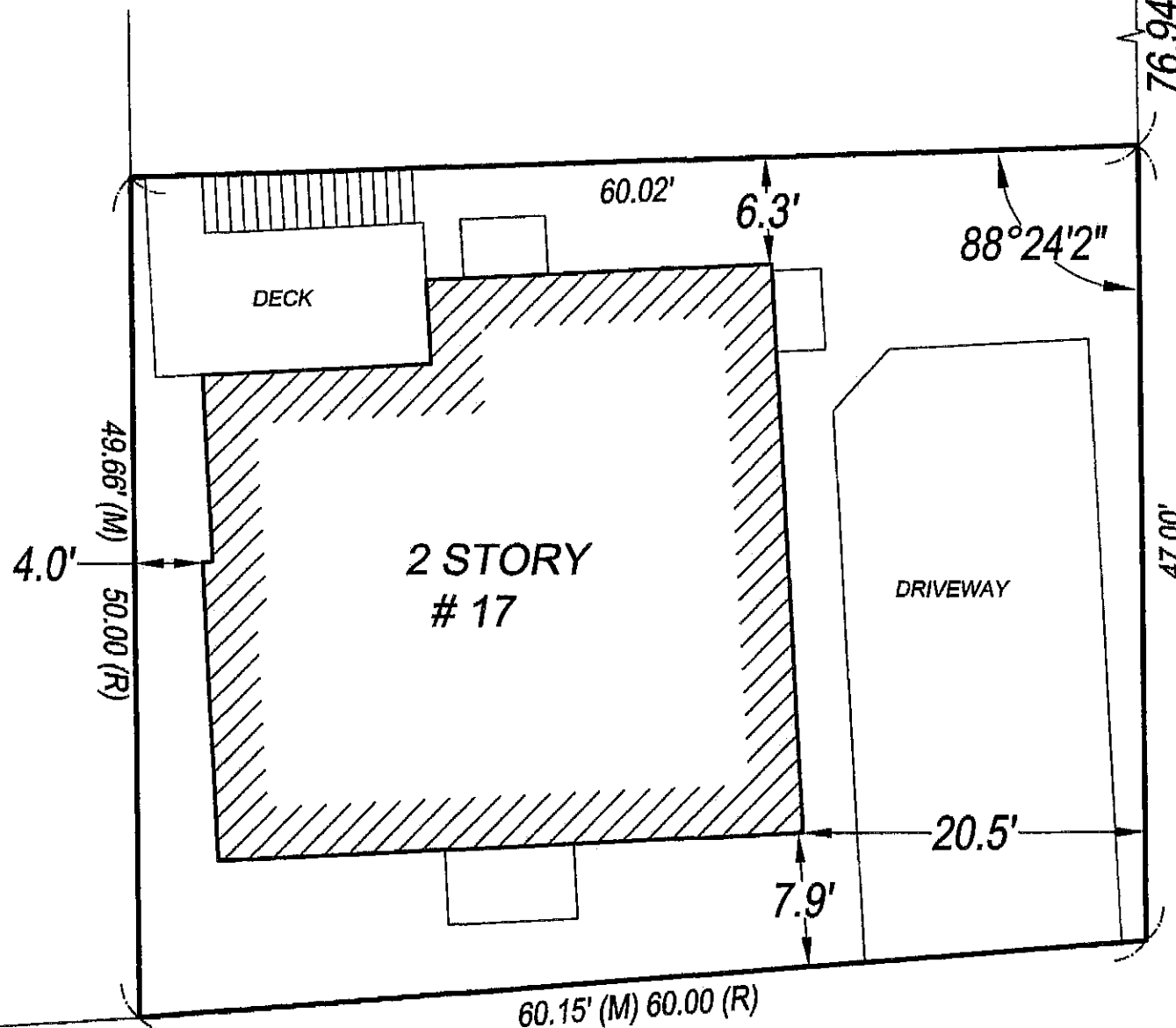


BRICK FOUND
LAND CT. PLAN 38750-A

12.0'

76.94'



CUTTER STREET (40' PUBLIC)

WEBSTER (40' PUBLIC) STREET

NOTES

ASSESSOR PARCEL ID: 91/ A/ 26

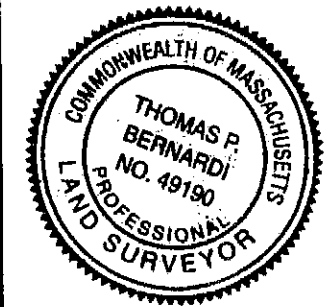
REFERENCES

DEED: BK 62573 PG 216
PLAN: PLAN BOOK 5 PLAN 22
PLAN: L.C.C. 38750-A

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF SEPTEMBER 29 AND OCTOBER 5, 2013 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 OUTSIDE A SPECIAL FLOOD HAZARD AREA.



Handwritten signature

CERTIFIED PLOT PLAN

**17 WEBSTER STREET
SOMERVILLE, MA**

SCALE: 1 INCH = 10 FEET

DATE: OCTOBER 7, 2013

PREPARED FOR:

RCG, LLC

**MASSACHUSETTS
SURVEY
CONSULTANTS**

14 SUMNER STREET
GLOUCESTER, MA 01930
(617) 899-0703
www.MassachusettsSurvey.com

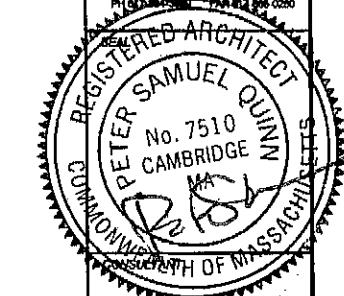


JOB #17WEBSTER.DWG

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1804 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
P: 617.252.2200 F: 617.252.0250



PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED
FLOOR PLANS

SCALE AS NOTED

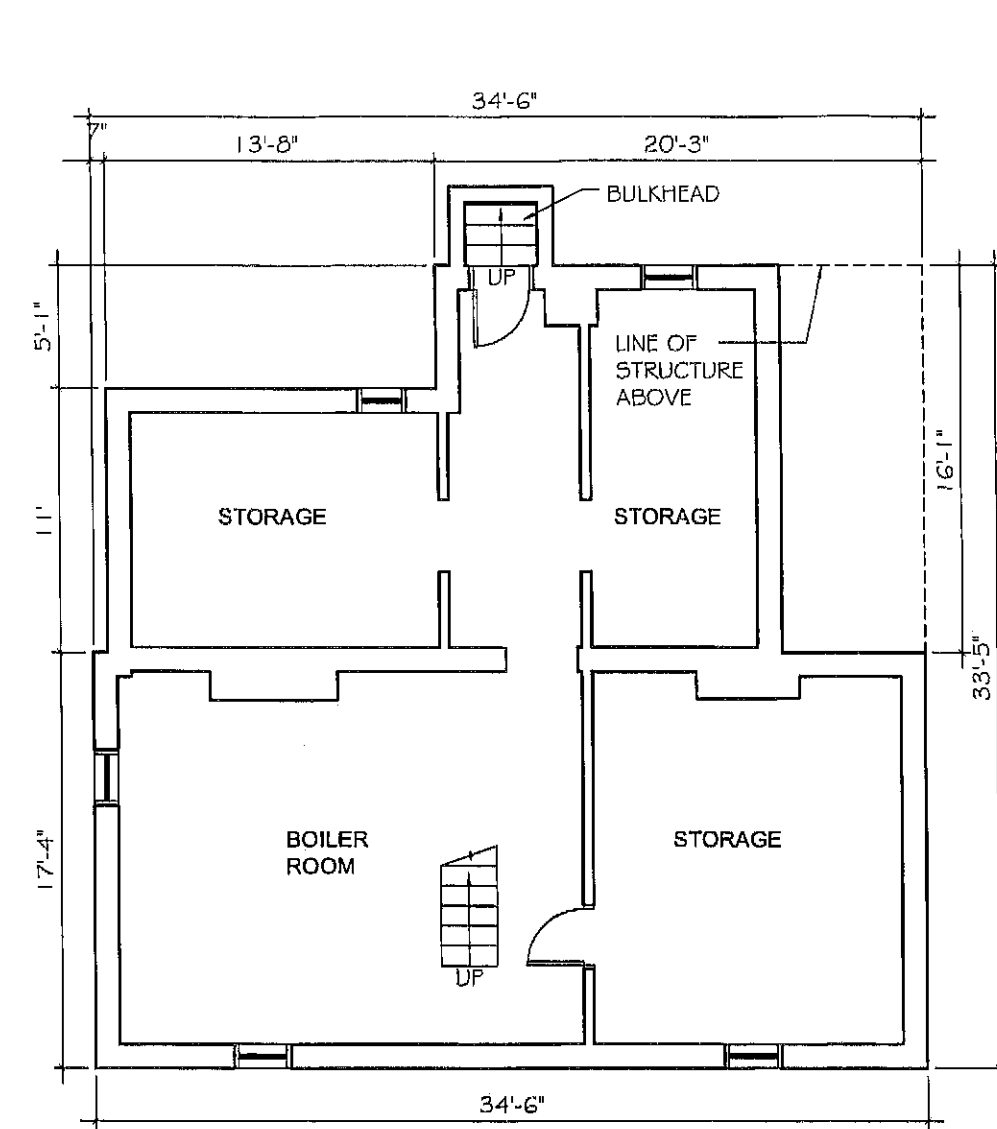
REVISION	DATE

SP APPL 21 OCT 2013

DRAWN BY MY REVIEWED BY PQ

SHEET

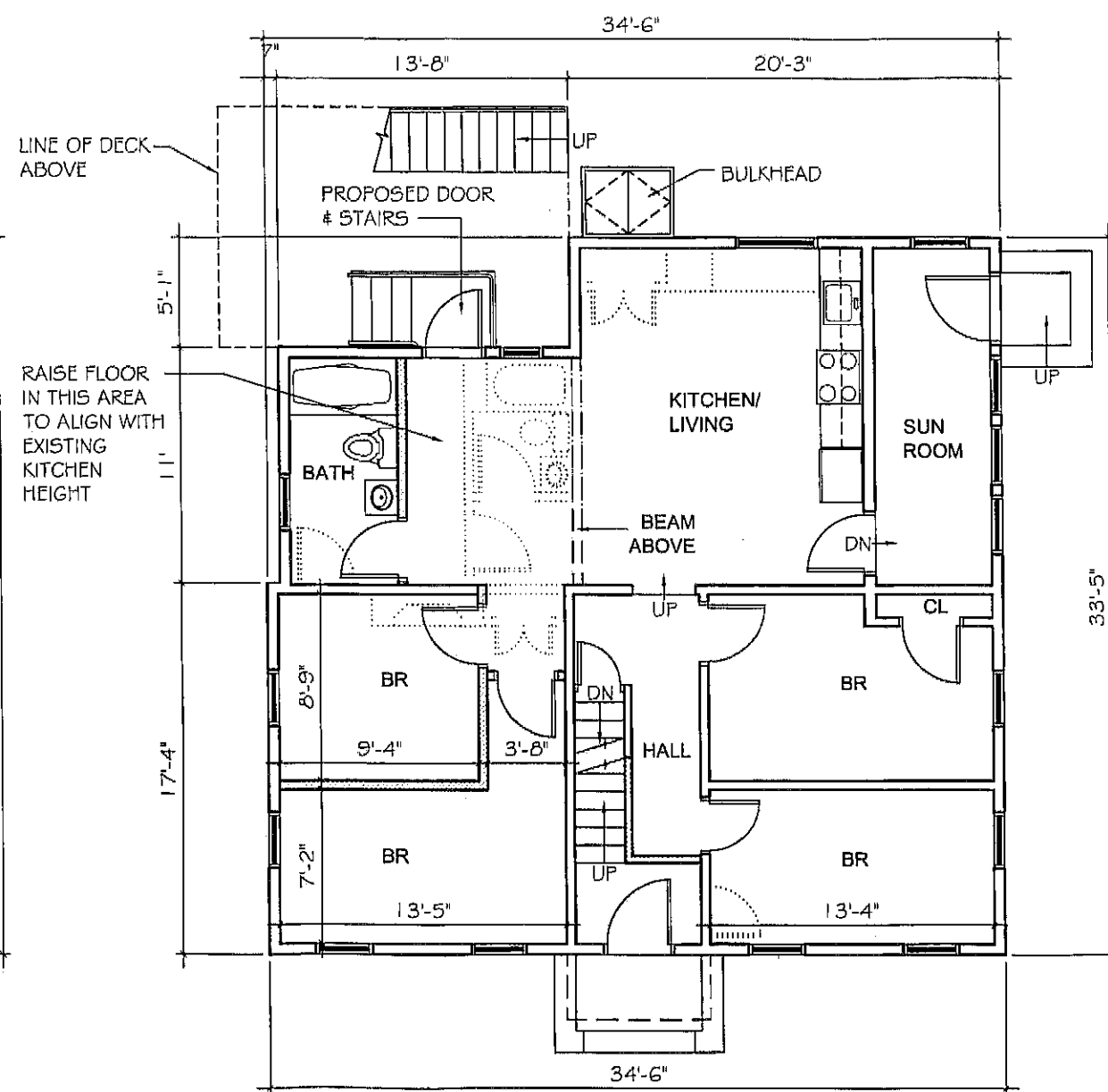
A1



1 PROPOSED BASEMENT

SCALE: 1/8" = 1'-0"

NO CHANGE IN BASEMENT



2 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

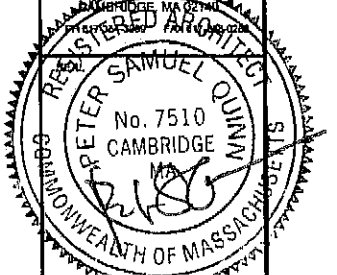
LEGEND

- EXISTING PARTITION
- ⋯ PARTITION OR ITEM TO BE REMOVE
- PROPOSED PARTITION

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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1804 MASSACHUSETTS AVENUE
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CONSULTANT

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 VALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED FLOOR PLANS

