

SEAL

CONSULTANT

PROJECT
**REDEVELOPMENT
OF 2551 MASS AVE.**

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
**NEWMARKET
PROPERTIES LLC**

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

DRAWING TITLE

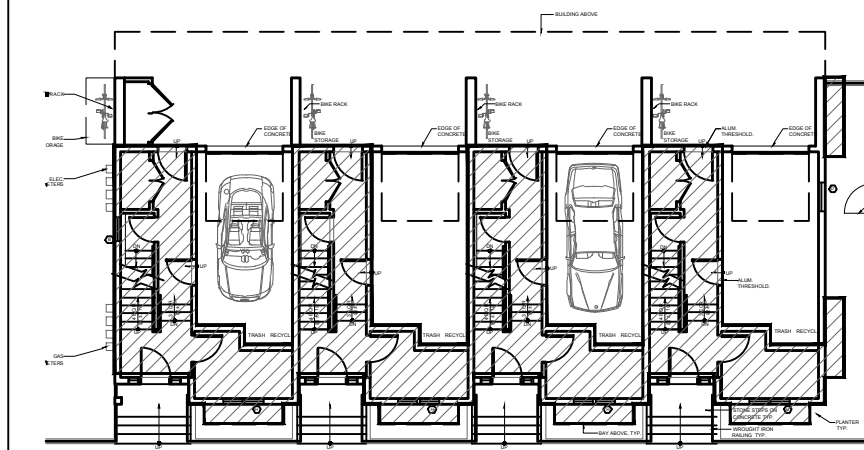
ZONING COMPLIANCE

SCALE AS NOTED

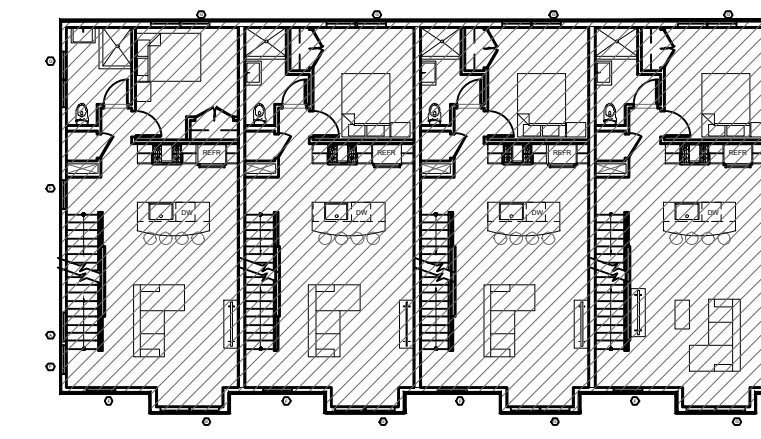
| REVISION / ISSUE | DATE |
|------------------|-------------------|
| | |
| | |
| | |
| CD SET | 04/17/2017 |
| PERMIT SET | 10/14/2016 |
| DRAWN BY ASH | REVIEWED BY MN |

