



299 BROADWAY

P&Z #22-092

COMPREHENSIVE PERMIT APPLICATION BUILDING B

MARCH 11, 2024

COMPREHENSIVE PERMIT APPLICATION DRAWING LIST

A000.B1r	COVER SHEET	A001.B7	BUILDING B - ROOF
A000.B1.1r	DESIGN NARRATIVE	A001.B7r	BUILDING B - ROOF
A000.B2	SCALED SITE PLAN	A002.B1	BUILDING B - SECTION 1
A000B2r	SCALED SITE PLAN	A002.B1r	BUILDING B - SECTION 1
A000.B3	DIMENSIONAL TABLE	A002.B2	BUILDING B - SECTION 2
A000.B3r	DIMENSIONAL TABLE	A002.B2r	BUILDING B - SECTION 2
A000.B4	GROSS FLOOR AREA PLANS	A002.B3	BUILDING B - SECTION 3
A000.B4r	GROSS FLOOR AREA PLANS	A002.B3r	BUILDING B - SECTION 3
A000.B5	FACADE ANALYSIS	A003.B1	BUILDING B - ELEVATIONS
A000.B5r	FACADE ANALYSIS	A003.B1r	BUILDING B - ELEVATIONS
A001.B1	BUILDING B - LEVEL 1	A003.B2	BUILDING B - ELEVATIONS
A001.B1r	BUILDING B - LEVEL 1	A003.B2r	BUILDING B - ELEVATIONS
A001.B2	BUILDING B - LEVEL 2	A003.B3	BUILDING B - ELEVATIONS
A001.B2r	BUILDING B - LEVEL 2	A003.B3r	BUILDING B - ELEVATIONS
A001.B3	BUILDING B - LEVEL 3	A003.B5	BUILDING B - ELEVATIONS
A001.B3r	BUILDING B - LEVEL 3	A003.B5r	BUILDING B - ELEVATIONS
A001.B4	BUILDING B - LEVEL 4	A003.B6	BUILDING B - ELEVATIONS
A001.B4r	BUILDING B - LEVEL 4	A003.B6r	BUILDING B - ELEVATIONS
A001.B5	BUILDING B - LEVEL 5	A003.B7	BUILDING B - ELEVATIONS
A001.B5r	BUILDING B - LEVEL 5	A003.B7r	BUILDING B - ELEVATIONS
A001.B6	BUILDING B - LEVEL 6	L001.B2	LANDSCAPE PLAN
A001.B6r	BUILDING B - LEVEL 6	L001.B2r	LANDSCAPE PLAN

LOCUS MAP



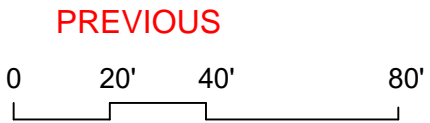
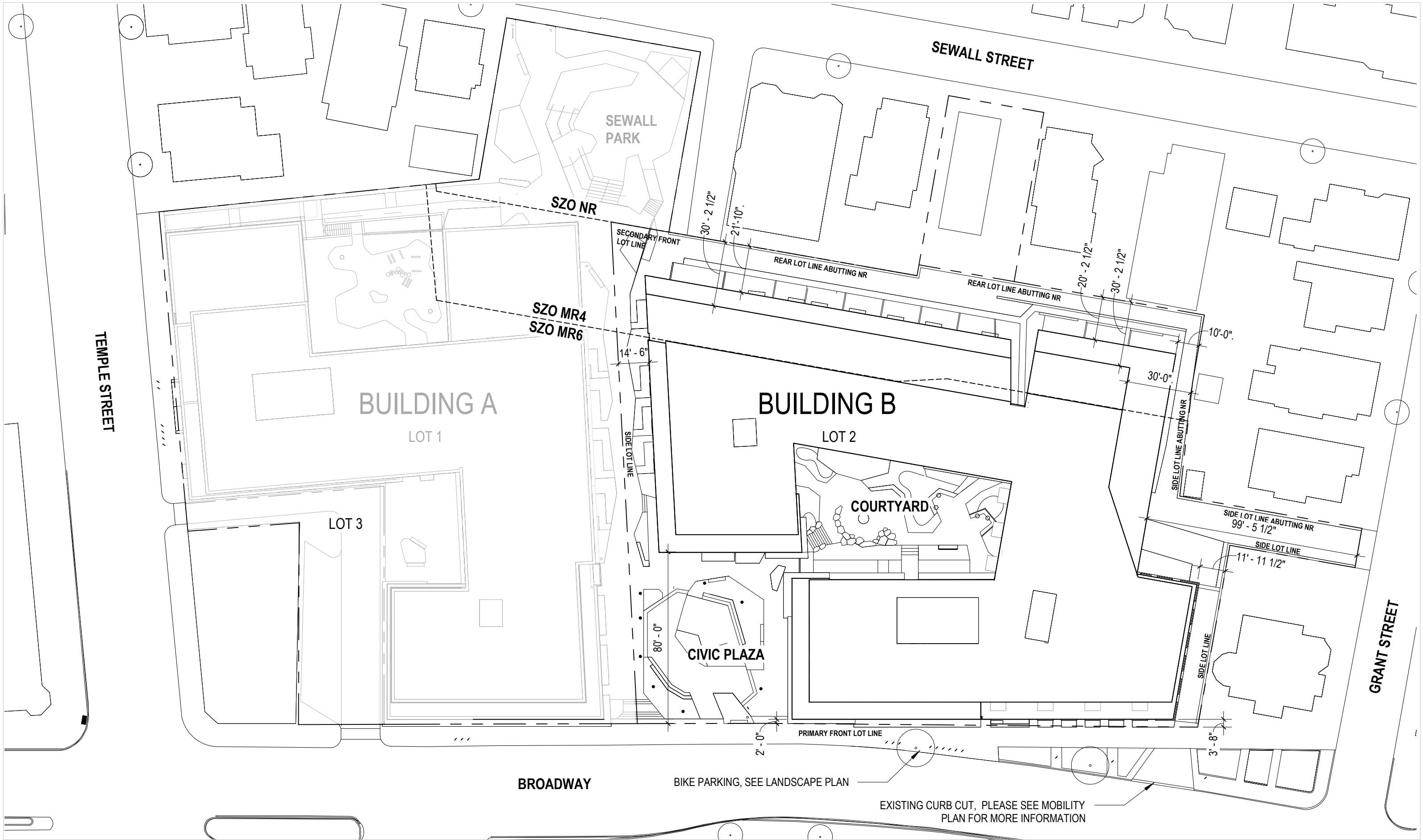
299 BROADWAY - BUILDING B
SOMERVILLE, MA, 02145

A000.B1r
COVER SHEET

299 BROADWAY - BUILDING B - DESIGN CHANGE NARRATIVE*	
SHEET**	COMMENT
A000.B2r	Clouded areas indicate changes in massing and building extents. Highlighted areas indicate revised figures.
A000.B3r	Highlighted figures show revised square footage calculations, bike parking calculations, and zoning tables for proposed massing.
A000.B4r	Highlighted figures show revised calculations for proposed massing. Clouded areas indicate changes in floorplate.
A000.B5r	Highlighted figures show revised calculations for proposed massing.
A001.B1r	Clouded areas indicate changes to the floorplan. These include shifting the main lobby entrance, enlarging the bike room, revising unit mix, and updating resident amenities.
A001.B2r	Clouded areas indicate changes to the floorplan. These include revising unit mix, updating resident amenities, and building massing at Sewall Street elevation.
A001.B3r	Clouded areas indicate changes to the floorplan. These include revising unit mix, removal of balconies at courtyard, and building massing at Sewall Street elevation.
A001.B4r	Clouded areas indicate changes to the floorplan. These include revising unit mix, removal of balconies at courtyard, and increased building massing at Sewall St and Grant St elevations.
A001.B5r	Clouded areas indicate changes to the floorplan. These include revising unit mix, removal of balconies at courtyard, and increased building massing at Sewall St and Grant St elevations.
A001.B6r	Clouded areas indicate changes to the floorplan. These include revising unit mix, removal of balconies at courtyard and Broadway, and increased building massing at Sewall St and Grant St elevations.
A001.B7r	Clouded areas indicate changes to the floorplan. These include increased building massing at Sewall St and Grant St elevations.
A002.B1r	Clouded areas indicate increase in building massing.
A002.B2r	Clouded areas indicate increase in building massing.
A002.B3r	Clouded areas indicate increase in building massing.
A003.B1r	Clouded areas indicate shift of Broadway main entrance, bay window, and storefront. Highlighted text indicates revisions to materials and windows.
A003.B2r	Clouded areas indicate change in material from terracotta to brick, brick to terracotta panel at ground level, reduction in storefront, and new fenestration alignment. Highlighted text indicates revisions to materials and windows.
A003.B3r	Clouded areas indicate enlarged building massing in MR4 district, change in material from terracotta to brick, brick to terracotta panel at ground level, reduction in storefront, and new fenestration alignment. Highlighted text indicates revisions to materials and windows.
A003.B4r	NOT USED.
A003.B5r	Clouded areas indicate enlarged building massing in MR4 district. Highlighted text indicates revisions to materials and windows.
A003.B6r	Clouded areas indicate change in material from terracotta to brick. Highlighted text indicates revisions to materials and windows.
A003.B7r	Clouded areas indicate removal of balconies and enlarged brick area. Highlighted text indicates revisions to materials and windows.
L001.B2r	Clouded areas indicate modifications to rear terraces and fire department access.

* Note that minor changes may have been made to overall fenestration size or location but have not been clouded because the original design intent is still being met. Additionally, unit mix has been reconfigured to better stack demising walls. These changes have been made to improve overall structural efficiency.

** Note that sheets that are not listed or included in this set have not been modified from the approved comprehensive permit package dated November 8, 2022





LOT 2 ZONING AND DEVELOPMENT SUMMARY				
ZONING DISTRICT		MR4 MR6		
TRANSIT AREA		YES - INSIDE HALF MILE WALKSHED		
PEDESTRIAN STREET		YES - BROADWAY		
PRINCIPAL BUILDING TYPE		GENERAL BUILDING		
		<u>WHOLE LOT</u>	<u>MR4</u>	<u>MR6</u>
LOT AREA	SQFT	58,554	13,759	44,795
GROSS FLOOR AREA	SQFT	176,429	24,628	151,801
RETAIL COMMERCIAL		8,346	0	8,346
RESIDENTIAL		162,832	24,628	138,204
MECHANICAL		5,251	0	5,251
NOTE:		844 SQFT 5% OF SITE WIDE COMMERCIAL AREA RESERVED FOR ARTS & CREATIVE ENTERPRISE IS PROVIDED IN LOT 1. PLEASE SEE A000.A3 AND A001.A1 FOR MORE INFORMATION.		

BIKES					
		SHORT TERM		LONG TERM	
		REQUIRED	AS OF RIGHT	REQUIRED	AS OF RIGHT
HOUSEHOLD LIVING	0.1/DU			1.0/DU	
	17.3			173.0	
COMMERCIAL/RETAIL	1/2,500 SF			1/10,000 SF	
	1.34			0.33	
FOOD & BEVERAGE	1/1,000 SF			1/5,000 SF	
	5.1			1.0	
ARTS & CREATIVE	1/10,00 SF			1/3,000 SF	
	0			0	
COMMUNITY CENTER	1/10,00 SF		4/10,000 SF		
	0		0		
TOTAL REQUIRED		24		175	
TOTAL PROPOSED		24	YES	175	YES
LONG TERM SPOT - CATEGORIES					
		TOTAL ALLOWED	TOTAL PROPOSED	AS OF RIGHT	
2FT X 6FT (MAX)		157	115	YES	
3FT X 8FT (MIN)		18	18	YES	
RACKS (2 BIKES) (MAX)		22 RACKS (43 BIKES)	21 RACKS (42 BIKES)	YES	

1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST
2. LOT 2/BUILDING-B SPANS BETWEEN THE MR4 AND MR6 DISTRICTS OF THE CITY OF SOMERVILLE OFFICIAL ZONING MAP AND CITY OF SOMERVILLE 2019 ZONING ORDINANCE AND 2021 AMENDMENTS. NOT ALL REGULATED STANDARDS OF THE SZO DIMENSIONAL TABLES OCCUR IN EACH ZONE IN WHICH THE PROJECT OCCURS. N/A DENOTES THAT THE PARTICULAR STANDARD DOES NOT OCCUR IN THAT PARTICULAR ZONE.
3. DURING UDC DESIGN REVIEW IT WAS REQUESTED THAT THE DESIGN TEAM RELOCATE SOME OF THE REQUIRED STEPBCKS ALONG BROADWAY UP TO THE 6TH FLOOR FROM THE 5TH FLOOR. PLEASE REFER TO PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST FOR ASSOCIATED WAIVER.
4. THE BROADWAY FACADE AND CIVIC PLAZA FACE OF LOT 2/BUILDING B FACE THE SAME FRONT LOT LINE ALONG BROADWAY. IF COUNTED TOGETHER THE FACADE BUILD OUT FOR THIS LOT LINE IS GREATER THAN 80%. PLEASE NOTE THAT THE STEPBCK AT THE CIVIC PLAZA FACADE IS GREATER THAN 15FT AND IS LISTED ON THE ATTACHED REQUESTED WAIVERS MASTER LIST.
5. REQUIRED OUTDOOR AMENITY SPACE FOR THE ENTIRE LOT IS PROVIDED BY THE BUILDING COURTYARD WHICH OCCURS SOLELY WITHIN THE MR6 DISTRICT.

NOT FOR
CONSTRUCTION

LOT 2 ZONING AND DEVELOPMENT SUMMARY					
ZONING DISTRICT TRANSIT AREA PEDESTRIAN STREET PRINCIPAL BUILDING TYPE	MR4/MR6 YES - INSIDE HALF MILE WALKSHED YES - BROADWAY GENERAL BUILDING				
		Unit Mix	Market	80% AMI	Total
		Studio	31	4	35
		1-Bed	114	11	125
		2-Bed	32	4	36
		3-Bed	4	1	5
		<u>WHOLE LOT</u>	<u>MR4</u>	<u>MR6</u>	
LOT AREA (SQFT)		58,554	13,759	44,795	
GROSS FLOOR AREA (SQFT)		194,183	41,396	152,785	
RETAIL/COMMERCIAL		8,444	0	8,444	
RESIDENTIAL		177,756	41,398	136,358	
MECHANICAL		7,983	0	5,251	
NOTE:	844 SQFT (5% OF SITE WIDE COMMERCIAL AREA) RESERVED FOR ARTS & CREATIVE ENTERPRISE IS PROVIDED IN LOT 1. PLEASE SEE A000.A3 AND A001.A1 FOR MORE INFORMATION.				

