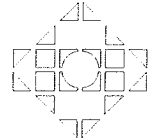


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DESIGNERS • PLANNERS • ILLUSTRATORS

Tower Court Renovation & Addition

5 Tower Court
Somerville, Massachusetts

King Ranch Development

689 Somerville Ave
Somerville, Massachusetts

	Required	Existing RC	Proposed
Zoning District			
Existing Use			
Residential R-3 / 2 Family			
Proposed Use			
Residential R-2 / 4 Family			
Article 8: Dimensional Requirements			
Section 8.5			
A. Minimum Lot Size (SF)	7,500 min	4,800	4,800
B. Minimum Lot Area / Dwelling Unit	875 min	2,400	1,200
C. Maximum Ground Coverage	70% (3,360)	946	2,112
D. Minimum Landscaped Area	25% (1200)		1,298
Residential Building (Four Dwelling Units)			
E. Maximum Floor Area Ratio (FAR= 2.0)	9,600	1,791	4,275
F. Maximum Height (FT)	3 / 40'	2 1/2	3 / 33'
G. Minimum Front Yard (FT) SZO 8.6.5	15'	15'	15'
H. Minimum Side Yard (FT)	10'/20' SUM		
Right Side Yard	10'	49.3'	21'
Left Side Yard	10'	0	10'
Sum both Side Yards	20'	49.3'	31'
I. Minimum Rear Yard (FT) SZO 8.6.13	20'	0	0
Article 9: Off-Street Parking and Loading Requirements			
SZO 9.5.1a RESIDENTIAL	Required 4	Existing 2	Proposed 4

NOTE: TYLER STREET designated as the front



WEST ELEVATION
TOWER COURT

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WEST ELEVATION



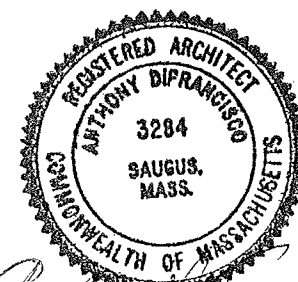
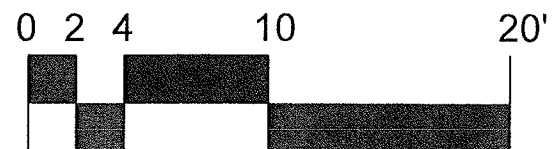
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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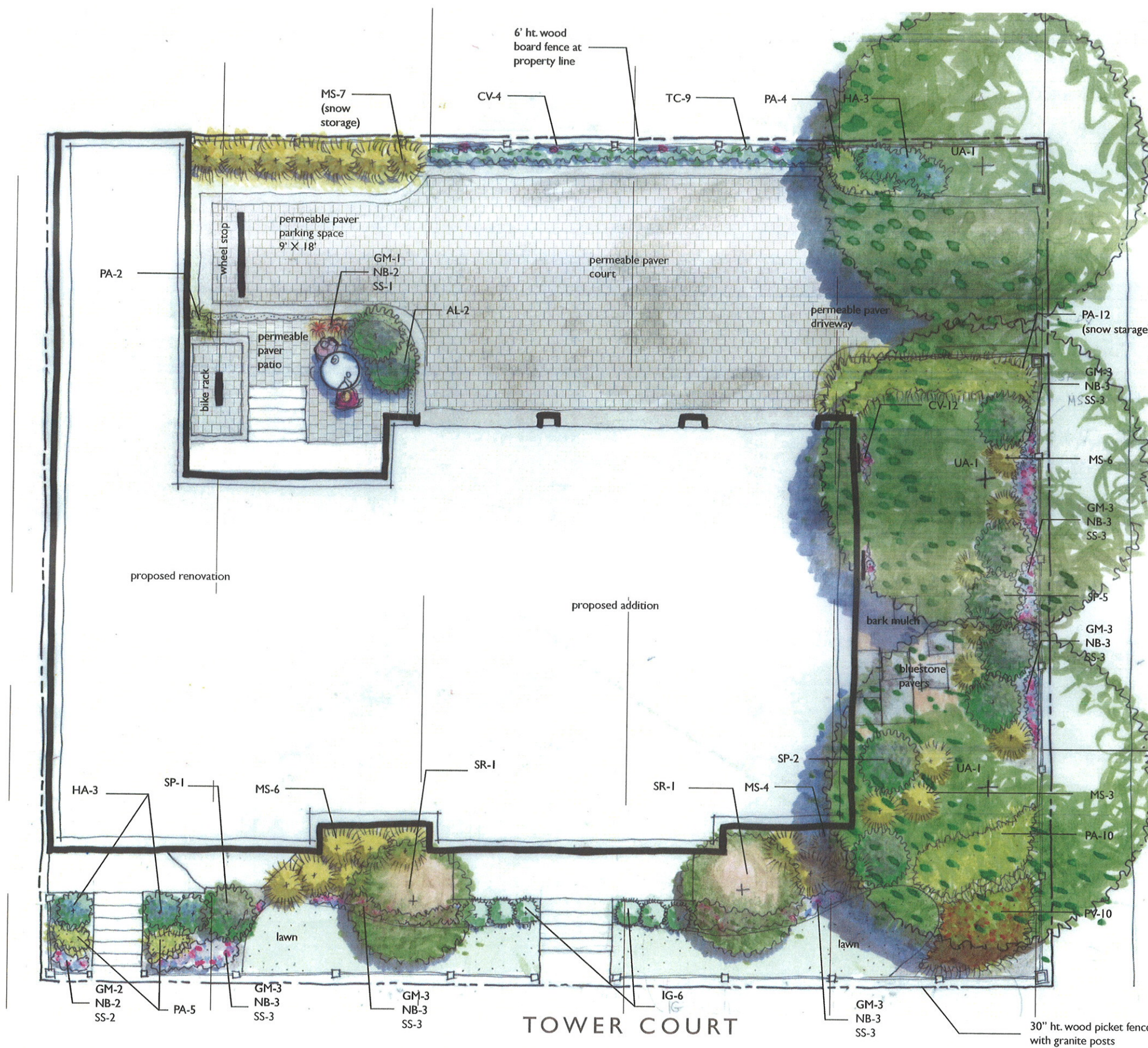
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EXISTING ELEVATIONS

