

ZONING AND SETBACK REQUIREMENTS
MUST BE VERIFIED BY THE CLIENT
AND/OR HIS/HER DESIGNER

BOWDITCH AND CRANDALL, INC. MAKES
NO STATEMENT REGARDING CONFORMANCE
TO ZONING REQUIREMENTS. THIS MUST BE
CONFIRMED BY THE APPROPRIATE ZONING
AUTHORITY.

DEED REFERENCE: BOOK 7585, PAGE 174

PLAN REFERENCE: PLAN BOOK 54, PLAN 36

LOT AREA: 3155 S.F.±

2 1/2 STORY WOOD FRAME STRUCTURE



ZONING:
ZONE RB

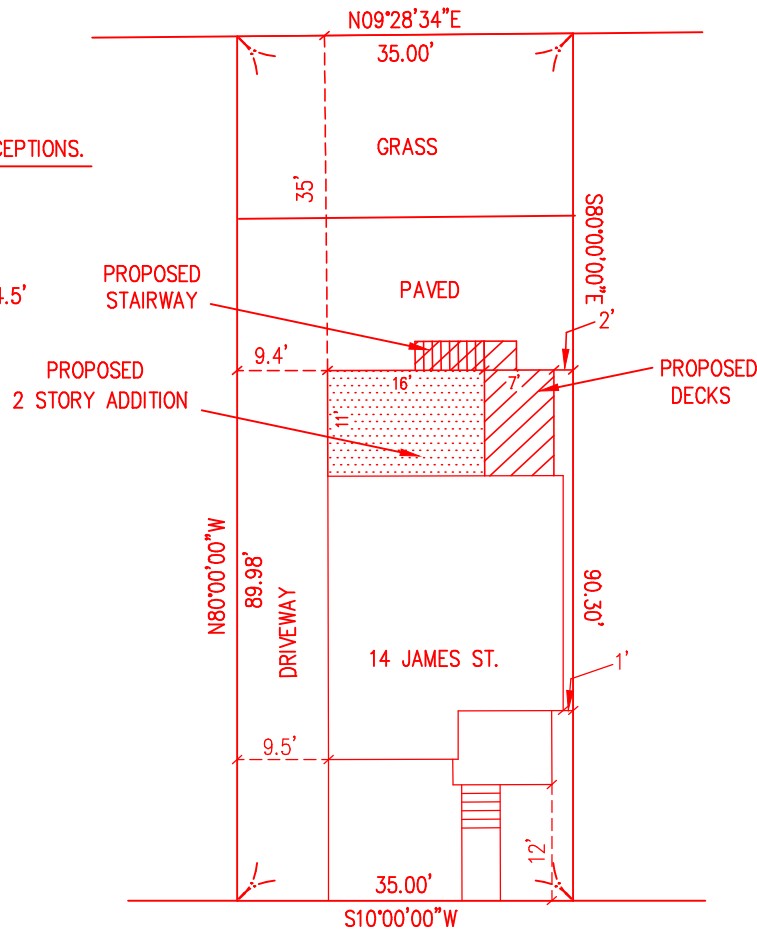
SEE ZONING ORDINANCE FOR EXCEPTIONS.

SETBACK REQUIREMENTS:

FRONT: NOT LESS THAN 10'
SIDE: LEAST: 6.75', COMBINED: 14.5'
REAR: 17.7'

MAX. GROUND COV.: 50%
EXIST. 30%
PROP.: 32%

MIN. LANDSCAPED AREA: 25%
EXIST: 30%
PROP.: NO CHANGE



James St.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN
IS BASED ON RECORD INFORMATION AND ON AN ACTUAL
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE.

JOHN W. McEACHERN

10-101

1-11-2011



Bowditch & Crandall, Inc.

54 Mystic St.
Arlington, Ma. 02474
781-641-9600

FIELD SURVEY: -2010

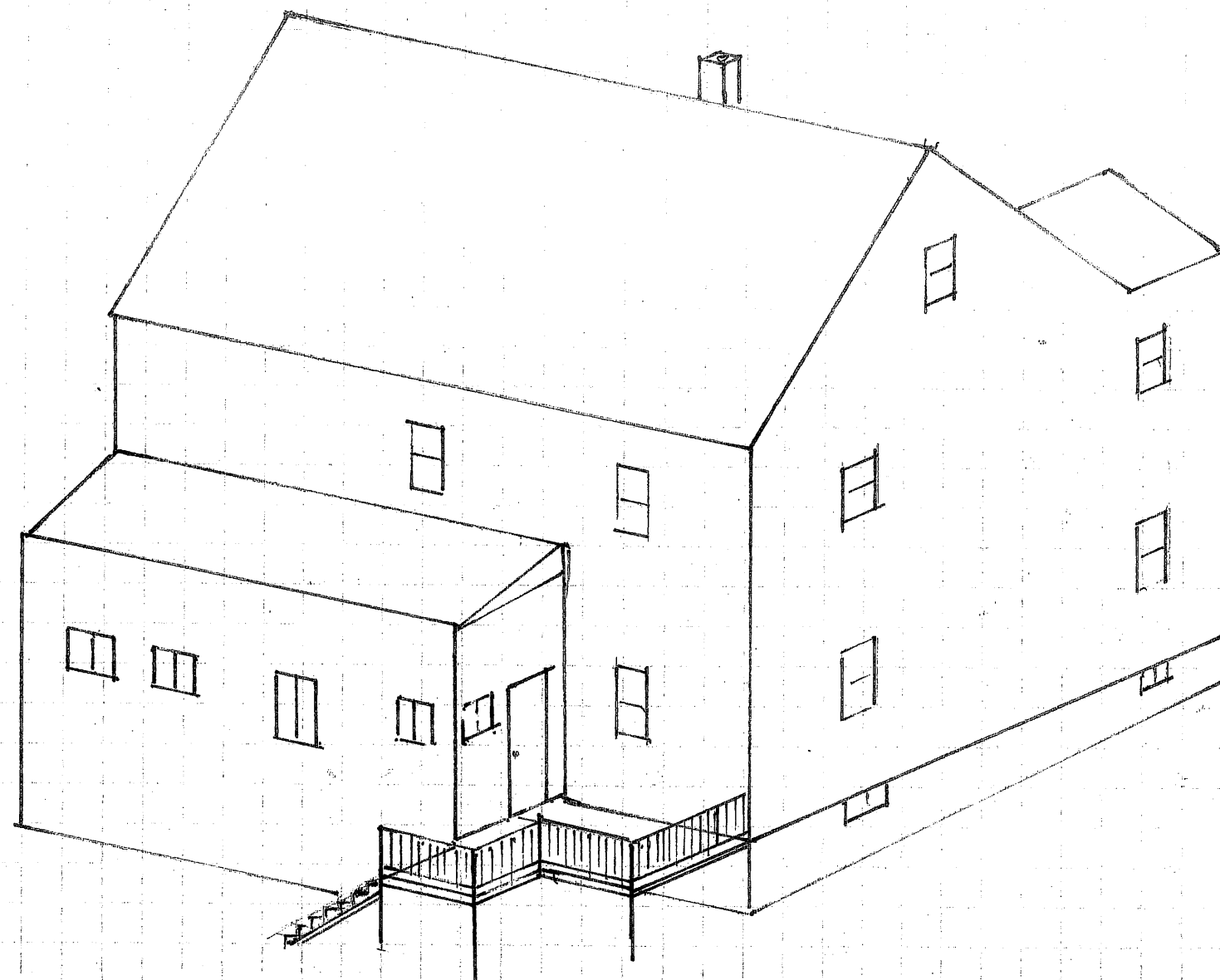
0 20 Feet

PLAN OF LAND
SHOWING PROPOSED ADDITIONS

14 JAMES ST.
SOMERVILLE, MA.

Remodeling of Residence for
Ms. Ekaterina Smirnova and
Mr. Aleksandar Lekic
14 James Street, Somerville, MA 02145

