

Z:\DCADD\WGS\Chester-39\Special Permit rev 160603\Chester 39 - Cover Sheet.dwg, T-1, 6/7/2016 1:27:51 PM

39 CHESTER STREET

ADDITION (1 NEW UNIT) TO EXISTING 2-UNITS



| LIST OF DRAWINGS | | SP APPL 24 FEB 2016 | SP REV 25 MAY 2016 | SP REV 2 3 JUN 2016 |
|------------------|-----------------------------|------------------------|-----------------------|------------------------|
| T-1 | COVER SHEET | X | X | X |
| | CERTIFIED PLOT PLAN | X | X | X |
| Z-1 | ZONING COMPLIANCE | X | X | X |
| Z-2 | ZONING COMPLIANCE | X | X | X |
| A0.1 | 3D STREET VIEWS | | X | X |
| A0.2 | RENDERED ELEVATION | | X | X |
| A-0 | ARCHITECTURAL SITE PLAN | X | X | X |
| A-1 | BASEMENT FLOOR PLAN | X | X | X |
| A-2 | FIRST FLOOR PLAN | X | X | X |
| A-3 | SECOND AND THIRD FLOOR PLAN | X | X | X |
| A-4 | FRONT ELEVATION | | X | X |
| A-5 | RIGHT SIDE ELEVATION | X | X | X |
| A-6 | REAR ELEVATION & SECTION | X | X | X |
| A-7 | LEFT ELEVATION | X | X | X |

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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

ADDITION TO
39 CHESTER ST

39 CHESTER ST,
SOMERVILLE, MA

PREPARED FOR

ROBERT AND DARCEY
GREGORY

23 CHESTER STREET
SOMERVILLE, MA 02144

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

| REVISION | DATE |
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| SP REV 2 | 3 JUN 2016 |
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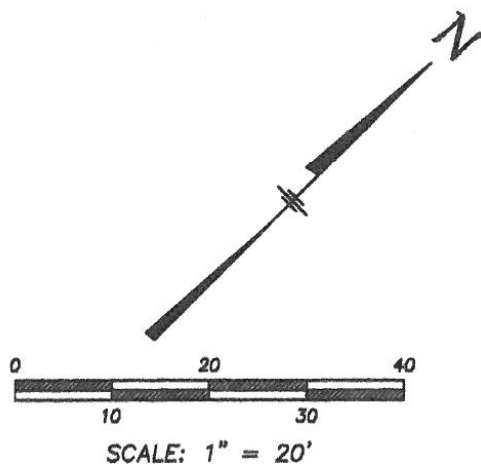
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| SP REV | 25 MAY 2016 |
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| SPECIAL PERMIT | 24 FEB 2016 |
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| DRAWN BY DM | REVIEWED BY PQ |
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SHEET

T-1



NOTE: ALL TIES TO CORNERBOARD

CURRENT OWNER: ROBERT & DARCEY GREGORY

TITLE REFERENCE: BK 33424 PG 057

PLAN REFERENCE: PLAN BK 53 PG 47

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:

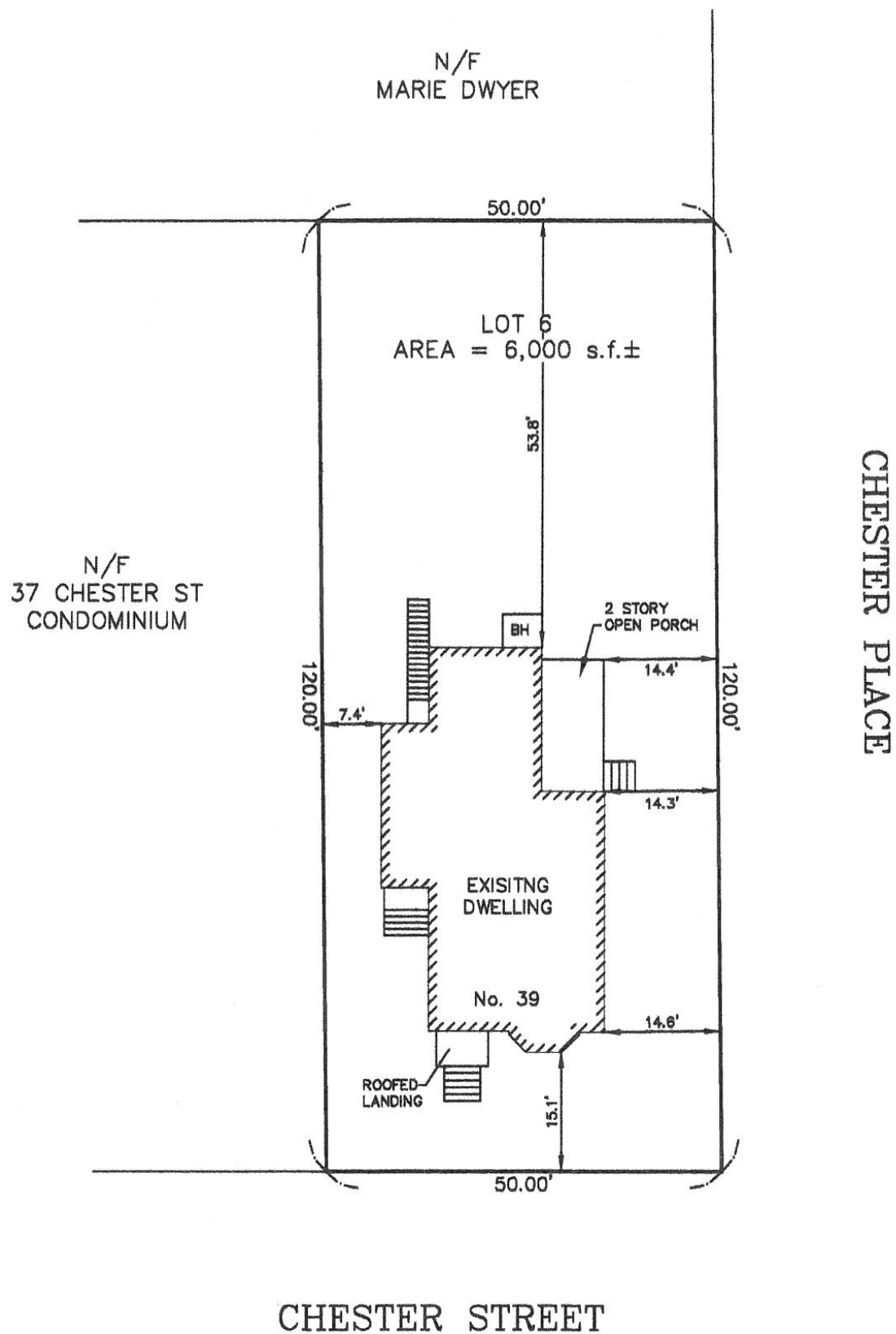
TO: ROBERT & DARCEY GREGORY

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: APRIL 23, 2015
DATE OF PLAN: APRIL 30, 2015

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

DATE:



CERTIFIED PLOT PLAN
39 CHESTER STREET
SOMERVILLE, MA
(MIDDLESEX COUNTY)

PREPARED BY:

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

PREPARED FOR:

ROBERT & DARCEY GREGORY

| | | |
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| DRAWN | CHECKED | FILE No. |
| CAV | RJM | 19053 |

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CHESTER 39 - DIMENSIONAL TABLE - RB ZONING DISTRICT - SP PER §4.4.1

| ITEM | ALLOWED/ REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|---------------------------------------|----------------------|----------|----------------------------|--|
| MIN LOT SIZE (SF) | 7,500 | ±6,000 | ±6,000 (NO CHANGE) | EXISTING NON-CONFORMITY |
| MIN LOT AREA / UNIT 1-9 UNITS (SF) | 1,500 | 3,000 | 2,000 | COMPLIES |
| MAX GROUND COVERAGE (%) | 50 | ± 22 | ± 43 | COMPLIES |
| MIN LANDSCAPED AREA (% OF LOT) | 25 | 76 | ± 41 | COMPLIES |
| PERVIOUS AREA (% OF LOT) | 35 | 76 | ± 47 | COMPLIES |
| FLOOR AREA RATIO (FAR) | 1.0 | 0.42 | 0.95 0.96 | COMPLIES |
| NET FLOOR AREA (NSF) | 6,000 | ± 2,490 | ± 5,724 ± 5,775 | COMPLIES |
| MAX HEIGHT (FT/ STORIES) | 40 / 3 | ± 36 / 3 | ± 38.4 / 3 | COMPLIES |
| MIN FRONT YARD (FT) | 15 | ± 15.1 | ± 15.1 | COMPLIES |
| MIN SIDE YARD - LEFT (FT) | 10 | ± 7.4 | ± 10 ± 8.5 | EXISTING NON-CONFORMITY IMPROVED COMPLIES |
| MIN SIDE YARD - RIGHT (FT) | 10 | ± 14.3 | ± 10 | COMPLIES |
| MIN REAR YARD (FT) | 20 | ± 53.8 | ± 22.5 | COMPLIES |
| MIN FRONTAGE (FT) | 50 | 50 | 50 | COMPLIES |
| MIN NO. OF PARKING SPACES | 2 | 0 | 2 | COMPLIES |
| MIN NO. BIKE PARKING SPACES | 0*** | 0 | 0 | COMPLIES |

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE SITE PLAN FOR REFERENCE ON SHEET A-0.

