

May 4, 2026

Permit #ZP24-000047, ZP24-000048

Plan Revisions Narrative

This narrative explains plan revisions to the Design Review Application for 720 Broadway – ZP24-000047. Due to the costs associated with building a basement in the high-water table of the existing site, the basement level has been valued engineered out of the project. The building footprint and setbacks on Levels 1,2,3 & 4 remain the same as in the approved Design Review Application. As a result of the overall gross square footage of the building being reduced (due to removal of basement), the total number of residential units has been reduced from 28 to 25 total units, following “Density Factor” for Lot Area>5,000.

The following revised/clouded sheets reflect plan changes.

G-00: Cover Sheet

Overall Gross S.F. revised to reflect elimination of basement level.

A-02: Dimensional Compliance

Chart figures updated: Total number of dwelling units: 25

A-03: Dimensional Compliance

Chart figure updated: **Long Term Bike storage: 27 (revised May 4, 2026)**

A-04: Dimensional Compliance Diagram

Compliant distance between entrances on Broadway updated to reflect proposed commercial door locations. Compliant commercial space depths updated for three proposed commercial spaces (along Broadway and Willow).

A-07: Gross Floor Area

Basement level removed from project scope. Gross Floor Area updated.

A-10: Level B

Basement level removed from project scope.

A-11: Level 1

Revised plan layout for residential portion of the building (long term bike storage reduced in size & laundry room moved up to level 1 from basement) & commercial spaces (service elevator removed/MEP& support spaces moved up from basement level to level 1)

A-12: Level 2

Residential plans and unit count revised to 25 units

A-13: Level 3

Residential plans and unit count revised to 25 units

A-14: Level 4

Residential unit count revised to 25 units

Revised documents have been uploaded to CitizenServe 12/17/2025.

January 23, 2026

Permit #ZP24-000047, ZP24-000048

Plan Revisions Narrative

This narrative explains our response to review comments by Matt Sarcione (ISD Zoning) on the previous set of revised documents for the project at 720 Broadway.

The following revised/clouded sheets have been noted in response to comments and request for additional information:

A-04: Dimensional Compliance Diagram

Compliant commercial space depths updated for two proposed commercial spaces (along Broadway and Willow). Note: one of the proposed commercial spaces has been removed in order to satisfy the required min. depth of 30'. There are now two proposed commercial spaces

A-05: Dimensional Compliance Diagram

Bay windows on the 4th floor are dimensioned for compliance with 4.2.10 J

A-11: Level 1

Interior rooms on first floor in commercial area are labeled. Previous pavers labeled – the pavers at the exit area from Stair #2 will be previous.

