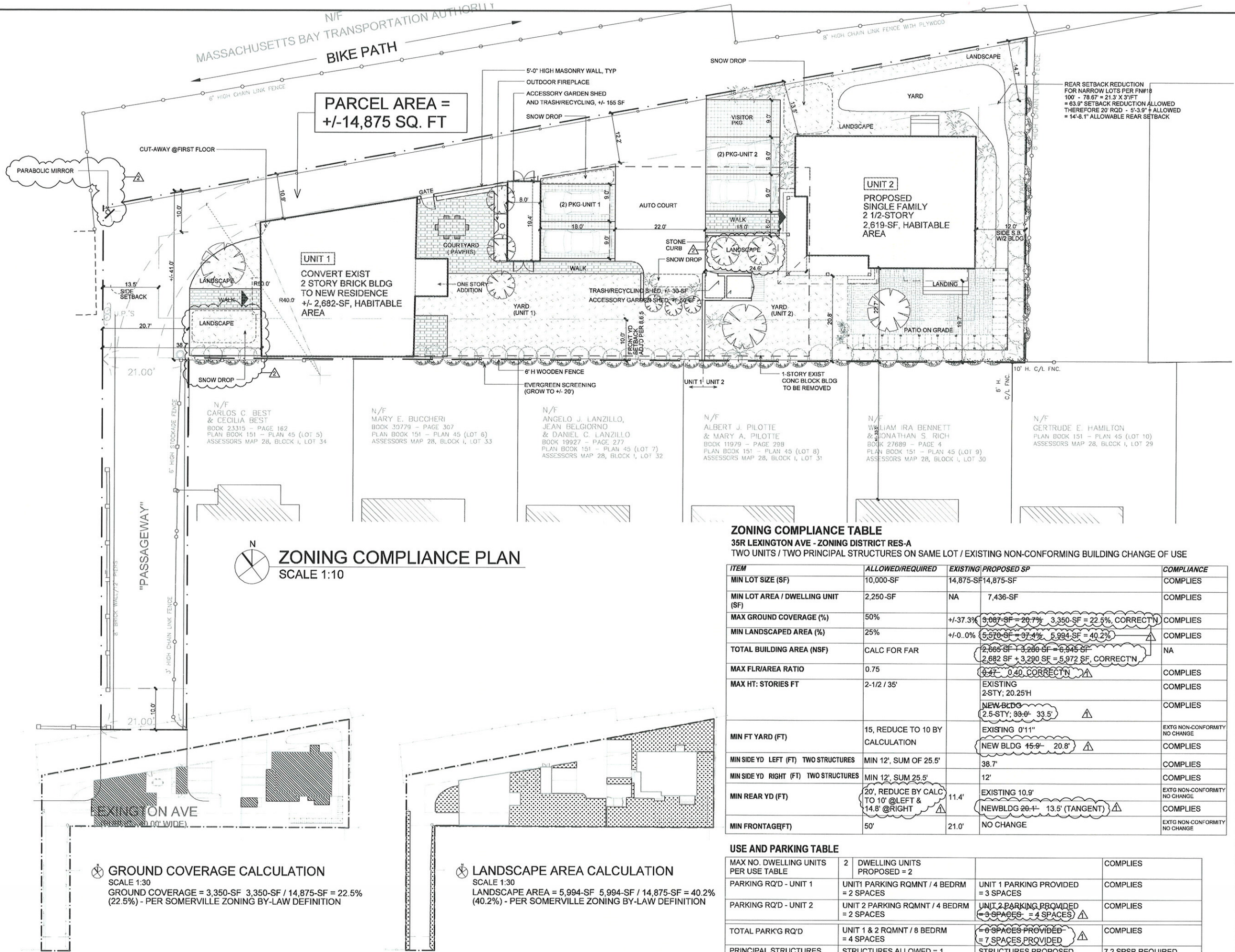




PARCEL AREA = +/-14,875 SQ. FT

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

REAR SETBACK REDUCTION
FOR NARROW LOTS PER FNM18
100' - 78.67' = 21.3' X 3'/FT
= 63.9' SETBACK REDUCTION ALLOWED
THEREFORE 20' ROAD - 5'-3.9' + ALLOWED
= 14'-8.1" ALLOWABLE REAR SETBACK



