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OWNER OF RECORD

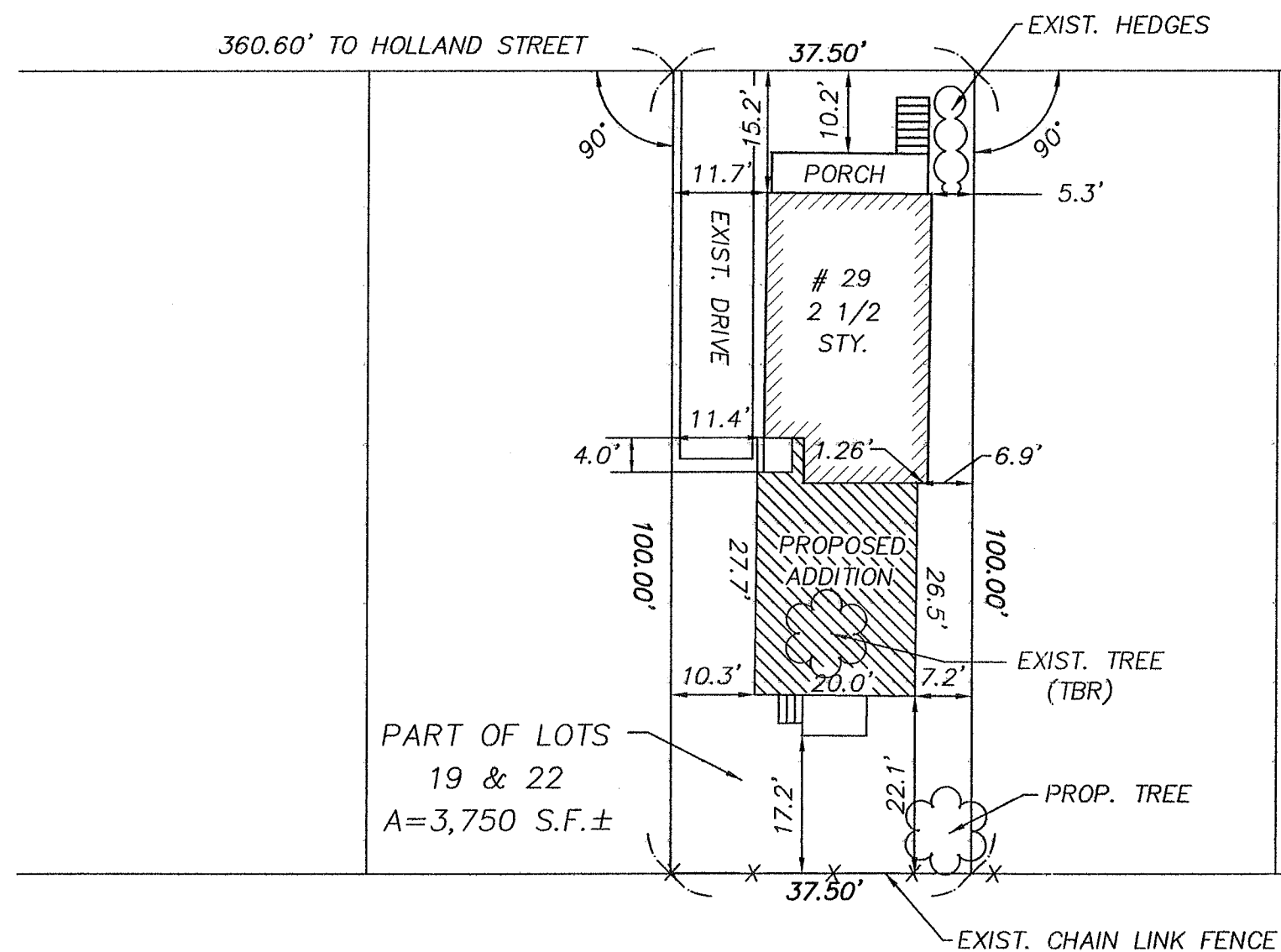
CASSASSA REALTY TRUST

BOOK 31936 PAGE 412 M.S.R.D.

