

GILMAN STREET
(PUBLIC - 40' WIDE - WAY)

TO JASON SACHS, ELIF SOYER & CITY OF SOMERVILLE I.S.D.;
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION AND BELIEF THAT:
THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT
SURVEY OF THE PREMISES BY ME USING A LEICA TS 12
TOTAL STATION ON MARCH 17, 2018 AND RECENT
DEEDS AND PLANS OF RECORD.

ZONING: RB - RESIDENCE B
ASSESSORS PID# 12378020
RECORD OWNER(S):
JASON A. SACHS AND ELIF SOYER-SACHS
DEED REFERENCE: BOOK 28495 PAGE 578
MIDDLESEX COUNTY REGISTRY OF DEEDS
(SOUTHERN DISTRICT)

LOT COVERAGE:

BLDGS	2,999±S.F.
PLANTED/GRASS	1,314±S.F.
PAVED	1,060±S.F.
TOTAL:	5,373±S.F.

NOTE:

- 1.) ALL OVERHANGS, UTILITIES, TREES, FENCES & LANDSCAPING ARE NOT SHOWN.
- 2.) ELEVATIONS SHOWN REFERS TO N.G.V.D. 1988.
- 3.) ZONING ANALYSIS BY OTHERS.
- 4.) PROPERTY SUBJECT TO TAKING BY THE CITY OF SOMERVILLE OF A FIVE FOOT STRIP OF LAND ALONG THE SOUTHWESTERLY BOUNDARY FOR THE WIDENING OF GILMAN STREET.
- 5.) PREMISES SNOW COVERED AT TIME OF SURVEY.

CERTIFIED PLOT PLAN
OF
#27 GILMAN STREET
IN

SOMERVILLE, MASS.
(MIDDLESEX COUNTY)

SCALE: 1"=10'
PREPARED FOR: JASON SACHS & ELIF SOYER



THE PREMISES DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE RATE MAP #250 17C 0439E, EFFECTIVE 6/4/2010.

DENNY LAND SURVEYING & ENGINEERING
51 PARK DRIVE (617) 437-7993 BOSTON, MASS.

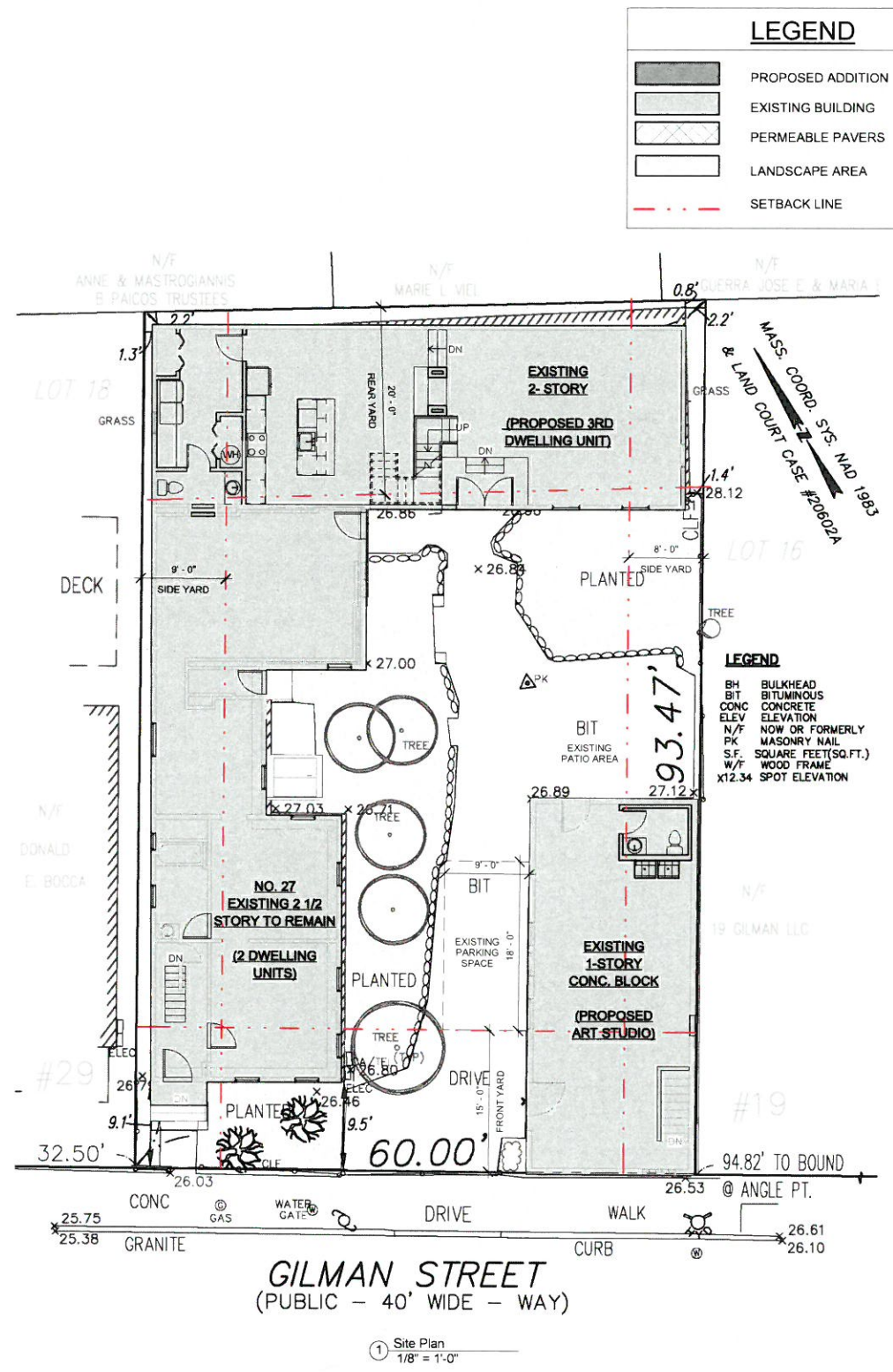
MASS. COORD. SYS. NAD 1983
& LAND COURT CASE #20602A

