

51

(40.0 FT. WIDE - PUBLIC)

STREET

GRANITE EDGESTONE

CEM. CONC. SIDEWALK CONC. N47°16'29"E 216.38' TO SB/DH

N47°16'29"E
216.38' TO SB/DH

[illegible]

DATE	REVISION
	<p>ALL legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAVAKASSCO, INC. They may be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAVAKASSCO, INC. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAVAKASSCO, INC. must be notified of any variation from the dimensions and conditions shown by these drawings.</p>

PROPOSED SITE PLAN

20 THORNDIKE STREET
SOMERVILLE, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE

EDHAM, MASSACHUSETTS 02494

TELEPHONE: (781) 449-8200

FAX: (761) 449-8205

SCALE: 1/4" = 1'-0"

APPROVED: R.A.V.

DESIGNED BY: A.A.

DRAWN BY: A.A.

DRAWING No.

1 OF 1

N/F

SYLVIA & GEORGE MAROUDOS
DEED 12436/155
PLAN BK 54/43

3 STORY
WOOD FRAME

PORCH

DRIVEWAY

3 STORY
WOOD FRAME

#20
PARCEL 17D12

$$\frac{Z}{\eta}$$

VICTOR A. RAINERI
DET 11989/534

DEED 11489/534
PLAN BK 54/43

3,630 S.F. +

N/F

ROBERT S. McGOWAN &
ROBERT J. McGOWAN
DEED 24548/538
PLAN 12020/547

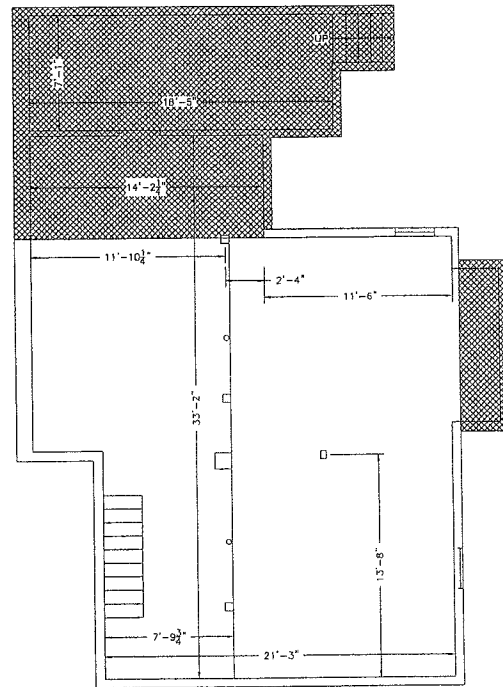
GARAGE

GROUND COVERAGE RATIO:
FOOTPRINT AREA OF THE BUILDING: (INCLUDING ESCAPE
STAIRCASE = 1447.135 S.F.
RATIO: $1447.135/3630 \times 100\% = 39.9\% < 50\%$

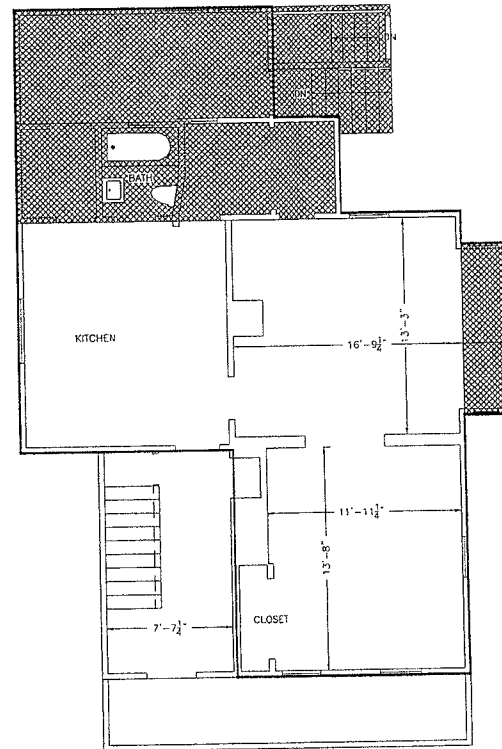
MINIMUM LANDSCAPED AREA = 1511.8 S.F.
PERCENTAGE = $1511.8/3630 = 0.416 = 41.6\% > 25\%$

