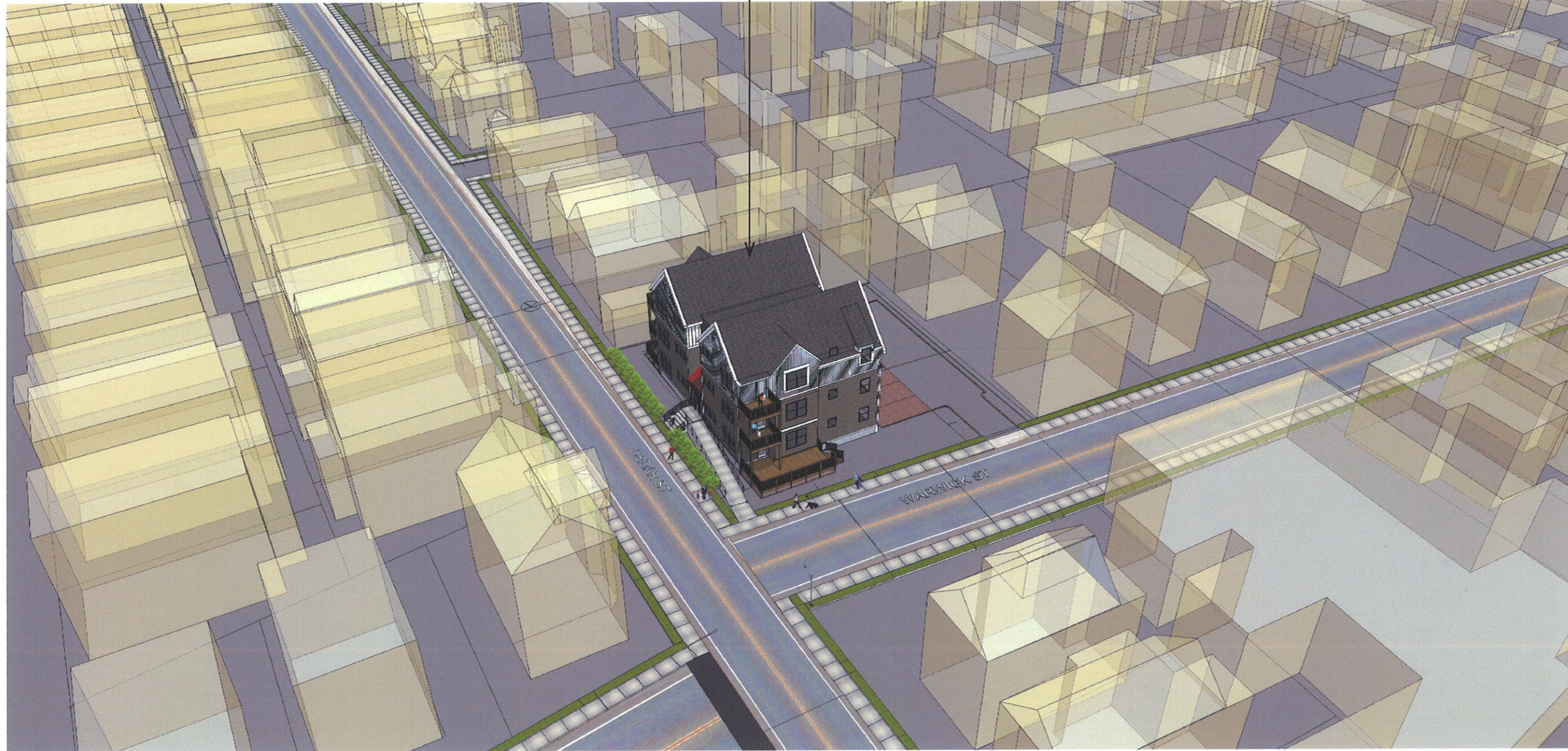


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PROPOSED 6-UNIT
181 CEDAR ST
(LANDSCAPE NOT SHOWN)



