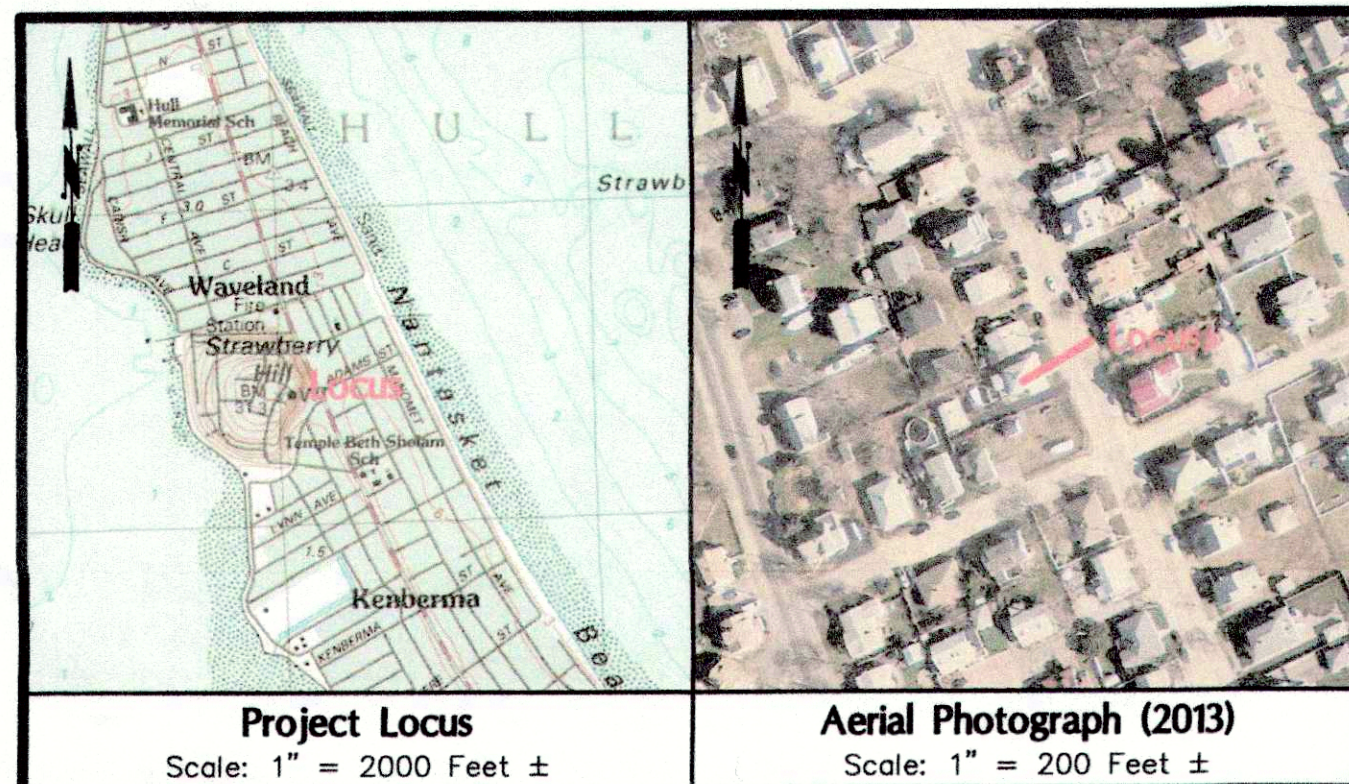




- LEGEND**
- SB/DH STONE BOUND W/ DRILL HOLE
 - RB/CAP SET REBAR W/ CAP SET
 - SM/SET SURVEY MARKER SET
 - N/F NOW OR FORMERLY
 - S SEWER LINE
 - G GAS LINE
 - W WATER LINE
 - OHV OVERHEAD WIRES
 - SPOT GRADE
 - UP UTILITY POLE
 - WATER GATE
 - GAS GATE
 - EDGE OF FLOOR RESTRAINT
 - BFE BENCH FLOOR ELEVATION

- GENERAL NOTES**
- Record Property Owner: Steven D. Faber
 - Property Location: 185 Samoset Avenue, Hull MA
 - Hull Assessors Parcel ID 19-085, Zoned Single Family A.
 - Plymouth County Registry of Deeds: Book 26608, Page 62.
 - Elevations are based upon NAVD 88.
 - FEMA Flood Zone AE (Elev.=10') Panel 17 of 650: 250269 0017 J December 13, 2017.
 - Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
 - The mean grade of the front house is calculated to be 8.9'. The mean grade of the rear house is calculated to be 9.0'.

LOT STATISTICS

LOT AREA = 6,500 SQ. FT.
EXISTING FOOTPRINT = 1,974 SQ. FT.
EXISTING LOT COVERAGE = 30.4%
PROPOSED FOOTPRINT = 2,286 SQ. FT.
PROPOSED LOT COVERAGE = 35.2%

ZONING

SITE IS ZONED SINGLE FAMILY A

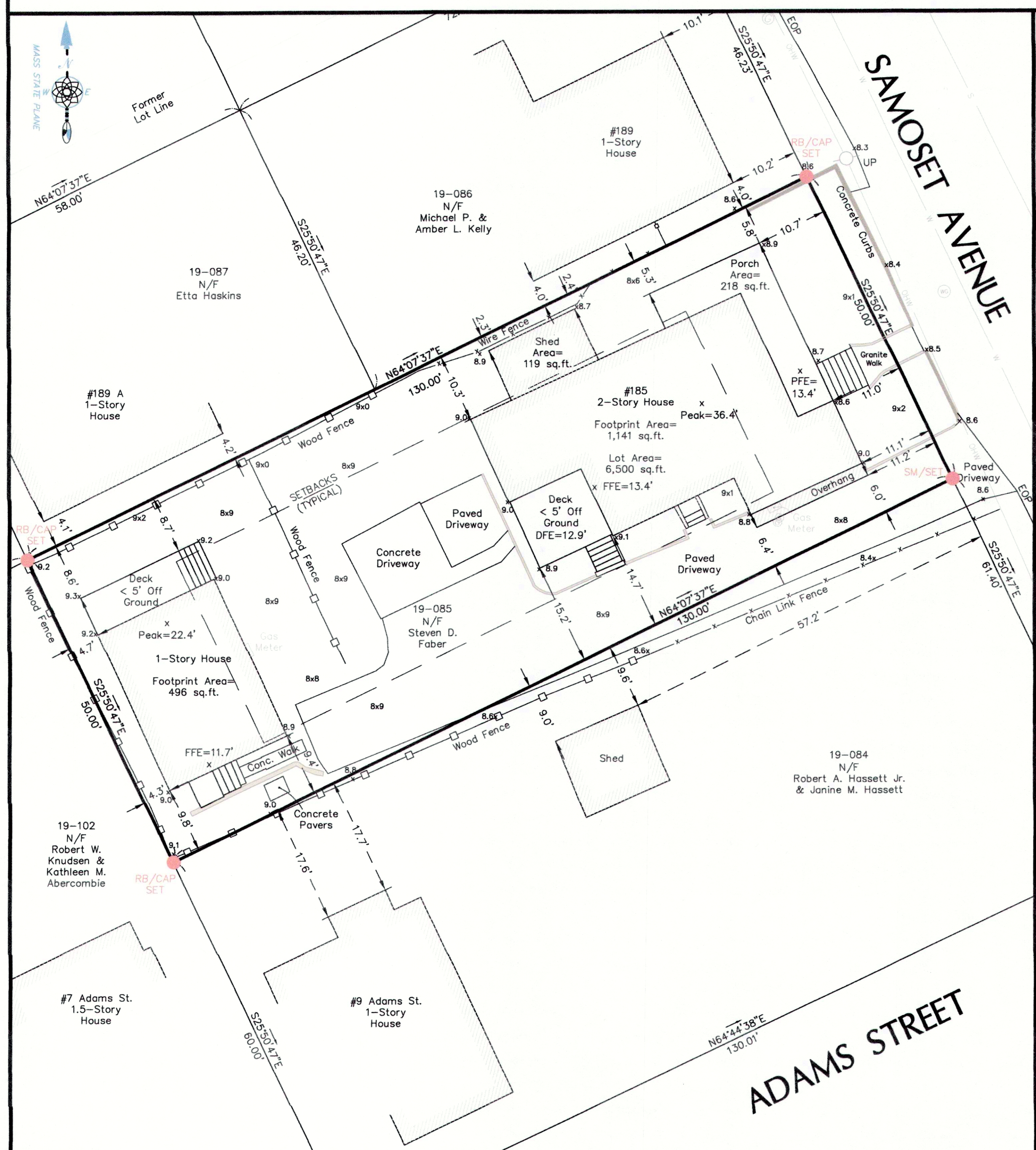
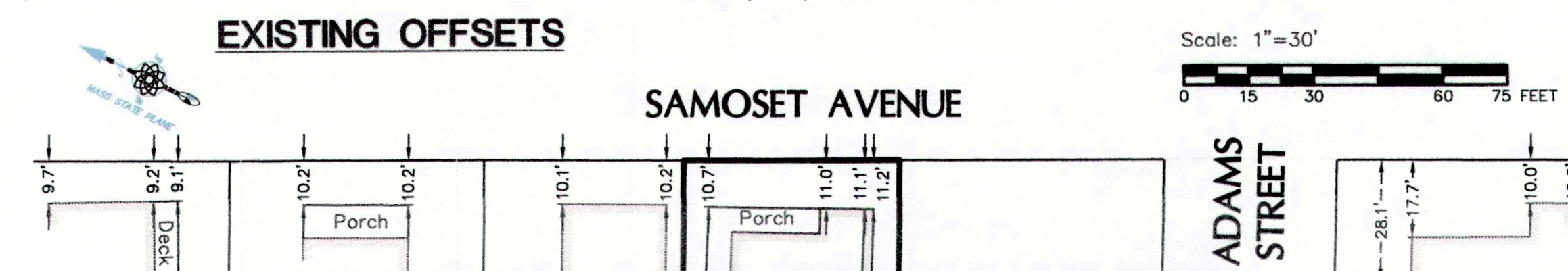
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	6,500 SQ.FT.	6,500 SQ.FT.	6,500 SQ.FT.
MIN FRONTAGE:	60 FT.	50.00 FT.	50.00 FT.
FRONT SETBACK:	25 FT.	10.7 FT.	10.8 FT.
SIDE SETBACK:	10 FT.	5.3 FT.	5.3 FT.
REAR SETBACK:	20 FT.	4.3 FT.	4.3 FT.
MAX. % LOT COVERAGE:	30%	30.4%	35.2%
MAX. HEIGHT:	35 FT.	27.5 FT.(FRONT) 13.4 FT.(REAR)	SEE ARCHITECTURALS

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON MAY 9, 2018 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY ROBERT S. ROSE ARCHITECTS.

