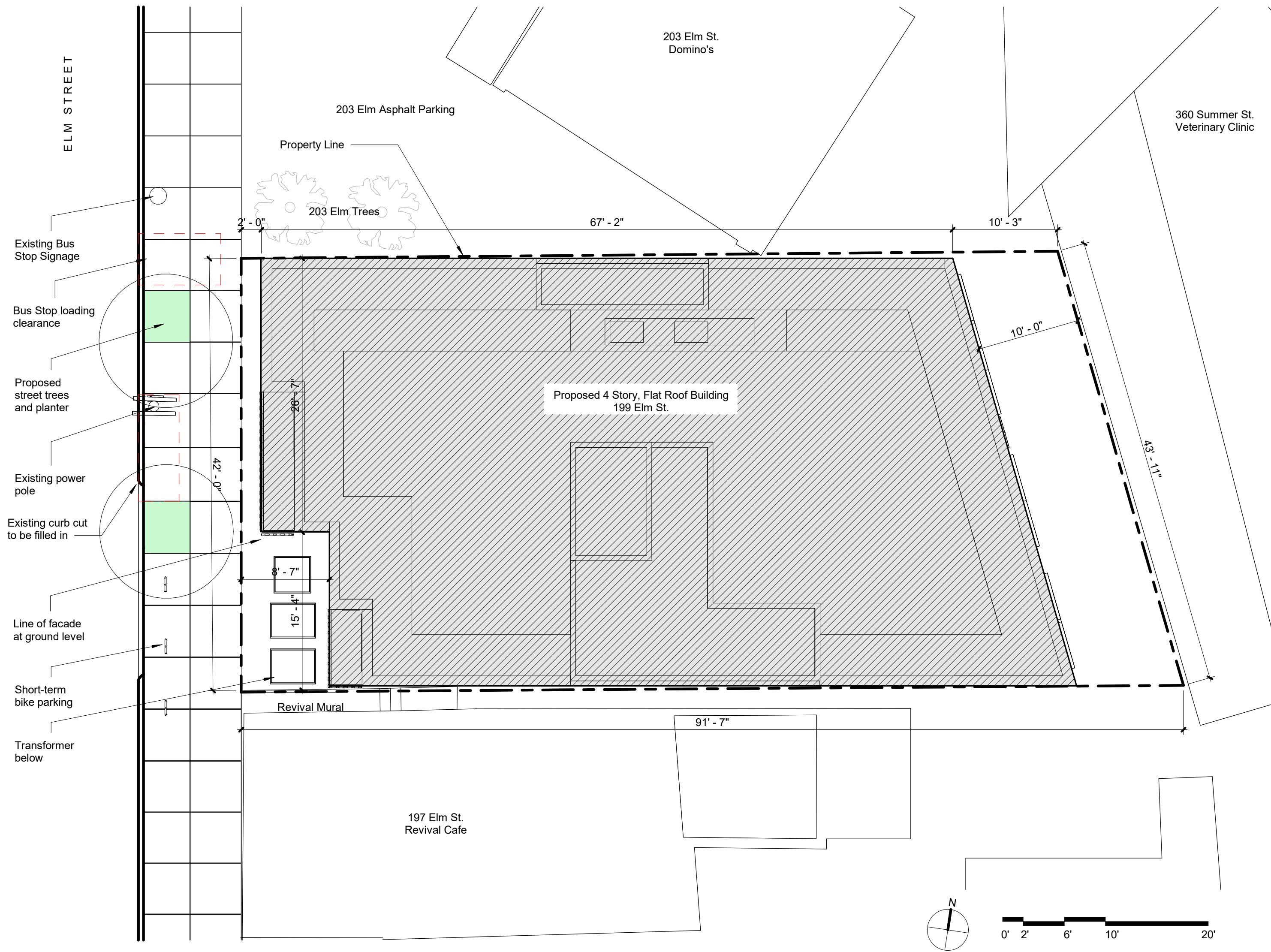
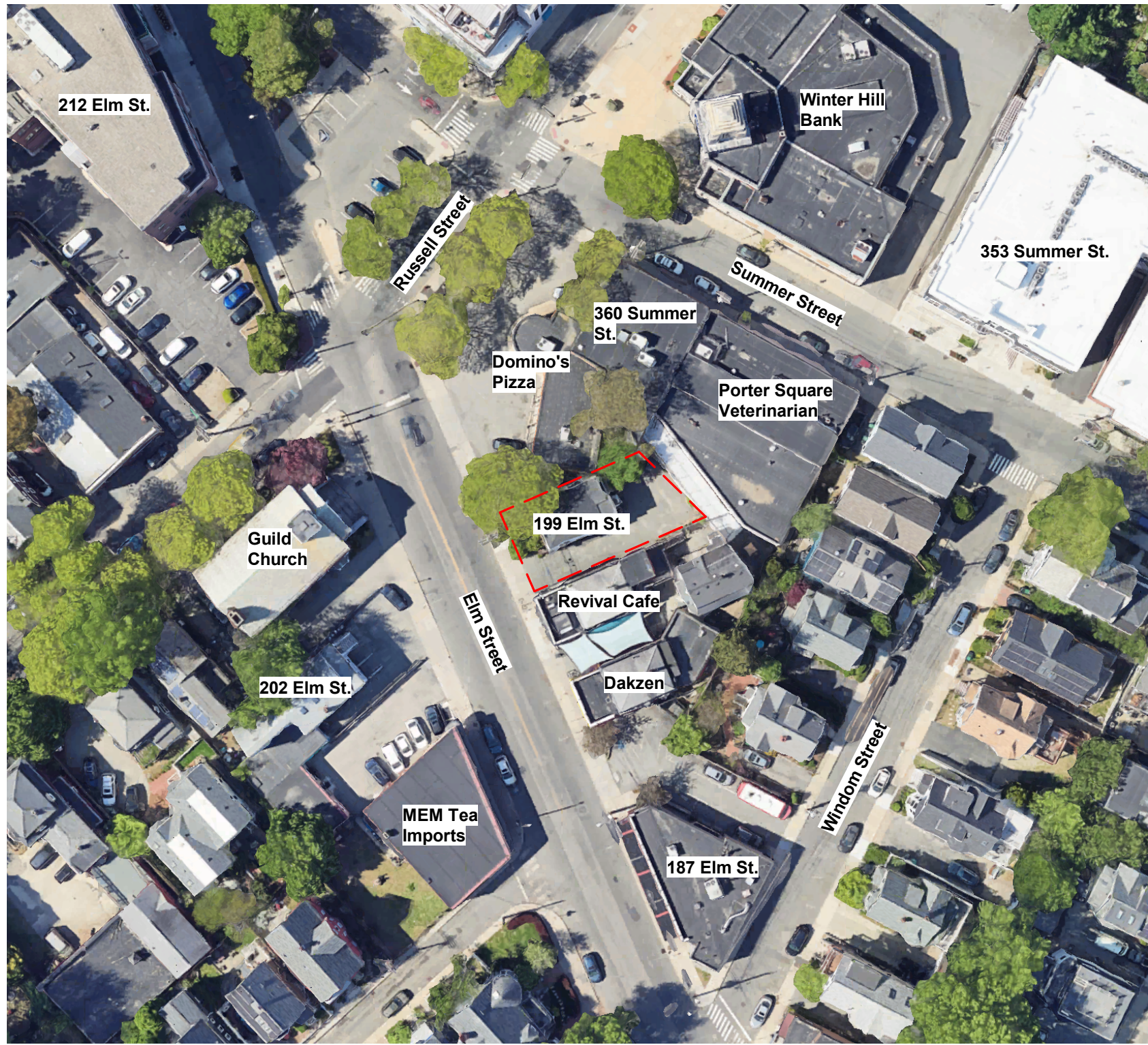


