

Special Permit

75 RUSH STREET

Somerville, MA 02145

REVISIONS		
No.	Description	Date

LIST OF SYMBOLS

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO D1 DRAWINGS.
	EXISTING STRUCTURE OR PARTITION TO REMAIN.
	NEW STRUCTURE OR PARTITION.
	FINISH ELEVATION.
	GENERAL DETAIL.
	WALL SECTION
	INTERIOR ELEVATION
	DOOR IDENTIFICATION SYMBOL
	WINDOW IDENTIFICATION SYMBOL
	FLOOR FINISH SYMBOL
	WALL TYPE TAG
	FINISH TAG
	ROOM TAG
	NEW ROOM
	CAT 5/COAX/DATA
	DUPLEX OUTLET
	GROUND FAULT OUTLET

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
GL	GLASS
GWB	GYPSPUM WALLBOARD
HT	HEIGHT
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
REQD	REQUIRED
RL	RAIN LEADER
STL	STEEL
STR	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/	WITH
WINDW	WINDOW

SITE LOCATION

DRAWING LIST

ARCHITECTURAL	E2.1 EXISTING ELEVATIONS
A0.0 COVER SHEET	E2.2 EXISTING ELEVATIONS
A0.1 EXISTING SITE PLAN	A2.2 PROPOSED ELEVATIONS
A0.2 PROPOSED SITE PLAN	A2.3 PROPOSED ELEVATIONS
E1.1 EXISTING PLANS	A3.0 EXISTING PHOTOS
E1.2 EXISTING PLANS	
A1.1 PROPOSED PLANS	
A1.2 PROPOSED PLANS	
A1.3 PROPOSED PLANS	
A1.4 PROPOSED PLANS	

CONTACT

ARCHITECT	BUILDER
Anderson Porter Design 875 Main Street Cambridge, MA 02139	Brickstone Development 1419 Washington Street Woburn, MA 02081
Dan Anderson 617-354-2501	Gerry McDonough 508-259-7281

BUILDING CODE REVIEW

PROPERTY ADDRESS:	75 RUSH STREET SOMERVILLE, MA 02145			
ZONING DISTRICT				
PROJECT DESCRIPTION				
BUILDING AREAS	EXISTING	PROPOSED		
	BASEMENT UNFINISHED- 0 NSF	BASEMENT FINISHED - ____ NSF		
	FIRST FLOOR - ____ NSF	FIRST FLOOR - ____ NSF		
	SECOND FLOOR - ____ NSF	SECOND FLOOR - ____ NSF		
TOTAL - ____ NSF	TOTAL - ____ NSF			
	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
FAR	-			
MINIMUM LOT SIZE	-	-	-	
MINIMUM AREA/D.U.	-	-	-	
MAXIMUM LOT COVERAGE	-			
MAXIMUM HEIGHT	-			
MINIMUM FRONT YARD	-			
MINIMUM SIDE YARD	-			
MINIMUM REAR YARD	-	-		
MINIMUM FRONTAGE	-			
MINIMUM LANDSCAPE	-	-		
MINIMUM PERMEABLE	-	-		
PARKING	-			

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

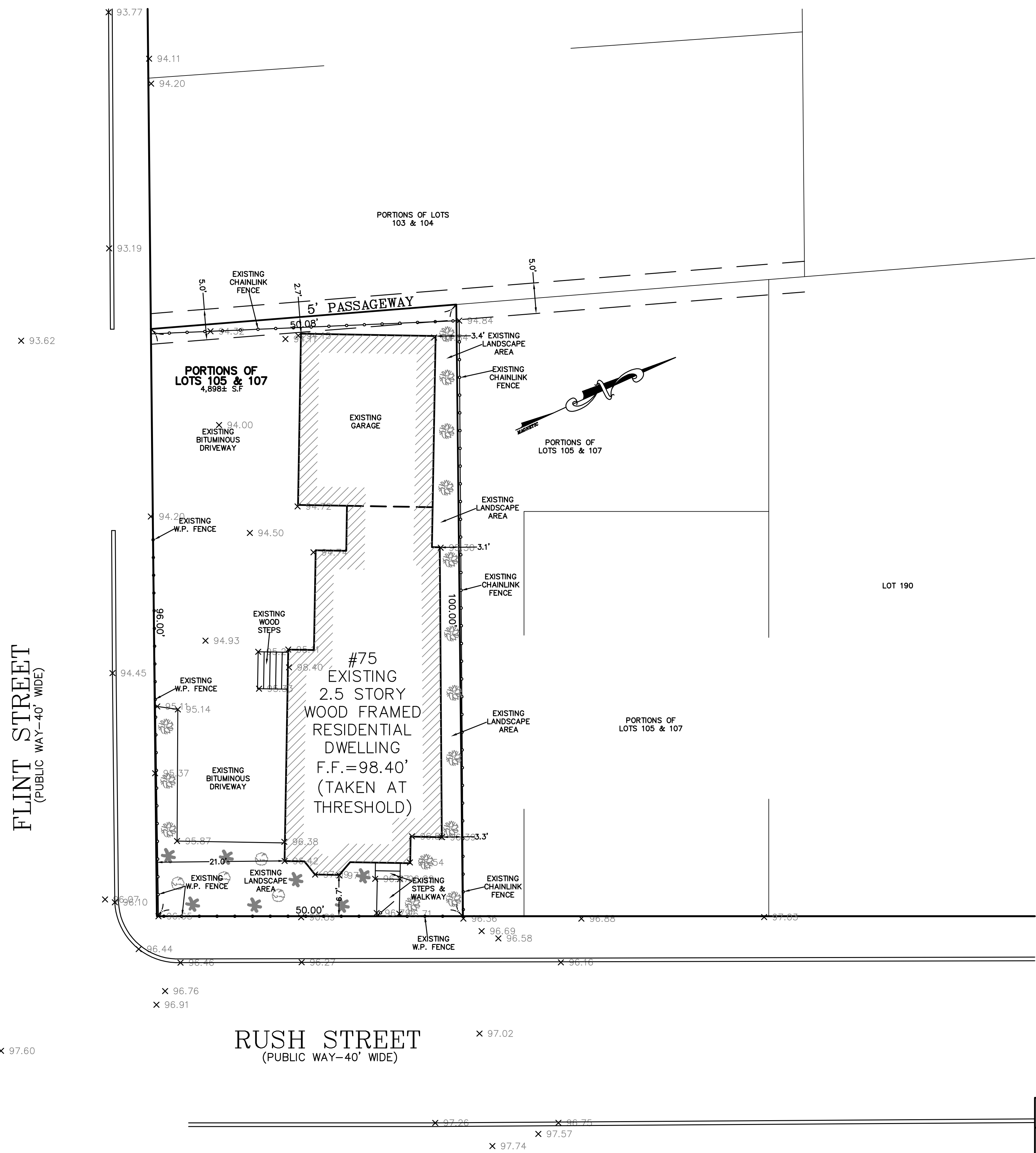
Project: 75 RUSH
Address: 75 RUSH STREET
SOMERVILLE, MA 02145
Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1805	Drawing No.:
Date: 04/16/2018	A0.0
Scale: AS NOTED	
Drawn By: GG	

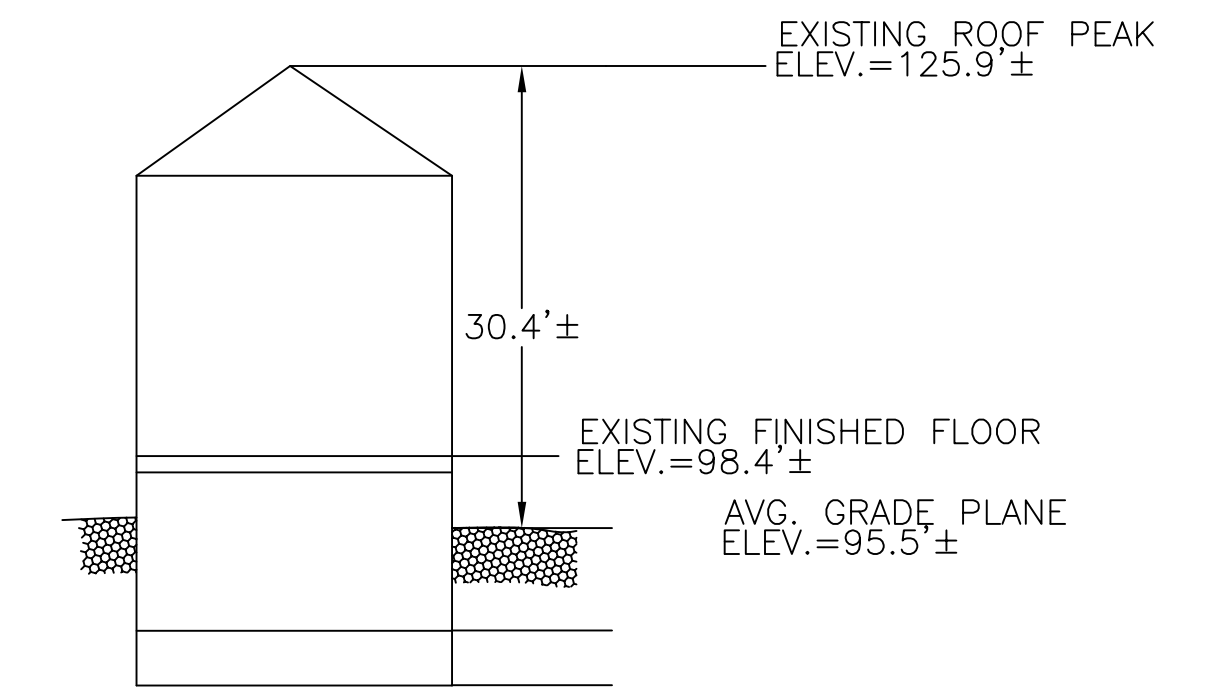
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

