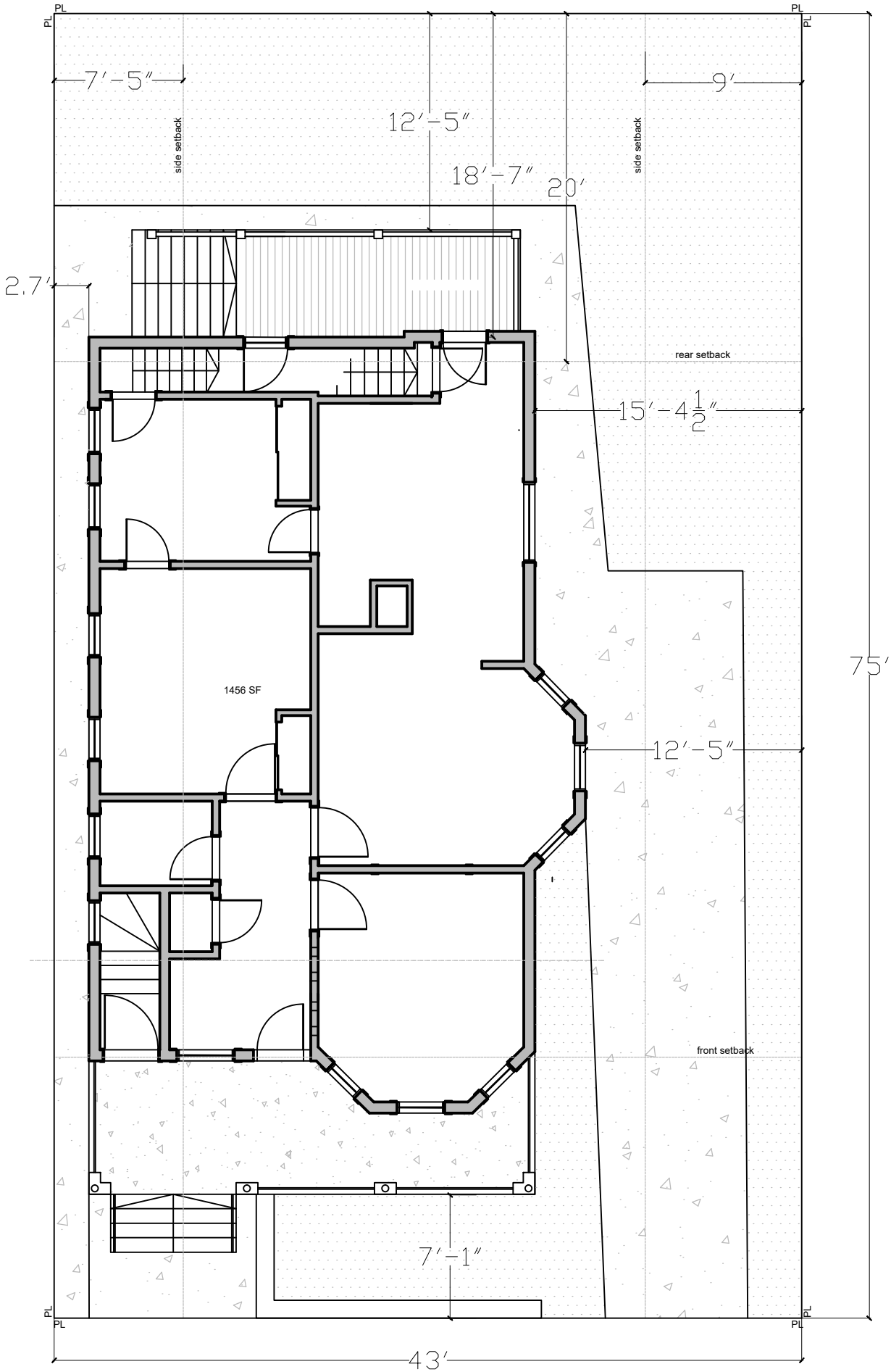
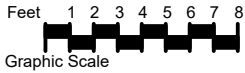




		% OF LOT
LOT AREA	3225 SF	100 %
BUILDING COVERAGE	1411 SF	43.75 %
PAVED AREA	951 SF	29.5 %
LANDSCAPED AREA	863 SF	26.75 %

1  
E-100

EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

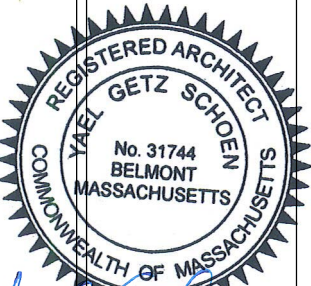


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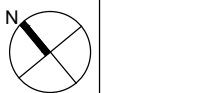


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REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

OWNER  
RAFKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

PROJECT  
EXISTING  
SITE PLAN



JOB NO.  
013  
SCALE  
1/8" = 1'-0"

YGS  
DATE  
MAY 24, 2015

E-100

DRAWING NUMBER

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REV.	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

**RAFKIND  
RESIDENCE**  
18-20 HAMILTON RD  
SOMERVILLE, MA

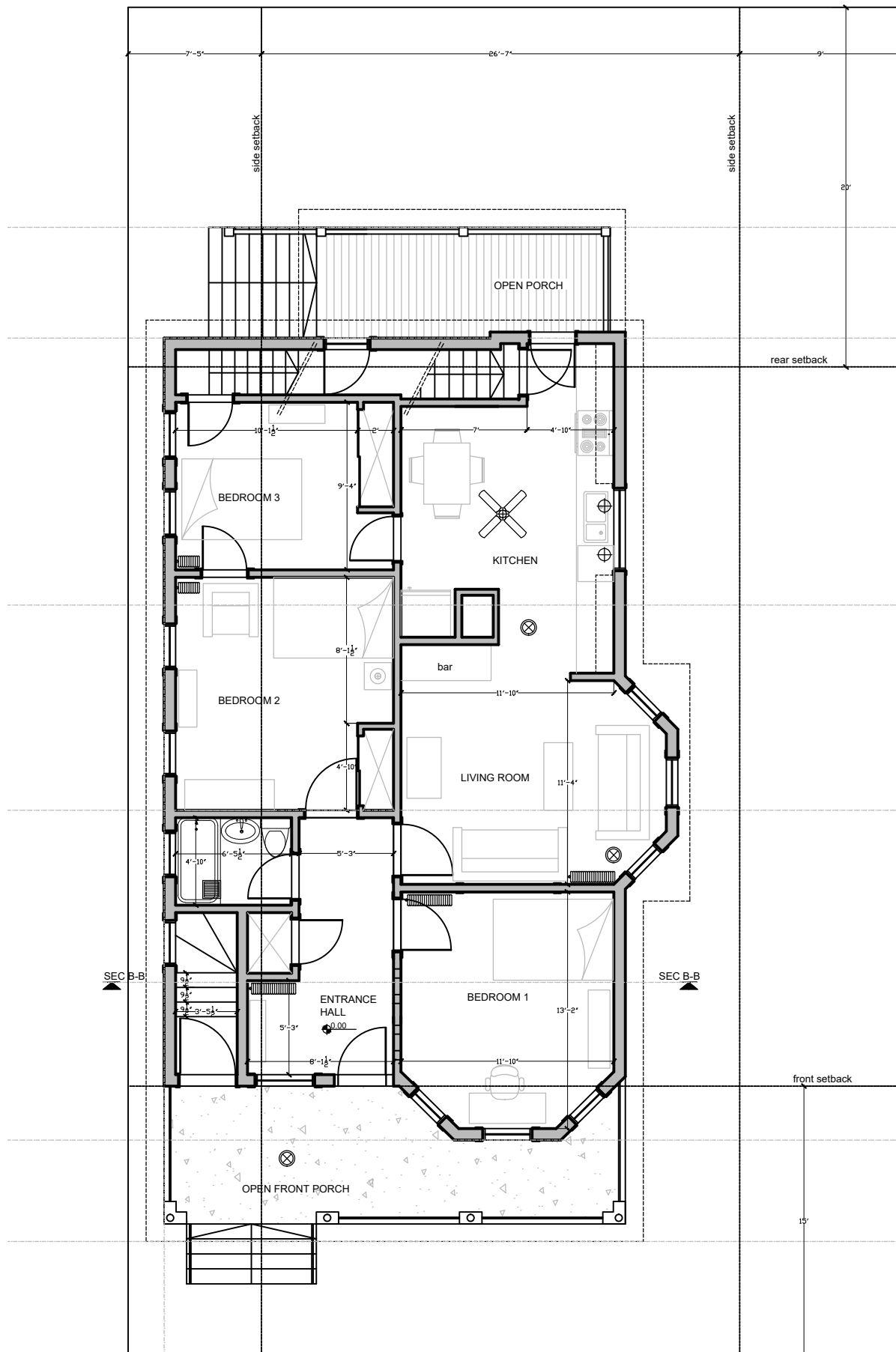
**EXISTING 1 & 2  
FLOOR PLANS**



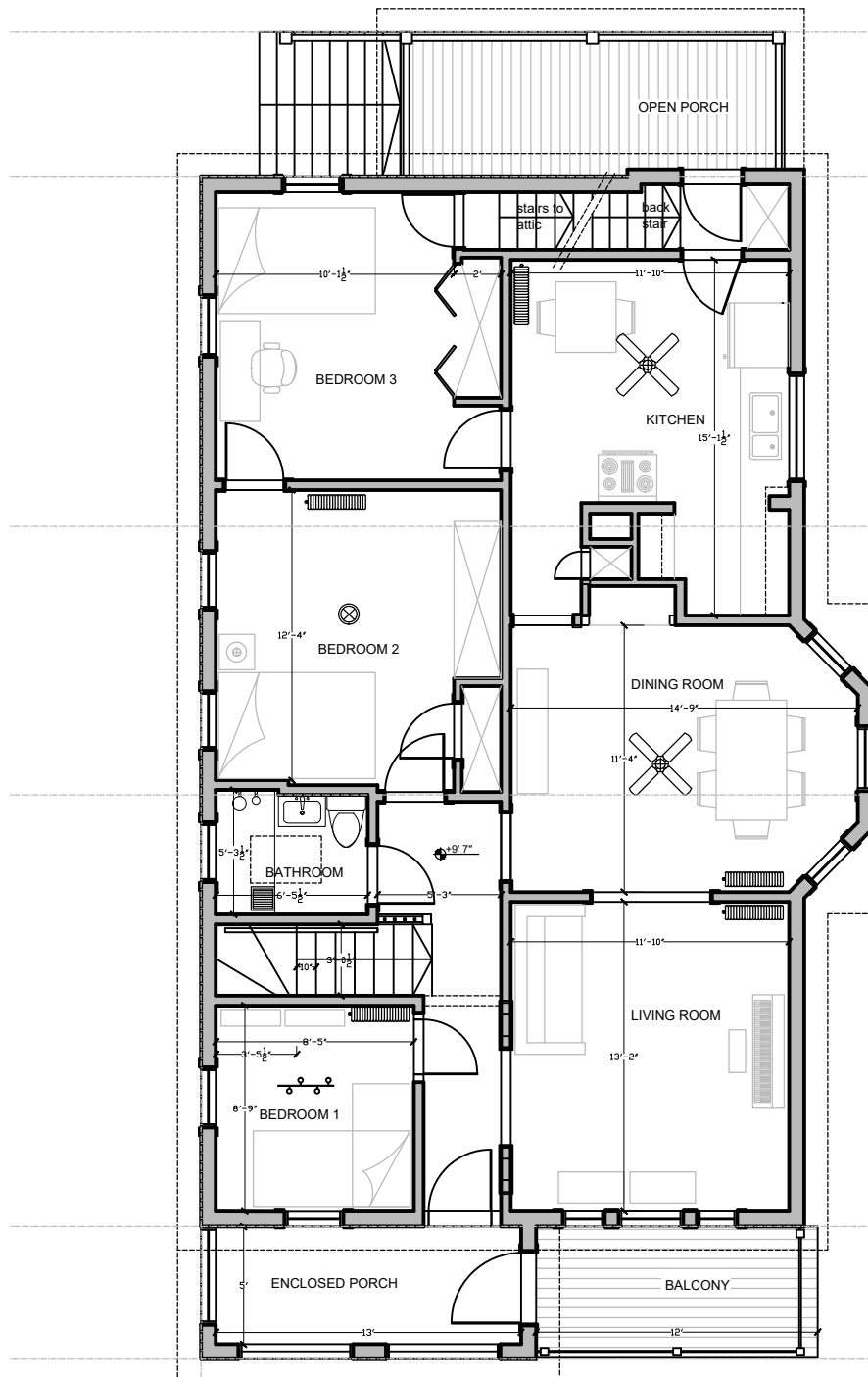
013 YGS  
1/8" = 1'-0" MAY 24, 2015

E-101

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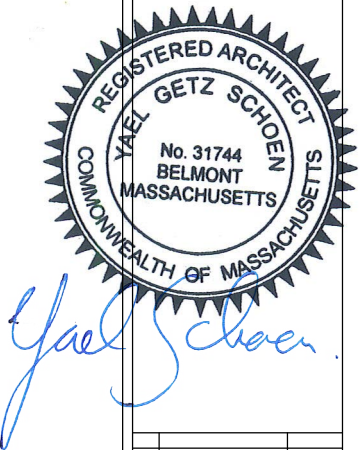


1 EXISTING FIRST FLOOR PLAN  
E-101 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN  
E-101 SCALE: 1/8" = 1'-0"

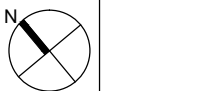




REV.	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

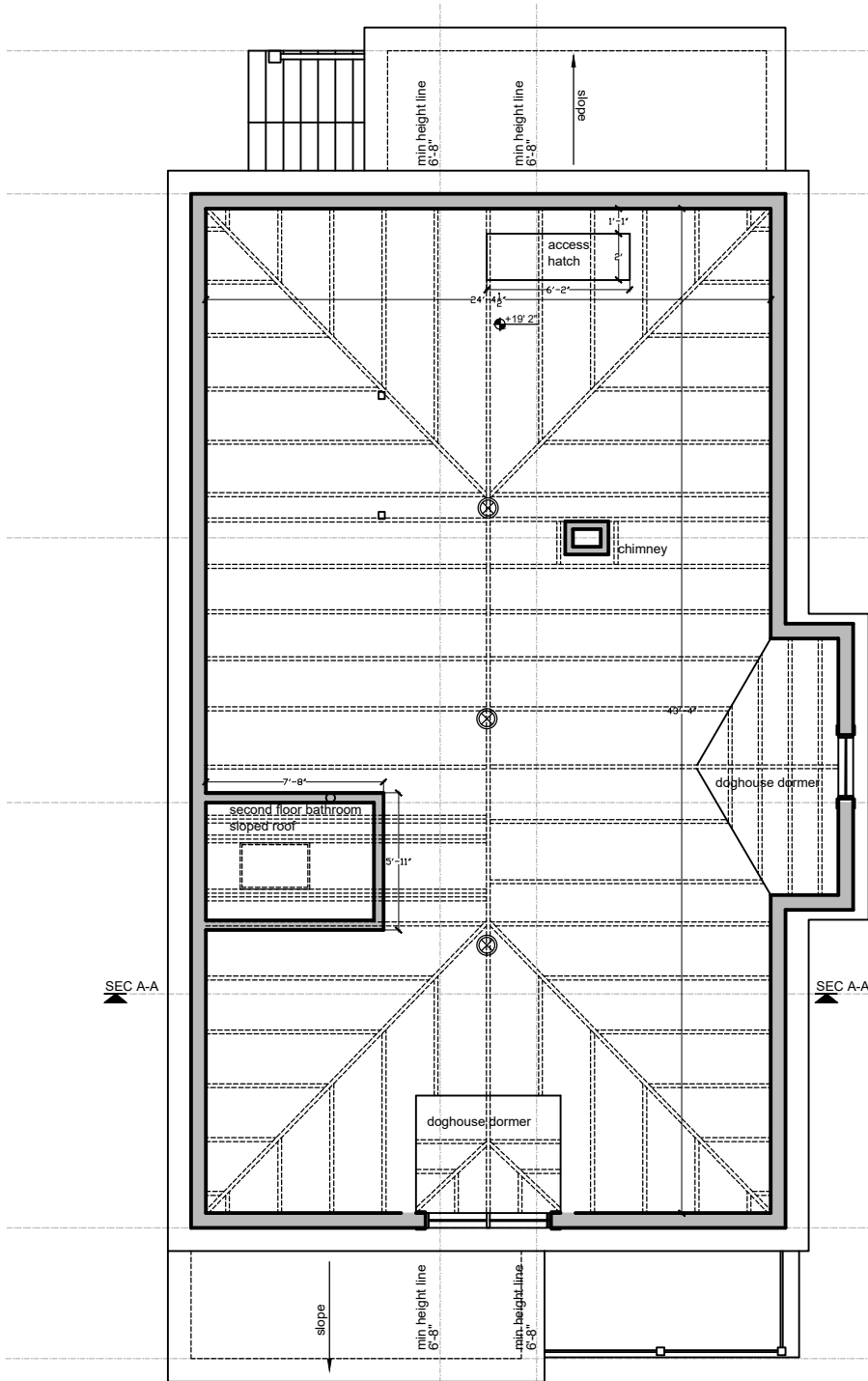
**RAFKIND  
RESIDENCE**  
18-20 HAMILTON RD  
SOMERVILLE, MA