PROPOSED LANDSCAPE PLAN

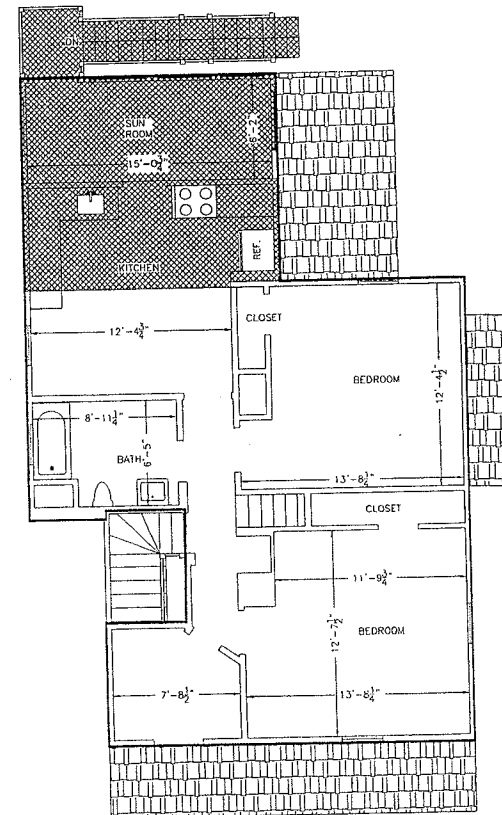
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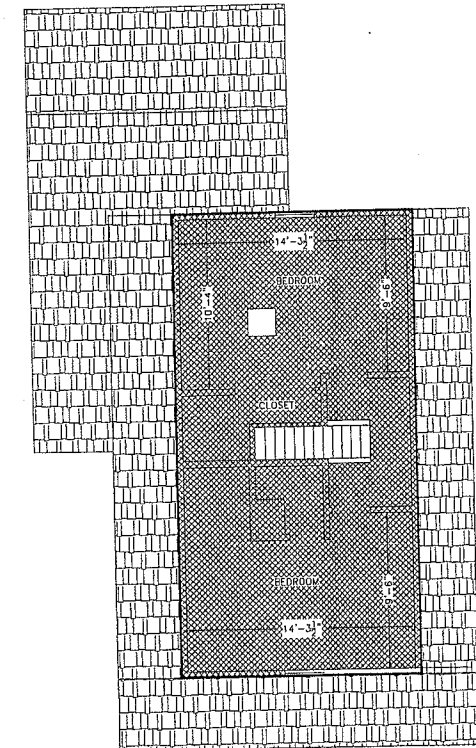
EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ATTIC FLOOR PLAN

GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF SOMERVILLE LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS GIVEN TO THE BEST OF PRESENT KNOWLEDGE, BUT WITHOUT GUARANTY OF ACCURACY. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF THE WORK, SO THE PROPER REVISION COULD BE MADE. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- CARBON MONOXIDE DETECTOR
- WATER HEATER FOR UNIT 55 (57)
- FURNACE FOR UNIT 55 (57)

DATE	REVISION

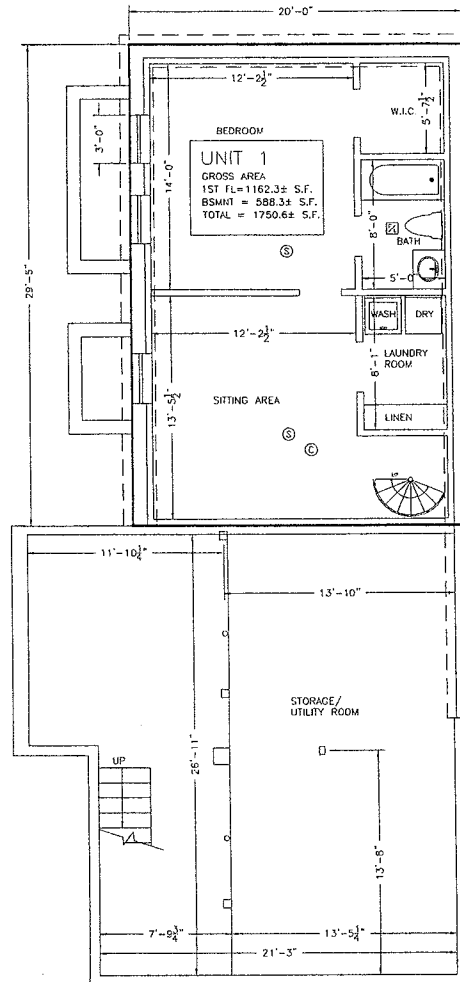
EXISTING LAYOUT PLANS.

