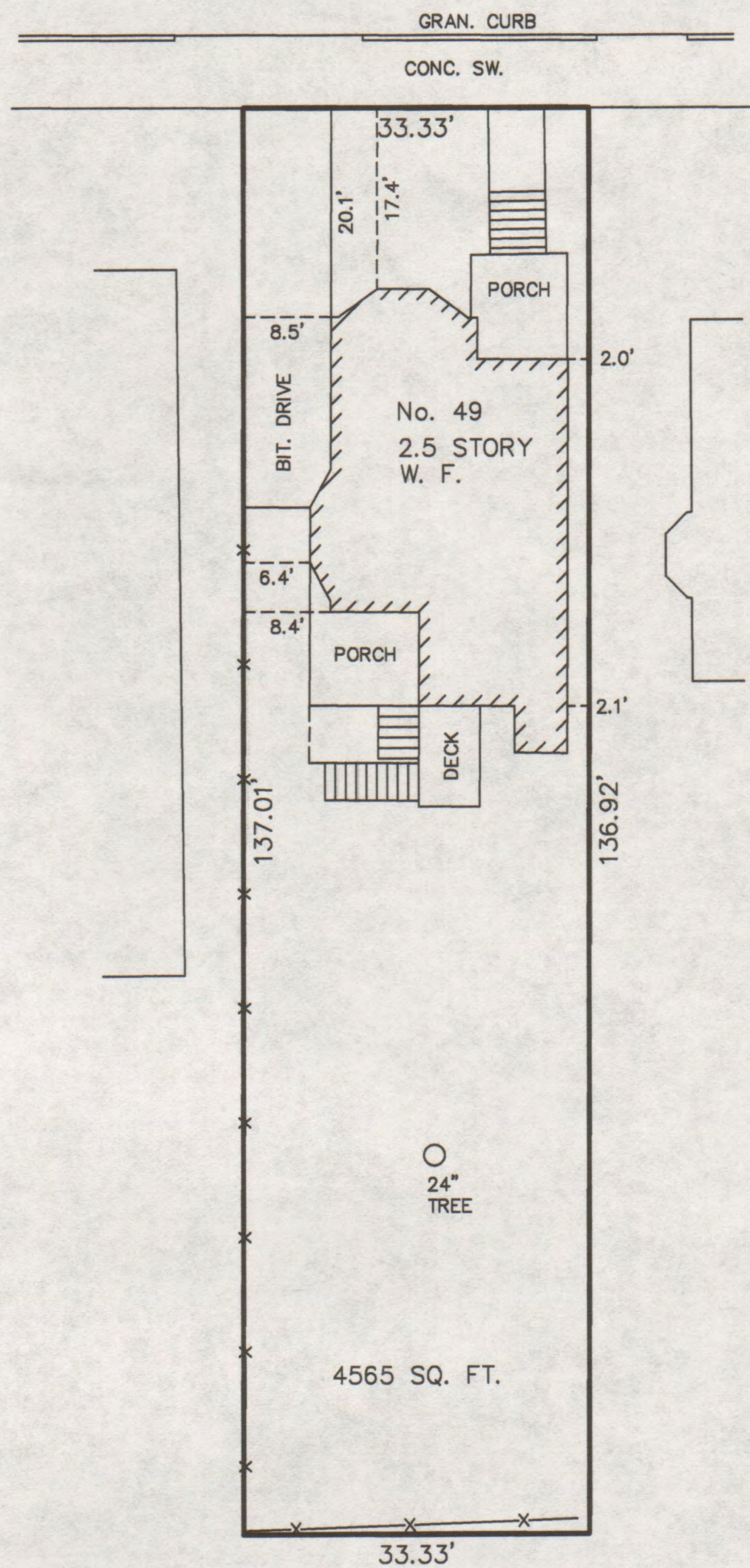
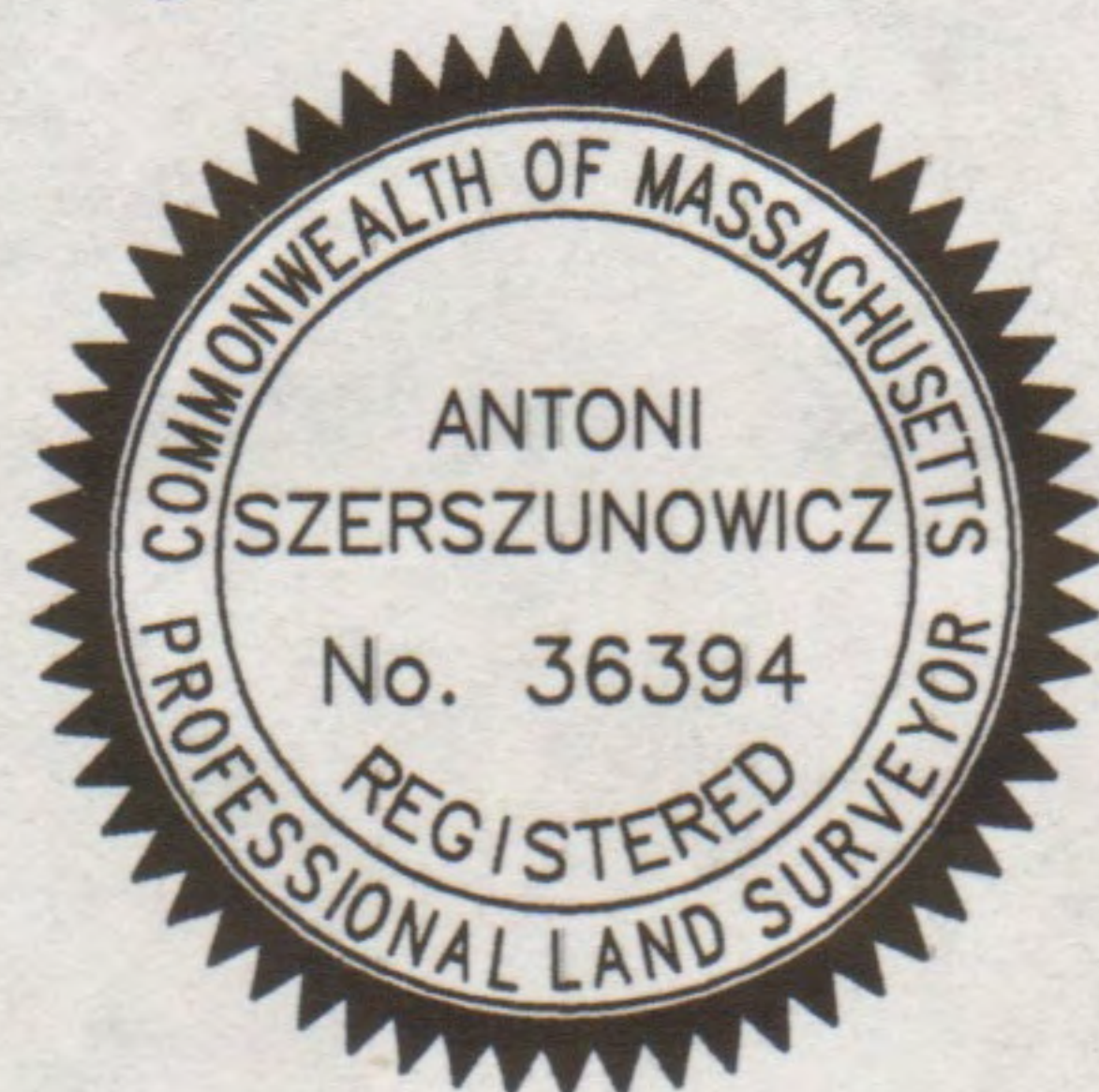


# CEDAR STREET



*Antoni Szerszunowicz*



## PLOT PLAN 49 CEDAR STREET SOMERVILLE, MASS.

SCALE : 1" = 20'

