

DEED REFERENCE: BOOK 51090, PAGE 306
PLAN REFERENCE: PLAN BOOK 17, PLAN 85

ZONE: RA

DIMENSIONAL REQUIREMENTS:

SETBACKS:

FRONT: NOT LESS THAN 15'

SIDE: NOT LESS THAN 5'

REAR: 20'

MAX. GROUND COVERAGE: 50%

MIN. LANDSCAPED AREA: 25%

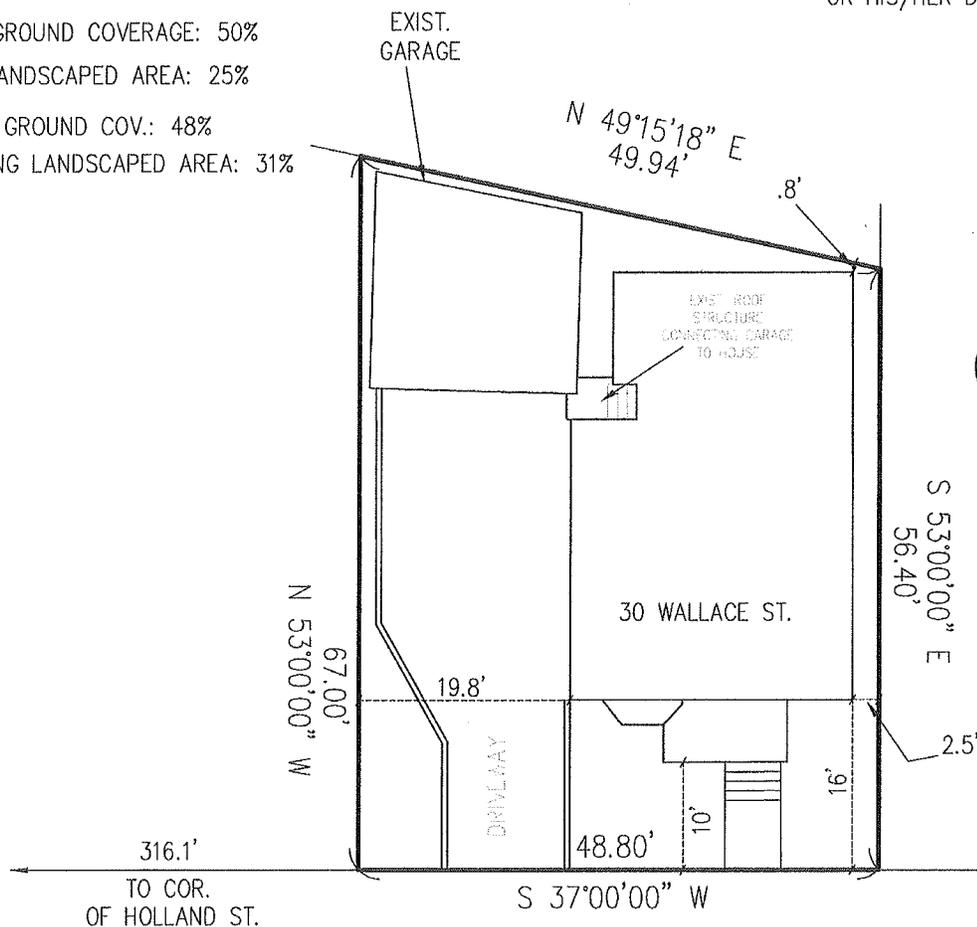
EXIST. GROUND COV.: 48%

EXISTING LANDSCAPED AREA: 31%

BOWDITCH & CRANDALL, INC.
MAKES NO STATEMENT REGARDING
CONFORMANCE TO ZONING REQUIREMENTS.
THIS MUST BE CONFIRMED BY THE
APPROPRIATE ZONING AUTHORITY.

THIS PLAN IS NOT TO BE USED FOR
CONSTRUCTION. REFER TO ARCHITECT/DESIGNER'S
PLANS FOR CONSTRUCTION DETAILS

(ZONING AND SETBACK REQUIREMENTS
MUST BE VERIFIED BY THE CLIENT
OR HIS/HER DESIGNER)



LOT AREA
3011 S.F.

Wallace Street

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN
IS BASED ON RECORD INFORMATION AND ON AN ACTUAL
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE.

JOHN W. McEACHERN

7-2-2012



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S.P.C.D. AID
PLANNING DEPT.