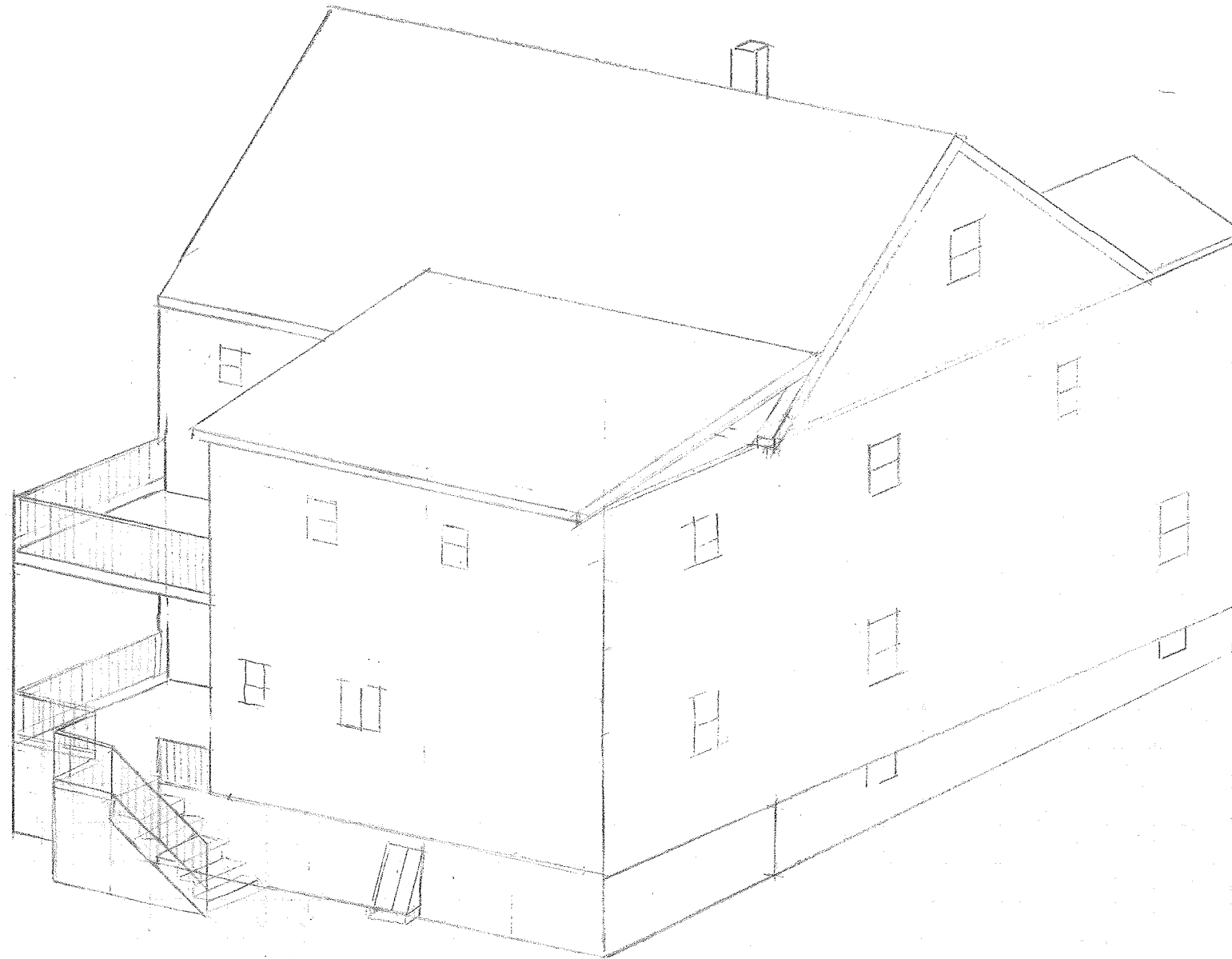
Steve Jordan, Licensed Construction Supervisor
Construction Supervisor License CS 93271
90 Summer Street #1, Somerville, MA 02143
Tel.: 617.818.5015 Fax: 617.625.0414 Steva.Jordan@gmail.com



EXISTING

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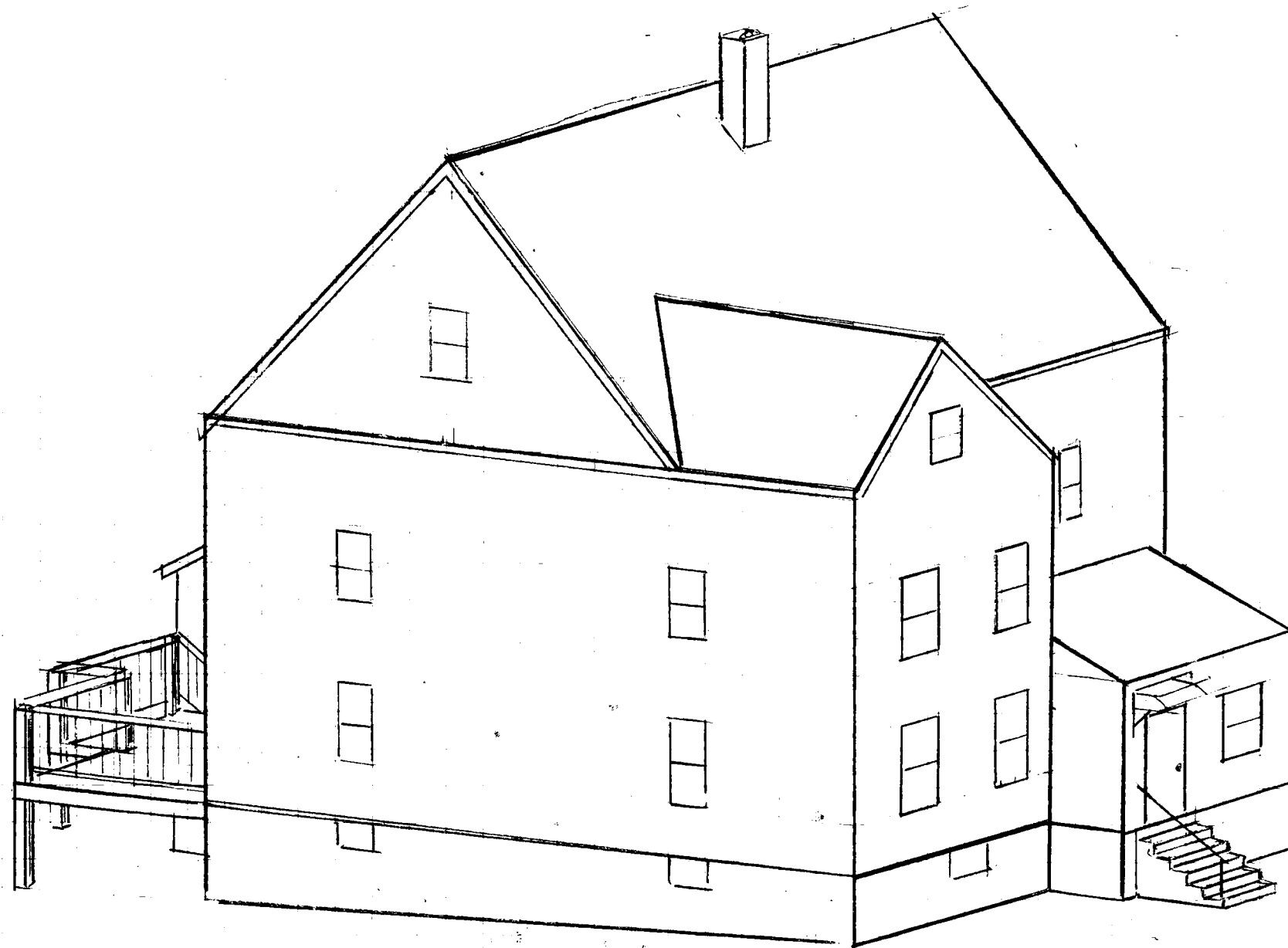
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REVISED : SOUTH↔WEST