PLAN REFERENCES

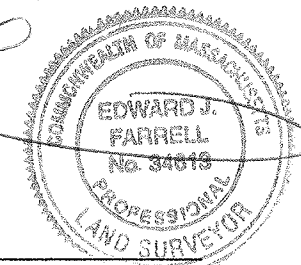
PLAN BOOK 57 PLAN 36

ELMWOOD STREET



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY.

EDWARD J. FARRELL P.L.S.



8-26-12
DATE

REVISED: SEPT. 26, 2012

**PLOT PLAN
29 ELMWOOD STREET
SOMERVILLE, MASS.**

SCALE: 1" = 20' JANUARY 12, 2012

Prepared By

EDWARD J. FARRELL

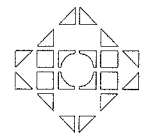
PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

SFG STUDIOS

278 Elm St, Suite 226
Somerville, MA 02144
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Elmwood Street Addition & Renovation

29 Elmwood Street
Somerville, Massachusetts

Casassa Realty Trust
Somerville, Massachusetts

29 ELMWOOD ST, SOMERVILLE

Zoning District		RB			
Existing Use		Residential R-3 Single Dwelling			
Proposed Use		Residential R-3 Two Family			
Article 8: Dimensional Requirements					
Section 8.5		Required	Existing	Proposed	
GROSS FLOOR AREA INCREASE		3,410 max	2,728	3,400	
A.	Minimum Lot Size (SF)	7500	3,750	3,750	
B.	Minimum Lot Area / Dwelling Unit	1500	3,750	1,875	
C.	Maximum Ground Coverage	50% (1,875)	(18%) 700	(33%) 1,260	
D.	Minimum Landscaped Area	25% (938)	(81%) 3,050	(45%) 1,700	
	Minimum Pervious Area	30% (1,125)	(81%) 3,050	(44%) 1,682	
E.	Maximum Floor Area Ratio (FAR= 1.0)	3750 max.	1,288	(54%) 2,027	
F.	Maximum Height (FT)	3 / 40'	2 1/2 35' +/-	2 1/2 35' +/-	
G.	Minimum Front Yard (FT) SZO 8.6.5	15'	10,.2'	10.2	
H.	Minimum Side Yard (FT)				
*	Right Side Yard SZO 8.6.10	7'-11"	11.7'	10'-7"	At addition
*	Left Side Yard SZO 8.6.10	6'-11"	5.3'	6'-11"	At addition
*	Sum both Side Yards SZO 8.6.10	14'-10"	17.0'	17'-6"	
**	I. Minmum Rear Yard (FT) SZO 8.6.14	20'	60'	20'	

Article 9: Off-Street Parking and Loading Requirements		Required	Existing	Proposed
SZO 9.4.2 Use: Residential (2) 2- bedroom		3	1	1
* SZO 8.6.10 Narrow lots : deduct from side yard 1" for every foot under 50' / 2" from total for every foot under 50'				
1'-1" / 2'-2" = 6'-11" / 14'-10"				

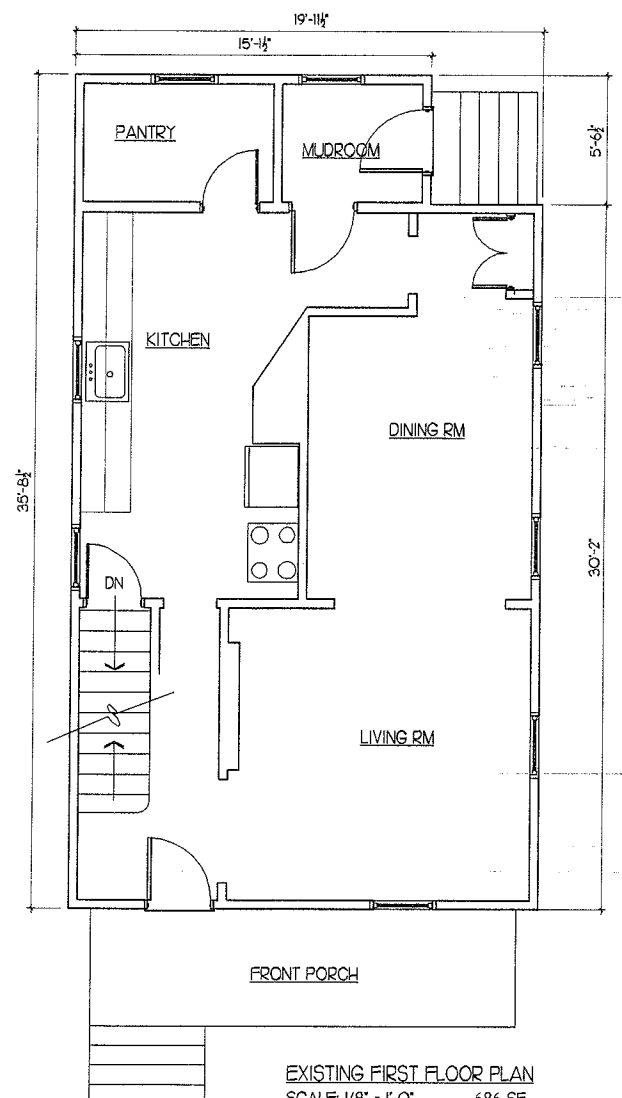
** SZO 8.6.14 Projections into rear yard allowed up to 1/4 of the required setback.



