

Primary Landscape Plantings

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/ Thuya occidentalis 'nigra'	36@5' ctr	B&B	8-10' H

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%	3,350-SF = 22.5% 3,243-SF = 21.8%	COMPLIES
MIN LANDSCAPED AREA (%)	25%	+/-0.0%	5,994-SF = 40.2% 5,959-SF = 40%	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	COMPLIES
			NEW BLDG 2.5-STY; 33.5'	COMPLIES
MIN FT YARD (FT)	15, REDUCE TO 10 BY CALCULATION		EXISTING 0'11"	EXTG NON-CONFORMITY NO CHANGE
			NEW BLDG 20.8'	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-10.9'- 14' NEWBLDG 13.5' (TANGENT)	EXTG NON-CONFORMITY NO CHANGE
MIN FRONTAGE(FT)	50'	21.0'	NO CHANGE	EXTG NON-CONFORMITY NO CHANGE

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 SPSR REQUIRED

SCALE AS NOTED

REVISION / ISSUE DATE

ISD SUBMISSION	14 OCT 2008
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SP & HPC APPL	25 JUN 2009
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2 SP REV	27 OCT 2010
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2 SP REV	27 OCT 2010
3 SP REV	09 DEC 2010

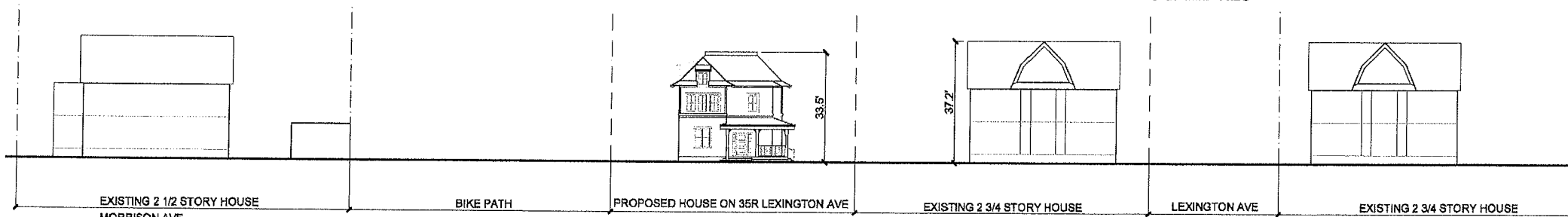
SP REV	09 FEB 2010
4 SP REV	09 FEB 2011

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SITE SECTION 2

SCALE 1:20

A-1

PARTITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL OR CONST

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COMMUNITY DESIGN

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35R LEXINGTON AVE RESIDENCES

