

32 WEBSTER AVE.

PLANNING BOARD SET

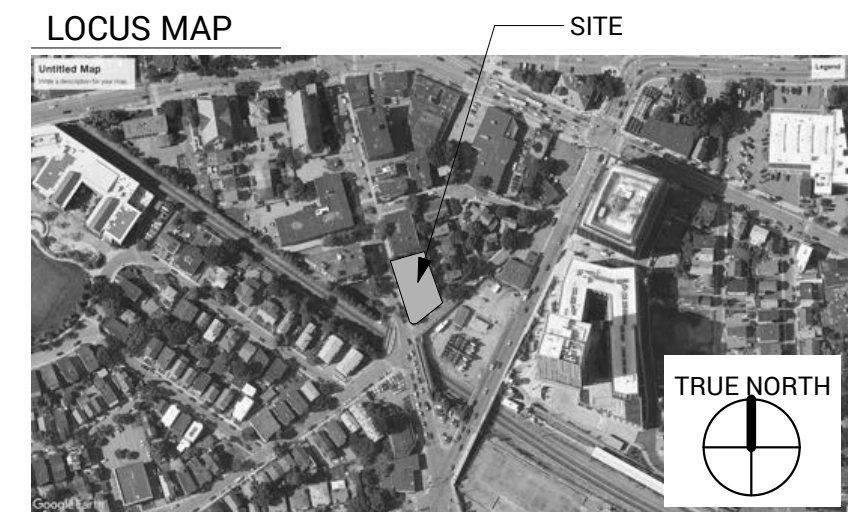


DRAWING LIST DRA	
Sheet Number	Sheet Name

Z-0.0	COVER
Z-0.1	CIVIL PLAN
Z-0.2	CONTEXT STREET LEVEL
Z-0.3	CONTEXT PLAN
Z-0.4	CONTEXT AERIAL
Z-0.5	ZONING & PEDESTRIAN, TRANSPORT
Z-0.6	ARCH. SITE PLAN
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Z-1.0	BASEMENT PLAN
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Z-1.4	FOURTH FLOOR PLAN
Z-1.5	ROOF PLAN
Z-1.6	FAR PLANS
Z-1.7	FAR & UNIT COUNT
Z-2.0	ELEVATION WEBSTER AVE
Z-2.1	ELEVATION NEWTON ST.
Z-2.2	ELEVATION REAR
Z-2.3	ELEVATION SIDE

DRAWING LIST DRA	
Sheet Number	Sheet Name

Z-2.4	GLAZING
Z-2.5	SECTIONS
Z-2.6	SECTIONS
Z-3.0	MASSING - WEBSTER AVE & NEWTON ST.
Z-3.0 (1)	MASSING - WEBSTER AVE & NEWTON ST.
Z-3.1	MASSING - NEWTON ST.
Z-3.2	MASSING - WEBSTER AVE.
Z-3.9	RENDER - WEBSTER AVE - UDC
Z-3.10	RENDER - NEWTON ST. - UDC
Z-3.11	RENDER - REAR VIEW - UDC
Z-3.12	RENDER - CORNER VIEW - UDC
Z-5.0	MATERIALS



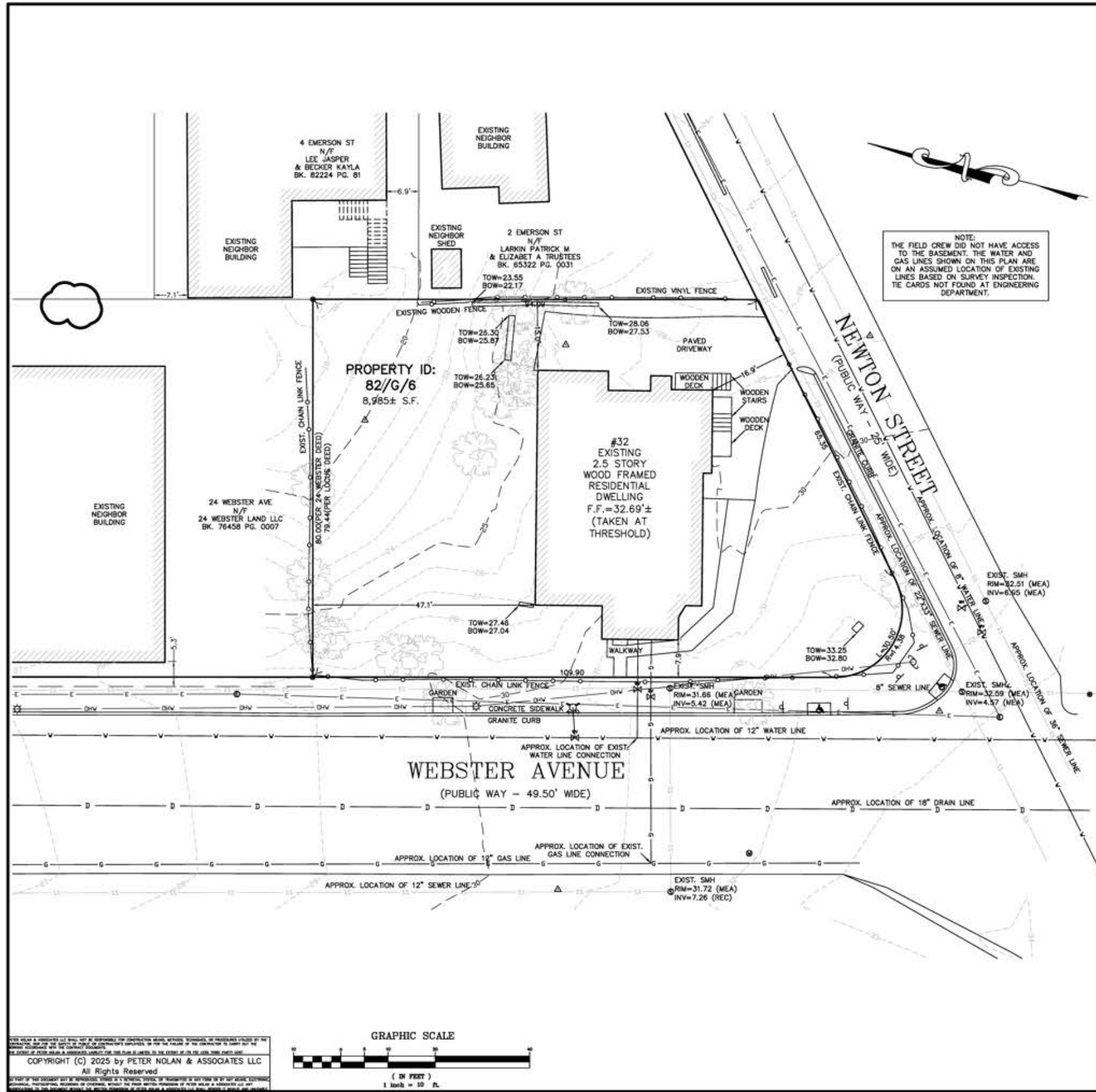
COVER

PLANNING AND ZONING
32 Webster Ave.
11/5/2025



Z-0.0

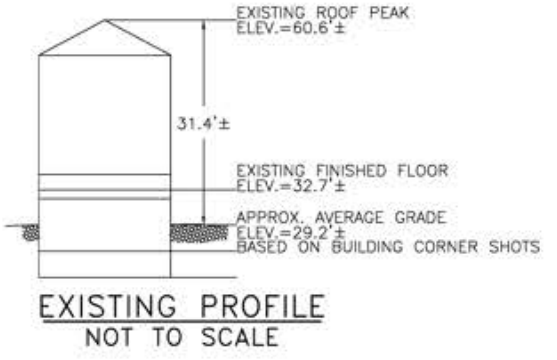




- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/11/2025.
 2. DEED REFERENCE: BOOK 71189, PAGE 69
PLAN REFERENCE BOOK 98, PAGE 59
MIDDLESEX SOUTH REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700438E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE ON CITY OF SOMERVILLE DATUM.
 9. ZONING DISTRICT MID-RISE 4 STORY (MR4).
 10. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

NOTE:
THE FIELD CREW DID NOT HAVE ACCESS TO THE BASEMENT. THE WATER AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON SURVEY INSPECTION. THE CARDS NOT FOUND AT ENGINEERING DEPARTMENT.

LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	STONE POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	CLEANOUT PLUMBING
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	OVERHEAD WIRES
[Symbol]	CONTOUR LINE (MAR)
[Symbol]	CONTOUR LINE (MNR)



SCALE 1"=10'			
DATE 3/10/2025	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	32 WEBSTER AVENUE SOMERVILLE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		
DRAWN BY CL	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com		
CHKD BY PUN			
APPD BY PUN			
	SHEET NO.		1

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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



