GELDERSMA RESIDENCE
SPECIAL PERMIT APPLICATION

9 CLIFTON STREET
SOMERVILLE MA 02144

17 JULY 2019

I. Project Information

Project Address:	**Owner:**	**Architect:**
9 Clifton Street Somerville, MA 02144 Assessor's Map: Map 24 / Block J / Lot 5	Sherri Geldersma 9 Clifton Street Somerville, MA 02144	Platt Anderson Freeman Architects 4 Belgrade Avenue Boston, MA 02131 617-323-3500

II. Scope of the Work:
- Convert Existing House to a Single Family Residence; Unit 1
- Construct a new attached Single Family Residence; Unit 2
  Residence is to be accessible Aging-in-Place model for current Somerville Resident.

III. Zoning
- Zoning District RA
- See attached zoning worksheet on L1-1

IV. Proposed Materials:
- Siding: Hardie Clapboard, painted
- Trim: Boral contoured moldings, painted
- Windows: Aluminum Clad Double Hung and Awning Windows
- Roof: Architectural Grade Asphalt Shingles
- Deck: Trex, Boral, or equal
- Railings: Boral Railing Components or equal.
- Foundations: Poured Concrete
- Porch Columns: Fiberglass, Painted
- Screens: Nylon
- Gutters: Aluminum
- Mechanical Systems: Split system heat pump, compressors located in building corner screened by fence and/or landscape
- Satellite Dish: No
- Photovoltaics: TBD

V. Energy
- No changes to Existing House Unit 1
- New House Unit 2 will be built in full compliance with the current Energy Code

DRAWING LIST

T1-1	TITLE PAGE
S1-1	EXISTING SITE
S1-2	PROPOSED SITE
A1-1	EXISTING HOUSE PLANS
A2-1	EXISTING HOUSE ELEVATIONS
A1-2	PROPOSED ADDITION PLANS
A2-2	PROPOSED ADDITION ELEVATIONS
L1-1	EXISTING LANDSCAPE
L1-2	PROPOSED LANDSCAPE

OVERHEAD VIEW

LOCATION PLAN

PAFAA ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence
9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

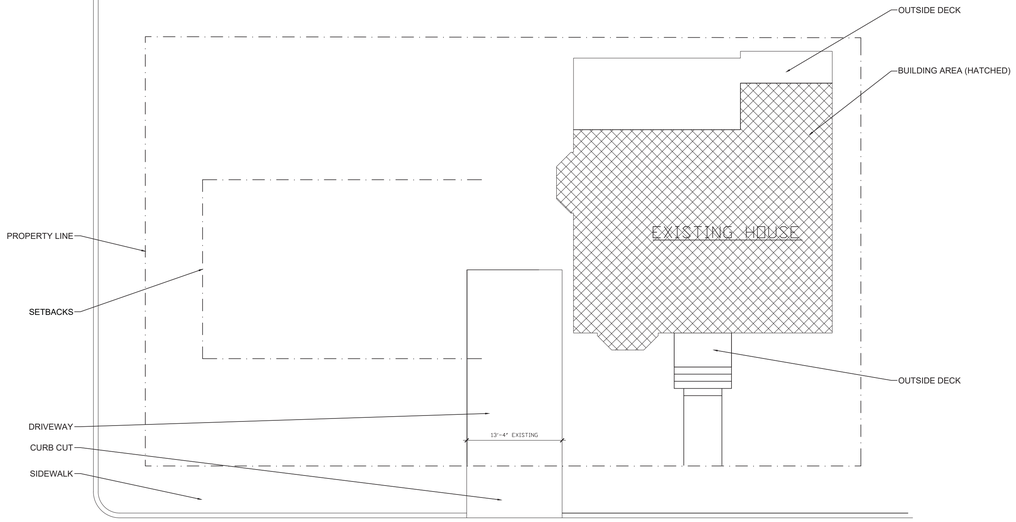
Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

CITY USE:

SITE

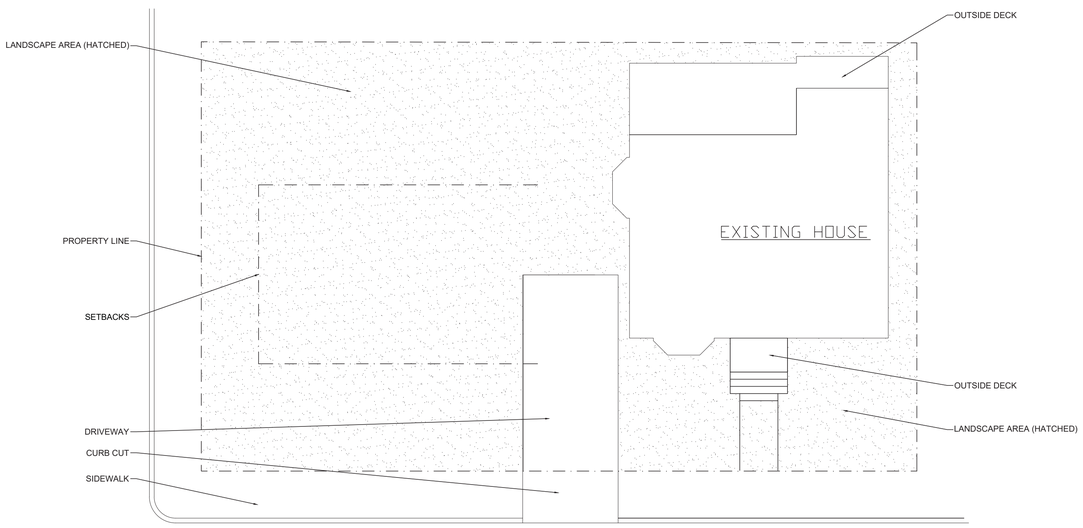
Sheet
T1-1
COVER

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: T1-1 COVER



4 GROUND COVERAGE CALCULATION EXISTING
1"=10'

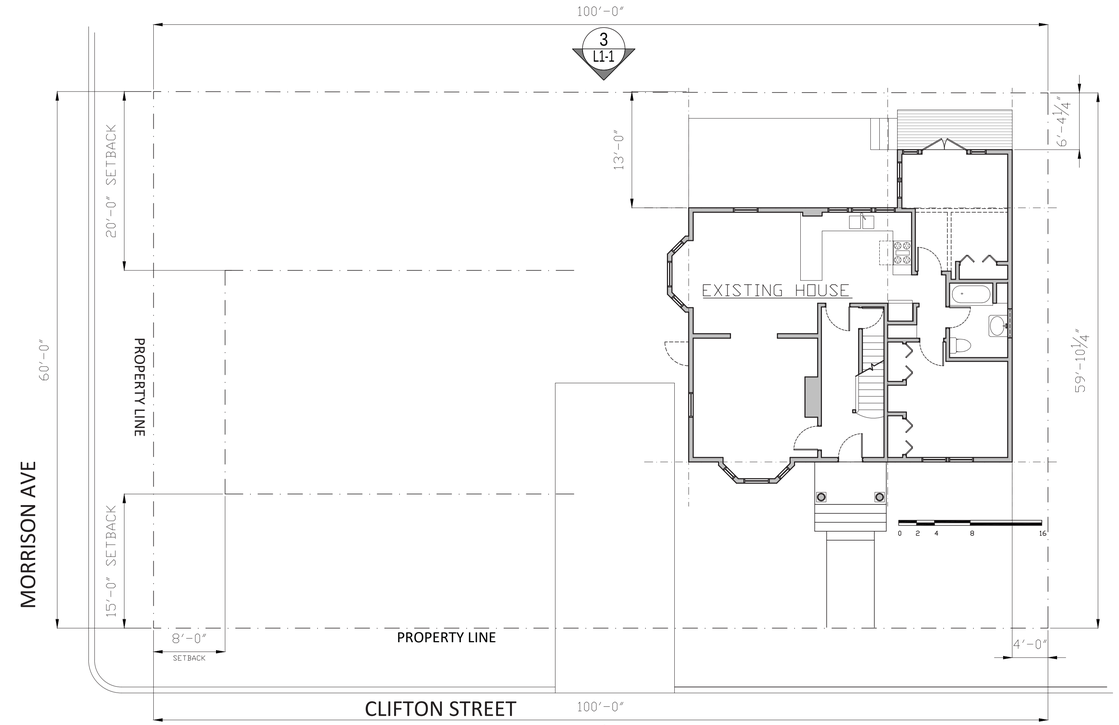
LOT AREA: 5992 SF
GROUND COVERAGE: 1143 SF = 19.1%



5 LANDSCAPE CALCULATION EXISTING
1"=10'

LOT AREA: 5992 SF
LANDSCAPE AREA: 4128 SF = 68.9%

SEE L1-2 FOR EXISTING AND PROPOSED ZONING CALCULATIONS



1 SITE PLAN
1/8"=1'-0"

2
L1-1

0 2 4 8 16 32

2 SITE ELEVATION EAST
1/8"=1'-0"

3 SITE ELEVATION WEST
1/8"=1'-0"

CITY USE:

PAF ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

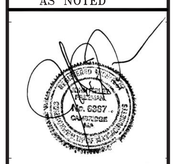
LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

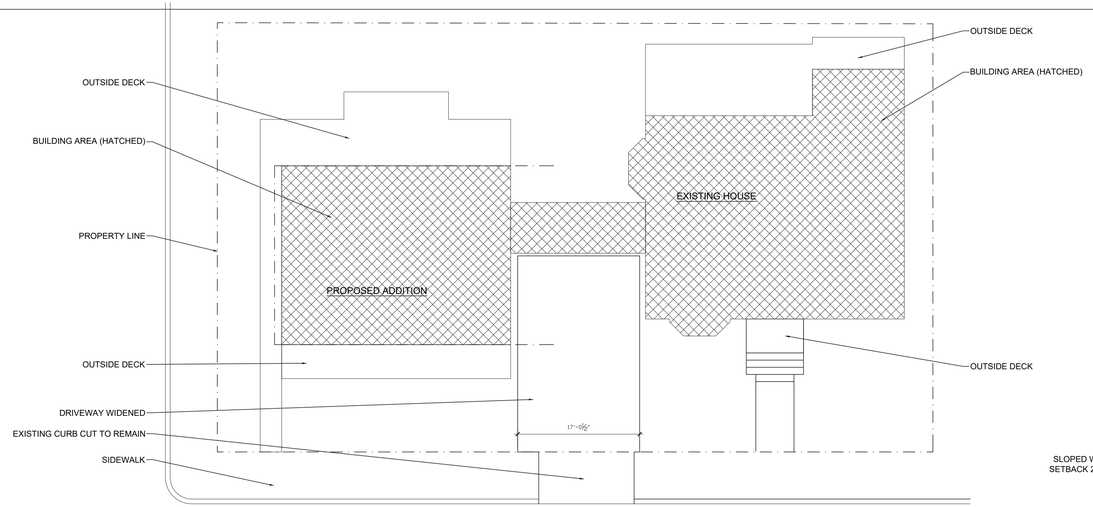
Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED



SITE EXISTING

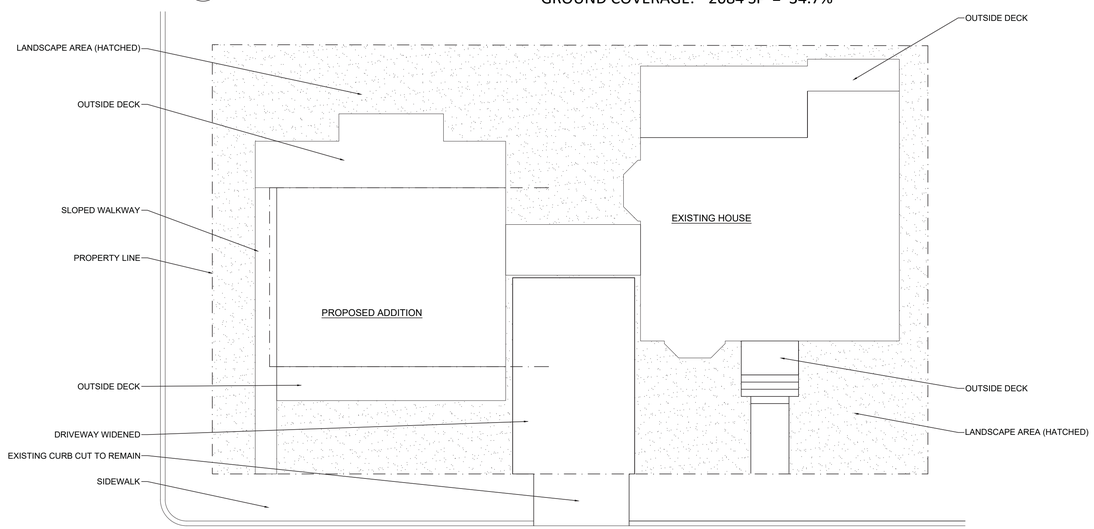
Sheet
S1-1
SITE

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: S1-1 SITE EXISTING



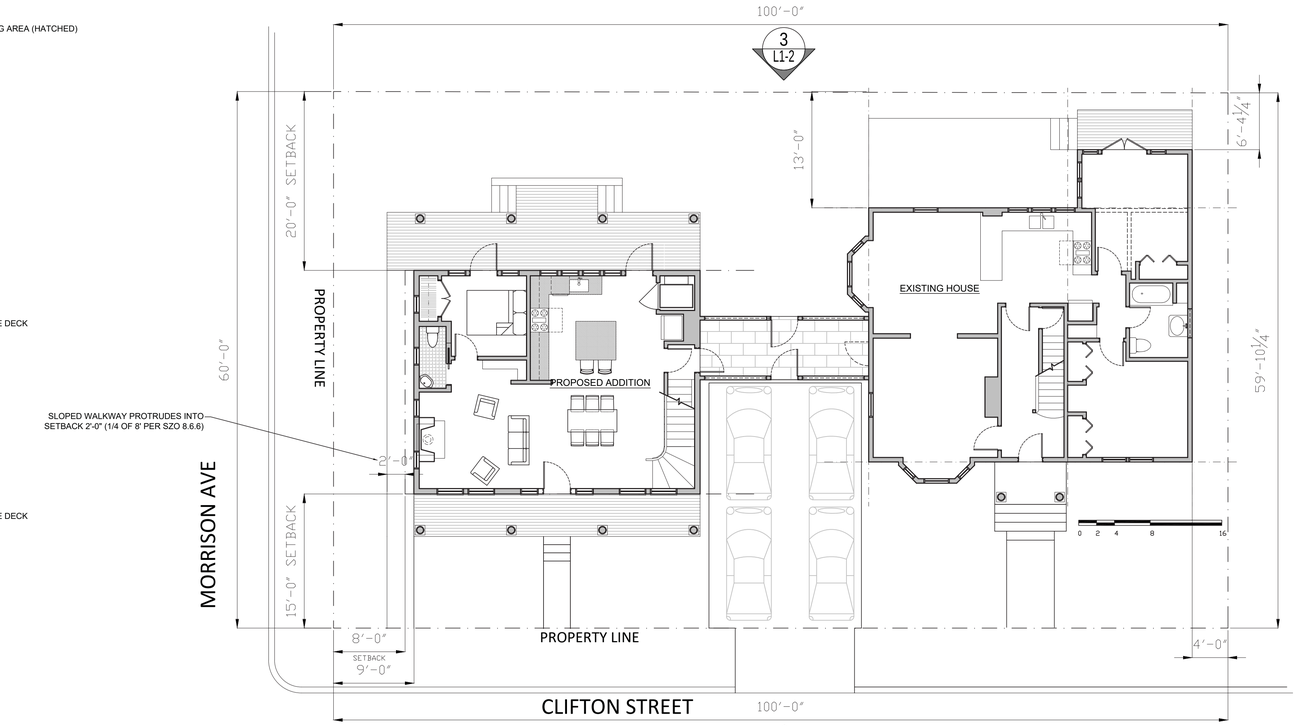
4 GROUND COVERAGE CALCULATION
1"=10'

LOT AREA: 5992 SF
GROUND COVERAGE: 2084 SF = 34.7%



5 LANDSCAPE CALCULATION PROPOSED
1"=10'

LOT AREA: 5992 SF
LANDSCAPE AREA: 2461 SF = 41.1%



1 SITE PLAN
1/8"=1'-0"

2
L1-2

2 SITE ELEVATION EAST
1/8"=1'-0"

3 SITE ELEVATION WEST
1/8"=1'-0"

BUILDING AREA CALCULATION (GROSS SQUARE FEET, GSF)

EXISTING HOUSE

FIRST FLOOR	1143 GSF
SECOND FLOOR:	845 GSF
THIRD FLOOR:	410 GSF
	2400 GSF
NET AREA:	2176 NSF

PROPOSED ADDITION:

FIRST FLOOR:	800 GSF	
SECOND FLOOR:	743 GSF	
THIRD FLOOR:	462 GSF	
BREEZEWAY:	130 GSF	Enclosed (Screened) Porch
	2135 GSF	
NET AREA:	1958 NSF	

DIMENSIONAL TABLE: RESIDENTIAL A ZONING DISTRICT

DATA	ALLOWED / REQUIRED	EXISTING	PROPOSED	NOTES
A. USE		RESIDENTIAL	RESIDENTIAL	
B. NUMBER OF DWELLING UNITS		2	2	
C. LOT SIZE / LOT AREA (MINIMUM)	10,000 SF	5,992 SF	5,992 SF NO CHANGE	REQUIRES RELIEF
D. LOT AREA / UNIT (MINIMUM)	2,250 SF / UNIT	2996 SF / UNIT	2996 SF / UNIT	COMPLIES
E. GROSS FLOOR AREA OF FOOTPRINTS OF ALL BUILDINGS		1143 GSF	2075 GSF	
F. GROUND COVERAGE (MAXIMUM)	50% (2996 GSF)	19.1% (1143 GSF)	34.5% (2073 GSF)	COMPLIES
G. LANDSCAPED AREA (MINIMUM)	25% (1498 GSF)	63.7% (4128 GSF)	41.4% (2482 GSF)	COMPLIES
H. PERVIOUS AREA		63.8% (4128 GSF)	49.2% (2949 GSF)	COMPLIES
I. NET FLOOR AREA		2,176 NSF	2,176 + 1,958 = 4,134 NSF	COMPLIES
J. FLOOR AREA RATIO 0.75 (MAX)	0.75 x 5,992 LOT AREA = 4,494 NSF	2,176 / 5,992 = 36.3	4,134 / 5992 = 68.9	COMPLIES
K. BUILDING HEIGHT FEET / STORIES (MAX)	35' / 2 ½ STORIES	27.3' / 2 ½ STORIES	27.6' / 2 ½ STORIES	COMPLIES
L. FRONT YARD SETBACK (MINIMUM)	15'	16'-2 ½"	15'	COMPLIES
M. REAR YARD SETBACK (MINIMUM)	20'	6'-4"' (Existing non-conforming)	6'-4"' (Existing non-conforming) 20' Proposed	EXISTING: NO CHANGE PROPOSED: COMPLIES
N. SIDE YARD SETBACK LEFT (MINIMUM)	8'	57'-5"'	9'	PROPOSED: COMPLIES
O. SIDE YARD SETBACK RIGHT (MINIMUM)	8'	4' (Existing non-conforming)	4' (Existing non-conforming)	EXISTING: NO CHANGE
P. MINIMUM FRONTAGE (CLIFTON STREET)	50'	100'	NO CHANGE	COMPLIES
MINIMUM FRONTAGE (MORRISON AVE)	50'	60'	NO CHANGE	COMPLIES
Q. PARKING REQUIREMENTS	4	1	2	
R. NUMBER OF BICYCLE PARKING SPACES	NA			
S. NUMBER OF LOADING SPACES	NA			