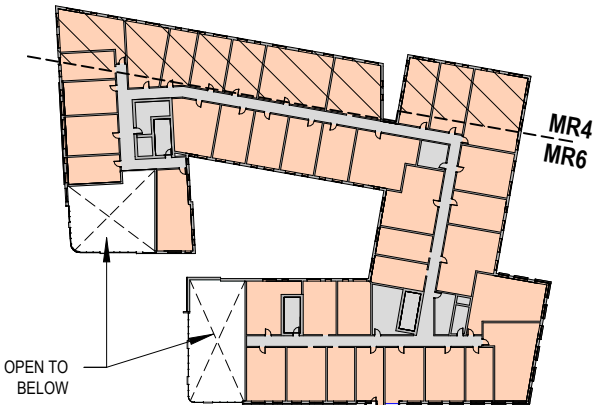
PARKING				
HOUSEHOLD LIVING COMMERCIAL/RETAIL FOOD & BEVERAGE ARTS & CREATIVE COMMUNITY CENTER TOTAL REQUIRED TOTAL PROPOSED	BIKES			
	SHORT TERM		LONG TERM	
	REQUIRED	AS OF RIGHT	REQUIRED	AS OF RIGHT
	0.1/DU		1.0/DU	
	20.1		201.0	
	1/2,500 SF		1/10,000 SF	
	1.34		0.33	
	1/1,000 SF		1/5,000 SF	
	5.1		1.0	
	1/10,00 SF		1/3,000 SF	
	0		0	
	1/10,00 SF		4/10,000 SF	
	0		0	
	27		202	
	27	YES	202	YES
2FT X 6FT (MAX) 3FT X 8FT (MIN) RACKS (2 BIKES) (MAX)	LONG TERM SPOT - CATEGORIES			
	TOTAL ALLOWED	TOTAL PROPOSED	AS OF RIGHT	
	131	135	YES	
	20	20	YES	
	25 RACKS (50 BIKES)	25 RACKS (50 BIKES)	YES	

NOTES
1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST 2. LOT 2/BUILDING-B SPANS BETWEEN THE MR4 AND MR6 DISTRICTS OF THE CITY OF SOMERVILLE OFFICIAL ZONING MAP AND CITY OF SOMERVILLE 2019 ZONING ORDINANCE AND 2021 AMENDMENTS. NOT ALL REGULATED STANDARDS OF THE SZO DIMENSIONAL TABLES OCCUR IN EACH ZONE IN WHICH THE PROJECT OCCURS. N/A DENOTES THAT THE PARTICULAR STANDARD DOES NOT OCCUR IN THAT PARTICULAR ZONE. 3. DURING UDC DESIGN REVIEW IT WAS REQUESTED THAT THE DESIGN TEAM RELOCATE SOME OF THE REQUIRED STEPBACKS ALONG BROADWAY UP TO THE 6TH FLOOR FROM THE 5TH FLOOR. PLEASE REFER TO PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST FOR ASSOCAITED WAIVER. 4. THE BROADAY FACADE AND CIVIC PLAZA FACE OF LOT 2/BUILDING B FACE THE SAME FRONT LOT LINE ALONG BROADWAY. IF COUNTED TOGETHER THE FACADE BUILD OUT FOR THIS LOT LINE IS GREATER THAN 80%. PLEASE NOTE THAT THE STEPBACK AT THE CIVIC PLAZA FACADE IS GREATER THAN 15FT AND IS LISTED ON THE ATTACHED REQUESTED WAIVERS MASTER LIST. 5. REQUIRED OUTDOOR AMENITY SPACE FOR THE ENTIRE LOT IS PROVIDED BY THE BUILDING COURTYARD WHICH OCCURS SOLELY WITHIN THE MR6 DISTRICT. 5A. LOT2/BUILDING B CONTAINS 201 DWELLING UNITS. OUTDOOR AMENITY SPACE IS MEASURED AT 24 SQUARE FEET PER A DWELLING UNIT. 5B. 201 DWELLING UNITS X 24 SQFT/DU = 4,824 SQFT MINIMUM 5C. ACTUAL OUTDOOR AMENITY SPACE PROVIDED = 5,580 SQFT. 5,580 SQFT > 4,824 SQFT.

ZONING TABLES						
	ALLOWED MR4	PROPOSED MR4	AS OF RIGHT	ALLOWED MR6	PROPOSED MR6	AS OF RIGHT
LOT DIMENSIONS & DEVELOPMENT						
LOT WIDTH (MIN)						
BROADWAY	30FT	N/A ²	N/A ²	30FT	261FT	YES
GRANT	30FT	N/A ²	N/A ²	30FT	18FT 7 INCHES	NO ¹
LOT COVERAGE (MAX)	90%	48%	YES	62%	71%	YES
GREEN SCORE						
MIN/IDEAL	.25/.30	.351	YES	.20/.25	.351	YES
OPEN SPACE (MIN)	15%	52%	YES	15%	38%	YES
BUILDING SETBACKS						
PRIMARY FRONT SETBACK (MIN/MAX)						
PRIMARY FRONT (BROADWAY)	2FT 15FT	N/A ²	N/A ²	2FT 15FT	2FT 3FT 8 IN	YES
PRIMARY FRONT (GRANT)	2FT 15FT	N/A ²	N/A ²	2FT 15FT	99 FT 5 1/2 INCHES	NO ¹
SECONDARY FRONT SETBACK (MIN/MAX)	2FT 15FT	21FT 10 INCHES ¹	NO ¹	2FT 15FT	N/A ²	N/A ²
SIDE SETBACK (MIN)						
ABUTTING ANY NON-NR/LHD	0FT	14FT 6INCHES	YES	0FT	10 FT	YES
1ST-3RD STORY ABUTTING NR/LHD	10FT	10FT	YES	10FT	10FT	YES
4TH-6TH STORY ABUTTING NR/LHD	30FT	10FT	YES	30FT	30FT	YES
REAR SETBACK (MIN)						
ABUTTING ANY NON-NR/LHD	10FT	N/A ²	N/A ²	10FT	N/A ²	N/A ²
1ST-3RD STORY ABUTTING NR/LHD	20FT	20FT 6 INCHES	YES	20FT	N/A ²	N/A ²
4TH-6TH STORY ABUTTING NR/LHD	30FT	30FT	YES	30FT	N/A ²	N/A ²
MAIN MASSING						
BUILDING WIDTH (MAX)						
BROADWAY FACADE	200FT	N/A ²	N/A ²	200FT	177 FT 5 INCHES	YES
CIVIC PLAZA FACADE	200FT	N/A ²	N/A ²	200FT	66FT 0 INCHES	YES
GRANT FACADE	200FT	N/A ²	N/A ²	200FT	20 FT 0 INCHES	YES
FACADE BUILD OUT (MIN)						
PRIMARY FRONT (BROADWAY + CIVIC PLAZA) ⁴	80%	N/A ²	N/A ²	80%	93% ⁴	YES ⁴
PRIMARY FRONT (GRANT)	80%	N/A ²	N/A ²	80%	100%	YES
SECONDARY FRONT	65%	27% ¹	NO ¹	65%	N/A ²	N/A ²
FLOOR PLATE (MAX)	15,000 SQFT	6,845 SQFT	YES	30,000 SQFT	27,368 SQFT	YES
GROUND STORY HEIGHT (MIN)	14FT	16 FT 9 INCHES	YES	18FT	13FT 0 INCHES	NO ¹
UPPER STORY HEIGHT (MIN)	10FT	10 FT 8 INCHES	YES	10FT	10FT 8 INCHES	YES
NUMBER OF STORIES (MIN/MAX)	3 4	6	NO	3 6	6	YES
STEP BACK, 5TH-6TH STORY (MIN)	N/A ²	8FT 0 INCHES	NO	10FT	8 ^{1,3}	NO ¹
BUILDING HEIGHT, FEET (MAX)	52FT	60 FT 8 INCHES	NO	80FT	67FT 9 INCHES	YES
ROOF TYPE	FLAT	FLAT	YES	FLAT	FLAT	YES
FACADE COMPOSITION						
GROUND STORY FENESTRATION						
PRIMARY FACADE (BROADWAY)	70%	N/A ²	N/A ²	70%	79%	YES
PRIMARY FACADE (PLAZA)	70%	N/A ²	N/A ²	70%	63%	NO
PRIMARY FACADE (GRANT)	70%	N/A ²	N/A ²	70%	38%	NO
SECONDARY FACADE (MIN/MAX)	15% 70%	32.9	YES	15% 70%	N/A ²	N/A ²
UPPER STORY FENESTRATION	15% 50%	25.5%	YES	15% 70%	68%	YES
BLANK WALL (MAX)	20FT		YES	20FT		YES
USE & OCCUPANCY						
GROUND STORY ENTRY SPACING (MAX)	30FT	SEE ELEVATIONS ¹	SEE ELEVATIONS ¹	30FT	SEE ELEVATIONS ¹	SEE ELEVATIONS ¹
COMMERCIAL SPACE DEPTH (MIN)	30FT	N/A ²	YES	30FT	30FT 2 INCHES	YES
DENSITY FACTOR (MIN)	SEE GROSS PLANS	SEE GROSS PLANS	YES	SEE GROSS PLANS	SEE GROSS PLANS	YES
OUTDOOR AMENITY SPACE (MIN)	1/DU	N/A ^{2,5}	YES ^{2,5}	1/DU	5,580 SQFT ⁵	YES



LEVEL 01	MR4	MR6
COMMERCIAL AREA	0 SQFT	8,346 SQFT
RESIDENTIAL AREA	6,598 SQFT	16,548 SQFT
MECHANICAL AREA	0 SQFT	1,402 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	6,598 SQFT	26,296 SQFT
TOTAL AREA COMBINED	32,894 SQFT	

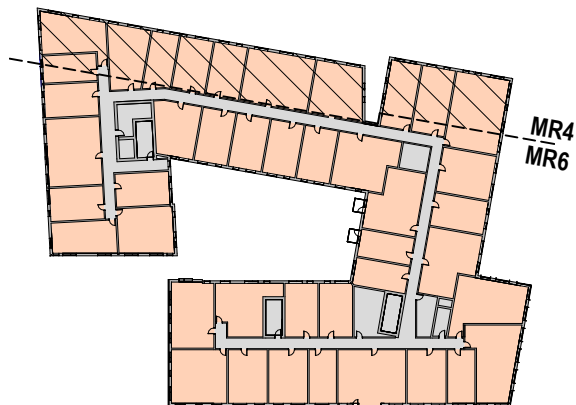


LEVEL 02	MR4	MR6
COMMERCIAL AREA	0 SQFT	0 SQFT
RESIDENTIAL AREA	6,845 SQFT	22,701 SQFT
MECHANICAL AREA	0 SQFT	913 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	6,845 SQFT	23,614 SQFT
TOTAL AREA COMBINED	30,459 SQFT	

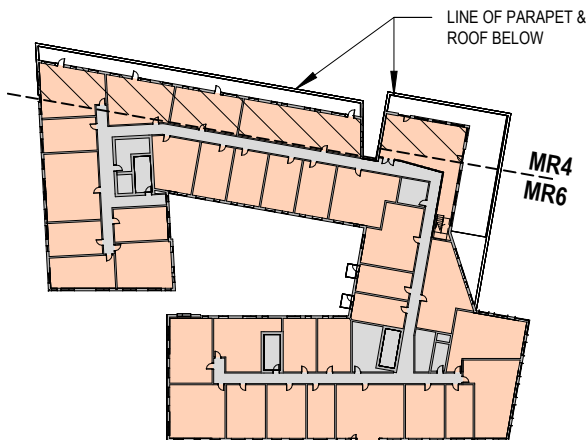
BUILDING B SUMMARY	MR4	MR6
COMMERCIAL AREA	0 SQFT	8,346 SQFT
RESIDENTIAL AREA	24,628 SQFT	138,204 SQFT
MECHANICAL AREA	0 SQFT	5,251 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	24,628 SQFT	151,801 SQFT
TOTAL AREA COMBINED	176,429 SQFT	

1 B - L1 GROSS AREA PLAN

2 B - L2 GROSS AREA PLAN



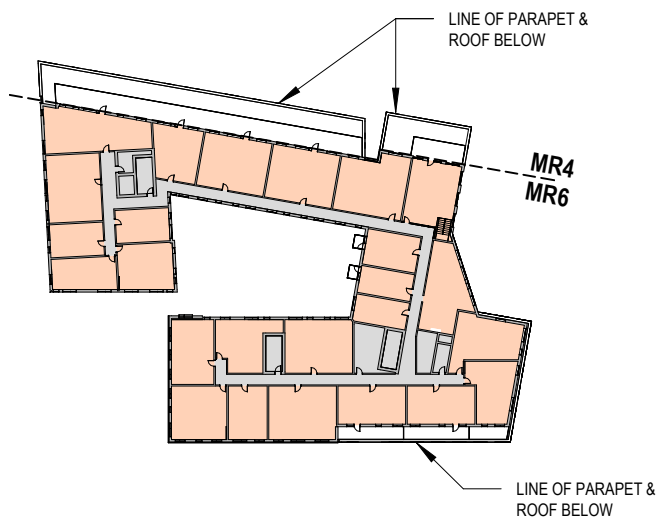
LEVEL 03	MR4	MR6
COMMERCIAL AREA	0 SQFT	0 SQFT
RESIDENTIAL AREA	6,845 SQFT	26,455 SQFT
MECHANICAL AREA	0 SQFT	913 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	6,845 SQFT	27,368 SQFT
TOTAL AREA COMBINED	34,213 SQFT	



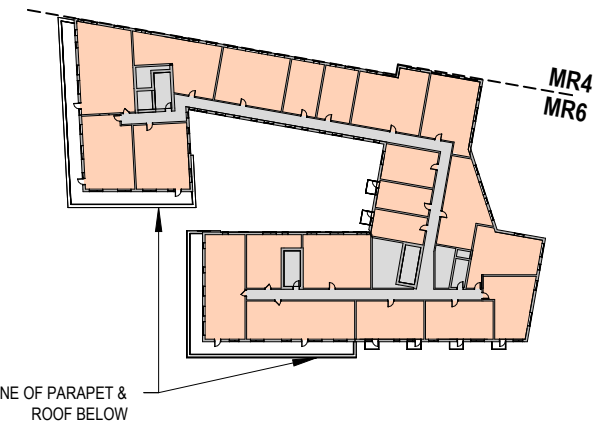
LEVEL 04	MR4	MR6
COMMERCIAL AREA	0 SQFT	0 SQFT
RESIDENTIAL AREA	4,340 SQFT	25,351 SQFT
MECHANICAL AREA	0 SQFT	913 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	4,340 SQFT	26,264 SQFT
TOTAL AREA COMBINED	30,604 SQFT	

