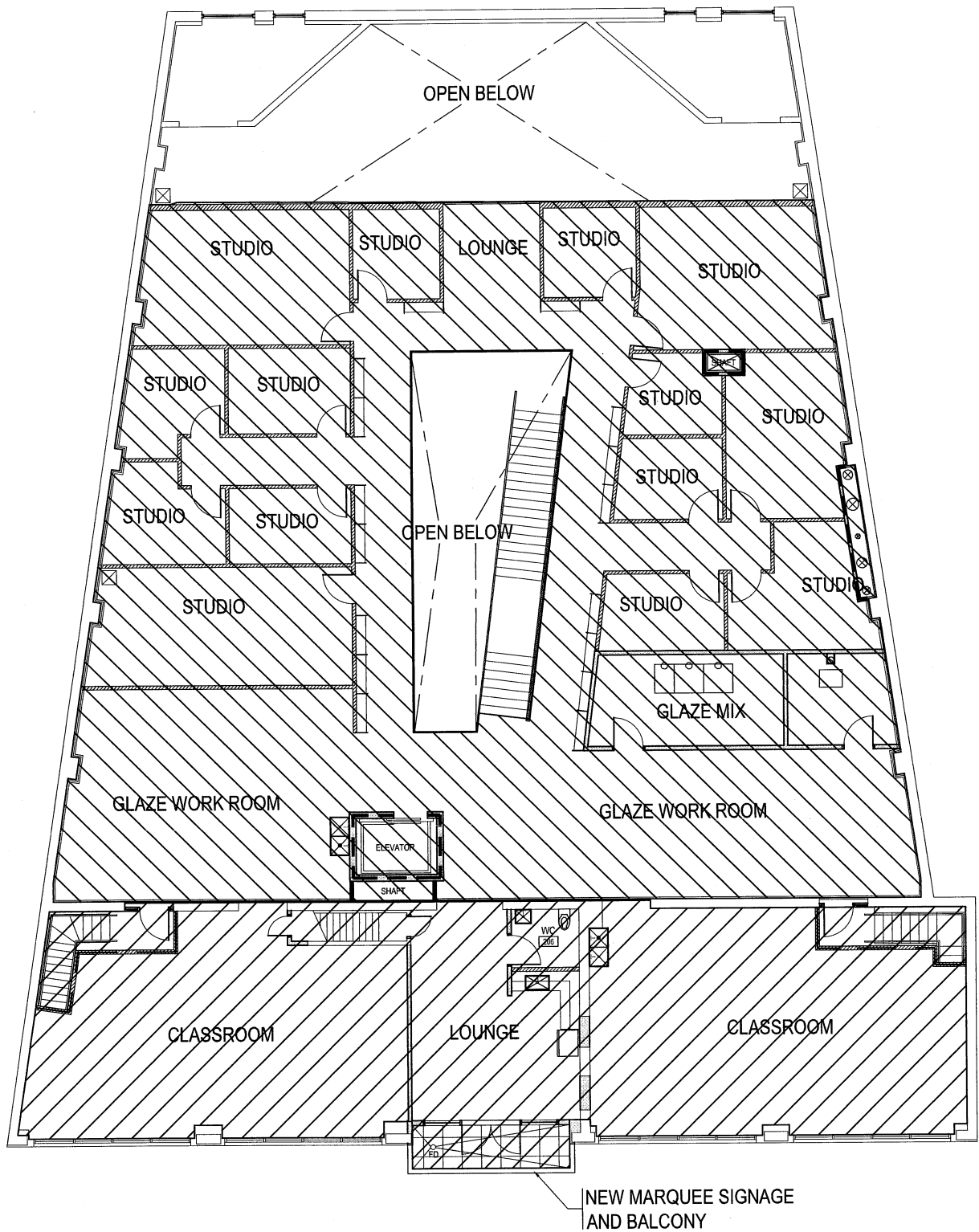T.R - 3:30PM-9:30PM
