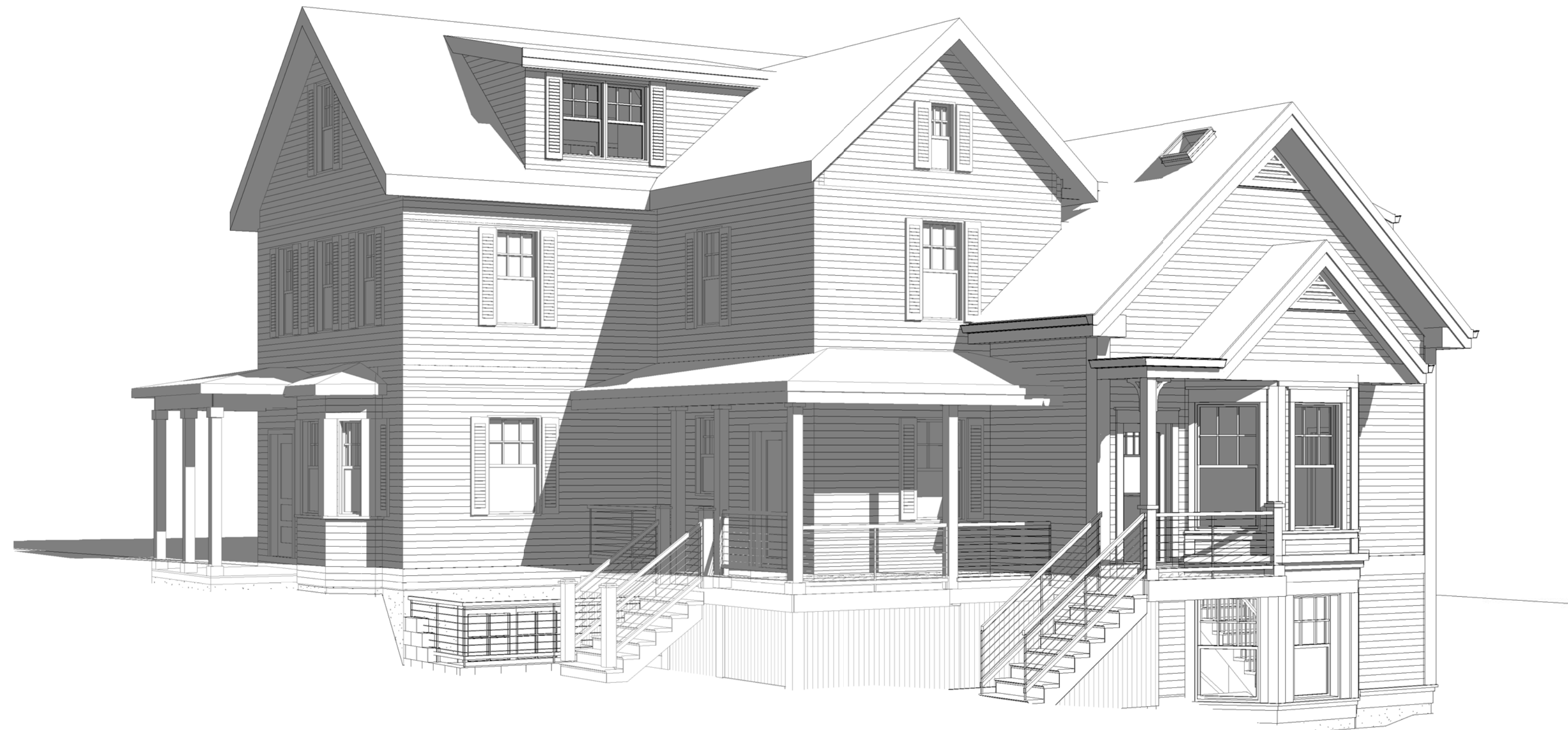


88 IRVING STREET RESIDENCES

88 IRVING STREET, SOMERVILLE, MA



SPECIAL PERMIT SET

05/23/2017

REVISED 07/19/2017

PROJECT NAME
88 IRVING ST RESIDENCES

PROJECT ADDRESS
88 IRVING STREET
SOMERVILLE, MA

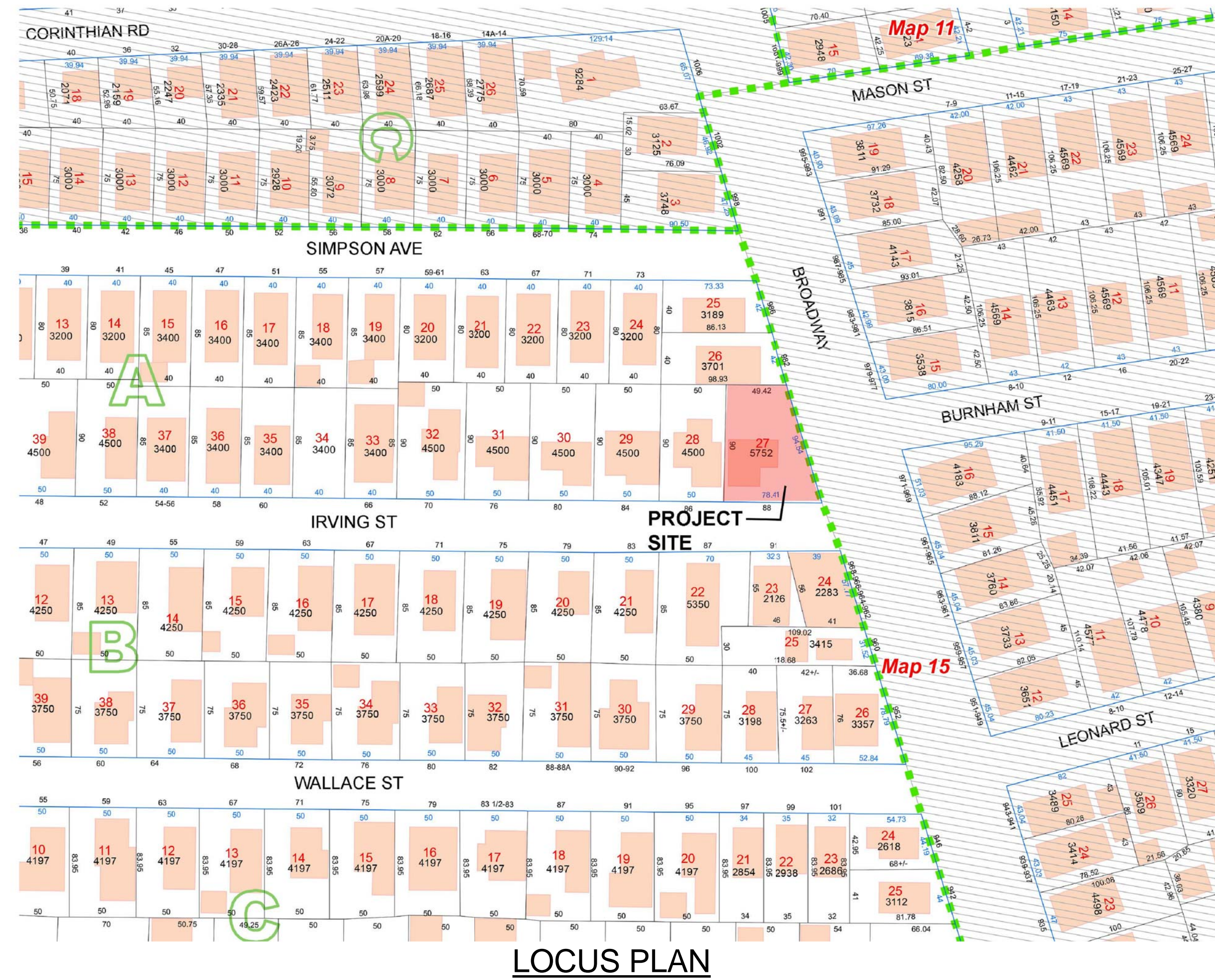
CLIENT
GFC DEVELOPMENT

ARCHITECT

KHALSA

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

CONSULTANTS:



PREPARED BY

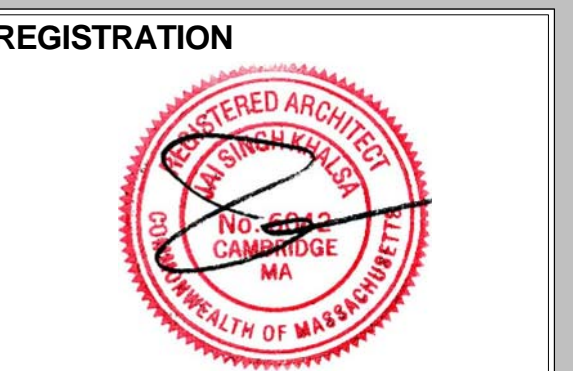
ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENT
GFC DEVELOPMENT

CIVIL
DESIGN CONSULTANTS INC.
ADDRESS:
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	07-19-2017
C-1.0	Civil Site Plan	05-23-2017
C-2.0	Details	05-23-2017
L-100	Landscape Plan	07-19-2017
A-020	Architectural Site Plan	07-19-2017
EX-100	Existing Conditions	07-19-2017
A-100	Basement & 1st Floor Plans	07-19-2017
A-101	2nd Floor & Attic Floor Plans/ Roof Plan	07-19-2017
A-300	East & North Exterior Elevations	07-19-2017
A-301	West & South Exterior Elevations	07/19/2017
AV-1	Perspectives	07-19-2017

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Project number 16108
Date 07-19-2017
Drawn by TMC
Checked by JSK
Scale

REVISIONS

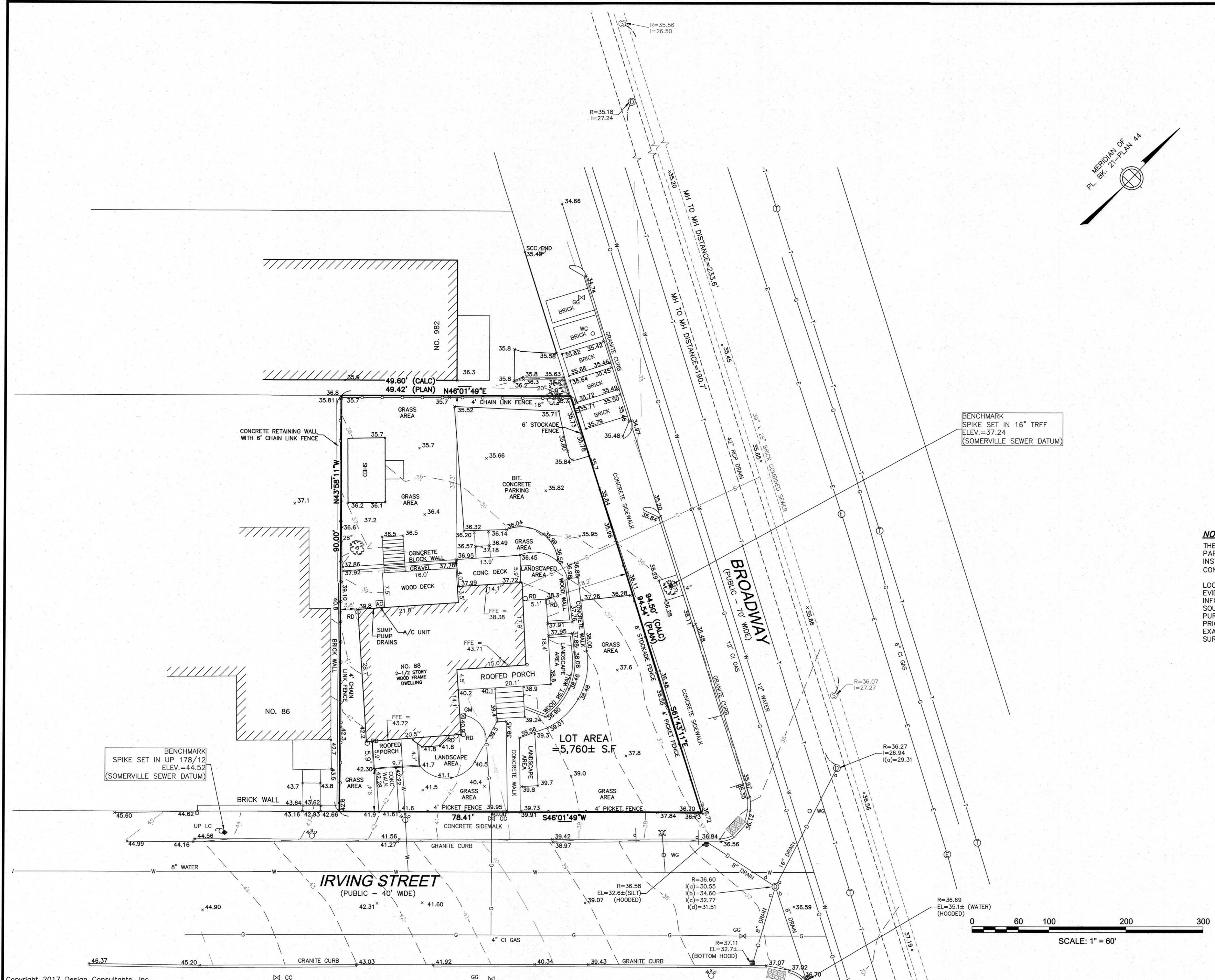
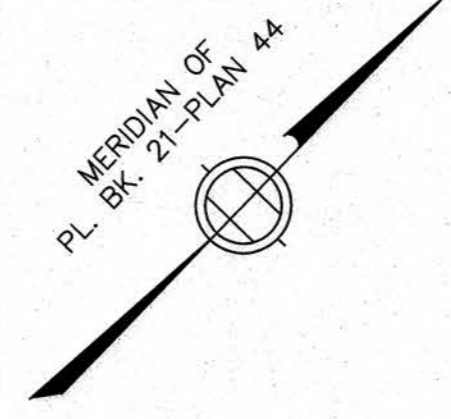
No.	Description	Date

