

# 44 BROADWAY

## SOMERVILLE ZBA APPLICATION



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

### LOCUS PLAN

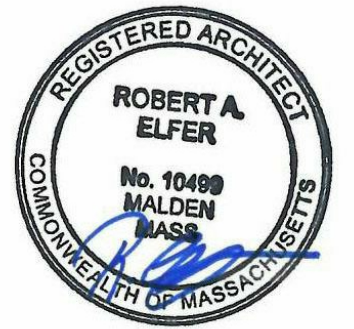


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PROJECT

## 44 BROADWAY

44 BROADWAY  
 SOMERVILLE, MA  
 02145

DRAWING TITLE

## COVER

NOTES

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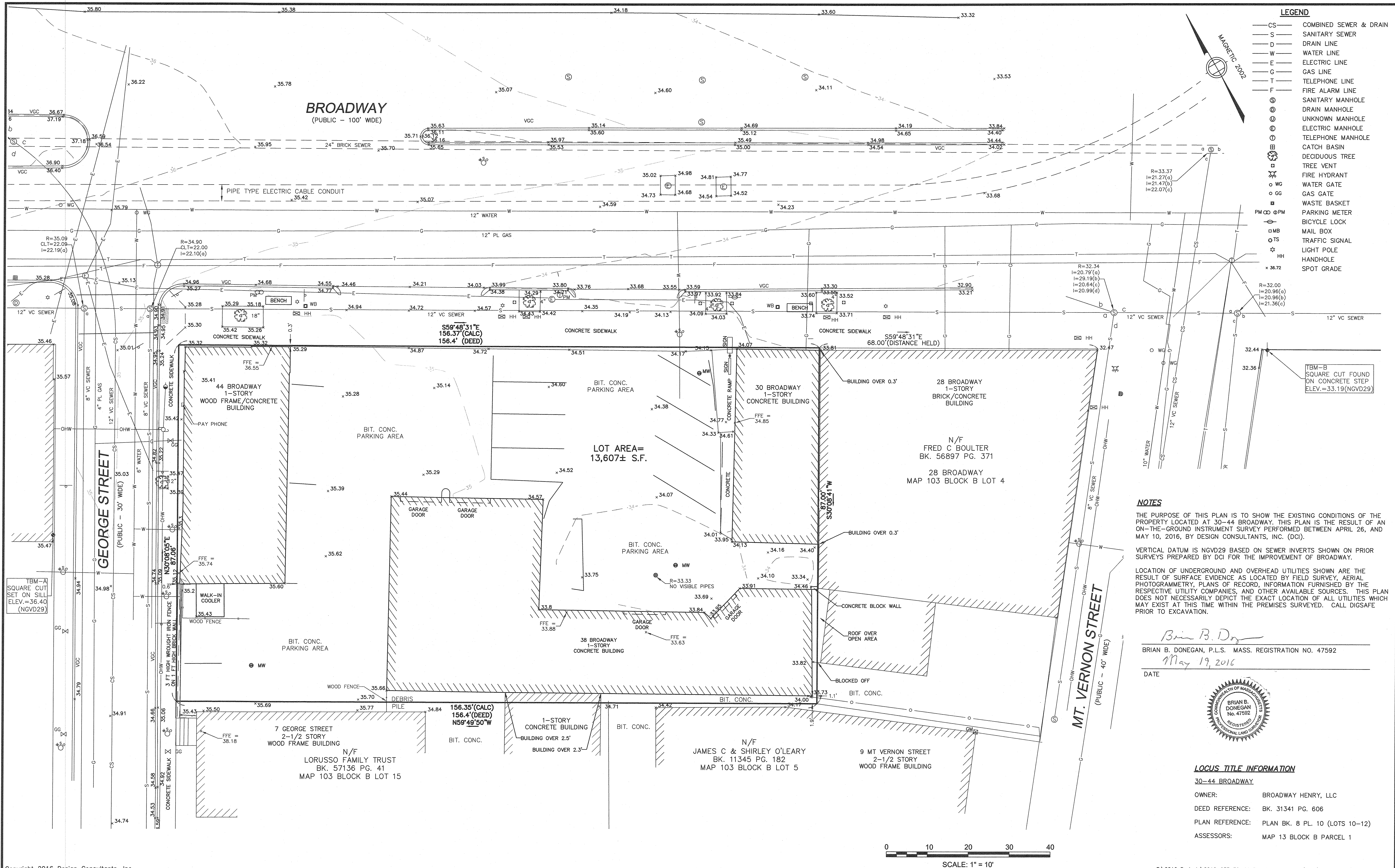
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# ZBA00





- LEGEND**
- CS — COMBINED SEWER & DRAIN
  - S — SANITARY SEWER
  - D — DRAIN LINE
  - W — WATER LINE
  - E — ELECTRIC LINE
  - G — GAS LINE
  - T — TELEPHONE LINE
  - F — FIRE ALARM LINE
  - ⊙ — SANITARY MANHOLE
  - ⊙ — DRAIN MANHOLE
  - ⊙ — UNKNOWN MANHOLE
  - ⊙ — ELECTRIC MANHOLE
  - ⊙ — TELEPHONE MANHOLE
  - ⊙ — CATCH BASIN
  - ⊙ — DECIDUOUS TREE
  - ⊙ — TREE VENT
  - ⊙ — FIRE HYDRANT
  - ⊙ — WATER GATE
  - ⊙ — GAS GATE
  - ⊙ — WASTE BASKET
  - ⊙ — PARKING METER
  - ⊙ — BICYCLE LOCK
  - ⊙ — MAIL BOX
  - ⊙ — TRAFFIC SIGNAL
  - ⊙ — LIGHT POLE
  - ⊙ — HANDHOLE
  - ⊙ — SPOT GRADE

**NOTES**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY LOCATED AT 30-44 BROADWAY. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 26, AND MAY 10, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

VERTICAL DATUM IS NGVD29 BASED ON SEWER INVERTS SHOWN ON PRIOR SURVEYS PREPARED BY DCI FOR THE IMPROVEMENT OF BROADWAY.

LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

*Brian B. Donegan*  
 BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592  
 May 19, 2016  
 DATE



**LOCUS TITLE INFORMATION**

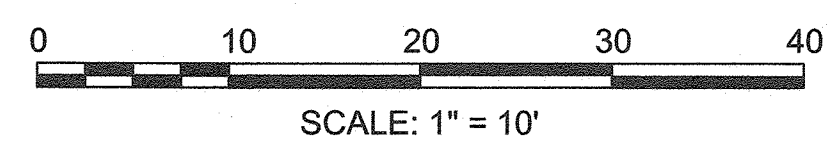
30-44 BROADWAY

OWNER: BROADWAY HENRY, LLC

DEED REFERENCE: BK. 31341 PG. 606

PLAN REFERENCE: PLAN BK. 8 PL. 10 (LOTS 10-12)

ASSESSORS: MAP 13 BLOCK B PARCEL 1



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P:\2016 Projects\2016-035 30-44 Broadway Somerville\Drawings\SURVEYING\16-035SEC.dwg

