

Z:\CADD\WGS\Cedar-17\SP APPL REV 1\0423 - New Scheme\TT.dwg, T-1, 8/15/2019 6:07:50 PM, DWG To PDF.pcl3

FOUR-UNIT DEVELOPMENT

(ADDITION AND MODIFICATION TO EXISTING RESIDENCE & PROPOSED DETACHED SINGLE-FAM HOUSE)

ZBA APPLICATION

171 CEDAR ST, SOMERVILLE, MA 02145



CEDAR STREET ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

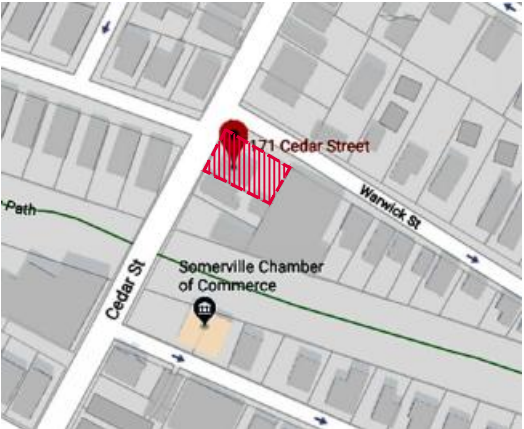
SURVEYOR

WATERMAN
ASSOCIATES

2 WISTERIA WAY
CANTON, MA 02021
PH (978) 897 1700

LIST OF DRAWINGS		SP APPL 04 DEC 2018	SP APPL REV 1 15 MAY 2019	SP APPL REV 2 15 AUG 2019
GENERAL				
T-1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN	X	X	X
Z-1	ZONING ANALYSIS	X	X	X
Z-2	ZONING ANALYSIS	X	X	X
Z-3	ZONING ANALYSIS	X	X	X
Z-4	ZONING ANALYSIS	X	X	X

ARCHITECTURAL				
A-3D1	3D VIEW		X	X
A-3D2	3D VIEW		X	X
	LANDSCAPE PLAN		X	X
A-0	ARCHITECTURAL SITE PLAN	X	X	X
A-1	BASEMENT FLOOR PLAN	X	X	X
A-2	FIRST FLOOR PLAN	X	X	X
A-3	SECOND & THIRD FLOOR PLAN	X	X	X
A-4	FRONT ELEVATION (CEDAR STREET)	X	X	X
A-5	LEFT ELEVATION (WARWICK STREET)	X	X	X
A-6	RIGHT ELEVATION	X	X	X
A-7	REAR ELEVATION	X	X	X
A-8	CEDAR STREET ELEVATIONS		X	X
A-9	WARWICK STREET ELEVATIONS		X	X
A-10	SPRING/FALL SHADOW STUDY			X
A-11	SUMMER SHADOW STUDY			X
A-12	WINTER SHADOW STUDY			X
EC1	EXISTING FLOOR PLANS	X	X	X
EC2	EXISTING ELEVATIONS	X	X	X
EC3	EXISTING PHOTOS	X	X	X



LOCUS PLAN



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COMMUNITY DESIGN

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SEAL

CONSULTANT

PROJECT
FOUR-UNIT DEVELOPMENT

171 CEDAR STREET
SOMERVILLE, MA 02143

PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

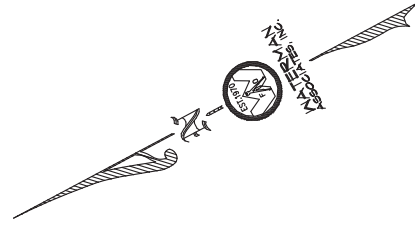
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NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
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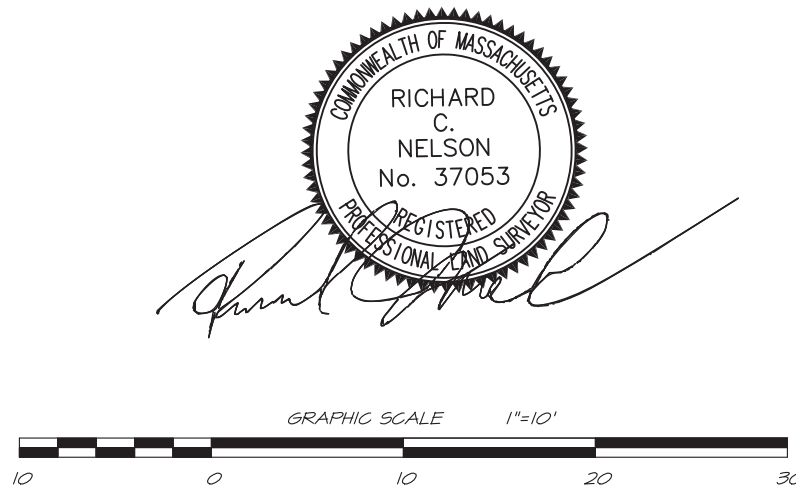
DRAWN BY DM	REVIEWED BY PQ
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SHEET

T-1



WARWICK STREET



CERTIFIED PLOT PLAN

165, 171 CEDAR STREET & 13 WARWICK STREET
SOMERVILLE, MIDDLESEX COUNTY,
MASSACHUSETTS

SITE NAME:
Warwick & Cedar Streets
Somerville, MA

Revisions

No.	Description	By	Date

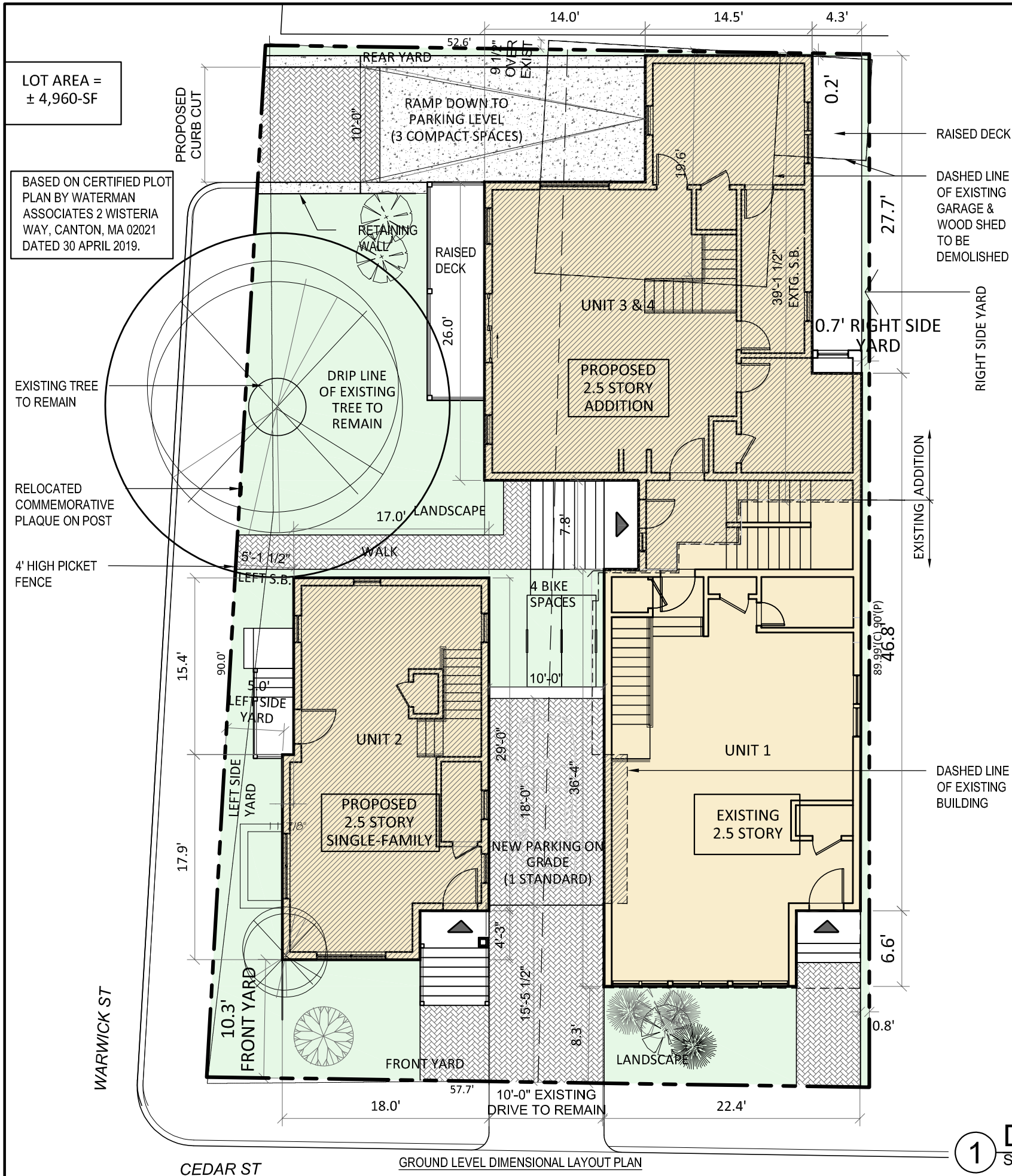
Project No.	PROJECT NO.	Drawn By: RCN	Date: Apr 30, 2019
		Checked By: RCN	Sheet 1 of 1

