



BROADWAY ELEVATION

PREPARED FOR:

OWNER

620 BROADWAY LLC

620 BROADWAY  
SOMERVILLE, MA

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

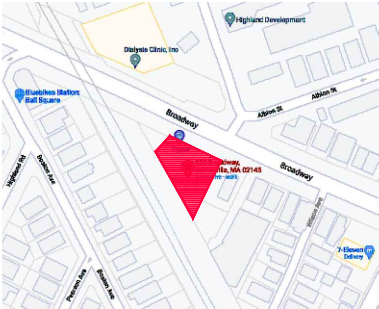
MEDFORD ENGINEERING &  
SURVEY, ANGELO B.  
VENEZIANO ASSOCIATES  
15 HALL ST, MEDFORD, MA 02155  
PH (781) 396-4466

LANDSCAPE ARCHITECT

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25,  
BROOKLINE, MA 02446  
PH (617) 735-1180

SPECIAL PERMIT APPLICATION SET FOR  
REDEVELOPMENT OF  
620 BROADWAY  
SOMERVILLE, MA 02145

LIST OF DRAWINGS		SPECIAL PERMIT APPL. SET 24 JULY 2022	SP APPL. SET REV1 12 DEC 2022	SP APPL. SET REV 2 03 MAR 2023
GENERAL				
T1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN	X	X	X
Z1	ZONING ANALYSIS - DIMENSIONAL TABLE	X	X	X
Z2	ZONING ANALYSIS - DIMENSIONAL SITE PLAN	X	X	X
Z3	ZONING ANALYSIS - LOT COVERAGE	X	X	X
Z4	ZONING ANALYSIS - GROSS FLOOR AREA, BUILDING HEIGHT	X	X	X
Z5	ZONING ANALYSIS - FACADE BUILD OUT, OPEN SPACE, FACADE FENESTRATION	X	X	X
Z6	ZONING ANALYSIS - STOREFRONT FRAME		X	X
L1	LANDSCAPE PLAN	X	X	X
L2	BOTANICA STREETSCAPE	X	X	X
L3	CAFE STREETSCAPE	X	X	X
L4	BACK OF HOUSE	X	X	X
L5	GREEN SCORE	X	X	X
L6	DETAILS	X	X	X
3D-1	AERIAL VIEW 1	X	X	X
3D-2	AERIAL VIEW 2	X	X	X
3D-3	AERIAL VIEW 3	X	X	X
3D-4	AERIAL VIEW 4	X	X	X
3D-5	STREET VIEW 1	X	X	X
3D-6	STREET VIEW 2	X	X	X
A-1	PROPOSED FIRST FLOOR PLAN	X	X	X
A-2	PROPOSED FRONT ELEVATION	X	X	X
A-2a	PROPOSED MATERIAL SHEET	X	X	X
A-2b	PROPOSED FRONT ELEVATION- Scheme 2	X		
A-2c	PROPOSED FRONT ELEVATION- Scheme 3	X		
A-3	PROPOSED RIGHT ELEVATION	X	X	X
A-4	PROPOSED REAR ELEVATION	X	X	X
A-5	PROPOSED LEFT ELEVATION	X	X	X
A-6	PROPOSED LIGHTING PLAN	X	X	X
A-7	SIGNAGE PLAN	X	X	X
A-8	BUILDING SECTION	X	X	X
SH-1-3	SHADOW STUDY	X	X	X



LOCUS PLAN

REPRESENTS DRAWINGS THAT  
CHANGED IN THIS REVISION

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

CONSULTANT

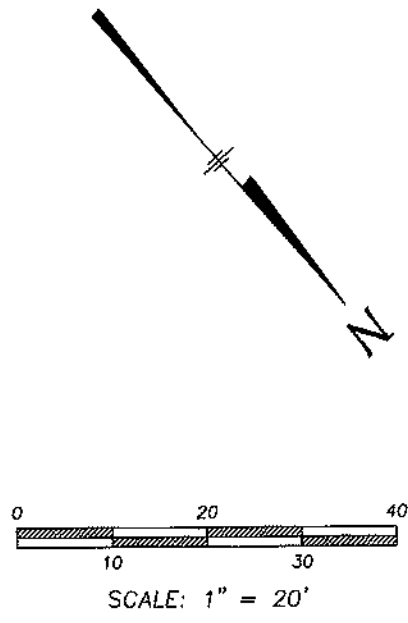
PROJECT  
REDEVELOPMENT  
OF 620  
BROADWAY  
  
741 BROADWAY,  
SOMERVILLE, MA 02144  
PREPARED FOR  
620 BROADWAY, LLC  
  
620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE  
COVER SHEET

SCALE AS NOTED

REVISION	DATE
SP APPL. SET REV2	03 MAR 2023
SP APPL. SET REV1	12 DEC. 2022
SP APPLICATION	14 JULY 2022
UDC SET Progress	11 MARCH 2022
ZBA APPL. SET	16 NOV 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET  
T-1



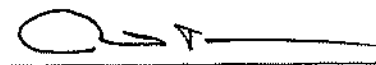
CURRENT OWNER: GASEUS MAXIMUS LLC  
TITLE REFERENCE: BK 69469 PG 490  
PLAN REFERENCE: 1882 OF 1949, 1621 OF 1972

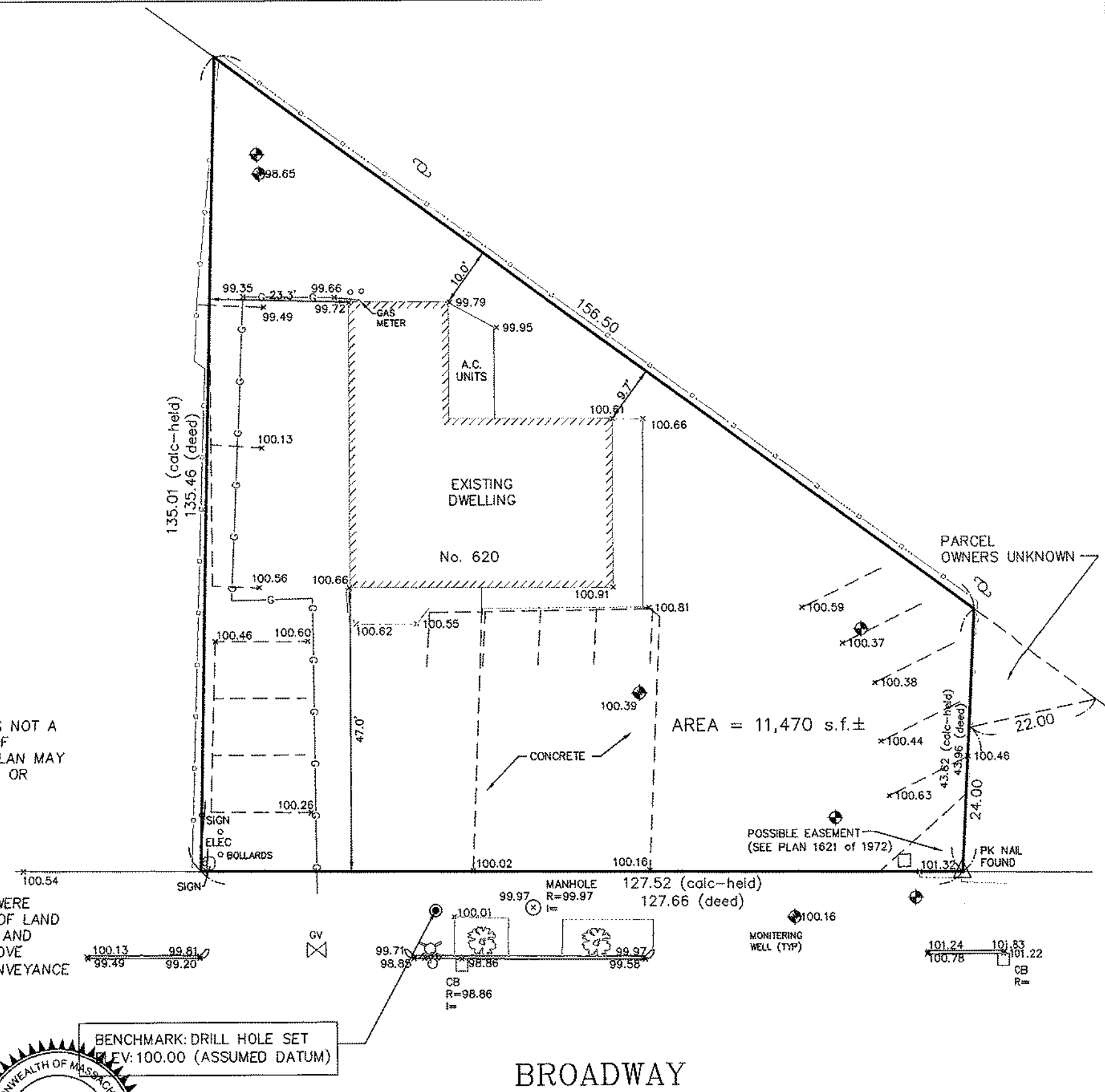
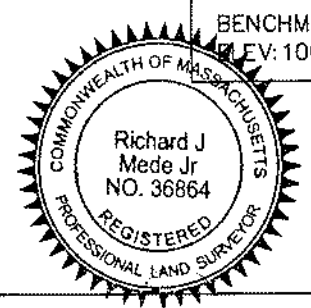
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:  
TO: ATTY SEAN O'DONAVAN


