

DEED REFERENCE: BOOK 36,110, PAGE 181

PLAN REFERENCE: PLAN BOOK 22, PLAN 47

LOT AREA: 6785 S.F.±

ZONING AND SETBACK REQUIREMENTS
MUST BE VERIFIED BY THE CLIENT
AND/OR HIS/HER DESIGNER

BOWDITCH AND CRANDALL, INC. MAKES
NO STATEMENT REGARDING CONFORMANCE
TO ZONING REQUIREMENTS. THIS MUST BE
CONFIRMED BY THE APPROPRIATE ZONING
AUTHORITY.

ZONING:

ZONE RB

SETBACK REQUIREMENTS:

FRONT: NOT LESS THAN 10'

SIDE: NOT LESS THAN 5'

REAR: 20'

SEE ZONING ORDINANCE FOR EXCEPTIONS.

MAX. GROUND COV.: 50%

PROP.: 25%

MIN. LANDSCAPED AREA: 25%

PROP.: 57%

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN
IS BASED ON RECORD INFORMATION AND ON AN ACTUAL
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE.

John W. McEachern
JOHN W. McEACHERN

11-026

5-4-2011

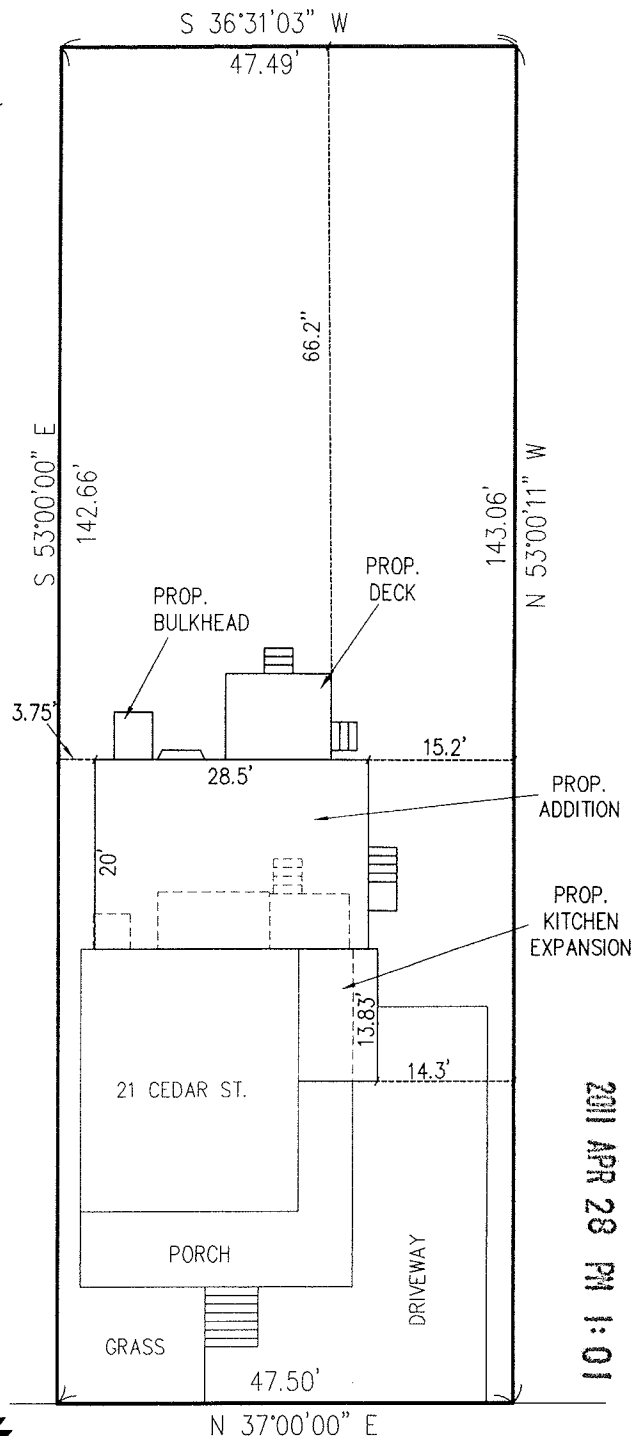


Bowditch & Crandall, Inc.