AUGUST 9, 2017

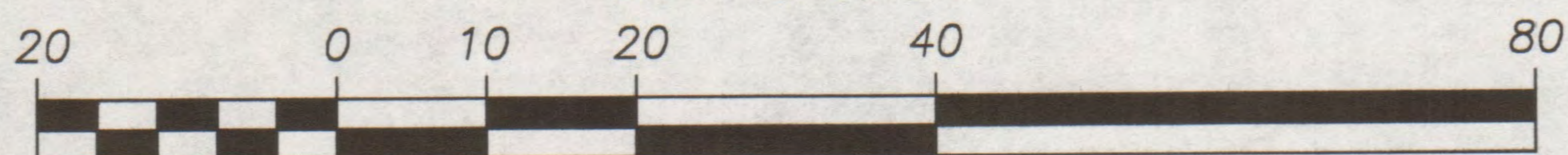
**AGH ENGINEERING**

166 WATER STREET

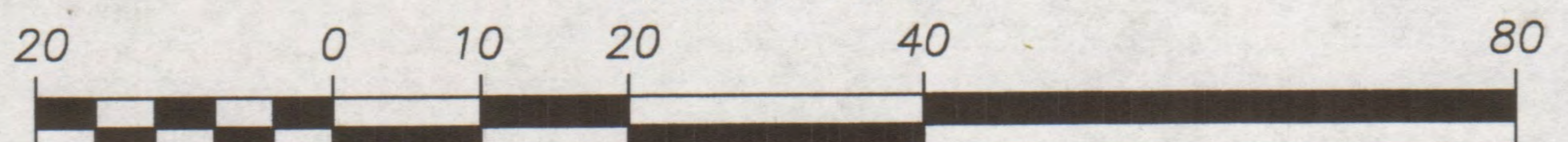
STOUGHTON, MA 02072

PHONE: (781)344-2386

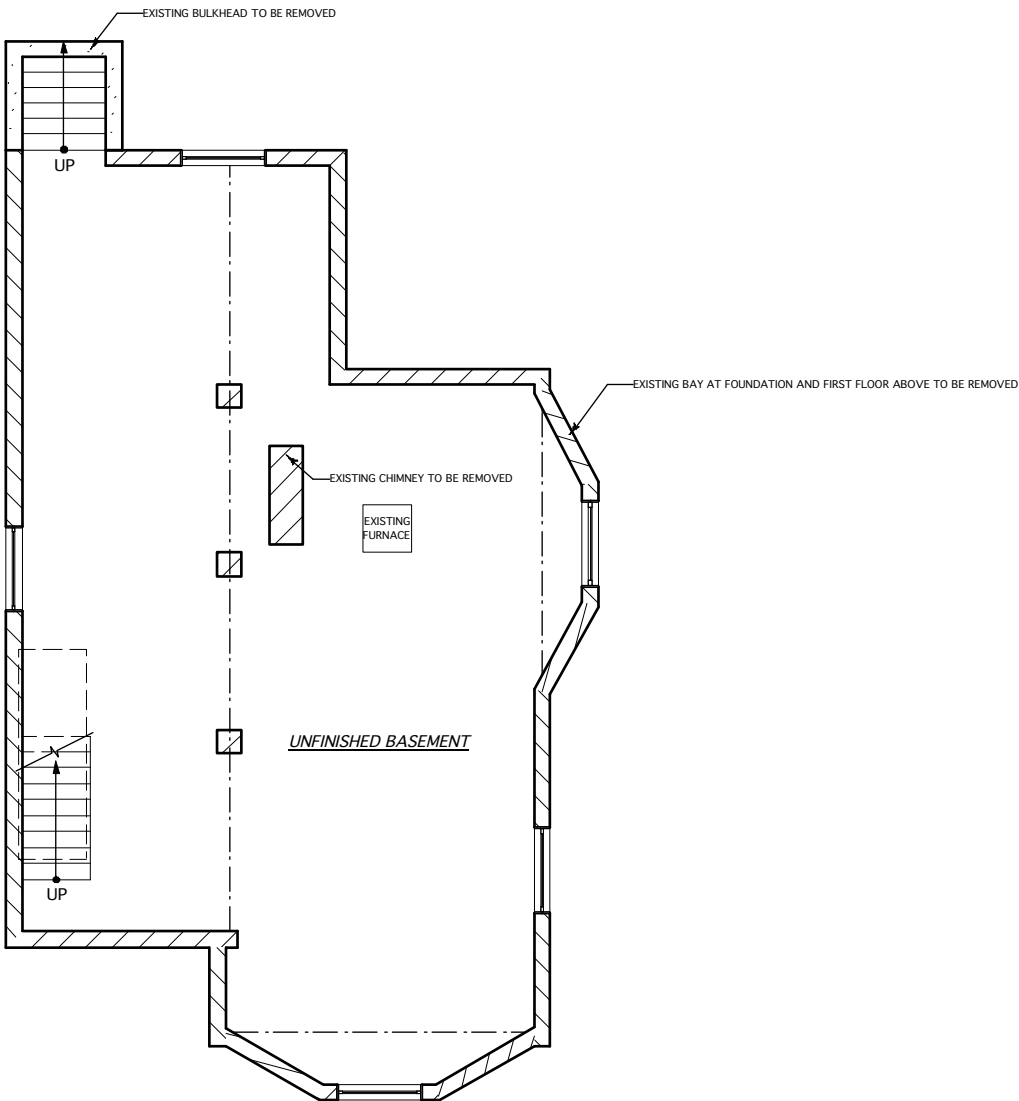
GRAPHIC SCALE











1 **EXISTING BASEMENT FLOOR PLAN**  
Scale: 1/8" = 1'-0"

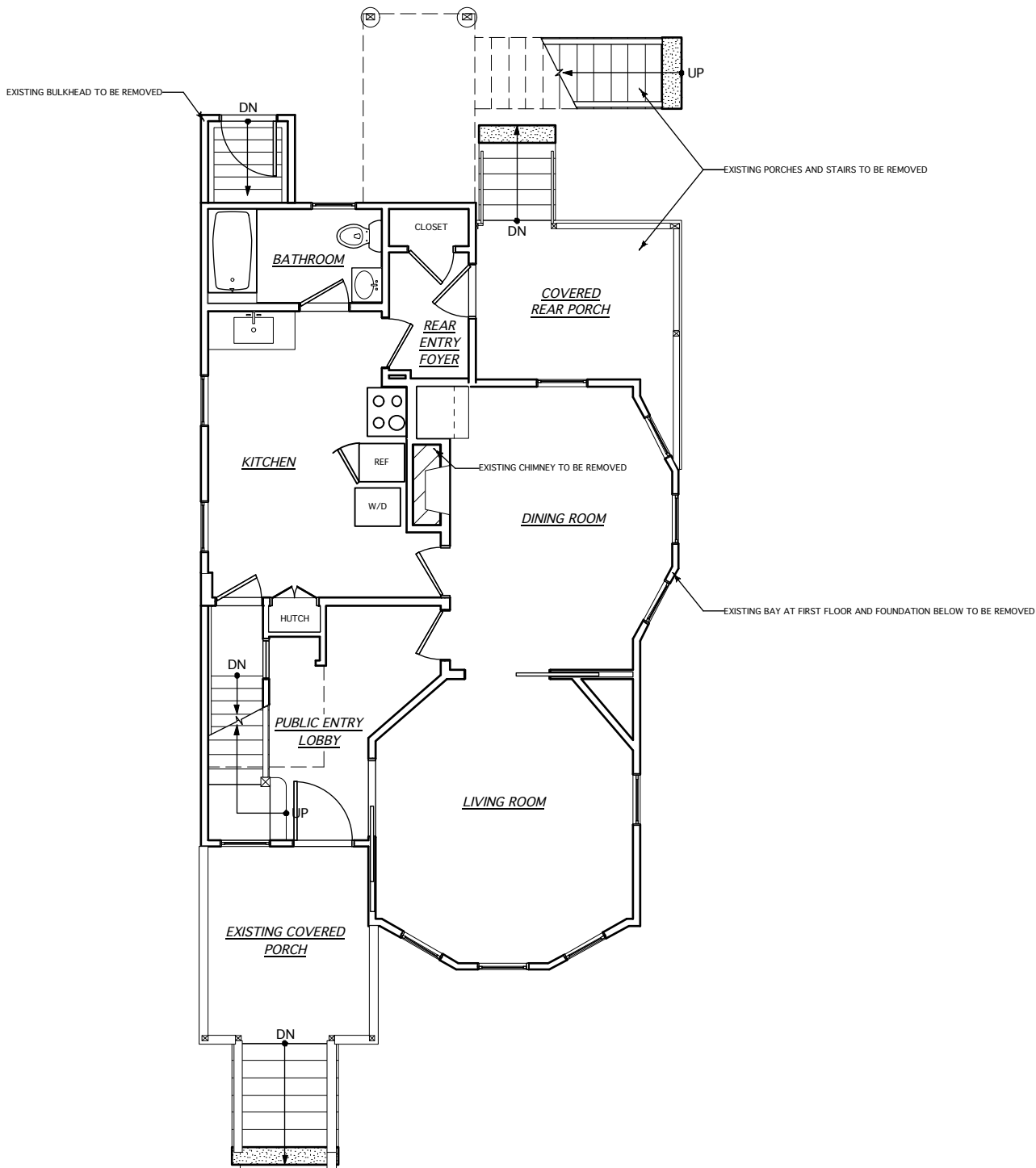
**FLOOR AREA SQUARE FOOTAGE - EXISTING**

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	105 sqft	64 sqft
BASEMENT	+ 0 sqft	+ 0 sqft
FIRST FLOOR	+ 667 sqft	+ 653 sqft
UNIT #1 TOTAL	667 sqft	653 sqft
SECOND FLOOR	+ 807 sqft	+ 751 sqft
ATTIC	+ 659 sqft	+ 376 sqft
UNIT #2 TOTAL	1,466 sqft	1,127 sqft
BUILDING TOTAL	2,238 sqft	1,844 sqft



**EXISTING FLOOR PLANS**

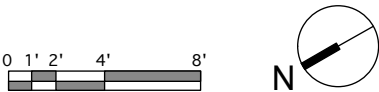
DATE: 09.28.17  
SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - EXISTING

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	105 sqft	64 sqft
BASEMENT	+ 0 sqft	+ 0 sqft
FIRST FLOOR	+ 667 sqft	+ 653 sqft
UNIT #1 TOTAL	667 sqft	653 sqft
SECOND FLOOR	+ 807 sqft	+ 751 sqft
ATTIC	+ 659 sqft	+ 376 sqft
UNIT #2 TOTAL	1,466 sqft	1,127 sqft
BUILDING TOTAL	2,238 sqft	1,844 sqft