I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 4, 2021  
DATE OF PLAN: MAY 28, 2021

  
RICHARD J. MEDE, JR. P.L.S. DATE: 05/28/2021



CERTIFIED PLOT PLAN  
620 BROADWAY  
SOMERVILLE, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:  
  
**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:	SEAN O'DONAVAN		FILE No.	21094
	DRAWN	CHECKED		
	CAV	RJM		



ZONING DISTRICT  
- CC5



STATION AREA WALKSHED  
- QUARTER MILE WALKSHED



PEDESTRIAN STREETS  
- NOT A PEDESTRIAN STREET

DIMENSIONAL TABLE FOR  
620 BROADWAY  
- CC5 ZONING DISTRICT  
- QUARTER MILE STATION AREA WALKSHED  
- NOT ON A PEDESTRIAN STREET  
- COMMERCIAL BUILDING BUILDING TYPE



NOTE:

- ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN.
- CANNABIS SALE USE REQUIRES SPECIAL PERMIT PER TABLE 6.2.13.
- BIKE PARKING SPACES CALCULATION  
 $4,580\text{-sf cannabis sales} / 10,000 = .46$  round up to 1 LT.  
 $1,645\text{-sf food\&beverage} / 5000 = .33$  round up to 1 LT.  
Total Long Term Bike Parking = 2 LT  
  
 $4,580\text{-sf cannabis sales} / 2,500 = 1.83$  round up to 2 ST.  
 $1,645\text{-sf food\&beverage} / 1000 = 1.64$  round up to 2 ST.  
Total Short Term Bike Parking = 4 LT
- 6.2.13.c.i  
REQUIRED USE:  
A minimum of five percent (5%) of the gross floor area of any commercial building or lab building must be provided as leasable floor area for uses from the arts & creative enterprise use category

TOTAL GROSS FLOOR AREA : 6,961 GSF  
PROPOSED ARTS ENTERPRISE SPACE : 355 GSF = 5% OF GSF (MIN 348 SF )

	ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 6.2.6.b	GAS STATION	COMMERCIAL BLDG	COMPLIES
	LOT AREA		11,470-SF	NO CHANGE	
	LOT WIDTH	30' MIN	127.52'	NO CHANGE	COMPLIES
	LOT DEPTH		89.3'	NO CHANGE	
	LOT COVERAGE (%)	100% MAX	0	71%	COMPLIES
	GREEN SCORE	0.2 MIN, 0.25 IDEAL	0	.28	COMPLIES
	OPEN SPACE	25% MIN	0%	37%	COMPLIES
SETBACKS	PRIMARY FRONT SETBACK	2' MIN, 15' MAX	47'	2'	COMPLIES
	SIDE YARD SETBACK (LEFT / EAST)	NONE	23.3'	5.3'	COMPLIES
	SIDE YARD SETBACK (RIGHT / WEST)	NONE	60.5'	18'	COMPLIES
	REAR SETBACK	0 MIN	9.7'	10'	COMPLIES
PARKING SETBACKS	PRIMARY FRONT SETBACK	30' MIN		NO PARKING	COMPLIES
	SECONDARY FRONT SETBACK	30' MIN		NO PARKING	COMPLIES
MAIN MASSING	PRIMARY FACADE BUILDOUT (%)	80% MIN		80%	COMPLIES
	FLOOR PLATE	30,000-SF MAX	1,554-SF	6,961-SF	COMPLIES
	WIDTH	200' MAX	44'	102.8'	COMPLIES
	BUILDING HEIGHT (for proposed 3-STY)	50' MAX	12'	18'	COMPLIES
	NUMBER OF STORIES (CC5)	3 MIN, 5 MAX	1	1	ZBA APPROVED
	GROUND STORY HEIGHT	18' MIN	12'	18'	COMPLIES
FACADE	ROOF TYPE	FLAT	GABLE	FLAT	COMPLIES
	PRIMARY FACADE FENESTRATION (%)	70% MIN		78%	COMPLIES
	CANOPY	WIDTH	≥ DOOR WIDTH	≥ DOOR WIDTH	COMPLIES
		CLEARANCE	8FT MIN	15FT	COMPLIES
		PROJECTION	3FT MIN	3FT & 4 FT	COMPLIES
		SETBACK FROM CURB	2FT MIN	16.5FT	COMPLIES
USE & OCCUPANCY	NUMBER OF PRINCIPAL BUILDINGS	1 MAX	1	1	COMPLIES
	USE	PER TABLE 6.2.13	GAS STATION	CANNABIS SALES	REQUIRES SP
				CAFE	COMPLIES
MOBILITY	PER TABLE 6.2.13.c.i ARTS ENTERPRISE SPACE	5% MIN		355 SF (MIN 348 SF)	COMPLIES
	NO. OF PARKING SPACES	0 MIN	13	0	COMPLIES
	NO. OF BIKE PARKING SPACES	2LT, 4ST	0	12LT, 16ST See Note 3 / Z1	COMPLIES
	ENTRANCE SPACING	30' MAX		29.8' MAX	COMPLIES
	COMMERCIAL SPACE DEPTH	30' MIN	28'	45.3'	COMPLIES

