



Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R7-8	12"	18"	RESERVED PARKING
SP-1	12"	18"	NO PARKING PASSENGER LOADING

Zoning Summary Chart

Zoning District(s): Assembly Square Mixed-Use District (ASMD)
Overlay District(s): Planned Unit Development Overlay District A (PUD-A)

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA (PROJECT AREA)	20,000 SF	71,952 SF
FRONTAGE (GRAND U. BLVD)	-	270.59 FT
FRONT YARD SETBACK (GRAND U. BLVD)	NO MINIMUM	0.28 FT
SIDE YARD SETBACK (LEFT)	NO MINIMUM	0.01 FT
SIDE YARD SETBACK (RIGHT)	NO MINIMUM	1.25 FT
REAR YARD SETBACK	NO MINIMUM	0.06 FT
MAX. FLOOR AREA RATIO	10.0	4.07
BUILDING HEIGHT	250 FT ₁	213'-0"
TOTAL OPEN SPACE	25%	28.4%
USABLE OPEN SPACE	16.4%	22.0%

1 - WITHIN 1,000' OF MBTA ENTRANCE
2 - BASED ON PROPOSED PROJECT AREA

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9'x18'	9'x18'	295	606
STANDARD ACCESSIBLE SPACES *	13'x18'	14'x18'	8	8
VAN ACCESSIBLE SPACES *	16'x18'	18'x18'	1	3
TOTAL SPACES			304	617
LOADING BAYS **	12'x30'x14'	12'x30'x14'	4	2**

* ADA/STATE/LOCAL REQUIREMENTS.
**LOADING BAYS (RETAIL BUSINESS USE) 1 BAY PER 5,001 - 20,000 SF
LOADING BAYS (RESTAURANT USE) 2 BAYS PER 6,001 - 16,000 SF
LOADING BAYS (OFFICE USE) (1 BAY PER 10,001 - 100,000 SF) + (1 BAY PER EACH ADDL. 150,000 S.F.)
***WAIVER REQUESTED (SEE SECTION B.1 REQUESTED WAIVERS OF BLOCK 5B SP5R-A)

Parking Requirements

RETAIL USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
RESTAURANT USES	MIN:1 SPACE / 500 SF (MAX:1 SPACE / 250 SF)
OFFICE USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
PARKING REQUIRED	(19,821 SF RETAIL x 1 SPACE / 1,000 SF) = 20 (9,910 SF RESTAURANT x 1 SPACE / 500 SF) = 20 (263,159 SF OFFICE x 1 SPACE / 1000 SF) = 264 TOTAL = 304

Bicycle Parking Requirements

NON-RESIDENTIAL
PARKING REQUIRED* 20 SPACES + 1 SPACE x 417 PARKING SPACES / 20 SPACES = 41 SPACES
PARKING PROVIDED
*FOR PARKING SPACES OF MORE THAN 200 THE REQUIRED BICYCLE PARKING COUNT IS 20 BICYCLE SPACES + 1 BICYCLE SPACE FOR EVERY 20 PARKING SPACES ABOVE 200



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Block 5B Assembly Row Somerville, Massachusetts

No.	Revision	Date	Appr.
1	GUB D/W & PASSENGER LOADING	09/27/18	DJM

Designed by	DH/DJM/PTM	Checked by	DH
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Issued for
Local Approvals
February 22, 2017

Layout and Materials

Drawing Number

C-4

Sheet 6 of 11

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