



EXISTING VIEW RIGHT SIDE FROM REAR



EXISTING VIEW LEFT SIDE



EXISTING VIEW RIGHT SIDE



EXISTING VIEW FRONT

28 JULY 2019

ISSUED FOR SPECIAL PERMIT

PROJECT:

PROPOSED DORMER ADDITIONS
29 CEDAR STREET
SOMERVILLE, MA

ARCHITECT:

GCD ARCHITECTS

2 Worthington St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com
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DRAWING LIST:

COVER	ZONING PLANS
L.1	PROPOSED LANDSCAPE PLAN
L.2	EXISTING FLOOR PLANS
D1.1	EXISTING ELEVATIONS
D2.1	PROPOSED FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED ROOF PLAN AND SECTION
A2.1	PROPOSED ELEVATIONS

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MAY 19, 2017 - JUNE 18, 2019 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 DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0438E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
CHARLES SPELLMAN
27-29 CEDAR STREET, UNIT 29
SOMERVILLE, MA 02143

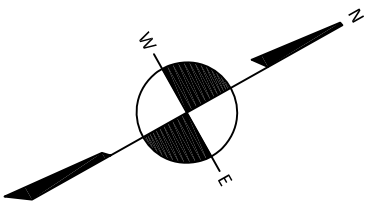
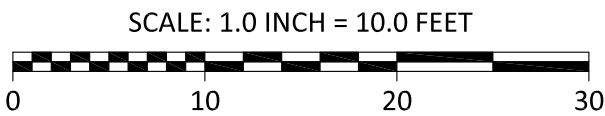
REFERENCES:
OWNER OF RECORD:
27-29 CEDAR STREET CONDOMINIUM
27-29 CEDAR STREET
SOMERVILLE, MA 02143

MASTER DEED: BK 69594; PG 378
UNIT DEED: BK 69694; PG 454
PLANS: PL BK 22; PL 47
PL BK 28; PL 38
PL BK 256; PL 10
PL 1988 #965
PL 2007 #1358
PL 2017 #631

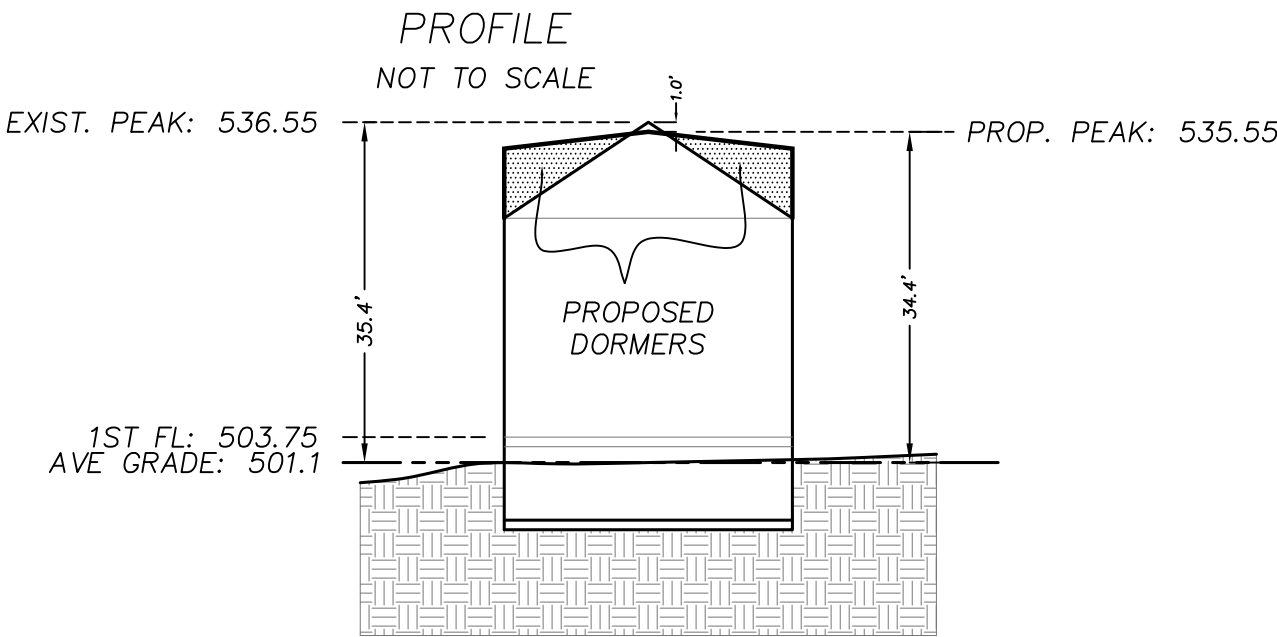
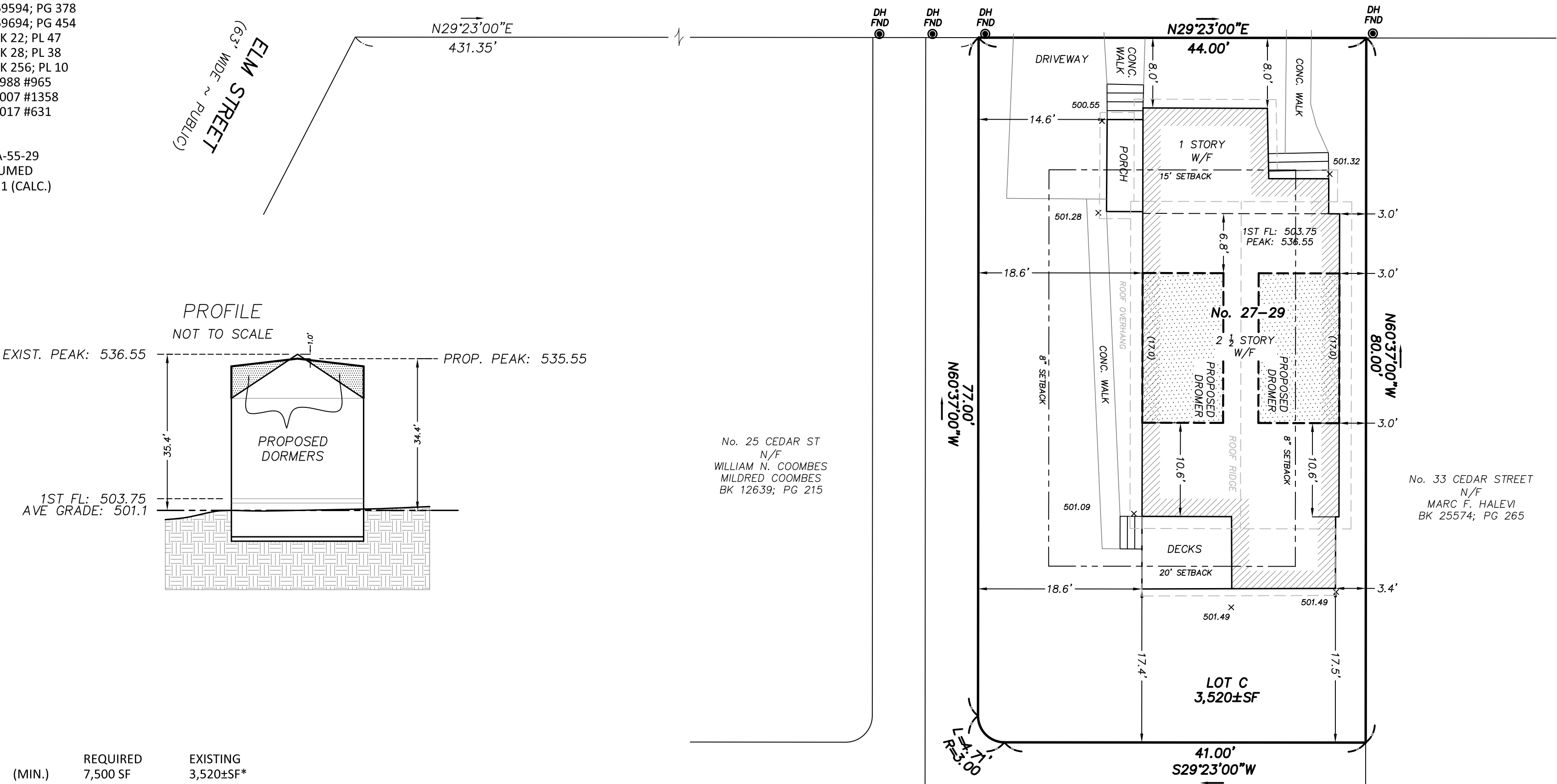
NOTES:
PARCEL ID: 36-A-55-29
VERTICAL DATUM: ASSUMED
AVERAGE GRADE: 501.1 (CALC.)