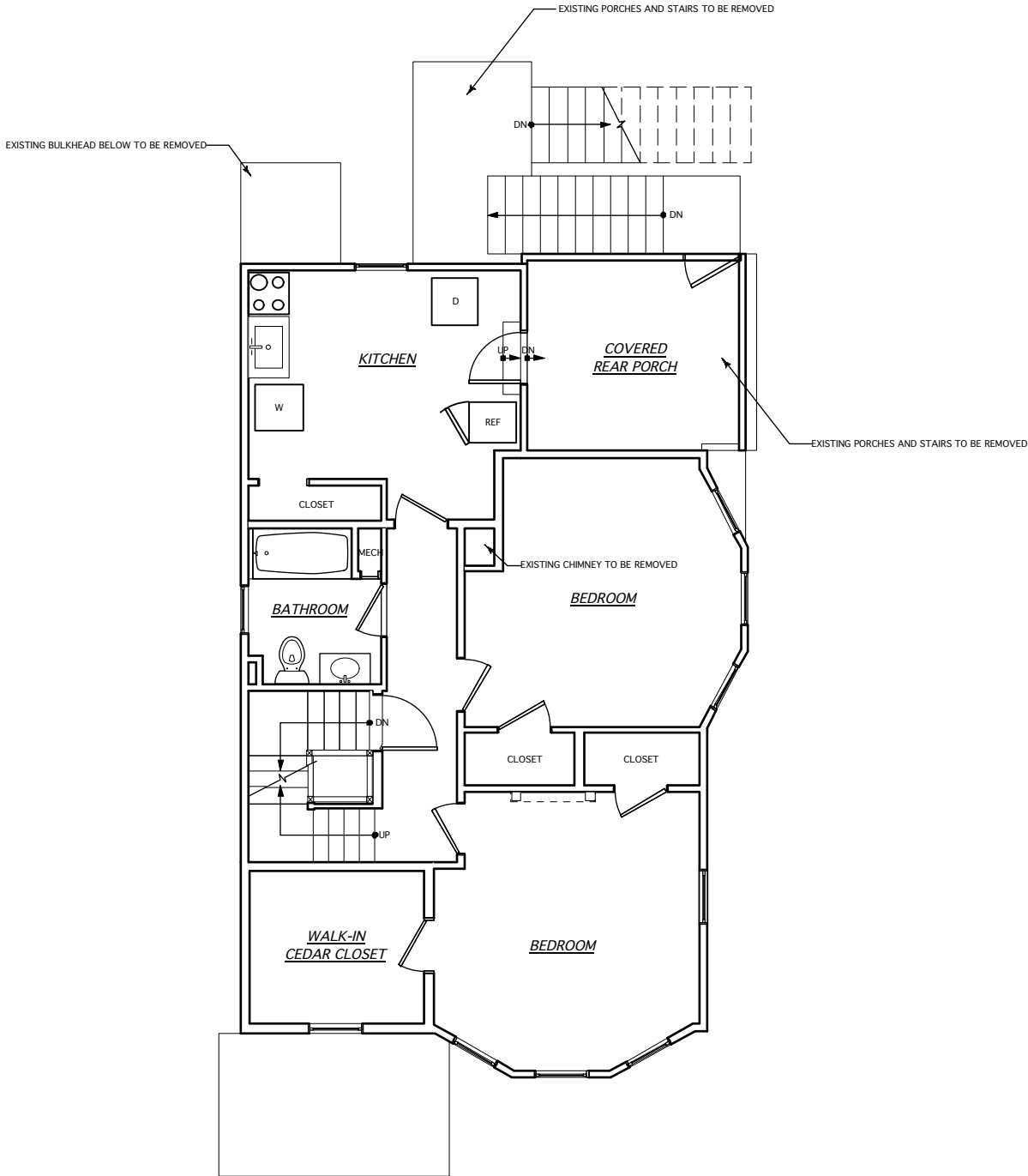


49 CEDAR STREET  
SOMERVILLE, MA 02143

EXISTING FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

REISEN DESIGN ASSOCIATES  
32R ESSEX ST, STUDIO 6, CAMBRIDGE , MA 02139  
(T) 617.876.7440



1 EXISTING SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - EXISTING

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	105 sqft	64 sqft
BASEMENT	+ 0 sqft	+ 0 sqft
FIRST FLOOR	+ 667 sqft	+ 653 sqft
UNIT #1 TOTAL	667 sqft	653 sqft
SECOND FLOOR	+ 807 sqft	+ 751 sqft
ATTIC	+ 659 sqft	+ 376 sqft
UNIT #2 TOTAL	1,466 sqft	1,127 sqft
BUILDING TOTAL	2,238 sqft	1,844 sqft

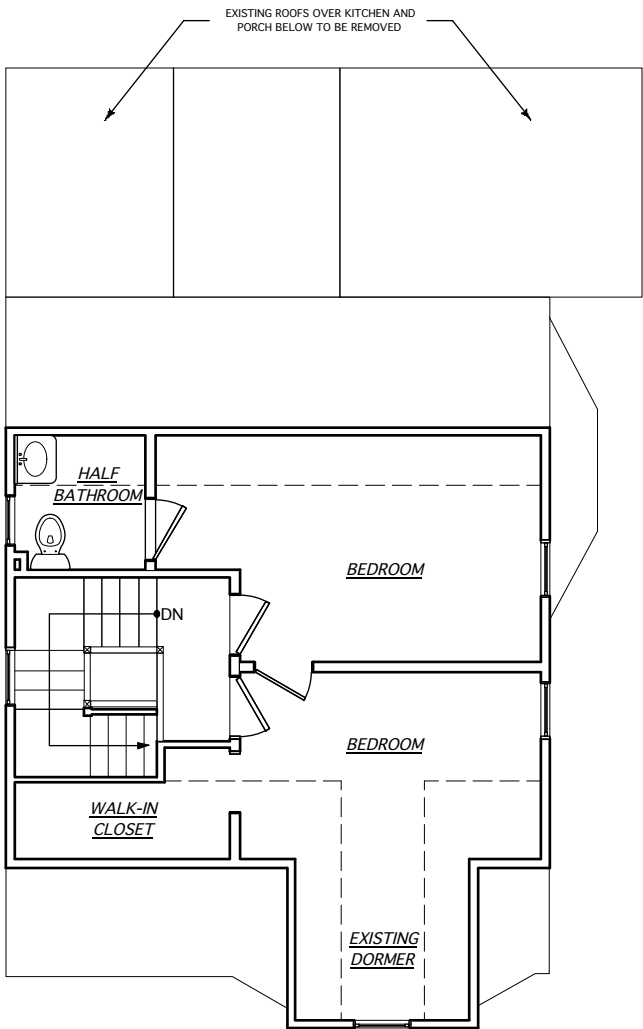


49 CEDAR STREET  
SOMERVILLE, MA 02143

EXISTING FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

REISEN DESIGN ASSOCIATES  
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(T) 617.876.7440



1 EXISTING ATTIC FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - EXISTING

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	105 sqft	64 sqft
BASEMENT	+ 0 sqft	+ 0 sqft
FIRST FLOOR	+ 667 sqft	+ 653 sqft
UNIT #1 TOTAL	667 sqft	653 sqft
SECOND FLOOR	+ 807 sqft	+ 751 sqft
ATTIC	+ 659 sqft	+ 376 sqft
UNIT #2 TOTAL	1,466 sqft	1,127 sqft
BUILDING TOTAL	2,238 sqft	1,844 sqft

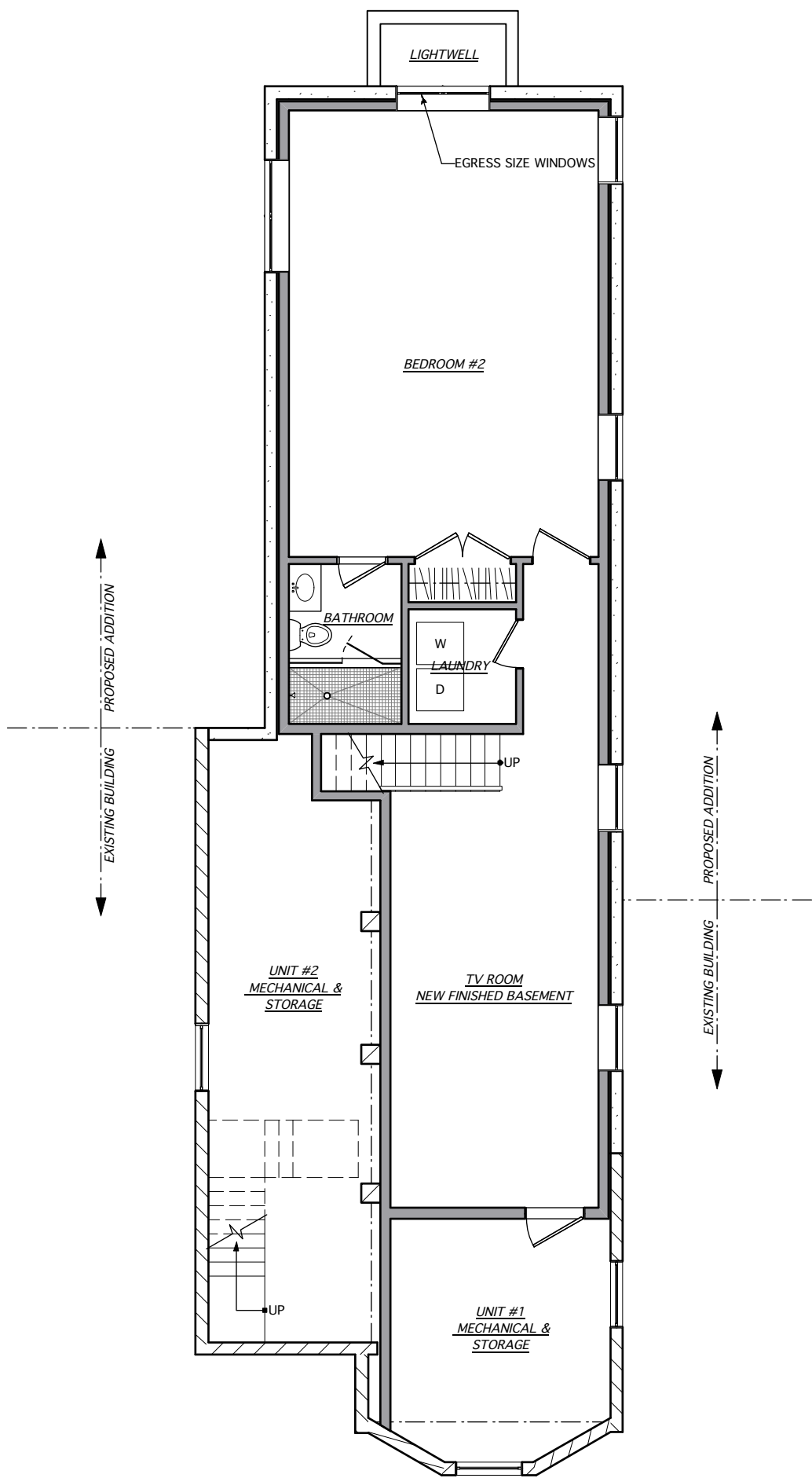


EXISTING FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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1 PROPSED BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
FIRST FLOOR	+ 1,370 sqft	+ 1,344 sqft
UNIT #1 TOTAL	2,847 sqft	2,353 sqft
SECOND FLOOR	+ 1,286 sqft	+ 1,225 sqft
ATTIC	+ 1,237 sqft	+ 837 sqft
UNIT #2 TOTAL	2,523 sqft	2,062 sqft
BUILDING TOTAL	5,477 sqft	4,465 sqft

