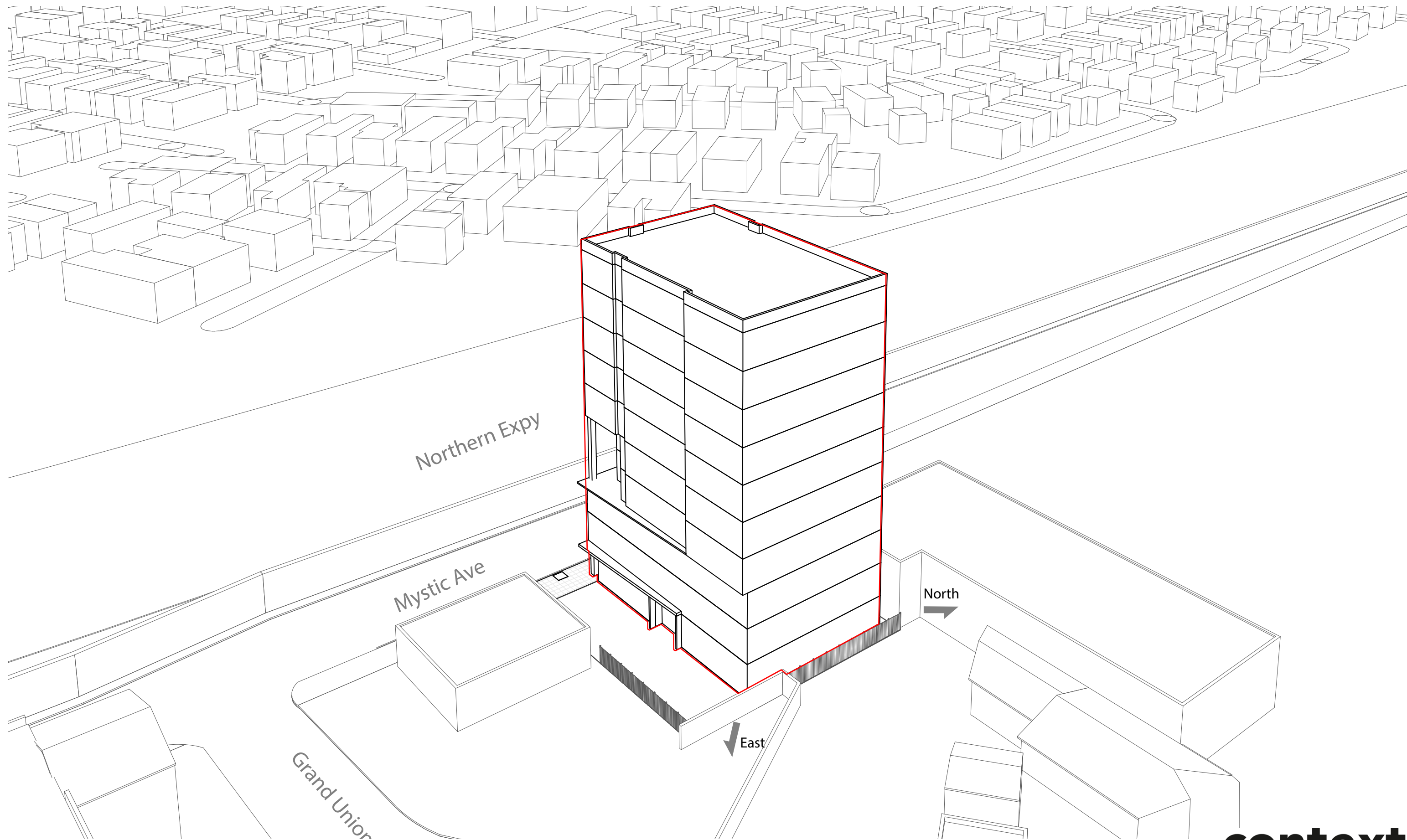