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CAMBRIDGE, MA 02140
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PROJECT
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

DRAWING TITLE
**3D MASSING
AERIAL VIEW**

SCALE AS NOTED	
REVISION / ISSUE DATE	
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PROPOSED VIEW - CEDAR STREET

PROJECT
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

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**3D MASSING
PROPOSED
STREET VIEW**

SCALE AS NOTED

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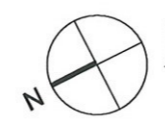
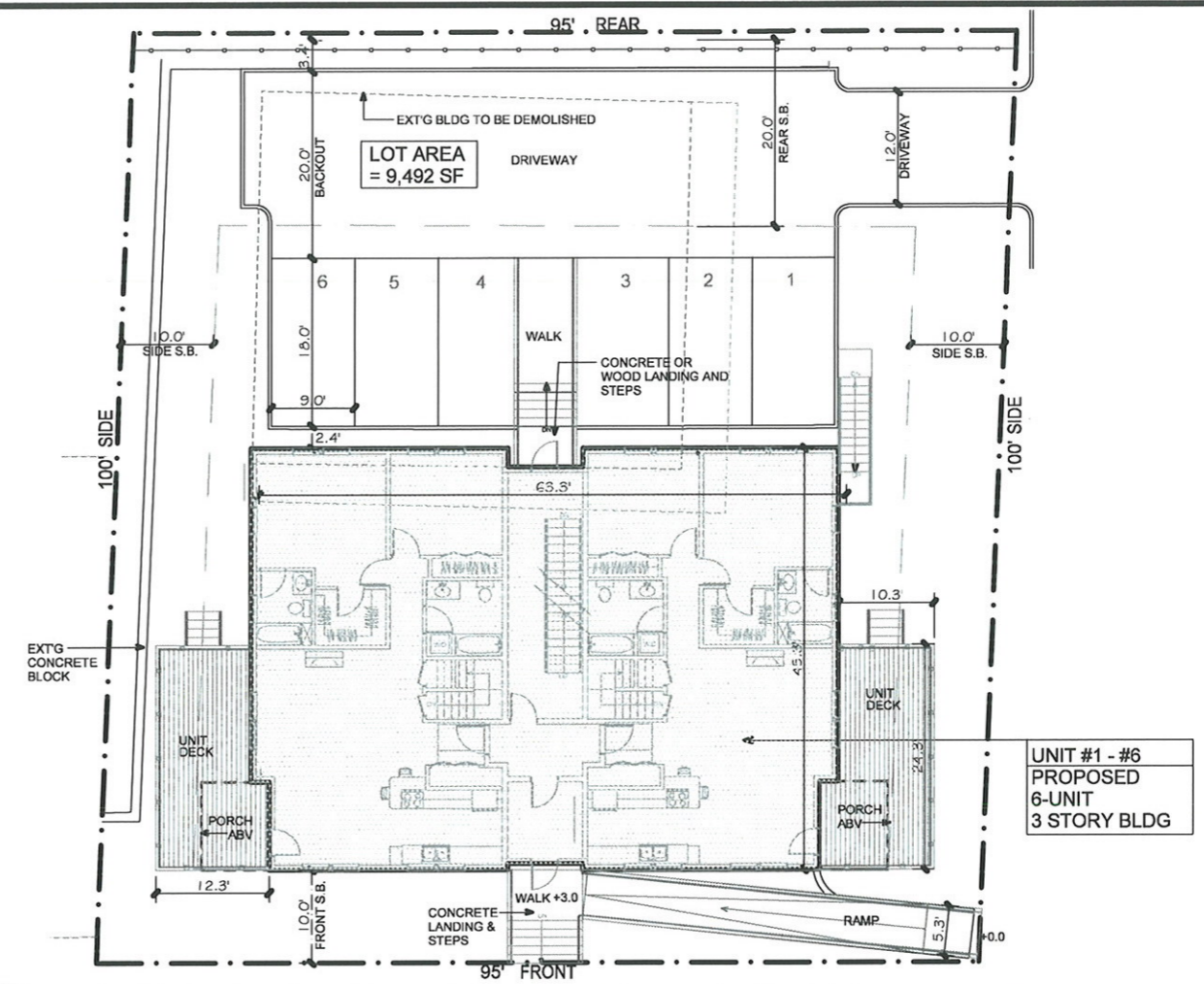
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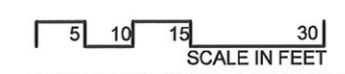
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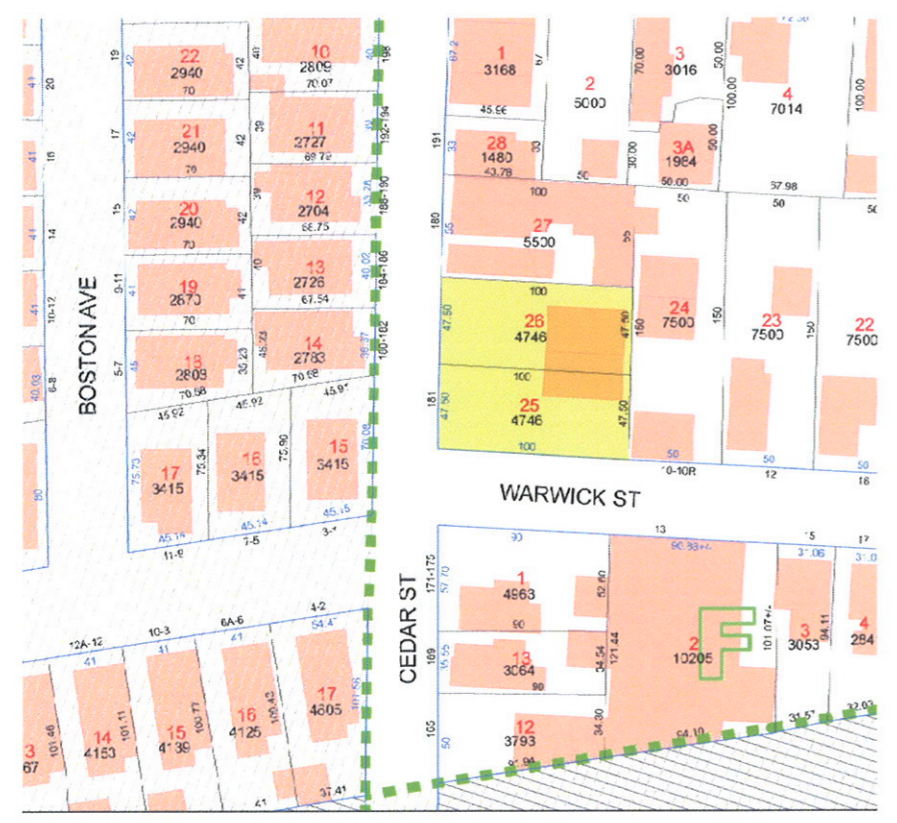