A-16: Building Elevation

Revised fenestration pattern

A-17: Building Elevation

Revised fenestration pattern

A-18: Building Elevation

Revised fenestration

A-19: Building Elevation

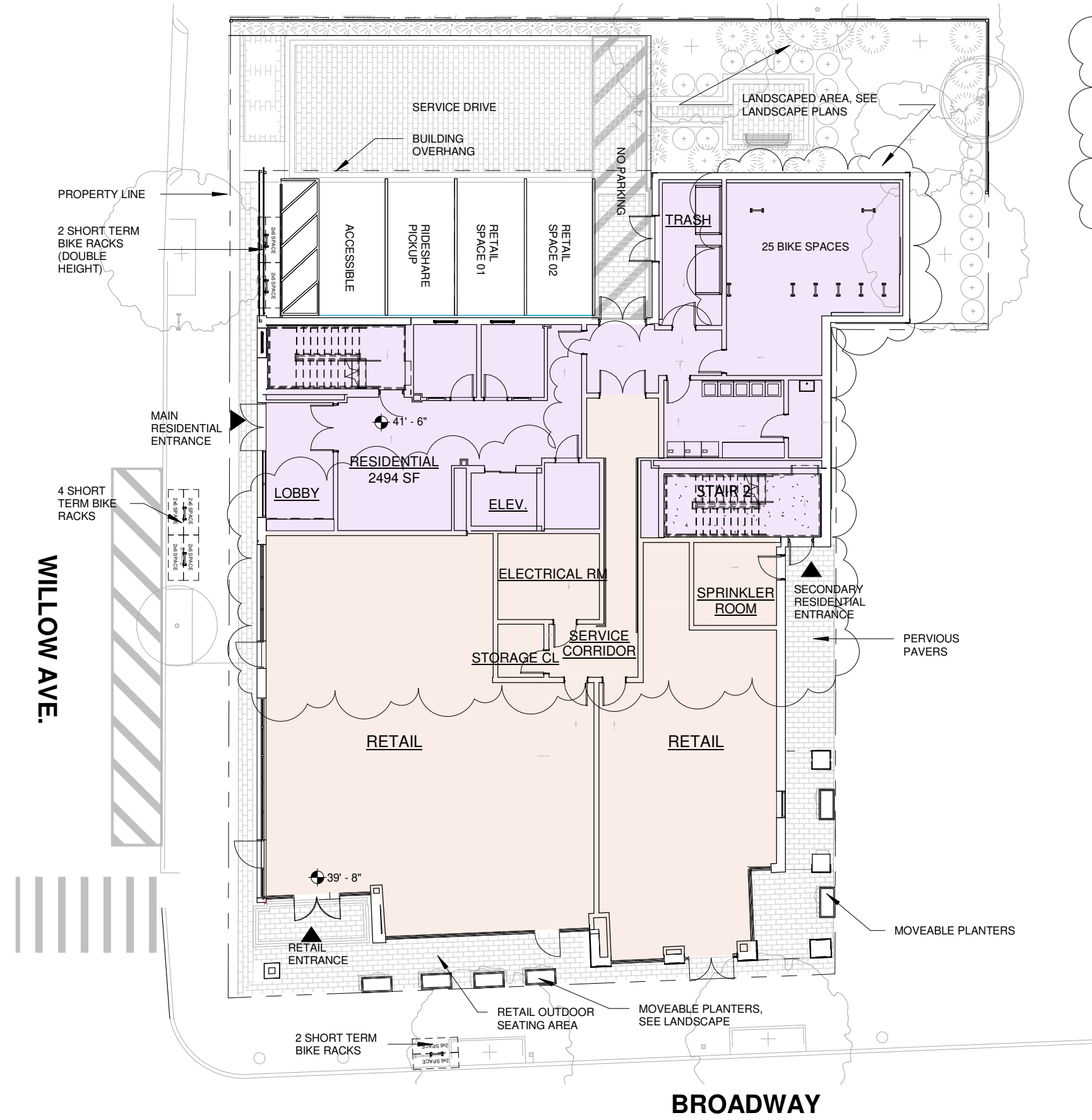
Revised fenestration

A-28: Fenestration Diagrams

Revised fenestration calculations

Revised documents have been uploaded to CitizenServe 01/23/2026

NET SQUARE FOOTAGE					
USE TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
COMMERCIAL	3,643 SF	0 SF	0 SF	0 SF	3,643 SF
RESIDENTIAL	2,494 SF	7,689 SF	7,681 SF	6,067 SF	23,930 SF
	6,136 SF	7,689 SF	7,681 SF	6,067 SF	27,573 SF



DEVELOPMENT REVIEW APPLICATION

LEVEL 1

720-722 BROADWAY, LLC
 720 - 722 BROADWAY,
 SOMERVILLE, MA 02144
 April 24th, 2024
 Revised: January 27, 2025
 Revised: December 16, 2025
 Revised: January 20, 2026

OWNER:
DECAMILLO ASSOCIATES
 P.O. BOX 474
 LYNNFIELD, MA 01940



DRAWING NUMBER

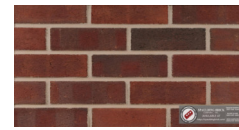
A-11

SCALE: 1/16" = 1'-0"

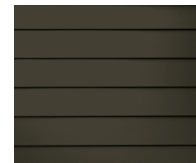
**EXTERIOR FINISH
MATERIAL LEGEND**



1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP
SIDING (COLOR 1)



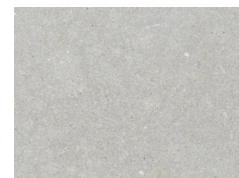
4. FIBER CEMENT LAP
SIDING (COLOR 2)



5. VERTICAL SEAM METAL
CLADDING (COLOR 1)



6. VERTICAL SEAM METAL
CLADDING (COLOR 2)



7. PRECAST STONE PANELS



1 BROADWAY ELEVATION
Scale: 3/32" = 1'-0"

DEVELOPMENT REVIEW APPLICATION

720-722 BROADWAY, LLC

720 - 722 BROADWAY,
SOMERVILLE, MA 02144

April 24th, 2024

Revised: Dec. 2nd, 2024

Revised: January 20, 2026

OWNER:

DECAMILLO ASSOCIATES
P.O. BOX 474
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



BUILDING ELEVATION

DRAWING NUMBER

A-16

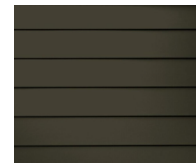
**EXTERIOR FINISH
MATERIAL LEGEND**



1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP SIDING (COLOR 1)



