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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	M211074
DRAWN BY:	JJW
CHECKED BY:	SPM
DATE:	03/04/2022
CAD I.D.:	M211074-X-TTB

PROJECT:

- FOR -

PROPOSED DEVELOPMENT

**MAP: 70, BLOCK: D, LOT: 5 & 27
299 BROADWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS 02145**

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

www.BohlerEngineering.com

SHEET TITLE:

SHEET NUMBER:

C-001

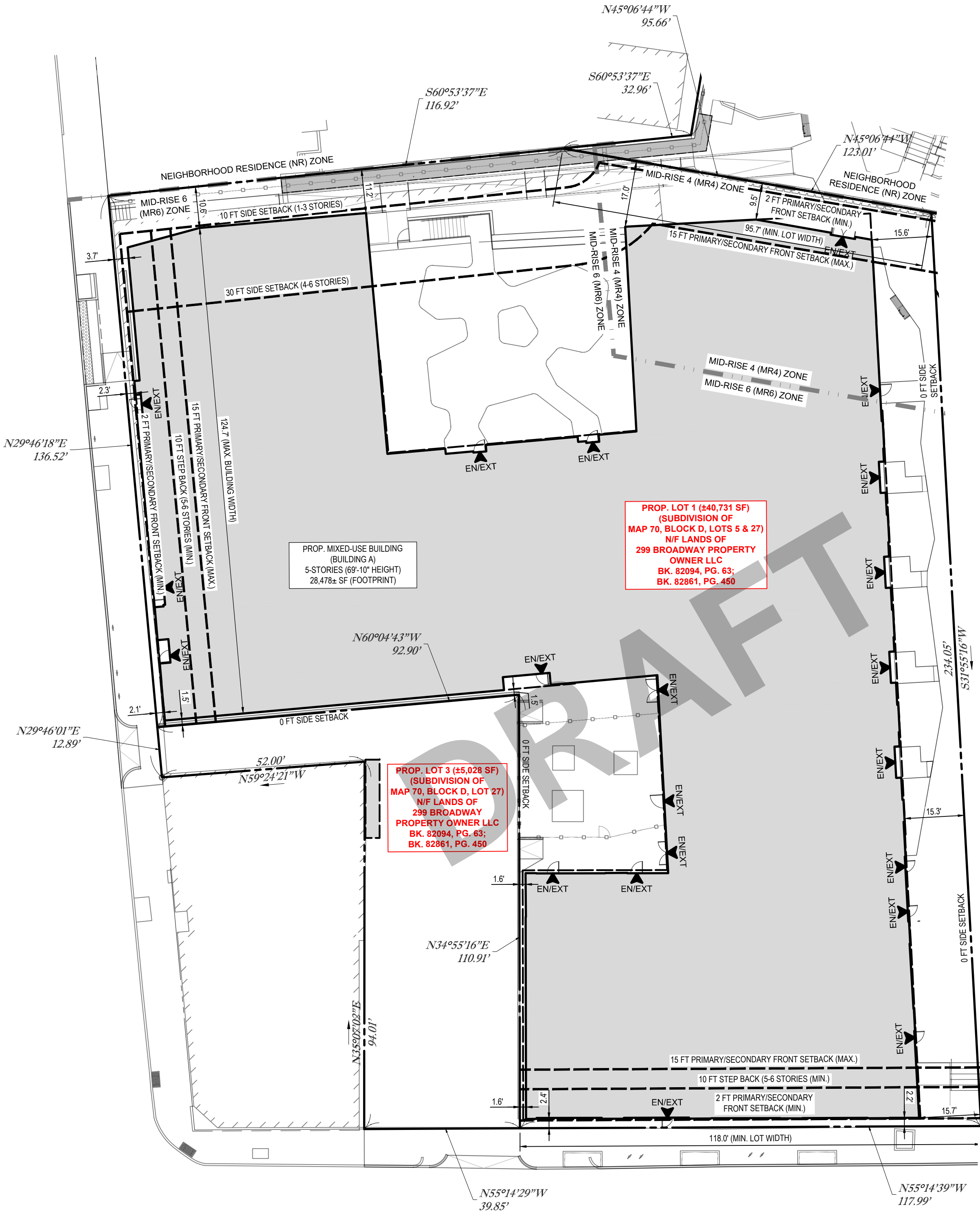
REVISION 1 - 04/24/2025



TEMPLE STREET

(PUBLIC - 66' WIDE)

