

44 BROADWAY

SOMERVILLE ZBA APPLICATION



ZBA DRAWING LIST		
SHEET NUMBER	SHEET NAME	ZBA APPLICATION
ZBA00	COVER	■
ZBA01	EXISTING CONDITIONS PLOT PLAN	■
ZBA02	ZONING DIMENSIONAL TABLE	■
ZBA03	ZONING COMPLIANCE SITE PLAN	■
ZBA04	ZONING COMPLIANCE FLOORS	■
ZBA05	ZONING COMPLIANCE COVERAGE	■
ZBA06	BASEMENT PLAN	■
ZBA07	FIRST FLOOR PLAN	■
ZBA08	SECOND FLOOR PLAN	■
ZBA09	THIRD FLOOR PLAN	■
ZBA10	FOURTH FLOOR PLAN	■
ZBA11	FIFTH FLOOR PLAN	■
ZBA12	ROOF PLAN	■
ZBA13	ELEVATIONS	■
ZBA14	ELEVATIONS	■
ZBA15	RENDERINGS	■
ZBA16	SHADOW STUDY	■



LOCUS PLAN

TROIKA

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boston, ma 02210-3423
www.studiotroika.com

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STAMP

PROJECT

44 BROADWAY

44 BROADWAY
SOMERVILLE, MA
02145

DRAWING TITLE

COVER

NOTES

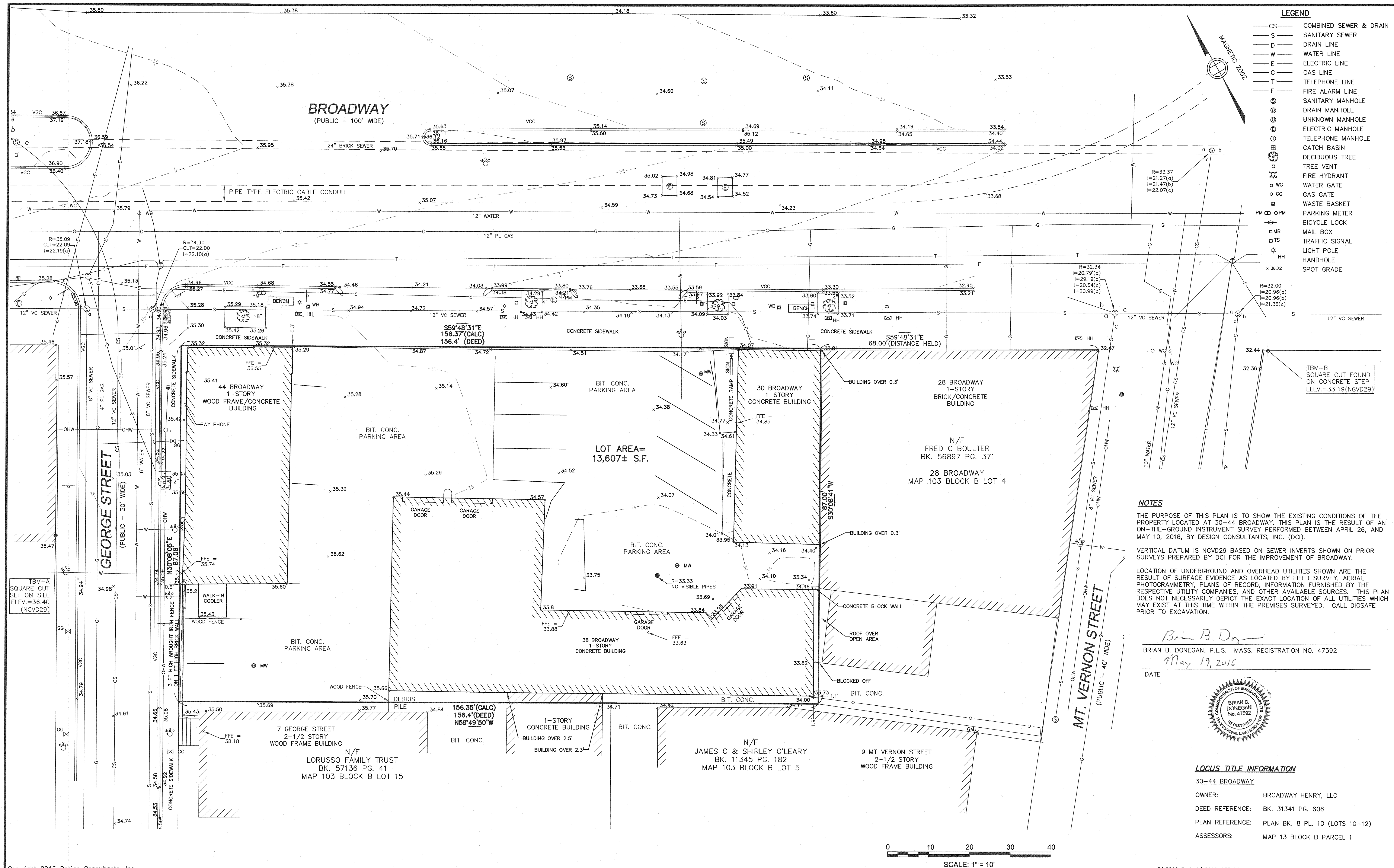
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PROJECT NUMBER: 3310.10
DATE: 2018.02-19
SCALE: 12" = 1'-0"
DRAWN BY: PS
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ZBA00



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120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWMURYPORT, MA 01950
978-356-7173

SCALE:

HORIZ: 1" = 10'

VERT: _____

NO. DATE BY REVISIONS

FIELD: TM, JM
CALCS: BD
CHECKED: ML
APPROVED: BD

EXISTING CONDITIONS PLAN

30-44 BROADWAY
SOMERVILLE, MA

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
HIGHLAND DEVELOPMENT CORP

P:\2016 Projects\2016-035 30-44 Broadway Somerville\Drawg\SURVEYING\16-035EC.dwg

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ZONING
DIMENSIONAL
TABLE

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PROJECT NUMBER:

3310.10

DATE:

2018.02-19

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RE

ZBA02

TOD-55

ITEM	CURRENT ZONING (TOD-55)	PROPOSED DESIGN (TOD-55)	COMPLIANCE
USE	MULTI	RETAIL, OFFICE & RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS	27	27	COMPLIES
LOT AREA/ UNIT (OVER 18 UNITS) (SF)	495	504	COMPLIES
LOT SIZE (SF) MIN.	15,000	13,607	DOES NOT COMPLY
GROUND COVERAGE (%) MAX	80	64	COMPLIES
LANDSCAPED AREA (% OF LOT) MIN	0.1	10.4	COMPLIES
GROSS FLOOR AREA (SF)	40,821	47,313	DOES NOT COMPLY
FAR MAX	3	3.48	DOES NOT COMPLY
HEIGHT (FT) MAX	55	55	COMPLIES
FRONT YARD (FT) MIN	0	3	COMPLIES
SIDE YARD (FT) MIN	0	18	COMPLIES
REAR YARD (FT) MIN	0	0	COMPLIES
REAR YARD ABUTTING RB (NR) MIN	VEGETATIVE LANDSCAPE & 40 FT SETBACK @24FT ABOVE GRADE	18 FT SETBACK	DOES NOT COMPLY
FRONTAGE (FT) MIN	50	NO CHANGE	COMPLIES
ARTS RELATED USES REQUIREMENTS	NA	NA	COMPLIES
INCLUSIONARY HOUSING (%)	20	20	COMPLIES
TAPERING HEIGHT (FT)	NA	NA	COMPLIES
UPPER LEVEL SETBACK (FT)	NA	NA	COMPLIES
UPPER LEVEL MAXIMUM FLOORPLATE (%)	NA		COMPLIES
USABLE OPEN SPACE REQUIREMENT (%)	NA	NA	COMPLIES
NO. PARKING SPACES RESIDENTIAL MIN	1 PU	.75 PER UNIT (20 SPOTS)	DOES NOT COMPLY
NO. PARKING SPACES OFFICE MIN	1 PER 1000 NSF	1 PER 5,400 SF (2 SPOTS)	DOES NOT COMPLY
NO. PARKING SPACES EATING & DRINKING MIN	1 PER 500 NSF	0	DOES NOT COMPLY
NO. PARKING SPACES SMALL RETAIL MIN	1 PER 1500 NSF	0	DOES NOT COMPLY
NO. BIKE SPACES RESIDENTIAL MIN	20 TOTAL	22 TOTAL	COMPLIES
NO. BIKE SPACES OFFICE MIN.			COMPLIES
NO. BIKE SPACES EATING & DRINKING MIN			COMPLIES