CERTIFIED PLOT PLAN

LOCATED AT
27-29 CEDAR STREET
SOMERVILLE, MA

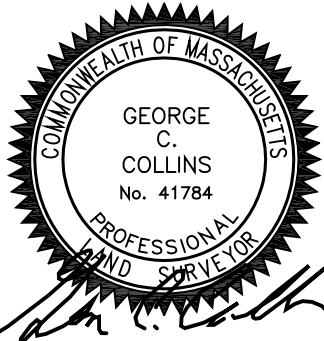


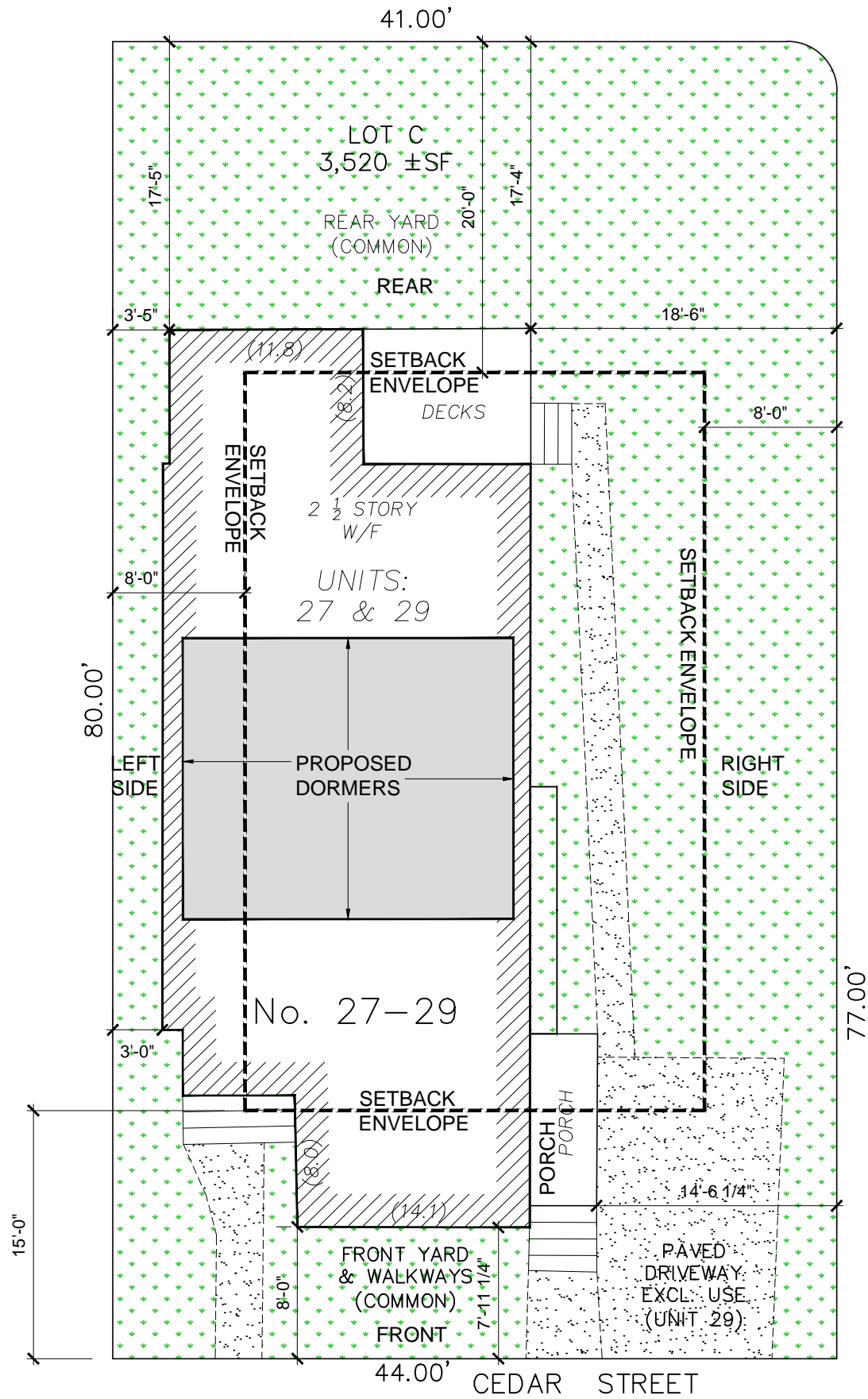
CEDAR STREET
(40' WIDE ~ PUBLIC)



ZONING DISTRICT:		RB		
LOT SIZE	(MIN.)	REQUIRED	EXISTING	
AREA, DW/UNIT	(MIN.)	7,500 SF	3,520±SF*	
GROUND COVERAGE	(MAX.)	1,500 SF	30.2%	
LANDSCAPED	(MIN.)	50%	60.1%	
HEIGHT, STORIES	(MAX.)	25%	2 1/2	
HEIGHT, FEET	(MAX.)	3	40.0'	
FRONT SETBACK	(MIN.)	40.0'	15.0'	
SIDE SETBACK	(MIN.)	8' OR 17' SUM	8.0'*	
REAR SETBACK	(MIN.)	17.6 SUM	17.4'*	
FRONTAGE	(MIN.)	20.0'	44.00''	
PERVIOUS AREA	(MIN.)	50.0'	54.9%	
		35%		


FIELD:	MO
DRAFT:	NPP, RAP
CHECK:	GCC
DATE:	07/25/19
JOB #	17-00268





EXISTING SITE PLAN WITH PROPOSED DORMERS
SCALE : 1/4" = 1'-0"

ZONING SUMMARY				
Zoning District: RB (Residential B)				
DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED
GENERAL				
USE	.	RESIDENTIAL USE--TWO-FAMILY DWELLING	ALLOWED	ALLOWED
LOT AREA	.	7,500 SF	3,520.0 SF	NO CHANGE
NET FLOOR AREA (PER ZONING DEF'N)	.	3,520.0 NSF		4,239 SF
FAR	\$8.5	1	0.67	0.89 CONFORMS
MIN. LOT AREA PER DWELLING UNIT	\$8.5	1,500 SF	1,760 SF	NO CHANGE CONFORMS
MAX GROUND COVERAGE	\$8.5	50% OF LOT	30.2% OF LOT	NO CHANGE CONFORMS
LANDSCAPED AREA, MIN.	\$8.5	25% OF LOT	60% OF LOT	NO CHANGE CONFORMS
PERVIOUS SURFACE, MIN.	\$8.5	35% OF LOT	55% OF LOT	NO CHANGE CONFORMS
MAX HT.	\$8.5	40', 3 STOREYS	35.4', 2.5 STORIES	NO CHANGE / CONFORMING ADDITION
MIN. FRONT YARD	\$8.5	15'	8'-0"	NO CHANGE / CONFORMING ADDITION
MIN. SIDE YARD	\$8.5	8'-0" OR SUM OF 16'-0"	SUM OF 16'	LEFT SIDE NON-CONFORMING ADDITION
MIN. REAR YARD	\$8.5	20'	17.25'	NO CHANGE / CONFORMING ADDITION
MIN. FRONTAGE	\$8.5	50'	44'	NO CHANGE / CONFORMING
PARKING		2 SPACES PER (3) BEDROOM UNIT	2	REQUIREMENT DOES NOT CHANGE

 EXISTING LANDSCAPE
2,115.5 SF / 3,520.0 SF LOT = .60

PROJECT:
Dormer Additions
29 Cedar St
Somerville, MA

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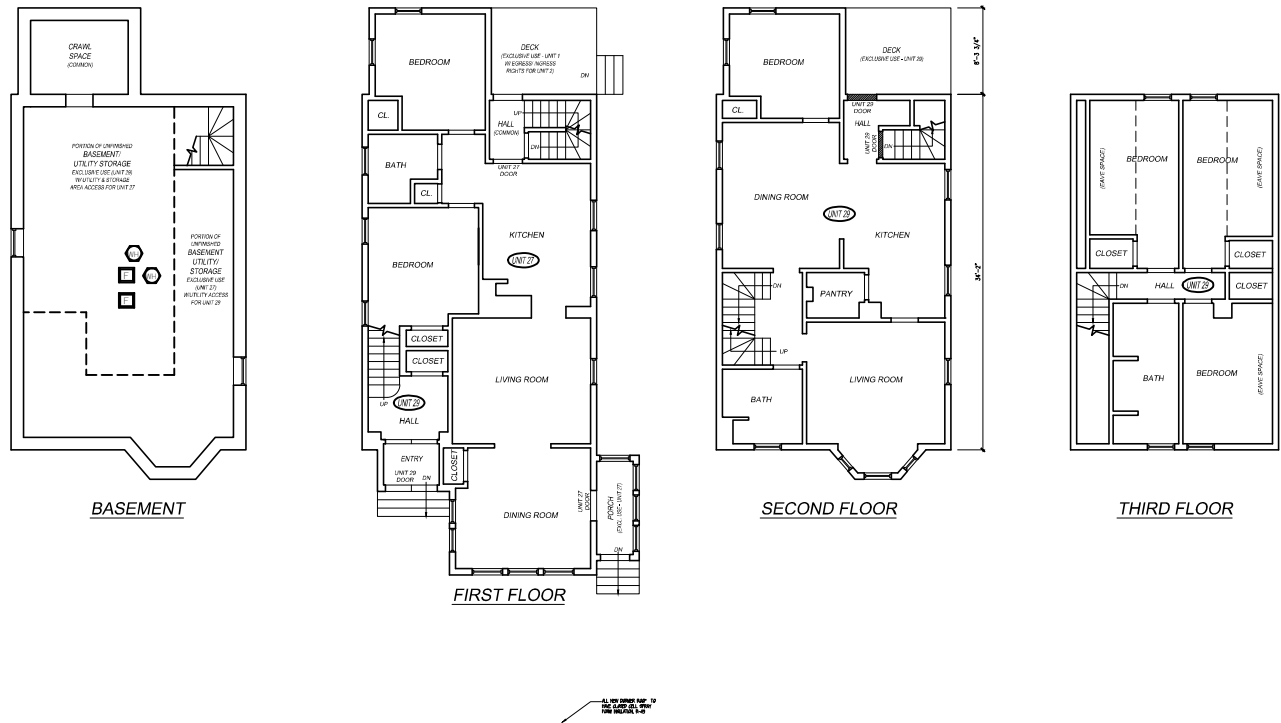
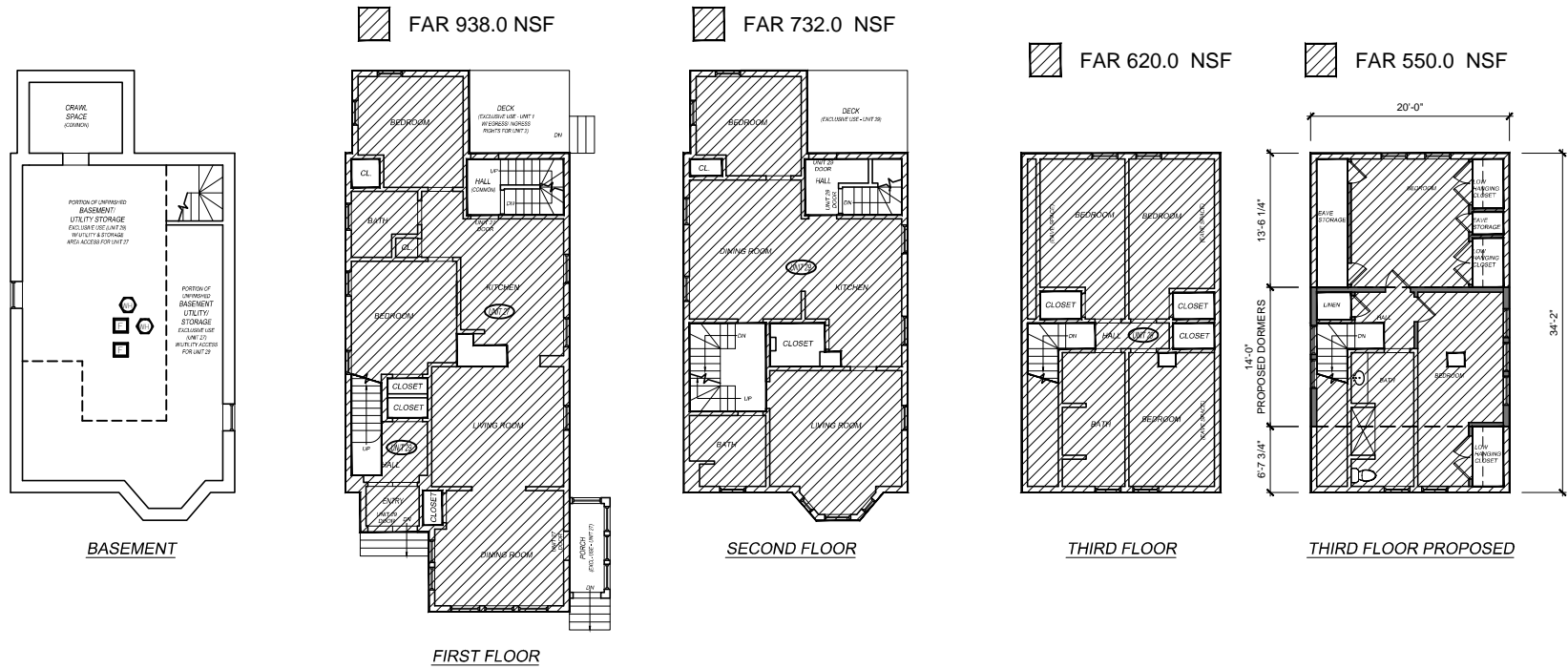
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Date:	Revisions:

Drawing Title:
ZONING PLAN



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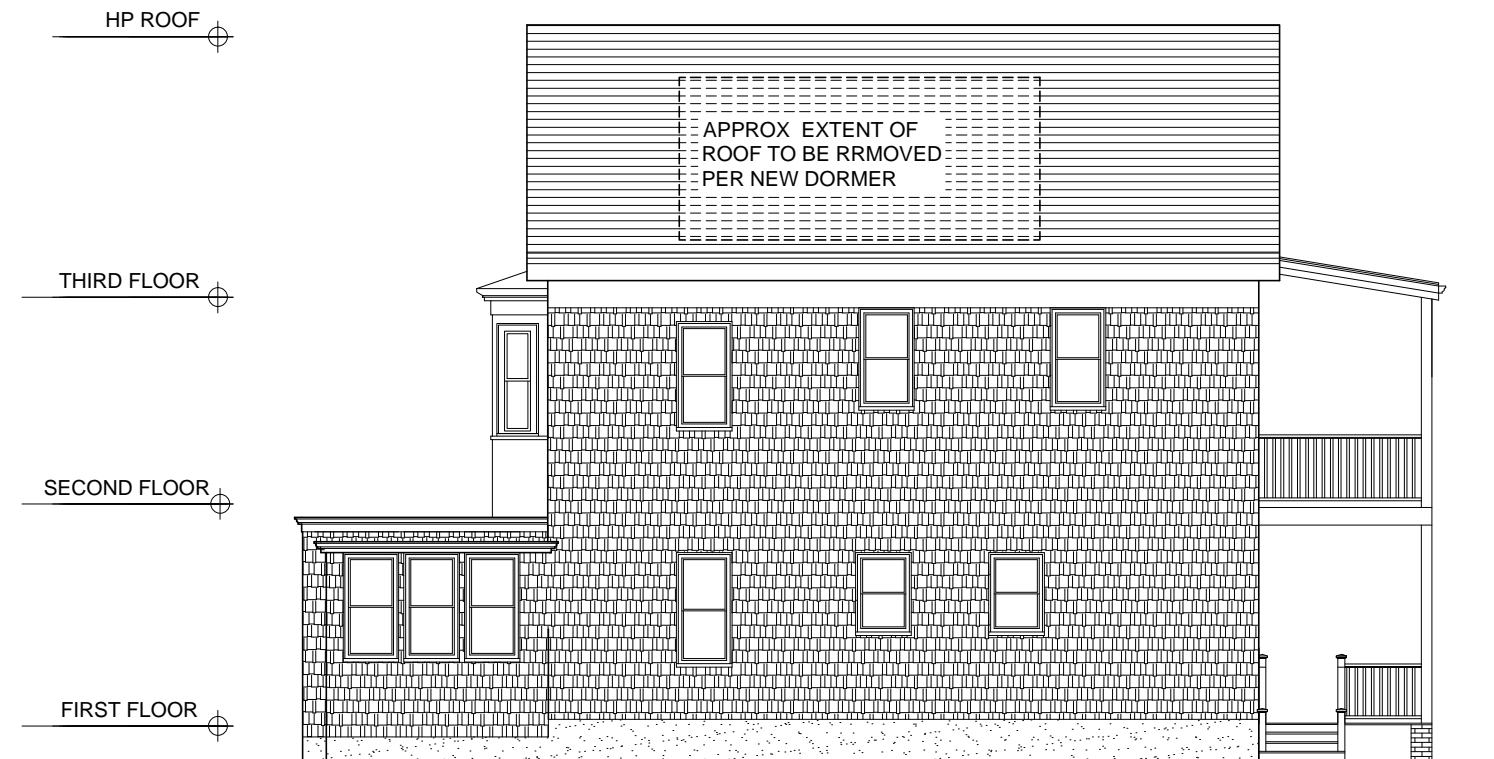
Date:	Revisions:

Drawing Title:

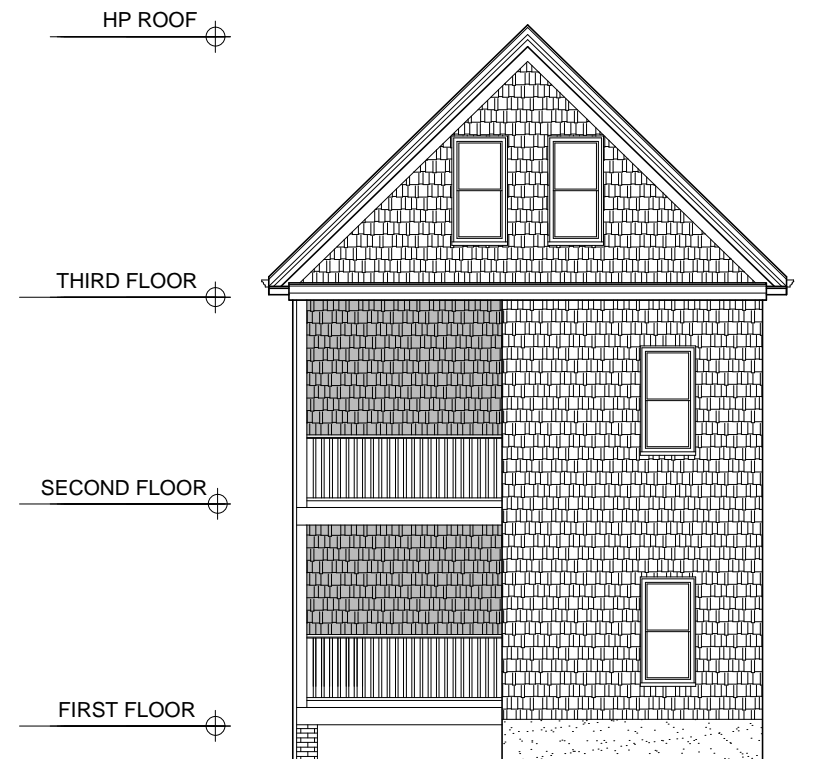
EXISTING FLOOR
PLANS & FAR
CALCS

Scale: AS NOTED Drawing No. :
Job No.: A134.00
Date: 28 JULY 2019

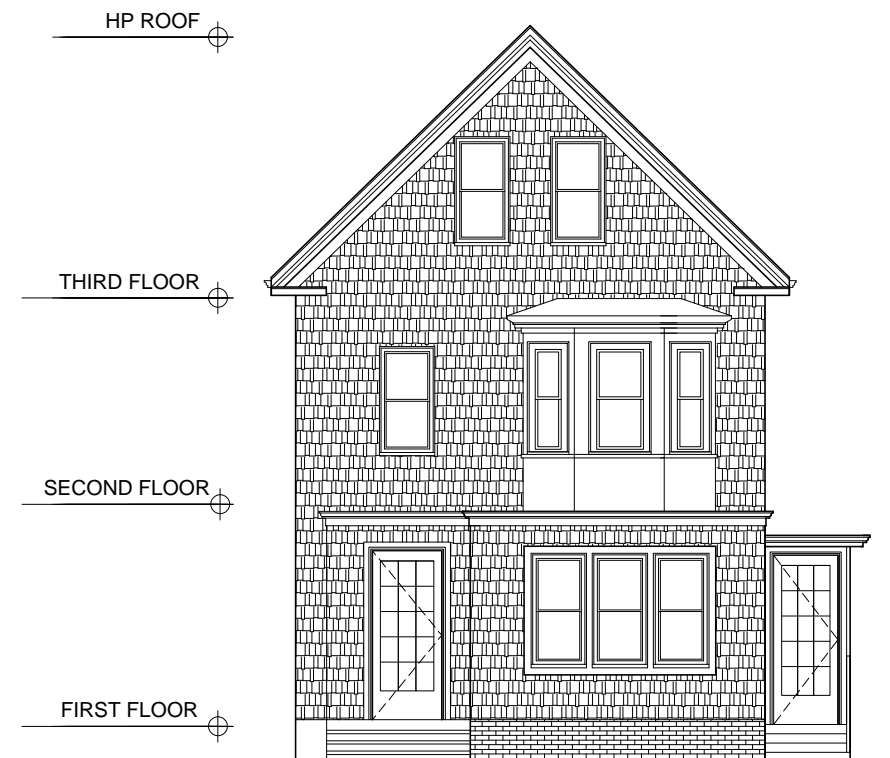
D1.1



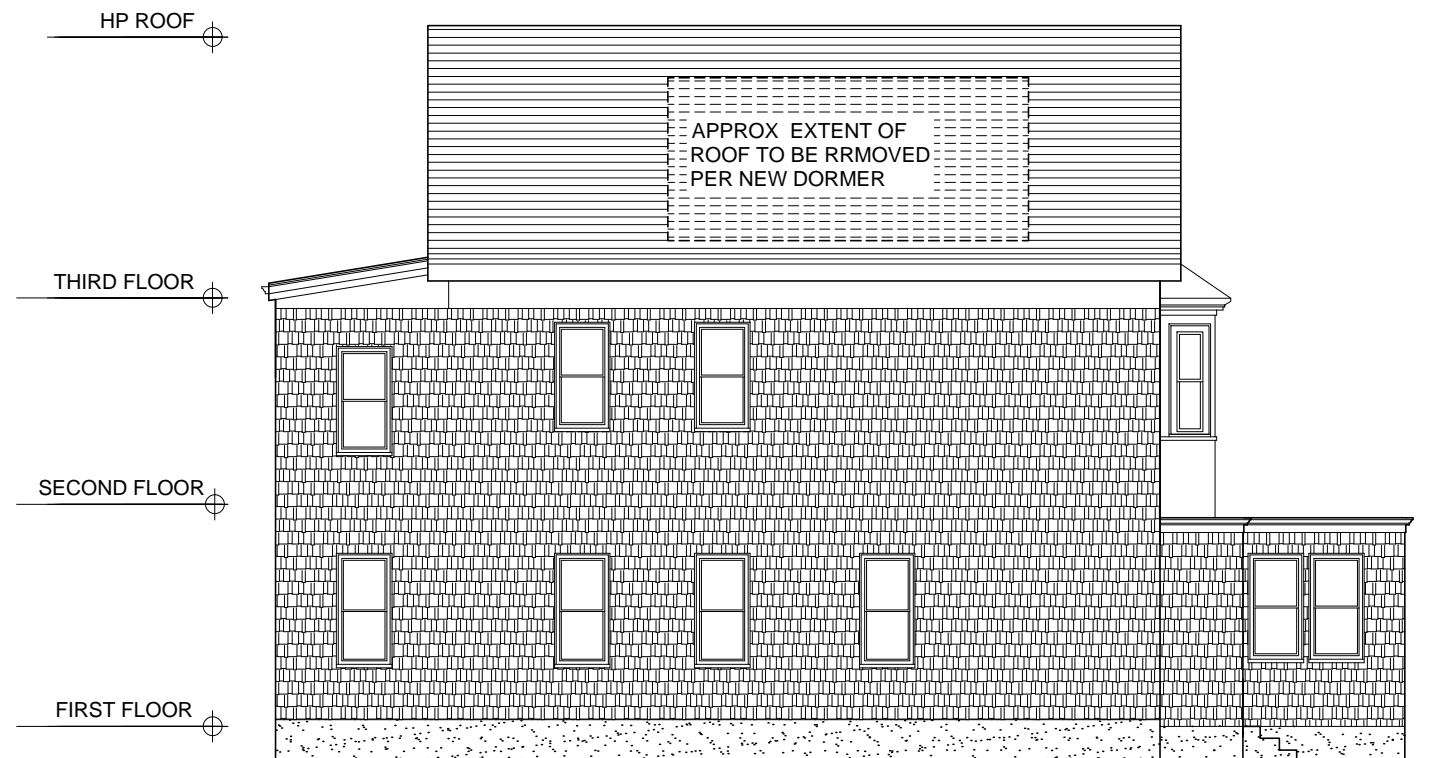
RIGHT ELEVATION
EXISTING



REAR ELEVATION
EXISTING



FRONT ELEVATION
EXISTING



LEFT ELEVATION
EXISTING

SCALE : $\frac{3}{16}$ " = 1'-0"

