

ZONING DISTRICT

RB

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT SIZE	S.F.	7,500	3,876±	3,876±
GROUND COVERAGE (MAX)	%	50.0	27.4	30.2
LANDSCAPE AREA, MINIMUM PERCENT OF LOT	%	25.0	60.6	59.1
MINIMUM LOT FRONTAGE	FT.	50.0	45.0	45.0
BUILDING HEIGHT	STORIES	3	2.5	2.5
	FT.	40.0	29.1	29.1
FRONT SETBACK	FT.	15.0	9.4	9.4
SIDE SETBACK	FT.	8.0 (17 SUM)	3.7(14.2)	3.7(14.2)
REAR SETBACK	FT.	20.0	37.3	32.3
PERVIOUS AREA, MINIMUM PERCENTAGE OF LOT	%	35	60.6	59.1

PREPARED FOR:  
JOHN CHERVINSKY  
17 THORNDIKE STREET  
SOMERVILLE, MA. 02144

# PLOT PLAN

FOR  
17 THORNDIKE STREET  
IN  
SOMERVILLE, MA.

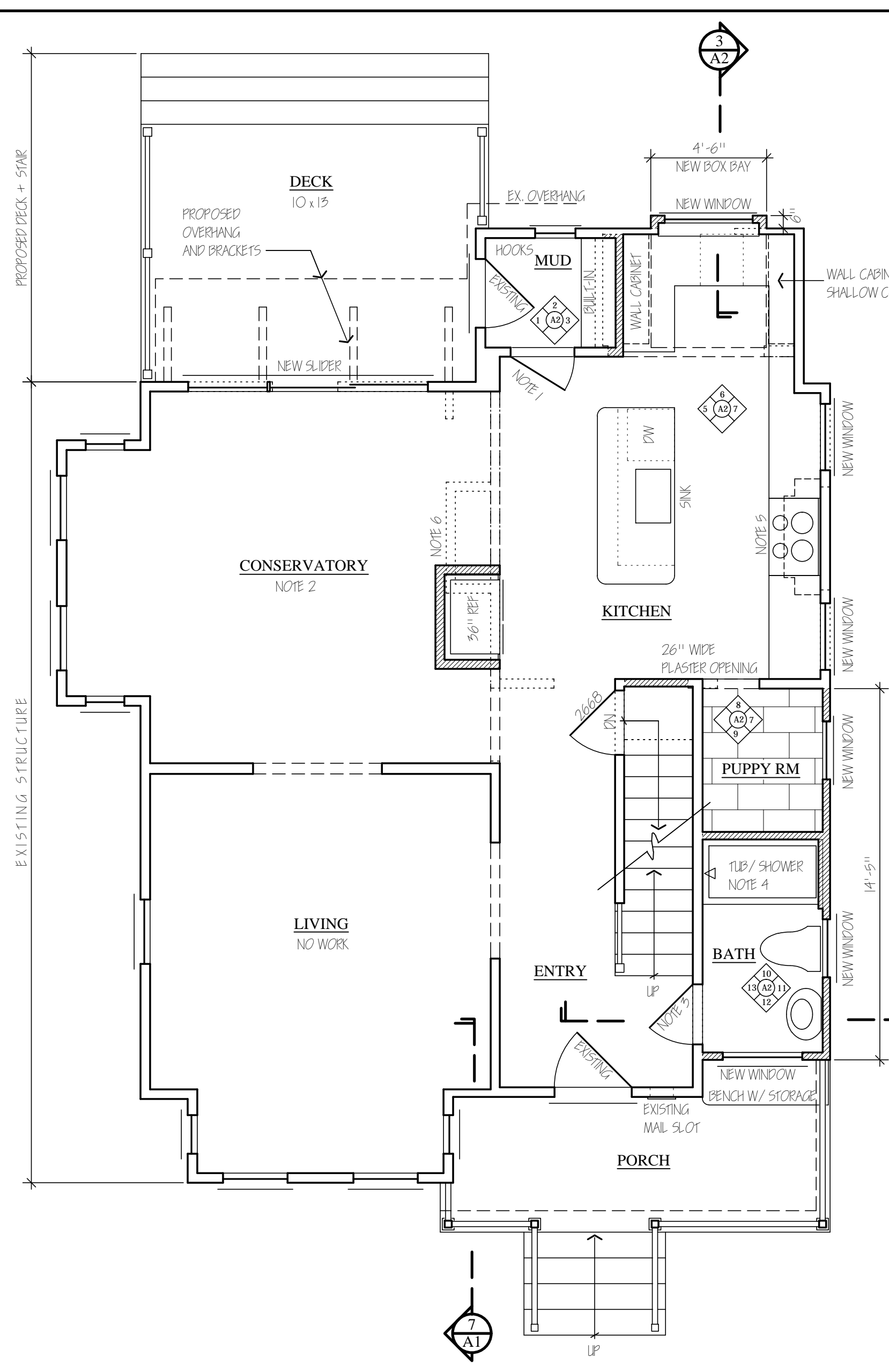
SCALE: 1"=20' JUNE 4, 2019

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440

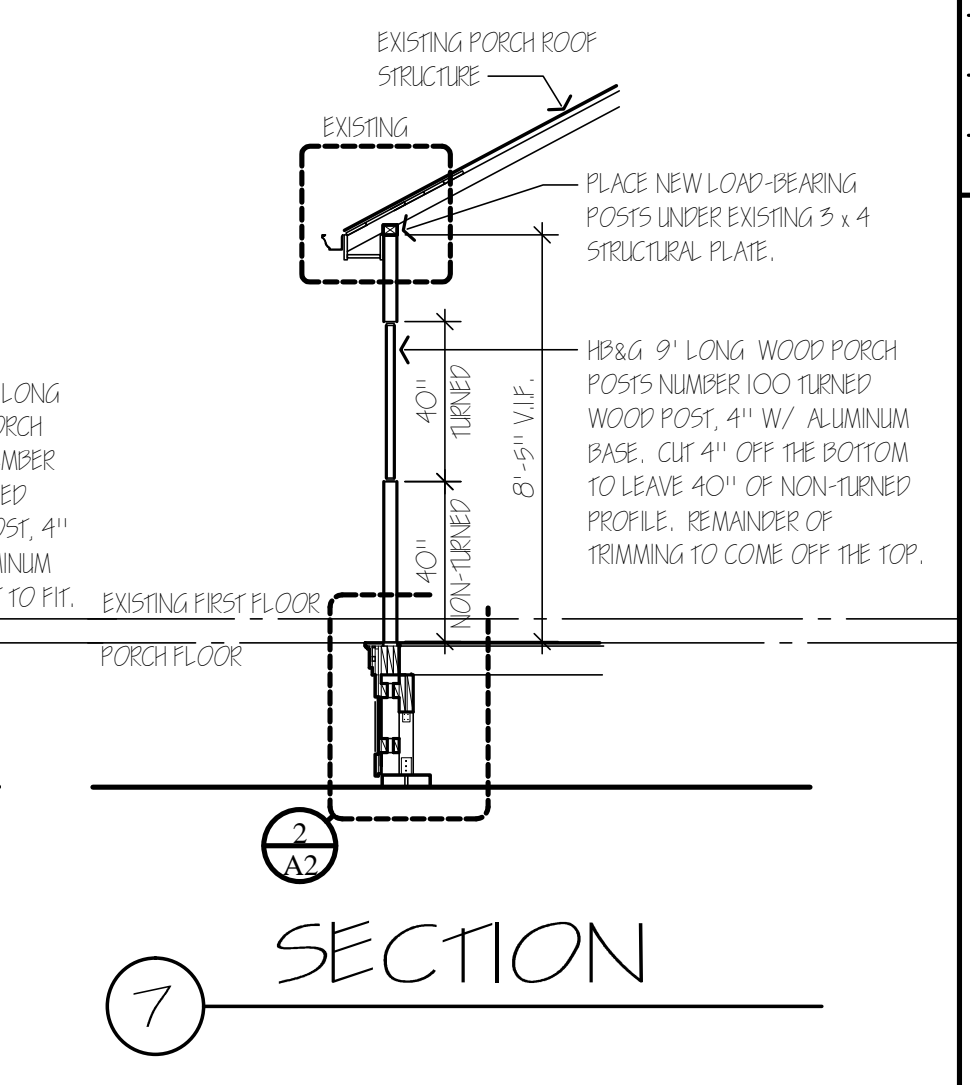
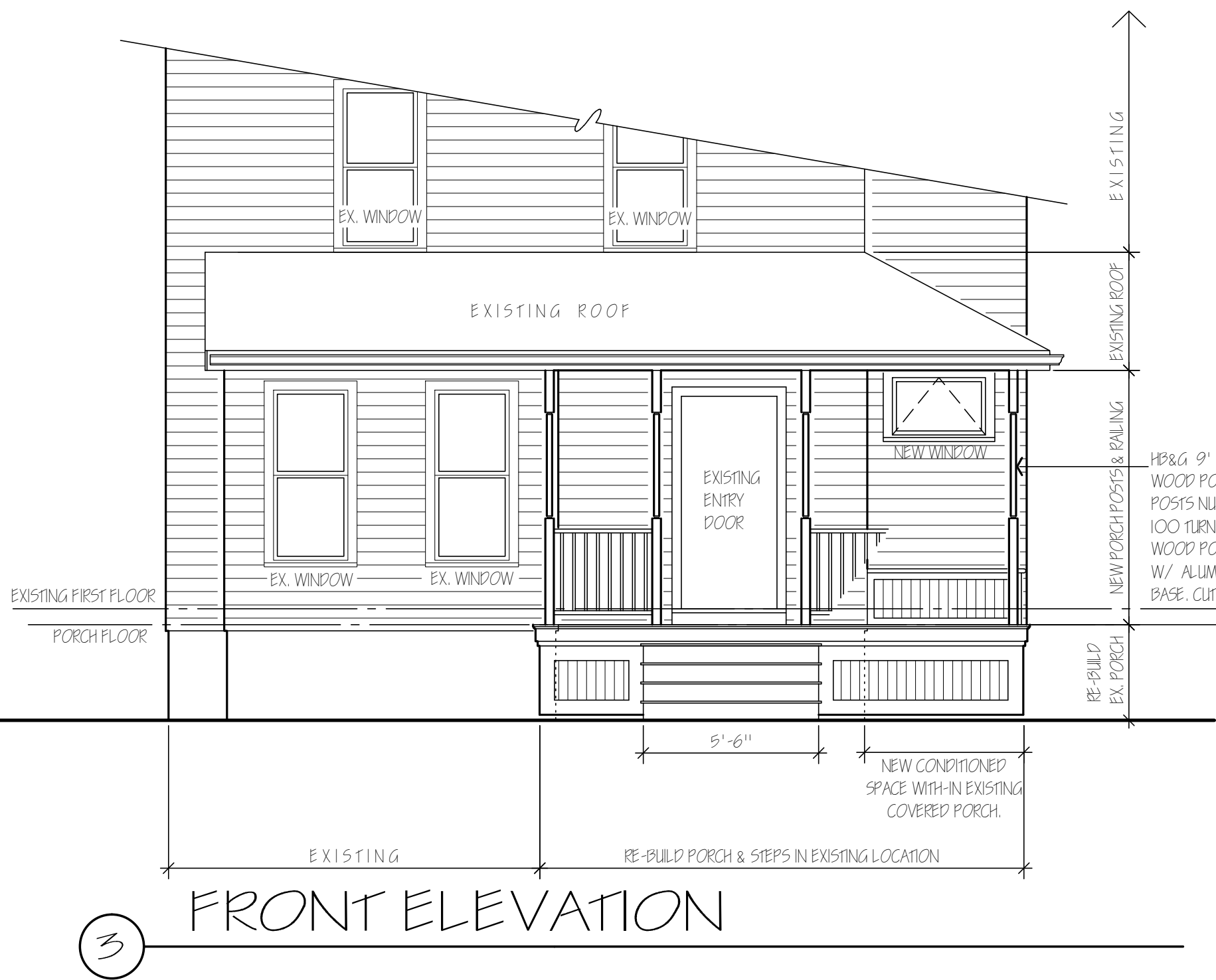
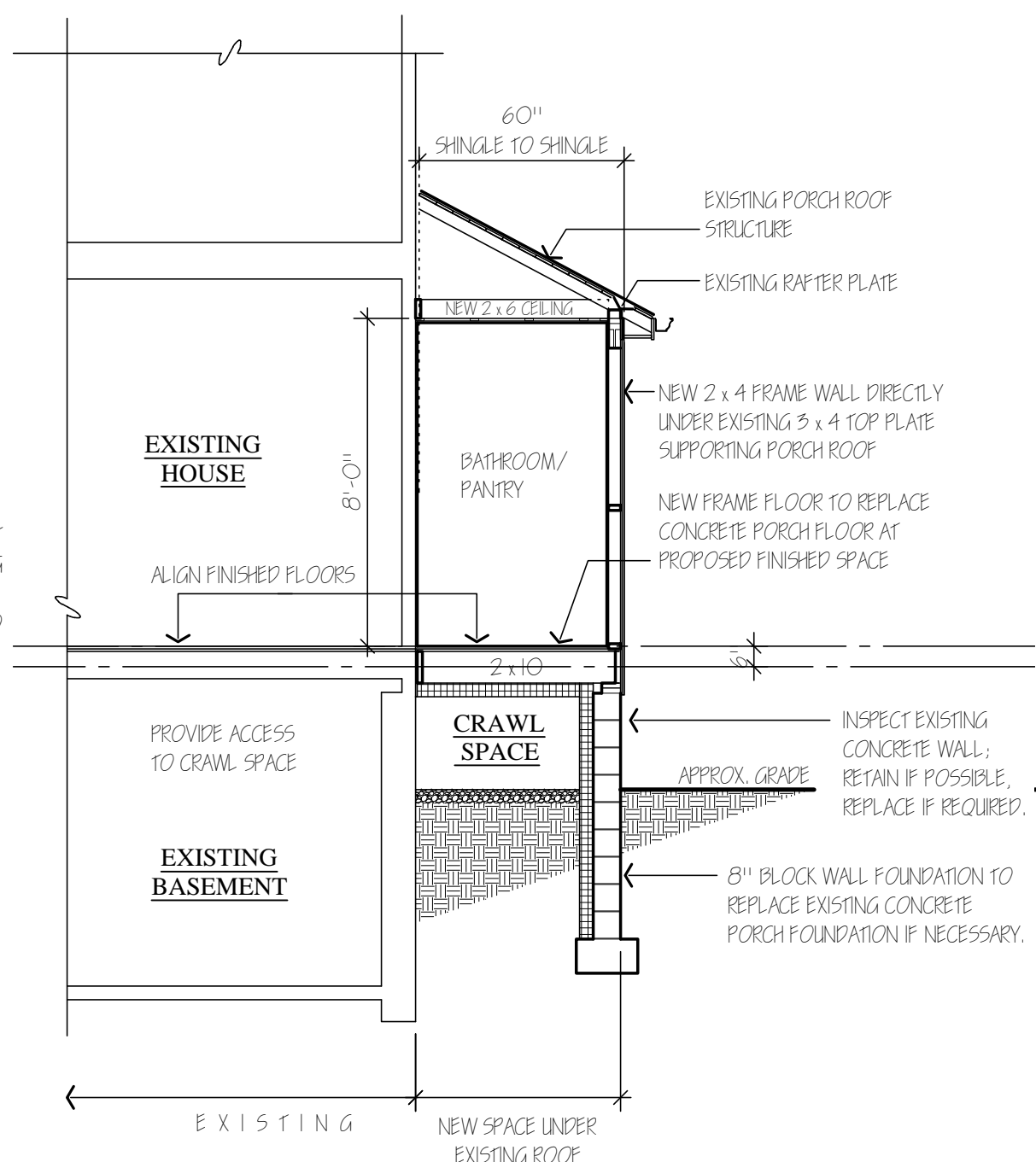
NOTES:

- ZONING CLASSIFICATION – RB
- LOCUS DEED:  
MIDDLESEX REGISTRY OF DEEDS BOOK 23017 PAGE 157
- PLAN REFERENCES:  
MIDDLESEX REGISTRY OF DEEDS PLAN 200 OF 1982
- ASSESSORS PARCEL ID: 17/C/9