54 Mystic St.
Arlington, Ma. 02474
781-641-9600

FIELD SURVEY: 3-31-2011

0 20 Feet



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PLAN OF LAND
21 CEDAR ST.
SOMERVILLE, MA.

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2011 APR 28 AM 9: 52

CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Existing Front Elevation
4/22/11 1/8"=1ft



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CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Proposed Front Elevation
4/22/11 1/8"=1ft

28'



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CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Existing Right Side Elevation
4/22/11 Scale 1/8"=1 ft



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CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Proposed Right Side Elevation
4/22/11 Scale 1/8"=1 ft



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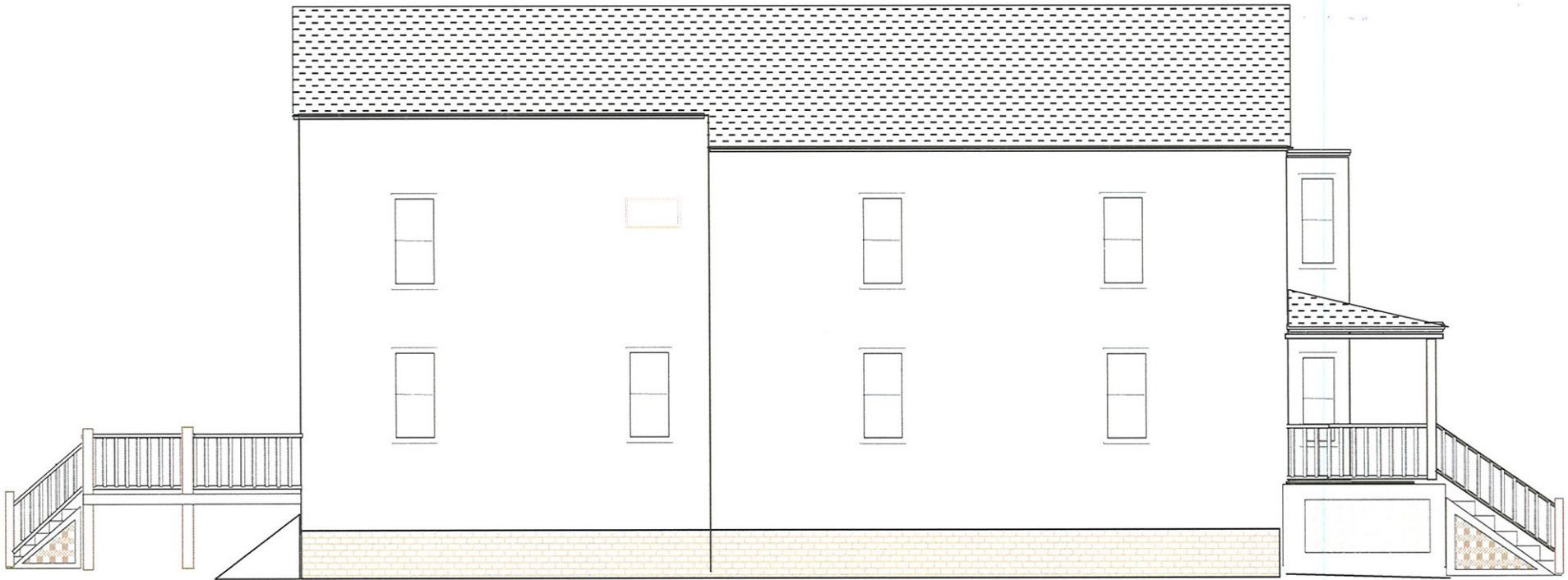
CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Proposed left Side Elevation
4/23/11 1/8" = 1ft



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CSA Services Corp.
28 Willow Ave. Somerville MA
617 549-7609
21 Cedar St Somerville, MA 02144
Proposed left Side Elevation
4/23/11 1/8" = 1ft



