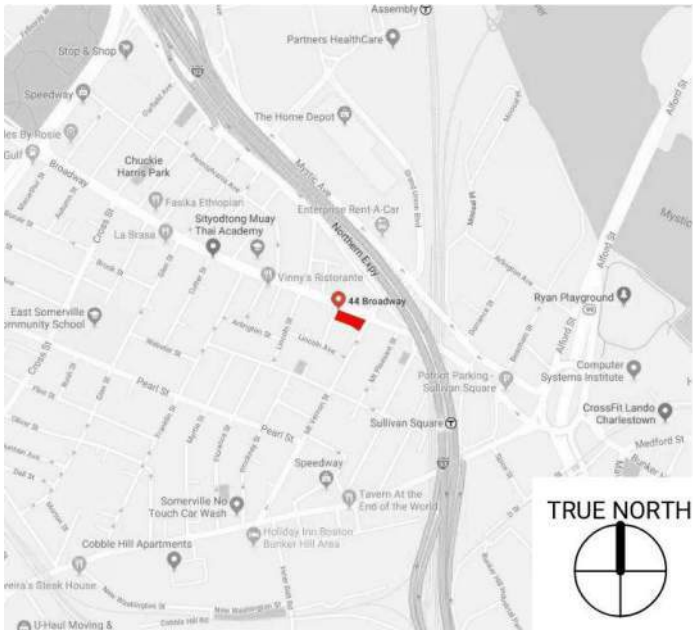


DRAWING LIST		
SHEET	SHEET NAME	DATE
GENERAL		
G-000	COVER SHEET	10/06/2023
LANDSCAPE		
L1	EXISTING CONDITIONS	5/19/2022
L2	EXISTING TREE OVERLAY	09/22/2023
L3	LANDSCAPE SITE PLAN	09/22/2023
L4	PERMEABLE PAVING DIAGRAM	09/22/2023
L5	LANDSCAPE PLANTING PLAN	09/22/2023
L6	SECTION A-A' ALONG BROADWAY	09/22/2023
L7	LANDSCAPE MATERIALS	5/19/2022
L8	PLANTING CONCEPT	5/19/2022
L9	LANDSCAPE DETAILS	5/19/2022
ARCHITECTURAL		
A-100	EXISTING CONDITIONS PLAN	5/19/2022
A-102	ARCHITECTURAL SITE PLAN	09/22/2023
A-103	DIMENSIONAL TABLE	5/19/2022
A-104	DIMENSIONAL ANALYSIS	5/19/2022
A-105	ZONING & FACADE BUILD-OUT	5/19/2022
A-106	GROSS FLOOR AREA	8/17/2023
A-107	OUTDOOR AMENITY AREA	5/19/2022
A-108	SHADOW STUDY	5/19/2022
A-109	SHADOW STUDY	5/19/2022
A-110	GARAGE PLAN	8/17/2023
A-111	LEVEL 1 PLAN	09/22/2023
A-112	LEVEL 2 PLAN	10/06/2023
A-113	LEVEL 3 PLAN	10/06/2023
A-114	LEVEL 4 PLAN	10/06/2023
A-115	LEVEL 5 PLAN	8/17/2023
A-116	LEVEL 6 PLAN	8/17/2023
A-117	ROOF PLAN	5/19/2022
A-118	SITE LIGHTING	5/19/2022
A-201	SITE CONTEXT	5/19/2022
A-202	REFERENCE IMAGERY	5/19/2022
A-203	REFERENCE IMAGERY	5/19/2022
A-204	BUILDING ELEVATIONS	8/17/2023
A-205	BUILDING ELEVATIONS	8/17/2023
A-206	PERCENTAGE OF GLAZING	8/17/2023
A-301	PERSPECTIVE LOOKING WEST ON	8/17/2023
A-302	PERSPECTIVE LOOKING EAST ON BROADWAY	8/17/2023
A-303	PERSPECTIVE FROM MT. VERNON STREET	8/17/2023
A-304	AXON AERIAL	8/17/2023
Total Number of Sheets: 38		

LOCUS MAP



RENDERING



UNIT MIX 08/14/2023

44 BROADWAY									
Units	STUDIO	JR 1BR	1BR	1BR+	2BR	3BR	Total per Floor	GSF	RESIDENTIAL NSF
AVG. UNIT SF									
Garage	0	0	0	0	0	0	0	12,386	
1st floor	0	0	0	0	0	0	0	13,609	9,709 SF Retail
2nd floor	8	6	4	0	1	2	21	15,184	13,444
3rd floor	8	6	4	0	1	2	21	15,184	13,444
4th floor	8	0	6	0	1	1	16	12,444	9,727
5th floor	4	0	8	0	1	0	13	9,031	7,558
6th floor	4	0	8	0	1	0	13	9,031	7,558
							84	86,869	51,731
total sf	32	12	30	0	5	5			
	0	0	0	0	0	0			
	32	42	0	0	5	5			
	38.1%	50.0%	0.0%	6.0%	6.0%				
Total Units	84								
							100.00%		
								615.85 NSF	

Parking	
Surface	0
Garage	21
21	Spaces

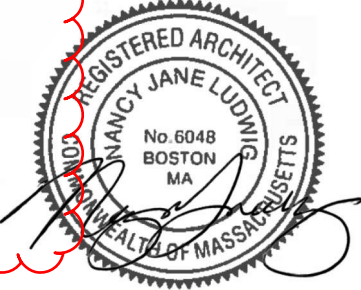
*This change is to comply with the conditions of Decision P&Z21-029

ARCHITECT:

ICON ARCHITECTURE
101 SUMMER STREET, 5TH FL
BOSTON, MA 02110

LANDSCAPE ARCHITECT:

MICHAEL D'ANGELO LANDSCAPE
ARCHITECTURE
840 SUMMER STREET, SUITE 201A
BOSTON, MA 02127



44 BROADWAY

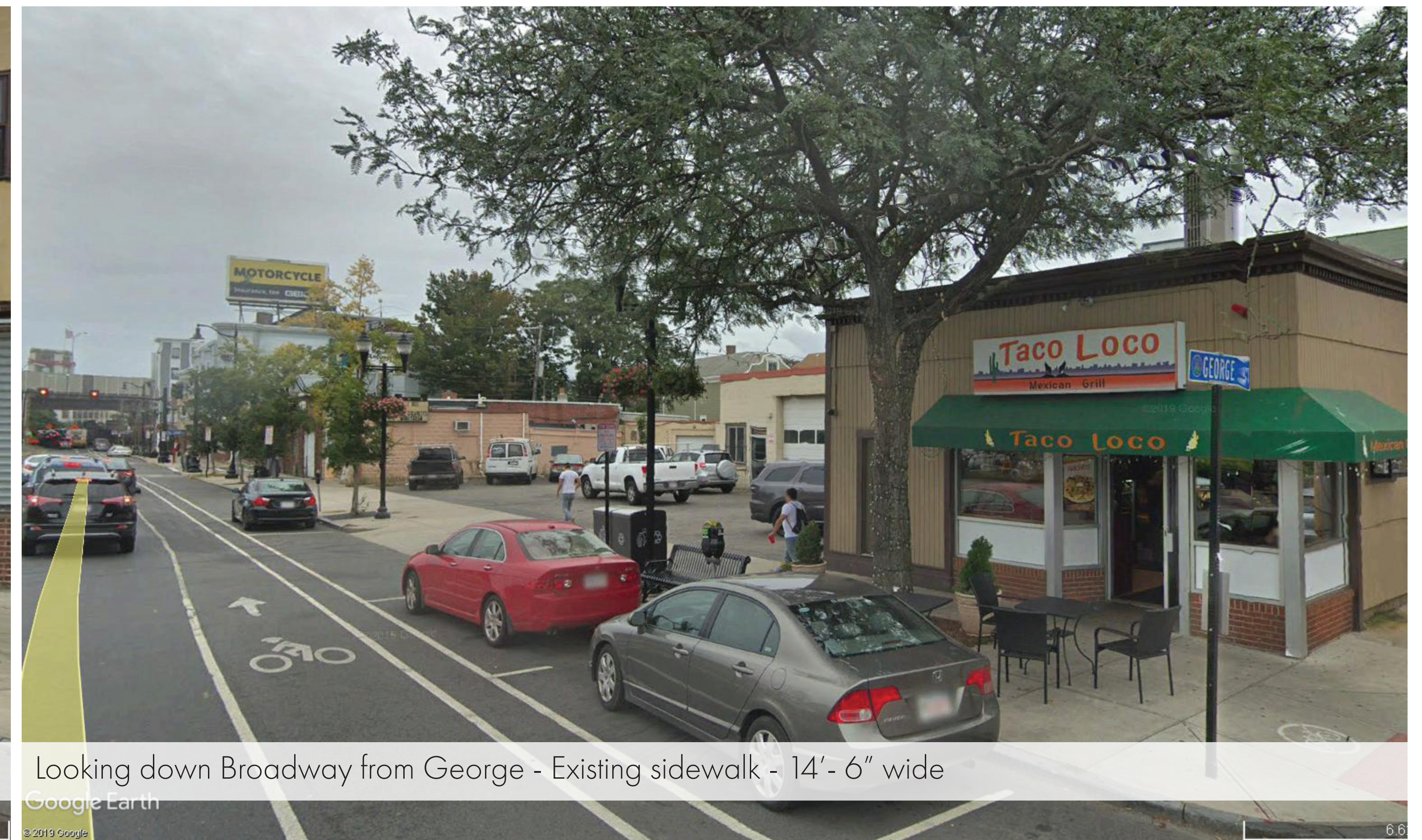
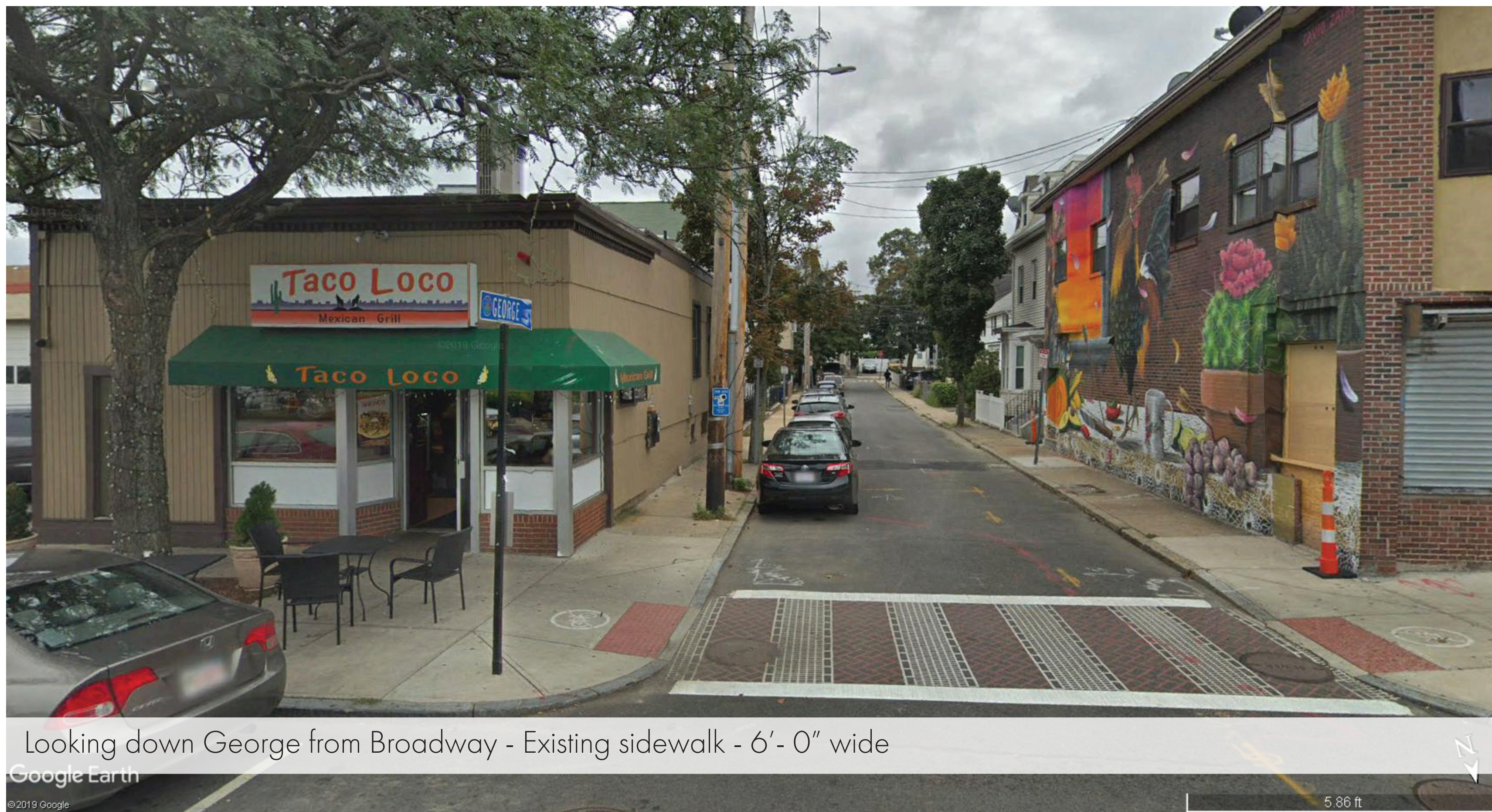
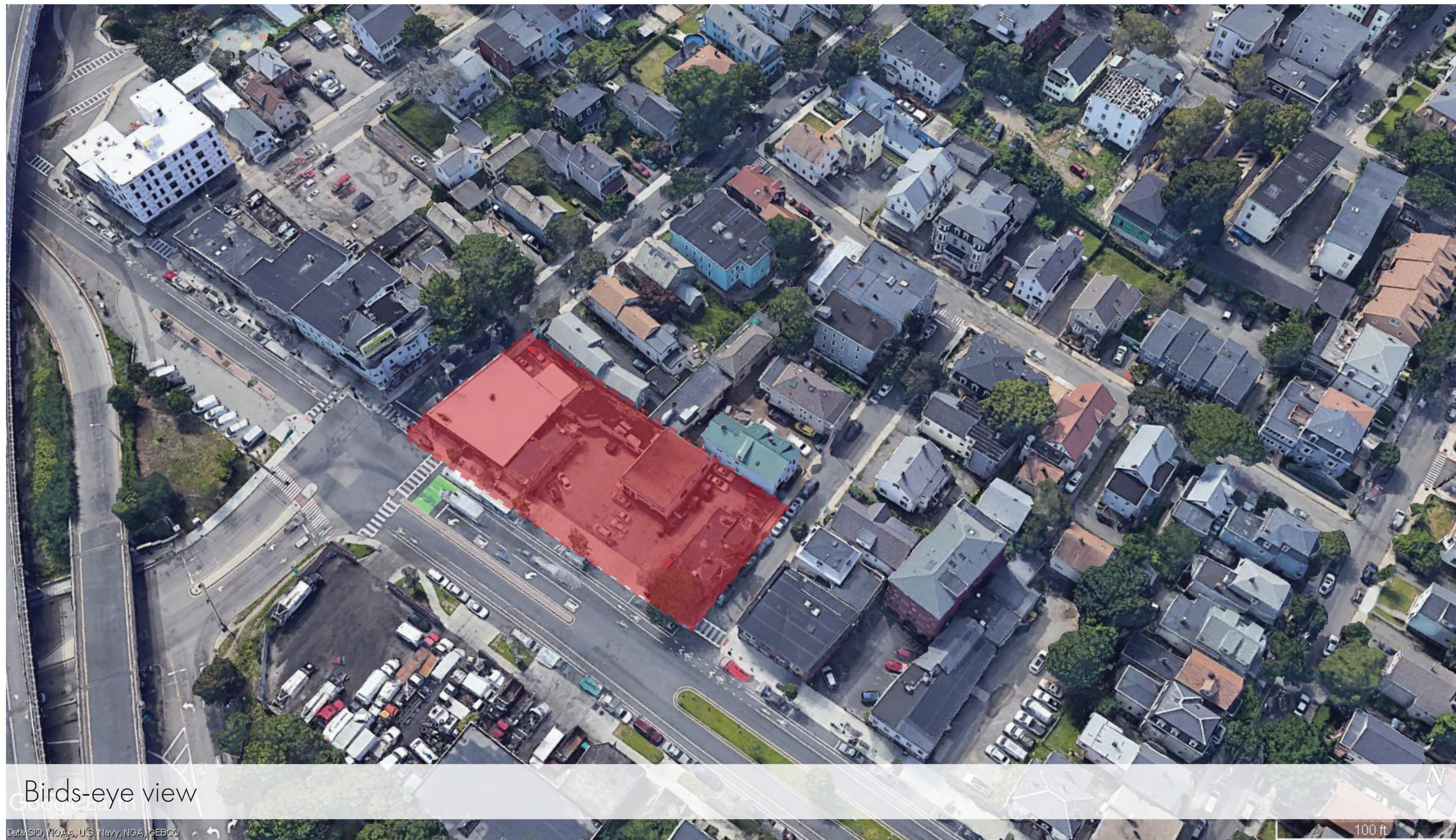
HIGHLAND DEVELOPMENT

COVER SHEET

G-000

10/06/2023





EXISTING TREE SCHEDULE				
KEY	SPECIES	DBH/CALIPER	STATUS	NOTES/COMMENTS
EX TREE 1	NORWAY MAPLE	12" DBH	TREE TO BE REMOVED	
EX TREE 2	HONEYLOCUST	20" DBH	PRESERVE AND PROTECT. TREE TO REMAIN	
EX TREE 3	SIBERIAN ELM	6" DBH	PRESERVE AND PROTECT. TREE TO REMAIN	
EX TREE 4	SIBERIAN ELM	6" DBH	PRESERVE AND PROTECT. TREE TO REMAIN	
EX TREE 5	SIBERIAN ELM	6" DBH	PRESERVE AND PROTECT. TREE TO REMAIN	
EX TREE 6	SIBERIAN ELM	6" DBH	PRESERVE AND PROTECT. TREE TO REMAIN	

ALL EXISTING AND PROPOSED TREES TO BE REVIEWED BY CITY ARBORIST.

EX TREE 2 - 18" DBH HONEYLOCUST
EXISTING TREE TO REMAIN AND BE PROTECTED PER CITY OF SOMERVILLE

EX TREE 1 - 12" DBH NORWAY MAPLE
TO BE REMOVED:
EXISTING TREE IS SEVERELY DAMAGED/
TOUCHING THE POWER LINES

EX. TREE 3- 6" DBH SIBERIAN ELM
EXISTING TREE TO REMAIN AND BE PROTECTED PER CITY OF SOMERVILLE

EX TREE 4 AND 5 - 6" DBH SIBERIAN ELM (2)
TREES TO REMAIN AND BE PROTECTED PER CITY OF SOMERVILLE

EX TREE 6 - 6" DBH SIBERIAN ELM
EXISTING TREE TO REMAIN AND BE PROTECTED



TREE PROTECTION SPECIFICATIONS:

THE PURPOSE OF THIS ITEM IS TO PREVENT DAMAGE TO BRANCHES, STEMS AND ROOT SYSTEMS OF EXISTING INDIVIDUAL TREES AS WELL AS SHRUBS AND OTHER QUALITY VEGETATION TO REMAIN, AND TO ENSURE THEIR SURVIVAL. TO THE EXTENT POSSIBLE, TO AVOID SOIL COMPACTION WITHIN THE ROOT ZONE, CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, VEHICLE MOVEMENT, EXCAVATION, EMBANKMENT, STAGING AND STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT OCCUR UNDERNEATH THE CANOPY (DRIP LINE) OF TREES TO REMAIN. WHERE THESE ACTIVITIES WILL OCCUR WITHIN 10 FEET (3 METERS) OF THE CANOPY OF TREES OR WHERE DIRECTED, THE CONTRACTOR SHALL TAKE THE APPROPRIATE PROTECTIVE MEASURES SPECIFIED HEREIN.

THIS ITEM SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE LIKELY TO OCCUR WITHIN THE CANOPY OF INDIVIDUAL TREES OR WHERE THERE MAY BE ANY RISK OF DAMAGE TO TREES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS WITHIN AND IMMEDIATELY ADJACENT TO THE CONSTRUCTION AREA THAT ARE NOT DESIGNATED TO BE REMOVED FOR THE LENGTH OF THE CONSTRUCTION PERIOD.

SUBMITTALS:
INCIDENTAL TO THIS ITEM, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER ONE (1) COPY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD Z-133.1 AND A300 STANDARD PRACTICES FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE, PART 1: PRUNING. THESE REFERENCES SHALL BE KEPT BY THE ENGINEER AT HIS OFFICE FOR THE LENGTH OF THE CONTRACT.

PRIOR TO START OF WORK, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THE NAME, CERTIFICATION NUMBER AND RESUME OF THE MASSACHUSETTS CERTIFIED ARBORIST REFERENCED HEREIN. COST FOR CERTIFIED ARBORIST REPORT FOR ALL ACTIVITIES PERTAINING TO THIS ITEM SHALL BE INCIDENTAL TO THIS ITEM.

SUBMIT ARBORISTS REPORT DOCUMENTING SITE WALK AND SUMMARIZING TREES PROTECTED (SPECIES AND QUANTITIES) AS WELL AS RECOMMENDATIONS FOR PROTECTION.

MATERIALS
FENCING FOR INDIVIDUAL PLANTS SHALL BE POLYETHYLENE FENCING OR CHAIN LINK FENCE (NEW OR USED).

STAKING FOR INDIVIDUAL TREE PROTECTION FENCING SHALL BE STEEL POSTS OR 2X4 LUMBER AS DIRECTED AND APPROVED BY THE ENGINEER.

