



# 1154 BROADWAY

TEELE SQUARE, SOMERVILLE  
DESIGN REVIEW – 3 APR 2014



### MAJOR CONTEXT FEATURES

- (1) TEELE SQUARE CENTER
- (2) FIRE HOUSE
- (3) RUDY'S
- (4) ST JAMES CHURCH
- (5) COMMERCIAL STOREFRONTS, MANY WITH APTS ABOVE
- (6) TWO- AND THREE-FAMILY NEIGHBORHOODS
- (7) RECENT TOWNHOUSE STYLE DEVELOPMENT
- (8) RECENT MIXED-USE – FOUR STORY

**1 1 5 4 B R O A D W A Y**  
S O M E R V I L L E , M A 0 2 1 4 4



SITE ORIENTATION



- (1) EXISTING SITE IS MAJOR GAP IN STREET EDGE
- (2) STANDS AT MAJOR CROSSWALK
- (3) STREET TREES MISSING
- (4) CONTINUOUS STREET EDGE OF ONE-STORY OR MIXED USE 1 TO 4-STORY
- (5) 40-TO-45FT HIGH FOUR-STORY MIXED USE
- (6) EXISTING CHURCH SETBACK AND ANGLED AWAY FROM STREET
- (7) CHURCH HAS SIGNIFICANT FRONT YARD GREEN SPACE
- (8) CHURCH YARD AND WIDTH OF BROADWAY OPENS UP SIGNIFICANT VIEW OF SITE
- (9) RESIDENTIAL SCALE TO THE SITE REAR



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SOMERVILLE, MA 02144

URBAN DESIGN ANALYSIS



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URBAN DESIGN ANALYSIS



## PLAZA AS MAIN FEATURE OF SITE PLAN

- (1) PROPOSED PLAZA SERVES BOTH RESIDENTIAL AND COMMERCIAL USE
- (2) PLAZA EXTENDS THE STREETScape FROM THE CHURCH'S LANDSCAPED FRONT YARD
- (3) OPENS TO RECEIVE ANGLE OF STREET
- (4) TREE POSITION TO CONTINUE THE LANDSCAPED SETTING
- (5) PROPOSED LOCATION FOR SEASONAL KIOSK/STARTUP STRUCTURE