3 B - L3 GROSS AREA PLAN

4 B - L4 GROSS AREA PLAN
1" = 100'-0"



LEVEL 05	MR4	MR6
COMMERCIAL AREA	0 SQFT	0 SQFT
RESIDENTIAL AREA	0 SQFT	17,684 SQFT
MECHANICAL AREA	0 SQFT	555 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	0 SQFT	25,337 SQFT
TOTAL AREA COMBINED	25,337 SQFT	



LEVEL 06	MR4	MR6
COMMERCIAL AREA	0 SQFT	6,841 SQFT
RESIDENTIAL AREA	0 SQFT	22,367 SQFT
MECHANICAL AREA	0 SQFT	555 SQFT
PARKING AREA	0 SQFT	0 SQFT
TOTAL AREA PER ZONE	0 SQFT	22,922 SQFT
TOTAL AREA COMBINED	22,922 SQFT	

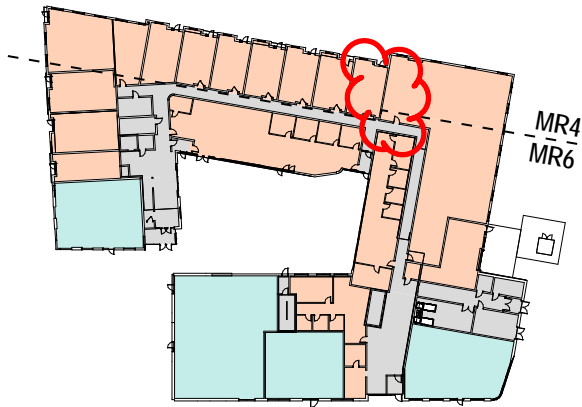
5 B - L5 GROSS AREA PLAN
1" = 100'-0"

6 B - L6 GROSS AREA PLAN
1" = 100'-0"

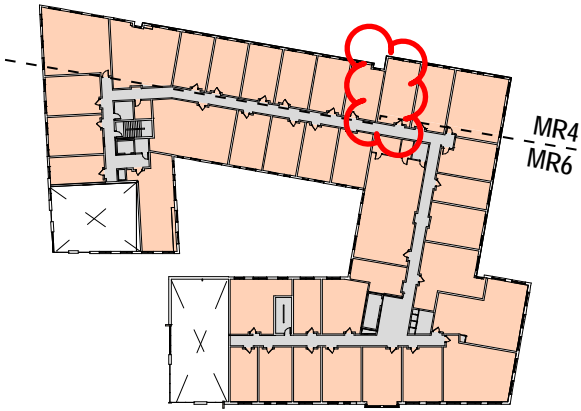
- NOTES:
- BUILDING B IS LOCATED IN BOTH THE MR4 AND MR6 ZONING DISTRICTS.
 - LOT AREA 58,554 SQFT
 - TOTAL GROSS AREA ALL FLOORS = 176,429 SQFT
 - TOTAL GROSS AREA ALL FLOORS IN MR4 = 24,628 SQFT
 - TOTAL GROSS AREA ALL FLOORS IN MR6 = 151,801 SQFT
 - DENSITY FACTOR:
 - IN MR4 FOR LOTS OVER 5,500 SQFT THE DENSITY FACTOR IS **1,125**.
 $24,628 \text{ (SQFT IN MR4)} / 1,125 = \textbf{22 PERMITTED UNITS}$
 - IN MR6 FOR LOTS OVER 6,500 SQFT THE DENSITY FACTOR IS **850**.
 $151,801 \text{ (SQFT IN MR6)} / 850 = \textbf{179 PERMITTED UNITS}$
 - ACTUAL UNITS PROVIDED = 173
173 UNITS < 201 UNITS (22 MR4 UNITS + 179 MR6 UNITS)

KEY

	COMMERCIAL AREAS MR6
	COMMERICAL AREAS MR4
	RESIDENTIAL AREAS MR6
	RESIDENTIAL AREAS MR4
	MECHANICAL AREAS MR6



LEVEL 01	MR4	MR6
COMMERCIAL AREA	0 SQF	
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		

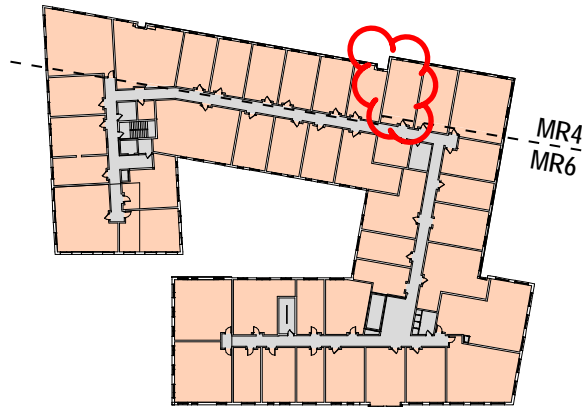


LEVEL 02	MR4	MR6
COMMERCIAL AREA	0 SQF	0 SQF
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		

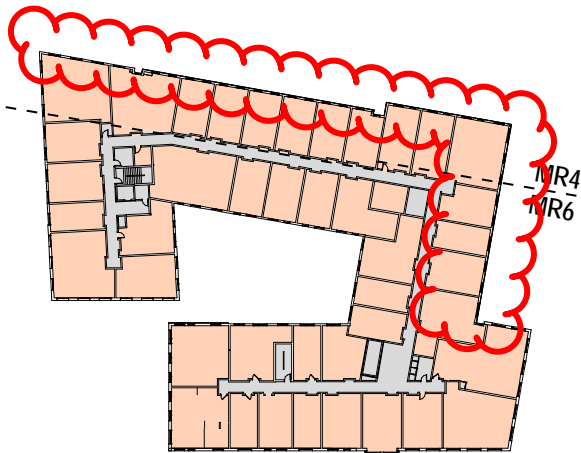
BUILDING B SUMMARY	MR4	MR6
COMMERCIAL AREA	0 SQF	
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		

1 B - L1 GROSS AREA PLAN
1" = 100'-0"

2 B - L2 GROSS AREA PLAN
1" = 100'-0"



LEVEL 03	MR4	MR6
COMMERCIAL AREA	0 SQF	0 SQF
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		



LEVEL 04	MR4	MR6
COMMERCIAL AREA	0 SQF	0 SQF
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		

NOTES:

1. BUILDING B IS LOCATED IN BOTH THE MR4 AND MR6 ZONING DISTRICTS.

2. LOT AREA 58,554 SQFT

3. TOTAL GROSS AREA ALL FLOORS = 194,183 SQFT

3A. TOTAL GROSS AREA ALL FLOORS IN MR4 = 41,398 SQFT

3B. TOTAL GROSS AREA ALL FLOORS IN MR6 = 152,785 SQFT

4. DENSITY FACTOR:

4A. IN MR4 FOR LOTS OVER 5,500 SQFT THE DENSITY FACTOR IS 1,125.

41,398 (SQFT IN MR4) / 1,125 = 36 PERMITTED UNITS

4B. IN MR6 FOR LOTS OVER 6,500 SQFT THE DENSITY FACTOR IS 850.

152,785 (SQFT IN MR6) / 850 = 179 PERMITTED UNITS

4C. ACTUAL UNITS PROVIDED = 201

201 UNITS < 215 UNITS (58 MR4 UNITS + 143 MR6 UNITS)

3 B - L3 GROSS AREA PLAN
1" = 100'-0"

4 B - L4 GROSS AREA PLAN
1" = 100'-0"



LEVEL 05	MR4	MR6
COMMERCIAL AREA	0 SQF	0 SQF
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		



LEVEL 06	MR4	MR6
COMMERCIAL AREA	0 SQF	
RESIDENTIAL AREA		
MECHANICAL AREA	0 SQF	
PARKING AREA	0 SQF	0 SQF
TOTAL AREA PER ZONE		
TOTAL AREA COMBINED		

KEY

COMMERCIAL AREAS MR6

COMMERCIAL AREAS MR6

RESIDENTIAL AREAS MR6

RESIDENTIAL AREAS MR4

MECHANICAL AREAS MR6

MECHANICAL AREAS MR4

5 B - L5 GROSS AREA PLAN
1" = 100'-0"

6 B - L6 GROSS AREA PLAN
1" = 100'-0"



1 PLAZA EAST 2 BROADWAY - PRIMARY FACADE 3 MEWS 4 PLAZA NORTH - PRIMARY FACADE 5 SEWALL EAST



6 RECESS WEST 7 RECESS EAST 8 SEWALL 9 GRANT 10 GRANT 2 11 GRANT 3 - PRIMARY FACADE



12 COURTYARD NORTH 13 COURTYARD WEST 14 COURTYARD SOUTH 15 COURTYARD EAST

GROUND STORY FENESTRATION

FACADE	REQUIRED	PROPOSED
PRIMARY FACADE (BROADWAY)	70%	70.0%
PRIMARY FACADE (PLAZA NORTH)	70%	75.7%
PRIMARY FACADE (GRANT)	70%	100%
SECONDARY FACADE (SEWALL)	15-70%	32.9%

UPPER STORY FENESTRATION

LEVEL	REQUIRED	PROPOSED
2	15% 50%	25.0%
3	15% 50%	26.4%
4	15% 50%	26.9%
5	15% 50%	24.7%
6	15% 50%	23.7%
TOTAL	25.5%	

NOTES

1. LOT 2/BUILDING B HAS MULTIPLE SPACES FOR COMMERCIAL ESTABLISHMENTS. PER SZO 2.4.5.a.i.a.i BUILDINGS WITH GROUND STORY COMMERCIAL SHOULD MEASURE GROUND STORY FENESTRATION BETWEEN TWO FEET AND TWELF FEET ABOVE THE FINISHED FLOOR. NUMBERS INDICATED FOR GROUND STORY FENESTRATION COMPLIANCE MEASURE FENESTRATION BETWEEN TWO FEET AND TWELVE FEET FOR ALL SPACES.
2. PER SZO 2.4.2.a.iii.b BOTH FRONT LOT LINES FOR A THROUGH LOT ARE THE PRIMARY FRONT LOT LINES AND PER SZO 2.1.a LOT 1 IS B THROUGH LOT. THOSE FACADES THAT FACE PRIMARY FRONT LOT LINES HAVE BEEN IDENTIFIED ABOVE.
3. ONLY THAT PORTION OF THE GRANT STREET ELEVATION THAT IS DIRECTLY OPPOSITE THE FRONT LOT LINE ON GRANT STREET QUALIFIES AS A PRIMARY FACADE PER SZO 2.1.a.
4. ONLY THAT PORTION OF THE SEWALL STREET ELEVATION WEST OF THE INDICATED LINE QUALIFIES AS A SECONDARY FACADE PER SZO 2.1.A.



