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OWNER OF RECORD

ETHAN D.J. BEAUVAIS

BOOK 62281 PAGE 280 M.S.R.D.

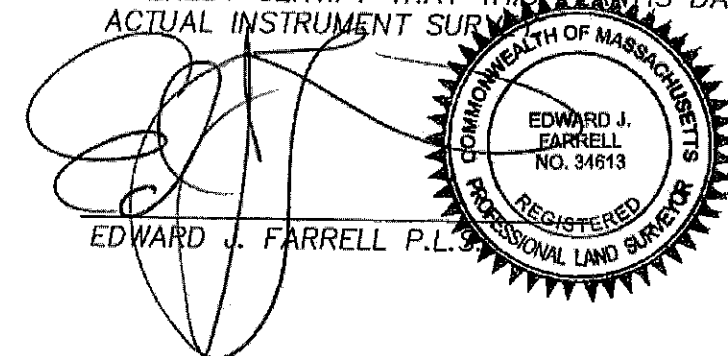
ZONING DISTRICT

TAX MAP 66 BLOCK A PARCEL 4
RB RESIDENCE B

PLAN REFERENCES

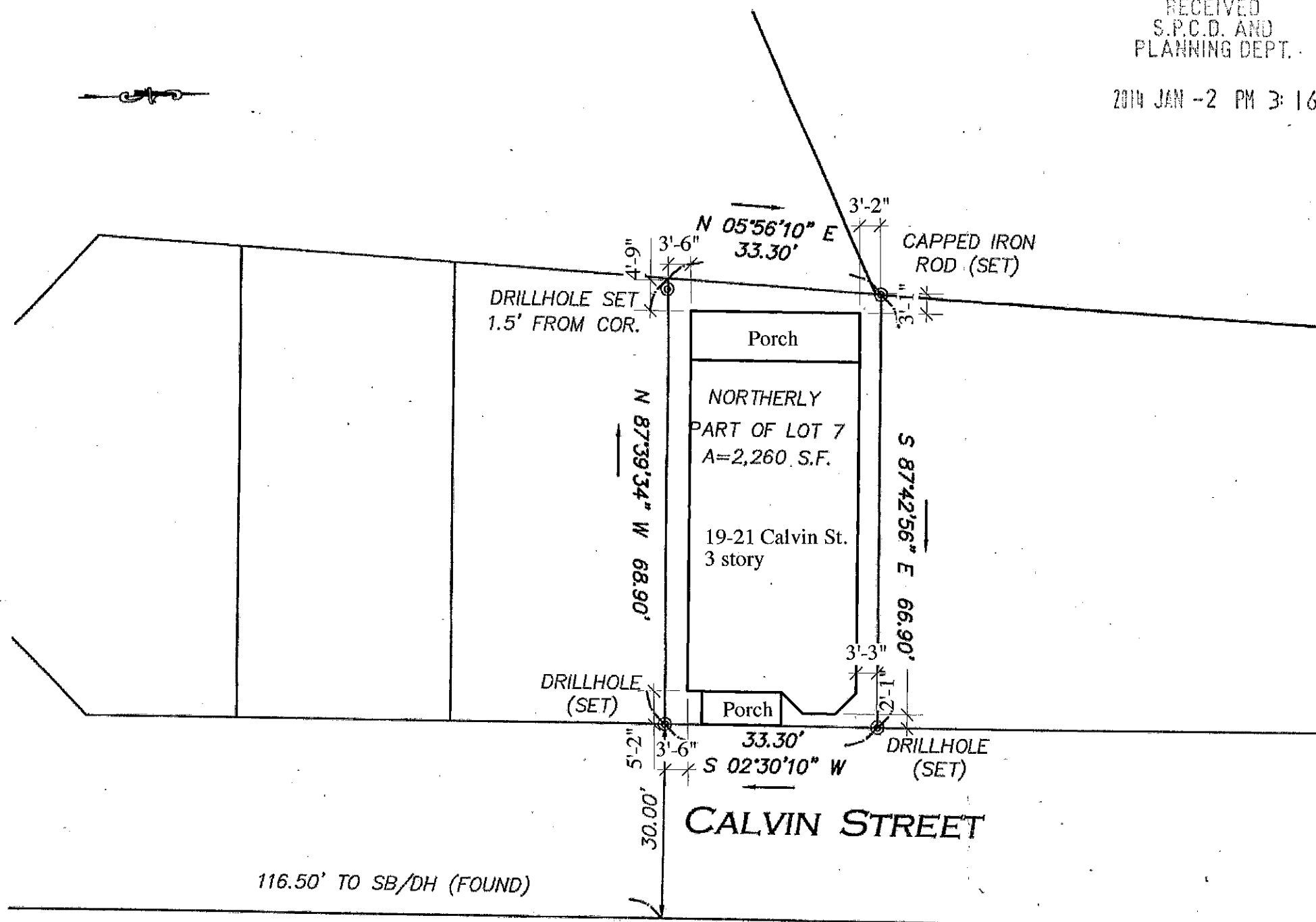
PLAN BOOK 119 PLAN 1
PLAN # 718 OF 2002