35R LEXINGTON AVE SOMERVILLE, MA

PREPARED FOR

CHRISTOS POUTAHIDIS
147 WILLOW AVE
SOMERVILLE, MA 02144

DRAWING TITLE

UNIT 1
PROPOSED FLOOR PLANS

SCALE AS NOTED

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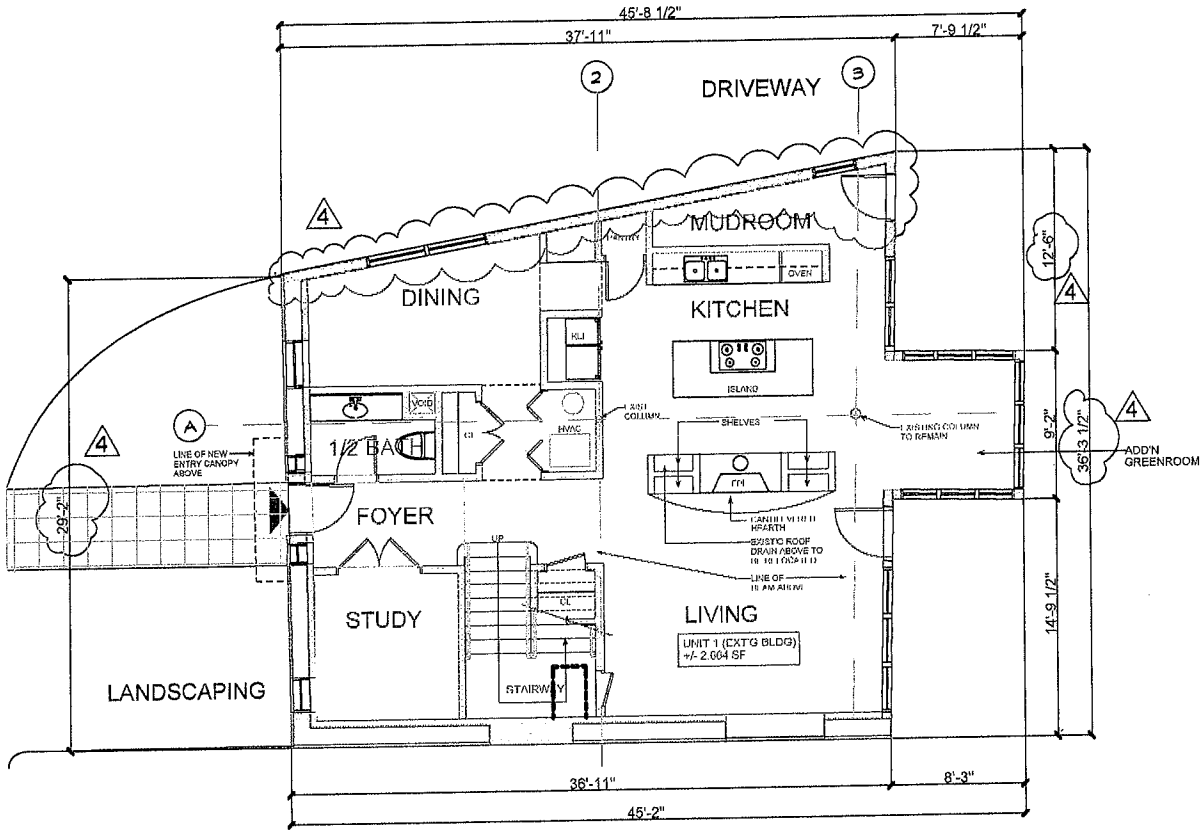
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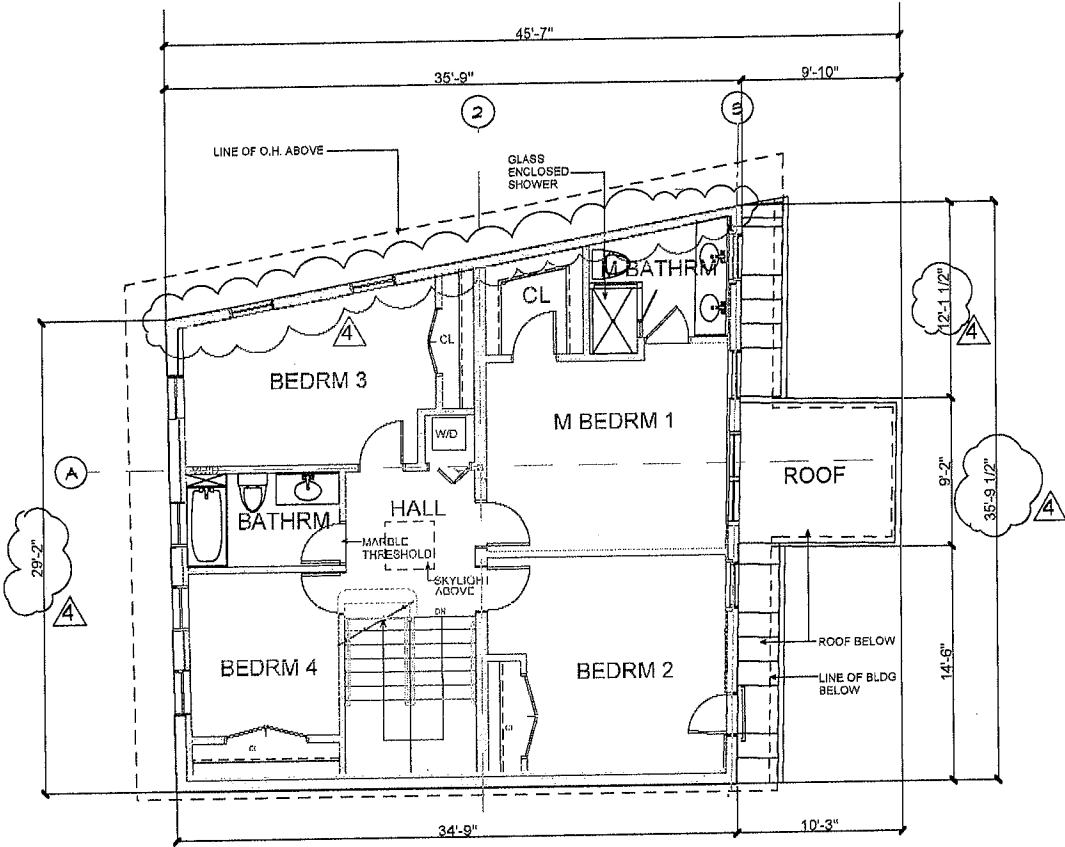
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PLAN N

