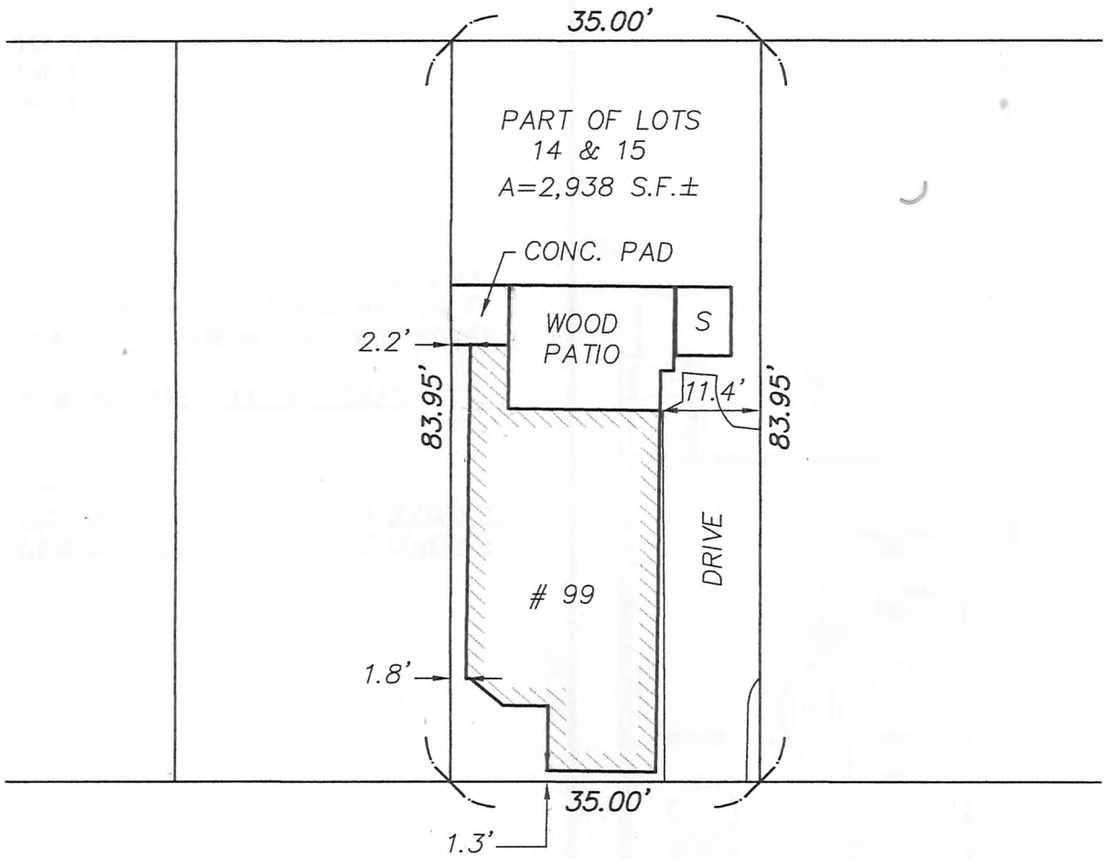
EXISTING LOT COVERAGE=28%

EXISTING OPEN SPACE=44%



WALLACE STREET

OWNER OF RECORD

ELIZABETH JOHNSTON

BOOK 58077 PAGE 300 M.S.R.D.

ZONING DISTRICT

TAX MAP 16 BLOCK C PARCEL 22
RA RESIDENCE A

PLAN REFERENCES

PLAN BOOK 21 PLAN 44

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

COMMONWEALTH OF MASSACHUSETTS
EDWARD J. FARRELL
NO. 34613
REGISTERED PROFESSIONAL LAND SURVEYOR

EDWARD J. FARRELL P.L.S. 2-4-14 DATE

PLOT PLAN
99 WALLACE STREET
SOMERVILLE, MASS.

SCALE: 1" = 20' JANUARY 14, 2014

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

FAR CALCULATION 2,938.25 X .75 = 2,204 SQ. FT.