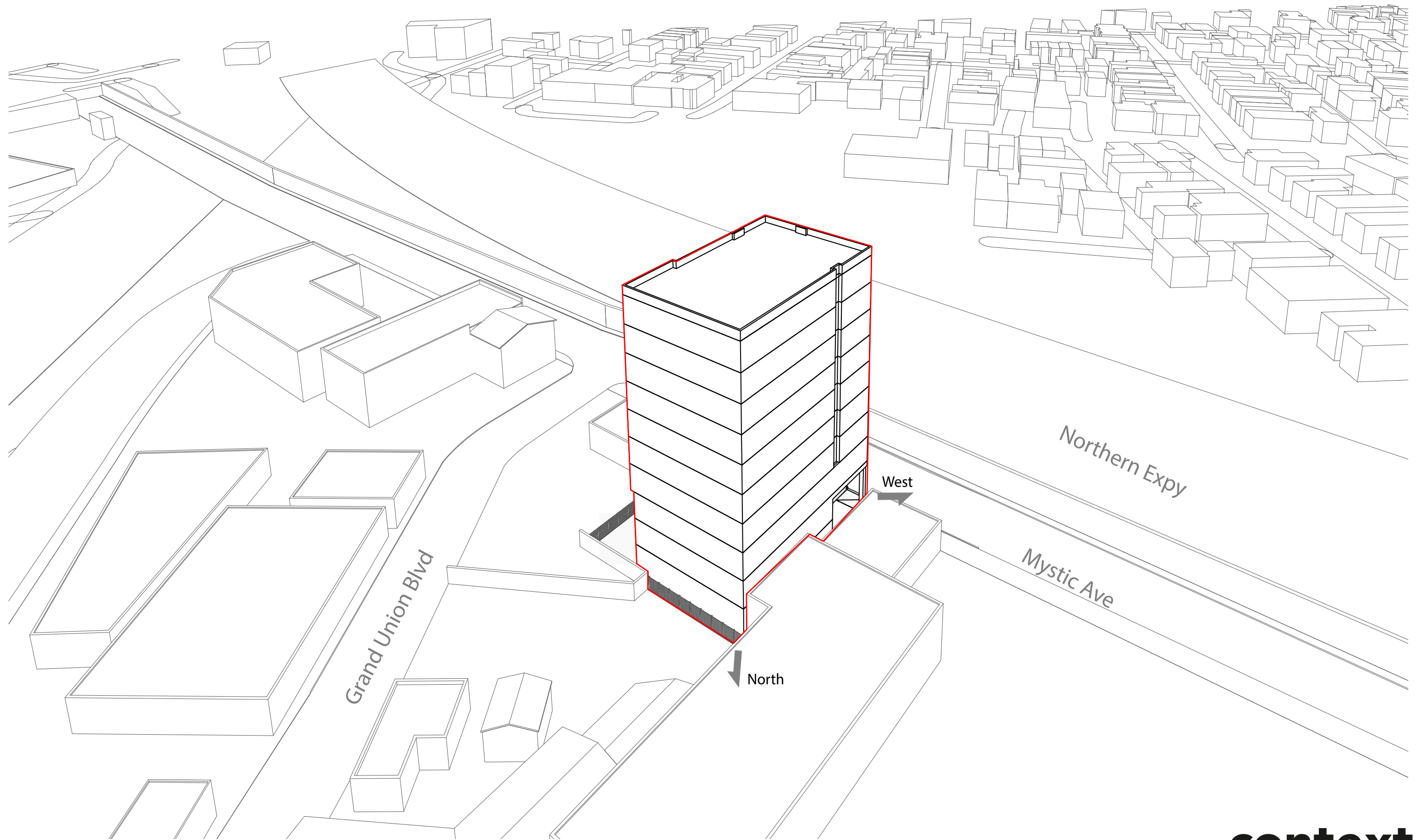