ZONING COMPLIANCE PLAN
SCALE 1:10

GROUND COVERAGE CALCULATION
SCALE 1:30
GROUND COVERAGE = 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 / 14,875-SF = 40.2%
(40.2%) - PER SOMERVILLE ZONING BY-LAW DEFINITION

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	2,665-SF + 3,260-SF = 5,945-SF 2,682-SF + 3,290-SF = 5,972-SF CORRECT'N	NA
MAX FLR/AREA RATIO	0.75	0.40 CORRECT'N	COMPLIES
MAX HT: STORIES FT	2-1/2 / 35'	EXISTING 2-STY; 20.25'H NEW BLDG 2.5-STY; 33.5'	COMPLIES
MIN FT YARD (FT)	15, REDUCE TO 10 BY CALCULATION	EXISTING 0'11" NEW BLDG 15.9' 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	EXISTING 10.9' NEW BLDG 20.1' 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	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 = 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

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SEAL

CONSULTANT

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

SP REV 27 OCT 2010

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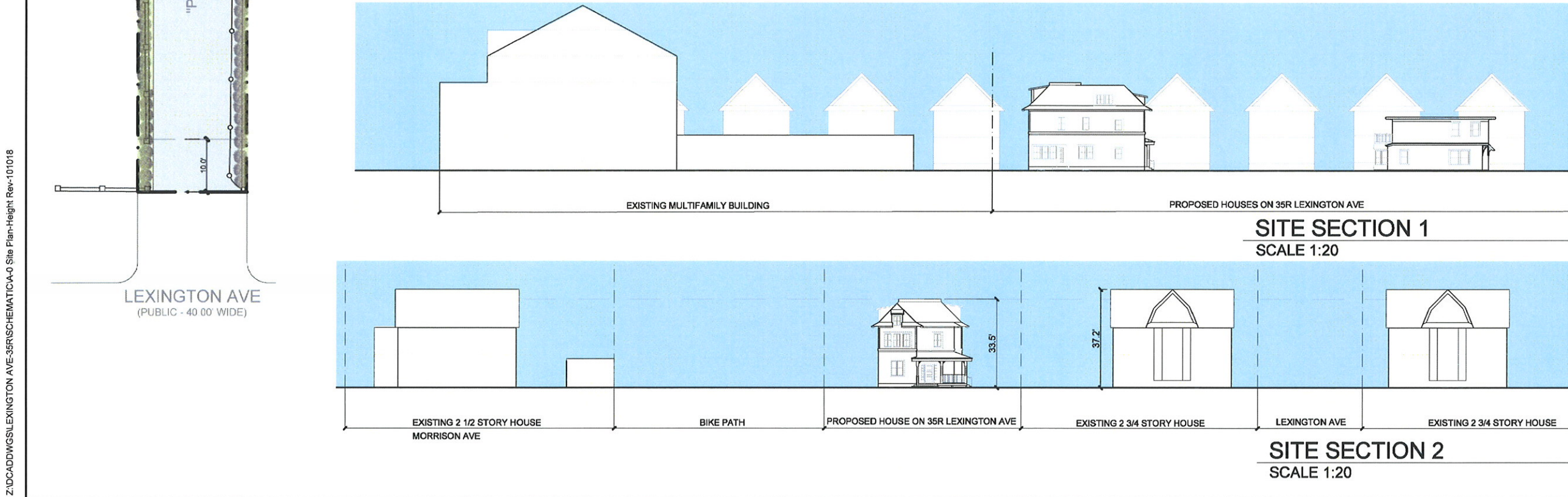
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A-0