Sa - 10AM-6PM
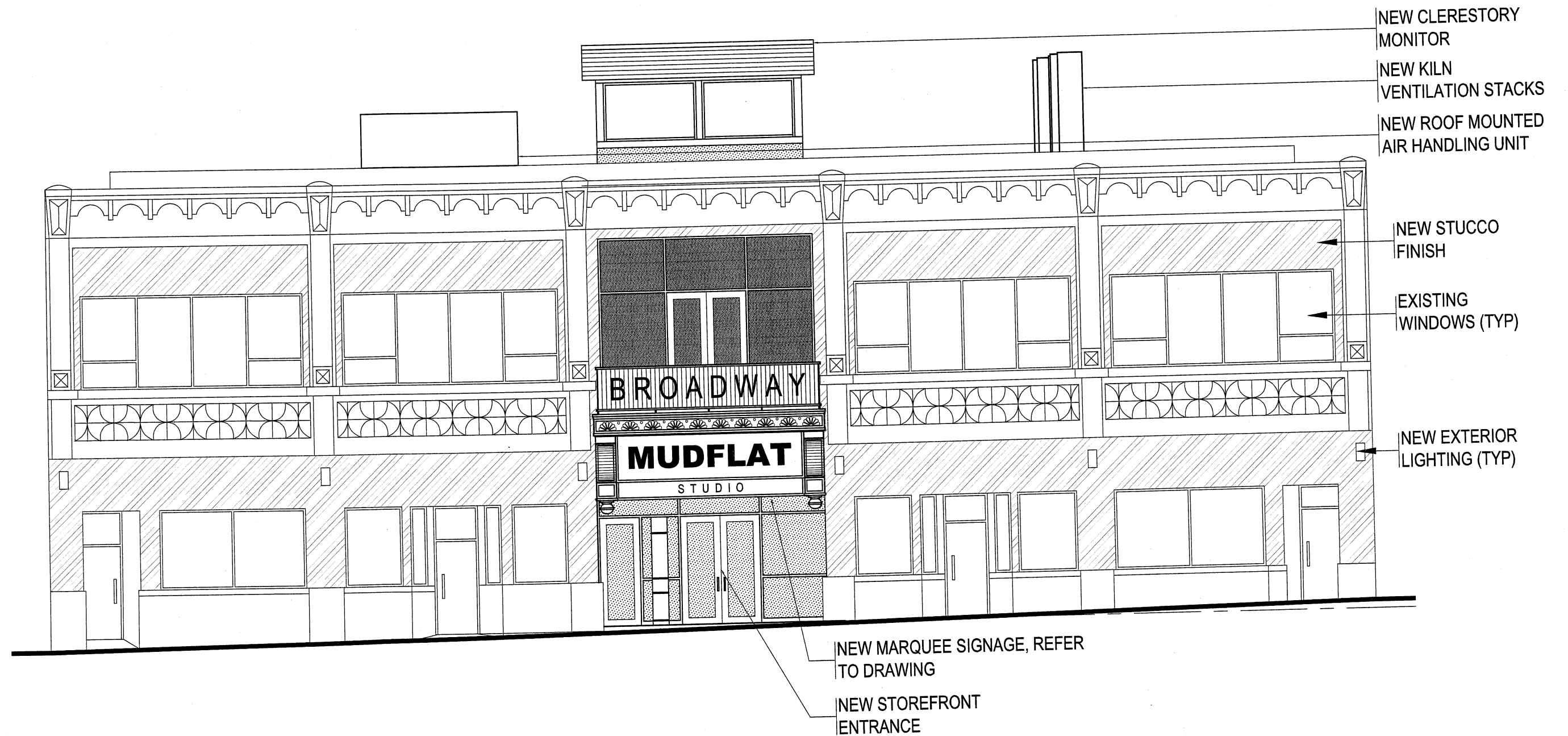