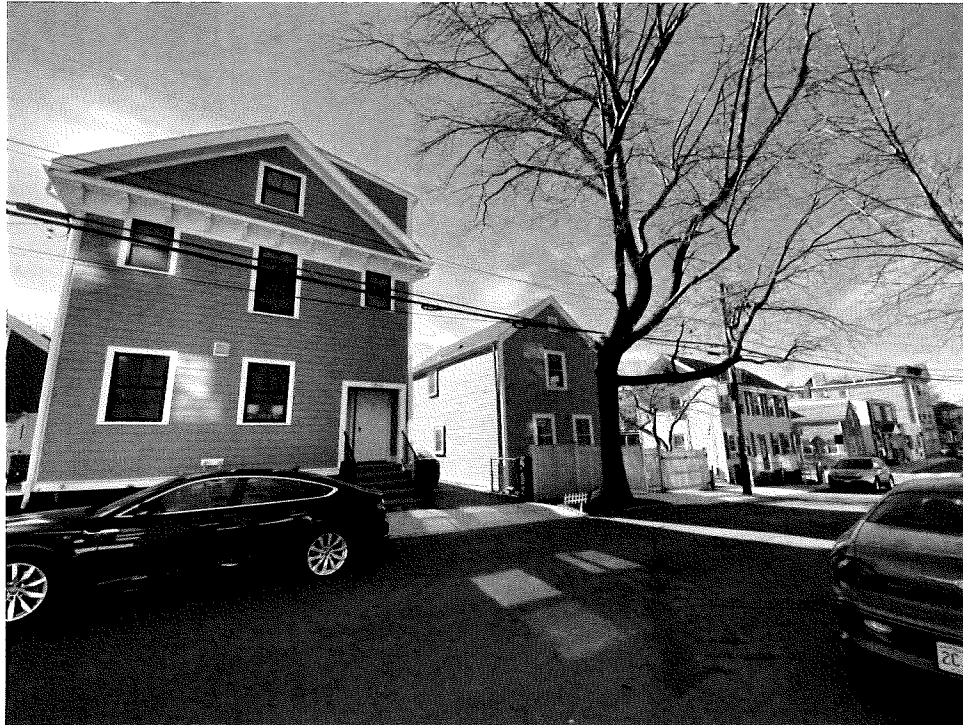


SCOPE OF EXTERIOR WORK:

- 1) RAISE FRONT GABLE, KEEP PITCH THE SAME
- 2) ADD (2) NEW 15'-0" SHED ROOF DORMERS AND SKYLIGHTS
- 3) REAR ROOF TO REMAIN
- 4) ADD NEW RIGHT SIDE ENTRY PORCH
- 5) ADD NEW REAR, RIGHT SIDE 1-STORY BUMP OUT ADDITION
- 6) IMPROVED STREET FACING WINDOW PATTERN

EXTERIOR PRODUCT SPECS:

- 1) ENTIRE HOUSE AND NEW WORK TO KEEP CLAPBOARD WOOD SIDING, TO BE PATCH ED AND REPLACED AS REQUIRED.
- 2) ALL NEW AND EXISTING WINDOWS TO BE MARVIN ALUMINUM CLAD, BLACK, 6 OVER 6 DIVIDED LIGHTS, 3D SIMULATED MUNTINS.
- 3) ALL EXTERIOR DECKING TO BE EITHER ARCHITECTURAL GRADE COMPOSITE DECKS OR STAINED MAGHOHANY.
- 4) ALL RAILINGS TO BE PAINTED OR STAINED WOOD.
- 5) ALL TRIMS AND FASCIAS TO BE PVC, PAINTED



STREET VIEW LEFT



STREET VIEW FRONT



STREET VIEW RIGHT

PROJECT:

INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

EXISTING PHOTOS

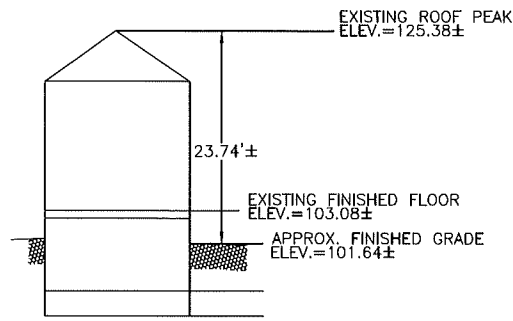
Job No.: A160.00
Date: 20 January 2021

Drawing No. :

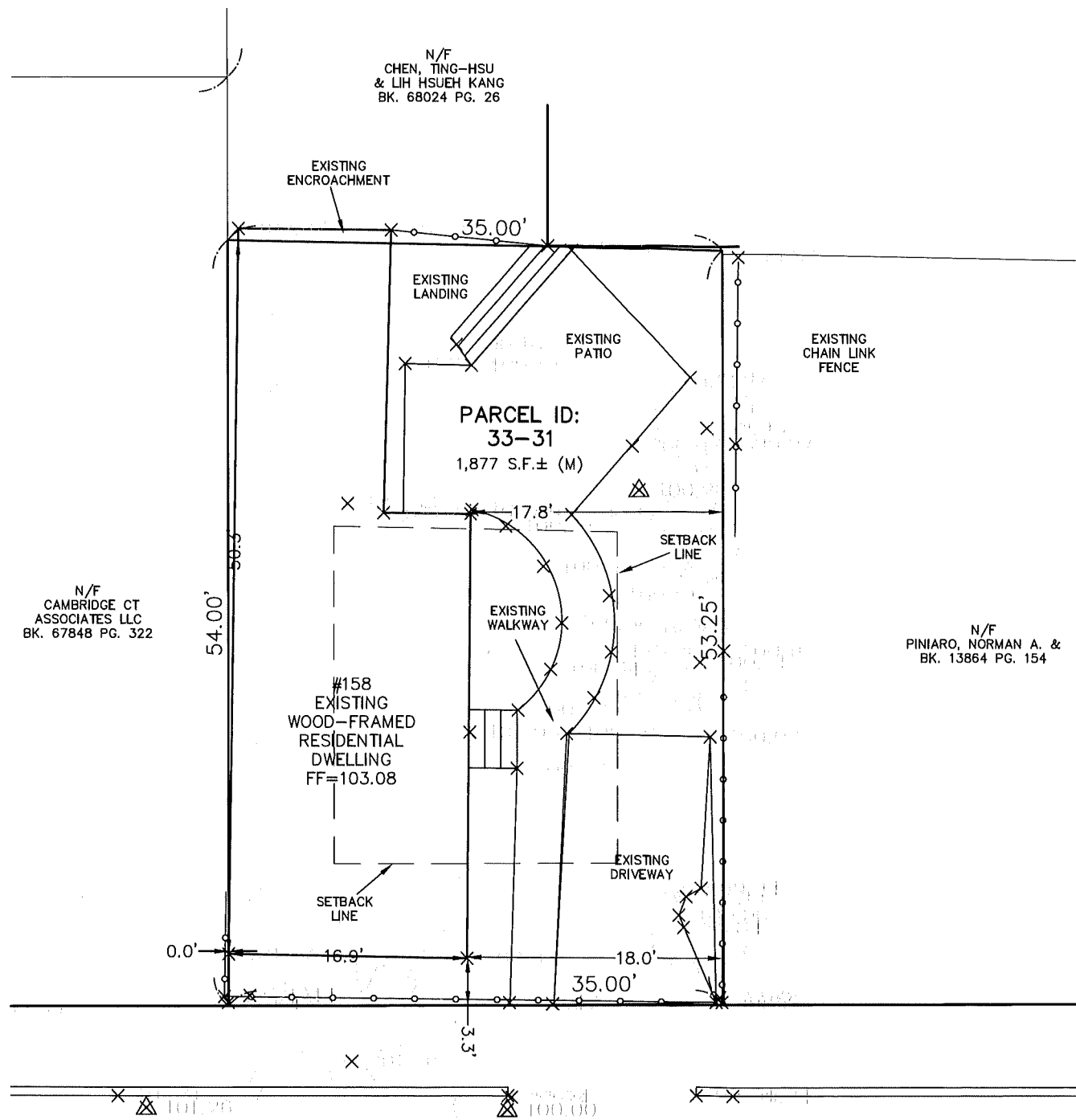
0.1

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EXISTING PROFILE
NOT TO SCALE



THORNDIKE STREET
(PUBLIC WAY)

ZONING LEGEND		
ZONING DISTRICT: RESIDENCE C-1		
	REQUIRED	EXISTING
MAX. F.A.R.	0.75	-
MIN. AREA	5,000 S.F.	1,877± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-
MIN. LOT WIDTH	50'	35'
MIN. YARD FRONT	H+L/4 (a) - 10'	3.3'
SIDE	(H+L/5) (n) - 7.5'	0'
REAR	H+L/4 (c) - 20'	0'
MAX. BLDG. HEIGHT	35	23.74'
MIN. OPEN SPACE	30%	44.7'

Footnotes:

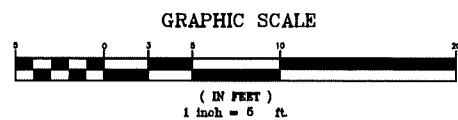
(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet;

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line;

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/18/2021.
2. DEED REFERENCE: BOOK 61262, PAGE 309
PLAN REFERENCE 1: PLAN 259 OF 2013
PLAN REFERENCE 2: PLAN 315 OF 2020
PLAN REFERENCE 3: PLAN 1181 OF 1948
PLAN REFERENCE 4: PLAN 1404 OF 1983
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250286, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



SCALE 1"=10'			
DATE 1/21/2021	REV	DATE	REVISION
SHEET 1	158 THORNDIKE STREET CAMBRIDGE MASSACHUSETTS		BY
PLAN NO. 1 OF 1	PLOT PLAN OF LAND		
CLIENT:			
DRAWN BY DK			
CHKD BY P.J.N			
APPD BY P.J.N			
			SHEET NO. 1
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		

EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

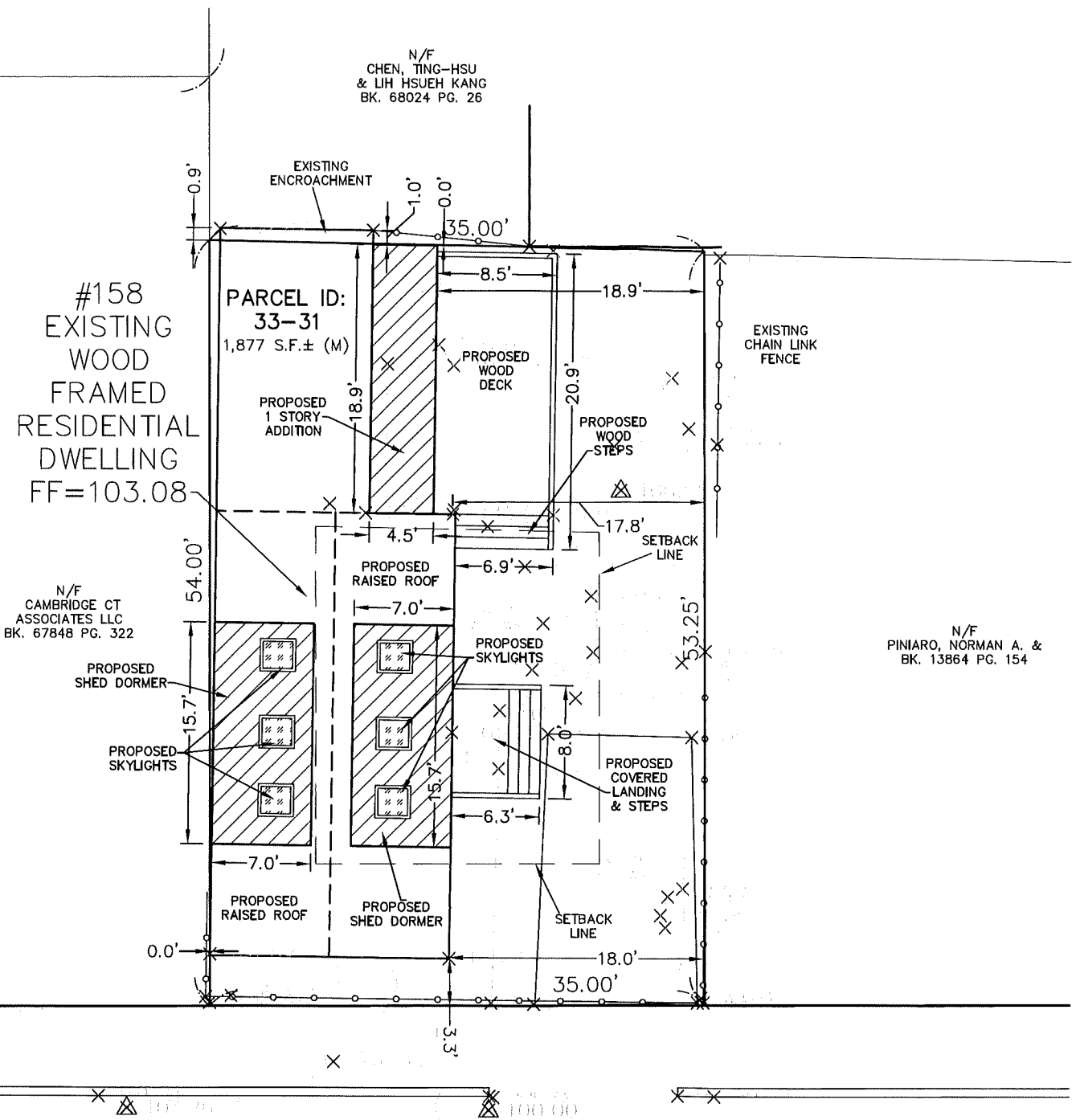
ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.75	—	—
MIN. AREA	5,000 S.F.	1,877± S.F.	1,877± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	—	—
MIN. LOT WIDTH	50'	35'	35'
MIN. YARD FRONT	H+L/4 (a) - 10'	3.3'	3.3'
SIDE (LEFT)	(H+L/5) (n) - 7.5'	0.0'	0.0'
SIDE (RIGHT)	(H+L/5) (n) - 7.5'	17.8'	18.9'
REAR	H+L/4 (c) - 20'	0.9'	0.0'
MAX. BLDG. HEIGHT	35	23.8'±	28.8'±
MIN. OPEN SPACE	30%	40.1'±	44.7'±

Footnotes:

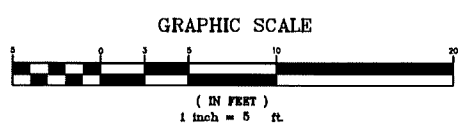
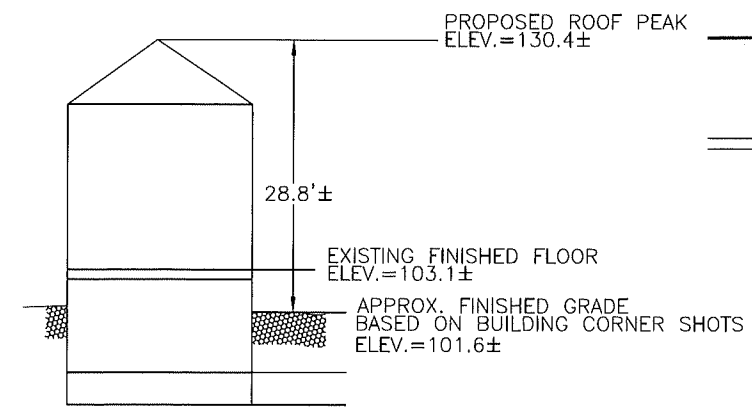
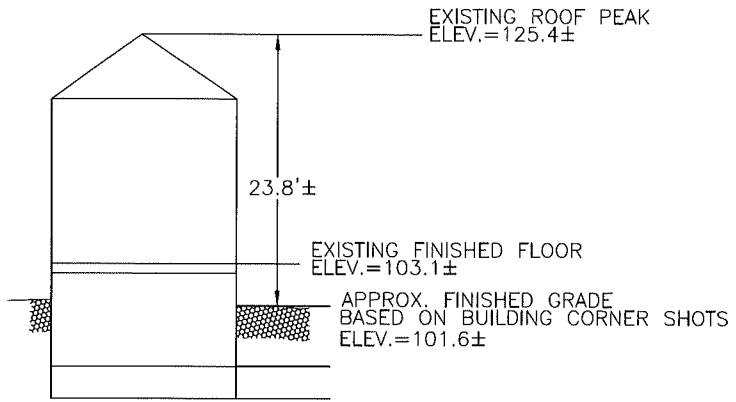
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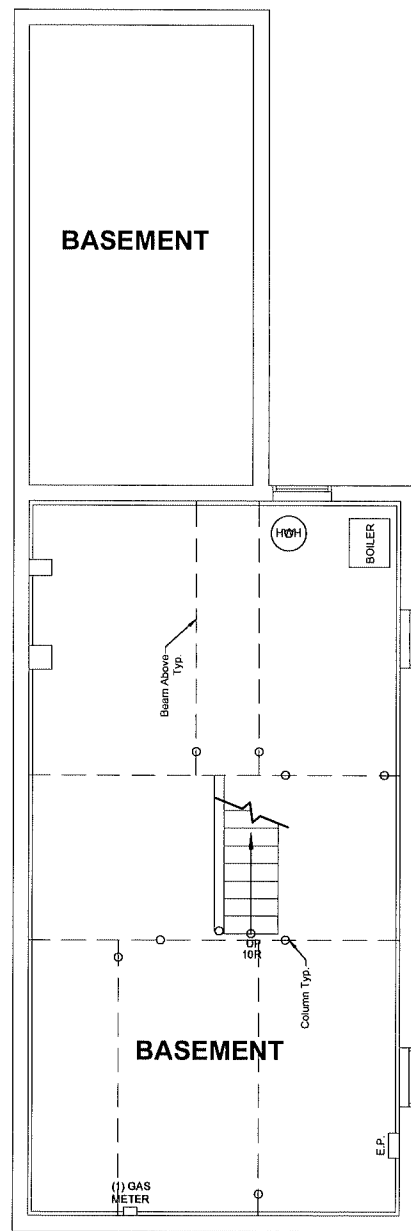


- NOTES:
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 2. DEED REFERENCE: BOOK 61262, PAGE 309
PLAN REFERENCE 1: PLAN 259 OF 2013
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 8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

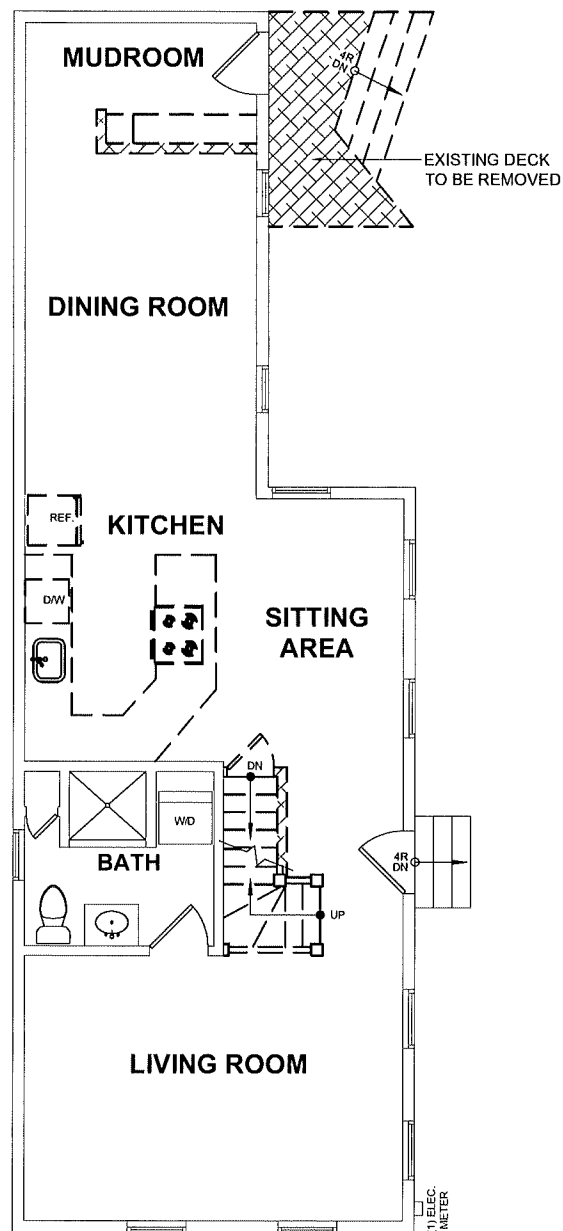


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHOD, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS REG. LESS THIRD PARTY COST.
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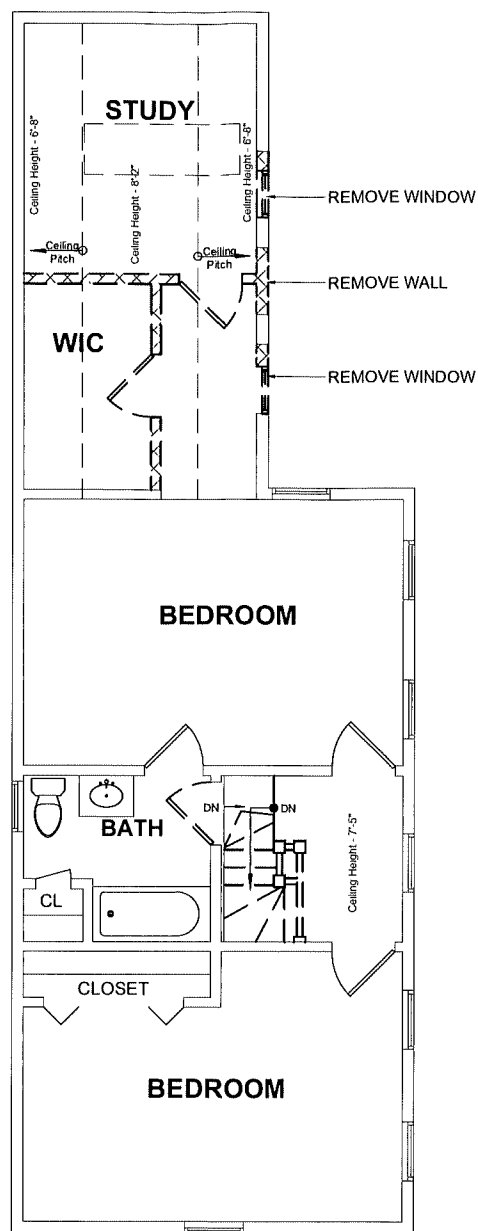
SCALE	1"=5'
DATE	01/27/2021
REV	DATE
REVISION	BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	158 THORNDIKE STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
PLOT PLAN OF LAND	
SHEET NO. 1	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	