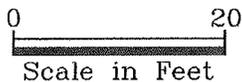
2012 JUL 16 PM 3:09

12-019

Bowditch & Crandall, Inc.

8 Holt St.
Belmont, Ma. 02478
781-641-9600

PLOT PLAN
30 WALLACE ST.
SOMERVILLE, MA.



FIELD SURVEY: 4-24-2012

DEED REFERENCE: BOOK 51090, PAGE 306
PLAN REFERENCE: PLAN BOOK 17, PLAN 85

ZONE: RA

DIMENSIONAL REQUIREMENTS:

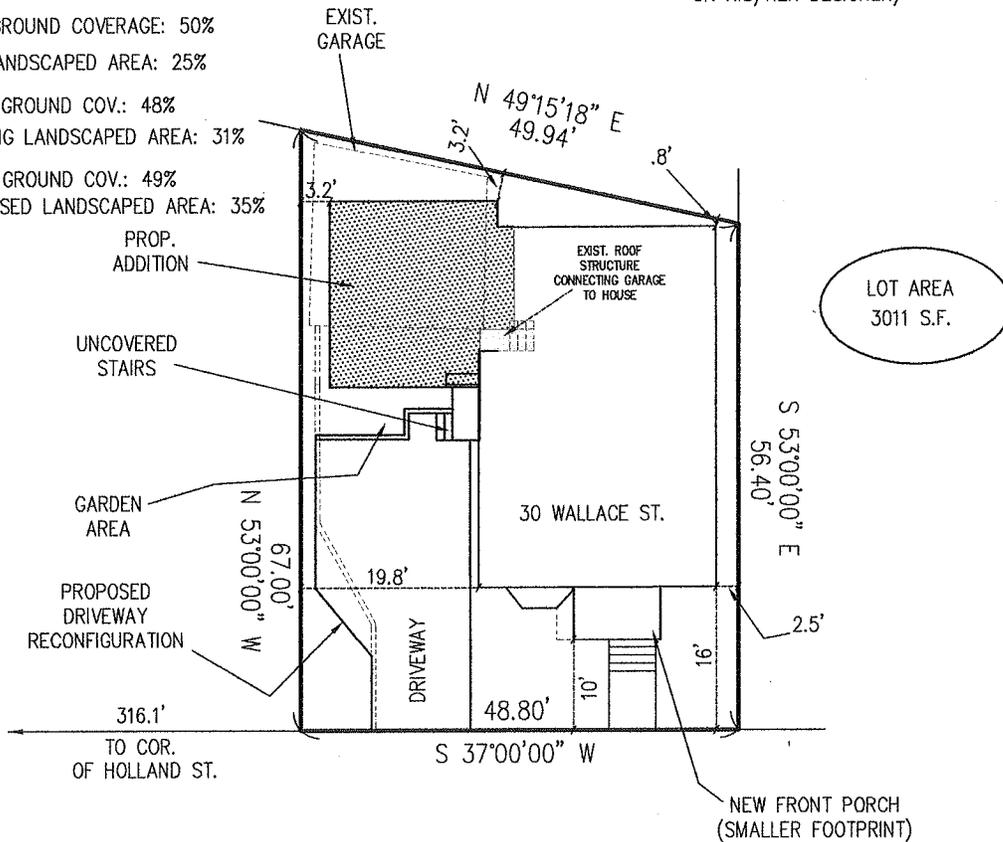
SETBACKS:
FRONT: NOT LESS THAN 15'
SIDE: NOT LESS THAN 5'
REAR: 20'

MAX. GROUND COVERAGE: 50%
MIN. LANDSCAPED AREA: 25%
EXIST. GROUND COV.: 48%
EXISTING LANDSCAPED AREA: 31%
PROP. GROUND COV.: 49%
PROPOSED LANDSCAPED AREA: 35%

BOWDITCH & CRANDALL, INC.
MAKES NO STATEMENT REGARDING
CONFORMANCE TO ZONING REQUIREMENTS.
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Wallace Street

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JOHN W. MCEACHERN

7-16-2012

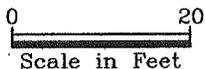


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SOMERVILLE, MA.



