CHERRY ST ELEVATION

Multi-Family Residential Property

21 Cherry St.,
Somerville MA

Existing Conditions Surveys Inc.
398 Columbus Avenue #334
Boston, MA 02116 USA

T 617.247.9161
F 617.249.0746
E info@existingconditions.com
www.existingconditions.com

The Most Accurate Existing Conditions Surveys and As-Built Surveys

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www.existingconditions.com

Revision Schedule

Revision Number	Revision Description	Revision Date

Cherry St. Elevation

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX05

RIGHT SIDE ELEVATION

Multi-Family Residential Property

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Revision Schedule

Revision Number	Revision Description	Revision Date

Right Side Elevation

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX04

LEFT SIDE ELEVATION

Multi-Family Residential Property

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Revision Schedule

Revision Number	Revision Description	Revision Date

Left Side Elevation

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX03

REAR ELEVATION

Multi-Family Residential Property

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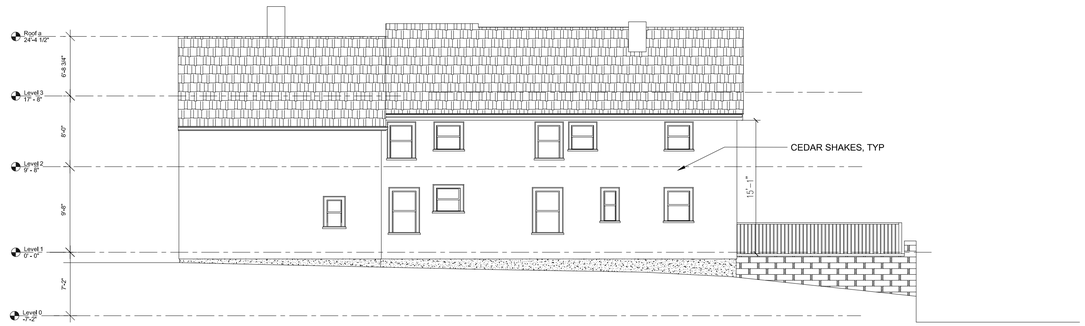
Revision Schedule

Revision Number	Revision Description	Revision Date

Rear Elevation

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

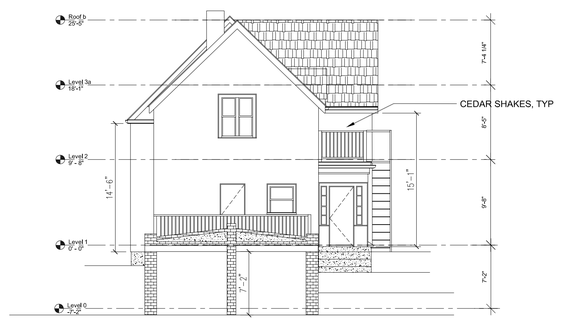
EX06



LEFT SIDE ELEVATION

REAR ELEVATION

RIGHT SIDE ELEVATION



CHERRY ST ELEVATION

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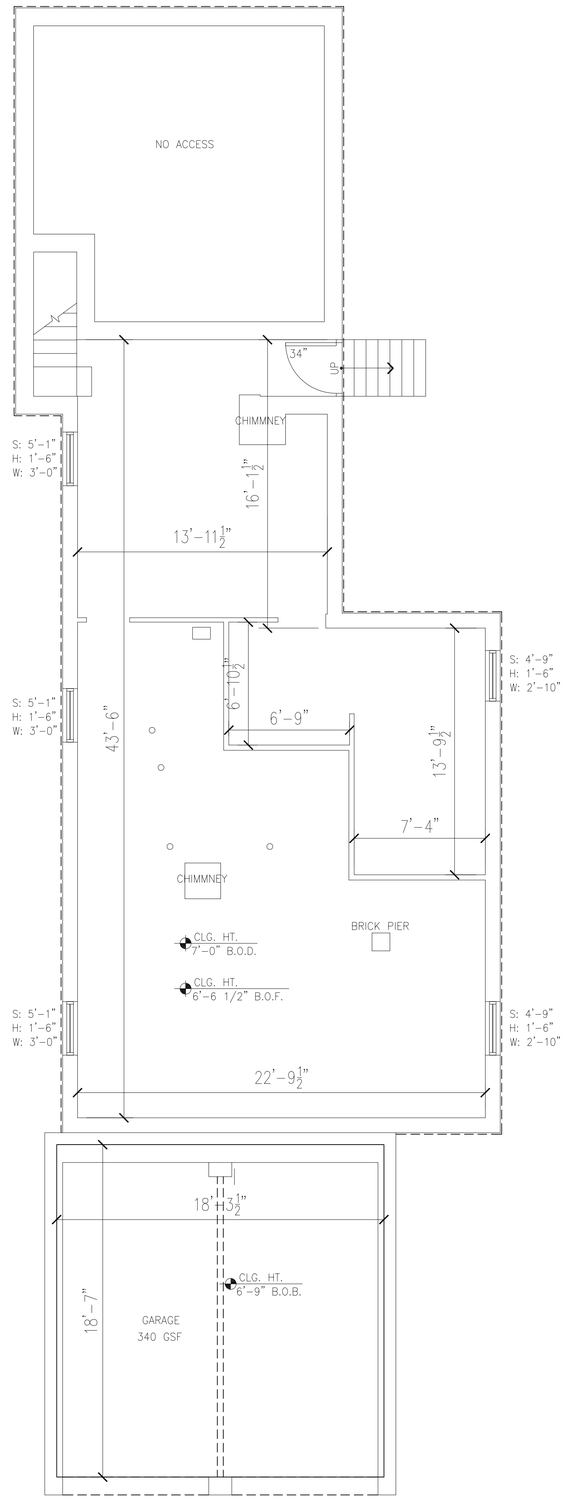
Revision Schedule