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CONSULTANT

PROJECT

REDEVELOPMENT  
OF 620  
BROADWAY

741 BROADWAY,  
SOMERVILLE, MA 02144

PREPARED FOR

620 BROADWAY, LLC

620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE

ZONING  
ANALYSIS -  
DIMENSIONAL  
TABLE

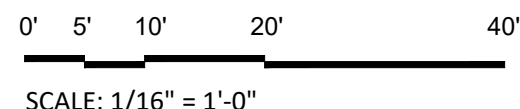
SCALE AS NOTED

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DRAWN BY MY	REVIEWED BY PQ

SHEET

Z-1







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DRAWING TITLE

ZONING  
ANALYSIS -  
LOT  
COVERAGE

SCALE AS NOTED

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ZBA APPL. SET 16 NOV 2021

DRAWN BY

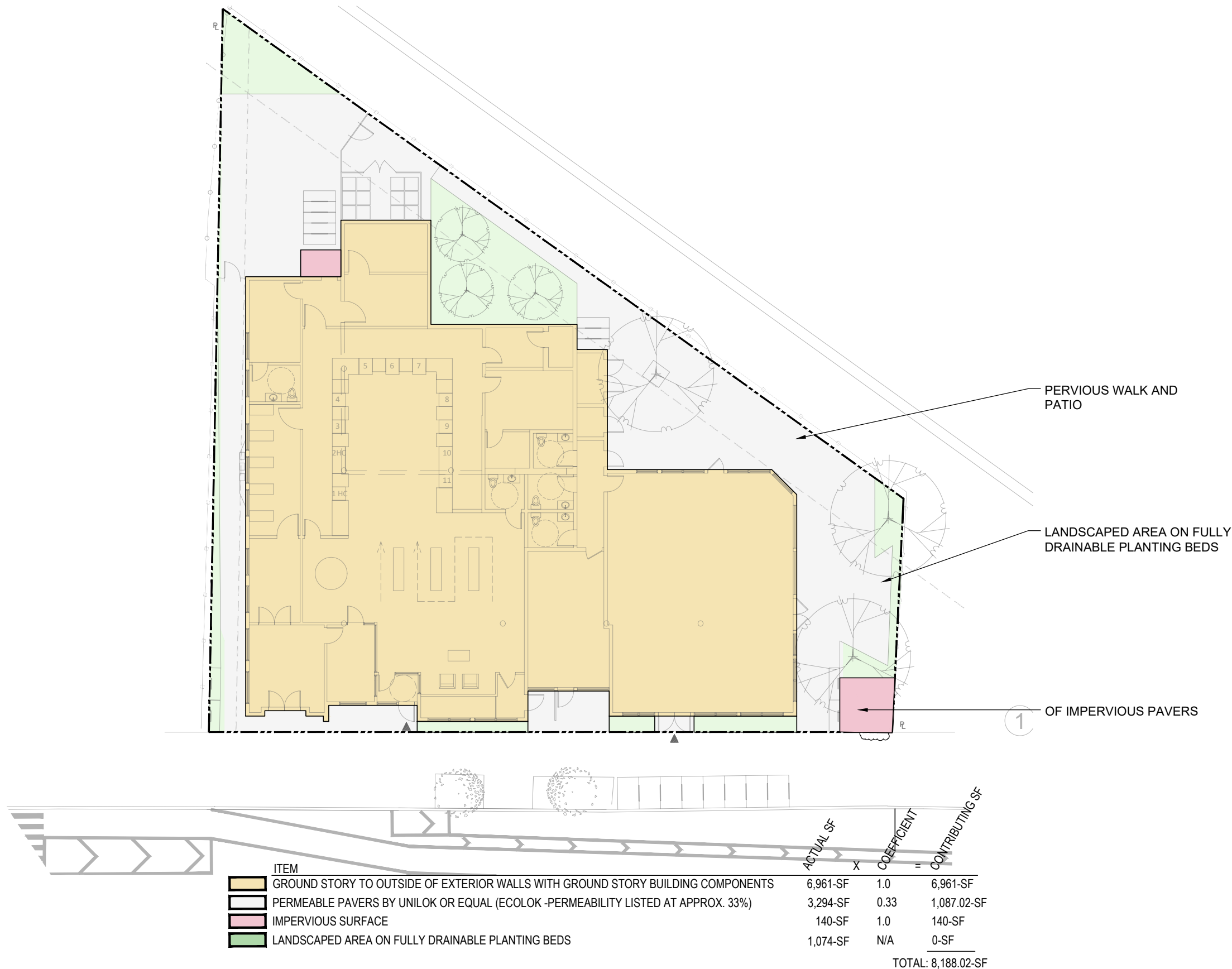
EXC

REVIEWED BY

PQ

SHEET

Z-3



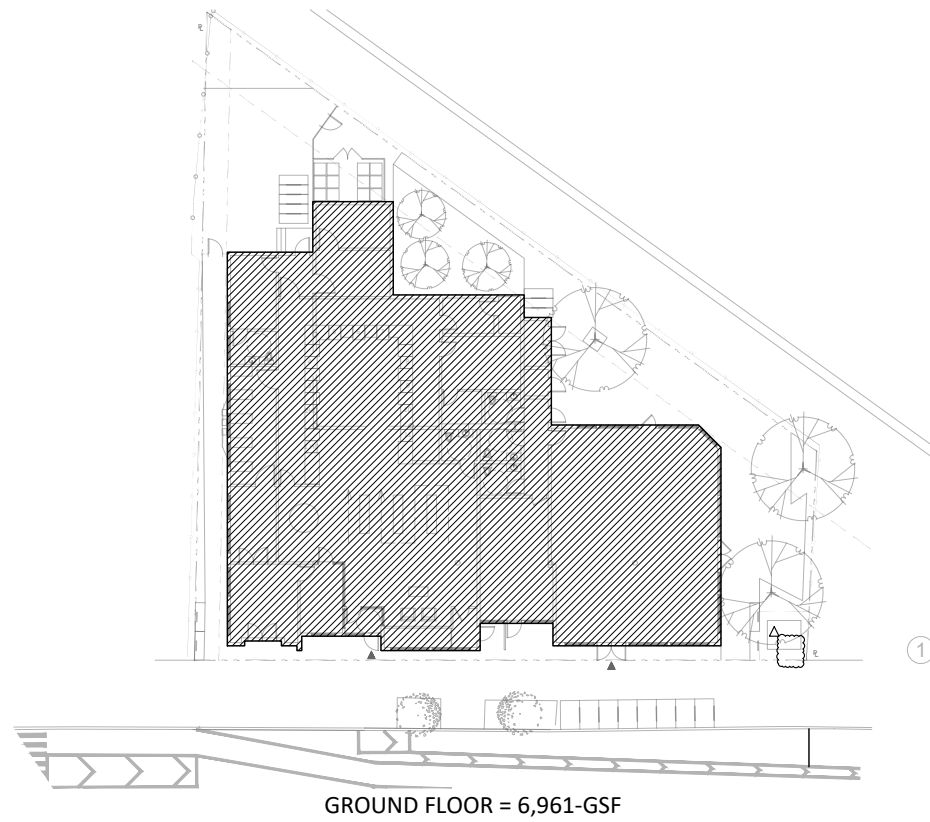
1 LOT COVERAGE

SCALE: 1/20" = 1'-0"

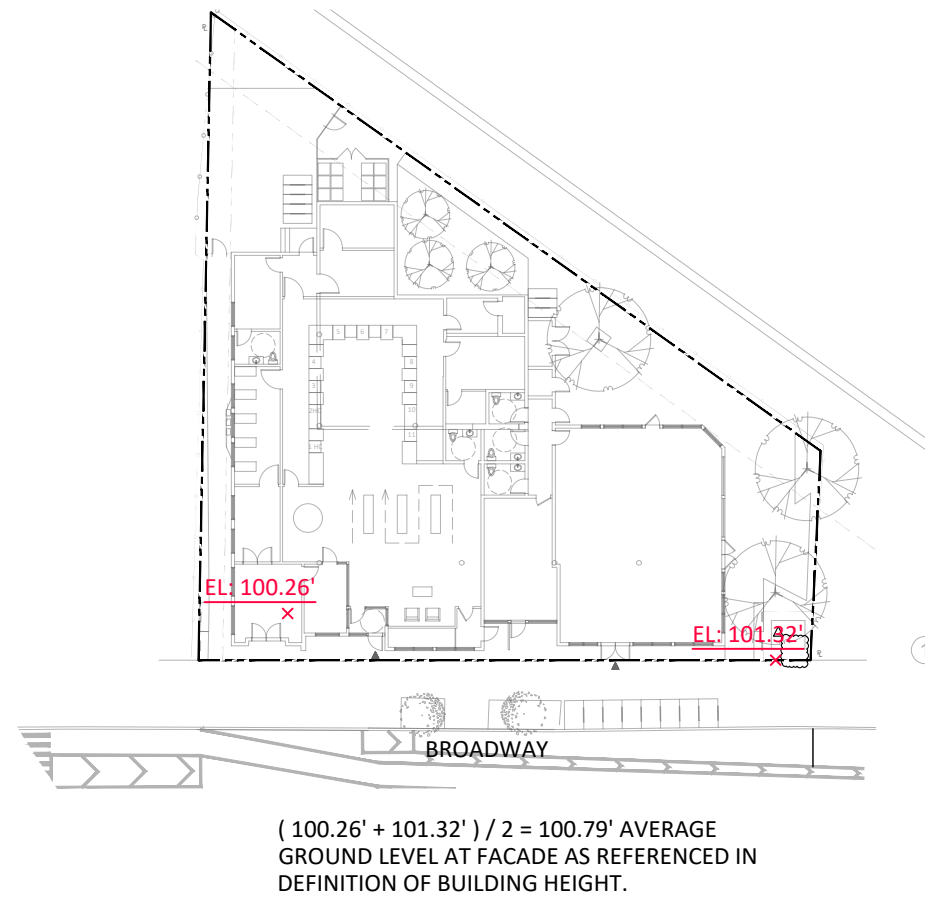
8,188.02-SF / 11,470-SF LOT = 71% LOT COVERAGE

MAX LOT COVERAGE 100%





1 **PROPOSED GROSS FLOOR AREA**  
SCALE: 1/40" = 1'-0"



2a **AVERAGE GROUND LEVEL**  
SCALE: 1/40" = 1'-0"



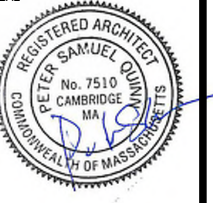
2b **BUILDING HEIGHT**  
SCALE: 1/20" = 1'-0"

**PETER QUINN ARCHITECTS**

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DRAWING TITLE

ZONING  
ANALYSIS -  
GROSS FLOOR  
AREA, BUILDING  
HEIGHT

SCALE AS NOTED

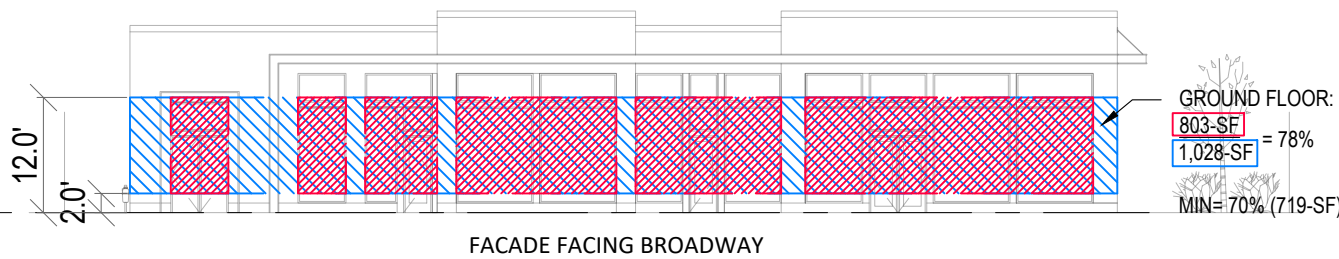
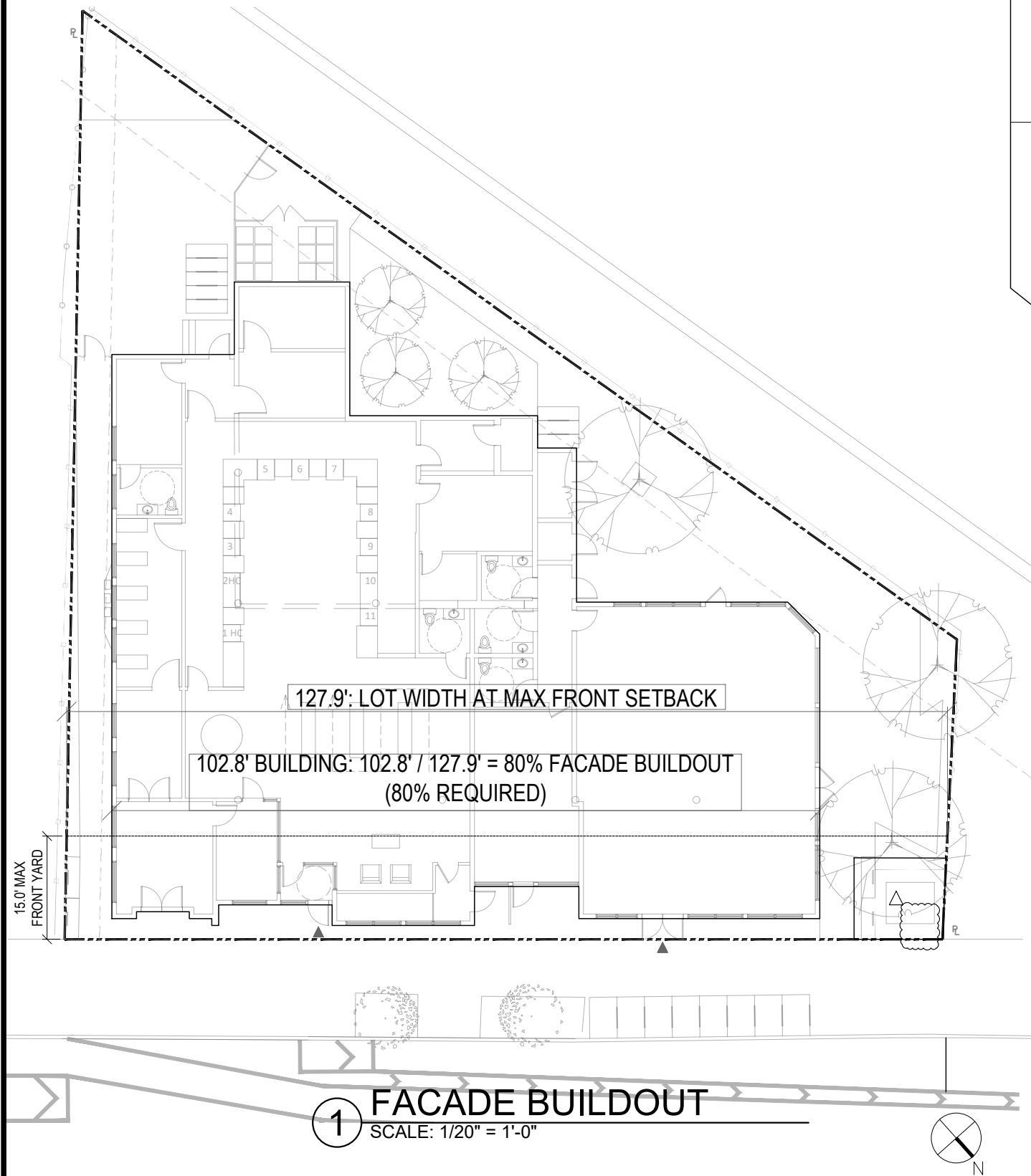
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EXC