CONTEXT STREET LEVEL

PLANNING AND ZONING
32 Webster Ave.
11/5/2025

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Z-0.2





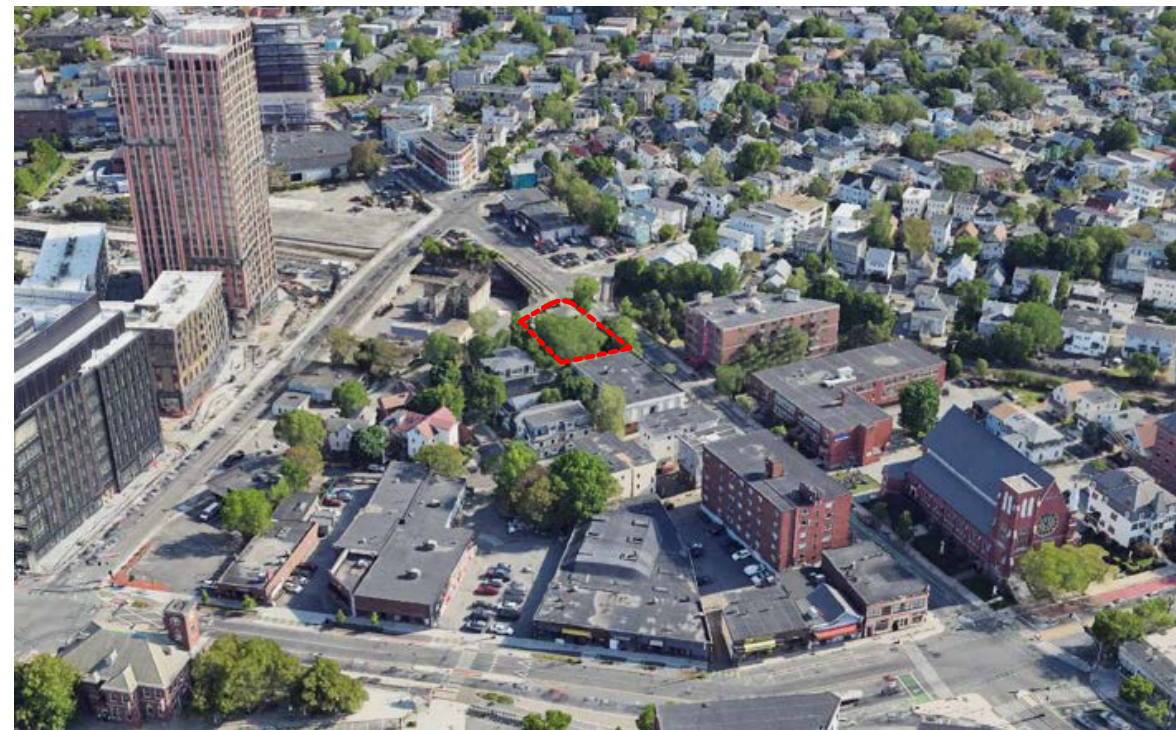
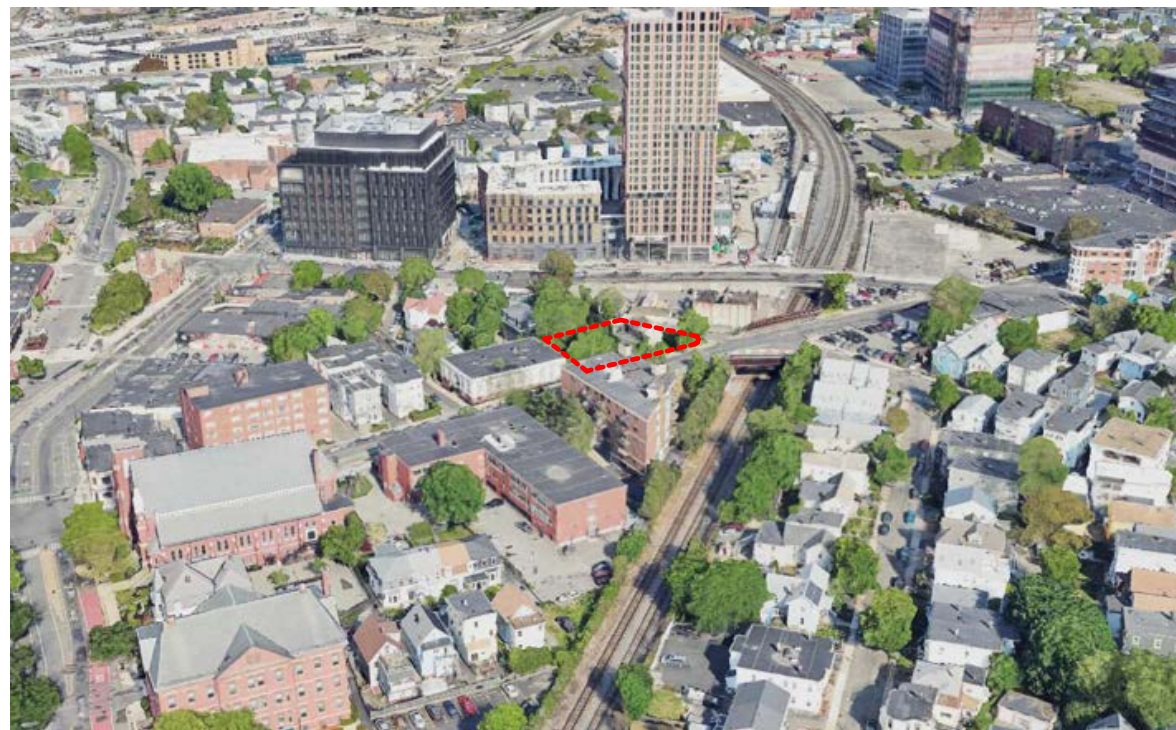
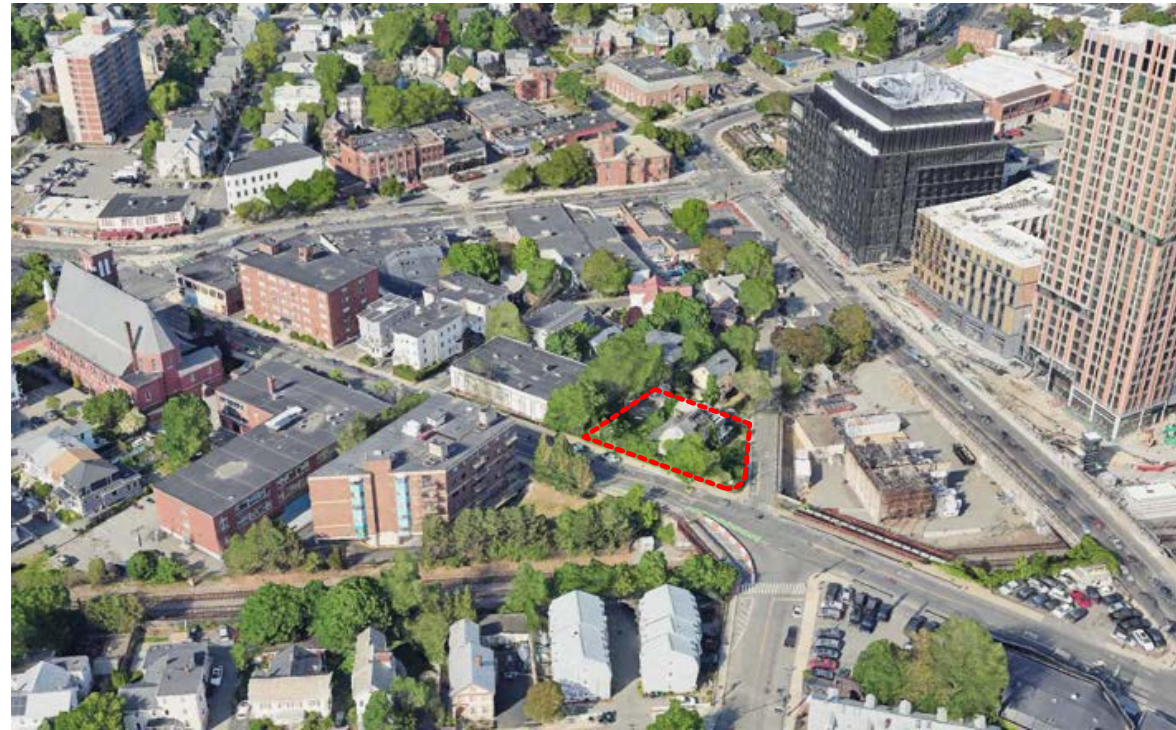
CONTEXT PLAN

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 11/5/2025

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Z-0.3





CONTEXT AERIAL

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Lot Dimensions	
A Lot Width (min)	30 ft

Lot Development	
Lot Coverage (max)	90%
Green Score Calculator Available	-
Minimum	0.25
Ideal	0.30
B Open Space (min)	15%

Building Setbacks	
Curb Setback (min)	12 ft
A Primary Front Setback (min/max)	2 ft 12 ft
B Secondary Front Setback (min/max)	2 ft 12 ft
C Side Setback (min)	-
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or -LHD	0 ft
1 st – 3 rd Story Abutting NR or LHD	10 ft
4 th Story Abutting NR or LHD	30 ft
D Rear Setback (min)	-
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or -LHD	10 ft
1 st – 3 rd Story Abutting NR or LHD	20 ft
4 th Story Abutting NR or LHD	30 ft

Parking Setbacks	
E Primary Front Setback (min)	-
Surface Parking	30 ft
Structured Parking	30 ft
F Secondary Front Setback (min)	-
Surface Parking	10 ft
Structured Parking	2 ft

Main Massing	
A Building Width (max)	200 ft
Facade Build Out (min)	-
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	15,000 sf
Ground Story Elevation (min)	2 ft
C Story Height (min)	10 ft
D Number of Stories (min/max)	3 4
E Building Height, Feet (max)	50 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration (min/max)	15% 50%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Density Factor (min)	-
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft



Dimensional Table		32 Webster	
Zoning District	MR-4		
Transit Area	Quarter Mile		
Pedestrian Street	No		
Lot Area (S.F.)	8,957.7 SF		
Data	ALLOWED	PROPOSED	COMMENTS
Use	Multiple	Residential	Proposed use conforms with allowed
Building Type		Apartment Building	Proposed use conforms with allowed
Lot Dimensions			
Lot Width (Min.)	30.0 ft	122.0 ft	Proposed conforms
Lot Coverage			
Lot Coverage %	90.0%	87.0%	Proposed conforms
Lot Coverage in Area	8,957.0 SF	7,792.3 SF	Proposed conforms
Building Footprint		6,287.0 SF	
Permeable Pavers (33% runoff coefficient)		105.3 SF	
Concrete Sidewalk (Within Property Line)		1,400.0 SF	
Green Score			
Minimum	0.25	0.26	Refer to landscape drawings
Ideal	0.30	0.26	Refer to landscape drawings
Open Space % (min)	15.0%	17.3%	Proposed conforms
Open Space SF (min)	1,343.7 SF	1,549.0 SF	Proposed conforms
Building Setbacks			
Curb Setback	12.0 ft	12.0 ft	Proposed conforms
Primary Front Setback Min/Max (Webster)	2-12 ft	4.5 ft	Proposed conforms
Secondary Front Setback Min/Max (Newton)	2-12ft	8.0 ft	Proposed conforms
Side Setback Abutting non-NR	.0 ft	5.0 ft	Proposed conforms
Side Setback Abutting NR 1st-3rd Story	10.0 ft	10.0 ft	Proposed conforms
Side Setback Abutting NR 4 th Story	30.0 ft	30.0 ft	Proposed conforms
Rear Setback Abutting NR 1st-3rd Story	20.0 ft	20.0 ft	Proposed conforms
Rear Setback Abutting NR 4 th Story	30.0 ft	30.0 ft	Proposed conforms
Parking Setbacks			
Parking Setbacks (NA)	NA	NA	No surface parking included - conforms with allowed
Main Mass			
Building Width (max)	200.0 ft	110.0 ft	Proposed conforms
Facade Build Out			
Primary Front (min)	80.0%	90.80%	Proposed conforms
Secondary Front (min)	65.0%	75.70%	Proposed conforms
Floor Plate (max)	15,000.0 SF	6,517.0 SF	Proposed conforms
Ground Story Elevations (min)			
Ground Story Height (Min.)	2.0 ft	4.1 ft	Average Grade - 27.8 ft
Story Height (min)	10.0 ft	11.6 ft	Proposed conforms
Number of Stories (Min/Max)	3 / 4	4.0	Proposed conforms
Building Height (feet)	50.0 ft	49.9 ft	Proposed conforms
Roof Type	Flat	Flat	Proposed conforms
Facade Composition			
Ground Story Fenestration Webster Ave (min)	15-50%	27.1%	
Ground Story Fenestration Newton St. (min)	15-50%	16.3%	
Upper Story Fenestration Webster Ave. (min/max)	15-50%	30.4%	
Upper Story Fenestration Newton St. (min/max)	15-50%	18.1%	
Use & Occupancy			
Gross Floor Area per DU	-	-	
Gross Floor Area		29,916.0 SF	
Net Zero Ready Building (850 GFA/DU)	850.0 SF	1,031.6 SF	Proposed conforms
Number of Units		29.0	Proposed conforms
Affordable Dwelling Units (20%)	5.8	5.0	Proposed conforms
Outdoor Amenity Space	1/DU	1/DU	20 Private Balconies/decks, 1 Common Roof Deck
Penthouse Height	10.0 ft	10.0 ft	Proposed conforms
Parking			
Vehicular			NA, no vehicular parking in the project
Bicycle Short Term	4.0	4.0	Located on sidewalk on Webster
Bicycle Long Term	29.0	29.0	Located on First Floor on Webster