Cover Sheet

A-000

88 IRVING ST RESIDENCES

- LEGEND**
- CS — COMBINED SEWER & DRAIN
 - S — SANITARY SEWER
 - D — DRAIN LINE
 - W — WATER LINE
 - E — ELECTRIC LINE
 - G — GAS LINE
 - T — TELEPHONE LINE
 - ⊙ — SANITARY MANHOLE
 - ⊕ — DRAIN MANHOLE
 - ⊕ — ELECTRIC MANHOLE
 - ⊕ — TELEPHONE MANHOLE
 - ⊕ — CATCH BASIN
 - ⊕ — DECIDUOUS TREE
 - ⊕ — FIRE HYDRANT
 - WG — WATER GATE
 - GG — GAS GATE
 - ⊕ GM — GAS METER
 - ⊕ — UTILITY POLE
 - RD — ROOF DRAIN
 - x 35.66 — SPOT GRADE



BENCHMARK
SPIKE SET IN 16" TREE
ELEV.=37.24
(SOMERVILLE SEWER DATUM)

BENCHMARK
SPIKE SET IN UP 178/12
ELEV.=44.52
(SOMERVILLE SEWER DATUM)

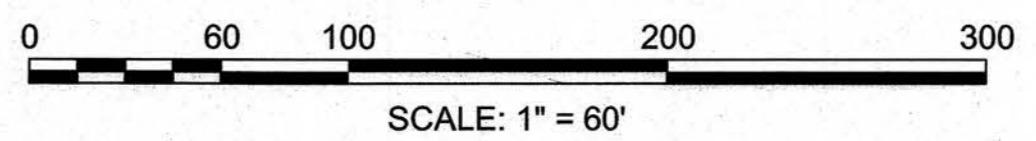
NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 30, 2015 AND MAY 10, 2017, BY DESIGN CONSULTANTS, INC. (DCI).

LOCATION OF UNDERGROUND UTILITIES FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY: FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.



P.L.S. *Brian B. Donegan*
BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE *May 30, 2017*

LOCUS TITLE INFORMATION
88 IRVING STREET
OWNER: 88 IRVING LLC
DEED REFERENCE: BK. 65420 PG. 563
PLAN REFERENCE: PLAN BOOK 21, PLAN 44 (LOT 56)
ASSESSORS: MAP 16 BLOCK A LOT 27



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P:\2015 Projects\2015-044 88 Irving St Somerville\Draw\SURVEYING\15-044 EC.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:			
HORIZ: 1" = 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: EC/LG
CALCS: BD
CHECKED: ML
APPROVED: BD

EXISTING CONDITIONS PLAN
88 IRVING STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
GFC DEVELOPMENT

PROJECT NO.
2015-044
DATE: MAY 12, 2017
SHEET NO.
1 OF 1

ZONING DIMENSIONAL TABLE:

ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	Single Family 2 Family	Single Family Dwelling	2 Family Dwelling	COMPLIES
MIN LOT SIZE	10,000 S.F.	5,760 S.F. +/-	5,760 S.F. +/-	PRE.-EXIST/ NO CHANGE
MIN LOT PER DWELLING	2,250 S.F./ DU (1-9 DU)	5,760 S.F./ DU (1 DU)	2,880 S.F./ DU (2 DU)	COMPLIES
MAX GROUND COVERAGE	50% / 2,880 S.F.	23% / 1,314 S.F.	33% / 1,910 S.F.	COMPLIES
LANDSCAPE AREA	25% / 1,440 S.F.	54% / 3,114 S.F.	36% / 2,077 S.F.	COMPLIES
MAX FLOOR AREA RATIO (FAR)	0.75 / 4,320 S.F.	0.44 / 2,516 S.F.	0.71 / 4,078 S.F.	COMPLIES
MAX BUILDING HEIGHT	2 1/2 ST/ 35'	2 1/2 ST/ 27'-5"	2 1/2 ST/ 27'-5"	COMPLIES/ NO CHANGE
MIN. YARD SETBACKS				
FRONT	15' or street average	9.0'	9.0'	PRE.-EXIST/ NO CHANGE
LEFT SIDE	8'-0" SUM 17'-0"	3.8'	3.8'	PRE.-EXIST/ NO CHANGE
RIGHT SIDE	8'-0" SUM 17'-0"	18.1'	10.3'	COMPLIES
REAR	18' 9" (Section 8.6.13)	34.8'	21.3'	COMPLIES

Section 8.6: 13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.
 20' - 0" Requirement / 100' - 95' = 5'; 5' X 3" = 15" (1' - 3") > 20' - 1'-3" = 18'-9"

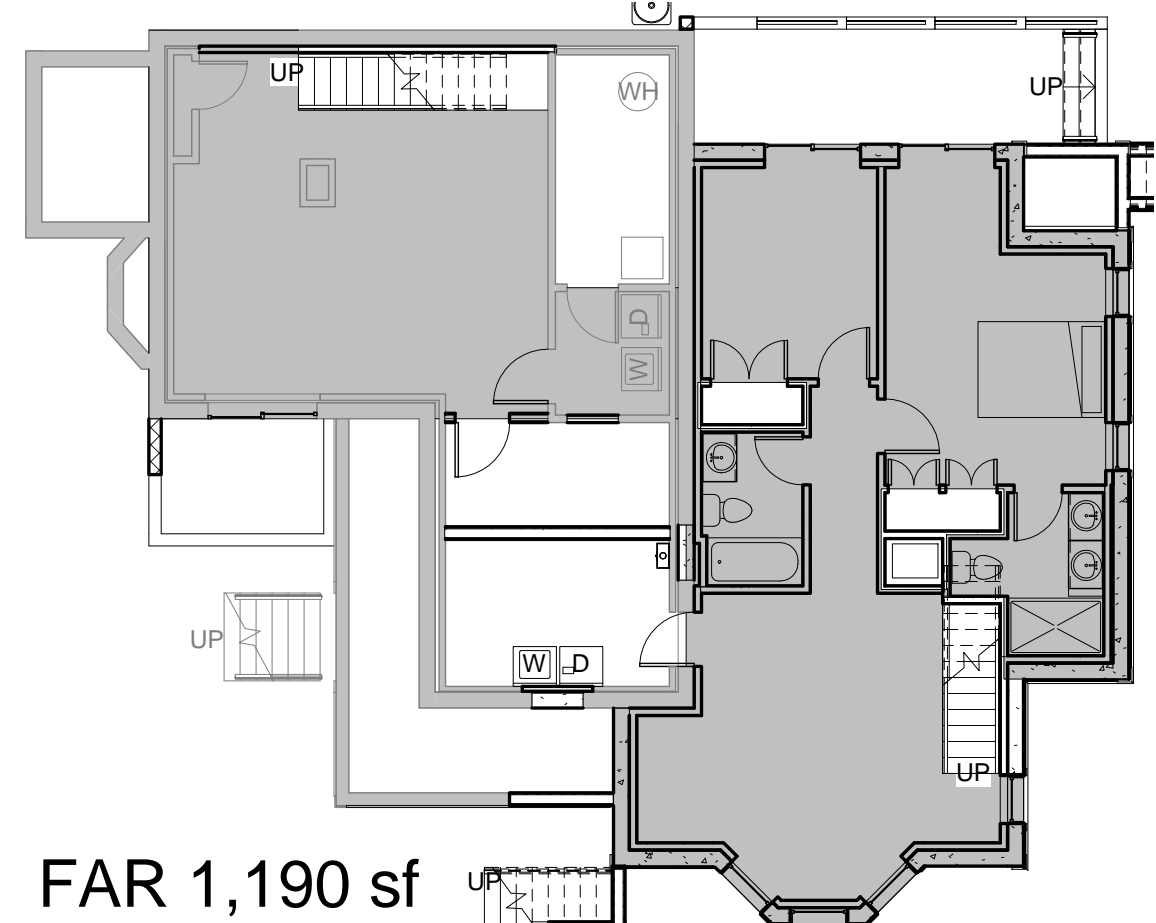
MIN FRONTAGE	50'	78.41'	78.41'	COMPLIES / NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 2,016 S.F.	54% / 3,114 S.F.	36% / 2,077 S.F.	COMPLIES
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3+ BEDROOMS			
	EXISTING REQ. Unit 1 - 1.5 Spaces Total - 1.5 Spaces	PROPOSED REQ. See Section 9.5.2 1 Parking Space per additional each newly created Dwelling Unit	1 SPACE 3 SPACES	COMPLIES

Section 9.5. - Number of Parking Spaces. 2.)Special Residential Conversions:
 a. Existing 1 and 2 family residences converting to 2 or 3 family residences shall provide one (1) parking space per additional (e.g. newly created) dwelling unit. Also note that the provisions of Section 9.4 as to nonconformity with respect to parking are likely to apply in many instances.
 EXAMPLE: A single family home is converting to a 2 family residence. One (1) space is required for each new dwelling unit created in the conversion. If the single-family home is converting to a 3 family residence, then two (2) parking spaces are required for the conversion — one (1) for each new unit. Note that this is the parking required for the newly converted unit(s) and is additional parking above what is required for the existing site. However, if the existing lot is nonconforming with respect to parking, then please refer to the special considerations under Section 9.4.1.

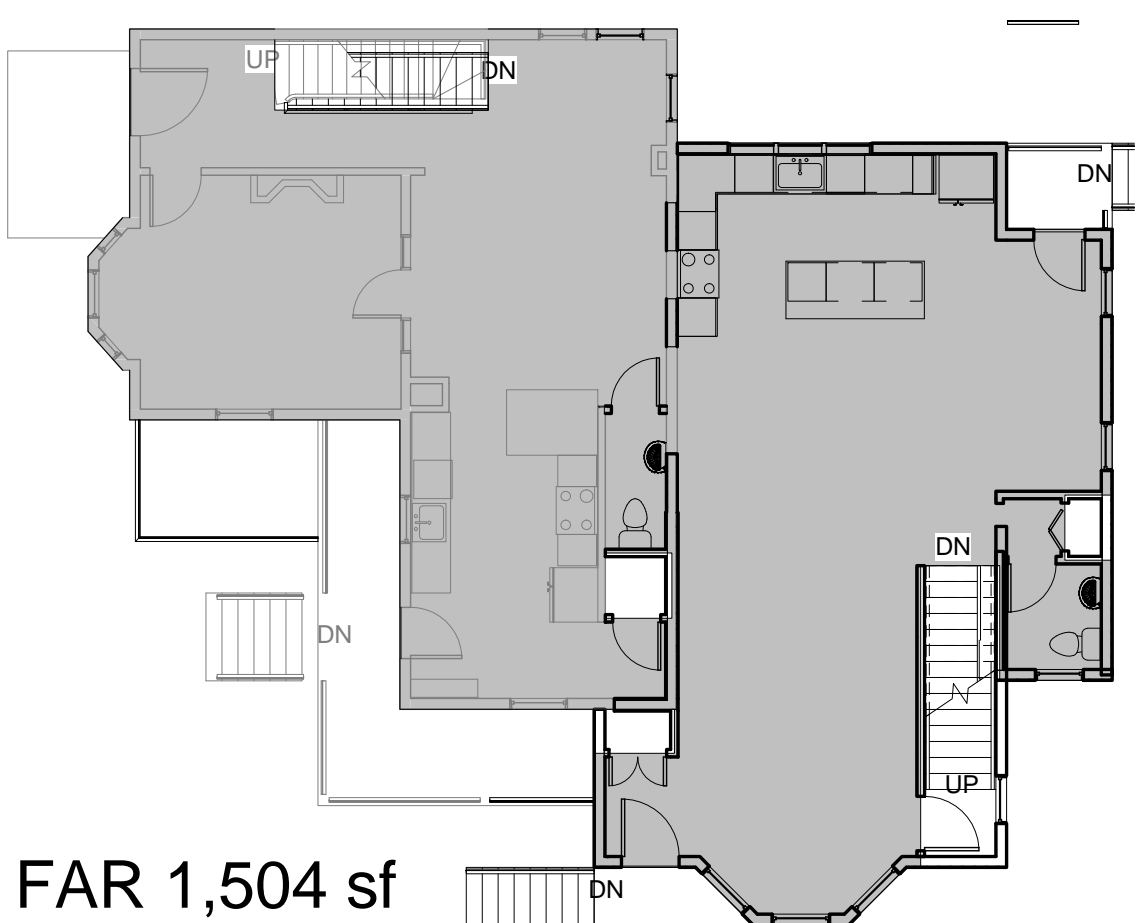
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
BASEMENT	836 SF	+789 SF	1,625 SF
FIRST FL	857 SF	+793 SF	1,650 SF
SECOND FL	800 SF	+683 SF	1,483 SF
THIRD FL	800 SF	-269 SF	531 SF
TOTAL	3,293 SF	+1,996 SF	5,289 SF