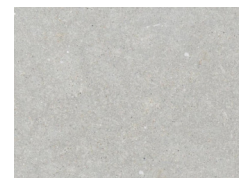
4. FIBER CEMENT LAP SIDING (COLOR 2)



5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



1 EAST ELEVATION WILLOW AVE.

DEVELOPMENT REVIEW APPLICATION

720-722 BROADWAY, LLC

720 - 722 BROADWAY,
SOMERVILLE, MA 02144

April 24th, 2024

Revised: January 27, 2025

Revised: January 20, 2026

OWNER:

DECAMILLO ASSOCIATES
P.O. BOX 474
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



BUILDING ELEVATION

DRAWING NUMBER

A-17

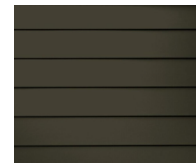
EXTERIOR FINISH MATERIAL LEGEND



1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP SIDING (COLOR 1)



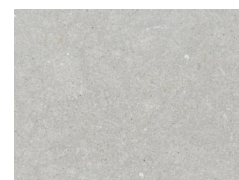
4. FIBER CEMENT LAP SIDING (COLOR 2)



5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



1 SOUTH ELEVATION

DEVELOPMENT REVIEW APPLICATION

BUILDING ELEVATION

720-722 BROADWAY, LLC

OWNER:

ARCHITECT:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

PASSIVE HOUSE CONSULTANT:

CONTRACTOR:

DRAWING NUMBER

720 - 722 BROADWAY,
SOMERVILLE, MA 02144

DECAMILLO ASSOCIATES
P.O. BOX 474
LYNNFIELD, MA 01940



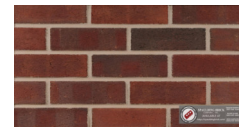
April 24th, 2024
Revised: January 03, 2025
Revised: January 20, 2026

A-18

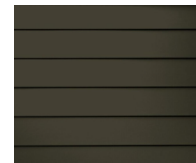
**EXTERIOR FINISH
MATERIAL LEGEND**



1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP
SIDING (COLOR 1)



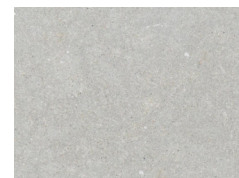
4. FIBER CEMENT LAP
SIDING (COLOR 2)



5. VERTICAL SEAM METAL
CLADDING (COLOR 1)



6. VERTICAL SEAM METAL
CLADDING (COLOR 2)



7. PRECAST STONE PANELS



1 WEST ELEVATION

DEVELOPMENT REVIEW APPLICATION

720-722 BROADWAY, LLC

720 - 722 BROADWAY,
SOMERVILLE, MA 02144

April 24th, 2024

Revised: January 03, 2025

Revised: January 20, 2026

OWNER:

DECAMILLO ASSOCIATES
P.O. BOX 474
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



BUILDING ELEVATION

DRAWING NUMBER

A-19



2 ELEVATION WILLOW AVE. - FENESTRATION

1 BROADWAY ELEVATION - FENESTRATION

2.4.5 USES AND FEATURES:
FENESTRATION IS MEASURED
BETWEEN 2 FT & 12 FT ABOVE
FINISHED FL

4.2.8.d USES AND FEATURES:
GROUND STORY FENESTRATION
SECONDARY FACADE MIN/MAX
15%/70%

UPPER STORY FENESTRATION
MIN/MAX 15%/50%

LEVEL 4 WALL AREA: 1,054 SF
LEVEL 4 FENESTRATION AREA: 231 SF
LEVEL 4 FENESTRATION PRECENTAGE: 22%

LEVEL 3 WALL AREA: 1119 SF
LEVEL 3 FENESTRATION AREA: 289 SF
LEVEL 3 FENESTRATION PRECENTAGE: 26%

LEVEL 2 WALL AREA: 1113 SF
LEVEL 2 FENESTRATION AREA: 275 SF
LEVEL 2 FENESTRATION PRECENTAGE: 25%

LEVEL 1 (SECONDARY FACADE) WALL AREA: 1,058 SF
LEVEL 1 FENESTRATION AREA: 500 SF
LEVEL 1 FENESTRATION PRECENTAGE: 47%
(MEASURED BETWEEN 2' & 12' AFF)