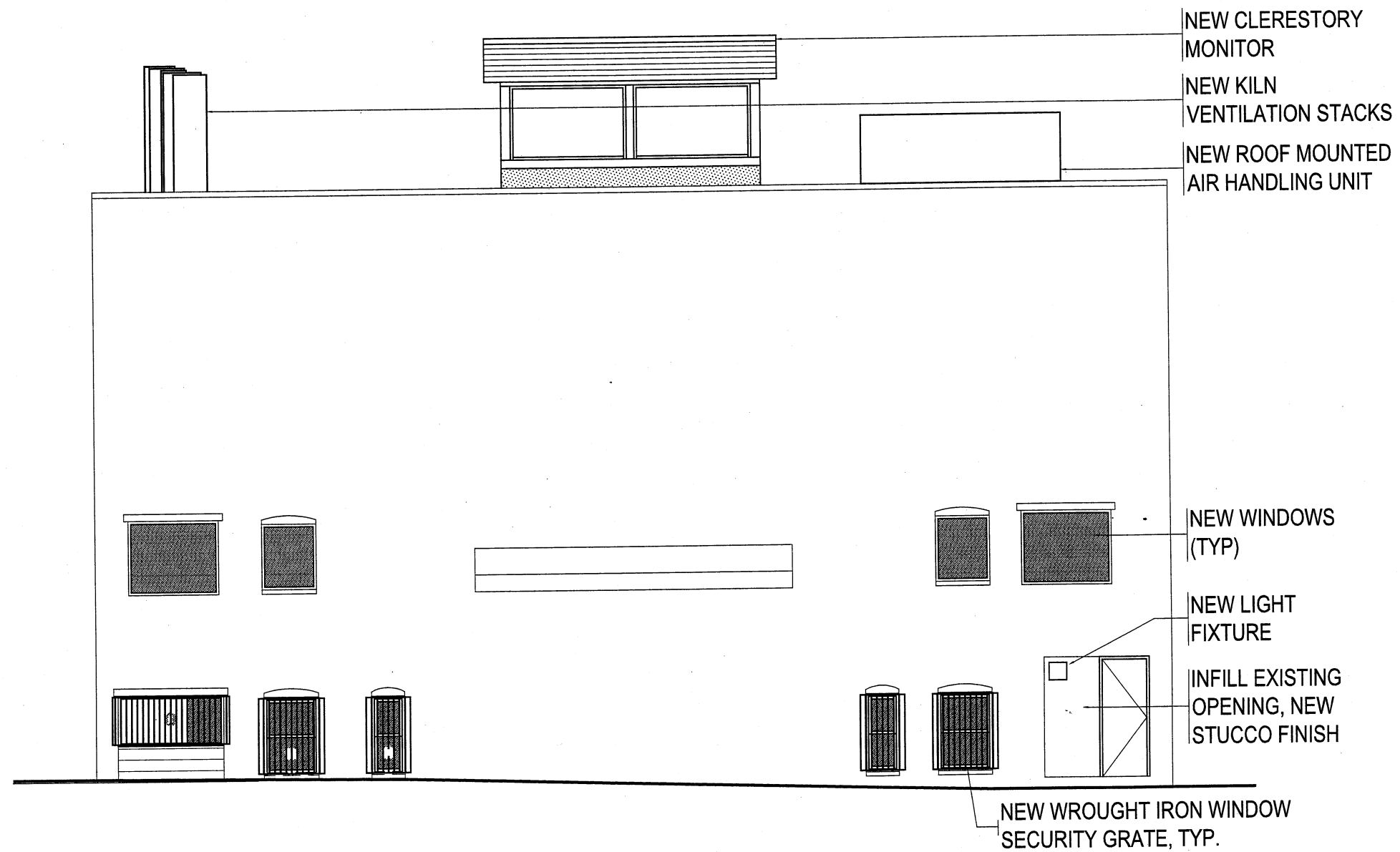Su - 10AM-7PM