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SITE PLAN AND SECTIONS

SCALE AS NOTED

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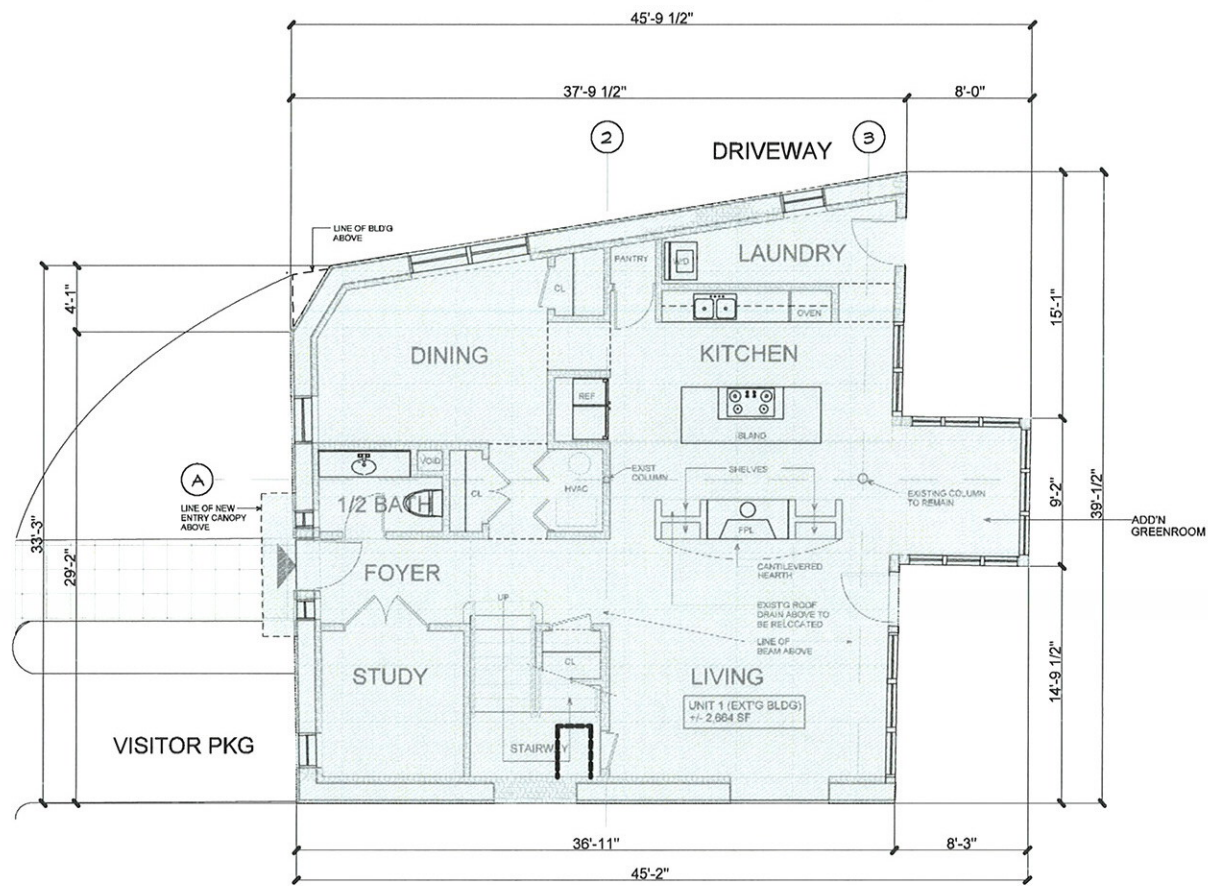
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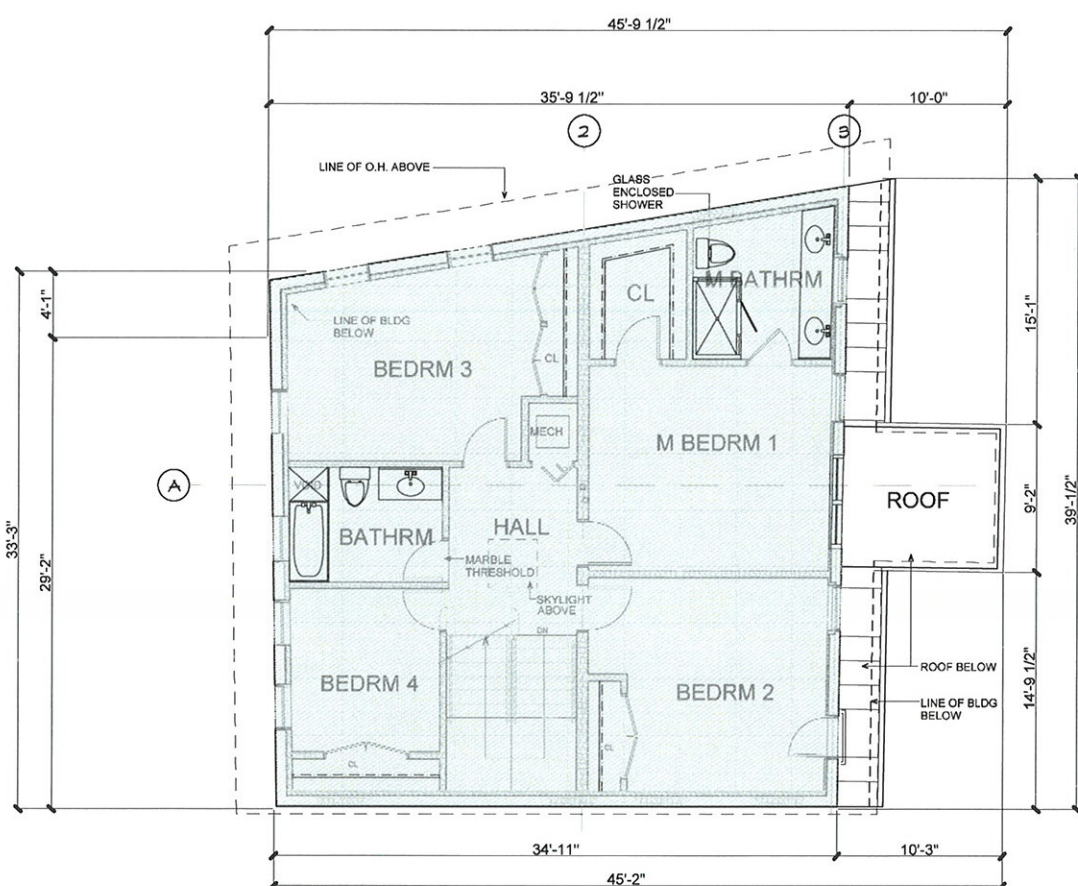
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A-1