UPPER STORY FENESTARTION - 28%

1 PLAZA EAST
1" = 40'-0"



UPPER STORY FENESTARTION - 24%

2 BROADWAY - PRIMARY FACADE
1" = 40'-0"



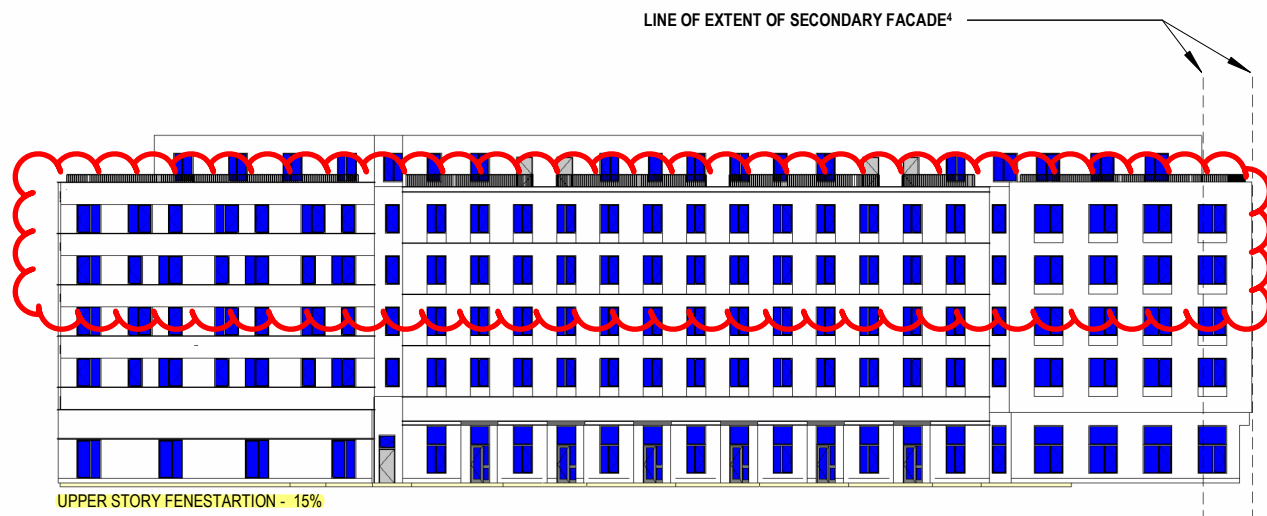
UPPER STORY FENESTARTION - 22%

3 MEWS
1" = 40'-0"



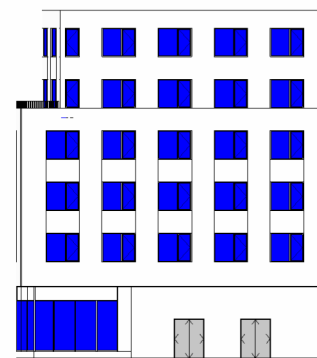
UPPER STORY FENESTARTION - 25%

4 PLAZA NORTH - PRIMARY FACADE
1" = 40'-0"



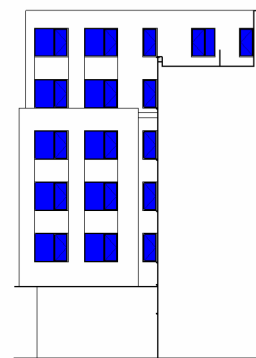
UPPER STORY FENESTARTION - 15%

5 SEWALL
1" = 40'-0"



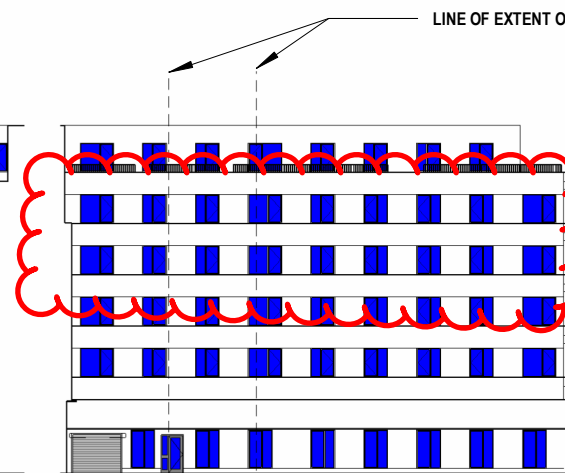
UPPER STORY FENESTARTION - 23%

6 GRANT
1" = 40'-0"



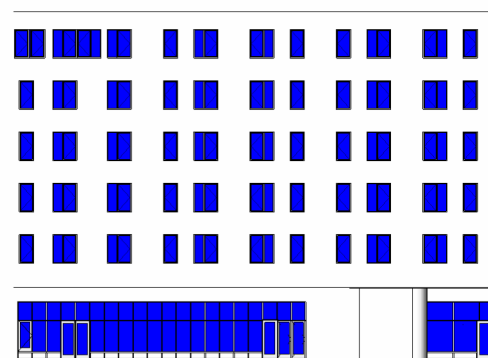
UPPER STORY FENESTARTION - 20%

7 GRANT 2
1" = 40'-0"



UPPER STORY FENESTARTION - 20%

8 GRANT 3 - PRIMARY FACADE
1" = 40'-0"



UPPER STORY FENESTARTION - 19%

9 COURTYARD NORTH
1" = 40'-0"



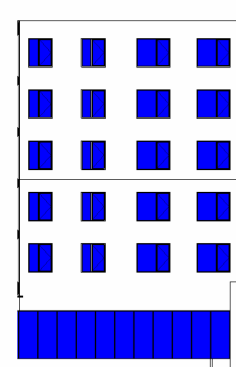
UPPER STORY FENESTARTION - 22%

10 COURTYARD WEST
1" = 40'-0"



UPPER STORY FENESTARTION - 24%

11 COURTYARD SOUTH
1" = 40'-0"



UPPER STORY FENESTARTION - 23%

12 COURTYARD EAST
1" = 40'-0"

LINE OF EXTENT OF SECONDARY FACADE⁴

LINE OF EXTENT OF PRIMARY FACADE³

GROUND STORY FENESTRATION

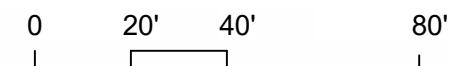
FAÇADE	REQUIRED	PROPOSED
PRIMARY FAÇADE (BROADWAY)	70%	79%
PRIMARY FAÇADE (PLAZA NORTH)	70%	63%
PRIMARY FAÇADE (GRANT)	70%	38%
PRIMARY FAÇADE (SEWALL)	15-70%	68%

NOTES

1. LOT 2/BUILDING B HAS MULTIPLE SPACES FOR COMMERCIAL ESTABLISHMENTS. PER SZO 2.4.5.a.i.a.i BUILDINGS WITH GROUND STORY COMMERCIAL SHOULD MEASURE GROUND STORY FENESTRATION BETWEEN TWO FEET AND TWELF FEET ABOVE THE FINISHED FLOOR. NUMBERS INDICATED FOR GROUND STORY FENESTRATION COMPLIANCE MEASURE FENESTRATION BETWEEN TWO FEET AND TWELVE FEET FOR ALL SPACES.
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3. ONLY THAT PORTION OF THE GRANT STREET ELEVATION THAT IS DIRECTLY OPPOSITE THE FRONT LOT LINE ON GRANT STREET QUALIFIES AS A PRIMARY FAÇADE PER SZO 2.1.a.
4. ONLY THAT PORTION OF THE SEWALL STREET ELEVATION WEST OF THE INDICATED LINE QUALIFIES AS A SECONDARY FAÇADE PER SZO 2.1.A.

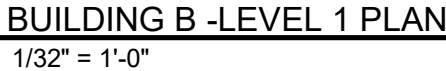
UPPER STORY FENESTRATION

LEVEL	REQUIRED	PROPOSED
2	15% 50%	26%
3	15% 50%	28%
4	15% 50%	28%
5	15% 50%	30%
6	15% 50%	26%
TOTAL		27%

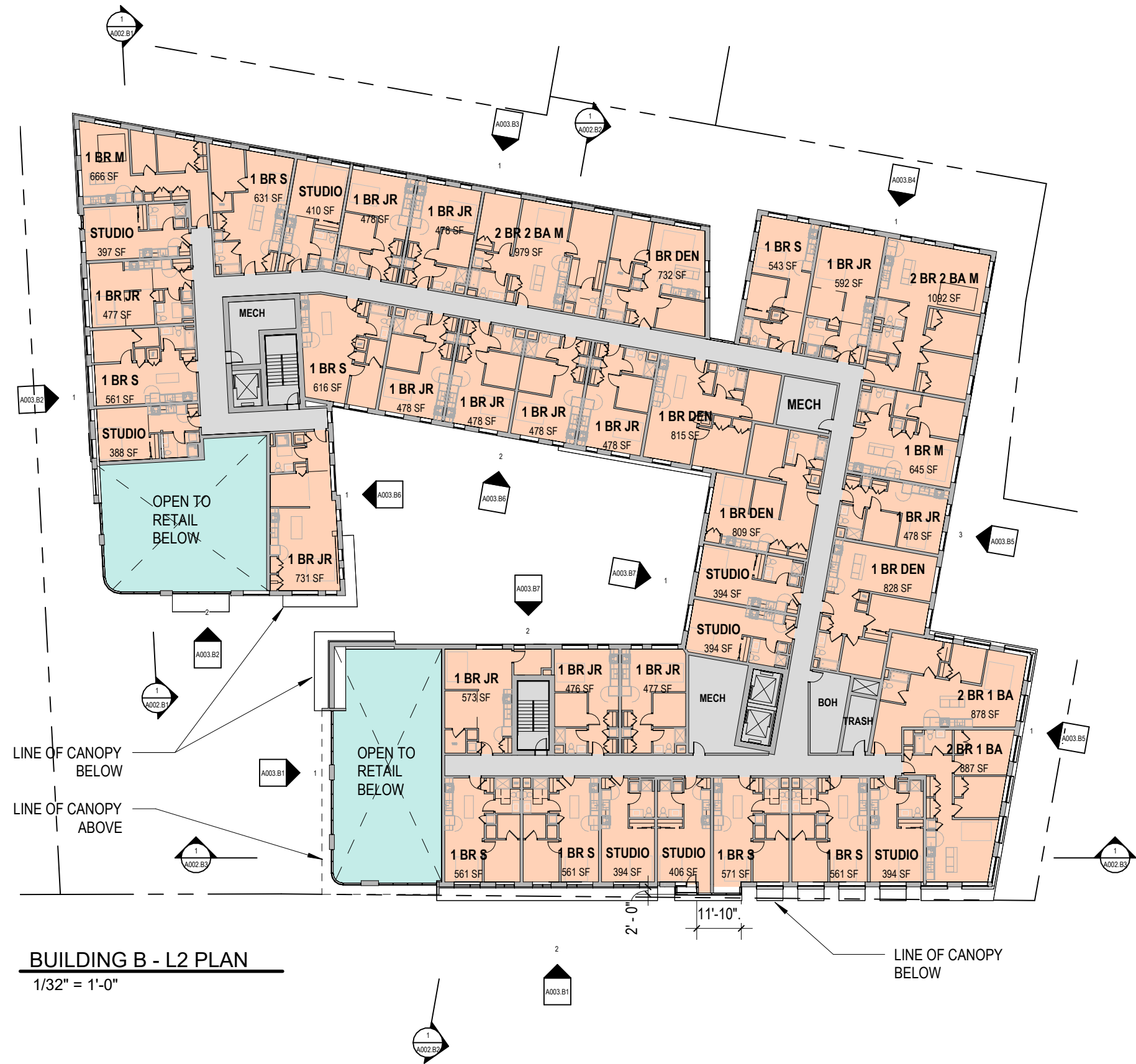




1 BUILDING B - L1 PLAN



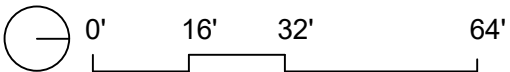
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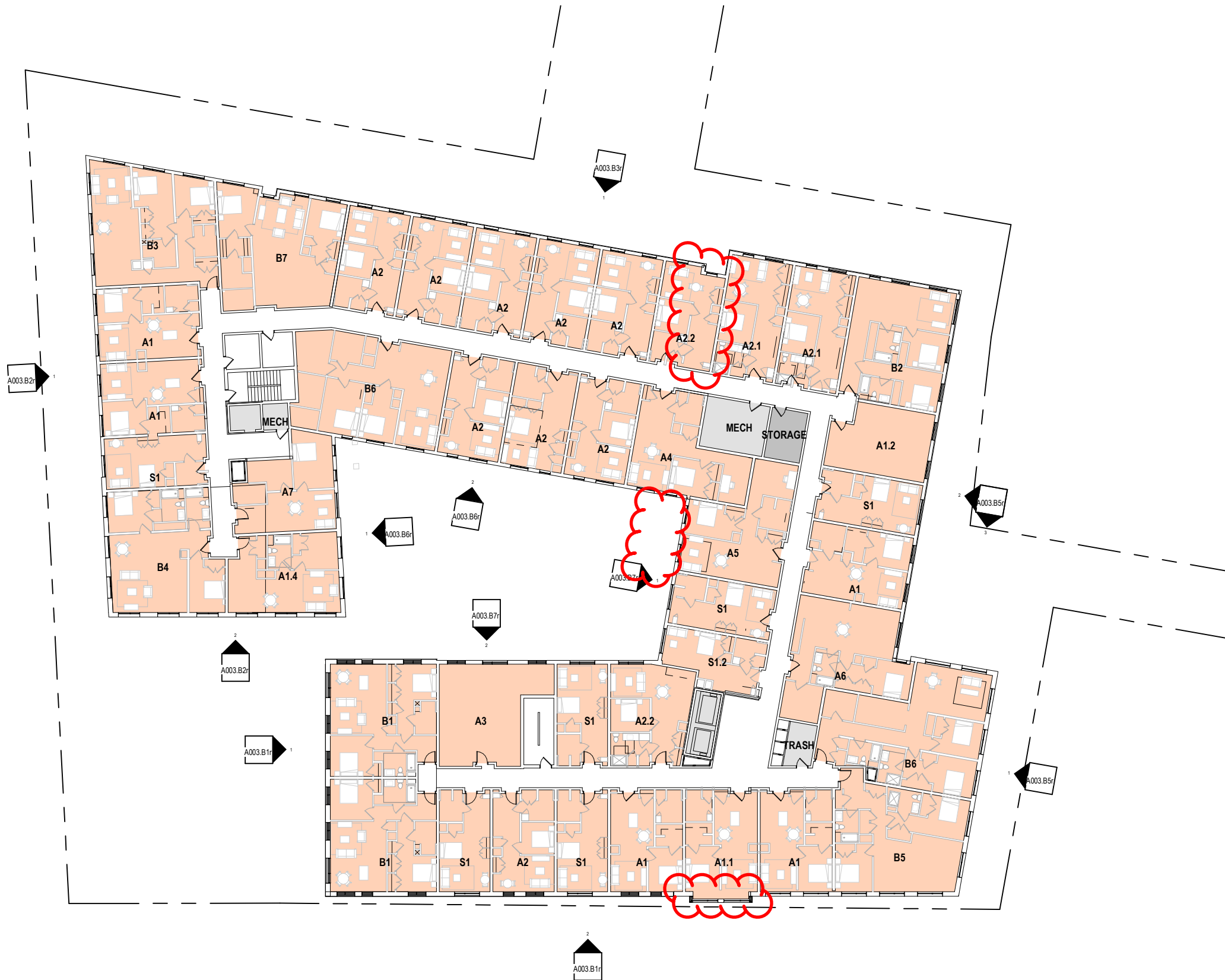


1 BUILDING B - L2 PLAN
1/32" = 1'-0"

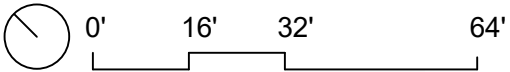


BUILDING B - LEVEL 2 PLAN
1/32" = 1'-0"





BUILDING B - LEVEL 3 PLAN
1/32" = 1'-0"





BUILDING B - L4 PLAN
1/32" = 1'-0"



