

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
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C-2	Proposed Site Plan	06/14/17
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PROJECT: PORTER STREET RESIDENCES

PROJECT ADDRESS:
17 PORTER STREET
SOMERVILLE, MASSACHUSETTS

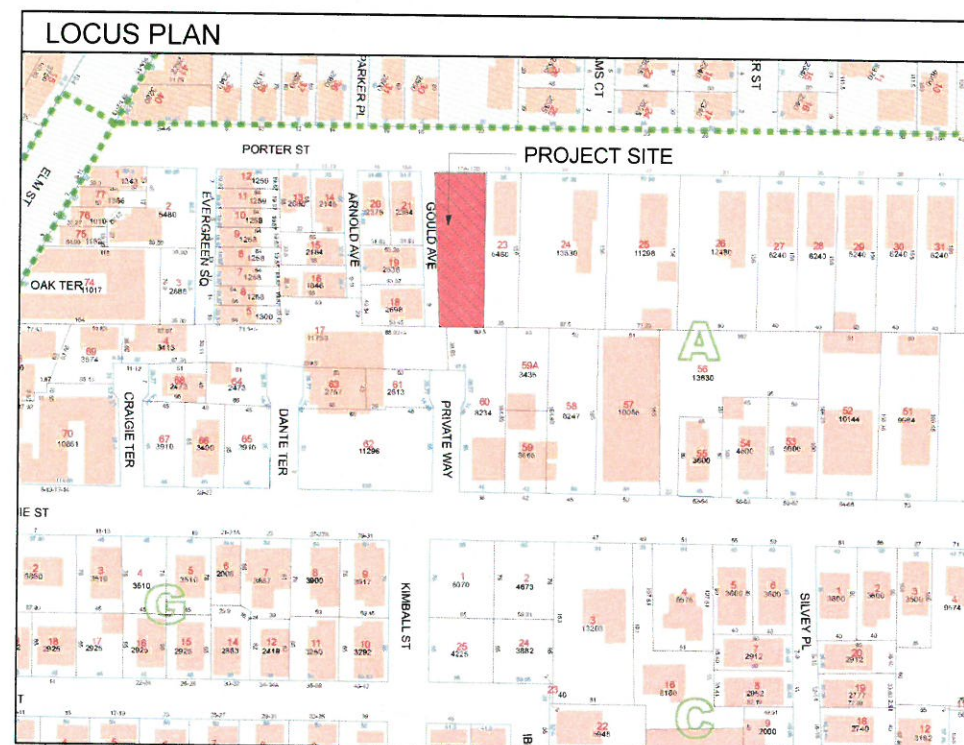
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88 Bay State Ave.
Somerville, MA 02144



ARCHITECT
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17 Ivaloo Street, Suite 400
Somerville, MA 02143
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CIVIL ENGINEER
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LANDSCAPE
BLAIR HINES DESIGN
318 Harvard Street Suite 25
Brookline, MA 02446
T: 617-735-1180



SPECIAL PERMIT SUBMISSION 6-14-2017

PROJECT NAME Porter Street Residences																																		
PROJECT ADDRESS 17 Porter Street. Somerville MA																																		
CLIENT Dan Casparriello																																		
ARCHITECT  KHALSA 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086																																		
CONSULTANTS:																																		
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REGISTRATION 																																		
Project number: 15083 Date: 06-14-2017 Drawn by: WC/ERS Checked by: JSK Scale: 1/2" = 1'-0"																																		
REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	Description	Date																														
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Cover Sheet A-000 Porter Street Residences																																		

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY MEDFORD ENGINEERING & SURVEY, INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET R.O.W., OR ON ADJUTING LOTS.
3. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE PART OF DIG-SAFE.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
7. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTINGS AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
8. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND/OR SEWER SYSTEMS.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITY SHALL BE INVESTIGATED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION AND/OR ANY DISCREPANCIES WITH THE PLAN SHALL REPORT TO THE ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
10. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
11. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
12. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

DOMESTIC WATER SERVICE: 1.5" COPPER TYPE K
FIRE SERVICE: 2" COPPER TYPE K
SEWER SERVICE: 6" PVC ASTM D3034-SDR 35, SLOPE=0.020 FT/FT (MINIMUM)
STORM DRAIN: 8" PVC SCHEDULE 40
ROOF DRAINS: 4" PVC SCHEDULE 40
THRUST BLOCKS:

CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

THE OWNER SHALL FURNISH AND INSTALL ALL SEWER CLEANOUTS. EXACT LOCATION OF ALL SEWER CLEANOUTS AND INTERNAL SEWER SERVICES TO BE CONFIRMED/ COORDINATED BY MECHANICAL ENGINEER AND ARCHITECT.

ALL WATER SERVICE AND WATER MAIN PIPING SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET THROUGHOUT.