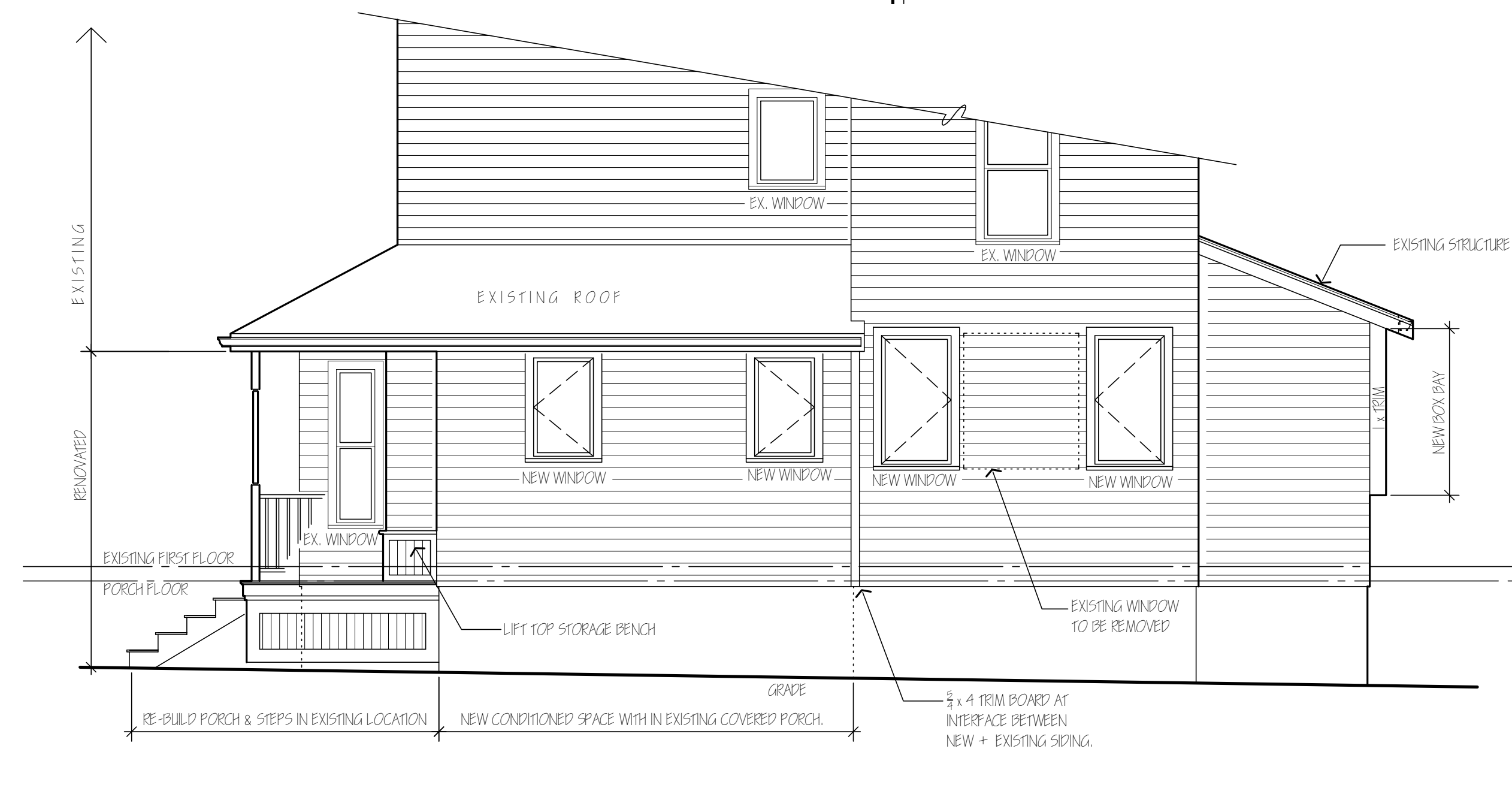




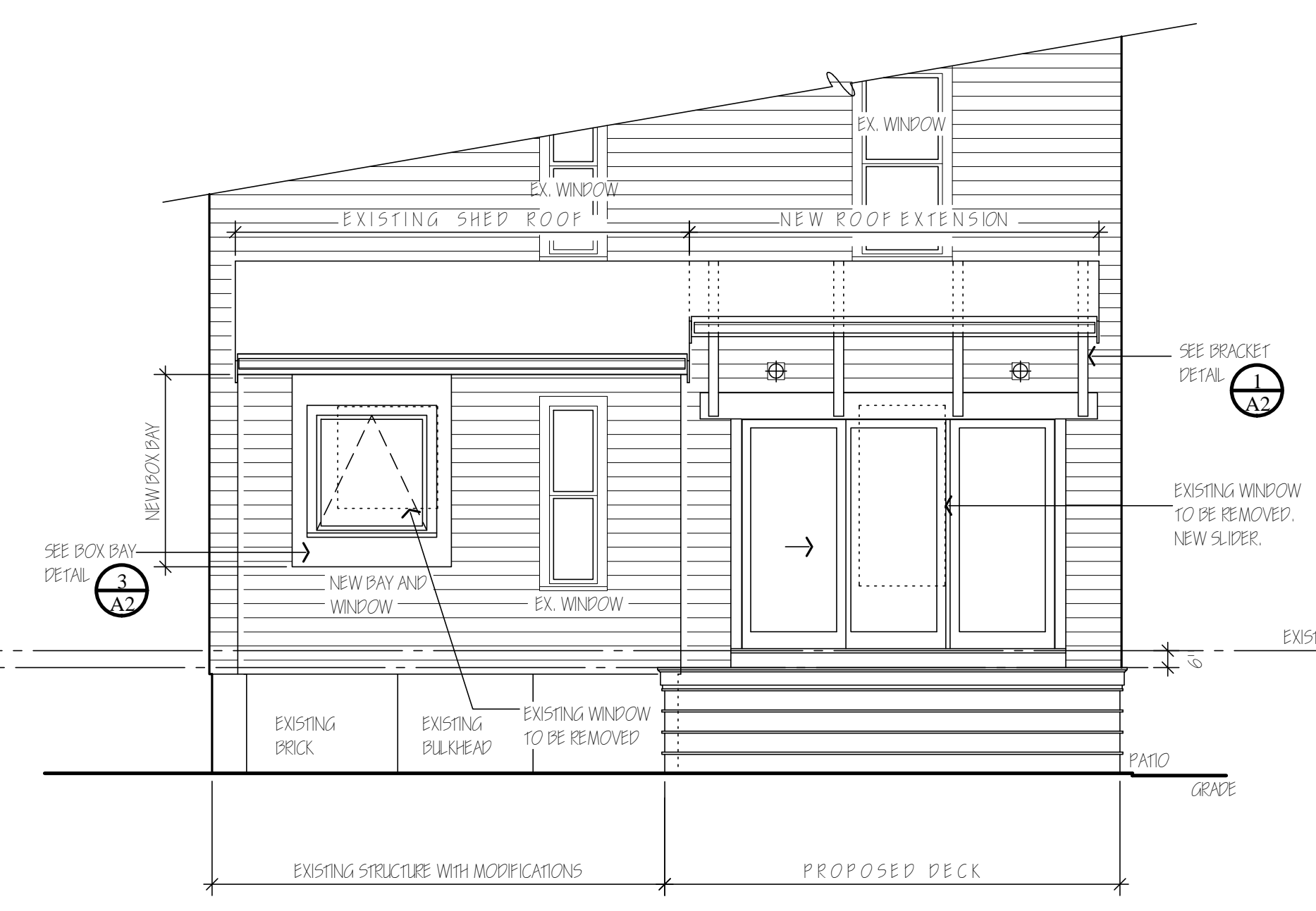
- FLOOR PLAN NUMBERED NOTES:**
1. FRENCH DOOR, TRUSILE FL 110 OR EQUIVALENT.
  2. ALL NEW PLASTER CEILING. REMOVE EXISTING METALLION.
  3. 2468 FLUSH DOOR W/ MAGNETIC CATCH AND SLIDE-BOLT LATCH ON INSIDE.
  4. KOHLER K-745 TUB 50 1/2" x 54".
  5. OWNER'S 36" WIDE RANGE.
  6. REMOVE THE CHIMNEY FROM THE BASEMENT SLAB UP THROUGH THE ROOF. FRAME-IN THE OPENING AT THE FIRST FLOOR AND ROOF. PATCH THE ROOF WITH ASPHALT/FIBERGLASS COMPOSITE SHINGLES TO MATCH EXISTING. IF EXPOSED, FRAME IN THE OPENINGS AT THE 2ND AND 3RD FLOORS.



