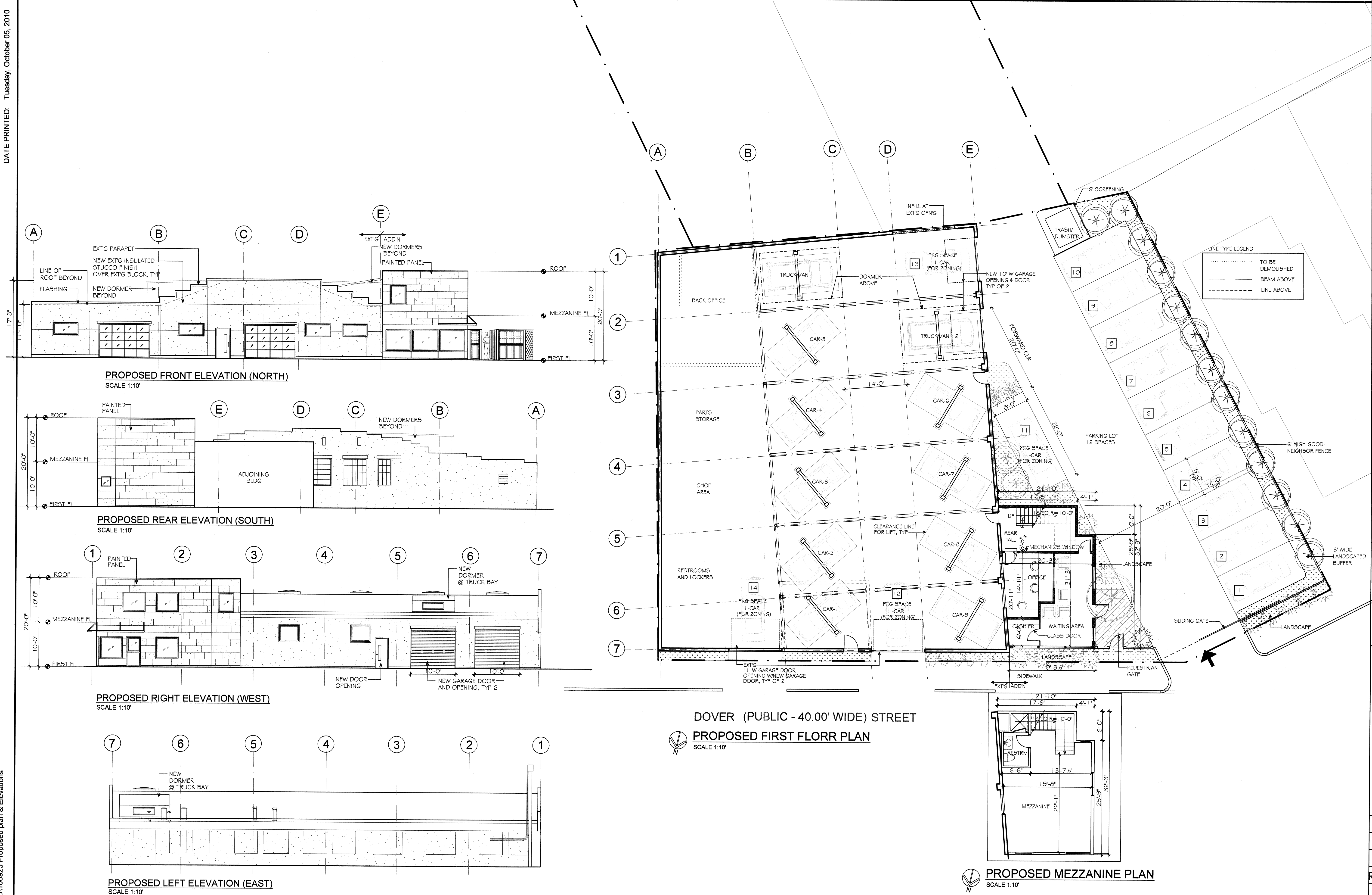
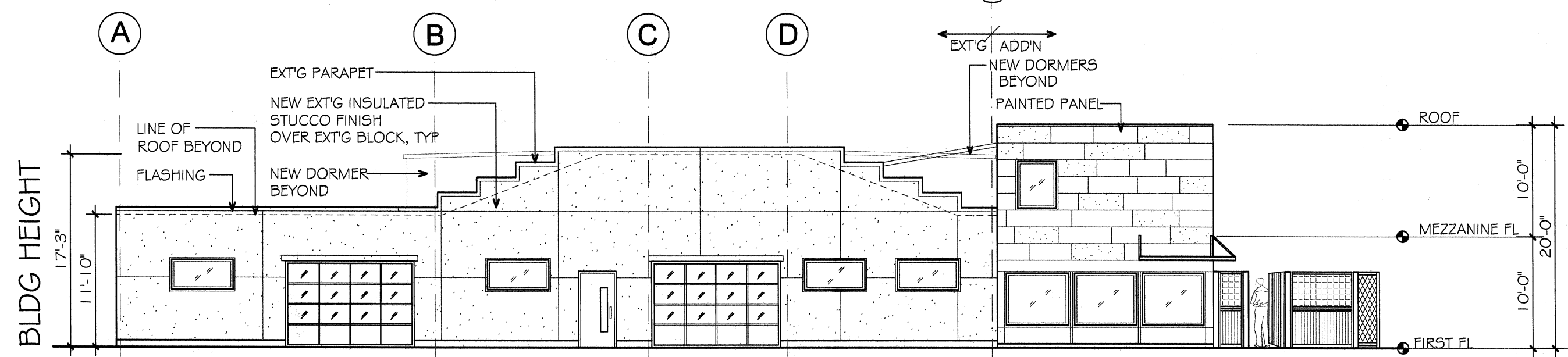