Zoning Table			
199 Elm St. Somerville, MA Mid-Rise 4: General Building			
Description	Requirement	Proposed	Compliant
Lot Dimensions			
Lot Width (min)	30'	42'	Yes
Lot Development			
Lot Coverage (max)	90%	88%	Yes
Green Score (min - ideal)	.25 - .3	.273	Yes
Open Space (min)	15%	45% (inc. roof)	Yes
Building Setbacks			
Curb Setbacks (min)	12'	12'	Yes
Primary Front Setback	2'	2'	Yes
Side Setbacks (Abutting non-NR)	0'	0'	Yes
Rear Setback (Abutting non-NR)	10'	10'	Yes
Main Massing			
Building Width (max)	200'	42'	Yes
Facade Build Out Primary Front (min)	80%	100%	Yes
Floor Plate (max)	15,000 sf	2,967 sf	Yes
Ground Story Height (min)	14'	14'	Yes
Upper Story Height (min)	10'	10'	Yes
Number of Stories (max)	4	4	Yes
Building Height (max)	52'	46'	Yes
Roof Type	flat	flat	Yes
Facade Composition			
Ground Story Fenestration (min)	70%	70%	Yes
Upper Story Fenestration (min/max)	15% - 50%	33%	Yes
Blank Wall (max)	20'	20'	Yes