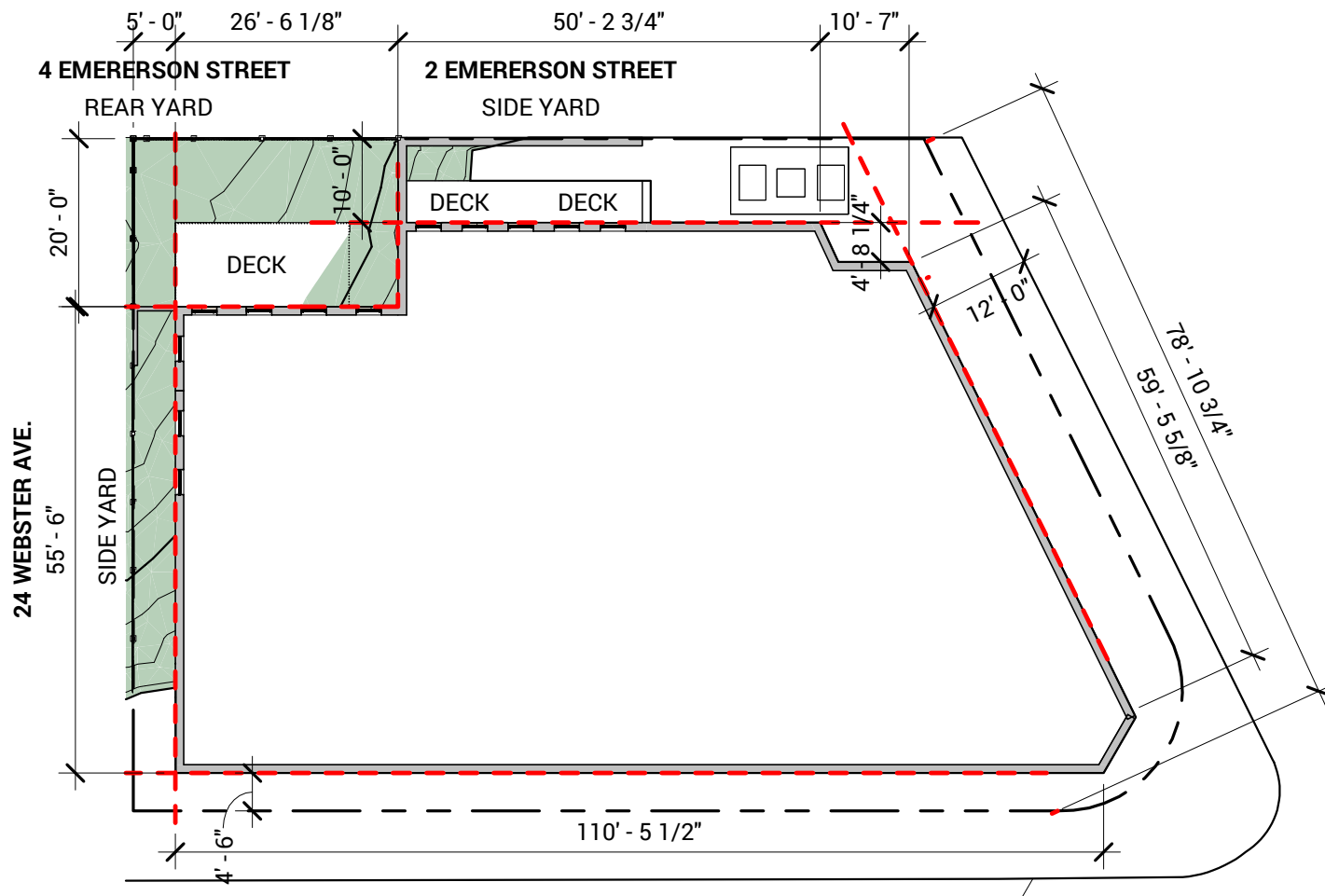
DIMENSIONAL TABLE

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32 Webster Ave.
11/5/2025

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Z-0.7





1 00 BASEMENT FLOOR DIMENSIONAL ANALYSIS
3/64" = 1'-0"



2 01 FIRST FLOOR DIMENSIONAL ANALYSIS
3/64" = 1'-0"

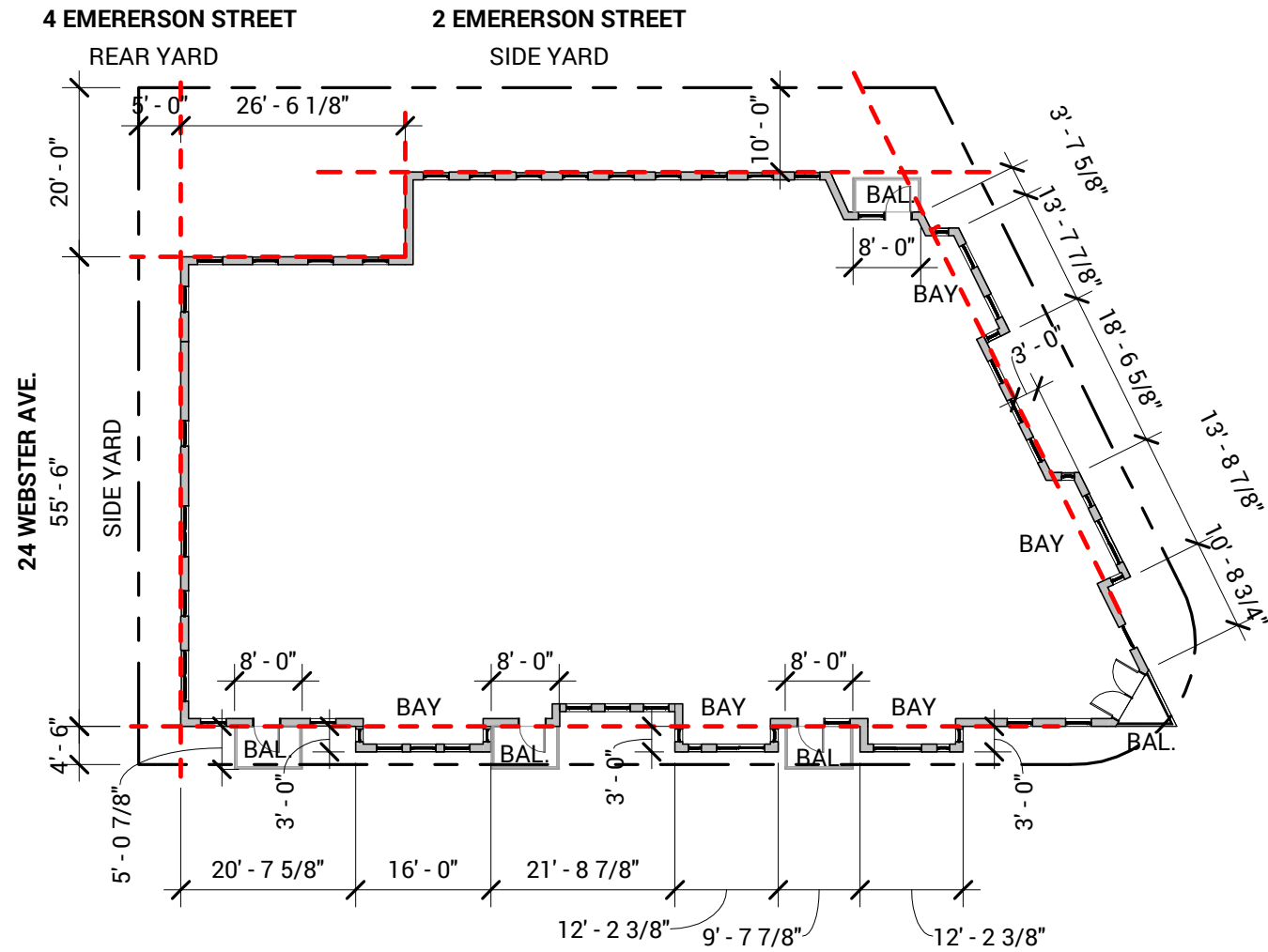
DIMENSIONAL ANALYSIS

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11/5/2025

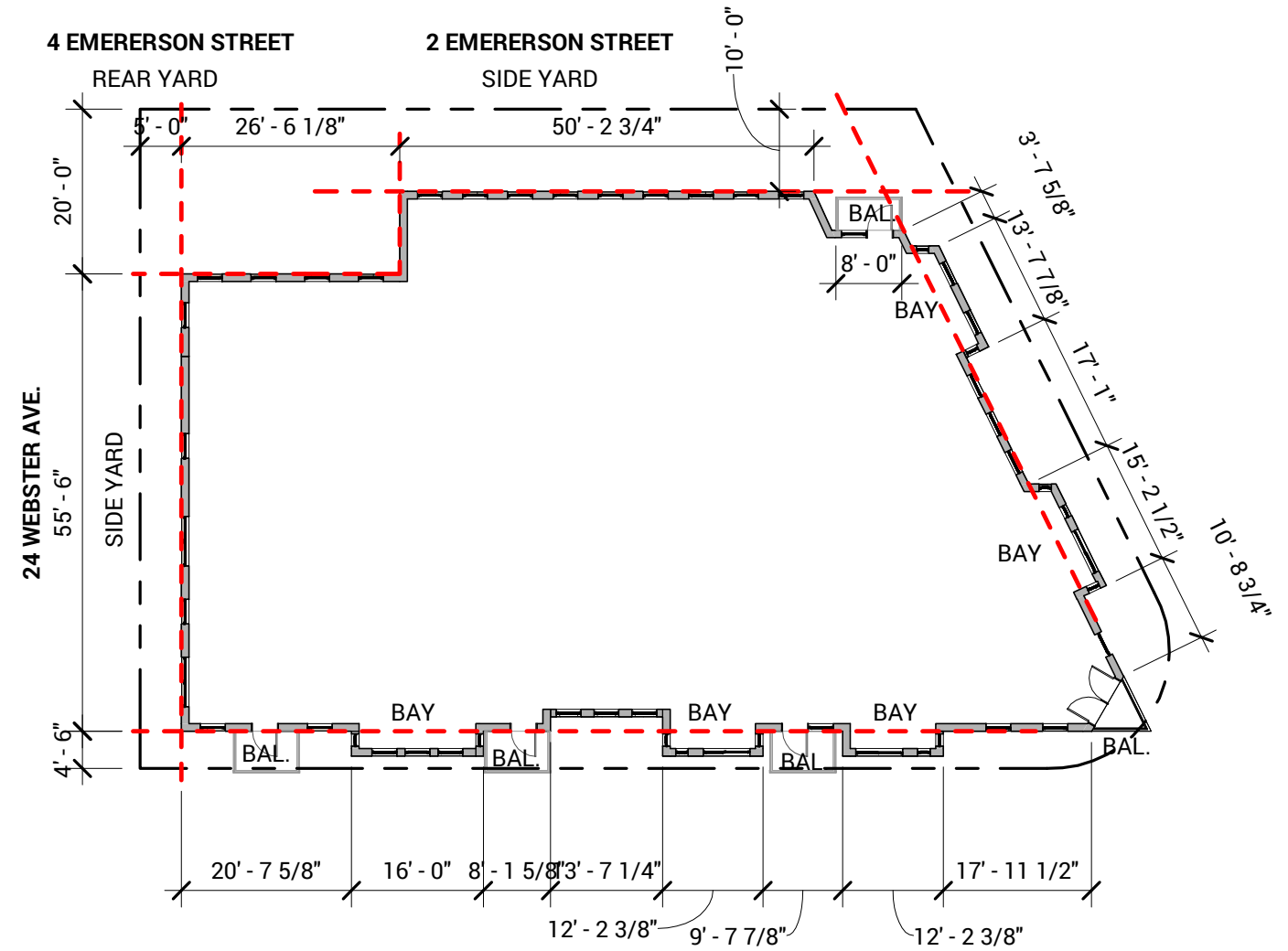
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Z-0.8





1 02 SECOND FLOOR DIMENSIONAL ANALYSIS
3/64" = 1'-0"



2 03 THIRD FLOOR DIMENSIONAL ANALYSIS
3/64" = 1'-0"