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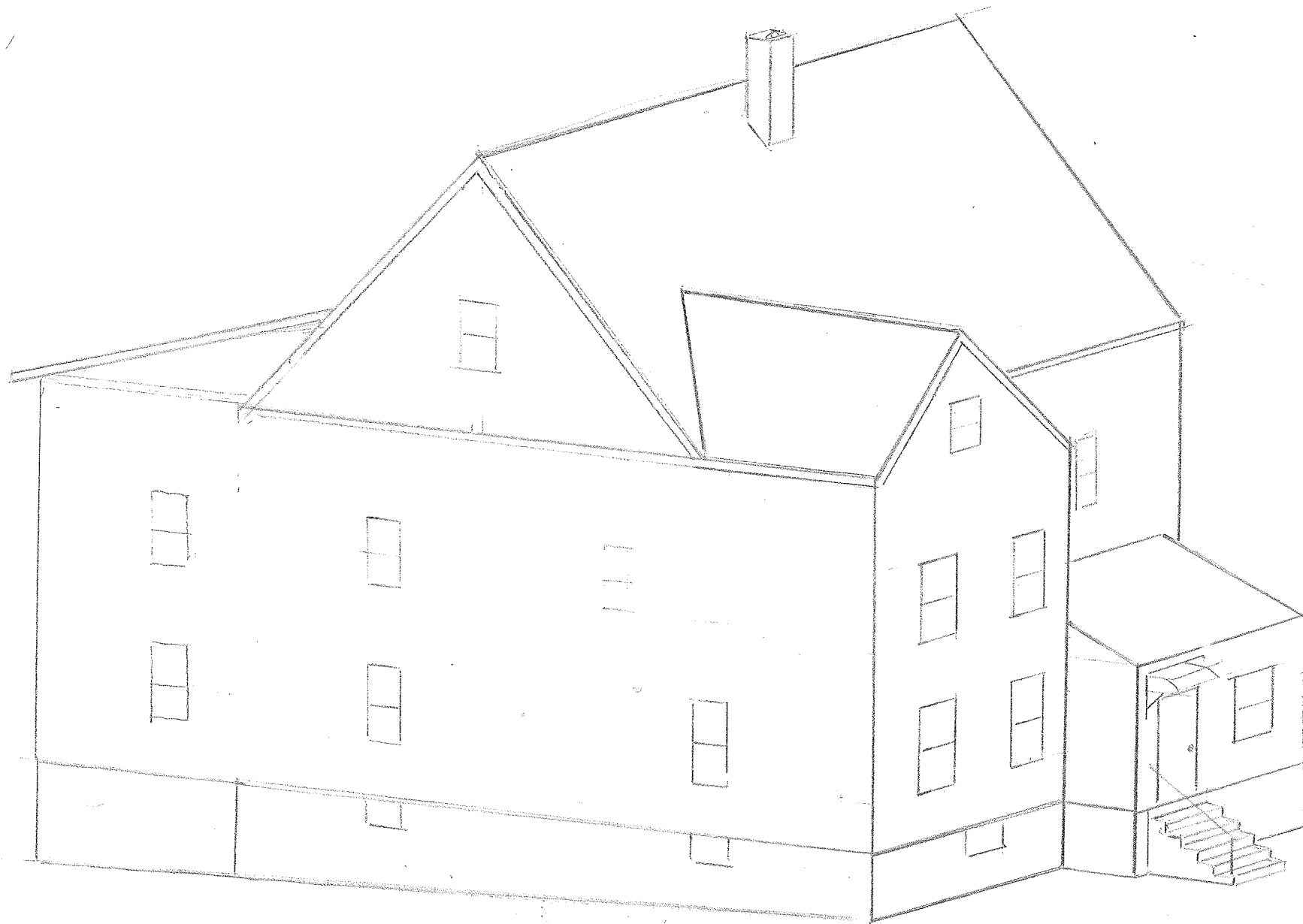
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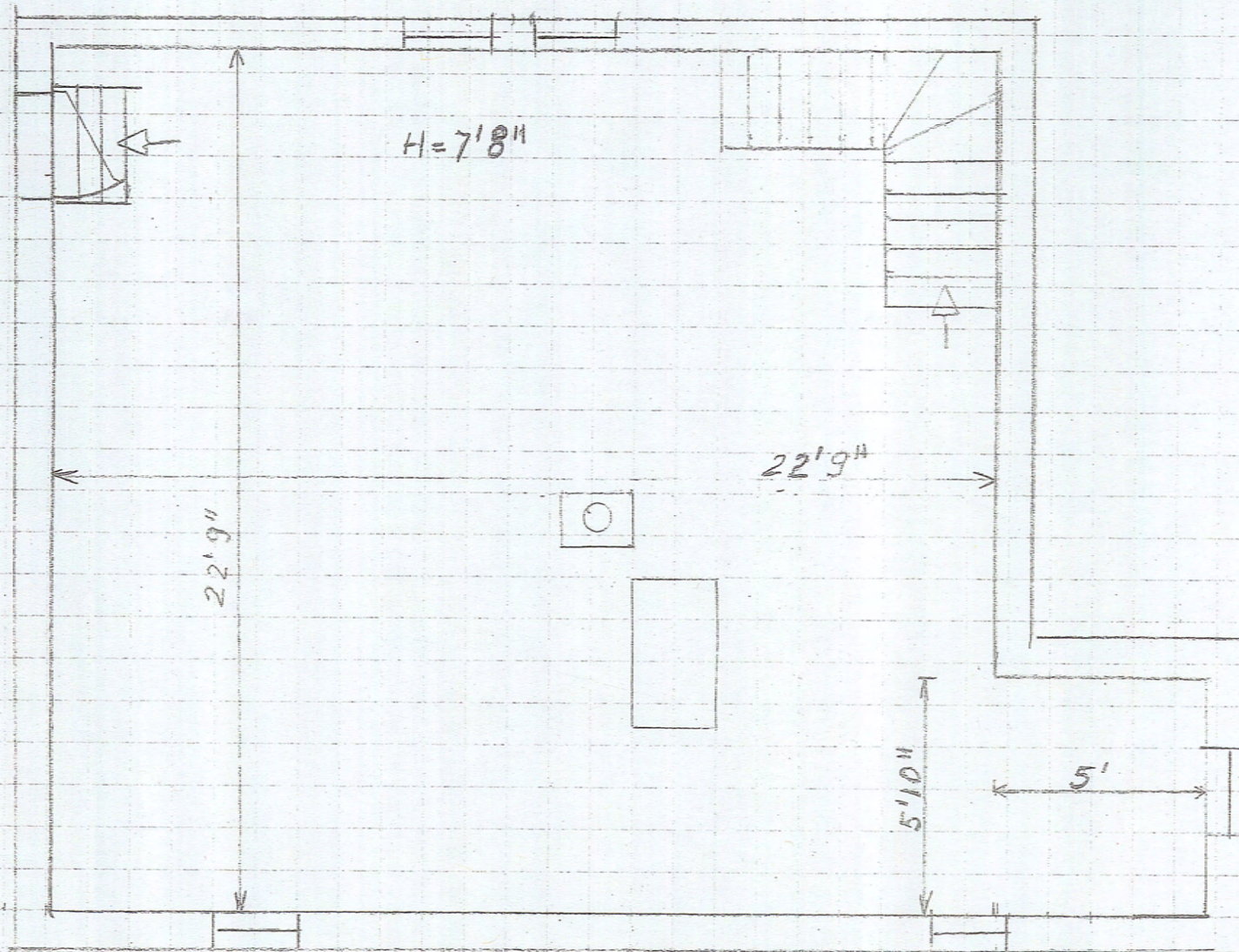
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REVISED - SOUTH

