

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED.
THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
BY GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

NOTES:

- PROPERTY KNOWN AS LOT 22 AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 92.
- AREA = 1,000 SQUARE FEET OR 0.037 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- BY GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF SOMERVILLE, MIDDLESEX COUNTY, SHEET #92.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 439 OF 656," MAP NUMBER 25017C0439E, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF BUILDINGS LOTS IN SOMERVILLE OWNED BY HEIRS OF NATHAN TUFTS," PREPARED GEO. A. KIMBALL, DATED MARCH 11, 1889, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 60, PLAN 38.
- MAP ENTITLED "TWO FAMILY RENOVATION, 13 DELL STREET, SOMERVILLE, MA," PREPARED BY CHOO & COMPANY, INC. AND DATED 10/03/16.

LEGEND

- EDGE OF CONCRETE SIGN
- TREE & TRUNK SIZE
- WATER VALVE
- BUILDING DIMENSION

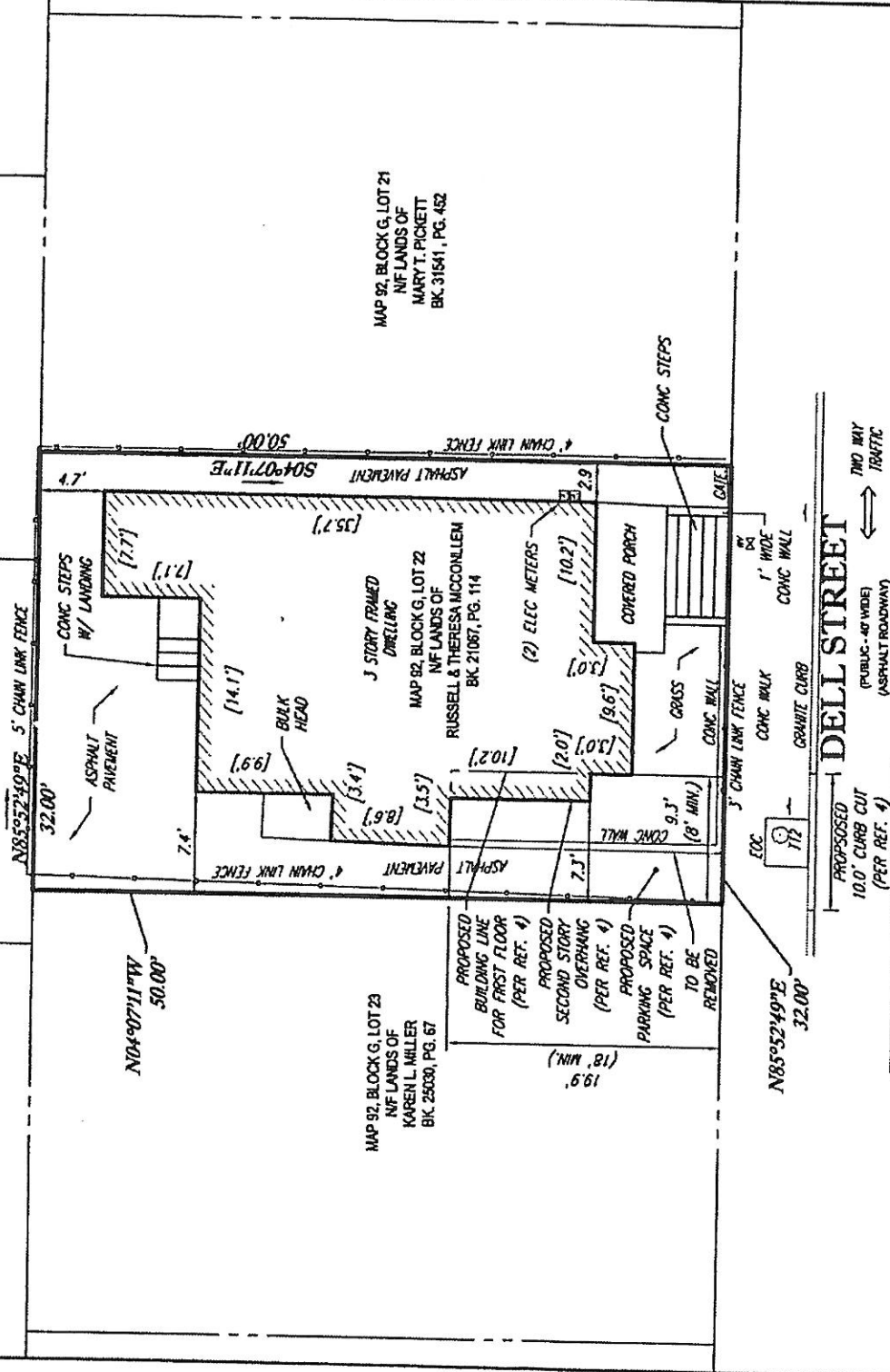


MAP 92, BLOCK G, LOT 9
NF LANDS OF
CHRISTINA VALME
BK. 46103, PG. 538

MAP 92, BLOCK G, LOT 10
NF LANDS OF
ELIZABETH & MAURENN LEMME
BK. 54671, PG. 535

MAP 92, BLOCK G, LOT 23
NF LANDS OF
KAREN L. MILLER
BK. 25030, PG. 67

MAP 92, BLOCK G, LOT 21
NF LANDS OF
MARY T. PICKETT
BK. 31541, PG. 452



DELL STREET

PROPOSED 10.0' CURB CUT (PER REF. 4)
PUBLIC - 40' WIDE (ASPHALT ROADWAY)
TWO WAY 18'47'C

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD BY THE SURVEYOR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE CURRENTLY ACCEPTED ACCURACY STANDARDS FOR THIS TYPE OF SURVEY.

NOT A VALID ORIGINAL DOCUMENT UNLESS SIGNED AND SEALED WITH RAISED IMPRESSION SEAL

GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #43211

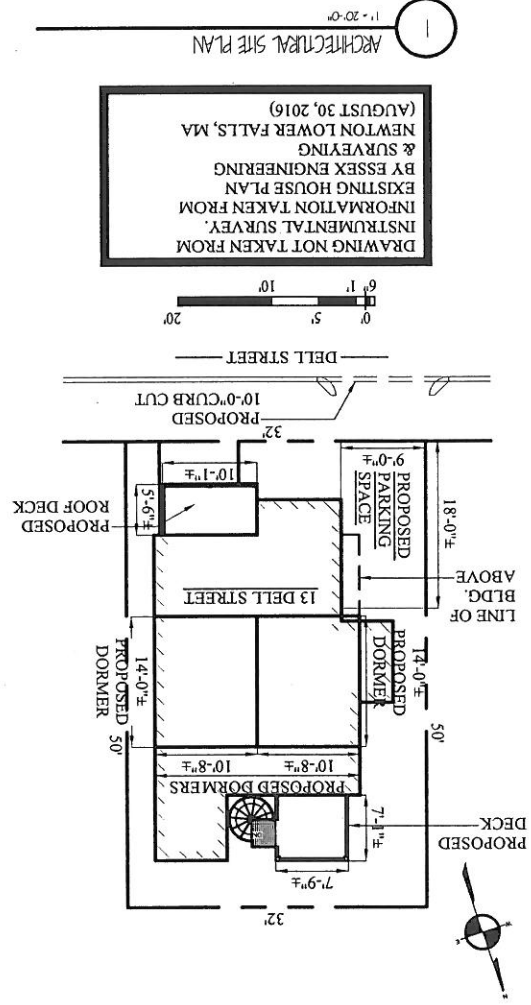
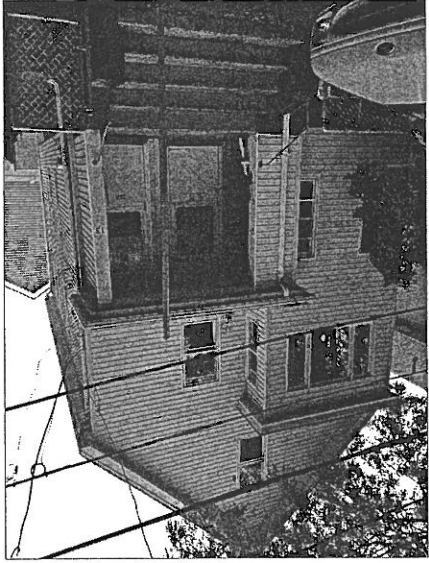
DATE: 12-13-16