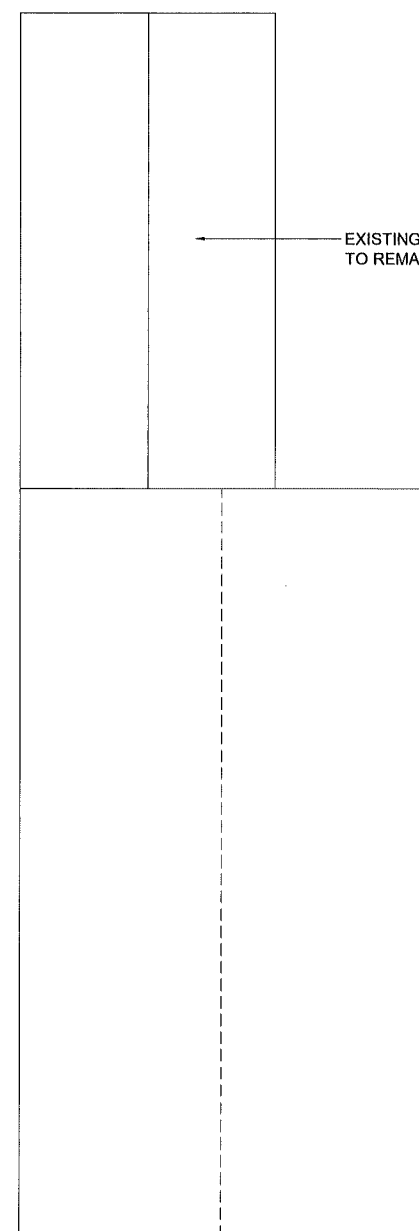
BASEMENT PLAN
Ceiling Height = 6'-0"



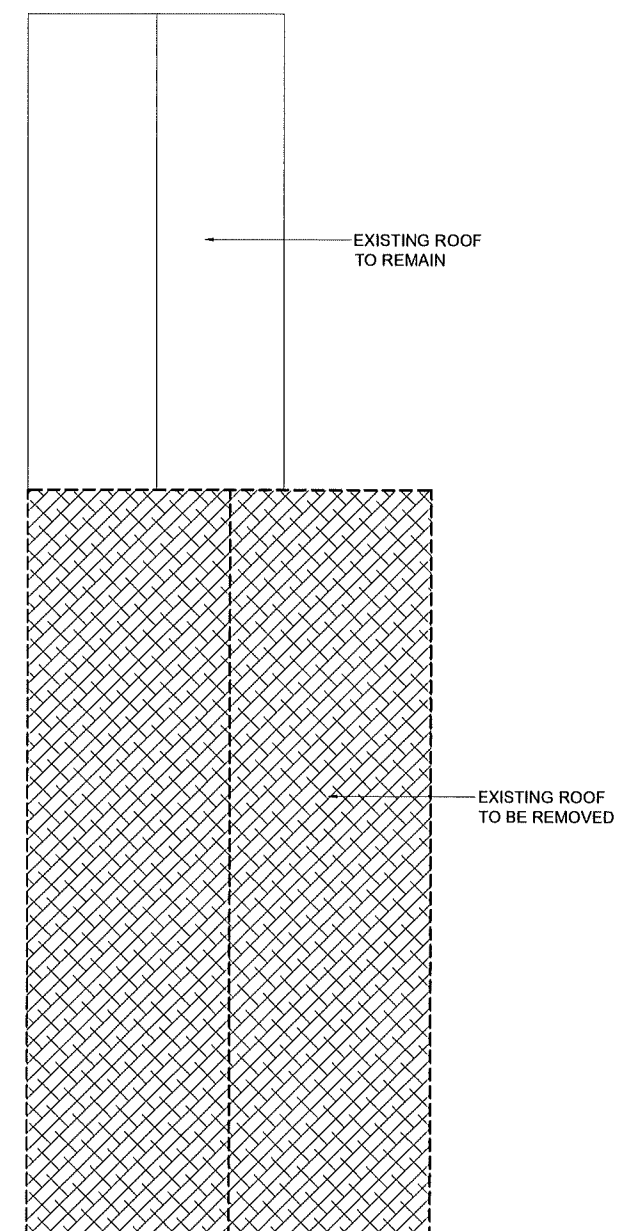
FIRST FLOOR PLAN
Ceiling Height = 7'-5"



SECOND FLOOR PLAN
Ceiling Height = 7'-5"



ATTIC FLOOR PLAN
Ceiling Height = 5'-5"



ROOF PLAN

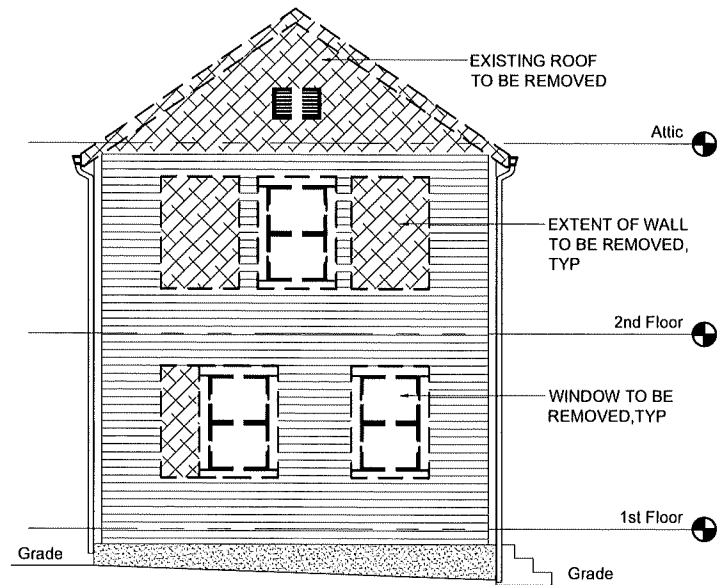
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

EXISTING PLANS

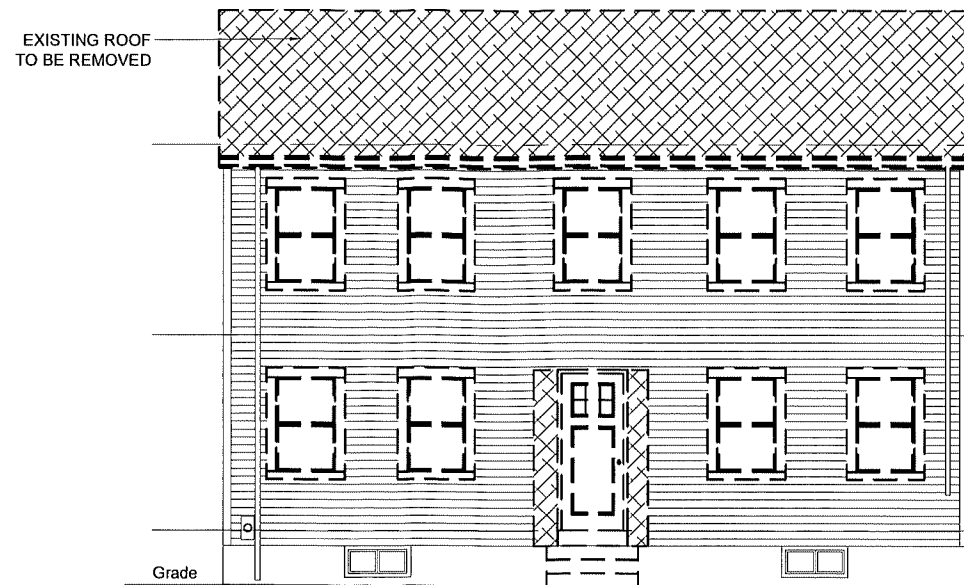
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Job No.: A160.00
Date: 20 January 2021

Drawing No. :
D1.1

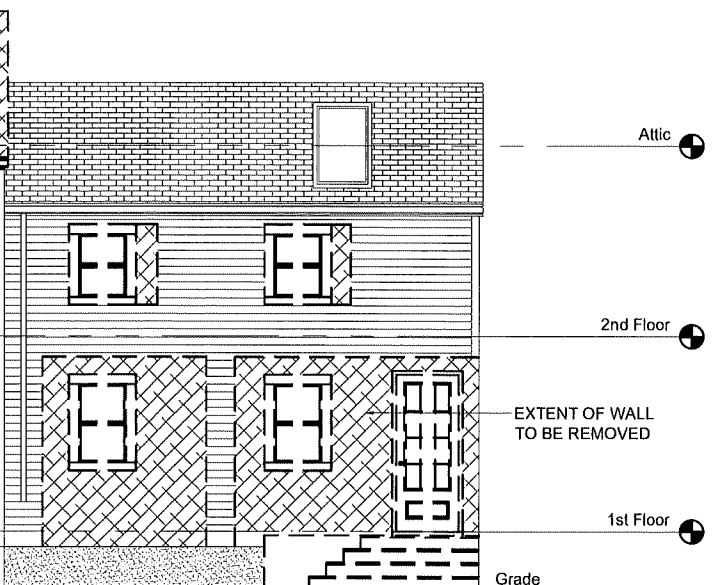
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FRONT ELEVATION

