

DIMENSIONAL TABLE - TOD-135 ZONING DISTRICT

ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	USE CLUSTER A-K	COMMERCIAL	COMMERCIAL	COMPLIES
NUMBER OF DWELLING UNITS, MAX	61	0	0	COMPLIES
LOT SIZE, MIN (SF)	50,000	± 27,721	± 27,721	EXISTING NONCONFORMITY
LOT AREA / UNIT, WITH 1-9 UNITS (SF)	450	N/A	N/A	COMPLIES
GROUND COVERAGE (BUILDING FOOTPRINT) MAX (% OF LOT)	22,176-SF 80%	21,281-SF 77%	21,281-SF 77%	COMPLIES
LANDSCAPED AREA, MIN (% OF LOT)	20	± 9	± 5	EXISTING NONCONFORMITY
PERVIOUS AREA, MIN (% OF LOT)	N/A	± 10	± 5	COMPLIES
GROSS FLOOR AREA, MAX (GSF)	85,935 MIN 124,744 MAX	± 95,265	± 95,265	COMPLIES
FLOOR AREA RATIO, MAX (FAR)	3.1 - 4.5	3.44	3.44	COMPLIES
HEIGHT OF BUILDING, MAX (FT / STORIES)	120	58	58	COMPLIES
FRONT YARD, MIN (FT)	0	0	0	COMPLIES
REAR YARD, MIN (FT)	0	0	0	COMPLIES
SIDE YARD - LEFT, MIN (FT)	0	0	0	COMPLIES
SIDE YARD - RIGHT, MIN (FT)	0	26	26	COMPLIES
FRONTAGE, MIN (FT)	140	101	101	EXISTING NONCONFORMITY
NO. OF PARKING SPACES MIN	80.08**	6	5	EXISTING NONCONFORMITY
NO. OF BIKE PARKING SPACES MIN	25	12	68	COMPLIES
NO. OF LOADING SPACES MIN	1	3	1	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN ON Z2.

** SCHEDULE OF PROPOSED USES & PARKING REQUIREMENTS

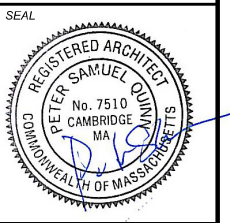
USE	NSF	NSF PER 1 SPACE	PARKING REQUIRED
INDUSTRIAL	0	1500	0.00
OFFICE / R&D	70,344	1000	70.34
SMALL RETAIL	3,000	1500	2.00
ARTS-RELATED USE	4,738	1000	4.74
HEALTH CLUB	0	1000	0.00
FOOD / RETAIL	1,500	5000	3.00
			<u>80.08</u>

- 77.00 PARKING GRANDFATHERED PER 11/30/17 MEMO
- 5.00 PROPOSED ON-SITE SPACES (DECREASED BY 1 SPACE FROM CURRENT)
- 82.00 MAXIMUM PARKING ALLOTMENT BEFORE RELIEF IS REQUIRED
- 1.92 EXCESS CAPACITY (82 - 80.08 = 1.92)



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
FACADE RENOVATION @ 561 WINDSOR
561 WINDSOR STREET
SOMERVILLE, MA 02143

PREPARED FOR
RPI 561 WINDSOR LLC
27 MICA LANE, SUITE 201
WELLSLEY, MA 02481

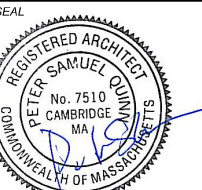
DRAWING TITLE
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE

SP APPLICATION 08/15/2018
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SHEET
Z1