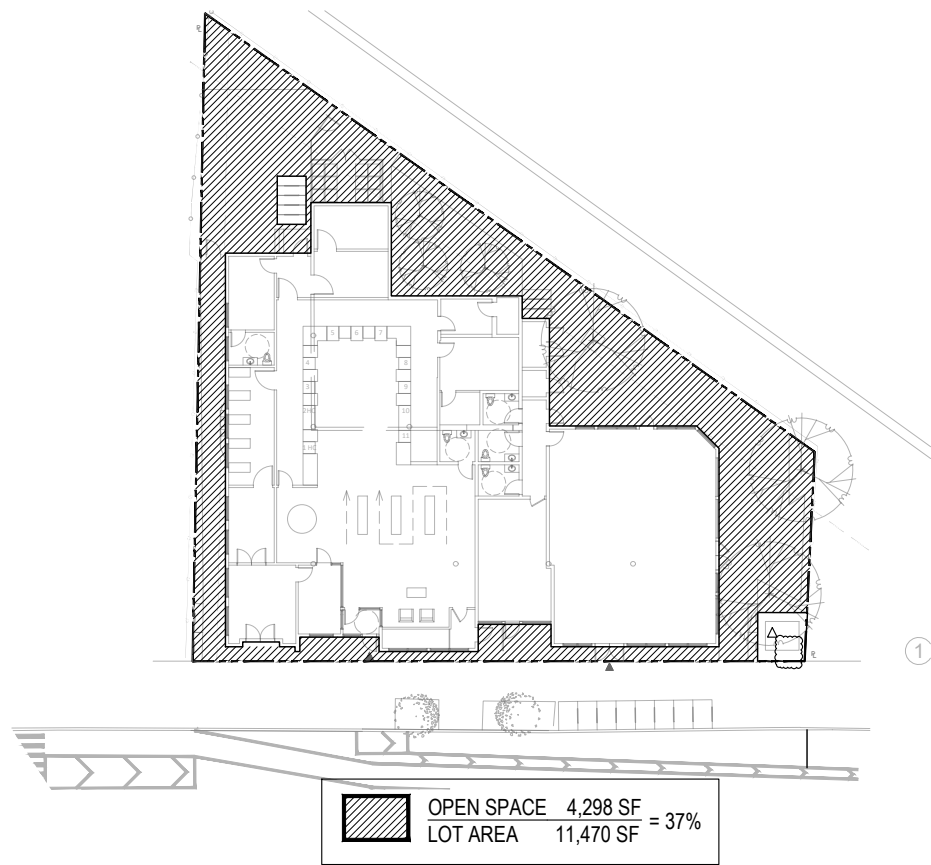
REVIEWED BY  
PQ

SHEET

**Z-4**



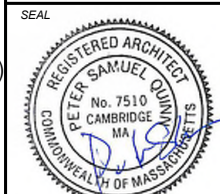
**3 FACADE FENESTRATION**  
SCALE: 1/20" = 1'-0"



**2 OPEN SPACE**  
SCALE: 1/40" = 1'-0"

**PETER QUINN ARCHITECTS**  
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**REDEVELOPMENT OF 620 BROADWAY**

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PREPARED FOR  
**620 BROADWAY, LLC**

620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE  
**ZONING ANALYSIS -  
FACADE BUILDOUT,  
OPEN SPACE,  
FACADE  
FENESTRATION**

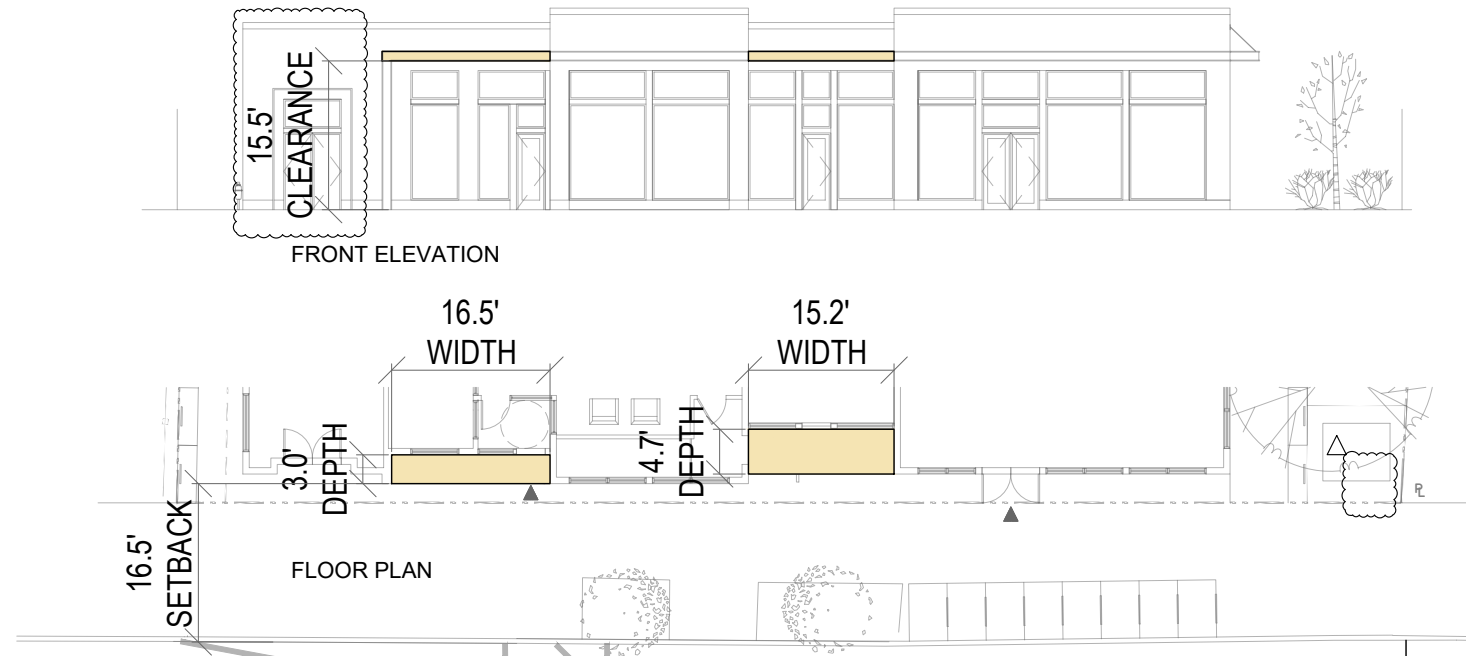
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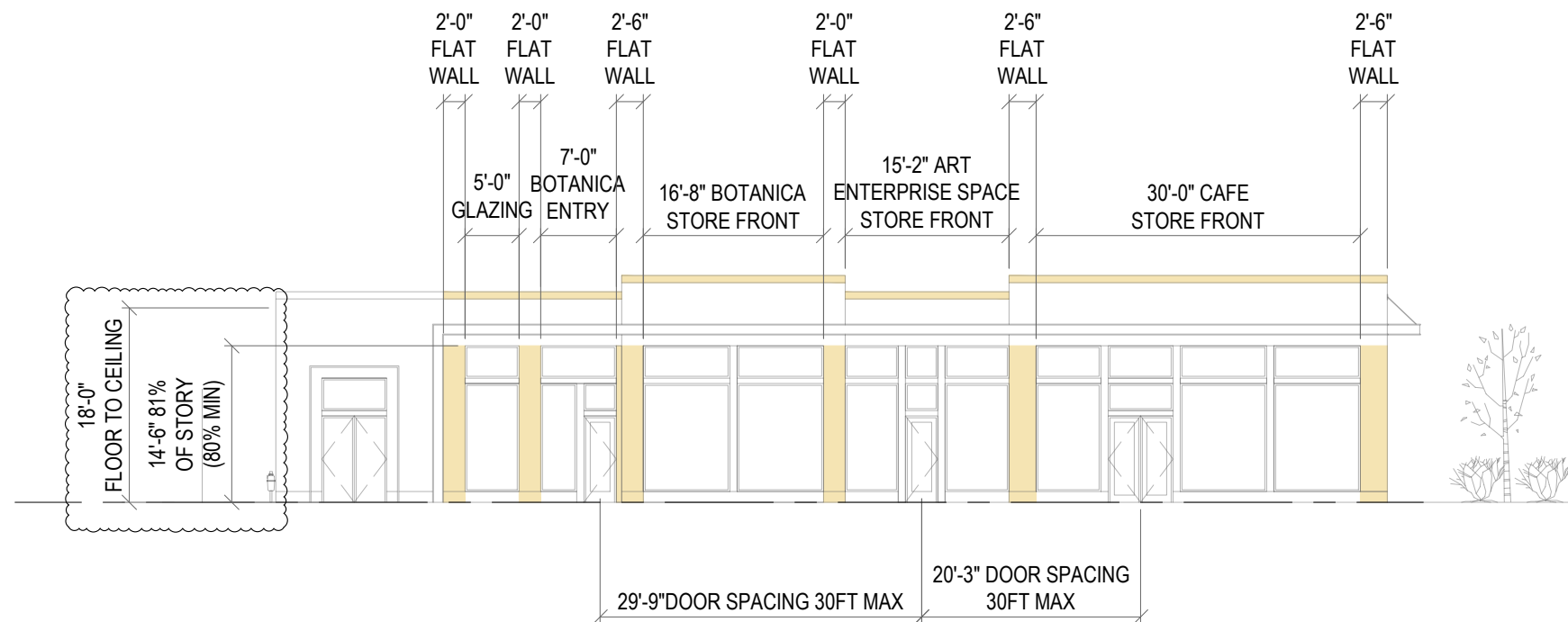
**Z-5**





