

CRITERION CHILD ENRICHMENT RESTORATION, RENOVATION, & ADDITION 186-190 SUMMER AVENUE READING, MASSACHUSETTS 01867

ZONING SUMMARY

186-190 SUMMER AVENUE, READING, MASSACHUSETTS

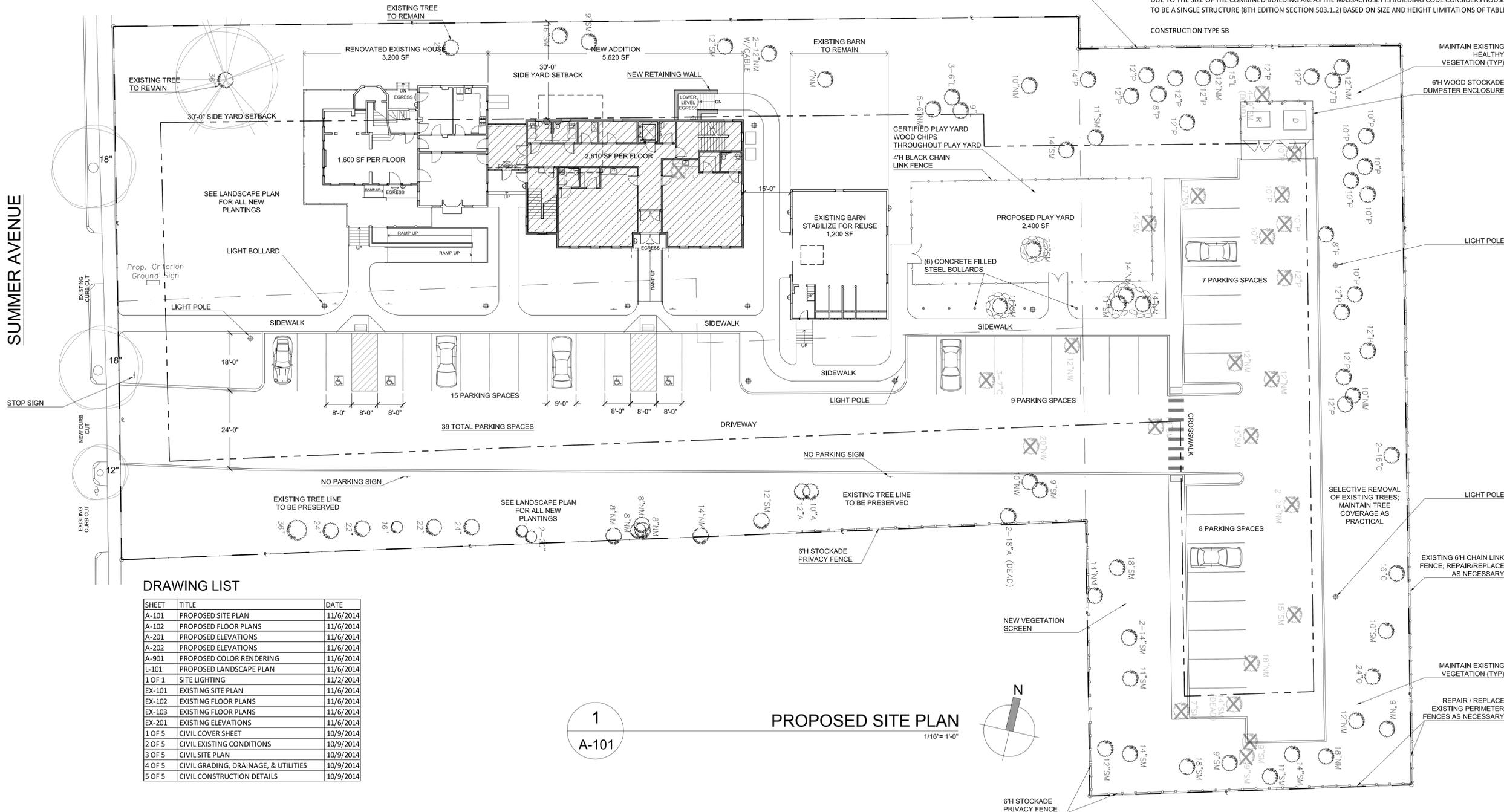
ZONING DISTRICT: S-15 (SINGLE FAMILY) EXEMPTED USES: SCHOOL AND CHURCH

	REQUIRED	EXISTING	PROPOSED	CONFORMING	PER TABLE 5.1.2
LOT AREA	15,000 SF	71,223 SF	NO CHANGE	CONFORMING	
FRONTAGE	100 FT	165 FT	NO CHANGE	CONFORMING	
FRONT YARD	15 FT	58.2 FT	NO CHANGE	CONFORMING	
SIDE YARD	15 FT	15 FT	115.67 FT	CONFORMING AT NEW SCHOOL	
	30 FT	19.3 FT	NO CHANGE	EXISTING RESIDENTIAL USE OF HISTORIC HOUSE STRUCTURE	
REAR YARD	30 FT	30 FT	30 FT	CONFORMING FOR NEW PROPOSED SCHOOL (EXEMPTED USE)	
	30 FEET	59.9 FT	NO CHANGE	CONFORMING AT EXISTING BARN TO REMAIN	
LOT COVERAGE	25%	12%	204.3 FT	CONFORMING FOR NEW PROPOSED SCHOOL (EXEMPTED USE)	
	25%	20%		CONFORMING BASED ON 8,462 GSF	
BUILDING HEIGHT	35 FT	34'-4"	NO CHANGE	CONFORMING AT EXISTING HISTORIC HOUSE	
	35 FT	40'-6" APPRX	NO CHANGE	EXISTING CUPOLA HISTORIC HOUSE	
	35 FT	29'-9" FT	NO CHANGE	CONFORMING AT PROPOSED NEW SCHOOL (EXEMPTED USE)	
	35 FT	29'-2" APPRX	NO CHANGE	CONFORMING AT EXISTING HISTORIC BARN	

PROPOSED NEW SCHOOL BUILDING		
BASEMENT	1,200 SF	MECHANICAL AND STORAGE USES ONLY
FIRST FLOOR	2,810 GSF	SCHOOL USE
SECOND FLOOR	2,810 GSF	SCHOOL USE
