

201 Pleasant St / Vine
OPEN AREA / GROSS FLOOR AREA WORKSHEET

District	Business 1			
	Existing	Proposed	Required	
				*4000 FOR TFAM *GREATER OF 10,000 OR 4,000 PER DU FOR MIXED *7500 FOR COMM W 1 DU ABOVE
Min Area	5636 sf	NC	4000 sf *	
Min Frontage	73.8' (+25')	NC	35'	*two frontages
Min Setback Front	46' / 15.9'	11' / 6.1'	0'	*two fronts
Min Setback Side	2.8'	6.1'	6'	*any boundary abutting any other business district, six feet; as to any boundary abutting any residential district, nine feet.
Min Setback Rear	n/a	n/a	6'	* no rear / two fronts *any boundary abutting any other business district, six feet; as to any boundary abutting any residential district, nine feet.
Min Open Area	see chart	see chart	0.5	One square foot of open land area (in addition to the areas of required parking spaces for such lot) for each two square feet of gross floor
Max Height	24.6'	35'	35'	

	Existing	Proposed
OPEN AREA		
total lot area	5636	5636
less footprint of accessory building(s)	0	0
less footprint of building	600	1206
less footprint of deck(s), porch(es), step(s), bulkhead(s)	160	0
less parking area(s) (9x18' per space)	324	810
	0	0
less pond(s)	0	0
less tidal area(s) below MHW	0	0
other (explain)	0	0
Sum of features	1084	2016
NET OPEN AREA (NOA)	4552	3620
GROSS FLOOR AREA (GFA)		
accessory structures	n/a	n/a
basement or cellar (>5' in height)	500	0
1st floor (12' or less in height)	600	1206
1st floor (12' or greater in height)	0	76
2nd floor (12' or less in height)	500	1416
3rd floor (12' or less in height)	0	1416
4th floor (12' or less in height)	0	0
attic (>5' in height)	0	0
area under deck (if > 5' in height)	0	0
roofed porch(es)	0	0
TOTAL GROSS FLOOR AREA (GFA)	1600	4114
REQUIRED MINIMUM OPEN AREA		
		4114
PROPOSED NET OPEN AREA		3620
PROPOSED TOTAL CHANGE IN GFA		2514
PROPOSED % CHANGE IN GFA		157%
Existing Ratio NOA:GFA		2.85
Proposed Ratio NOA:GFA		0.88

Parking	Required	Proposed
for residential unit 1	2	
for residential unit 2	2	
for brewery (1 per 300 sf public)	2	
Total	6	5

SCOPE OF WORK

THE SCOPE OF THE PROPOSED PROJECT IS TO DEMOLISH THE EXISTING HOUSE AND BUILD A NEW 3-STORY MIXED-USE BUILDING. THE GROUND FLOOR WILL BE A BREWERY, AND THE SECOND AND THIRD FLOOR WILL EACH BE A 3-BEDROOM RESIDENTIAL UNITS.