2 WISTERIA WAY
CANTON, MA 02021
978-887-1700
watermansurveying.com



LAND SURVEYING, MAPPING, AND UAV

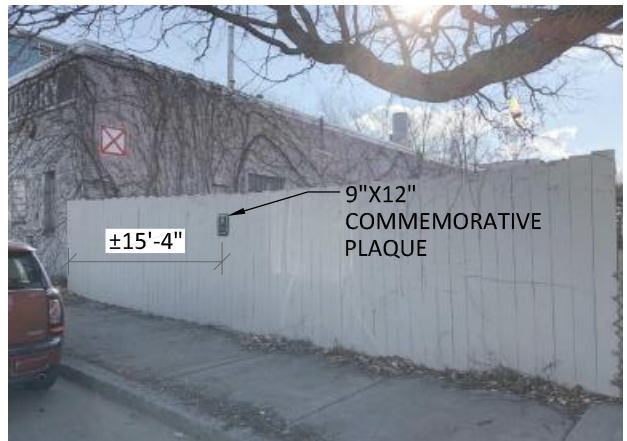
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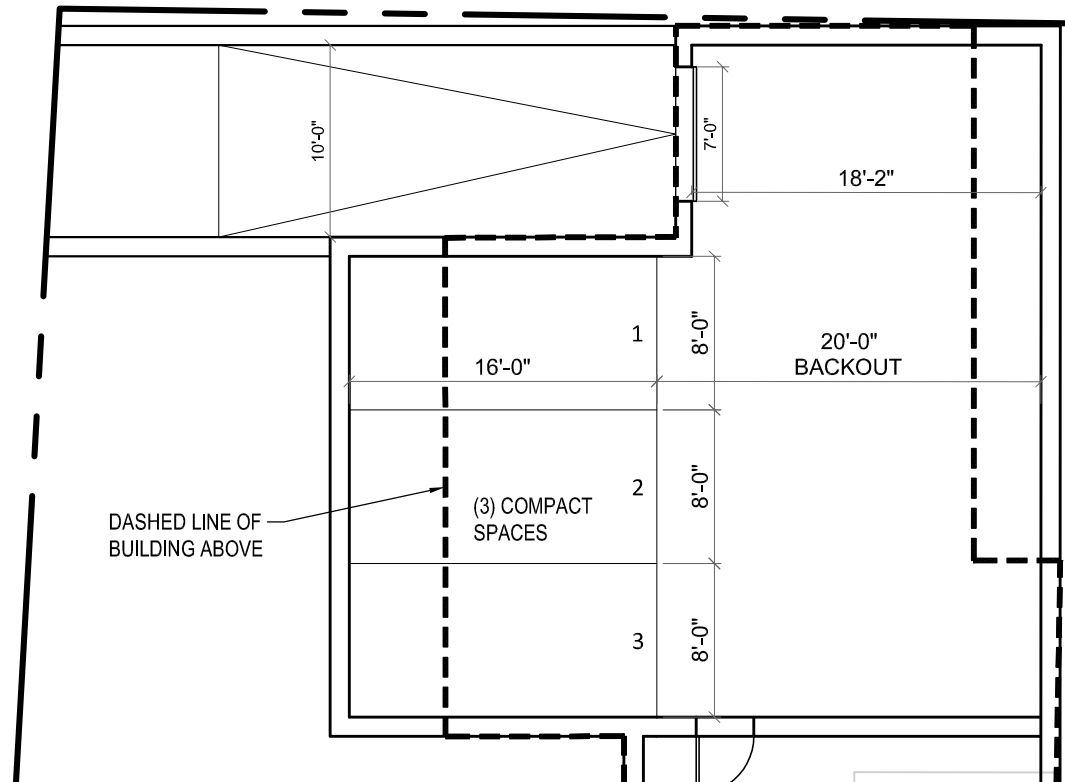
4' HIGH PICKET FENCE



EXISTING TREE TO REMAIN



EXISTING FENCE LOCATION. COMMEMORATIVE PLAQUE TO BE RELOCATED



1 DIMENSIONAL SITE PLAN

SCALE: 1/10" = 1'-0"



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DRAWING TITLE

DIMENSIONAL
SITE PLAN

SCALE AS NOTED

REVISION	DATE
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SP APPL REV 2	15 AUG 2019
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NHOOD MTG	29 MAY 2019
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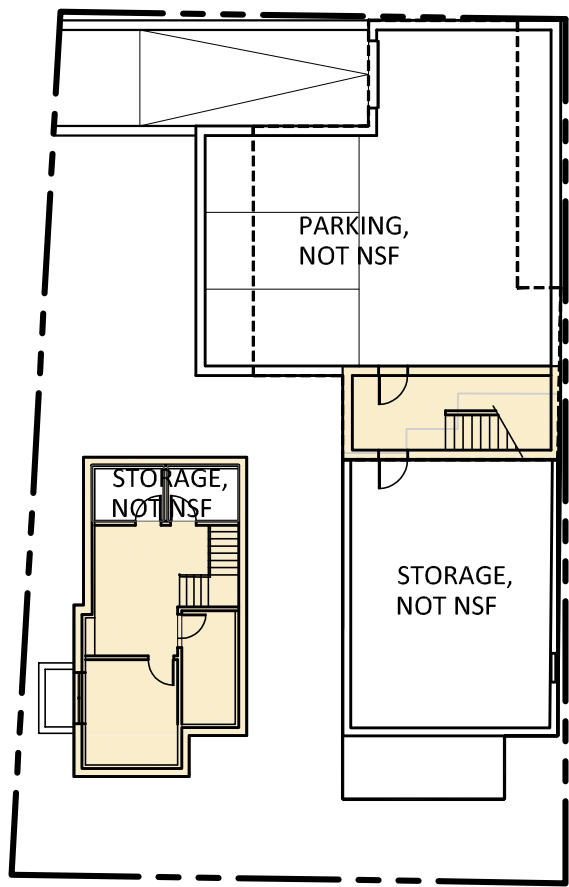
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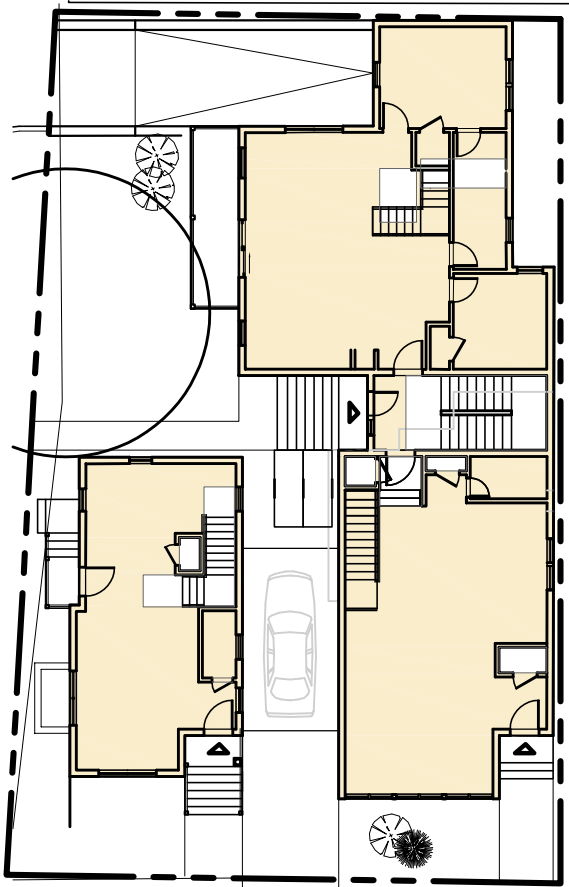
DRAWN BY	REVIEWED BY
YC	PQ