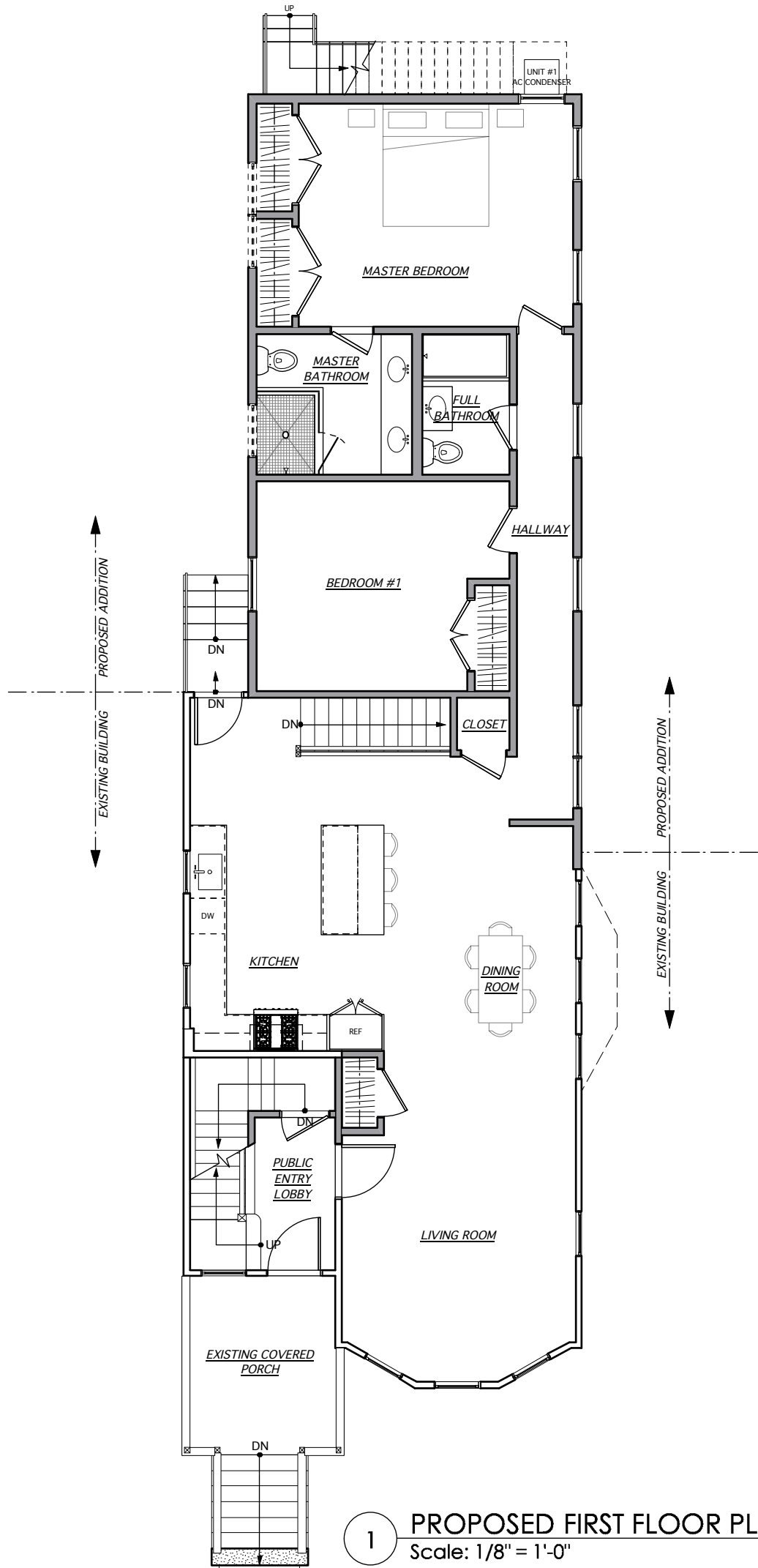


PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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(T) 617.876.7440



1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
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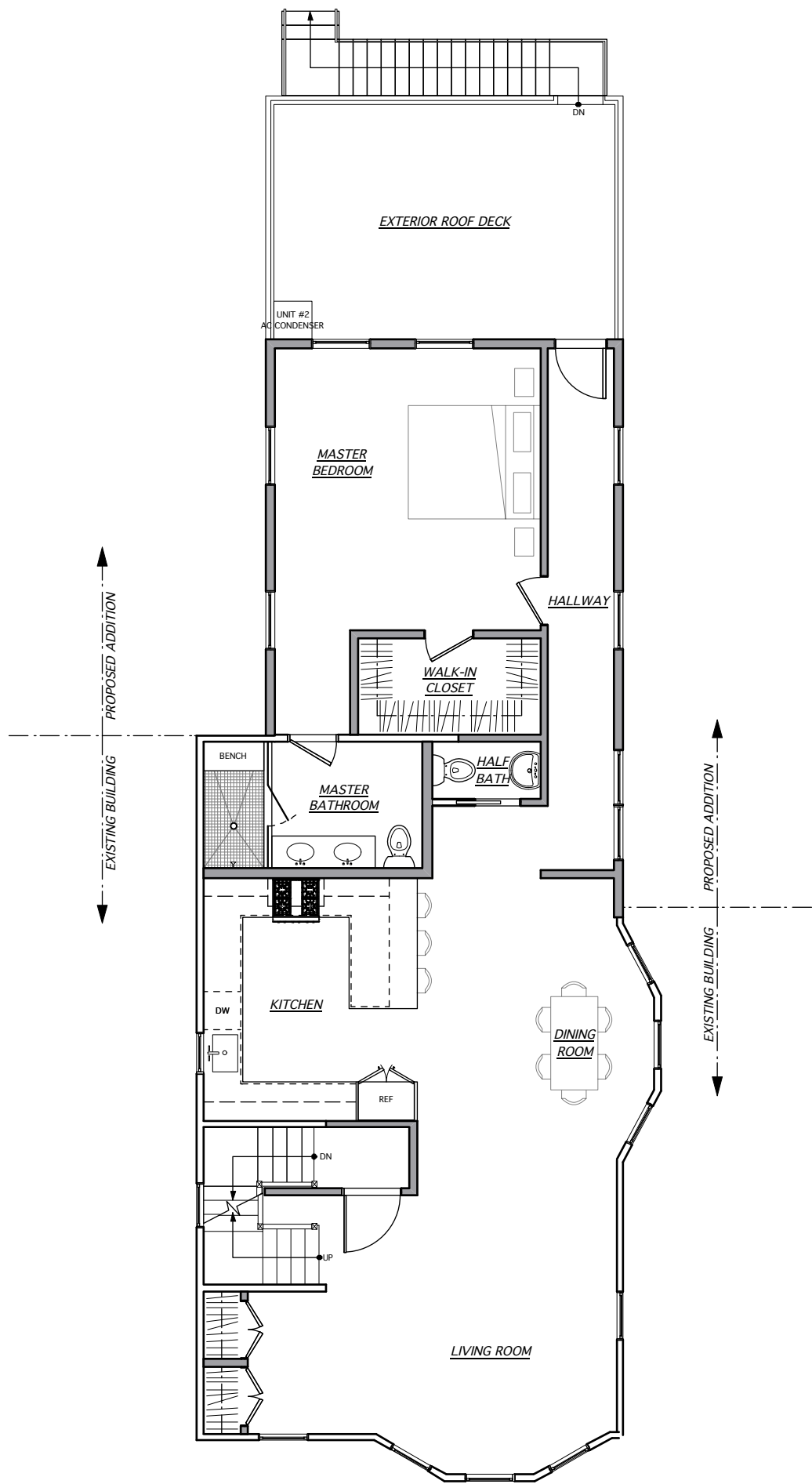
PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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(T) 617.876.7440





1 **PROPOSED SECOND FLOOR PLAN**  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
FIRST FLOOR	+ 1,370 sqft	+ 1,344 sqft
UNIT #1 TOTAL	2,847 sqft	2,353 sqft
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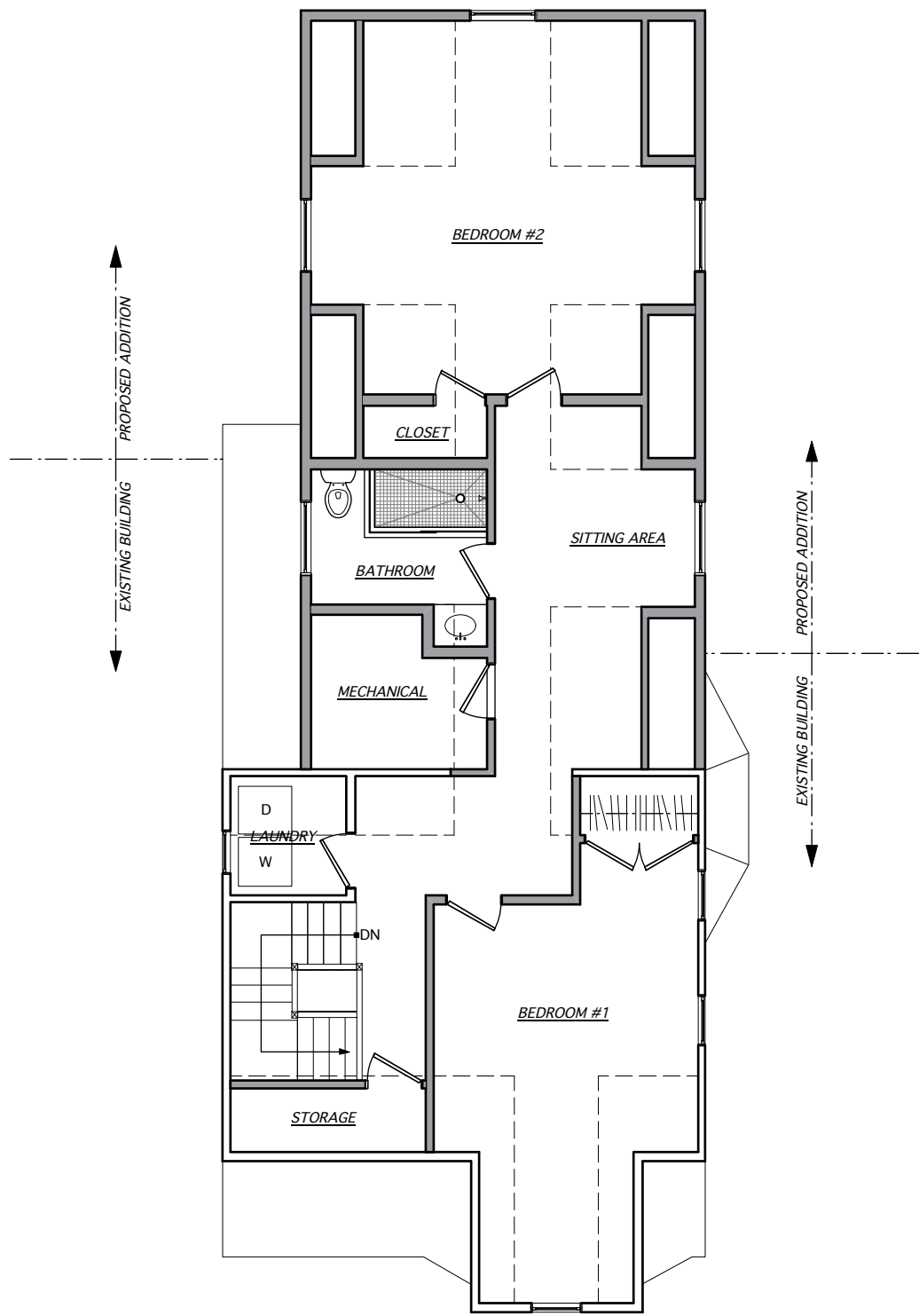
49 CEDAR STREET  
SOMERVILLE, MA 02143

PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

REISEN DESIGN ASSOCIATES  
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1 **PROPOSED ATTIC FLOOR PLAN**  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
FIRST FLOOR	+ 1,370 sqft	+ 1,344 sqft
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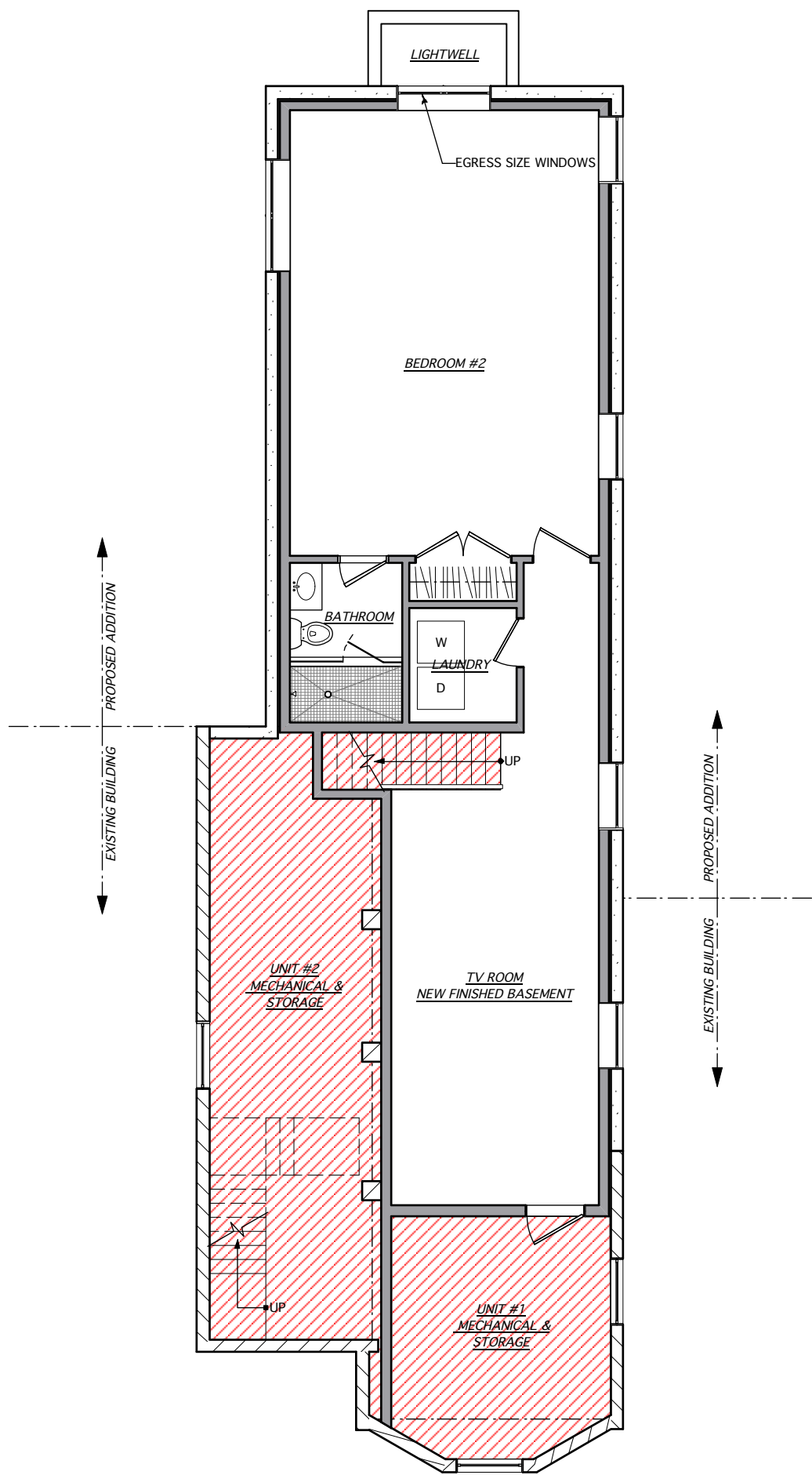
PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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1 **PROPOSED BASEMENT FLOOR PLAN**  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
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UNIT #2 TOTAL	2,523 sqft	2,062 sqft
BUILDING TOTAL	5,477 sqft	4,465 sqft

- LEGEND:
- EXIST. WALL TO REMAIN
  - NEW CONSTRUCTION
  - AREA EXCLUDED FROM F.A.R. CALC.



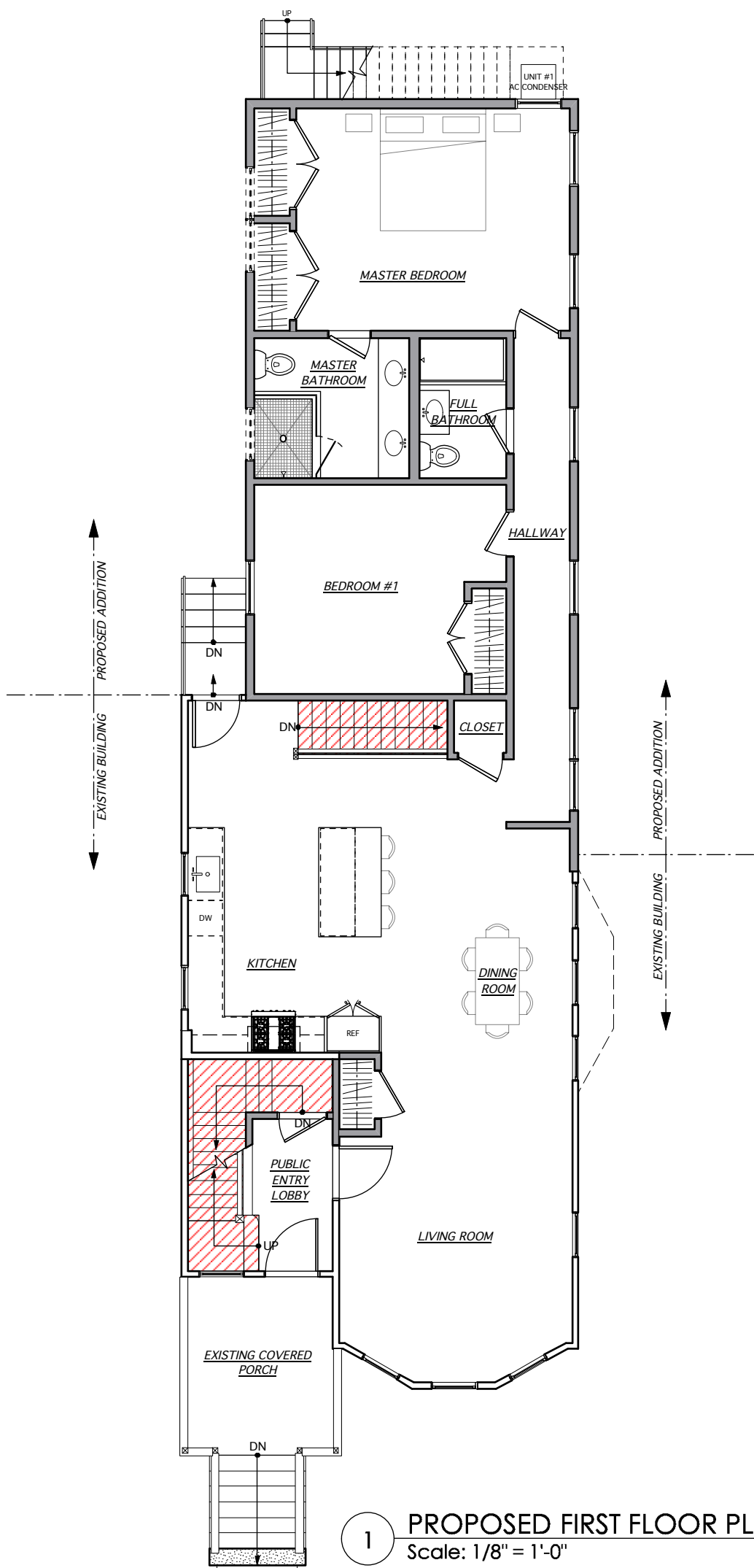
PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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1 **PROPOSED FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
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  - NEW CONSTRUCTION
  - AREA EXCLUDED FROM F.A.R. CALC.