2.4.5 USES AND FEATURES:
FENESTRATION IS MEASURED
BETWEEN 2 FT & 12 FT ABOVE
FINISHED FL

4.2.8.d USES AND FEATURES:
GROUND STORY FENESTRATION
PRIMARY FACADE MIN 70%

UPPER STORY FENESTRATION
MIN/MAX 15%/50%

LEVEL 4 WALL AREA: 1,011 SF
LEVEL 4 FENESTRATION AREA: 290 SF
LEVEL 4 FENESTRATION PRECENTAGE: 27%

LEVEL 3 WALL AREA: 796 SF
LEVEL 3 FENESTRATION AREA: 290 SF
LEVEL 3 FENESTRATION PRECENTAGE: 36%

LEVEL 2 WALL AREA: 796 SF
LEVEL 2 FENESTRATION AREA: 290 SF
LEVEL 2 FENESTRATION PRECENTAGE: 36%

LEVEL 1 (PRIMARY FACADE) WALL AREA: 755 SF
LEVEL 1 FENESTRATION AREA: 557 SF
LEVEL 1 FENESTRATION PRECENTAGE: 74%
(MEASURED BETWEEN 2' & 12' AFF)

DEVELOPMENT REVIEW APPLICATION

FENESTRATION DIAGRAMS

720-722 BROADWAY, LLC
720 - 722 BROADWAY,
SOMERVILLE, MA 02144
December 2nd, 2024
Revised: January 03, 2025
Revised: January 20, 2026

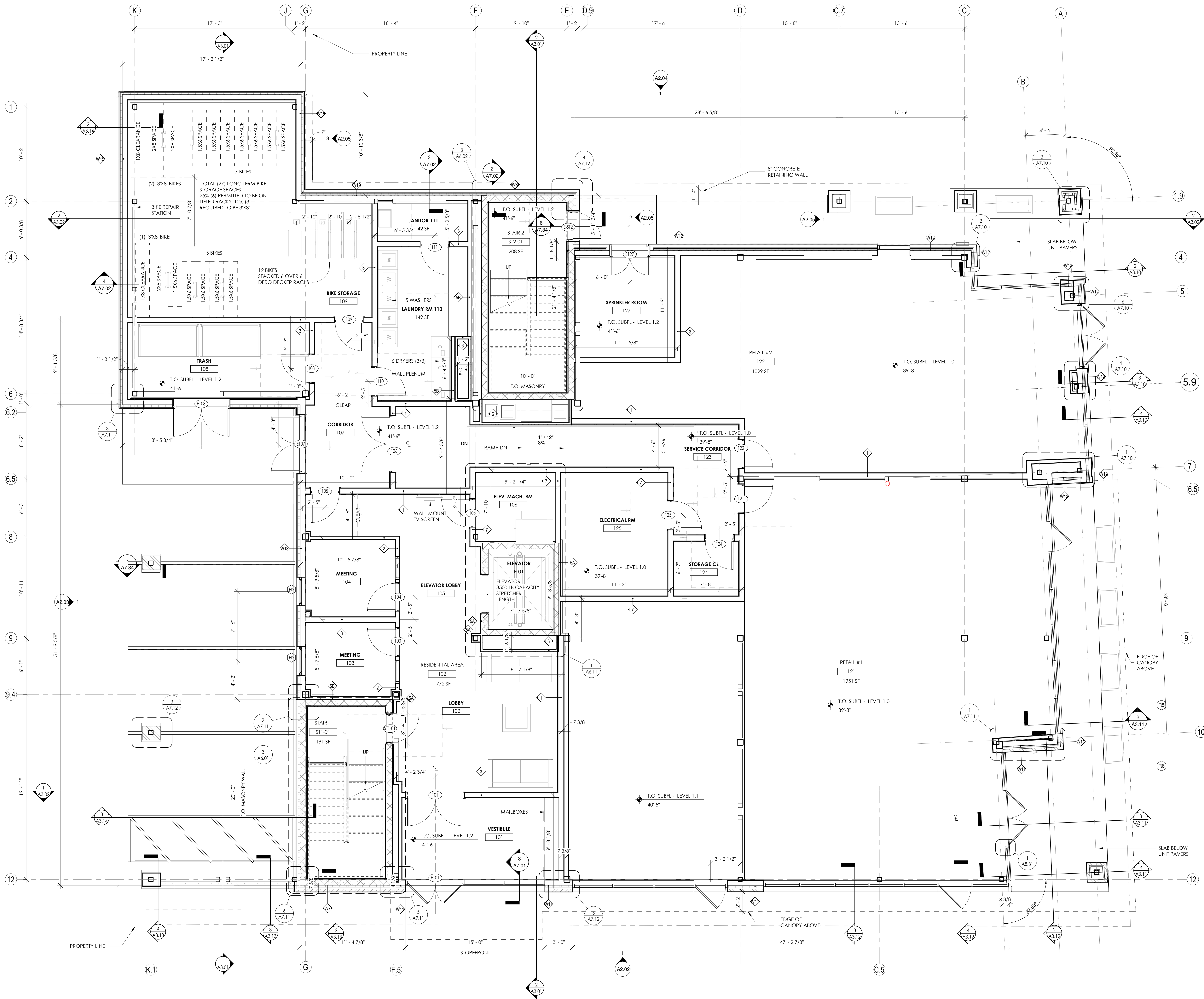
OWNER:
DECAMILLO ASSOCIATES
P.O. BOX 474
LYNNFIELD, MA 01940



