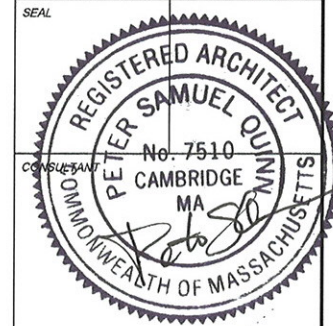


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COMMUNITY DESIGN

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PROJECT

35R LEXINGTON AVE
RESIDENCES

35R LEXINGTON AVE
SOMERVILLE, MA

PREPARED FOR

CHRISTOS POUTAHIDIS
147 WILLOW AVE
SOMERVILLE,
MA 02144

DRAWING TITLE

SITE & ZONING
COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE DATE

ISD SUBMISSION 14 OCT 2008

SP & HPC APPL 25 JUN 2009

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SH

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SHEET

A-0

MASSACHUSETTS BAY TRANSFER

BIKE PATH

PARCEL AREA =
+/-14,875 SQ. FT

UNIT 1

CONVERT EXIST
2 STORY BRICK BLDG
TO NEW RESIDENCE
+/- 2,682-SF, HABITABLE
AREA

UNIT 2

PROPOSED
SINGLE FAMILY
2 1/2-STORY
2,619-SF, HABITABLE
AREA

ZONING COMPLIANCE PLAN
SCALE 1:10

ZONING COMPLIANCE TABLE

35R LEXINGTON AVE - ZONING DISTRICT RES-A

TWO UNITS / TWO PRINCIPAL STRUCTURES ON SAME LOT / EXISTING NON-CONFORMING BUILDING CHANGE OF USE

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%	3,067-SF = 20.7% 3,350-SF = 22.5%, CORRECT'N	COMPLIES
MIN LANDSCAPED AREA (%)	25%	+/-0.0%	5,570-SF = 37.4% 5,994-SF = 40.2%	COMPLIES
TOTAL BUILDING AREA (NSF)	CALC FOR FAR		2,666-SF + 3,290-SF = 5,956-SF 2,682-SF + 3,290-SF = 5,972-SF, CORRECT'N 0.4% 0.40% CORRECT'N	NA
MAX FLR/AREA RATIO	0.75			COMPLIES
MAX HT: STORIES FT	2-1/2 / 35'	EXISTING 2-STY; 20.25'H NEW BLDG 2.5-STY; 33'-0" 33.5'		COMPLIES
MIN FT YARD (FT)	15, REDUCE TO 10 BY CALCULATION	EXISTING 0'11" NEW BLDG 45'-9" 20.8'		EXTG NON-CONFORMITY NO CHANGE 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' NEWBLDG 29'-4" 13.5' (TANGENT)	EXTG NON-CONFORMITY NO CHANGE COMPLIES
MIN FRONTAGE(FT)	50'	21.0'	NO CHANGE	EXTG NON-CONFORMITY NO CHANGE

USE AND PARKING TABLE

MAX NO. DWELLING UNITS PER USE TABLE	2	DWELLING UNITS PROPOSED = 2	COMPLIES
PARKING RQ'D - UNIT 1	UNIT 1 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 = 3 SPACES = 4 SPACES	COMPLIES
TOTAL PARK'G RQ'D	UNIT 1 & 2 RQMNT / 8 BEDRM = 4 SPACES	6 SPACES PROVIDED = 7 SPACES PROVIDED	COMPLIES
PRINCIPAL STRUCTURES	STRUCTURES ALLOWED = 1	STRUCTURES PROPOSED = 2 STRUCTURES	7.2 SPSR REQUIRED