PROPOSED PLOT PLAN
PHD HOMES
13 DELL STREET
MAP 92, BLOCK G, LOT 22
CITY OF SOMERVILLE
COMMONWEALTH OF MASSACHUSETTS

FIELD DATE 12-8-16	FIELD BOOK NO 16-08NA	FIELD BOOK PG 154	FIELD CREW T.M. E.J.L.	APPROVED G.L.H.	DATE 12-13-16	SCALE 1"=10'	FILE NO 06-160042	DWG. NO. 1 OF 1
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CONTROL POINT
ASSOCIATES, INC.
75 FEDERAL ST., SUITE 620
BOSTON, MA 02110
857.400.3311 - 908.918.3003 FAX
SOUTHBOROUGH, MA 01898.9000

PROPOSED RENOVATION
13 DELL STREET,
SOMERVILLE,
MASSACHUSETTS



ZONING SUMMARY RB									
RESIDENTIAL	MINIMUM LOT SIZE	LOT AREA MIN. SQ. FT. FOR ADD'L D.U.	MAXIMUM GROUND COVERAGE	LANDSCAPED AREA, MINIMUM % OF LOT	FLOOR AREA, RATIO MAX.	MAX. HEIGHT OF BUILDING	FRONT YARD MIN. DEPTH FEET	SIDE YARD MIN. DEPTH FEET	REAR YARD MIN. DEPTH FEET
REQUIRED BY ZONING	7,500 S.F.	1,500 S.F.	50%	25%	1.0	3 STORY/ 40'-0"	15'-0"/ MODAL	LEAST SIDE 6'-6" / SUM OF 15'-6" 3 STORY REQ.	5'-1/2"
EXISTING CONDITIONS	1,600 S.F.	-	49%	4.1%	1.08	3 STORY/ 33'-10"	4'-7"±/ MODAL	3'-3 1/2"± 3'-0" = 6'-3 1/2"	NO CHANGE
PROPOSED PROJECT	1,600 S.F.	-	49%	4.1%	2.550/ 1,600= 1.59	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

CODE SUMMARY	
SMOKE DETECTOR	⊙
HEAT DETECTOR	⊙
CARBON MONOXIDE DETECTOR	⊙
1 HOUR WALL(SEE W.T.I/A-3.1)	◇
FAN	⊠
45 MIN. DOOR	⊙
WINDOW TYPE	⬢
1 HOUR CLG. ABOVE (SEE C.T.I/A-3.1)	⊠
FIRE EXTINGUISHER	⊙
NEW WALL	▨
EX'G WALL TO REMAIN	▨
WALL TO BE REMOVED	---

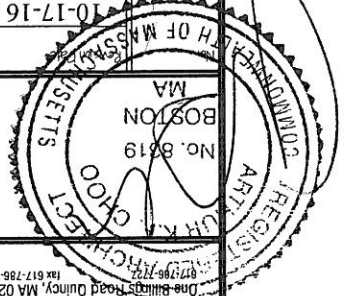
KEY

A-O

COVER SHEETS

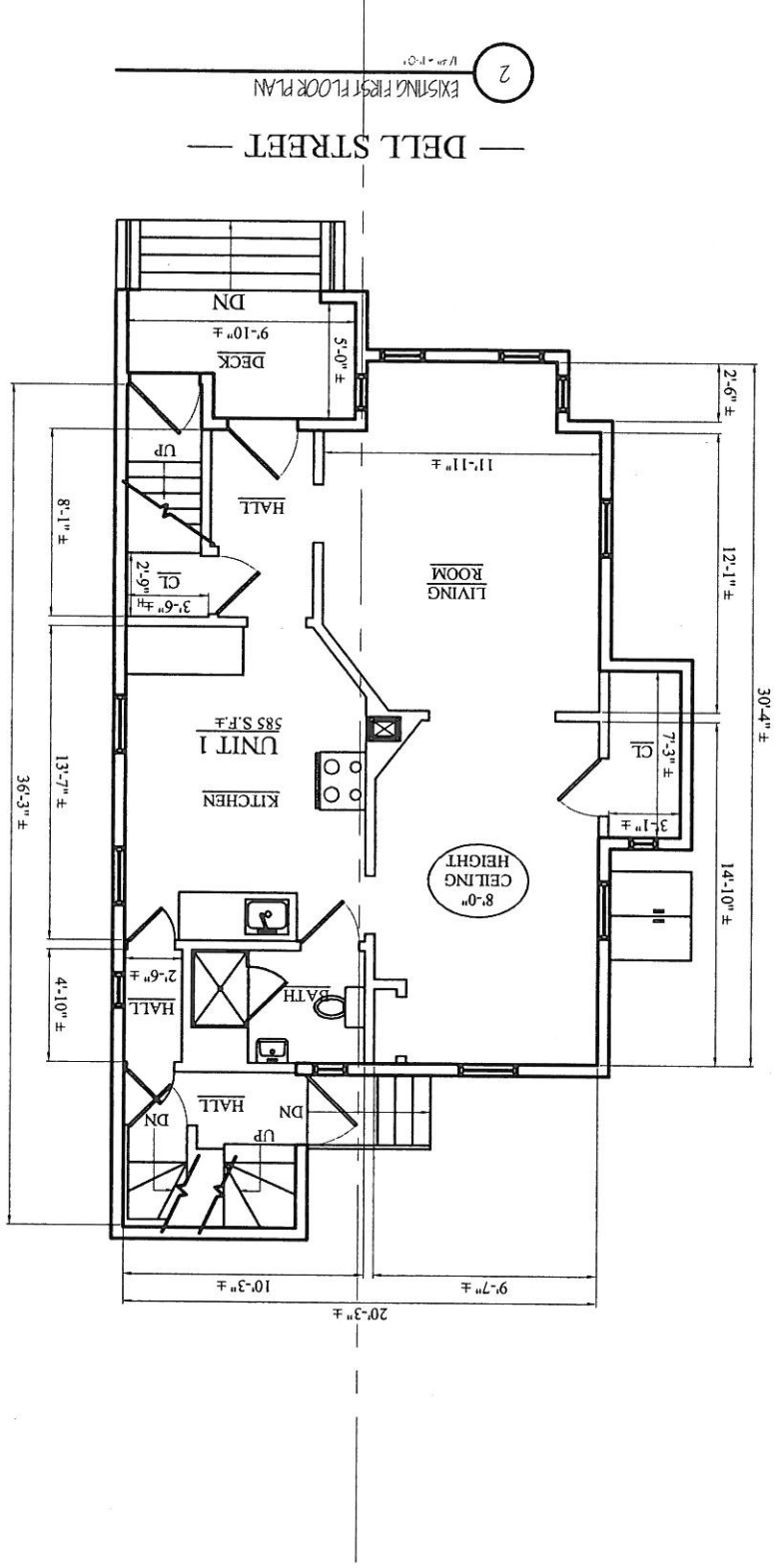
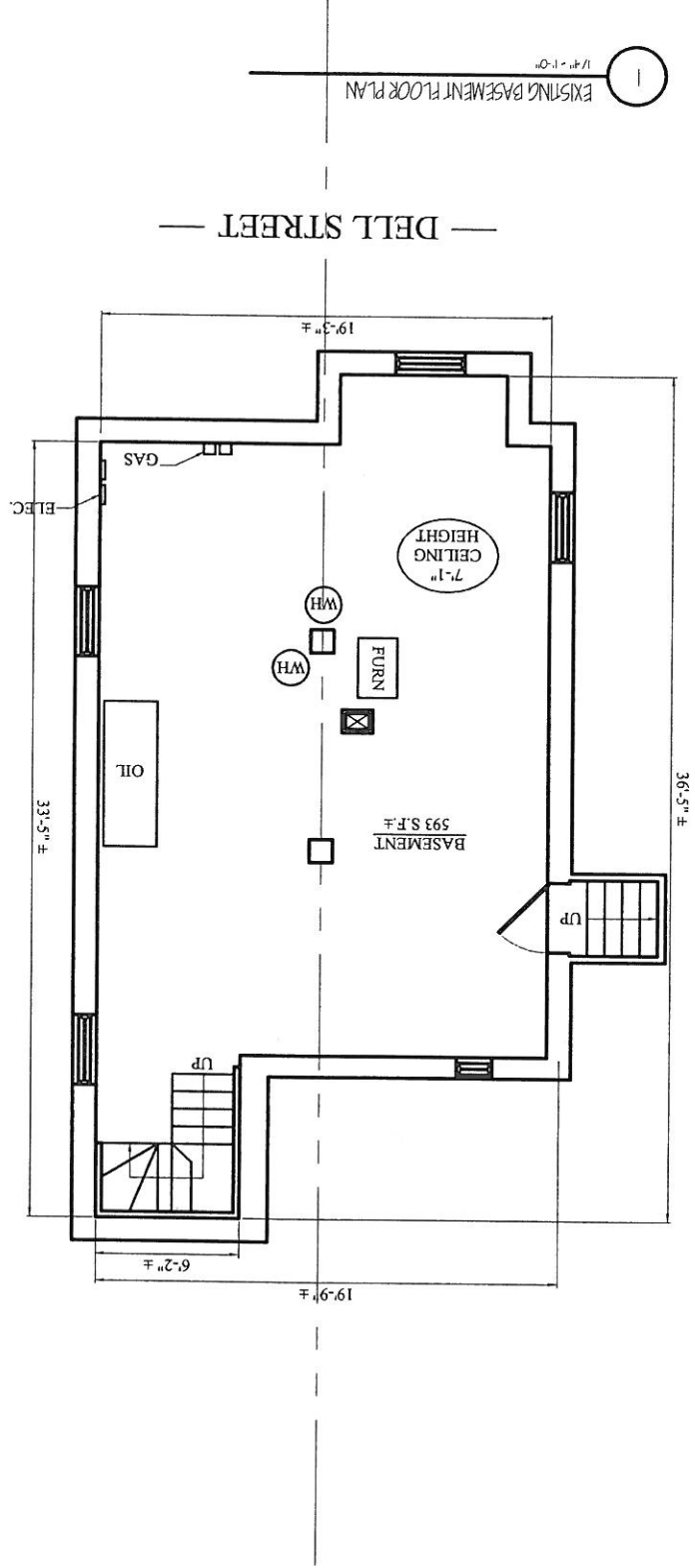
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Date: 10-03-16
Drawing Name: ST

