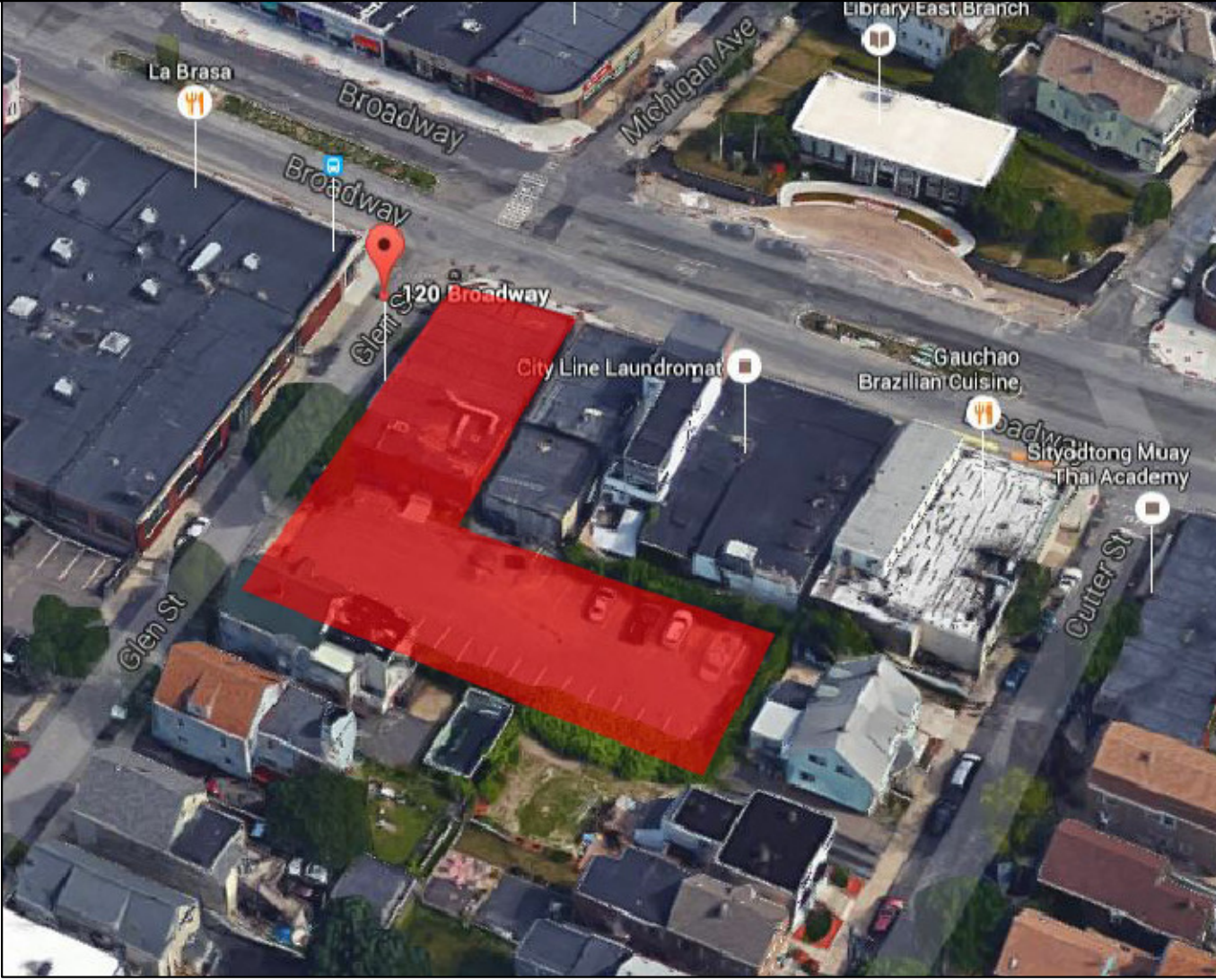


SPECIAL PERMIT
WITH
SITE PLAN REVIEW
FOR
118 BROADWAY & 8 GLEN ST
SOMERVILLE, MA

AUGUST 3, 2017

NEW CONSTRUCTION OF MIXED USE
COMMERCIAL & RESIDENTIAL



LOCUS MAP

| ZONING EVALUATION FOR 118 BROADWAY AND 8 GLEN ST SOMERVILLE, MA Zoning District: CCD-55 | | ALLOWED | PROPOSED | USE: MIXED MULTIFAMILY/ COMMERCIAL |
|--|------------------------------------|--|---|---|
| MULTIPLE DWELLING | | REQUIRED | TOTAL ALLOWED | TOTAL PROPOSED |
| A) | MINIMUM LOT SIZE (S.F.) | NA | 14,356 S.F. (EXISTING) | 14,356 S.F. (EXISTING) |
| B) | MIN. LOT AREA PER DWELLING UNIT | | | |
| | 1-9 UNITS (S.F.) | 600 S.F. PER UNIT | | |
| | 10 OR MORE UNITS (S.F.) | 600 S.F. PER UNIT | | |
| | INCLUSIONARY HOUSING | 20% INCLUSIONARY HOUSING | (14,356 SF / 495 SF = 29) | 24 UNITS |
| | INCLUSIONARY HOUSING | REDUCTION IN LOT AREA P/ UNIT 17.5% = 495 S.F. | | |
| C) | MAXIMUM GROUND COVERAGE (%) | 80% | 80% = 11,485.2 S.F. | 8,966 S.F. = 63% |
| D) | LANDSCAPED AREA, MIN.% OF LOT | 10% | 10% = 1,435.6 S.F. | 2,584 S.F. = 18% |
| E) | FLOOR AREA RATIO (F.A.R.) | 3 | FAR OF 3 = 43,068 S.F. | 32,529 S.F.= 2.27 F.A.R. |
| F) | MAXIMUM HEIGHT | | | |
| | STORIES/ | N/A | 5 STORIES | 5 STORIES |
| | FEET | 55 FEET | 55 FEET | 54'-6" FT |
| G) | MINIMUM FRONT YARD | N/A | 0 FEET | 1.0 FT |
| H) | MINIMUM SIDE YARD | N/A (NOTE #22) | 0 FEET & 20 FEET @ RB DISTRICT | 1.0 FT & 20 FT @ RB DISTRICT |
| I) | MINIMUM REAR YARD | N/A (NOTE #22) | 0 FEET & 20 FEET @ RB DISTRICT | 20 FEET @ RB DISTRICT |
| J) | MINIMUM FRONTAGE (FT) | 30 FEET | 44.85 FEET +/- | 44.85 FEET +/- |
| K) | PERVIOUS AREA, MINIMUM % OF LOT | 0 | 0 | 2,881 S.F. |
| | PARKING REQUIRED | SMALL RETAIL & SERVICE = 1 PER 1,500 N.S.F. RESIDENTIAL = 1 PER DWELLING UNIT | REQUIRED: 2 PARKING STALLS REQUIRED: 24 PARKING STALLS | TOTAL REQUIRED PARKING STALLS: 26 PROVIDED: 20 PARKING STALLS |

CURTIS DIBENEDETTO AND
ASSOCIATES, INC
23 SHORE RD.
WINCHESTER, MA 01980
www.cdaarchitects.net

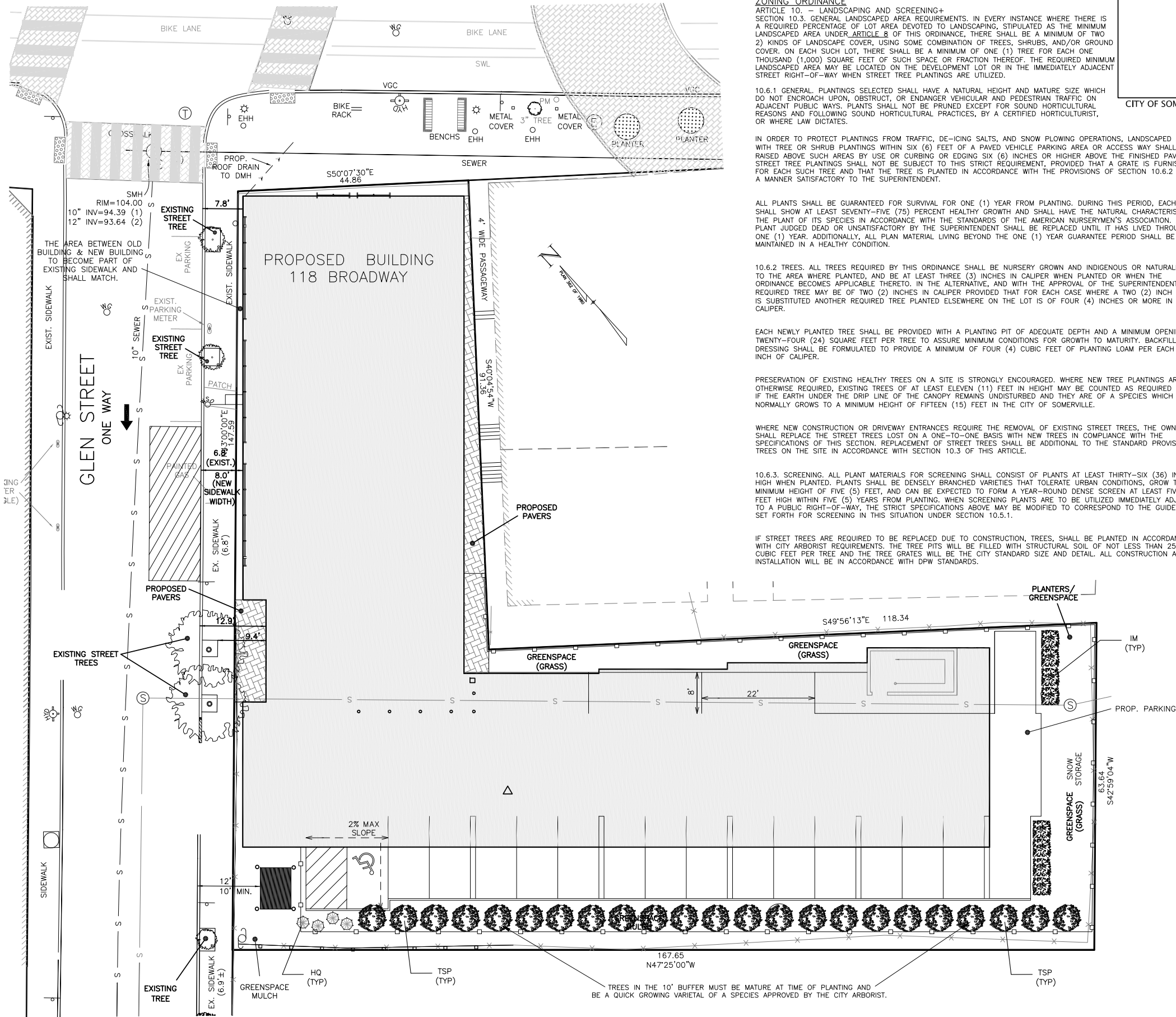
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under
The Architectural Works Copyright Protection Act



NOTE: CONIFERS W/2'
OR LARGER ROOT BALL
NEED NOT BE STAKED



| PLANTING LIST | | | | |
|---------------|----------|----------------------------|----------------------------------|---------------|
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | NOTES |
| TSP | 23 | THUJA STANDISHII X PLICATA | GREEN GIANT ARBORVITAE | 6-8' HEIGHT |
| IVS | 11 | ITEA VIRGINICA 'SPRICH' | LITTLE HENRY VIRGINIA SWEETSPIRE | 2-3' HEIGHT |
| IM | 8 | ILEX X MESERVEAE | BLUE PRINCESS | 8'-10' HEIGHT |
| HQ | 14 | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | 4' HEIGHT |

PLANTING NOTES

1. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE FEATURES TO AVOID POSSIBLE CONFLICTS. CONSULT WITH ENGINEER / CONTRACTOR TO VERIFY CHANGES AS NECESSARY.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
3. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. ALL TREES AND SHRUBS SHALL BE NURSERY GRADE WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
5. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
7. ALL MULCH SHALL BE A MINIMUM OF 2" DEEP.
8. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH.
9. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
10. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.