- LEGEND**
- BH BULKHEAD
 - BIT BITUMINOUS
 - CONC CONCRETE
 - ELEV ELEVATION
 - N/F NOW OR FORMERLY
 - PK MASONRY NAIL
 - S.F. SQUARE FEET(SQ.FT.)
 - W/F WOOD FRAME
 - X12.34 SPOT ELEVATION

ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	Res- 1 & 2 Family Multi-Family	Res- 2-Family	Res- 3- DU	COMPLIES
MIN LOT SIZE	7,500 S.F.	5,544 +/- S.F.	5,544 +/- S.F.	PRE-EXIST./ NO CHANGE
MIN LOT PER DWELLING	1-9 DU= 1,500 S.F./ DU	2 DU= 2,772 S.F./ DU	3 DU= 1,848 S.F./ DU	COMPLIES
MAX GROUND COVERAGE	50% / 2,772 S.F.	54% / 3,012 S.F.	54% / 3,012 S.F.	PRE-EXIST./ NO CHANGE
LANDSCAPE AREA	25% / 1,386 S.F.	25% / 1,395 S.F.	25% / 1,395 S.F.	COMPLIES/ NO CHANGE
MAX FLOOR AREA RATIO (FAR)	1.0 / 5,544 S.F.	0.40 / 2,232 S.F.	0.88 / 4,883 S.F.	COMPLIES
MAX BUILDING HEIGHT	3 ST/ 40'	2 1/2 ST / 25'-5 1/2" +/-	2 1/2 ST / 25'-5 1/2" +/-	COMPLIES
MIN. YARD SETBACKS	FRONT 15'-0" (or Existing Building Alignment) LEFT SIDE 8'-0" SUM 17'-0" RIGHT SIDE 8'-0" SUM 17'-0" REAR 20'-0"	FRONT 0' LEFT SIDE 1.3' RIGHT SIDE 0' REAR 0.8'	FRONT 0' LEFT SIDE 1.3' RIGHT SIDE 0' REAR 0.8'	PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE
MIN FRONTAGE	50'	60'	60'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	35% / 1,941 S.F.	25% / 1,395 S.F.	25% / 1,395 S.F.	PRE-EXIST./ NO CHANGE
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3+ BEDROOMS	1 SPACE	1 SPACE	PRE-EXIST./ NO CHANGE (REQUIRED PARKING COUNT INCREASED BY 1 PARKING SPACE OR LESS)
	EXISTING REQ. Unit 1: 1 BDR= 1.5 SP Unit 2: 1 BDR= 1.5 SP Total= 3 SP	PROPOSED REQ. Unit 1 - 1.5 SP Unit 2 - 1.5 SP Unit 3 - 1.0 SP Total - 4 SP		

EXISTING & PROPOSED- FAR AREA CALCULATION				
	EXISTING- UNIT 1 & 2	PROPOSED UNIT 3	PROPOSED STUDIO	PROPOSED TOTAL
BASEMENT	0 SF	N/A	0 SF	0 SF
FIRST FLOOR	1,111 SF	1,028 SF	690 SF	2,867 SF
SECOND FLOOR	1,121 SF	933 SF	N/A	2,076 SF
ATTIC	0 SF	N/A	N/A	0 SF
TOTAL	2,232 SF	1,961 SF	690 SF	4,883 SF

GROSS AREA CALCULATION		
	EXISTING	PROPOSED
BASEMENT	1,526 SF	1,526 SF
FIRST FLOOR	2,275 SF	2,275 SF
STUDIO BUILDING	722 SF	722 SF
SECOND FLOOR	2,279 SF	2,279 SF
ATTIC	576 SF	576 SF
TOTAL	7,378 SF	7,378 SF



PROJECT NAME
Gilman Street Residences

PROJECT ADDRESS
27 Gilman Street
Somerville, MA 02145

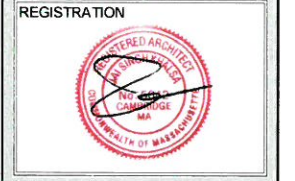
CLIENT
Jason Sachs & Elif Soyer

ARCHITECT
DESIGN KHALSA

17 VALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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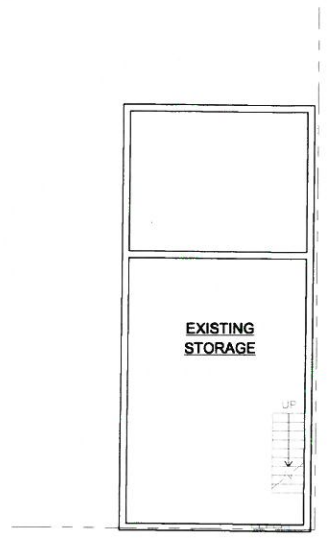


Project number 18048
Date 07/31/2018
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Checked by JSK
Scale As indicated

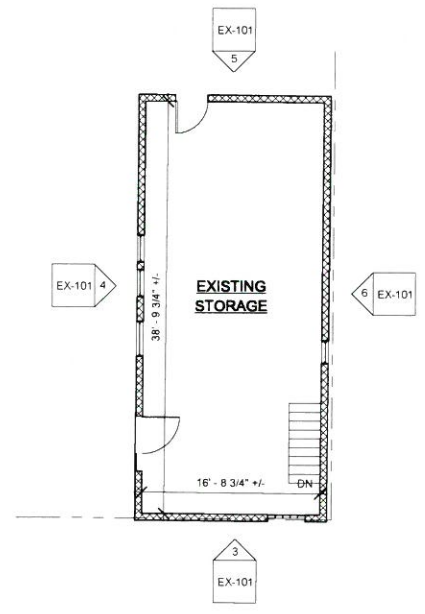
REVISIONS		
No.	Description	Date

Architectural Site Plan
A-020
Gilman Street Residences

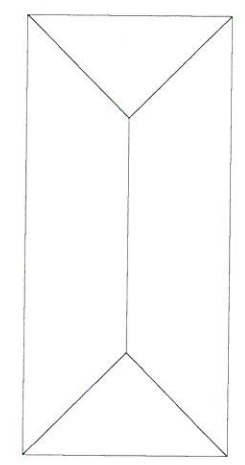
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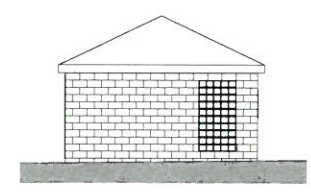
7 Basement- Art Studio Existing
1/8" = 1'-0"



