

CURRENT OWNER: KATHLEEN JUROW & PHILIP HYDE  
 TITLE REFERENCE: BK 19552 PG 327  
 PLAN REFERENCE: BK 71 PLAN 38

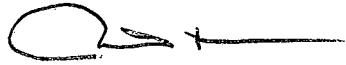
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

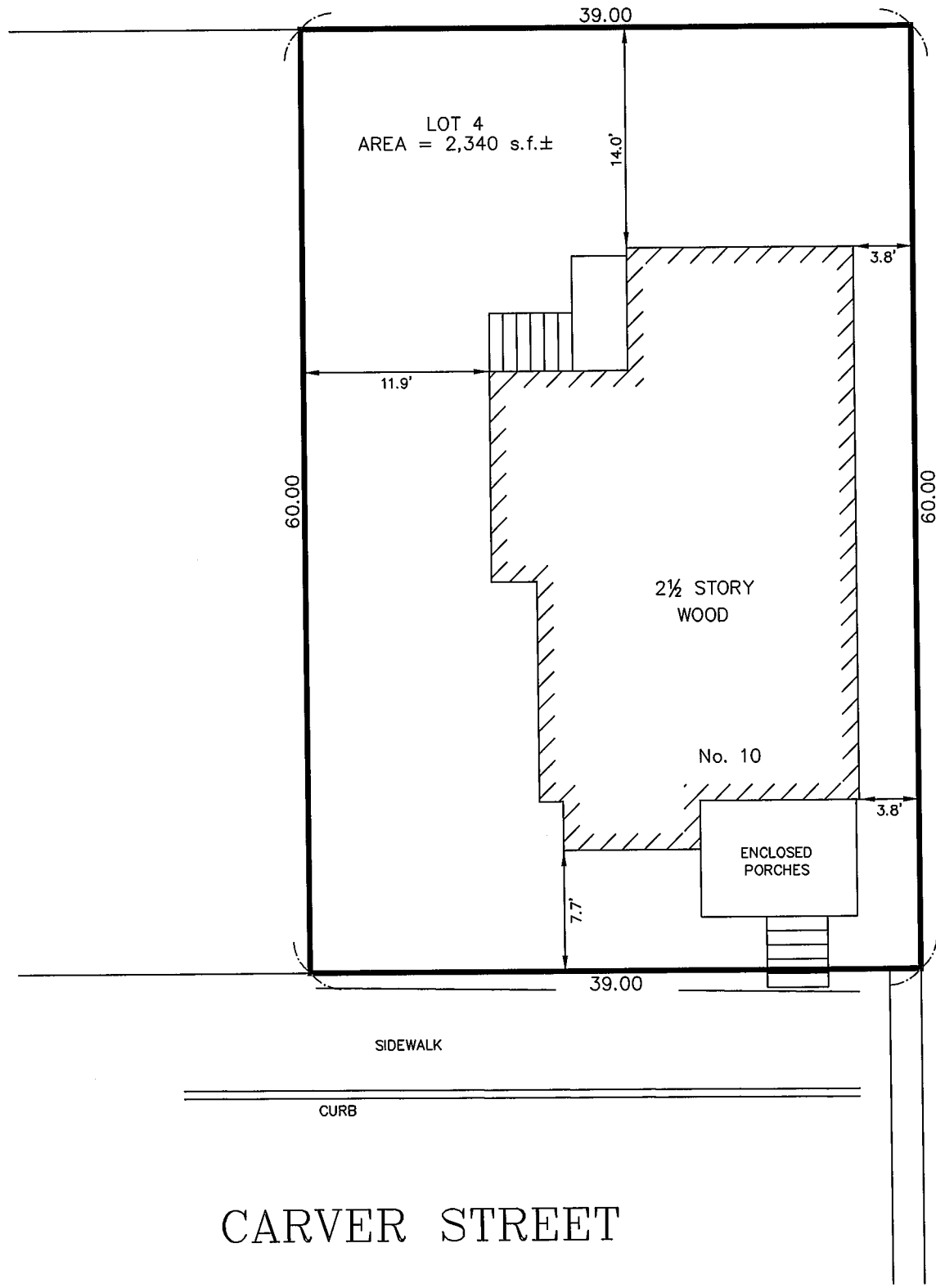
TO: JOANN LEE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.


THE FIELD WORK WAS COMPLETED ON: JULY 15, 2019  
 DATE OF PLAN: JULY 15, 2019

  
 RICHARD J. MEDE, JR. P.L.S.

07/15/2019  
 DATE:

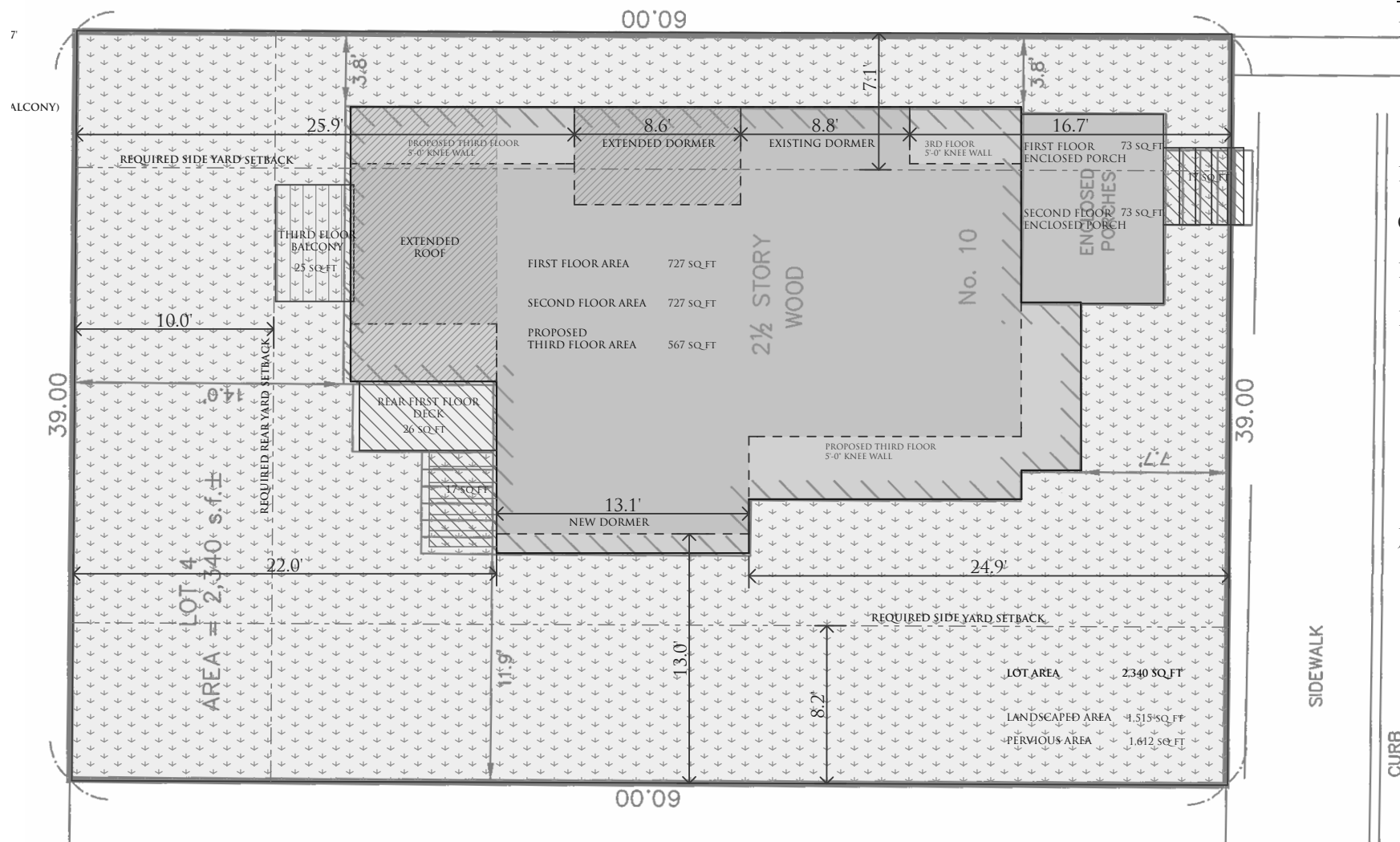


CERTIFIED PLOT PLAN  
 10 CARVER STREET  
 SOMERVILLE, MA  
 (MIDDLESEX COUNTY)