## 2 CANOPY DIMS

SCALE: 1/20" = 1'-0"



## 1 STOREFRONT FRAMING

SCALE: 1/16"=1'-0"

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ZONING ANALYSIS -  
STOREFRONT  
FRAMING

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Z-6



PROBABLE PLANT LIST					
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
GD	2	Gymnocladus dioicus	Coffeetree	2" cal.	B&B Native
PO	2	Platanus occidentalis	American Sycamore	2"cal.	B&B Native
PT	3	Populus tremuloides	Quaking Aspen	2" cal.	B&B Native
SHRUBS & VINES					
CR	12	Campsis radicans	Trumpet Vine	2 gal.	Native
PQ	13	Parthenocissus quinquefolia	Virginia Creeper	2 gal.	Native
PB	2	Pinus banksiana 'Schoodic'	Schoodic Jack Pine	3/4' B&B	Native
TC	18	Taxus canadensis	American Yew	18/24"	Native
PERENNIALS & GRASSES					
cp	100	Carex pensylvanica	Pennsylvania sedge	Pots	Native







Colored Stamped Concrete Building Entry Apron



Concrete Sidewalk Clean + Simple





Site Furniture



Pervious Paving



City Approved Bike Rack



Greenscreen as Transformer Screen







Bike Garage by Handi-Hut



Pervious Paving

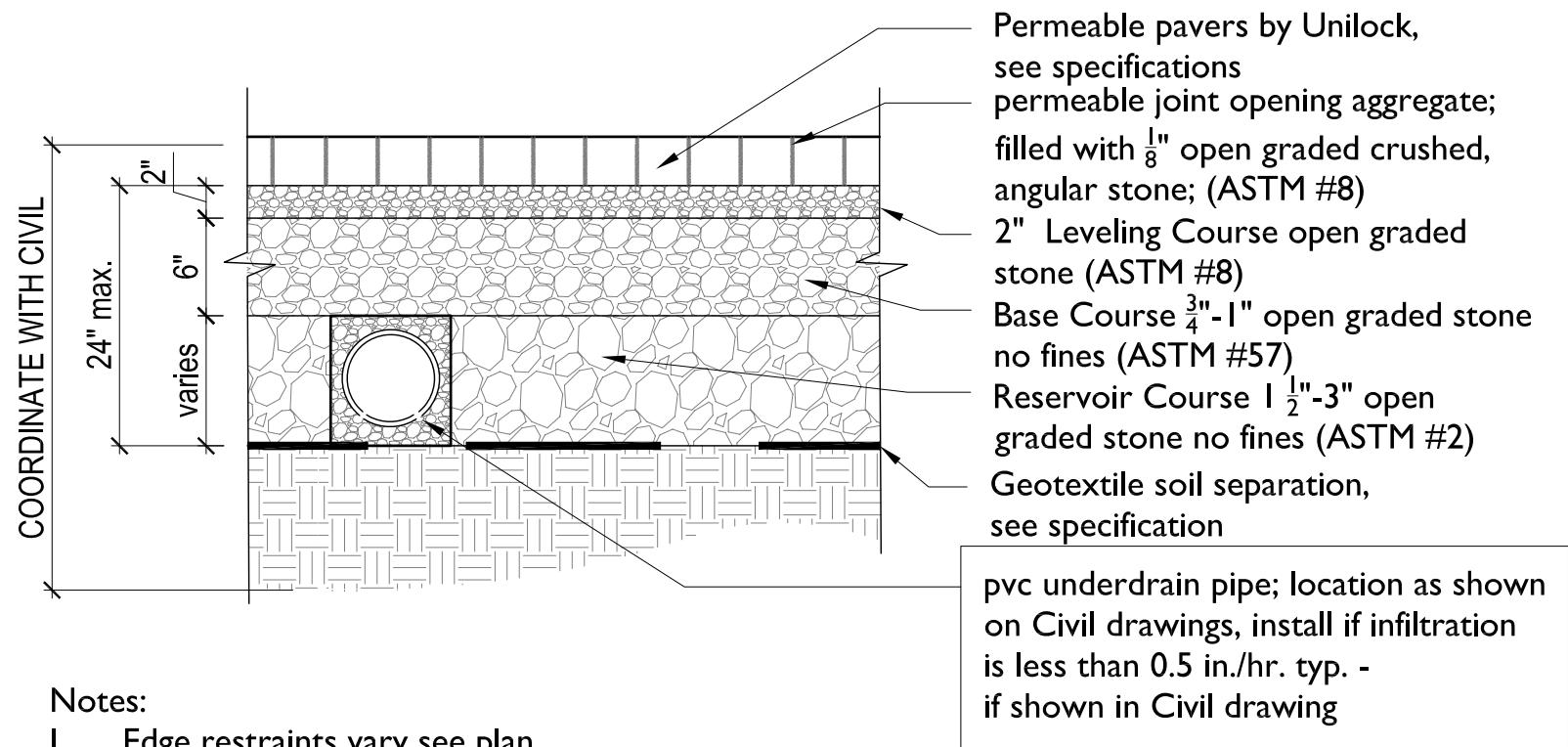


Low-growing meadow



Somerville Green Score								
DIRECTIONS:	Area or Number							
1. Enter the Lot Area in square feet to the right >>>	11,470							
2. Enter the area in square feet or the number of landscape elements		Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score		
Soils								
Landscaped area with a soil depth less than 24 inches (enter square feet)	0	actual sq ft	0.3	0	0.000	0%		
Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)	966	actual sq ft	0.6	579.6	0.051	16%		
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)	2,772	actual sq ft	0.2	554.4	0.048	16%		
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)	0	actual sq ft	0.5	0	0.000	0%		
Groundcovers								
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	0	actual sq ft	0.1	0	0.000	0%		
Plants								
Vegetation less than two (2) feet tall at maturity (enter square feet)	465	actual sq ft	0.2	93	0.008	3%		
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	127	12	0.3	457.2	0.040	13%		
Trees								
Small Tree (enter number of trees)	0	50	0.6	0	0.000	0%		
Large Tree (enter number of trees)	7	450	0.6	1890	0.165	53%		
Preserved Tree (enter DBH)	0	65	0.8	0	0.000	0%		
Engineered Landscape								Possible Bonuses
Vegetated Wall (enter square feet)	0	actual sq ft	0.1	0	0.000	0%		Publicly Visible Landscape
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0	0.000	0%		Native Species
Green Roof with up to 6" of growth medium (enter square feet)	0	actual sq ft	0.1	0	0.000	0%		High Value Species
Green Roof with 6"-10" of growth medium (enter square feet)	0	actual sq ft	0.4	0	0.000	0%		50% Irrigation from storm water
Green Roof of 10"-24" growth medium (enter square feet)	0	actual sq ft	0.6	0	0.000	0%		Food cultivation
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A		De-paved lot area
				Green Score =	0.312			
		Green Score District Requirements						
		NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI			
	Required Score:	0.35	0.25	0.20	0.20			
	Target Score:	0.40	0.3	0.25	-			
	Actual Green Score:	0.312	0.312	0.312	0.312			