GROUND COVERAGE CALCULATION

SCALE 1:30
GROUND COVERAGE = 3,350-SF 3,350-SF / 14,875-SF = 22.5%
(22.5%) - PER SOMERVILLE ZONING BY-LAW DEFINITION

LANDSCAPE AREA CALCULATION

SCALE 1:30
LANDSCAPE AREA = 5,994-SF 5,994-SF / 14,875-SF = 40.2%
(40.2%) - PER SOMERVILLE ZONING BY-LAW DEFINITION

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MA 02144

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SITE PLAN
AND SECTIONS

SCALE AS NOTED

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A-1

PARCEL AREA =
+/-14,875 SQ. FT

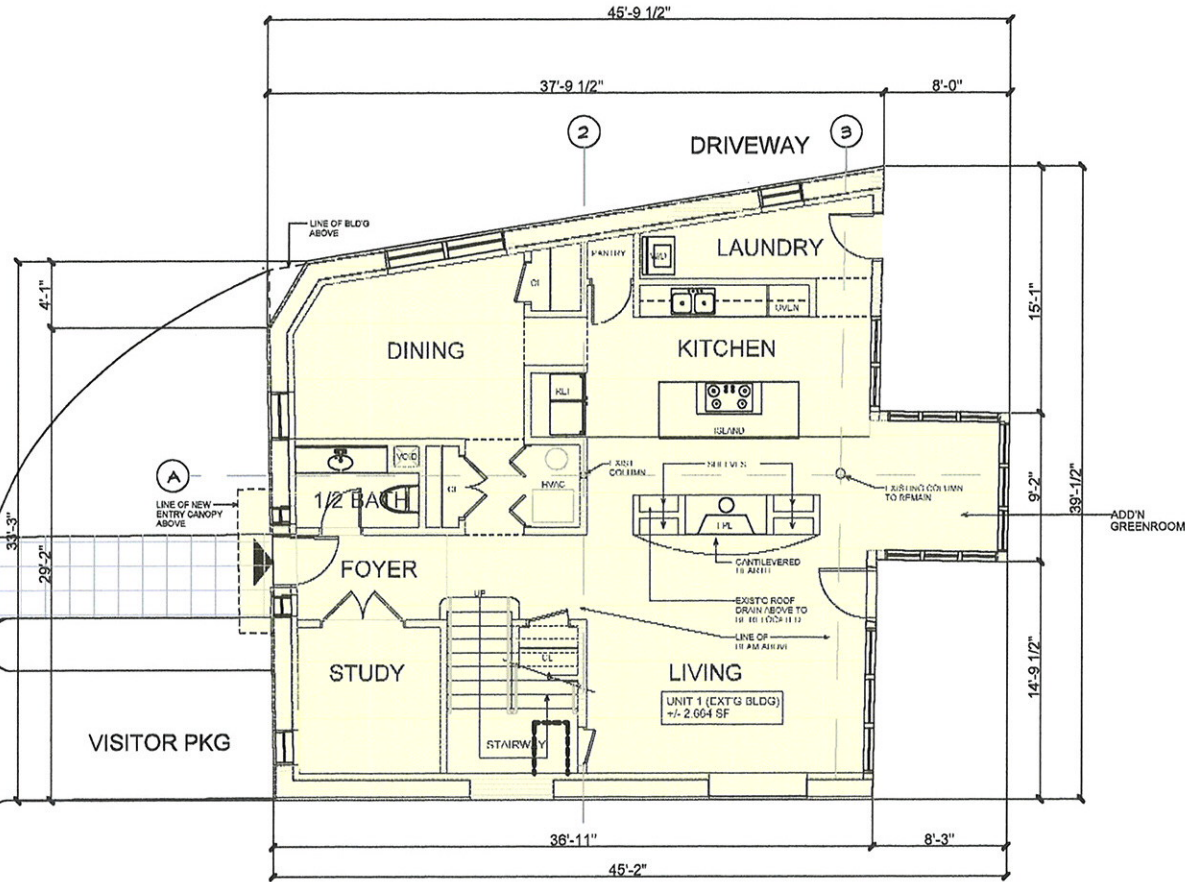
UNIT 1
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2 STORY BRICK BLDG
TO NEW RESIDENCE
+/- 2,882-SF, HABITABLE
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UNIT 2
PROPOSED
SINGLE FAMILY
2 1/2-STORY
2,819-SF, HABITABLE
AREA

