

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

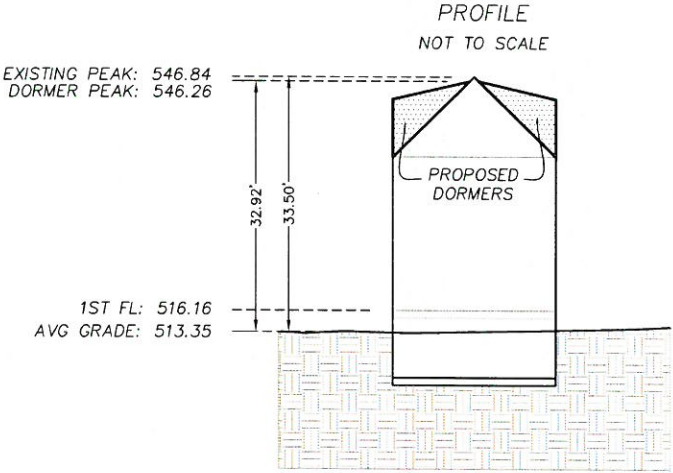
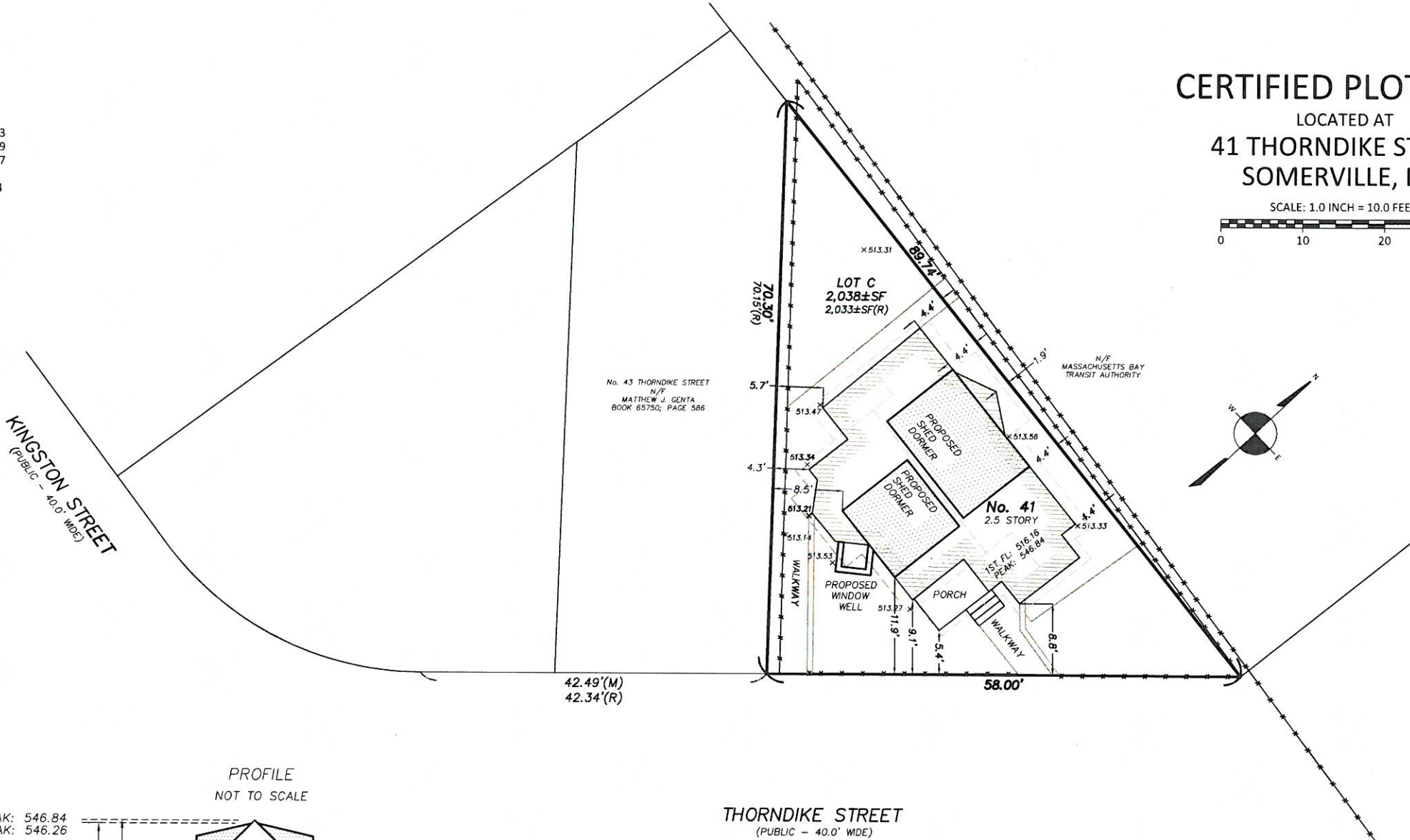
REFERENCES:
DEED: BK 70705; PG 475
PLAN: PLAN BOOK 54; PLAN 43
PLAN BOOK 66; PLAN 39
PLAN BOOK 82; PLAN 37
PLAN No. 573 OF 1984
PLAN No. 1339 OF 1984
PLAN No. 635 OF 1979
LCC: 28005-A

