

PROJECT:

59 Linden Street

DRAWING:

Existing Site Plan with Table of Contents

SCALE:

1/4" = 1'-0"

Page Number:

S1.0

Site Location:

59 Linden Avenue,
Somerville, MA 02143

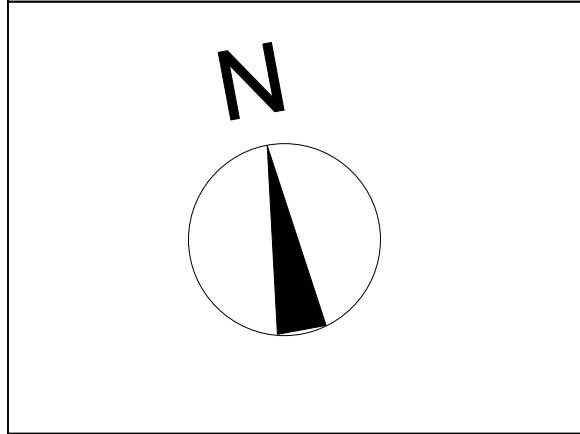
Client:

Anne Wang
&
Marc Wagner

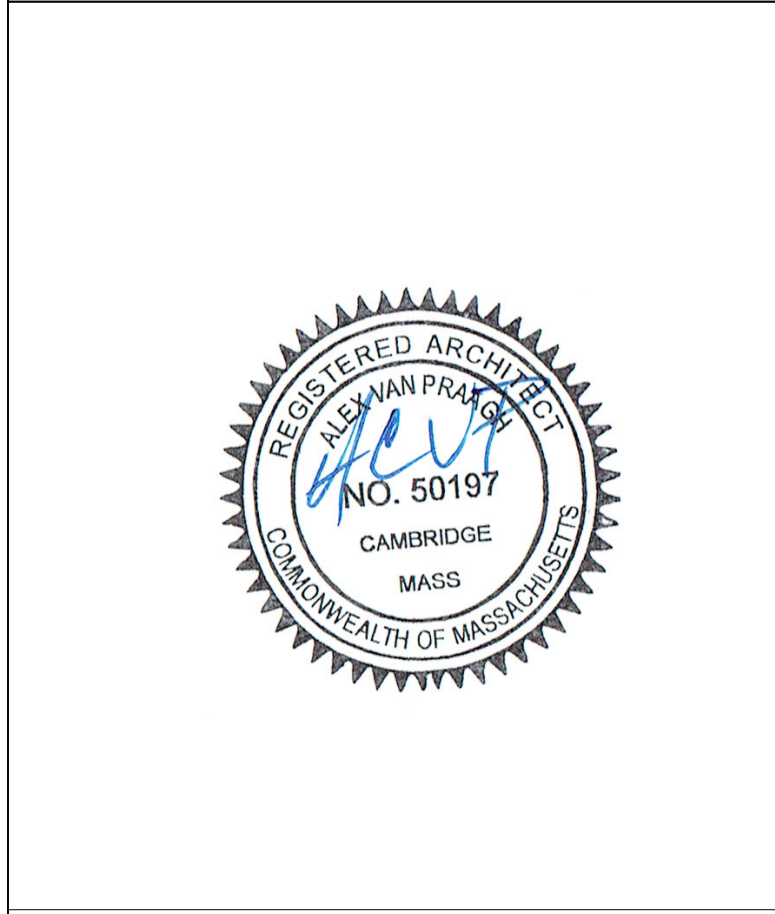
Contact:
Alex Van Praagh

Date: October 28, 2019

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



BUILDING PERMIT SET



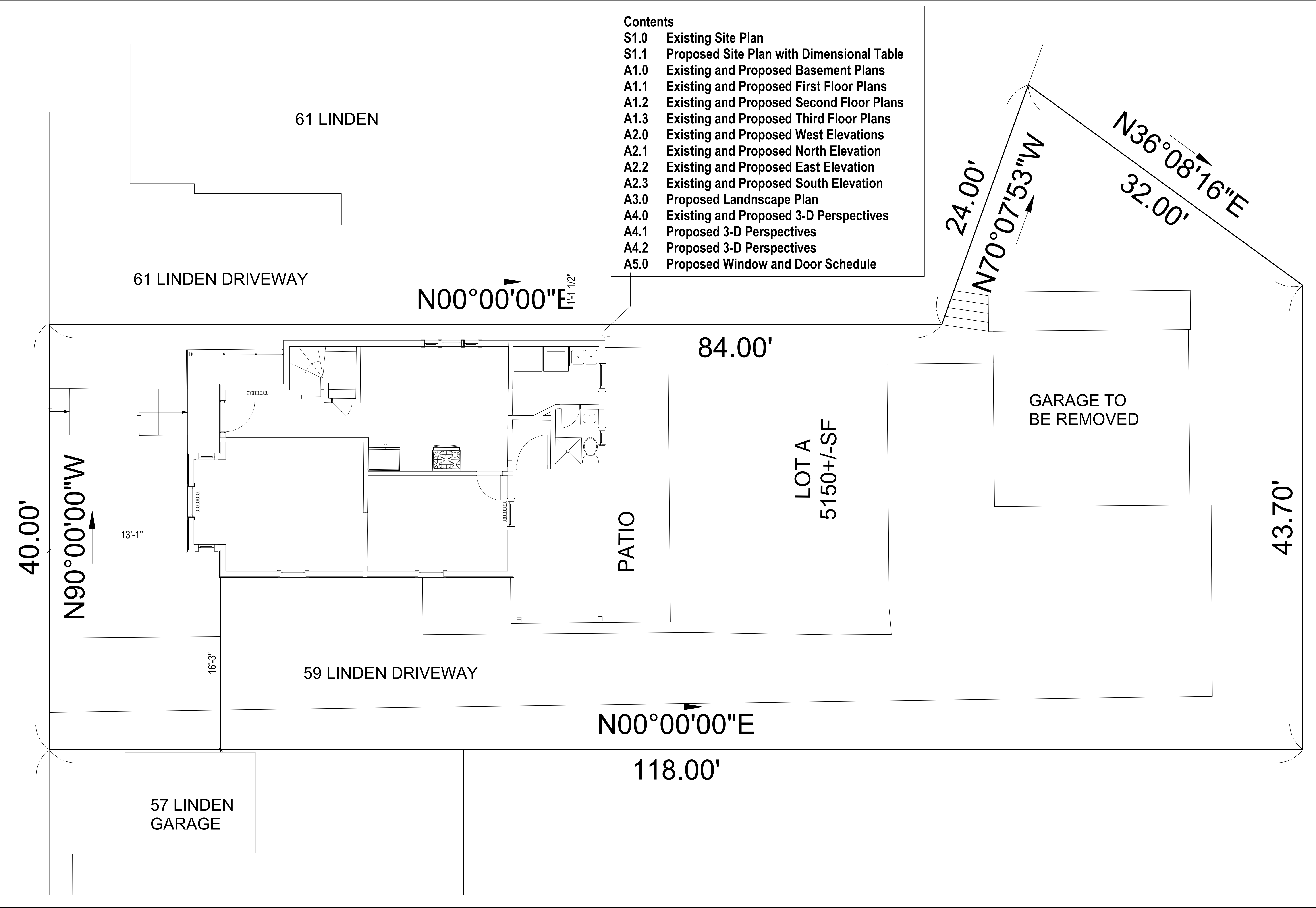
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PROJECT:

59 Linden Street

DRAWING:

Proposed Site Plan with Dimensional Table

SCALE:

1/4" = 1'-0"

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61 LINDEN

61 LINDEN DRIVEWAY

59 LINDEN DRIVEWAY

57 LINDEN GARAGE

Data	Existing	Proposed	Allowed
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	1737	3347
Ground Coverage	22%	34%	65%
Landscape Area	45%	34%	25%
Pervious Area	45%	59%	35%
Net Floor Area	1577	3847	3862.5
Floor Area Ratio	0.28	0.75	0.75
Building Height	28.5	33.7	35
Front Yard Setback	13.1	10.1	10
Rear Yard Setback	65.8	29.7	20
Left Side Yard Setback	1.2	7.5	7
Right Side Yard Setback	16.3	13	7.2
Street Frontage	40	40	50
Number of Parking Spaces	2	2	2

RENOVATED FRONT DWELLING;
NET SQ FT: 2278 SF

PATIO

PROPOSED ATTACHED REAR DWELLING;
NET SQ FT: 1569 SF

PERVIOUS PAVER DRIVEWAY

PATIO

23'-9"

2'-11 1/2"

3'-11 1/2"

12'-9"

10'-0"

29'-9"

24'-1"

5'-8 1/2"

21'-9"

9'-6"

3'-0"

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N

BUILDING PERMIT SET

REGISTERED ARCHITECT
ALEX VAN PRAAGH
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CAMBRIDGE
MASS
COMMONWEALTH OF MASSACHUSETTS

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S1.1

59 Linden Street

Existing and Proposed Basement Plan

1/4" = 1'-0"

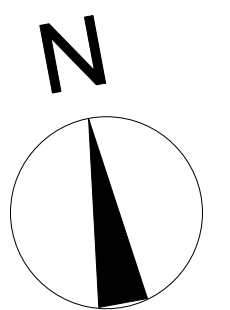
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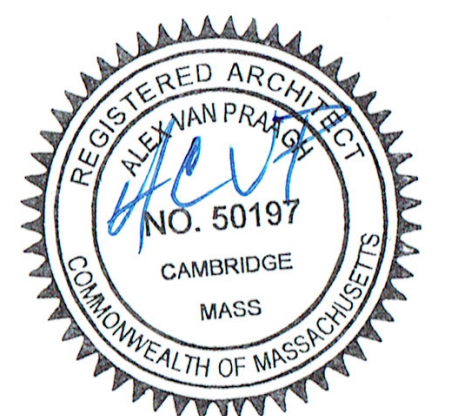
Alex Van Praagh