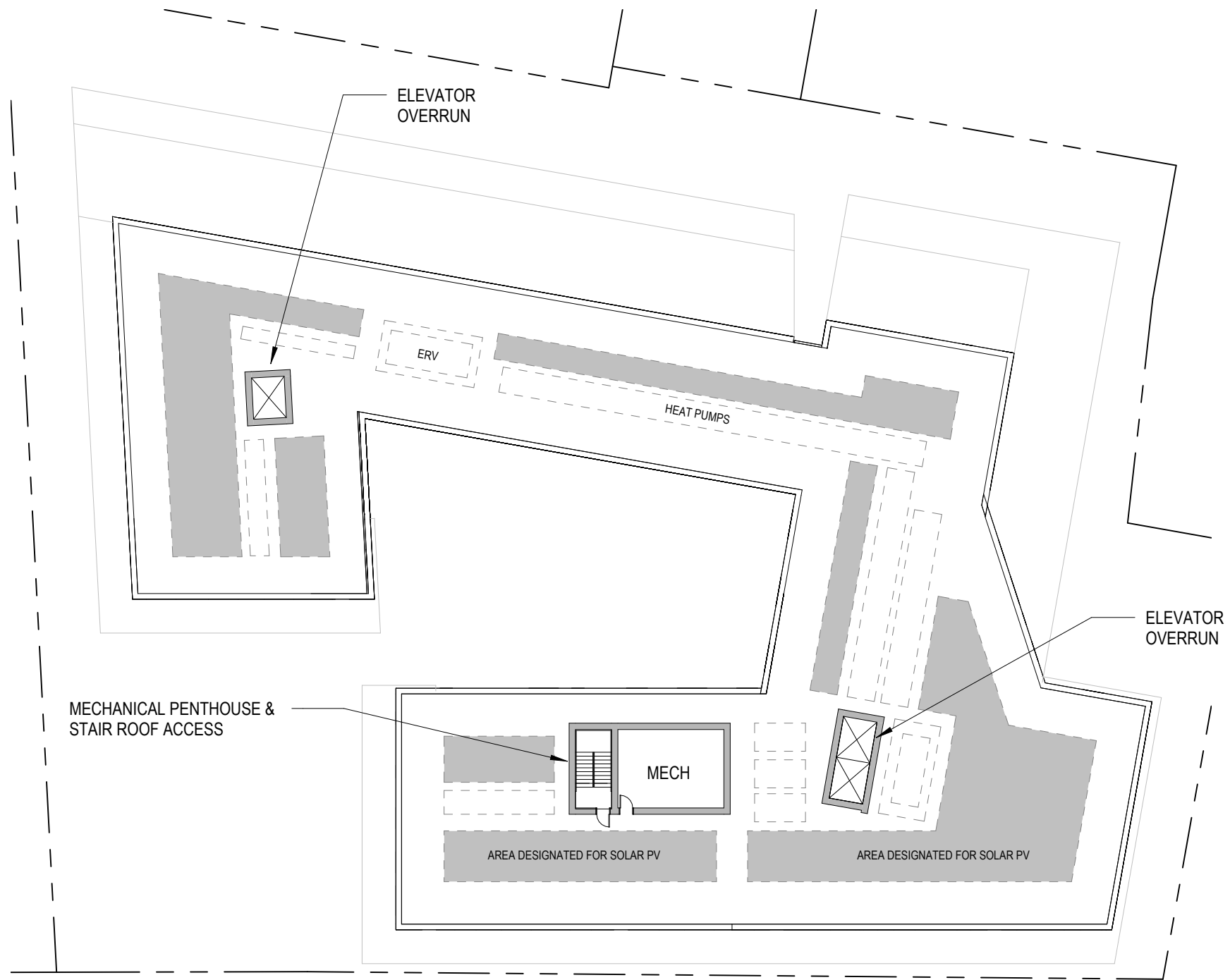


BUILDING B - L5 PLAN
1/32" = 1'-0"





BUILDING B - L6 PLAN
1/32" = 1'-0"



2 BUILDING B - RF PLAN

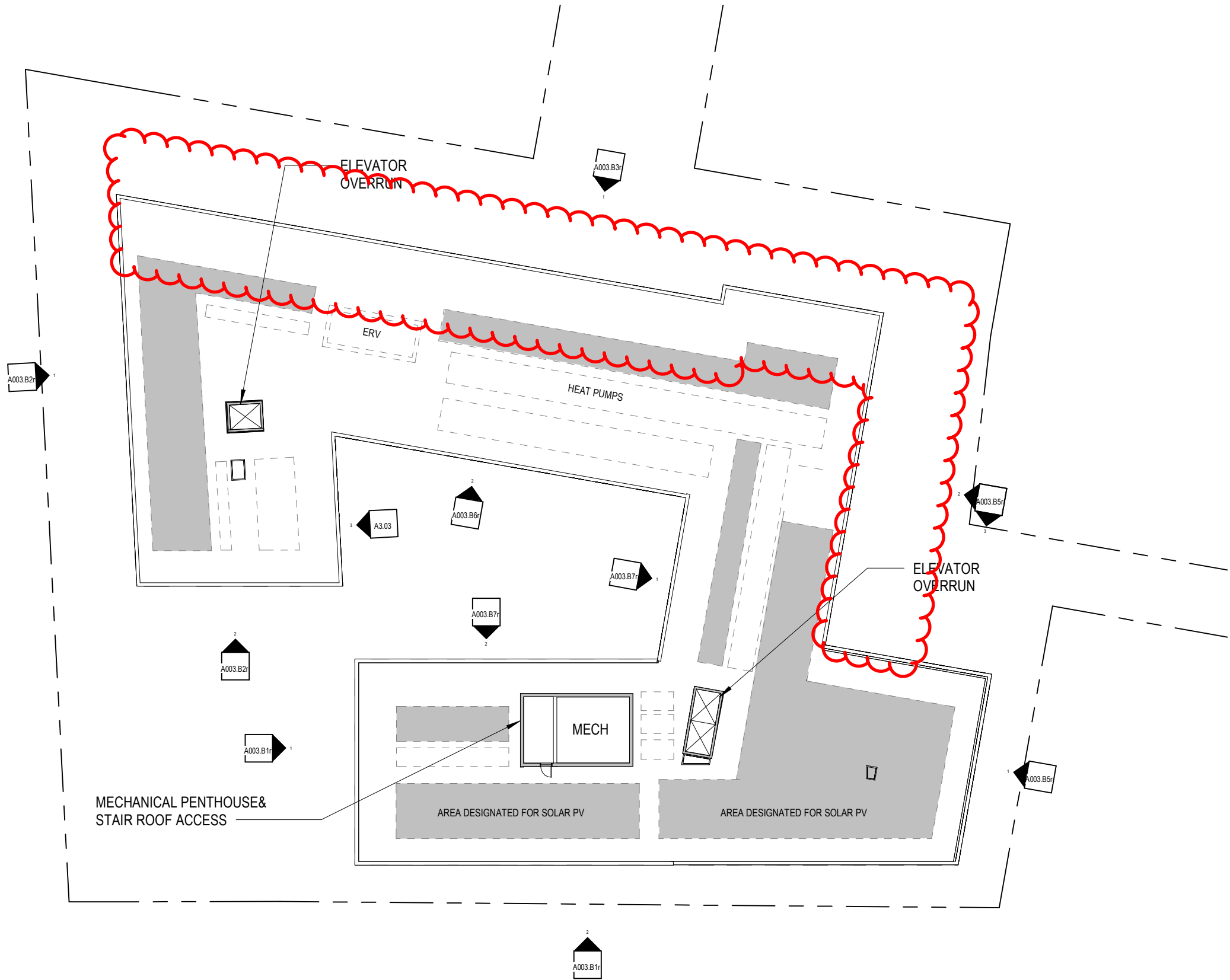
1/32" = 1'-0"



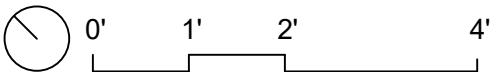
PREVIOUS

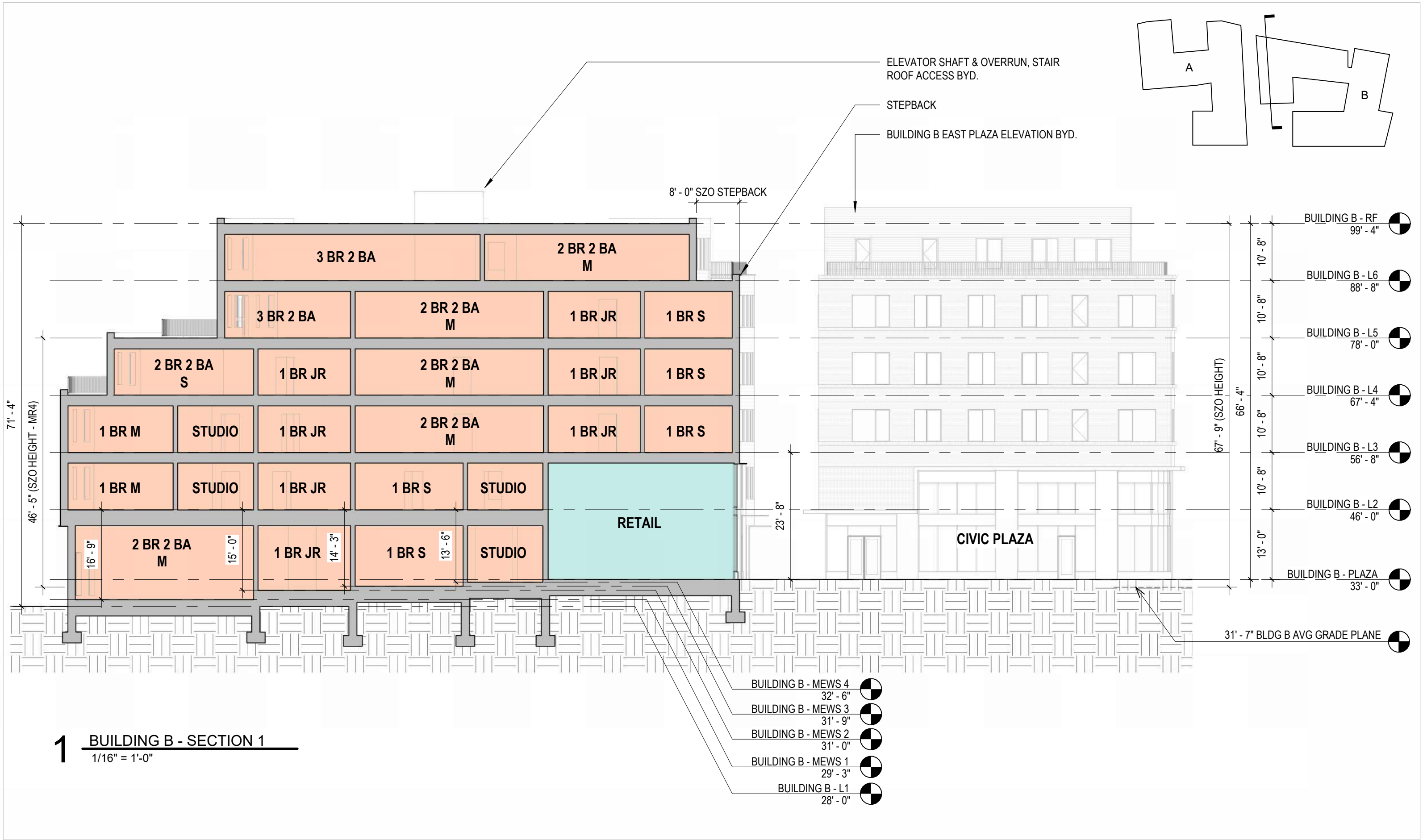
0' 16' 32' 64'

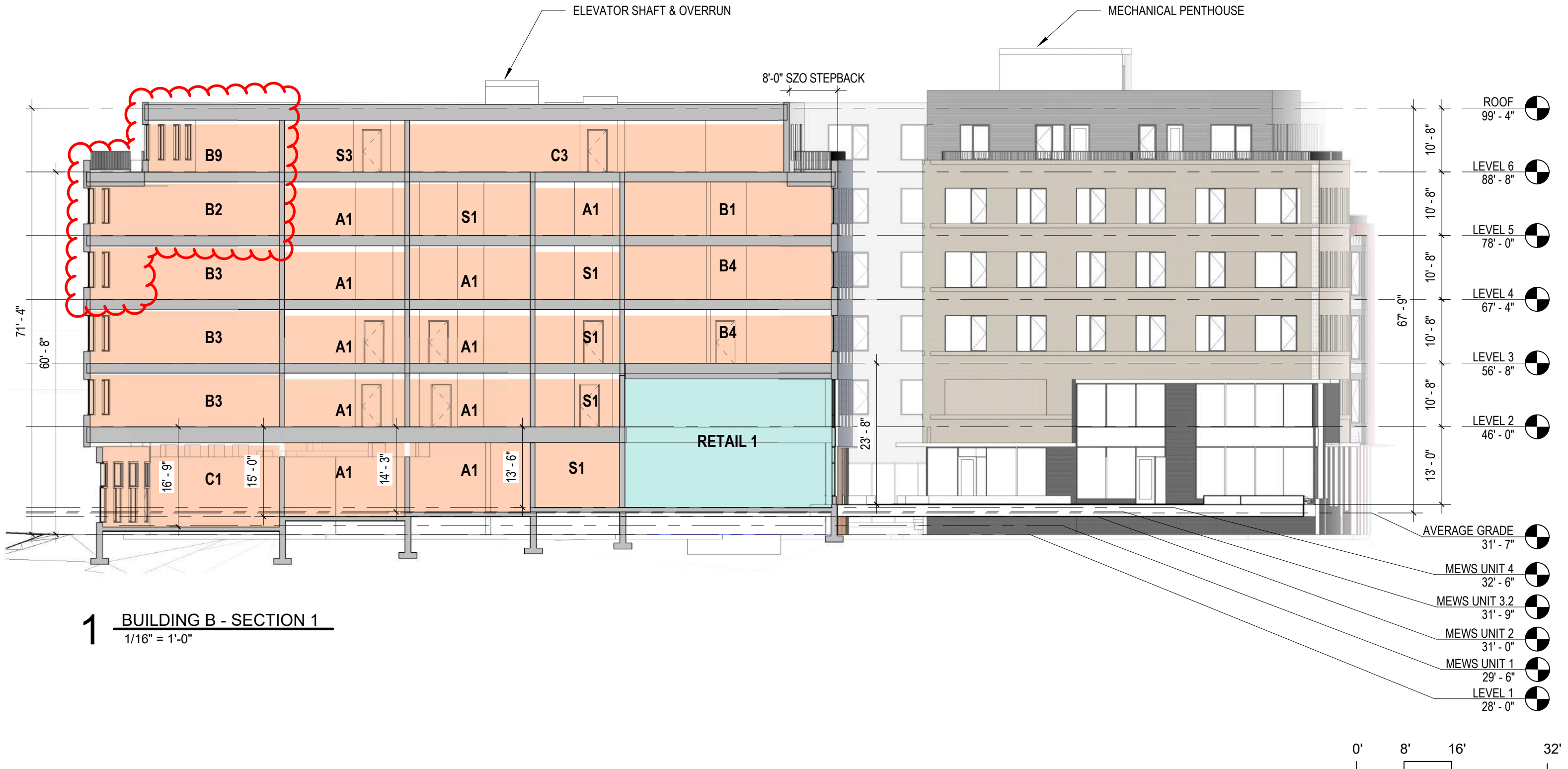
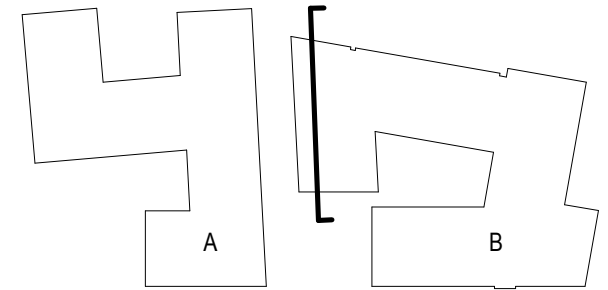


