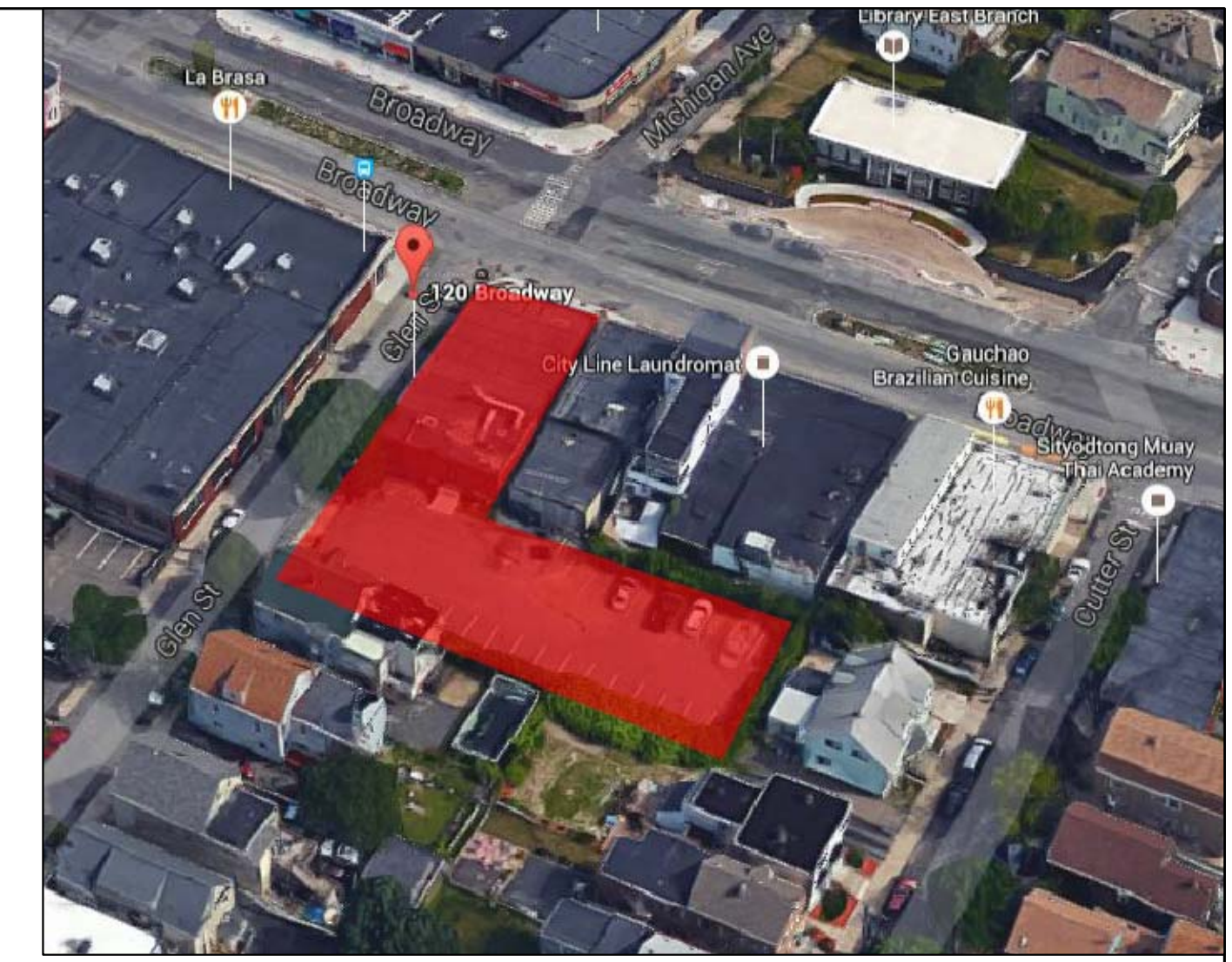


DRC MEETING FOR 118 BROADWAY & 8 GLEN ST SOMERVILLE, MA



PROGRESS SET

September 29, 2016

NEW CONSTRUCTION OF MIXED USE COMMERCIAL & RESIDENTIAL

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WINCHESTER, MA 01980
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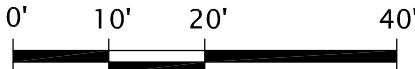
ZONING EVALUATION FOR 118 BROADWAY AND 8 GLEN ST SOMERVILLE, MA Zoning District: CCD-55		ALLOWED			PROPOSED		
		118 BROADWAY	8 GLEN ST.	TOTAL ALLOWED	118 BROADWAY	6 GLEN ST	TOTAL PROPOSED
MULTIPLE DWELLING		REQUIRED			USE: MIXED MULTIFAMILY/ COMMERCIAL	USE: MIXED MULTIFAMILY/ COMMERCIAL	USE: MIXED MULTIFAMILY/ COMMERCIAL
A)	MINIMUM LOT SIZE (S.F.)	NA			PROPOSED 118 BROADWAY	PROPOSED 6 GLEN ST	TOTAL PROPOSED
B)	MIN. LOT AREA PER DWELLING UNIT				3,980 S.F. (EXISTING)	10,454 S.F. (EXISTING)	14,434 S.F. (EXISTING)
	1-9 UNITS (S.F.)	600 S.F. PER UNIT			LOCUS MAP		
	10 OR MORE UNITS (S.F.)	600 S.F. PER UNIT			6 UNITS	16 UNITS	24 UNITS
	INCLUSIONARY HOUSING	20% INCLUSIONARY HOUSING					
	INCLUSIONARY HOUSING (INCENTIVE 2 TO 1 UP TO 20%)						
C)	MAXIMUM GROUND COVERAGE (%)	80%			3,603 S.F.	5,348 S.F.	8,951 S.F. = 62%
D)	LANDSCAPED AREA, MIN.% OF LOT	10%			40 S.F.	2,815 S.F.	2,855 S.F. = 20%
E)	FLOOR AREA RATIO (F.A.R.)	3			14,412 S.F. = 3.6 F.A.R.	15,776 S.F. = 1.4 F.A.R.	30,188 S.F. = 2.1 F.A.R.
F)	MAXIMUM HEIGHT						
	STORIES/	N/A			4 STORIES	4 STORIES	4 STORIES
	FEET	55 FEET			43 FEET	43 FEET	43 FEET
G)	MINIMUM FRONT YARD	N/A			.5 FEET	ARTICLE 2 SECTION 2.2.93	.5 FEET
H)	MINIMUM SIDE YARD	N/A (NOTE #22)			0 FEET & 2 FEET	2 FEET & 20 FEET @ RB DISTRICT	2 FEET & 20 FEET @ RB DISTRICT
I)	MINIMUM REAR YARD	N/A (NOTE #22)			0 FEET	10 FEET & 20 FEET @ RB DISTRICT	10 FEET & 20 FEET @ RB DISTRICT
J)	MINIMUM FRONTAGE (FT)	30 FEET			45 FEET +/-	ARTICLE 2 SECTION 2.2.93	45 FEET +/-
K)	PERVIOUS AREA, MINIMUM % OF LOT	0			40 s.f.	2,815 s.f.	2,855 s.f.
	PARKING REQUIRED	SMALL RETAIL & SERVICE = 1 PER 1,500 N.S.F. RESIDENTIAL = 1 PER DWELLING UNIT			REQUIRED: 2 PARKING STALLS	TOTAL REQUIRED PARKING STALLS: 26	PROVIDED: 21 PARKING STALLS