**Design Consultants, Inc.**  
 CIVIL ENGINEERS and LAND SURVEYORS

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

68 PLEASANT STREET  
 NEWBURYPORT, 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**

PROJECT NO.  
 2015-035

DATE: MAY 19, 2016

SHEET NO.  
 1 OF 1





## 44 BROADWAY

44 BROADWAY  
 SOMERVILLE, MA  
 02145

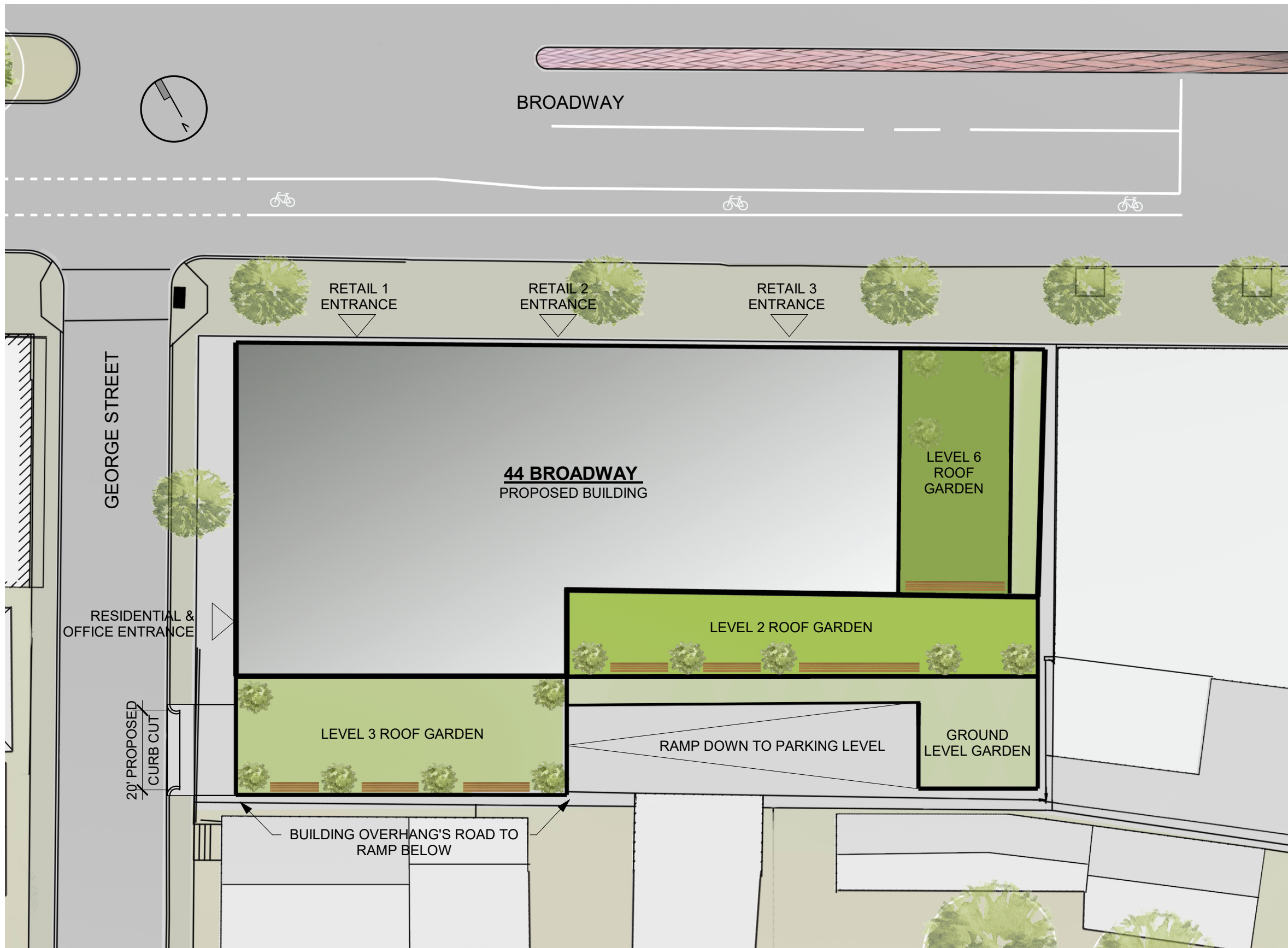
## KEY SITE PLAN

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 DATE: 09/20/17  
 SCALE: 1" = 20'-0"  
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**1** KEY SITE PLAN  
 1" = 20'-0"

# ZBA02

# 44 BROADWAY - DIMENSIONAL TABLE - TOD55

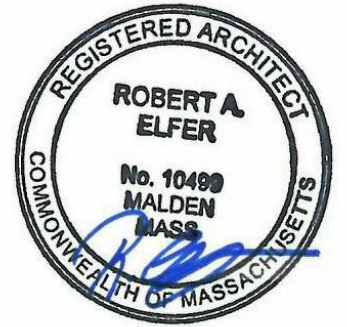
ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE	NOTES
USE	SEE TODS TABLE 7.13	RETAIL, EATING	RETAIL, OFFICE & RESIDENTIAL	COMPLIES	
NUMBER OF DWELLING UNITS	27	0	27	COMPLIES	Table 13.3.4.B: Unit Bonuses
LOT AREA / UNIT (OVER 18 UNITS) (SF)	495	0	504	COMPLIES	Table 13.3.4.B: Unit Bonuses
LOT SIZE (SF) MIN.	15,000	13,607	NO CHANGE	DOES NOT COMPLY	§ 6.5.G.18
GROUND COVERAGE (%) MAX	80	100	79	COMPLIES	
LANDSCAPED AREA (% OF LOT) MIN	10	0	10.2	COMPLIES	
GROSS FLOOR AREA (SF)	40,821	5,664	58,424	DOES NOT COMPLY	RELIEF REQUIRED
FAR MAX	3	0.42	4.29	DOES NOT COMPLY	RELIEF REQUIRED
HEIGHT (FT) MAX	55	16	69	DOES NOT COMPLY	RELIEF REQUIRED
FRONT YARD (FT) MIN	0	0	0	COMPLIES	
SIDE YARD (FT) MIN	0	0	0	COMPLIES	
REAR YARD (FT) MIN	0	0	0	COMPLIES	
REAR YARD ABUTTING RB MIN	40FT @ 24FT ABOVE GRADE, 0 IF MASONRY WALL, 20FT IF LANDSCAPE	1.9 FT, MASONRY WALL	VEGETATIVE LANDSCAPE & 40FT SETBACK @24FT ABOVE GRADE	COMPLIES	§ 6.5.G.5
FRONTAGE (FT) MIN	50	156.37	NO CHANGE	COMPLIES	
ARTS RELATED USES REQUIRMENTS	NA			COMPLIES	
INCLUSIONARY HOUSING (%)	20	0	20	COMPLIES	5.4 UNITS REQUIRED, 5 PROVIDED, § 13.4.1C CASH PAYMENT FOR 0.4 UNIT
TAPERING HEIGHT (FT)	NA			COMPLIES	
UPPER LEVEL SETBACK (FT)	NA			COMPLIES	
UPPER LEVEL MAXIMUM FLOORPLATE (%)	NA			COMPLIES	
USABLE OPEN SPACE REQUIREMENT (%)	NA			COMPLIES	
NO. PARKING SPACES RESIDENTIAL MIN	1 PER UNIT	0	0.75 PER UNIT	DOES NOT COMPLY	RELIEF REQUIRED, 27 REQUIRED, 20 SPOTS PROVIDED
NO. PARKING SPACES OFFICE MIN	1 PER 1,000 N.S.F	0	1 PER 2,450 NSF	DOES NOT COMPLY	RELIEF REQUIRED, 10 SPOTS REQUIRED, 4 SPOTS PROVIDED
NO. PARKING SPACES EATING & DRINKING MIN	1 PER 500 N.S.F	1 PER 369 N.S.F	0	DOES NOT COMPLY	RELIEF REQUIRED, 5 SPOTS REQUIRED, 0 SPOTS PROVIDED
NO. PARKING SPACES SMALL RETAIL MIN	1 PER 1,500 N.S.F	1 PER 598 N.S.F	0	DOES NOT COMPLY	RELIEF REQUIRED, 4 SPOTS REQUIRED, 0 SPOTS PROVIDED
NO. BIKE SPACES ALL USES COMBINED	20	0	22	COMPLIES	SEE § 9.17

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## ZONING DIMENSIONAL TABLE

NOTES

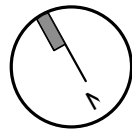
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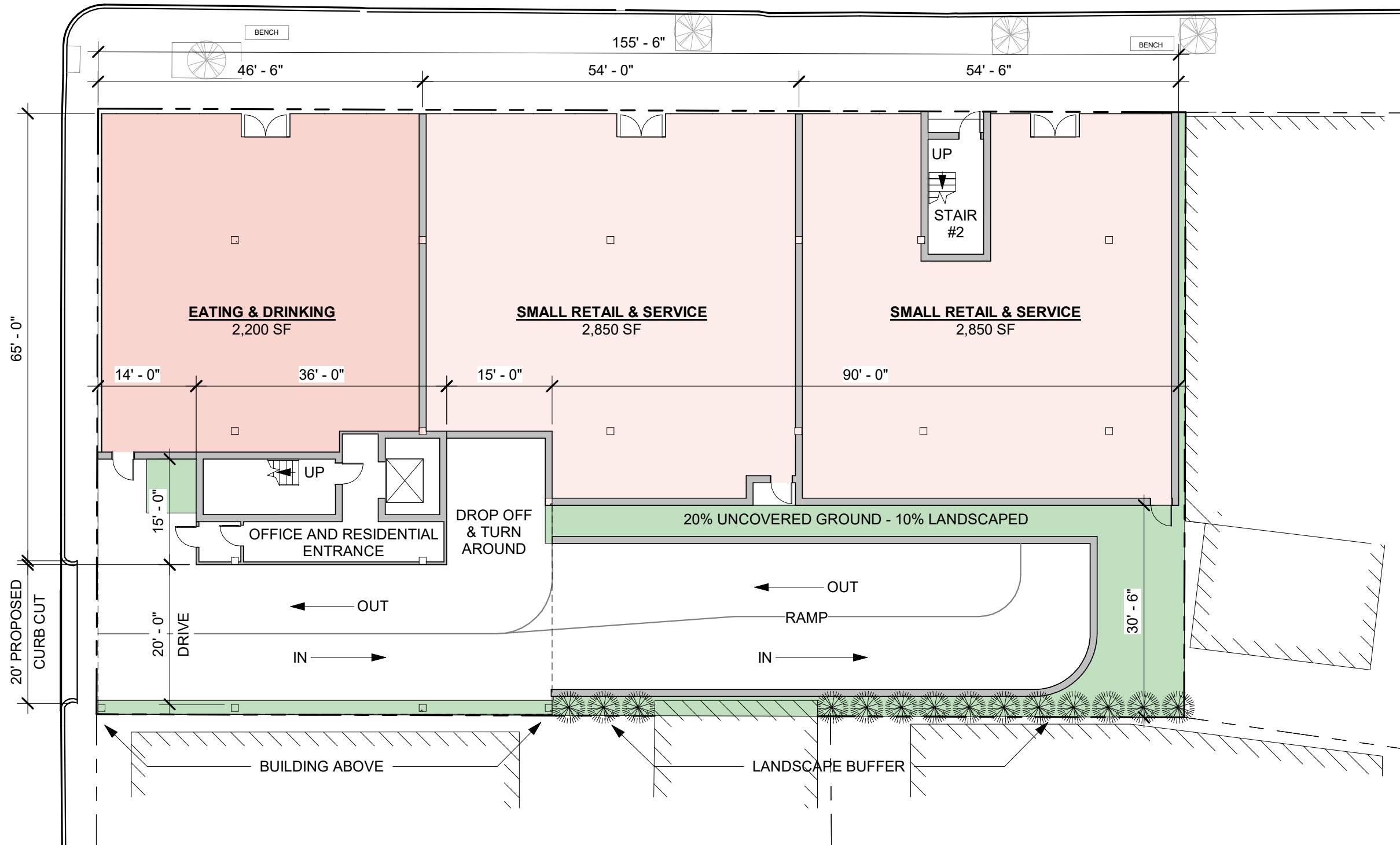
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 DATE: 07/31/17  
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 DRAWN BY: PS  
 CHECKED BY: RE

# ZBA03



BROADWAY

GEORGE ST.

