



PCA

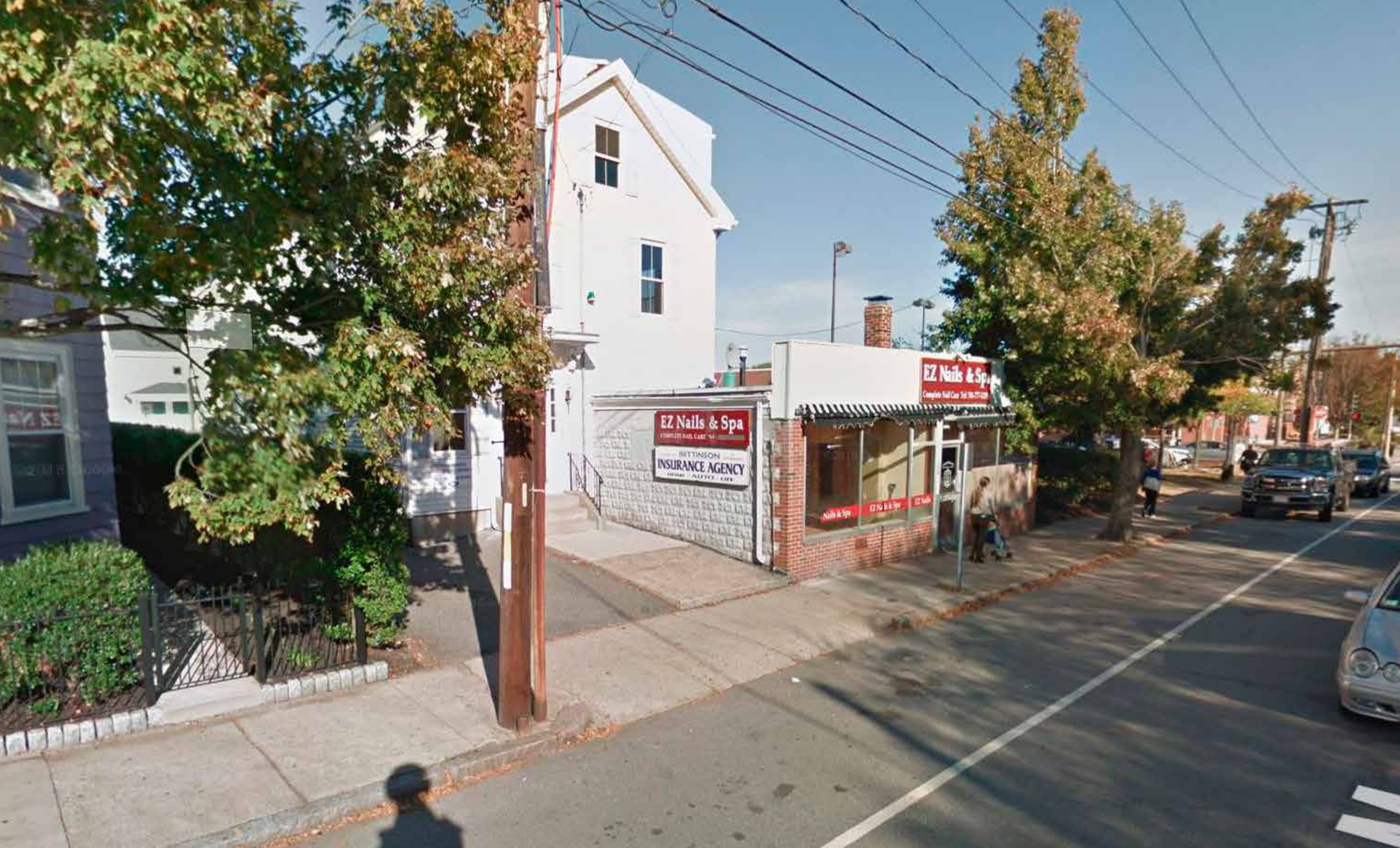
FRAIMAN

925 MASSACHUSETTS AVENUE

ADDITION / RENOVATION

08.17.18





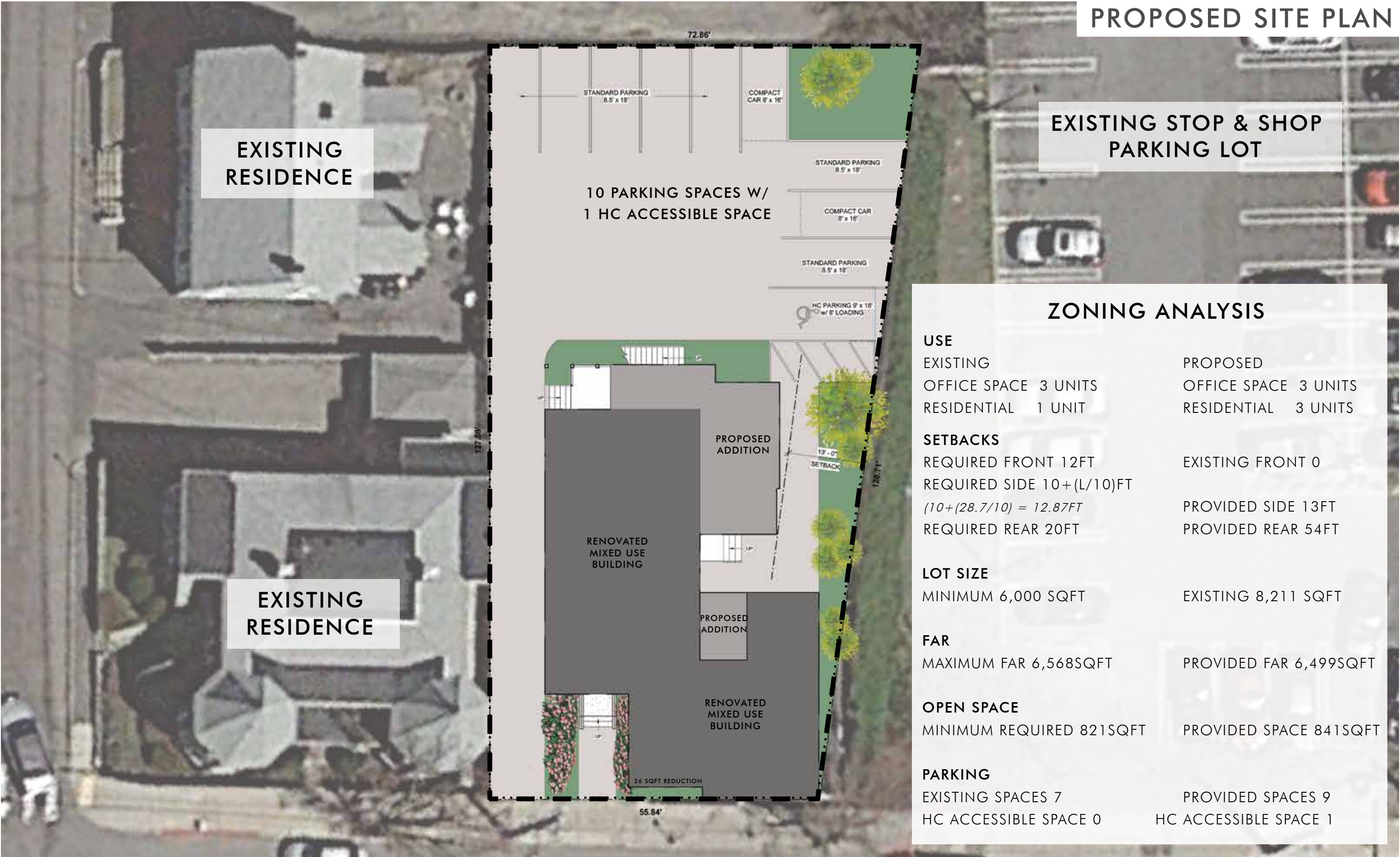








PROPOSED SITE PLAN