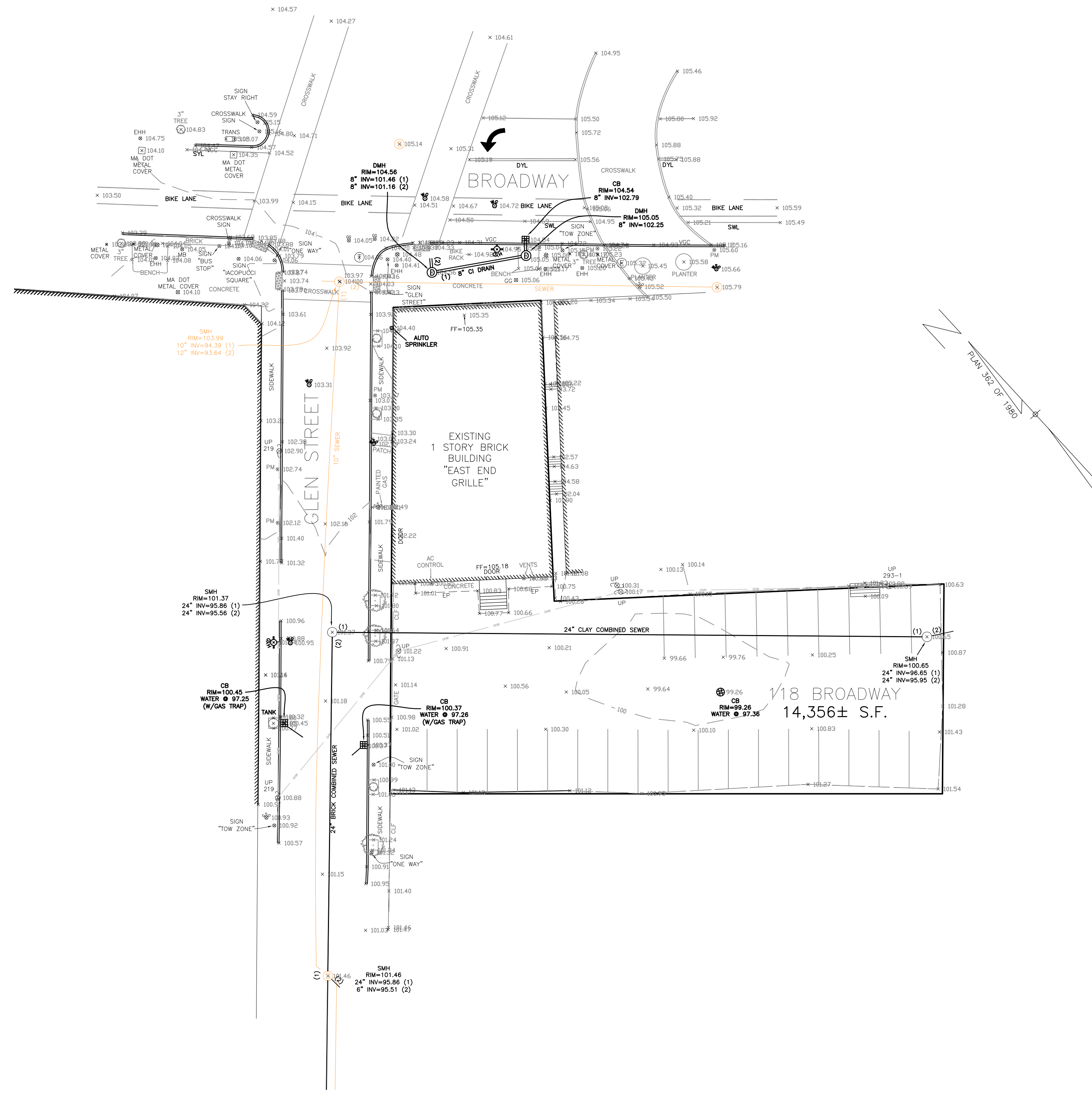
Note #22 Transition requirements apply for parcels abutting a residential district (RA, RB or RC) pursuant to Section 6.1.22.G (Transition to Abutting Residential Districts).

Section 6.1.22.G *Transition to Abutting Residential District*. The minimum side or rear yard setback of a property abutting or spanning a residential district line (RA, RB, RC) shall be 20 feet from the district line with outermost 10 feet of the setback to consist exclusively of vegetative landscaping. The building shall have a 15 foot Upper Level Setback at a Tapering Height of 35 feet from the property line(s) abutting the residential district. The building shall be designed so that its massing is concentrated along the commercial corridor and away from properties in residential zoning districts to the extent possible.














ZONING ORDINANCES CITY OF SOMERVILLE MA
ARTICLE 2
2.2.93. Lot Line, Front. The property line dividing a lot from a street right-of-way. In the case of a corner lot the owner shall have the option of choosing which of the two (2) corner lot lines is to be considered the front lot line.

TOPOGRAPHIC PLAN IN SOMERVILLE, MA

SCALE: 1" = 20'  DATE: AUGUST 2, 2016



LEGEND

EXISTING SPOT ELEVATION	x 100.25
EXISTING CONTOUR	- 100 -
SEWER MANHOLE	
CATCH BASIN	
DRAIN MAHOLE	
MAILBOX	MB •
EDGE PAVEMENT	- EP -
VERTICAL GRANITE CURB	- VGC -
WATER GATE	
HYDRANT	
WATER SHUTOFF	
GAS GATE	
GAS SHUTOFF	
CHAIN LINK FENCE	- CLF -
GUARD RAIL	- GR -
ELECTRIC HANDHOLE	
UTILITY POLE	 UP 219
OVERHEAD WIRES	- OW -
LIGHT POLE	
PARKING METER	
TREE	
SINGLE YELLOW LINE	- SYL -
SINGLE WHITE LINE	- SWL -
DOUBLE YELLOW LINE	- DYL -