DIMENSIONAL ANALYSIS

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32 Webster Ave.
11/5/2025

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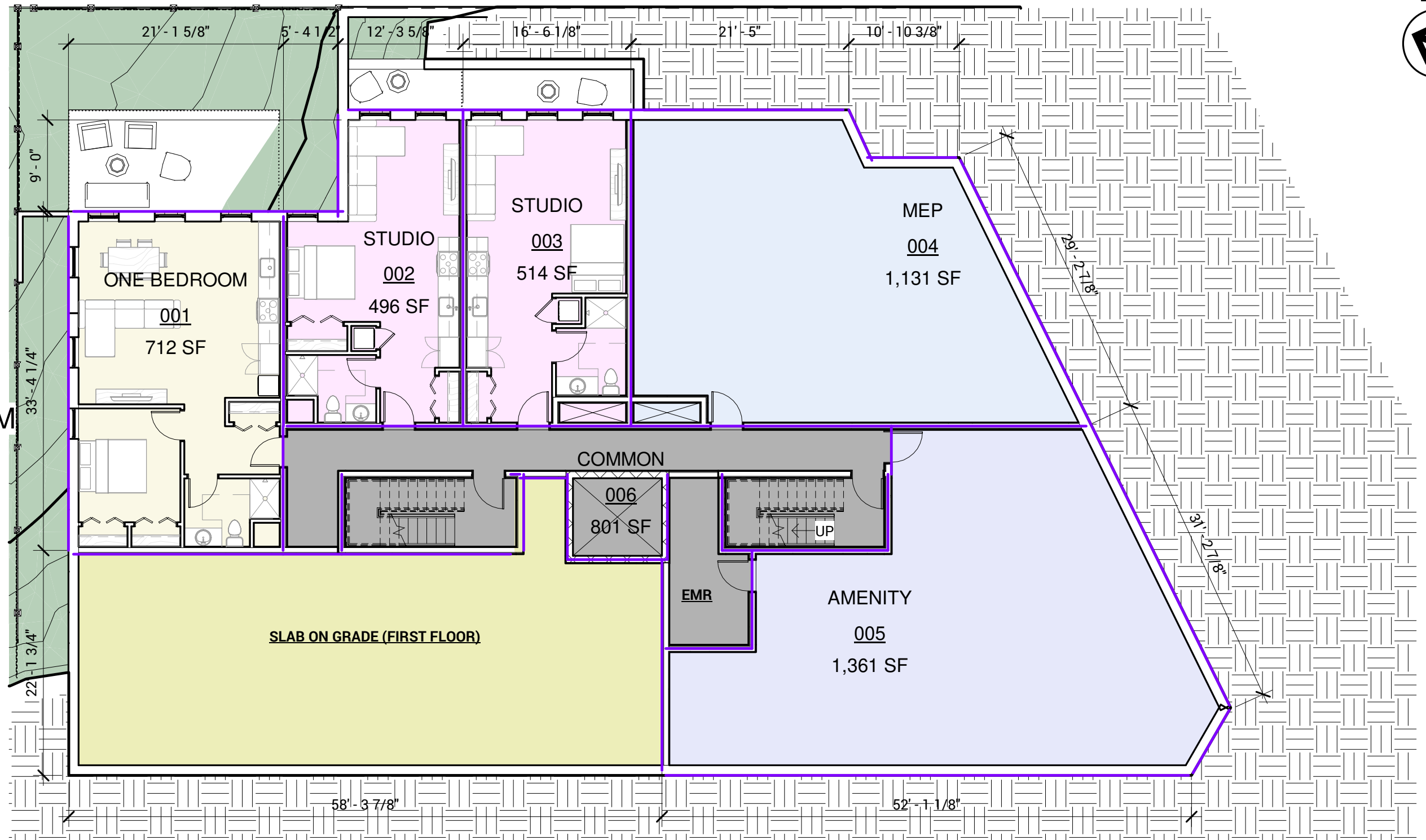
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Unit Areas

- AMENITY
- COMMON
- MEP
- ONE BEDROOM
- STUDIO



1 00 BASEMENT FLOOR
3/32" = 1'-0"

BASEMENT PLAN

PLANNING AND ZONING
32 Webster Ave.
11/5/2025

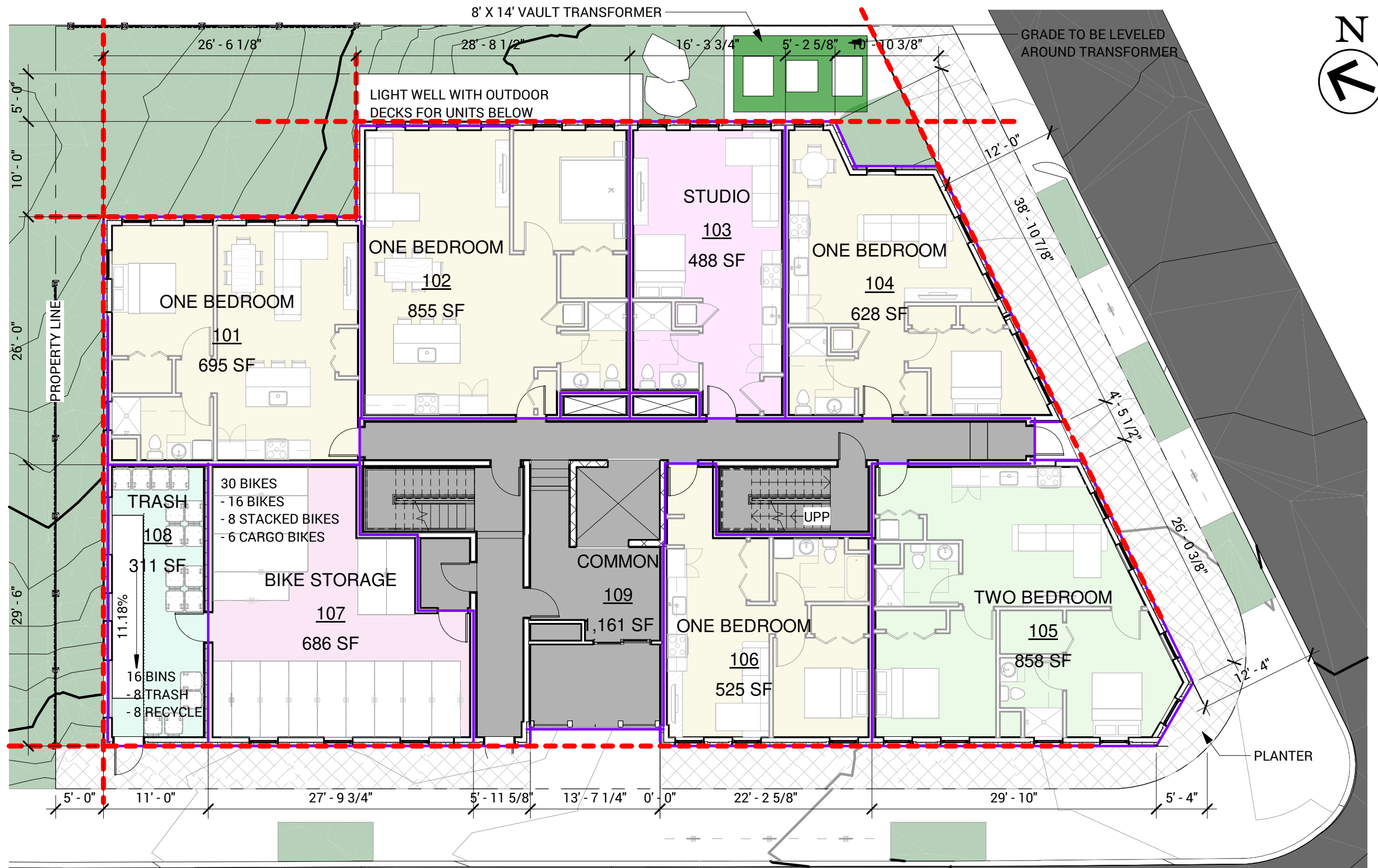
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Z-1.0



Unit Areas

- BIKE STORAGE
- COMMON
- ONE BEDROOM
- STUDIO
- TRASH
- TWO BEDROOM



1 01 FIRST FLOOR
3/32" = 1'-0"

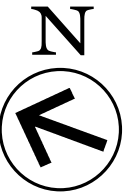
FIRST FLOOR PLAN

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32 Webster Ave.
11/5/2025

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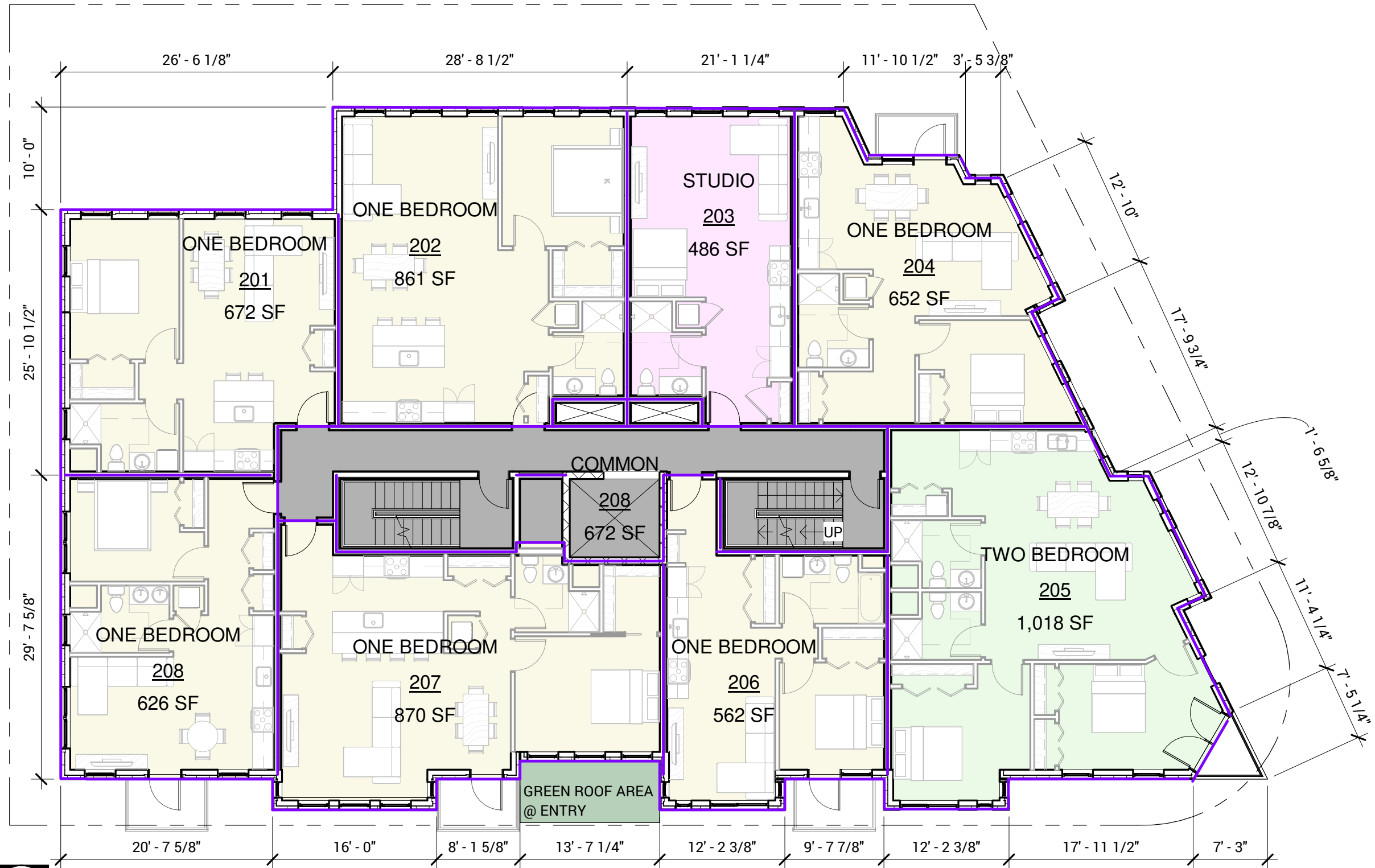
Z-1.1





Unit Areas

- COMMON
- ONE BEDROOM
- STUDIO
- TWO BEDROOM



1 02 SECOND FLOOR
3/32" = 1'-0"

