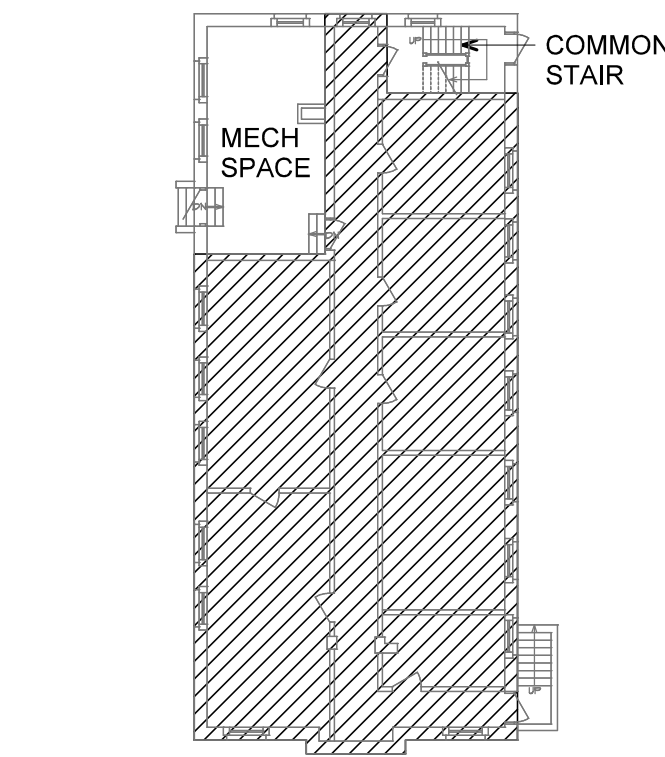
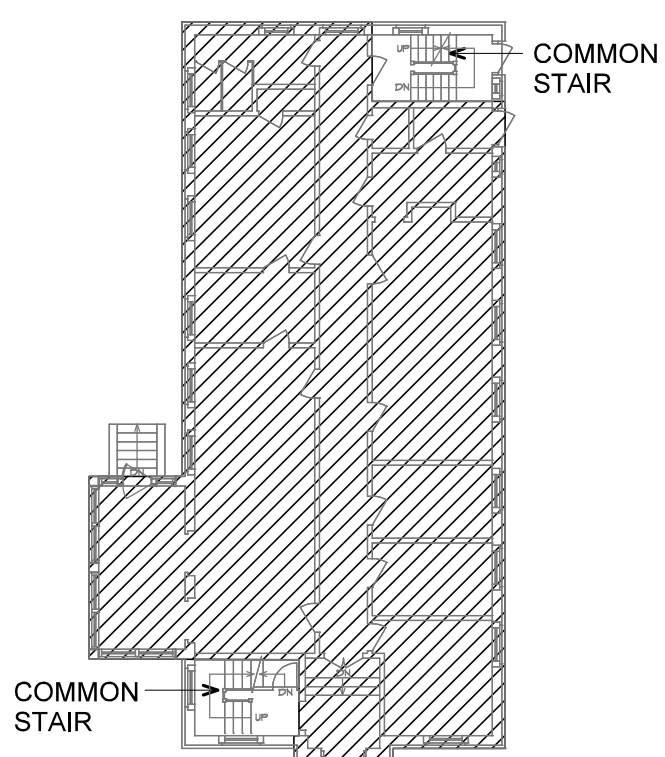
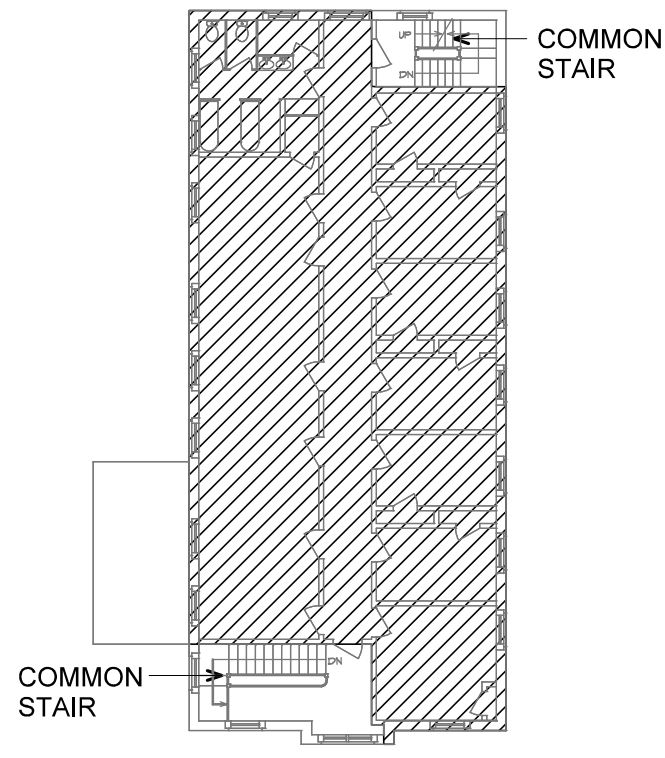




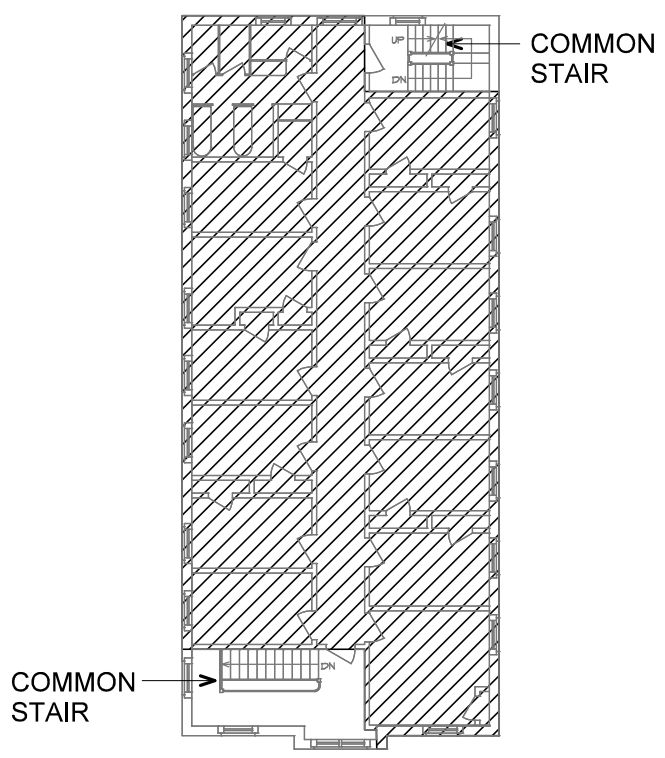
BLDG AREA - BASEMENT
HATCHED AREA = 2,110 SF



