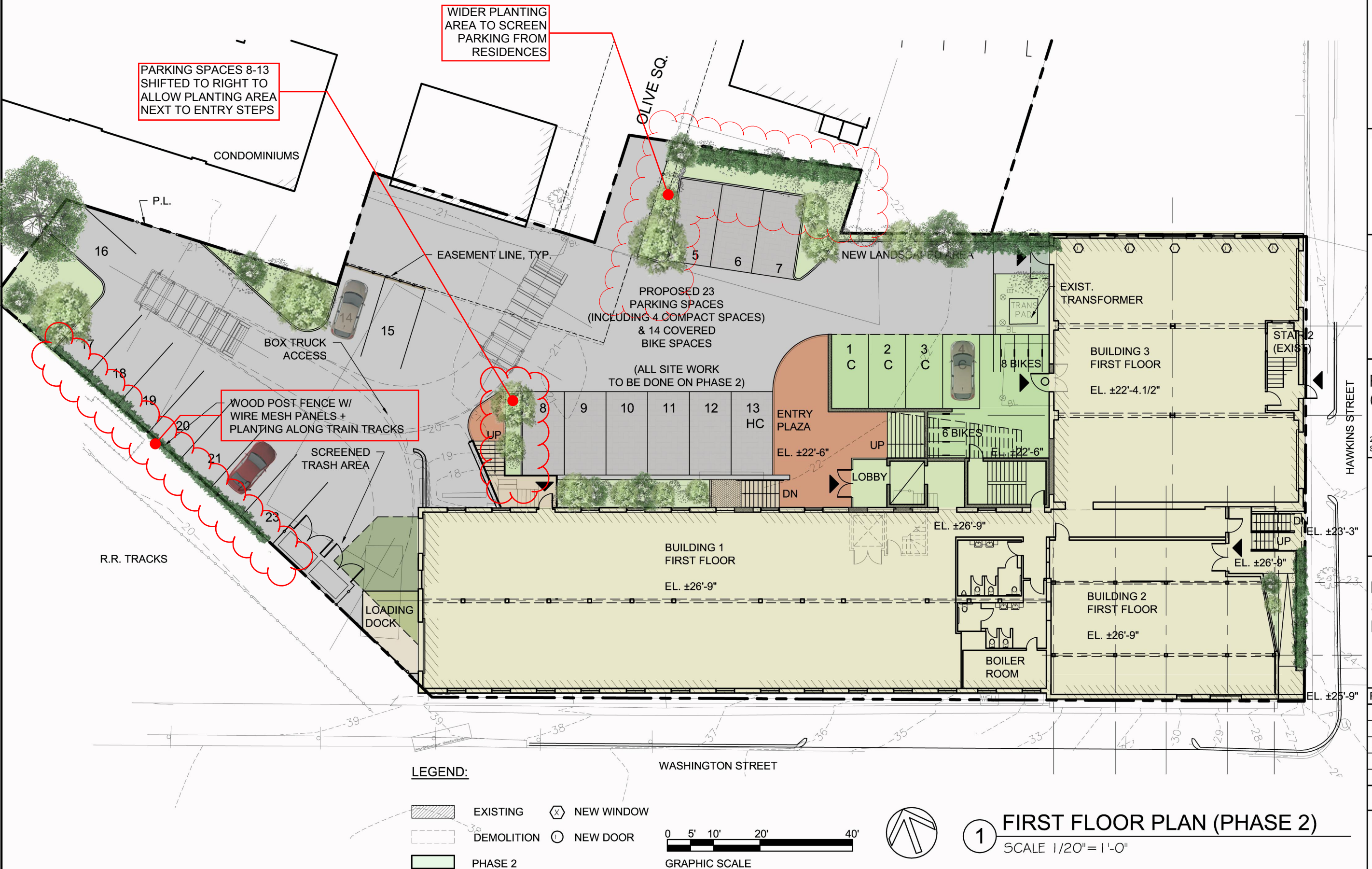
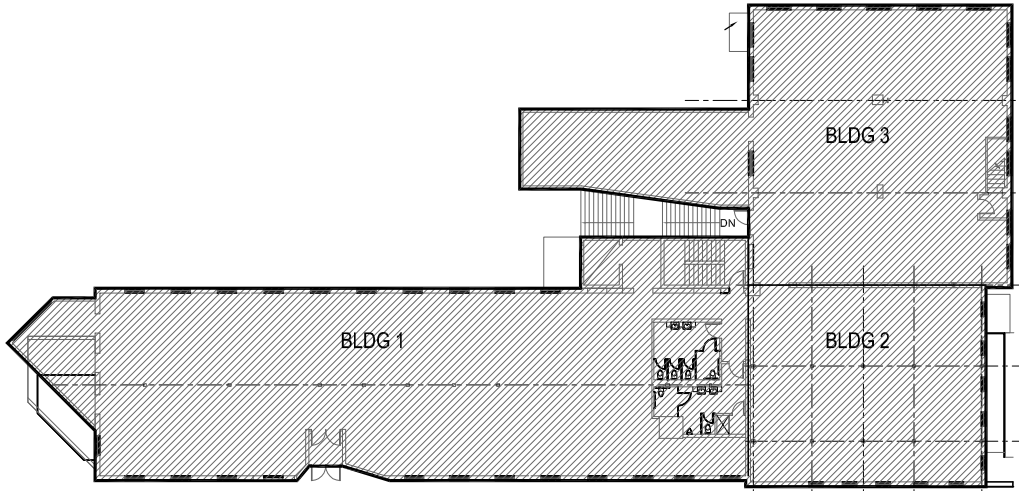


