



65 NEWBURY ST #2, SOMERVILLE MA
ADDITION OF THIRD FLOOR MASTER SUITE
SPECIAL PERMIT APPLICATION-REVISION1
SEPTEMBER 27 2016

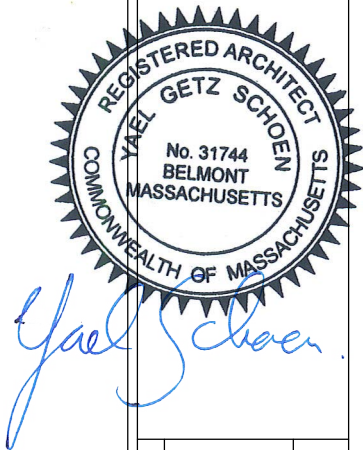
PAGE	TITLE	SCALE
	EXISTING PLOT PLAN	1"=10'
E-101	EXISTING 1, 2, 3 FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING BASEMENT AND ROOF PLANS	1/8"= 1' 0"
E-103	EXISTING SITE, ZONING AND AREA CALCULATION	1/16"= 1' 0"
E-104	EXISTING ELEVATIONS	1/8"= 1' 0"
E-105	EXISTING ELEVATIONS	1/8"= 1' 0"
E-106	EXISTING 3D IMAGES	
E-107	EXISTING SITE PICTURES	
	ASSESSOR'S MAP	
	PROPOSED PLOT PLAN	1"=10'
A-100	PROPOSED SITE, ZONING AND AREA CALCULATIONS	1/16"= 1' 0"
A-101	PROPOSED THRD FLOOR PLAN, ROOF, SECTIONS	1/8"= 1' 0"
A-102	PROPOSED ELEC/MECH SECOND AND THIRD FLOORS, WALL TYPES AND INSULATION	1/8"= 1' 0"
A-103	PROPOSED ELEVATIONS	1/8"= 1' 0"
A-104	PROPOSED ELEVATIONS	1/8"= 1' 0"
A-105	PROPOSED DETAILED BATHROOM	1/4"= 1' 0"
A-106	PROPOSED WINDOW AND DOOR SCHEDULES	
A-107	PROPOSED 3D IMAGES	

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REV	DESCRIPTION	DATE

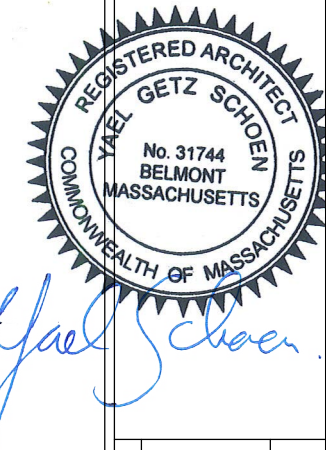
GOURDIN-WEDOFF
RESIDENCE
65 NEWBURY #2
SOMERVILLE, MA

DRAWING TITLE

020	YGS
DATE	SEPT 27, 2016

DRAWING NUMBER

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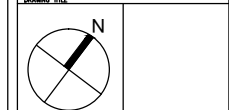


REV	DESCRIPTION	DATE

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RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

EXISTING 1st, 2nd, and
3rd FLOOR PLANS

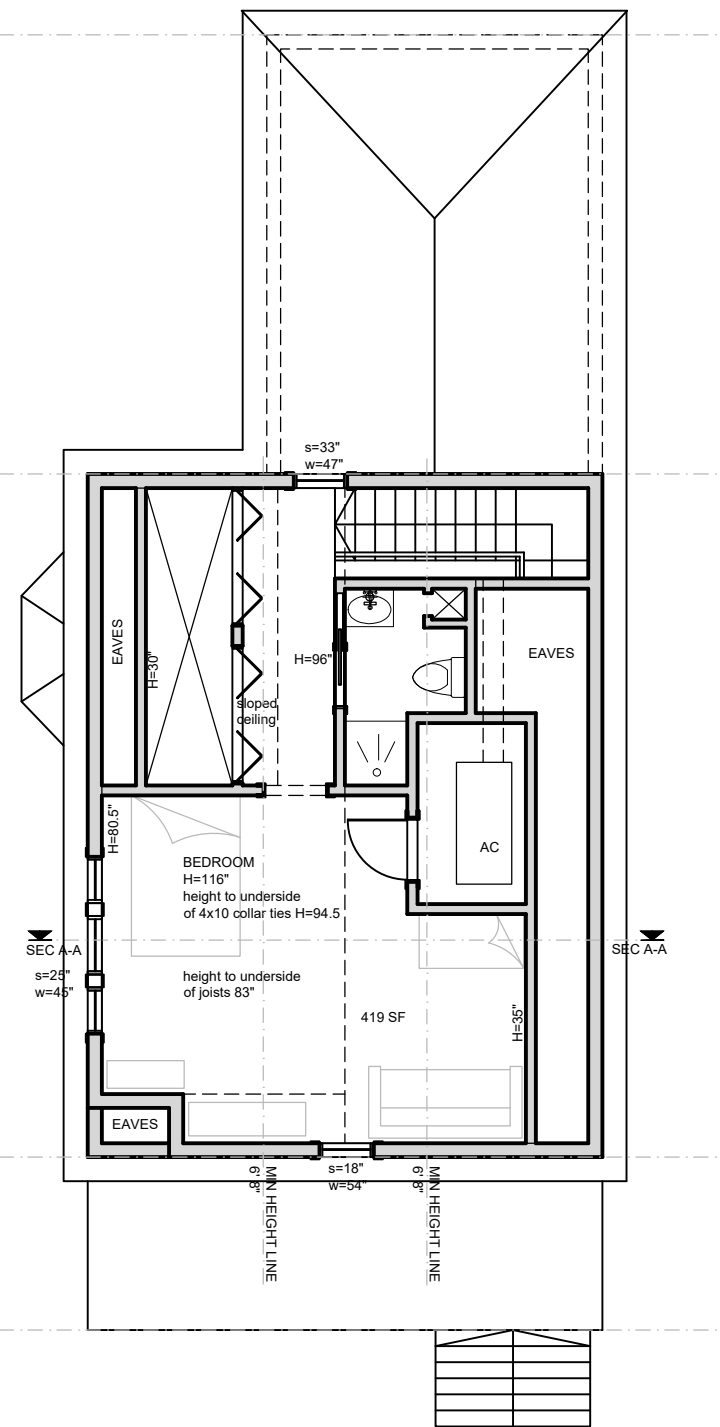


020 YGS
1/8" = 1' 0" SEPT 27, 2016

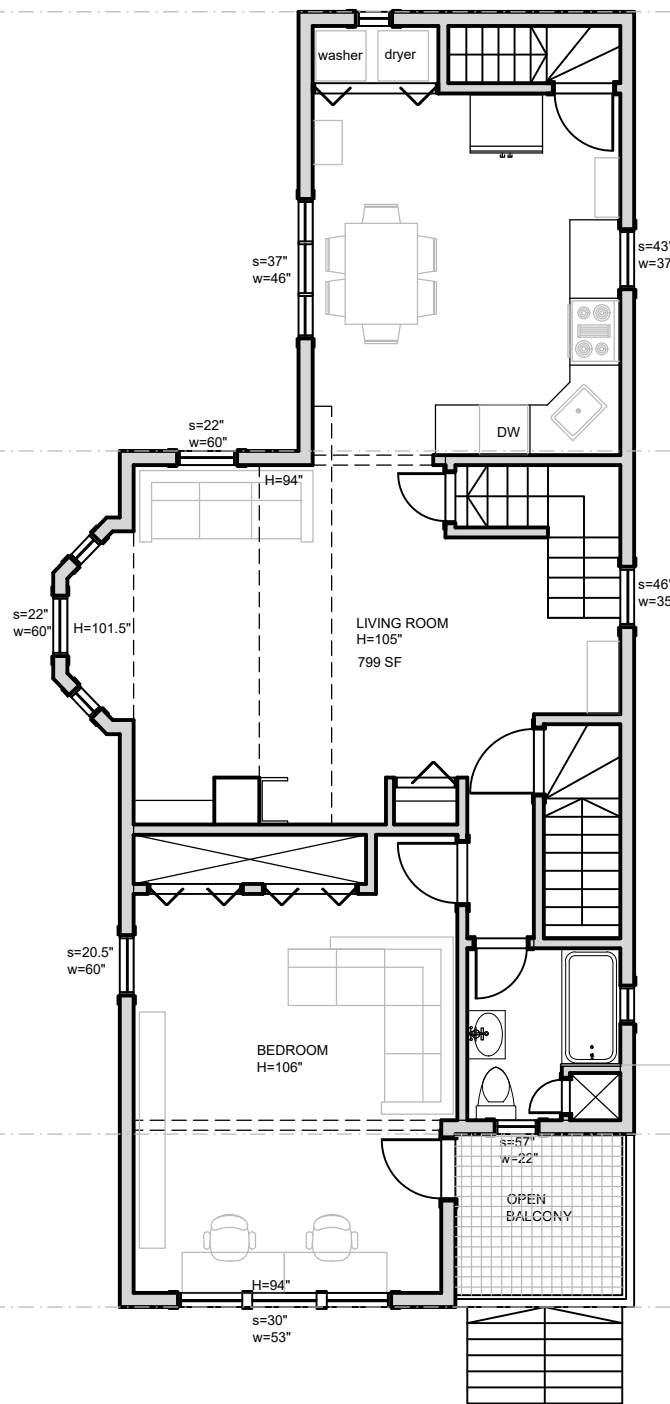
E-101

DRAWING NUMBER

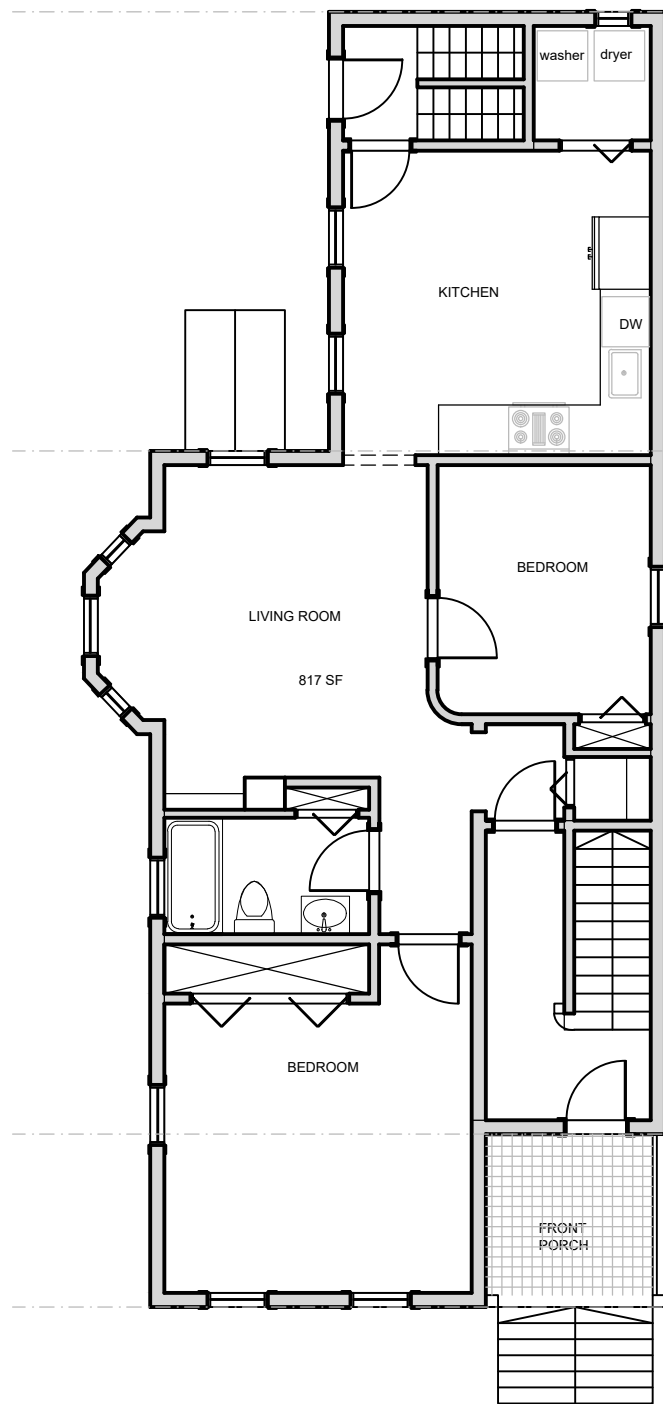
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3 EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