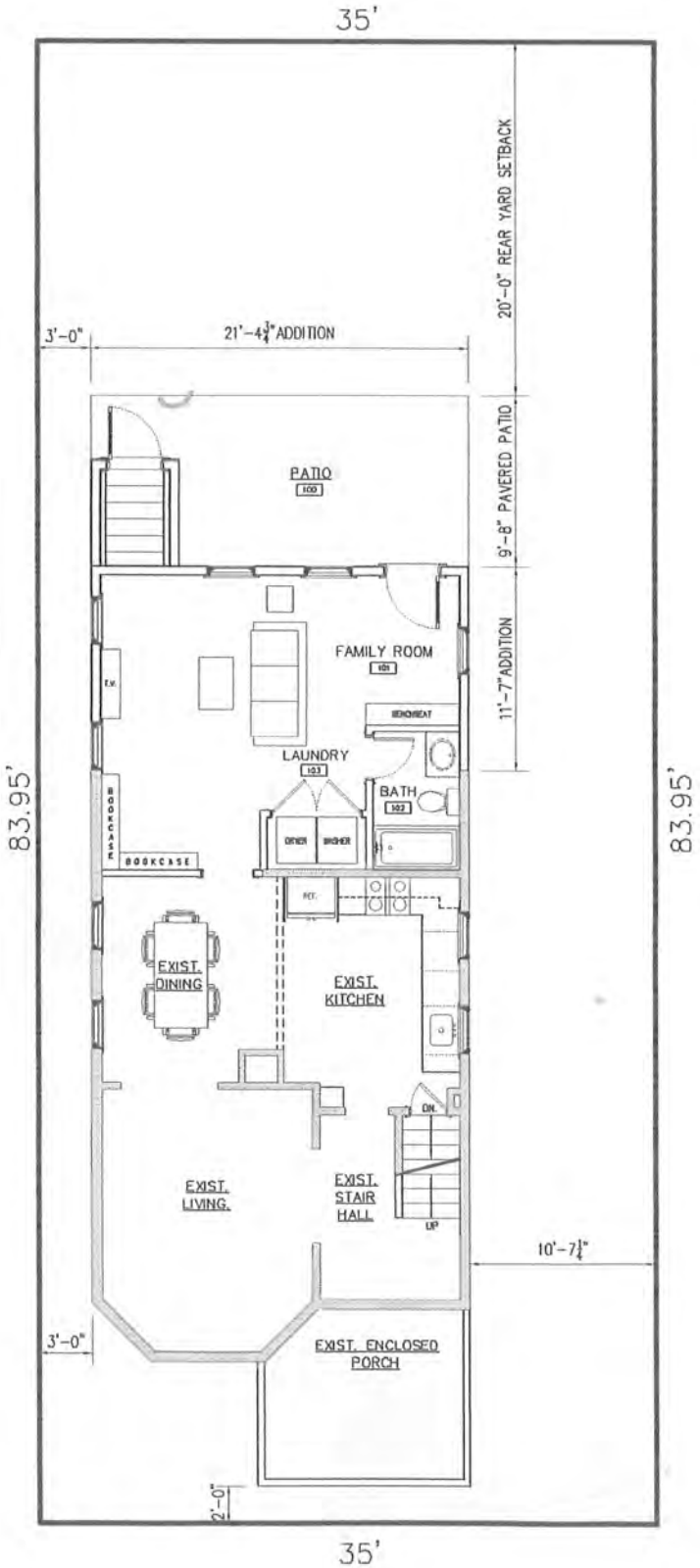
1ST FLOOR: 1,045 GROSS SQ. FT.
2ND FLOOR: 930 GROSS SQ. FT.
3RD FLOOR: 430 GROSS SQ. FT.

TOTAL GROSS 2,405 SQ.FT.

1ST FLOOR: 791 NET HABITABLE SQ. FT.
2ND FLOOR: 700 NET HABITABLE SQ. FT.
3RD FLOOR: 336 NET HABITABLE SQ. FT.

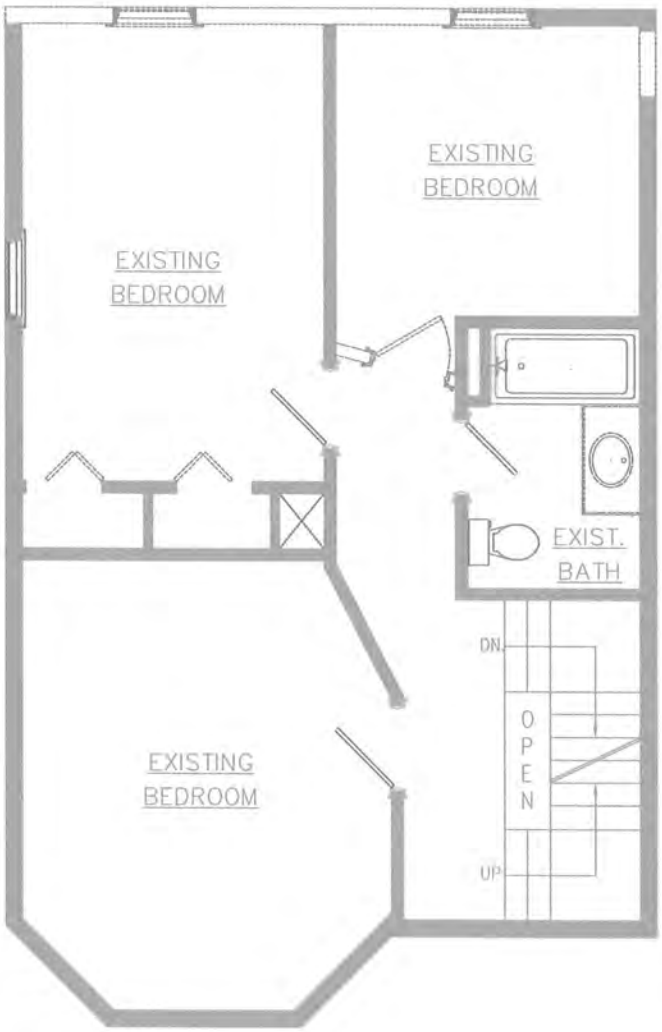
TOTAL NET HABITABLE 1,827 SQ.FT.