### OTHER

- (6) COMMERCIAL STREET EDGE RESTORED
- (7) STEP BACK AT REAR TO NEIGHBORHOOD

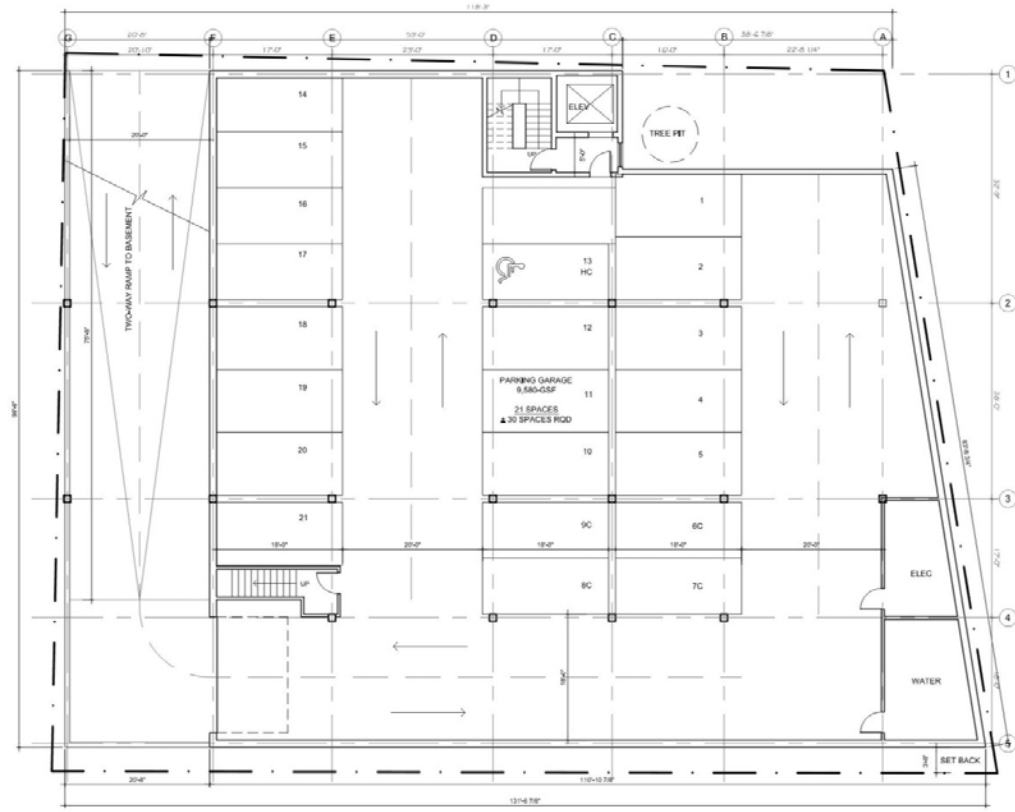


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SITE PLAN