TOTAL NEW OCCUPIED SPACE	5,620 GSF	SCHOOL USE

DUE TO THE SIZE OF THE COMBINED BUILDING AREAS THE MASSACHUSETTS BUILDING CODE CONSIDERS HOUSE/SCHOOL/BARN TO BE A SINGLE STRUCTURE (8TH EDITION SECTION 503.1.2) BASED ON SIZE AND HEIGHT LIMITATIONS OF TABLE 503.

CONSTRUCTION TYPE 5B



DRAWING LIST

SHEET	TITLE	DATE
A-101	PROPOSED SITE PLAN	11/6/2014
A-102	PROPOSED FLOOR PLANS	11/6/2014
A-201	PROPOSED ELEVATIONS	11/6/2014
A-202	PROPOSED ELEVATIONS	11/6/2014
A-901	PROPOSED COLOR RENDERING	11/6/2014
L-101	PROPOSED LANDSCAPE PLAN	11/6/2014
1 OF 1	SITE LIGHTING	11/2/2014
EX-101	EXISTING SITE PLAN	11/6/2014
EX-102	EXISTING FLOOR PLANS	11/6/2014
EX-103	EXISTING FLOOR PLANS	11/6/2014
EX-201	EXISTING ELEVATIONS	11/6/2014
1 OF 5	CIVIL COVER SHEET	10/9/2014
2 OF 5	CIVIL EXISTING CONDITIONS	10/9/2014
3 OF 5	CIVIL SITE PLAN	10/9/2014
4 OF 5	CIVIL GRADING, DRAINAGE, & UTILITIES	10/9/2014
5 OF 5	CIVIL CONSTRUCTION DETAILS	10/9/2014

1
A-101

PROPOSED SITE PLAN

1/16"= 1'-0"

PROPOSED SITE PLAN
CRITERION CHILD ENRICHMENT
RESTORATION, RENOVATION, & ADDITION
186-190 SUMMER AVENUE
READING, MASSACHUSETTS 01867

PROJECT NUMBER: 1401
DRAWING NUMBER:

A-101

SCALE: 1/16"=1'-0"
DATE: 11/06/2014

REVISED: 12/08/2014

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN
20 Wilson Street
Reading, Massachusetts 01867
(978) 686-4522
(978) 686-4527 FAX