PREPARED BY:  
  
**MEDFORD ENGINEERING & SURVEY**  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL STREET, MEDFORD, MA 02155  
 781-396-4466 fax: 781-396-8052

PREPARED FOR:  
 DESIGN PLUS

DRAWN	CHECKED	FILE No.
CAV	RJM	20563



**EXISTING**

<b>E. GROSS FLOOR AREA -- EXISTING</b>	
FIRST FLOOR	727 SQ FT
FRONT PORCH	73 SQ FT
REAR DECK	26 SQ FT
<b>TOTAL</b>	<b>826 SQ FT</b>

F. GROUND COVERAGE = 35%

G. LANDSCAPE AREA = 65%

H. PERVIOUS AREA = 69%

<b>I. NET FLOOR AREA</b>	
FIRST FLOOR	727 SQ FT
SECOND FLOOR	727 SQ FT
THIRD FLOOR	348 SQ FT
<b>TOTAL</b>	<b>= 1,802 SQ FT</b>

J. FLOOR AREA RATIO .77  
1,802 SQ FT / 2,340 SQ FT

**PROPOSED**

<b>E. GROSS FLOOR AREA</b>	
FIRST FLOOR	727 SQ FT
FRONT PORCH	73 SQ FT
REAR DECK	26 SQ FT
<b>TOTAL</b>	<b>826 SQ FT</b>

F. GROUND COVERAGE = 35%

G. LANDSCAPE AREA = 65%

H. PERVIOUS AREA = 69%

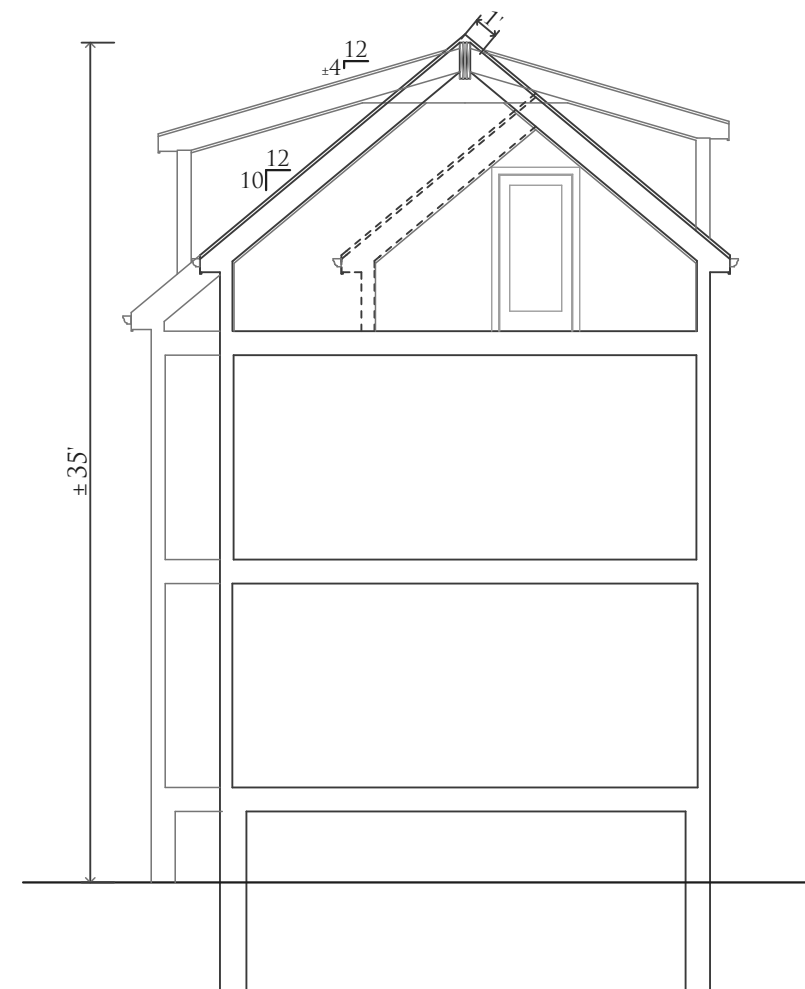
<b>I. NET FLOOR AREA</b>	
FIRST FLOOR	727 SQ FT
SECOND FLOOR	727 SQ FT
THIRD FLOOR	567 SQ FT
<b>TOTAL</b>	<b>= 2,021 SQ FT</b>