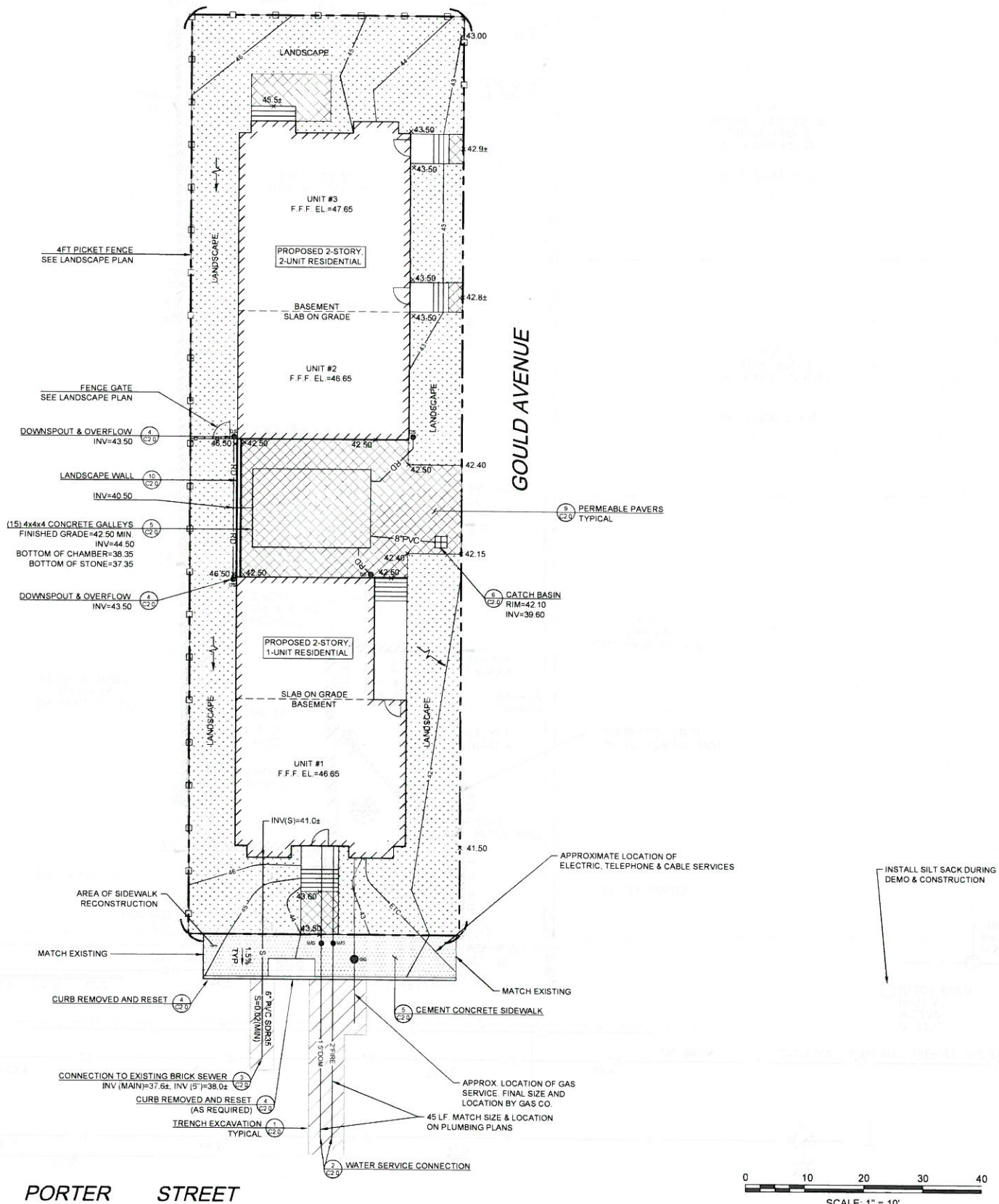
PROPOSED
6 BEDROOMS x 110 gpd/bed = 660 gpd

SUBTRACT EXISTING
5 BEDROOMS x 110 gpd/bay = 550 gpd

TOTAL
660 gpd - 550 gpd = 110 gpd (INCREASE)

10	COMMUNAL WASTE & WATER	11	GAS GATE
12	SEWAGE PUMP	12	WATER GATE
13	WATER SHUT-OFF	13	WATER SHUT-OFF
14	FIRE HYDRANT	14	FIRE HYDRANT
15	SEWER MANHOLE	15	SEWER MANHOLE
16	TELEPHONE MANHOLE	16	TELEPHONE MANHOLE
17	ELECTRIC MANHOLE	17	ELECTRIC MANHOLE
18	DRAIN MANHOLE	18	DRAIN MANHOLE
19	CATCH BASIN	19	CATCH BASIN
20	ROOF DRAIN	20	ROOF DRAIN
21	DOWN SPOUT	21	DOWN SPOUT
22	MONITOR WELL	22	MONITOR WELL
23	GAS METER	23	GAS METER
24	SEWER LINE	24	SEWER LINE
25	DRAIN LINE	25	DRAIN LINE
26	WATER LINE	26	WATER LINE
27	GAS LINE	27	GAS LINE
28	TELEPHONE AND CABLE	28	TELEPHONE AND CABLE
29	ELECTRIC SERVICE	29	ELECTRIC SERVICE
30	DRAINAGE FLOW	30	DRAINAGE FLOW

GAS GATE
 WATER GATE
 WATER SHUT-OFF
 FIRE HYDRANT
 SEWER MANHOLE
 TELEPHONE MANHOLE
 ELECTRIC MANHOLE
 DRAIN MANHOLE
 CATCH BASIN
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 TELEPHONE AND CABLE
 ELECTRIC SERVICE
 DRAINAGE FLOW



DEVELOPER:
DANIEL CASPARRIELLO
88 BAY STATE AVE
SOMERVILLE, MA 02144

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

PROJECT TEAM

17 PORTER
3 RESIDENTIAL UNITS
17 PORTER STREET
SOMERVILLE, MA

PROJECT INFO

[illegible]