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



EDWARD J. FARRELL P.L.S.

12-5-13
DATE



PLOT PLAN
19-21 CALVIN STREET
SOMERVILLE, MASS.

SCALE: 1" = 20' NOVEMBER 14, 2013

Prepared By

EDWARD J. FARRELL

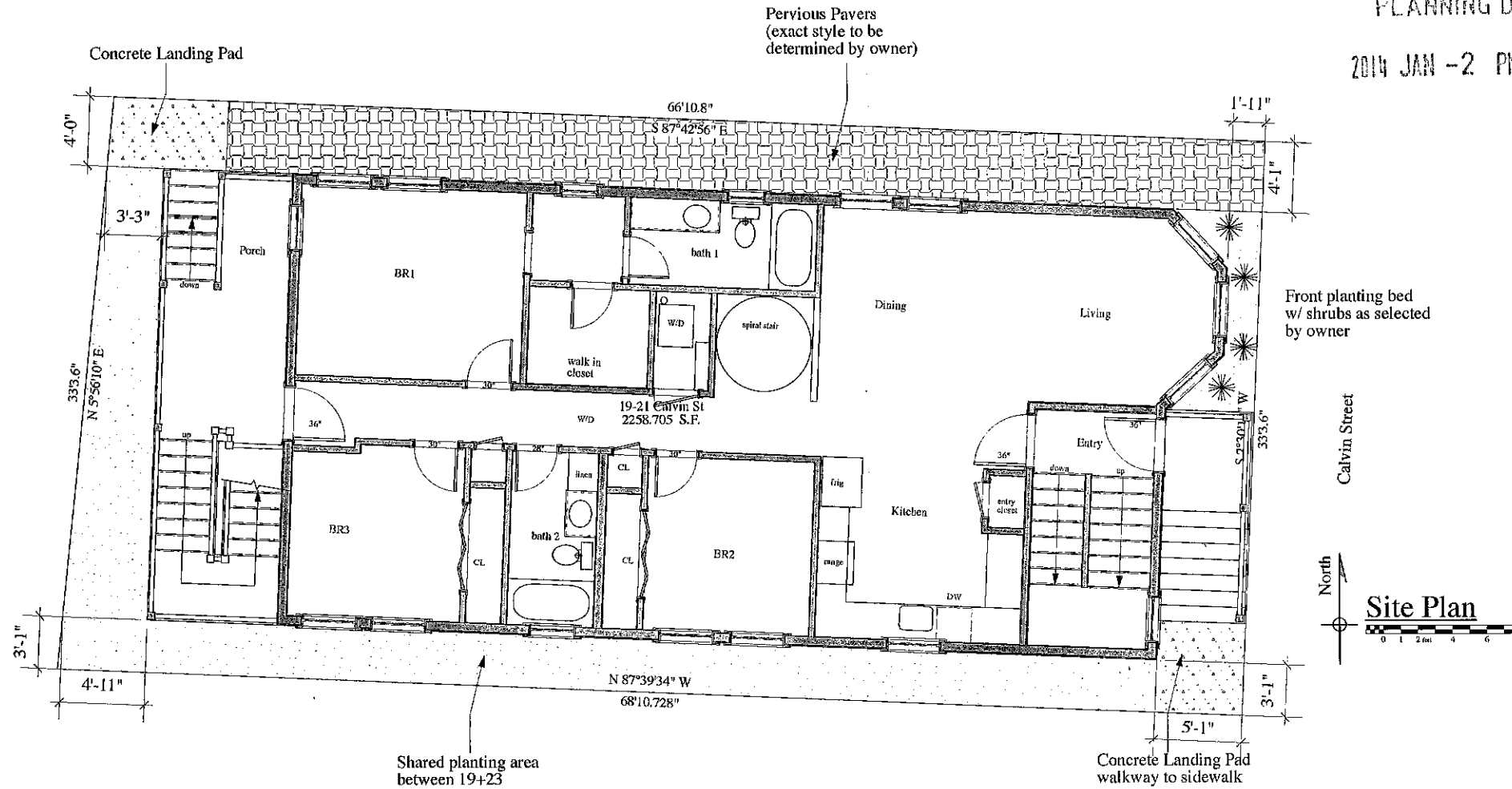
PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