DIMENSIONAL LAYOUT SITE PLAN

SCALE: 1"=20'-0"



SEE ENGINEERED SITE PLAN FOR SITE PLAN FEATURES



LOCUS PLAN
BASED ON ASSESSOR'S MAP
SCALE = 1/100

181 CEDAR STREET
DIMENSIONAL TABLE - RESIDENTIAL-B ZONING DISTRICT- SPSR AND VARIANCE APPLICATION

* SEE SHEET Z-2

ITEM	ALLOWED/REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	9,492-SF	COMPLIES
MIN LOT AREA / UNIT	1500 SF/UNIT MIN	1,582-SF/UNIT	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)	LOT AREA X 1.0 = 9,492-SF	8,769-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	0.92	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	30%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	42%	COMPLIES
MAX HT FT - STORIES	40.0'/ 3-STY	39'/3-STY	COMPLIES
MIN FRONT YD	15.0' (10.0' BY CALC)	10.0'	COMPLIES
MIN SIDE YD - L	8' (2.5-STY) X 1.5 (PER 7.3)	10.0'	COMPLIES
MIN SIDE YD - R EXT'G	10.0'	10.0'	NO CHANGE
MIN REAR YD	20.0'	20.0'	COMPLIES
MIN FRONTAGE	50.0'	57.0'	COMPLIES
PARKING REQUIREMENTS	(6) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT TOTAL PARKING REQUIRED = 9 SPACES + 1 VISITOR SPACES = 10 SPACES TOTAL PARKING PROVIDED = 6 SPACES		REQUIRES VARIANCE

PROJECT
PROPOSED 6-UNIT DEVEL.
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

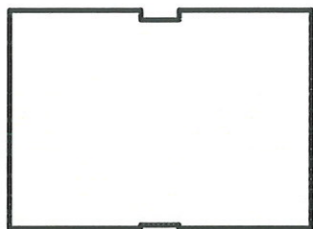
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ZONING COMPLIANCE SHEET 1 OF 2

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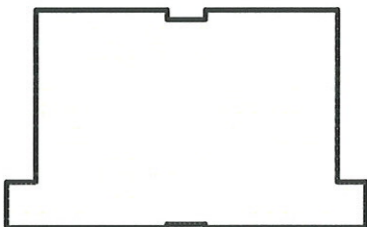
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PROPOSED BLDG, THIRD FLOOR AREA CALC.

SCALE: 1"=40'-0"

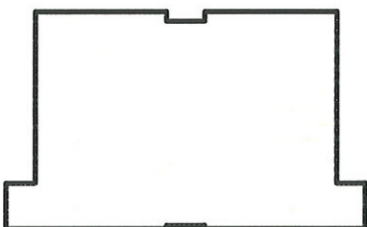
HATCHED AREA = +/- 2,847-SF



PROPOSED BLDG, SECOND FLOOR AREA CALC.

SCALE: 1"=40'-0"

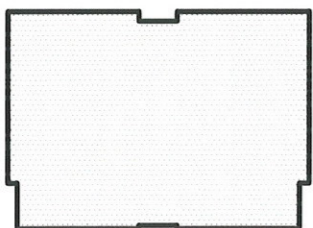
HATCHED AREA = +/- 2,961-SF



PROPOSED BLDG, FIRST FLOOR AREA CALC.

SCALE: 1"=40'-0"

HATCHED AREA = +/- 2,961-SF



PROPOSED BLDG, BASEMENT AREA CALC.

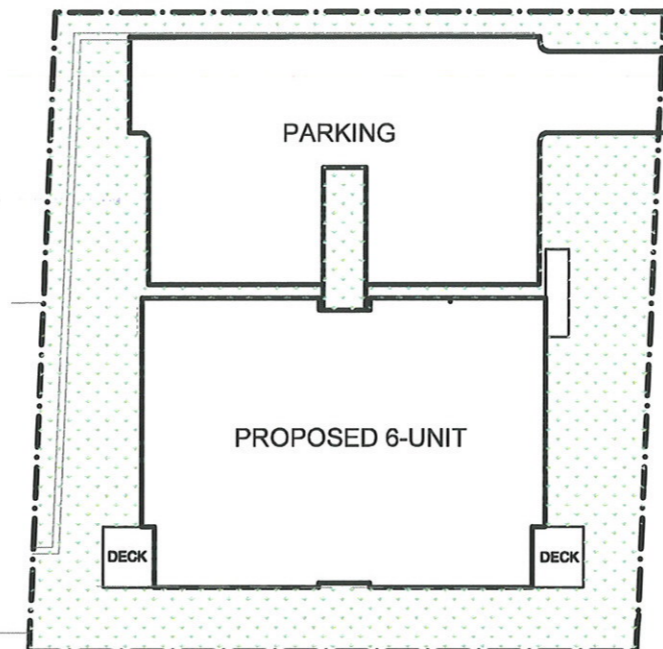
SCALE: 1"=40'-0"