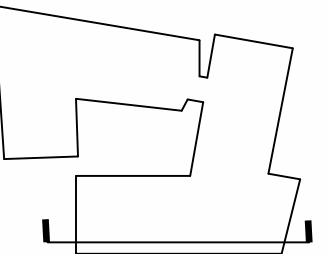


BUILDING B - ROOF PLAN
1/32" = 1'-0"

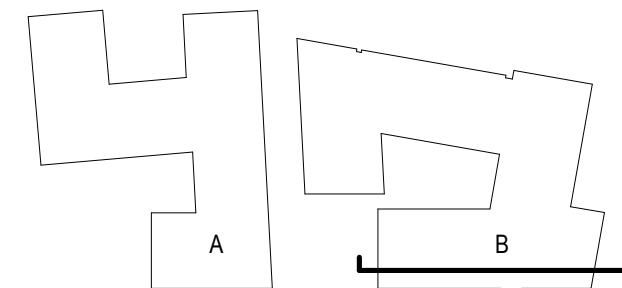








1 BUILDING B - SECTION 3
1/16" = 1'-0"





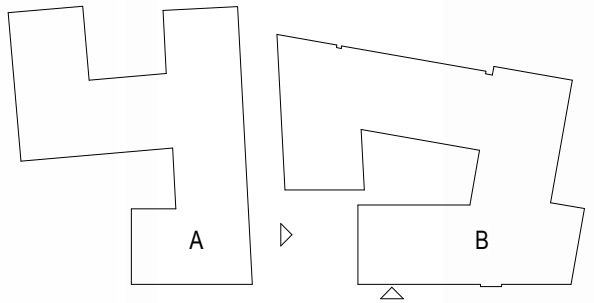
1 BUILDING B - PLAZA EAST ELEVATION
3/64" = 1'-0"

2 BUILDING B - BROADWAY ELEVATION
3/64" = 1'-0"

BUILDING B MATERIAL LEGEND

- | | |
|--|--|
| BR-1B: Dark Red Brick (multiple coursing styles) | FC-1B: Fiber Cement Siding 01 |
| BR-2B: Dark Grey / Black Brick (multiple coursing styles) | FC-2B: Fiber Cement Siding 02 |
| BR-3B: Buff Brick (multiple coursing styles) | FC-3B: Fiber Cement Siding 03 |
| TC-1B: Terracotta Rainscreen Panel | FC-4B: Fiber Cement Siding 04 |
| SF-1B : Aluminum and Glass Storefront | FC-5B: Fiber Cement Shingle |
| CMP-1B: Corrugated Metal Panel 01 | PP-1B: Porcelain Rainscreen Panel |
| CMP-2B: Corrugated Metal Panel 02 | WD-1B: Wood-look Panel Siding |

NOTE: THE BROADWAY ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.



1 BUILDING B - PLAZA EAST ELEVATION
3/64" = 1'-0"

2 BUILDING B - BROADWAY ELEVATION
3/64" = 1'-0"

ELEVATION KEY NOTES	
(1A) BRICK A: RUNNING BOND, COLOR A	(3F) FC PANEL, TEXTURED: COLOR TBD, (B.O.D. CEMBRIT PATINA INLINE)
(1B) BRICK B: DECORATIVE BRICK	(4A) METAL PANEL SIDING: COLOR TBD
(1C) BRICK C: SOLDIER COURSE	(5A) PRECAST WATERTABLE
(1D) BRICK D: RUNNING BOND, COLOR B	(5B) STONE WATERTABLE
(1E) BRICK E: RUNNING BOND, COLOR C	(6A) FACTORY FINISH METAL ROOF EDGE, COLOR TBD
(2B) TERRACOTTA SIDING	(6B) FACTORY FINISHED ALUMINUM WINDOW TRIM, TYPICAL
(3A) 4" REVEAL CEMENT CLAPBOARD SIDING: COLOR A	(6C) GALV POWDER COATED METAL SOLAR SHADE PROJECTION
(3B) 6" REVEAL CEMENT CLAPBOARD SIDING: COLOR A	(6D) GALV POWDER COATED METEAL PICKET BALCONY RAIL
(3C) 4" REVEAL CEMENT CLAPBOARD SIDING: COLOR B	(7A) PAINTED HOLLOW METAL DOOR: CUSTOM COLOR E
(3D) 6" REVEAL CEMENT CLAPBOARD SIDING: COLOR B	(7B) STOREFRONT
(3G) FC BOARD & BATTEN: COLOR TBD	(7C) U-PVC WINDOWS
(3E) FC PANEL, SMOOTH FINISH: COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)	

299 BROADWAY - BUILDING B
SOMERVILLE, MA, 02145

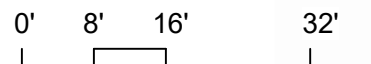
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1 BUILDING B - MEWS ELEVATION
3/64" = 1'-0"

2 BUILDING B - PLAZA NORTH ELEVATION
3/64" = 1'-0"

BUILDING B MATERIAL LEGEND

- BR-1B:** Dark Red Brick (multiple coursing styles)

BR-2B: Dark Grey / Black Brick (multiple coursing styles)

BR-3B: Buff Brick (multiple coursing styles)

TC-1B: Terracotta Rainscreen Panel

SF-1B : Aluminum and Glass Storefront

CMP-1B: Corrugated Metal Panel 01

CMP-2B: Corrugated Metal Panel 02
- FC-1B:** Fiber Cement Siding 01

FC-2B: Fiber Cement Siding 02

FC-3B: Fiber Cement Siding 03

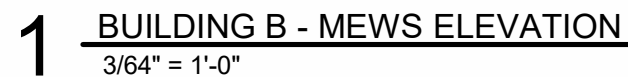
FC-4B: Fiber Cement Siding 04

FC-5B: Fiber Cement Shingle

PP-1B: Porcelain Rainscreen Panel

WD-1B: Wood-look Panel Siding

NOTE: THE PLAZA NORTH ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.



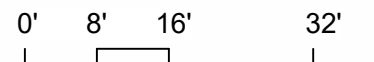
ELEVATION KEY NOTES	
1A	BRICK A: RUNNING BOND, COLOR A
1B	BRICK B: DECORATIVE BRICK
1C	BRICK C: SOLDIER COURSE
1D	BRICK D: RUNNING BOND, COLOR B
1E	BRICK E: RUNNING BOND, COLOR C
2B	TERRACOTTA SIDING
3A	4" REVEAL CEMENT CLAPBOARD SIDING: COLOR A
3B	6" REVEAL CEMENT CLAPBOARD SIDING: COLOR A
3C	4" REVEAL CEMENT CLAPBOARD SIDING: COLOR B
3D	6" REVEAL CEMENT CLAPBOARD SIDING: COLOR B
3G	FC BOARD & BATTEN: COLOR TBD
3E	FC PANEL, SMOOTH FINISH: COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)
3F	FC PANEL, TEXTURED: COLOR TBD, (B.O.D. CEMBRIT PATINA FINLINE)
4A	METAL PANEL SIDING: COLOR TBD
5A	PRECAST WATERTABLE
5B	STONE WATERTABLE
6A	FACTORY FINISH METAL ROOF EDGE, COLOR TBD
6B	FACTORY FINISHED ALUMINUM WINDOW TRIM, TYPICAL
6C	GALV POWDER COATED METAL SOLAR SHADE PROJECTION
6D	GALV POWDER COATED METEAL PICKET BALCONY RAIL
7A	PAINTED HOLLOW METAL DOOR: CUSTOM COLOR E
7B	STOREFRONT
7C	U-PVC WINDOWS

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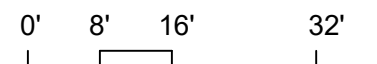
1 BUILDING B - SEWALL STREET ELEVATION
3/64" = 1'-0"

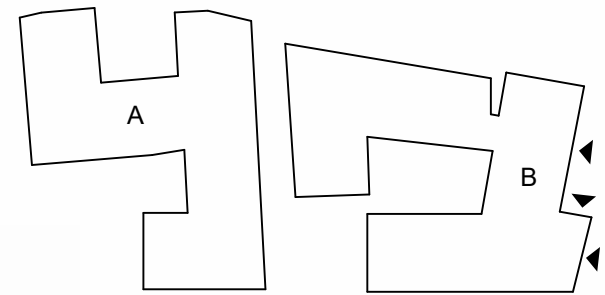
BUILDING B MATERIAL LEGEND	
BR-1B: Dark Red Brick (multiple coursing styles)	FC-1B: Fiber Cement Siding 01
BR-2B: Dark Grey / Black Brick (multiple coursing styles)	FC-2B: Fiber Cement Siding 02
BR-3B: Buff Brick (multiple coursing styles)	FC-3B: Fiber Cement Siding 03
TC-1B: Terracotta Rainscreen Panel	FC-4B: Fiber Cement Siding 04
SF-1B : Aluminum and Glass Storefront	FC-5B: Fiber Cement Shingle
CMP-1B: Corrugated Metal Panel 01	PP-1B: Porcelain Rainscreen Panel
CMP-2B: Corrugated Metal Panel 02	WD-1B: Wood-look Panel Siding



ELEVATION KEY NOTES	
1A	BRICK A: RUNNING BOND, COLOR A
1B	BRICK B: DECORATIVE BRICK
1C	BRICK C: SOLDIER COURSE
1D	BRICK D: RUNNING BOND, COLOR B
1E	BRICK E: RUNNING BOND, COLOR C
2B	TERRACOTTA SIDING
3A	4" REVEAL CEMENT CLAPBOARD SIDING, COLOR A
3B	6" REVEAL CEMENT CLAPBOARD SIDING, COLOR A
3C	4" REVEAL CEMENT CLAPBOARD SIDING, COLOR B
3D	6" REVEAL CEMENT CLAPBOARD SIDING, COLOR B
3G	FC BOARD & BATTEN, COLOR TBD
3E	FC PANEL, SMOOTH FINISH, COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)
3F	FC PANEL, TEXTURED, COLOR TBD, (B.O.D. CEMBRIT PATINA NLINE)
4A	METAL PANEL SIDING, COLOR TBD
5A	PRECAST WATERTABLE
5B	STONE WATERTABLE
6A	FACTORY FINISH METAL ROOF EDGE, COLOR TBD
6B	FACTORY FINISHED ALUMINUM WINDOW TRIM, TYPICAL
6C	GALV POWDER COATED METAL SOLAR SHADE PROJECTION
6D	GALV POWDER COATED METEAL PICKET BALCONY RAIL
7A	PAINTED HOLLOW METAL DOOR, CUSTOM COLOR E
7B	STOREFRONT
7C	U-PVC WINDOWS

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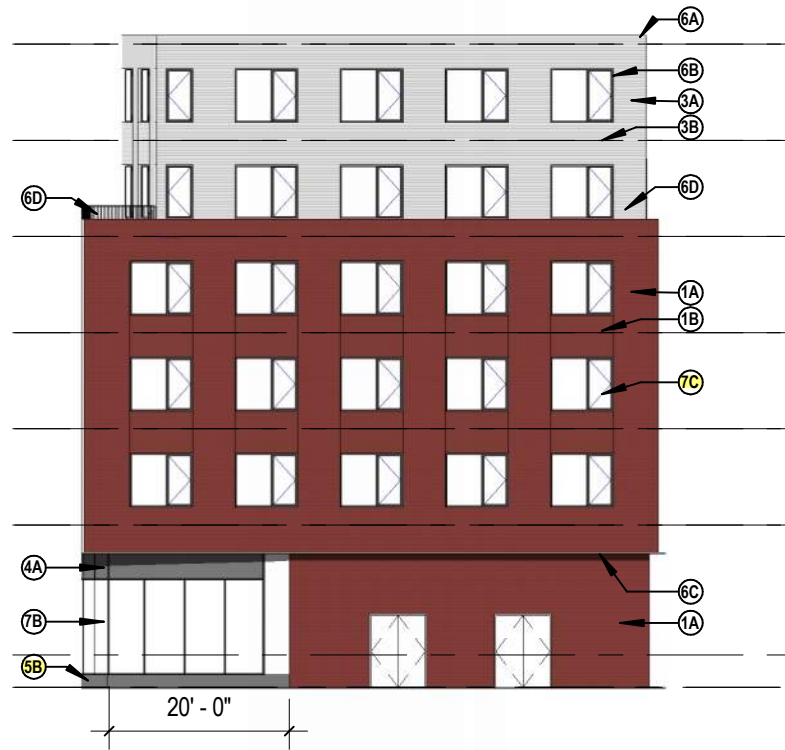


1 BUILDING B - GRANT ELEVATION 1
3/64" = 1'-0"

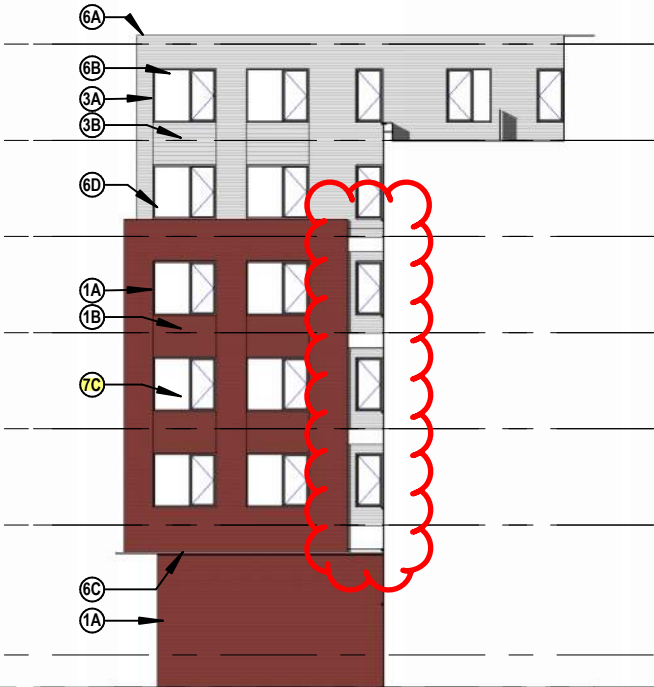
2 BUILDING B - GRANT ELEVATION 2
3/64" = 1'-0"