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Zoning District: Residence B (RB)			
	Required. Allowed	Provided	Notes
A. Minimum Lot Area	7,500 S.F.	2,260 S.F.	Existing Non-conforming - No change
B. Minimum Lot Area/Dwelling Unit	1,500 S.F.	1,292 S.F.	Former Value - 1,136 S.F.
C. Maximum Ground Coverage	50%	71.5%	Former Value - 56%
D. Landscaped Area, Min. % of Lot	25%	15%	Former Value Not Known
E. Floor Area Ratio (FAR)	1.0	1.9	Former Value - 1.5
F. Maximum Height: Stories/Feet	3 / 40 FT	3 / 32'-2"	Former Value - 3 ST, unknown height
G. Minimum Front Yard Setback	15 FT.	1.0 FT.	Former Value Not Known
H. Minimum Side Yards	15 FT total	7.3 FT.	Former Value Not Known
I. Minimum Rear Yards	12.5 FT.	3.2 FT.	Former Value Not Known
J. Minimum Frontage	50 FT.	33.30 FT.	Former Value - 33.30 FT. - no change
K. Pervious Area, Min., % of Lot	35%	37.5%	Former Value Not Known

Henry Finch, Architect
153 Windsor Road, Waban MA 02468
617-964-4488; henryfincharchitect@gmail.com

