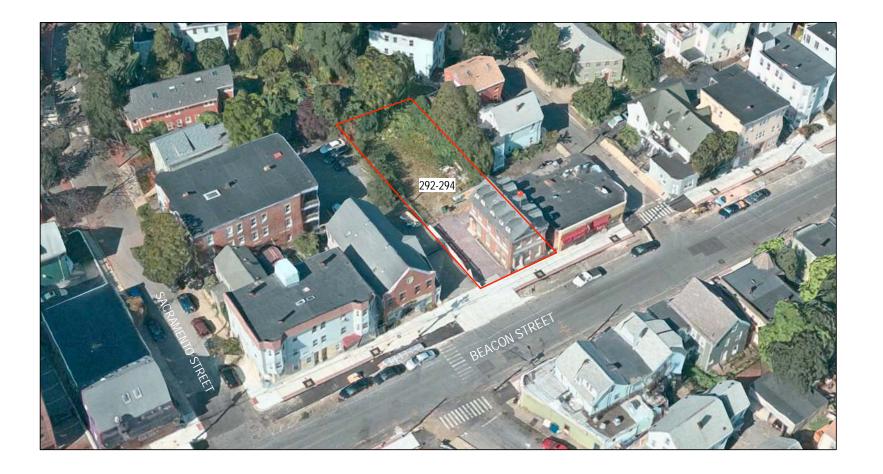
## 5-UNIT DEVELOPMENT

## 292-294 Beacon Street, Somerville MA 02143



ZONING ANALYSIS						
ZONING DISTRICT - RESIDENCE C (RC)						
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE		
LOT USE	4-6 Units	1 UNIT	5 UNITS	SP		
MIN. LOT SIZE	7,500 sq.ft.	7,535 sq.ft.	7,535 sq.ft.	COMPLIES		
MIN. FRONTAGE	50'	50.51'	50.51'	COMPLIES		
MIN. LOT PER DWELLING	875 sq.ft.	7,535 sq.ft.	7,535/6 = 1,256 sq.ft.	COMPLIES		
SETBACKS: FRONT	10'	2.9'	68.5'	COMPLIES		
SIDE	13.28' (39'-10"/3)	6.1'	5' *	COMPLIES		
REAR	20'	106.7'	20'	COMPLIES		
MAX. BUILDING HEIGHT	3 Stories/40'	2 1/2 Stories/30'	4 Stories/40'	REQUIRES RELIEF		
MAX. GROUND COVERAGE	70% (5,275 sq.ft.)	968sq.ft.	2,873sq.ft. (1,905 prop.)	COMPLIES		
MAX. FLOOR AREA RATIO	2.0 (15,070sq.ft.)	1,936sq.ft.	8,680sq.ft. (6,744 prop.)	COMPLIES		
MIN. LANDSCAPED AREA	25% (1,884sq.ft.)	3,786sq.ft.	2,374sq.ft.	COMPLIES		
MIN. % PERVIOUS AREA OF LOT	30% (2,261sq.ft.)	6,310sq.ft.	4,269sq.ft.	COMPLIES		
PARKING REQUIREMENTS	9 (1.5 Per 1-2 Bedroom Units)	2	7	COMPLIES		
BICYCLE PARKING REQUIREMENTS	1 (1 Per First 7 Units)	0	3	COMPLIES		

<sup>\*</sup> THE EXISTING STRUCTURE THAT IS BEING REPLACED IS 1' OFF THE SIDE LOT LINE.

LIST OF DRAWINGS				
A - 0	COVER SHEET & PROJECT INFORMATION			
S - 1	DEMENSIONAL SITE PLAN & LANDSCAPE PLAN			
S - 2	GROUND COVERAGE & PREVIOUS AREA PLANS			
A - 1	BASMENT LEVEL PLAN			
A - 2	FIRST & SECOND FLOOR PLANS			
A - 3	THIRD & FOURTH FLOOR PLANS			
A - 4	FRONT & REAR ELEVATIONS			
A - 5	RIGHT SIDE ELEVATION			
A - 6	LEFT SIDE ELEVATION			
A - 7	SECTION DETAILS			



TAVIS R. BABBIT 60 BREED STREE LYNN, MA 01902 781-592-9201

REVISIONS				
NO.	DATE			

PROJECT:

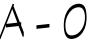
REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

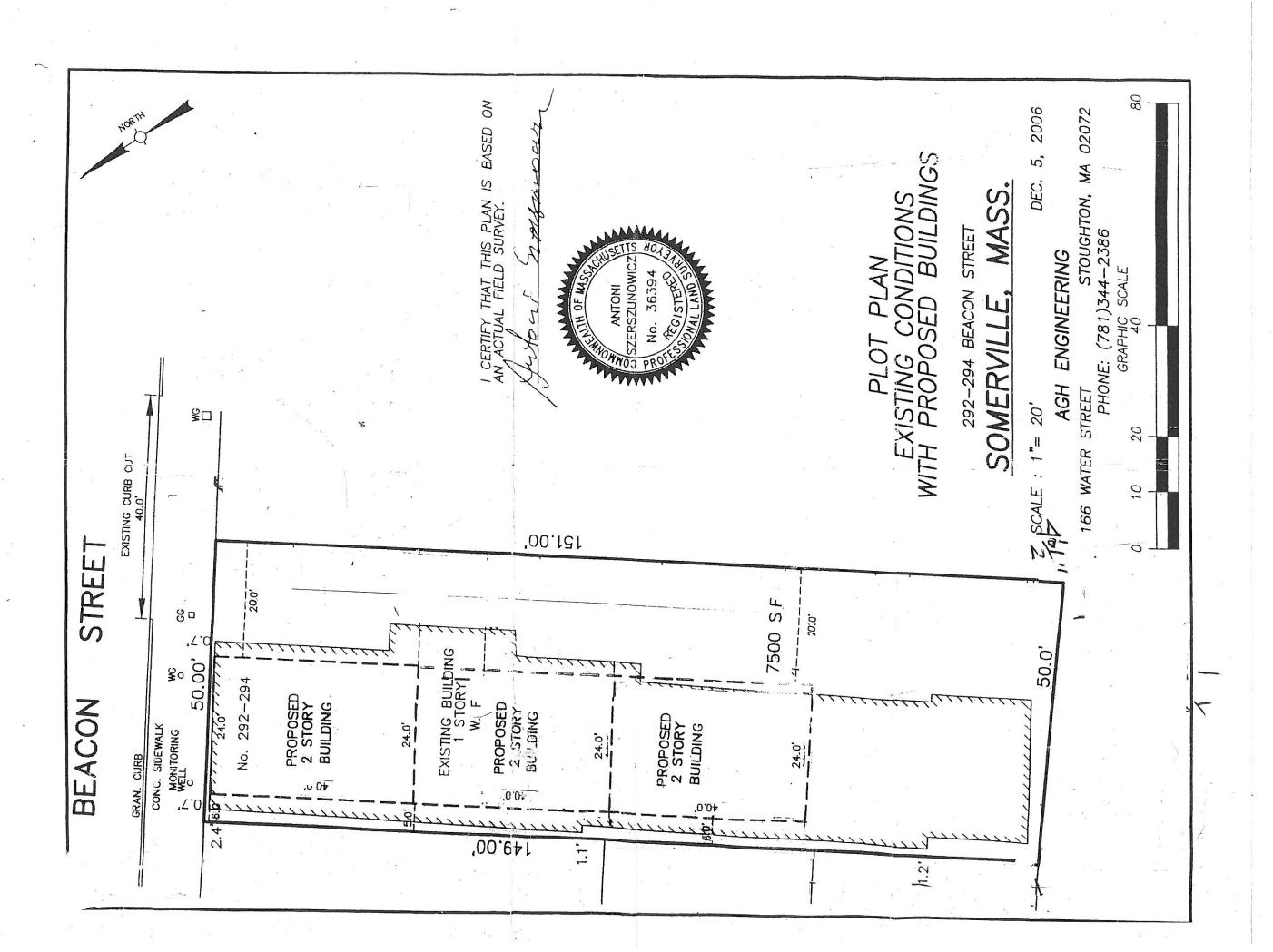
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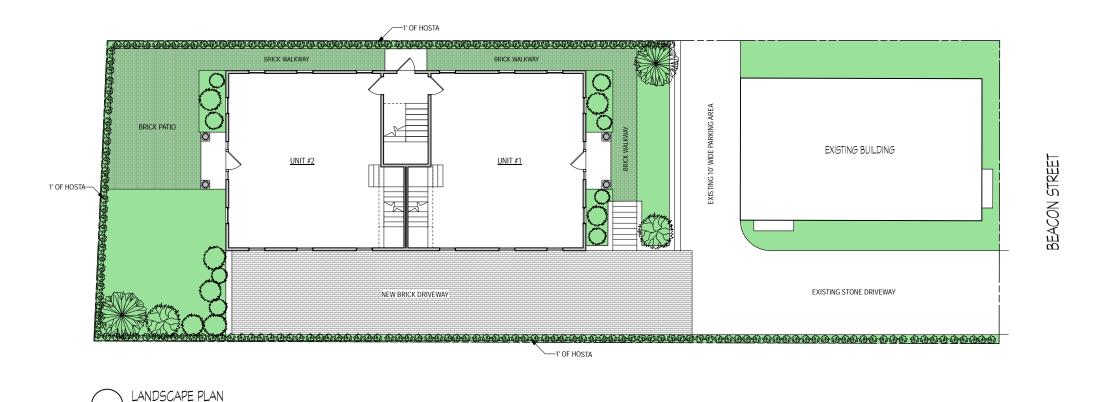
COVER SHEET &
PROJECT INFORMATION