Revision Number	Revision Description	Revision Date

Existing Elevations

Date: 06.26.15
Scale: 1/8" = 1'-0"
Drawn By: hv

EX01



BASEMENT FLOOR PLAN
869 gsf TOTAL

Multi-Family Residential Property

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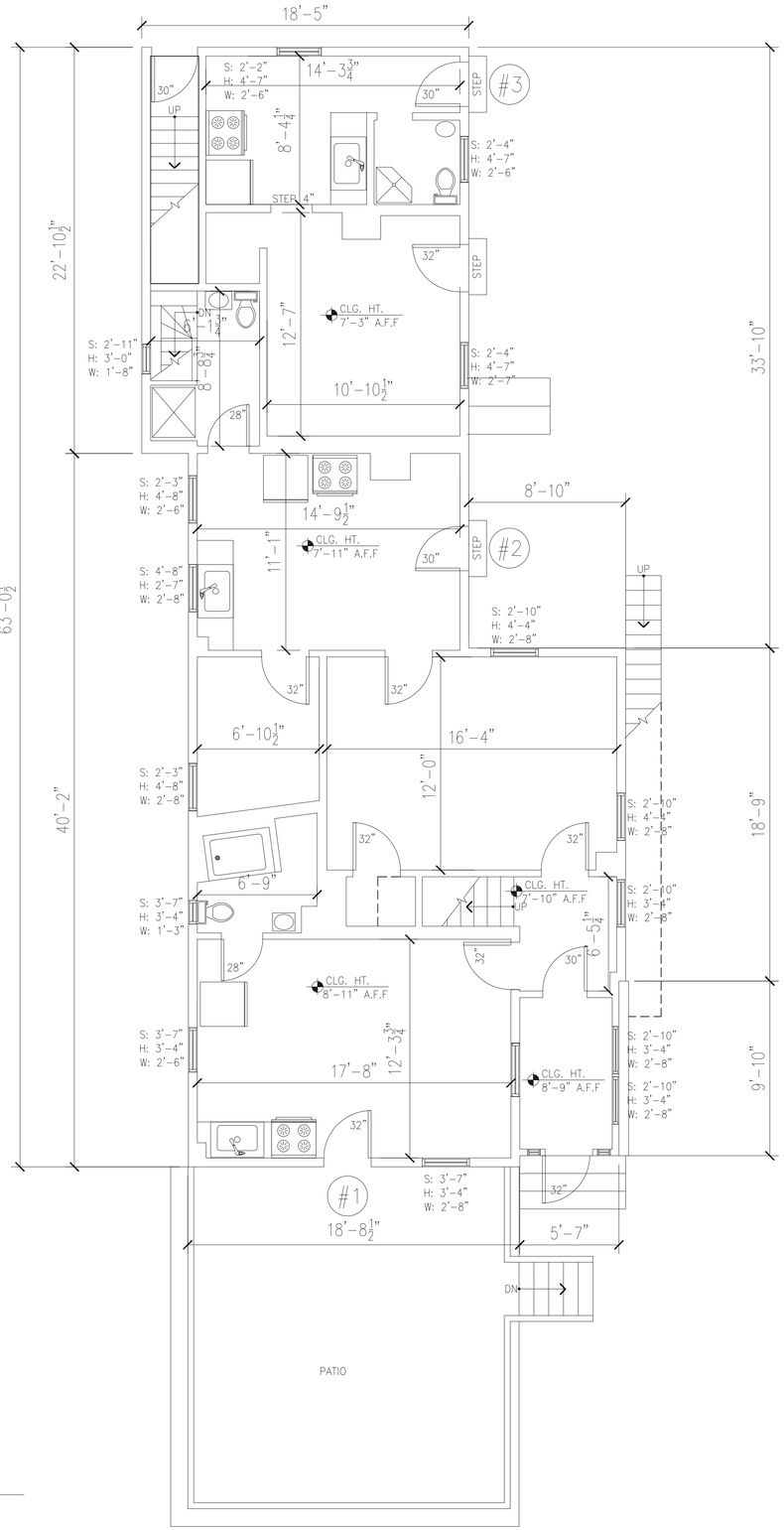
Revision Schedule

Revision Number	Revision Description	Revision Date

Basement Floor Plan

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX00



FIRST FLOOR PLAN
1,218 gsf TOTAL

Multi-Family Residential Property

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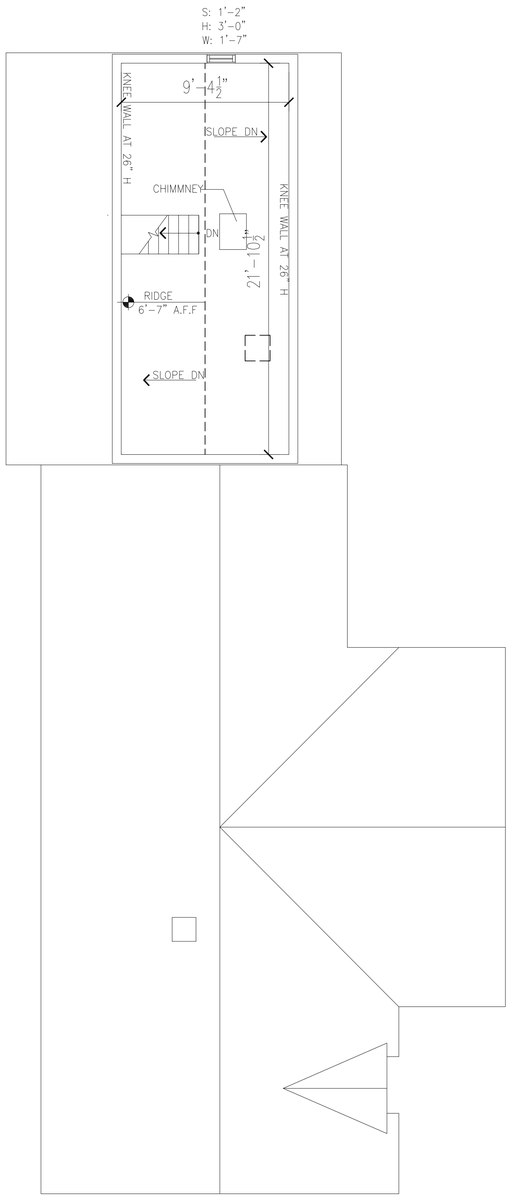
Revision Schedule