J. FLOOR AREA RATIO .86  
2,021 SQ FT / 2,340 SQ FT

10-12 CARVER STREET

RB DISTRICT  
39'-0" x 60'-0" LOT

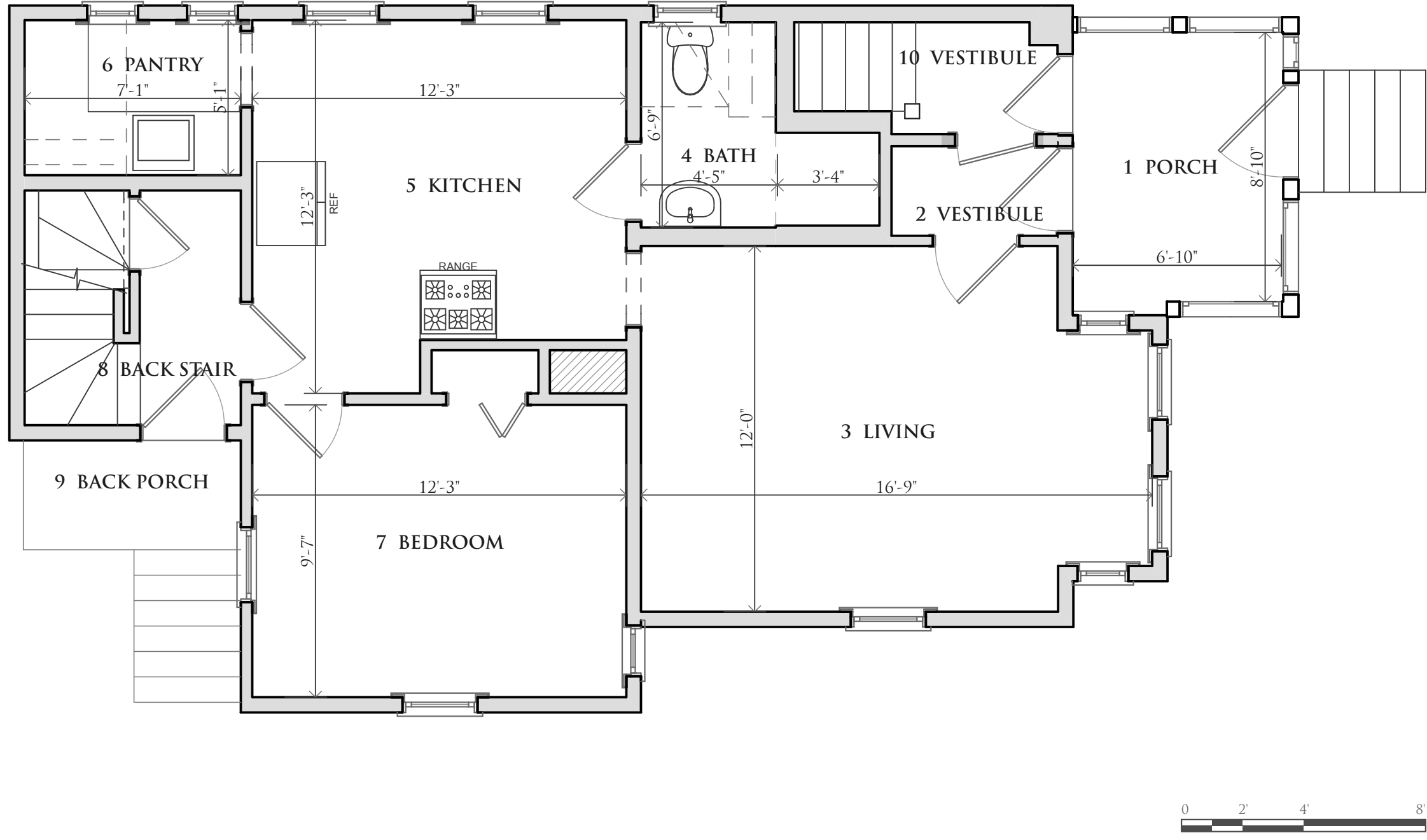
	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MAXIMUM STORIES / HEIGHT	3/40 FT	2.5/34.5 FT	2.5/35 FT
MAX. FLOOR AREA RATIO	1.0	0.77	0.86
MIN FRONT YARD SETBACK	15 FT		
MIN. SIDE YARDS	8.0' / 17' COMBINED	3.8'/15.7'	3.8'/15.7'
NARROW LOT ADJUSTMENT (1" PER 1'-0" (50'-39') = 11") (2" PER 1'-0" (50'-39') = 22")	7.1' / 15.2'		
MIN. REAR YARD SETBACK	20.0'	14.0'	14.0'
SHALLOW LOT ADJUSTMENT (3" PER 1'-0" (100'-60') = 120")	10.0'		10.0' (BALCONY)