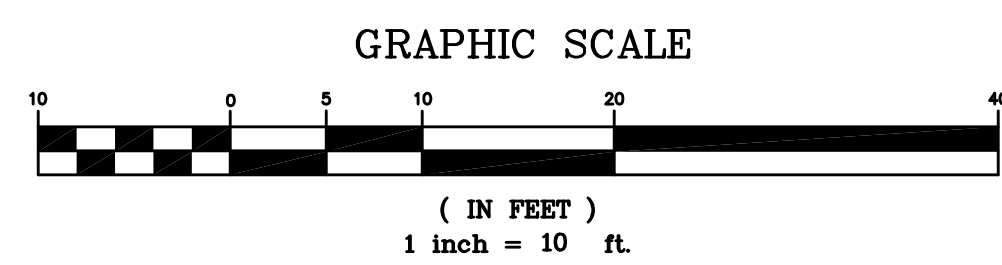


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3-20-2018.
2. DEED REFERENCE BOOK 50215 PAGE 416, PLAN REFERENCE BOOK 10 PAGE 43 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

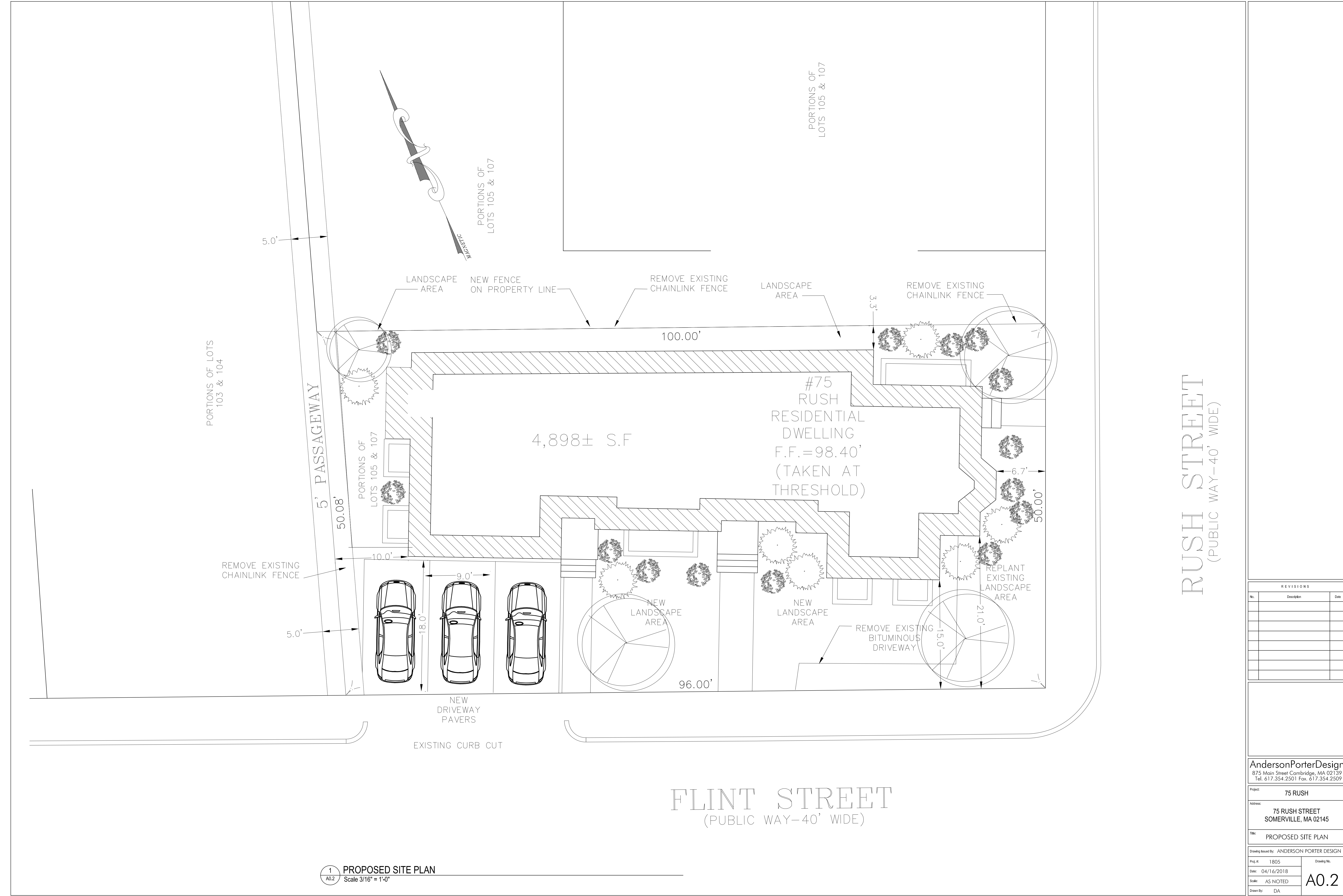


EXISTING PROFILE
NOT TO SCALE



2' OFFSET
STONE BOUND
DRILL HOLE
FOUND & HELD

SCALE	1"=10'		
DATE	3/22/2018	REV	DATE
		REVISION	BY
SHEET	1	75 RUSH STREET SOMERVILLE MASSACHUSETTS	
PLAN NO.	1 OF 1	PLOT PLAN OF LAND	
CLIENT:			
DRAWN BY			
CHKD BY	PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
APPD BY	PJN		
		SHEET NO.	1



RUSH STREET
(PUBLIC WAY-40' WIDE)

FLINT STREET
(PUBLIC WAY-40' WIDE)

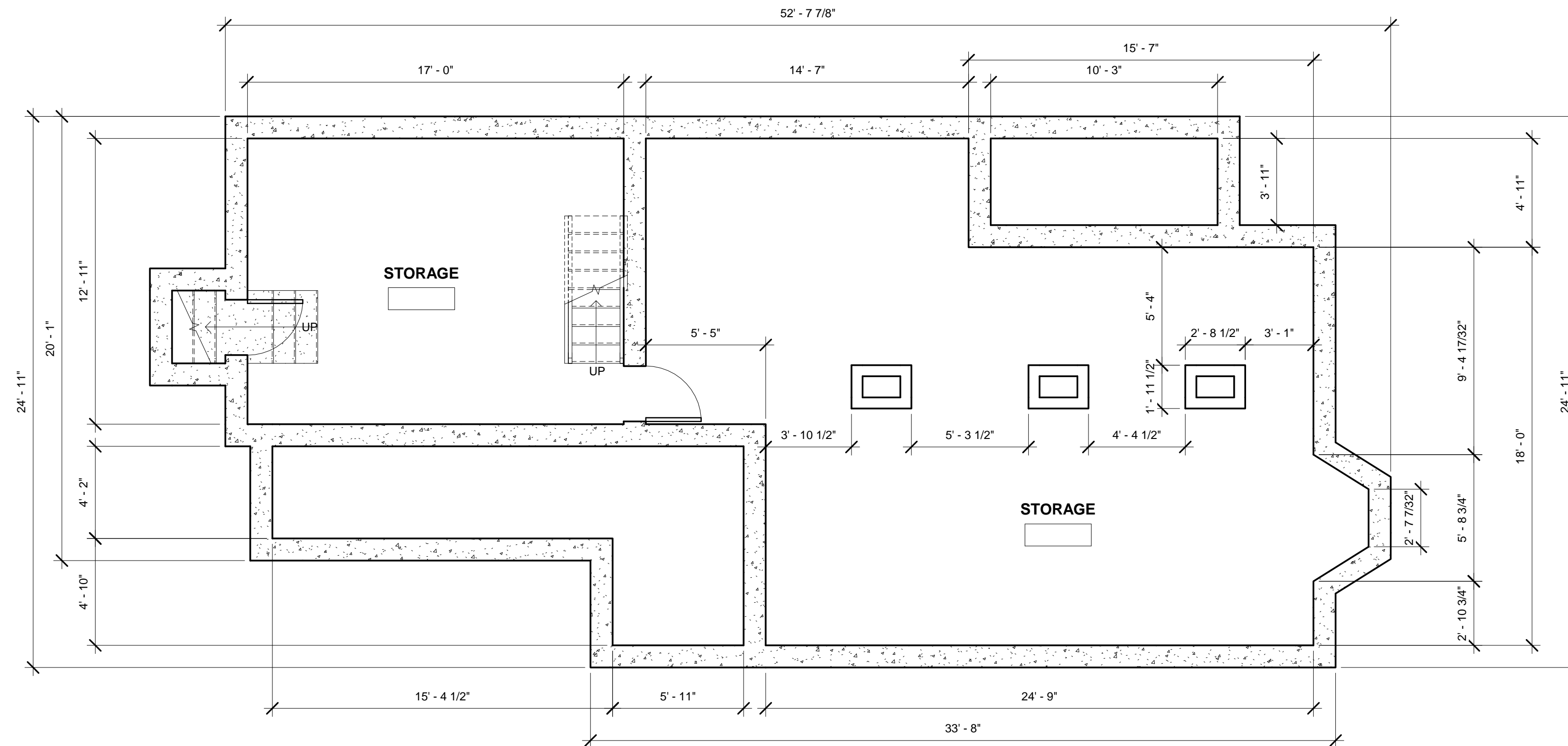
1 PROPOSED SITE PLAN
A0.2 Scale 3/16" = 1'-0"