**EXISTING ATTIC  
AND BASEMENT  
FLOOR PLANS**

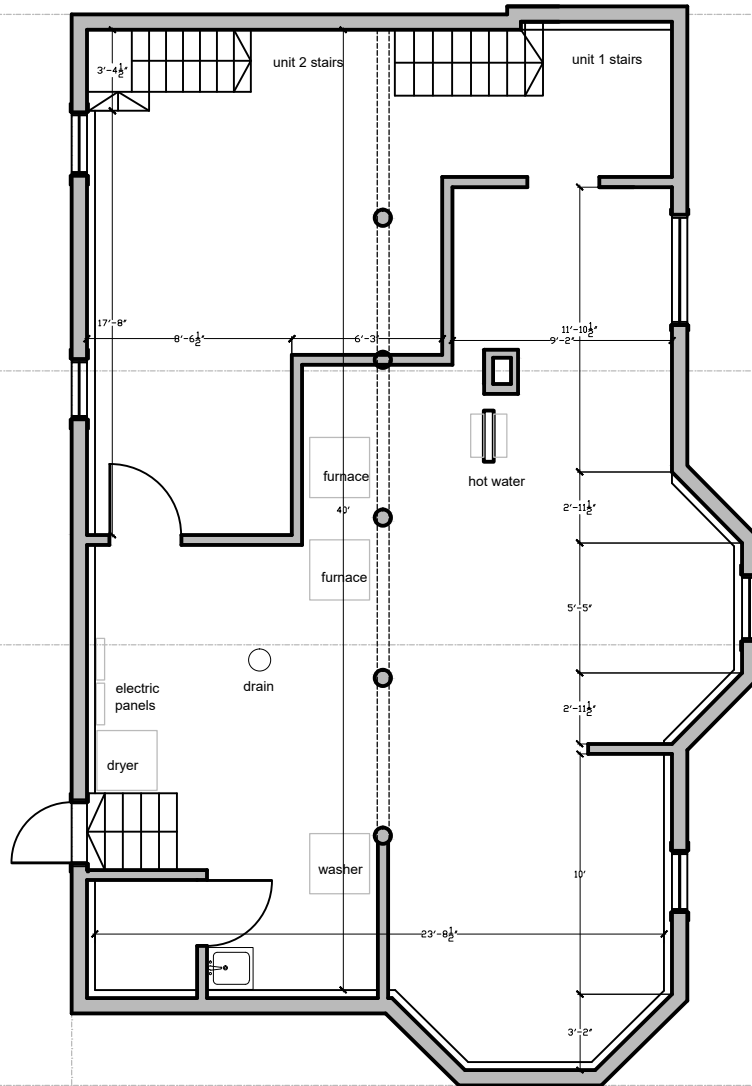


013 YGS  
1/8" = 1' 0" MAY 24, 2015

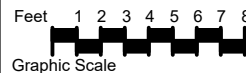
E-102



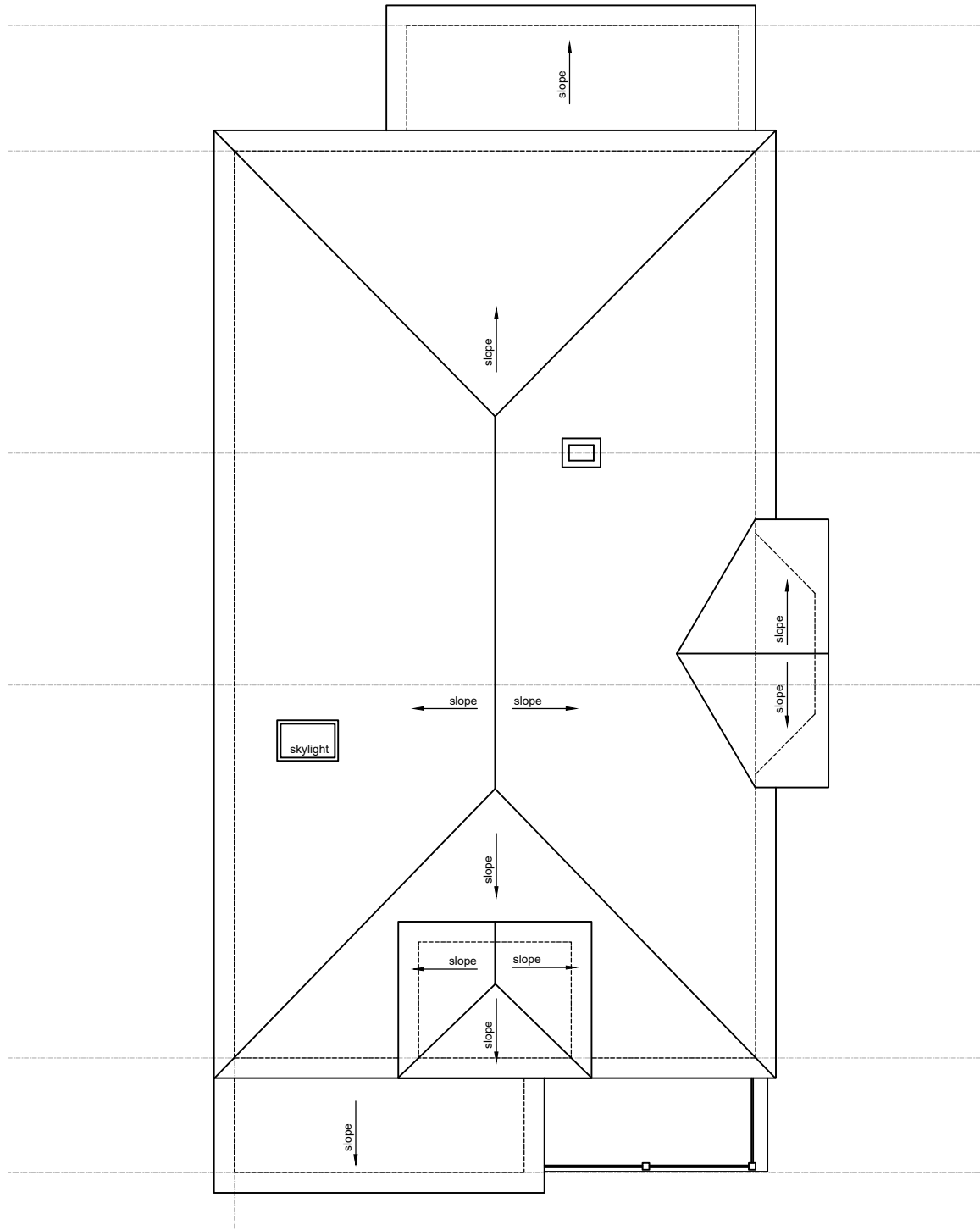
1 EXISTING ATTIC PLAN  
E-102 SCALE: 1/8" = 1'-0"



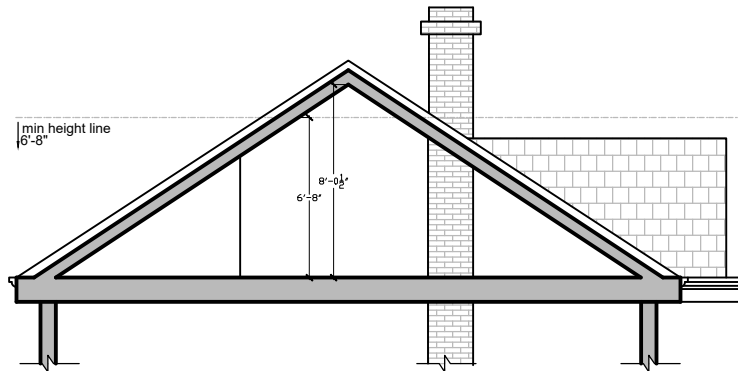
2 EXISTING BASEMENT PLAN  
E-102 SCALE: 1/8" = 1'-0"



FILES  
STAGES  
DATES



1 EXISTING ROOF PLAN  
E-103 SCALE: 1/8" = 1'-0"



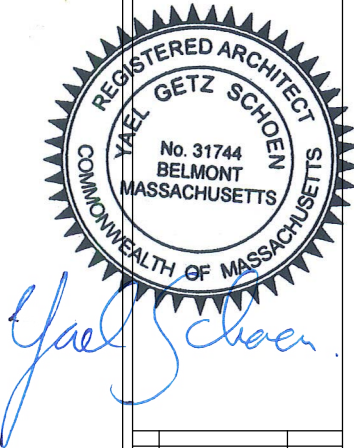
2 EXISTING ATTIC SECTION A-A  
E-103 SCALE: 1/8" = 1'-0"

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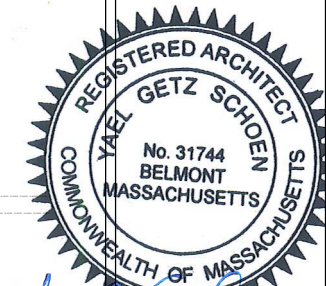
RAFTKIND RESIDENCE	
18-20 HAMILTON RD SOMERVILLE, MA	
EXISTING ROOF PLAN & SEC A-A	
DRAWING TITLE	
N	
013	YGS
1/8" = 1' 0"	MAY 24, 2015
SCALE	DATE

E-103

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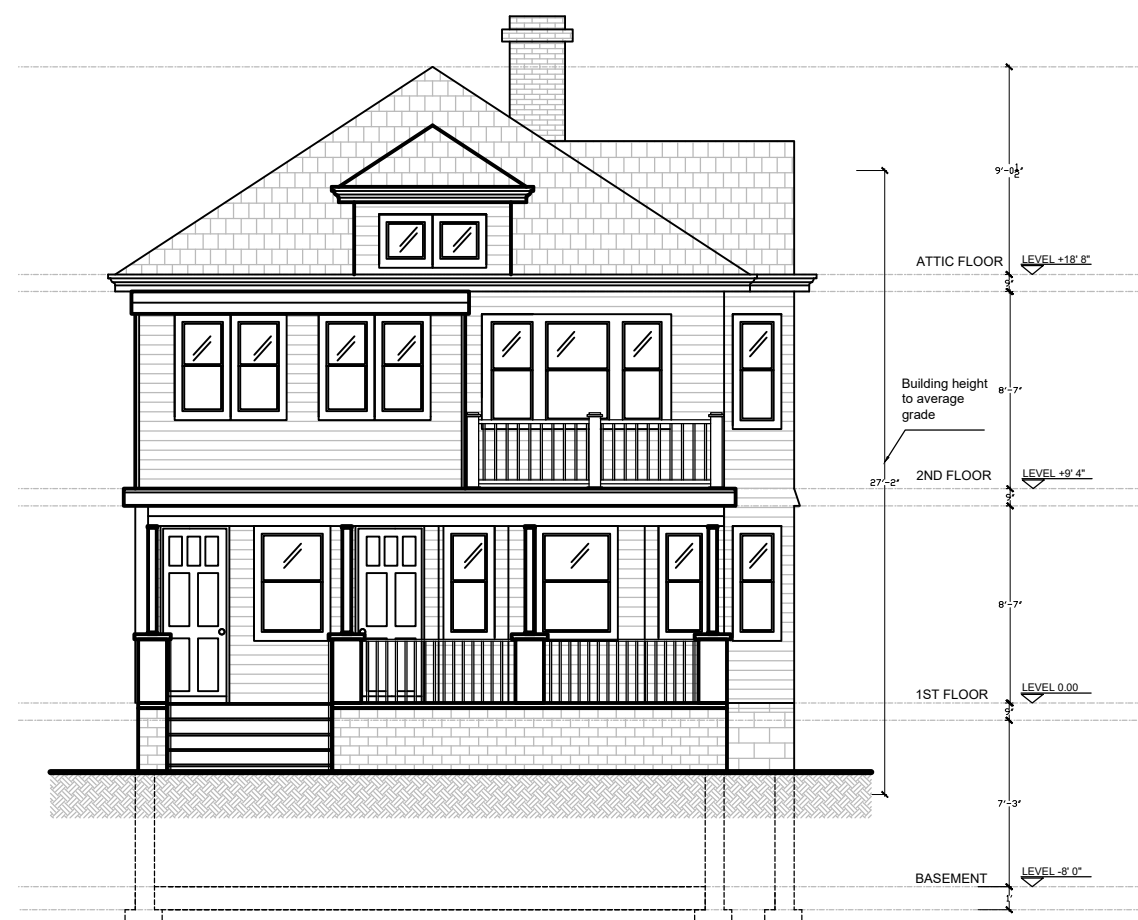
REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

RAFKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

EXISTING  
ELEVATIONS

013	YGS
1/8" = 1' 0"	MAY 24, 2015

E-104



1 EXISTING SOUTH WEST ELEVATION  
E-104 SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH EAST ELEVATION  
E-104 SCALE: 1/8" = 1'-0"

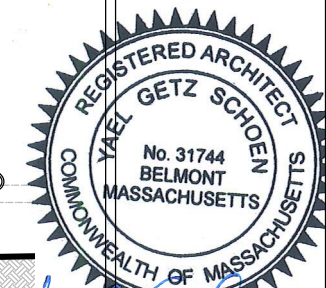


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REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