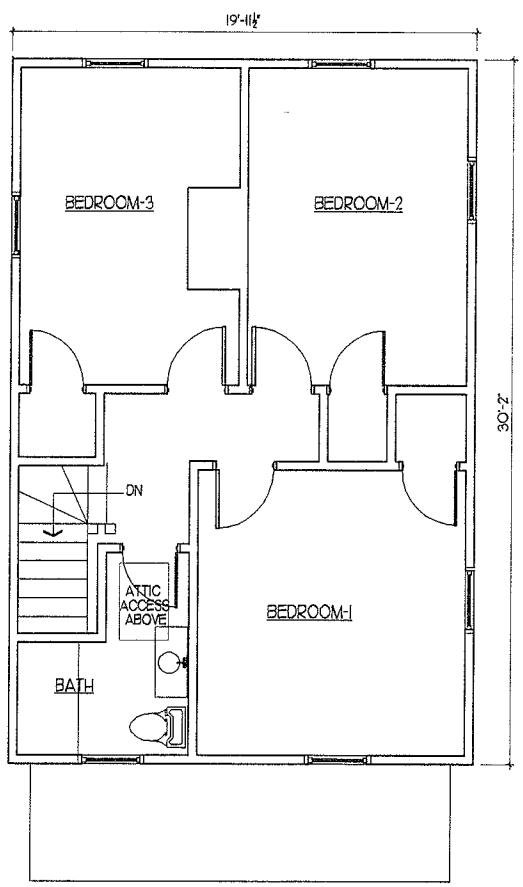
PROPOSED FRONT ELEVATION

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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 686 SF



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 602 SF

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ADDITION & RENOVATIONS
29 ELWOOD ST, SOMERVILLE, MA

EXISTING FLOOR PLANS

GENERAL NOTES:
ALL DIMENSIONS TO BE
VERIFIED IN FIELD PRIOR
TO CONSTRUCTION AND
THE ORDERING OF ALL
MATERIALS. REPORT
ANY/ALL DISCREPANCIES
TO OWNER.

REVISIONS					
1	9/28/12	REMOVED EXTERIOR STAIR			
2	10/9/12	REDUCED STAIR DORMER			
3					
4					
5					

DRAWN BY: SFG

DATE: 09/17/2012

PROJECT NO.:

SCALE: 1/8" = 1'-0"

