

DRAWING LIST

Sheet #	Sheet Name
A.000	COVER SHEET
A.001	ZONING COMPLIANCE
A.002	ZONING
A.003	SITE CONTEXT
A.004	EXISTING SITE PLAN
A.005	PROPOSED GRAPHIC SITE PLAN
A.006	STREET ELEVATIONS
A.100	FLOOR PLANS
A.101	FLOOR PLANS
A.200	ELEVATIONS
A.201	PROPOSED MATERIALS
A.202	RENDERINGS
A.203	RENDERINGS
A.204	RENDERINGS
A.300	REAR BUILDING SECTIONS
L.1	LANDSCAPE PLAN
L.2	LANDSCAPE MATERIALS

**GROUP
DESIGN
BUILD**

Group Design Build Inc
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23 REED

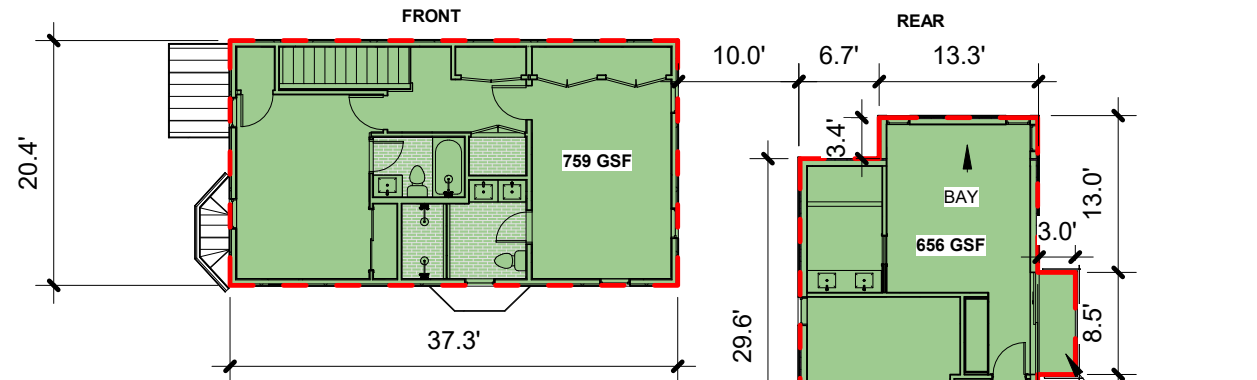
23 Reed Street
Cambridge MA 02140

PLANNING REVIEW
10/25/2022

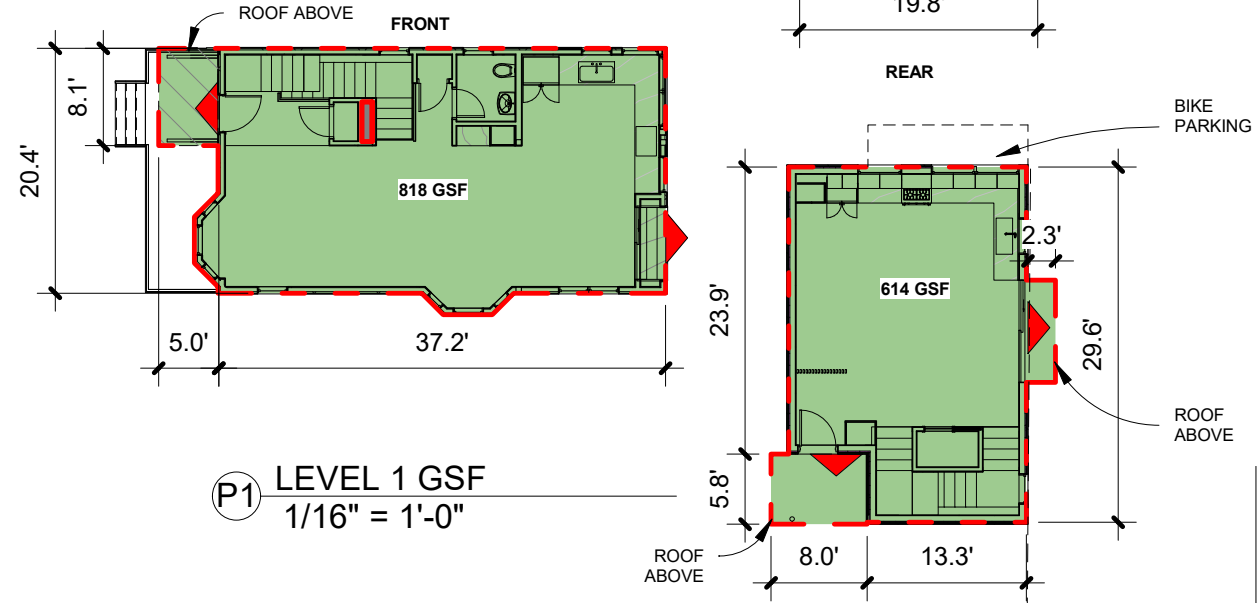
COVER
SHEET

A.000

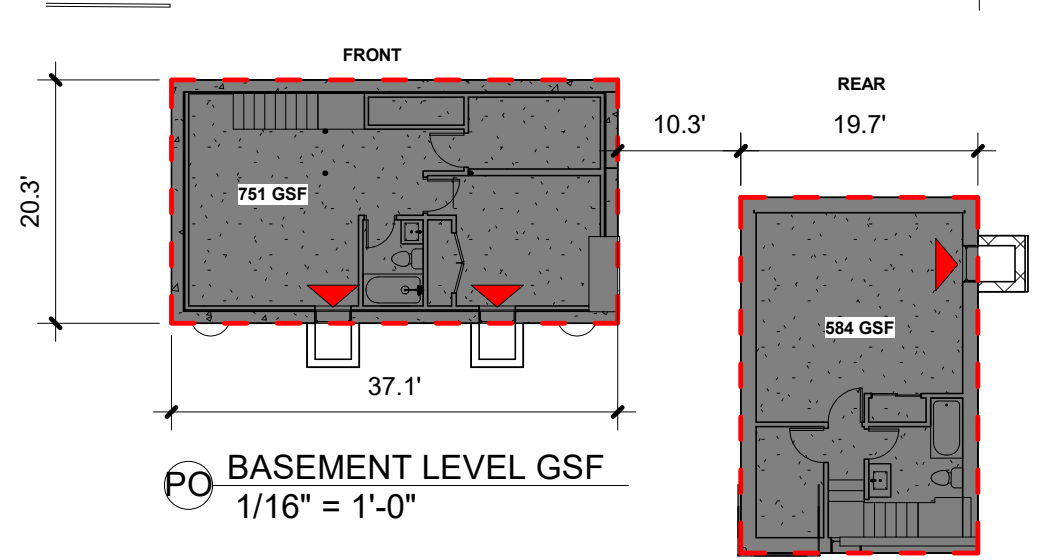




P2 LEVEL 2 GSF
1/16" = 1'-0"



P1 LEVEL 1 GSF
1/16" = 1'-0"