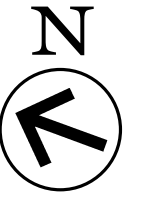
SECOND FLOOR PLAN

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11/5/2025

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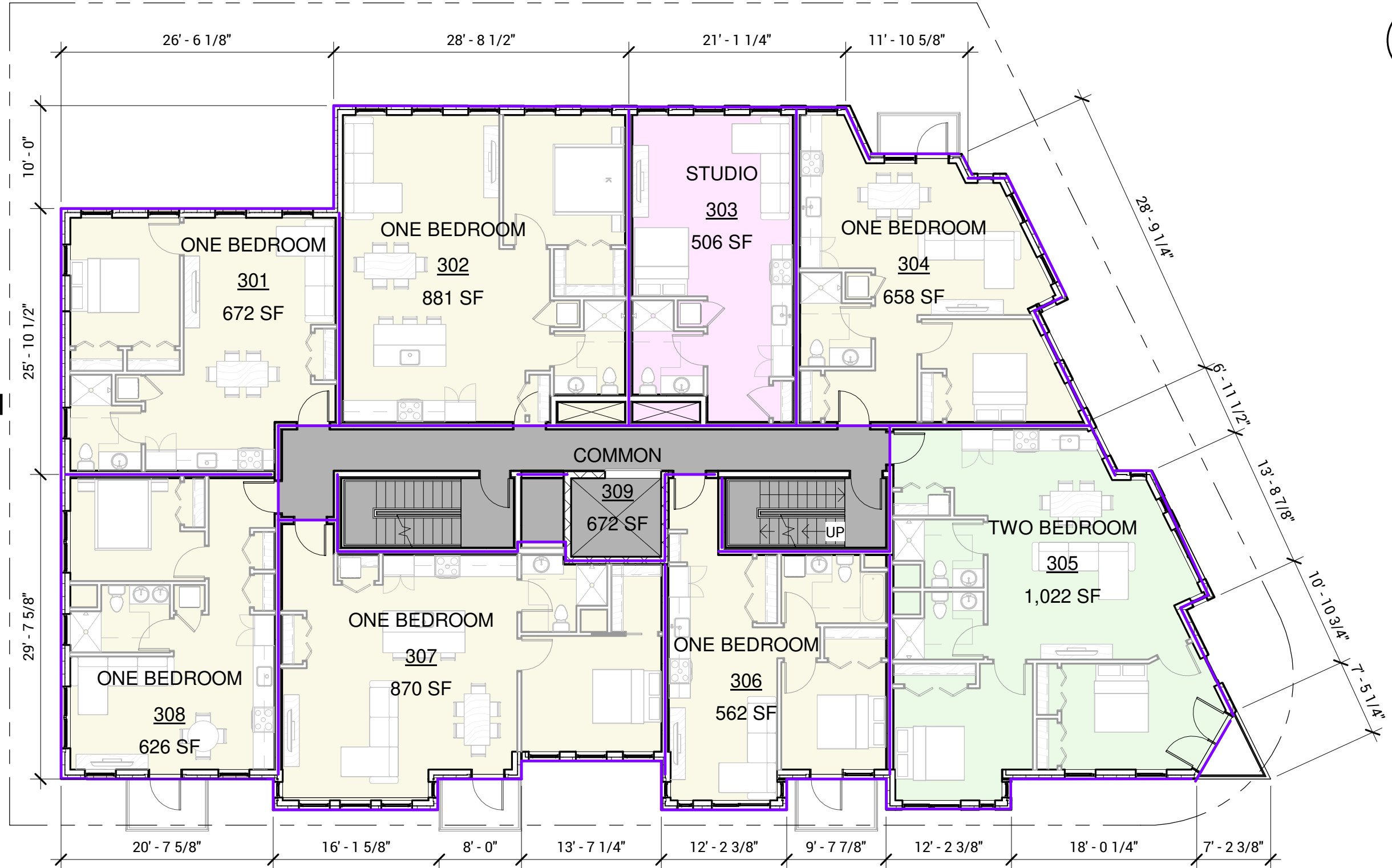
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Unit Areas

- COMMON
- ONE BEDROOM
- STUDIO
- TWO BEDROOM



1 03 THIRD FLOOR
3/32" = 1'-0"

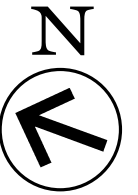
THIRD FLOOR PLAN

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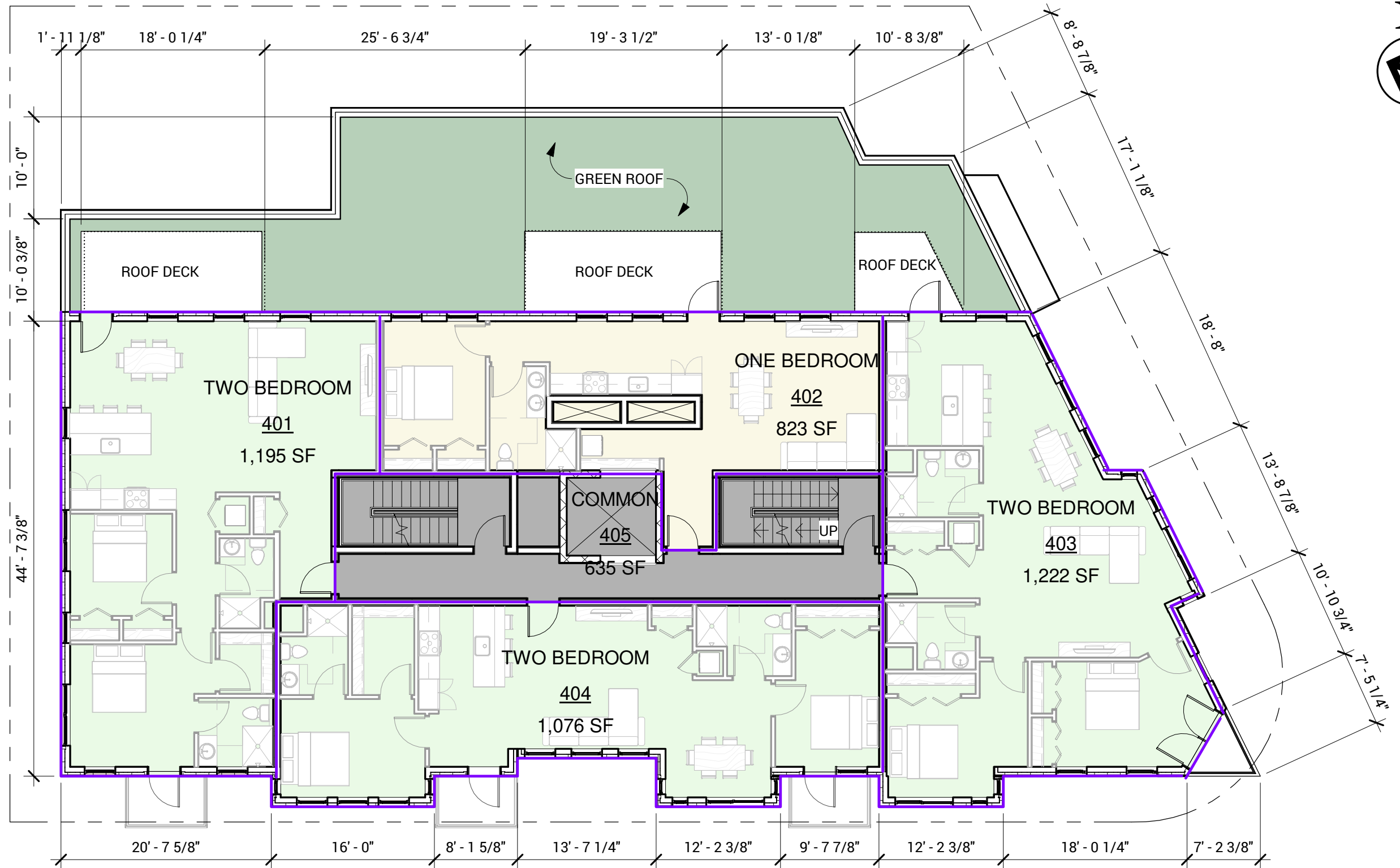
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Unit Areas

- COMMON
- ONE BEDROOM
- TWO BEDROOM



1 04 FOURTH FLOOR
3/32" = 1'-0"

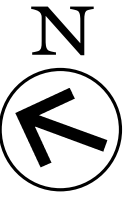
FOURTH FLOOR PLAN

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11/5/2025

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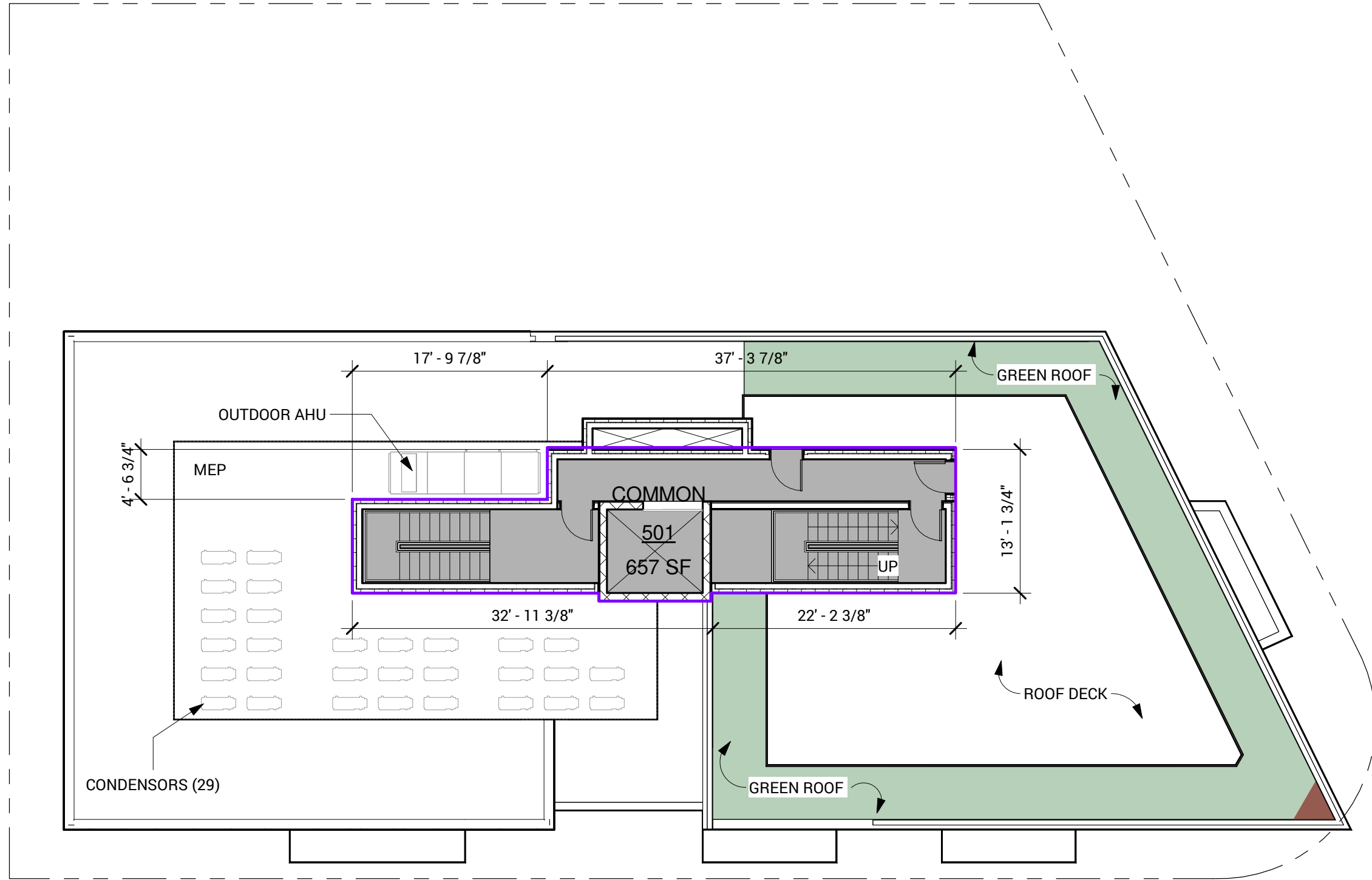
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Unit Areas