HATCHED AREA = +/- 2,809 SF

	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	2,847 SF
SECOND FLOOR	2,961 SF
FIRST FLOOR	2,961 SF
BLDG TOTAL	8,769 SF
TOTAL	8,769 SF
BASEMENT	- 2,809 SF

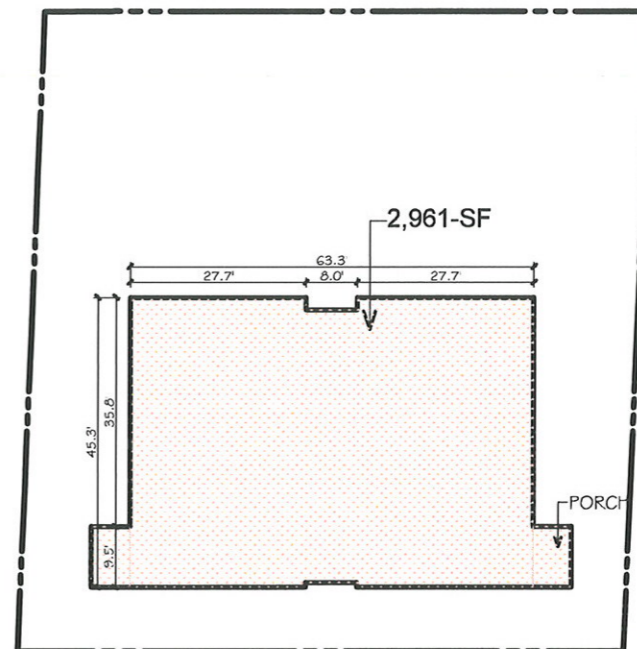
EXCLUDED AREA PER THE BYLAW

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



LANDSCAPE AREA = 3,945 SF (HATCHED) = 41.56 %
LOT AREA = 9,492 SF

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



MAXIMUM BLDG GROUND COVERAGE AREA = 2,961 SF (HATCHED) = +/- 30.0%
LOT AREA = 9,492 SF

MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION
SCALE: 1"=30'-0"



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

BUILDING HEIGHT DIAGRAM - PROPOSED BLDG
SCALE: 1"=20'-0"

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PH 617-354-3989 FAX 617-868-0280

PROJECT

PROPOSED
6-UNIT DEVEL.

181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR

181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

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ZONING
COMPLIANCE
SHEET 2 OF 2