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

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

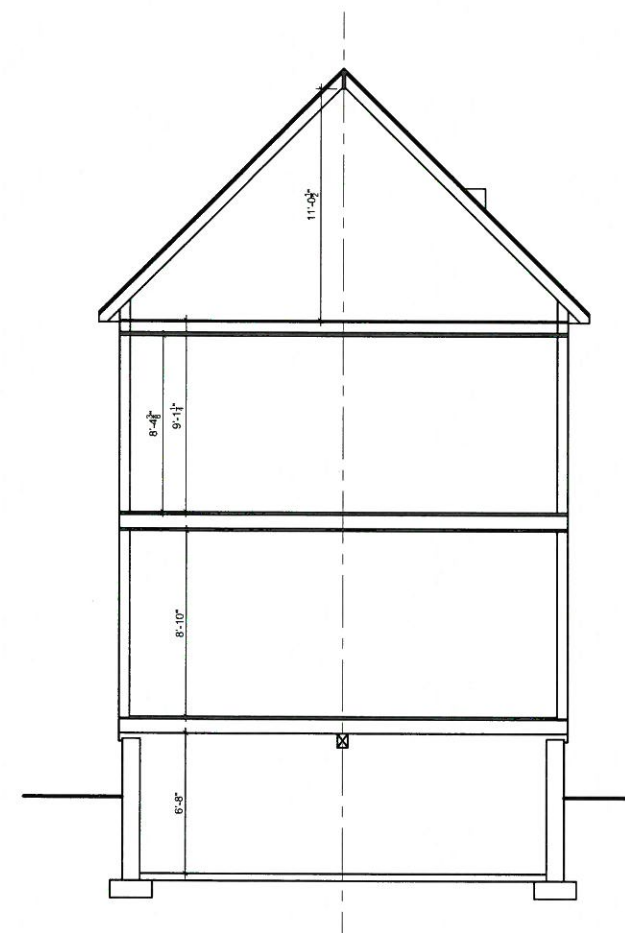
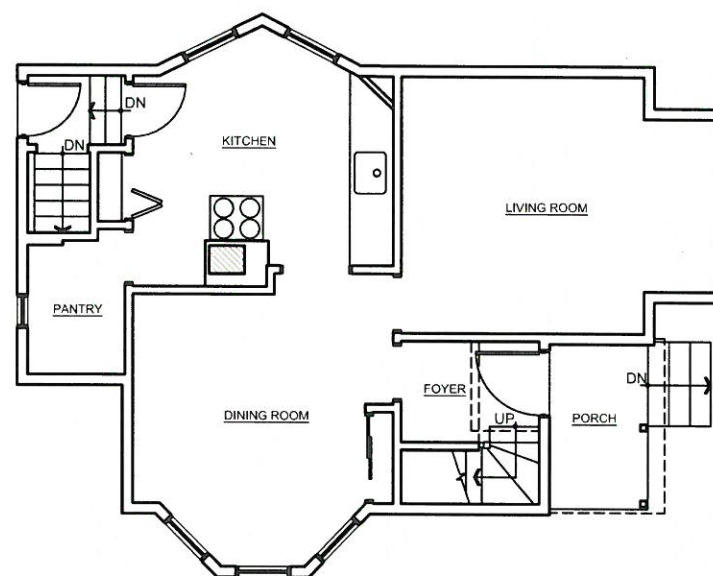
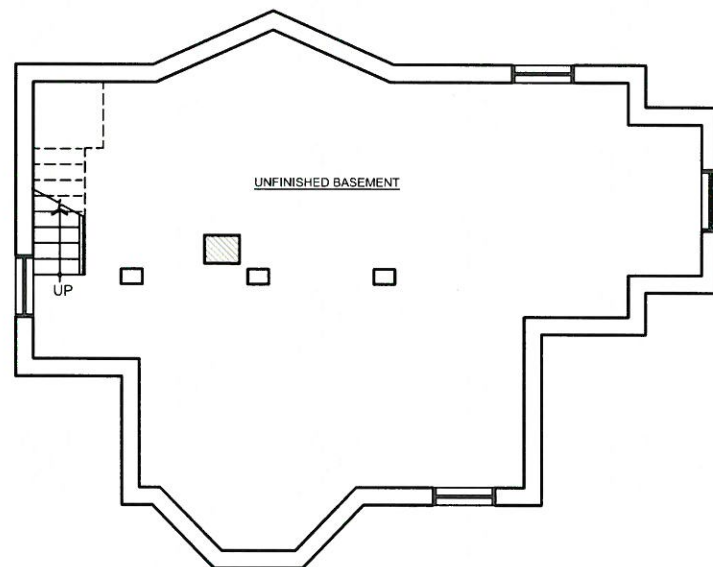
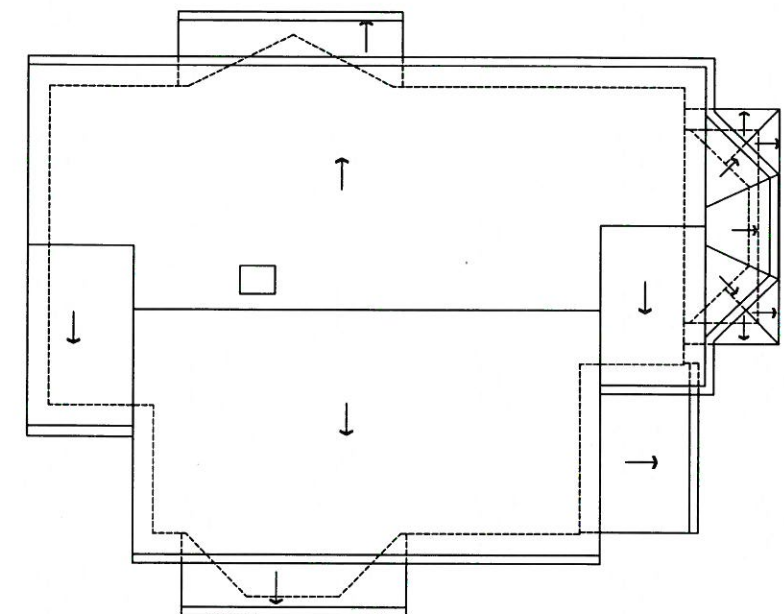
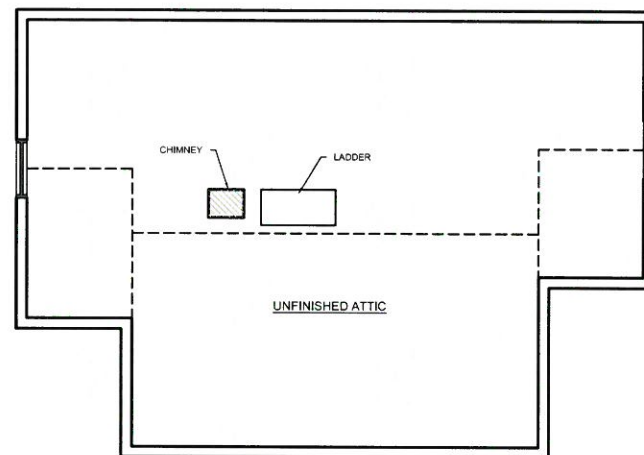
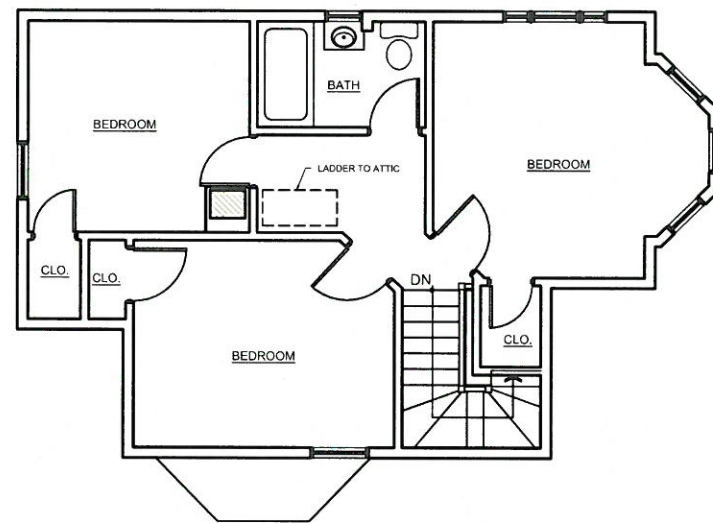
CERTIFIED PLOT PLAN
LOCATED AT
41 THORNDIKE STREET
SOMERVILLE, MA

SCALE: 1.0 INCH = 10.0 FEET

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	07/16/18
JOB #	18-00336

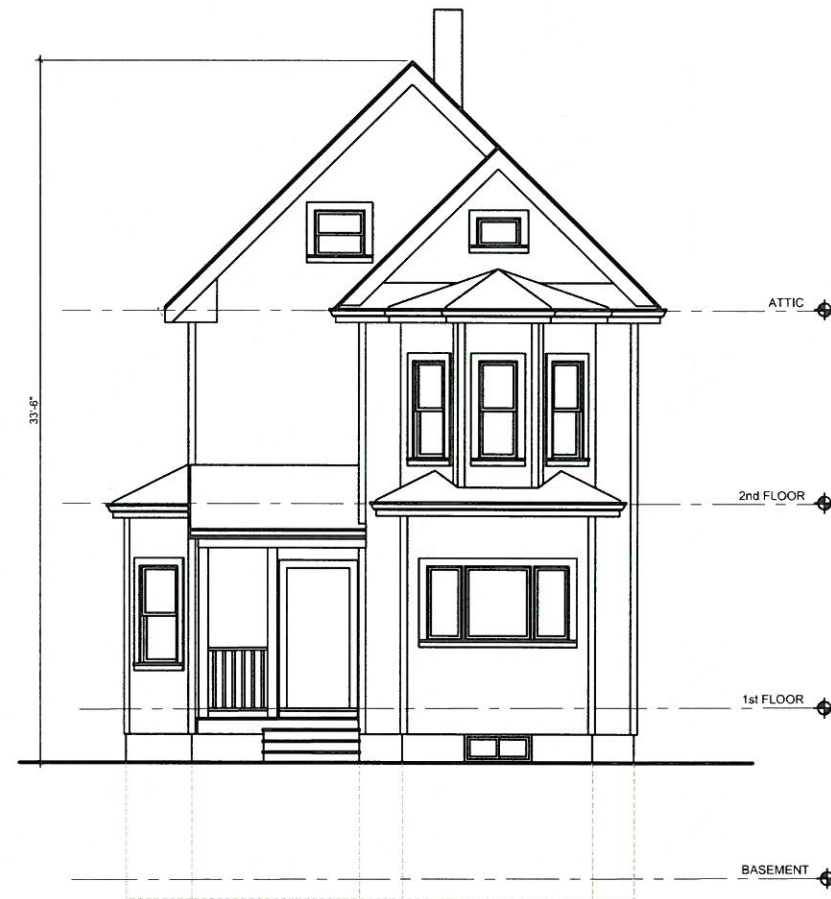




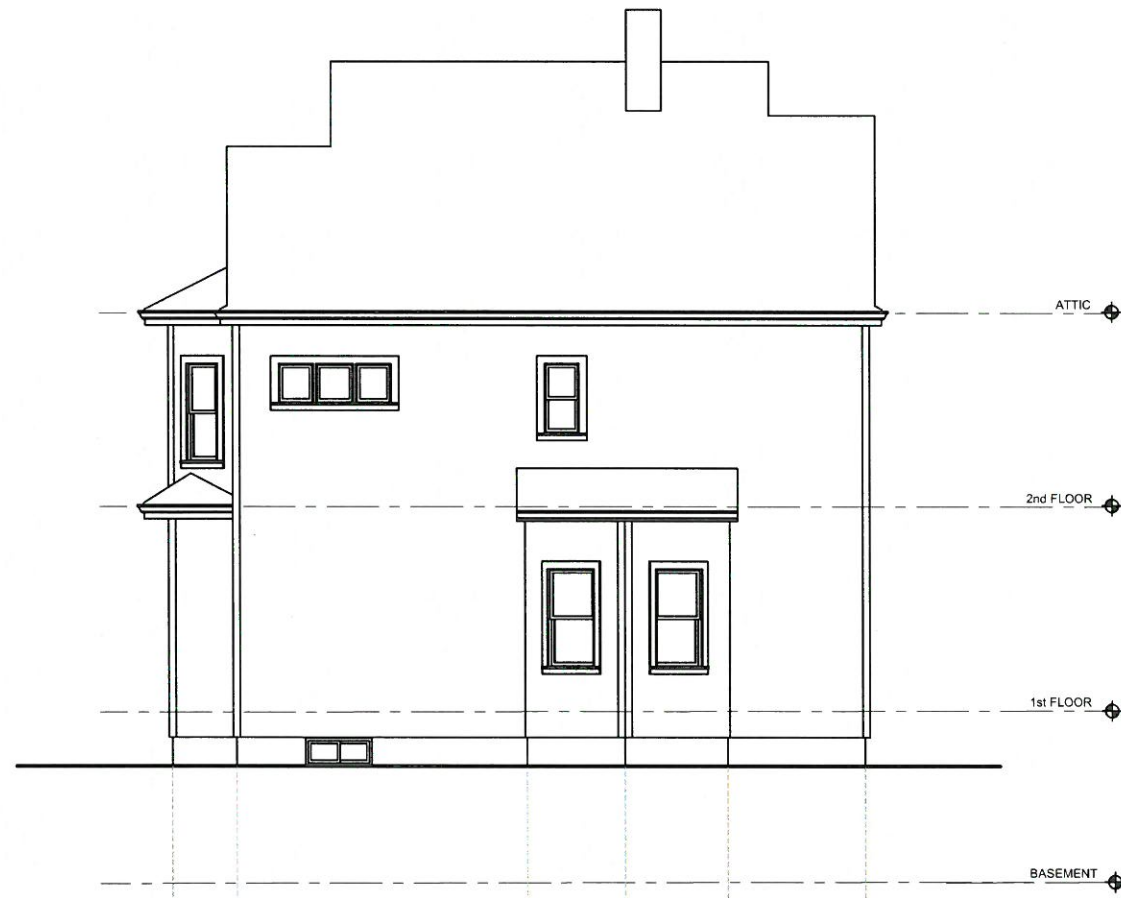
NO.	REVISION	DATE
<div style="display: flex; align-items: center;"> <div style="margin-left: 10px;"> Carl C. Oldenburg AIA Architect </div> </div> <p style="text-align: right; margin-top: 10px;"> 1666 Massachusetts Avenue Suite 11 Lexington, MA 02420 781-462-2275 </p>		
PROJECT		
<h1 style="margin: 0;">ALTERATIONS TO 41 THORNDIKE STREET</h1> <p>SOMERVILLE, MA</p>		
TITLE		
<h1 style="margin: 0;">EXISTING-CONDITIONS PLANS AND SECTION</h1>		
DATE		SHEET NO.
7/14/2018		
SCALE		
1/4" = 1'-0"		
PROJECT NO.		
1805		EX-001
SET		



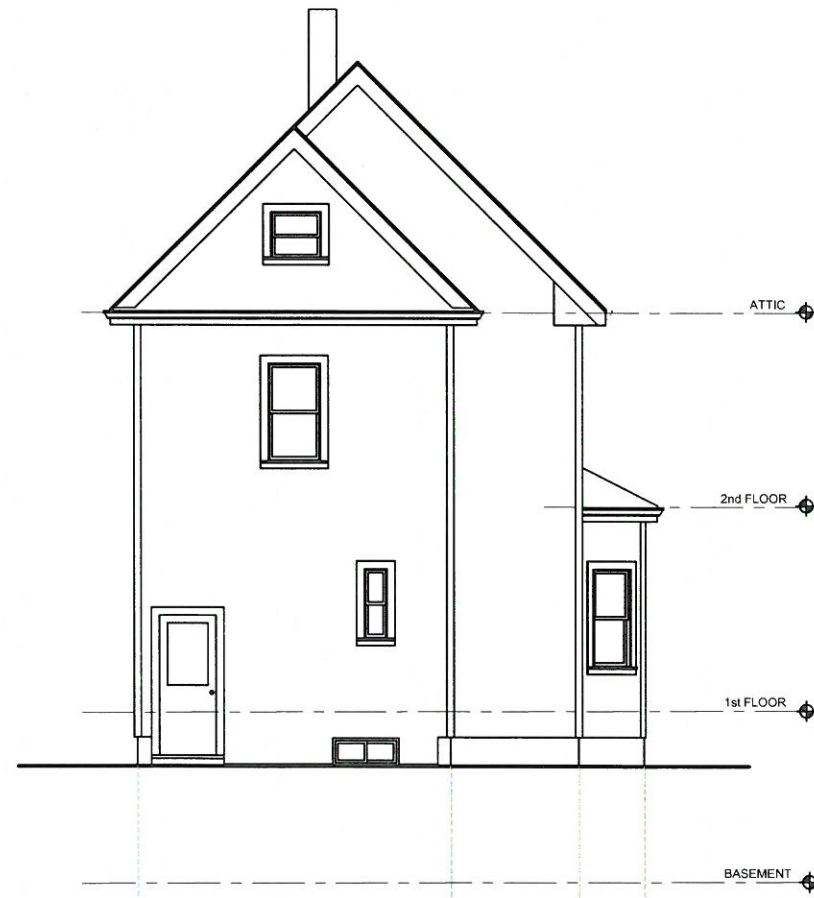
2 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



