



65 NEWBURY ST #2, SOMERVILLE MA
ADDITION OF THIRD FLOOR MASTER SUITE
SPECIAL PERMIT APPLICATION
AUGUST 5 2016

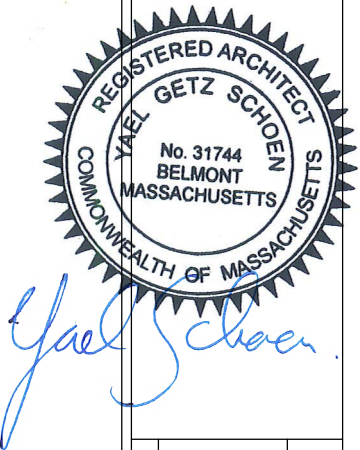
PAGE	TITLE	SCALE
	EXISTING PLOT PLAN	1"=10'
E-101	EXISTING 1, 2, 3 FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING BASEMENT AND ROOF PLANS	1/8"= 1' 0"
E-103	EXISTING SITE, ZONING AND AREA CALCULATION	1/16"= 1' 0"
E-104	EXISTING ELEVATIONS	1/8"= 1' 0"
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	PROPOSED 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	
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REV	DESCRIPTION	DATE

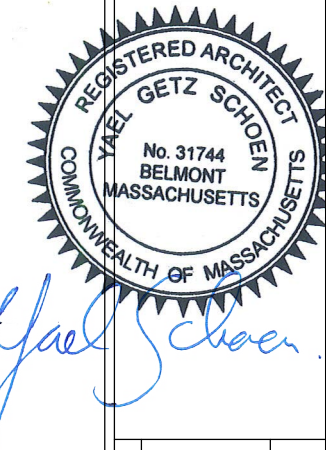
GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