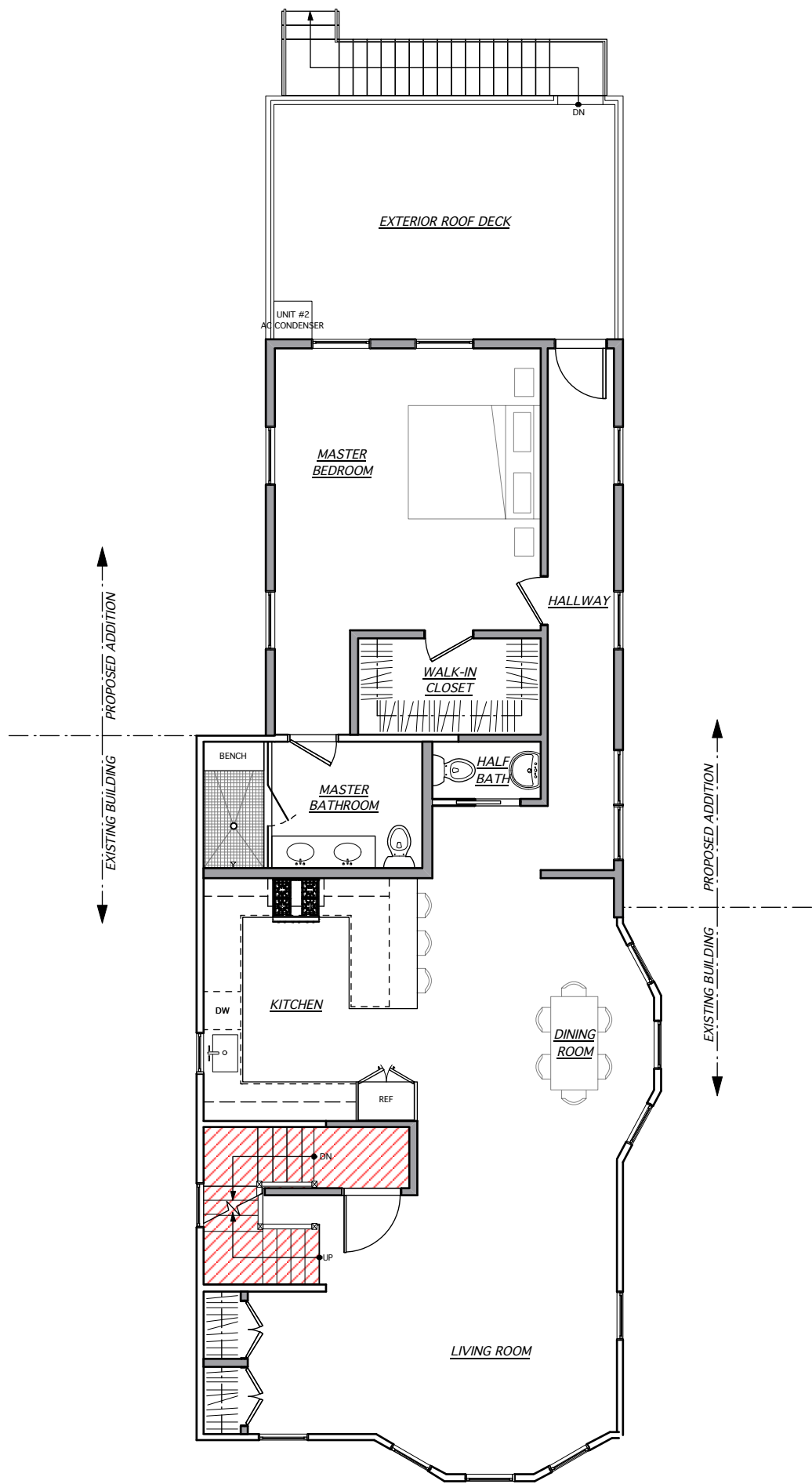
PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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1 PROPOSED SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
FIRST FLOOR	+ 1,370 sqft	+ 1,344 sqft
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- LEGEND:
- EXIST. WALL TO REMAIN
  - NEW CONSTRUCTION
  - AREA EXCLUDED FROM F.A.R. CALC.



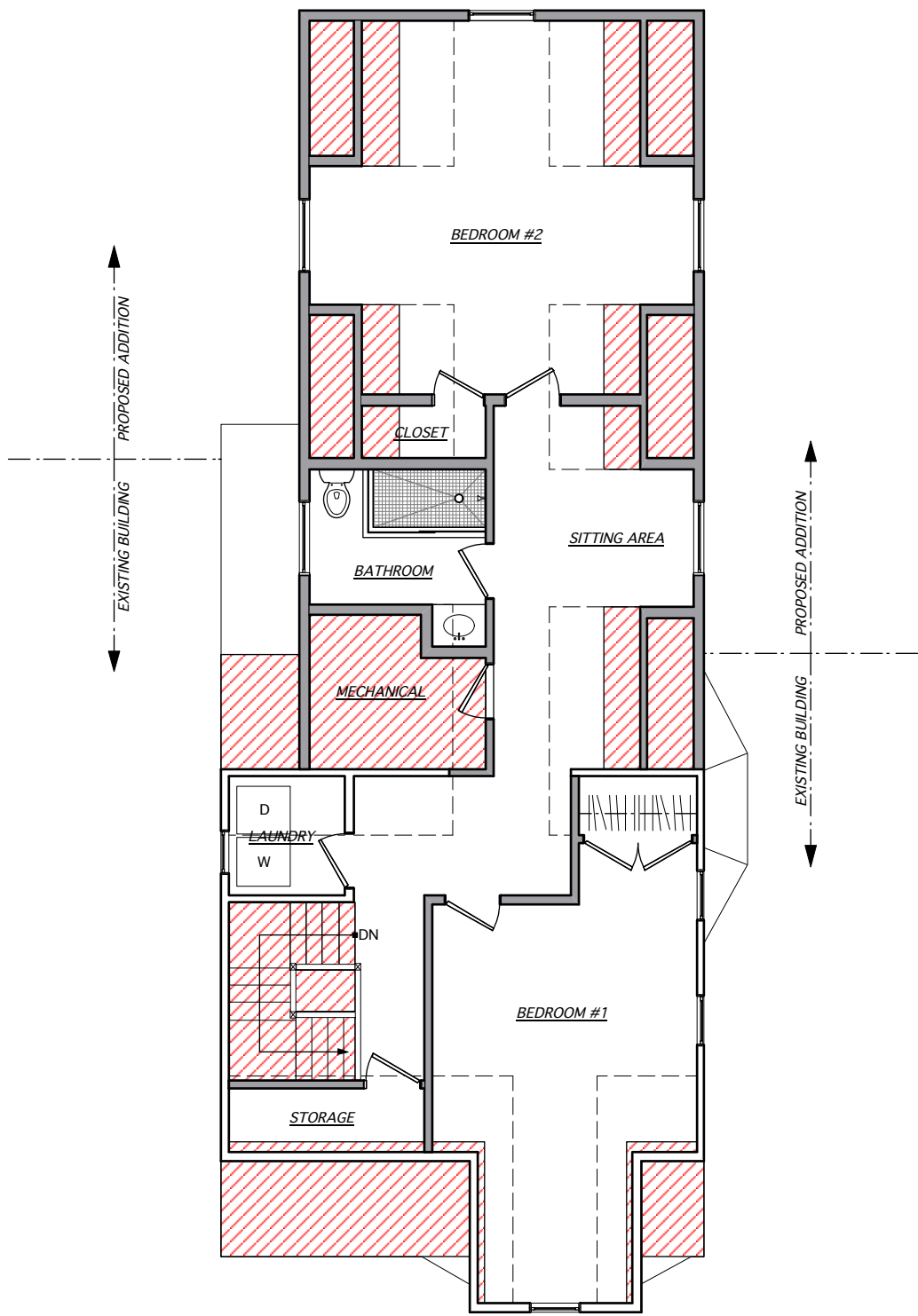
49 CEDAR STREET  
SOMERVILLE, MA 02143

REISEN DESIGN ASSOCIATES  
32R ESSEX ST, STUDIO 6, CAMBRIDGE , MA 02139  
(T) 617.876.7440

PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"





1 **PROPOSED ATTIC FLOOR PLAN**  
Scale: 1/8" = 1'-0"

FLOOR AREA SQUARE FOOTAGE - PROPOSED

	GROSS FLOOR AREA	NET FLOOR AREA
LOBBY TOTAL	107 sqft	50 sqft
BASEMENT	+ 1,477 sqft	+ 1,009 sqft
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- LEGEND:
- EXIST. WALL TO REMAIN
  - NEW CONSTRUCTION
  - AREA EXCLUDED FROM F.A.R. CALC.