WOOD CHIPS SHALL CONFORM TO PROVISIONS OF WOOD CHIP MULCH UNDER MATERIALS SECTION M6.04.3.

TRUNK PROTECTION SHALL BE 2X4 CLADDING, AT LEAST 8 FEET (2.4 METERS) IN LENGTH, CLAD TOGETHER WITH WIRE. ALTERNATIVE MATERIALS SHALL BE AT THE APPROVAL OF THE ENGINEER. ALTERNATIVE MATERIALS SHALL PROVIDE ADEQUATE PROTECTION FROM ANTICIPATED CONSTRUCTION ACTIVITIES AND SHALL NOT INJURE OR SCAR TRUNK. TRUNK PROTECTION SHALL INCLUDE BURLAP TO SEPARATE TRUNK CLADDING FROM BARK.

INCIDENTAL TO THIS ITEM, THE CONTRACTOR SHALL PROVIDE WATER FOR MAINTAINING PLANTS IN THE CONSTRUCTION AREA THAT WILL HAVE EXPOSED ROOT SYSTEMS FOR ANY PERIOD DURING CONSTRUCTION.

CONSTRUCTION METHODS

TO THE EXTENT POSSIBLE, TO AVOID SOIL COMPACTION WITHIN THE ROOT ZONE, CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, VEHICLE MOVEMENT, EXCAVATION, EMBANKMENT, STAGING AND STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT OCCUR UNDERNEATH THE CANOPY (DRIP LINE) OF TREES TO REMAIN. WHERE THESE ACTIVITIES WILL OCCUR WITHIN 10 FEET (3 METERS) OF THE CANOPY OF TREES, THE CONTRACTOR SHALL PROVIDE INDIVIDUAL TREE PROTECTION AS SPECIFIED HEREIN.

FOR INDIVIDUAL TREE PROTECTION, THE CONTRACTOR SHALL SET POSTS AND FENCING AT THE LIMITS OF THE TREE CANOPY. WHERE CONSTRUCTION ACTIVITIES CLOSER TO THE TREES IS UNAVOIDABLE, THE CONTRACTOR SHALL TIE BRANCHES OUT OF THE WAY AND PLACE WOOD CHIPS TO A DEPTH OF 6 INCHES (150 MM) ON THE GROUND TO PROTECT THE ROOT SYSTEMS. THE CONTRACTOR SHALL WRAP THE AREA OF THE TRUNK OF THE TREE WITH BURLAP PRIOR TO ARMORING WITH 2X4 CLADDING. CLADDING FOR TREE TRUNKS SHALL EXTEND FROM THE BASE OF THE TREE TO AT LEAST 8 FEET (2.4 METERS) FROM THE BASE.

WHERE EXCAVATION WITHIN CANOPY IS UNAVOIDABLE, THE CONTRACTOR SHALL USE EQUIPMENT AND METHODS THAT SHALL MINIMIZE DAMAGE TO THE TREE ROOTS, PER RECOMMENDATIONS OF THE CERTIFIED ARBORIST. SUCH METHODS MAY REQUIRE ROOT PRUNING PRIOR TO, AS WELL AS DURING, ANY EXCAVATION ACTIVITIES.

ALL FENCING, TRUNK PROTECTION, BRANCH PROTECTION, AND WOODCHIPS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONTRACT. PROTECTIVE FENCING SHALL BE REPAIRED AND WOODCHIP MULCH REPLACED AS NECESSARY DURING THE DURATION OF THE CONTRACT AT NO ADDITIONAL COST.

1. SOME PRUNING OF ROOTS AND BRANCHES MAY BE A NECESSARY PART OF CONSTRUCTION. PRUNING WILL BE PERFORMED ON THE SAME SIDE OF THE TREE THAT ROOTS HAVE BEEN SEVERED.

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A MASSACHUSETTS STATE CERTIFIED ARBORIST TO PERFORM ANY CUTTING OF LIMBS, STEM OR ROOTS OF EXISTING TREES. ALL CUTS SHALL BE CLEAN AND EXECUTED WITH AN APPROVED TOOL UNDER NO CIRCUMSTANCES SHALL EXCAVATION IN THE TREE PROTECTION AREA BE MADE WITH MECHANICAL EQUIPMENT THAT MIGHT DAMAGE THE EXISTING ROOT SYSTEMS.

ANY TREE ROOT AREA EXPOSED BY CONSTRUCTION SHALL BE COVERED AND WATERED IMMEDIATELY. EXPOSED TREE ROOTS SHALL BE PROTECTED BY DAMPENED BURLAP AT ALL TIMES UNTIL THEY CAN BE COVERED WITH SOIL.

2. WATER EACH TREE WITHIN THE CONSTRUCTION AREA WHERE WORK IS IN PROGRESS TWICE PER WEEK UNTIL THE SURROUNDING SOIL OF EACH TREE IS SATURATED FOR THE DURATION OF CONSTRUCTION ACTIVITIES.

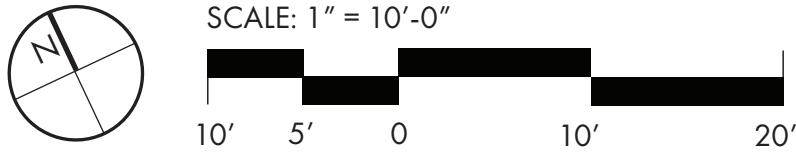
3. AFTER ALL OTHER CONSTRUCTION ACTIVITIES ARE COMPLETE, BUT PRIOR TO FINAL SEEDING, WOOD CHIPS, FENCING, BRANCH PROTECTION, AND TRUNK PROTECTION MATERIALS SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR AT NO ADDITIONAL COST.

4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE EXISTING TREES IN THE IMMEDIATE VICINITY OF THE OF THE CONSTRUCTION AREA. DAMAGE THAT, IN THE ENGINEER'S OPINION, CAN BE REMEDIED BY CORRECTIVE MEASURES SHALL BE REPAIRED IMMEDIATELY. BROKEN LIMBS SHALL BE PRUNED ACCORDING TO INDUSTRY STANDARDS. WOUNDS SHALL NOT BE PAINTED. TREES OR SHRUBS THAT ARE DAMAGED IRREPARABLY SHALL, AT THE ENGINEER'S DISCRETION, BE REPLACED PER THE REQUIREMENTS OF DIVISION 1 OF THESE SPECIAL PROVISIONS. COST OF REPLACEMENT TREES SHALL BE BORNE BY THE CONTRACTOR, FROM BARK.

INCIDENTAL TO THIS ITEM, THE CONTRACTOR SHALL PROVIDE WATER FOR MAINTAINING PLANTS IN THE CONSTRUCTION AREA THAT WILL HAVE EXPOSED ROOT SYSTEMS FOR ANY PERIOD DURING CONSTRUCTION.

44 Broadway
Somerville, MA

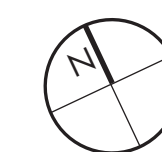
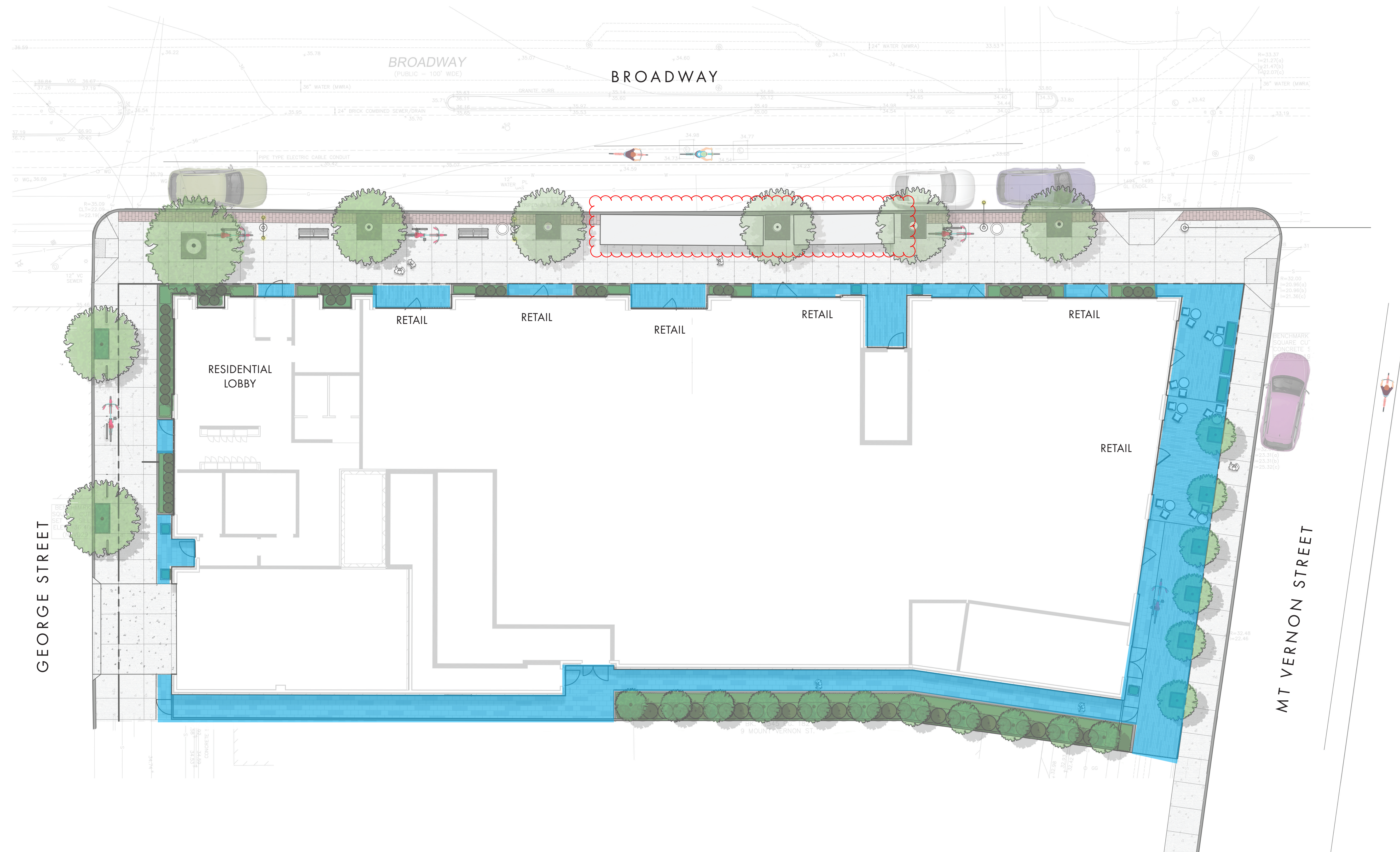
Design Review - L2 Existing Tree Overlay



MDLA
MICHAEL D'ANGELO landscape architecture

1. DESIGN TEAM WILL WORK WITH THE CITY ARBORIST TO ASSESS EXISTING TREES AND REVIEW PROPOSED TREES.
2. DESIGN TEAM WILL WORK WITH CORTNEY KIRK ON FINAL MATERIAL SELECTION.
3. SEE SECTIONS FOR PROPOSED WALKWAY DIMENSIONS. SEE EXISTING CONDITIONS BOARD EXISTING WALKWAY DIMENSIONS.

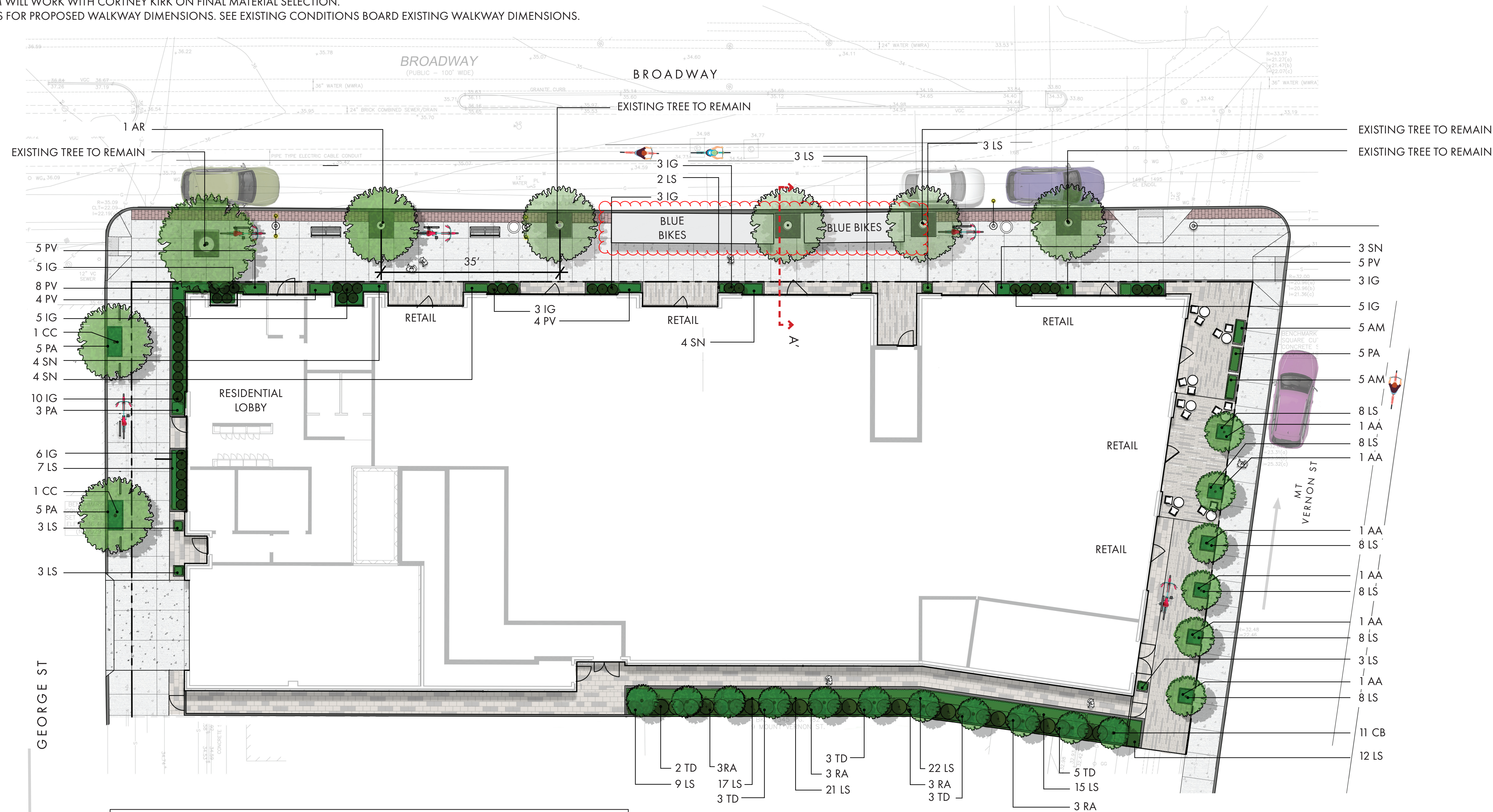




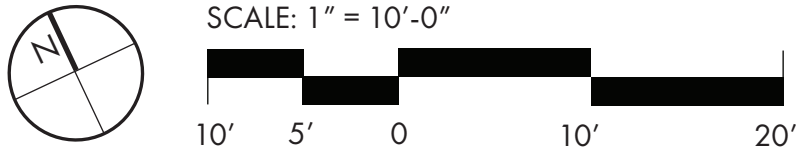
SCALE: 1" = 10'-0"

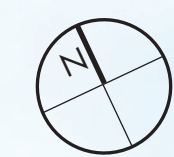
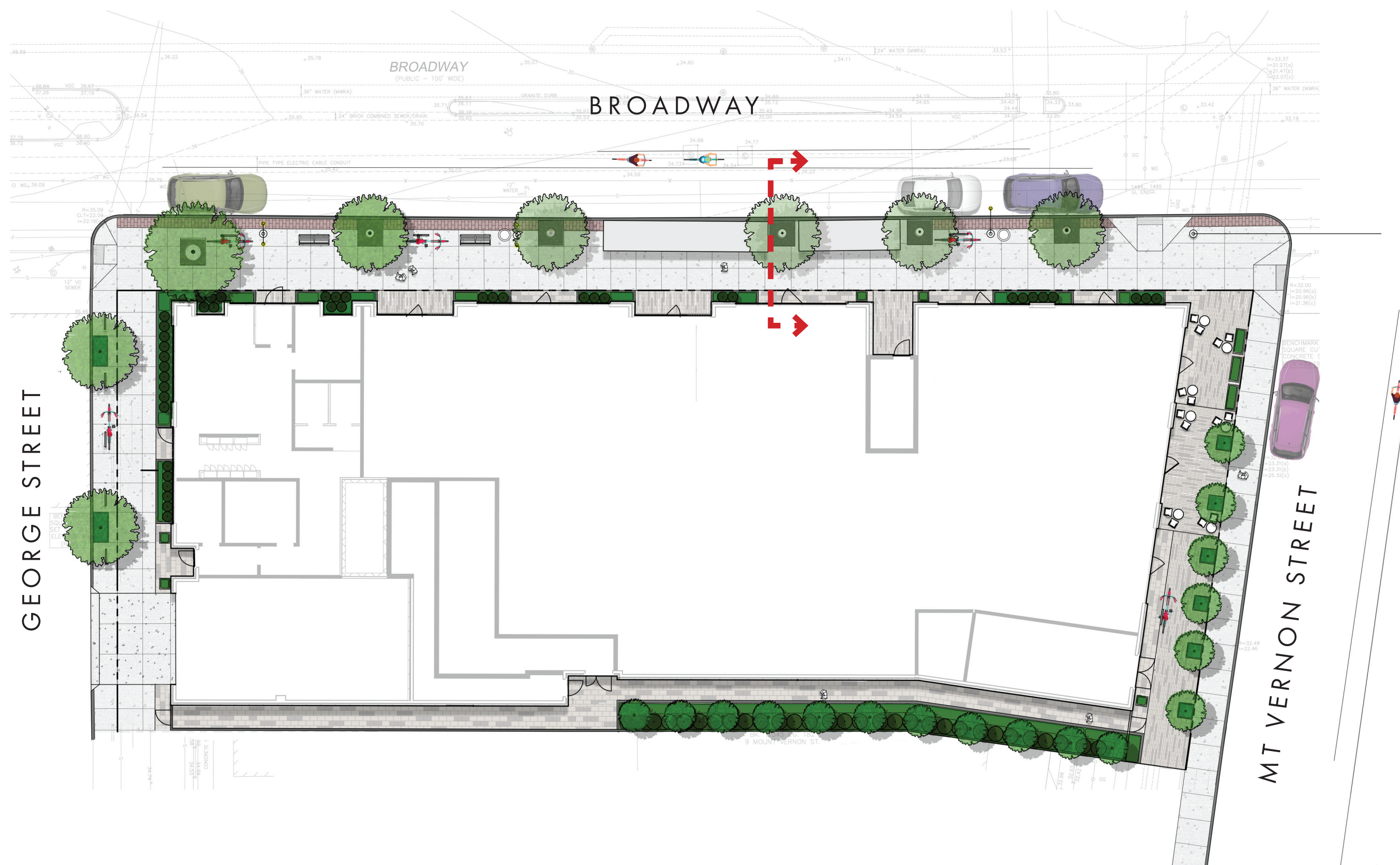
10' 5' 0 10' 20'

- NOTES:
- 1. DESIGN TEAM WILL WORK WITH THE CITY ARBORIST TO ASSESS EXISTING TREES AND REVIEW PROPOSED TREES.
 - 2. DESIGN TEAM WILL WORK WITH CORTNEY KIRK ON FINAL MATERIAL SELECTION.
 - 3. SEE SECTIONS FOR PROPOSED WALKWAY DIMENSIONS. SEE EXISTING CONDITIONS BOARD EXISTING WALKWAY DIMENSIONS.



PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	1	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	3.5"-4" CAL.	B&B, 6' CLEAR BRANCHING
CB	11	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	3.5"-4" CAL.	B&B, BRANCH TO GROUND
CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3.5"-4" CAL.	B&B, 6' CLEAR BRANCHING
AA	6	AMELANCHIER ARBOREA	SERVICEBERRY	8"-10' HT.	B&B, MULTI-STEM
EVERGREEN SHRUBS					
IG	43	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3'-3.5' TALL	36" O.C.; 5 GALLON
TD	16	TAXUS X M. 'DENSIFORMIS'	YEW	3'-3.5' TALL	36" O.C.; B&B
DECIDUOUS SHRUBS					
RA	12	RHUS AROMATICA 'GROW-LOW'	GROW-LOW FRAGRANT SUMAC	5 GALLON	36" O.C.
PERENNIALS AND ORNAMENTAL GRASSES					
AM	10	ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL	18" O.C.
LS	168	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
PA	18	PENNISETUM ALOPECURIODES	FOUNTAIN GRASS	1 GAL	18" O.C.
PV	25	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	18" O.C.
SN	15	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL	18" O.C.