SHEET LIST

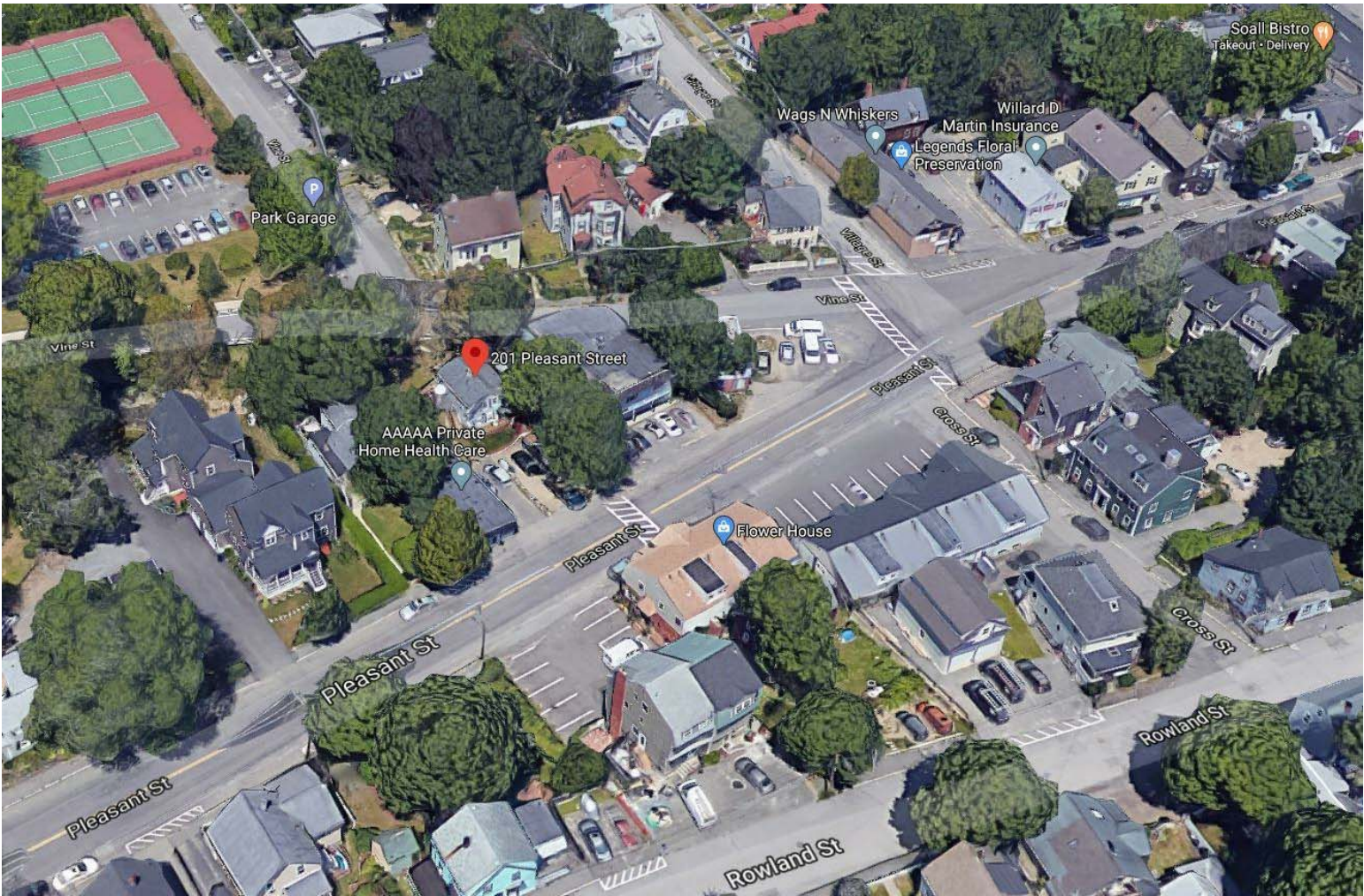
A01	SITE CONTEXT
D11	DEMOLITION PLAN
A10	PROPOSED SITE PLAN
A11	PROPOSED FLOOR PLANS
A21	PROPOSED ELEVATIONS
A22	PROPOSED ELEVATIONS
A31	EXTERIOR VIEWS