MR-5 PROPOSED ZONING

ITEM	PROPOSED ZONING (MR-5)	PROPOSED DESIGN (MR-5)	COMPLIANCE
USE	MULTI	RETAIL, OFFICE & RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS		27	COMPLIES
LOT AREA/ UNIT (OVER 18 UNITS) (SF)	1125 / 825 (100% AFFORDABLE)(25.75 Units)	NA	COMPLIES
LOT SIZE (SF) MIN.	15,000	13,607	DOES NOT COMPLY
GROUND COVERAGE (%) MAX	90	64	COMPLIES
LANDSCAPED AREA (% OF LOT) MIN	0.2	0.2	COMPLIES
GROSS FLOOR AREA (SF)	NA	47,313	COMPLIES
FAR MAX	NA	3.48	COMPLIES
HEIGHT (FT) MAX	65	55	COMPLIES
FRONT YARD (FT) MIN	2	3	COMPLIES
SIDE YARD (FT) MIN	0'/5' NR	18	COMPLIES
REAR YARD (FT) MIN	10'/15' NR	NA	COMPLIES
REAR YARD ABUTTING RB (NR) MIN	15	NA	COMPLIES
FRONTAGE (FT) MIN	50	NO CHANGE	COMPLIES
ARTS RELATED USES REQUIREMENTS	NA	NA	COMPLIES
INCLUSIONARY HOUSING (%)	20	20	COMPLIES
TAPERING HEIGHT (FT)	NA	NA	COMPLIES
UPPER LEVEL SETBACK (FT)	NA	NA	COMPLIES
UPPER LEVEL MAXIMUM FLOORPLATE (%)	20,000	9,700	COMPLIES
USABLE OPEN SPACE REQUIREMENT (%)	NA	NA	COMPLIES
NO. PARKING SPACES RESIDENTIAL MIN	1 PER UNIT (27 SPOTS)	.75 PER UNIT (20 SPOTS)	DOES NOT COMPLY
NO. PARKING SPACES OFFICE MIN	1 PER 900 NSF (10.7 SPOTS)	1 PER 5,400 SF (2 SPOTS)	DOES NOT COMPLY
NO. PARKING SPACES EATING & DRINKING MIN	1 PER 300 NSF	0	DOES NOT COMPLY
NO. PARKING SPACES SMALL RETAIL MIN	1 PER 1,500 NSF (6.4 SPOTS)	0	DOES NOT COMPLY
NO. BIKE SPACES RESIDENTIAL MIN	0.1/DU (SHORT) 1/DU (LONG)	TOTAL: 52 (LONG), 10 (SHORT)	COMPLIES
NO. BIKE SPACES OFFICE MIN.	1/20,000SQFT (SHORT) 1/3,000 SQFT (LONG)		COMPLIES
NO. BIKE SPACES EATING & DRINKING MIN	1/1000SQFT (SHORT) 1/5000SQFT (LONG)		COMPLIES

44 BROADWAY

44 BROADWAY
SOMERVILLE, MA
02145

ZONING
COMPLIANCE
SITE PLAN

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CHECKED BY: RE

ZBA03

BROADWAY

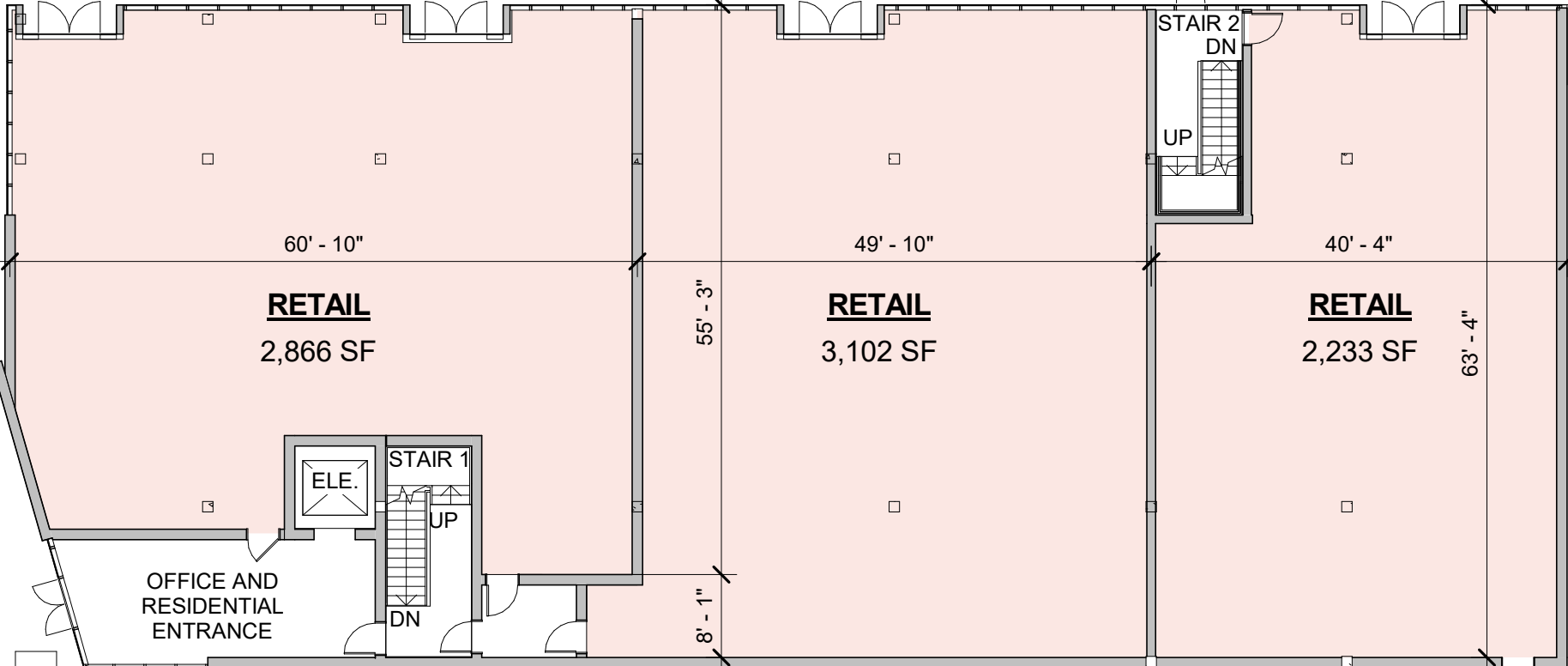
SHORT-TERM BIKE PARKING
(6 SPOTS)

SHORT-TERM BIKE PARKING
(6 SPOTS)

152' - 4"

65' - 11"

GEORGE ST.



OFFICE AND
RESIDENTIAL
ENTRANCE

ELE.

STAIR 1

UP

DN

TOP

RAMP

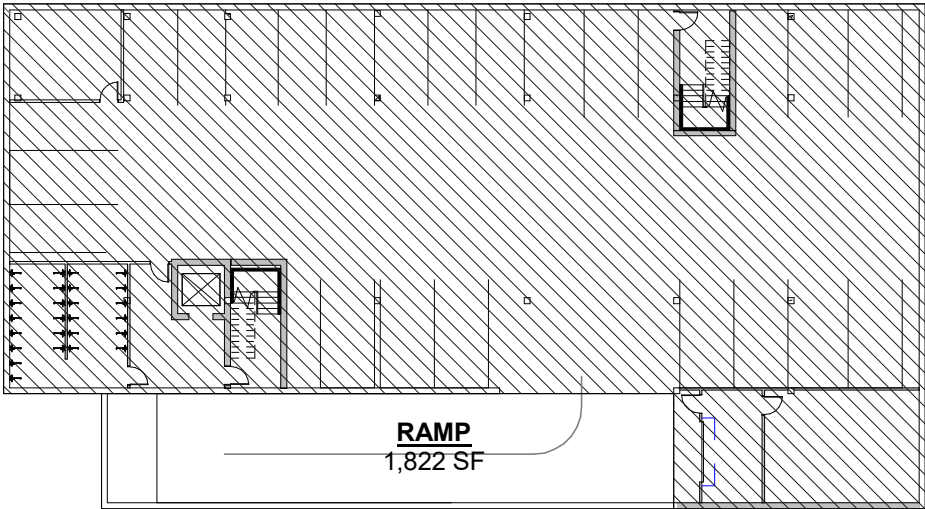
BOTTOM

VEGETATED
825 SF

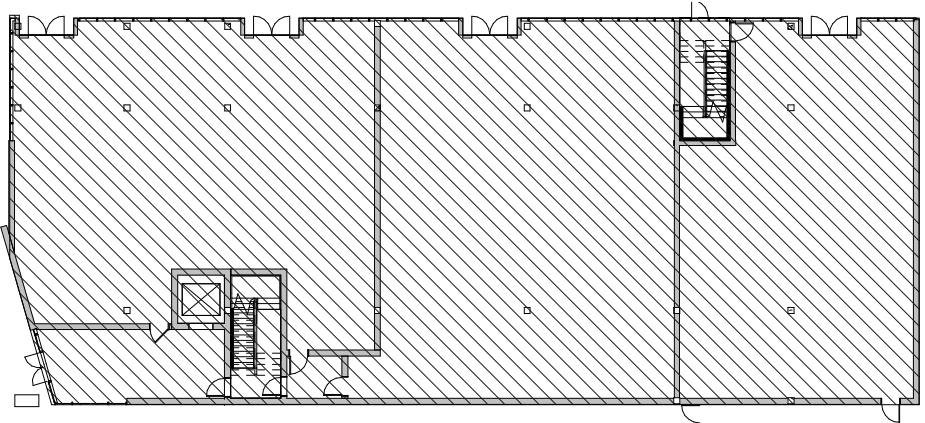
1

FIRST FLOOR PLAN

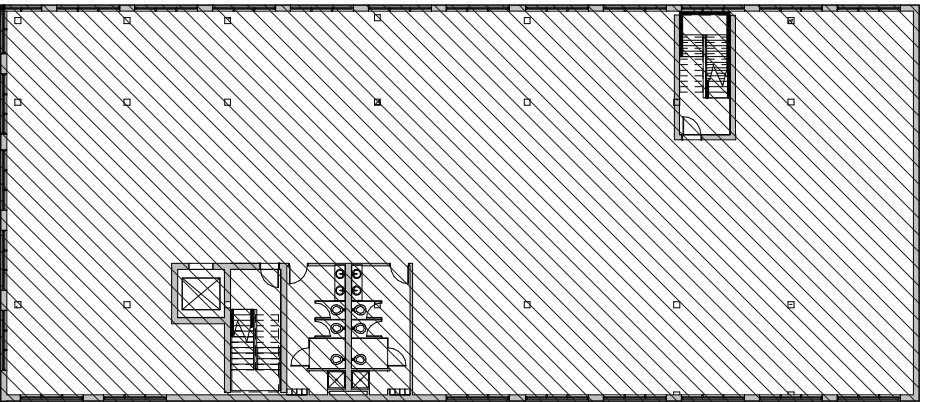
1/16" = 1'-0"



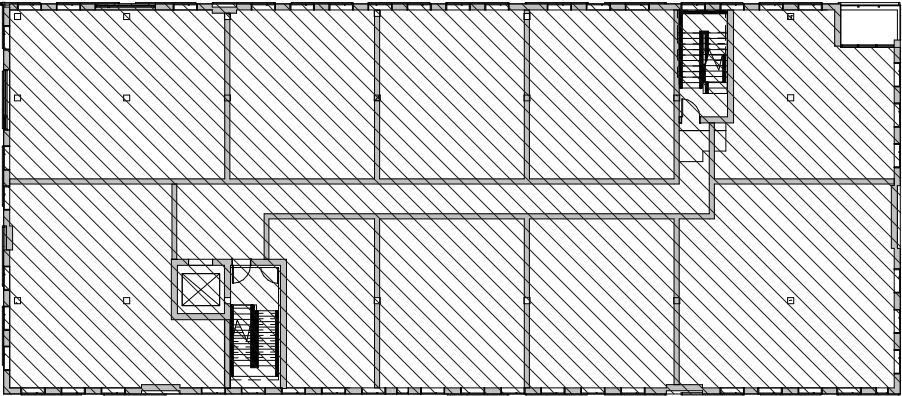
BASEMENT
10,740 SF



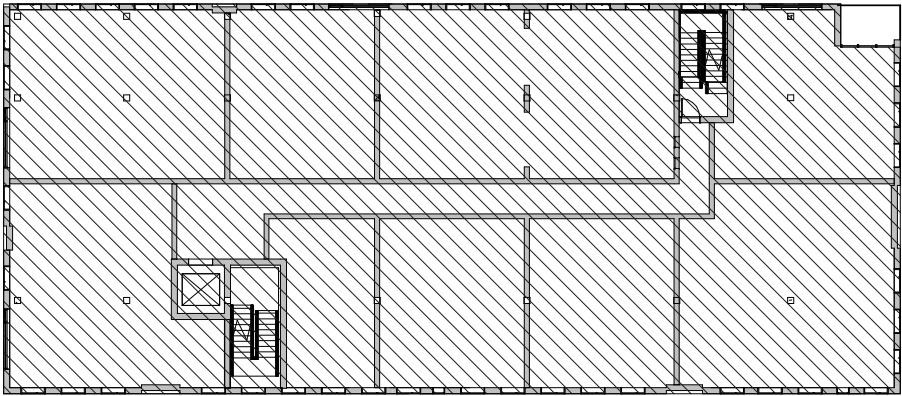
1ST FLOOR
9,534 SF



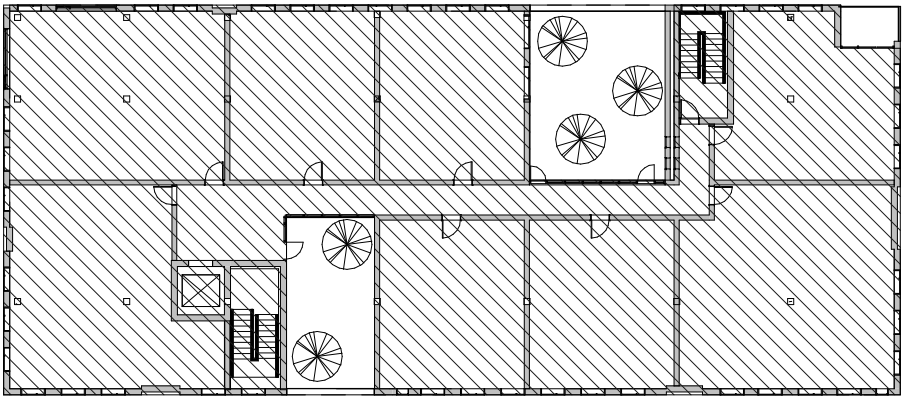
2ND FLOOR
10,070 SF



3RD FLOOR
9,615 SF



4TH FLOOR
9,613 SF



5TH FLOOR
8,481 SF

AREA (GROSS)	
AREA	LEVEL
10,740 SF	BASEMENT FLOOR
9,534 SF	FIRST FLOOR
10,070 SF	SECOND FLOOR
9,615 SF	THIRD FLOOR
9,613 SF	FOURTH FLOOR
8,481 SF	FIFTH FLOOR

