



EXISTING CONDITIONS



PROPOSED ELEVATIONS

ZONING CHART					
30-32 College Ave Somerville MA 02144					
Analysis Zone: CBD					
		REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN LOT SIZE		NA	16,552 sf	16,552 sf	Complies
MIN LOT AREA PER DWELLING UNIT		875	8276	8276	Complies
MAX GROUND COVERAGE		80%	31% 5053/16552	31%	Complies
LANDSCAPED AREA		10%	16.20%	16.20%	Complies
FAR		2.0	0.62	0.62	Complies
MAX HEIGHT	Stories	4	3	3	Complies
	Height	50	47' 6"	47' 6"	Complies
FRONT YARD SETBACK		NA	0	0	Complies
SIDE YARD SETBACK		NA	0	0	Complies
REAR YARD SETBACK		16'	0	0	Existing
	10/2 Per Story				
	3 Stories				
MIN LOT WIDTH		NA	NA	NA	NA
MIN PARKING		18.26+3.5 = 21.76	36	36	Complies
	Commercial	18.26			
		1/500 sf			
		9131 sf Dental			
	Residential	3.5			
		2 DU (2bd/3Bd)			

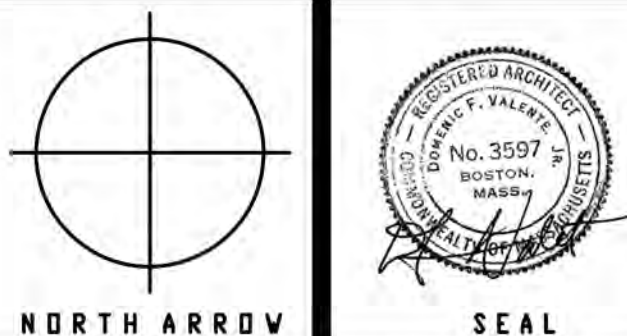
NOTES

LEGEND

NO. REVISIONS DATE