Scale: 1"=30'

0 15 30 60 75 FEET



Project Address

185 Samoset Avenue

Hull

Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Steven Faber
185 Samoset Avenue
Hull, MA 02045

David G. Ray #35412

Nantasket Survey Engineering, LLC

46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasksurvey.com

Scale: 1"=10'

0 5 10 20 25 FEET

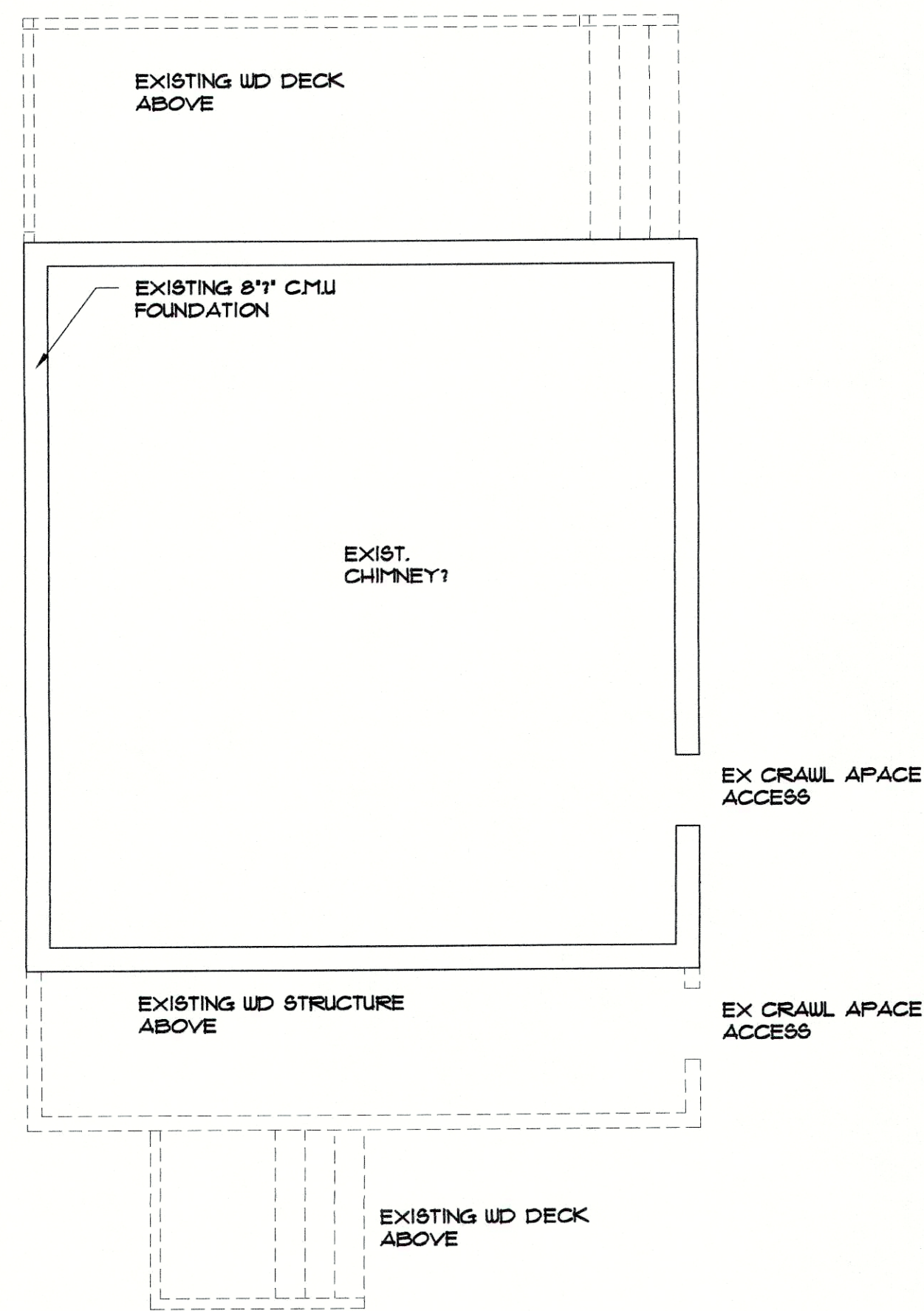
Revisions

Date	12-18-2018	Drawing
Proj. Mgr.	DGR	
Design	N/A	
Check	DGR	
Drawn	AMS/DGR	
Job #	1-2206	

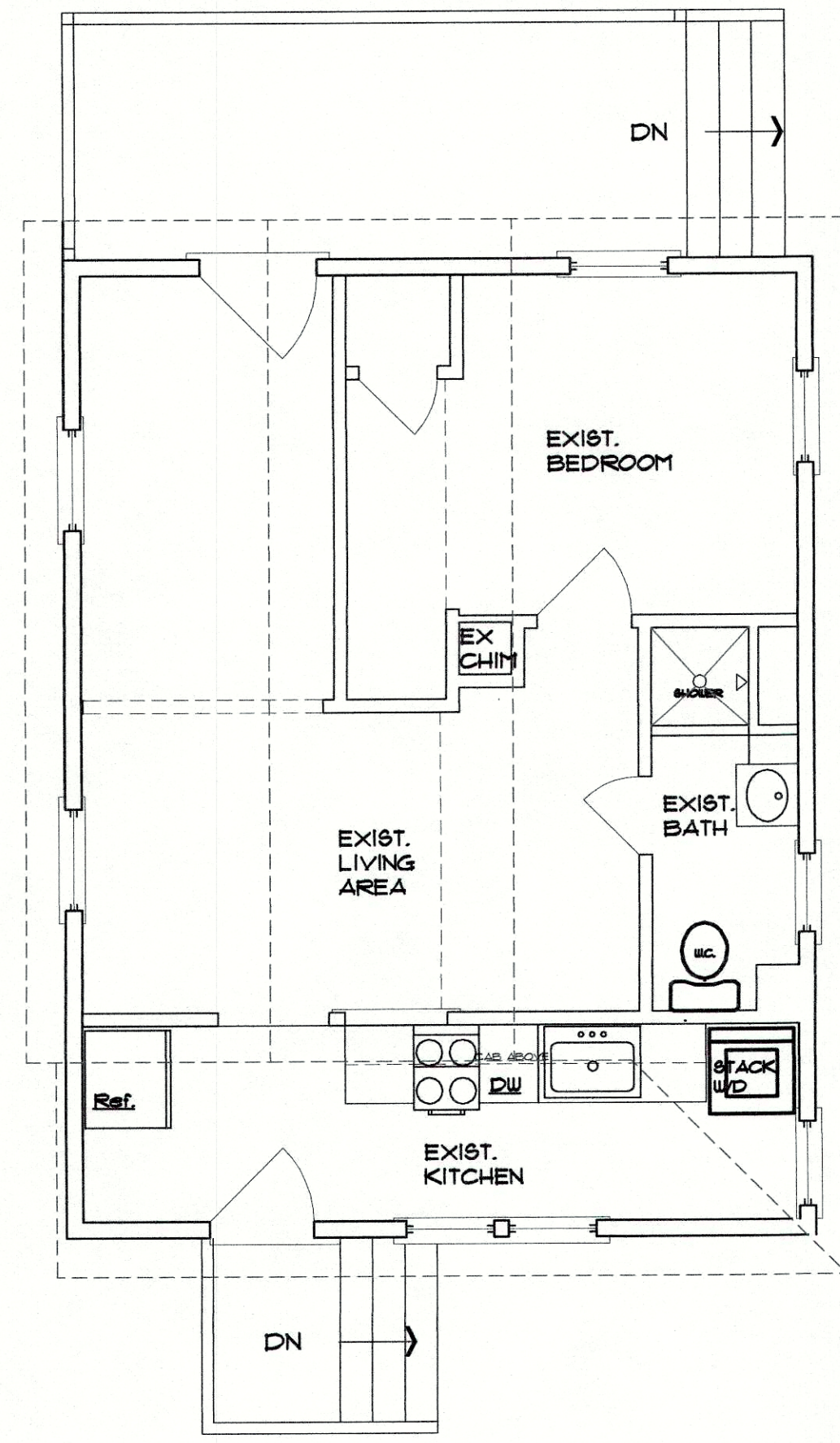
1-2206 185 Samoset Avenue, Hull, MA

1

of 1



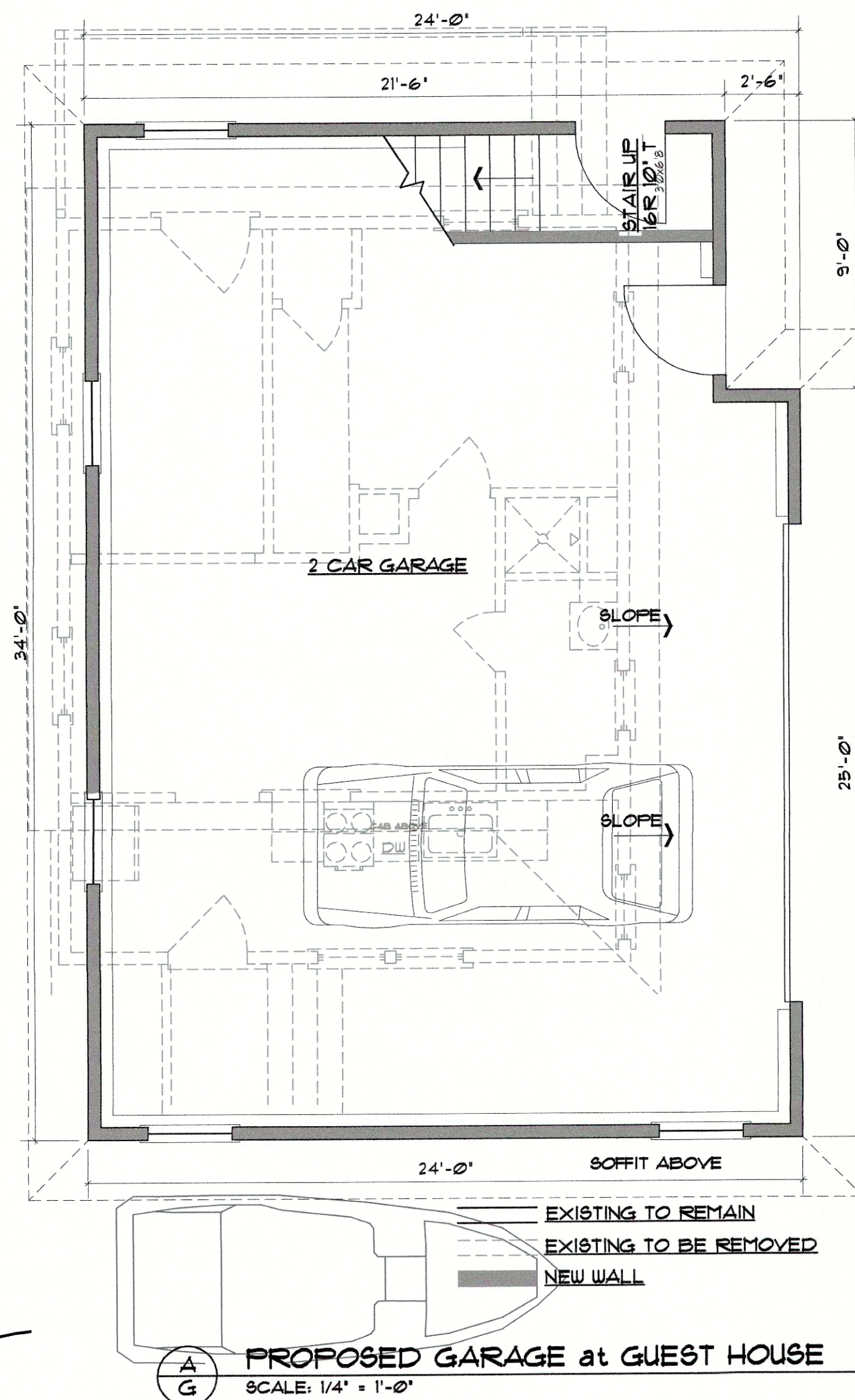
XA/G EXISTING GUEST HOUSE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



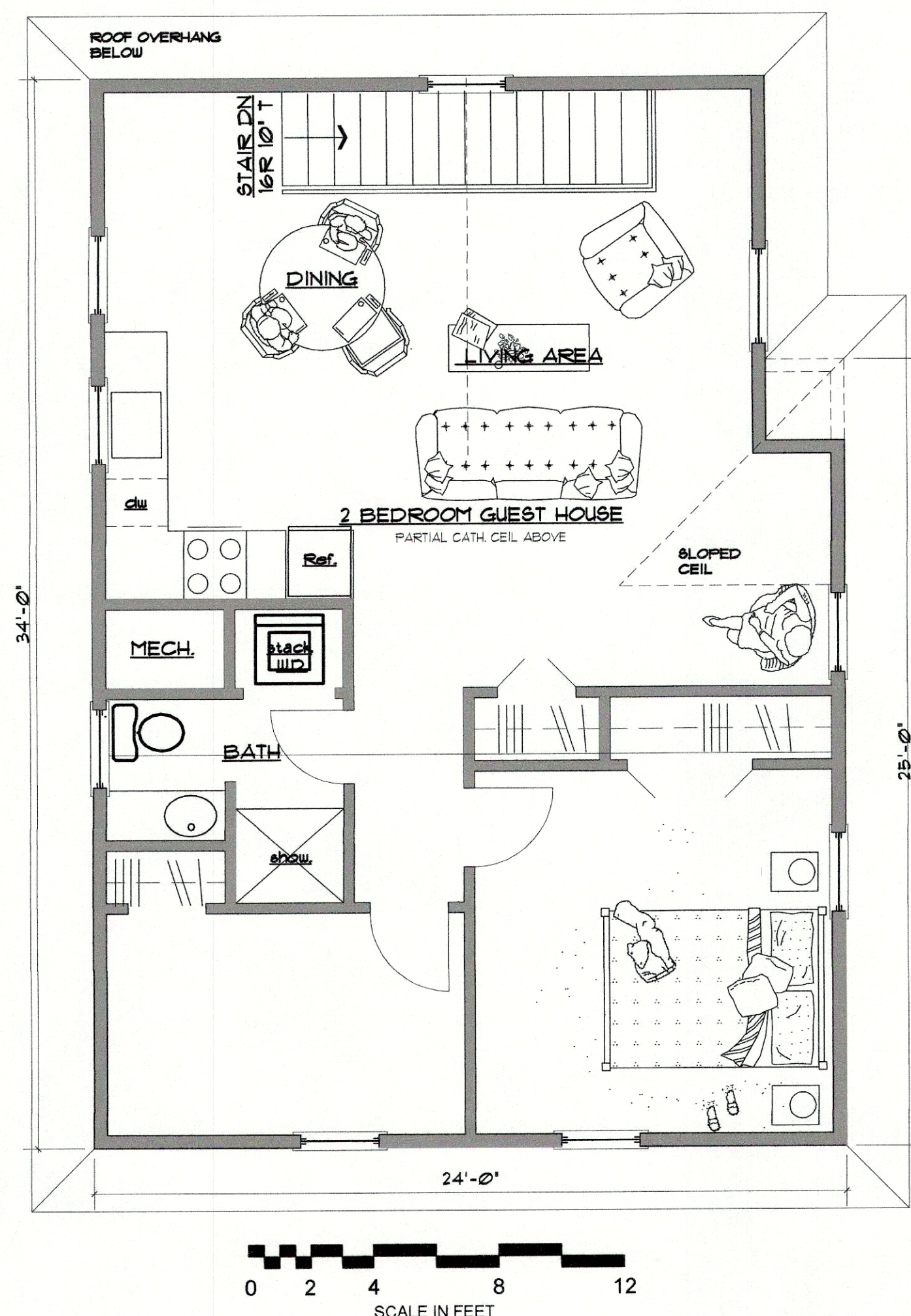
XB/G EXISTING GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



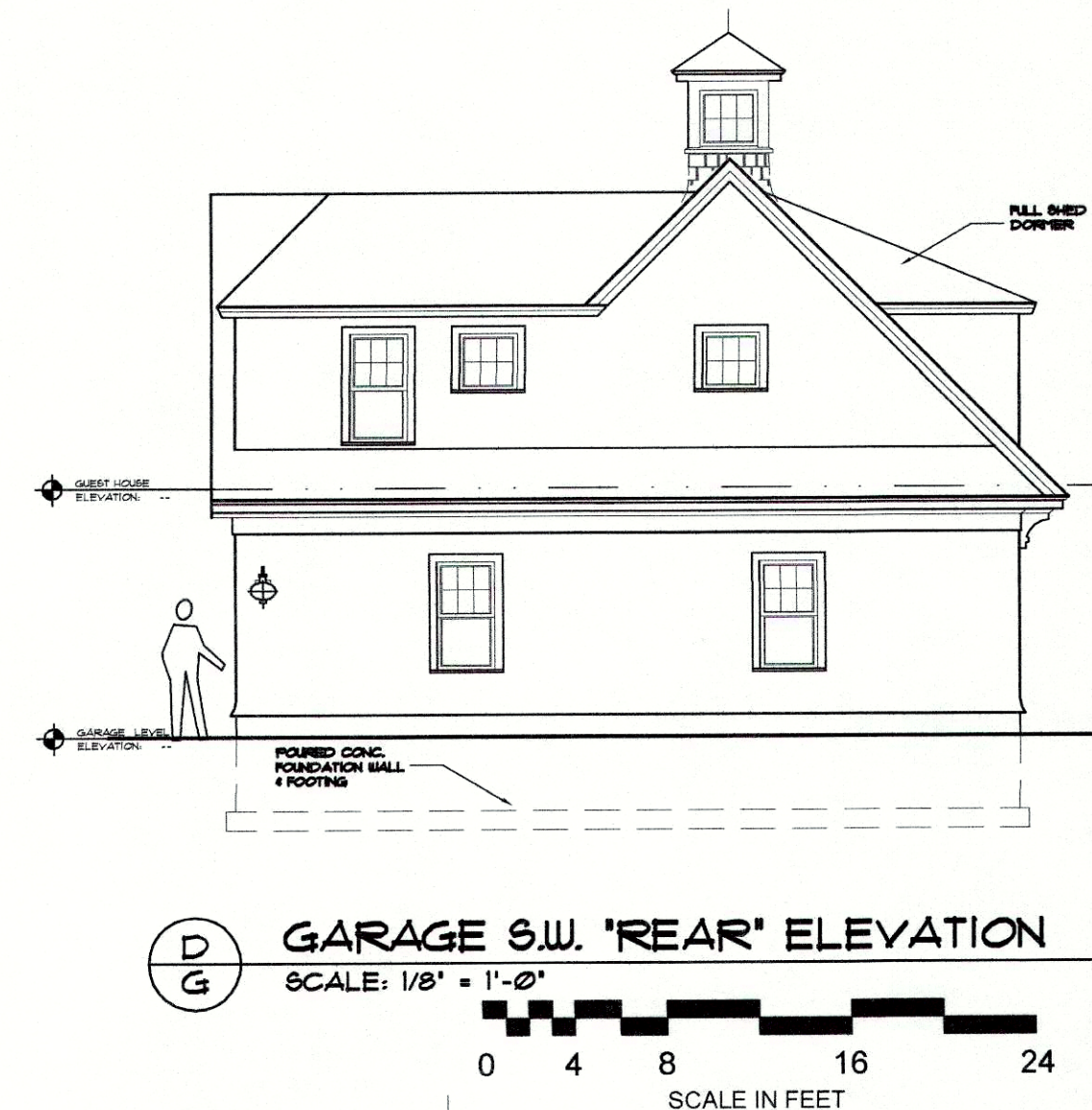
XC/G EXISTING GUEST HOUSE EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



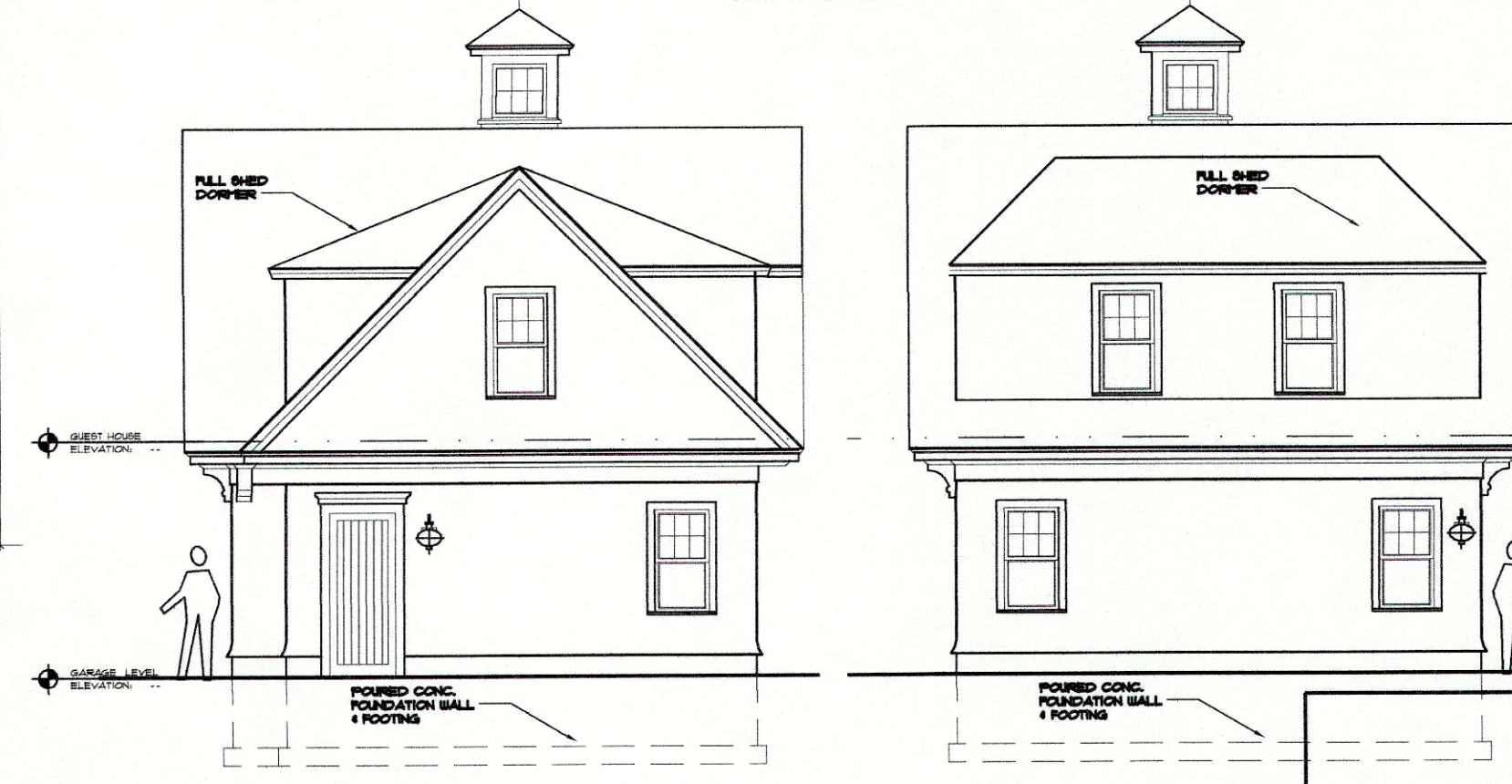
A/G PROPOSED GARAGE at GUEST HOUSE
SCALE: 1/4" = 1'-0"



B/G PROPOSED 2ND FL GARAGE GUEST HOUSE
SCALE: 1/4" = 1'-0"

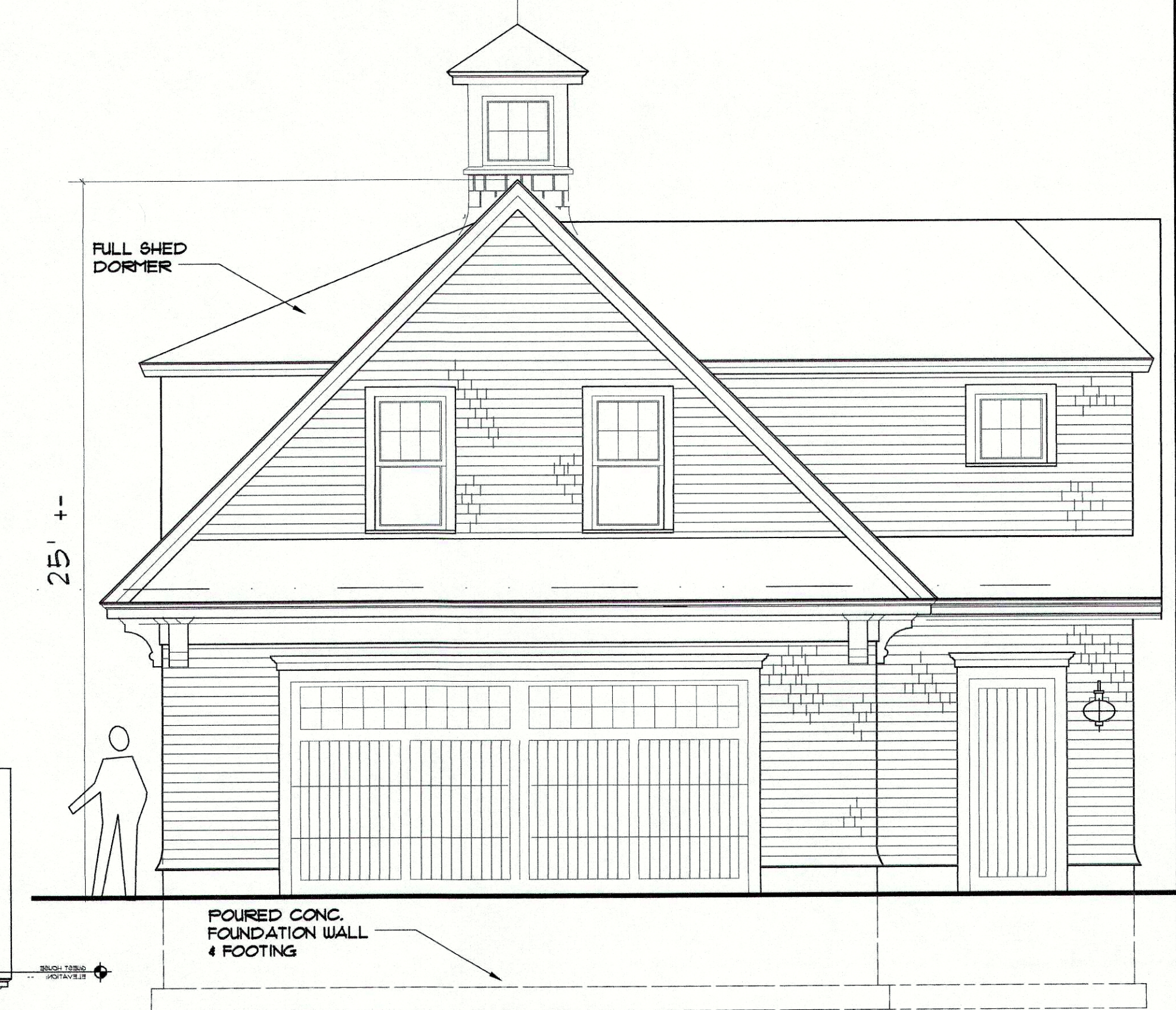


D/G GARAGE S.W. 'REAR' ELEVATION
SCALE: 1/8" = 1'-0"



E/G GARAGE N.W. 'SIDE' ELEVATION
SCALE: 1/8" = 1'-0"

F/G GARAGE S.E. 'SIDE' ELEVATION
SCALE: 1/8" = 1'-0"

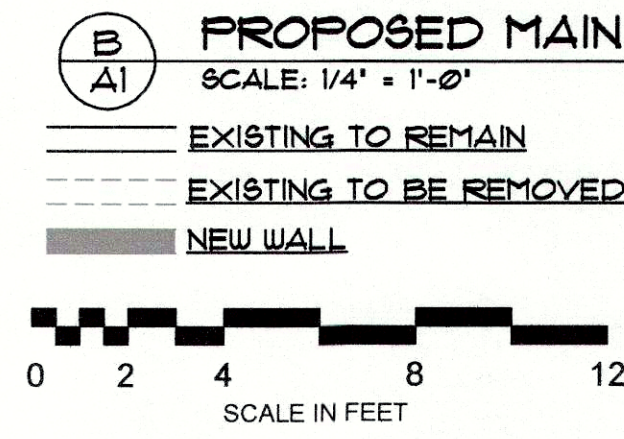
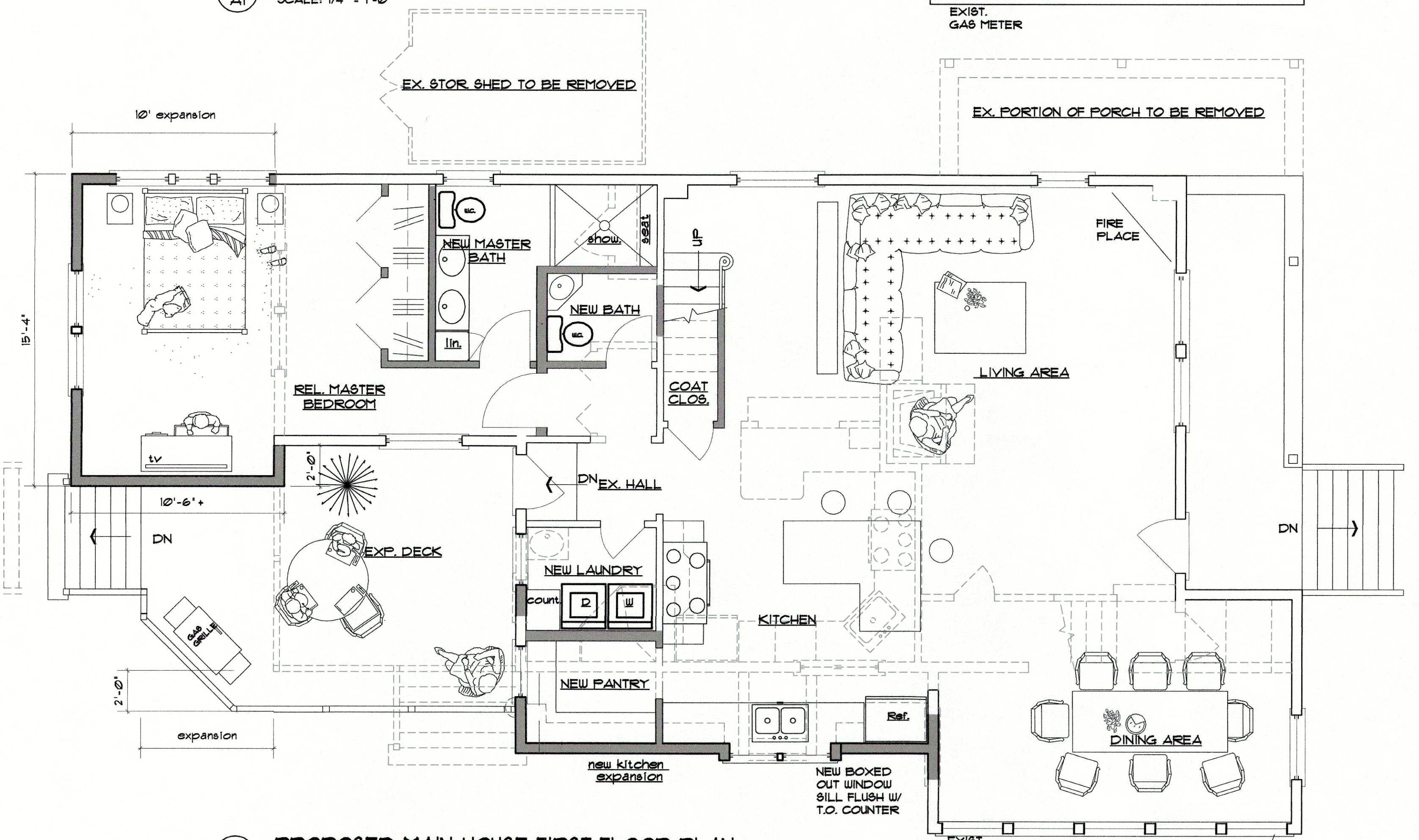
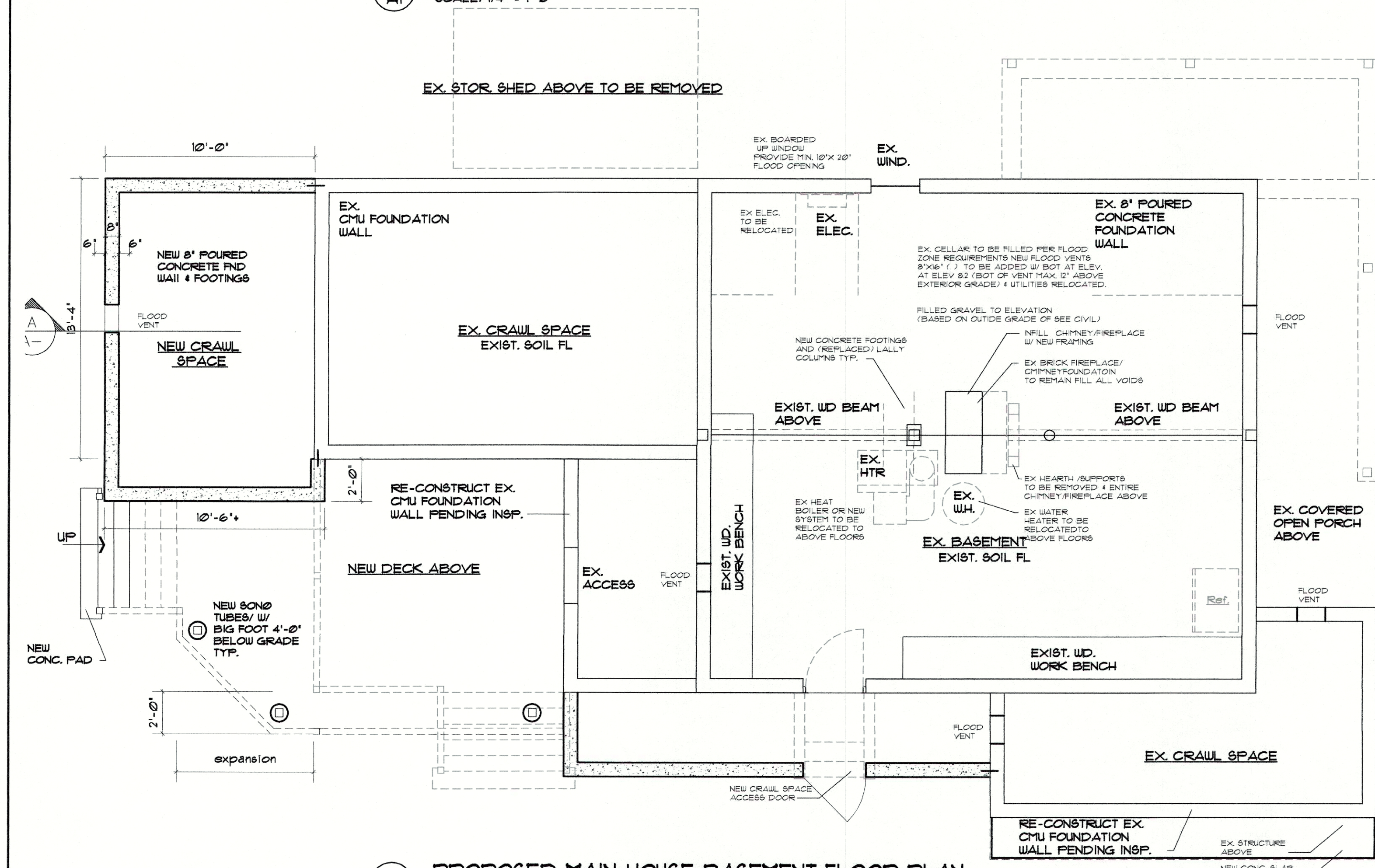
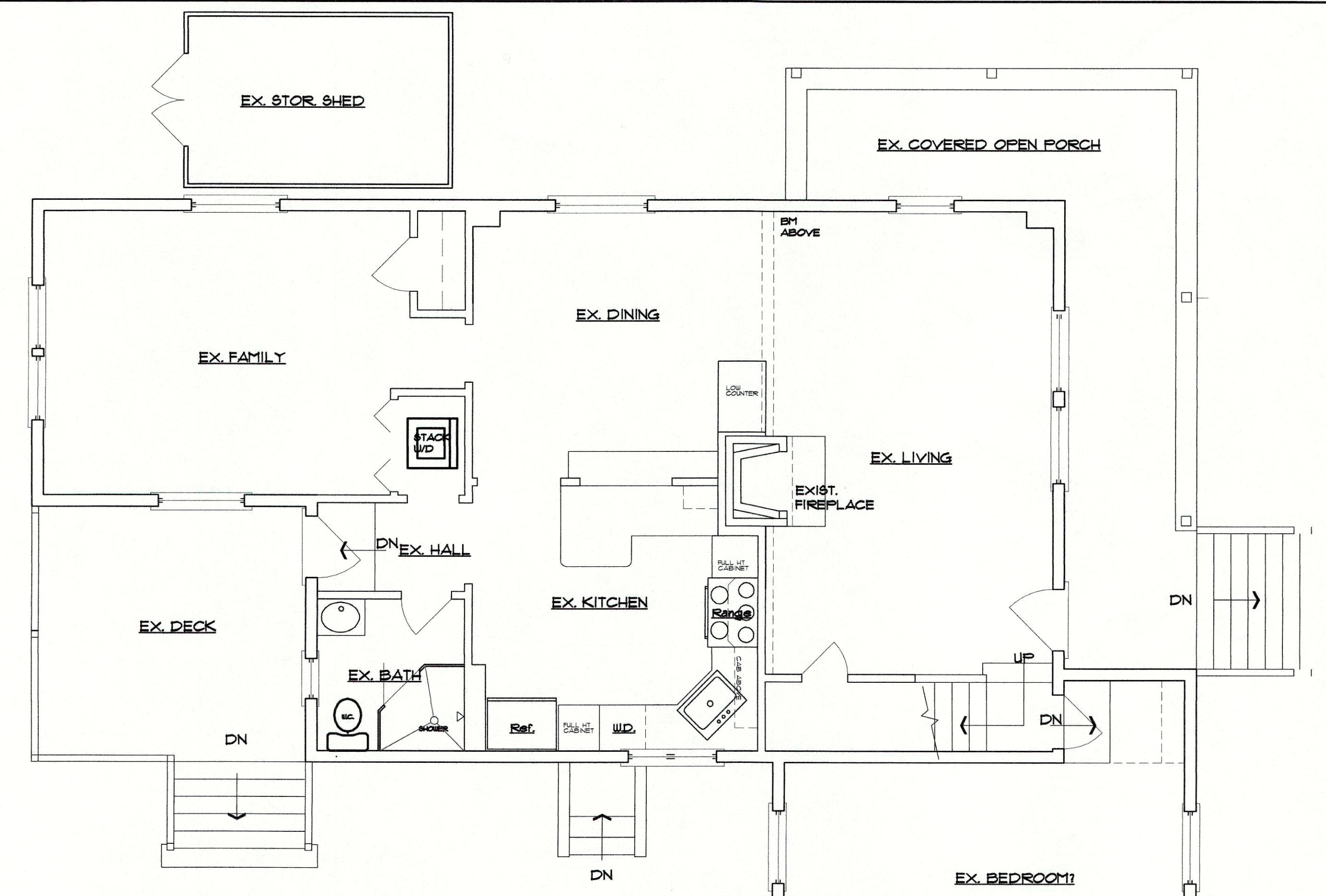
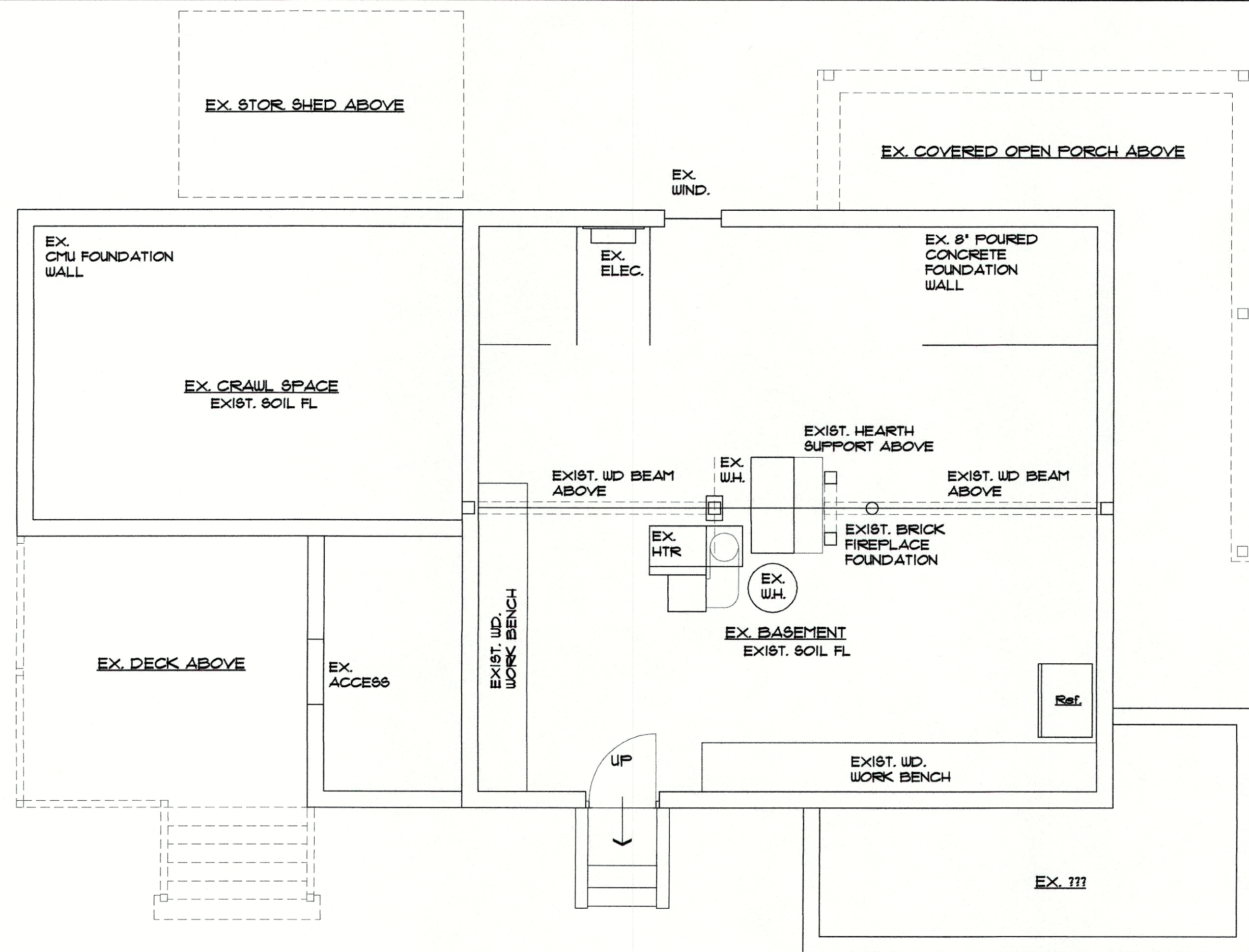


C/G GARAGE NORTH EAST 'FRONT' ELEVATION
SCALE: 1/4" = 1'-0"

**ADDITION/ RENOV. REPLACEMENT
TO THE FABER RESIDENCE**
185-185A SAMOSET AVENUE
HULL,
MASSACHUSETTS
NEW GARAGE/REPL GUEST HOUSE
SCALE: as noted DEC. 19, 2018

**ROBERT S. ROSE
ARCHITECTS**
P.O. BOX 761
HINGHAM, MA 02043
(781) 749-0060 NAN. (508) 228-5081

G



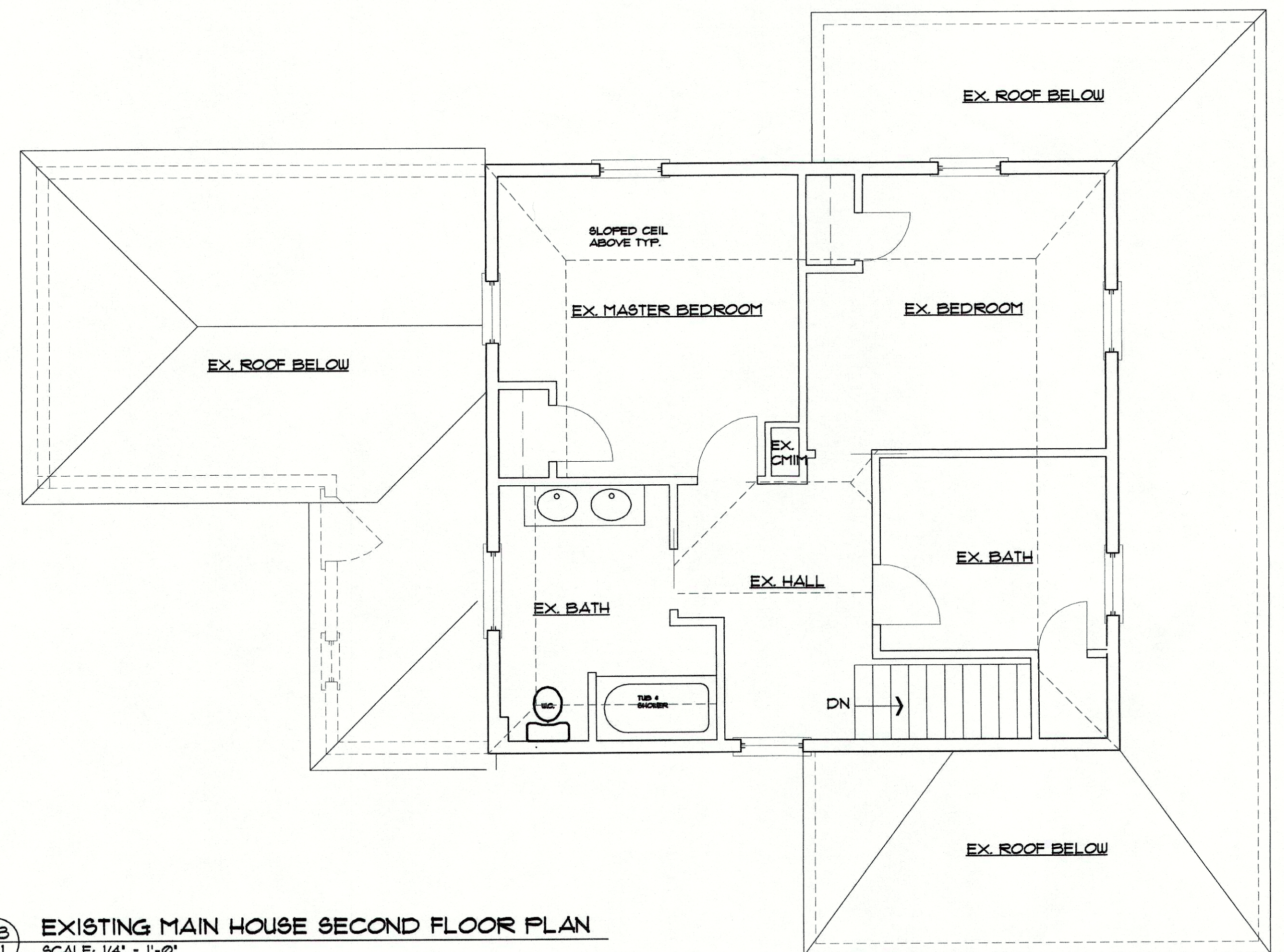
ADDITION/ RENOV. REPLACEMENT
TO THE FABER RESIDENCE
185-186 SAMOSET AVENUE
HULL, MASSACHUSETTS

PROP/EX. MAIN HOUSE FLOOR PLANS

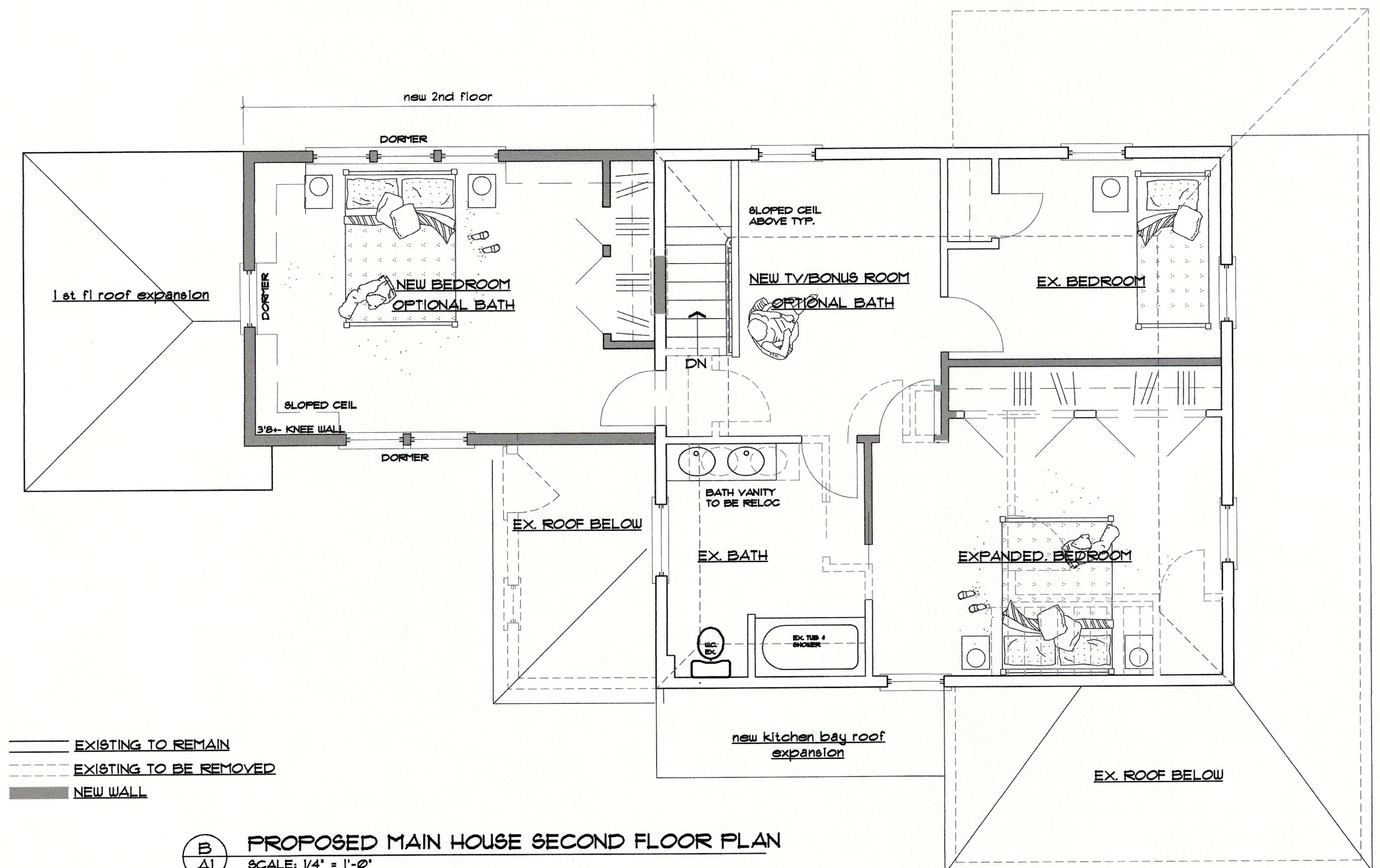
SCALE: 1/4" = 1'-0" Dec. 19, 2018

ROBERT S. ROSE
ARCHITECTS
P.O. BOX 761
HINGHAM, MA 02043
(781) 749-0060 NAN. (508) 228-5081

A-1

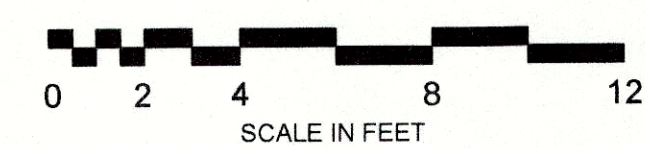


EXISTING MAIN HOUSE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



— EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
= NEW WALL

PROPOSED MAIN HOUSE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

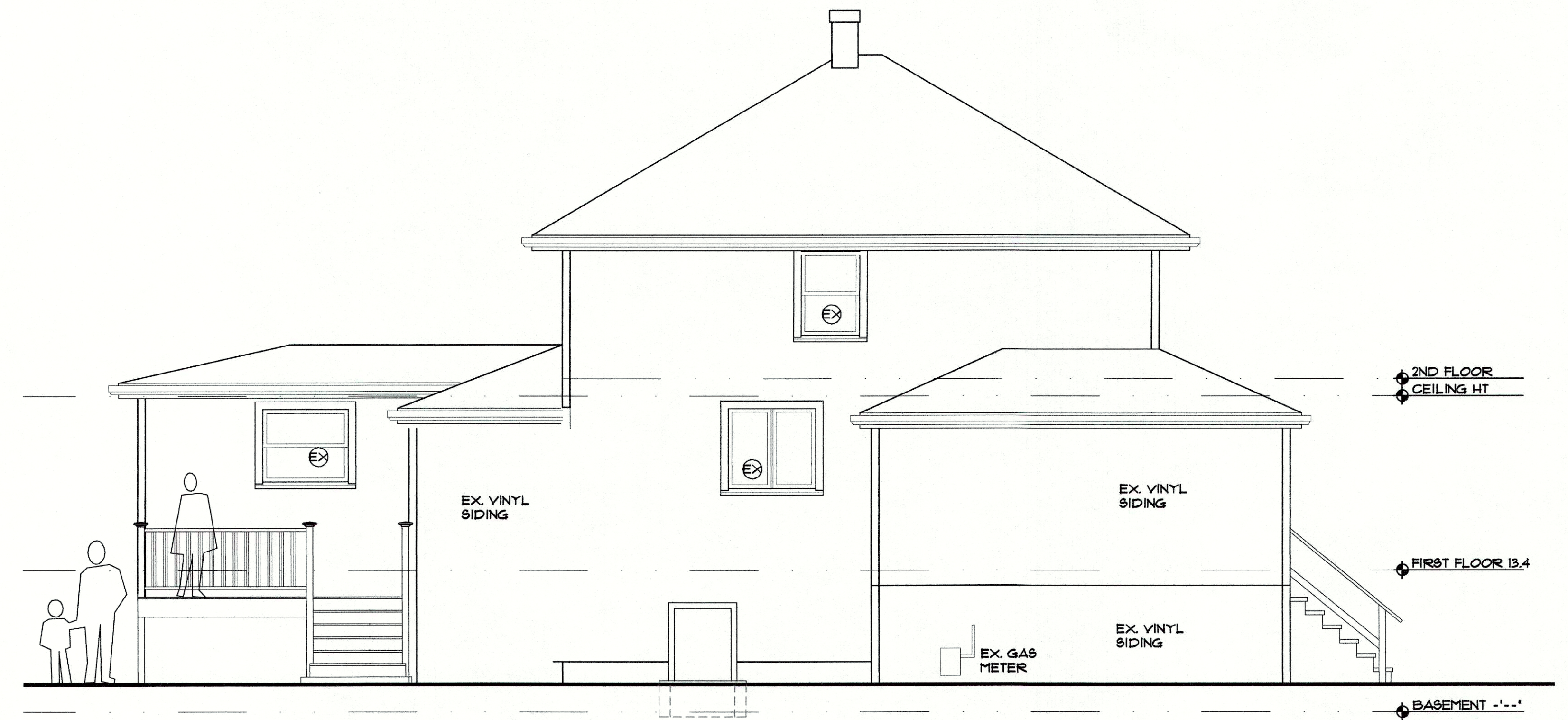


**ADDITION/ RENOV. REPLACEMENT
TO THE FABER RESIDENCE**
185-185A SAMOSET AVENUE
HULL, MASSACHUSETTS
PROP/EX. MAIN HOUSE FLOOR PLANS
SCALE: 1/4"=1'-0" DEC. 19, 2018

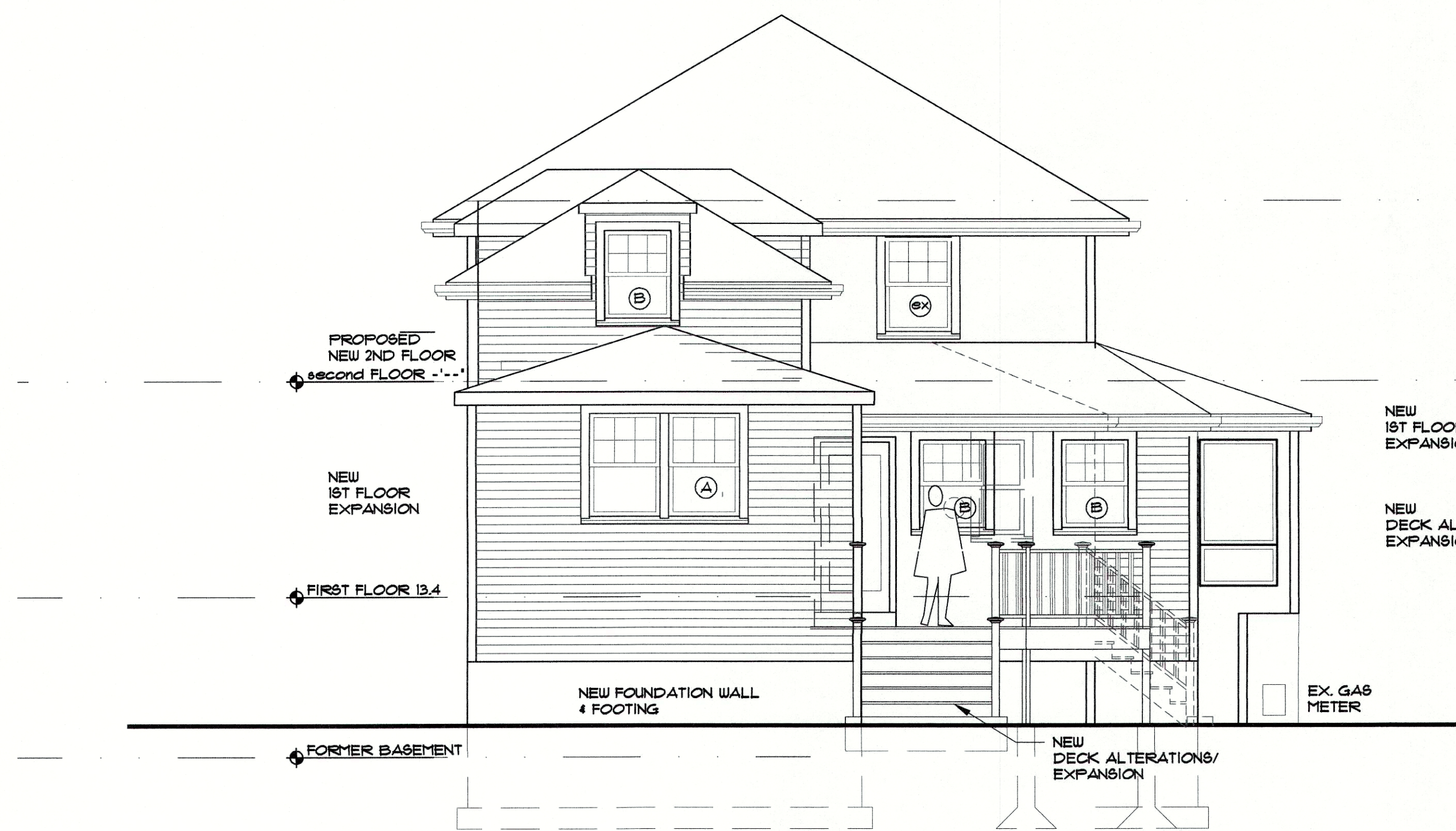
**ROBERT S. ROSE
ARCHITECTS**
P.O. BOX 761
HINGHAM, MA 02043
(781) 749-0060 NAN. (508) 228-5081



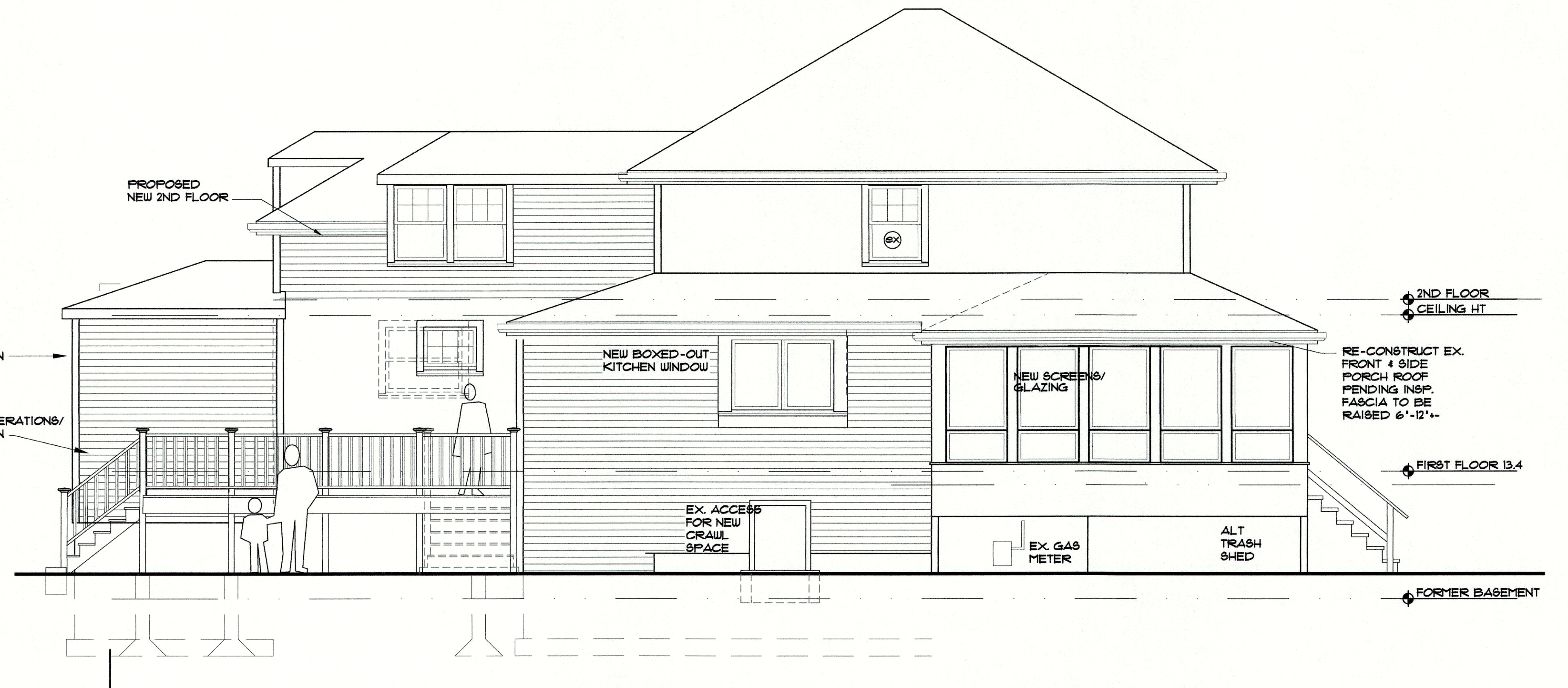
XA EXISTING SOUTHWEST 'REAR' ELEVATION
SCALE: 1/4" = 1'-0"



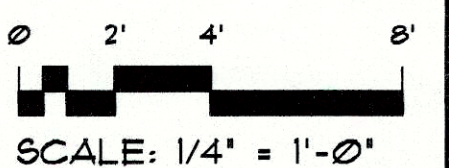
XB EXISTING SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



A PROPOSED SOUTHWEST 'REAR' ELEVATION
SCALE: 1/4" = 1'-0"



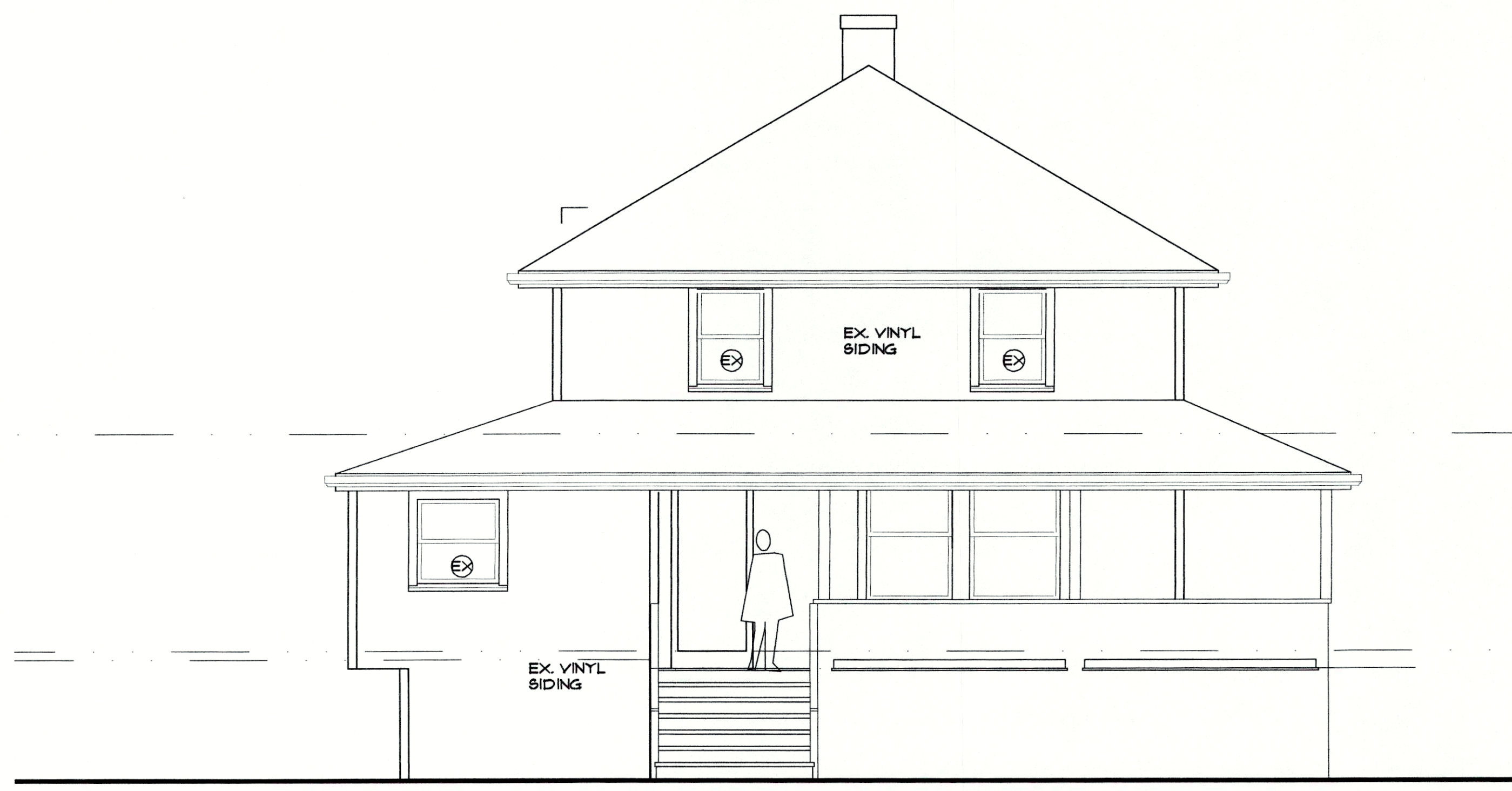
B PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