REVISIONS		
No.	Description	Date

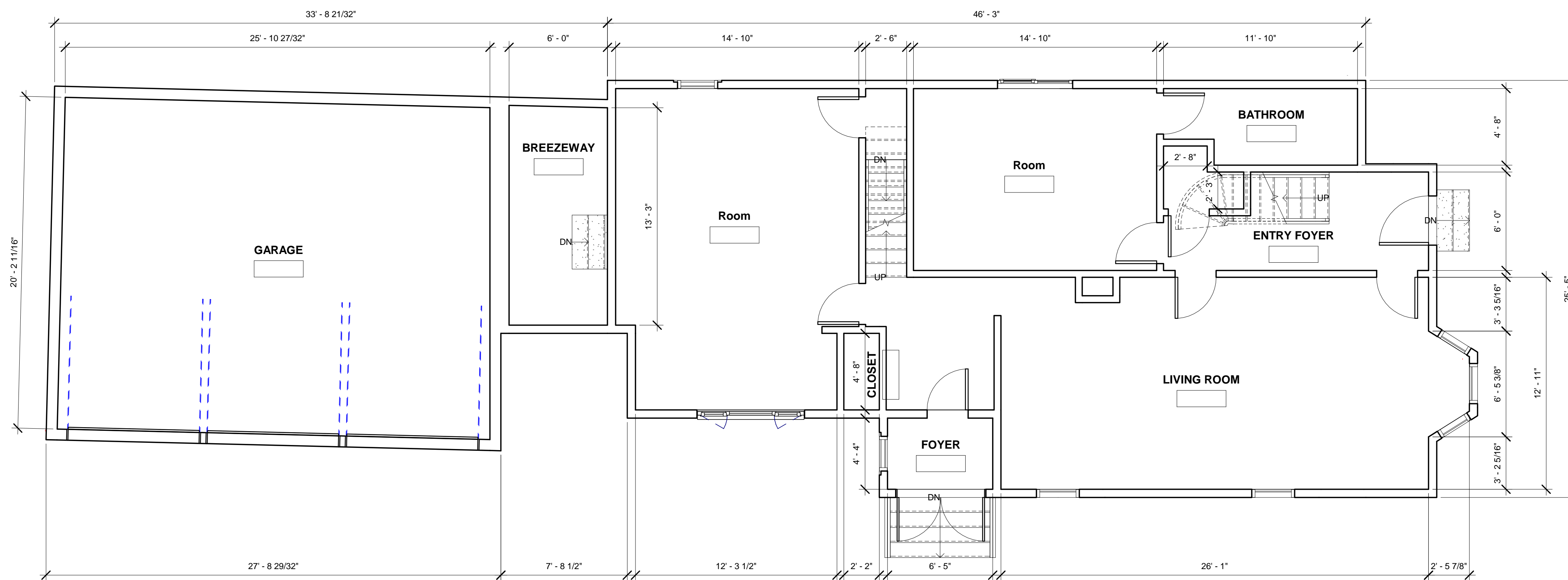
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
Address: 75 RUSH STREET
SOMERVILLE, MA 02145
Title: PROPOSED SITE PLAN

Drawing based by: ANDERSON PORTER DESIGN	
Proj. #:	1805
Date:	04/16/2018
Scale:	AS NOTED
Drawn by:	DA
Drawing No.:	A0.2



① LOWER LEVEL EXISTING PLAN
1/4" = 1'-0"



② FIRST FLOOR EXISTING PLAN
1/4" = 1'-0"

X:\1805\75 Rush Street\09\02 Current Drawings\09.02.3d model\034 basefile\75 Rush Proposed.rvt

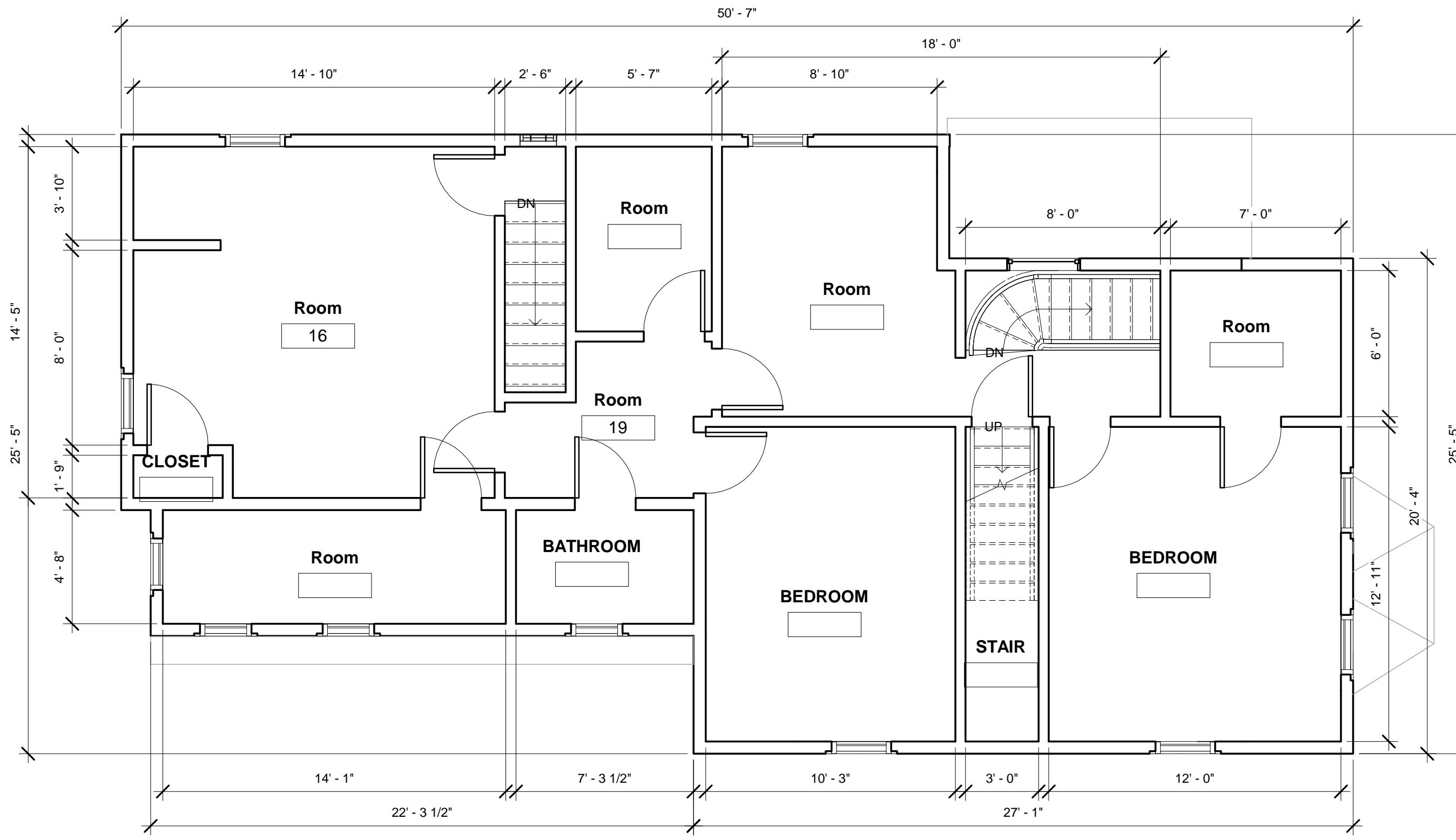
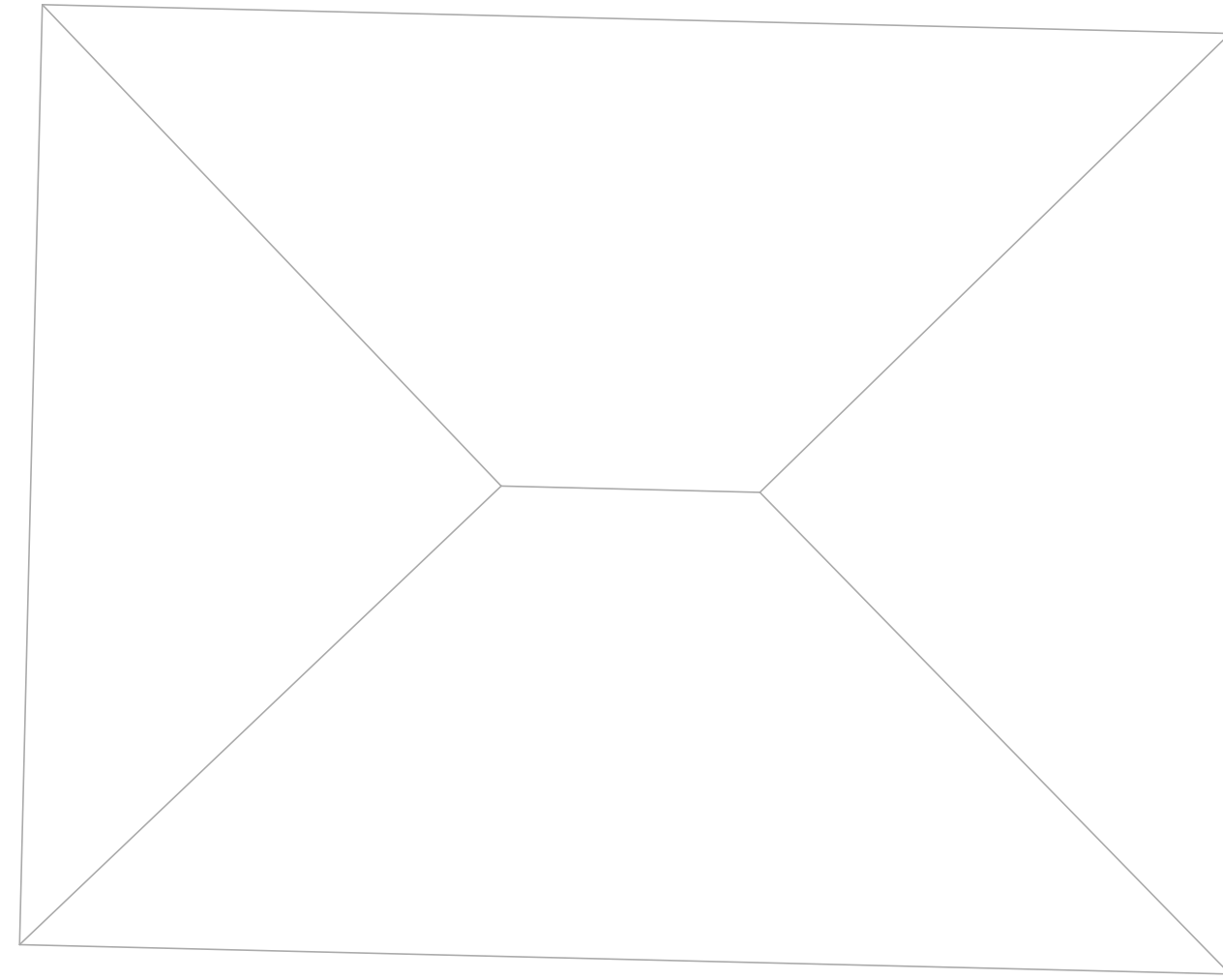
No.	Description	Date