STAMP

SITE PLAN

SHEET NAME:

C1.0

SHT NO

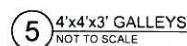
DR BY: RE

CHK BY: SS

PROJ NO: 2016-060

DATE: JUNE 14, 2017

SCALE: 1"=10'



PROPOSED PLANT LIST

Trees:

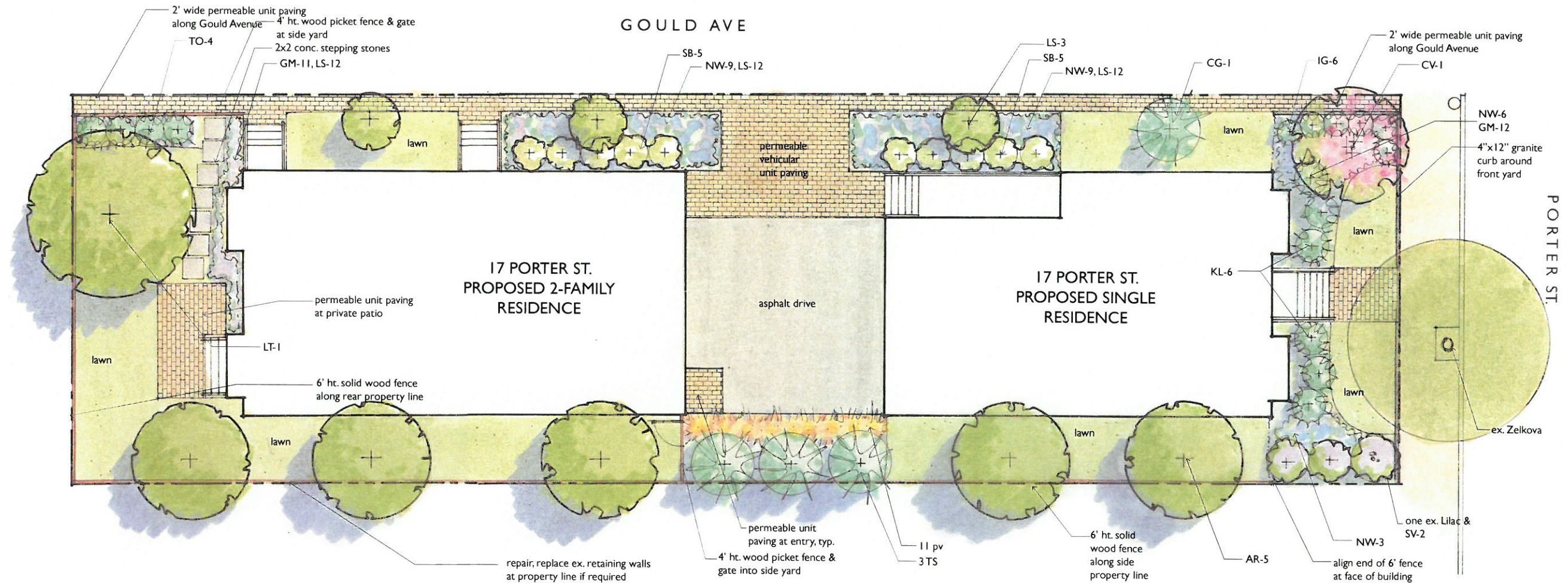
5	AR	Acer rubrum 'Armstrong'	Fastigate Red Maple	2.5" cal. B&B
1	CG	Cedrus atlantica 'Glauc	Atlas Blue Cedar	7-8' ht. B&B
3	LS	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	2.5" cal. B&B
1	LT	Liriodendron tulipifera	Tuliptree	3" cal. B&B
4	TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arb	6-7' ht. B&B
3	TS	Thuja 'Techny'	Techny Arborvitae	6-7' ht. B&B

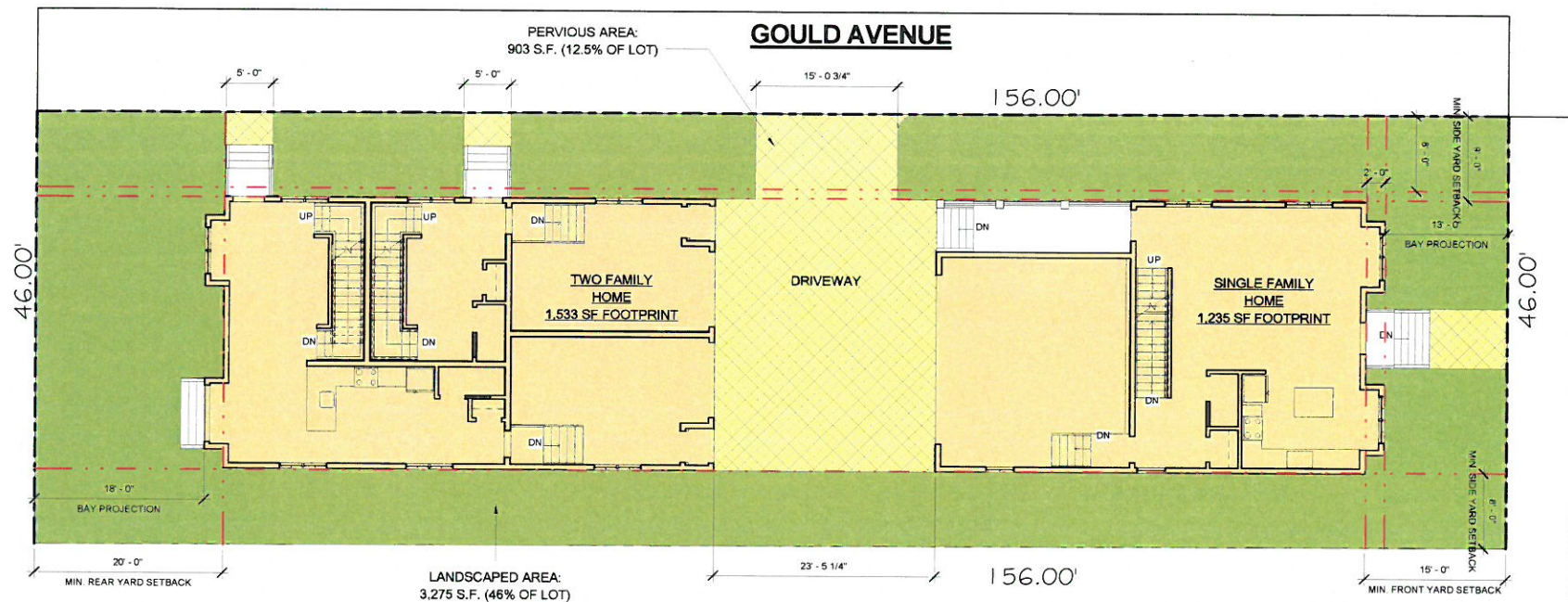
Shrubs:

6	IG	Ilex glabra 'Shamrock'	Shamrock Inberry	24" ht. Pots
6	KL	Kalmia latifolia	Mountain Laurel	5 gal. Pots
10	SB	Spiraea prunifolia	Bridal Wreath Spirea	5 gal. Pots
2	SV	Syringa vulgaris	Common Lilac	36" ht. B&B

Perennials:

23	GM	Geranium macrorrhizum 'Bevan's Variety'	Bevans Geranium	1 gal. Pots
24	LS	Liriope spicata	Lilyturf	1 gal. Pots
27	NW	Nepeta 'Walkers Low'	Catmint	2 gal. Pots
11	PV	Panicum virgatum	Switchgrass	2 gal. Pots





LEGEND	
	BUILDING FOOTPRINT
	PERVIOUS AREA
	LANDSCAPE

BUILDING STATISTICS:
TOTAL SQUARE FOOTAGE OF BUILDING (EXCLUDING GARAGE) = 5,653 SF
TOTAL SQUARE FOOTAGE OF BUILDING INCLUDING GARAGE = 6,747 SF
UNIT 1 SQUARE FOOTAGE = 2,573 GSF
UNIT 2 SQUARE FOOTAGE = 1,483 GSF
UNIT 3 SQUARE FOOTAGE = 1,597 GSF

4 FULL SIZE PARKING SPOTS PROVIDED

2 STORIES PLUS BASEMENT

PROJECT NAME
Porter Street Residences

PROJECT ADDRESS
17 Porter Street, Somerville MA

CLIENT
Dan Casparriello

ARCHITECT

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17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

1 Site
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	VARIES	2 FAMILY DWELLING	3 FAMILY DWELLING	COMPLIES
MIN LOT SIZE	7,500 MIN.	7,176 SF	7,176 SF	REQUIRES RELIEF
MIN LOT PER DWELLING	1,500 S.F. / DU	3,588 S.F. / DU	2,392 S.F. / DU	COMPLIES
MAX GROUND COVERAGE	50%	25%	38%	COMPLIES
LANDSCAPE AREA	25%	30%	46%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0	.29 (2,102 S.F.)	.78 (5,653 SF)	COMPLIES
MAX BUILDING HEIGHT	40'-0" / 3 STORIES	30'-0"	31'-8"	COMPLIES
MIN YARD FRONT	15'-0"	11'-2"	15'-0"	COMPLIES
MIN YARD SIDE	8'-0" MIN. / 17'-0" SUM	1'-0" (R)	8'-0" (L) 9'-0" (R)	COMPLIES
MIN YARD REAR	20'-0"	8'-3"	20'-0"	COMPLIES
MIN FRONTAGE	50'-0"	46'-0"	46'-0"	REQUIRES RELIEF
PERVIOUS AREA, MIN % OF LOT	35%	70% (4,997 S.F.)	58.5% (4,178 S.F.)	COMPLIES
PARKING REQUIREMENTS	1.5 / DU = 4.5 SPACES	2 SPACES	4 FULL SIZE SPACES	REQUIRES RELIEF
BICYCLE PARKING	1	UNKNOWN	3 BIKE RACKS	COMPLIES

Section 8.5, Footnote 5: Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.
Fences, walls, steps, patios: Dimensional provisions of this Article shall not apply to:
• front yard fences or walls not over four (4) feet high above the average natural grade, and side or rear yard fences/walls not over six (6) feet high above the average natural grade;
• steps of a height no more than three (3) feet above average grade;
• patios.