COMMON



1 ROOF
3/32" = 1'-0"

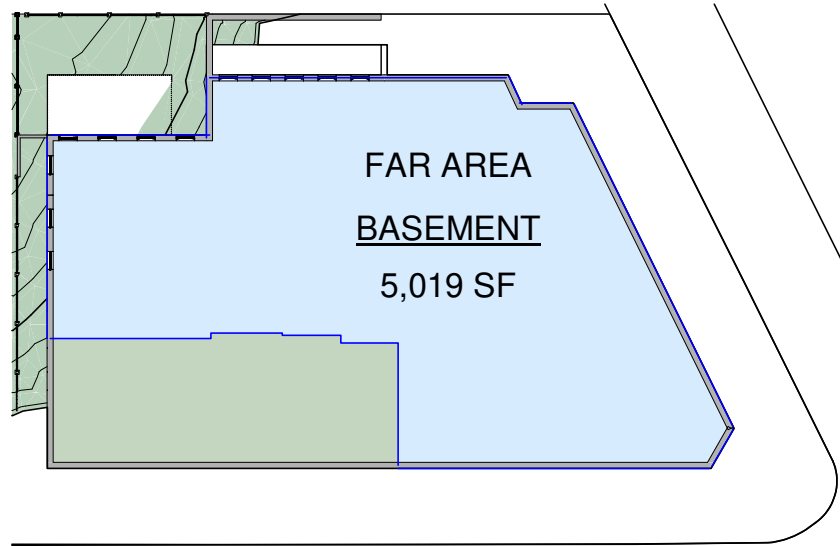
ROOF PLAN

PLANNING AND ZONING
32 Webster Ave.
11/5/2025

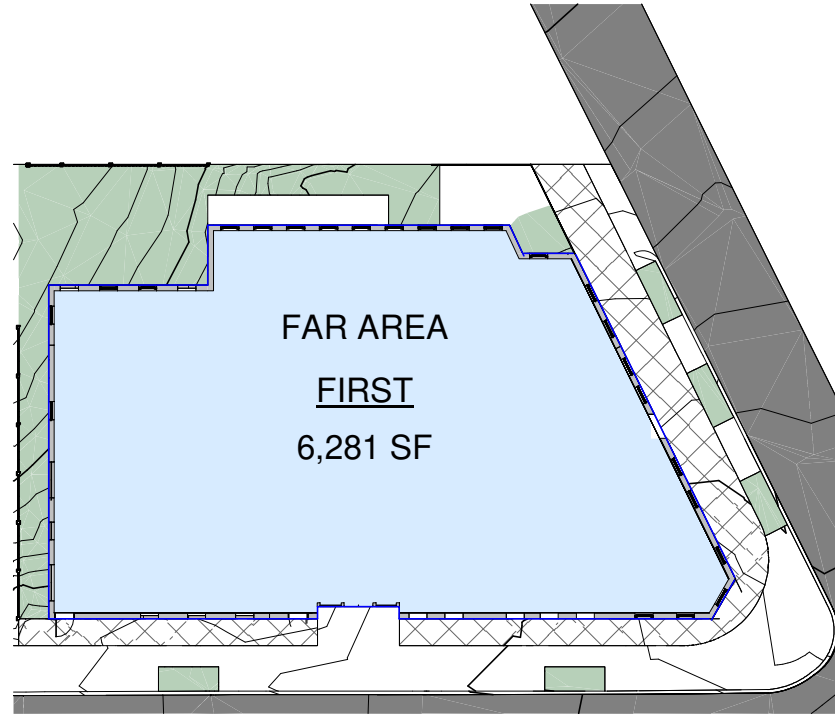
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Z-1.5

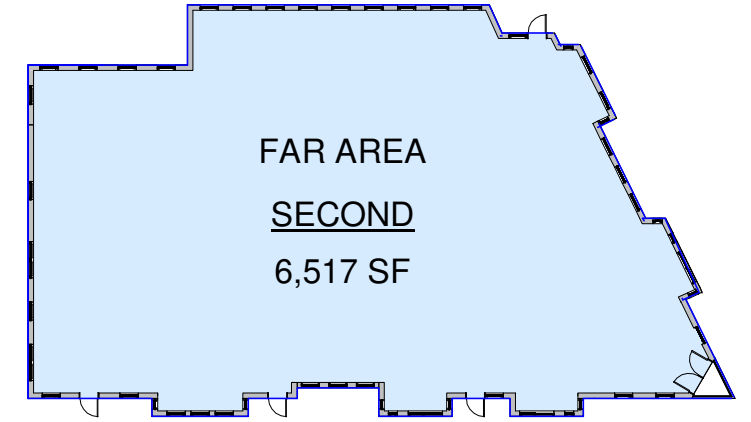




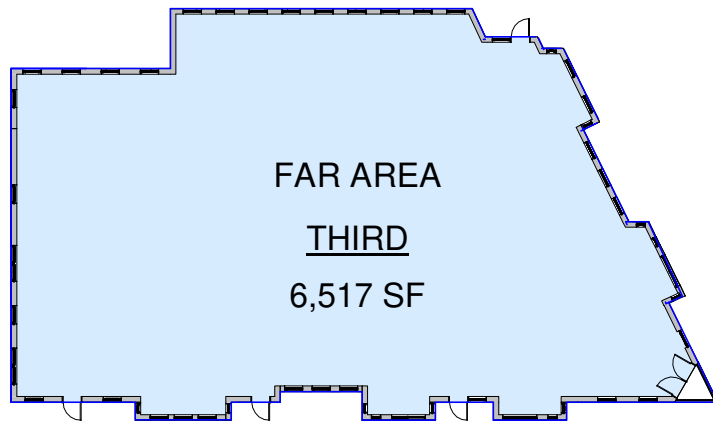
1 00 BASEMENT FLOOR - FAR ZONING
1/32" = 1'-0"



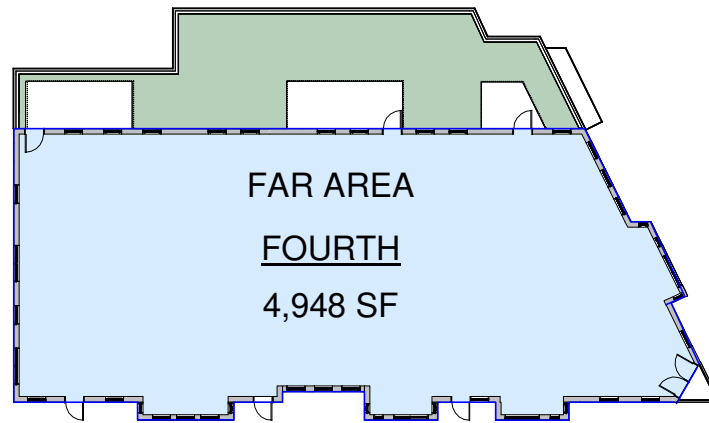
2 01 FIRST FLOOR - FAR ZONING
1/32" = 1'-0"



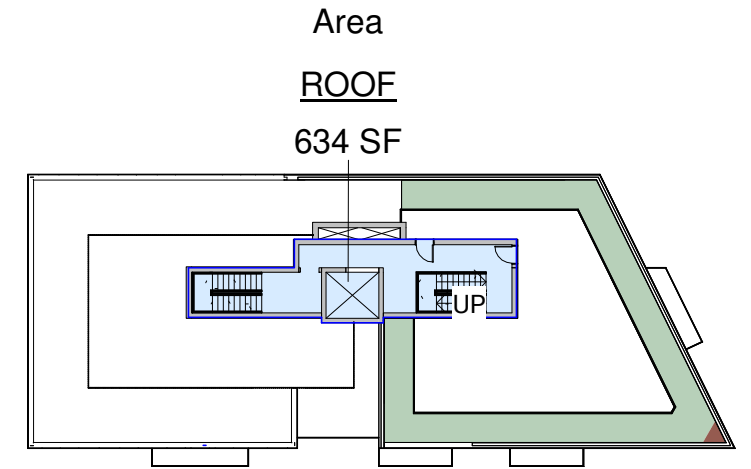
3 02 SECOND FLOOR - FAR ZONING
1/32" = 1'-0"



4 03 THIRD FLOOR - FAR ZONING
1/32" = 1'-0"



5 04 FOURTH FLOOR - FAR ZONING
1/32" = 1'-0"



6 ROOF Copy 1
1/32" = 1'-0"

MAXIMUM ALLOWED UNITS PER SZO				
Level	Name	Area	Unit Count - Standard Construction	Unit Count - Net Zero Construction
00 BASEMENT FLOOR	FAR AREA	5,019 SF	4.461434	5.904839
01 FIRST FLOOR	FAR AREA	6,281 SF	5.583203	7.389534
02 SECOND FLOOR	FAR AREA	6,517 SF	5.79313	7.667377
03 THIRD FLOOR	FAR AREA	6,517 SF	5.79313	7.667377
04 FOURTH FLOOR	FAR AREA	4,948 SF	4.398558	5.821621
ROOF	Area	634 SF	0.563186	0.745394
		29,917 SF	26.592641	35.196142

UNITS PER FLOOR		
Name	Number	Area

00 BASEMENT FLOOR

ONE BEDROOM	001	712 SF
STUDIO	002	496 SF
STUDIO	003	514 SF

00 BASEMENT FLOOR: 3

01 FIRST FLOOR

ONE BEDROOM	101	695 SF
ONE BEDROOM	102	855 SF
STUDIO	103	488 SF
ONE BEDROOM	104	628 SF
TWO BEDROOM	105	858 SF
ONE BEDROOM	106	525 SF

01 FIRST FLOOR: 6

02 SECOND FLOOR

ONE BEDROOM	201	672 SF
ONE BEDROOM	202	861 SF
STUDIO	203	486 SF
ONE BEDROOM	204	652 SF
TWO BEDROOM	205	1,018 SF
ONE BEDROOM	206	562 SF
ONE BEDROOM	207	870 SF
ONE BEDROOM	208	626 SF

02 SECOND FLOOR: 8

03 THIRD FLOOR

ONE BEDROOM	301	672 SF
ONE BEDROOM	302	881 SF
STUDIO	303	506 SF

UNITS PER FLOOR		
Name	Number	Area

ONE BEDROOM	304	658 SF
TWO BEDROOM	305	1,022 SF
ONE BEDROOM	306	562 SF
ONE BEDROOM	307	870 SF
ONE BEDROOM	308	626 SF

03 THIRD FLOOR: 8

04 FOURTH FLOOR

TWO BEDROOM	401	1,195 SF
ONE BEDROOM	402	823 SF
TWO BEDROOM	403	1,222 SF
TWO BEDROOM	404	1,076 SF

04 FOURTH FLOOR: 4

Grand total: 29

UNIT TYPE QUANTITIES
Name

ONE BEDROOM
ONE BEDROOM: 18

STUDIO
STUDIO: 5

TWO BEDROOM
TWO BEDROOM: 6

FAR & UNIT COUNT

PLANNING AND ZONING
32 Webster Ave.
11/5/2025



Z-1.7





1 ELEVATION - WEBSTER
1" = 10'-0"

ELEVATION WEBSTER AVE

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mail@balance-architects.com



Z-2.0





1 ELEVATION - NEWTON ST.
1" = 10'-0"

ELEVATION NEWTON ST.