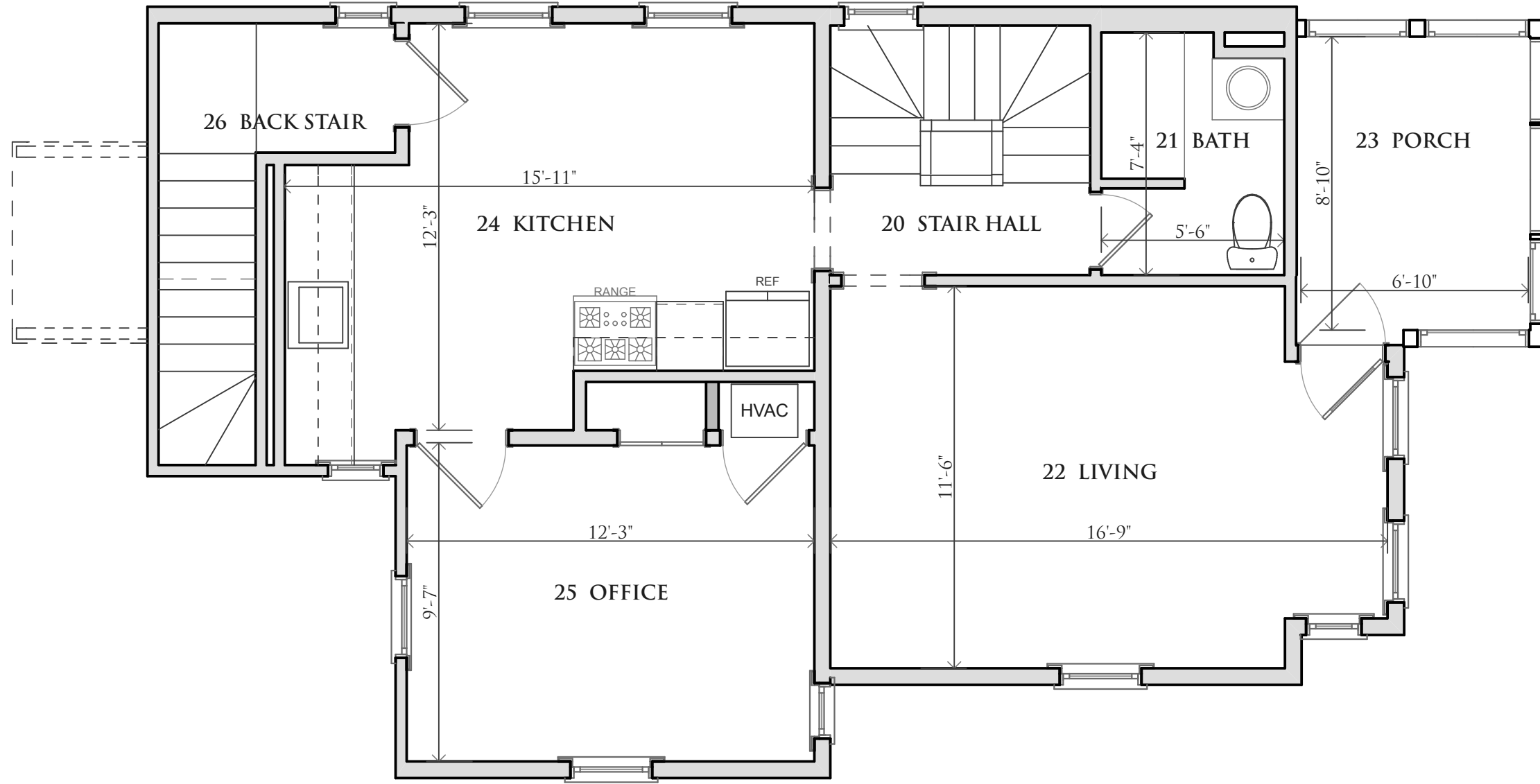


ZONING CALCULATIONS  
JURUW RESIDENCE  
10-12 CARVER ST, SOMERVILLE, MA 6 SEPT 2019

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A1

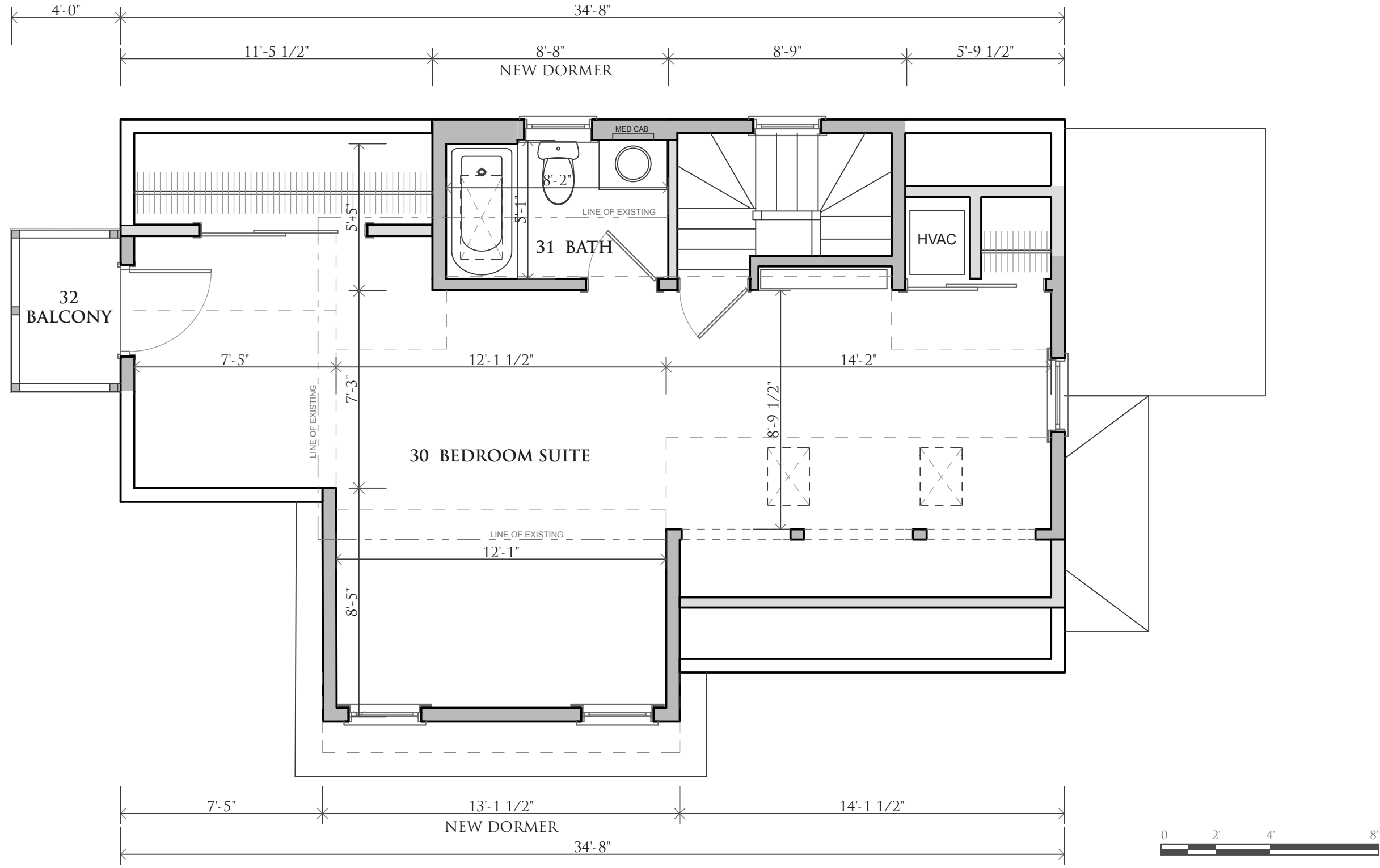




PROPOSED SECOND FLOOR PLAN SCALE 1/4" = 1'-0"  
 JURROW RESIDENCE  
 10-12 CARVER ST, SOMERVILLE, MA 6 SEPT 2019

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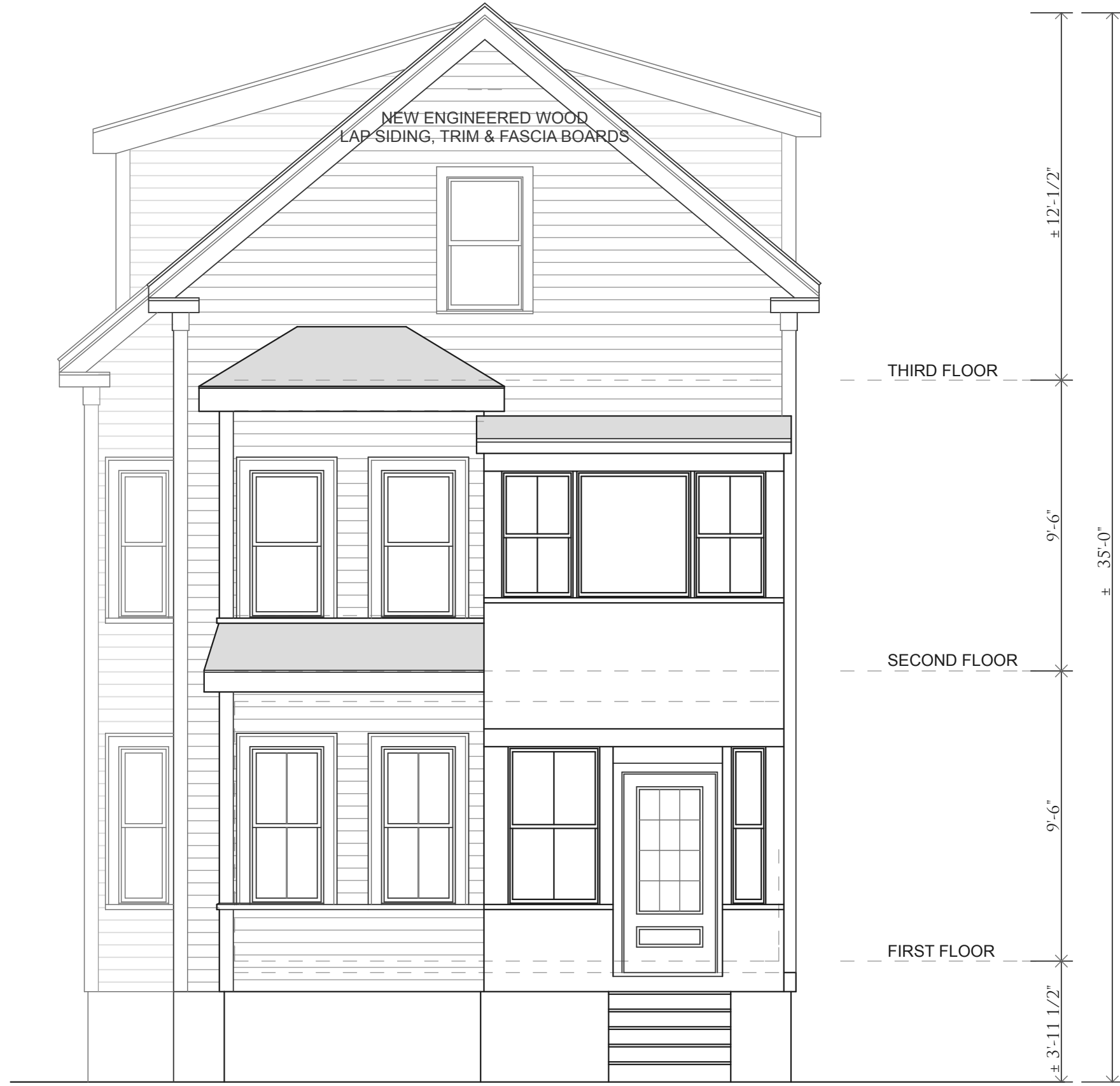
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PROPOSED THIRD FLOOR PLAN      SCALE 1/4" = 1'-0"  
 JURROW RESIDENCE  
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A4