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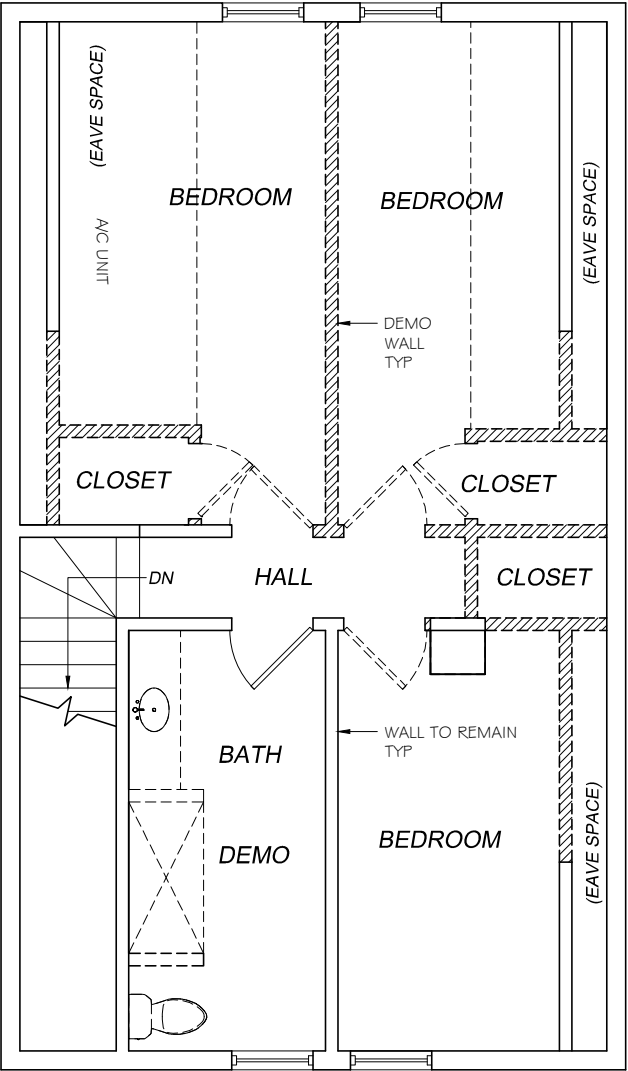
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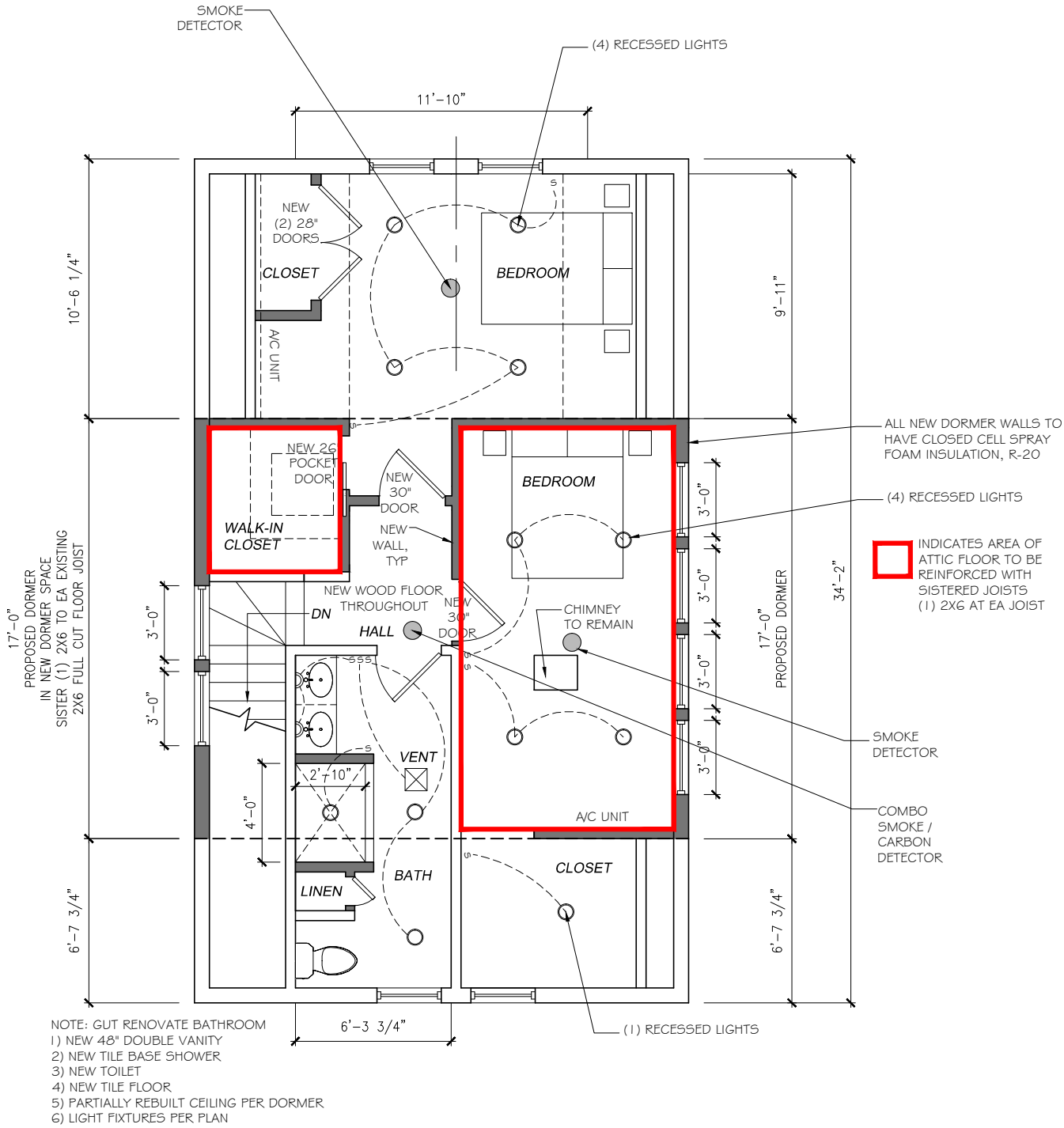
EXISTING
EXTERIOR
ELEVATIONS

Scale: AS NOTED Drawing No.:
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D2.1



THIRD FLOOR EXISTING



THIRD FLOOR PROPOSED

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- DOUBLE DORMER FINISH SHELL
- * DEMO THE INTERIOR PLASTER AND INSULATION IN THE AREA OF THE PROPOSED DORMERS, KEEP ALL BATHROOM WALLS INTACT.
 - * REMOVE TWO 17' SECTIONS OF MAIN ROOF TO ADD SHED DORMERS.
 - * BUILD END AT 7'-0" HEIGHT PLUS OR MINUS . FRAME WALLS WITH 2X6 WALL FRAMING AND 1/2" EXTERIOR PLYWOOD.
 - * FRAME THE ROOF WITH 2X10 RAFTERS 16" ON CENTER AND 5/8" ROOF PLYWOOD.
 - * INSTALL FASCIA AND RAKE BOARDS IN PRIMED PINE.
 - * PAPER THE DORMER SHELL WITH TYVEK OR EQUAL QUALITY HOUSE WRAP.
 - * INSTALL (6) WINDOWS TOTAL
(4) 36" X 36" NOMINAL AWNING
(2) 36" X 36" NOMINAL FIXED
 - * INSTALL PRIMED CEDAR SHINGLE SIDING TO MATCH THE EXISTING HOUSE SIDING EXPOSURE AS CLOSE AS POSSIBLE.
 - * INSTALL A 30 YEAR ASPHALT ROOF SHINGLE ON THE DORMERS TO MATCH THE EXISTING ROOF.
 - * FRAME INTERIOR WALLS FOR 1 BEDROOMS AN OFFICE NOOK AREA AND A WALK-IN CLOSET.
 - * INSTALL A ONE PIECE ALUMINUM GUTTER AND DOWNSPOUTS ON THE NEW DORMERS.
 - * REMOVE ALL BUILDING DEBRIS GENERATED BY HIGH TECH DORMER CORP.
 - * PROVIDE A BUILDING PERMIT FOR THE DORMER SHELL.