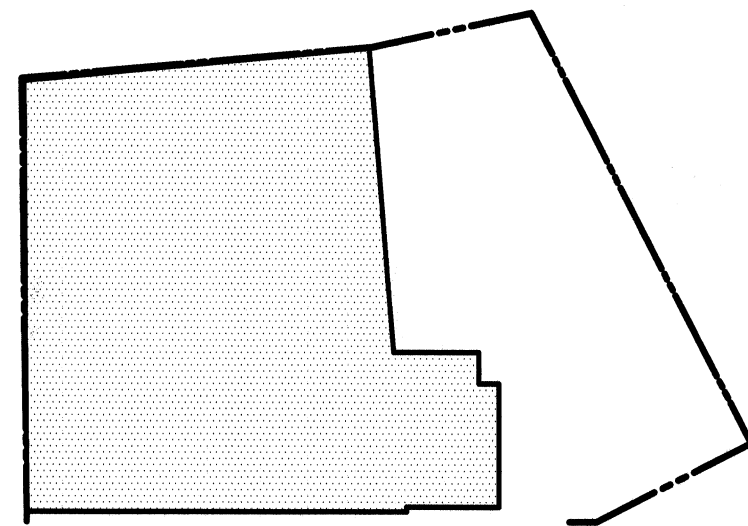




**BUILDING HEIGHT DIAGRAM**  
SCALE = 1:10

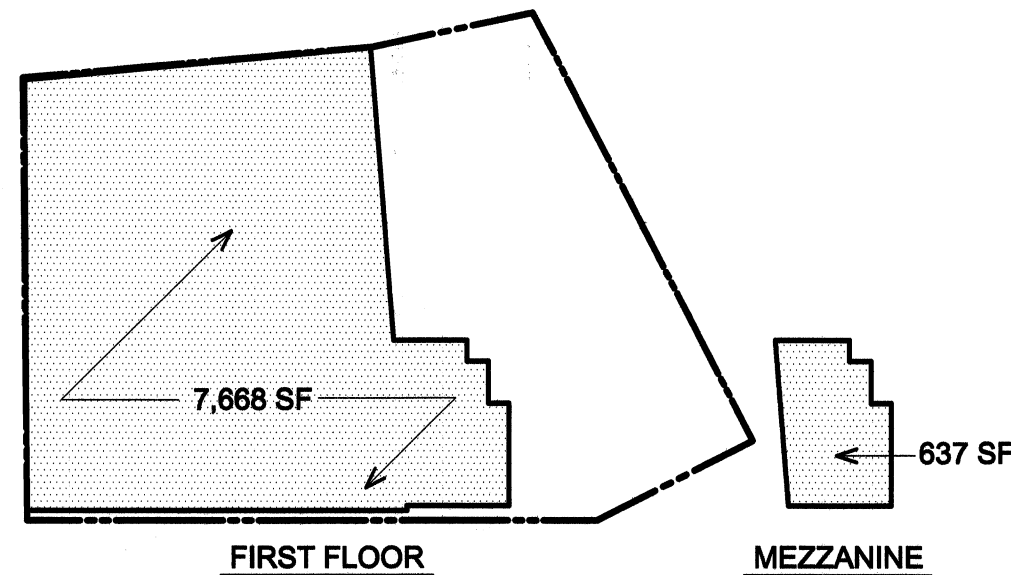
100 DOVER ST DIMENSIONAL TABLE - CBD ZONING