SITE PLAN IN SOMERVILLE, MA

SCALE: 1" = 20' 0' 10' 20' 40' DATE: SEPT. 26, 2016



**PROPOSED BUILDING
118 BROADWAY**

COMMERCIAL COMMERCIAL

LOBBY
MAIL BOXES

**PROPOSED BUILDING
118 BROADWAY**

21 PARKING SPACES

GARAGE DOOR

BIKES
TRASH

SNOW STORAGE

6' FENCE

**GLEN STREET
ONE WAY**

BROADWAY

SIDEWALK

BENCHS

BRICK

MB

BIKE LANE

SIDEWALK

BIKE RACK

BENCHS

BIKE LANE

SWL

VGC

PLANTER

PLANTER

EXISTING BUILDINGS

EXISTING BUILDINGS

UP 219

PM

PM

SIDEWALK

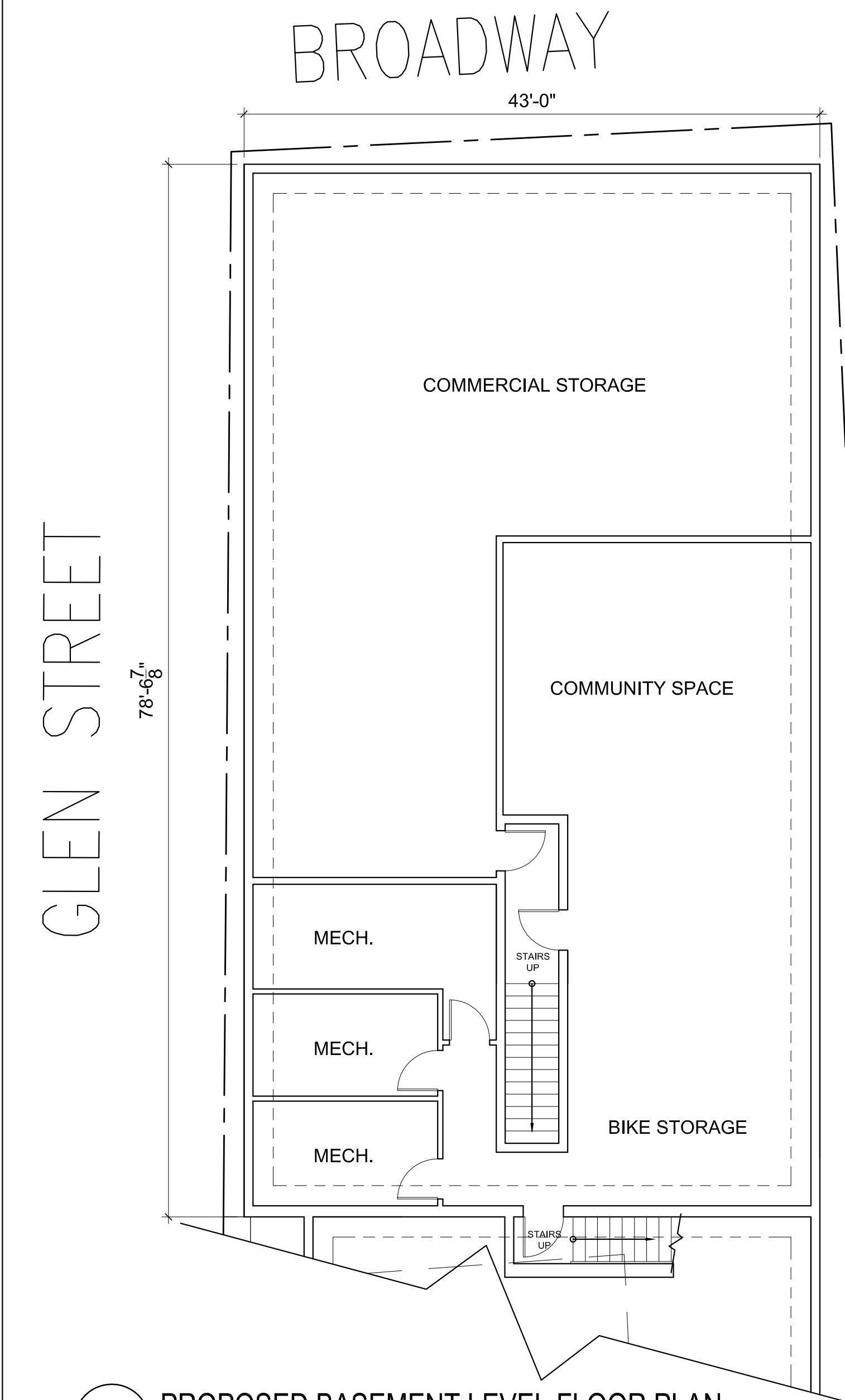
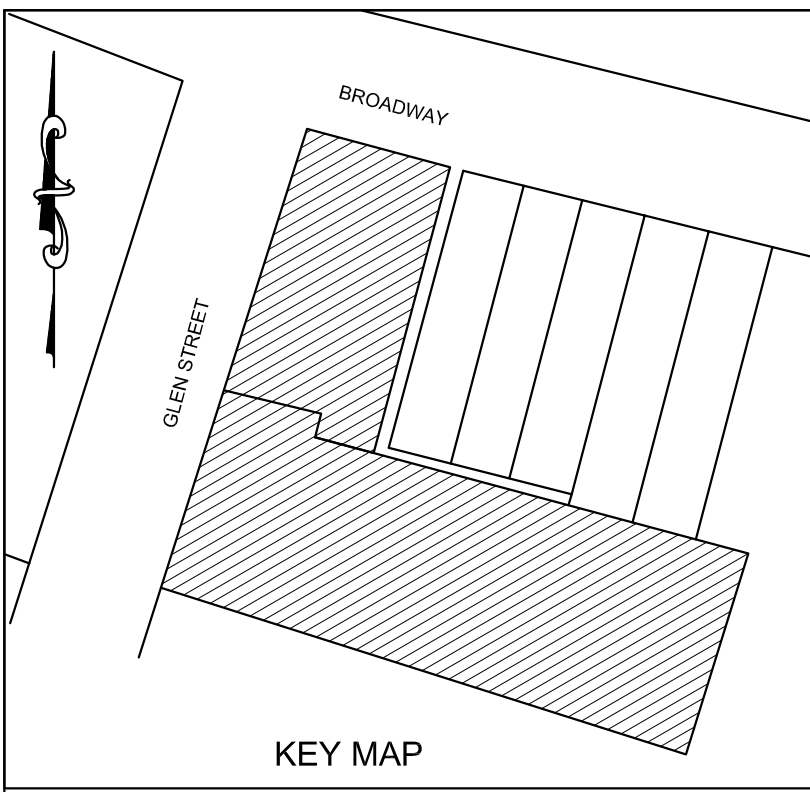
UP 219