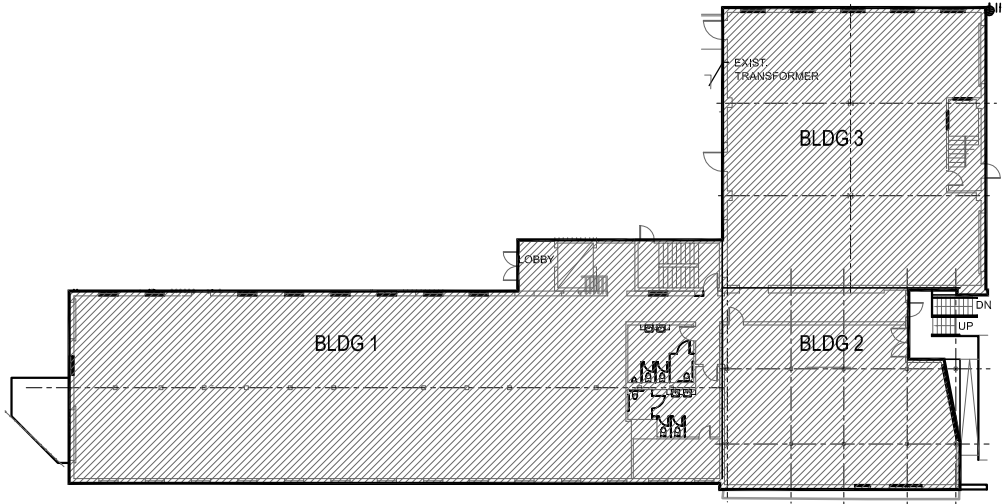
REVISION	DATE
REV 01 SPSR	09 MAR 2016
SPSR APPLIC	28 JAN 2016
MTG @ PB	20 JAN 2016
PROGRESS	15 JAN 2016
DRAWN BY ACW	REVIEWED BY PQ
SHEET	



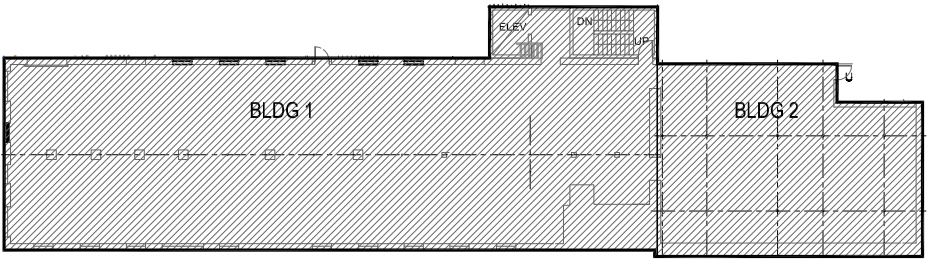
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2ND FLOOR (BUILDING 1, BUILDING 2)
12,237-NSF