1,996 SF / 3,293 SF = 60% INCREASE IN GROSS FLOOR AREA PROPOSED

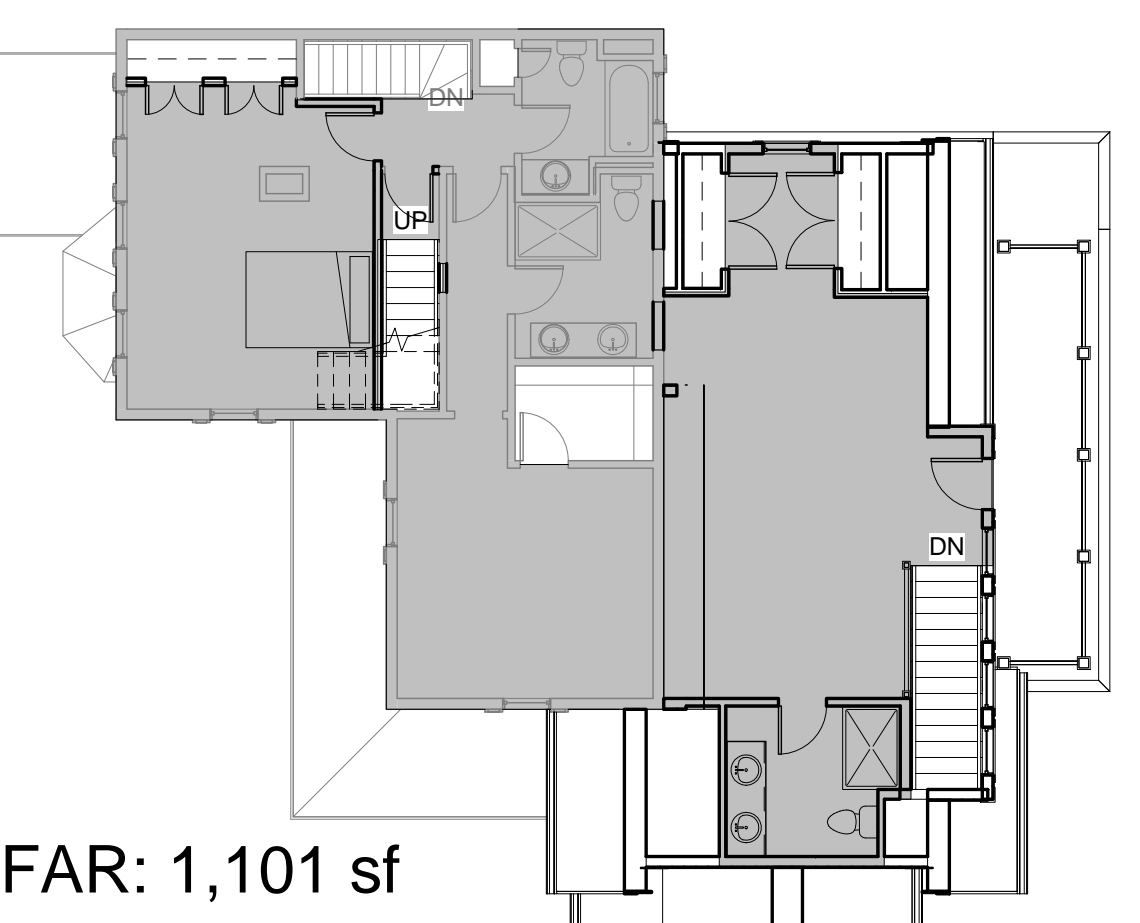
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
BASEMENT	685 SF	+505 SF	1,190 SF
FIRST FL	770 SF	+734 SF	1,504 SF
SECOND FL	678 SF	+423 SF	1,101 SF
THIRD FL	313 SF	-30 SF	283 SF
TOTAL	2,446 SF/ 0.43 FAR	+1,632	4,078 SF/ 0.71 FAR



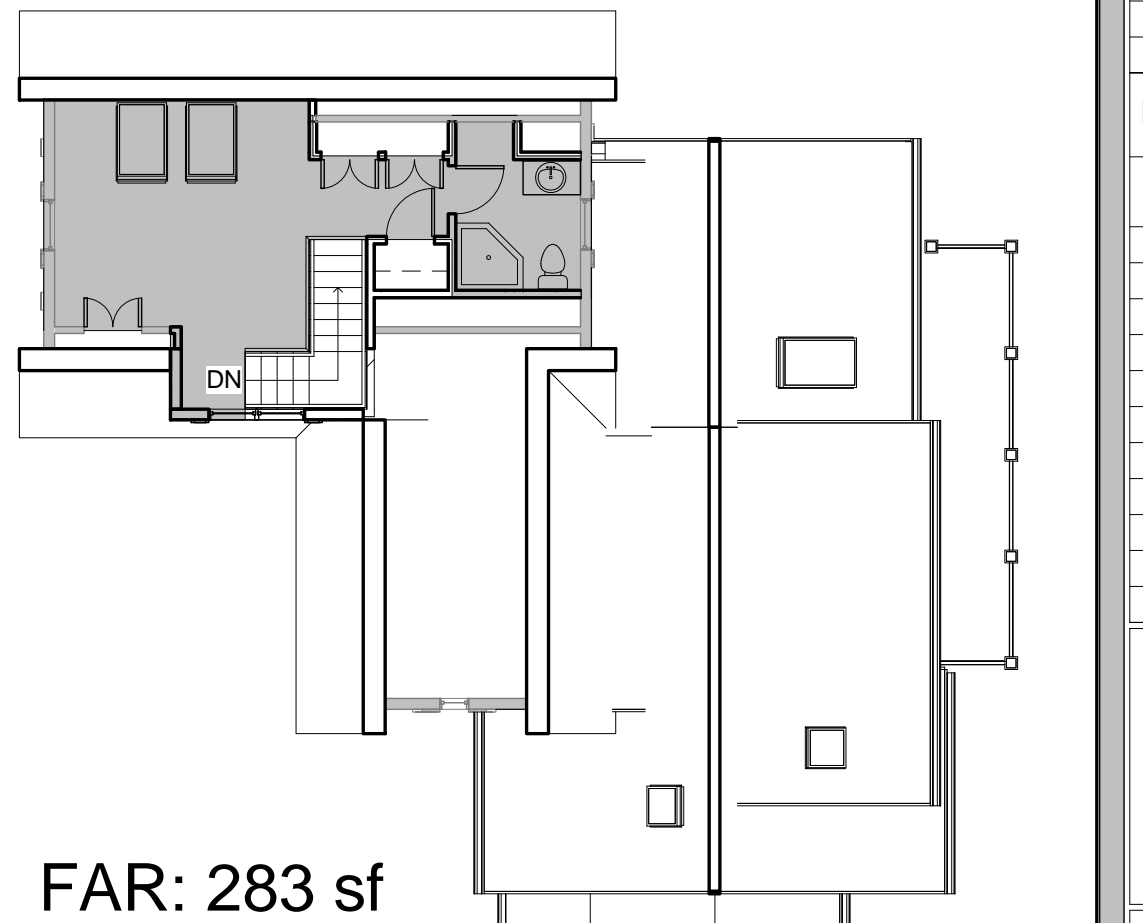
4 Basement - FAR
1" = 10'-0"



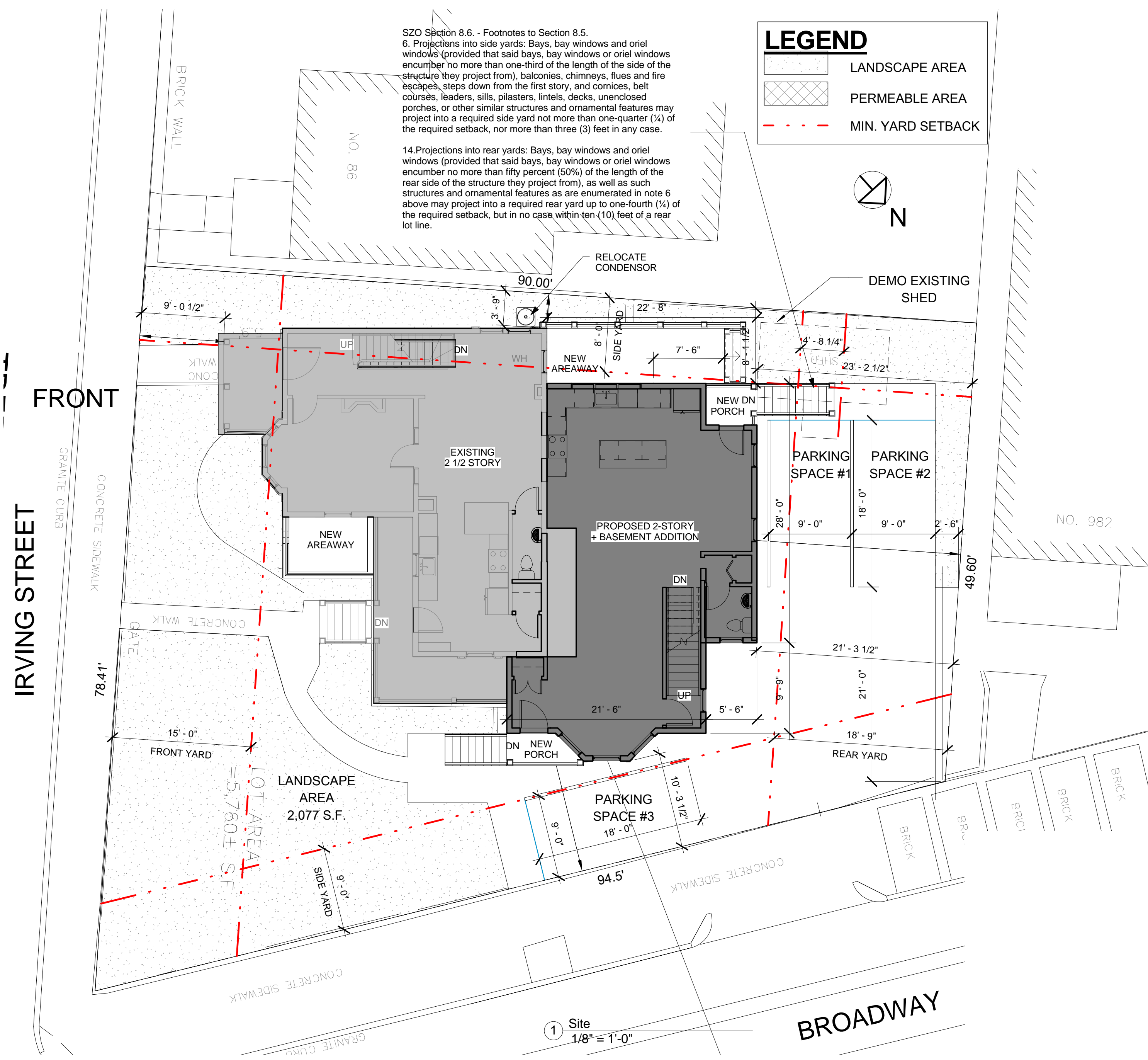
5 1st Floor - FAR
1" = 10'-0"



6 2nd Floor - FAR
1" = 10'-0"



7 3rd Floor FAR
1" = 10'-0"



PROJECT NAME
88 IRVING ST RESIDENCES

PROJECT ADDRESS
 88 IRVING STREET
 SOMERVILLE, MA

CLIENT
 GFC DEVELOPMENT

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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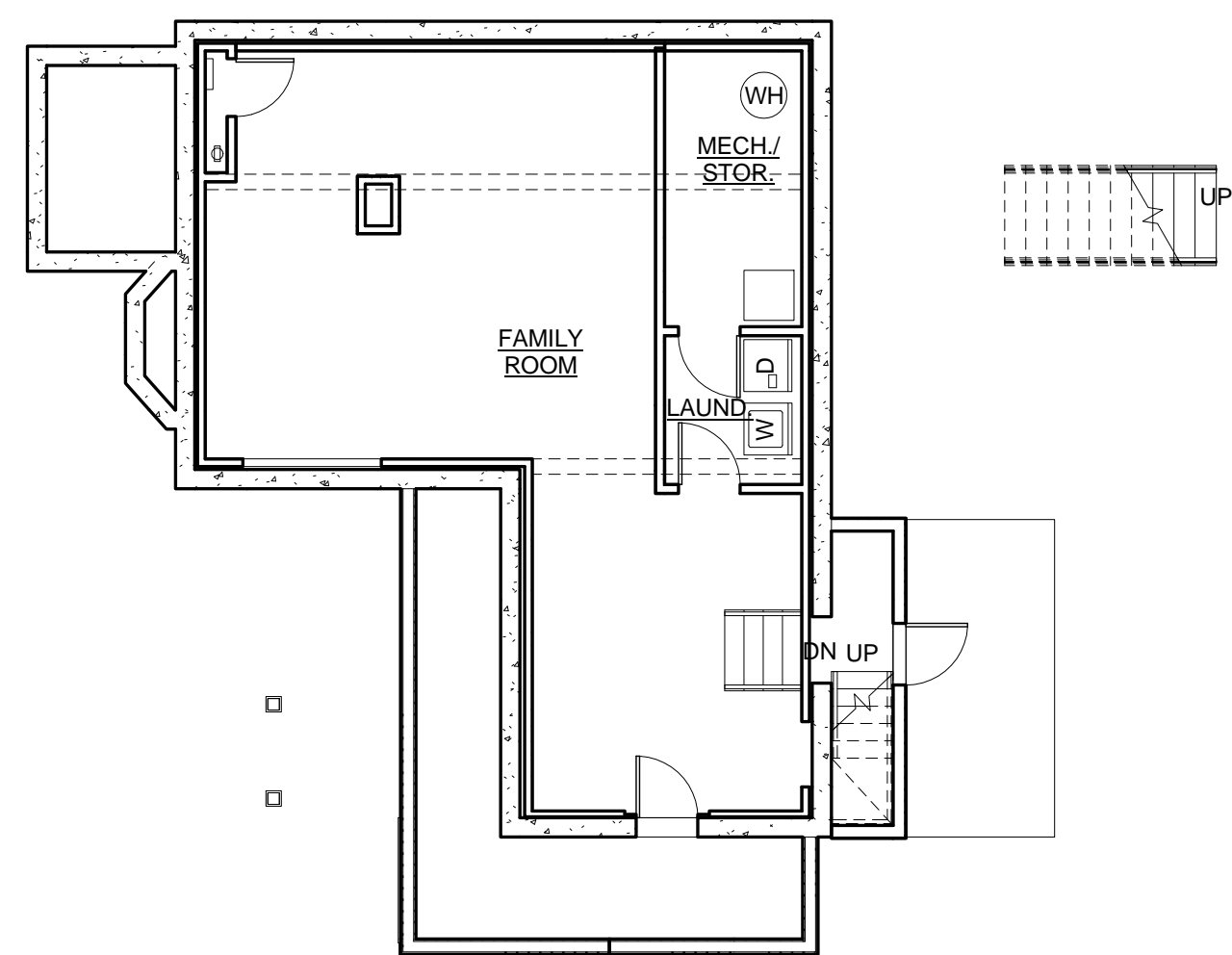
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Date	07-19-2017
Drawn by	TMC
Checked by	JSK
Scale	As indicated