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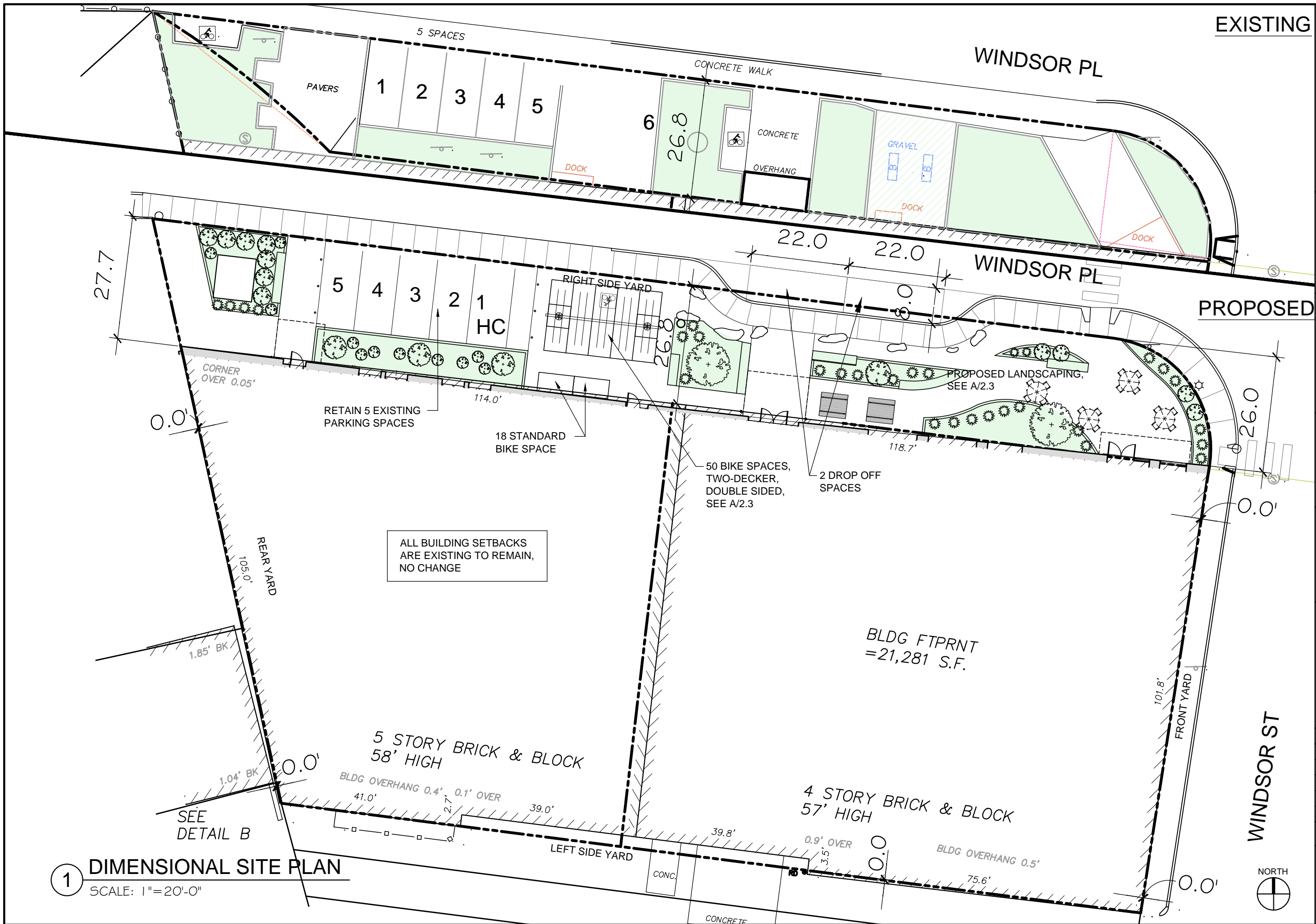
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SCALE AS NOTED	
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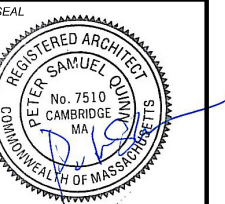
SHEET