SHEET

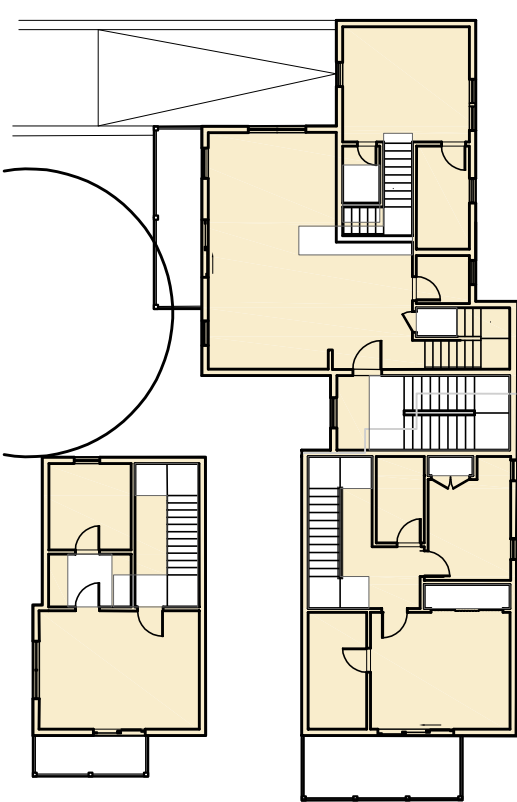
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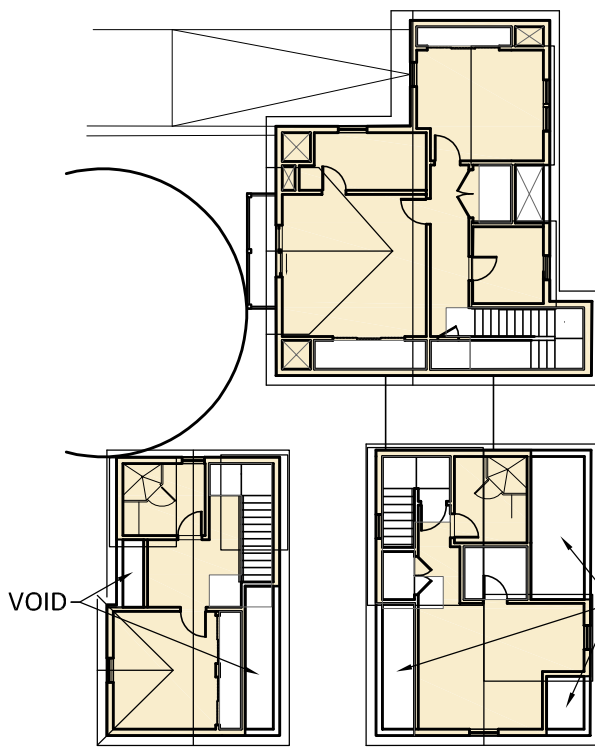
BASEMENT = 692-NSF



FIRST FLOOR = 2,150-NSF

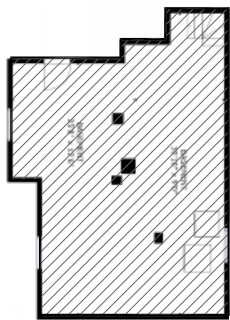


SECOND FLOOR = 1,837-NSF

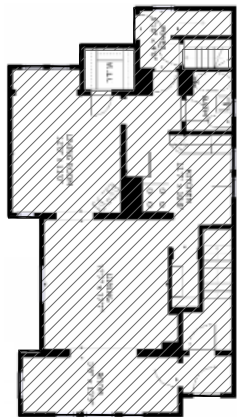


THIRD FLOOR = 1,443-NSF

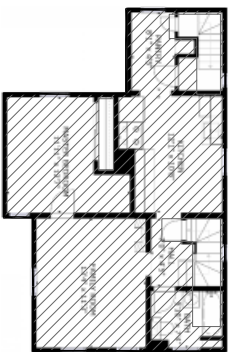
1 PROPOSED NET SQ FOOTAGE
SCALE: 1/20" = 1'-0"



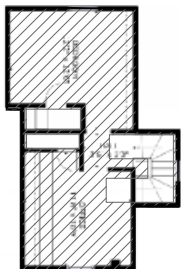
BASEMENT = 607-NSF



FIRST FLOOR = 829-NSF



SECOND FLOOR = 586-NSF



THIRD FLOOR = 316-NSF

NET SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF	EXISTING NSF
BASEMENT	692	607
1ST FL	2,150	829
2ND FL	1,837	586
3RD FL	1,443	316
TOTAL	6,122	2,338

2 EXISTING NET SQ FOOTAGE
SCALE: 1/20" = 1'-0"

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ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

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SP APPL REV 1 15 MAY 2019

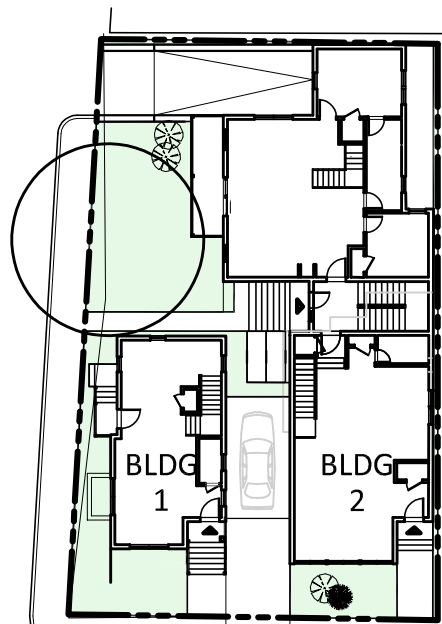
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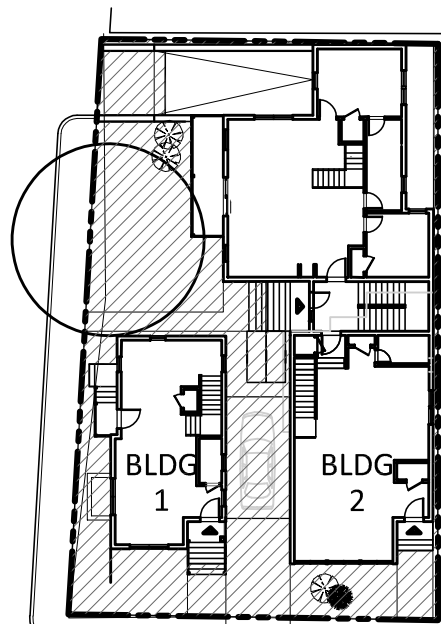
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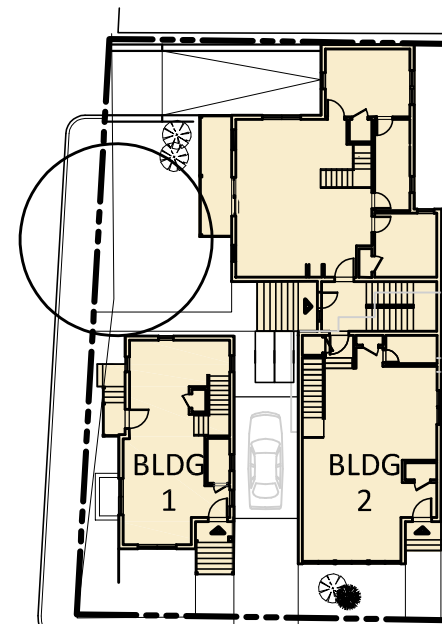
1 LANDSCAPE AREA
SCALE: 1/30" = 1'-0"

LANDSCAPED AREA	1,163 SF	
LOT AREA	4,960 SF	= 23%



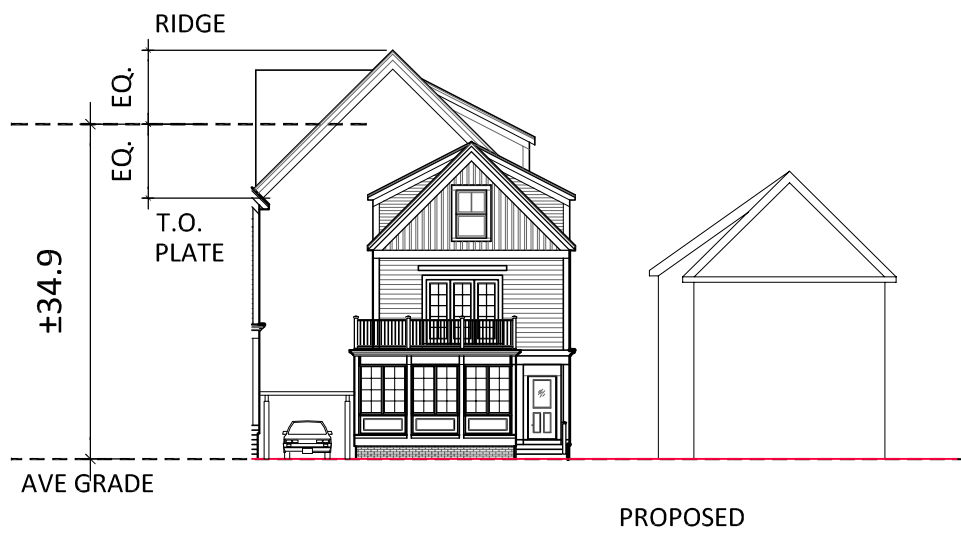
2 PERVIOUS AREA
SCALE: 1/30" = 1'-0"

PERVIOUS AREA	1,885 SF	
LOT AREA	4,960 SF	= 38%

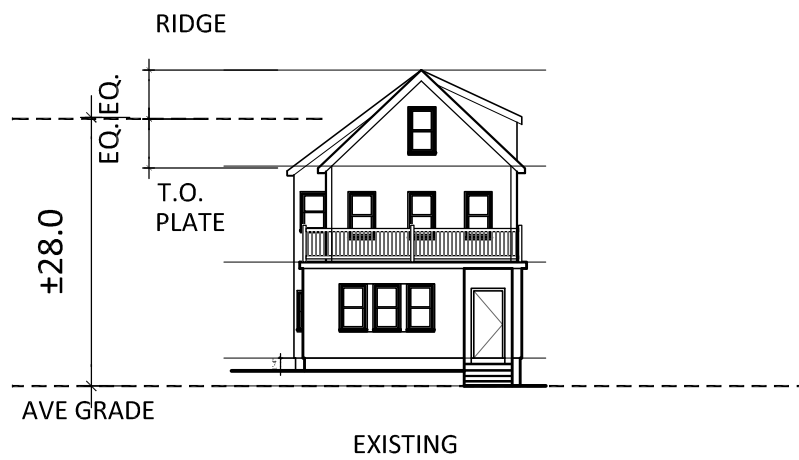


3 LOT COVERAGE
SCALE: 1/30" = 1'-0"

BUILDING COVERAGE	2,716 SF	
LOT AREA	4,960 SF	= 55%



4 BUILDING HEIGHT
SCALE: 1" = 20'

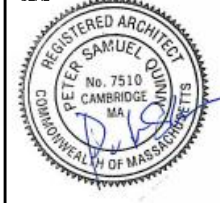


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FOUR-UNIT DEVELOPMENT

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PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
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DRAWING TITLE