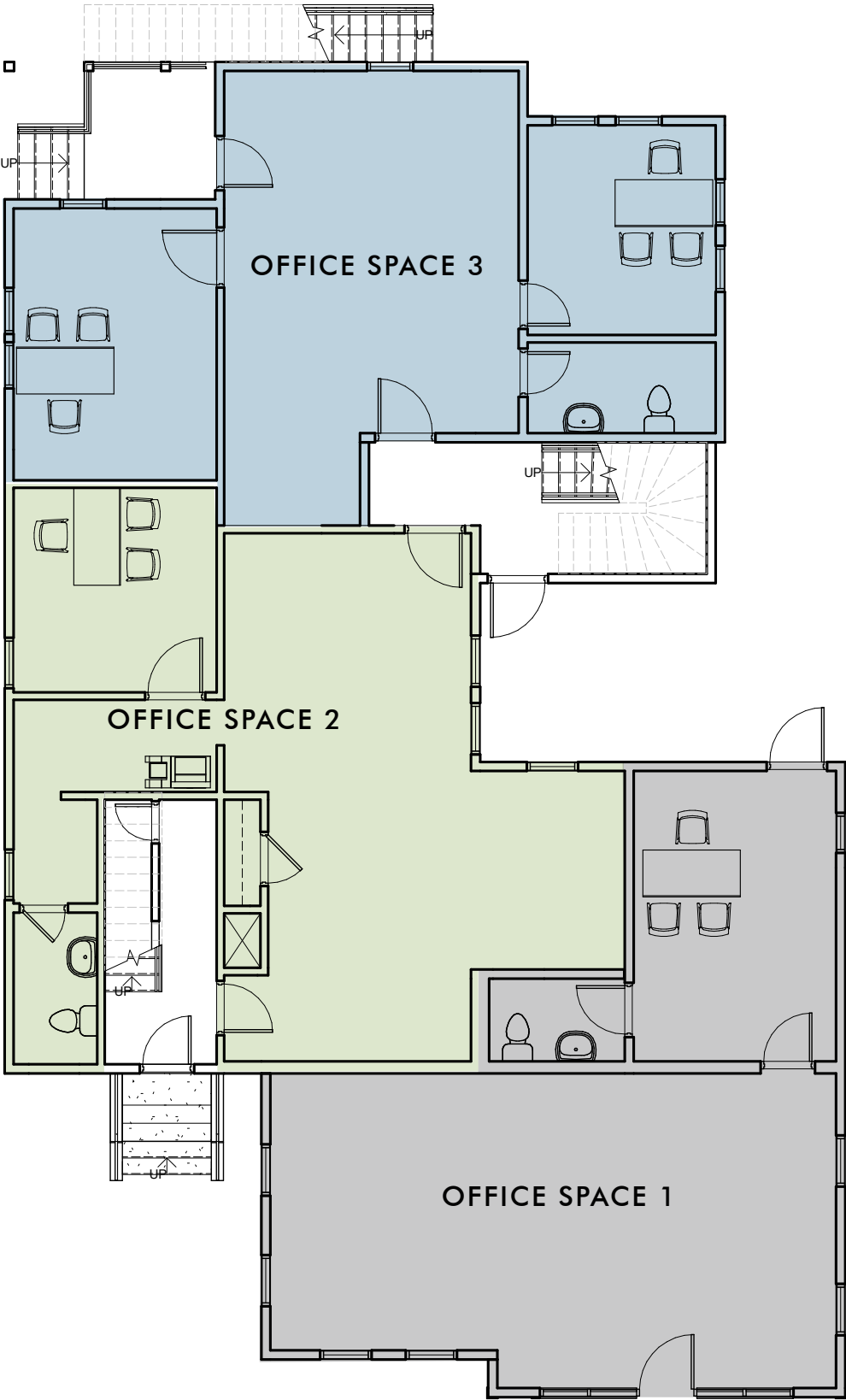
EXISTING STOP & SHOP
PARKING LOT

EXISTING
RESIDENCE

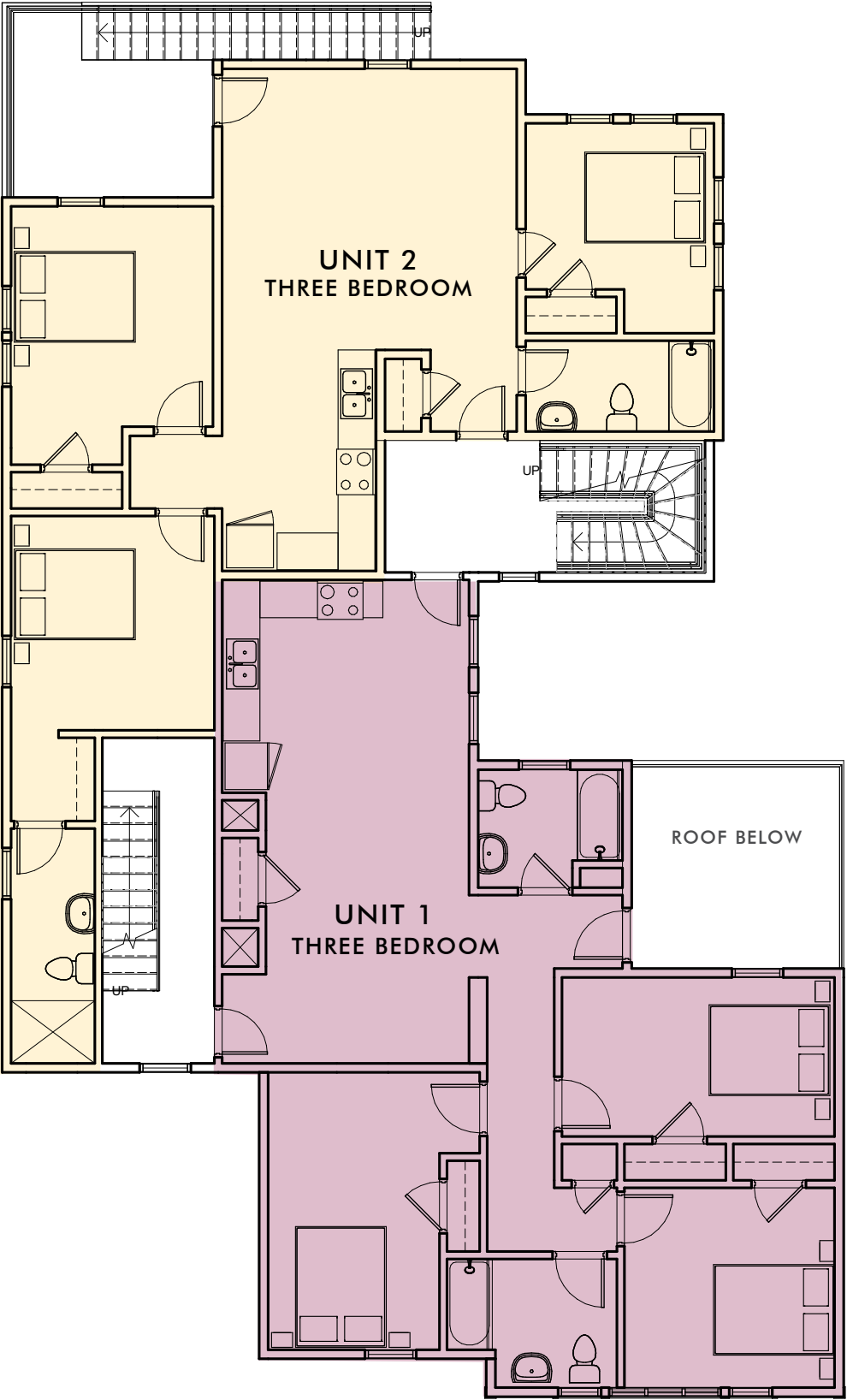
EXISTING
RESIDENCE

ZONING ANALYSIS

