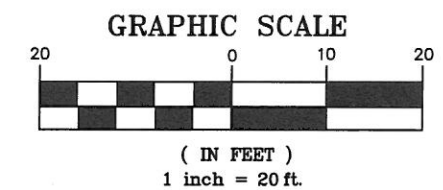
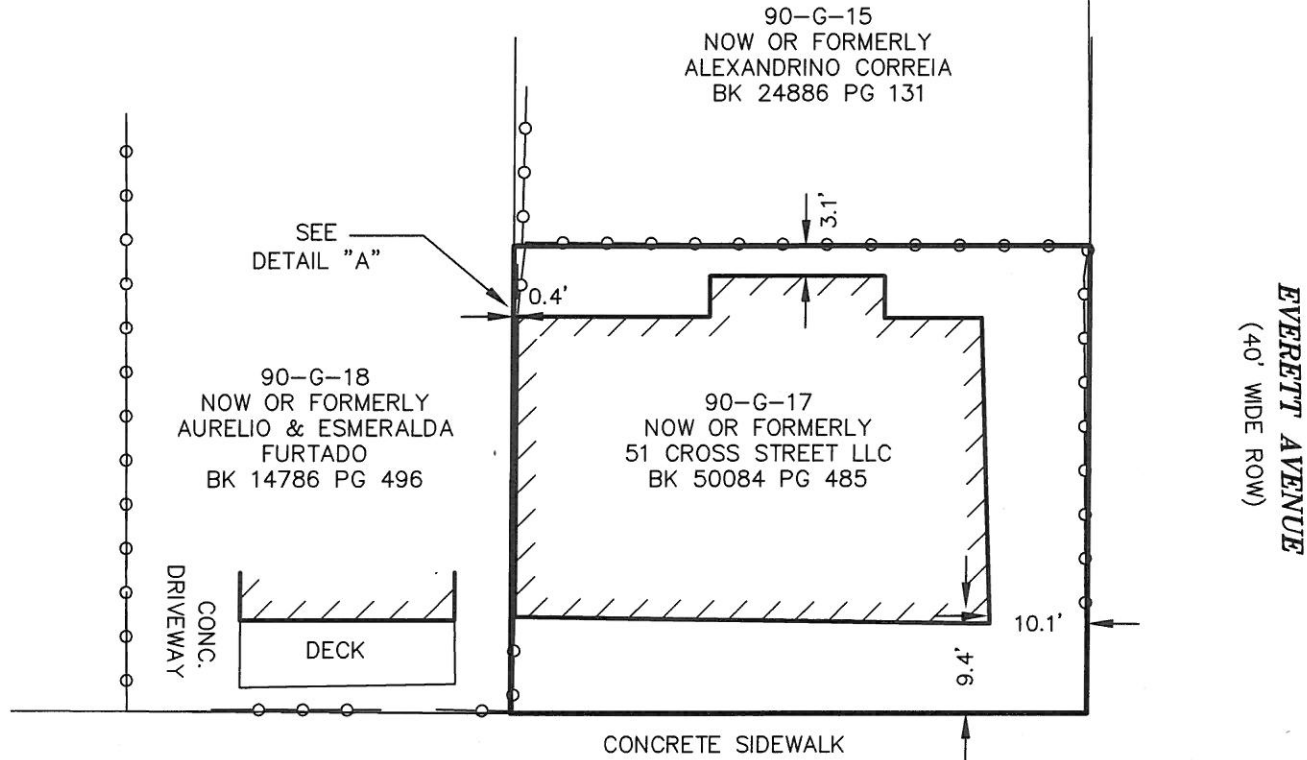


LOCUS MAP
(N.T.S.)

NOTES

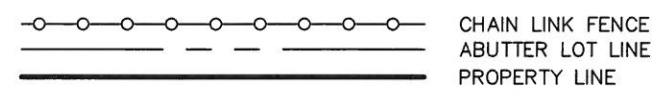
1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP ON MARCH 16, 2018.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

DRP 3/20/18

LEGEND



PLAN OF LAND
51 CROSS STREET
SOMERVILLE, MASSACHUSETTS
PREPARED FOR
LEE THACH

wsp WSP USA Inc.
155 Main Dunstable Rd, Suites 120 & 125
Nashua, NH 03060
603.595.7900

Drawn By LA	Date MARCH 20, 2018	Job No. 190148A
Surveyed By TO	Scale 1" = 20'	Sheet No. 1 OF 1
Checked By DPP		
Book No. N-290A		

PROPOSED CHANGE OF USE

51 CROSS STREET SOMERVILLE, MASSACHUSETTS, 02145

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING. SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

CODE SUMMARY

EX'G TYPE 3B CONSTRUCTION
EX'G 1 STORY
EX'G F-1 USE GROUP
PROP. B USE GROUP
EX'G FULLY ALARMED

ZONE:

RB -
RESIDENCE B

ZONING SUMMARY

SOMERVILLE, MASSACHUSETTS

REQUIRED	LOT SIZE MIN. 7,500 SF	MIN. LOT AREA PER D.U. 1,500 SF	MAX. GROUND COVERAGE 50%	LANDSCAPED AREA MIN. % OF LOT 25%	MAX F.A.R. 1.0	MAX. HEIGHT 3 STORIES 40'-0"	MIN. FRONTAGE 50'	SETBACKS		
								FRONT 10'	SIDE MIN. 6'-0"/ 8'-0"	REAR 20'
EXISTING PROJECT	2927 SF ±	N/A	56% ±	0% ±	0.56	1.5 STORY 17'-11" ±	60' ±	9.4'	0.4' / 10.1'	3.1'
PROPOSED PROJECT	2927 SF ± NO CHANGE	N/A NO CHANGE	56% ± NO CHANGE	0% ± NO CHANGE	0.56 NO CHANGE	1.5 STORY 17'-11" ± NO CHANGE	60' ± NO CHANGE	9.4' NO CHANGE	0.4' / 10.1' NO CHANGE	3.1' NO CHANGE

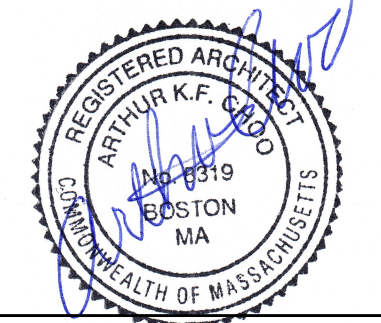
VIOLATION

Location

PROPOSED CHANGE OF USE
& EXTERIOR UPDATES
51 CROSS STREET
SOMERVILLE, MA 02145

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	03-21-18

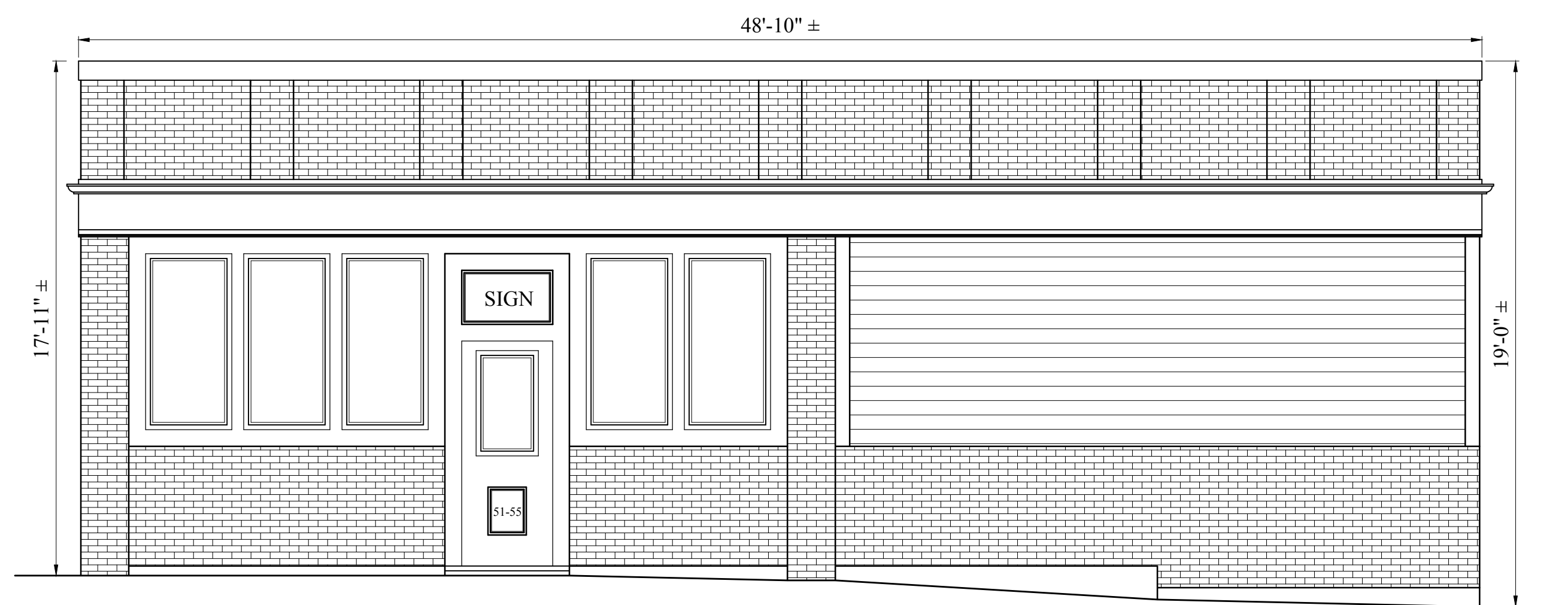
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Date: 02-13-18
Drawn By: DRM

Drawing Name

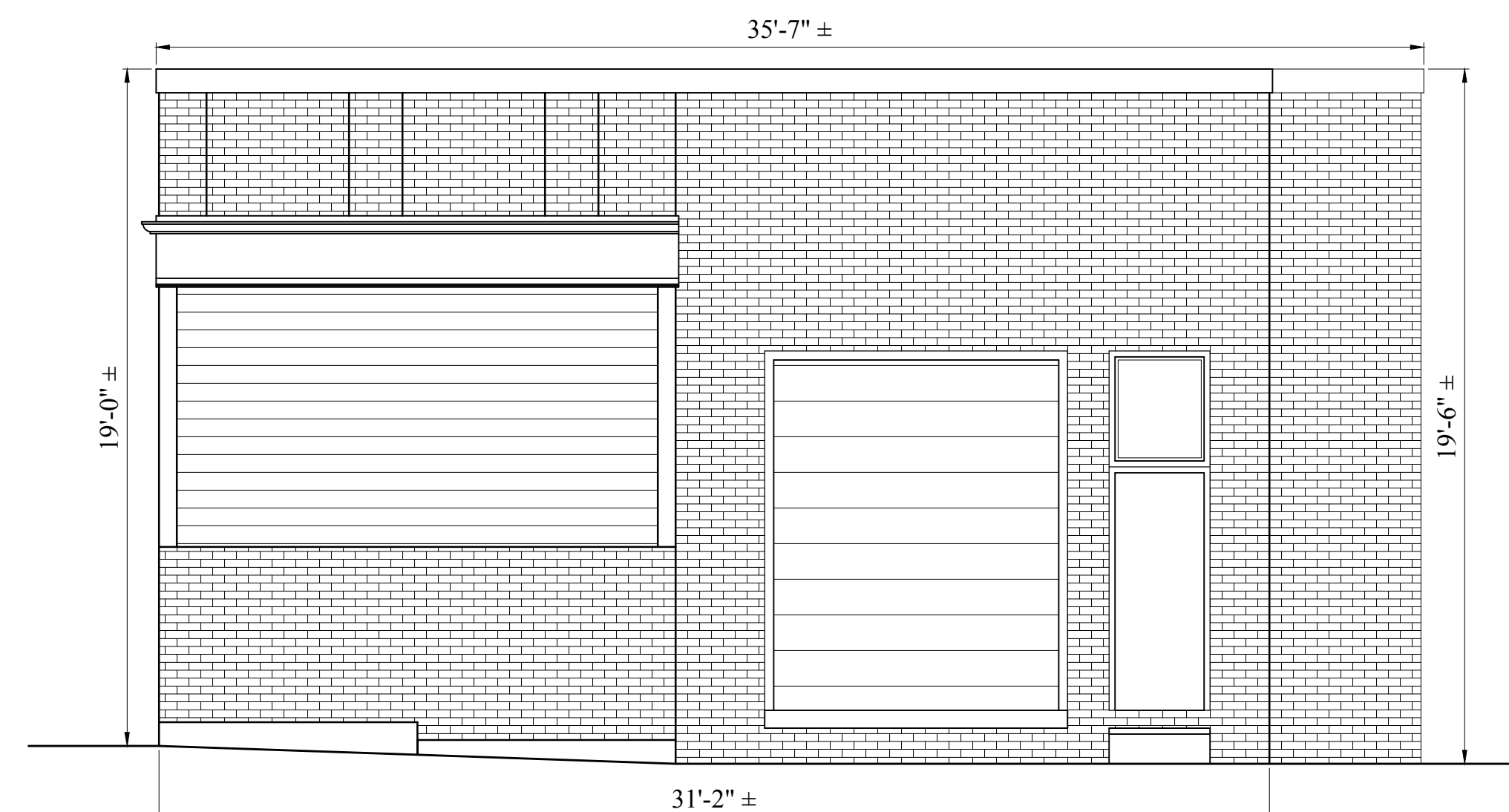
COVER
SHEET

Sheet No.

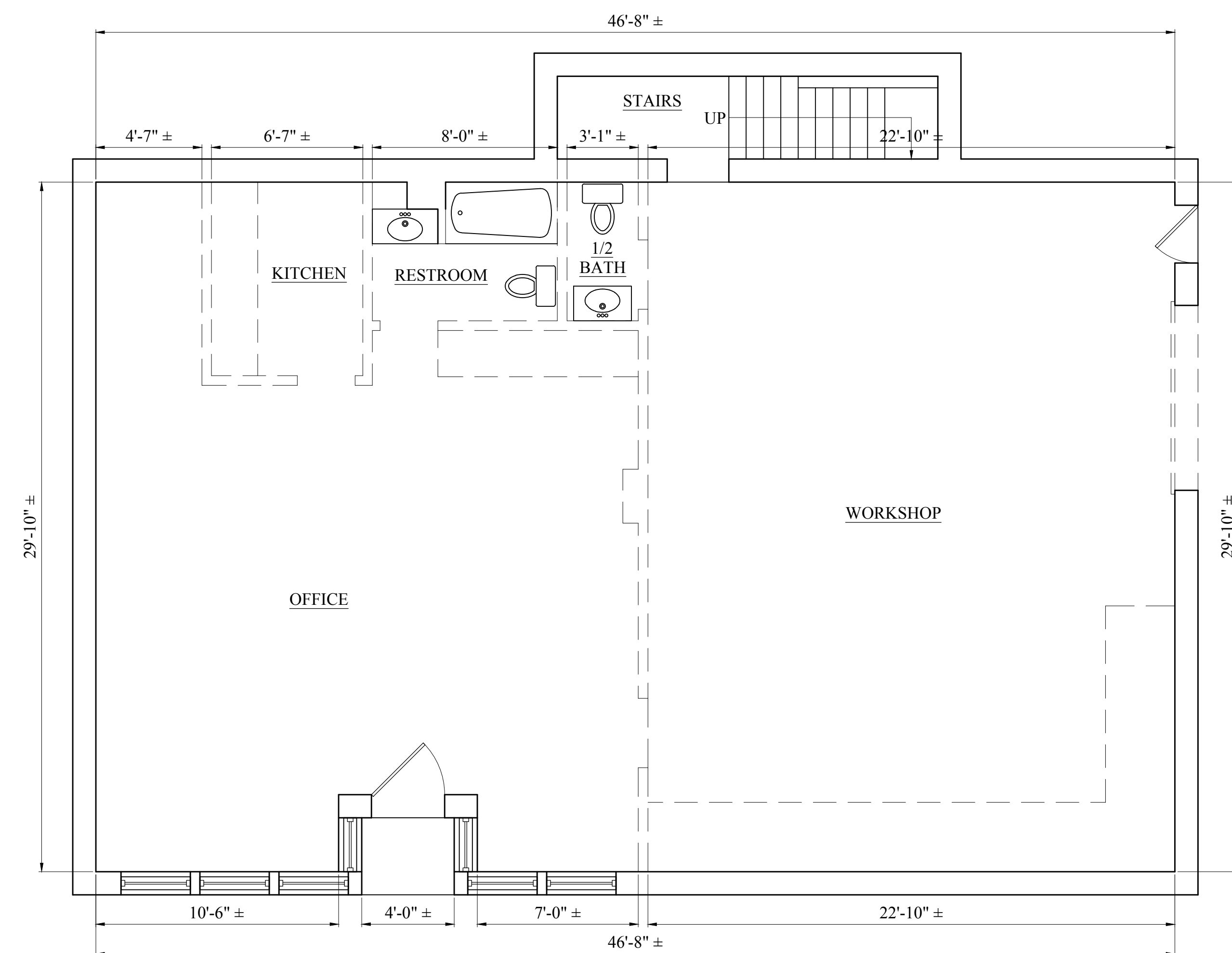
A-0



2 EXISTING FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING EVERETT AVENUE ELEVATION
1/4" = 1'-0"



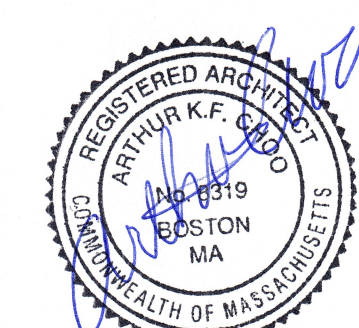
1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