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

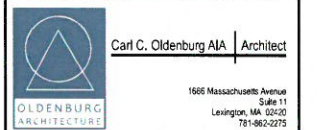


4 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



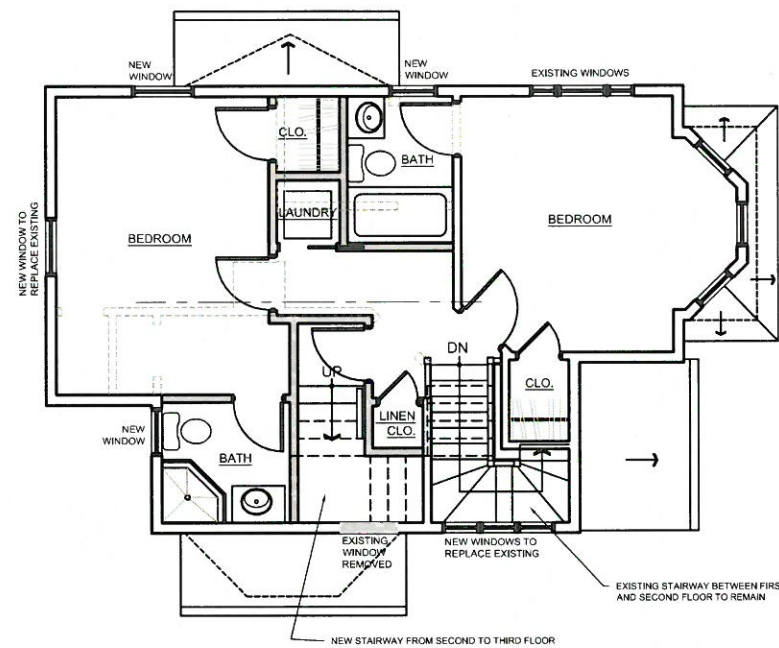
3 REAR ELEVATION (WEST)
1/4" = 1'-0"

NO.	REVISION	DATE

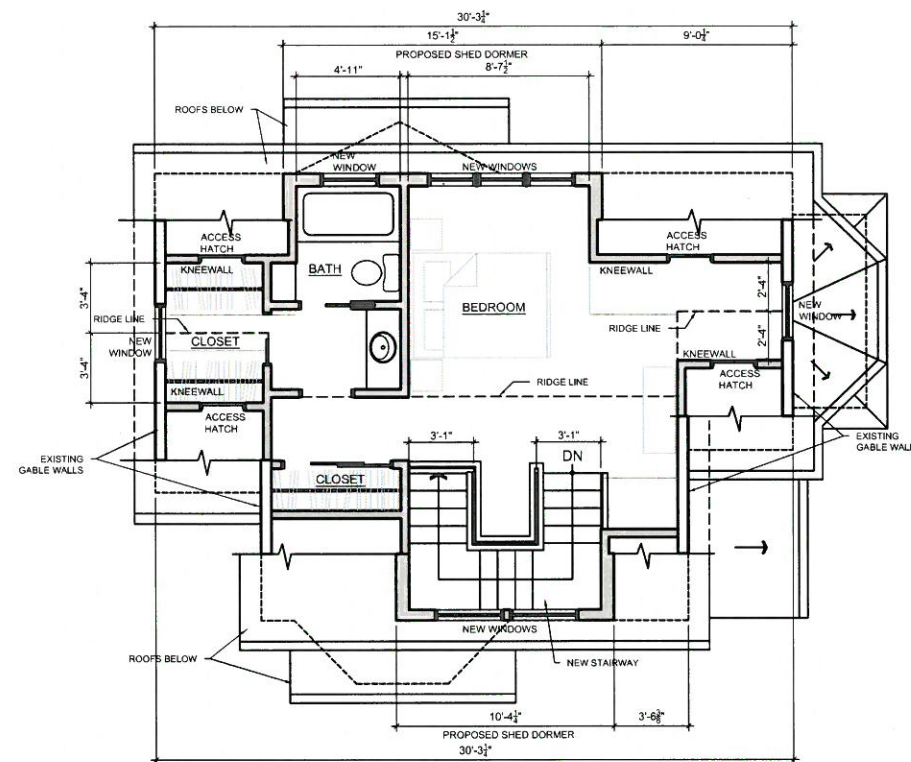


PROJECT
ALTERATIONS TO
41 THORNDIKE STREET
SOMERVILLE, MA
TITLE
EXISTING-CONDITSIONS
ELEVATIONS

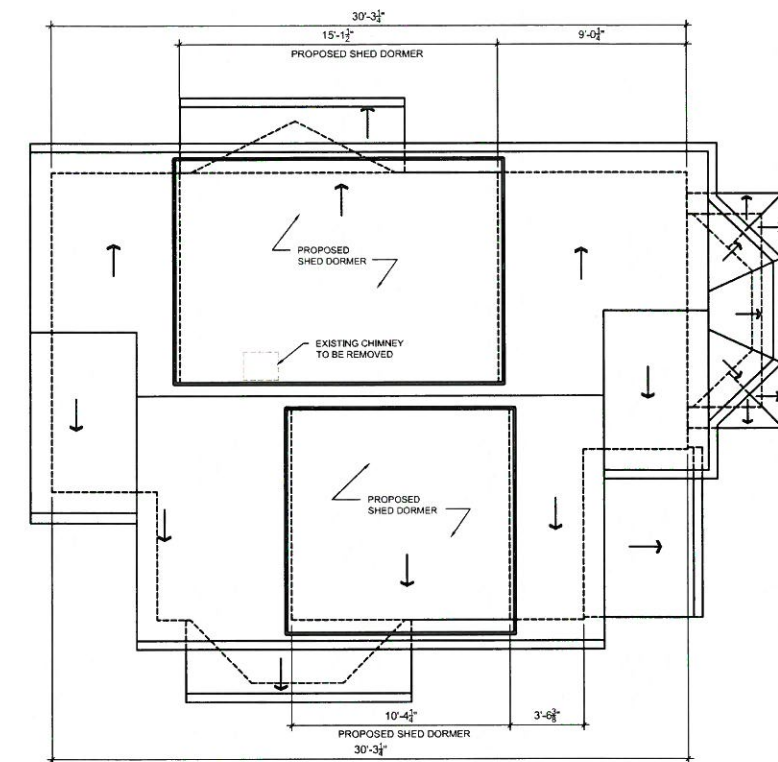
DATE 7/14/2018	SHEET NO. EX-002
SCALE 1/4" = 1'-0"	
PROJECT NO. 1805	
SET	