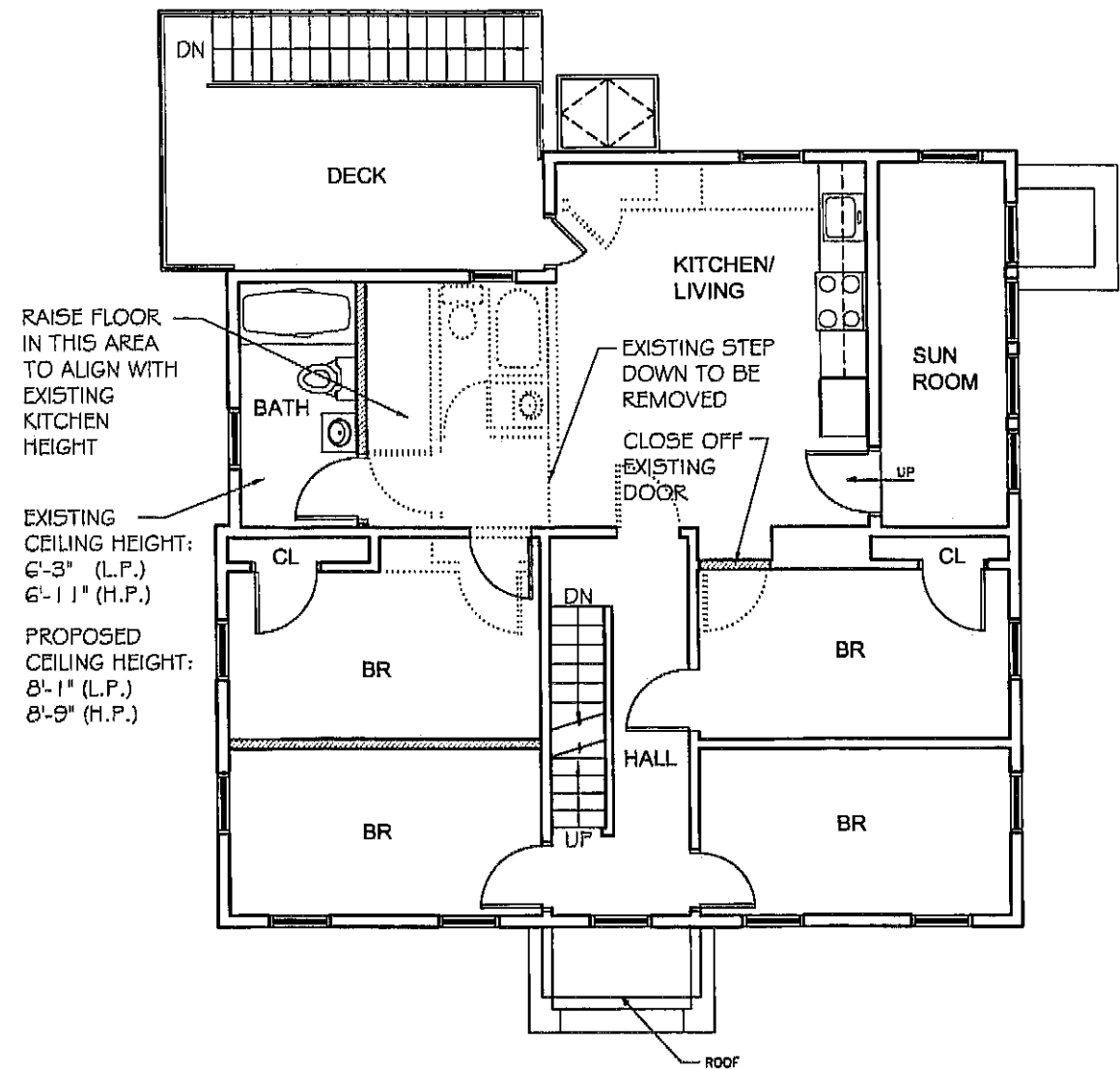
SCALE AS NOTED

REVISION	DATE

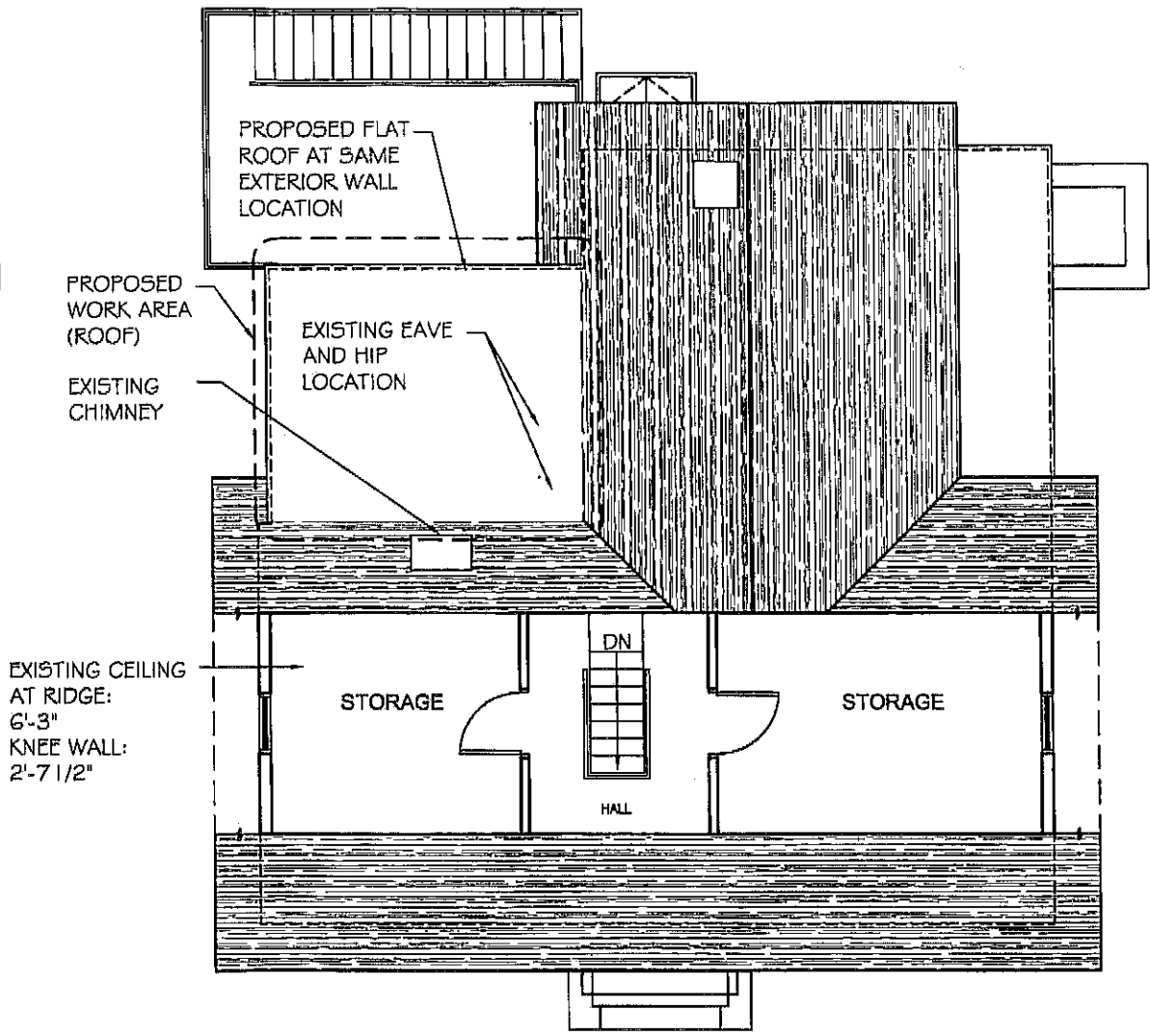
SP APPL	21 OCT 2013
DRAWN BY	REVIEWED BY
MY	PQ