CSA Services Corp. 4/20/11

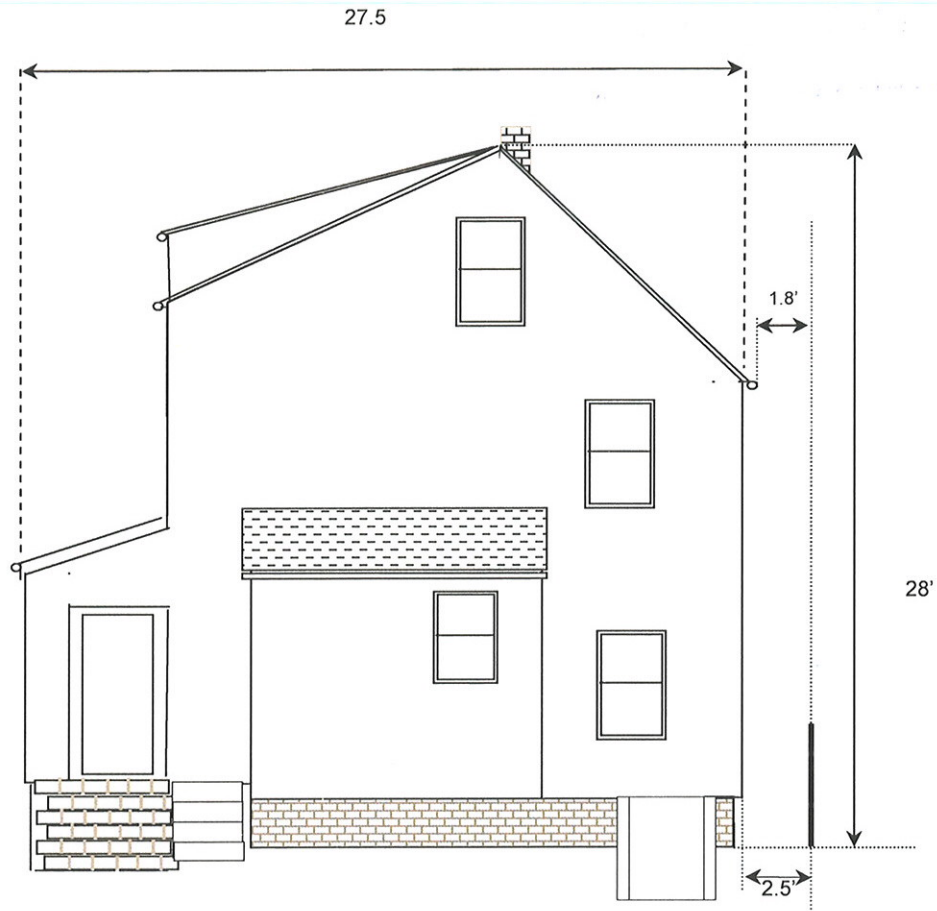
28 Willow Ave. Somerville MA

21 Cedar St Somerville, MA 02144

Existing rear elevation 1/8"=1ft

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