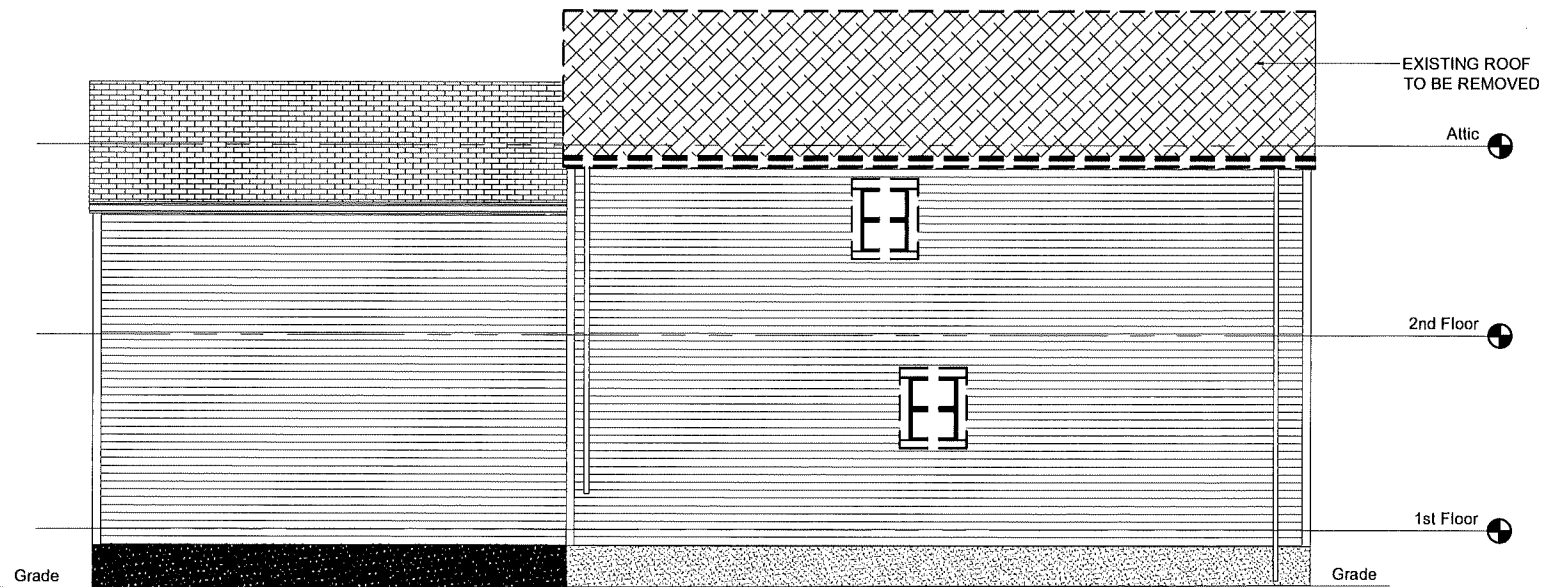


RIGHT ELEVATION

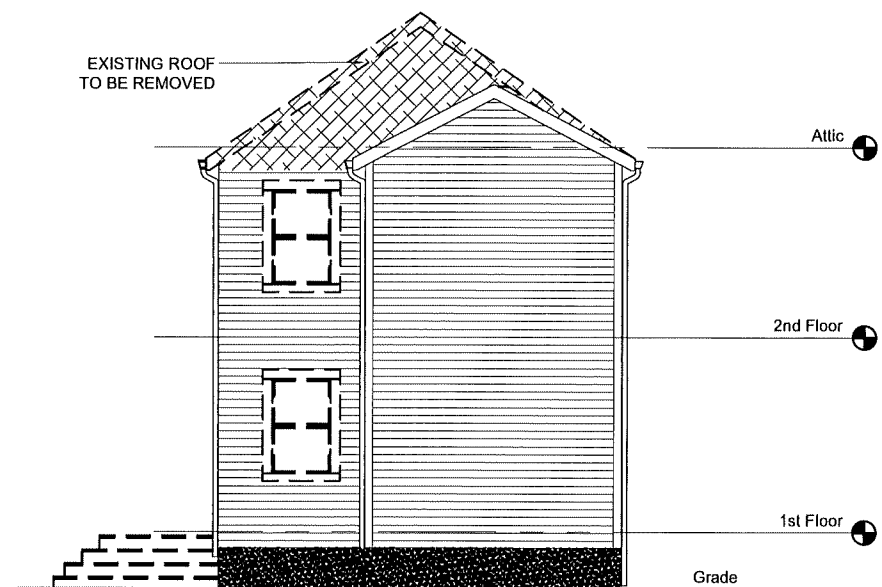


REAR ELEVATION

KEY
 AREA TO BE REMOVED



LEFT ELEVATION



PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

EXISTING ELEVATIONS

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

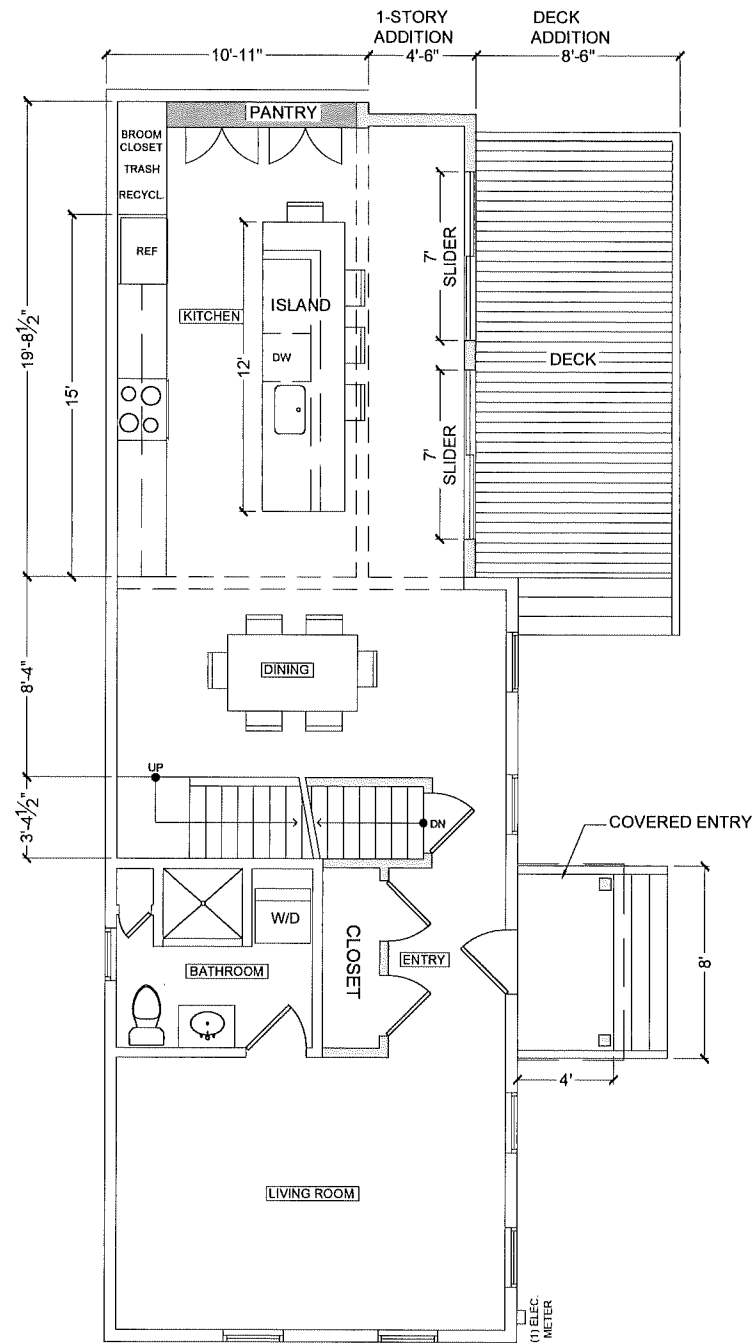
Job No.: A160.00

Date: 20 January 2021

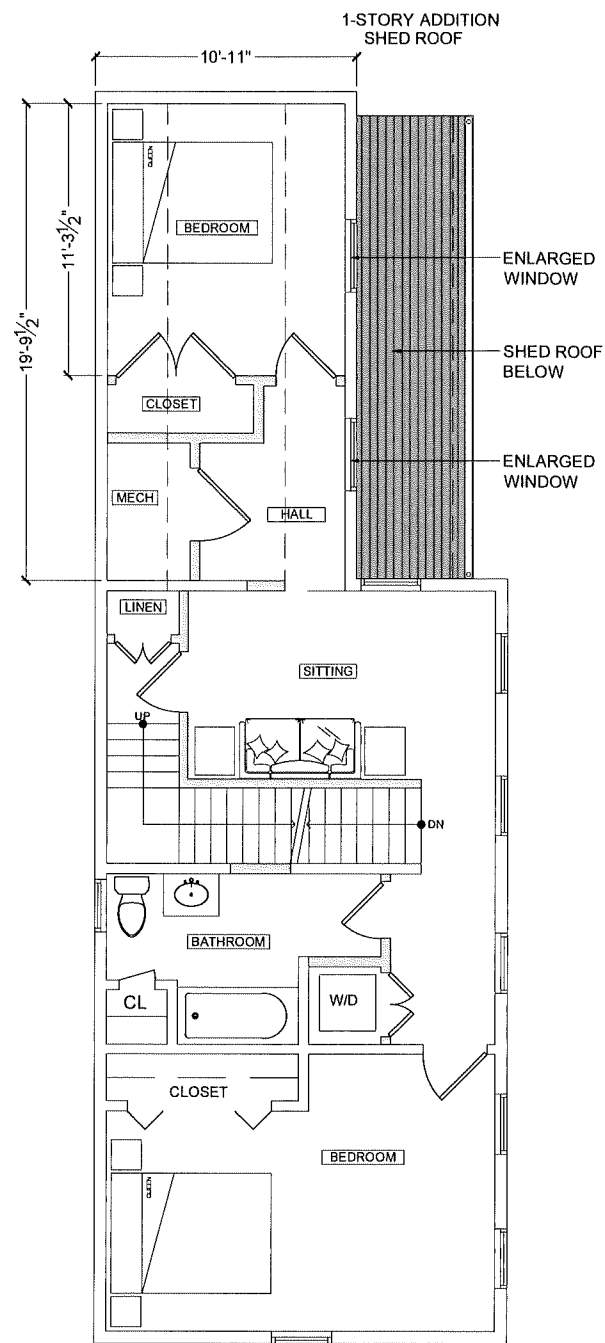
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D2.1