Revision Number	Revision Description	Revision Date

First Floor Plan

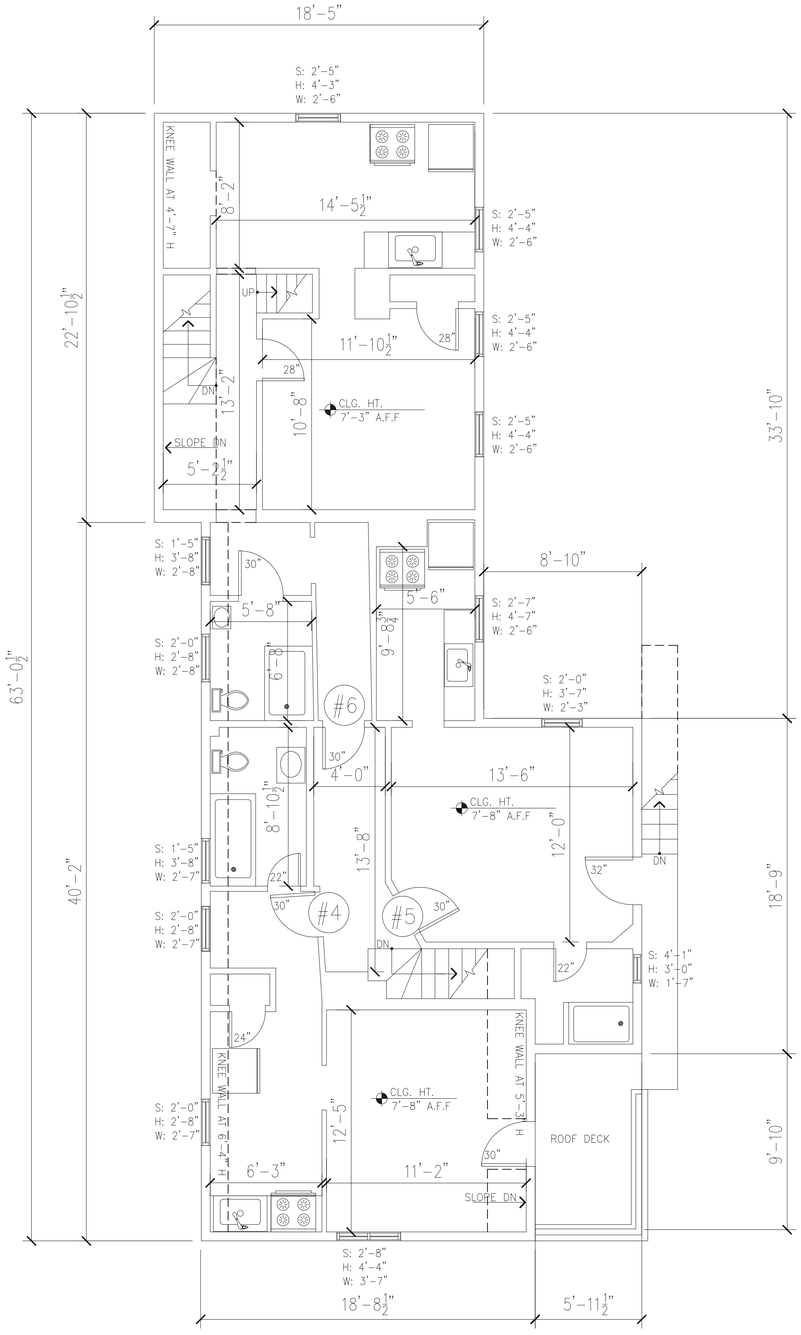
Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX01



ATTIC FLOOR PLAN

205 gsf TOTAL



SECOND FLOOR PLAN

1,161 gsf TOTAL

Multi-Family Residential Property

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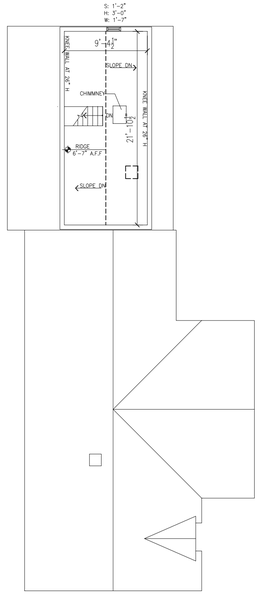
Revision Schedule