ZONING
COMPLIANCE

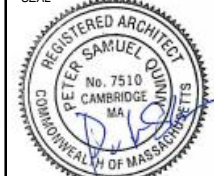
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Z-4

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DRAWING TITLE

3D
STREET VIEW

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SHEET

A-3D1



INTERSECTION AT CEDAR ST & WARWICK ST

VIEW FROM WARWICK



VIEW FROM CEDAR



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STREET VIEW

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A-3D2

PROPOSED PLANT LIST

Trees:					
1	AL	Amelanchier laevis	Serviceberry	2" cal.	B&B single stem
1	CR	Cornus 'Rutgan' Stellar Pink	Dogwood	2" cal.	B&B
Shrub & Viness:					
10	FG	Fothergilla gardenii	Dwarf Witch-Alder	3 gal.	Pots
7	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	Pots
10	IV	Ilex verticillata 'Winter Red'	Winterberry	5 gal.	Pots, some shall be male
12	LF	Leucothoe fontanesiana 'Rainbow'	Drooping Fetterbush	3 gal.	Pots
6	PQ	Parthenocissus quinquefolia	Virginia Creeper	2 gal.	Pots
Perennials:					
67	af	Athyrium filix-femina	Lady Fern	2 gal.	Pots, 18" O.C.
5	ba	Baptisia australis	Blue False Indigo	2 gal.	Pots, 24" O.C.
42	cf	Carex flaccosperma	Blue Wood Sedge	2 gal.	Pots, 18" O.C.
30	cv	Coreopsis verticillata	Whorled Tickseed	1 gal.	Pots, 18" O.C.
33	lc	Lobelia cardinalis	Cardinal Flower	2 gal.	Pots, 18" O.C.
6	rf	Rudbeckia fulgida	Black-Eyed Susan	2 gal.	Pots, 18" O.C.
31	tc	Tiarella cordifolia 'Running Tapestry'	Running Foam Flower	2 gal.	Pots, 18" O.C.

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

*13. Tree protection measures shall include the following for the existing oak tree on site: Prior to site demolition, temporary 6' ht. chain link fences shall be erected around the tree trunk in location shown on plan. (see blue dashed zone). No construction materials shall be stored within temporary chain link fence tree protection. After construction of buildings, and during site work to install plants, remove chain link fence and carefully excavate for subbase materials for pavers within tree protection zone taking care to avoid large roots greater than 4" in diameter.