No.	Description	Date

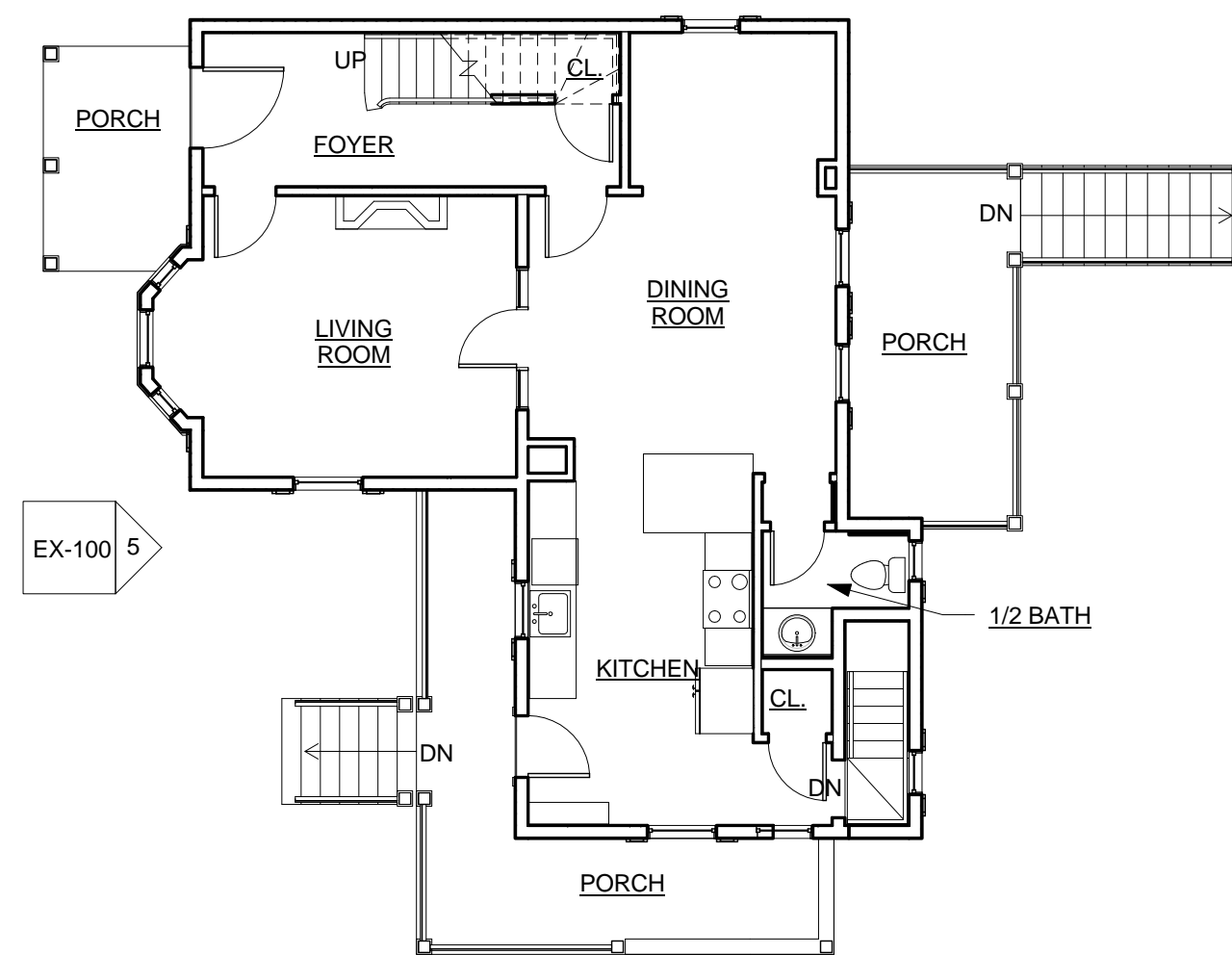
Architectural Site Plan

A-020

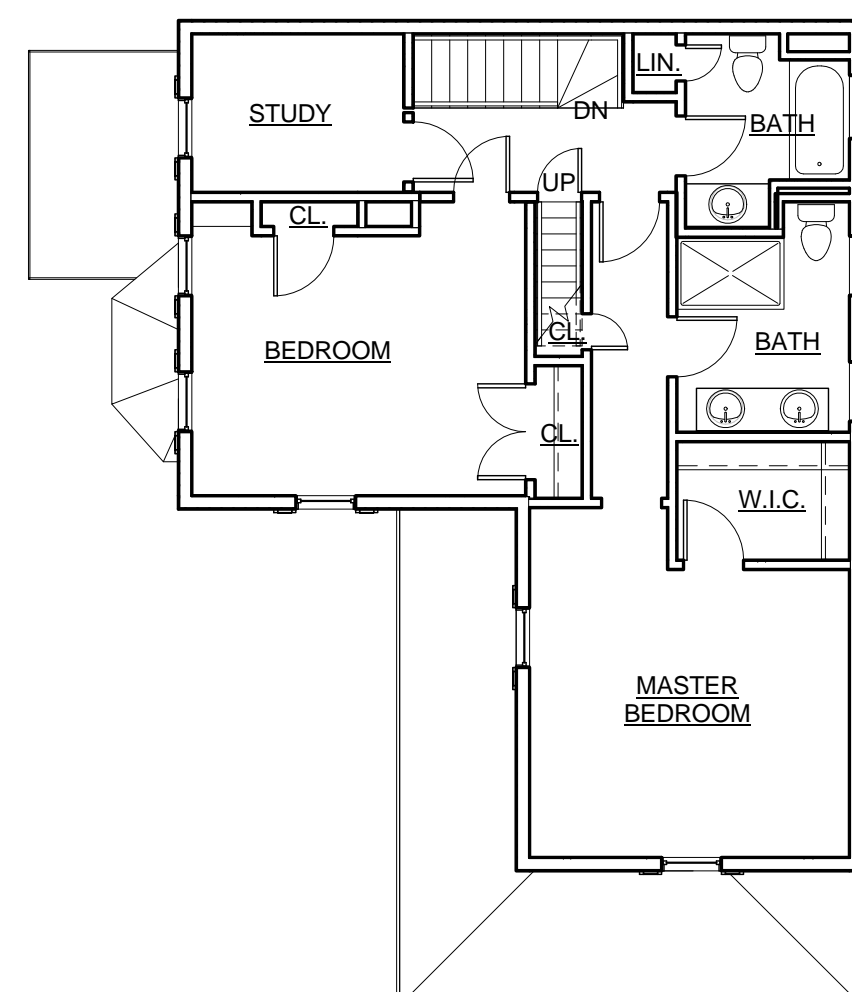
88 IRVING ST RESIDENCES



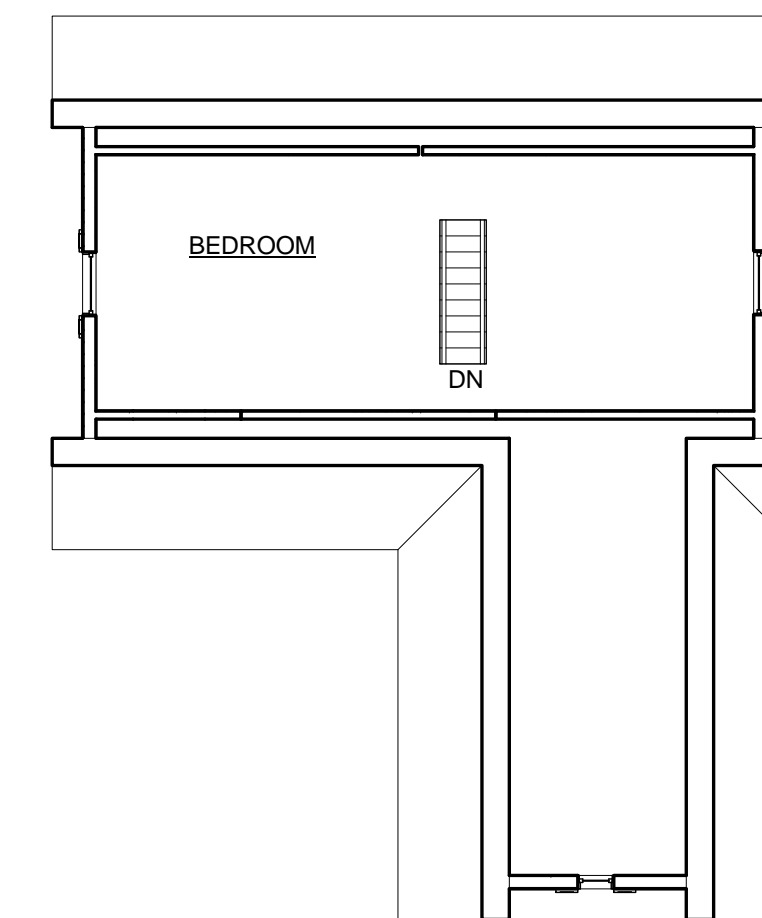
1 Existing Basement Level
1/8" = 1'-0"