PLEASANT ST VIEW

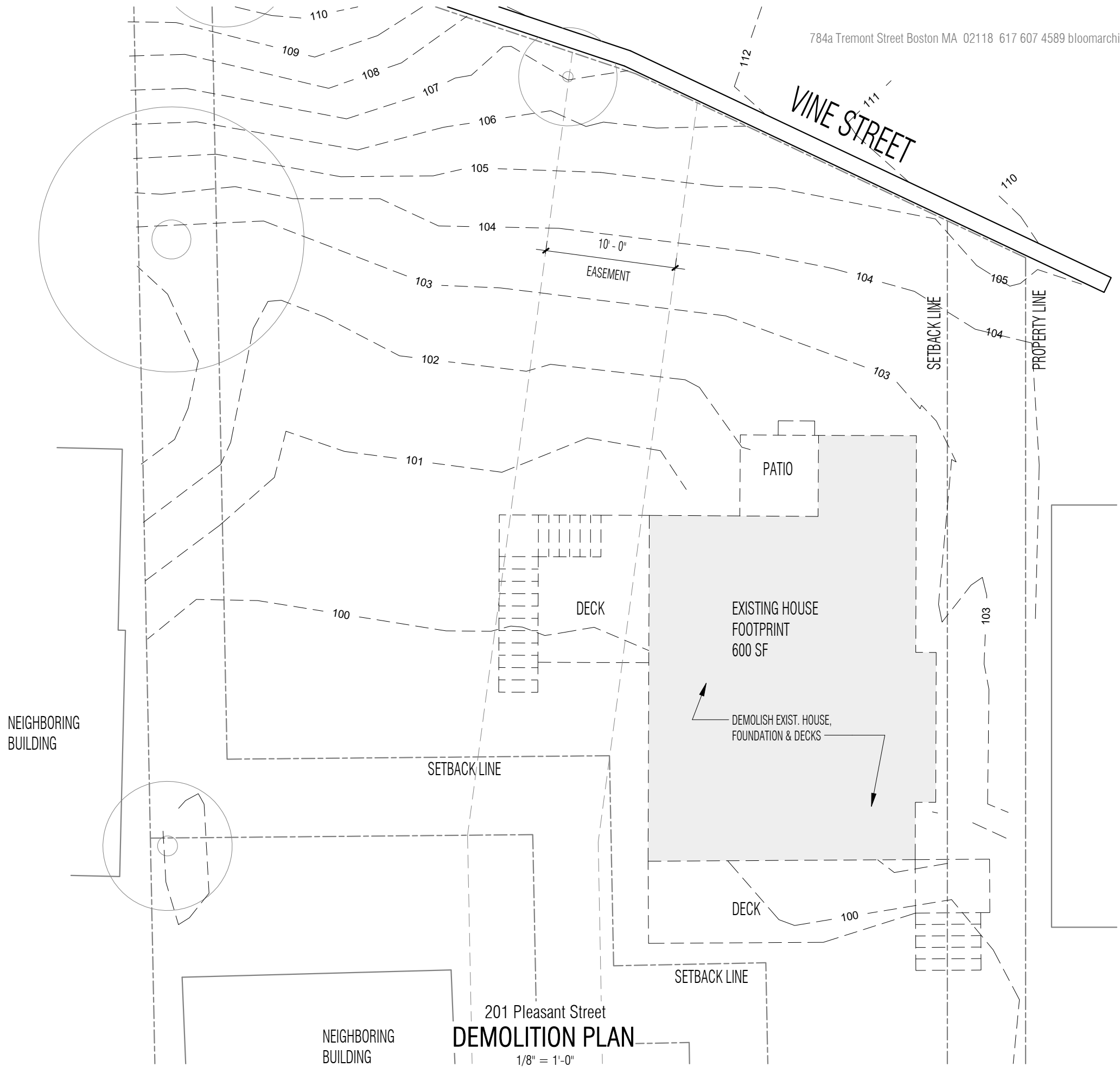


VINE ST VIEW