Lady Fern



Blue False Indigo



Whorled Tickseed



Blue Wood Sedge



Black-Eyed Susan



Running Foam Flower



Cardinal Flower



Dwarf Witch-Alder



Oakleaf Hydrangea



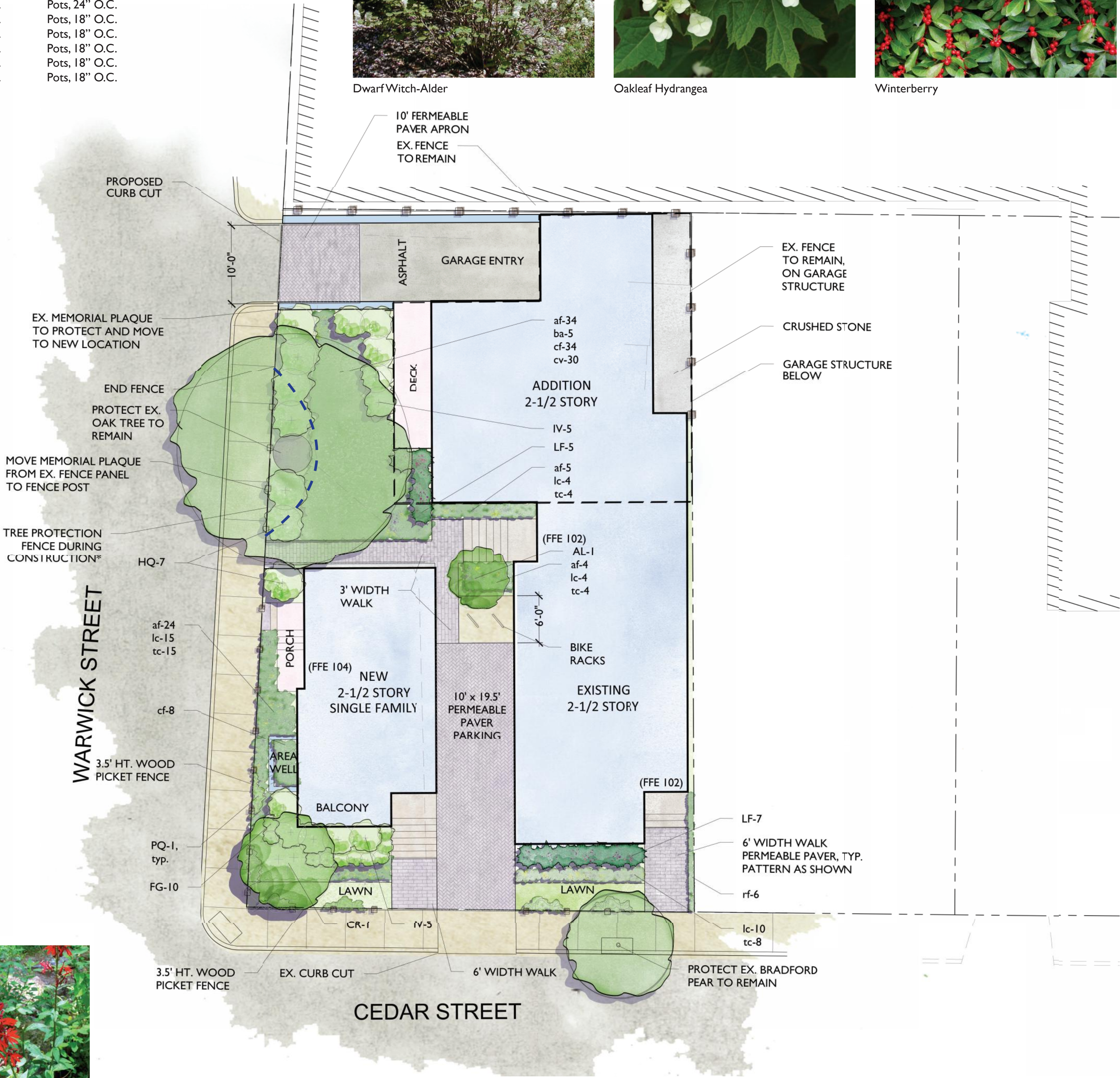
Winterberry



Drooping Fetterbush



Virginia Creeper



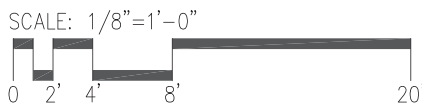
Dogwood



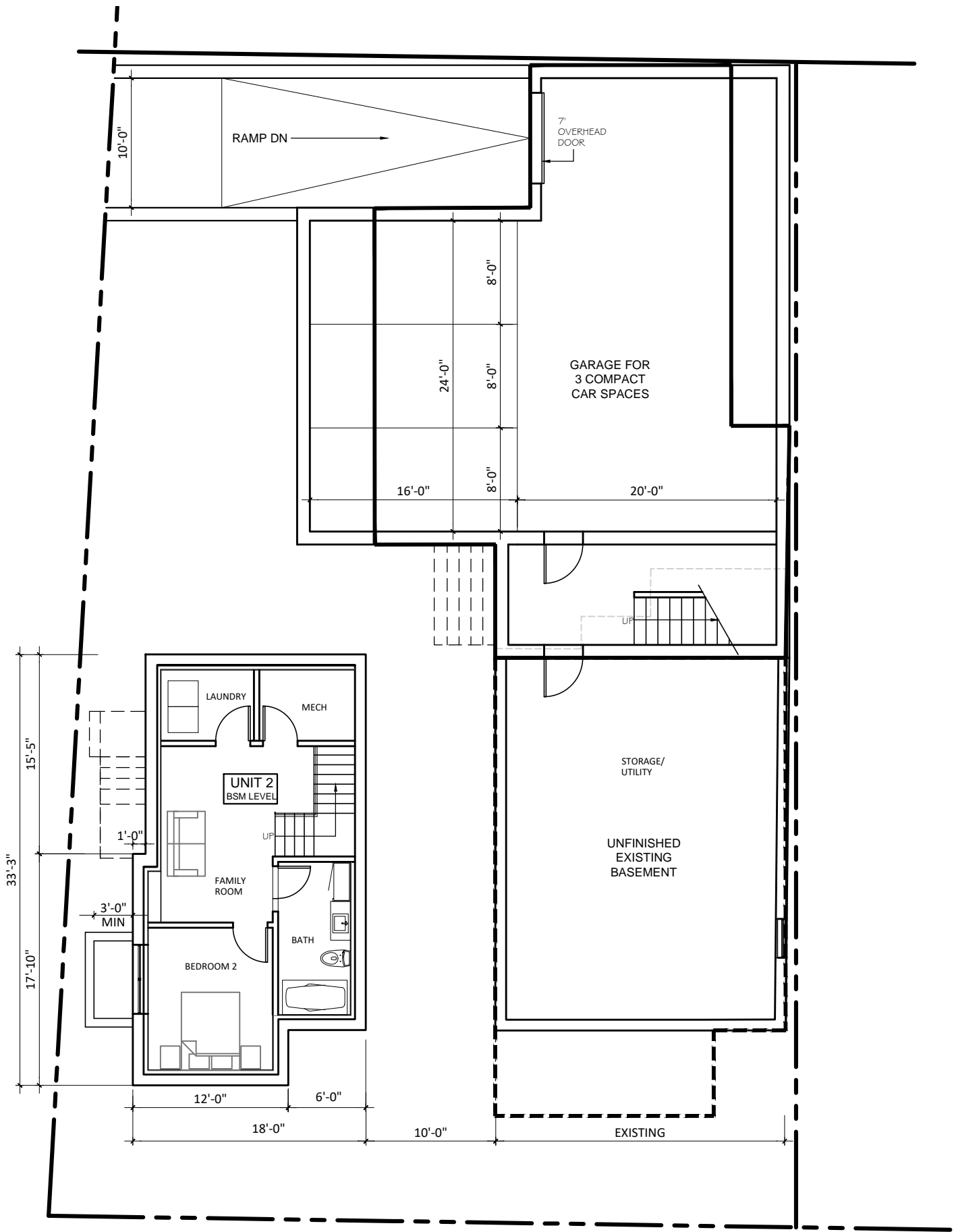
3.5' Ht. Wooden Picket Fence Along Front & Left Property Line



Eco-Priora, Granite Blend Standard Finish by Unilock Herringbone & Running Bond Patterns as shown on plan. Provide full soldier course perimeter around each field of pavers (not shown) and paver edge restraint, typ.



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1 PROPOSED BASEMENT
SCALE: 1/8" = 1'-0"



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24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED
BASEMENT

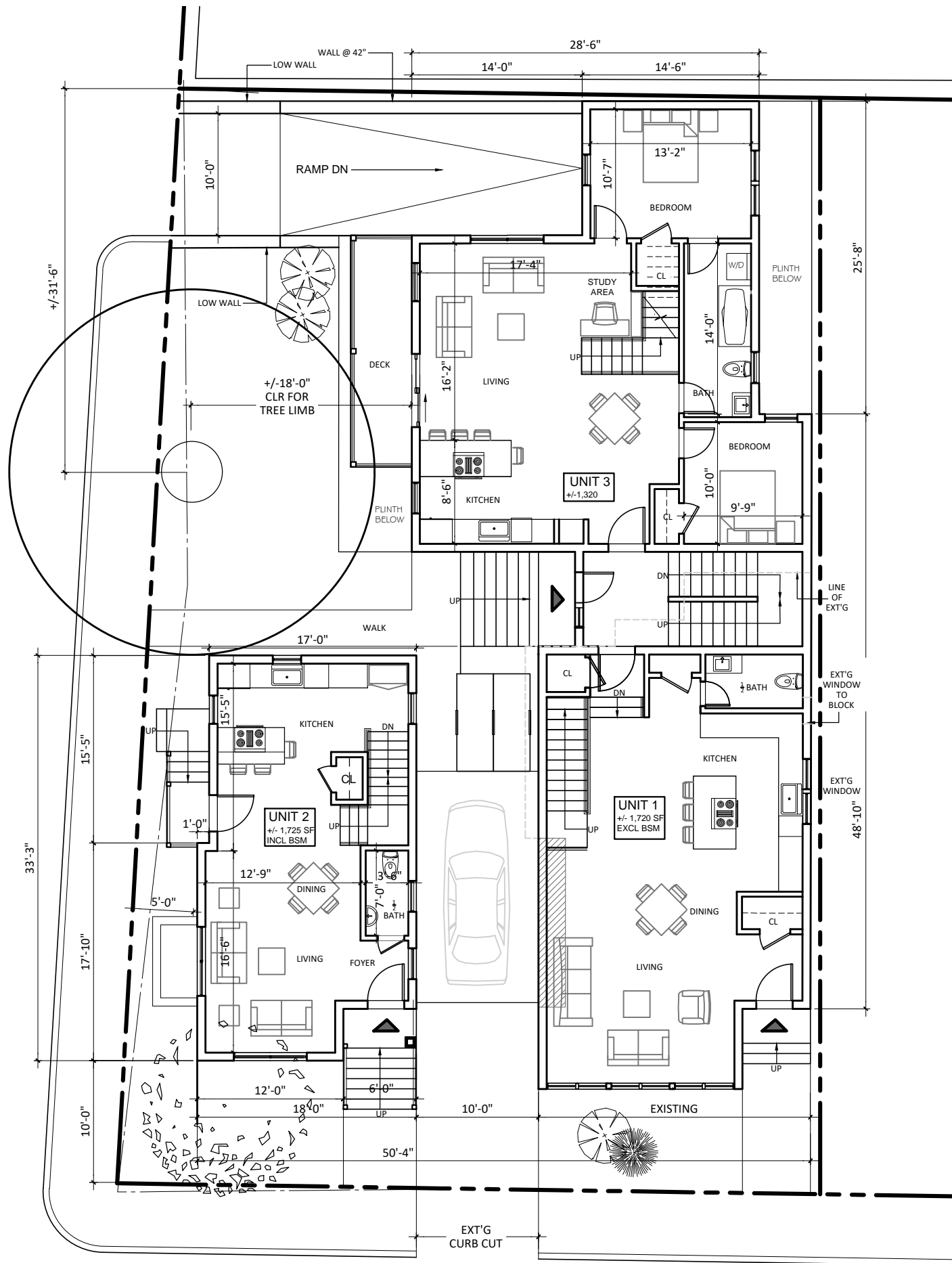
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SHEET