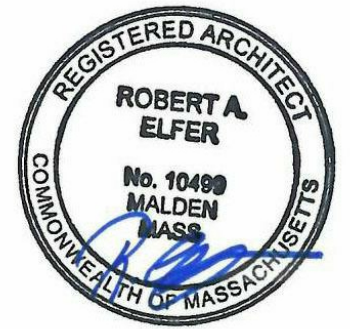


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## ZONING COMPLIANCE SITE PLAN

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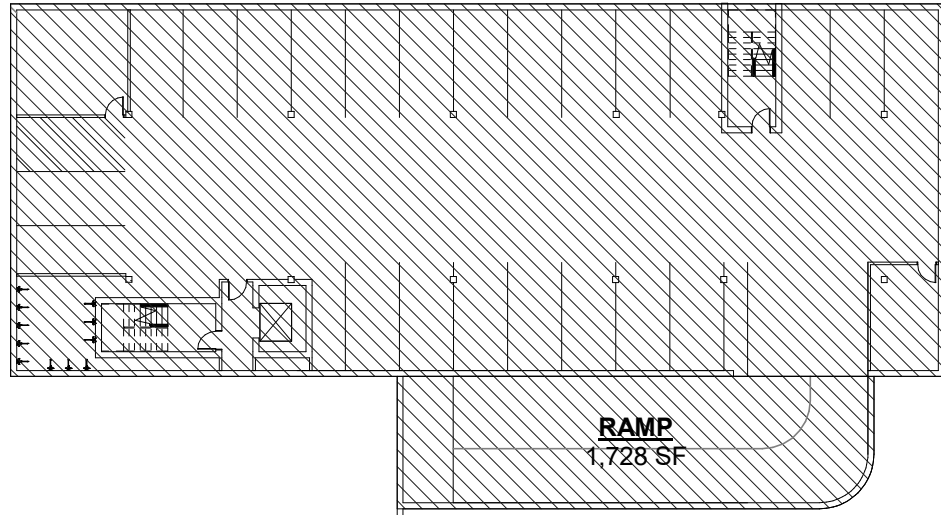
PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1/16" = 1'-0"  
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### 1 DIMENSIONAL SITE PLAN

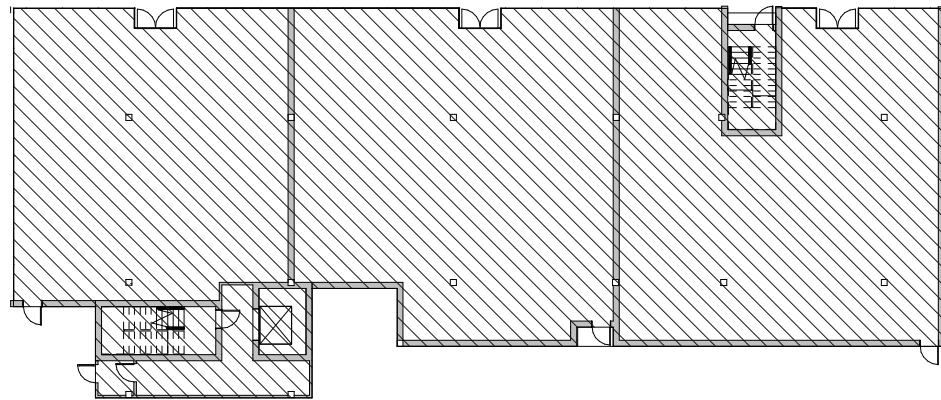
1/16" = 1'-0"