KEY	
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED

Location
**PROPOSED CHANGE OF USE
 & EXTERIOR UPDATES
 51 CROSS STREET
 SOMERVILLE, MA 02145**

**Choo
 & Company, Inc.**

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

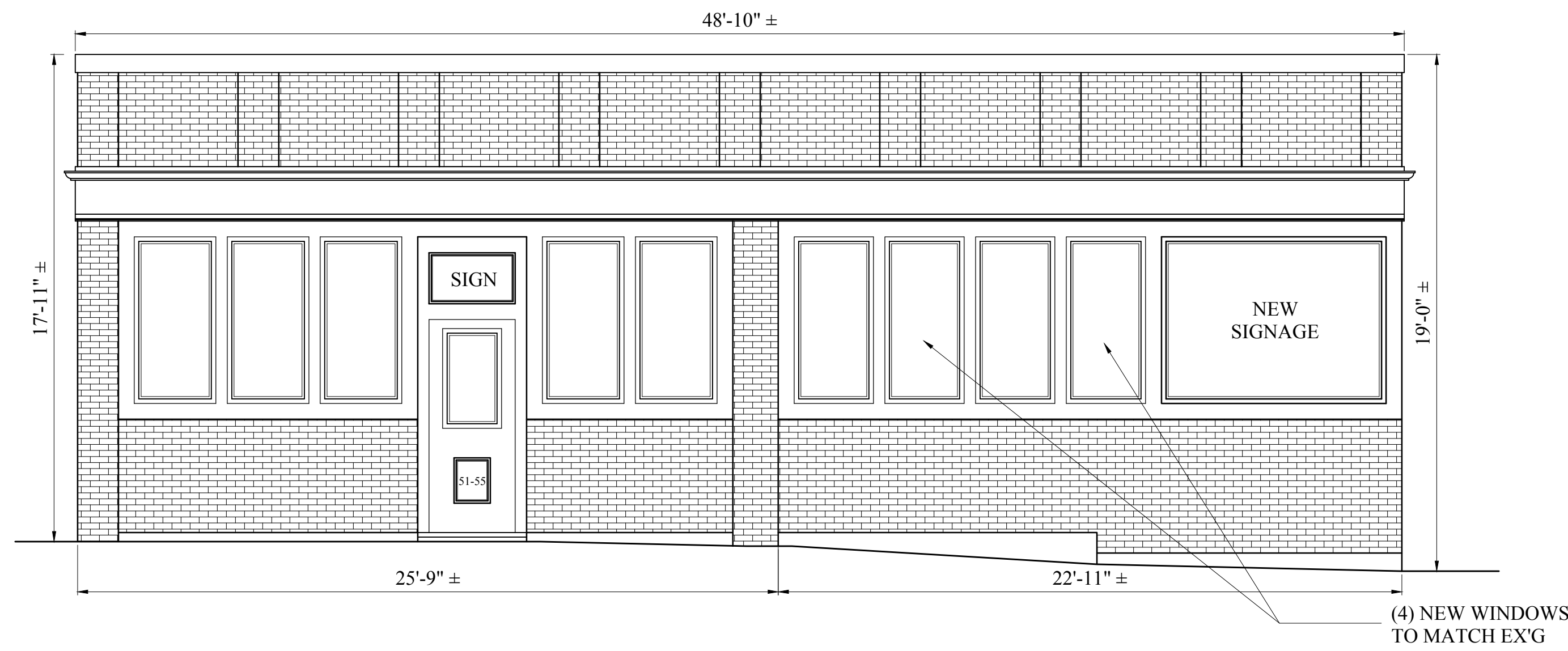


No.	Revision Date
	03-21-18

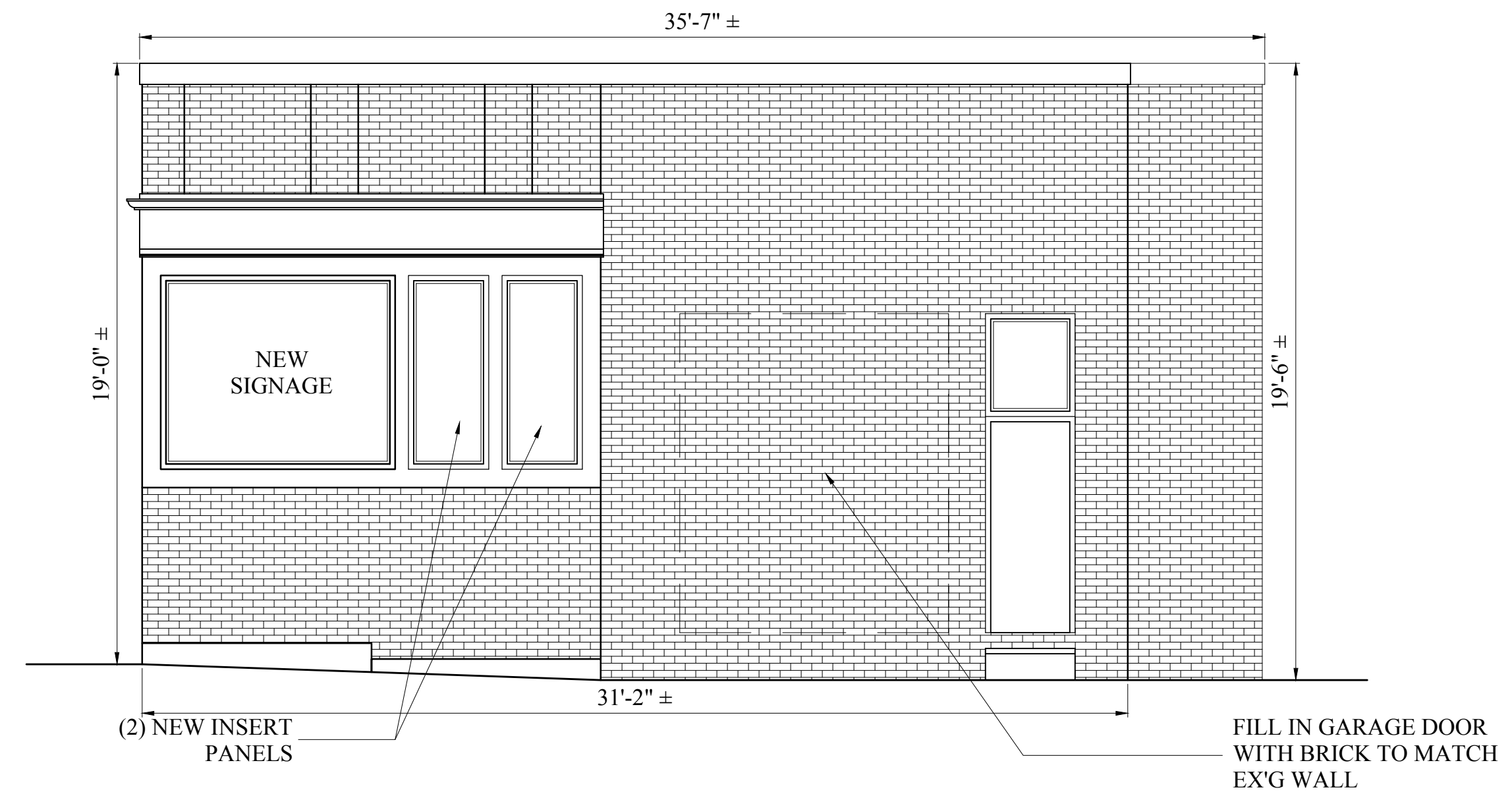
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 Scale: AS NOTED
 Date: 02-13-18
 Drawn By: DRM