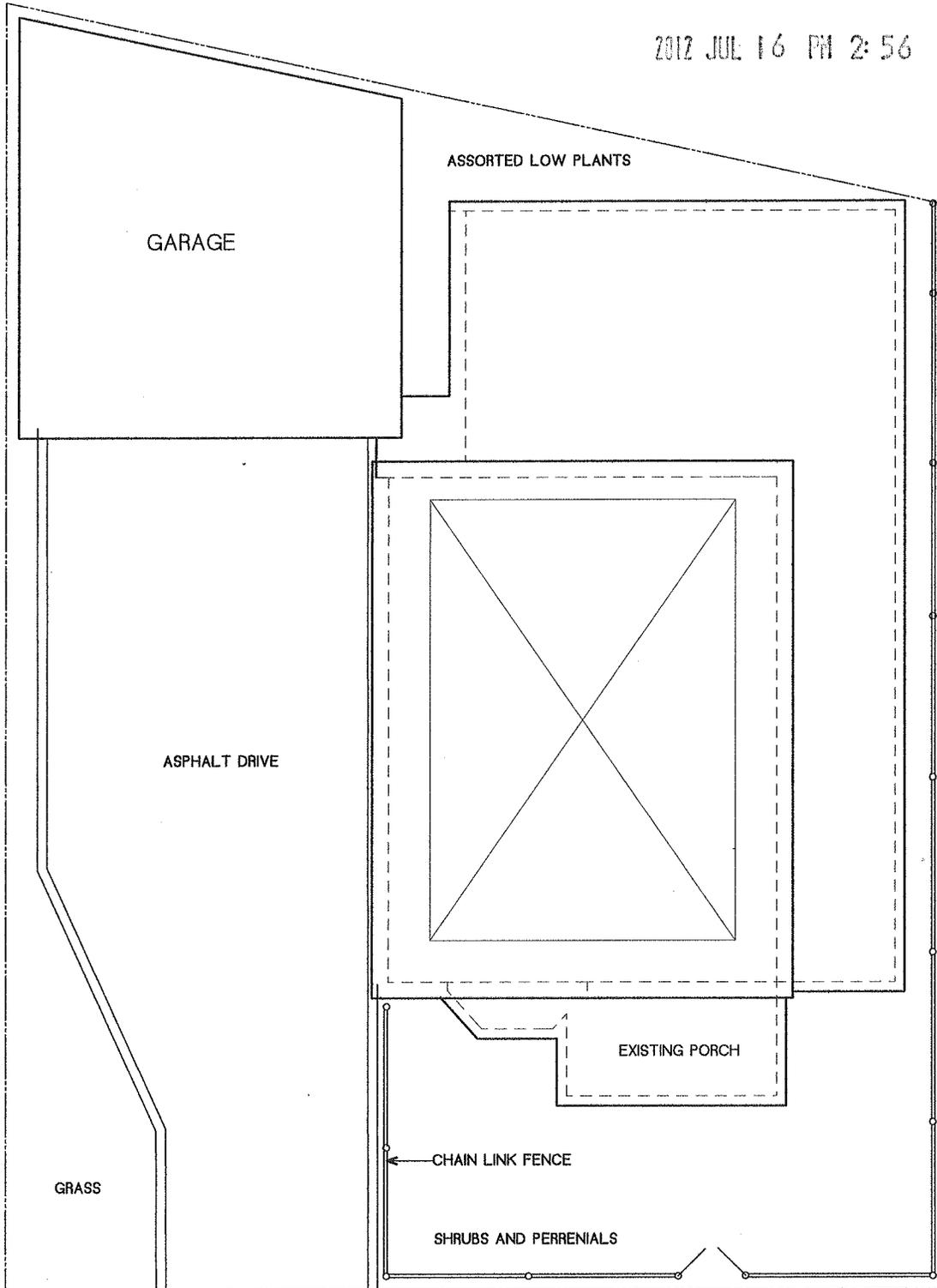
FIELD SURVEY: 4-24-2012

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PLANNING DEPT.