| SCALE | 1/16"=1'-0" |
| DATE | MARCH 23, 2010 |

MUDFLAT STUDIO RENOVATIONS
TO THE BROADWAY THEATER
79-83 BROADWAY, SOMERVILLE, MA
MUDFLAT STUDIOS

SP001

SPECIAL PERMIT APPLICATION
SITE PLAN

MAIN WHEELS

GALLERY

KILNS

MULTI PURPOSE

CORRIDOR

MEN   WOMEN   UTILITIES   ELEVATOR

OFFICE

ENTRY

OFFICE

NSTAR
ACCESS

NSTAR
ACCESS

RETAIL

STAIR 3

MUDFLAT STUDIO RENOVATED
EXISTING: 7,380SF

EXISTING OFFICE SPACE
TO REMAIN: 770 SF

EXISTING RETAIL
RENOVATED: 760 SF

SCALE   1/16"=1'-0"
DATE   MARCH 23, 2010

MUDFLAT STUDIO RENOVATIONS
TO THE BROADWAY THEATER
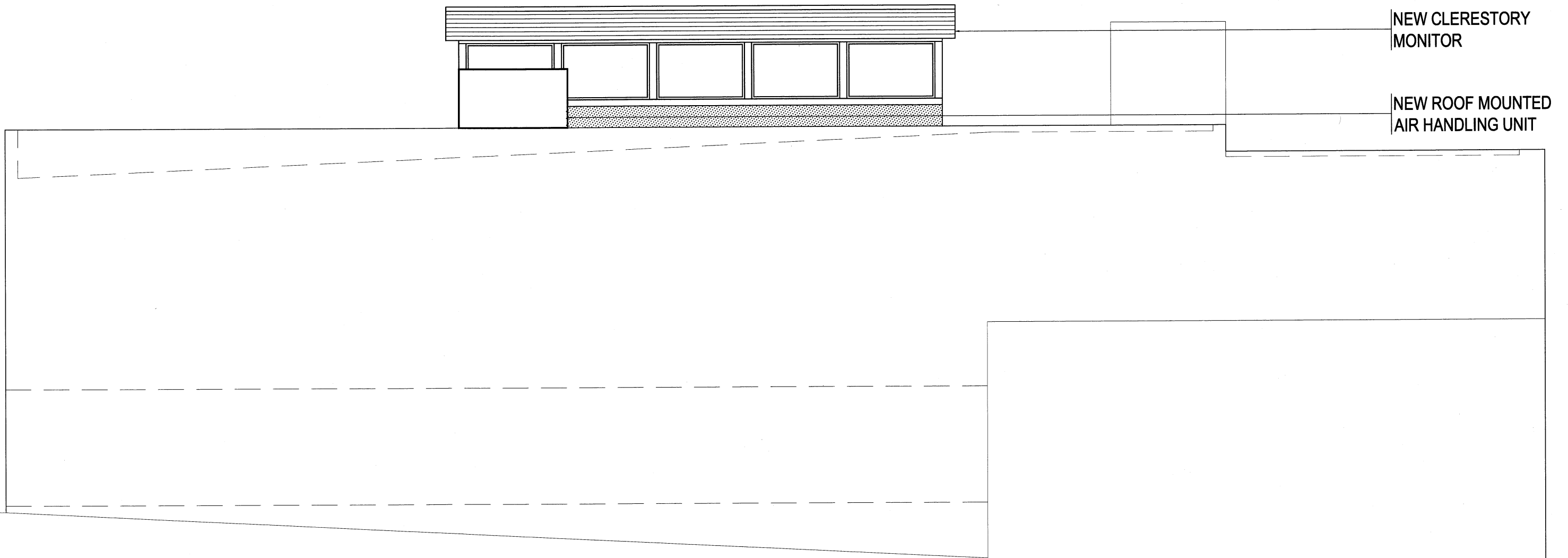79-83 BROADWAY, SOMERVILLE, MA
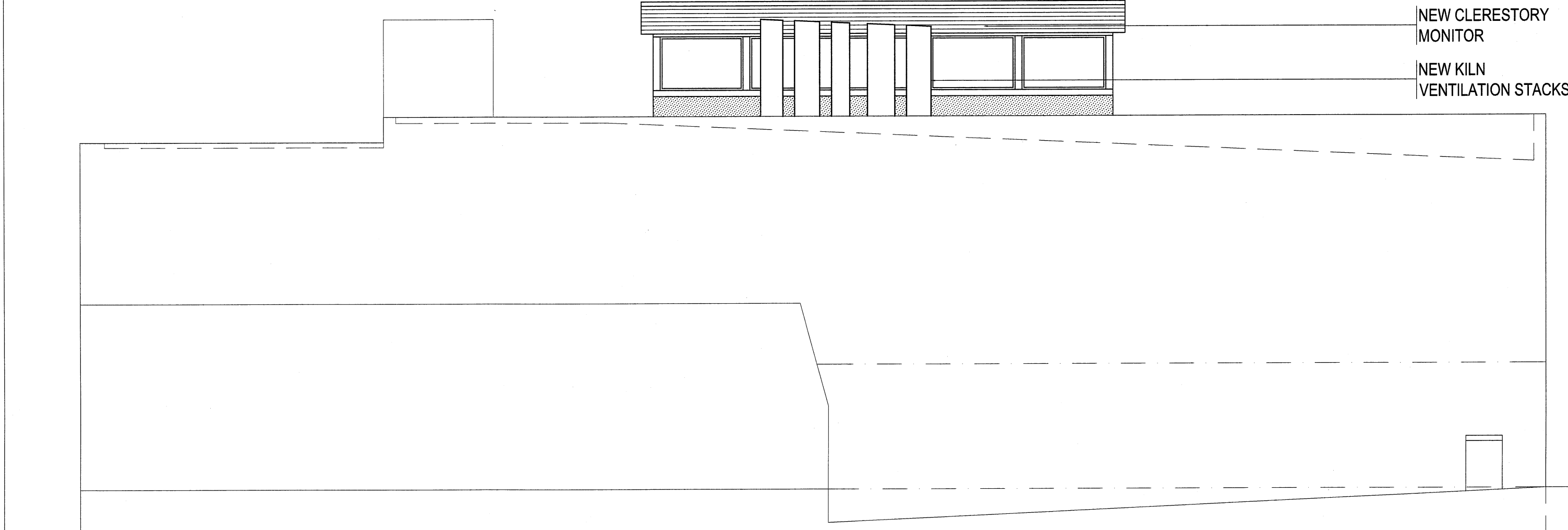MUDFLAT STUDIOS