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

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

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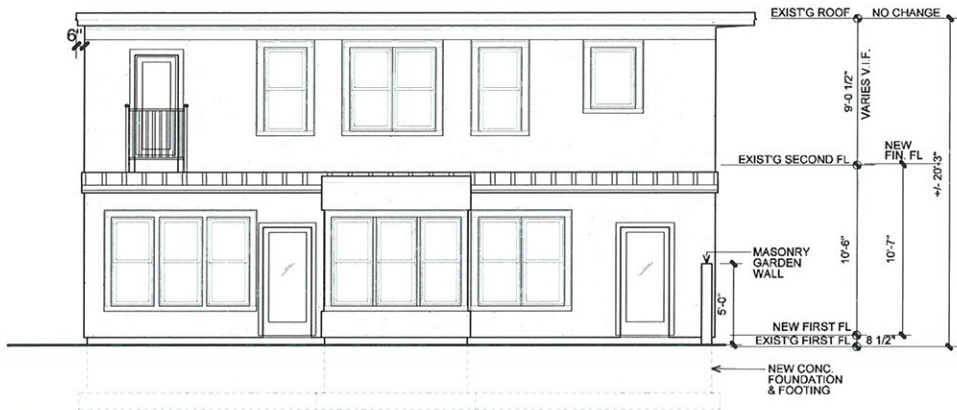
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UNIT 1
PROPOSED
FLOOR PLANS