# ZBA04

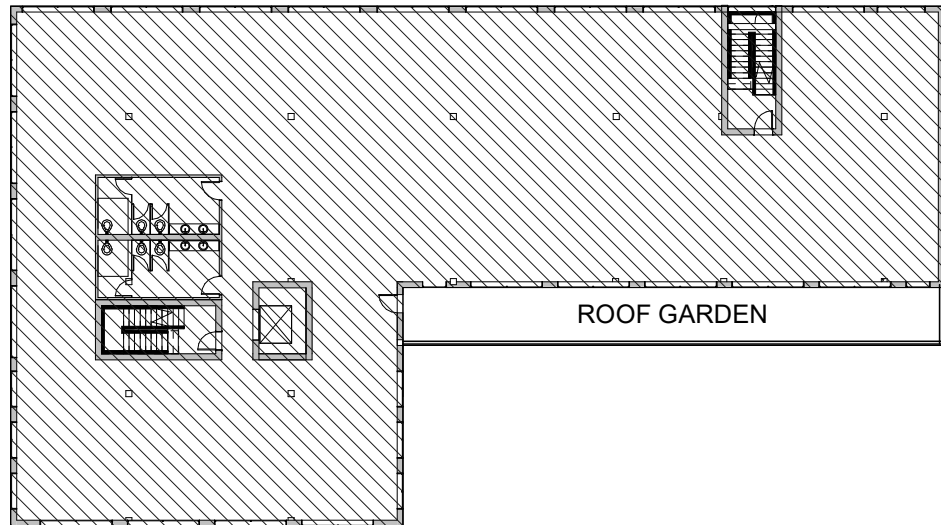




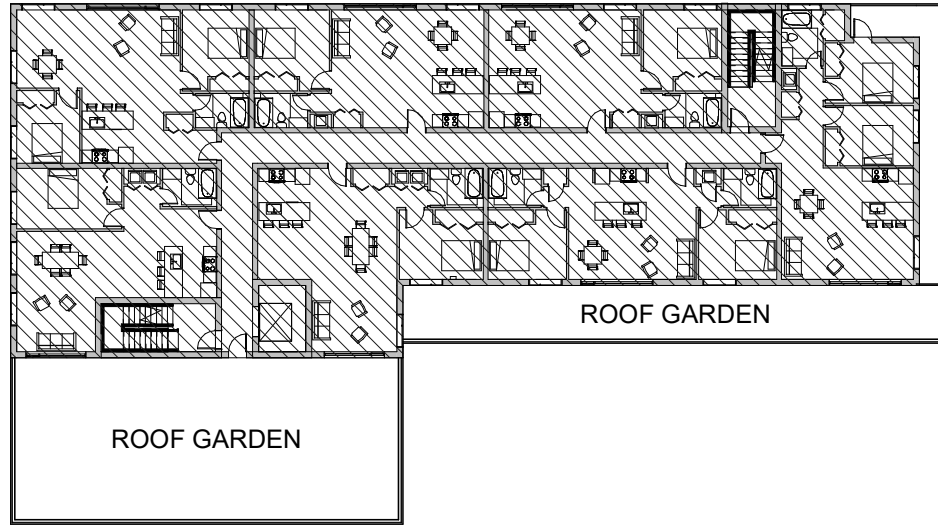
**BASEMENT**  
9,632 SF



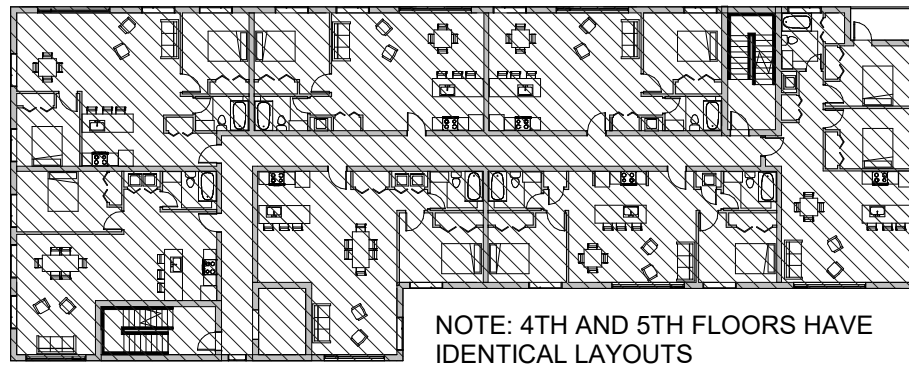
**1ST FLOOR**  
8,696 SF



**2ND FLOOR**  
9,872 SF

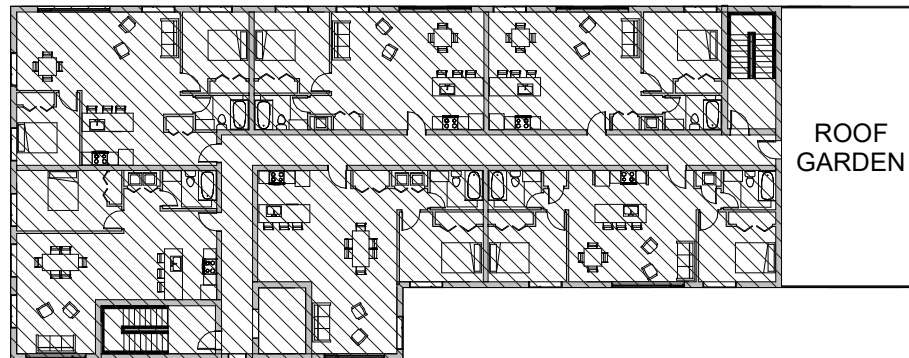


**3RD FLOOR**  
7,810 SF



**4TH FLOOR**   **5TH FLOOR**  
7,808 SF   7,809 SF

NOTE: 4TH AND 5TH FLOORS HAVE IDENTICAL LAYOUTS



**6TH FLOOR**  
6,798 SF

AREA (GROSS)	
AREA	LEVEL
9,632 SF	BASEMENT FLOOR
8,696 SF	FIRST FLOOR
9,872 SF	SECOND FLOOR
7,810 SF	THIRD FLOOR
7,808 SF	FOURTH FLOOR
7,809 SF	FIFTH FLOOR
6,798 SF	SIXTH FLOOR
58,424 SF	

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## ZONING COMPLIANCE FLOORS

NOTES

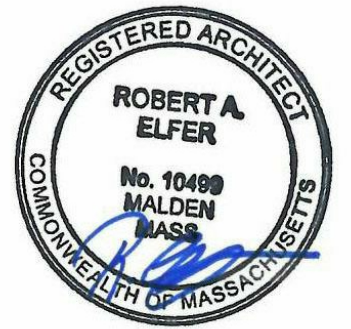
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# ZBA05



## 44 BROADWAY

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SOMERVILLE, MA  
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## ZONING COMPLIANCE COVERAGE

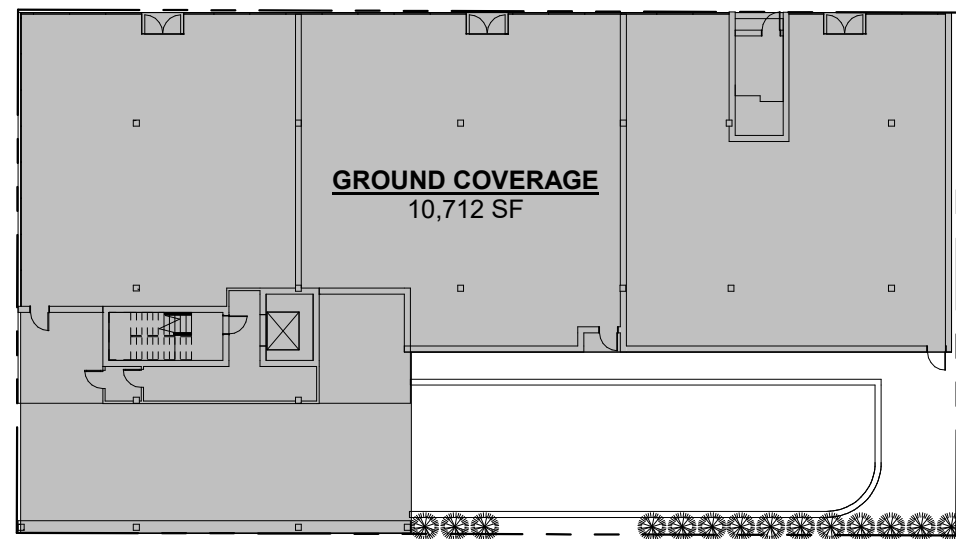
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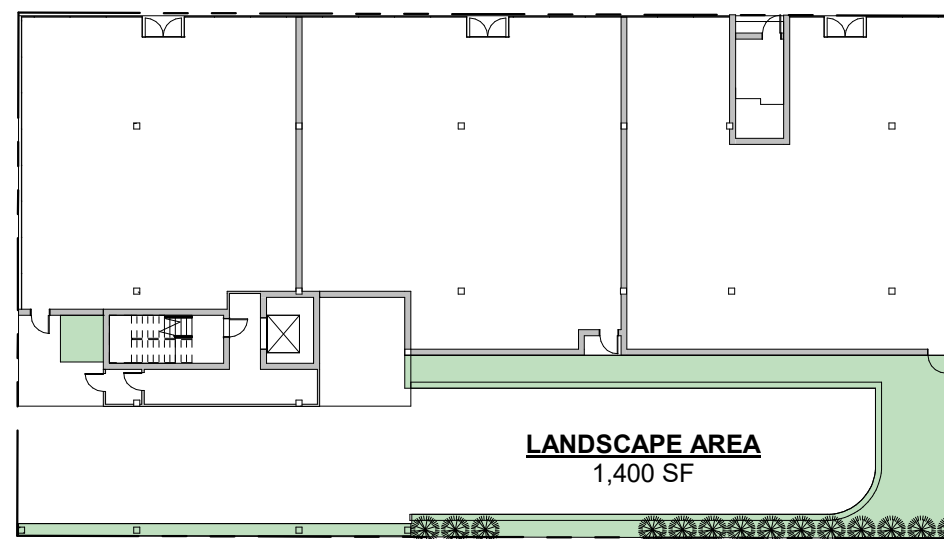
# ZBA06



GROUND COVERAGE 10,712 SF  
LOT 13,609 SF = 79%

### 1 PLAN - GROUND COVERAGE

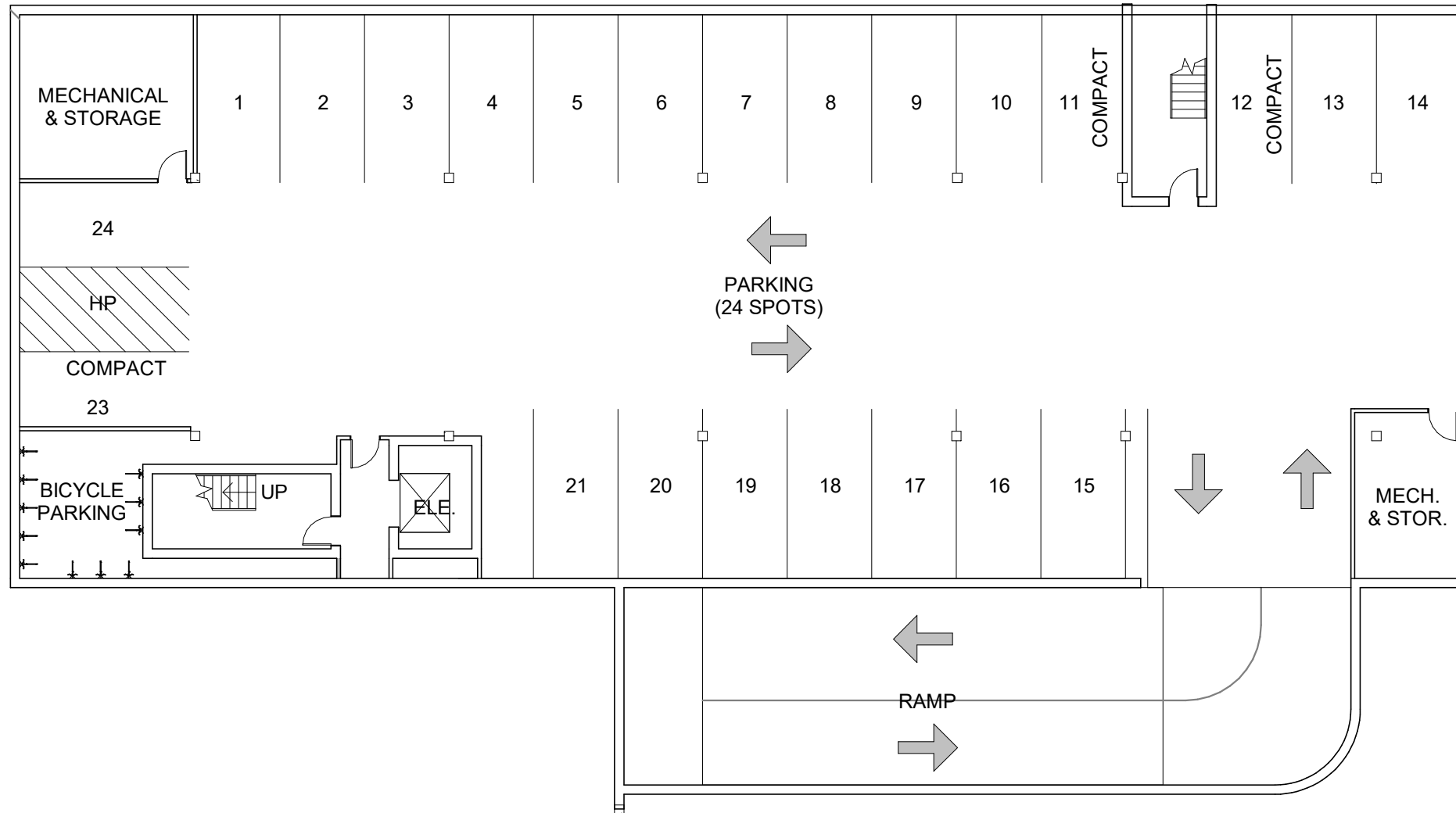
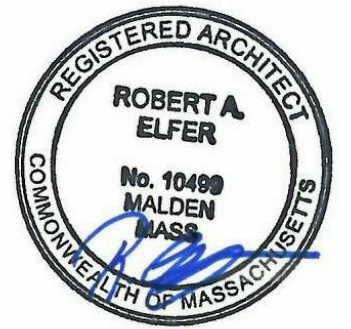
1/32" = 1'-0"



