

# ASSEMBLY SQUARE MARKETPLACE

328,806 SF  
1 STORY  
FFE = VARIES

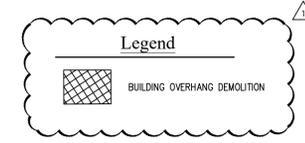
**PRIORITY**  
**BED BATH & BEYOND**  
37,483 S.F.±

**TJ MAXX**  
54,092 S.F.±

**OFFICE/RETAIL**  
**(Multitenant)**  
96,423 S.F.±

**FOLEY STREET**

**MIDDLESEX AVENUE**



## Phase 1-AAA Revision Assembly Square Marketplace Somerville, Massachusetts

No.	Revision	Date	App'd.
1	LOADING AREA ALTERATIONS	04/27/2020	DJM

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

**Local Approvals** April 21, 2020

Not Approved for Construction

## Layout and Materials Plan

Drawing Number

# C-4

Sheet 6 of 6

Project Number 08518.05

### Zoning Summary Chart

Zoning District(S): Assembly Square Mixed-Use District (ASMD)  
Overlay District(S): Planned Unit Development Overlay Distric A (PUD-A), Medical Marijuana Overlay Distric

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	20,000 SF	26.5± AC
FRONT YARD SETBACK	NO MINIMUM	0 Feet
SIDE YARD SETBACK	NO MINIMUM	93± FT
REAR YARD SETBACK	NO MINIMUM	377± FT
MAXIMUM FLOOR AREA RATIO	10.0	.29
MAXIMUM BUILDING HEIGHT < 150' OF MYSTIC RIVER BANK	NONE	NONE
BETWEEN 150' AND 250'	70 FT	0 FT
BETWEEN 250' AND 350'	90 FT	37± FT
WITHIN 1,000' OF MBTA ENTRANCE	250 FT	0 FT
ALL OTHER LOCATIONS	125 FT	67± FT
TOTAL OPEN SPACE	25.0 %	11.5 %
USEABLE OPEN SPACE	12.5 %	6.5 %

\* Zoning regulation requirements as specified in

### Parking Summary Chart

Description	Size		Mall Proposed		
	Required	Provided	Existing	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	846	991	844
COMPACT SPACES	8' x 16'	8' x 16'	260	0	260
STANDARD ACCESSIBLE SPACES *	8' x 18'	8' x 18'	23	19	23
VAN ACCESSIBLE SPACES	8' x 18'	8' x 18'	2	1	2
TOTAL SPACES			1131	1011	1129
LOADING BAYS**	12'x30'x 14'	12'x30'x 14'	14	9	14

\* ADA/STATE/LOCAL REQUIREMENTS

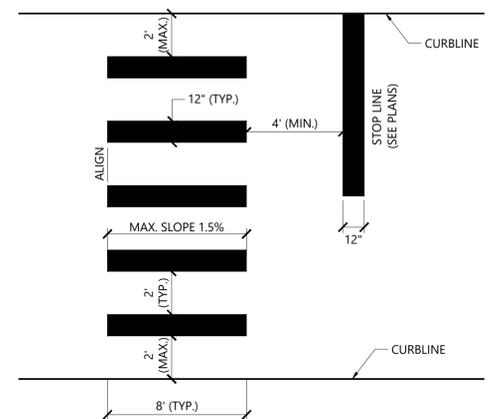
#### Parking Requirements:

MALL RETAIL/OFFICE (ZONING)	281,506 SF x 1 SPACE / 1000 SF = 282
MALL RETAIL/OFFICE (LEASE)	281,506 SF x 3.22 SPACE / 1000 SF = 907
MALL RESTAURANT (ZONING)*	47,300 SF x 1 SPACE / 500 SF = 95
BLOCK 10 (ZONING)	4,500 SF x 1 SPACE / 500 SF = 9

\* PROPOSED USES OF SPACES 1A, 1B, AND 1D WILL BE A MIX OF RETAIL AND RESTAURANT. FOR THE PURPOSE OF ZONING PARKING REQUIREMENTS THE MORE CONSERVATIVE REQUIREMENT FOR RESTAURANT HAS BEEN USED FOR ALL SPACES

#### Assembly Square MALL Loading Requirements:\*\*

RETAIL:	0 - 5,000 SF (0)	= 9
	5,001 - 20,000 SF (1)	
	20,001 - 35,000 SF (2)	
	35,001 - 50,000 SF (3)	
	EACH ADDL. 50,000 SF (1)	
TOTAL LOADING REQUIRED = 9		
TOTAL LOADING PROVIDED = 14		



#### NOTES

- TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
- LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
- ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
- CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.