20 THORNDIKE STREET
SOMERVILLE, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02464
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4" = 1'-0"

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 3/8/90	DRAWN BY: A.A.	1 OF 4
CHECKED BY: R.A.V.		



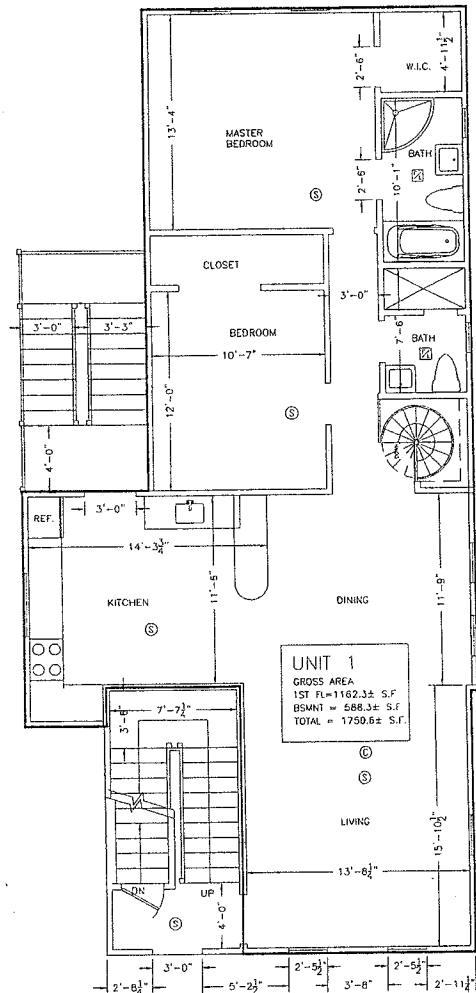
PROPOSED BASEMENT PLAN

PROPOSED FLOOR AREA RATIO
CALCULATION:

FOR ZONING DISTRICT RB ALLOWABLE F.A.R. = 1.0
EXISTING LOT AREA = 3630.0± S.F.

PROPOSED NET AREA:
BASEMENT = 588.3± S.F.
FIRST FLOOR = 1162.3± S.F.
SECOND FLOOR = 1162.3± S.F.
THIRD FLOOR = 574.0± S.F.
TOTAL NET AREA = 588.3+1162.3+1162.3+574.0=3596.9± S.F.

PROPOSED F.A.R. = 3596.9 / 3630.0 = 0.991 < 1.0



PROPOSED FIRST FLOOR PLAN

EXISTING FLOOR AREA RATIO
CALCULATION:

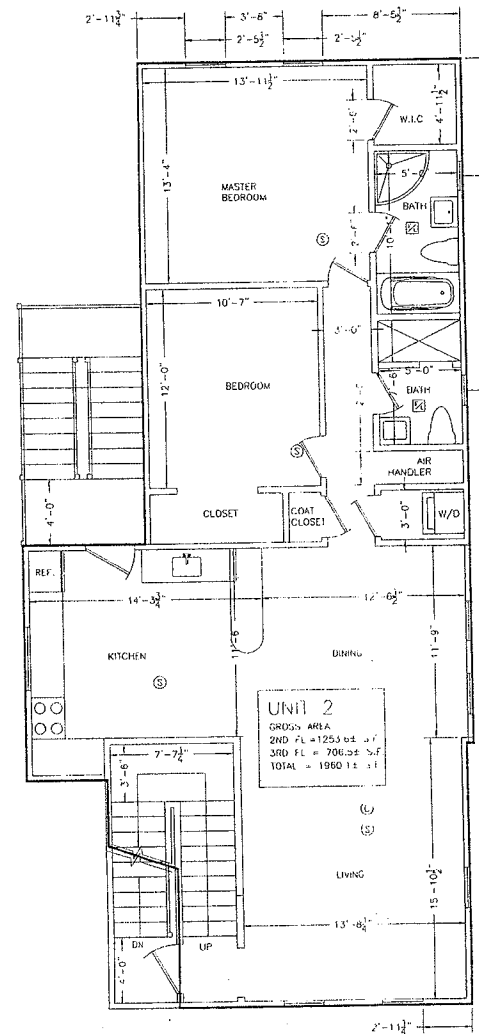
FOR ZONING DISTRICT RB ALLOWABLE F.A.R. = 1.0
EXISTING LOT AREA = 3630.0± S.F.