DRAWING TITLE

020 YGS
AUG 5, 2016

DRAWING NUMBER



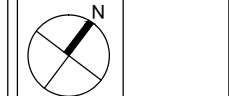
REV	DESCRIPTION	DATE

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RESIDENCE

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SOMERVILLE, MA

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

DRAWING TITLE



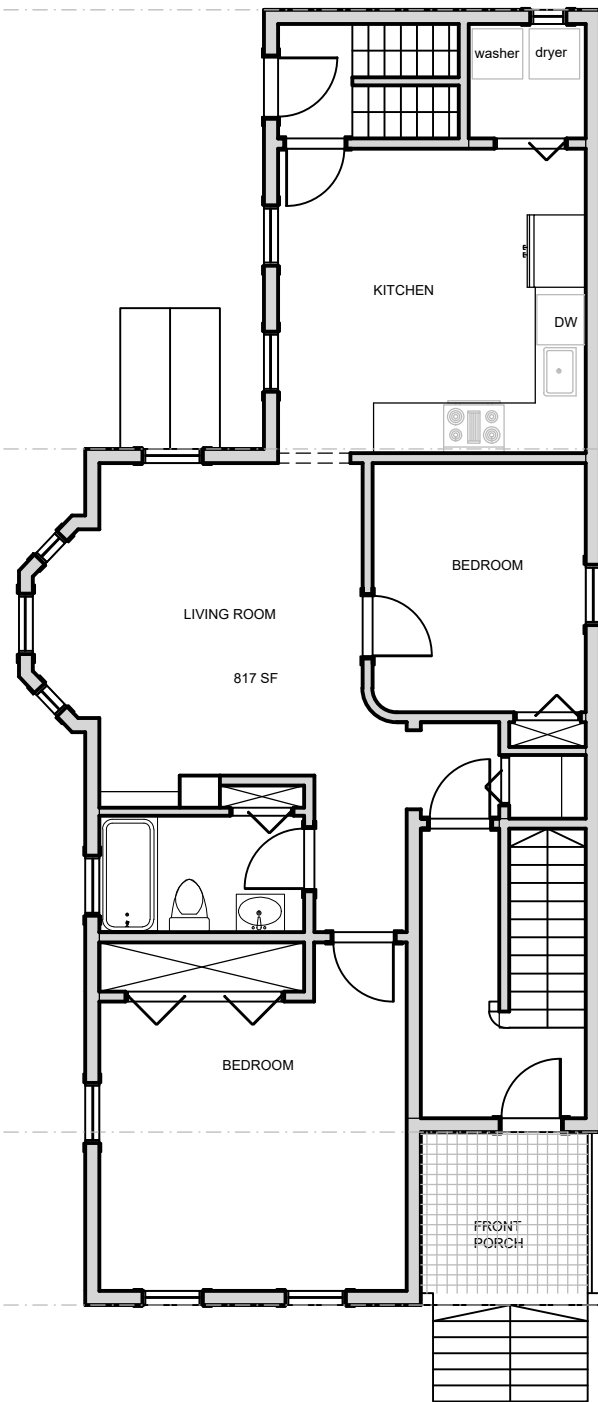
020 YGS
1/8" = 1' 0" AUG 5, 2016

SCALE DATE

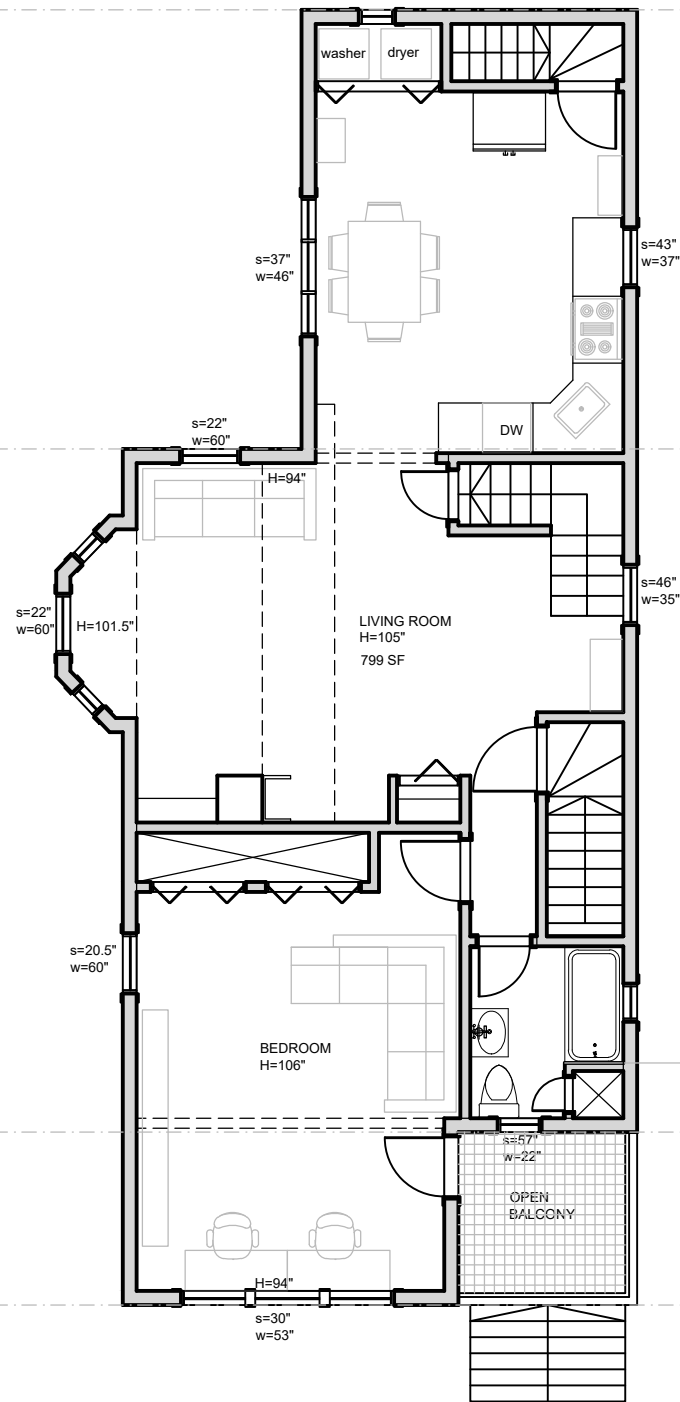
E-101

DRAWING NUMBER

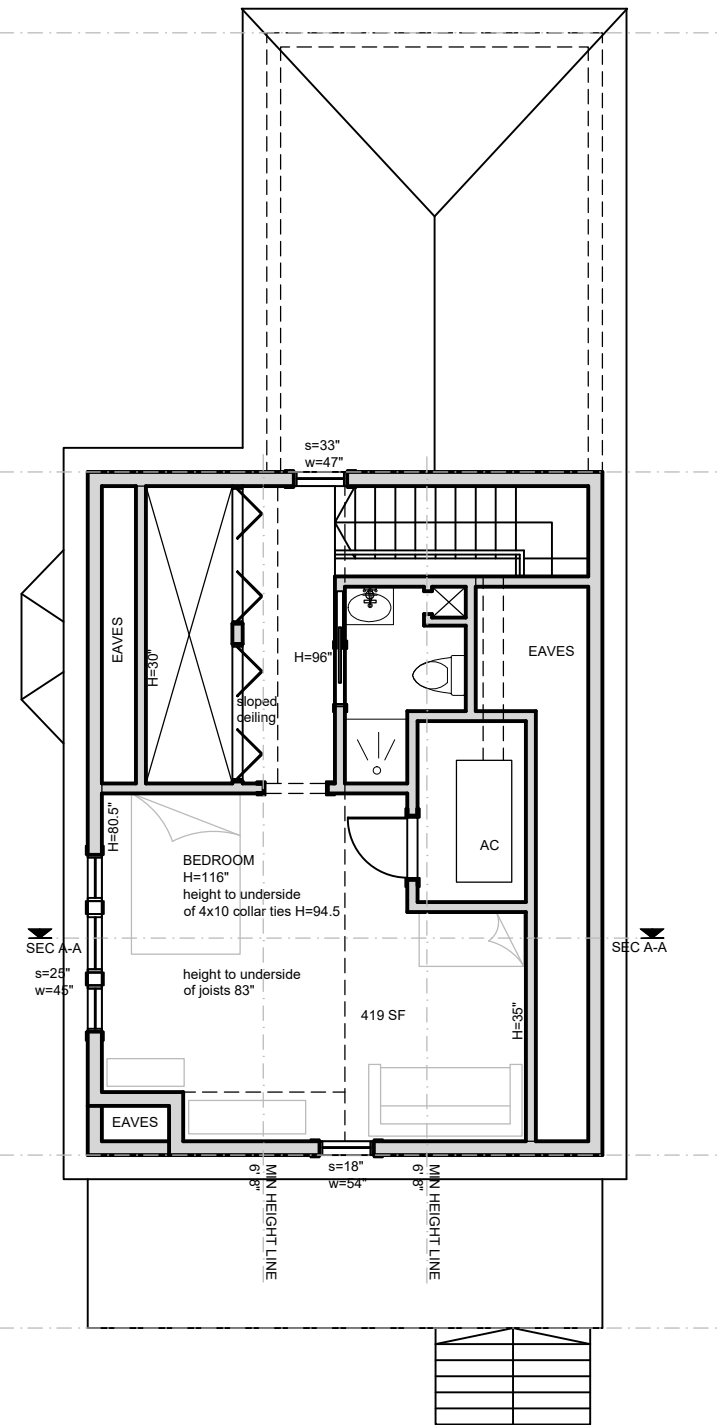
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1 EXISTING FIRST FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"