Z2



1 DIMENSIONAL SITE PLAN
 SCALE: 1" = 20'-0"

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ZONING COMPLIANCE

SCALE AS NOTED

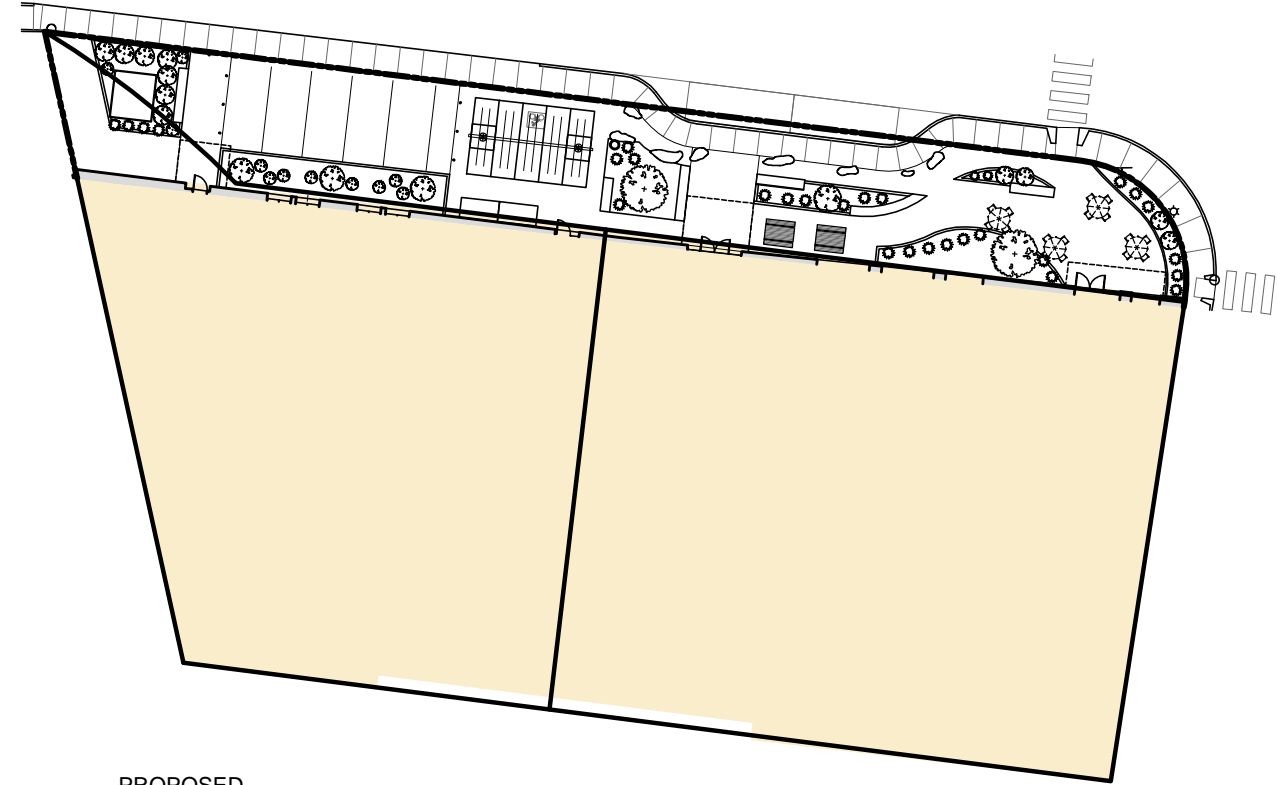