2 Existing 1st Floor Level
1/8" = 1'-0"



3 Existing 2nd Floor Level
1/8" = 1'-0"



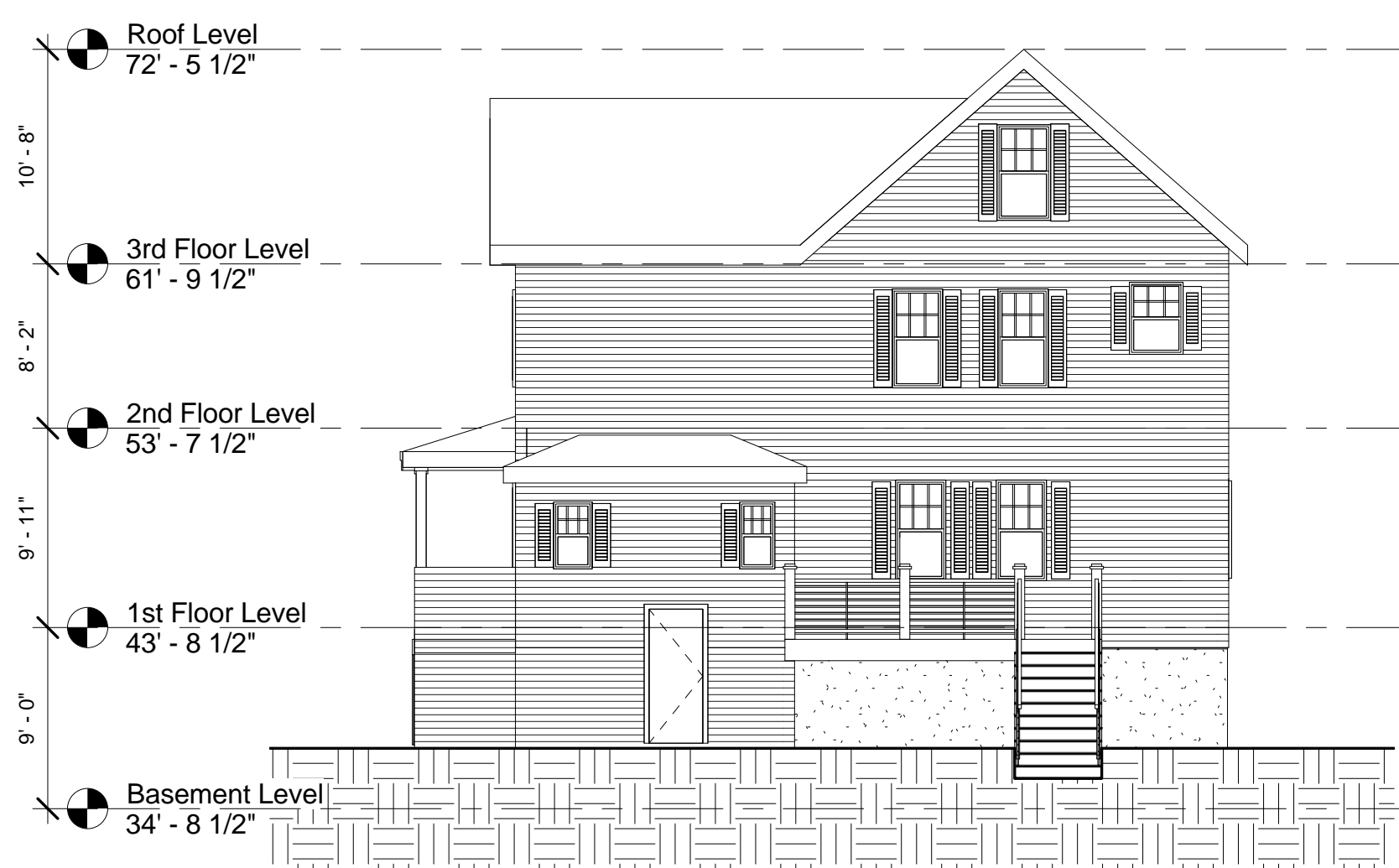
4 Existing 3rd Floor Level
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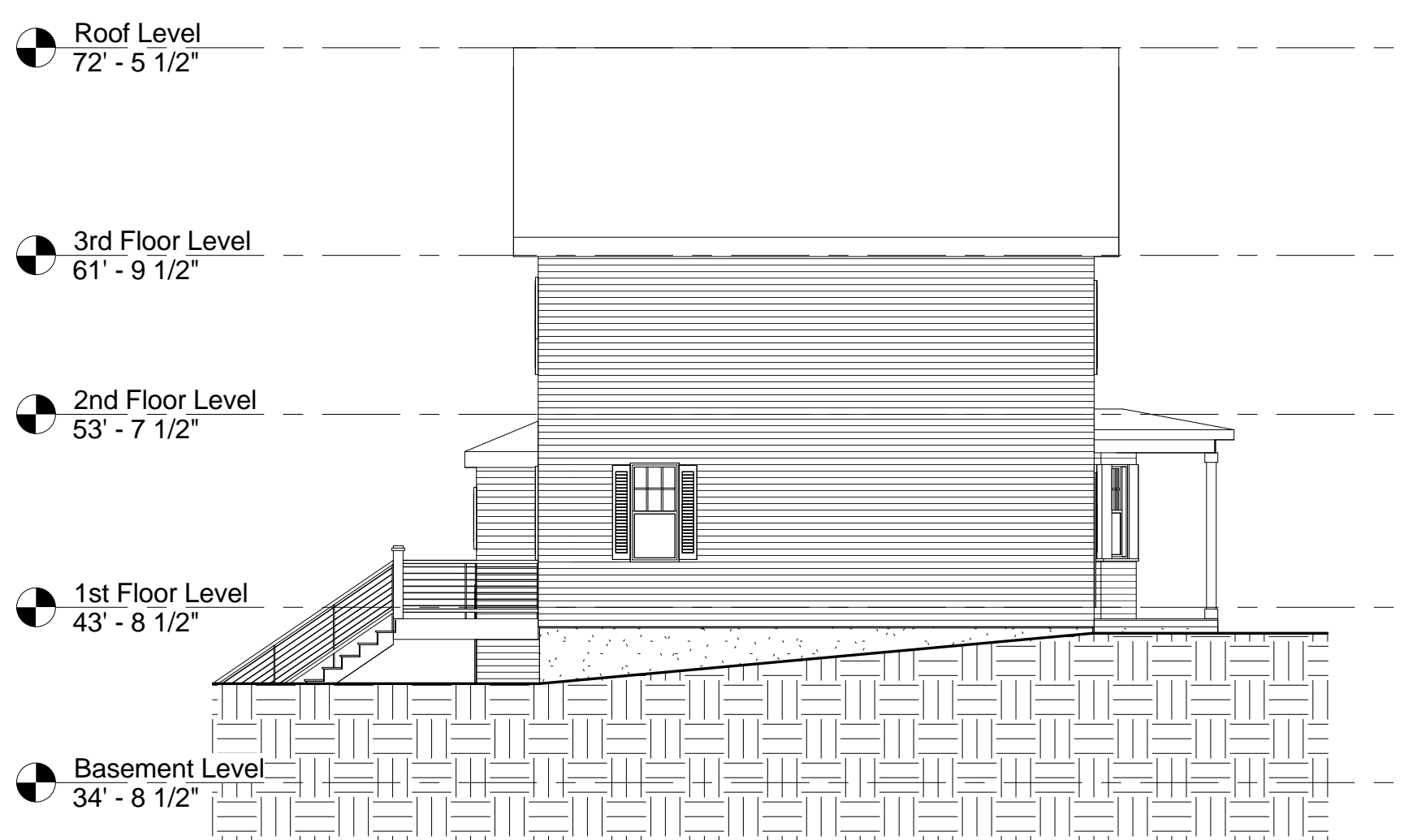
5 Existing East Elevation
1/8" = 1'-0"



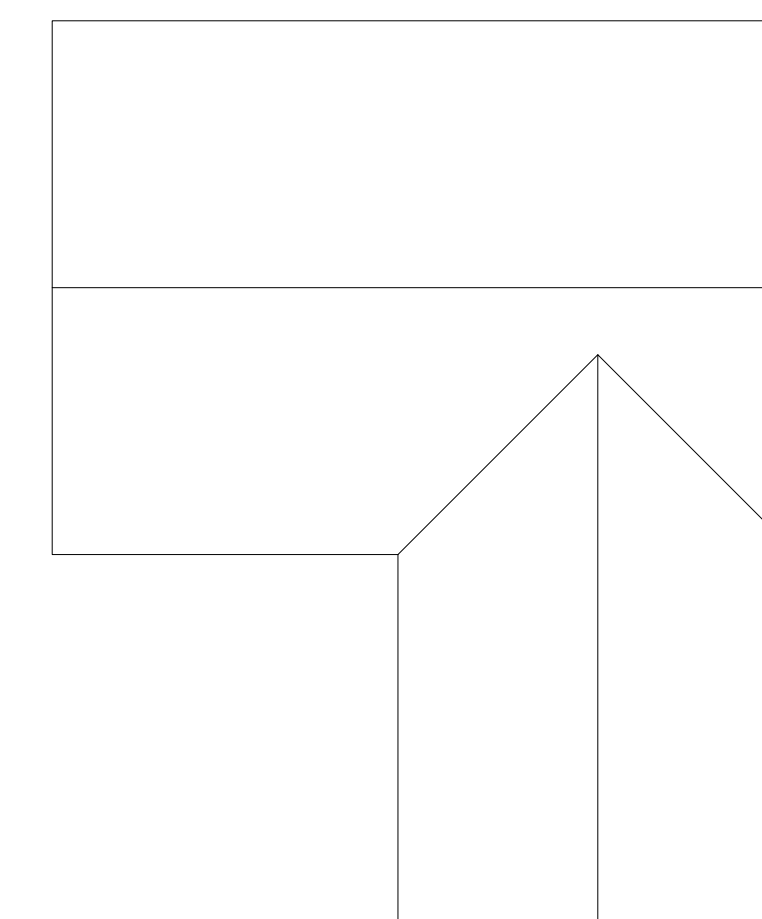
6 Existing North Elevation
1/8" = 1'-0"



7 Existing West Elevation
1/8" = 1'-0"



8 Existing South Elevation
1/8" = 1'-0"



9 Existing Roof Level
1/8" = 1'-0"

PROJECT NAME

**88 IRVING ST
RESIDENCES**

PROJECT ADDRESS

88 IRVING STREET
SOMERVILLE, MA

CLIENT

GFC DEVELOPMENT

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
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Checked by	Checker
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REVISIONS

No.	Description	Date

Existing Conditions

EX-100

88 IRVING ST RESIDENCES

PROJECT NAME
88 IRVING ST RESIDENCES

PROJECT ADDRESS
 88 IRVING STREET
 SOMERVILLE, MA

CLIENT
GFC DEVELOPMENT

UNIT AREA TABULATION		
	UNIT 1	UNIT 2
BASEMENT	753 SF	977 SF
FIRST FL	804 SF	846 SF
SECOND FL	791 SF	555 SF
ATTIC	356 SF	N/A
TOTAL	2,704 SF	2,378 SF

*AREA CALCULATIONS INCLUDE ALL UNFINISHED STORAGE ROOMS, CLOSETS AND STAIRS



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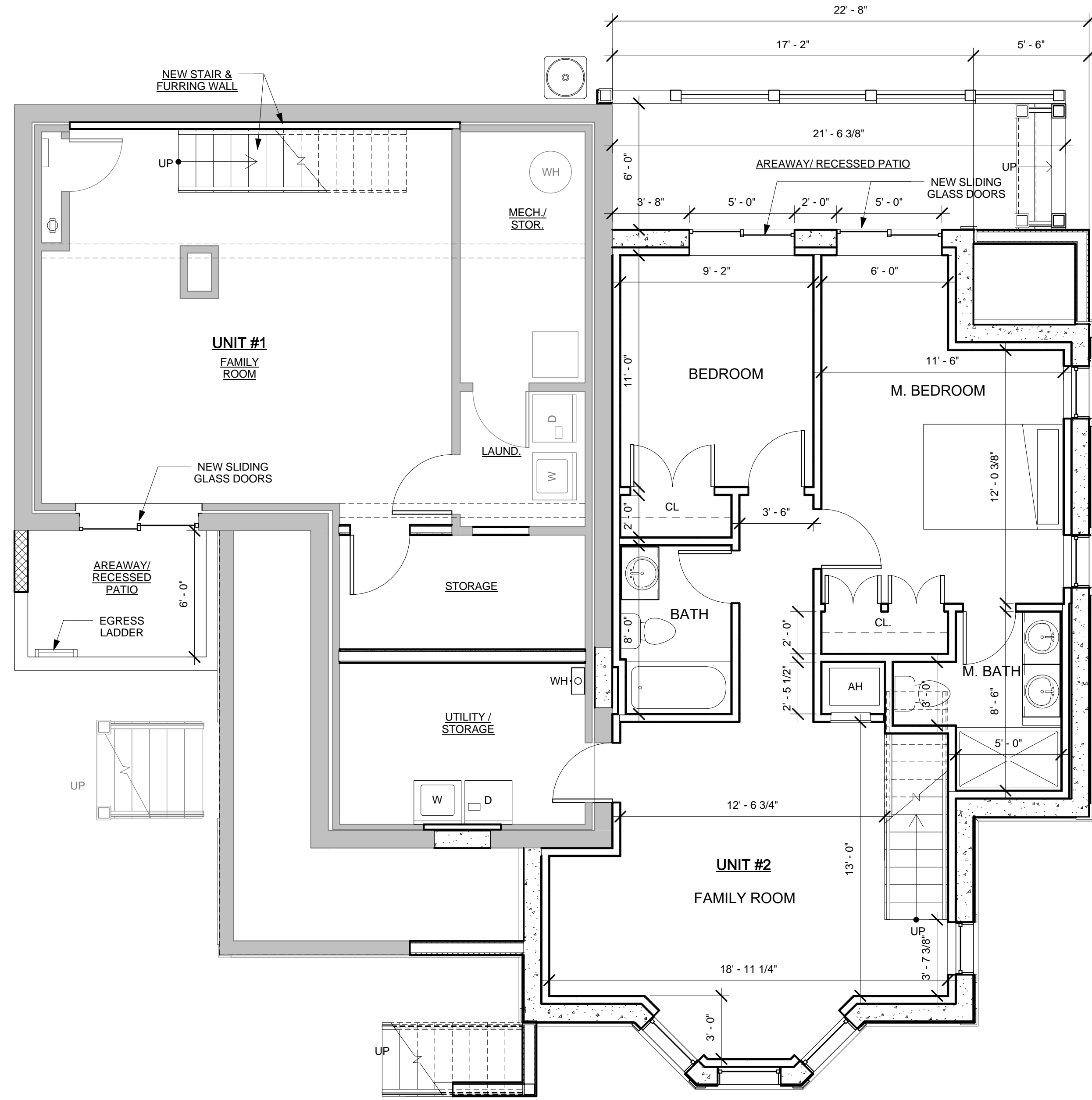
REVISIONS

No.	Description	Date

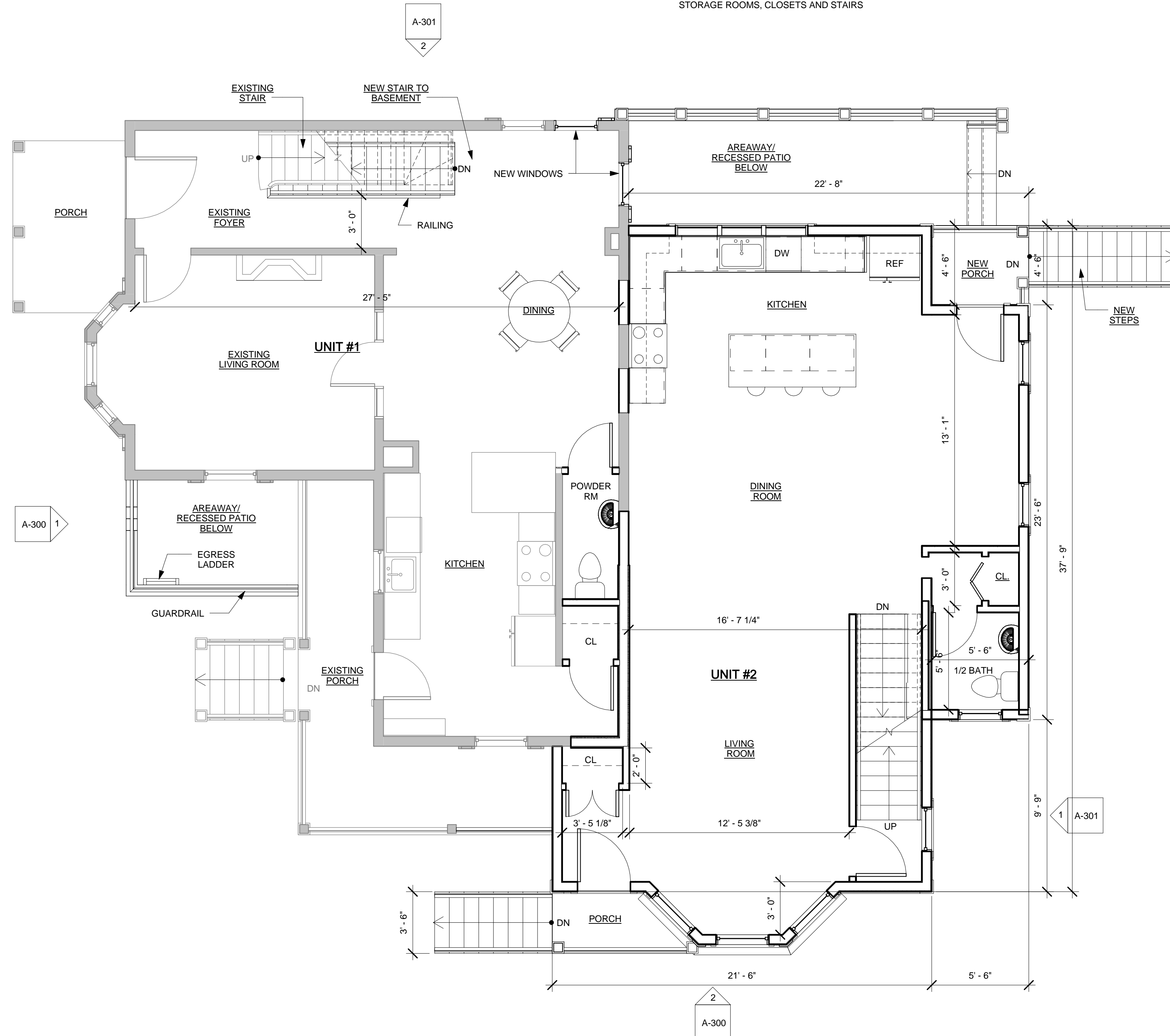
Basement & 1st Floor Plans

A-100

88 IRVING ST RESIDENCES



② Basement Level
 1/4" = 1'-0"