NEW ASPHALT SHINGLED ROOF

ASPHALT SHINGLE ROOF

NEW ENGINEERED WOOD  
LAP SIDING, TRIM & FASCIA BOARDS  
NEW MARVIN ESSENTIAL WINDOWS

NEW ENGINEERED WOOD  
LAP SIDING, TRIM & FASCIA BOARDS

PROPOSED WEST ELEVATION      SCALE 1/4" = 1'-0"  
JURON RESIDENCE  
10-12 CARVER ST, SOMERVILLE, MA      6 SEPT 2019

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A7



10'-0"  
REAR SETBACK



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PROPOSED EAST ELEVATION

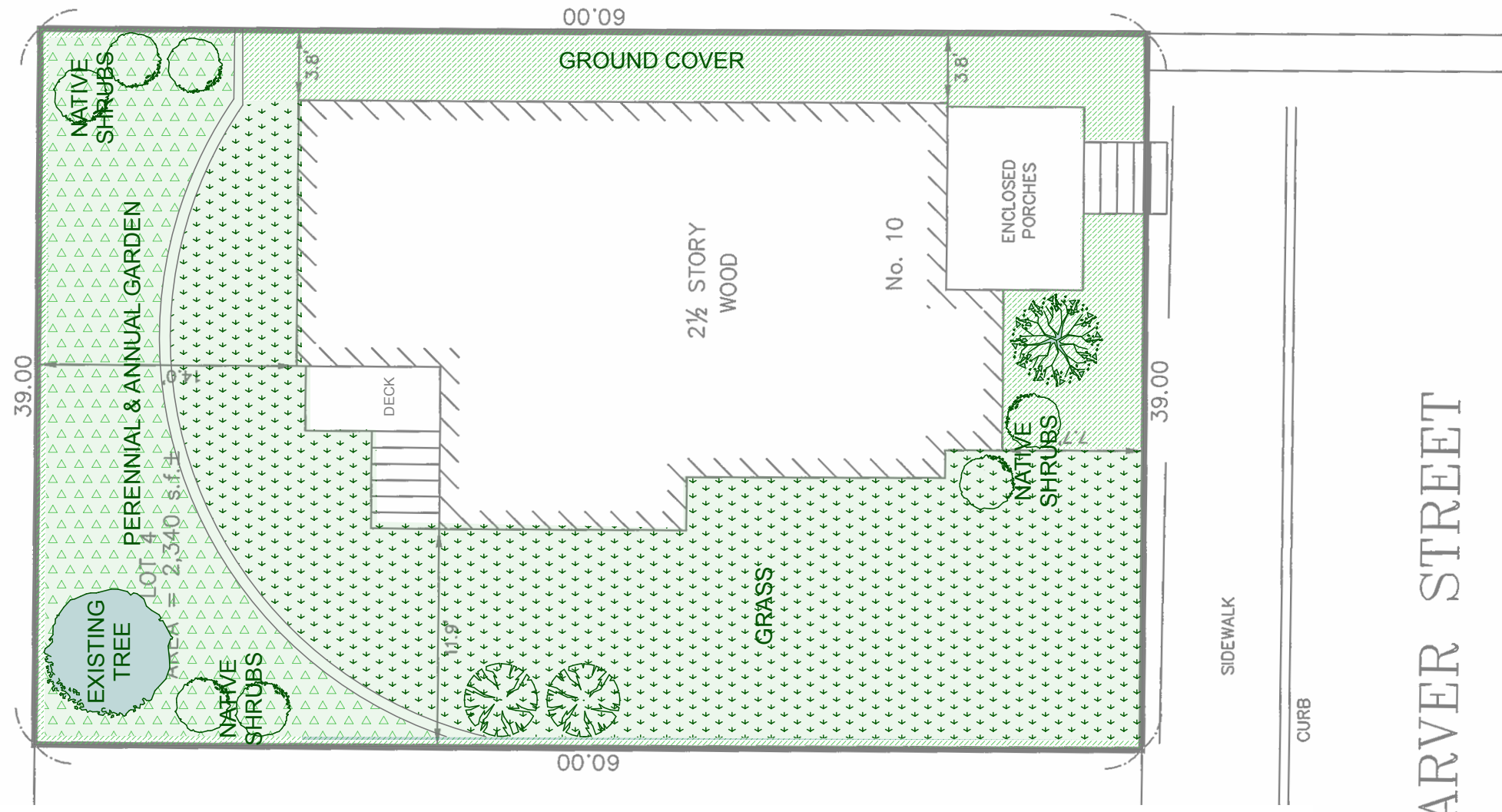
JUROW RESIDENCE

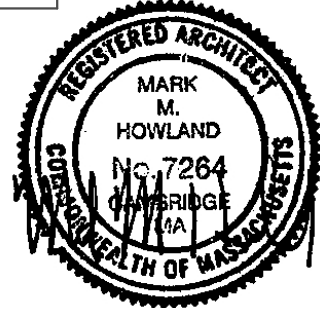
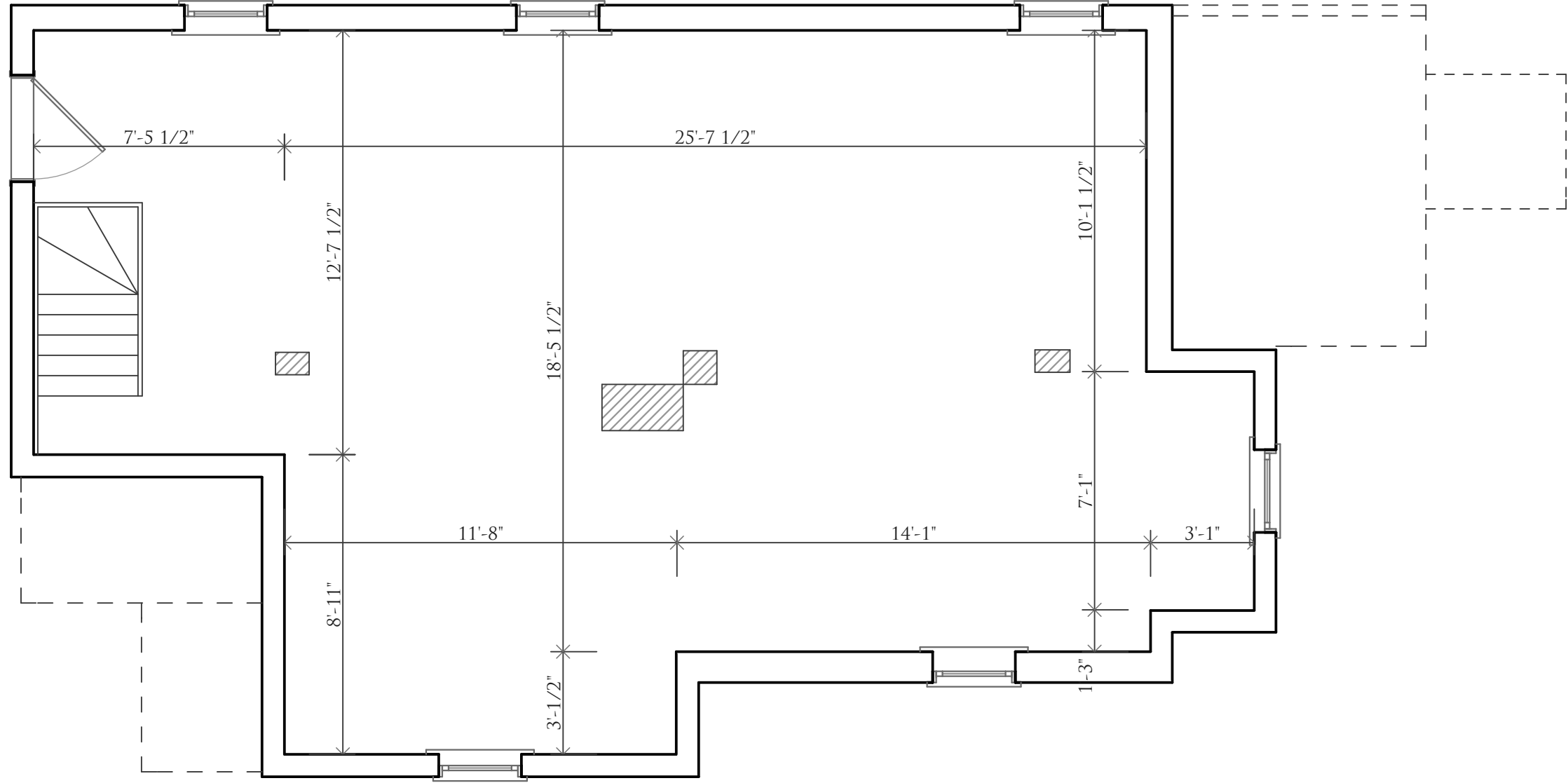
10-12 CARVER ST, SOMERVILLE, MA

