

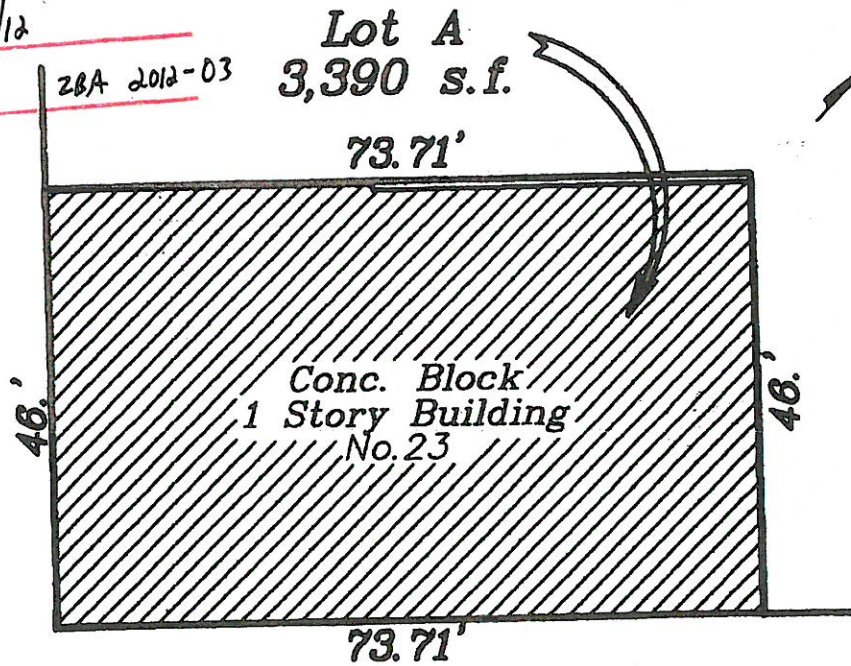
City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 2/15/12

Case #: ZBA 2012-03

Brook Street



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Rush Street

NOTE: BUILDING IN EXCESS OF 20 YRS. OLD
A FULL SURVEY WOULD BE REQUIRED
TO DETECT ANY MINOR ENCROACHMENTS.

TITLE REFERENCE: BK.13335, PG.558

I CERTIFY THAT THE BUILDING(S) IS LOCATED
AS SHOWN AND DOES CONFORM TO THE
ZONING BY-LAWS OF SOMERVILLE IN
EFFECT NOW OR AT THE TIME OF CONSTRUCTION
AND DOES NOT LIE IN A SPECIAL FLOOD HAZARD
ZONE AS DETERMINED BY THE FEDERAL DEPART-
MENT OF HOUSING & URBAN DEVELOPMENT.

NOTE: THIS PLOT PLAN WAS NOT MADE FROM
AN INSTRUMENT SURVEY AND IS FOR MORT-
GAGE PURPOSES ONLY. UNDER NO CIRCUM-
STANCES IS THIS PLAN TO BE USED FOR
ADDITIONS, FENCES, WALLS, ETC.

Carleton W. Garvey
REGISTERED LAND SURVEYOR
11/21/11
DATE

Plot Plan of Land
in

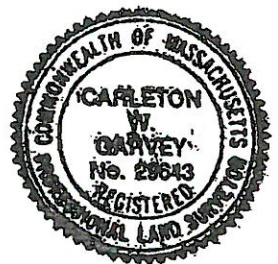
Somerville

Prepared For

Attorney Norman M. Clement

Scale: 1 in. = 20 ft.

November 21, 2011



C. W. GARVEY CO., INC
36 WEST STREET

SURVEYORS & ENGINEERS
WHITMAN, MASS.