EXISTING NET AREA:
BASEMENT = 0.0± S.F.
FIRST FLOOR = 844.7± S.F.
SECOND FLOOR = 869.0± S.F.
THIRD FLOOR = 425.7± S.F.
TOTAL NET AREA = 0.0+844.7+869.0+425.7=2139.4± S.F.

EXISTING F.A.R. = 2139.4 / 3630.0 = 0.589 < 1.0

AREA INCREASE:

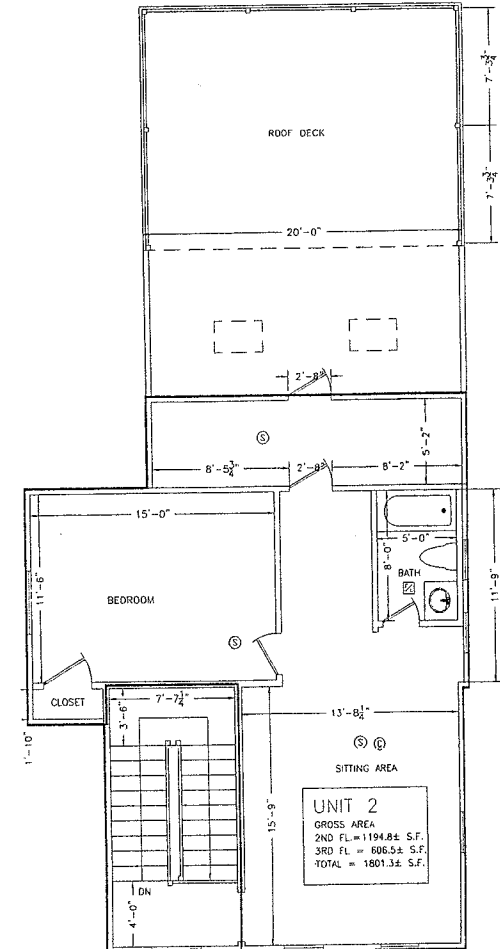
EXISTING TOTAL NET AREA = 2139.4± S.F.
PROPOSED NET AREA = 3596.9± S.F.
AREA INCREASE = 3596.9-2139.4 = 1457.5 S.F.



PROPOSED SECOND FLOOR PLAN

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- ③ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- Ⓜ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- Ⓢ CARBON MONOXIDE DETECTOR
- WH/SH - WATER HEATER FOR UNIT 55 (57)
- BOILER 55 - FURNACE FOR UNIT 55 (57)



PROPOSED THIRD FLOOR PLAN

DATE	REVISION

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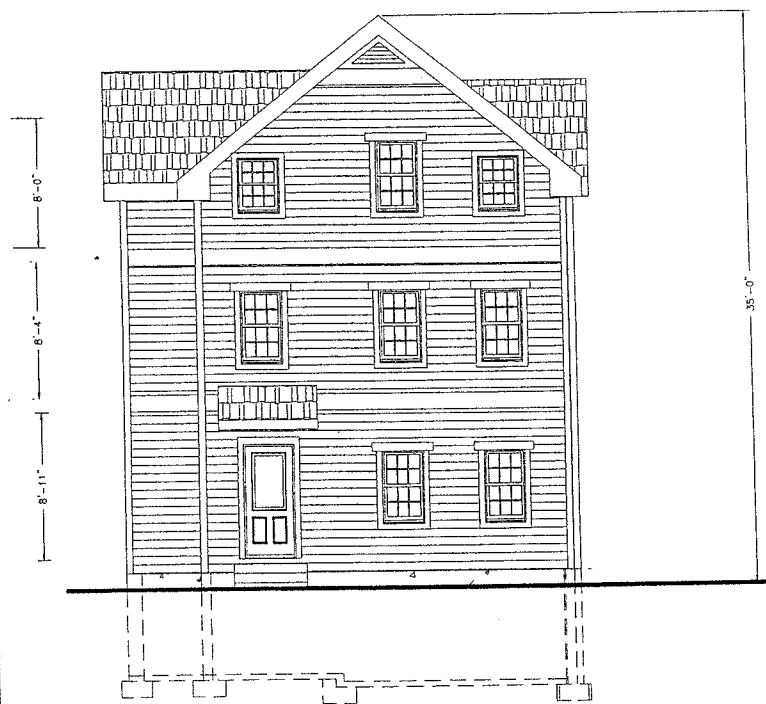
PROPOSED LAYOUT PLANS.