LANDSCAPE AREA 1,400 SF  
LOT 13,609 SF = 10.2%

### 2 PLAN - LANDSCAPE AREA

1/32" = 1'-0"



**1** BASEMENT PLAN  
 1/16" = 1'-0"



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## FIRST FLOOR PLAN

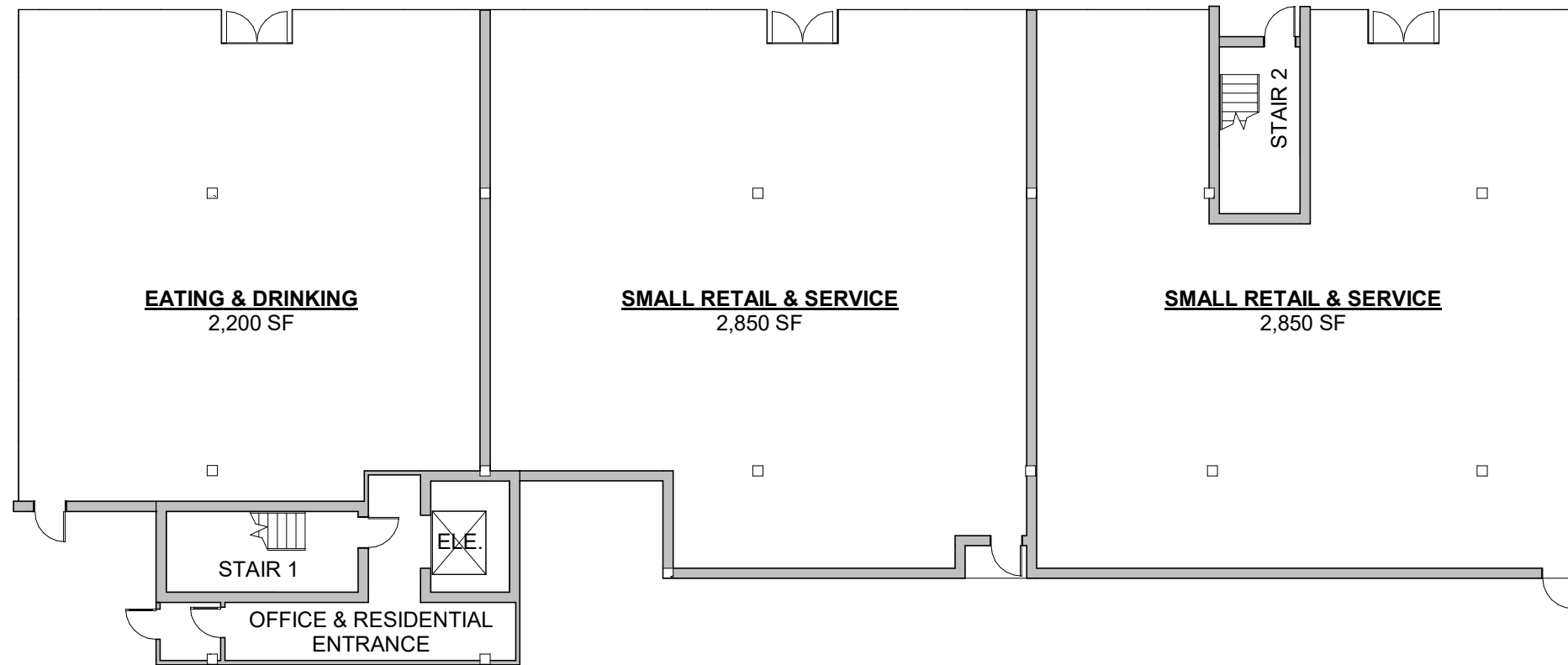
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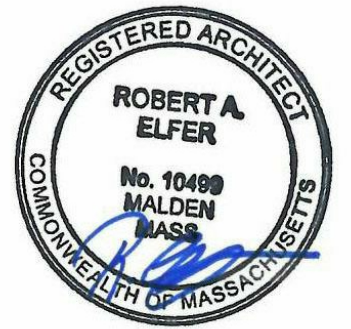
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**1** FIRST FLOOR PLAN  
1/16" = 1'-0"

# ZBA08



**44 BROADWAY**

44 BROADWAY  
 SOMERVILLE, MA  
 02145

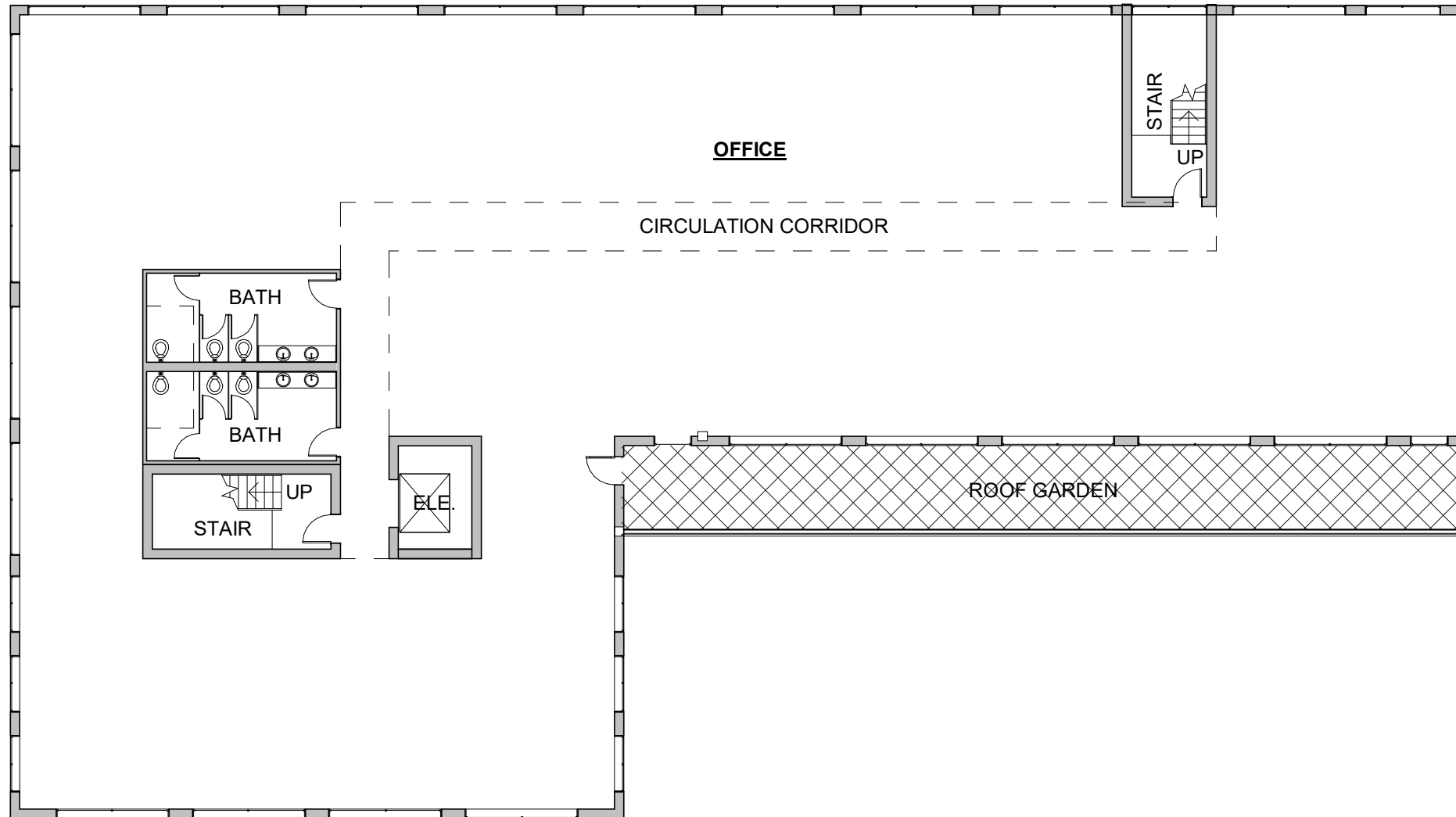
**SECOND FLOOR PLAN**

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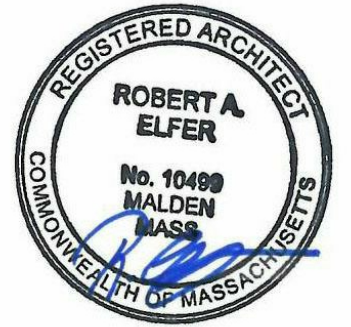
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**1** SECOND FLOOR PLAN  
 1/16" = 1'-0"