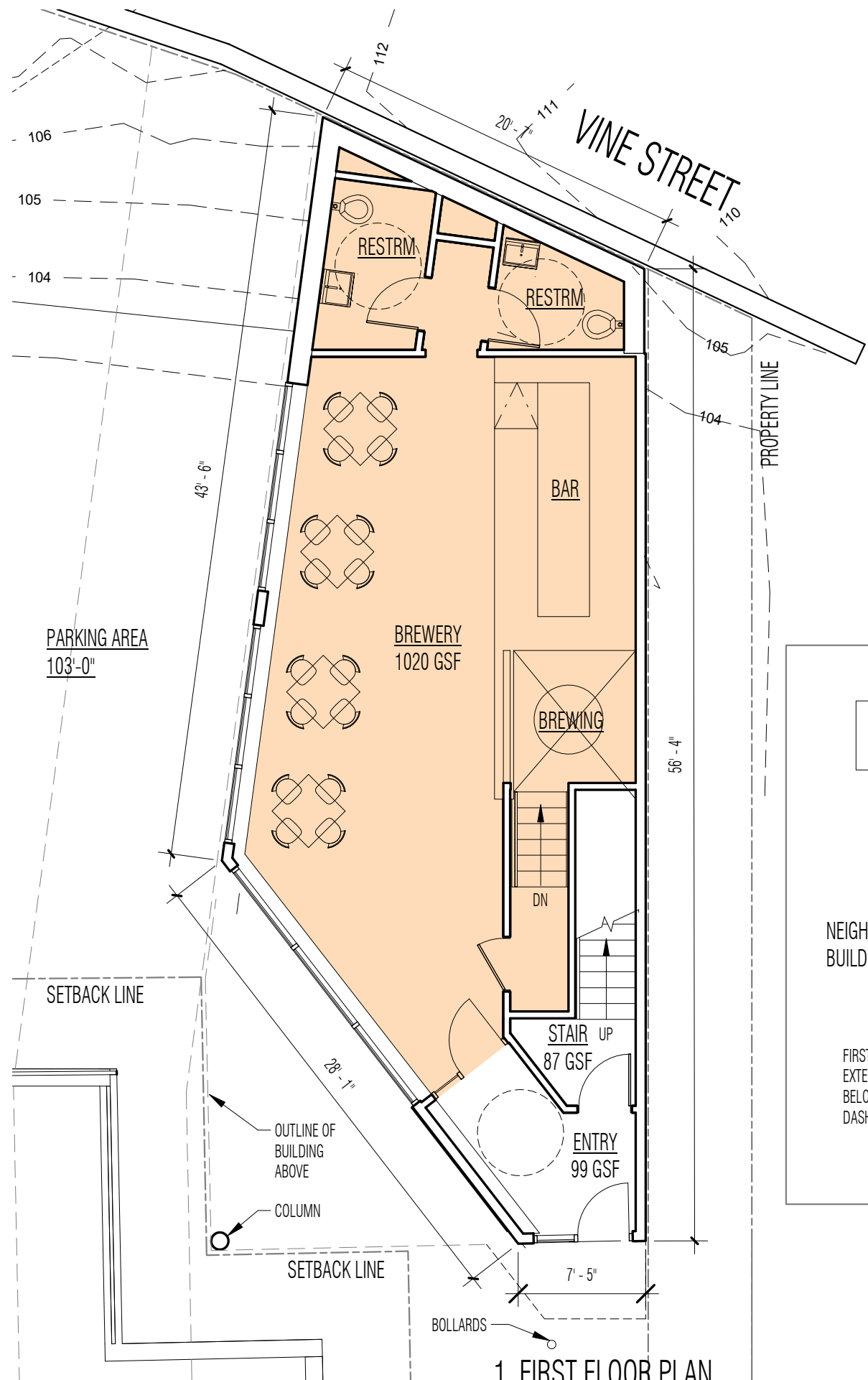


AERIAL VIEW OF SITE

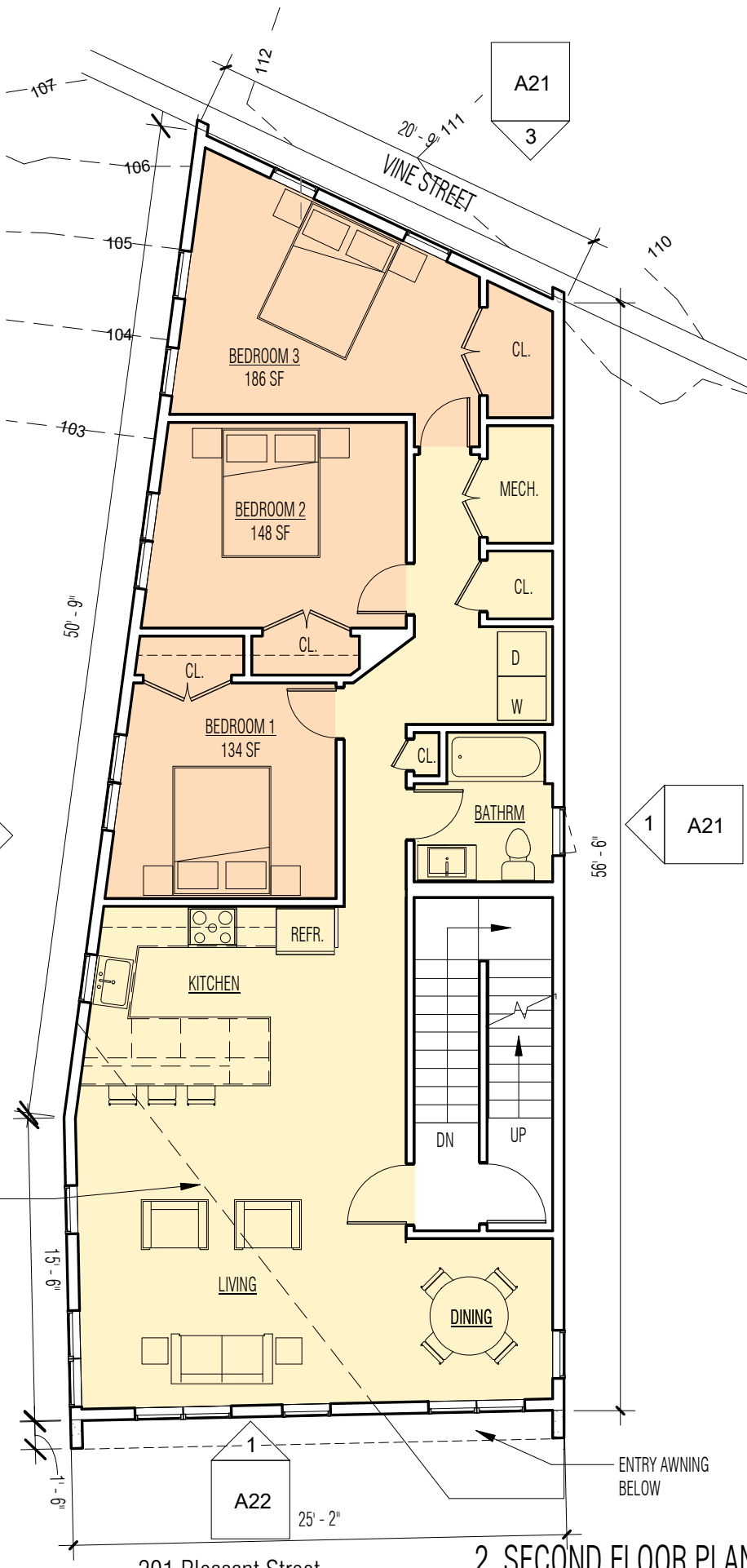