03/08/2012

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5 Tower Court, Somerville, MA

DIMENSIONS AND SQUARE
FOOTAGE IS APPROXIMATE
AND CAN CHANGE UNTIL
FINAL PLANS ARE COMPLETED.



PLANT LIST		KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES							
AL	2	Amelanchier laevis			Serviceberry	2.5"-3" cal.	
SR	2	Syringa reticulata 'Ivory Silk'			Tree Lilac	2.5"-3" cal.	B&B
UA	3	Ulmus americana 'Princeton'			Princeton Elm	2.5"-3" cal.	B&B
SHRUBS/VINES							
CV	6	Clematis virginiana			Virgin's Bower	5 gal.	
HA	6	Hydrangea arborescens 'Annabelle'			Annabelle Hydrangea	5 gal.	
IG	6	Ilex glabra 'Compacta'			Inkberry	24" ht.	
RC	6	Rhododendron 'Chinoides'			Chinoides Rhododendron	24" ht.	
SP	8	Syringa patula 'Miss Kim'			'Miss Kim' Lilac	2.5"-3" cal.	B&B
PERENNIALS/GRASSES							
GM	20	Geranium macror. 'Bevan's Variety'			Bevan's Variety Geranium	2 gal.	Pots
MS	26	Miscanthus sinensis 'Morning Light'			Maidenhair Grass	2 gal.	Pots
NB	21	Nepeta 'Blue Wonder'			Blue Wonder Catmint	2 gal.	Pots
SS	20	Cerastium tomentosum			Snow-in-Summer	2 gal.	Pots
PA	39	Pennisetum alopecuroides 'Hameln'			Dwarf Fountaingrass	2 gal.	Pots
PV	10	Panicum virgatum 'Rotstrahlbusch'			Red Switchgrass	2 gal.	Pots
TC	9	Tiarella cordifolia 'Running Tapestry'			Foamflower	1 gal.	Pots