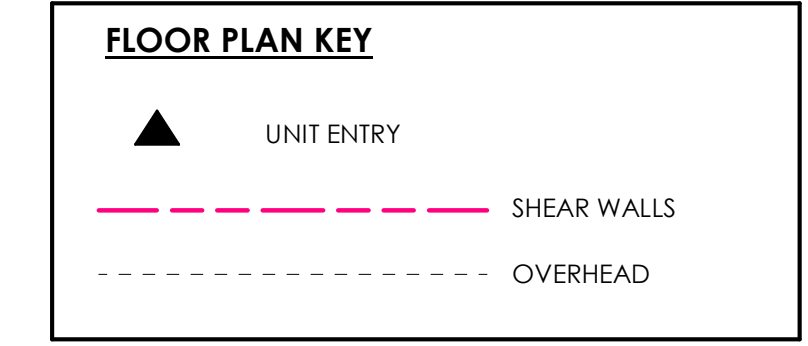
DRAWING NUMBER

A-28

SCALE: 1/16" = 1'-0"



- GENERAL NOTES**
- ALL INTERIOR STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD, UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE.
 - ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
 - ALL CMU WALLS ARE DIMENSIONED FACE TO FACE.
 - ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
 - ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
 - COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 - UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
 - INTERIOR DIMENSIONS TO DEMISING PARTITIONS ARE TO CENTERLINE OF OVERALL PARTITION.
 - INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.
 - REFER TO SHEET A0.07 FOR EXTERIOR WALL ASSEMBLIES.
 - REFER TO SHEET A0.08 & A0.09 FOR INTERIOR PARTITION TYPES.
 - REFER TO SHEET A0.10 FOR FLOOR/CEILING ASSEMBLIES.
 - ALL CASED AND NON-CASED INTERIOR WALL OPENINGS TO BE 7'-0" HIGH UNLESS OTHERWISE NOTED.
 - FRAME DOORS AND WINDOWS OPENINGS PER SIZES INDICATED ON DOOR AND WINDOW SCHEDULE.
 - PROVIDE FIRE RATED BOARD BEHIND ALL RECESSED ITEMS IN RATED WALLS TO MAINTAIN CONTINUITY OR RATING.
 - PROVIDE SPRAY FOAM INSULATION AT ALL PIPE CHASES AND PLUMBING WALLS FOR FULL DEPTH OF CAVITY AND FULL HEIGHT OF THE CHASE, TYP.



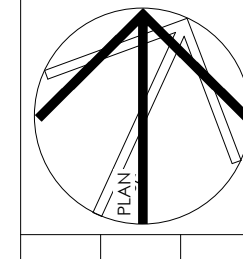
1 LEVEL 1 OVERALL PLAN
Scale: 1/4" = 1'-0"