10-17-16



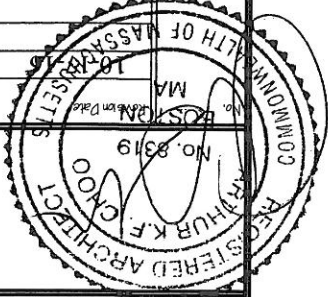
Company, Inc.

TWO FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

Choo Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 Fax 617-786-7715



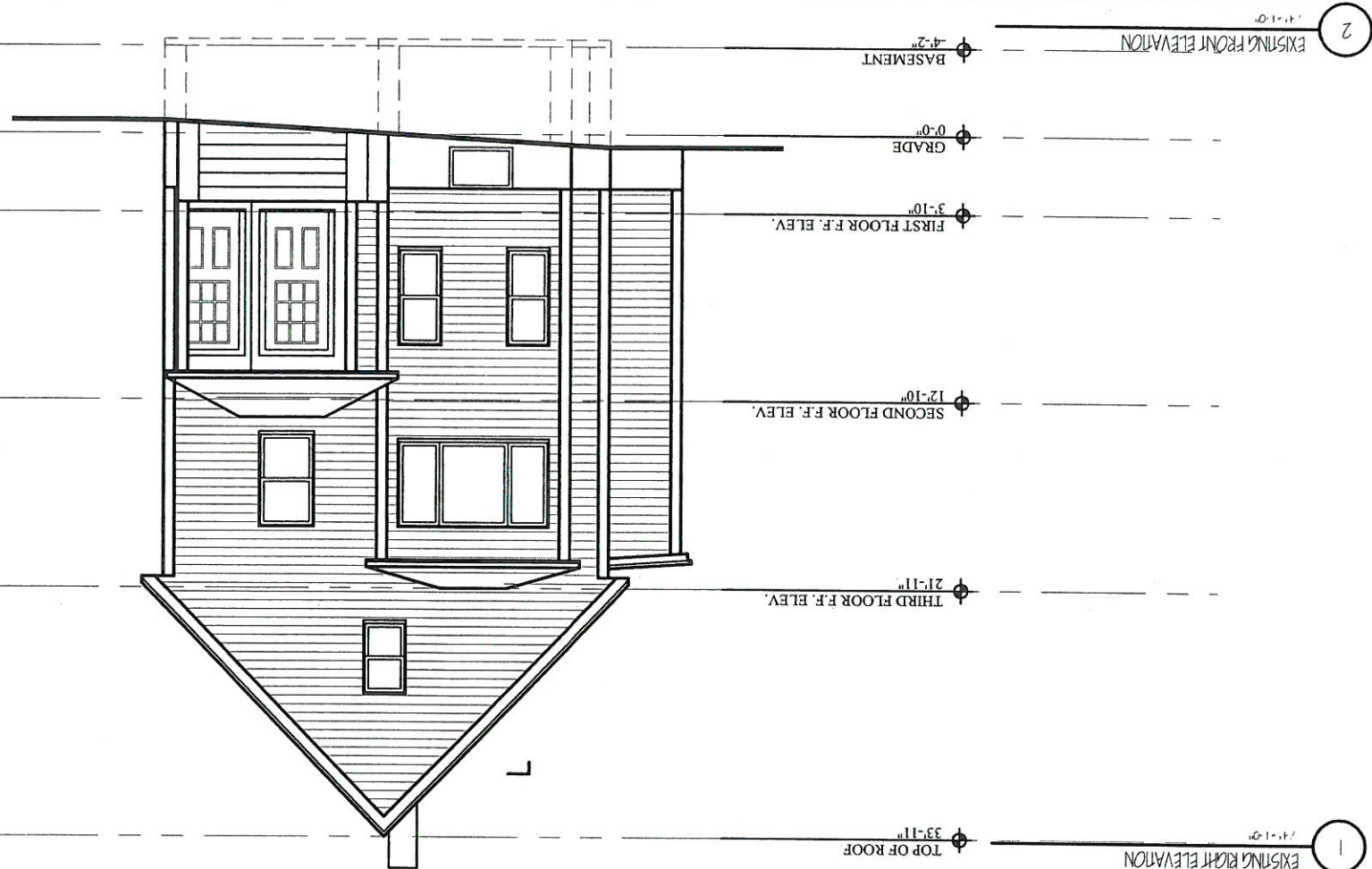
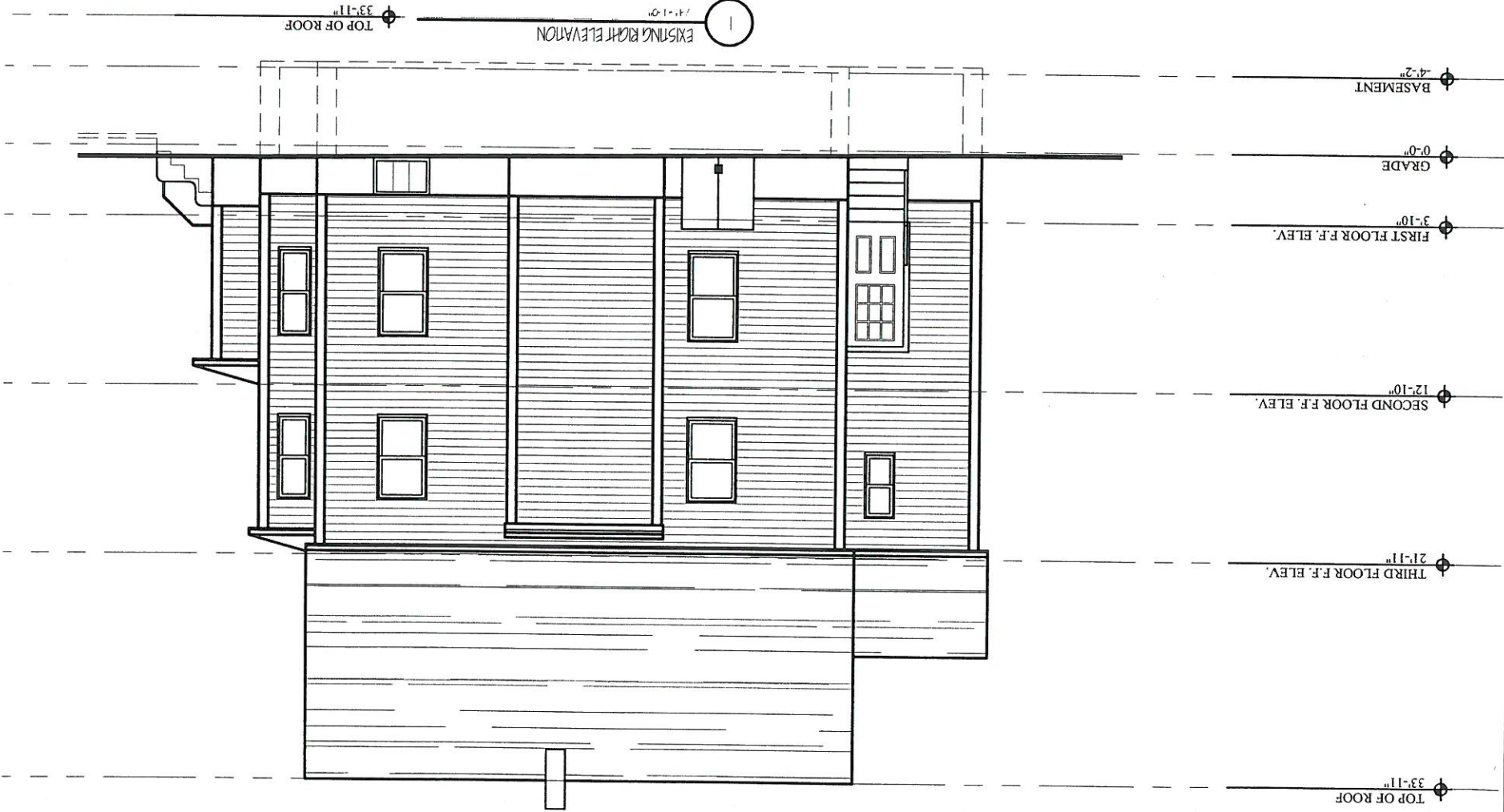