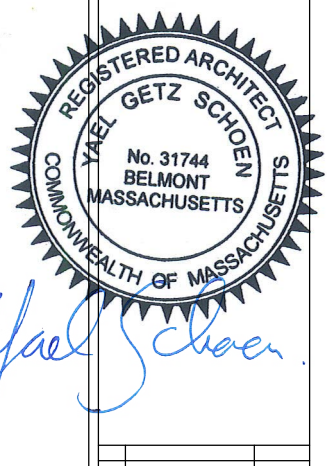


2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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





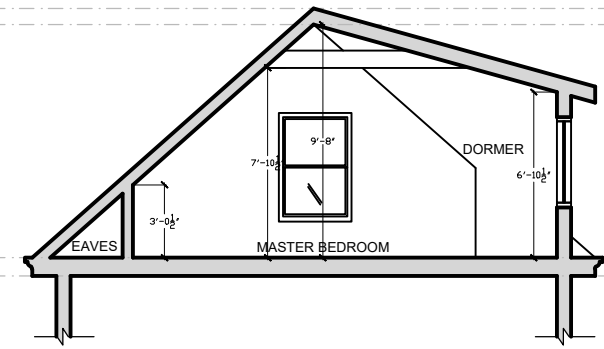
REV.	DESCRIPTION	DATE

**GOURDIN-WEDOFF
RESIDENCE**
65 NEWBURY #2
SOMERVILLE, MA
EXISTING BASEMENT
AND ROOF PLANS

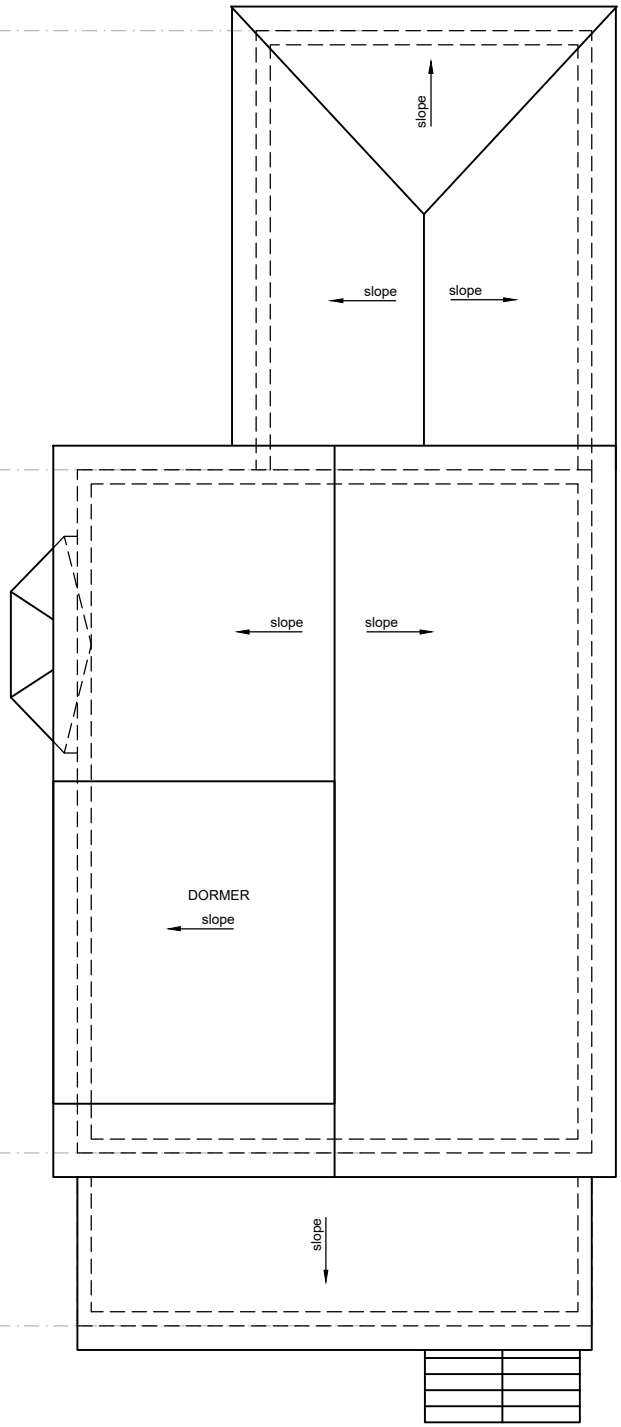
	N
020	YGS
1/8" = 1' 0"	SEPT 27, 2016

E-102

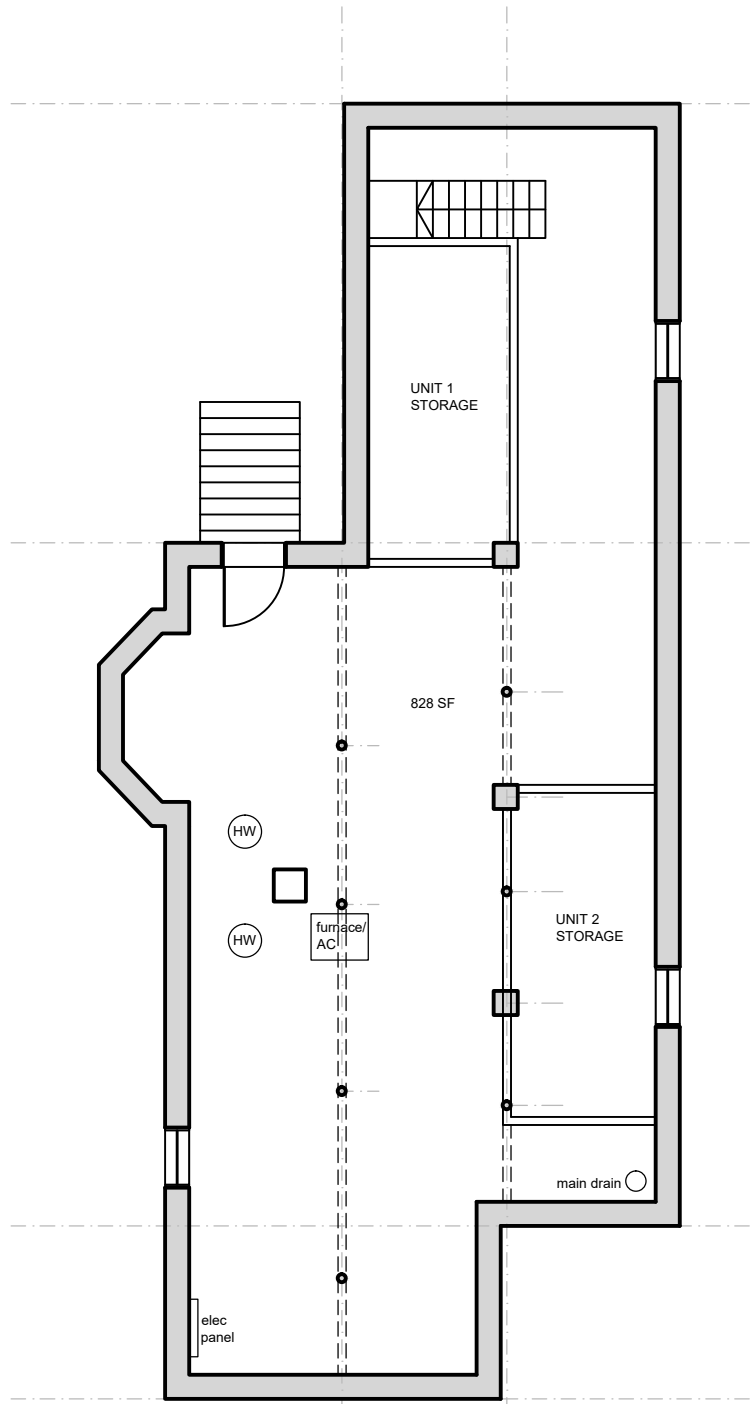
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3 EXISTING ATTIC SECTION A-A
SCALE: 1/8" = 1'-0"



2 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



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



	GROSS FLOOR AREA
BASEMENT AREA	0 SF
FIRST FLOOR AREA	817 SF
SECOND FLOOR AREA	799 SF
THIRD FLOOR AREA	419 SF
TOTAL	2035 SF

4
E-103

ZONING ANALYSIS

	ZONING	ACTUAL
ZONE	RB	RB
FAR	1	$\frac{2035}{3909} = 0.52$
MIN LOT SIZE	7500	3909 SF
TOTAL BUILT AREA ALLOWED	1 X 3909 = 3909 SF	2035 SF
LOT FRONTAGE	50'	40'
FRONT SETBACK	15'	4' 4.5"
SIDE SETBACK	10'	1" 14' 10.5"
REAR SETBACK	20'	38' 11"
MAX GROUND COVERAGE	50% 0.5 X 3909 = 1955 SF	1605 SF (41%)
MIN LANDSCAPED AREA	25% 0.25 X 3909 = 977.25 SF	483 SF (12.4%)



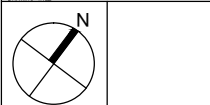
Yael Schoen

REV.	DESCRIPTION	DATE

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RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