| ITEM                                  | ALLOWED/ REQUIRED                                                                           | EXISTING        | PROPOSED                | COMPLIANCE                        |
|---------------------------------------|---------------------------------------------------------------------------------------------|-----------------|-------------------------|-----------------------------------|
| LOT SIZE (SF)                         | N/A                                                                                         | 12,897          | 12,897                  | COMPLIES                          |
| LOT AREA / DWELLING UNIT              | 875 SF/UNIT MIN                                                                             | -               | N/A                     | COMPLIES                          |
| GROUND COVERAGE (%)                   | 80.0 (MAX ALWD)                                                                             | 54.4            | 59.5                    | COMPLIES                          |
| LANDSCAPED AREA (%)                   | 10.0 (MIN RQD)                                                                              | 0.0             | 7.2                     | EXT'G NON-CONFORMITY              |
| FLR AREA RATIO (F.A.R.)               | 2.0 (MAX ALWD)                                                                              | 0.54            | 0.65                    | COMPLIES                          |
| BLDG AREA(SF)                         | 2.0 (MAX ALWD)                                                                              | 7,032           | 8,305                   | COMPLIES                          |
| HT FT - STORIES                       | 50.0' / 4-STY                                                                               | +/- 18' / 1-STY | +/- 20.0' / 1-STY+MEZZ. | COMPLIES                          |
| MIN FRONT YD                          | N/A                                                                                         | 1.97'           | 2.041'                  | COMPLIES                          |
| MIN SIDE YD                           | LEFT YD<br>RIGHT YD                                                                         | N/A<br>N/A      | +/- 0.52'<br>+/- 0.52'  | COMPLIES<br>COMPLIES              |
| MIN REAR YD                           | 10', PLUS 2' FOR EACH STORY ABOVE THE GROUND FLOOR                                          | +/- 0.48'       | +/- 0.48'               | EXT'G, NON-CONFORMITY             |
| MIN FRONTAGE                          | N/A                                                                                         | N/A             | N/A                     | COMPLIES                          |
| PARKING REQUIREMENT (11 SERVICE BAYS) | 2 PER FIRST BAY,<br>PLUS 1 PER ADDITIONAL BAY<br>PLUS 1 PER BUSINESS VEHICLE STORED ON-SITE | N/A             | 2<br>11<br>0            | 13 REQ'D<br>14 PROV'D<br>COMPLIES |



GROUND COVERAGE AREA = 7,668-SF (HATCHED)  
LOT AREA = 12,897-SF = 59.5%  
PER SOMERVILLE ZONING BY-LAW DEFINITION

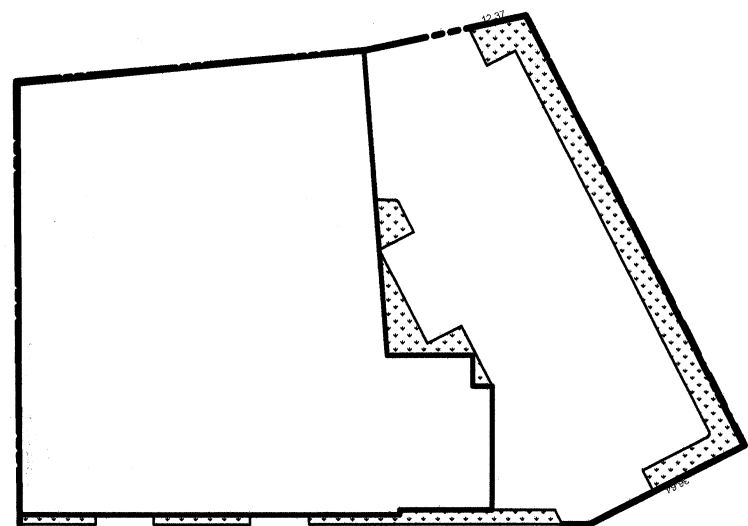
**GROUND COVERAGE CALCULATION**  
SCALE 1 : 40