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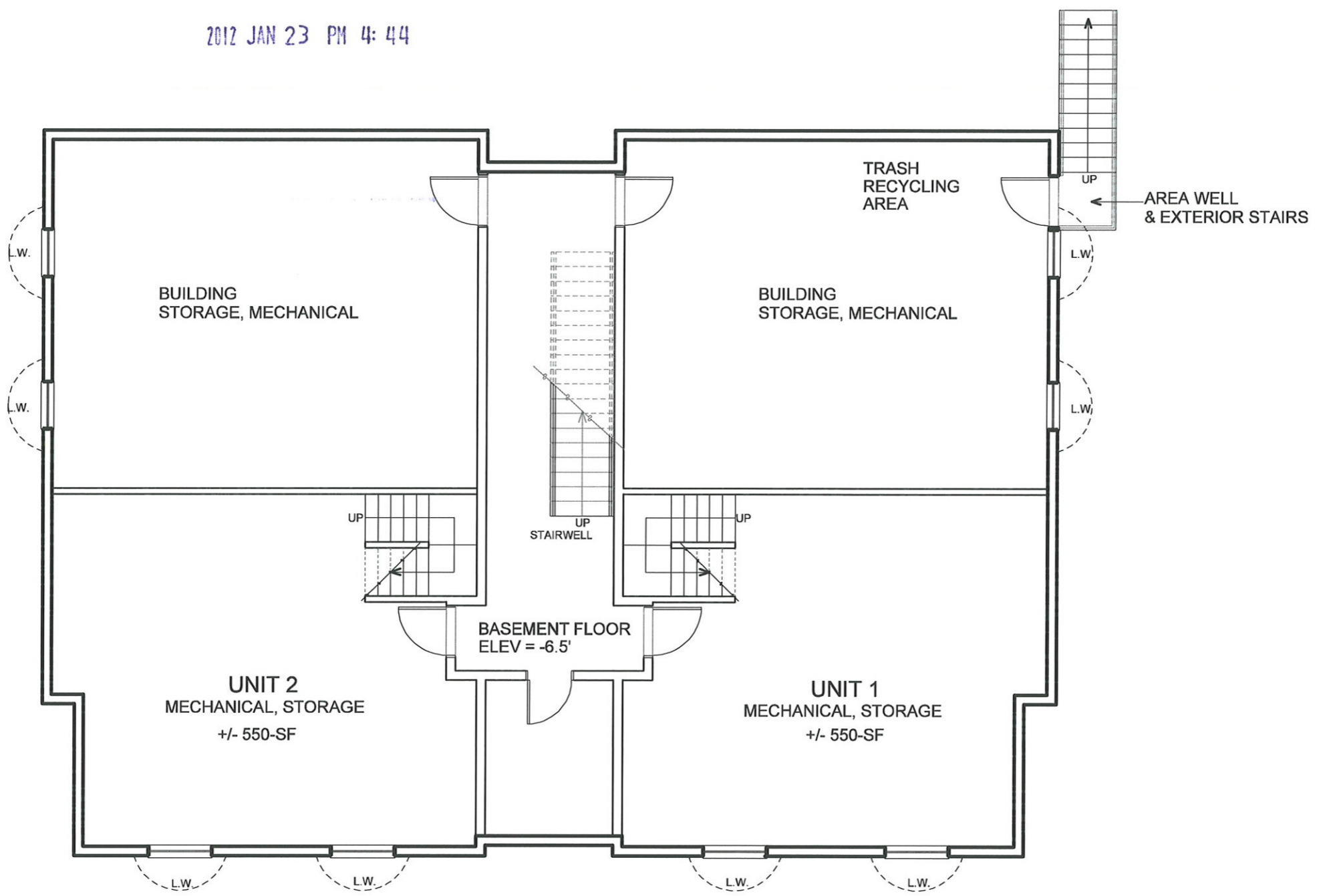
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1 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

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PROJECT
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

