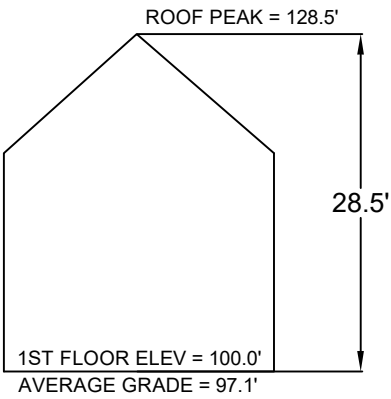
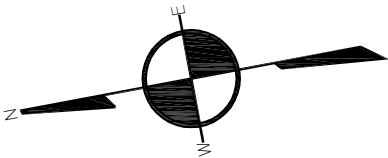


PLAN OF LAND

LOCATED AT  
59 LINDEN AVENUE  
SOMERVILLE, MA

SCALE: 1 INCH = 20 FEET



REFERENCES

DEED: BOOK 12666, PAGE 45  
PLAN: 778 OF 1963

NOTES:

THIS PLAN WAS PREPARED FROM AN  
INSTRUMENT SURVEY ON THE GROUND  
IN JUNE OF 2019.

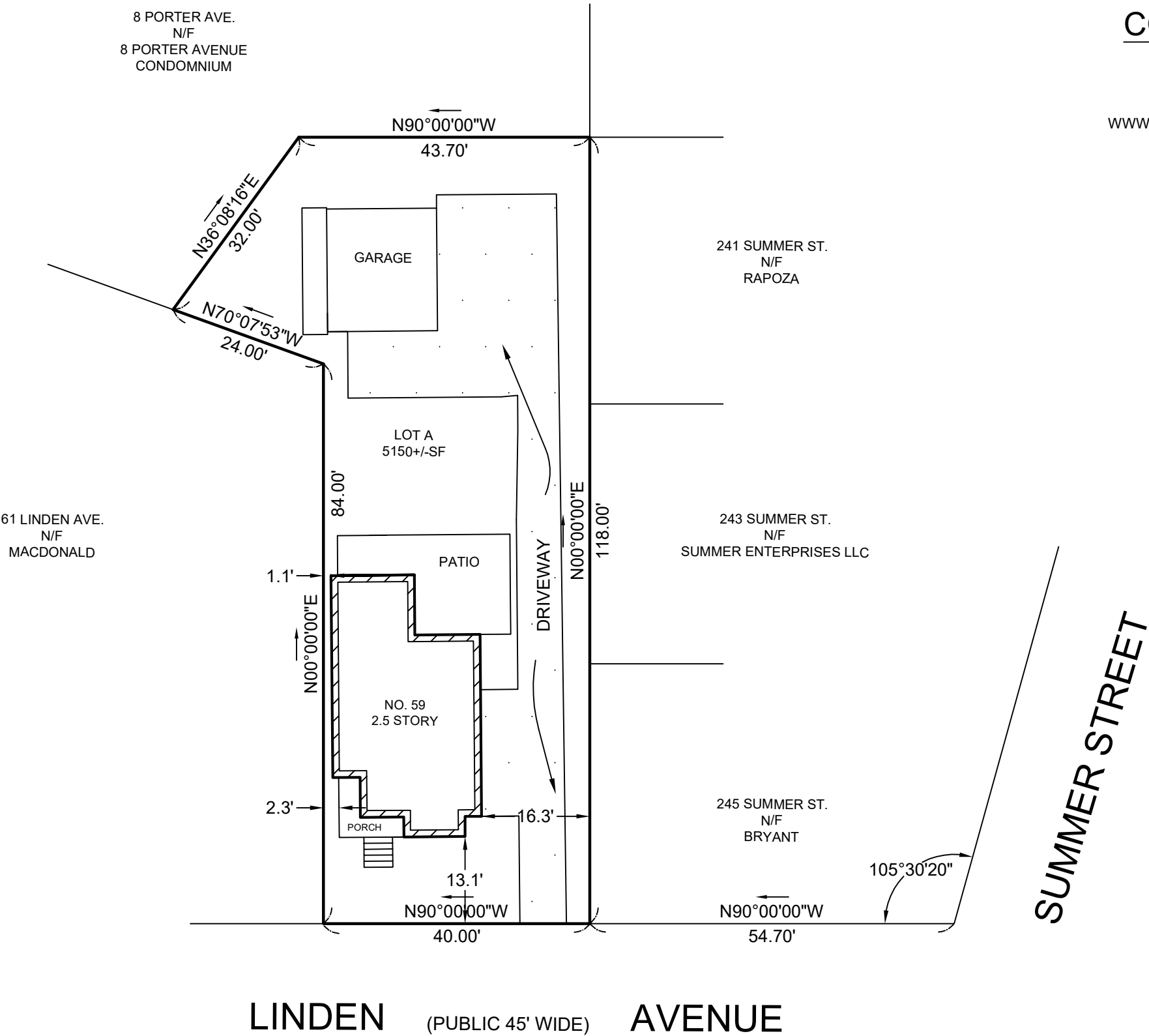
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN  
CONFORMITY WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: JUNE 28, 2019

MASSACHUSETTS  
SURVEY  
CONSULTANTS

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM



PROJECT:

# 59 Linden Street

**DRAWING:**

## Proposed Site Plan with Dimensional Table

SCALE:

**1/4" = 1'-0"**

Page Number:

# S1.1

**Site Location:**

59 Linden Avenue,  
Somerville, MA 02143

**Client:**

Anne Wang  
&  
Marc Wagner

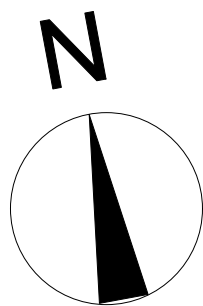
**Contact:**

Alex Van Praagh

Date:

September 21, 2019

**Scale:**

$$1/4" = 1'-0"$$


# BUILDING PERMIT SET



# ACVP Design

MA Registered Architect #50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

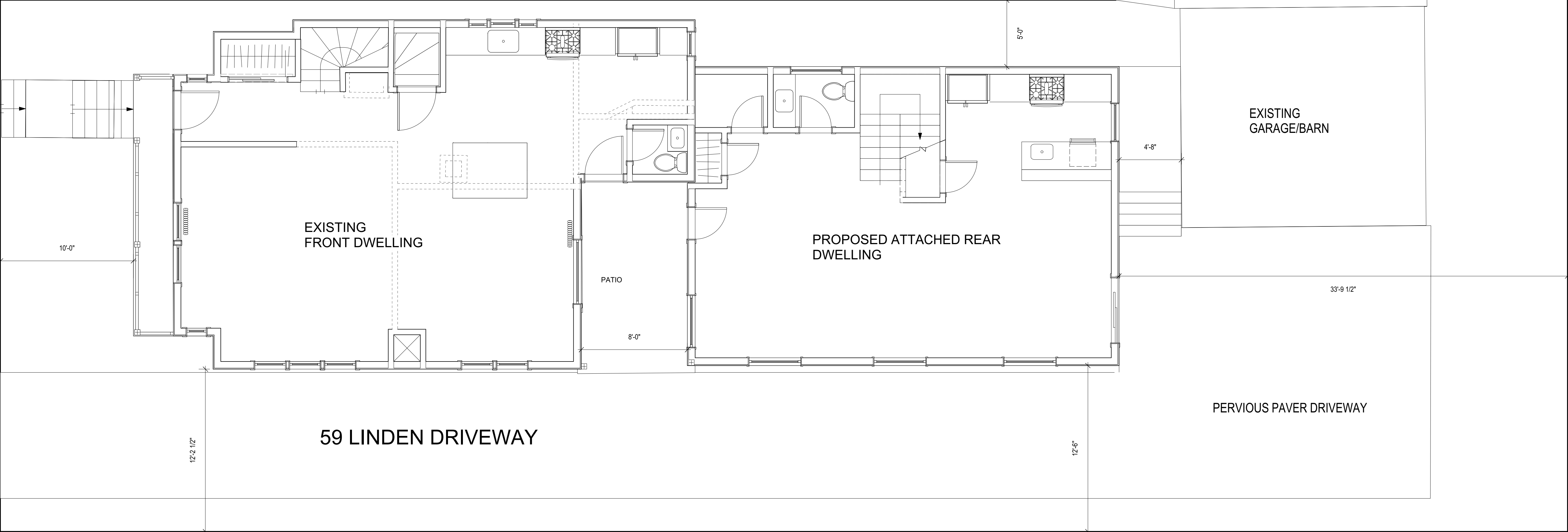
Page Number:

# S1.1

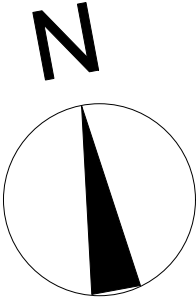
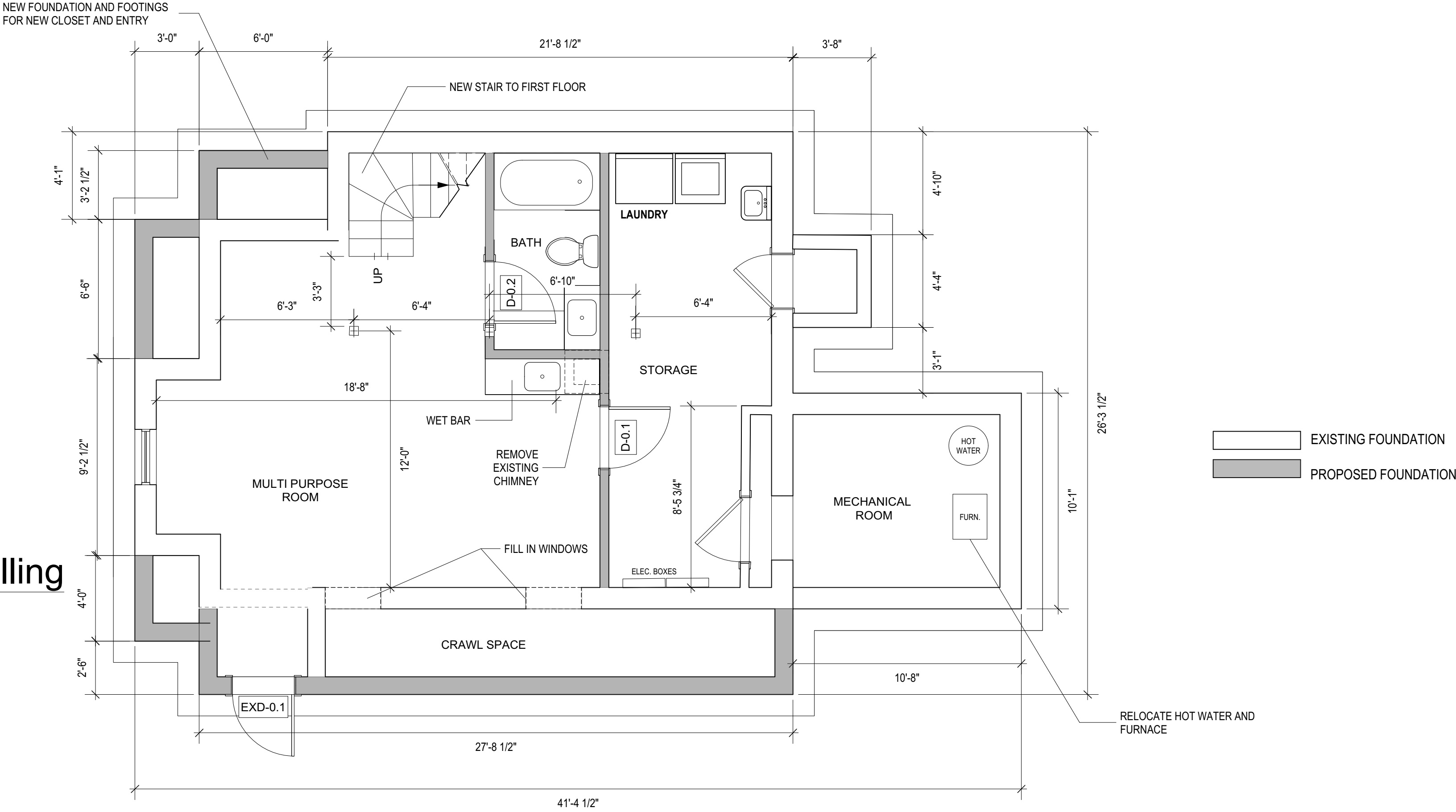
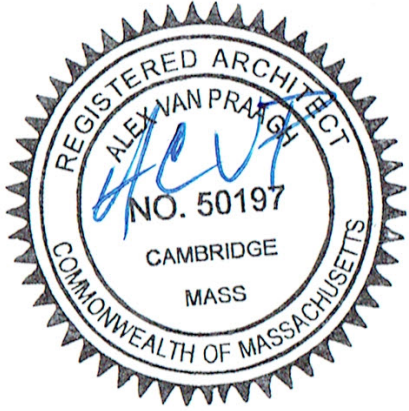
## 61 LINDEN