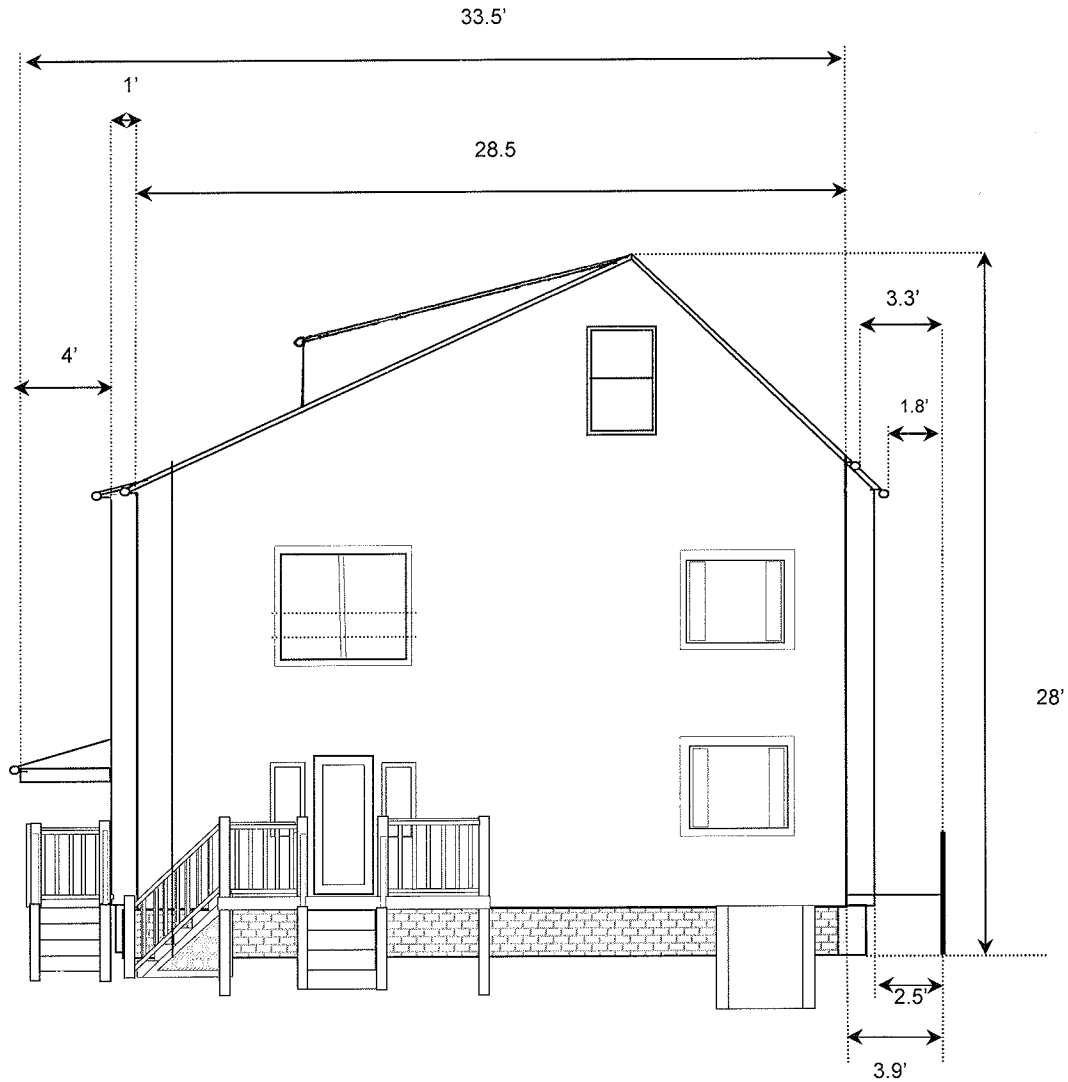
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CSA Services Corp. 4/20/11
28 Willow Ave. Somerville MA
21 Cedar St Somerville, MA 02144
Proposed rear elevation 1/8"=1ft