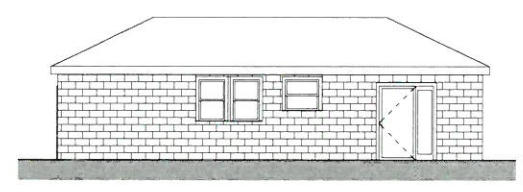
1 Floor Plan- Art Studio Existing
1/8" = 1'-0"



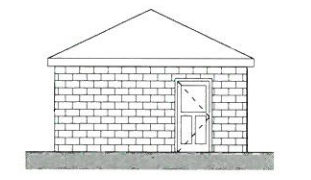
2 Roof Plan- Art Studio Existing
1/8" = 1'-0"



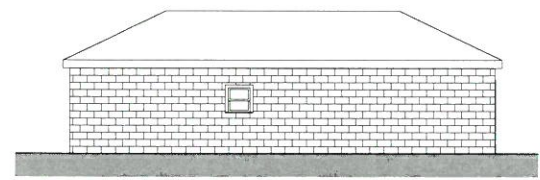
3 Existing Art Studio- Front Elevation
1/8" = 1'-0"



4 Existing Art Studio- Left Elevation
1/8" = 1'-0"



5 Existing Art Studio- Rear Elevation
1/8" = 1'-0"



6 Existing Art Studio- Right Elevation
1/8" = 1'-0"

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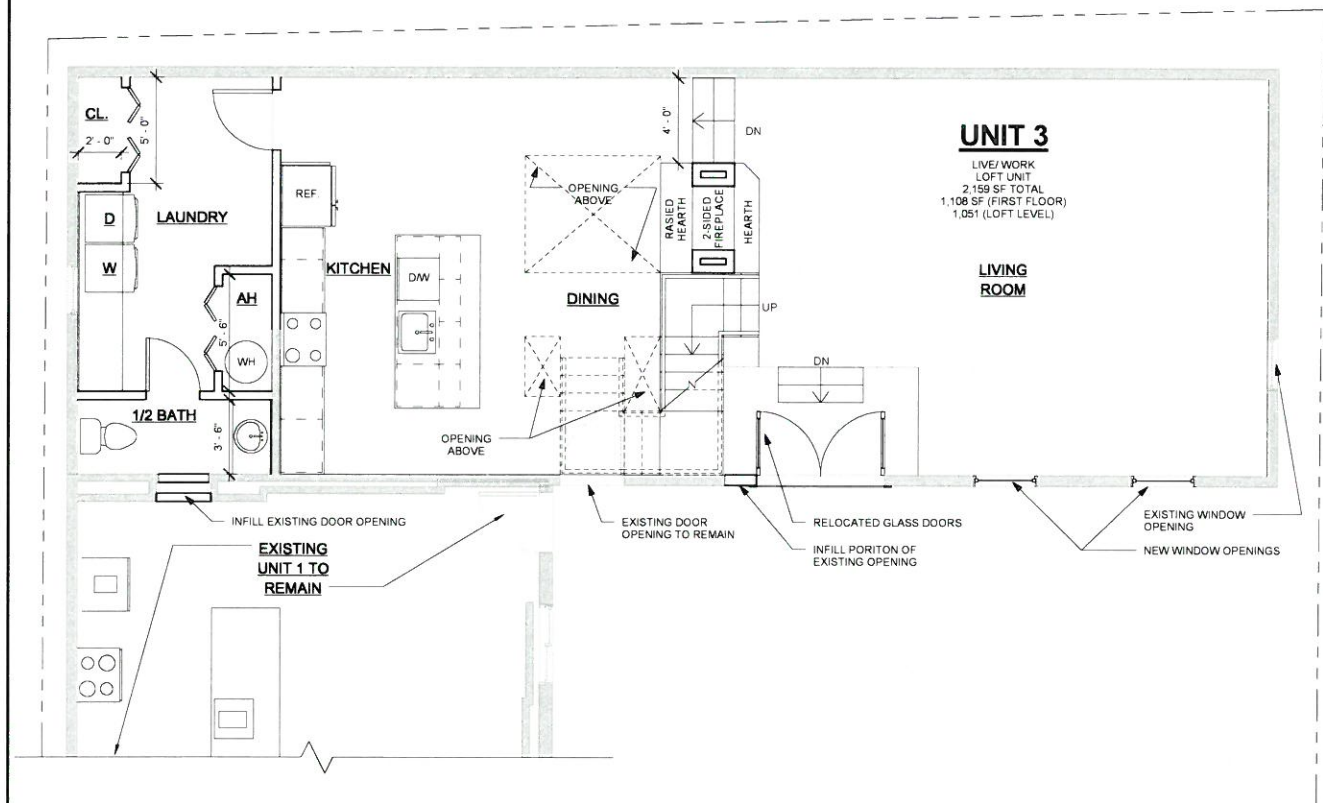
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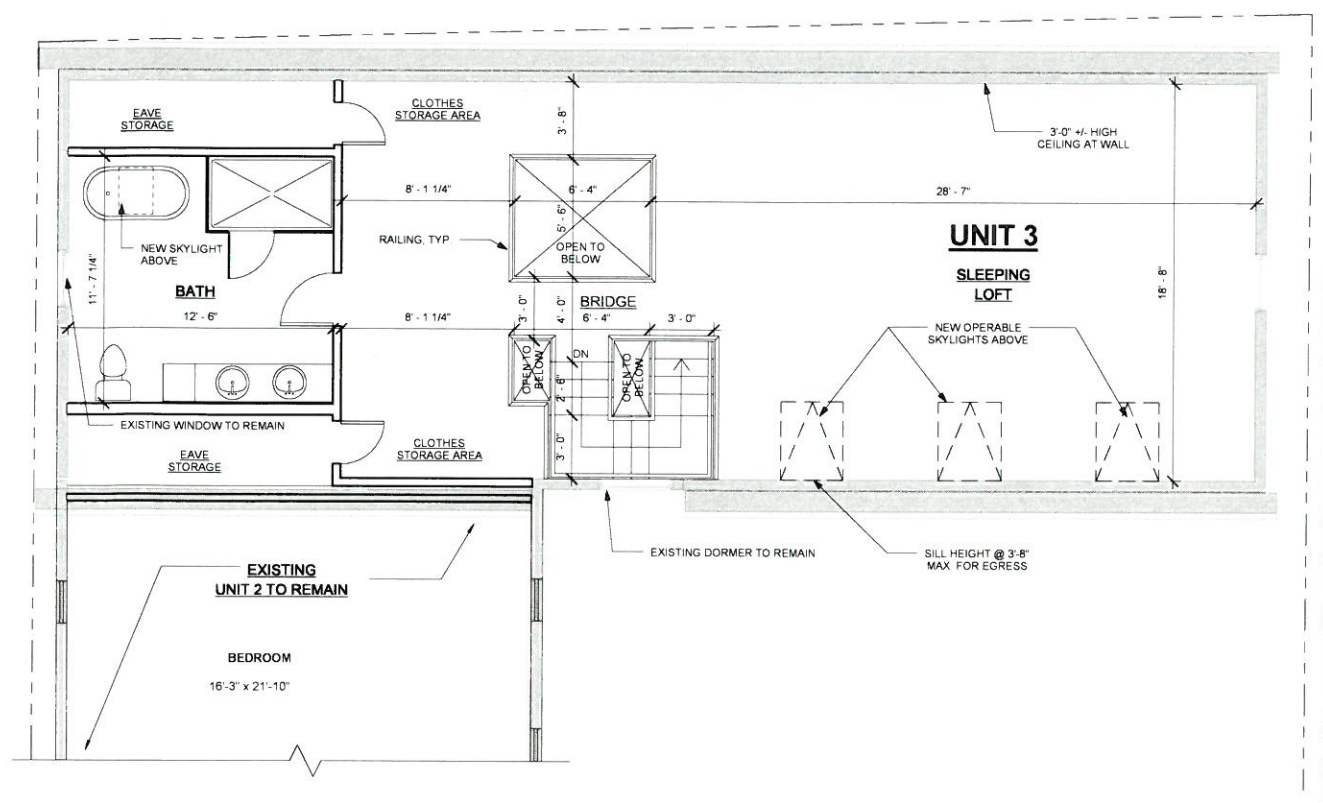
Existing
Conditions- Studio
Building