1,251 GROSS SQ. FT. 1ST FLOOR DIVIDED BY 2,938.25 LOT SIZE = 42.6% LOT COVERAGE

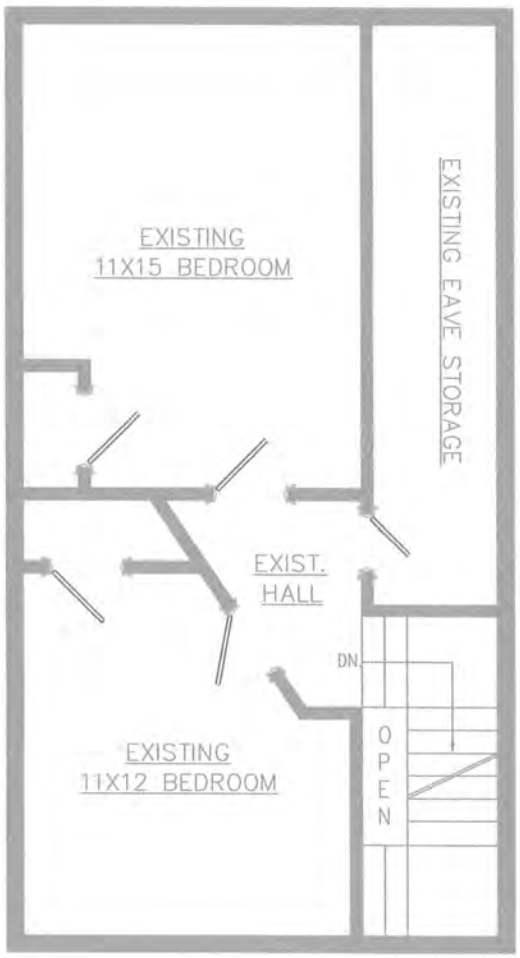


S2	12-16-13	Johnston Meisels	TUCCI DESIGN BUILD	PLOT PLAN

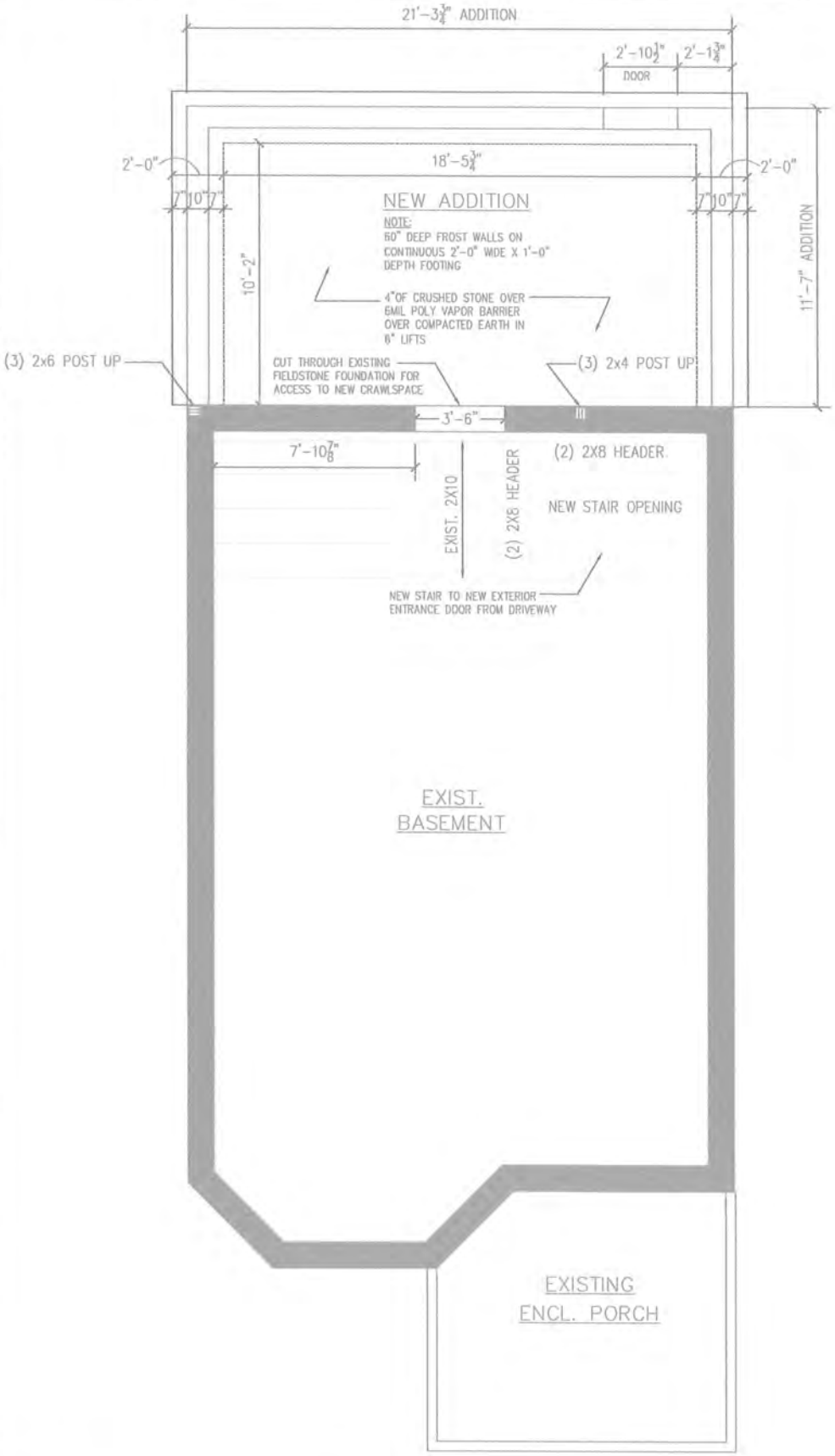
X101	12-16-13	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	EXIST. 1ST FLOOR 1/4" = 1'-0"



X102	12-16-13	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	EXIST 2ND Floor 1/4" = 1'-0"

