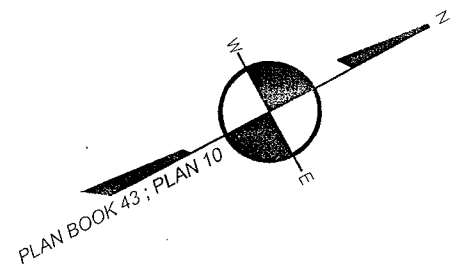


RECEIVED  
PLANNING DEPT.

2008 OCT 29 PM 9:44

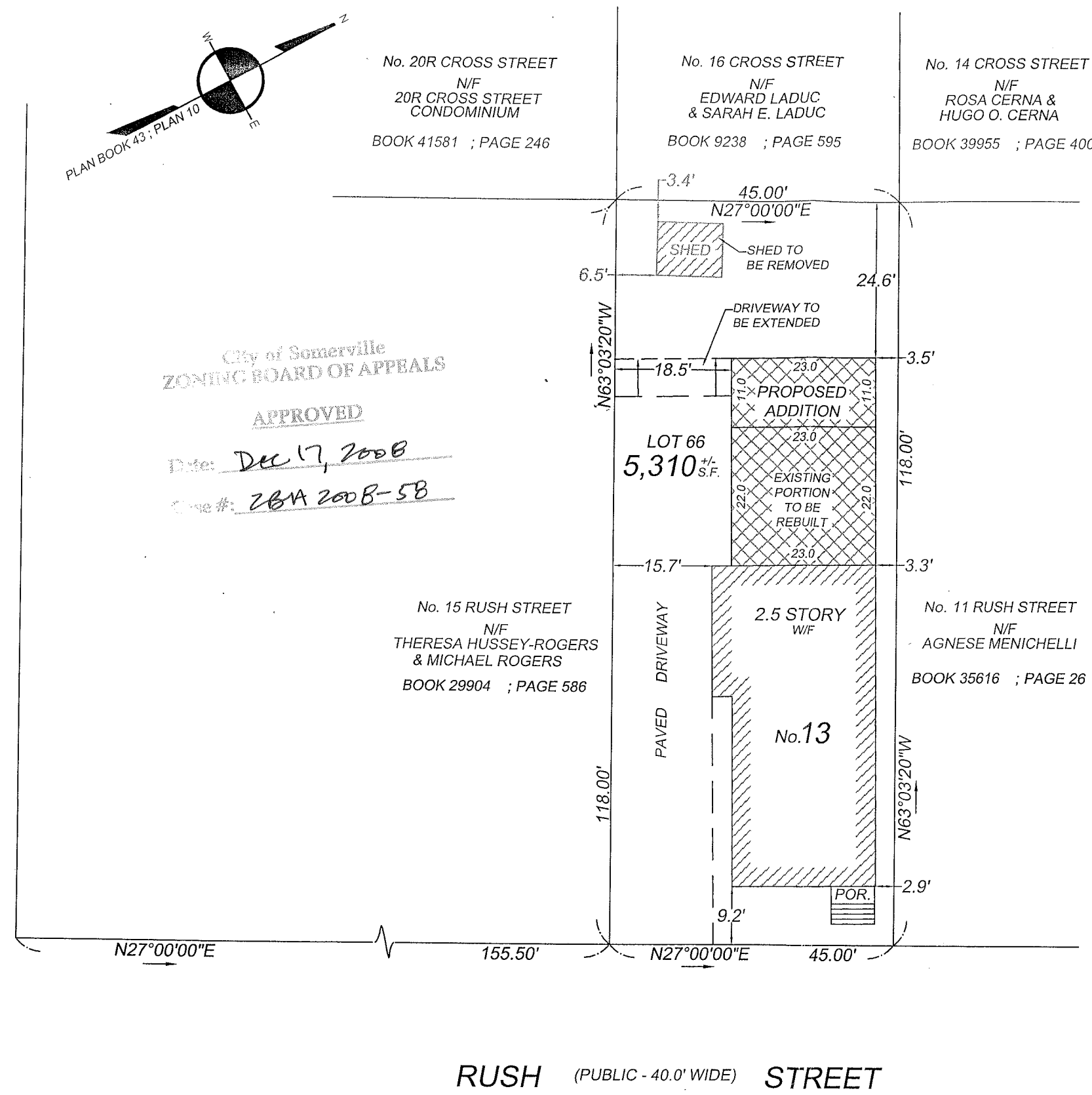
BROOK (PUBLIC - 40.0' WIDE) STREET



City of Somerville  
ZONING BOARD OF APPEALS

APPROVED

Date: Dec 17, 2008  
Case #: ZBA 2008-58



NOTES

EXISTING LOT COVERAGE = 35.0 %  
PROPOSED LOT COVERAGE = 37.7 %

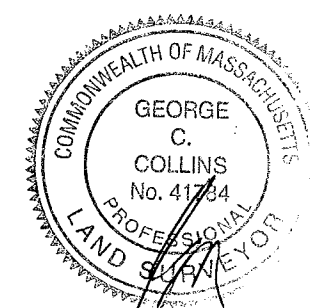
REFERENCES

DEED: BOOK 22976 ; PAGE 414  
PLAN: PLAN BOOK 10 ; PLAN 43  
SOMERVILLE CITY ENGINEERS F.B. 29A ; PGS.134-135  
SOMERVILLE CITY ENGINEERS F.B. 31A ; PGS.92-93

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
C15	C/M	DRM	DRM	GCC

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MAY 6 AND MAY 7, 2008 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.



CERTIFIED PLOT PLAN

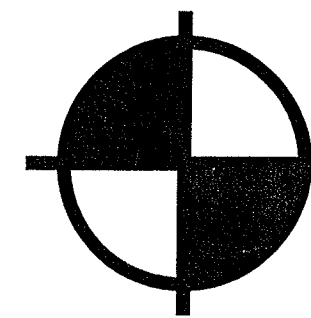
SHOWING PROPOSED CONDITIONS AT

13 RUSH STREET  
SOMERVILLE, MA.

SCALE: 1 INCH = 20 FEET

DATE: SEPTEMBER 20, 2008

PREPARED FOR: JOSEPH YENGO  
13 RUSH STREET  
SOMERVILLE, MA.

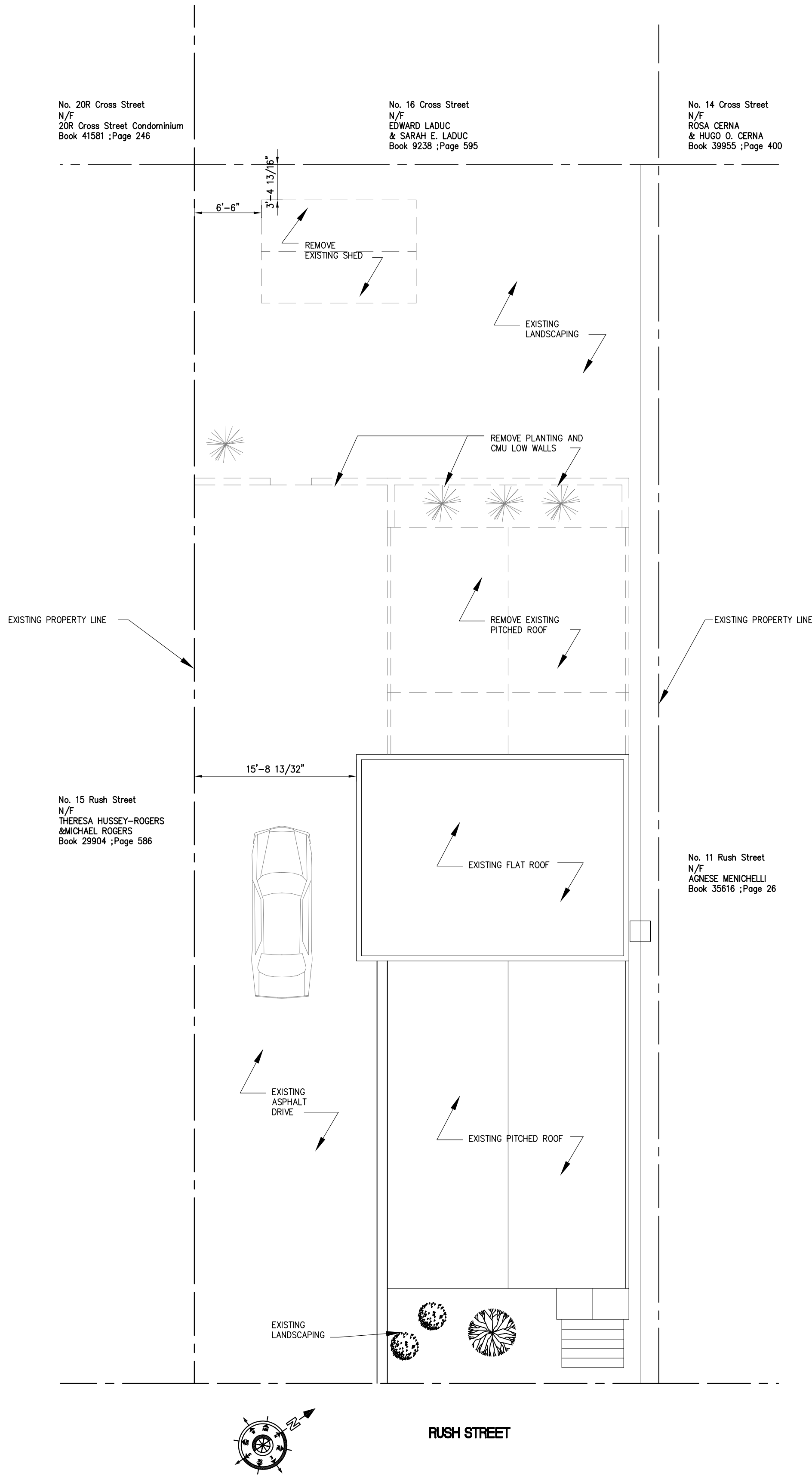


BOSTON  
SURVEY, INC.

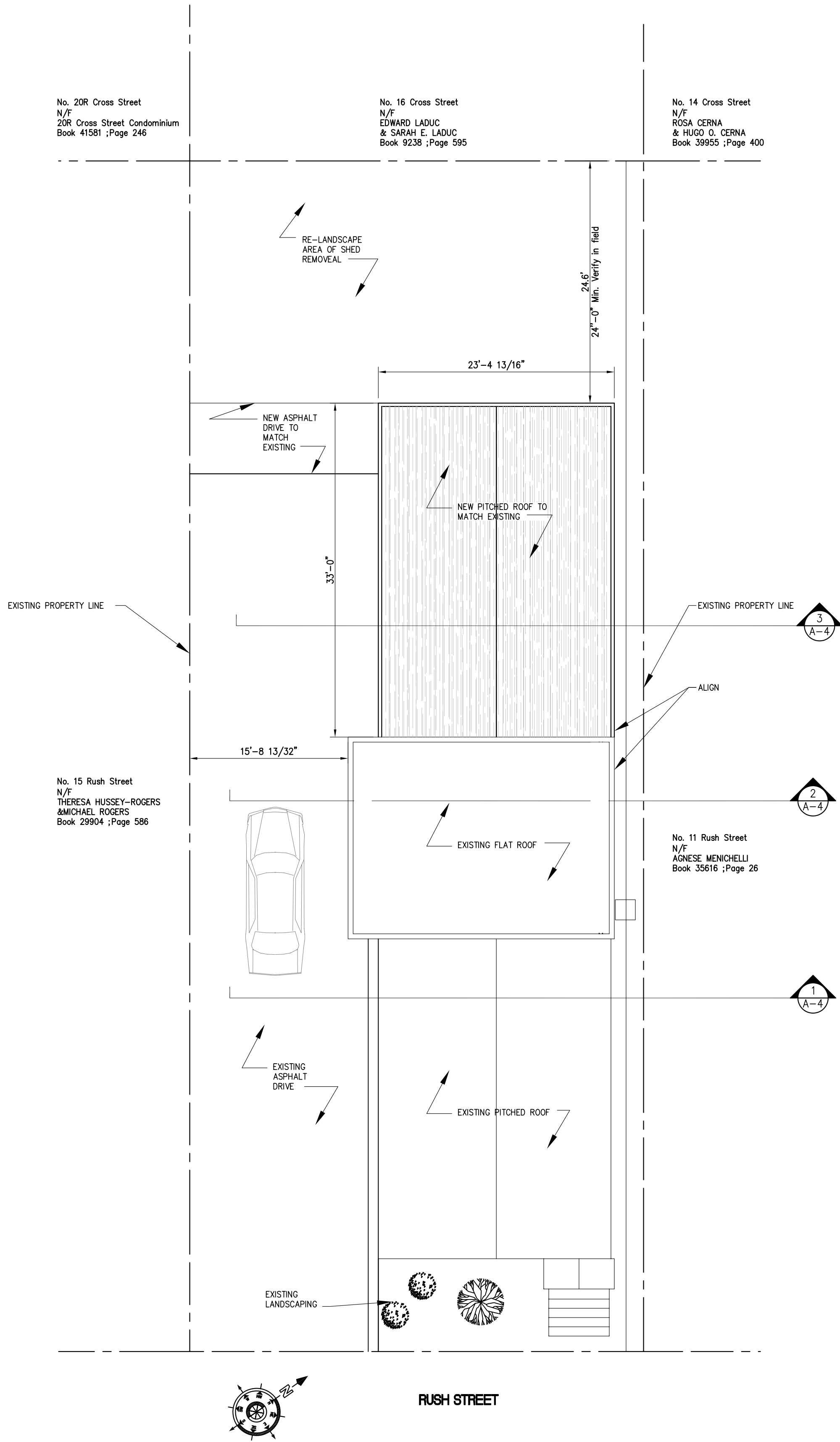
UNIT C-4 SHIPWAYS PLACE  
CHARLESTOWN, MA. 02129  
(617)242-1313

JOB # 08-00152

FILE # 08-00152-5/13/08



**A** DEMOLITION SITE PLAN  
A-1 1/8" = 1'-0"



**B** SITE PLAN  
A-1 1/8" = 1'-0"

NOTES: 1) SUBJECT LOT IS SHOWN ON TOWN OF SOMERVILLE  
DEED: BOOK 22976 ; PAGE 414  
PLAN: PLAN BOOK 10 ; PLAN 43  
SOMERVILLE CITY ENGINEERS F.B. 29A ; PGS.134-135  
SOMERVILLE CITY ENGINEERS F.B. 31A ; PGS.92-93  
2) THE OWNER IS JOSEPH YENGO  
13 RUSH STREET SOMERVILLE, MA. 02145

ZONING LEGEND				
ZONING DISTRICT: (RB) (SOMERVILLE ZONING ORDINANCE (SZO))				
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
A. Minimum lot size (s.f.)	7,500 S.F. (1).	5,310 S.F. (1).	5,310 S.F. (1).	YES
B. Minimum lot area/dwelling unit 1-9 units (s.f.) 10 or more units (s.f.)	1500 N/A	2655 N/A	2655 N/A	YES N/A
C. Maximum ground coverage (%)	50	35	42.7	YES
D. Landscaped area, minimum percent of lot	25	32	26	YES
E. Floor area ratio (F.A.R.) (2)	1.0	.48	.56	YES
F. Maximum height (3) stories/ feet	3 40	2 21	2 21	YES YES
G. Minimum front yard (ft) (5b)(5b)(5c)(17)	15 (5)	9.2'	9.2'	EXISTING NON CONFORMING
H. Minimum side yards (ft) (5b)(13)(14)(15)(17)	(7) (8) (9) (11)	2.9' 15.7'	3.3' 18'	EXISTING NON CONFORMING
I. Minimum rear yards (ft) (5b)(13)(14)(15)(17)	20	31.5'	24.6'	YES
J. Minimum frontage (ft)	50 (16)	45'	45'	EXISTING NON CONFORMING
PARKING CALCULATION				
TYPE OF USE PARKING FACTOR 1) Residential Uses: a. Dwelling unit or single, two, or three-family dwelling, townhouse, multiple dwelling building, or mobile home, unless specified differently elsewhere in this plan. In all cases: Article 1.0 for every 6 units (when 6 or more units) for visitors and/or service vehicles	(Minimum number of parking spaces to be provided) 1.0 per efficiency or studio unit; 1.5 per unit with 1 or 2 bedrooms; 2.0 per unit with 3 or more bedrooms;	(1) GARAGE	(2) GARAGE	YES