DRAWING NO. A.01

10/09/2012 REVISED SUBMITTAL ZBA

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4					
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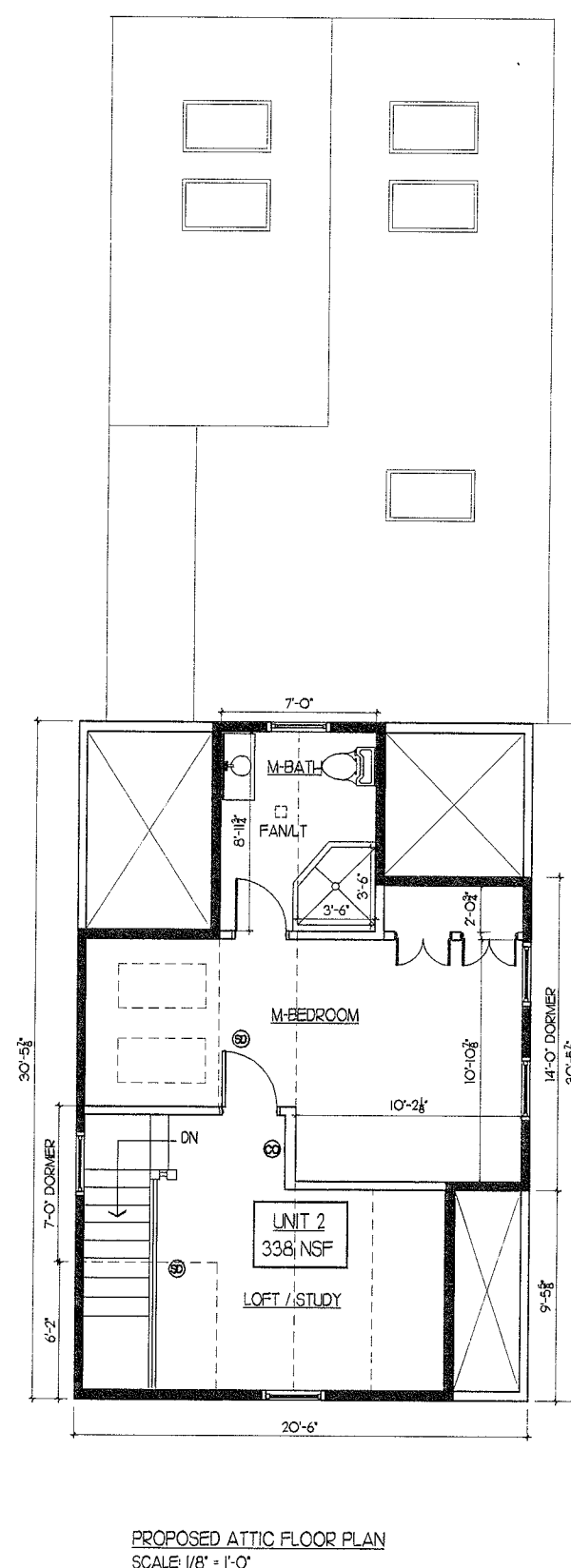
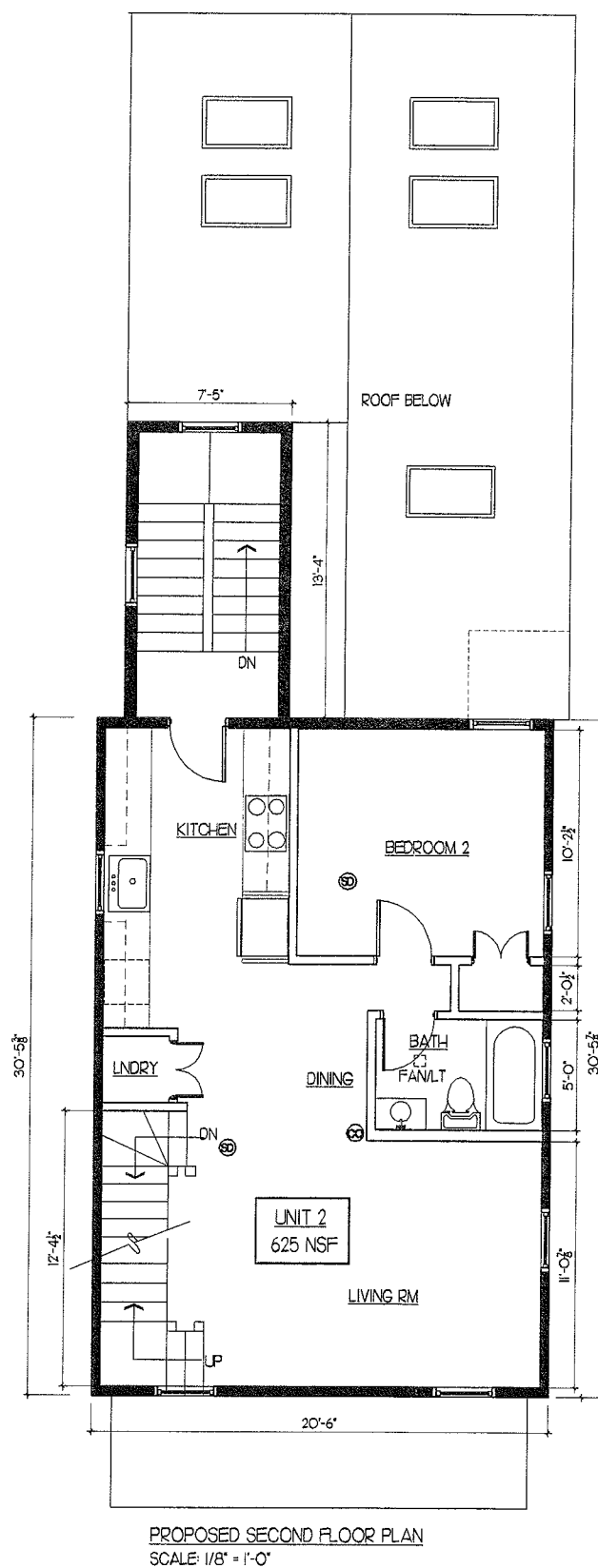
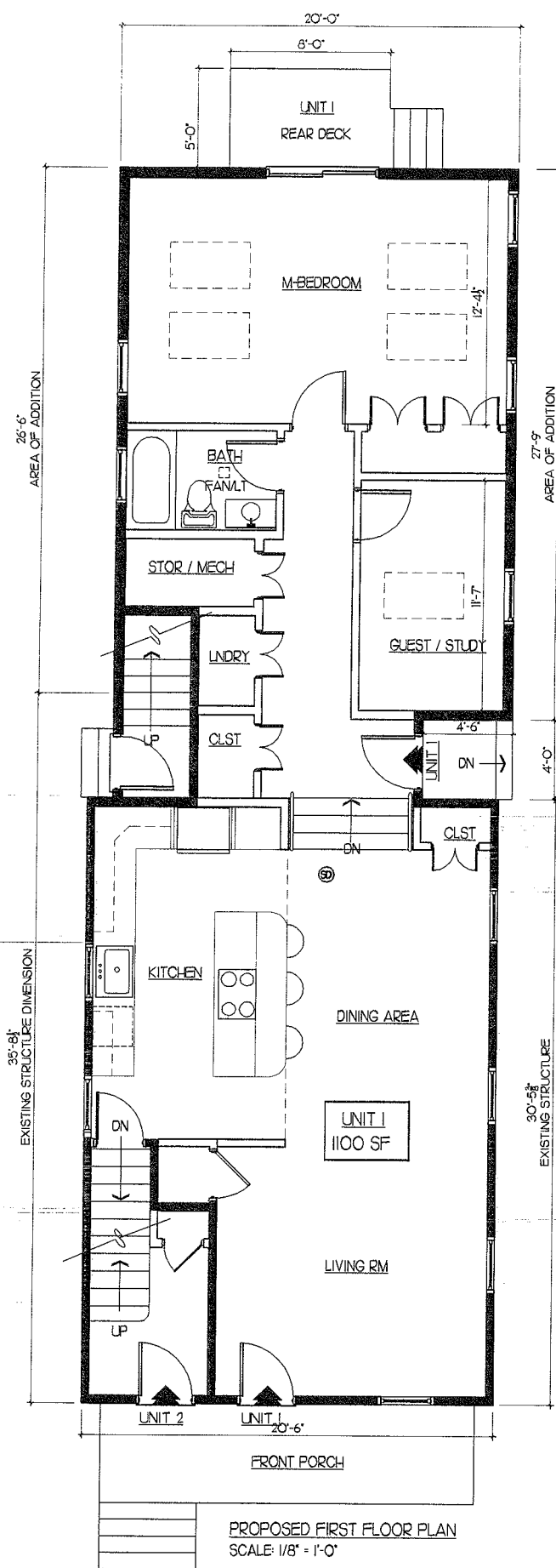
DATE 09/17/2012

