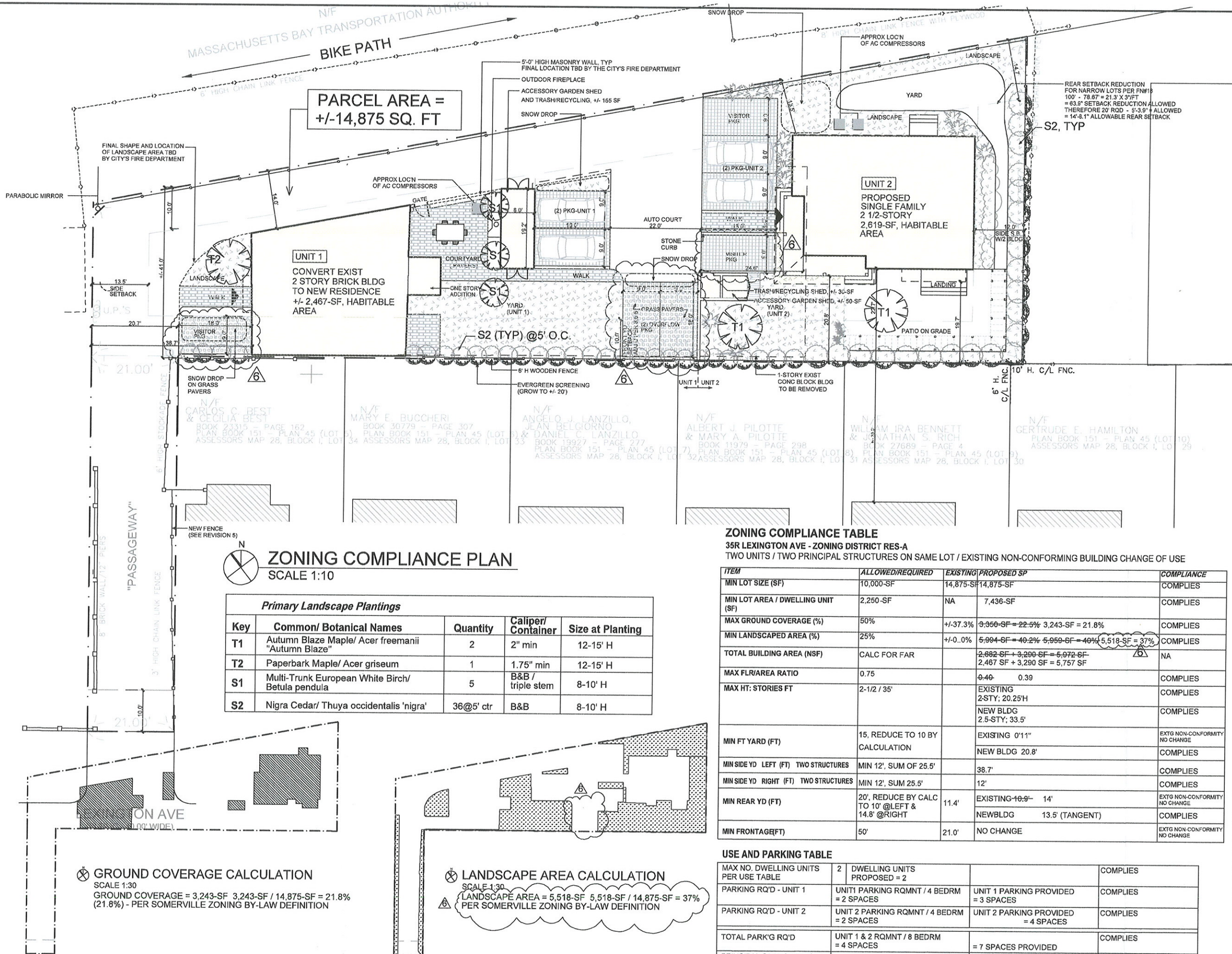




PARCEL AREA =
+/-14,875 SQ. FT

UNIT 1
CONVERT EXIST
2 STORY BRICK BLDG
TO NEW RESIDENCE
+/- 2,467-SF, HABITABLE
AREA

UNIT 2
PROPOSED
SINGLE FAMILY
2 1/2-STORY
2,619-SF, HABITABLE
AREA

ZONING COMPLIANCE PLAN
SCALE 1:10

Primary Landscape Plantings				
Key	Common/ Botanical Names	Quantity	Caliper/ Container	Size at Planting
T1	Autumn Blaze Maple/ Acer freemanii "Autumn Blaze"	2	2" min	12-15' H
T2	Paperbark Maple/ Acer griseum	1	1.75" min	12-15' H
S1	Multi-Trunk European White Birch/ Betula pendula	5	B&B / triple stem	8-10' H
S2	Nigra Cedar/ Thuja occidentalis 'nigra'	36@5' ctr	B&B	8-10' H