## UNDERGROUND PARKING LEVEL

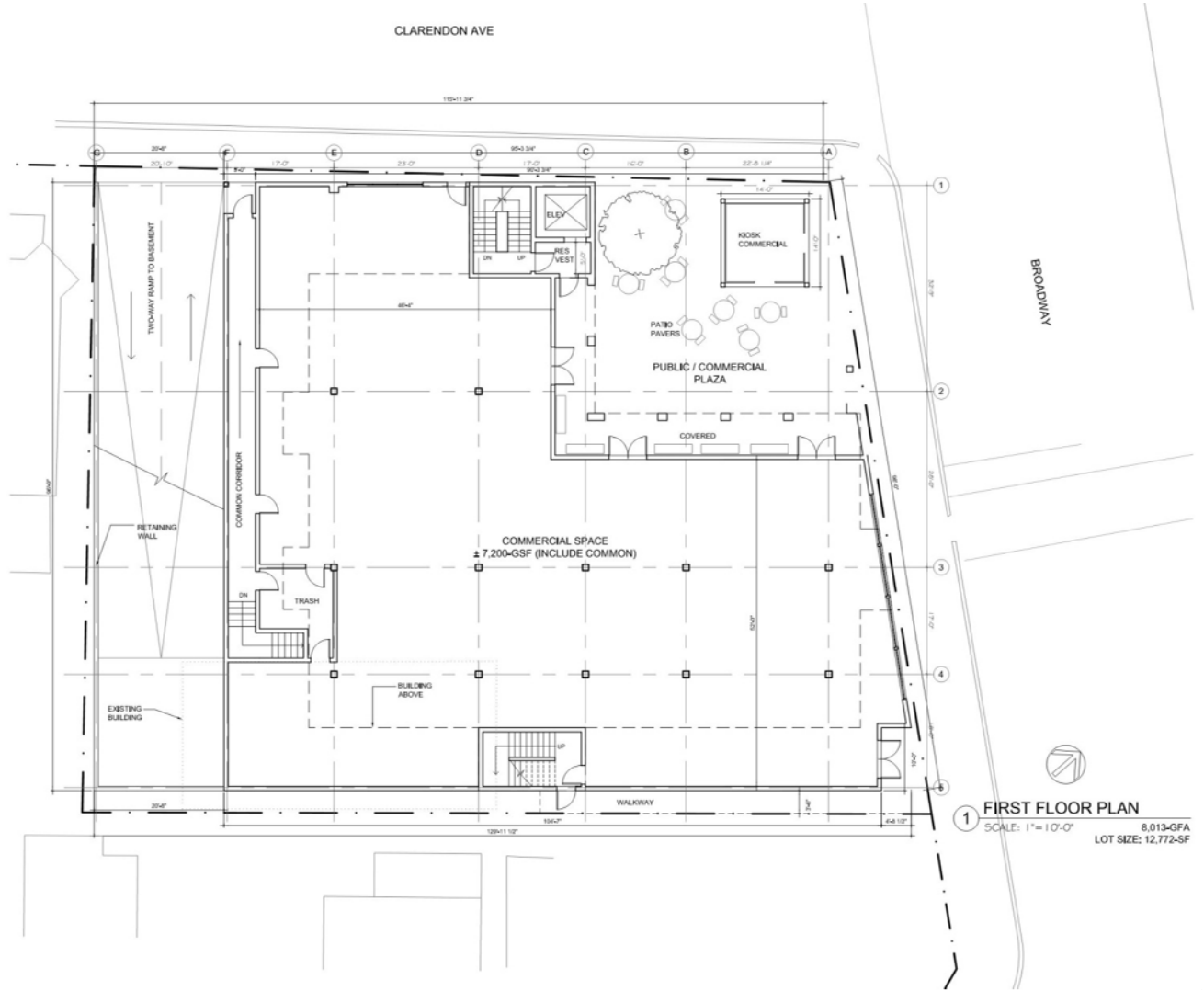
- (1) UNDERGROUND PARKING FOR 21 CARS
- (2) ACCESSIBLE BY TWO WAY RAMP
- (3) ELEVATOR TO PLAZA