SHEET

A2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



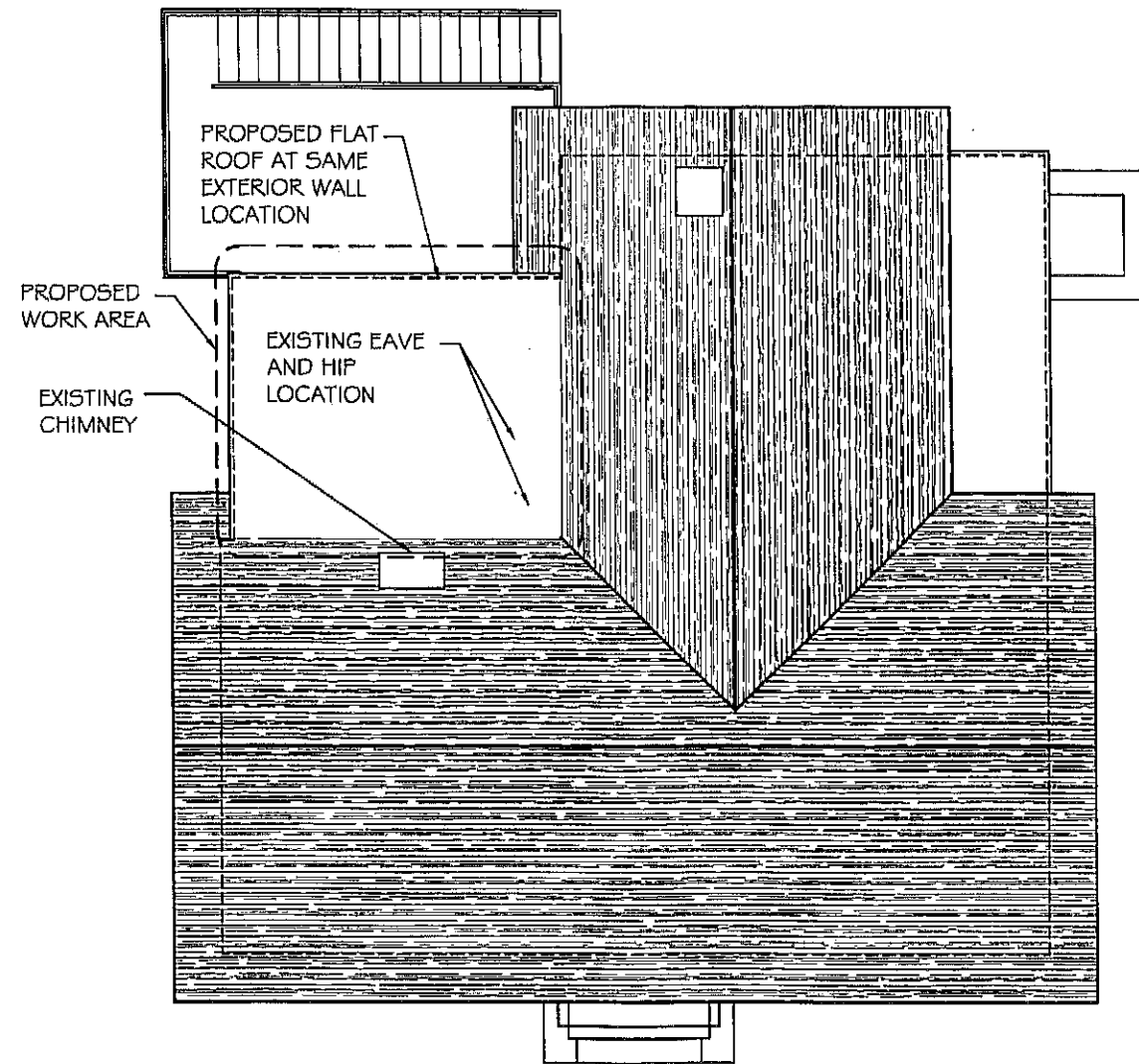
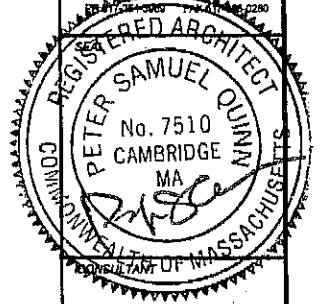
2 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND
 ——— EXISTING PARTITION
 PARTITION OR ITEM TO BE REMOVE
 ===== PROPOSED PARTITION

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
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1904 MASS AVE. 2ND FLOOR
CAMBRIDGE, MA 02140



PROPOSED
ROOF PLAN

1 SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 VALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED
ROOF PLAN

SCALE AS NOTED

REVISION	DATE

SP APPL	21 OCT 2013
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DRAWN BY MY	REVIEWED BY PQ
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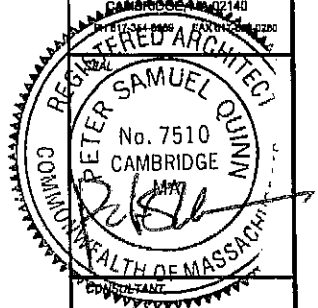
SHEET

A3

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QUINN
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PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 MALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED
ELEVATIONS

SCALE AS NOTED

REVISION	DATE

SP APPL	21 OCT 2013
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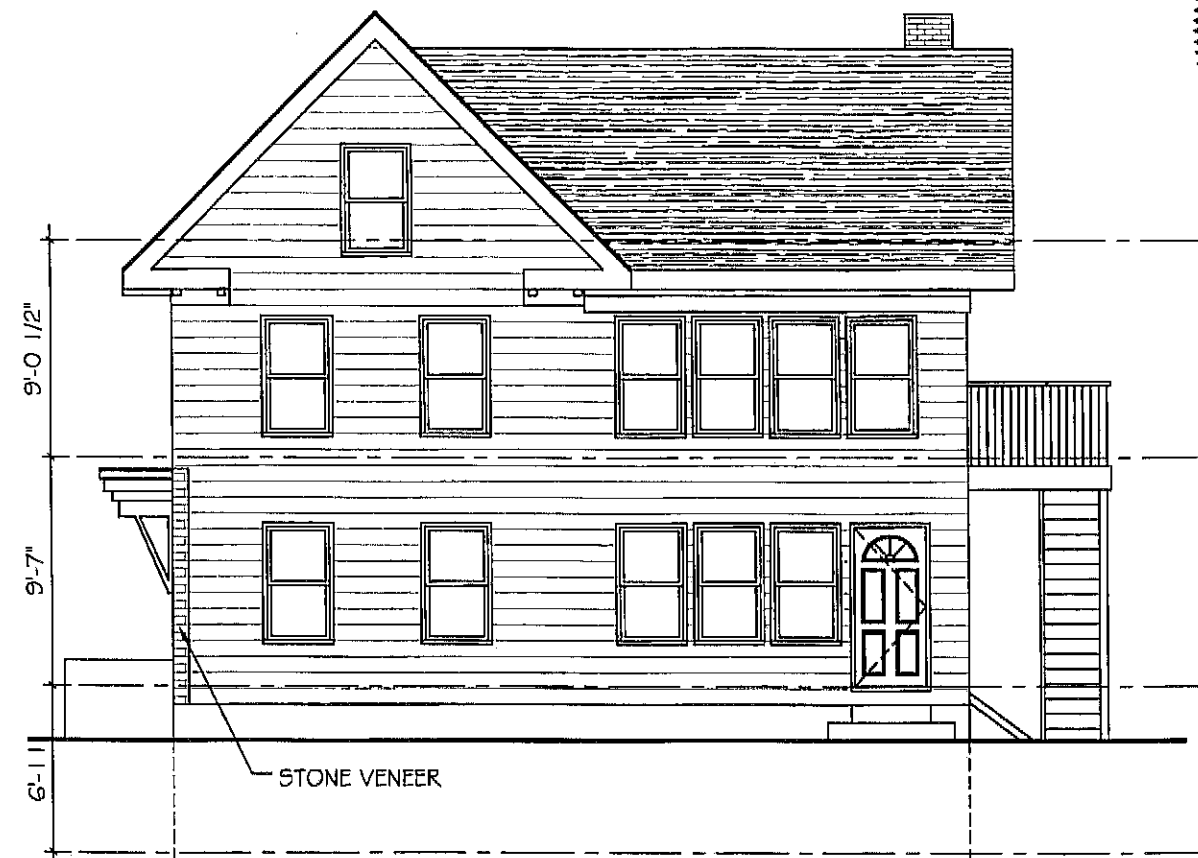
SHEET

A4



② FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NO ZONING CHANGE THIS ELEVATION