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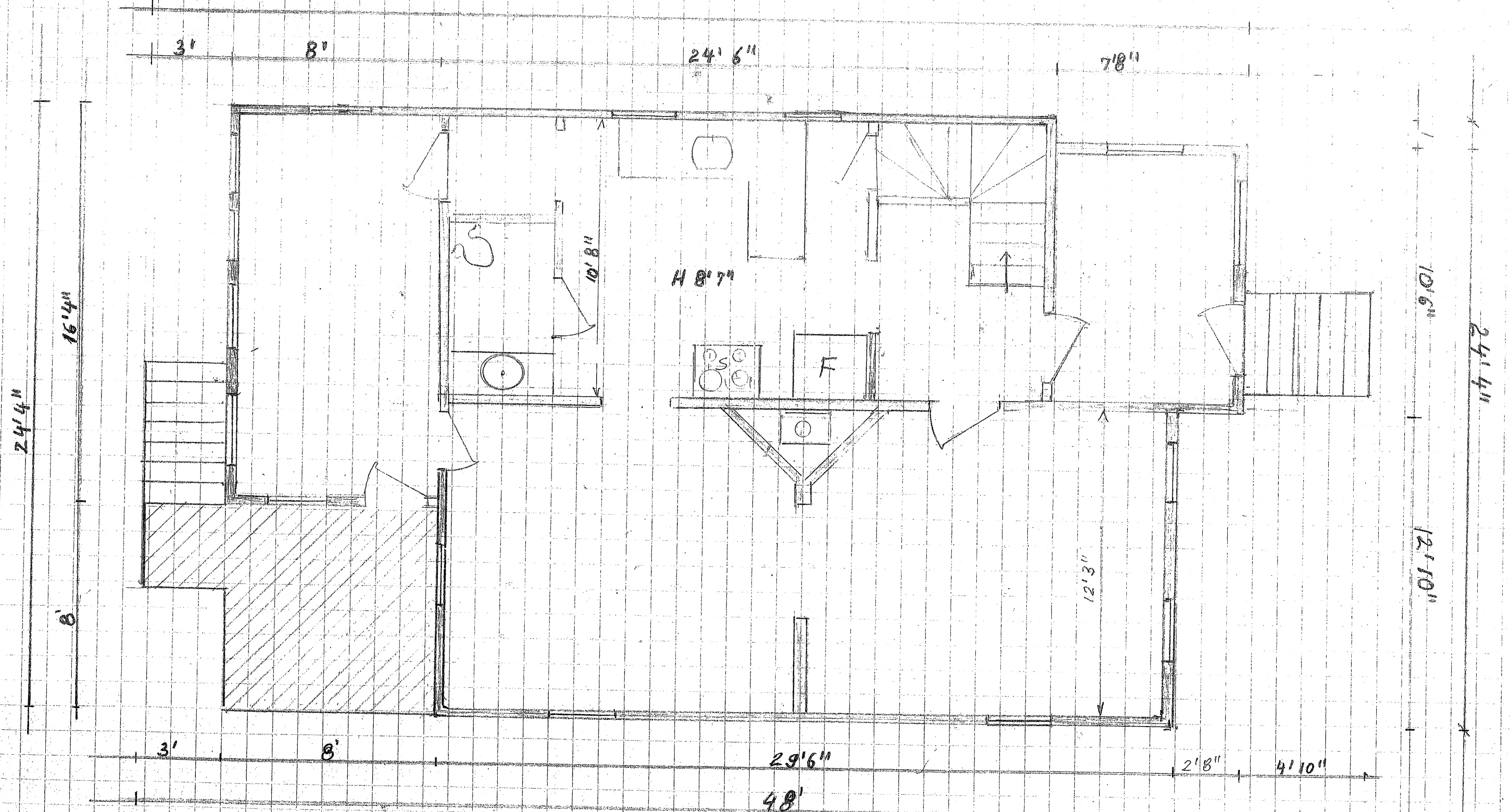
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BASEMENT FLOOR PLAN EXISTING
AND REMAINS THE SAME

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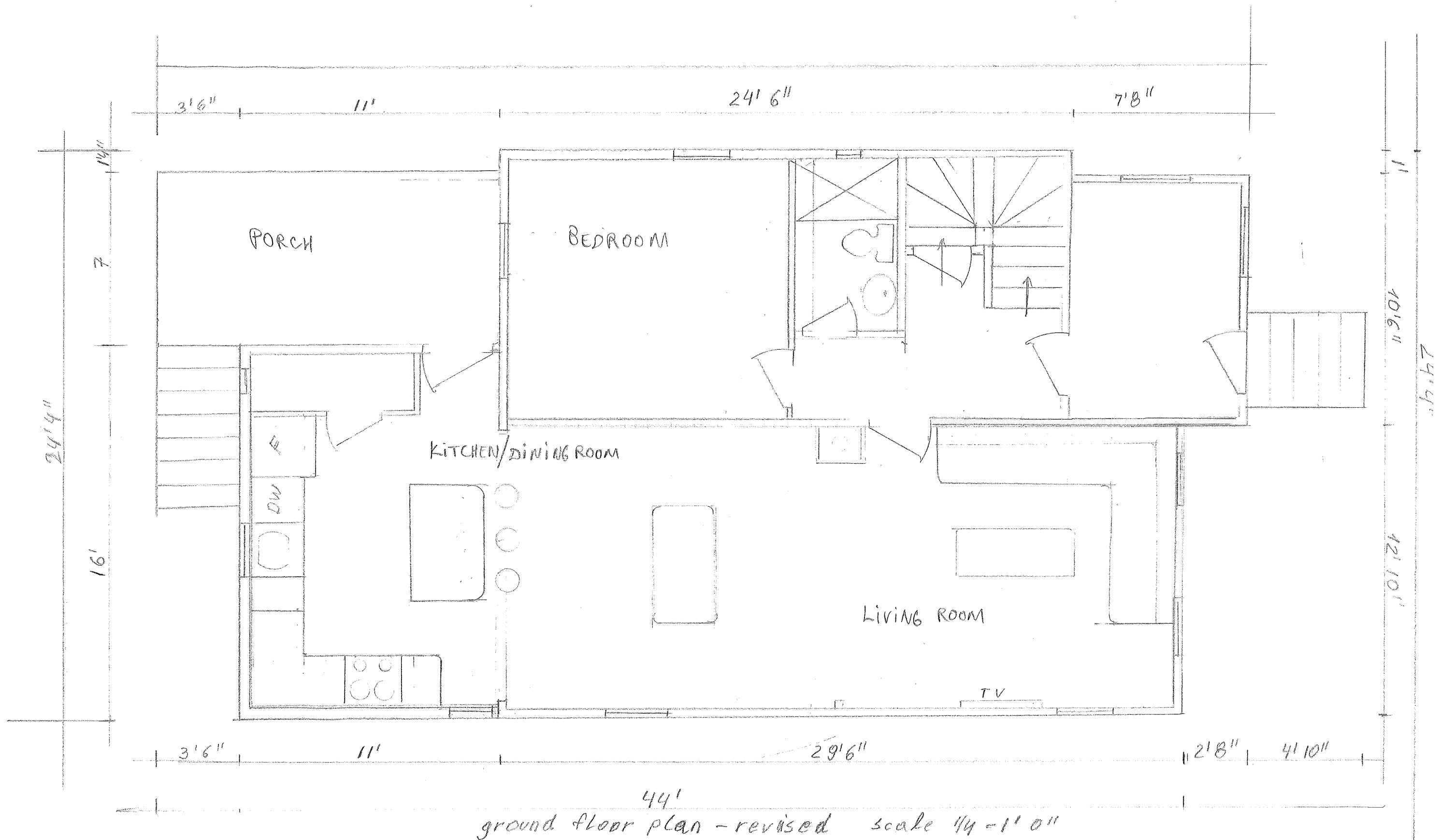
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ground floor plan - existing
scale 1/4" = 1'-0"