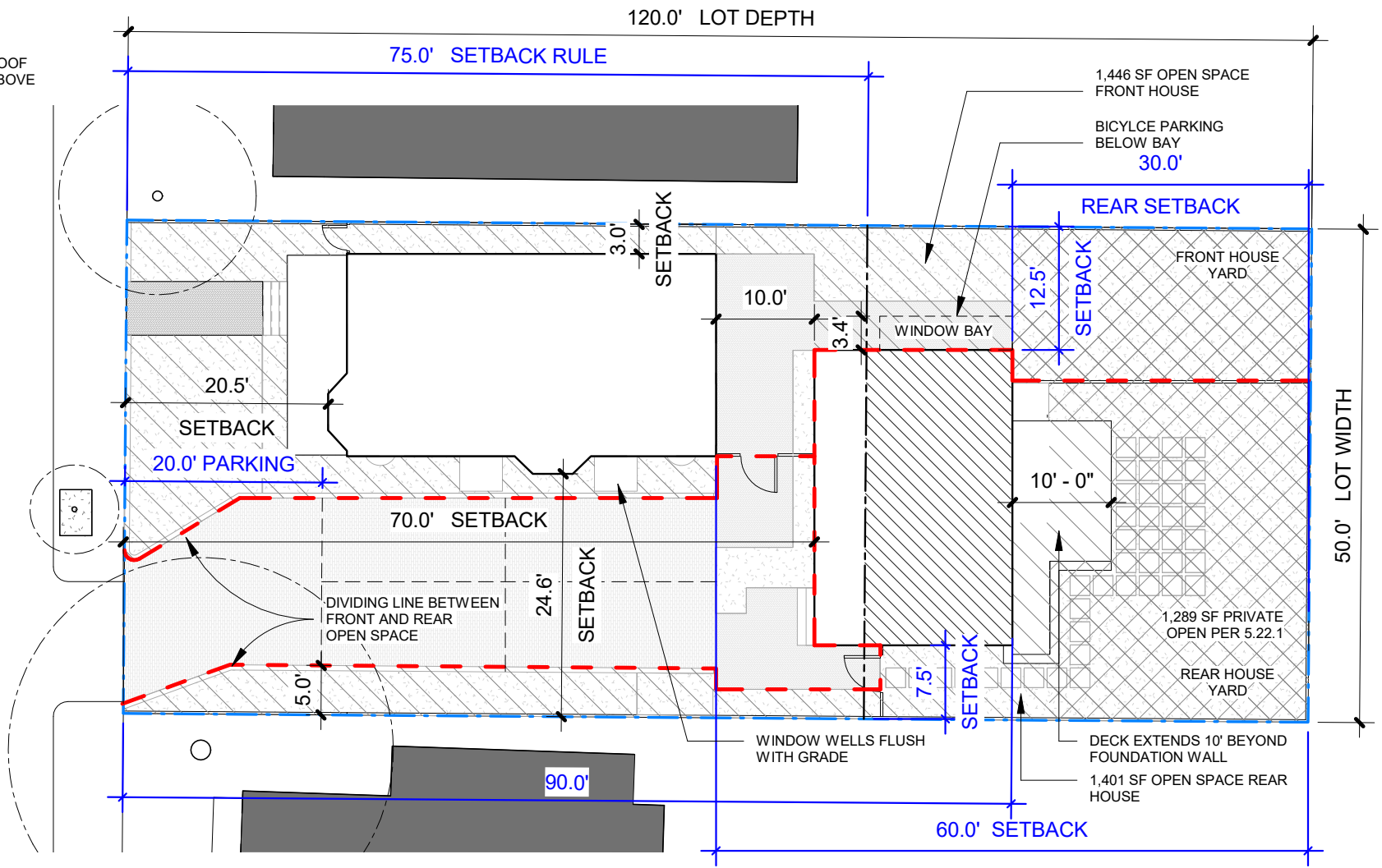
P0 BASEMENT LEVEL GSF
1/16" = 1'-0"

PLAN HATCH PATTERN LEGEND

- CALCULATED AS GSF
- NOT INCLUDED IN GSF. (Mechanical, Utility, Below Grade)
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE 5.22.1
- DIVING LINE BETWEEN UNITS

23 REED STREET - 2 FAMILY
ZONING DISTRICT B

	Allowable / Required	Proposed
FAR	0.5 / 5,000 + 0.35	0.4745
Min. Lot Size	5,000 sf ft	6,000 sf ft
Min Lot Size per DU	5,000/2,500 + (remaining yard)/4,000	3,000 sq ft
Min. Lot Width	50'	50'
Min. Front Yard	15' (average of adjacent setbacks, min 10')	20.5' (Front Bldg) , 70.0' (Rear Bldg)
Min. Side Yards		
Front Building (existing non conforming)	7'-6" (sum of 20')	3.0', 24.6' (27.6')
Rear Building	7'-6" (sum of 20')	7.5' , 12.5' (20')
Min Rear Yard	25' plus (remaining yard beyond 100')/4	30'
Max. Height		
Front Building (existing non conforming)	35'	26'-4"
Rear Building	35'	29'-2"
Min. Distance between buildings	10'	10'
Min. Ratio of Private Open Space to Lot Area	2,400 sf ft (40% of lot area)	2,980 sq ft (49% of proposed lot area)
50% to meet Dimensional Limitations per 5.22.1	1,200 sq ft (50% of min private open space)	1,289 sq ft (53% of proposed lot area)
50% to meet Definition of Permeable Open Space	1,200 sq ft (50% of min private open space)	2,980 sq ft (100% of proposed lot area)
Gross Floor Area Breakdown for FAR (GSF)	2,850	2,847
23 Reed A Front Level 1	na	818
23 Reed A Front Level 2	na	759
23 Reed B Rear Level 1	na	656
23 Reed B Rear Level 2	na	614



01 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

GFA / F.A.R. TABULATIONS			
EXISTING		GFA	F.A.R.
FIRST FLOOR:	928	1,682	0.28
SECOND FLOOR:	754		
PROPOSED			
FRONT HOUSE		1,577	0.262
FIRST FLOOR	818		
SECOND FLOOR	759		
REAR HOUSE		1,270	0.211
FIRST FLOOR	614		
SECOND FLOOR	656		
		2,847	0.473
ALLOWED: 5,000 x .5 = 2,500 sf 1,000 x .35 = 350 sf			
TOTAL ALLOWABLE		2,850 sf	

ZONING DIMENSIONAL ANALYSIS					
	Existing	Ordinance	Proposed	Complies?	
Zoning District : B					
LOT SIZE	6,000 sf	5,000 sf	Unchanged	Complies	
GROSS FLOOR AREA	1,682	2,850	1,590	Complies	
FAR 0.5 {5,000} 0.35 [5,000]	0.28	0.44	0.27	Complies	
LOT AREA PER D.U.	6,000	1,500	Unchanged	Complies	
NUMBER OF D.U.	1	2	1	Complies	
LOT WIDTH	50 ft	50 ft	Unchanged	Complies	
LOT LENGTH	120 ft	50 ft	Unchanged	Complies	
DIMENSIONAL BLDG INFO:					
FRONT:	BLDG HEIGHT	26.3'	35'	Unchanged	Complies
	BLDG LEGTH	43.2'	N/A	37.2	Complies
	BLDG WIDTH	20.4'	N/A	Unchanged	Complies
SETBACKS:	FRONT	16.3'	15'	Unchanged	Existing Non Conforming
	REAR	54.4'	25'	60.3'	Complies
	LEFT	3.0'	7.5' (SUM OF 20)	Unchanged	Existing Non Conforming
	RIGHT	26.2'	7.5' (SUM OF 20)	Unchanged	Complies
REAR:	BLDG HEIGHT	N/A	35'	29.2'	Complies
	BLDG LEGTH	N/A	N/A	29.6'	N/A
	BLDG WIDTH	N/A	N/A	19.8'	N/A
SETBACKS:	FRONT	N/A	N/A	N/A	Complies
	REAR	N/A	25' + 5'	30'	Complies
	LEFT	N/A	7.5' MIN (SUM 20)	12.5'	Complies
	RIGHT	N/A	7.5' MIN (SUM 20)	7.5'	Complies
DISTANCE BETWEEN BLDGS	N/A	10'	10'	Complies	
PERCENTAGE LOT AREA	N/A	40%	49%	Complies	
PRIVATE OPEN SPACE	N/A	50% OF 40%	53%	Complies	
PERMEABLE OPEN SPACE	N/A	50% OF 40%	100%	Complies	
NO. OF PARKING SPACES	1	2	2	Complies	
NO. OF BICYCLE SPACES	0	N/A	2	N/A	