SCALE:	1/8" = 1'-0
PROJECT #:	21845
DATE:	OCTOBER 1, 201

AWING #







69'-0" 20'-0" PARKING 8 & 9 PARKING 4 PARKING 3 25'-91/5" EXISTING 10° WIDE PARKING (2) 9°X16° TANDEM PARKING 16'-0" 24'-0" 18'-0" EXISTING BUILDING BEACON STREET —10" RETAINING WALL PARKING 5 **GARAGE** PARKING 2 PARKING 6 PARKING 1

NEW BRICK DRIVEWAY

—1' RETAINING WALL—

-10" RETAINING WALL

EXISTING STONE DRIVEWAY

DIMENSIONAL SITE PLAN & PARKING

1' RETAINING WALL-

BIKE (3) PARKING

16'-0"

PARKING 7

AREA = 2,374sq.ft.

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REVISIONS

NO. DATE

PROJECT:

REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

SHEET TITLE:

DIMENSIONAL SITE PLAN & LANDSCAPE PLAN

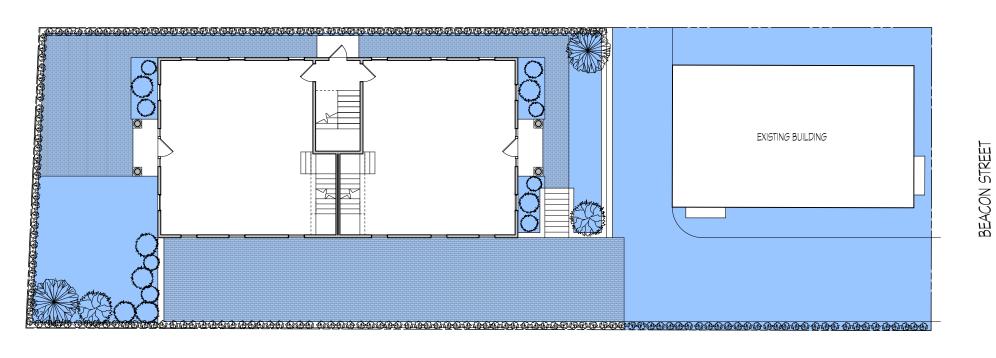
 SCALE:
 1/16" = 1"-0"

 PROJECT #:
 218452

 DATE:
 OCTOBER 1, 2018

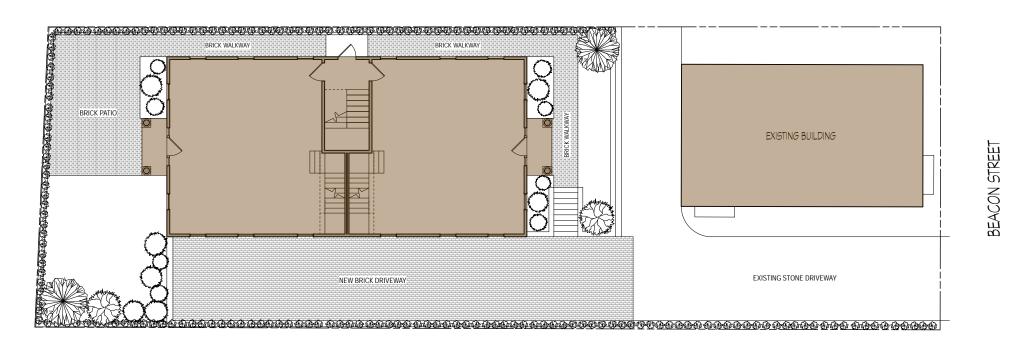
DRAWING #:

5 - 1



PERVIOUS AREA PLAN

AREA = 4,269sq.ft.



GROUND COVERAGE PLAN

AREA = 2,873sq.ft.

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REVISIONS NO. DATE

PROJECT:

REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

SHEET TITLE:

GROUND COVERAGE \$
PERVIOUS AREA PLAN

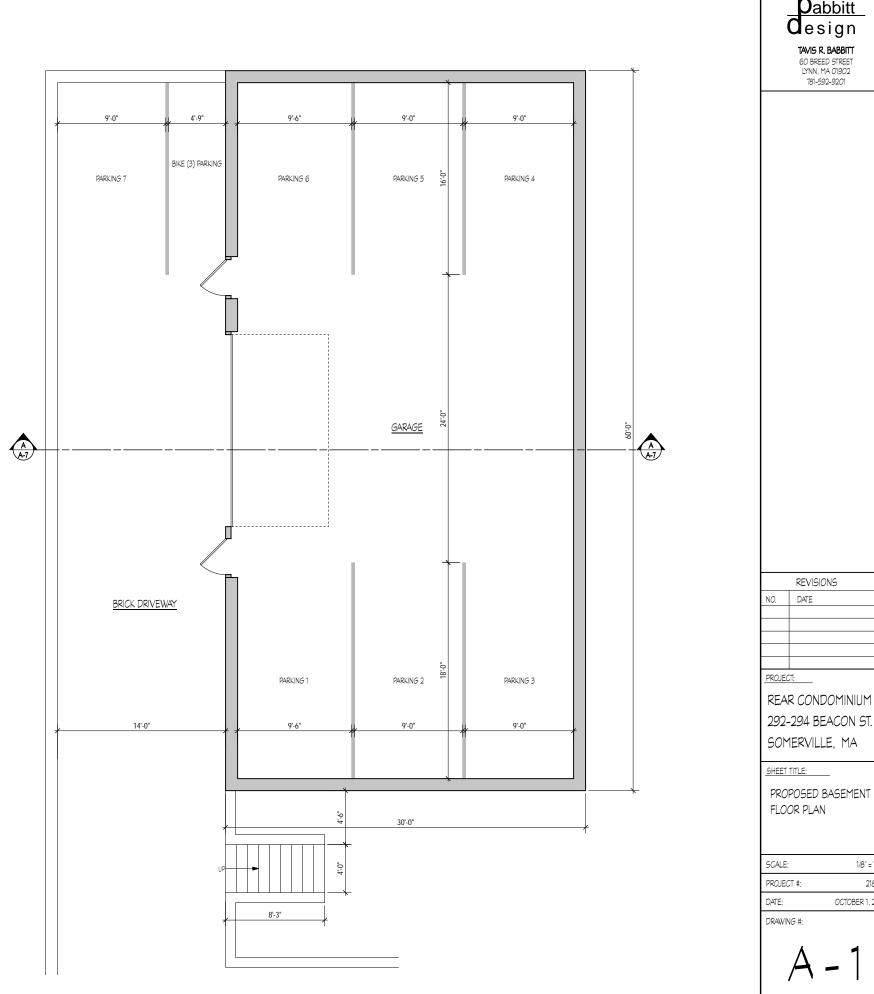
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 1/16" = 1"-0"

 PROJECT #:
 218452

 DATE:
 OCTOBER 1, 2018

DRAWING #:

5 - 2



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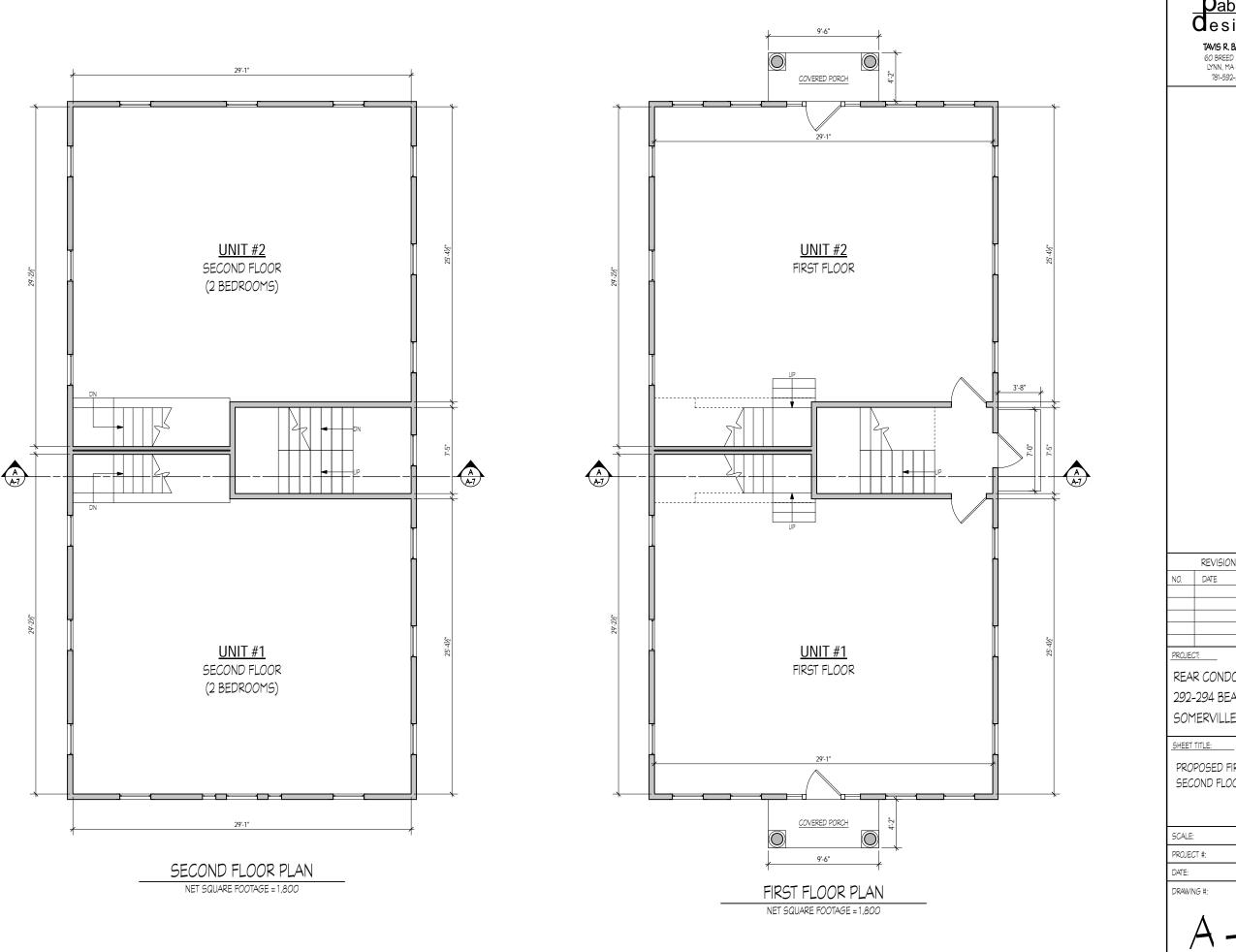
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292-294 BEACON ST. SOMERVILLE, MA