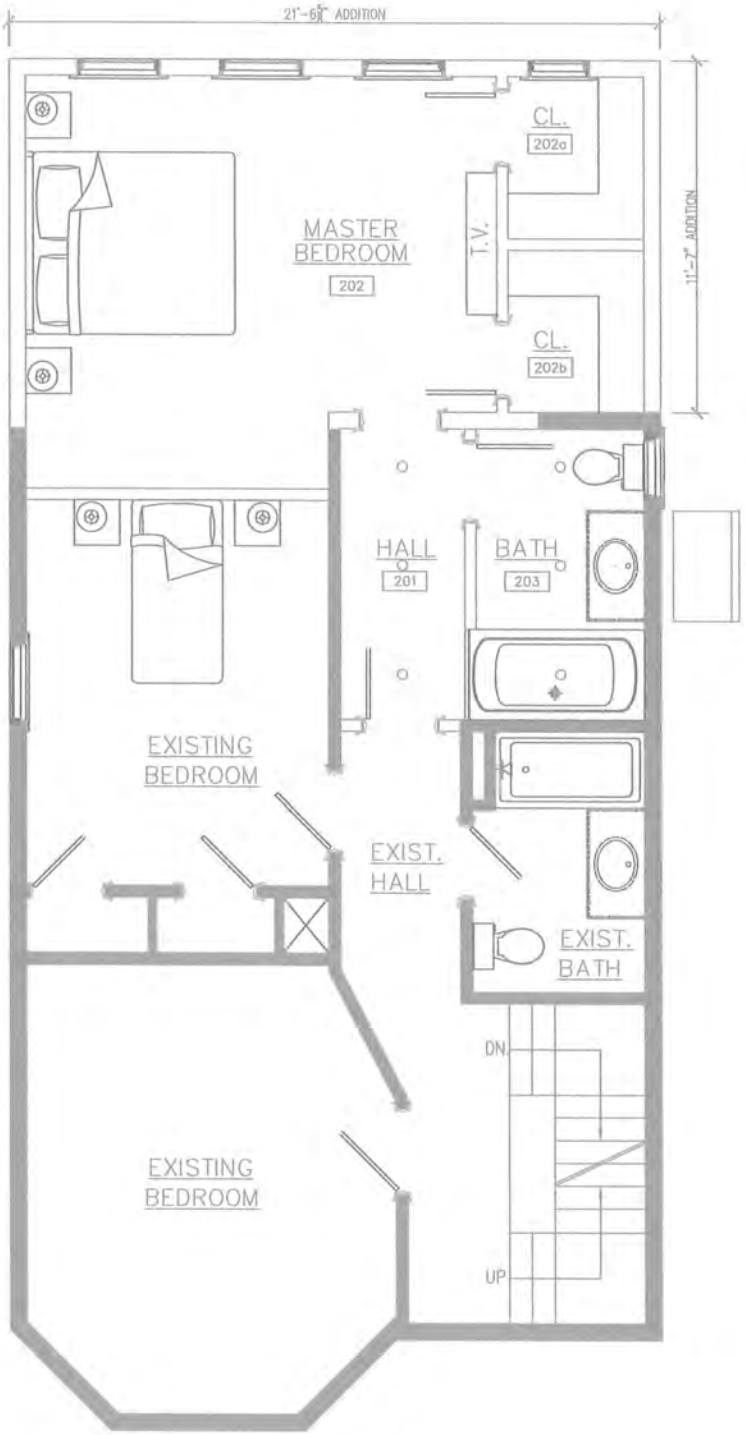


X103	12-16-13	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	EXIST. 3RD Floor 1/4" = 1'-0"



S100	12-16-13	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	Foundation Plan 1/4" = 1'-0"

A101	12-16-13 01-07-14 02-01-14	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	New 1ST Floor 1/4" = 1'-0"



A102	12-16-13	Johnston Meisels Residence 99 Wallace St. Somerville, MA	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	NEW 2ND Floor 1/4" = 1'-0"

1 Existing Rear Elevation
SCALE: 1/4" = 1'-0"

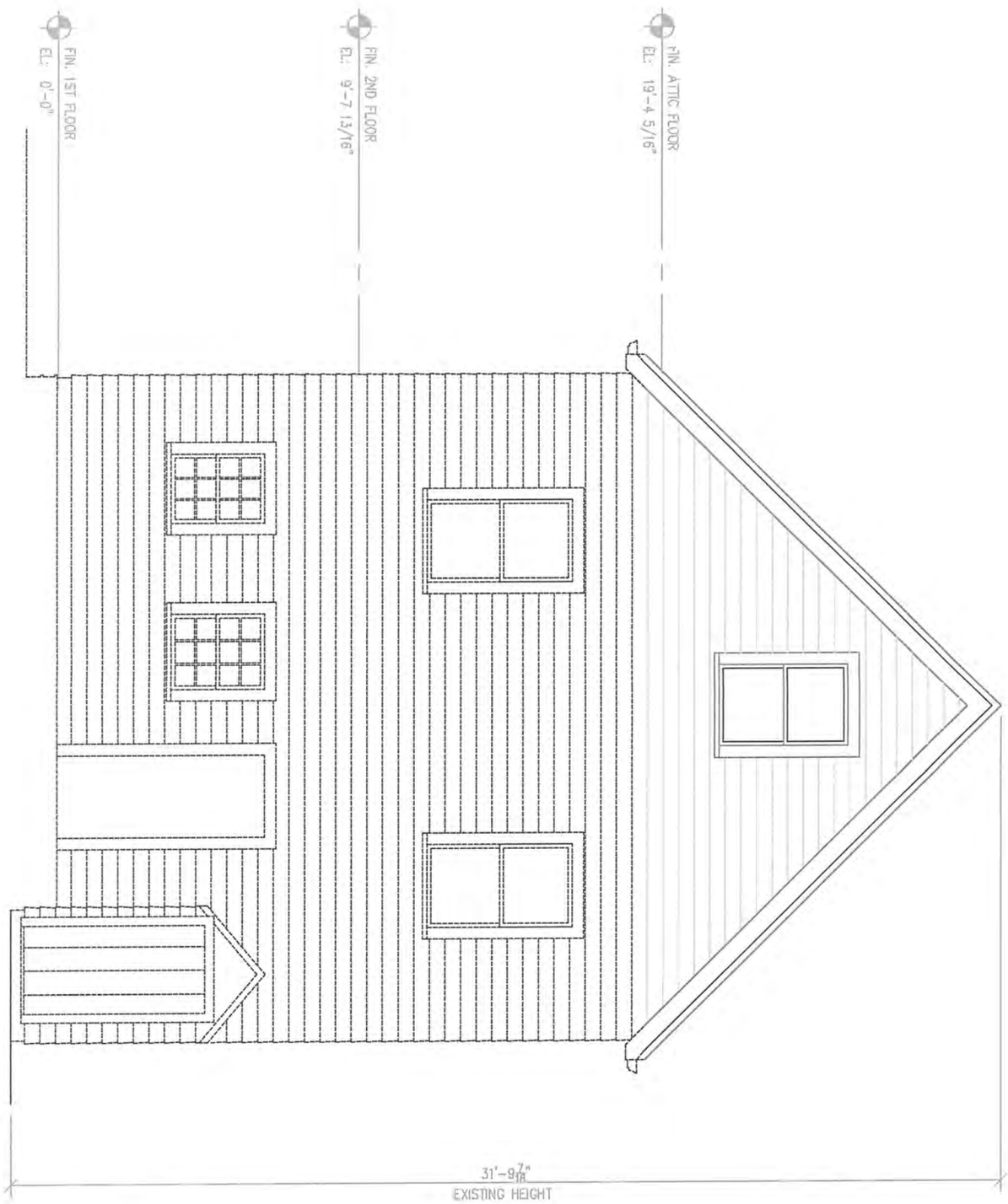
A301	07-15-14	Johnston Meisels Residence 99 Wallace St. Somerville, MA 01803	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	Exist. Elevation 1/4" = 1'-0"