BLDG AREA - 1ST FLOOR
HATCHED AREA = 2,519 SF



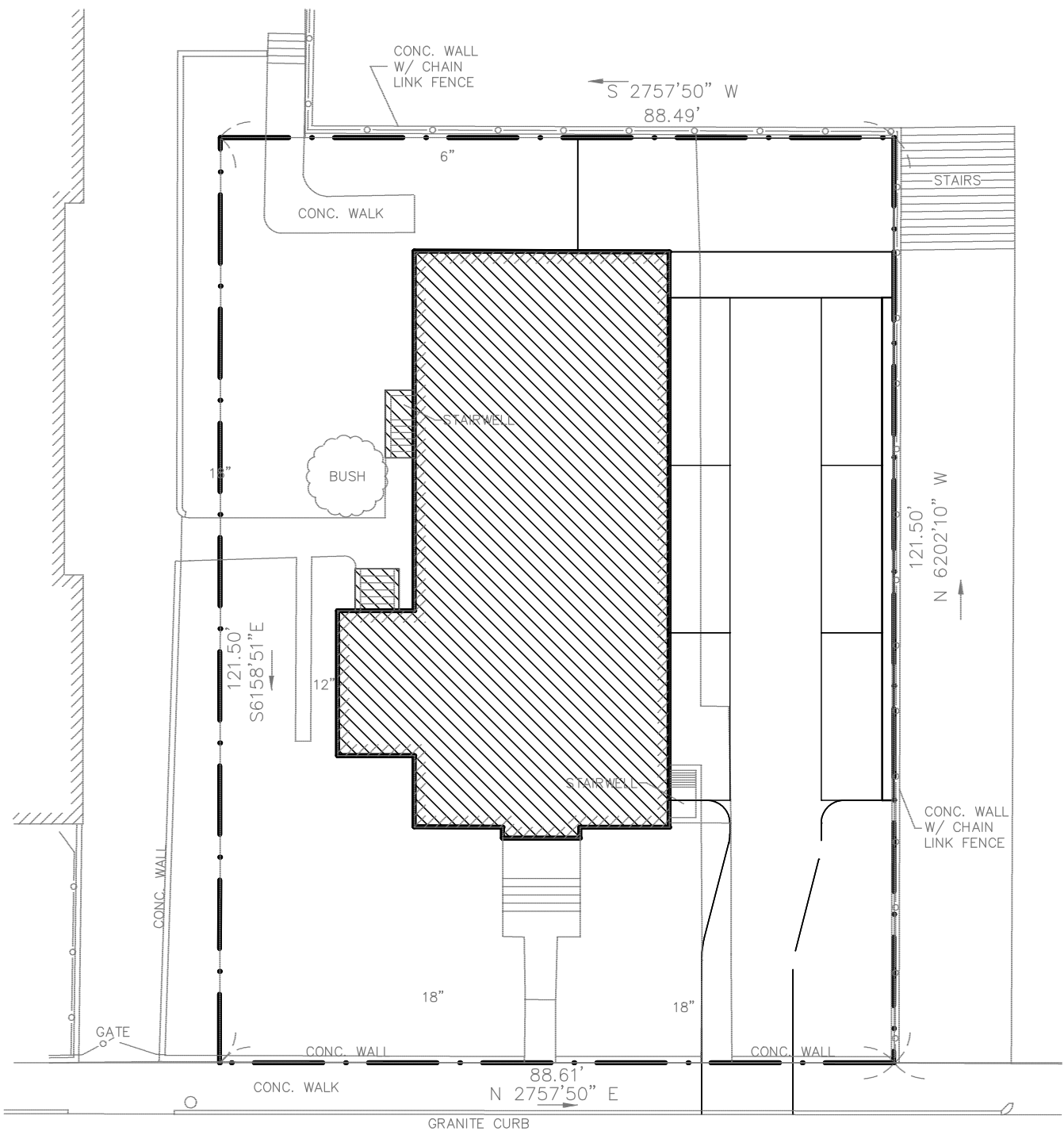
BLDG AREA - 2ND FLOOR
HATCHED AREA = 2,194 SF



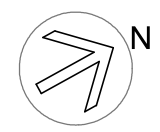
BLDG AREA - 3RD FLOOR
HATCHED AREA = 2,194 SF

