ZONING TABLE

MID-RISE 4 (MR4) - GENERAL BUILDING

LOT DIMENSIONS	REQUIREMENT	PROPOSED	COMPLIANT
LOT WIDTH	30' MIN.	42'	YES

LOT DEVELOPMENT	REQUIREMENT	PROPOSED	COMPLIANT
LOT COVERAGE (REFER TO 2/G1.00)	90% MAX	88%	YES
GREEN SCORE	0.25 MIN, 0.30 IDEAL	0.273	YES
OPEN SPACE (REFER TO 4/G1.00)	15% MIN	43%	YES

BUILDING SETBACKS (REFER TO 1/G1.00)	REQUIREMENT	PROPOSED	COMPLIANT
CURB SETBACK	12' MIN	12'	YES
PRIMARY FRONT SETBACK	2' MIN - 15' MAX	2'	YES
SIDE SETBACKS (ABUTTING NON-NR)	0'	0'	YES
REAR SETBACKS (ABUTTING NON-NR)	10'	10'	YES

MAIN MASSING	REQUIREMENT	PROPOSED	COMPLIANT
BUILDING WIDTH	200' MAX	41'-8"	YES
FACADE BUILD OUT, PRIMARY FRONT	80%	99%	YES
FLOOR PLATE	15,000 SF MAX	2,822 SF	YES
GROUND STORY HEIGHT	14' MIN	14'	YES
UPPER STORY HEIGHT	10' MIN	10'	YES
NUMBER OF STORIES	3 MIN, 4 MAX	6	VARIANCE REQUIRED
BUILDING HEIGHT	52' MAX	67'	VARIANCE REQUIRED
ROOF TYPE	FLAT	FLAT	YES

FACADE COMPOSITION (REFER TO 5/G1.00)	REQUIREMENT	PROPOSED	COMPLIANT
GROUND STORY FENESTRATION	70% MIN	71%	YES
UPPER STORY FENESTRATION	15% MIN, 50% MAX	38%	YES
BLANK WALL	20' MAX	20'	YES

LOBBY ENTRANCE	REQUIREMENT	PROPOSED	COMPLIANT
WIDTH	15' MIN, 30' MAX	16'-8'	YES
HEIGHT (% GROUND STORY HEIGHT)	80%	81%	YES

STOREFRONT	REQUIREMENT	PROPOSED	COMPLIANT
WIDTH	15' MIN, 30' MAX	18'-1"	YES
HEIGHT (% GROUND STORY HEIGHT)	80%	81%	YES
DISPLAY WINDOW HEIGHT	8' MIN	9'-4"	YES

USE & OCCUPANCY	REQUIREMENT	PROPOSED	COMPLIANT
GROUND STORY ENTRANCE SPACING	30' MAX	9'-0"	YES
COMMERCIAL SPACE DEPTH	30' MIN	44'-9"	YES
DENSITY FACTOR (LOT AREA <5,000 SF) = GROSS FLOOR AREA / DENSITY FACTOR = 18,924 / 1,500 = 12.6 = 13 UNITS	13 UNITS MAX	16 UNITS	VARIANCE REQUIRED
OUTDOOR AMENITY SPACE REFER SZO 2.4.5.b.viii.c	1 / DU OR SHARED OUTDOOR AMENITY SPACE	SHARED ROOF DECK	YES

ROOF MOUNTED MECHANICALS	REQUIREMENT	PROPOSED	COMPLIANT
PENTHOUSE HEIGHT	10' MAX	15'	SPECIAL PERMIT GRANTED

BIKE PARKING	REQUIREMENT	PROPOSED	COMPLIANT
COMMERCIAL - FOOD & BEVERAGE SERVICE SHORT-TERM BICYCLE PARKING SPACES LONG-TERM BICYCLE PARKING SPACES	1.0 / 1,000 SF 0.2 / 1,000 SF	2 SHORT-TERM 1 LONG-TERM	YES YES
RESIDENTIAL HOUSING SHORT-TERM BICYCLE PARKING SPACES LONG-TERM BICYCLE PARKING SPACES	0.1 / DU 1.0 / DU	2 SHORT-TERM 16 LONG-TERM	YES YES

PERMITTED LUMENS (TABLE 10.6.1)		PERMITTED	PROPOSED	COMPLIANT
LUMENS/SF IMPERVIOUS SURFACE AREA (PER SQUARE FOOT OF ILLUMINATED AREA) + BUILDING ENTRANCES/EXITS (PER DOOR, INSTALLED WITHIN TWENTY (20) FEET OF THE DOOR)	2.5 LUMENS / SF + 2,000 LUMENS / DOOR	130 SF FRONT YARD + 430 REAR YARD = 560 SF / 2.5 = **224 LUMENS** + 3 DOORS * 2000 LUMENS = **6000 LUMENS** **= 6,224 LUMENS MAX.**	(6) SW1 FIXTURES @ 863 LUMENS/FIXTURE **= 5,178 LUMENS**	YES

MAXIMUM BUG RATINGS (TABLE 10.6.2)	PERMITTED	PROPOSED (SW1)	COMPLIANT
BACKLIGHT ONE (1) TO LESS THAN TWO (2) MOUNTING HEIGHTS FROM PROPERTY LINE AND IDEALLY ORIENTED.	B3	B1	YES
UPLIGHT	U2	U1	YES
GLARE ONE (1) TO LESS THAN TWO (2) MOUNTING HEIGHTS FROM PROPERTY LINE AND IDEALLY ORIENTED.	G2	G0	YES

UNIT TOTAL AND MIX

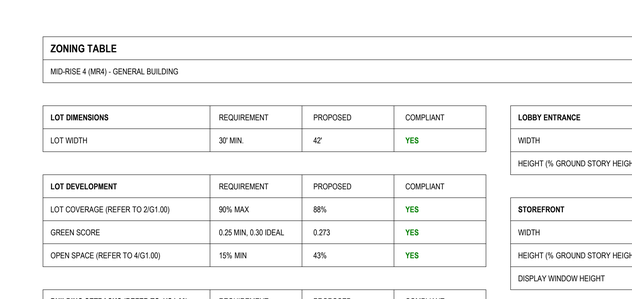
FLOOR	UNIT	QTY	TYPE	ACCESSIBLITY
LOWER LEVEL	--	--	COMMERCIAL STORAGE	--
GROUND FLOOR	--	1	COMMERCIAL	--
SECOND FLOOR	1BED/STU	4	APARTMENT	GROUP 1 UNITS
THIRD FLOOR	1BED/STU	4	APARTMENT	GROUP 1 UNITS
FOURTH FLOOR	1BED/STU	4	APARTMENT	GROUP 1 UNITS
FIFTH FLOOR	2BED	2	APARTMENT	GROUP 1 UNITS
SIXTH FLOOR	1.5BED/2BED	2	APARTMENT	GROUP 1 UNITS
ROOF LEVEL	--	--	AMENITY	--
TOTAL			16 RESIDENTIAL UNITS + 1 COMMERCIAL	