5 SEPT 2019

SCALE 1/4" = 1'-0"

A8

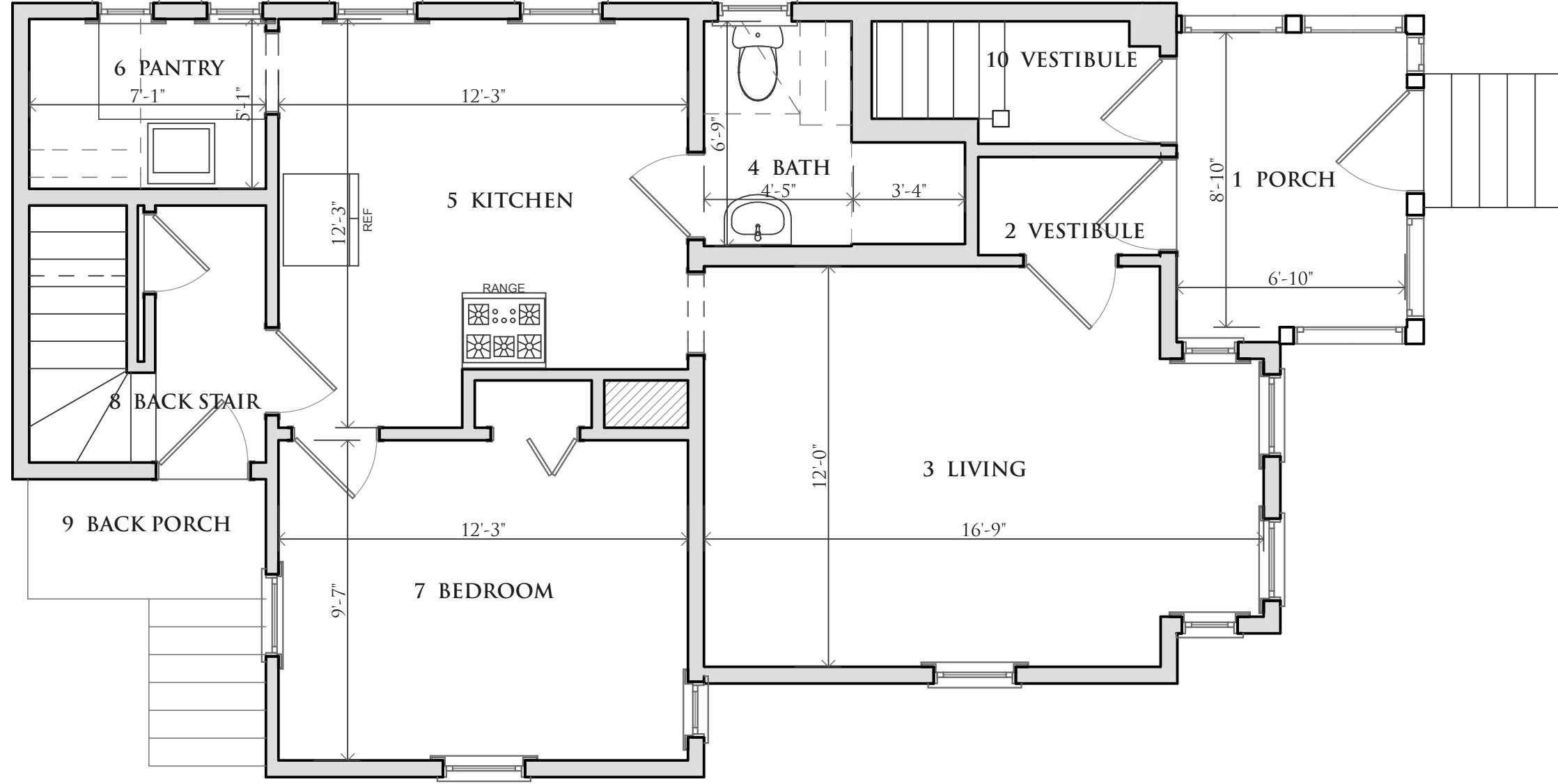




EXISTING BASEMENT FLOOR PLAN SCALE 1/4" = 1'-0"  
 JURUW RESIDENCE  
 10-12 CARVER ST, SOMERVILLE, MA 24 JAN 2019

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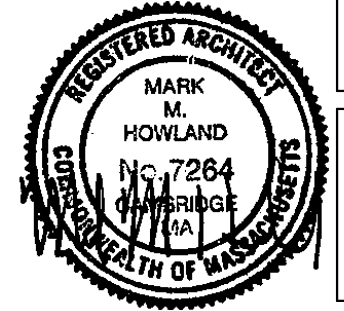
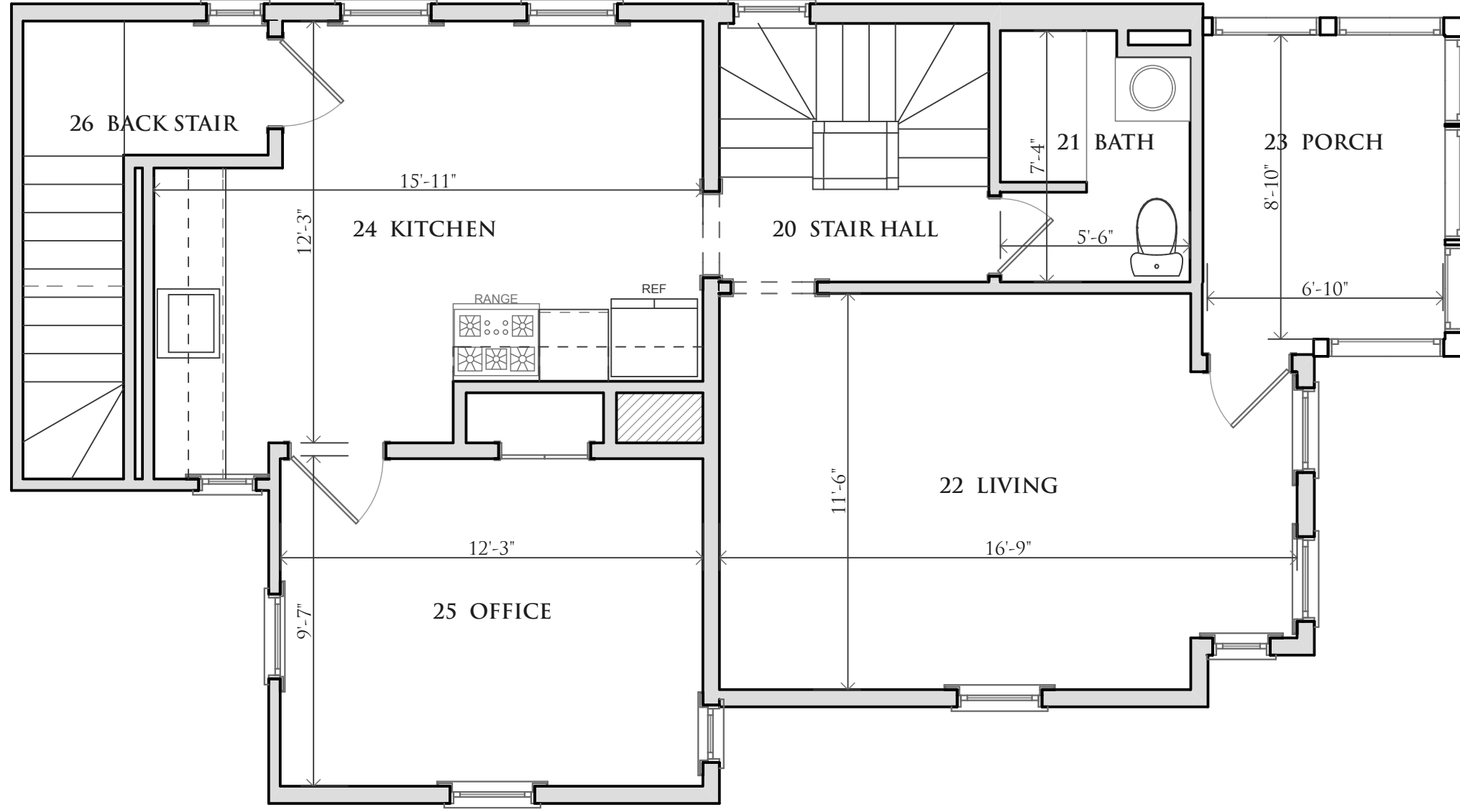
XI