October 28, 2019

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


59 Linden Street

BUILDING PERMIT SET



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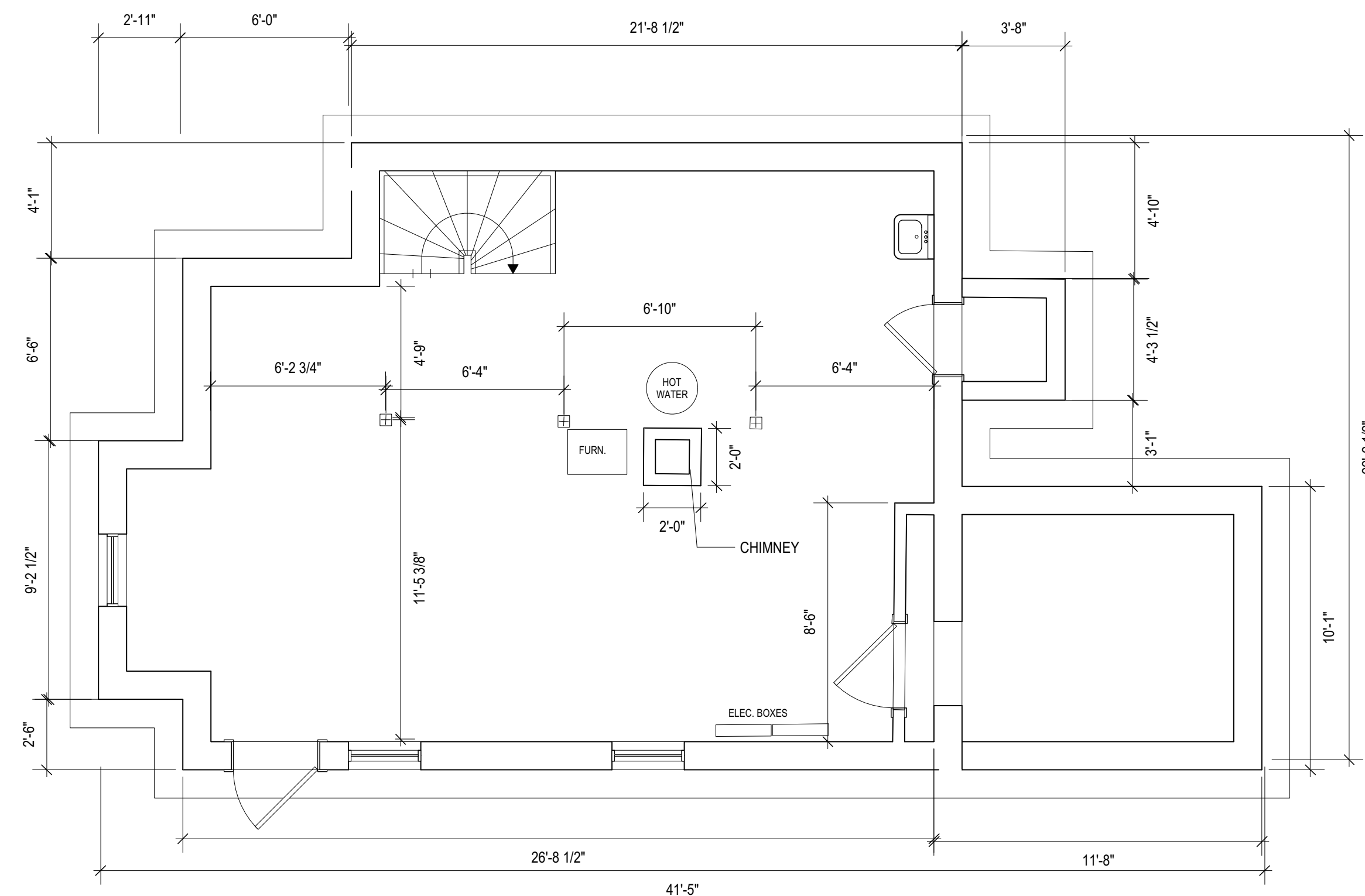
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Existing Basement

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

Net Floor Area: 0 SF out of 1577 SF



FRONT DWELLING KEY:

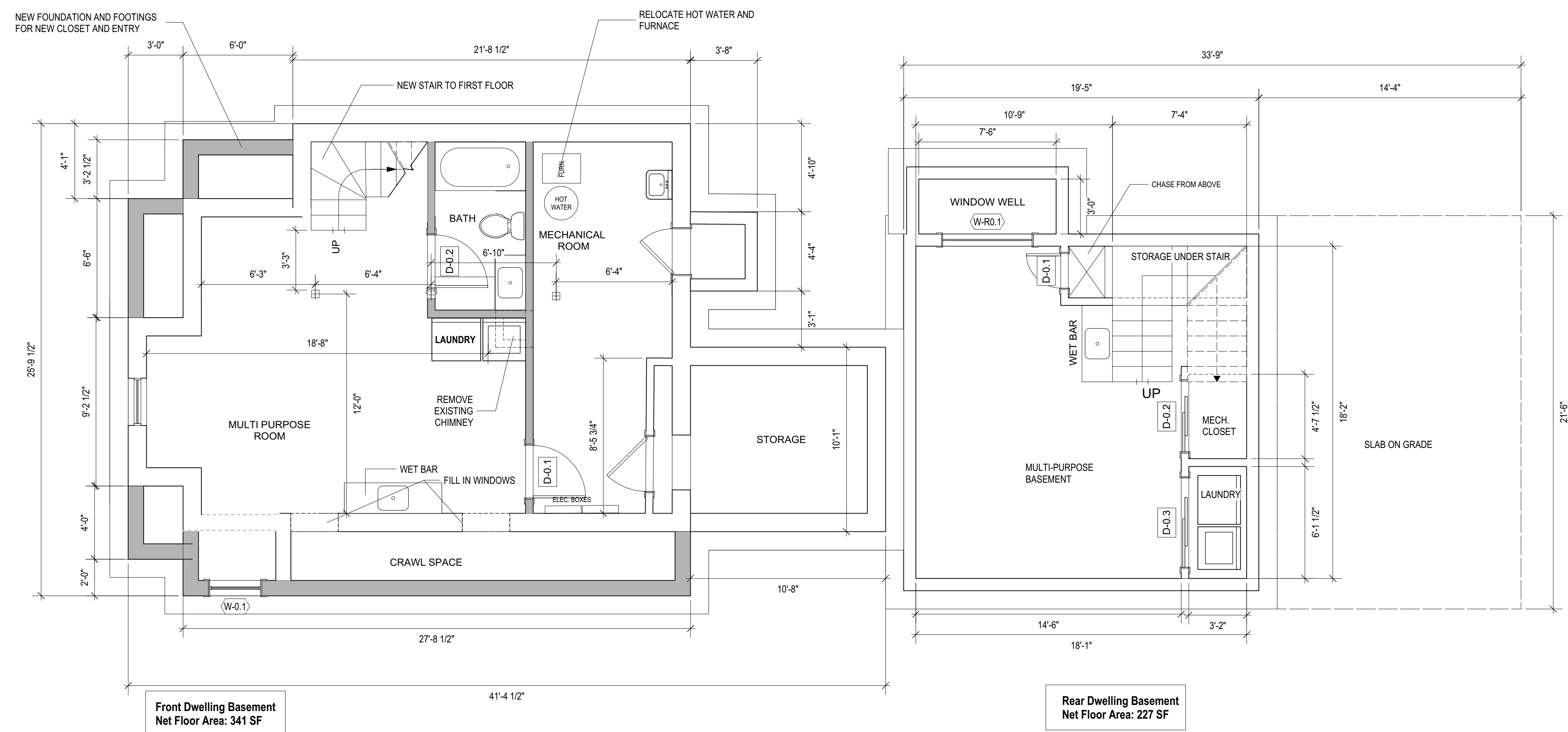
☐ EXISTING FOUNDATION

PROPOSED FOUNDATION

2 Proposed Basements

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

Net Floor Area: 568 SF out of 3847 SF



59 Linden Street

Existing and Proposed First Floor Plan

1/4" = 1'-0"