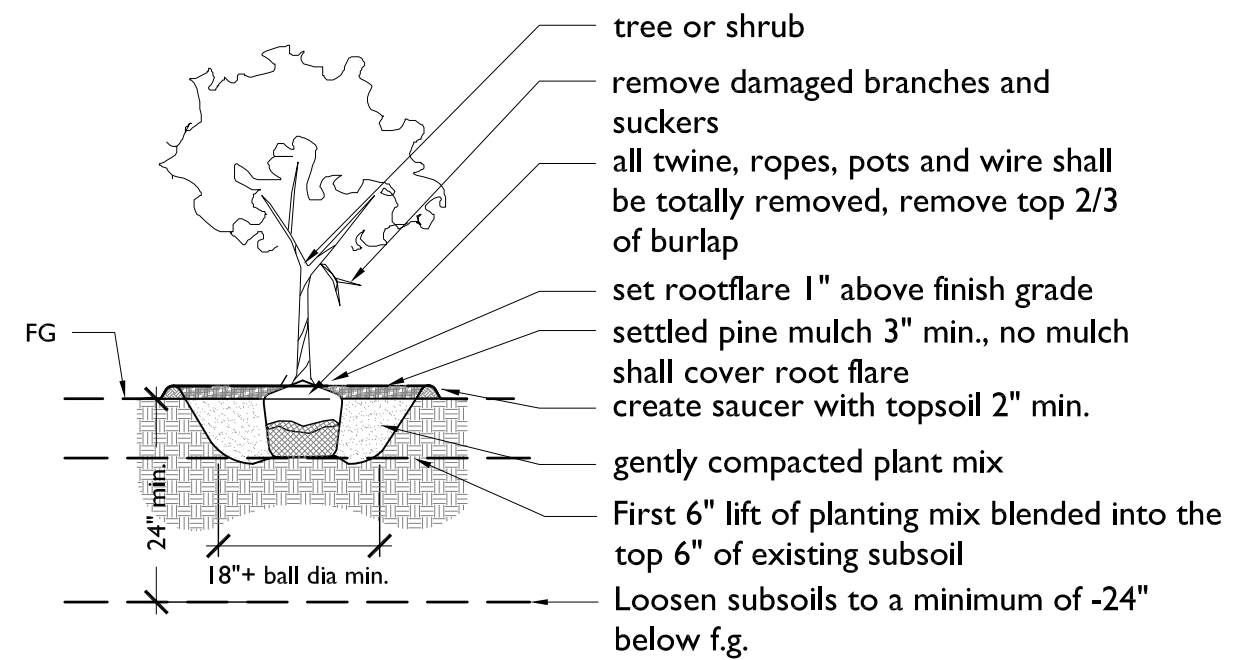
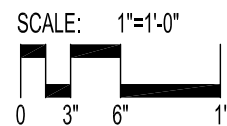




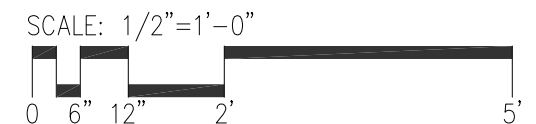
#### Notes:

1. Edge restraints vary see plan.
2. All aggregate material shall be crushed, angular stone and free of fines.
3. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
4. Surface slope shall be a minimum of 1% and a maximum of 5%.
5. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
6. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
7. Maintain a minimum distance of 2' between bottom of permeable base and water table.
8. The minimum aggregate thicknesses are after compaction.

PERMEABLE UNIT PAVER DETAIL



TYPICAL PLANT (TREE OR SHRUB) DETAIL







PETER QUINN ARCHITECTS  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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DRAWING TITLE

AERIAL VIEW

SCALE AS NOTED

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ZBA APPL. SET	16 NOV 2021
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SHEET

1

AERIAL VIEW 1

N/A

3D-1

1 AERIAL VIEW 1  
N/A





PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

REGISTERED ARCHITECT  
PETER SAMUEL QUINN  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

REDEVELOPMENT  
OF 620  
BROADWAY

741 BROADWAY,  
SOMERVILLE, MA 02144

PREPARED FOR

620 BROADWAY, LLC

620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE

AERIAL VIEW 2

SCALE AS NOTED

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3D-2

1

AERIAL VIEW 2

N/A





PETER QUINN ARCHITECTS  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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SOMERVILLE, MA 02144  
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SOMERVILLE, MA 02145

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AERIAL VIEW 3

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3D-3

1 AERIAL VIEW 3  
N/A

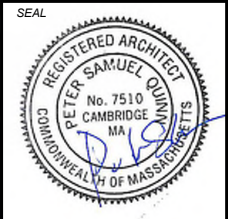




PETER  
QUINN  
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TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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DRAWING TITLE  
AERIAL VIEW 4

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SHEET  
3D-4

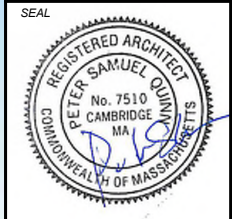
1 AERIAL VIEW 4  
N/A





**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
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620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE  
STREET VIEW/  
LEFT  
ELEVATION

SCALE AS NOTED

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SHEET  
**3D-5**

RENDERING DOES NOT PORTRAY PROPOSED GM2 ROAD DESIGN.  
SEE FLOOR PLANS OR TRAFFIC IMPACT STUDY FOR PROPOSED DESIGN.

**1** STREET VIEW/LEFT ELEVATION  
N/A





RENDERING DOES NOT PORTRAY PROPOSED GM2 ROAD DESIGN.  
SEE FLOOR PLANS OR TRAFFIC IMPACT STUDY FOR PROPOSED DESIGN.

1 STREET VIEW/ RIGHT ELEVATION  
N/A

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INTERIOR DESIGN

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BROADWAY

741 BROADWAY,  
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PREPARED FOR

620 BROADWAY, LLC

620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE

STREET VIEW/  
RIGHT  
ELEVATION

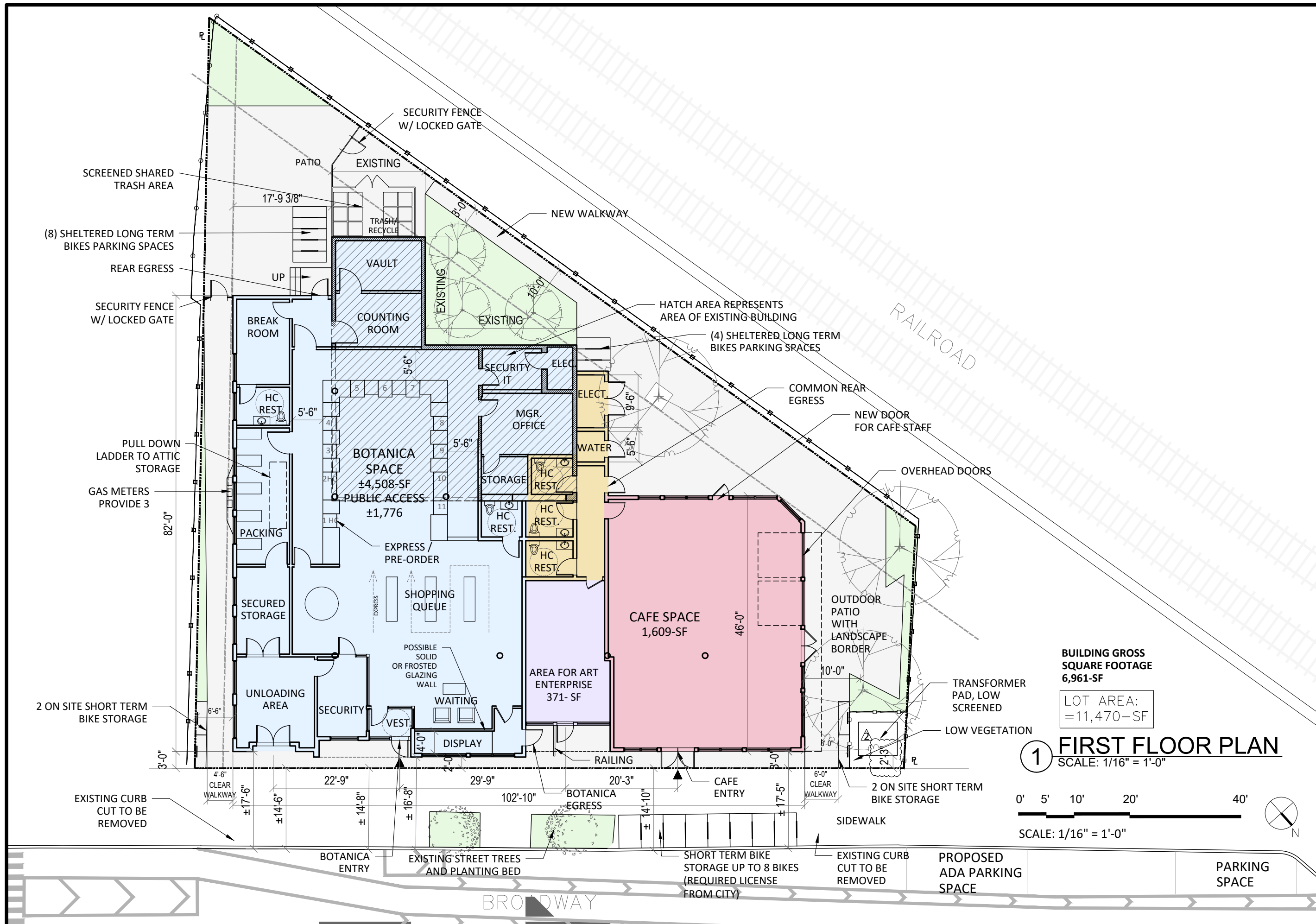
SCALE AS NOTED

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SHEET

3D-6









PETER QUINN ARCHITECTS  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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DRAWING TITLE