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



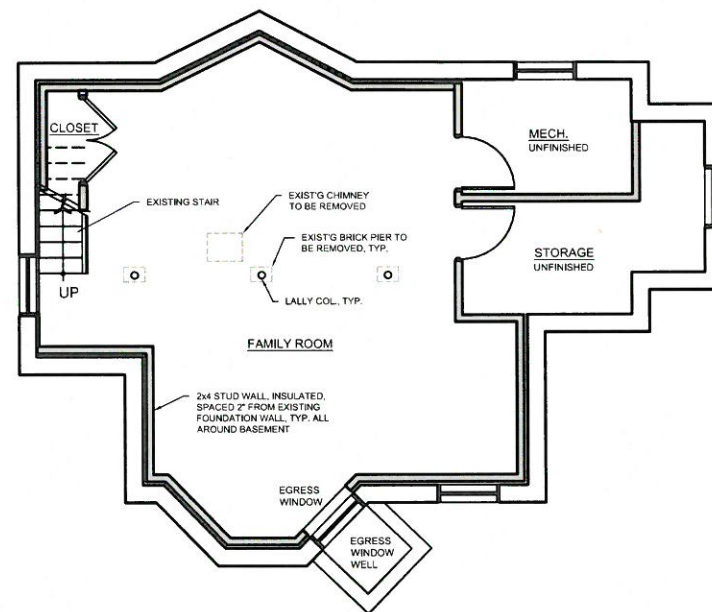
4 ATTIC LEVEL PLAN
1/4" = 1'-0"



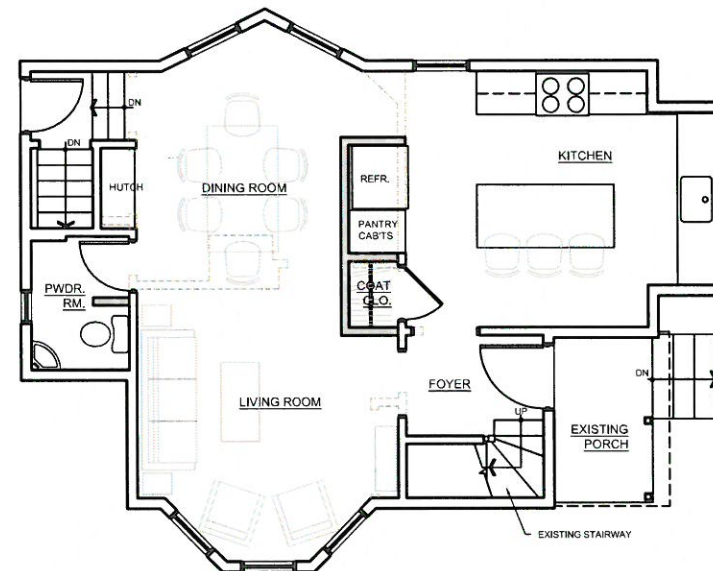
5 ROOF PLAN
1/4" = 1'-0"

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.



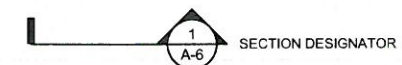
1 BASEMENT PLAN
1/4" = 1'-0"



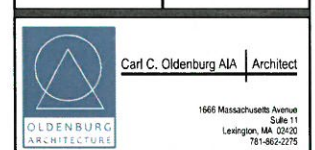
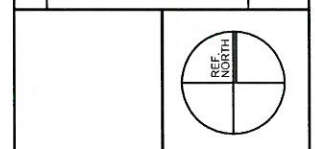
2 FIRST FLOOR PLAN
1/4" = 1'-0"