UNIT 1
PROPOSED FIRST FLOOR PLAN - 1,318-SF

SCALE: 3/16" = 1'-0"

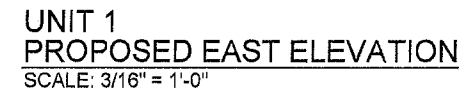


PLAN N

UNIT 1
PROPOSED SECOND FLOOR PLAN - 1,149-SF

SCALE: 3/16" = 1'-0"

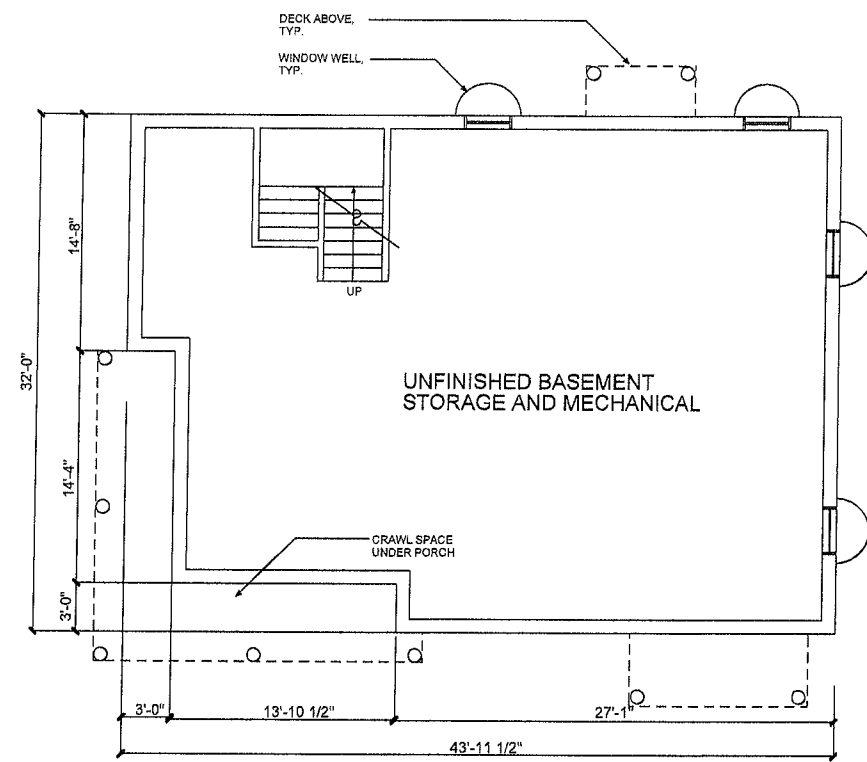
UNIT 1 - AREA SUMMARY	
FIRST FLOOR	1,318-SF
SECOND FLOOR	1,149-SF
TOTAL	2,467-SF



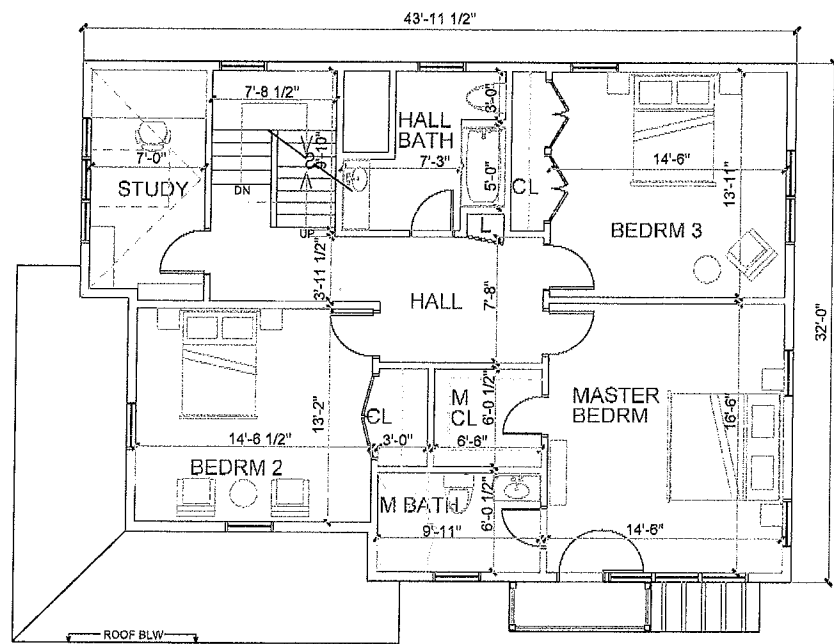
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DATE PRINTED: Wednesday, February 09, 2011