BASEMENT / PKG	2,110 SF
1ST FLOOR	2,519 SF
2ND FLOOR	2,194 SF
3RD FLOOR	2,194 SF
TOTAL	9,017 SF

 **BUILDING AREA CALCULATIONS**
SCALE 1:20
TOTAL AREA : 9,017 SF
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



 **GROUND COVERAGE CALCULATION**
SCALE 1:20
GROUND COVERAGE = 2,874 SF
(26.7%) - PER SOMERVILLE ZONING BY-LAW DEFINITION

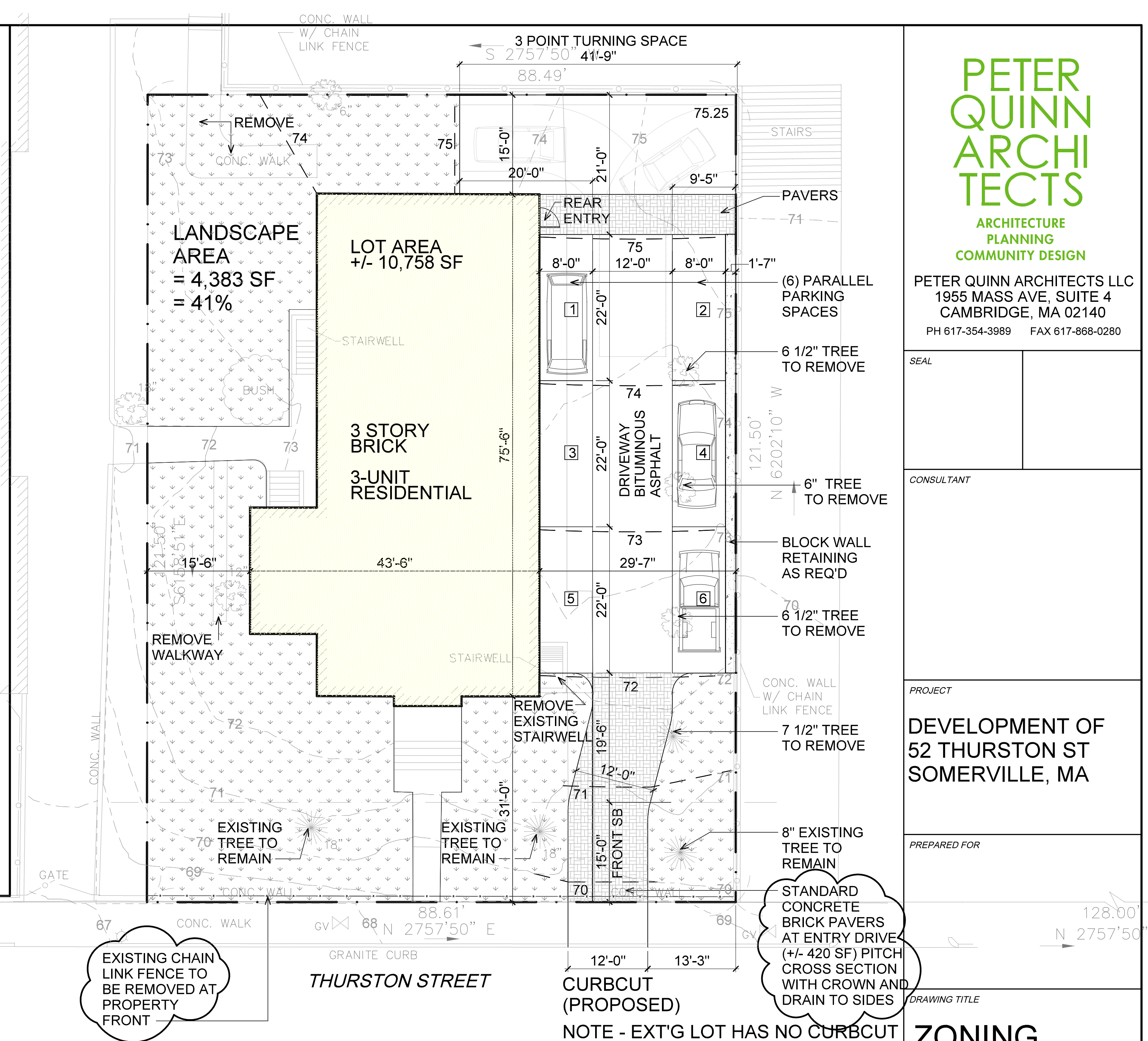


ZONING COMPLIANCE AND SITE PLAN

SCALE 1:10 = 1'-0"

52 THURSTON STREET DIMENSIONAL TABLE - RESIDENTIAL "A" ZONING DISTRICT - SP APPLICATION

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE	10,000 SF	10,758 SF	10,758 SF	COMPLIES
MIN LOT AREA / UNIT	2,250 SF/UNIT MIN (1-9 UNITS)	NA	3,586 SF/UNIT	COMPLIES
MAX FLR AREA RATIO	0.75 (MAX ALWD)	0.84	NSF / LOT AREA = 0.84	EXT'G NON-CONFORM NO CHANGE
GROUND COVERAGE	50.0% (MAX ALWD)	26.7%	26.7%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	70.5%	41%	COMPLIES
MAX HT FT - STORIES	35.0'/ 2.5-STY	+/- 36.0'/ 3-STY	+/- 36.0'/ 3-STY	EXT'G NON-CONFORM NO CHANGE
MIN FRONT YD	15.0'	15.0'	15.0'	COMPLIES
MIN SIDE YD - LEFT	10.0' (3-STY)	15.5'	15.5'	COMPLIES
- RIGHT	10.0' (3-STY)	29.6'	29.6'	COMPLIES
MIN REAR YD	20.0'	15.0'	15.0'	EXT'G NON-CONFORM NO CHANGE
MIN FRONTAGE	50.0'	57.1'	57.1'	COMPLIES
PARKING REQUIREMENTS	UNITS 1-3, 3 BDRM 2.0 SPACES REQ'D/PER UNIT X 3 UNITS = 6.0 SPACES	0.0 SPACES	STD 6.0 SPACES	COMPLIES