TWO WAY TRAFFIC (ASPHALT ROADWAY)



BROADWAY

(PUBLIC - VARIABLE WIDTH)

TWO WAY TRAFFIC (ASPHALT ROADWAY)

SITE INFORMATION

- APPLICANT:
MARK DEVELOPMENT, LLC
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
- OWNER:
COHEN JAMES ET AL TRUSTEES
C/O COMAR REAL ESTATE TRUST
89 WINCHESTER STREET
BROOKLINE, MA 02466
- PARCEL:
MAP 70, BLOCK D, LOTS 5 & 27
299 BROADWAY
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	MID-RISE 4 (MR-4); MID-RISE 6 (MR-6); NEIGHBORHOOD RESIDENCE (NR)	(V) - WAIVER REQUESTED (E) - EXIST - NON-COMFORMANCE	
OVERLAY DISTRICT	HALF MILE WALKSHED (TRANSIT AREA); PEDESTRIAN STREETS		
REQUIRED PERMIT	LAND PLATTING (SUBDIVISION PLAN APPROVAL)		
ZONE CRITERIA	REQUIRED*	PROPOSED	COMPLIANCE
LOT WIDTH (MIN.)	MR4: 30 FT MR6: 30 FT NR: SEE NOTE (1)**	MR4: 95.7 FT MR6: 118.0 FT NR: N/A	YES
LOT COVERAGE (MAX.)	MR4: 90% MR6: 100% NR: 60%	MR4: 58% MR6: 71% NR: N/A	YES
OPEN SPACE (MIN.)	MR4: 15% MR6: 15% NR: N/A	MR4: 44% MR6: 26% NR: N/A	YES
PRIMARY/SECONDARY FRONT SETBACK (MIN. / MAX.)	MR4: 2 FT / 15 FT MR6: 2 FT / 15 FT NR: 10 FT / 20 FT	MR4: 9.5 FT MR6: 2.1 FT NR: N/A	YES
SIDE SETBACK (MIN.)	MR4: SEE NOTE (2) MR6: SEE NOTE (3) NR: SEE NOTES (4) & (5)	MR4: 15.6 FT (ABUTTING NON-NR) MR6: 1.5 FT (ABUTTING NON-NR) NR: N/A	YES
REAR SETBACK (MIN.)	MR4: SEE NOTE (6) MR6: SEE NOTE (7) NR: 20 FT	MR4: N/A MR6: N/A NR: N/A	NO
BUILDING WIDTH	MR4: 200 FT (MAX.) MR6: 200 FT (MAX.) NR: 22 FT / 28 FT (MIN. / MAX.)***	MR4/MR6: 124.7 FT	YES
BUILDING FLOOR PLATE (MAX.)	MR4: 15,000 SF MR6: 30,000 SF NR: N/A	MR4: 2,801 SF MR6: 25,861 SF	YES
NUMBER OF STORIES	MR4: 3-STORIES (MIN.) / 4-STORIES (MAX.) MR6: 3-STORIES (MIN.) / 6-STORIES (MAX.) NR: 2-5-STORIES (MAX.)	MR4: 4-STORIES MR6: 6-STORIES NR: N/A	YES
BUILDING HEIGHT (MAX.)	MR4: 52 FT MR6: 80 FT NR: N/A	MR4: 50.9 FT MR6: 72.1 FT	YES
GROUND STORY HEIGHT (MIN.) (COMMERCIAL SPACE)	MR4: N/A MR6: 18 FT NR: N/A	MR4: 28.3 FT MR6: 13.3 FT	NO
GROUND STORY HEIGHT (MIN.) (RESIDENTIAL SPACE)	MR4: 14 FT MR6: 18 FT NR: N/A	MR4/MR6: 15 FT	NO
GROSS STORY ENTRANCE SPACING (MAX.)	MR4: N/A MR6: 30 FT NR: N/A	MR6: 63.7 FT	NO
BICYCLE SHORT-TERM PARKING SPACES (MIN.)	16	16	YES
BICYCLE LONG-TERM PARKING SPACES (MIN.)	118	118	YES
SHORT-TERM BICYCLE PARKING SPACE CRITERIA STD: 2 FT x 6 FT SPACE (MIN.)	USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEHOLD LIVING RESIDENTIAL; C - COMMERCIAL/RETAIL (ALL USES WITHIN TRANSIT AREA) BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 1,000 SF 		