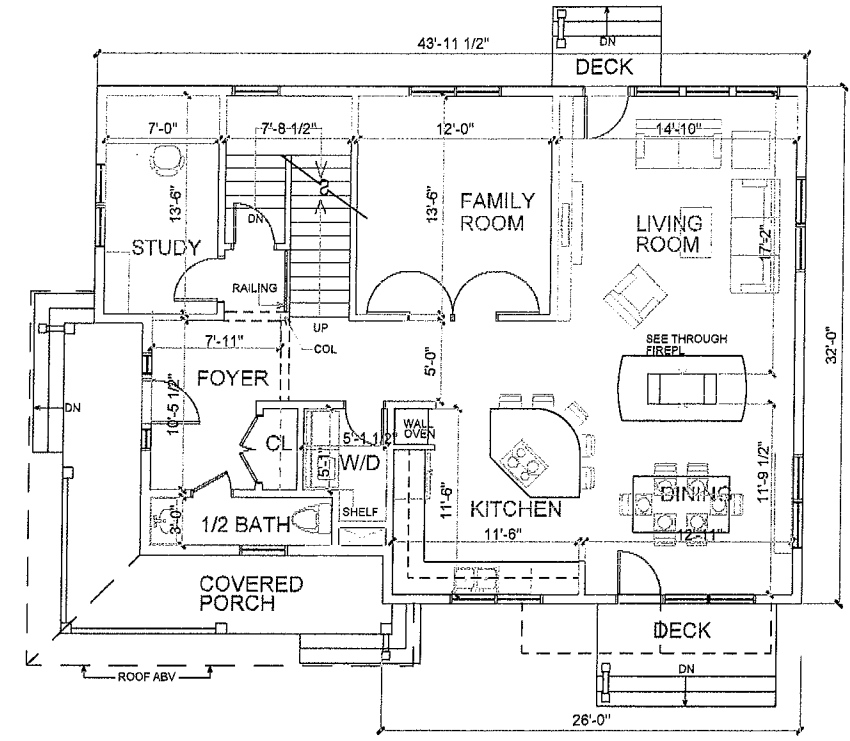
Z:\DCADD\WGSL\LEXINGTON AVE-35R\SCHEMATIC\A-4 New House Plans-Height Rev2



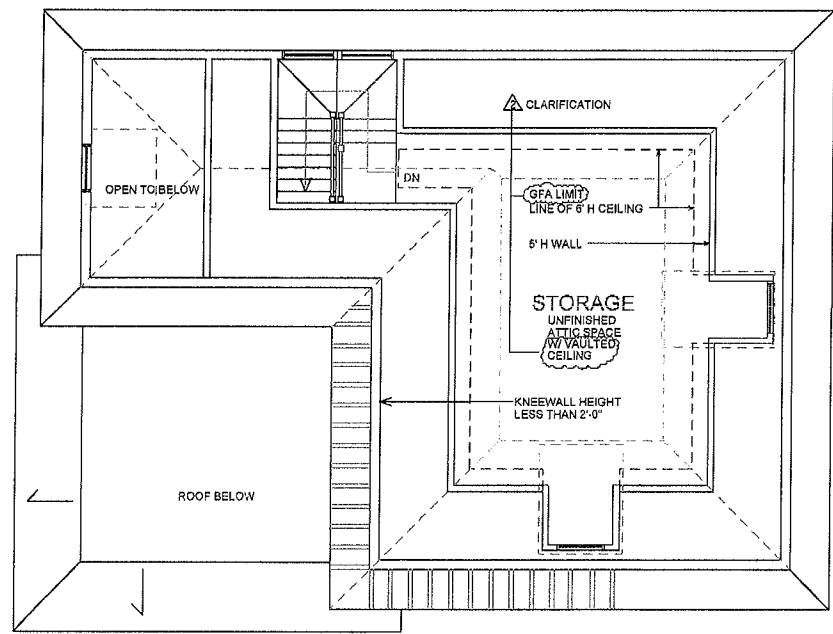
PLAN
N
PROPOSED BASEMENT
SCALE: 3/16" = 1'-0"



PLAN
N
PROPOSED SECOND FLOOR PLAN - 1,309-SF
SCALE: 3/16" = 1'-0"