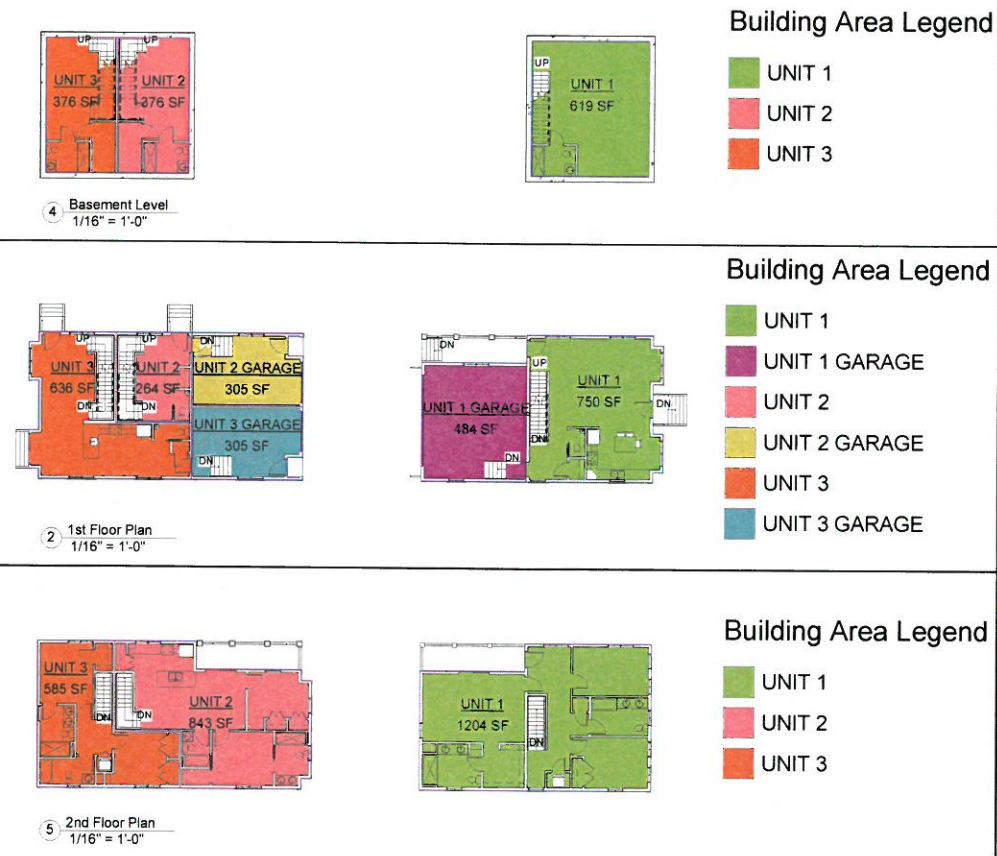
Section 8.5, Footnote 7: Side Yards in RA, RB, RC, and OS Districts:		
No. of stories of building:	Least width of side yard:	Sum width both side yards:
1 or 1-1/2	6 feet	14 feet
2 or 2-1/2	8 feet	17 feet
3	10 feet	20 feet
4 & over	1/3 bldg. height	2/3 bldg. height

Section 8.5, Footnote 8: Side yards for corner lots: The owner of a corner lot shall, for the purposes of this Ordinance, have the privilege of designating either corner lot line the side lot line.

Section 8.5, Footnote 9: Side yards for townhouse buildings: Whenever a building of two (2) or more townhouse units is built with a common fire wall with another dwelling, the side yards shall be at least fifty (50) percent greater than the minimum widths prescribed above in footnote 7.

Area Schedule (Gross Building)		
Name	Area	Level
UNIT 3	376 SF	Basement Level
UNIT 2	376 SF	Basement Level
UNIT 1	619 SF	Basement Level
UNIT 3	636 SF	1st Floor Plan
UNIT 2	264 SF	1st Floor Plan
UNIT 2	305 SF	1st Floor Plan
UNIT 3	305 SF	1st Floor Plan
UNIT 1	750 SF	1st Floor Plan
UNIT 1	484 SF	1st Floor Plan
UNIT 1	1204 SF	2nd Floor Plan
UNIT 2	843 SF	2nd Floor Plan
UNIT 3	585 SF	2nd Floor Plan
12		

AREA PLANS:



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Project number: 15083
Date: 06-14-2017
Drawn by: WC/ERS
Checked by: JSK
Scale: As indicated

REVISIONS		
No.	Description	Date

Architectural Site Plan

A-020
Porter Street Residences



PROJECT NAME
Porter Street Residences

PROJECT ADDRESS
17 Porter Street.
Somerville MA

CLIENT
Dan Casparriello

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DESIGN

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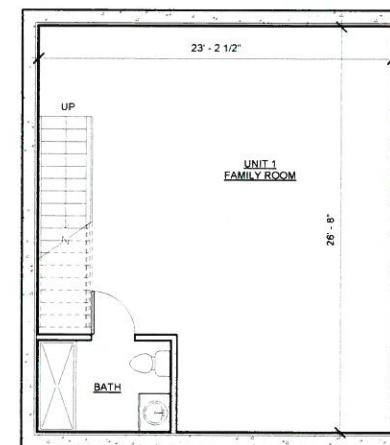
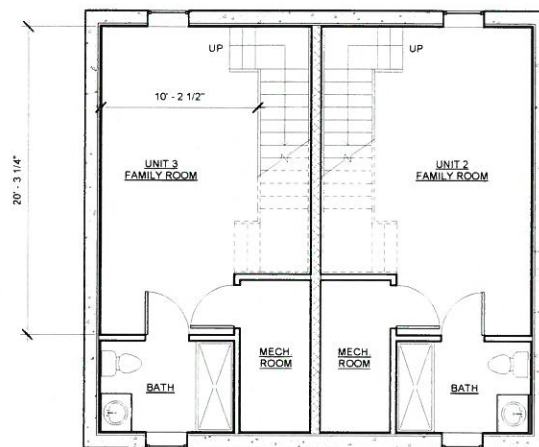