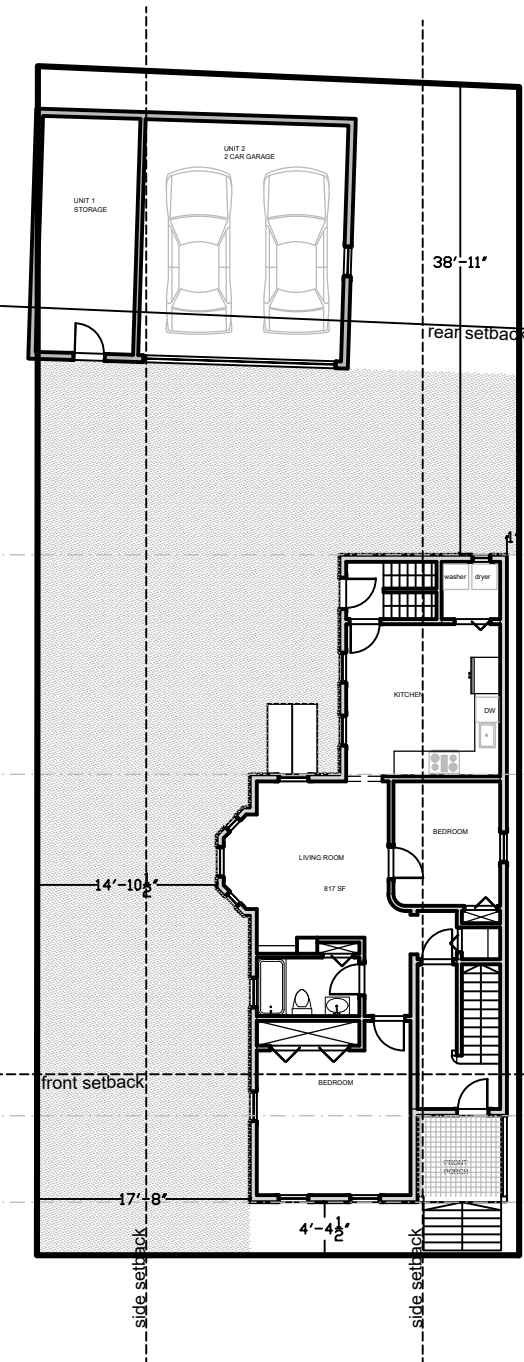
EXISTING SITE AND
ZONING DIAGRAM



020 YGS
1/16" = 1' 0" SEPT 27, 2016

E-103

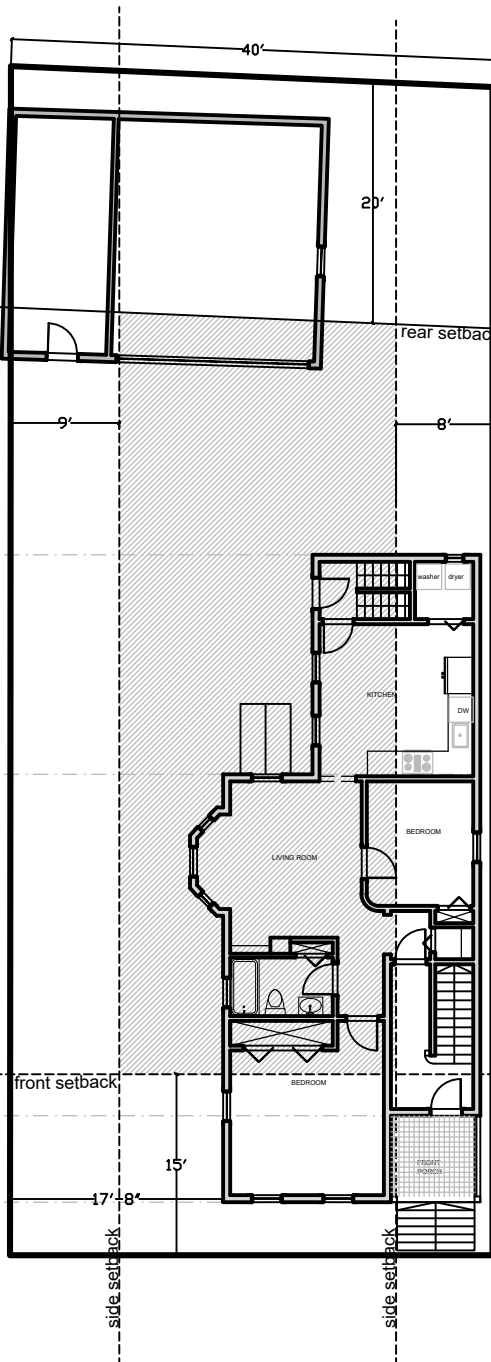
DRAWING NUMBER



1
E-103

EXISTING SITE PLAN

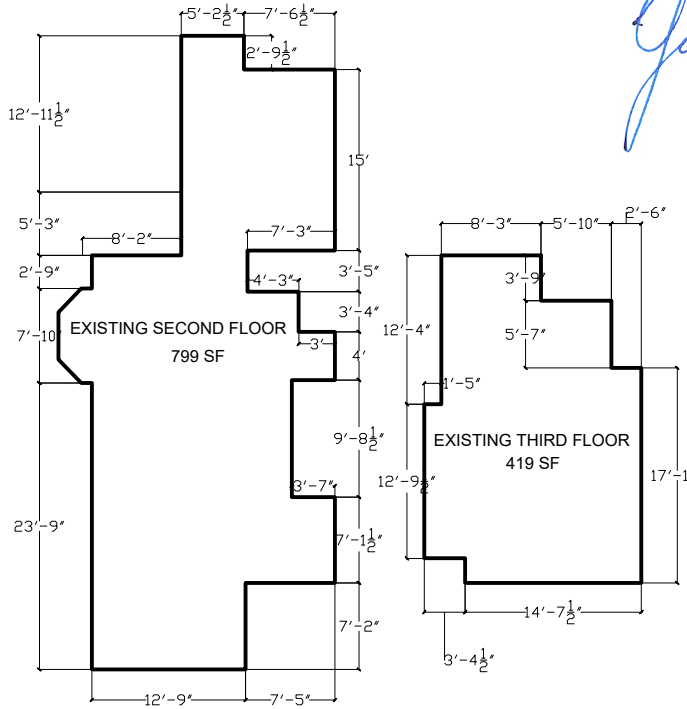
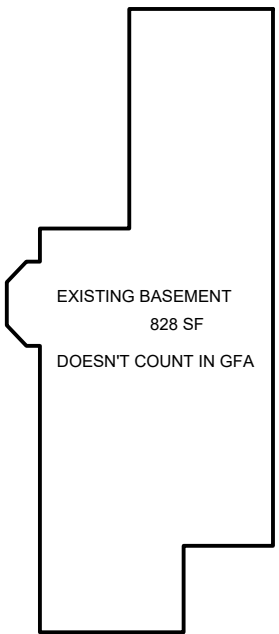
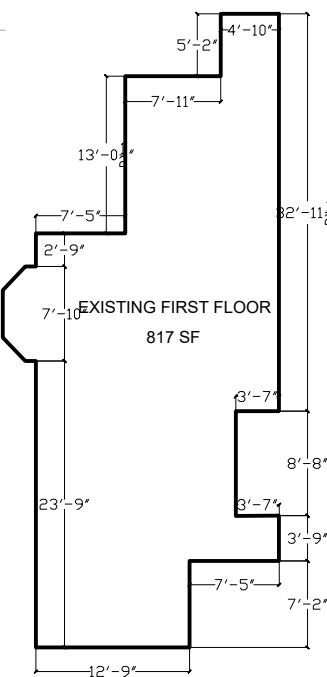
SCALE: 1/16" = 1'-0"



2
E-103

ZONING DIAGRAM

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



3
E-103

EXISTING AREA CALCULATIONS

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





REV	DESCRIPTION	DATE

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SOMERVILLE, MA

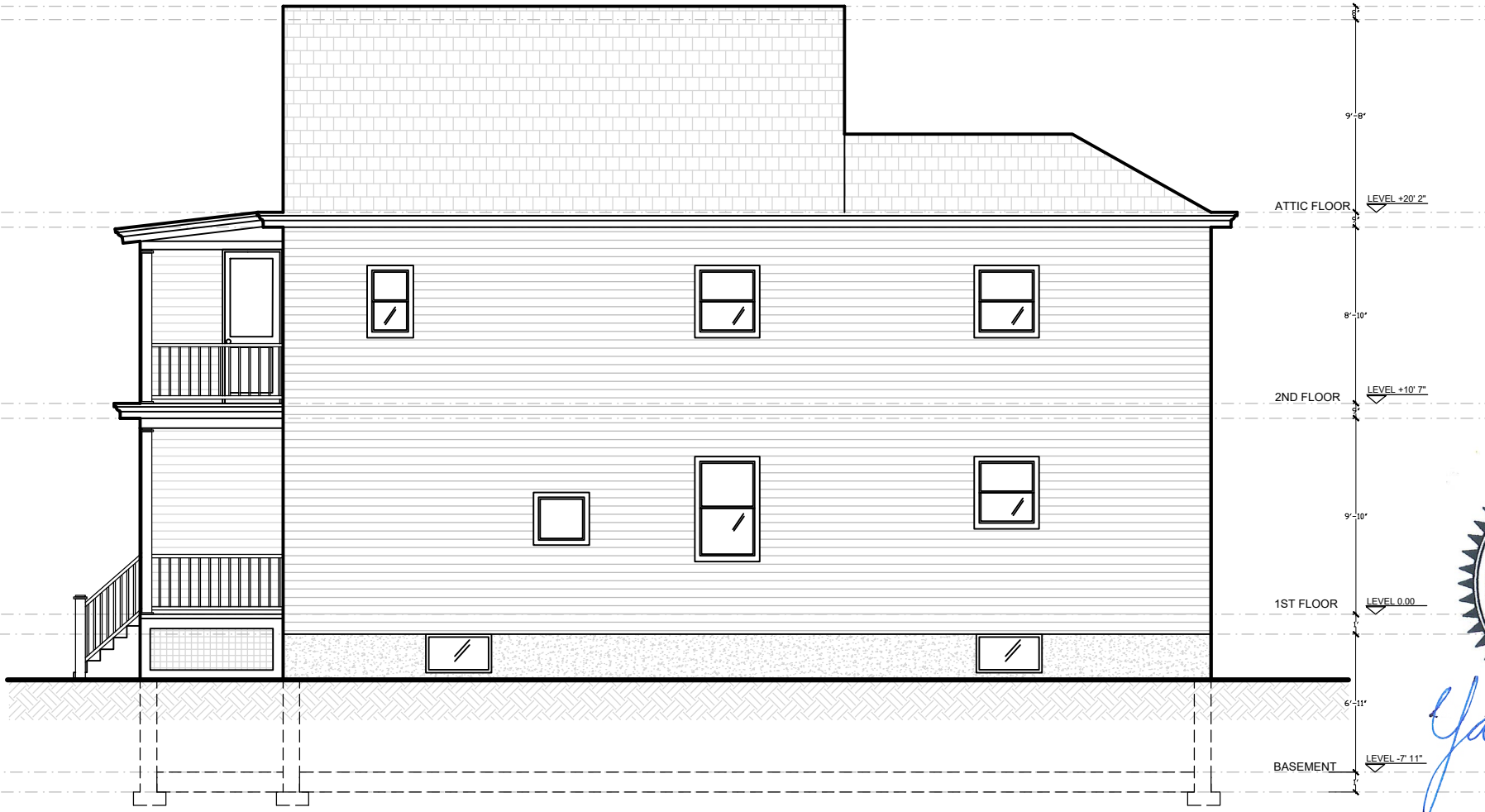
EXISTING
ELEVATIONS 1

020	YGS
1/8" = 1' 0"	SEPT 27, 2016
SCALE	DATE

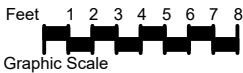
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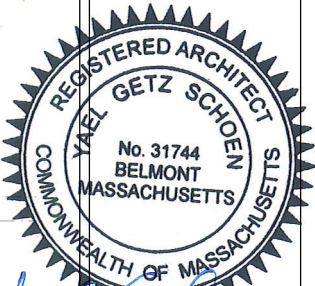