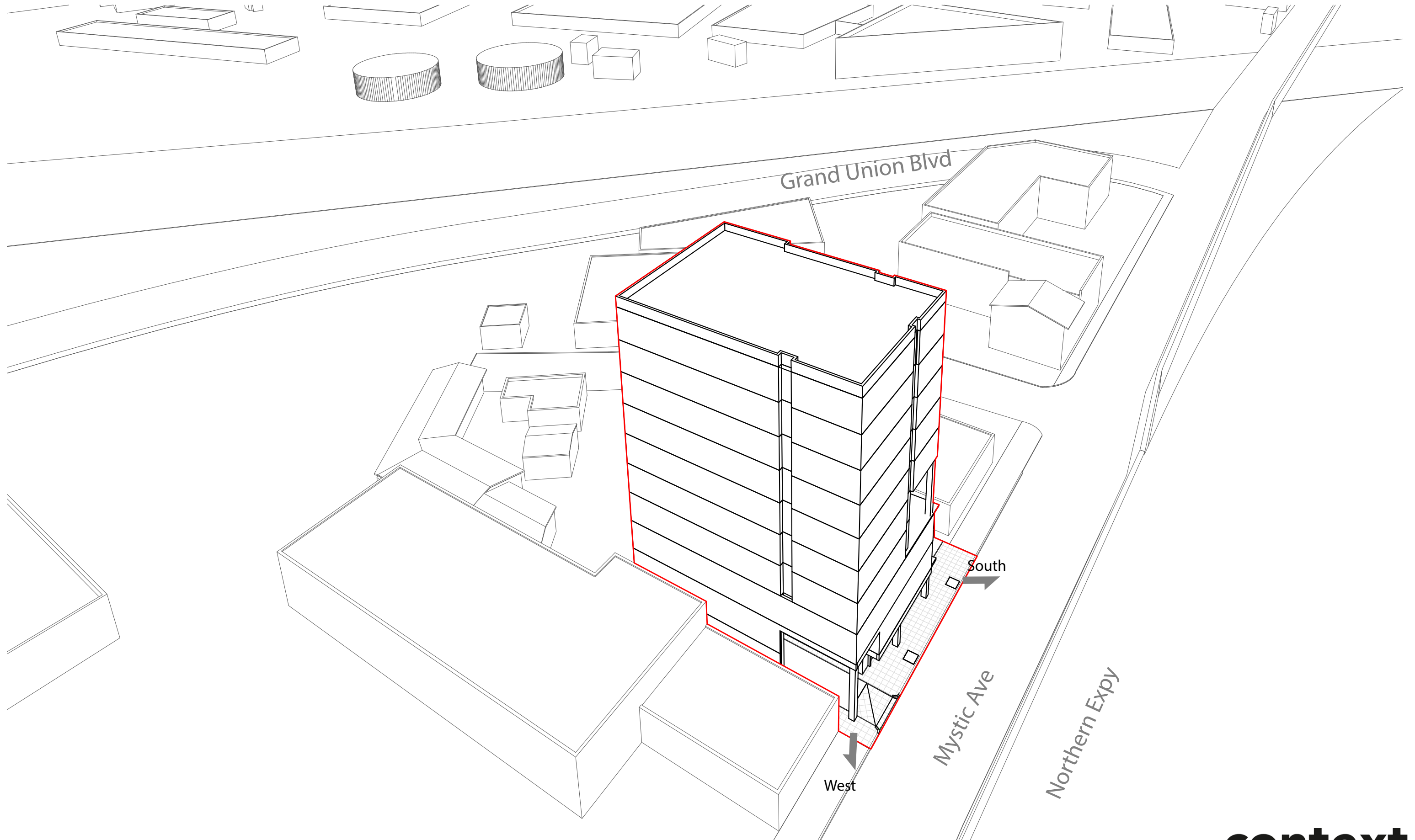
VIEW FROM SOUTH LOOKING NORTH  
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM EAST LOOKING WEST  
45 MYSTIC AVE, SOMERVILLE, MA 02145