SHEET

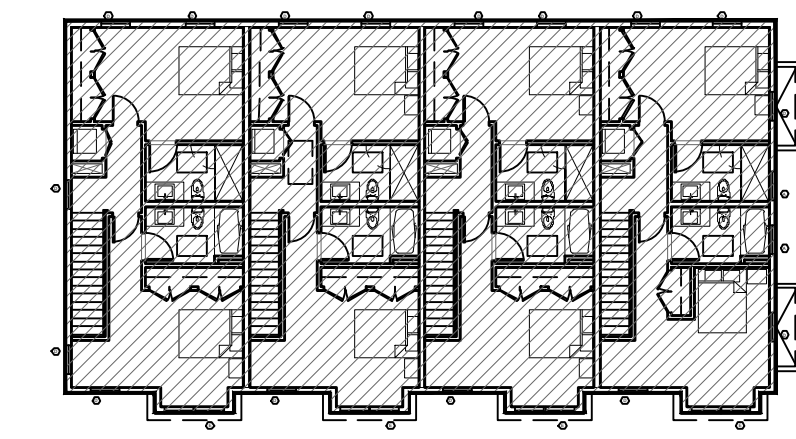
Z1.0



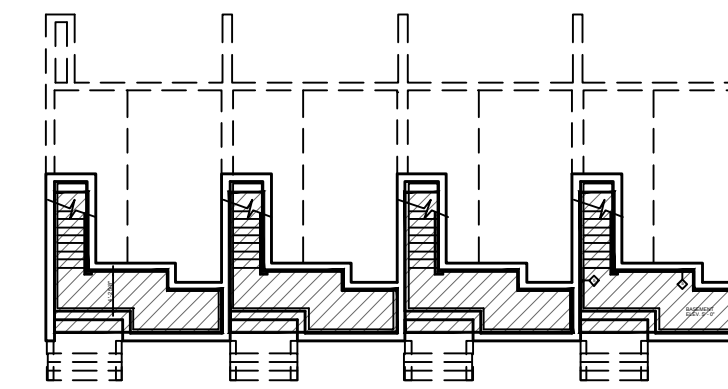
1ST FLOOR = 1201 GSF



2ND FLOOR = 2971 GSF



3RD FLOOR = 2938 GSF



BASEMENT = 519 GSF

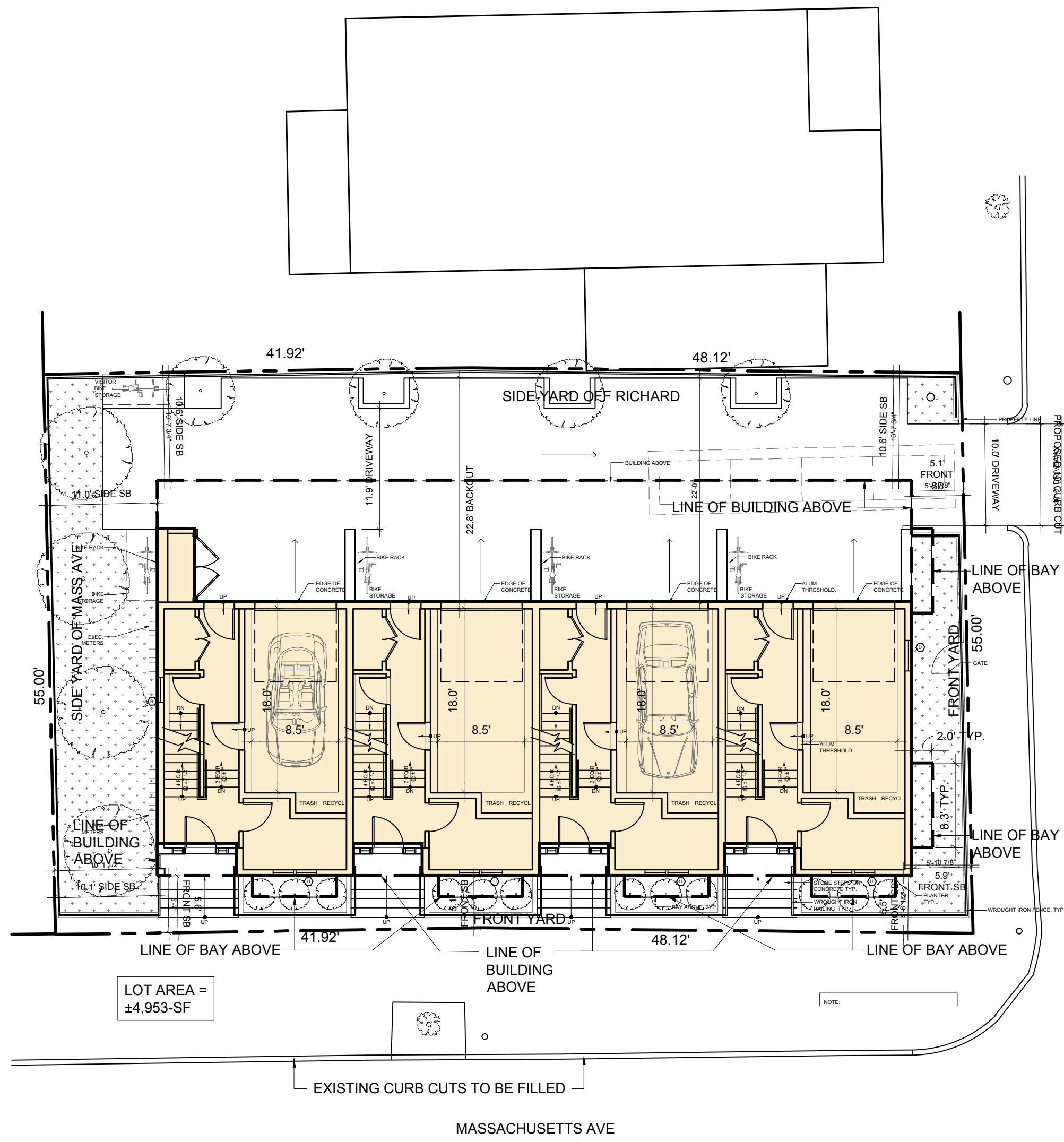
PROPOSED NET FLOOR AREA
SCALE: 1"=20'