1 EXISTING SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"





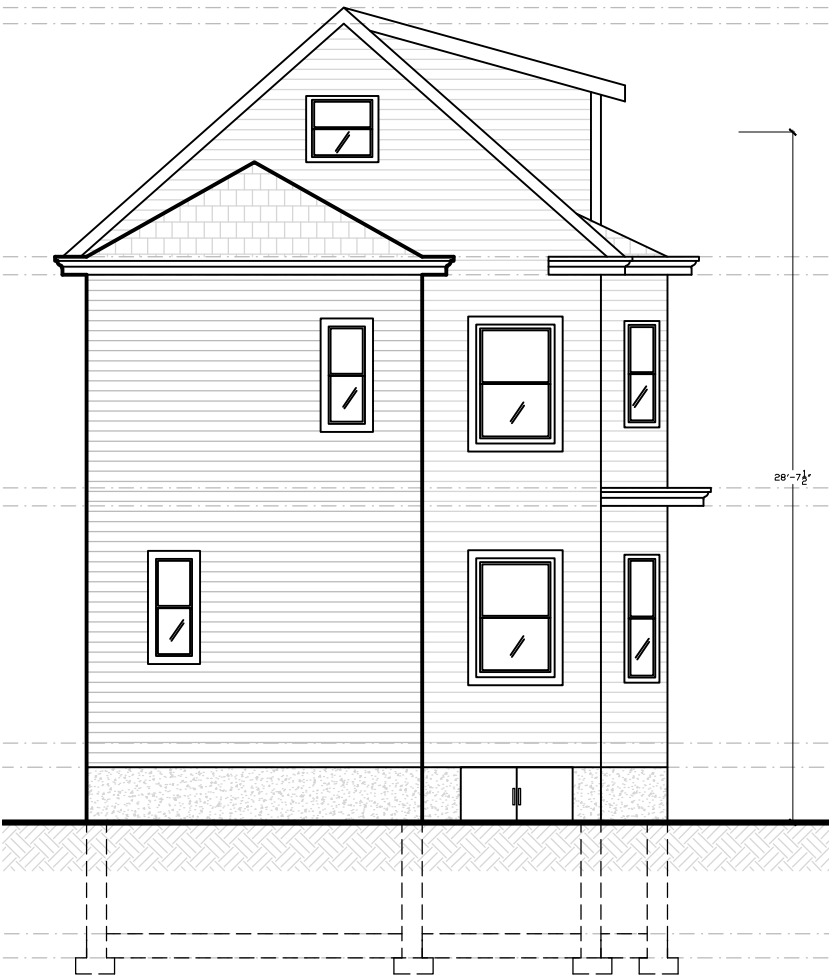
Yael Schoen

REV	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE
65 NEWBURY #2
SOMERVILLE, MA
EXISTING
ELEVATIONS 2

020	YGS
1/8" = 1' 0"	SEPT 27, 2016

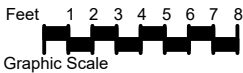
E-105



1 EXISTING NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



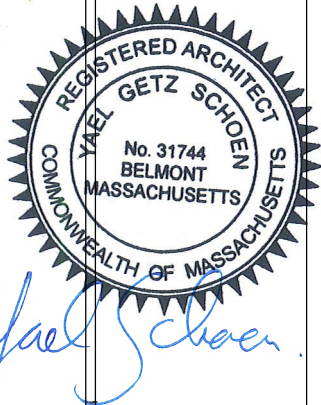


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65 NEWBURY #2
SOMERVILLE, MA