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Z-2.1





1 ELEVATION - REAR YARD
1" = 10'-0"

ELEVATION REAR

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Z-2.2





1 ELEVATION - SIDE YARD
1" = 10'-0"

ELEVATION SIDE

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Z-2.3





- ROOF 77' - 8"
- 04 FOURTH FLOOR 66' - 3"
- 03 THIRD FLOOR 54' - 10"
- 02 SECOND FLOOR 43' - 5"
- 01 FIRST FLOOR 32' - 0"
- GRADE 27' - 9 1/2"

1 ELEVATION - NEWTON ST GLAZING
1/16" = 1'-0"

2 ELEVATION - WEBSTER AVE GLAZING
1/16" = 1'-0"

PERCENTAGE OF GLAZING - GROUND STORY SOUTH

Area	Facade Location	Family and Type	Total Facade	% of Facade	Type Comments	% of Facade
0 SF		<varies>		0.0%		0.0
157 SF	2nd S. Newton St Glazing	Fire Safety Zone Detail: Zone Glazing	866 SF	18.1%	FIRE SAFETY ZONE GLAZING	18.1
374 SF	2nd S. Webster Ave. Glazing	Fire Safety Zone Detail: Zone Glazing	1,231 SF	30.4%	FIRE SAFETY ZONE GLAZING	30.4
136 SF	Newton St Glazing	Fire Safety Zone Detail: Zone Glazing	837 SF	16.3%	FIRE SAFETY ZONE GLAZING	16.3
355 SF	Webster Ave. Glazing	Fire Safety Zone Detail: Zone Glazing	1,310 SF	27.1%	FIRE SAFETY ZONE GLAZING	27.1

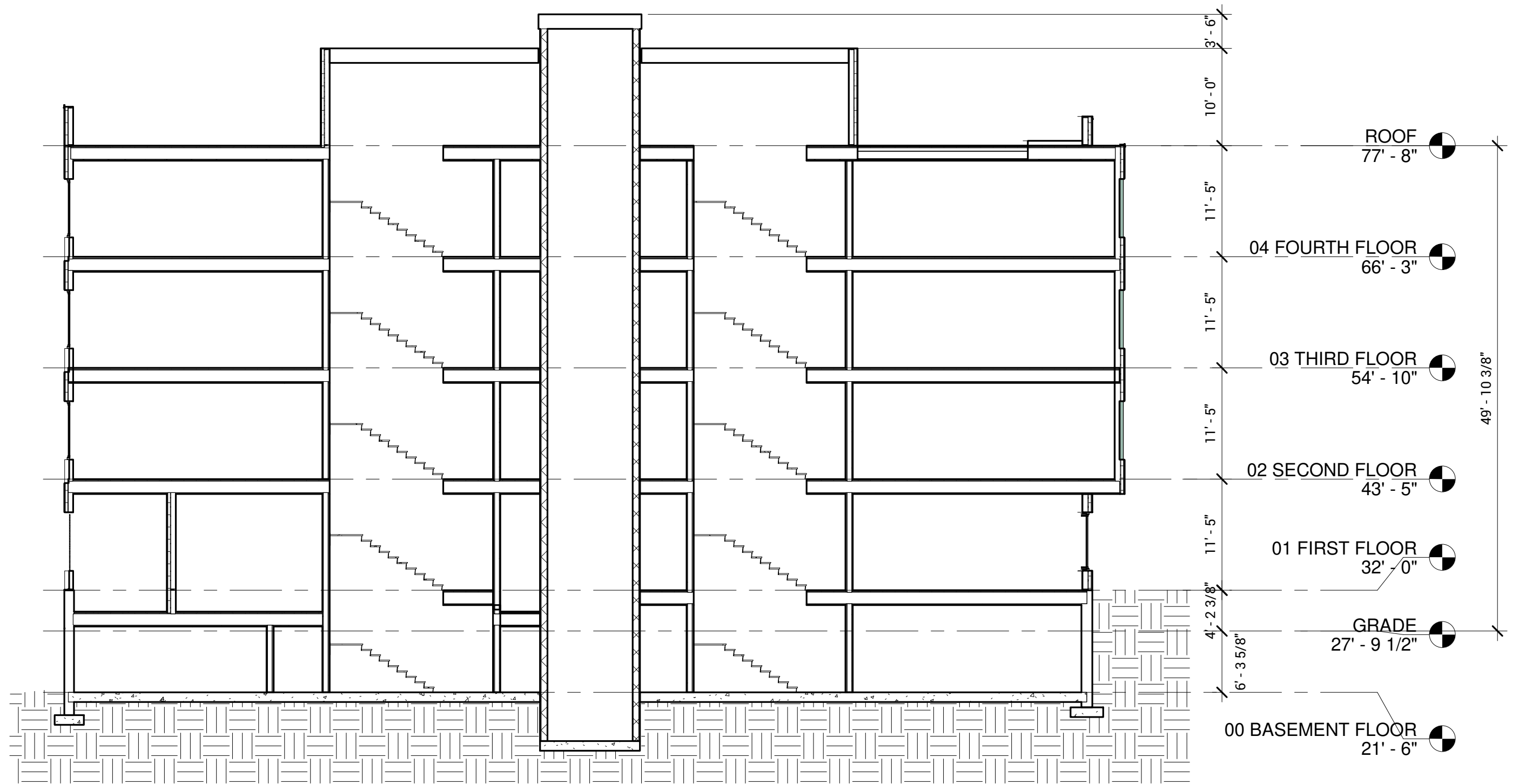
GLAZING

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Z-2.4





1 Section 10 - LONG
3/32" = 1'-0"

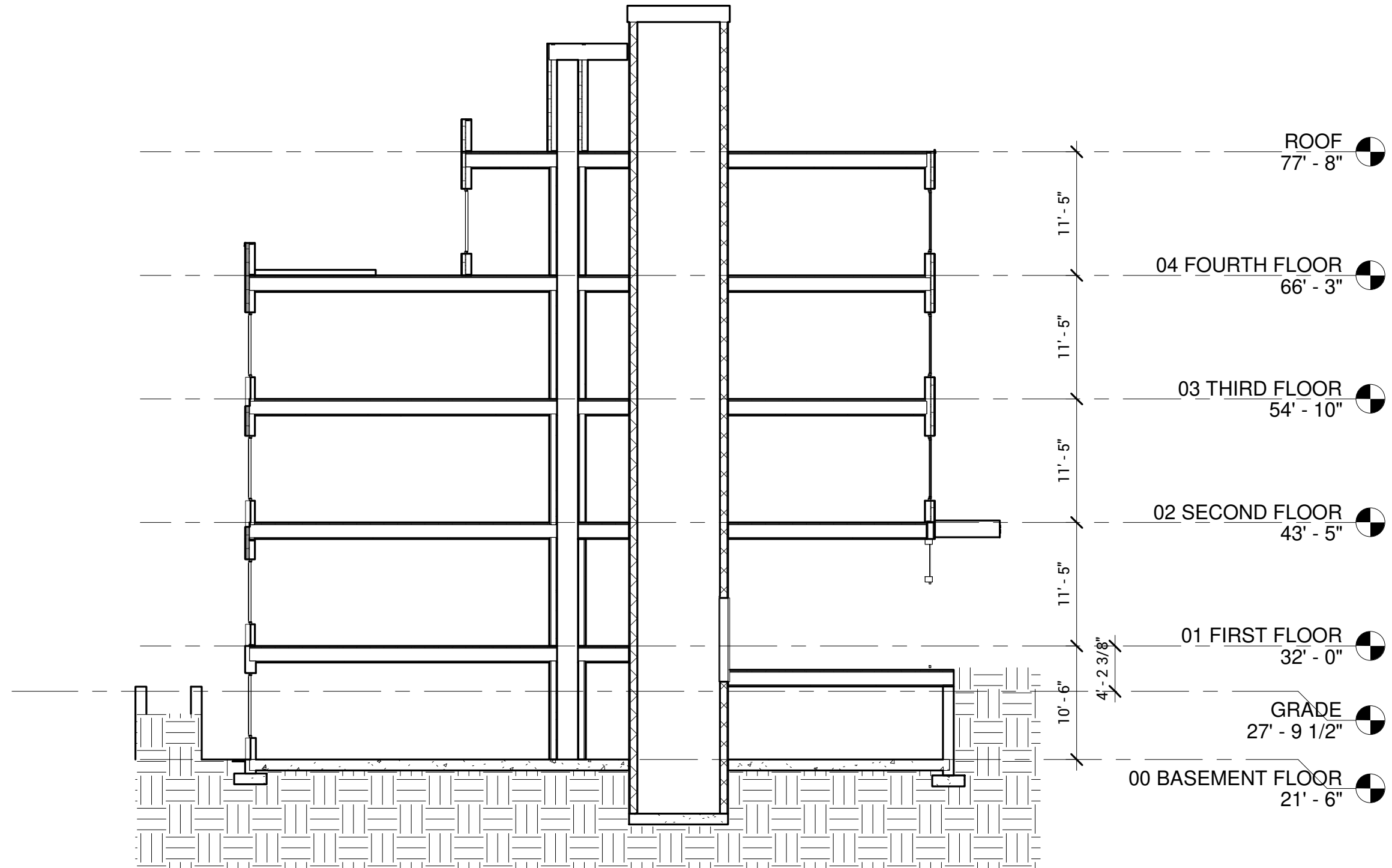
SECTIONS

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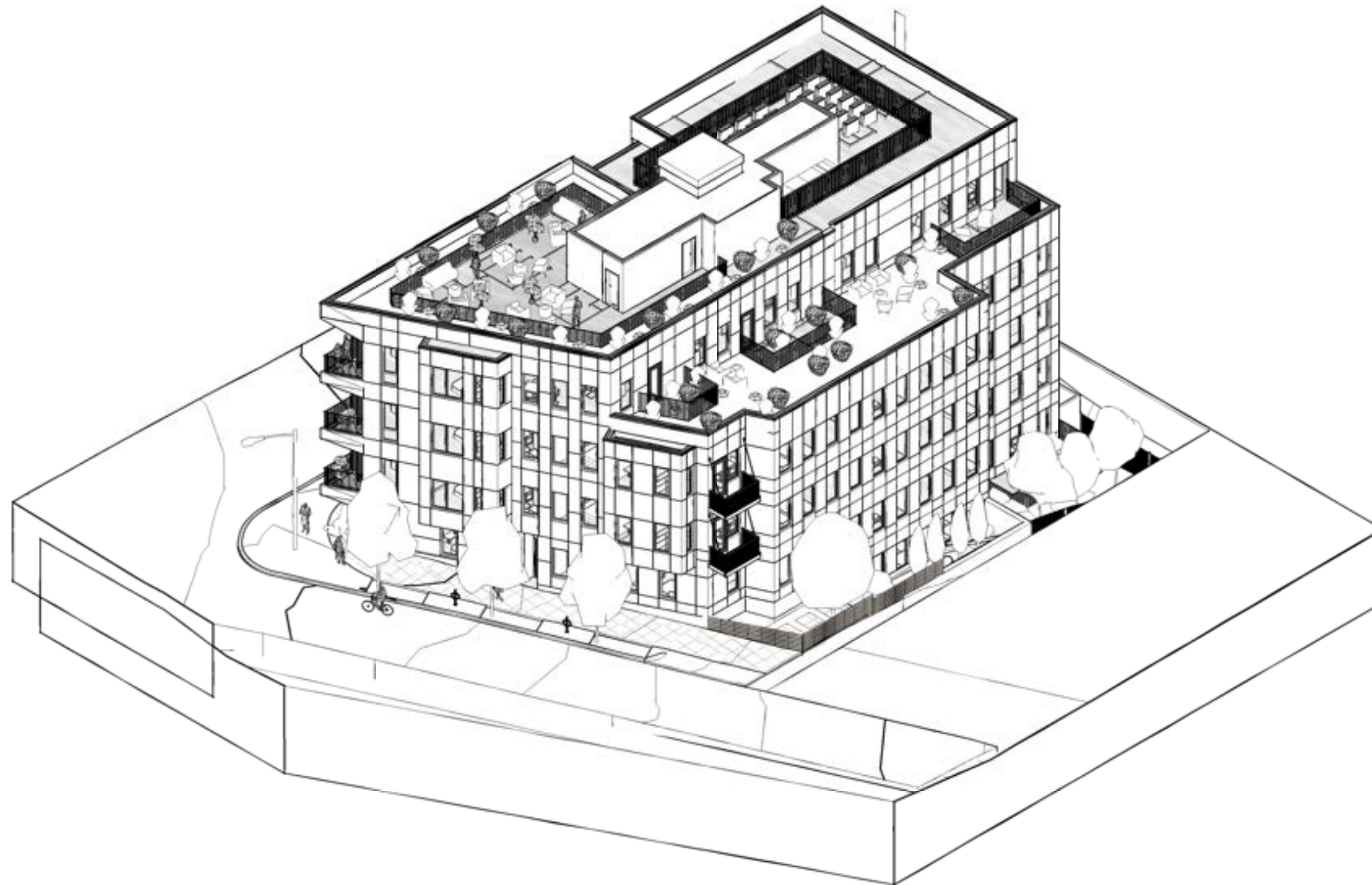
Z-2.5





1 Section 9 - SHORT
 3/32" = 1'-0"





MASSING - WEBSTER AVE & NEWTON ST.