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax: 617.354.2509

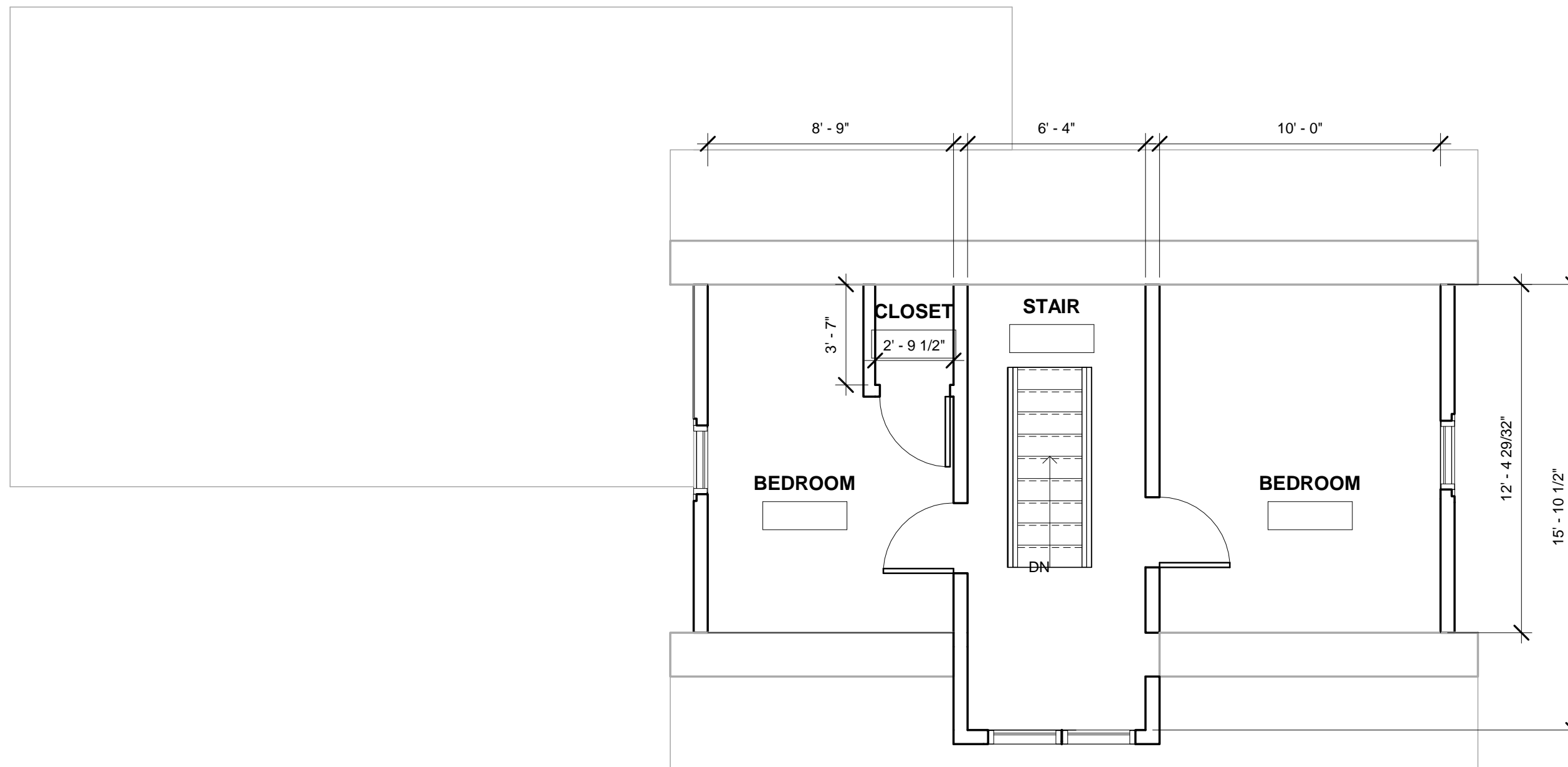
Project: **75 RUSH STREET**
Address: **75 RUSH STREET
SOMERVILLE, MA**
Title: **EXISTING PLANS**

Drawing Issued: **ANDERSON PORTER DESIGN**
By: **GG**
Project #: **1805**
Date: **03/27/18**
Scale: **1/4" = 1'-0"**
Drawn by: **GG**

E1.1



① SECOND FLOOR EXISTING PLAN
1/4" = 1'-0"



② THIRD FLOOR EXISTING PLAN
1/4" = 1'-0"

No.	Description	Date

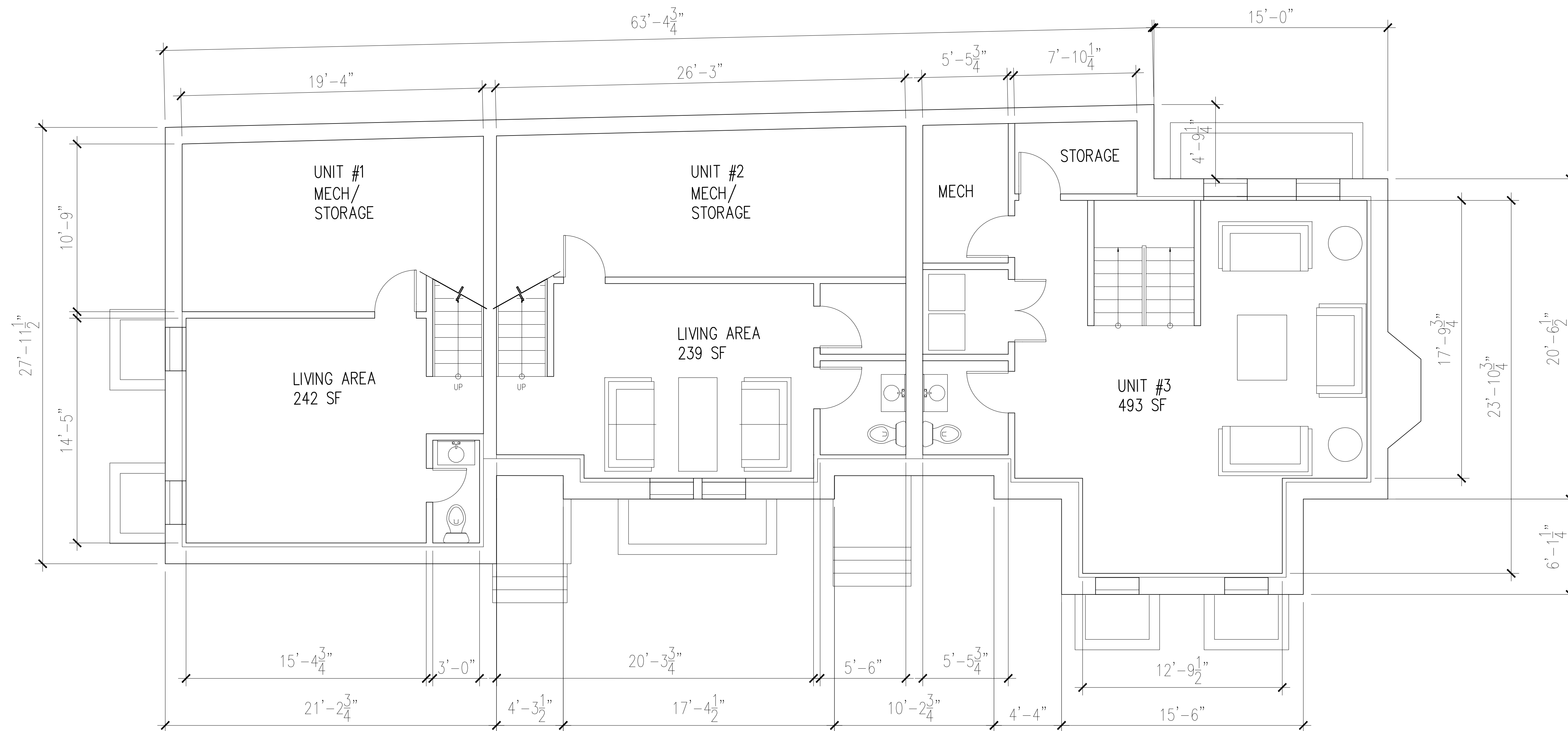
AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel: 617.354.2501 Fax: 617.354.2509

Project: 75 RUSH STREET

Address:
75 RUSH STREET
SOMERVILLE, MA

Title: EXISTING PLANS

Drawing Issued		ANDERSON PORTER DESIGN
By:		
Project #	1805	Drawn No.
Date	03/27/18	
Scale	1/4" = 1'-0"	E1.2
Drawn by	GG	