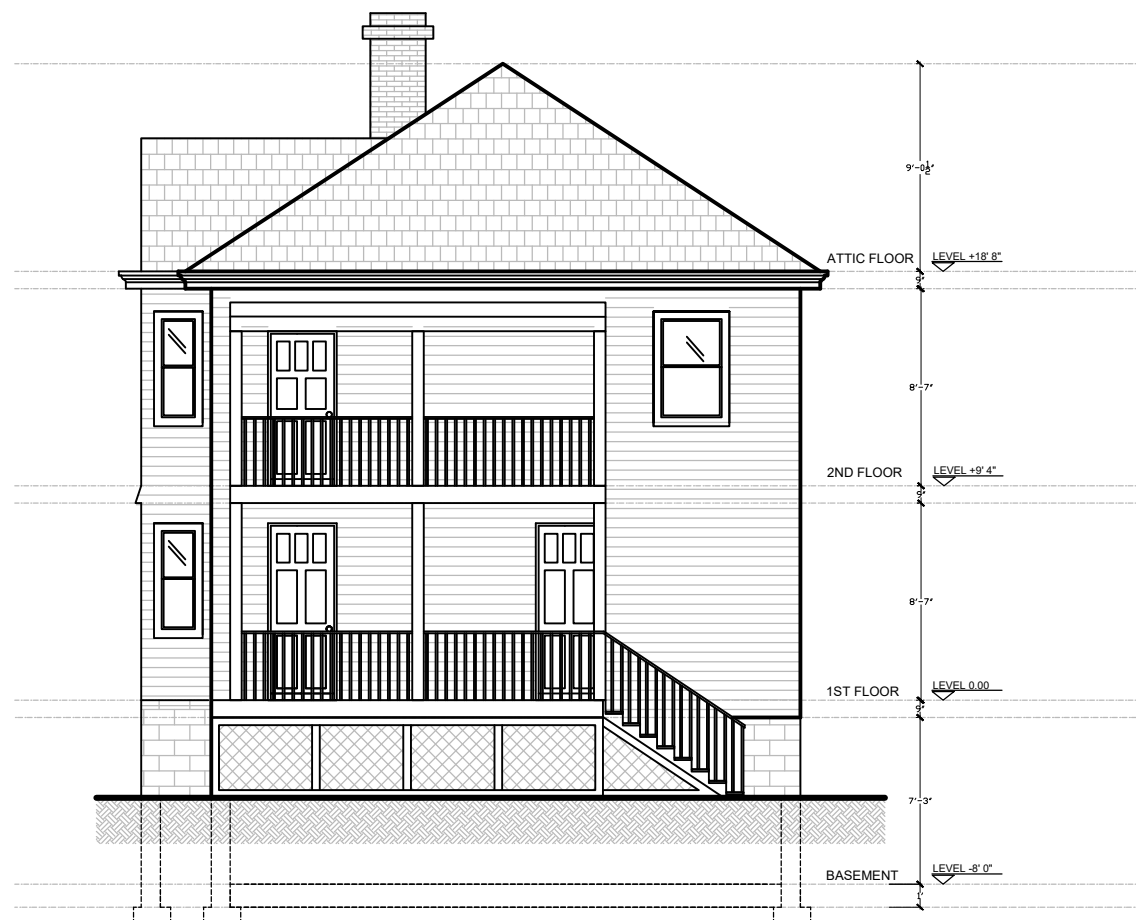
RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

EXISTING  
ELEVATIONS

013	YGS
1/8" = 1'-0"	MAY 24, 2015

E-105

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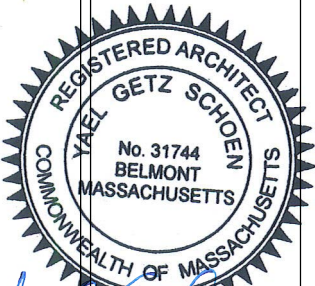
1 EXISTING NORTH EAST ELEVATION  
E-105 SCALE: 1/8" = 1'-0"



2 EXISTING NORTH WEST ELEVATION  
E-105 SCALE: 1/8" = 1'-0"



FILES  
STUDIES  
DATES



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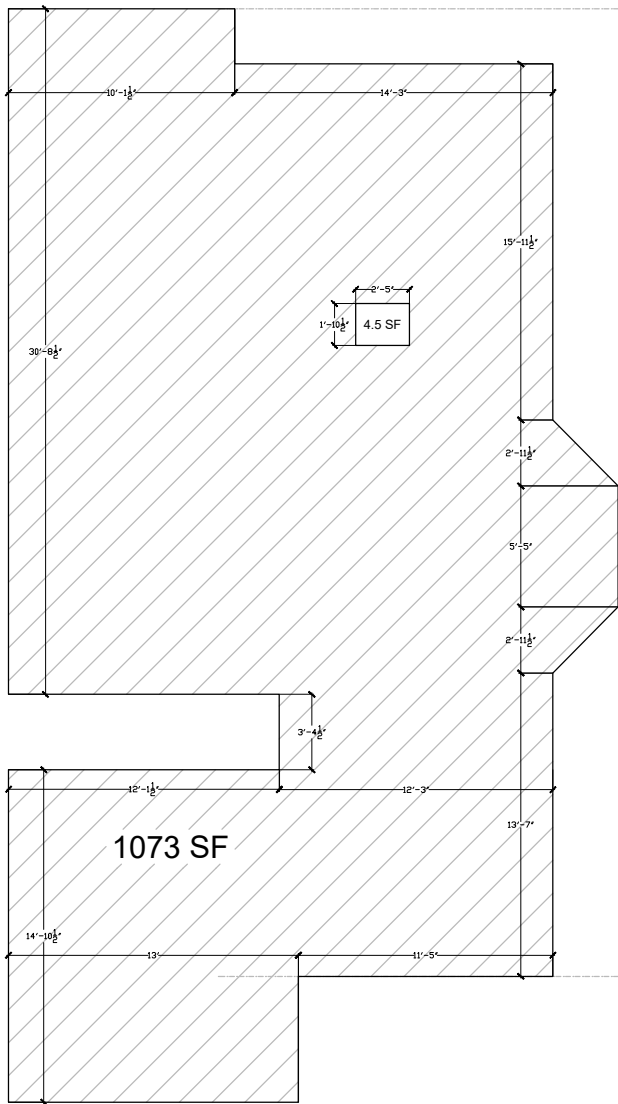
1	ZONING APPLICATION REVISION 1	MAY 24 2016
REV	DESCRIPTION	DATE

RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

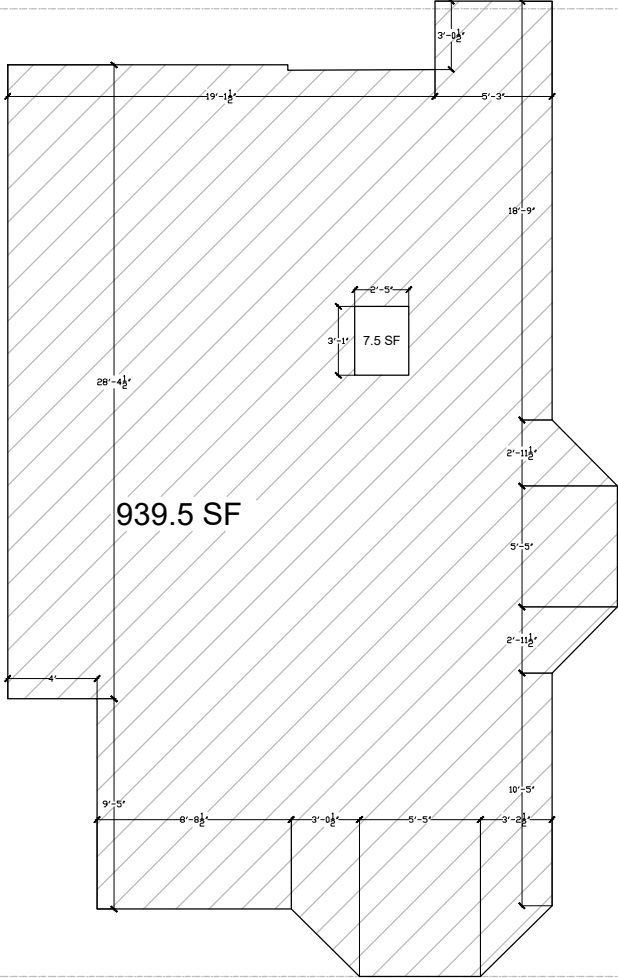
AREA  
CALCULATIONS

013	YGS
1/8" = 1' 0"	MAY 24, 2015
SCALE	DATE

E-106



EXISTING SECOND FLOOR

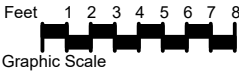


EXISTING FIRST FLOOR

FLOOR	EXISTING AREA
FIRST FLOOR	939.5 SF
SECOND FLOOR	1073 SF
ATTIC FLOOR	—
BASEMENT FLOOR	—
TOTAL	2012.5 SF
LOT AREA	3225 SF
FAR	0.624

1  
E-106

AREA CALCULATIONS  
SCALE: 1/8" = 1'-0"





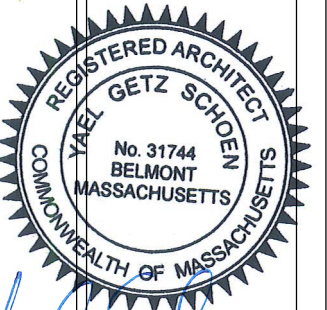


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**RAFKIND  
RESIDENCE**  
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SOMERVILLE, MA

**EXISTING  
IMAGES**

013	YGS
1/8" = 1' 0"	MAY 24, 2015

E-107

DRAWING NUMBER





EXISTING SOUTH EAST FACADE



EXISTING SOUTH WEST FACADE



EXISTING NORTH EAST FACADE



EXISTING NORTH WEST FACADE



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1 ZONING APPLICATION REVISION 1 MAY 24 2016

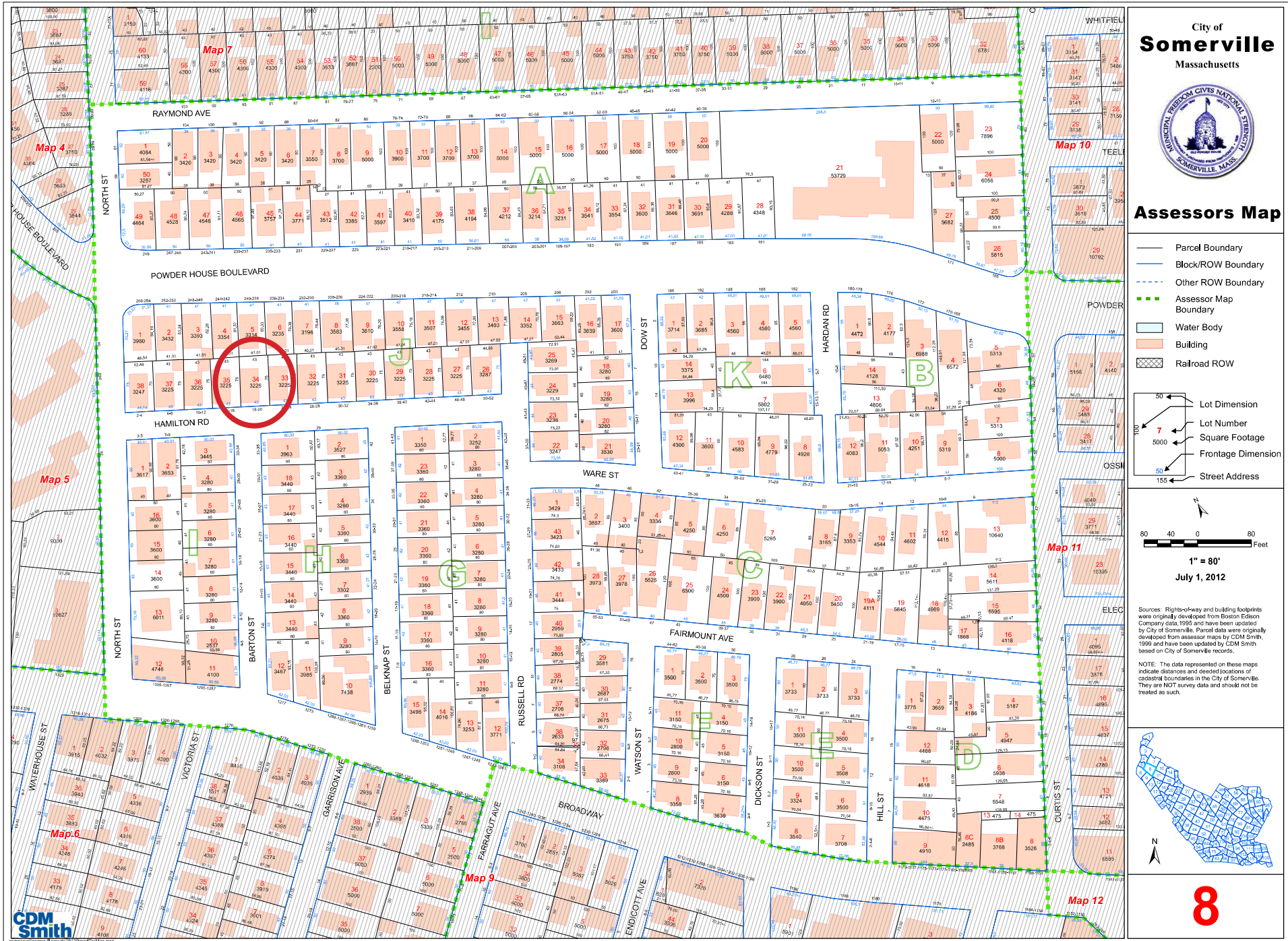
REV: DESCRIPTION: DATE:

RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

EXISTING  
PICTURES

013 YGS  
1/8 " = 1' 0" MAY 24, 2015  
E-108





CURRENT ZONE: RA

AREA	REQUIRED 10,000 s.f.	EXISTING 3,225 s.f.	PROPOSED SAME
GROUND COV. (%MAX)	50%	43.75%	SAME
LANDSCAPE AREA (%MIN)	25%	26.75%	SAME
MAX HEIGHT	35'	27.28'	32.87
MAX STORIES	2 1/2	2 1/2	TBD
FRONT	15'	7.1'	SAME
SIDE	8'	2.7'	SAME
REAR	13.75	12.4	SAME
PERVIOUS AREA (% MIN)	35%	26.75%	SAME

FINISHED GRADE: 92.22

CURRENT OWNER: BARY & ANNIKA RAFKIND

TITLE REFERENCE: BK 1458 PG 115

PLAN REFERENCE: 2876-B

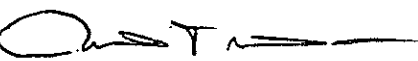
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

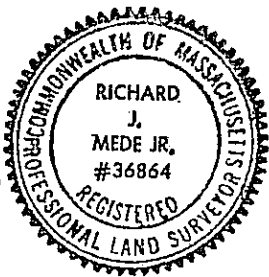
TO: BARRY RAFKIND

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

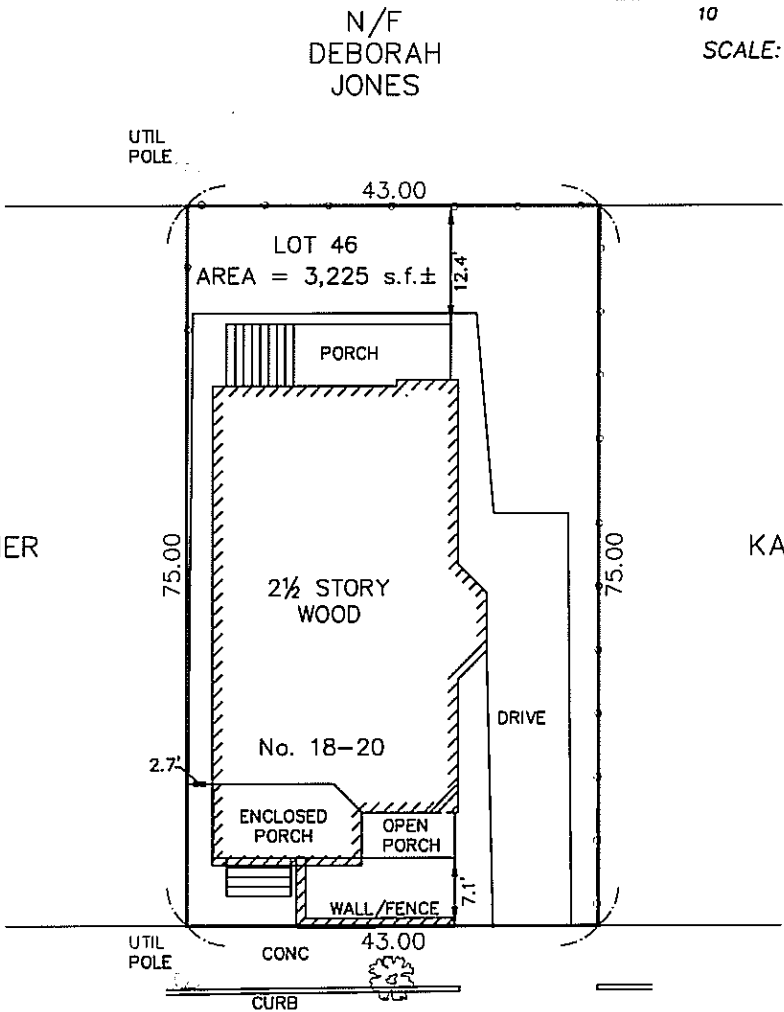
THE FIELD WORK WAS COMPLETED ON: MARCH 21, 2016  
DATE OF PLAN: MARCH 22, 2016

  
RICHARD J. MEDE, JR. P.L.S.