PROPOSED BASEMENT FLOOR PLAN

1/8" = 1'-0" 218452 OCTOBER 1, 2018



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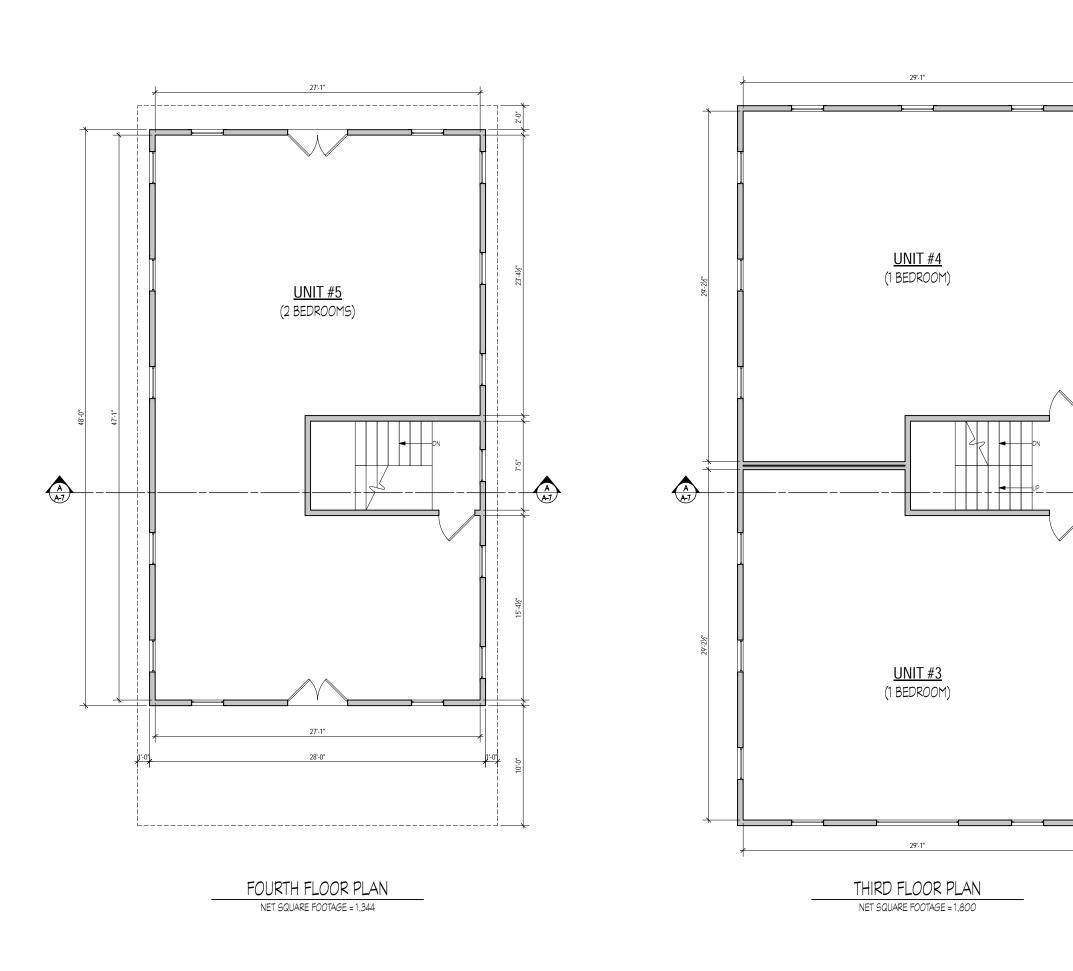
REVISIONS NO. DATE

PROJECT:

REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

PROPOSED FIRST & SECOND FLOOR PLANS

1/8" = 1'-0" PROJECT #: 218452 OCTOBER 1, 2018



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REVISIONS

NO. DATE

PROJECT:

REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

SHEET TITLE:

PROPOSED THIRD & FOURTH FLOOR PLANS

 SCALE:
 1/8" = 1"-0"

 PROJECT #:
 218452

 DATE:
 OCTOBER 1, 2018

DRAWING #:

A - 3



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## 

RIGHT SIDE ELEVATION

REVISIONS

NO. DATE

PROJECT:

REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA

SHEET TITLE:

PROPOSED RIGHT SIDE ELEVATION

 SCALE:
 1/8" = 1-0"

 PROJECT #:
 218452

 DATE:
 OCTOBER 1, 2018

DRAWING #:

A - 5

Dabbitt design TAVIS R. BABBITT 60 BREED STREET LYNN, MA 01902 781-592-9201 RIDGE HEIGHT EXISTING BUILDING REVISIONS NO. DATE AVERAGE GRADE PROJECT: REAR CONDOMINIUM 292-294 BEACON ST. SOMERVILLE, MA SHEET TITLE: PROPOSED LEFT SIDE ELEVATION LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0" PROJECT #: 218452 DATE: OCTOBER 1, 2018 DRAWING #:

