

NOTES

LOT COVERAGE = 41.6% LANDSCAPING OPEN SPACE = 40.0%
LOT 1 IS A CONSOLIDATION OF LOTE A AND B
ON A PLAN DATED OCT. 1953 FILED IN BOOK
8162 PAGE 322.

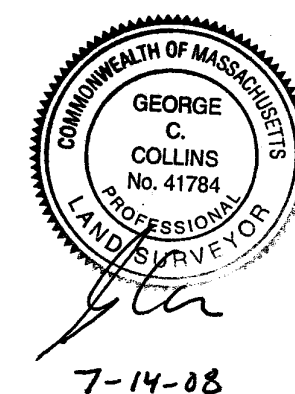
REFERENCES

- 1: DEED BK. 28927 PG. 189
- 2: DEED BK. 30176 PG. 271
- 3: PLAN IN BOOK PLAN 8162 PG. 322
- 4: LAND COURT CASE 9817 B
- 5: PLAN BOOK 78 PLAN 2
- 6: PLAN BOOK 275 PLAN 1
- 7: LAND COURT CASE 31506 A

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
--	--	D/S	CCC	GCC

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND
BETWEEN SPRING 2001 AND OCTOBER 16,
2006 AND ALL STRUCTURES ARE LOCATED AS
SHOWN HEREON.



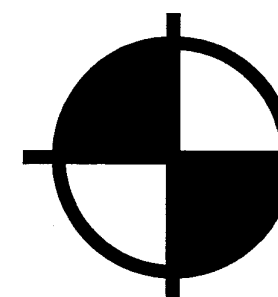
CERTIFIED PLOT PLAN

LOCATED AT
**312-314 BEACON STREET
& 25 HARRIS STREET
SOMERVILLE, MA**

SCALE: 1 INCH = 20 FEET

DATE: JULY 14, 2008

PREPARED FOR: ROBERT GILLIG
314 BEACON STREET
SOMERVILLE, MA

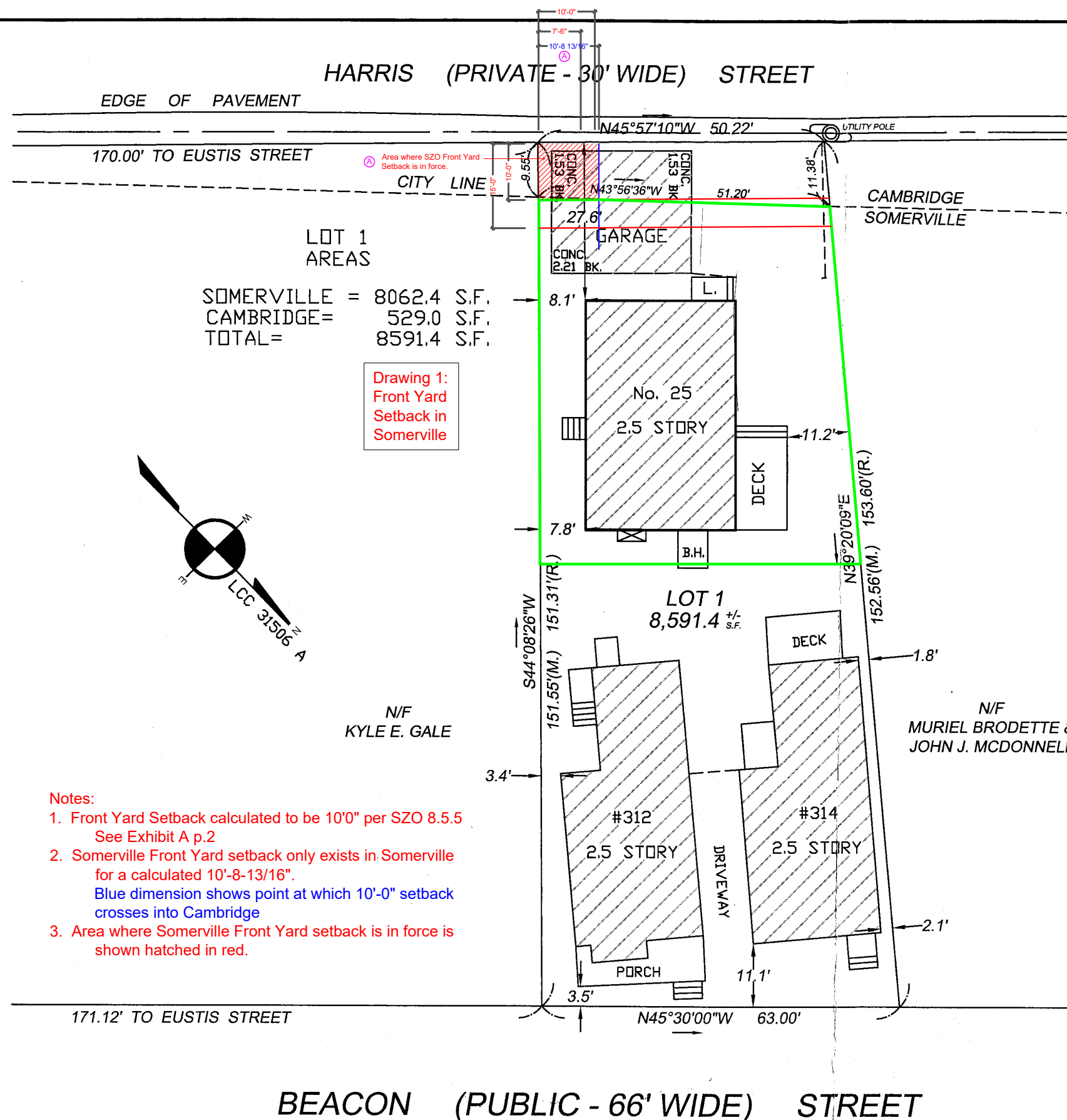


**BOSTON
SURVEY, INC.**

UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617)242-1313

JOB #: 01-07298

FILE#: 01-07298a - 10/16/06



- Notes:
1. Front Yard Setback calculated to be 10'0" per SZO 8.5.5 See Exhibit A p.2
 2. Somerville Front Yard setback only exists in Somerville for a calculated 10'-8-13/16". Blue dimension shows point at which 10'-0" setback crosses into Cambridge
 3. Area where Somerville Front Yard setback is in force is shown hatched in red.

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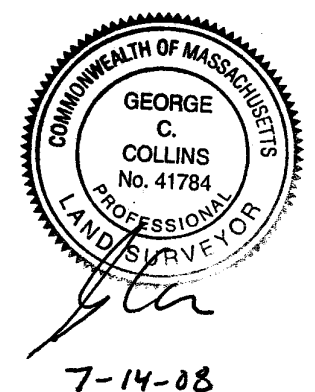
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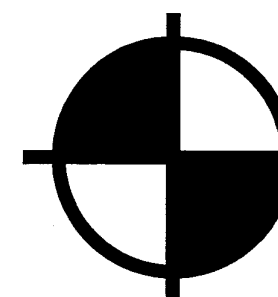
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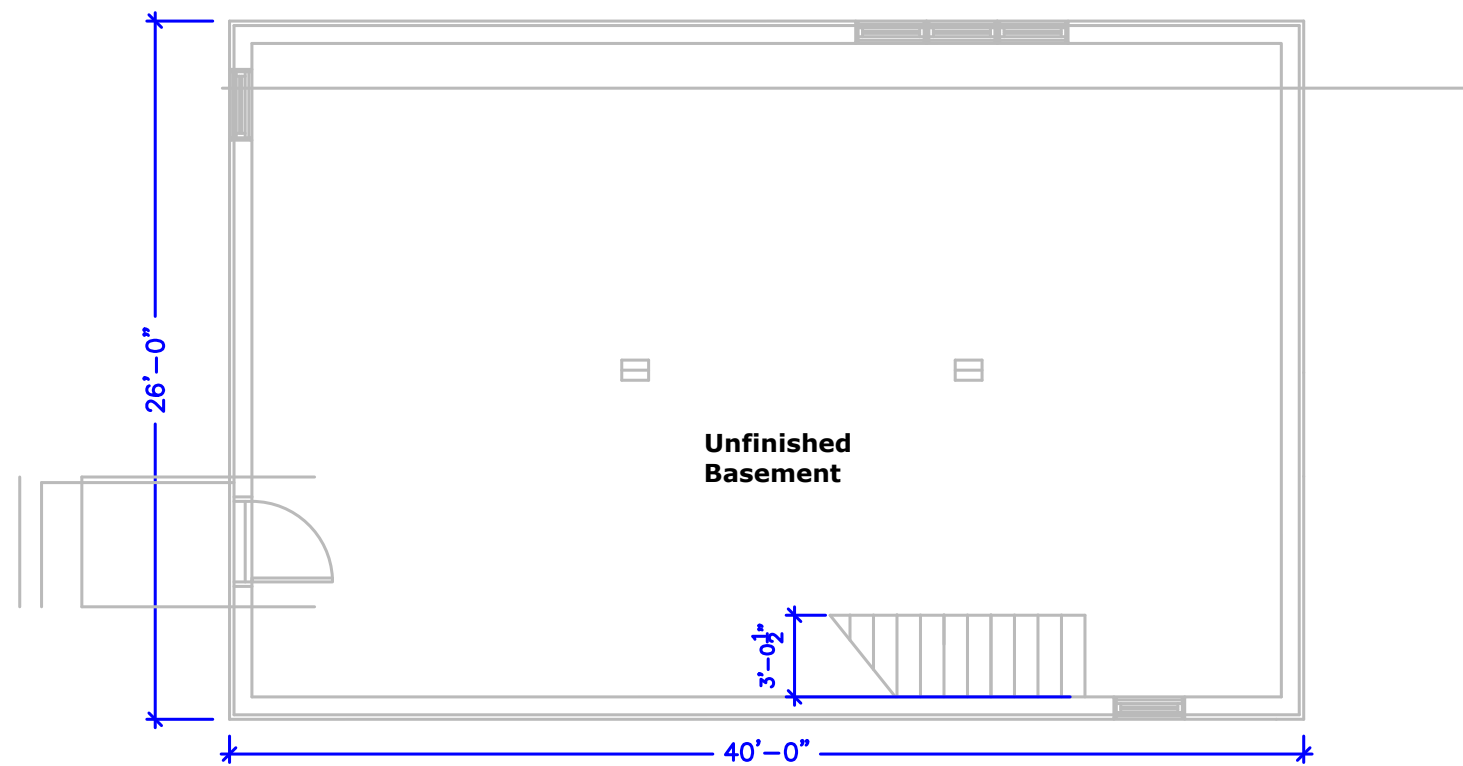