1 PROPOSED LOWER LEVEL PLAN
 A1.1 Scale 1/4" = 1'-0"

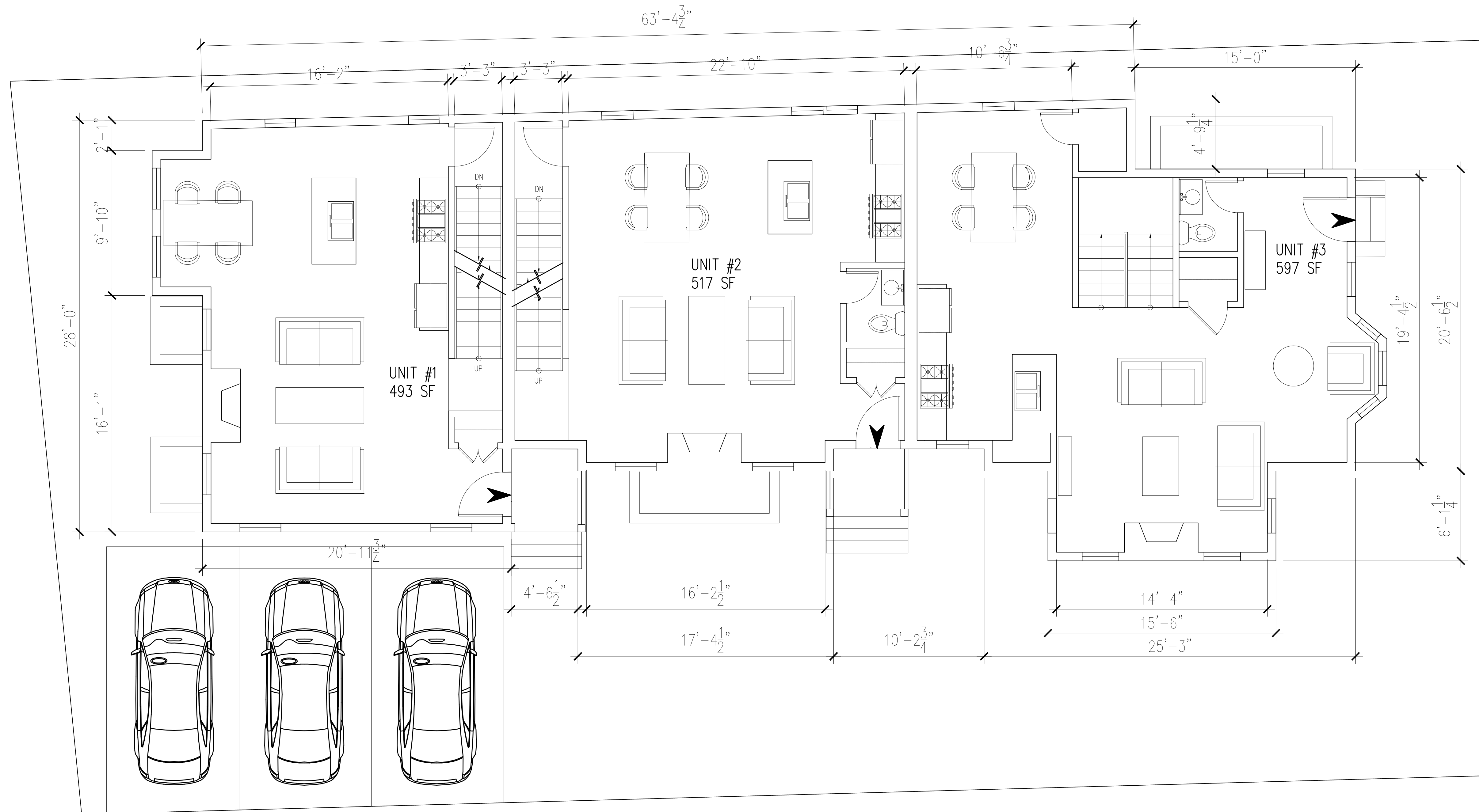
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145
 Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj #: 1805 Drawing No:
 Date: 04/16/2018
 Scale: AS NOTED
 Drawn By: DA

A1.1



1 PROPOSED FIRST FLOOR PLAN
 A1.2 Scale 1/4" = 1'-0"

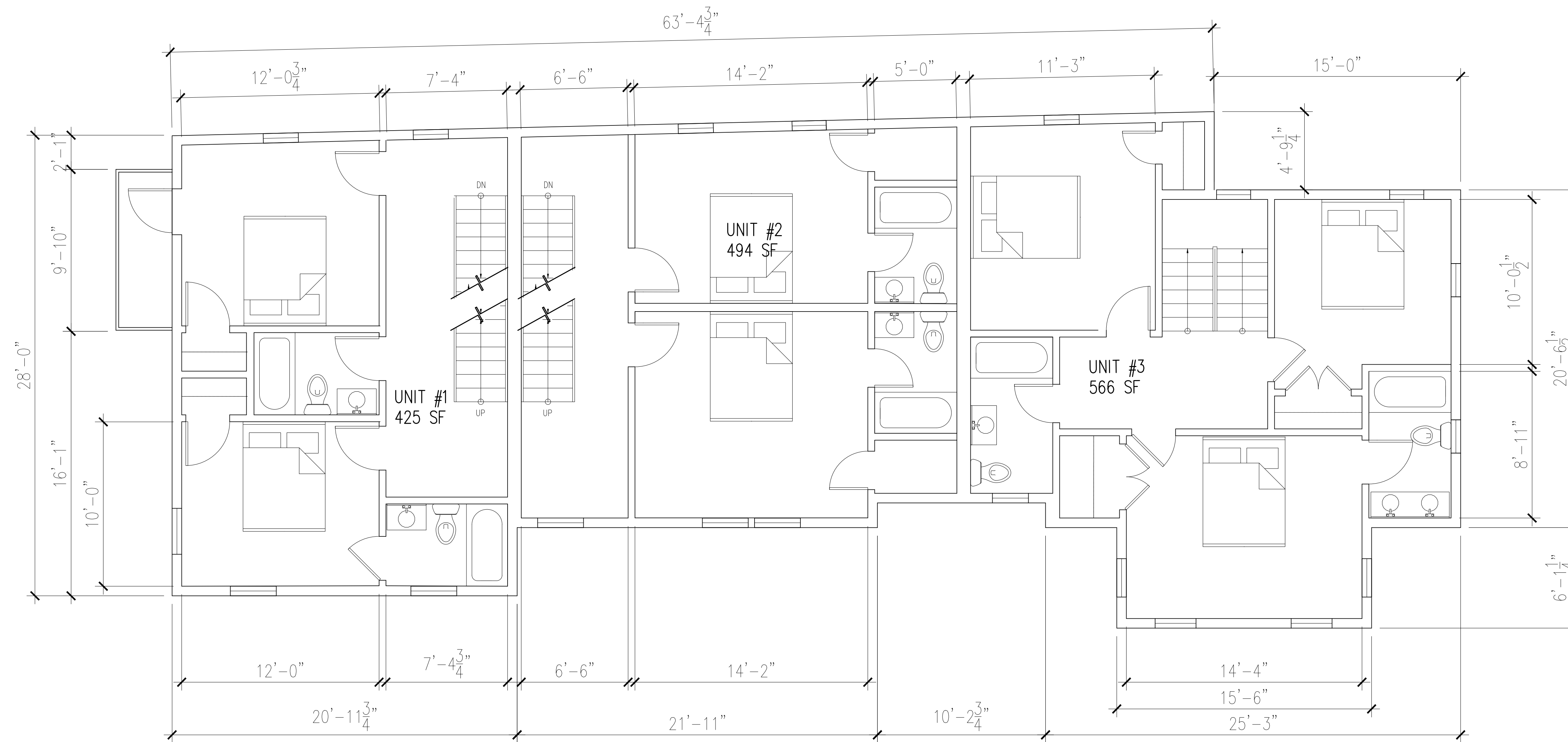
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145
 Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj #: 1805
 Date: 04/16/2018
 Scale: 1/4" = 1'-0"
 Drawn By: DA

A1.2



1 PROPOSED SECOND FLOOR PLAN
 A1.3 Scale 1/4" = 1'-0"

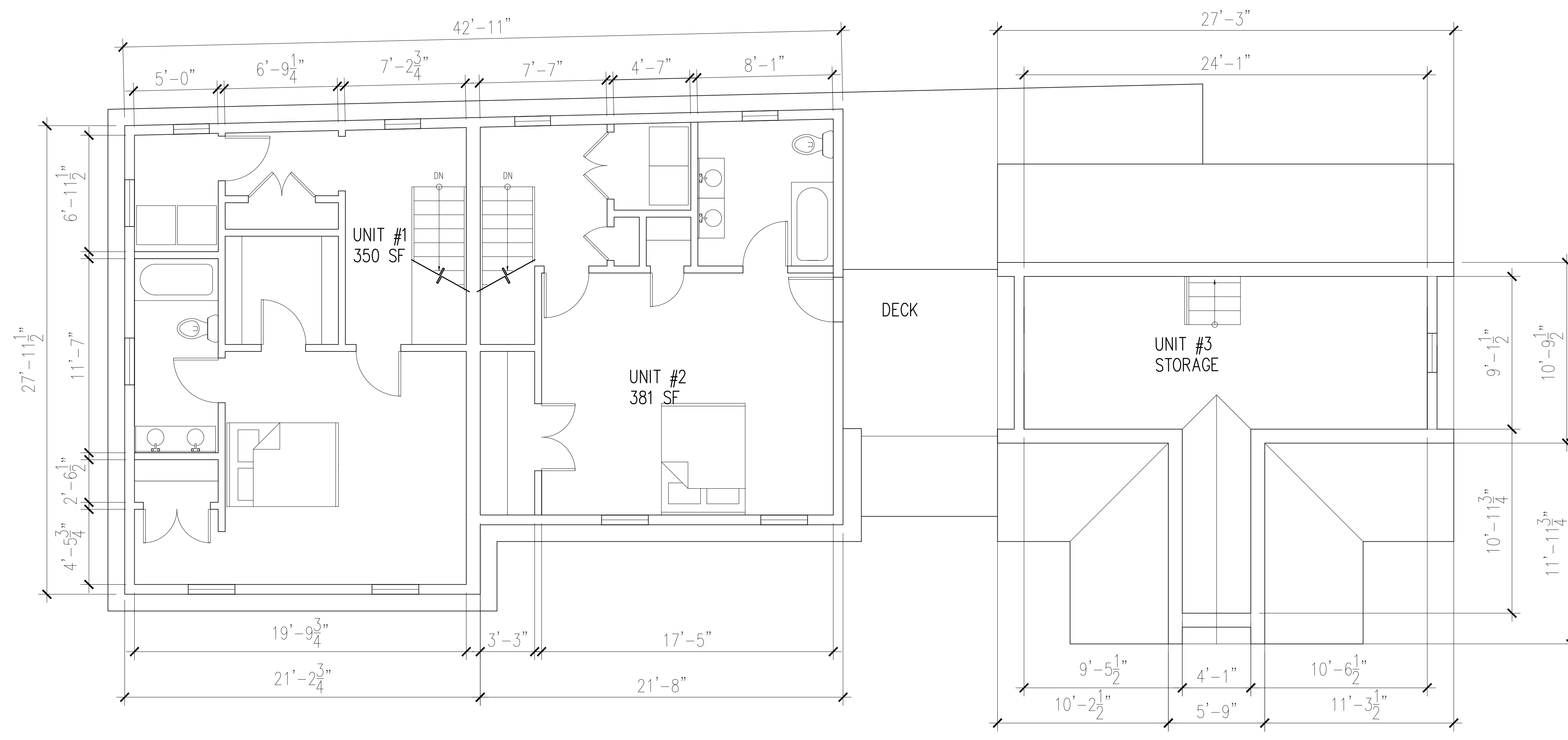
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145
 Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj #: 1805
 Date: 04/16/2018
 Scale: 1/4" = 1'-0"
 Drawn By: DA