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**

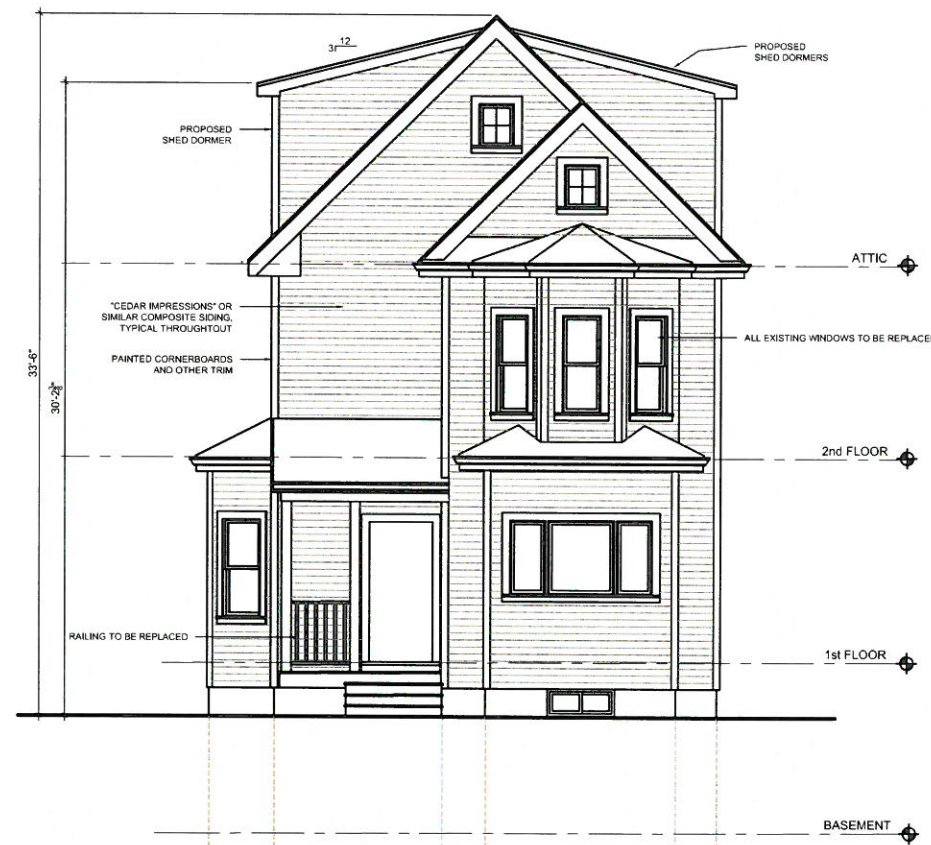
SOMERVILLE, MA

TITLE
FLOOR PLANS

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



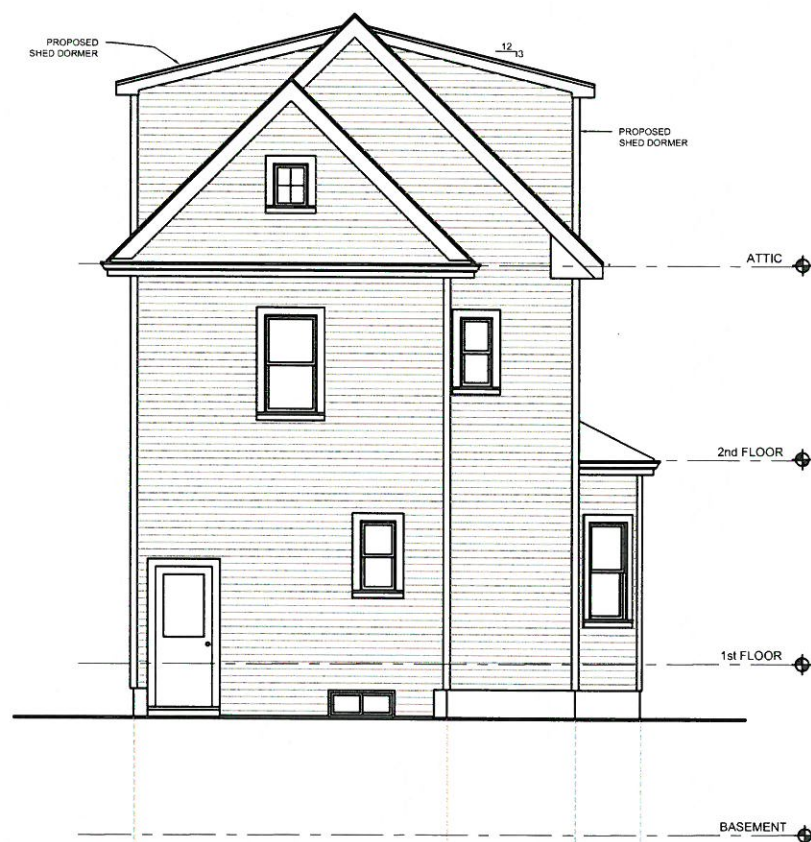
2 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



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

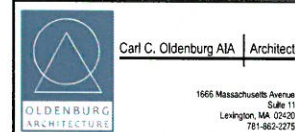
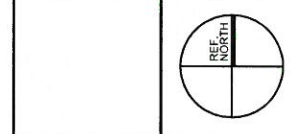