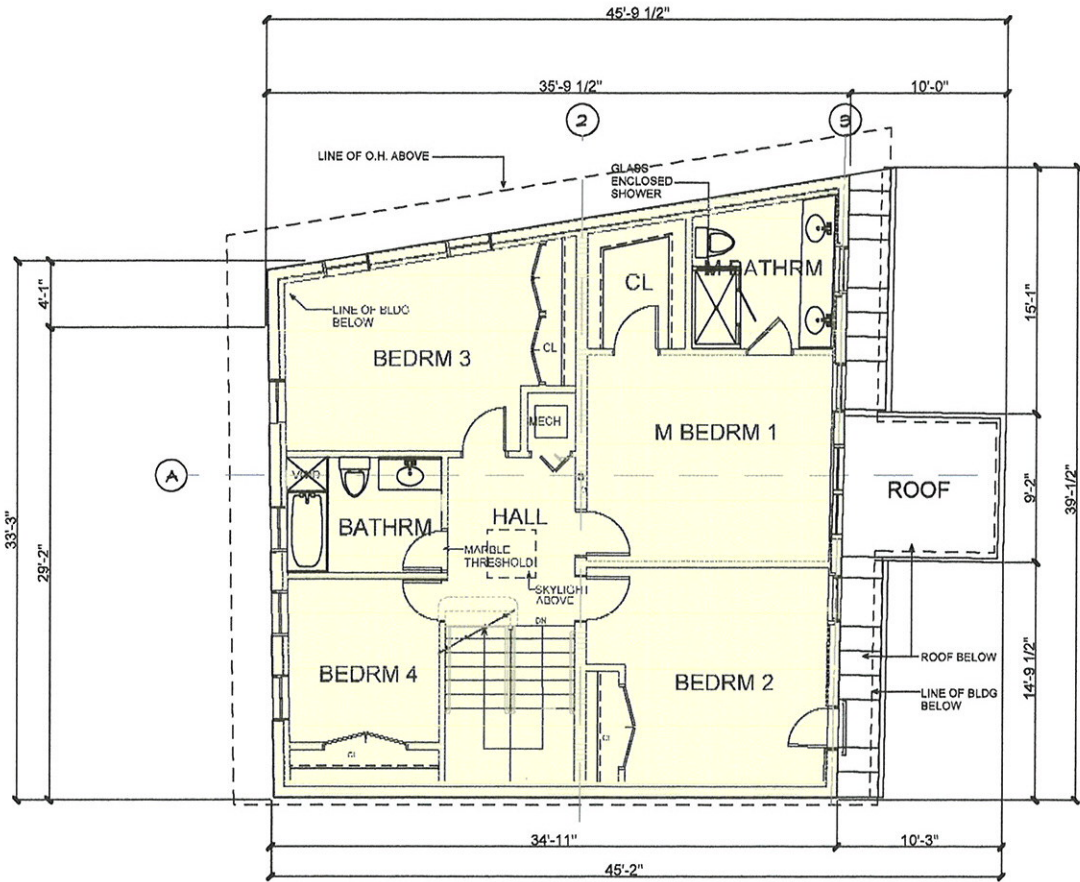
PROPOSED SITE PLAN
SCALE 1:10

SITE SECTION 1
SCALE 1:20

SITE SECTION 2
SCALE 1:20



PLAN N
UNIT 1
PROPOSED FIRST FLOOR PLAN - 1,432-SF
SCALE: 3/16" = 1'-0"



PLAN N
UNIT 1
PROPOSED SECOND FLOOR PLAN - 1,250-SF
SCALE: 3/16" = 1'-0"

