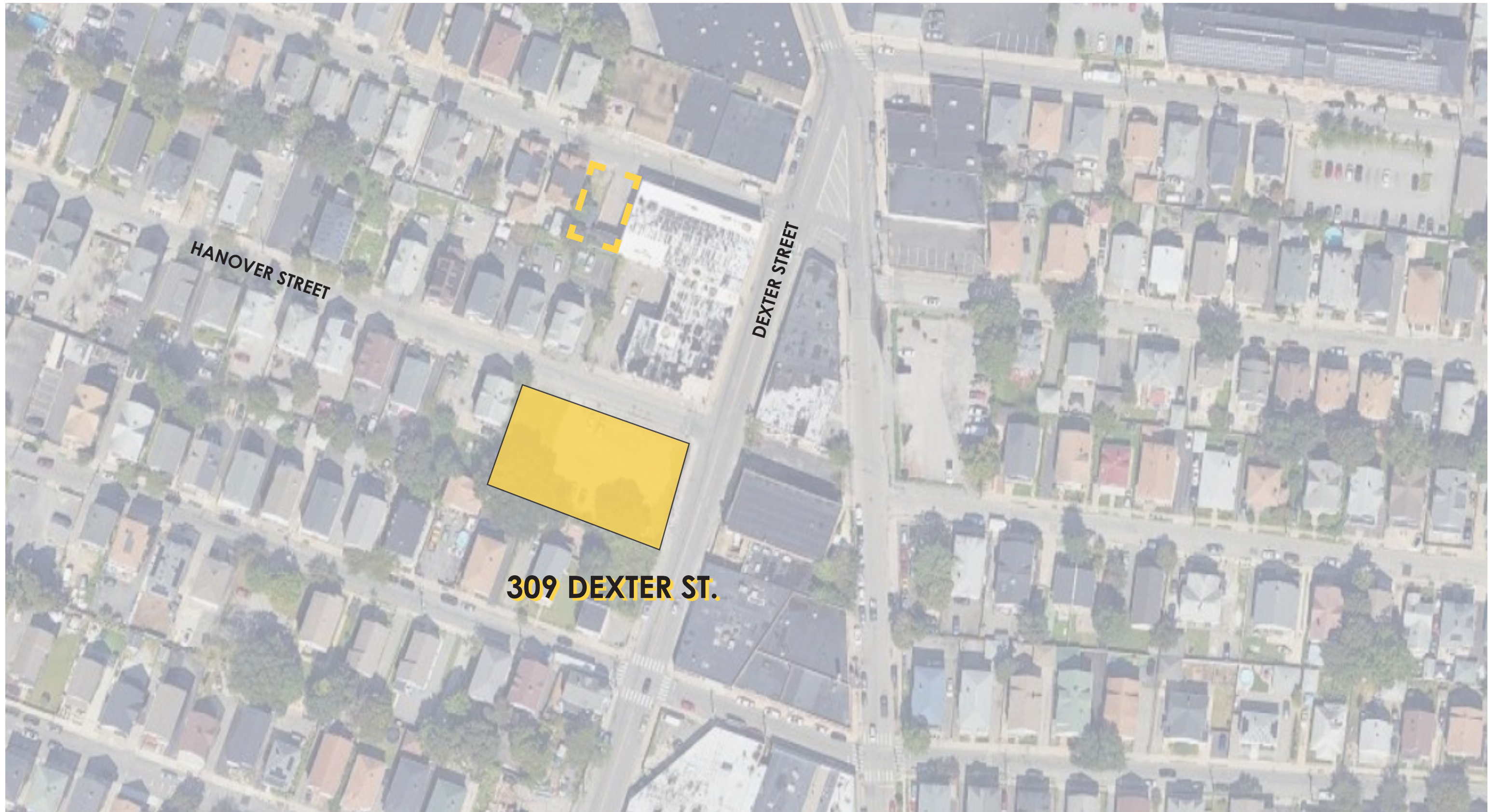




309 DEXTER STREET MULTI-UNIT DEVELOPMENT

MINOR LAND DEVELOPMENT REVIEW | FEBRUARY 2026

ZDS



LOCATION & SITE

309 DEXTER STREET MULTI-UNIT DEVELOPMENT

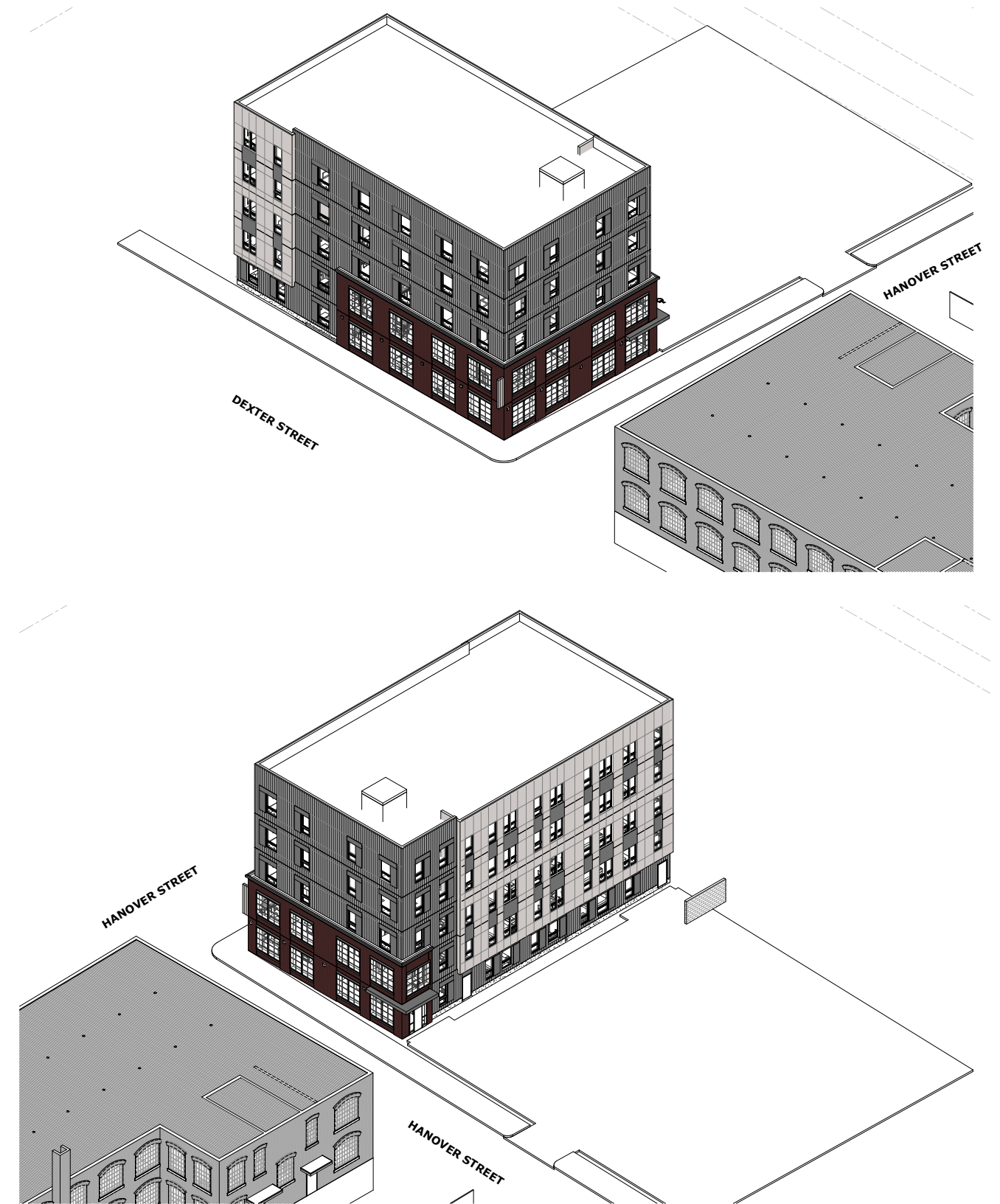


ZDS

GROSS SQUARE FOOTAGE

FIFTH LEVEL AREA: 4,913 GSF +/-
 FOURTH LEVEL AREA: 4,913 GSF +/-
 THIRD LEVEL AREA: 4,913 GSF +/-
 SECOND LEVEL AREA: 5,017 GSF +/-
 GROUND LEVEL AREA: 4,912 GSF +/-
 GROSS AREA: 24,668 GSF +/-

UNITS PER LEVEL			
	STUDIO	1 BED	TOTAL
GROUND LEVEL	7	1	8
SECOND LEVEL	8	2	10
THIRD LEVEL	8	2	10
FOURTH LEVEL	8	2	10
FIFTH LEVEL	8	2	10
TOTAL UNITS	38	10	48



Zoning Summary

Lots: 125, 523, 524, 525, & *546
 *OFFSITE PARKING
 M-MU-75 BUSINESS/MIXED USE DISTRICT
 R-3 RESIDENTIAL DISTRICT

DIMENSIONAL REQUIREMENTS

	M-MU75 ZONE	PROPOSED
MINIMUM BUILDING HEIGHT:	N/A	
MINIMUM FIRST FLOOR HEIGHT:	N/A	10' 8"
MAXIMUM BUILDING HEIGHT:	75 FEET	57' 10"
FRONT SETBACK:	NONE	0'
INTERIOR SIDE SETBACK:	0 FEET	3' 11"
CORNER SIDE SETBACK:	NONE	0'