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CONSULTANTS

KEY PLAN



SCALE AS NOTED
DATE SEPTEMBER 25, 2014
PROJECT NO. 0704
DRAWN BY JEJ
CHECKED BY DFV

D. F. VALENTE

ARCHITECT & PLANNER
571 MAIN STREET * REAR
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FACSIMILE 781-395-8702

PROJECT TITLE

ADDITION TO
OFFICE BUILDING
30 COLLEGE AVENUE
SOMERVILLE, MA

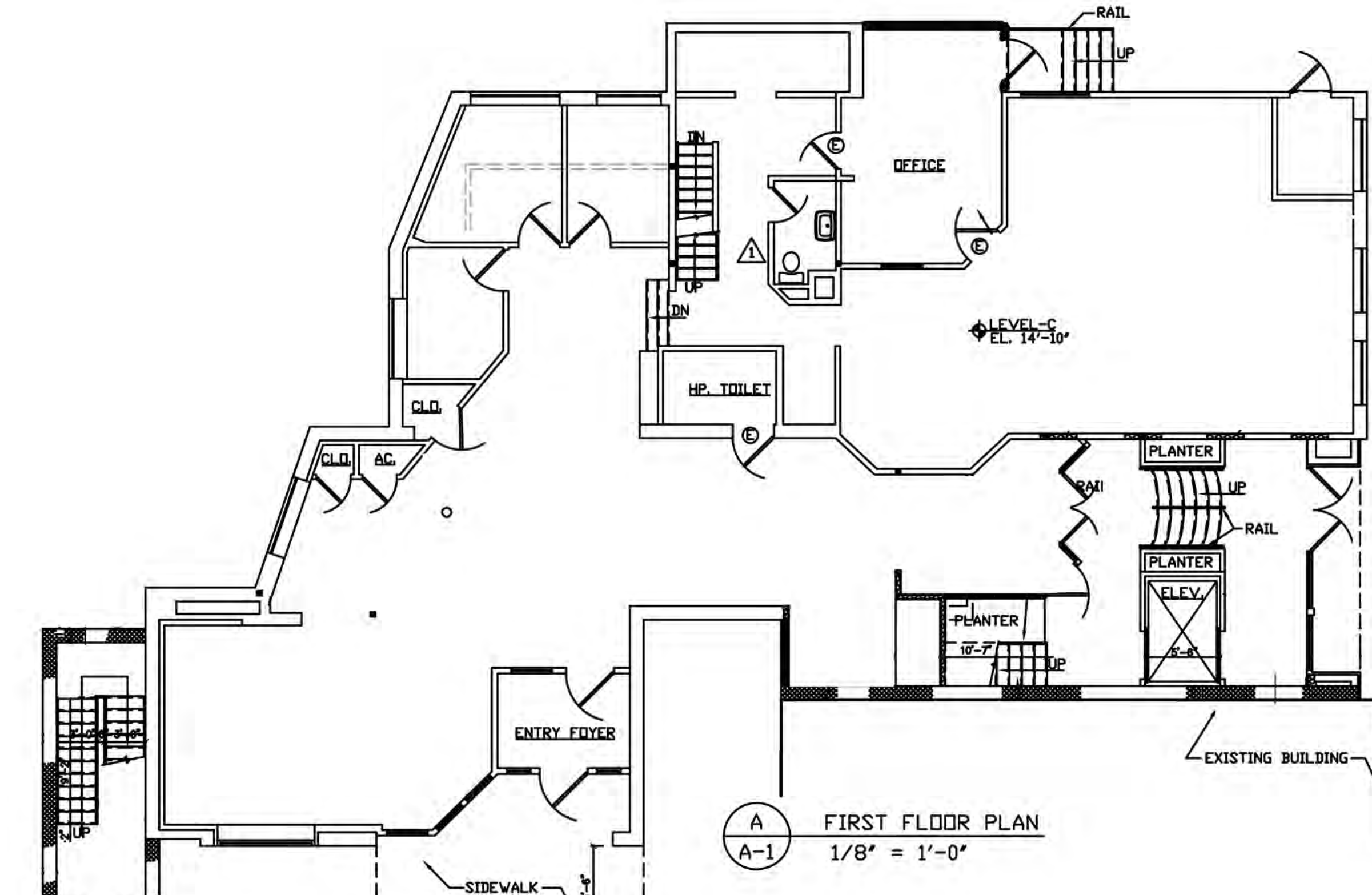
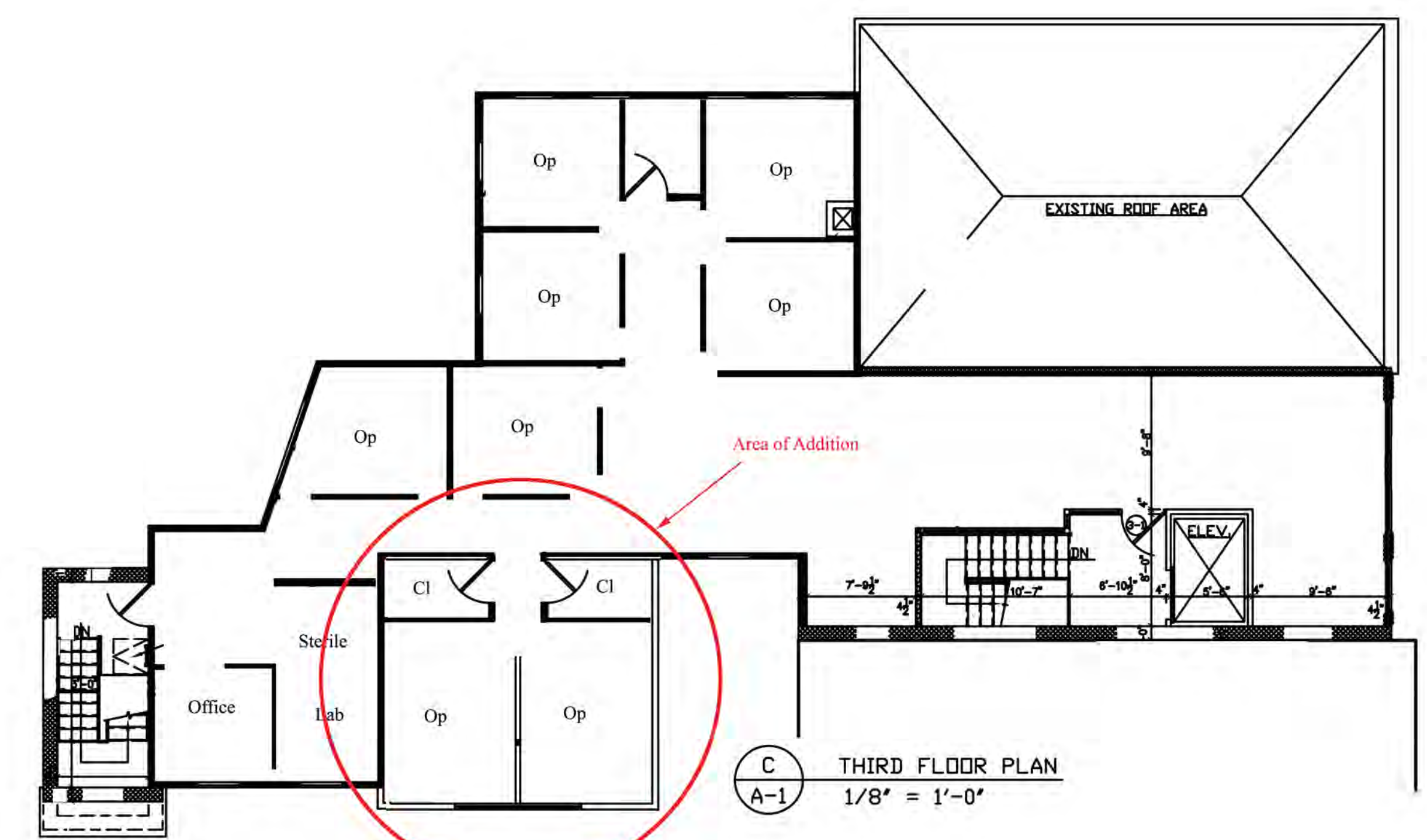