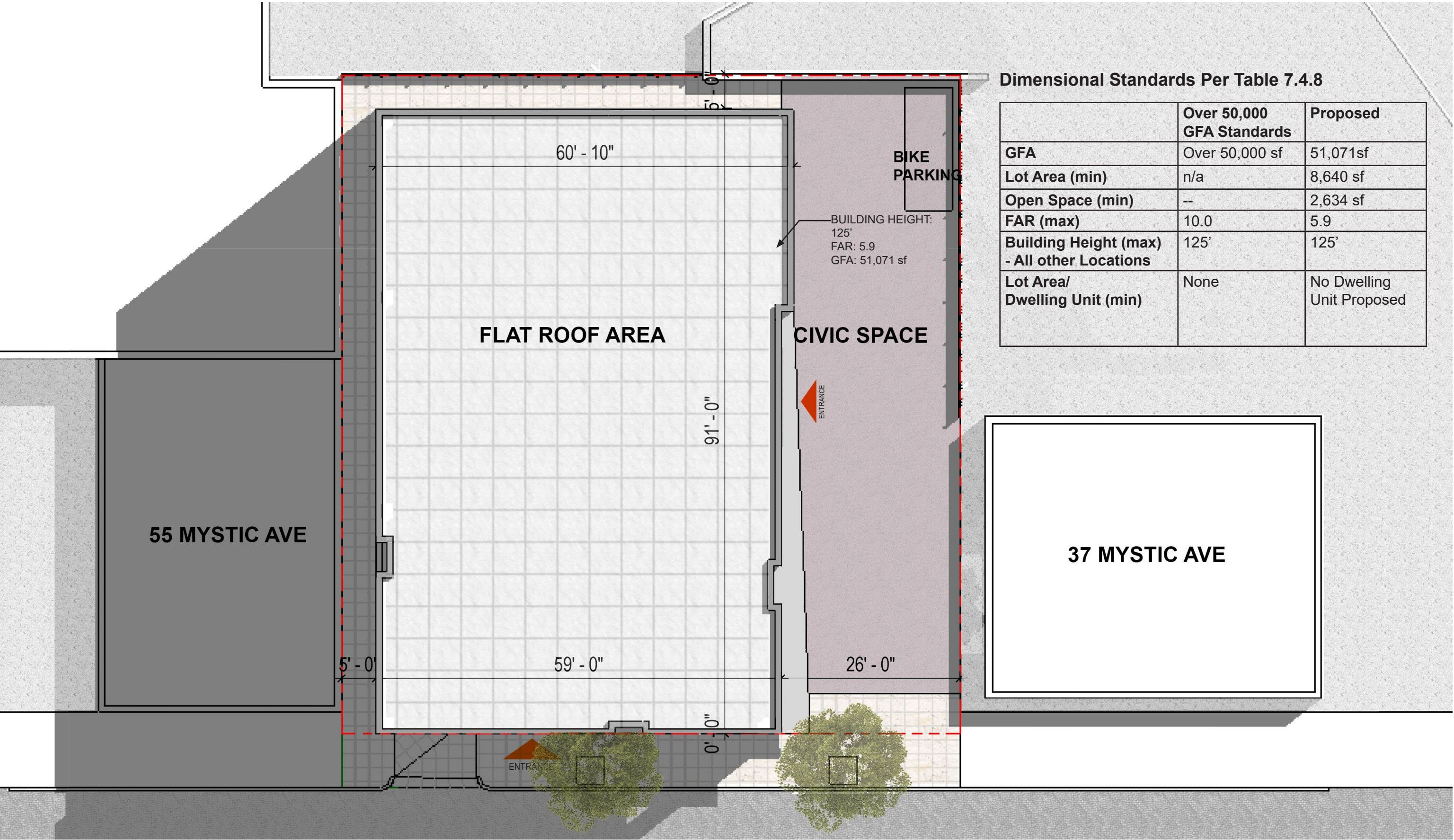


VIEW FROM NORTH LOOKING SOUTH  
45 MYSTIC AVE, SOMERVILLE, MA 02145



VIEW FROM WEST LOOKING EAST  
45 MYSTIC AVE, SOMERVILLE, MA 02145

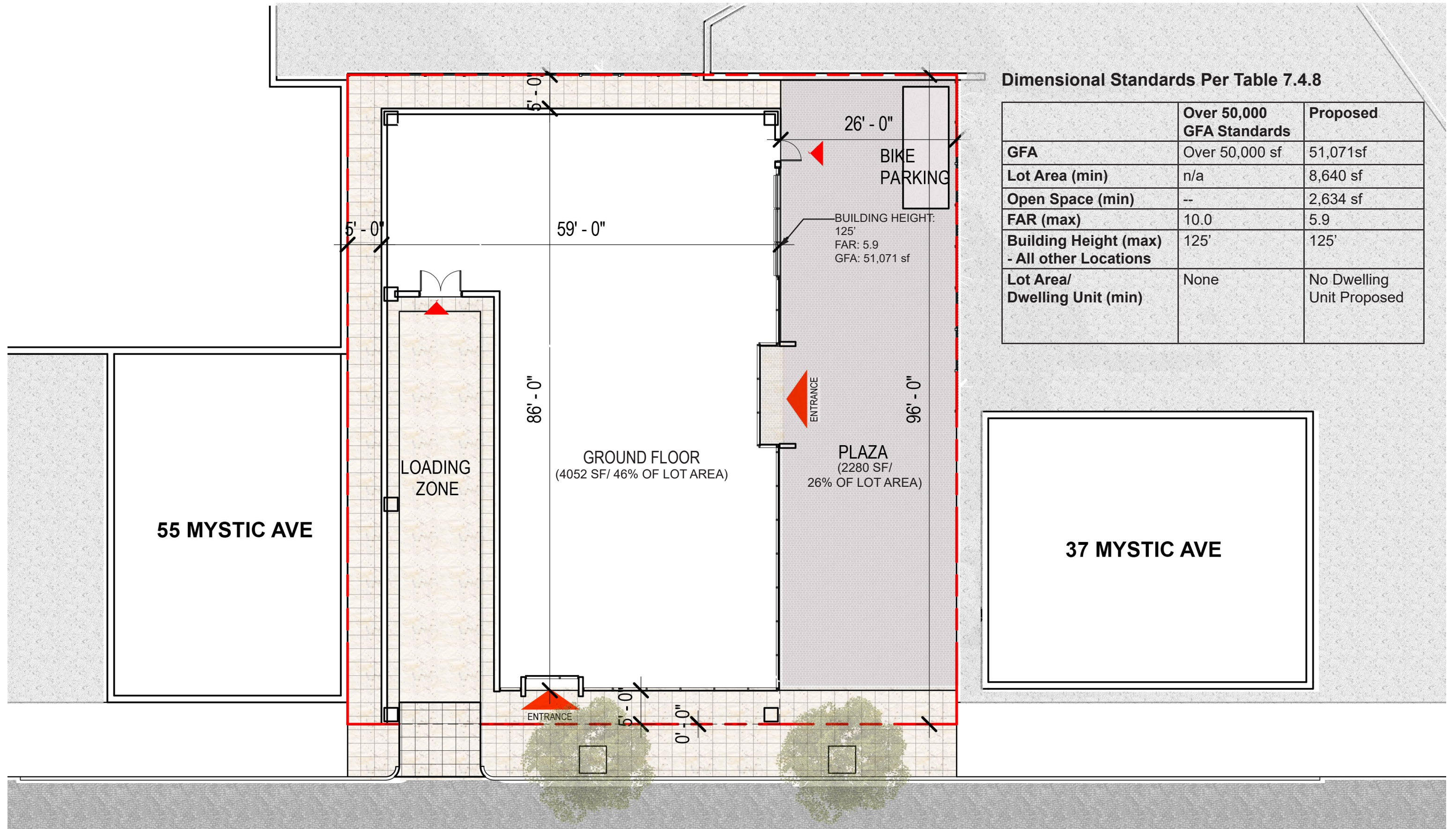




Dimensional Standards Per Table 7.4.8

	Over 50,000 GFA Standards	Proposed
GFA	Over 50,000 sf	51,071sf
Lot Area (min)	n/a	8,640 sf
Open Space (min)	--	2,634 sf
FAR (max)	10.0	5.9
Building Height (max) - All other Locations	125'	125'
Lot Area/ Dwelling Unit (min)	None	No Dwelling Unit Proposed





GROUND FLOOR PLAN  
45 MYSTIC AVE, SOMERVILLE, MA 02145



ZONING ANALYSIS	ASMD	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	N/A	8,640 SF	8,640 SF	EXISTING CONDITION
LOT FRONTAGE	N/A	90'	50'	EXISTING CONDITION
MAX. FAR	N/A	0.7	5.9	
BUILDING HEIGHT	125'	12' V.I.F	125'/10 STORIES	
FRONT YARD	5'5"	0' V.I.F	0'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
SIDE YARD	N/A	0' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
REAR YARD	N/A	0' 12' V.I.F	5'	COMPLIANT UNDER MASTER PLAN SPECIAL PERMIT
CIVIC SPACE	2,160 sf	V.I.F	2,280 SF	
OPEN SPACE	--	V.I.F	2,634 SF	
GFA	MIN. 50,000	V.I.F	51,071 SF	
BUILDING WIDTH	/	V.I.F	59'	
BUILDING DEPTH	/	V.I.F	91'	
STORY HEIGHT	/	V.I.F	12'-6"	