A-1

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1

PROPOSED FIRST FL PLAN

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



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PROPOSED
FIRST FLOOR
PLAN

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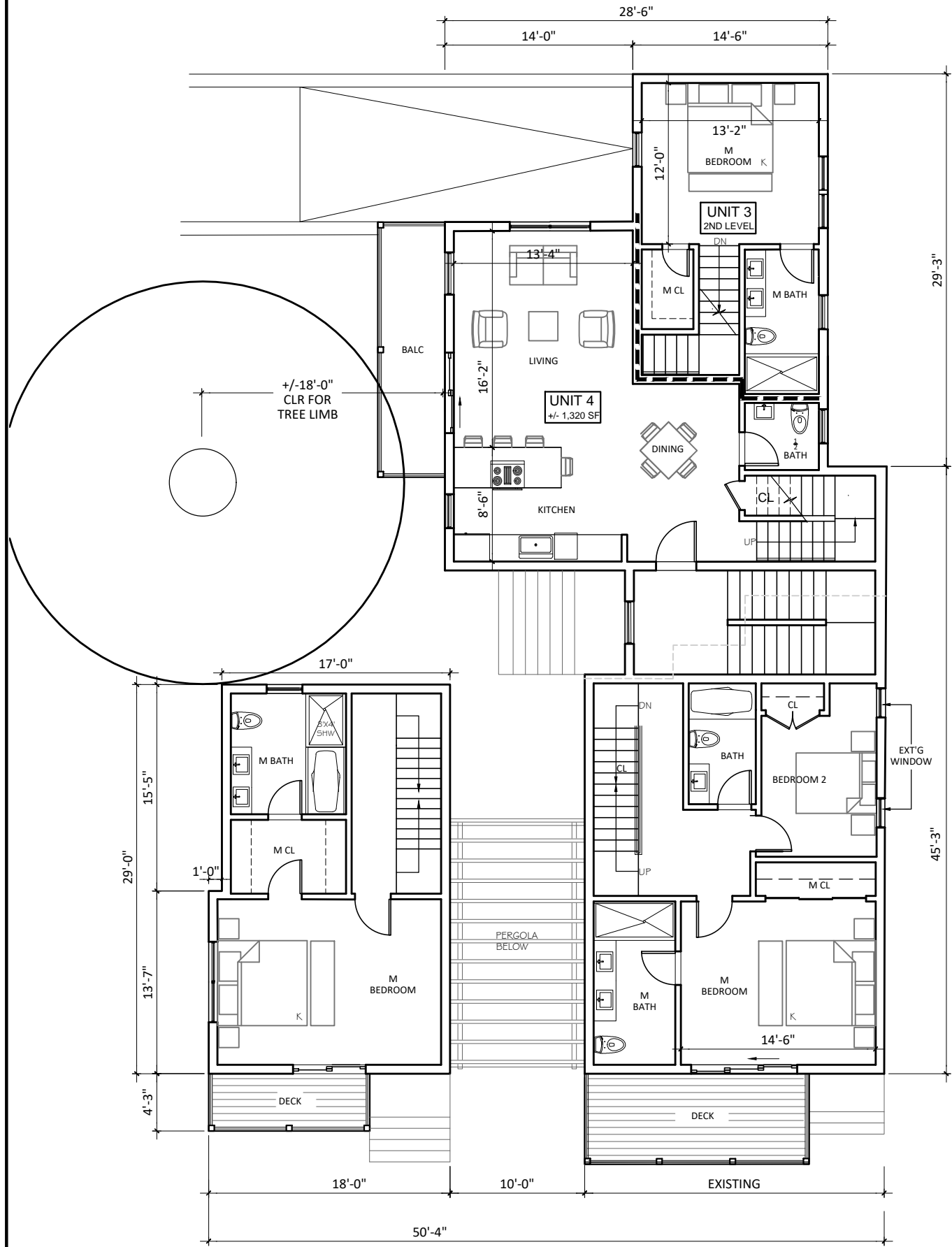
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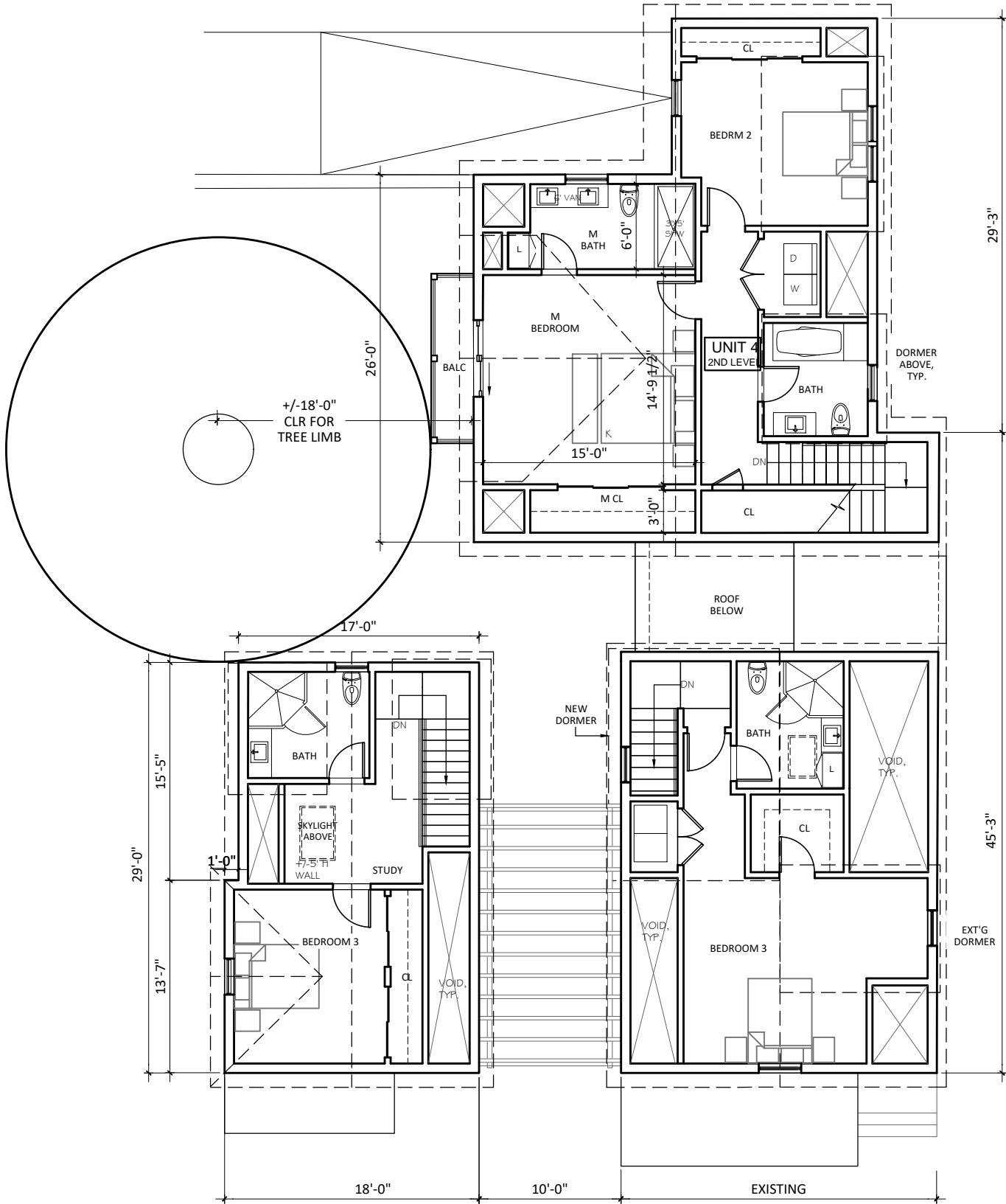
SHEET

A-2

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① PROPOSED SECOND FL PLAN
SCALE: 1/8" = 1'-0"



② PROPOSED THIRD FL PLAN
SCALE: 1/8" = 1'-0"

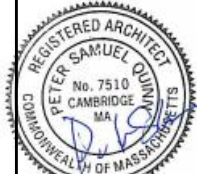


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DRAWING TITLE

PROPOSED
SECOND AND
THIRD FLOOR
PLAN

SCALE AS NOTED

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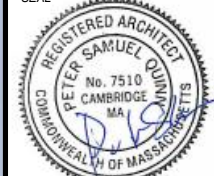
DRAWN BY
DM

REVIEWED BY
PQ

SHEET

A-3

SEAL



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DRAWING TITLE

PROPOSED
FRONT
ELEVATION
(CEDAR ST)

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A-4

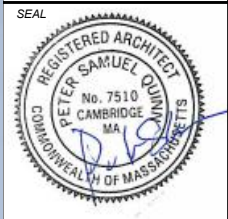


1 PROPOSED FRONT (CEDAR STREET) ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED LEFT SIDE (WARWICK STREET) ELEVATION
SCALE: 1/8" = 1'-0"

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CONSULTANT

PROJECT
FOUR-UNIT DEVELOPMENT
171 CEDAR STREET
SOMERVILLE, MA 02143

PREPARED FOR
171 CEDAR, LLC
24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE
PROPOSED
LEFT SIDE
ELEVATION
(WARWICK ST)

SCALE AS NOTED	
REVISION	DATE
SP APPL REV 2	15 AUG 2019
NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
SP APPL	04 DEC 2018
DRAWN BY DM	REVIEWED BY PQ

SHEET
A-5



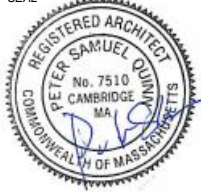
1 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT
FOUR-UNIT DEVELOPMENT

171 CEDAR STREET
SOMERVILLE, MA 02143

PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED
REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
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SP APPL REV 2	15 AUG 2019
---------------	-------------

NHOOD MTG	29 MAY 2019
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SP APPL REV 1	15 MAY 2019
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SP APPL	04 DEC 2018
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DRAWN BY DM	REVIEWED BY PQ
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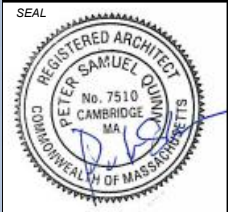
SHEET

A-6



1 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

PROPOSED
RIGHT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
SP APPL REV 2	15 AUG 2019
NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
SP APPL	04 DEC 2018
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-7



181 CEDAR ST

WARWICK ST

171 CEDAR ST

169 CEDAR ST

1

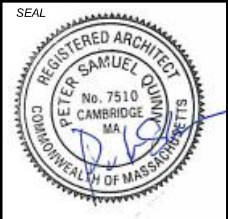
CEDAR STREET ELEVATION

SCALE: 1/16" = 1'-0"

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COMMUNITY DESIGN

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SOMERVILLE, MA 02145

DRAWING TITLE

CEDAR STREET
ELEVATIONS

SCALE AS NOTED	
REVISION	DATE
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NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
SP APPL	04 DEC 2018
DRAWN BY DM	REVIEWED BY PQ