4 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



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

NO.	REVISION	DATE



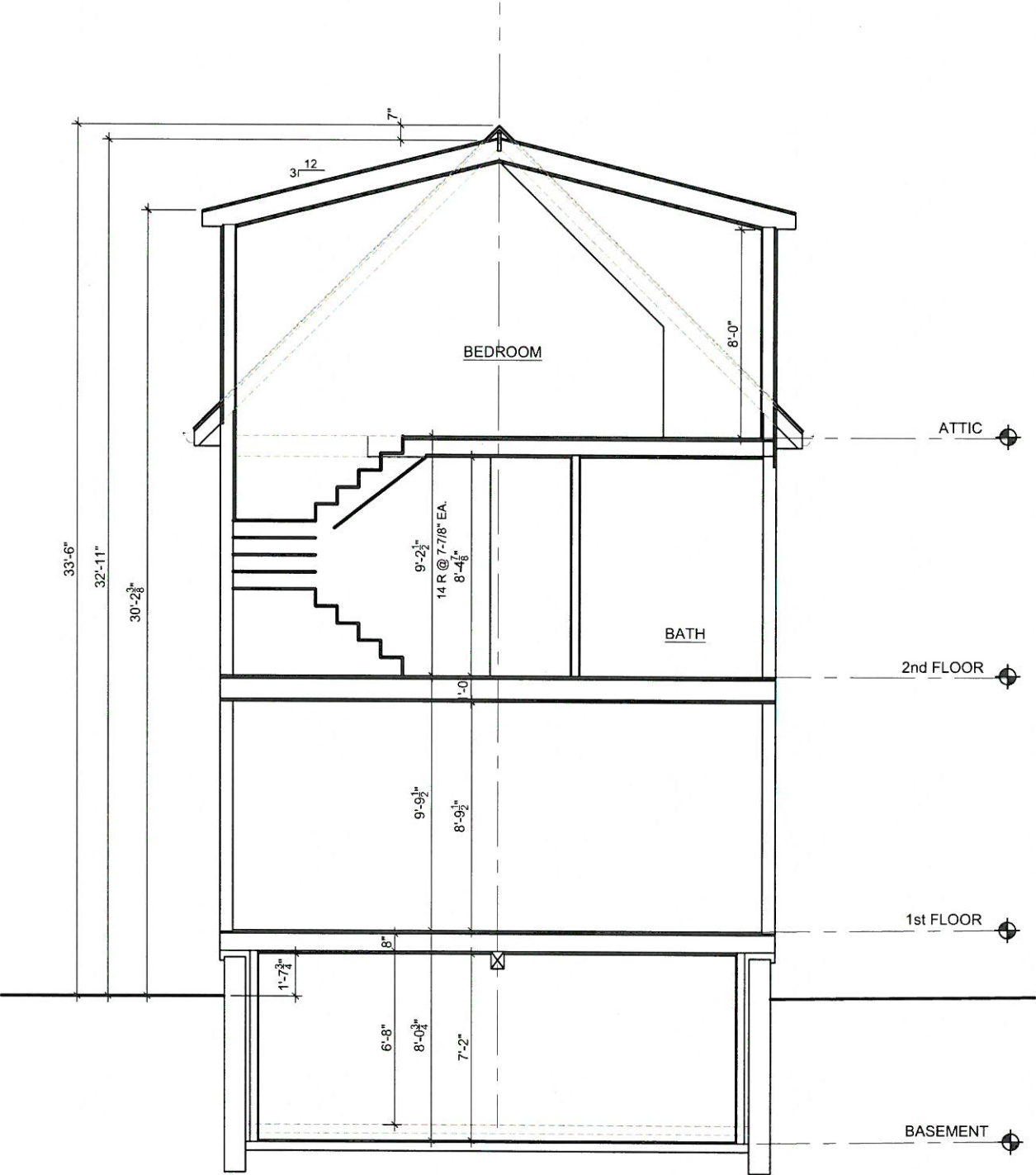
PROJECT
ALTERATIONS TO
41 THORNDIKE STREET
SOMERVILLE, MA
TITLE
ELEVATIONS

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

ZONING DATA

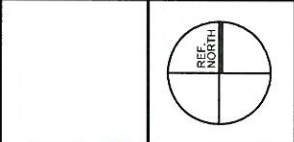
Zoning District: RB
Lot Area: 2,033 ± sf
Use: Single-Family Residence
Dwelling Units: 1

	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	1,340	
66%		66%	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

1666 Massachusetts Avenue
Suite 11
Lexington, MA 02420
781-462-2275

PROJECT
ALTERATIONS TO
41 THORNDIKE STREET
SOMERVILLE, MA

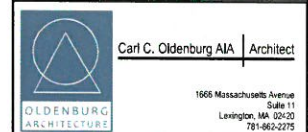
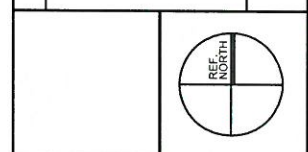
TITLE
SECTIONS

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

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

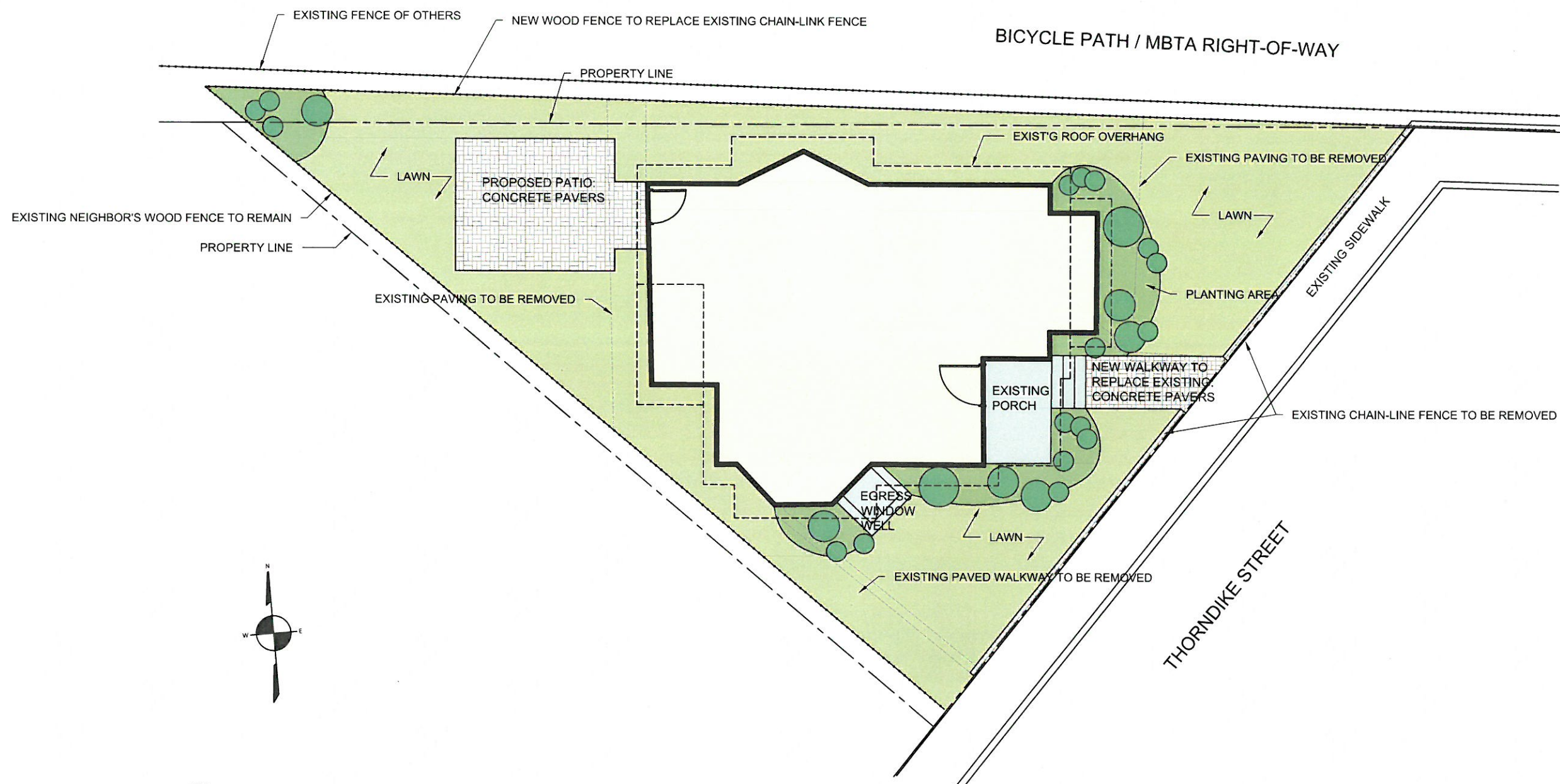
NO.	REVISION	DATE



PROJECT
**ALTERATIONS TO
41 THORNDIKE STREET**
SOMERVILLE, MA

TITLE
LANDSCAPE PLAN

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



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