The Proposed Alterations to 23 Rush St., Somerville, MA 02145

Pre-Existing, Non-Conforming, one story masonry building located in a Residential B Zone,

NOTES:

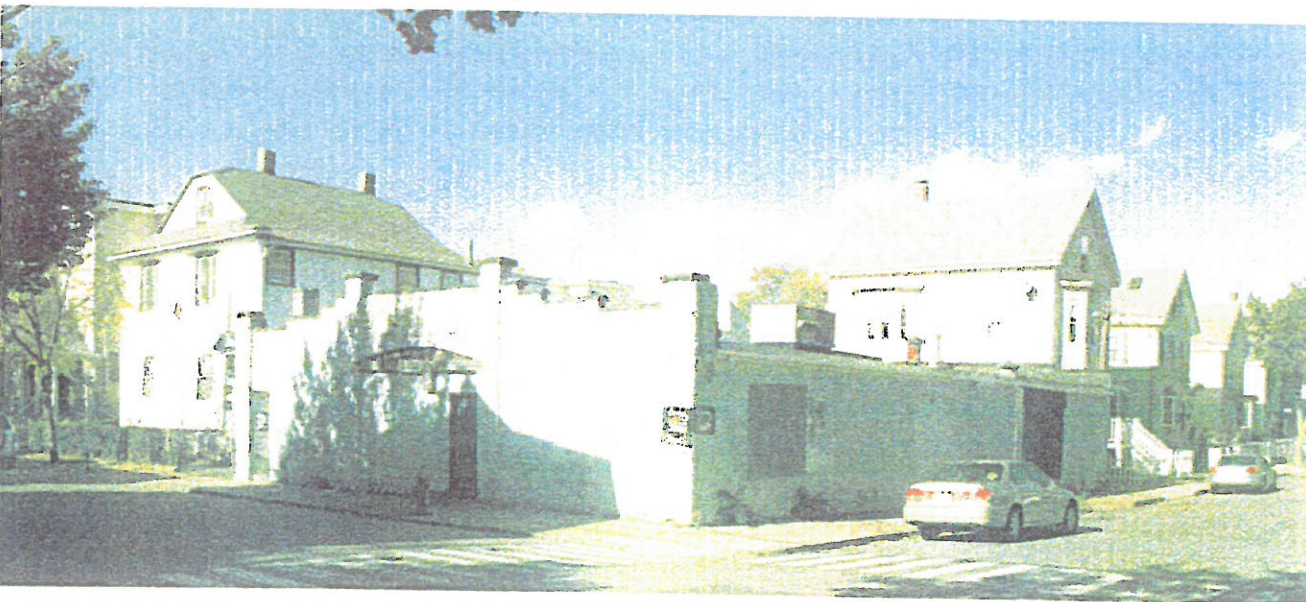
The proposed use is the same as the existing use, which has been continuous since the building was constructed, ± 50 years ago. This is allowed by Section 7.11.14.B.1.a.

The proposed changes will not change any of the building's existing setbacks, its height, nor its noise and traffic patterns.

The Proposed Work consists of and is limited to:

1. The installation of new, Code-compliant windows and doors in existing masonry openings which were blocked up in previous years. The outlines of these openings are visible, and the new units will conform to these openings. See attached Drawings.
2. The installation of a new, Code-Compliant sprinkler system throughout the building.
3. The installation of a new, Code-Compliant fire alarm system throughout the building.
4. Pouring a new floor slab, per Code. Note that proposed demolition will include removal of contaminated soil which was the result of oil leaking through the existing slab.

All Proposed Work will be done by licensed contractors, in accordance with all applicable Codes and Ordinances.