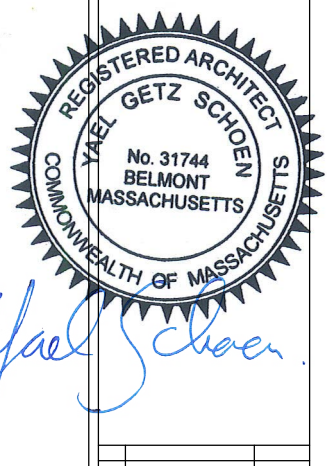


2 EXISTING SECOND FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"



3 EXISTING THIRD FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"





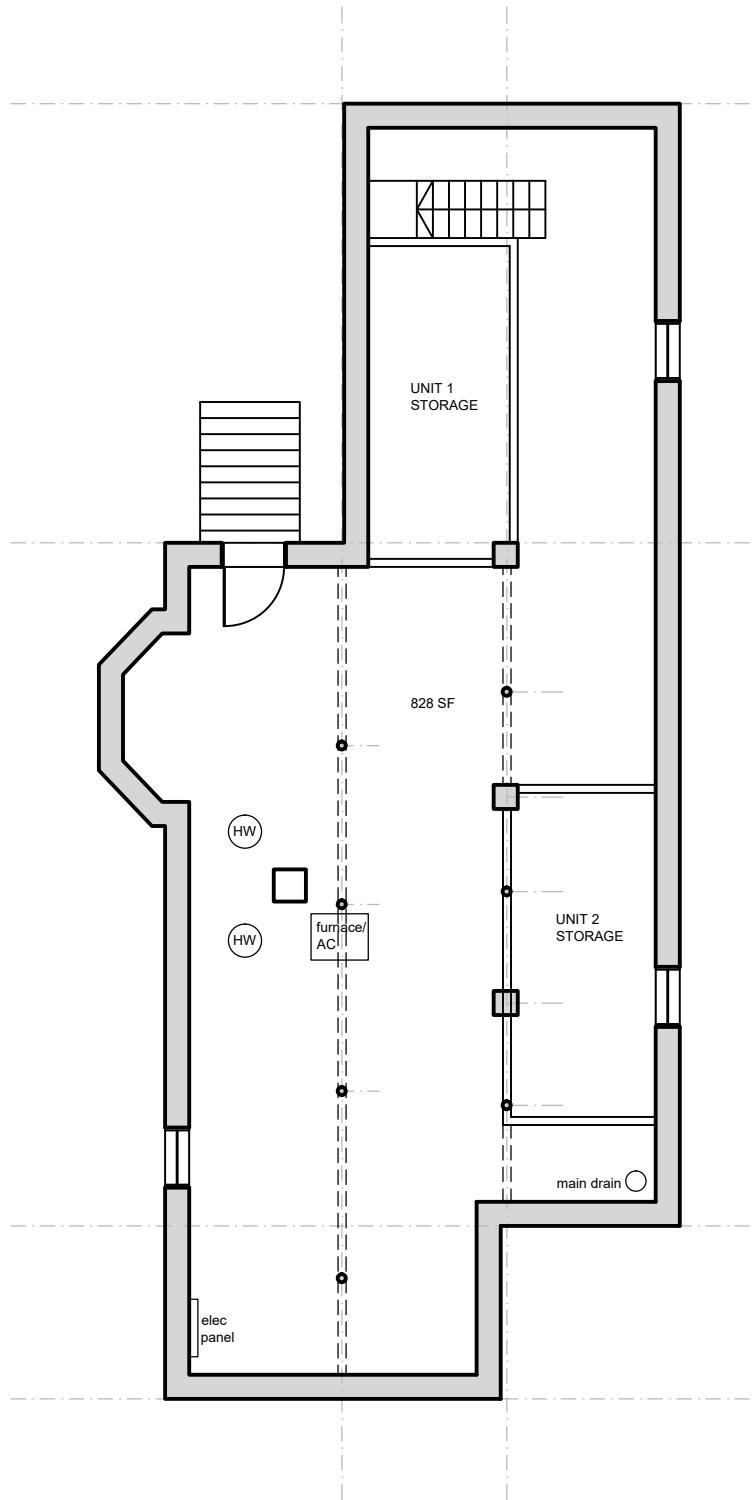
REV.	DESCRIPTION	DATE

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

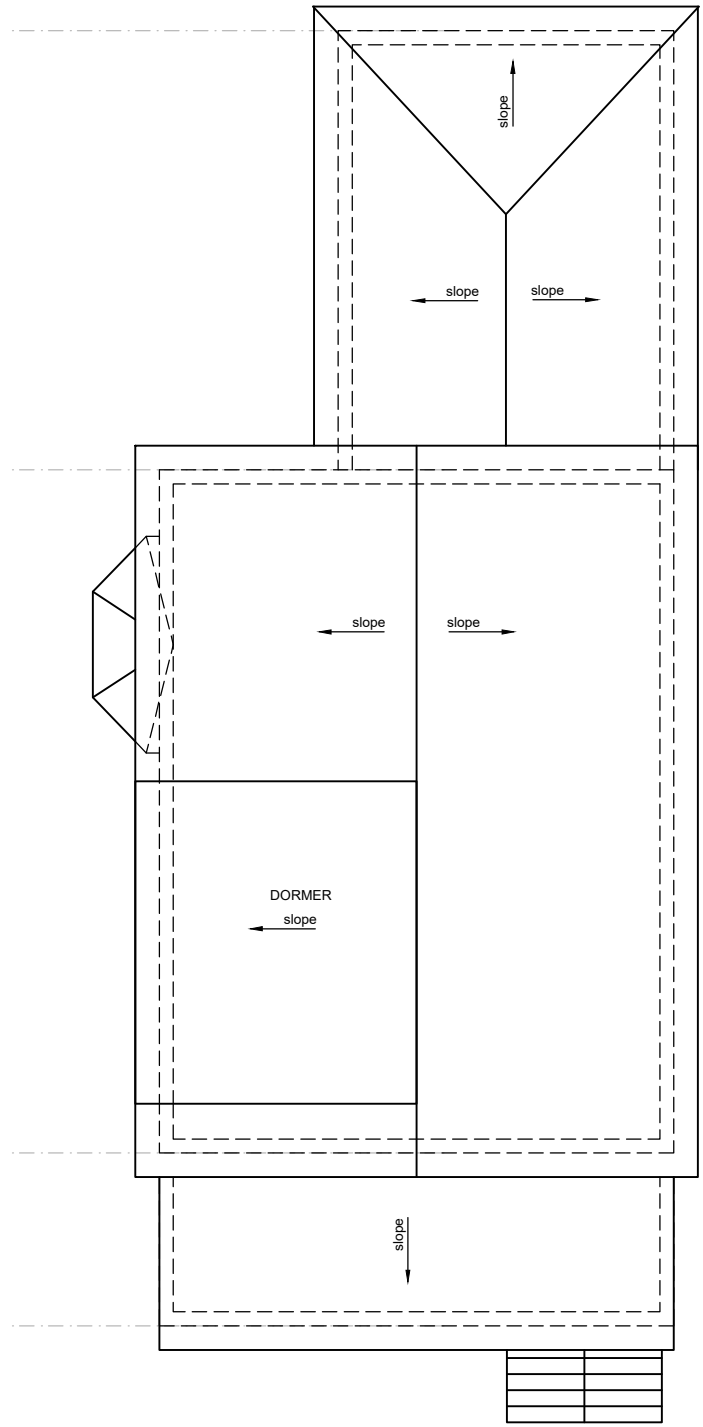
	N
020	YGS
1/8" = 1' 0"	AUG 5, 2016

E-102

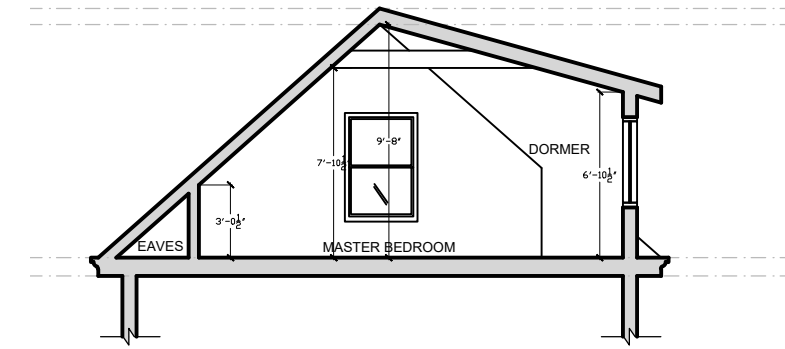
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1
E-102
EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2
E-102
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



3
E-102
EXISTING ATTIC SECTION A-A
SCALE: 1/8" = 1'-0"



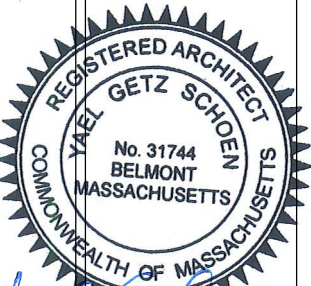
STATES
\$ TIMES \$
FILES \$

	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%)



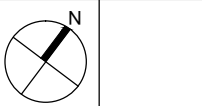
Yael Schoen

REV.	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

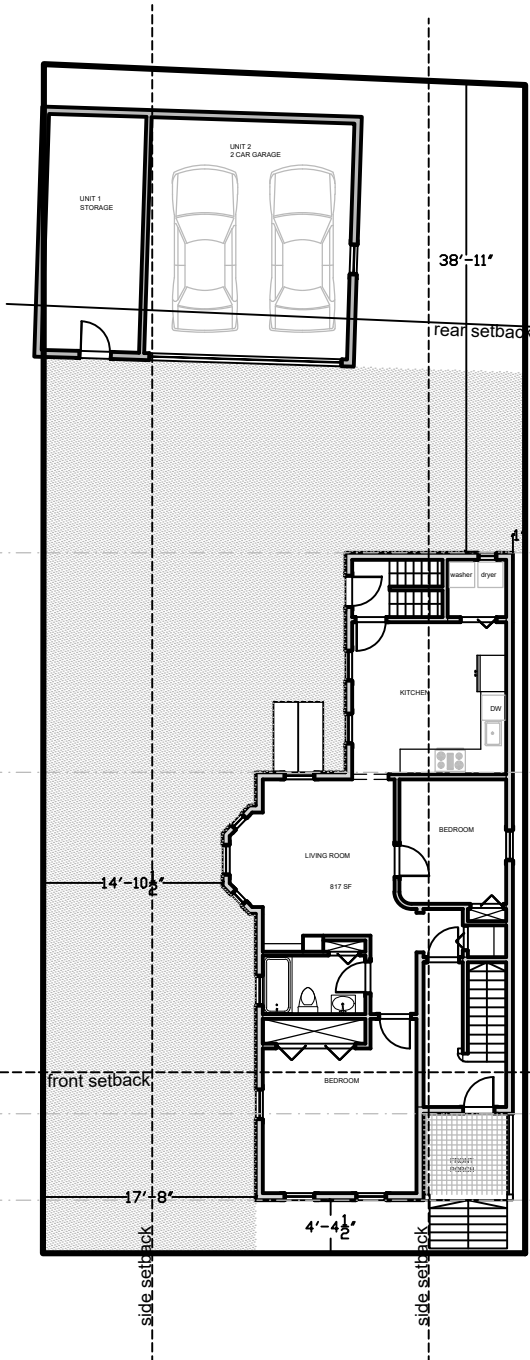
EXISTING SITE AND
ZONING DIAGRAM



020 YGS
1/16" = 1' 0" AUG 5, 2016

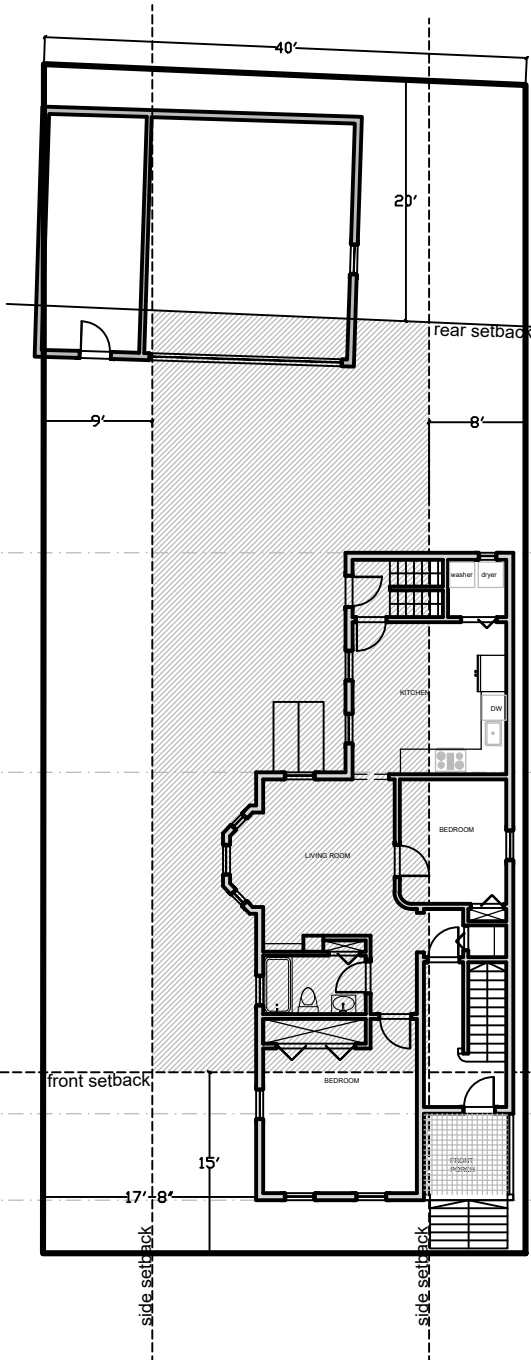
E-103

DRAWING NUMBER



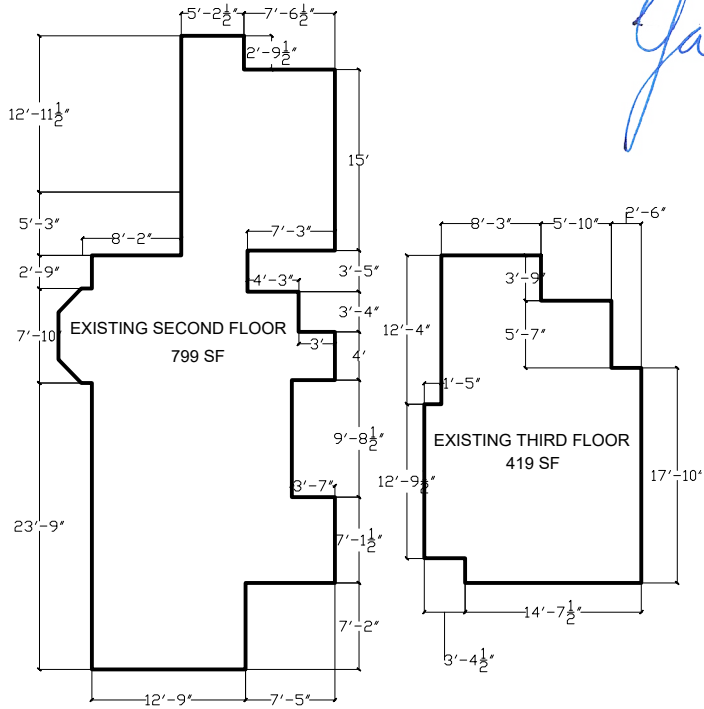
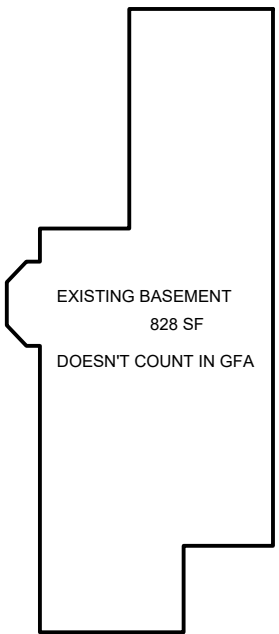
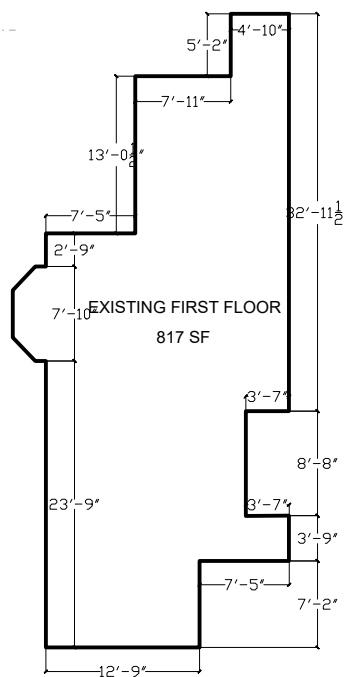
1
E-103