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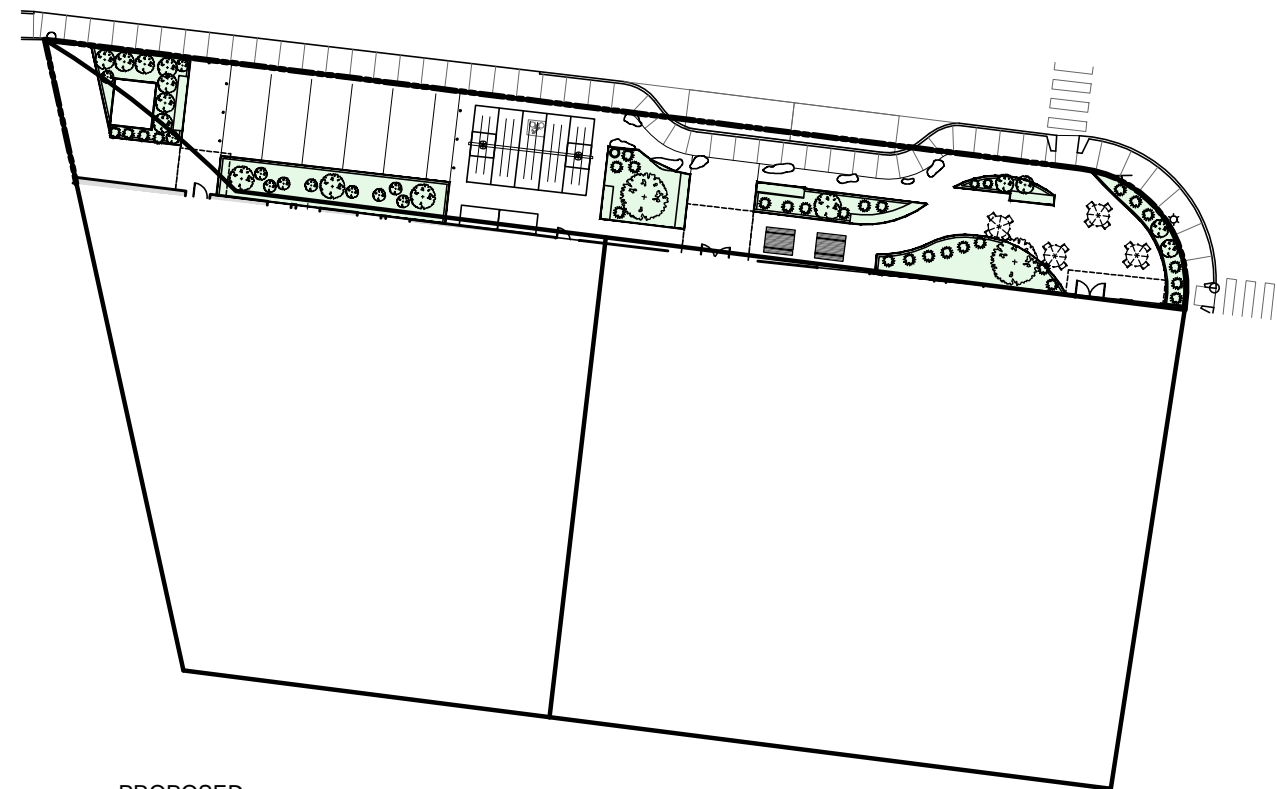
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Z3