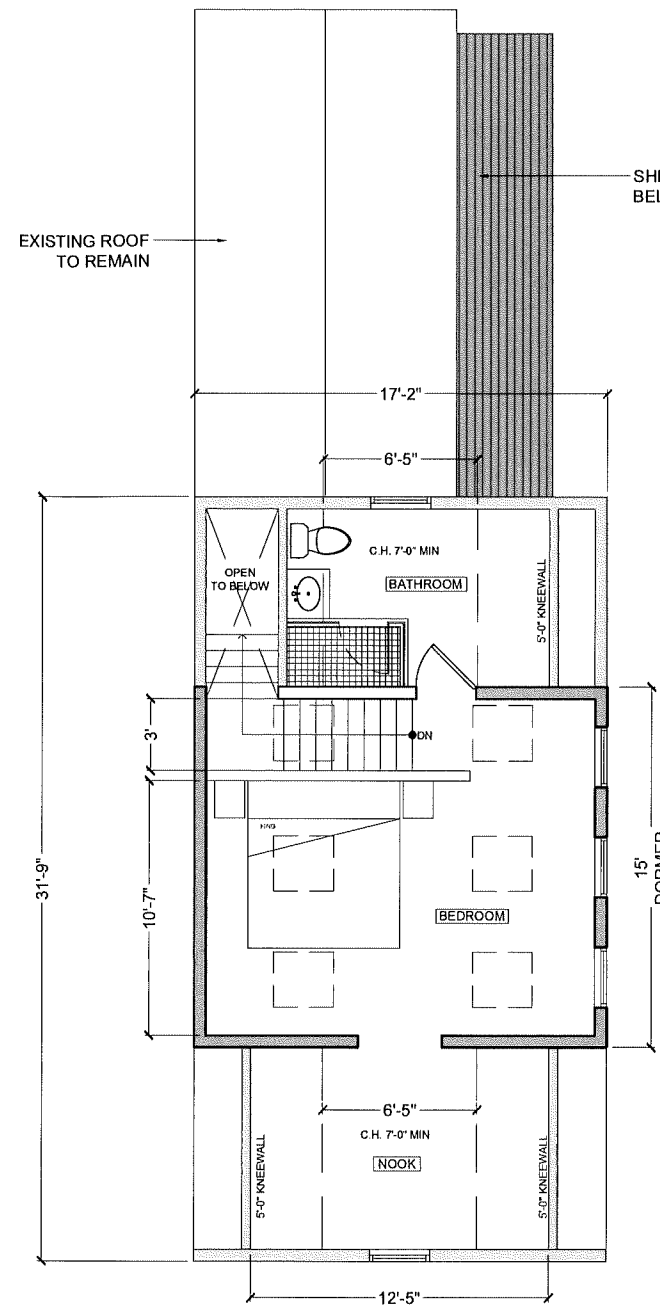
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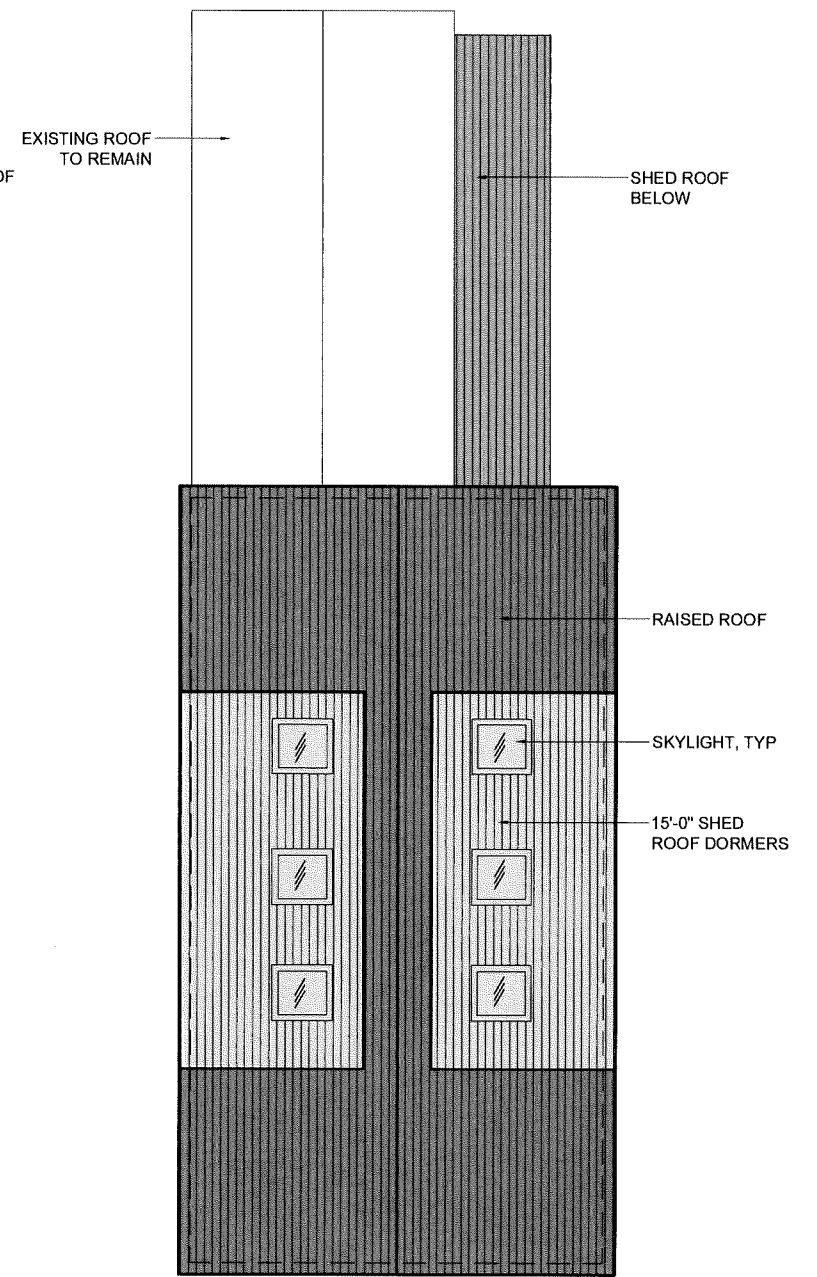
FIRST FLOOR PLAN
Ceiling Height = 7'-5"



SECOND FLOOR PLAN
Ceiling Height = 7'-5"



ATTIC
Ceiling Height = 7'-4"



ROOF PLAN

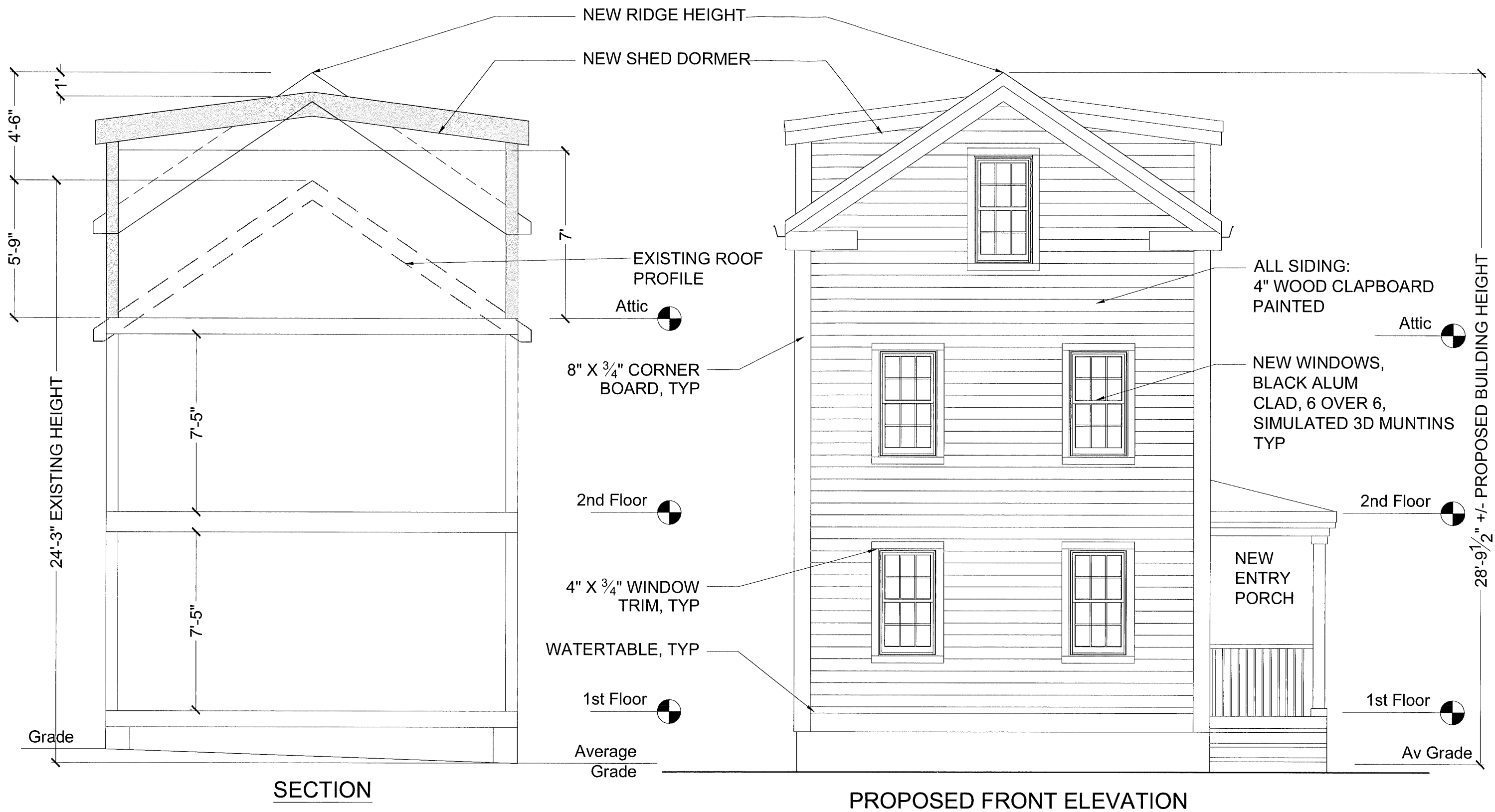
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

PROPOSED PLANS

Scale: 1/8" = 1'-0"
Job No.: A160.00
Date: 20 January 2021

Drawing No. :
A1.1

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SECTION

PROPOSED FRONT ELEVATION

PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

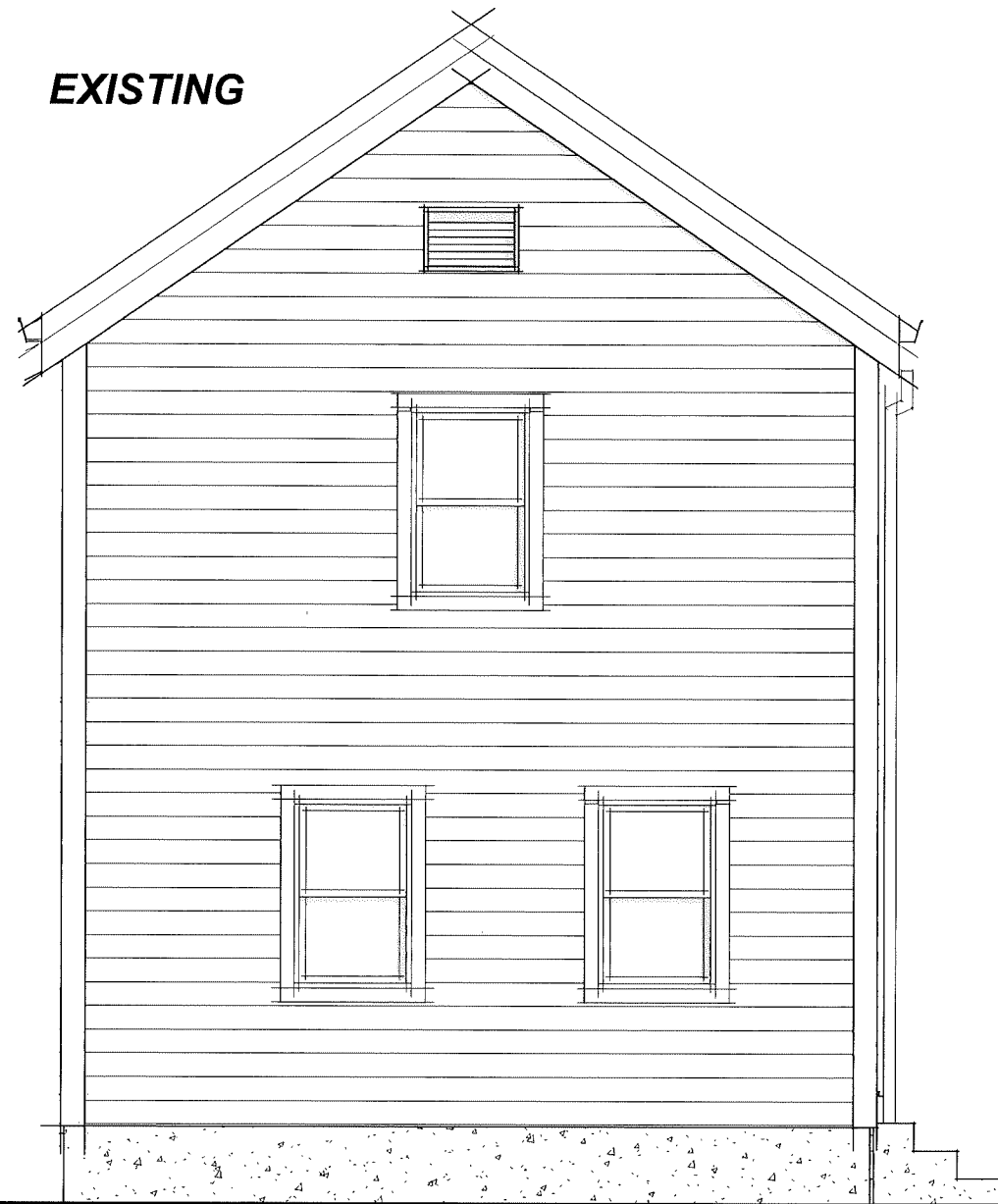
PROPOSED SECTION
 AND TYPICAL ELEVATION DETAILS