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"

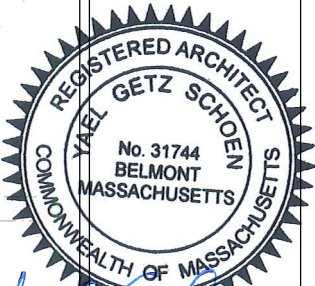


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EXISTING
ELEVATIONS 1

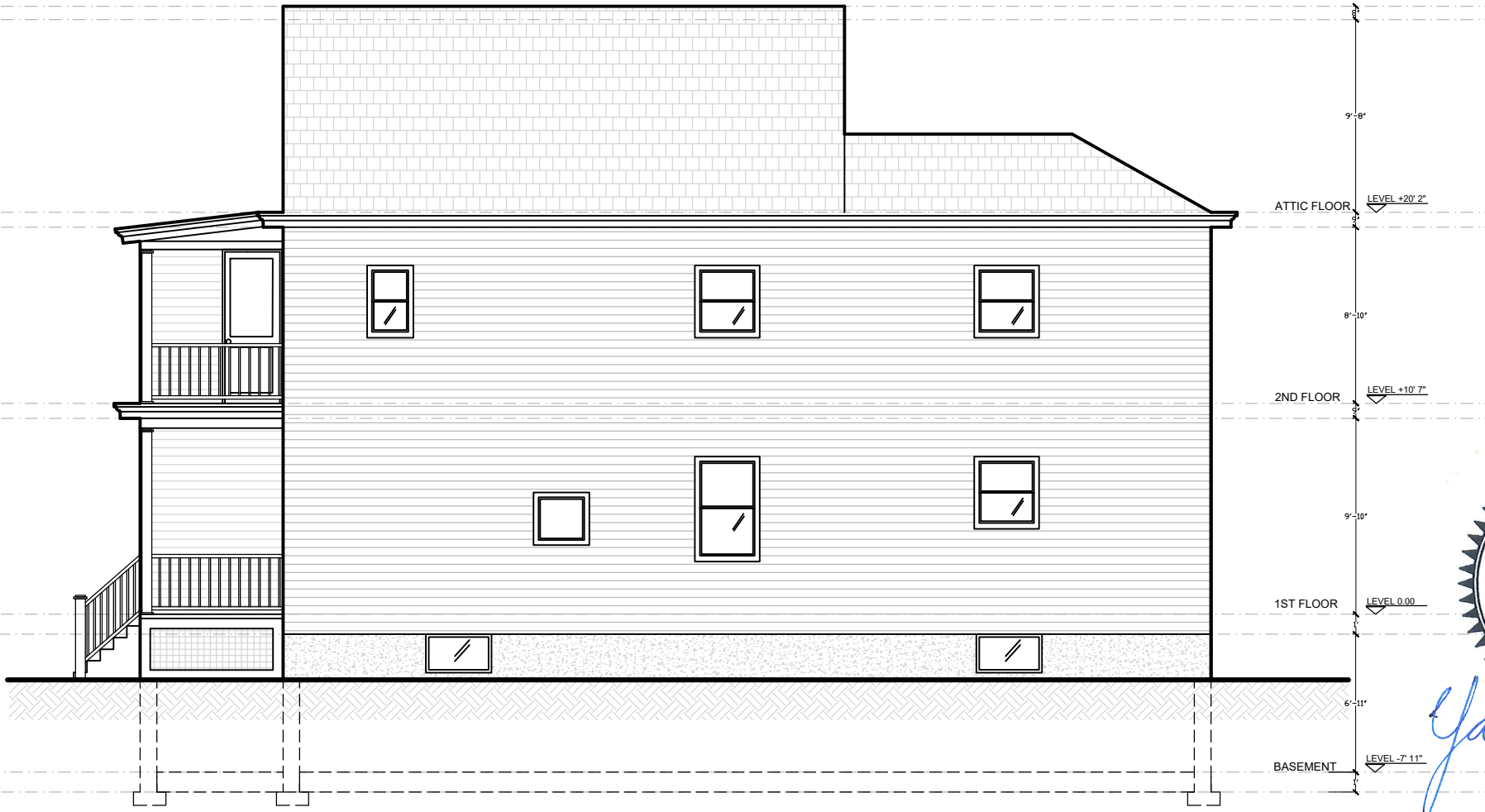
020	YGS
1/8" = 1' 0"	AUG 5, 2016

E-104

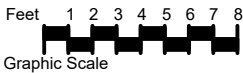
DRAWING NUMBER



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

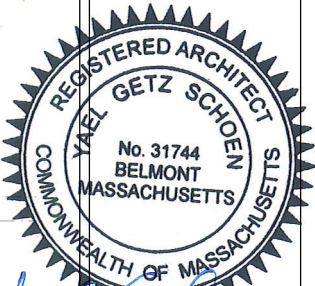


2 EXISTING NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTES
\$FILES
\$TIME\$
\$DATES

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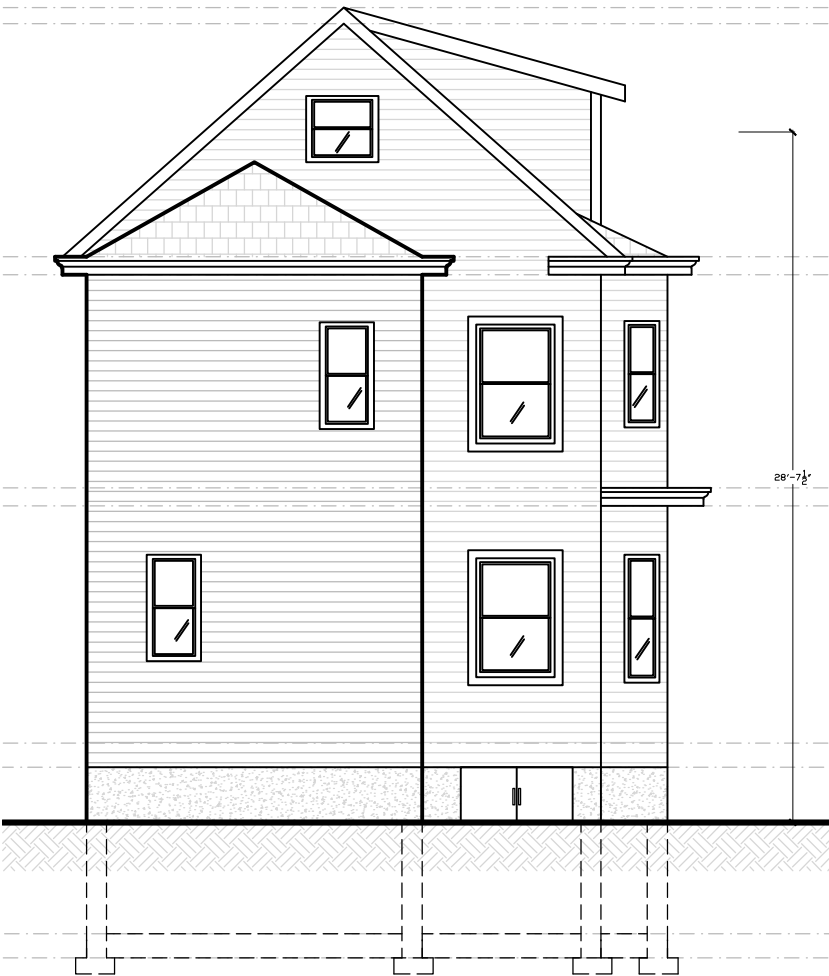
Yael Schoen

REV	DESCRIPTION	DATE

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

020	YGS
1/8" = 1' 0"	AUG 5, 2016

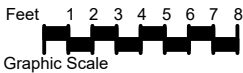
E-105



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



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



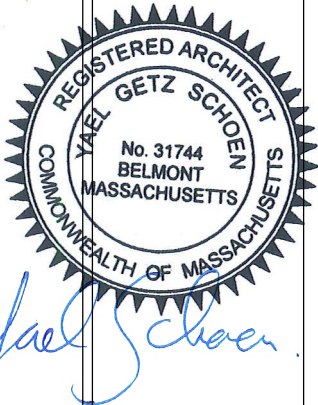


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EXISTING
3D IMAGES

020	YGS
AUG 5, 2016	

E-106

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DATE \$ TIME \$ STYLE \$

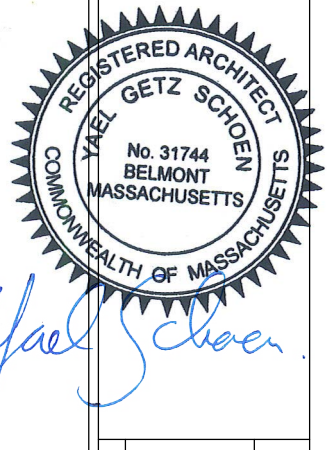


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REV	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