PROPOSED

GROUND COVERAGE 21,281 SF
LOT 27,721 SF = 77%



PROPOSED

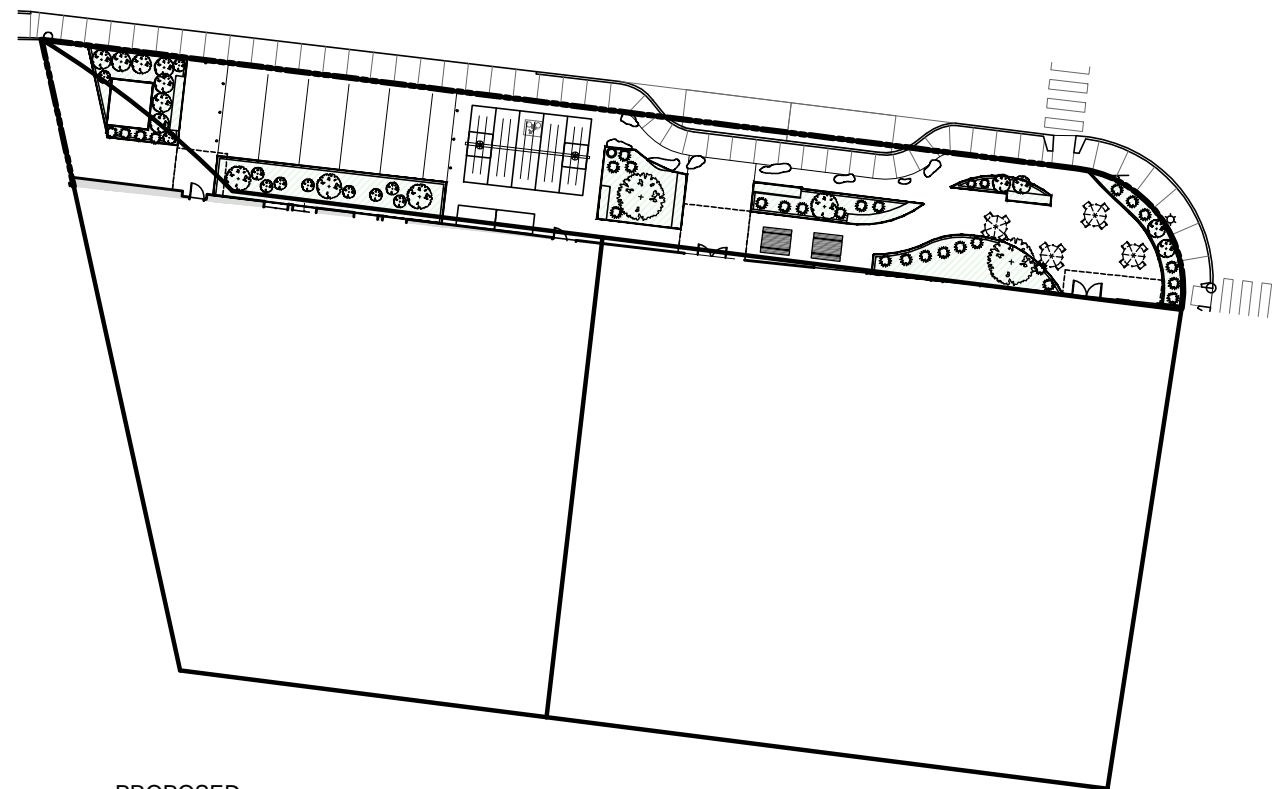
LANDSCAPE AREA 1,566 SF
LOT 27,721 SF = 5%

1 SITE AREAS
SCALE: 1"=40'-0"

EXISTING BUILDING HEIGHT,
NO CHANGE



2 BUILDING HEIGHT
SCALE: 1"=40'-0"



PROPOSED

PERVIOUS AREA ,566 SF
LOT 27,721 SF = 5%





5. EXISTING SOUTH/EAST CORNER



4. EXISTING EAST ELEVATION



3. EXISTING MAIN ENTRANCE