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT

PROJECT

DEVELOPMENT OF
52 THURSTON ST
SOMERVILLE, MA

PREPARED FOR

DRAWING TITLE

**ZONING
COMPLIANCE**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 23 OCT 08

SP APP - REV.1 3 DEC 08

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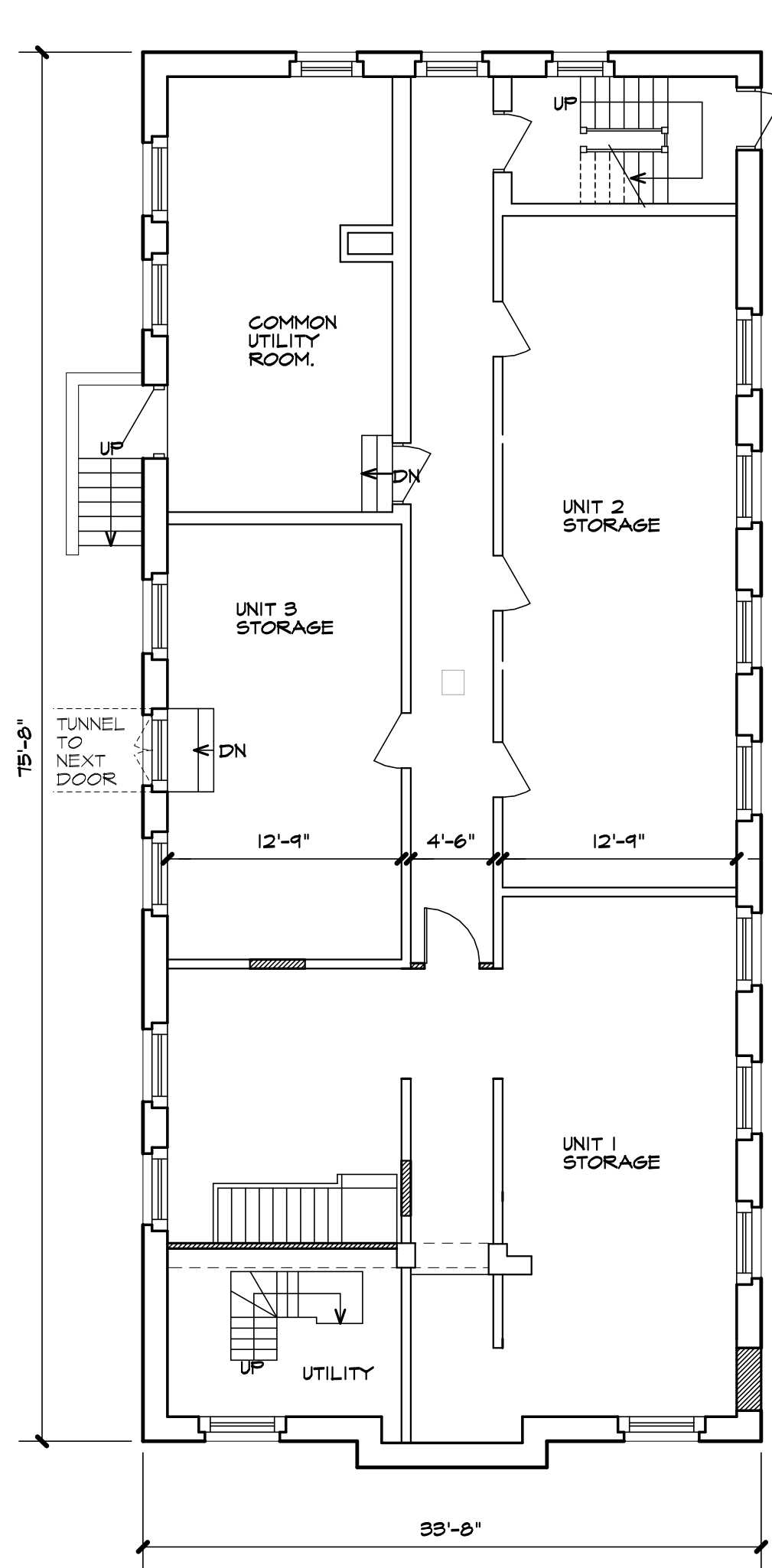
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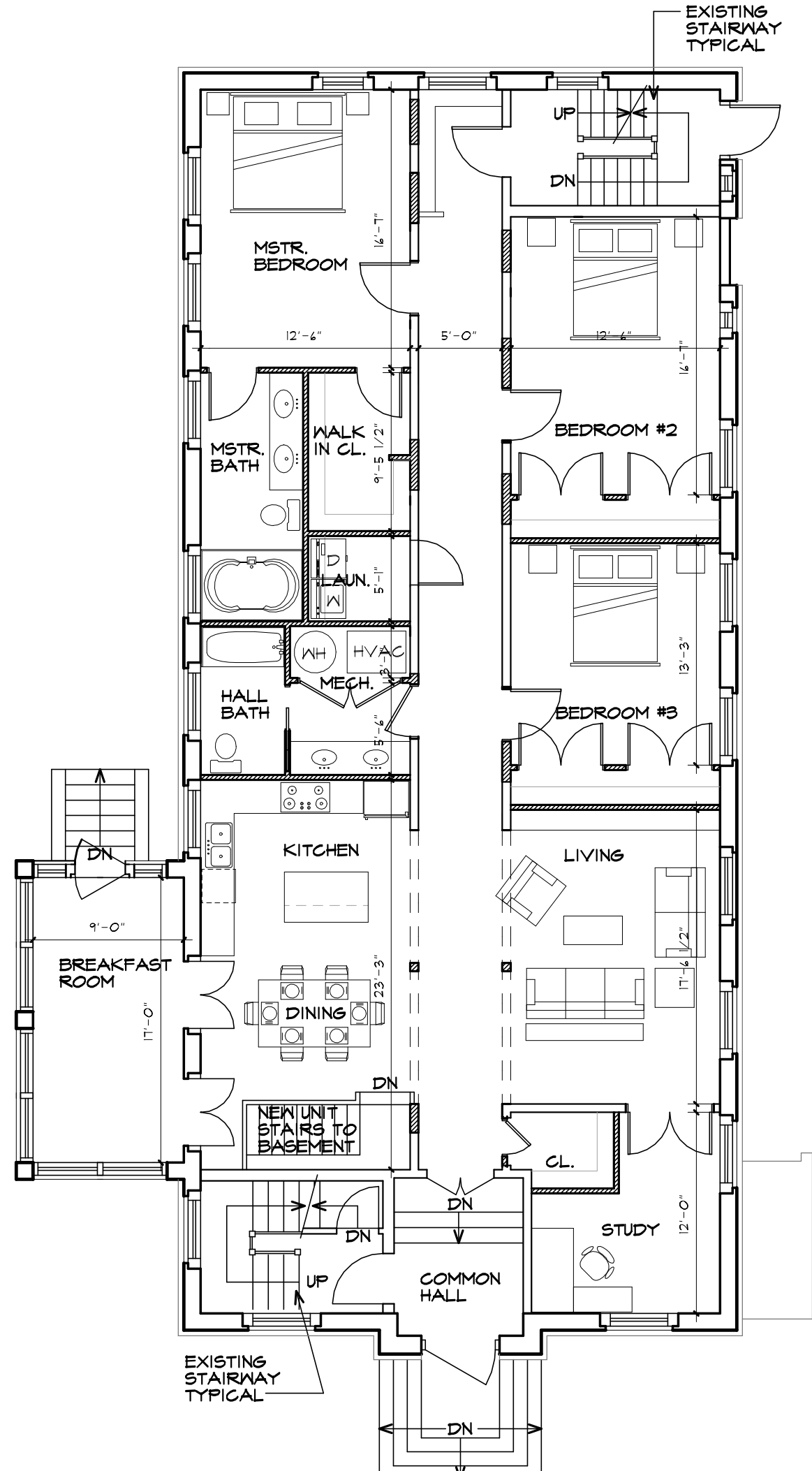
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SHEET