EXISTING FIRST FLOOR PLAN      SCALE 1/4" = 1'-0"  
 JURUW RESIDENCE  
 10-12 CARVER ST, SOMERVILLE, MA      24 JAN 2019

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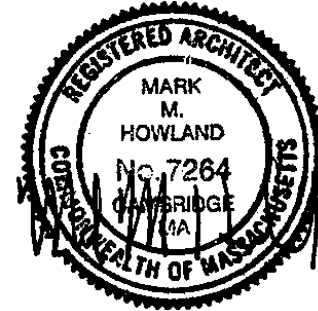
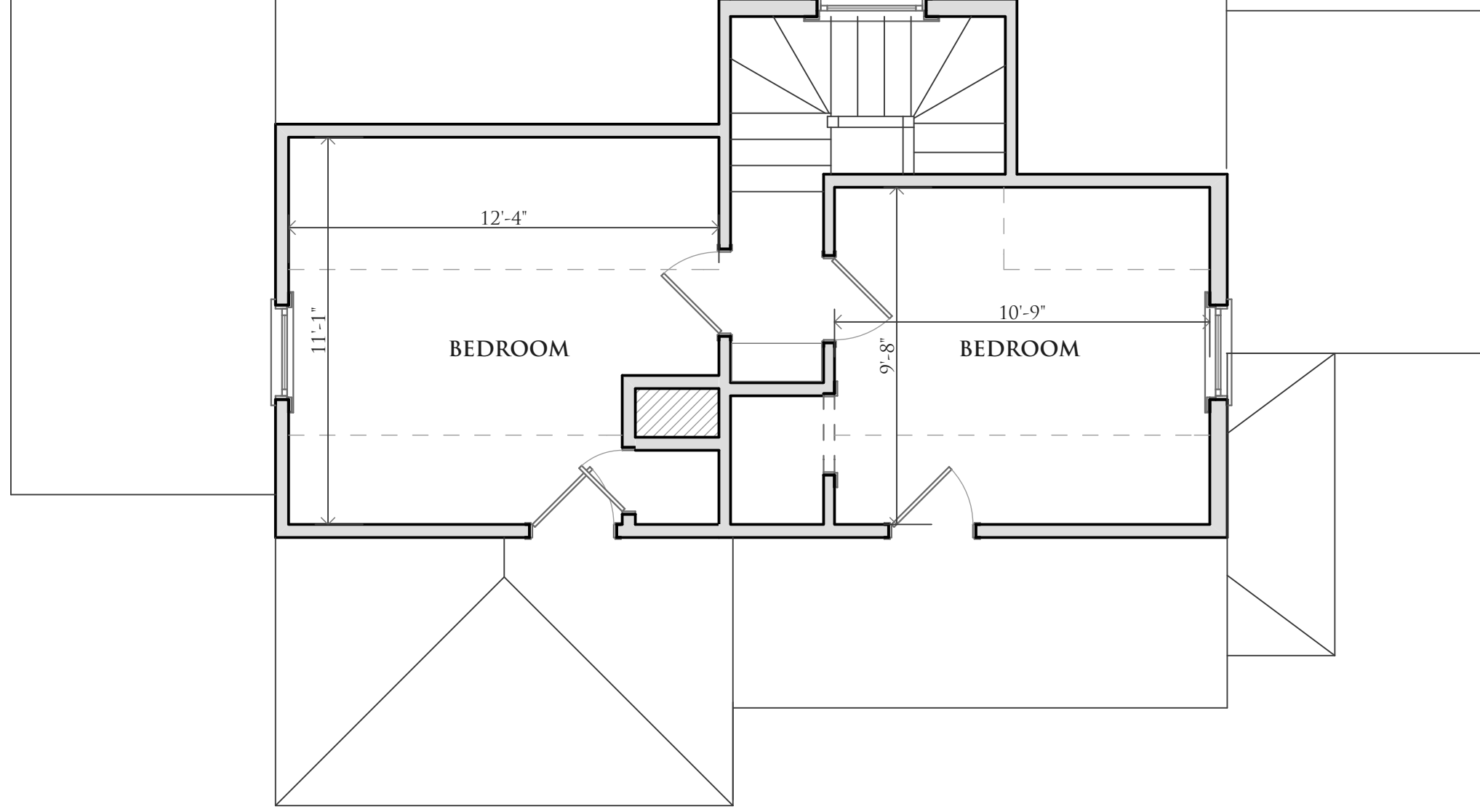
X2



X3

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EXISTING SECOND FLOOR PLAN      SCALE 1/4" = 1'-0"  
 JURUW RESIDENCE  
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X4

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EXISTING THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