* NUMBER OF REQUIRED PARKING SPACES PER §9.5
EXISTING (2) 2-BR UNIT
(2) 2-BR UNITS AT 1.5 SPACES PER UNIT = 2X1.5 = 3
3 EXISTING CONDITION REQUIREMENT
WITH NONE PROVIDED (GRANDFATHERED EXISTING
CONDITION)

PROPOSED ADDITION (1) 3 OR MORE-BR UNIT, EXISTING (2) 2-BR UNIT
(1) 3 OR MORE-BR UNITS AT 2 SPACES PER UNIT = 1X2 = 2
(2) 2-BR UNITS AT 1.5 SPACES PER UNIT = 2X1.5 = 3
2 + 3 = 5 PROPOSED REQUIREMENT
5 LESS 3 GRANDFATHERED = 2 SPACE REQUIRED
2 PROVIDED

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39 CHESTER ST,
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GREGORY

23 CHESTER STREET
SOMERVILLE, MA 02144

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

| REVISION | DATE |
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| SP REV 2 | 3 JUN 2016 |
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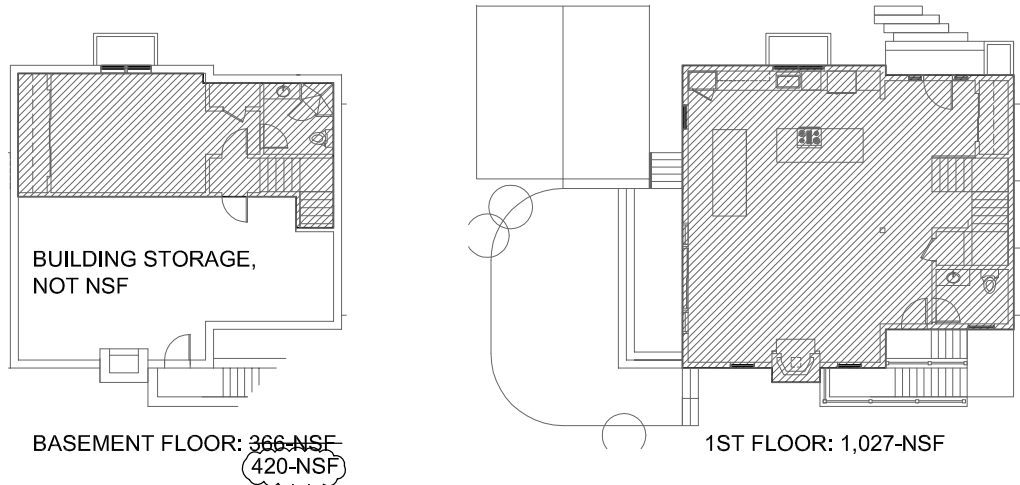
SHEET

Z-1

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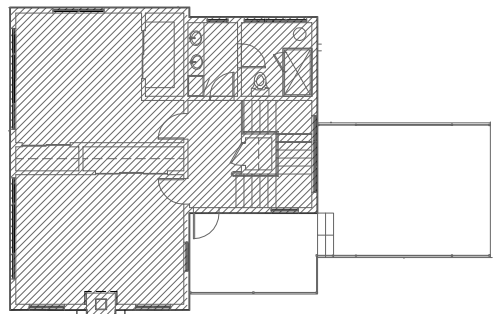


3 BUILDING HEIGHT
SCALE: 1"=20'-0"

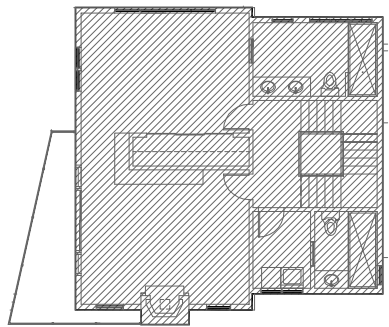


BASEMENT FLOOR: 366-NSF
420-NSF

1ST FLOOR: 1,027-NSF



3RD FLOOR: 859-NSF



2ND FLOOR: 979-NSF

NET SQUARE FOOTAGE SUMMARY

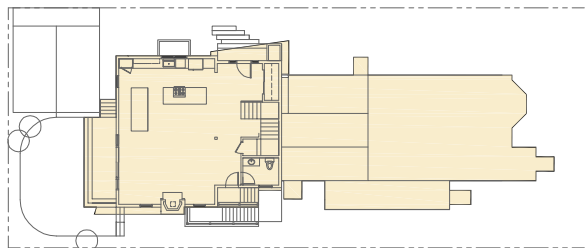
| FLOOR | PROPOSED GSF |
|-----------|--------------|
| 3RD FL | 859 |
| 2ND FL | 979 |
| 1ST FL | 1,027 |
| BSMNT | 366 |
| TOTAL NEW | 3,231-NSF |
| EXISTING | ± 2,490-NSF |
| TOTAL | ± 5,721-NSF |

420-NSF
3,285-NSF

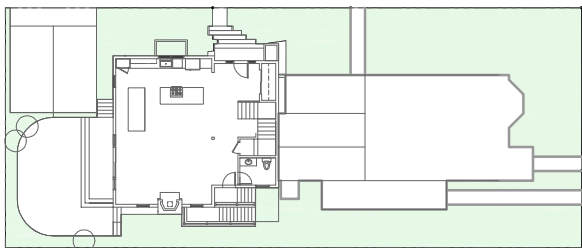
5,775-NSF



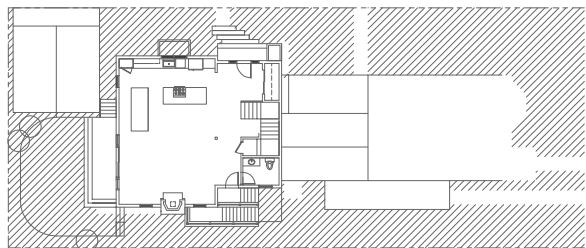
1 NET SQUARE FOOTAGE CALC
SCALE: 1"=20'-0" PROPOSED ADDITION