| FLOOR | PROPOSED GSF |
|----------|--------------|
| 3RD FL | 2,938 |
| 2ND FL | 2,971 |
| 1ST FL | 1,201 |
| BASEMENT | 519 |
| TOTAL | 7,629-GSF |

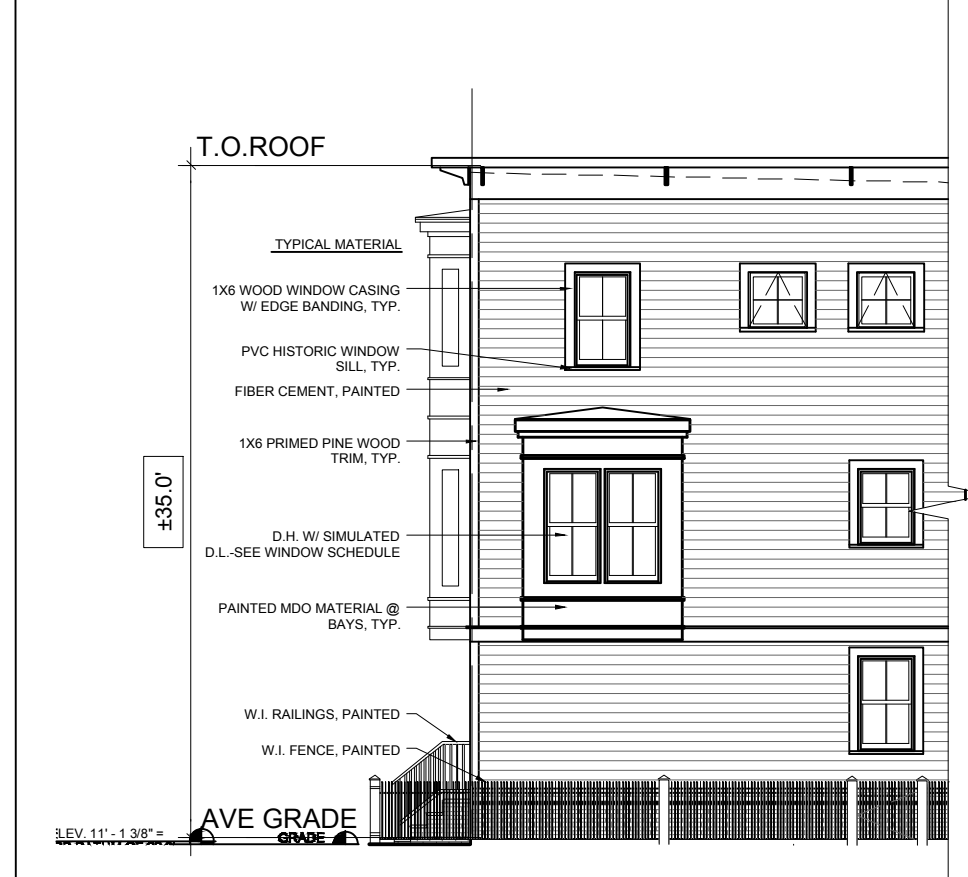
Peter Quinn Architects LLC
14 October 2016