58,053 SF

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DRAWING TITLE

ZONING
COMPLIANCE
FLOORS

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ZBA04

44 BROADWAY

44 BROADWAY
SOMERVILLE, MA
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ZONING
COMPLIANCE
COVERAGE

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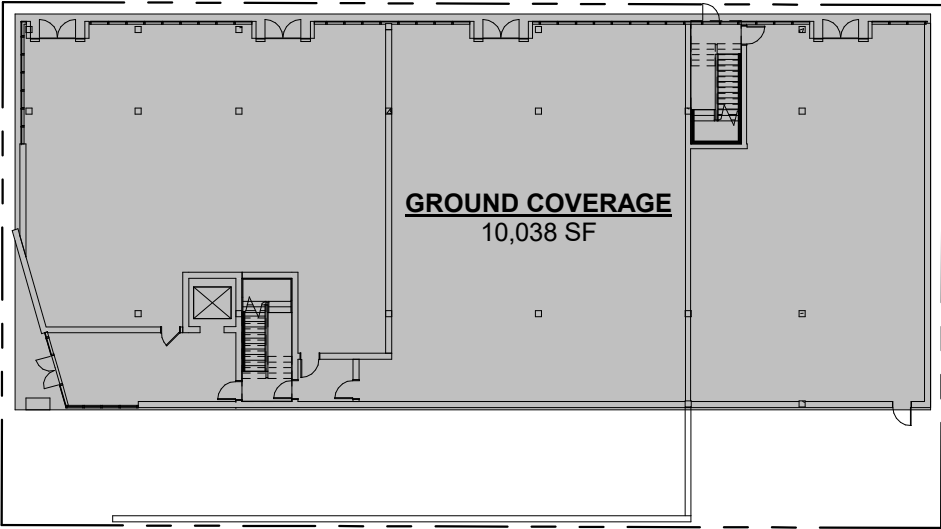
LANDSCAPE AREA	2,445 SF
LOT	13,609 SF (17.9%)

PERVIOUS PAVING (>24") .5 X 2,017 SF	1,008 SF
*GREENSPACE (>24") 0.7 X 956 SF	669 SF
*GREENSPACE (<24") 0.4 X 1055 SF	422 SF
VEGETATED WALL .7 X 638 SF	446 SF
*SMALL TREE .7 X 250 SF	175 SF
TOTAL	2,863 SF

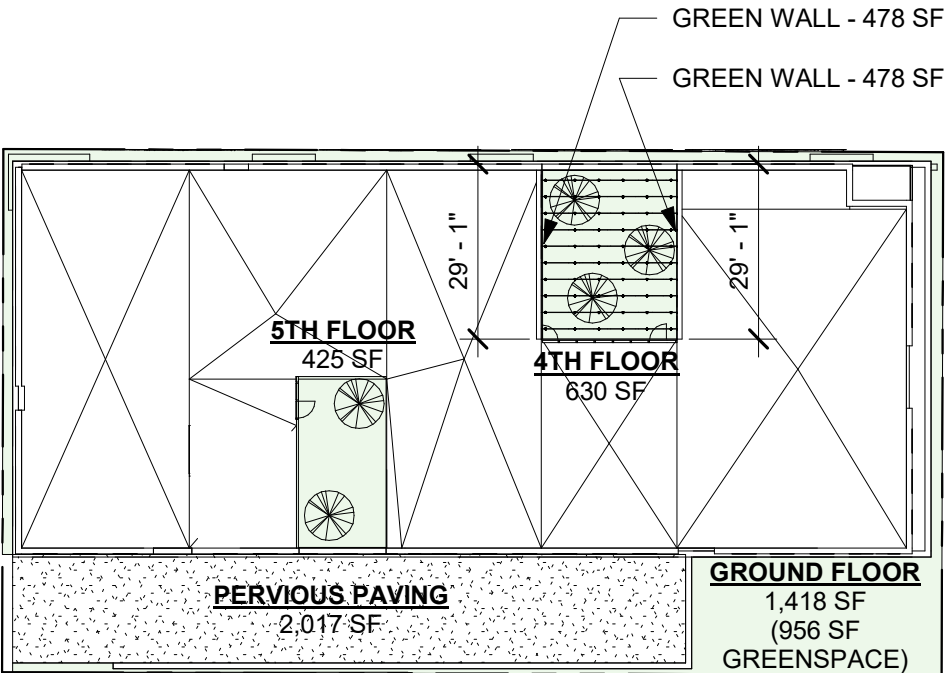
*NATIVE SPECIES

GREEN FACTOR REQ. 0.2 X 13,607 SF = 2,721 SF

GROUND COVERAGE	10,038 SF
LOT	13,609 SF (74%)