REAR SETBACK:	20 FEET	
MINIMUM LOT AREA:	NONE	
MAXIMUM BUILDING COVERAGE:	NONE	
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	NONE	

APPLICABLE ZONING SECTIONS

PER ZONING SECTION 202(B)

THE FOLLOWING BUILDING ELEMENTS SHALL BE EXEMPT FROM MAXIMUM BUILDING HEIGHT LIMITATIONS. BUILDING APPURTENANCES SUCH AS PARAPET WALLS, SKYLIGHTS, FLAG POLES, SMOKESTACKS, COOLING TOWERS, ELEVATOR BULKHEADS, FIRE TOWERS, MONUMENTS, WATER TOWERS, STACKS, STAGE TOWERS, OR SCENERY LOFTS, TANKS, ORNAMENTAL TOWERS AND SPIRES, ROOFTOP ACCESSORY STRUCTURES, NECESSARY MECHANICAL APPURTENANCES, OR PENTHOUSES TO HOUSE MECHANICAL APPURTENANCES.

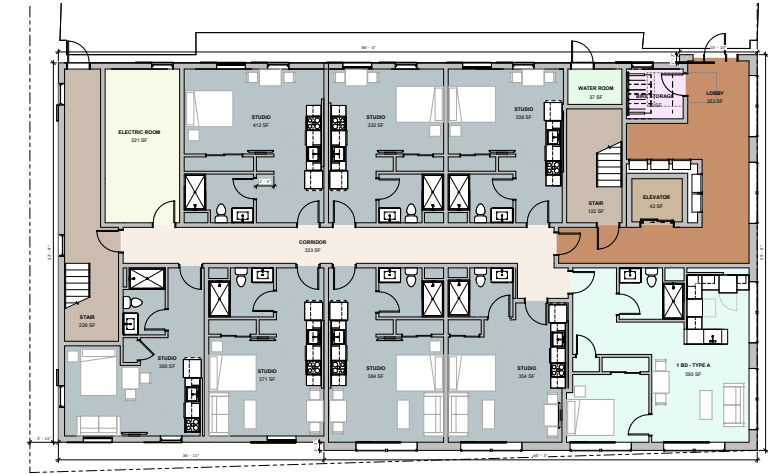
PERMITTED ENCROACHMENTS: TABLE 13-2

- ACCESSIBILITY RAMP - CORNER, INTERIOR AND REAR SIDE SETBACK
- AWNING OR CANOPY: NON-STRUCTURAL - ALL SETBACKS
- EAVES - ALL SETBACKS
- SILLS, BELT COARSE, CORNICE AND ORNAMENTAL FEATURES – ALL SETBACKS
- MECHANICAL EQUIPMENT - GROUND-MOUNTED - CORNER, INTERIOR, AND REAR SIDE SETBACKS