PLAN
N
PROPOSED FIRST FLOOR PLAN - 1,310-SF + 312-SF (COVERED AREA)
SCALE: 3/16" = 1'-0"



PLAN
N
PROPOSED ATTIC PLAN - 359-SF
SCALE: 3/16" = 1'-0"

UNIT 2 - AREA SUMMARY (SHADED)			
	AREA	COVERED AREA (PORCH, DECK)	TOTAL
FIRST FLOOR	1,310-SF	312-SF	1,622-SF
SECOND FLOOR	1,309-SF	-	1,309-SF
THIRD FLOOR	359-SF	-	359-SF
TOTAL	2,978-SF	312-SF	3,290-SF

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UNIT 2
PROPOSED
FLOOR PLANS

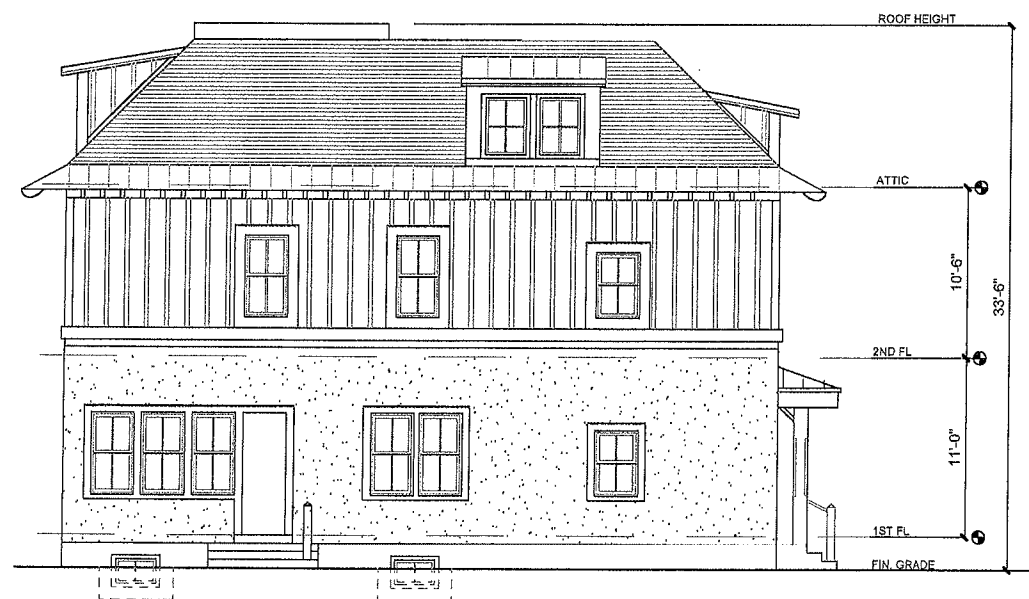
SCALE AS NOTED	
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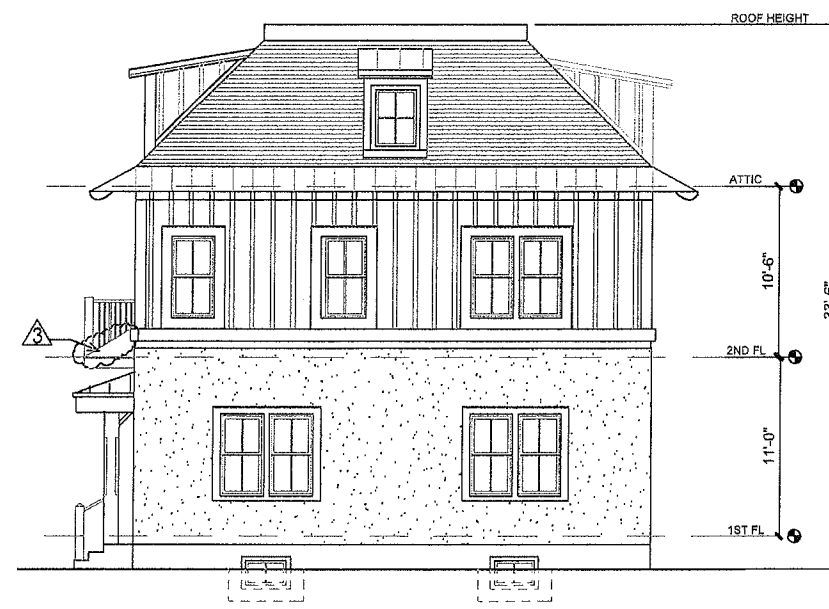
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST (ENTRANCE) ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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