2551 Mass Ave - Proposed 4-Unit Residential Development Bus-A2 Base Zoning Table

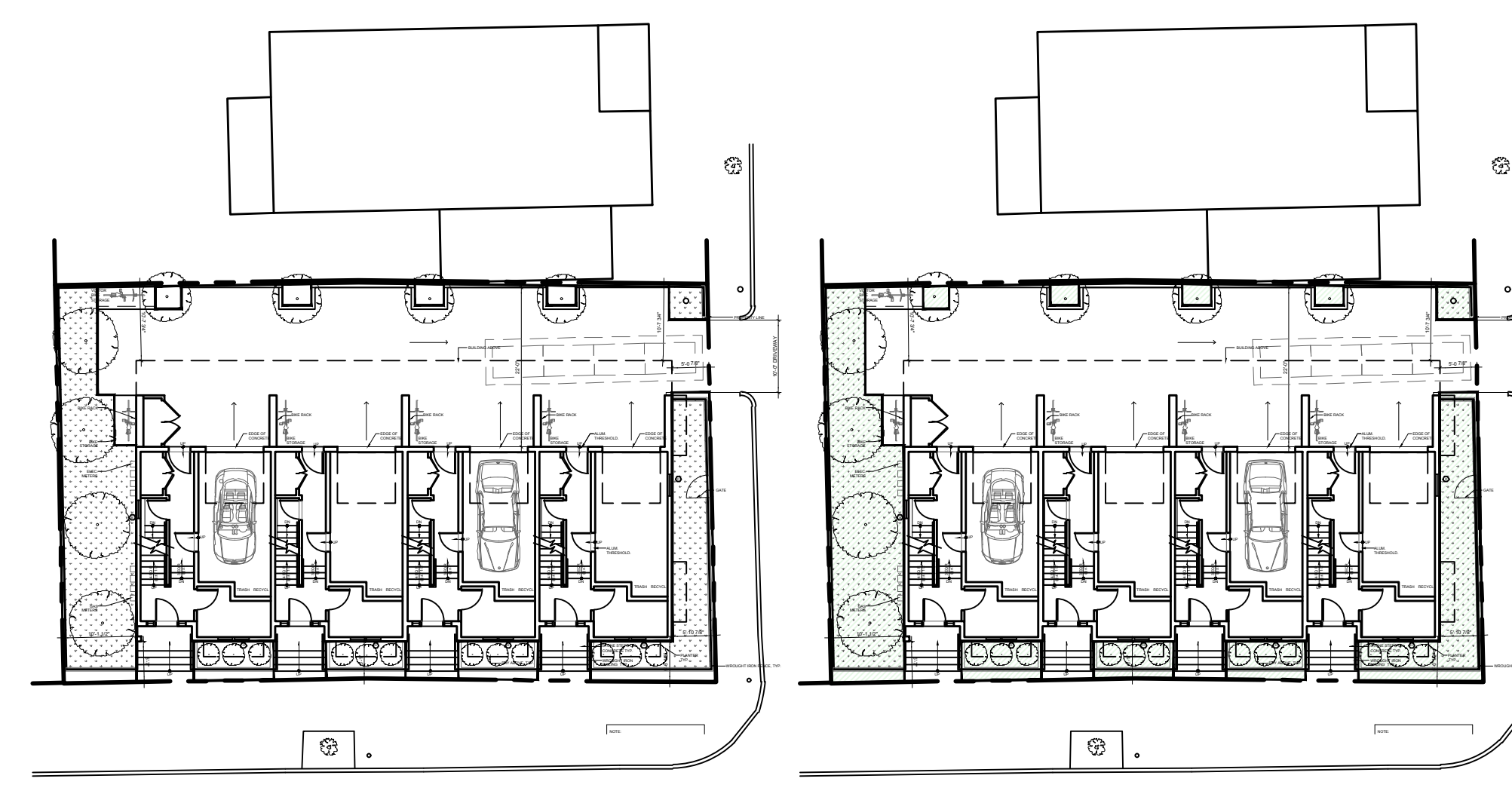
| | Existing Conditions | Proposed Conditions | Ordinance Requirements/Allowed | |
|--|---------------------|---|--|---|
| Lot Area | ±4,950-SF | ±4,950-SF No Change | None | <i>Complies</i> |
| Total Gross Floor Area | 1,008-SF | 7,629-SF | 1.75 X 4,950-SF = 8,663 -SF (max.) | <i>Complies</i> |
| Gross Floor Area to Lot Area Ratio (FAR) | 0.20 | 1.54 | 1.75 (max.) | <i>Complies</i> |
| Lot Area for Each Dwelling Unit | N/A | 1,237-SF | 600-SF/Dwelling Unit (min.) | <i>Complies</i> |
| Size of Lot | Width | 90.04' | 90.04' No Change | None |
| | Depth | 55.0' | 55.0' No Change | N/A |
| Setbacks in Feet (See 3/Z1.0) | Front (Mass) | 18.7'+/- | 5.1' | 5' min. |
| | Front (Richard) | 53.1'+/- | 5.1' | 5' min. |
| | Side (Off Mass) | 3.9'+/- | 10.1' | 10' min. |
| | Side (Off Richard) | 2.3'+/- | 10.6' | 10' min. |
| Size of Building | Height | 12'+/- | 35' | 35' max. within 50' of Res B lot line per §5.33.k. See 3/Z1.0 |
| Dwelling Units | N/A | 4 | 8 @ 1 per 600-SF | <i>Complies</i> |
| Car Parking Spaces | Undelineated | 4 | 1/dwelling unit = 4 | <i>Complies</i> |
| Bicycle Parking Spaces | 0 | 5 | 1/d.u. Long-term + 0.1/d.u. Short-term = 5 | <i>Complies</i> |
| Ratio of Usable Open Space to Lot Area | 0% total | 0-SF private open space + 1,010-SF permeable open space=1,010-SF total (20%) | None | <i>Complies</i> |
| Area and % of req'd with width >15.0' | | 0 | None | <i>Complies</i> |
| Area and % of req'd with width < 15.0' (Permeable) | | 1,010-SF permeable open space provided. | N/A | <i>Complies</i> |