PERMITTED ENCROACHMENTS INTO PUBLIC RIGHT OF WAY: 13(B.1.B)

AN ENCROACHMENT NOT FOR HABITATION IS ANY CONSTRUCTION THAT PROJECTS FROM A BUILDING OVER, ONTO, OR UNDER A PUBLIC RIGHT-OF-WAY THAT IS NOT DESIGNED FOR AND CANNOT ACCODATE HUMAN OR OTHER HABITATION INCLUDING, BUT NOT LIMITED TO, AWNINGS, CANOPIES, MARQUEES, SIGNS, ARCHITECTURAL EMBELLISHMENTS, FOUNDATIONS, WHEELCHAIR RAMPS, STAIRS, AND THE LIKE, WHETHER SUPPORTED BY THE GROUND OR NOT. AWNINGS, CANOPIES, MARQUEES, AND SIGNS

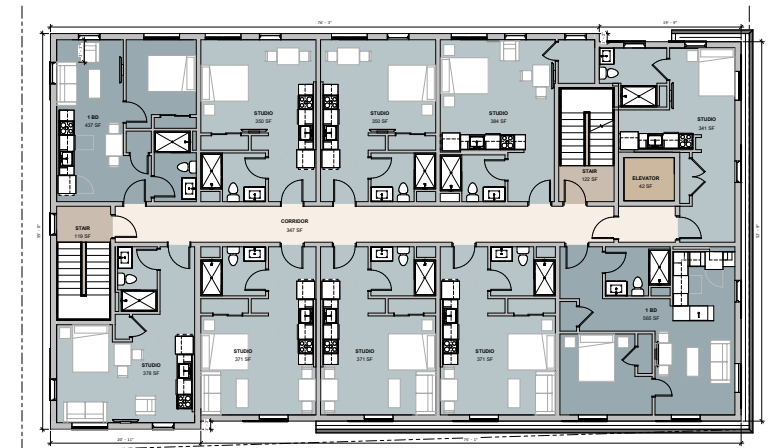
UNITS PER LEVEL			
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GROUND LEVEL	7	1	8
SECOND LEVEL	8	2	10
THIRD LEVEL	8	2	10
FOURTH LEVEL	8	2	10
FIFTH LEVEL	8	2	10
TOTAL UNITS	38	10	48



GROUND LEVEL



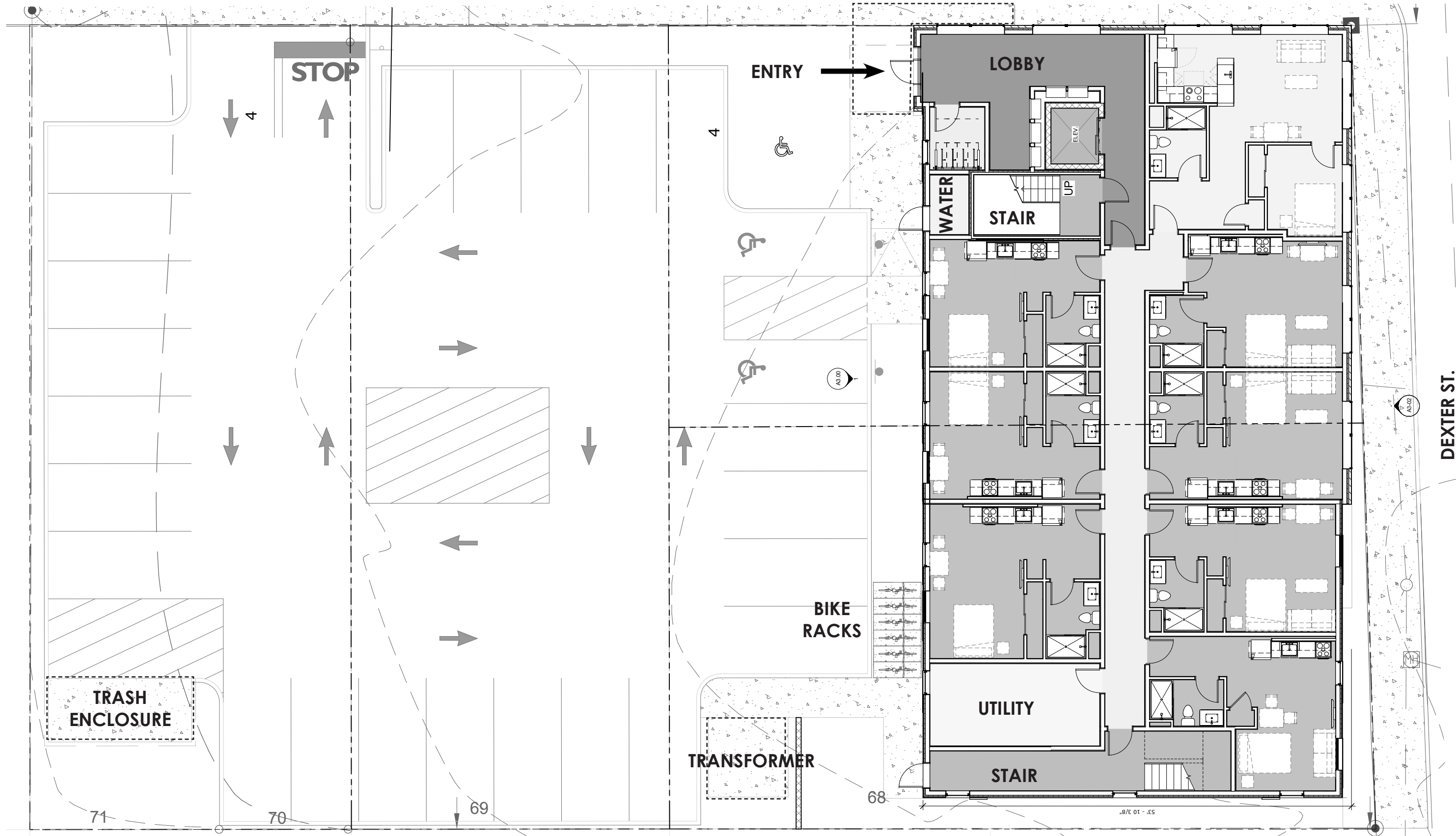
SECOND LEVEL



TYPICAL LEVEL (3-5)

