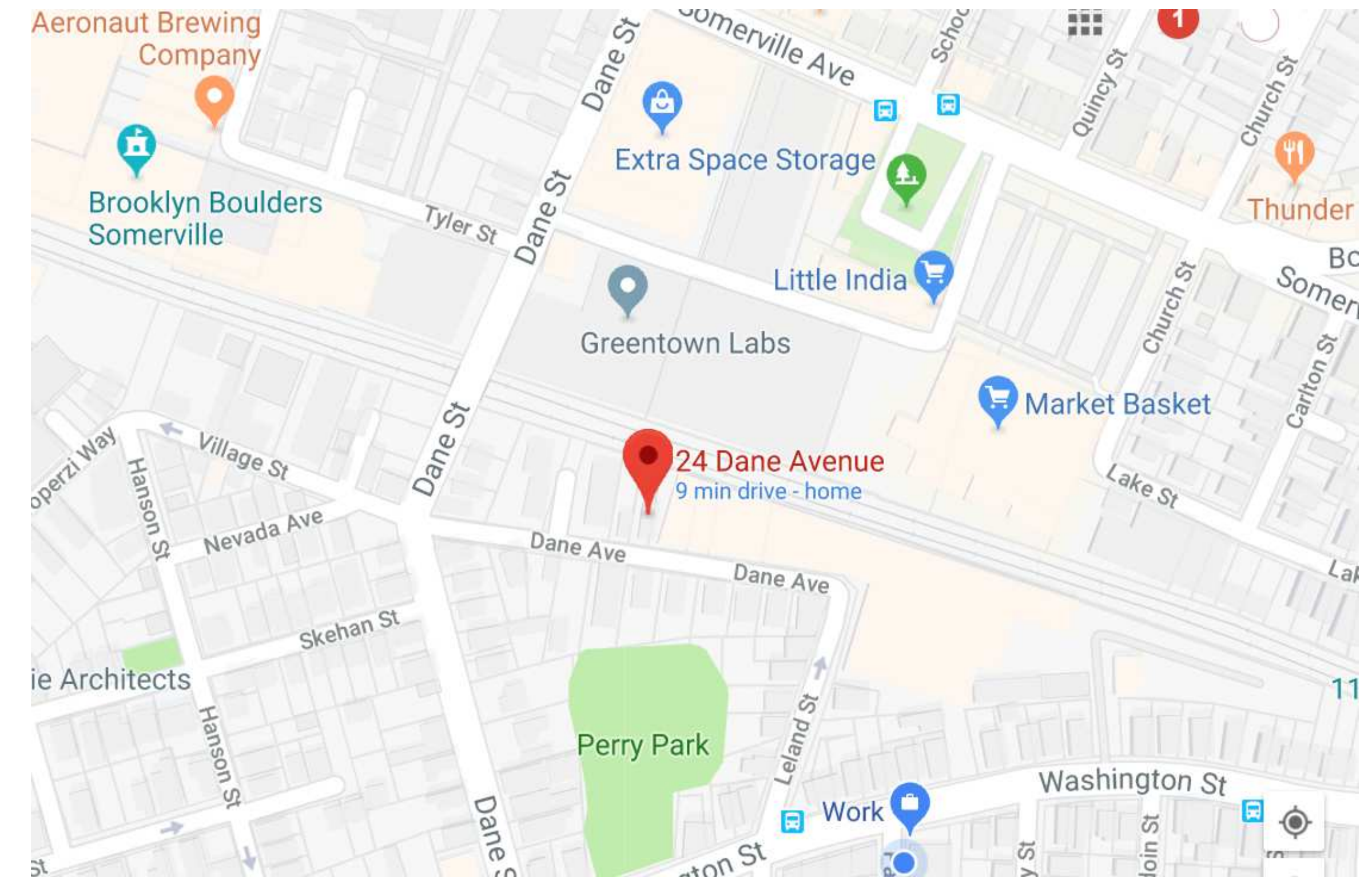


# 24 DANE AVE SOMERVILLE, MA 02143



Zoning Data 24 Dane Ave: Zone RC			
Data	Existing	Proposed	Allowed
A. Use	Single Family Residential	Multi-Family Residential	Multi-Family Residential
B. # of Dwelling Units*	1	3	4
C. Lot Area	3,253	3,253	7,500
D. Lot Area ÷ # of Dwelling Units	3,253	1,084	875
E. Gross Floor Area of Footprints of All Buildings	1,065	1,233	2,277
F. Ground Coverage (E. ÷ C.)	33%	38%	70%
G. Landscaped Area (landscaped area ÷ C.)	67%	62%	25%
H. Pervious Area (pervious area ÷ C.)	67%	62%	
I. Net Floor Area** / *** (sum of all usable square feet)	1,518	3,069	6,506
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.47	0.94	2
K. Building Height	25'-5"	30'	40'
L. Front Yard Setback	8	8	15
M. Rear Yard Setback	51	33	10 (Railway)
N. Side Yard Setback (left when you face property)	5.6	5.6	8
O. Side Yard Setback (right when you face property)	1.4	1.4 Exist 3.0 New	8
P. Street Frontage	27.62'	27.62'	50'
Q. # of Parking Spaces	0	0	
R. # of Bicycle Parking Spaces	0	6	