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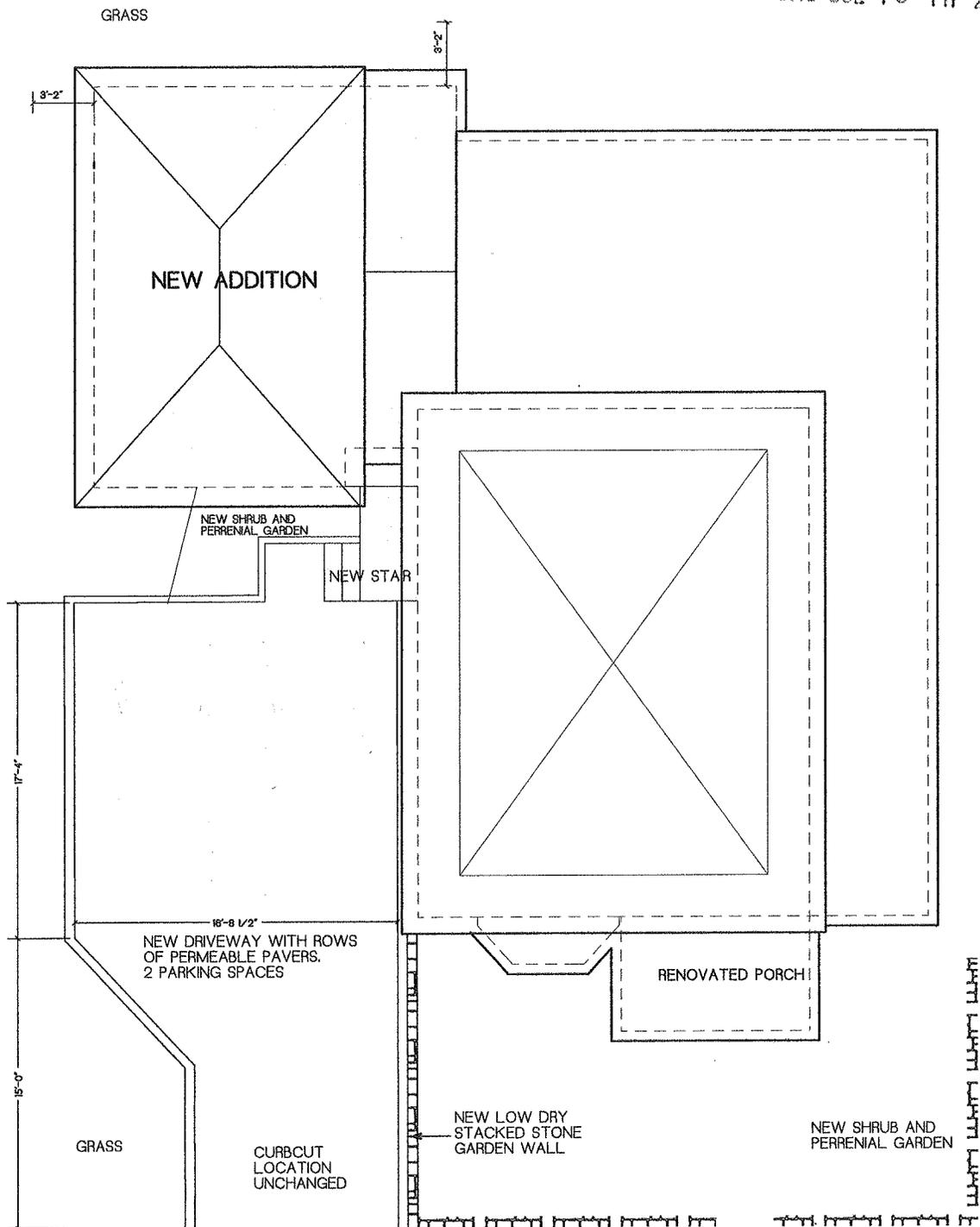
SITE PLAN- EXISTING