Scale: 1/8" = 1'-0"
 Job No.: A160.00
 Date: 20 January 2021

Drawing No. :
A2.1

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 ajglassman@hotmail.com
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EXISTING

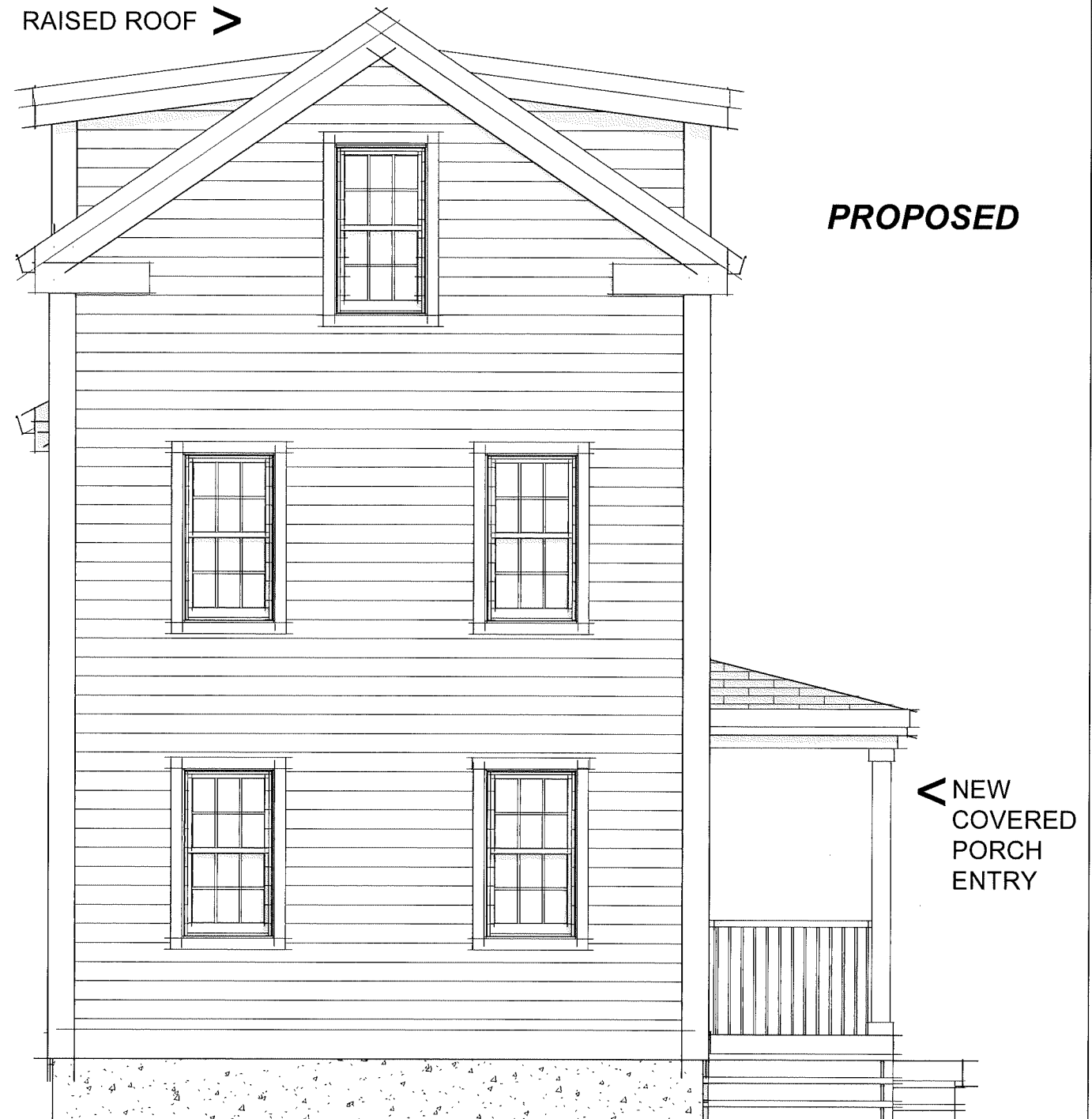


NEW DORMERS >

NEW FRONT WINDOW PATTERN >

RAISED ROOF >

PROPOSED



< NEW COVERED PORCH ENTRY

1 ELEVATION - EXISTING FRONT
1/4" = 1'-0"

2 ELEVATION - PROPOSED FRONT
1/4" = 1'-0"

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DATE

28
JANUARY
2021

PROJECT

158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE

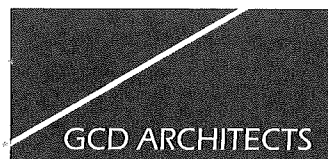
**ELEVATIONS - EXG
& PROPOSED
FRONT**

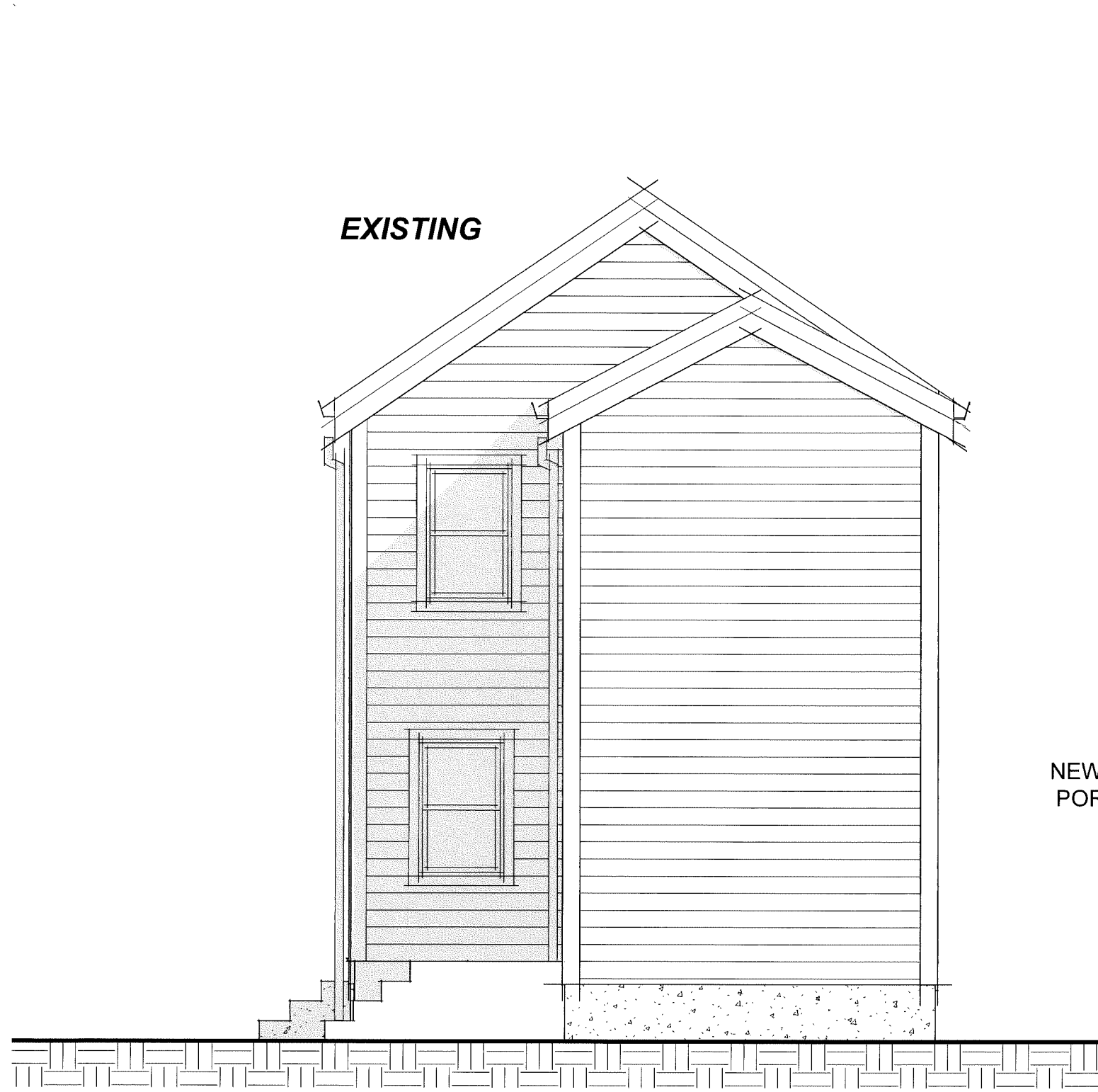
SCALE

AS NOTED

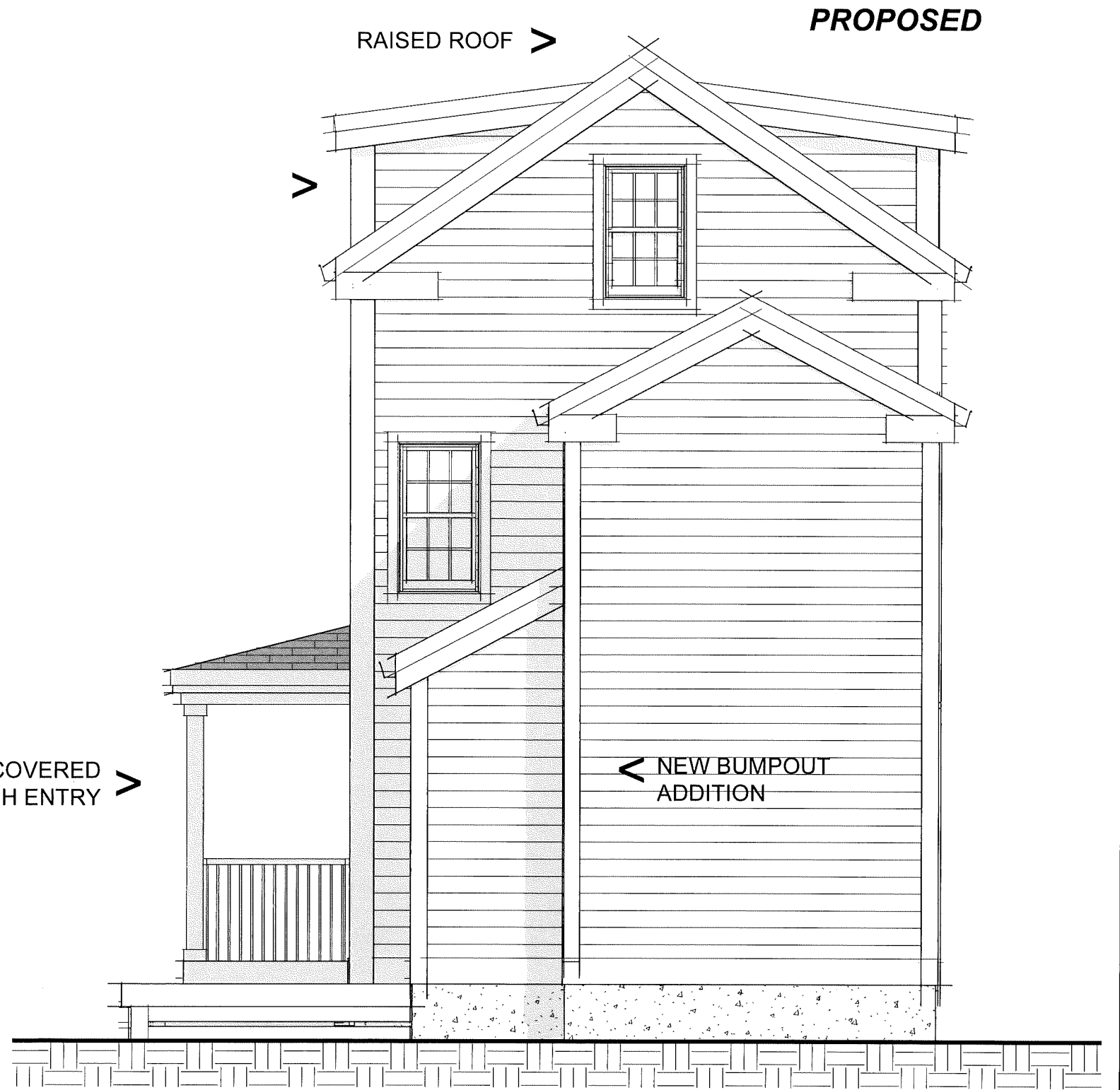
DRAWING

A3.1





1 ELEVATION - EXISTING BACK
1/4" = 1'-0"



2 ELEVATION - PROPOSED BACK
1/4" = 1'-0"



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DATE
28
JANUARY
2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**ELEVATIONS - EXG
& PROPOSED BACK**

SCALE
AS NOTED

DRAWING
A3.2

EXISTING



1 ELEVATION - EXISTING RIGHTSIDE
1/4" = 1'-0"

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DATE
28
JANUARY
2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**ELEVATION -
EXISTING
RIGHTSIDE**

SCALE
AS NOTED

DRAWING
A3.3a



PROPOSED

◀ RAISED ROOF AND
NEW DORMERS

NOTE: ALL EXISTING WINDOWS TO BE REPLACED
WITH NEW CONSTRUCTION WINDOWS, BLACK
ALUM CLAD, 6 OVER 6, TYPICAL

NOTE: EXISTING WOOD SIDING TO REMAIN,
REPAIR AND PATCH AS REQUIRED, PRIME AND
PAINT

◀ RECONFIGURED
WINDOWS

◀ NEW BUMPOUT
ADDITION