NOTES:

- *ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENCE DISTRICT ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMERVILLE ZONING ORDINANCE SECTION 3.1.8).
**MAXIMUM LOT DEPTH IS 80 FT.
***MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 20 FT AND 48 FT, RESPECTIVELY.
****WHEN TWENTY (20) OR MORE LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A MINIMUM OF TEN PERCENT (10%) OF THE SPACES MUST BE THREE (3) FEET BY EIGHT (8) FEET IN SIZE.
- (1) MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY ACCESS - 34 FT
(2) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT
(3) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT
(4) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY ACCESS - 3 FT
(5) MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT DRIVEWAY ACCESS - 12 FT
(6) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT
(7) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT
(8) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 5,500 SF - 1,500 SF; LOT AREA >= 5,500 SF - 1,125 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF
(9) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 6,500 SF - 1,125 SF; LOT AREA >= 6,500 SF - 850 SF; NET ZERO READY BUILDING - 650 SF; 100% AFFORDABLE HOUSING - 650 SF

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/24/2025	LOT LINE REVISIONS	JJW SPM



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CHECKED BY: SPM
DATE: 03/04/2022
CAD LID: M211074-X-TTB

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PROPOSED PLOT PLANS

FOR

MARK DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

MAP: 70, BLOCK: D, LOT: 5 & 27
299 BROADWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS 02145