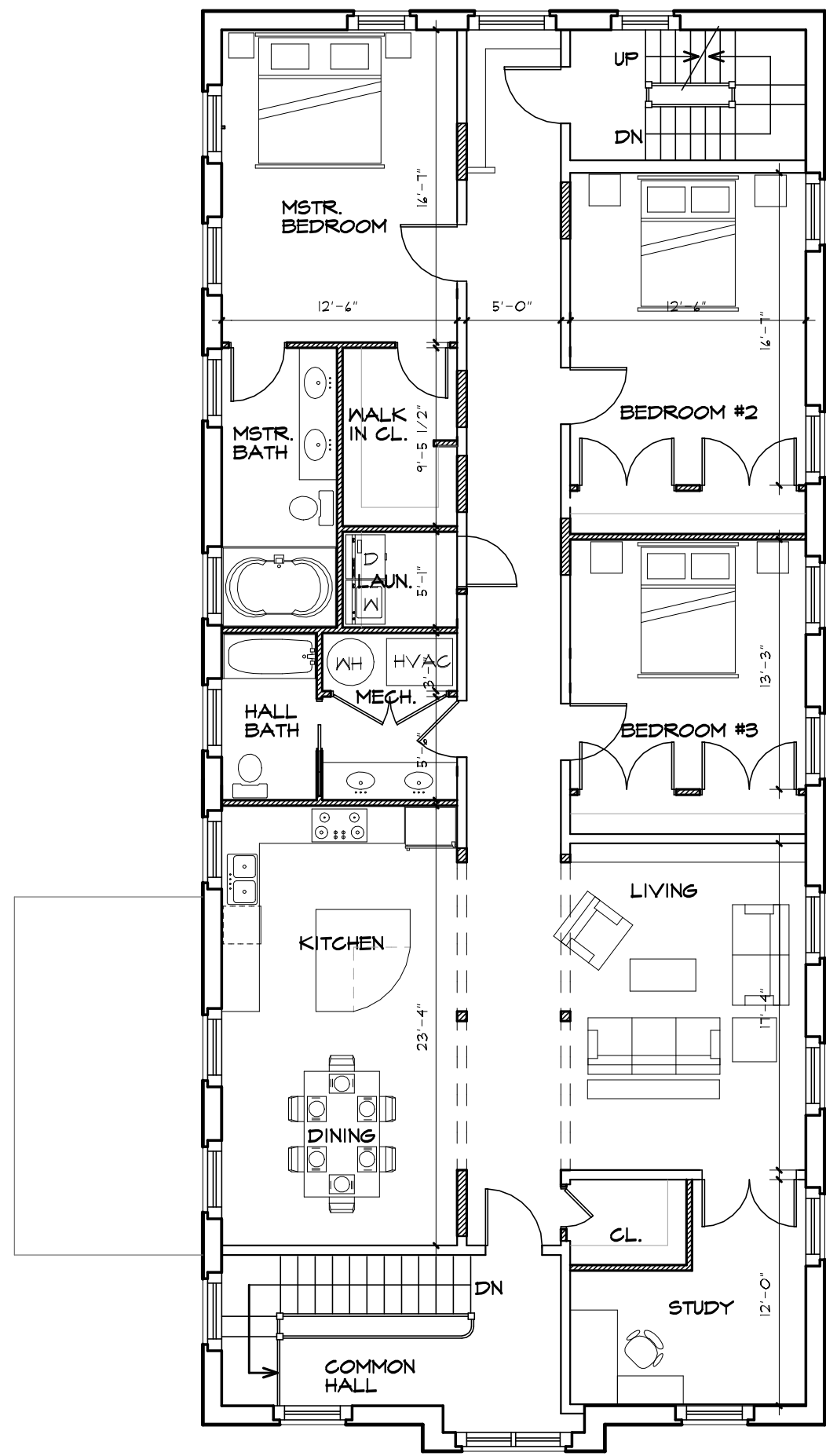
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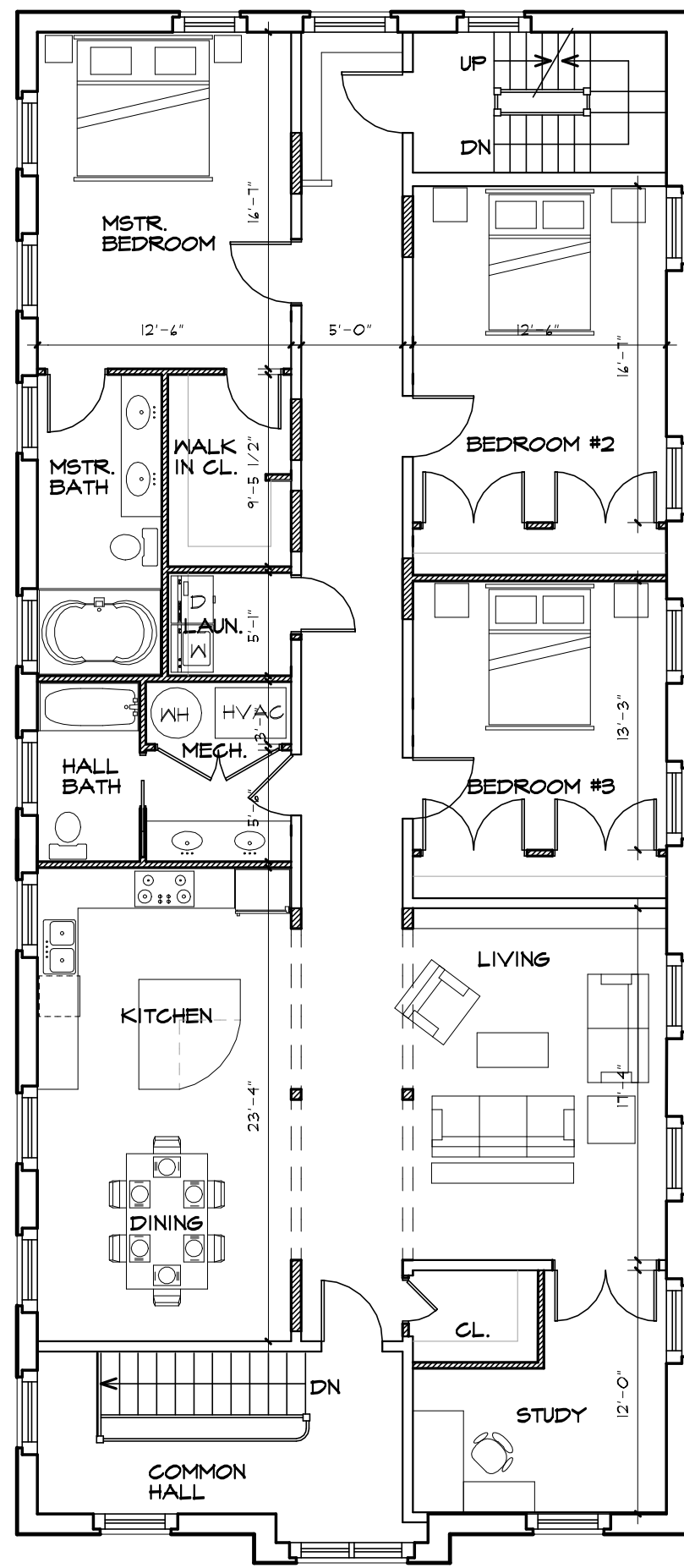
EXISTING BASEMENT PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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PROPOSED FLOOR
PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