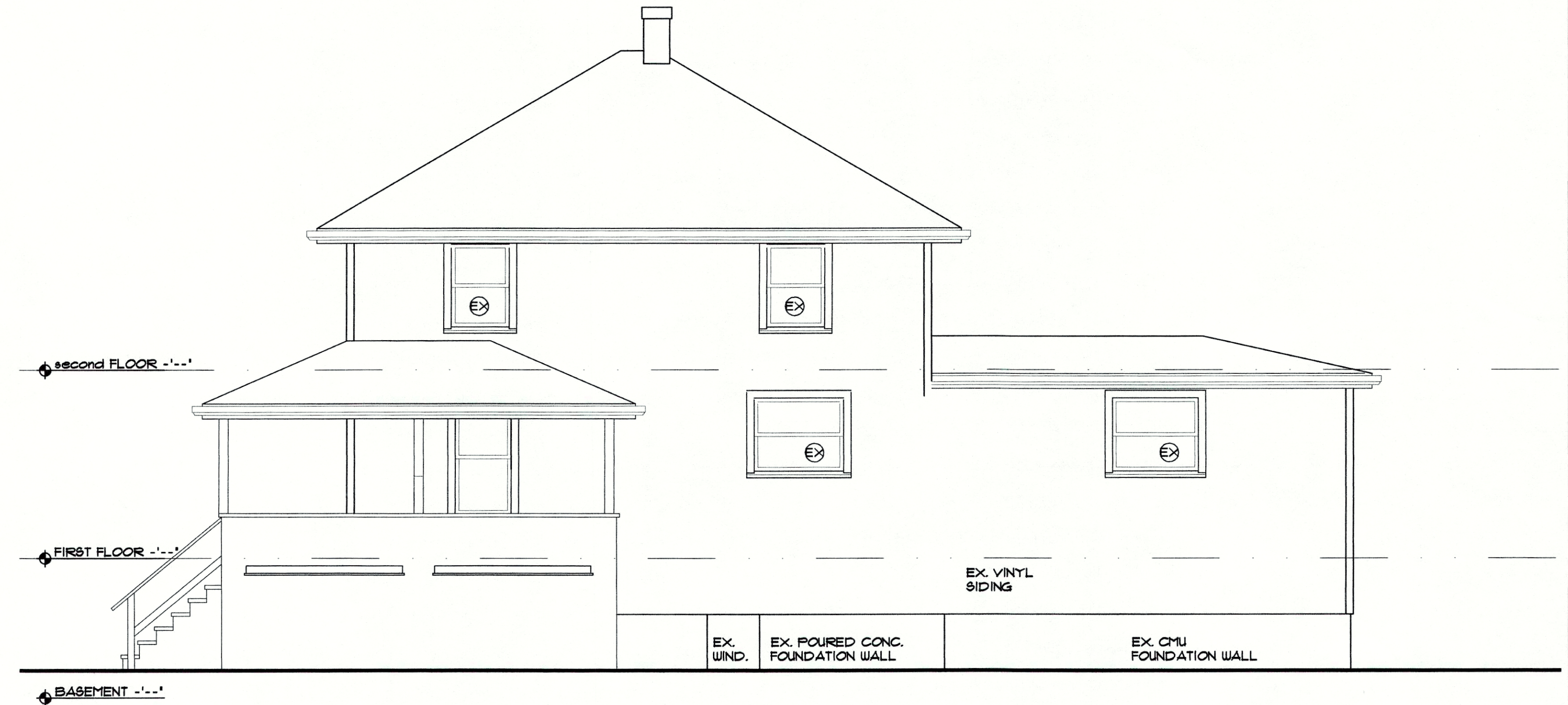
**ADDITION/ RENOV. REPLACEMENT
TO THE FABER RESIDENCE**
185-188A SAMOSET AVENUE
HULL,
MASSACHUSETTS
MAIN HOUSE PROP/EX EXTERIOR ELEV.
SCALE: 1/4" = 1'-0" DEC. 19, 2018

**ROBERT S. ROSE
ARCHITECTS**
P.O. BOX 761
HINGHAM, MA 02043
(781) 749-0060 NAN. (508) 228-5081

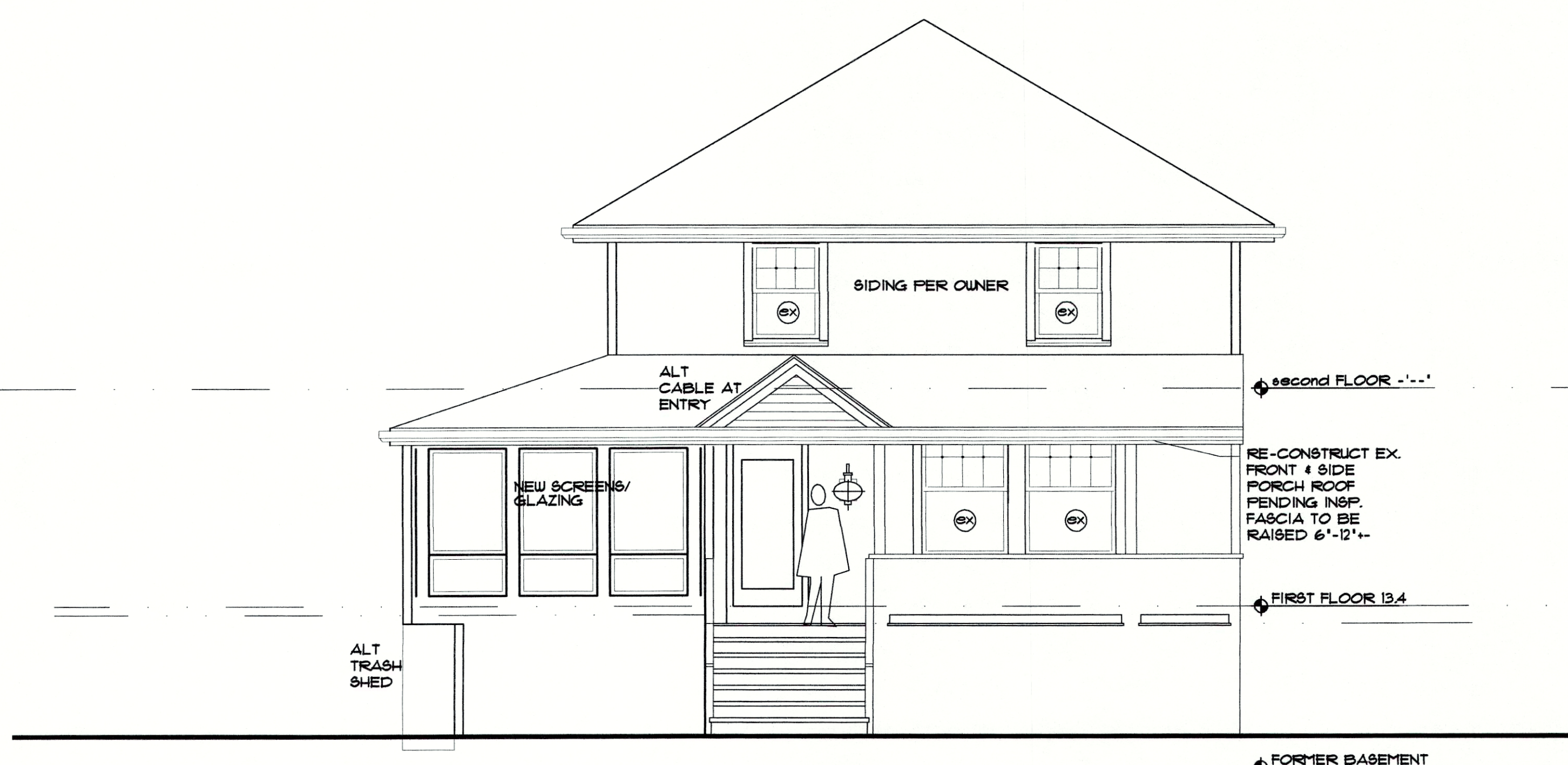
A-4



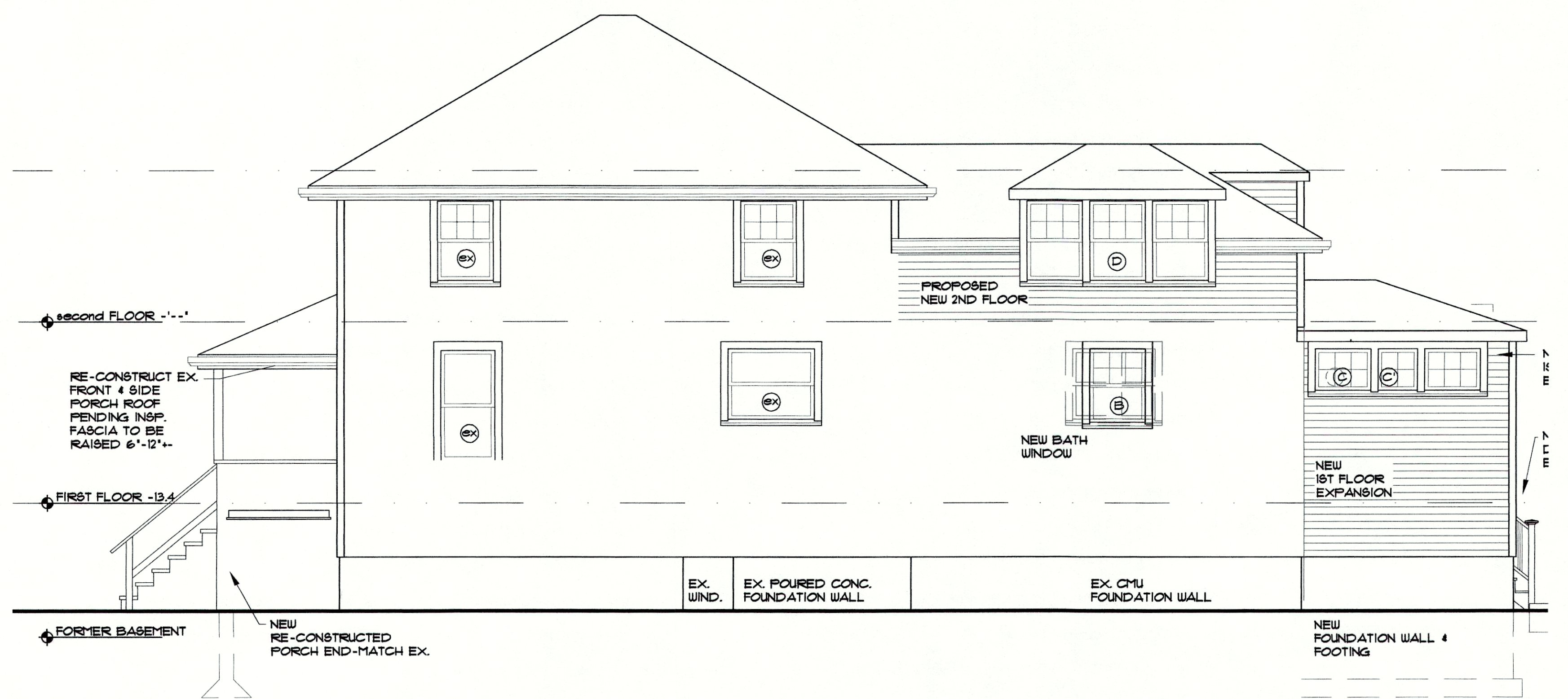
XA EXISTING FRONT NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



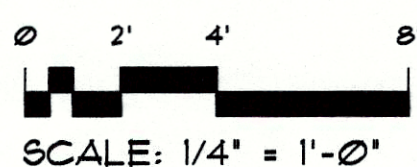
XB EXISTING NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



A PROPOSED FRONT NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



**ADDITION/ RENOV. REPLACEMENT
TO THE FABER RESIDENCE**
185-185A SAMOSET AVENUE
HULL, MASSACHUSETTS

MAIN HOUSE PROP/EX EXTERIOR ELEV.

SCALE: 1/4" = 1'-0" DEC. 19, 2018

**ROBERT S. ROSE
ARCHITECTS**
P.O. BOX 761
HINGHAM, MA 02043
(781) 749-0060 FAX: (508) 228-5081

A-3