



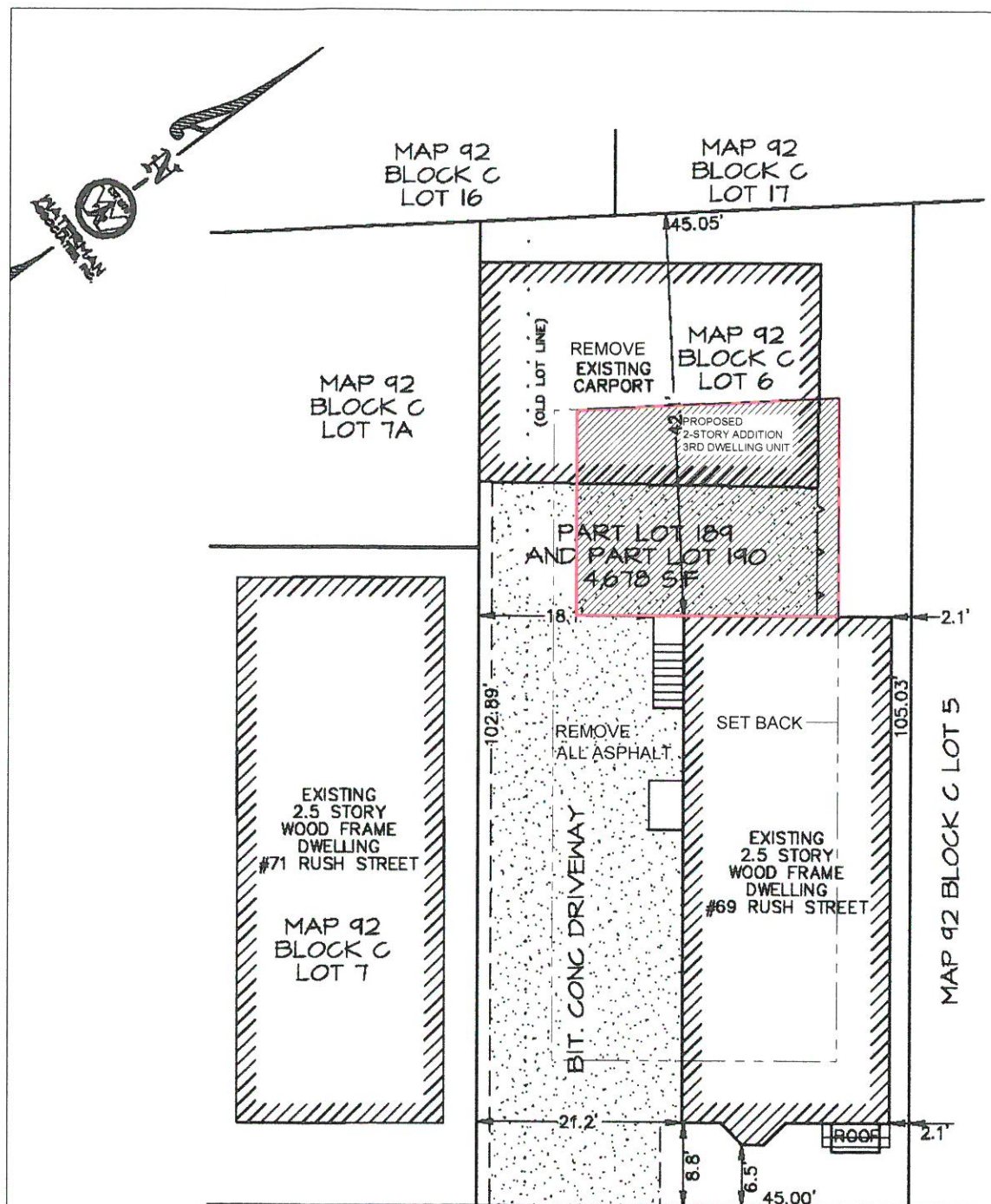
69 RUSH STREET VIEW FROM RIGHT




69 RUSH STREET VIEW FROM LEFT



69 RUSH STREET FRONT VIEW



RUSH STREET

 <p>WATERMAN F.S.D.</p> <p>F.O. WATERMAN AND ASSOC. INC. 2 WISTERIA WAY CANTON, MA 02021 (781)-401-0711</p>	<p>PROFESSIONAL LAND SURVEYOR</p>	<p>CERTIFIED PLOT PLAN OF LAND IN SOMERVILLE, MA</p> <p>OWNER: NF YANICK DESIR, ALDY ALDIN AND JOEL ALDIN 69 RUSH STREET, SOMERVILLE, MA</p>
<p>DEED: BK 15756 PG 444</p>	<p>PLAN: FB 10 PLAN 43</p>	<p>DATE: Dec 27, 2017</p>