BOHLER

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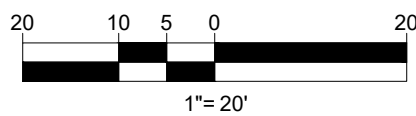
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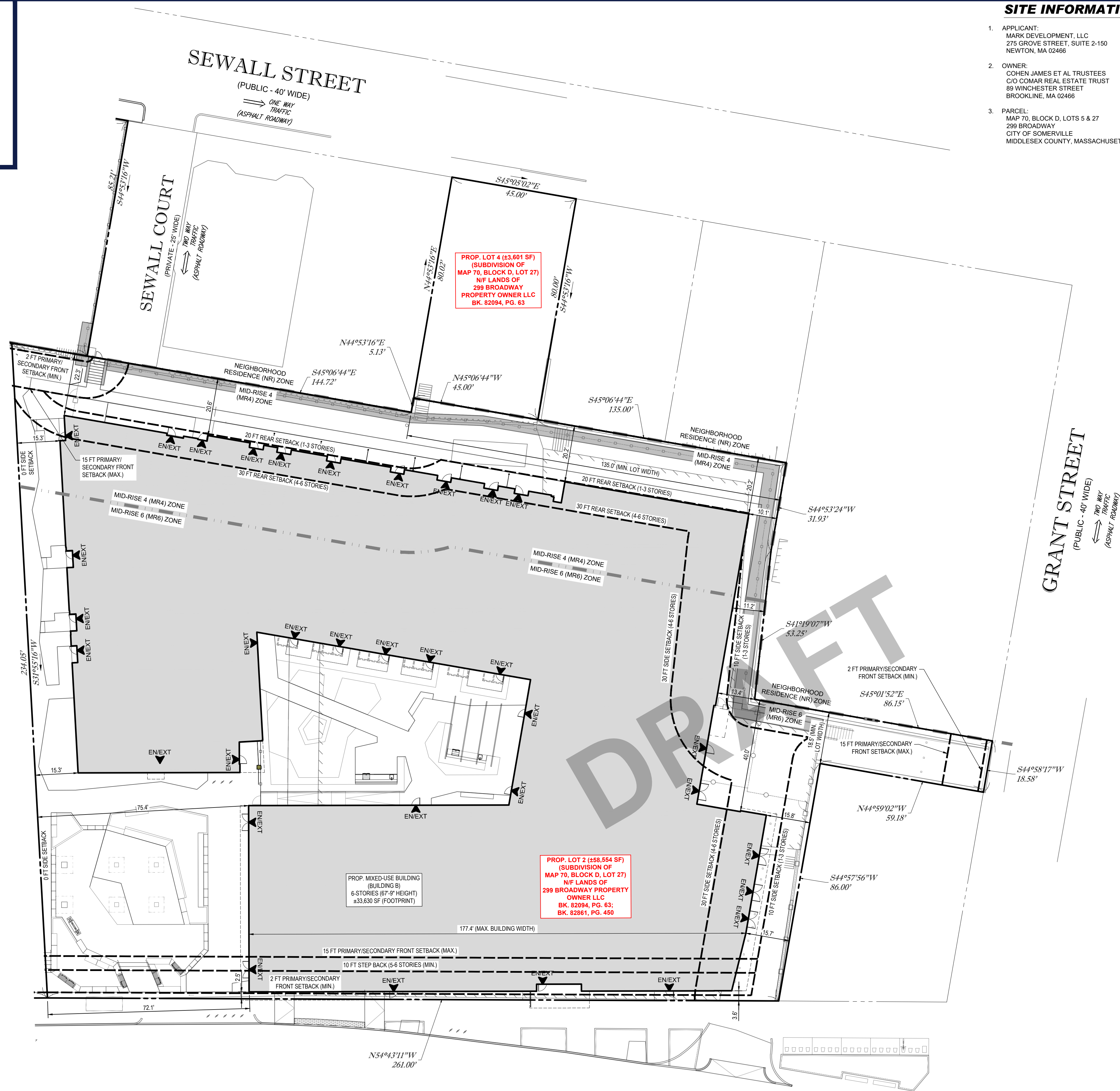
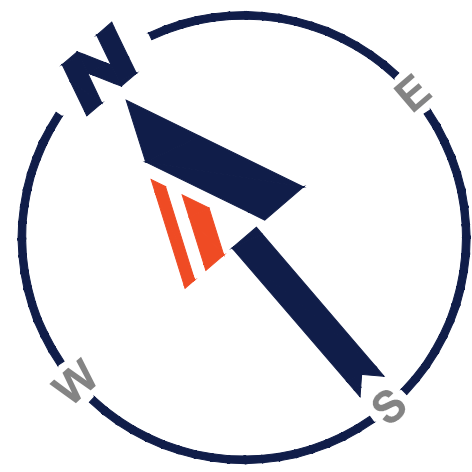
PLOT PLAN (LOT 1)

SHEET NUMBER:

C-100

REVISION 1 - 04/24/2025





SITE INFORMATION

- APPLICANT:
MARK DEVELOPMENT, LLC
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
- OWNER:
COHEN JAMES ET AL TRUSTEES
C/O COMAR REAL ESTATE TRUST
89 WINCHESTER STREET
BROOKLINE, MA 02466
- PARCEL:
MAP 70, BLOCK D, LOTS 5 & 27
299 BROADWAY
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	MID-RISE 4 (MR-4); MID-RISE 6 (MR-6); NEIGHBORHOOD RESIDENCE (NR)	(V) - VARIANCE REQUESTED (E) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE	
OVERLAY DISTRICT	HALF MILE WALKSHED (TRANSIT AREA); PEDESTRIAN STREETS		
REQUIRED PERMIT	LAND PLATTING (SUBDIVISION PLAN APPROVAL)		
ZONE CRITERIA	REQUIRED*	PROPOSED	COMPLIANCE
LOT WIDTH (MIN.)	MR-4: 30 FT MR-6: 30 FT NR: SEE NOTE (1)**	MR-4: 135.0 FT MR-6: 18.5 FT NR: N/A	YES
LOT COVERAGE (MAX.)	MR-4: 90% MR-6: 100% NR: 60%	MR-4: 50% MR-6: 60% NR: N/A	YES
OPEN SPACE (MIN.)	MR-4: 15% MR-6: 15% NR: N/A	MR-4: 44% MR-6: 34% NR: N/A	YES
PRIMARY/SECONDARY FRONT SETBACK (MIN. / MAX.)	MR-4: 2 FT / 15 FT MR-6: 2 FT / 15 FT NR: 10 FT / 20 FT	MR-4: 22.3 FT MR-6: 2.5 FT NR: N/A	YES
SIDE SETBACK (MIN.)	MR-4: SEE NOTE (2) MR-6: SEE NOTE (3) NR: SEE NOTES (4) & (5)	MR-4: 10.1 FT (ABUTTING NR) MR-6: 11.2 FT (ABUTTING NR) NR: N/A	YES
REAR SETBACK (MIN.)	MR-4: SEE NOTE (6) MR-6: SEE NOTE (7) NR: 20 FT	MR-4: 20.2 FT (ABUTTING NR) MR-6: N/A NR: N/A	YES
BUILDING WIDTH	MR-4: 200 FT (MAX.) MR-6: 200 FT (MAX.) NR: 22 FT / 28 FT (MIN. / MAX.)**	MR-4/MR-6: 177.4 FT NR: N/A	YES
BUILDING FLOOR PLATE (MAX.)	MR-4: 15,000 SF MR-6: 30,000 SF NR: N/A	MR-4: 6,845 SF MR-6: 27,368 SF NR: N/A	YES
NUMBER OF STORIES	MR-4: 3-STORIES (MIN.) / 4-STORIES (MAX.) MR-6: 3-STORIES (MIN.) / 6-STORIES (MAX.) NR: 2.5-STORIES (MAX.)	MR-4: 3-STORIES (MIN.), 4-STORIES (MAX.) MR-6: 3-STORIES (MIN.), 6-STORIES (MAX.) NR: N/A	YES
BUILDING HEIGHT (MAX.)	MR-4: 52 FT MR-6: 80 FT NR: N/A	MR-4: 60.7 FT MR-6: 67.8 FT NR: N/A	YES
GROUND STORY HEIGHT (MIN.) (COMMERCIAL SPACE)	MR-4: N/A MR-6: 18 FT NR: N/A	MR-6: 16.8 FT	NO
GROUND STORY HEIGHT (MIN.) (RESIDENTIAL SPACE)	MR-4: 14 FT MR-6: 18 FT NR: N/A	MR-4/MR-6: 13.0 FT	NO
GROSS STORY ENTRANCE SPACING (MAX.)	MR-4: N/A MR-6: 30 FT NR: N/A	MR-6: 54.4 FT	NO
BICYCLE SHORT-TERM PARKING SPACES (MIN.)	27	27	YES
BICYCLE LONG-TERM PARKING SPACES (MIN.)	205	205	YES
SHORT-TERM BICYCLE PARKING SPACE CRITERIA STD: 2 FT x 6 FT SPACE (MIN.)	USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEHOLD LIVING RESIDENTIAL; C - COMMERCIAL/RETAIL (ALL USES WITHIN TRANSIT AREA) BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 1,000 SF B: 0.1 SPACE PER DU C: 1 SPACE PER 2,500 SF		
LONG-TERM BICYCLE PARKING SPACE CRITERIA STD: 2 FT x 6 FT SPACE (MIN.)**	USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEHOLD LIVING RESIDENTIAL; C - COMMERCIAL/RETAIL (ALL USES WITHIN TRANSIT AREA) BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 5,000 SF B: 1.0 SPACE PER DU C: 1 SPACE PER 10,000 SF		