3 BUILDING B - GRANT ELEVATION 3
3/64" = 1'-0"

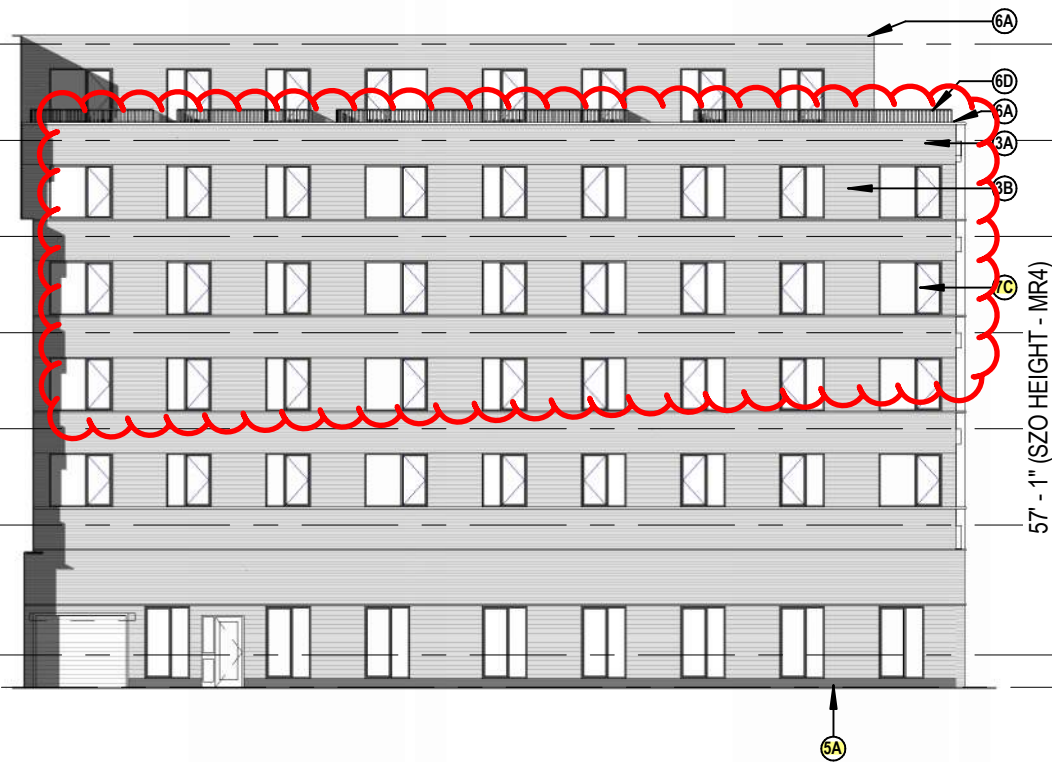
BUILDING B MATERIAL LEGEND	
BR-1B: Dark Red Brick (multiple coursing styles)	FC-1B: Fiber Cement Siding 01
BR-2B: Dark Grey / Black Brick (multiple coursing styles)	FC-2B: Fiber Cement Siding 02
BR-3B: Buff Brick (multiple coursing styles)	FC-3B: Fiber Cement Siding 03
TC-1B: Terracotta Rainscreen Panel	FC-4B: Fiber Cement Siding 04
SF-1B : Aluminum and Glass Storefront	FC-5B: Fiber Cement Shingle
CMP-1B: Corrugated Metal Panel 01	PP-1B: Porcelain Rainscreen Panel
CMP-2B: Corrugated Metal Panel 02	WD-1B: Wood-look Panel Siding



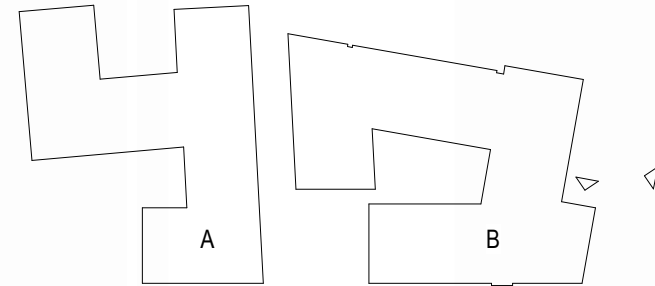
1 BUILDING B - GRANT ELEVATION 1
3/64" = 1'-0"



3 BUILDING B - GRANT ELEVATION 2
3/64" = 1'-0"



2 BUILDING B- GRANT ELEVATION 3
3/64" = 1'-0"



ROOF	99' - 4"
LEVEL 6	88' - 8"
LEVEL 5	78' - 0"
LEVEL 4	67' - 4"
LEVEL 3	56' - 8"
LEVEL 2	46' - 0"
AVERAGE GRADE	31' - 7"
LEVEL 1	28' - 0"

ELEVATION KEY NOTES	
1A	BRICK A: RUNNING BOND, COLOR A
1B	BRICK B: DECORATIVE BRICK
1C	BRICK C: SOLDIER COURSE
1D	BRICK D: RUNNING BOND, COLOR B
1E	BRICK E: RUNNING BOND, COLOR C
2B	TERRACOTTA SIDING
3A	4" REVEAL CEMENT CLAPBOARD SIDING: COLOR A
3B	6" REVEAL CEMENT CLAPBOARD SIDING: COLOR A
3C	4" REVEAL CEMENT CLAPBOARD SIDING: COLOR B
3D	6" REVEAL CEMENT CLAPBOARD SIDING: COLOR B
3G	FC BOARD & BATTEN: COLOR TBD
3E	FC PANEL, SMOOTH FINISH: COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)
3F	FC PANEL, TEXTURED: COLOR TBD, (B.O.D. CEMBRIT PATINA INLINE)
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7A	PAINTED HOLLOW METAL DOOR: CUSTOM COLOR E
7B	STOREFRONT
7C	U-PVC WINDOWS

299 BROADWAY - BUILDING B
SOMERVILLE, MA, 02145

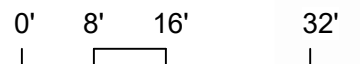
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PTD METAL GUARDRAIL, TYP.

TC-1B RAINSCREEN

FC-2B RAINSCREEN

ALUMINUM & GLASS
WINDOWS TYP.

BALCONY W/PTD MTL
GUARDRAIL



PTD. METAL CANOPY
SF-1B STOREFRONT

SF-1B STOREFRONT W/METAL
SIGNBAND ABOVE

FC-5B RAINSCREEN @
GROUND FLOOR

67'-9" (SZO HEIGHT)
71'-4"

BUILDING B - RF
99' - 4"

BUILDING B - L6
88' - 8"

BUILDING B - L5
78' - 0"

BUILDING B - L4
67' - 4"

BUILDING B - L3
56' - 8"

BUILDING B - L2
46' - 0"

BUILDING B - PLAZA
33' - 0"

BUILDING B - L1
28' - 0"

31' - 7" BLDG B AVG GRADE PLANE

1

BUILDING B - COURTYARD WEST ELEVATION

3/64" = 1'-0"

2

BUILDING B - COURTYARD NORTH ELEVATION

3/64" = 1'-0"

BUILDING B MATERIAL LEGEND

BR-1B: Dark Red Brick (multiple coursing styles)
BR-2B: Dark Grey / Black Brick (multiple coursing styles)
BR-3B: Buff Brick (multiple coursing styles)
TC-1B: Terracotta Rainscreen Panel
SF-1B : Aluminum and Glass Storefront
CMP-1B: Corrugated Metal Panel 01
CMP-2B: Corrugated Metal Panel 02

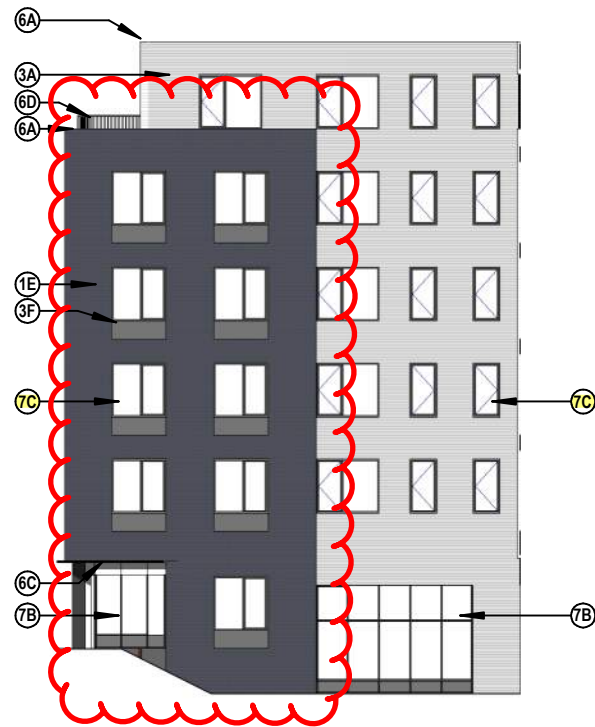
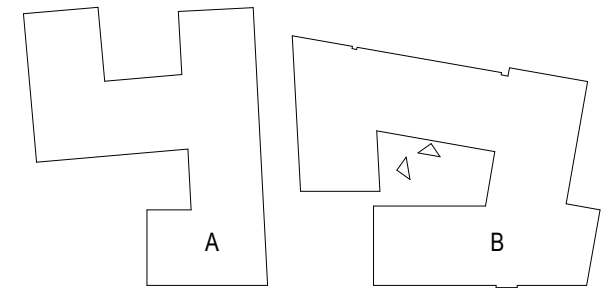
FC-1B: Fiber Cement Siding 01
FC-2B: Fiber Cement Siding 02
FC-3B: Fiber Cement Siding 03
FC-4B: Fiber Cement Siding 04
FC-5B: Fiber Cement Shingle
PP-1B: Porcelain Rainscreen Panel
WD-1B: Wood-look Panel Siding



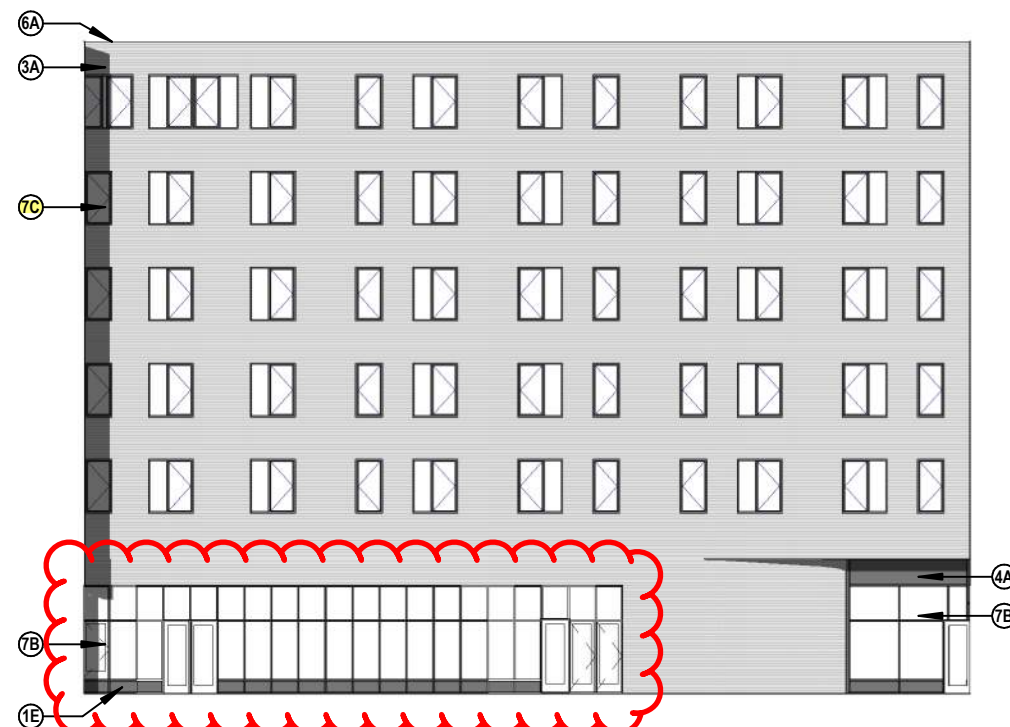
PREVIOUS

0' 8' 16' 32'



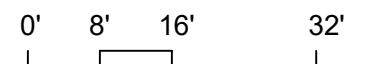


1 **BUILDING B - COURTYARD WEST ELEVATION**
3/64" = 1'-0"



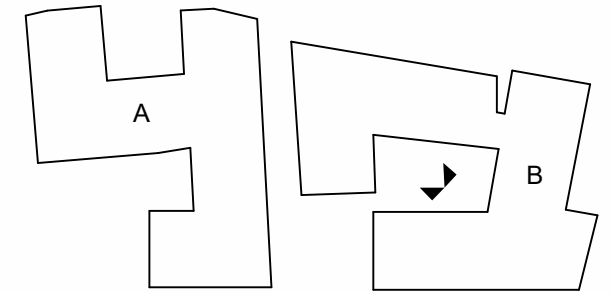
2 **BUILDING B - COURTYARD NORTH ELEVATION**
3/64" = 1'-0"

ELEVATION KEY NOTES	
1A BRICK A: RUNNING BOND, COLOR A	3F FC PANEL, TEXTURED: COLOR TBD, (B.O.D. CEMBRIT PATINA INLINE)
1B BRICK B: DECORATIVE BRICK	4A METAL PANEL SIDING: COLOR TBD
1C BRICK C: SOLDIER COURSE	5A PRECAST WATERTABLE
1D BRICK D: RUNNING BOND, COLOR B	5B STONE WATERTABLE
1E BRICK E: RUNNING BOND, COLOR C	6A FACTORY FINISH METAL ROOF EDGE, COLOR TBD
2B TERRACOTTA SIDING	6B FACTORY FINISHED ALUMINUM WINDOW TRIM, TYPICAL
3A 4" REVEAL CEMENT CLAPBOARD SIDING: COLOR A	6C GALV POWDER COATED METAL SOLAR SHADE PROJECTION
3B 6" REVEAL CEMENT CLAPBOARD SIDING: COLOR A	6D GALV POWDER COATED METEAL PICKET BALCONY RAIL
3C 4" REVEAL CEMENT CLAPBOARD SIDING: COLOR B	7A PAINTED HOLLOW METAL DOOR: CUSTOM COLOR E
3D 6" REVEAL CEMENT CLAPBOARD SIDING: COLOR B	7B STOREFRONT
3G FC BOARD & BATTEN: COLOR TBD	7C U-PVC WINDOWS
3E FC PANEL, SMOOTH FINISH: COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)	



BALCONY W/PTD MTL GUARDRAIL (TYP.)
FC-5B RAINSCREEN
ALUMINUM & GLASS WINDOWS

BALCONY W/PTD MTL GUARDRAIL
CMP-1B @ TOP FLOOR
PTD METAL GUARDRAIL, TYP.
BR-3B RAINSCREEN W/SOLDIER
COARSE @ EACH LEVEL
ALUMINUM & GLASS WINDOWS