CODE SUMMARY

PROJECT AREA	
SITE AREA	3,609 SF
GROSS FLOOR AREA	18,924 SF

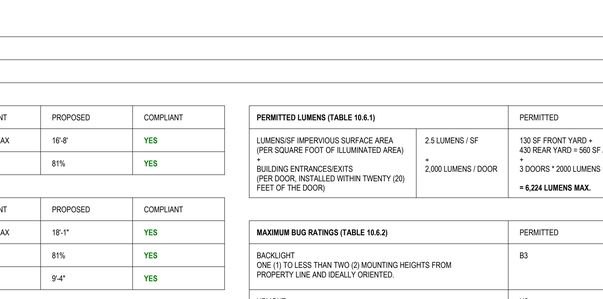
PROJECT HEIGHT	
STORIES / FEET	6 STORIES / 67'-0"
SPRINKLERED	YES

CONSTRUCTION CLASSIFICATION	
ALL LEVELS	5 STORIES TYPE III OVER 1 STORY TYPE I

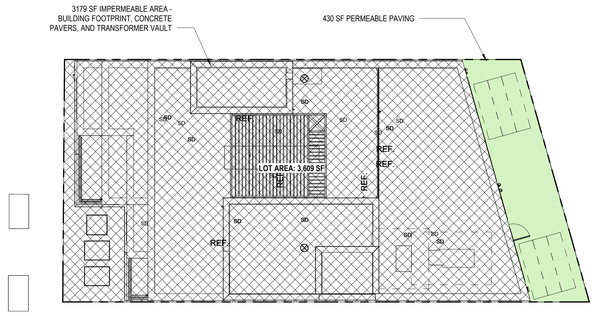


4 OPEN SPACE
3/32" = 1'-0"

OPEN SPACE
OPEN SPACE AREA: 1,550 SF
LOT AREA: 3,609 SF
OPEN SPACE %: **43%**

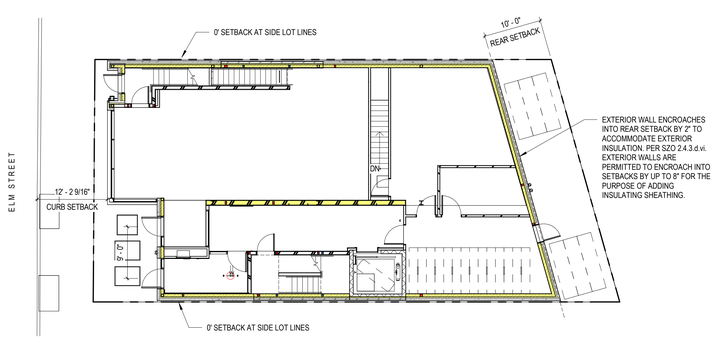


3 FLOOR PLATE
3/32" = 1'-0"



LOT COVERAGE
COVERED AREA: 3,179 SF
LOT AREA: 3,609 SF
LOT COVERAGE %: **88%**

2 LOT COVERAGE
3/32" = 1'-0"



1 ZONING PLAN
3/32" = 1'-0"



5 PRIMARY FACADE
1/8" = 1'-0"

GROUND STORY FENESTRATION
FENESTRATION AREA: 298 SF
FACADE AREA: 417 SF
FENESTRATION %: **71%**

UPPER STORY FENESTRATION
FENESTRATION AREA: 821 SF
FACADE AREA: 2,209 SF
FENESTRATION %: **38%**

199 ELM STREET

199 ELM ST
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PICKER CONSTRUCTION
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NEIGHBOR ARCHITECTS
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CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON
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BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.
285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING
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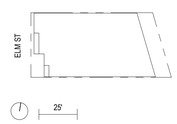
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING
1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS
P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

STAMP

SCALE: As indicated
NEIGHBOR PROJECT NUMBER: 2418

DEVELOPMENT SUMMARY & ZONING ANALYSIS

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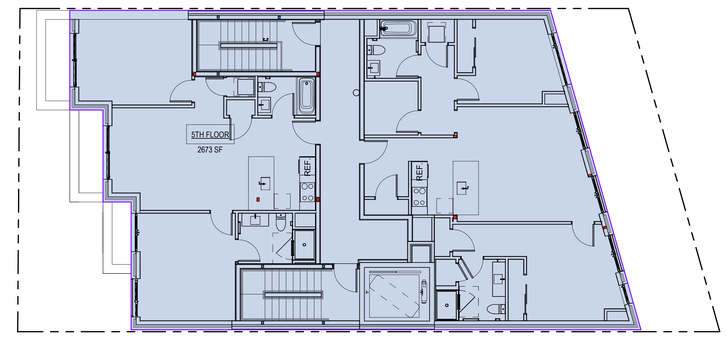
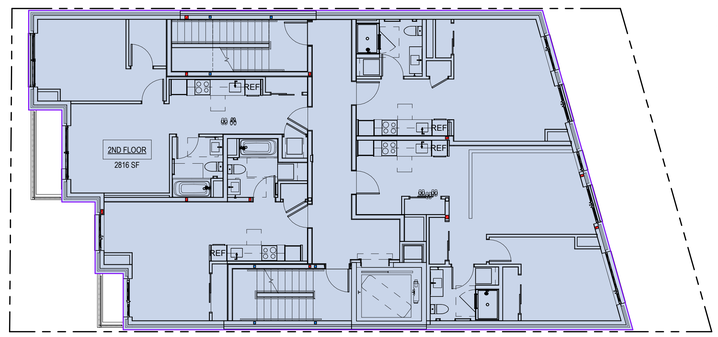
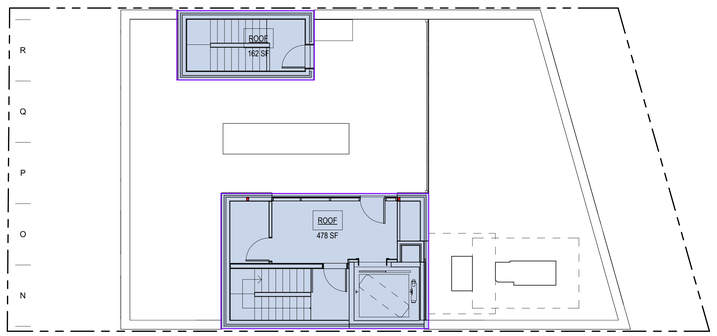


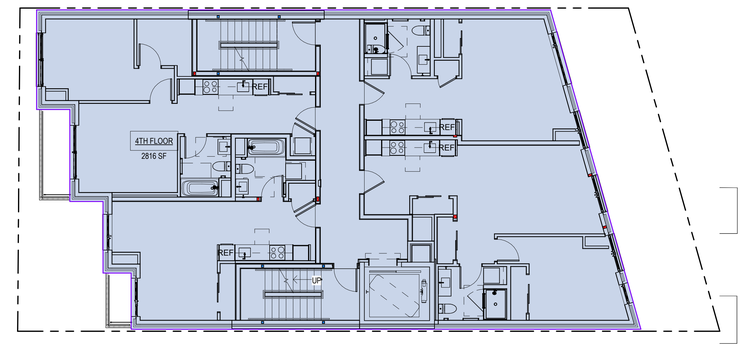
6 5TH FLOOR
1/8" = 1'-0"



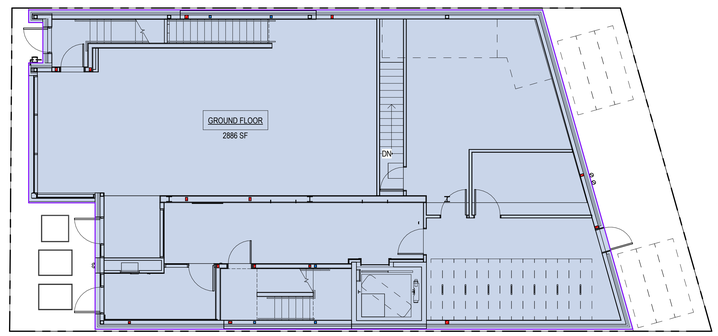
3 2ND FLOOR
1/8" = 1'-0"



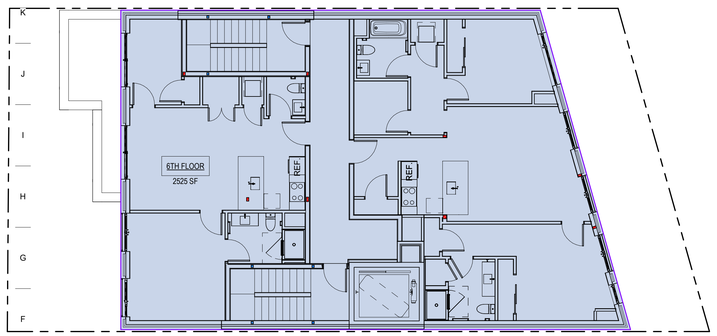
8 ROOF
1/8" = 1'-0"



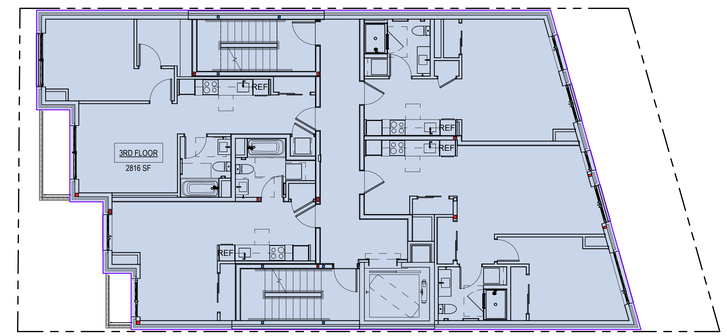
5 4TH FLOOR
1/8" = 1'-0"