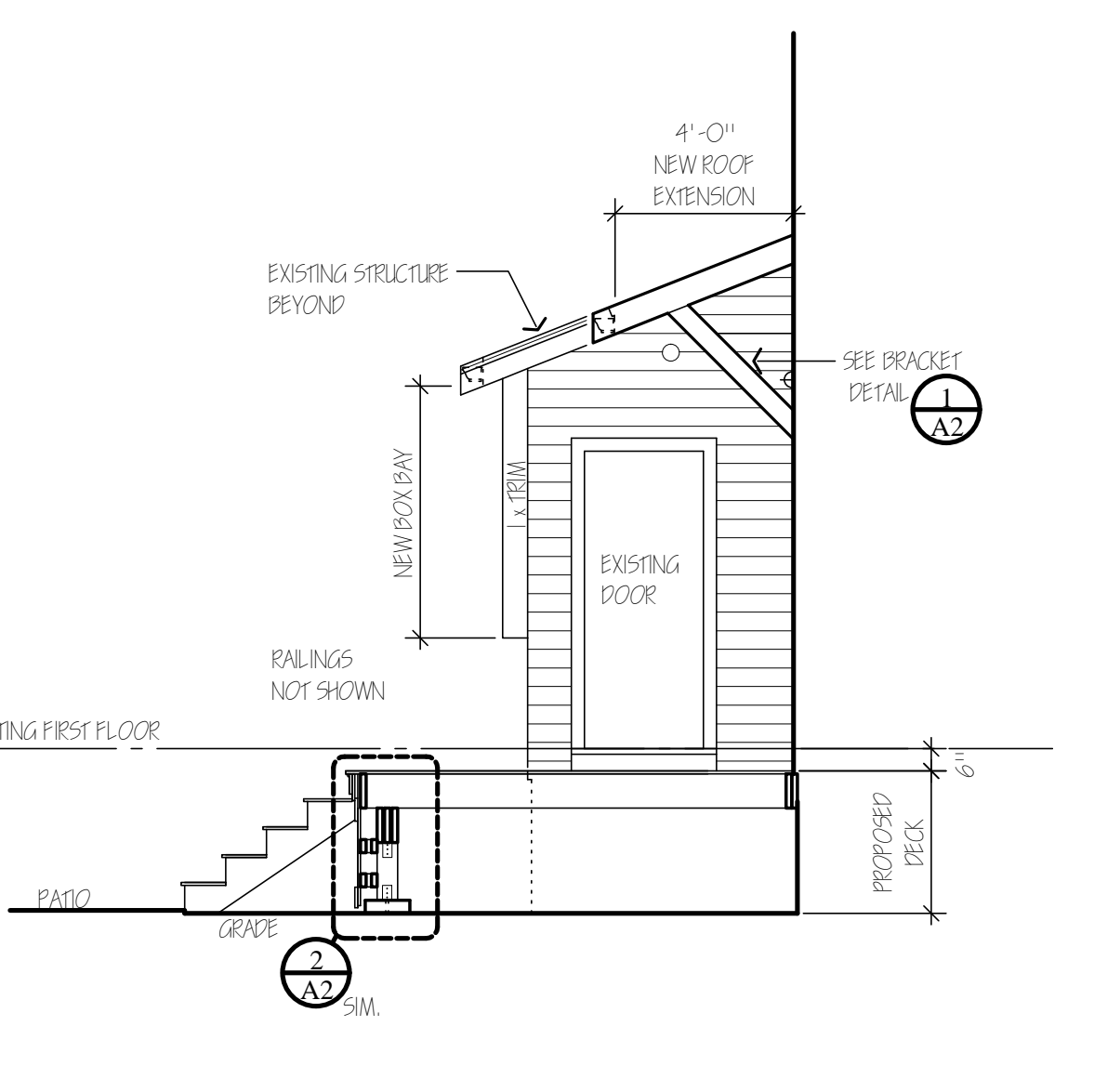
**1 FIRST FLOOR PLAN**



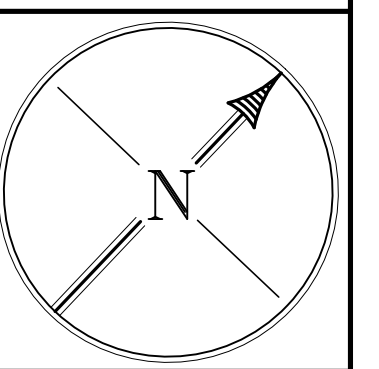
**4 SIDE ELEVATION**

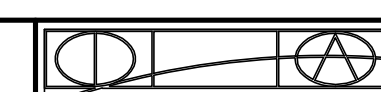


**5 REAR ELEVATION**



**6 REAR ELEVATION**

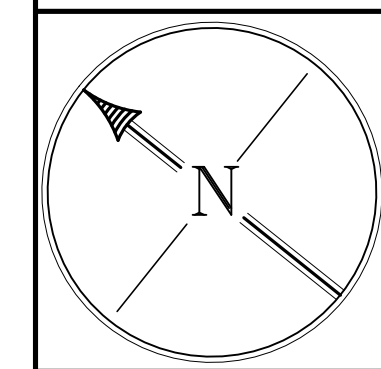




**INCITE**  
ARCHITECTURE

**William R Hubner**  
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Sheet Title  
**DETAILS & LIGHTING DIAGRAM**



Job #

PROPOSED ADDITION +  
RENOVATION  
CHERVINSKY RESIDENCE  
17 THORNDIKE STREET  
SOMERVILLE, MA

Project

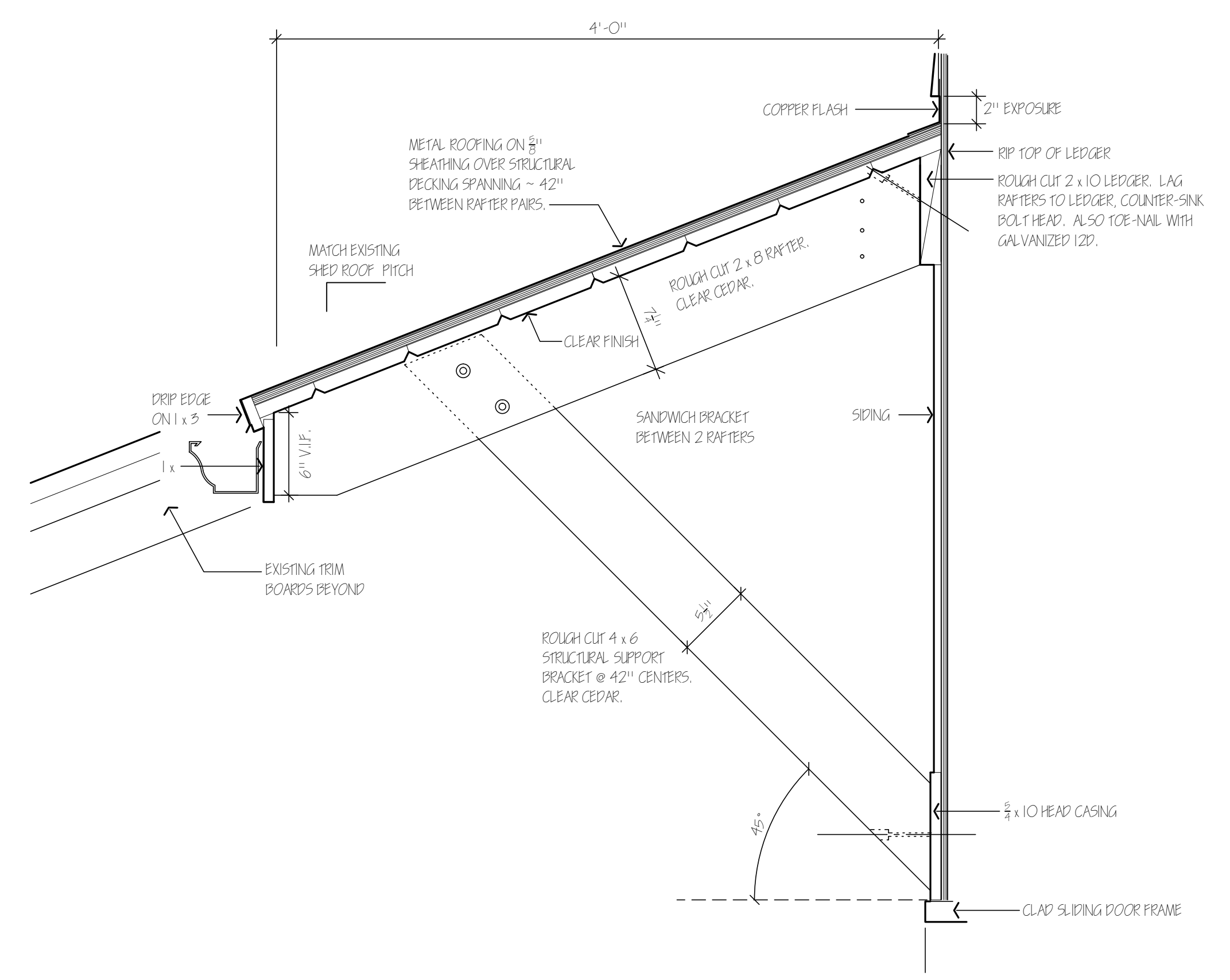
Scale  
AS NOTED

Date  
31 OCT 2018

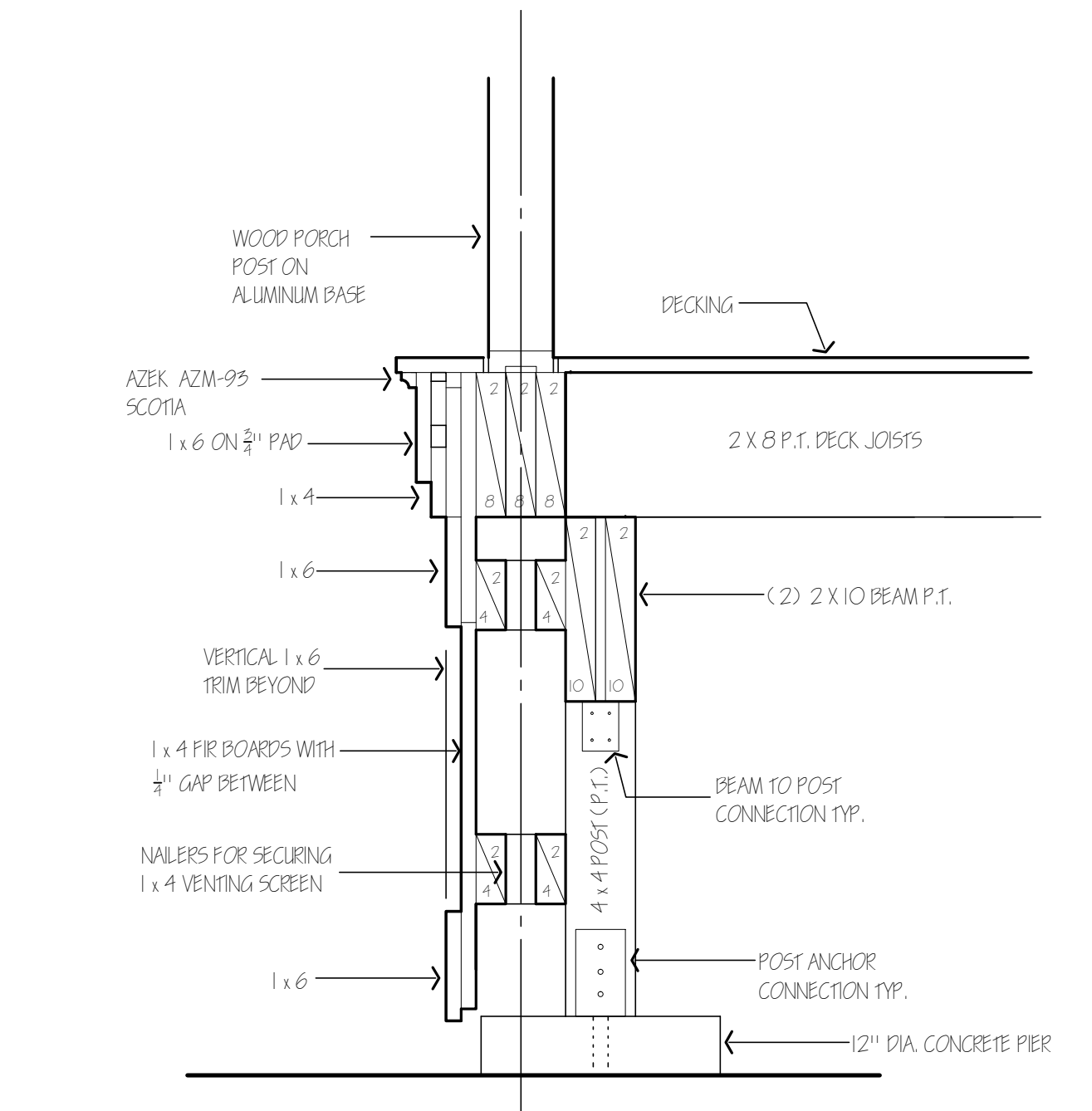
Revisions  
11 DEC 2018  
14 JAN 2018

Sheet

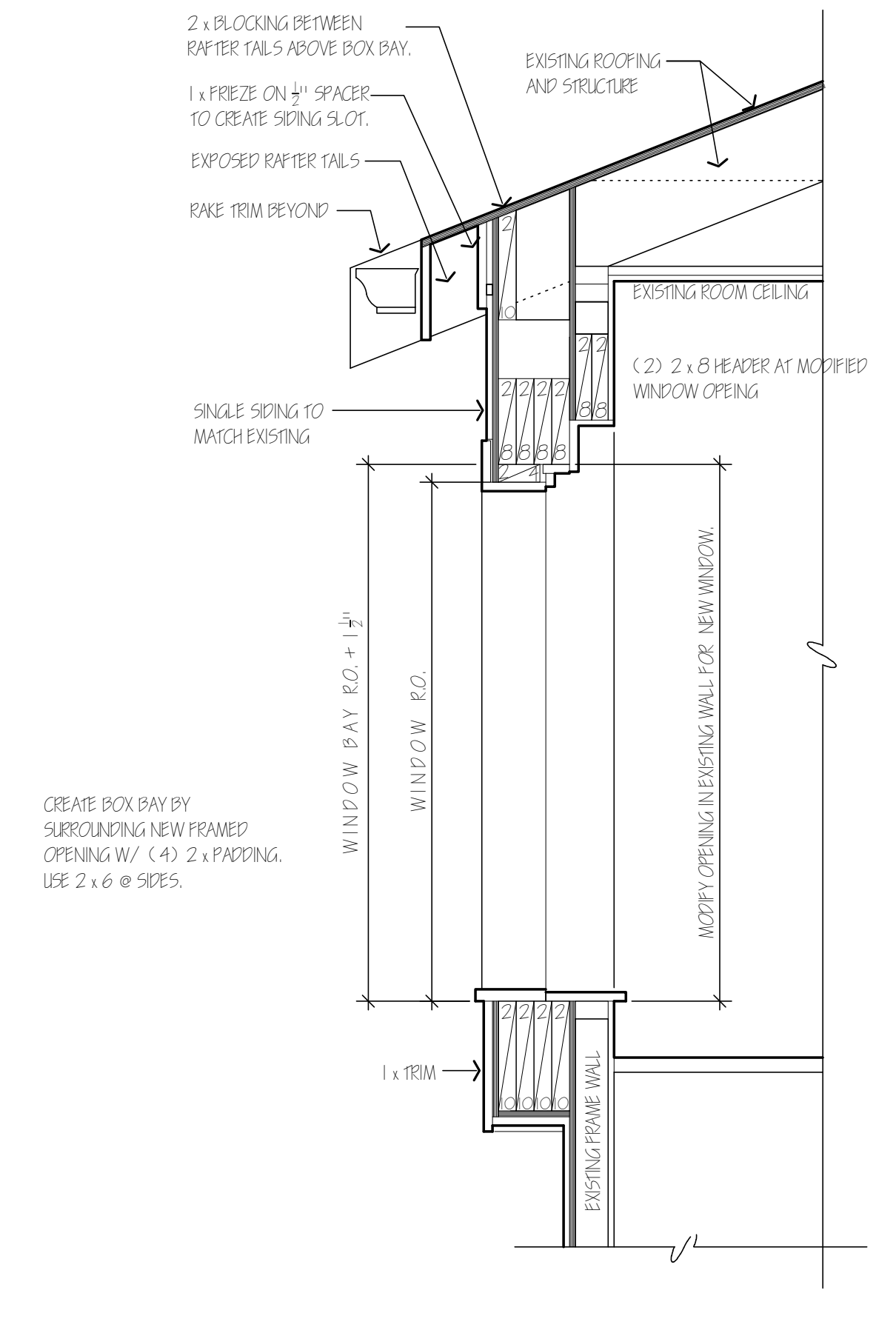
**A2**



1 ROOF OVER NEW SLIDING DOOR @ BACK PORCH  
1 1/2" = 1'-0"  
DET-60

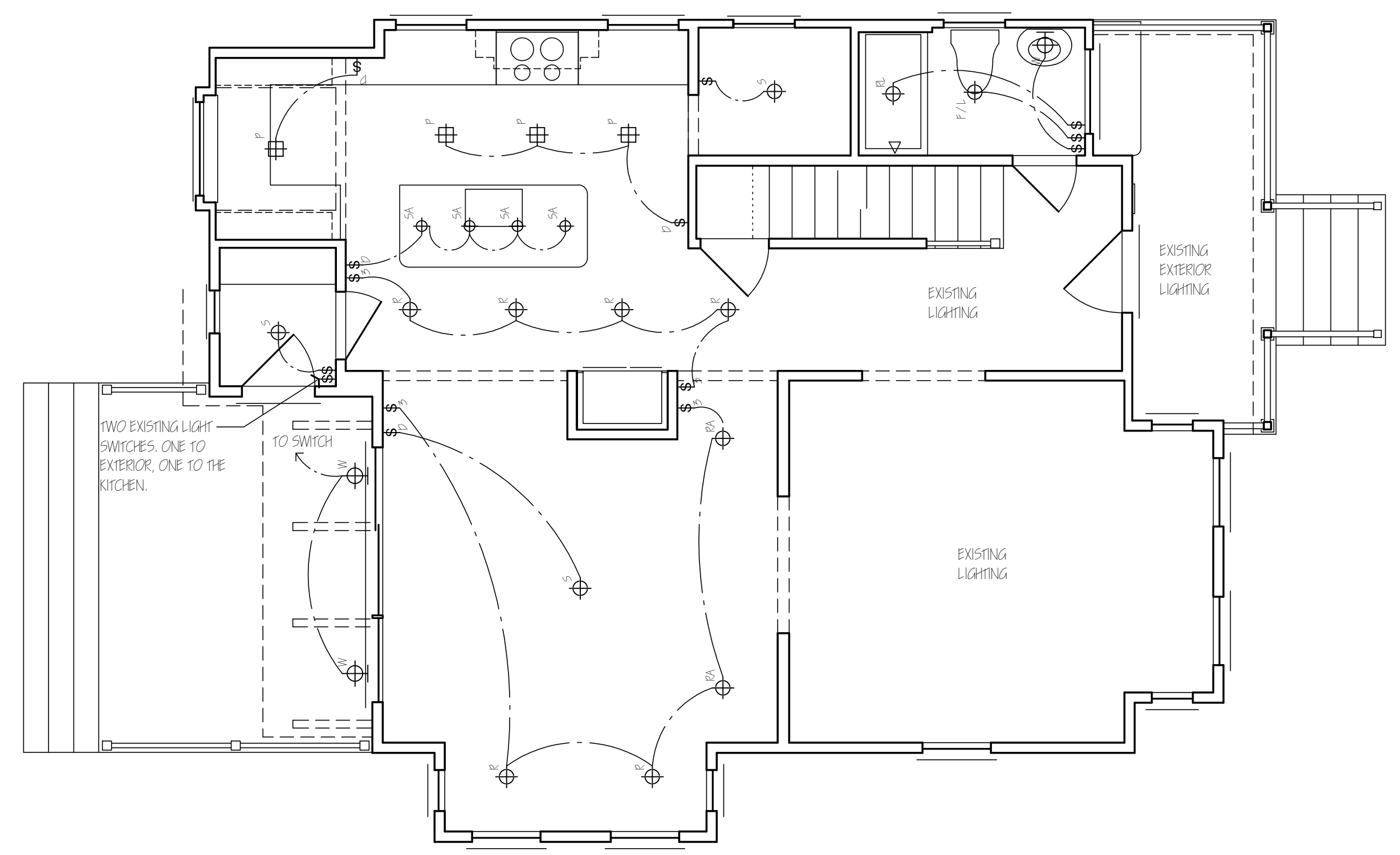