SCALE AS NOTED	
REVISION / ISSUE DATE	
ISD SUBMISSION	14 OCT 2008
SP & HPC APPL	25 JUN 2009

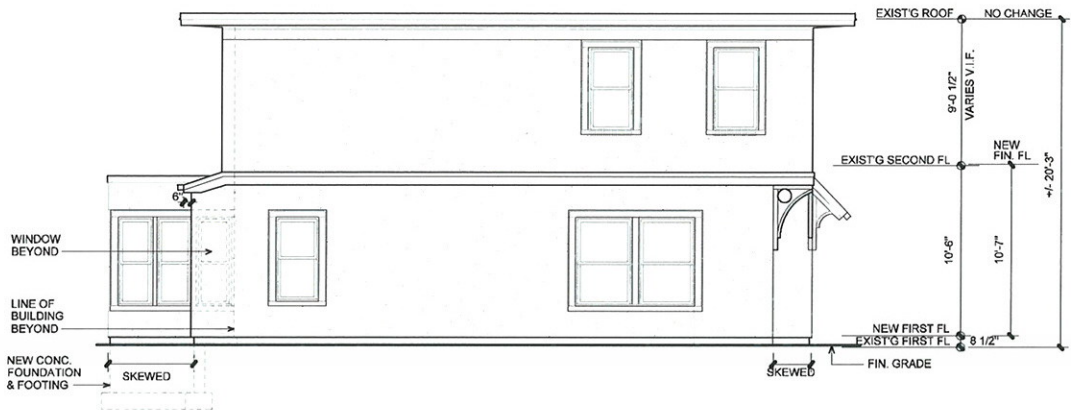
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A-2



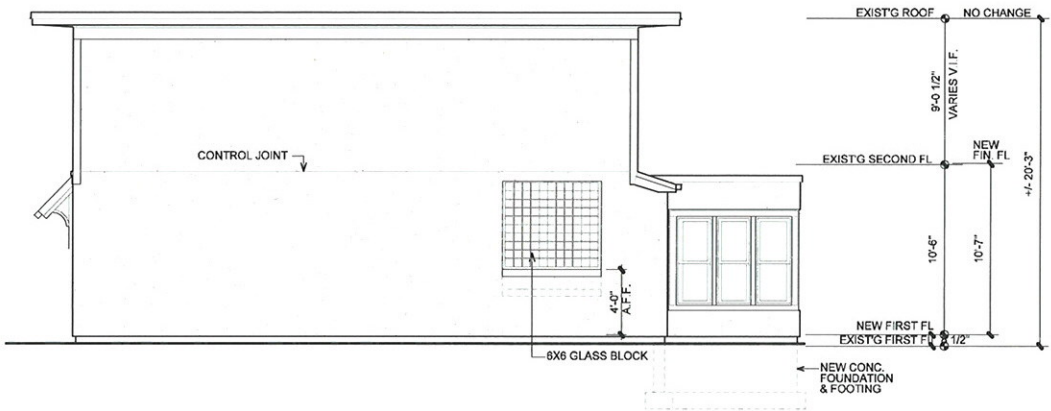
UNIT 1
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