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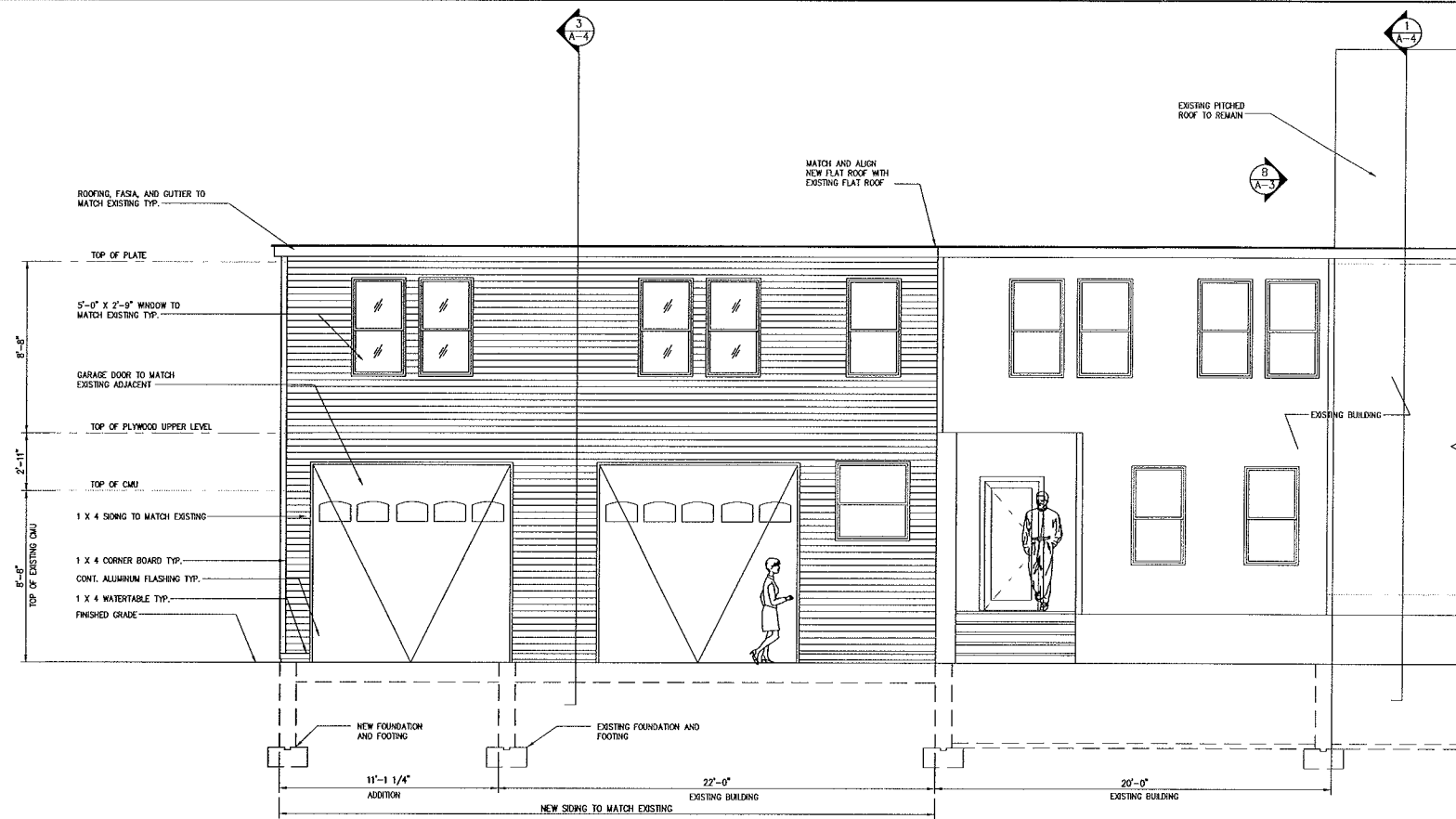
CMC DESIGN  
17 RUSH STREET  
SOMERVILLE, MA 02145  
617-764-2183

YENGO RESIDENCE  
13 RUSH STREET  
SOMERVILLE, MASSACHUSETTS

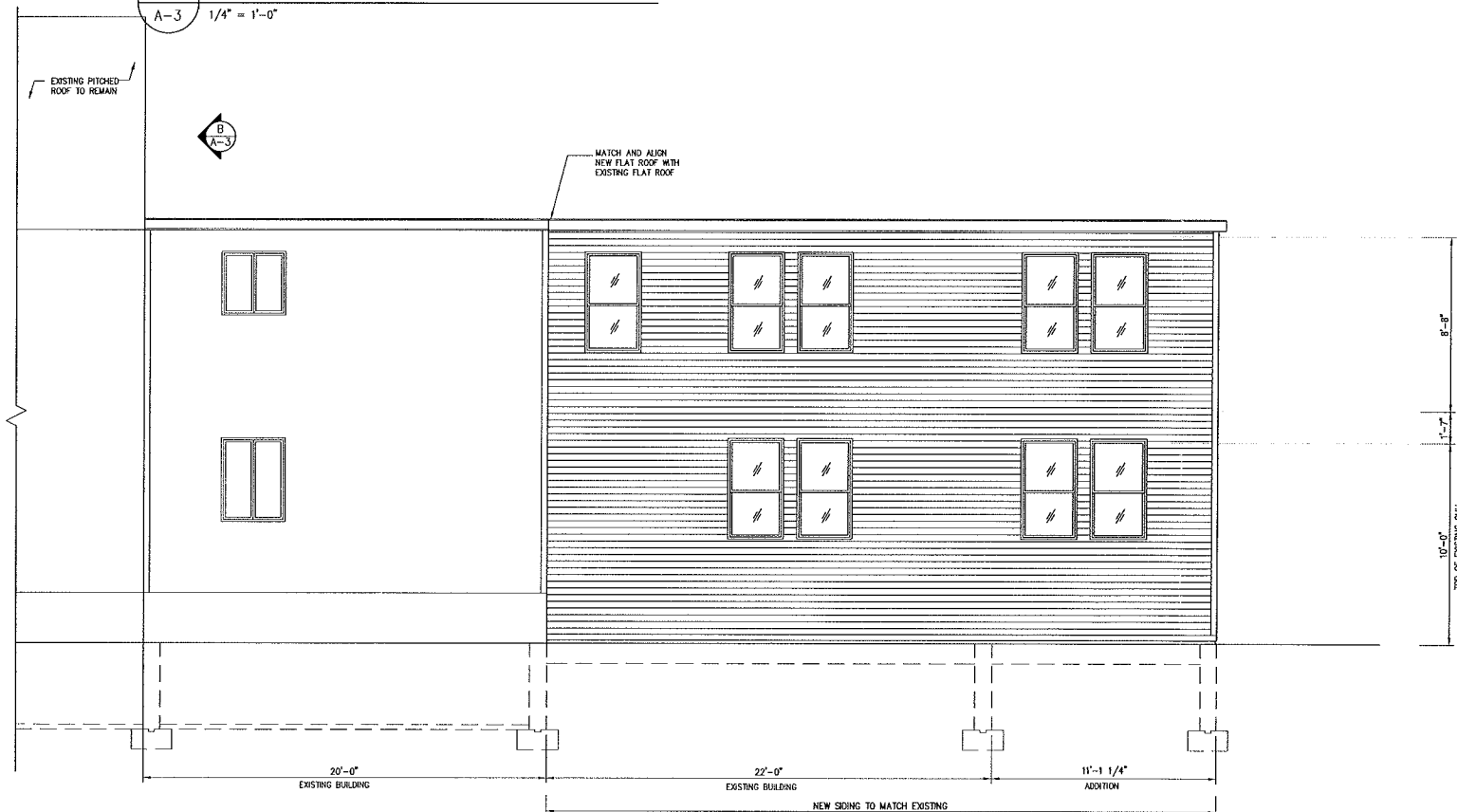
SITE PLAN		SCALE: AS NOTED	DATE: 10/01/08
REVISIONS:			

SHEET #:

A-1

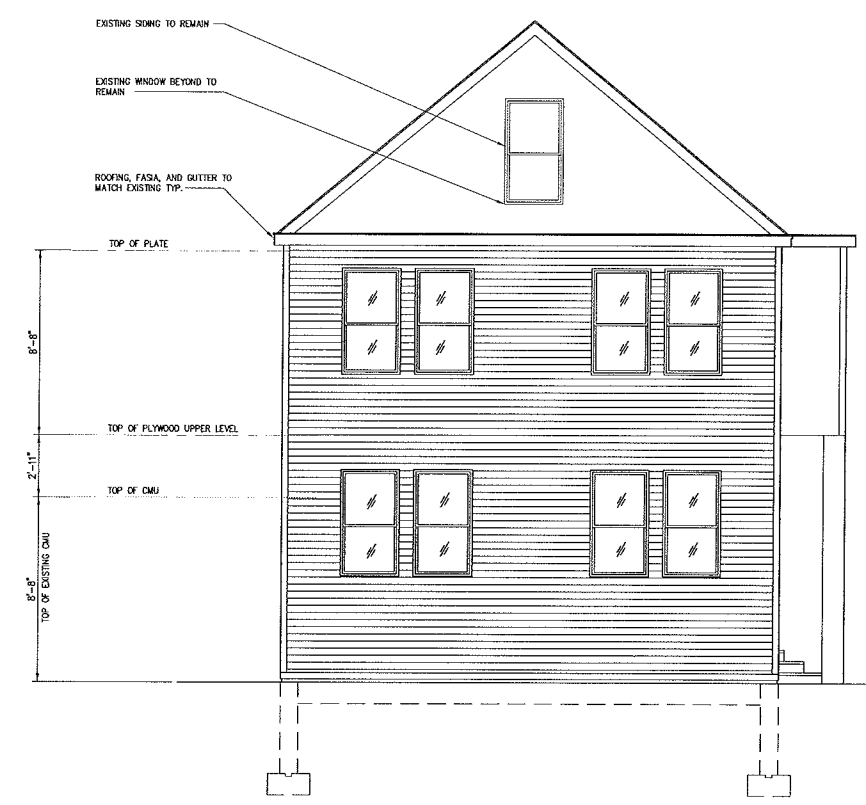


**A LEFT SIDE ELEVATION**  
A-3 1/4" = 1'-0"



**C RIGHT SIDE ELEVATION**  
A-3 1/4" = 1'-0"

NOTE:  
SEE ELEVATIONS A/A-1 AND B/A-1 FOR  
TYPICAL NOTES AND DIMENSIONS.