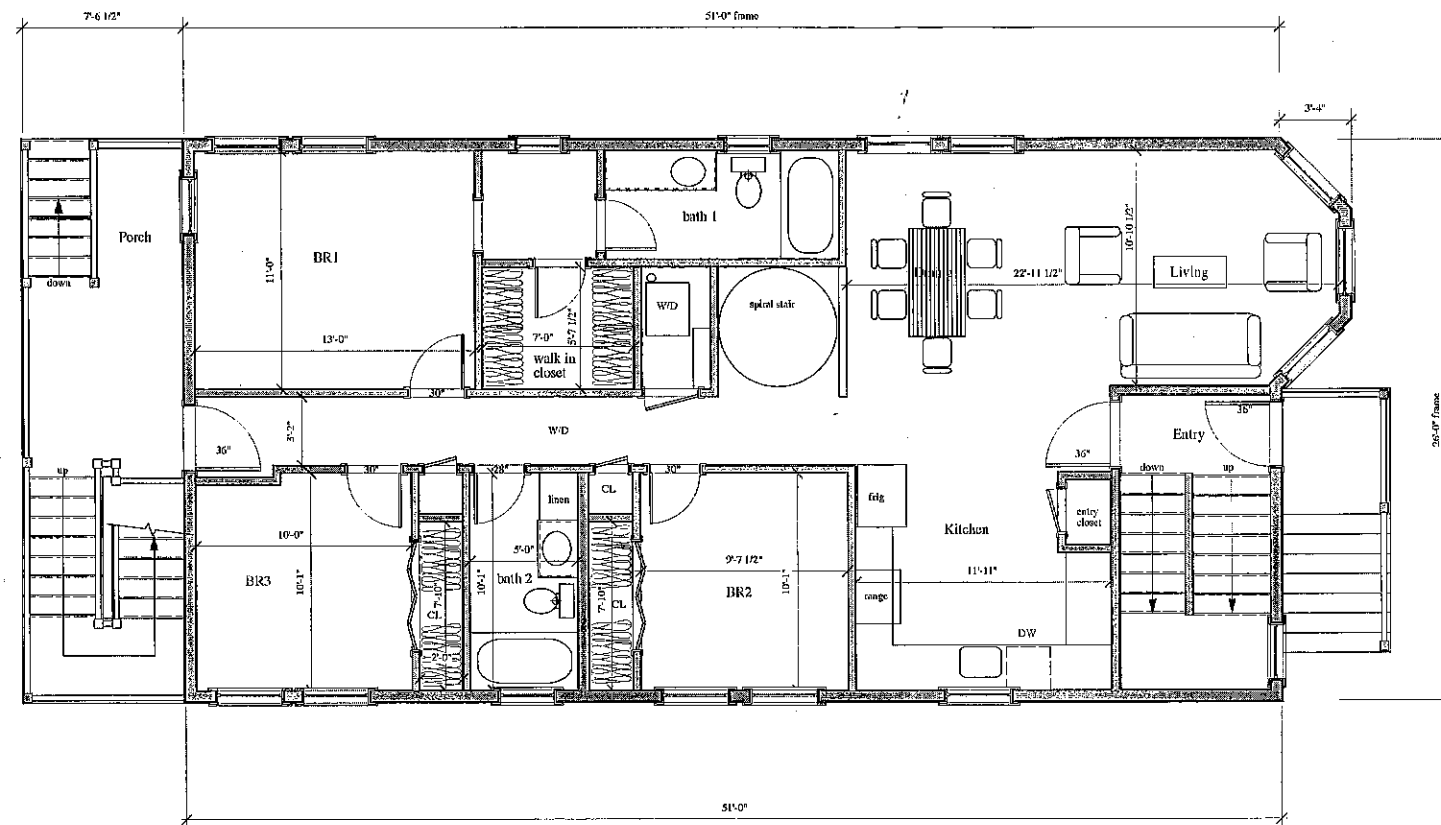
GFY - 3 Family
19-21 Calvin Street
Somerville, MA #13024