201 Pleasant Street
SITE CONTEXT



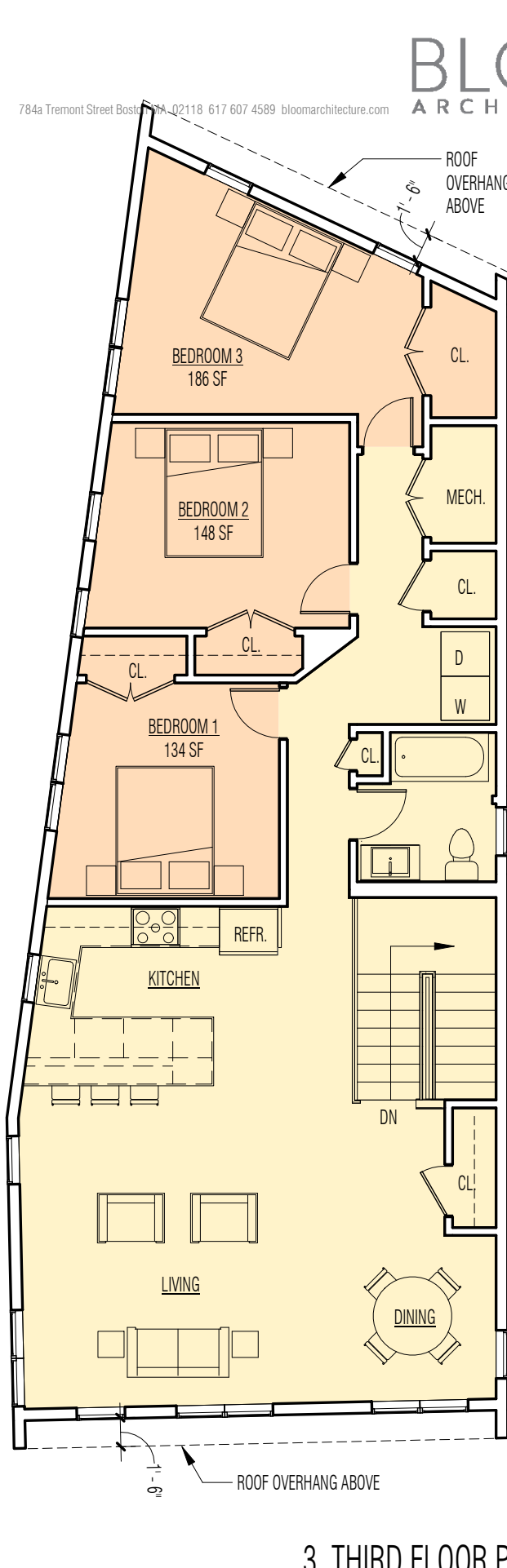