EXISTING WEST ELEVATION



23 REED

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Cambridge MA 02140

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10/25/2022

SITE CONTEXT

A.003

NEIGHBOR 1



NEIGHBOR 2



NEIGHBOR 3



NEIGHBOR 4



NEIGHBOR 5



ASSESSOR'S REFERENCE:
MAP 192, LOT 23

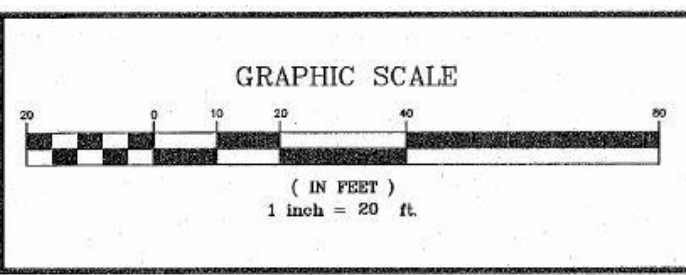
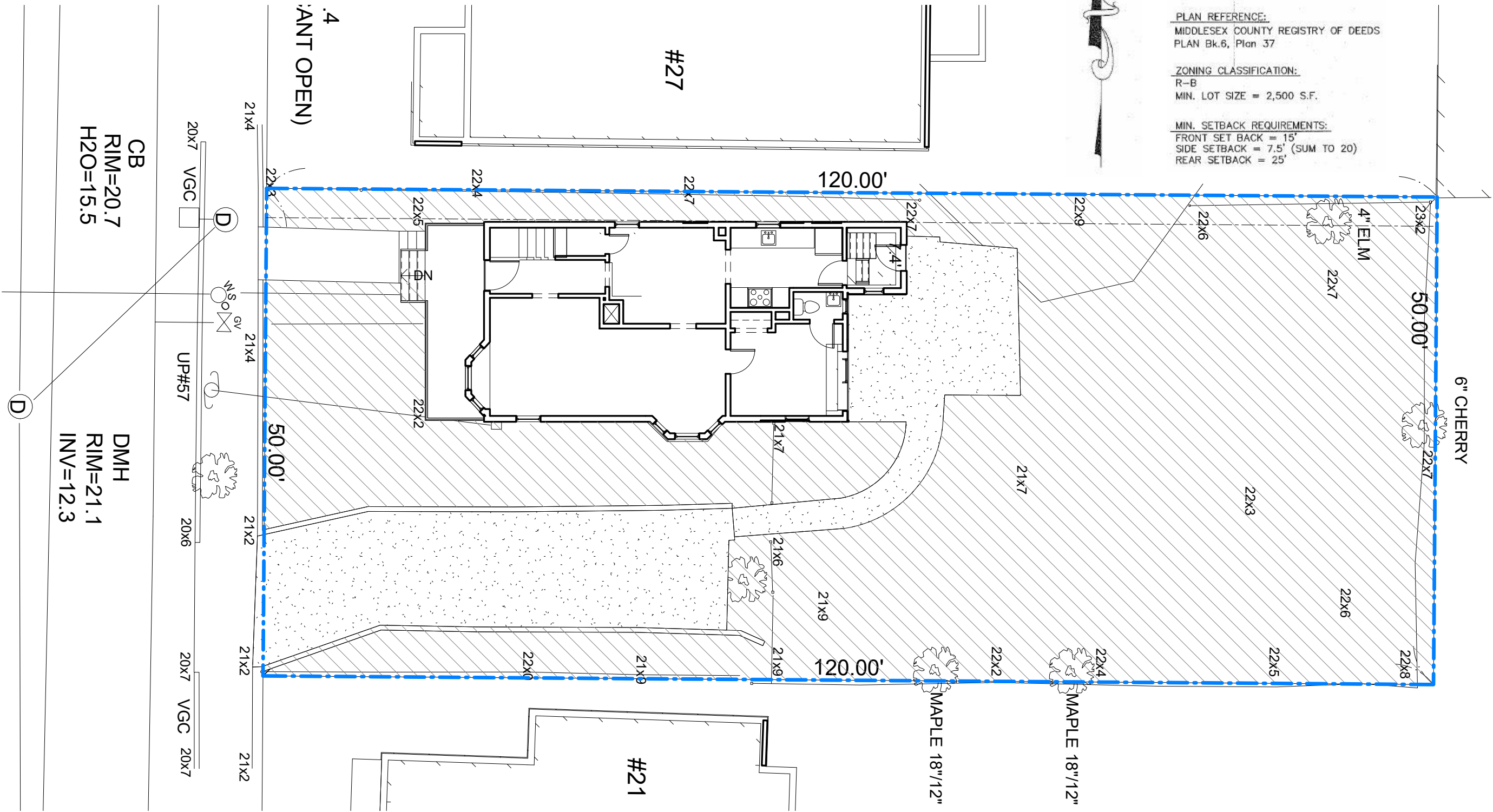
OWNER OF RECORD:
MOUTHPIECE LLC
21 VILLAGE STREET
SOMERVILLE, MA

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK: 77995, PAGE 461

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN Bk.6, Plan 37

ZONING CLASSIFICATION:
R-B
MIN. LOT SIZE = 2,500 S.F.

MIN. SETBACK REQUIREMENTS:
FRONT SET BACK = 15'
SIDE SETBACK = 7.5' (SUM TO 20)
REAR SETBACK = 25'



GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

FLD.: RMC
DRW.: DMR
CHKD.: JEH

JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR

J. Hastings 10/29/21

EXISTING CONDITION PLAN
#23 REED STREET
CAMBRIDGE, MASSACHUSETTS
FOR
KEITH GLOVER
23 REED STREET
CAMBRIDGE, MA

JOB No. 17138
DATE: OCTOBER 29, 2021
SCALE: 1"=20'
PLAN: 20,397

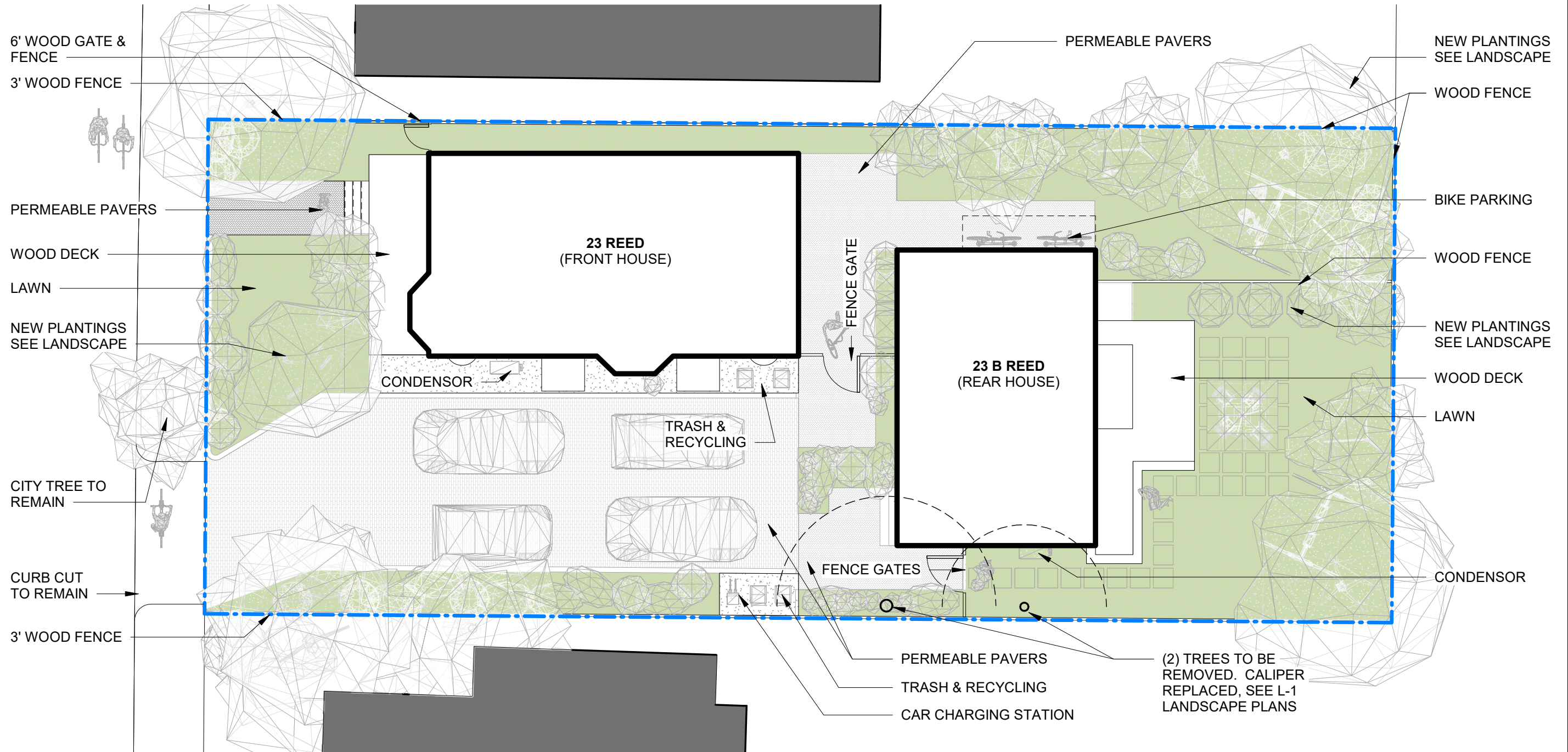
23 REED

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PROPOSED GRAPHIC
SITE PLAN

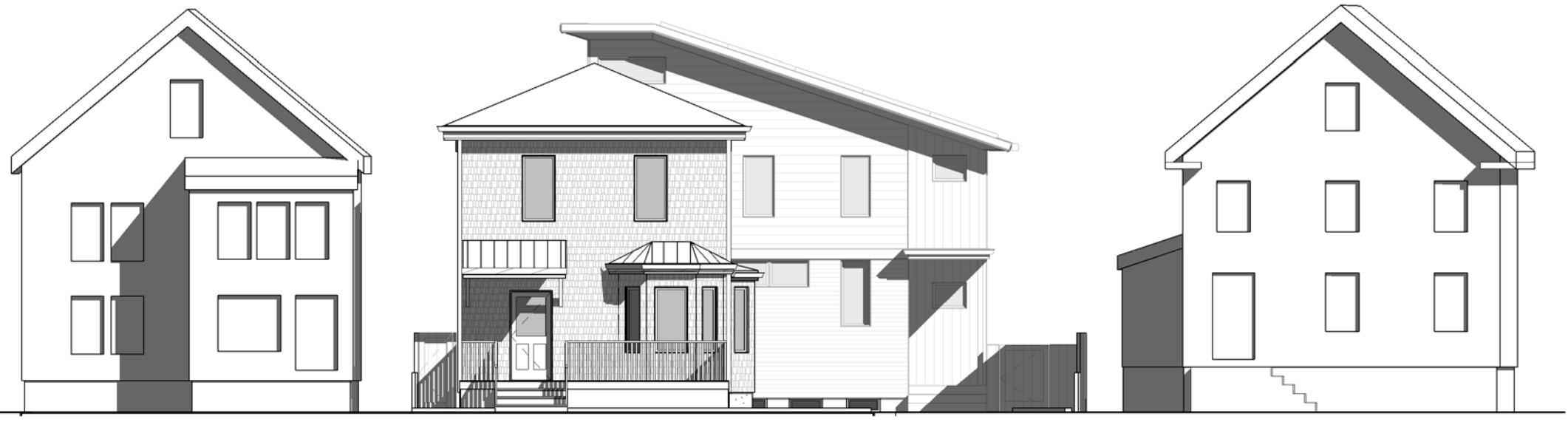
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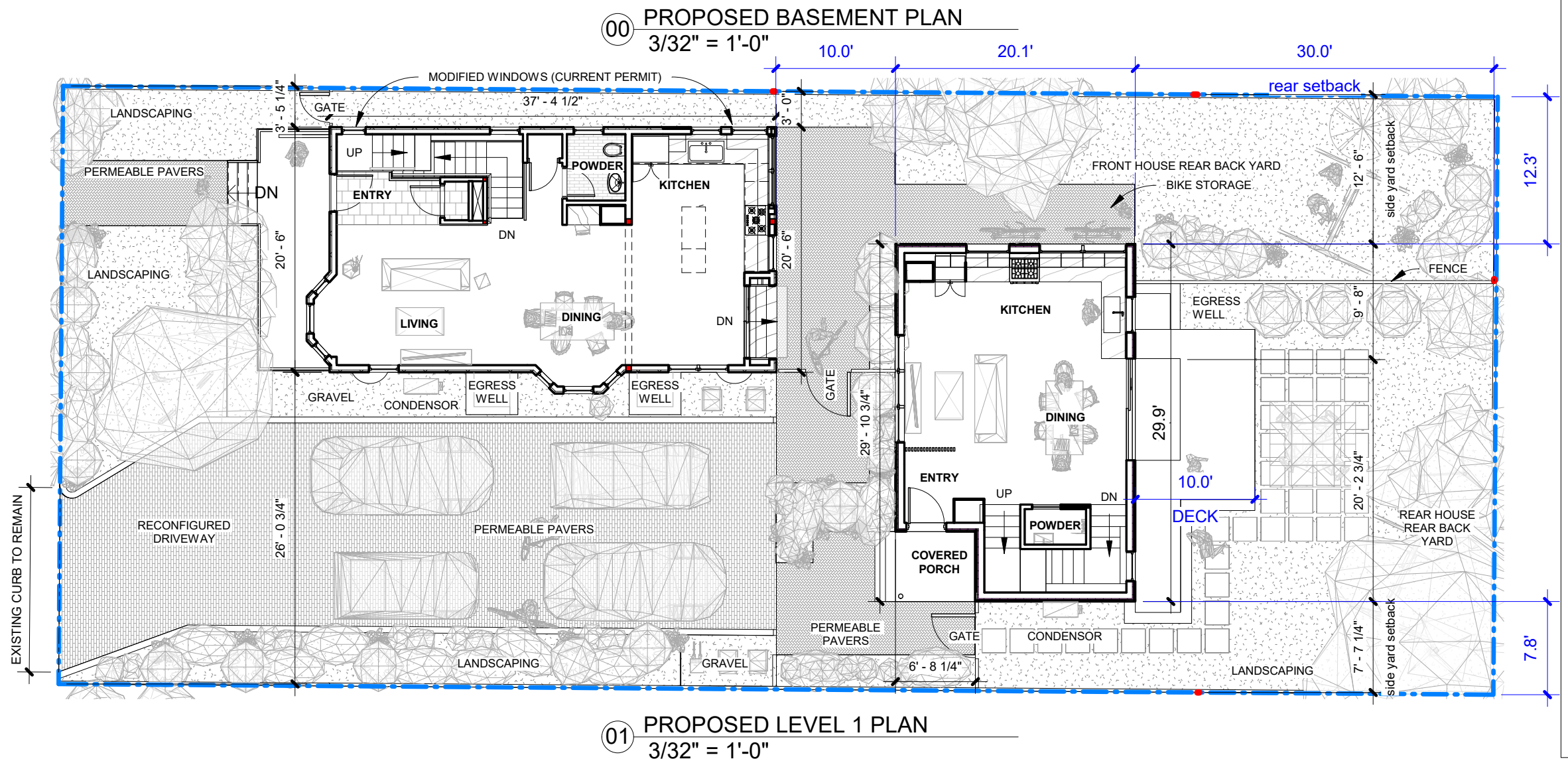
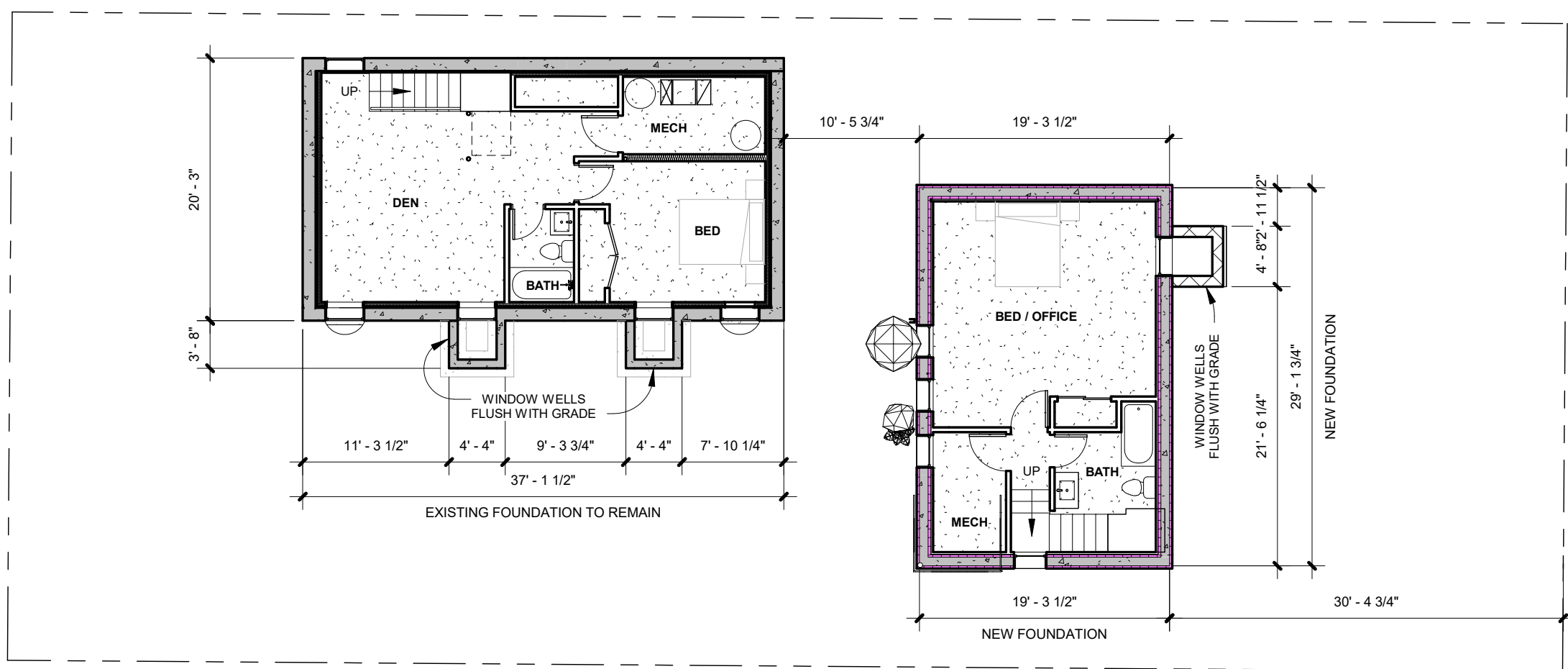
① PROPOSED GRAPHIC SITE PLAN
3/32" = 1'-0"