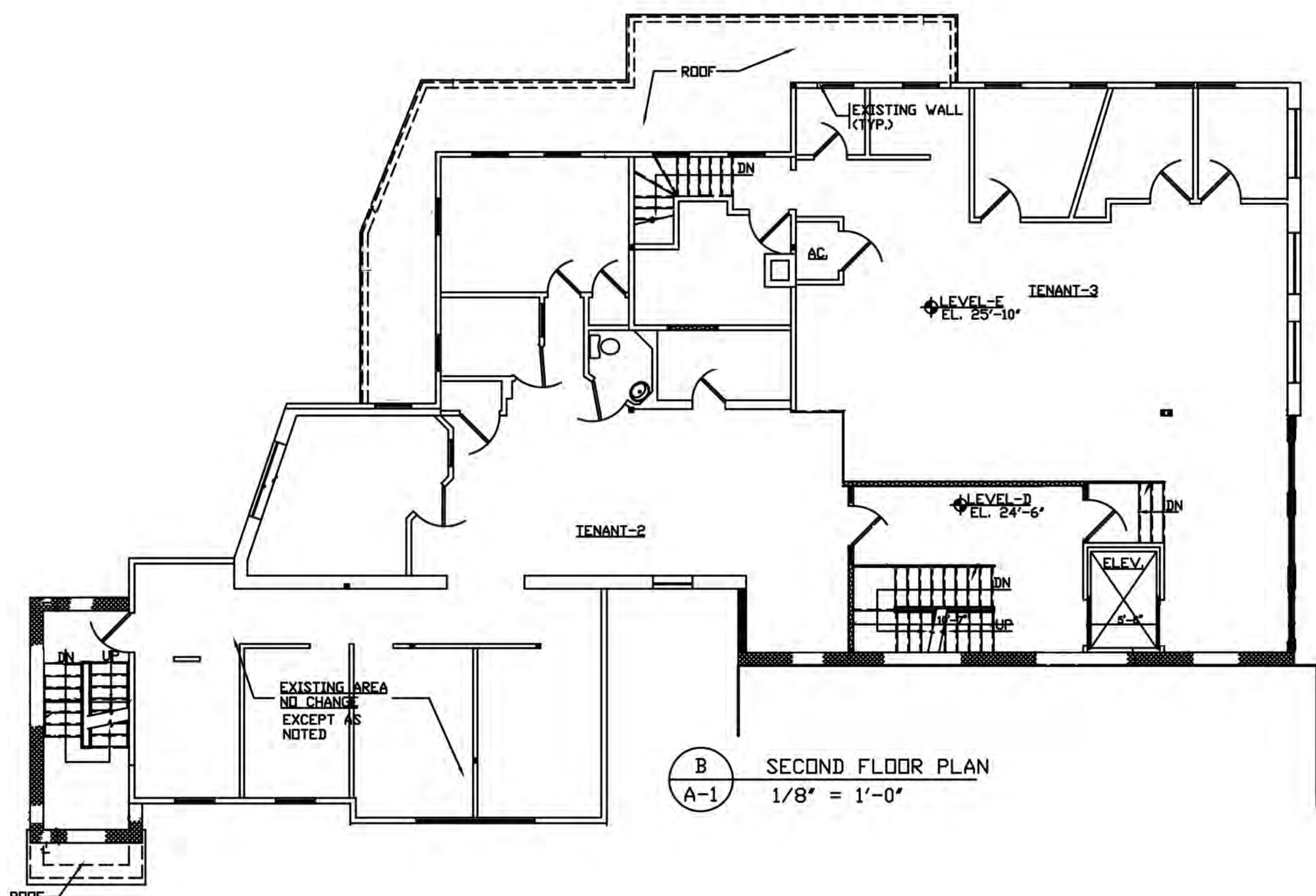
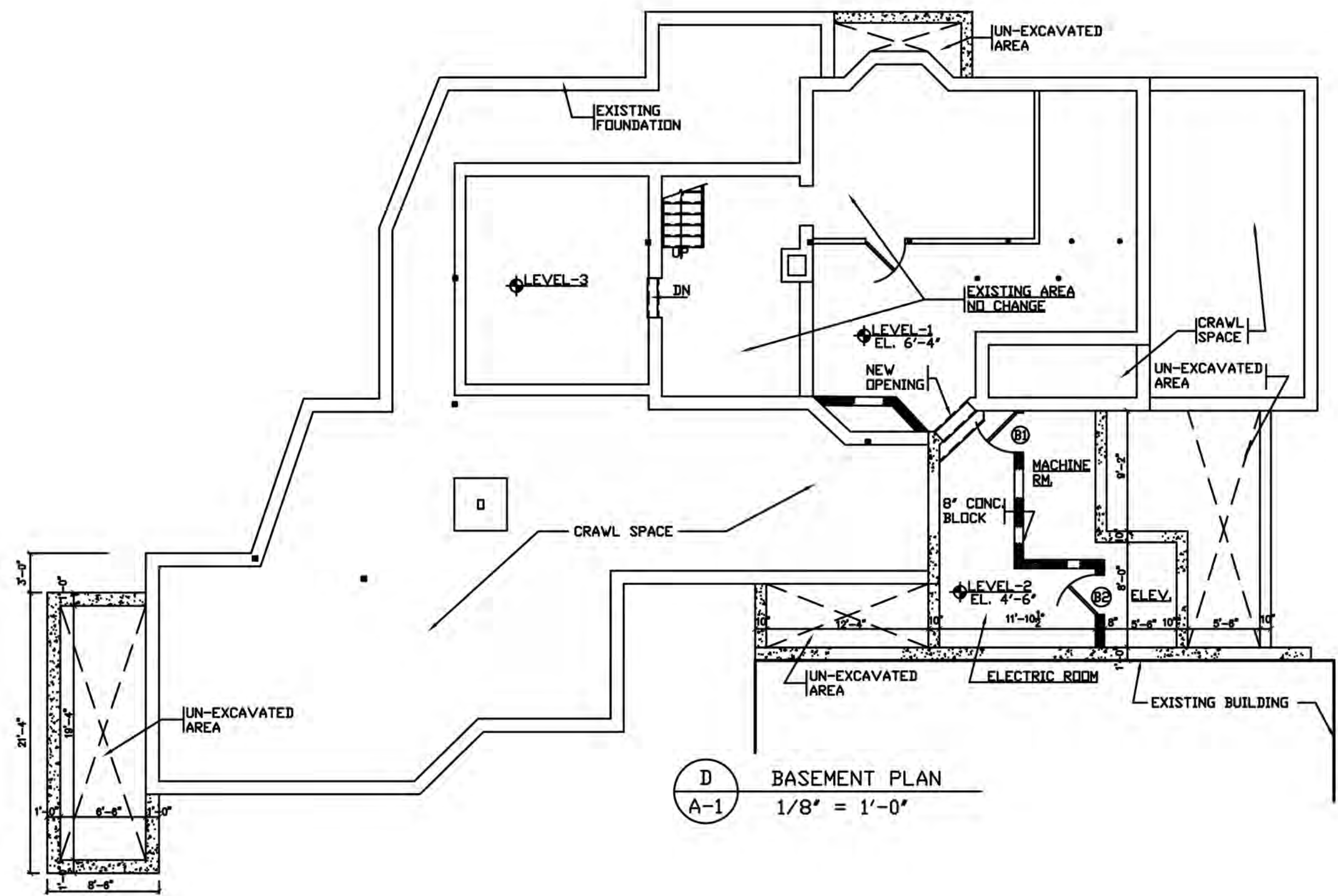
DRAWING TITLE

ELEVATIONS
PROPOSED

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PROPOSED FLOOR PLAN



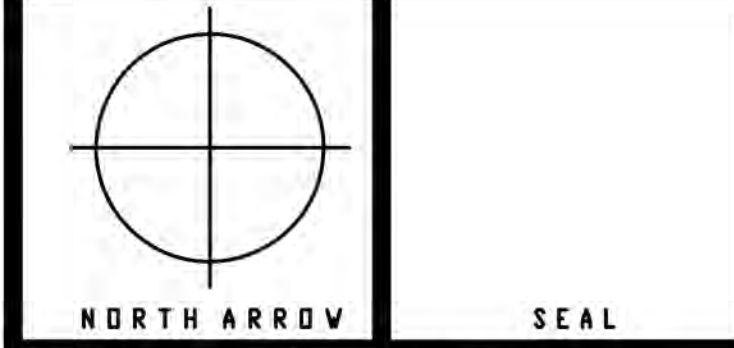
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LEGEND

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DRAWING TITLE
FLOOR PLANS
PROPOSED

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