720 BROADWAY

720 BROADWAY, SOMERVILLE, MA

ISSUED FOR: 75% CD SET

LEVEL 1 OVERALL PLAN



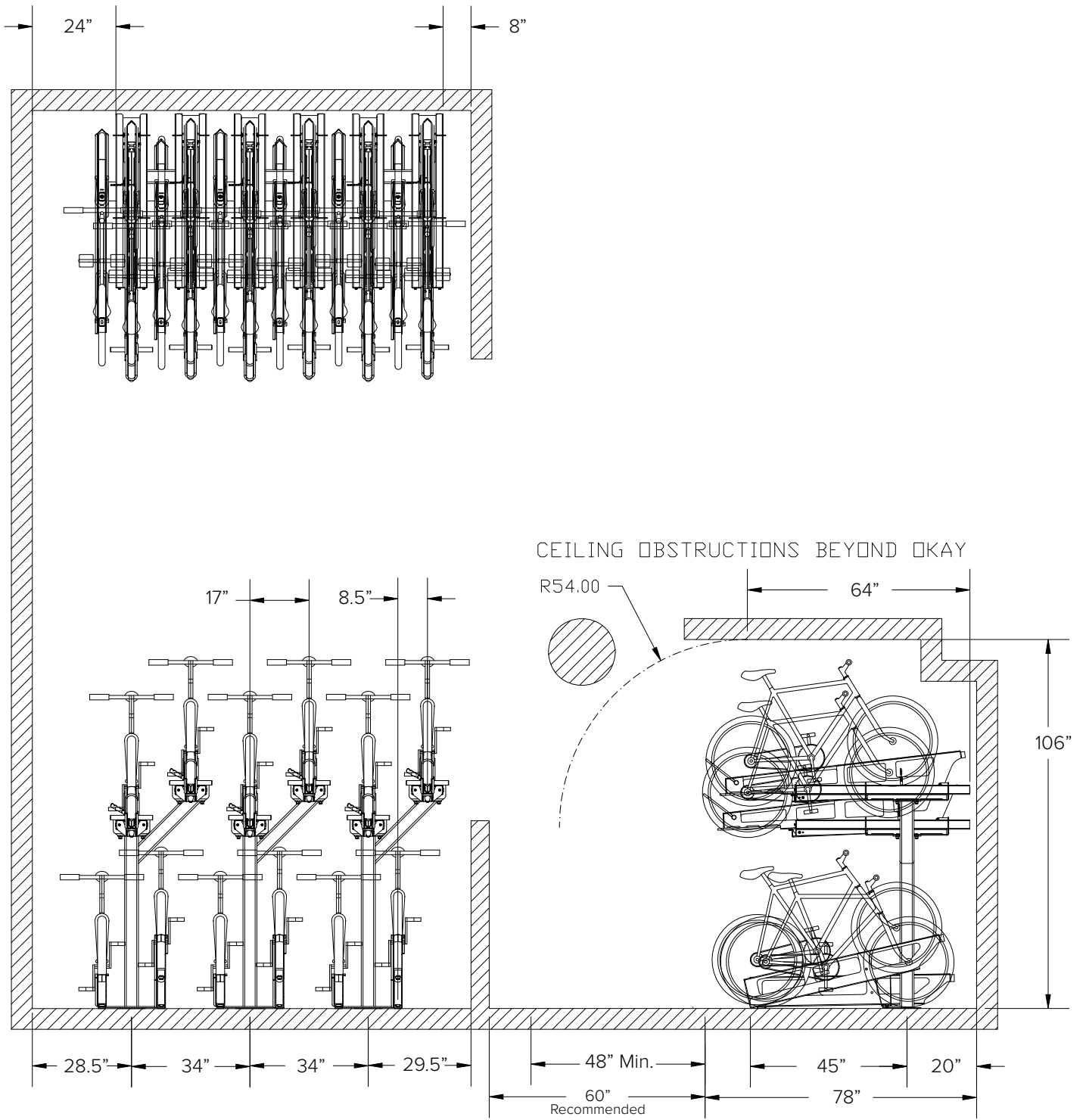
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DATE: April 14, 2026
DRAWN BY: RP/JJ
CHECKED BY:

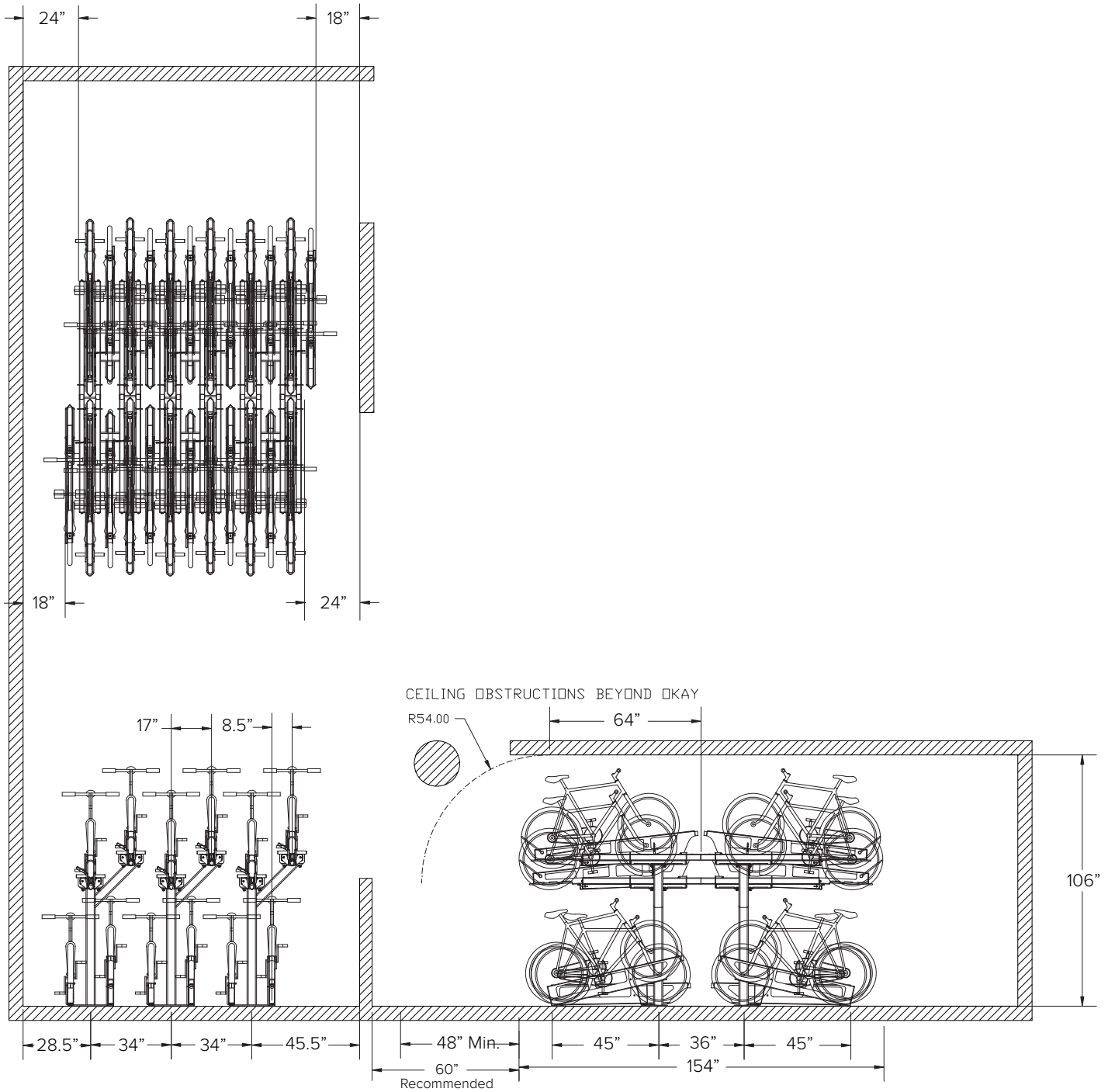
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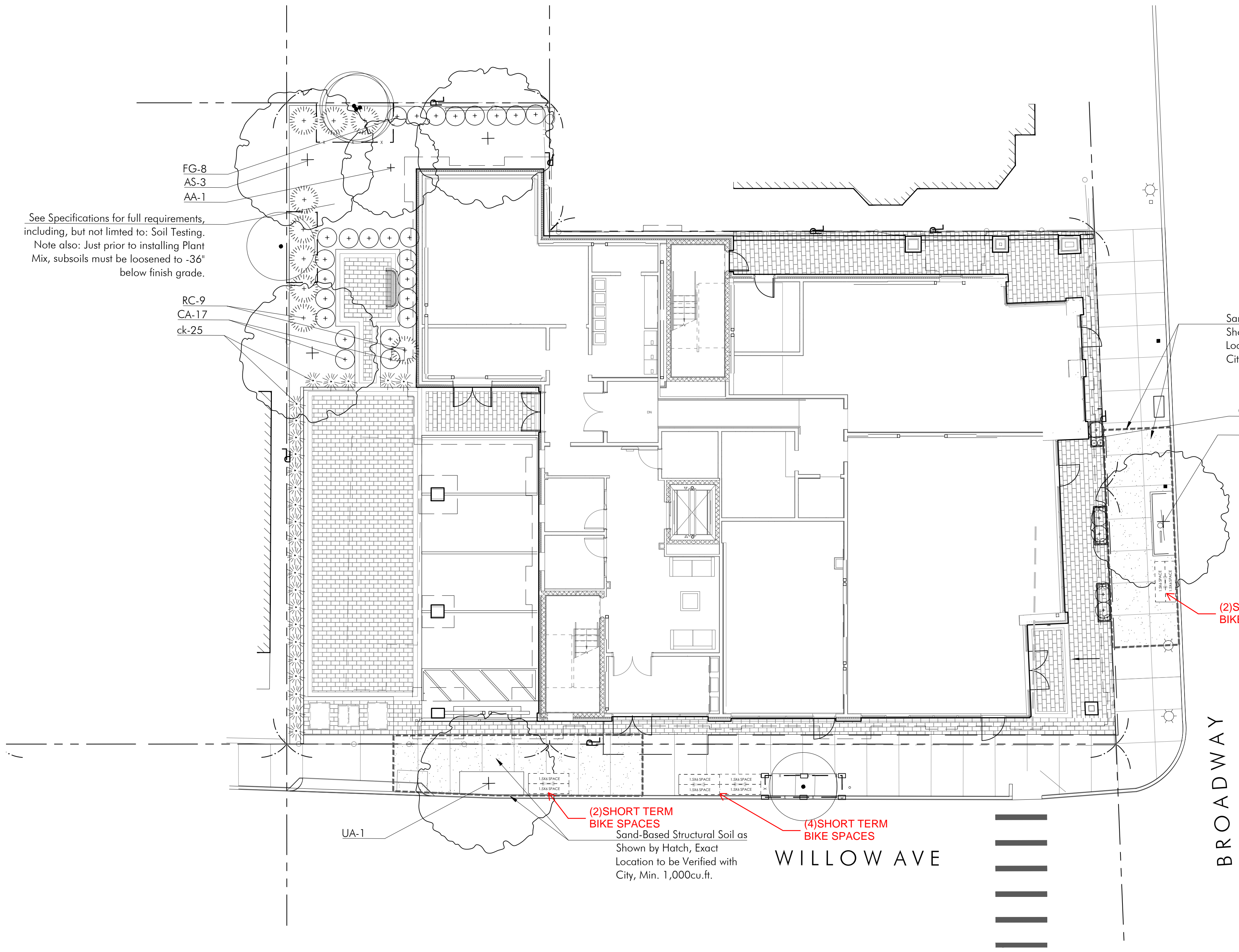
A1.01