EXISTING SITE PLAN WITH PROPOSED ADDITION

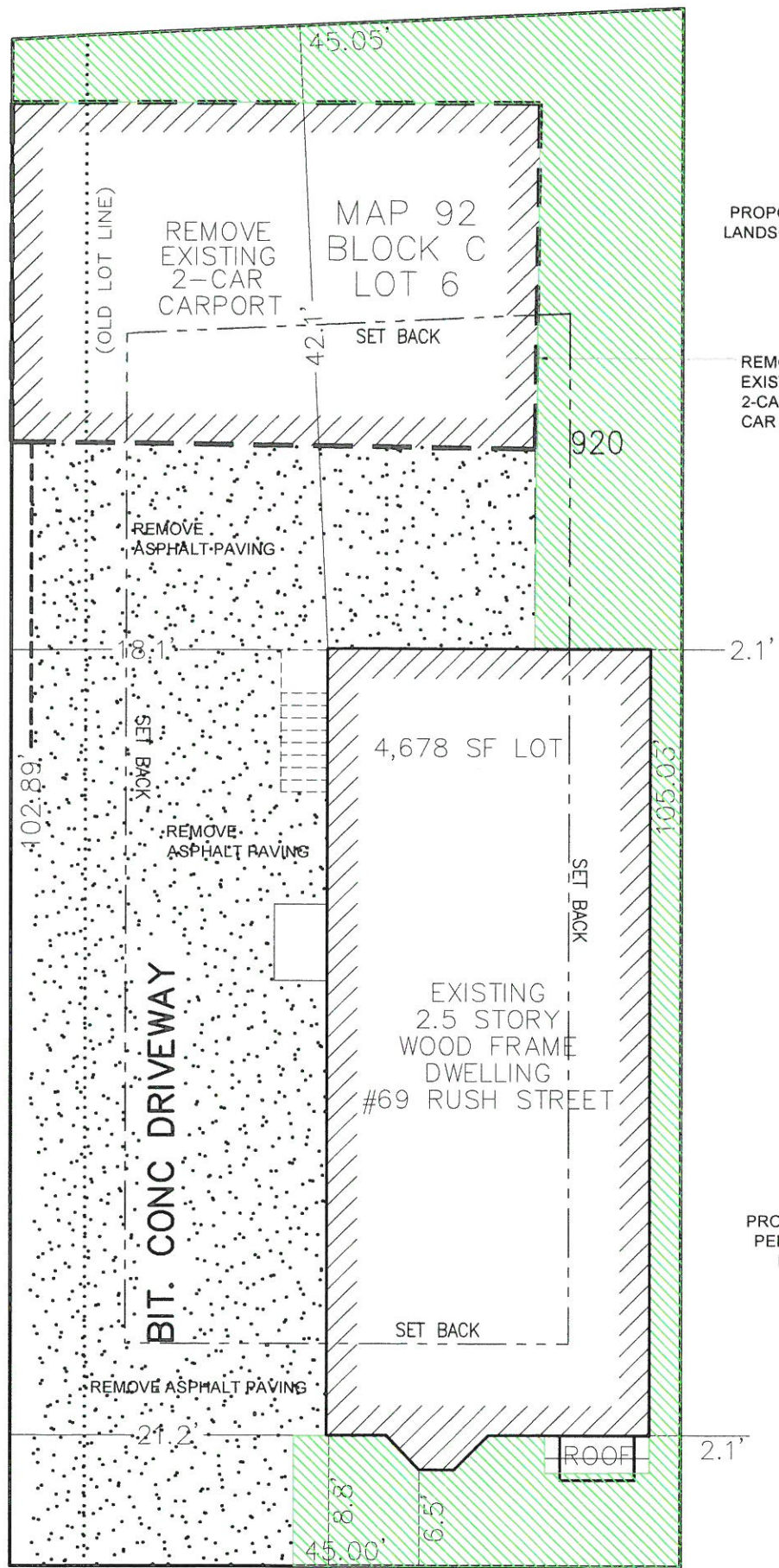
22 MARCH 2018
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PROJECT:
**PROPOSED REAR ADDITION
3RD DWELLING UNIT
69 RUSH ST
SOMERVILLE, MA**

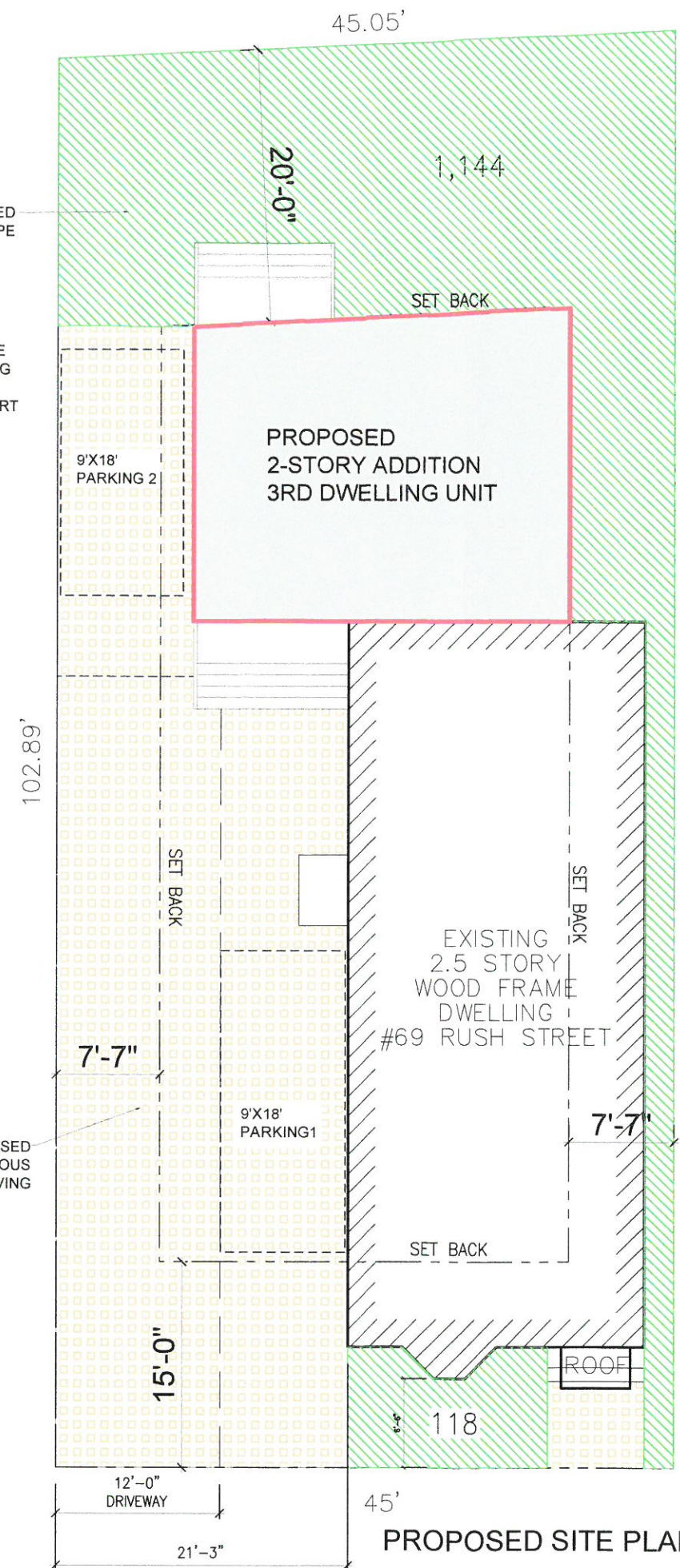
ARCHITECT:
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Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
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- DRAWING LIST:
- | | |
|-------|-------------------------|
| COVER | SITE PHOTOS / PLOT PLAN |
| L.1 | SITE PLANS |
| L.2 | PROPOSED LANDSCAPE PLAN |
| D1.1 | EXISTING FLOOR PLANS |
| D2.1 | EXISTING ELEVATIONS |
| A1.1 | PROPOSED FLOOR PLANS |
| A1.2 | PROPOSED FLOOR PLANS |
| A2.1 | PROPOSED ELEVATIONS |
| A2.2 | PROPOSED ELEVATIONS |