1ST FLOOR (BUILDING 1, BUILDING 2, BUILDING 3)
11,013-NSF



GROUND FLOOR (BUILDING 1, BUILDING 2)
7,897-NSF

NET FLOOR AREA SUMMARY

FLOOR	PROPOSED NSF
2ND FL	12,237
1ST FL	11,013
GROUND	7,897
TOTAL	31,147-NSF



1 NET FLOOR AREA
SCALE 1/40" = 1'-0"

WASHINGTON 285 - DIMENSIONAL TABLE - NB & RC ZONING DISTRICT - SPSR PER §7.11, SP PER §4.4.1

ITEM	NB ALLOWED/REQUIRED	EXISTING ALL BLDGS	PROPOSED	EXISTING & PROPOSED ADD'N COMBINED	COMPLIANCE
MIN LOT SIZE (SF)	NA	25,225	NO CHANGE	25,225	COMPLIES
MIN LOT AREA / UNIT	1000 10 + UNITS	NA	NA	NA	COMPLIES
MAX GROUND COVERAGE (%)	80	± 43	50	50	COMPLIES
MIN LANDSCAPED AREA (%)	10	0	6	6	IMPROVES EXTG NON-CONFORMITY
PERVIOUS AREA (%)	NA	0	9	9	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	1.07	0.16 ADD'N	1.23	COMPLIES
NET FLOOR AREA (NSF)	50,450	± 30,167	± 31,147	31,147	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3 PER §8.6.18	± 26.7 / 3	NO CHANGE	± 26.7 / 3	COMPLIES
MIN FRONT YARD (FT)	NA	± 0.1' OVER	NO CHANGE	± 0.1 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - LEFT (FT)	NA	± 0.7 OVER	± 4.5 ADD'N	± 0.7 OVER	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	8.9 PER §8.6.12	± 0.4	± 21.5 ADD'N	± 0.4	ADDITION COMPLIES / EXTG NO CHANGE
MIN REAR YARD (FT)	14*	± 101.8	± 92.8 ADD'N	± 92.8	COMPLIES
MIN FRONTAGE (FT)	NA	100.23	NO CHANGE	100.23	COMPLIES
MIN NO. OF PARKING SPACES	48**	19	23 (NET ADD 4)	4 COMPACT + 19 STD = 23 (INCLUDES 1 HC)	IMPROVE EXTG NON-CONFORM ADDITION COMPLIES
MIN NO. BIKE PARKING SPACES	5***	0	14	14	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET Z1.4.

*REAR YARD CALCULATION PER §8.5

10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =
10' + (2' X 2) = 14' REQUIRED REAR YARD

***NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B
COMMERCIAL

IF REQUIRED CAR PARKING IS 15-200 THEN 1 BIKE SPACE REQUIRED
PER 10 CAR SPACES REQUIRED = 48 / 10 = 4.8 =
5 BIKE SPACES REQUIRED

**NUMBER OF REQUIRED PARKING SPACE PER §9.5

EXISTING CONDITION				+	PROPOSED CONDITION			
USE	NSF	RATIO	PARKING REQ'D		USE	NSF	RATIO	PARKING REQ'D
BUS. SERVICE	3,467	1/550	6.3		BUS. SERVICE	3,351	1/550	6.1
RETAIL	1,585	1/500	3.2		RETAIL	4,995	1/500	10.0
OFFICE	4,396	1/575	7.6		OFFICE	14,543	1/575	25.3
ART STUDIO	7,030	1/400	17.6		ART STUDIO	0	1/400	0
ART OPEN TO PUBLIC	2,203	1/600	3.7		ART OPEN TO PUBLIC	0	1/600	0
DISTRIBUTION	11,486	1/1500	7.7 + 1		DISTRIBUTION	8,258	1/1500	5.5 + 1
TOTAL	30,167		47		TOTAL	31,147		48