Site Plan

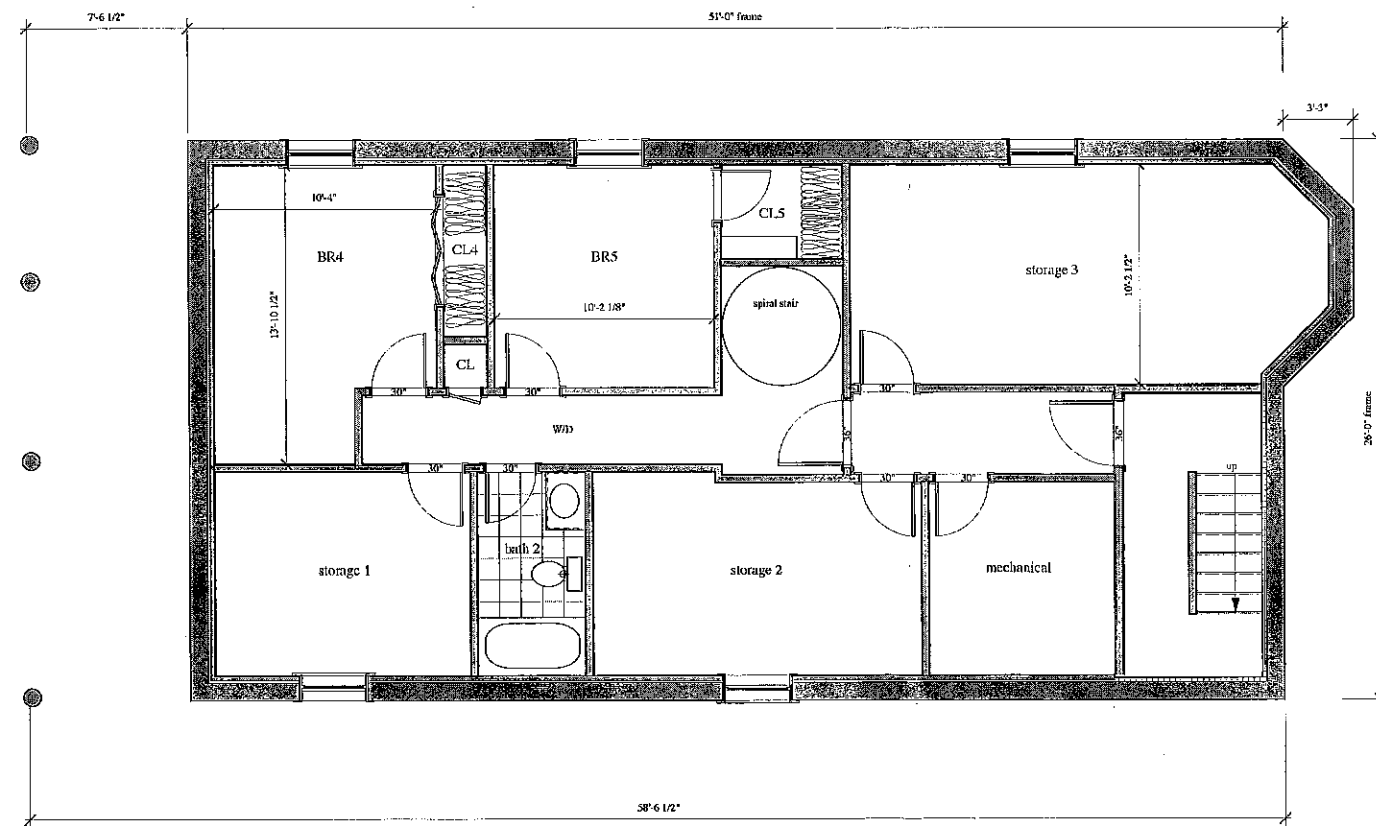
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First Floor Plan