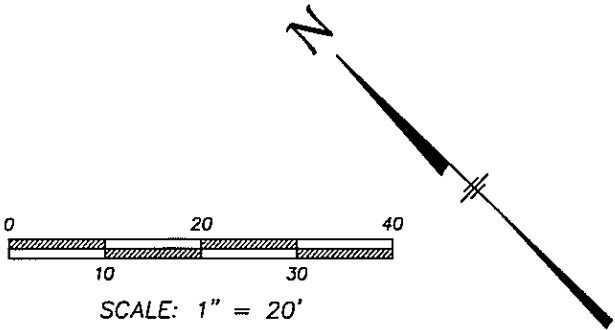
03/22/2016  
DATE:




N/F  
ELSA E CORMIER  
TRUST



HAMILTON ROAD  
(FORMERLY RUSSELL ROAD)



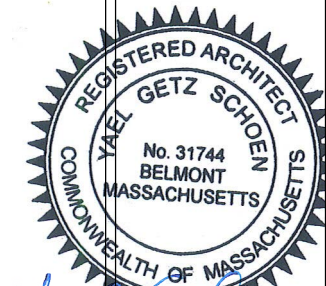
PREPARED BY:

**MEDFORD  
ENGINEERING  
& SURVEY**  
  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

BARRY & ANNIKA RAFKIND

DRAWN CAV	CHECKED RJM	FILE No. 19364
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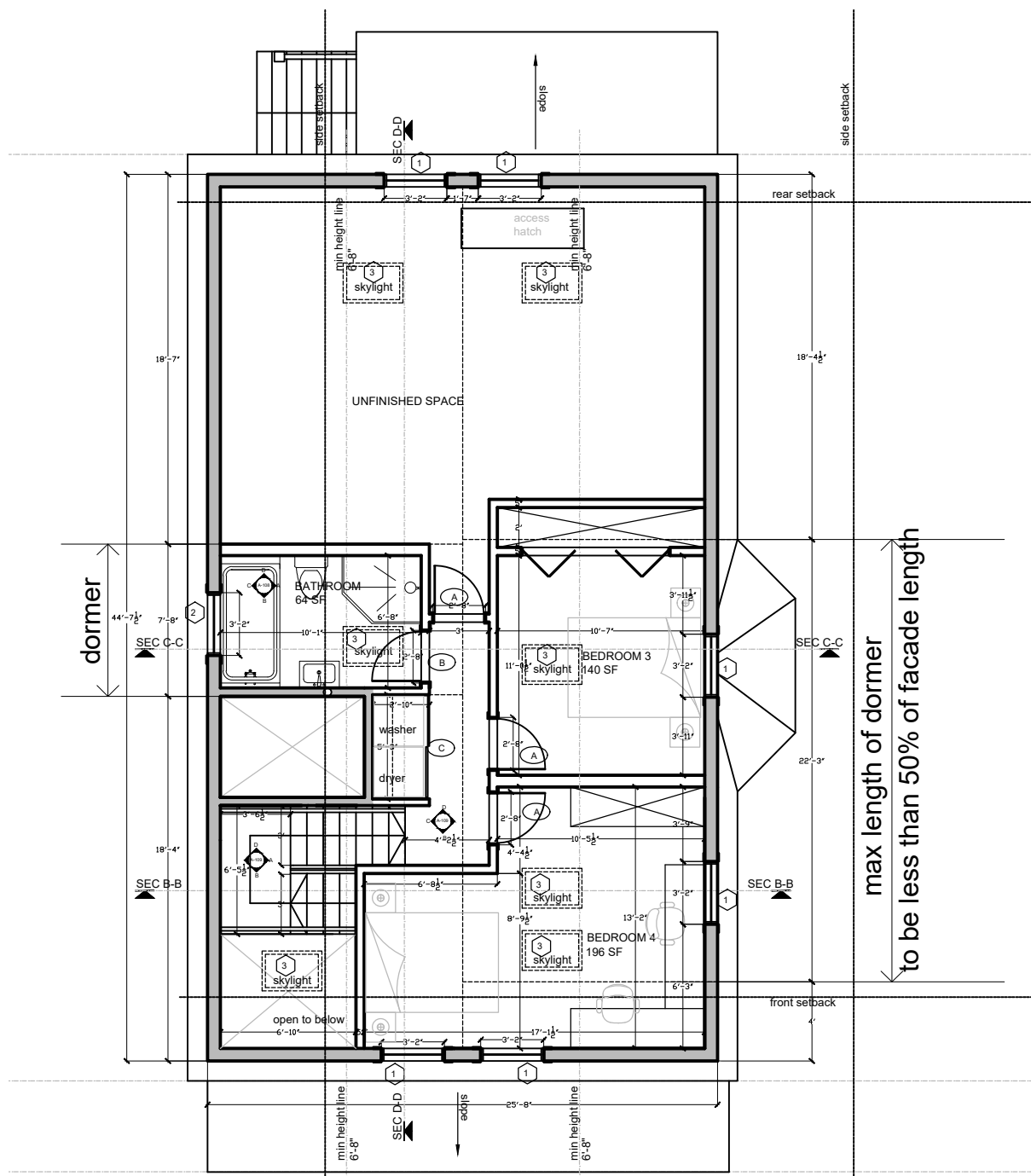
**RAFKIND  
RESIDENCE**  
18-20 HAMILTON RD  
SOMERVILLE, MA

**PROPOSED ATTIC  
AND FIRST FLOOR**

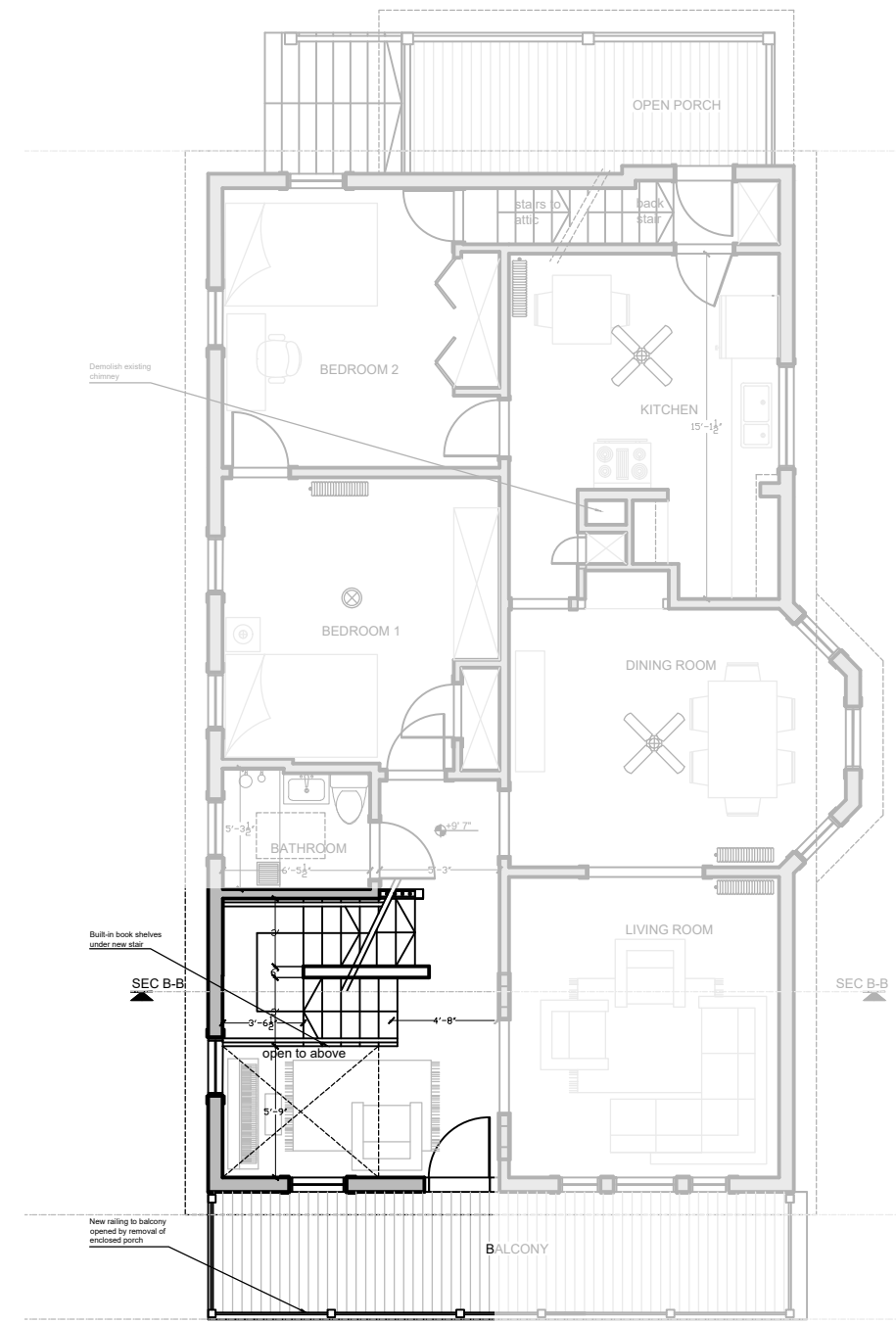
N	
013	YGS
1/8" = 1' 0"	MAY 24, 2015

**A-101**

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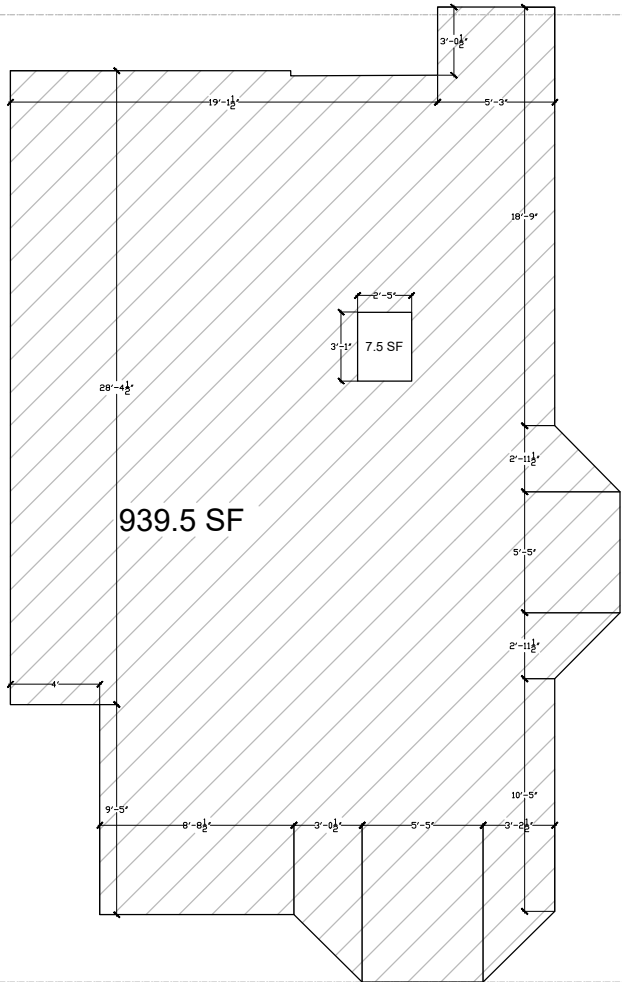


1 PROPOSED ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"

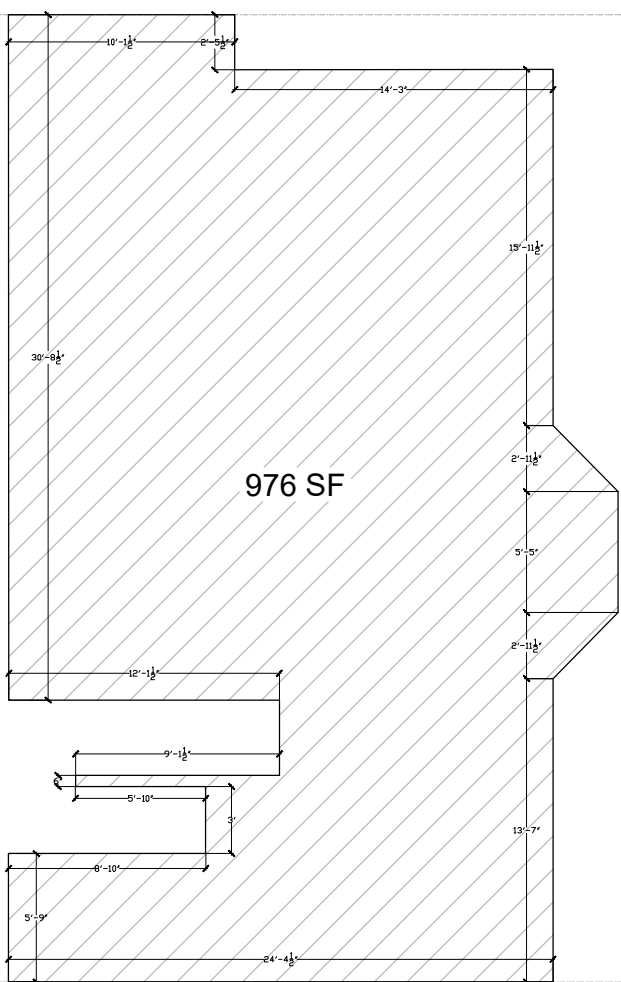


2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

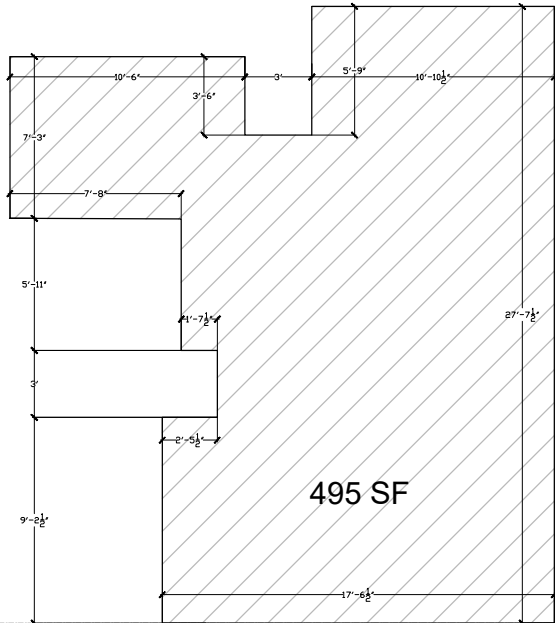




PROPOSED FIRST FLOOR



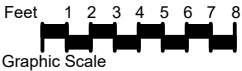
PROPOSED SECOND FLOOR



PROPOSED ATTIC FLOOR

1 PROPOSED AREA CALCULATIONS  
A-102 SCALE: 1/8" = 1'-0"

FLOOR	EXISTING AREA	PROPOSED AREA
FIRST FLOOR	939.5 SF	939.5 SF
SECOND FLOOR	1073 SF	976 SF
ATTIC FLOOR	—	495 SF
BASEMENT FLOOR	—	—
TOTAL	2012.5 SF	2410.5 SF
LOT AREA	3225 SF	3225 SF
FAR	0.624	0.75