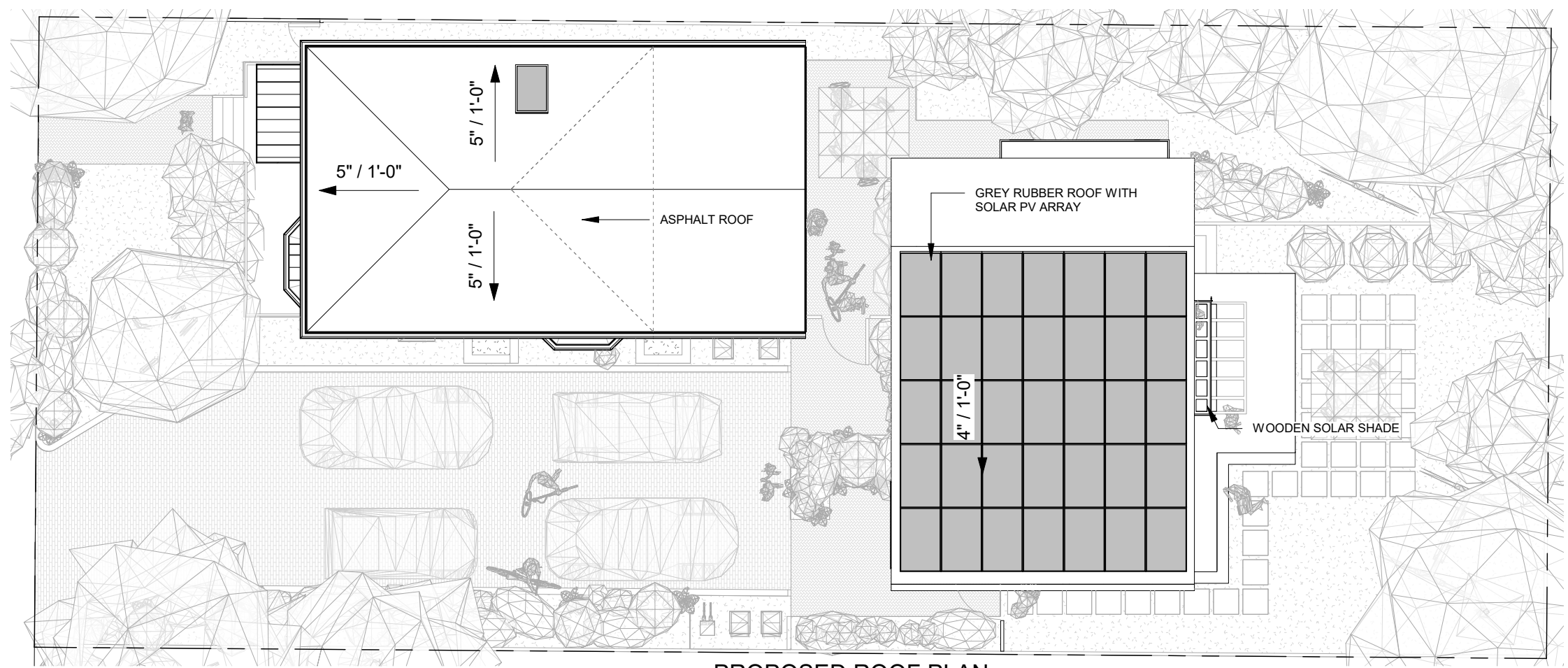


E1 REED STREET EXISTING ELEVATION
3/32" = 1'-0"