EXISTING
3D IMAGES

020	YGS
	SEPT 27, 2016

E-106

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STATES
\$ TIMES
\$ FILES

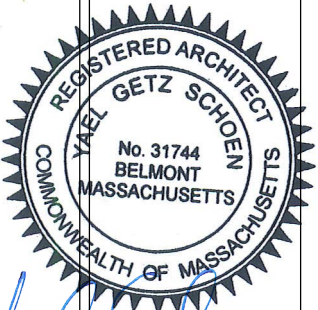


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REV	DESCRIPTION	DATE

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RESIDENCE

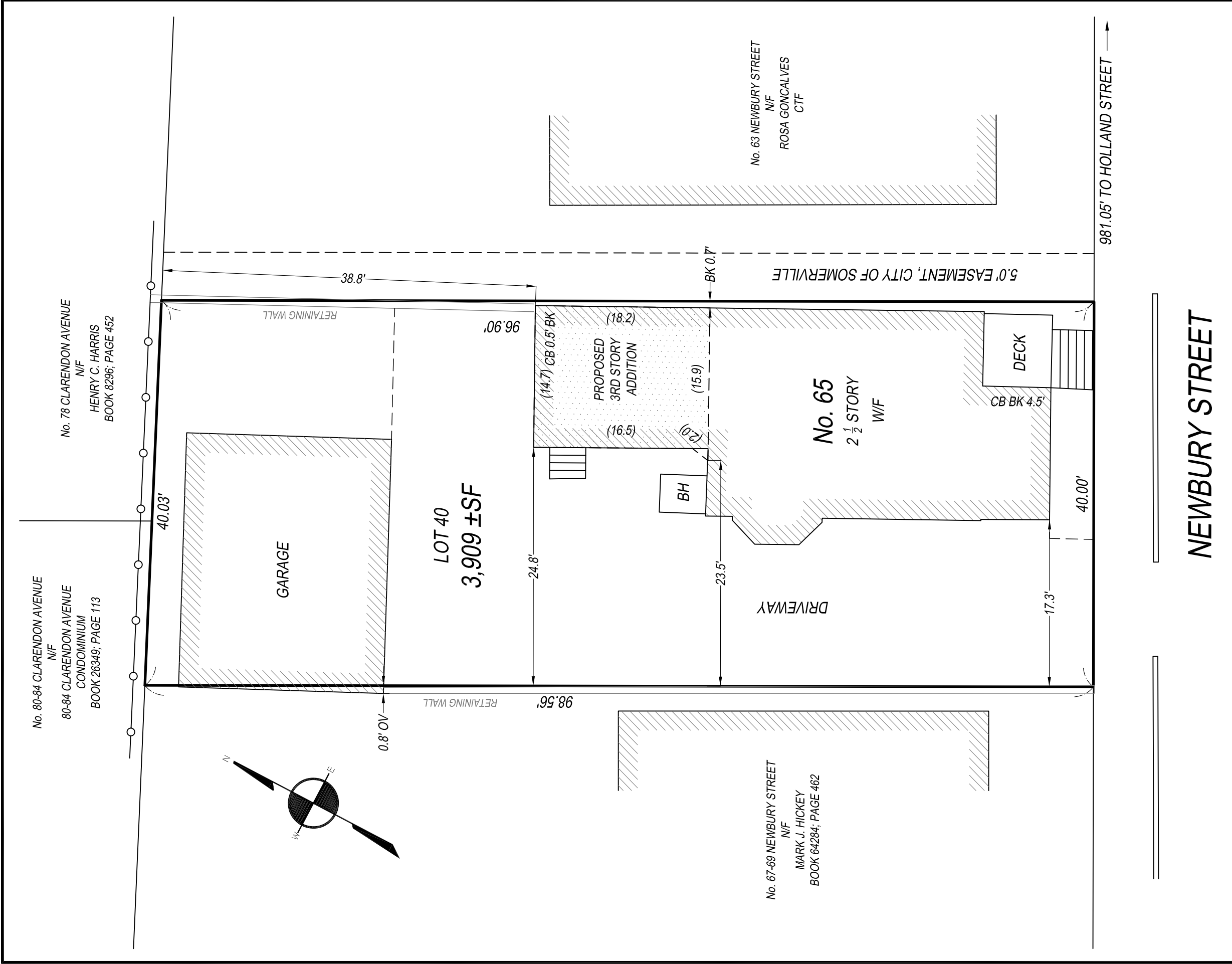
65 NEWBURY #2
SOMERVILLE, MA

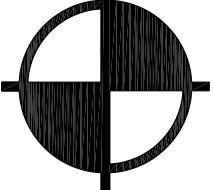
EXISTING
PICTURES

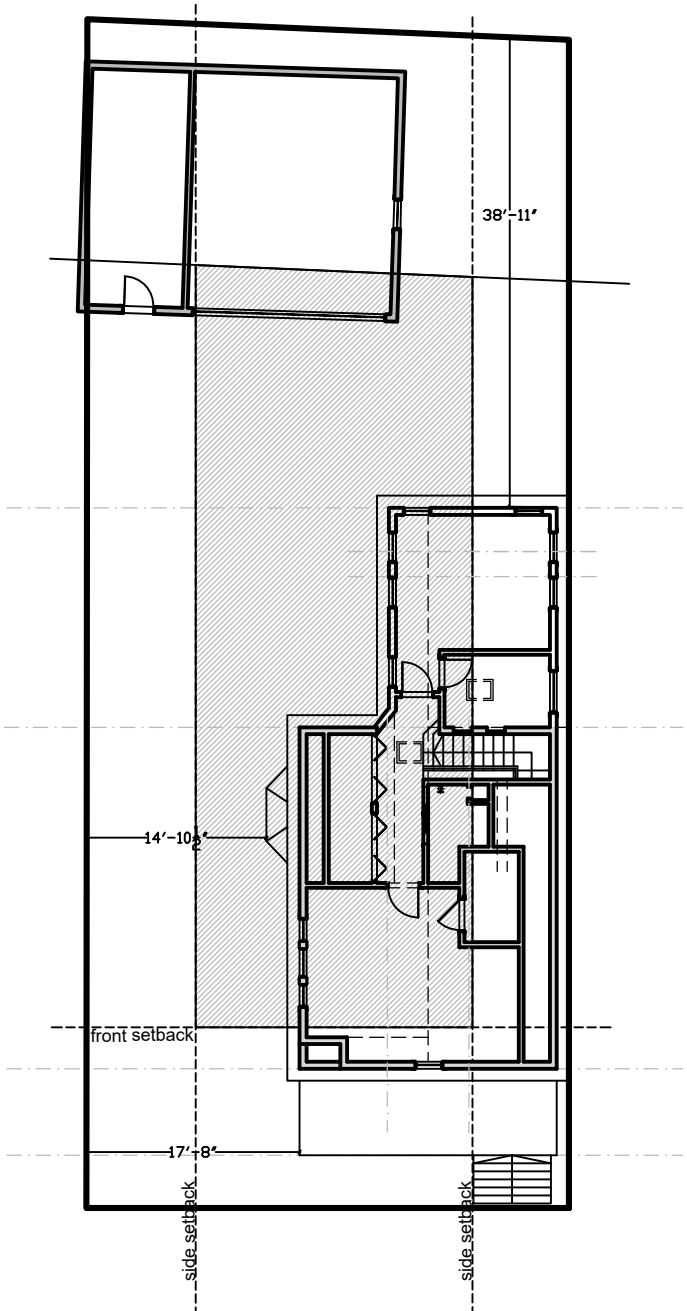
020	YGS
JOB NO.	DATE
	SEPT 27, 2016

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I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 18, 2016 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" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25017C0419E EFFECTIVE DATE: 06/04/2010		PREPARED FOR: SHOSHANA R. GOURDIN 65 NEWBURY STREET SOMERVILLE, MA 02144 REFERENCES: DEED: BK 31622; PG 111 PLAN: PL BK 21; PL 13 LCC: 10571-A	CERTIFIED PLOT PLAN SHOWING PROPOSED CONDITIONS AT 65 NEWBURY STREET SOMERVILLE, MA  BOSTON SURVEY, INC. UNIT C-4 SHIPWAYS PLACE CHARLESTOWN, MA 02129 (617) 242-1313	SCALE: 1 INCH = 10 FEET GEORGE C. COLLINS, PLS DATE: AUGUST 2, 2016 JOB # 16-00386 FILE # 13-00386 - CPP - R1.DWG
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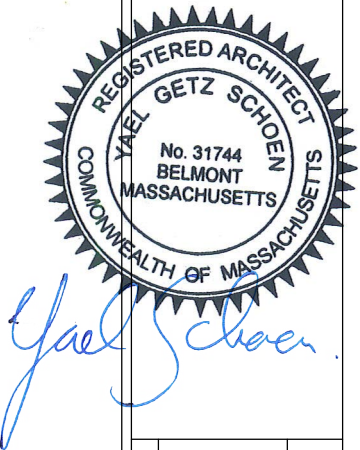
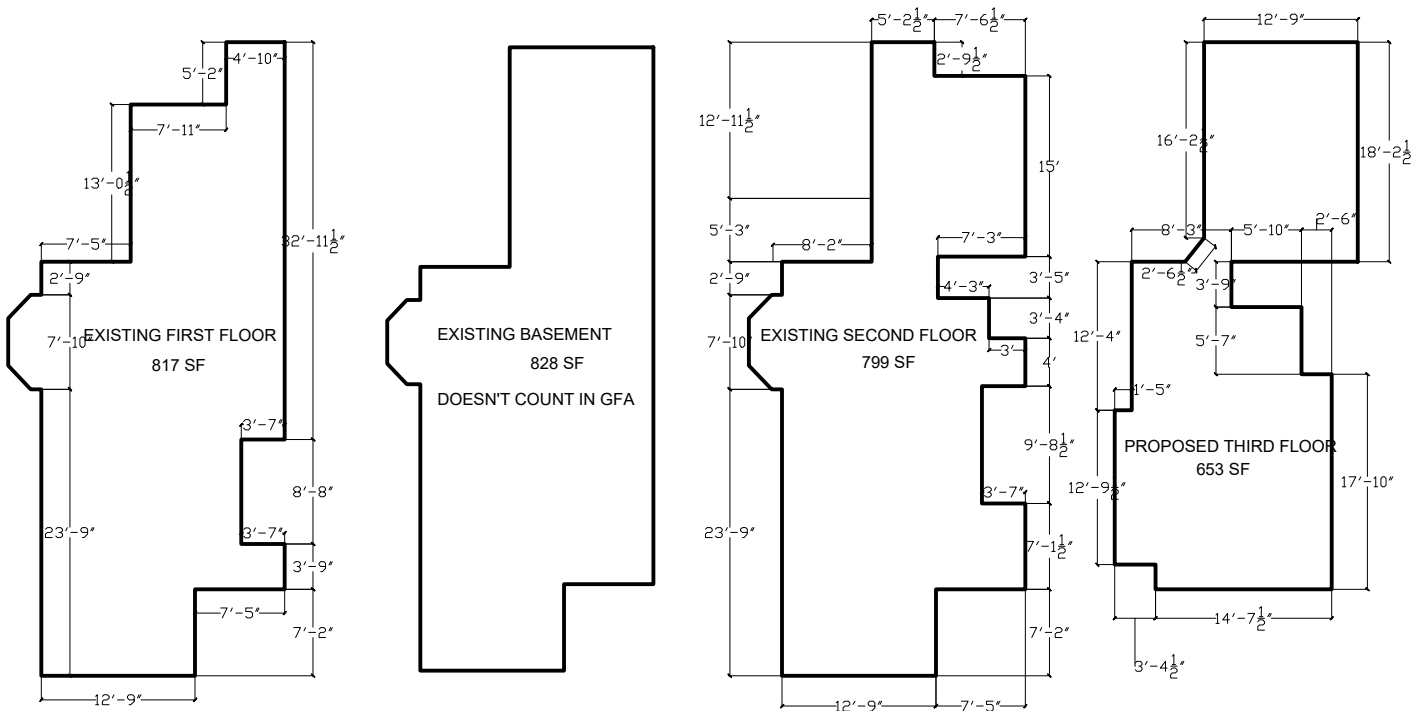
1 ZONING DIAGRAM
A-100 SCALE: 1/16" = 1'-0"

2 PROPOSED AREA CALCULATIONS
A-100 SCALE: 1/16" = 1'-0"

3 ZONING ANALYSIS
A-100

	GROSS FLOOR AREA
BASEMENT AREA	0 SF
FIRST FLOOR AREA	817 SF
SECOND FLOOR AREA	799 SF
THIRD FLOOR AREA	653 SF
TOTAL	2269 SF

	ZONING	EXISTING	PROPOSED
ZONE	RB	RB	RB
FAR	1	$\frac{2035}{3909} = 0.52$	$\frac{2269}{3909} = 0.58$
MIN LOT SIZE	7500	3909 SF	3909 SF
TOTAL BUILT AREA ALLOWED	1 X 3909 = 3909 SF	2035 SF	2269 SF
LOT FRONTAGE	50'	40'	40'
FRONT SETBACK	15'	4' 4.5"	4' 4.5"
SIDE SETBACK	10'	1' 14' 10.5"	1' 14' 10.5"
REAR SETBACK	20'	38' 11"	38' 11"
MAX GROUND COVERAGE	50% 0.5 X 3909 = 1955 SF	1605 SF (41%)	1605 SF (41%)
MIN LANDSCAPED AREA	25% 0.25 X 3909 = 977.25 SF	483 SF (12.4%)	483 SF (12.4%)
STORIES	3	LESS THEN 2 1/2	3



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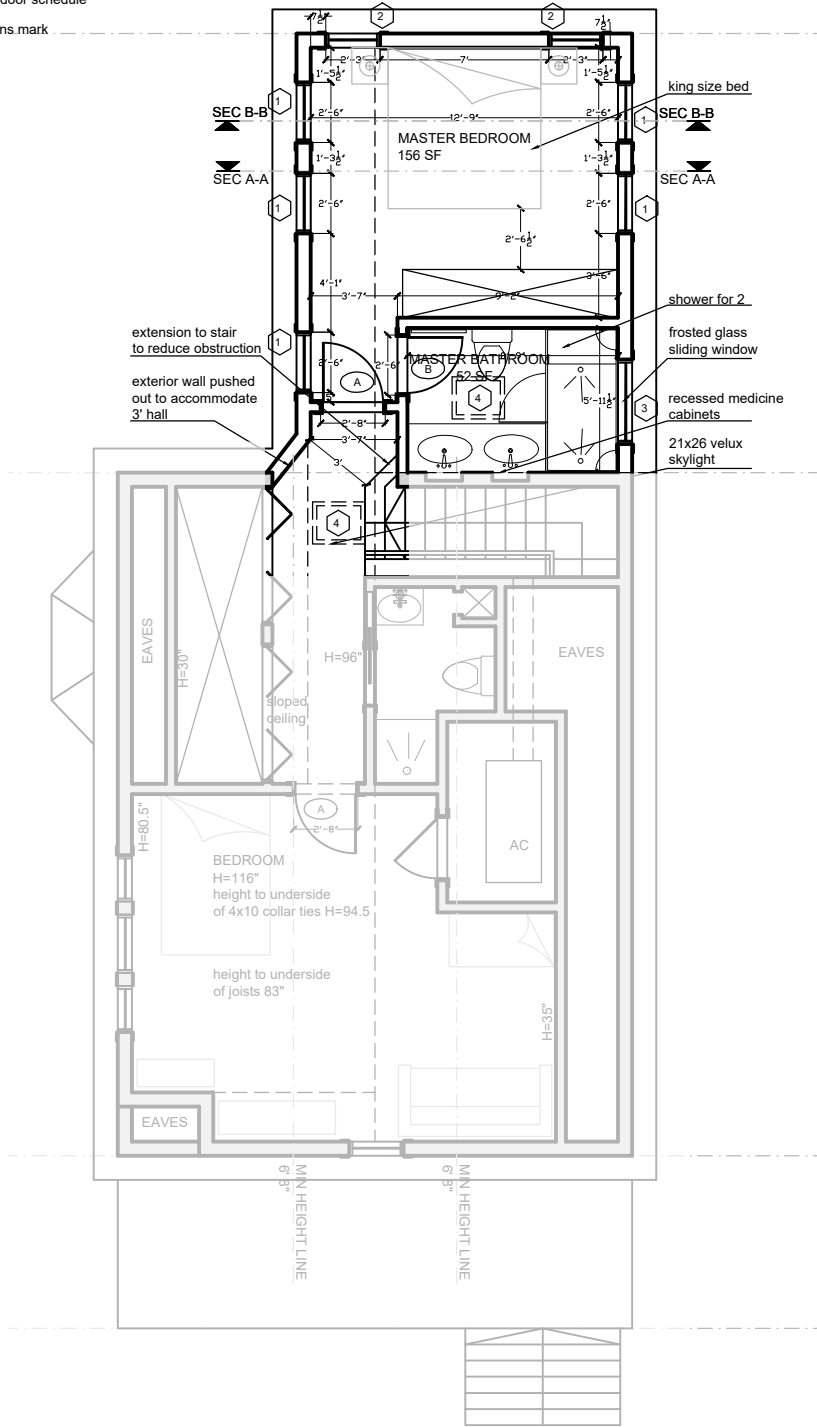
CONSULTANT

REGISTERED ARCHITECT
Yael GETZ SCHOEN
No. 31744
BELMONT
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS
Yael Schoen

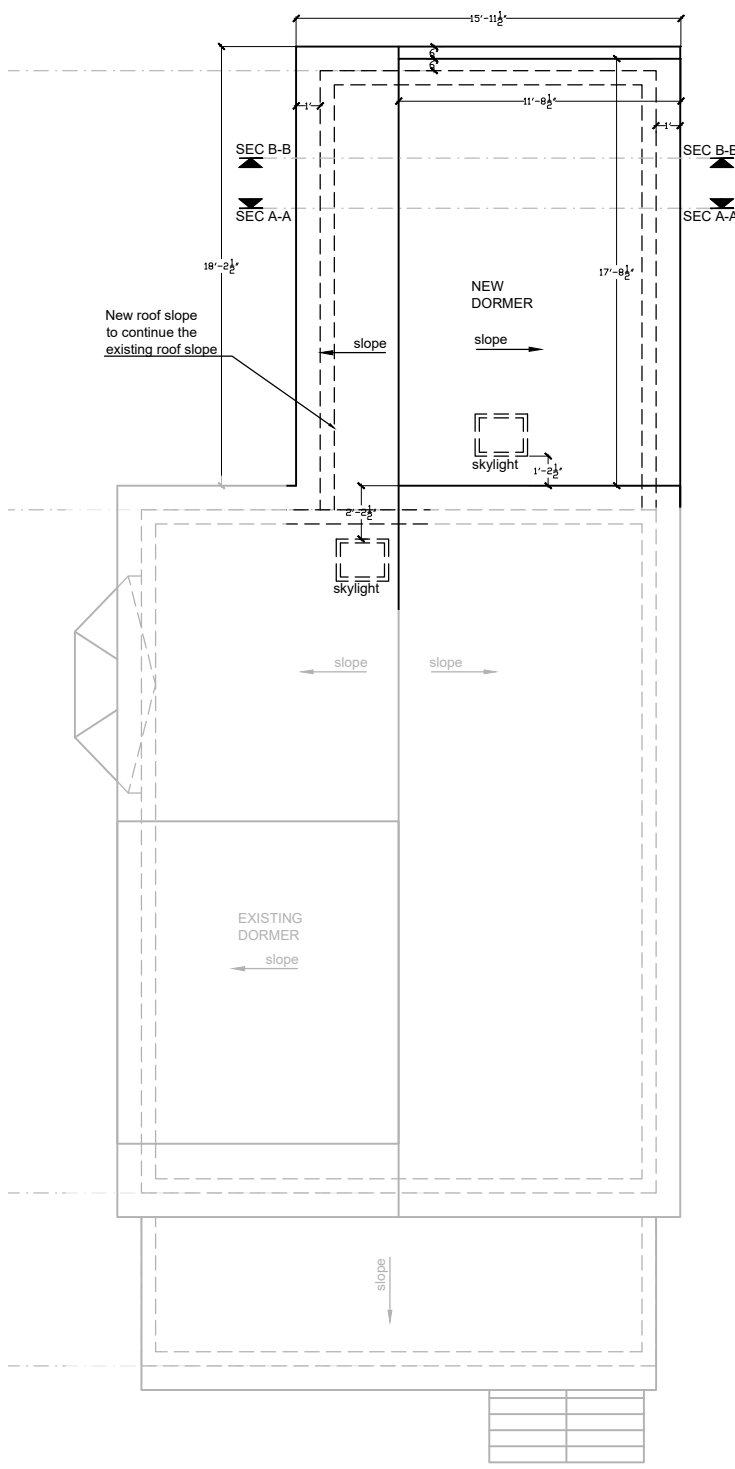
REV: DESCRIPTION: DATE:

GOURDIN-WEDOFF
RESIDENCE
65 NEWBURY #2
SOMERVILLE, MA
PROJECT: PROPOSED SITE, ZONING
AND AREA CALCULATIONS
DRAWING TITLE:
N
020 YGS
JOB NO. DATE
1/16" = 1' 0" SEPT 27, 2016
SCALE: DATE:
A-100
DRAWING NUMBER:

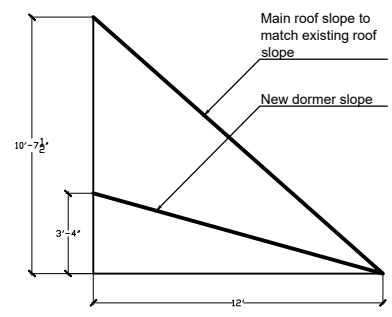
- existing wall to demolish
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedu
- door mark- see door schedule
- interior elevations mark



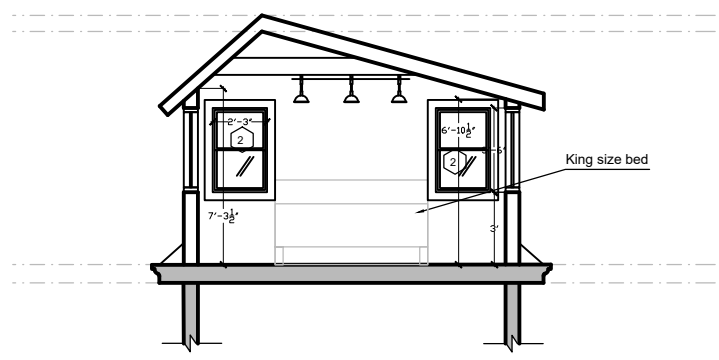
1 PROPOSED THIRD FLOOR
SCALE: 1/8" = 1'-0"



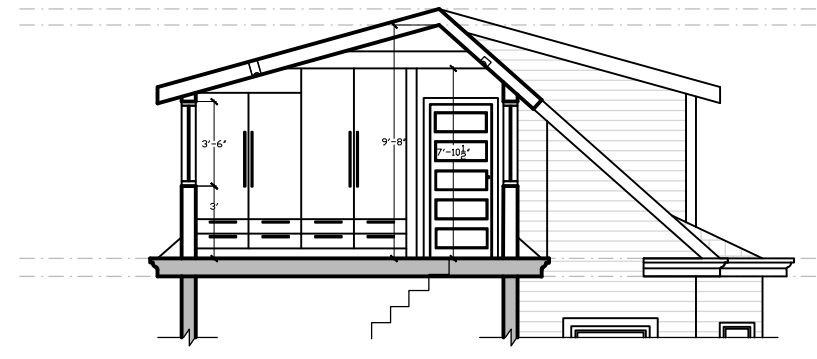
2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



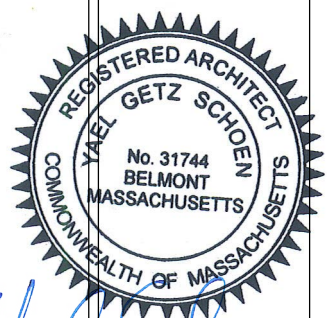
5 ROOF SLOPES
SCALE: 1/8" = 1'-0"



4 SECTION B-B
SCALE: 1/8" = 1'-0"



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



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REV.	DESCRIPTION	DATE

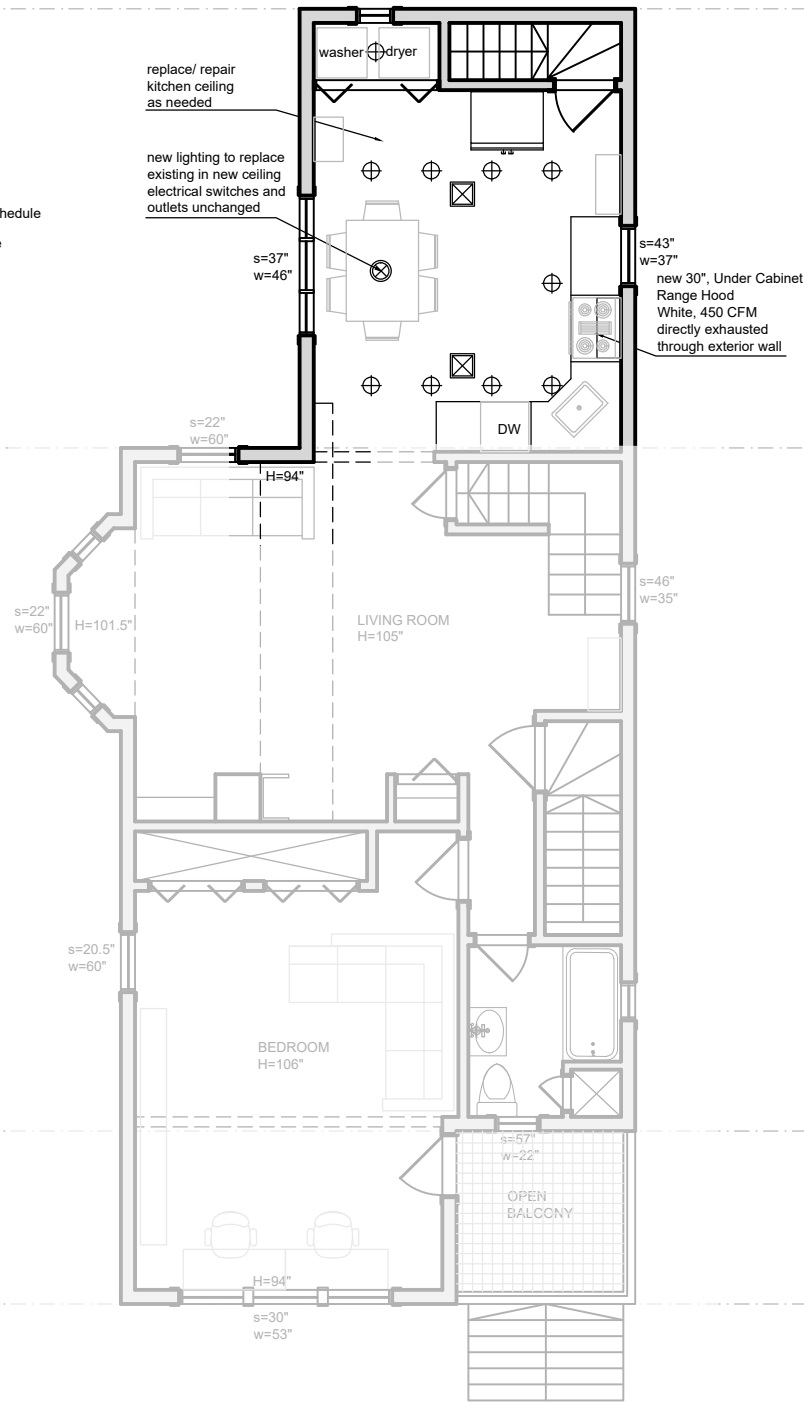
GOURDIN-WEDOFF RESIDENCE	
65 NEWBURY #2 SOMERVILLE, MA	
PROPOSED PLAN, ROOF AND SECTIONS	
020	YGS
1/8" = 1' 0"	SEPT 27, 2016