NEW COVERED
PORCH ENTRY ▶



1

ELEVATION - PROPOSED RIGHTSIDE

1/4" = 1'-0"

ARCHITECT

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DATE

28
JANUARY
2021

PROJECT

158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE

**ELEVATION -
PROPOSED
RIGHTSIDE**

SCALE

AS NOTED

DRAWING

A3.3b



EXISTING



1 ELEVATION - EXISTING LEFTSIDE
1/4" = 1'-0"

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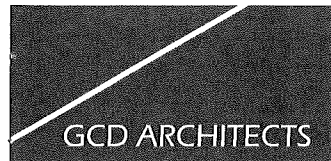
DATE
28
JANUARY
2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

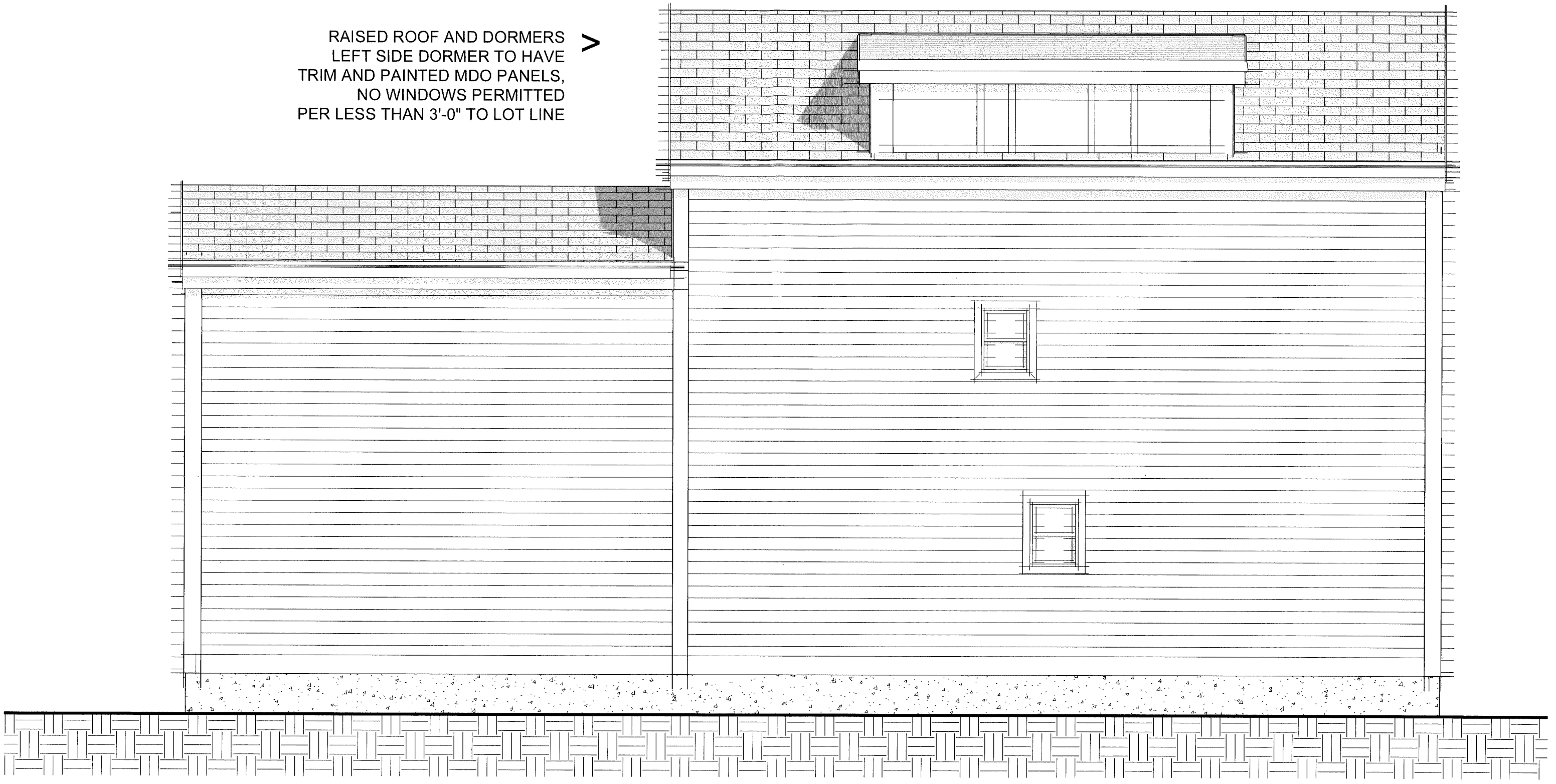
TITLE
**ELEVATION -
EXISTING LEFTSIDE**

SCALE
AS NOTED

DRAWING
A3.4a



RAISED ROOF AND DORMERS
 LEFT SIDE DORMER TO HAVE
 TRIM AND PAINTED MDO PANELS,
 NO WINDOWS PERMITTED
 PER LESS THAN 3'-0" TO LOT LINE



1 ELEVATION - PROPOSED LEFTSIDE
 1/4" = 1'-0"



ARCHITECT
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DATE
 28
 JANUARY
 2021

PROJECT
158 THORNDIKE STREET
 PROPOSED RENOVATION & ADDITION

TITLE
**ELEVATION -
 PROPOSED
 LEFTSIDE**

SCALE
 AS NOTED

DRAWING
A3.4b

EXISTING



1 AERIAL - EXG FRONT & RIGHTSIDE

ARCHITECT

GCD ARCHITECTS

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DATE

28
JANUARY
2021

PROJECT

158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE

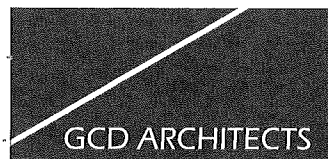
**AERIAL - EXISTING
FRONT &
RIGHTSIDE'**

SCALE

AS NOTED

DRAWING

A3.5a



PROPOSED



1 AERIAL - PROPOSED FRONT & RIGHTSIDE

ARCHITECT

GCD ARCHITECTS

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CAMBRIDGE, MA 02138
617-412-8450
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DATE