EX-101

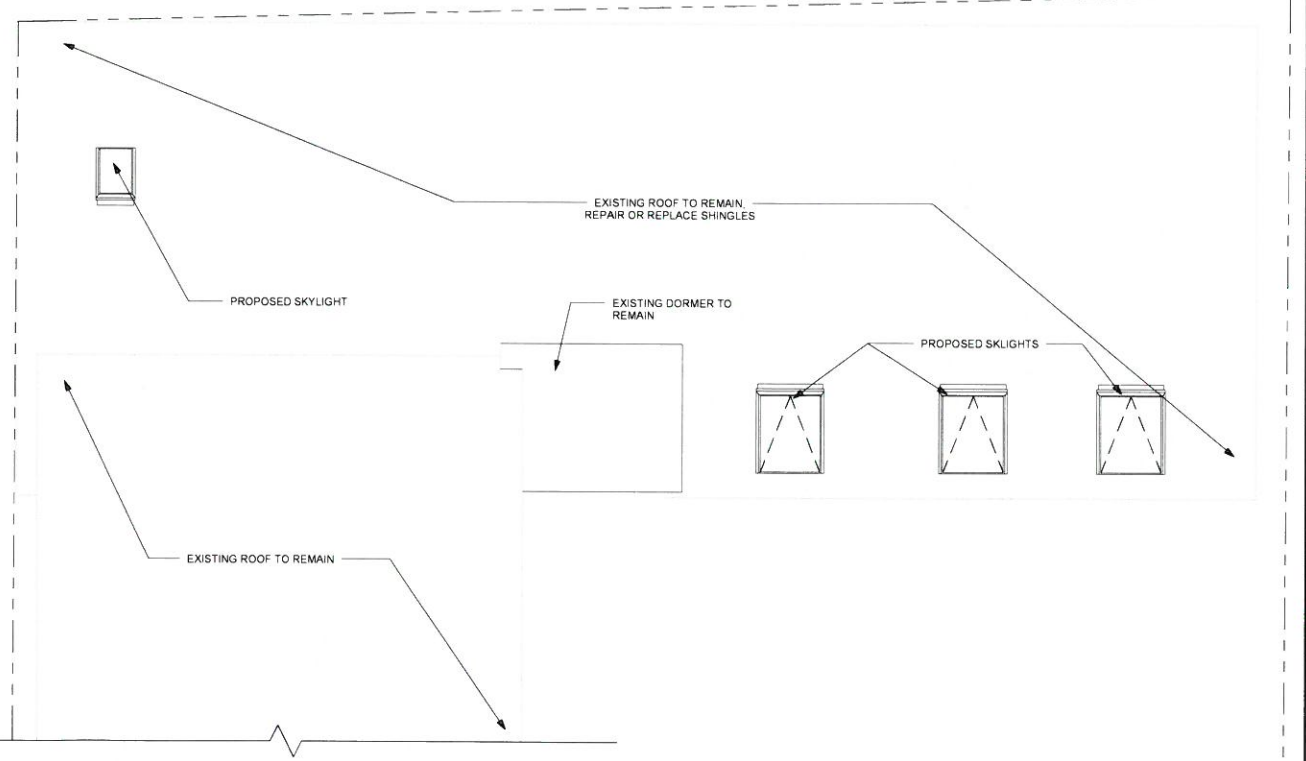
Gilman Street Residences



1 Proposed 1st Fl-Rear Unit
1/4" = 1'-0"



2 Proposed 2nd Fl-Rear Unit
1/4" = 1'-0"



3 Proposed Roof Plan
1/4" = 1'-0"

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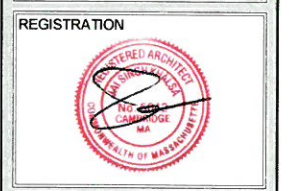
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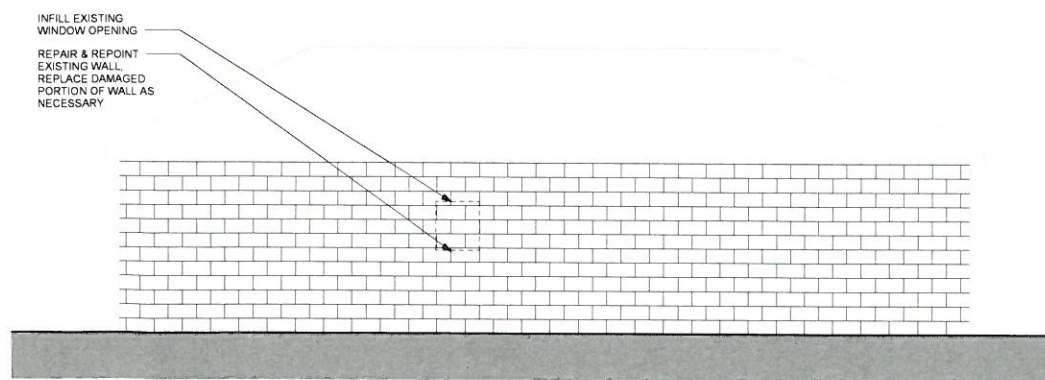