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT
OF

285 WASHINGTON STREET
SOMERVILLE, MA 02143

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

ZONING
COMPLIANCE
PHASE 2

SCALE AS NOTED

REVISION DATE

REV 01 SPSR 09 MAR 2016

SPSR APPLIC 28 JAN 2016

MTG @ PB 20 JAN 2016

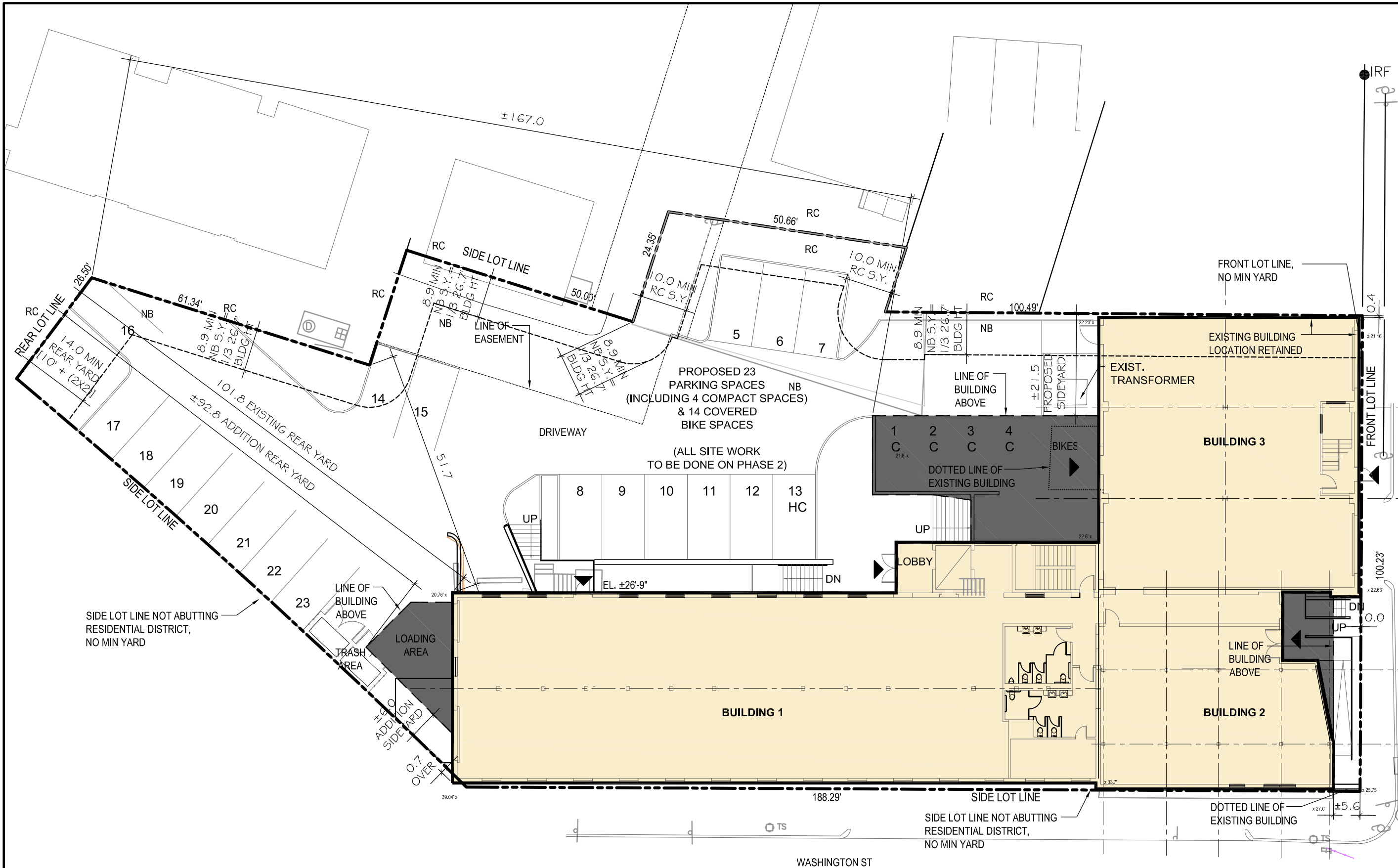
PROGRESS 15 JAN 2016

DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.3

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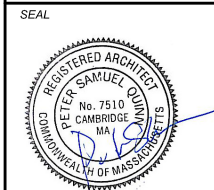
DIMENSIONAL SITE PLAN