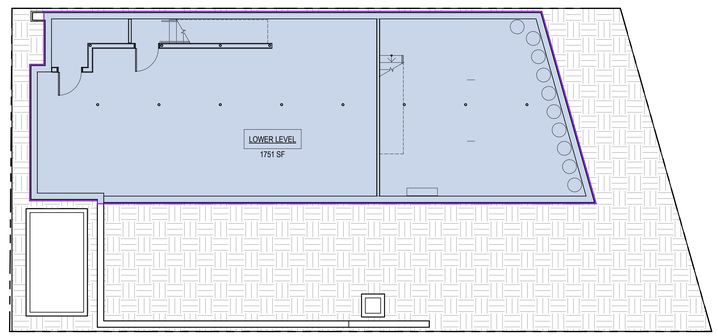
2 GROUND FLOOR
1/8" = 1'-0"



7 6TH FLOOR
1/8" = 1'-0"



4 3RD FLOOR
1/8" = 1'-0"



1 BASEMENT
1/8" = 1'-0"

GROSS AREA SCHEDULE	
LEVEL	GROSS AREA
FIN. ROOF	640 SF
6TH FLOOR	2525 SF
5TH FLOOR	2673 SF
4TH FLOOR	2816 SF
3RD FLOOR	2816 SF
2ND FLOOR	2816 SF
FF GROUND FLOOR	2886 SF
BASEMENT	1751 SF
TOTAL GROSS AREA	18924 SF

199 ELM STREET

199 ELM ST
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FOREST ENGINEERING

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P 888 224 9911 **CODE CONSULTANT**

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P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
2	10.07.2026	REVISED DESIGN
1	03.20.2026	CONSTRUCTION DOCUMENTS

REGISTERED ARCHITECT
PAUL D. MELEDEO
No. 952364
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE: **As indicated**

NEIGHBOR PROJECT NUMBER: **2418**

GROSS AREA PLANS

G1.10

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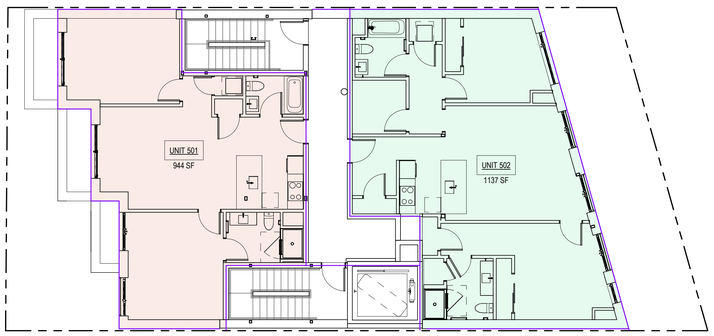
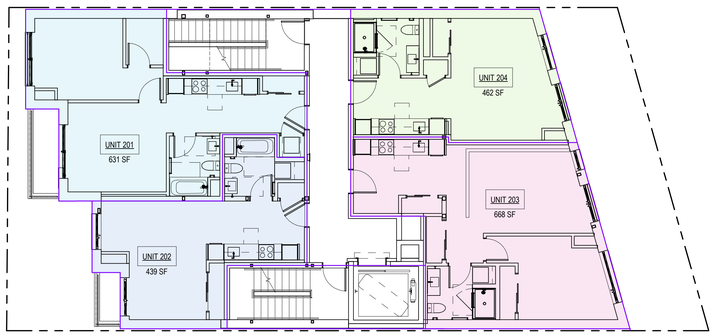
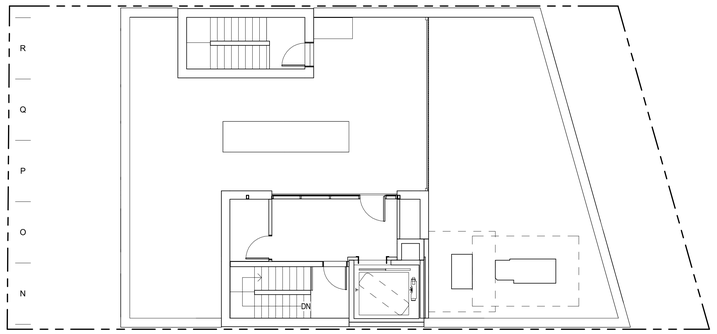


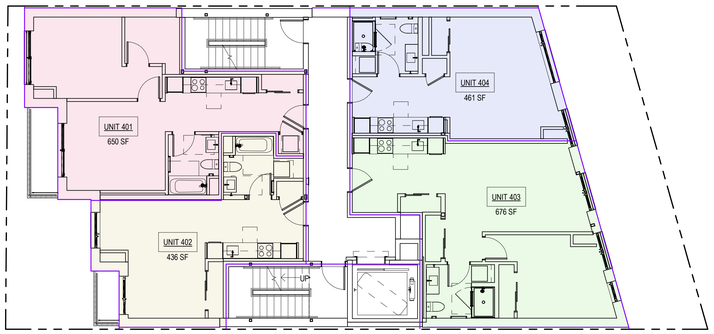
6 5TH FLOOR
1/8" = 1'-0"



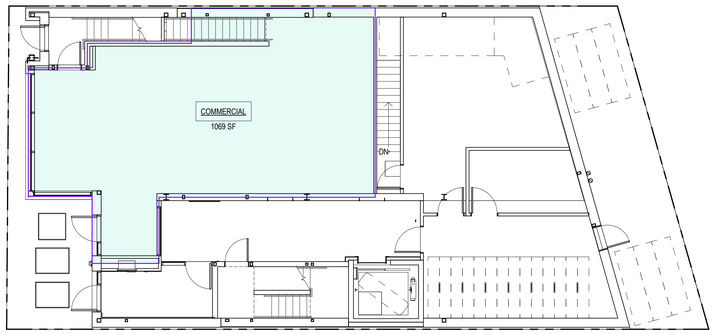
3 2ND FLOOR
1/8" = 1'-0"



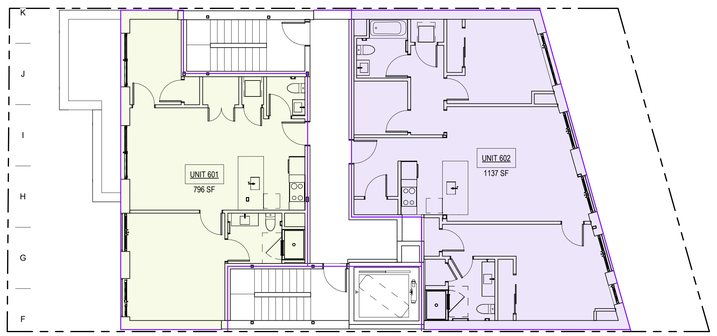
8 ROOF
1/8" = 1'-0"



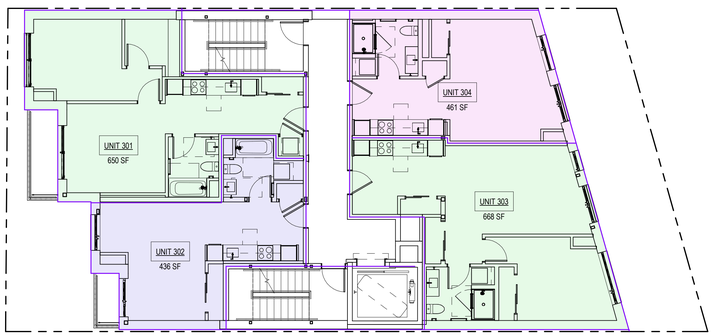
5 4TH FLOOR
1/8" = 1'-0"



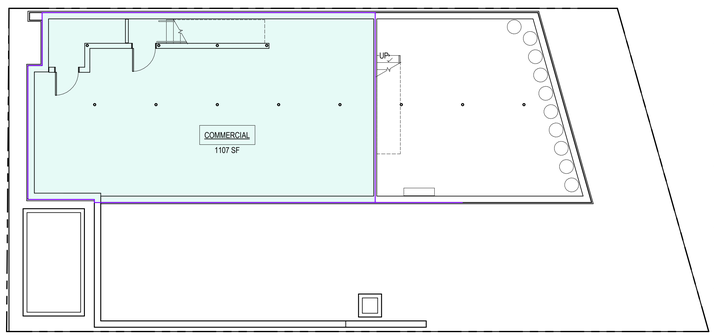
2 GROUND FLOOR
1/8" = 1'-0"