2. EXISTING WINDSOR ST ELEVATION



1. EXISTING WEST ELEVATION

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**EXISTING
CONDITIONS
PHOTOS**

SCALE AS NOTED

REVISION	DATE

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EXISTING SITE PLAN - FRONT ELEVATION

SCALE AS NOTED

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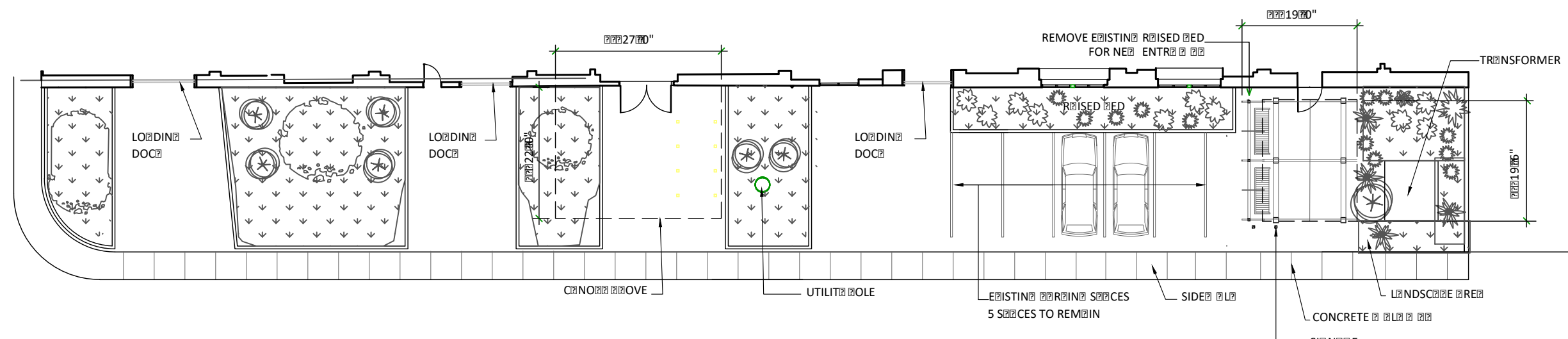
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SHEET