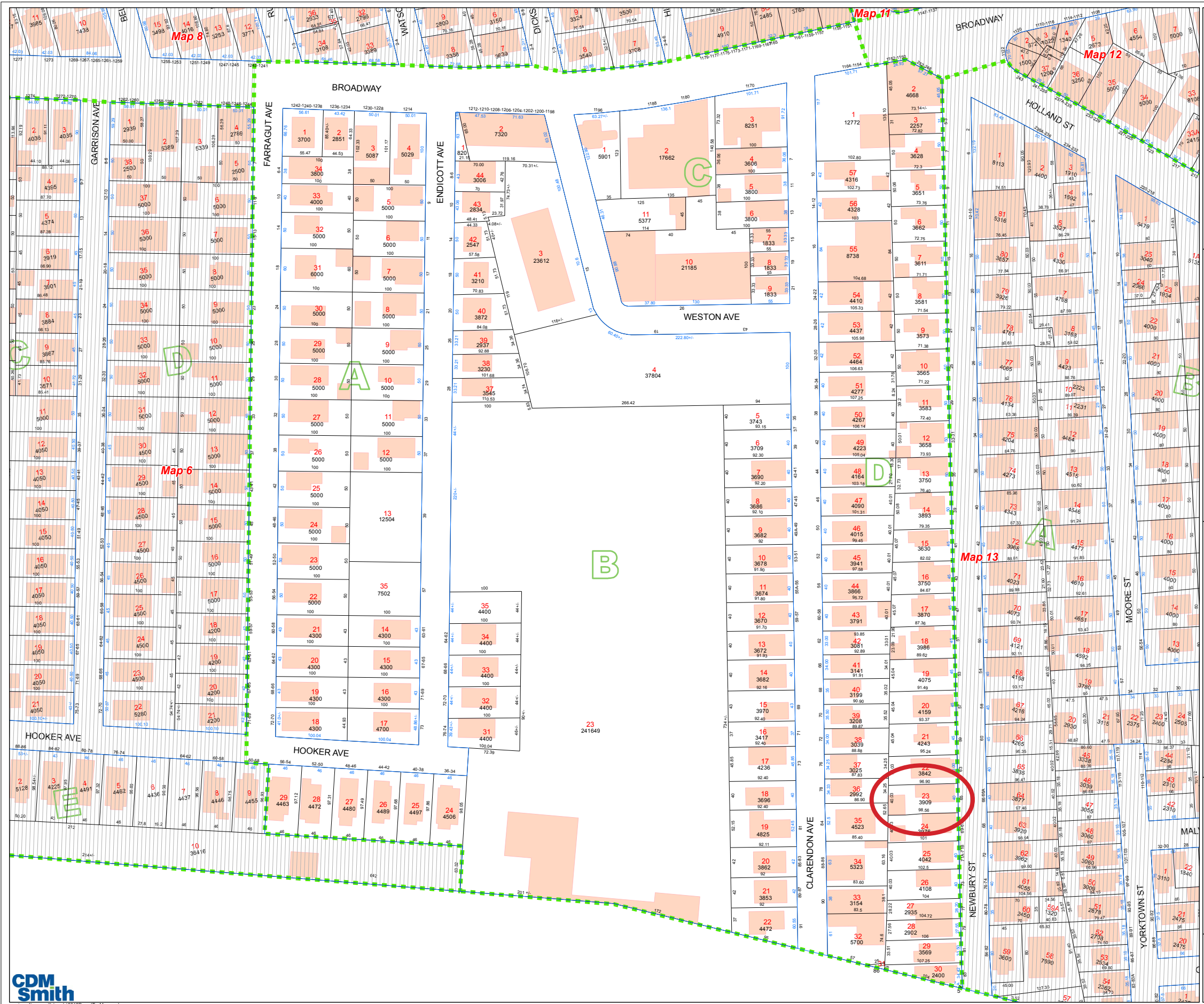
EXISTING
PICTURES

020 YGS
AUG 5, 2016

E-107

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City of
Somerville
Massachusetts



Assessors Map

Parcel Boundary

Block/ROW Boundary

Other ROW Boundary

Assessor Map Boundary

Water Body

Building

Railroad ROW

Lot Dimension

Lot Number

Square Footage

Frontage Dimension

Street Address

50

7

5000

50

155

80

40

0

80

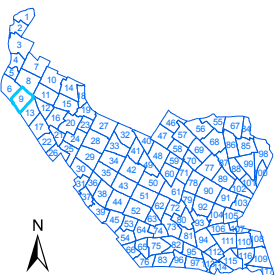
Feet

1" = 80'

July 1, 2012

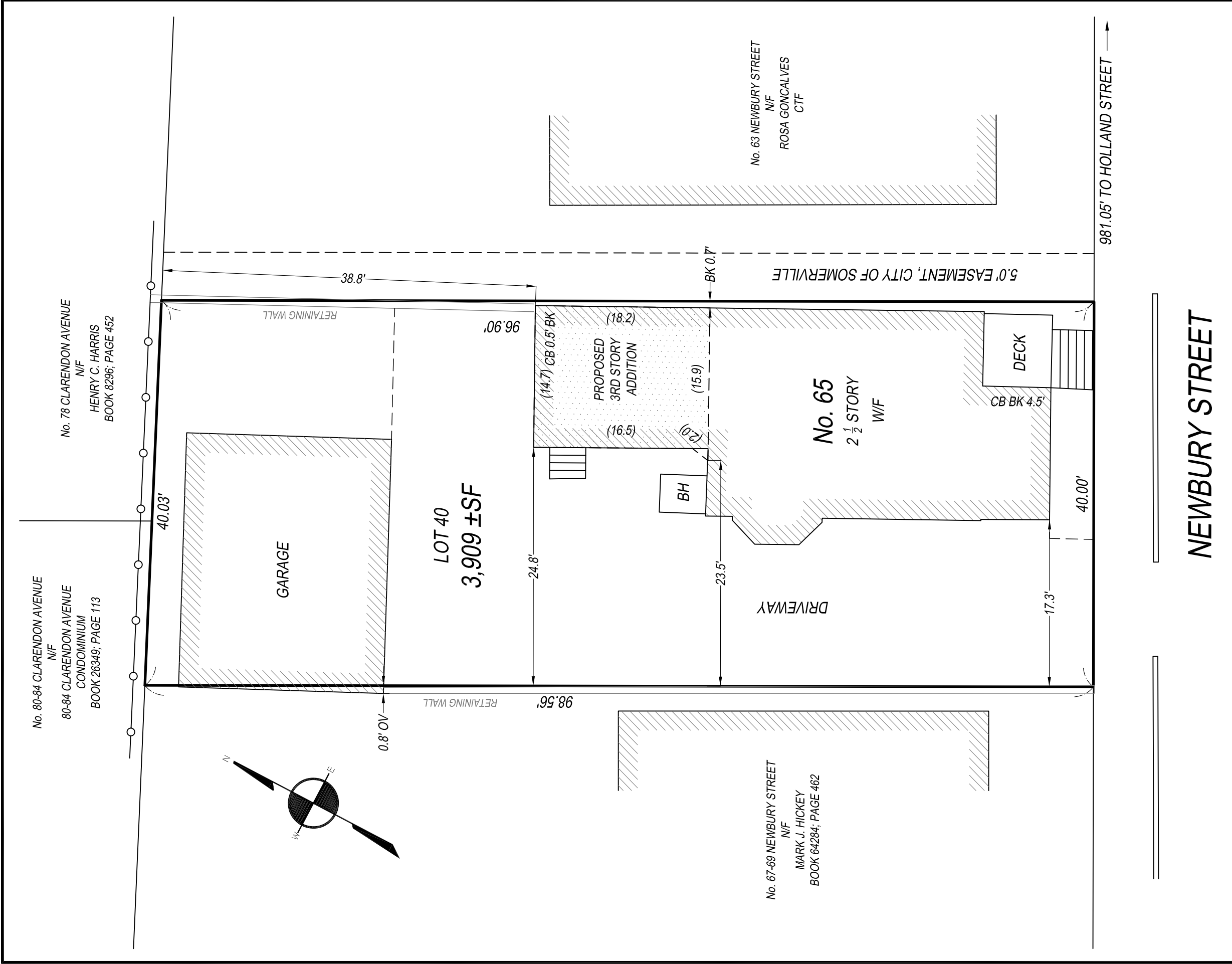
Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

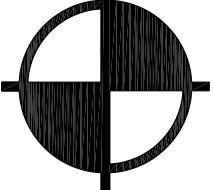
NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.