PARTITION LEGEND

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

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UNIT 1
PROPOSED
FLOOR PLANS

SCALE AS NOTED

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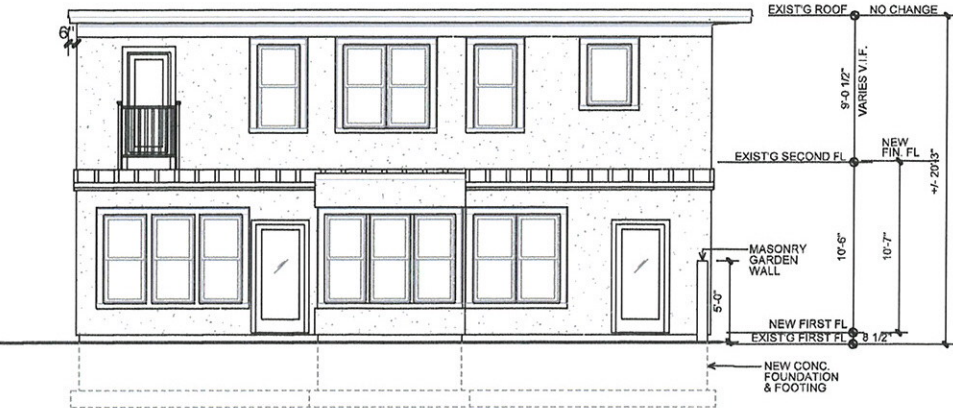
PQ

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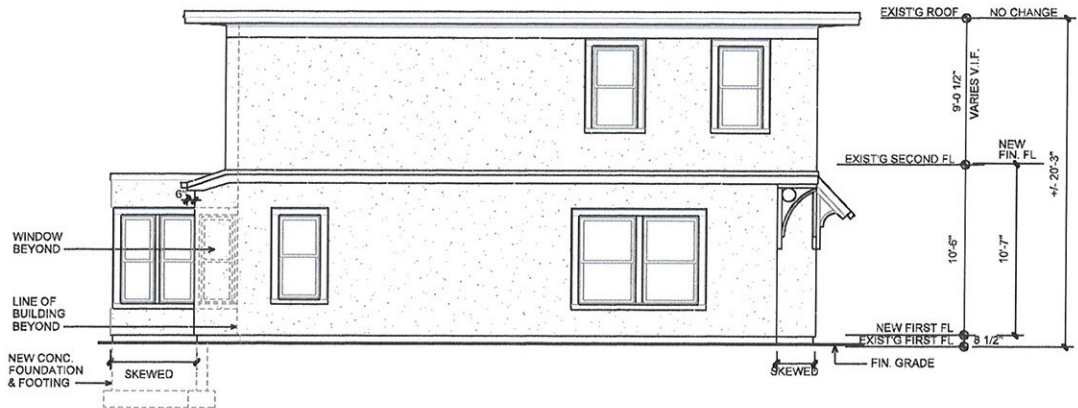
A-2

UNIT 1 - AREA SUMMARY

FIRST FLOOR	1,432-SF
SECOND FLOOR	1,250-SF
TOTAL	2,682-SF



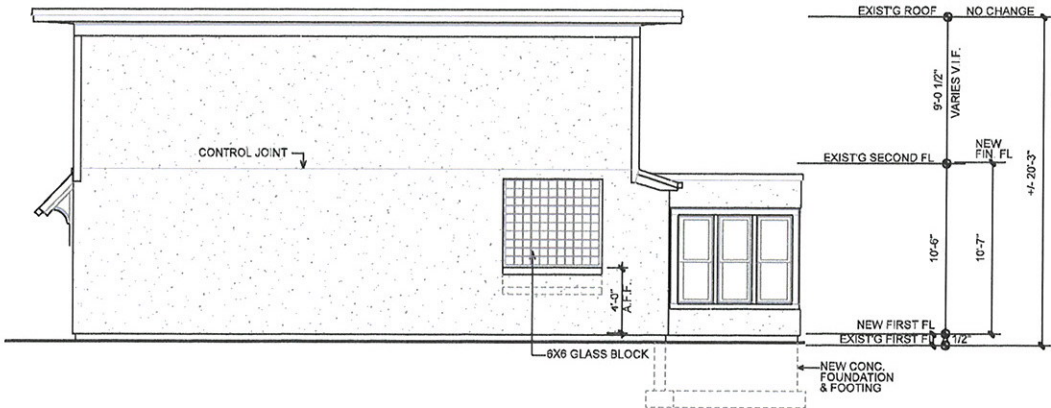
UNIT 1
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