2018 MAR 28 A 10:52
CITY CLERK'S OFFICE
SOMERVILLE, MA



EXISTING SITE PLAN



PROPOSED SITE PLAN

ZONING SUMMARY				
Zoning District: RB (Residential B)				
DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED / CONFORMANCE
GENERAL				
USE	§8.5	RESIDENTIAL USE-TWO-FAMILY DWELLING	2-FAM ALLOWED	3 FAMILY / ALLOWED
LOT AREA	§8.5	4,678 SF (EXISTING TO REMAIN)	4,678 (APPROX) SF	NO CHANGE / CONFORMING
NET FLOOR AREA (PER ZONING DEFN)	§8.5	4,678 TOTAL NSF	2,839 NSF TOTAL	3,927 NSF TOTAL / CONFORMING
FAR	§8.5	1	0.60	0.84 / CONFORMING
MIN LOT AREA PER DWELLING UNIT	§8.5	1,500 SF PER DWELLING UNIT	2,339 SF PER UNIT	1,560 SF PER DWELLING UNIT / CONFORMING
MAX GROUND COVERAGE	§8.5	50% OF LOT	42% OF LOT	37% / CONFORMING
LANDSCAPED AREA, MIN	§8.5	25% OF LOT	19% OF LOT	27% / CONFORMING
PERVIOUS SURFACE, MIN	§8.5	35% OF LOT	19% OF LOT	58% / CONFORMING
MAX HT.	§8.5	40', 3 STORIES	35' +/-, 3 STORIES	NO CHANGE / CONFORMING ADDITION
MIN FRONT YARD	§8.5	15'	6'-6"	NO CHANGE / CONFORMING ADDITION
MIN SIDE YARD	§8.5	7'-7" (8' MINUS 5" (LOT IS 5' LESS WIDE THAN 50'))	18' LEFT / 2.1' RIGHT	NO CHANGE / CONFORMING ADDITION
MIN REAR YARD	§8.5	20'	42.1'	20'-0" / CONFORMING ADDITION
MIN FRONTAGE	§8.5	50'	45'	NO CHANGE / CONFORMING
PARKING	§9.5	1.5 SPACES PER (2) BEDROOM UNIT	2	2 / EXISTING NON-CONFORMING

PROPOSED 3RD DWELLING UNIT REAR ADDITION

--- SETBACK

PROPOSED SET BACKS:

FRONT 15'-0" CONFORMING
 SIDE LEFT 7'-7" CONFORMING
 SIDE RIGHT 7'-7" CONFORMING
 REAR 20'-0" CONFORMING

EXISTING GROSS = 4,017 GSF
 4,017 GSF X .25 = 1,004.25 GSF ADDITION AS BY RIGHT
 PROPOSED ADDITION = 610 GSF BASEMENT + 610 GSF LEVEL 1 + 453 GSF LEVEL 2 = 1,673 GSF 41% = NON-CONFORMING

EXISTING NSF 2,839 NSF
 FAR MAX = 1
 2,839 NSF / 4,678 SF = .60 EXISTING FAR CONFORMING

PROPOSED FAR:
 2,839 EX NSF + 354 SF UNIT 3 BASEMENT + 430 SF UNIT 3 FIRST FLOOR + 304 SF UNIT 3 SECOND FLOOR = 3,927.0 NSF PROPOSED
 3,927 NSF / 4,678 SF LOT = .84 FAR PROPOSED CONFORMING

LANDSCAPE: 25% MIN REQ'D
 920 SF / 4,678 SF LOT = 19% EXISTING LANDSCAPE NON-CONFORMING
 PROPOSED: 1,262 SF / 4,678 SF LOT = 27% LANDSCAPE CONFORMING

PERVIOUS: 35% MIN REQ'D
 920 SF / 4,678 SF LOT = EXISTING 19% PERVIOUS NON-CONFORMING
 PROPOSED: 1,263 SF LANDSCAPE + 1,455 SF PERVIOUS PAVERS = 2,737 SF / 4,678 SF LOT = PROPOSED 58% PERVIOUS CONFORMING

BUILDING HEIGHT CONFORMING, NO CHANGE

4.5 PARKING SPACES REQUIRED
 EXISTING 2 SPACES AND PROPOSED 2 SPACES = RELIEF REQUIRED FOR 3 SPACES NON-CONFORMING / SPECIAL PERMIT REQUIRED

PROJECT: Rear Addition 3rd Dwelling Unit
 69 Rush St
 Somerville, MA

GCD ARCHITECTS
 2 Worthington St
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Date: ISSUED FOR ZBA SPECIAL PERMIT

Drawing Title: Proposed Site Plan

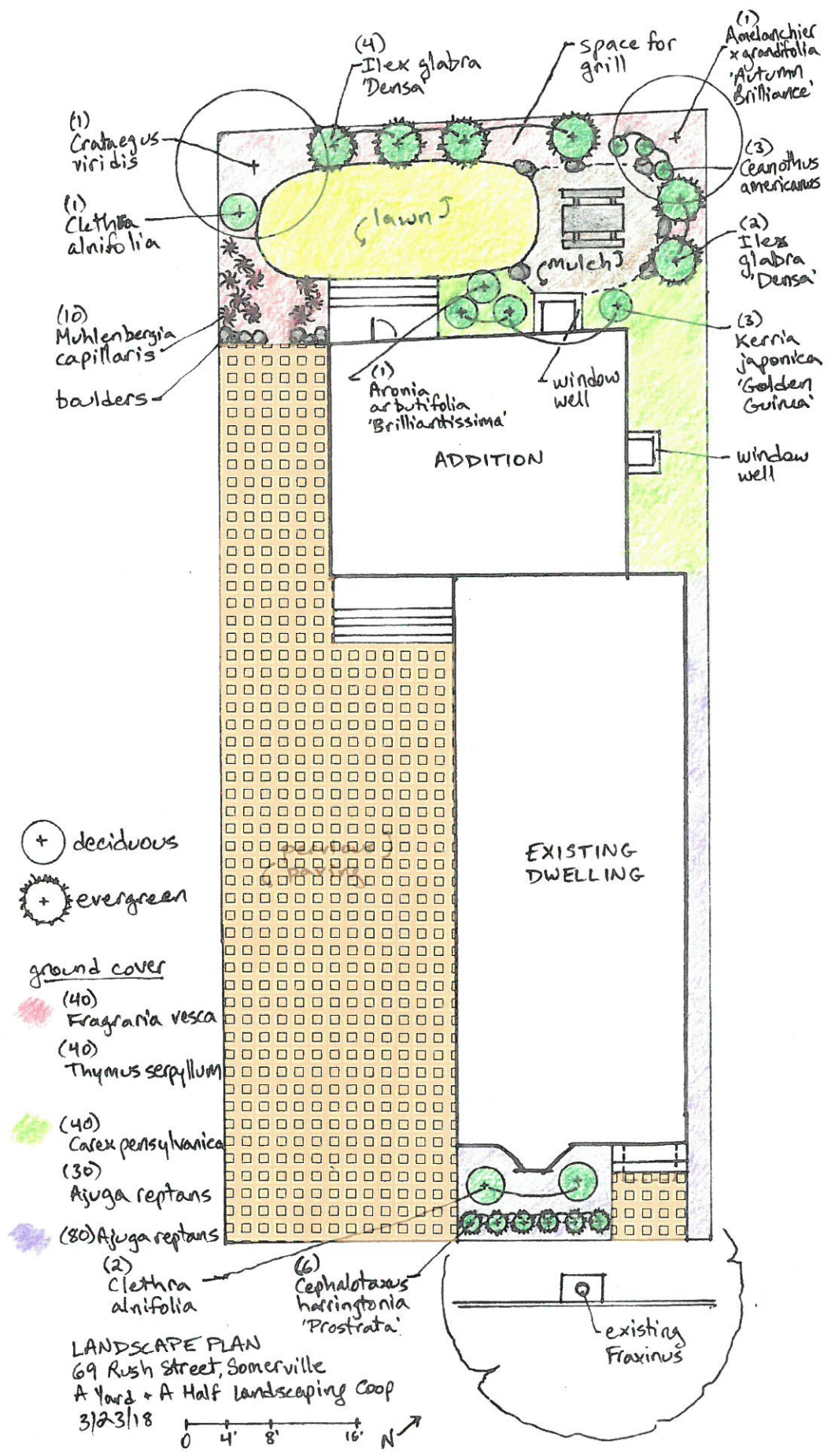
Scale: 3/16" = 1'-0"
 Drawing No. A134.00
 Job No. L.1
 Date: 18 MARCH 2018

69 Rush Street
Somerville
A Yard & A Half Landscaping Cooperative, Inc.
Plant list as of March 23, 2018

Botanic Name	Common Name	Number
TREES		
Amelanchier x grandifolia 'Autumn Brilliance'	Serviceberry	1
Crataegus viridis 'Winter King'	Hawthorne	1
SHRUBS		
Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	1
Ceanothus americanus	New Jersey Tea	3
Cephalotaxus harringtonia 'Prostrata'	Japanese Plum Yew	6
Clethra alnifolia	Summersweet	3
Ilex glabra 'Densa'	Inkberry	6
Kerria japonica 'Golden Guinea'	Japanese Kerria	3
GRASSES		
Muhlenbergia capillaris	Muhly Grass	19
GROUND COVERS		
Ajuga reptans	Bugleweed	110
Carex pensylvanica	Oak Sedge	40
Fragaria vesca	Woodland Strawberry	40
Thymus serpyllum	Creeping Thyme	40

** = Native Plant

PROPOSED PLANTING LIST



LANDSCAPE PLAN
69 Rush Street, Somerville
A Yard + A Half Landscaping Coop
3/23/18

PROPOSED LANDSCAPE PLAN

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Rear Addition 3rd Dwelling Unit
69 Rush St
Somerville, MA

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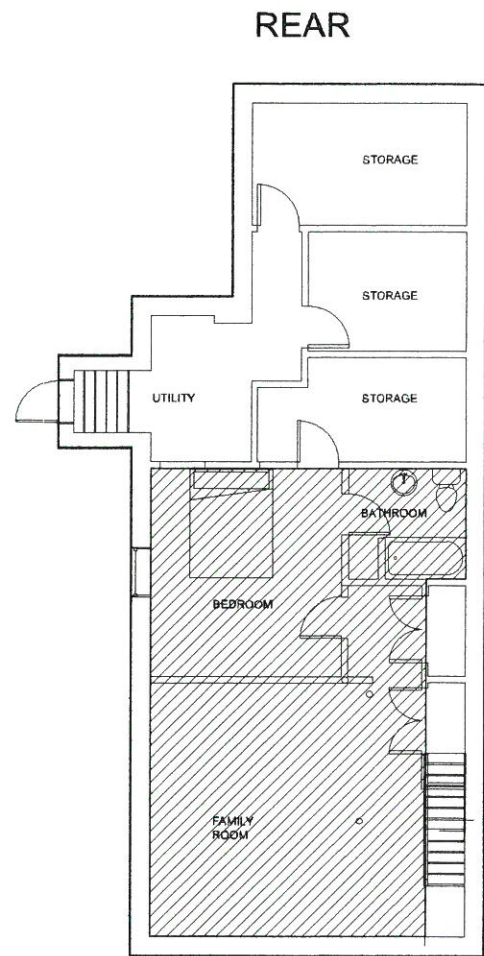
Drawing Title:
Proposed Landscape
Plan

Scale: 3/16" = 1'-0" Drawing No.:
Job No.: A134.00
Date: 18 MARCH 2018

L.2

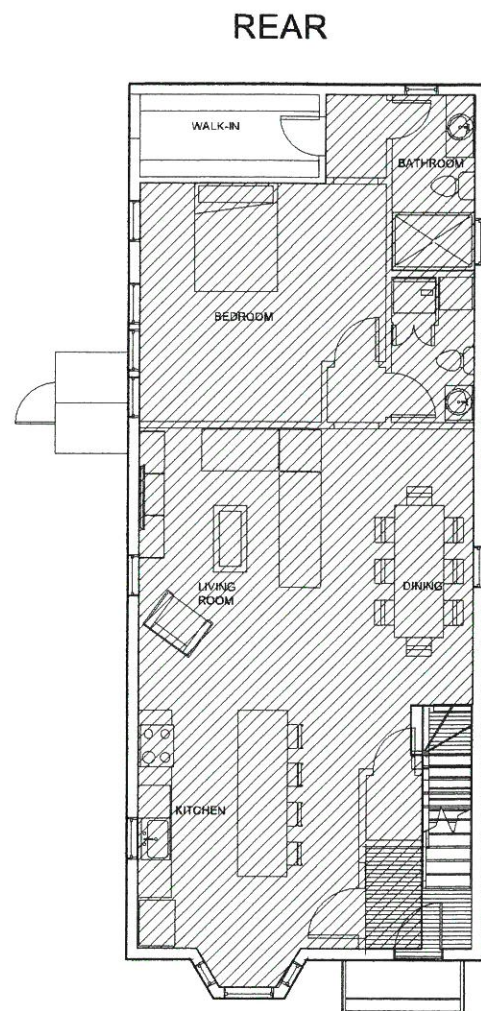


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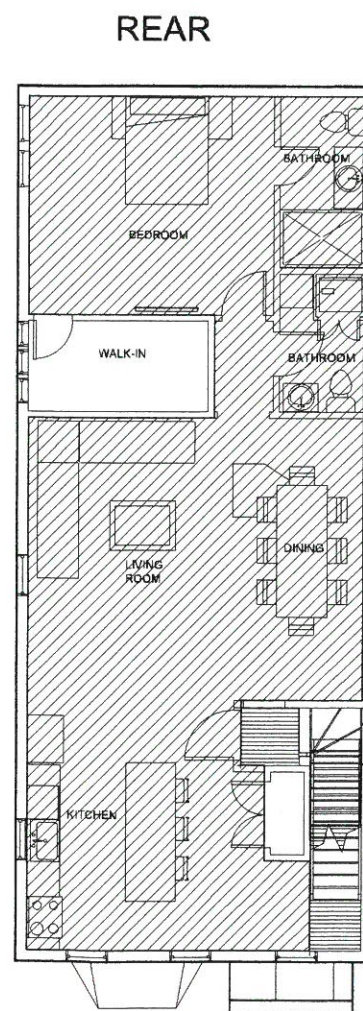
□ 1087 GSF
 ▨ 485 NSF