**B REAR ELEVATION**  
A-3 1/4" = 1'-0"

NOTE:  
SEE ELEVATIONS A/A-1 AND B/A-1 FOR  
TYPICAL NOTES AND DIMENSIONS.

NOTE:  
INSTALL ALUMINUM GUTTERS AND DOWNSPOUTS  
AS REQUIRED. PROVIDE PRECAST CONCRETE  
SPLASH BLOCKS AT THE BASE OF ALL DOWNSPOUTS.

NOTE:  
INSTALL CONT. ALUM. DRIP EDGE AT ALL  
FASCIA AND GABLE ENDS.

NOTE:  
INSTALL ALUMINUM FLASHING AROUND ALL  
EXTERIOR WOOD TRIM INCLUDING WINDOW, DOOR  
AND GARAGE DOOR TRIM. INSTALL COPPER VALLEY  
FLASHING AT ALL VALLEYS OR LOCATIONS WHERE  
SLOPED ROOFING MEETS VERTICAL WALL SURFACES.

City of Somerville  
ZONING BOARD OF APPEALS

APPROVED

Date: Dec 17, 2008

Case # 23A2008-58

**YENGO RESIDENCE**  
13 RUSH STREET  
SOMERVILLE, MASSACHUSETTS

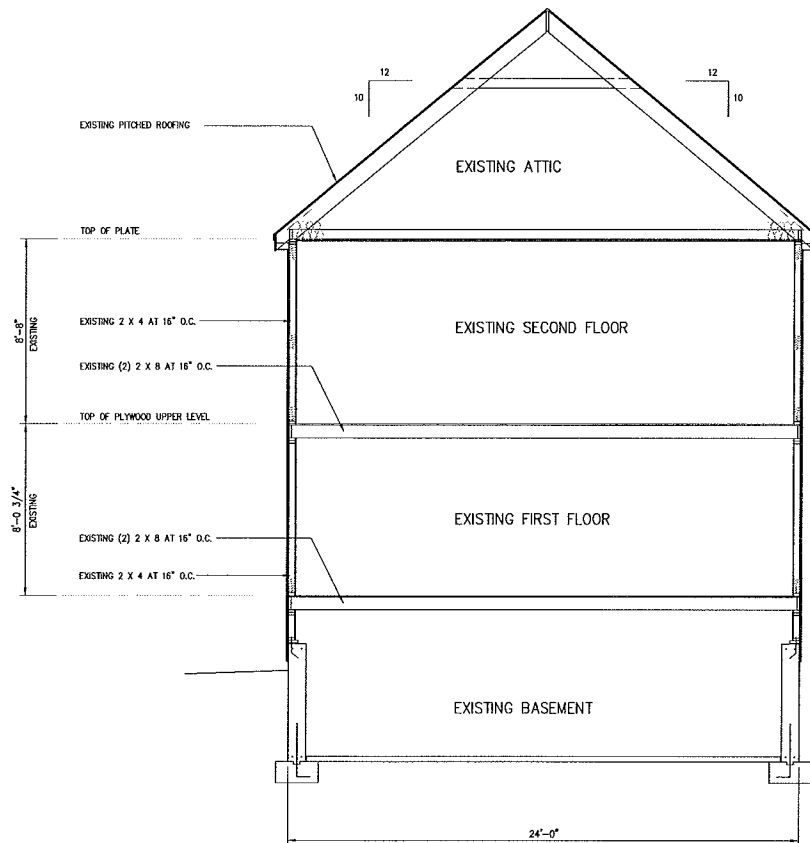
**CMC DESIGN**  
17 RUSH STREET  
SOMERVILLE, MA 02145  
617-784-2163