# 61 LINDEN DRIVEWAY

<b>Data</b>	<b>Existing</b>	<b>Proposed</b>	<b>Allowed</b>
Use	Residential	Residential	
Number of Dwelling Units	1	2	2
Lot Area	5150	5150	10,000
Lot Area / number of dwelling	5150	2575	2250
Gross Floor Area of Footprints of all buildings	1099	1831	3347
Ground Coverage	22%	36%	65%
Landscape Area	45%	33%	25%
Pervious Area	45%	58%	35%
Net Floor Area	1577	3633	3862.5
Floor Area Ratio	0.28	0.7	0.75
Building Height	28.5	33.7	35
Front Yard Setback	13.1	10.1	10
Rear Yard Setback	65.8	33.9	20
Left Side Yard Setback	1.2	5	7
Right Side Yard Setback	16.3	7.5	7.2
Street Frontage	40	40	50
Number of Parking Spaces	2	2	2





<div>PROJECT:</div> <div>59 Linden Street</div>	<div>DRAWING:</div> <div>Existing and Proposed Basement Plan</div>	<div>SCALE:</div> <div>1/4" = 1'-0"</div>	<div>Page Number:</div> <div>A1.0</div> <div>Site Location:</div> <div>59 Linden Avenue, Somerville, MA 02143</div> <div>Client:</div> <div>Anne Wang &amp; Marc Wagner</div> <div>Contact:</div> <div>Alex Van Praagh</div> <div>Date:</div> <div>September 21, 2019</div> <div>Scale:</div> <div>1/4" = 1'-0"</div> <div></div> <div>59 Linden Street</div>	
<div><div>1</div><div>Existing Basement</div><div>SCALE: 1/4" = 1'-0"</div><div>Net Floor Area: 0 SF out of 1577 SF</div></div>		<div><div><div>EXISTING FOUNDATION</div><div>PROPOSED FOUNDATION</div></div></div>		<div>BUILDING PERMIT SET</div> <div></div> <div><div>ACVP Design</div><div>MA Registered Architect #50197 phone 617.959.1158 alexvanpraagh@yahoo.com</div></div> <div>Page Number:</div> <div>A1.0</div>



PROJECT:

59 Linden Street

DRAWING:

Existing and Proposed First Floor Plan

SCALE:

1/4" = 1'-0"

Page Number:

A1.1

Site Location:

59 Linden Avenue,  
Somerville, MA 02143

Client:

Anne Wang  
&  
Marc Wagner

Contact:

Alex Van Praagh

Date:

September 21, 2019

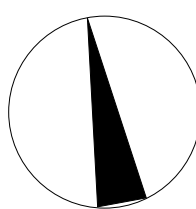
Scale:

1/4" = 1'-0"

59 Linden Street

GARAGE

N



BUILDING PERMIT SET



ACVP Design

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alexvanpraagh@yahoo.com

Page Number:

A1.1

3

Existing First Floor

SCALE: 1/4" = 1'-0"

Net Floor Area: 684 SF out of 1577 SF

4

Proposed First Floor

SCALE: 1/4" = 1'-0"

Net Floor Area: 1412 SF of 3633 SF

- DEMO WALL
- EXISTING INTERIOR WALL
- PROPOSED INTERIOR WALL
- EXISTING EXTERIOR WALL
- PROPOSED EXTERIOR WALL



PROJECT:

59 Linden Street

DRAWING:

Existing and Proposed Second Floor Plan

SCALE:

1/4" = 1'-0"

Page Number:

A1.2

Site Location:

59 Linden Avenue,  
Somerville, MA 02143

Client:

Anne Wang  
&  
Marc Wagner

Contact:

Alex Van Praagh

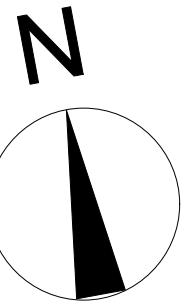
Date:

September 21, 2019

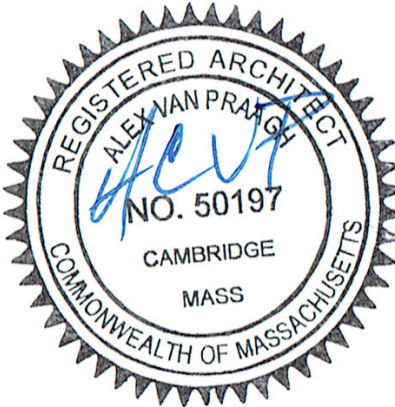
Scale:

1/4" = 1'-0"

59 Linden Street



BUILDING PERMIT SET



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Page Number:

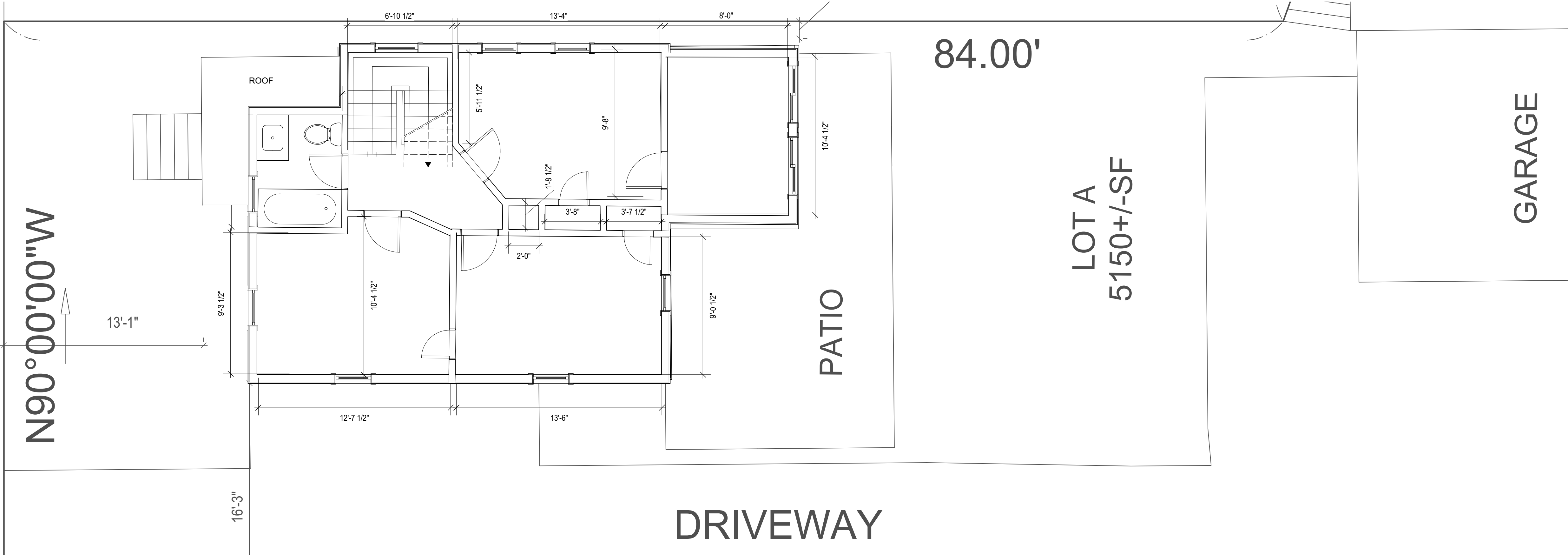
A1.2

5

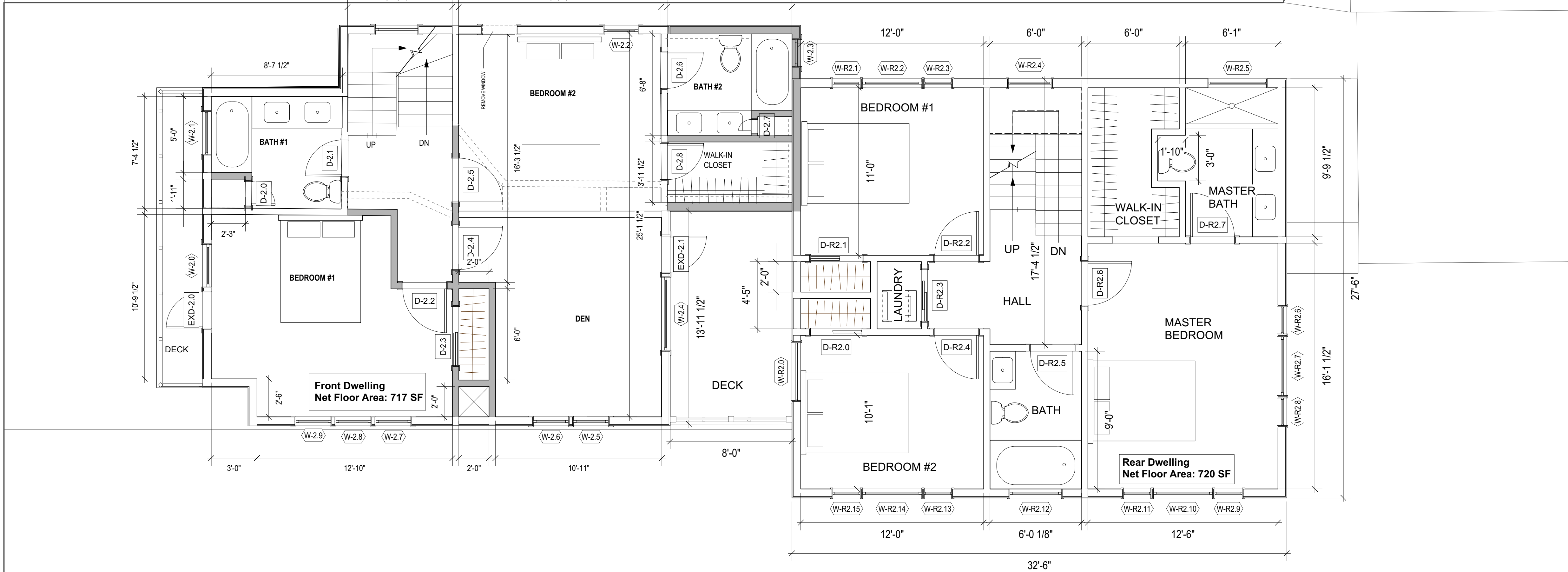
Existing Second Floor

SCALE: 1/4" = 1'-0"