Basement Plan

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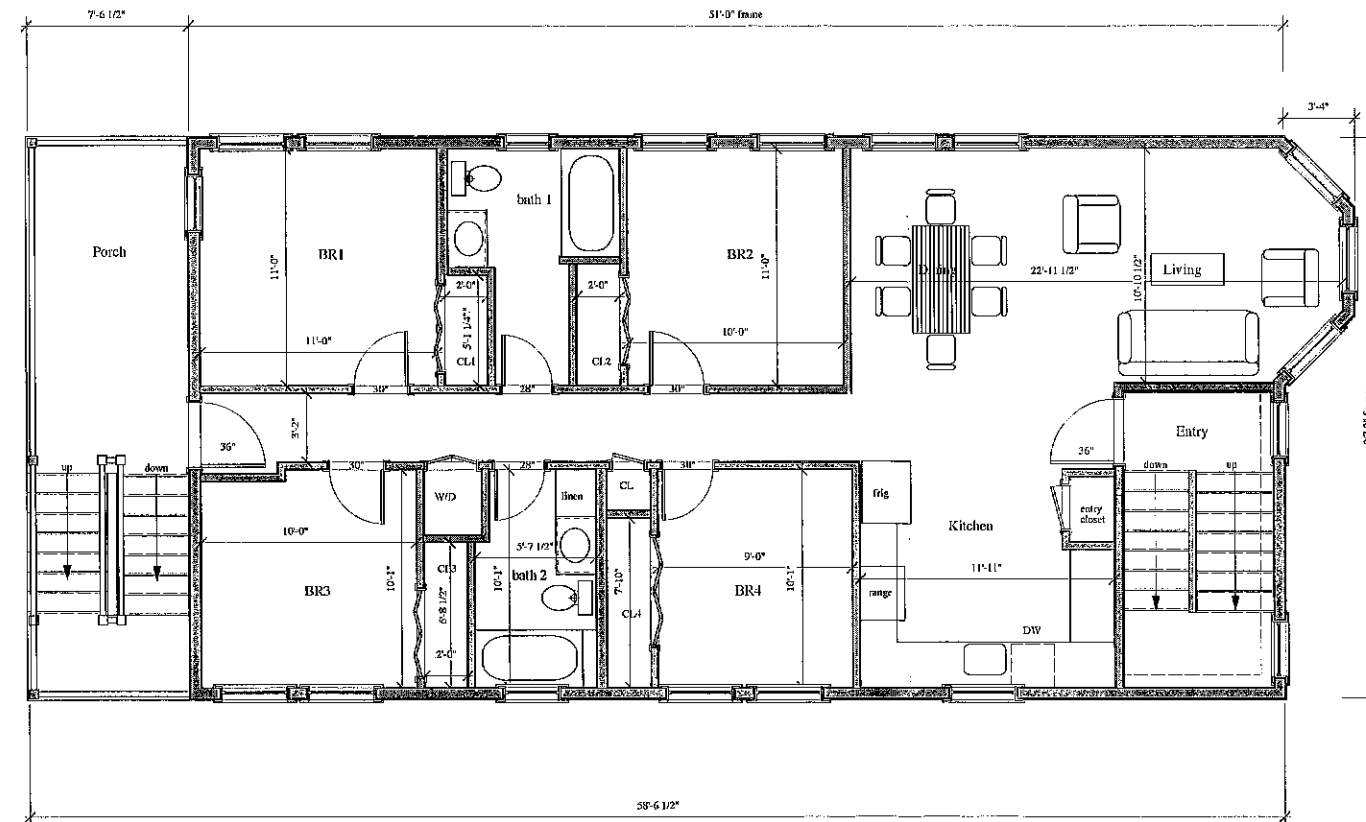