① 1st Floor Level
 1/4" = 1'-0"

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PROJECT NAME

88 IRVING ST RESIDENCES

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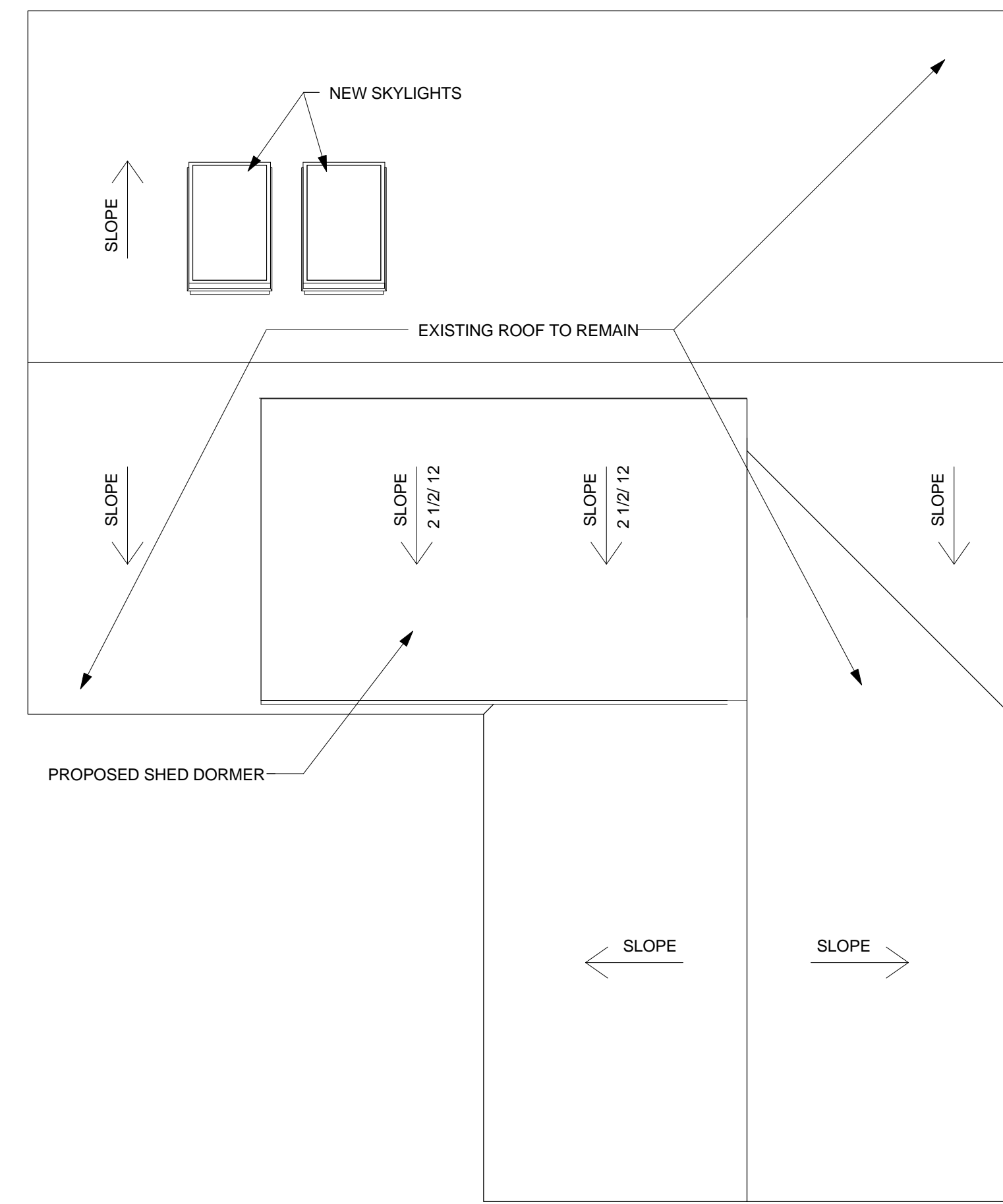
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No.	Description	Date

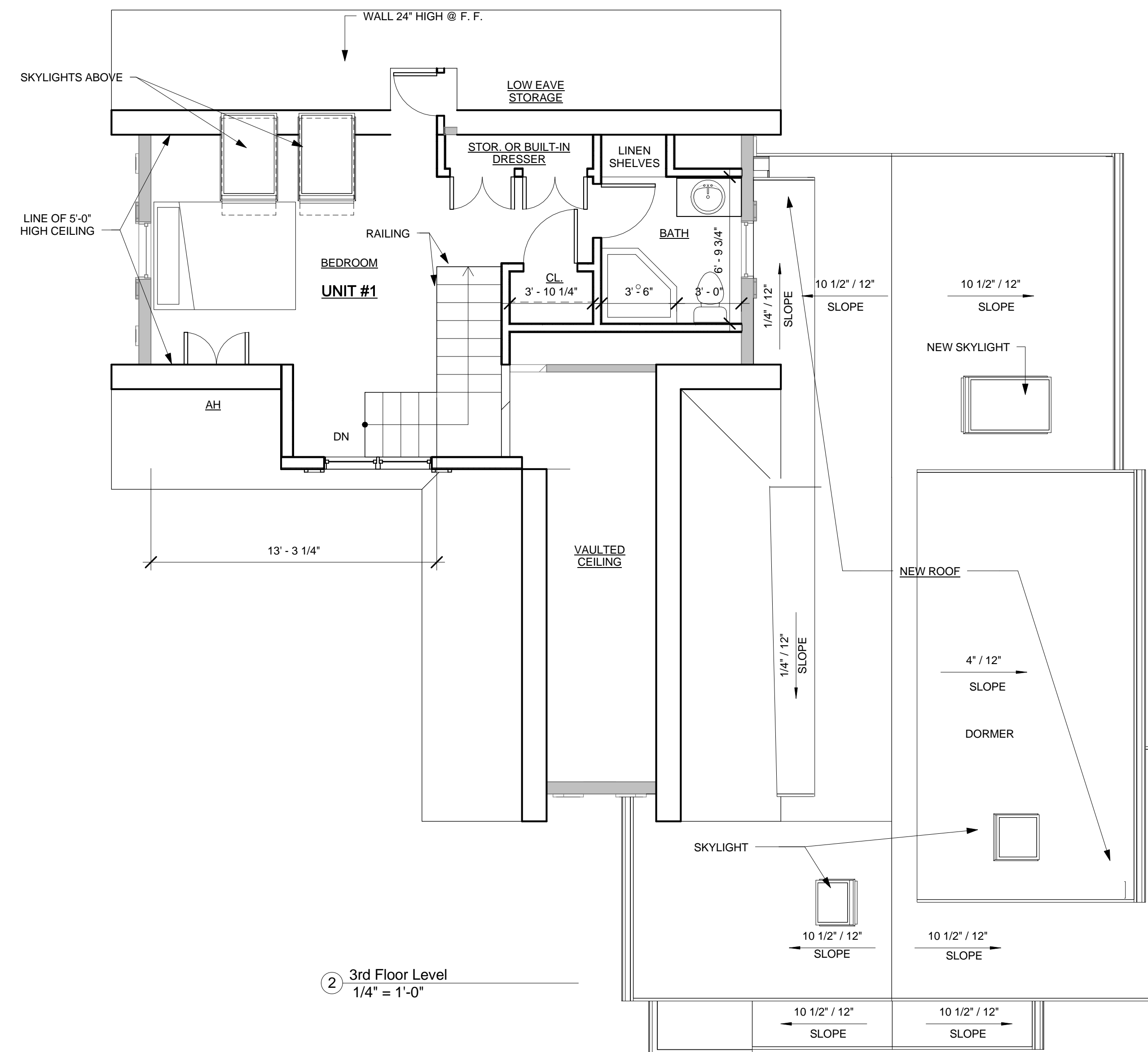
2nd Floor & Attic Floor Plans/ Roof Plan

A-101

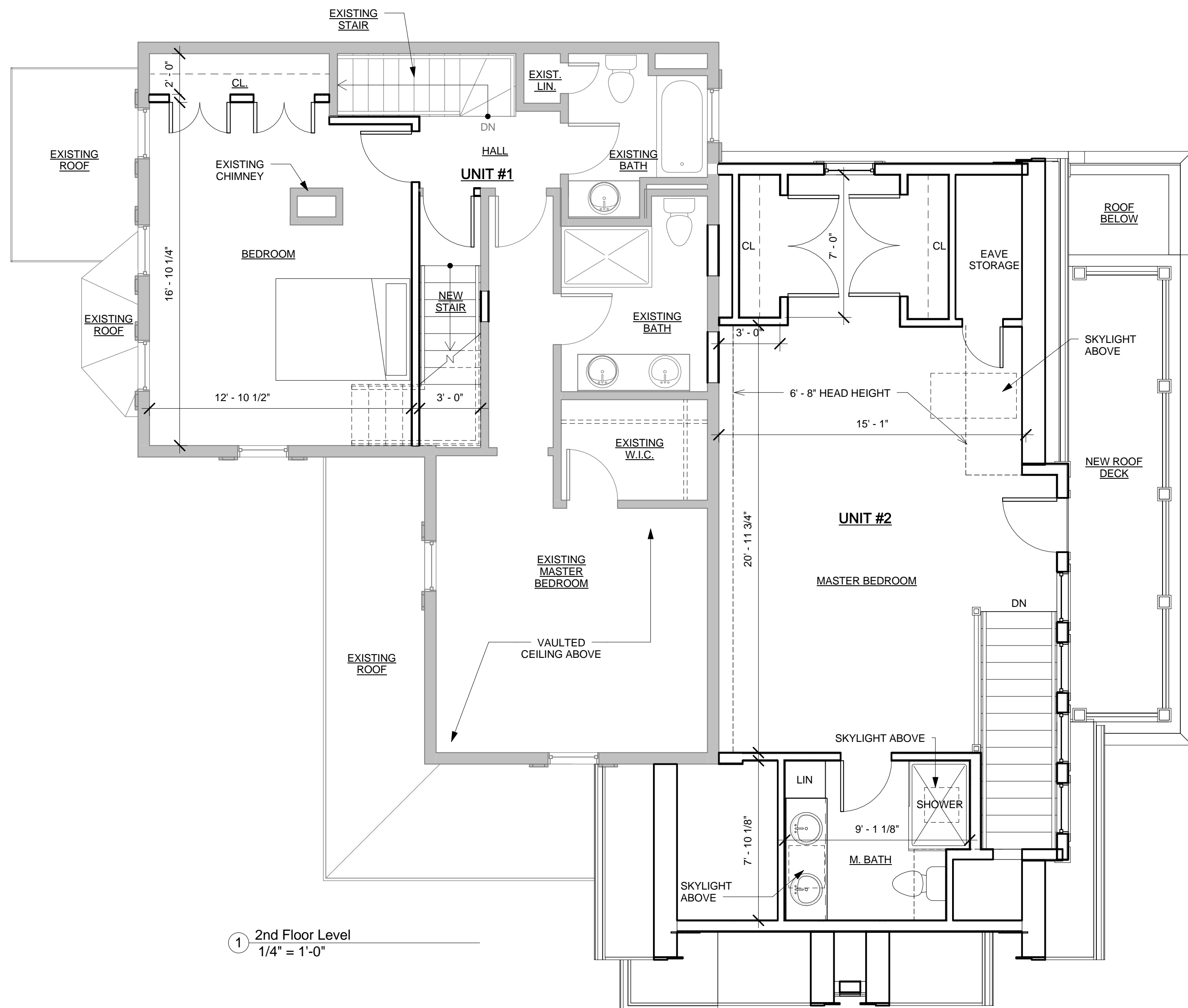
88 IRVING ST RESIDENCES



3 Roof Level
1/4" = 1'-0"



2 3rd Floor Level
1/4" = 1'-0"



1 2nd Floor Level
1/4" = 1'-0"

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PROJECT NAME
**88 IRVING ST
 RESIDENCES**

PROJECT ADDRESS
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 SOMERVILLE, MA