2 PORCH SKIRT @ FRONT PORCH. (SIMILAR AT REAR DECK)  
1 1/2" = 1'-0"  
DET-60



3 BOX BAY SECTION DET.  
1" = 1'-0"  
DET-60

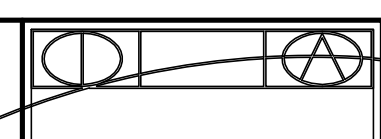
CREATE BOX BAY BY SURROUNDING NEW FRAMED OPENING W/ (4) 2 x 6 PADDING, USE 2 x 6 @ SIDES.



4 FIRST FLOOR ELECTRICAL PLAN

**SYMBOL KEY**

- ⊕ RECESSED CEILING LIGHT FIXTURE
  - ⊕<sup>SA</sup> SMALL APERTURE RECESSED DOWN LIGHT
  - ⊕<sup>RA</sup> RECESSED ACCENT LIGHT
  - ⊕<sup>RL</sup> RECESSED LENSE FIXTURE
  - ⊕<sup>S</sup> SURFACE MOUNTED CLG FIXTURE
  - ⊕<sup>F/L</sup> FAN LIGHT
  - ⊕<sup>W</sup> WALL MOUNTED LIGHT FIXTURE
  - ⊕<sup>P</sup> PENDANT LIGHT FIXTURE
  - COVE LIGHT OR UNDER CABINET STRIP LIGHTING
  - ⊕<sup>S</sup> WALL SWITCH / D-DIMMER / 3-5-WAY
  - ⊕ WALL RECEPTACLE
- EXISTING SMOKE AND CARBON MONOXIDE DETECTORS TO REMAIN.

