

1. Zoning Districts
SOMERVILLE: NB
MEDFORD: APT 2
2. The purpose of this plan is to show the results of a field retracement survey.
3. REFERENCES USED:
 - Assessor's Parcel ID # 40-A-3 (Somerville)
 - Assessor's Parcel ID # Z-10 / 21 (Medford)
 - Deed Book: 57106 - Pages: 422
 - Plan Book: 244 - Plan: 23 (Lots # 1)
 - Plan Book: 136 - Plan: 13
 - Plan No. 139 of 1931
 - Plan No. 243 of 1940
 - Plan No. 1334 of 1946
 - Plan @ the end of Deed Book: 5131
 - (Recorded at the Middlesex County S. District Registry of Deeds)
4. THIS PLAN IS BASED ON AN " ON GROUND " SURVEY.

EXISTING

LOT AREA (IN THE CITY OF MEDFORD) = 2,277.0 S.F.
 LOT AREA (IN THE CITY OF SOMERVILLE) = 723.0 S.F.
 TOTAL LOT AREA = 3,000.0 S.F.

EXISTING BUILDING FOOTPRINTS: 1,953.2 S.F.
 EXISTING BUILDING COVERAGE: 65.10 %
 EXISTING OPEN SPACE : 34.89 %

SITE PLAN

(Showing an existing building)

479 BROADWAY, MEDFORD, MA.
 483 BROADWAY, SOMERVILLE, MA

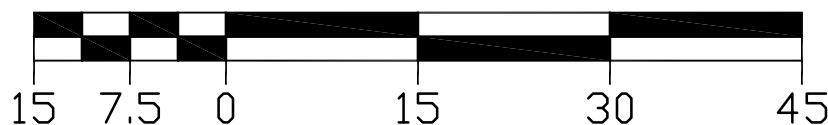
Prepared for: John Wood
 Surveyed by: Michel G. El-Ashkar, PLS

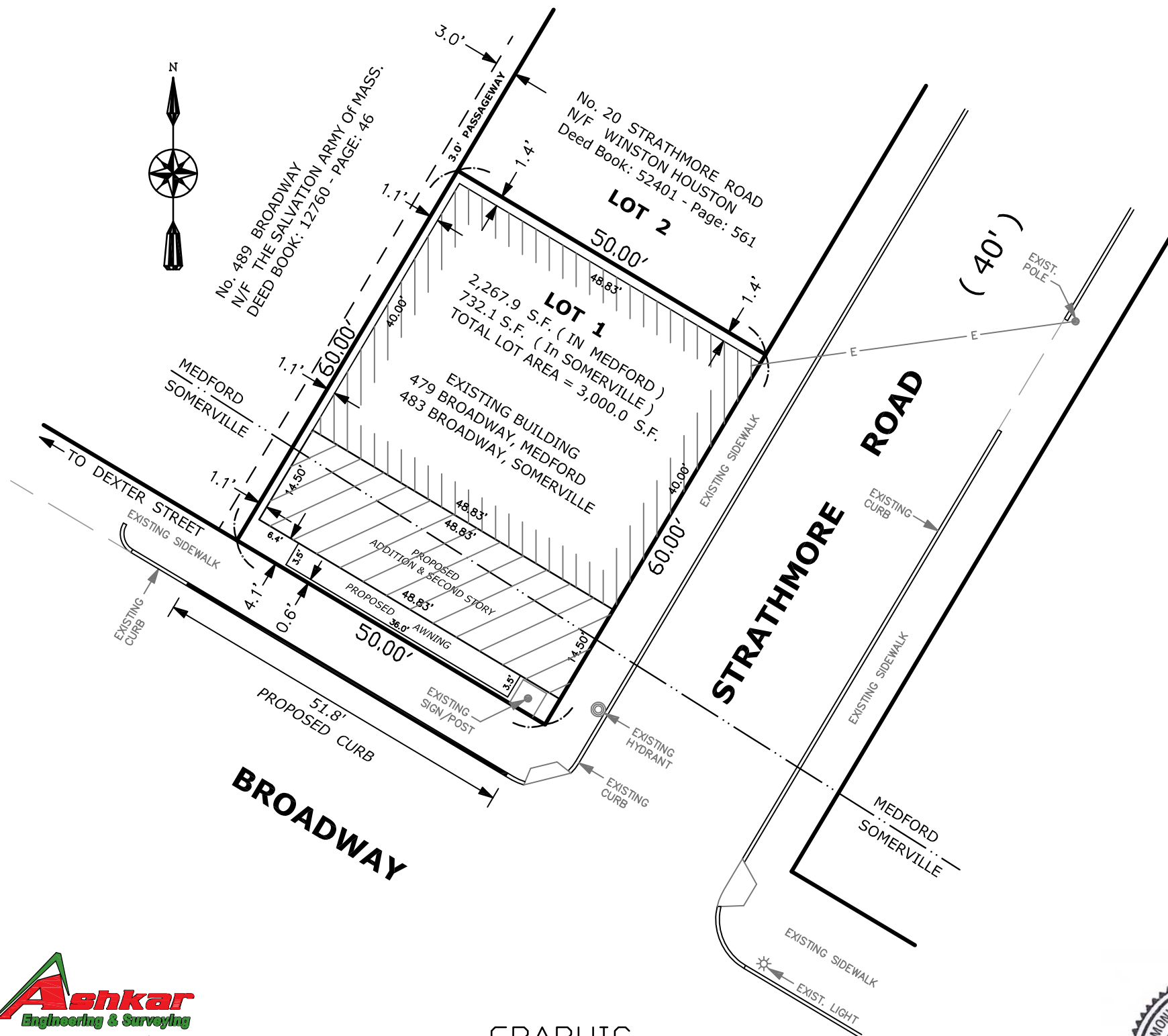
Scale: 1"= 15 ft.

Date: July 26, 2022

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GRAPHIC
 SCALE





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EXISTING BUILDING FOOTPRINTS: 1,953.2 S.F.
 EXISTING BUILDING COVERAGE: 65.10 %
 EXISTING OPEN SPACE : 34.89 %

PROPOSED

PROPOSED ADDITION FOOTPRINTS IN SOMERVILLE: 505.11 S.F.
 PROPOSED ADDITION FOOTPRINTS IN MEDFORD: 202.89 S.F.
 TOTAL PROPOSED ADDITION FOOTPRINTS: 708.00 S.F.

TOTAL PROPOSED BUILDING COVERAGE: 88.70 %
 TOTAL PROPOSED OPEN SPACE: 11.29 %

SITE PLAN

(Showing an addition to an existing building)

479 BROADWAY, MEDFORD, MA.
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