3 DIMENSIONAL SITE PLAN
SCALE: 1"=10'

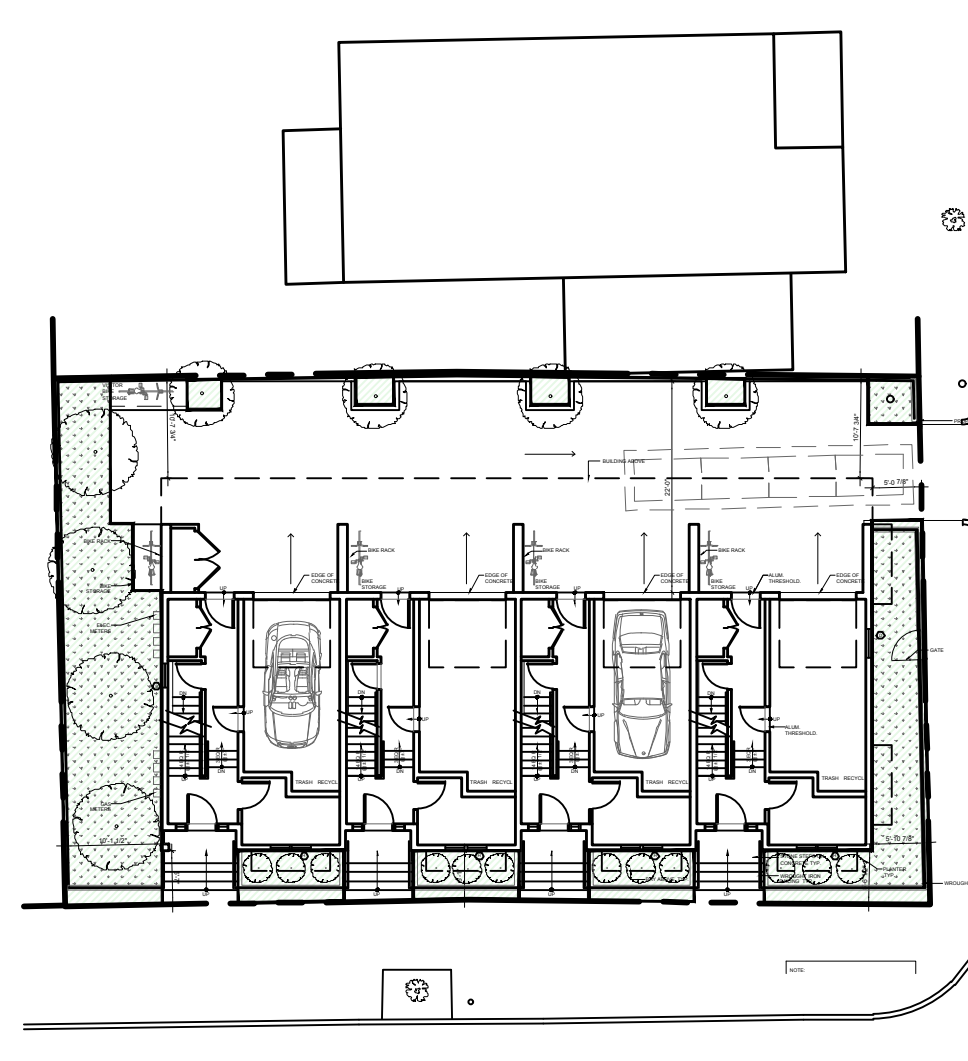


2 BUILDING HEIGHT
SCALE: 1"=10'



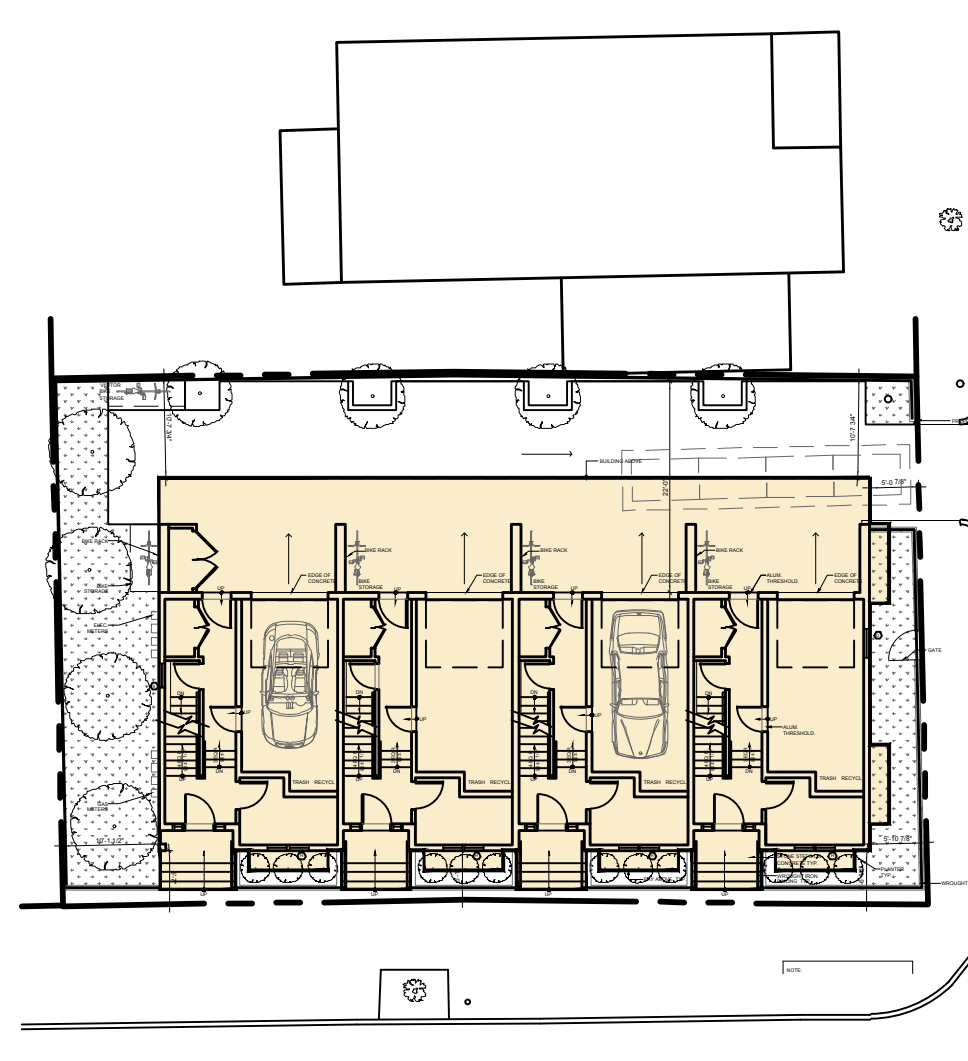
6 PRIVATE OPEN SPACE
SCALE: 1"=20'

| | |
|----------------|---------------|
| LANDSCAPE AREA | 0 SF |
| LOT | 4,950 SF = 0% |



5 PERMEABLE OPEN SPACE
SCALE: 1"=20'

| | |
|---------------|----------------|
| PERVIOUS AREA | 1,010 SF |
| LOT | 4,950 SF = 20% |



4 GROUND COVERAGE CALCULATION
SCALE: 1"=20'

| | |
|----------------------|----------------|
| GROUND COVERAGE AREA | 3,091 SF |
| LOT | 4,950 SF = 62% |