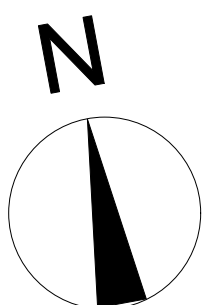
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59 Linden Avenue,
Somerville, MA 02143

Anne Wang
&
Marc Wagner

Alex Van Praagh

October 28, 2019

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


59 Linden Street

GARAGE

N90°00'00"W
40.00'

N00°00'00"E

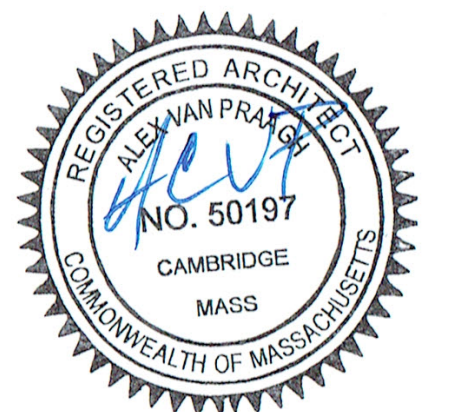
59 LINDEN DRIVEWAY

Existing First Floor

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

Net Floor Area: 684 SF out of 1577 SF






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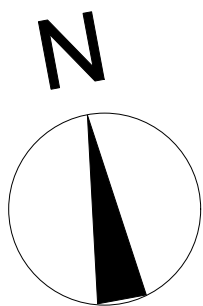
	DEMO WALL
	EXISTING INTERIOR WALL
	PROPOSED INTERIOR WALL
	EXISTING EXTERIOR WALL
	PROPOSED EXTERIOR WALL

Proposed First Floor

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

Net Floor Area: 1399 SF of 3847 SF

59 LINDEN DRIVEWAY



5

Existing Second Floor

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

Net Floor Area: 625 SF out of 1577 SF

FRONT DWELLING KEY:

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

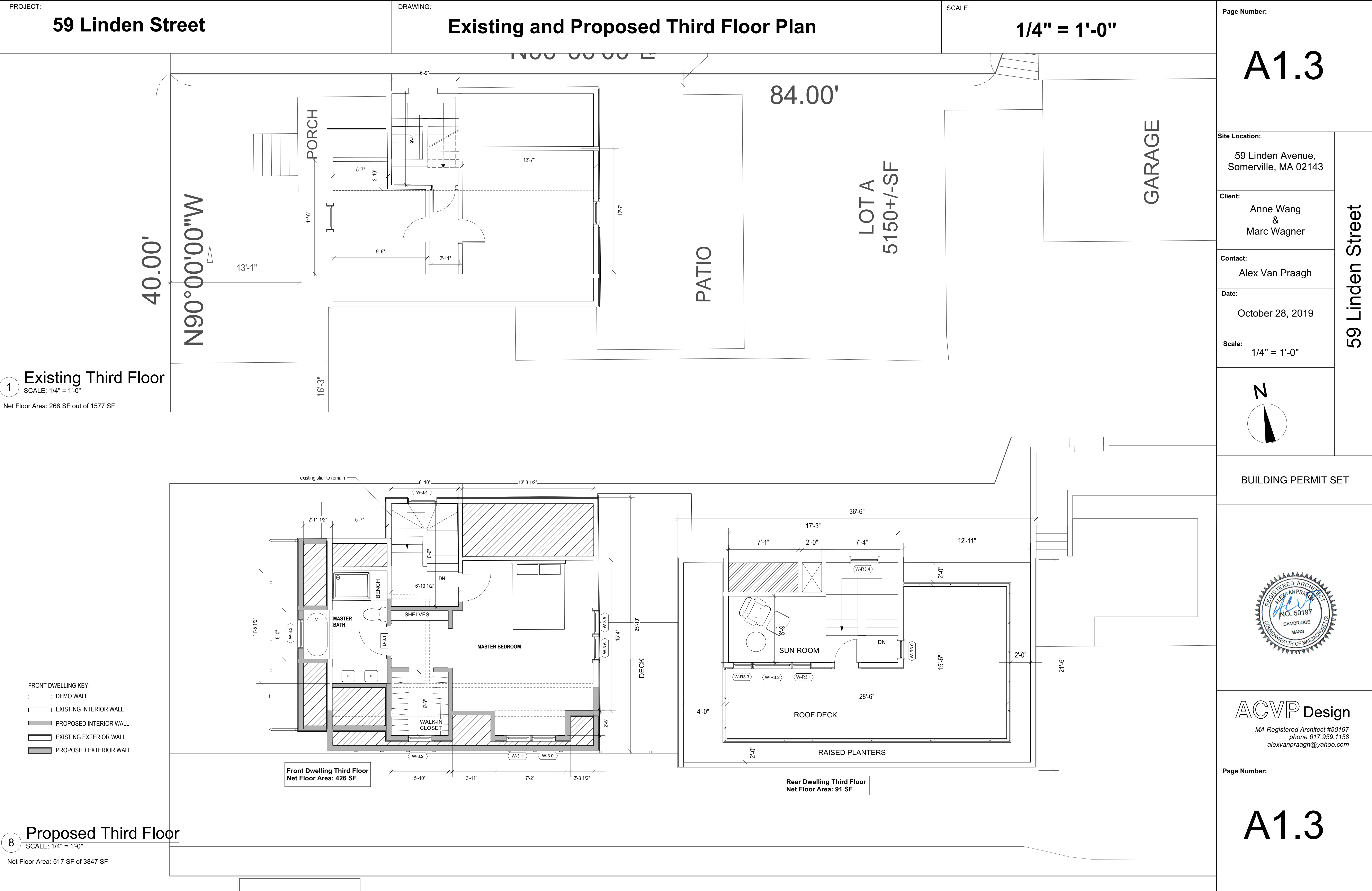
6

Proposed Second Floor

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

Net Floor Area: 1363 SF of 3847 SF





PROJECT:

59 Linden Street

DRAWING:

Existing and Proposed West Elevation

SCALE:

1/4" = 1'-0"

Page Number:

A2.0

Site Location:

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Client:

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Contact:

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Scale:

1/4" = 1'-0"

59 Linden Street

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Existing West Elevation
SCALE: 1/4" = 1'-0"

61 LINDEN

Top of Roof
40'7"

Third Ceiling
33'5"

Third FF
26'4"

Second FF
17'0"

First FF
8'0"

Basement FF
0'0"

7'-1"

8'-4"

8'-0"

7'-0"

1'-0"

1'-0"

28'-0"

10

Proposed West Elevation - Front Dwelling
SCALE: 1/4" = 1'-0"

61 LINDEN

proposed roof

proposed dormer

proposed deck

proposed entry, landing, and stair

W-3.3

W-2.1

W-2.0

EXD-2.0

W-1.1

W-1.1

EXD-01

Top of Roof
40'7"

Third Ceiling
33'5"

Third FF
26'4"

Second FF
17'0"

First FF
8'0"

Basement FF
0'0"

7'-2"

7'-1"

1'-0"

8'-4"

1'-0"

8'-0"

7'-0"

28'-0"

32'-7"

11

Proposed West Elevation - Rear Dwelling
SCALE: 1/4" = 1'-0"

WINDOW WELL

W-R2.0

W-R1.0

W-R1.1

W-R1.2

R/EXD-1.0

Third Ceiling
36'0"

Third FF
28'-0"

Second FF
18'0"

First FF
9'0"

Basement FF
0'0"

8'-0"

1'-0"

8'-6"

9'-0"

8'-0"

30'-1"

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Page Number:

A2.1

PROJECT:

59 Linden Street

DRAWING:

Existing and Proposed East Elevation

SCALE:

1/4" = 1'-0"

Page Number:

A2.2

14

Existing East Elevation

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

15

Proposed East Elevation - Front Dwelling

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

16

Proposed East Elevation - Rear Dwelling

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

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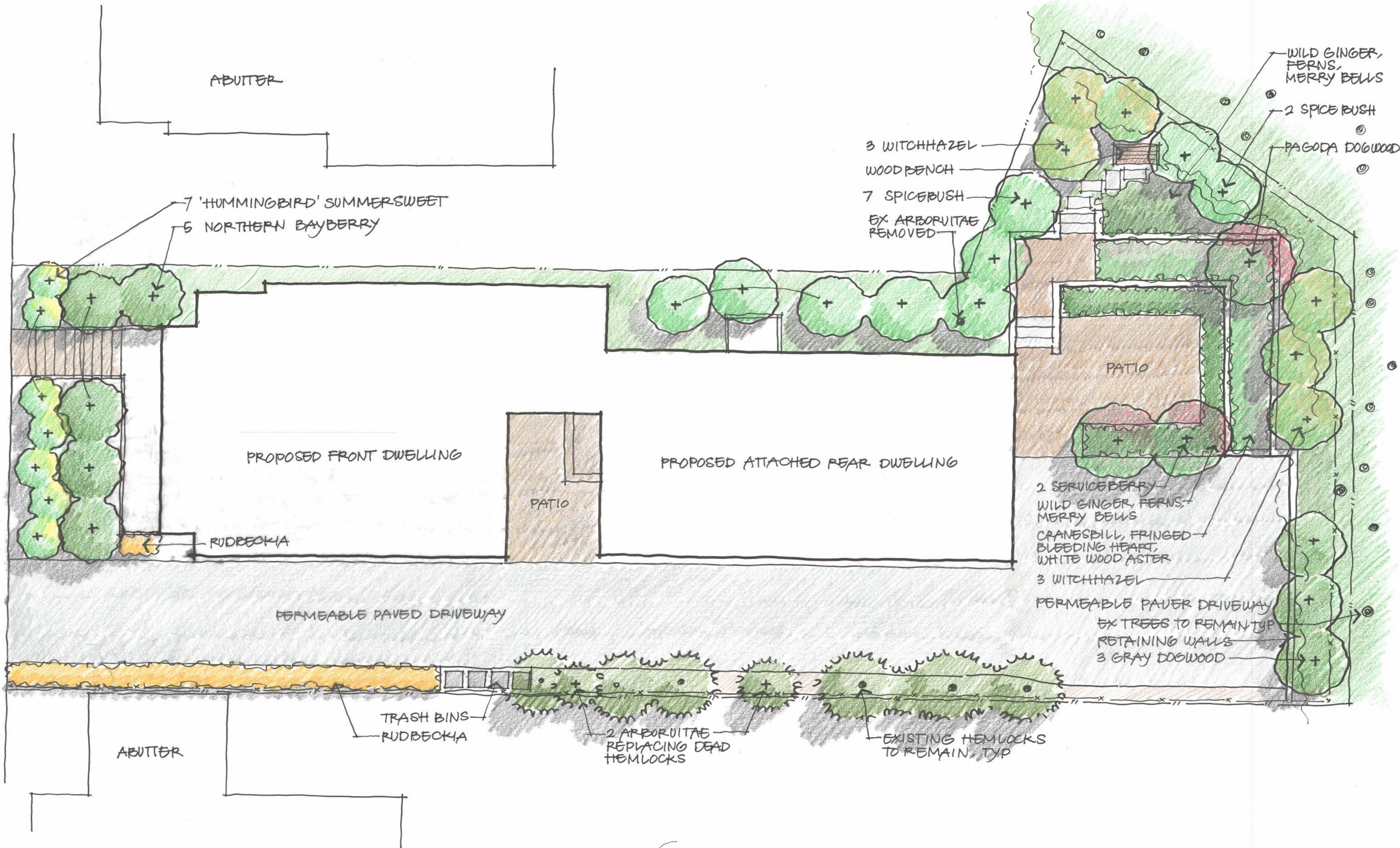
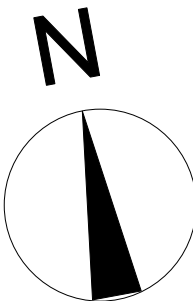
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Page Number:

A2.2





PROJECT: 59 Linden Street		DRAWING: Existing and Proposed 3-D Perspectives		SCALE:		Page Number: A4.0					
<div>EXISTING</div> <div>1.</div> <div>2.</div> <div>3.</div> <div>4.</div>				<div>PROPOSED</div> <div>1.</div> <div>2.</div> <div>3.</div> <div>4.</div>				Site Location: 59 Linden Avenue, Somerville, MA 02143		59 Linden Street	
Client: Anne Wang & Marc Wagner											
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Date: October 28, 2019											
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						Page Number: A4.0					

PROJECT:

59 Linden Street

DRAWING:

Proposed 3-D Perspectives

SCALE:

Page Number:

A4.1

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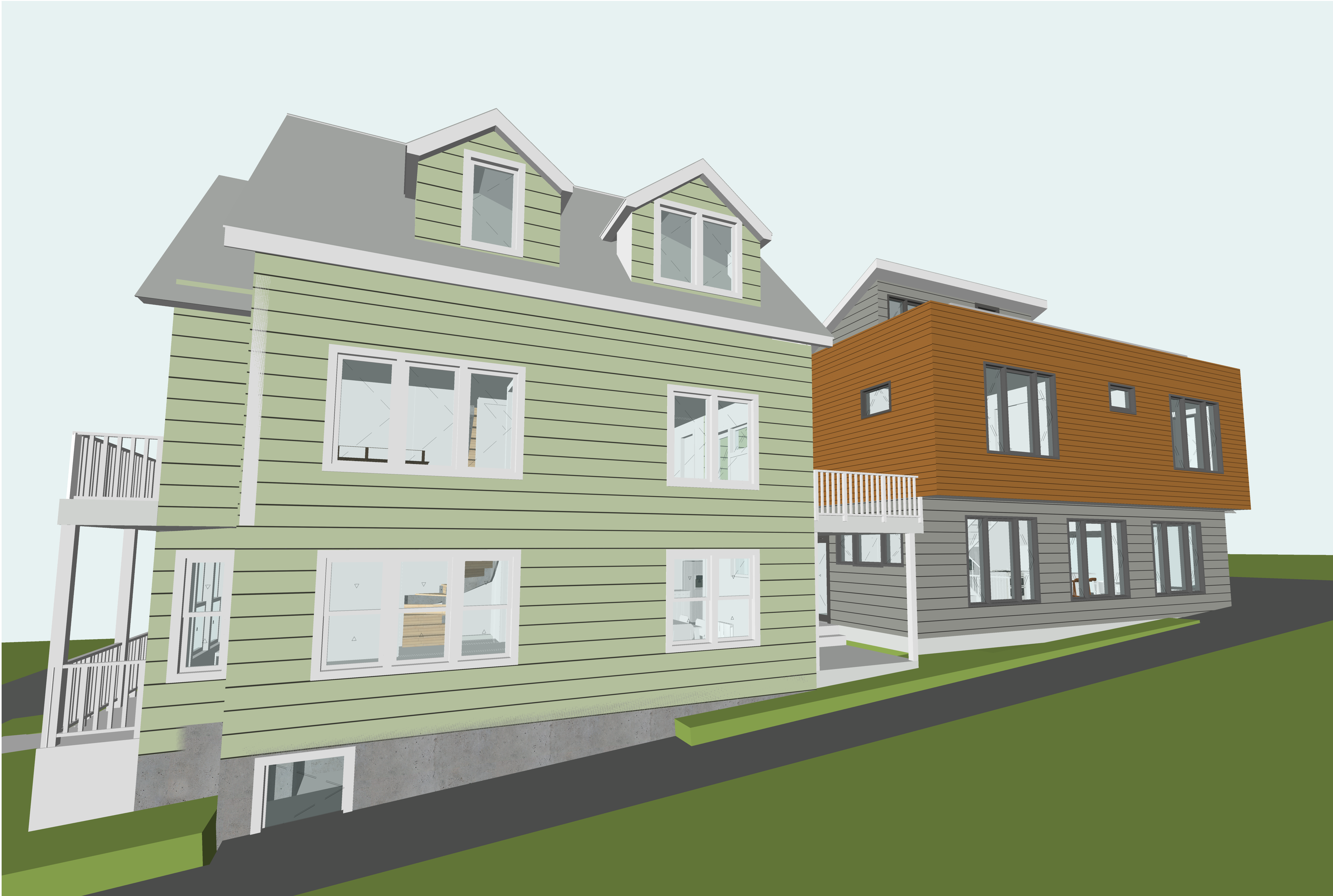