Revision Number	Revision Description	Revision Date

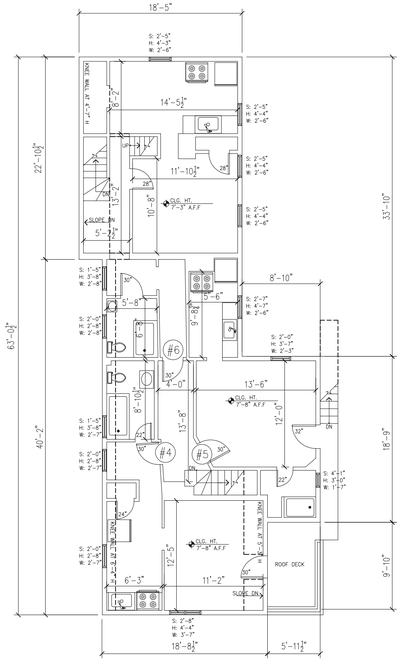
Second Floor and Attic Plan

Date: 06.26.15
Scale: 1/4" = 1'-0"
Drawn By: HV

EX02

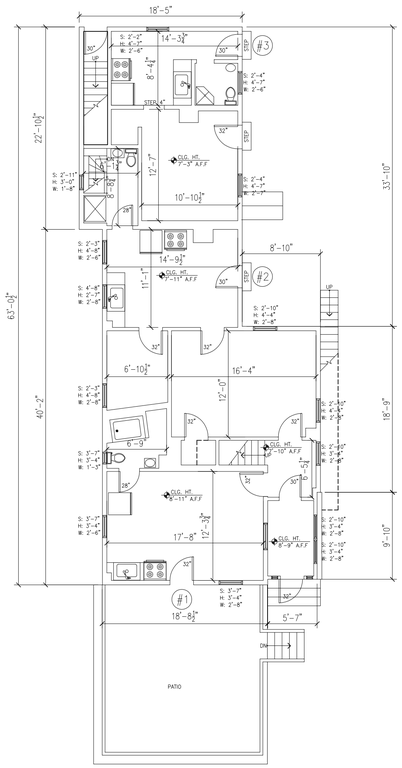


ATTIC FLOOR PLAN
205 gsf TOTAL



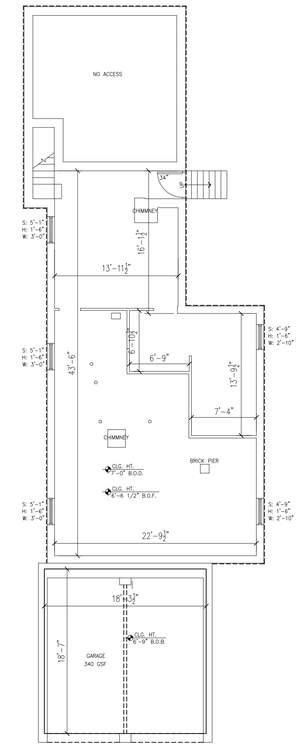
SECOND FLOOR PLAN
1,161 gsf TOTAL

309 gsf UNIT 4
252 gsf UNIT 5
723 gsf UNIT 6



FIRST FLOOR PLAN
1,218 gsf TOTAL

260 gsf UNIT 1
497 gsf UNIT 2
277 gsf UNIT 3



BASEMENT FLOOR PLAN
869 gsf

Multi Family Residence Property

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Revision Schedule

Revision Number	Revision Description	Revision Date

Existing Floor Plans

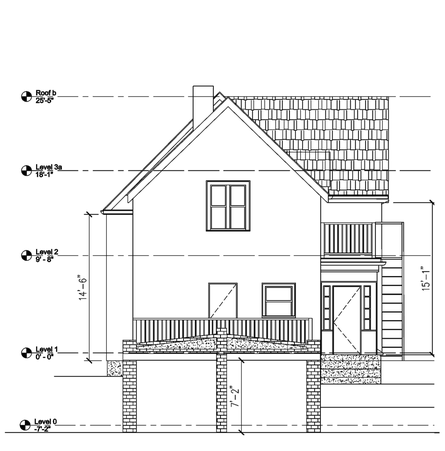
Date: 06.26.15
Scale: 1/8" = 1'-0"
Drawn By: hv