LOT COVERAGE $\frac{2,590 \text{ SF}}{6,000 \text{ LOT SF}} = 43\%$



LANDSCAPE AREA $\frac{2,478 \text{ SF}}{6,000 \text{ LOT SF}} = 41\%$



PERVIOUS AREA $\frac{2,792 \text{ SF}}{6,000 \text{ LOT SF}} = 47\%$



2 SITE AREAS
SCALE: 1"=40'-0"

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DRAWING TITLE

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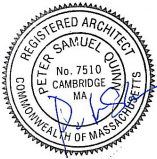


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3D STREET
VIEWS

SCALE AS NOTED

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| SP REV | 25 MAY 2015 |
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SHEET

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DRAWING TITLE

RENDERED
RIGHT
ELEVATION

SCALE AS NOTED

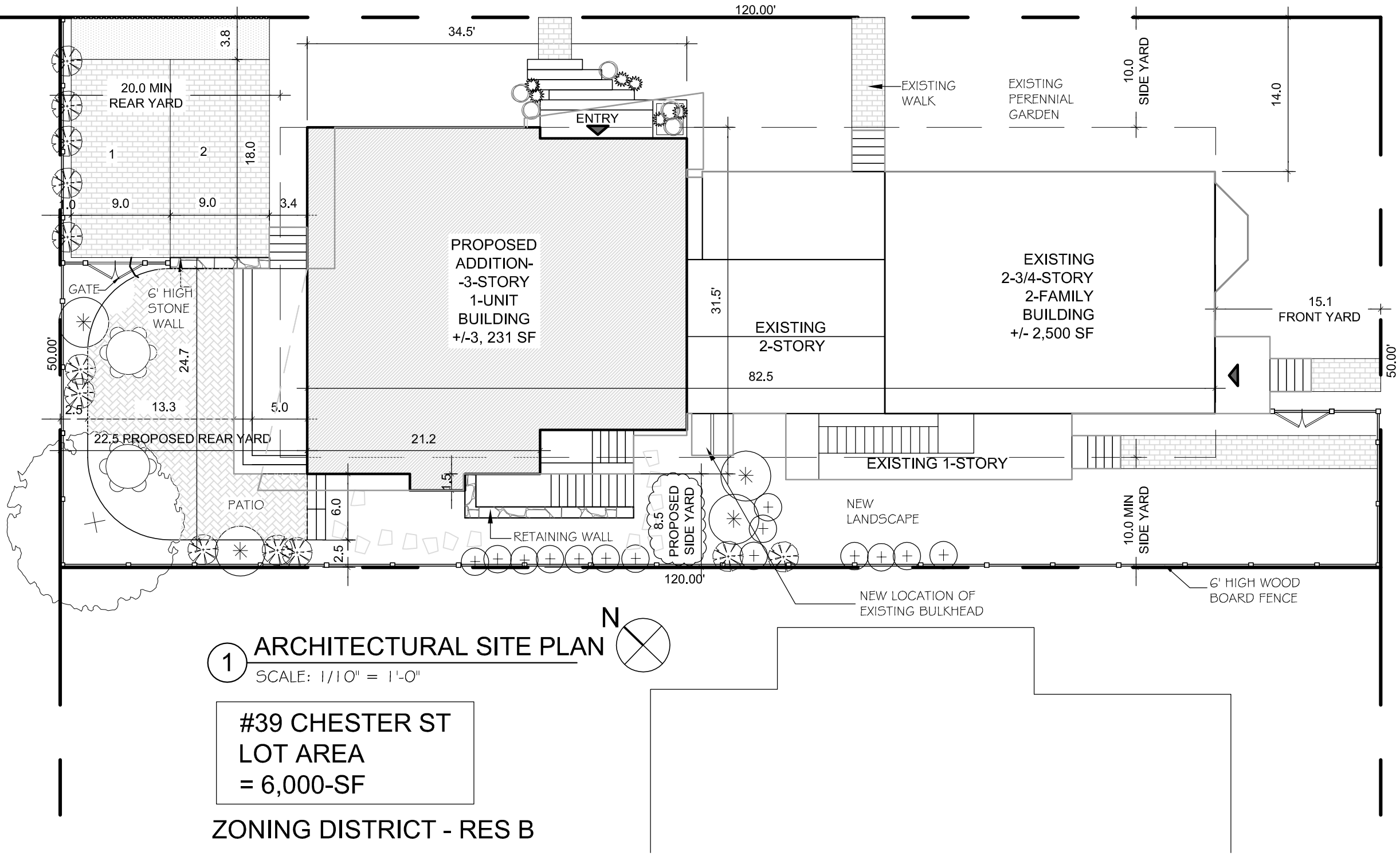
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CHESTER PL



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DRAWING TITLE
ARCHITECTURAL
SITE PLAN