TYLER STREET

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TYPICAL EXTERIOR SPECS

WALLS
2X6 STUDS @ 16" OC.
R-19 BATT INSUL., MINIMUM
1/2" BLUEBOARD & PLASTER
1/2" CDX WALL SHEATHING & PAPER
4" & 6" HARDY PLANK SIDING OR SIM.
6" X 5/4" CORNER BOARDS
10" X 5/4" WATER TABLE W/
CHAMFERED EDGE

ROOF
30 YR ARCHITECTURAL SHINGLES
5/8" CDX ROOF SHEATHING

DECKS/STAIRS/RAILING
TREX DECK SYSTEM OR SIMILAR

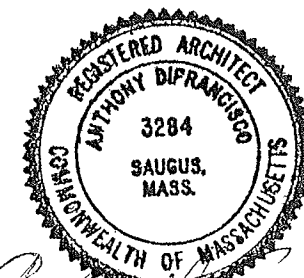
DOORS & WINDOWS
LOCK-LEED ENERGY STAR RATED



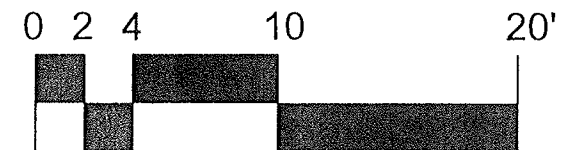
WEST ELEVATION
TOWER COURT



SOUTH ELEVATION
TYLER STREET



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ELEVATIONS I

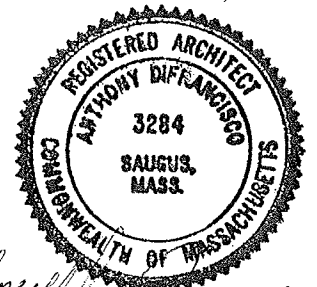
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ELEVATIONS II