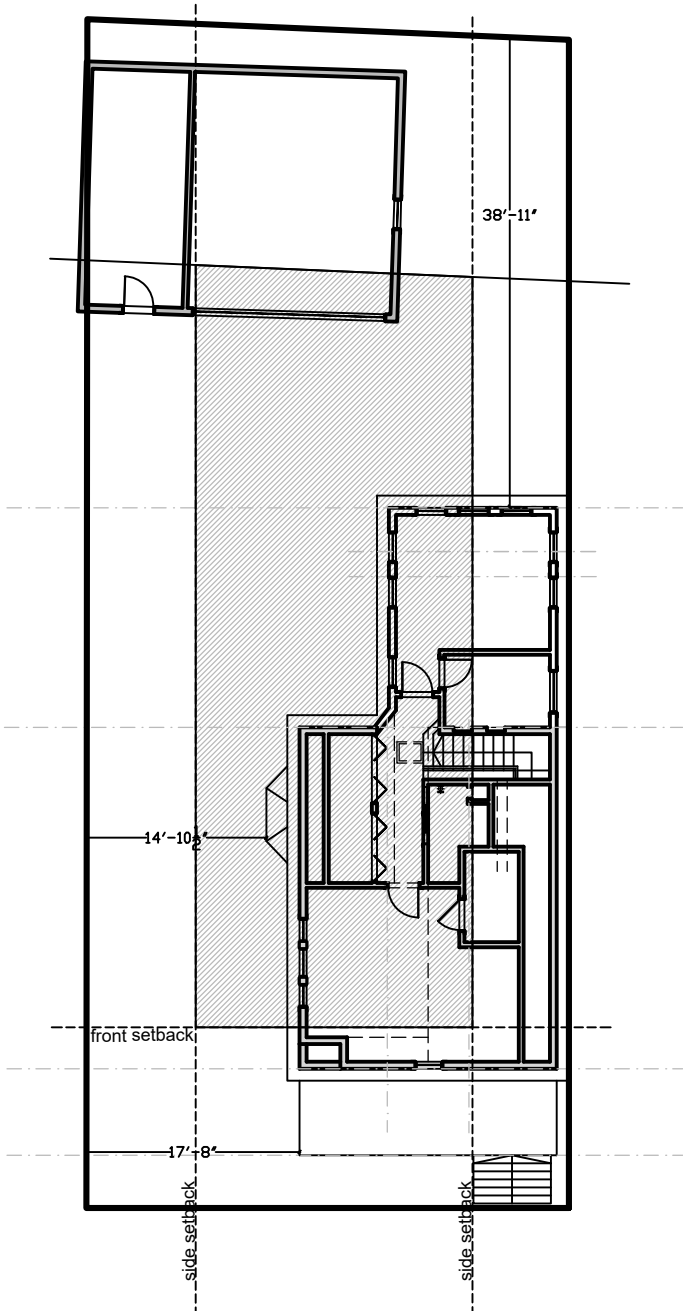


9

CDM Smith
csmass011somervillemxd5212ParcelMap.mxd



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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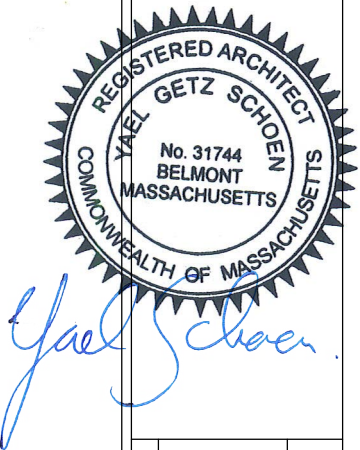
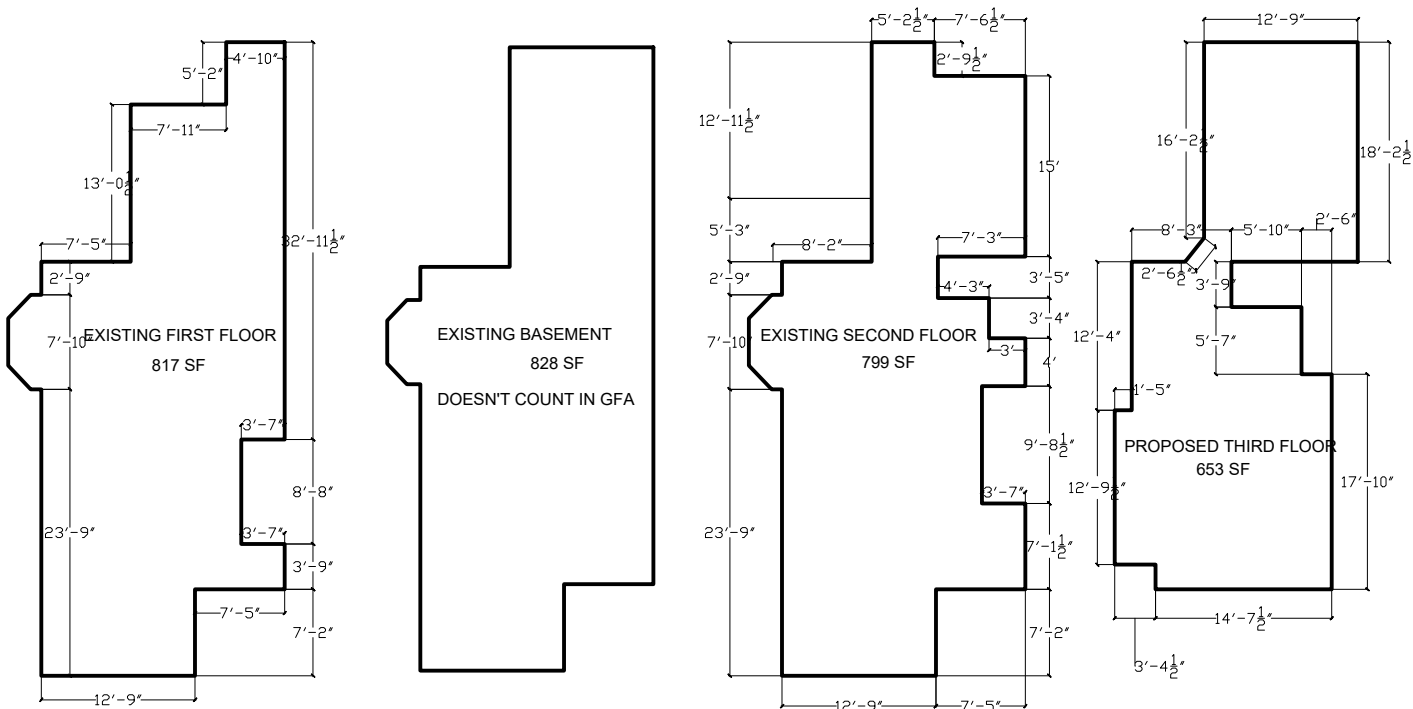
1 ZONING DIAGRAM
A-100 SCALE: 1/16" = 1'-0"

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 ALLOWERD	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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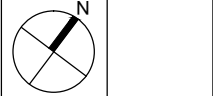
CONSULTANT