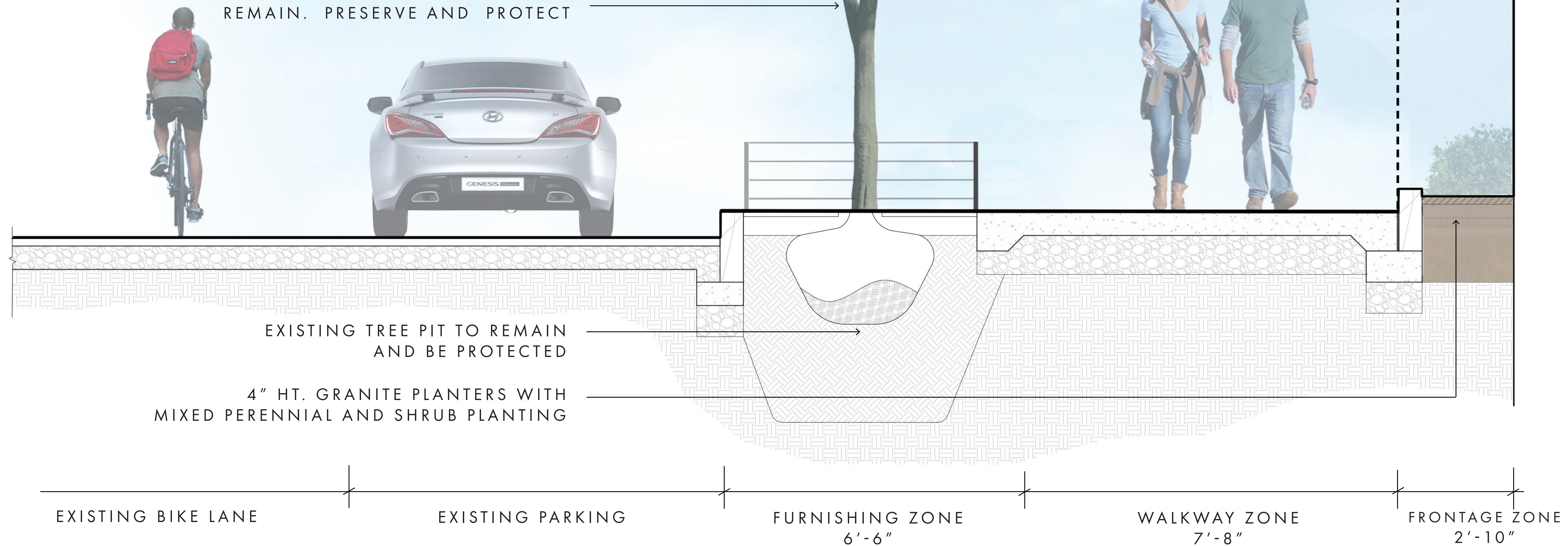




SCALE: 1" = 20'-0"

20' 10' 0 20' 40'

6" DBH EXISTING SIBERIAN ELM TO REMAIN. PRESERVE AND PROTECT



EXISTING BIKE LANE

EXISTING PARKING

FURNISHING ZONE
6'-6"

WALKWAY ZONE
7'-8"

FRONTAGE ZONE
2'-10"

44 Broadway
Somerville, MA

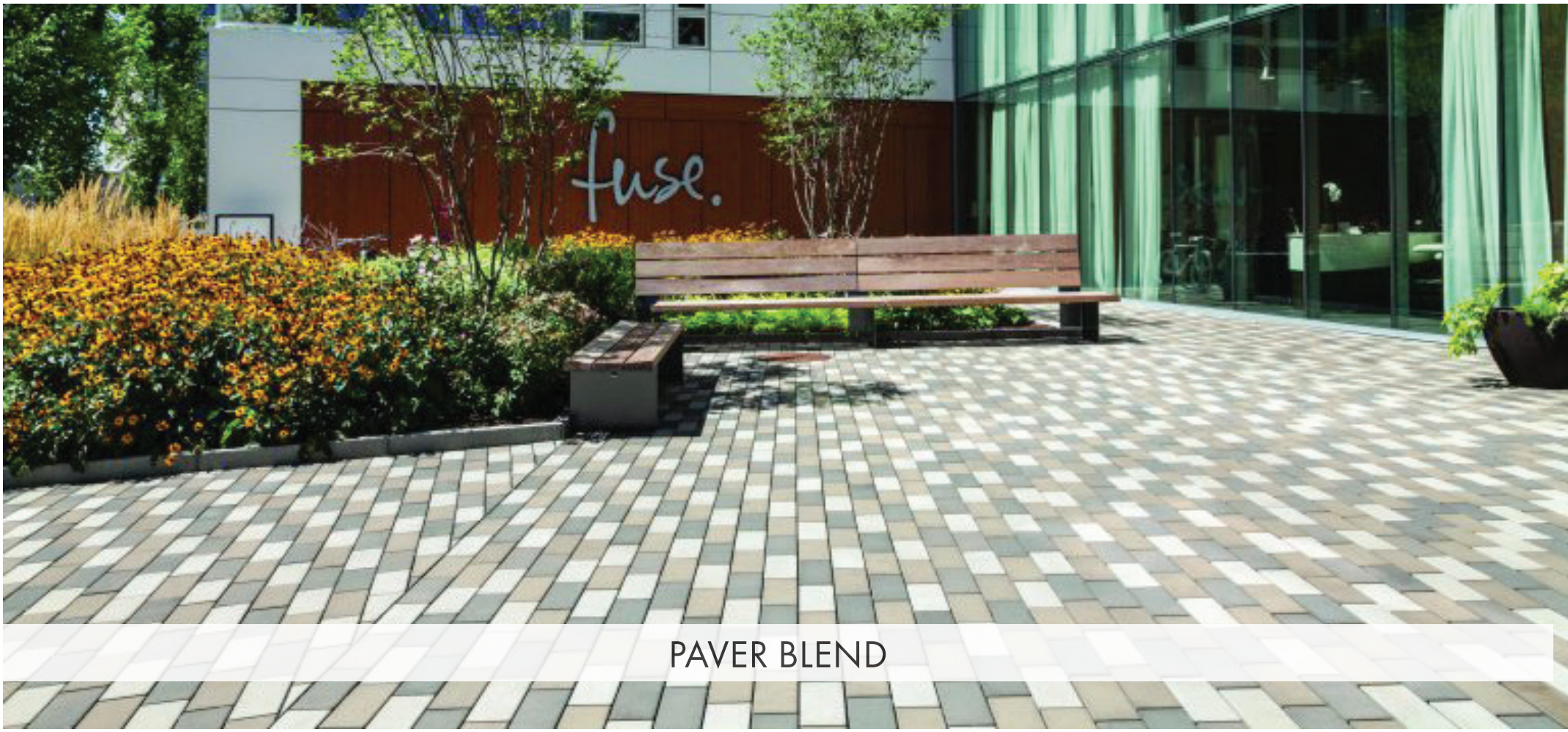
Design Review - L6 Section A-A' (Broadway)



MDLA
MICHAEL D'ANGELO landscape architecture



PAVER BLEND



PAVER BLEND



WOOD PRIVACY FENCE



BELTWAY BIKE RACK BY CUSTOM FABRICATION INC (SOMERVILLE CITY STANDARD)



PAVER BLEND



CAST-IRON BENCH BY CUSTOM FABRICATION INC (SOMERVILLE CITY STANDARD)



THREE-SIDED TREE GUARD (SOMERVILLE ZO)



MOVABLE PLANTERS AT CAFE SEATING

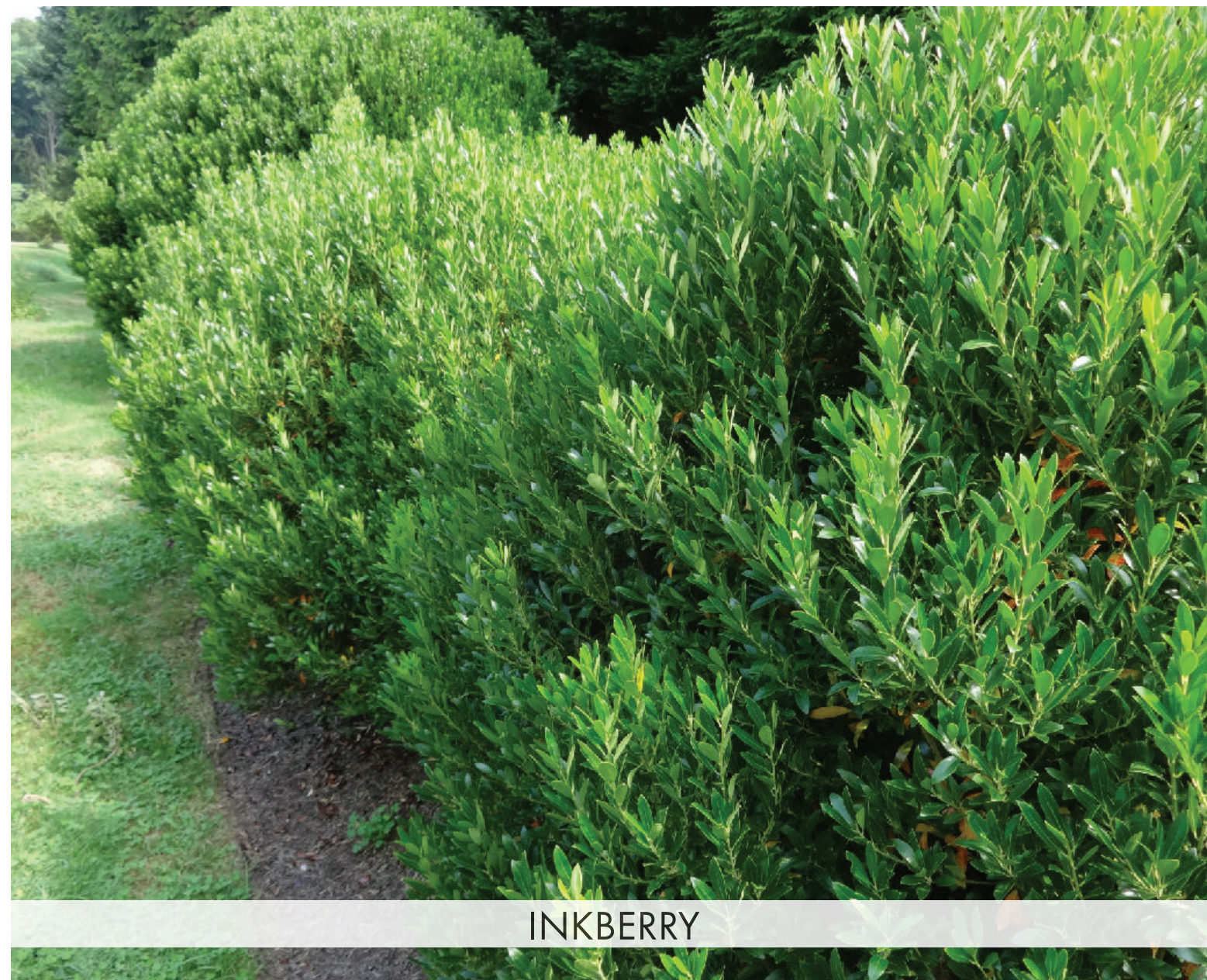




AUTUMN BLAZE MAPLE



LADY'S MANTLE



INKBERRY



MOVABLE PLANTERS AT CAFE SEATING



FLOWERING DOGWOOD



NEW ENGLAND ASTER



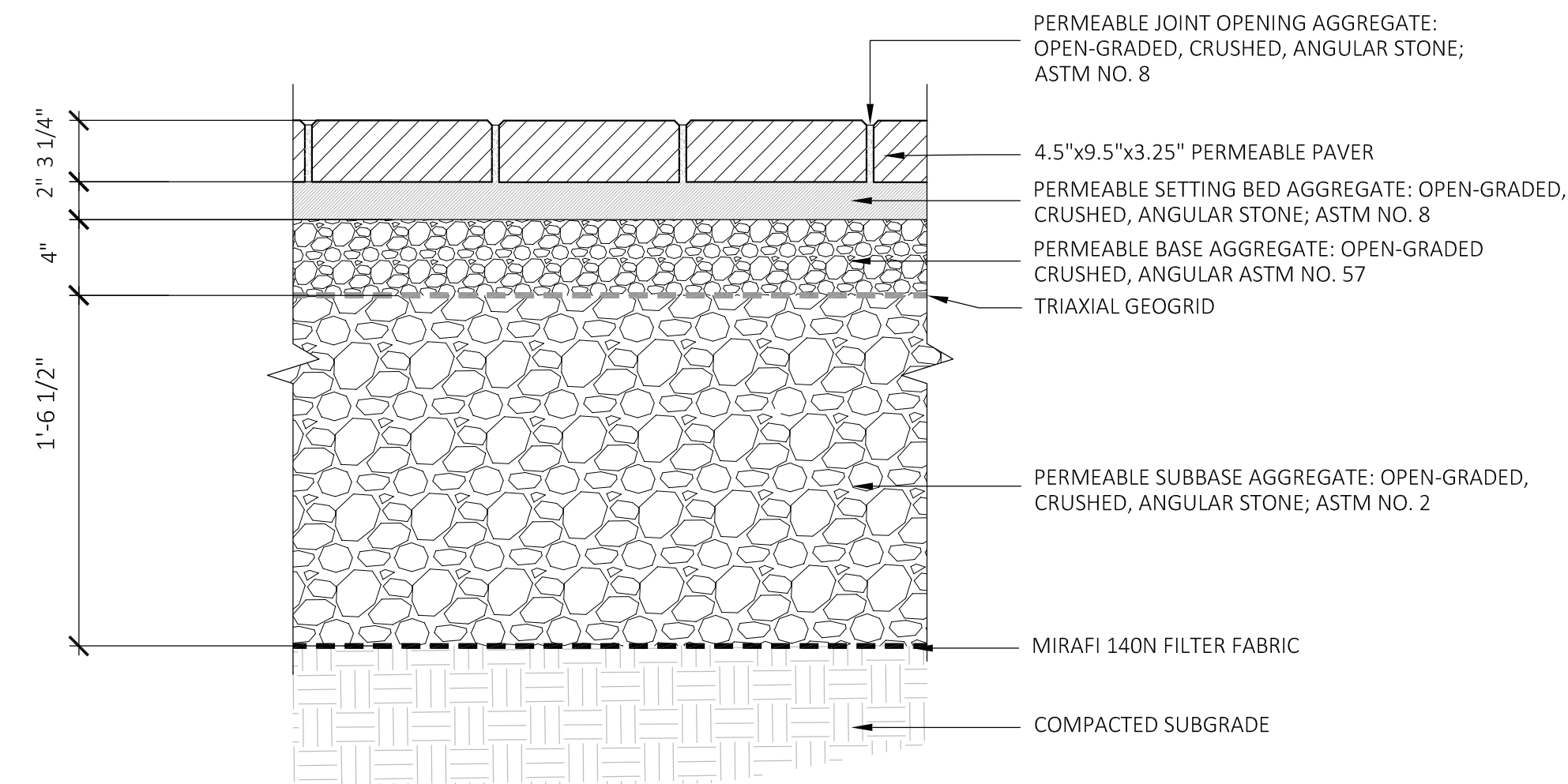
PANICUM



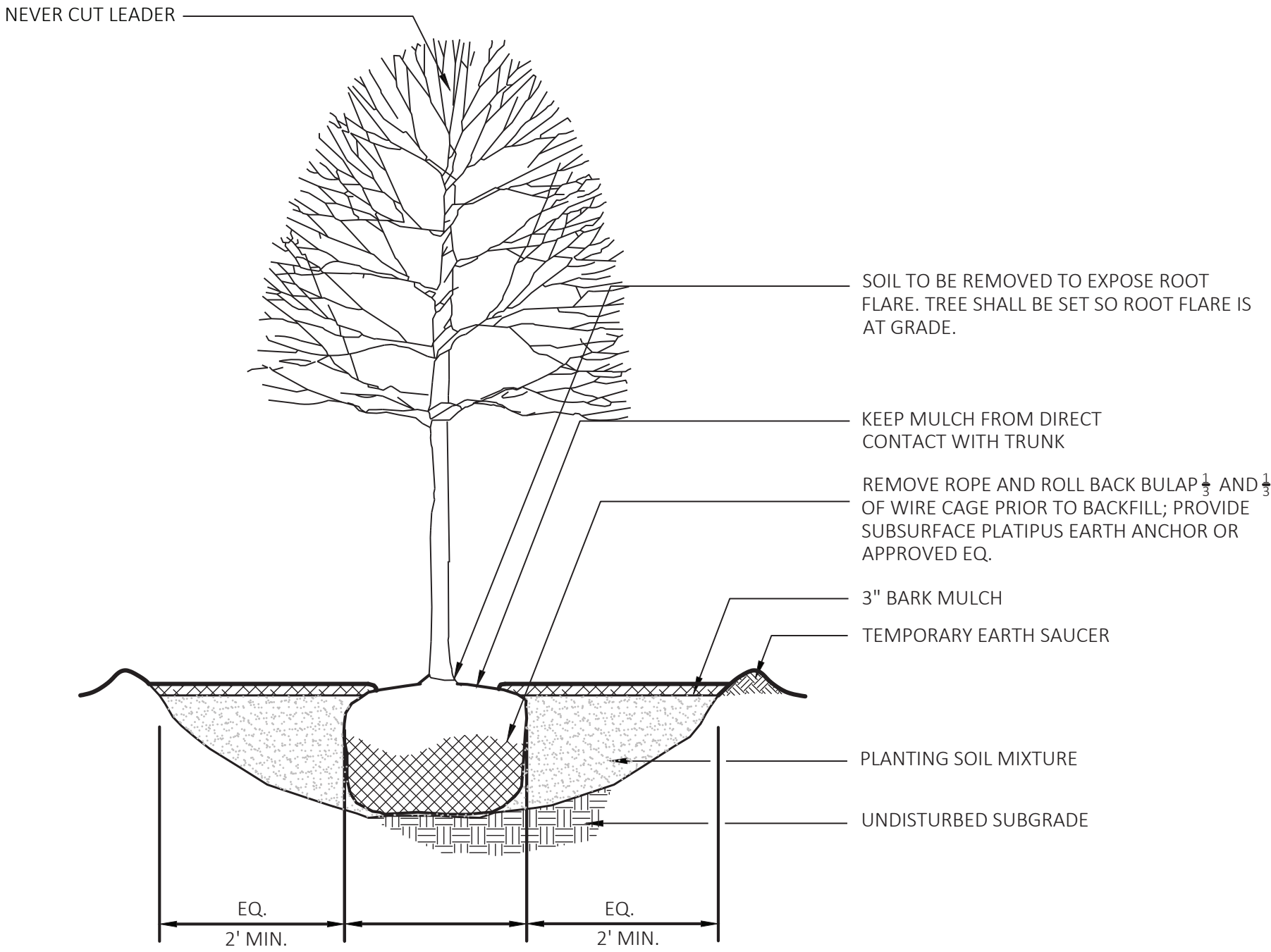
GROW LOW SUMAC (FALL)