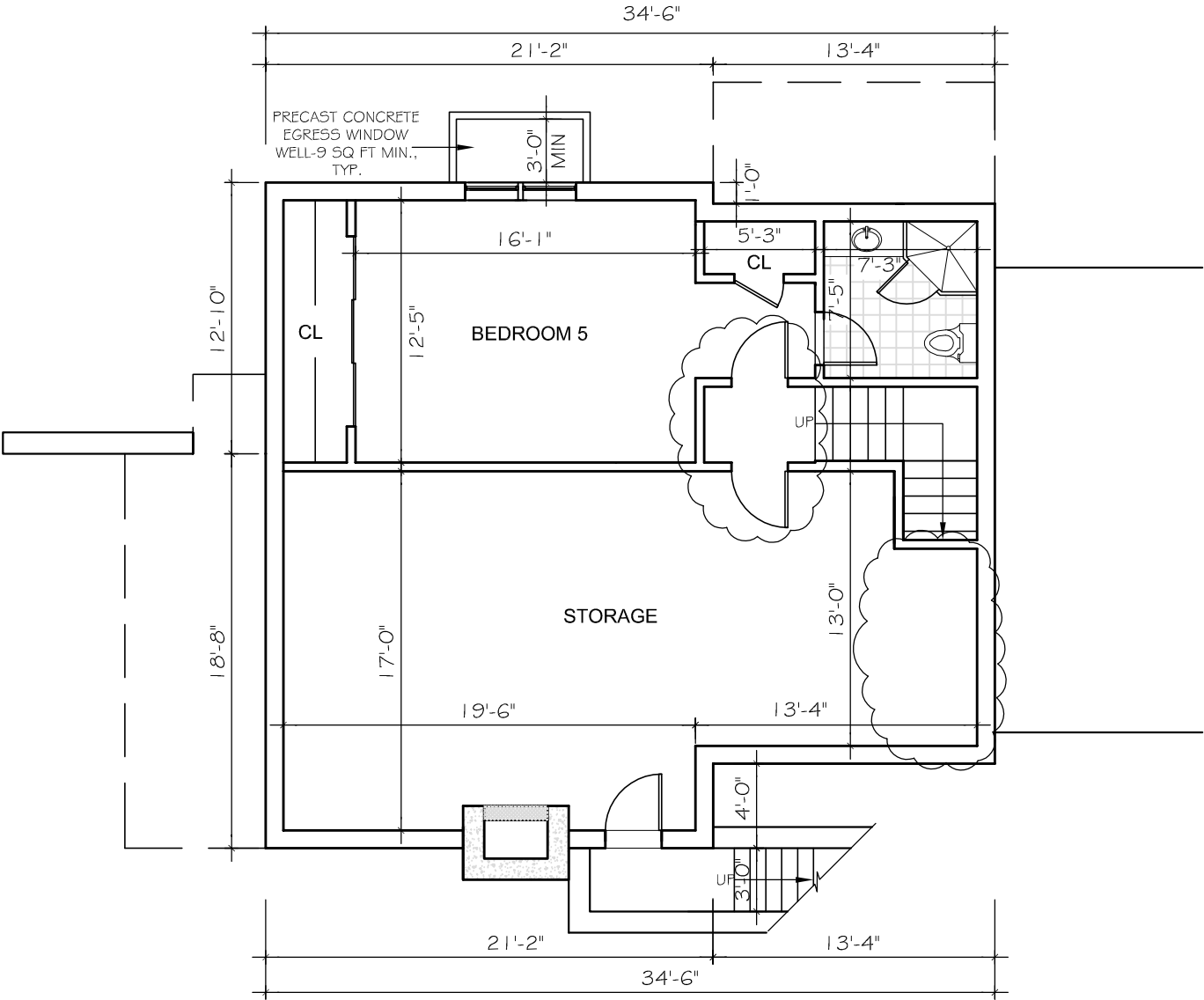
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SHEET

A-0

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1 BASEMENT FLOOR PLAN N
SCALE 1/8"= 1'-0"