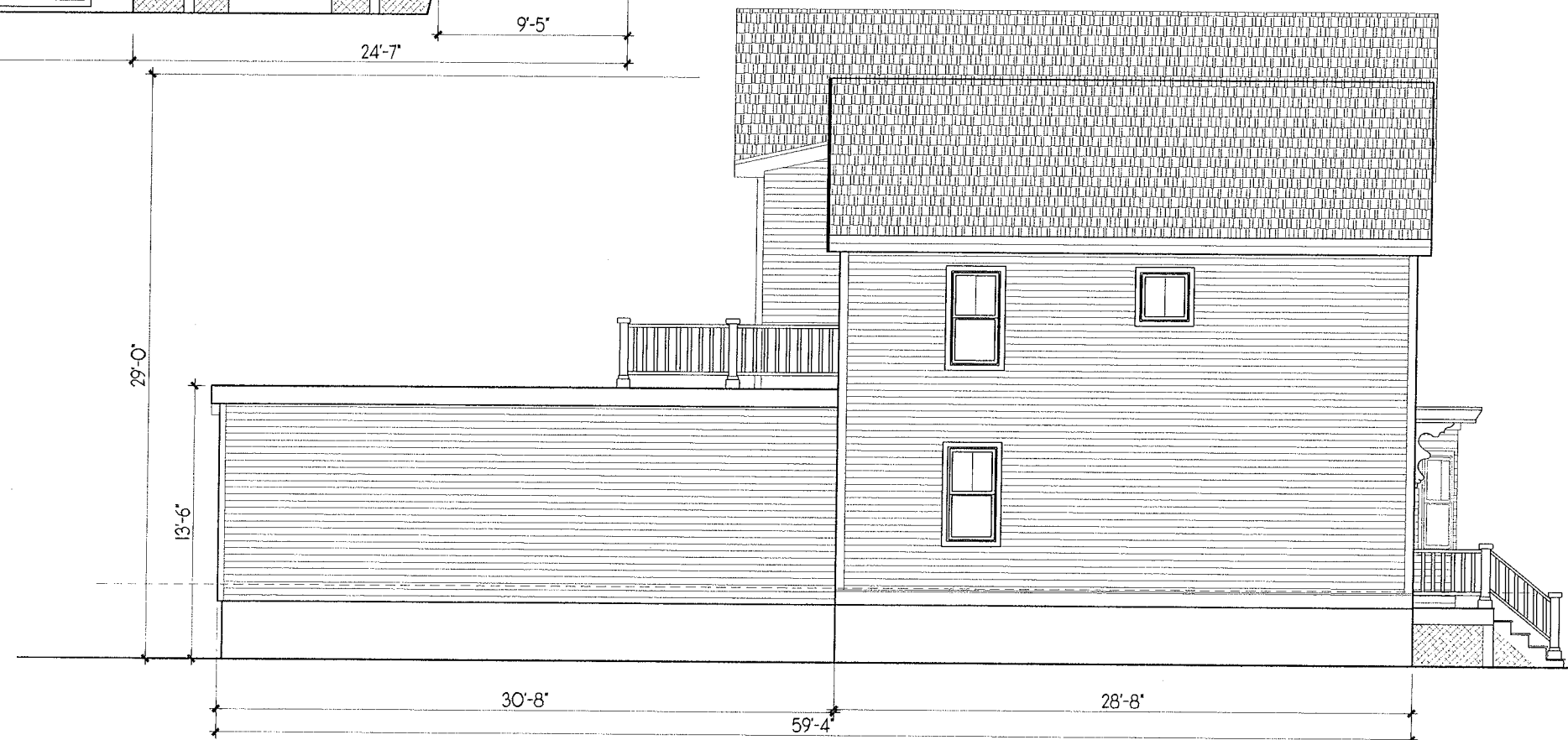
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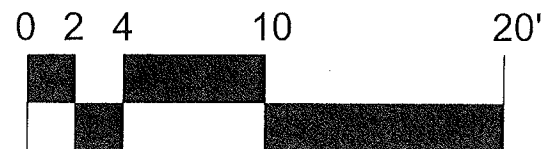
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