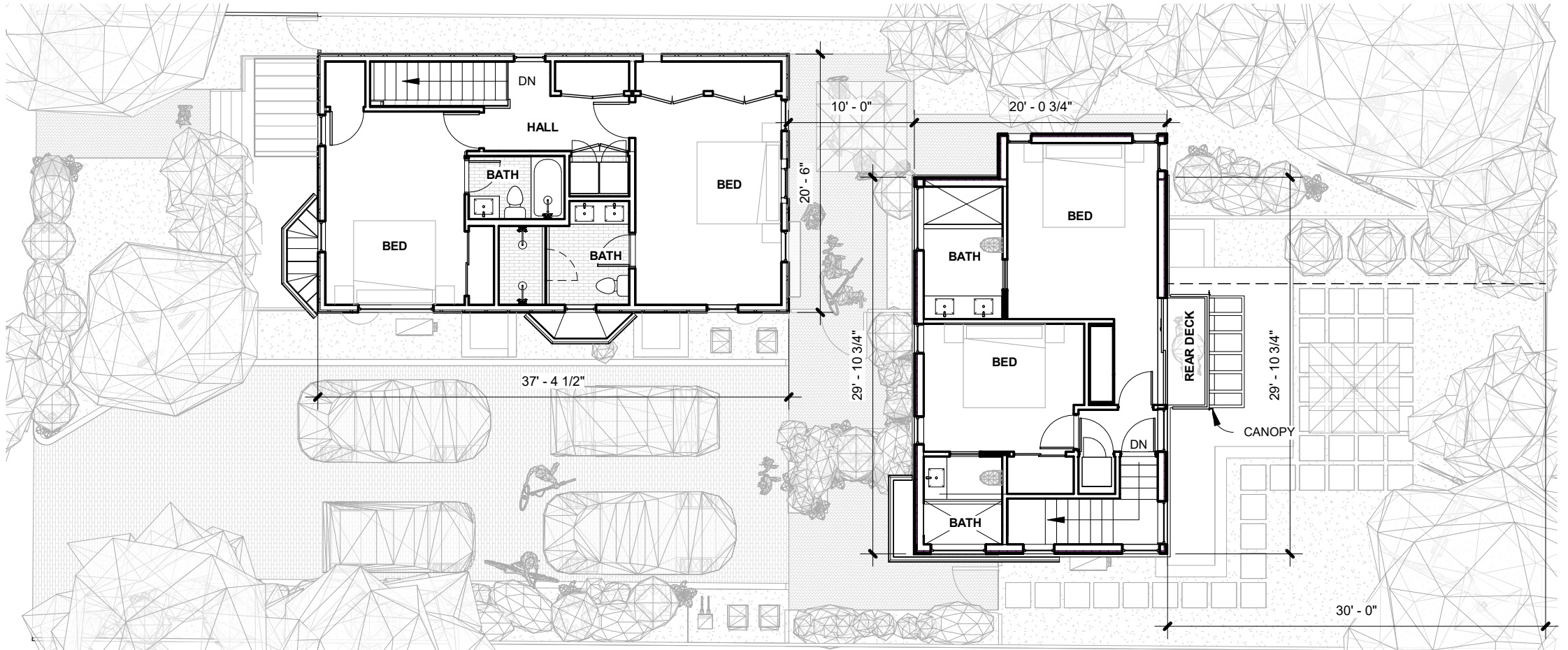


A1 REED STREET PROPOSED ELEVATION
3/32" = 1'-0"





② PROPOSED ROOF PLAN
3/32" = 1'-0"

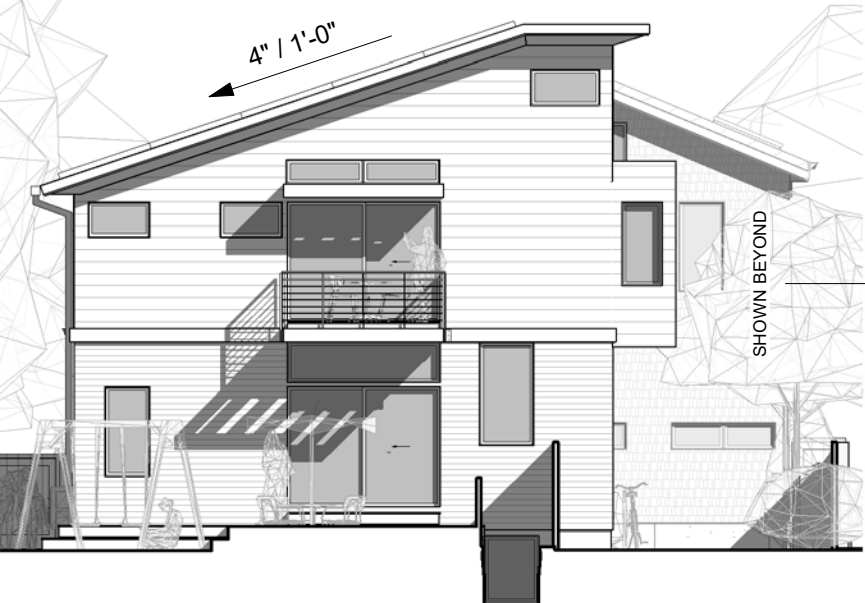


① PROPOSED LEVEL 2 PLAN
3/32" = 1'-0"

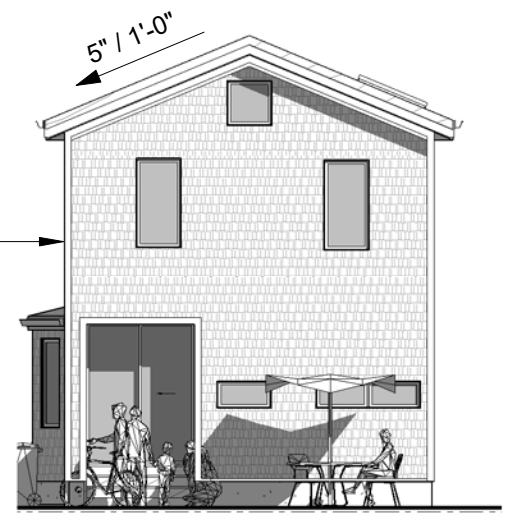
REED ST



01 SITE SOUTH ELEVATION
3/32" = 1'-0"



02 SITE EAST ELEVATION
3/32" = 1'-0"



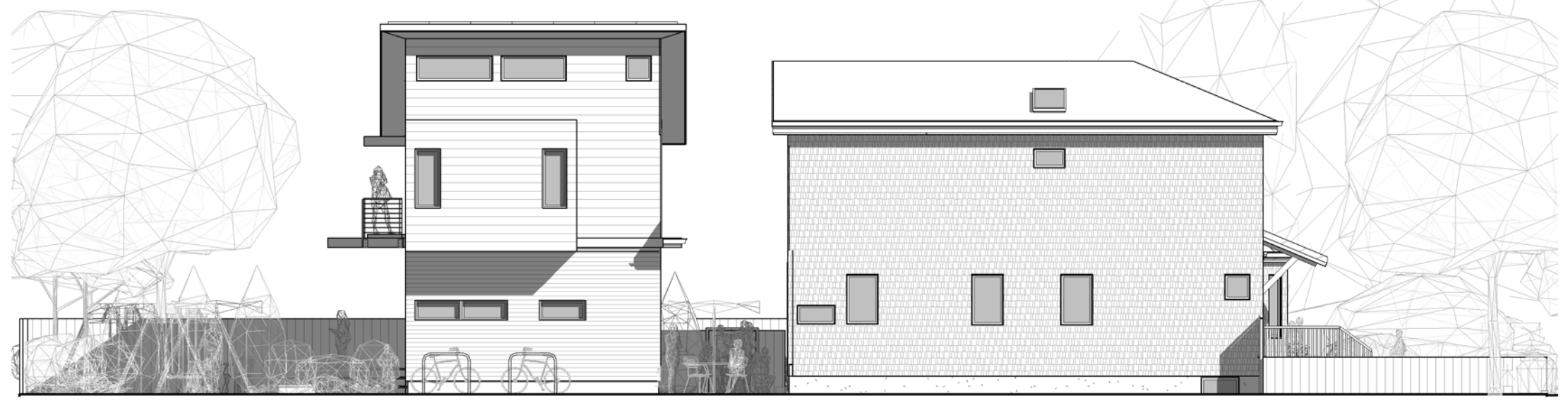
03 23 EAST ELEVATION
3/32" = 1'-0"



04 SITE WEST ELEVATION (STREET VIEW)
3/32" = 1'-0"



05 25 WEST ELEVATION
3/32" = 1'-0"



06 SITE NORTH ELEVATION
3/32" = 1'-0"

EXISTING FRONT HOUSE RENOVATION MATERIALS



- PAINTED CEDAR SHINGLES
- METAL ROOF OVER ENTRY CANOPY AND FRONT EXISTING BAY
- WOOD STAINED BRACKETING @ ENTRY CANOPY
- PAINTED FASCIA, TRADITIONAL CAMBRIDGE "VERNACULAR" DETAILING
- PAINTED CORNER BOARDS

PROPOSED HARDSCAPE MATERIALS



- GREY UNILOCK PERMEABLE PAVERS
- "BRICK RED" UNILOCK PERMEABLE PAVERS

PROPOSED REAR HOUSE MATERIALS



- ALUM GUTTER, SCUPPER BOX, AND DOWNSPOUT
- SHIP-LAP SIDING, CONTEMPORARY INSTALL WITH MITERED CORNERS, WITHOUT CORNERBOARDS
- OVERHANGE ROOF, METAL COPING, PAINTED FLAT 1 PIECE FASCIA