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Drawn By: NS

EXISTING
FLOOR PLANS

Sheet No.

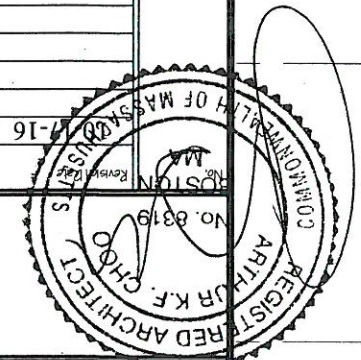
D-11

Location



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

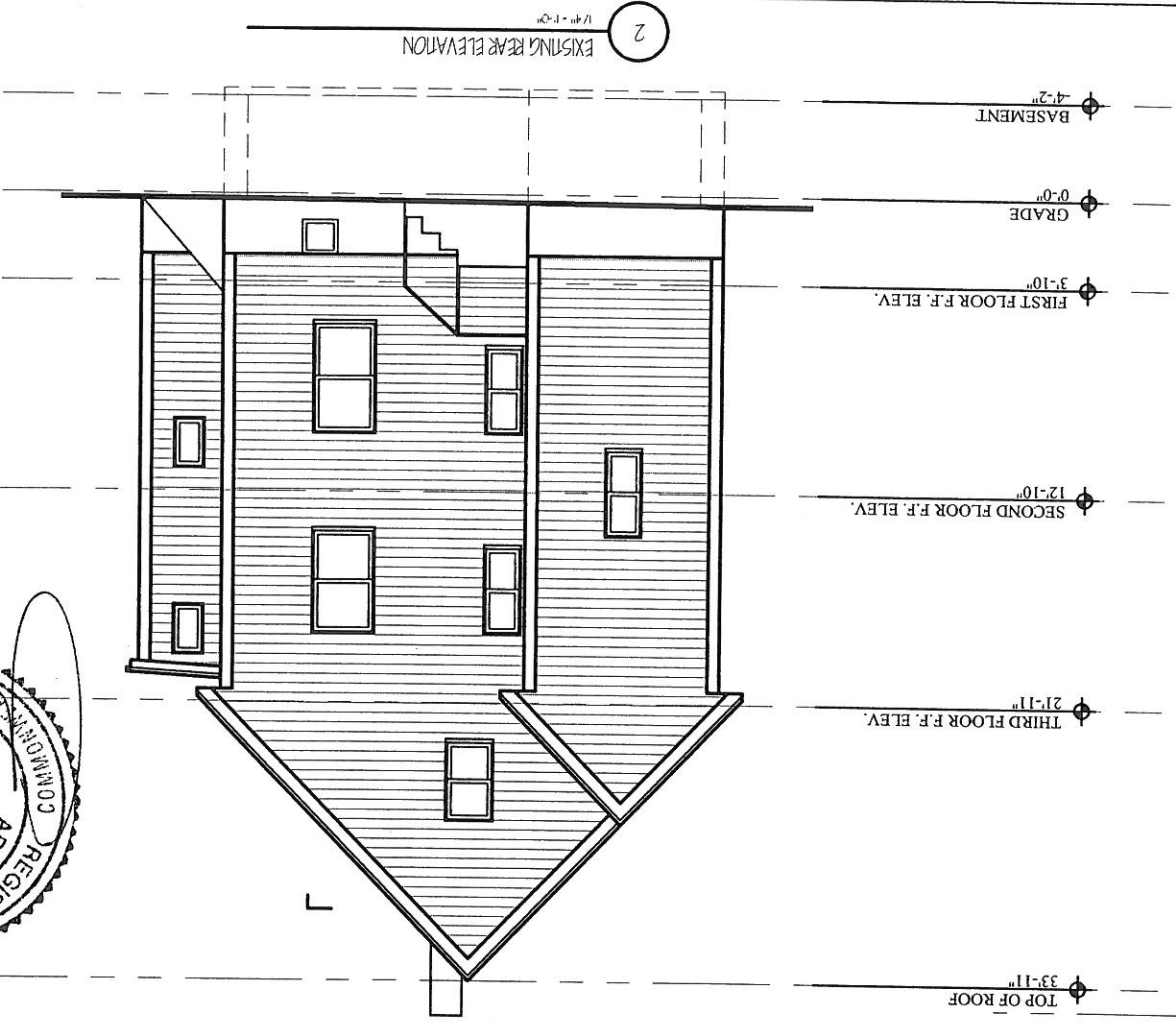
One Billings Road Quincy, MA 02171
617-786-7727
617-786-7727
Company, Inc.



Project No: 16242
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Date: 10-03-16
Drawn By: ST

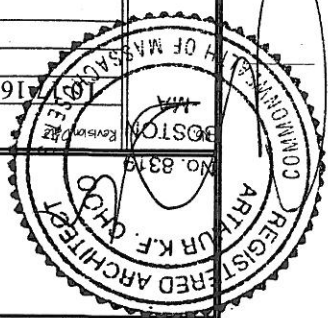
EXISTING
ELEVATIONS

D-2.1



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

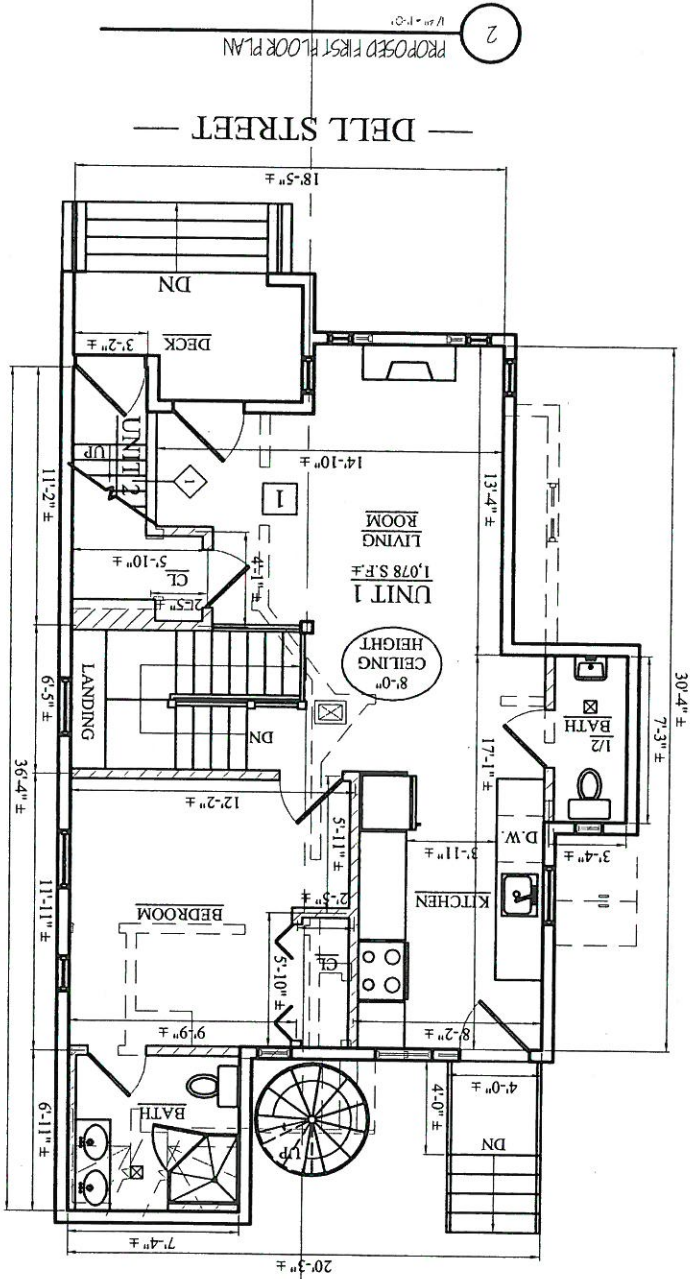
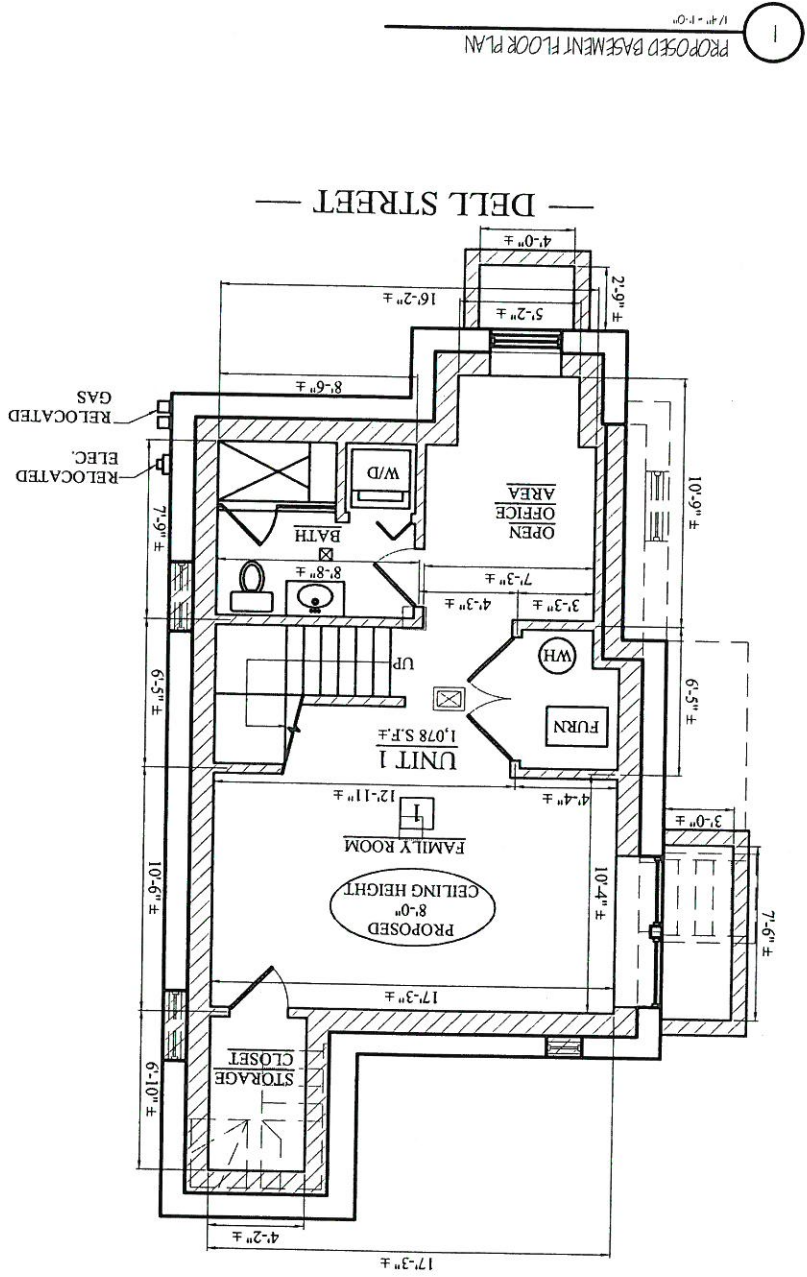
Quinn
Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