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: S1-2 SITE PROPOSED

PAFA ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

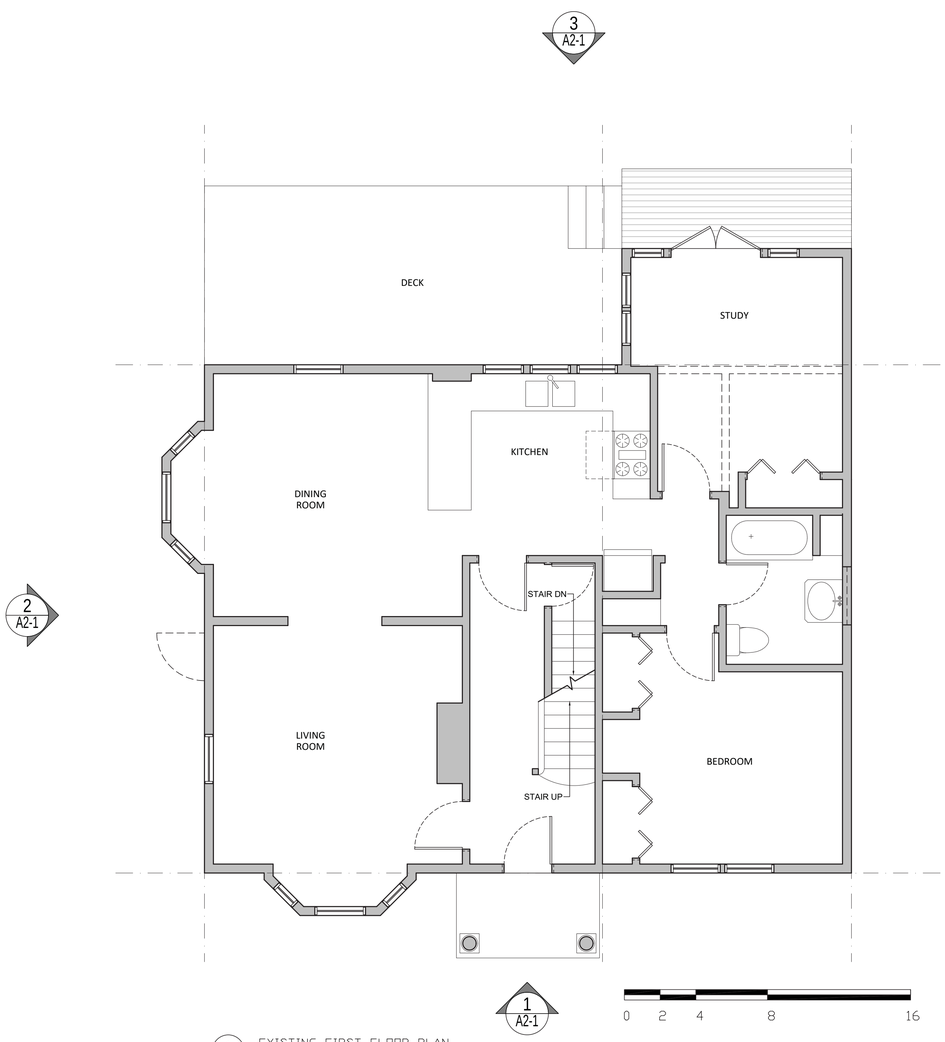
Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

CITY USE:

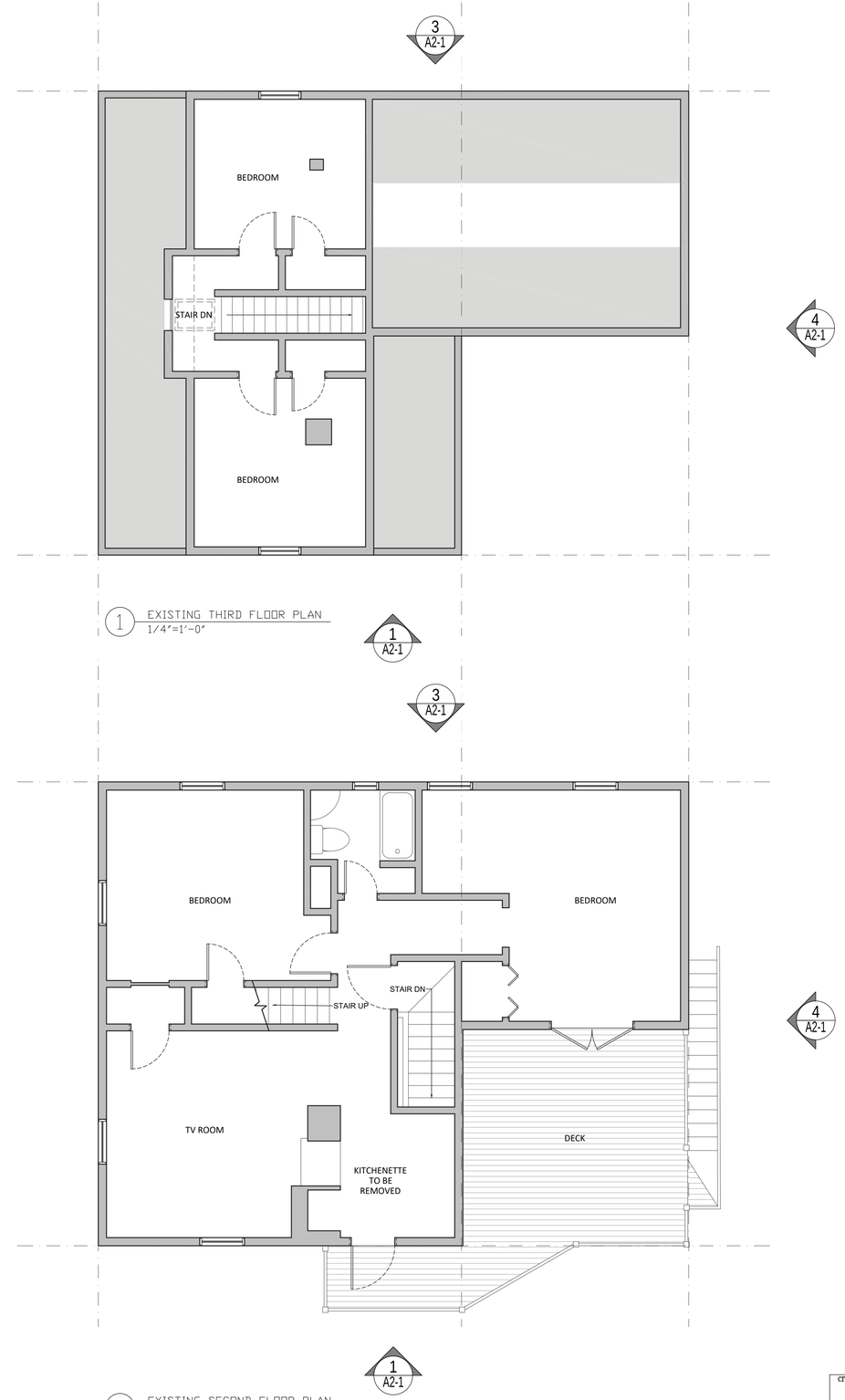
SITE PROPOSED

Sheet
S1-2
SITE

© COPYRIGHT 2019



1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



1 EXISTING THIRD FLOOR PLAN
1/4"=1'-0"

1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

PAF ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

PROJECT NORTH

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

CITY USE:

EXISTING HOUSE PLANS

Sheet
A1-1
PLANS

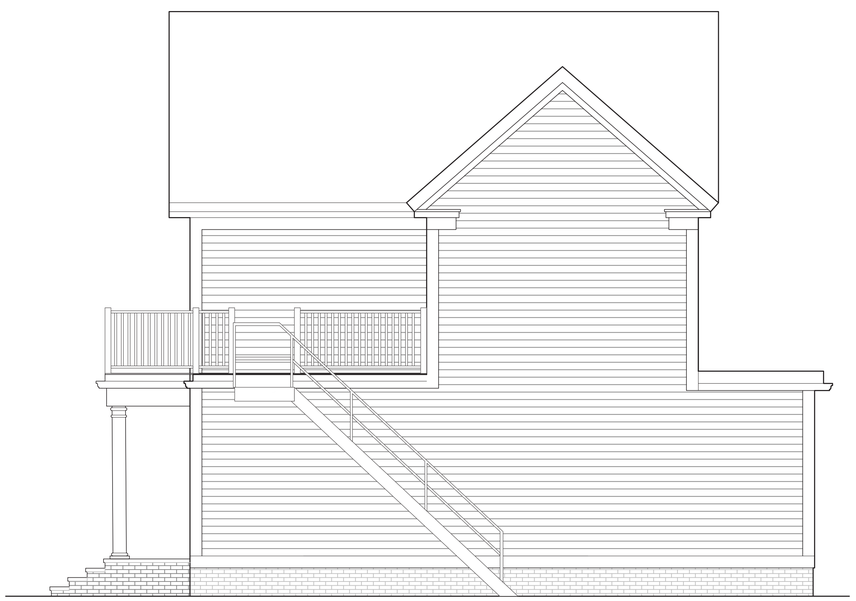
DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: A1-1