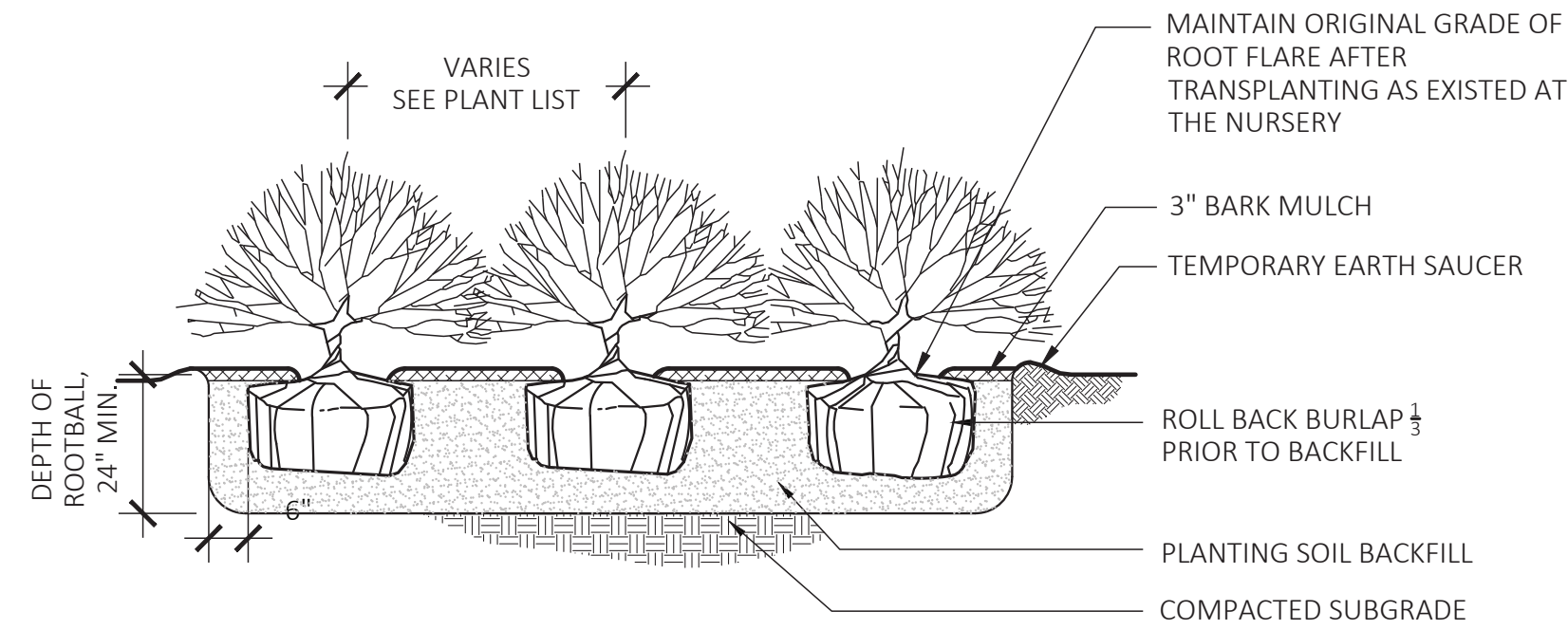
HORNBEAMS



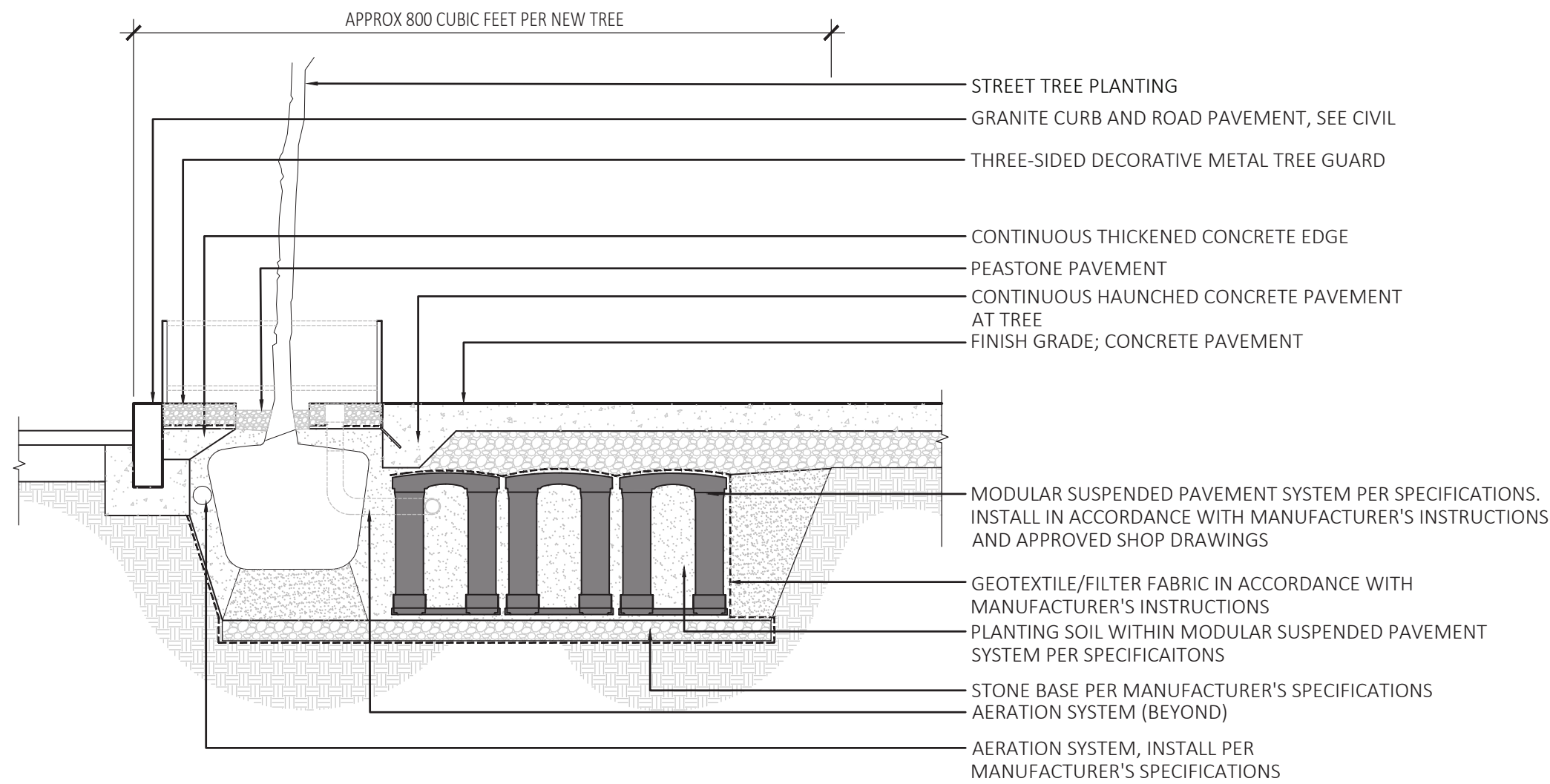
1 PERMEABLE PAVERS
SCALE: 1-1/2" = 1'-0"



2 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



3 SHRUB PLANTING
SCALE: N.T.S.



4 SUSPENDED PAVEMENT SYSTEM AT TREE PLANTING
SCALE: N.T.S.

Somerville Green Score

DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>
2. Enter the area in square feet or the number of landscape elements

Area or Number

19,197

Soils
Landscaped area with a soil depth less than 24 inches (enter square feet)
Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)
Groundcovers
Turf grass, mulch, and inorganic surfacing materials (enter square feet)
Plants
Vegetation less than two (2) feet tall at maturity (enter square feet)
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)
Vegetation at least two (2) feet tall at maturity (enter number of individual plants) (0.1 native)
Trees
Small Tree (enter number of trees) (0.1 public vis) (0.1 native)
Large Tree (enter number of trees)
Preserved Tree (enter DBH)
Engineered Landscape
Vegetated Wall (enter square feet)
Rain gardens, bioswales, and stormwater planters (enter square feet)
Green Roof with up to 6" of growth medium (enter square feet)
Green Roof with 6"-10" of growth medium (enter square feet)
Green Roof of 10"-24" growth medium (enter square feet)
Green Roof of over 24" growth medium

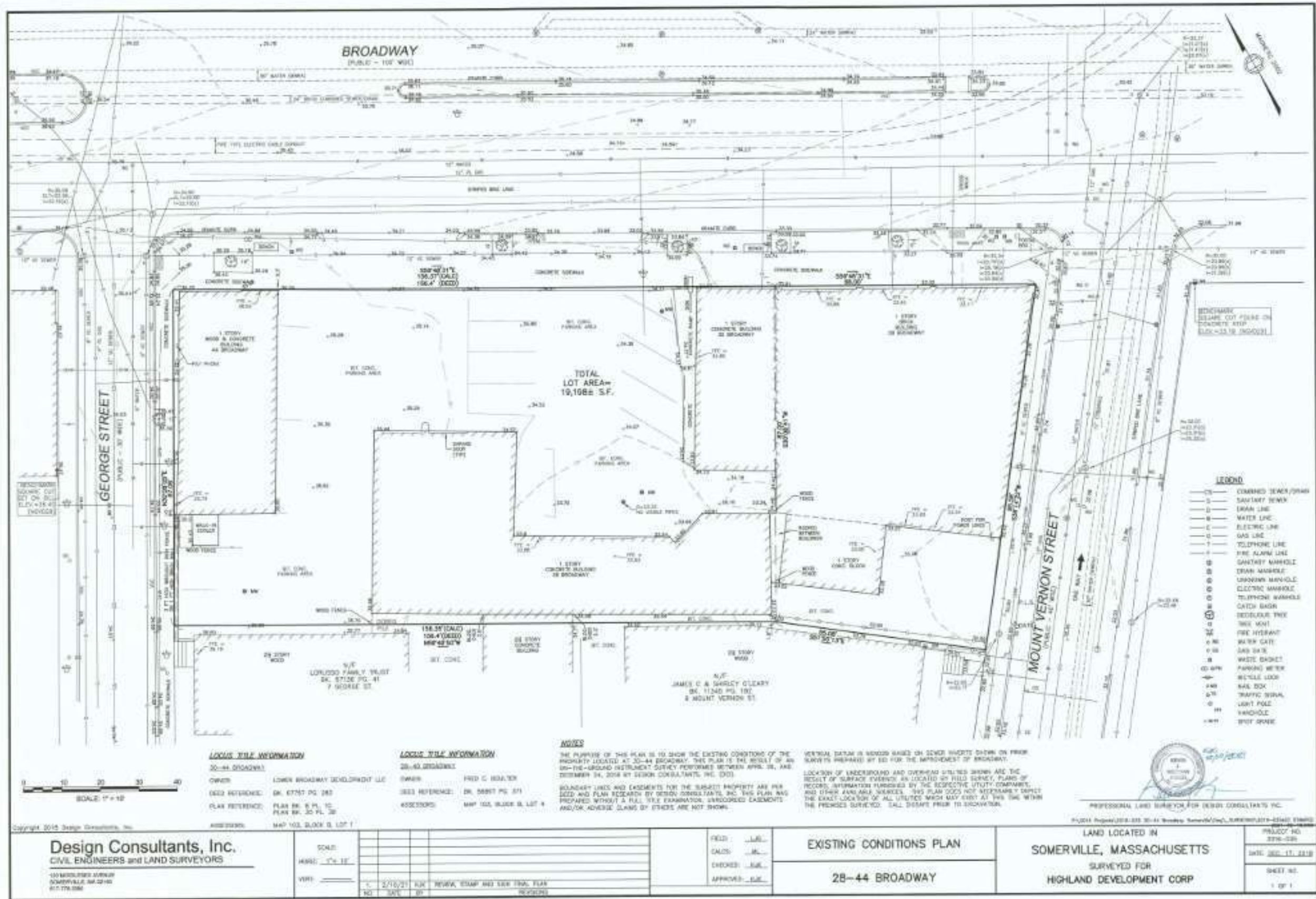
Sq Ft Credit	Multiplier	Weighted Area	Score Value
actual sq ft	0.3	0	0.000
actual sq ft	0.6	578.4	0.030
actual sq ft	0.2	0	0.000
actual sq ft	0.5	1292	0.067
actual sq ft	0.1	0	0.000
actual sq ft	0.2	87.6	0.005
12	0.3	57.6	0.003
12	0.4	264	0.014
50	0.7	210	0.011
450	0.6	2970	0.155
65	0.6	0	0.000
actual sq ft	0.1	0	0.000
actual sq ft	1.0	0	0.000
actual sq ft	0.1	0	0.000
actual sq ft	0.4	0	0.000
actual sq ft	0.6	0	0.000
Calculate as if soils, groundcovers, plants, and trees			

Green Score = 0.284

Required Score:
Target Score:
Actual Green Score:

Green Score District Requirements			
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.284	0.284	0.284	0.284





44 BROADWAY

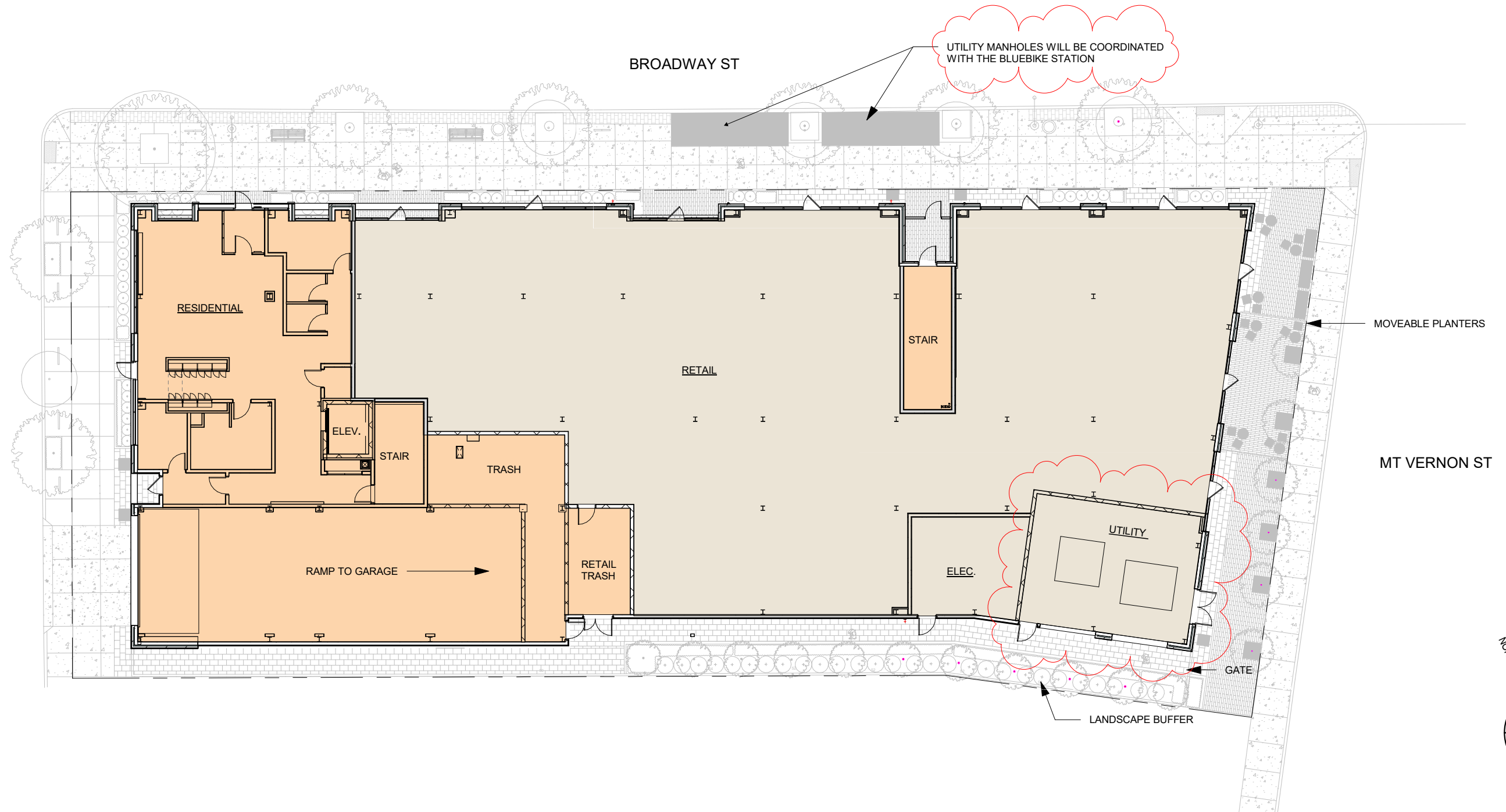
HIGHLAND DEVELOPMENT

EXISTING CONDITIONS PLAN

A-100

05/19/2022





44 BROADWAY

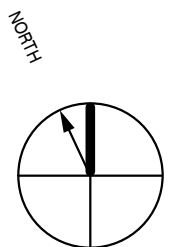
HIGHLAND DEVELOPMENT



ARCHITECTURAL SITE PLAN

A-102

09/22/2023



44 BROADWAY

HIGHLAND DEVELOPMENT



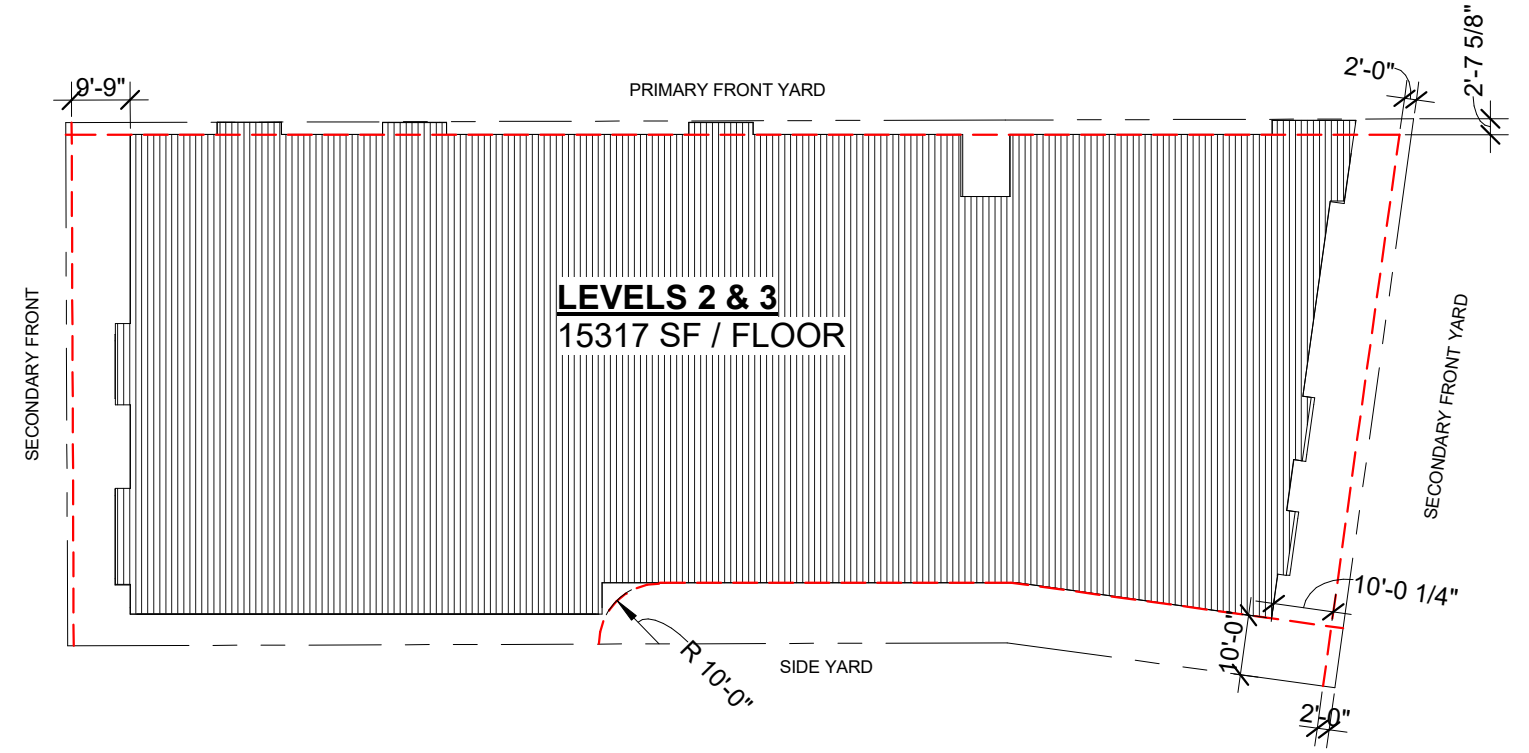
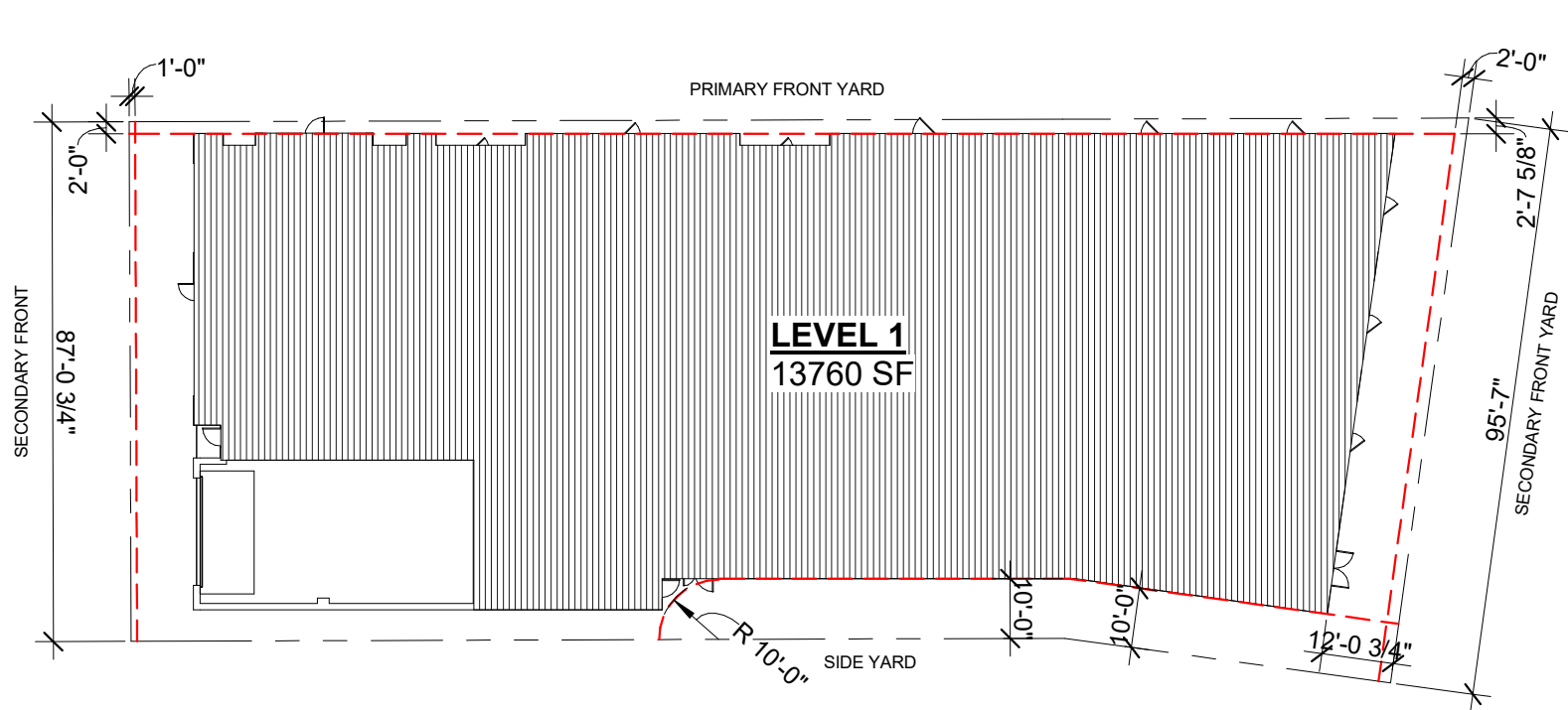
DIMENSIONAL TABLE