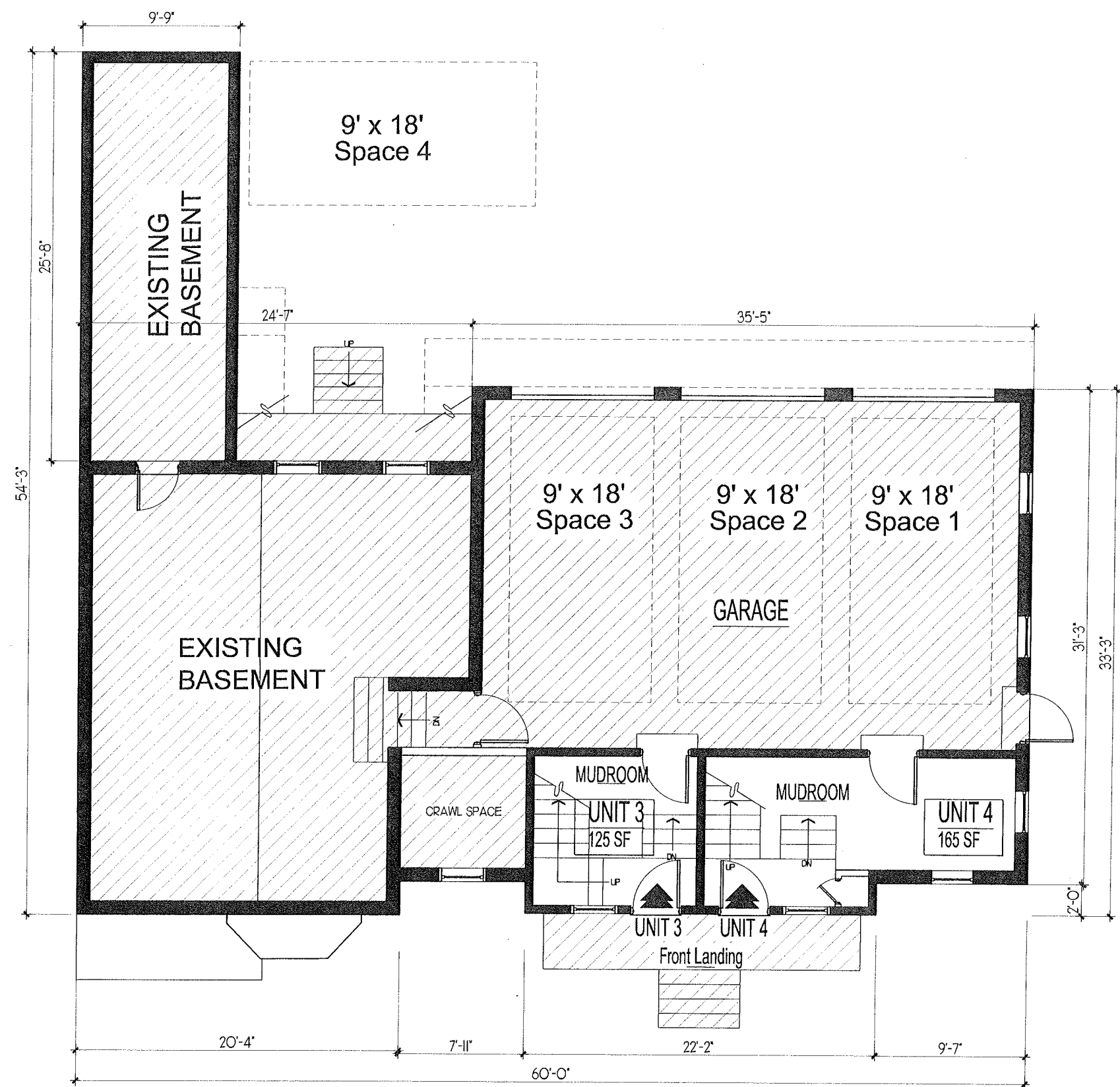
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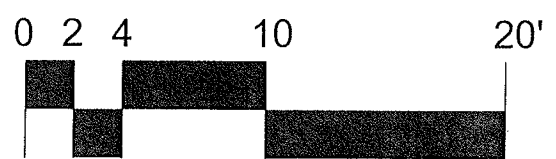
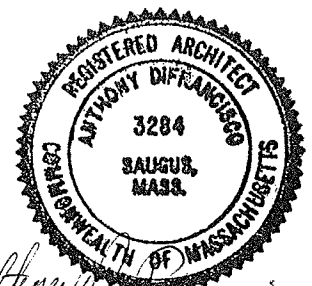
NORTH ELEVATION