PROPOSED FLOOR PLANS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

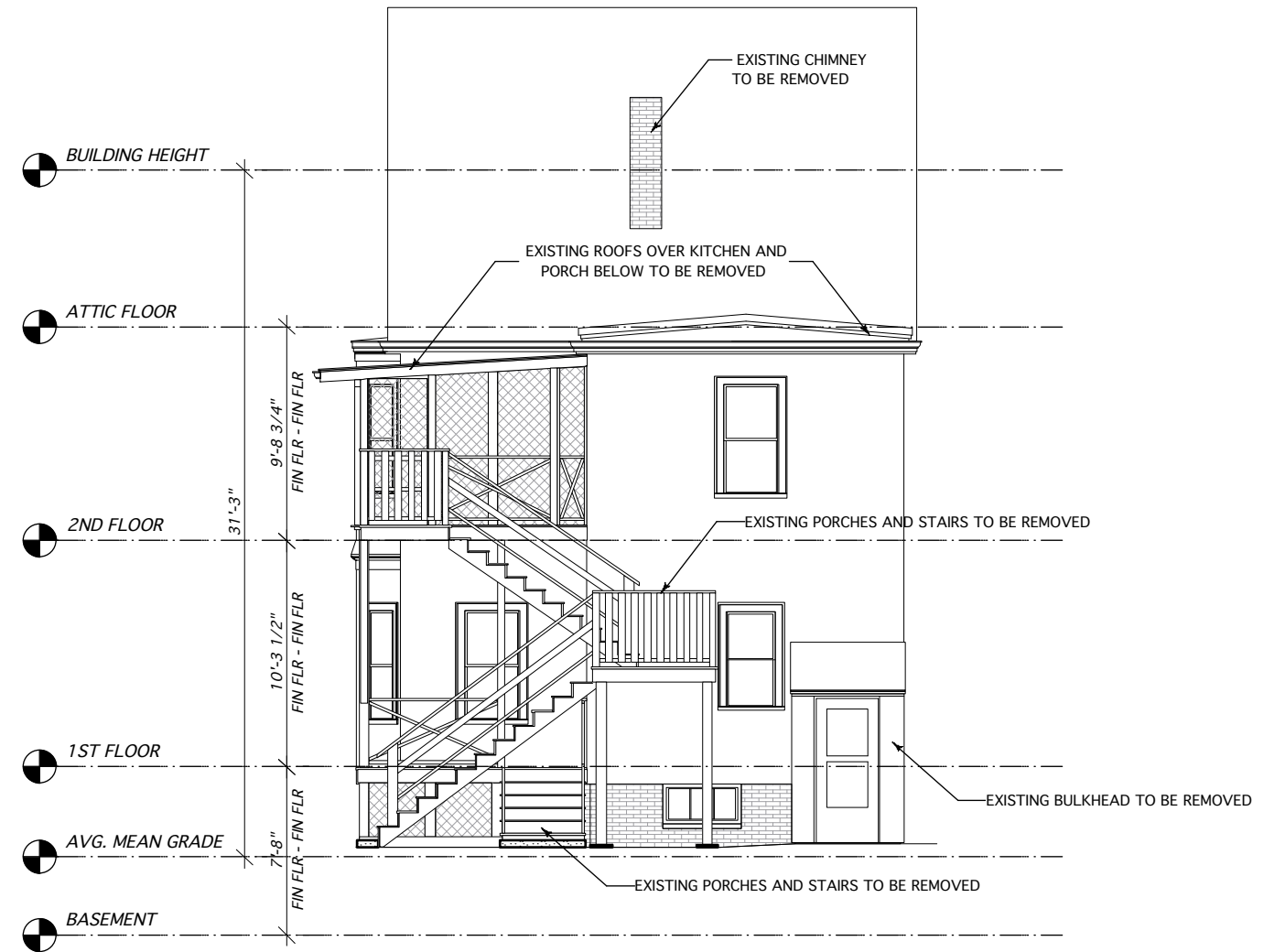
49 CEDAR STREET  
SOMERVILLE, MA 02143

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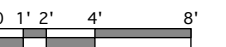




1 EXISTING BUILDING ELEVATION - FRONT  
Scale: 1/8" = 1'-0"



2 EXISTING BUILDING ELEVATION - REAR  
Scale: 1/8" = 1'-0"



## EXISTING BUILDING ELEVATIONS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

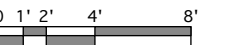
**49 CEDAR STREET**  
SOMERVILLE, MA 02143

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1 EXISTING BUILDING ELEVATION - RIGHT  
Scale: 1/8" = 1'-0"



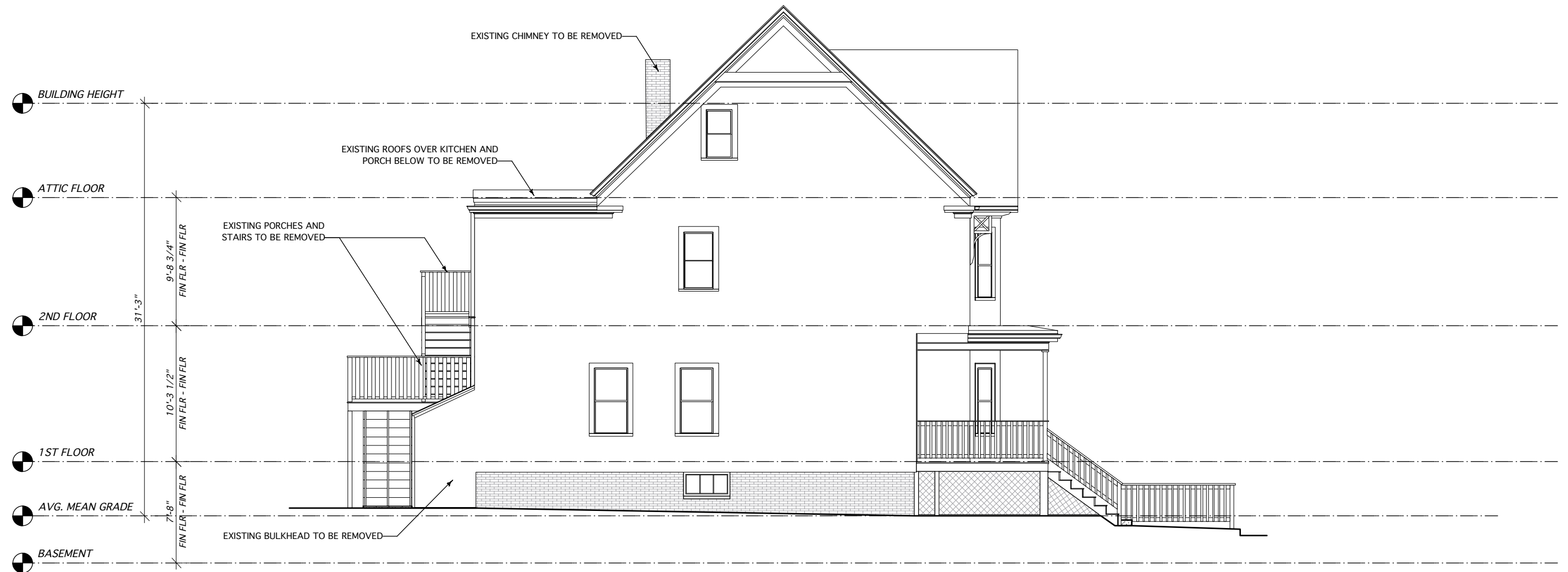
## EXISTING BUILDING ELEVATIONS

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

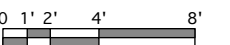
**49 CEDAR STREET**  
SOMERVILLE, MA 02143

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(T) 617.876.7440





1 EXISTING BUILDING ELEVATION - LEFT  
Scale: 1/8" = 1'-0"



## EXISTING BUILDING ELEVATIONS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

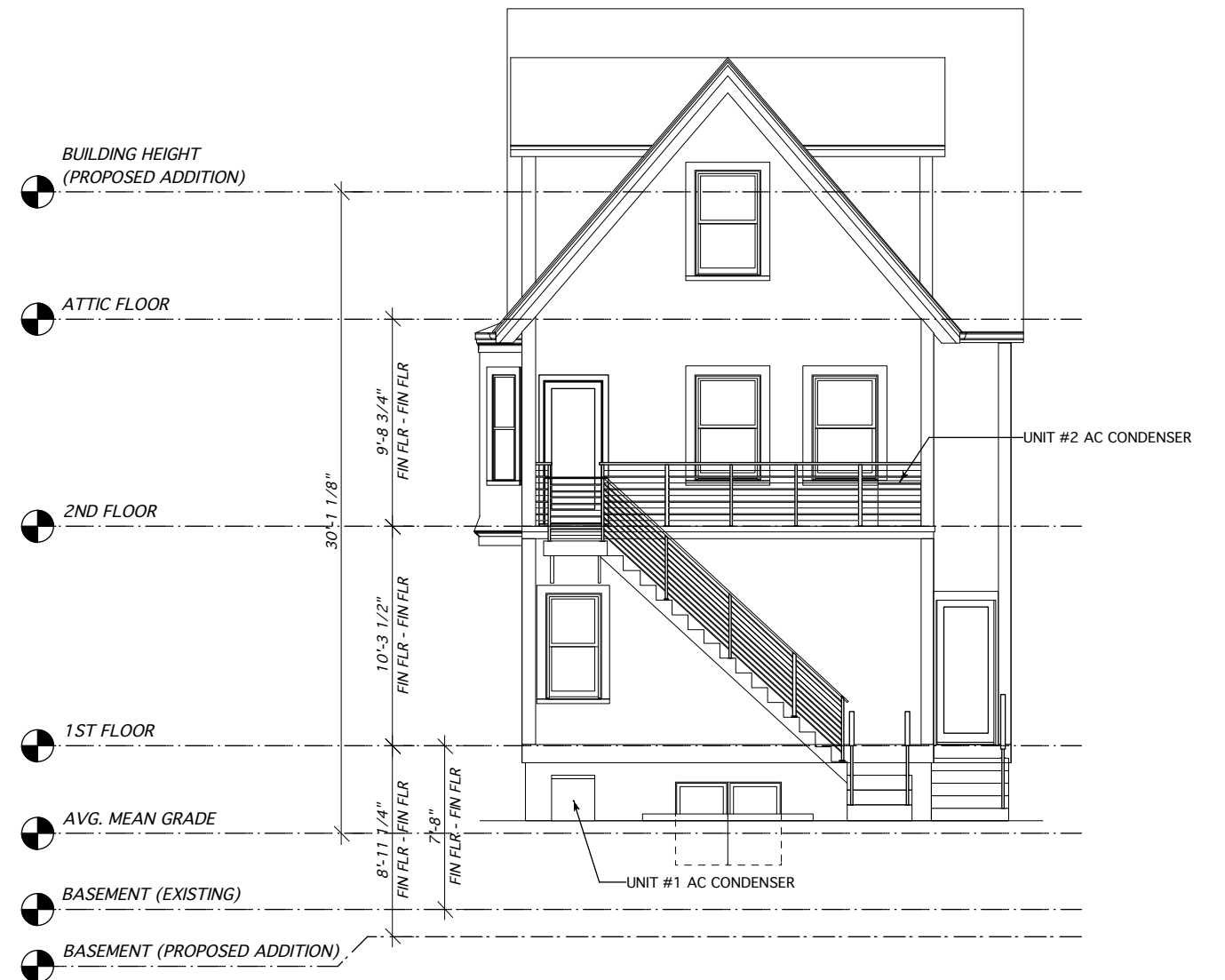
**49 CEDAR STREET**  
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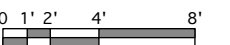