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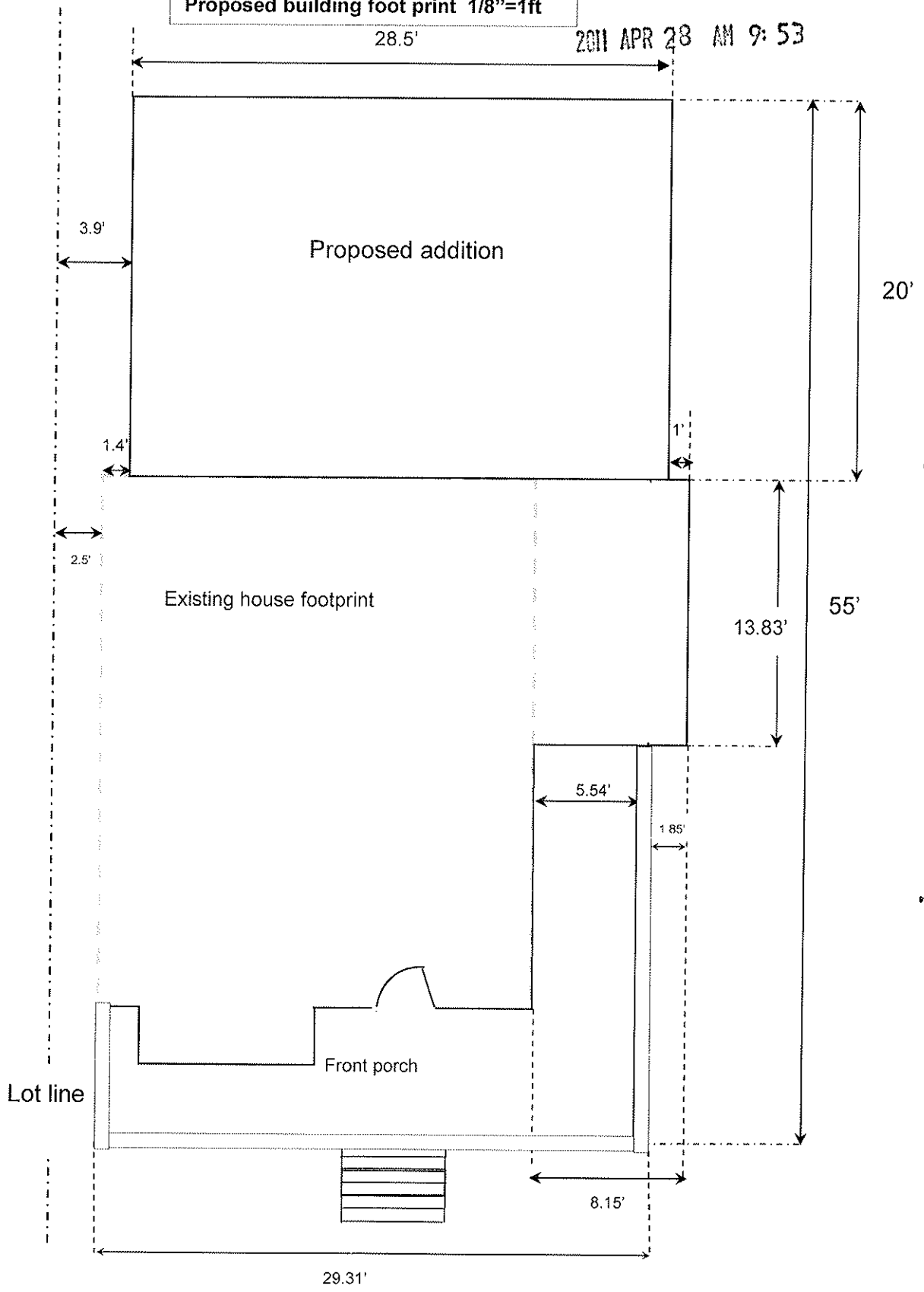
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CSA Services Corp. 4/20/11
28 Willow Ave. Somerville MA
21 Cedar St Somerville, MA 02144
Proposed building foot print 1/8"=1ft