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

PROPOSED SITE, ZONING
AND AREA CALCULATIONS

DRAWING TITLE



020 YGS
1/16" = 1' 0" AUG 5, 2016
SCALE DATE

A-100

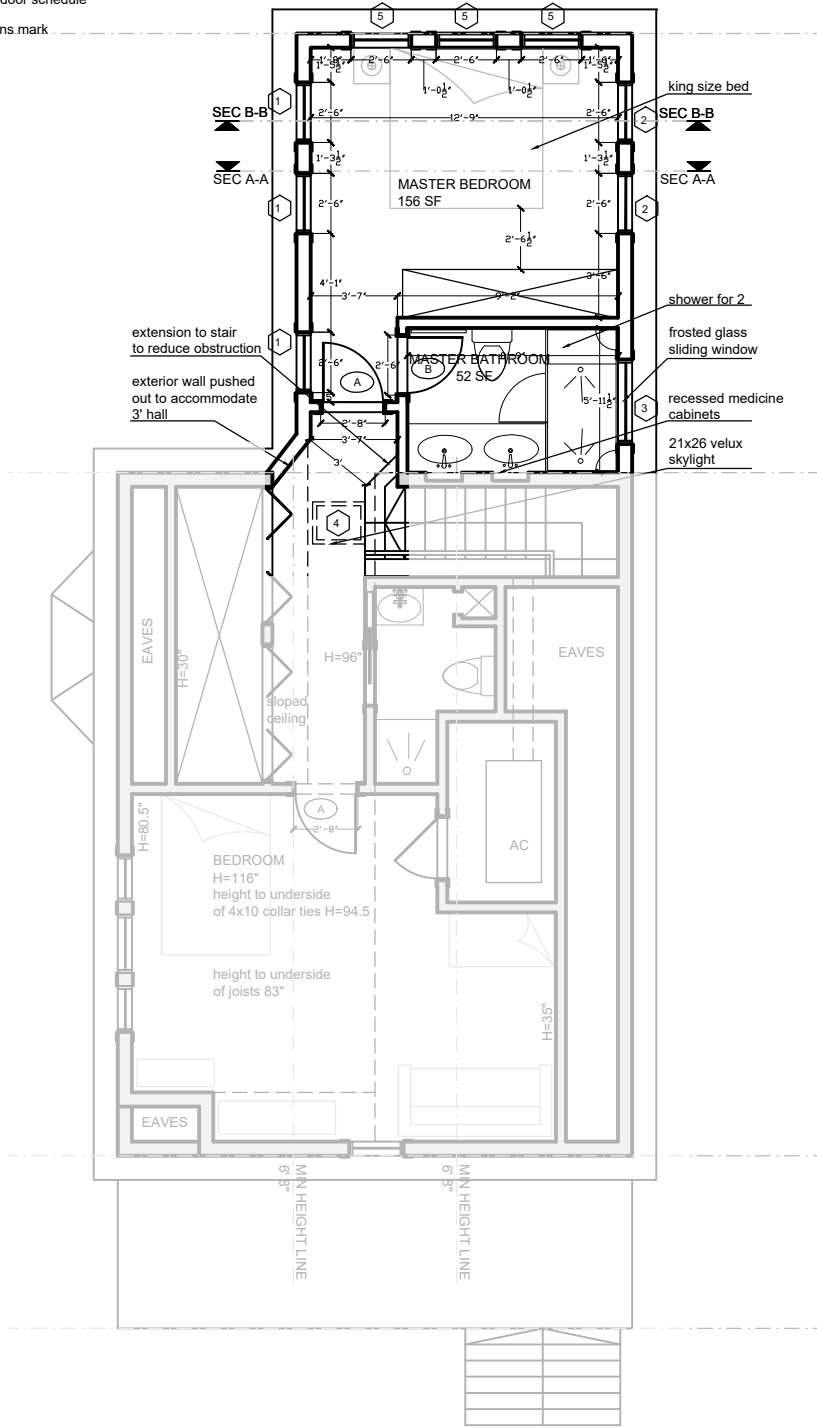
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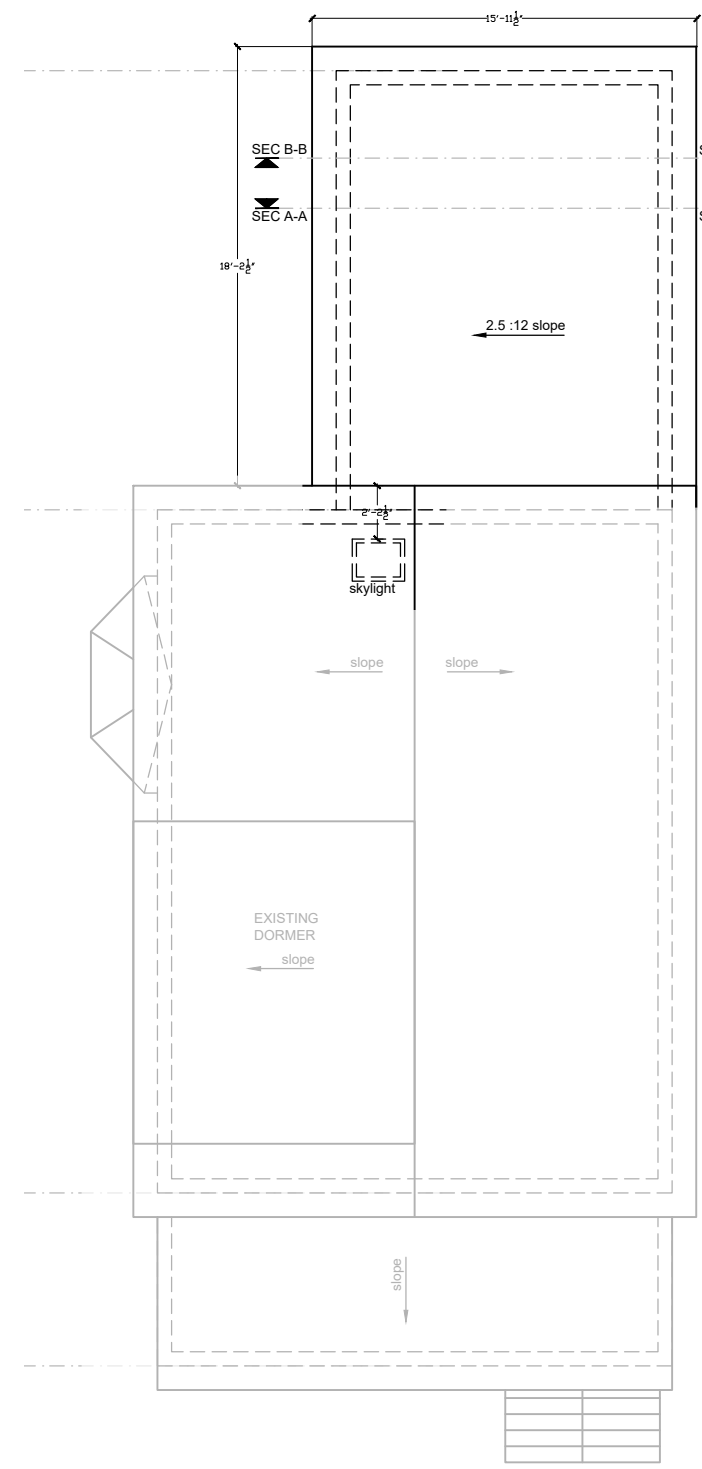
STATES
STYLES
STAGES



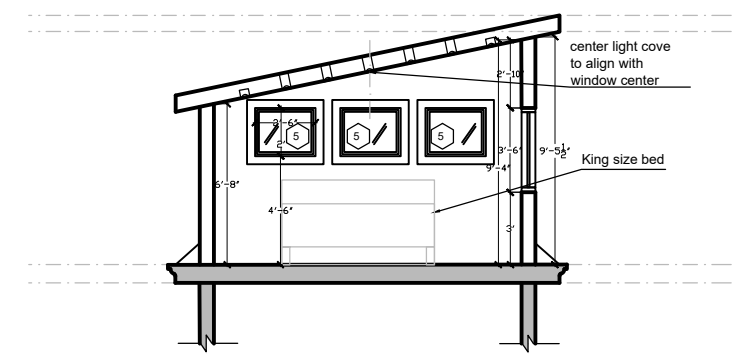
- existing wall to demolish
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedu
- door mark- see door schedule
- interior elevations mark



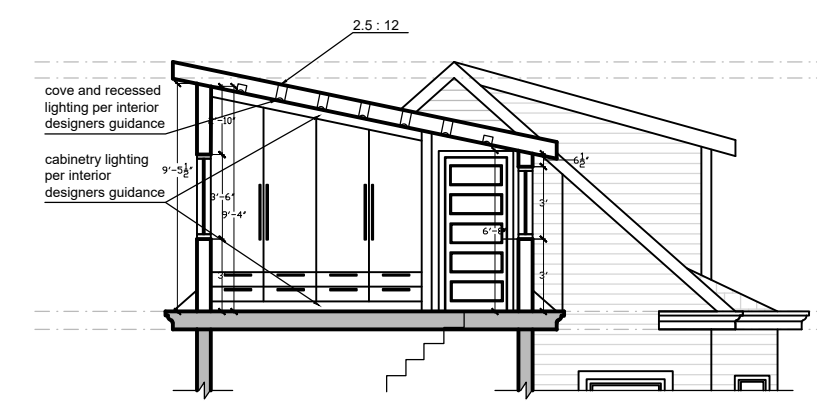
1 PROPOSED THIRD FLOOR
SCALE: 1/8" = 1'-0"



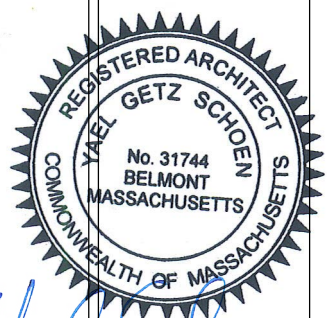
2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



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



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



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REV.	DESCRIPTION	DATE

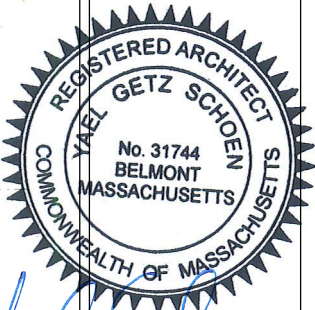
GOURDIN-WEDOFF RESIDENCE	
65 NEWBURY #2 SOMERVILLE, MA	
PROPOSED PLAN, ROOF AND SECTIONS	
020	YGS
1/8" = 1' 0"	AUG 5, 2016

A-101

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REV.	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