28
JANUARY
2021

PROJECT

158 THORNDIKE STREET

PROPOSED RENOVATION & ADDITION

TITLE

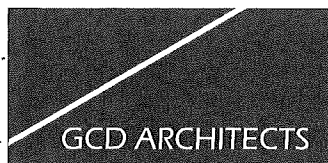
**AERIAL -
PROPOSED FRONT
& RIGHTSIDE**

SCALE

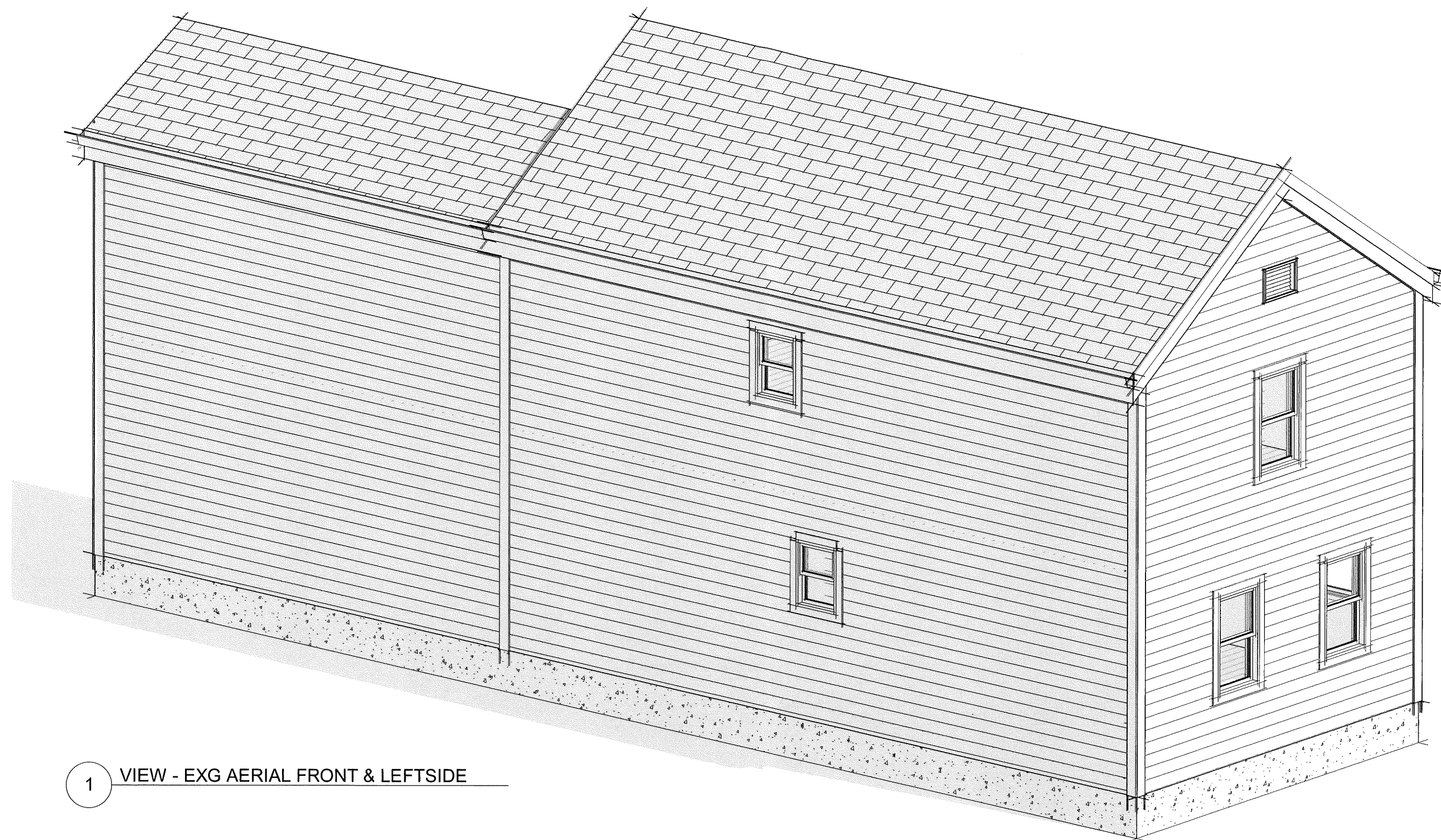
AS NOTED

DRAWING

A3.5b



EXISTING



1 VIEW - EXG AERIAL FRONT & LEFTSIDE

ARCHITECT

GCD ARCHITECTS

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DATE

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PROJECT

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PROPOSED RENOVATION & ADDITION

TITLE

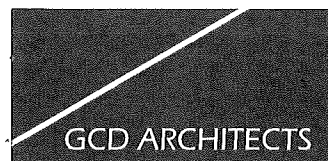
**AERIAL - EXG
FRONT & LEFTSIDE**

SCALE

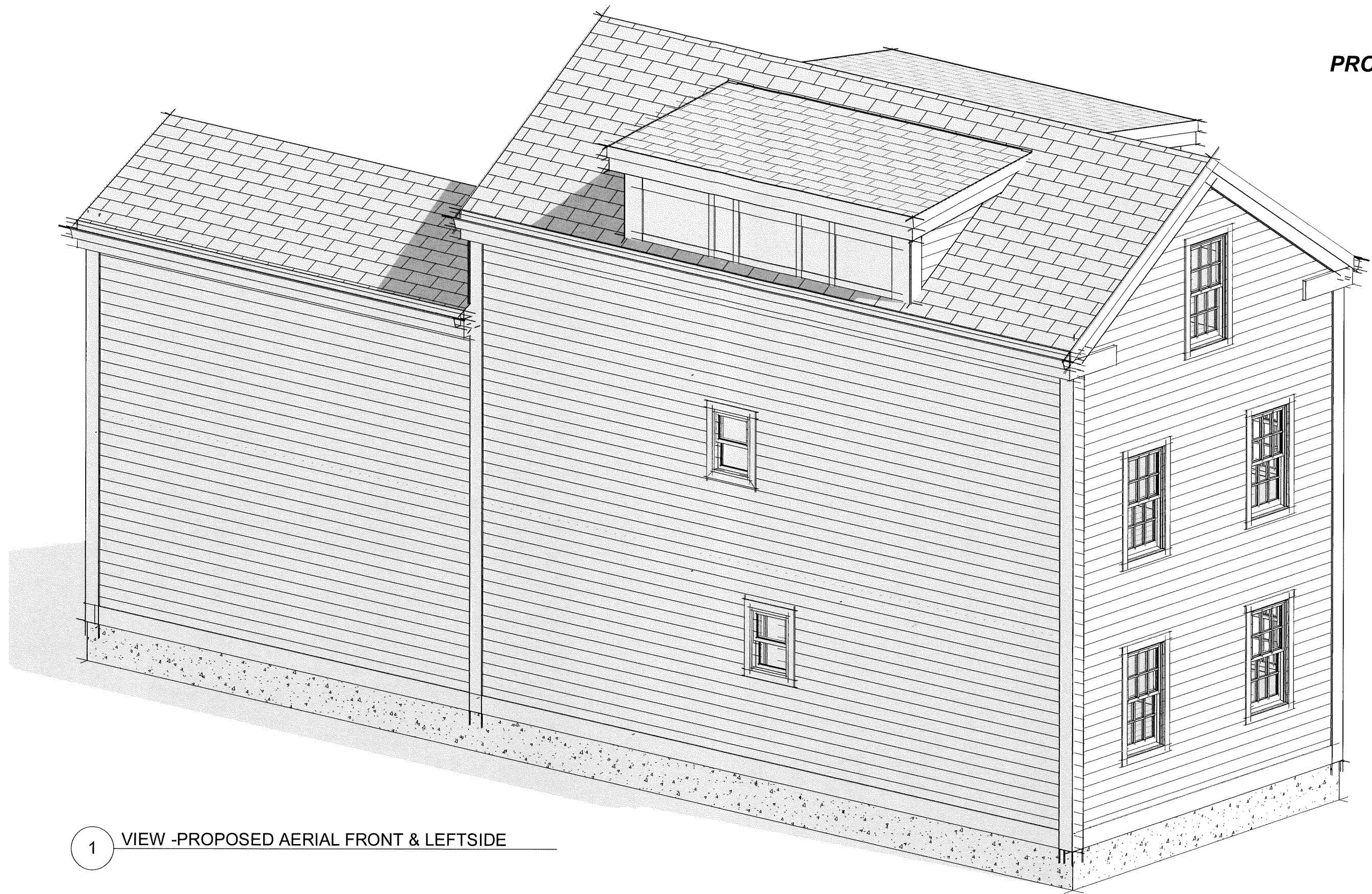
AS NOTED

DRAWING

A3.6a



PROPOSED



1 VIEW -PROPOSED AERIAL FRONT & LEFTSIDE



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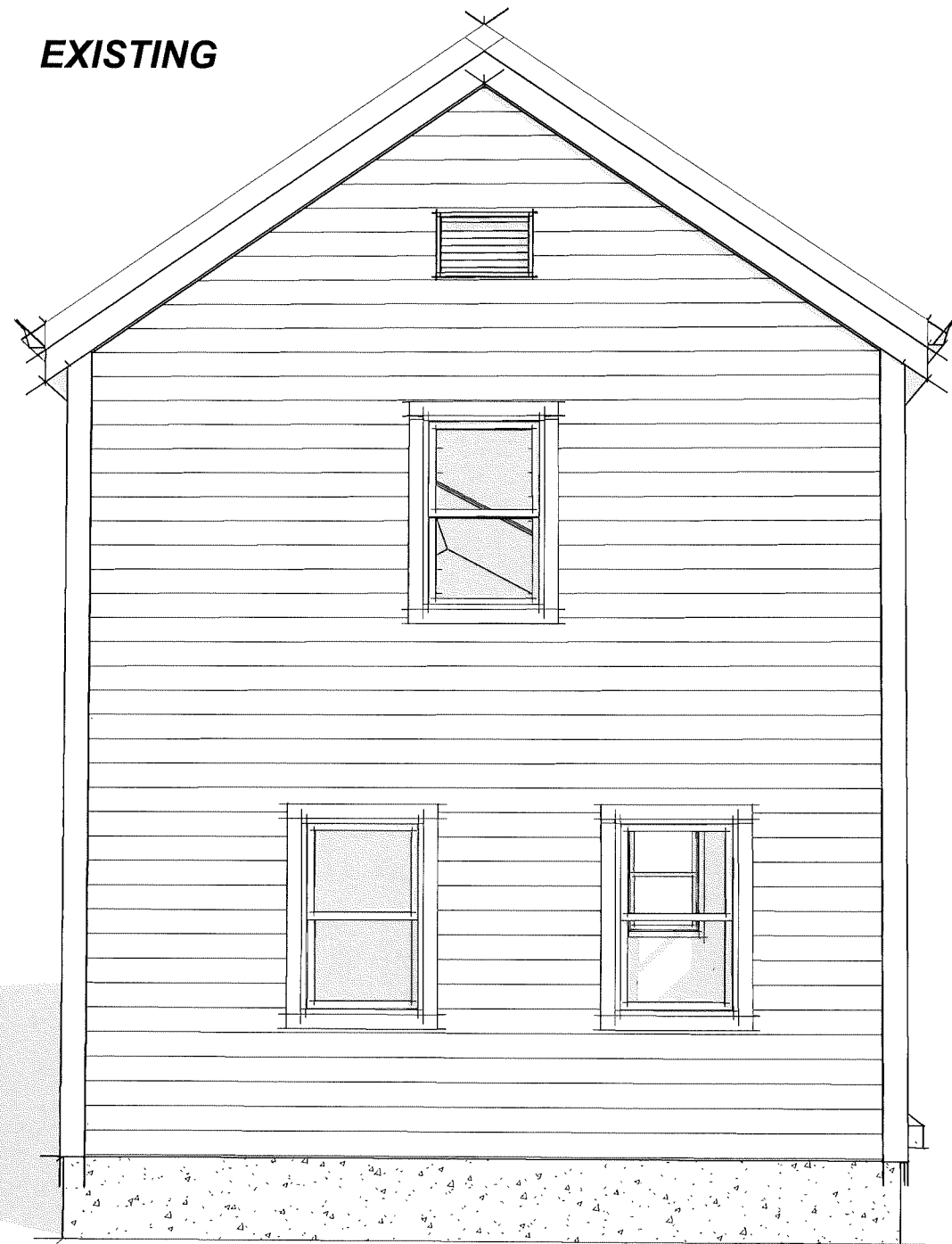
PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**AERIAL -
PROPOSED FRONT
& LEFTSIDE**

SCALE
AS NOTED

DRAWING
A3.6b

EXISTING



1

VIEW - EXISTING FRONT

PROPOSED



2

VIEW - PROPOSED FRONT

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PROJECT

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PROPOSED RENOVATION & ADDITION

TITLE

**VIEW - EXG &
PROPOSED FRONT**

SCALE

AS NOTED

DRAWING

A3.7



EXISTING



PROPOSED



1 VIEW - EXG FRONT & RIGHTSIDE

2 VIEW - PROPOSED FRONT & RIGHTSIDE

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TITLE

**VIEW - EXG &
PROPOSED FRONT
& RIGHTSIDE**

SCALE

AS NOTED

DRAWING

A3.8



GCD ARCHITECTS

EXISTING



PROPOSED



1 VIEW - EXG RIGHTSIDE & BACK

2 VIEW - PROPOSED RIGHTSIDE & BACK

ARCHITECT

GCD ARCHITECTS

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PROJECT

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PROPOSED RENOVATION & ADDITION

TITLE

**VIEW - EXG &
PROPOSED
RIGHTSIDE & BACK**

SCALE

AS NOTED

DRAWING

A3.9