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Checked by Checker
Scale

REVISIONS

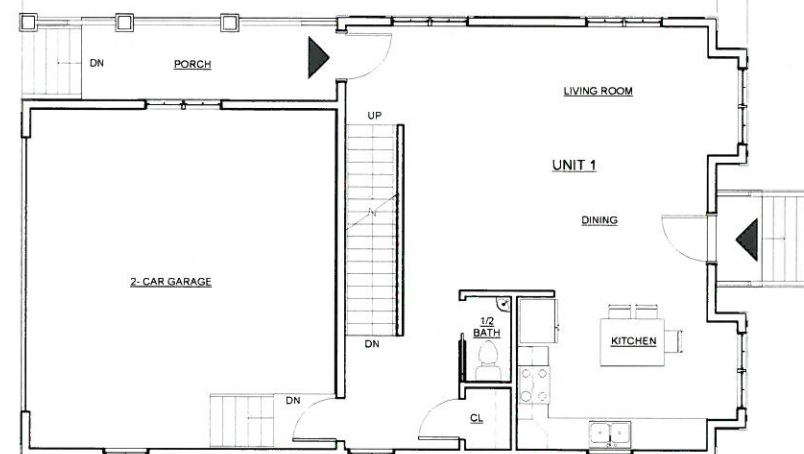
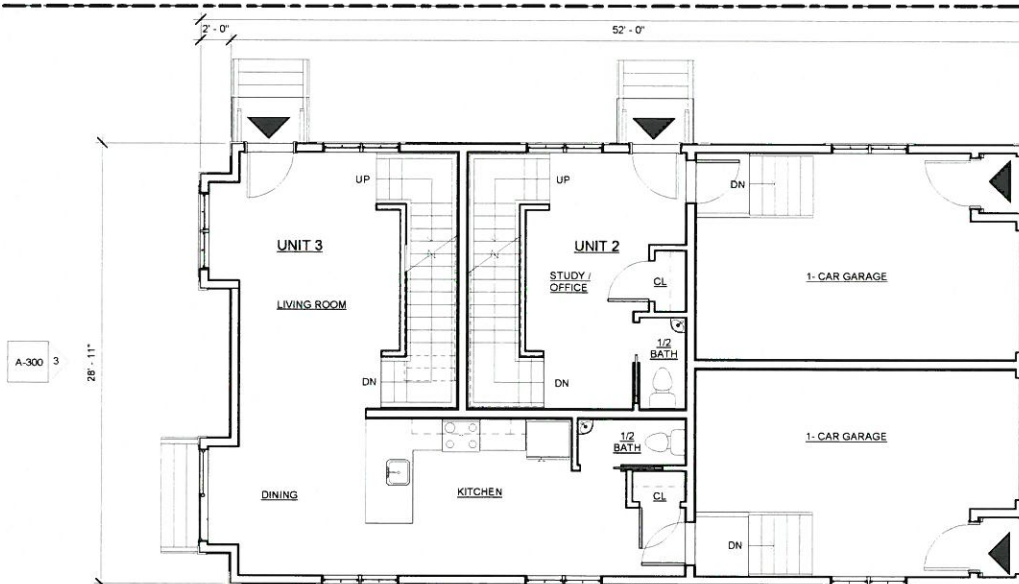
No.	Description	Date

Existing Images

EX
Porter Street Residences



1 Basement Level
3/16" = 1'-0"



2 1st Floor Plan
3/16" = 1'-0"

PROJECT NAME
**Porter Street
Residences**

PROJECT ADDRESS
17 Porter Street.
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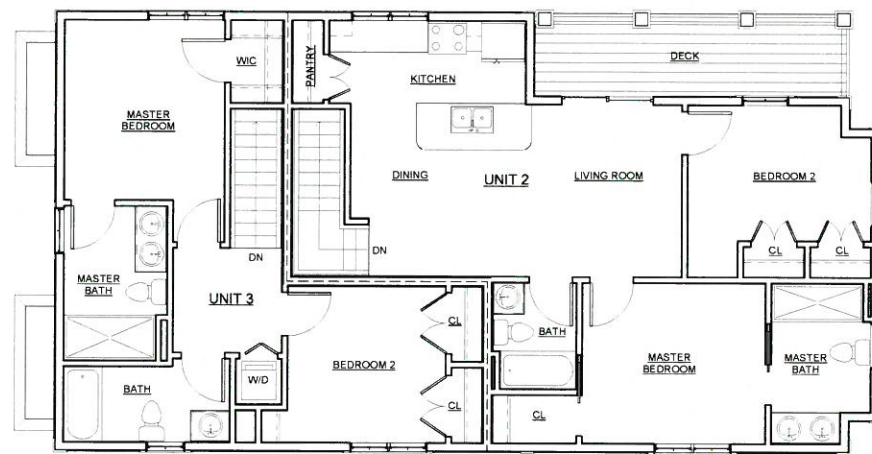
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Scale 3/16" = 1'-0"