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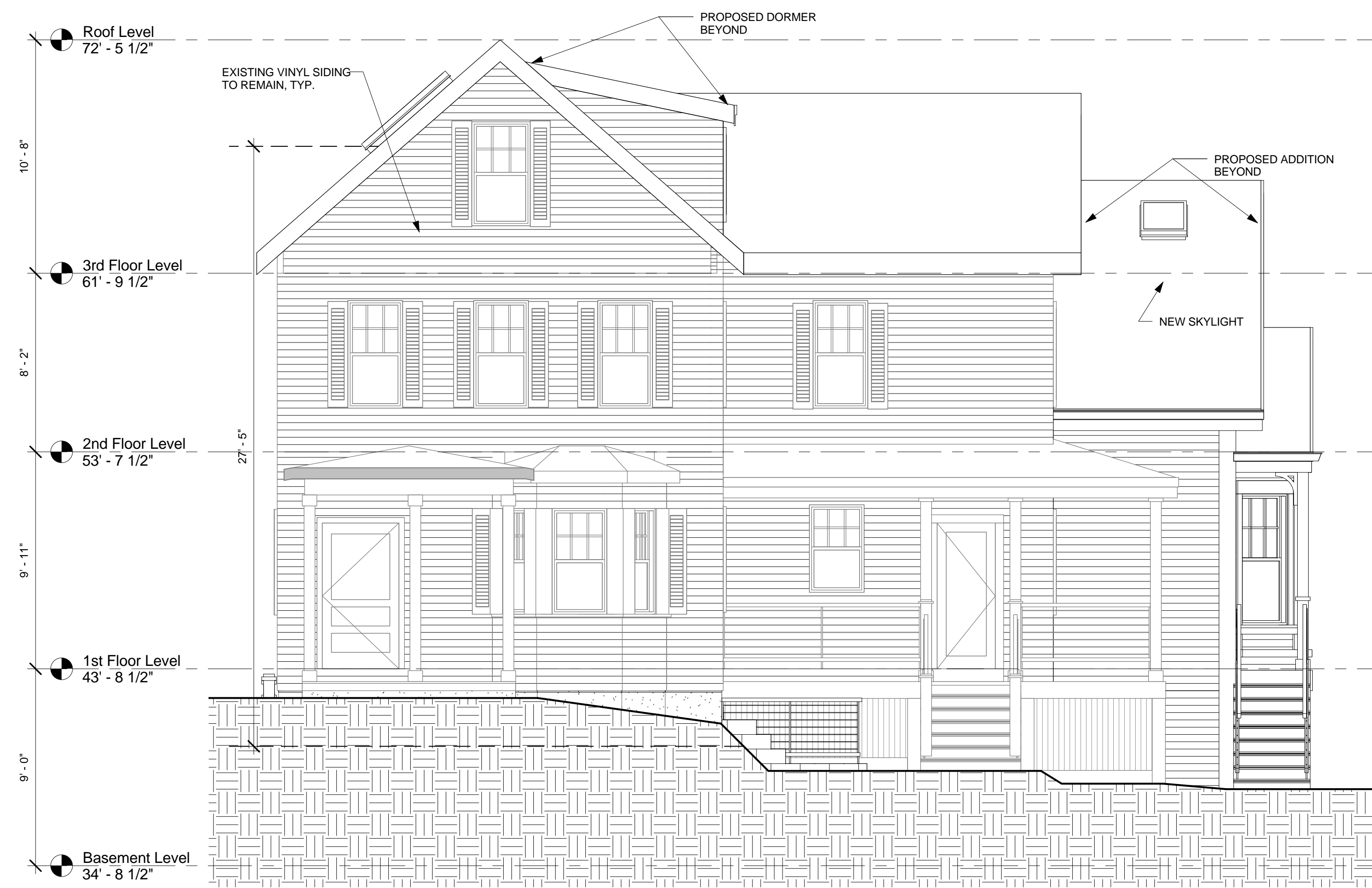
REVISIONS

No.	Description	Date

East & North
 Exterior Elevations

A-300

88 IRVING ST RESIDENCES



① East Elevation
 1/4" = 1'-0"



② North Elevation
 1/4" = 1'-0"

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PROJECT NAME
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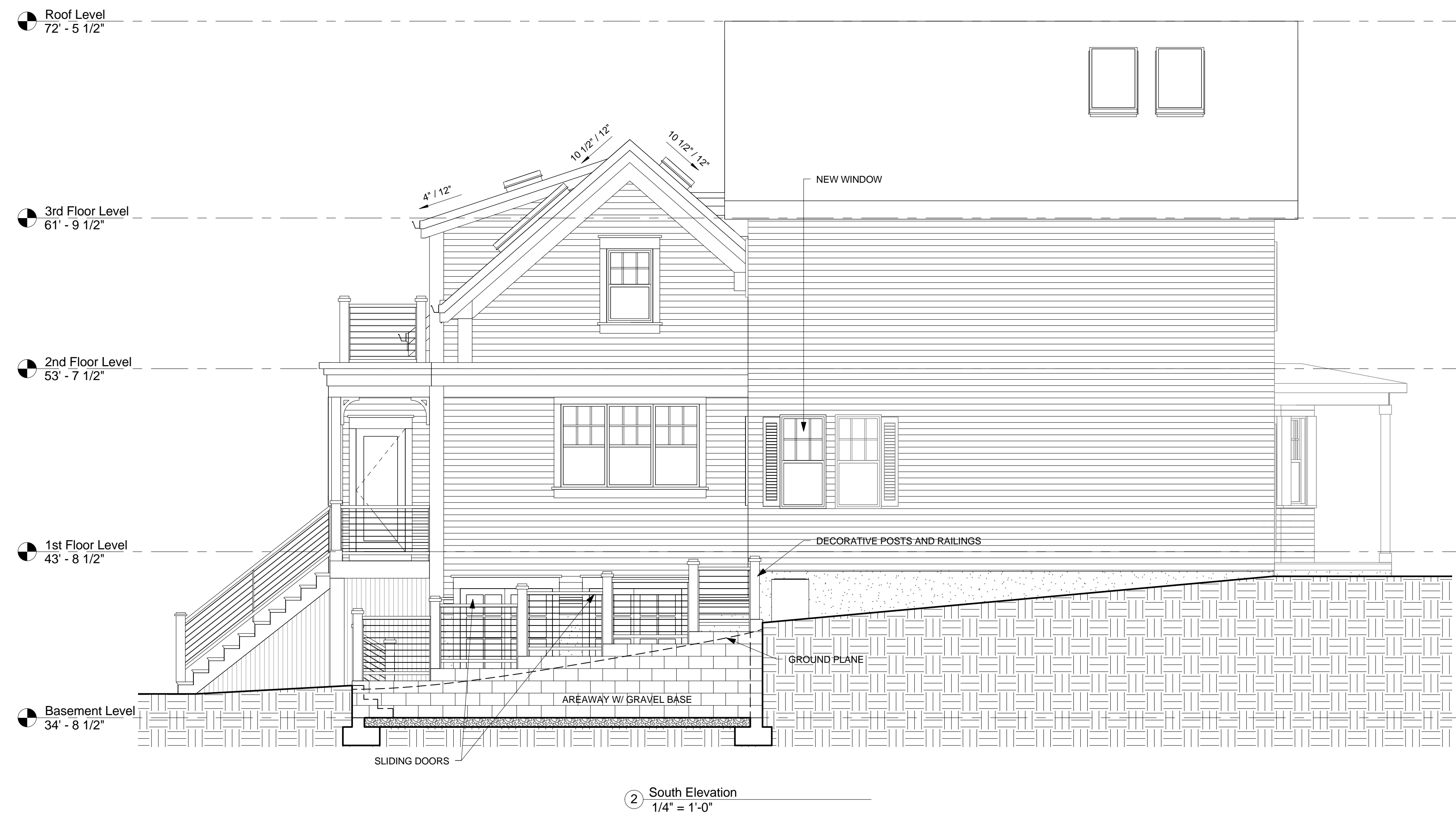
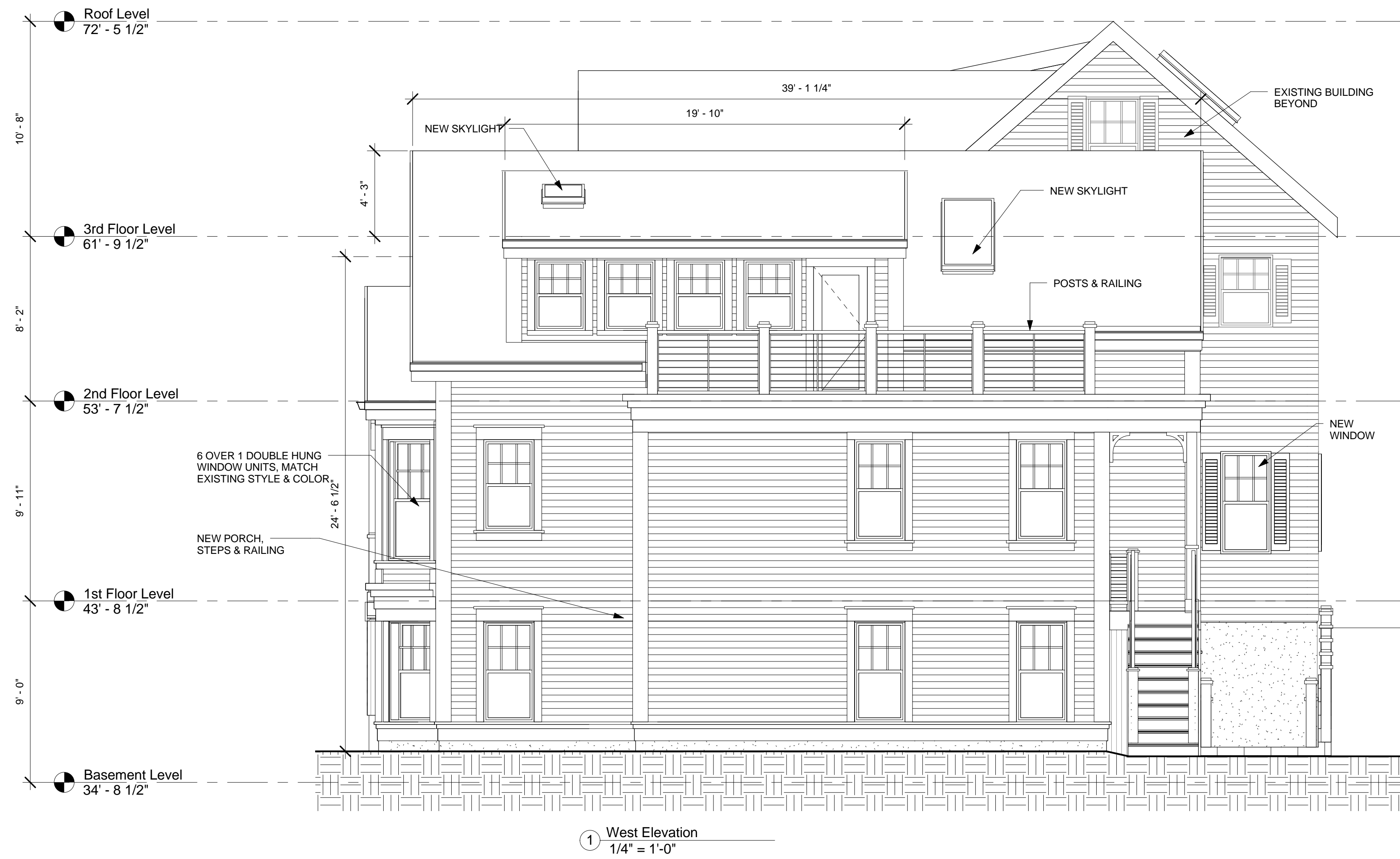
REVISIONS