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DRAWING TITLE

BASEMENT
FLOOR PLAN

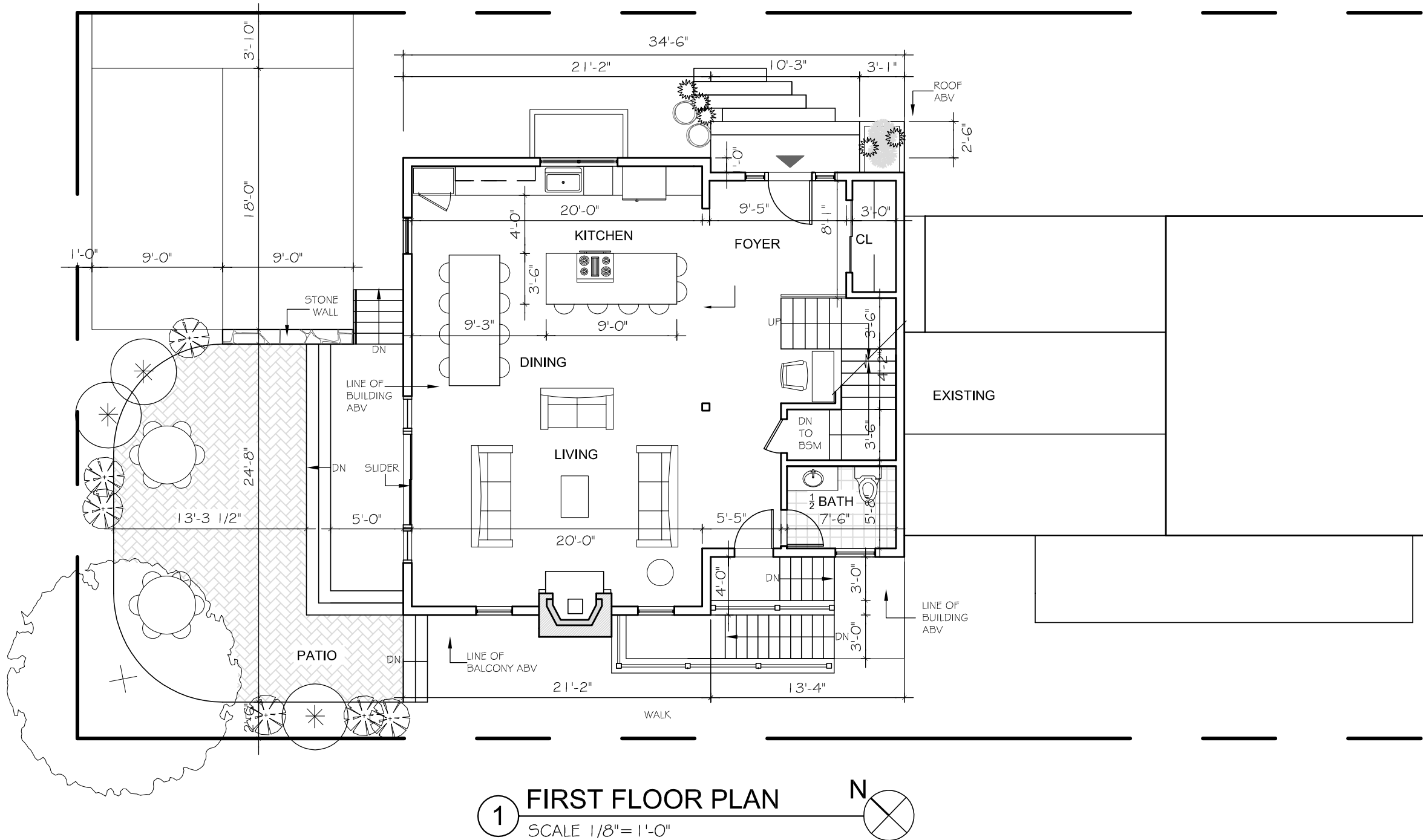
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DRAWING TITLE