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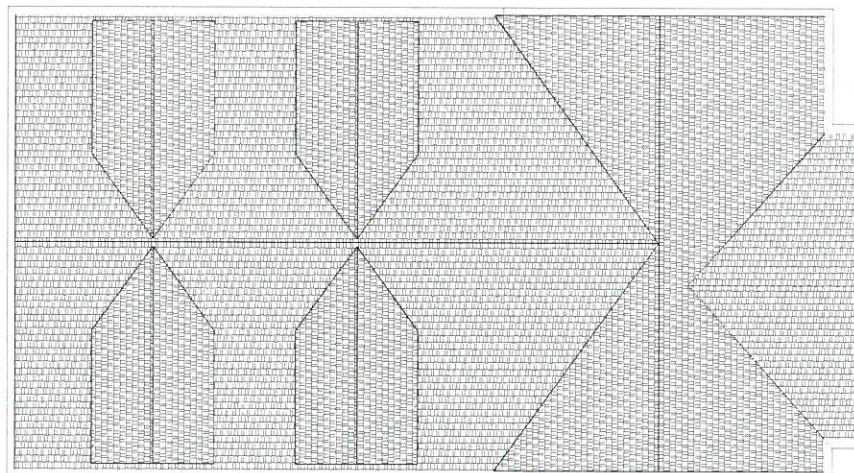
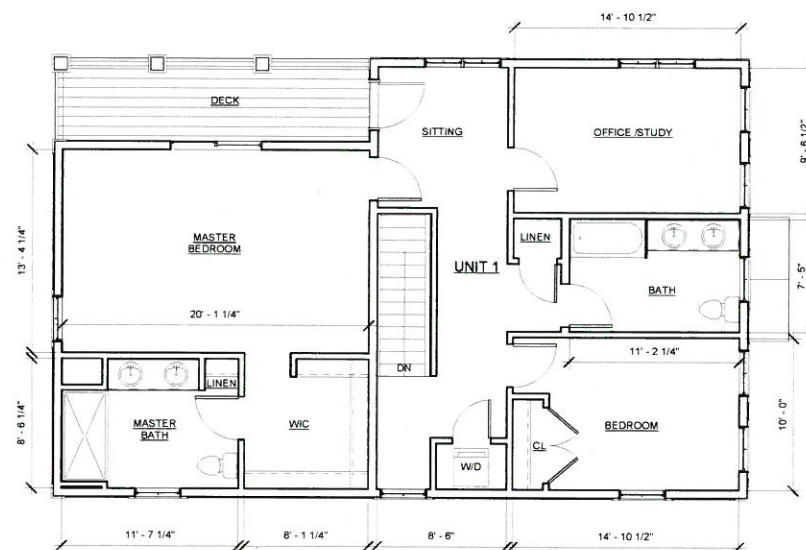
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**Basement & 1st
Floor Plans**

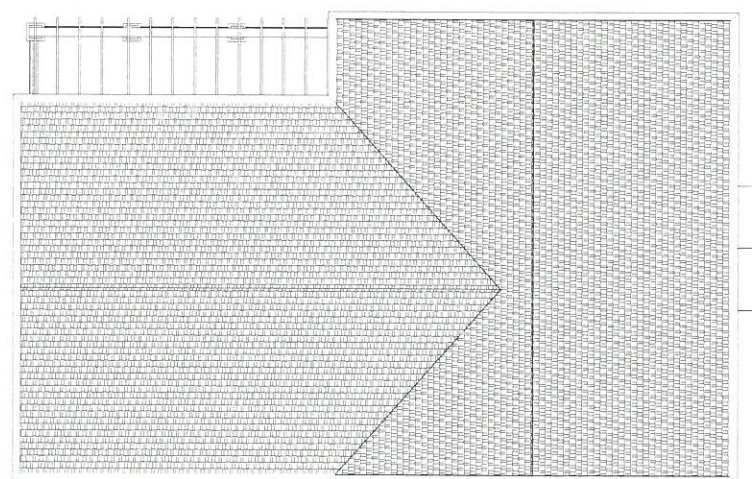
A-100
Porter Street Residences



1 2nd Floor Plan
3/16" = 1'-0"



2 Roof Level
3/16" = 1'-0"



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**Porter Street
Residences**

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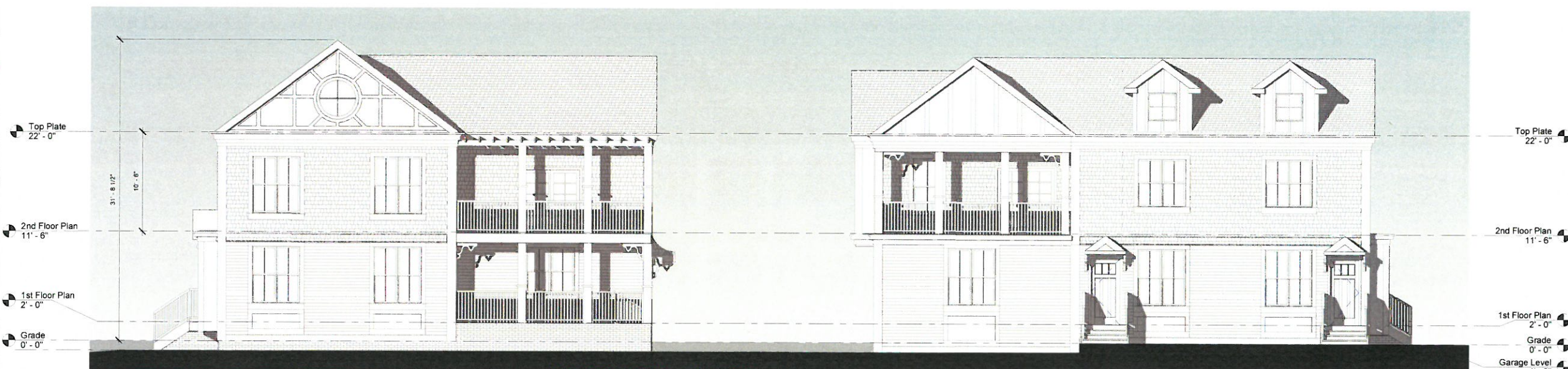