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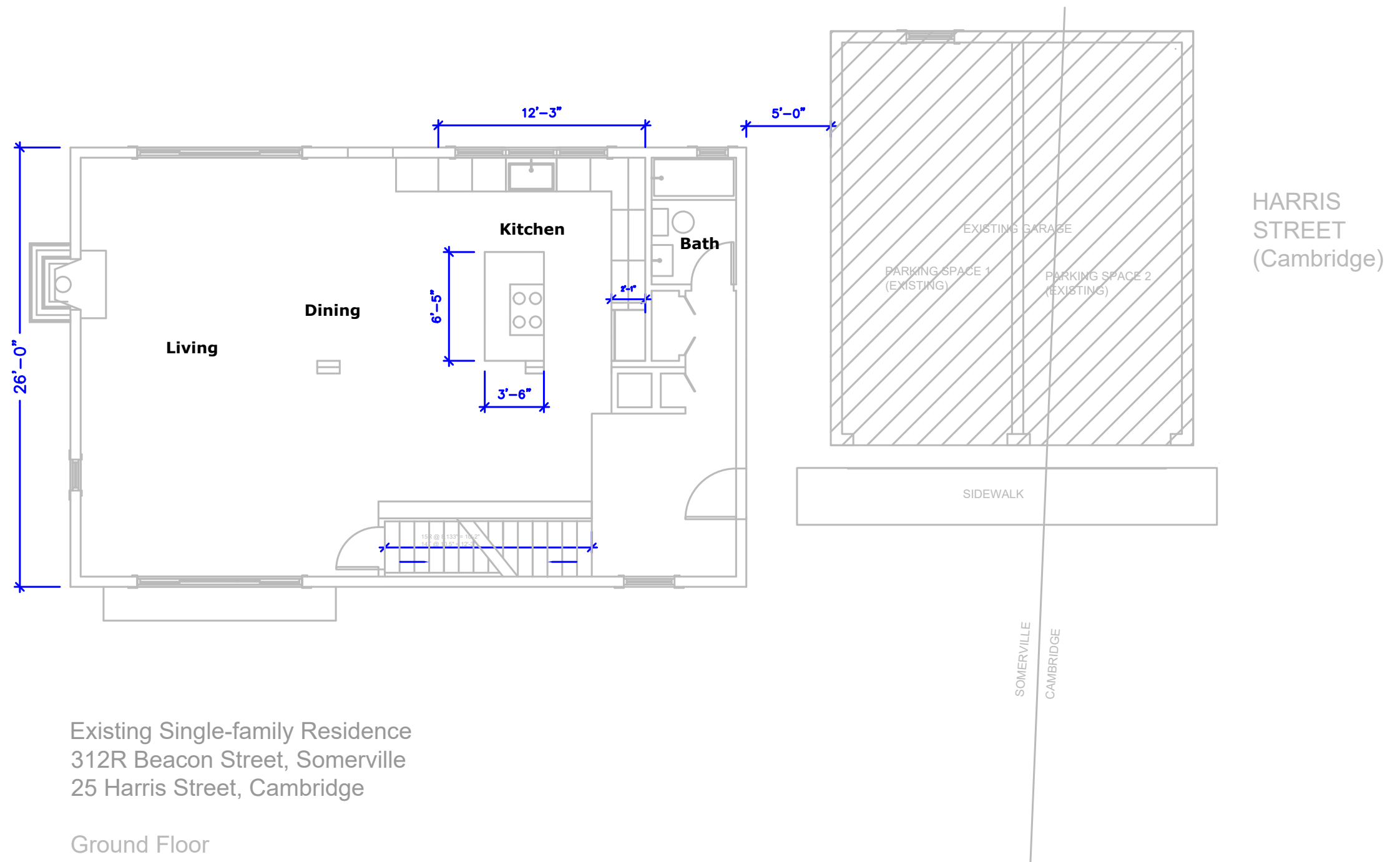
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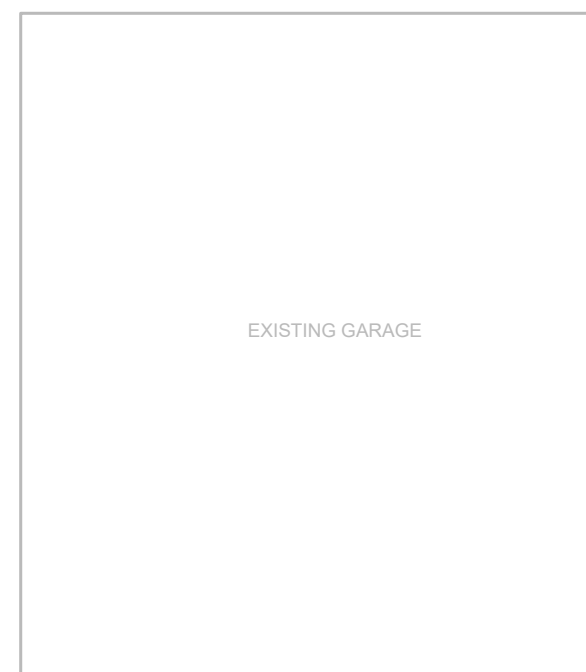
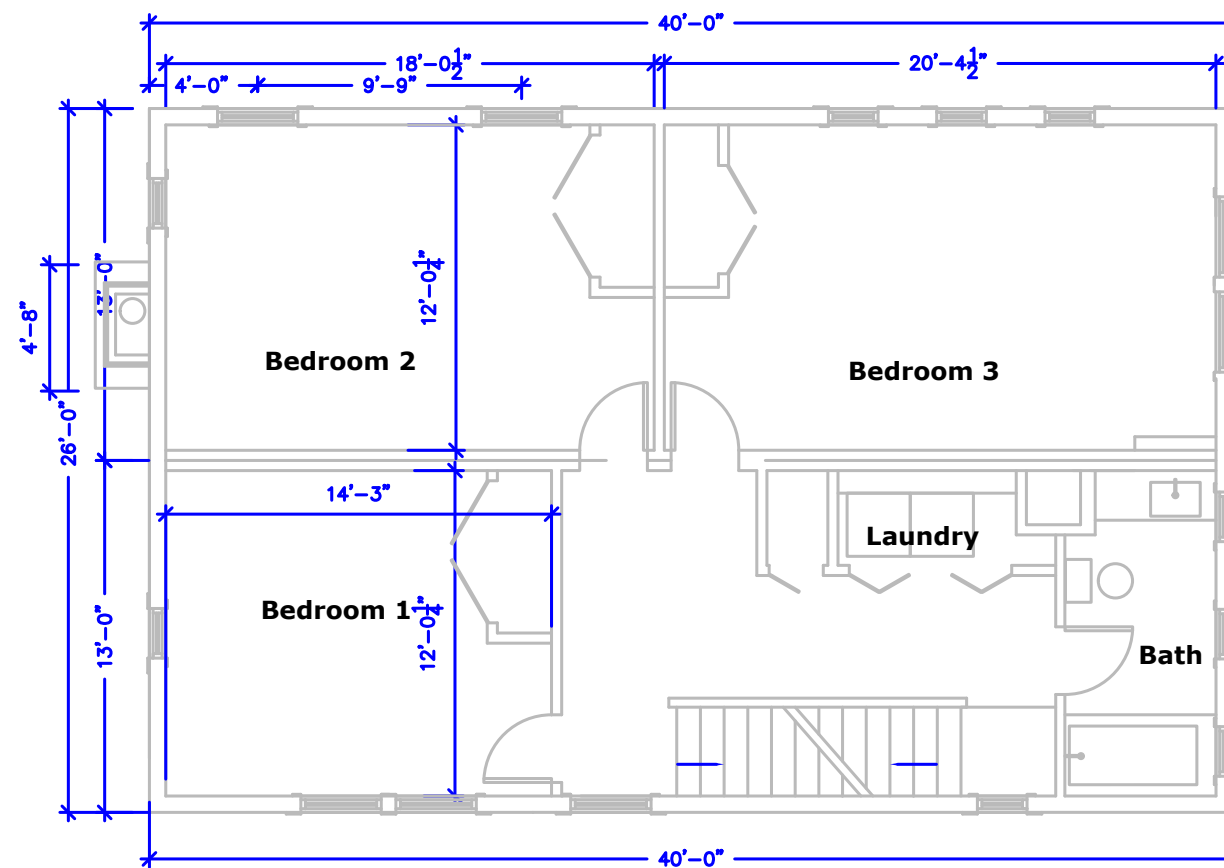
FILE#: 01-07298a - 10/16/06



Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

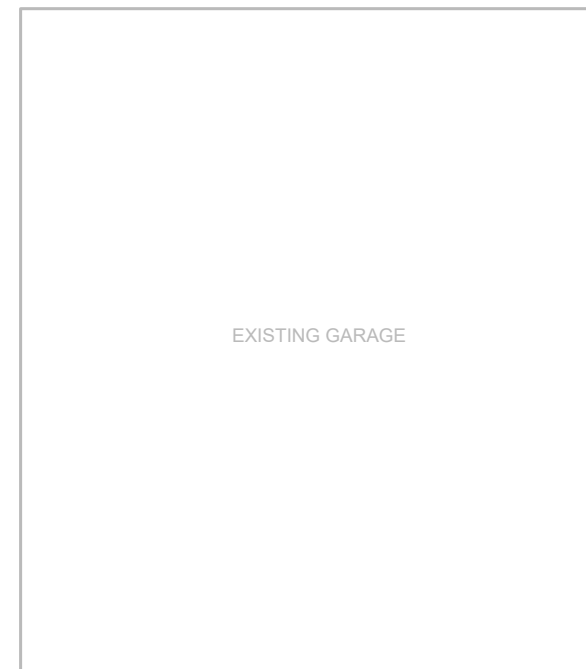
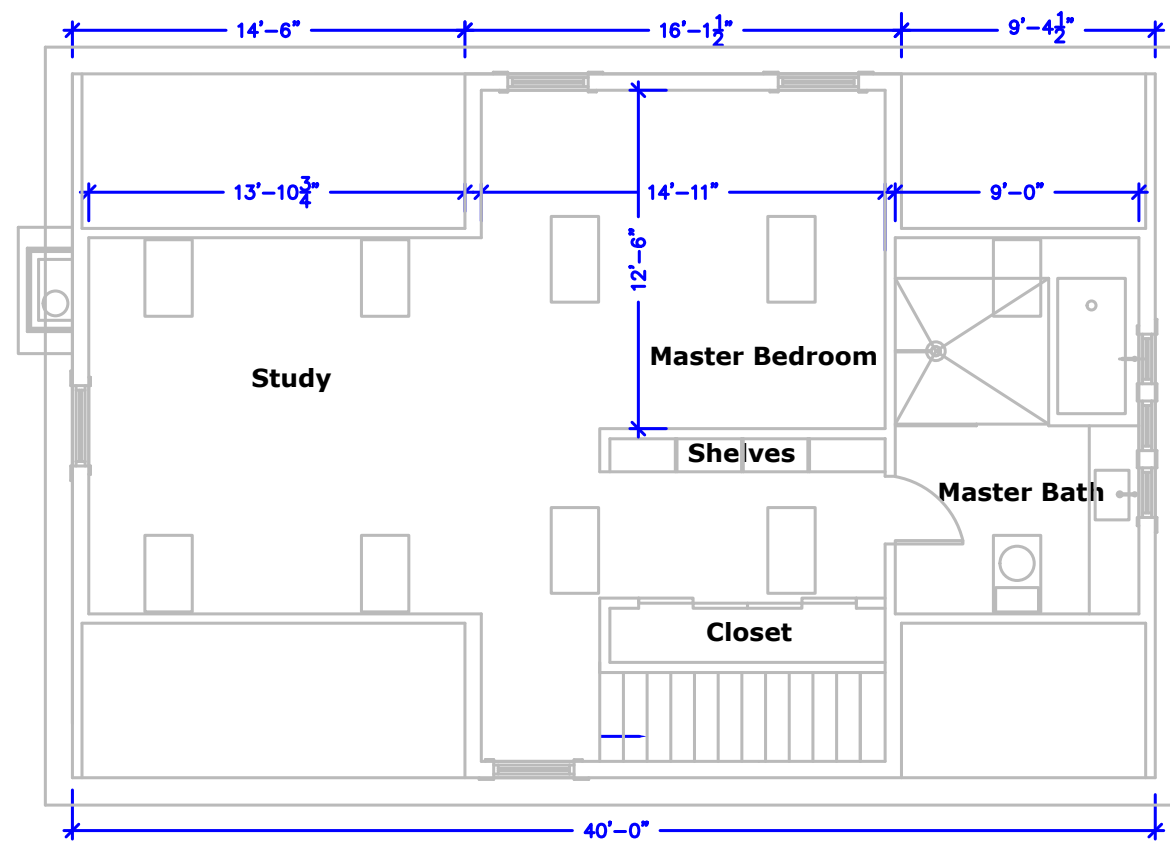
Basement





Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

2nd Floor



Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

3rd Floor



Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

Harris Street Elevation (West)



Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

North Elevation



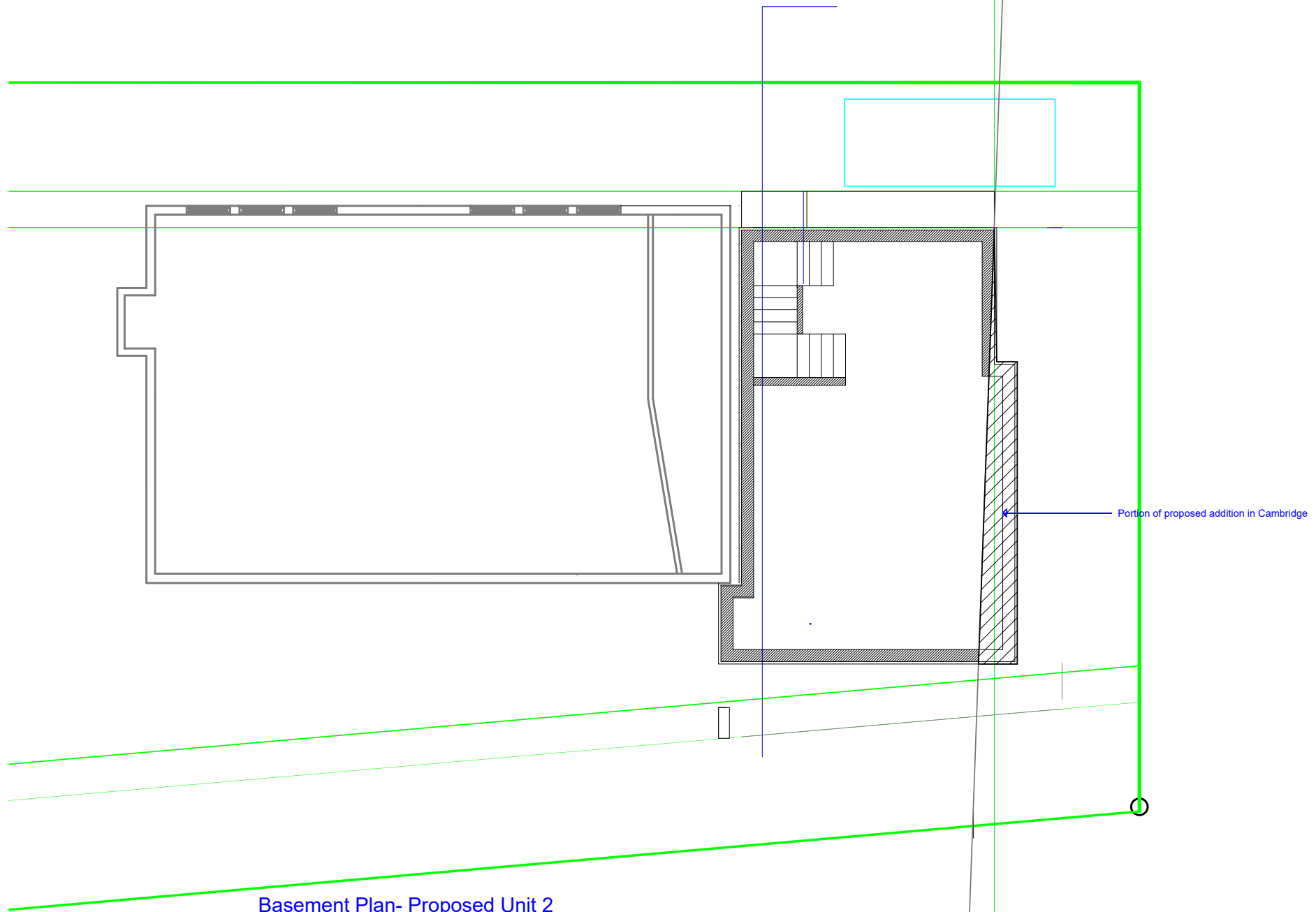
Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

South Elevation

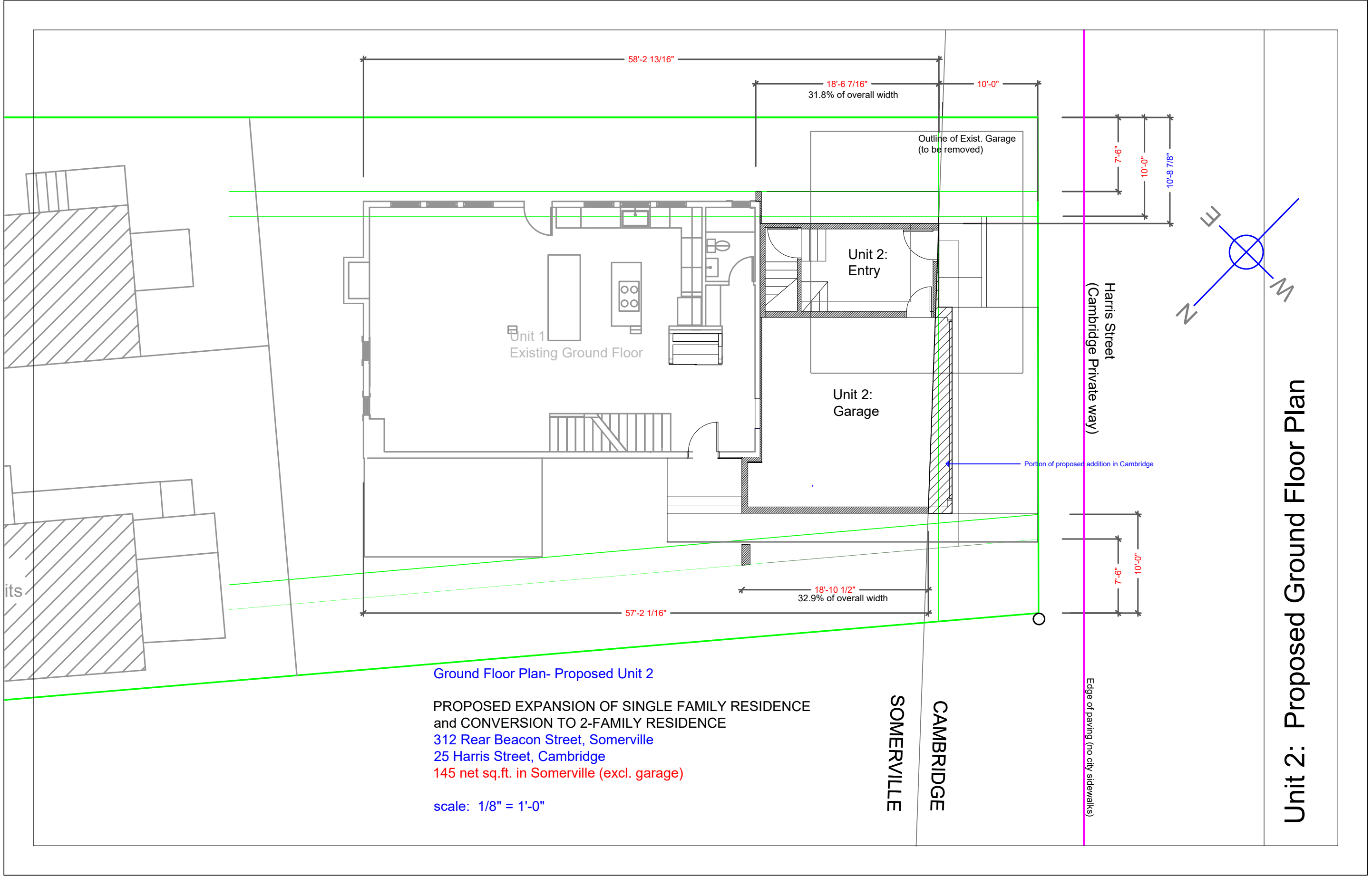


Existing Single-family Residence
312R Beacon Street, Somerville
25 Harris Street, Cambridge