ZONING SUMMARY

309 DEXTER STREET MULTI-UNIT DEVELOPMENT



ARCHITECTURAL SITE PLAN
 309 DEXTER STREET MULTI-UNIT DEVELOPMENT

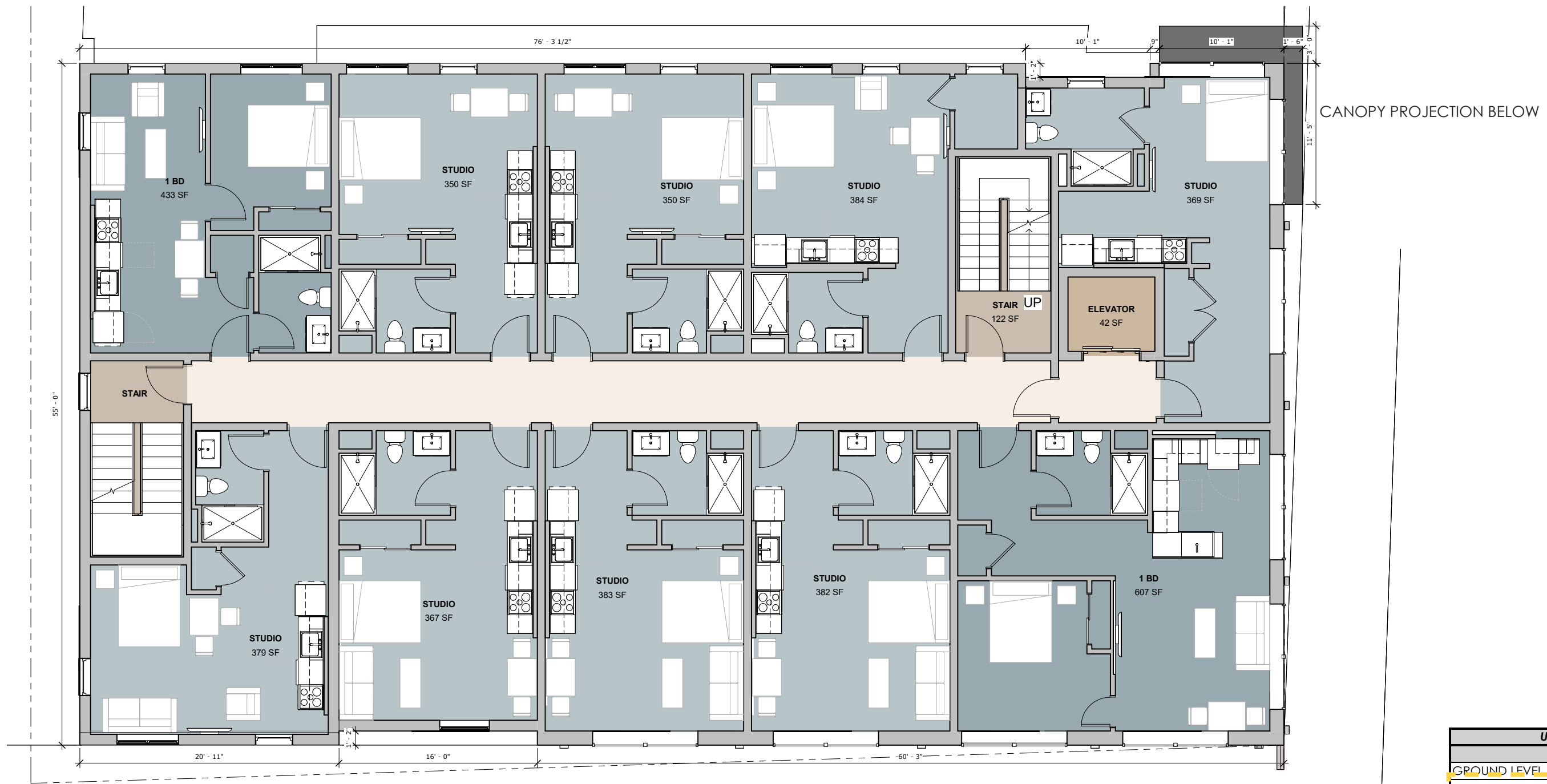


	UNITS PER LEVEL		
	STUDIO	1 BED	TOTAL
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SECOND LEVEL	8	2	10
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FOURTH LEVEL	8	2	10
FIFTH LEVEL	8	2	10
TOTAL UNITS	38	10	48

GROUND LEVEL FLOOR PLAN
 309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/8" = 1' 00"