A201



2 EXISTING FRONT ELEVATION
SCALE: 1" = 20'



1 EXISTING SITE PLAN
SCALE: 1" = 20'

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**EXISTING
SIDE & REAR
ELEVATIONS**

SCALE AS NOTED

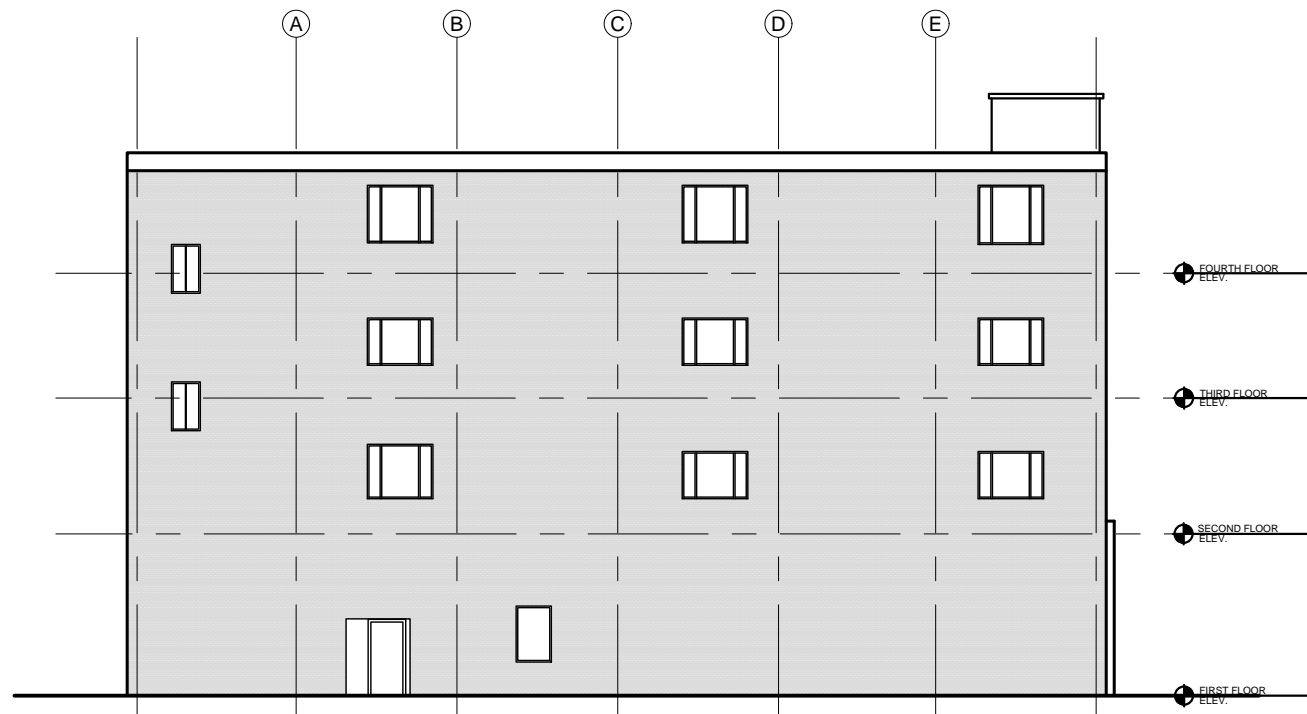
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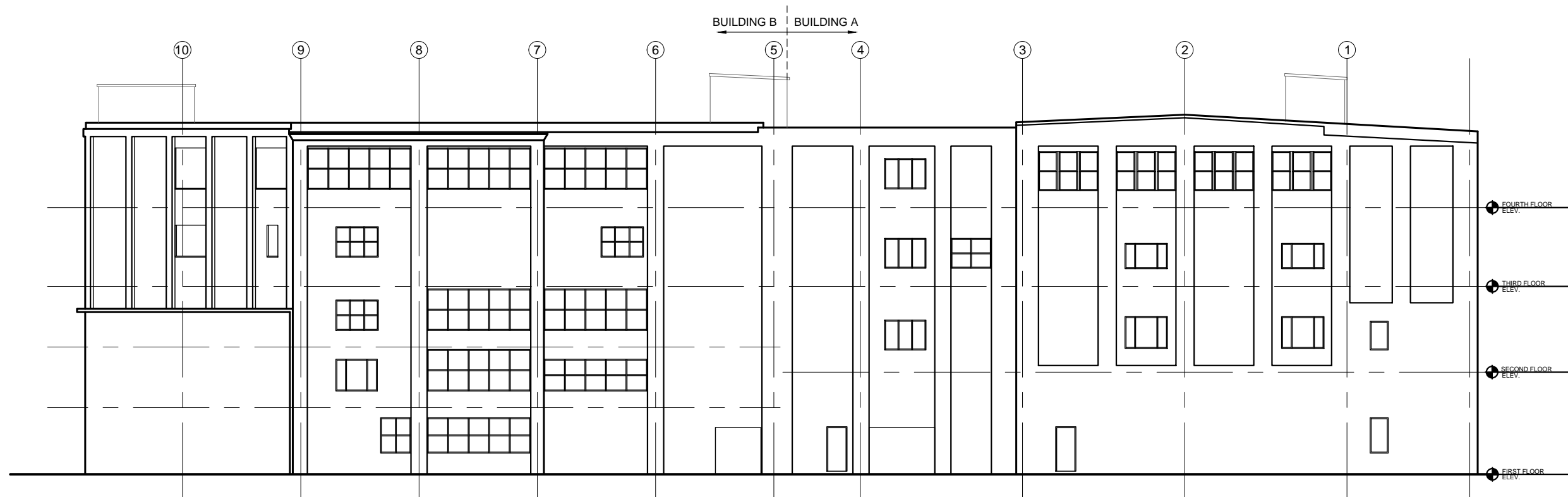
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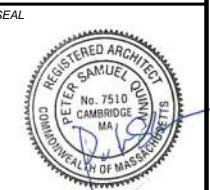
A212