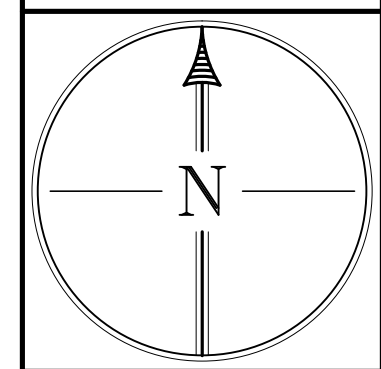


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INTERIOR ELEVATIONS

Sheet Title



Job #

PROPOSED ADDITION +  
RENOVATION  
CHERVINSKY RESIDENCE  
17 THORNDIKE STREET  
SOMERVILLE, MA

Project

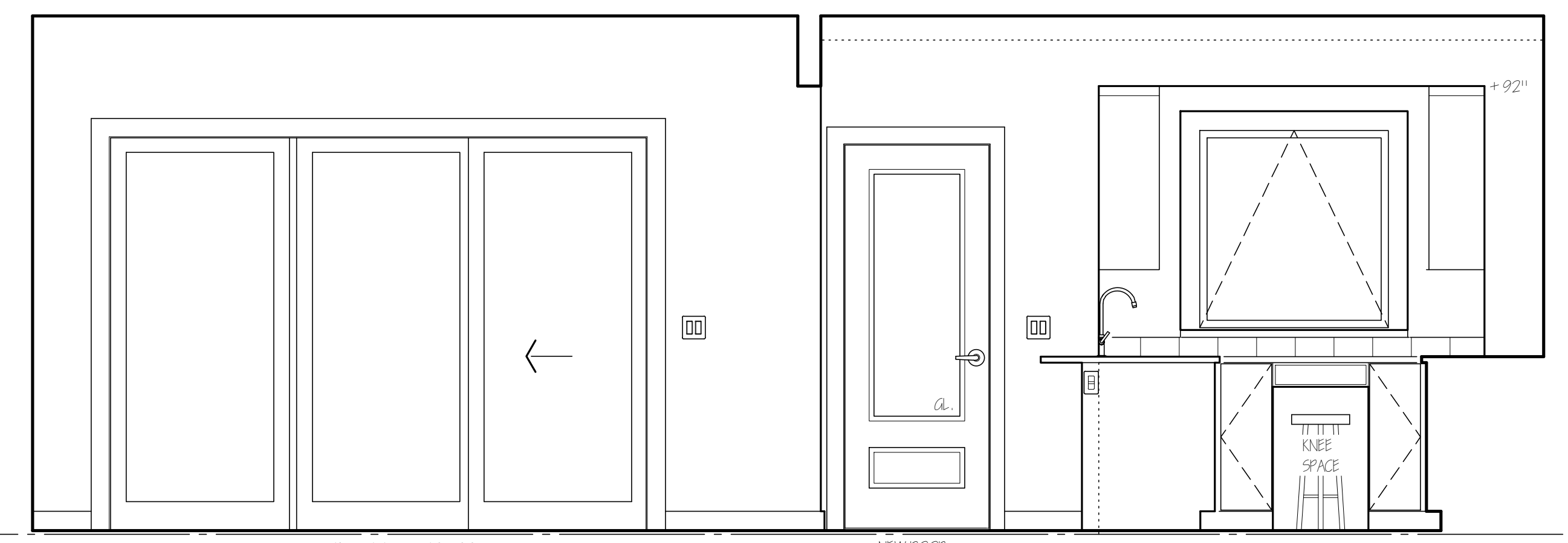
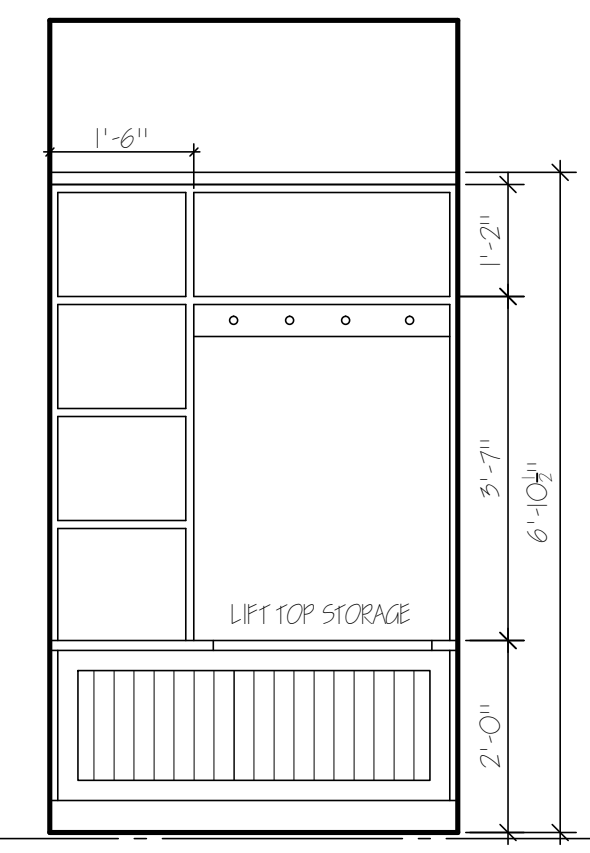
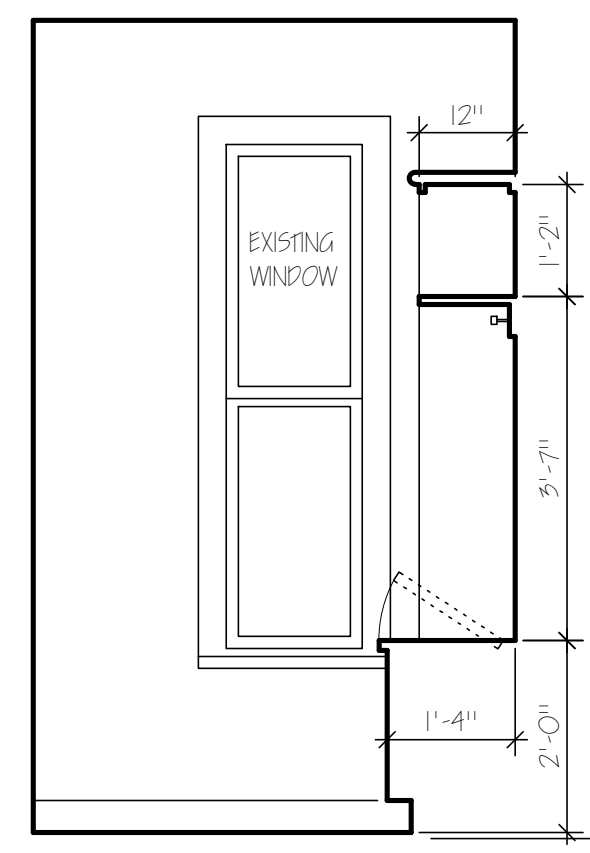
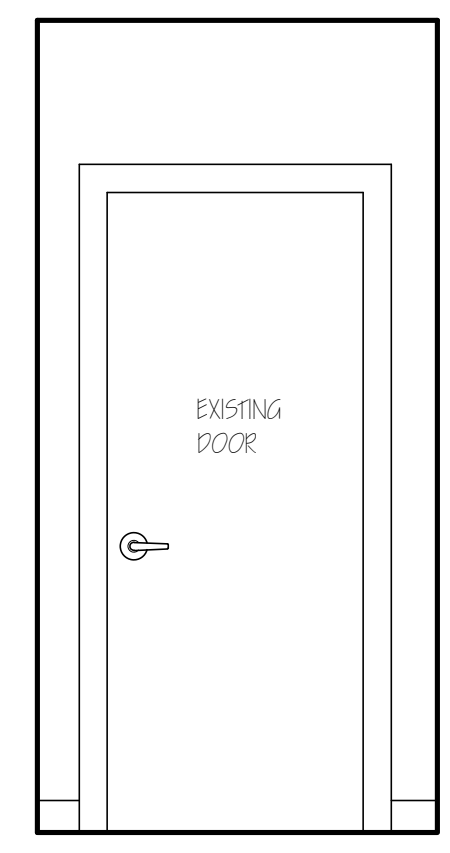
Scale  
1/2" = 1'-0" U.N.O.