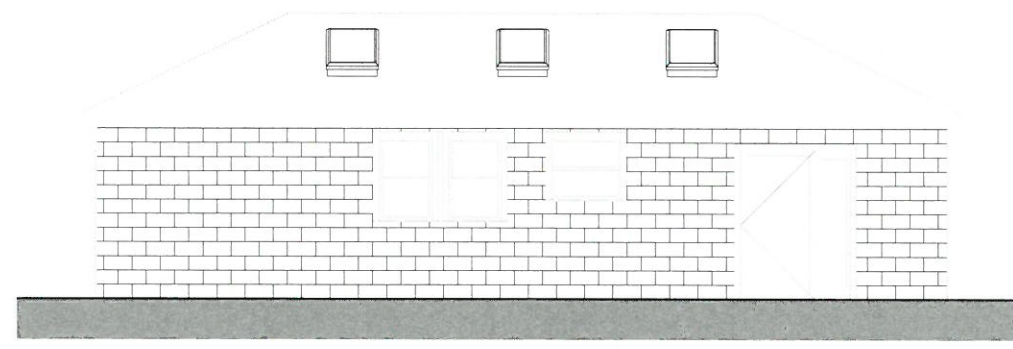
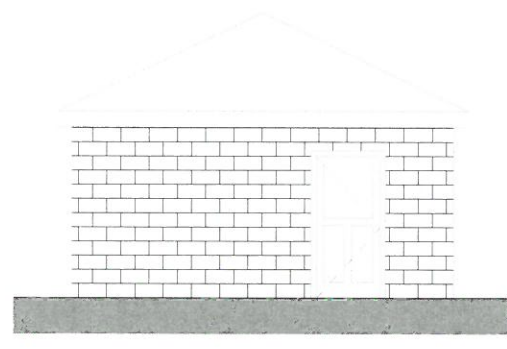
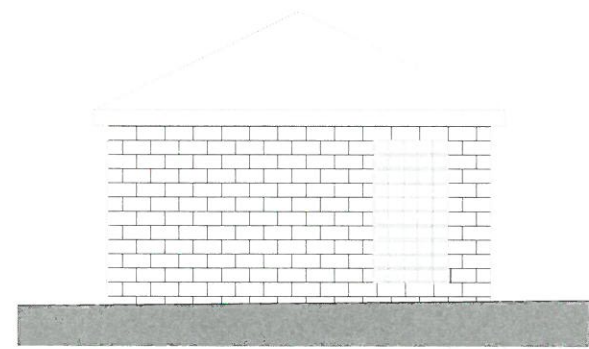
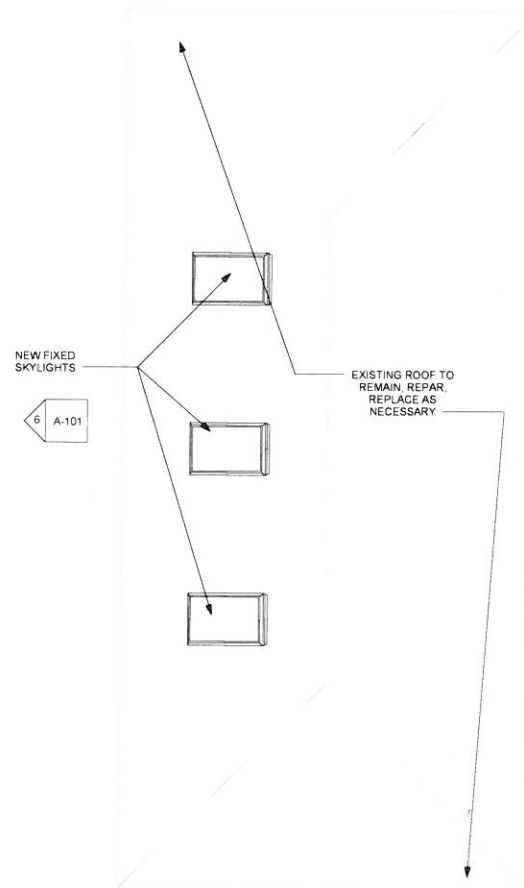
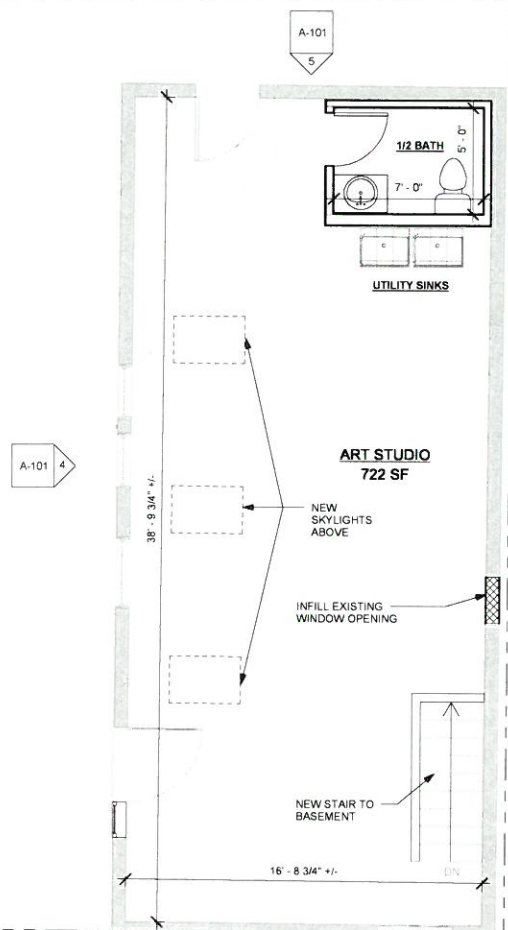
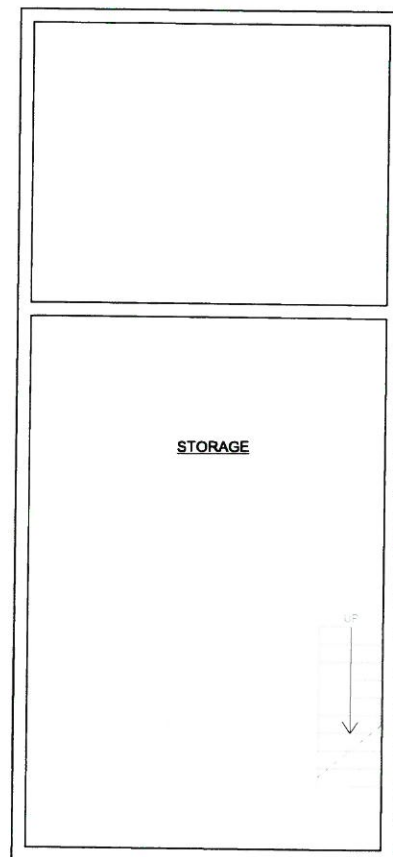
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Unit 3- Proposed Floor Plans & Roof Plan