UNIT 1
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



UNIT 1
PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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UNIT 1
PROPOSED
ELEVATIONS

SCALE AS NOTED

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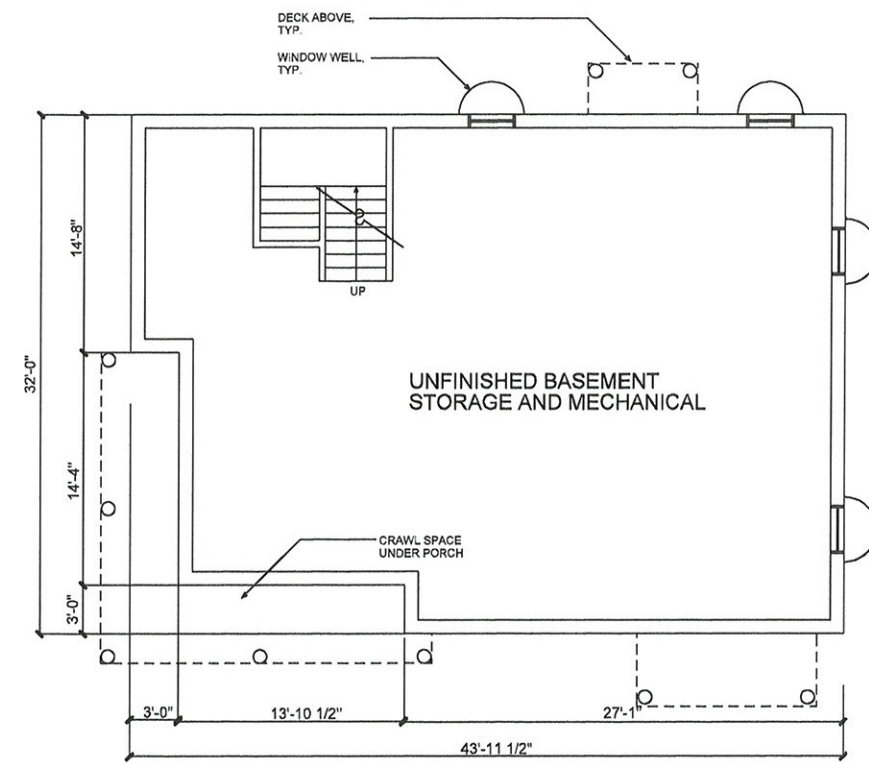
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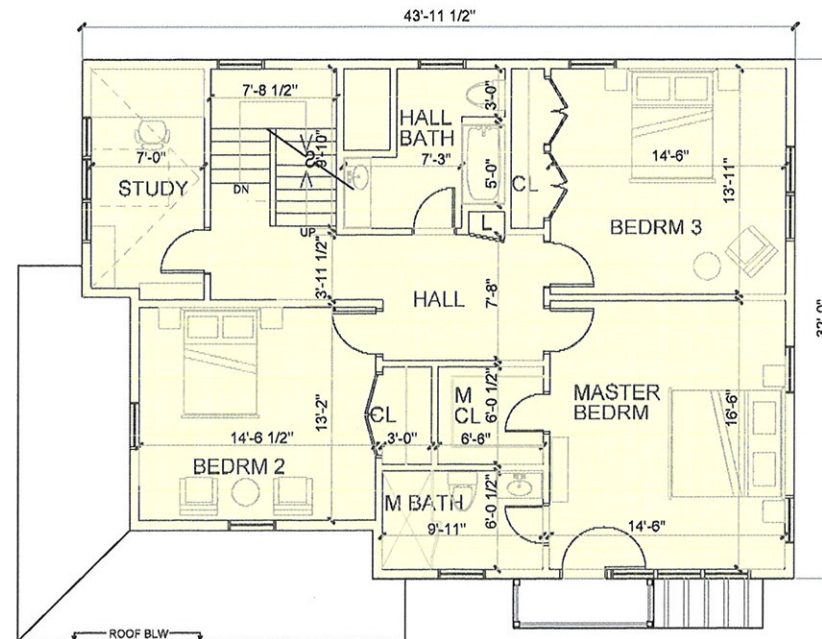
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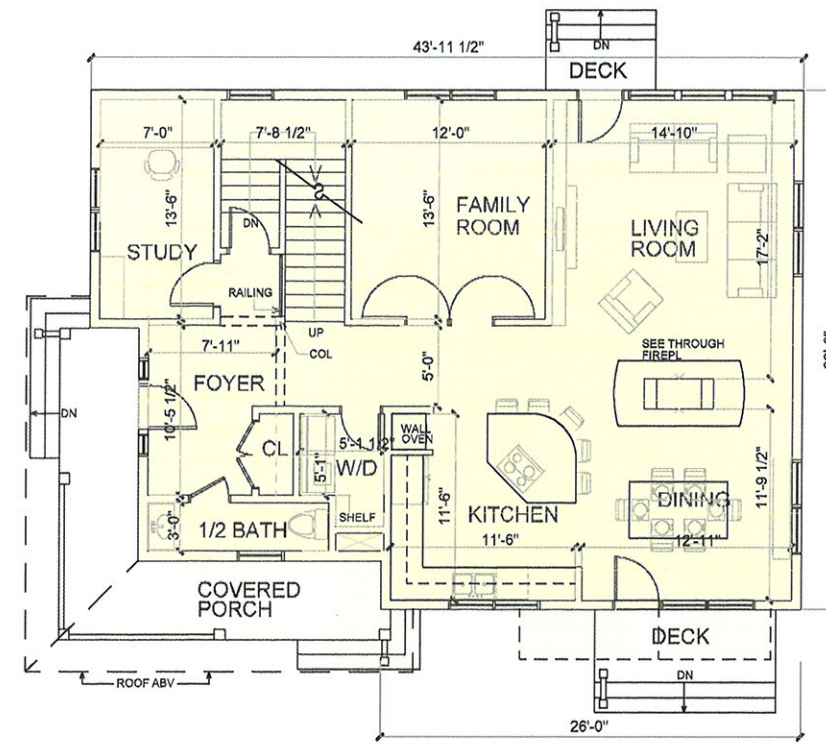
A-3