SP002
SPECIAL PERMIT APPLICATION
1ST FLOOR PLAN

OPEN BELOW

STUDIO STUDIO LOUNGE STUDIO STUDIO

STUDIO STUDIO STUDIO STUDIO

STUDIO STUDIO STUDIO

OPEN BELOW

STUDIO STUDIO

STUDIO

GLAZE MIX

GLAZE WORK ROOM GLAZE WORK ROOM

ELEVATOR
SHAFT

WC

CLASSROOM LOUNGE CLASSROOM

NEW MARQUEE SIGNAGE
AND BALCONY

MUDFLAT STUDIO RENOVATED
EXISTING: 2,340 SF

MUDFLAT STUDIO
NEW: 5,165 SF

NEW CLERESTORY
MONITOR

NEW KILN
VENTILATION STACKS

NEW ROOF MOUNTED
AIR HANDLING UNIT

NEW STUCCO
FINISH

EXISTING
WINDOWS (TYP)

NEW EXTERIOR
LIGHTING (TYP)

BROADWAY

MUDFLAT

STUDIO

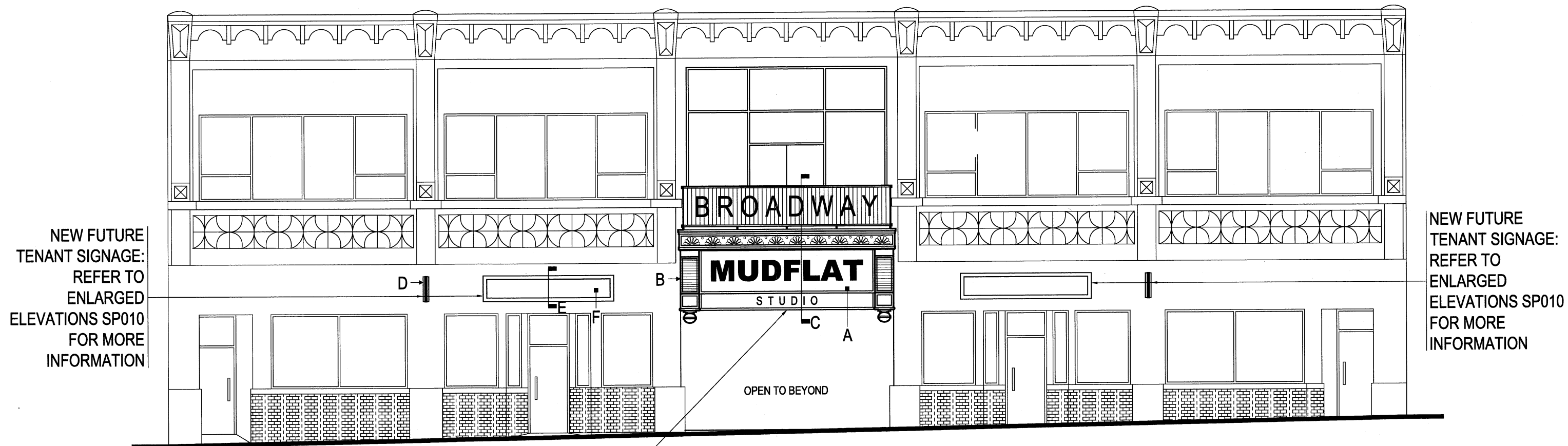NEW MARQUEE SIGNAGE, REFER
TO DRAWING

NEW STOREFRONT
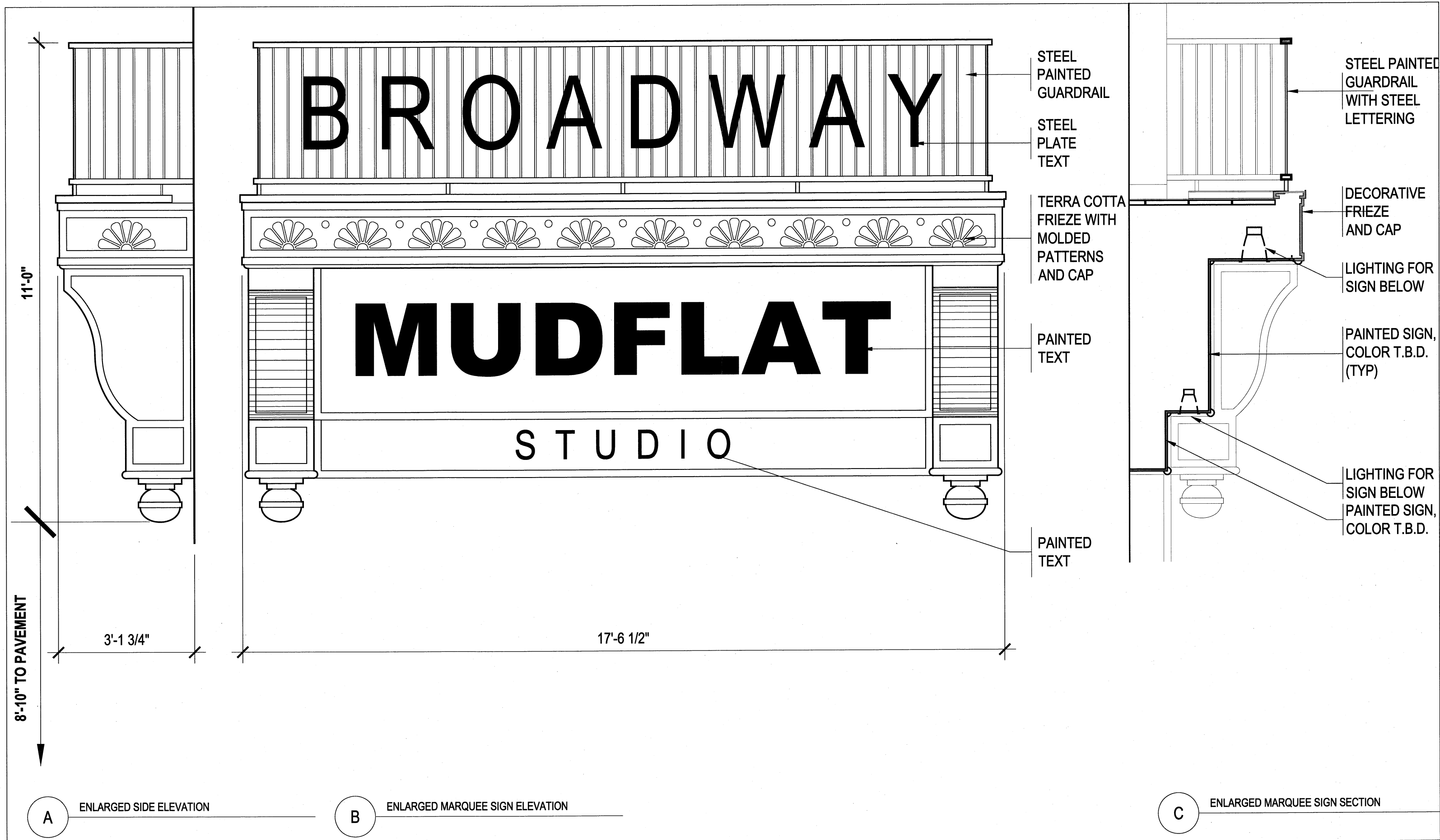ENTRANCE

| SCALE | 1/8"=1'-0" |
| DATE | APRIL 5, 2010 |

MUDFLAT STUDIO RENOVATIONS
TO THE BROADWAY THEATER
79-83 BROADWAY, SOMERVILLE, MA
MUDFLAT STUDIOS

SP004
SPECIAL PERMIT APPLICATION
SOUTH ELEVATION (STREET)

NEW CLERESTORY MONITOR

NEW KILN VENTILATION STACKS

NEW ROOF MOUNTED AIR HANDLING UNIT

NEW WINDOWS (TYP)

NEW LIGHT FIXTURE

INFILL EXISTING OPENING, NEW STUCCO FINISH

NEW WROUGHT IRON WINDOW SECURITY GRATE, TYP.