Description	Requirement	Proposed	Compliant
Use & Occupancy			
Ground Story Entrance Spacing (max)	30'	27 ft	Yes
Commercial Space Depth (min)	30'	65 ft	Yes
Density Factor (min)	1/475 gsf / 1500 factor = 10 units	10 units	Yes
Outdoor Amenity Space (min)	1/DU: Shared space permitted for building w/ seven or more units	1/DU for street facing units	Yes
		Shared roof deck for all tenants	Yes
Roof-Mounted Mechanicals			
Screening, Mechanical Equip. Penthouse Height (max)	10'	10'	Yes
Building Components			
Storefront (required)			
Width (min/max)			
Height (min)	15' / 30'	21'	Yes
Display Window Height (min)	80% GF height / 11'-2"	11'-7"	Yes
	8'	9'-8"	Yes
Bike Parking Spaces: Long Term (Com - Food & Beverage Service)	1/5,000 sf : 3,462 sf = 1 space	2	Yes
Bike Parking Spaces: Short Term (Com - Food & Beverage Service)	1/1,000 sf : 3,462 sf = 3.5 spaces	4	Yes
Bike Parking Spaces: Long Term (Res)	1/ DU : 1*10 DU = 10 spaces	10	Yes
Bike Parking Spaces: Short Term (Res)	.1/DU : 0.1*10 DU = 1 space	1	Yes

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Architectural	
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A-303	Building Section - East West
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NEIGHBOR

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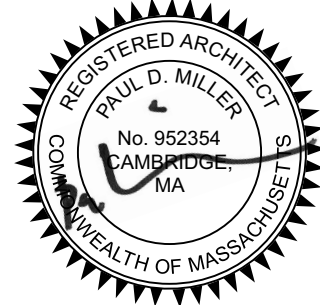
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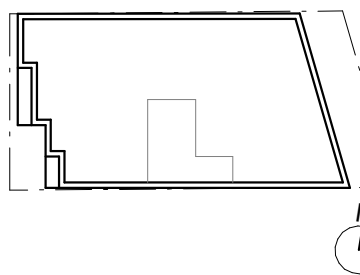
Sustainability Consultant

VvS Architects & Consultants
617-898-8995
agnes@ava-greenconsultant.com

4	03.12.25	Site Plan App
3	01.16.25	Survey Int.
2	11.26.24	Concept Opt
1	10.17.24	Test Fit
No.	Date	Description



199 Elm St



Somerville, MA 02144

Site Plan & Sheet List

Scale: As indicated

G-100

NEIGHBOUR