UP 219

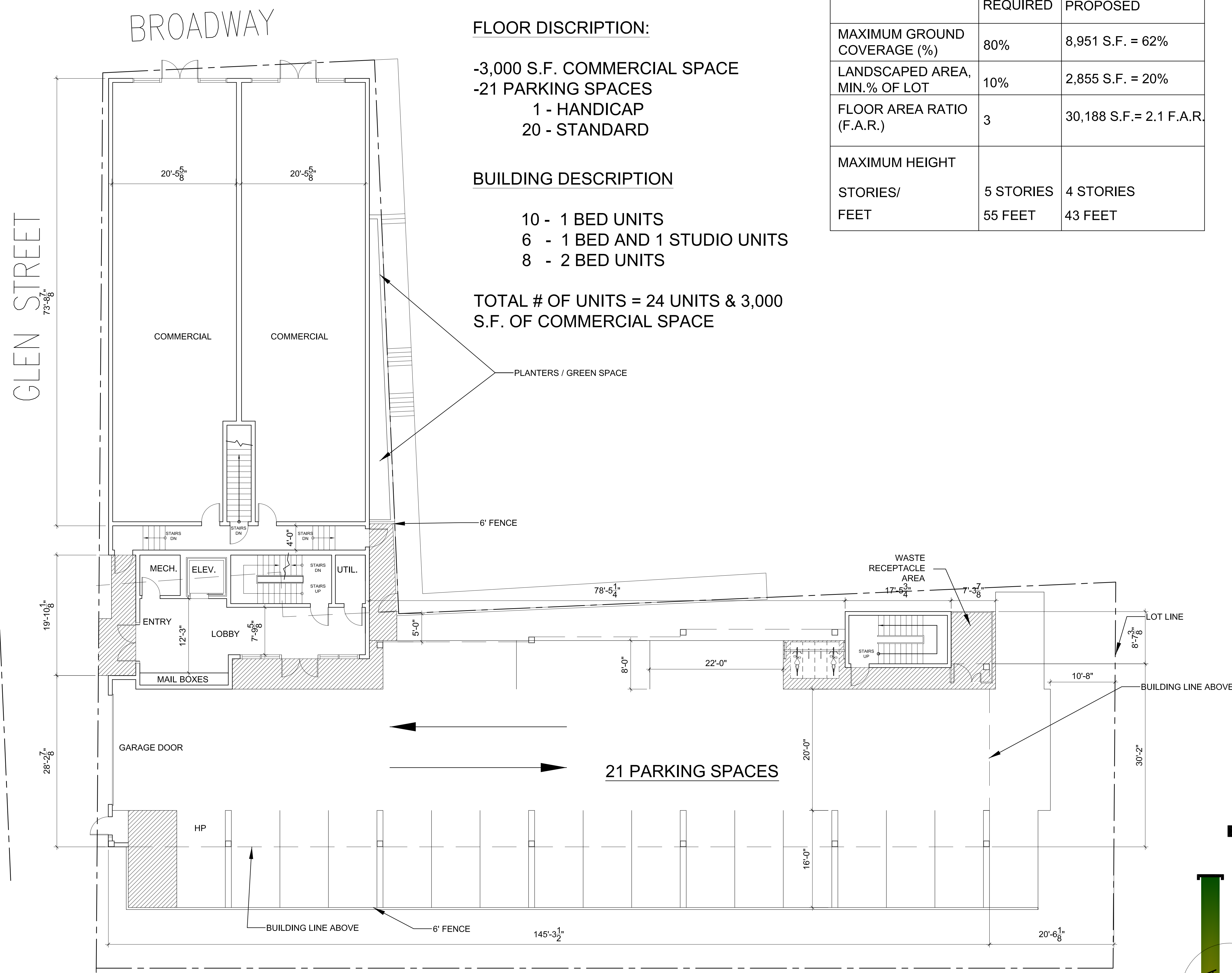
CLF

UP 22

UP 293-1



1 PROPOSED BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED 1ST LEVEL PARKING FLOOR PLAN
1/8" = 1'-0"

FLOOR DIScription:

- 3,000 S.F. COMMERCIAL SPACE
- 21 PARKING SPACES
- 1 - HANDICAP
- 20 - STANDARD

BUILDING DESCRIPTION

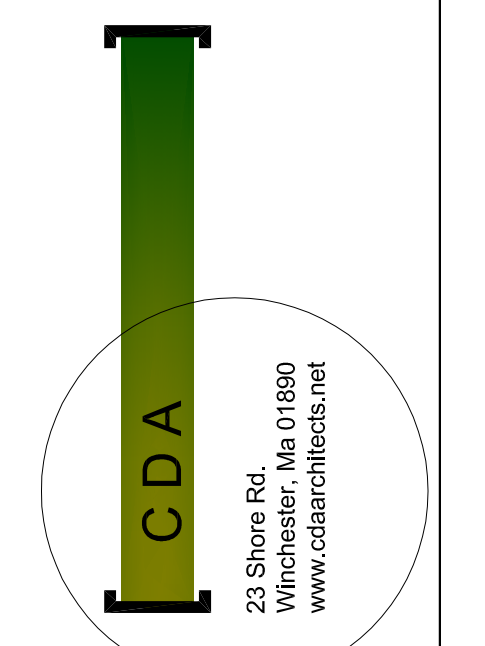
- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDIO UNITS
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

	REQUIRED	PROPOSED
MAXIMUM GROUND COVERAGE (%)	80%	8,951 S.F. = 62%
LANDSCAPED AREA, MIN.% OF LOT	10%	2,855 S.F. = 20%
FLOOR AREA RATIO (F.A.R.)	3	30,188 S.F.= 2.1 F.A.R.
MAXIMUM HEIGHT		
STORIES/ FEET	5 STORIES 55 FEET	4 STORIES 43 FEET

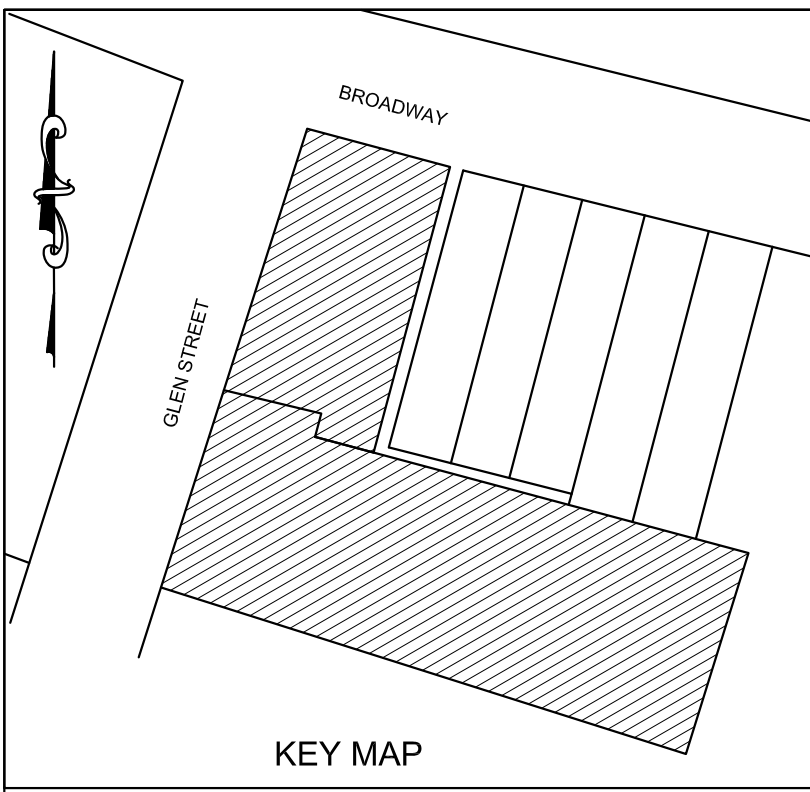
A-1.1 PROPOSED ARCHITECTURAL BASEMENT & 1ST LEVEL PARKING

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SCALE: AS NOTED
JOB NO: SE0216.012

118 BROADWAY & 8 GLEN STREET



FLOOR DISCRPTION:

2ND FL.-8 UNITS 8,713 S.F.

- 3 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDIO UNITS
- 3 - 2 BED UNITS

3RD FL.-8 UNITS 8,713 S.F.