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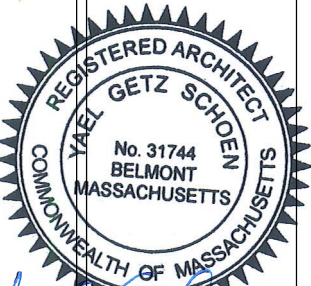
1	ZONING APPLICATION REVISION 1	MAY 24 2016
REV	DESCRIPTION	DATE

RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA  
PROPOSED AREA  
CALCULATIONS

013	YGS
1/8" = 1'-0"	MAY 24, 2015

A-102

DRAWING NUMBER

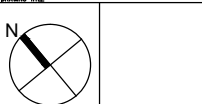


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REV.	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

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RESIDENCE**  
18-20 HAMILTON RD  
SOMERVILLE, MA

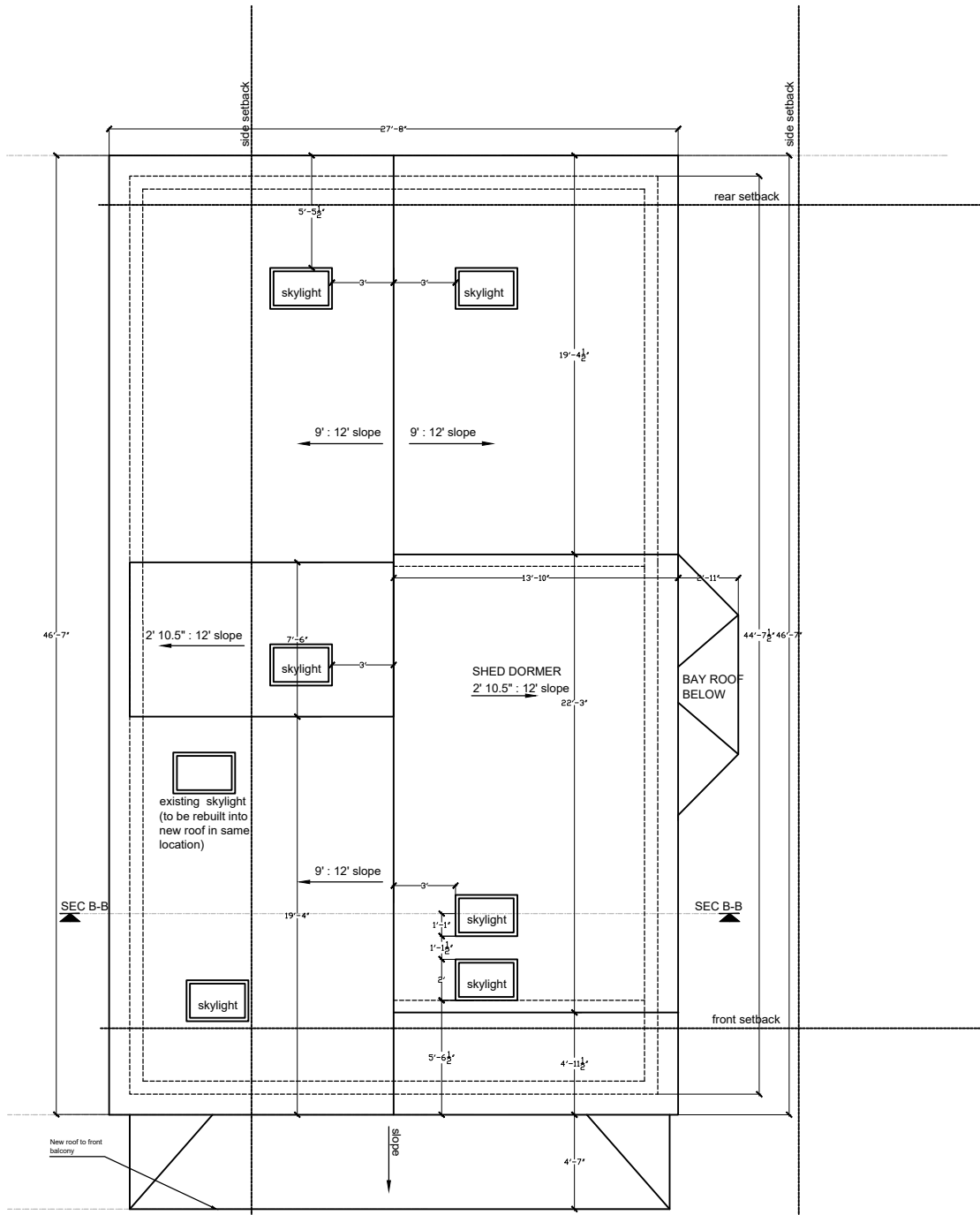
**PROPOSED ROOF  
AND ZONING DIAGRAM**



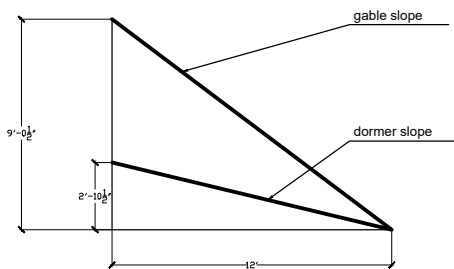
013 YGS  
VARIOUS MAY 24, 2015

A-103

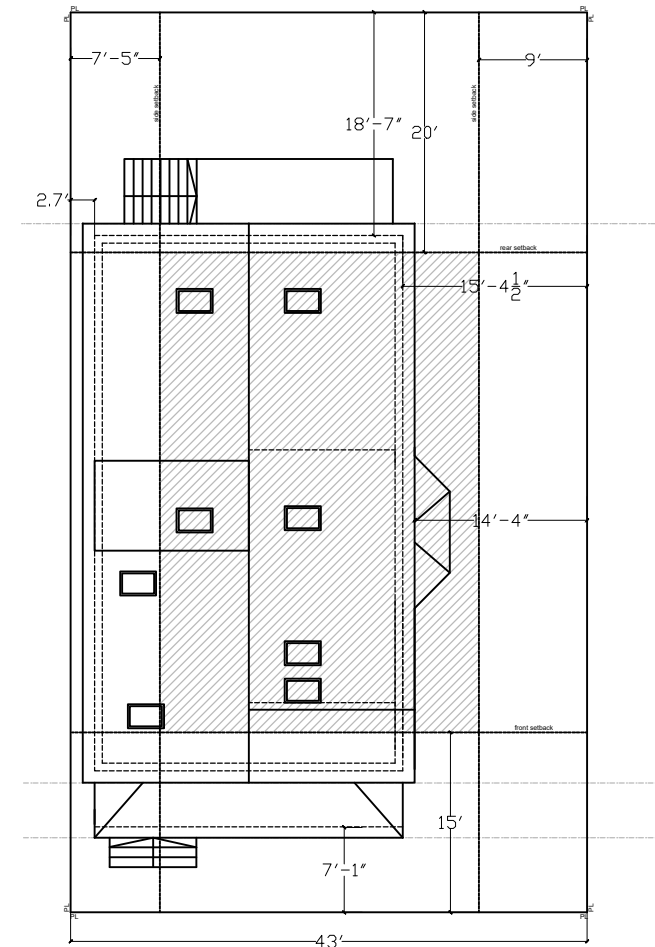
DRAWING NUMBER



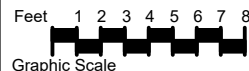
1 PROPOSED ROOF PLAN  
A-103 SCALE: 1/8" = 1'-0"



2 PROPOSED ROOFS SLOPES DIAGRAM  
A-103 SCALE: 1/8" = 1'-0"

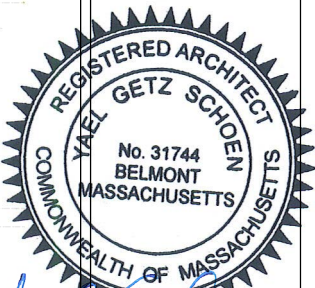


3 PROPOSED ZONING DIAGRAM  
A-103 SCALE: 1/16" = 1'-0"



FILES  
STUDIES  
DATES

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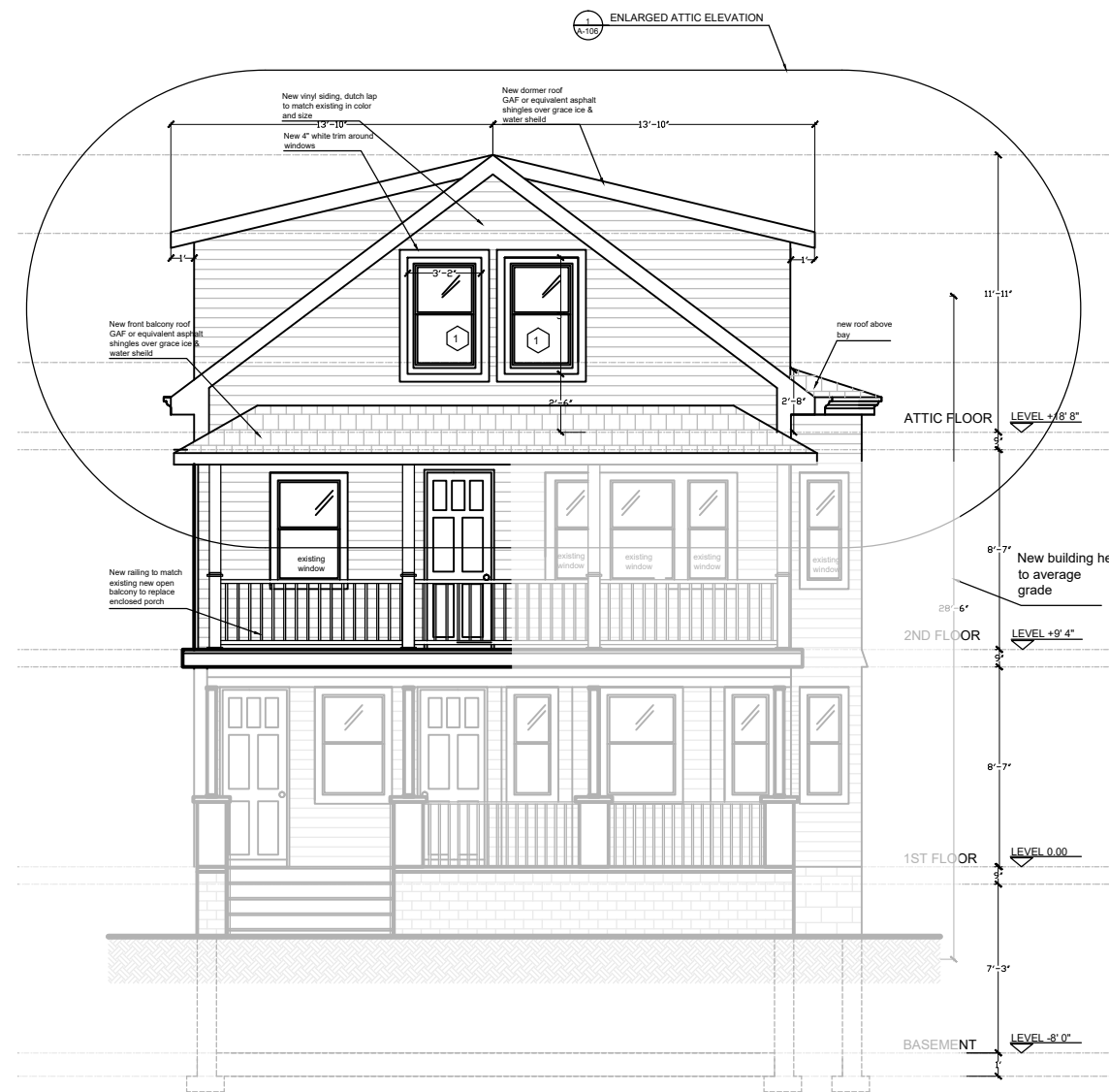
REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

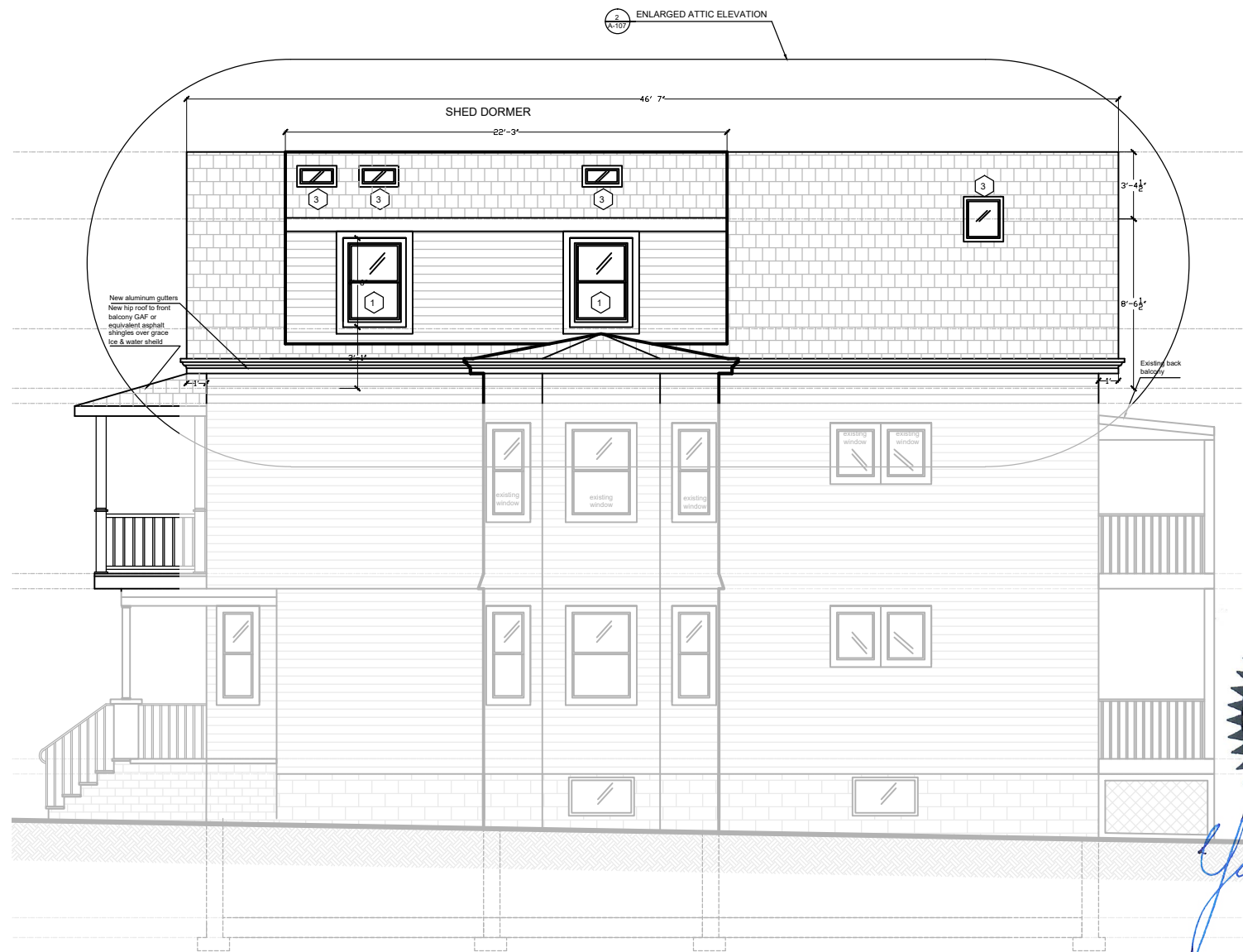
PROPOSED  
ELEVATIONS

013	YGS
1/8" = 1' 0"	MAY 24, 2015

A-104



1 PROPOSED SOUTH WEST ELEVATION  
A-104 SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EAST ELEVATION  
A-104 SCALE: 1/8" = 1'-0"