A-101

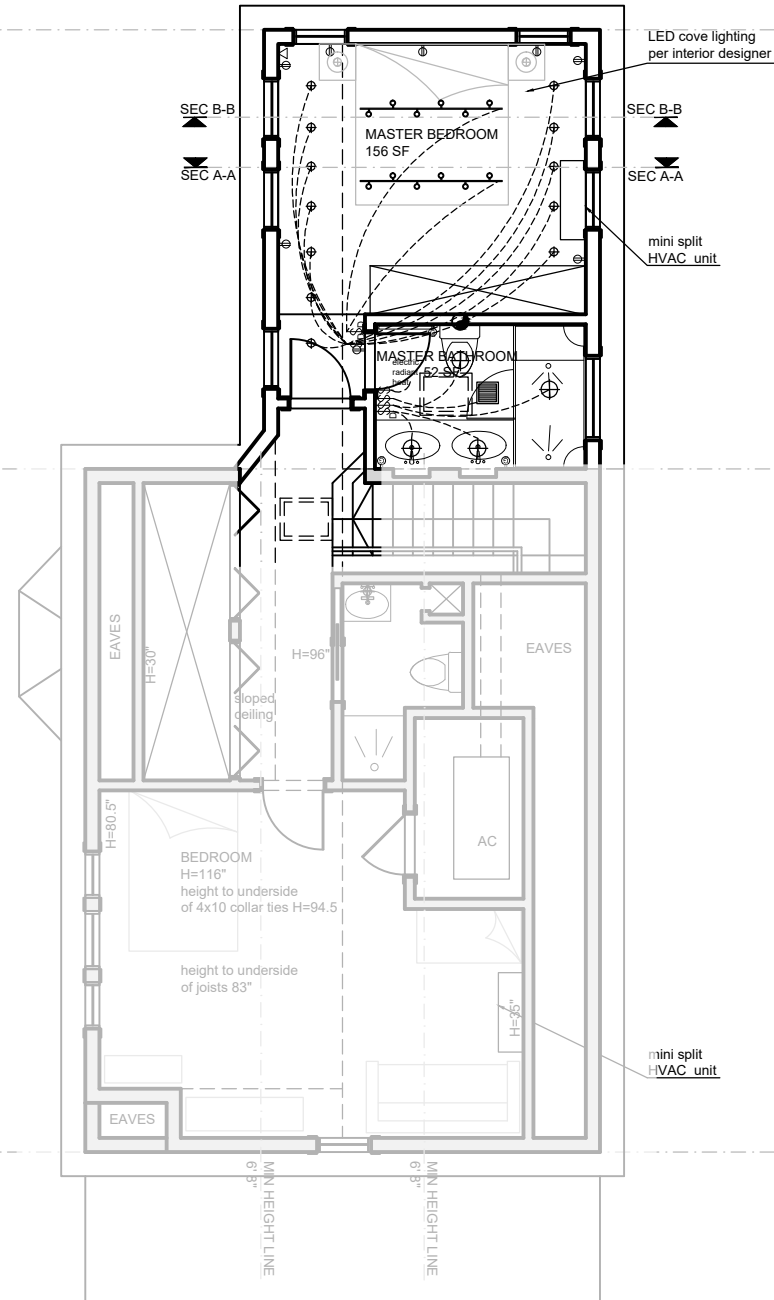
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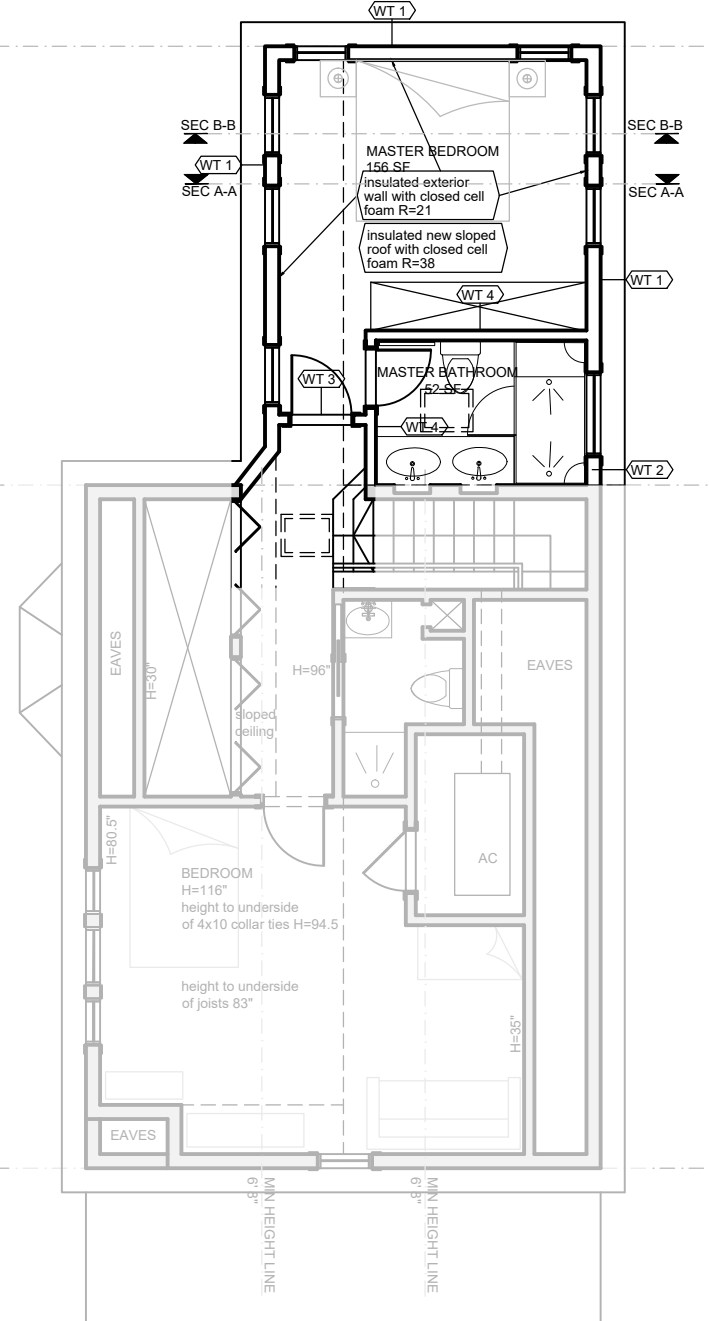
- existing wall to demolish
existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark
outlet strip
elec light switch with dimmer
elec light switch
3 way light switch
data outlet
phone
G.F.I outlet
counter pop-up outlet
G.F.I outlet
top cabinet lights outlet (86" from floor)
110 v elec outlet
220 v elec outlet
floor receptacle
floor recessed light fixture
Pendant/ wall mounted light fixture
4" recessed light fixture
2" round mirror top lights
wet location wall sconce
wall sconce
wall sconce
elec cable
pull chain flush mount ceiling fixture
track light fixture
fluorescent light
under cabinet lights
smoke detector
CO detector
vent
Return air grill-ceiling/floor
Supply air grill-ceiling /floor
Return air grill-wall
Supply air grill-wall
exhaust fan
Electric heater
Radiator
wall fan
Door bell chime
Door bell button
Thermostat



1 PROPOSED SECOND FLOOR ELEC/MECH
SCALE: 1/8" = 1'-0"

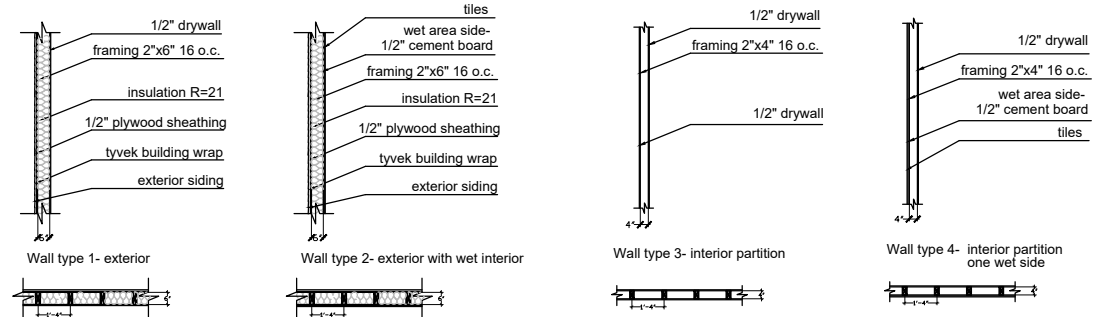


2 PROPOSED THIRD FLOOR ELEC/MECH
SCALE: 1/8" = 1'-0"



3 PROPOSED THIRD FLOOR WALL TYPES AND INSULATION
SCALE: 1/8" = 1'-0"

4 WALL TYPES
SCALE: 1/8" = 1'-0"

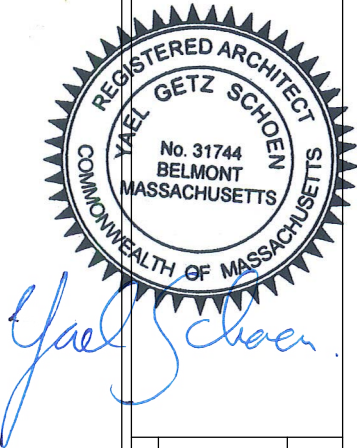


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REV	DESCRIPTION	DATE

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RESIDENCE

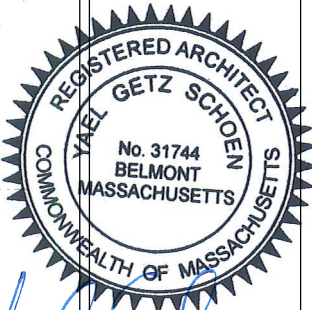
65 NEWBURY #2
SOMERVILLE, MA

PROPOSED
WALL TYPES &
INSULATION

020	YGS
1/8" = 1' 0"	SEPT 27, 2016
SCALE	DATE

A-102

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REV.	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

PROPOSED ELEVATIONS

DRAWING TITLE

020 YGS
1/8" = 1' 0" SEPT 27, 2016

A-103

DRAWING NUMBER



1 PROPOSED SOUTH EAST ELEVATION
A-103 SCALE: 1/8" = 1'-0"

2 PROPOSED NORTH EAST ELEVATION
A-103 SCALE: 1/8" = 1'-0"

Feet 1 2 3 4 5 6 7 8
Graphic Scale

STYLES

STYLES

DATES

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REV.	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