7 6TH FLOOR
1/8" = 1'-0"



4 3RD FLOOR
1/8" = 1'-0"



1 BASEMENT
1/8" = 1'-0"

DWELLING UNIT SCHEDULE		
NAME	AREA	TYPE
UNIT 201	631 SF	1 BED / 1 BATH
UNIT 202	439 SF	STUDIO
UNIT 203	668 SF	1 BED / 1 BATH
UNIT 204	462 SF	STUDIO
UNIT 301	650 SF	1 BED / 1 BATH
UNIT 302	436 SF	STUDIO
UNIT 303	668 SF	1 BED / 1 BATH
UNIT 304	461 SF	STUDIO
UNIT 401	650 SF	1 BED / 1 BATH
UNIT 402	436 SF	STUDIO
UNIT 403	676 SF	1 BED / 1 BATH
UNIT 404	461 SF	STUDIO
UNIT 501	944 SF	2 BED / 2 BATH
UNIT 502	1137 SF	2+ BED / 2 BATH
UNIT 601	796 SF	1.5 BED / 1.5 BATH
UNIT 602	1137 SF	2+ BED / 2 BATH
TOTAL DWELLING UNITS: 16	10653 SF	

NET AREA SCHEDULE		
LEVEL	NAME	AREA
6TH FLOOR	UNIT 602	1137 SF
6TH FLOOR	UNIT 601	796 SF
5TH FLOOR	UNIT 501	944 SF
5TH FLOOR	UNIT 502	1137 SF
4TH FLOOR	UNIT 401	650 SF
4TH FLOOR	UNIT 403	676 SF
4TH FLOOR	UNIT 402	436 SF
4TH FLOOR	UNIT 404	461 SF
3RD FLOOR	UNIT 301	650 SF
3RD FLOOR	UNIT 302	436 SF
3RD FLOOR	UNIT 304	461 SF
3RD FLOOR	UNIT 303	668 SF
2ND FLOOR	UNIT 201	631 SF
2ND FLOOR	UNIT 202	439 SF
2ND FLOOR	UNIT 204	462 SF
2ND FLOOR	UNIT 203	668 SF
FF GROUND FLOOR	COMMERCIAL	1069 SF
BASEMENT	COMMERCIAL	1107 SF
TOTAL NET AREA		12829 SF

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION

177 HUNTINGTON AVE
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NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON

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BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.

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SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

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ZADE ENGINEERING

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P 888 224 9911 **CODE CONSULTANT**

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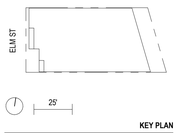
P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
2	10.07.2026	REVISED DESIGN
1	03.20.2026	CONSTRUCTION DOCUMENTS

REGISTERED ARCHITECT
PAUL D. MILLER
No. 952364
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE
As indicated

NEIGHBOR PROJECT NUMBER
2418

NET AREA PLANS

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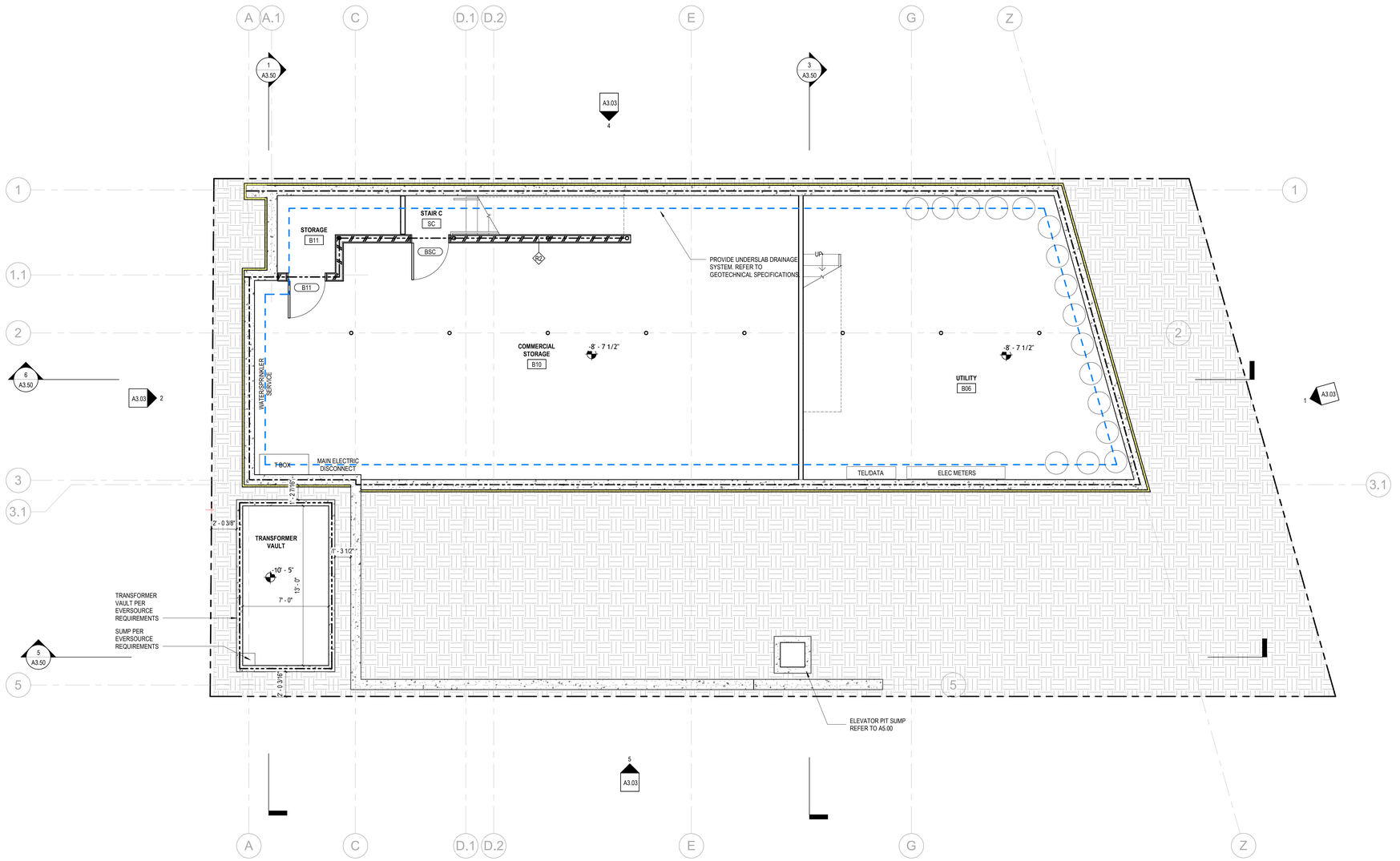

1 BASEMENT
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
7. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED WALLS
8. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS. LOCATE PER CODE REQUIREMENTS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
9. REFER TO:
   - **G0.10** FOR EXTERIOR WALL ASSEMBLIES. EXTERIOR ASSEMBLIES CALLED OUT ON EXTERIOR ELEVATIONS & WALL SECTIONS.
   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

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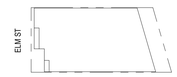
VvS ARCHITECTS & CONSULTANTS

P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

REGISTERED ARCHITECT
PAUL D. MILLER
No. 952364
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE **As indicated**
NEIGHBOR PROJECT NUMBER **2418**

