

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 4, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: 06/04/2010

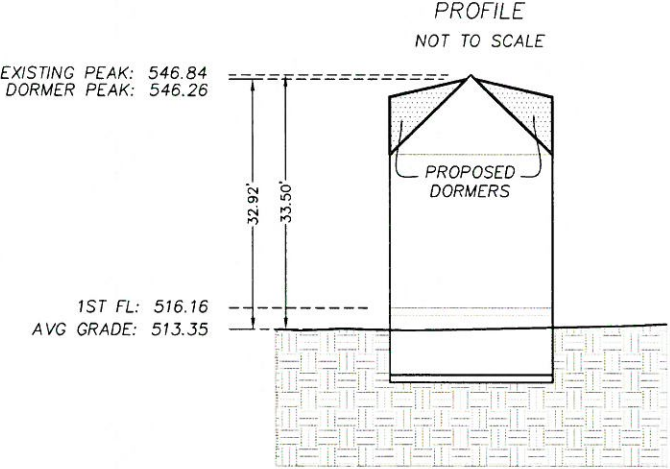
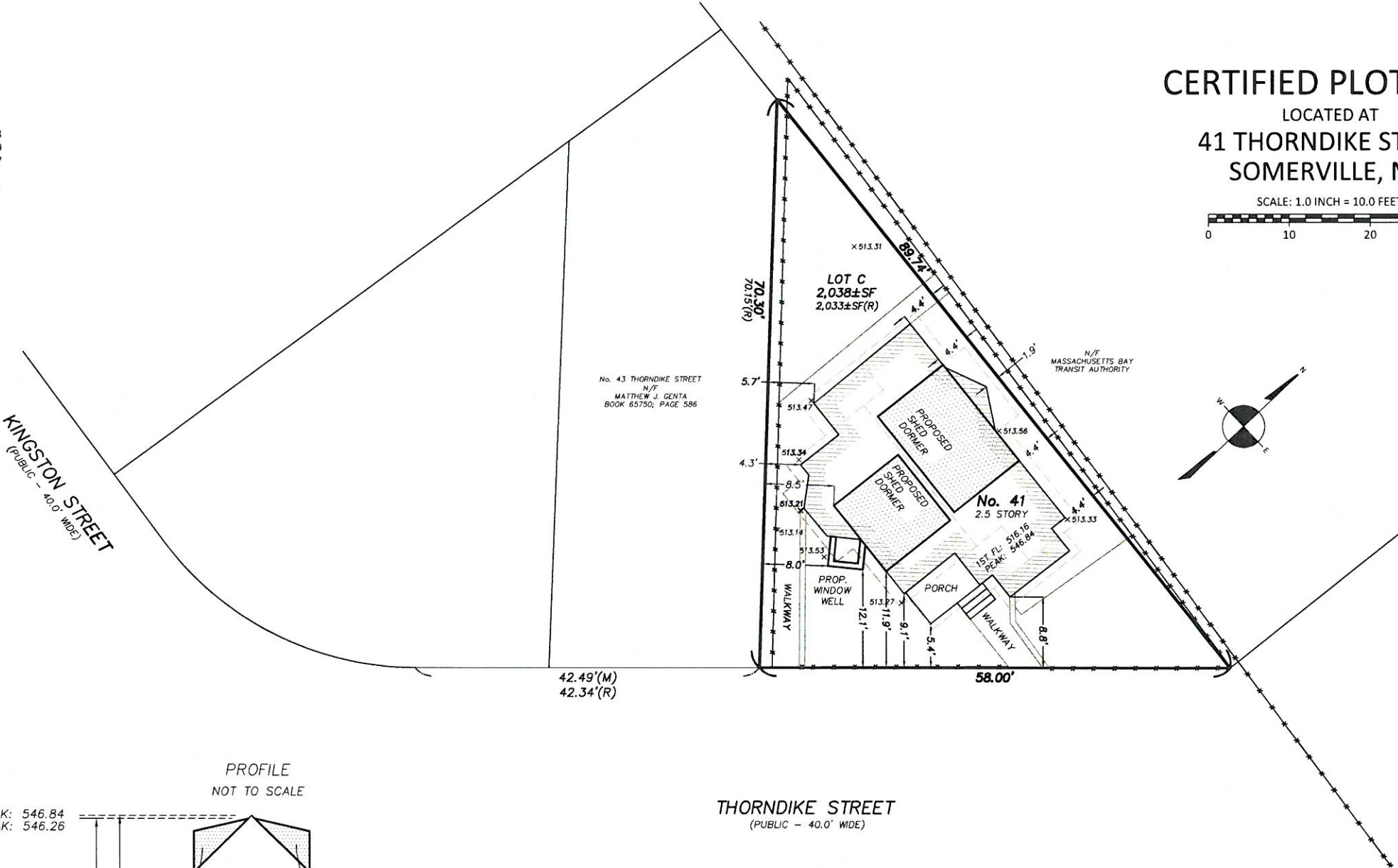
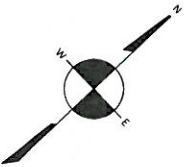
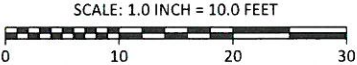
PREPARED FOR:  
OWNER OF RECORD:  
ROBTEN REALTY, LLC  
36 COUNTY ROAD  
READING, MA 01867

REFERENCES:  
DEED: BK 70705; PG 475  
PLAN: PLAN BOOK 54; PLAN 43  
PLAN BOOK 66; PLAN 39  
PLAN BOOK 82; PLAN 37  
PLAN No. 573 OF 1984  
PLAN No. 1339 OF 1984  
PLAN No. 635 OF 1979  
LCC: 28005-A

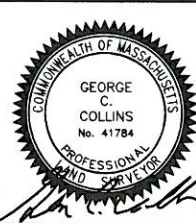
NOTES:  
PARCEL ID: 17-J-1  
ZONING: RB  
DATUM: ASSUMED

BOSTON  
SURVEY, INC.  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

CERTIFIED PLOT PLAN  
LOCATED AT  
41 THORNDIKE STREET  
SOMERVILLE, MA



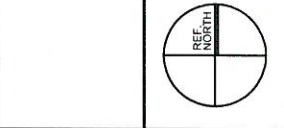
FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	08/03/18
JOB #	18-00336




LIST OF DRAWINGS

A-100 LANDSCAPE PLAN  
A-101 FLOOR PLANS  
A-201 ELEVATIONS  
A-301 SECTION AND ZONING TABLE  
EX-001 EXISTING-CONDITIONS PLANS AND SECTION  
EX-002 EXISTING-CONDITIONS ELEVATIONS

NO.	REVISION	DATE



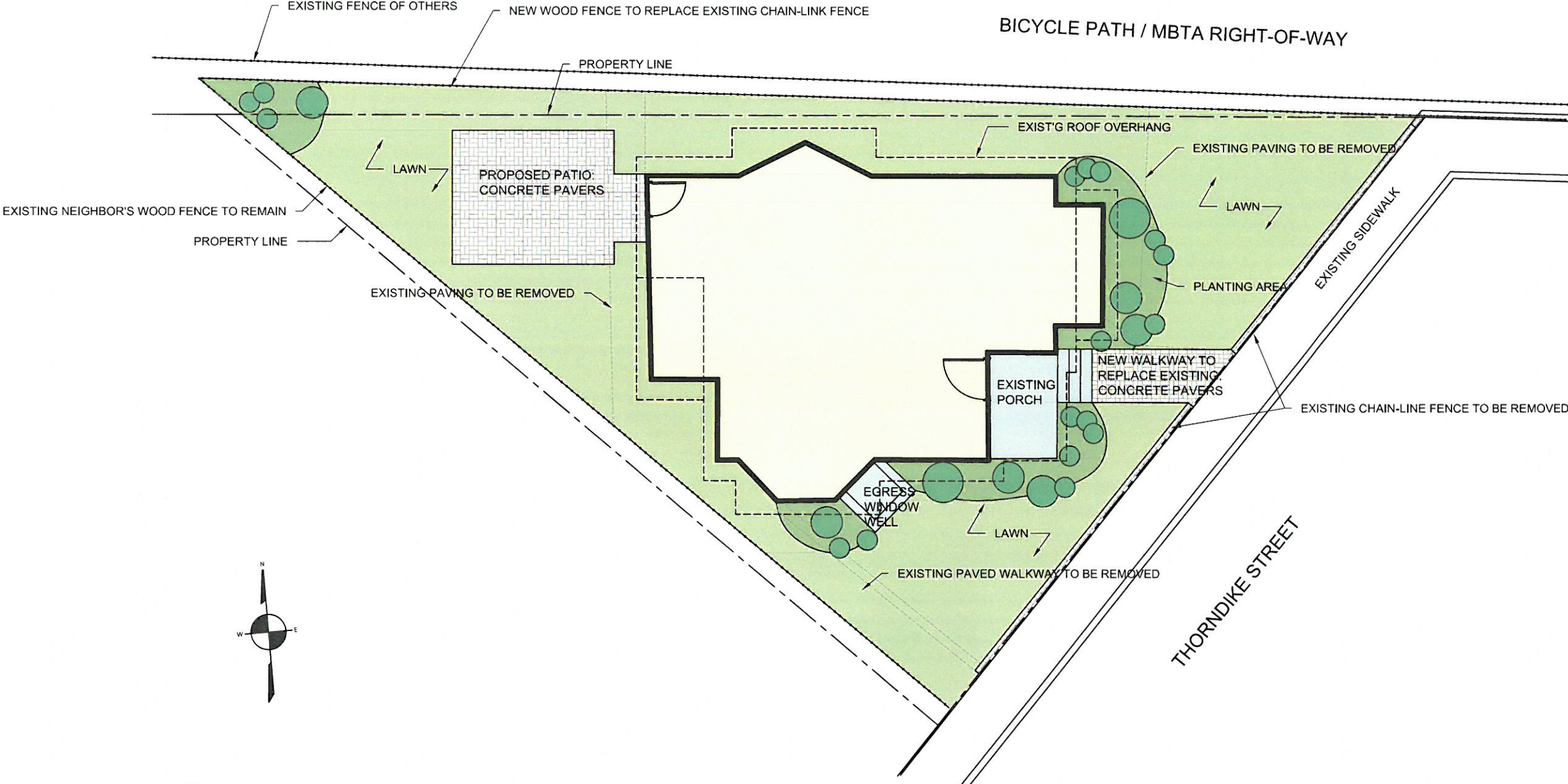


Carl C. Oldenburg AIA | Architect  
1565 Massachusetts Avenue, Suite 11  
Lexington, MA 02420  
781-465-2275

PROJECT  
ALTERATIONS TO  
41 THORNDIKE STREET  
SOMERVILLE, MA

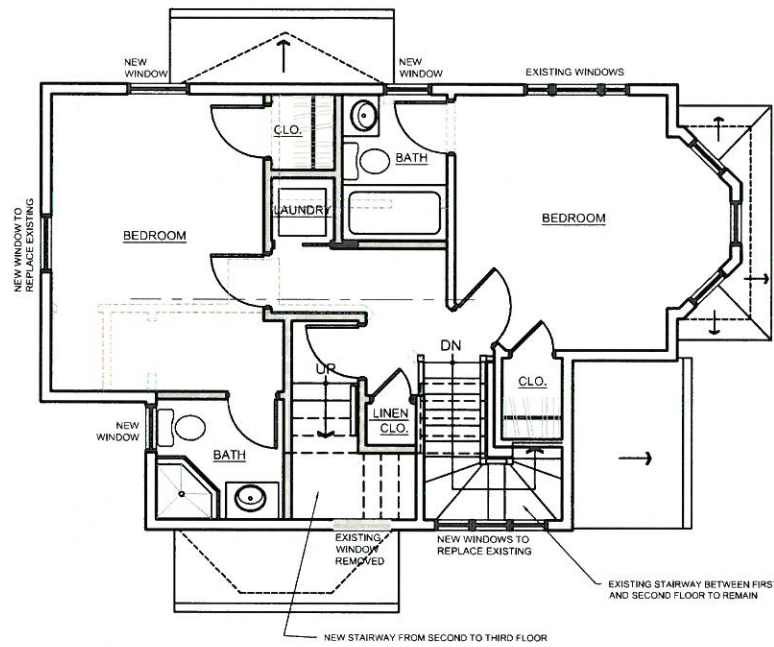
TITLE  
LANDSCAPE PLAN

DATE 7/14/2018	SHEET NO.  <b>A-100</b>
SCALE 1/4" = 1'-0"	
PROJECT NO. 1805	
SET	

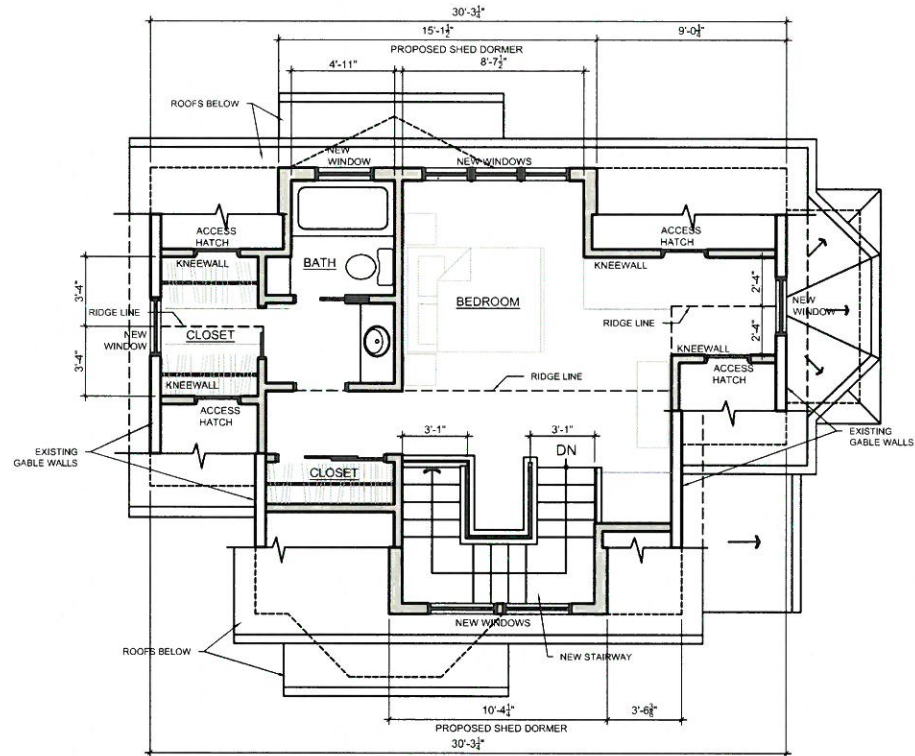


1 LANDSCAPE PLAN  
1/4" = 1'-0"

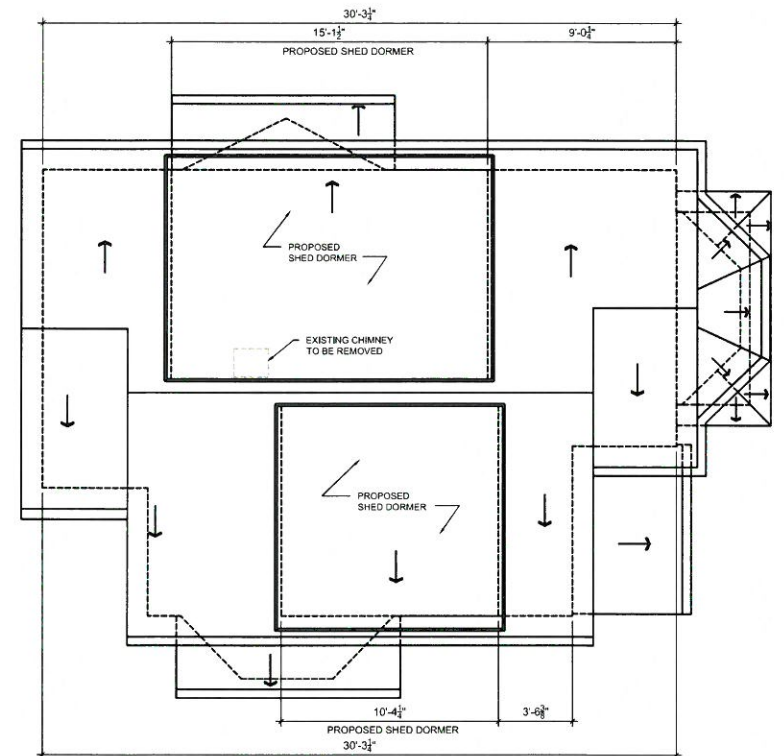




3 SECOND FLOOR PLAN  
1/4" = 1'-0"



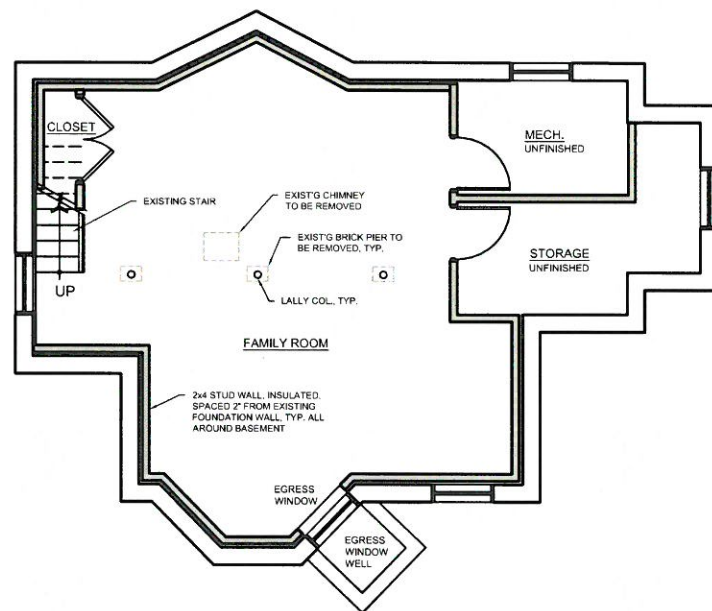
4 ATTIC LEVEL PLAN  
1/4" = 1'-0"



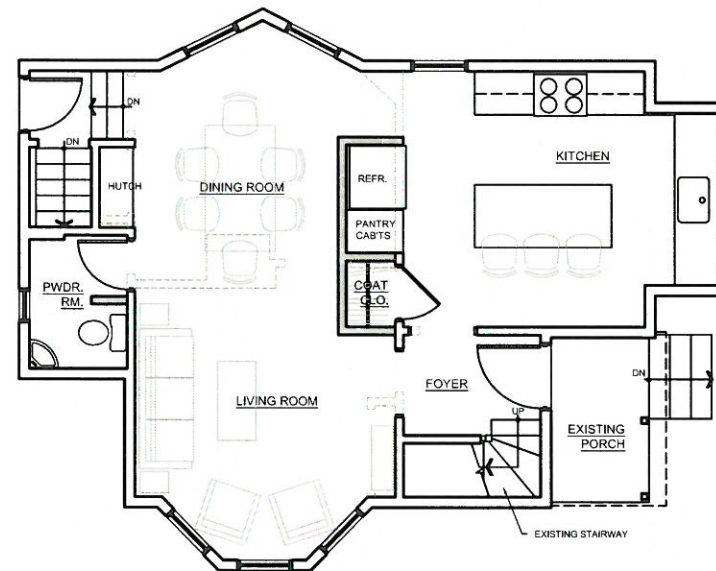
5 ROOF PLAN  
1/4" = 1'-0"

General Project Description:

1. Gut-renovation of existing first and second floor living areas.
2. Finishing of most of existing basement space to become living area.
3. Adding two shed dormers at attic level and finishing attic area to become living area.
4. The building will continue to be a single-family dwelling.
5. There will be no increase in the "footprint" of the building.



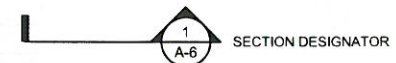
1 BASEMENT PLAN  
1/4" = 1'-0"



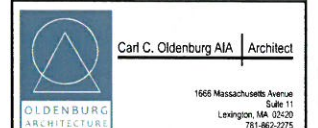
2 FIRST FLOOR PLAN  
1/4" = 1'-0"

LEGEND

- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION
- EXISTING WALL OR PARTITION TO BE REMOVED
- GRIDLINE OR CENTERLINE
- LINES OVERHEAD
- LINES BELOW



NO.	REVISION	DATE



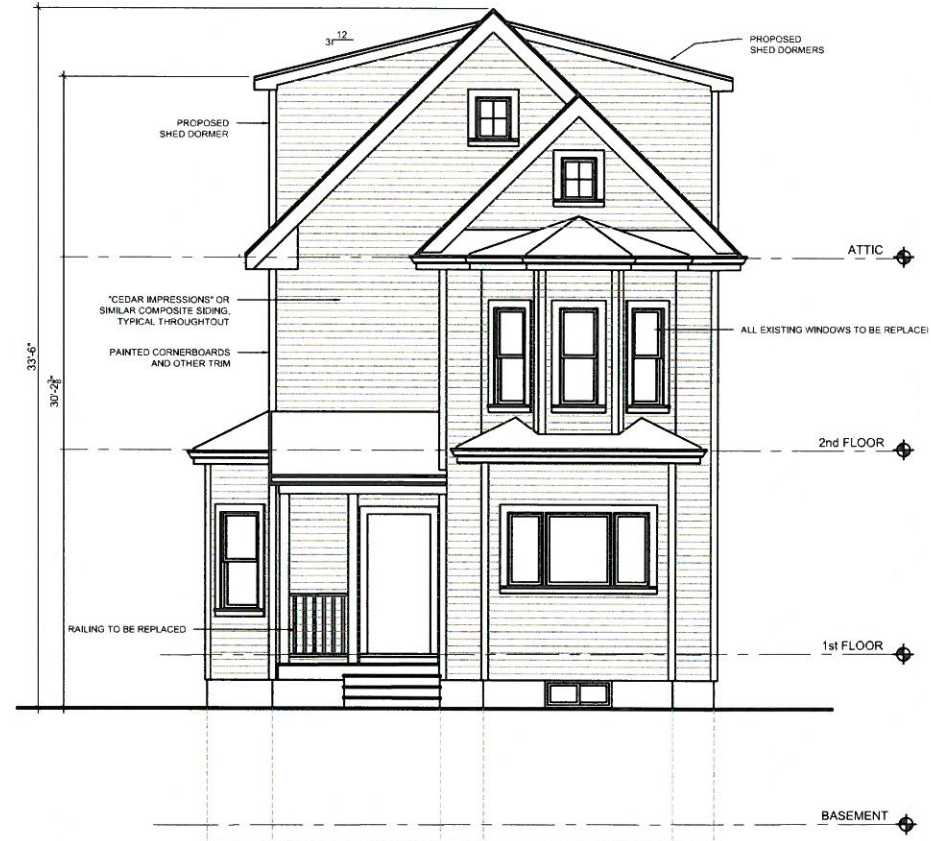
PROJECT  
ALTERATIONS TO  
41 THORNDIKE STREET  
SOMERVILLE, MA  
TITLE  
FLOOR PLANS

DATE 7/14/2018	SHEET NO. <b>A-101</b>
SCALE 1/4" = 1'-0"	
PROJECT NO. 1805	
SET	





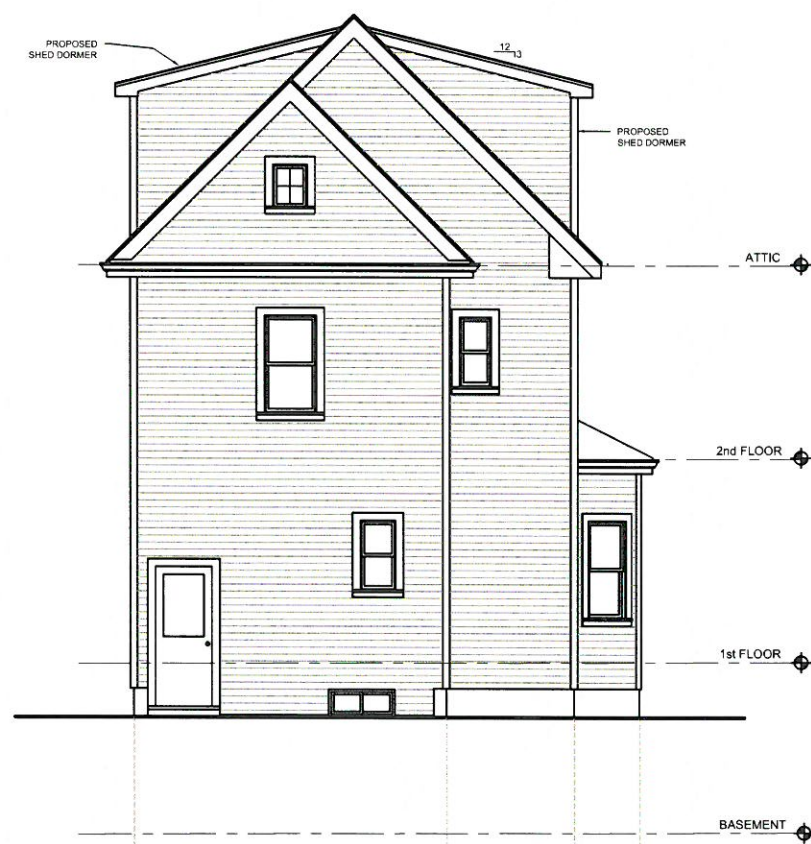
2 LEFT ELEVATION (SOUTH)  
1/4" = 1'-0"



1 FRONT ELEVATION (EAST)  
1/4" = 1'-0"

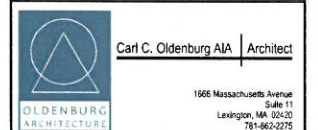


4 RIGHT ELEVATION (NORTH)  
1/4" = 1'-0"



3 REAR ELEVATION (WEST)  
1/4" = 1'-0"

NO.	REVISION	DATE



PROJECT  
ALTERATIONS TO  
41 THORNDIKE STREET  
SOMERVILLE, MA  
TITLE  
ELEVATIONS

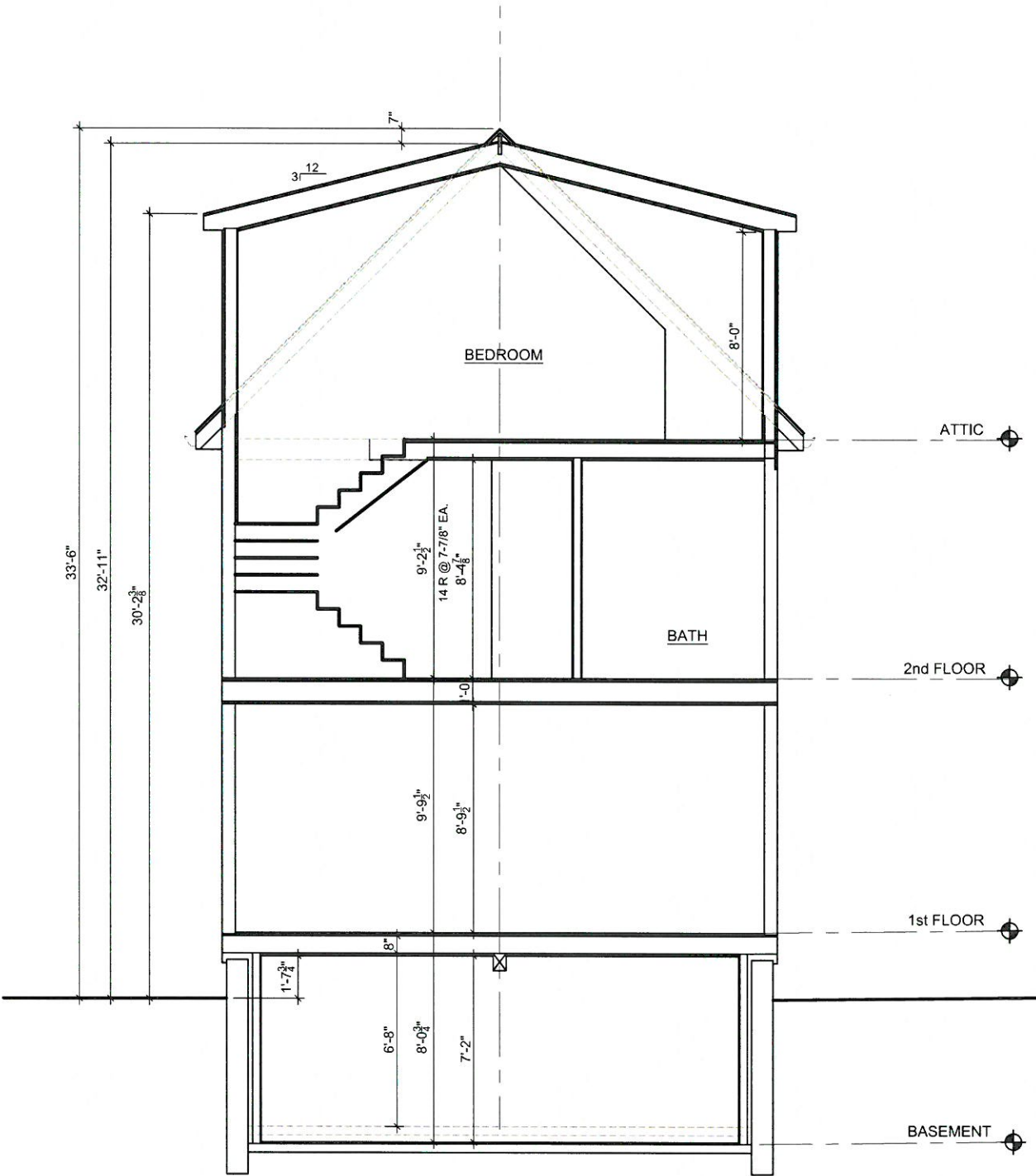
DATE 7/14/2018	SHEET NO.
SCALE 1/4" = 1'-0"	A-201
PROJECT NO. 1805	
SET	



ZONING DATA

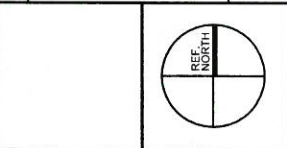
Zoning District: RB  
Lot Area: 2,033 ± sf  
Use: Single-Family Residence  
Dwelling Units: 1


	Required/Allowable	Existing	Proposed	Comment
Lot Size	Min. 7,500	2,033 sf	2,033 sf	
Lot Area per Dwelling Unit	Min. 1,500	2,033	2,033	
Frontage	Min. 50'	58'	58'	
Ground Coverage:				
Main house		640 sf	640 sf	
Porches		37	37	
Total ground coverage		677	677	
Total %	50%	33%	33%	
Landscaped Area:				
	25%	1,340 sf 66%	1,340 66%	
Net Floor Area:				
Basement			449 sf	Existing basement to be finished
First Floor:		578 sf	573 sf	
Second Floor:		513	473	
Attic			315	Existing attic to be finished and shed dormers added
Total		1,091	1,810	Increase 719 sf or 66%
FAR	1.0	0.54	0.89	
Building Height				
Stories	3	2 1/2	2 1/2	
Height	40 ft.	33'-6"	33'-6"	
Minimum Front Yard	15 ft. or avg. of abutting properties, 10' minimum	5.4 ft.	5.4 ft.	
Minimum Side Yard	Least: 8 ft., Sum: 17 ft.	Left: 4.3 ft. Right: 4.4 ft. Sum: 8.7 ft.	Left: 4.3 ft. Right: 4.4 ft. Sum: 8.7 ft.	
Minimum Rear Yard	20 ft.	N/A	N/A	No rear yard (triangular site)
Pervious Area:				
Planting areas		1,077 sf	1,077 sf	
Percent of lot area	35%	53%	53%	



1 BUILDING SECTION  
3/8" = 1'-0"

NO.	REVISION	DATE



 Carl C. Oldenburg AIA Architect  
1665 Massachusetts Avenue, Suite 11  
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PROJECT  
ALTERATIONS TO  
41 THORNDIKE STREET  
SOMERVILLE, MA

TITLE  
SECTIONS

DATE 7/14/2018	SHEET NO.  <b>A-301</b>
SCALE AS NOTED	
PROJECT NO. 1805	
SET	



NO.	REVISION	DATE



OLDENBURG  
ARCHITECTURE

Carl C. Oldenburg AIA | Architect

1666 Massachusetts Avenue  
Suite 11  
Lexington, MA 02420  
781-465-3275

PROJECT	
ALTERATIONS TO 41 THORNDIKE STREET SOMERVILLE, MA	

TITLE	
EXISTING-CONDITIONS PLANS AND SECTION	

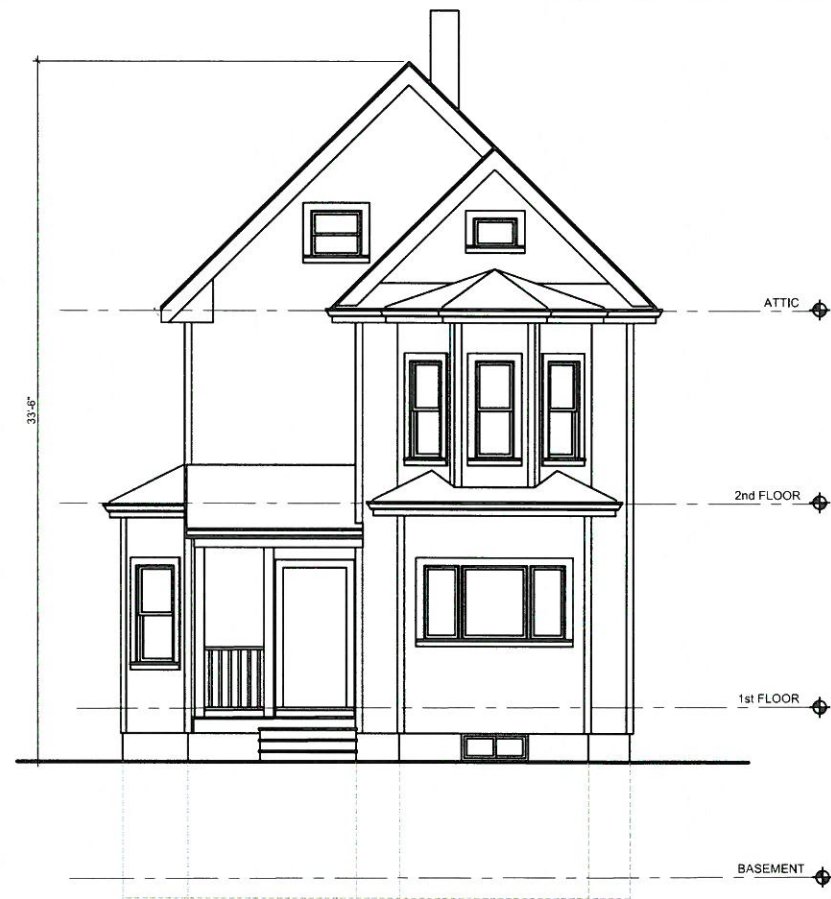
DATE	SHEET NO.
7/14/2018	EX-001
SCALE	
1/4" = 1'-0"	
PROJECT NO. 1805	
SET	

EX-001

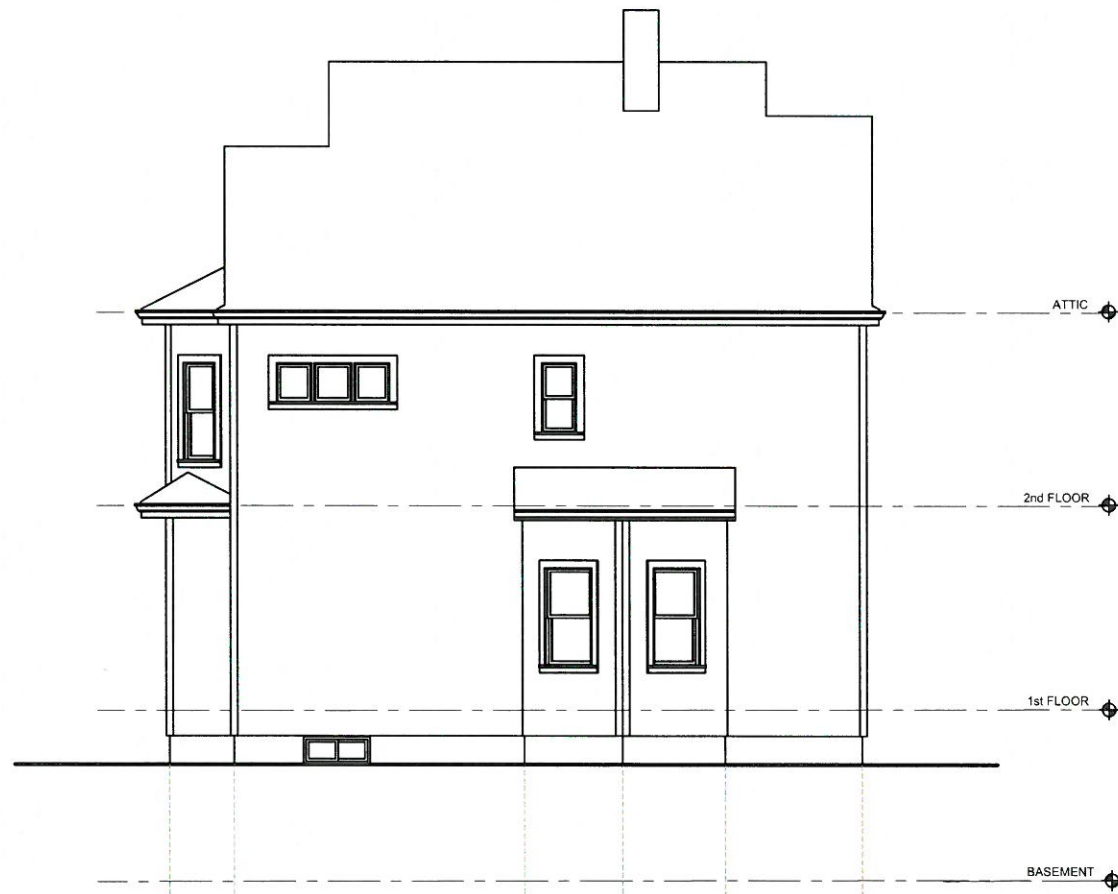




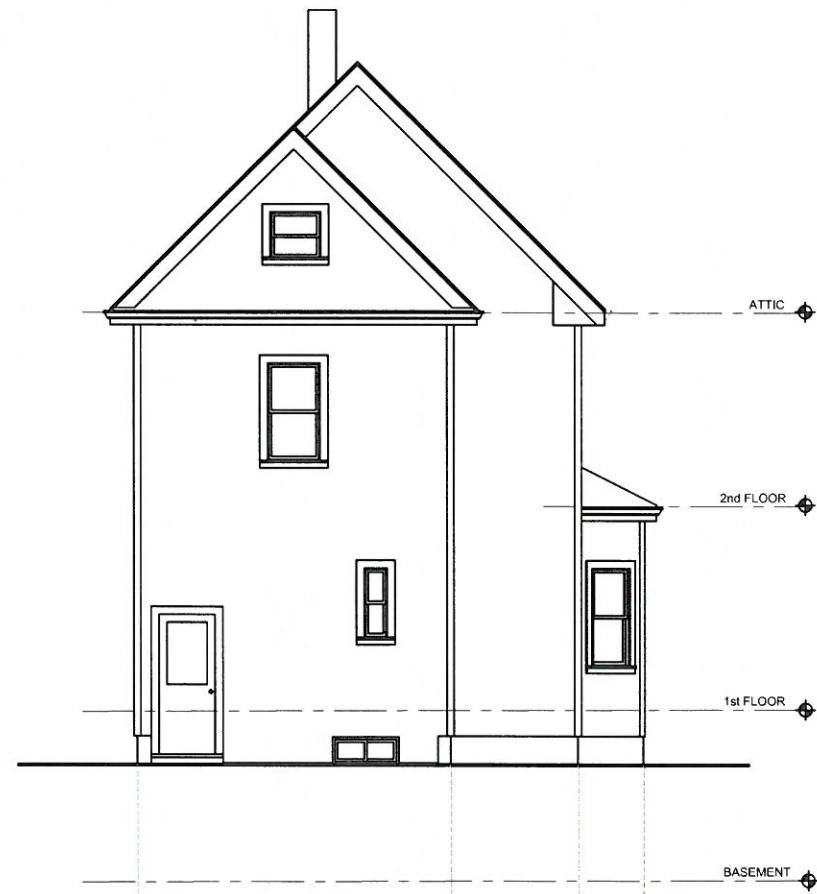
2 LEFT ELEVATION (SOUTH)  
1/4" = 1'-0"



1 FRONT ELEVATION (EAST)  
1/4" = 1'-0"

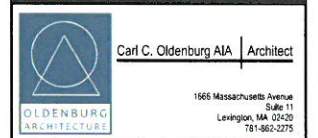
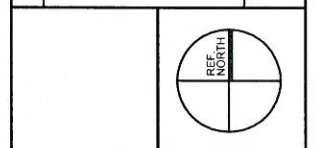


4 RIGHT ELEVATION (NORTH)  
1/4" = 1'-0"



3 REAR ELEVATION (WEST)  
1/4" = 1'-0"

NO.	REVISION	DATE



PROJECT  
ALTERATIONS TO  
41 THORNDIKE STREET  
SOMERVILLE, MA

TITLE  
EXISTING-CONDITISONS  
ELEVATIONS

DATE 7/14/2018	SHEET NO. <b>EX-002</b>
SCALE 1/4" = 1'-0"	
PROJECT NO. 1805	
SET	