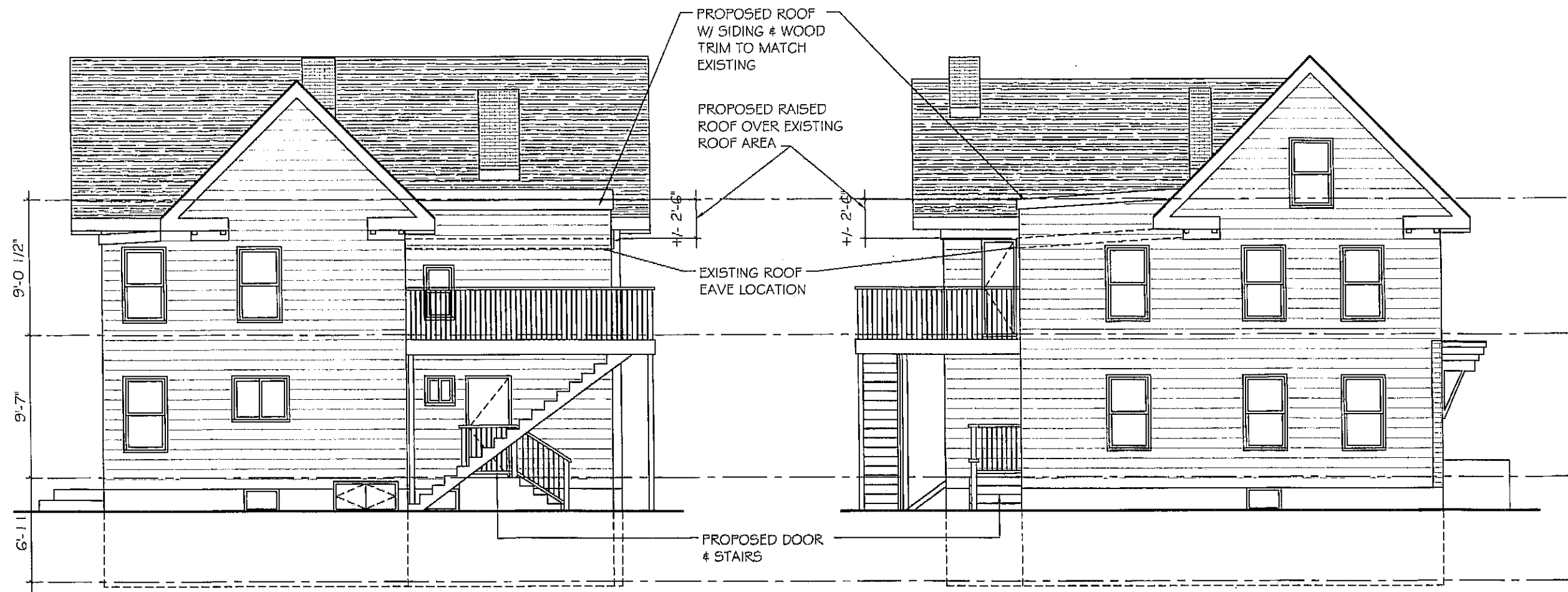
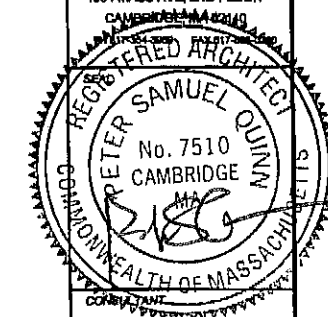
① RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NO ZONING CHANGE THIS ELEVATION

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COMMUNITY DESIGN

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2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

1 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 VALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE AS NOTED

REVISION	DATE

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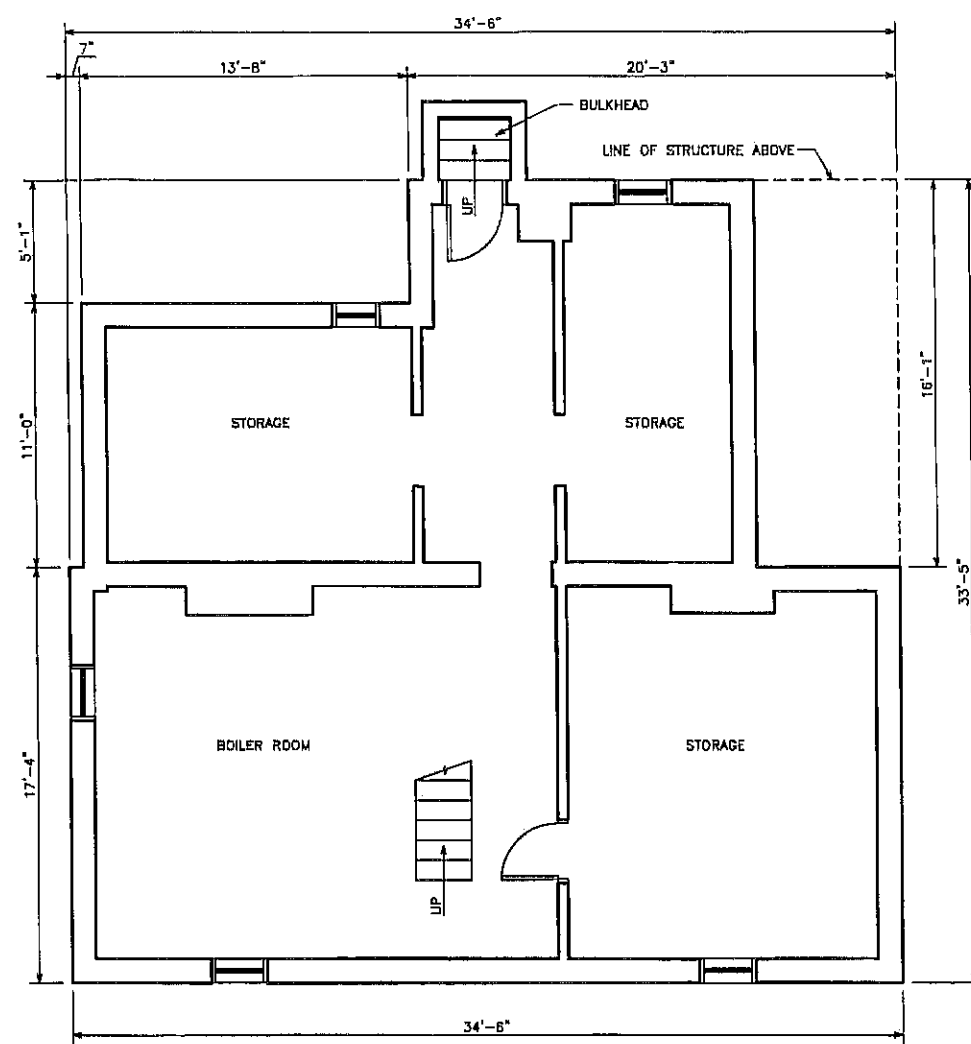
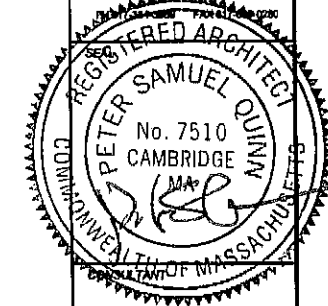
SHEET