## 44 BROADWAY

44 BROADWAY  
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 02145

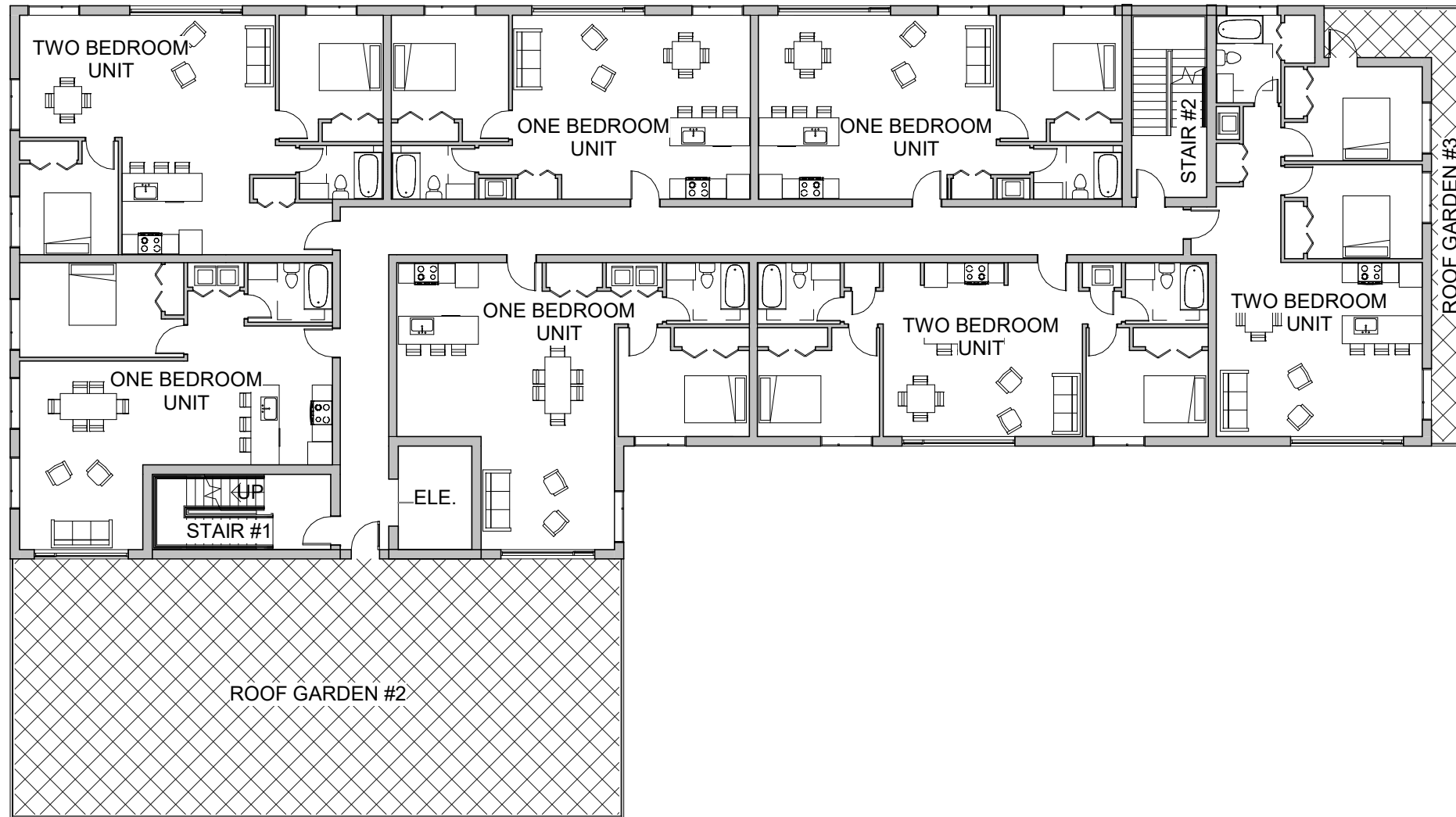
## THIRD FLOOR PLAN

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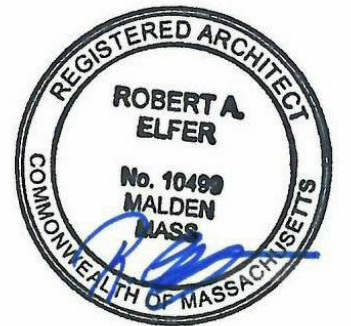
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**1** THIRD FLOOR PLAN  
 1/16" = 1'-0"



**44 BROADWAY**

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 02145

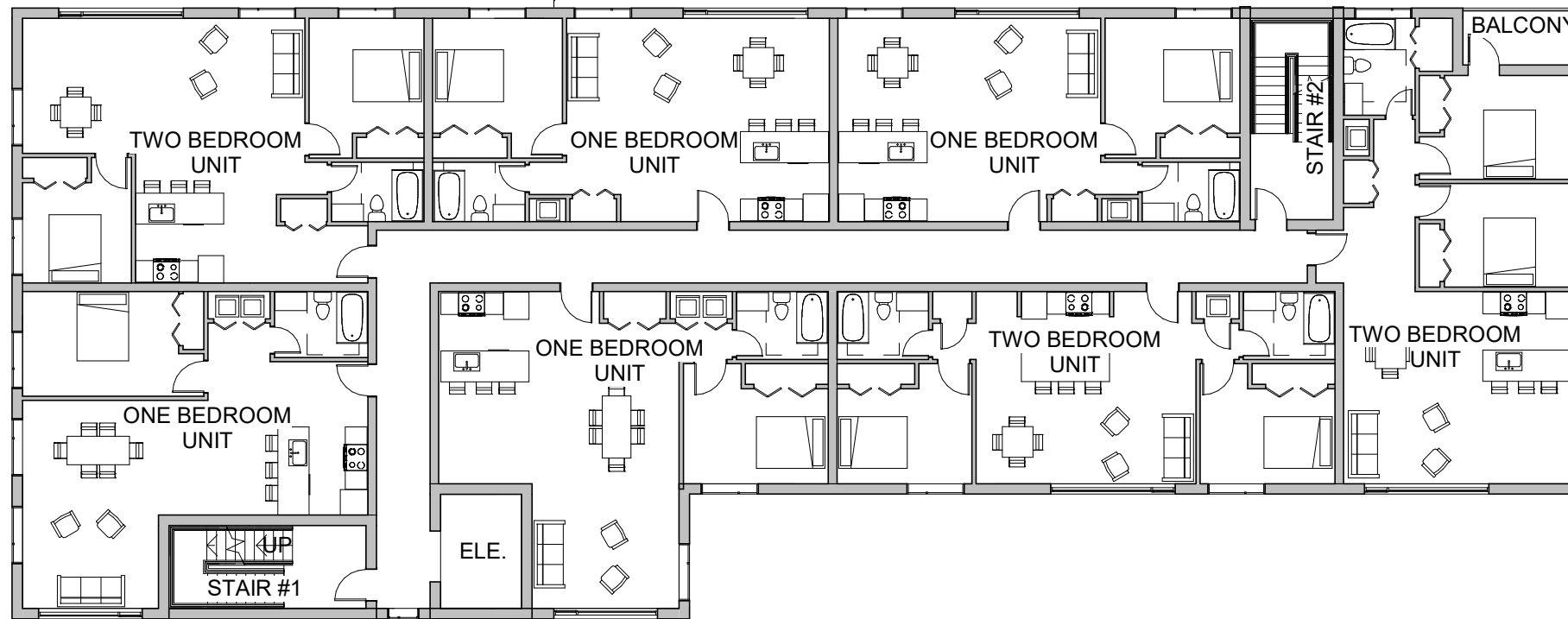
**FOURTH  
 FLOOR PLAN**

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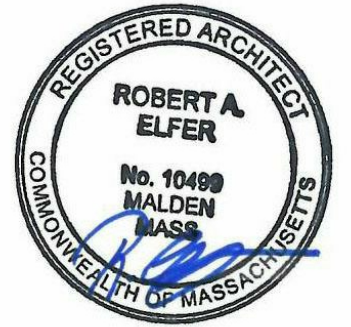
PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: PS  
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**1** **FOURTH FLOOR PLAN**  
 1/16" = 1'-0"