- 3 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDIO UNITS
- 3 - 2 BED UNITS

BUILDING DESCRIPTION

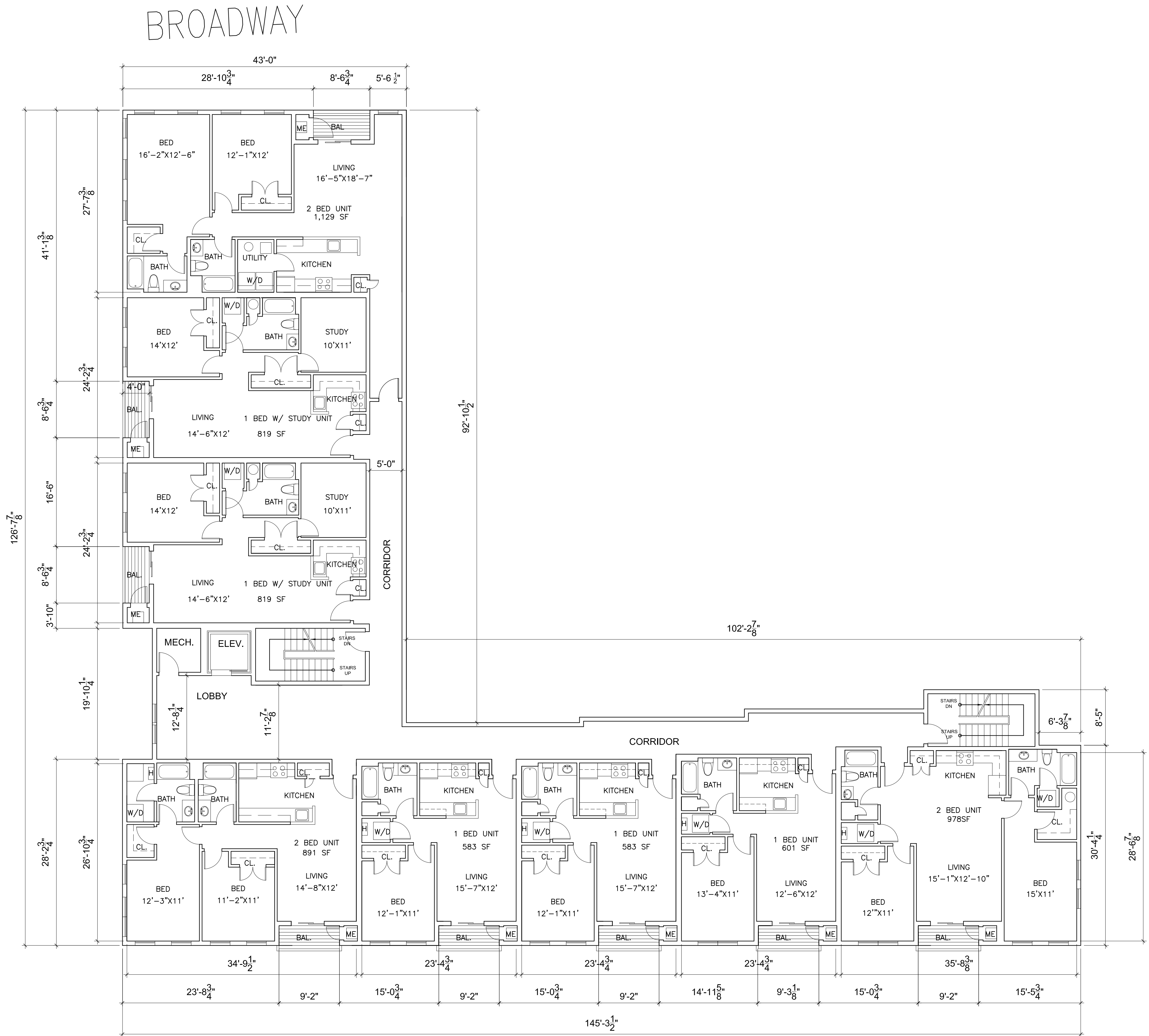
- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDIO UNITS
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

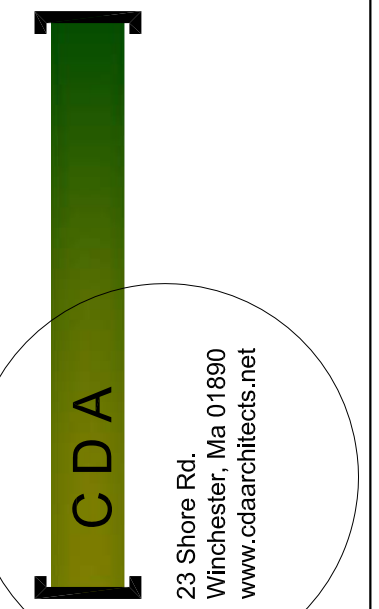
DWELLING UNITS ALLOWED

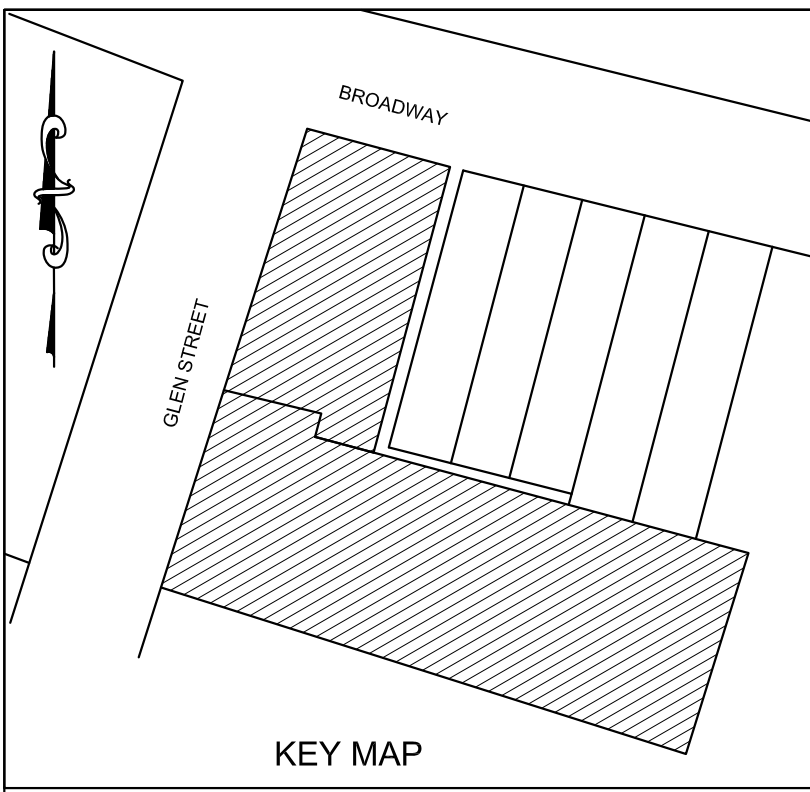
30 UNITS ALLOWED WITH 20% AFFORDABLE HOUSING INCENTIVE

GLEN STREET



1 PROPOSED 2ND&3RD FLOOR PLAN
1/8" = 1'-0"





FLOOR DISCRPTION:

- 8 UNITS 8,162 S.F.
- 4 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDIO UNITS
- 2 - 2 BED UNITS