SCALE 1/20" = 1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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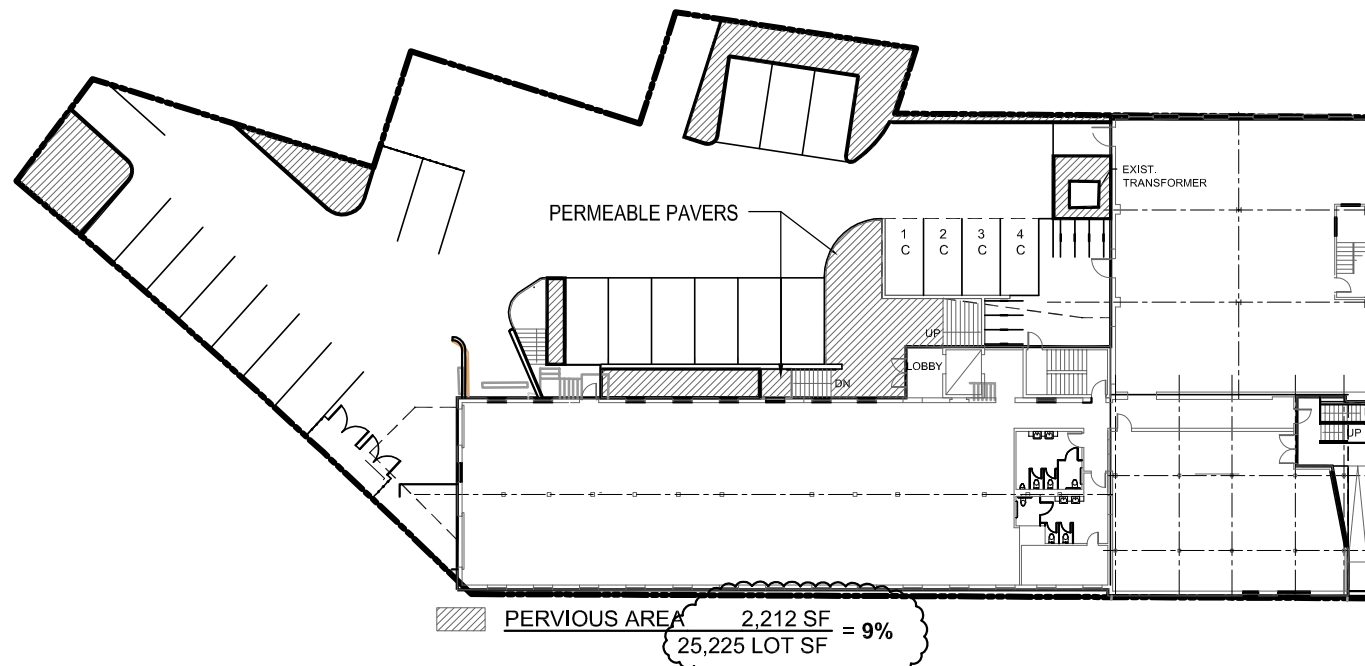
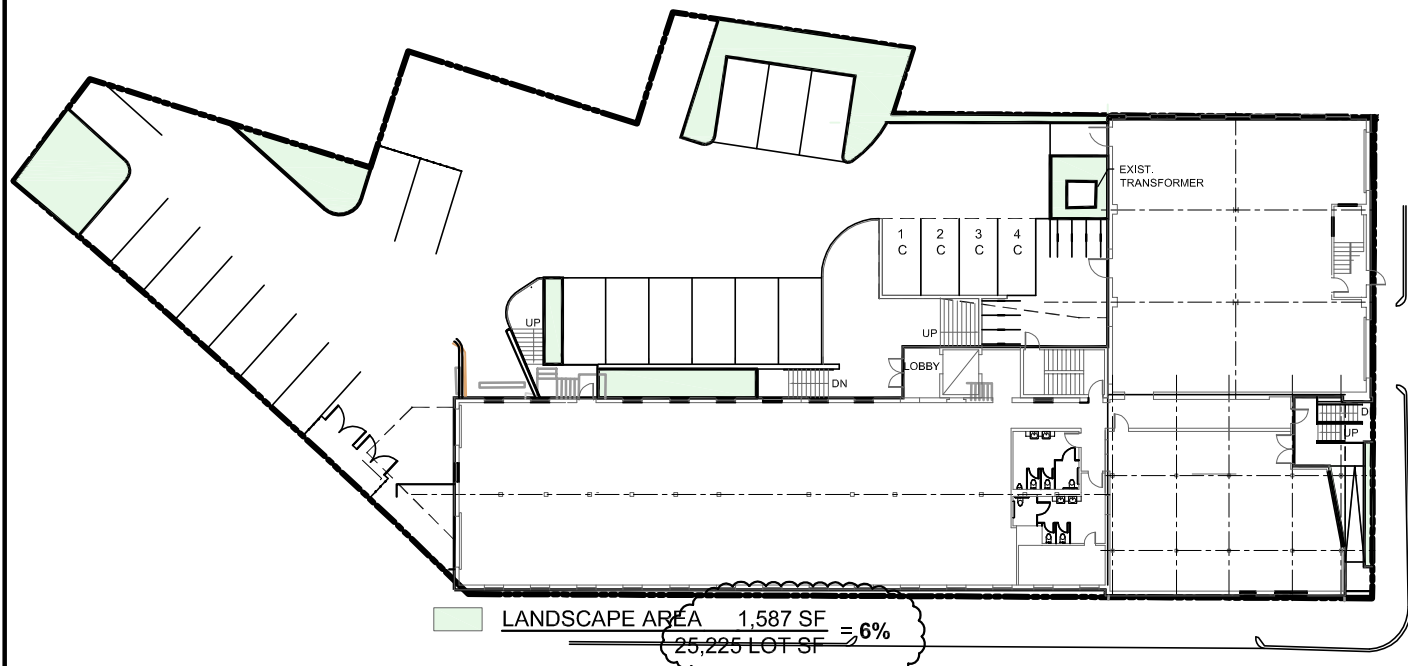
SHEET