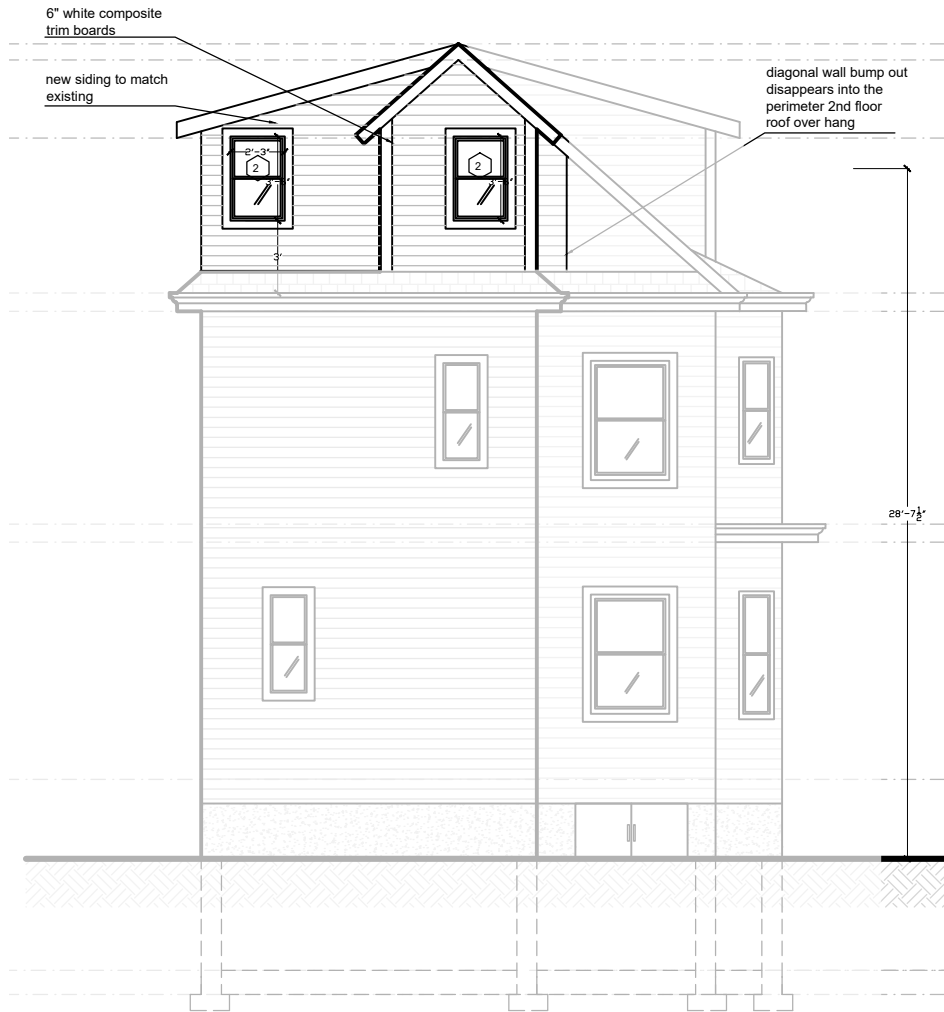
65 NEWBURY #2
SOMERVILLE, MA

PROPOSED ELEV 2

DRAWING TITLE

020 YGS
1/8"= 1' 0" SEPT 27, 2016

A-104



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

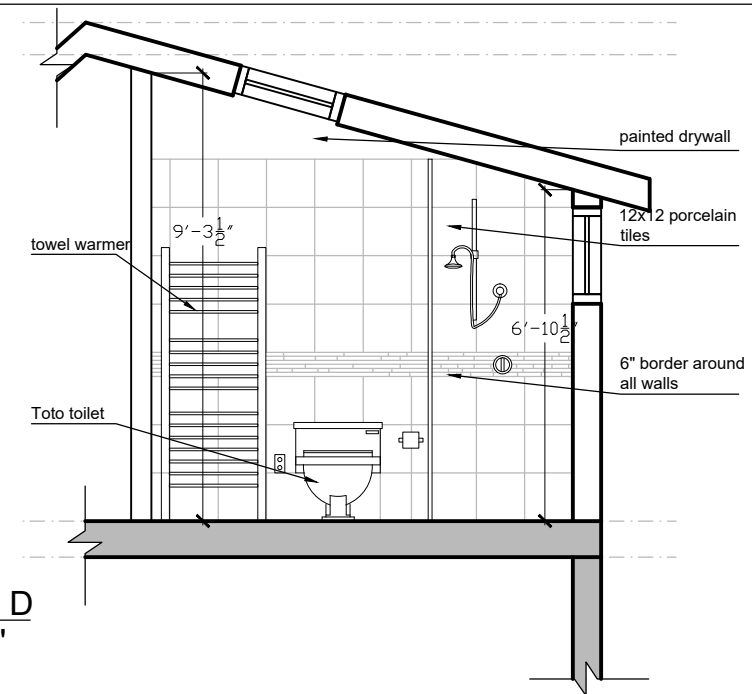


2 PROPOSED SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

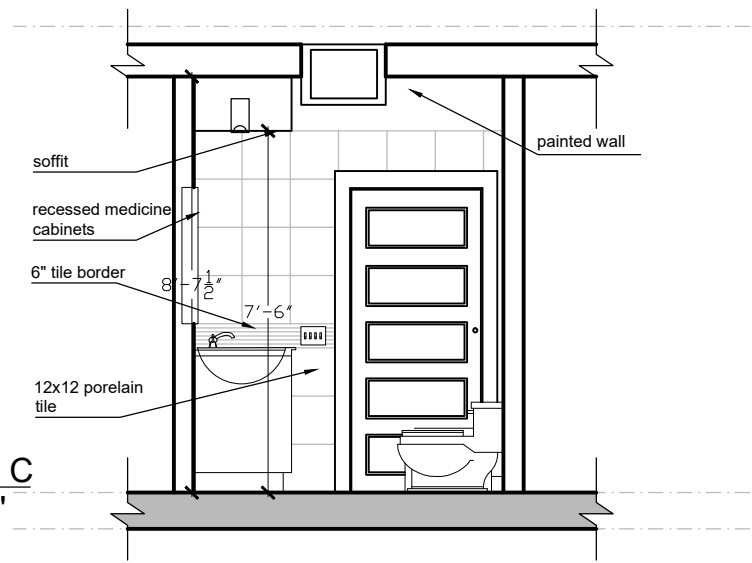


- existing wall to demolish
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark
- outlet strip
- elec light switch with dimmer
- elec light switch
- 3 way light switch
- data outlet
- phone
- G.F.I outlet
- counter pop-up outlet
- G.F.I outlet
- top cabinet lights outlet (86" from floor)
- 110 v elec outlet
- 220 v elec outlet
- floor receptacle
- floor recessed light fixture
- Pendant/ wall mounted light fixture
- 4" recessed light fixture
- 2" round mirror top lights
- wet location wall sconce
- wall sconce
- wall sconce
- elec cable
- pull chain flush mount ceiling fixture
- track light fixture
- fluorescent light
- under cabinet lights
- smoke detector
- CO detector
- vent
- Return air grill-ceiling/floor
- Supply air grill-ceiling /floor
- Return air grill-wall
- Supply air grill-wall
- exhaust fan
- Electric heater
- Radiator
- wall fan
- Door bell chime
- Door bell button
- Thermostat

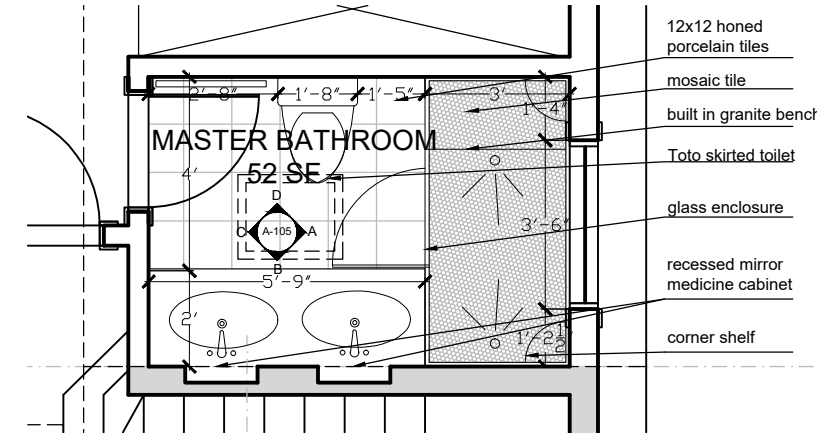
5 BATHROOM ELEV D
SCALE: 1/4" = 1'-0"



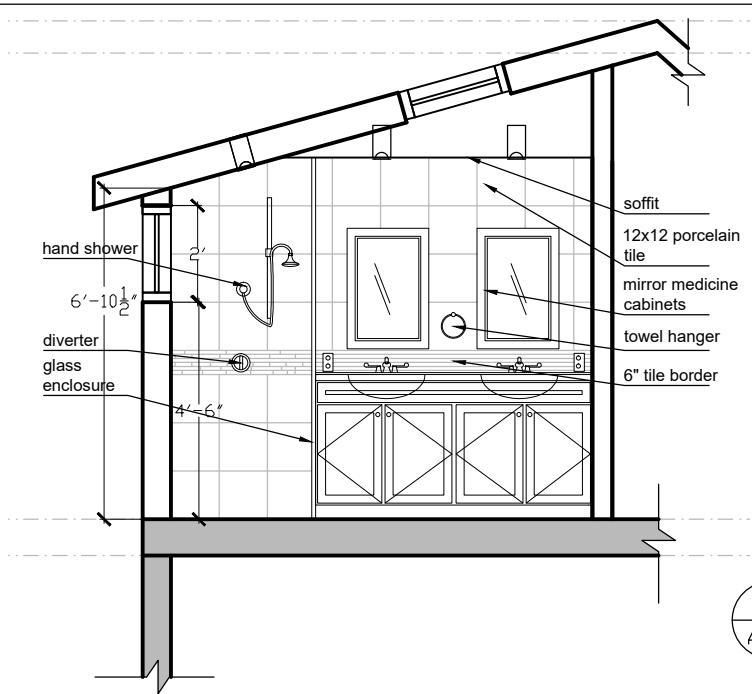
3 BATHROOM ELEV C
SCALE: 1/4" = 1'-0"



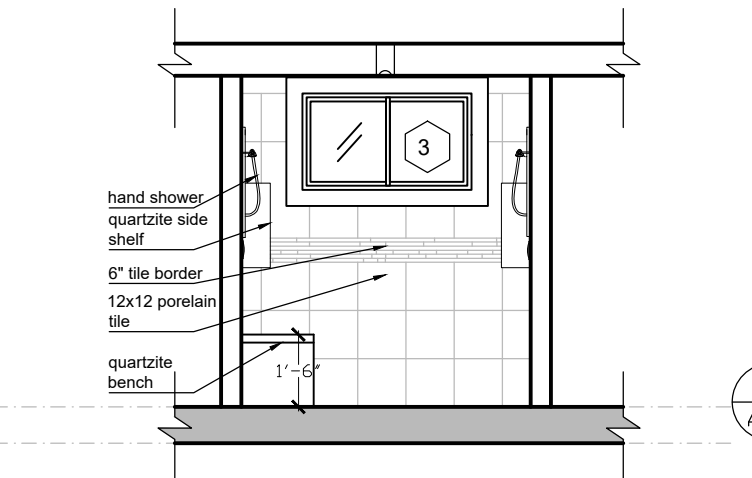
1 PROPOSED BATHROOM PLAN
SCALE: 1/4" = 1'-0"



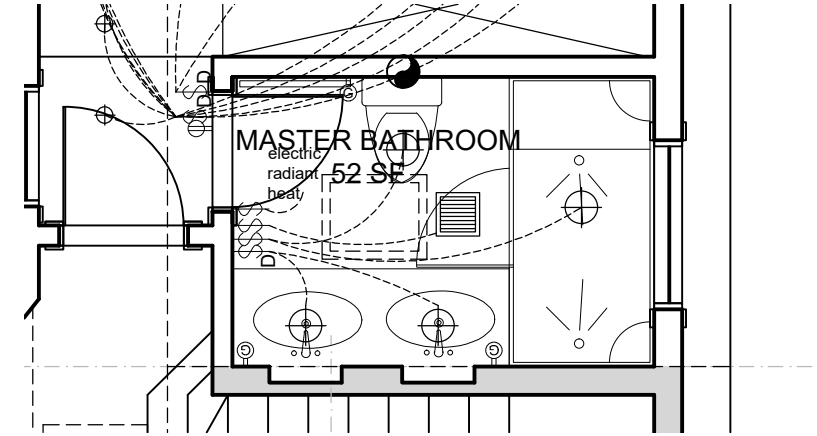
6 BATHROOM ELEV B
SCALE: 1/4" = 1'-0"



4 BATHROOM ELEV A
SCALE: 1/4" = 1'-0"



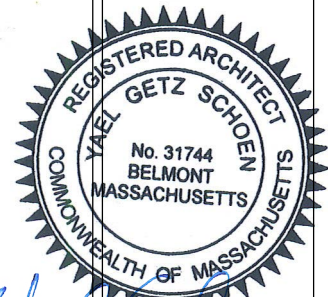
2 PROPOSED BATHROOM ELEC PLAN
SCALE: 1/4" = 1'-0"



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Design &
Development



REV	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

PROJECT
DETAILED
BATHROOM

020 YGS
1/4"=1'-0" SEPT 27, 2016
SCALE DATE

A-105

NOT FOR CONSTRUCTION
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DATE\$
TIME\$
FILE\$

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	FINISH	MFR	NOTES	HARDWARE
1	bedroom	5	double hung, low E, triple glazed, argon filled	2'-6" x 3'-6"	vinyl	Harvey	min opening 20"x 24"	
2	bedroom north	2	double hung, low E, triple glazed, argon filled	2'-3" x 3'-6"	vinyl	Harvey		
3	bathroom	1	sliding, low E, triple glazed, argon filled, frosted	3' 6" x 2'	vinyl	Harvey	frosted glass	
4	stair landing bathroom	2	operable skylight, tempered glass	3'-0" x 2'-0"	aluminum	Velux	with factory installed blinds	

PROPOSED WINDOW SCHEDULE

* all windows to have a flat inset to allow interior blinds

DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	ACTUAL DIM	MFR	MODEL	NOTES	HARDWARE
A	existing and new bedrooms	2	entrance door	2'-8" x 6'-9"	2'-6" x 6'-8"	simpson	interior 755	shaker	
B	bathroom	1	entrance door	2'-6" x 6'-9"	2'-4" x 6'-8"	simpson	1605	interior french and sash with 4 frosted glass panels	

PROPOSED DOOR SCHEDULE



PROPOSED WINDOW AND DOOR SCHEDULES

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REV	DESCRIPTION	DATE

GOURDIN-WEDOFF RESIDENCE	
65 NEWBURY #2 SOMERVILLE, MA	
WINDOW AND DOOR SCHEDULES	
020	YGS
SEPT 27, 2016	
A-106	

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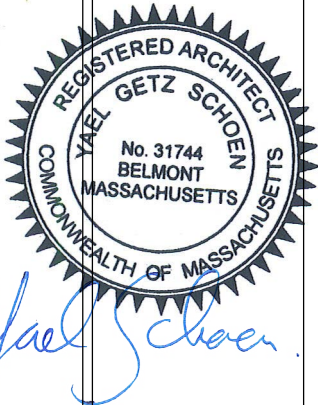


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CONSULTANT



REV	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

3D IMAGES

DRAWING TITLE

020	YGS
	SEPT 27, 2016

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DRAWING NUMBER

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02/16/2016
02/16/2016
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