BUILDING DESCRIPTION

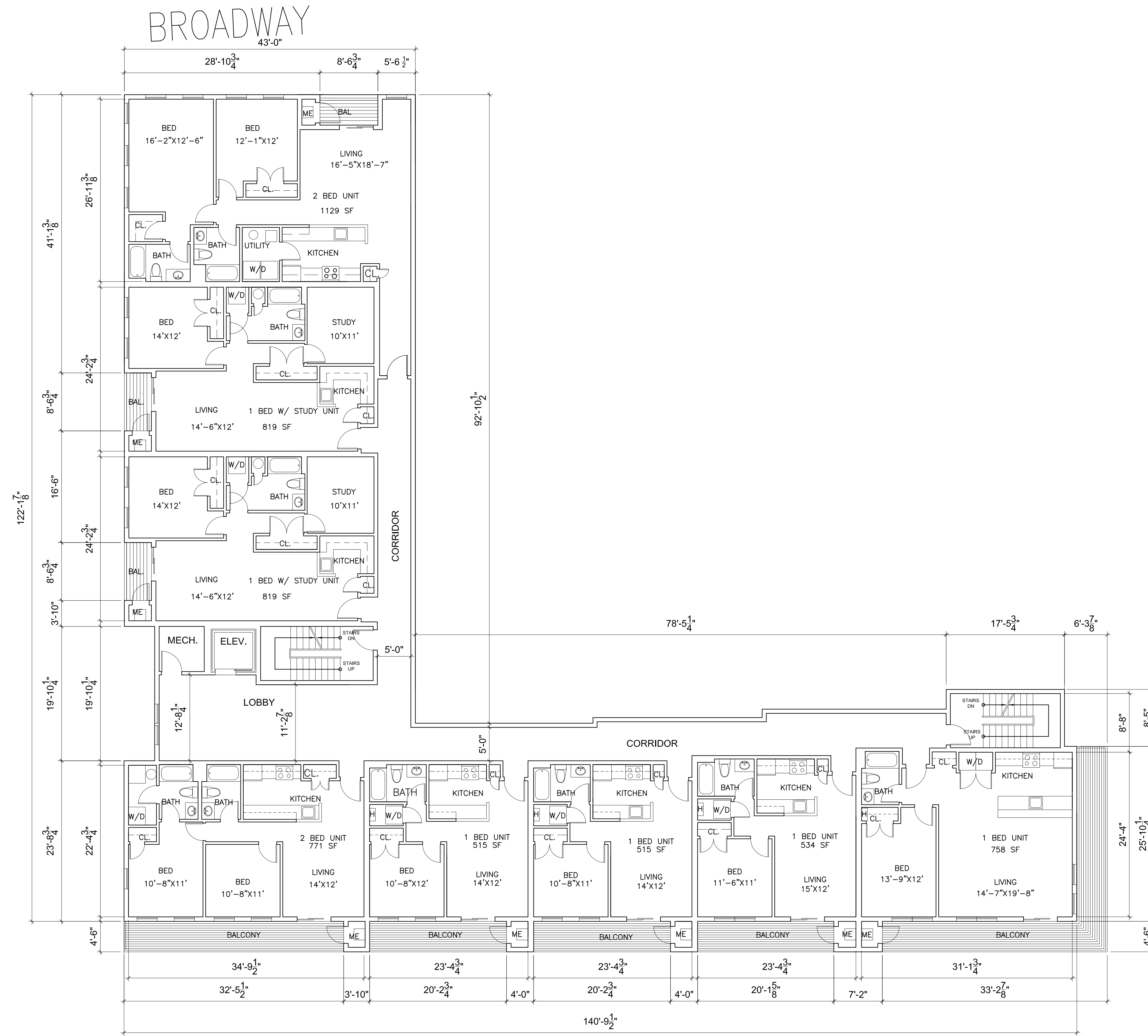
- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDIO UNITS
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