A5

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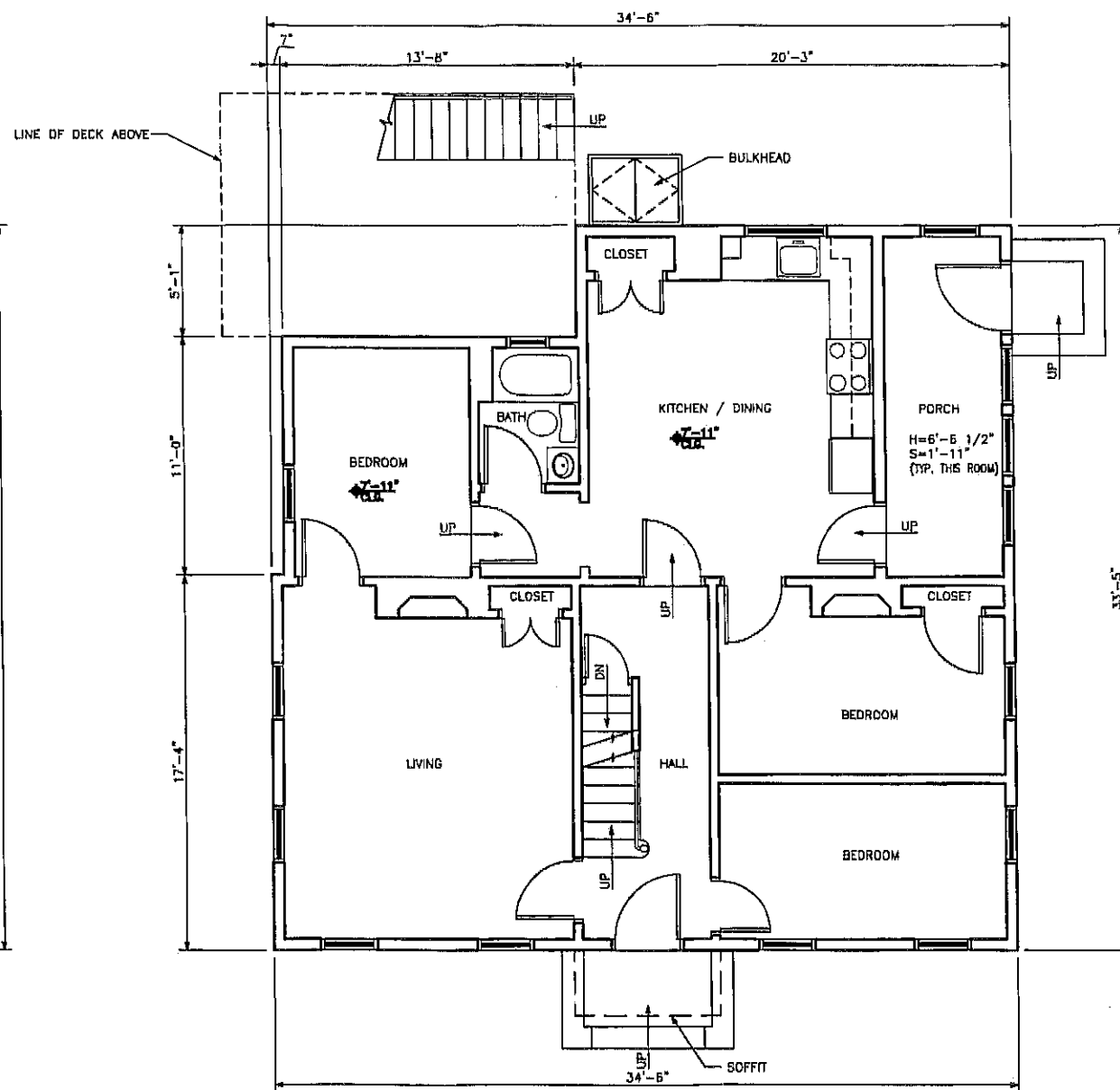
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1804 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140



EXISTING BASEMENT

1 SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN

2 SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING FLOOR PLANS

SCALE AS NOTED

REVISION	DATE

SP APPL 21 OCT 2013

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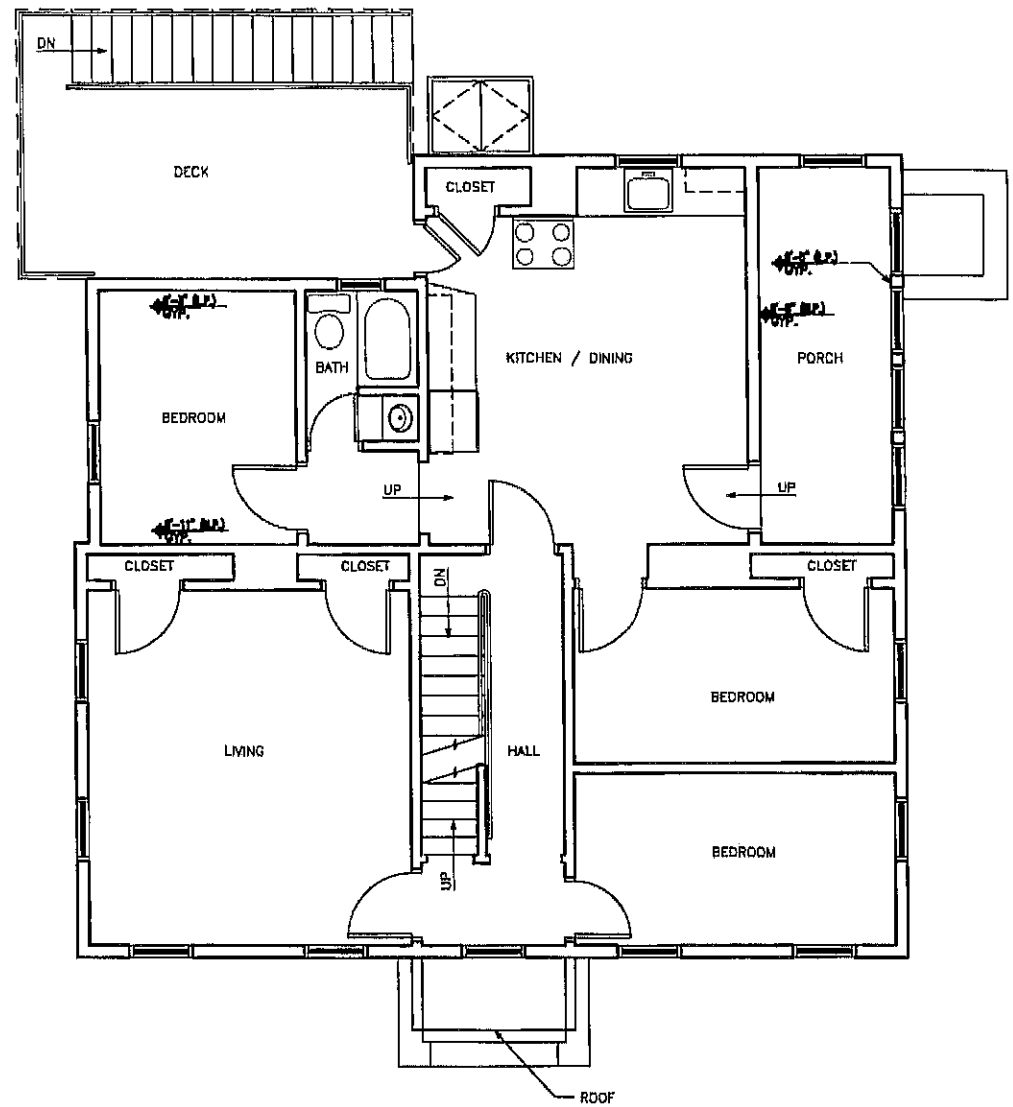
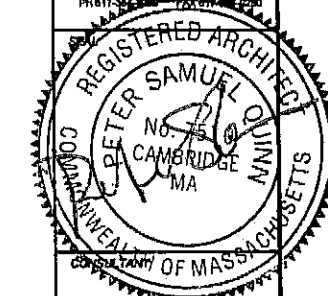
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EC1