Date:	Revisions:

Drawing Title:

**EXISTING ATTIC
& PROPOSED
DORMER PLANS**

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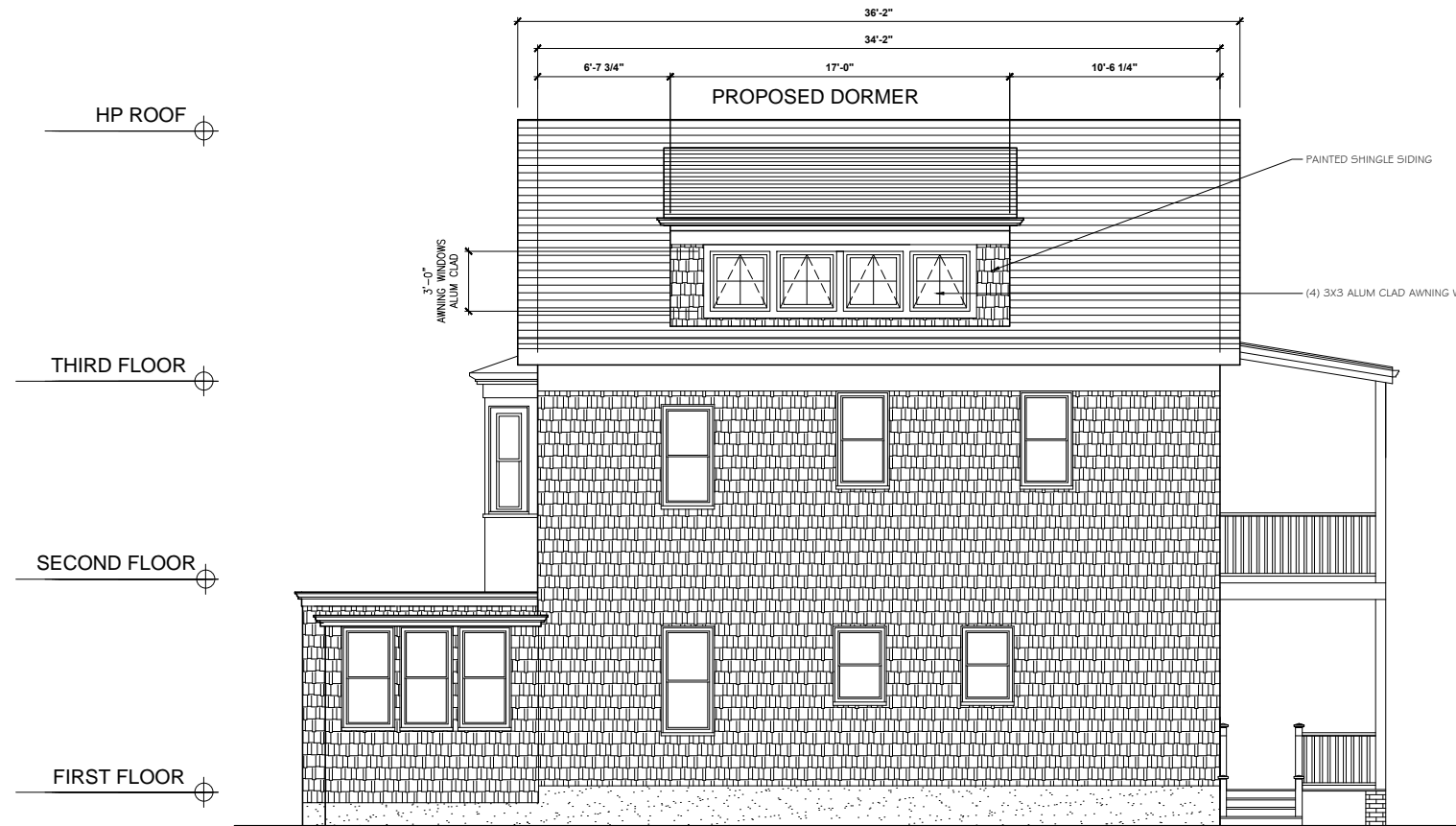
A1.1

SCALE : 3/8" = 1'-0"

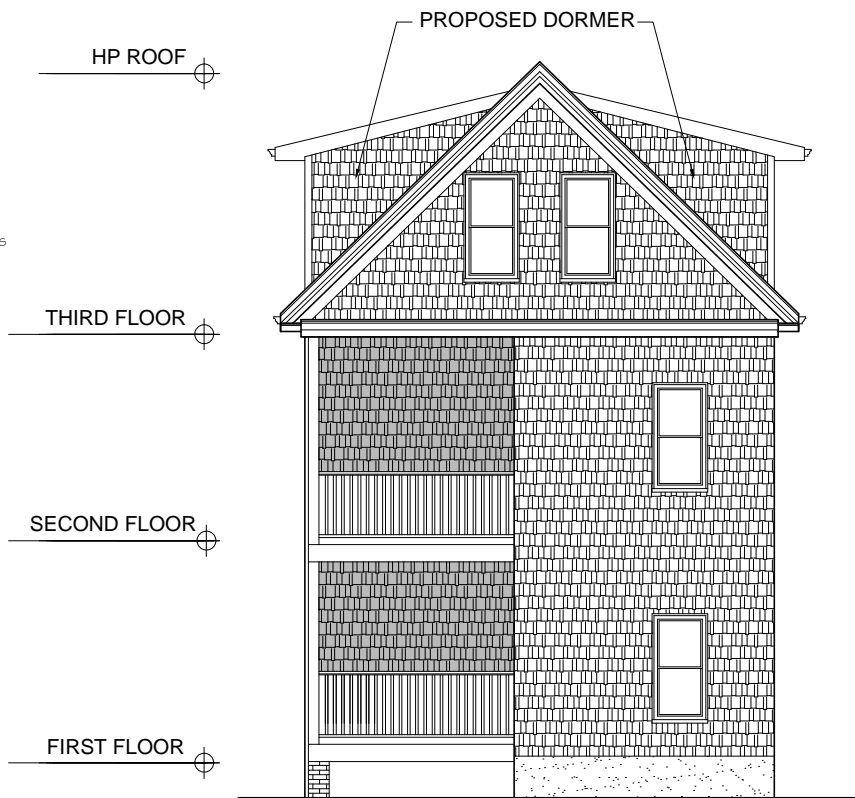
POSTS AND TIMBERS, DOUGLAS FIR-LARCH #1
Fb = 1,200 PSI, Fc = 1,000 PSI, E = 1,600,000 PSI