1 PLAN - GROUND COVERAGE
1/32" = 1'-0"



2 PLAN - LANDSCAPE AREA
1/32" = 1'-0"

44 BROADWAY

44 BROADWAY
SOMERVILLE, MA
02145

BASEMENT
PLAN

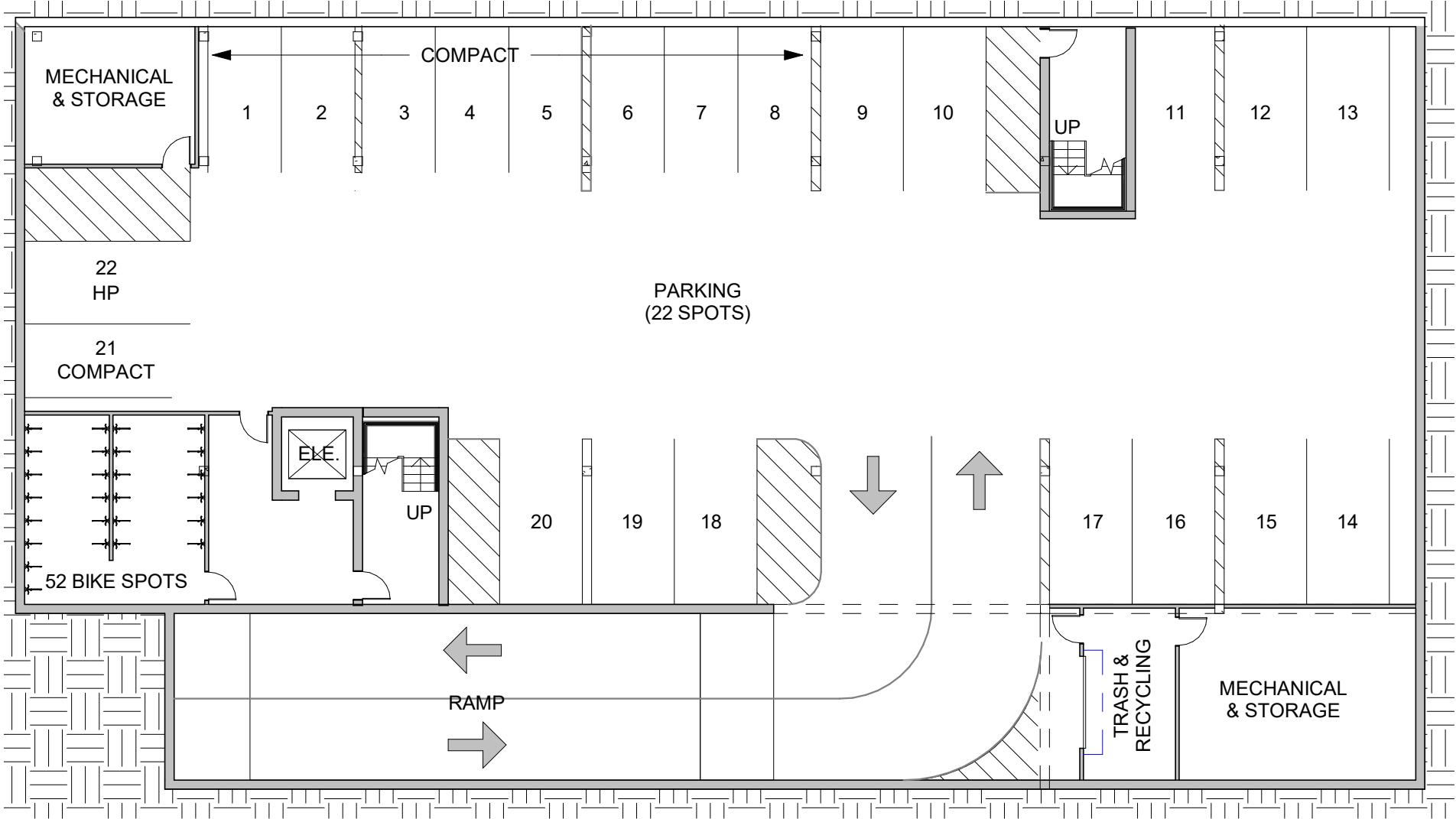
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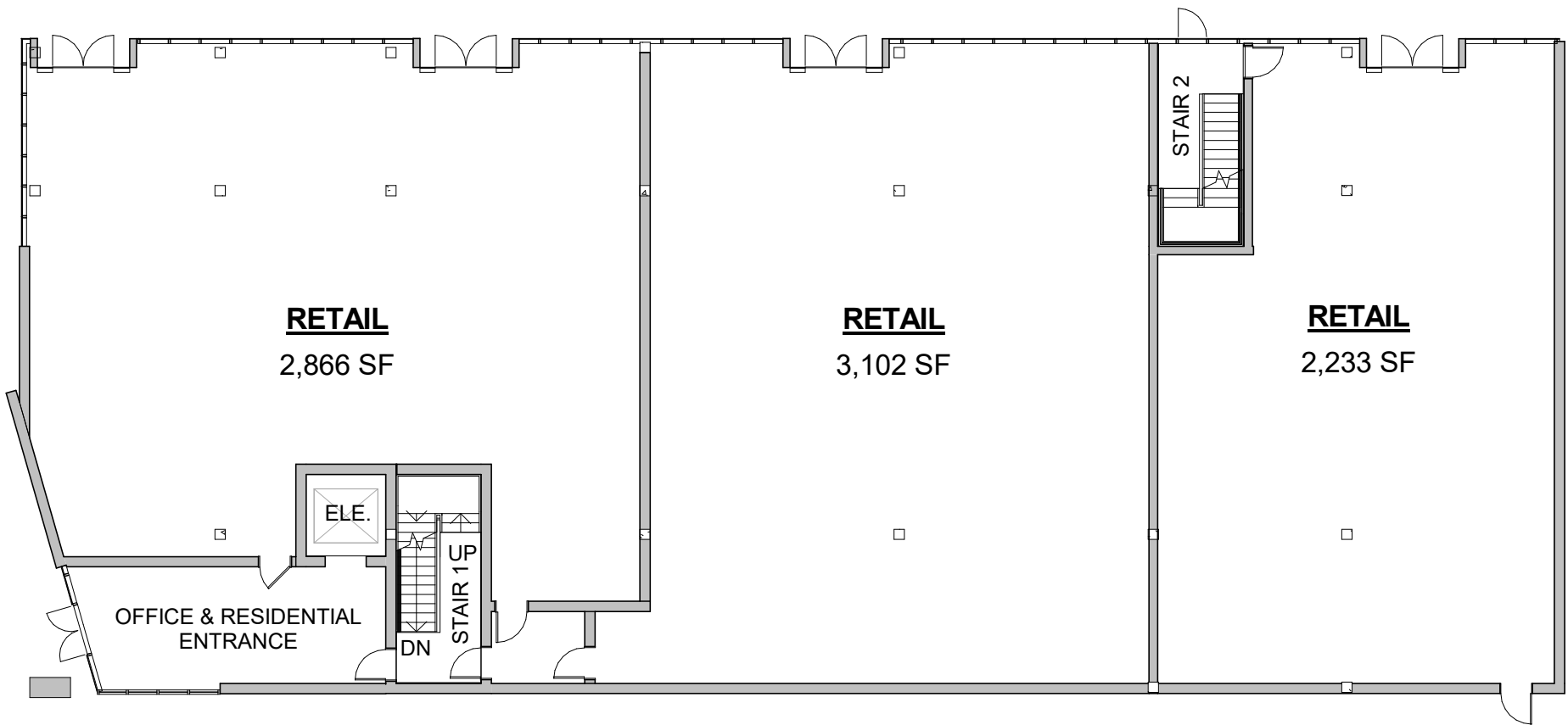
ZBA06



1

BASEMENT PLAN

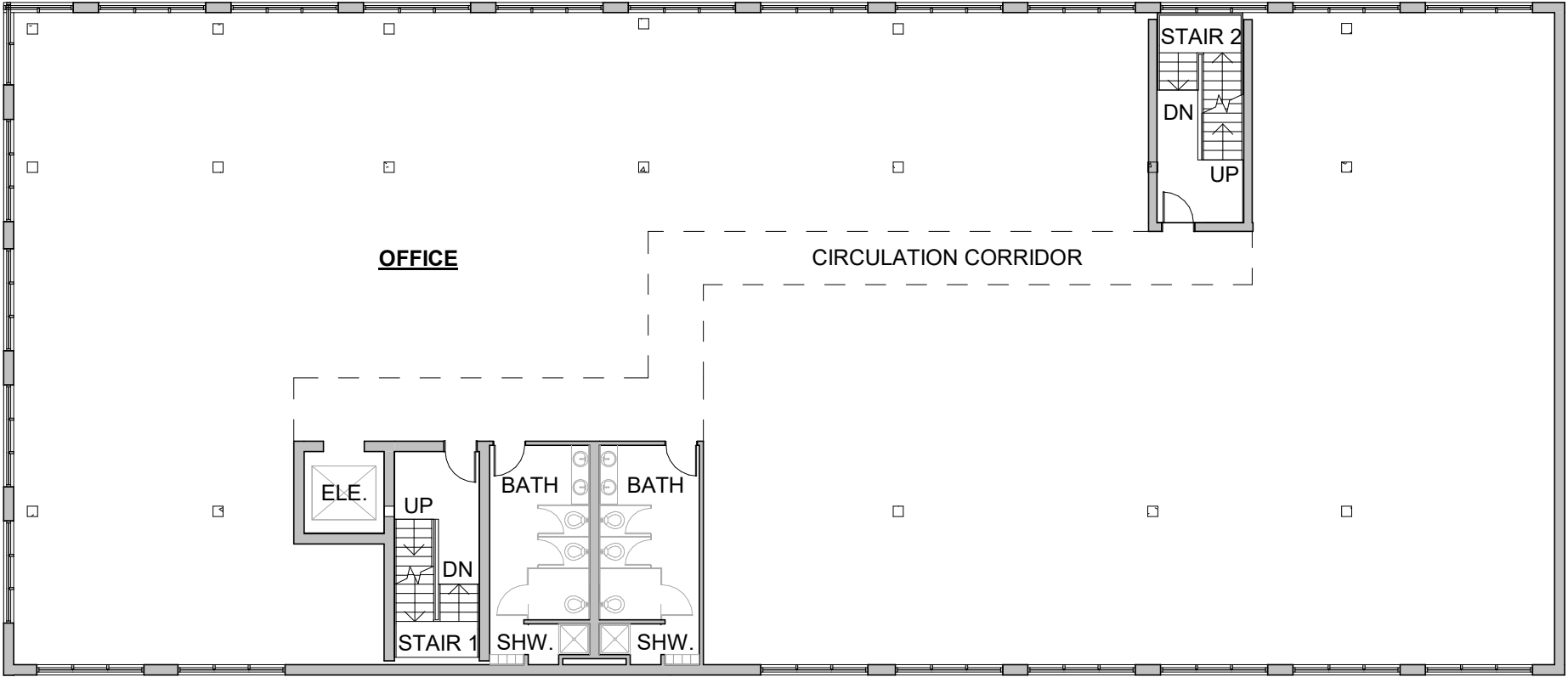
1/16" = 1'-0"