1 Proposed Rear Elevation
SCALE: 1/4" = 1'-0"

A301	07-15-14	Johnston Meisels Residence 99 Wallace St. Somerville, MA 01803	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	New Elevation 1/4" = 1'-0"

1 Existing Rear Elevation

SCALE: 1/4" = 1'-0"



X201

07-25-14

Johnston Meisels Residence

99 Wallace St.
Somerville, MA 01803

TUCCI DESIGN BUILD

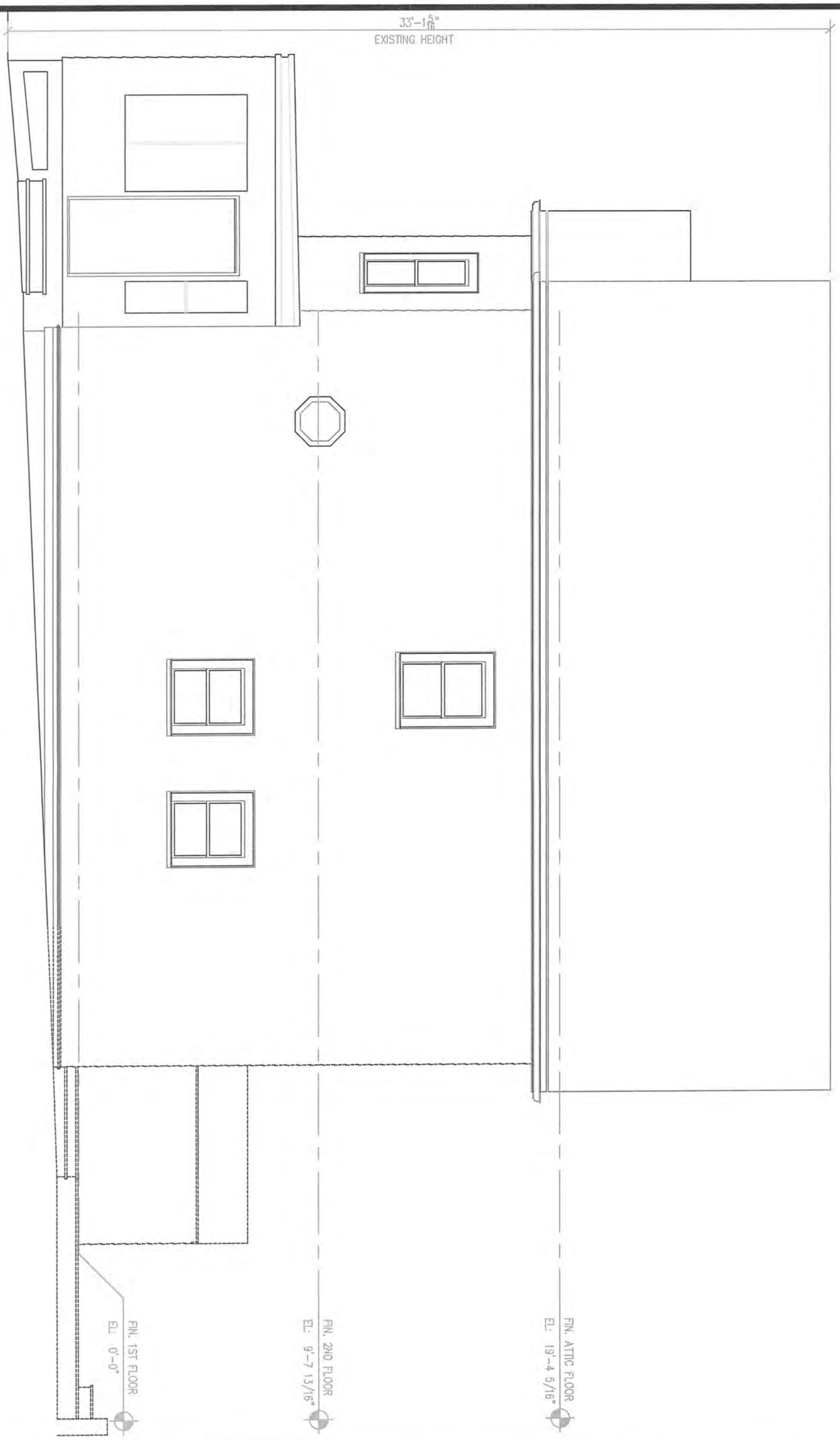
2 Martin Street Burlington, MA 01803
781-750-8172