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RENDERINGS

A.202



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PLANNING REVIEW
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RENDERINGS

A.203



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23 REED

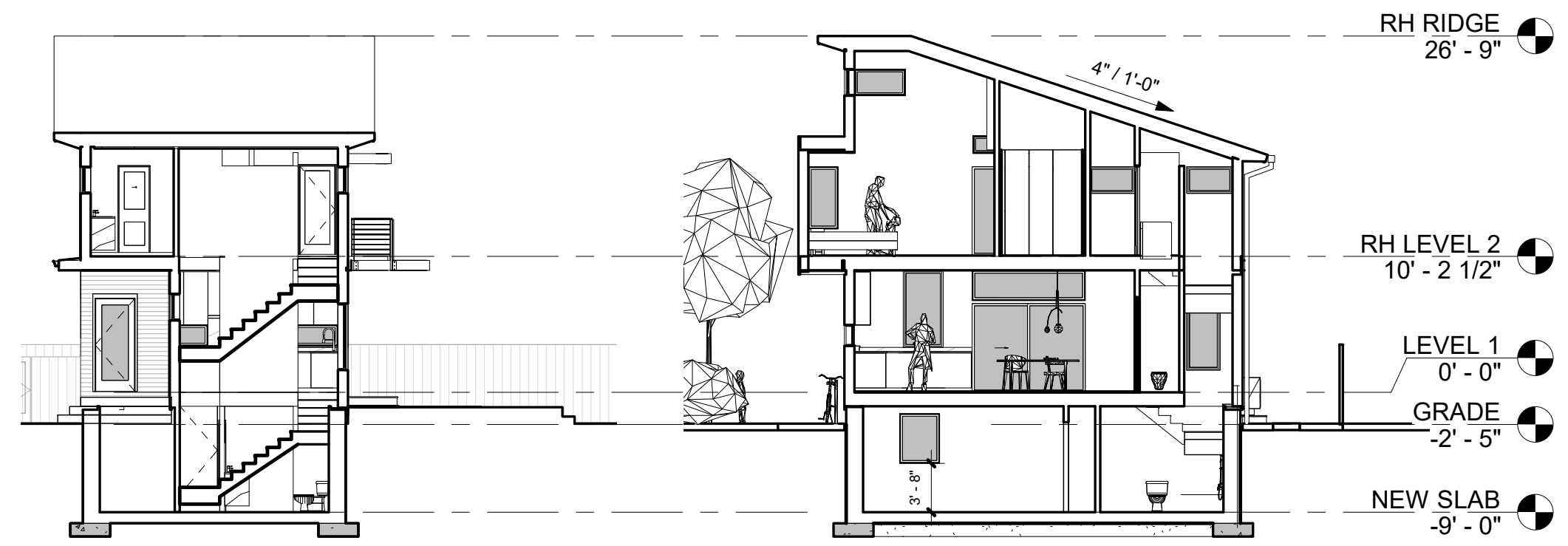


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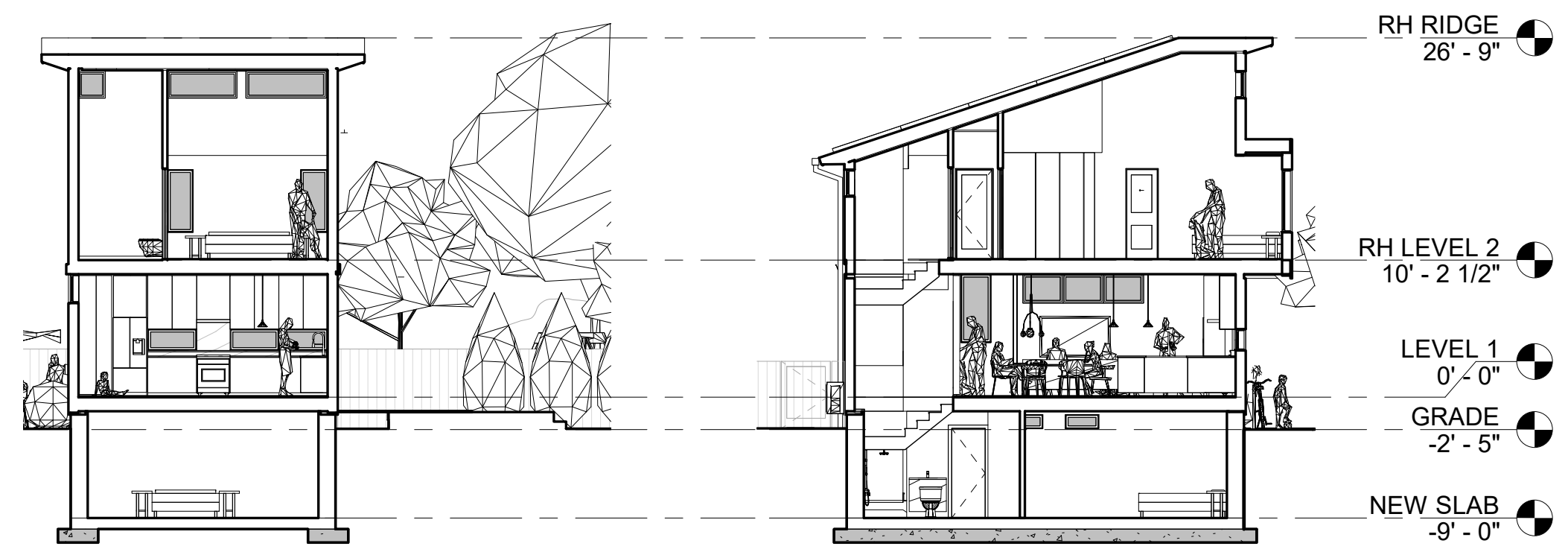
RENDERINGS

A.204



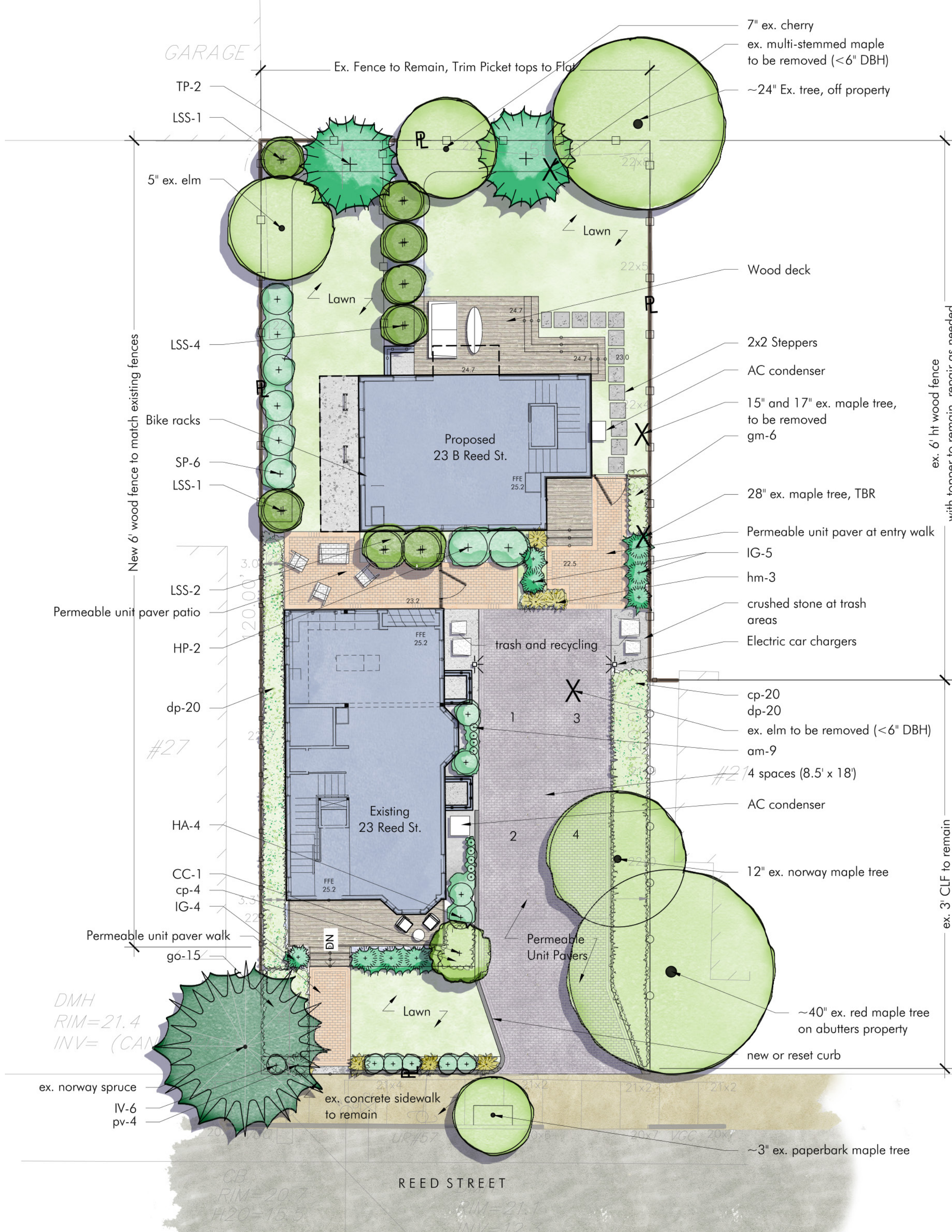
01 RH SHORT SECTION 1
3/32" = 1'-0"