FRONT



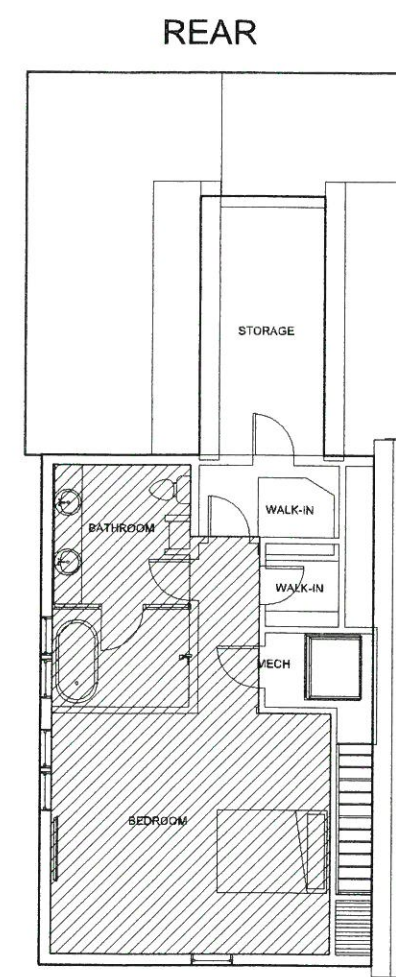
□ 1154 GSF
 ▨ 942 NSF

FRONT



□ 1040 GSF
 ▨ 897 NSF

FRONT



□ 736 GSF
 ▨ 515 NSF

FRONT

① **EXISTING BASEMENT PLAN**
 Scale: 3/16" = 1'-0"

② **EXISTING FIRST FLOOR PLAN**
 Scale: 3/16" = 1'-0"

③ **EXISTING SECOND FLOOR PLAN**
 Scale: 3/16" = 1'-0"

④ **EXISTING ATTIC FLOOR PLAN**
 Scale: 3/16" = 1'-0"

Date:	Revisions:

Drawing Title:
Existing Floor Plans

PROJECT:
Rear Addition 3rd Dwelling Unit
69 Rush St
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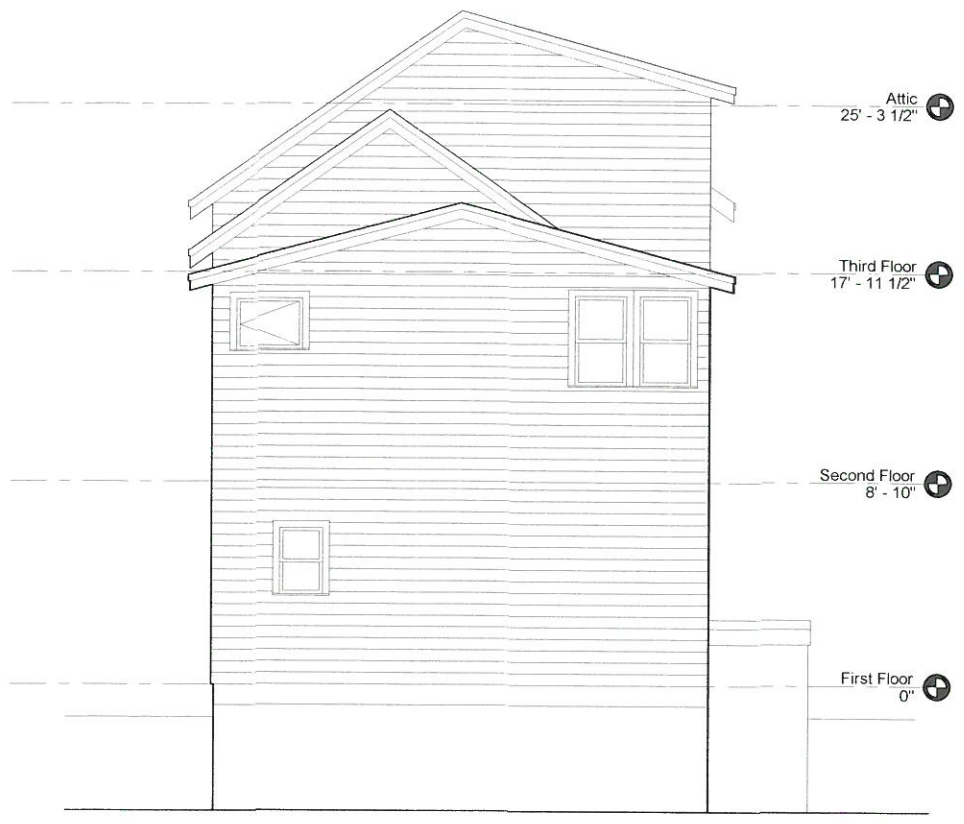


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Drawing Title:
Existing Elevations