East Elevation



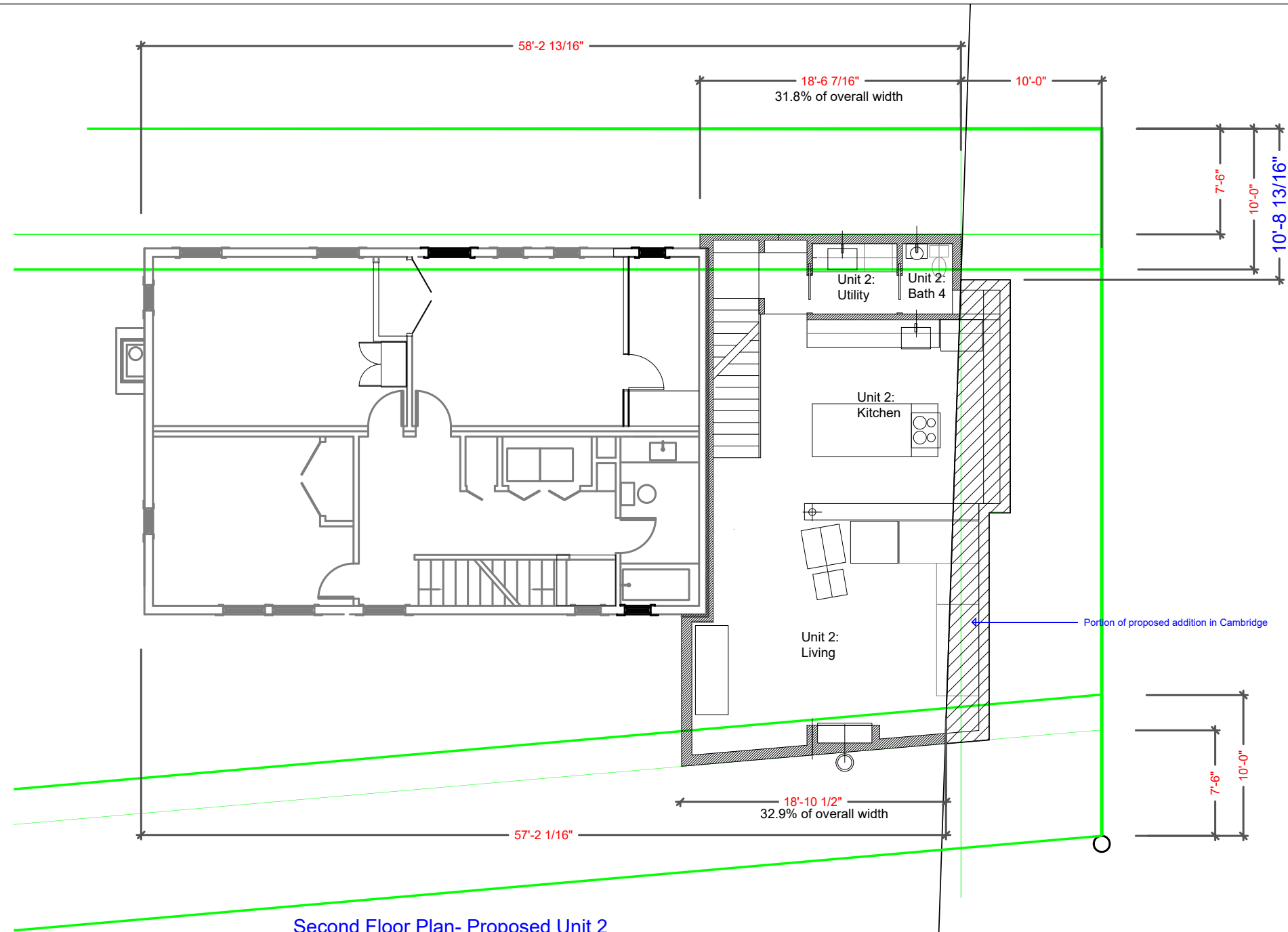
Unit 2: Proposed Basement Plan



Ground Floor Plan- Proposed Unit 2

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge
145 net sq.ft. in Somerville (excl. garage)

scale: 1/8" = 1'-0"



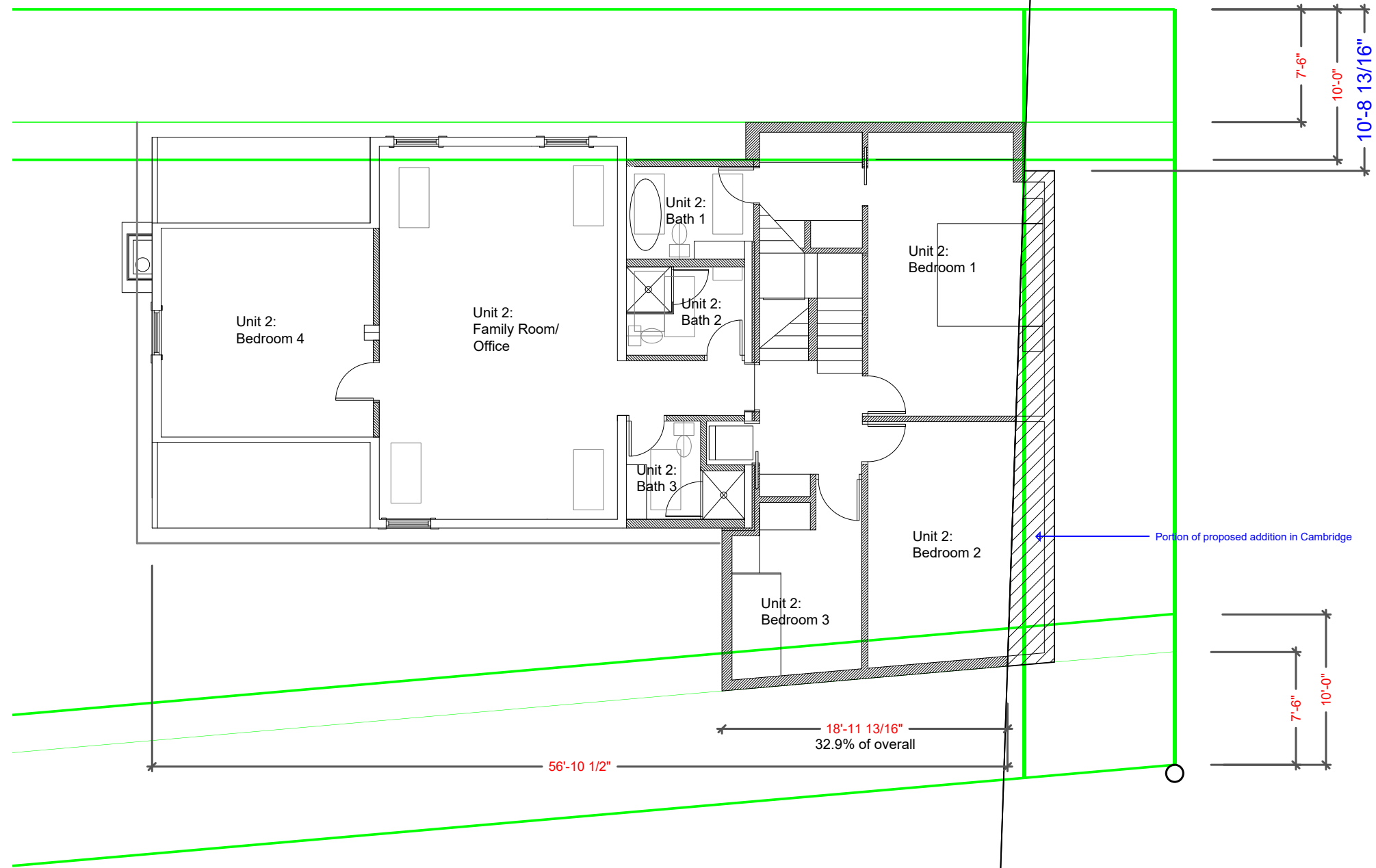
Second Floor Plan- Proposed Unit 2

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge
617 net sq.ft. in Somerville

scale: 1/8" = 1'-0"