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MY

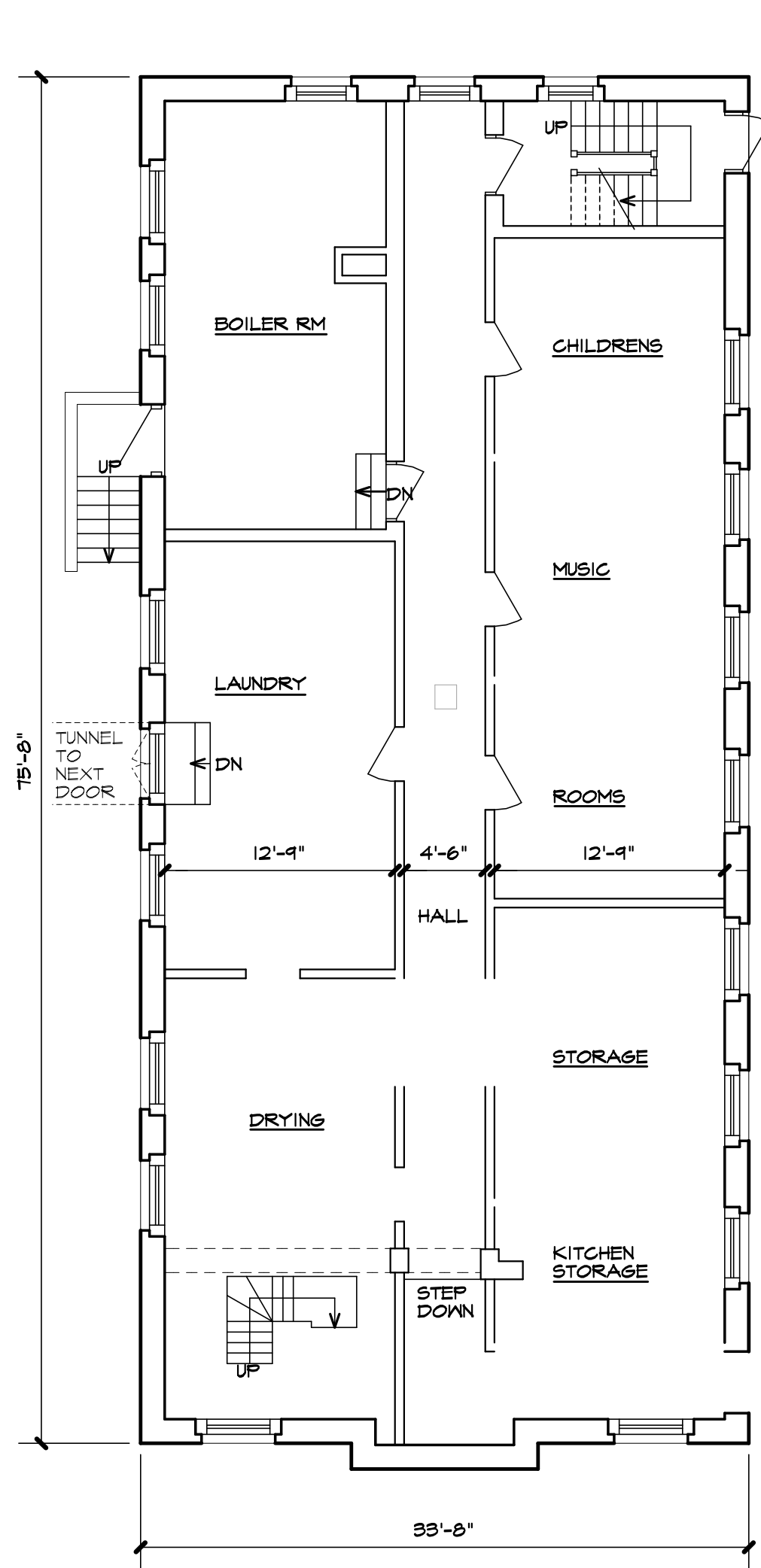
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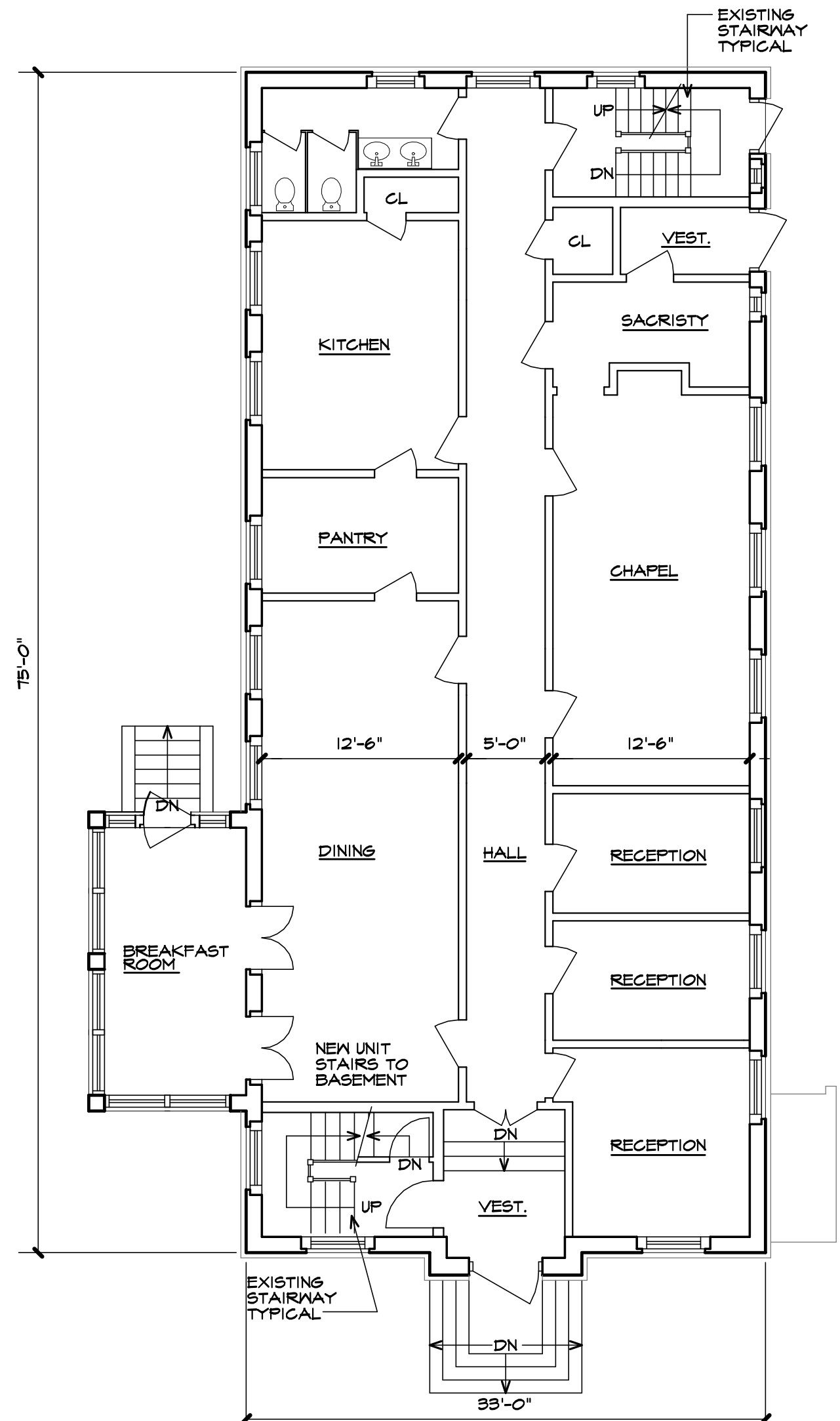
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A1