JUROW RESIDENCE

10-12 CARVER ST, SOMERVILLE, MA

24 JAN 2019



X5

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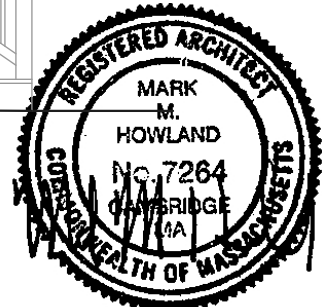
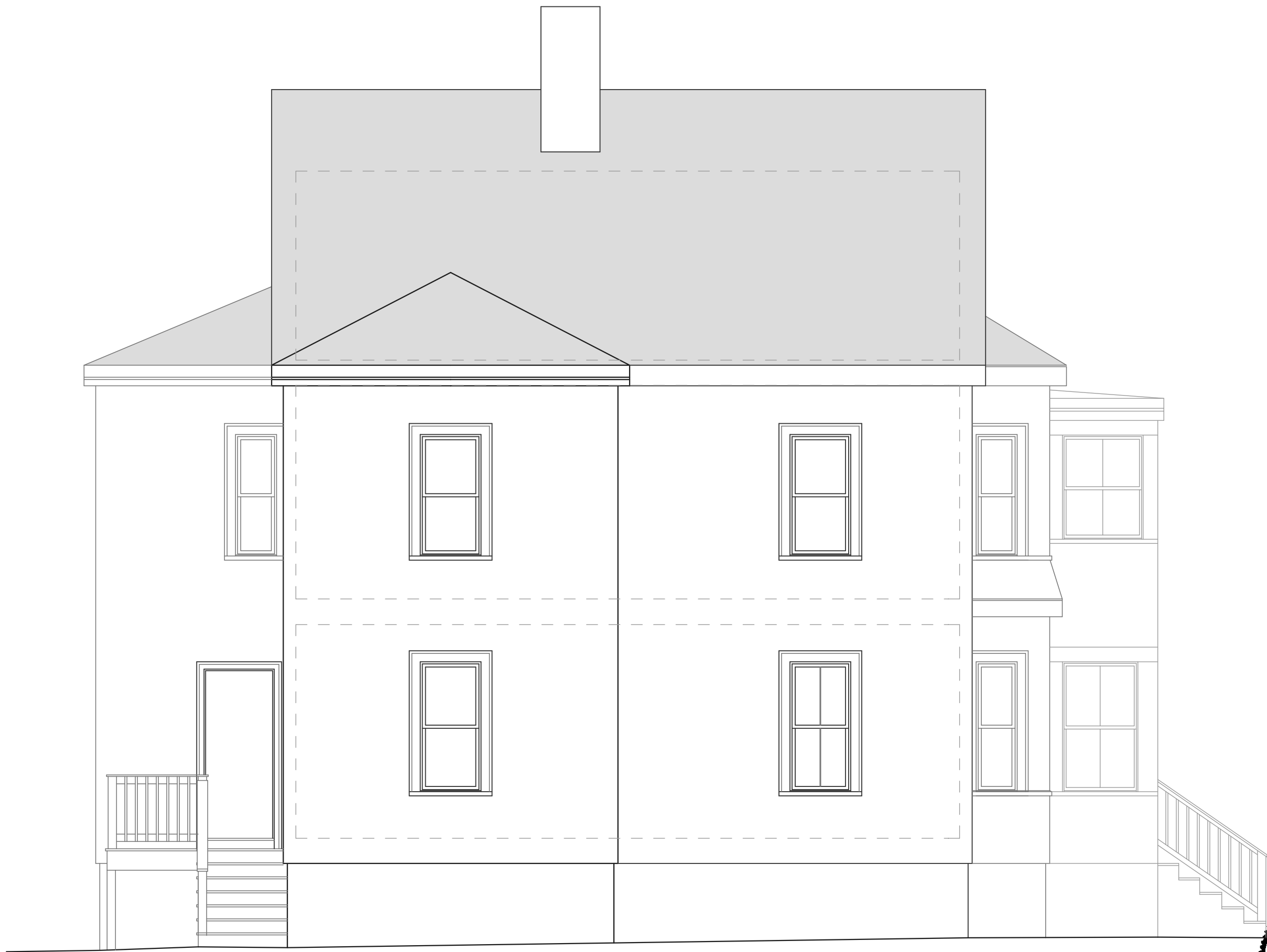
EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

JUROW RESIDENCE

10-12 CARVER ST, SOMERVILLE, MA

24 JAN 2019

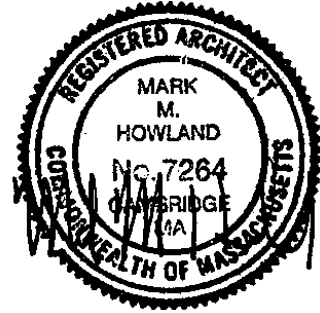
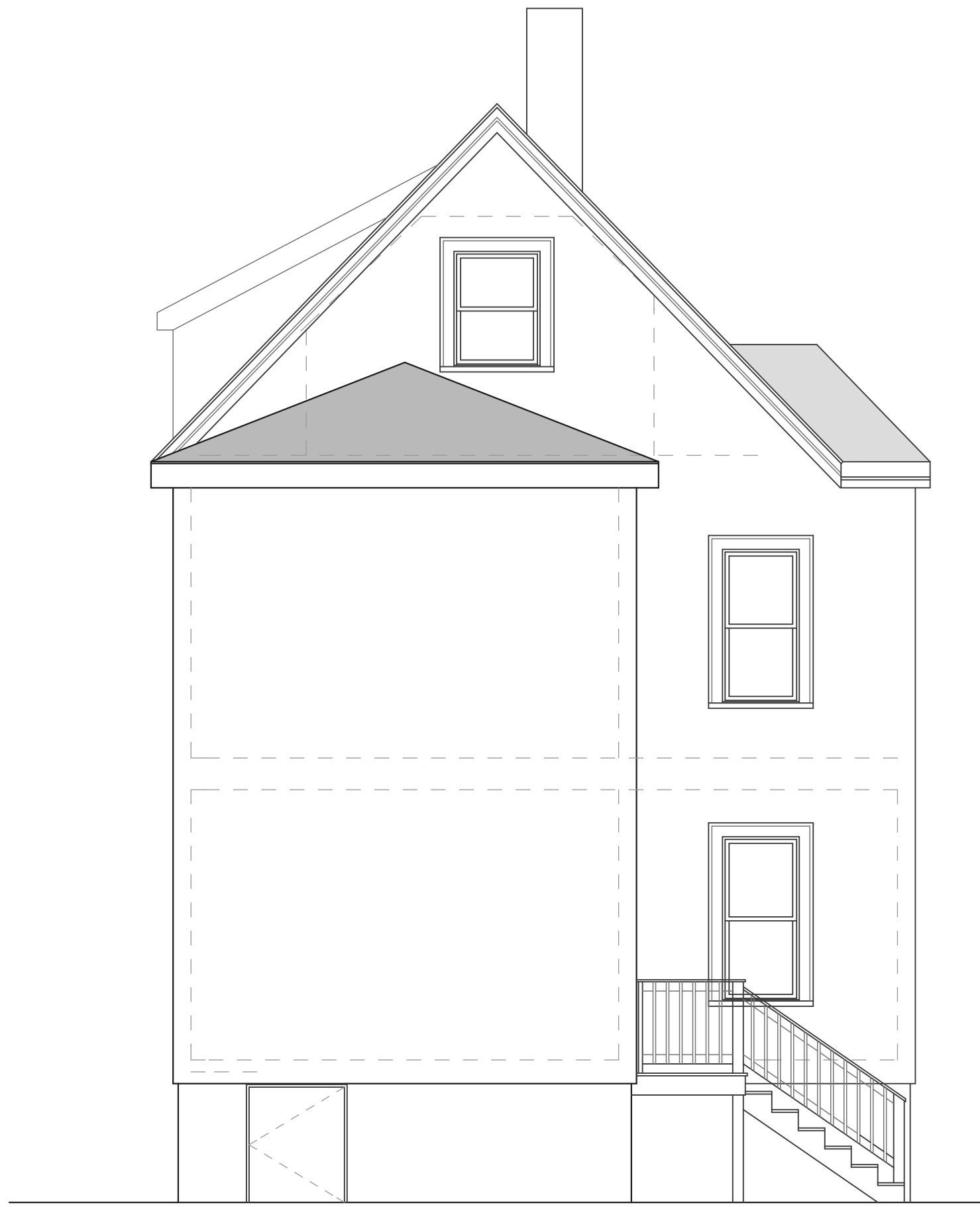


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EXISTING EAST ELEVATION      SCALE 1/4" = 1'-0"  
JUROW RESIDENCE  
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X6





X7

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EXISTING SOUTH ELEVATION

JUROW RESIDENCE

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SCALE 1/4" = 1'-0"

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EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"

JUROW RESIDENCE

10-12 CARVER ST, SOMERVILLE, MA

24 JAN 2019

X8