**20 THORNDIKE STREET
SOMERVILLE, MASSACHUSETTS**

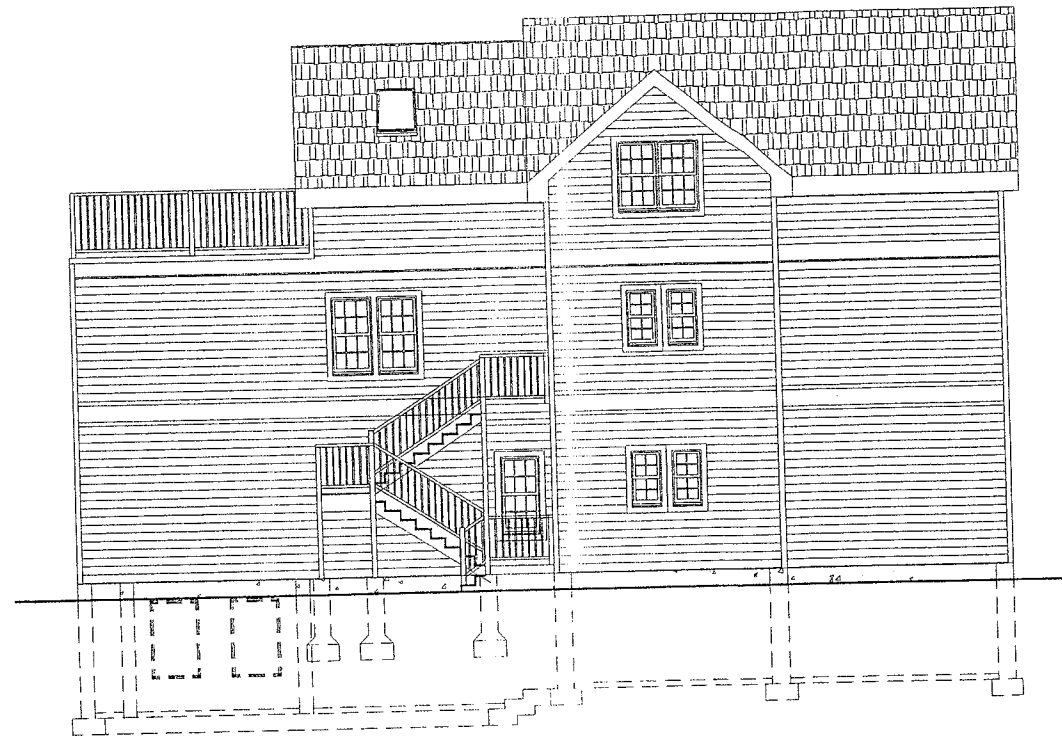
RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4" = 1'-0"

APPROVED: R.A.V. DESIGNED BY: A.A. DRAWING No. 2 OF 4
DATE: 3/20/10 CHECKED BY: R.A.V.