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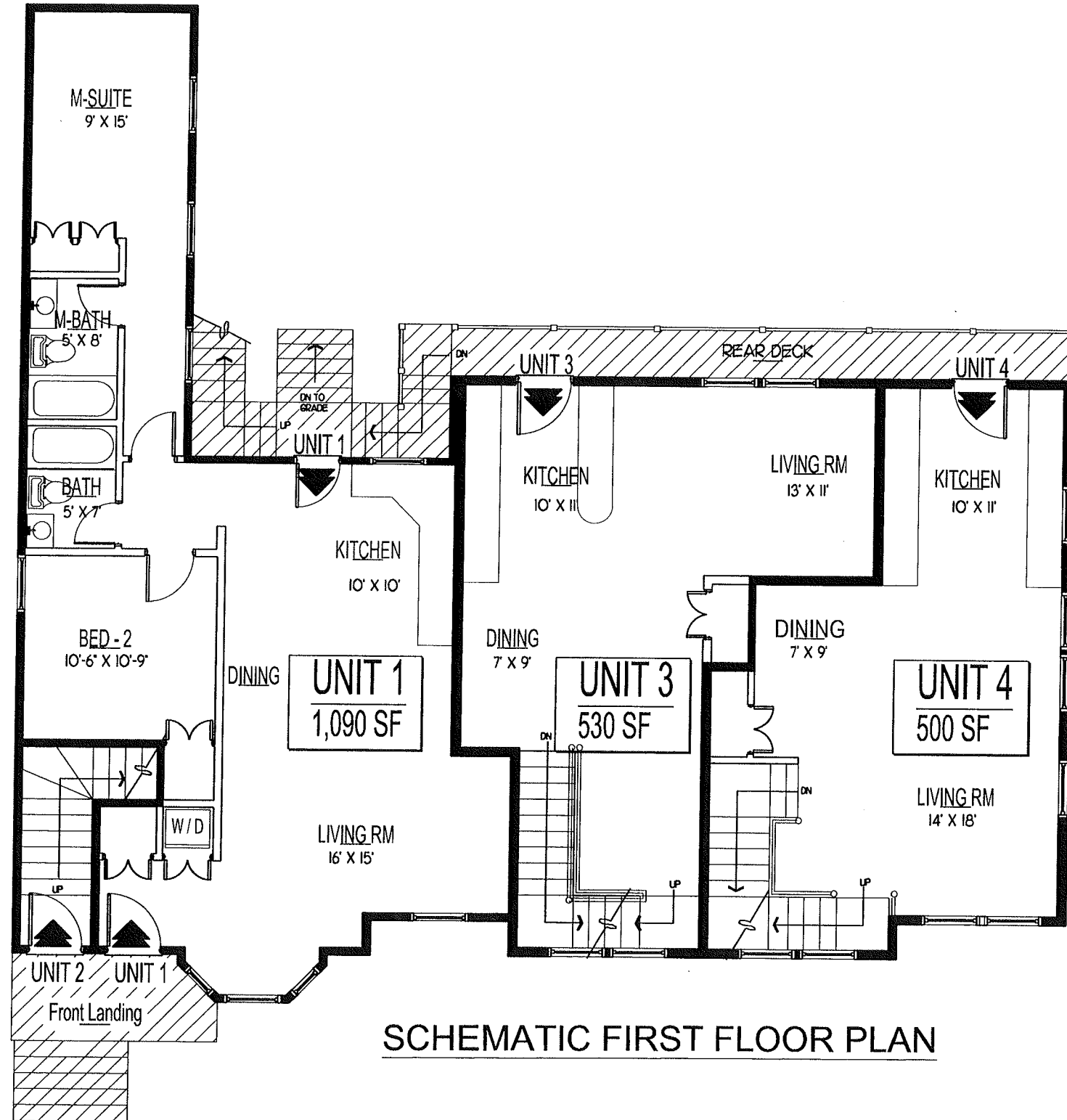