Exist. Elevations

1/4" = 1'-0"

1 Existing Right Side Elevation

SCALE: 1/4" = 1'-0"



X202

07-25-14

Johnston Meisels Residence

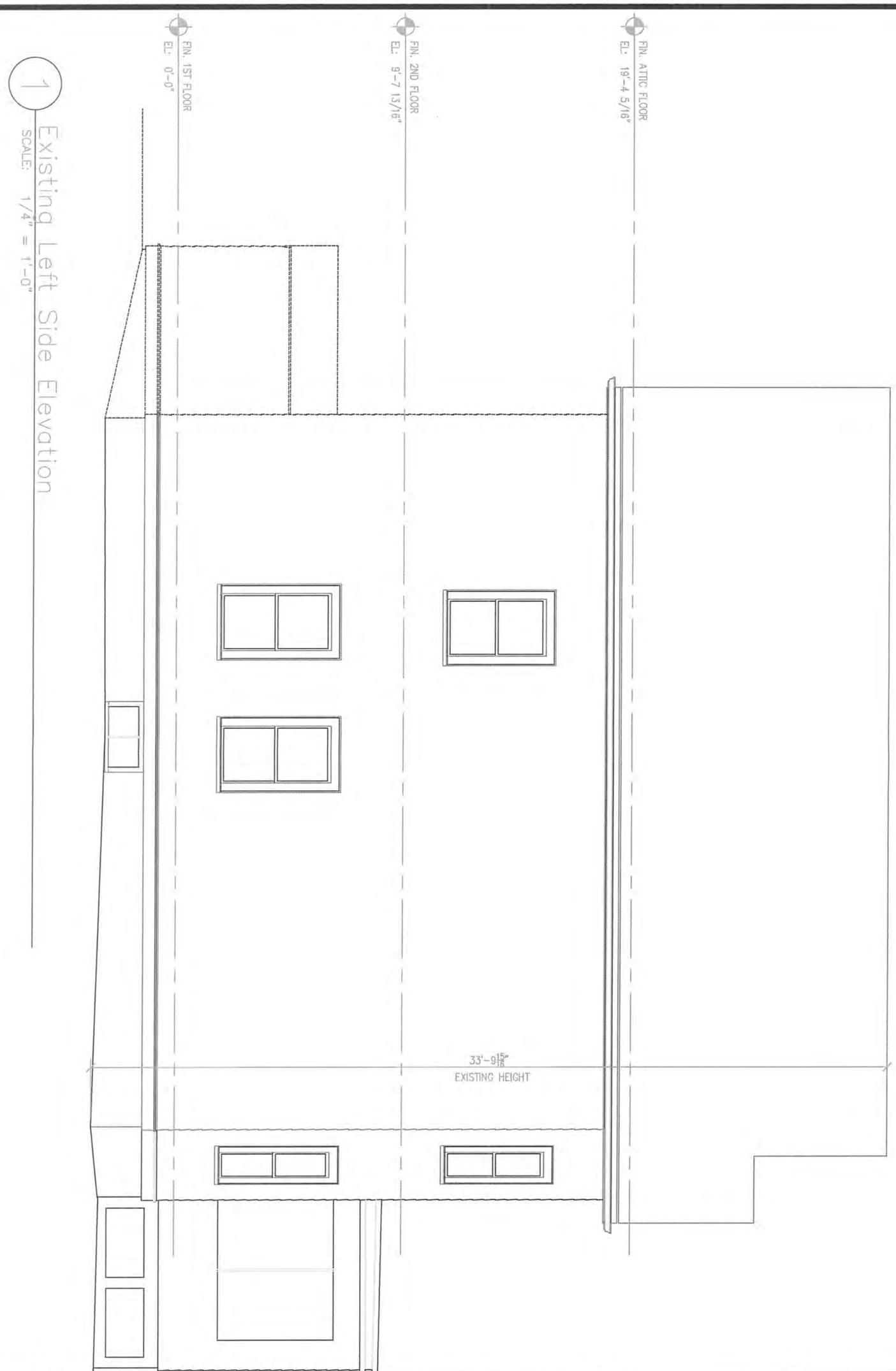
99 Wallace St.
Somerville, MA 01803

TUCCI DESIGN BUILD

2 Martin Street Burlington, MA 01803
781-750-8172

Exist. Elevations

1/4" = 1'-0"