**FIRST FLOOR
PLAN**

SCALE AS NOTED

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DRAWING TITLE

SECOND AND
THIRD FLOOR
PLAN

SCALE AS NOTED

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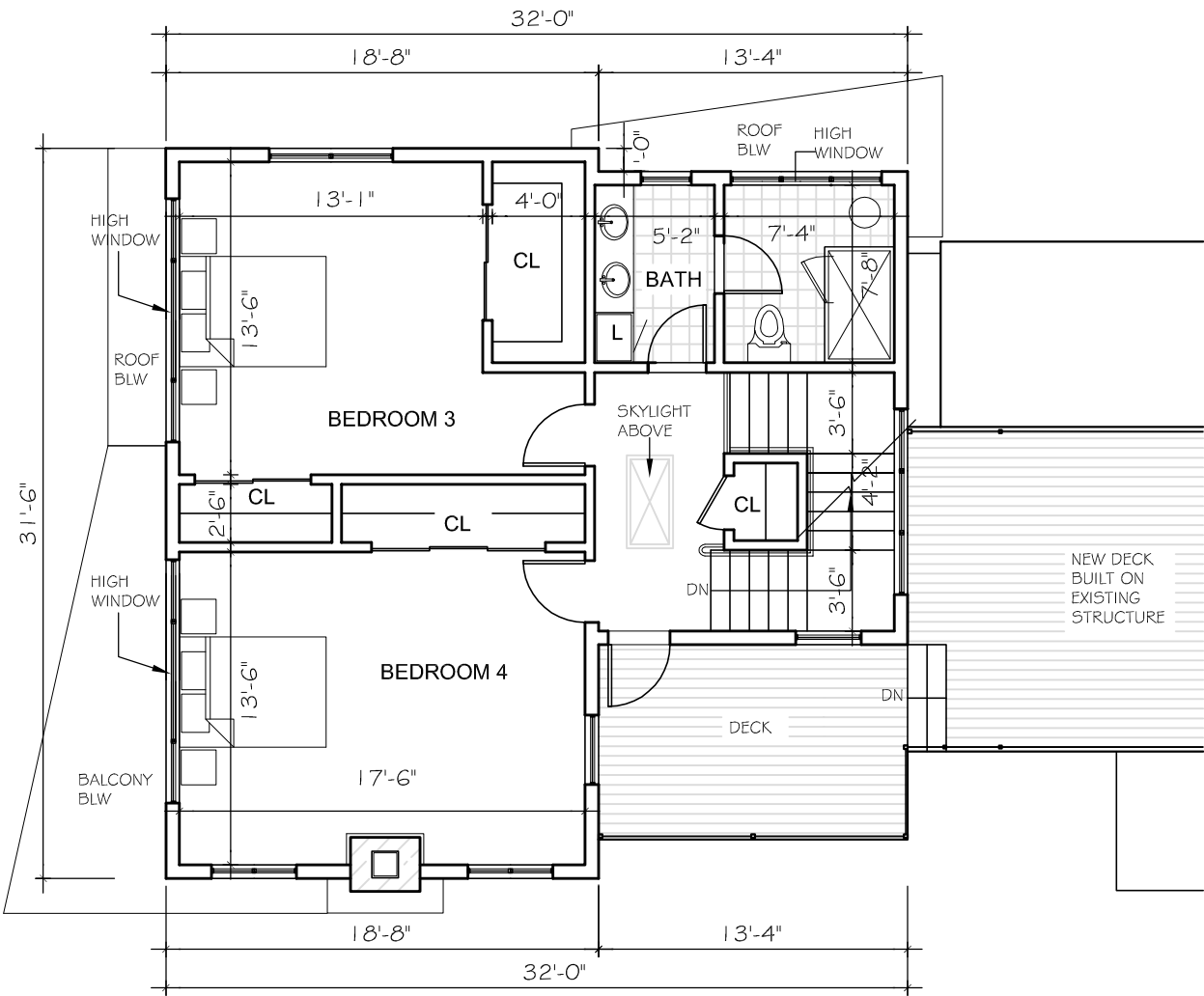
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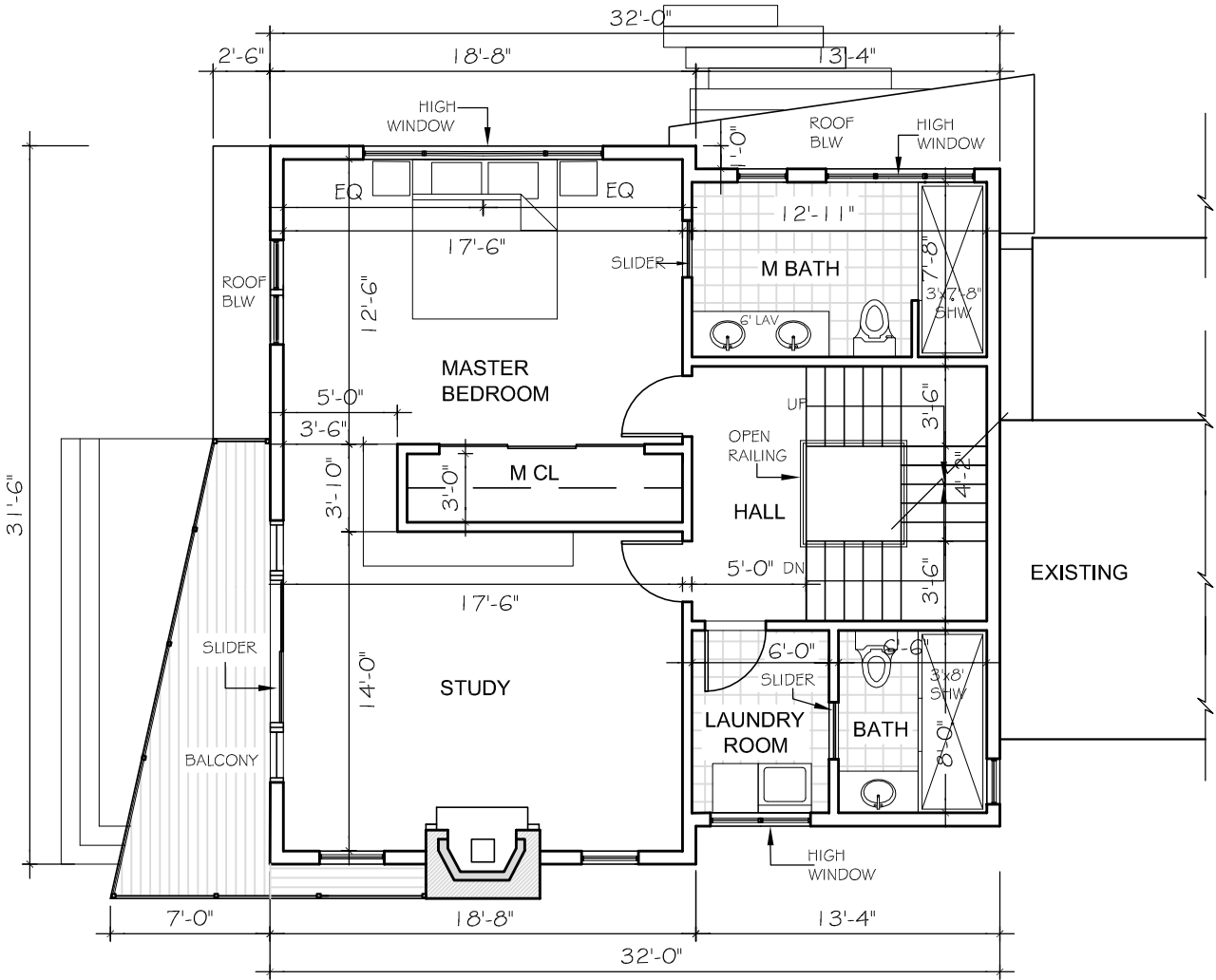
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2 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0" N