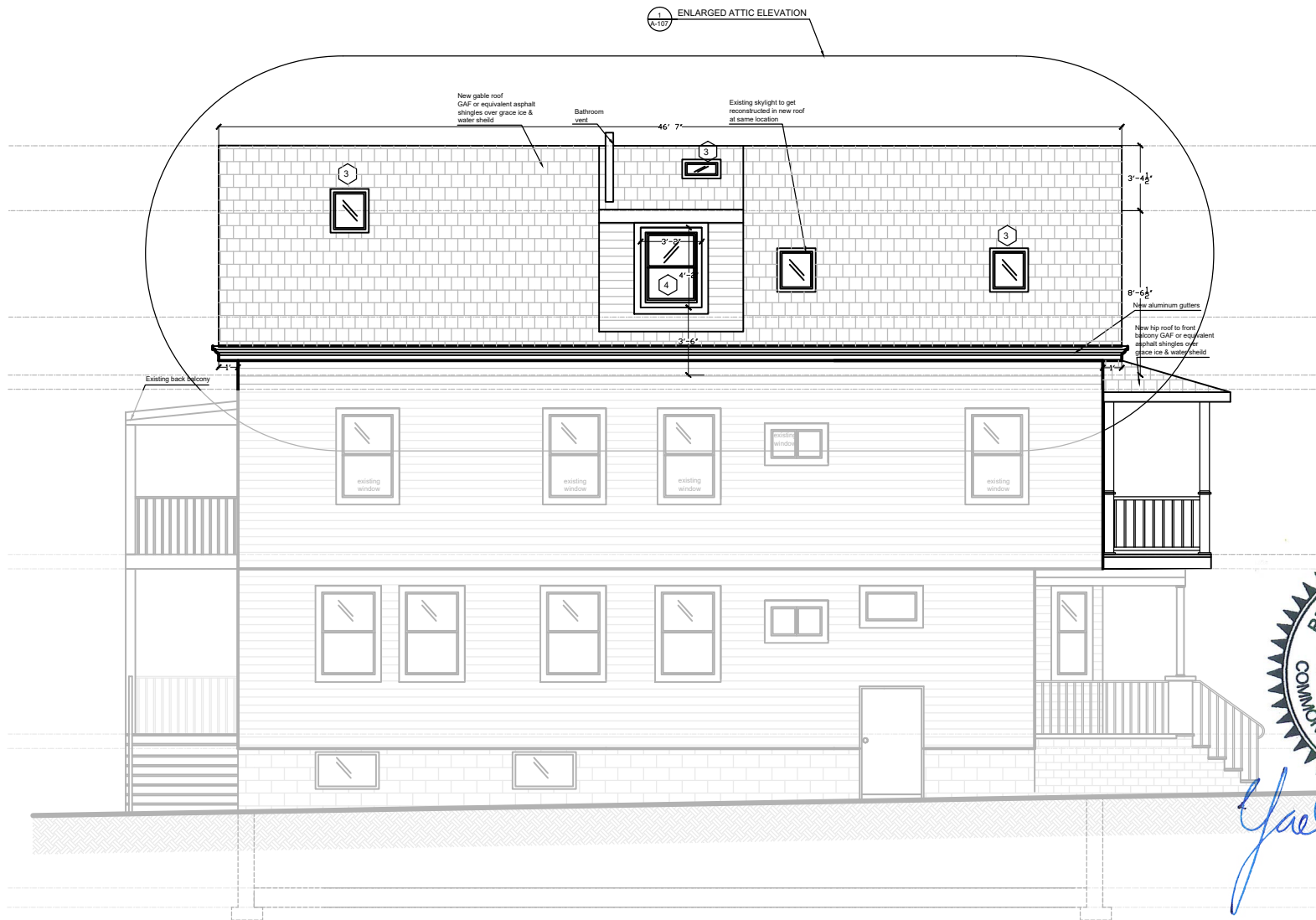
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REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

RAFTKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA  
PROJECT  
PROPOSED  
ELEVATIONS  
DRAWING TITLE

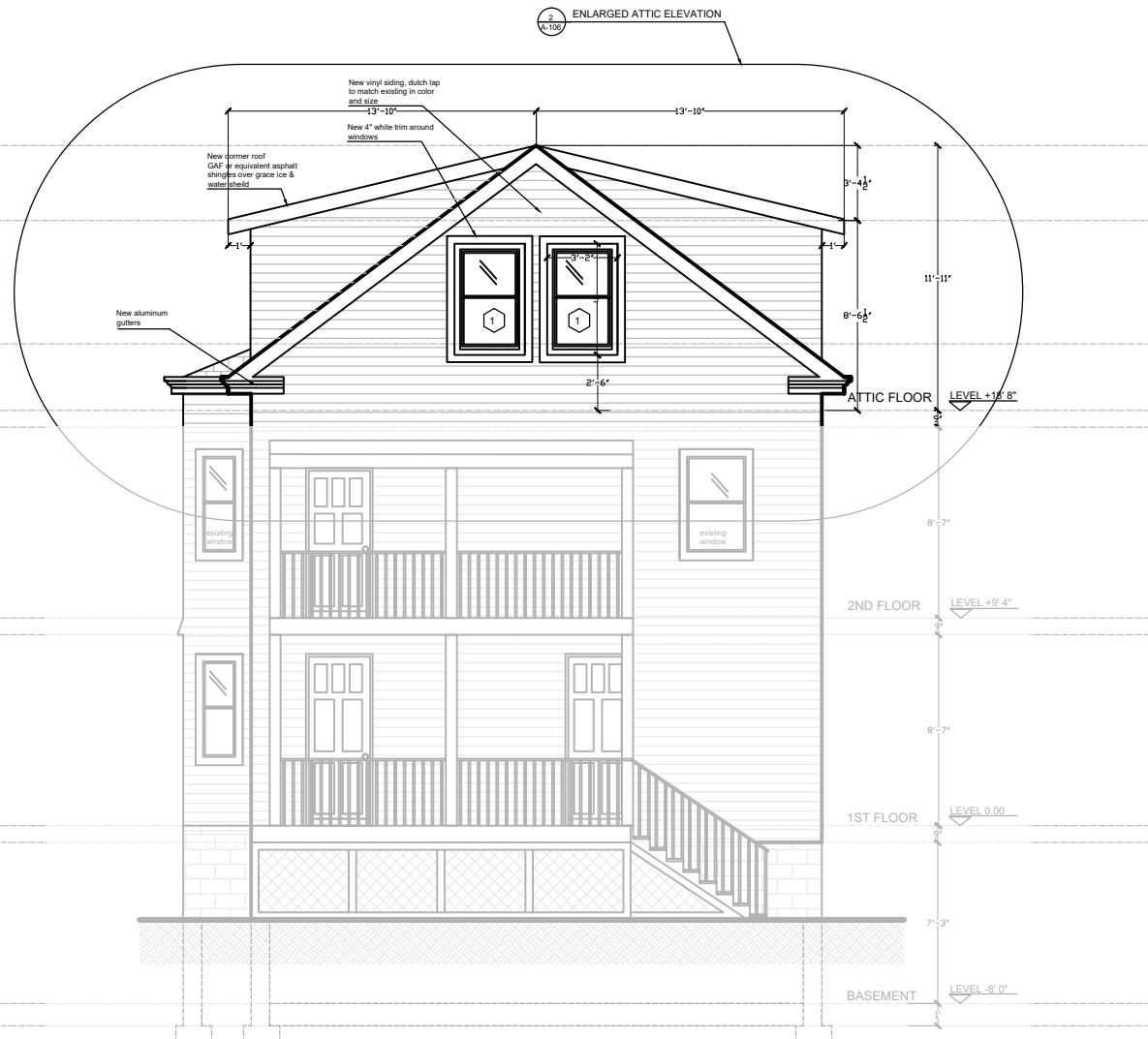
013	YGS
1/8" = 1' 0"	MAY 24, 2015

A-105



2 PROPOSED NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

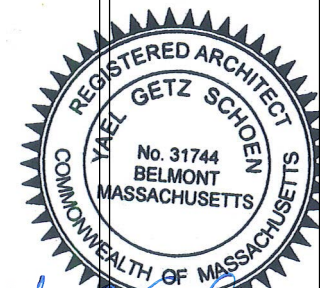
A-105



1 PROPOSED NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"

A-105





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REV	DESCRIPTION	DATE
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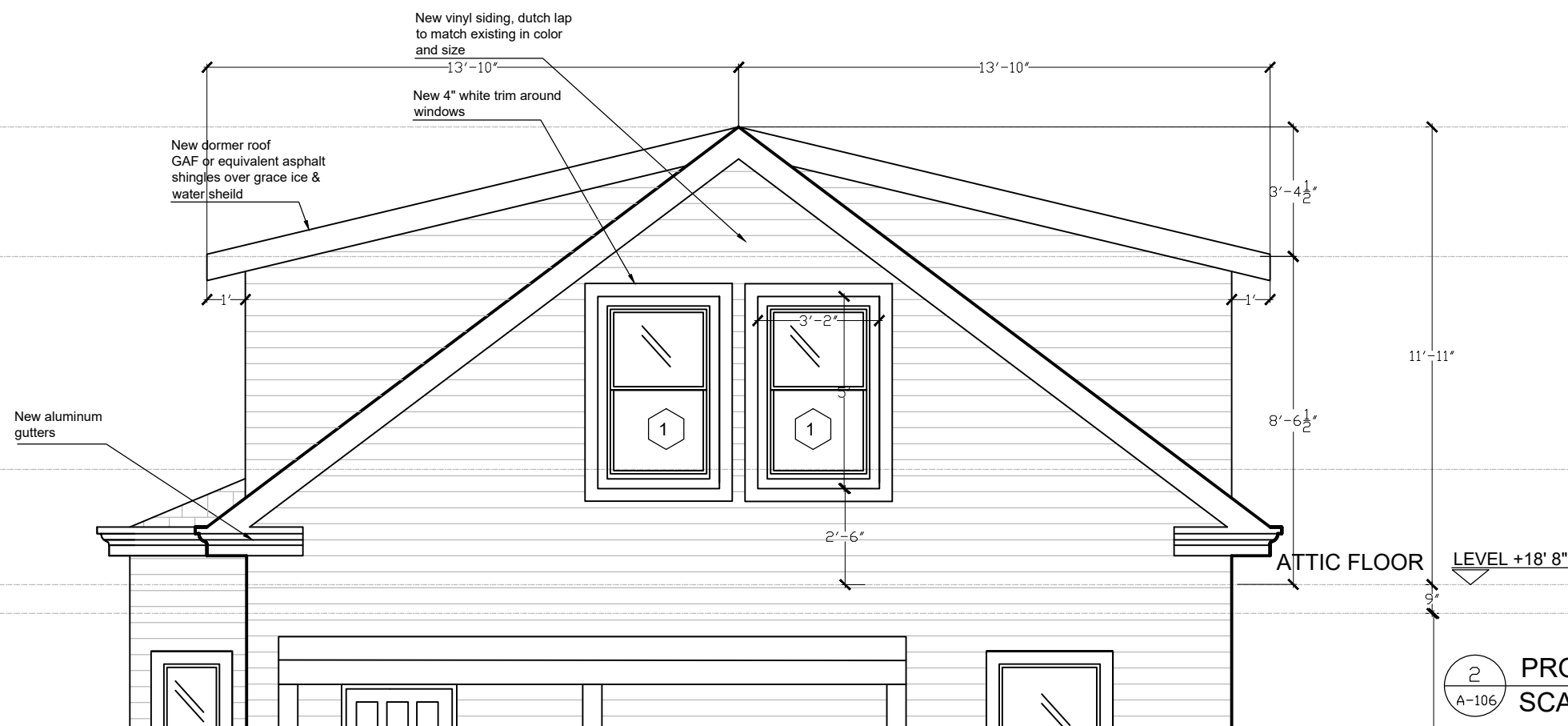
**RAFKIND  
RESIDENCE**  
18-20 HAMILTON RD  
SOMERVILLE, MA

**PROPOSED  
ELEVATIONS**

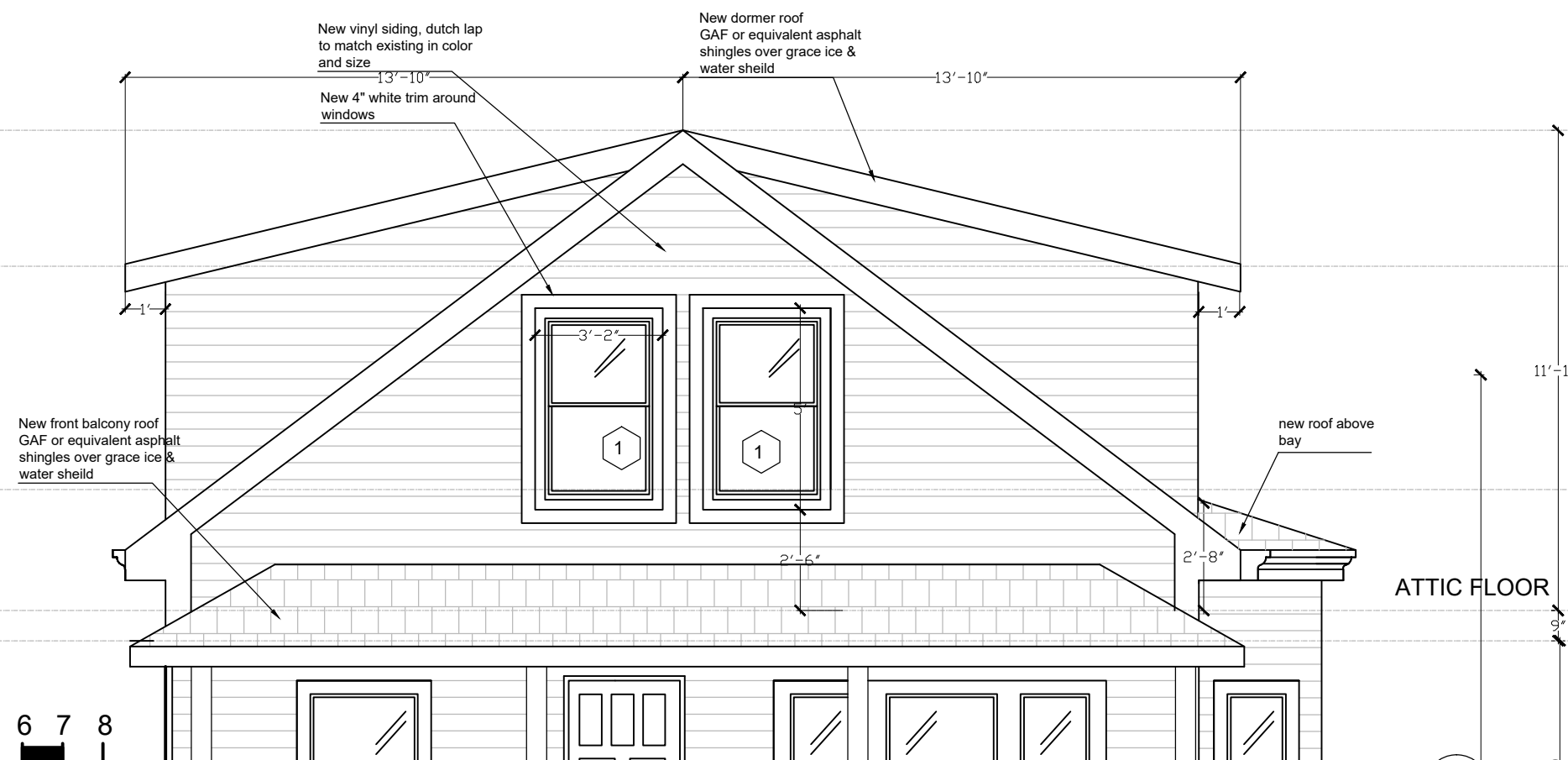
013	YGS
1/4" = 1'-0"	MAY 24, 2015

A-106

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THIS DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC



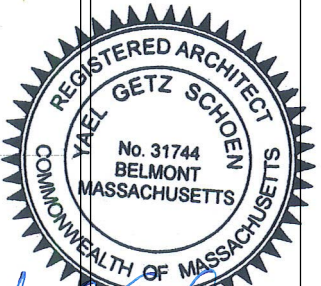
**PROPOSED NORTH EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH WEST ELEVATION**  
SCALE: 1/4" = 1'-0"







*Yael Schoen*

REV.	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

RAFKIND  
RESIDENCE  
18-20 HAMILTON RD  
SOMERVILLE, MA

PROPOSED  
ELEVATIONS

013	YGS
1/4" = 1'-0"	MAY 24, 2015

A-107

SHED DORMER

46' 7"

22'-3"

3'-4 1/2"

8'-6 1/2"

New aluminum gutters  
New hip roof to front  
balcony GAF or  
equivalent asphalt  
shingles over grace  
ice & water sheild

Existing back  
balcony

PROPOSED SOUTH EAST ELEVATION  
SCALE: 1/4" = 1'-0"

New gable roof  
GAF or equivalent asphalt  
shingles over grace ice &  
water sheild

Bathroom  
vent

Existing skylight to get  
reconstructed in new roof  
at same location

3'-4 1/2"

8'-6 1/2"

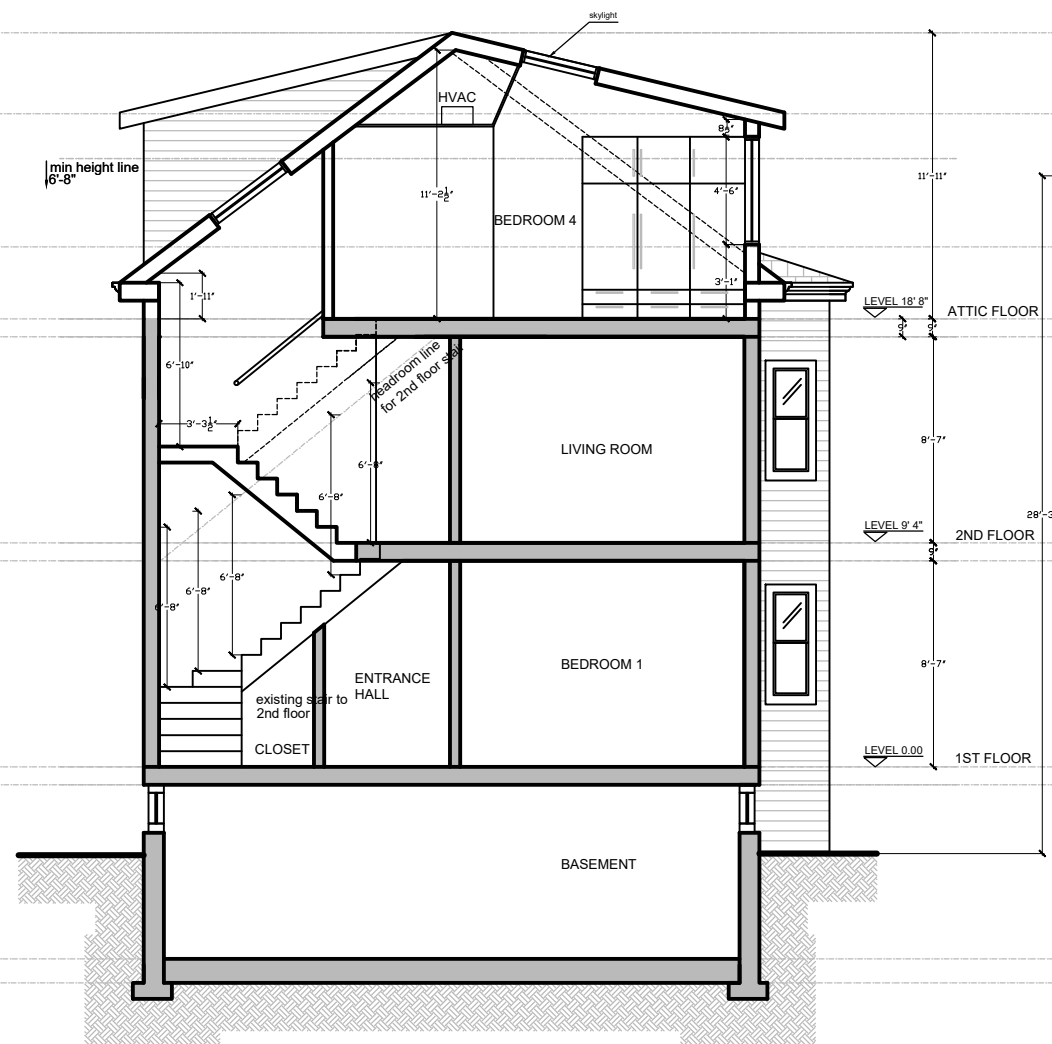
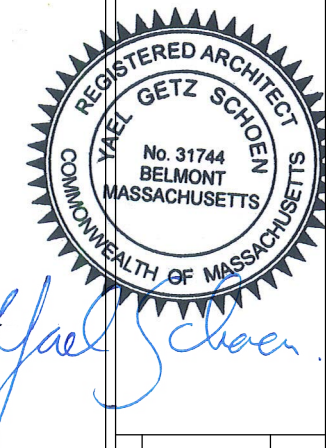
New aluminum gutters

New hip roof to front  
balcony GAF or equivalent  
asphalt shingles over  
grace ice & water sheild

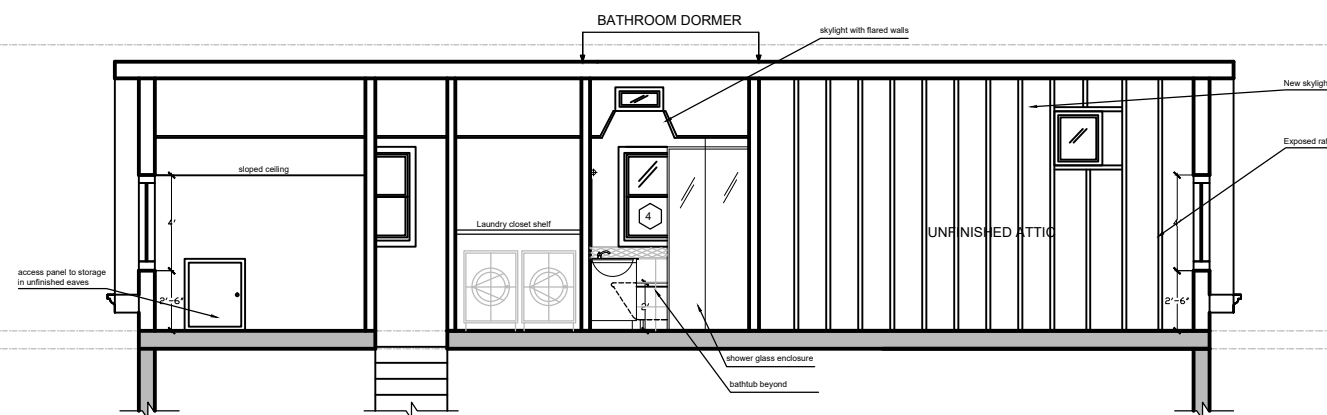
Existing back balcony



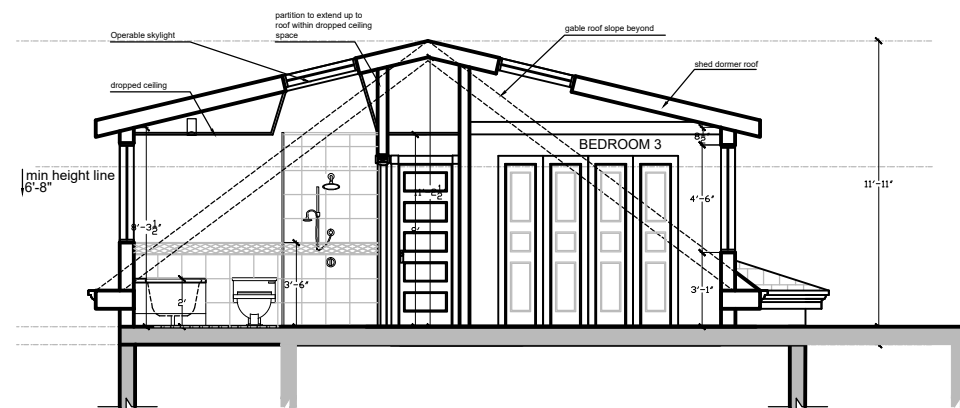
PROPOSED NORTH WEST ELEVATION  
SCALE: 1/4" = 1'-0"



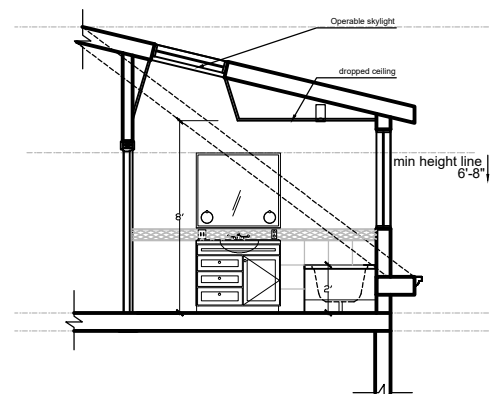
1 PROPOSED SECTION B-B  
A-108 SCALE: 1/8" = 1'-0"  
SECTION B-B



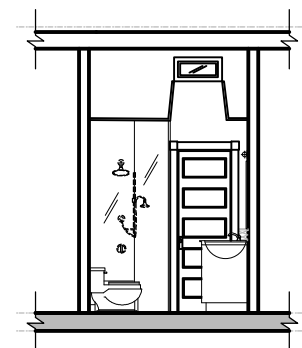
2 PROPOSED ATTIC SECTION D-D (BATHROOM ELEV C)  
A-108 SCALE: 1/8" = 1'-0"



3 PROPOSED ATTIC SECTION C-C (BATHROOM ELEV D)  
A-108 SCALE: 1/8" = 1'-0"



4 PROPOSED BATHROOM ELEV B  
A-108 SCALE: 1/8" = 1'-0"

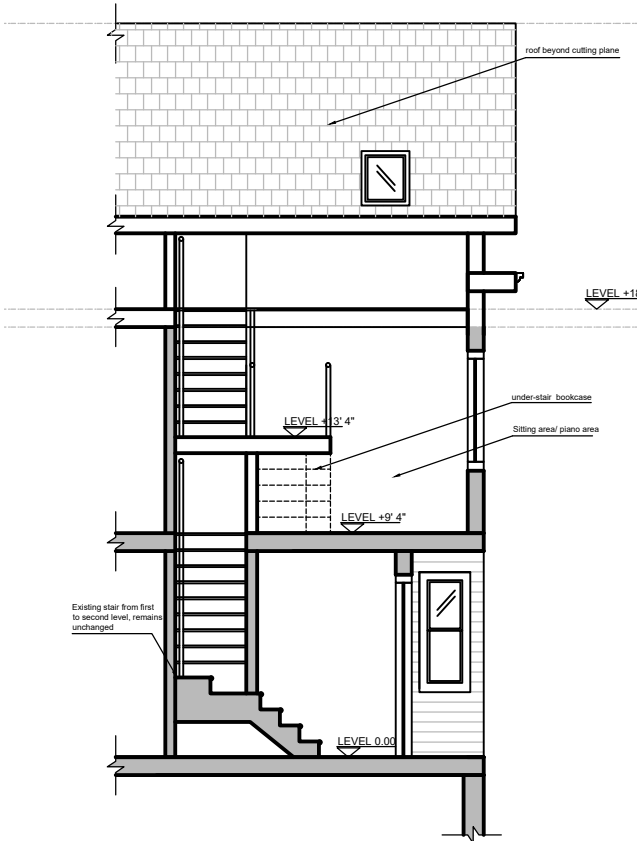


5 PROPOSED BATHROOM ELEV A  
A-108 SCALE: 1/8" = 1'-0"

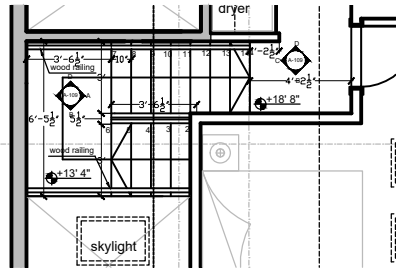




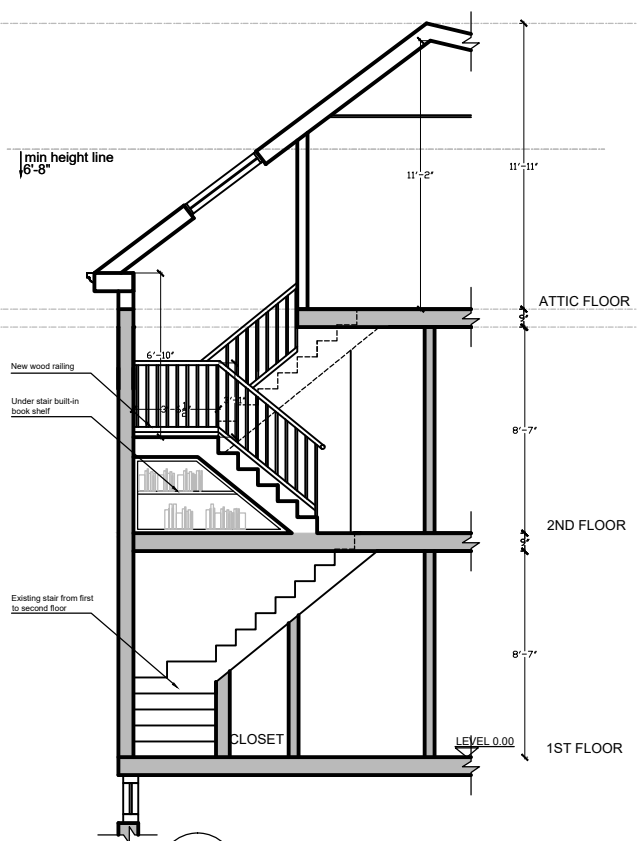
*Yael Schoen*



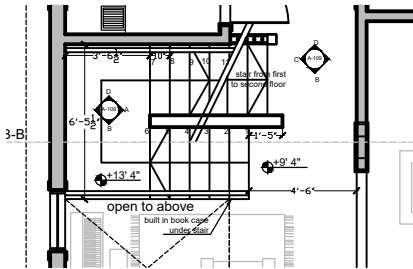
5 PROPOSED STAIR ELEV A  
A-109 SCALE: 1/8" = 1'-0"