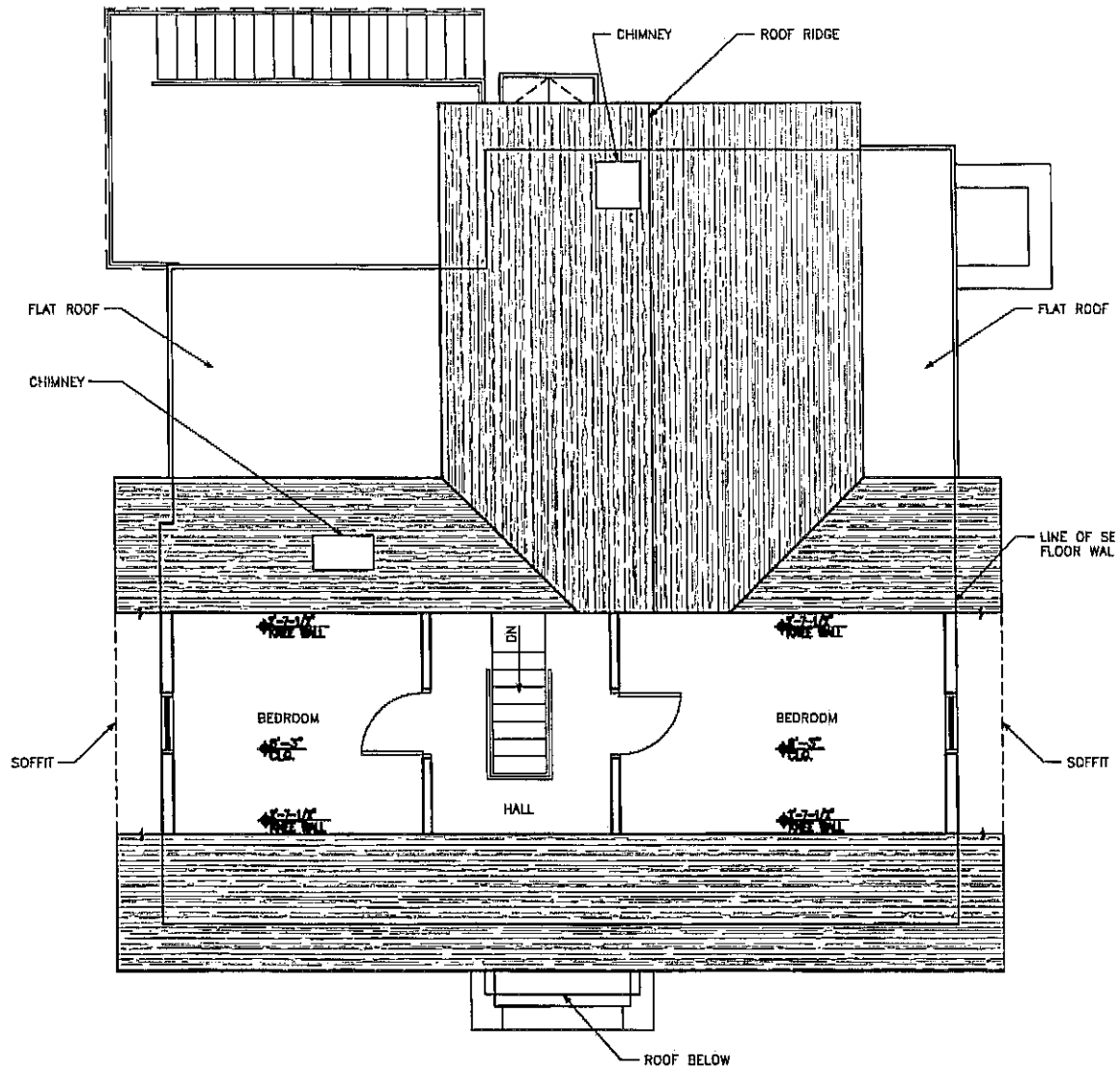
PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-552-1111 FAX 617-552-1112



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 MALOO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING FLOOR PLANS

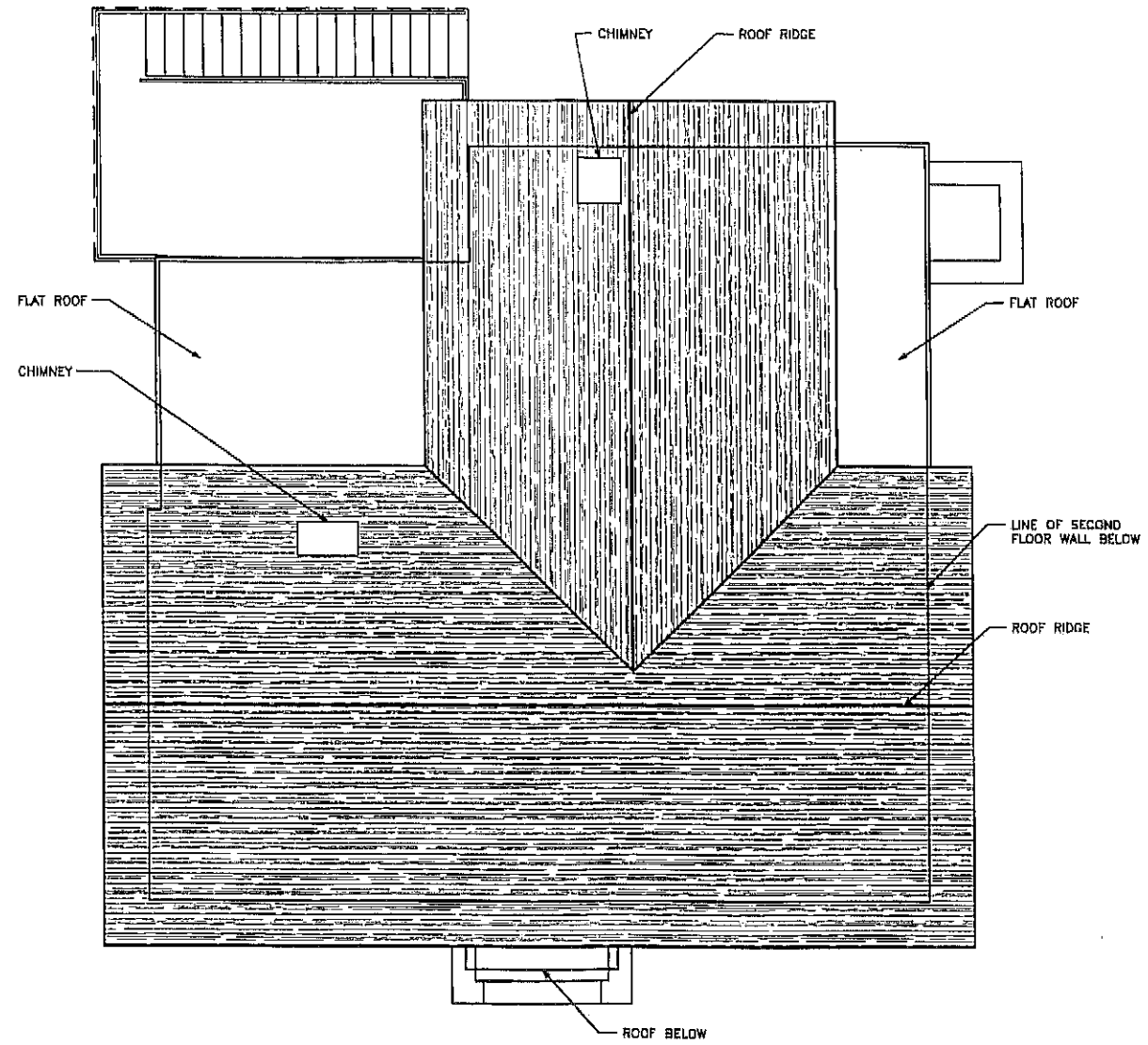
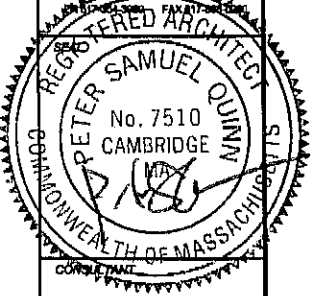
SCALE AS NOTED	
REVISION	DATE
SP APPL	21 OCT 2013
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SHEET
EC2

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CAMBRIDGE, MA 02140



EXISTING ROOF PLAN

① SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

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17 WALCO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING ROOF
PLAN