FLOOR PLAN - BASEMENT

A1.00

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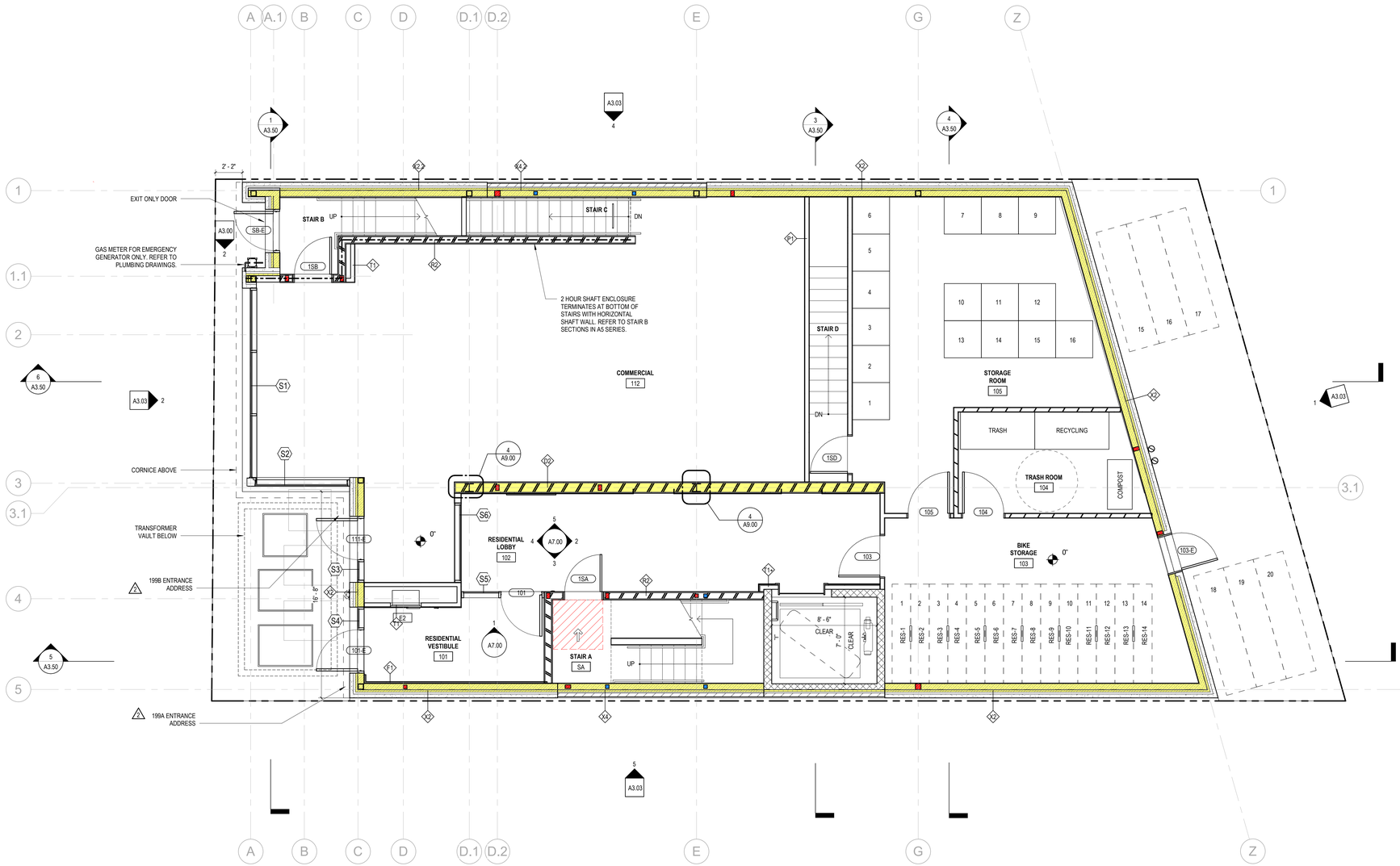


1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
7. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED WALLS
8. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS. LOCATE PER CODE REQUIREMENTS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
9. REFER TO:
   - **G0.10** FOR EXTERIOR WALL ASSEMBLIES. EXTERIOR ASSEMBLIES CALLED OUT ON EXTERIOR ELEVATIONS & WALL SECTIONS.
   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION
177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON
11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

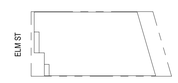
GROUND INC.
285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING
231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING
1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS
P 617 898 8995 **SUSTAINABILITY**



25'

KEY PLAN

NO.	DATE	DESCRIPTION
5	10.07.2026	REVISED DESIGN
4	03.20.2026	CONSTRUCTION DOCUMENTS
3	01.30.2026	50% CD / FOUNDATION SET
2	12.17.2025	ADDRESSES
1	11.14.2025	PERMIT SET

REGISTERED ARCHITECT
PAUL D. RILEY
No. 952364
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE: As indicated
NEIGHBOR PROJECT NUMBER: 2418

FLOOR PLAN - FIRST FLOOR

A1.01

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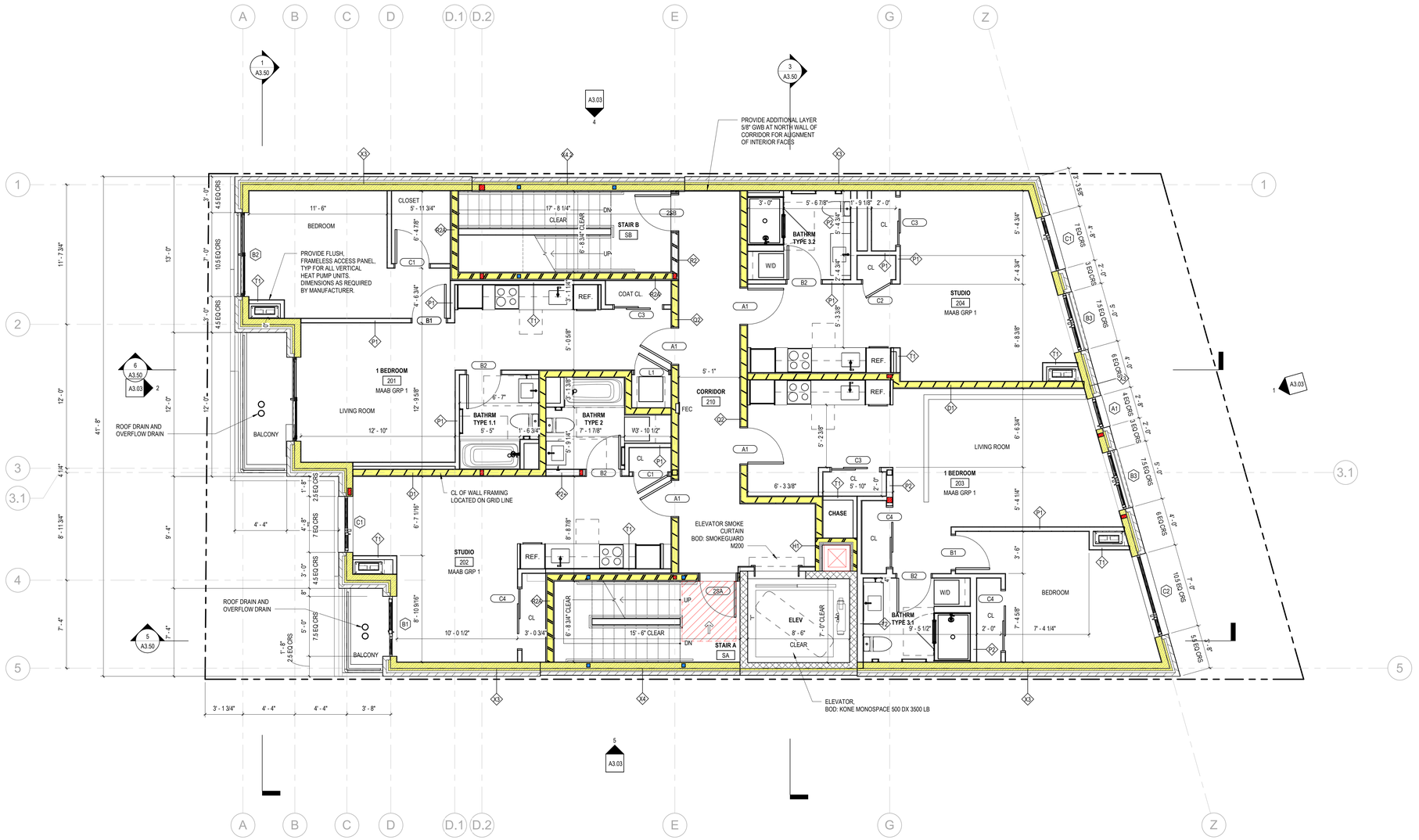

1 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
7. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED WALLS
8. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS. LOCATE PER CODE REQUIREMENTS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
9. REFER TO:
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   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION
177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON
11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.
285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING
231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING
1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS
P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET



STAMP

SCALE	NEIGHBOR PROJECT NUMBER
As indicated	2418

FLOOR PLAN - SECOND FLOOR

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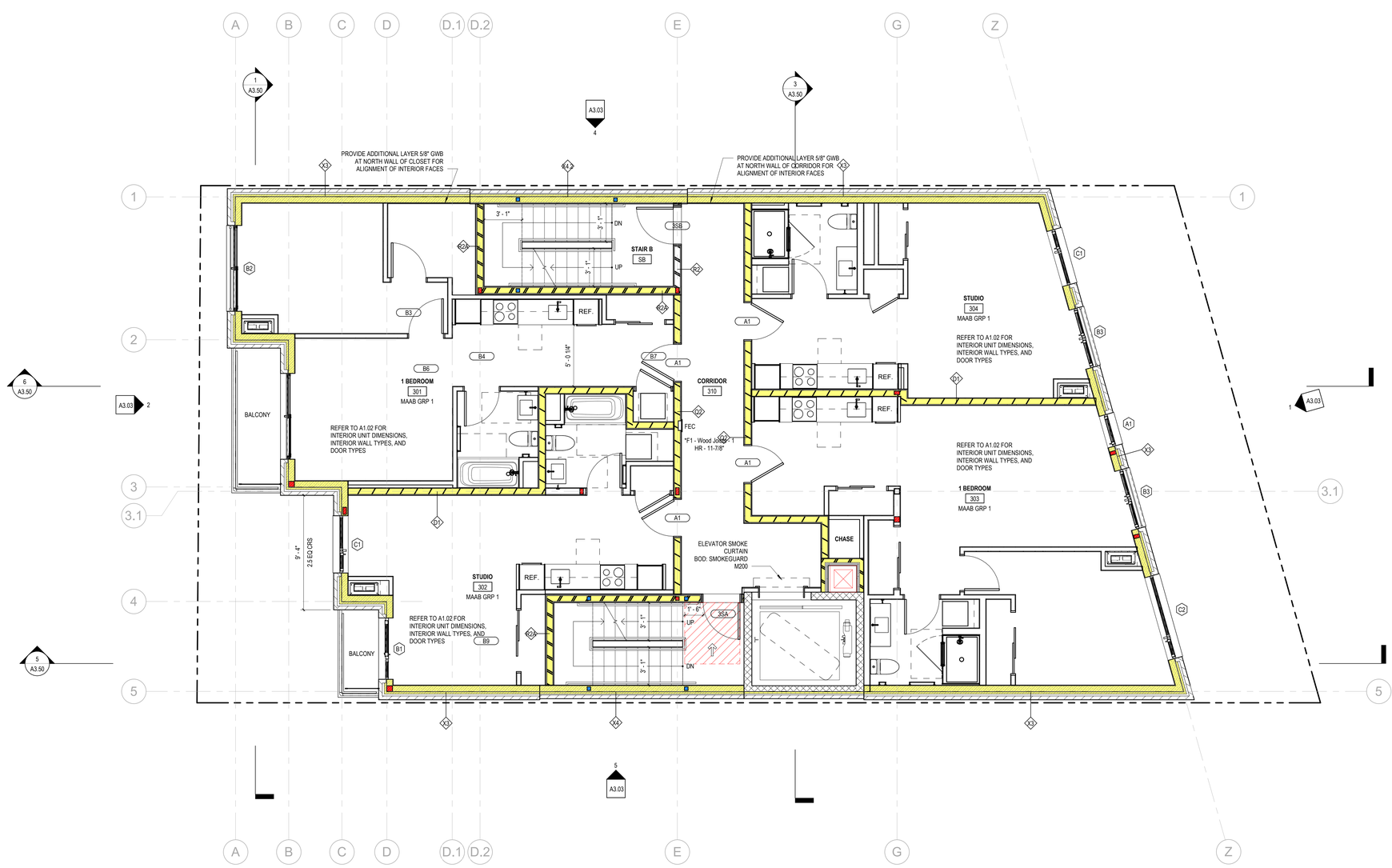

1 FLOOR PLAN - THIRD FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
7. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED WALLS
8. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS. LOCATE PER CODE REQUIREMENTS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
9. REFER TO:
   - **G0.10** FOR EXTERIOR WALL ASSEMBLIES. EXTERIOR ASSEMBLIES CALLED OUT ON EXTERIOR ELEVATIONS & WALL SECTIONS.
   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 — PROJECT

PICKER CONSTRUCTION
177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 — OWNER

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 — ARCHITECT

HOWARD STEIN HUDSON
11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 — CIVIL / TRANSPORTATION

GROUND INC.
285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 — LANDSCAPE

FOREST ENGINEERING
231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 — STRUCTURAL

ZADE ENGINEERING
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 — MEPFP

SLS CONSULTING
1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 — CODE CONSULTANT

VvS ARCHITECTS & CONSULTANTS
P 617 898 8995 — SUSTAINABILITY



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

REGISTERED ARCHITECT — PAUL D. MILLER — No. 052344 — CAMBRIDGE, MA — COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE	NEIGHBOR PROJECT NUMBER
As indicated	2418

FLOOR PLAN - THIRD FLOOR

A1.03

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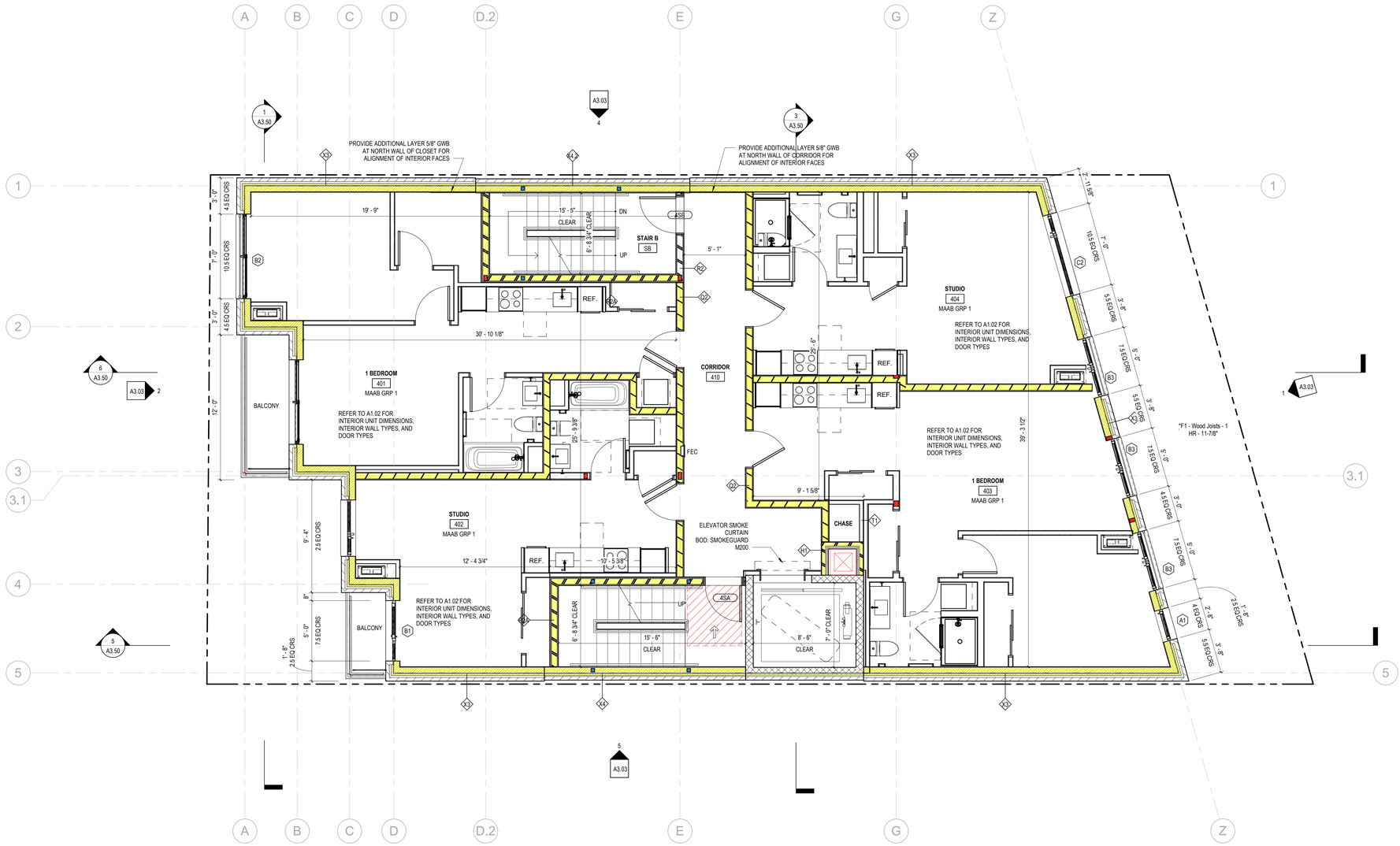