VIEW FROM I-93 LOOKING NORTHBOUND  
45 MYSTIC AVE, SOMERVILLE, MA 02145





VIEW FROM I-93 LOOKING SOUTHBOUND  
45 MYSTIC AVE, SOMERVILLE, MA 02145

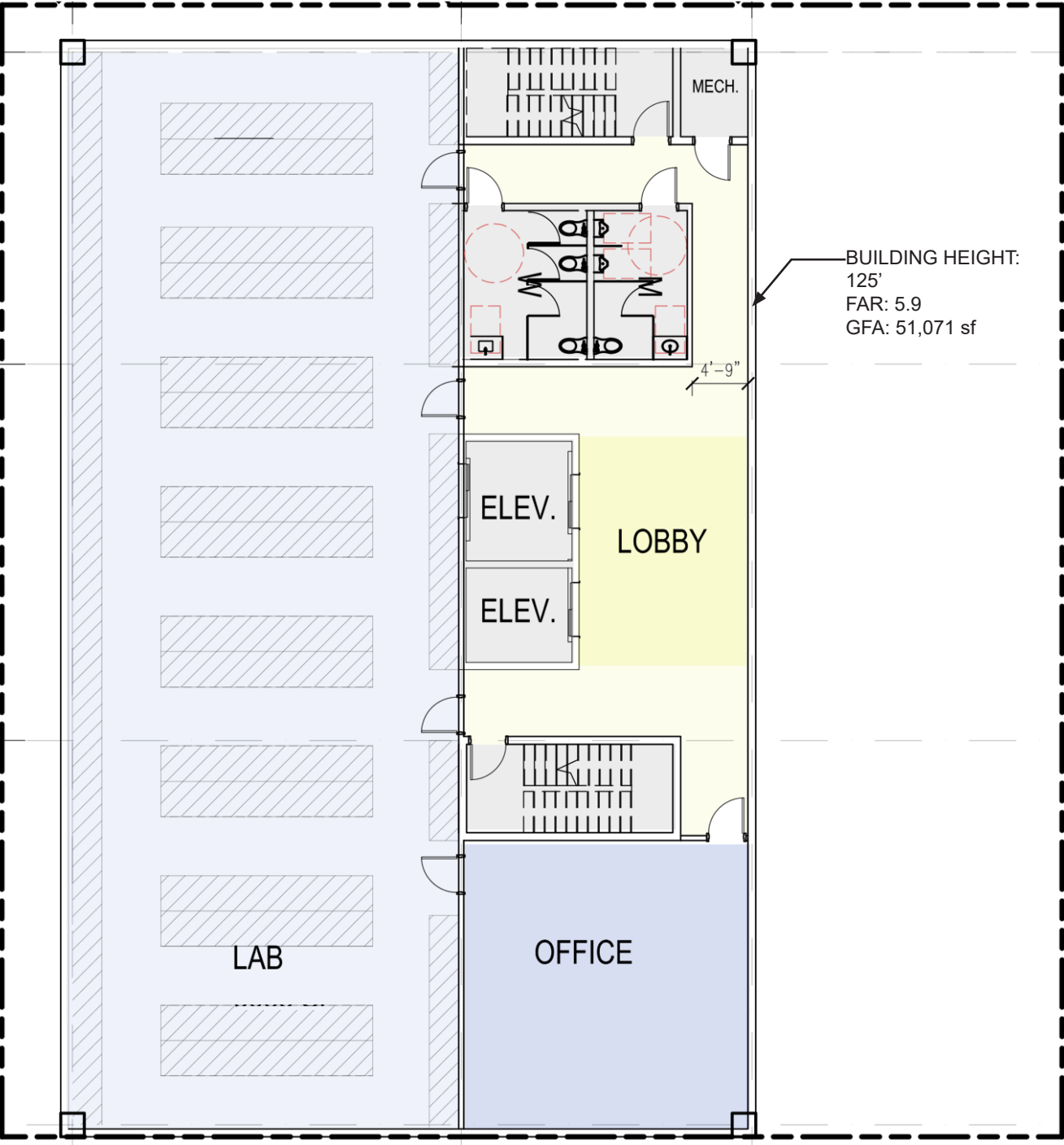




	<b>Over 50,000 GFA Standards</b>	<b>Proposed</b>
<b>GFA</b>	Over 50,000 sf	51,071sf
<b>Lot Area (min)</b>	n/a	8,640 sf
<b>Open Space (min)</b>	--	2,634 sf
<b>FAR (max)</b>	10.0	5.9
<b>Building Height (max) - All other Locations</b>	125'	125'
<b>Lot Area/ Dwelling Unit (min)</b>	None	No Dwelling Unit Proposed