A-100
Gilman Street Residences



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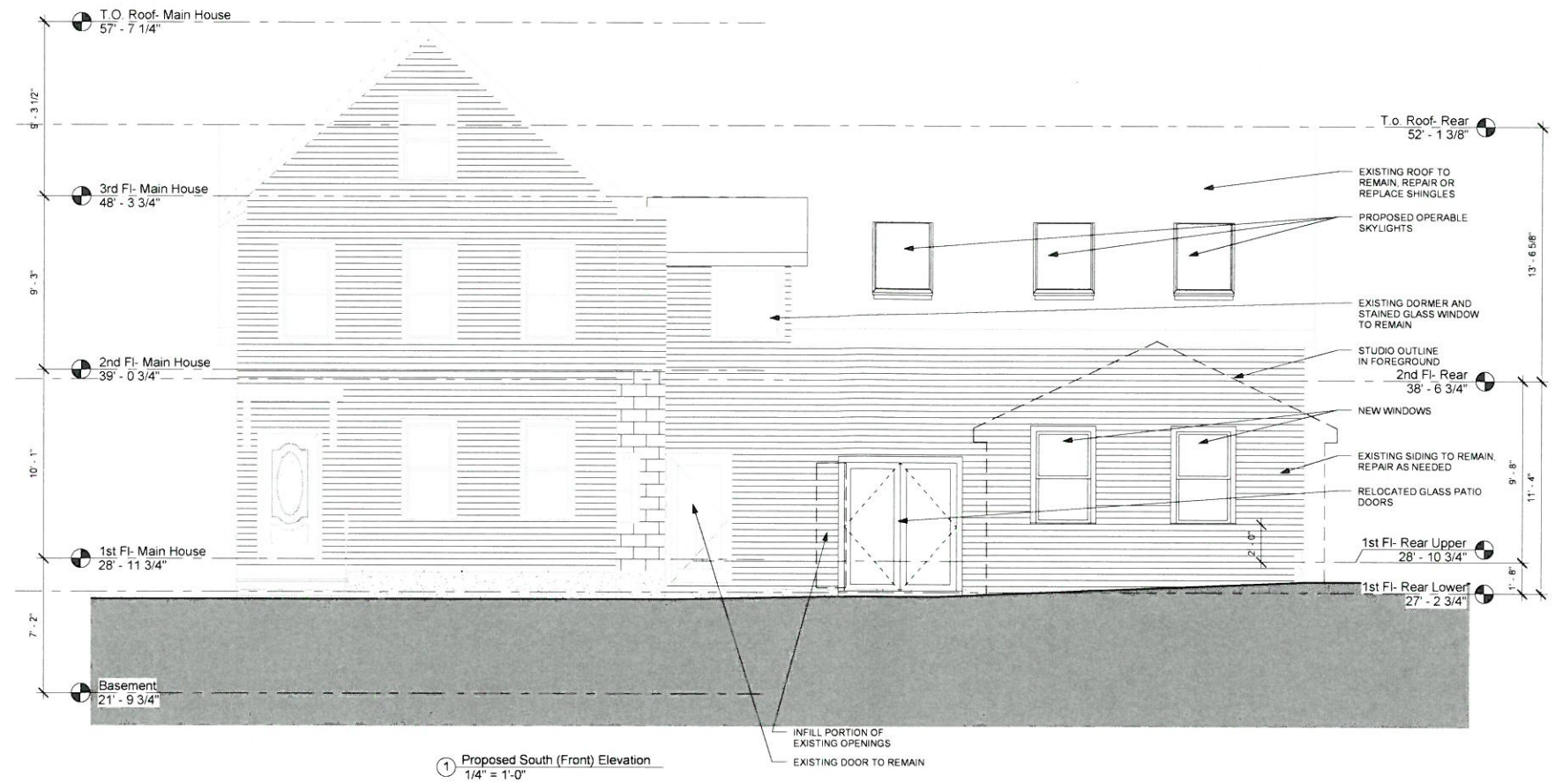
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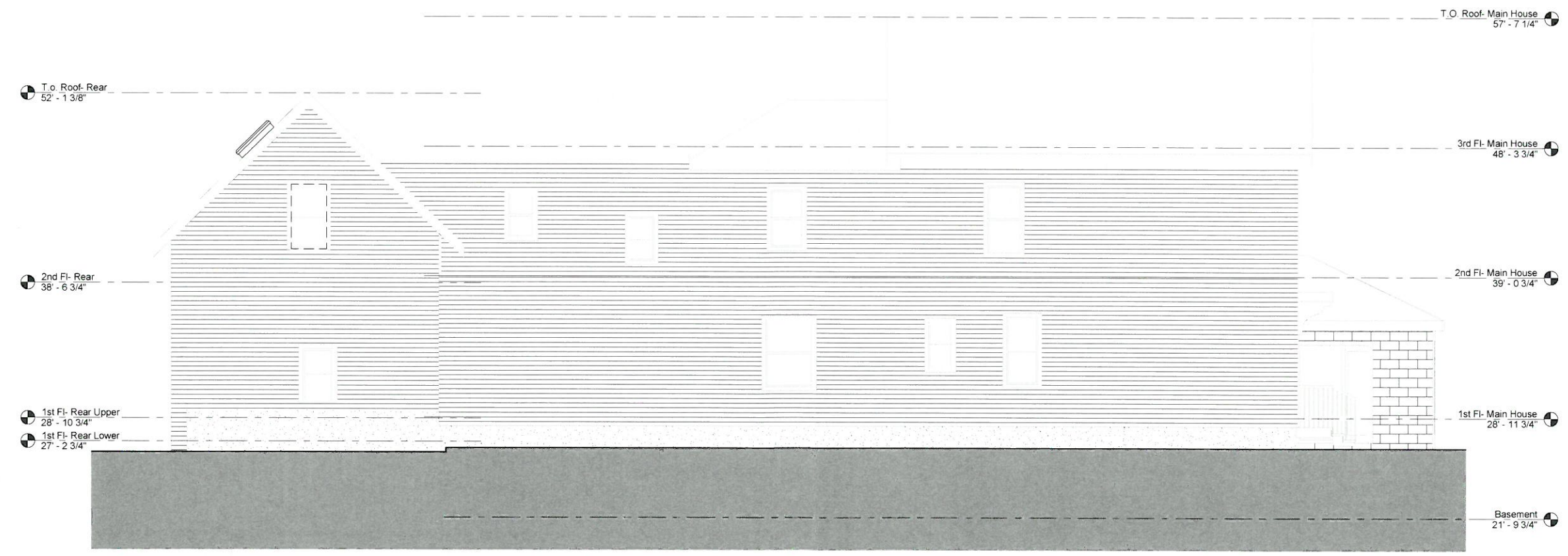
Art Studio- Floor Plans & Elevations