⊗ GROUND COVERAGE CALCULATION
SCALE 1:30
GROUND COVERAGE = 3,243-SF 3,243-SF / 14,875-SF = 21.8%
(21.8%) - PER SOMERVILLE ZONING BY-LAW DEFINITION

⊗ LANDSCAPE AREA CALCULATION
SCALE 1:30
LANDSCAPE AREA = 5,518-SF 5,518-SF / 14,875-SF = 37%
PER SOMERVILLE ZONING BY-LAW DEFINITION

ZONING COMPLIANCE TABLE

35R LEXINGTON AVE - ZONING DISTRICT RES-A
TWO UNITS / TWO PRINCIPAL STRUCTURES ON SAME LOT / EXISTING NON-CONFORMING BUILDING CHANGE OF USE

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED SP	COMPLIANCE
MIN LOT SIZE (SF)	10,000-SF	14,875-SF	14,875-SF	COMPLIES
MIN LOT AREA / DWELLING UNIT (SF)	2,250-SF	NA	7,436-SF	COMPLIES
MAX GROUND COVERAGE (%)	50%	+/-37.3%	3,366-SF = 22.5% 3,243-SF = 21.8%	COMPLIES
MIN LANDSCAPED AREA (%)	25%	+/-0.0%	5,994-SF = 40.2% 5,959-SF = 40% 5,518-SF = 37%	COMPLIES
TOTAL BUILDING AREA (NSF)	CALC FOR FAR		2,682-SF + 3,290-SF = 5,972-SF 2,467-SF + 3,290-SF = 5,757-SF	NA
MAX FLR/AREA RATIO	0.75		0.40 0.39	COMPLIES
MAX HT: STORIES FT	2-1/2 / 35'		EXISTING 2-STY; 20.25'H NEW BLDG 2.5-STY; 33.5'	COMPLIES
MIN FT YARD (FT)	15, REDUCE TO 10 BY CALCULATION		EXISTING 0'11" NEW BLDG 20.8'	EXTG NON-CONFORMITY NO CHANGE COMPLIES
MIN SIDE YD LEFT (FT) TWO STRUCTURES	MIN 12', SUM OF 25.5'		38.7'	COMPLIES
MIN SIDE YD RIGHT (FT) TWO STRUCTURES	MIN 12', SUM 25.5'		12'	COMPLIES
MIN REAR YD (FT)	20', REDUCE BY CALC TO 10' @LEFT & 14.8' @RIGHT	11.4'	EXISTING-16.9'- 14' NEWBLDG 13.5' (TANGENT)	EXTG NON-CONFORMITY NO CHANGE COMPLIES
MIN FRONTAGE(FT)	50'	21.0'	NO CHANGE	EXTG NON-CONFORMITY NO CHANGE

USE AND PARKING TABLE

MAX NO. DWELLING UNITS PER USE TABLE	2	DWELLING UNITS PROPOSED = 2	COMPLIES
PARKING RQ'D - UNIT 1	UNIT1 PARKING RQMNT / 4 BEDRM = 2 SPACES	UNIT 1 PARKING PROVIDED = 3 SPACES	COMPLIES
PARKING RQ'D - UNIT 2	UNIT 2 PARKING RQMNT / 4 BEDRM = 2 SPACES	UNIT 2 PARKING PROVIDED = 4 SPACES	COMPLIES
TOTAL PARK'G RQ'D	UNIT 1 & 2 RQMNT / 8 BEDRM = 4 SPACES	= 7 SPACES PROVIDED	COMPLIES
PRINCIPAL STRUCTURES	STRUCTURES ALLOWED = 1	STRUCTURES PROPOSED = 2 STRUCTURES	7.2 SP\$R REQUIRED

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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SEAL
CONSULTANT

PROJECT
35R LEXINGTON AVE
RESIDENCES

35R LEXINGTON AVE
SOMERVILLE, MA

PREPARED FOR
CHRISTOS POUTAHIDIS
147 WILLOW AVE
SOMERVILLE,
MA 02144

DRAWING TITLE
SITE & ZONING
COMPLIANCE

REVISION / ISSUE DATE	
△ SP REV	27 OCT 2010
△ SP REV	09 DEC 2010
△ SP REV	09 FEB 2011
△ FENCE	07 JUL 2011
△ PARKING	09 AUG 2011
DRAWN BY	SH/MI
APPROVED BY	PQ
SHEET	

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