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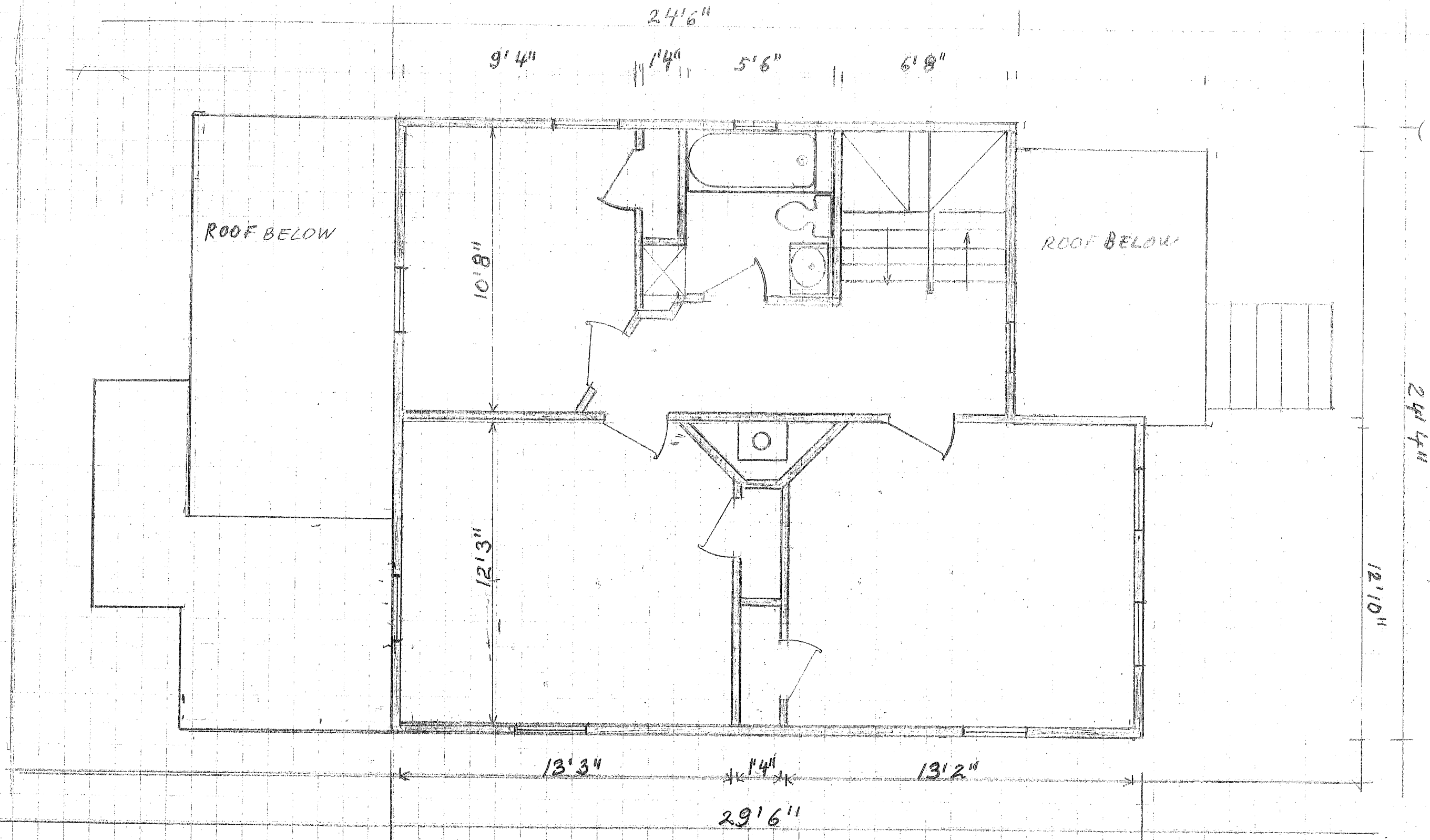
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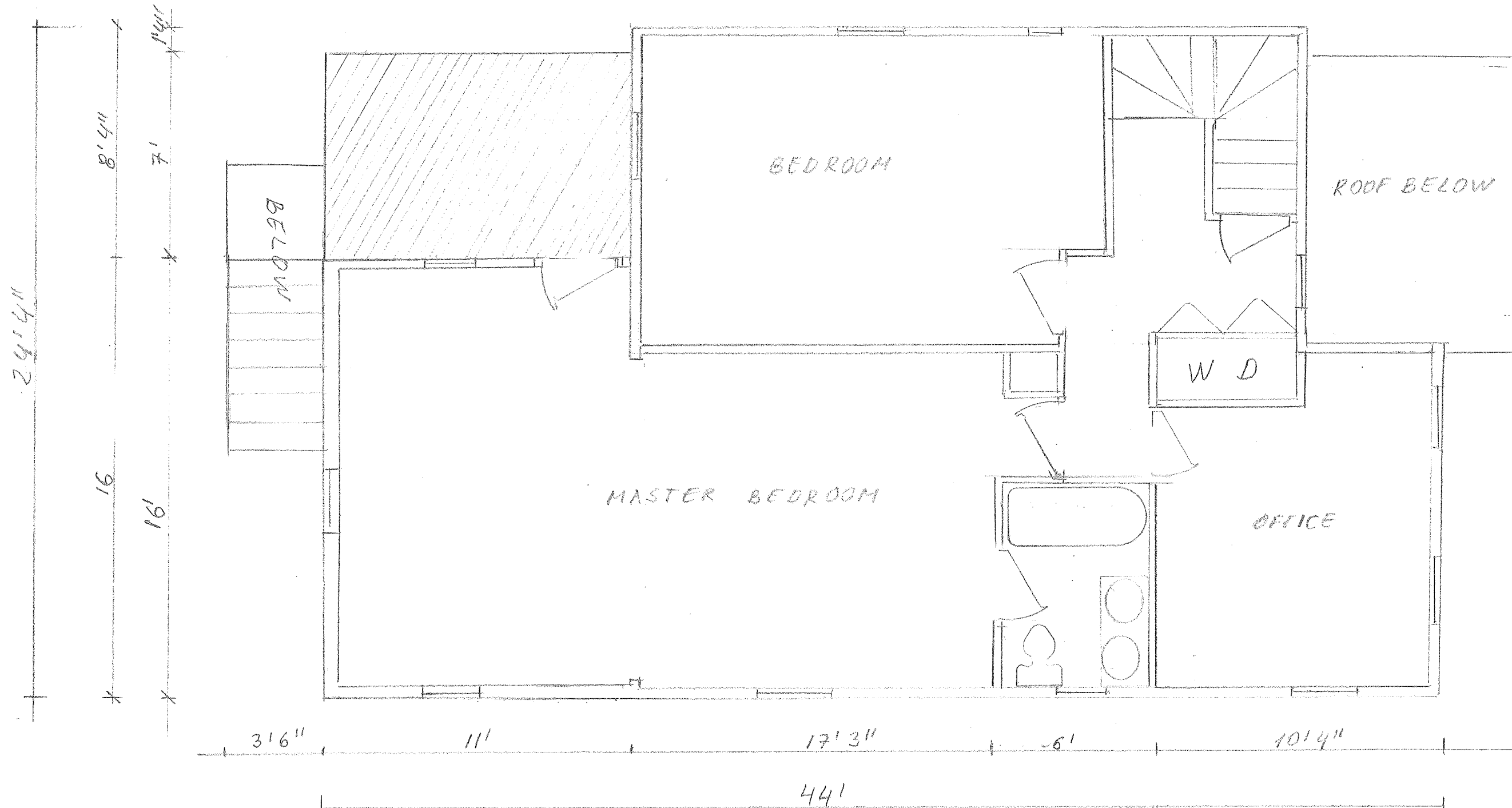
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second floor plan - existing
scale: 1/4" = 1'-0"