© COPYRIGHT 2019

2 EXISTING SOUTH ELEVATION
1/4"=1'-0"

1 EXISTING EAST ELEVATION (CLIFTON STREET)
1/4"=1'-0"

0 2 4 8 16



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

3 EXISTING WEST ELEVATION
1/4"=1'-0"

CITY USE:

PAFA ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

Submission:
Special Permit

Date:
17 July 2019

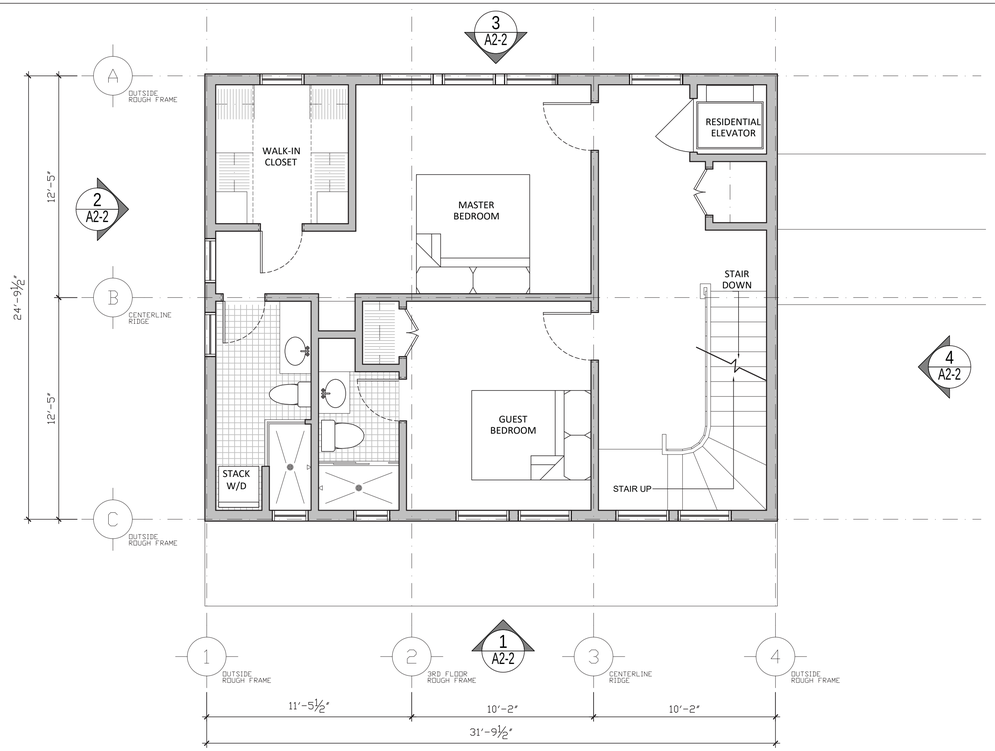
Scale:
AS NOTED

EXISTING HOUSE ELEVATIONS

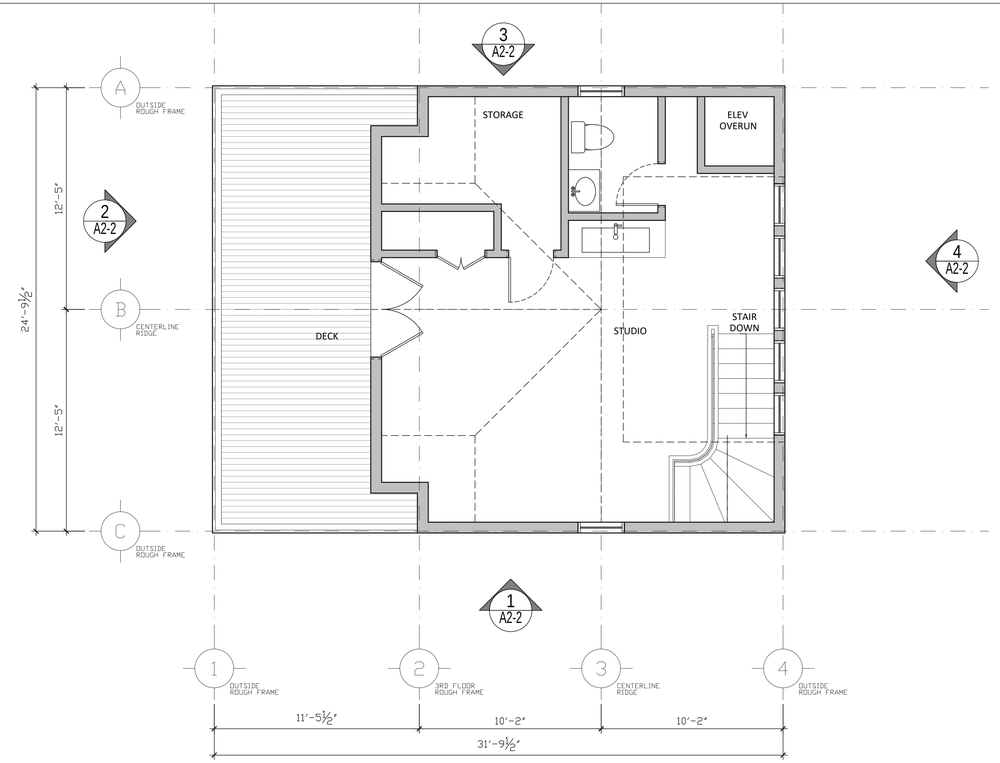
Sheet
A2-1
ELEVATIONS

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: A2-1