1

FIRST FLOOR PLAN

1/16" = 1'-0"



1

SECOND FLOOR PLAN

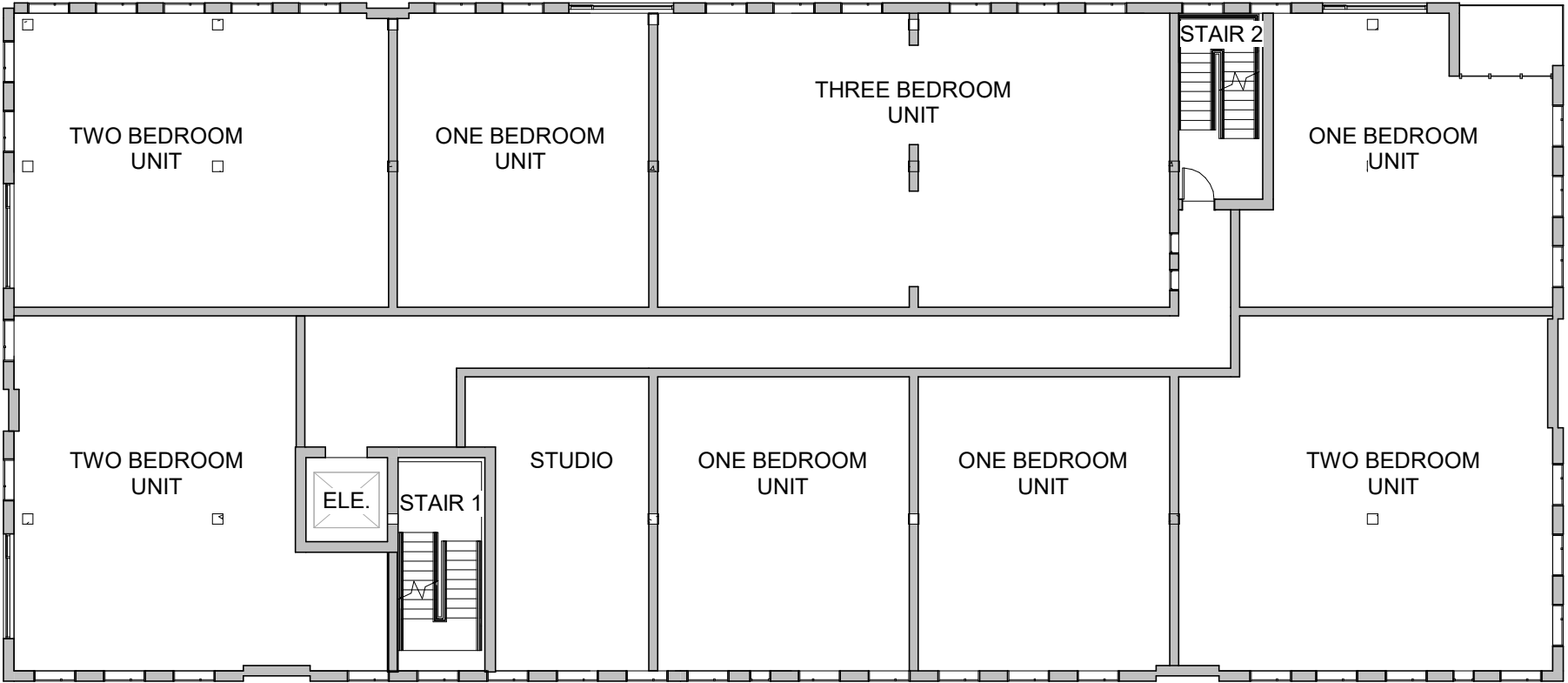
1/16" = 1'-0"



1

THIRD FLOOR PLAN

1/16" = 1'-0"



1

FOURTH FLOOR PLAN

1/16" = 1'-0"

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FIFTH FLOOR
PLAN

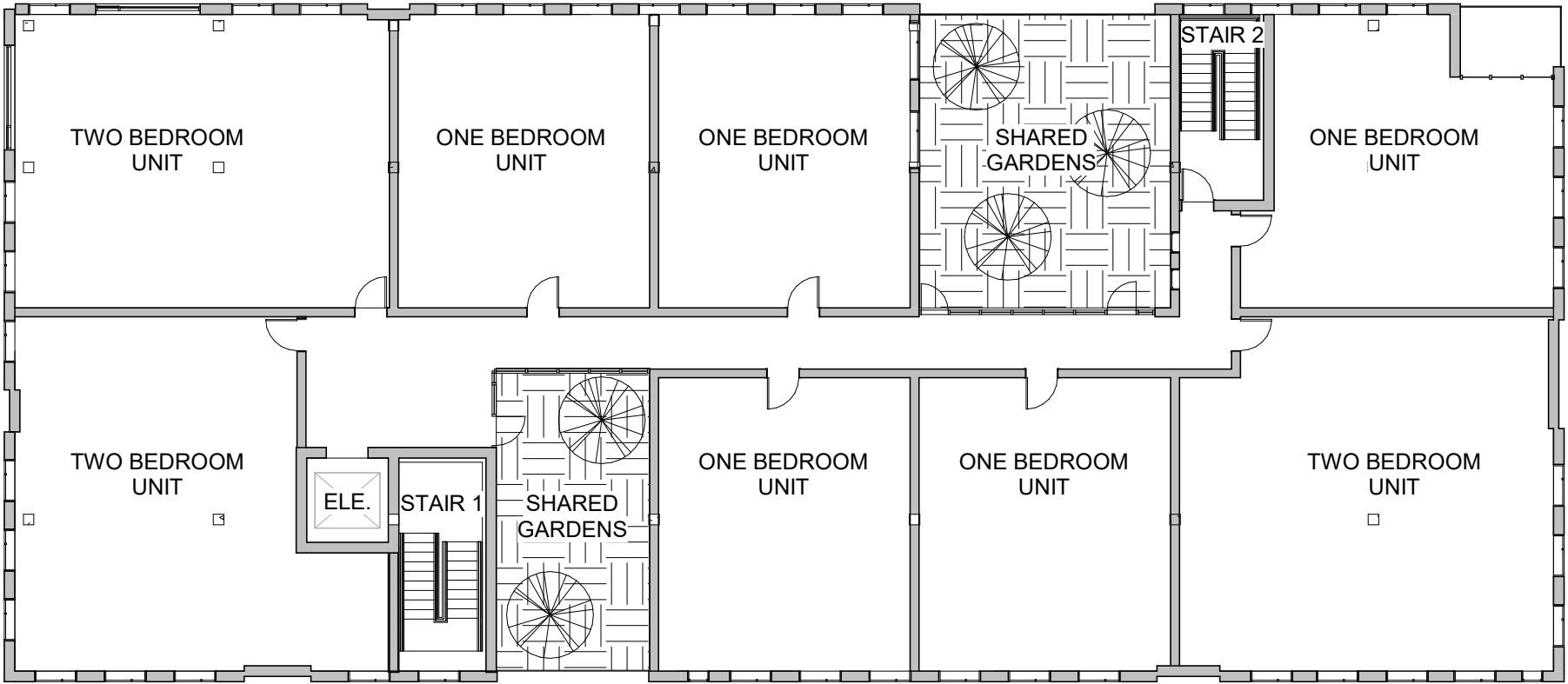
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1