A- 103

08/17/2023

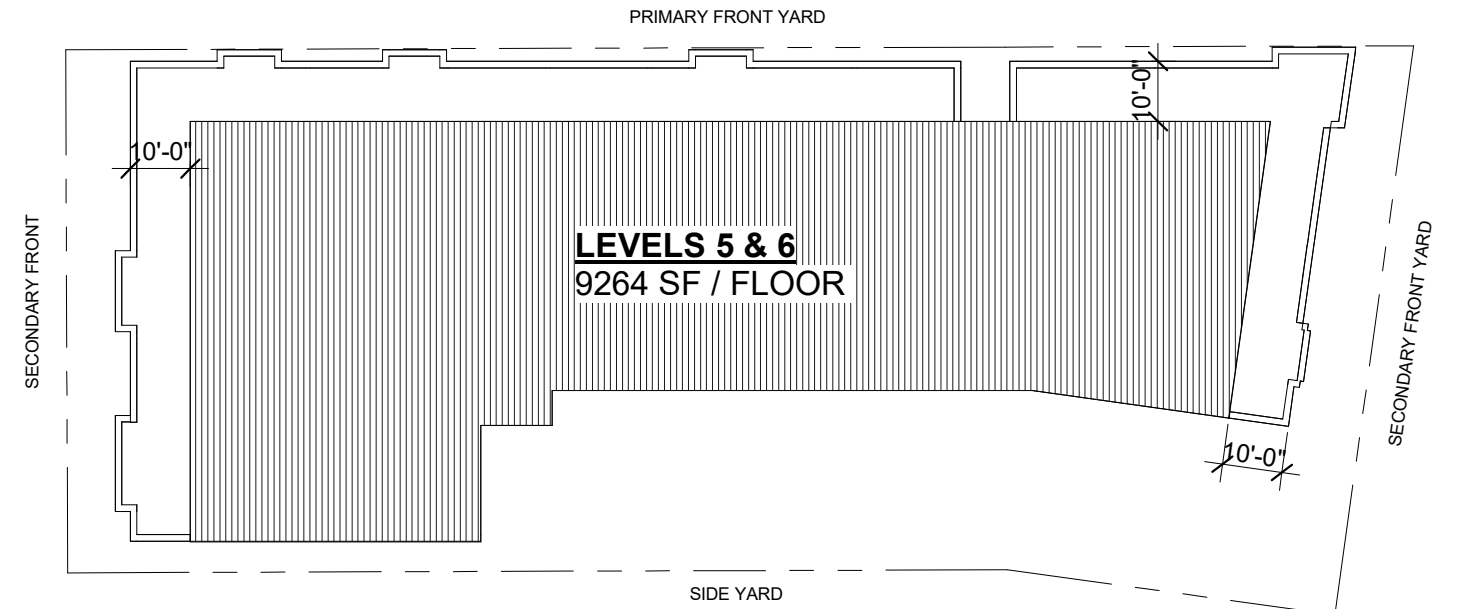
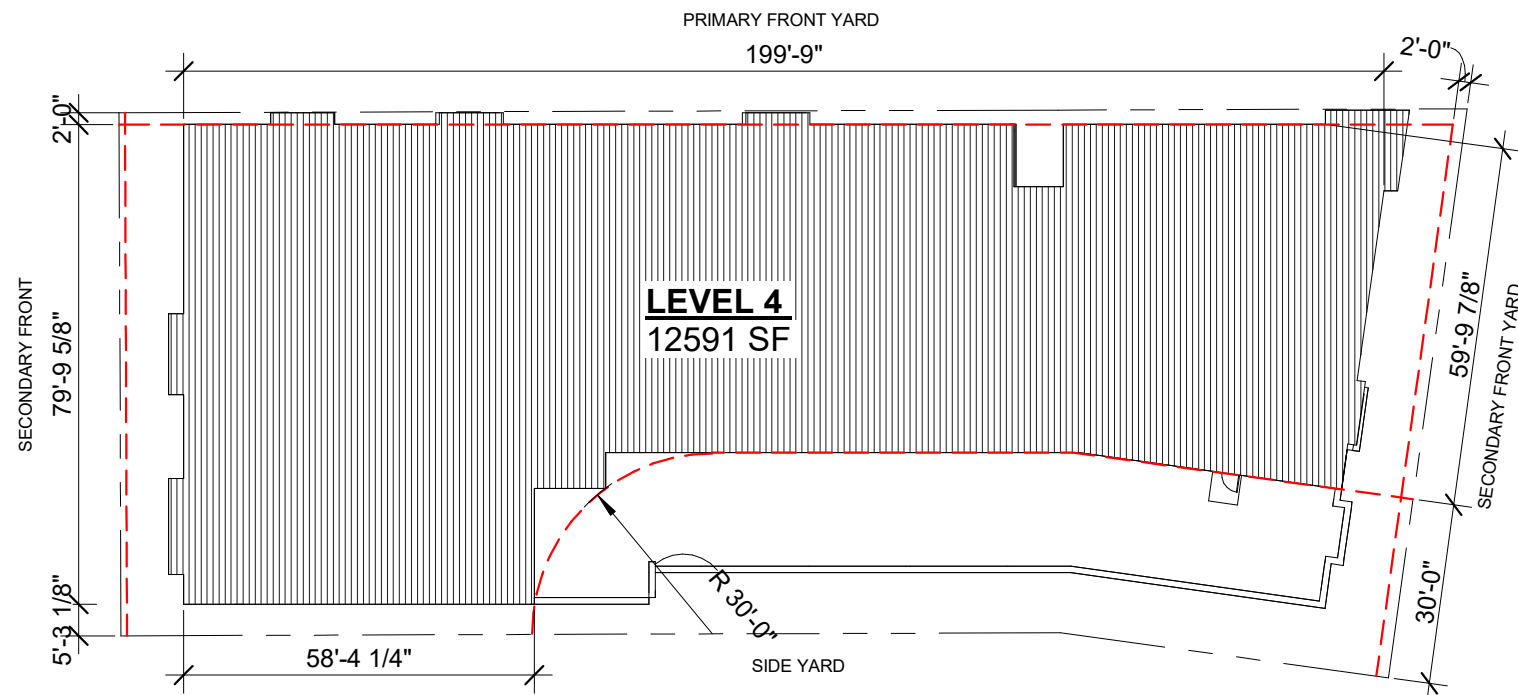


MR6 - General Building Type	Allowed	Existing	Proposed	Comments/Notes
Use	Multiple	Multiple	Residential/Retail	Proposed use conforms with allowed
Building Type				Proposed use conforms with allowed
Lot Dimensions				
Lot Width (Min.)	30 ft	224.4 ft	222.4 ft	Proposed conforms
Lot Coverage				
Lot Coverage %	100%	52.60%	78.70%	Proposed conforms
Lot Coverage in Area	19,197 SF	10,101.1 SF	15,113 SF	Proposed conforms
Green Score				
Minimum	0.2	0	0.282	Proposed conforms; see Landscape plan for Calculation
Ideal	0.25	0	0.282	Proposed conforms; see Landscape plan for Calculation
Open Space %	15%	0%	15.52%	2,979 SF Landscape area at grade along front and sides
Building Setbacks				
Primary Front Setback Min/Max	2-15 ft	.3 ft	2 ft	Proposed conforms with allowed
Secondary Front Setback Mount Vernon Min/Max	2-15 ft	.0 ft	12 ft	Proposed conforms with allowed
Secondary Front Setback George St Min/Max	2-15 ft	.0 ft	12 ft	Proposed conforms with allowed
Side Setback (not abutting NR)	.0 ft	.6 ft	5 ft	Proposed conforms with allowed
Side Setback (abutting NR 1st-3rd story)	10 ft	NA	10 ft	Proposed conforms with allowed
Side Setback (abutting NR 4st-6rd story)	30 ft	NA	30 ft	Proposed conforms with allowed
Parking Setbacks				
Parking Setbacks (NA)	NA	NA	NA	No surface parking proposed
Main Massing				
Building Width (max)	200 ft	68 ft	199'-9"	Proposed conforms with allowed
Façade Build Out				
Primary Front (Broadway)	80%	51%	89%	Proposed conforms with allowed
Secondary Front (Mt. Vernon)	65%	69%	85%	Proposed conforms with allowed
Secondary Front (George)	65%	66%	92%	Proposed conforms with allowed
Floor Plate (max)	30,000 SF	10,101.1 SF	15,113 SF	Proposed conforms with allowed
Ground Story Height (min.)	18 ft	13 ft	18 ft	Proposed conforms with allowed
Story Height (min.)	10 ft	NA	10 ft	Proposed conforms with allowed
Number of Stories (min/max)	3 / 6	1	6	Proposed conforms with allowed
Step-back Façade, 5-6th Story (min.)	10 ft	NA	10 ft	Proposed conforms with allowed
Building Height	80'	NA	70'	Proposed conforms with allowed
Roof Type	Flat	NA	Flat	All mechanical equipment and screens will be under 10' in height
Façade Composition				
Primary Ground Story Fenestration (min) Broadway	70%	NA	75%	Proposed conforms with allowed
Primary Upper Story Fenestration (min/max) Broadway	15% / 50%	NA	29%	Proposed conforms with allowed
Secondary Ground Story Fenestration (min) Mt. Vernon	15% / 70%	NA	48%	Proposed conforms with allowed
Secondary Upper Story Fenestration (min/max) Mt. Vernon	15% / 50%	NA	32%	Proposed conforms with allowed
Secondary Ground Story Fenestration (min) George	15% / 70%	NA	42%	Proposed conforms with allowed
Secondary Upper Story Fenestration (min/max) George	15% / 50%	NA	33%	Proposed conforms with allowed
Use & Occupancy				
Gross Floor Area per DU	-	-	-	
Lot Area > 6,500 SF	850 SF	NA	1007.6 SF	81,619 SF Gross floor area used to calculate
Number of Units	96	NA	84	Proposed conforms with allowed
Affordable Dwelling Units (20%)	18.2	NA	16.8	0.8 Fraction buyout
Outdoor Amenity Space	1/DU	NA	1/DU	27 private roof decks; 1,720 SF common outdoor area for 57 units (30.18 SF/DU)
Ground Story Entrance Spacing (max)	30 ft	NA	30 ft	Proposed conforms
Commercial Space Depth (min)	30 ft	NA	30 ft	Proposed conforms
Parking				
Vehicular				
Formula Retail & Consumer Goods within Transit Area 7,888 (max)	6.47	0	2	9,473 SF of Commercial @ 1 space/1,500 SF; Proposed conforms with allowed
Restaurant within Transit Area 4,000 SF (max)	32.35	0	2	9,473 SF of Commercial @ 1 space/300 SF Proposed conforms with allowed
Residential within Transit Area (max)	84	0	21	Proposed conforms with allowed
Bike Short Term				
Formular Retail & Consumer Goods within Transit Area 7,888 SF (min)	3.2	0	4	Proposed conforms with allowed (At grade; see Landscape Plan)
Restaurant within Transit Area 4,000 SF (min)	4	0	4	Proposed conforms with allowed (At grade; see Landscape Plan)
Residential within Transit Area (min)	9.1	0	9	Proposed conforms with allowed (At grade; see Landscape Plan)
Bike Long Term				
Formula Retail & Consumer Goods within Transit Area 7,888 (min)	0.8	0	1	Proposed conforms; within basement
Restaurant within Transit Area 4,000 SF (min)	0.8	0	1	Proposed conforms; within basement
Residential within Transit Area (min)	84	0	84	Proposed conforms; within basement



1 MR6 DIMENSIONAL GROUND ZONING SETBACKS
1/32" = 1'-0"

2 MR6 DIMENSIONAL LEVELS 1-3
1/32" = 1'-0"



3 MR6 DIMENSIONAL LEVEL 4
1/32" = 1'-0"

4 MR6 DIMENSIONAL LEVELS 5-6
1/32" = 1'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT



DIMENSIONAL ANALYSIS

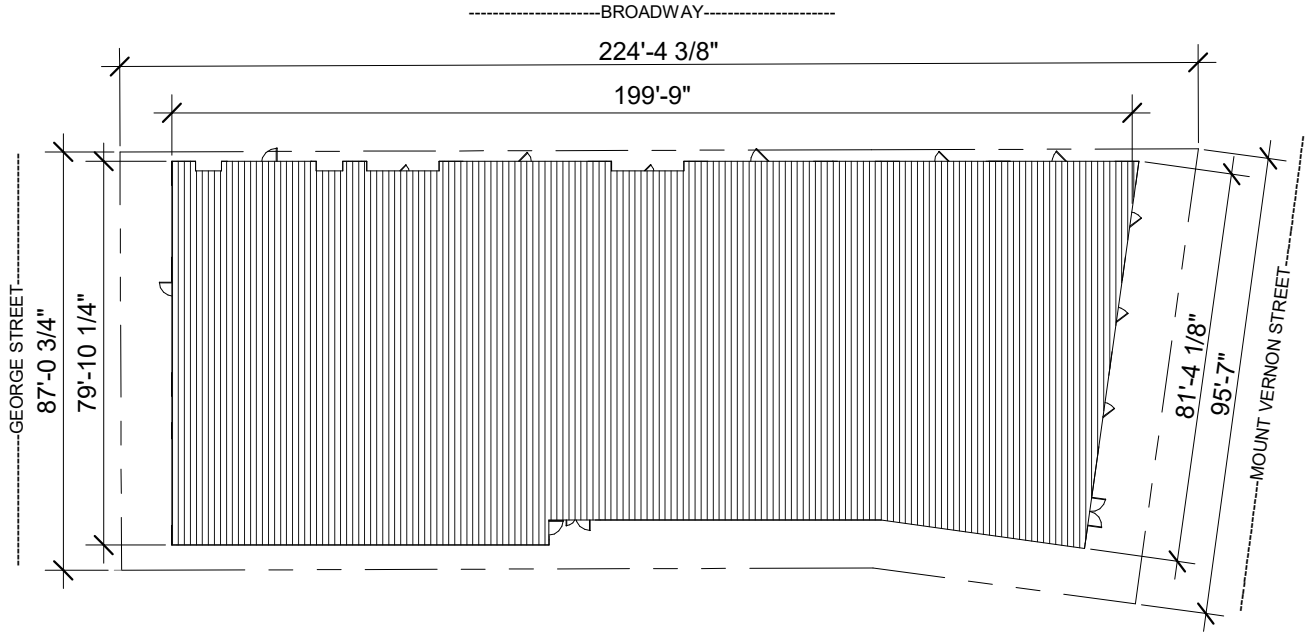
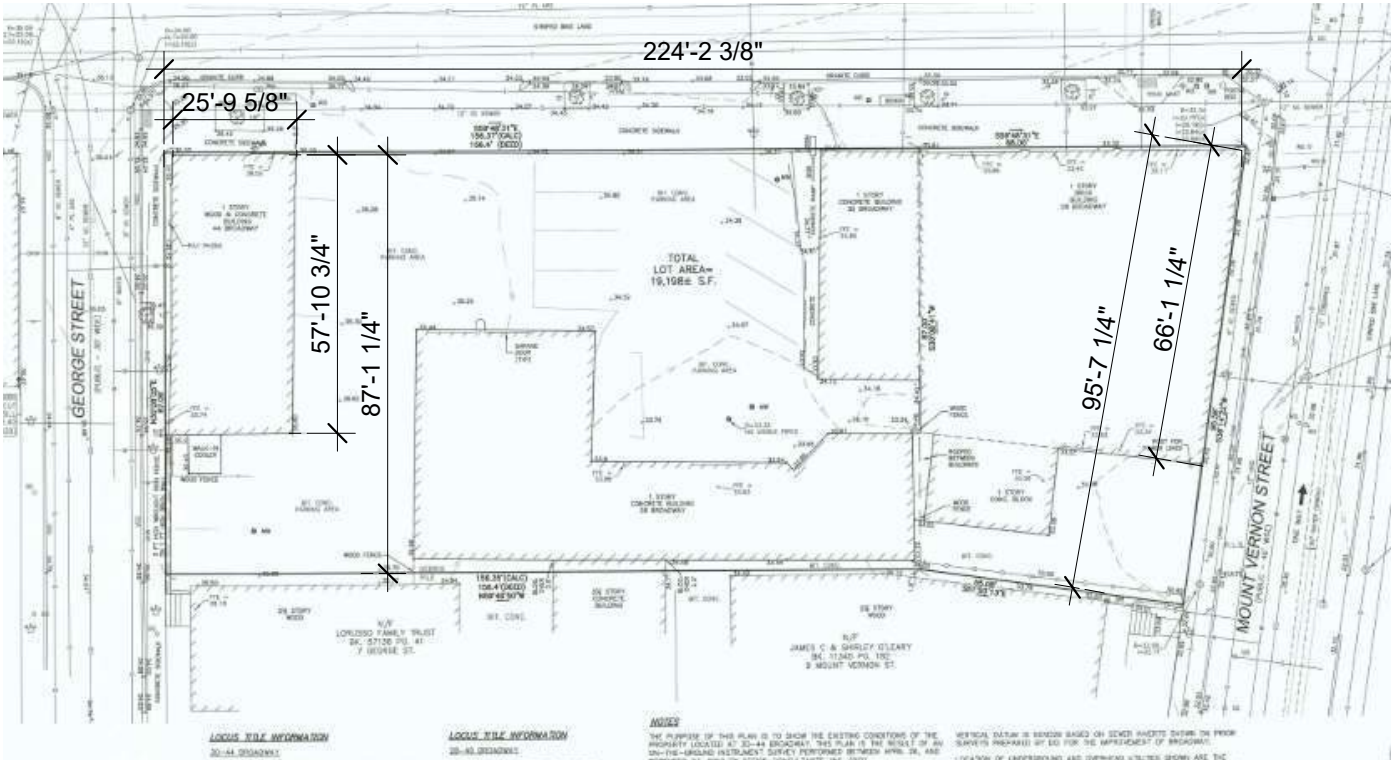
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51% PRIMARY FRONT BUILD-OUT (BROADWAY)
69% SECONDARY FRONT BUILD-OUT (MT VERNON ST)
66% SECONDARY FRONT BUILD-OUT (GEORGE ST)

89% PRIMARY FRONT BUILD-OUT (BROADWAY)
85% SECONDARY FRONT BUILD-OUT (MT VERNON ST)
92% SECONDARY FRONT BUILD-OUT (GEORGE ST)



1 FACADE BUILD-OUT - EXISTING
1" = 40'-0"

2 FACADE BUILD-OUT - PROPOSED
1" = 40'-0"

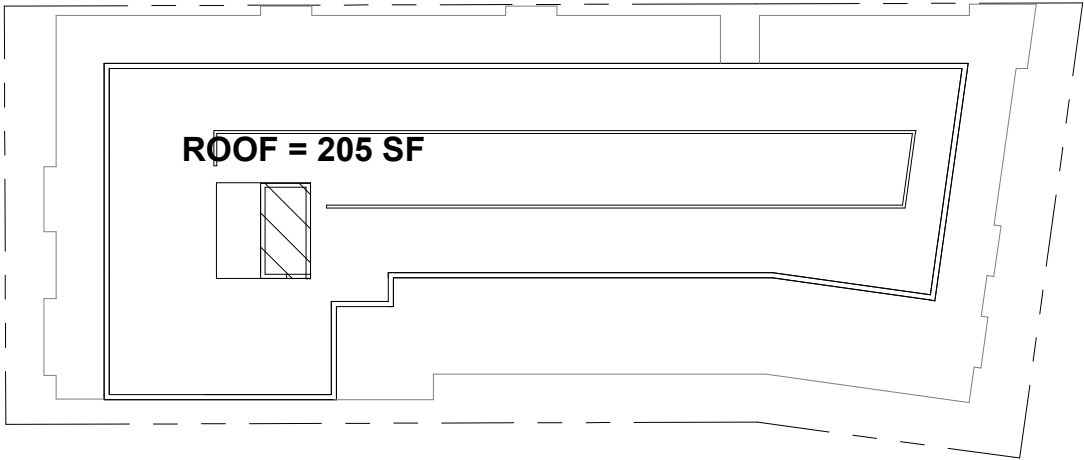
44 BROADWAY
HIGHLAND DEVELOPMENT



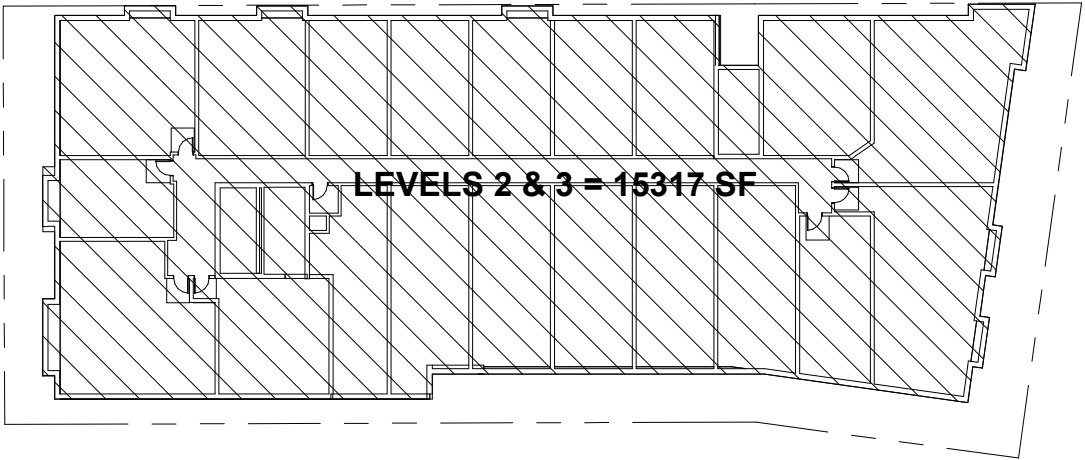
ZONING & FACADE BUILD-OUT
A-105
05/19/2022