**ZBA11**





## 44 BROADWAY

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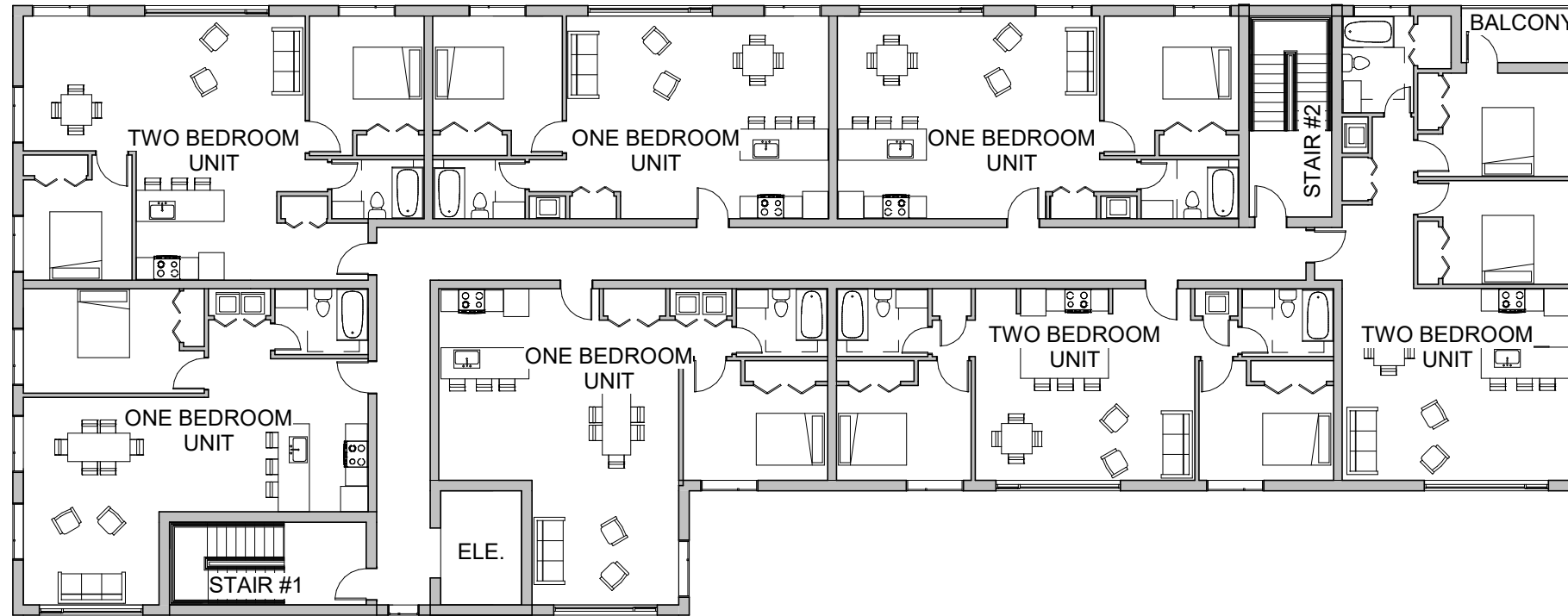
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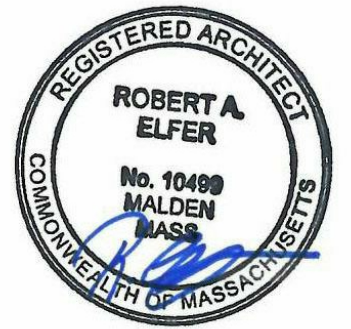
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**1** FIFTH FLOOR PLAN  
 1/16" = 1'-0"



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 SOMERVILLE, MA  
 02145

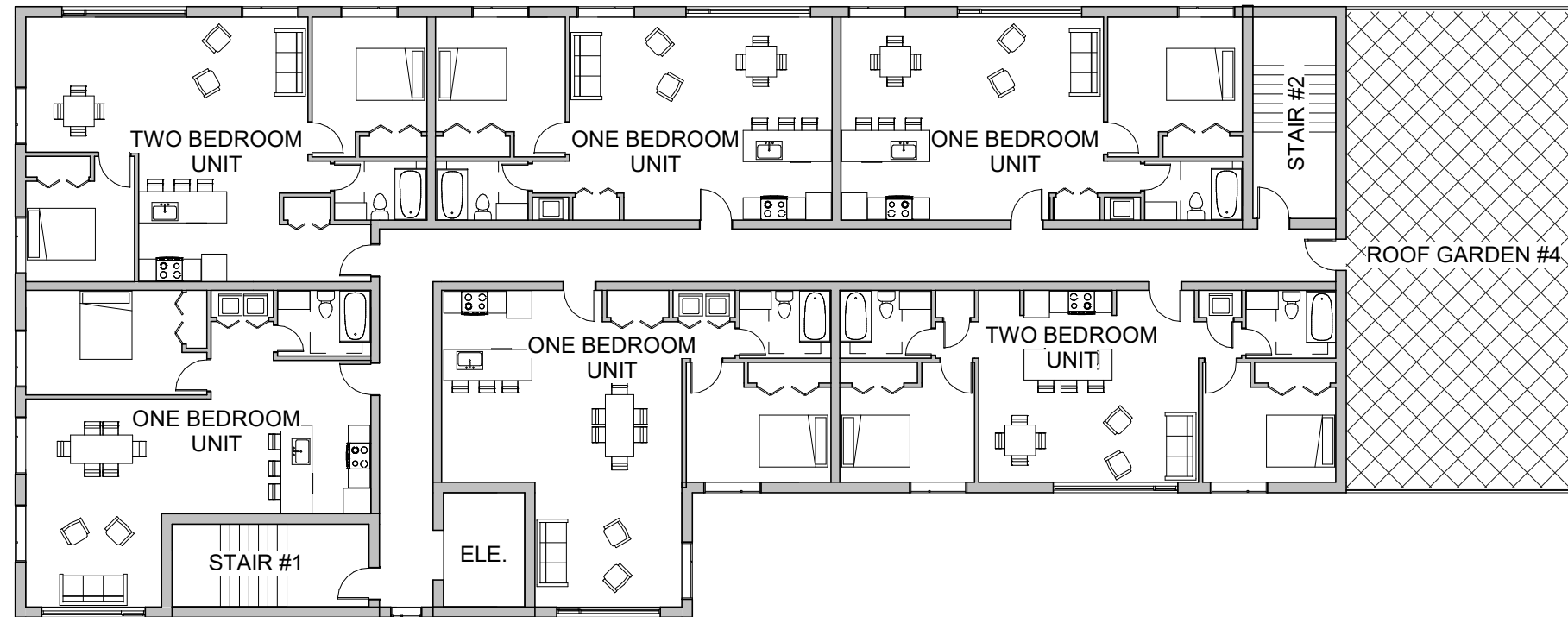
**SIXTH FLOOR  
 PLAN**

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 NOT FOR CONSTRUCTION.

VERIFY ALL DIMENSIONS IN FIELD.

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PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: PS  
 CHECKED BY: RE



**1**

**SIXTH FLOOR PLAN**

1/16" = 1'-0"

**ZBA13**





## 44 BROADWAY

44 BROADWAY  
 SOMERVILLE, MA  
 02145

## ELEVATIONS

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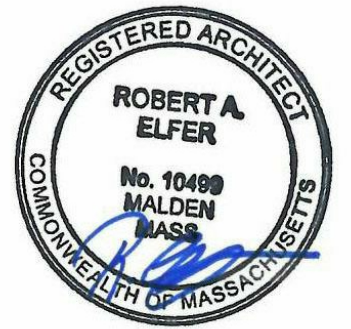
VERIFY ALL DIMENSIONS IN FIELD.

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PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1" = 20'-0"  
 DRAWN BY: PS  
 CHECKED BY: RE