Z1.4



1 SITE AREAS

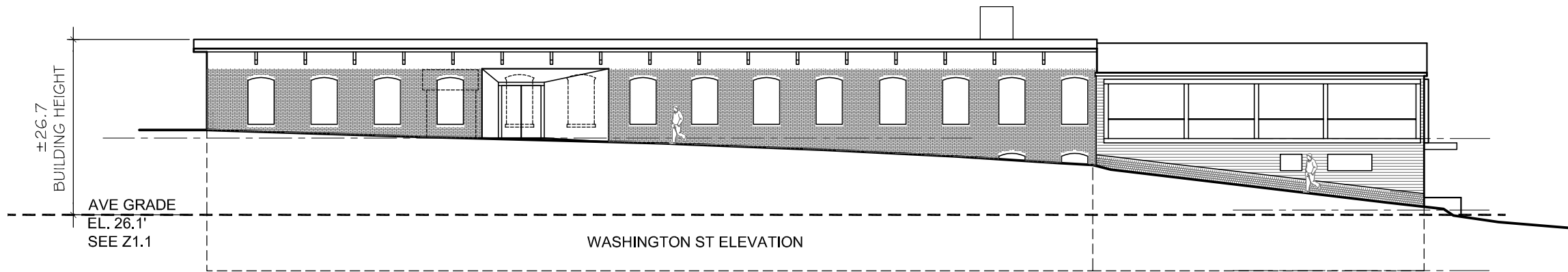
SCALE 1/40" = 1'-0"



LOT COVERAGE 12,649 SF / 25,225 LOT SF = 50%

LANDSCAPE AREA 1,587 SF / 25,225 LOT SF = 6%

PERVIOUS AREA 2,212 SF / 25,225 LOT SF = 9%



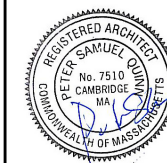
2 BUILDING HEIGHT

SCALE 1/20" = 1'-0"

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Z1.5