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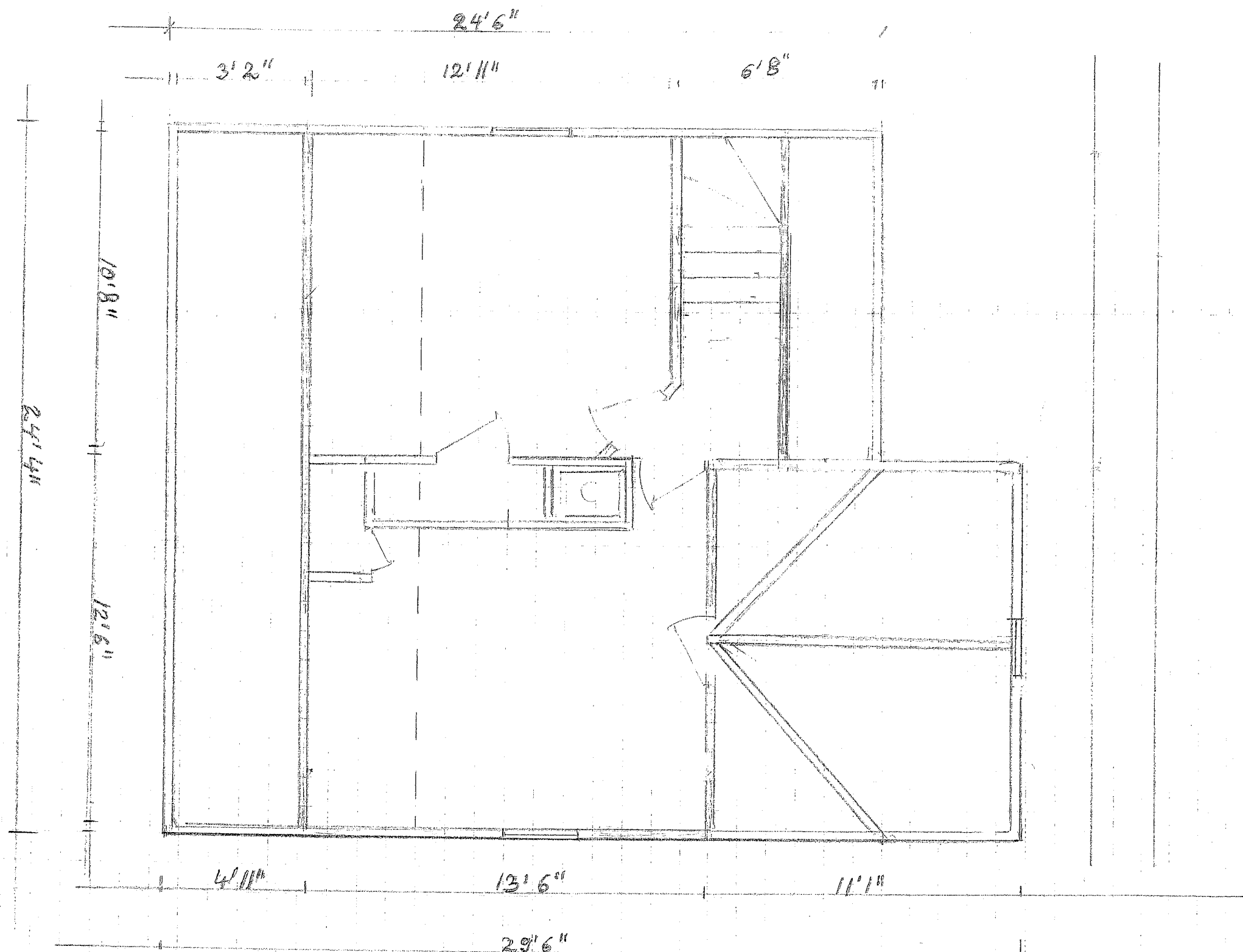
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44'
second floor plan - revised
scale: 1/4" = 1'0"

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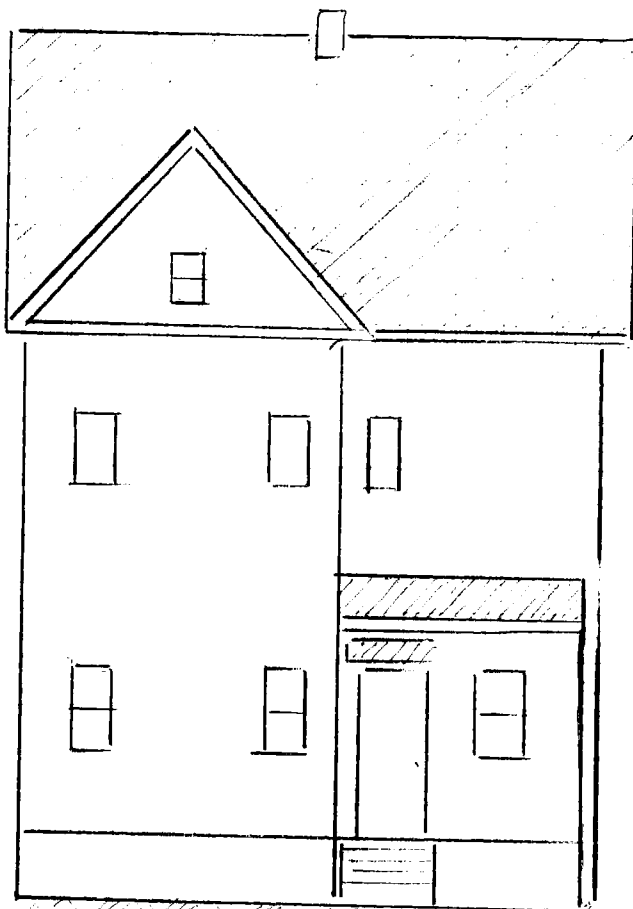
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attic floor plan - existing AND PROPOSED
scale: 1/4" = 1'-0"

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EAST ELEVATION-EXISTING
AND PROPOSED

37'

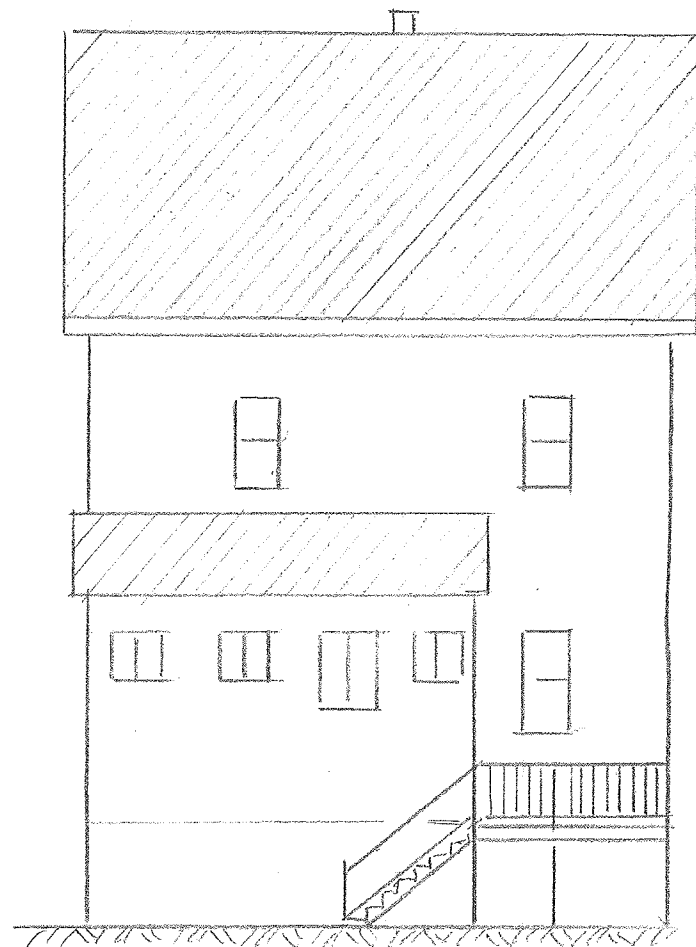
22'

13'10"

4'

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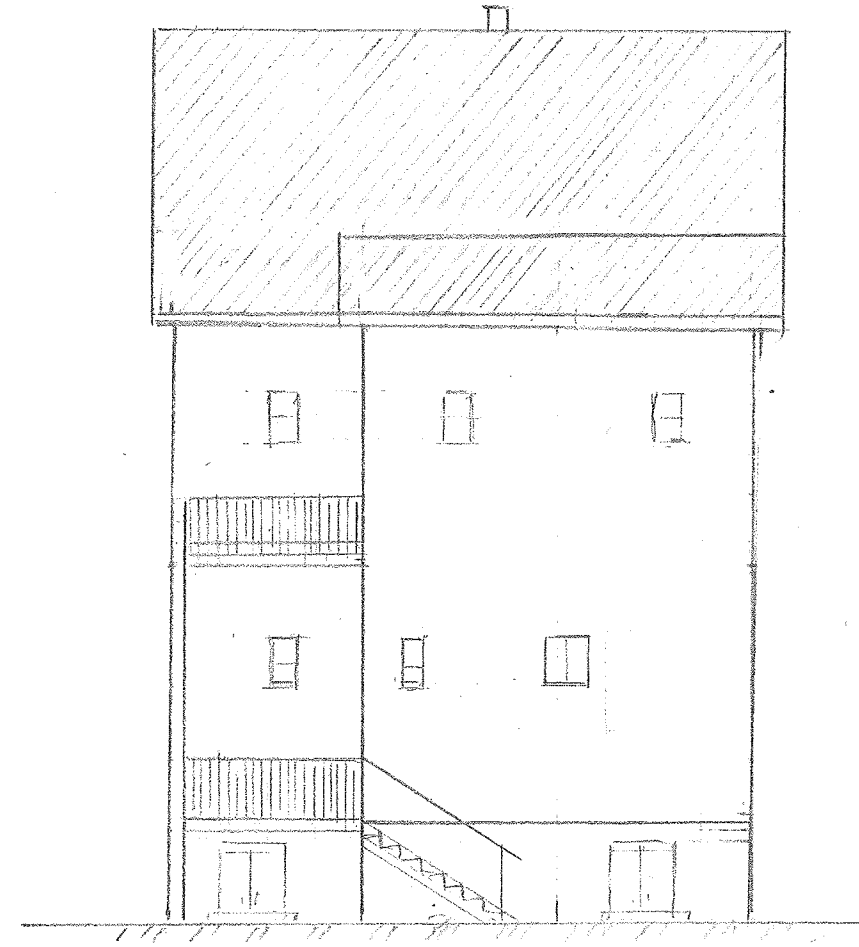
WEST ELEVATION - EXISTING