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BASEMENT FLOOR PLAN

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A-0

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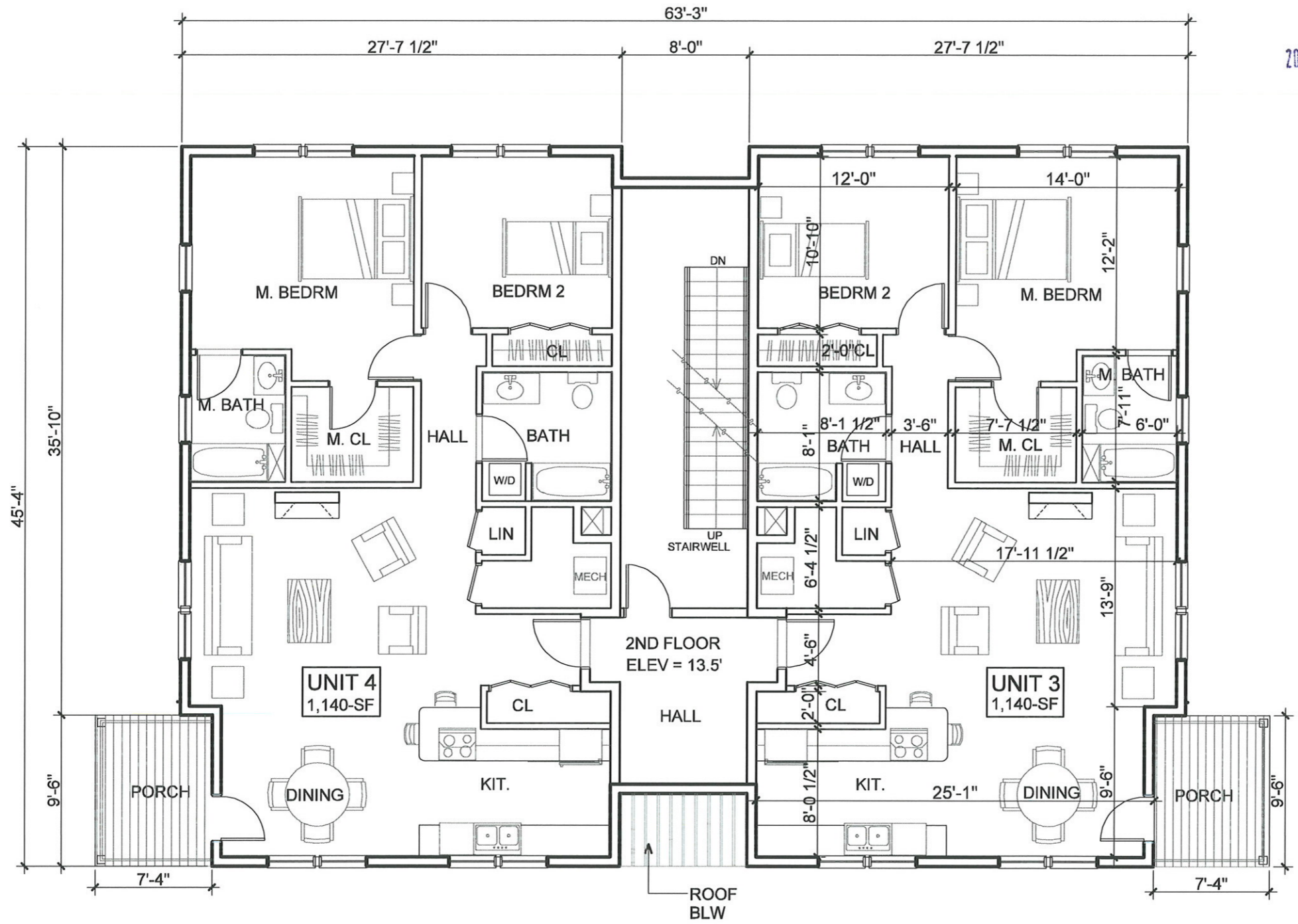
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PH 617-354-3989 FAX 617-868-0260