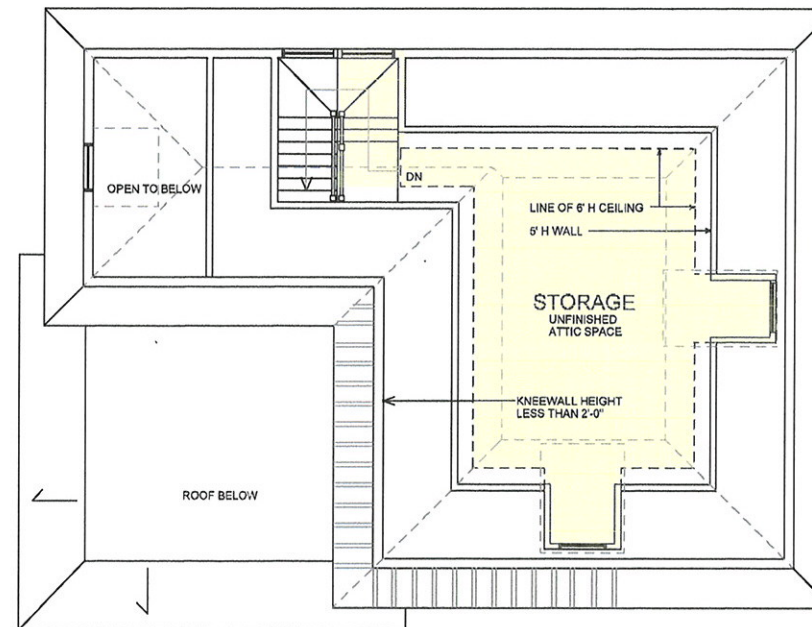
PROPOSED BASEMENT
SCALE: 3/16" = 1'-0"