A1.3



1 PROPOSED THIRD FLOOR PLAN
 A1.4 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

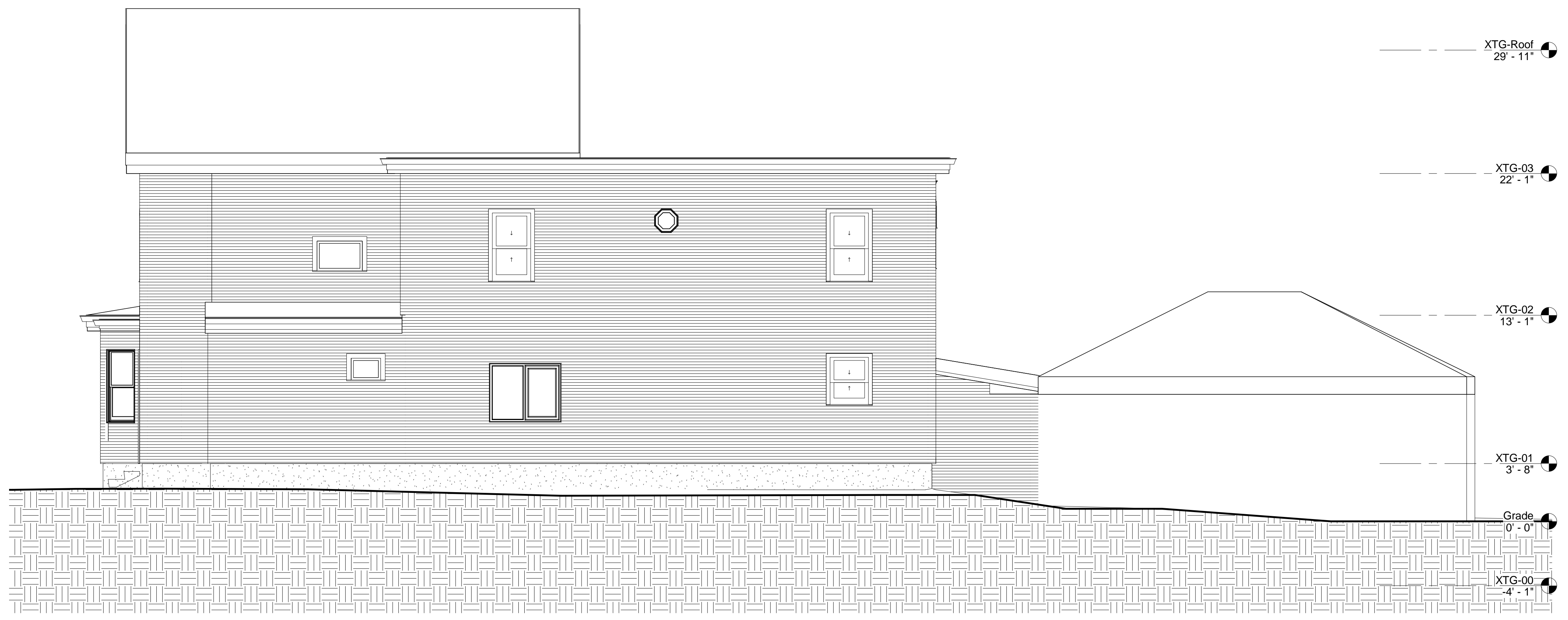
Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145
 Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #:	1805	Drawing No.:	A1.4	
Date:	04/16/2018	Scale:		1/4" = 1'-0"
Scale:	1/4" = 1'-0"	Drawn By:		DA
Drawn By:	DA			



① EXISTING EAST ELEVATION
1/4" = 1'-0"



② EXISTING NORTH ELEVATION
1/4" = 1'-0"

X:\1805\75 Rush Street\09_DRAWINGS\09_02_Current Drawings\09_02_23_04_model\034_basefile\75 Rush Proposed.rvt

No.	Description	Date

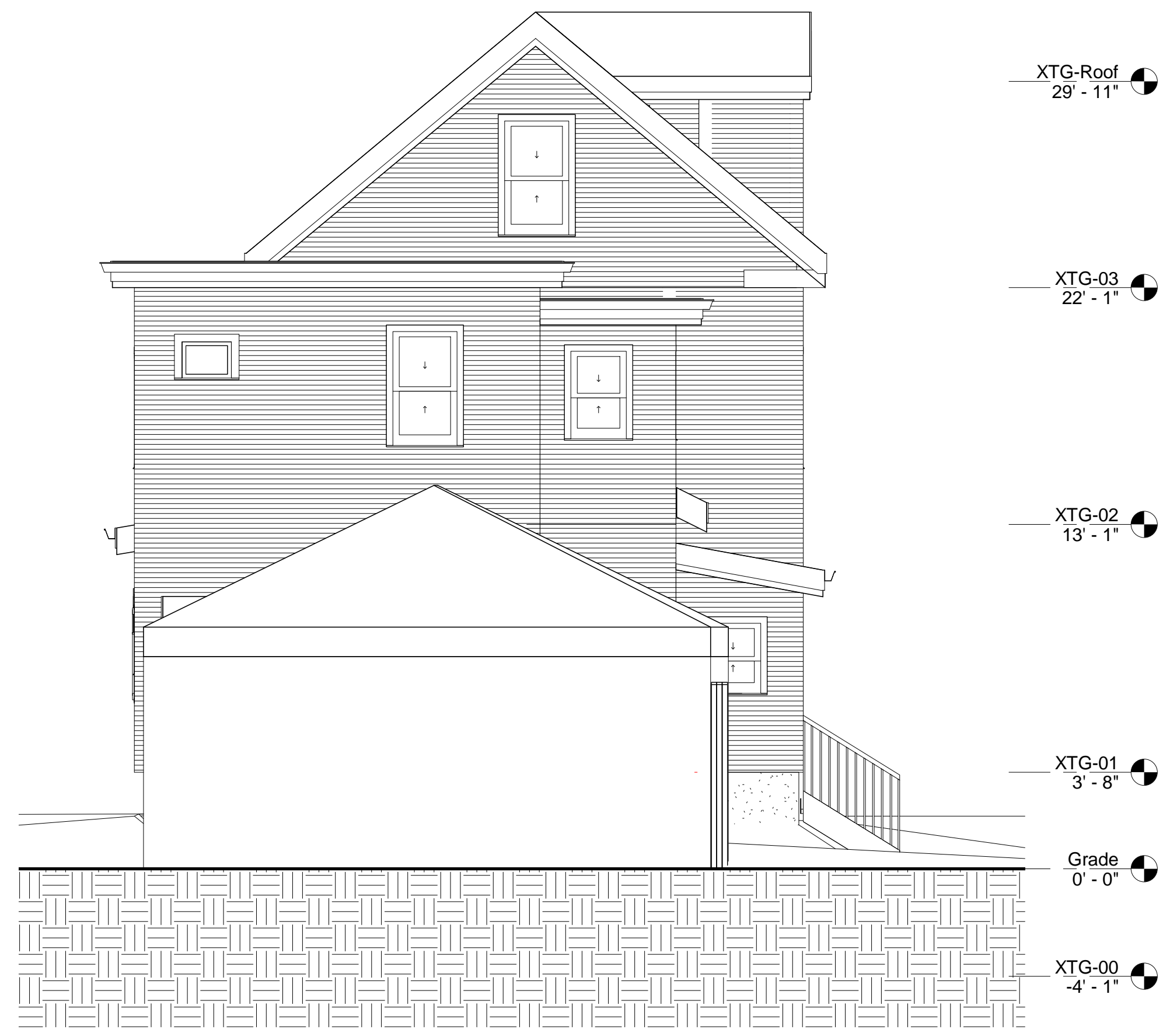
AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel: 617.354.2501 Fax: 617.354.2509

Project: 75 RUSH STREET

Address: 75 RUSH STREET
SOMERVILLE, MA

Title: EXISTING ELEVATIONS

Drawing Issued	ANDERSON PORTER DESIGN
By:	
Project #	1805
Date	03/27/18
Scale	1/4" = 1'-0"
Drawn by	Author
Drawn No.	E2.1



② EXISTING WEST ELEVATION
1/4" = 1'-0"



① EXISTING SOUTH ELEVATION
1/4" = 1'-0"

No.	Description	Date

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax: 617.354.2509

Project: **75 RUSH STREET**
Address: **75 RUSH STREET
SOMERVILLE, MA**
Title: **EXISTING ELEVATIONS**

Drawing Issued: ANDERSON PORTER DESIGN
By:
Project #: 1805 Draw No.:
Date: 03/27/18
Scale: 1/4" = 1'-0" **E2.2**
Drawn by: Author



1 PROPOSED EAST ELEVATION
 A2.1 Scale 1/4" = 1'-0"

HEIGHT LIMIT
 +40'-0"

HEIGHT LIMIT
 +40'-0"

BUILDING HEIGHT
 +32'-0"
 CEILING HEIGHT
 +28'-0"

THIRD FLOOR
 +19'-6"

SECOND FLOOR
 +10'-0"

GROUND FLOOR
 +0'-0"

FIRST FLOOR
 -2'-0"

BUILDING HEIGHT
 +28'-0"

ATTIC FLOOR
 +20'-0"

SECOND FLOOR
 +10'-0"

GROUND FLOOR
 +0'-0"

AVE GRADE
 -3'-0"