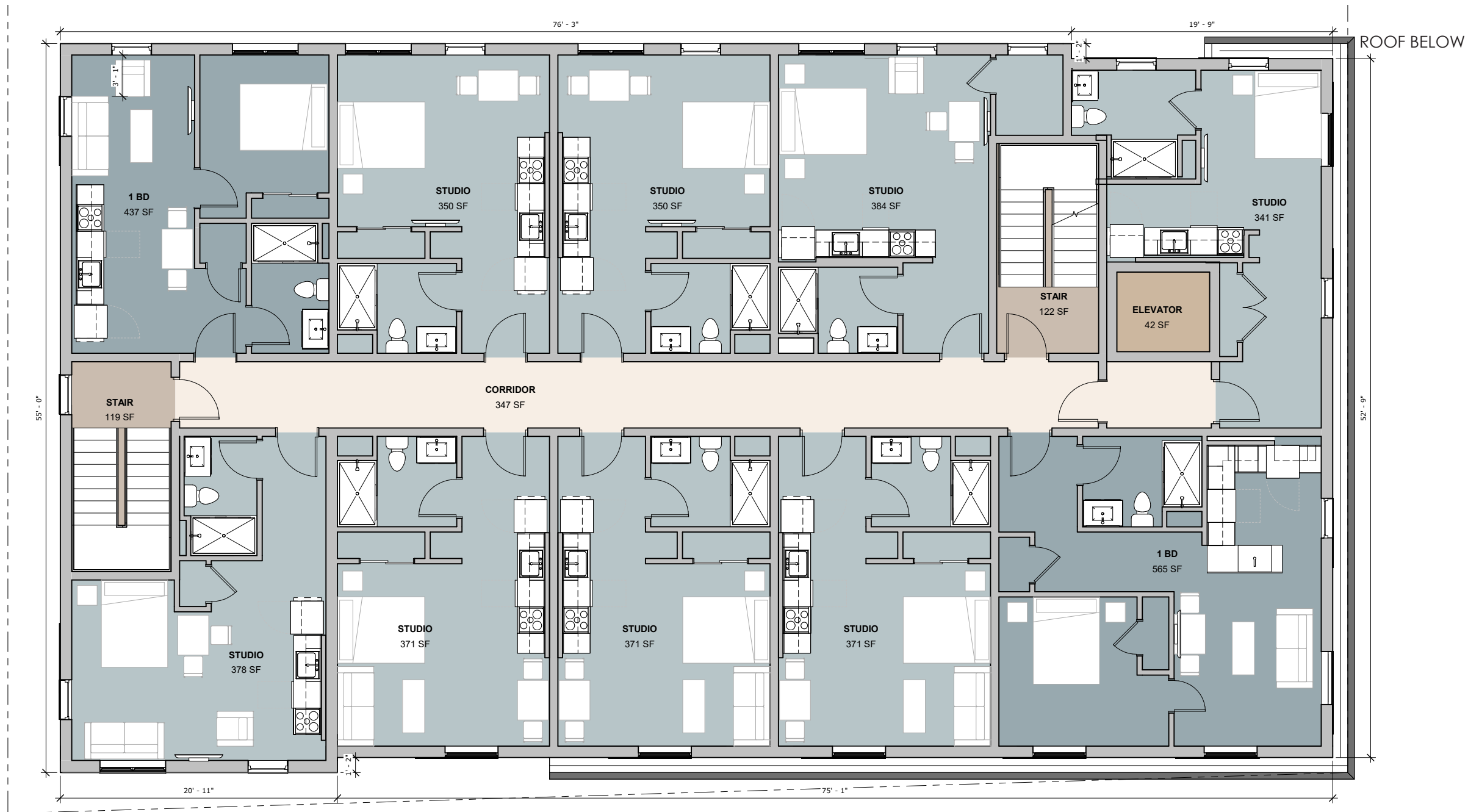


	UNITS PER LEVEL		
	STUDIO	1 BED	TOTAL
GROUND LEVEL	7	1	8
SECOND LEVEL	8	2	10
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FOURTH LEVEL	8	2	10
FIFTH LEVEL	8	2	10
TOTAL UNITS	38	10	48

SECOND LEVEL FLOOR PLAN
 309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/8" = 1' 00"





	UNITS PER LEVEL		
	STUDIO	1 BED	TOTAL
GROUND LEVEL	7	1	8
SECOND LEVEL	8	2	10
THIRD LEVEL	8	2	10
FOURTH LEVEL	8	2	10
FIFTH LEVEL	8	2	10
TOTAL UNITS	38	10	48

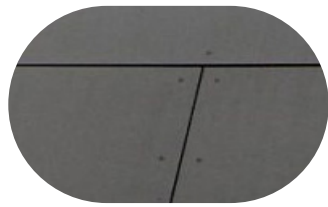
TYPICAL FLOOR PLAN (3-5 LEVELS)

309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/8" = 1' 00"



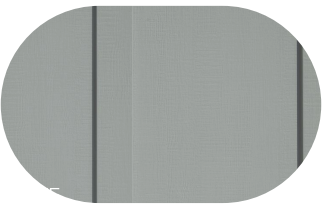
EXTERIOR FINISHES



FIBER CEMENT
PANEL TYPE 1 -
COLOR 1



FIBER CEMENT
PANEL TYPE 1 -
COLOR 2



EVERLAST
BOARD &
BATTEN SIDING



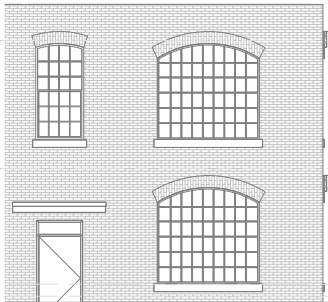
BRICK



GRANITE



297 DEXTER



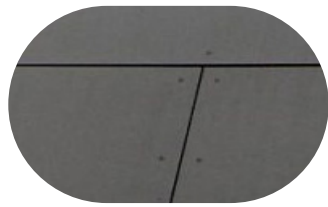
FROM PARKING - WEST ELEVATION

309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/16" = 1' 00"



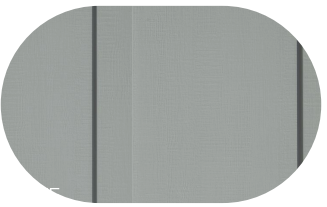
EXTERIOR FINISHES



FIBER CEMENT
PANEL TYPE 1 -
COLOR 1



FIBER CEMENT
PANEL TYPE 1 -
COLOR 2



EVERLAST
BOARD &
BATTEN SIDING



BRICK



GRANITE

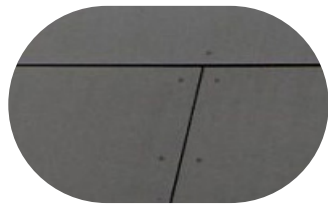


HANOVER ST. - NORTH ELEVATION
309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/16" = 1' 00"