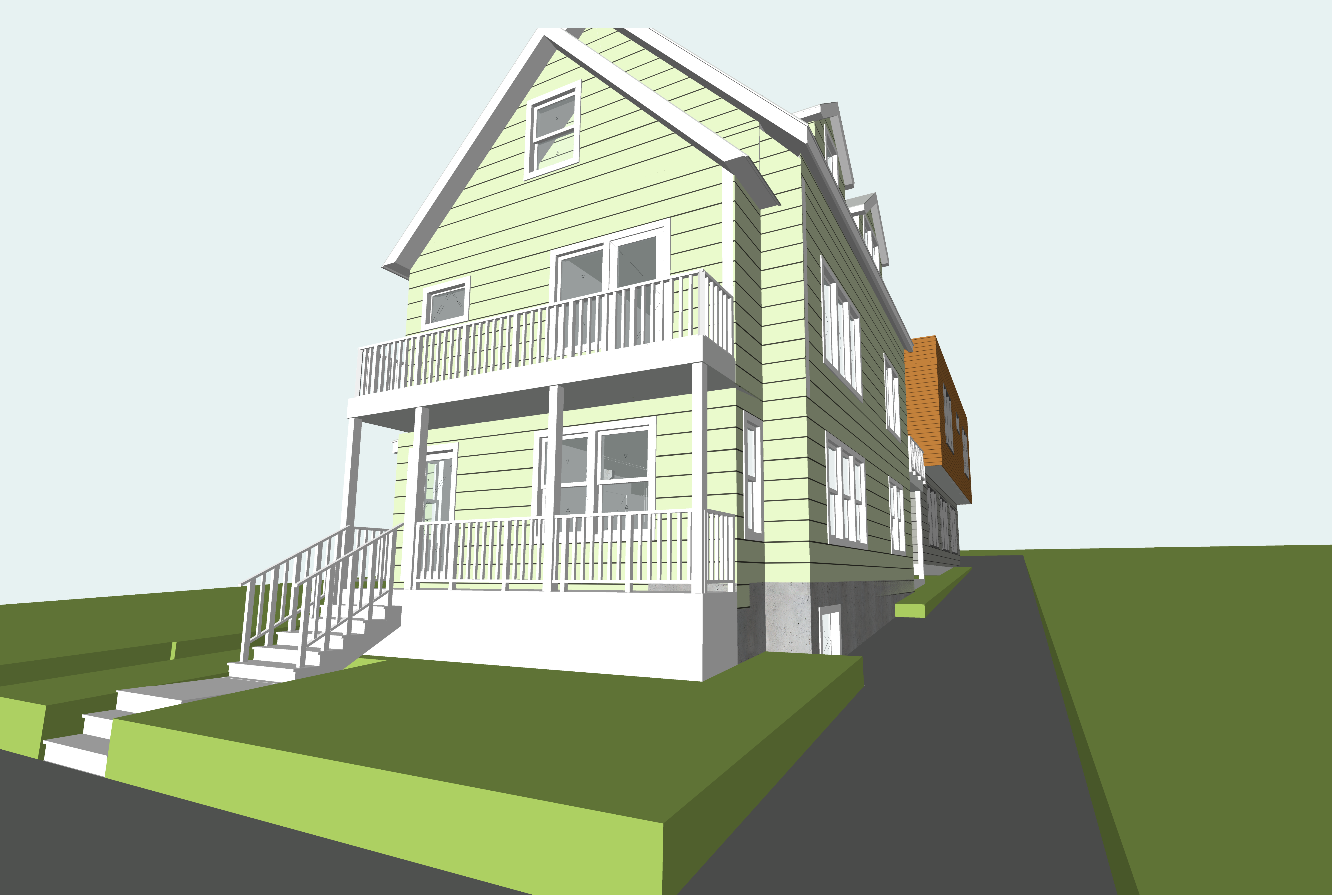
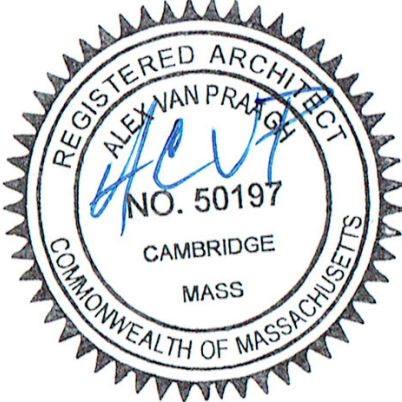
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Page Number:

A4.1



PROJECT: <div>59 Linden Street</div>		DRAWING: <div>Proposed 3-D Perspectives</div>		SCALE:		Page Number: <div>A4.2</div>		
						Site Location: <div>59 Linden Avenue, Somerville, MA 02143</div>		59 Linden Street
						Client: <div>Anne Wang & Marc Wagner</div>		
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						Scale:		
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<div></div>								
<div>ACVP Design</div> <div>MA Registered Architect #50197 phone 617.959.1158 alexvanpraagh@yahoo.com</div>								
						Page Number: <div>A4.2</div>		

PROJECT:

59 Linden Street

DRAWING:

Proposed Window and Door Schedules

SCALE:

Door Schedule

	Nominal Size			
Number	Width	Height	Door Operation	Hardware
D-0.1	2'0"	6'8"	Swing Simple	
D-0.1	3'0"	6'8"	Swing Simple	
D-0.2	3'0"	6'8"	Swing Simple	
D-0.2	4'0"	6'8"	Slider	
D-0.3	5'0"	6'8"	Slider	
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	2'6"	6'8"	Swing Simple	
D-2.8	5'0"	6'8"	Slider	
D-3.0	3'0"	6'8"	Swing Simple	
D-3.1	3'0"	6'8"	Swing Simple	
D-R1.1	4'0"	6'8"	Slider	
D-R1.2	2'6"	6'8"	Swing Simple	
D-R2.0	2'4"	6'8"	Swing Simple	
D-R2.1	2'8"	6'8"	Swing Simple	
D-R2.2	2'8"	6'8"	Swing Simple	
D-R2.3	4'6"	6'8"	Slider	
D-R2.4	2'6"	6'8"	Swing Simple	
D-R2.5	2'8"	6'8"	Swing Simple	
D-R2.6	2'6"	6'8"	Pocket Simple	
D-R2.7	2'6"	6'8"	Pocket Simple	
EXD-01	3'0"	6'8"	Swing Simple	
EXD-02	3'0"	6'8"	Swing Simple	
EXD-2.0	3'0"	6'8"	Swing Simple	
EXD-2.1	3'0"	6'8"	Swing Simple	
EXD-3.0	2'6"	7'8"	Swing Simple	
R/EXD-1.0	3'0"	7'8"	Swing Simple	
R/EXD-1.1	6'0"	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-	0.1	3'0"	3'0"	Casement	N/A	N/A
W-	1.0	1'8"	4'10"	Double Hung	-	
W-	1.1	3'0"	2'0"	Fixed Glass	N/A	N/A
W-	1.2	1'6"	3'6"	Double Hung	N/A	N/A
W-	1.3	2'0"	3'6"	Fixed Glass	N/A	N/A
W-	1.4	1'6"	3'6"	Double Hung	N/A	N/A
W-	1.5	2'0"	3'6"	Double Hung	-	N/A
W-	1.6	5'0"	2'0"	Awning	N/A	N/A
W-	1.7	2'6"	4'10"	Double Hung	N/A	N/A
W-	1.8	2'6"	4'10"	Double Hung	N/A	N/A
W-	1.9	2'6"	4'10"	Double Hung	N/A	N/A
W-	1.10	2'6"	4'10"	Double Hung	N/A	N/A
W-	1.11	2'6"	4'10"	Double Hung	N/A	N/A
W-	1.12	1'8"	4'10"	Double Hung	N/A	N/A
W-	1.13	3'0"	4'10"	Double Hung	N/A	N/A
W-	1.14	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	3'0"	2'0"	Fixed Glass	N/A	N/A
W-	2.3	2'5"	5'0"	Double Hung	N/A	N/A
W-	2.4	2'5"	5'0"	Double Hung	N/A	N/A
W-	2.5	2'0"	2'0"	Awning	N/A	N/A
W-	2.6	5'0"	2'0"	Awning	-	
W-	2.7	2'6"	5'0"	Casement	-	
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-	2.10	2'6"	5'0"	Casement	N/A	N/A
W-	2.11	2'6"	5'0"	Casement	N/A	N/A
W-	3.0	2'6"	4'6"	Casement	-	
W-	3.1	2'6"	4'6"	Casement	N/A	N/A
W-	3.2	2'6"	4'6"	Casement	-	N/A
W-	3.3	3'0"	4'0"	Double Hung	N/A	N/A
W-	3.4	3'0"	2'0"	Opening	N/A	N/A
W-	3.5	2'6"	4'0"	Double Hung	N/A	N/A
W-	3.6	2'6"	4'0"	Double Hung	N/A	N/A
W-	R 1.13	3'0"	1'6"	Awning	N/A	N/A
W-	R0.1	5'0"	4'0"	Fixed Glass - No Sash	N/A	N/A
W-	R1.0	2'0"	3'0"	Casement	N/A	N/A
W-	R1.1	3'0"	3'0"	Custom	N/A	N/A
W-	R1.2	2'0"	3'0"	Casement	N/A	N/A
W-	R1.3	2'0"	6'0"	Casement	N/A	N/A
W-	R1.4	3'0"	5'11"	Custom	N/A	N/A
W-	R1.5	2'0"	6'0"	Casement	N/A	N/A
W-	R1.6	2'0"	6'0"	Casement	N/A	N/A
W-	R1.7	3'0"	5'11"	Custom	N/A	N/A
W-	R1.8	2'0"	6'0"	Casement	N/A	N/A
W-	R1.9	2'0"	6'0"	Casement	N/A	N/A
W-	R1.10	3'0"	5'11"	Custom	N/A	N/A
W-	R1.11	2'0"	6'0"	Casement	N/A	N/A
W-	R1.12	2'0"	6'0"	Casement	N/A	N/A
W-	R1.13	3'0"	6'0"	Fixed Glass	N/A	N/A
W-	R1.14	2'0"	6'0"	Casement	N/A	N/A
W-	R2.0	3'0"	2'0"	Awning	N/A	N/A
W-	R2.1	2'0"	6'0"	Casement	N/A	N/A
W-	R2.2	3'0"	5'11"	Custom	N/A	N/A
W-	R2.3	2'0"	6'0"	Casement	N/A	N/A
W-	R2.4	3'0"	2'0"	Custom	N/A	N/A
W-	R2.5	2'0"	6'0"	Casement	N/A	N/A
W-	R2.6	3'0"	5'11"	Custom	N/A	N/A
W-	R2.7	2'0"	6'0"	Casement	N/A	N/A
W-	R2.8	2'0"	6'0"	Casement	N/A	N/A
W-	R2.9	3'0"	5'11"	Custom	N/A	N/A
W-	R2.10	2'0"	6'0"	Casement	N/A	N/A
W-	R2.11	3'0"	2'0"	Awning	N/A	N/A
W-	R2.12	3'0"	2'0"	Awning	N/A	N/A
W-	R2.13	2'0"	6'0"	Casement	N/A	N/A
W-	R2.14	3'0"	5'11"	Custom	N/A	N/A
W-	R2.15	2'0"	6'0"	Casement	N/A	N/A
W-	R3.0	2'0"	5'0"	Casement	N/A	N/A
W-	R3.1	2'0"	5'5"	Casement	N/A	N/A
W-	R3.2	4'0"	5'4"	Custom	N/A	N/A
W-	R3.3	2'0"	5'5"	Casement	N/A	N/A
W-	R3.4	3'0"	2'0"	Awning	N/A	N/A

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Client:

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