1 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
MALDEN, MA 02148

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2ND FL PLAN

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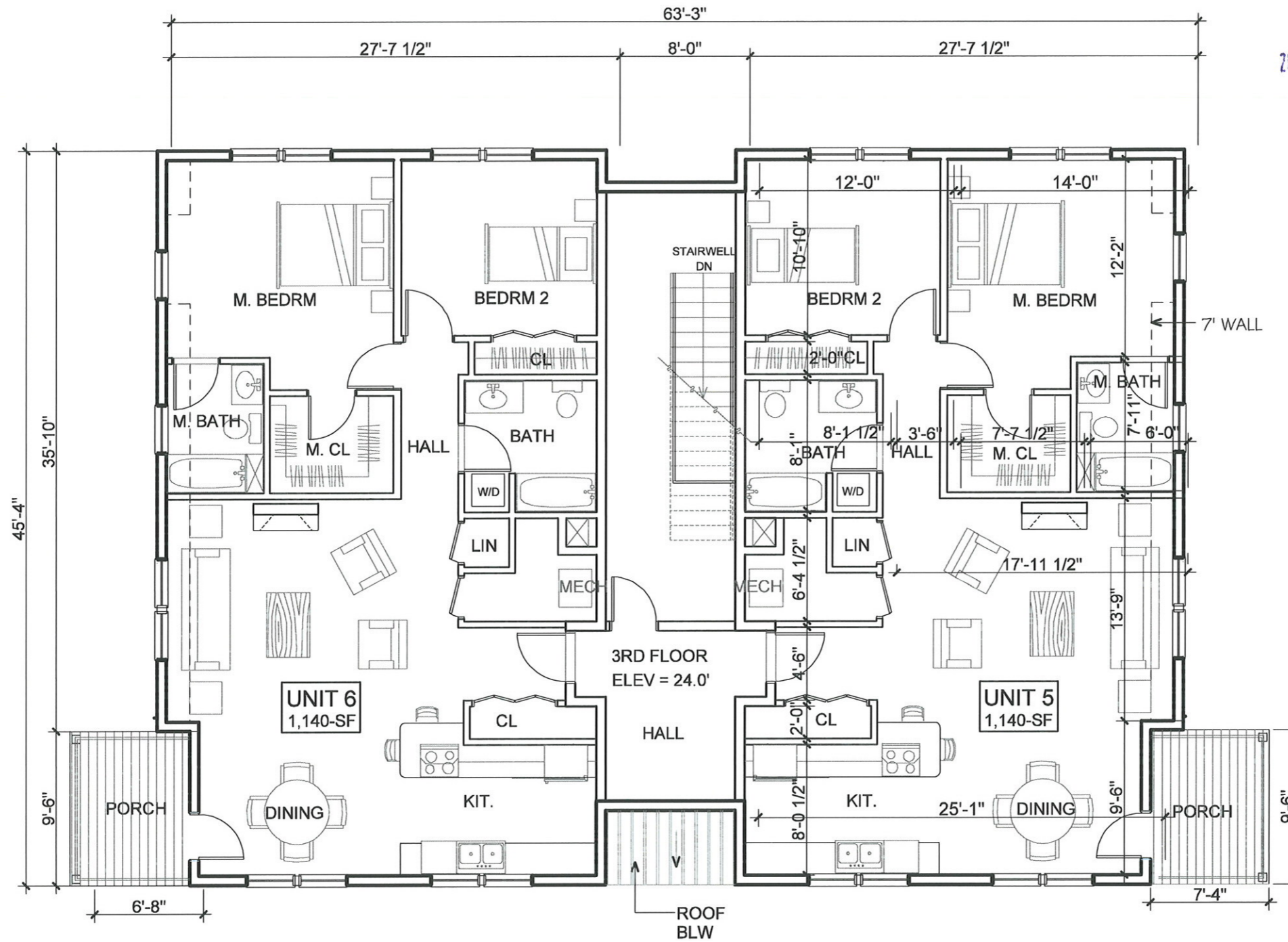
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1 3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT
181 CEDAR ST
SOMERVILLE, MA

PREPARED FOR
181 CEDAR ST LLC
661 MAIN ST, UNIT 11
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DRAWING TITLE
3RD FL PLAN

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TYPICAL ELEVATION MATERIALS

- TEXTURED ARCH'L ASPHALT SHINGLES
- DORMER, TYP
- BALCONY DOOR
- BALCONY, TYP
- PAINTED VERTICAL SIDING
- 1X8 PAINTED TRIM
- CLAPBOARD SIDING
- PAINTED RAILING, TYP
- DOUBLE HUNG WOOD WINDOW



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

PROJECT
181 CEDAR ST
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661 MAIN ST, UNIT 11
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DRAWING TITLE
FRONT ELEVATION

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

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PROJECT

**181 CEDAR ST
SOMERVILLE, MA**

PREPARED FOR

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661 MAIN ST, UNIT 11
MALDEN, MA 02148

DRAWING TITLE

**RIGHT
ELEVATION**

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PROJECT
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SOMERVILLE, MA

PREPARED FOR
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661 MAIN ST, UNIT 11
MALDEN, MA 02148

DRAWING TITLE
**REAR
ELEVATION**

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

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

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DRAWING TITLE
LEFT ELEVATION

SCALE AS NOTED

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