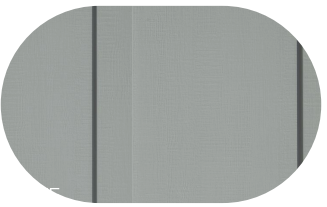
EXTERIOR FINISHES



FIBER CEMENT
PANEL TYPE 1 -
COLOR 1



FIBER CEMENT
PANEL TYPE 1 -
COLOR 2



EVERLAST
BOARD &
BATTEN SIDING



BRICK



GRANITE

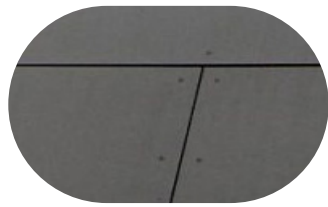


DEXTER STREET - EAST ELEVATION
309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/16" = 1' 00"



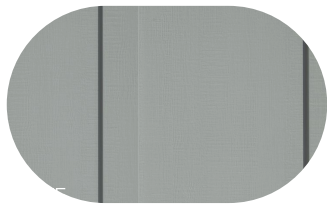
EXTERIOR FINISHES



FIBER CEMENT
PANEL TYPE 1 -
COLOR 1



FIBER CEMENT
PANEL TYPE 1 -
COLOR 2



EVERLAST
BOARD &
BATTEN SIDING



BRICK

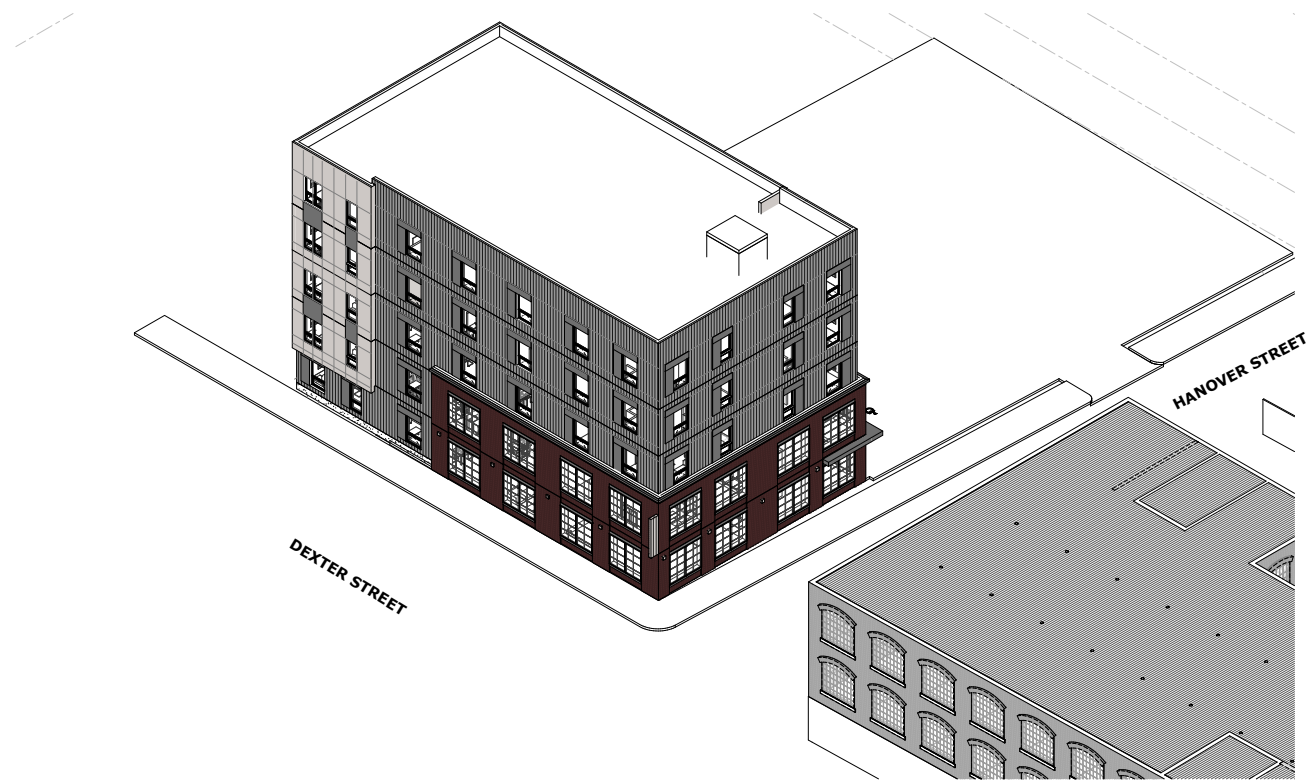


GRANITE