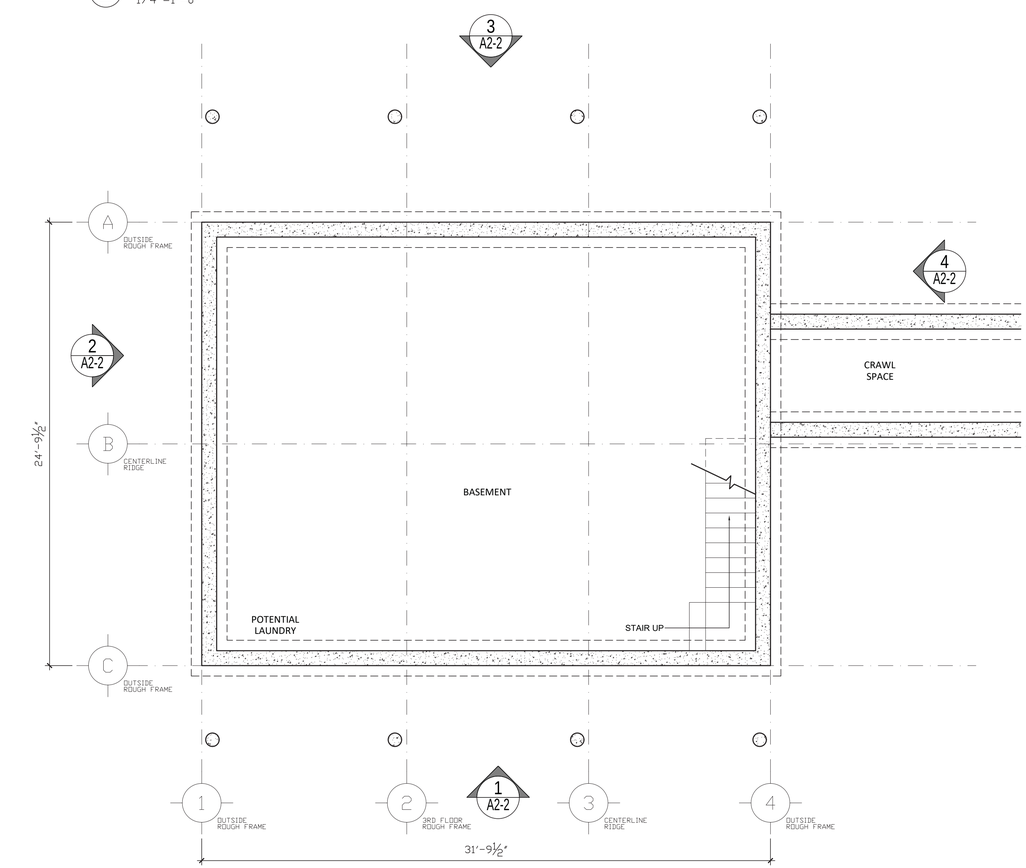
© COPYRIGHT 2019



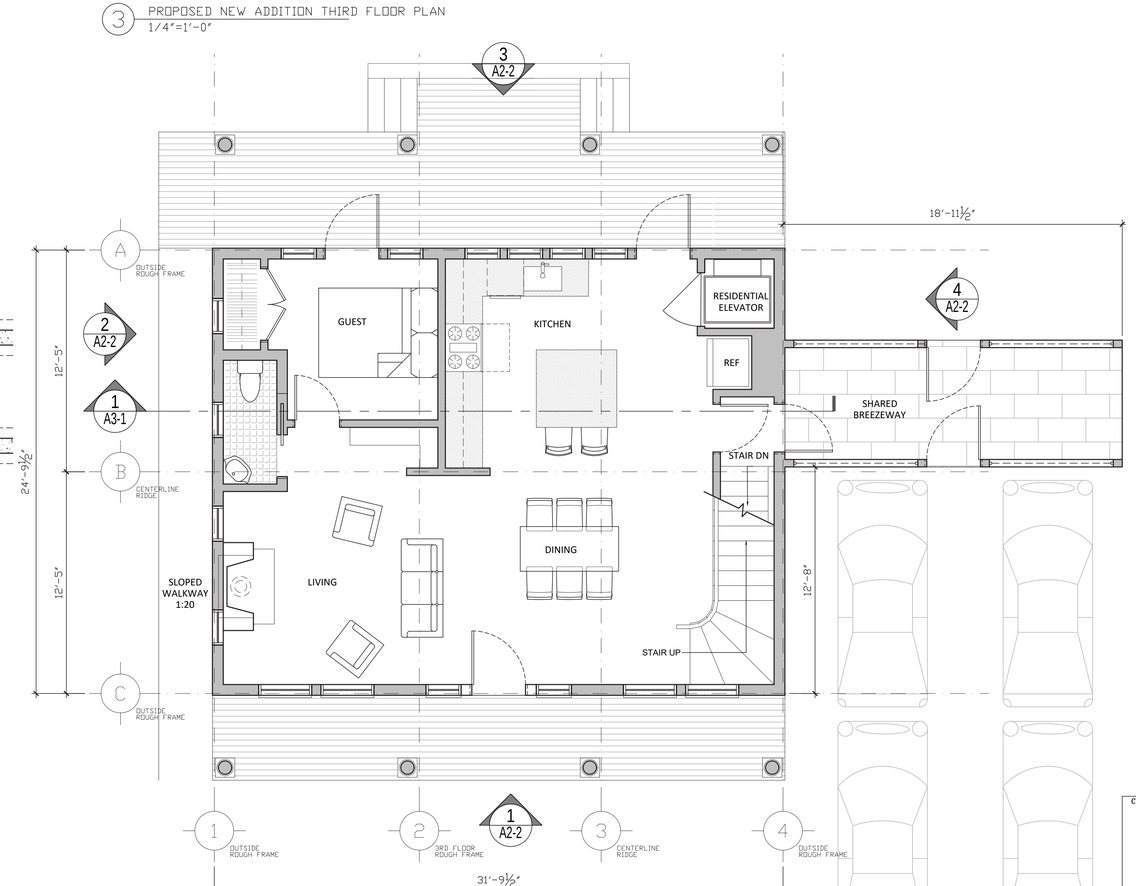
2 PROPOSED NEW ADDITION SECOND FLOOR PLAN
1/4"=1'-0"



3 PROPOSED NEW ADDITION THIRD FLOOR PLAN
1/4"=1'-0"



0 PROPOSED NEW ADDITION BASEMENT PLAN
1/4"=1'-0"



1 PROPOSED NEW ADDITION FIRST FLOOR PLAN
1/4"=1'-0"

0 2 4 8 16

PAFAA ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

PROJECT NORTH

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

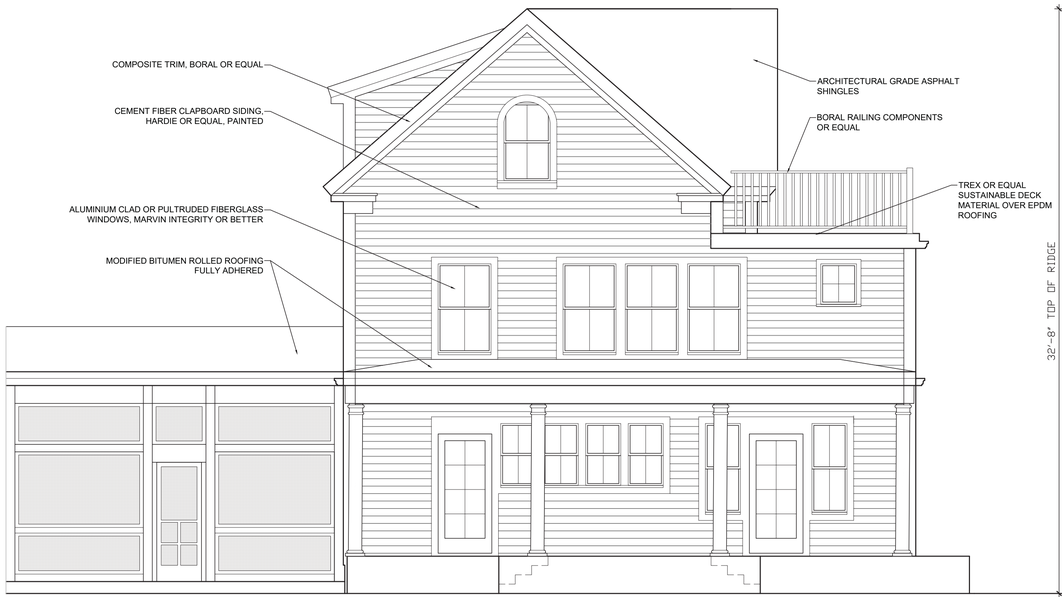
CITY USE:

PROPOSED ADDITION PLANS

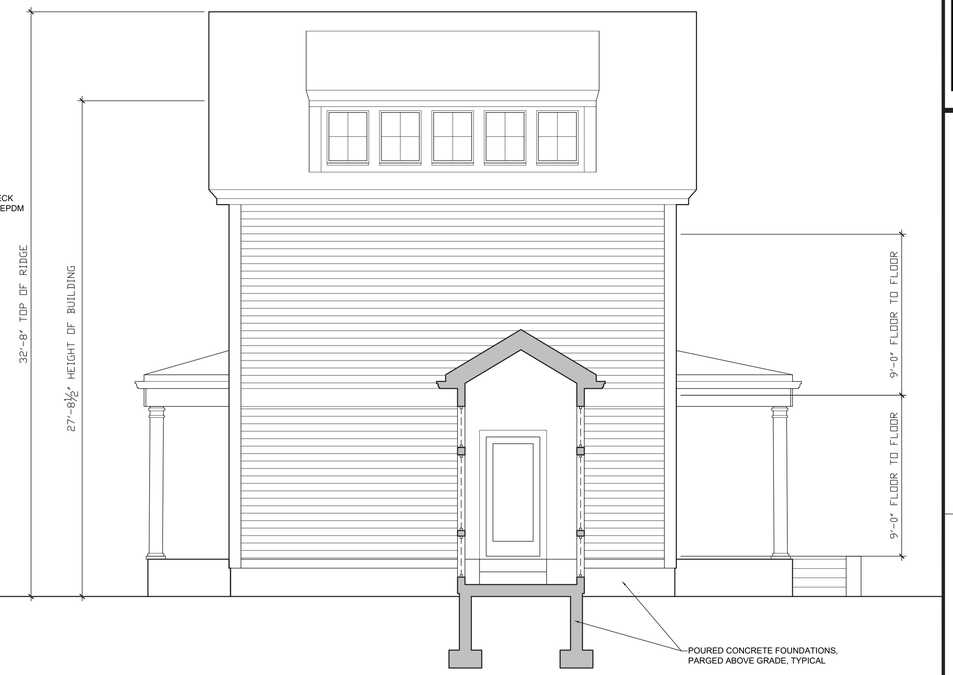
Sheet
A1-2
PLANS

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: A1-2

© COPYRIGHT 2019

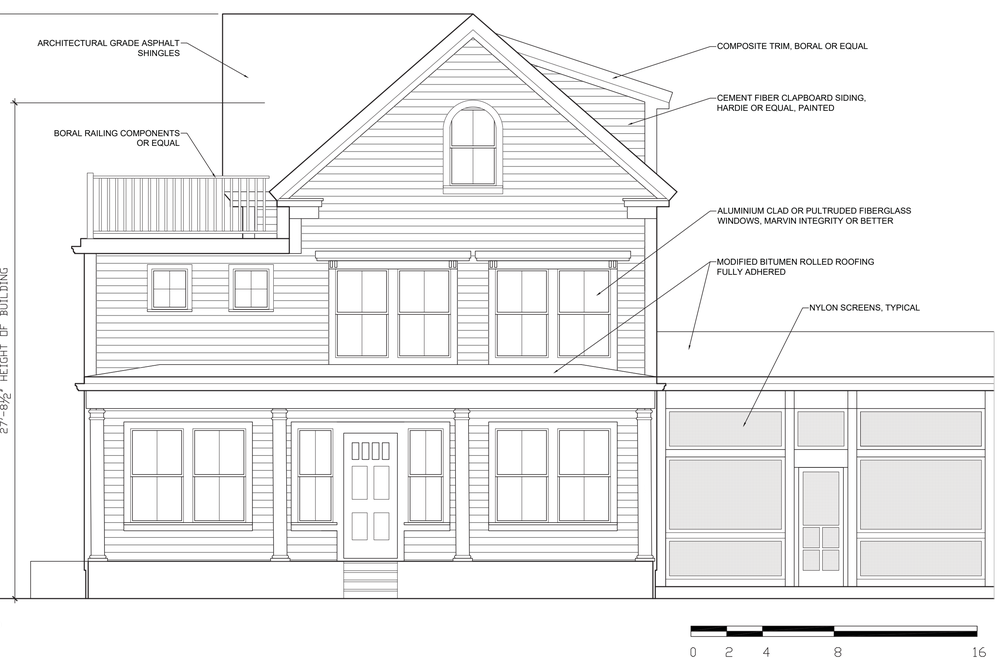


3 PROPOSED WEST ELEVATION
1/4"=1'-0"



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

2 MORRISON AVENUE
PROPOSED SOUTH ELEVATION
1/4"=1'-0"



1 CLIFTON STREET
PROPOSED EAST ELEVATION
1/4"=1'-0"

PAF ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

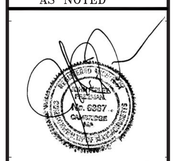
LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1	7/22/2019	Minor typos, etc.

Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED



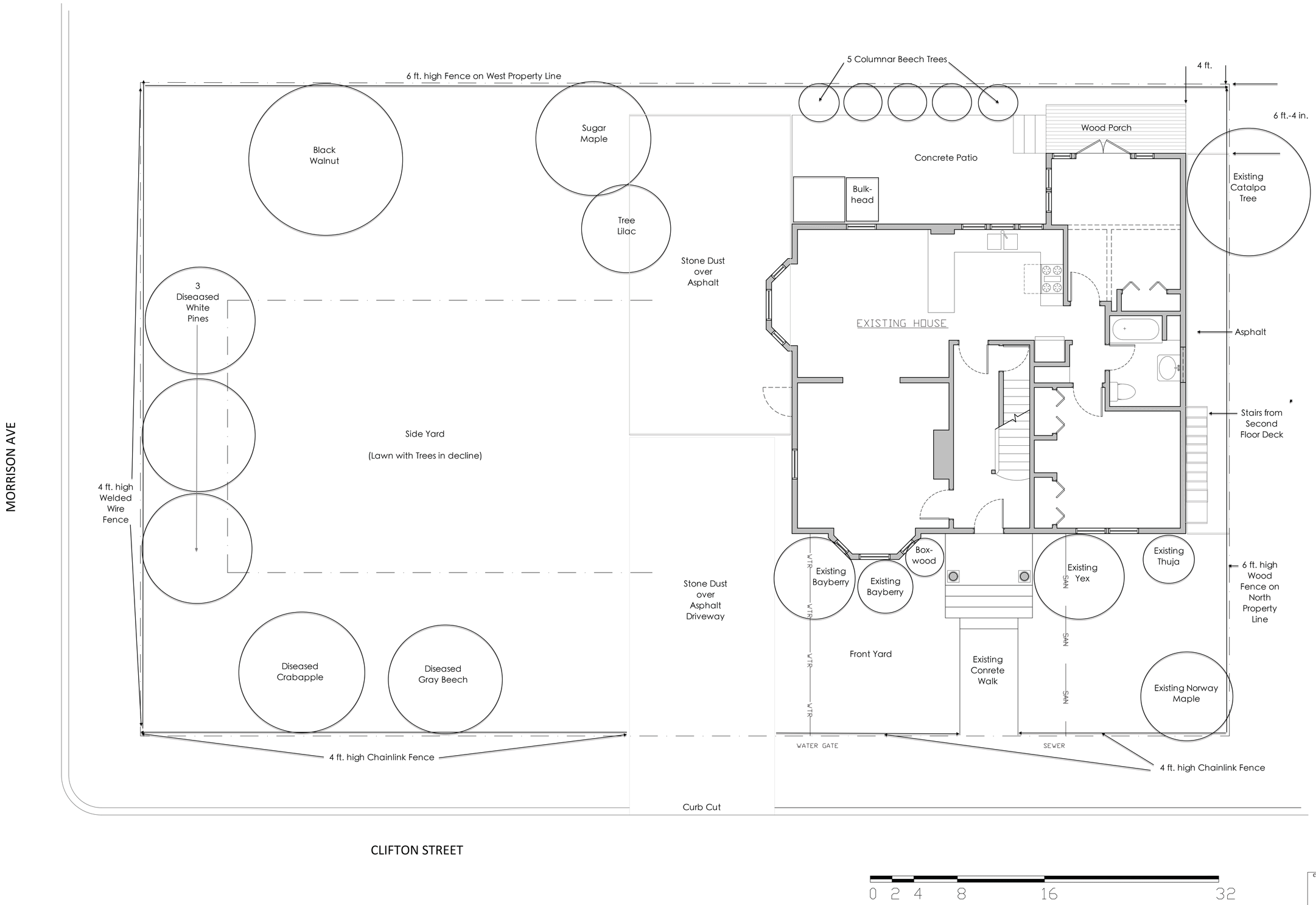
PROPOSED ADDITION ELEVATIONS

Sheet
A2-2
ELEVATIONS

CITY USE:

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: A2-2

© COPYRIGHT 2019



PAF ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

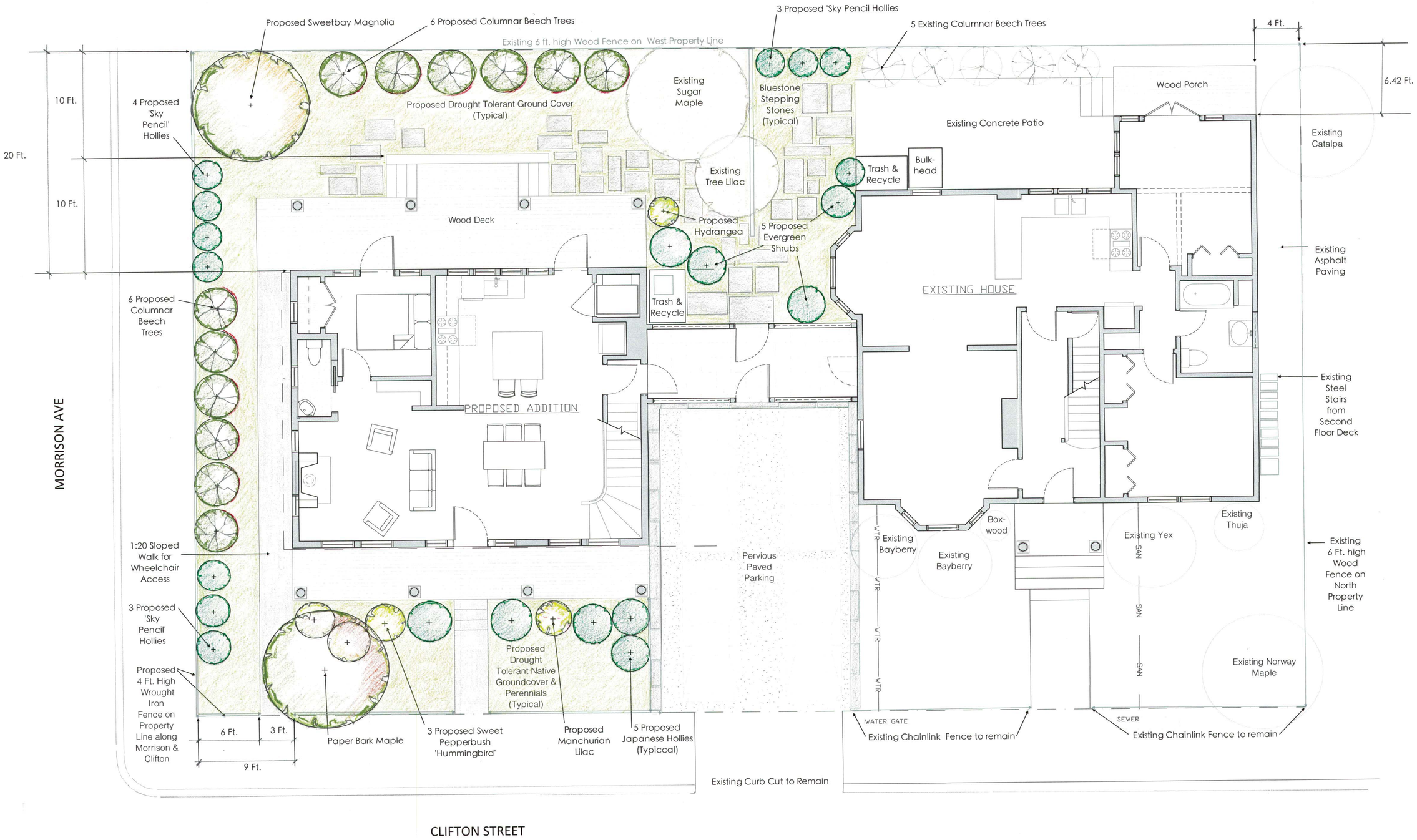
CITY USE:

EXISTING LANDSCAPE

Sheet
L1-1
LANDSCAPE

DRAWING NAME: 9 CLIFTON SPECIAL PERMIT APPLICATION 2019-07-17.DWG
LAYOUT: L1-1 LANDSCAPE EXISTING

© COPYRIGHT 2019



PAF ARCHITECTS

PROJECT TEAM:

OWNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

DESIGNER:
Sherri Geldersma
9 Clifton Street
Somerville, MA 02144

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

LANDSCAPE DESIGNER:
Geldersma Design Studio
9 Clifton Street
Somerville, MA 02144

Geldersma Residence

9 Clifton Street
Somerville, MA 02144

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission: Special Permit
Date: 17 July 2019
Scale: AS NOTED

CITY USE:

PROPOSED LANDSCAPE

Sheet
L1-2
LANDSCAPE

LAYOUT: L1-2 PROPOSED LANDSCAPE