NEW CLERESTORY
MONITOR

NEW ROOF MOUNTED
AIR HANDLING UNIT

NEW CLERESTORY
MONITOR

NEW KILN
VENTILATION STACKS

BROADWAY

MUDFLAT

STUDIO

NEW FUTURE
TENANT SIGNAGE:
REFER TO
ENLARGED
ELEVATIONS SP010
FOR MORE
INFORMATION

NEW FUTURE
TENANT SIGNAGE:
REFER TO
ENLARGED
ELEVATIONS SP010
FOR MORE
INFORMATION

D

B

E

F

C

A

OPEN TO BEYOND

NEW MARQUEE SIGNAGE REFER TO ENLARGED
ELEVATIONS SP009 FOR MORE INFORMATION
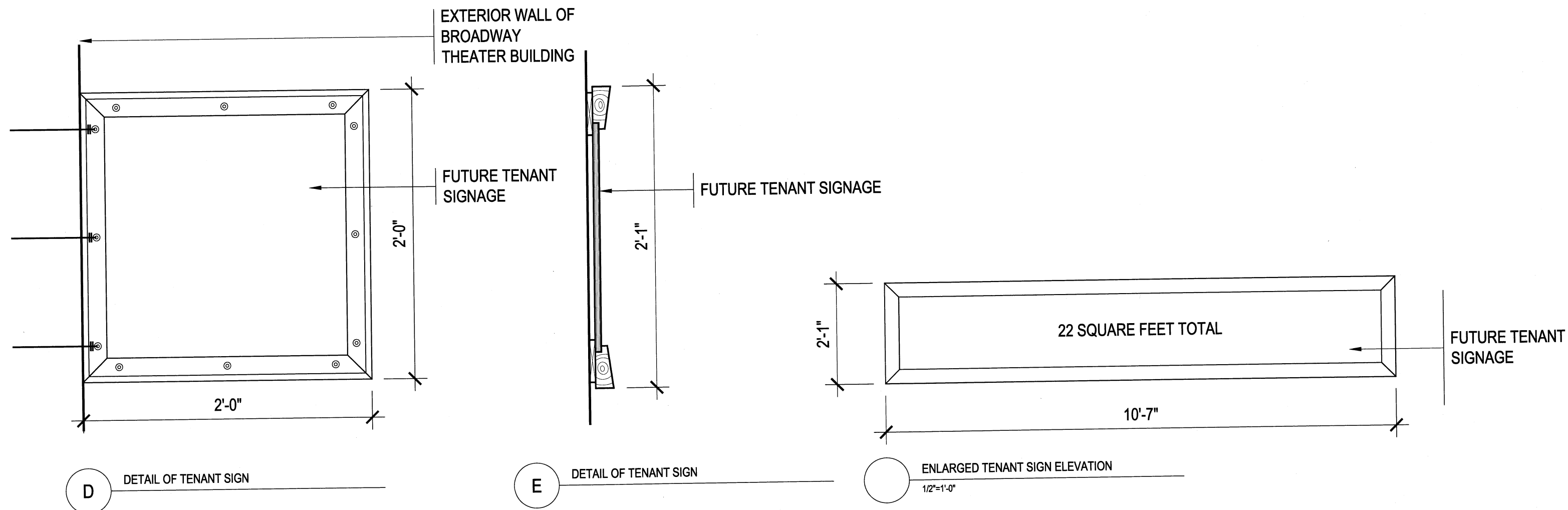
4   NEW SIGNAGE ELEVATION
1/8"=1'-0"

SCALE   1/8"=1'-0"
DATE   MARCH 23, 2010

MUDFLAT STUDIO RENOVATIONS
TO THE BROADWAY THEATER
79-83 BROADWAY, SOMERVILLE, MA
MUDFLAT STUDIOS

SP008
SPECIAL PERMIT APPLICATION
SIGNAGE LOCATIONS

BROADWAY

MUDFLAT

S T U D I O

STEEL
PAINTED
GUARDRAIL

STEEL
PLATE
TEXT

TERRA COTTA
FRIEZE WITH
MOLDED
PATTERNS
AND CAP

PAINTED
TEXT

PAINTED
TEXT

STEEL PAINTED
GUARDRAIL
WITH STEEL
LETTERING

DECORATIVE
FRIEZE
AND CAP

LIGHTING FOR
SIGN BELOW

PAINTED SIGN,
COLOR T.B.D.
(TYP)

LIGHTING FOR
SIGN BELOW
PAINTED SIGN,
COLOR T.B.D.

11'-0"

8'-10" TO PAVEMENT

3'-1 3/4"

17'-6 1/2"

(A) ENLARGED SIDE ELEVATION

(B) ENLARGED MARQUEE SIGN ELEVATION

(C) ENLARGED MARQUEE SIGN SECTION

EXTERIOR WALL OF
BROADWAY
THEATER BUILDING

FUTURE TENANT
SIGNAGE

FUTURE TENANT SIGNAGE

FUTURE TENANT
SIGNAGE

2'-0"

2'-0"

2'-1"

2'-1"

22 SQUARE FEET TOTAL

10'-7"

D   DETAIL OF TENANT SIGN

E   DETAIL OF TENANT SIGN

ENLARGED TENANT SIGN ELEVATION
1/2"=1'-0"