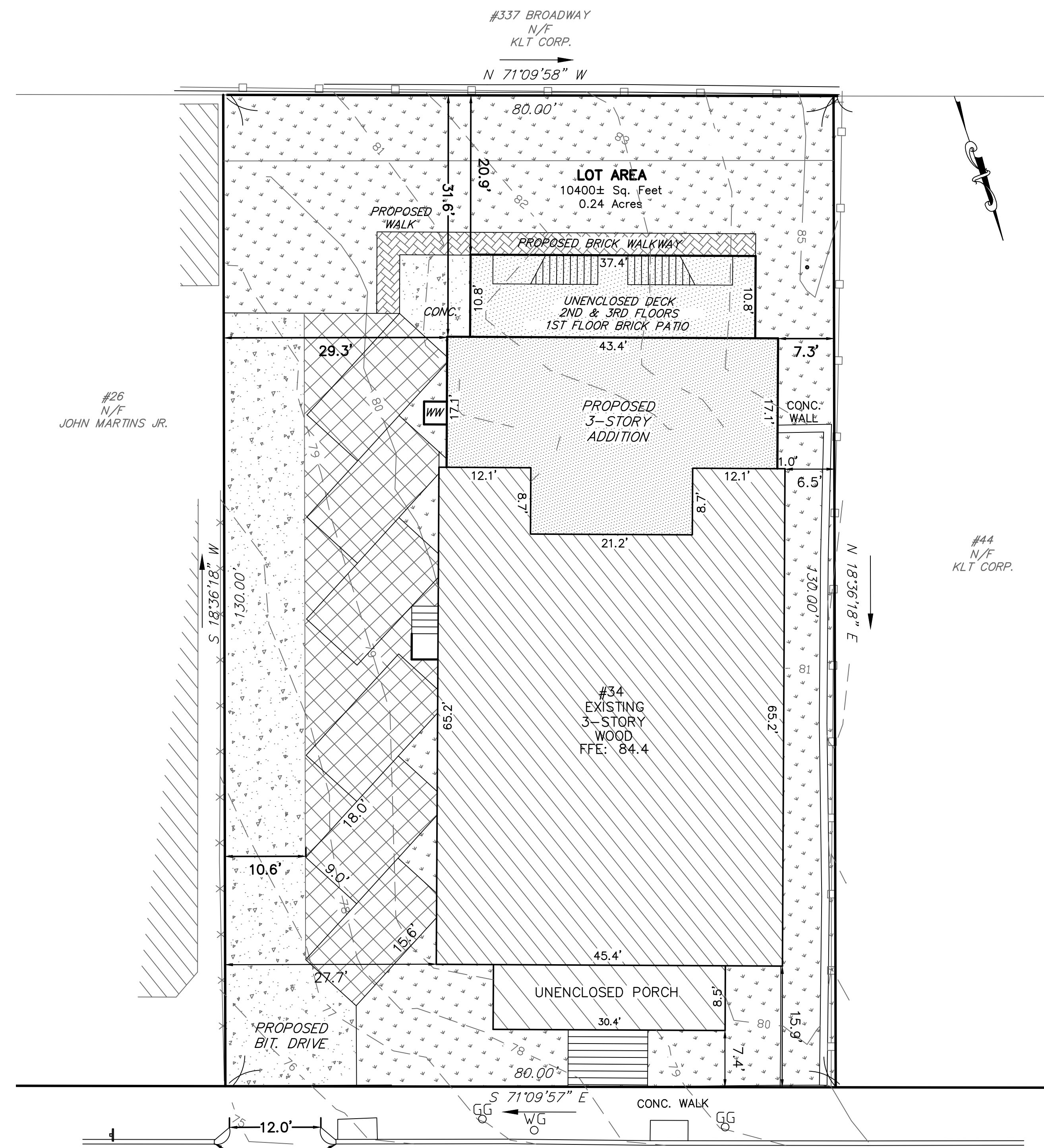


HEATH STREET

EXISTING



HEATH STREET

PROPOSED

- PROPOSED LANDSCAPE
- NON PERVIOUS
- PERVIOUS PARKING SPACES **

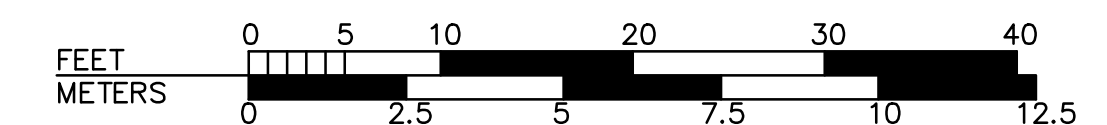
| ELEVATION 113.3 ROOF PEAK | |
|-----------------------------------|-------------|
| HEIGHT ABOVE FINISHED GRADE 36.7' | 3FE = 103.5 |
| AVERAGE GRADE 80.3 | 2FE = 93.9 |
| FINISHED GRADE 76.6 | FFE = 84.4 |
| | BFE = 75.7 |



PLOT PLAN
FOR
34 HEATH STREET
IN
SOMERVILLE, MA.

SCALE: 1"=10' OCTOBER 29, 2018

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440



PREPARED FOR:
BOSTON MAJORDOMO LLC
73 TROWBRIDGE STREET
BELMONT, MA 02478

ZONING
DISTRICT
RB

| REQUIREMENTS: | UNITS | REQUIRED | EXISTING | PROPOSED |
|--|---------|----------------------------|--------------------|------------------|
| MINIMUM LOT SIZE | S.F. | 7500 | 10400± | 10400± |
| MINIMUM LOT AREA | S.F. | 1500(UNIT)*6=9000 | 10400± | 10400± |
| DWELLING UNITS | | | | |
| GROUND COVERAGE (MAX.) | % | 50% | 30.1% | 42.9% |
| LANDSCAPE AREA, MINIMUM PERCENT OF LOT | % | 25% | 60.9% | 28.8% |
| BUILDING HEIGHT | STORIES | 3 | 3 | 3 |
| | FT. | 40.0 | 36.7 | 36.7 |
| FRONT SETBACK (MIN.) | FT. | 15.0 (OR AVG. WITHIN 100') | 15.9' 7.4'(E) | 15.9' 7.4'(E) |
| | | | (UNENCLOSED PORCH) | |
| SIDE SETBACK (MIN.) (E)=EXISTING | FT. | 10.0 (20.0 SUM) | 27.7+6.5(E)=34.2 | 27.7+6.5(E)=34.2 |
| | | | 29.3+7.3=36.6 | |
| REAR SETBACK (MIN.) | FT. | 20.0 | 48.8 | 20.9/31.6 |
| MINIMUM FRONTAGE | FT. | 50 | 80 | 80 |
| PERVIOUS AREA, MINIMUM PERCENTAGE OF LOT | % | 35 | 60.9% | 43.0% |

- NOTES:
- ZONING CLASSIFICATION - RB
 - LOCUS DEED: MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 70525 PAGE 403
 - PLAN REFERENCES: MIDDLESEX COUNTY REGISTRY OF DEEDS LANDCOURT PLAN 21266A, MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN 46 OF 1970, MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN 163 OF 2010
 - ASSESSORS MBLU: 58/D/6/0
- AVERAGE GRADE CALCULATIONS:
(80.4 + 80.9 + 81.5 + 81.7 + 80.4 + 79.9 + 78.1 + 79.1)
= 642 / 8 = 80.3

** DESIGNED BY OTHERS