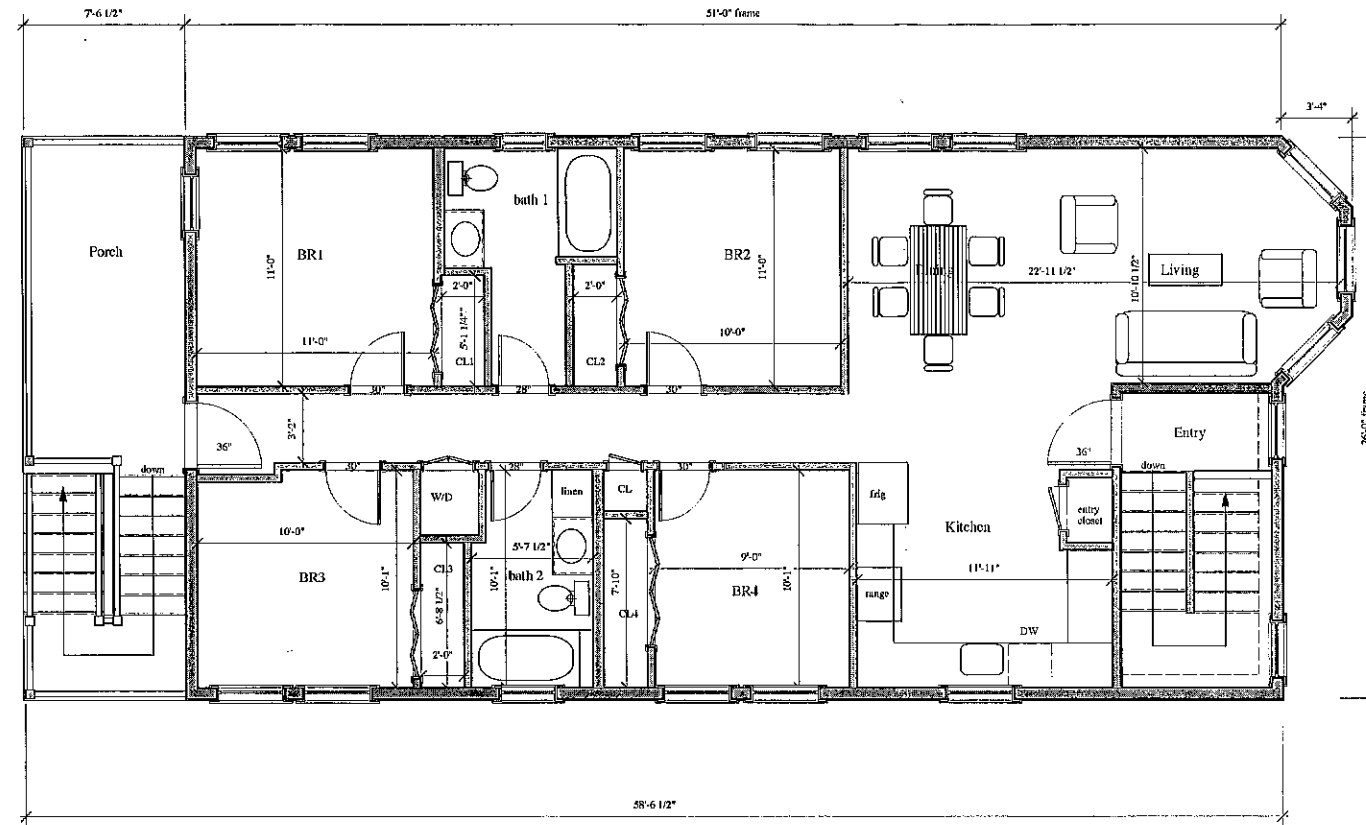
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Floor Plans