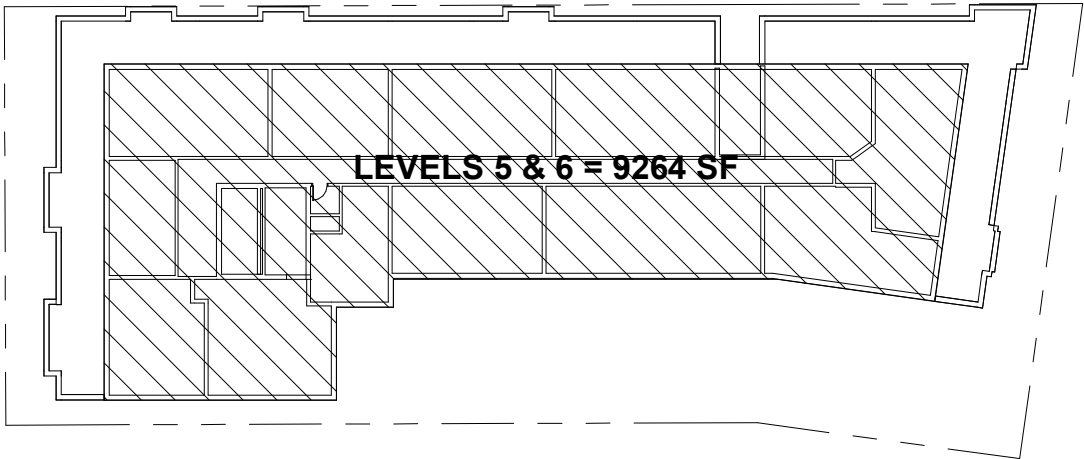
ROOF



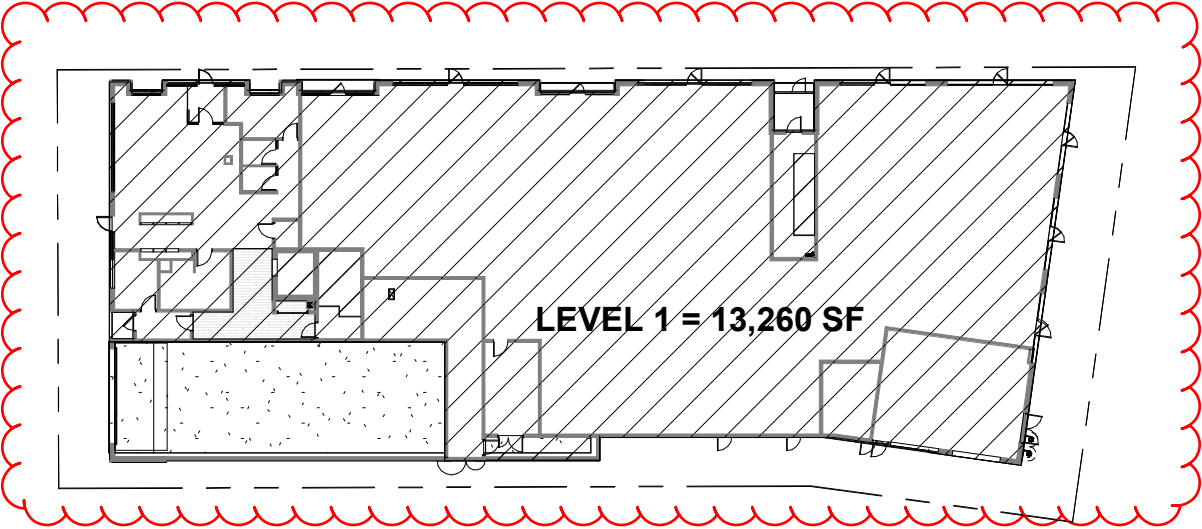
LEVELS 2-3



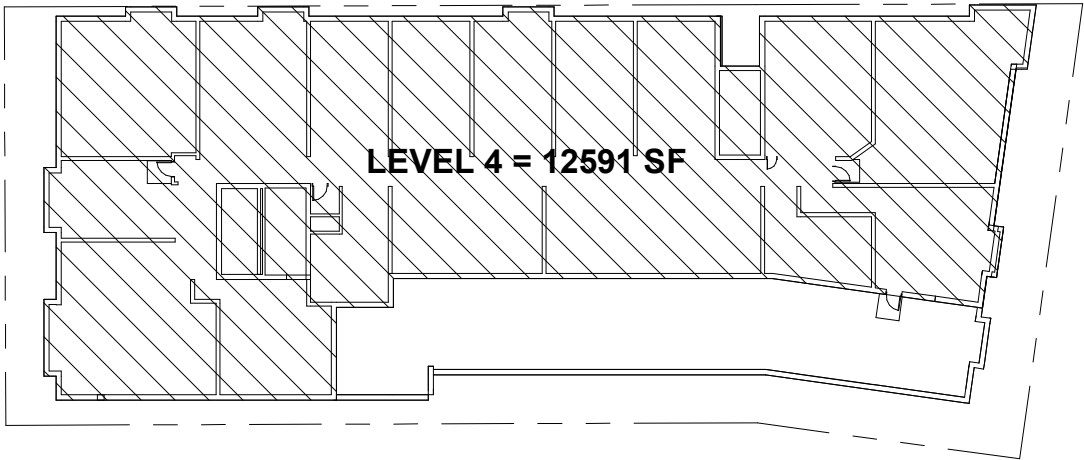
LEVELS 5-6



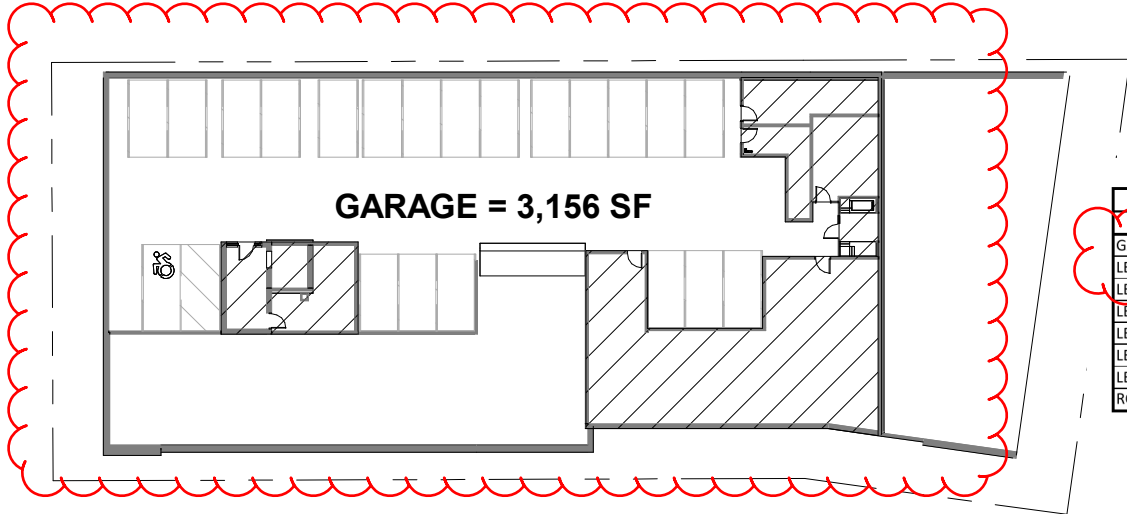
LEVEL 1



LEVEL 4



GARAGE



AREA SCHEDULE (GROSS AREA/DU)	
LEVEL	AREA (SF)
GARAGE	3,156
LEVEL 1	13,260
LEVEL 2	15,317
LEVEL 3	15,317
LEVEL 4	12,591
LEVEL 5	9,264
LEVEL 6	9,264
ROOF	205
	78,374