**1 BASEMENT FLOOR PLAN**  
SCALE: 1" = 10'-0"  
9.895-GFA

### STREET LEVEL

- (1) APPROX. 7,000-SF COMMERCIAL SPACE
- (2) PLAZA AND STREET ENTRIES
- (3) RESIDENTIAL ELEVATOR LOBBY
- (4) RAMP OFF CLARENDON AVE

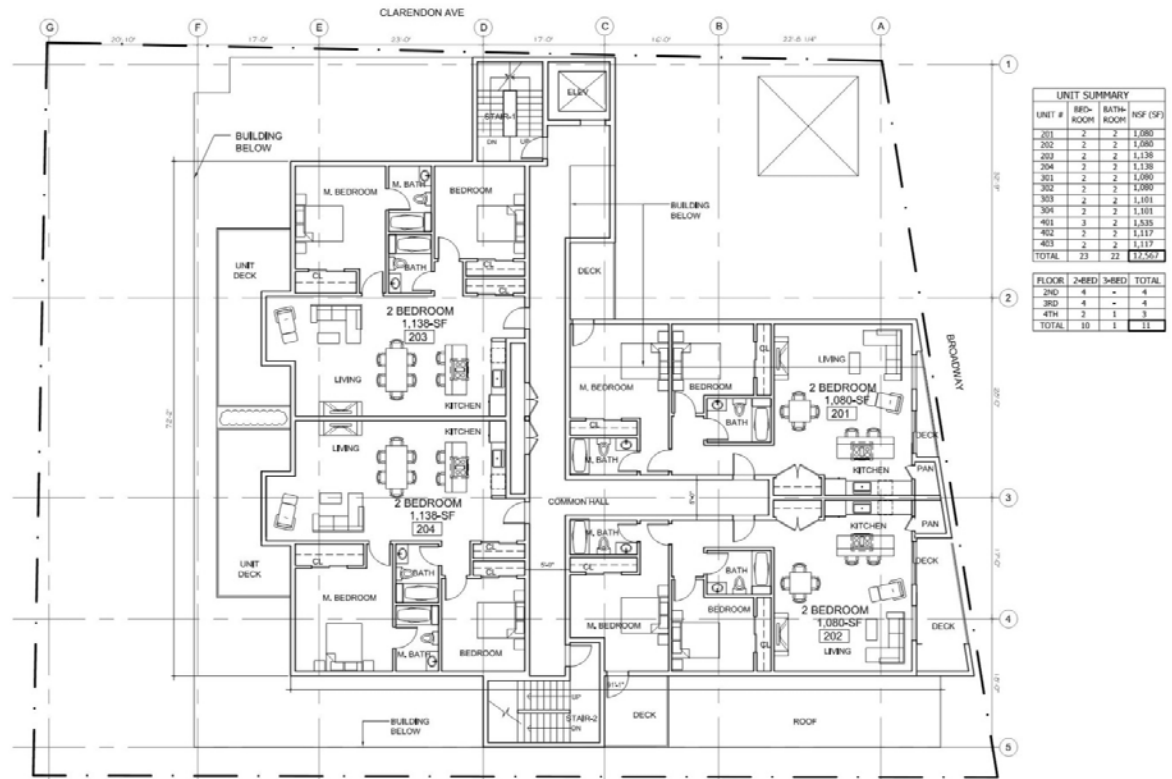


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**FIRST FLOOR/SITE PLAN**

## THREE RESIDENTIAL LEVELS

- (1) 10 TWO-BEDROOMS
- (2) ONE THREE-BEDROOM PENTHOUSE
- (3) ALL UNITS HAVE BALCONIES



UNIT SUMMARY			
UNIT #	BED ROOM	BATH ROOM	NSF (SF)
201	2	2	1,080
202	2	2	1,080
203	2	2	1,138
204	2	2	1,138
301	2	2	1,080
302	2	2	1,080
303	2	2	1,101
304	2	2	1,101
401	3	2	1,535
402	2	2	1,117
403	2	2	1,117
<b>TOTAL</b>	<b>23</b>	<b>22</b>	<b>17,567</b>

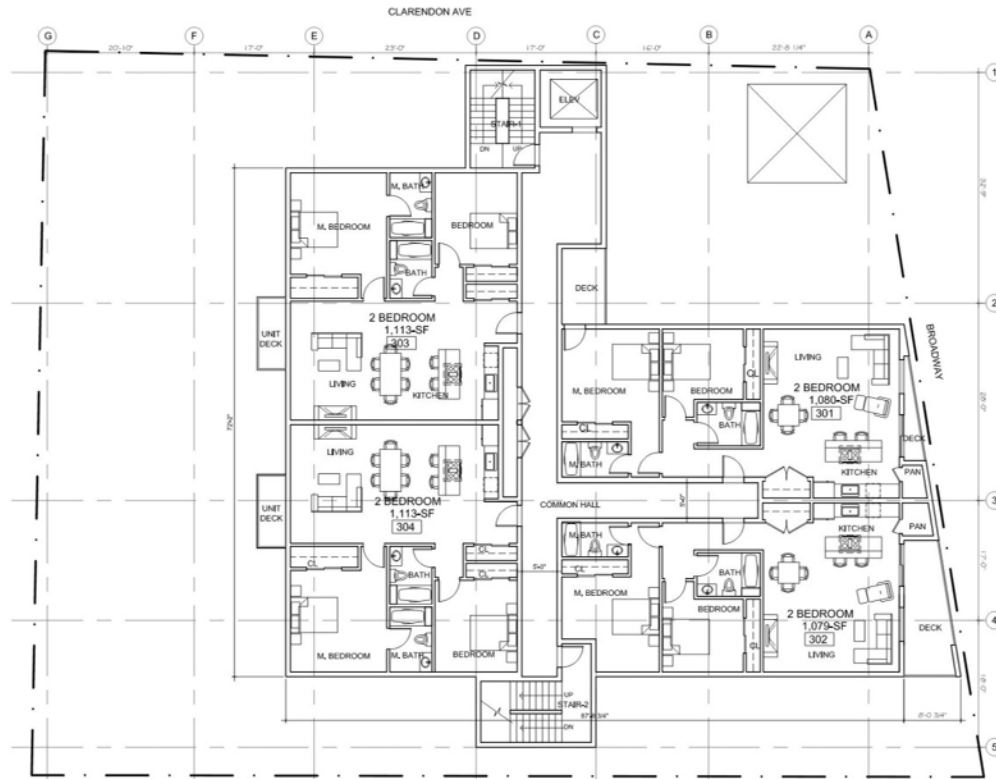
FLOOR	2-BED	3-BED	TOTAL
2ND	4	-	4
3RD	4	-	4
4TH	2	1	3
<b>TOTAL</b>	<b>10</b>	<b>1</b>	<b>11</b>