SOUTH ELEVATION
309 DEXTER STREET MULTI-UNIT DEVELOPMENT

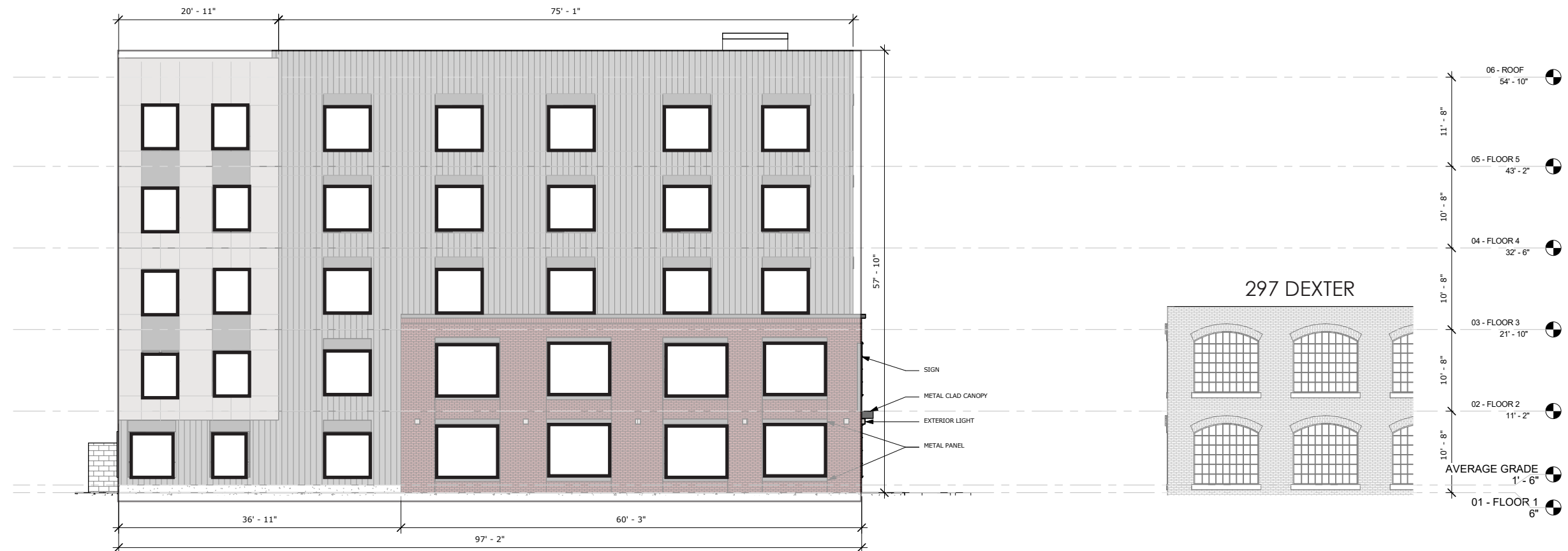
1/16" = 1' 00"



AXONOMETRIC VIEWS
309 DEXTER STREET MULTI-UNIT DEVELOPMENT

TRANSPARENCY DIAGRAM

TRANSPARENCY: 1,413 SQFT.
SOLID: 5,560 SQFT.
PERCENTAGE: 25.4%



DEXTER STREET ELEVATION

309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/16" = 1' 00"



TRANSPARENCY DIAGRAM

TRANSPARENCY: 885 SQFT.
SOLID: 3103 SQFT.
PERCENTAGE: 28.5%

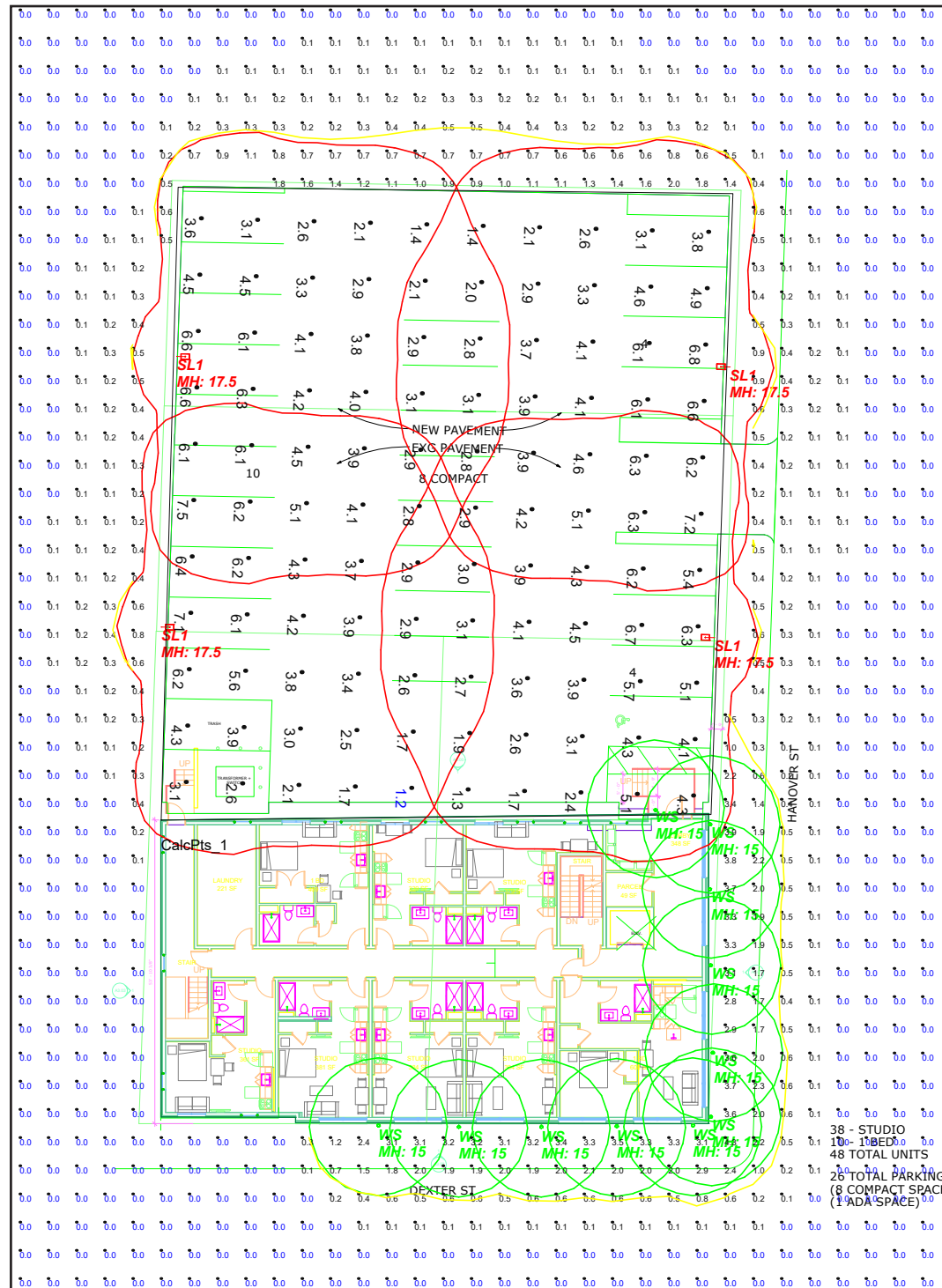


HANOVER ST. - NORTH ELEVATION

309 DEXTER STREET MULTI-UNIT DEVELOPMENT

1/16" = 1' 00"