Scale: AS NOTED Drawing No.
 Job No: A134.00 **D2.1**
 Date: 18 MARCH 2018



3 EXISTING REAR ELEVATION
 Scale: 3/16" = 1'-0"



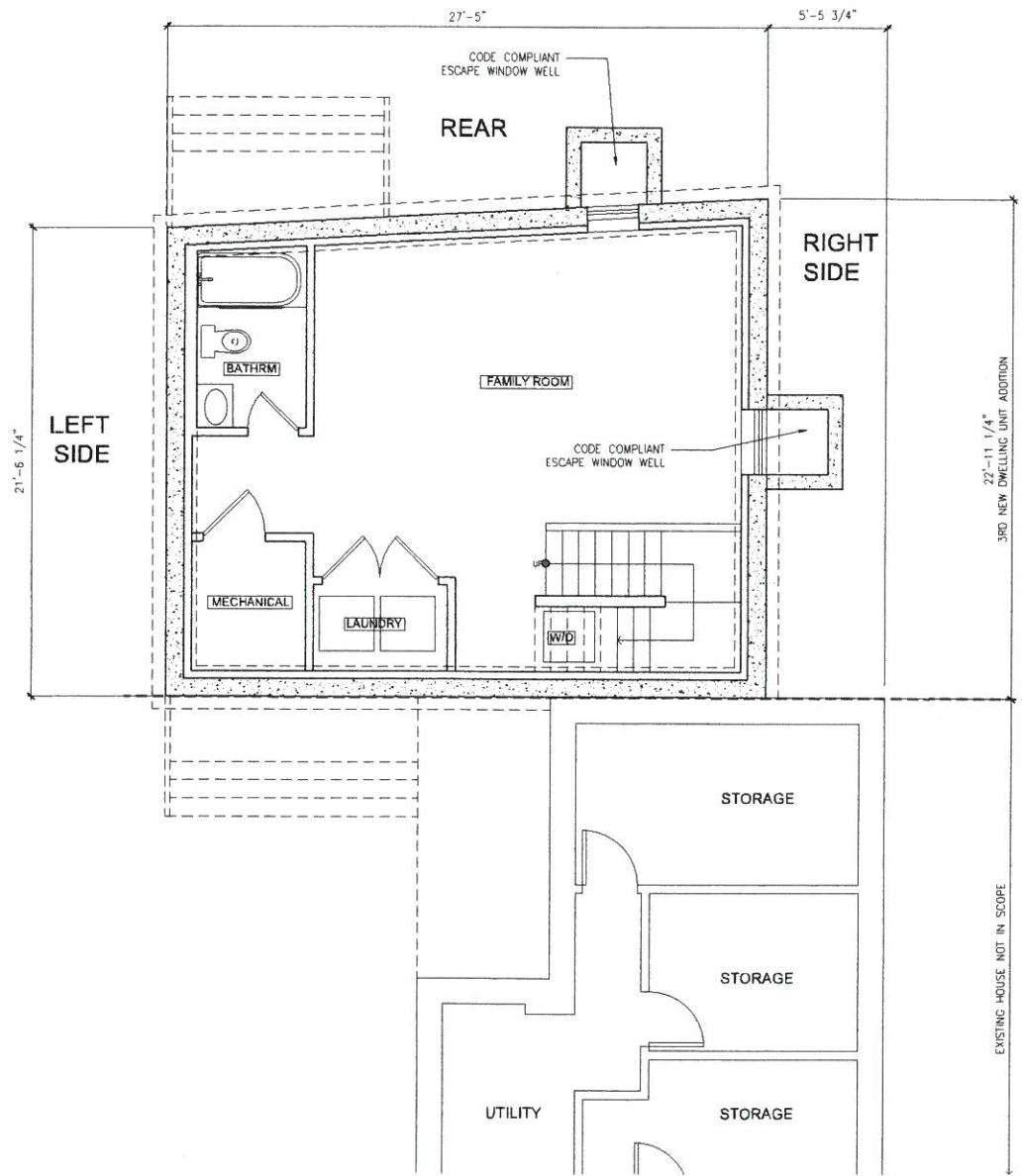
4 EXISTING LEFT SIDE ELEVATION
 Scale: 3/16" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION
 Scale: 3/16" = 1'-0"



1 EXISTING FRONT ELEVATION
 Scale: 3/16" = 1'-0"

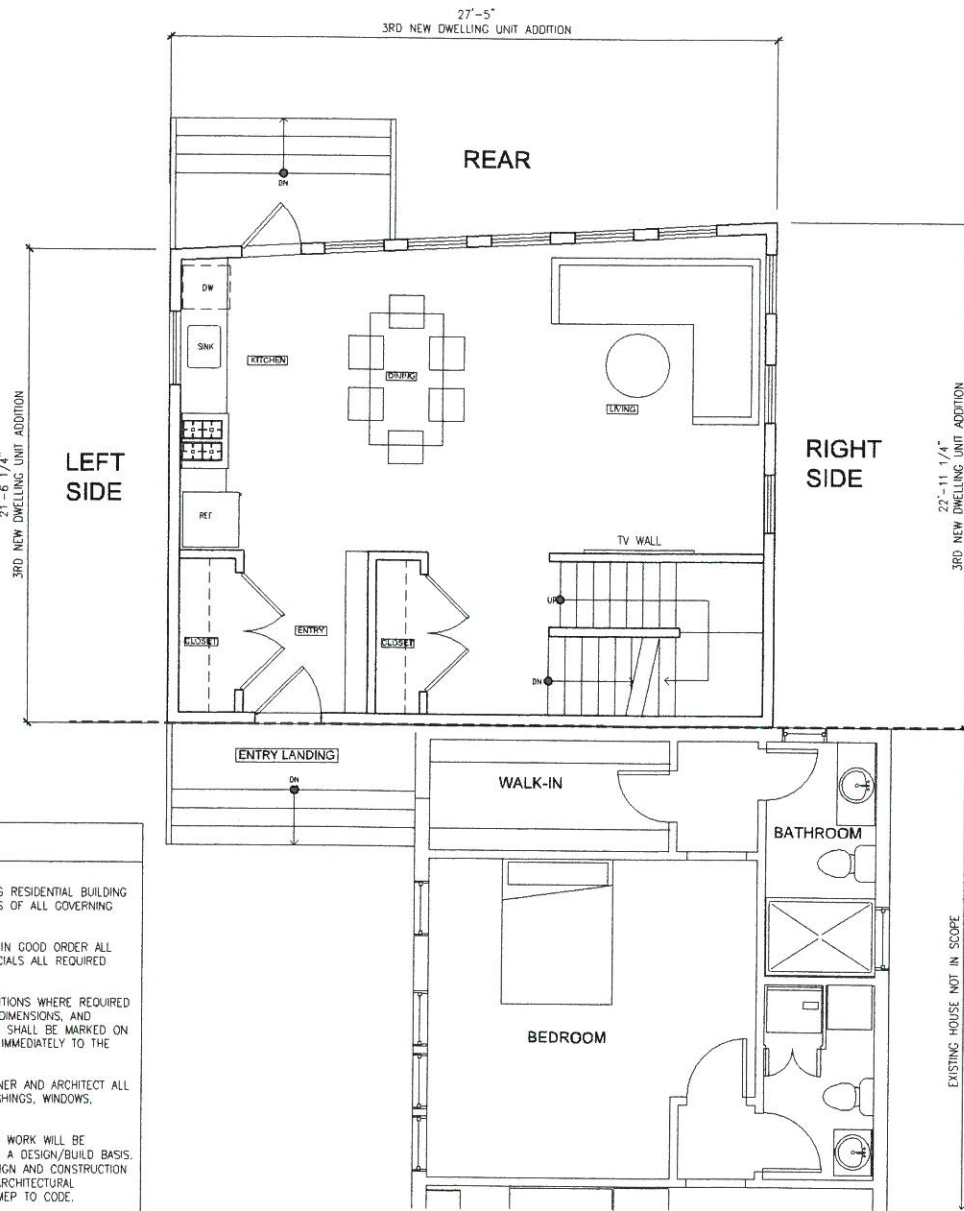


UNIT 3 FINISHED BASEMENT: 610 GSF & 354 NSF

1 NEW DWELLING UNIT 3 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

- GENERAL NEW WORK NOTES:
1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 9TH ADDITION AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES
 2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
 3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
 4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
 5. HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK WILL BE PROCURED BY THE OWNER FROM THE CONTRACTOR ON A DESIGN/BUILD BASIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS WORK AND FOR CONFORMING THE WORK TO ARCHITECTURAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ALL MEP TO CODE.
 6. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
 8. ALL NEW WINDOWS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .30
 9. ALL NEW EXTERIOR DOORS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .27
 10. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
 11. ALL PLUMBING, ELECTRICAL & HVAC PER CODE
 12. HARDWIRED SMOKE DETECTORS, HEAT DETECTORS & CO2 DETECTORS WILL BE INSTALLED PER CODE THROUGHOUT THE ENTIRE HOUSE. (CO2 WITHIN 10'-0" OF EVERY BEDROOM)