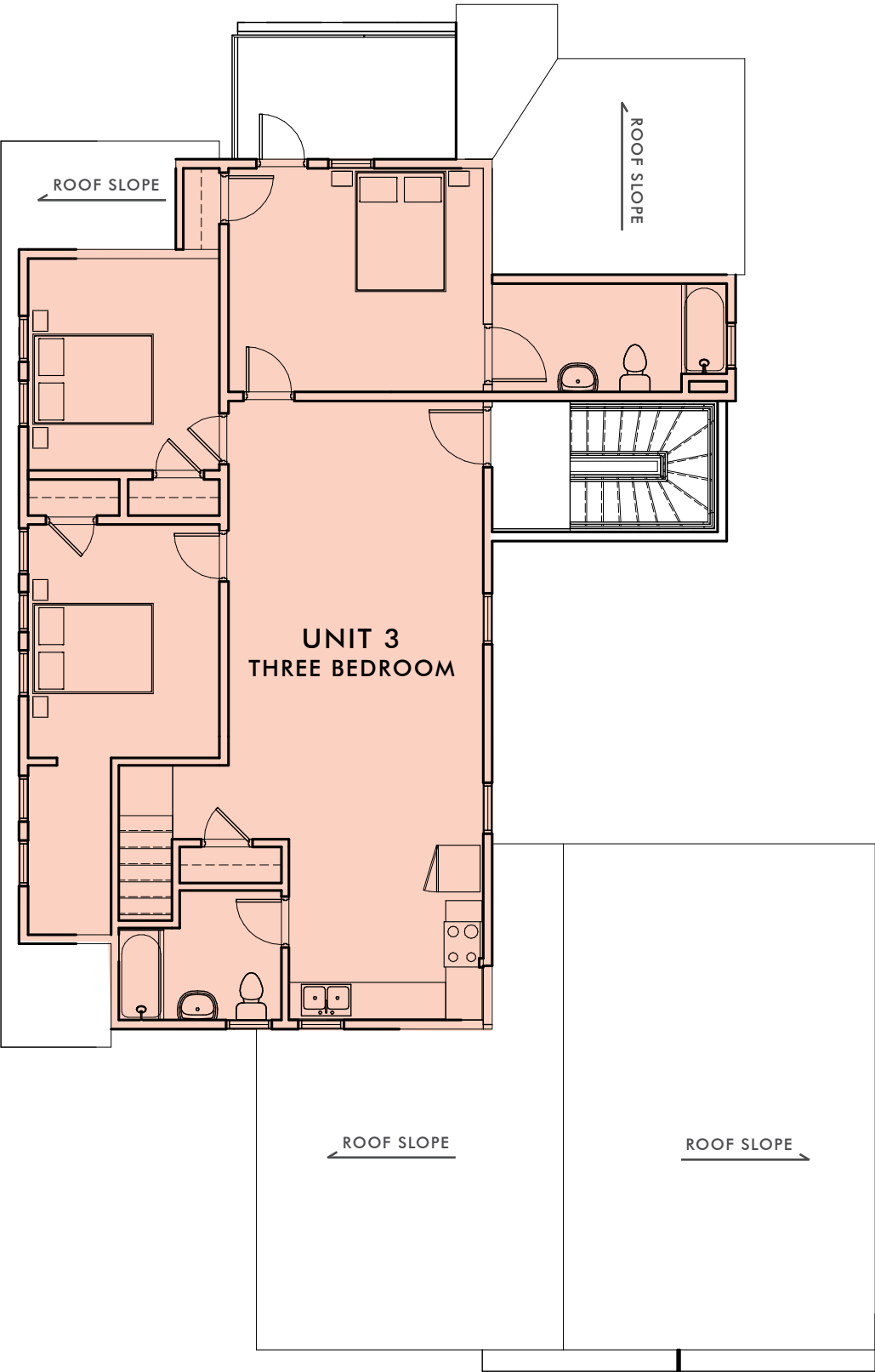
USE	
EXISTING	PROPOSED
OFFICE SPACE 3 UNITS	OFFICE SPACE 3 UNITS
RESIDENTIAL 1 UNIT	RESIDENTIAL 3 UNITS
SETBACKS	
REQUIRED FRONT 12FT	EXISTING FRONT 0
REQUIRED SIDE 10+(L/10)FT (10+(28.7/10) = 12.87FT	PROVIDED SIDE 13FT
REQUIRED REAR 20FT	PROVIDED REAR 54FT
LOT SIZE	
MINIMUM 6,000 SQFT	EXISTING 8,211 SQFT
FAR	
MAXIMUM FAR 6,568SQFT	PROVIDED FAR 6,499SQFT
OPEN SPACE	
MINIMUM REQUIRED 821SQFT	PROVIDED SPACE 841SQFT
PARKING	
EXISTING SPACES 7	PROVIDED SPACES 9
HC ACCESSIBLE SPACE 0	HC ACCESSIBLE SPACE 1