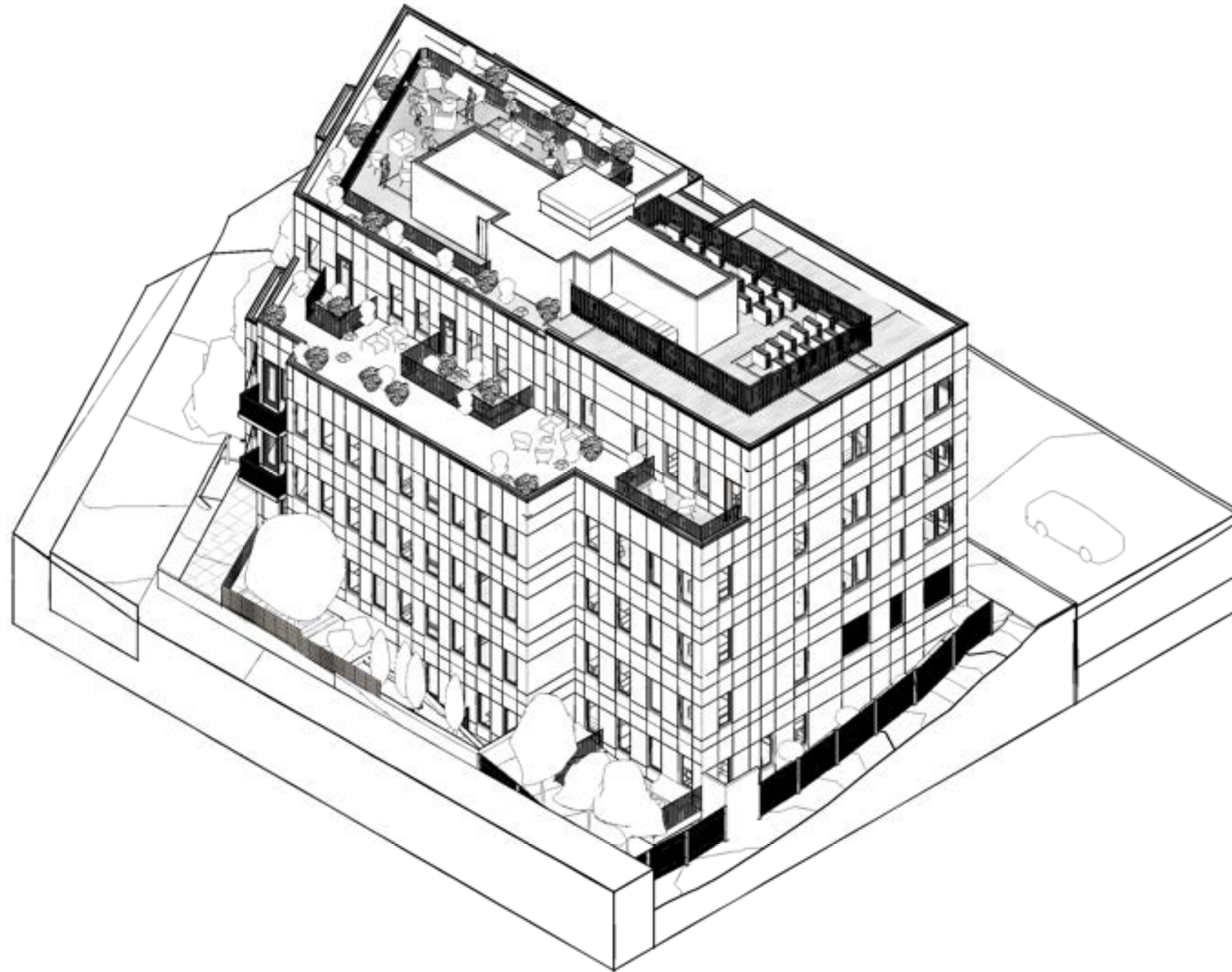
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Z-3.0





MASSING - WEBSTER AVE & NEWTON ST.

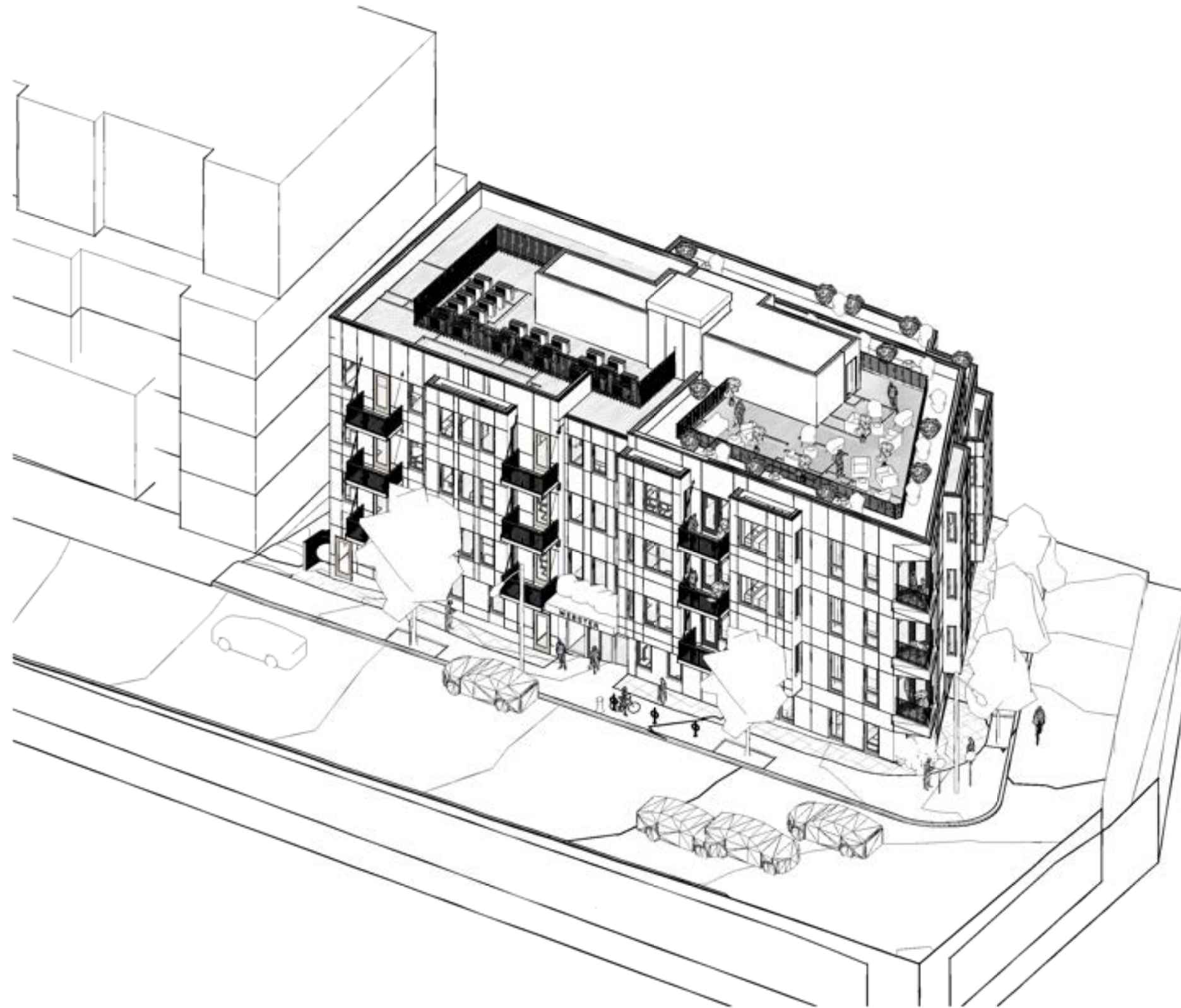
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Z-3.0 (1)





MASSING - NEWTON ST.

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Z-3.1





RENDER - WEBSTER AVE - UDC

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Z-3.9





RENDER - NEWTON ST. - UDC

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Z-3.10





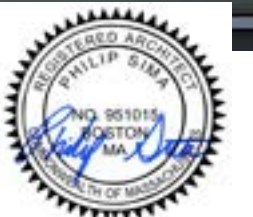
RENDER - REAR VIEW - UDC

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Z-3.11





RENDER - CORNER VIEW - UDC

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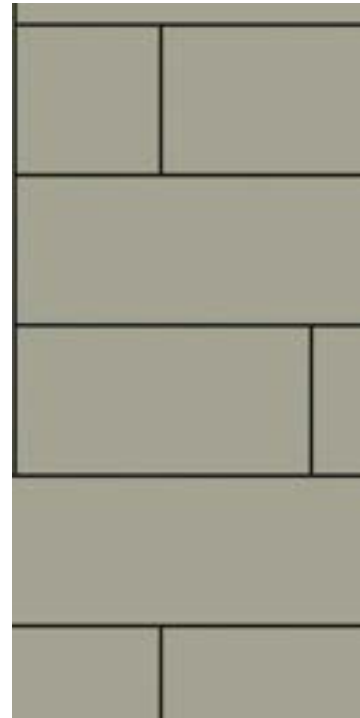
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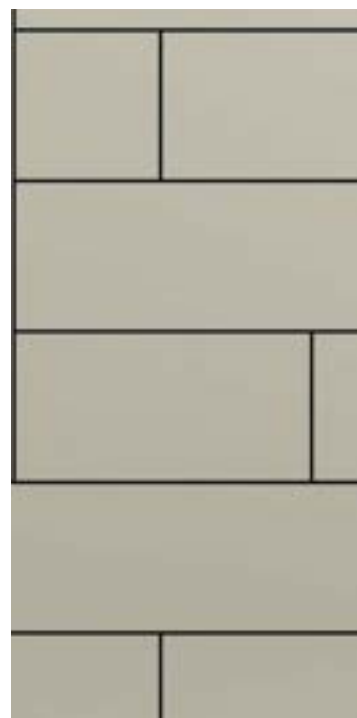
Z-3.12



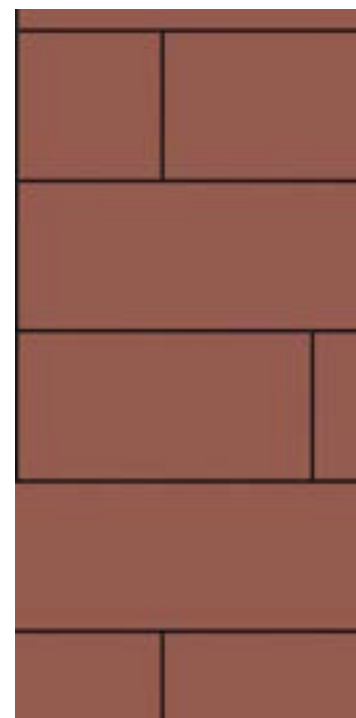
EQUITONE - NATURA, SAGE



EQUITONE - NATURA, BEIGE



EQUITONE - NATURA, TERRACOTTA



EQUITONE - INSPIRES, CLASSIC OAK



AFC - PATINA NXT, EMERALD 626



MATERIALS

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Z-5.0