**EXTERIOR ELEVATIONS**  
REVISIONS: SCALE: AS NOTED DATE: 12/08/08

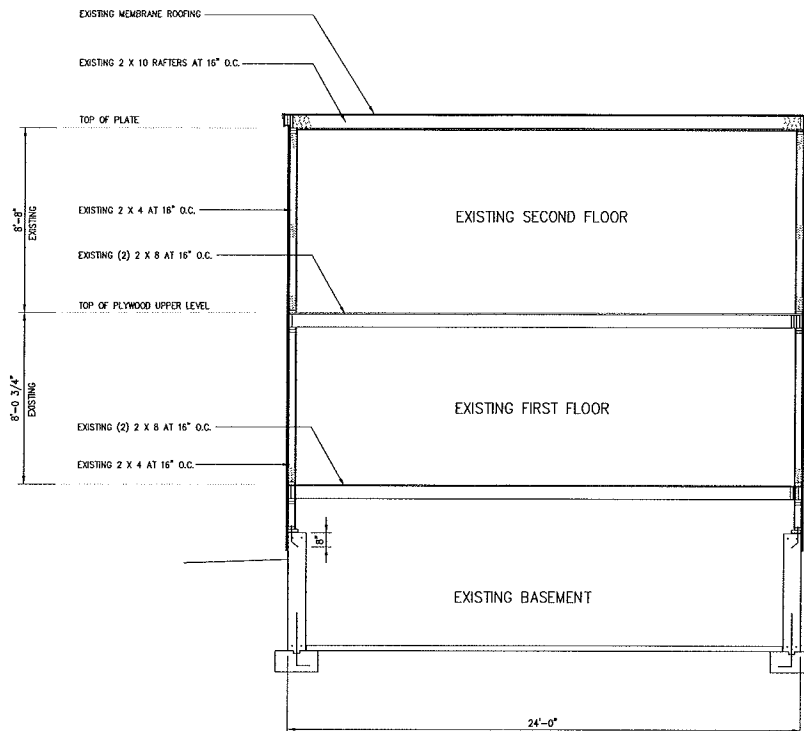
**A-3**  
3 OF 4 SHEETS

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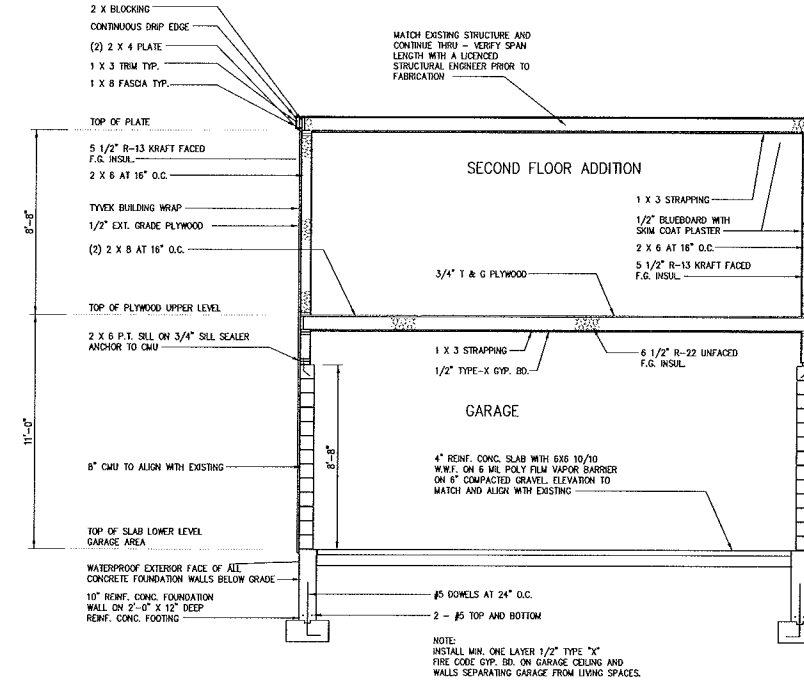
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**APPROVED BY:**  
**SCALE:**  
**CAD FILE:**  
**JOB #:** JY-02-08



1 EXISTING SECTION  
A-4 1/4" = 1'-0"



2 EXISTING SECTION  
A-4 1/4" = 1'-0"



3 SECTION AT ADDITION  
A-4 1/4" = 1'-0"

City of Somerville  
ZONING BOARD OF APPEALS

APPROVED

Date: Dec 17, 2008

Case #: ZBA 2008-58

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CAD FILE:  
JOB # JY-02-08

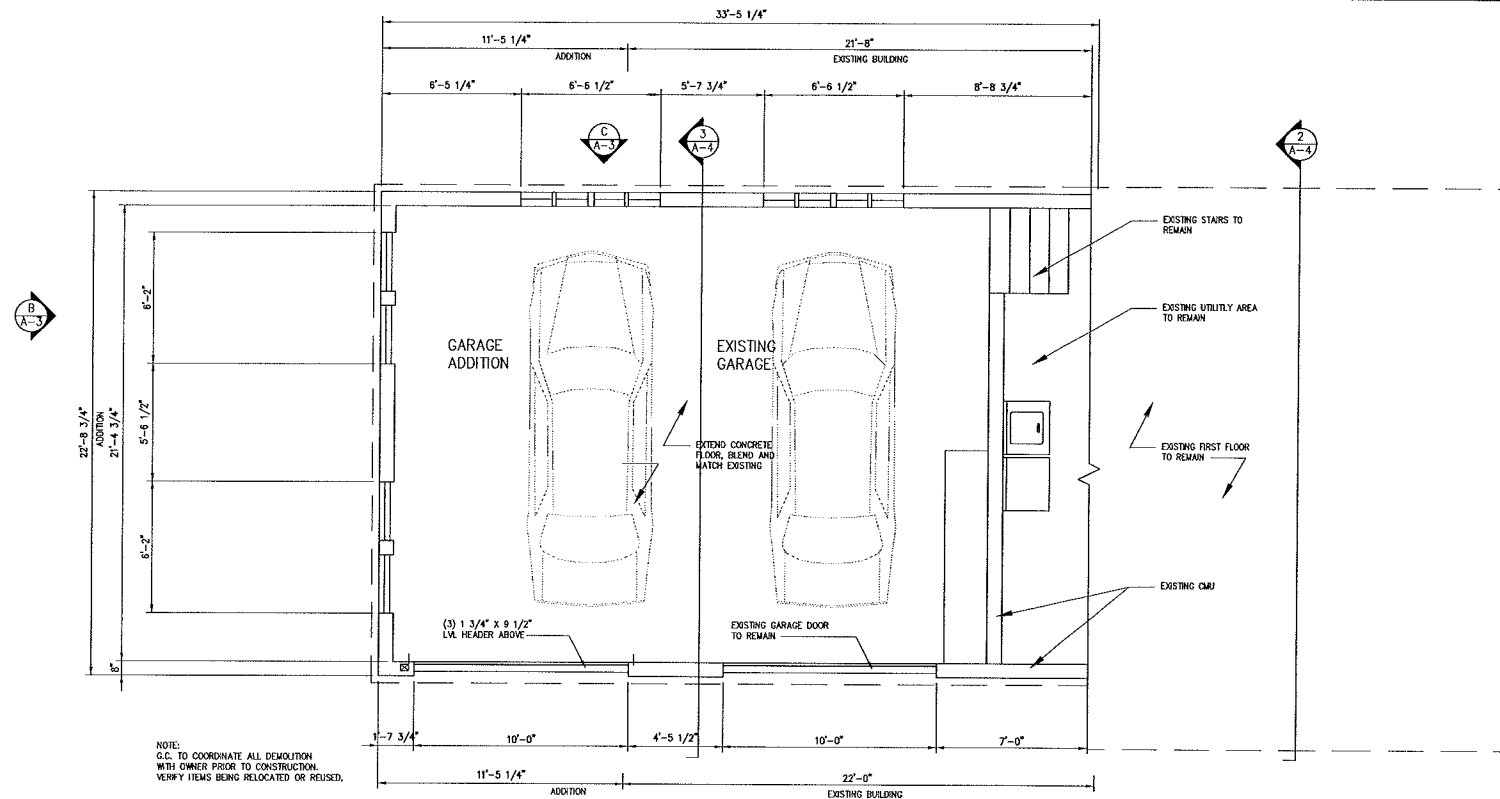
YENGO RESIDENCE  
13 RUSH STREET  
SOMERVILLE, MASSACHUSETTS