1 2 3 4 0 SCALE IN FEET 16

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 3, 2012

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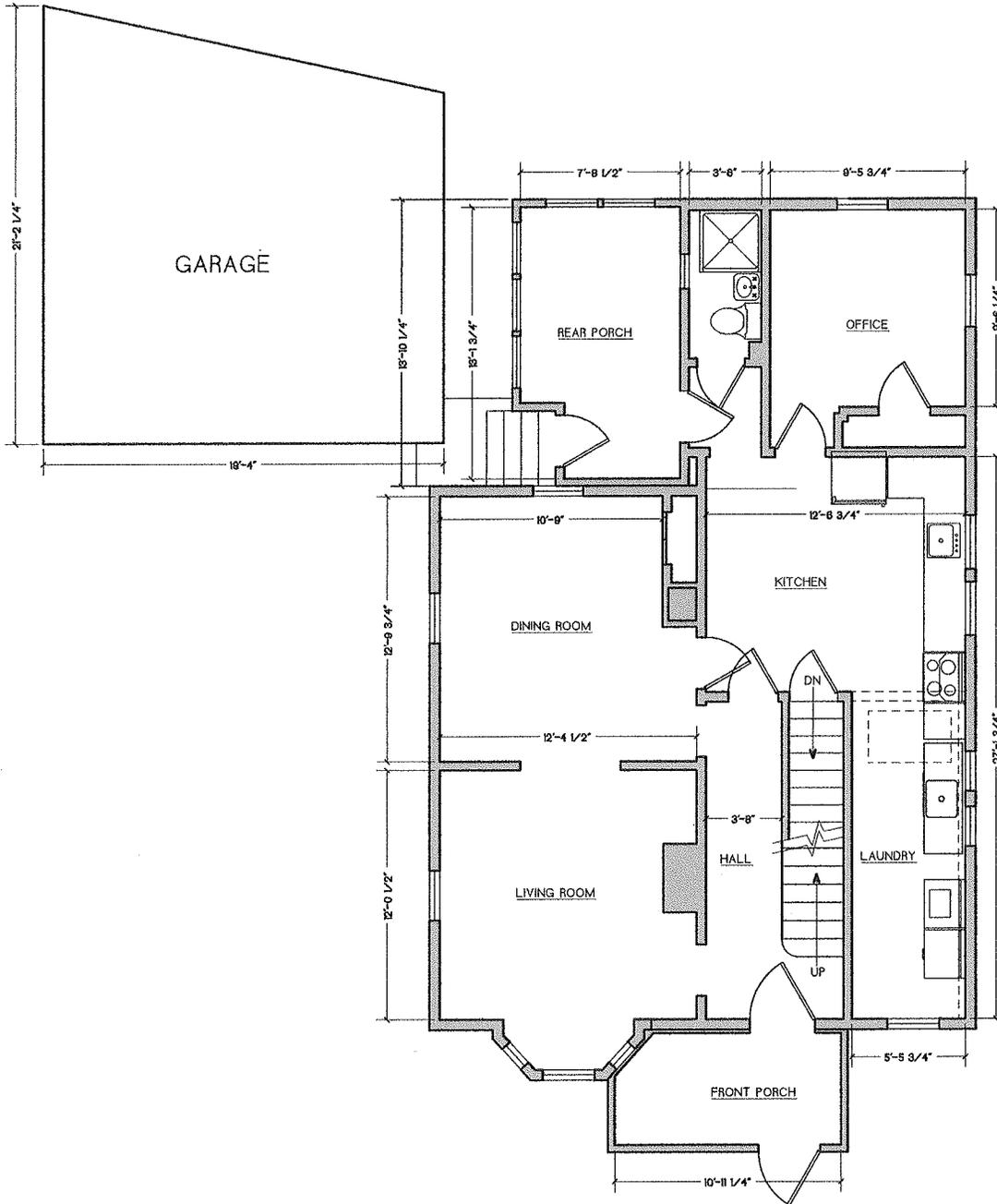