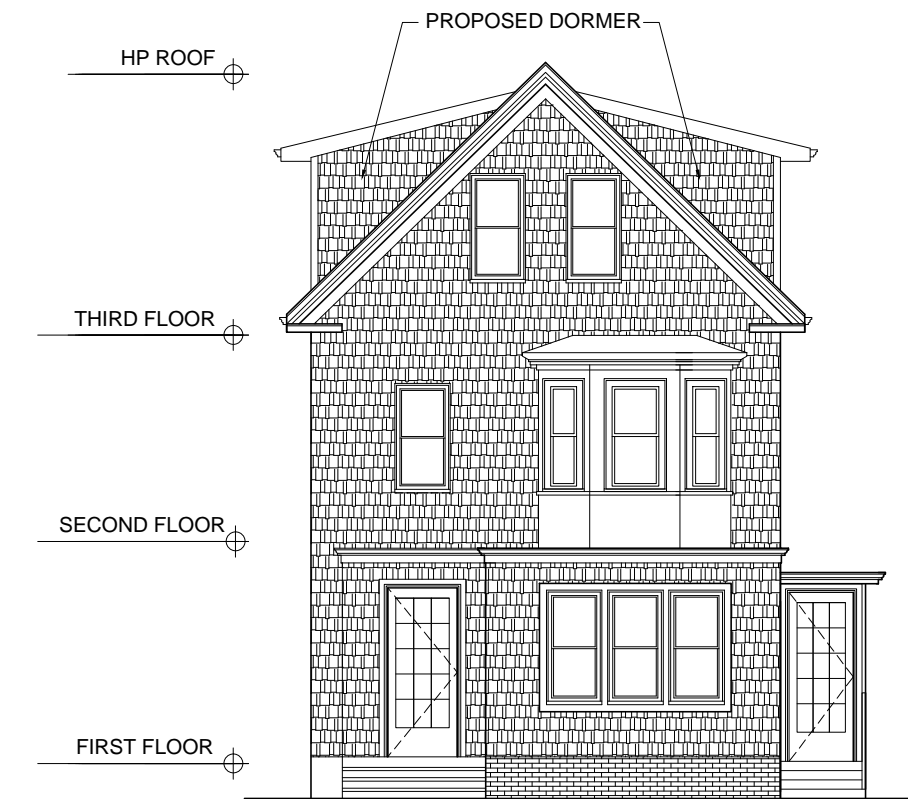
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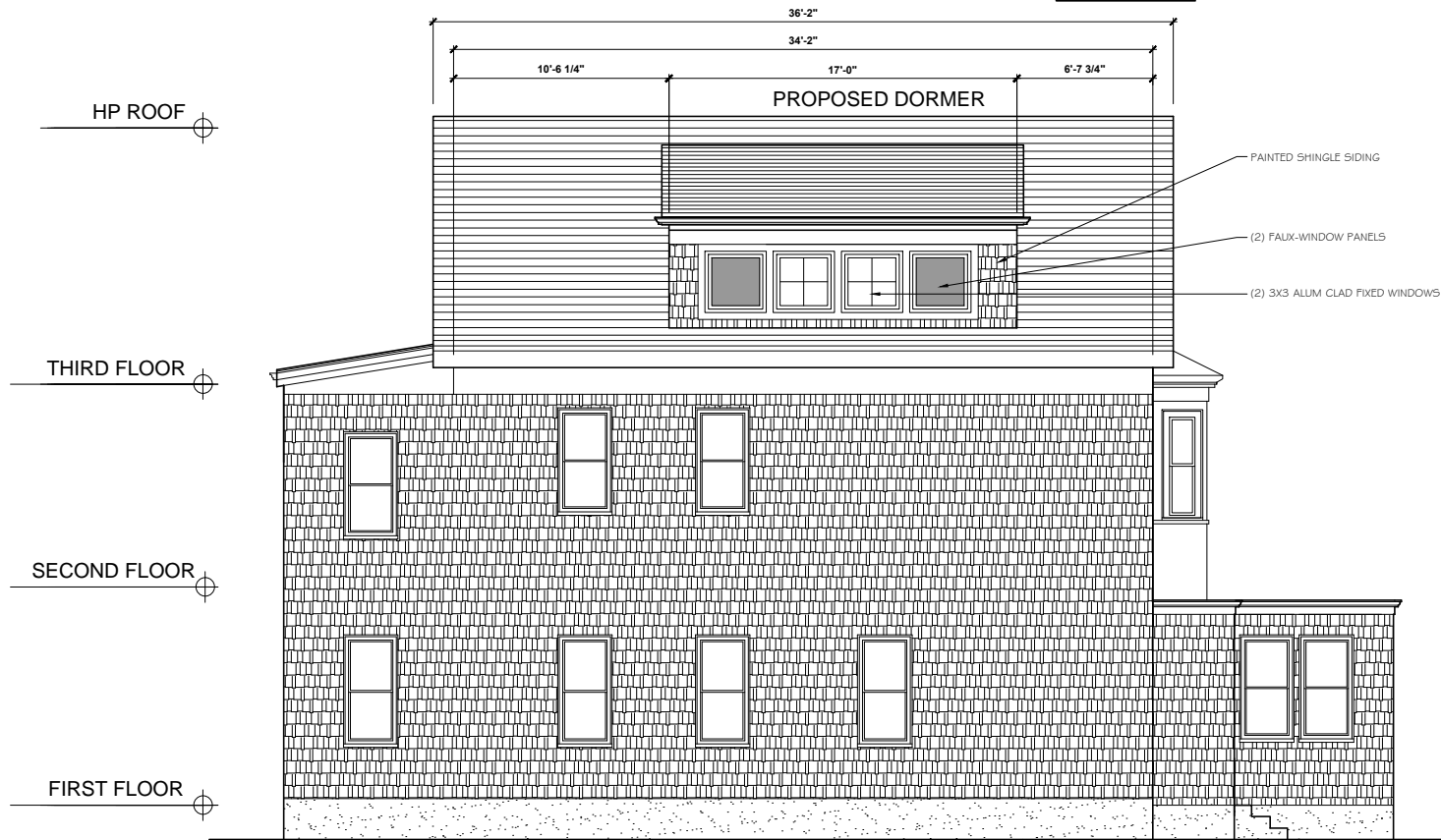
RIGHT ELEVATION PROPOSED DORMERS



REAR ELEVATION PROPOSED DORMERS



FRONT ELEVATION



LEFT ELEVATION PROPOSED DORMERS

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

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DORMER
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A2.1