SOMERVILLE
CAMBRIDGE

Unit 2: Proposed Second Floor Plan



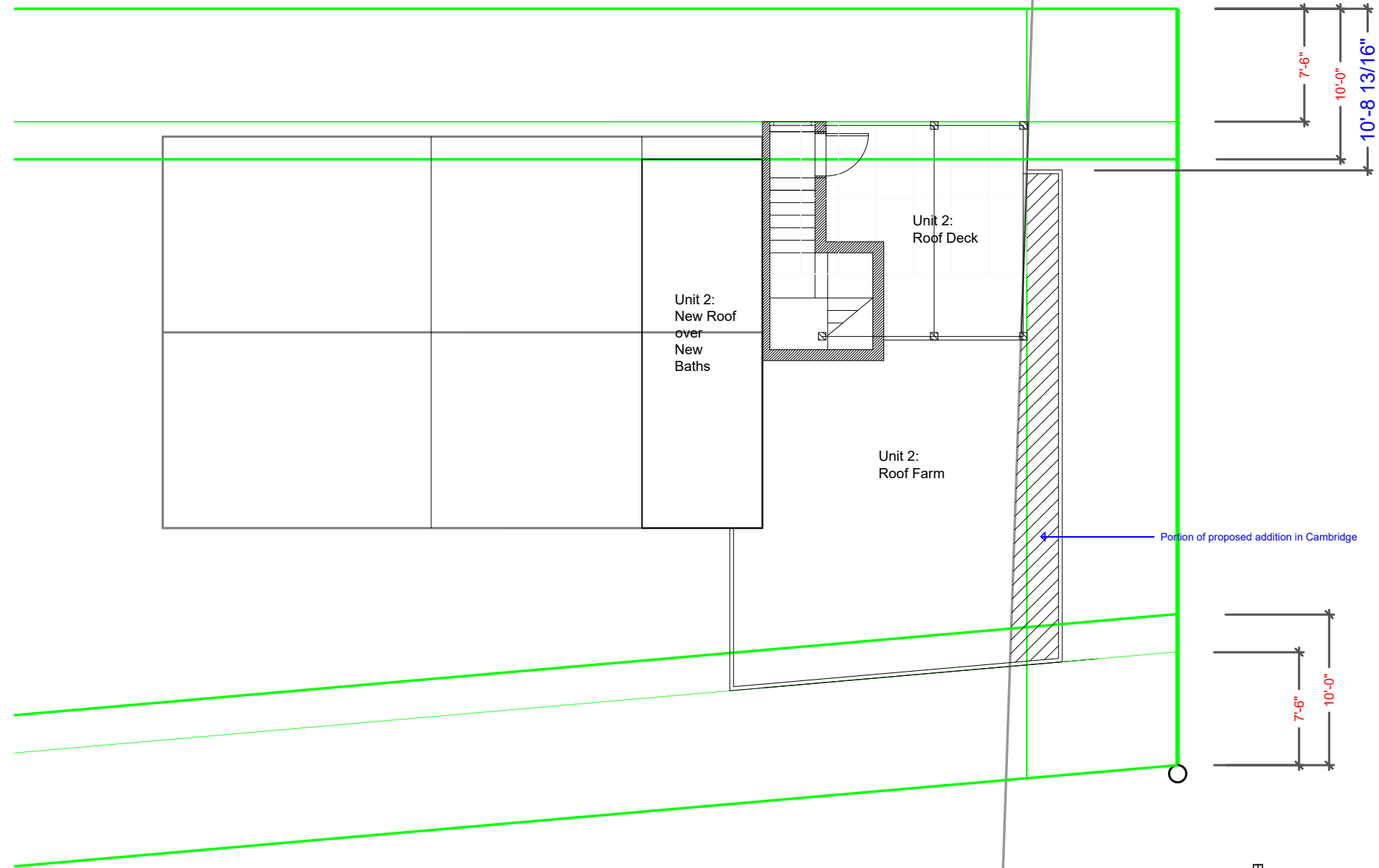
Third Floor Plan- Proposed Unit 2

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge
731 net NEW sq.ft. in Somerville

scale: 1/8" = 1'-0"

SOMERVILLE
CAMBRIDGE

Unit 2: Proposed Third Floor Plan

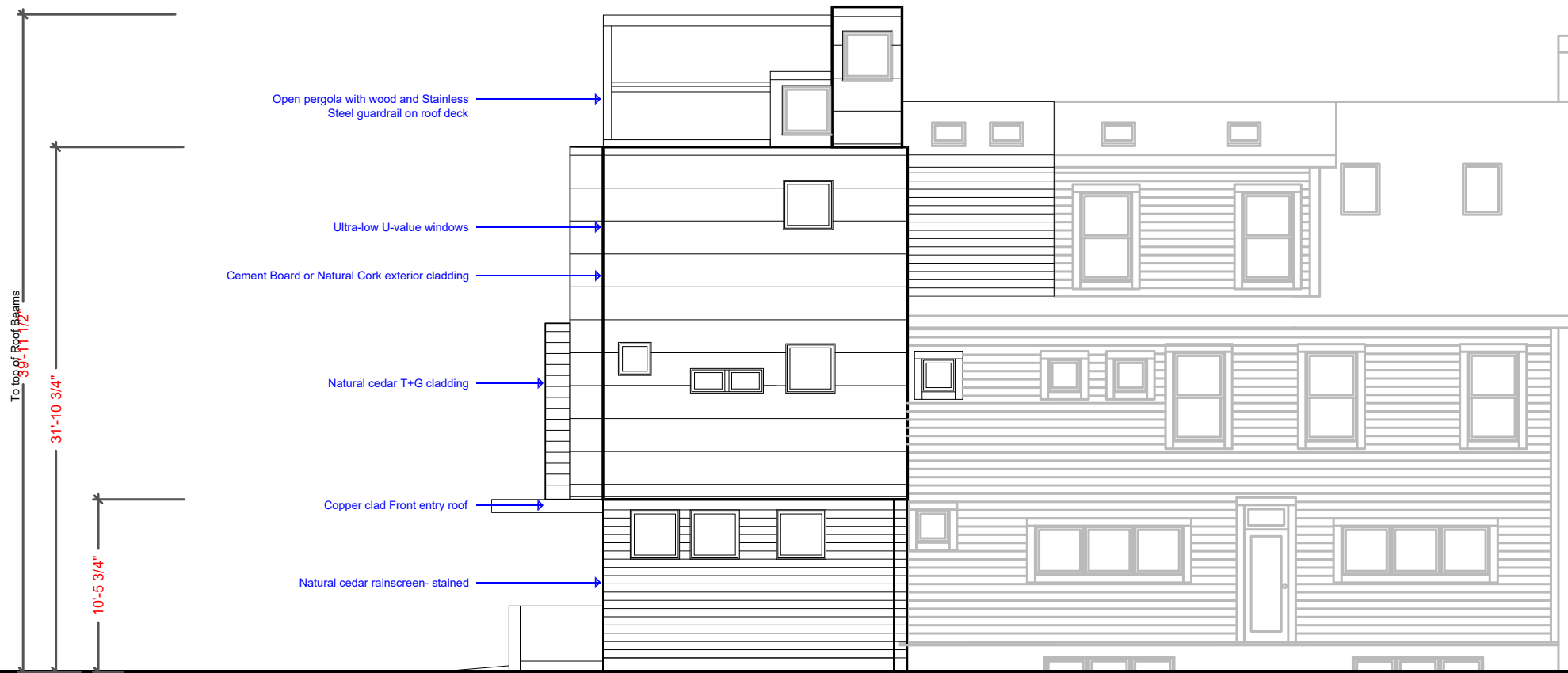


Roof Deck and Farm- Proposed Unit 2

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge

scale: 1/8" = 1'-0"

Unit 2: Proposed Roof Deck Plan

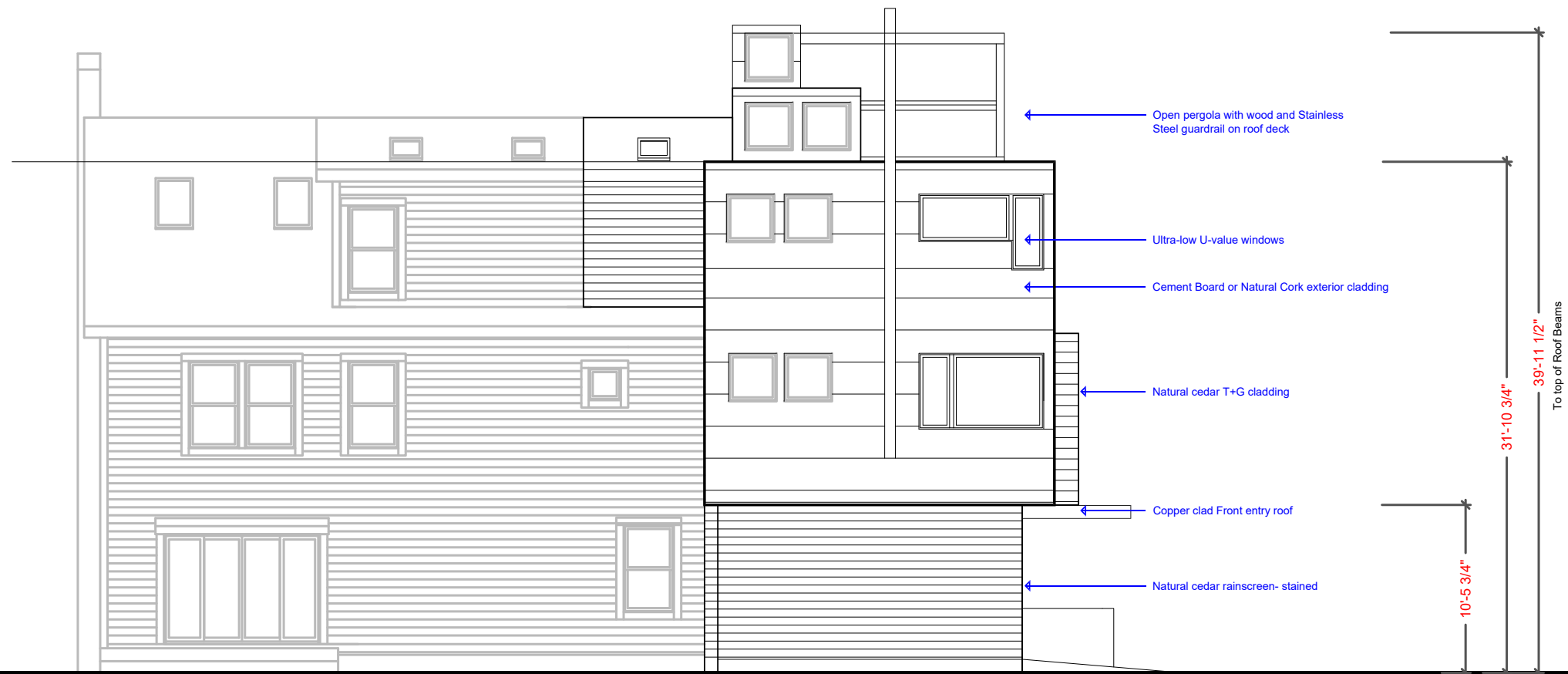


South Elevation

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge

scale: 1/8" = 1'-0"