Drawing Name
**EXISTING
 CONDITIONS**

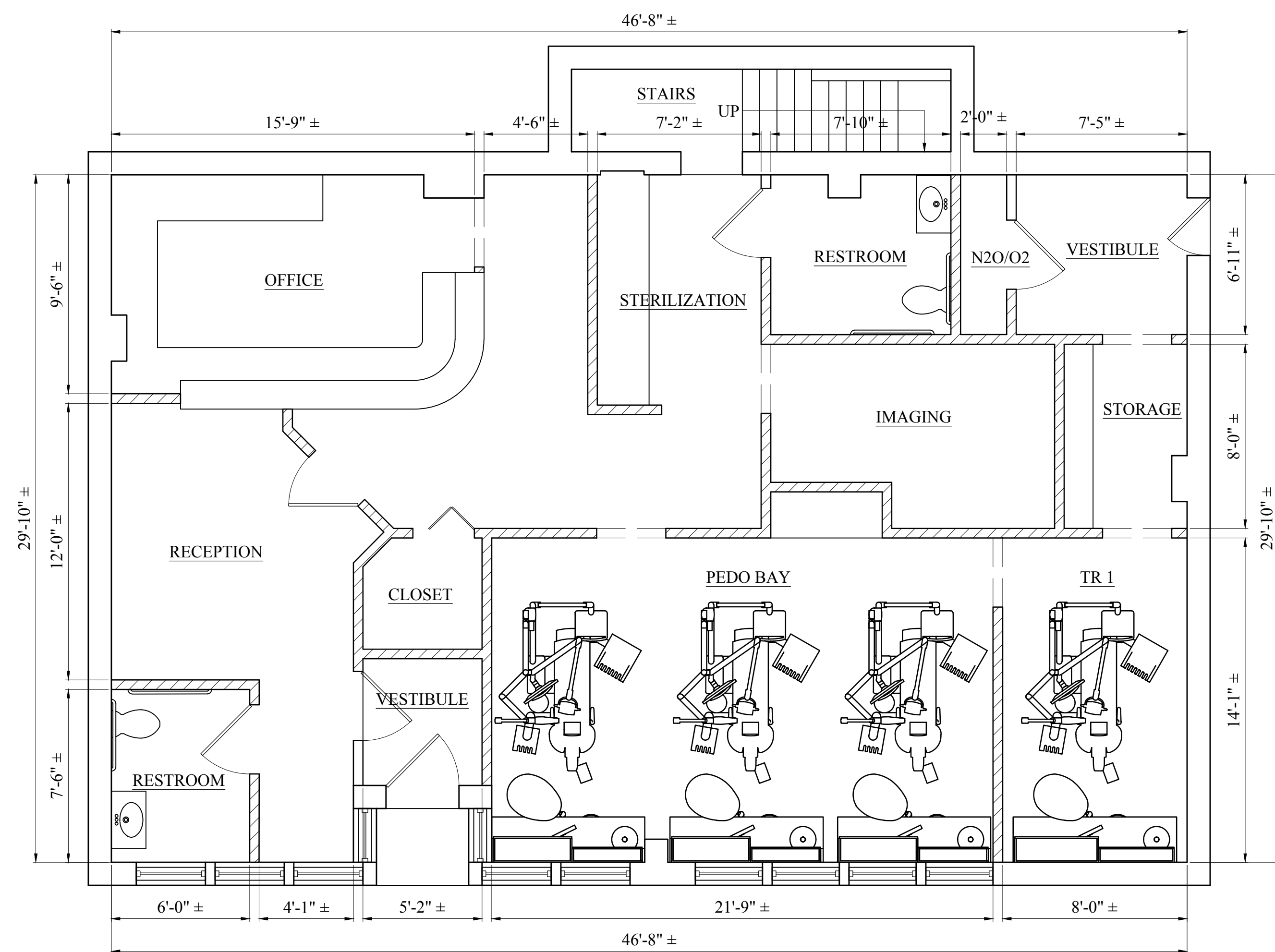
Sheet No.
D-1.1



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED EVERETT AVENUE ELEVATION
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

KEY	
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED

Location
**PROPOSED CHANGE OF USE
 & EXTERIOR UPDATES**
51 CROSS STREET
SOMERVILLE, MA 02145

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 & Company, Inc.**
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No.	Revision Date
	03-21-18

Project No: 18029
 Scale: AS NOTED
 Date: 02-13-18
 Drawn By: DRM

Drawing Name
**PROPOSED
 ELEVATIONS
 & FLOOR PLANS**

Sheet No.
A-1.1