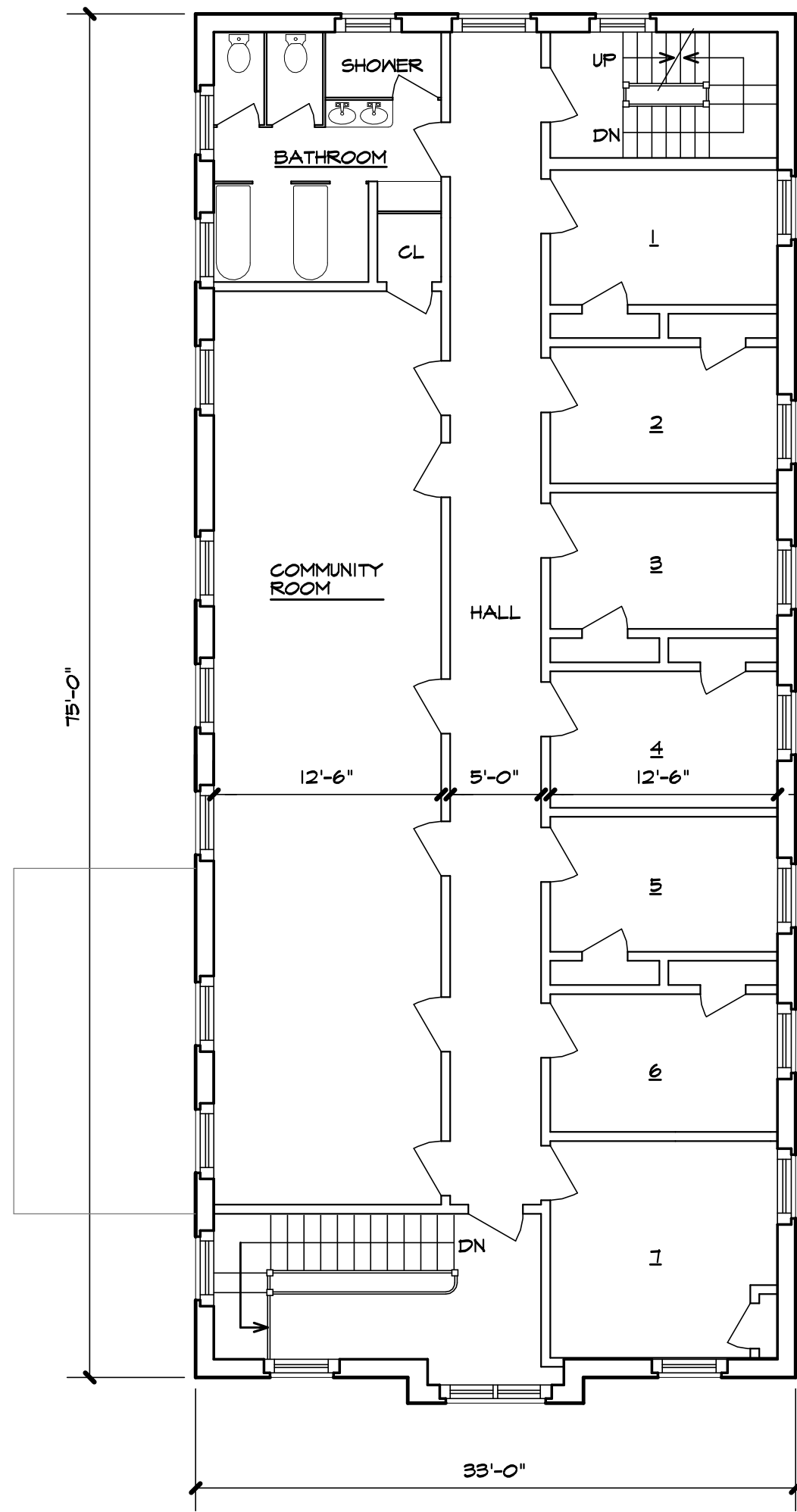
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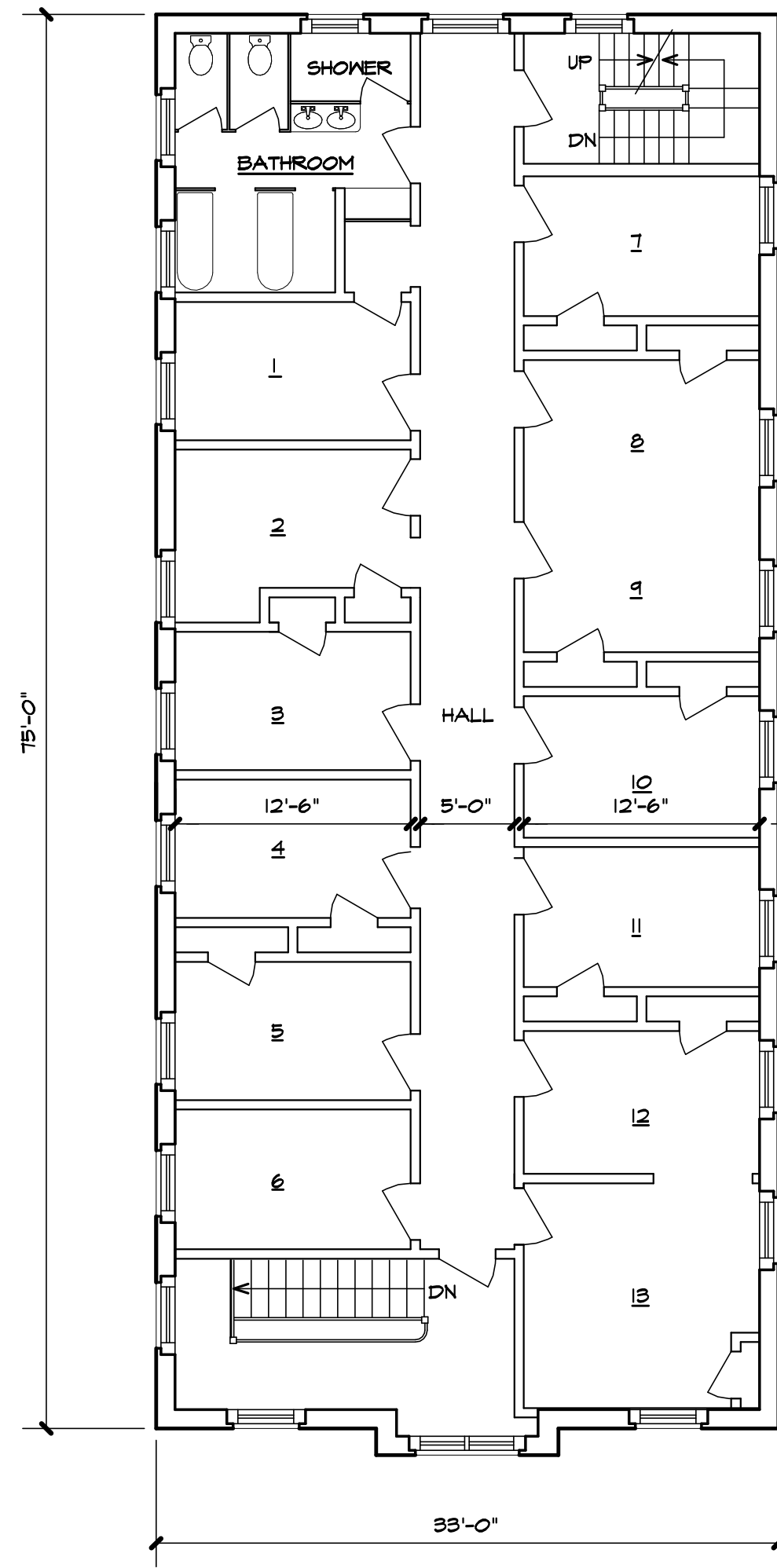
EXISTING BASEMENT PLAN
SCALE 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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EXISTING FLOOR
PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 23 OCT 08

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MY

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PQ

SHEET

E1

NOT FOR CONSTRUCTION



LEFT ELEVATION
SCALE 1/8" = 1'-0"



STREET ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

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**EXISTING
ELEVATIONS**

SCALE AS NOTED
REVISION / ISSUE DATE
SP APPLICATION 23 OCT 08

DRAWN BY MY REVIEWED BY PQ

SHEET

E2

NOT FOR CONSTRUCTION