1 FLOOR PLAN - FOURTH FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
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   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION
177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON
11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.
285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING
231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING
1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS
P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

STAMP

SCALE: As indicated
NEIGHBOR PROJECT NUMBER: 2418

FLOOR PLAN - FOURTH FLOOR

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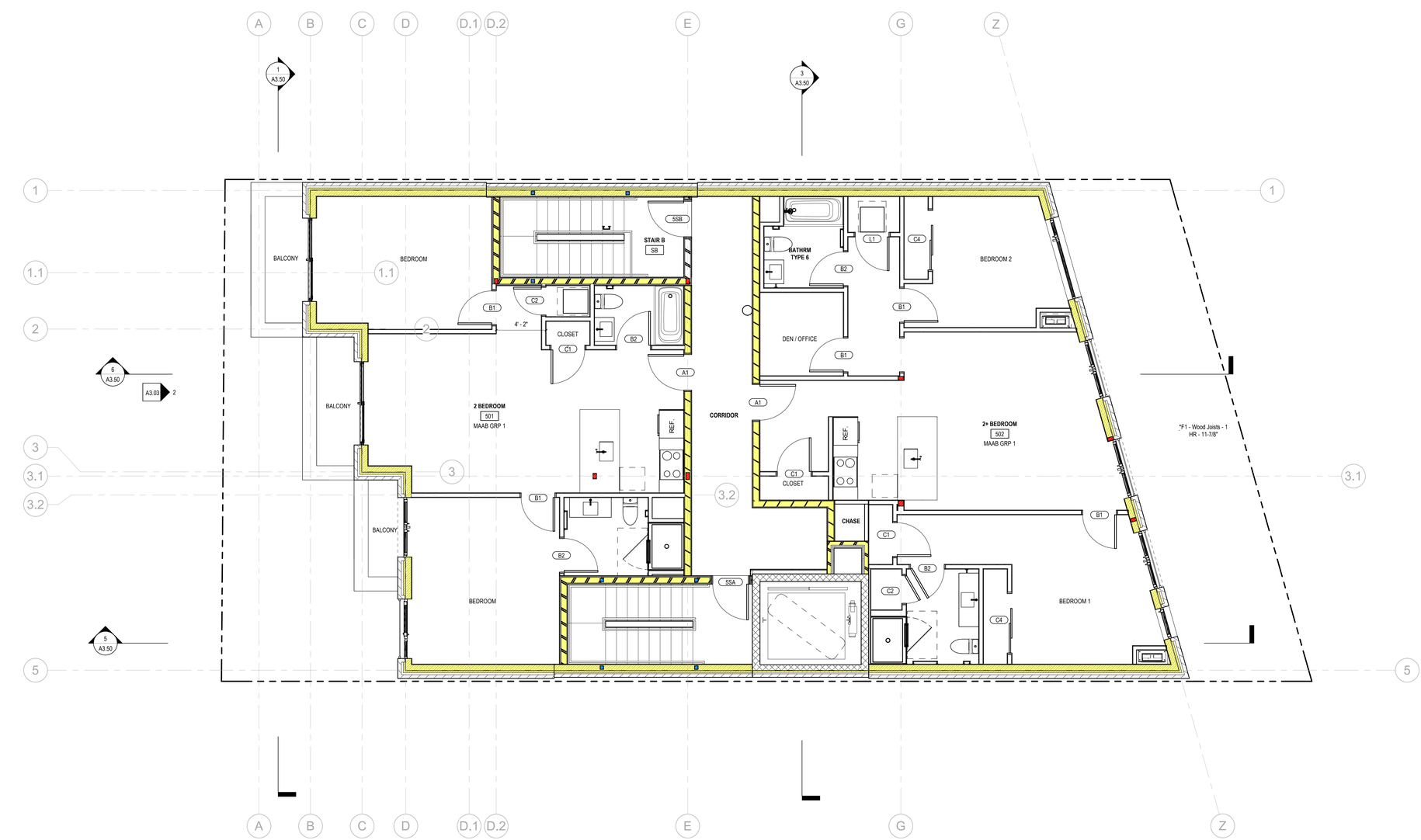

1 FLOOR PLAN - 5TH FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
6. FOR ALL LOAD BEARING ELEMENTS, COORDINATE WITH STRUCT DWGS
7. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED WALLS
8. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS. LOCATE PER CODE REQUIREMENTS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
9. REFER TO:
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   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION

177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON

11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.

285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING

231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING

1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING

1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS

P 617 898 8995 **SUSTAINABILITY**



25'

KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

REGISTERED ARCHITECT
PAUL D. MILLER
No. 952354
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE **As indicated**
NEIGHBOR PROJECT NUMBER **2418**

FLOOR PLAN - FIFTH FLOOR

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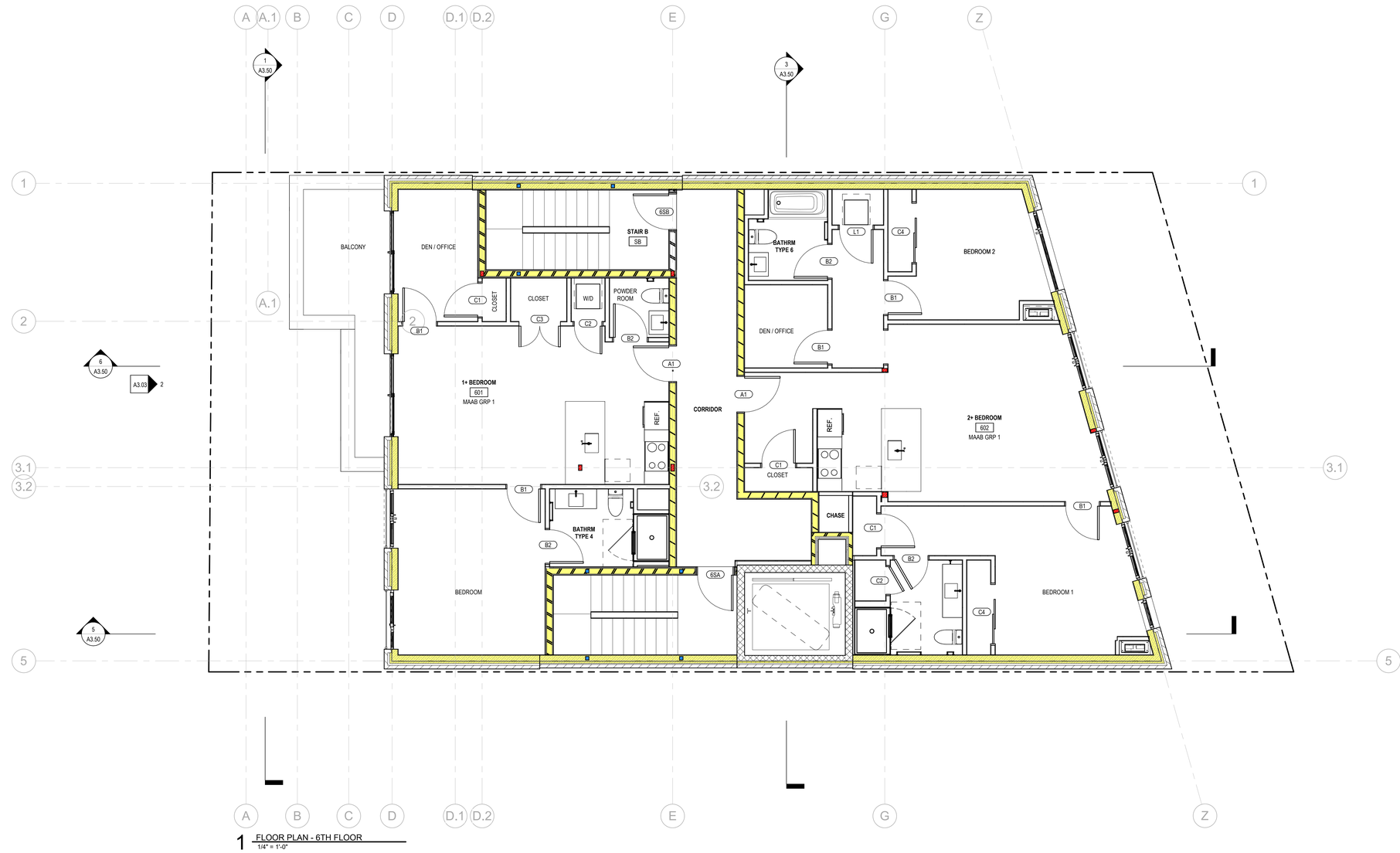