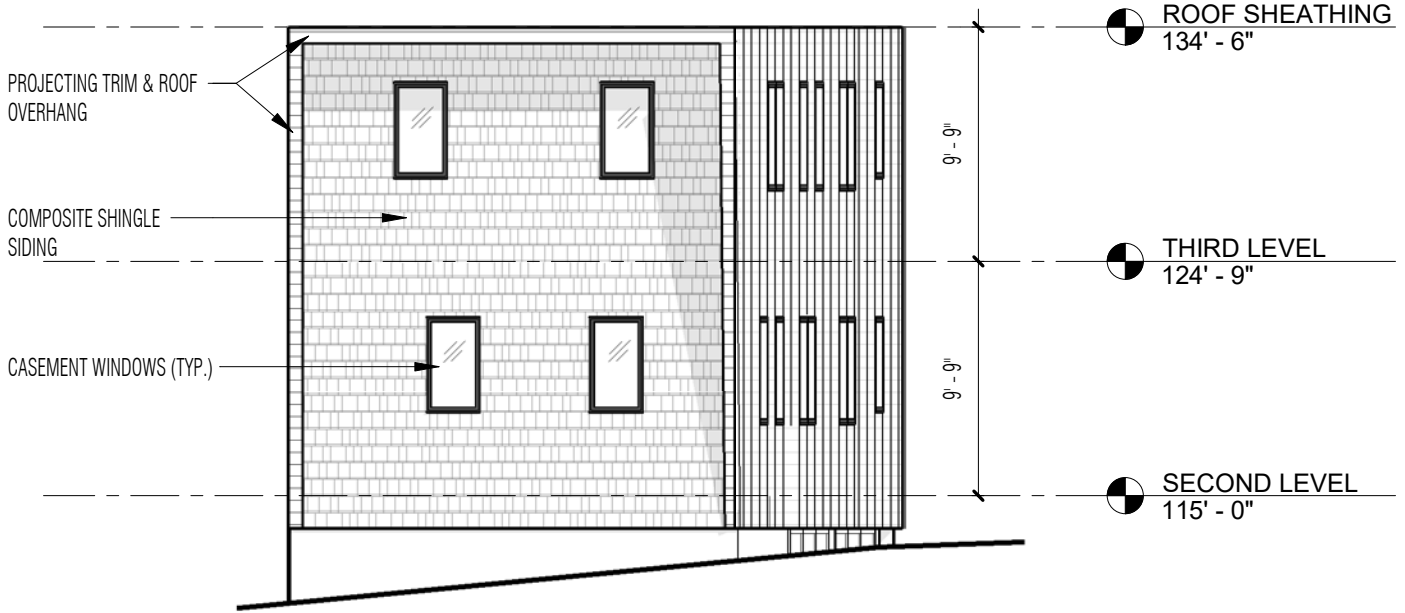
1. FIRST FLOOR PLAN
BREWERY &
2 RESTROOMS