Project number 15083
Date 06-14-2017
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Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS		
No.	Description	Date

2nd Floor Plan &
Roof Plan

A-101
Porter Street Residences



EXTERIOR MATERIALS

- CLAPBOARDS - HARDI BOARD
- SHAKES - HARDI SHAKES
- TRIM - PVC TRIMBOARDS & BRACKETS
- THIN BRICK ON STAIRWELLS AND FOUNDATION
- COMPOSITE DECKING AND RAILINGS
- ROOFING - ASPHALT SHINGLES

2 Gould Street Elevation
3/16" = 1'-0"



1 Front Elevation
3/16" = 1'-0"



3 Rear Elevation
3/16" = 1'-0"

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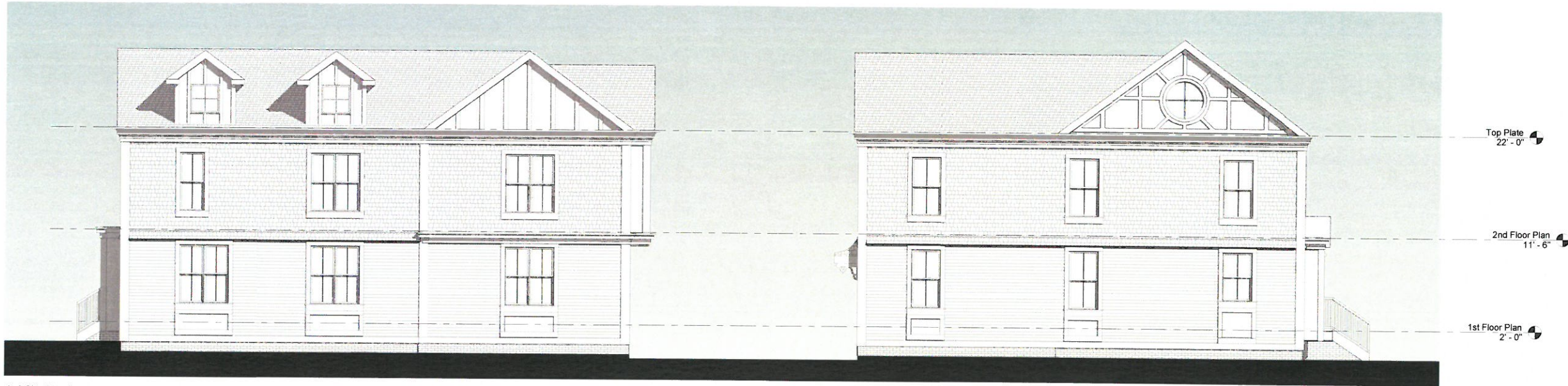
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Date 06-14-2017
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Checked by JSK
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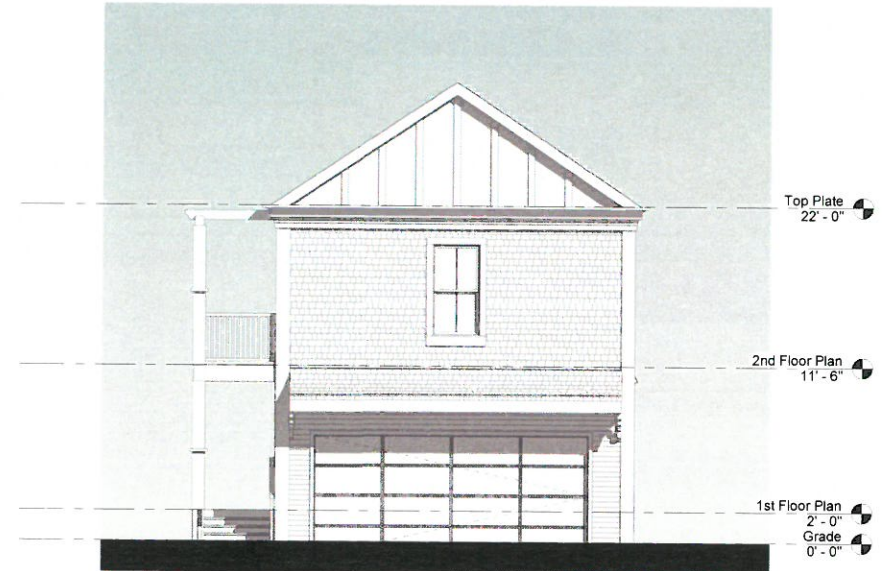
No.	Description	Date

Building Elevations

A-300
Porter Street Residences



1 Left Side Elevation
3/16" = 1'-0"



2 Courtyard Elevation Front
3/16" = 1'-0"



3 Courtyard Elevation Rear
3/16" = 1'-0"

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REVISIONS

No.	Description	Date

Exterior Elevations

A-301
Porter Street Residences



PROJECT NAME

Porter Street Residences

PROJECT ADDRESS

17 Porter Street.
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PROSECUTION UNDER LAW

REGISTRATION



Project number	15083
Date	06-14-2017
Drawn by	WC/ERS
Checked by	JSK
Scale	

REVISIONS

[illegible]

Perspectives

AV-1

Porter Street Residences