1 FLOOR PLAN - 6TH FLOOR
1/4" = 1'-0"

EQUIPMENT SCHEDULE				
Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
4. WALLS AT INTERIOR OF RESIDENTIAL UNITS ARE P1 UON
5. REFER TO LIFE SAFETY PLANS TO DETERMINE ALL REQUIRED FIRE RATINGS
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   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION

177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON

11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.

285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING

231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING

1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING

1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS

P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET

REGISTERED ARCHITECT
PAUL D. MILLER
No. 052354
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

SCALE **As indicated**
NEIGHBOR PROJECT NUMBER **2418**

FLOOR PLAN - SIXTH FLOOR

A1.06

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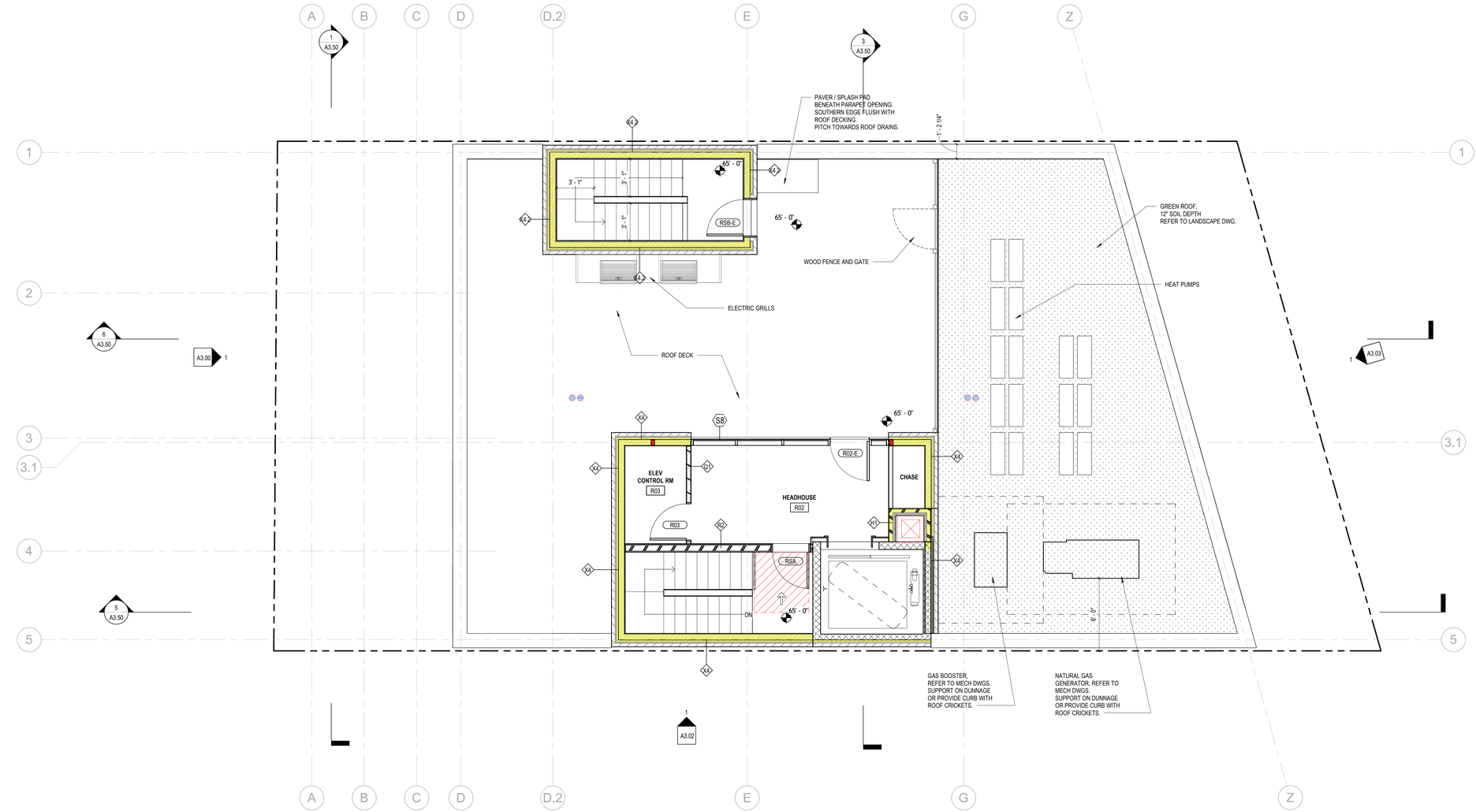

1 FLOOR PLAN - ROOF
1/4" = 1'-0"

EQUIPMENT SCHEDULE

Type Mark	Type	Manufacturer	Model	Comments
AP-1	CEILING ACCESS PANEL			
E1	BIKE RACK - U SHAPED			
E2	MAILBOXES	Salsbury Industries	3706D-10 FL	

GENERAL NOTES

1. GRID LINES ARE ALIGNED TO FACE OF FRAMING UON
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UON
3. DOOR OPENINGS LOCATED 4" MIN. FROM CORNER UON
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   - **G0.11** FOR FLOOR AND ROOF ASSEMBLIES
   - **G0.12** FOR TYPICAL INTERIOR ASSEMBLIES
   - **A5 SERIES** FOR STAIR & ELEVATOR DRAWINGS
   - **A10 SERIES** FOR SCHEDULES

199 ELM STREET

199 ELM ST
SOMERVILLE, MA 02144 **PROJECT**

PICKER CONSTRUCTION

177 HUNTINGTON AVE
SUITE 1703
BOSTON, MA 02115
P 617-888-0552 **OWNER**

NEIGHBOR ARCHITECTS
32R ESSEX ST, SUITE 5
CAMBRIDGE, MA 02139
P 617 945 1375 **ARCHITECT**

HOWARD STEIN HUDSON

11 BEACON ST, SUITE 1010
BOSTON, MA 02108
P 617 482 7080 **CIVIL / TRANSPORTATION**

GROUND INC.

285 WASHINGTON ST, SUITE G
SOMERVILLE, MA 02143
P 617 718 0889 **LANDSCAPE**

FOREST ENGINEERING

231 W NEWTON ST, 1
BOSTON, MA 02116
P 617 447 8030 **STRUCTURAL**

ZADE ENGINEERING

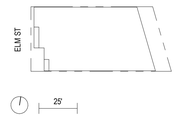
1 BILLINGS RD, 306
QUINCY, MA 02171
P 617 338 4406 **MEPFP**

SLS CONSULTING

1 LINCOLN ST, 24TH FL
BOSTON, MA 02111
P 888 224 9911 **CODE CONSULTANT**

VvS ARCHITECTS & CONSULTANTS

P 617 898 8995 **SUSTAINABILITY**



KEY PLAN

NO.	DATE	DESCRIPTION
3	10.07.2026	REVISED DESIGN
2	03.20.2026	CONSTRUCTION DOCUMENTS
1	11.14.2025	PERMIT SET



STAMP

SCALE	NEIGHBOR PROJECT NUMBER
As indicated	2418

FLOOR PLAN - ROOF

A1.07

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NEIGHBOR

199 Elm Street
Revised Design

Looking North on Elm Street

Approved Design



Looking North on Elm Street

Proposed Massing



Looking South on Elm Street

Proposed Massing



199 Elm St
Revised Design




199
RETAIL SUITE
199B
RESTAURANT
RESIDENCES
199A

NEIGHBOR

Thank you.