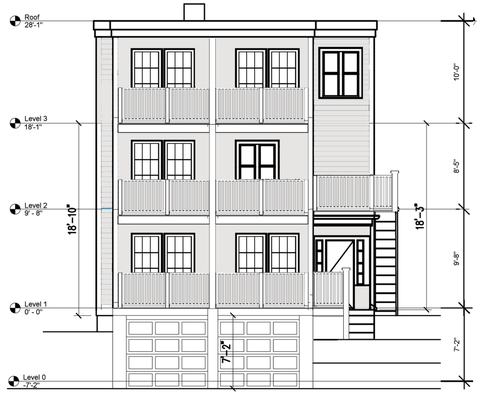
EX00

21 CHERRY STREET DESIGNS

MAXIMUM ROOF HEIGHTS

19 CHERRY STREET PEAK AT 35’3”



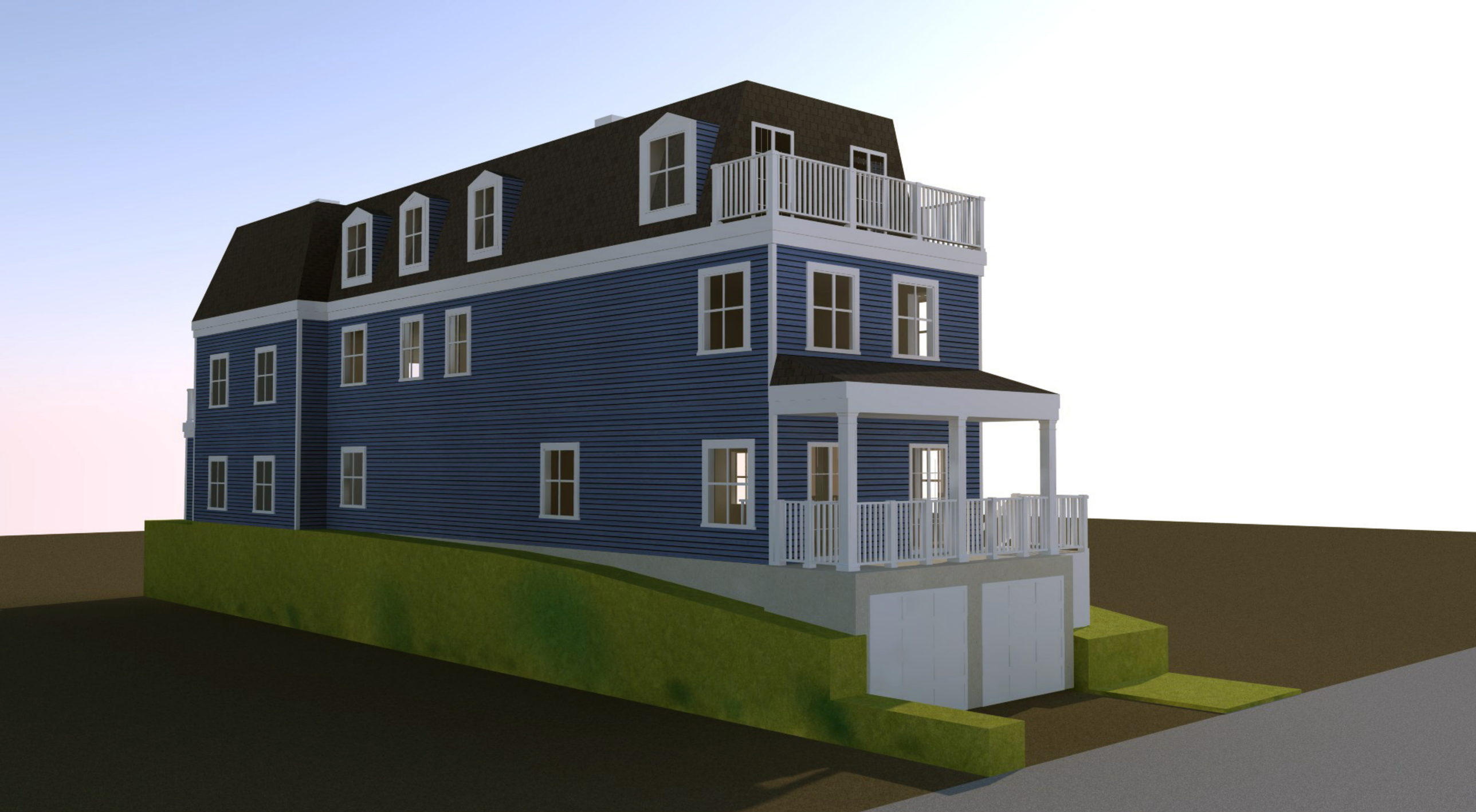


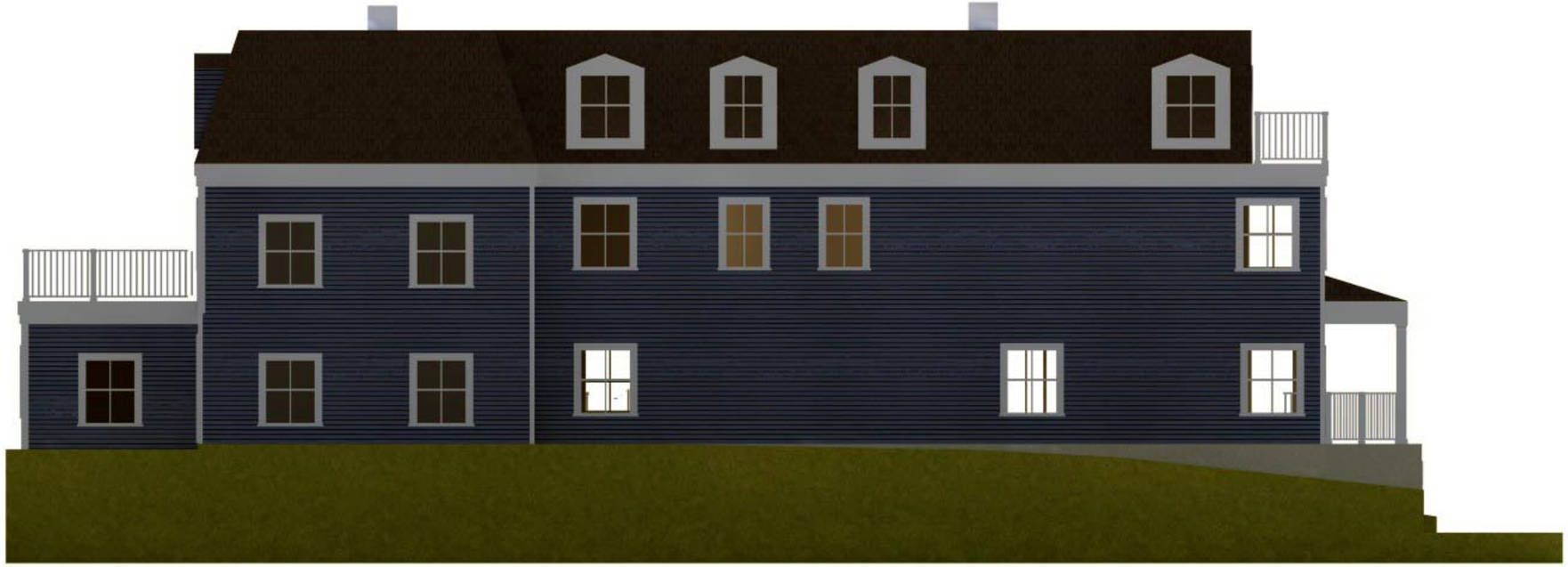
EXISTING: 25’-5” | TRIPLE DECKER: 28’-1” | MANSARD: 28’-1” | SHED: 32”-8” | GABLE: 32’-8”

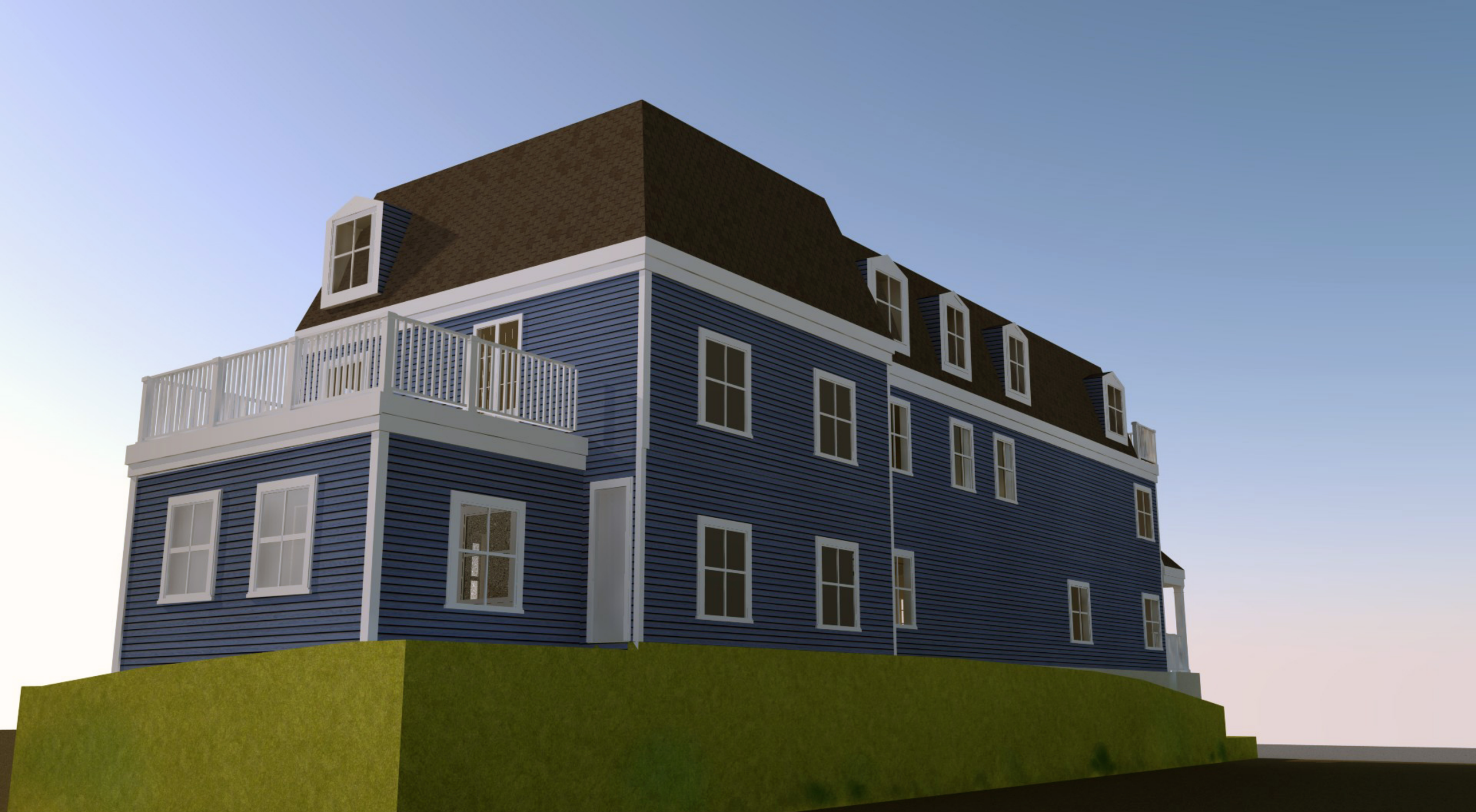
19 CHERRY STREET PEAK AT 35’3”