South Elevation

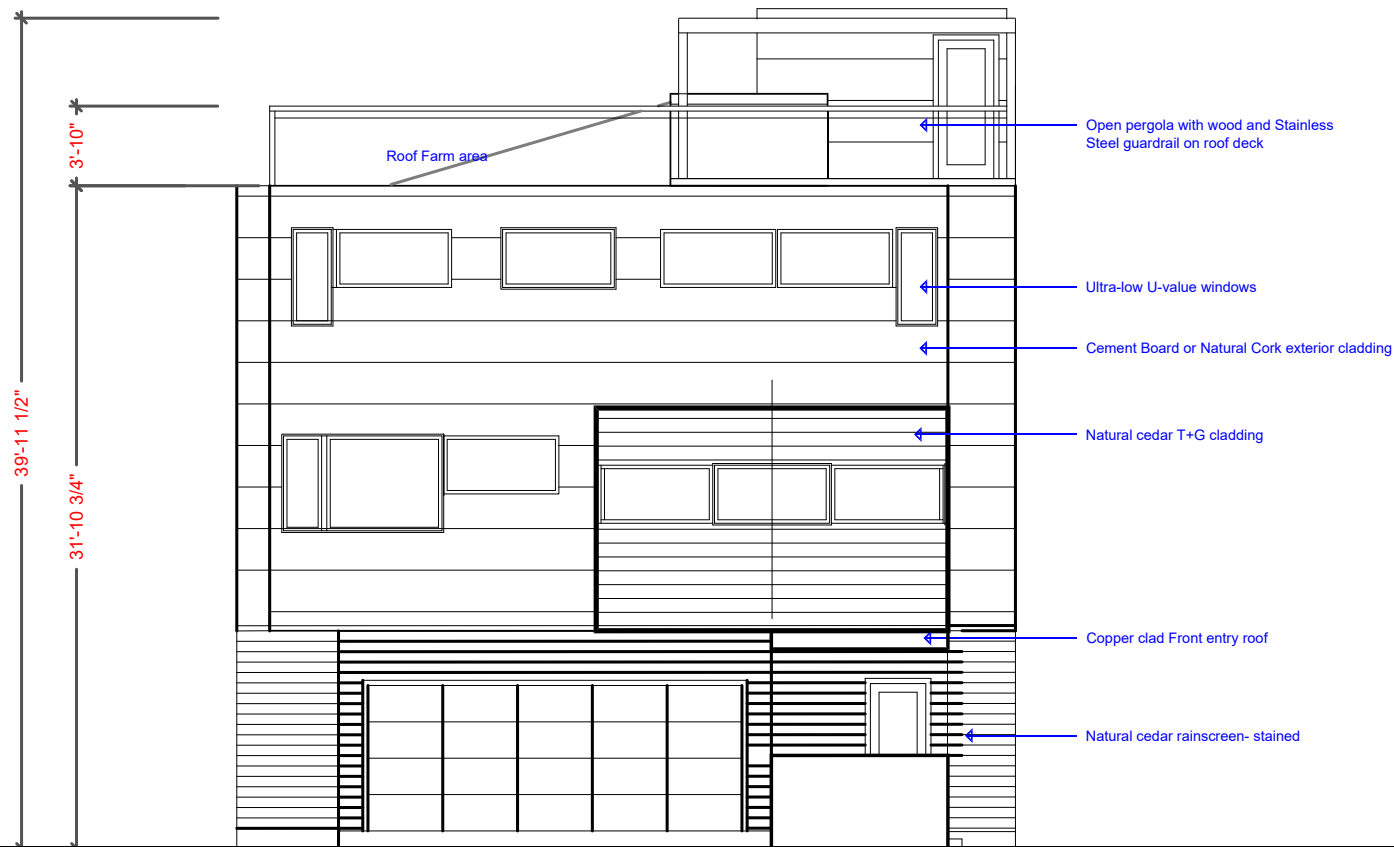


North Elevation

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge

scale: 1/8" = 1'-0"

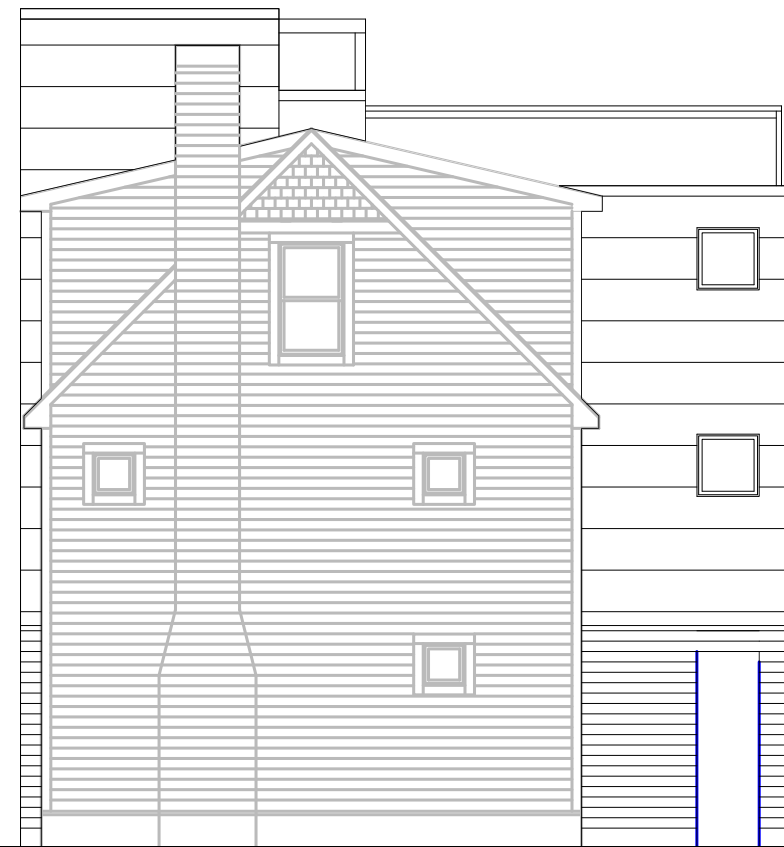
North Elevation



West Elevation

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge

scale: 1/8" = 1'-0"

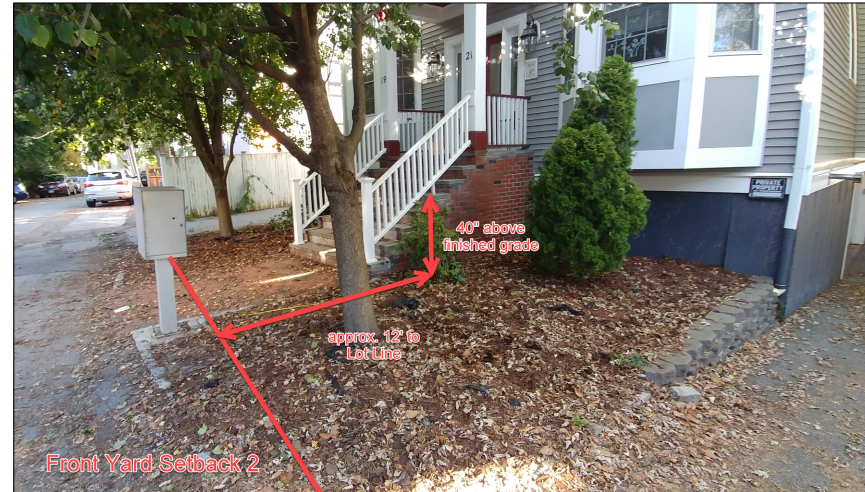
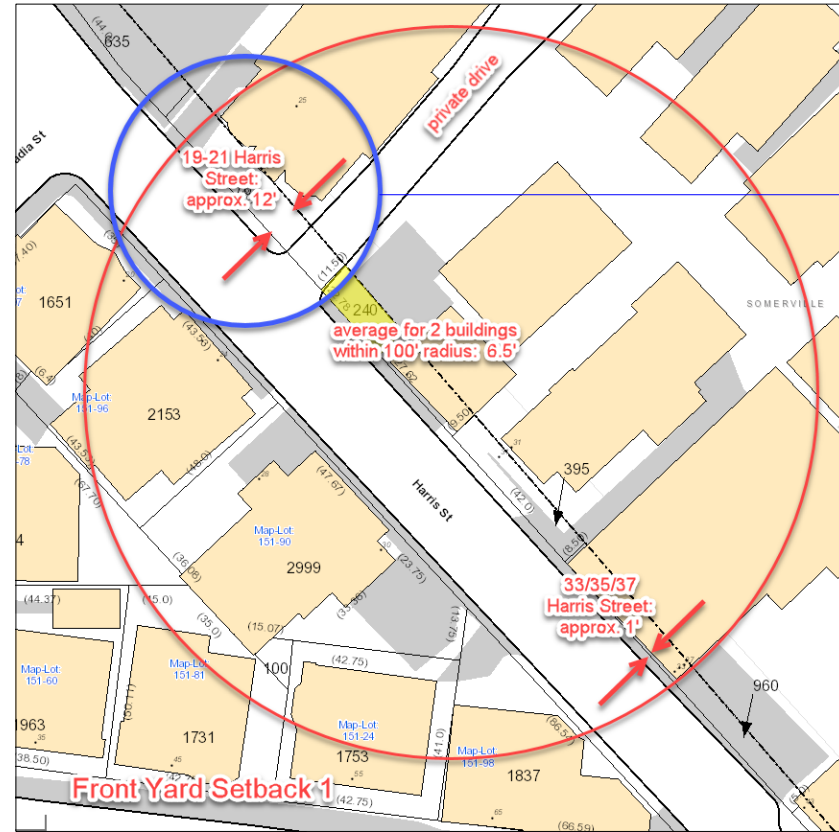


East Elevation

PROPOSED EXPANSION OF SINGLE FAMILY RESIDENCE
and CONVERSION TO 2-FAMILY RESIDENCE
312 Rear Beacon Street, Somerville
25 Harris Street, Cambridge

scale: 1/8" = 1'-0"

East and West Elevations



SZO Reference Notes:

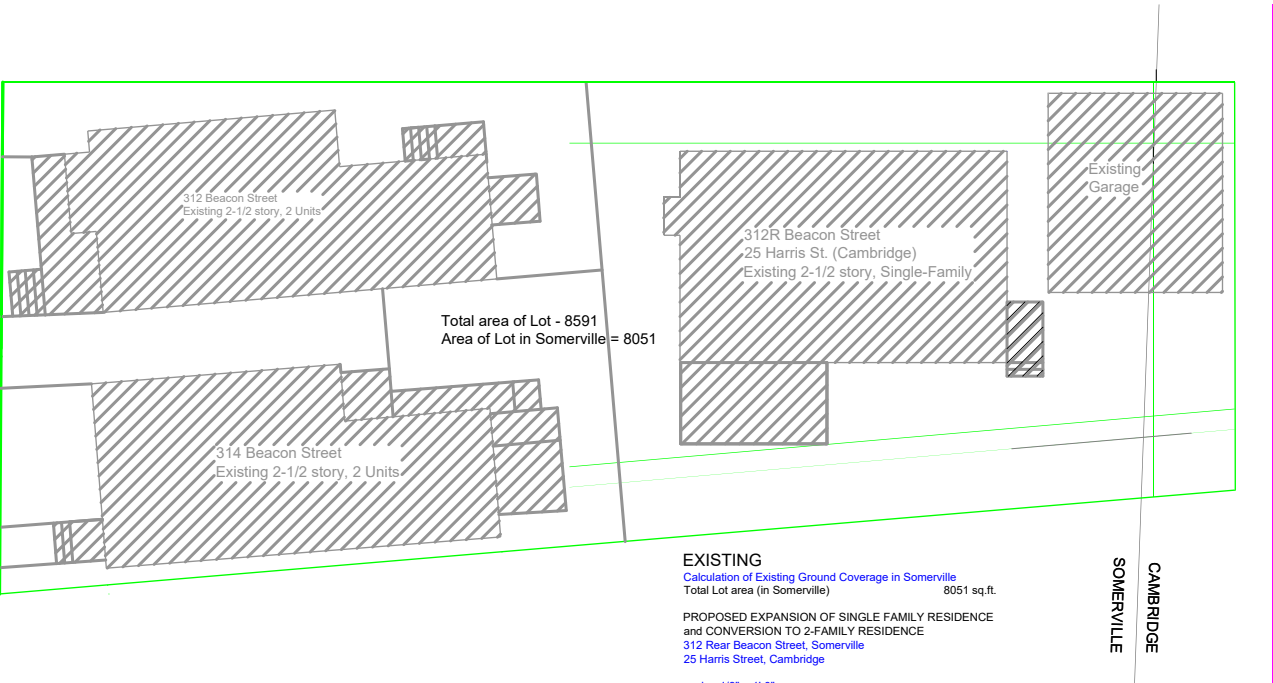
3. Front Yard Setback only applies to setback area within City of Somerville

Section 7.5. - Lots in Two or More Municipalities.

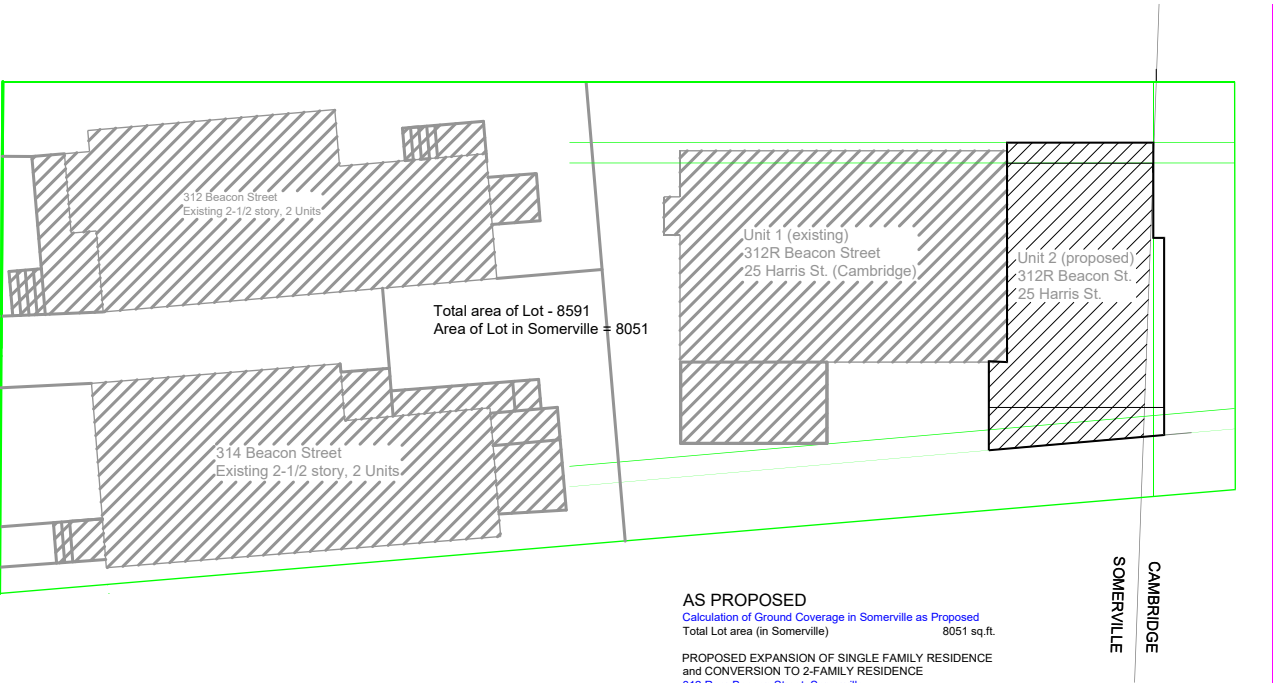
When a lot in single ownership is situated in part in the City of Somerville and in part in an adjacent city or town, the regulations and restrictions of this Ordinance shall be applied to that portion of such lot as lies in the City of Somerville in the same manner as if the entire lot was situated therein.

The Front Yard setback line only lies in Somerville to a calculated distance of 10'-8 13/16" from the South side lot line.

Zoning: Calculation of Front Yard Setback

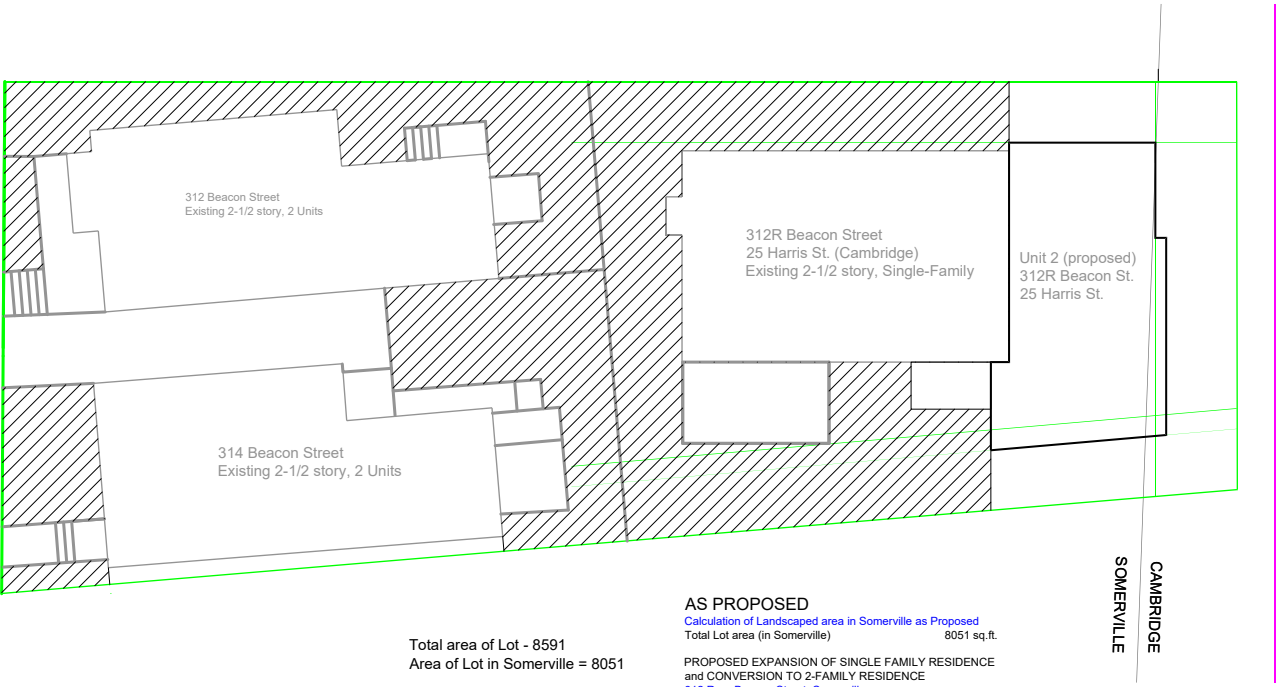
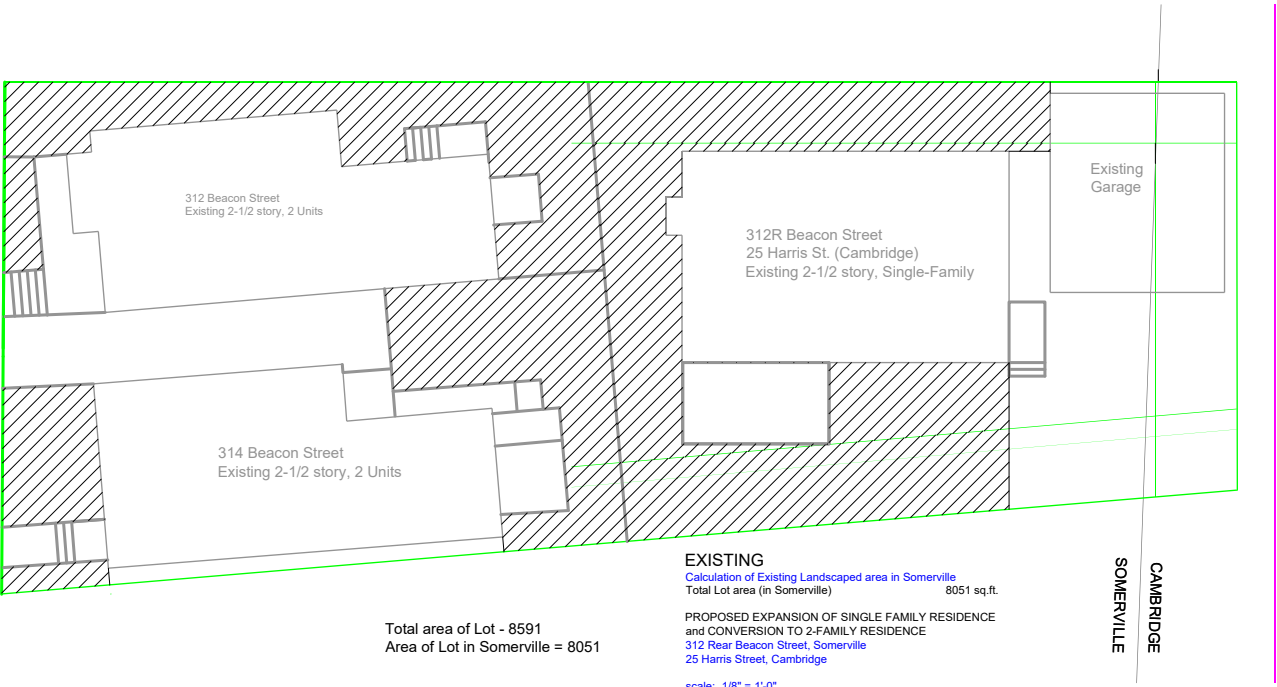