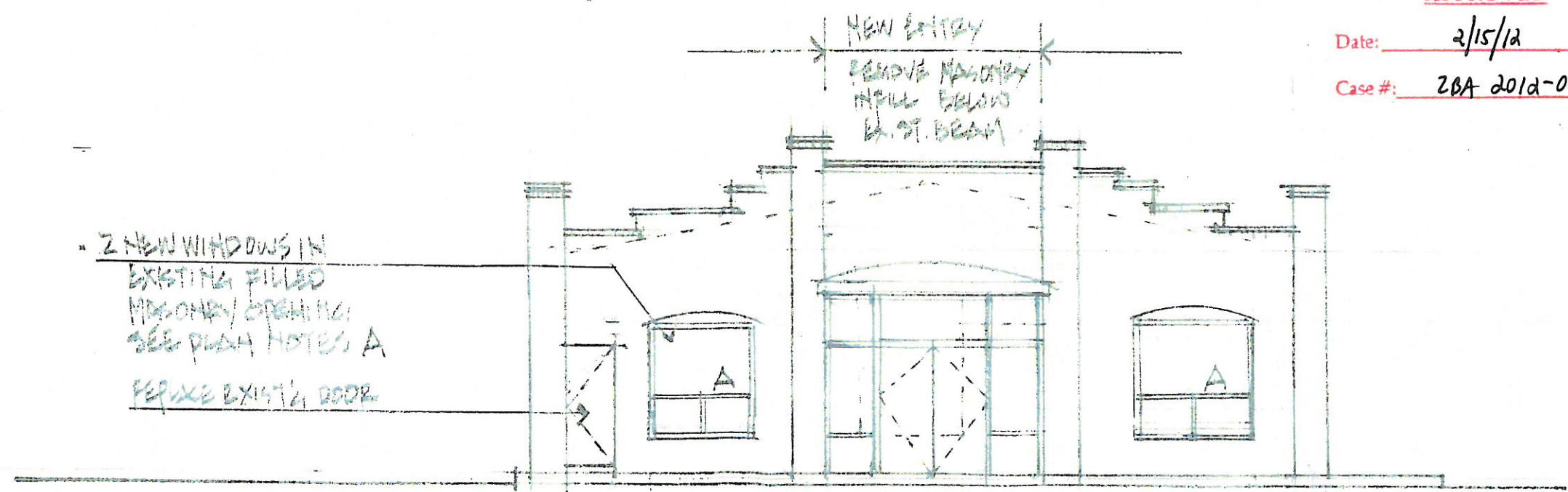
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BROOK STREET - PROPOSED ELEVATION
SCALE 1/8" = 1'-0"

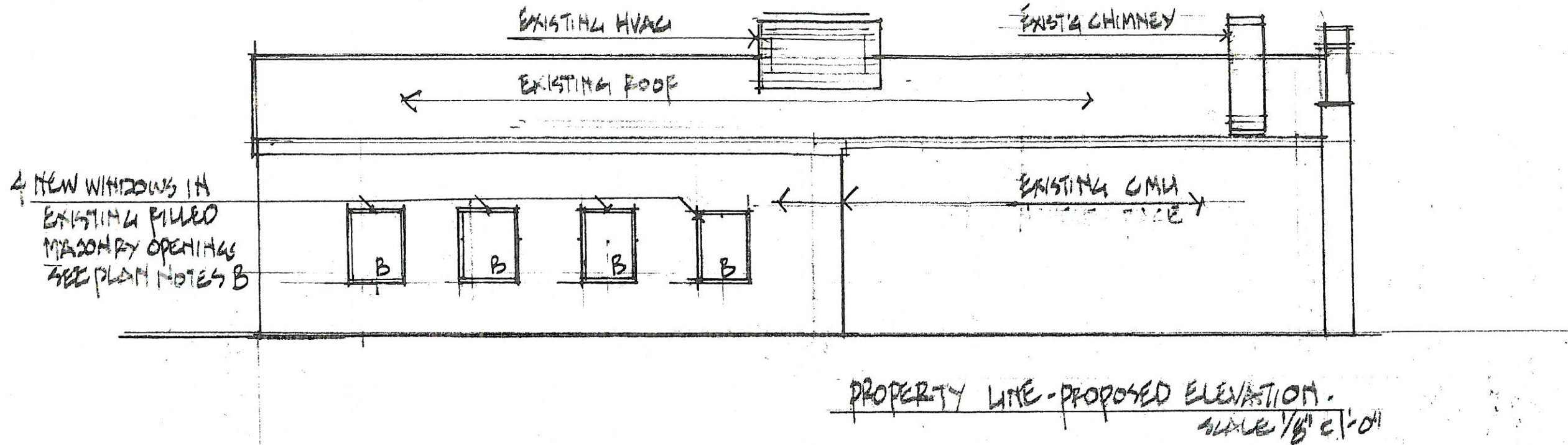
James Christopher Lynch
1-10-12

JAMES CHRISTOPHER LYNCH
Architect
4 Foster Street
Boston, MA 02109
jcl@arch@earthlink.net (617) 742-6970