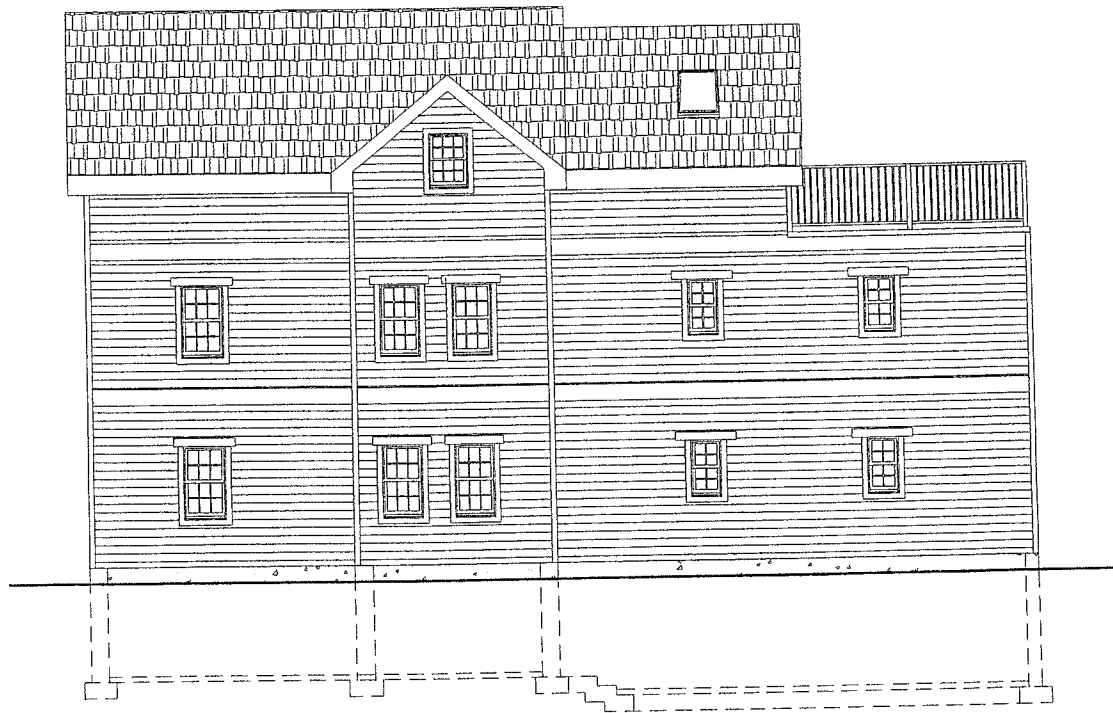
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



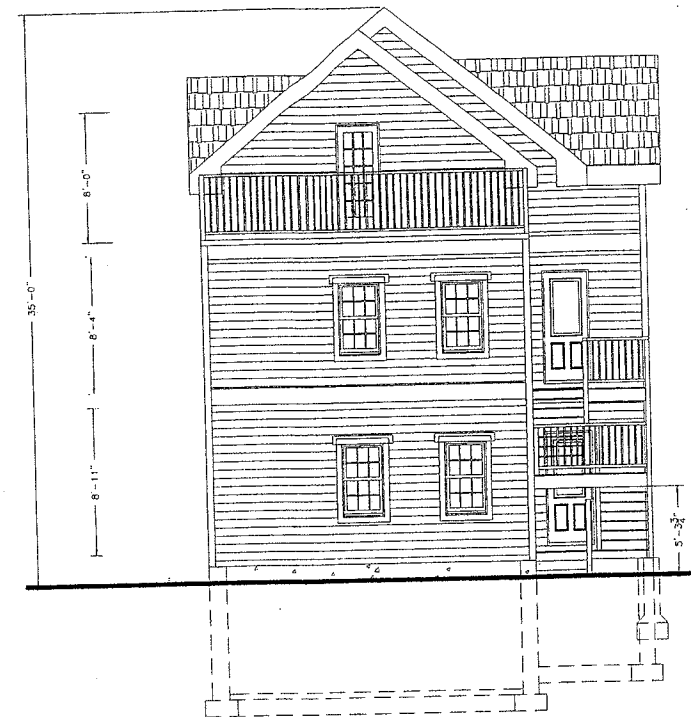
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



DATE	REVISION
<p>Attest: I hereby certify that the design and construction of the building shown on this drawing are in accordance with the plans and specifications shown on this drawing, and that the same have been prepared by me or under my direct supervision and control.</p>	
<p>PROPOSED ELEVATIONS.</p>	
<p>20 THORNDIKE STREET SOMERVILLE, MASSACHUSETTS</p>	
<p>RAY & ASSOC., Inc.</p>	
<p>21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494</p>	
<p>TELEPHONE: (781) 449-8200 FAX: (781) 449-8205</p>	
<p>SCALE: 1/4" = 1'-0"</p>	
APPROVED: R.A.Y.	DESIGNED BY: A.A.
DATE: 3/20/10	DRAWN BY: A.A.
CHECKED BY: R.A.Y.	DRAWING No. 3 OF 4



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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<p>PROPOSED ELEVATIONS.</p>	
<p>20 THORNDIKE STREET SOMERVILLE, MASSACHUSETTS</p>	
<p>RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8200</p>	
<p>SCALE: 1/4" = 1'-0"</p>	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 5/20/10	CHECKED BY: R.A.V.
<p>DRAWING No. 4 OF 4</p>	