SCALE AS NOTED

REVISION	DATE

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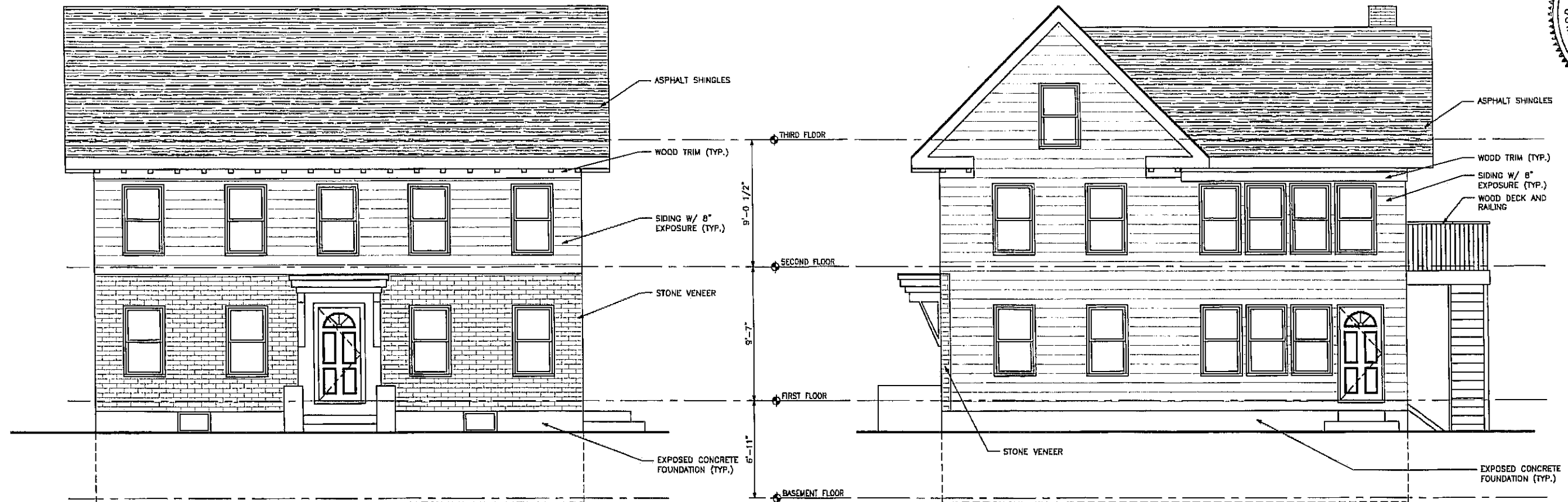
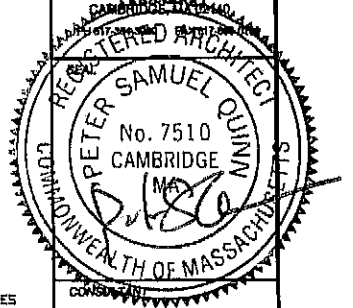
SHEET

EC3

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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140



2 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SP APPL	21 OCT 2013
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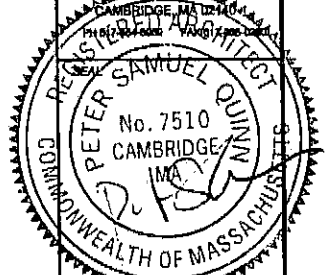
EC4

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC

1504 MASSACHUSETTS AVENUE, 2ND FLOOR
CAMBRIDGE, MA 02142
PH: (617) 452-1100 FAX: (617) 452-1101



CONSULTANT

PROJECT
17 WEBSTER ST

17 WEBSTER ST
SOMERVILLE, MA 02145

PREPARED FOR
RCG LLC

17 WALDO ST, STE 100
SOMERVILLE, MA 02145

DRAWING TITLE
EXISTING ELEVATIONS

SCALE AS NOTED

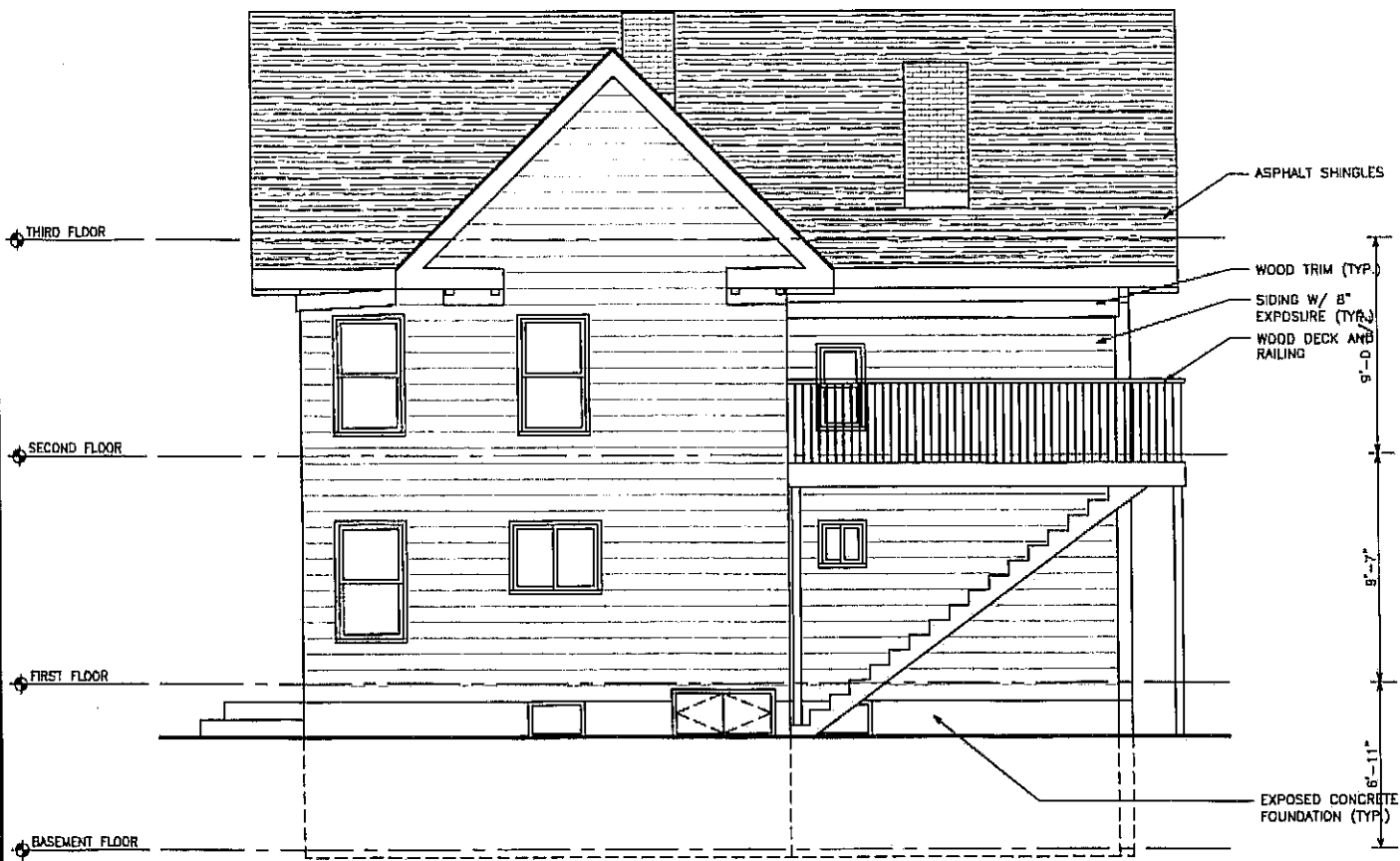
REVISION	DATE

SP APPL 21 OCT 2013

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SHEET

EC5



2 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"