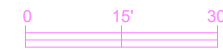




Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF
	11	WS	24480K27_BEGA	Single	0	1700	0.900
	4	SL1	VP-ST-2-72L-115-4KT-4F-BC	Single	1.5	13182	0.900

LumNo	Label	X	Y	Z	Orient	Tilt
1	SL1	-25.375	119.375	17.5	358.755	0
2	SL1	72.625	117.5	17.5	178.781	0
3	SL1	-28.125	71.375	17.5	358.755	0
4	SL1	69.875	69.5	17.5	178.781	0
5	WS	59.5	39.125	15	90.971	0
6	WS	69.375	36.375	15	0	0
7	WS	69.375	24.875	15	0	0
8	WS	69.5	11.375	15	0	0
9	WS	69.875	-4.125	15	0	0
10	WS	69.5	-15.5	15	0	0
11	WS	10.375	-17.25	15	270	0
12	WS	24.625	-17.5	15	270	0
13	WS	39.25	-17.5	15	270	0
14	WS	52.625	-17.375	15	270	0
15	WS	66.125	-17.25	15	270	0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	4.08	7.5	1.2	3.40	6.25
Site off site	Illuminance	Fc	0.30	4.3	0.0	N.A.	N.A.



illuminate - OMNI-LITE
 263 WINN STREET BURLINGTON, MA. 01803
 PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT:
309 Dexter St.

CLIENT:
XXX

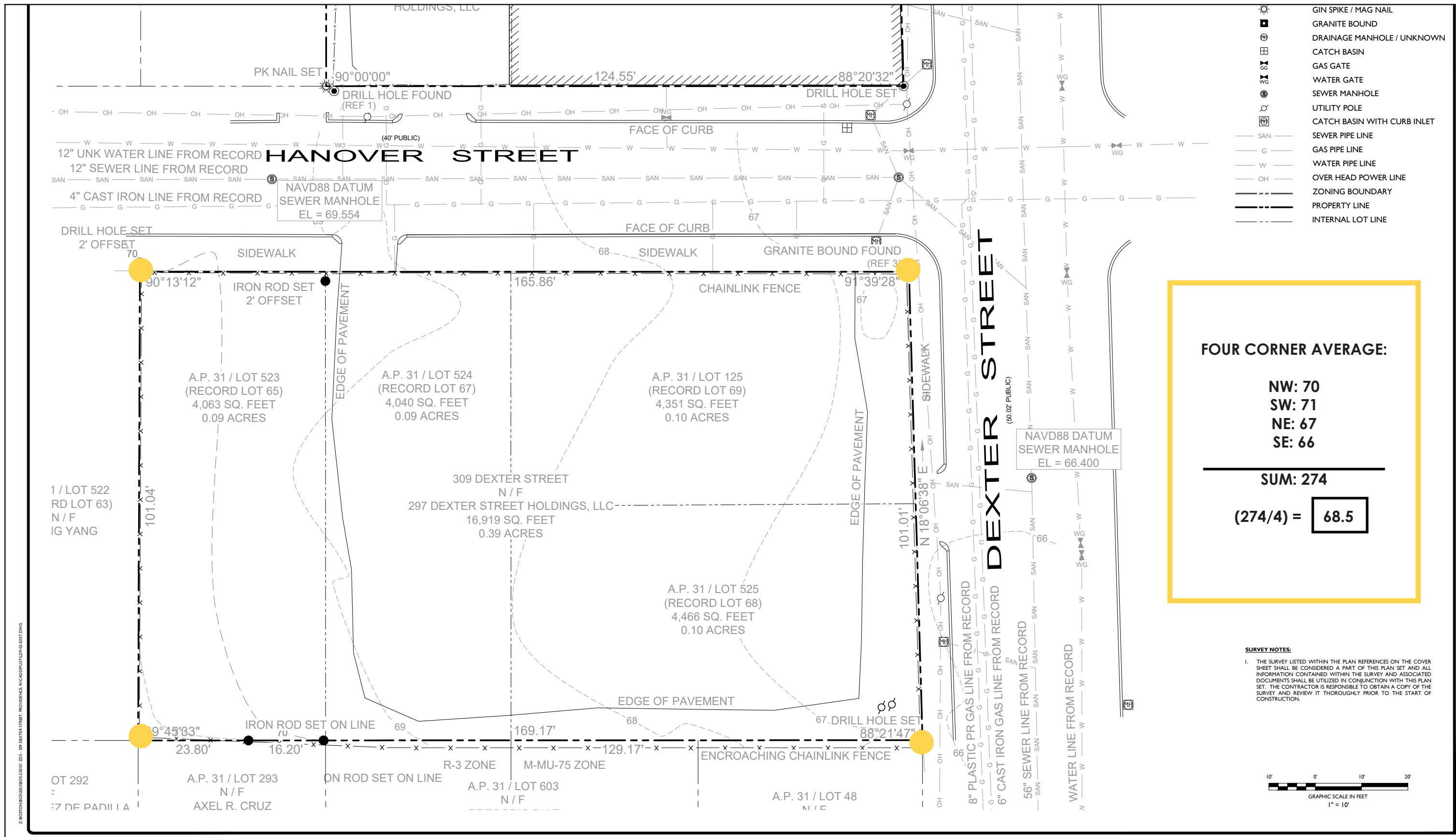
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DATE: 10/19/2025 SALES PERSON: **Justin Cirrone**

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PHOTOMETRIC STUDY
 309 DEXTER STREET MULTI-UNIT DEVELOPMENT





AVERAGE GRADE CALCULATIONS

309 DEXTER STREET MULTI-UNIT DEVELOPMENT





RENDERING VIEW

309 DEXTER STREET MULTI-UNIT DEVELOPMENT