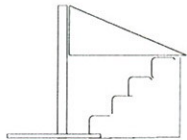
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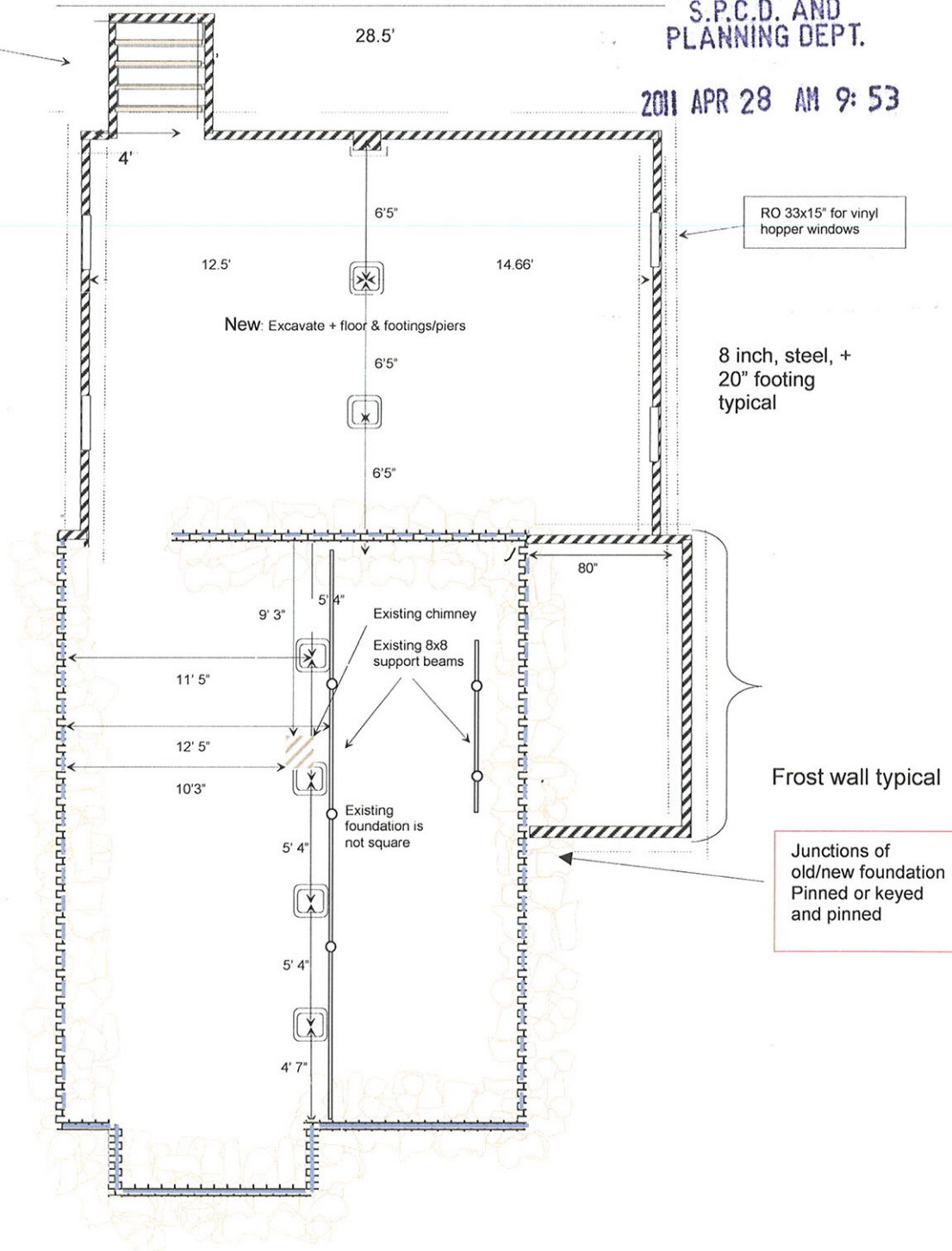


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Poured steps &
bulkhead wall



CSA Services Corp.

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617 549-7609

21 Cedar St Somerville, MA 02144

Foundation Plan 4/22/11

1/8" = 1ft

CSA Services Corp. 4/20/11

28 Willow Ave. Somerville MA

21 Cedar St Somerville, MA 02144
Proposed plan 1st floor 1/8"=1ft

- Existing 2nd floor plan
- Existing 1st floor structural box
- Existing foundation
- New structural support
- New 2nd floor structure
- ... New 1st floor structure

36" door with two 24" side windows total = 7'

Deck 9'x11'

28.5'

5'

11.33'

6'

6' Pocket doors

16'

12.42'

19.5'

1.4'

5'

11.31'

42"

18.62'

6'

14.92'

11.75'

14.67'

4'

4.67'

1 story porch

Down

8.15'

5.54'

55'

13.83'

29.31'