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0" N

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1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE

FRONT
ELEVATION

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| SP REV 2 | 3 JUN 2016 |
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1 RIGHT ELEVATION
SCALE 1/8" = 1'-0"

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DRAWING TITLE

RIGHT
ELEVATION

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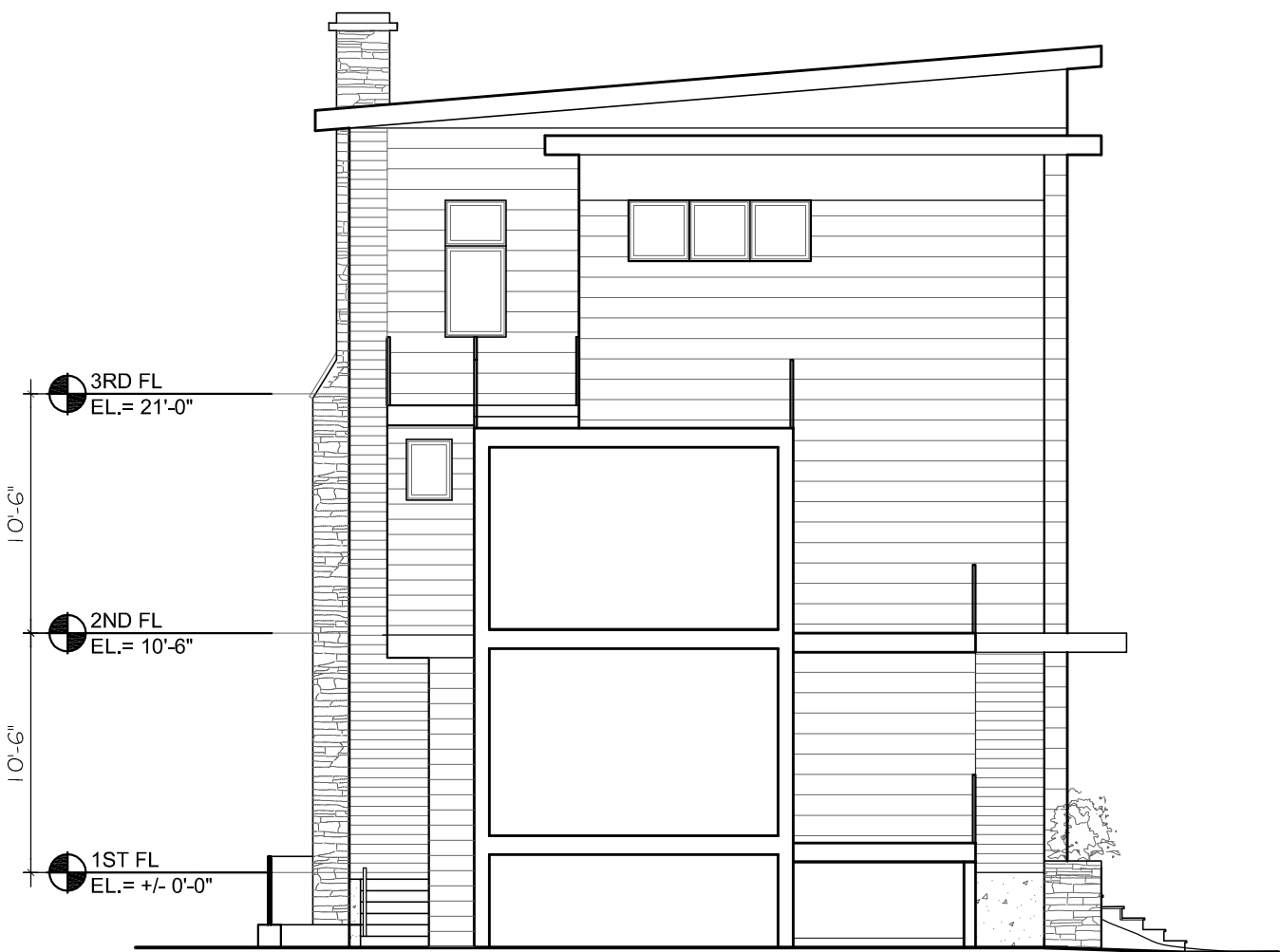
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2 SECTION @ EXISTING
SCALE 1/8"= 1'-0"



1 REAR ELEVATION
SCALE 1/8"= 1'-0"

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REAR
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A-6

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1 LEFT ELEVATION
SCALE 1/8" = 1'-0"

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LEFT
ELEVATION

SCALE AS NOTED

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SHEET

A-7