MANSARD: 28’-1”

Isometric view looking northeast of proposed mansard design next to 19 Cherry Street





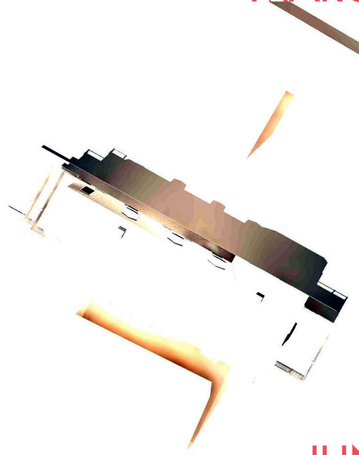


MARCH 21 07:00 AM

MARCH 21 01:00 PM

MARCH 21 06:00 PM

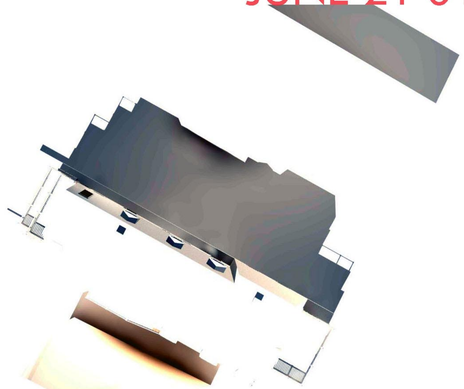
JUNE 21 07:00 AM



JUNE 21 01:00 PM

JUNE 21 06:00 PM

SEPTEMBER 21 07:00 AM



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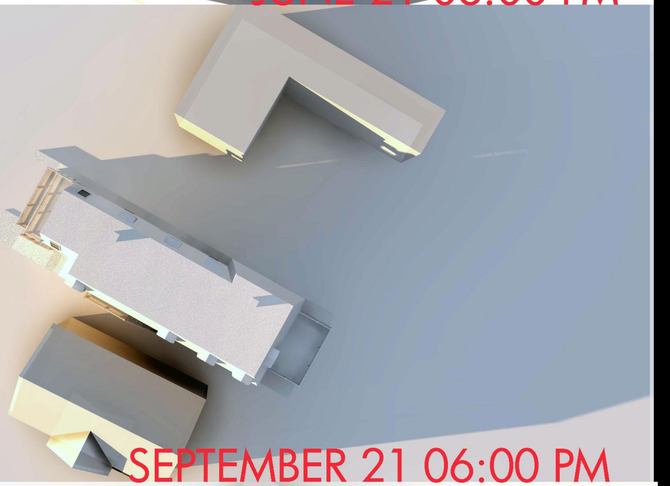


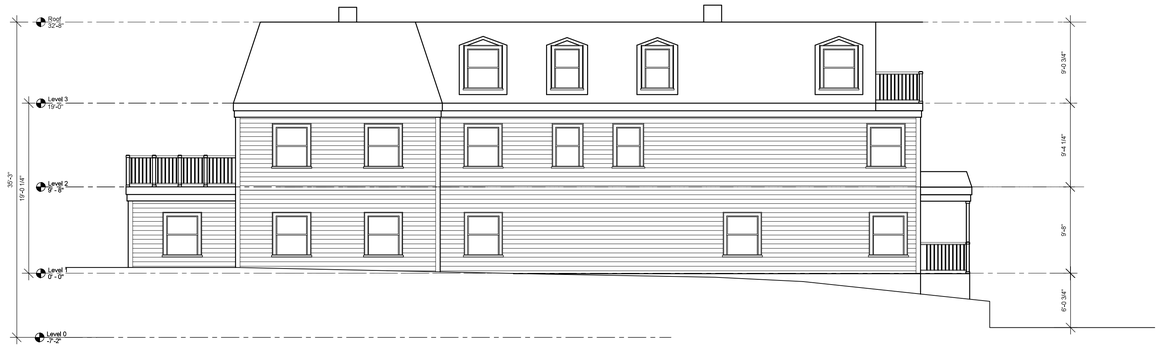
SEPTEMBER 21 06:00 PM

DECEMBER 21 07:00 AM

DECEMBER 21 01:00 PM

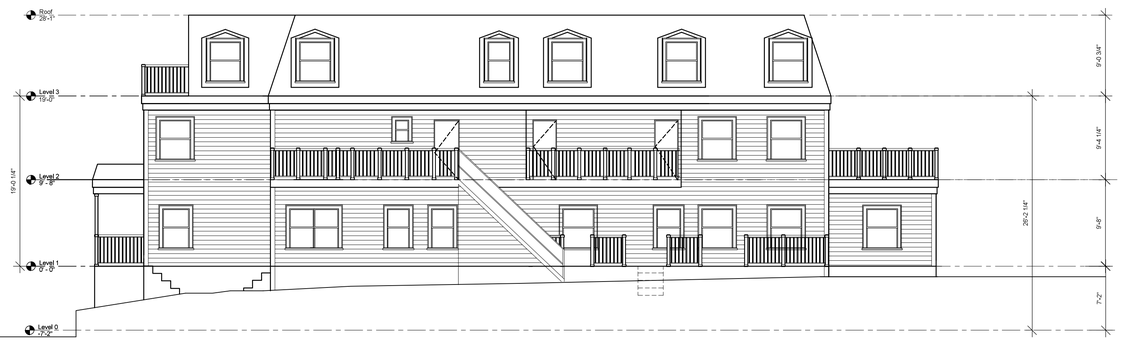
DECEMBER 21 06:00 PM

21 CHERRY STREET, SOMERVILLE, MA 02114



LEFT SIDE ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION

CHERRY ST ELEVATION

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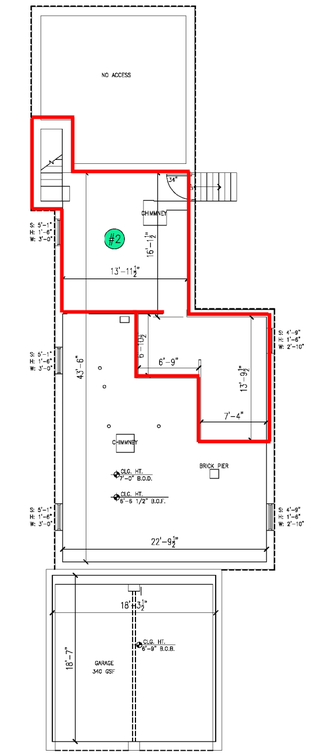
Revision Schedule