PROPOSED  
FRONT  
ELEVATION

SCALE AS NOTED

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EXC	PQ

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A-2





TEMPERED GLAZING WITH TRANSLUCENT FILM

CLEAR GLAZING INTO DISPLAY AREA

CLEAR GLAZING, TYPICAL EXCEPT AT BOTANICA ENTRY



1 ALUMINUM TONGUE & GROOVE  
LONGBOARD ARCHITECTURAL  
PRODUCTS  
6" V GROOVE  
DARK GRAY



2 ALUMINUM TONGUE & GROOVE  
LONGBOARD ARCHITECTURAL  
PRODUCTS  
4" V GROOVE  
DARK FIR



3 TEMPERED GLAZING  
ALUMINUM  
STOREFRONT  
ANODIZED BLACK



4 ALUMINUM CANOPY  
POWDER COATING WHITE



5 DARK SKY OUTDOOR  
WALL SCONCE AT  
ENTRIES  
8' ABOVE GRADE  
BLACK

PETER  
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TECTS

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DRAWING TITLE

PROPOSED  
MATERIAL  
SHEET

SCALE AS NOTED

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SHEET

A-2a





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

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TECTS  
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PLANNING  
INTERIOR DESIGN

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SEAL



CONSULTANT

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SOMERVILLE, MA 02144

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620 BROADWAY, LLC

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SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED  
RIGHT  
ELEVATION

SCALE AS NOTED

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SHEET

A-3





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

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TECTS

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SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED  
REAR  
ELEVATION

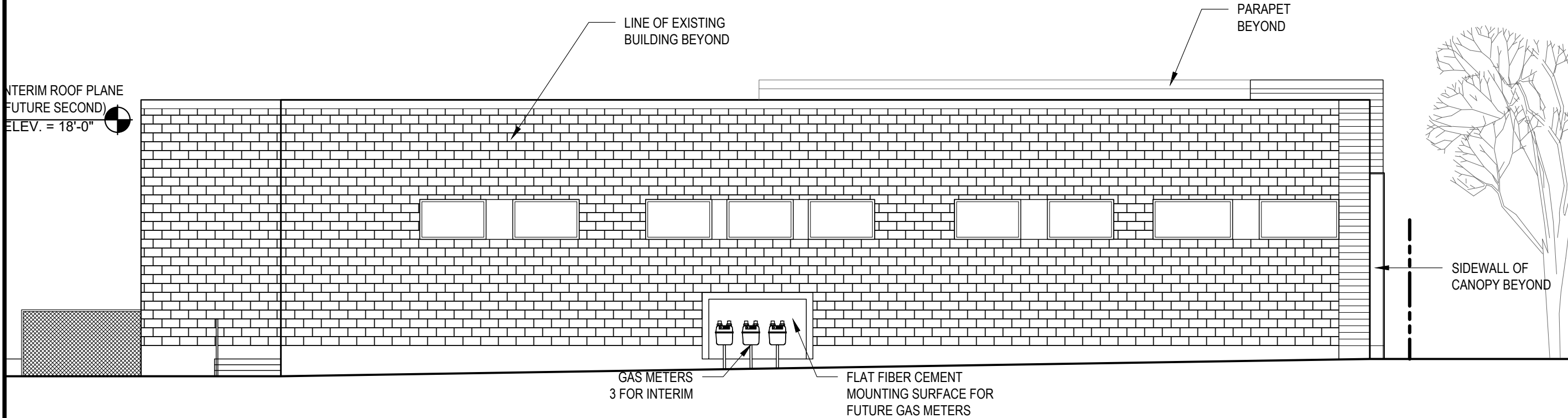
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SHEET

A-4





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

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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620 BROADWAY, LLC

620 BROADWAY  
SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED  
LEFT  
ELEVATION

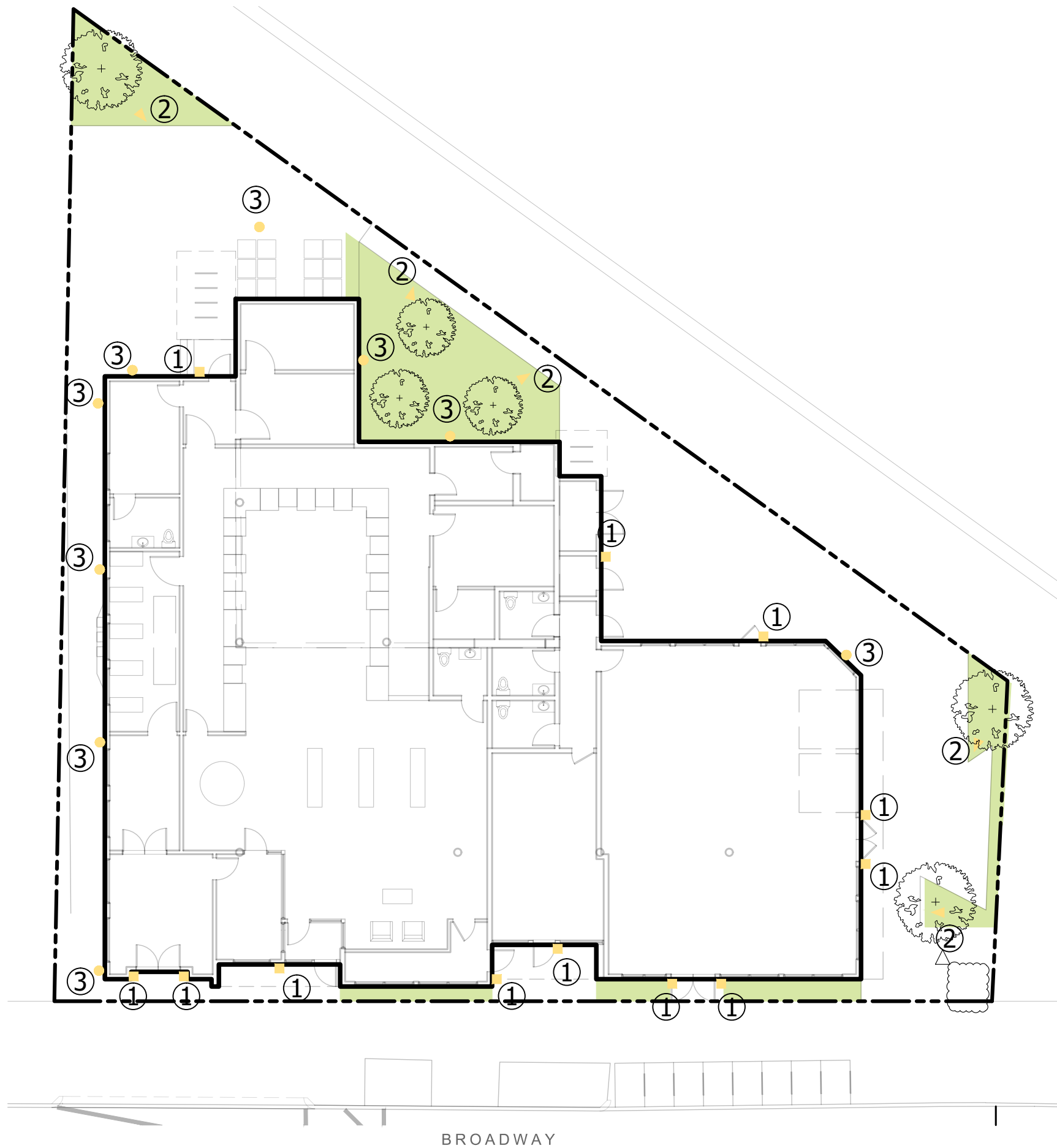
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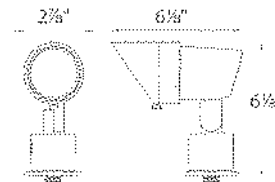
SHEET

A-5

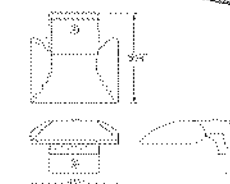
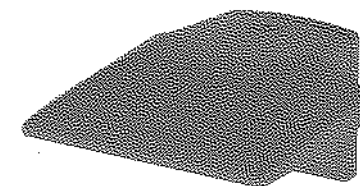