Project No: 16242
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Date: 10-03-16
Drawn By: ST

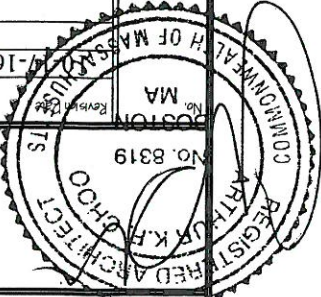
EXISTING
ELEVATIONS

D-2.2



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

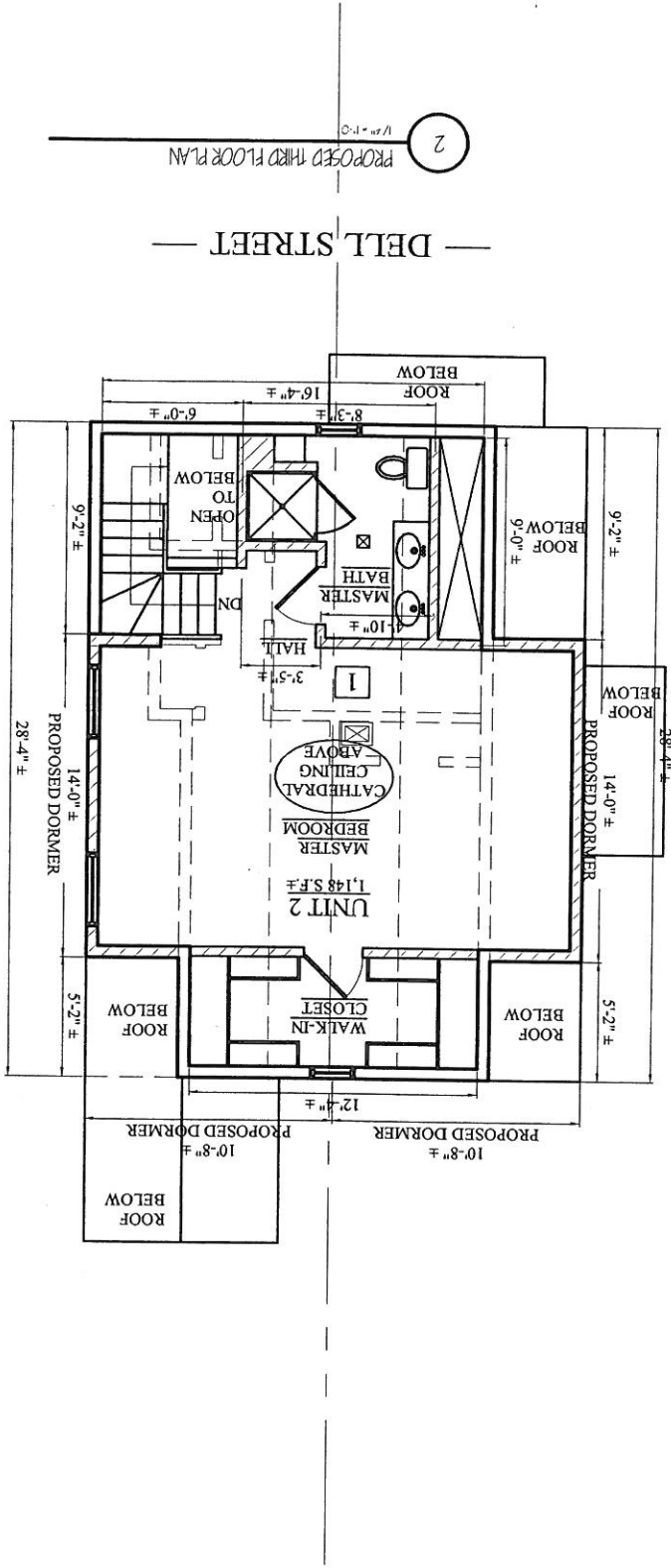
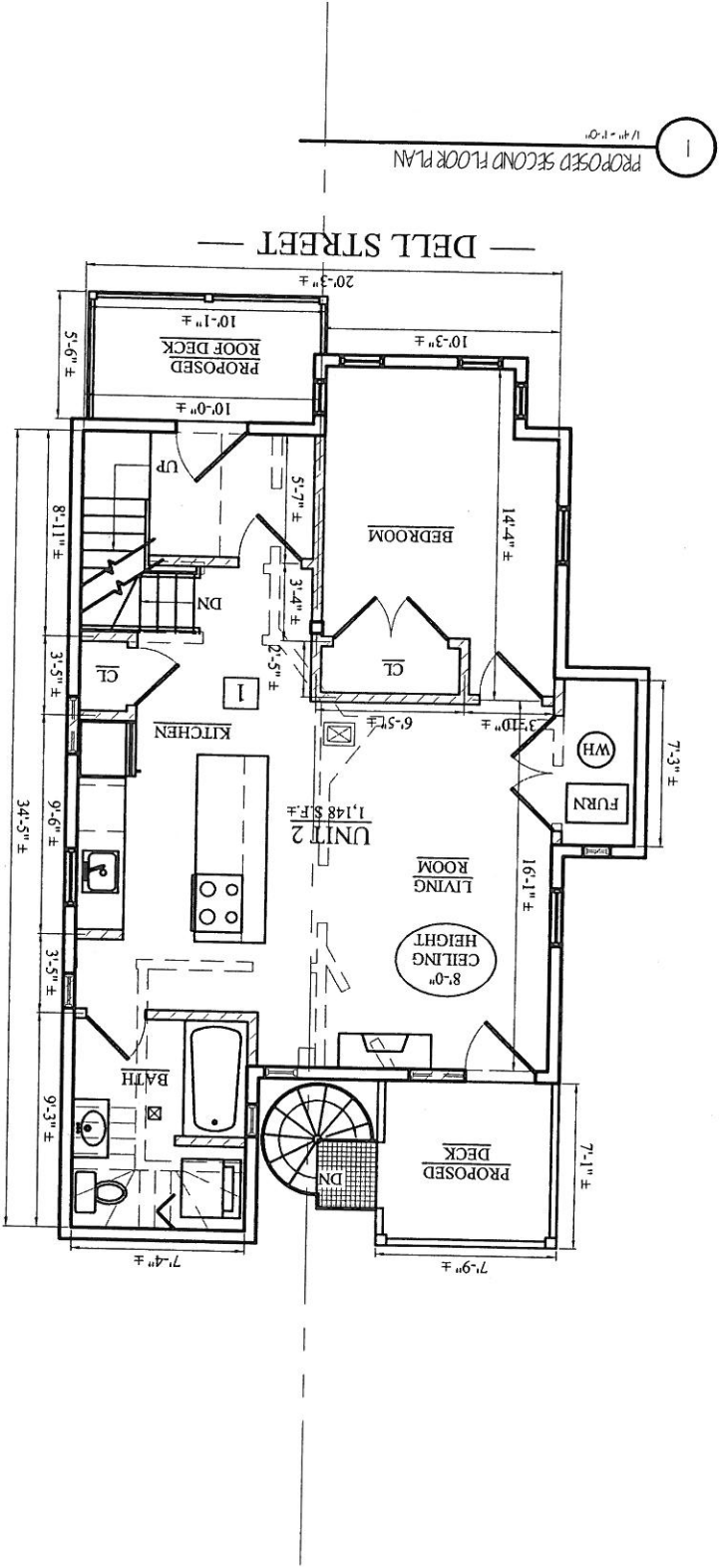
One Billings Road Quincy, MA 02171
617-786-7727
617-786-7715
Fax



Project No. 16242
Scale: AS NOTED
Date: 10-03-16
Drawn By: NS

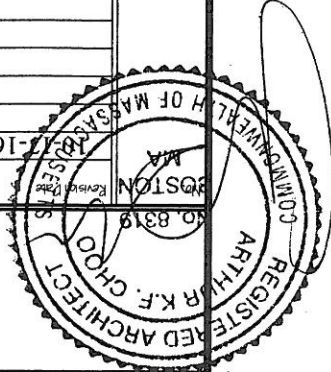
PROPOSED
FLOOR PLANS

A-1.1



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

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617-786-7715
Company, Inc.