BLDG AREA = 8,305-SF (HATCHED)  
PER SOMERVILLE ZONING BY-LAW DEFINITION

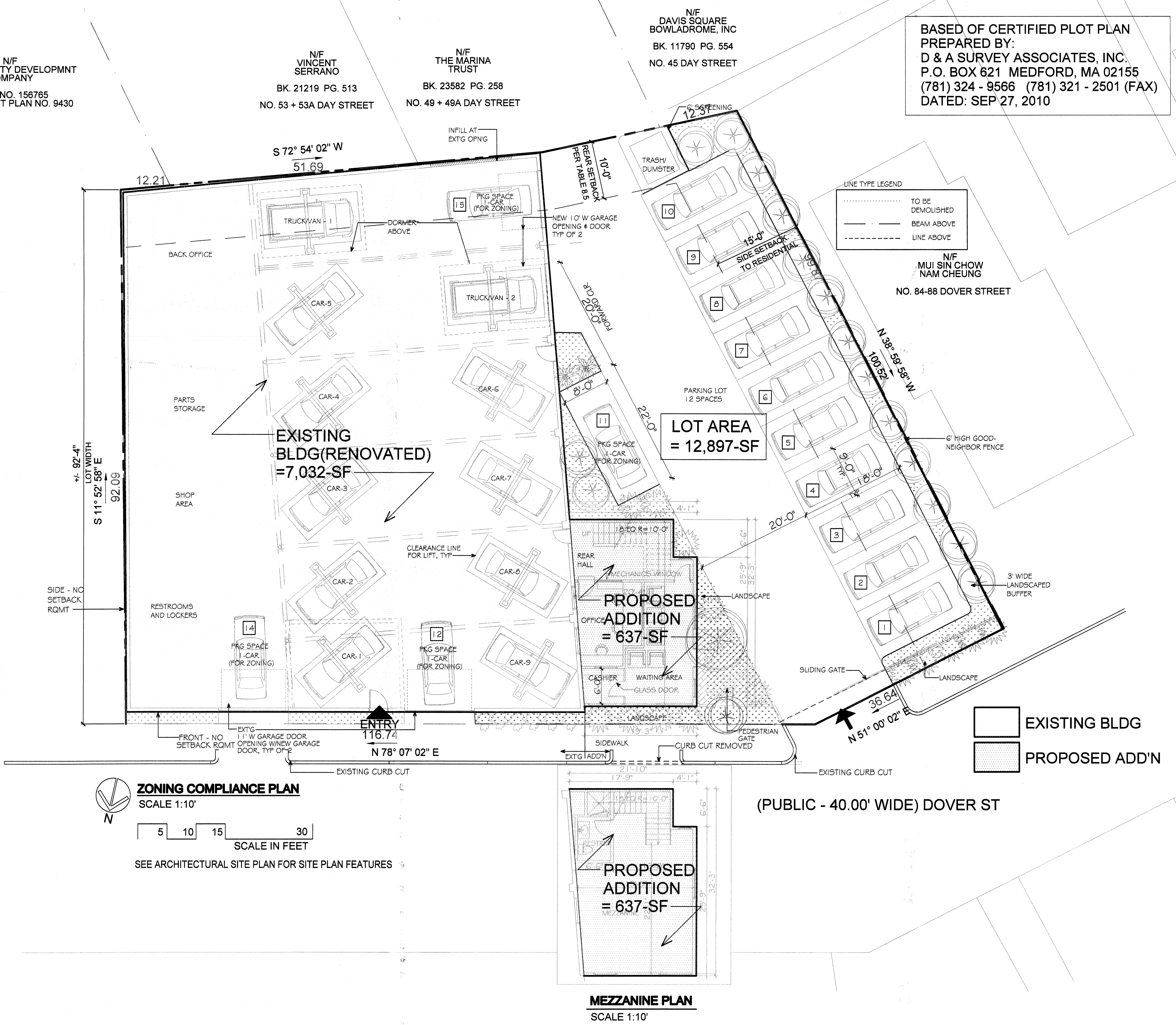
**BLDG AREA CALCULATION - 1-STORY BLDG**  
SCALE 1 : 40

$$FAR = \frac{TOTAL\ BLDG\ AREA = +/-\ 8,305-SF}{LOT\ AREA = +/-\ 12,849-SF} = +/-\ 0.646$$

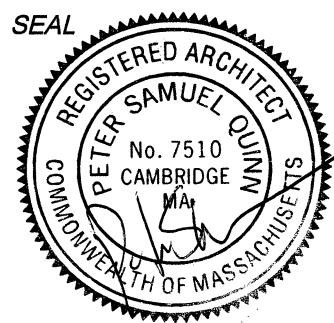


LANDSCAPE AREA = 927-SF (HATCHED)  
LOT AREA = 12,897-SF = +/- 7.2%  
PER SOMERVILLE ZONING BY-LAW DEFINITION

**LANDSCAPE AREA CALCULATION**  
SCALE 1 : 40



**PETER QUINN ARCHITECTS**  
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PLANNING  
COMMUNITY DESIGN  
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CONSULTANT

PROJECT  
**100 DOVER ST**  
SOMERVILLE, MA

PREPARED FOR  
**IDEAL AUTO REPAIR**  
49 DAY ST / 100 DOVER ST  
SOMERVILLE, MA 02144

DRAWING TITLE  
**ZONING COMPLIANCE**

| SCALE AS NOTED          |                |
|-------------------------|----------------|
| REVISION / ISSUE DATE   |                |
| REVISED / SD SUBMISSION | 4 OCT 2010     |
| ISD SUBMISSION          | 23 JUNE 2010   |
| PROGRESS                | 2 JUN 2010     |
| DRAWN BY JH             | REVIEWED BY PQ |

SHEET

**Z-1**