ZONING ORDINANCE

ARTICLE 10. - LANDSCAPING AND SCREENING-
SECTION 10.3. GENERAL LANDSCAPED AREA REQUIREMENTS. IN EVERY INSTANCE WHERE THERE IS A REQUIRED PERCENTAGE OF LOT AREA DEVOTED TO LANDSCAPING, STIPULATED AS THE MINIMUM LANDSCAPED AREA UNDER ARTICLE 2 OF THIS ORDINANCE, THERE SHALL BE A MINIMUM OF TWO TREES PER THOUSAND SQUARE FEET OF SUCH LANDSCAPED AREA. TREES, SHRUBS AND/OR GROUND COVER, ON EACH SUCH LOT, THERE SHALL BE A MINIMUM OF ONE (1) TREE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SUCH SPACE OR FRACTION THEREOF. THE REQUIRED MINIMUM LANDSCAPED AREA MAY BE LOCATED ON THE DEVELOPMENT LOT OR IN THE IMMEDIATELY ADJACENT STREET RIGHT-OF-WAY WHEN STREET TREE PLANTINGS ARE UTILIZED.

10.6.1 GENERAL. PLANTINGS SELECTED SHALL HAVE A NATURAL HEIGHT AND MATURE SIZE WHICH DO NOT ENCROACH UPON, OBSTRUCT, OR ENDANGER VEHICULAR AND PEDESTRIAN TRAFFIC ON ADJACENT PUBLIC WAYS. PLANTS SHALL NOT BE PRUNED EXCEPT FOR SOUND HORTICULTURAL REASONS AND FOLLOWING SOUND HORTICULTURAL PRACTICES, BY A CERTIFIED HORTICULTURIST, OR WHERE LAW DICTATES.

IN ORDER TO PROTECT PLANTINGS FROM TRAFFIC, DE-ICING SALTS, AND SNOW PLOWING OPERATIONS, LANDSCAPED AREAS WITH TREE OR SHRUB PLANTINGS WITHIN SIX (6) FEET OF A PAVED VEHICLE PARKING AREA OR ACCESS WAY SHALL BE RAISED ABOVE SUCH AREAS BY USE OR CURBING OR EDGING SIX (6) INCHES OR HIGHER ABOVE THE FINISHED PAVEMENT. STREET TREE PLANTINGS SHALL NOT BE SUBJECT TO THIS STRICT REQUIREMENT, PROVIDED THAT A GRATE IS FURNISHED FOR EACH SUCH TREE AND THAT THE TREE IS PLANTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.6.2 AND IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.

ALL PLANTS SHALL BE GUARANTEED FOR SURVIVAL FOR ONE (1) YEAR FROM PLANTING, DURING THIS PERIOD, EACH PLANT SHALL SHOW AT LEAST SEVENTY-FIVE (75) PERCENT HEALTHY GROWTH AND SHALL HAVE THE NATURAL CHARACTERISTIC OF THE PLANT OF ITS SPECIES IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION, ANY PLANT JUDGED DEAD OR UNSATISFACTORY BY THE SUPERINTENDENT SHALL BE REPLACED UNTIL IT HAS LIVED THROUGH ONE (1) YEAR. ADDITIONALLY, ALL PLANT MATERIAL LIVING BEYOND THE ONE (1) YEAR GUARANTEE PERIOD SHALL BE MAINTAINED IN A HEALTHY CONDITION.

10.6.2 TREES. ALL TREES REQUIRED BY THIS ORDINANCE SHALL BE NURSERY GROWN AND INDIGENOUS OR NATURALIZED TO THE AREA WHERE PLANTED, AND BE AT LEAST THREE (3) INCHES IN CALIPER WHEN PLANTED OR WHEN THE ORDINANCE BECOMES APPLICABLE THERETO. IN THE ALTERNATIVE, AND WITH THE APPROVAL OF THE SUPERINTENDENT, A REQUIRED TREE MAY BE OF TWO (2) INCHES IN CALIPER PROVIDED THAT FOR EACH CASE WHERE A TWO (2) INCH TREE IS SUBSTITUTED ANOTHER REQUIRED TREE PLANTED ELSEWHERE ON THE LOT IS OF FOUR (4) INCHES OR MORE IN CALIPER.

EACH NEWLY PLANTED TREE SHALL BE PROVIDED WITH A PLANTING PIT OF ADEQUATE DEPTH AND A MINIMUM OPENING OF TWENTY-FOUR (24) SQUARE FEET PER TREE TO ASSURE MINIMUM CONDITIONS FOR GROWTH TO MATURITY. BACKFILL AND DRESSING SHALL BE FORMULATED TO PROVIDE A MINIMUM OF FOUR (4) CUBIC FEET OF PLANTING LOAM PER EACH ONE INCH OF CALIPER.

PRESERVATION OF EXISTING HEALTHY TREES ON A SITE IS STRONGLY ENCOURAGED. WHERE NEW TREE PLANTINGS ARE OTHERWISE REQUIRED, EXISTING TREES OF AT LEAST ELEVEN (11) FEET IN HEIGHT MAY BE COUNTED AS REQUIRED TREES IF THE EARTH UNDER THE DRIP LINE OF THE CANOPY REMAINS UNDISTURBED AND THEY ARE OF A SPECIES WHICH NORMALLY GROWS TO A MINIMUM HEIGHT OF FIFTEEN (15) FEET IN THE CITY OF SOMERVILLE.

WHERE NEW CONSTRUCTION OR DRIVEWAY ENTRANCES REQUIRE THE REMOVAL OF EXISTING STREET TREES, THE OWNER SHALL REPLACE THE STREET TREES LOST ON A ONE-TO-ONE BASIS WITH NEW TREES IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS SECTION. REPLACEMENT OF STREET TREES SHALL BE ADDITIONAL TO THE STANDARD PROVISION OF TREES ON THE SITE IN ACCORDANCE WITH SECTION 10.3 OF THIS ARTICLE.

10.6.3. SCREENING. ALL PLANT MATERIALS FOR SCREENING SHALL CONSIST OF PLANTS AT LEAST THIRTY-SIX (36) INCHES HIGH WHEN PLANTED. PLANTS SHALL BE DENSELY BRANCHED VARIETIES THAT TOLERATE URBAN CONDITIONS, GROW TO A MINIMUM HEIGHT OF FIVE (5) FEET, AND CAN BE EXPECTED TO FORM A YEAR-ROUND DENSE SCREEN AT LEAST FIVE (5) FEET HIGH WITHIN FIVE (5) YEARS FROM PLANTING. WHEN SCREENING PLANTS ARE TO BE UTILIZED IMMEDIATELY ADJACENT TO A PUBLIC RIGHT-OF-WAY, THE STRICT SPECIFICATIONS ABOVE MAY BE MODIFIED TO CORRESPOND TO THE GUIDELINE SET FORTH FOR SCREENING IN THIS SITUATION UNDER SECTION 10.5.1.

IF STREET TREES ARE REQUIRED TO BE REPLACED DUE TO CONSTRUCTION, TREES, SHALL BE PLANTED IN ACCORDANCE WITH CITY ARBORIST REQUIREMENTS. THE TREE PITS WILL BE FILLED WITH STRUCTURAL SOIL OF NOT LESS THAN 2500 CUBIC FEET PER TREE AND THE TREE GRATES WILL BE THE CITY STANDARD SIZE AND DETAIL. ALL CONSTRUCTION AND INSTALLATION WILL BE IN ACCORDANCE WITH DPW STANDARDS.

CITY OF SOMERVILLE

LANDSCAPE PLAN
#118 BROADWAY, SOMERVILLE, MA

| | | | | |
|-----|---------------------------------------|------------|--|--|
| 4 | CONDITIONS FROM JUNE 22, 2017 HEARING | 7/10/2017 | | <p>DRAWING: C-8</p> <p>SHEET 8 OF 10</p> <p>NOVEMBER 1, 2016</p> |
| 3 | BUILDING UNIT INFO | 3/1/2017 | | |
| 2 | BUILDING REVISIONS | 2/13/2017 | | |
| 1 | REVISED UTILITY WORK | 12/13/2016 | | |
| NO. | | DATE | | |