**context**  
a collaborative design workshop

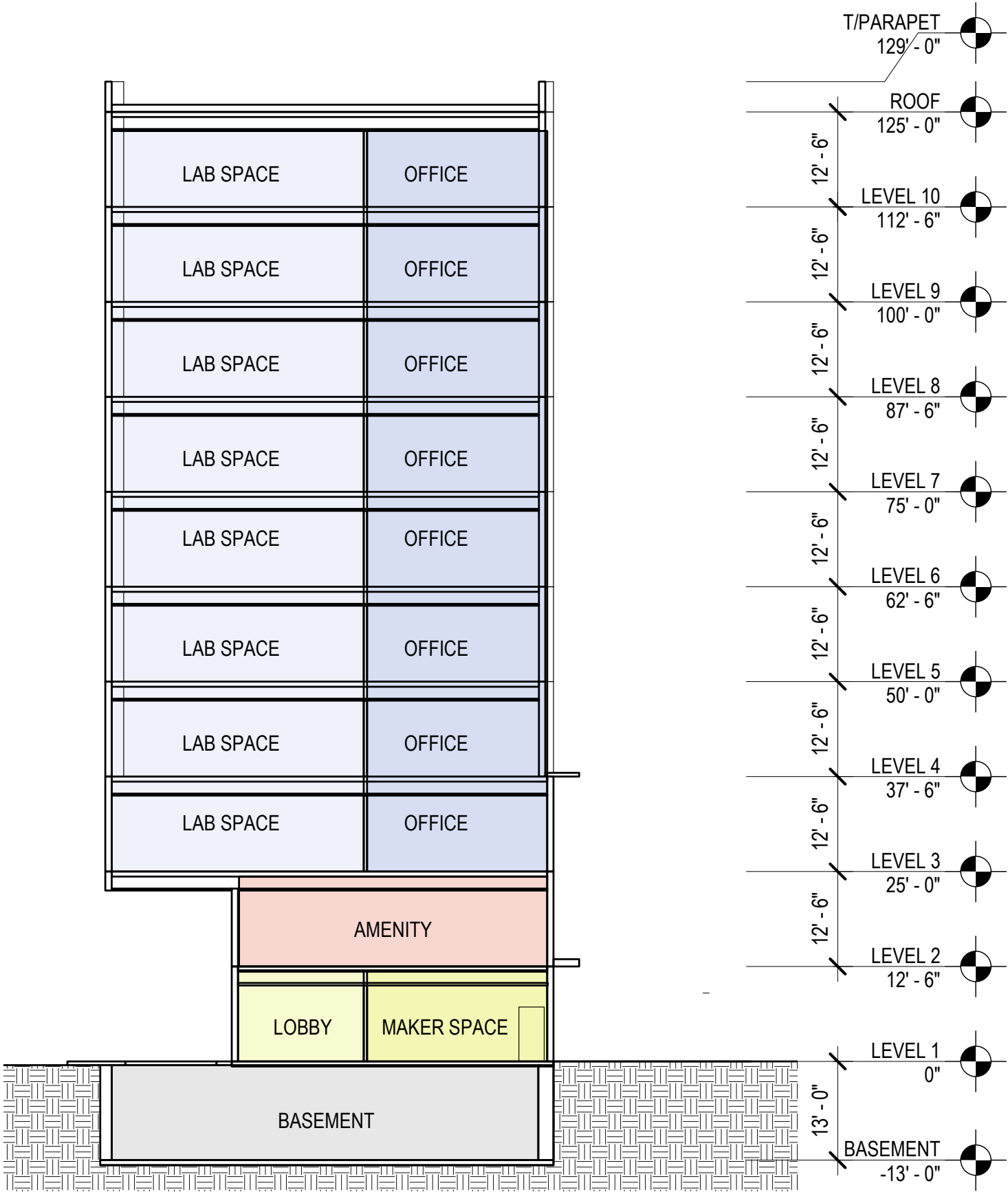




Dimensional Standards Per Table 7.4.8

	Over 50,000 GFA Standards	Proposed
GFA	Over 50,000 sf	51,071sf
Lot Area (min)	n/a	8,640 sf
Open Space (min)	--	2,634 sf
FAR (max)	10.0	5.9
Building Height (max) - All other Locations	125'	125'
Lot Area/ Dwelling Unit (min)	None	No Dwelling Unit Proposed