PROPOSED SITE PLAN

1 2 3 4 8 SCALE IN FEET 16

 BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 3, 2012

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FLOOR PLAN- EXISTING

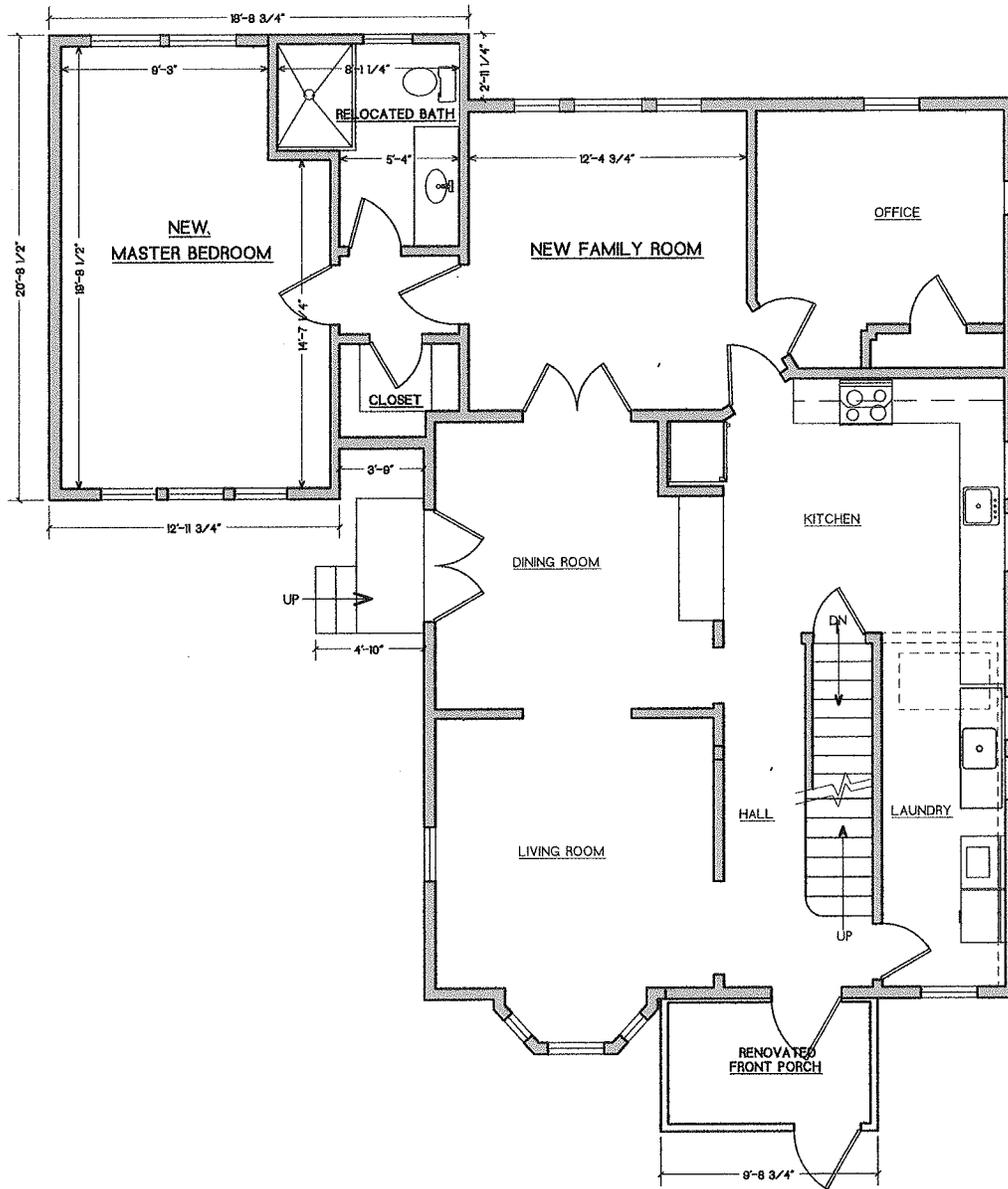
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BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 3, 2012

EXISTING FIRST FLOOR SQUARE FEET: 1050
SECOND FLOOR SQUARE FEET (UNCHANGED): 513
TOTAL SQUARE FEET: 1563

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FLOOR PLAN- PROPOSED

1 2 3 4 8 SCALE IN FEET 16

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 3, 2012

PROPOSED FIRST FLOOR SQUARE FEET: 1432
SECOND FLOOR SQUARE FEET (UNCHANGED): 513
TOTAL SQUARE FEET: 1945

24% INCREASE IN LIVABLE SPACE.

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+23'-3" (EST.)
TOP OF ROOF (EXISTING)

+17'-0"
RIDGE HEIGHT PROPOSED

+14'-6"
MID POINT OF NEW ROOF

+9'-9" (EST.)
TOP OF EXISTING GARAGE

+2'-6" (EST.)
FINISH FLOOR

+0'-0"
GRADE



1 PROPOSED FRONT ELEVATION

1 2 3 4 8 16 SCALE IN FEET

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 2, 2012

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

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2 PROPOSED REAR ELEVATION

1 2 3 4 8 SCALE IN FEET 16

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 2, 2012

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PLANNING DEPT.

2012 JUL 16 PM 2:57

+23'-3" (EST.)
TOP OF ROOF (EXISTING)

+17'-0"
RIDGE HEIGHT PROPOSED

+14'-6"
MID POINT OF NEW ROOF

+9'-9" (EST.)
TOP OF EXISTING GARAGE

+2'-8" (EST.)
FINISH FLOOR

+0'-0"
GRADE



3 PROPOSED SIDE ELEVATION

1 2 3 4 8 SCALE IN FEET 16

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 2, 2012

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

2012 JUL 16 PM 2:56

+23'-9" (EST.)
TOP OF ROOF (EXISTING)

+17'-0"
RIDGE HEIGHT PROPOSED

+14'-6"
MD POINT OF NEW ROOF

+9'-8" (EST.)
TOP OF EXISTING GARAGE

+2'-6" (EST.)
FINISH FLOOR

+0'-0"
GRADE



4 PROPOSED SIDE ELEVATION

1 2 3 4 8 SCALE IN FEET 16

BLACK RIVER ARCHITECTS
30 WALLACE STREET
JULY 2, 2012