NOTES:

- *ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENCE DISTRICT ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMERVILLE ZONING ORDINANCE SECTION 3.1.1.1).
- **MAXIMUM LOT DEPTH IS 80 FT.
- ***MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 20 FT AND 48 FT, RESPECTIVELY.
- ****WHEN TWENTY (20) OR MORE LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A MINIMUM OF TEN PERCENT (10%) OF THE SPACES MUST BE THREE (3) FEET BY EIGHT (8) FEET IN SIZE.
- (1) MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY ACCESS - 34 FT.
- (2) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT.
- (3) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT.
- (4) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY ACCESS - 3 FT.
- (5) MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT DRIVEWAY ACCESS - 12 FT.
- (6) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT.
- (7) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT.
- (8) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 5,500 SF - 1,500 SF; LOT AREA >= 5,500 SF - 1,125 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF.
- (9) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 6,500 SF - 1,125 SF; LOT AREA >= 6,500 SF - 850 SF; NET ZERO READY BUILDING - 650 SF; 100% AFFORDABLE HOUSING - 650 SF.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/24/2025	LOT LINE REVISIONS	JJW SPM



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DRAWN BY: JJW
CHECKED BY: SPM
DATE: 03/04/2022
CAD ID: M211074-X-TTB

PROJECT:

PROPOSED PLOT PLANS

FOR

MARK
DEVELOPMENT, LLC

PROPOSED
DEVELOPMENT

MAP: 70, BLOCK: D, LOT: 5 & 27
299 BROADWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS 02145



45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
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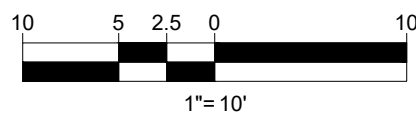
SHEET TITLE:

PLOT PLAN (LOT 2)

SHEET NUMBER:

C-200

REVISION 1 - 04/24/2025



1. **APPLICANT:**
MARK DEVELOPMENT, LLC
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
2. **OWNER:**
COHEN JAMES ET AL TRUSTEES
C/O COMAR REAL ESTATE TRUST
89 WINCHESTER STREET
BROOKLINE, MA 02466
3. **PARCEL:**
MAP 70, BLOCK D, LOTS 5 & 27
299 BROADWAY
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

NOTES:

ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENTIAL AREAS ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMEVILLE ZONING ORDINANCE SECTION 3.1.6).

*MAXIMUM LOT DEPTH IS 90 FT.

**MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 28 FT AND 48 FT, RESPECTIVELY.

1. MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY ACCESS - 34 FT

2. MINIMUM SETBACK REQUIREMENT DETERMINED BY BUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT

3. MINIMUM SETBACK REQUIREMENT DETERMINED BY ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

4. MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY ACCESS - 5 FT

5. MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT DRIVEWAY ACCESS - 10 FT

6. MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY BUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT

7. MINIMUM SETBACK REQUIREMENT DETERMINED BY ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

8. MINIMUM FLOOR AREA = 6,500 SF - 850 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING DESIGNATION: LOT AREA = 5,500 SF - 1,500 SF; LOT AREA = 5,500 SF - 1,250 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF

9. MINIMUM FLOOR AREA FOR OVERSILLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA = 5,500 SF - 1,250 SF; LOT AREA = 5,500 SF - 1,250 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF

[illegible]

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SHEET TITLE:

**PLOT
PLAN
(LOT 5)**

SHEET NUMBER:

C-500

REVISION 1 - 04/24/2025