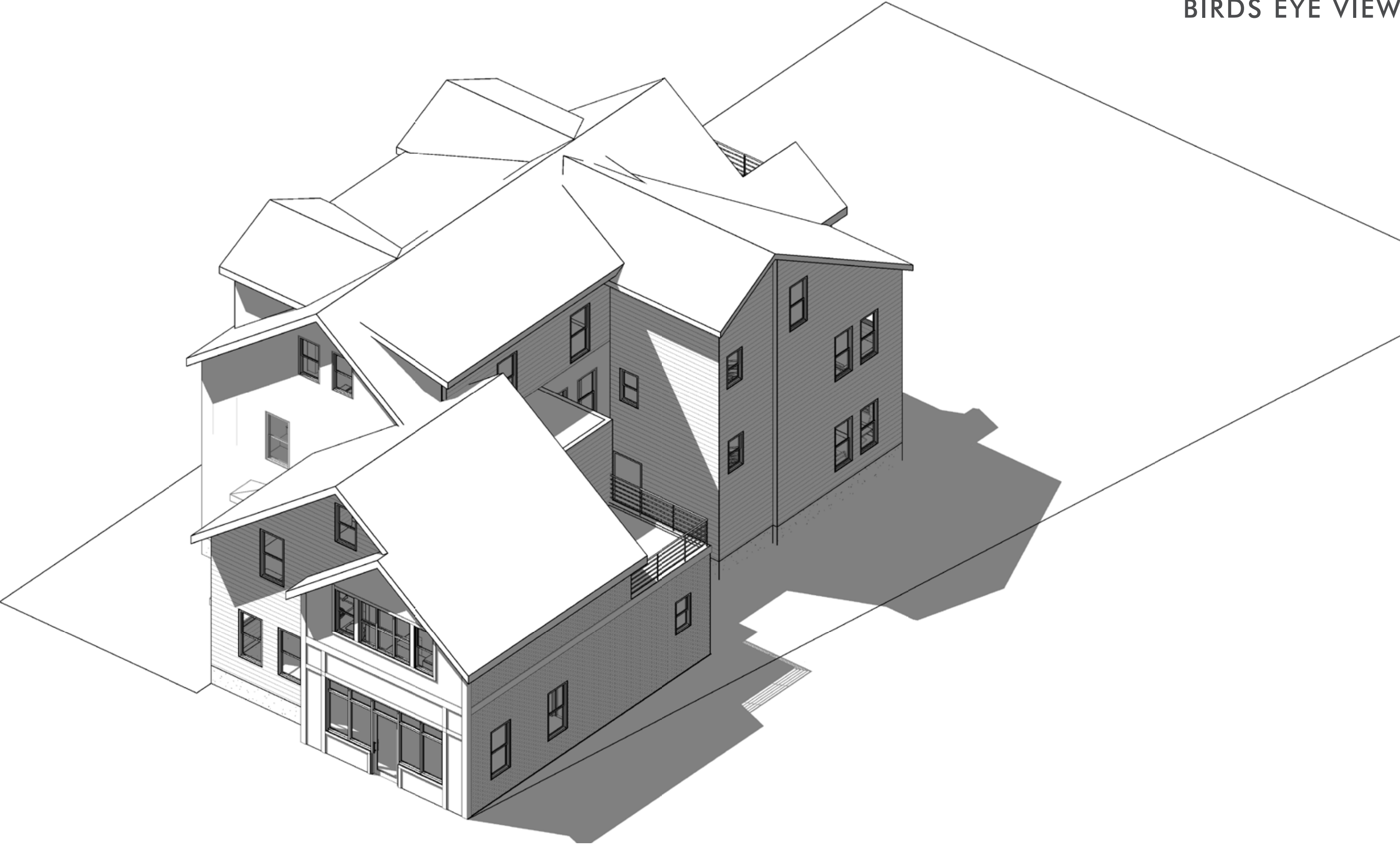
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR





FRONT ELEVATION