Revision Number	Revision Description	Revision Date

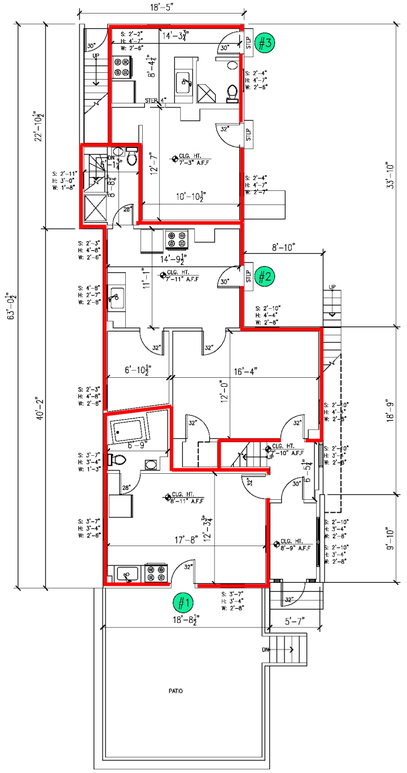
Proposed Elevations

Date: 12.23.16
Scale: 1/8" = 1'-0"
Drawn By: JJ

02

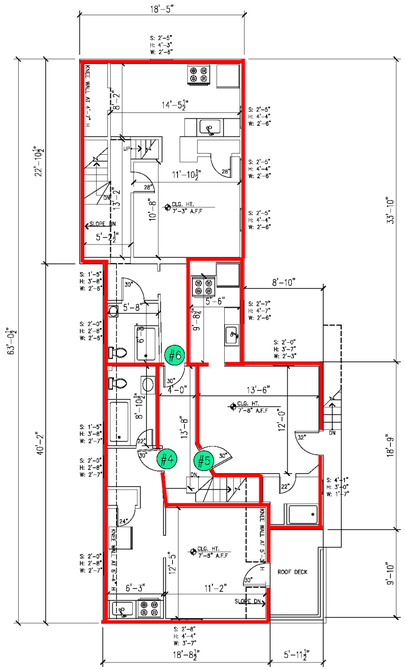


BASEMENT FLOOR PLAN
869 gsf



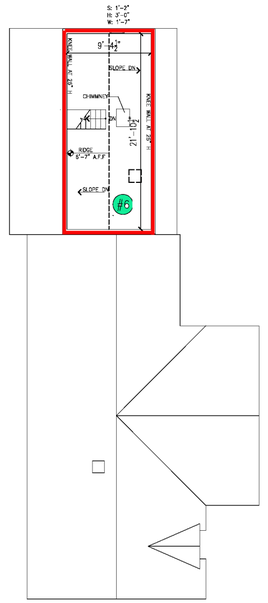
FIRST FLOOR PLAN
1,218 gsf TOTAL

260 gsf UNIT 1
497 gsf UNIT 2
277 gsf UNIT 3



SECOND FLOOR PLAN
1,161 gsf TOTAL

309 gsf UNIT 4
252 gsf UNIT 5
723 gsf UNIT 6



ATTIC FLOOR PLAN
205 gsf TOTAL

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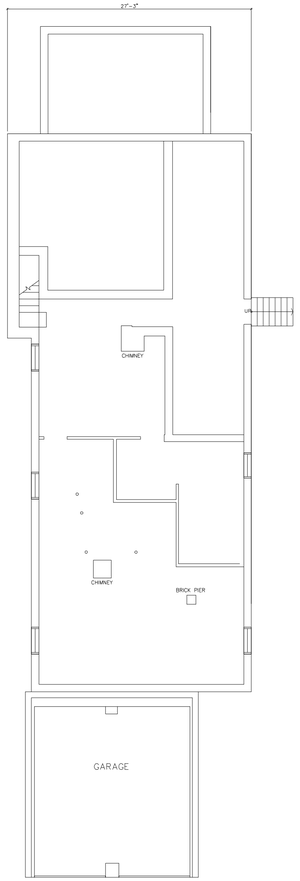
Revision Schedule

Revision Number	Revision Description	Revision Date

Existing Floor Plans

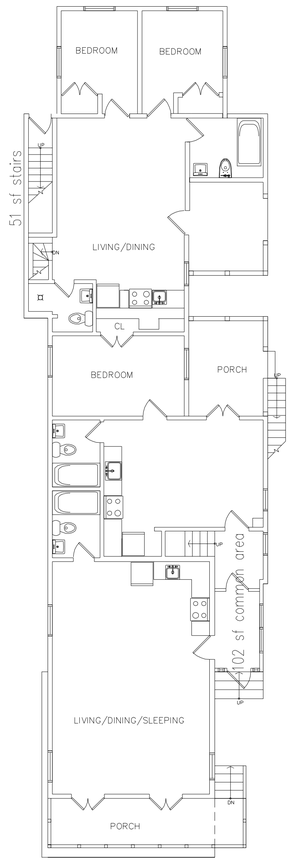
Date: 06.26.15
Scale: 1/8" = 1'-0"
Drawn By: hv