PROJECT No.

SCALE 1/8" = 1'-0"

DRAWING No.

A.02



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ADDITION & RENOVATIONS
29 ELWOOD ST, SOMERVILLE, MA

ELEVATIONS I

-GENERAL NOTES-
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REVISIONS					
9/28/12	REMOVED EXTERIOR STAIR				
10/9/12	REDUCED STAIR DORMER				

DRAWN BY SFG

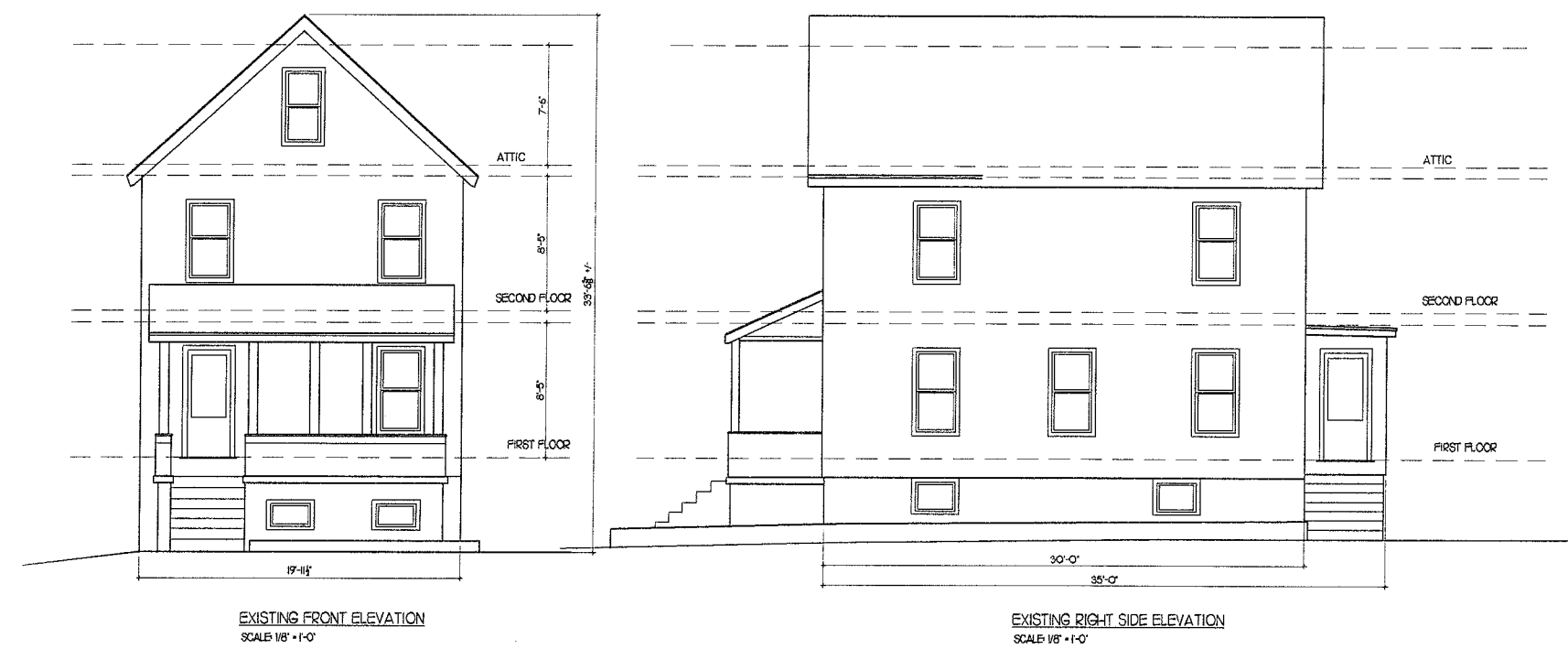
DATE 09/17/2012

PROJECT No.

SCALE 1/8" = 1'-0"

DRAWING No.