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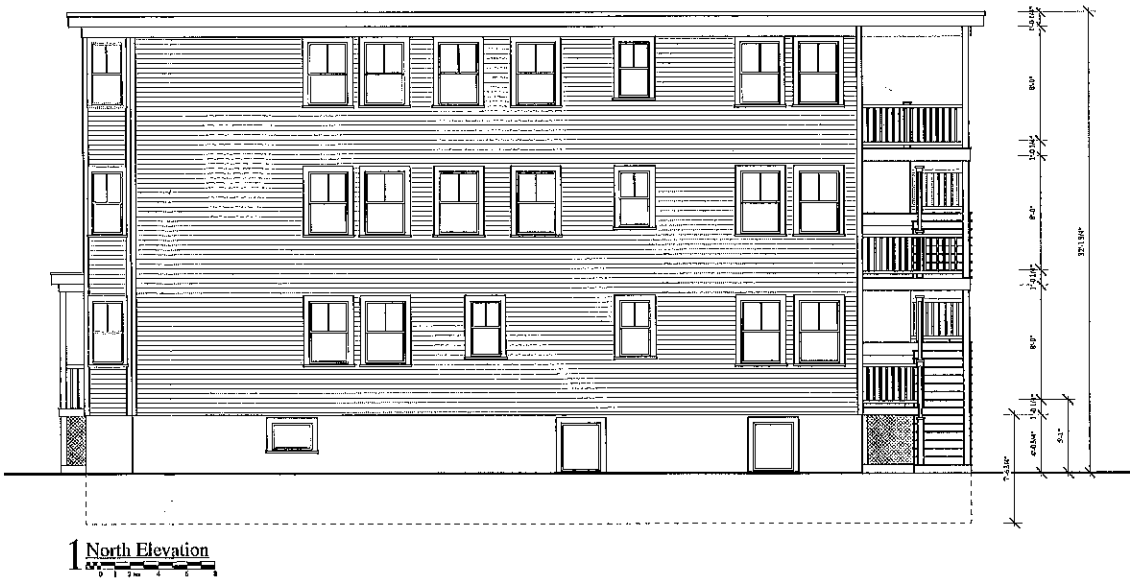
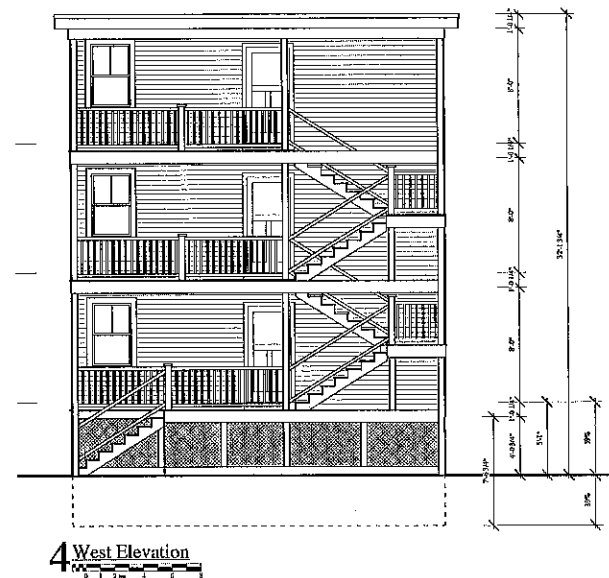
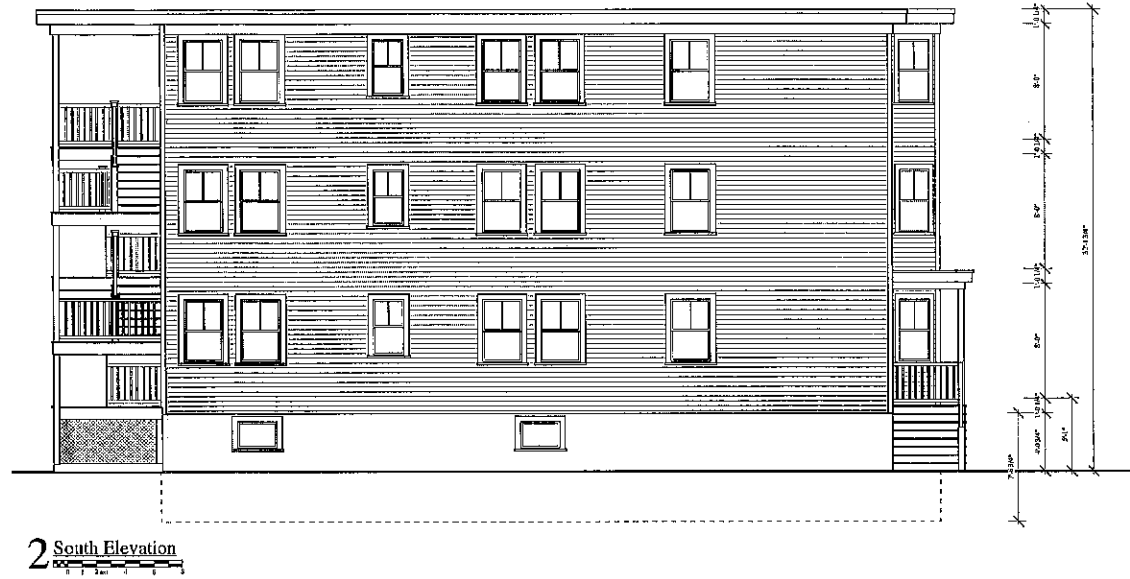
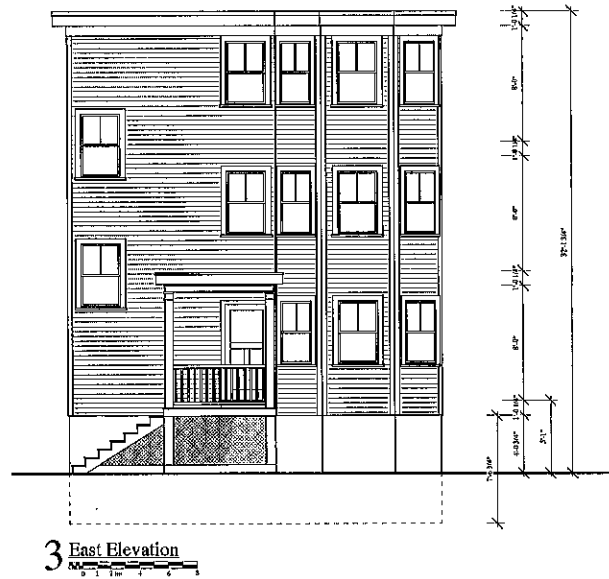
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Floor Plans

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Elevations

A2.1