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



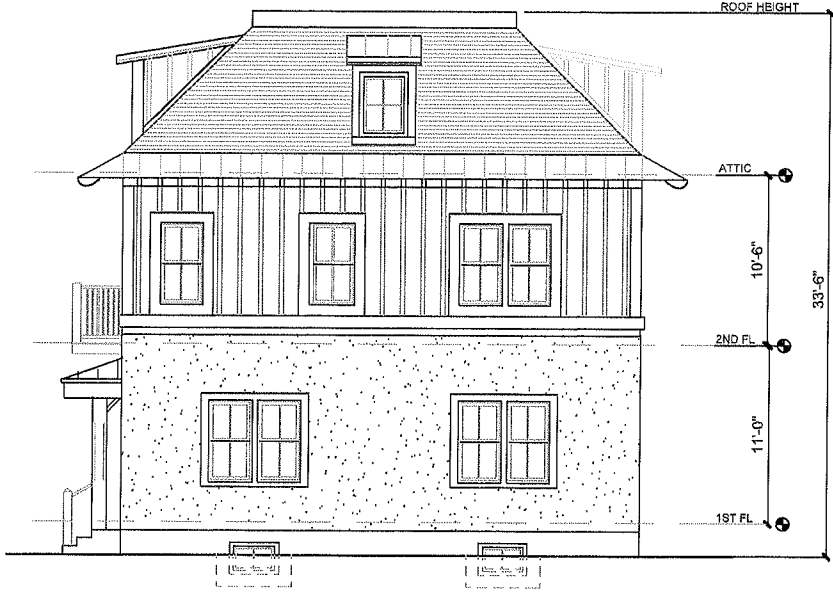
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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UNIT 2
PROPOSED
ELEVATIONS

SCALE AS NOTED

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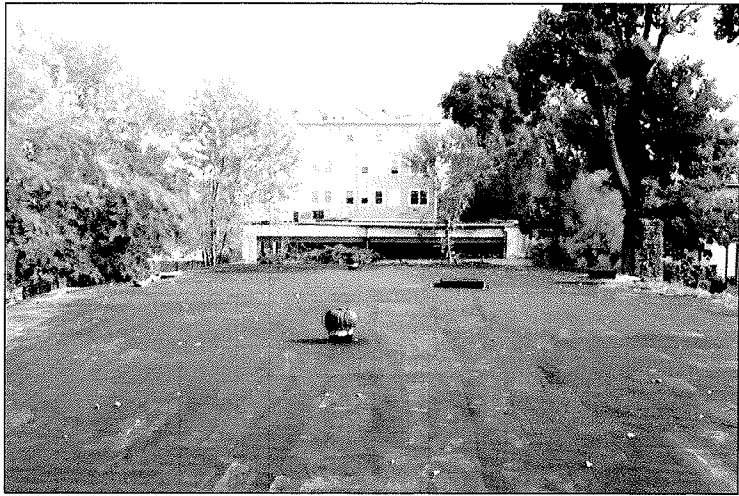
A-5



HOUSE ON HIGHLAND AVE



HOUSE ON LEXINGTON AVE



VIEW TO REAR OF 154 CEDAR ST



VIEW TO REAR OF LEXINGTON AVE HOUSES



EXISTING STRUCTURE ON THE SITE

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DRAWING TITLE

CONTEXT &
EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

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E-1