SF-1B STOREFRONT W/METAL
PANEL ABOVE

FC-1B RAINSCREEN

BUILDING B - RF	99' - 4"	
BUILDING B - L6	88' - 8"	
BUILDING B - L5	78' - 0"	
BUILDING B - L4	67' - 4"	
BUILDING B - L3	56' - 8"	
BUILDING B - L2	46' - 0"	
BUILDING B - PLAZA	33' - 0"	
BUILDING B - L1	28' - 0"	
31' - 7" BLDG B AVG GRADE PLANE		

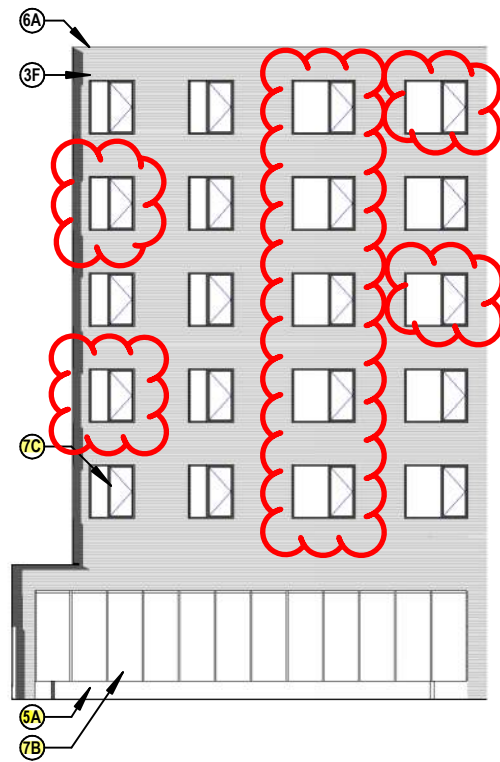
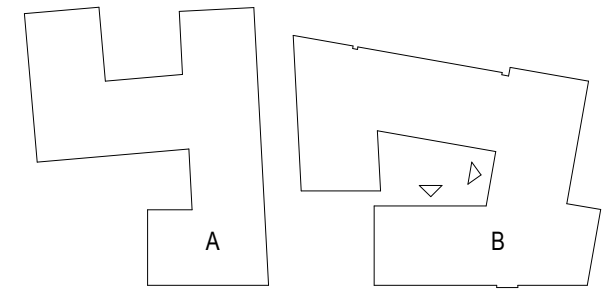
1 BUILDING B - COURTYARD EAST
ELEVATION
3/64" = 1'-0"

2 BUILDING B - COURTYARD SOUTH
ELEVATION
3/64" = 1'-0"

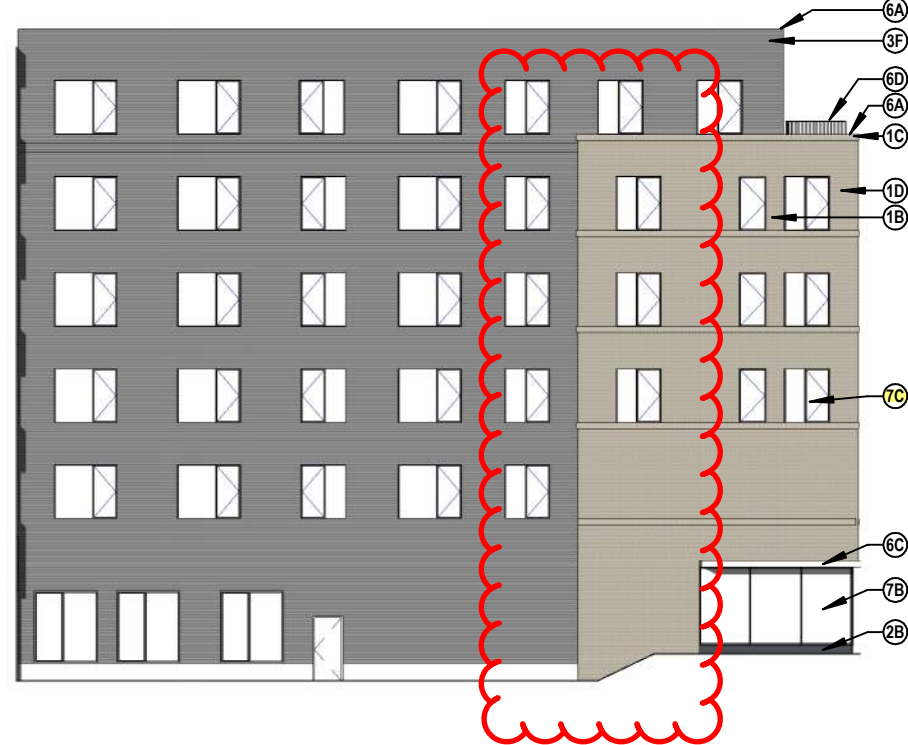
PTD METAL CANOPY
SF-1B STOREFRONT W/METAL
SIGNBAND ABOVE

BUILDING B MATERIAL LEGEND

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BR-2B: Dark Grey / Black Brick (multiple coursing styles)	FC-2B: Fiber Cement Siding 02
BR-3B: Buff Brick (multiple coursing styles)	FC-3B: Fiber Cement Siding 03
TC-1B: Terracotta Rainscreen Panel	FC-4B: Fiber Cement Siding 04
SF-1B : Aluminum and Glass Storefront	FC-5B: Fiber Cement Shingle
CMP-1B: Corrugated Metal Panel 01	PP-1B: Porcelain Rainscreen Panel
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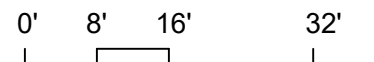


1 BUILDING B - COURTYARD EAST ELEVATION
3/64" = 1'-0"



2 BUILDING B - COURTYARD SOUTH ELEVATION
3/64" = 1'-0"

ELEVATION KEY NOTES	
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3G FC BOARD & BATTEN: COLOR TBD	7C U-PVC WINDOWS
3E FC PANEL, SMOOTH FINISH: COLOR TBD, (B.O.D. CEMBRIT PANEL SMOOTH)	





LEGEND

PROPERTY LINE

LOT LINE

PLANTING BED

PROPOSED TREE

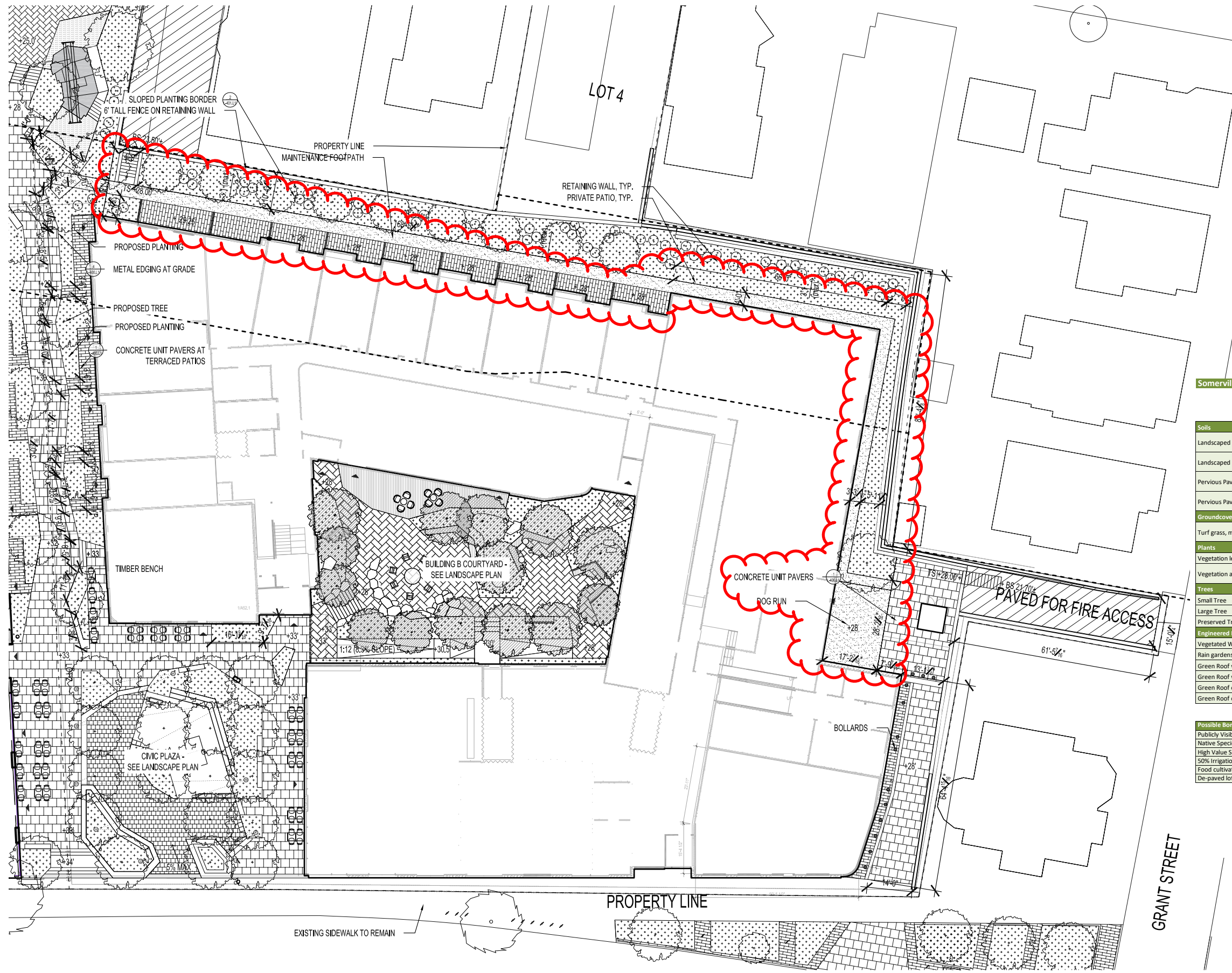
LIGHT POLE

BIKE RACK

Somerville Green Score - LOT 2

Area or Number		Sqm Credit					
58,326		Sq Ft Credit	Multiplier	Weighted Area	Score Value		
Soils							
Landscape area with a soil depth less than 24 inches	0	actual sq ft	0.3	0	0.000		
Landscape area with a soil depth equal to or greater than 24 inches	8,643	actual sq ft	0.6	5185.8	0.089		
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	0	actual sq ft	0.2	0	0.000		
Pervious Paving with more than 24 inches of subsurface soil or gravel	3,106	actual sq ft	0.5	1553	0.027		
Groundcovers							
Turf grass, mulch, and inorganic surfacing materials	0	actual sq ft	0.1	0	0.000		
Plants							
Vegetation less than two (2) feet tall at maturity	2183	actual sq ft	0.2	436.6	0.007		
Vegetation at least two (2) feet tall at maturity	5614	12	0.3	20210.4	0.347		
Trees							
Small Tree	18	50	0.6	540	0.009		
Large Tree	39	450	0.6	10530	0.181		
Preserved Tree	0	65	0.8	0	0.000		
Engineered Landscape							
Vegetated Wall	0	actual sq ft	0.1	0	0.000		
Rain gardens, bioswales, and stormwater planters	0	actual sq ft	1.0	0	0.000		
Green Roof with up to 6" of growth medium	0	actual sq ft	0.1	0	0.000		
Green Roof with 6"-10" of growth medium	0	actual sq ft	0.4	0	0.000		
Green Roof of 10"-24" growth medium	0	actual sq ft	0.6	0	0.000		
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees					
Possible Bonuses							
Publicly Visible Landscape	3,434	actual sq ft	0.1	343.4	0.006		
Native Species	6500	actual sq ft	0.1	650	0.011		
High Value Species	3,900	actual sq ft	0.1	390	0.007		
50% Irrigation from storm water	0	actual sq ft	0.1	0	0.000		
Food cultivation	0	actual sq ft	0.1	0	0.000		
De-paved lot area	0	actual sq ft	0.1	0	0.000		
Green Score =		0.659					
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	-				
0.659	0.659	0.659	0.683				
Required Score:							
Target Score:							
Actual Green Score:							

Scale: 1/32" = 1'



LEGEND

PROPERTY LINE

LOT LINE

PLANTING BED

PROPOSED TREE

LIGHT POLE

BIKE RACK

SITE DIMENSION

Somerville Green Score - LOT 2					
Area or Number					
51,072		Sq Ft Credit	Multiplier	Weighted Area	Score Value
Soils					
Landscaped area with a soil depth less than 24 inches	0	actual sq ft	0.3	0	0.000
Landscaped area with a soil depth equal to or greater than 24 inches	6,443	actual sq ft	0.6	3865.8	0.076
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	0	actual sq ft	0.2	0	0.000
Pervious Paving with more than 24 inches of subsurface soil or gravel	3,683	actual sq ft	0.5	1841.5	0.036
Groundcovers					
Turf grass, mulch, and inorganic surfacing materials	1,369	actual sq ft	0.1	136.9	0.003
Plants					
Vegetation less than two (2) feet tall at maturity	5,609	actual sq ft	0.2	1121.8	0.022
Vegetation at least two (2) feet tall at maturity	1,800	12	0.3	6480	0.127
Trees					
Small Tree	14	50	0.6	420	0.008
Large Tree	15	450	0.6	4050	0.079
Preserved Tree	0	65	0.8	0	0.000
Engineered Landscape					
Vegetated Wall	0	actual sq ft	0.1	0	0.000
Rain gardens, bioswales, and stormwater planters	0	actual sq ft	1.0	0	0.000
Green Roof with up to 6" of growth medium	0	actual sq ft	0.1	0	0.000
Green Roof with 6"-10" of growth medium	0	actual sq ft	0.4	0	0.000
Green Roof of 10"-24" growth medium	0		0.6	0	0.000
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees			
		Weighted Score Subtotal=			0.351
Possible Bonuses					
Publicly Visible Landscape	4602	actual sq ft	0.1	460.2	0.009
Native Species	6,443	actual sq ft	0.1	644.3	0.013
High Value Species	29	actual sq ft	0.1	2.9	0.000
50% Irrigation from storm water	0	actual sq ft	0.1	0	0.000
Food cultivation	0	actual sq ft	0.1	0	0.000
De-paved lot area	0	actual sq ft	0.1	0	0.000
Green Score District Requirements					
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI		
Required Score:	0.35	0.25	0.20		
Target Score:	0.40	0.3	0.25		
Actual Green Score:	0.351	0.351	0.351	0.372	

Scale: 1/32" = 1'