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC

6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS

Drawn By: JSI
Reviewed By: CPS

Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

Question: Level of perceived difficulty: _____

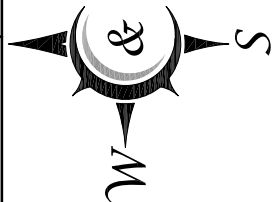
☐ Drawing Issued for Review Only

☒ Drawing Issued for Permit

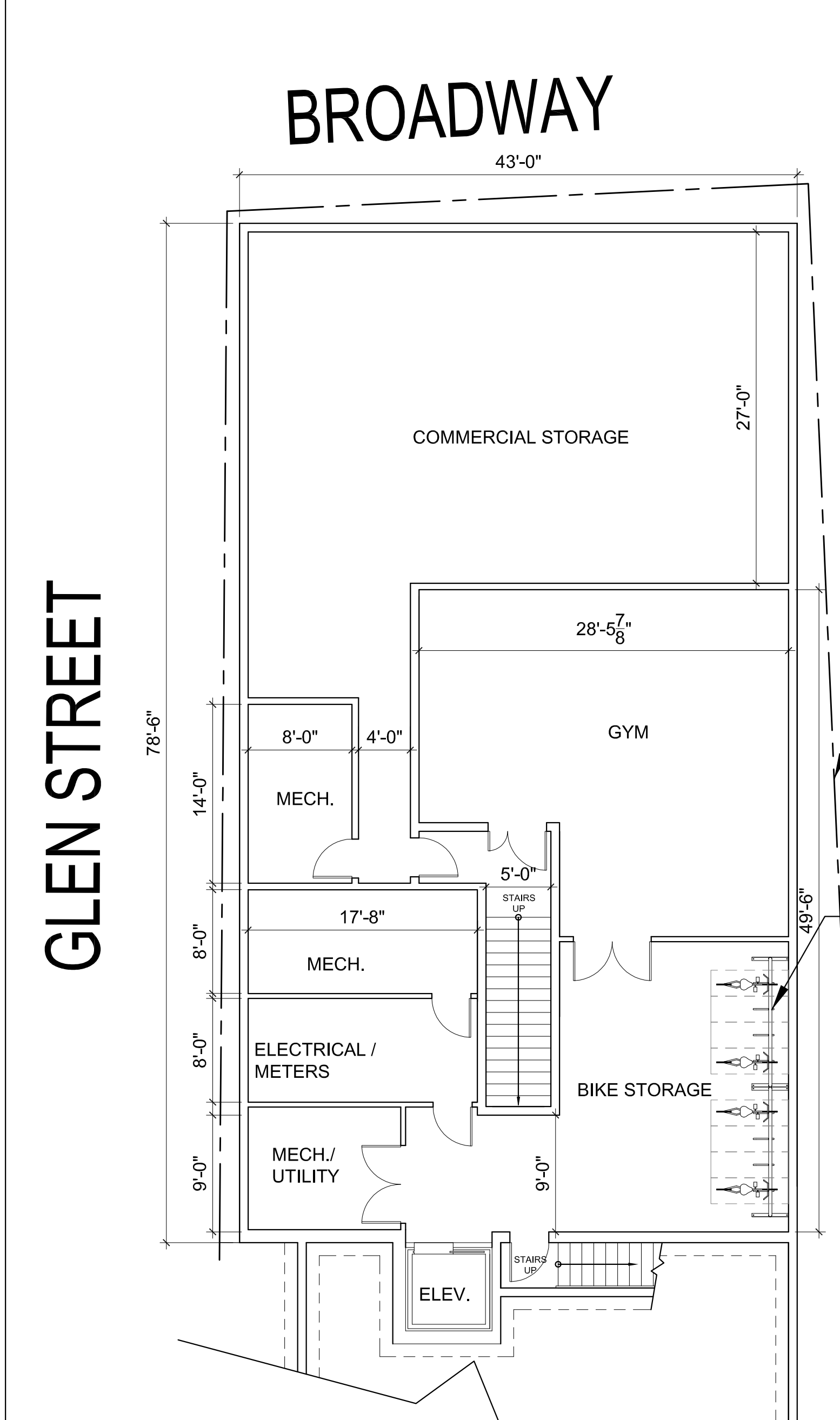
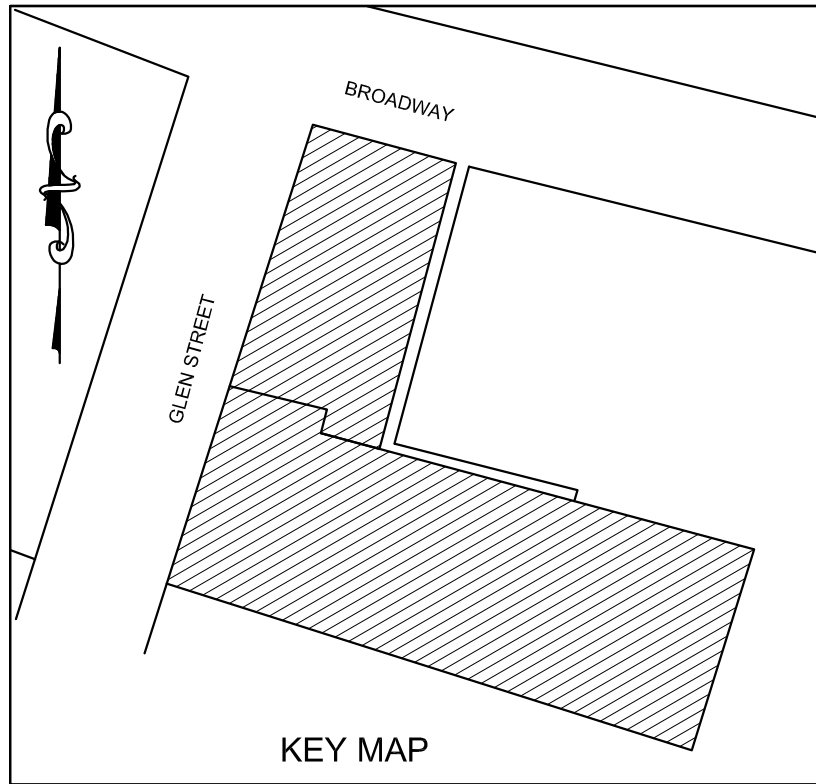
☐ Drawing Issued for Construction

WILLIAMS
SPARAGES
ENGINEERS | PLANNERS | SURVEYORS

189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

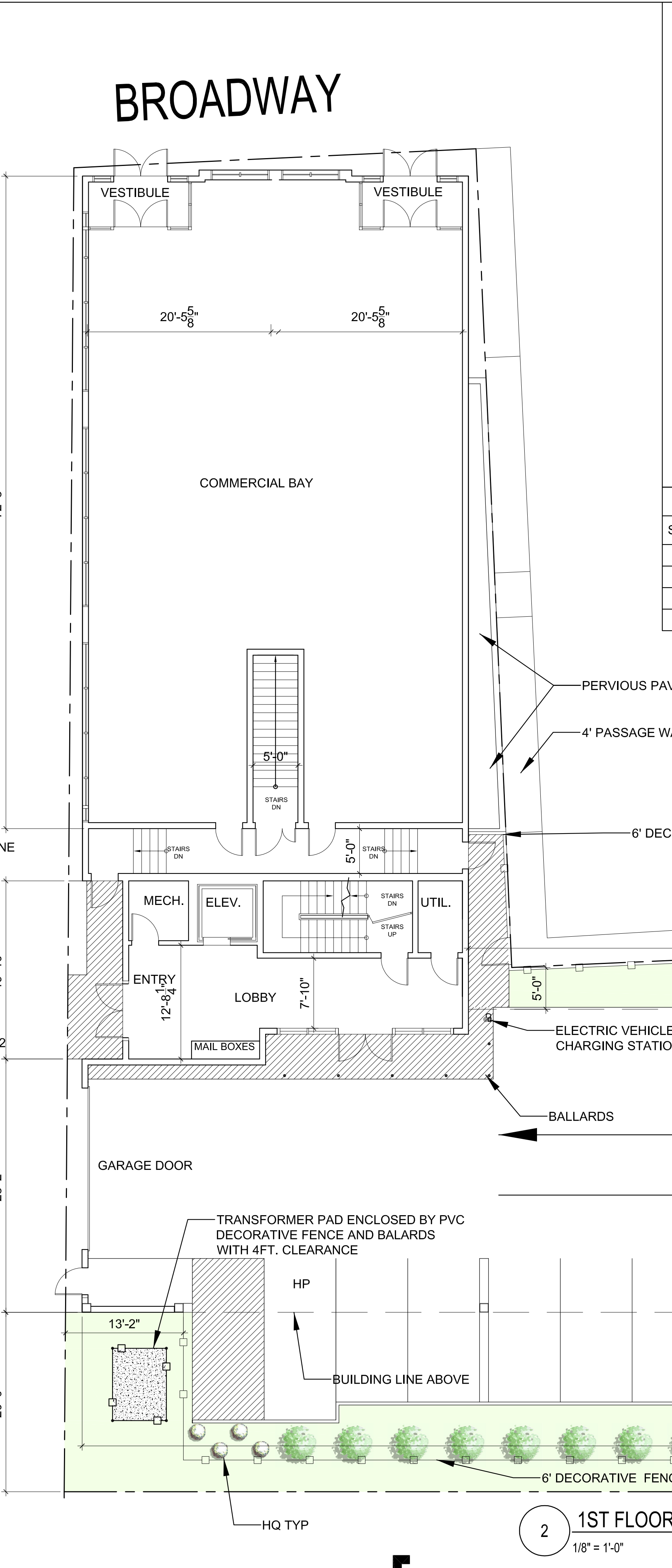


SEAL



1 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"

GLEN STREET



2 1ST FLOOR PLAN
1/8" = 1'-0"

FLOOR DISCRIPTION:

-3,000 S.F. COMMERCIAL SPACE
-20 PARKING SPACES
1 - HANDICAP (VAN)
19 - STANDARD

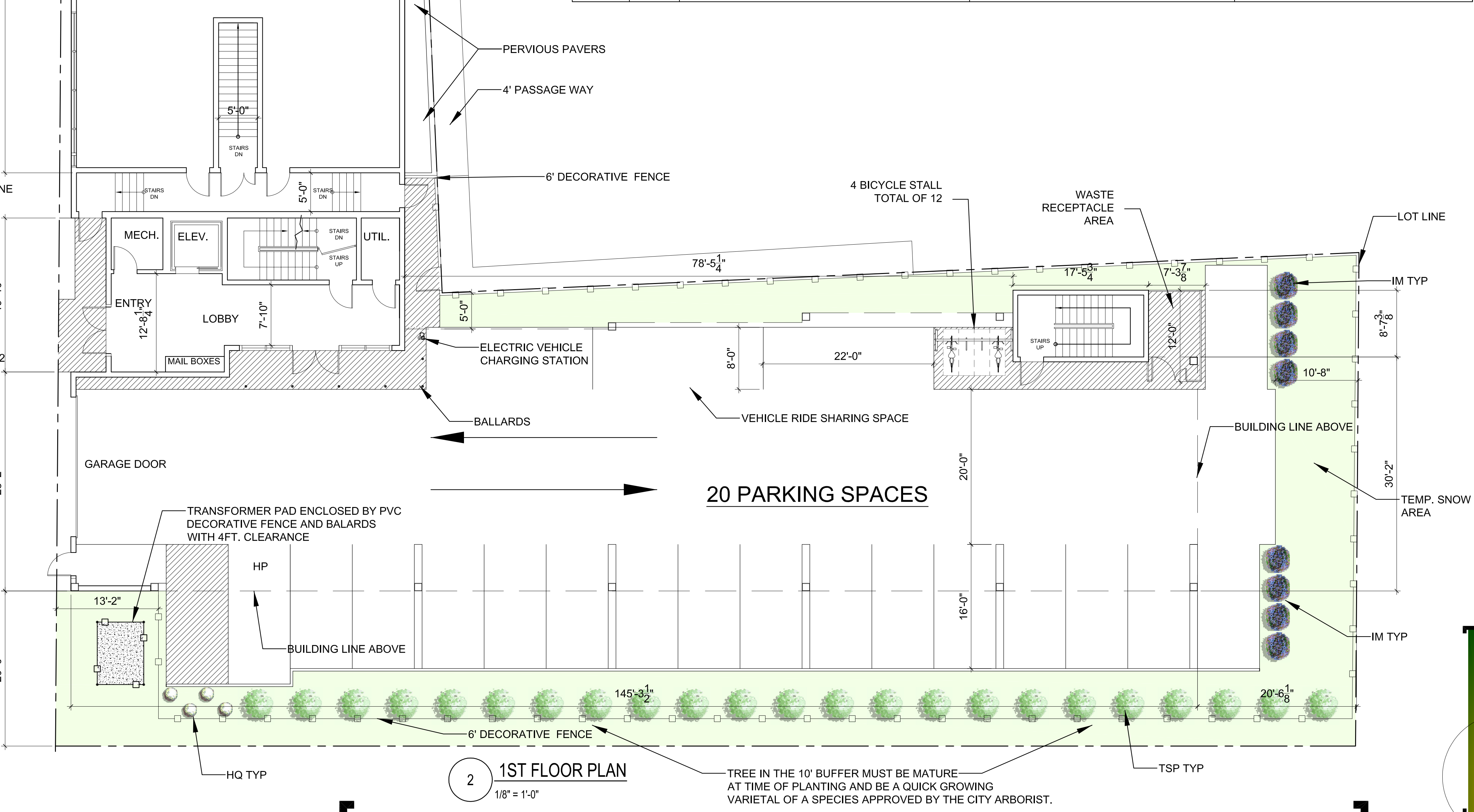
BUILDING DESCRIPTION

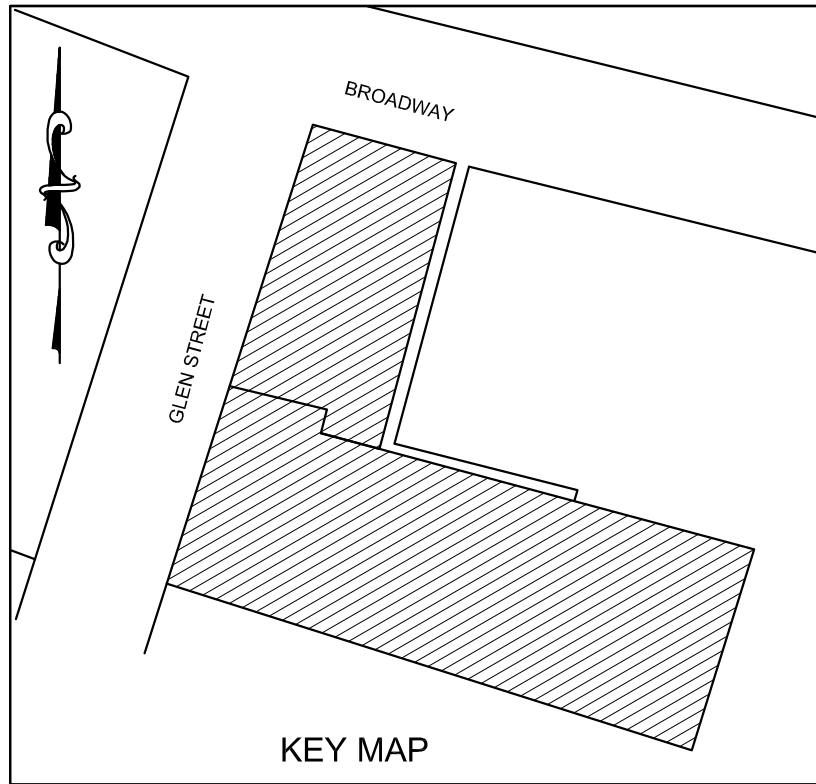
6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

| | REQUIRED | PROPOSED |
|-------------------------------|-----------|-----------------------|
| MAXIMUM GROUND COVERAGE (%) | 80% | 8,966 S.F. = 63% |
| LANDSCAPED AREA, MIN.% OF LOT | 10% | 2,584 S.F. = 18% |
| FLOOR AREA RATIO (F.A.R.) | 3 | 32,529 S.F.= 2.27 FAR |
| MAXIMUM HEIGHT | | |
| STORIES/ | 5 STORIES | 5 STORIES |
| FEET | 55 FEET | 54'-6" FEET |

| PLANTING LIST | | | | |
|---------------|--------|--------------------------|------------------------|----------------|
| SYMBOL | SYMBOL | BOTANICAL NAME | COMMON NAME | NOTES |
| TSP | 23 | THUJA STANDISH X PLICATA | GREEN GIANT ARBORVITAE | 10'-12' HEIGHT |
| HQ | 4 | HYDRANGEA QJERCFOIA | OAKLEAF HYDRANGEA | 2' HEIGHT |
| IM | 8 | ILEX X MESERVEAE | BLUE PRINCESS | 8'-10" HEIGHT |





FLOOR DISCRIPTION:

2ND FL.-8 UNITS 8,966 S.F.
3 - 1 BED UNITS
2 - 1 BED AND 1 STUDY UNITS
2 - 2 BED UNITS
1 - 3 BED UNIT

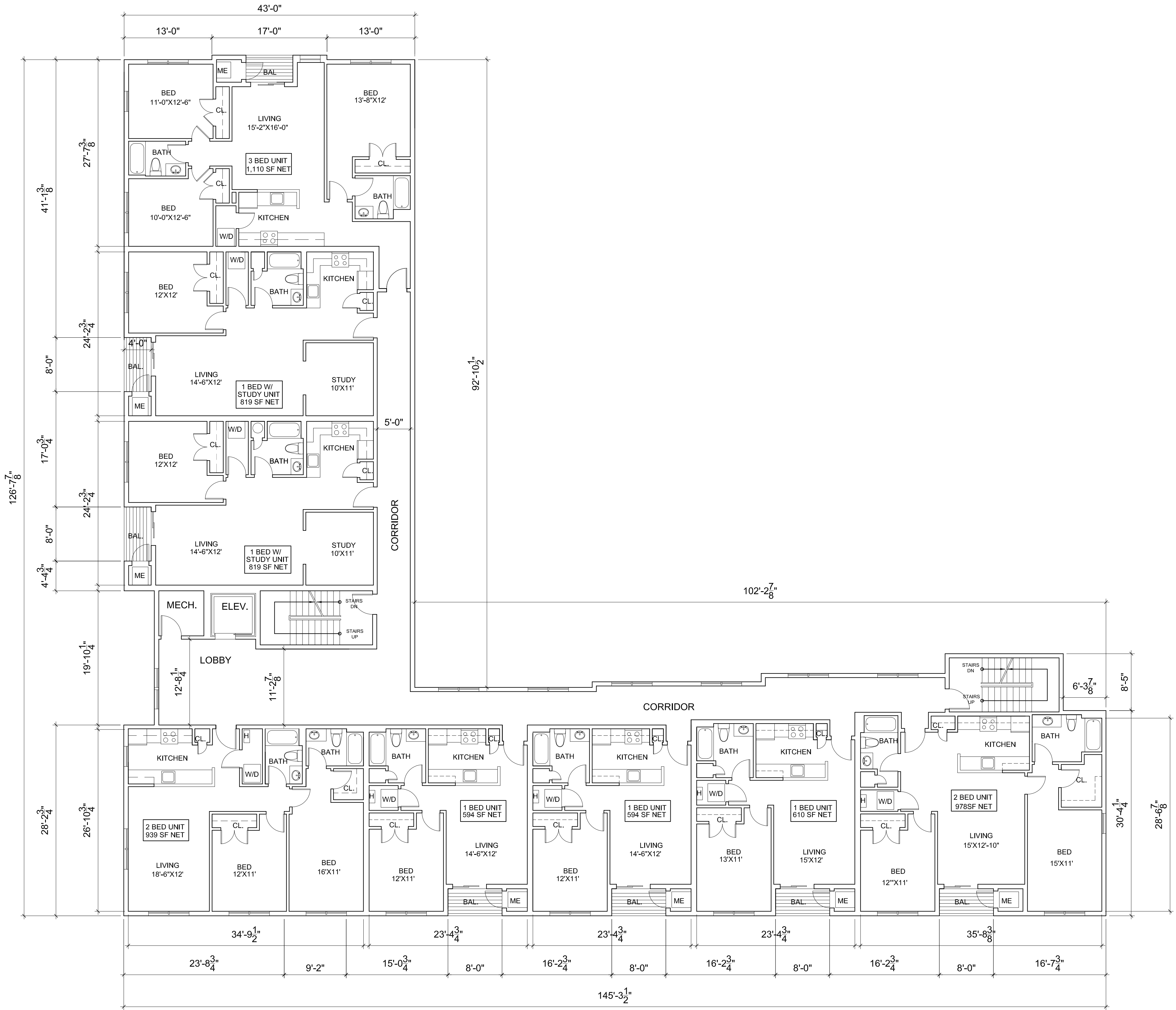
BUILDING DESCRIPTION

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- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

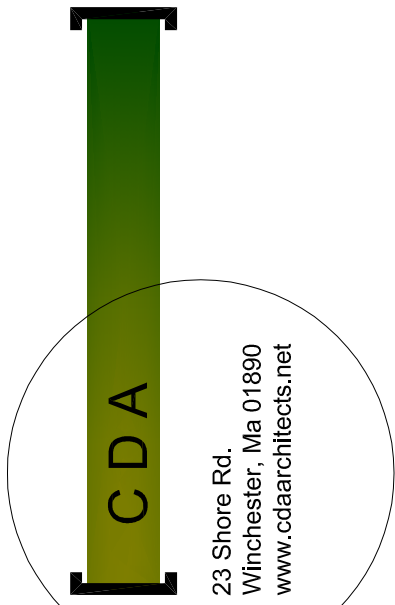
TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

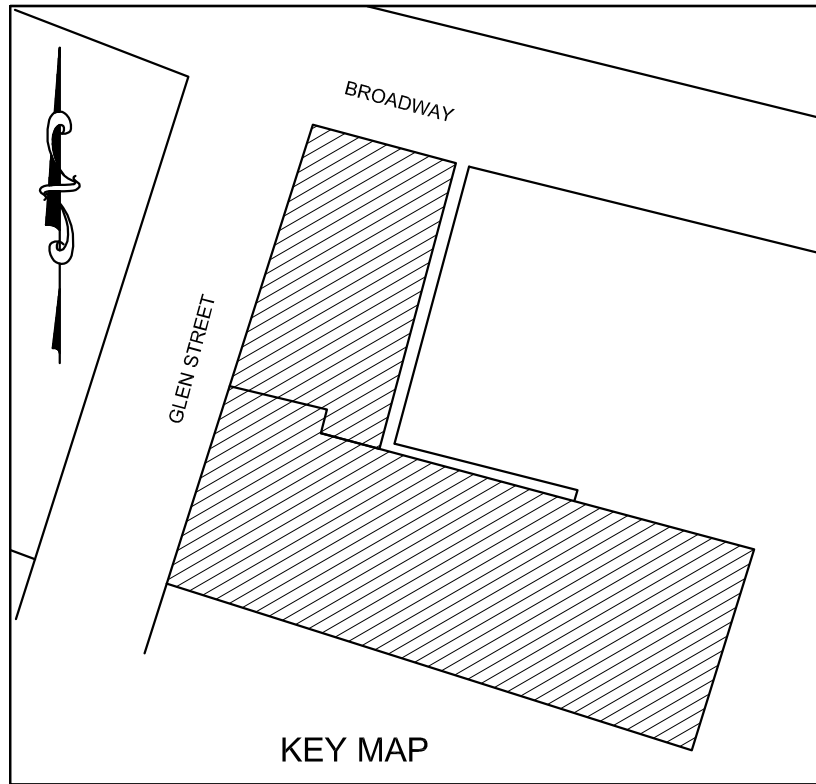
GLEN STREET

BROADWAY



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





FLOOR DISCRIPTION:

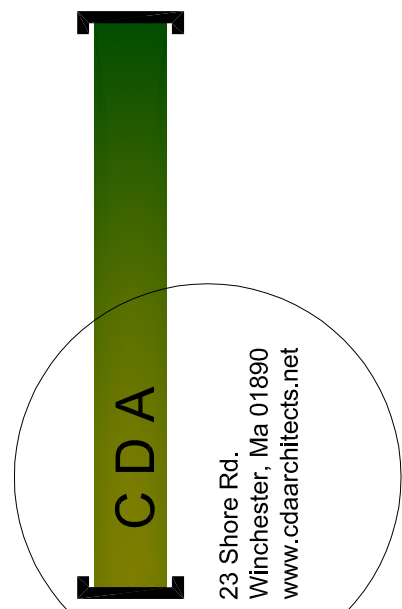
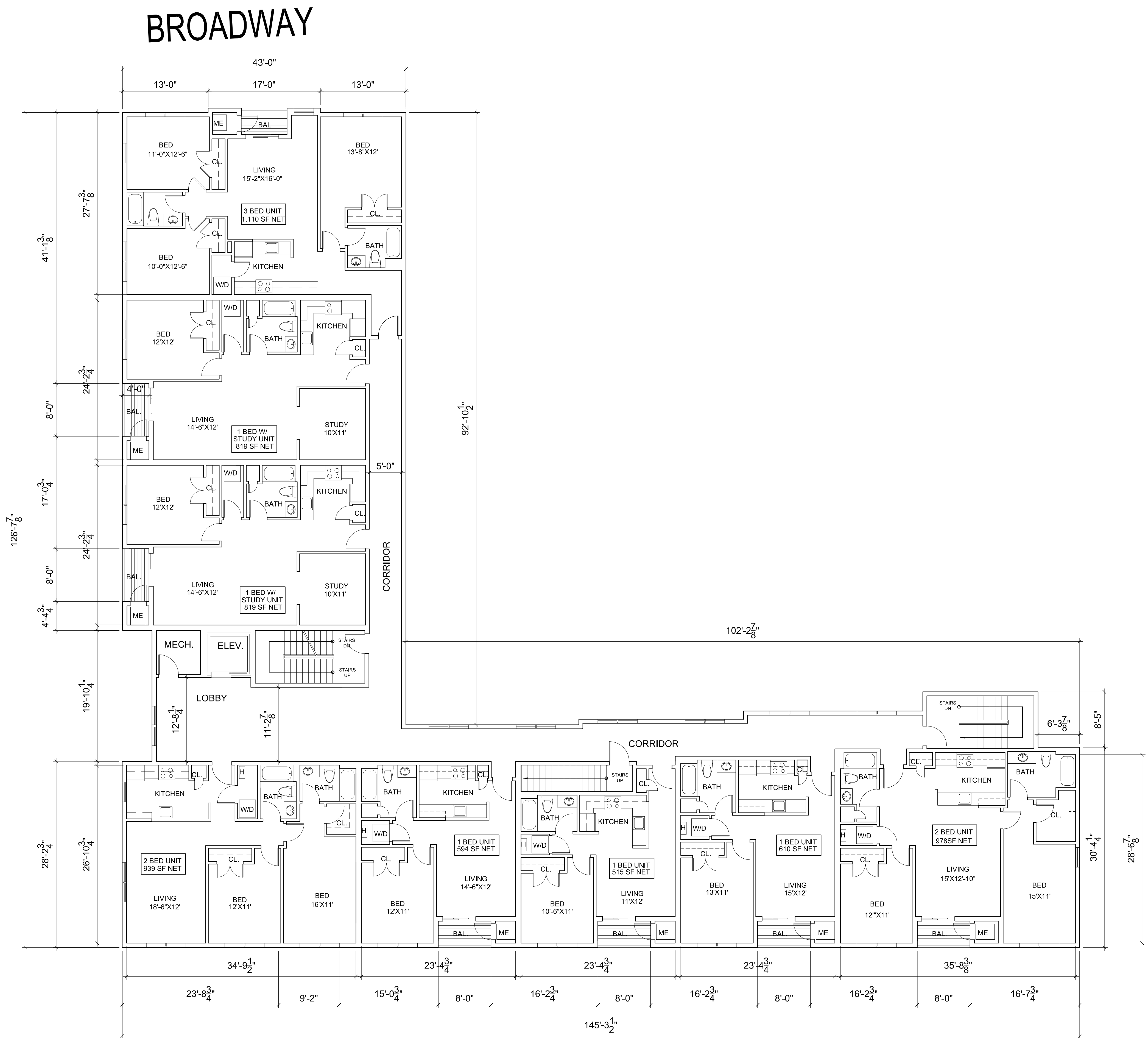
3RD FL.-8 UNITS 8,966 S.F.
3 - 1 BED UNITS
2 - 1 BED AND 1 STUDY UNITS
2 - 2 BED UNITS
1 - 3 BED UNIT

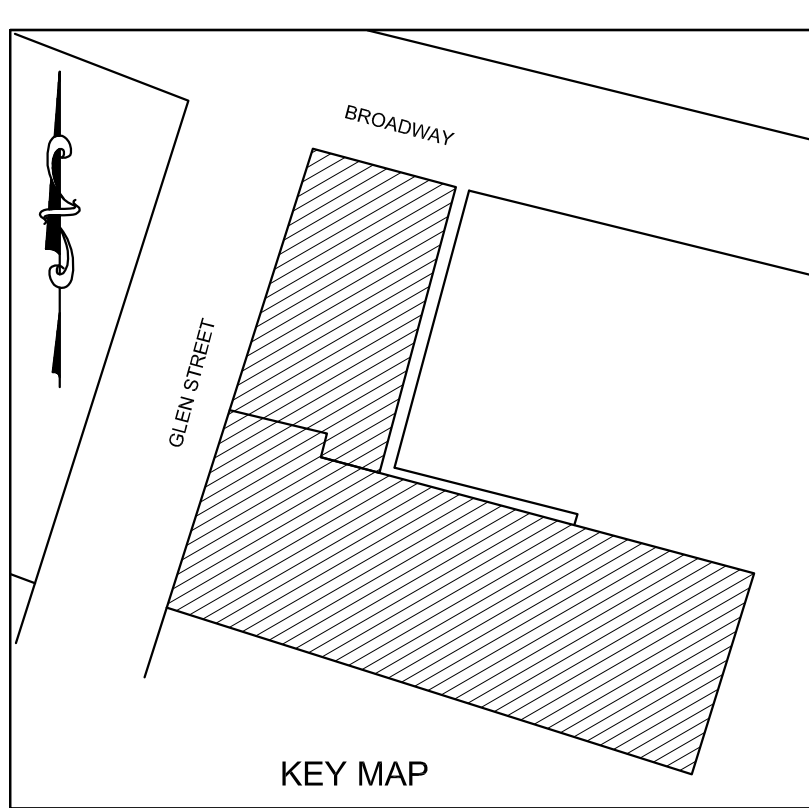
BUILDING DESCRIPTION

- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GLEN STREET





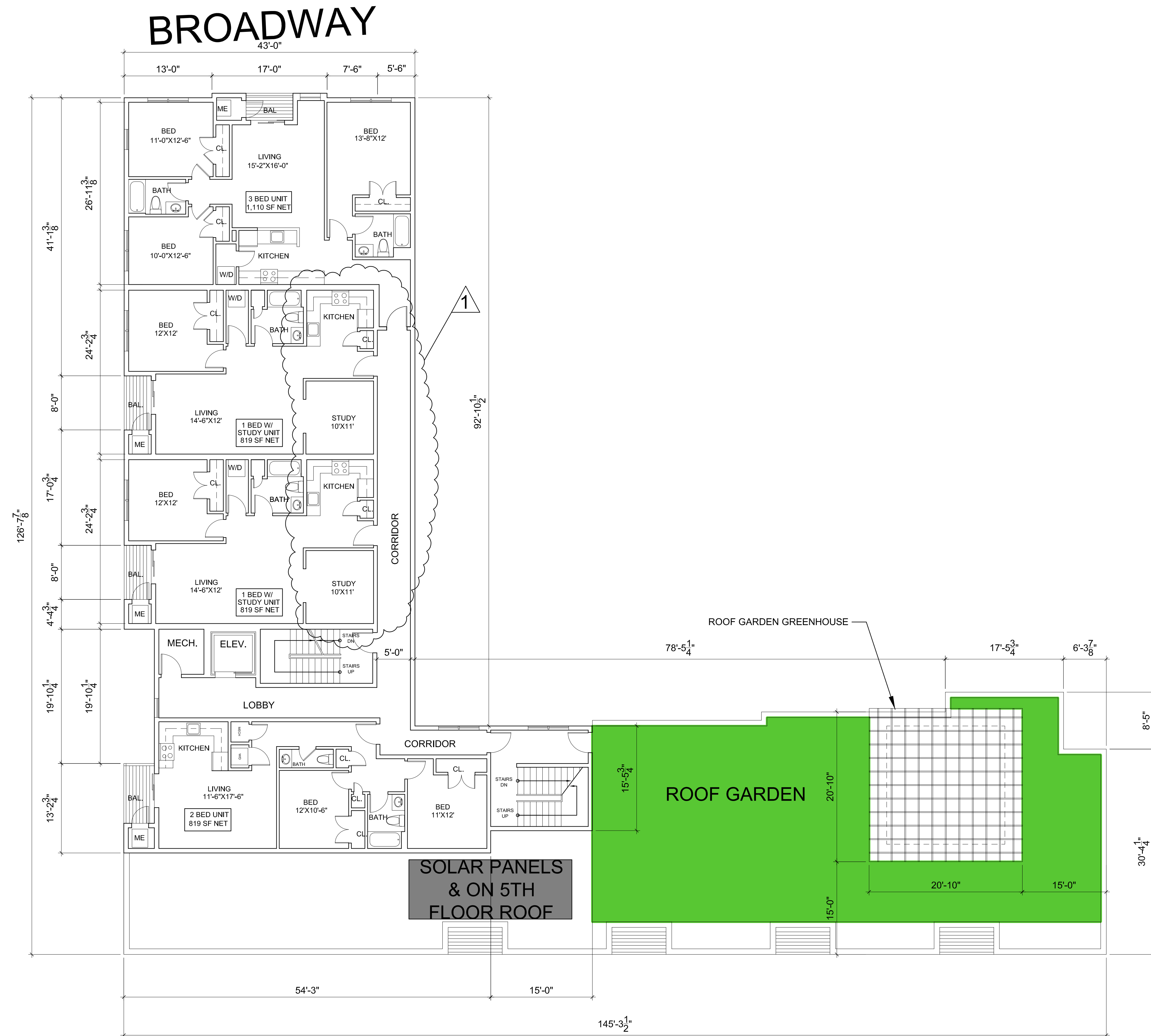
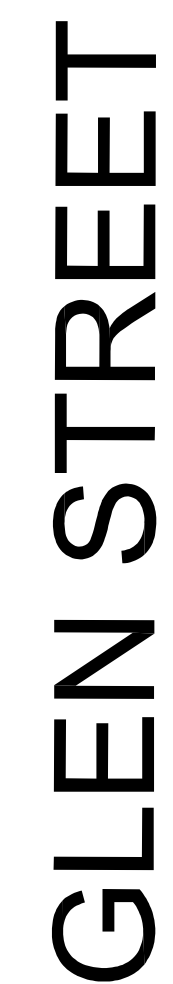
FLOOR DESCRIPTION:

-4 UNITS 5,167 G.S.F.
2 - 1 BED AND 1 STUDY UNITS
1 - 2 BED UNITS
1 - 3 BED UNIT

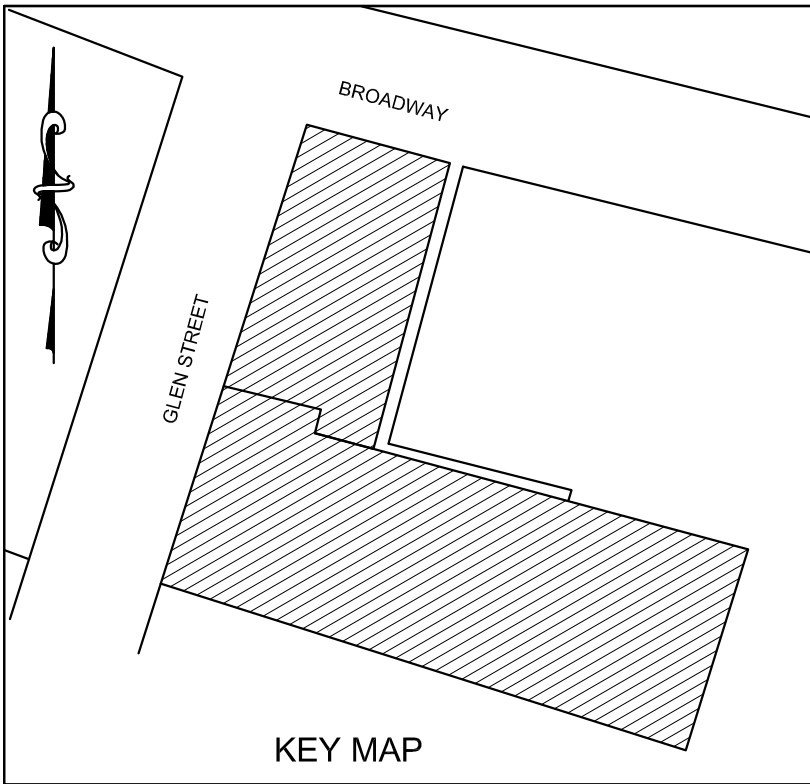
BUILDING DESCRIPTION

6 - 1 BED UNITS
8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE



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



FLOOR DISCRIPTION:

- 4 UNITS 5,167 G.S.F.
2 - 1 BED AND 1 STUDY UNITS
2 - 2 BED UNITS

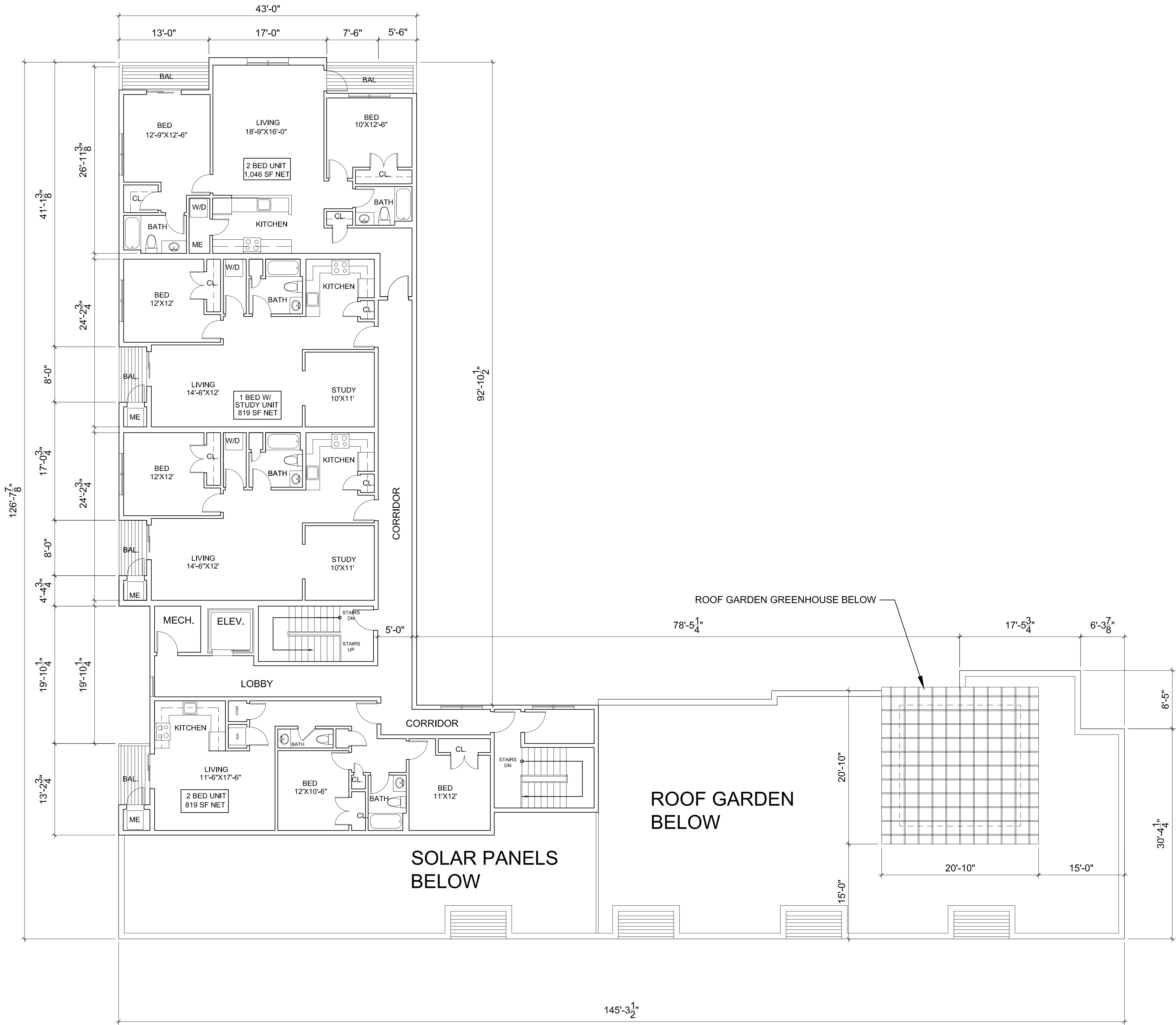
BUILDING DESCRIPTION

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8 - 1 BED AND 1 STUDY UNITS
7 - 2 BED UNITS
3 - 3 BED UNITS

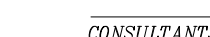
TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE

GLEN STREET

BROADWAY



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

[illegible]

118 Broadway
Somerville, MA

DRAWING TITLE

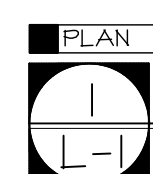
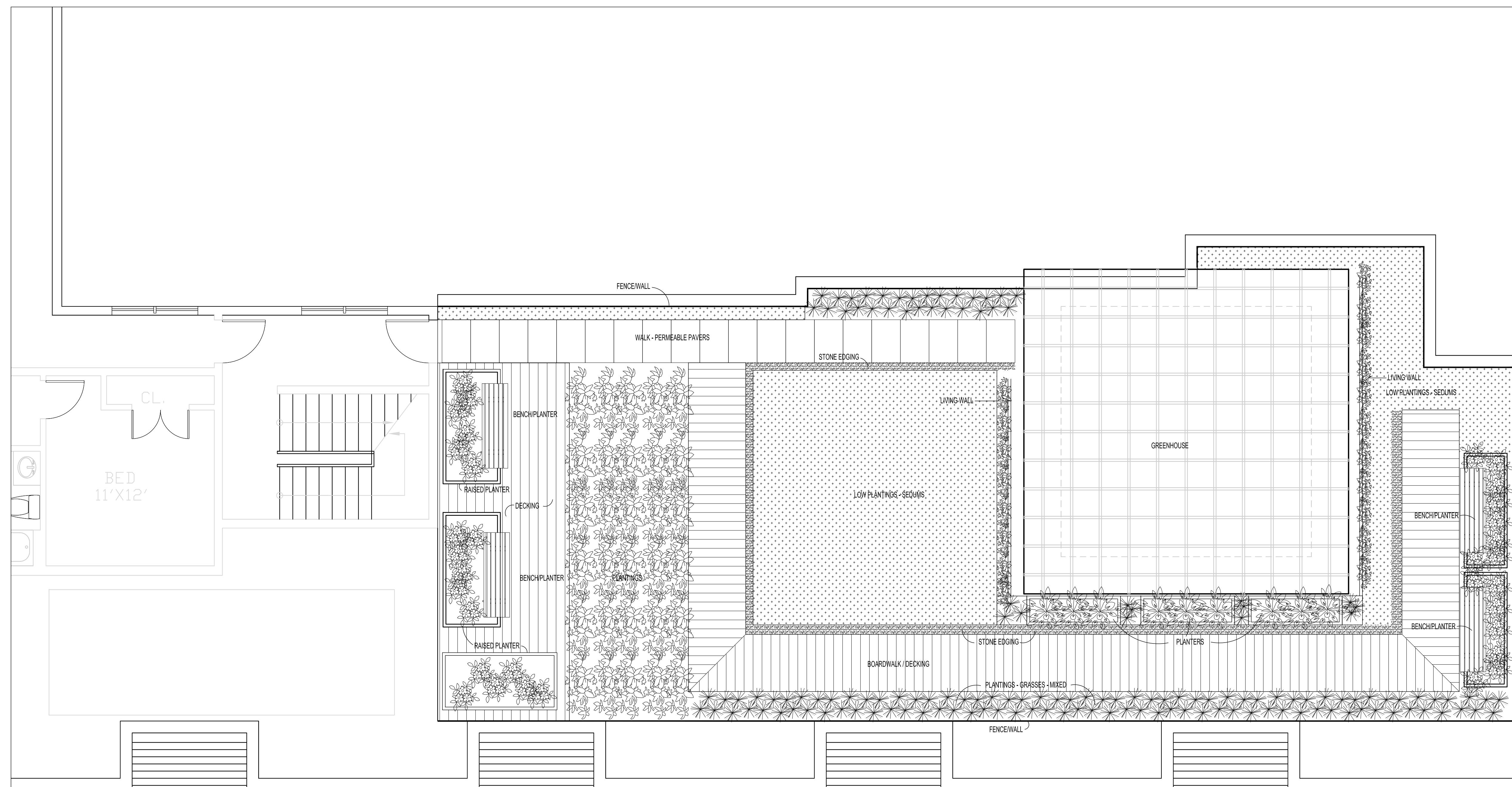
Conceptual Roof Garden Plan