**1 SECOND FLOOR PLAN**  
SCALE: 1"=10'-0" 5,928-GFA

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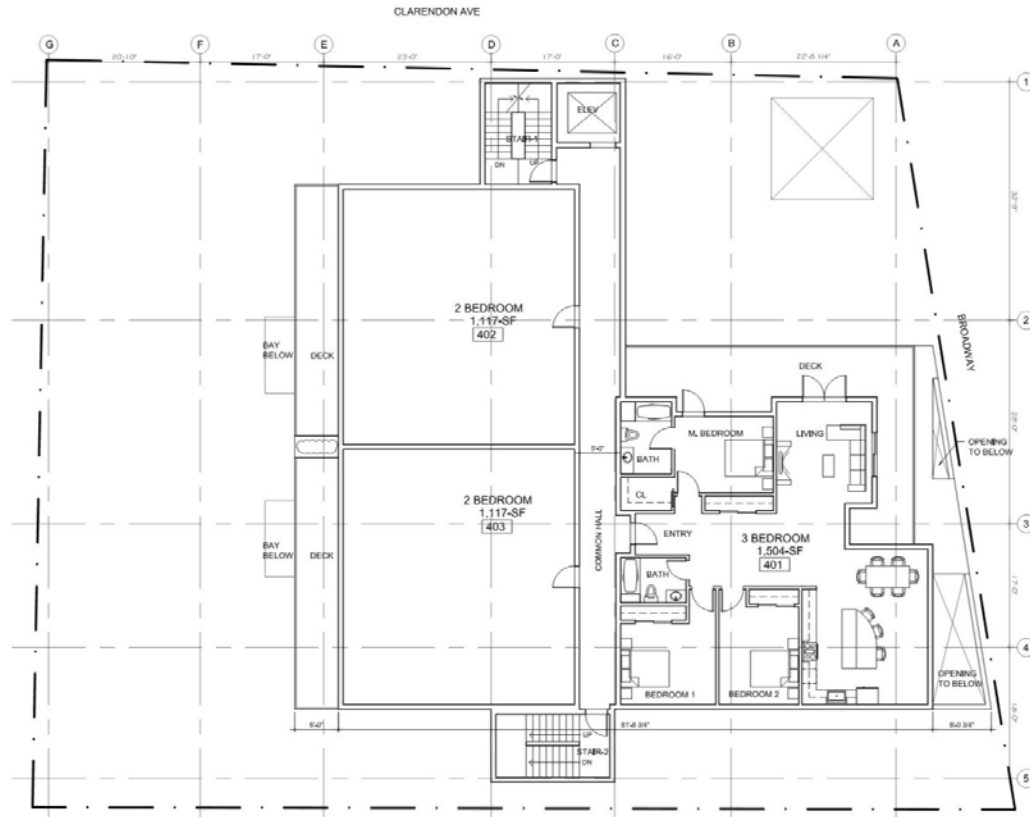
**SECOND FLOOR PLAN**



1 THIRD FLOOR PLAN  
SCALE: 1" = 10'-0" 5,841-GFA

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THIRD FLOOR PLAN



1 FOURTH FLOOR PLAN  
SCALE: 1"=10'-0" 4.925-GFA

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FOURTH FLOOR PLAN



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RENDERED BROADWAY ELEV



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ELEVATION ON BROADWAY STREET





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RENDERED CLARENDON ELEV



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ELEVATION ON CLARENDON STREET



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MASSING VIEW FROM BROADWAY

## EXTERIOR MATERIALS

- (1) NICHIIHA ILLUMINATION SERIES (SMALL BLOCK PANELS)
- (2) NICHIIHA 8" X 10' LAP SIDING
- (3) NICHIIHA ILLUMINATION SERIES (LARGE BLOCK PANELS)
- (4) PAINTED STEEL AND STOREFRONT GLAZING
- (5) NICHIIHA VINTAGE WOOD SERIES (CEDAR)



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EXTERIOR FAÇADE MATERIALS



1 ELEVATION (BROADWAY)  
SCALE: 1/8" = 1'-0"

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BROADWAY ELEVATION



1 ELEVATION (CLARENDON AVE)  
SCALE: 1/8" = 1'-0"

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CLARENDON AVE ELEVATION