No.	Description	Date

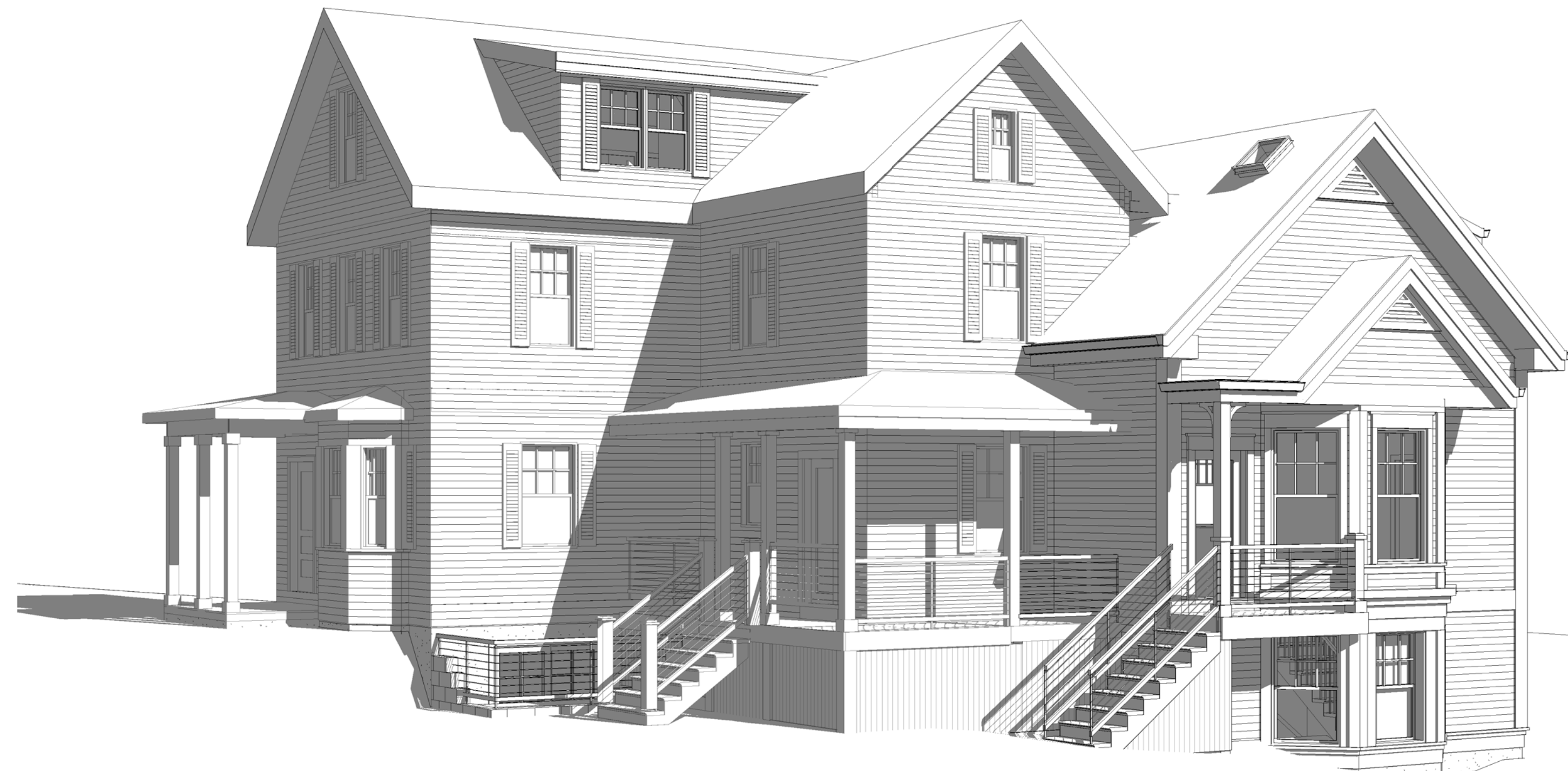
West & South
 Exterior Elevations

A-301

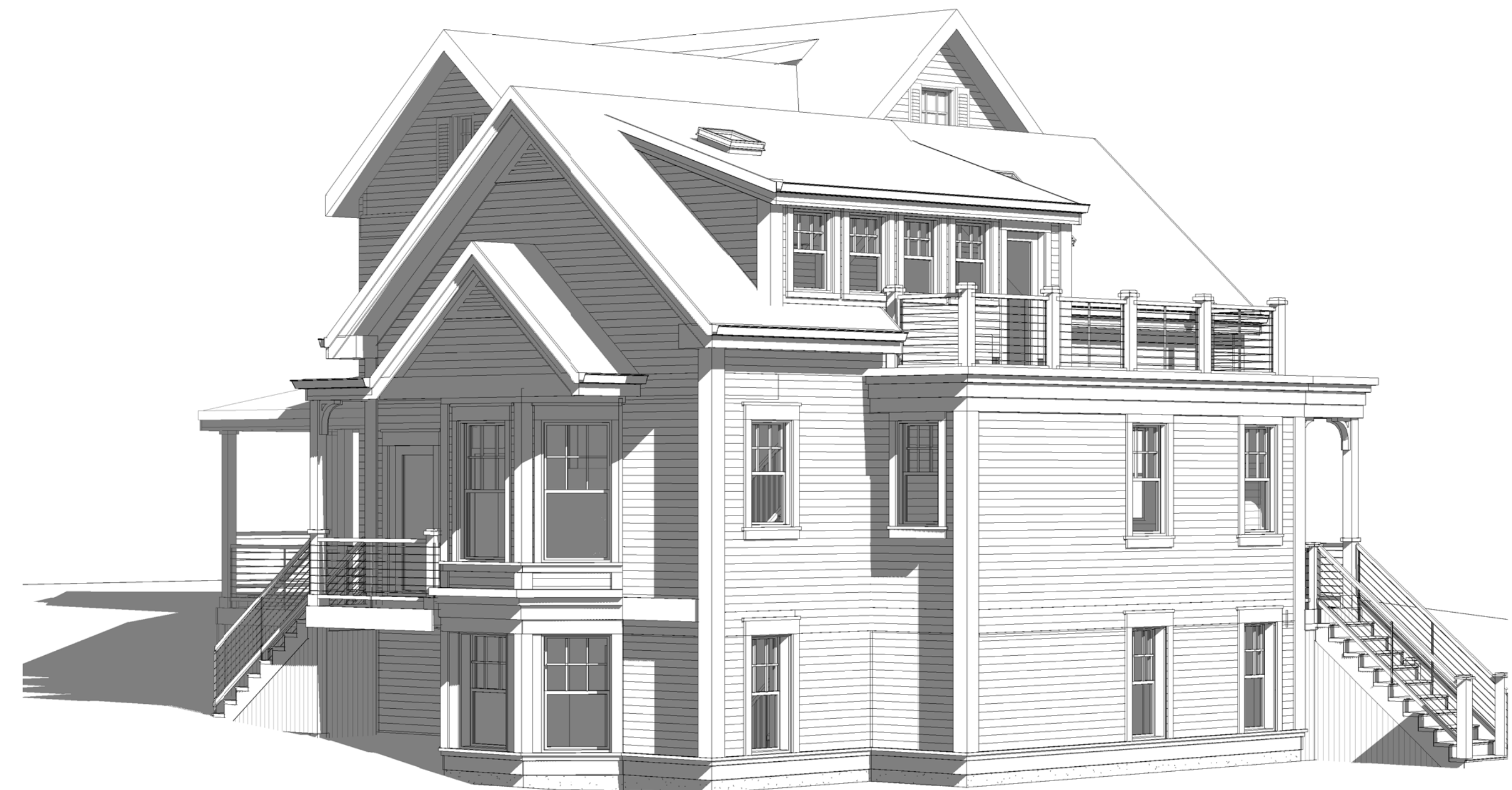
88 IRVING ST RESIDENCES



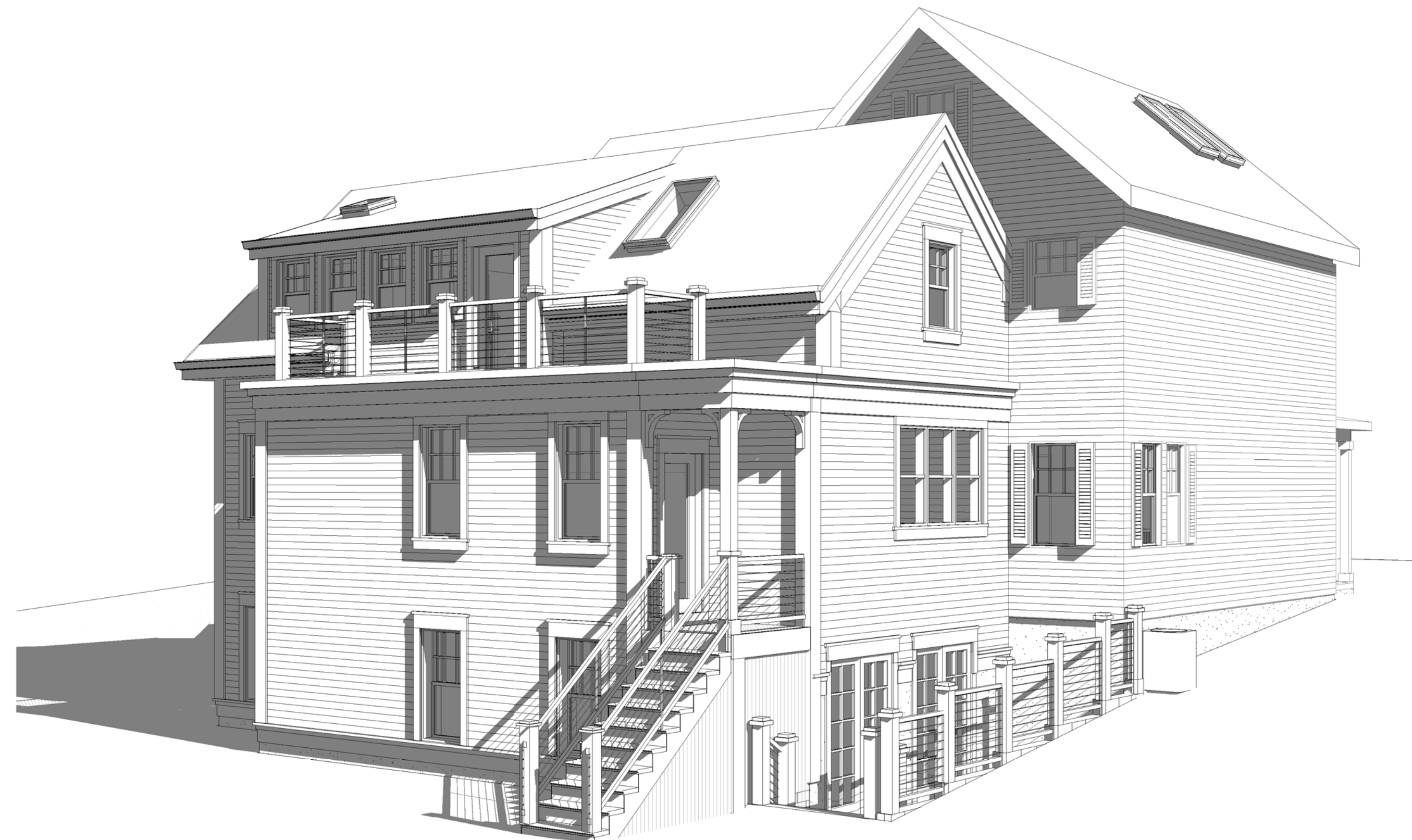
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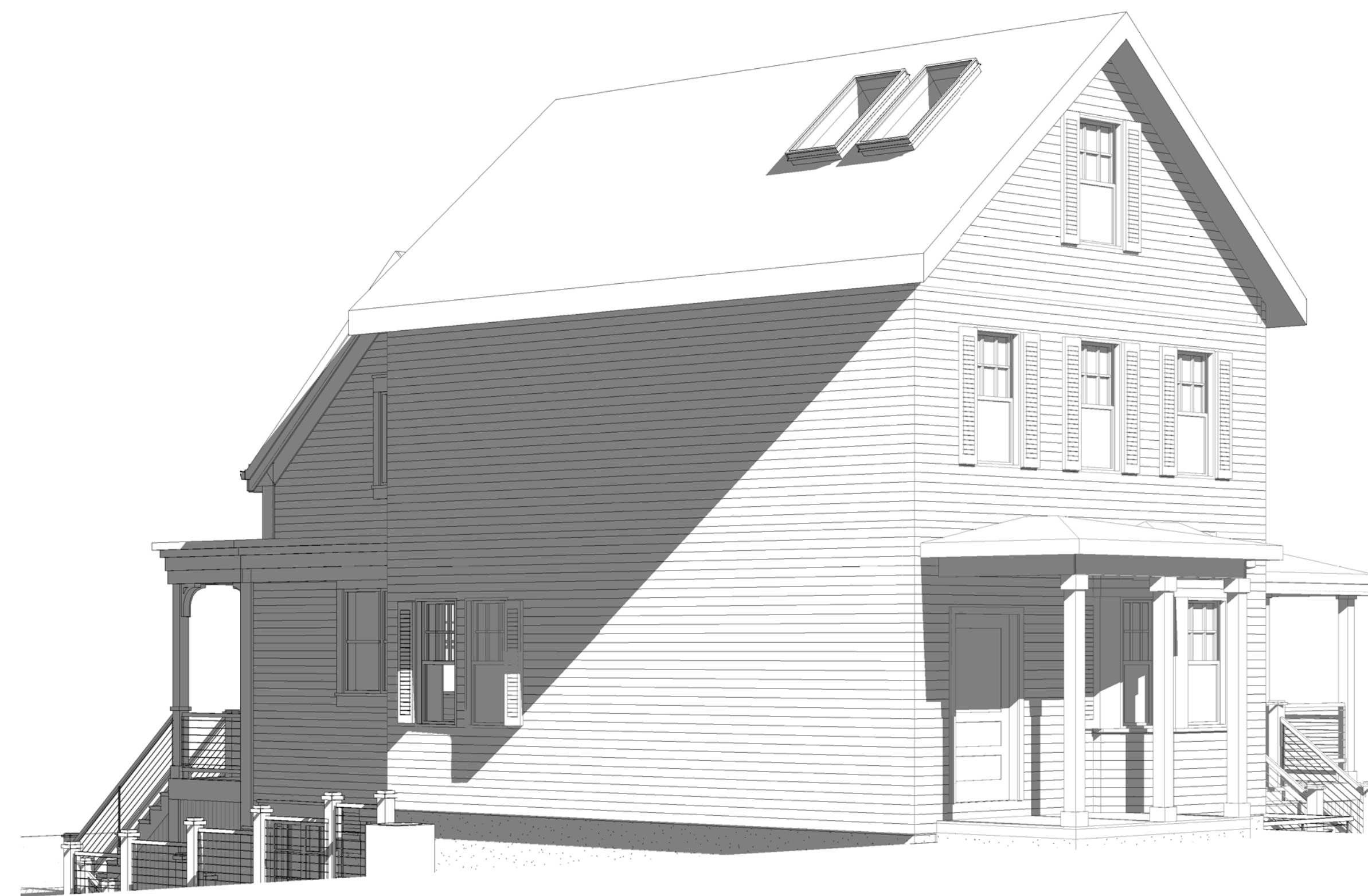
① 3D View 4



② 3D View 1



③ 3D View 2



④ 3D View 3

PROJECT NAME
**88 IRVING ST
RESIDENCES**

PROJECT ADDRESS
88 IRVING STREET
SOMERVILLE, MA

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SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 16108
Date 07-19-2017
Drawn by TMC
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1

88 IRVING ST RESIDENCES

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