A-101

Gilman Street Residences



1 Proposed South (Front) Elevation
1/4" = 1'-0"



2 Proposed West (Left) Elevation
1/4" = 1'-0"

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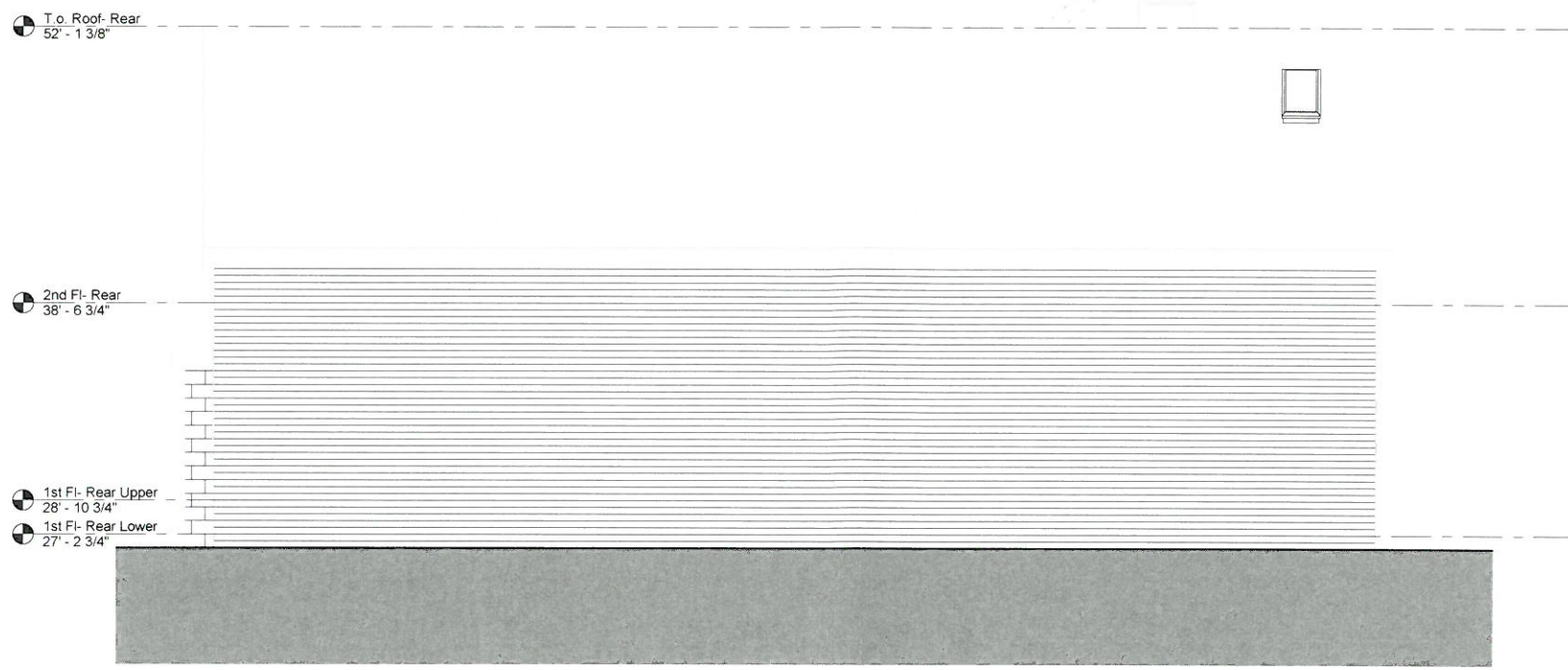
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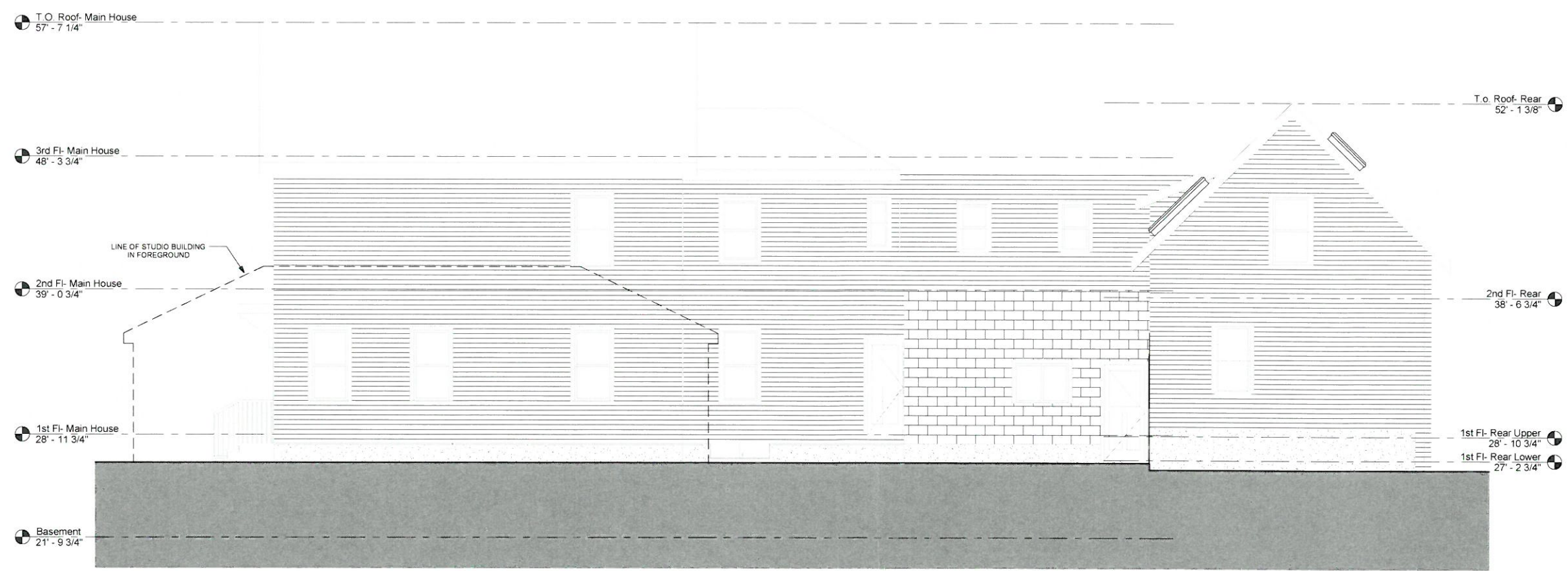
No.	Description	Date

Proposed South & West Exterior Elevations

A-300
Gilman Street Residences



1 Proposed North (Rear) Elevation
1/4" = 1'-0"



2 Proposed East (Right) Elevation
1/4" = 1'-0"

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Proposed North & East Elevations

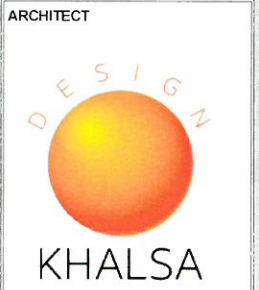
A-301
Gilman Street Residences



PROJECT NAME
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PROJECT ADDRESS
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Existing Photographs

AV-1
 Gilman Street Residences