 22 Carlton Rd.
Marblehead, MA 01945
tel. (781) 622-7487
fax (781) 623-0293
james@jamesemmanuel.com
www.jamesemmanuel.com

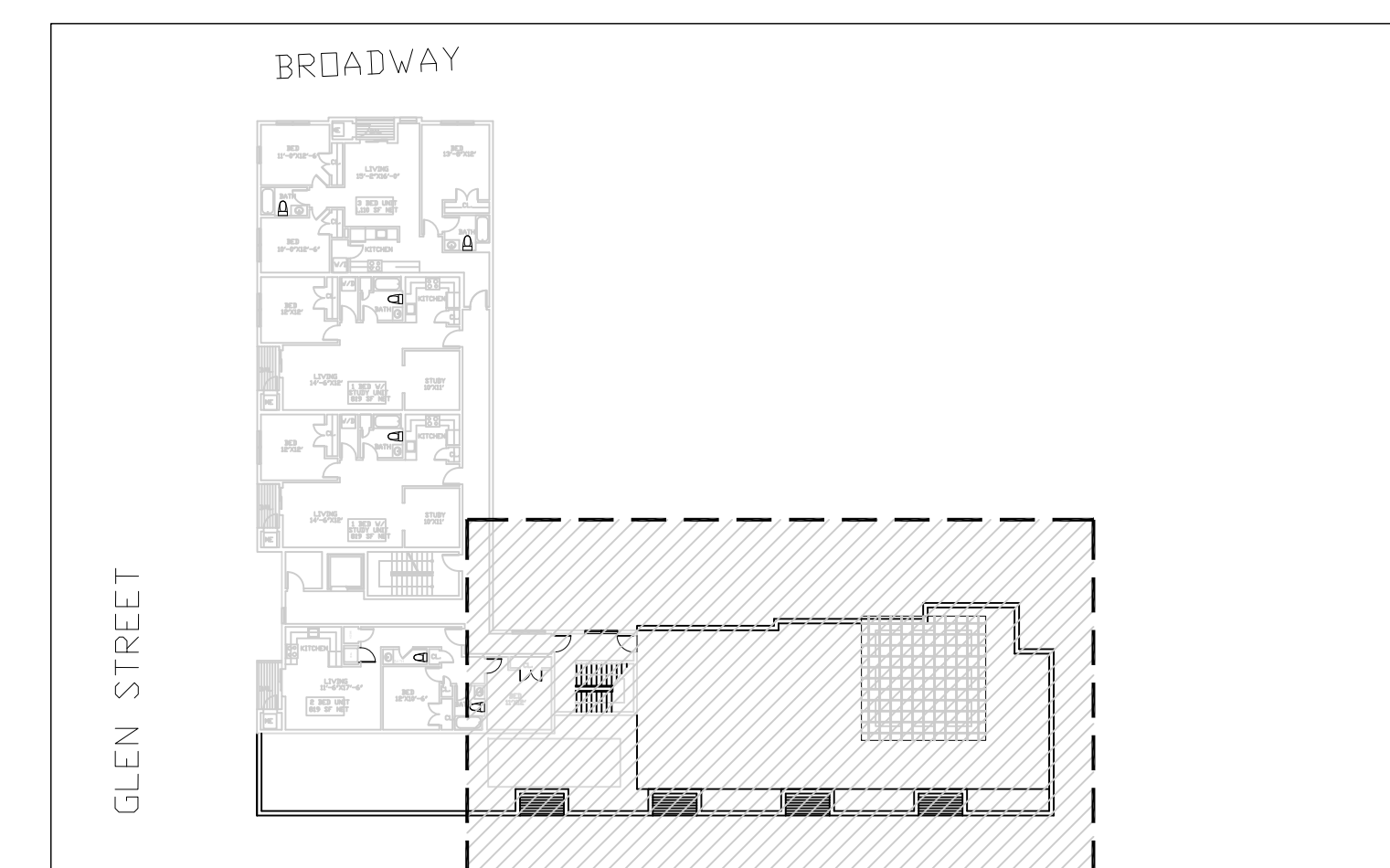
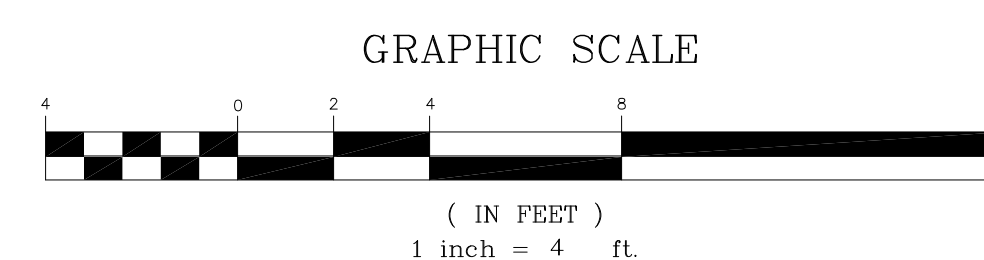
DATE July 24, 2017

DRAWING NUMBER

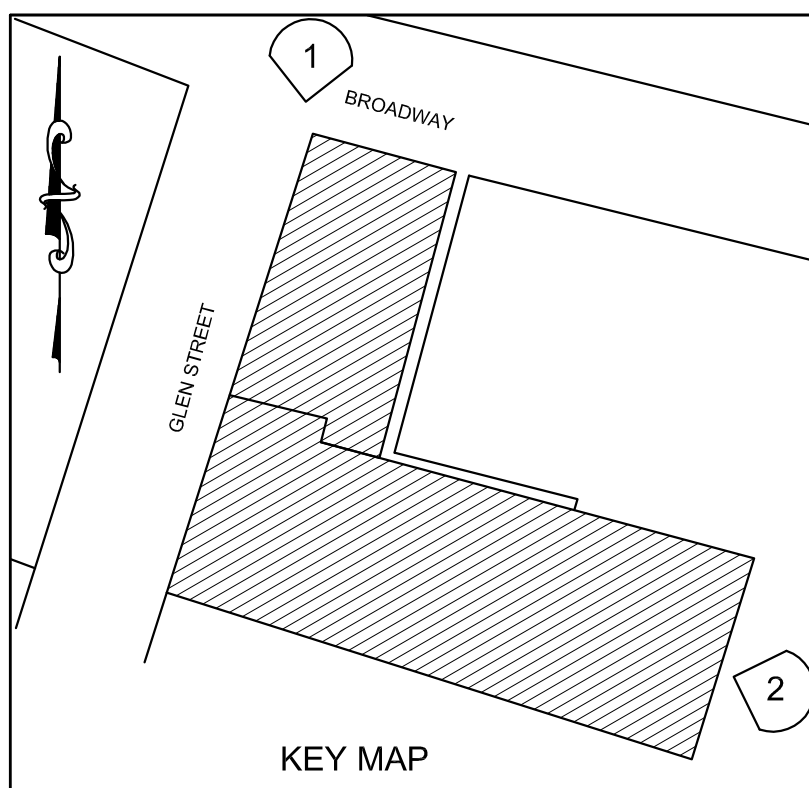
L-1



SCALE: $1/4" = 1'$



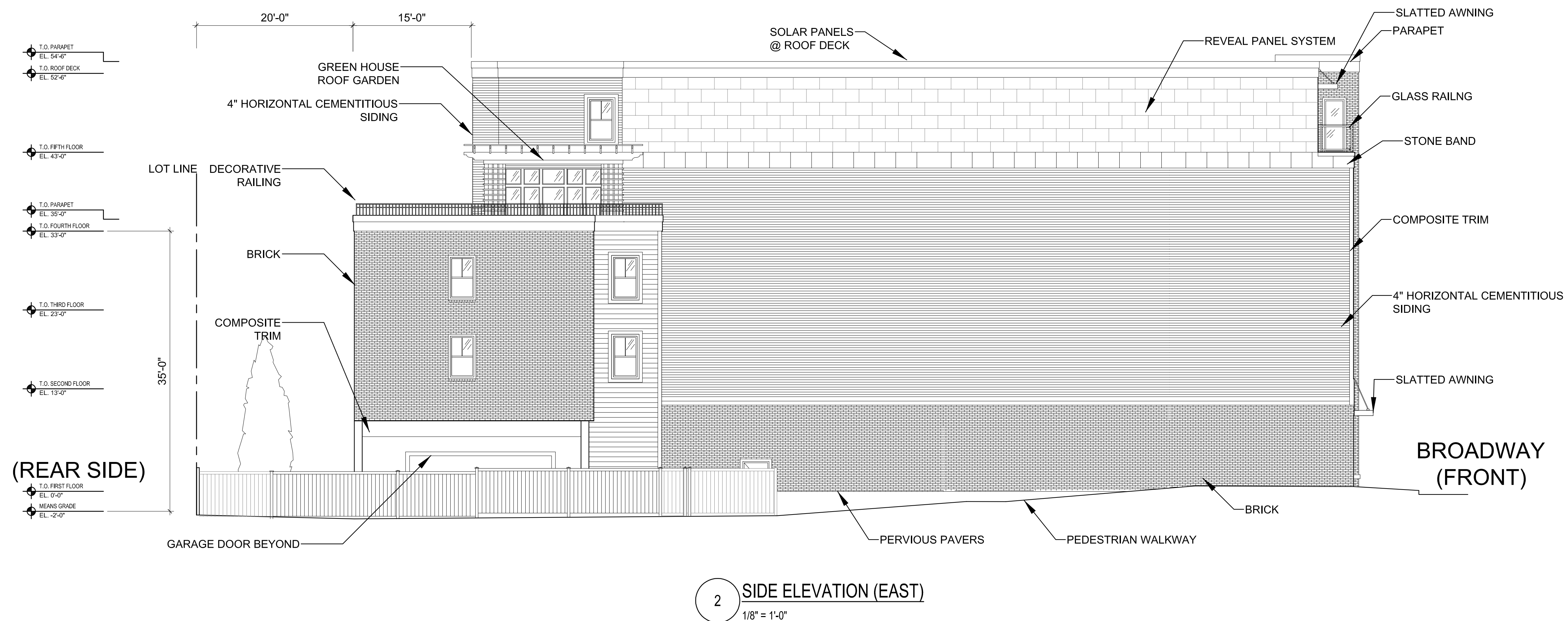
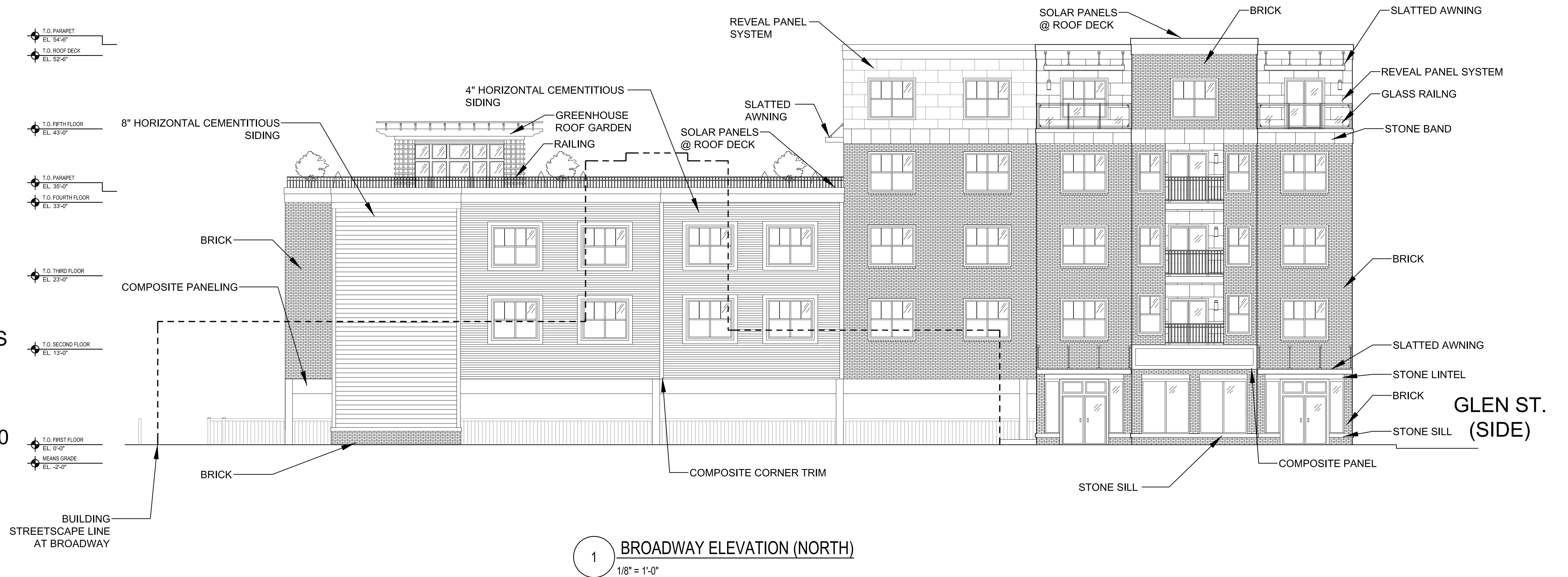
CONCEPTUAL ROOF GARDEN KEY PLAN