2 PROPOSED SOUTH ELEVATION
 A2.1 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

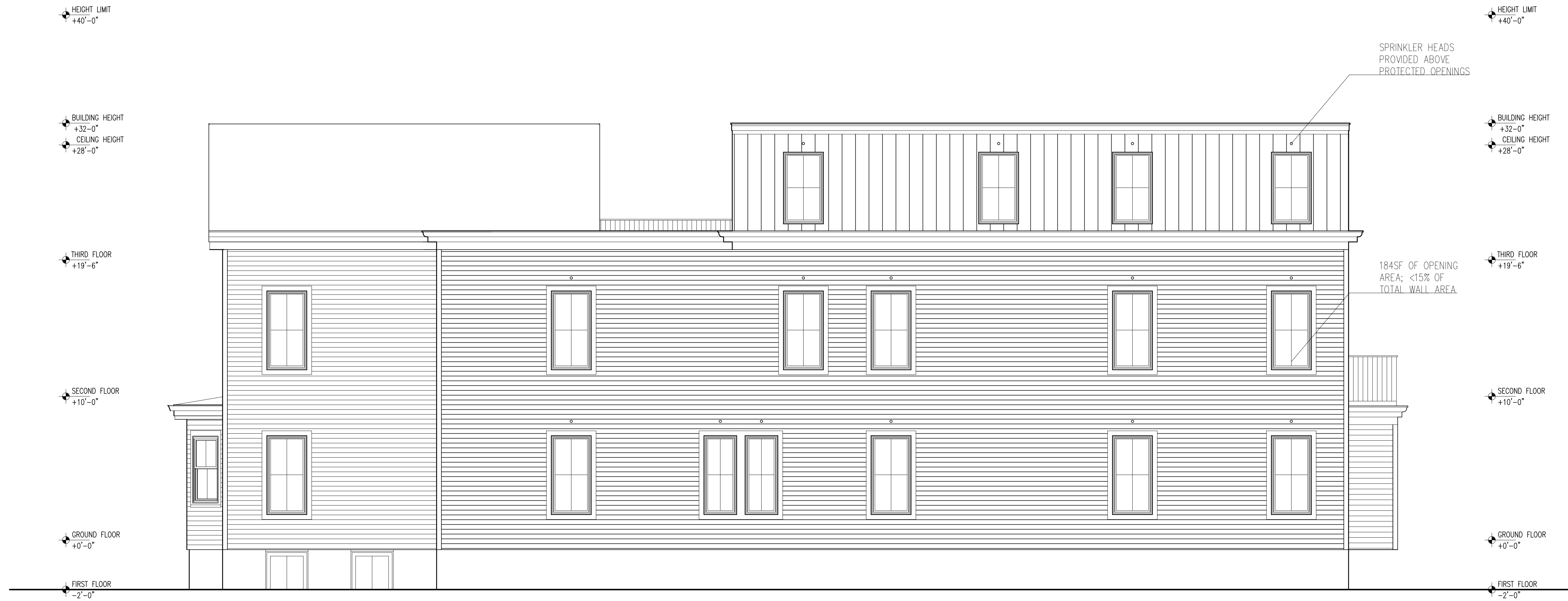
AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145

Title: PROPOSED ELEVATIONS

Drawing based by: ANDERSON PORTER DESIGN

Proj. #:	1805	Drawing No.:	A2.1
Date:	04/16/2018	Scale:	AS NOTED
Drawn By:	DA		



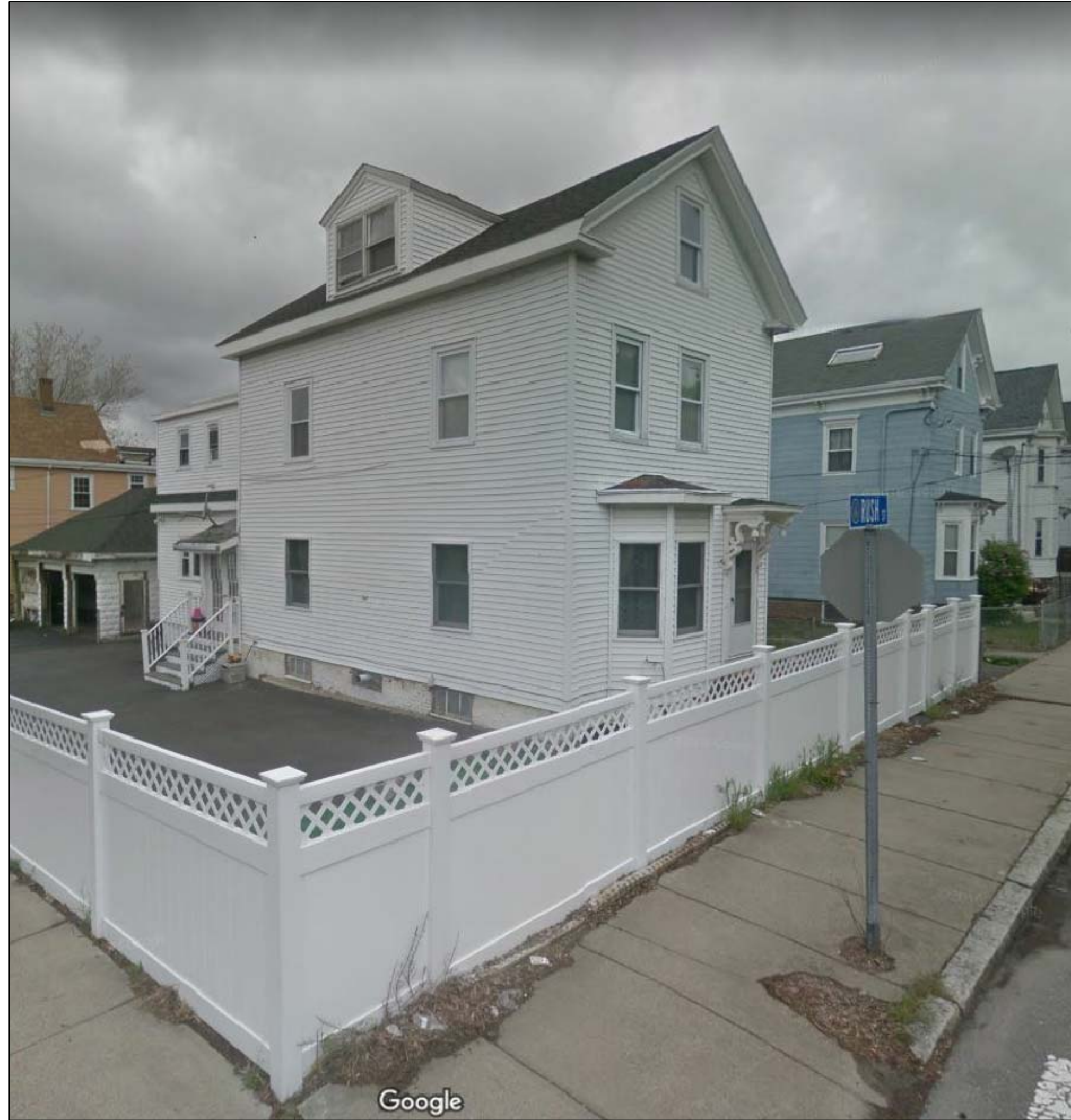
1 PROPOSED NORTH ELEVATION
 A2.2 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

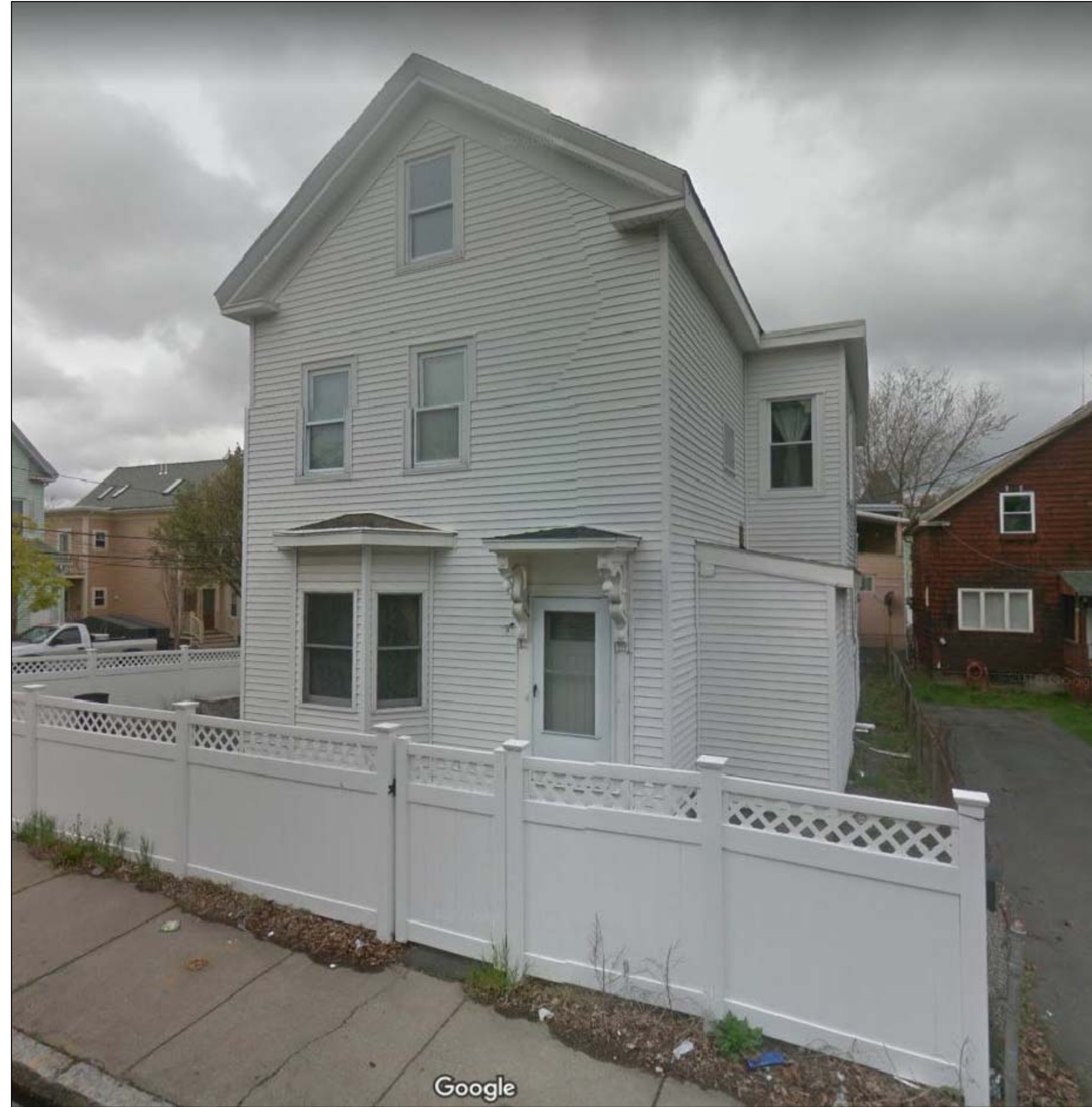
AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project:	75 RUSH
Address:	75 RUSH STREET SOMERVILLE, MA 02145
Title:	PROPOSED ELEVATIONS
Drawing based by:	ANDERSON PORTER DESIGN
Proj. #:	1805
Date:	04/16/2018
Scale:	AS NOTED
Drawn by:	DA