Date  
31 OCT 2018

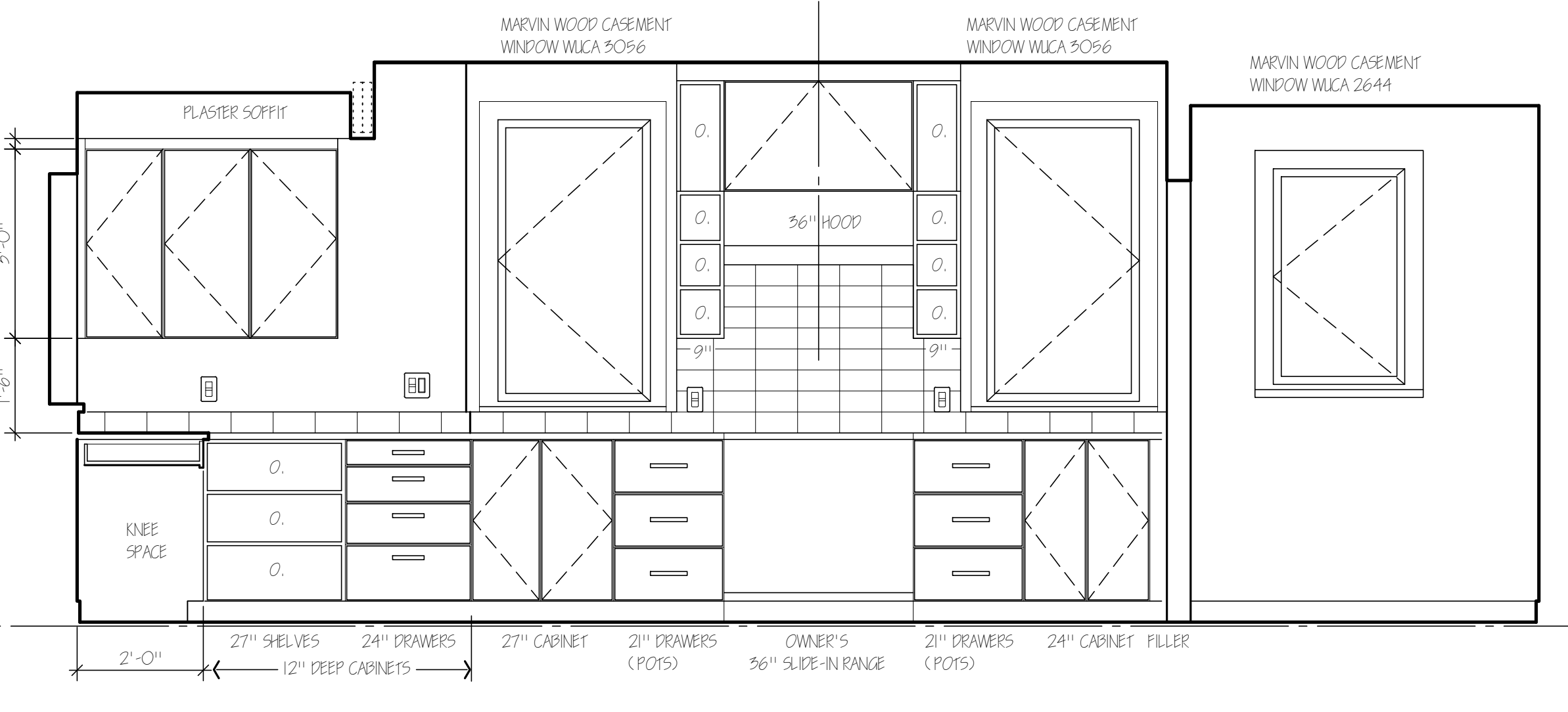
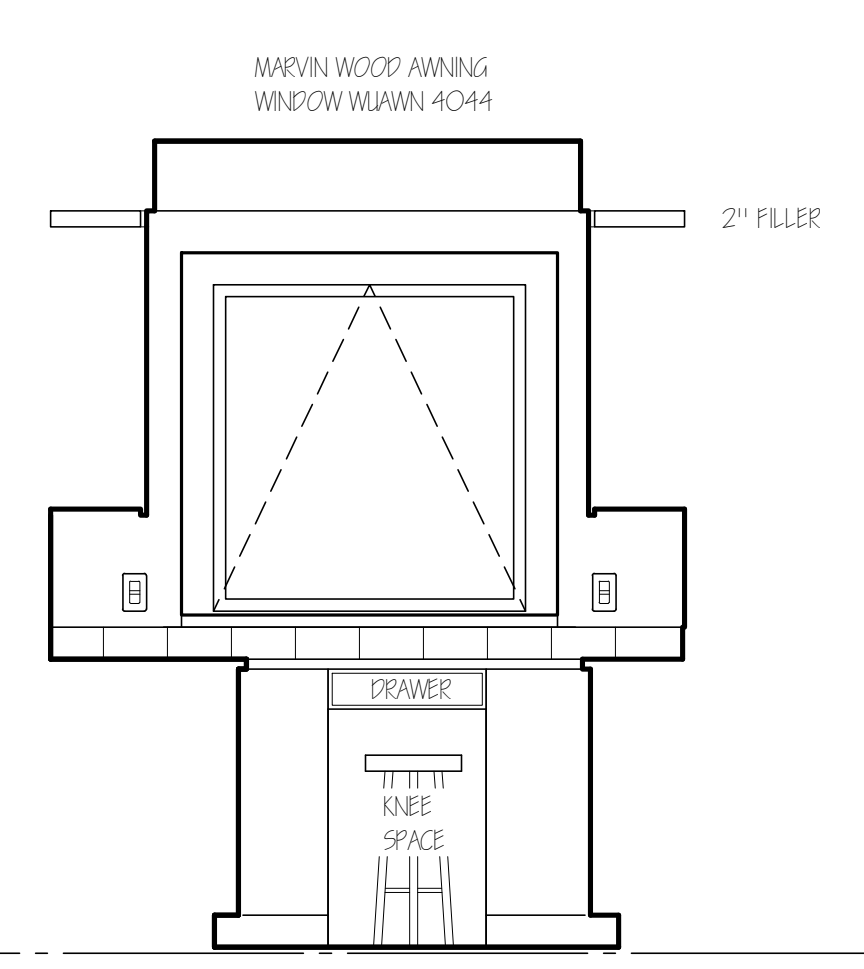
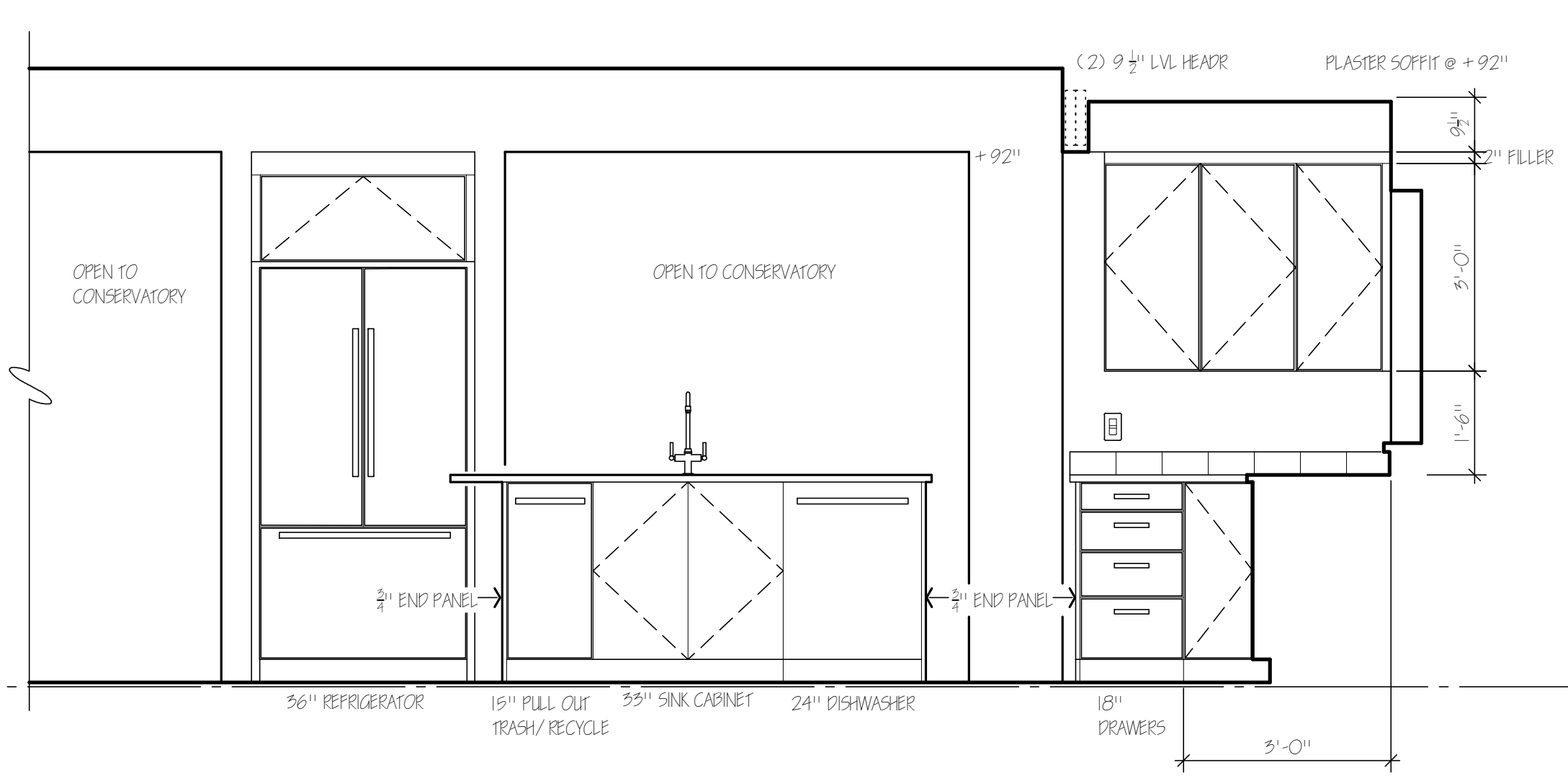
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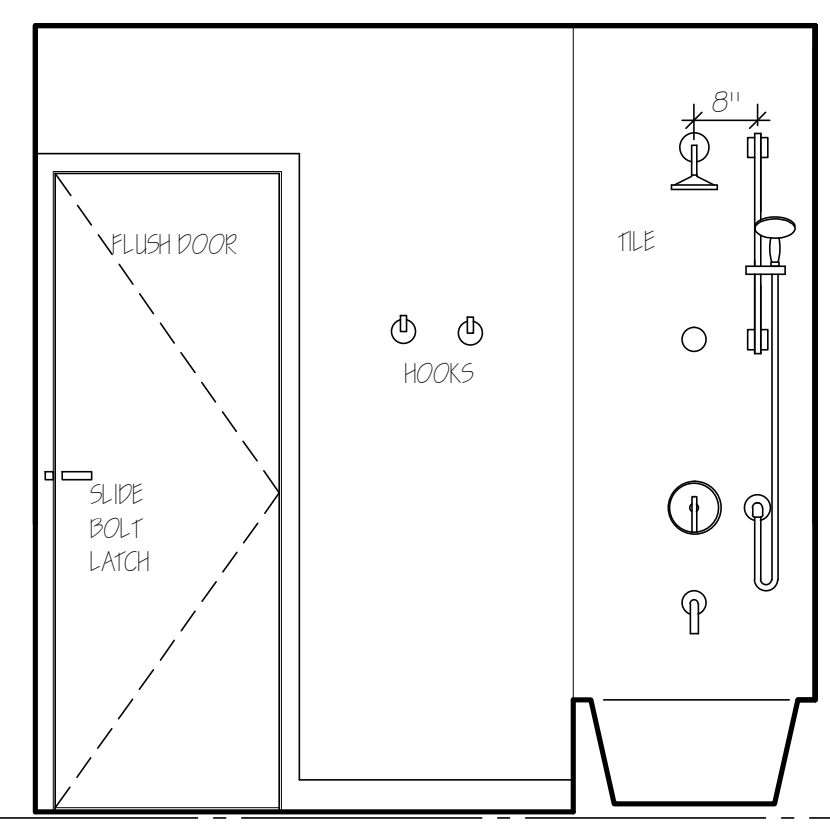
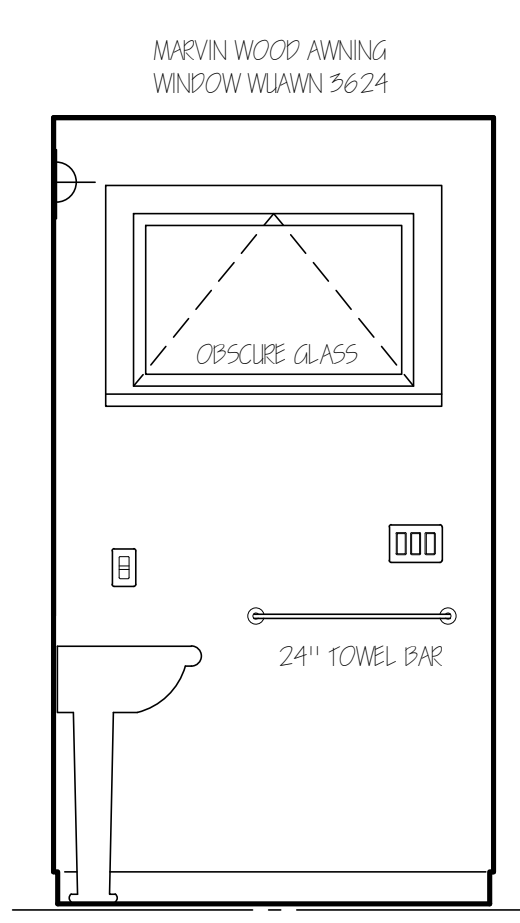
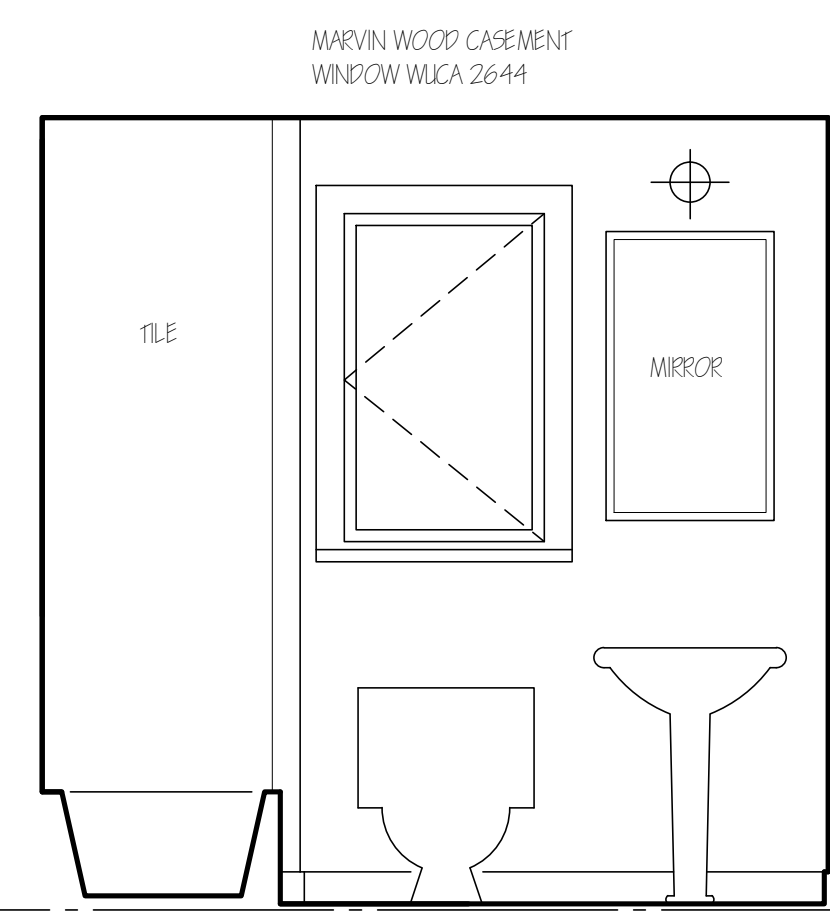
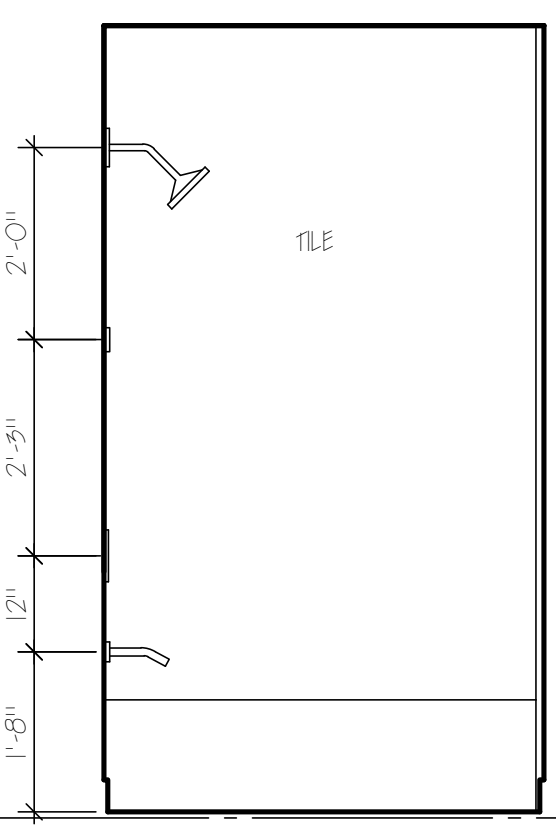
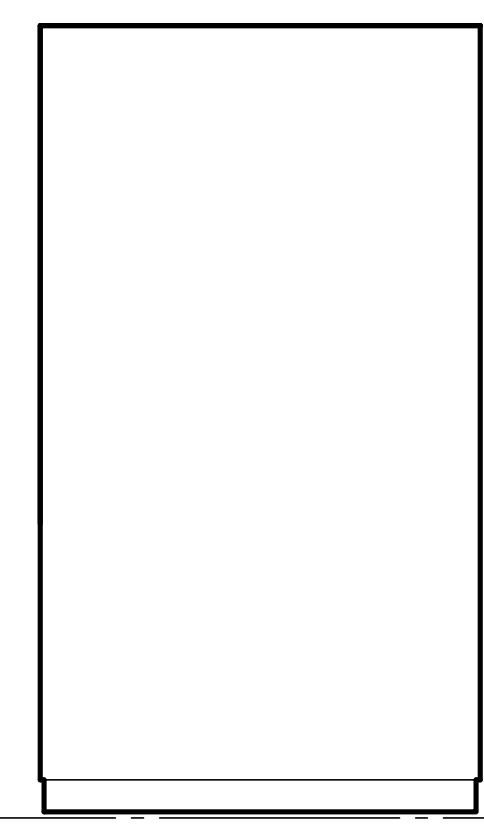
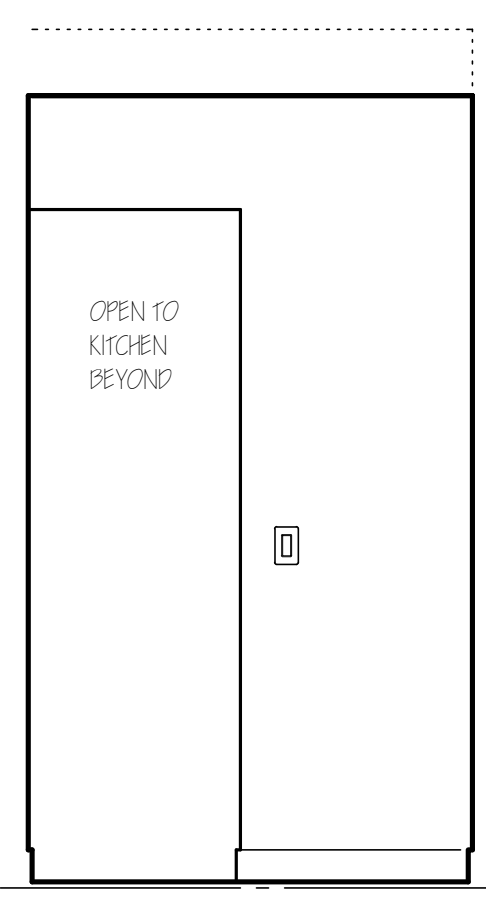
**A3**



① MUD RM INT. 1/2" = 1'-0"    ② MUD RM INT. 1/2" = 1'-0"    ③ MUD RM INT. 1/2" = 1'-0"    ④ CONSERVATORY / KITCHEN INTERIOR 1/2" = 1'-0"



⑤ KITCHEN INTERIOR 1/2" = 1'-0"    ⑥ KITCHEN INT. 1/2" = 1'-0"    ⑦ KITCHEN INTERIOR 1/2" = 1'-0"



⑧ PUPPY RM 1/2" = 1'-0"    ⑨ PUPPY RM 1/2" = 1'-0"    ⑩ BATHROOM 1/2" = 1'-0"    ⑪ BATHROOM 1/2" = 1'-0"    ⑫ BATHROOM 1/2" = 1'-0"    ⑬ BATHROOM 1/2" = 1'-0"