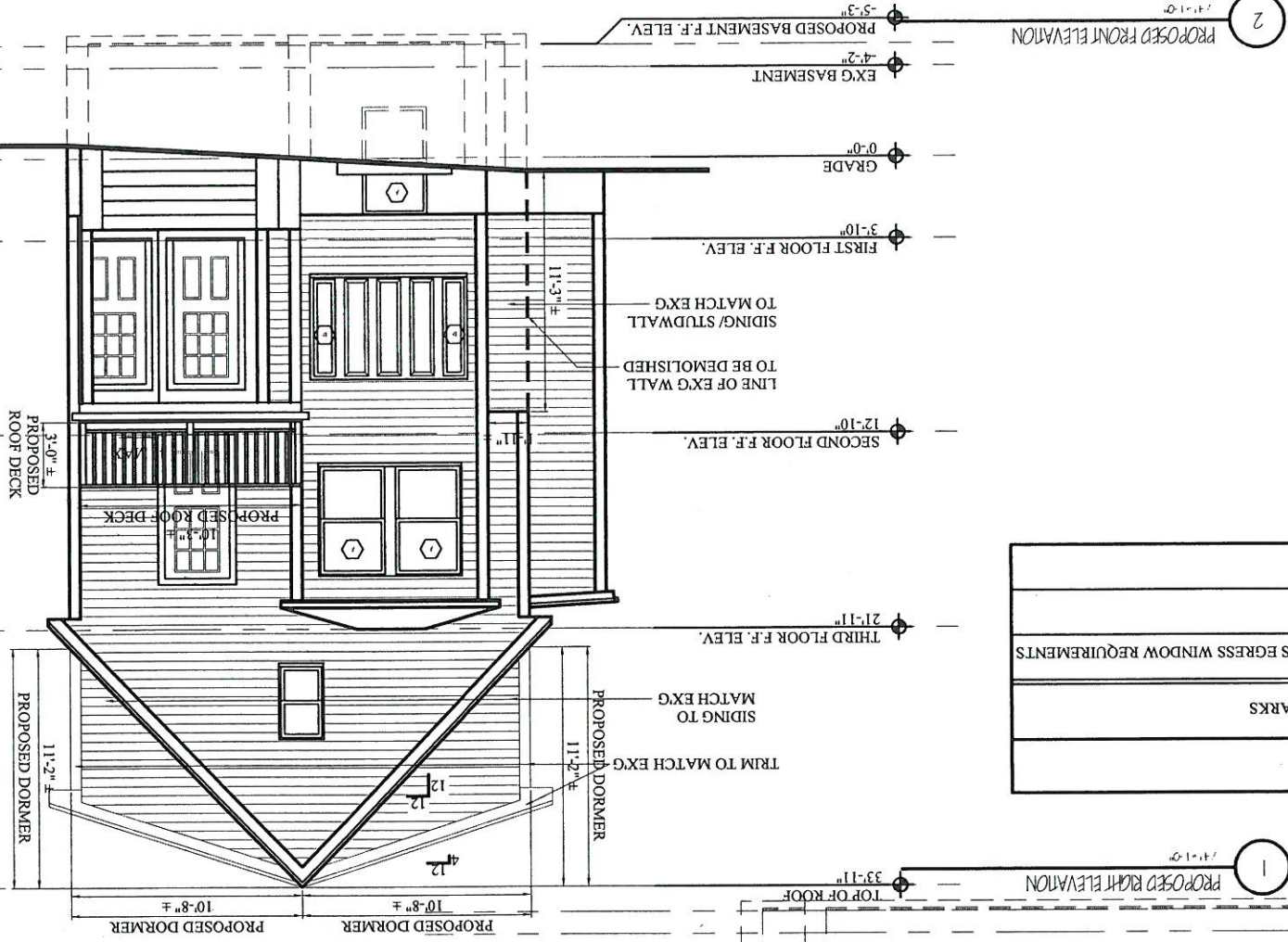
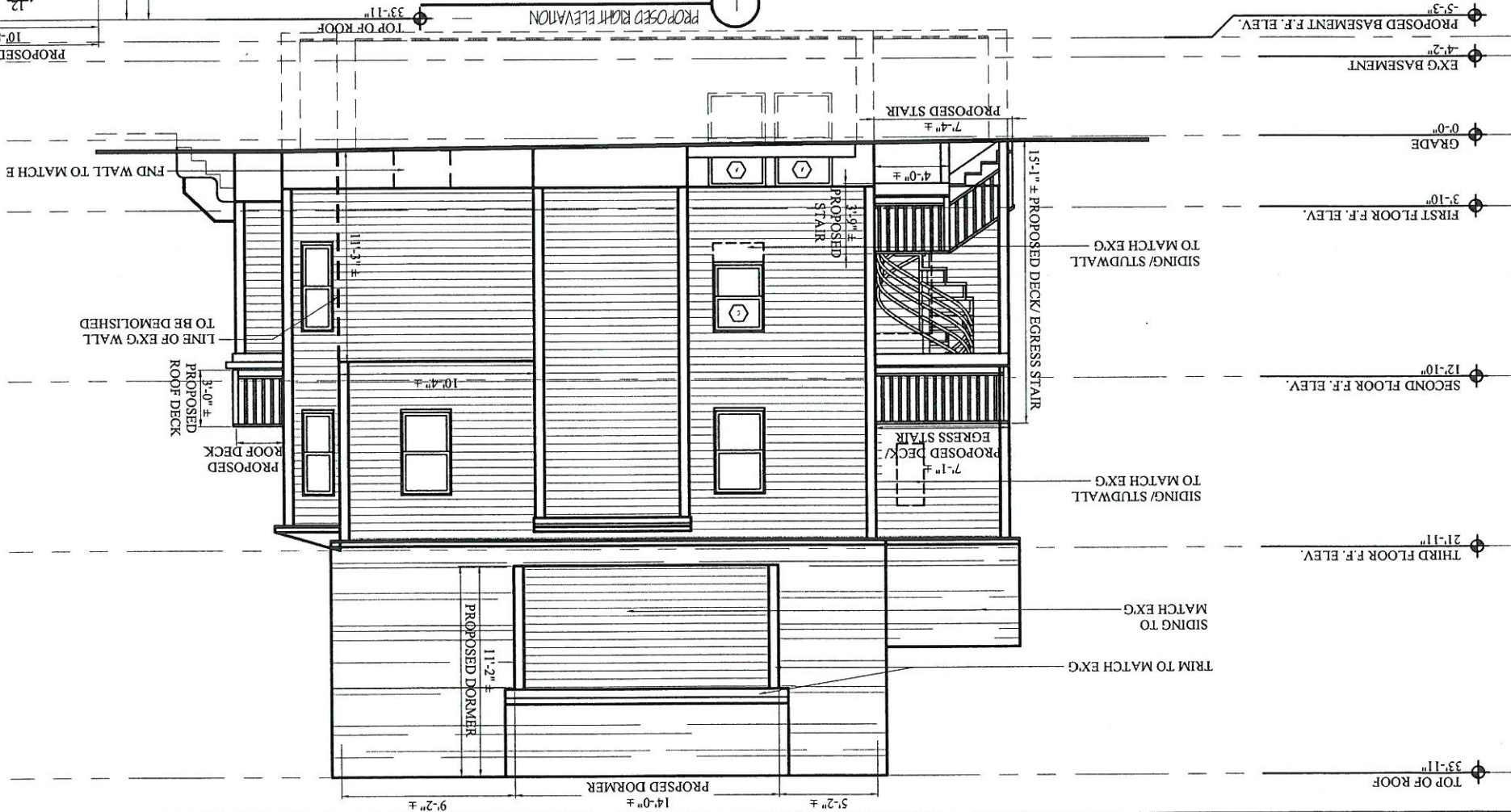