1 PROPOSED BUILDING ELEVATION - FRONT  
Scale: 1/8" = 1'-0"



2 PROPOSED BUILDING ELEVATION - REAR  
Scale: 1/8" = 1'-0"



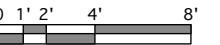
## PROPOSED BUILDING ELEVATIONS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

**49 CEDAR STREET**  
SOMERVILLE, MA 02143

**REISEN DESIGN ASSOCIATES**  
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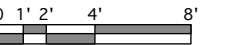
## PROPOSED BUILDING ELEVATIONS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

**49 CEDAR STREET**  
SOMERVILLE, MA 02143

**REISEN DESIGN ASSOCIATES**  
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## PROPOSED BUILDING ELEVATIONS

DATE: 09.28.17  
SCALE: 1/8" = 1'-0"

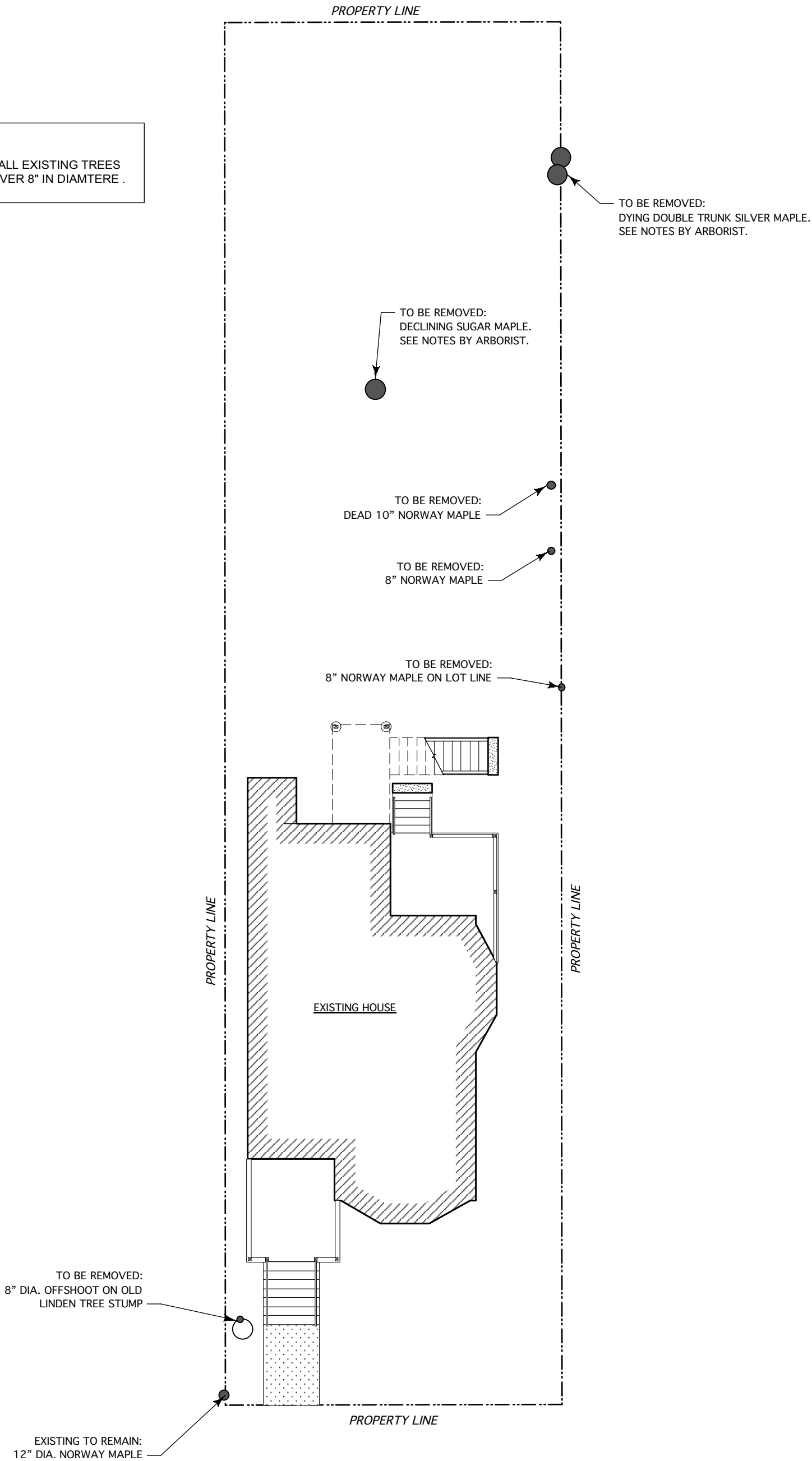
**49 CEDAR STREET**  
SOMERVILLE, MA 02143

**REISEN DESIGN ASSOCIATES**

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**NOTE:**  
DOCUMENTED ARE ALL EXISTING TREES  
WITH TRUNK SIZE OVER 8" IN DIAMTERE .



1 EXISTING LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"

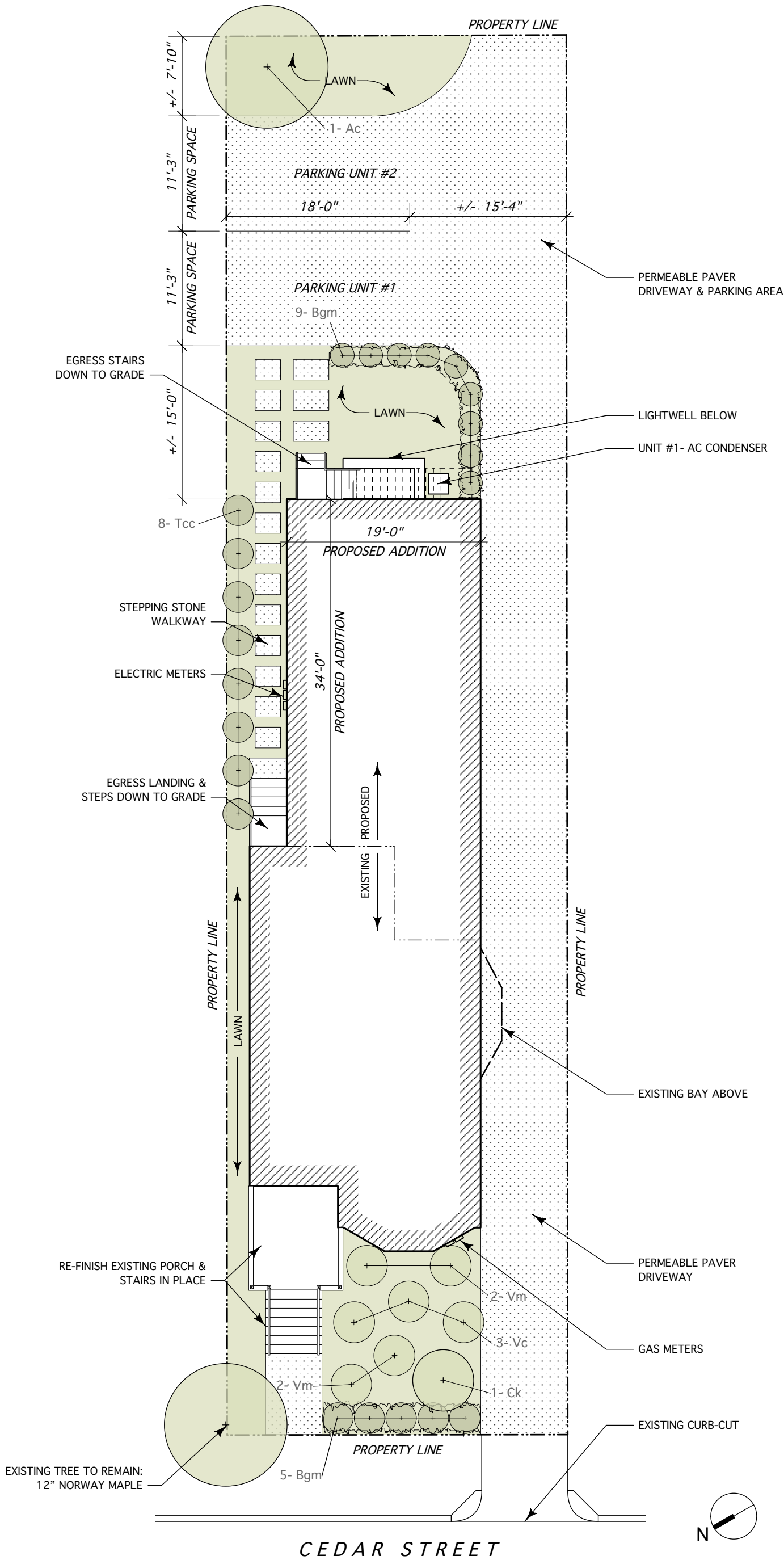
EXISTING LANDSCAPE PLAN

DATE: 08.17.17  
SCALE: 3/32" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

REISEN DESIGN ASSOCIATES  
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(T) 617.876.7440





**PLANT LIST:**

Trees:

Ac - Acer saccharum (Sugar Maple)

Ck - Cornus Kousa (Kousa Dogwood)

Shrubs:

Bgm - Buxus Green Mountain (Green Mountain Boxwood)

Tcc - Taxus Cuspidata capitata (Cap yew)

Vm - Viburnum mariesil shasta (Shasta Viburnum)

Vc - Viburnum carlesii (Korean Spice Viburnum)

Perennials:

P - Mixed Flowering Perennials

Ps - Shade Perennials

Gc - Mixed groundcover plants

1 PROPOSED LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"

PROPOSED LANDSCAPE PLAN

DATE: 09.28.17  
SCALE: 3/32" = 1'-0"

49 CEDAR STREET  
SOMERVILLE, MA 02143

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