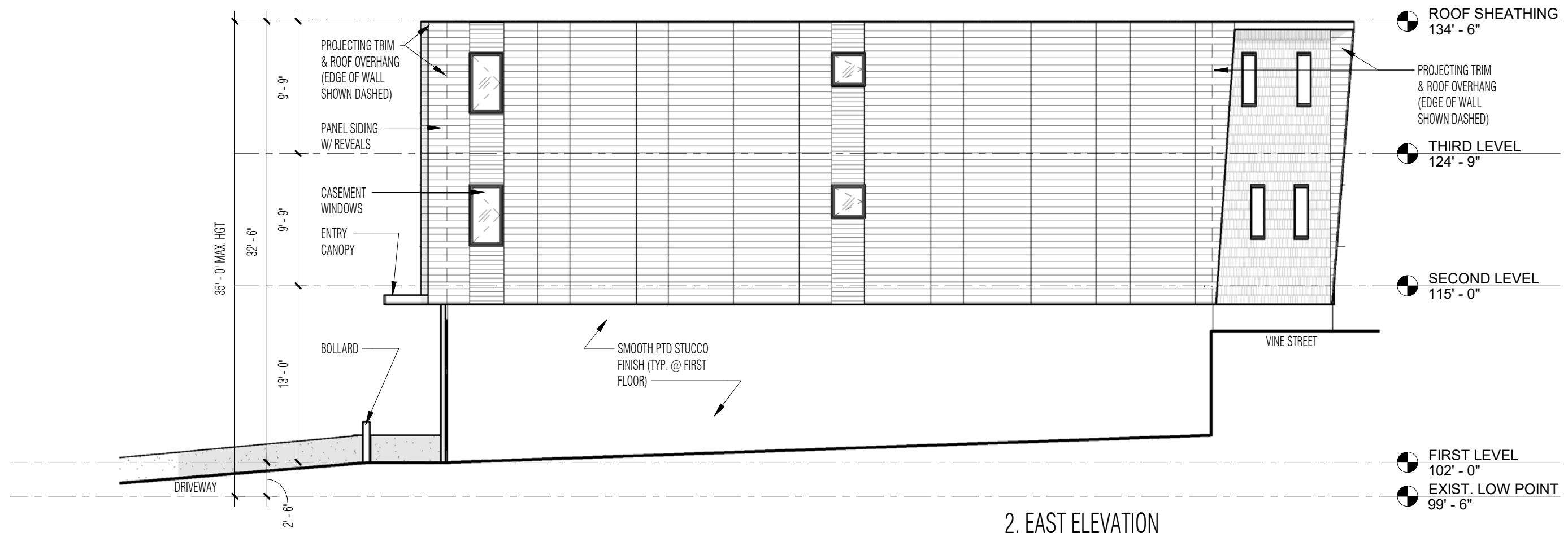
201 Pleasant Street
PROPOSED FLOOR PLANS
1/8" = 1'-0"



3. THIRD FLOOR PLAN
RESIDENTIAL UNIT - 1416 GSF
3 BEDROOMS, 1 BATHROOM



1. NORTH ELEVATION



2. EAST ELEVATION



1. SOUTH ELEVATION



201 Pleasant Street
PROPOSED ELEVATIONS
1/8" = 1'-0"

2. WEST ELEVATION



VINE STREET VIEW



PLEASANT STREET VIEW

201 Pleasant Street
EXTERIOR VIEWS