37'

22'

13'10"

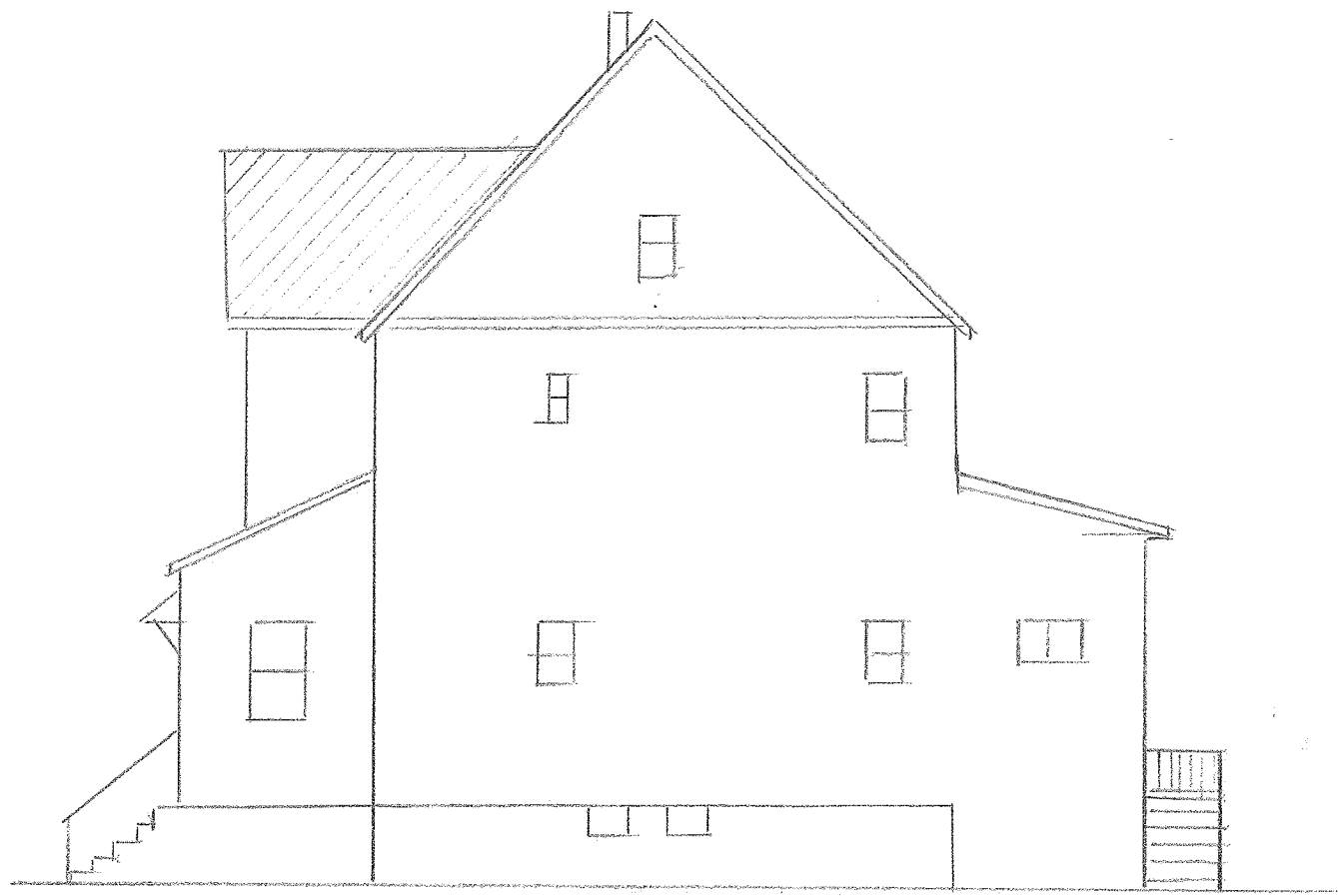
4'