SHEET

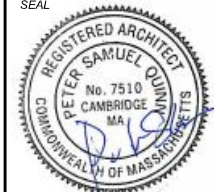
A-8

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SOMERVILLE, MA 02145

DRAWING TITLE

WARWICK
STREET
ELEVATIONS

SCALE AS NOTED

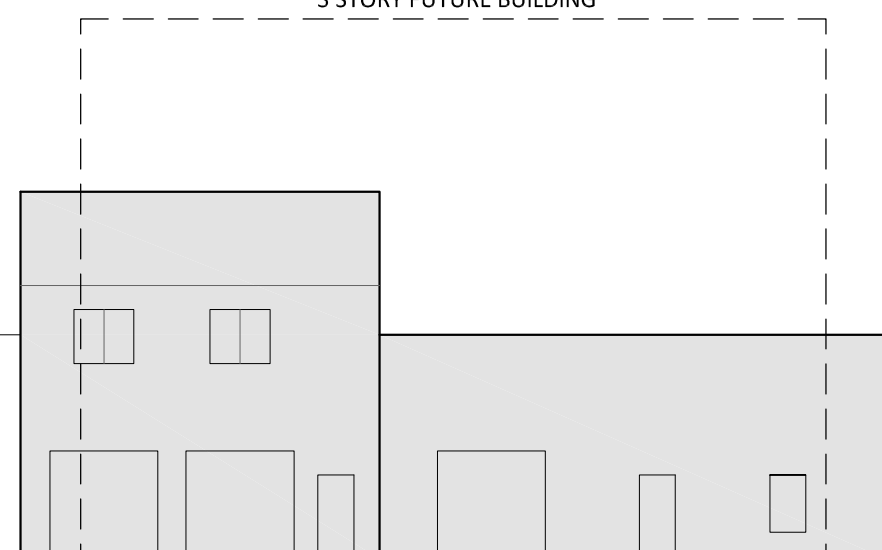
REVISION	DATE
SP APPL REV 2	15 AUG 2019
NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
SP APPL	04 DEC 2018
DRAWN BY DM	REVIEWED BY PQ

SHEET

A-9



15 WARWICK ST



3 STORY FUTURE BUILDING

13 WARWICK ST



171 CEDAR ST

1 WARWICK STREET ELEVATION
SCALE: 1/16" = 1'-0"



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24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

SPRING/FALL
SHADOW
STUDY

SCALE AS NOTED

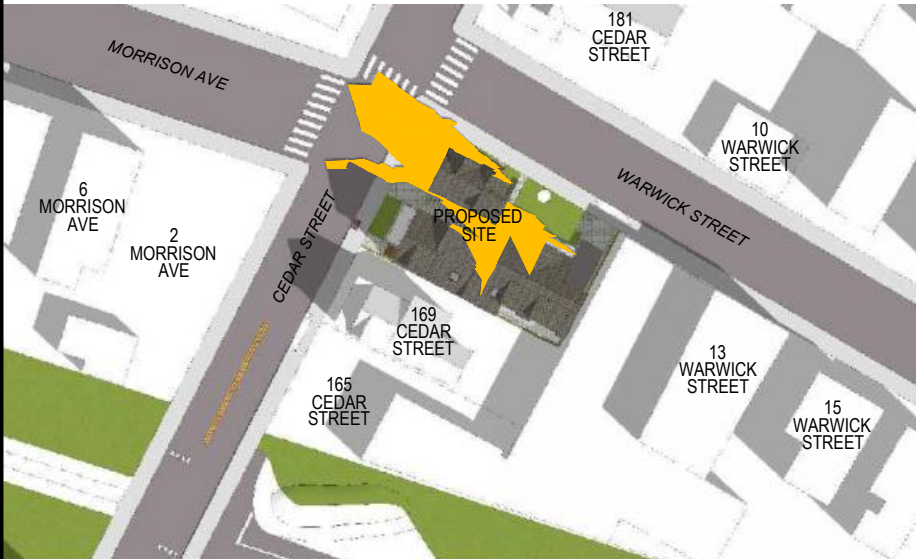
REVISION	DATE
SP APPL REV 2	07 AUG 2019
NHOOD MTG	29 MAY 2019
SP APPL REV 1	15 MAY 2019
SP APPL	04 DEC 2018
DRAWN BY CM	REVIEWED BY PQ
SHEET	

A-10

9:00 AM

12:00 PM

3:00PM



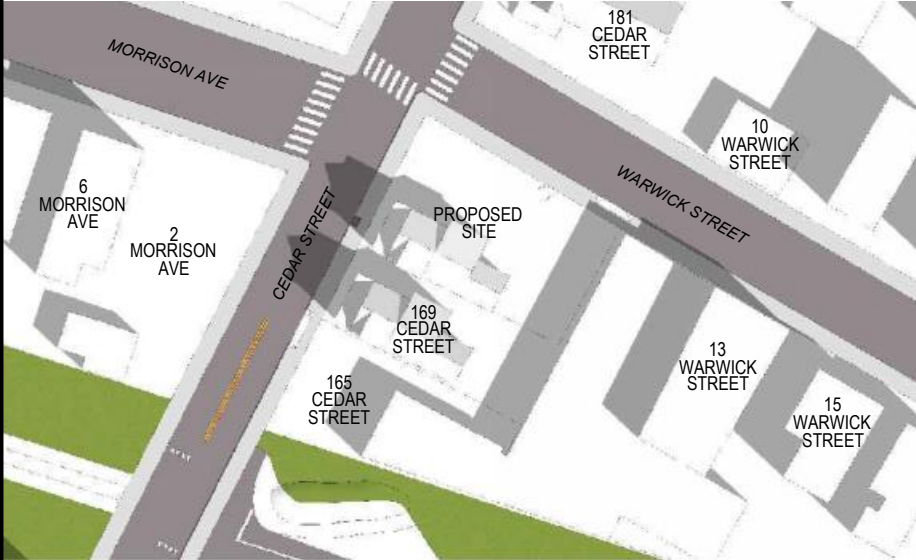
PROPOSED



PROPOSED



PROPOSED



EXISTING



EXISTING

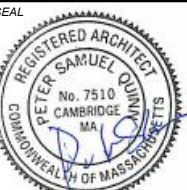


EXISTING

ADDITIONAL SHADOW



SPRING / FALL - MARCH 21 / SEPTEMBER 21



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FOUR-UNIT DEVELOPMENT

171 CEDAR STREET
SOMERVILLE, MA 02143

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171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

SUMMER
SHADOW
STUDY

SCALE AS NOTED

REVISION	DATE
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SP APPL REV 2	07 AUG 2019
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NHOOD MTG	29 MAY 2019
-----------	-------------

SP APPL REV 1	15 MAY 2019
---------------	-------------

SP APPL	04 DEC 2018
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DRAWN BY	REVIEWED BY
----------	-------------

CM	PQ
----	----

SHEET

A-11

9:00 AM

12:00 PM

3:00PM



PROPOSED



PROPOSED



PROPOSED



EXISTING



EXISTING



EXISTING

ADDITIONAL SHADOW



SUMMER - JUNE 21



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PROJECT
FOUR-UNIT DEVELOPMENT

171 CEDAR STREET
SOMERVILLE, MA 02143

PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

WINTER
SHADOW
STUDY

SCALE AS NOTED

REVISION	DATE
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SP APPL REV 2	07 AUG 2019
---------------	-------------

NHOOD MTG	29 MAY 2019
-----------	-------------

SP APPL REV 1	15 MAY 2019
---------------	-------------

SP APPL	04 DEC 2018
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DRAWN BY	REVIEWED BY
CM	PQ