Net Floor Area: 625 SF out of 1577 SF



- DEMO WALL
- EXISTING INTERIOR WALL
- PROPOSED INTERIOR WALL
- EXISTING EXTERIOR WALL
- PROPOSED EXTERIOR WALL



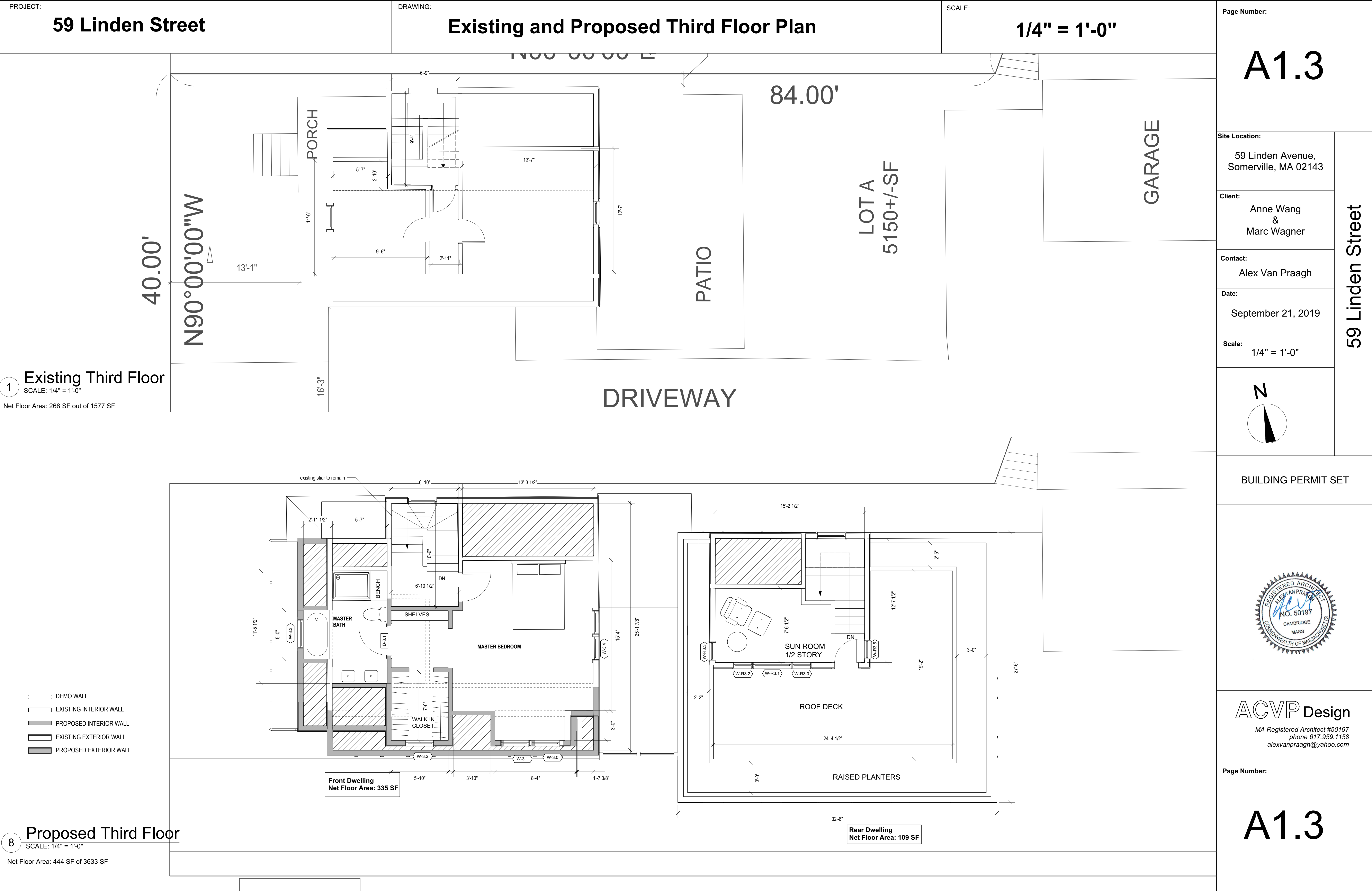
6

Proposed Second Floor

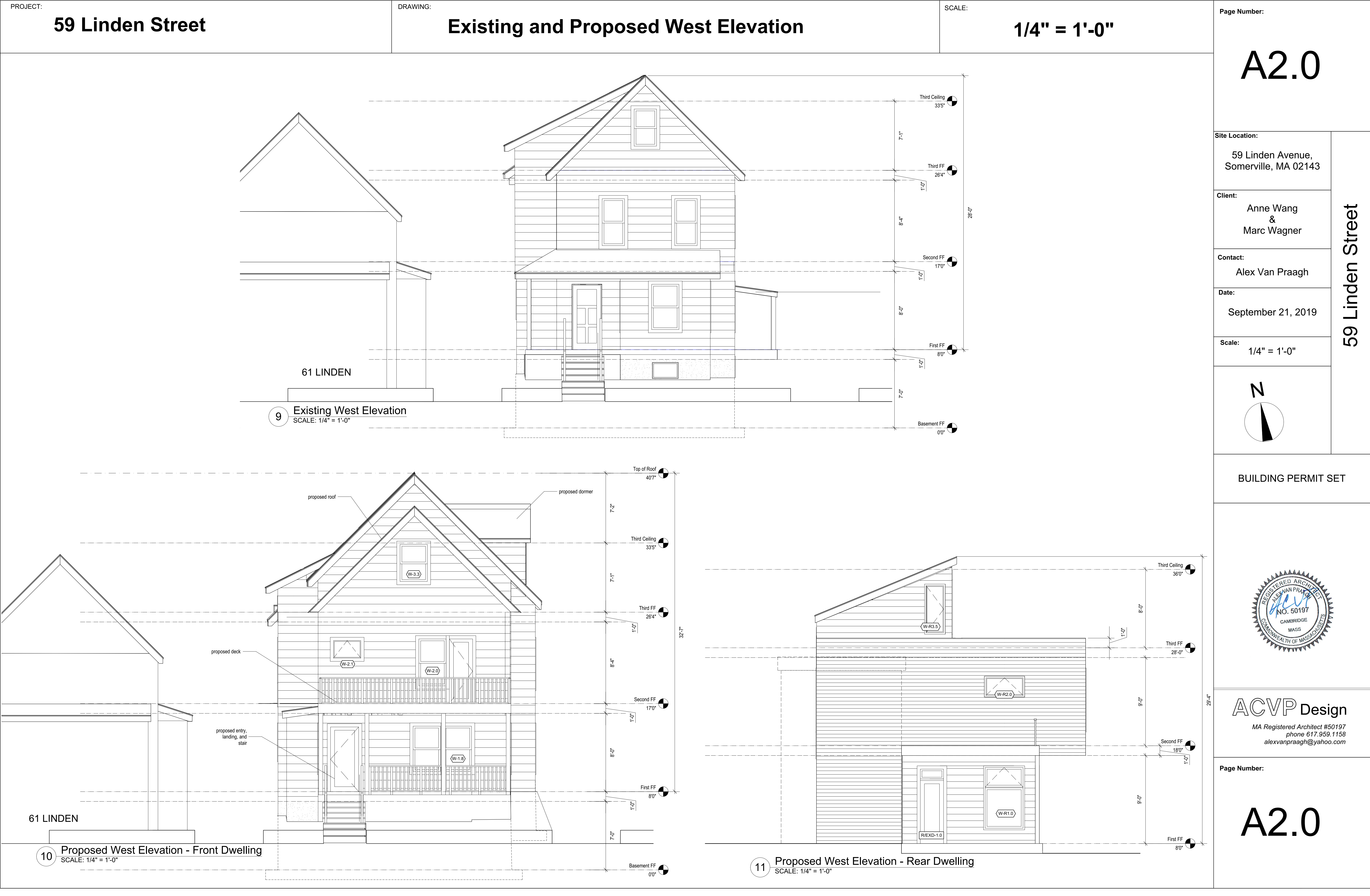
SCALE: 1/4" = 1'-0"