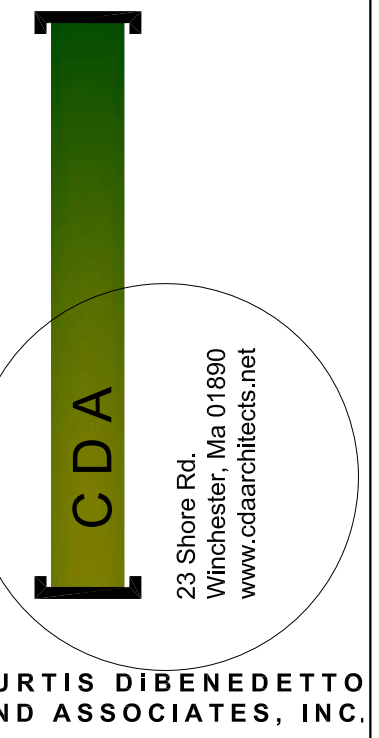
DWELLING UNITS ALLOWED

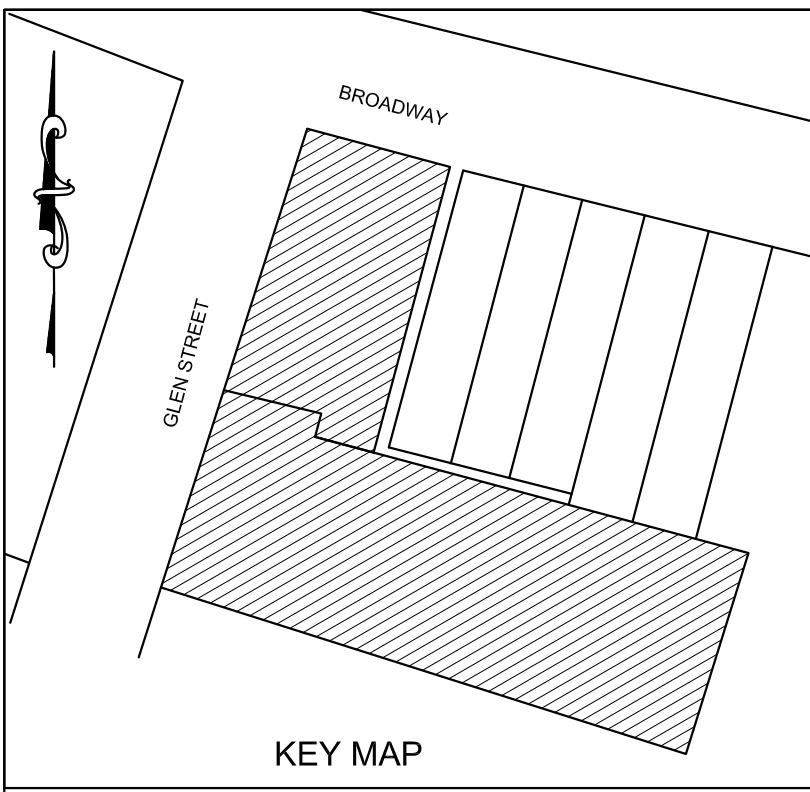
30 UNITS ALLOWED WITH 20% AFFORDABLE HOUSING INCENTIVE

GLEN STREET



1 PROPOSED 4TH FLOOR PLAN
1/8" = 1'-0"



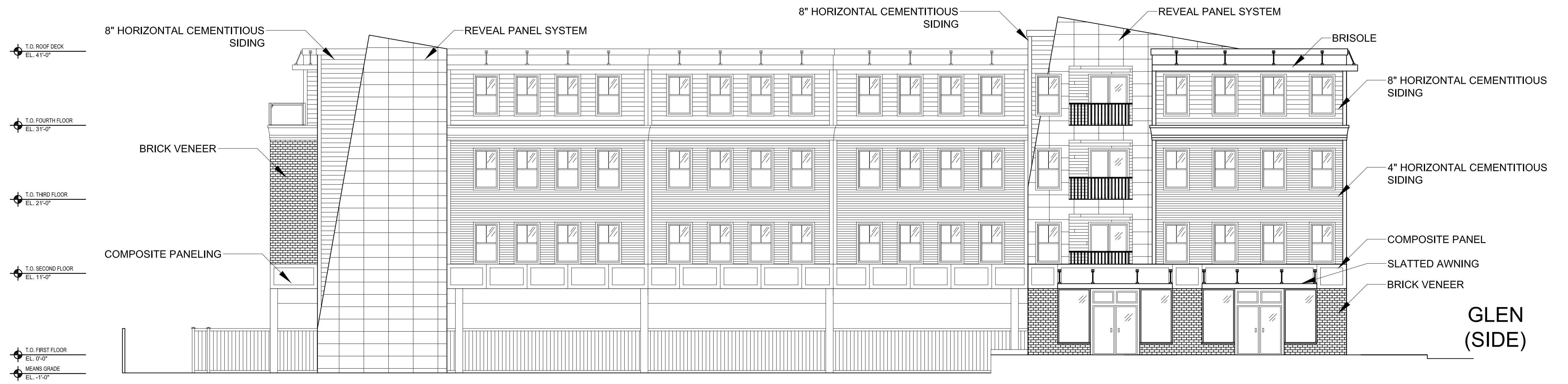


BUILDING DESCRIPTION

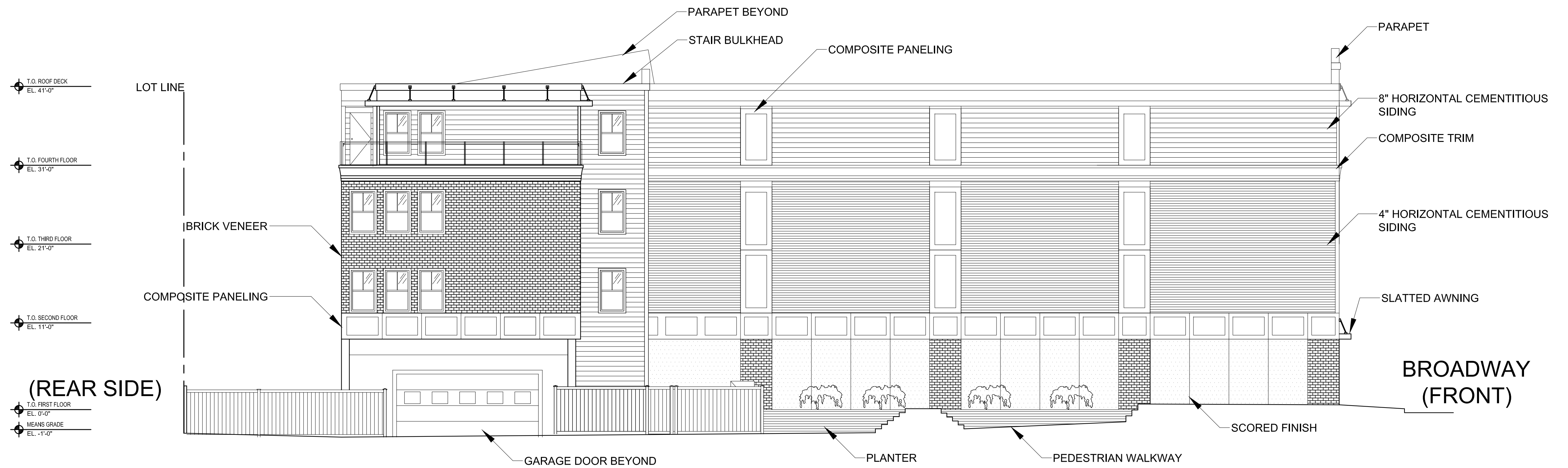
- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

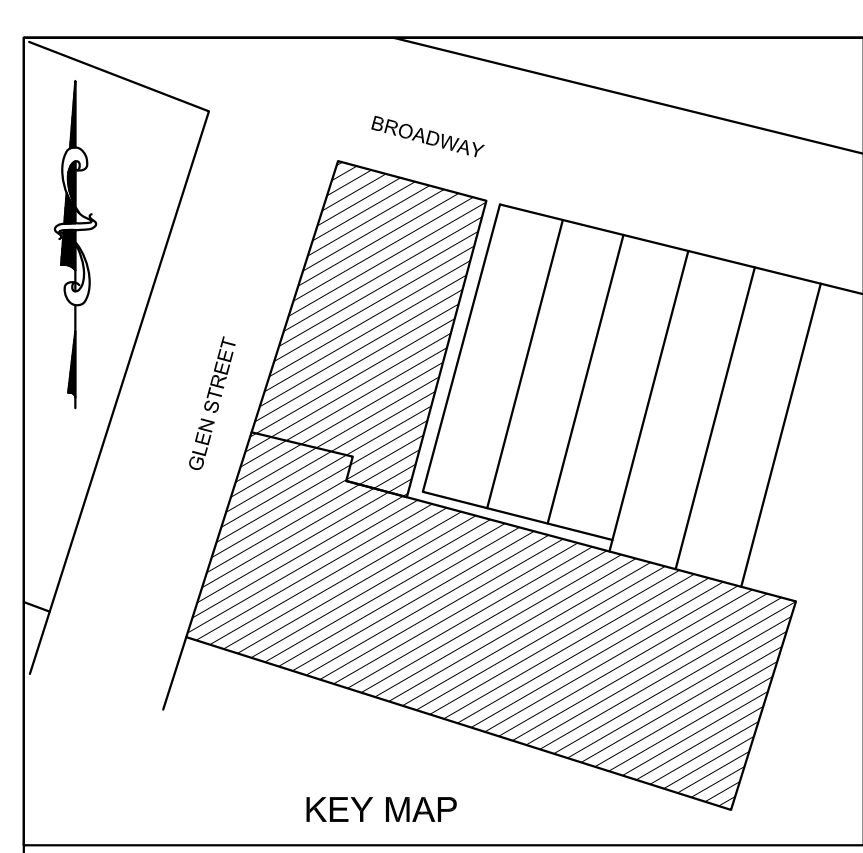
GROSS S.F. = 30,188 S.F.



1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"