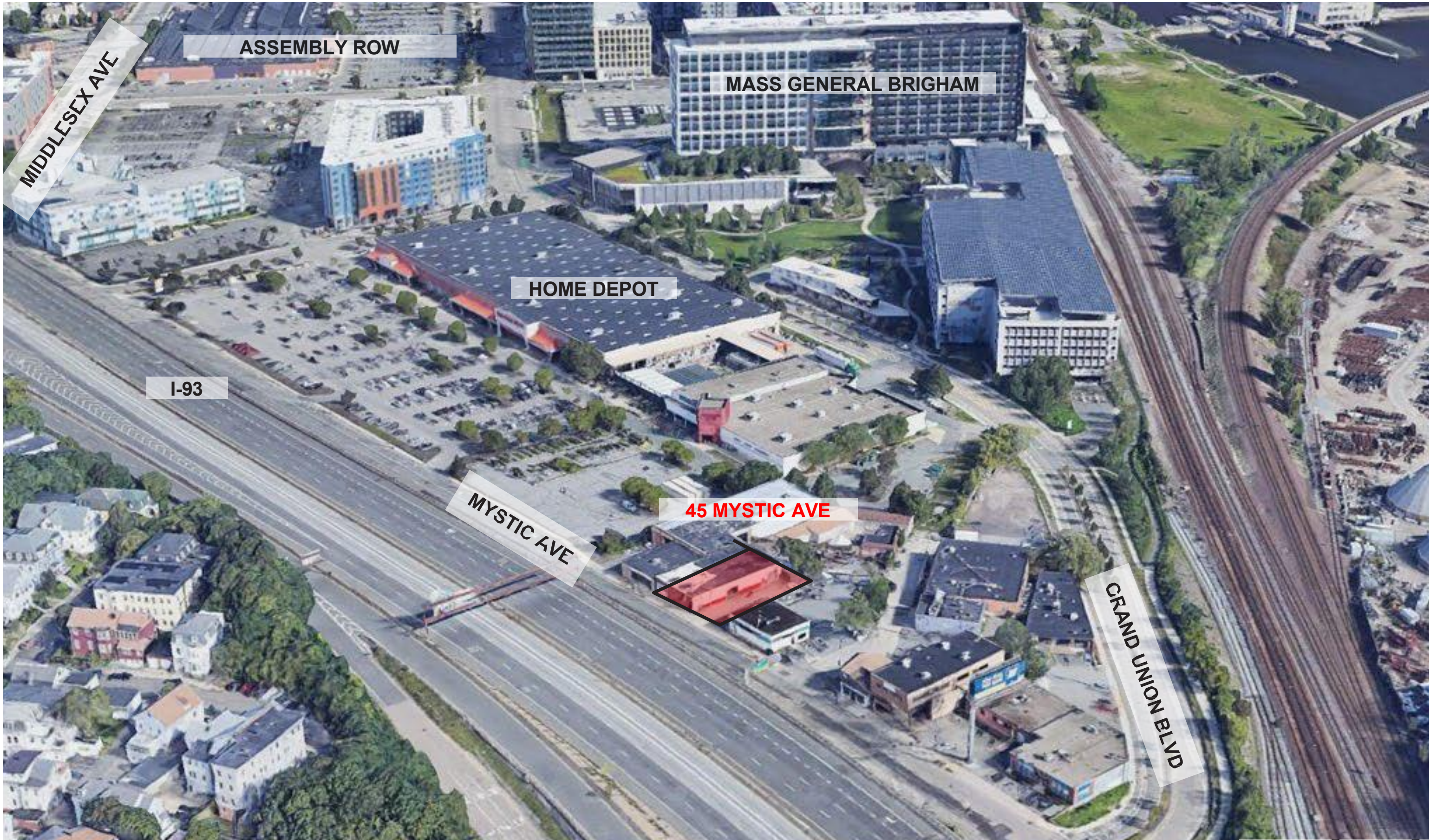






AERIAL VIEW FROM SOUTHEAST- PROPOSED  
45 MYSTIC AVE, SOMERVILLE, MA 02145





AERIAL VIEW FROM SOUTHEAST- EXISTING  
45 MYSTIC AVE, SOMERVILLE, MA 02145





VIEW FROM PROPOSED BUILDING LOOKING ASSEMBLY ROW, EYE ELEV: 100FT 9TH FLOOR  
45 MYSTIC AVE, SOMERVILLE, MA 02145





VIEW FROM PROPOSED BUILDING LOOKING BOSTON, EYE ELEV: 100FT 9TH FLOOR  
45 MYSTIC AVE, SOMERVILLE, MA 02145