1 Existing Left Side Elevation
SCALE: 1/4" = 1'-0"

X203

07-25-14

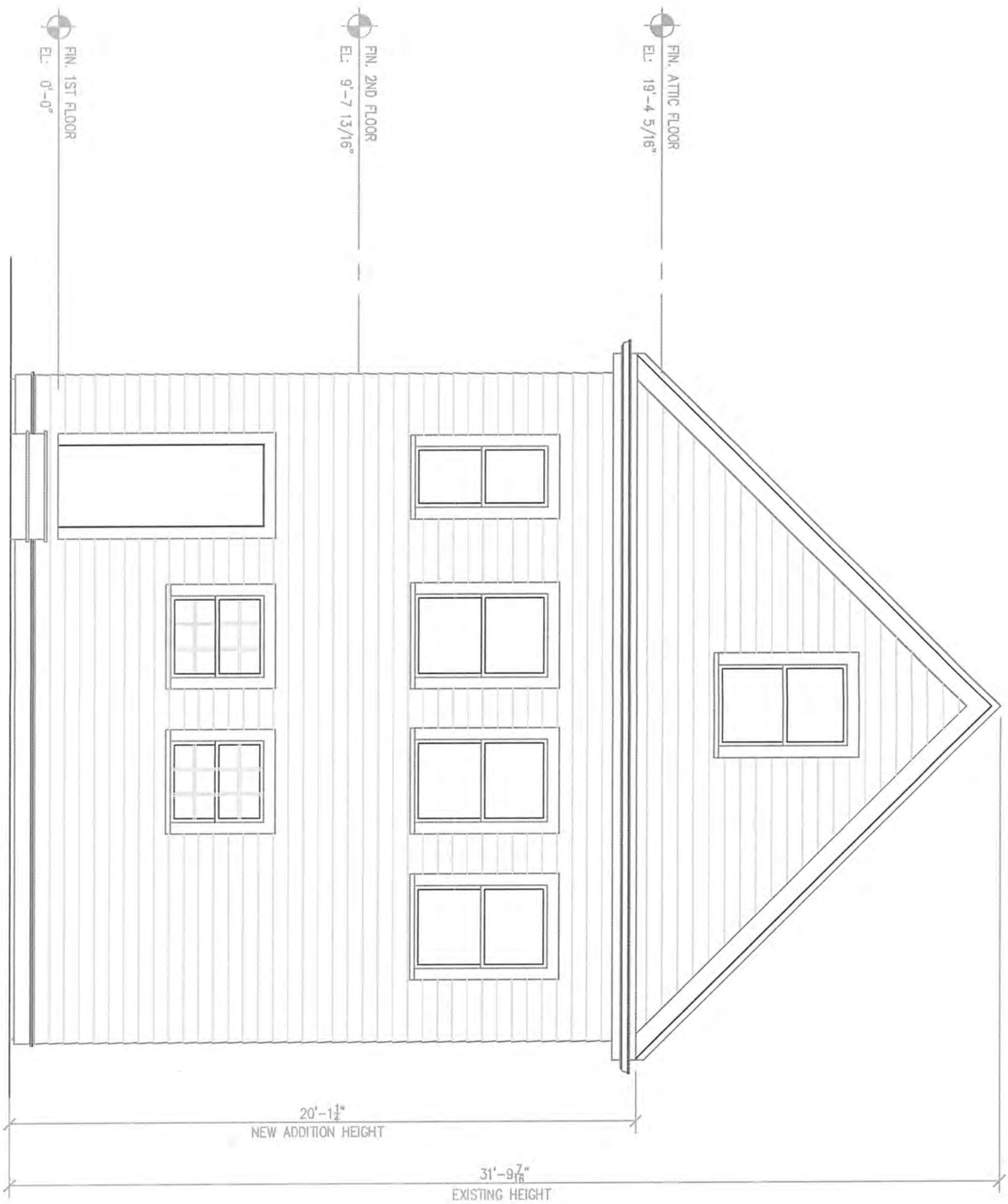
Johnston Meisels Residence
99 Wallace St.
Somerville, MA 01803

TUCCI DESIGN BUILD
2 Martin Street Burlington, MA 01803
781-750-8172

Exist. Elevations
1/4" = 1'-0"

1 Proposed Rear Elevation

SCALE: 1/4" = 1'-0"