FIFTH FLOOR PLAN

1/16" = 1'-0"

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44 BROADWAY
SOMERVILLE, MA
02145

ROOF PLAN

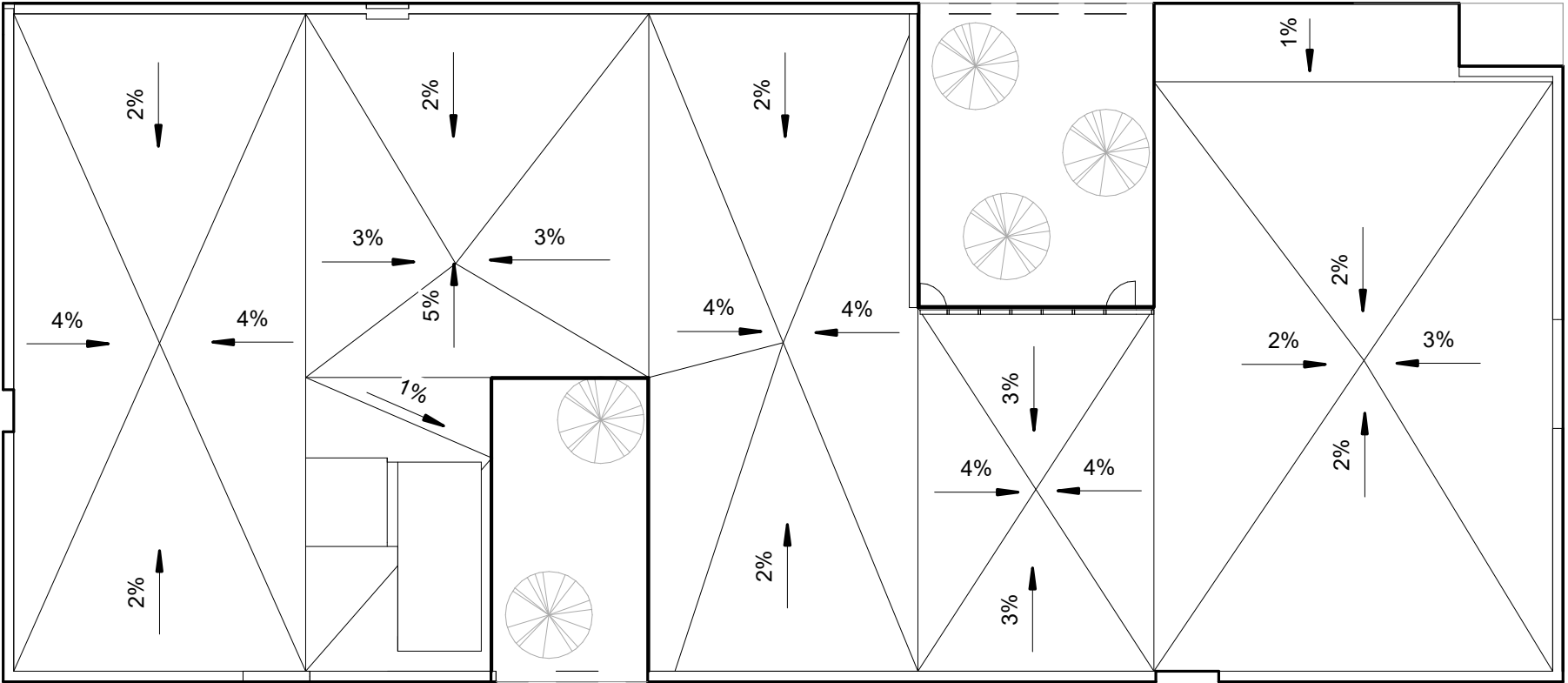
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ZBA12



1 ROOF PLAN
1/16" = 1'-0"

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SOMERVILLE, MA
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ELEVATIONS

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PROJECT NUMBER: 3310.10
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SCALE: 1" = 20'-0"
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ZBA13



1 ELEVATION - EAST
1" = 20'-0"



2 ELEVATION - NORTH
1" = 20'-0"

44 BROADWAY

44 BROADWAY
SOMERVILLE, MA
02145

ELEVATIONS

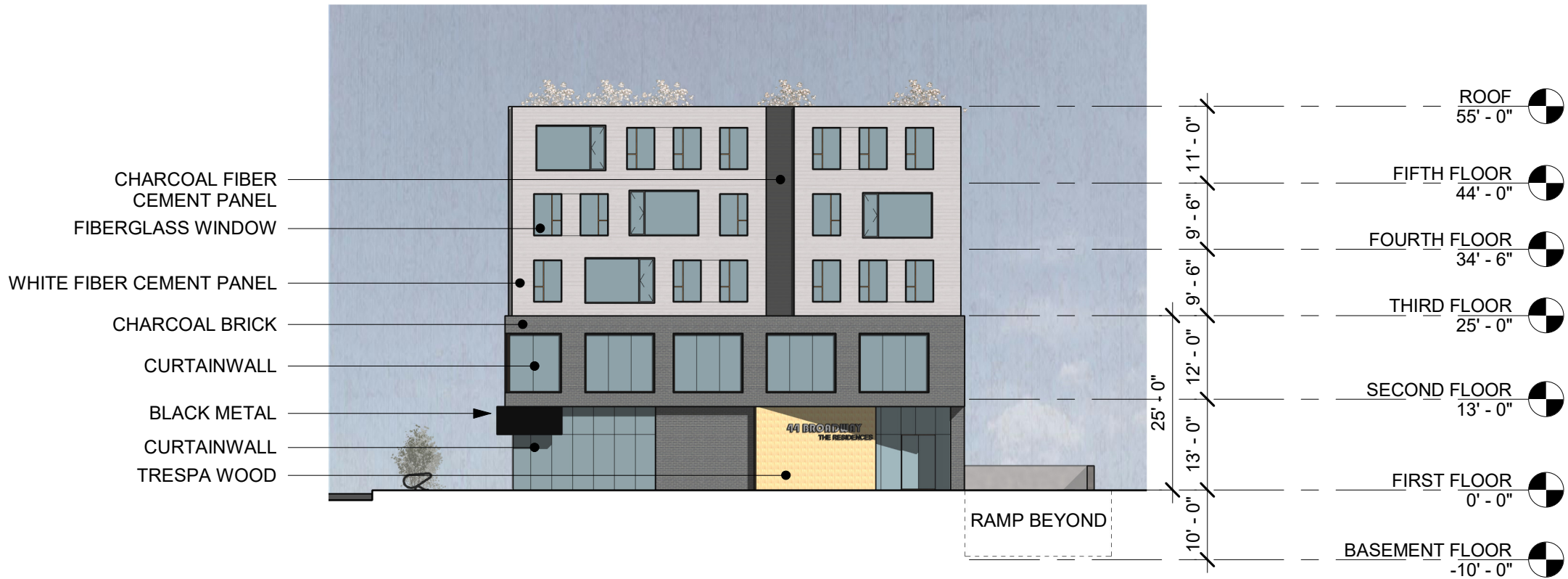
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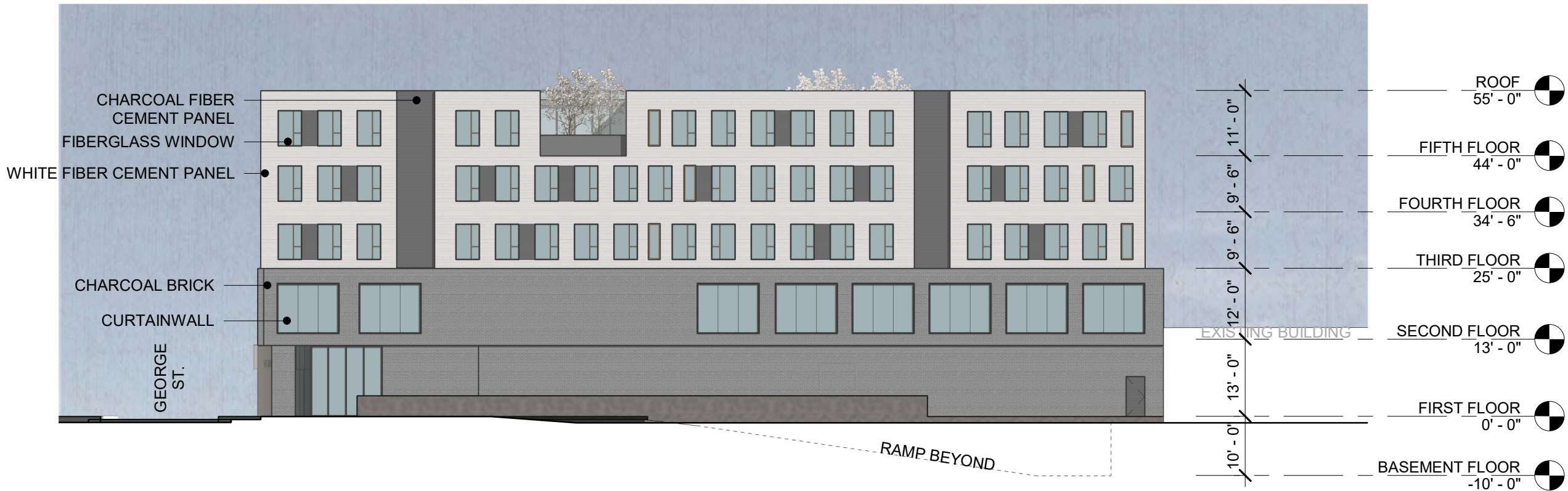
ZBA14