# ZBA14





## 44 BROADWAY

44 BROADWAY  
 SOMERVILLE, MA  
 02145

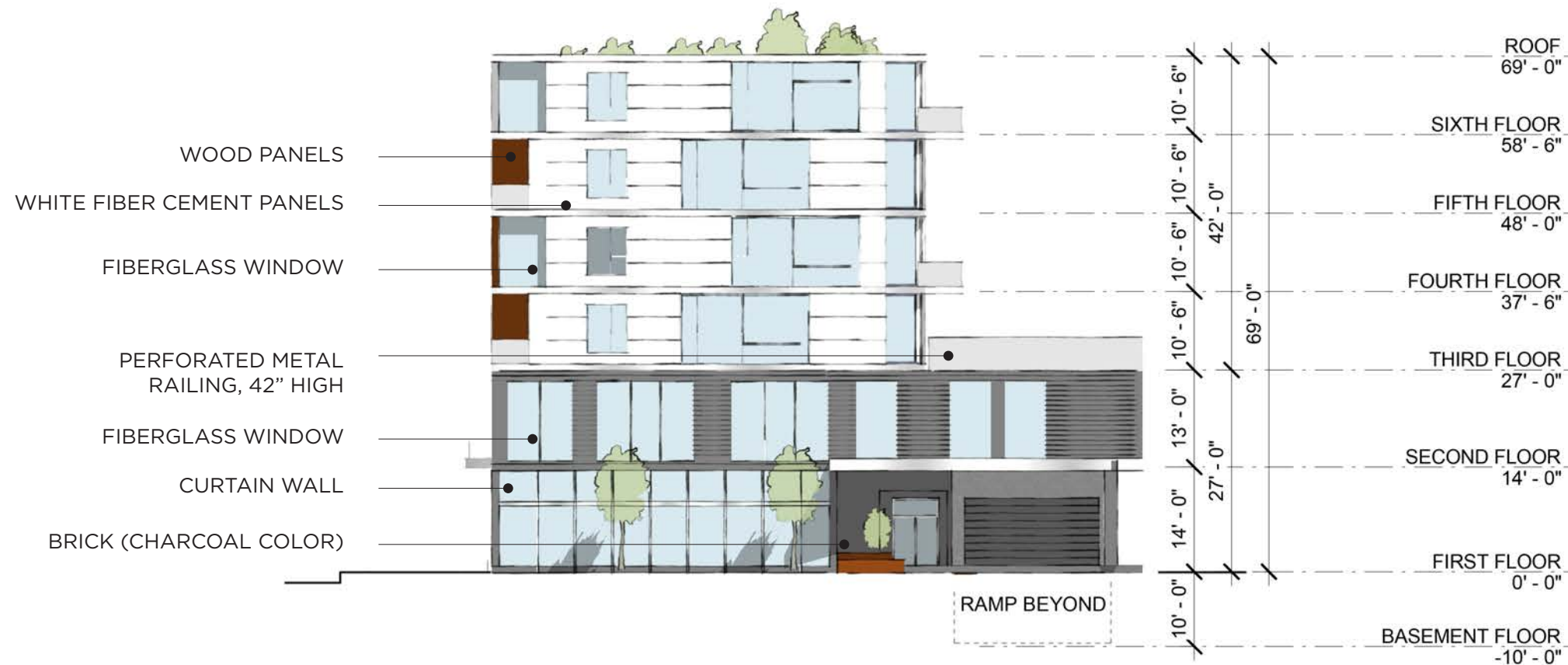
## ELEVATIONS

FOR DESIGN PURPOSES ONLY  
 NOT FOR CONSTRUCTION.

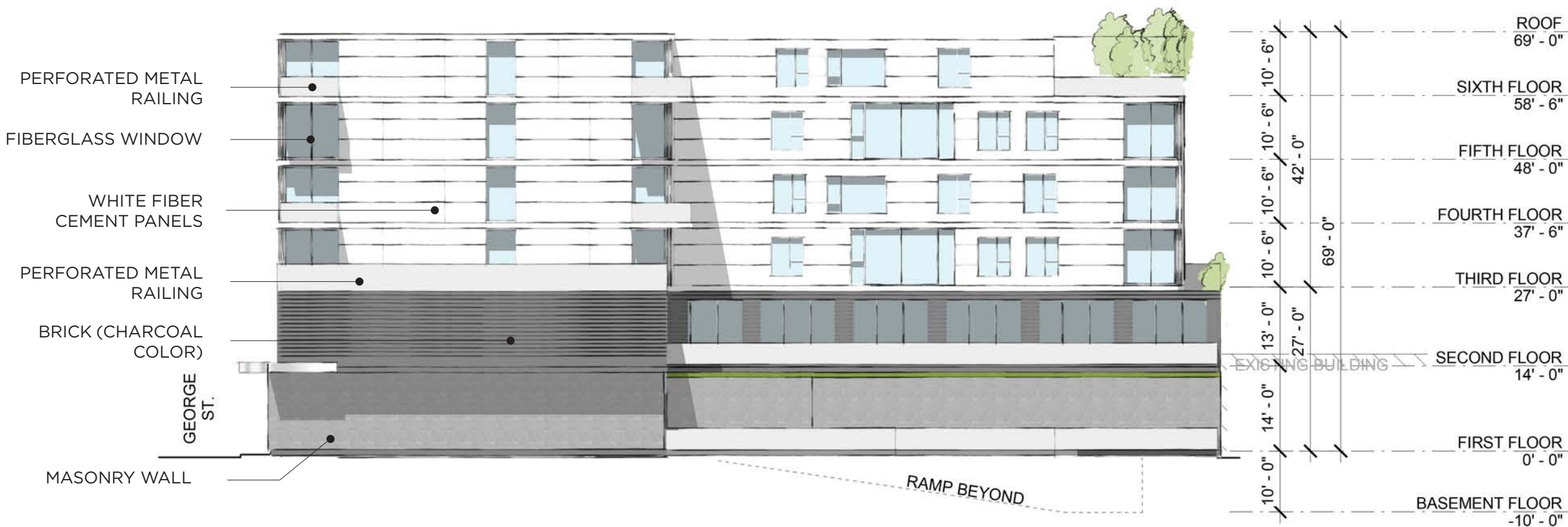
VERIFY ALL DIMENSIONS IN FIELD.

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PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1" = 20'-0"  
 DRAWN BY: PS  
 CHECKED BY: RE



**1** WEST ELEVATION ZBA  
 1" = 20'-0"



**2** SOUTH ELEVATION ZBA  
 1" = 20'-0"

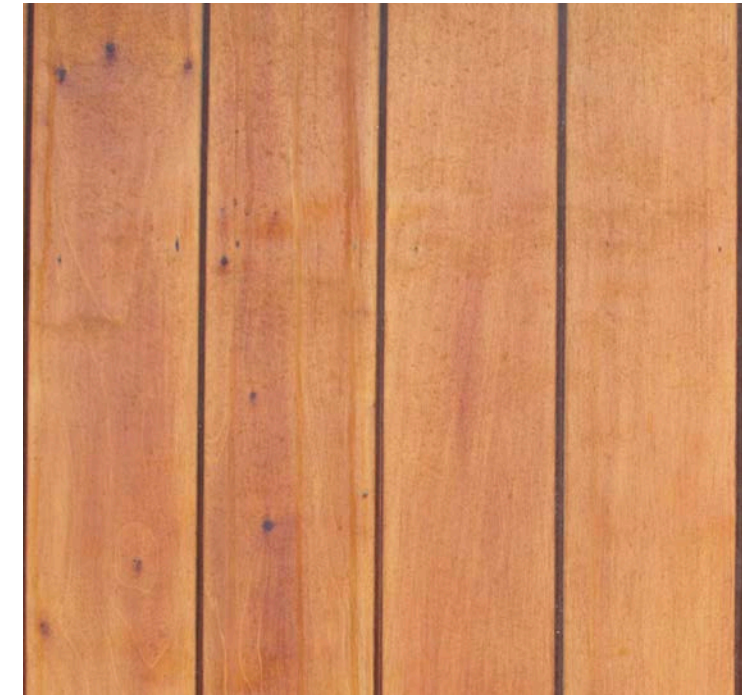




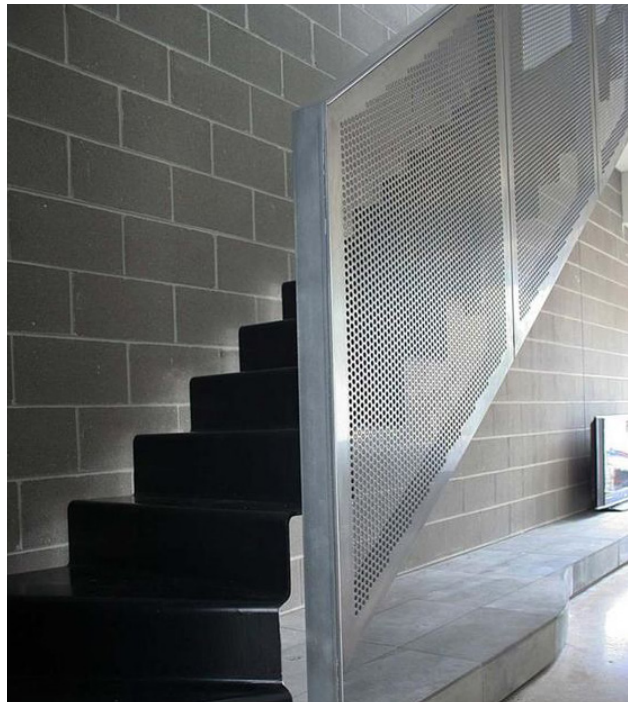
FIBER CEMENT PANEL



BRICK (CHARCOAL COLOR)



WOOD PANEL



PERFORATED METAL  
RAILING



FIBERGLASS WINDOW  
(WHITE FRAME)



FIBERGLASS WINDOW  
(BLACK FRAME)





PERSPECTIVE - BROADWAY & GEORGE STREET



PERSPECTIVE - BROADWAY & BENEDICT AVE. LOOKING EAST



PERSPECTIVE - BROADWAY & GEORGE STREET LOOKING NORTH



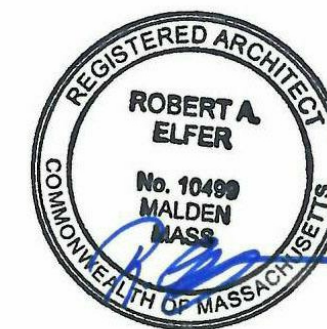
PERSPECTIVE - BROADWAY & MT. VERNON STREET LOOKING WEST

# TROIKA

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 boston, ma 02210-3423  
 www.studiotroika.com

CONSULTANTS

STAMP



PROJECT

## 44 BROADWAY

44 BROADWAY  
 SOMERVILLE, MA  
 02145

DRAWING TITLE

## RENDERINGS

NOTES

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PROJECT NUMBER: 3310.10  
 DATE: 09/20/17  
 SCALE: 1/2" = 1'-0"  
 DRAWN BY: PS  
 CHECKED BY: RE

# ZBA16