2 SIDE ELEVATION (EAST)
1/8" = 1'-0"

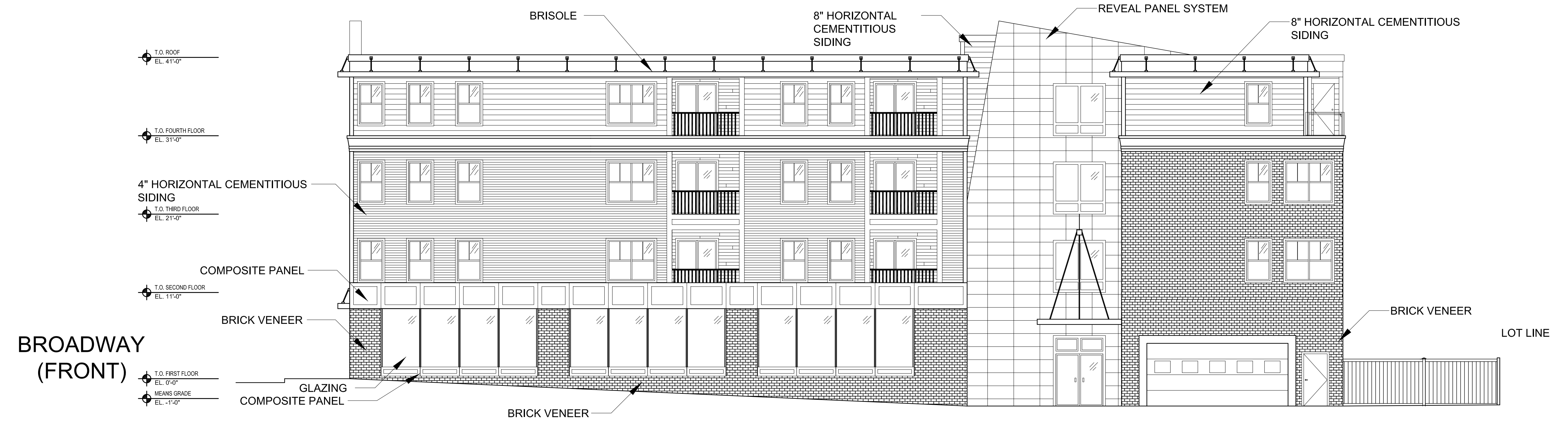


BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

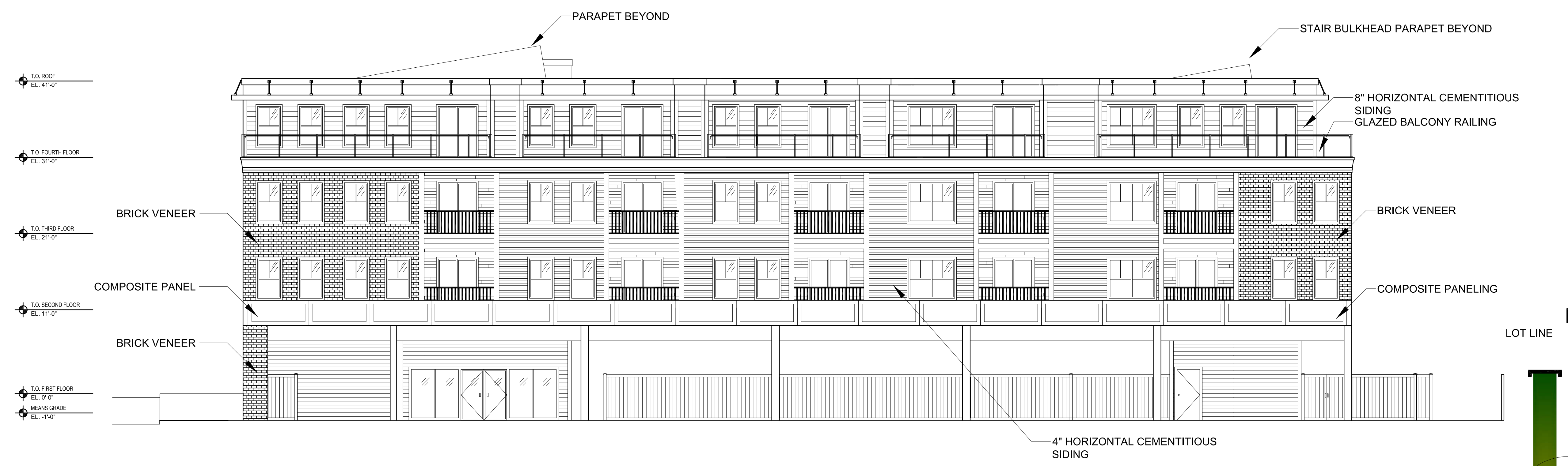
GROSS S.F. = 30,188 S.F.



BROADWAY (FRONT)

- T.O. ROOF EL. 41'-0"
- T.O. FOURTH FLOOR EL. 31'-0"
- T.O. THIRD FLOOR EL. 21'-0"
- T.O. SECOND FLOOR EL. 11'-0"
- T.O. FIRST FLOOR EL. 0'-0"
- MEANS GRADE EL. -1'-0"

1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"



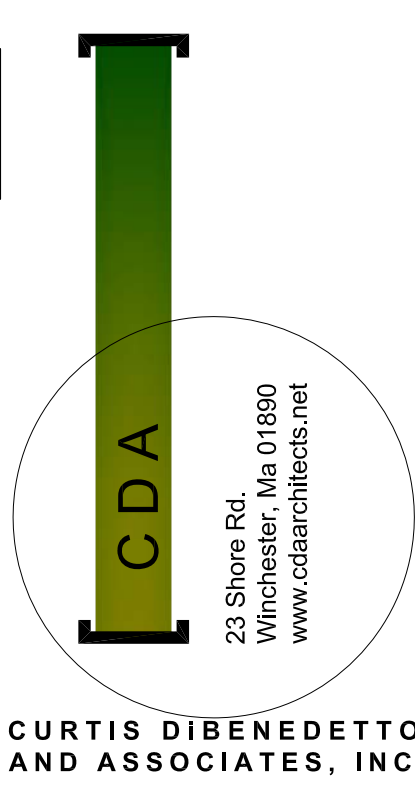
GLEN ST (SIDE)

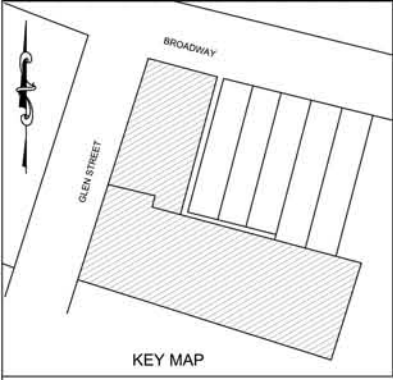
- T.O. ROOF EL. 41'-0"
- T.O. FOURTH FLOOR EL. 31'-0"
- T.O. THIRD FLOOR EL. 21'-0"
- T.O. SECOND FLOOR EL. 11'-0"
- T.O. FIRST FLOOR EL. 0'-0"
- MEANS GRADE EL. -1'-0"

2 REAR ELEVATION (SOUTH)
1/8" = 1'-0"

118 BROADWAY & 8 GLEN STREET

SCALE: AS NOTED
JOB NO: SE0216.012





BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.

- T.O. ROOF DECK
EL. 41'-0"
- T.O. FOURTH FLOOR
EL. 31'-0"
- T.O. THIRD FLOOR
EL. 21'-0"
- T.O. SECOND FLOOR
EL. 11'-0"
- T.O. FIRST FLOOR
EL. 0'-0"
- MEANS GRADE
EL. -1'-0"



1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"

- T.O. ROOF DECK
EL. 41'-0"
- T.O. FOURTH FLOOR
EL. 31'-0"
- T.O. THIRD FLOOR
EL. 21'-0"
- T.O. SECOND FLOOR
EL. 11'-0"
- T.O. FIRST FLOOR
EL. 0'-0"
- MEANS GRADE
EL. -1'-0"

LOT LINE

(REAR SIDE)



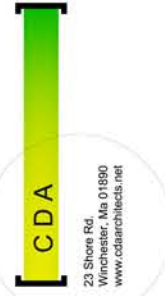
2 SIDE ELEVATION (EAST)
1/8" = 1'-0"

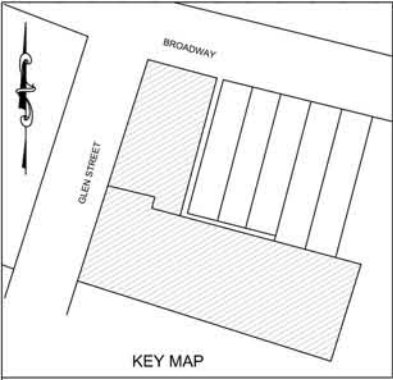
118 BROADWAY & 8 GLEN STREET

GLEN (SIDE)

BROADWAY (FRONT)

SCALE: AS NOTED
JOB NO: SE0216.012





BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.



BROADWAY (FRONT)



1 **GLEN STREET ELEVATION (WEST)**
1/8" = 1'-0"



GLEN ST (SIDE)



2 **REAR ELEVATION (SOUTH)**
1/8" = 1'-0"