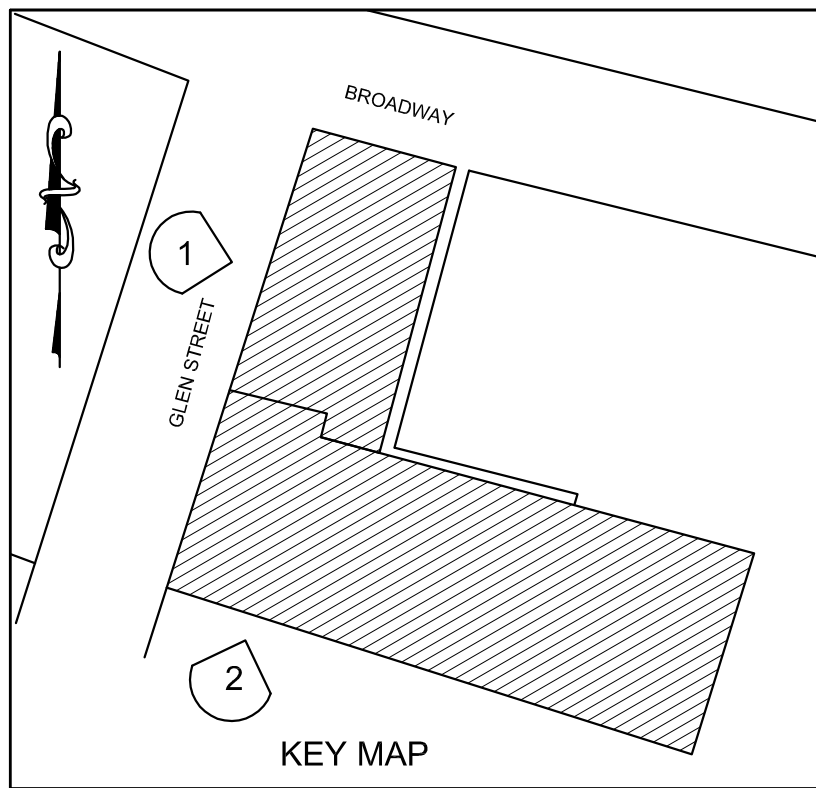


BUILDING DESCRIPTION

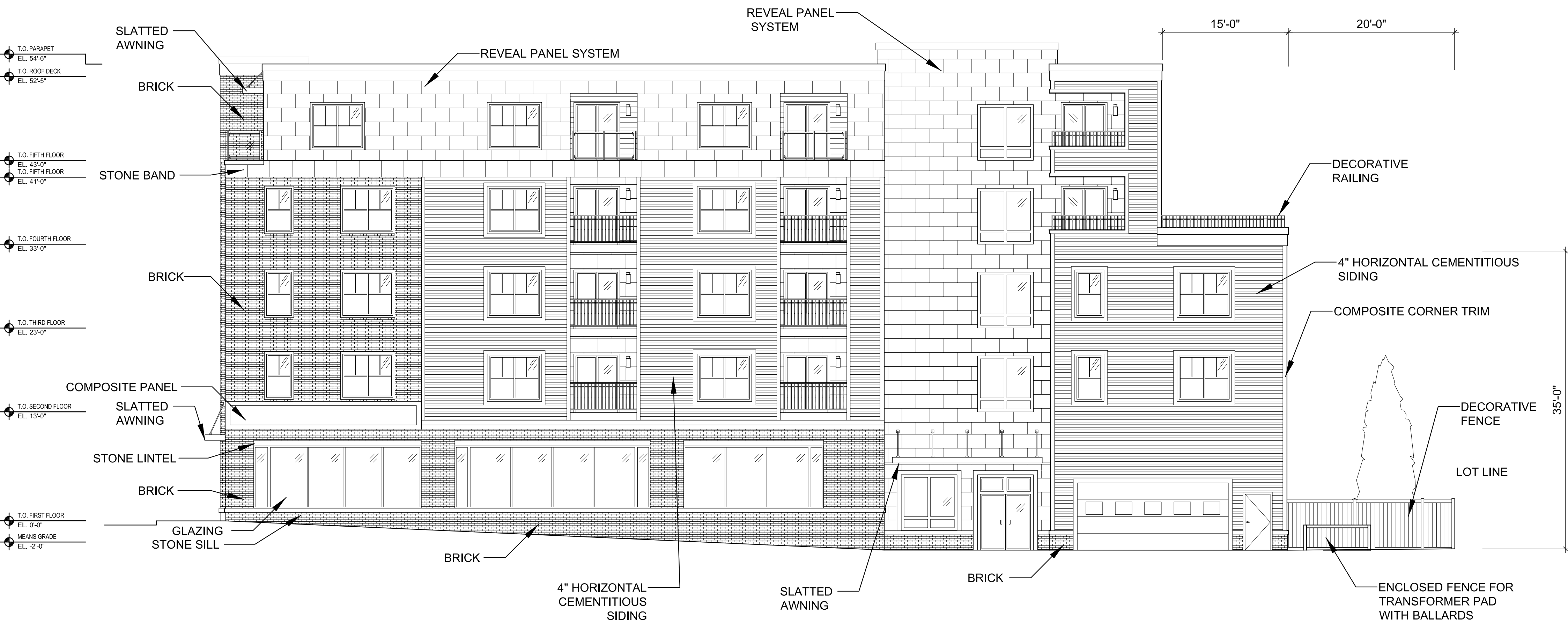
- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE
GROSS S.F. = 32,529 S.F.





BROADWAY
(FRONT)



BUILDING DESCRIPTION

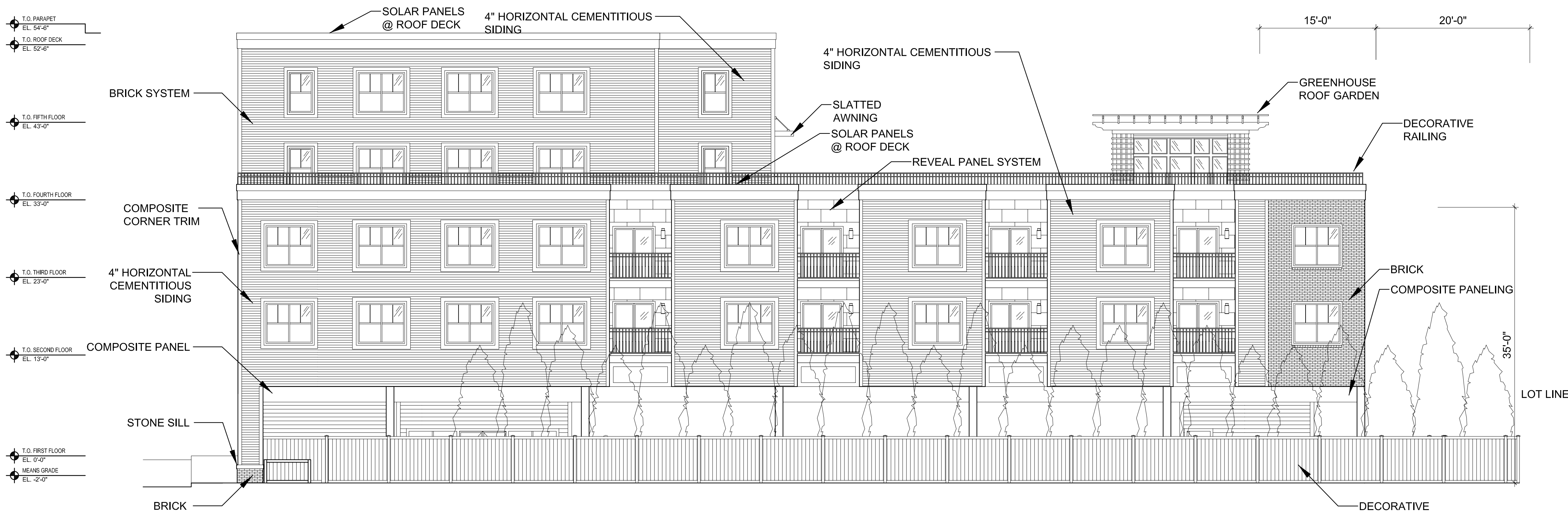
- 6 - 1 BED UNITS
- 8 - 1 BED AND 1 STUDY UNITS
- 7 - 2 BED UNITS
- 3 - 3 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE
GROSS S.F. = 32,529 S.F.

REVISIONS
JULY 18, 2017

1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"

GLEN ST
(SIDE)



2 REAR ELEVATION W/ SCREENING (SOUTH)
1/8" = 1'-0"