JOB NUMBER

#C103







MATERIALS LEGEND:

	CONCRETE PAVING & JOINTS EJ=Expansion Joint
	PERMEABLE UNIT PAVING X BY X
	SAND-BASED STRUCTURAL SOIL BELOW PAVEMENTS MINIMUM 1,000CF PER TREE
	PLACEHOLDER
	FENCING: WOOD BOARD FENCE AT PROPERTY LINE TREE GUARD AT STREET TREE PLANTINGS
	EXTERIOR BIKE RACKS
	PLANTERS
	IRRIGATION SLEEVE COORDINATE WITH HARDSCAPE INSTALL
	EXISTING TREE WITH TEMPORARY TREE PRO FENCING DURING CONSTRUCTION SEE LO TREE PRO & REMOVALS PLAN

PLANT LEGEND: SEE PLANT SCHEDULE

	EXISTING TREE
	PROPOSED TREE
	PROPOSED SHRUBS
	GROUNDCOVERS, PERENNIALS, ORNAMENTAL GRASSES TYP.
	LAWN: SEED/SOD SEE SPECS

- PLANTING NOTES**
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
 - All plant material shall be approved by the Landscape Architect prior to arrival on the site.
 - All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
 - Contractor shall supply NO invasive plants. Invasive plants can be defined as plants present on the Massachusetts Prohibited Plant List.
 - No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
 - The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
 - Plantings shall be installed in such a way that when the plant reaches maturity at 5 years, there is a minimum of 18' space between the building structure and the plant drip line.
 - All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
 - The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
 - All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
 - All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES
 Permanent irrigation systems required for all planting areas, including street trees. Provide irrigation sleeves below hardscape elements to reach all planted areas. If required, planters shall have internal irrigation reservoirs. SEE specifications.

PROPOSED PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
Deciduous Trees:					
AA	1	Amelanchier arborea	Common Serviceberry	3-3.5" cal.	B&B
AR	3	Acer saccharum 'Autumn Fest'	Autumn Fest Sugar Maple	3-3.5" cal.	B&B
UA	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3-3.5" cal.	B&B
Shrubs/Vines:					
CA	17	Clethra alnifolia 'Hummingbird'	Summersweet Hummingbird	5 gal.	Pots
CAS	11	Cornus alba 'Sibirica'	Red Twig Dogwood	3 gal.	Pots
FG	8	Fothergilla gardenii	Dwarf fothergilla	3 gal.	Pots
RC	9	Rhododendron catawbiense	Catawba Rhododendron	36" ht.	B&B or Pots
Perennials:					
ck	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	Pots
co	10	Carex oshimensis 'Evergold'	Evergold Sedge	1 qt.	Pots