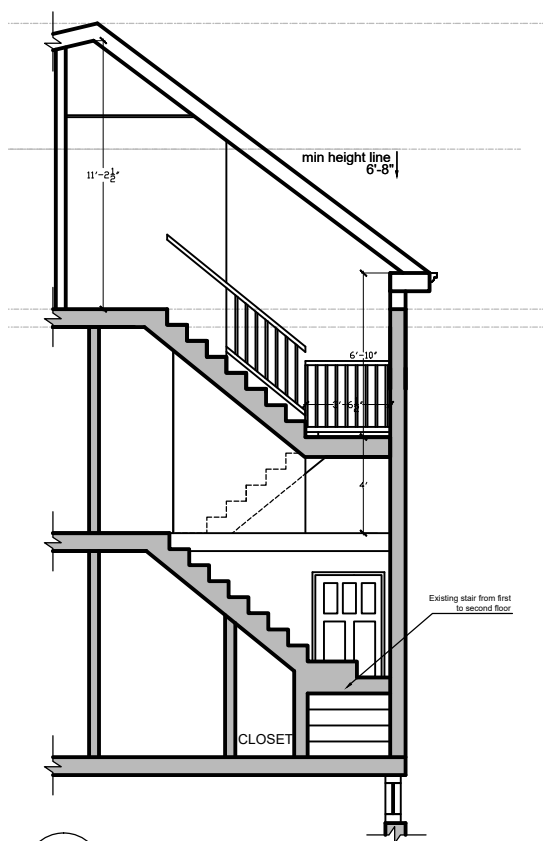
2 PROPOSED STAIR ATTIC  
A-109 SCALE: 1/8" = 1'-0"



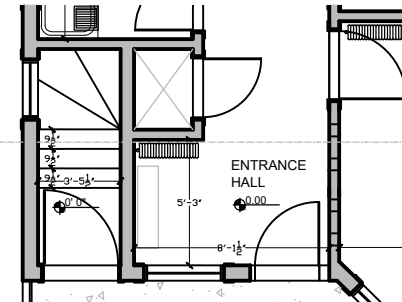
6 PROPOSED STAIR ELEV D  
A-109 SCALE: 1/8" = 1'-0"



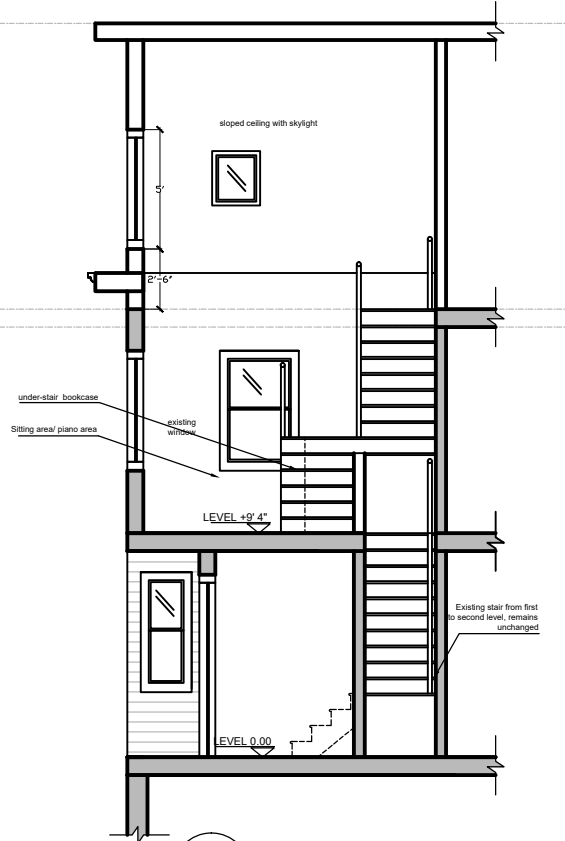
3 PROPOSED STAIR 2ND FLOOR  
A-109 SCALE: 1/8" = 1'-0"



7 PROPOSED STAIR ELEV B  
A-109 SCALE: 1/8" = 1'-0"



4 EXISTING STAIR 1ST FLOOR  
A-109 SCALE: 1/8" = 1'-0"



8 PROPOSED STAIR ELEV C  
A-109 SCALE: 1/8" = 1'-0"

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	MATERIAL	MFR	LINE	MODEL	SCREEN	FINISH	HARDWARE	NOTES
1	gable ends bedrooms	6	double hung, low E, triple glazed, argon filled	3'-2" x 5'	vinyl	Harvey	Tribute		Full, Views	White	White, applied lifts	min opening 20"x 24"
2	bathroom dormer	1	double hung, low E, triple glazed, argon filled	3'-2" x 4'-2"	vinyl	Harvey	Tribute		Full, Views	White	White, applied lifts	possible frosted glass
3		7	manual skylight, tempered glass	3'-1" x 2'-1"	aluminum	Velux	Manual			White		with factory installed blinds

PROPOSED WINDOW SCHEDULE

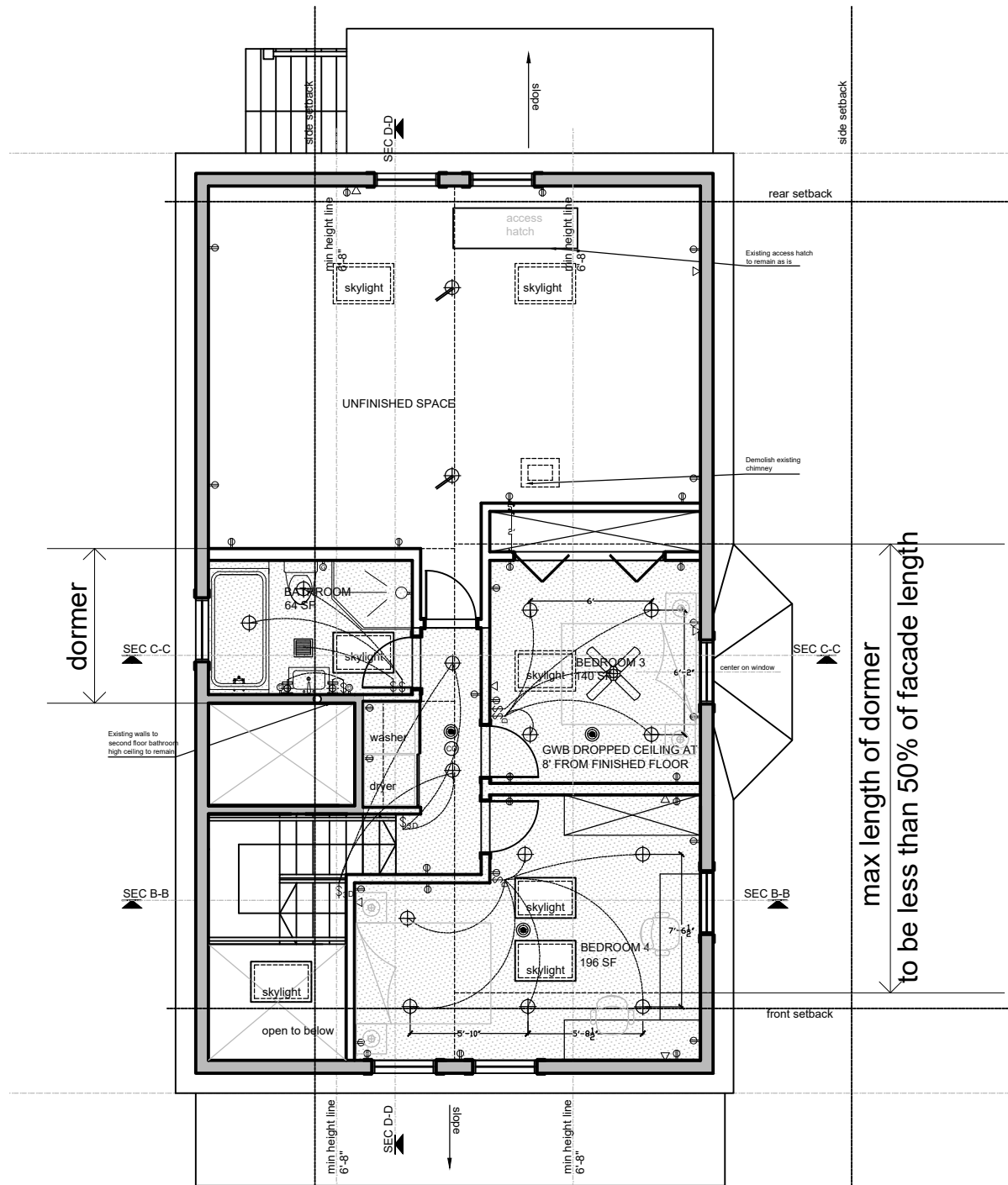
DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	MATERIAL	MFR	LINE	MODEL	FINISH	HARDWARE
A	Bedrooms, hall	2	entrance door	2'-8" x 6'-9"	fir	Simpson	Interior Panel	82	Painted White	Hinges: Baldwin 1035, (3) per leaf, Baldwin 1090.260 ball finials. Lever set: Baldwin L020.260
B	Bathroom	1	bathroom entrance door with glass	2'-8" x 6'-9"	fir	Simpson	Interior French and sash doors	282	Painted White	With tempered glass Pocket door hardware- Baldwin flush pull 0458.260 polished chrome
C	Laundry closet	1	double sliding doors	VIF	fir	Simpson	Interior Panel	82	Painted White	Sliding door rails. Baldwin flush pull 0458.260 polished chrome

PROPOSED DOOR SCHEDULE

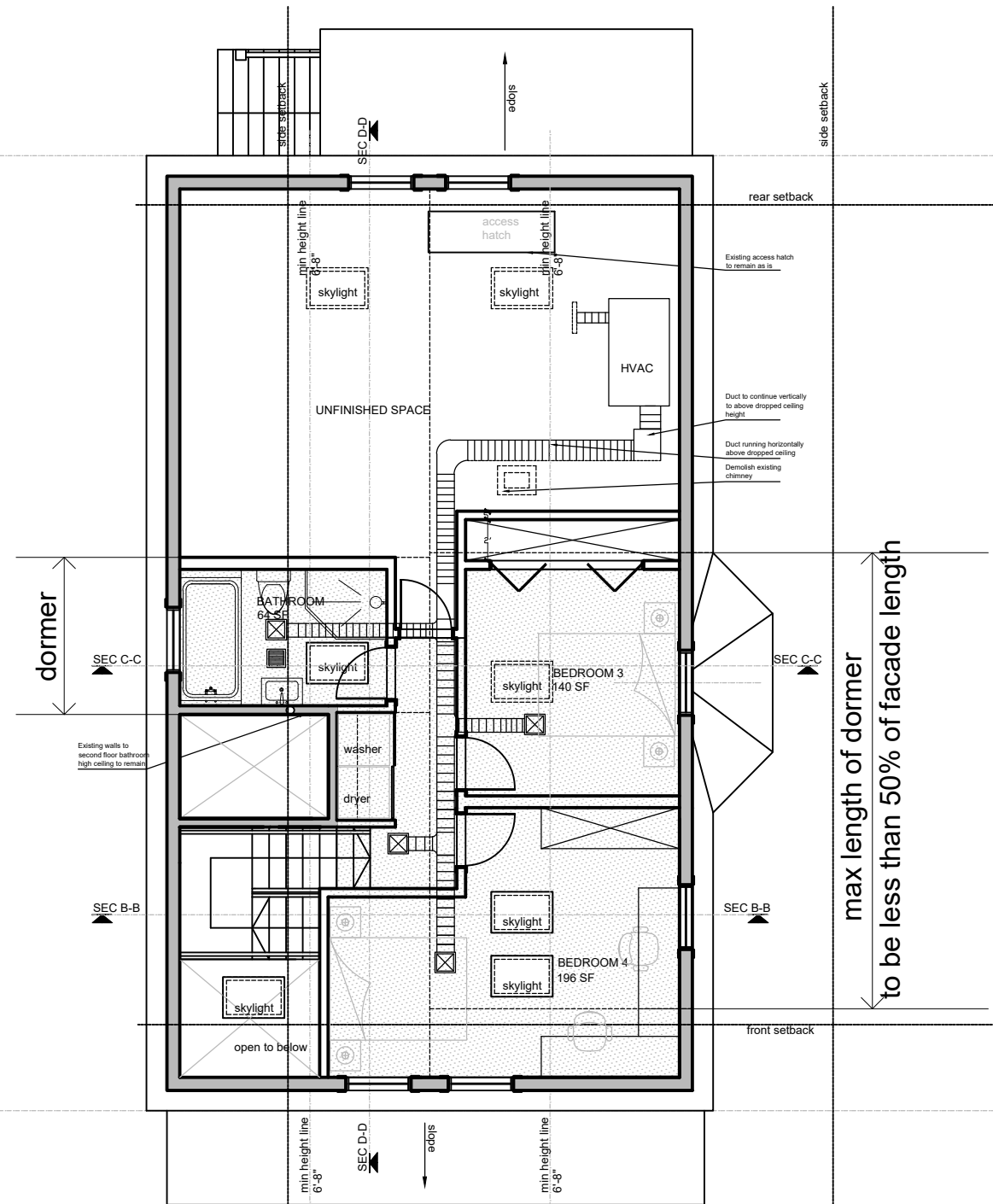


1 PROPOSED SCHEDULES  
A-109

- outlet strip
- elec light switch with dimmer
- elec light switch
- 3 way light switch
- data outlet
- phone
- G.F.I outlet
- counter pop-up outlet
- G.F.I outlet
- top cabinet lights outlet (8" from floor)
- 110 v elec outlet
- 220 v elec outlet
- floor receptacle
- floor recessed light fixture
- Pendant/ wall mounted light fixture
- 4.5" recessed light fixture
- 2" round mirror top lights
- wet location wall sconce
- wall sconce
- wall sconce
- elec cable
- pull chain flush mount ceiling fixture
- track light fixture
- fluorescent light
- under cabinet lights
- smoke detector
- CO detector
- vent
- Return air grill-ceiling/floor
- Supply air grill-ceiling /floor
- Return air grill-wall
- Supply air grill-wall
- exhaust fan
- Electric heater
- Radiator
- wall fan
- Door bell chime
- Door bell button
- Thermostat



1 PROPOSED ATTIC REFLECTED CEILING AND ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



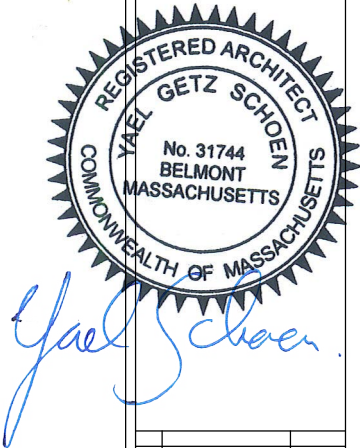
2 PROPOSED ATTIC MECHANICAL PLAN  
SCALE: 1/8" = 1'-0"

YGS  
DESIGN &  
DEVELOPMENT  
LLC

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70 HOITT RD  
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YGS  
Design &  
Development

CONSULTANT

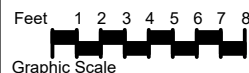


REV	DESCRIPTION	DATE
1	ZONING APPLICATION REVISION 1	MAY 24 2016

PROJECT	RAFKIND RESIDENCE
ADDRESS	18-20 HAMILTON RD SOMERVILLE, MA
DESCRIPTION	PROPOSED ATTIC MECH AND WALL TYPES
DRAWING TITLE	
DATE	
SCALE	
1/8" = 1'-0"	MAY 24, 2015

A-110

DRAWING NUMBER



FILES  
STAGES  
DATES

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**CONSUL TANT**

--

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 35 million. The number of people 75 years of age or older is projected to increase from 10 million to 15 million. The number of people 85 years of age or older is projected to increase from 2 million to 4 million.

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No. 31744  
BELMONT  
MASSACHUSETTS

The seal of the Commonwealth of Massachusetts is partially visible in the top left corner of the document. It features a circular design with a star and a figure holding a bow and arrow, surrounded by the text "SEAL OF THE COMMONWEALTH OF MASSACHUSETTS".

✓

1	ZONING APPLICATION REVISION 1	MAY 24 2016
REV:	DESCRIPTION:	DATE:

OWNER	<p>RAFKIND RESIDENCE</p>
PROJECT	<p>18-20 HAMILTON RD SOMERVILLE, MA</p>

PROPOSED IMAGES	
DRAWING TITLE	

013	YGS
JOB NO.	DATE
	MAY 24, 2015

A-111