65 NEWBURY #2
SOMERVILLE, MA

PROPOSED ELEVATIONS

DRAWING TITLE

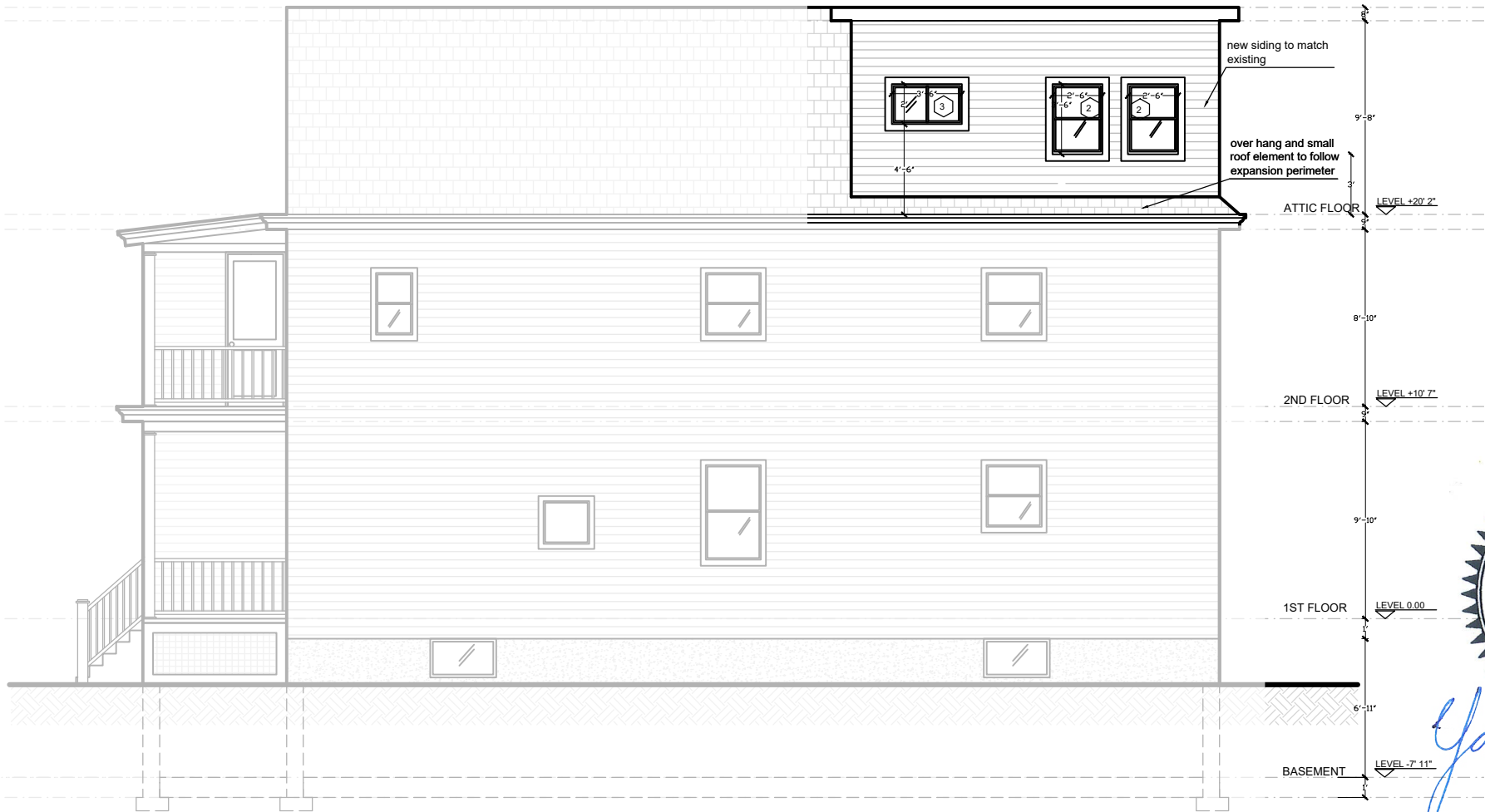
020 YGS
1/8" = 1' 0" AUG 5, 2016

A-103

DRAWING NUMBER

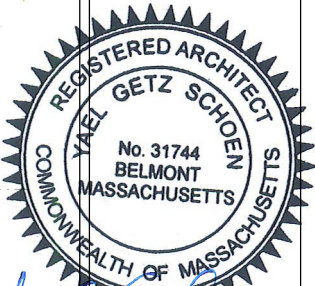


1 PROPOSED SOUTH EAST ELEVATION
A-103 SCALE: 1/8" = 1'-0"



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





Yael Schoen

REV.	DESCRIPTION	DATE

GOURDIN-WEDOFF
RESIDENCE

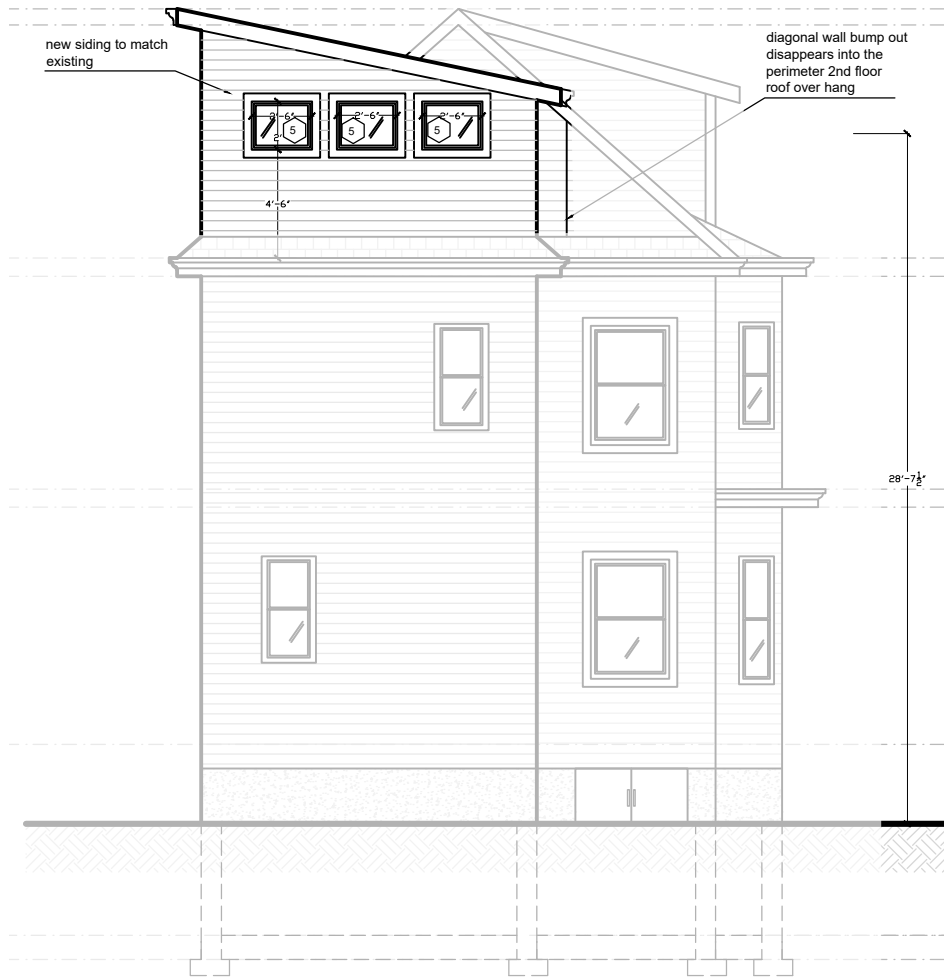
65 NEWBURY #2
SOMERVILLE, MA

PROPOSED ELEV 2

DRAWING TITLE

020 YGS
1/8"= 1' 0" AUG 5, 2016
SCALE DATE

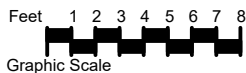
A-104



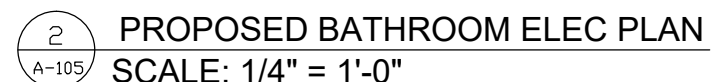
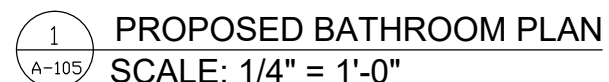
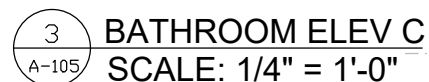
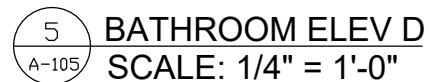
1 PROPOSED NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



- | | \$DATE\$ | \$TIME\$ | \$FILE\$ |
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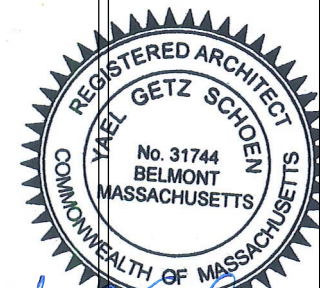


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REV:	DESCRIPTION:	DATE:

65 NEWBURY #2
SOMERVILLE, MA

DRAWING TITLE

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A-105

DRAWING NUM	
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DATE\$
TIME\$
FILE\$

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

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

PROPOSED WINDOW SCHEDULE

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

1
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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
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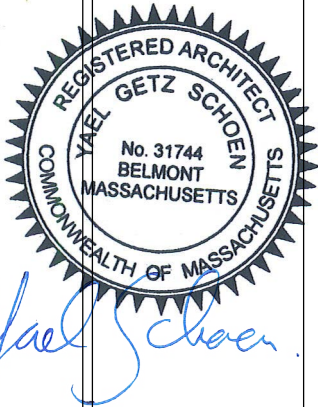


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REV	DESCRIPTION	DATE

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3D IMAGES

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