44 BROADWAY

HIGHLAND DEVELOPMENT



GROSS FLOOR AREA

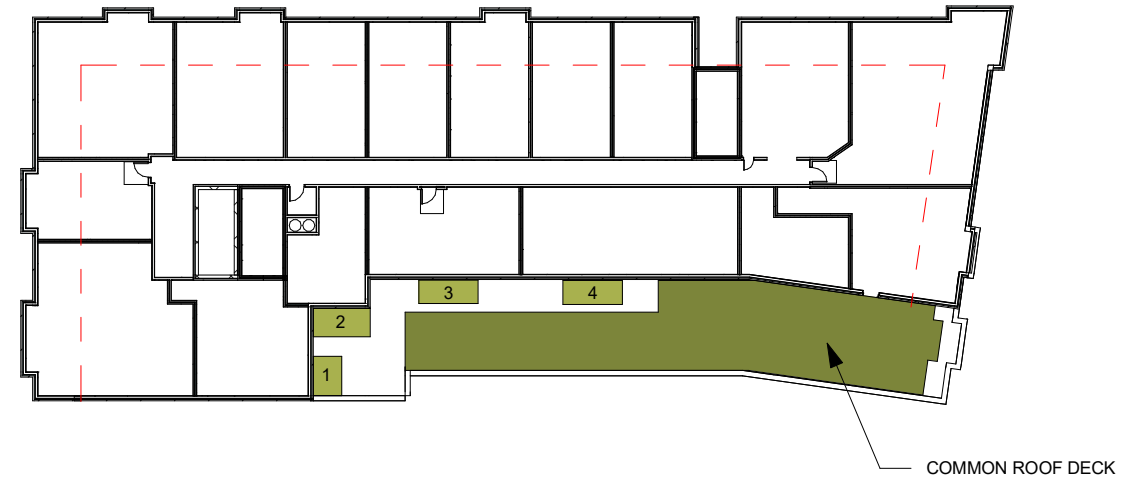
A-106

08/17/2023



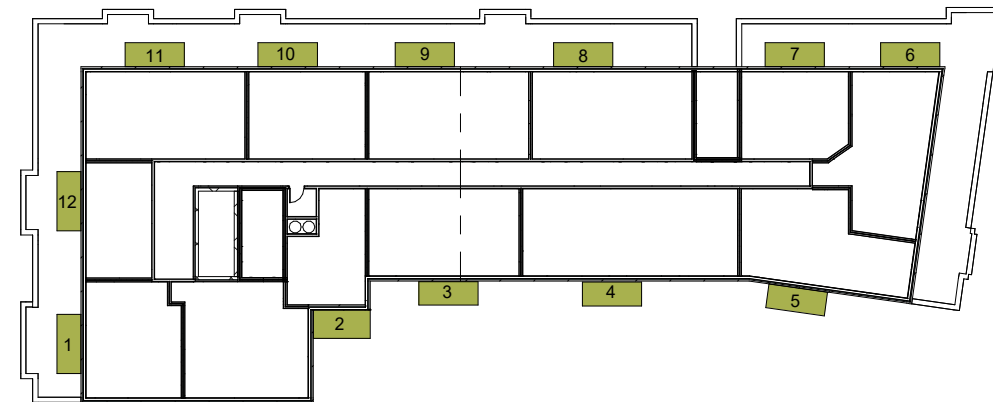
LEVEL 4 OUTDOOR AREA

- 4 PRIVATE ROOF DECKS
- 1720 SF COMMON OUTDOOR AREA



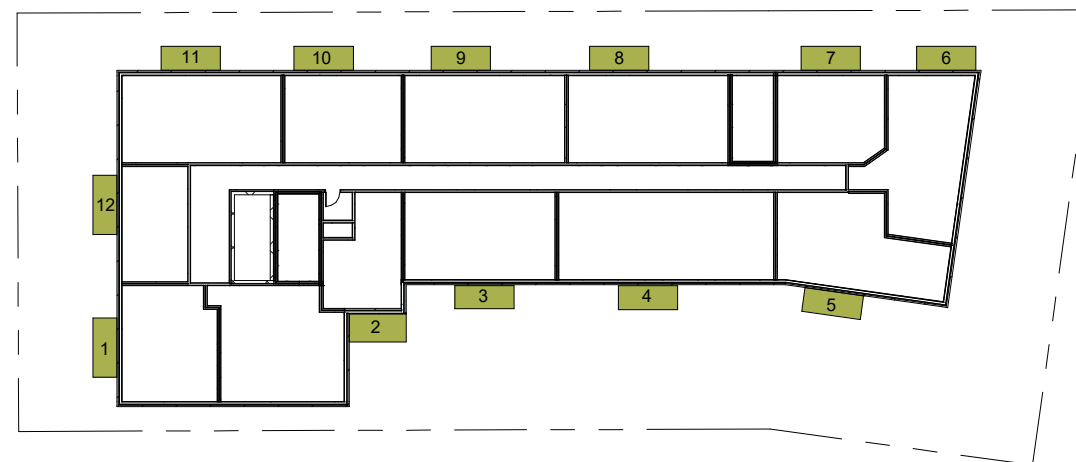
LEVEL 5 OUTDOOR AREA

- 12 PRIVATE ROOF DECKS



LEVEL 6 OUTDOOR AREA

- 12 PRIVATE BALCONIES



44 BROADWAY

HIGHLAND DEVELOPMENT

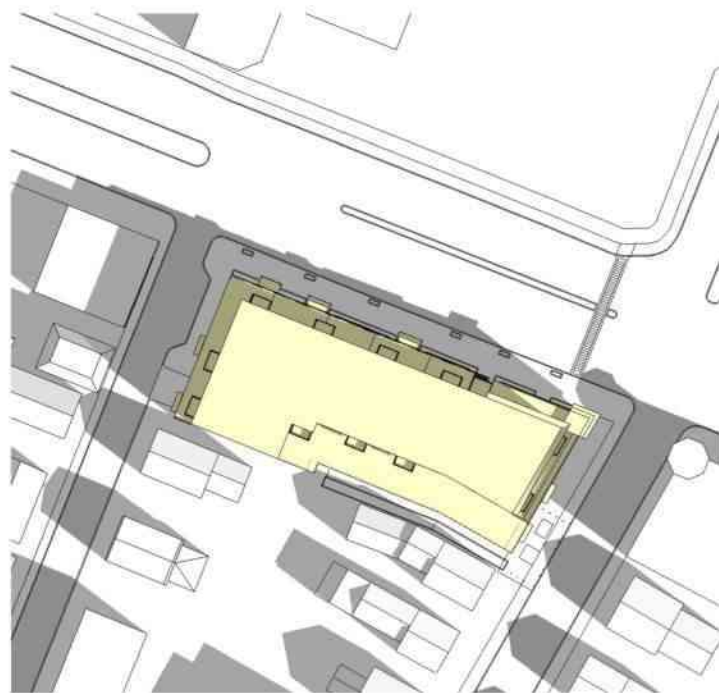


OUTDOOR AMENITY AREA

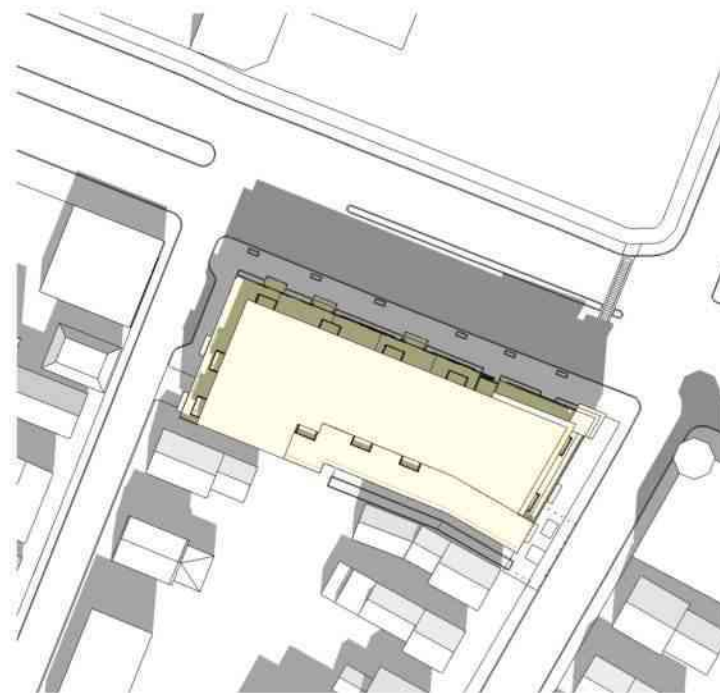
A-107

05/19/2022

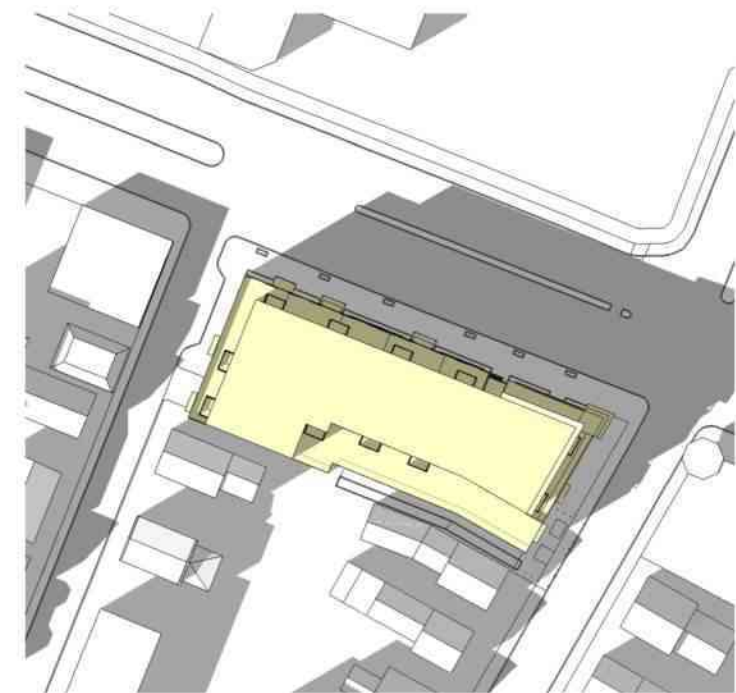




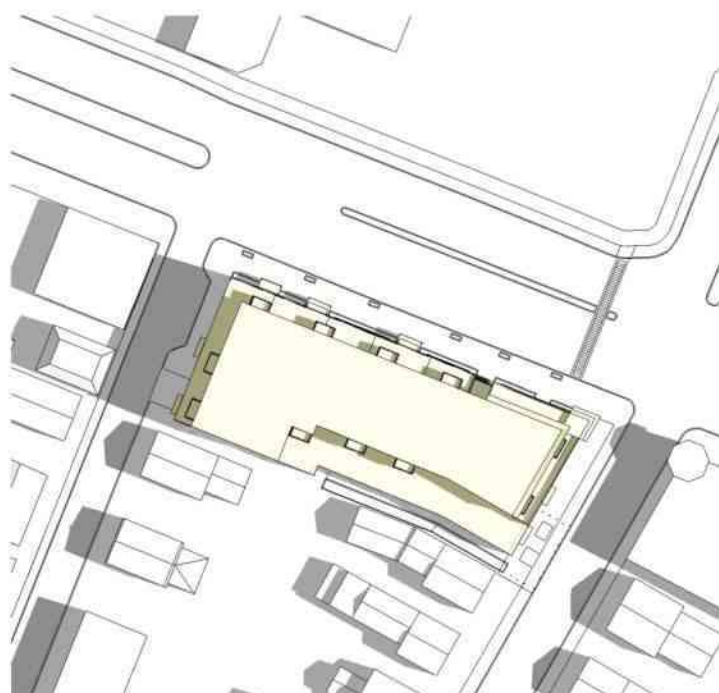
SPRING EQUINOX 9AM



SPRING EQUINOX 12PM



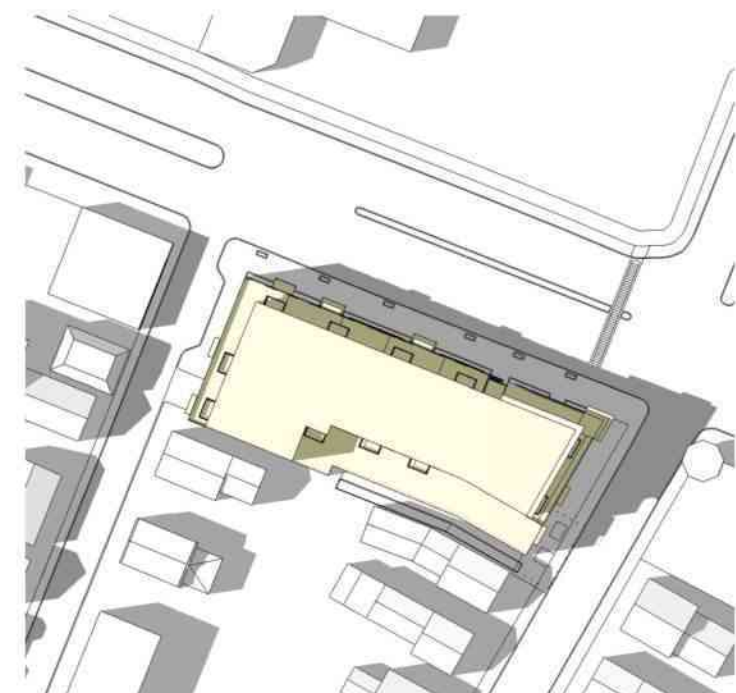
SPRING EQUINOX 3PM



SUMMER SOLSTICE 9AM



SUMMER SOLSTICE 12PM



SUMMER SOLSTICE 3PM

44 BROADWAY

HIGHLAND DEVELOPMENT

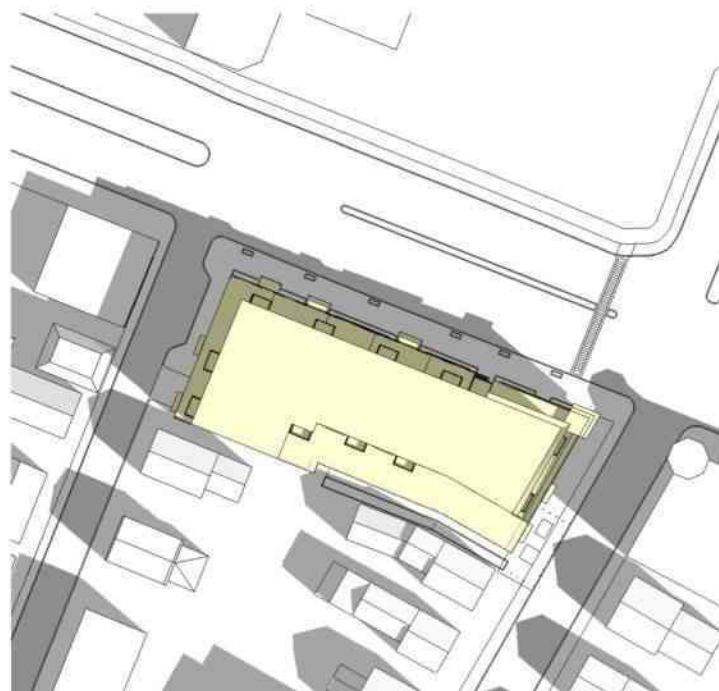


SHADOW STUDY

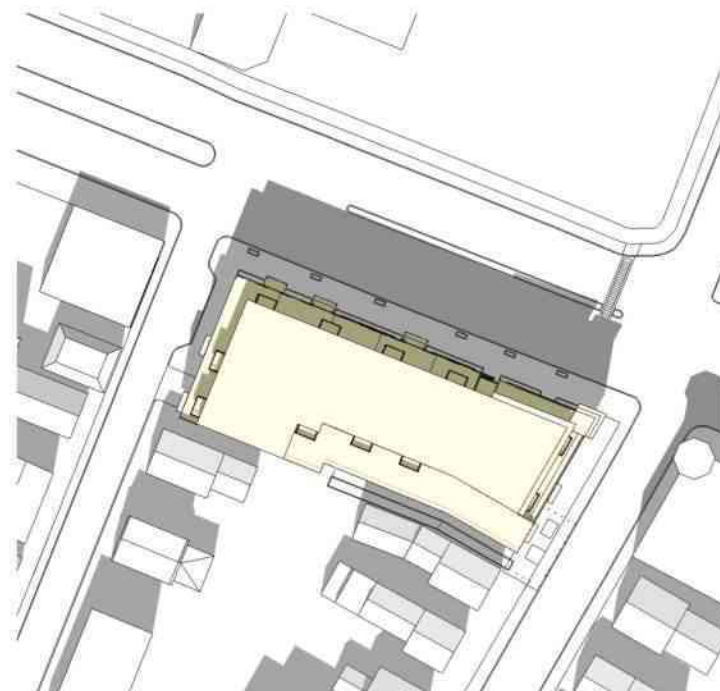
A-108

05/19/2022

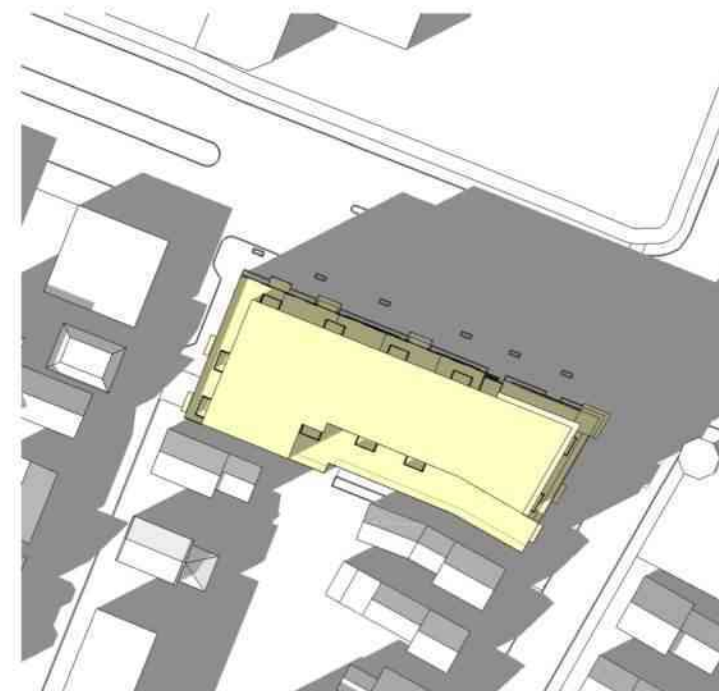




FALL EQUINOX 9AM



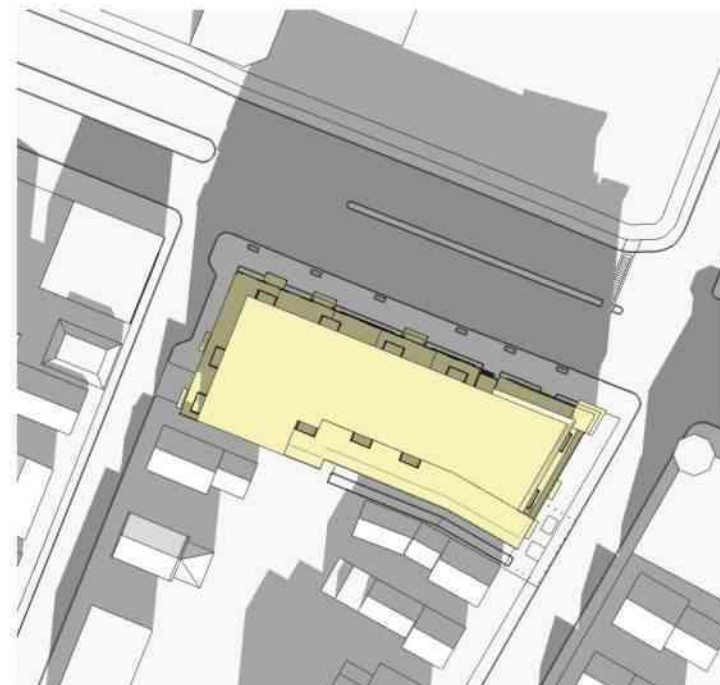
FALL EQUINOX 12PM



FALL EQUINOX 3PM



WINTER SOLSTICE 9AM



WINTER SOLSTICE 12PM



WINTER SOLSTICE 3PM

44 BROADWAY

HIGHLAND DEVELOPMENT

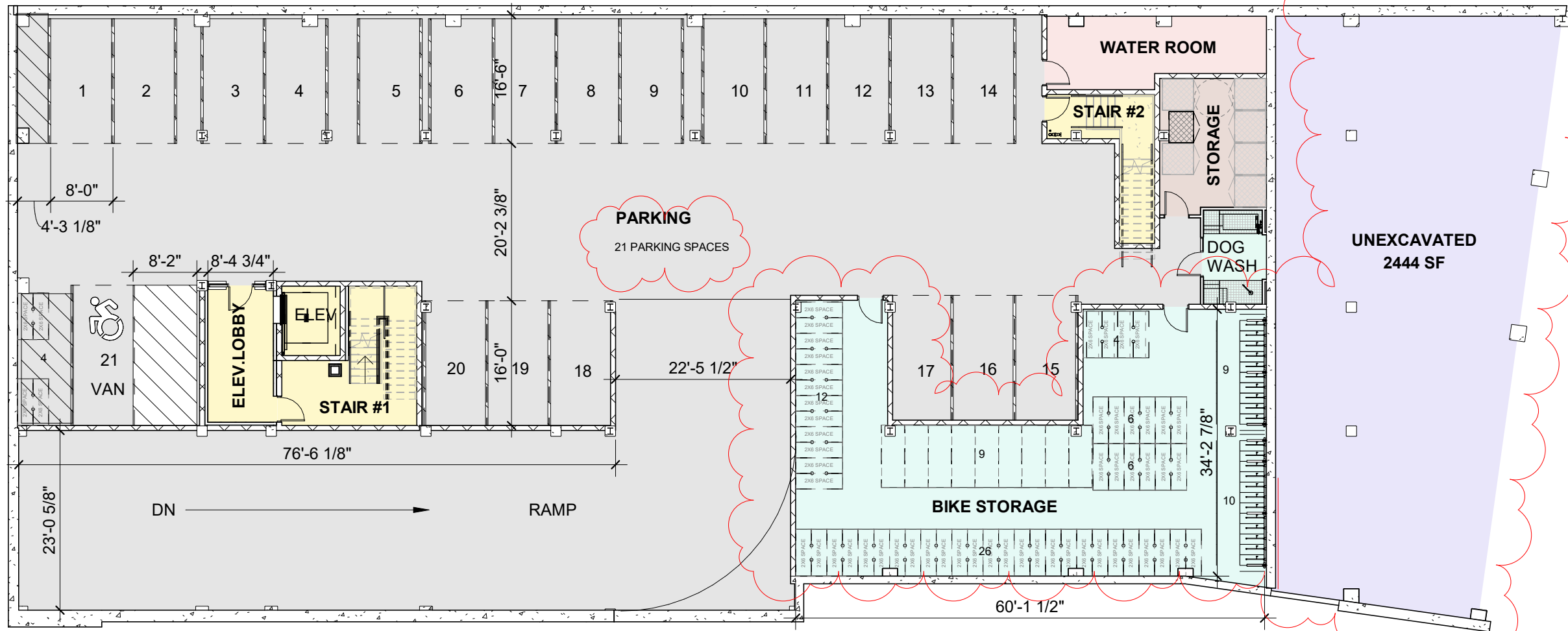


SHADOW STUDY

A-109

05/19/2022





1 GARAGE PLAN
1/16" = 1'-0"

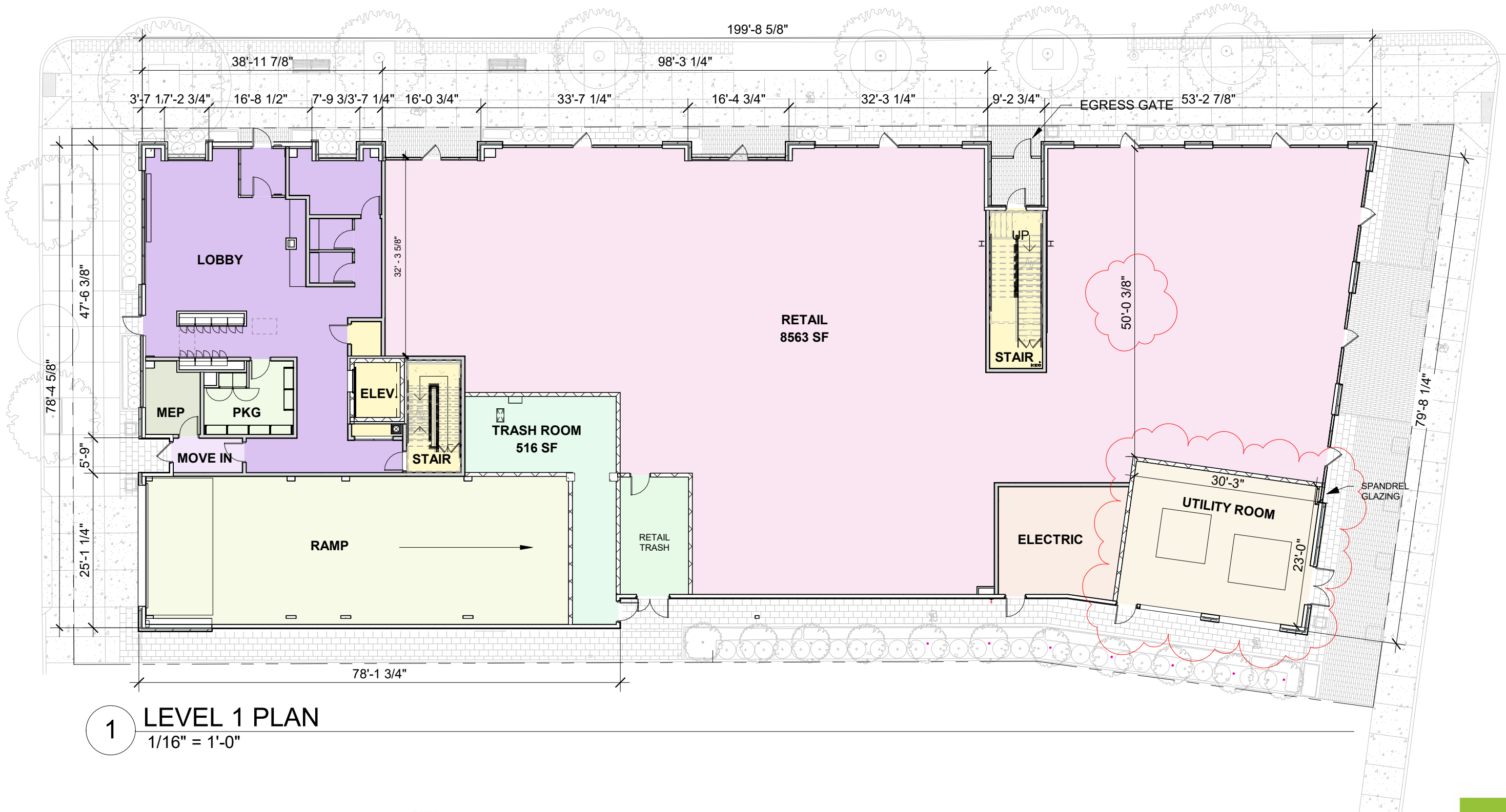
Bicycle Parking				Required		Provided	
Location		Type	Count	Spaces	Equipment	Space Count	
Short Term	At Grade	2' Loops (2 Bikes)	9 Racks	18 Spaces	9 Racks	18 Spaces	
Long Term	In Basement	10% Min 3'x8'	9		9	9 Spaces	
		25% Max Lifted	21		28 LF @ 16" Ea.	21 Spaces	
		Typical 2'x6' (1 Bike)	56		28 Racks	56 Spaces	
		Long Term Total:			86 Spaces	86 Spaces	
Total Bicycle Parking					104 Spaces	104 Spaces	

44 BROADWAY
HIGHLAND DEVELOPMENT



GARAGE PLAN
A- 110
08/17/2023





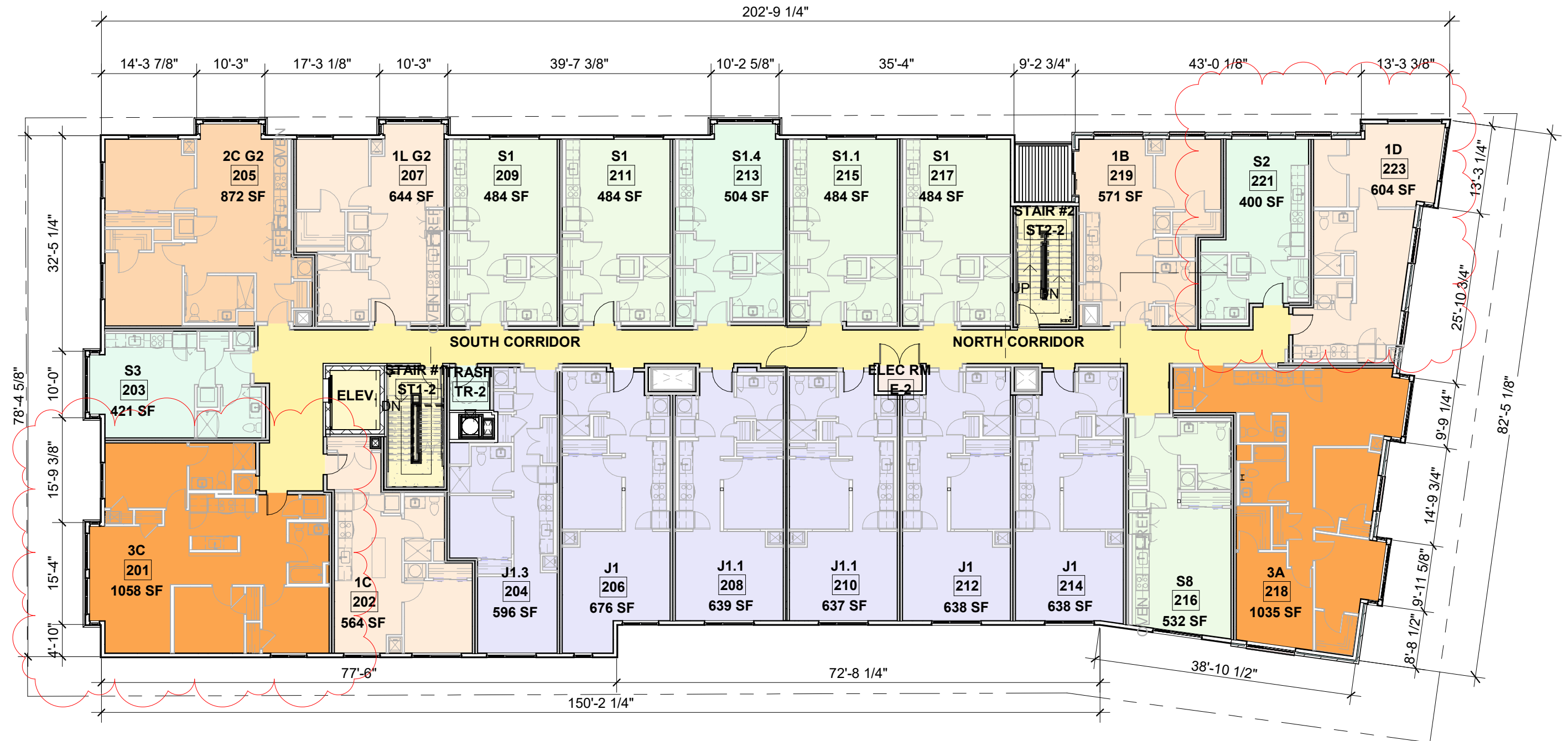
1 LEVEL 1 PLAN
1/16" = 1'-0"