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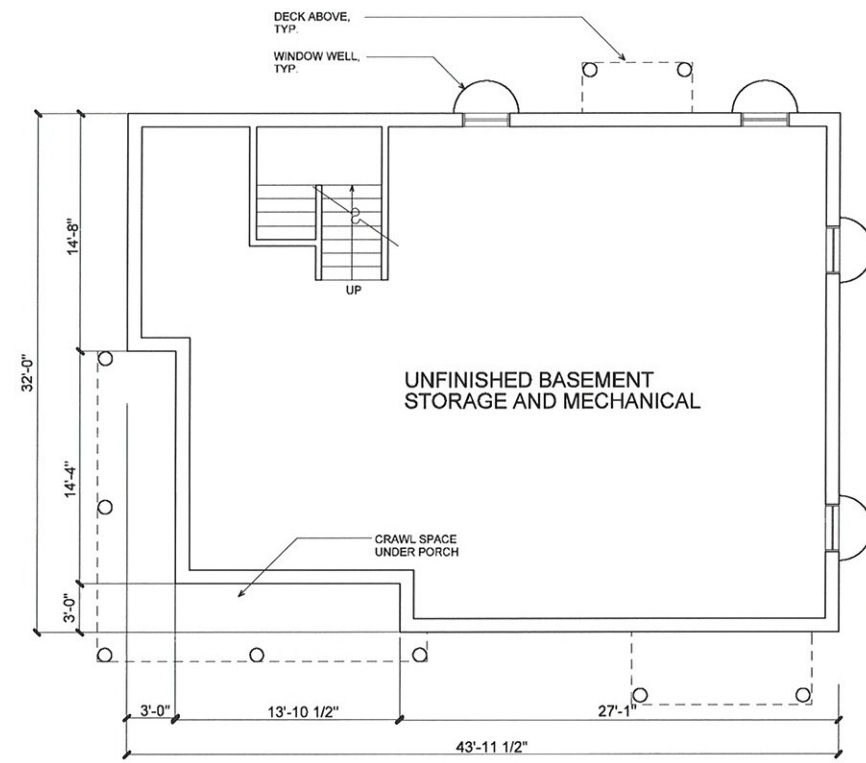
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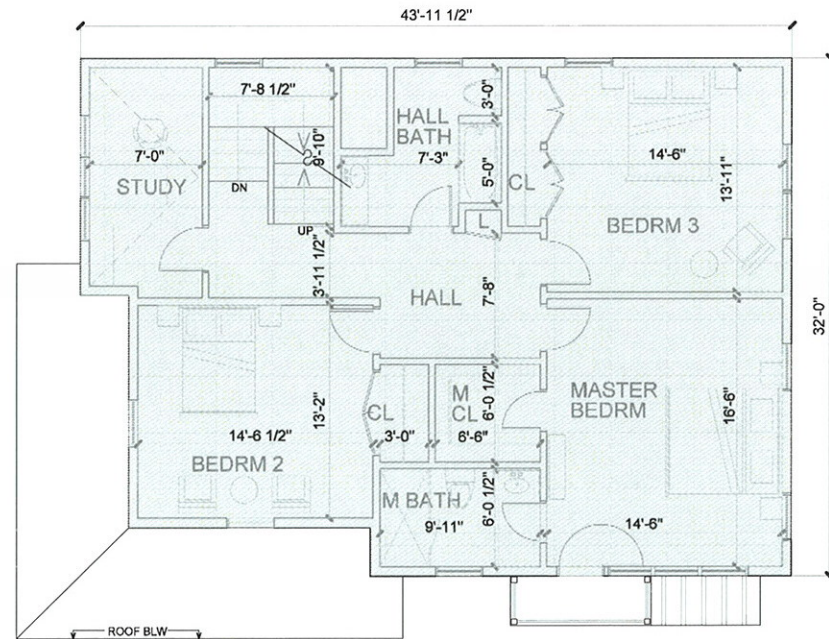
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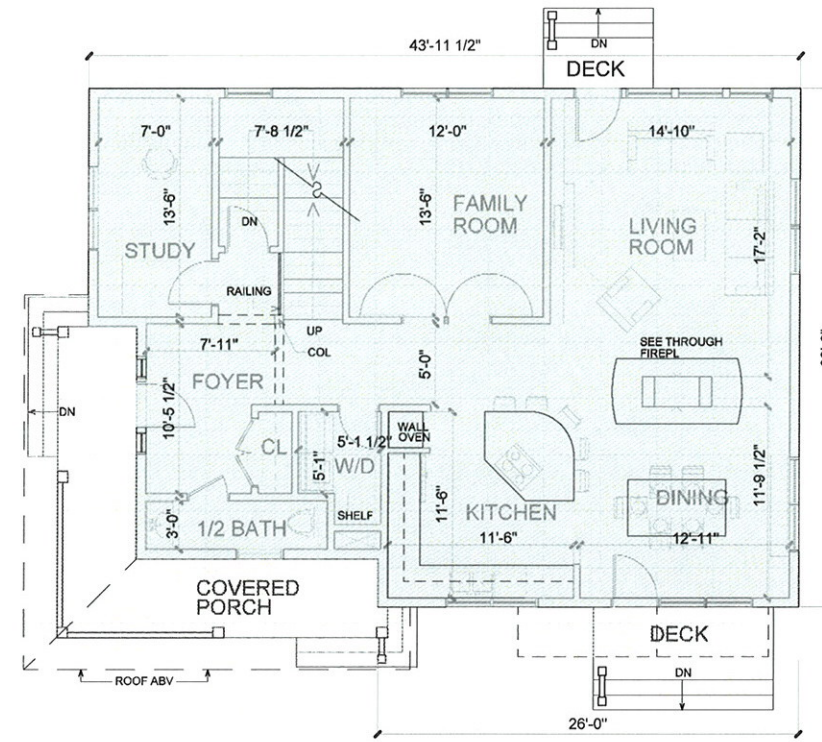
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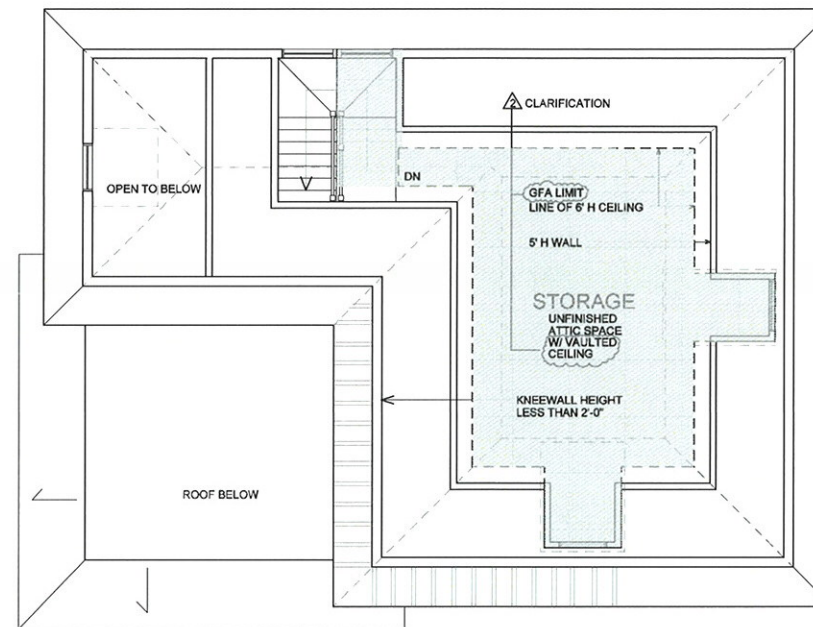
PROPOSED BASEMENT
SCALE: 3/16" = 1'-0"



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




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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A-4



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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UNIT 2
PROPOSED
ELEVATIONS

SCALE AS NOTED

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