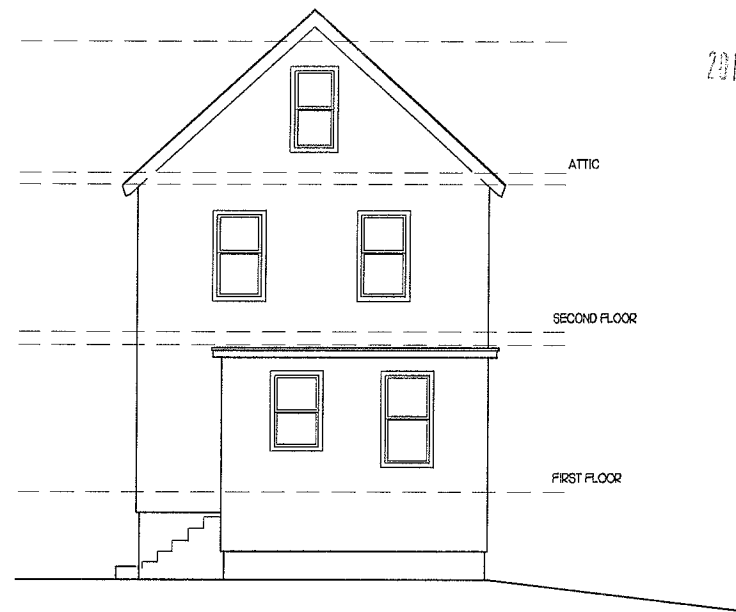
A.03



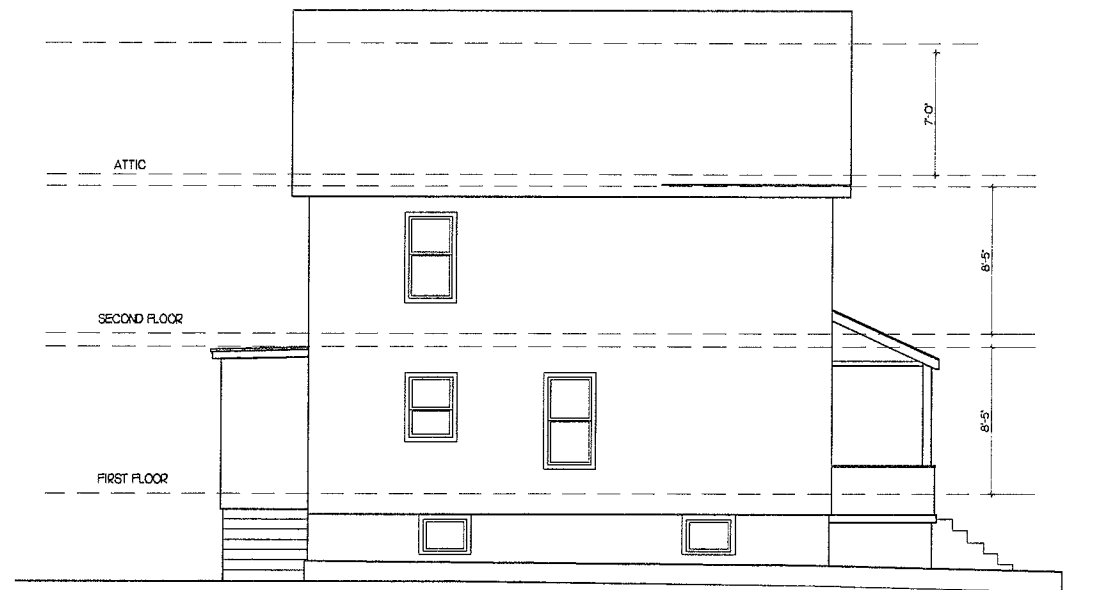
01/09/2012 REVISED SUBMITTAL 789A

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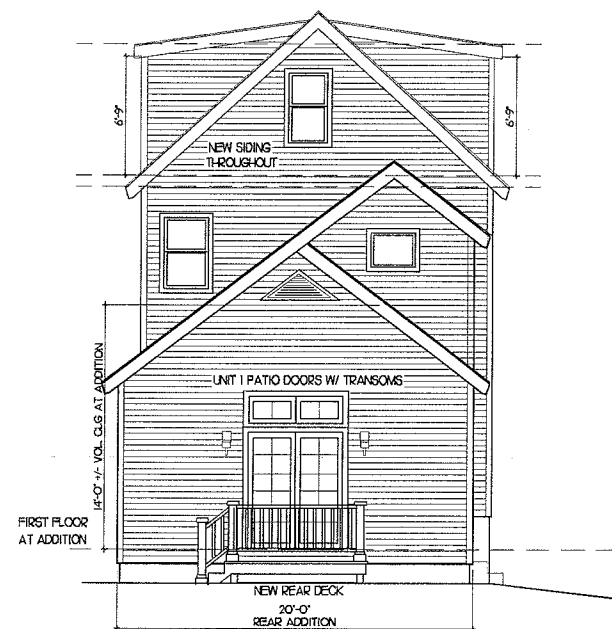
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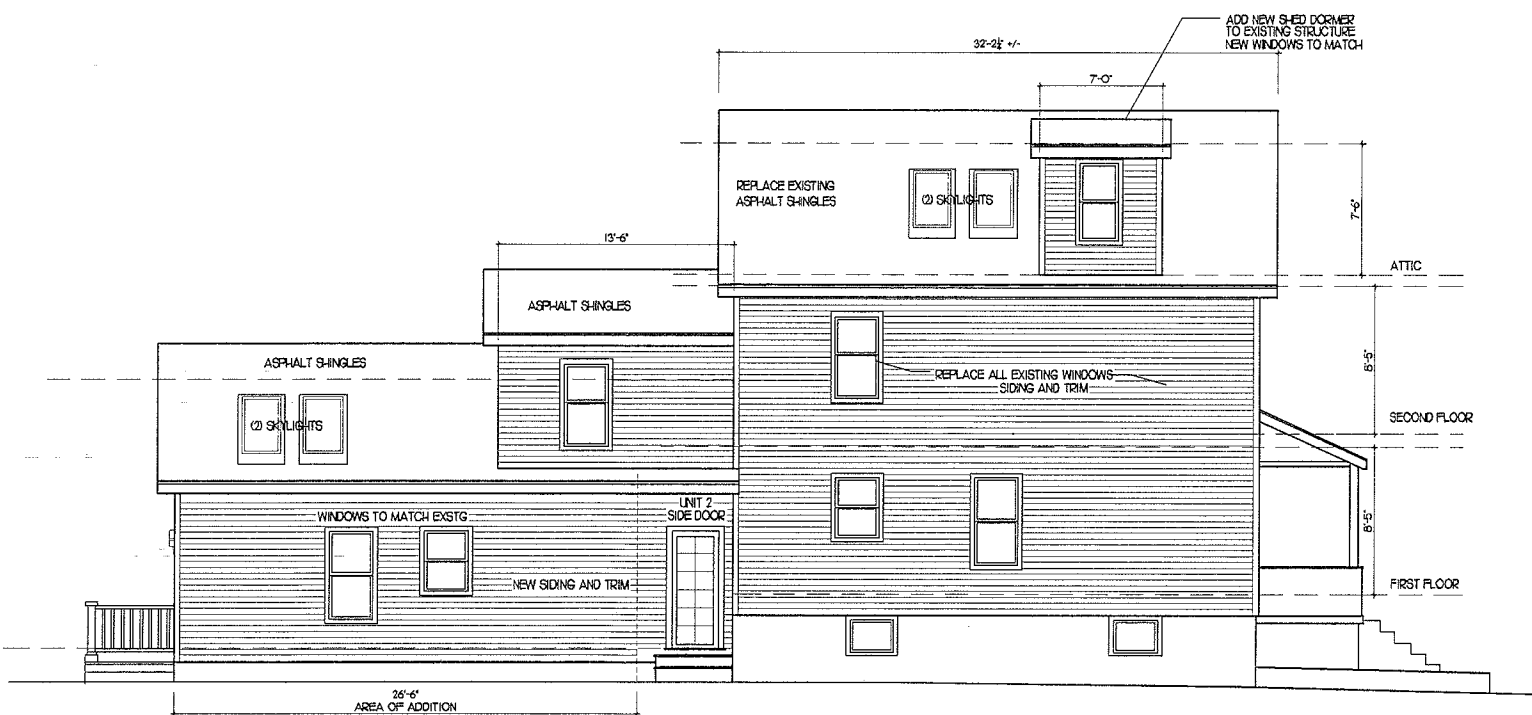
EXISTING REAR ELEVATION
SCALE 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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ADDITION & RENOVATIONS
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ELEVATIONS II

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PROJECT No.

SCALE 1/8" = 1'-0"

DRAWING No.

A.04