44 BROADWAY
HIGHLAND DEVELOPMENT



LEVEL 1 FLOOR PLAN
A-111
09/22/2023





1 LEVEL 2 PLAN
1/16" = 1'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT

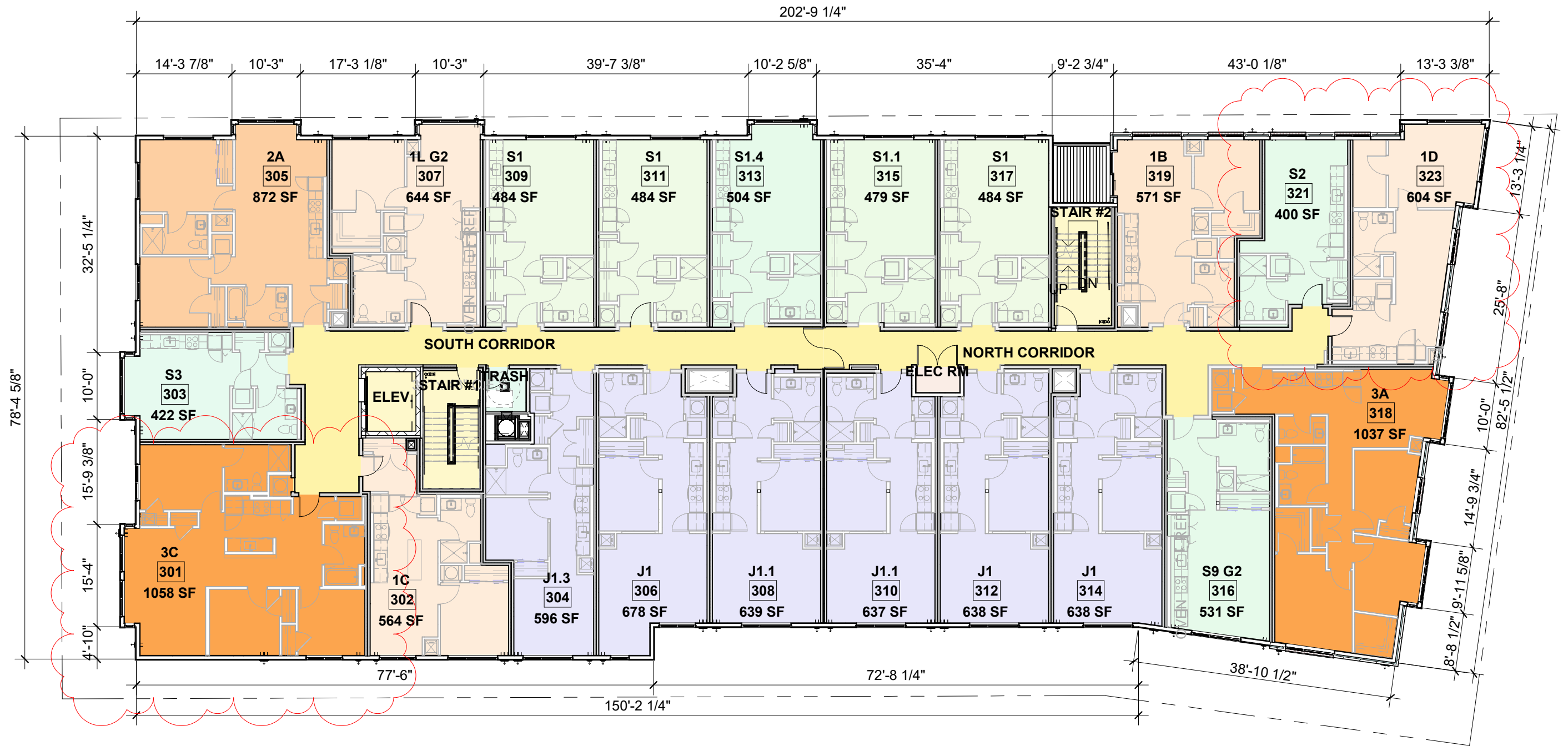


LEVEL 2 FLOOR PLAN

A-112

10/06/2023





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HIGHLAND DEVELOPMENT



LEVEL 3 FLOOR PLAN

A-113

10/06/2023





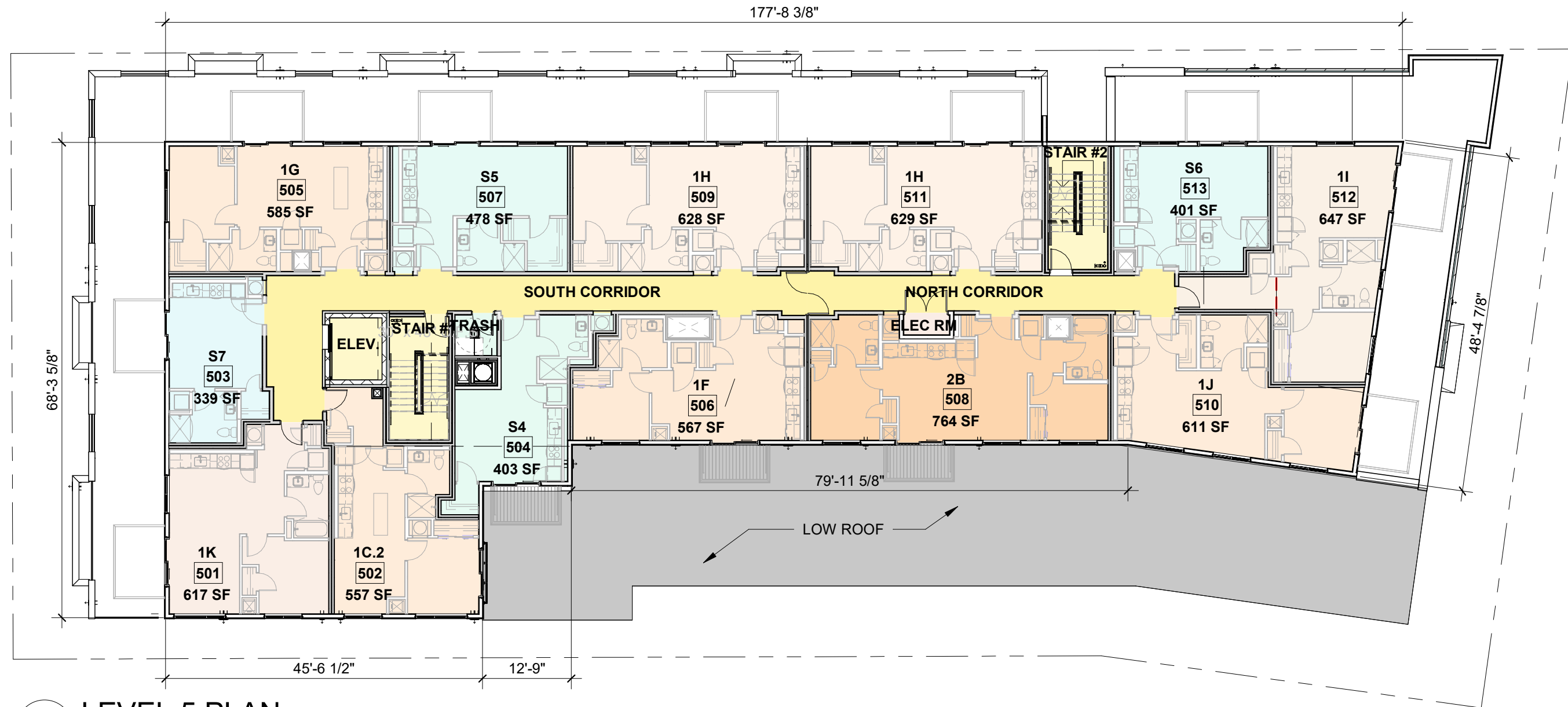
1 LEVEL 4 PLAN
1/16" = 1'-0"

44 BROADWAY
HIGHLAND DEVELOPMENT



LEVEL 4 FLOOR PLAN
A-114
10/04/2023





1 LEVEL 5 PLAN
1/16" = 1'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT

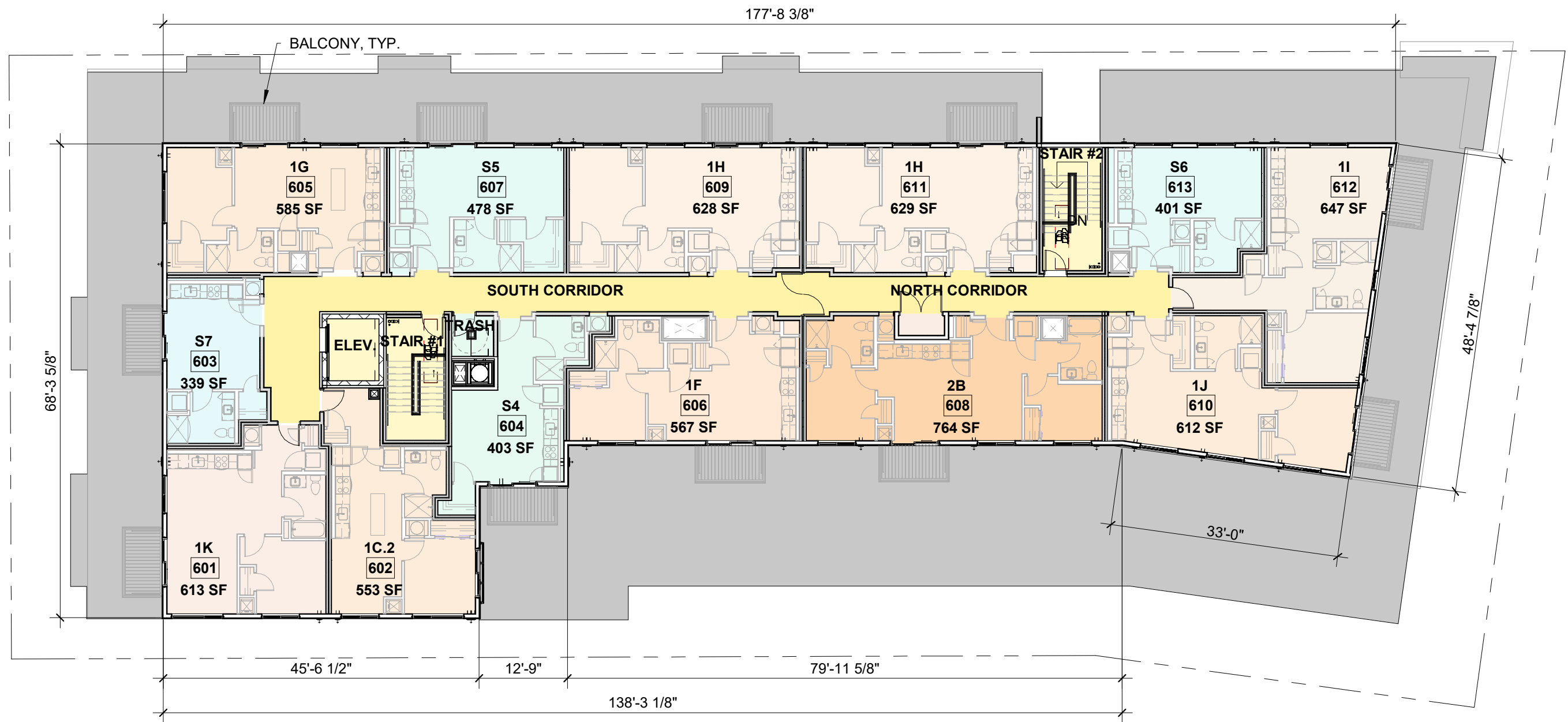


LEVEL 5 FLOOR PLAN

A-115

08/14/2023





1 LEVEL 6 PLAN
1/16" = 1'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT

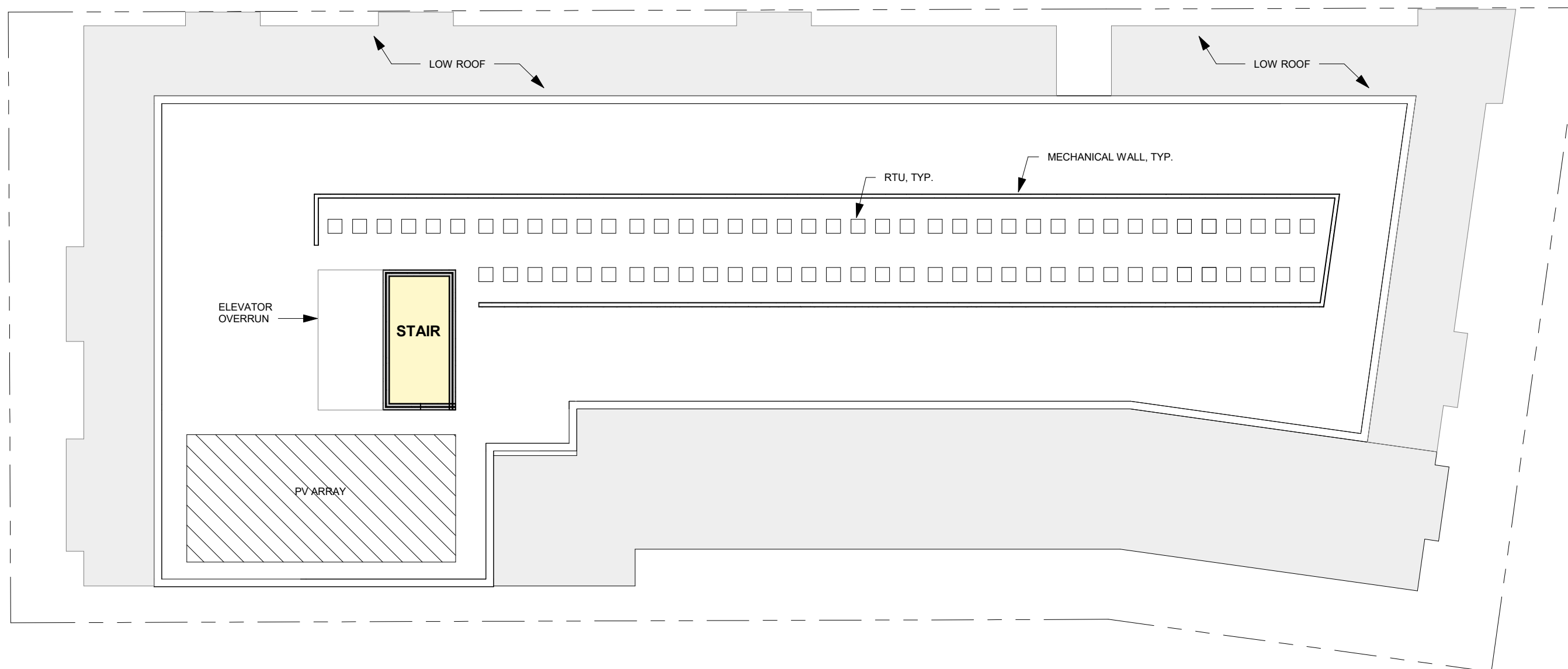


LEVEL 6 FLOOR PLAN

A-116

08/14/2023





1 ROOF PLAN
1/16" = 1'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT



ROOF PLAN

A-117

05/19/2022



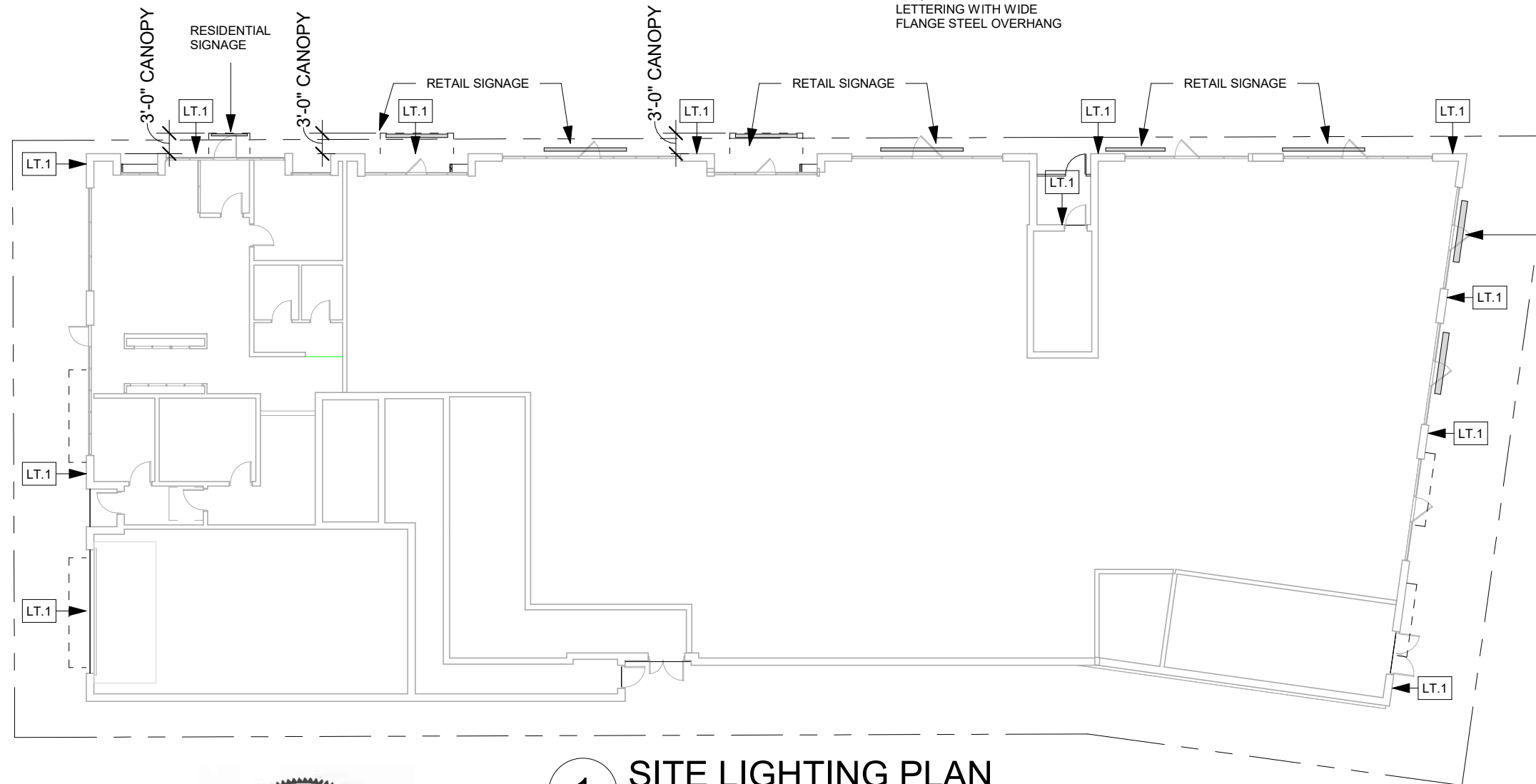
TENANT SIGNAGE, KNIFE EDGE ATTACHMENT TO STOREFRONT



RESIDENTIAL SIGNAGE, ALUMINUM CHANNEL LETTERING WITH WIDE FLANGE STEEL OVERHANG

2 SIGNAGE ELEVATION

1/8" = 1'-0"



RETAIL SIGNAGE

LEGEND:

LT.1 - CYLINDRICAL DOWNLIGHT LED

NOTE:

ALL RETAIL AND COMMERCIAL SIGNAGE TO BE COORDINATED WITH FUTURE TENANTS AND TO BE COMPLIANCE WITH SOMERVILLE ZONING ORDINANCE SECTION 10.9 COMMERCIAL SIGNS

1 SITE LIGHTING PLAN

1" = 20'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT



SITE LIGHTING

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44 BROADWAY

HIGHLAND DEVELOPMENT



SITE CONTEXT

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HIGHLAND DEVELOPMENT

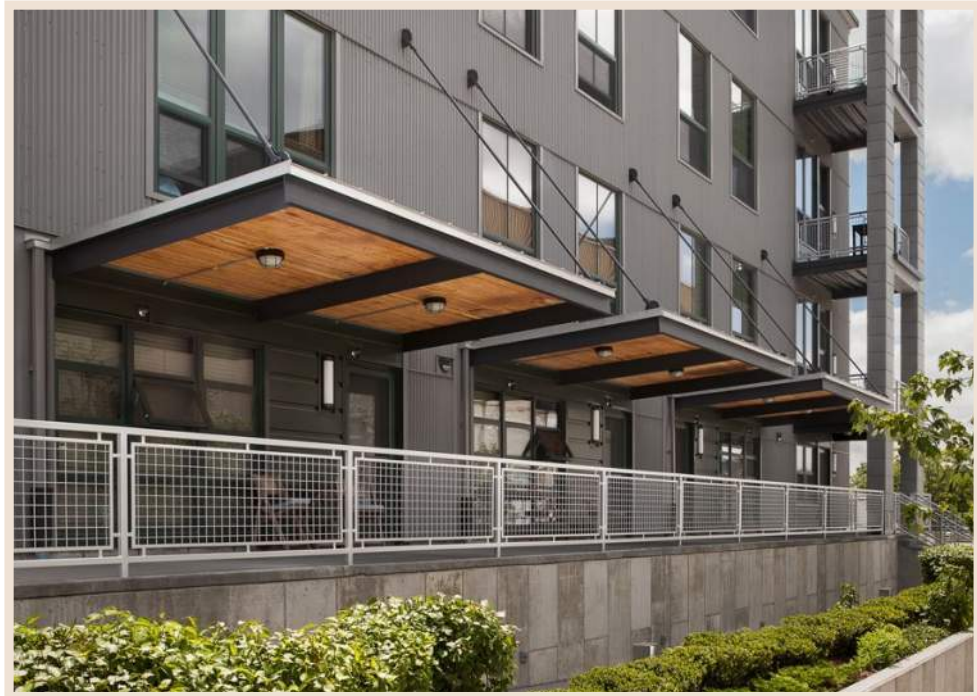


REFERENCE IMAGERY

A-202

05/19/2022





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HIGHLAND DEVELOPMENT

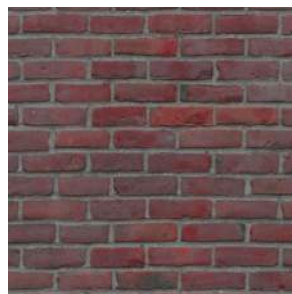


REFERENCE IMAGERY

A-203

05/19/2022





1. BRICK



2. PATTERNED BRICK



3. WHITEWASH BRICK



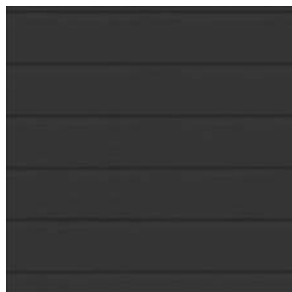
4. DARK BRICK



6. WOOD LOOK SIDING



7. FIBER CEMENT LAP SIDING



8. FIBER CEMENT LAP SIDING



44 BROADWAY

HIGHLAND DEVELOPMENT

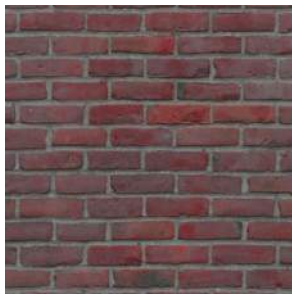


BUILDING ELEVATIONS

A-204

08/17/2023





1. BRICK



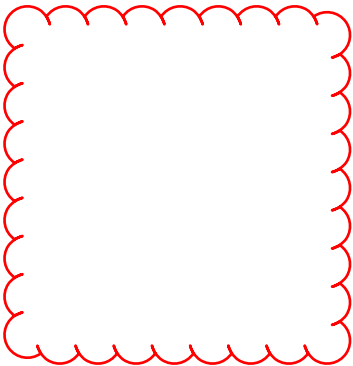
2. PATTERNED
BRICK



3. WHITEWASH
BRICK



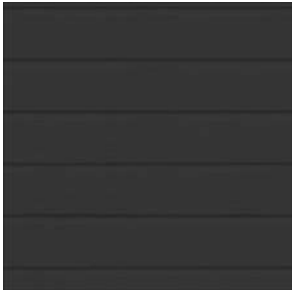
4. DARK BRICK



6. WOOD LOOK
SIDING



7. FIBER CEMENT
LAP SIDING



8. FIBER CEMENT
LAP SIDING

44 BROADWAY

HIGHLAND DEVELOPMENT



2 WEST ELEVATION
1" = 20'-0"

- ROOF 70'-0"
- LEVEL 6 59'-0"
- LEVEL 5 49'-0"
- LEVEL 4 38'-0"
- LEVEL 3 28'-0"
- LEVEL 2 18'-0"
- LEVEL 1 0"



1 EAST ELEVATION
1" = 20'-0"

- ROOF 70'-0"
- LEVEL 6 59'-0"
- LEVEL 5 49'-0"
- LEVEL 4 38'-0"
- LEVEL 3 28'-0"
- LEVEL 2 18'-0"
- LEVEL 1 0"

BUILDING ELEVATIONS

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08/17/2023





4 EAST ELEVATION
1" = 30'-0"



2 NORTH ELEVATION
1" = 30'-0"



3 WEST ELEVATION
1" = 30'-0"



1 SOUTH ELEVATION
1" = 30'-0"

44 BROADWAY

HIGHLAND DEVELOPMENT



PERCENTAGE OF GLAZING

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08/17/2023





44 BROADWAY

HIGHLAND DEVELOPMENT



PERSPECTIVE LOOKING WEST ON BROADWAY

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44 BROADWAY

HIGHLAND DEVELOPMENT



PERSPECTIVE LOOKING EAST ON BROADWAY

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44 BROADWAY

HIGHLAND DEVELOPMENT



PERSPECTIVE FROM MT. VERNON STREET

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44 BROADWAY

HIGHLAND DEVELOPMENT



AXON AERIAL

A-304

08/17/2023