② EXISTING SIDE ELEVATION
SCALE: 1" = 20'



① EXISTING REAR ELEVATIONS
SCALE: 1" = 20'



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PROPOSED SITE PLAN & FRONT ELEVATION

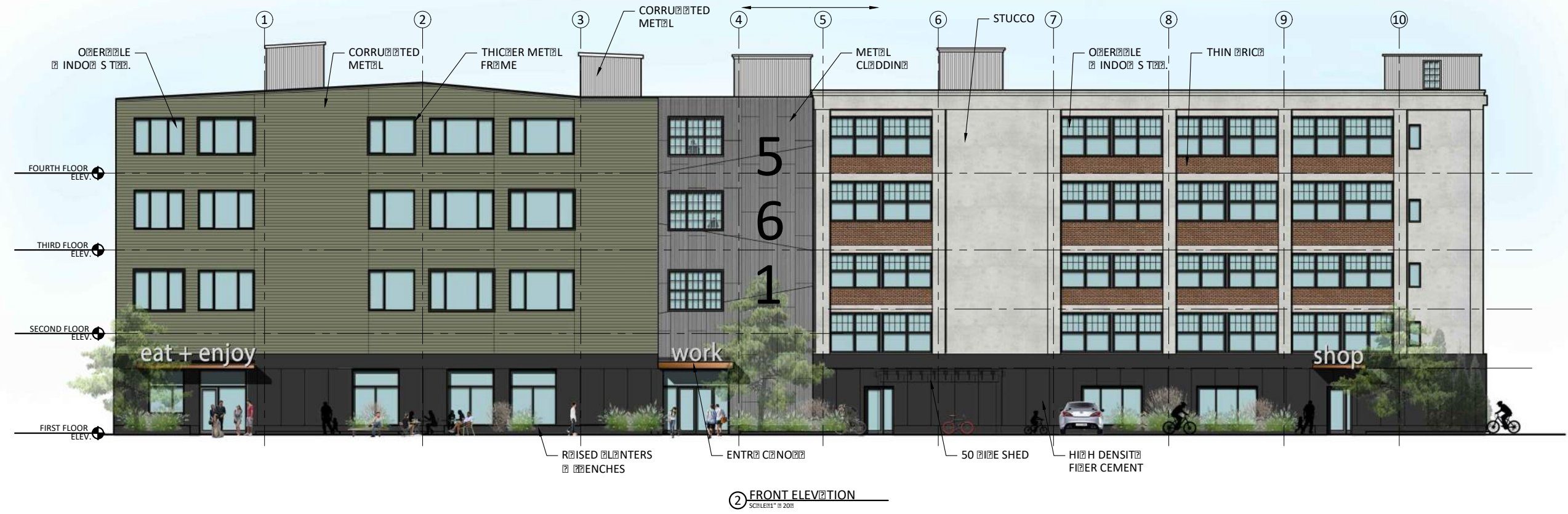
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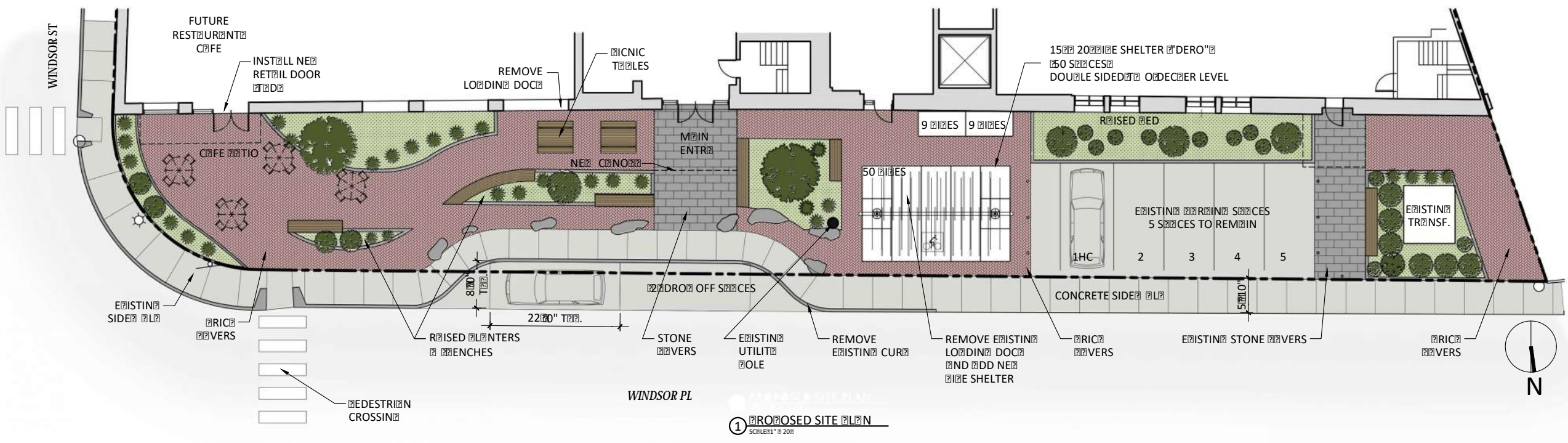
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SHEET

A213



② FRONT ELEVATION
SCALE: 1/8" = 1'-0"



① PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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A214



② SIDE ELEVATION
SCALE 1" = 20'



① REAR ELEVATIONS
SCALE 1" = 20'