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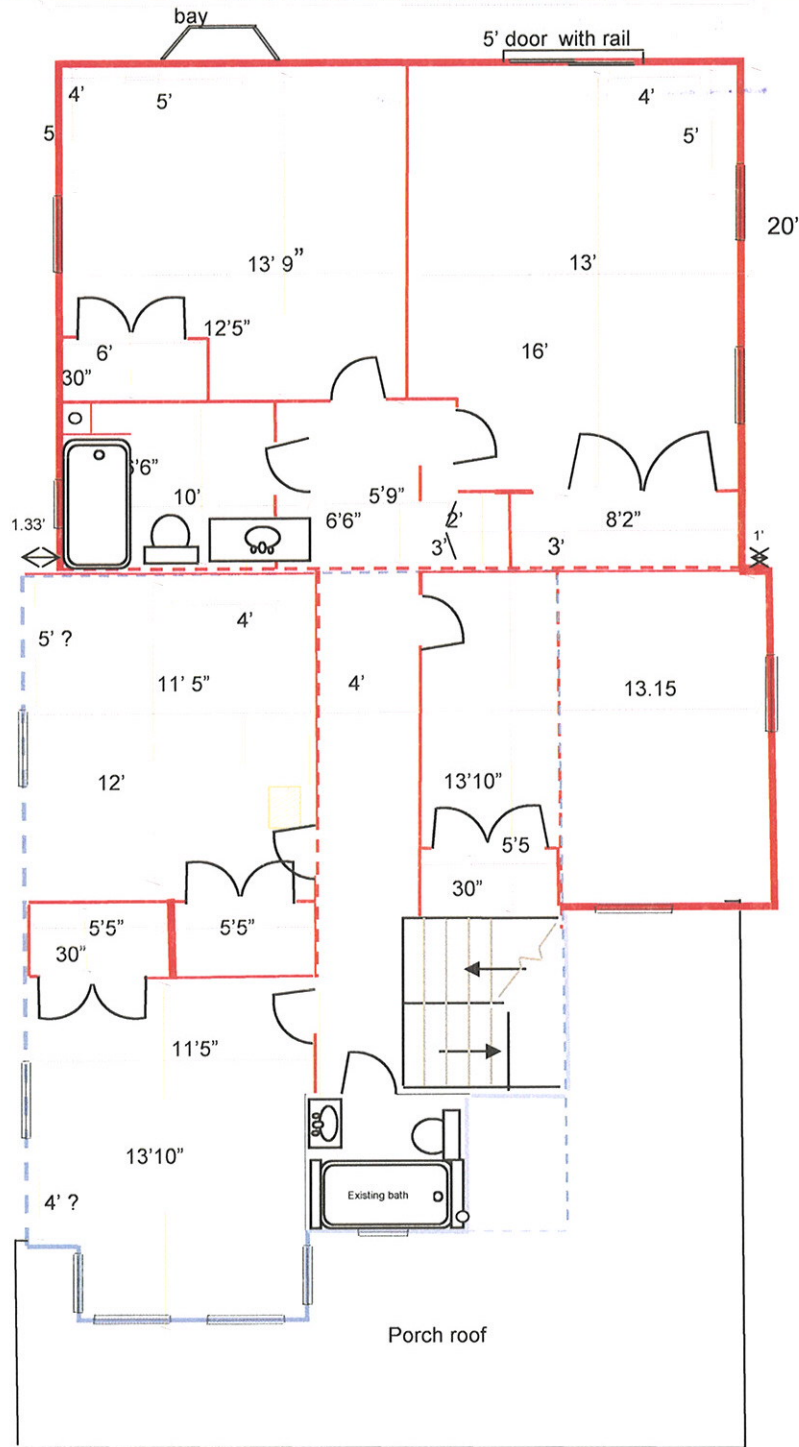
Proposed plan 2nd floor 4/22/11

1/8"=1ft

28' 6" Feet = new structure exterior

New
ddition

55'



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CSA Services Corp.
28 Willow Ave. Somerville MA
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Proposed plan 3rd floor
4/22/11 1/8" = 1ft