- LIFE SAFETY DEVICE LEGEND
- (S) HARDWIRED SMOKE DETECTOR
 - (CS) COMBINATION HARDWIRED SMOKE / CARBON DETECTOR



UNIT 3 LEVEL 1 : 610 GSF & 430 NSF

2 NEW DWELLING UNIT 3 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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PROPOSED
ADDITION
3RD DWELLING
UNIT

EXISTING
STRUCTURE

RUSH ST.
KEY PLAN

Date:	Revisions:

Drawing Title:

Proposed Floor Plans

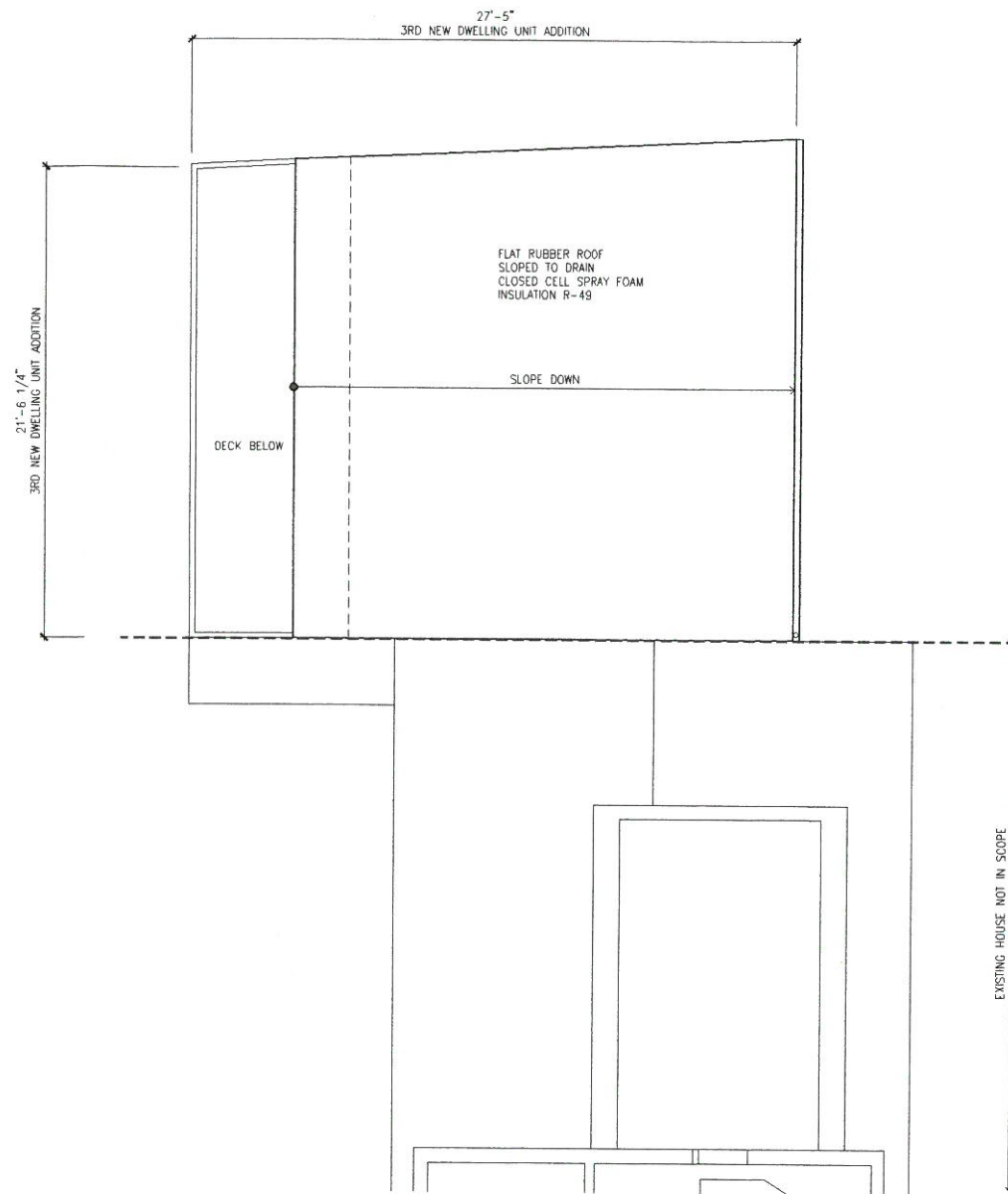
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A1.1



UNIT 3 LEVEL 2 : 453 GSF & 304 NSF

1 NEW DWELLING UNIT 3 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 NEW DWELLING UNIT 3 ROOF PLAN
Scale: 1/4" = 1'-0"

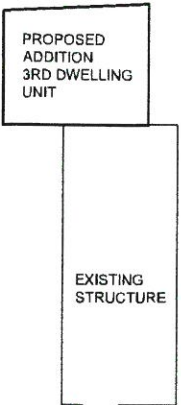
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RUSH ST.
KEY PLAN

Date:	Revisions:

Drawing Title:

Proposed Floor Plans

Scale: AS NOTED Drawing No.:
Job No.: A134.00
Date: 18 MARCH 2018 **A1.2**



2 NEW REAR ADDITION LEFT SIDE ELEVATION
 Scale: 1/4" = 1'-0"



1 NEW REAR ADDITION FRONT ELEVATION
 Scale: 1/4" = 1'-0"

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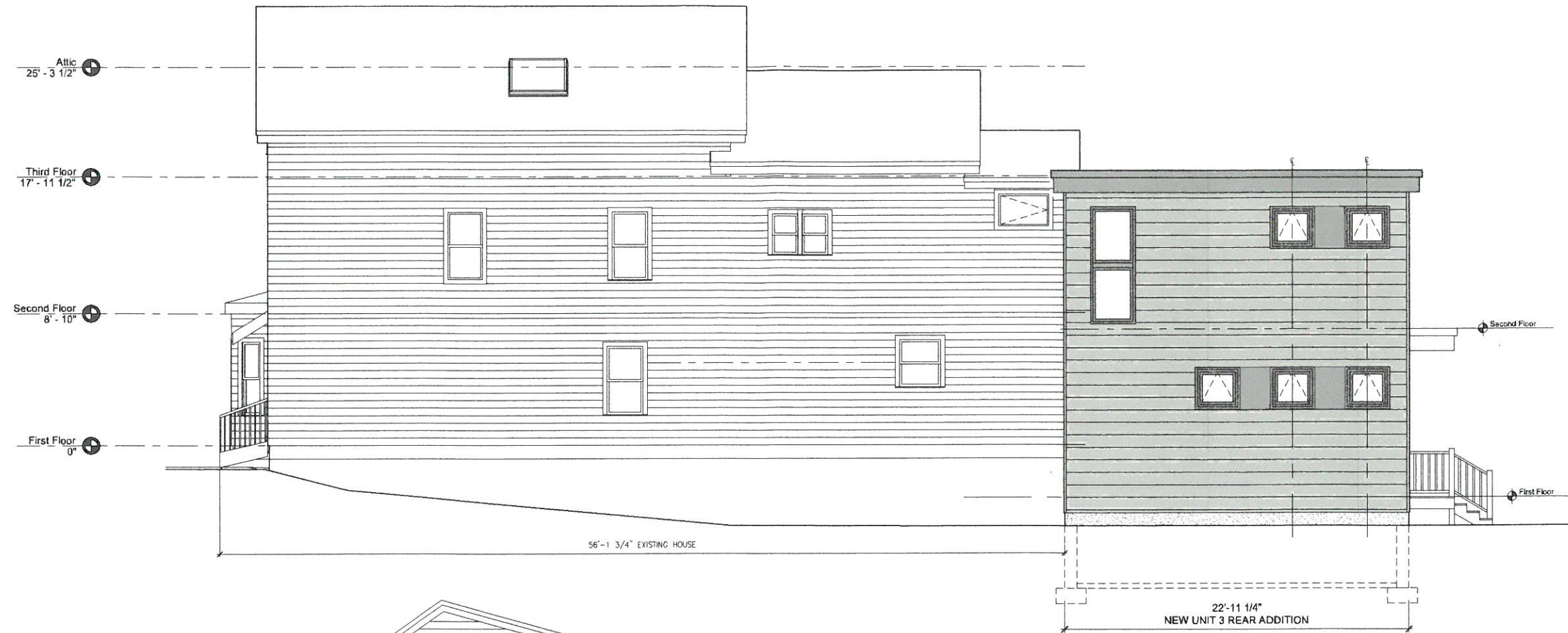


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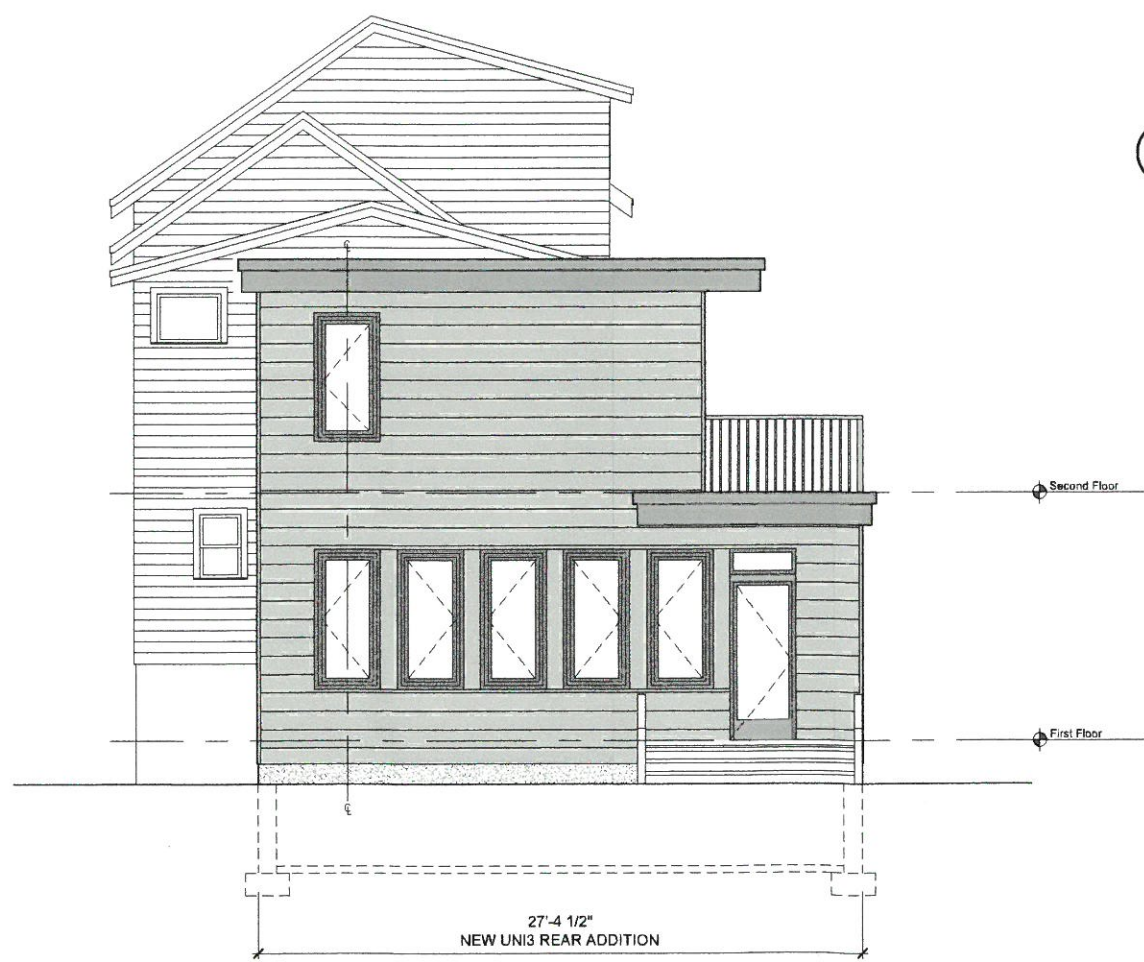
Date:	Revisions:

Drawing Title:
New Rear Addition Elevations

Scale: AS NOTED Drawing No.:
 Job No.: A134.00
 Date: 18 MARCH 2018 **A2.1**



2 NEW REAR ADDITION RIGHT SIDE ELEVATION
 Scale: 1/4" = 1'-0"



1 NEW REAR ADDITION REAR ELEVATION
 Scale: 1/4" = 1'-0"

EXTERIOR NOTES:

1. NEW ADDITION TO HAVE ALL SIDING COMPOSITE
2. NEW ADDITION WINDOWS AND DOORS TO BE ALUM ALUM CLAD
3. EXISTING HOUSE TO BE PAINTED

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