Harris Street (Cambridge private way)

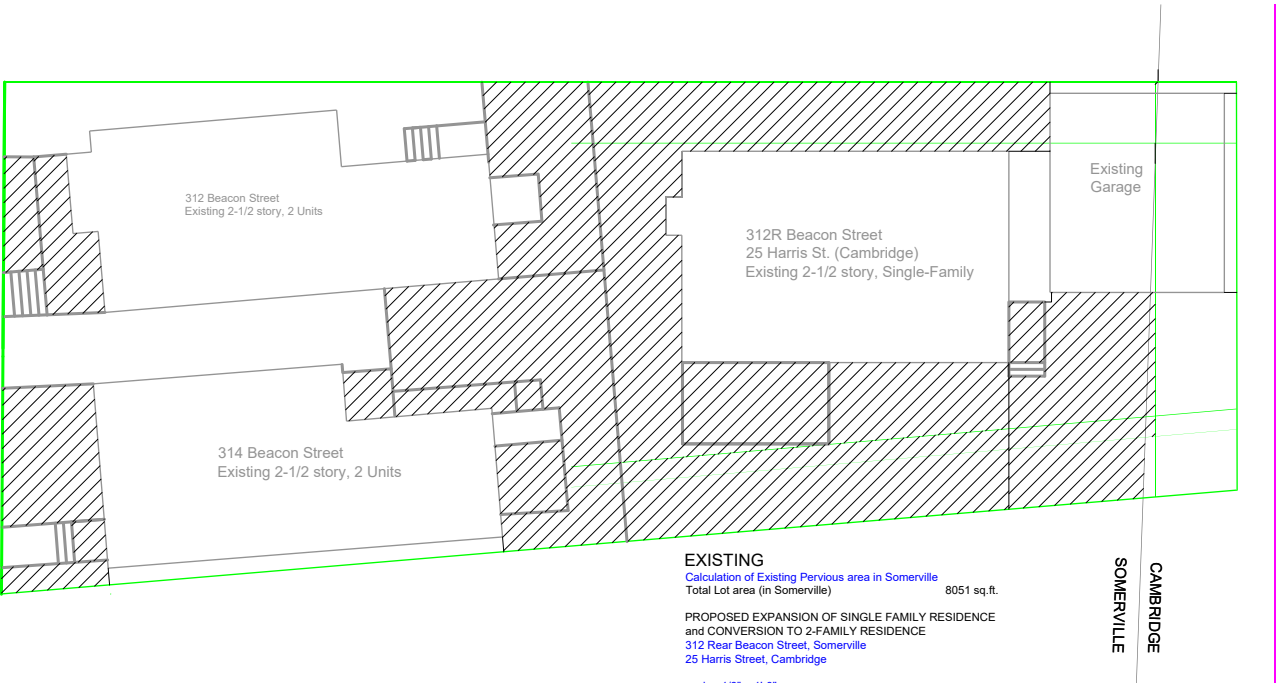


Harris Street (Cambridge private way)

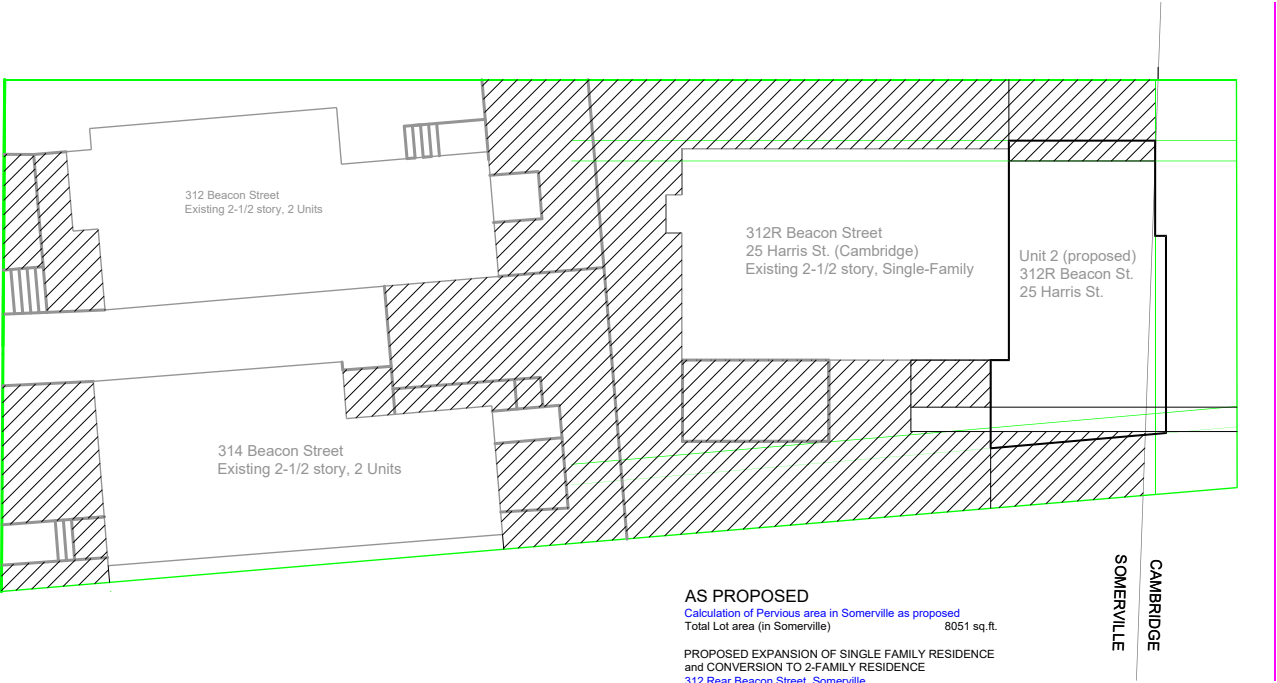
Ground Coverage Calculations



Landscaped area Calculations



Harris Street (Cambridge private way)



Harris Street (Cambridge private way)

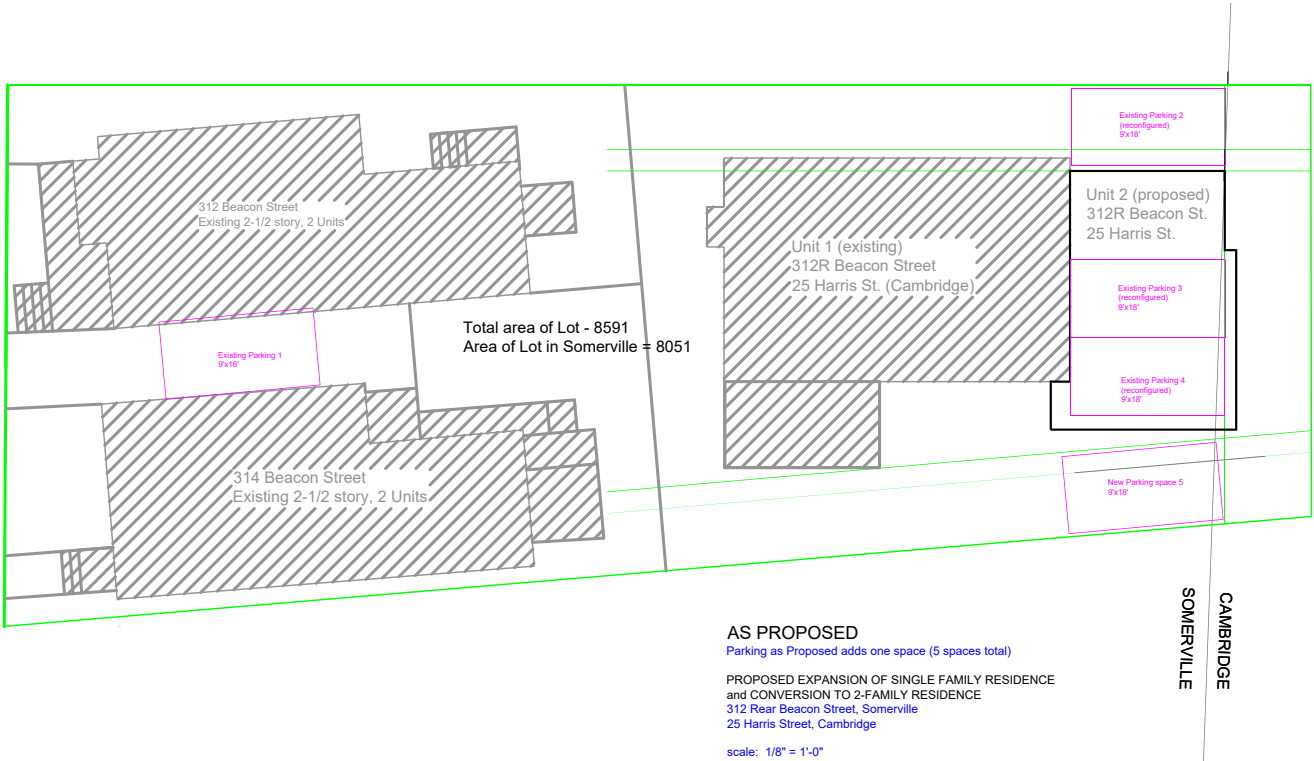
Pervious area Calculations

SZO Reference Notes:

Off- and On-street Parking for existing unit and new unit regulated by Cambridge

1. The new addition adds 1 additional space to the site vs. the 2006 Special Permit site plan.
2. The existing building is deeded in Cambridge and the new unit will be also.
There is NO impact on parking in the City of Somerville as neither unit will be eligible for Somerville Resident Parking or Visitor permits, and Harris Street is entirely in Cambridge so all service vehicles, visitor vehicles, etc. will park in Cambridge.
3. Parking complies with the SZO for conversion of a 1-Family dwelling to a 2-Family dwelling.

9.5.2.a. Existing 1 and 2 family residences converting to 2 or 3 family residences shall provide one (1) parking space per additional (e.g. newly created) dwelling unit.



Parking