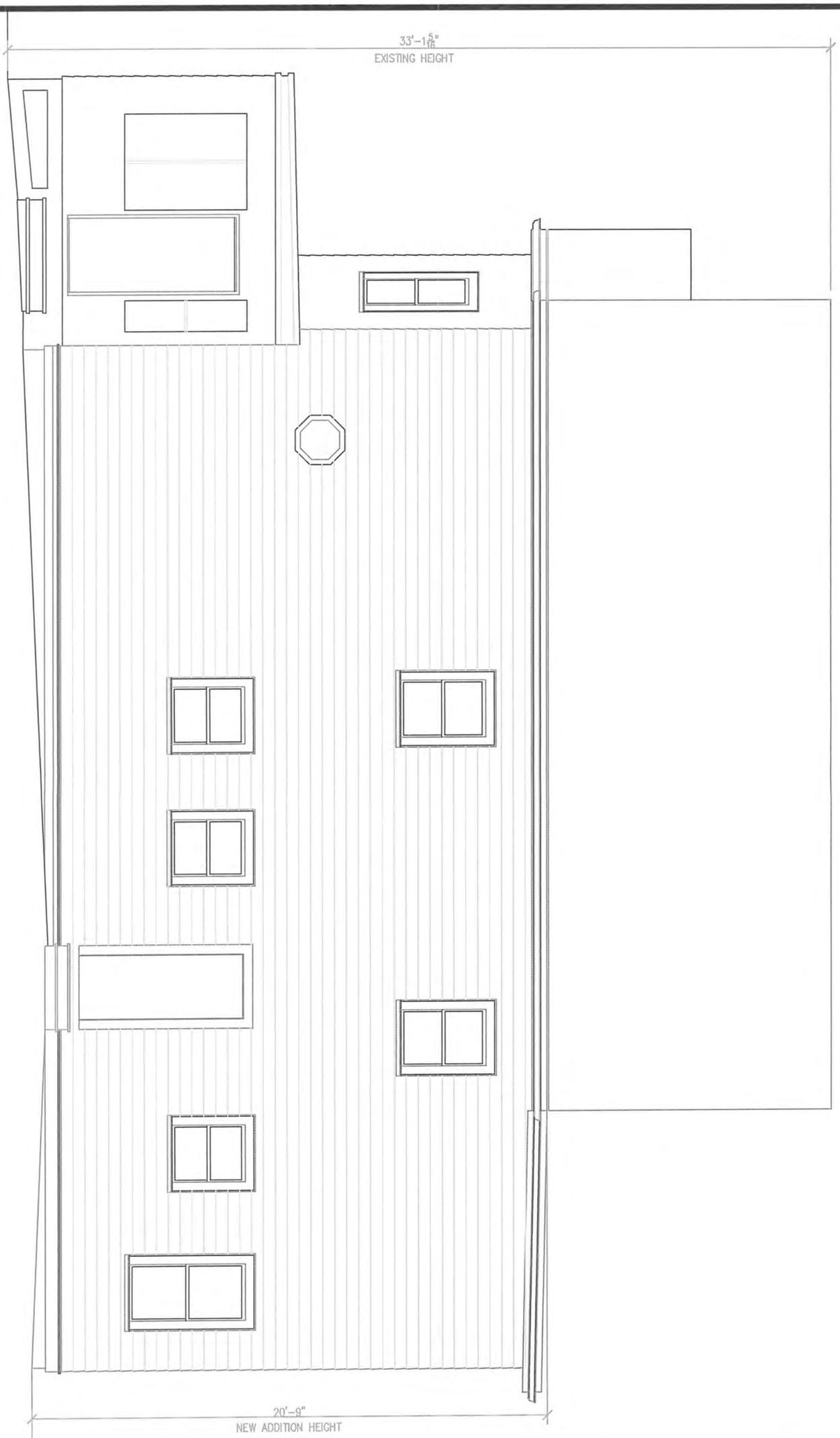


A201	07-25-14	Johnston Meisels Residence 99 Wallace St. Somerville, MA 01803	TUCCI DESIGN BUILD 2 Martin Street Burlington, MA 01803 781-750-8172	New Elevations 1/4" = 1'-0"

1

Proposed Right Side Elevation

SCALE: 1/4" = 1'-0"



A202

07-25-14

Johnston Meisels Residence

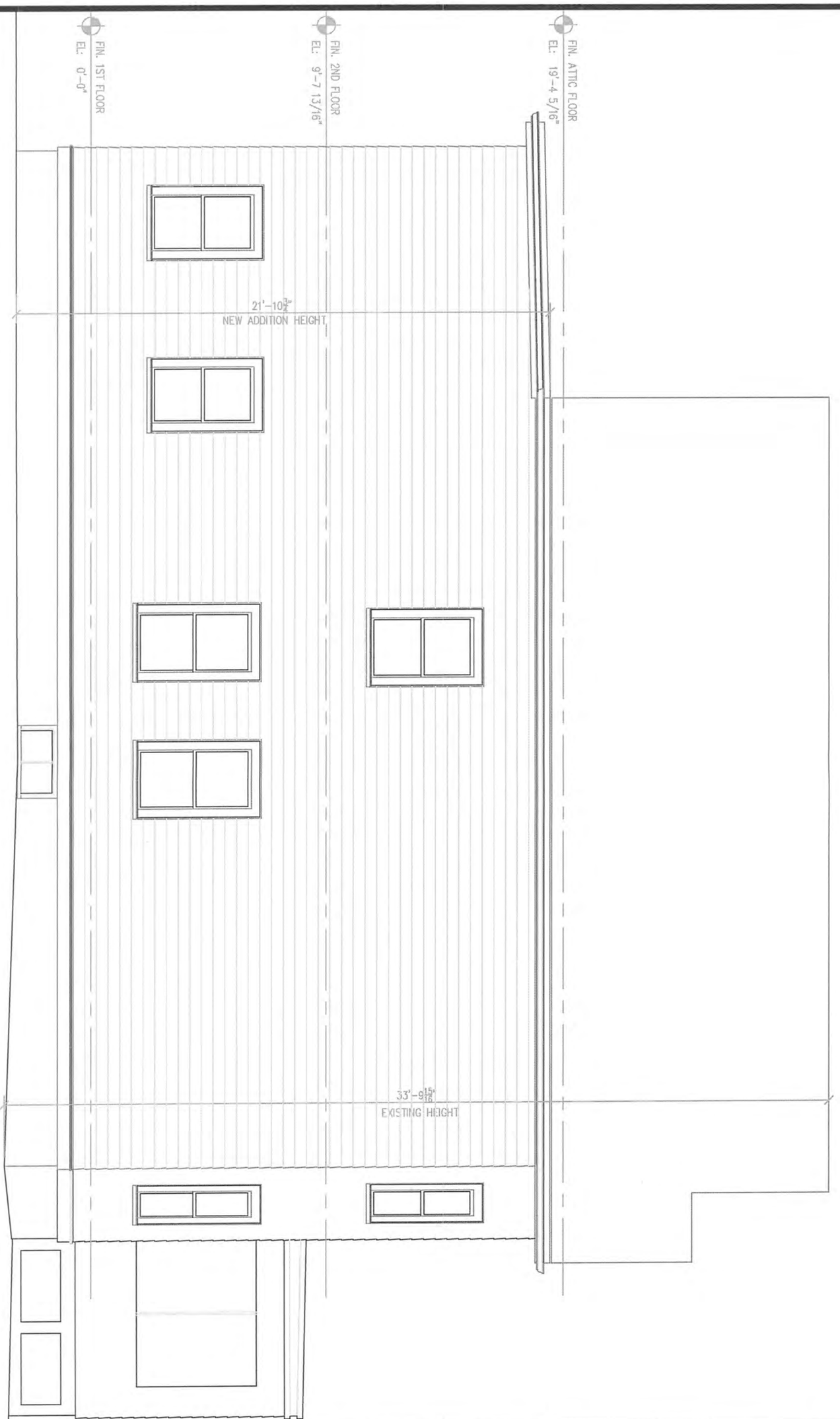
99 Wallace St.
Somerville, MA 01803

TUCCI DESIGN BUILD

2 Martin Street Burlington, MA 01803
781-750-8172

New Elevations

1/4" = 1'-0"



1 Proposed Left Side Elevation

SCALE: 1/4" = 1'-0"

A203

07-25-14

Johnston Meisels Residence

99 Wallace St.
Somerville, MA 01803

TUCCI DESIGN BUILD

2 Martin Street Burlington, MA 01803
781-750-8172

New Elevations

1/4" = 1'-0"