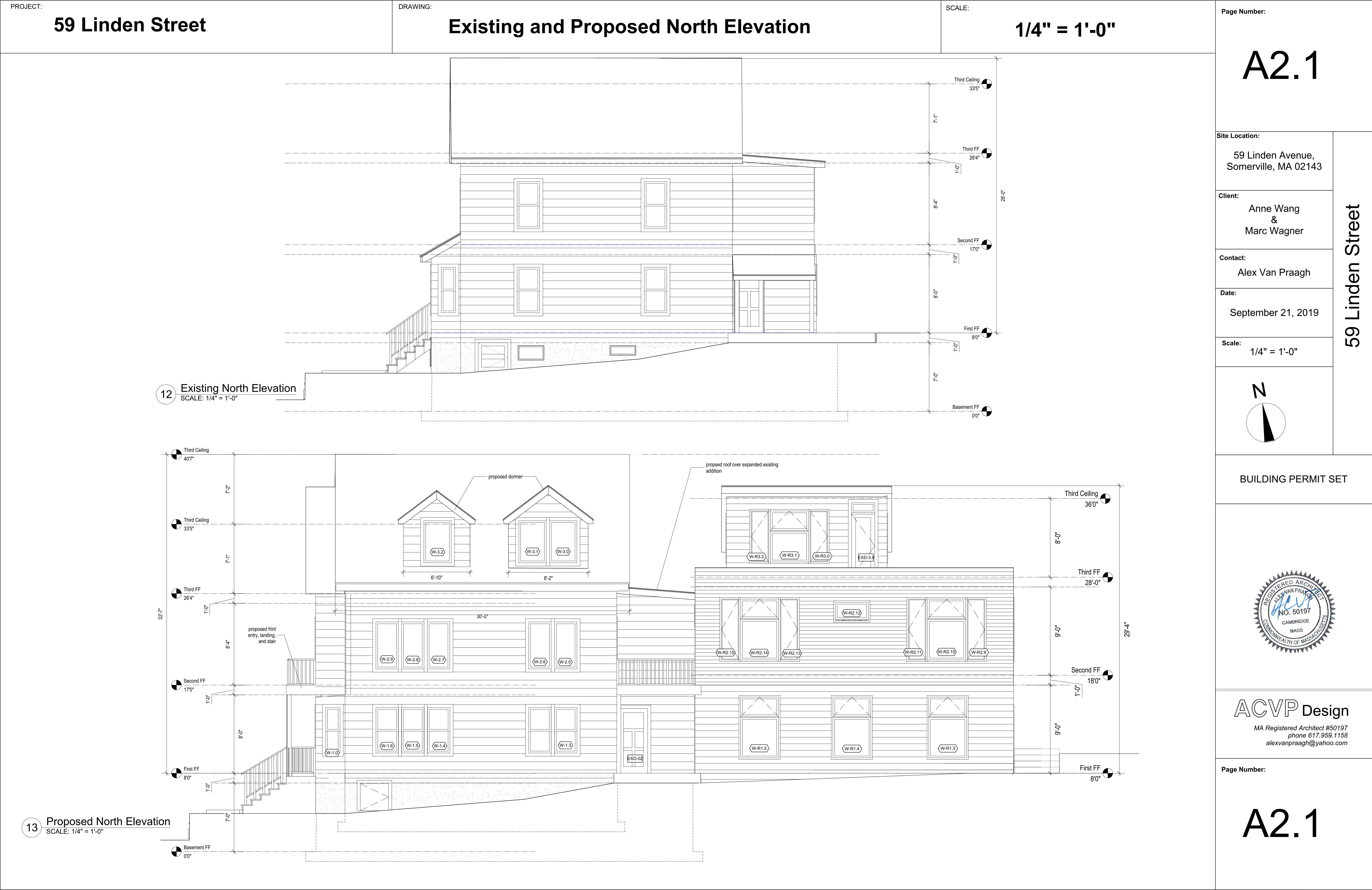
Net Floor Area: 1437 SF of 3633 SF







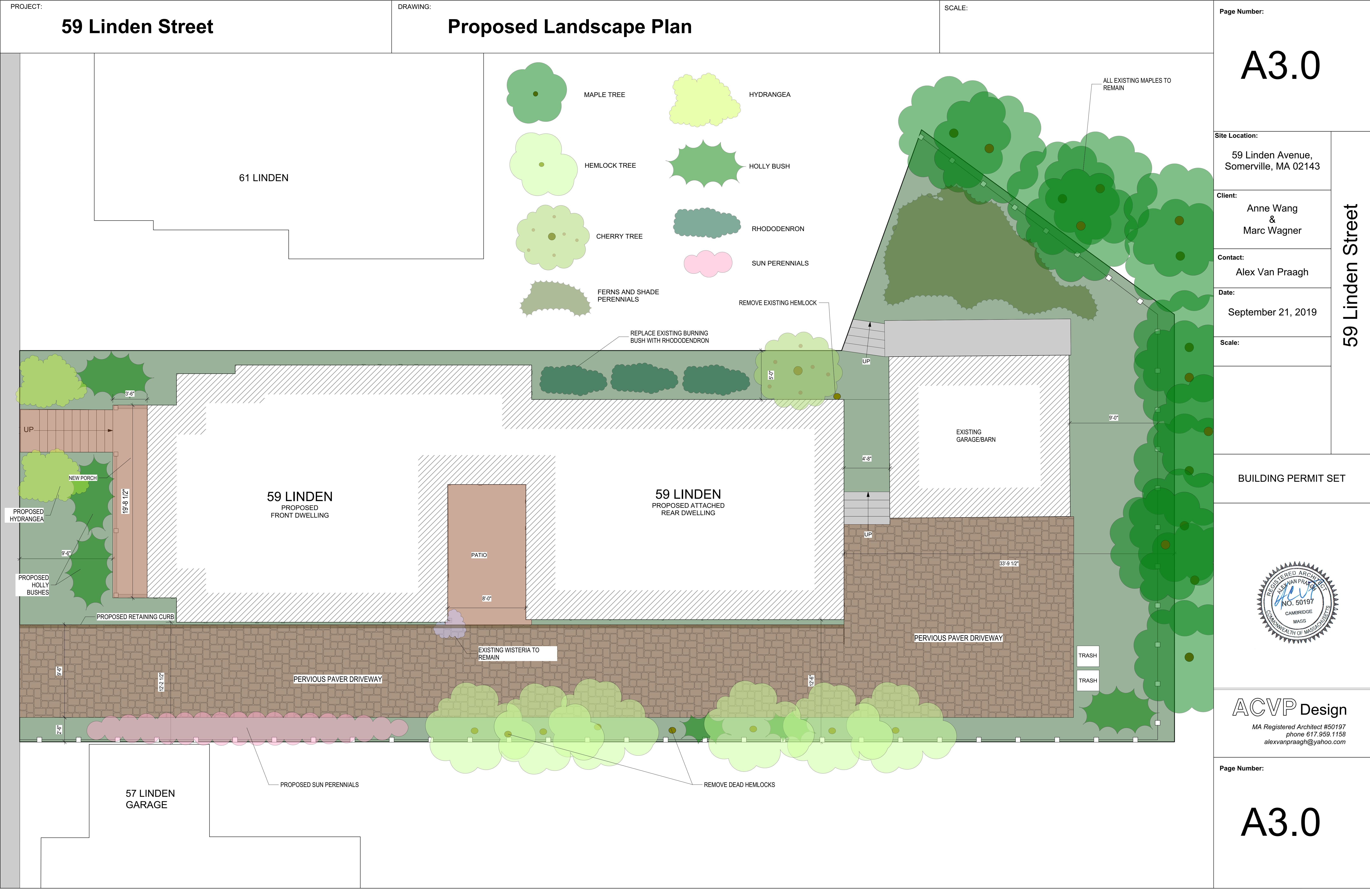














PROJECT: 59 Linden Street		DRAWING: Existing and Proposed 3-D Perspectives		SCALE:		Page Number:  A4.0	
EXISTING		PROPOSED					
1. 		1. 		<div>59 Linden Street</div>			
2. 		2. 					
3. 		3. 					
4. 		4. 					
BUILDING PERMIT SET							
							
<div>ACVP Design</div> <div>MA Registered Architect #50197 phone 617.959.1158 alexvanpraagh@yahoo.com</div>							
Page Number:  A4.0							



PROJECT:

59 Linden Street

DRAWING:

Proposed Window and Door Schedules

SCALE:

Door Schedule

	Nominal Size			
Number	Width	Height	Door Operation	Hardware
D-0.1	3'0"	6'8"	Swing Simple	
D-0.2	3'0"	6'8"	Swing Simple	
D-1.0	4'6"	6'8"	Slider	
D-1.1	3'0"	6'8"	Swing Simple	
D-1.2	2'6"	6'8"	Swing Simple	
D-2.0	1'8"	6'8"	Swing Simple	
D-2.1	2'6"	6'8"	Swing Simple	
D-2.2	3'0"	6'8"	Swing Simple	
D-2.3	4'0"	6'8"	Slider	
D-2.4	3'0"	6'8"	Swing Simple	
D-2.5	3'0"	6'8"	Swing Simple	
D-2.6	2'6"	6'8"	Swing Simple	
D-2.7	1'0"	3'6"	Swing Simple	
D-2.8	2'6"	6'8"	Swing Simple	
D-3.0	3'0"	6'8"	Swing Simple	
D-3.1	3'0"	6'8"	Swing Simple	
D-R1.0	2'6"	6'8"	Swing Simple	
D-R1.1	2'6"	6'8"	Swing Simple	
D-R1.2	2'6"	6'8"	Swing Simple	
D-R1.3	2'6"	6'8"	Swing Simple	
D-R2.0	3'6"	6'8"	Slider	
D-R2.1	3'6"	6'8"	Slider	
D-R2.2	3'0"	6'8"	Swing Simple	
D-R2.3	3'6"	6'8"	Slider	
D-R2.4	3'0"	6'8"	Swing Simple	
D-R2.5	3'0"	6'8"	Swing Simple	
D-R2.6	3'0"	6'8"	Swing Simple	
D-R2.7	3'0"	6'8"	Swing Simple	
EXD-0.1	3'0"	2'10"	Swing Simple	
EXD-01	3'0"	6'8"	Swing Simple	
EXD-02	3'0"	6'8"	Swing Simple	
EXD-2.0	2'6"	6'8"	Swing Simple	
EXD-2.1	2'6"	6'8"	Swing Simple	
EXD-3.0	2'6"	7'8"	Swing Simple	
R/EXD-1.0	2'6"	7'8"	Swing Simple	
R/EXD-1.1	5'0"	6'8"	Slider	

KEY:

EDX-x.x = Front Building Exterior Doors  
D-x.x = Front Building Interior Doors  
  
R/EDX-x.x = Rear Building Exterior Doors  
R/D-x.x = Rear Building Interior Doors  
  
W-x.x = Front Building Windows  
W-R x.x = Rear Building Windows

Window Schedule

	Nominal Size					Window Data	
	Number	Unit Width	Unit Height	Sash Operation	Mfr		Model No.
W-	1.0	1'8"	4'10"	Double Hung	-		
W-	1.1	2'0"	3'6"	Double Hung	-		N/A
W-	1.2	5'0"	2'0"	Awning	N/A		N/A
W-	1.3	2'6"	4'10"	Double Hung	N/A		N/A
W-	1.4	2'6"	4'10"	Double Hung	N/A		N/A
W-	1.5	2'6"	4'10"	Double Hung	N/A		N/A
W-	1.6	2'6"	4'10"	Double Hung	N/A		N/A
W-	1.7	1'8"	4'10"	Double Hung	N/A		N/A
W-	1.8	3'0"	4'10"	Double Hung	N/A		N/A
W-	2.0	3'0"	5'0"	Double Hung	N/A		N/A
W-	2.1	3'0"	2'0"	Awning	N/A		N/A
W-	2.2	2'5"	5'0"	Double Hung	N/A		N/A
W-	2.3	2'0"	2'0"	Awning	N/A		N/A
W-	2.4	5'0"	2'0"	Awning	-		
W-	2.5	2'6"	5'0"	Casement	-		
W-	2.6	2'6"	5'0"	Casement	N/A		N/A
W-	2.7	2'6"	5'0"	Casement	N/A		N/A
W-	2.8	2'6"	5'0"	Casement	N/A		N/A
W-	2.9	2'6"	5'0"	Casement	N/A		N/A
W-	3.0	3'0"	4'6"	Casement	-		
W-	3.1	3'0"	4'6"	Casement	N/A		N/A
W-	3.2	3'0"	4'6"	Casement	-		N/A
W-	3.3	3'0"	4'0"	Double Hung	N/A		N/A
W-	3.4	2'6"	4'0"	Double Hung	N/A		N/A
W-	R 1.1	4'0"	1'6"	Awning	N/A		N/A
W-	R 1.2	3'0"	4'0"	Casement	N/A		N/A
W-	R1.0	4'0"	6'4"	Custom	N/A		N/A
W-	R1.3	4'0"	6'4"	Custom	N/A		N/A
W-	R1.4	4'0"	6'4"	Custom	N/A		N/A
W-	R1.5	4'0"	6'4"	Custom	N/A		N/A
W-	R2.0	4'0"	2'0"	Awning	N/A		N/A
W-	R2.1	2'0"	6'5"	Casement	N/A		N/A
W-	R2.2	4'0"	6'4"	Custom	N/A		N/A
W-	R2.3	2'0"	6'5"	Casement	N/A		N/A
W-	R2.4	3'0"	5'0"	Casement	N/A		N/A
W-	R2.5	4'0"	2'0"	Awning	N/A		N/A
W-	R2.6	2'0"	6'5"	Casement	N/A		N/A
W-	R2.7	4'0"	6'4"	Custom	N/A		N/A
W-	R2.8	2'0"	6'5"	Casement	N/A		N/A
W-	R2.9	2'0"	6'5"	Casement	N/A		N/A
W-	R2.10	4'0"	6'4"	Custom	N/A		N/A
W-	R2.11	2'0"	6'5"	Casement	N/A		N/A
W-	R2.12	3'6"	2'0"	Custom	N/A		N/A
W-	R2.13	2'0"	6'5"	Casement	N/A		N/A
W-	R2.14	4'0"	6'4"	Custom	N/A		N/A
W-	R2.15	2'0"	6'5"	Casement	N/A		N/A
W-	R3.0	2'0"	5'5"	Casement	N/A		N/A
W-	R3.1	4'0"	5'4"	Custom	N/A		N/A
W-	R3.2	2'0"	5'5"	Casement	N/A		N/A
W-	R3.3	2'0"	5'0"	Casement	N/A		N/A
W-	R3.4	3'0"	5'0"	Casement	N/A		N/A
W-	R3.5	2'0"	5'0"	Casement	N/A		N/A

Page Number:

A5.0

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Page Number:

A5.0