1

WEST ELEVATION ZBA

1" = 20'-0"



2

SOUTH ELEVATION ZBA

1" = 20'-0"



1 PERSPECTIVE - BROADWAY & GEORGE STREET



2 PERSPECTIVE - BROADWAY



3 PERSPECTIVE - GEORGE STREET



4 PERSPECTIVE - ROOF GARDEN

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02145

DRAWING TITLE

RENDERINGS

NOTES

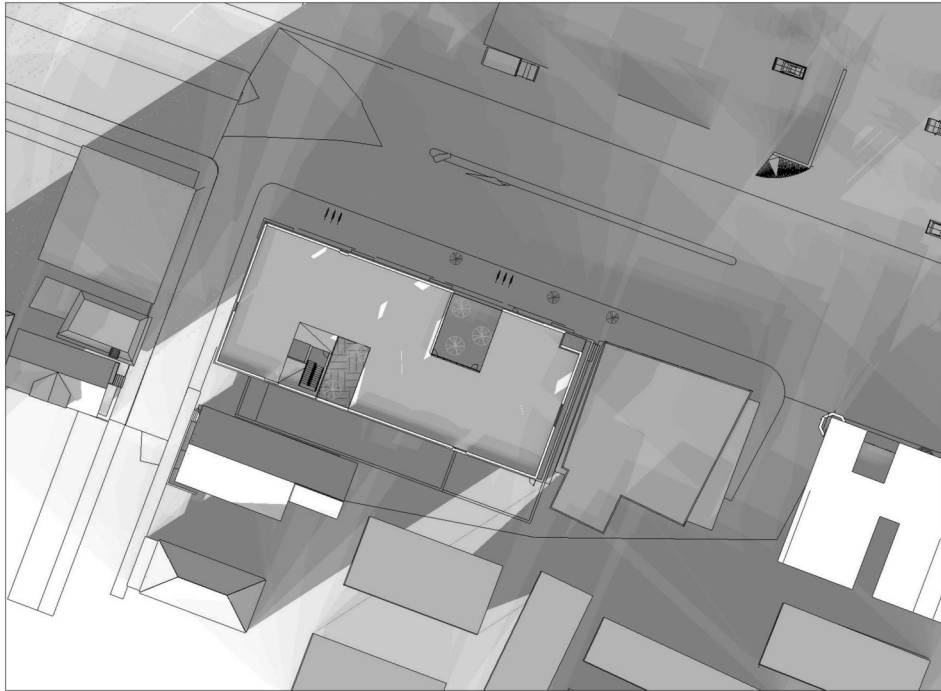
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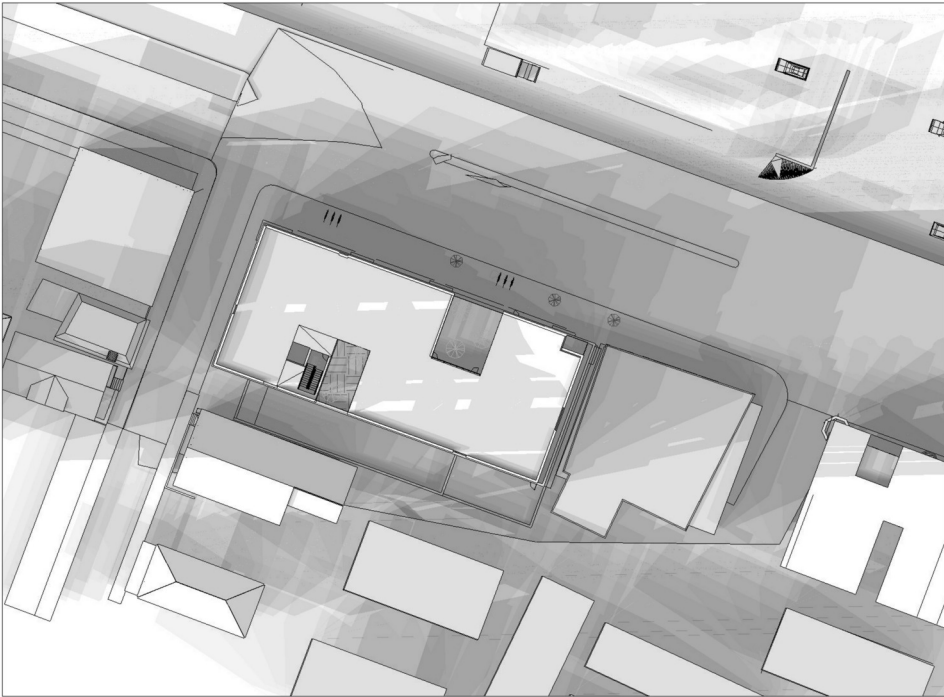
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ZBA15



WINTER SOLSTICE FROM 8:00AM TO 6:00PM



SPRING/FALL SOLSTICE FROM 8:00AM TO 6:00PM



SUMMER SOLSTICE FROM 8:00AM TO 6:00PM

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SOMERVILLE, MA
02145

■ DRAWING TITLE

SHADOW STUDY

■ NOTES

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