SCHEMATIC GARAGE LEVEL FLOOR PLAN

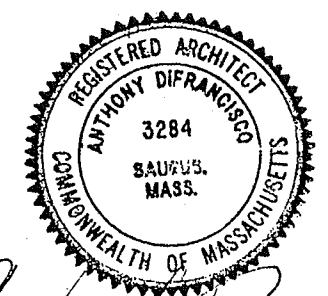


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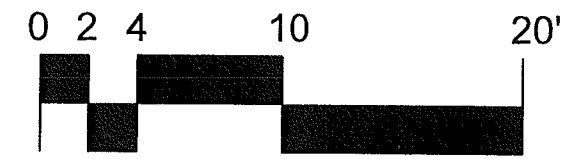
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SCHEMATIC FIRST FLOOR PLAN



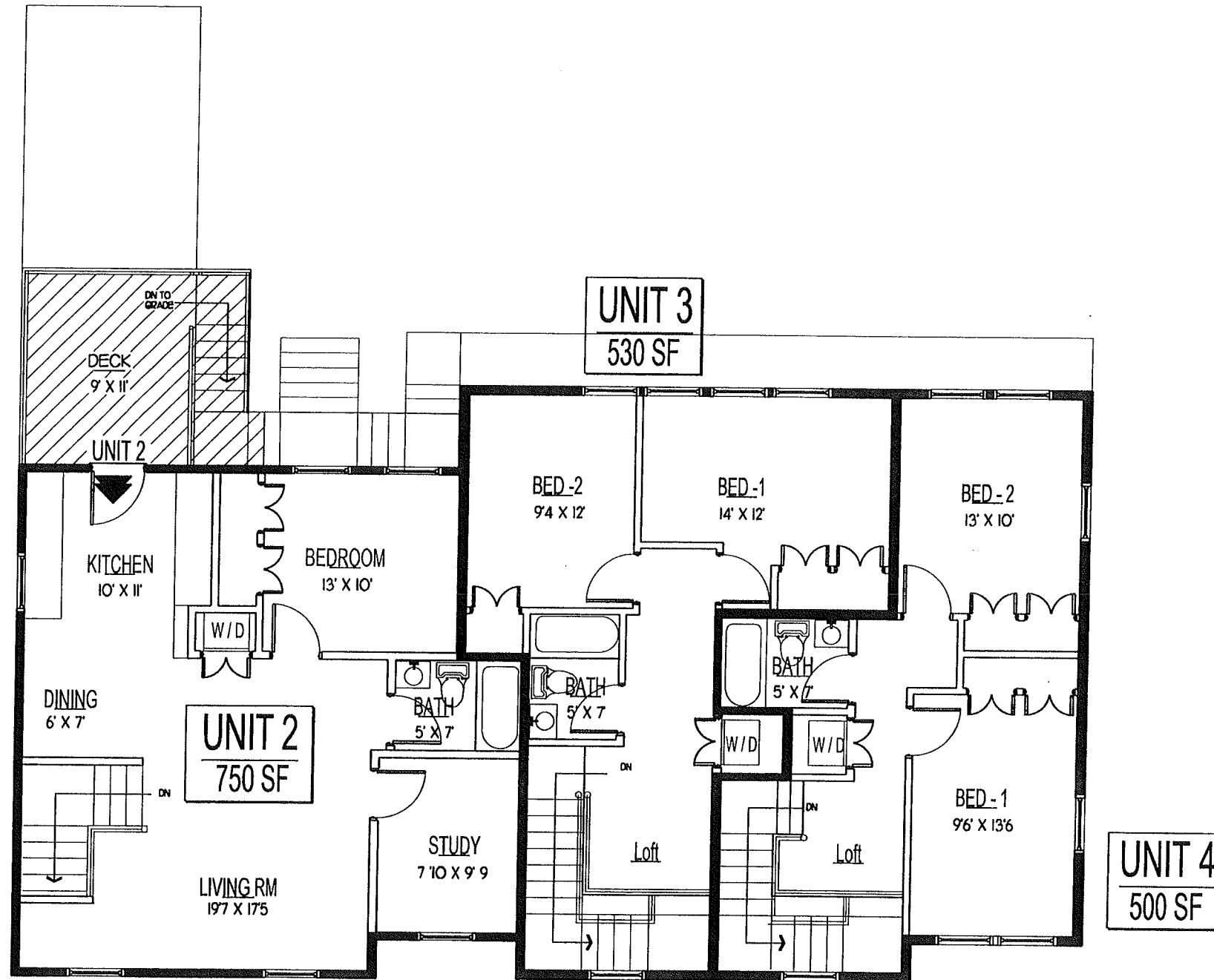
Anthony DiFranco



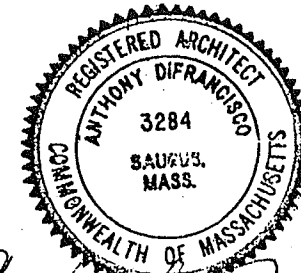
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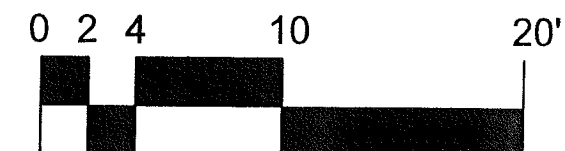
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SCHEMATIC SECOND FLOOR PLAN



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**PROPOSED FLOOR PLANS
SECOND FLOOR PLANS**
03/08/2012

TOWER COURT RESIDENCES
5 Tower Court, Somerville, MA

DIMENSIONS AND SQUARE
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