A2.2



Google



Google



REVISIONS

No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 75 RUSH
 Address: 75 RUSH STREET
 SOMERVILLE, MA 02145

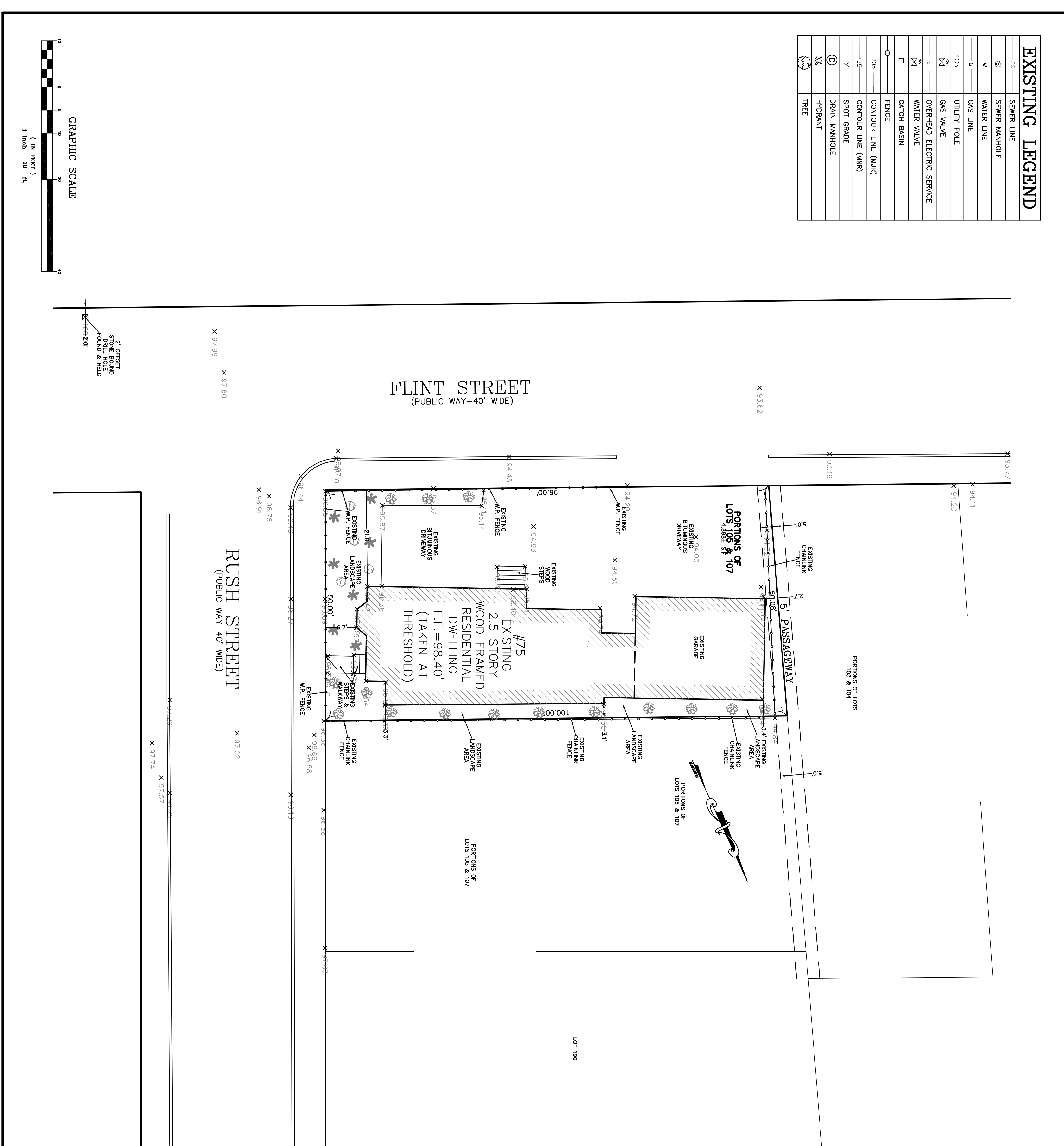
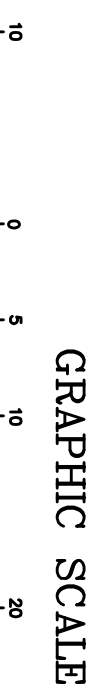
Title: EXISTING PHOTOS

Drawing based by: ANDERSON PORTER DESIGN

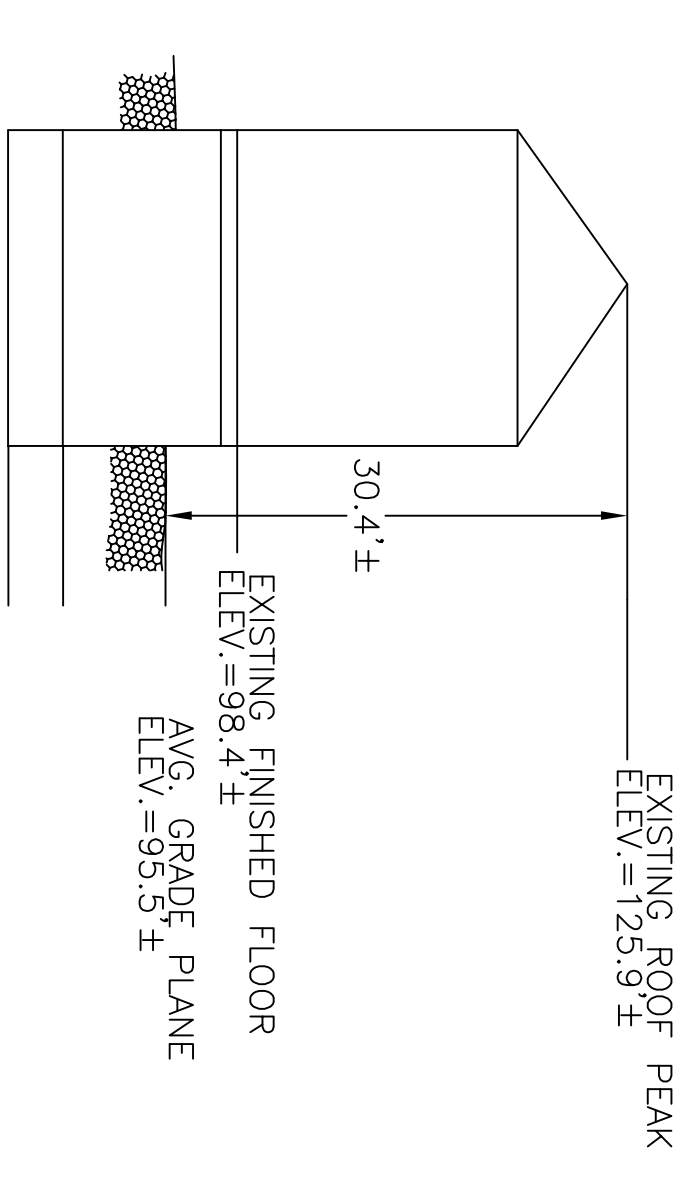
Proj. #:	1805	Drawing No.:	A3.0	
Date:	04/16/2018	Scale:		N/A
Drawn By:				

EXISTING LEGEND

SS	SEWER LINE
SM	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UP	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
M	WATER VALVE
CB	CATCH BASIN
□	FENCE
○	CONTOUR LINE (MIR)
-205-	CONTOUR LINE (MNR)
195	SPOT GRADE
X	DRAIN MANHOLE
⊙	HYDRANT
⊗	TREE



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3-20-2018.
 2. DEED REFERENCE BOOK 50215 PAGE 416, PLAN REFERENCE BOOK 10 PAGE 43, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 230700439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 230214, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.



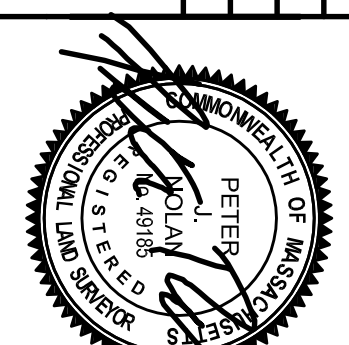
EXISTING PROFILE
NOT TO SCALE

SCALE	1"=10'
DATE	3/22/2018
SHEET	1 OF 1
PLAN NO.	75 RUSH STREET SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND
CLIENT:	PETER NOLAN & ASSOCIATES LLC
DRAWN BY	CHKO BY
APPD BY	P.N.

REV	DATE	BY

REVISION	BY

SHEET NO.	1
-----------	---



PETER NOLAN & ASSOCIATES LLC
 LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
 897 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5591
 EMAIL: pnolan@pndsurveyors.com