- 1 DARK SKY OUTDOOR WALL SCONCE AT ENTRIES:**
- 8' ABOVE FINISHED FLOOR
  - DARK SKY FRIENDLY
  - BLACK



- 2 SPOT LIGHT ON LANDSCAPE (ACCENT 5012):**
- ON GRADE, ADJUSTABLE & LOCKABLE BEAM ANGLE
  - INTEGRAL DIMMER

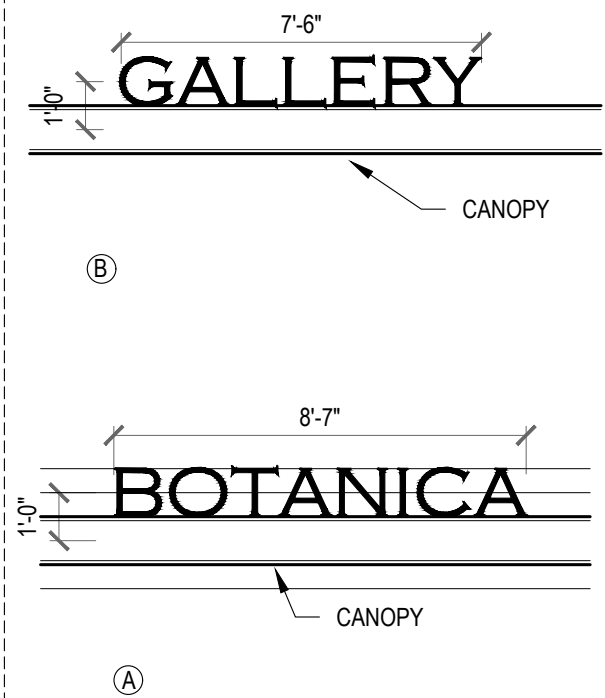


- 3 SPOT LIGHT AT PATIO & WALKWAY (WP - LED2):**
- 9' ABOVE FINISHED FLOOR
  - MULTI-FUNCTION DIMMING

**1 EXTERIOR LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"

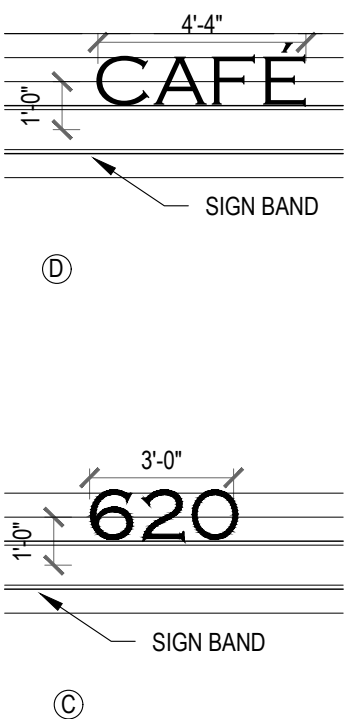
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Sec: 10.8.13 Awning or Canopy Sign

ALLOW / REQUIRED	(A)	(B)	COMPLIANCE
<b>Size Area --</b>			
Located on Valance (max) 50% coverage	-	-	N/A
Located on Awning Slope (max) 25% coverage	-	-	N/A
Projecting from Canopy (max) 1 sf. per width of canopy	No canopy projection	No canopy projection	Complies
<b>Lettering Height --</b>			
Valance (max) 8 in	-	-	N/A
Awning Slope (max) 18 in	-	-	N/A
Projecting from Canopy (max) 12 in	12"	12"	Complies
<b>Location</b>			
Number of Signs per Awning 1	-	-	N/A
Number of Signs per Canopy 1	1	1	Complies

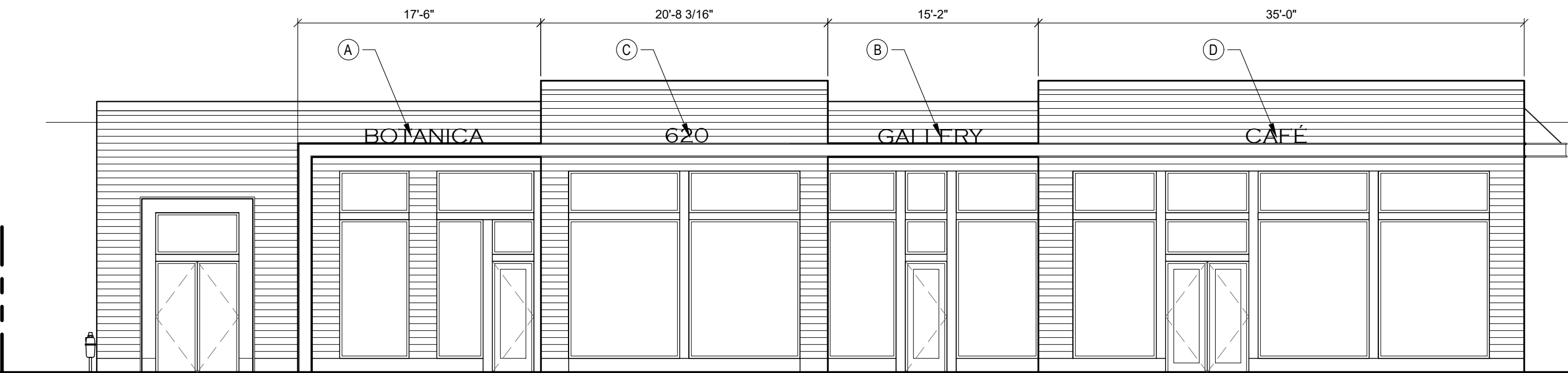


Sec: 10.8.12 Wall Sign

Size	(C)	(D)	COMPLIANCE
Area (max) 40 sq. ft.	3 SF	4.3 SF	Complies
Height (min/max) 1 ft 4 ft	12 in	12 in	N/A
Width (max) 90% of facade width	7 %	8 %	Complies
<b>Lettering</b>			
Width (max) 75% of sign width	-	-	N/A
Height (max) 75% of sign Height	-	-	N/A
Projection from Facade (max) 6 inches	12 in	12 in	Complies
Raceway Height (max) 50% of Letter Height			
<b>Location</b>			
<b>Number of Signs</b>	-	-	
1 per Tenant	1	1	Complies
(2 per Corner Tenant)			

CANOPY SIGN

WALL SIGN



NOTES:  
1-ALL SIGNS TO COMPLY WITH THE CITY OF SOMERVILLE'S DEVELOPMENT STANDARDS (COMMERCIAL SIGNS) SEC. 10.8 OF ZONING ORDINANCE.

2- ALL SIGNS AND DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FURTHER DESIGN BY TENANTS.



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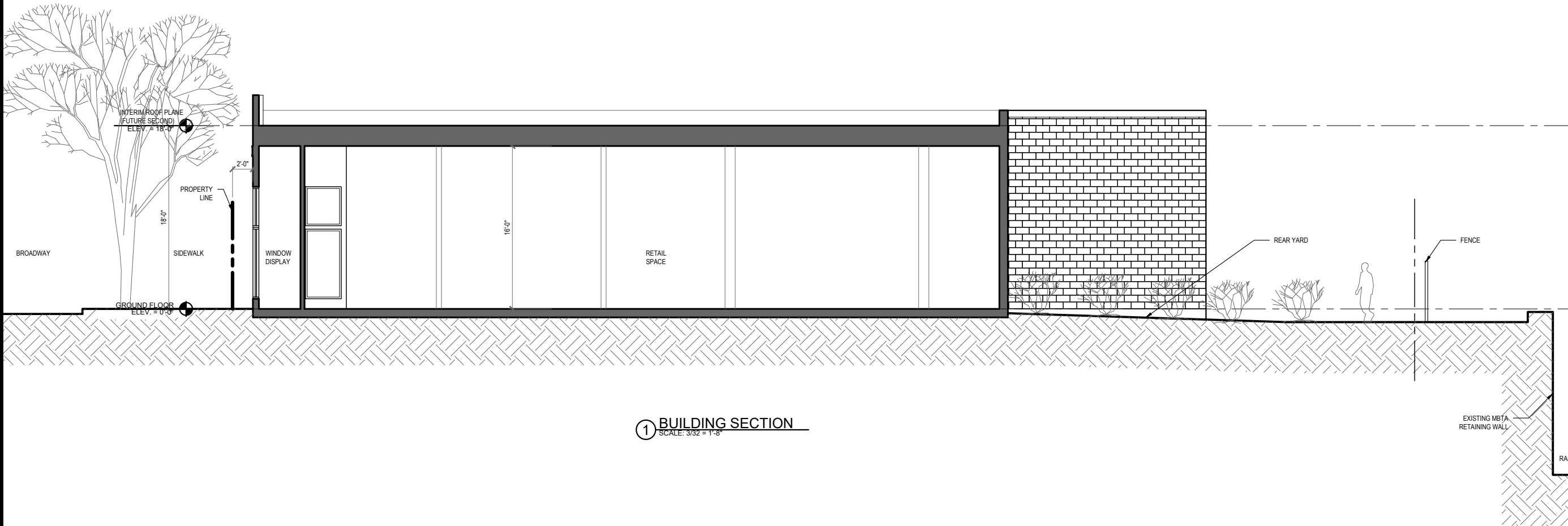
DRAWING TITLE  
SIGNAGE

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SHEET





1 BUILDING SECTION  
SCALE: 3/32" = 1'-8"

PETER  
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INTERIOR DESIGN

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DRAWING TITLE

BUILDING  
SECTION

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PQ

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