ELECTRA REALTY CORPORATION
23 RUSH ST SOMERVILLE, MA 02145

ZBA EXTERIOR OPENING MODIFICATIONS

A-1



City of Somerville
ZONING BOARD OF APPEALS

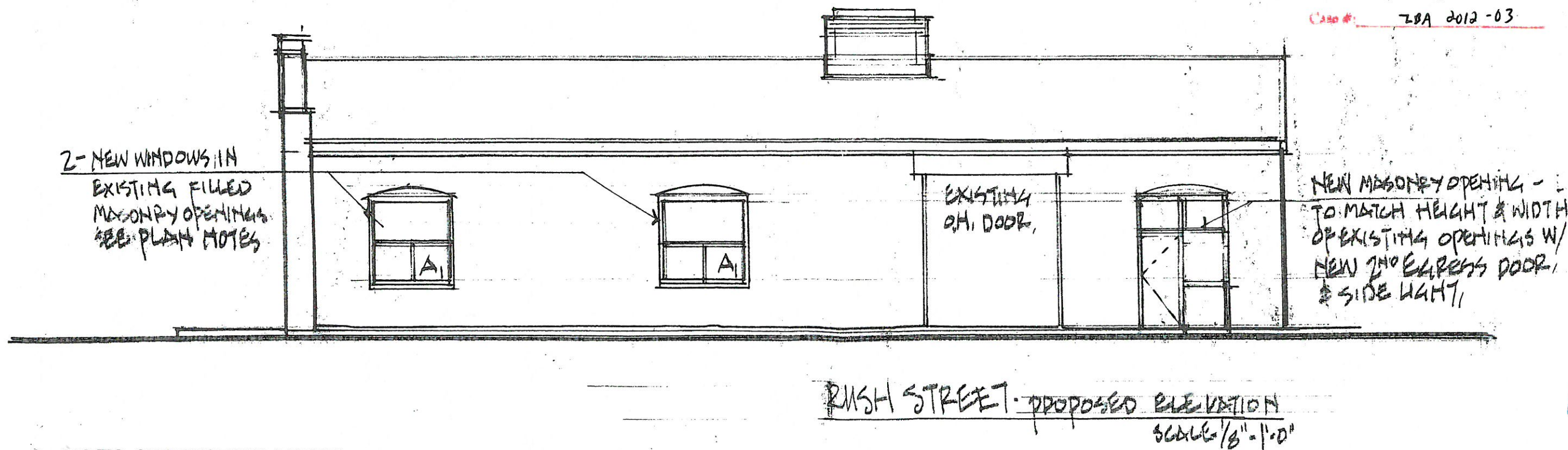
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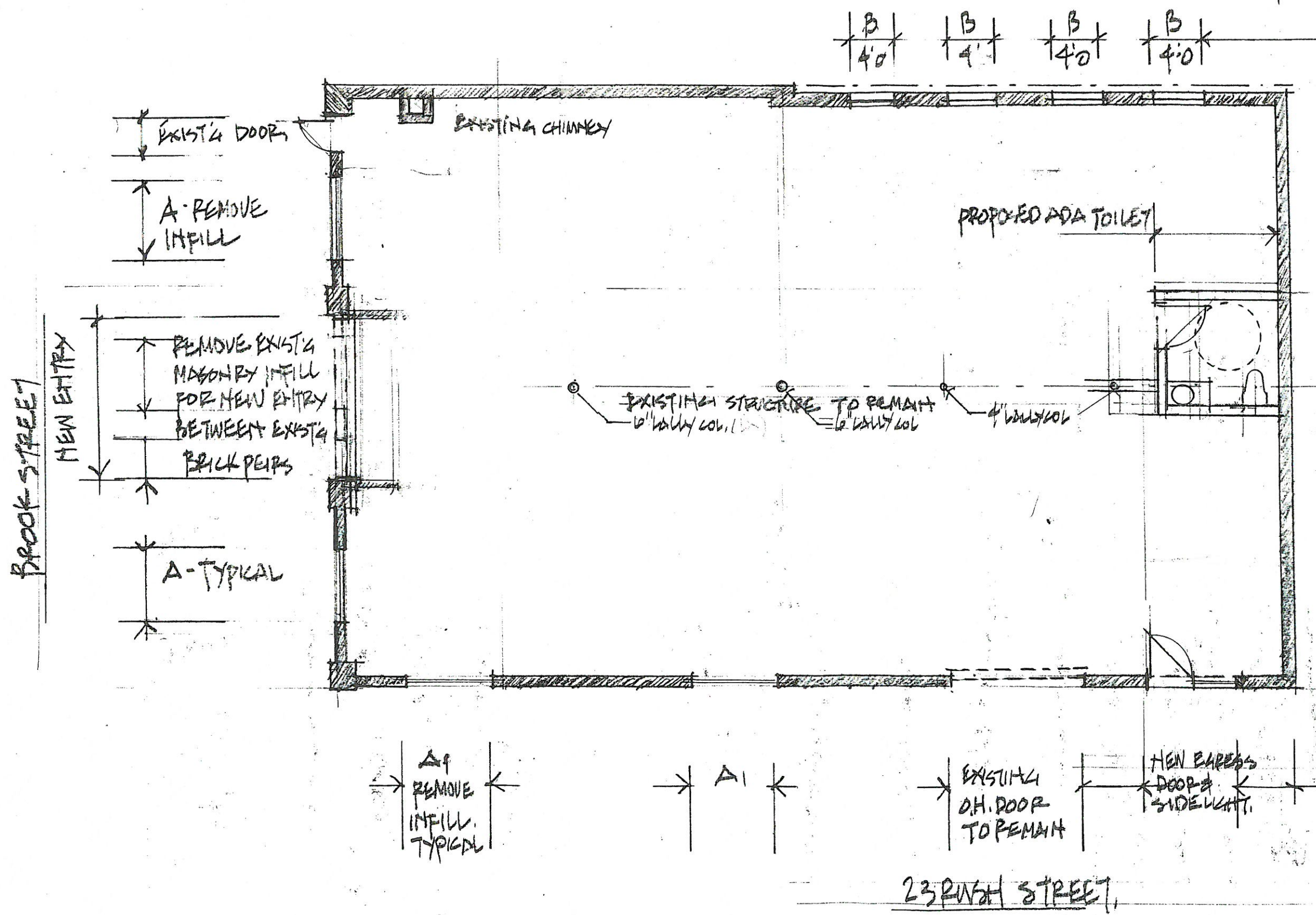
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PROPOSED EXTERIOR MODIFICATIONS



TYPE 'B' WINDOW 4'-0" X 5'-4"
 4 EXISTING INFILLED OPENINGS
 TO HAVE NEW CODE COMPLIANT
 GLAZING PLUS - DELUGE
 SPRINKLER HEADS -
 OWNER TO PROVIDE FULL
 FIRE PROTECTION SYSTEM

TYPE 'A' WINDOWS - 6'-8" HIGH
 WIDTHS VARY - A = 6'-0" ±
 SEE ELEVATIONS A₁ = 6'-8"
NEW WOOD WINDOWS - BY OWNER.

NEW ENTRY SYSTEM - WOOD
 TO MATCH WINDOWS @ STREET
 SEE ELEVATIONS -

NEW EXPRESS DOOR & SIDE LIGHT
 TO MATCH ENTRY - WOOD BY OWNER

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John Kelly
 1.10.12

A-3

JAMES CHRISTOPHER LYNCH
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 Boston, MA 02109
 jcl4arch@earthlink.net (617) 742-6970

ELECTRA REALTY CORPORATION
 23 RUSH ST SOMERVILLE, MA 02145

ZBA EXTERIOR OPENING MODIFICATIONS