BUILDING SECTIONS  
REVISIONS:  
SCALE: AS NOTED  
DATE: 12/08/08

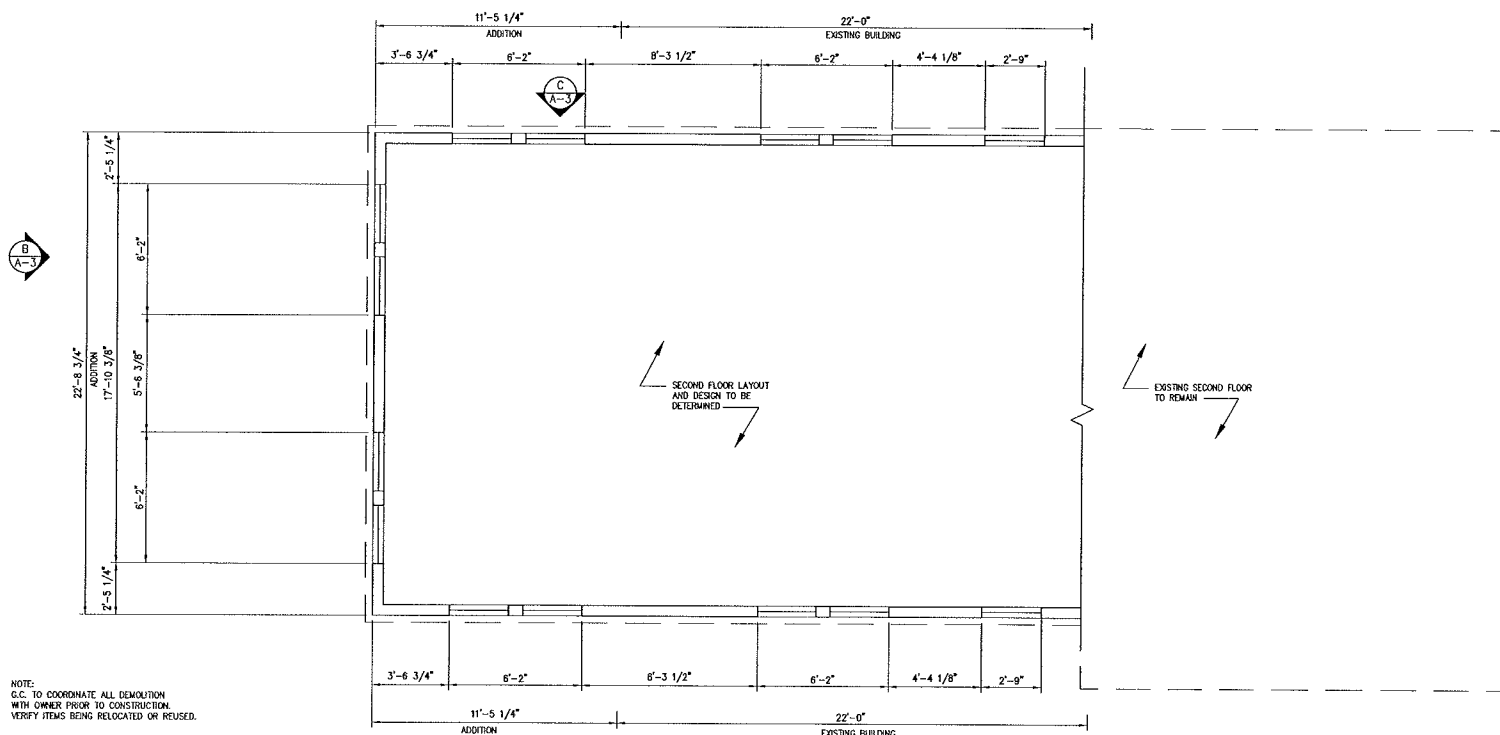
SHEET #:

A-4

4 OF 4 SHEETS



**1 LOWER LEVEL FLOOR PLAN**  
A-2 1/4" = 1'-0"



**2 UPPER LEVEL FLOOR PLAN**  
A-2 1/4" = 1'-0"

City of Somerville  
Zoning Department APPEALS  
6/1/2008  
Date: Dec 17, 2008  
Case #: ZBA 2008-5B

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SCALE:	
CAD FILE:	
JOB #:	JY-02-08

YENGO RESIDENCE  
13 RUSH STREET  
SOMERVILLE, MASSACHUSETTS

FLOOR PLANS	REVISIONS:	SCALE:	AS NOTED	DATE:	12/08/08

SHEET #:

A-2