EX00



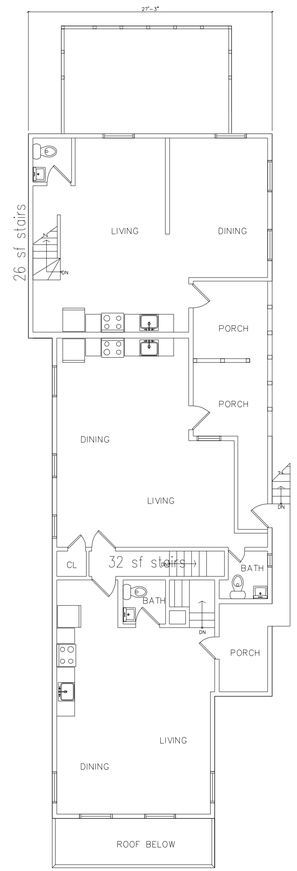
CELLAR FLOOR PLAN

958 sf GROSS FLOOR AREA
0 sf NET FLOOR AREA



FIRST FLOOR PLAN

1855 sf GROSS FLOOR AREA
1590 sf NET FLOOR AREA



SECOND FLOOR PLAN

1603 sf GROSS FLOOR AREA
1526 sf NET FLOOR AREA

THIRD FLOOR PLAN

881 sf GROSS FLOOR AREA
881 sf NET FLOOR AREA

TOTAL: 5294 sf GROSS FLOOR AREA
TOTAL: 3994 sf NET FLOOR AREA

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Proposed Floor Plans

Date: 12.23.16
Scale: 1/8" = 1'-0"
Drawn By: JJ

01

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21 Cherry St, Somerville

MANSARD DESIGN

FLOOR AREA CALCULATIONS

FROM AUTOCAD

ALLOWED FAR = 1

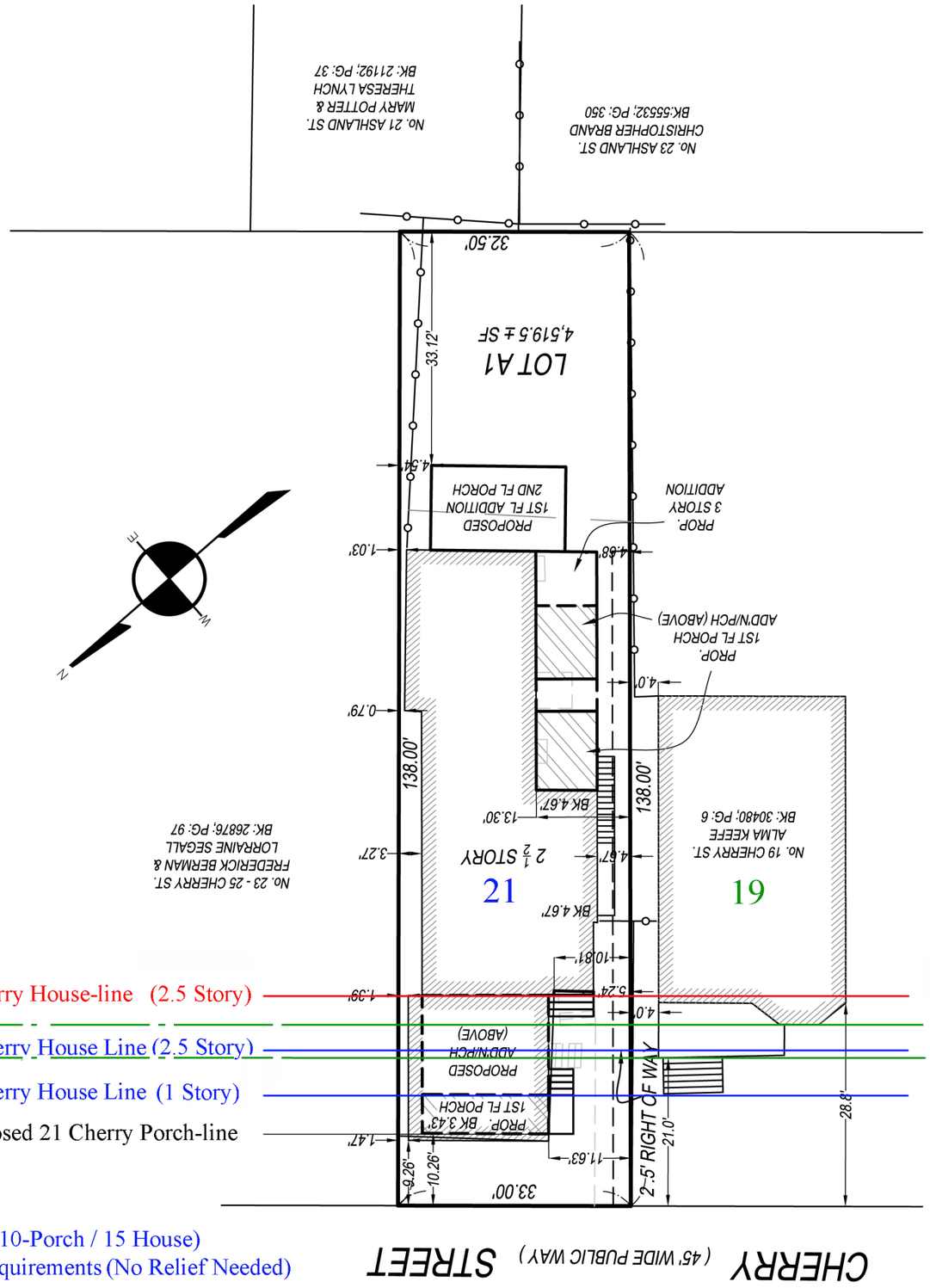
LOT = 4519	ALLOWED NFA =	4519

LEVEL	EXISTING GFA	EXISTING NFA	ADDED NFA (see diagrams)	PROPOSED NFA	PROPOSED GFA
GARAGE	420	**0**	**0**	**0**	**420**
0	958	474	-474	0	958
1	1590	1154	436	1590	1844
2	1603	1192	334	1526	1603
3	881	237	644	881	881
	5452	**3057**	1414	**3997**	**5706**

PROPOSED FAR	0.884	COMPLIES

PARKING REQUIREMENTS

	Parking Required Before	Parking Required Proposed	
Res 1 (Studio to Studio)	0.75	0.75	
Res 2 (3 Bed to 1 Bed)	2	1.5	
Res 3 (Studio to 1 Bed)	1.5	1.5	
Res 4 (1 Bed to 2 Bed)	1.5	1.5	
Res 5 (1 Bed to 2 Bed)	1.5	1.5	
Res 6 (2 Bed to 2 Bed)	1.5	1.5	
TOTAL	**8.75**	**8.25**	**Parking Demand Reduced**



REFERENCES:
DEED: BK 57338; PG 493
PLAN: BK 6620; PG 62
PL BK 186; PL 37
PL BK 88; PL 41
No. 1526 OF 1951
No. 807 OF 1941

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
J	N/A	GCC	JJH	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 11, 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: # 25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
21 CHERRY ST, LLC
10 REVOLUTIONARY RIDGE RD.
BEDFORD, MA 01730

NOTES:
PARCEL ID: 30/E/18

CERTIFIED PLOT PLAN

SHOWING PROPOSED CONDITIONS AT

21 CHERRY STREET
SOMERVILLE, MA

SCALE: 1 INCH = 20 FEET DATE OCTOBER 19, 2016

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

JOB #16-00275 FILE #16-00275 - CPP - R1.DWG