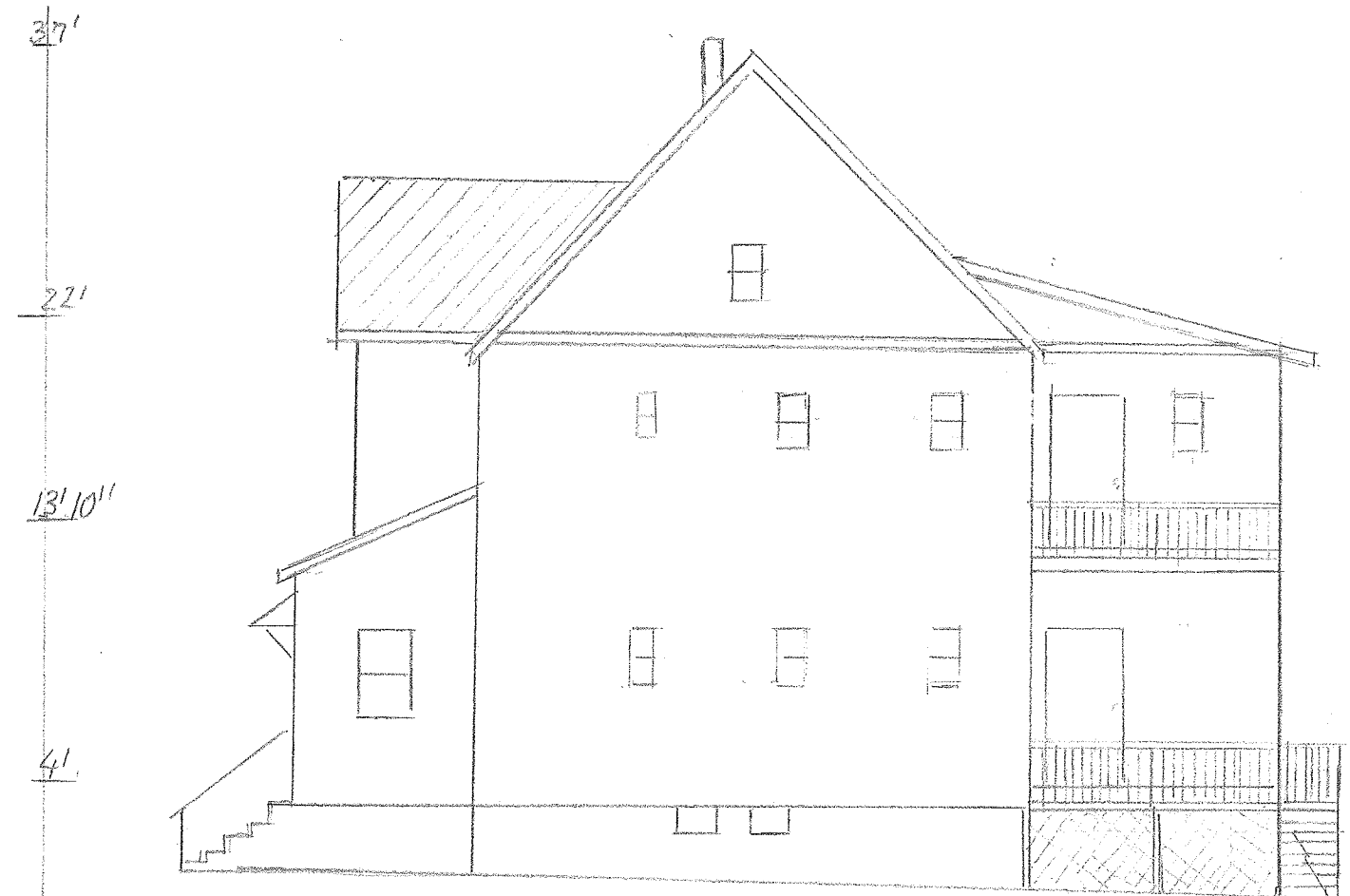
WEST ELEVATION - PROPOSED

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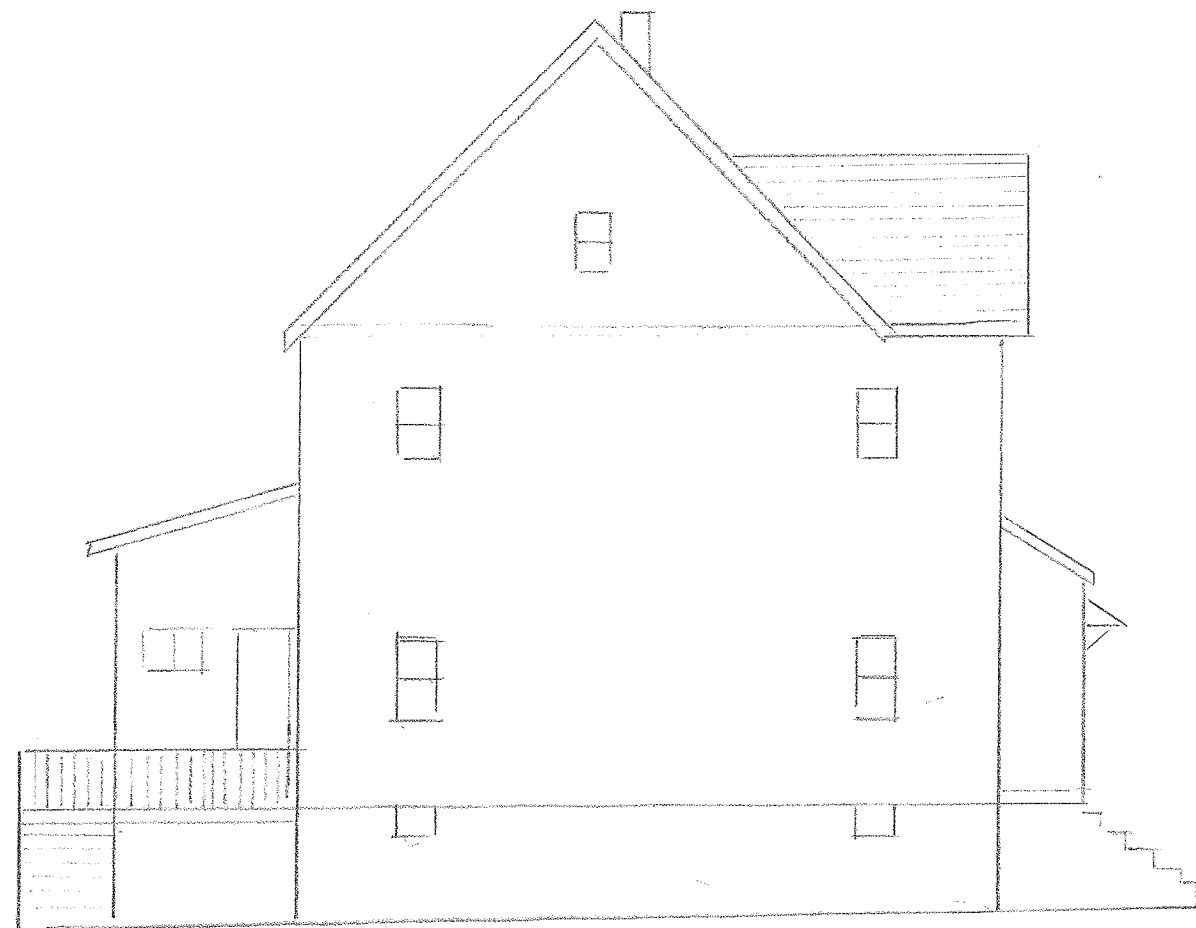
NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

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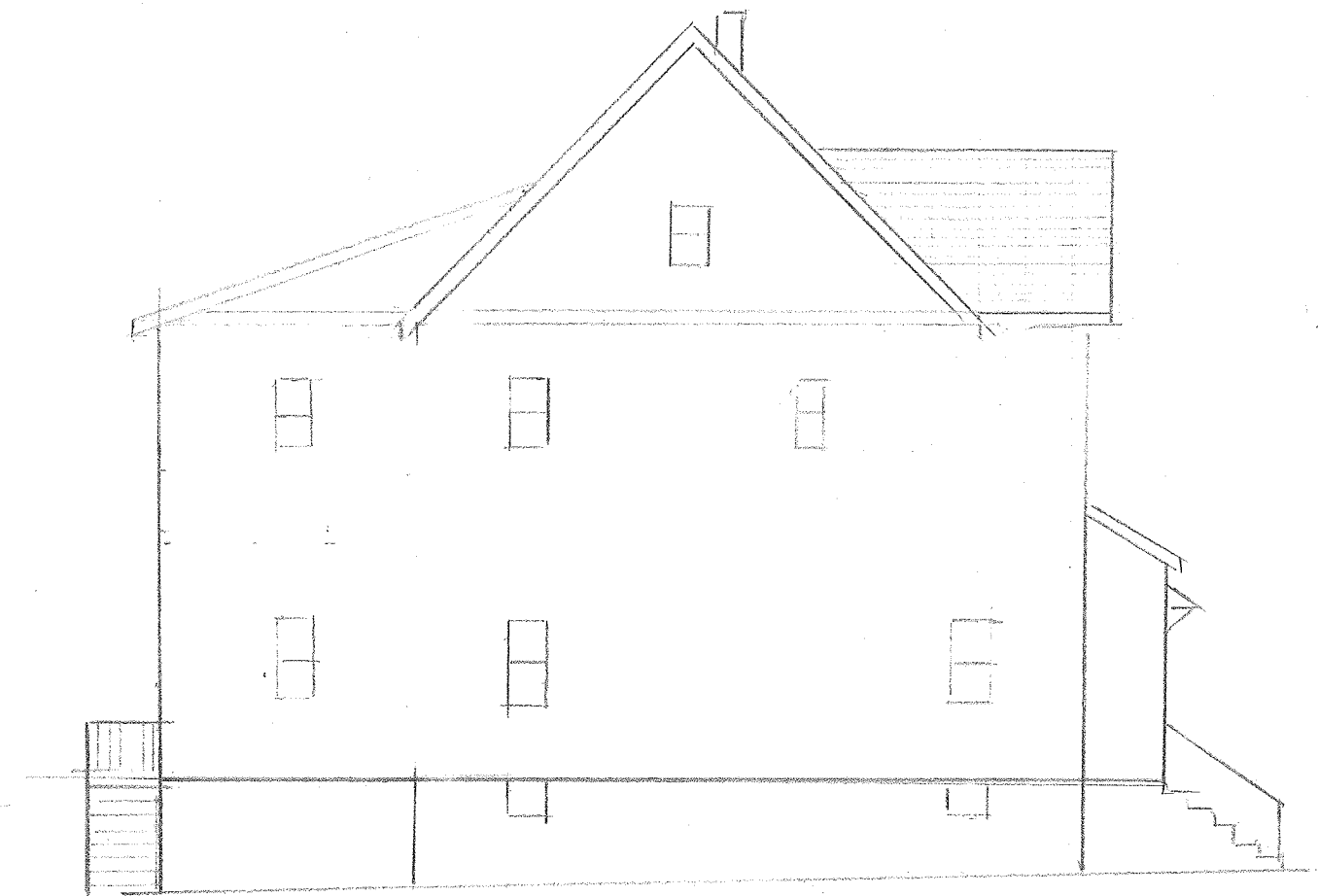
SOUTH ELEVATION-EXISTING

37'

22

13

4'



SOUTH ELEVATION-PROPOSED