02 RH LONG SECTION 1
3/32" = 1'-0"



03 RH SHORT SECTION 2
3/32" = 1'-0"

04 RH LONG SECTION 2
3/32" = 1'-0"



PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
CC	1	<i>Cercis canadensis</i> 'Lavender Twist'	Weeping Eastern Red Bud	3-3.5" cal.	B&B, Fall Dig Hazard
LSS	8	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigate Sweetgum	2-2.5" cal.	
EVERGREEN TREES					
TP	2	<i>Tuja plicata</i> 'Green Giant'	Green Giant Arborvitae	6-7' ht. (4" cal.)	B&B
SHRUBS					
CA	5	<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	5 gal.	Pots
HA	4	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal.	Pots
HP	2	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	3 gal.	Pots
IV	6	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	3 gal.	Pots
IG	9	<i>Ilex glabra</i> 'Shamrock'	Inkberry	24-30" ht.	Pots
SP	7	<i>Syringa pubescens</i> 'Miss Kim'	Korean Lilac	5 gal.	Pots
PERENNIALS					
am	9	<i>Alchemilla mollis</i>	Lady's Mantle	2 gal.	Pots, 30" o.c.
cp	24	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal.	Pots, 30" o.c.
dp	40	<i>Dennstaedia punctilobula</i>	Hay-Scented Fern	1 gal.	Pots, 30" o.c.
hm	3	<i>Hakonechloa macra</i> 'All Gold'	Japanese Forest grass	1 gal.	Pots
gm	12	<i>Geranium macrorrhizum</i>	Bigroot Geranium	1 gal.	Pots
go	15	<i>Galium odoratum</i>	Sweet Woodruff	4"	Pots
pv	4	<i>Panicum virgatum</i> 'Shenandoah'	Red Switchgrass	1 gal.	Pots



Weeping Eastern Red Bud



Green Giant Arborvitae



Fastigate Sweetgum



Annabelle Hydrangea



Bobo Hydrangea



Inkberry



Little Henry Sweetspire



Korean Lilac



Lady's Mantle



Pennsylvania Sedge



Hay-Scented Fern

23 Reed Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees	Inches To Be Mitigated
Maple (split trunk)	32"			
Maple	28"			
Arborvitae x2 (4" ea.)			8"	
Cherry		7"		
Norway Maple		12"		
Red Bud (3" ea.)			3"	
Fastigate Sweetgum (3" ea.)			24"	
Total Inches	60	19	37.0	4.0



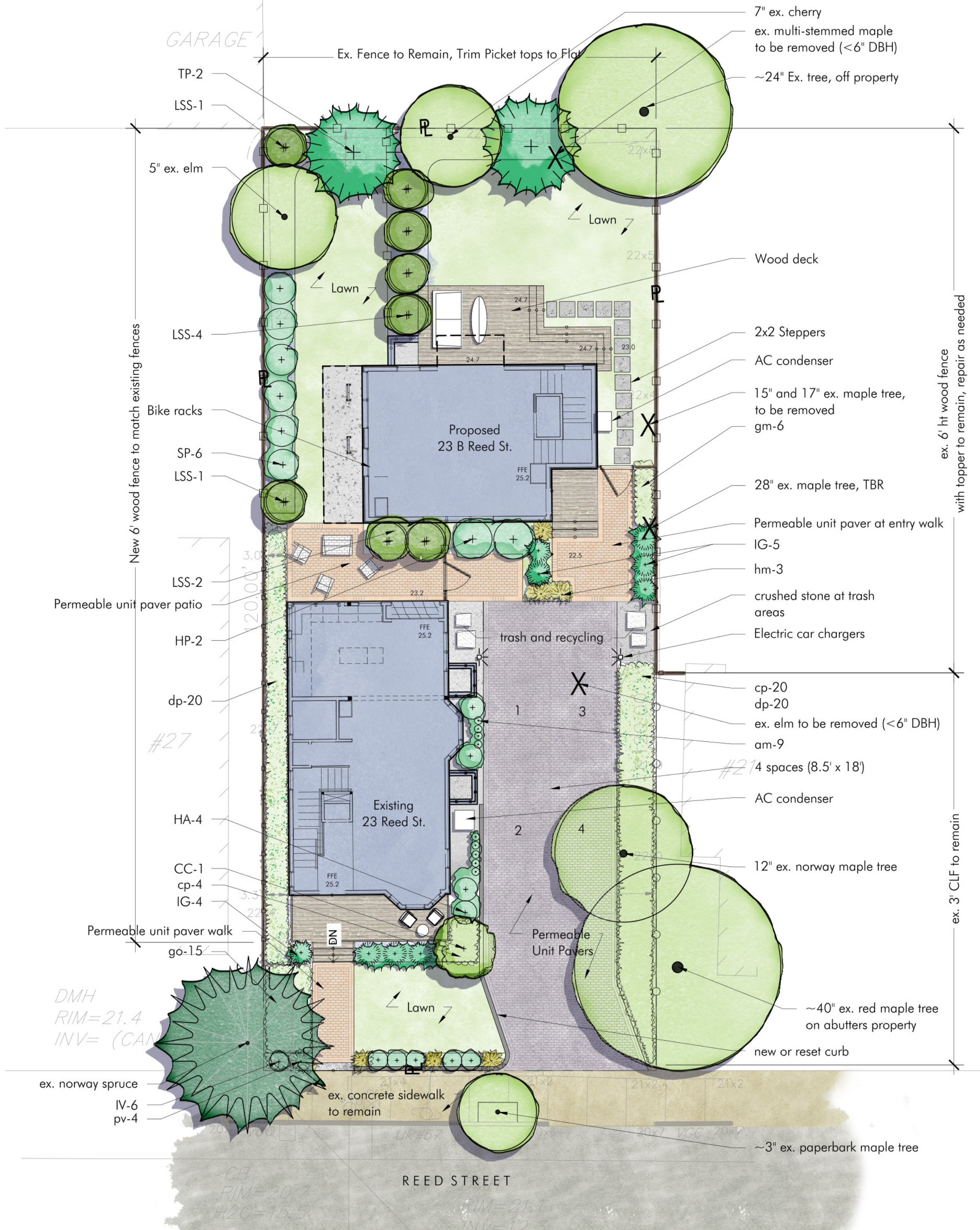
Japanese Forest Grass



Sweet Woodruff



Bigroot Geranium



4" Landscape Curb



Bike Rack



Wood Board Fence



Electric Car Chargers

ex. 6' ht wood fence with toppler to remain, repair as needed

ex. 3' CLIF to remain