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PROPOSED
FLOOR PLANS

A-1.2

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON (OR EQUAL)	TW210410	7	3'-1/8" X 5'-7/8"	29" X 25'-15/16"
B	ANDERSON (OR EQUAL)	WPW1046	2	1'-1/2" X 4'-8 7/8"	6" X 49'-1/8"
C	ANDERSON (OR EQUAL)	TW2432	2	2'-6 1/8" X 3'-5-1/4"	23" X 15'-15/16"
NOTE: CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING					
WINDOW SCHEDULE					



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

8
Company, Inc.

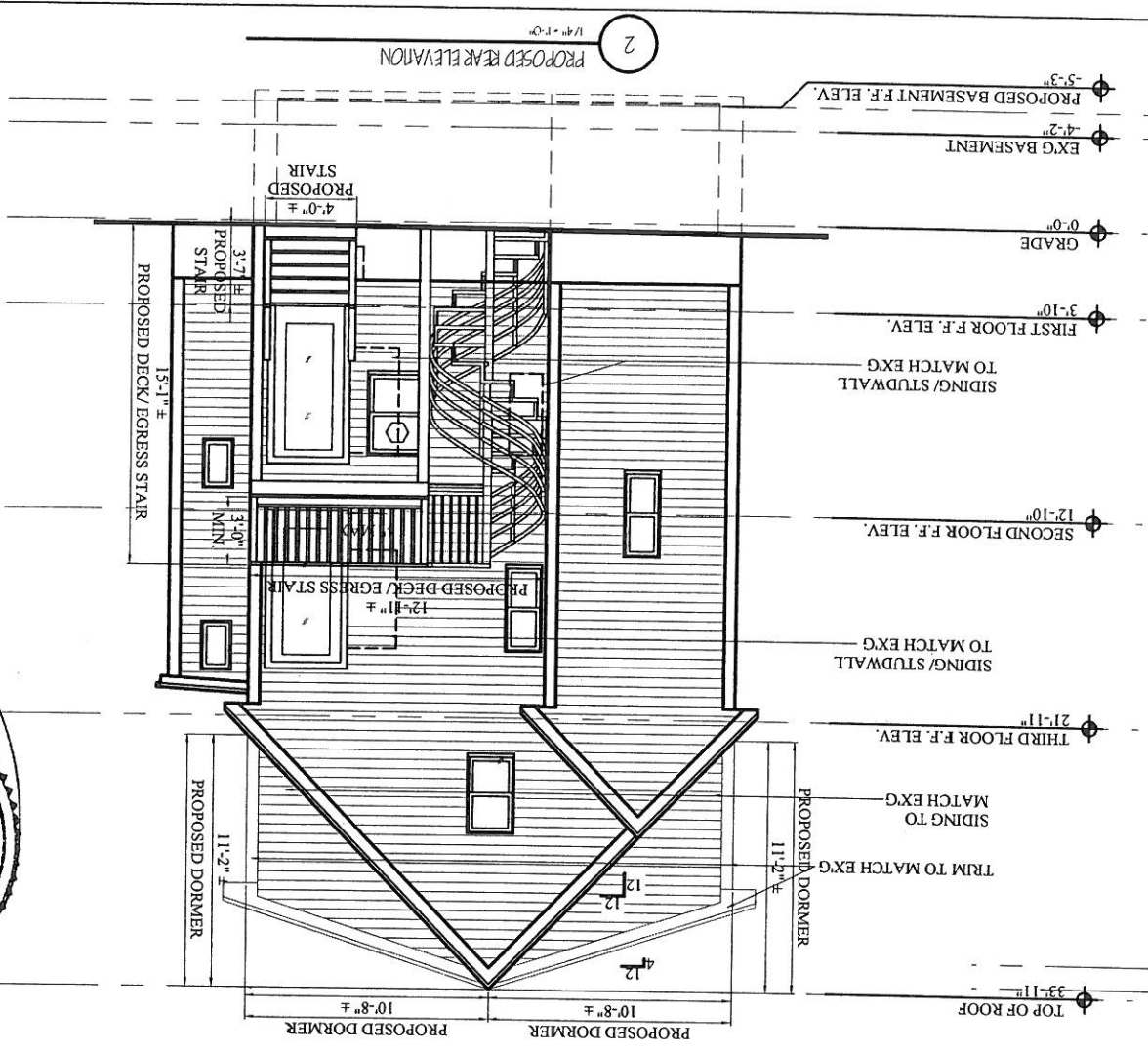
One Billings Road Quincy, MA 02171
Tel 617-796-7715 Fax 617-796-7715

REG. ARCH. K.F. C. 000
APPROVED FOR CONSTRUCTION
No. 6319
MA
10-17-16

Project No. 16242
Scale: AS NOTED
Date: 10-03-16
ST

PROPOSED
ELEVATIONS

A-2.1



2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145

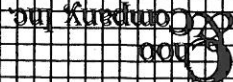


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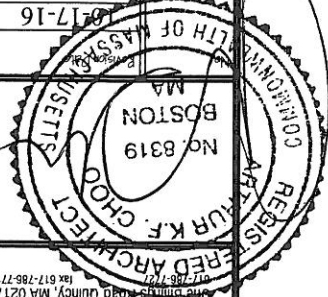
PROPOSED
ELEVATIONS

A-2.2

2 FAMILY RENOVATION
13 DELL STREET
SOMERVILLE, MA 02145



One Orange Road Quincy, MA 02171
Tel: 617-786-7715

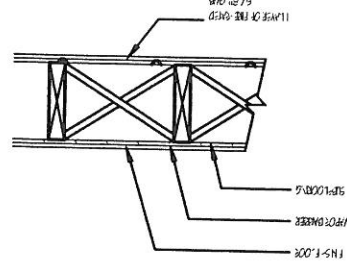


Project No: 16242
Scale: AS NOTED
Date: 10-03-16
Drawn By: ST

DETAILS

A-3.1

Location



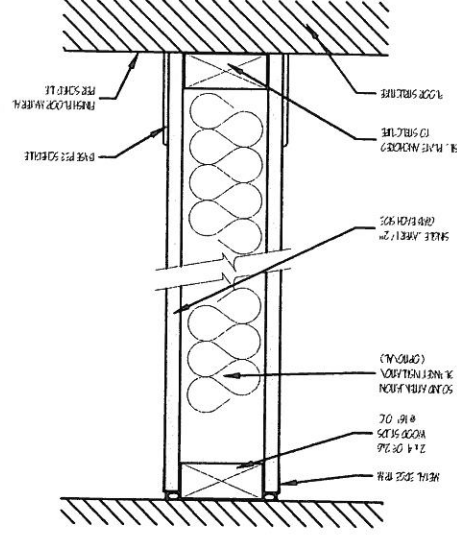
1 HOUR CLG TYPE (#1555)

SCALE: 1/4\"/>

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TYPICAL PARTITION - WOOD STUD

SCALE: 3/4\"/>



SCALE: 3/4\"/>

1 HOUR PARTITION - WOOD STUD BEARING WALL - LL DESIGN # 1505 (SIC RATING=56)