SHEET

A-12

9:00 AM

12:00 PM

3:00PM



PROPOSED



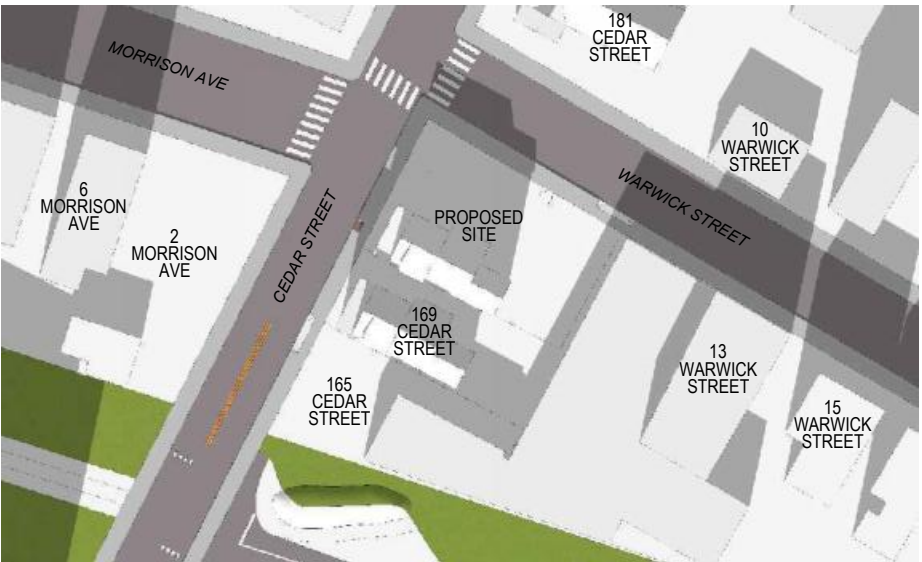
PROPOSED



PROPOSED



EXISTING



EXISTING

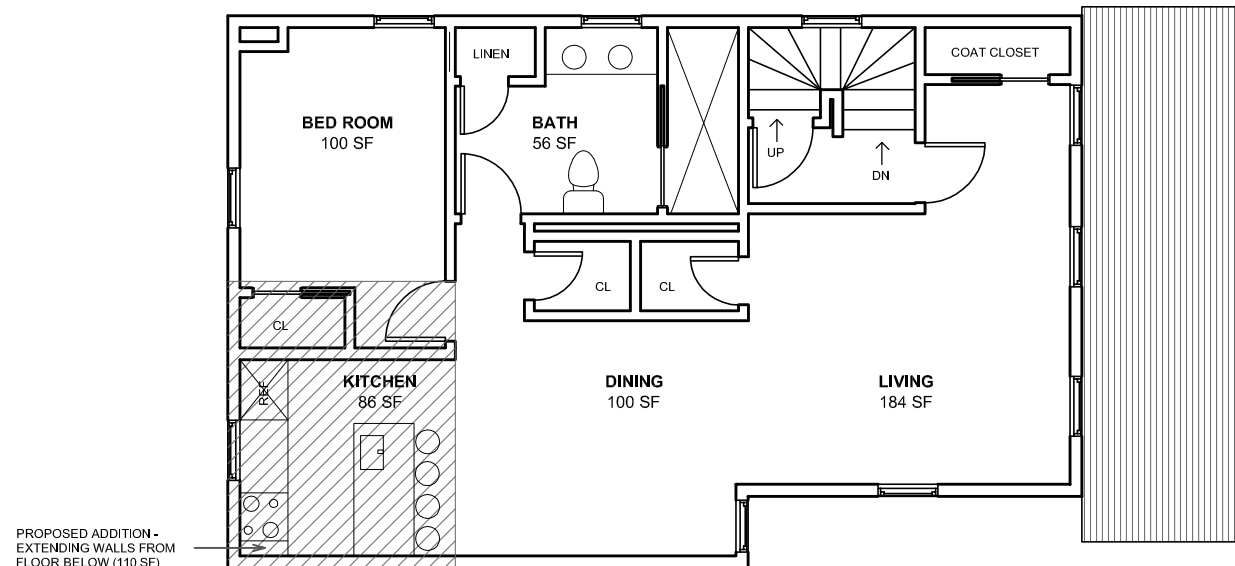


EXISTING

ADDITIONAL SHADOW

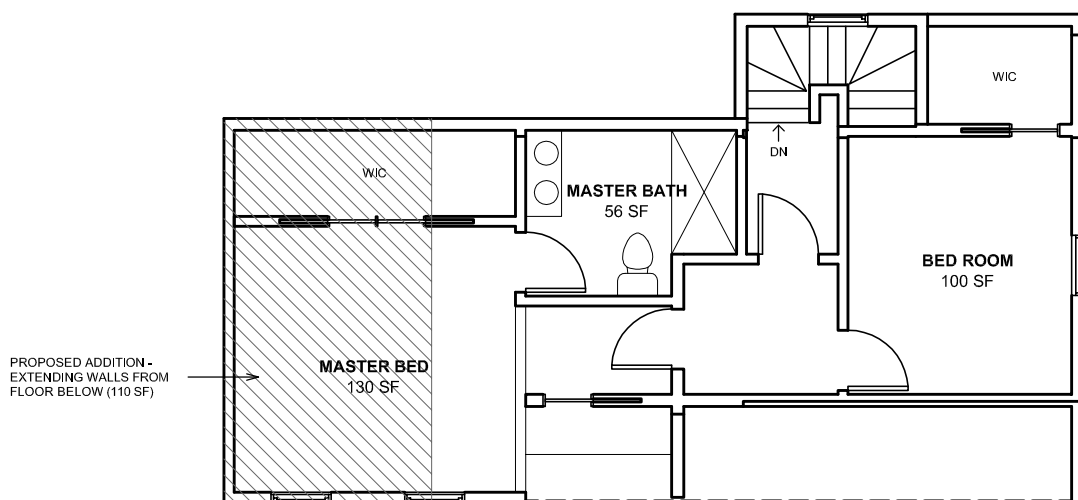


WINTER - DECEMBER 21



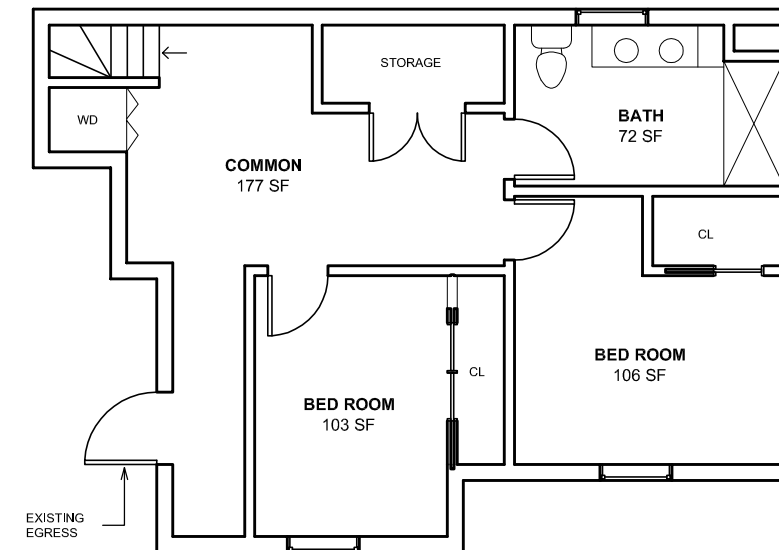
3 EXISTING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



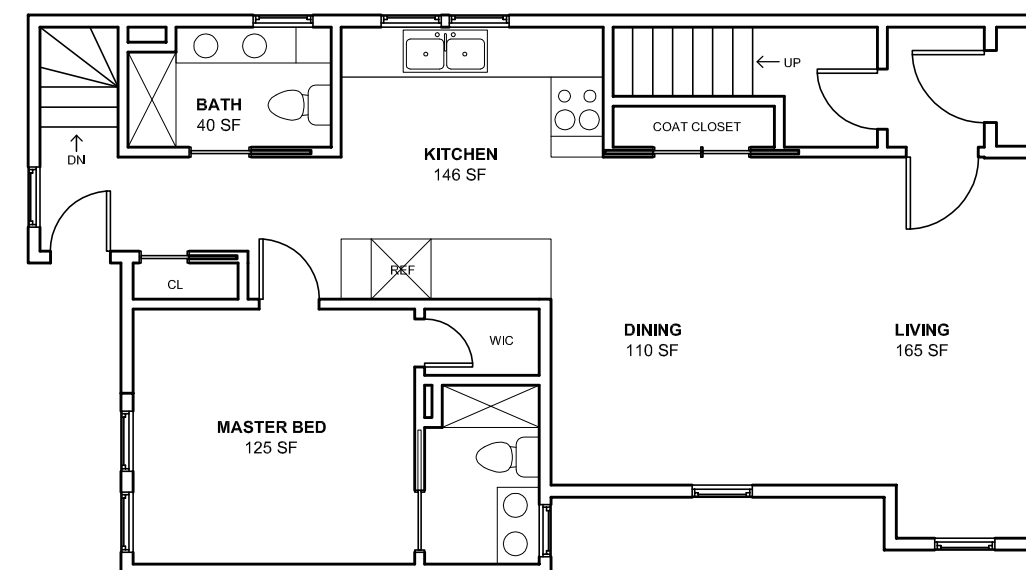
4 EXISTING THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 EXISTING BASEMENT PLAN

SCALE: 3/32" = 1'-0"



2 EXISTING FIRST FLOOR PLAN

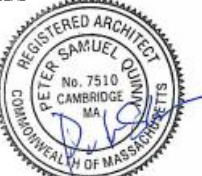
SCALE: 3/32" = 1'-0"

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SEAL



CONSULTANT

PROJECT

ADDITION &
ALTERATION TO
171 CEDAR STREET

171 CEDAR STREET
SOMERVILLE, MA 02143

PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

EXISTING FLOOR PLANS

SCALE AS NOTED

REVISION	DATE
SP APPL REV	08 APRIL 2019
SP APPL	04 DEC 2018
DRAWN BY .	REVIEWED BY PQ

SHEET

EC-1



2 EXISTING LEFT ELEVATION
SCALE: 3/32" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 3/32" = 1'-0"



4 EXISTING RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



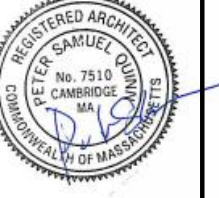
3 EXISTING REAR ELEVATION
SCALE: 3/32" = 1'-0"

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DRAWING TITLE

EXISTING
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SP APPL REV	08 APRIL 2019
SP APPL	04 DEC 2018
DRAWN BY	REVIEWED BY
PQ	PQ

SHEET

EC2

Z:\DCADDWGS\Cedar-171\SP APPL REV 190408\EC Floor Plans & Elevation.dwg, 4/11/2019 12:55:16 PM, Bluebeam PDF



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ADDITION &
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171 CEDAR STREET

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SOMERVILLE, MA 02143

PREPARED FOR

171 CEDAR, LLC

24-28 CROSS STREET
SOMERVILLE, MA 02145

DRAWING TITLE

EXISTING
PHOTOS

SCALE AS NOTED

REVISION	DATE
----------	------

SP APPL REV	08 APRIL 2019
-------------	---------------

SP APPL	04 DEC 2018
---------	-------------

DRAWN BY	REVIEWED BY
PQ	PQ

SHEET

EC3