## 14 January 2019



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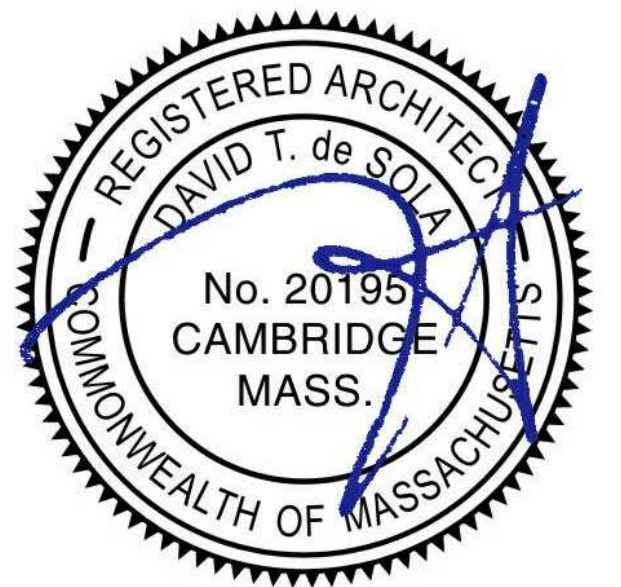
# ABBREVIATIONS

T.O. = TOP OF  
 SM = SIMLAR  
 @ = AT  
 R = AND  
 C.C. = CONCENTER  
 VL = LAMINATED VENEER LUMBER  
 GYW = GYPSUM WALL BOARD  
 DIA = DIAMETER  
 TBO = TO BE DETERMINED  
 STD = STANDARD  
 TYP = TYPICAL  
 S.S. = STAINLESS STEEL  
 F.F. = FINISH FLOOR  
 A.F.F. = ABOVE FINISH FLOOR  
 P.T. = PRESSURE TREATED  
 GA = GAUGE  
 C = CENTERLINE  
 & = AND  
 < = ANGLE  
 @ = AT  
 CL = CENTERLINE  
 L = LAMINATE  
 # = DIAMETER OR ROUND  
 (E) = EXISTING  
 # = NUMBER OR ROUND  
 + = PLUS OR MINUS  
 < = LESS THAN  
 > = GREATER THAN  
 <= = LESS THAN OR EQUAL TO  
 >= = GREATER THAN OR EQUAL TO  
 ACOS. = ACROUSTICAL  
 ACC. = ACCESSORY  
 AD. = AREA DRAWN  
 ADJ. = ADJUSTABLE  
 A.F.F. = ABOVE FINISHED FLOOR  
 AGGR. = AGGREGATE  
 AL. = ALUMINUM  
 APPRX. = APPROXIMATE  
 ARCH. = ARCHITECTURAL  
 ASPR. = ASPHALT  
 RD. = ROAD  
 BTM = BOTTOM  
 BLDG. = BUILDING  
 BK. = BOOK  
 BRG. = BRIDGING  
 BAL. = BEAM  
 BOT. = BOTTOM  
 CAB. = CABINET  
 C.B. = CATCH BASIN  
 CEM. = CEMENT  
 CER. = CERAMIC  
 C.I. = CAST IRON  
 C.I.P. = CAST IN PLACE  
 C.I. = CONTROL JOINT  
 CLO. = CLOSET  
 CGL. = CEILING  
 CGL. = CEILING  
 CLR. = CLEAR  
 C.M. = CONCRETE MASONRY UNIT  
 CNTN. = COUNTER  
 COL. = COLUMN  
 CONC. = CONCRETE

# GENERAL NOTES

- Contractor shall perform work in accordance with the Contract Plans and Specifications.
  - The Contractor shall field verify all measurements and conditions shown on the drawings prior to commencing work, and shall notify the architect of any discrepancies immediately.
  - The Contractor shall build according to the drawings. Any considered changes shall be presented to the Architect for review and approval prior to construction. Any unauthorized changes to the approved drawings shall be removed and replaced at the Contractor's expense.
  - The Contractor is responsible for all means and methods of temporary shoring, bracing, or otherwise protecting any portion of the structure, site and utilities from damage during construction.
  - All work and procedures shall comply with applicable and current codes, regulations, ordinances, and requirements or authorities having jurisdiction, including accessibility guidelines where applicable. Communication concerning same with local governing / permit issuing inspectors is the responsibility of the Contractor.
  - All dimensions are to face of finish unless noted otherwise.
  - Contractor shall notify Architect and Engineer of any walls to be demolished, prior to commencing demolition. All walls to be demolished shall be exposed to reveal framing. Engineer shall inspect and determine if any structural requirements are necessary.
- OWNER-CONTRACTOR AGREEMENT
  - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
  - CONSTRUCTION DRAWINGS
  - ADDENDA/BULLETINS
  - MODIFICATIONS
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS AIA DOCUMENTS A201, 2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
  - DEFINITIONS:
    - ACCEPTED: AS ACCEPTED BY THE ARCHITECT
    - ACCEPTED EQUAL: AS ACCEPTED BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY, UTILITY, AND APPEARANCE.
    - AS APPLICABLE: AS APPROPRIATE FOR THE PARTICULAR CONDITION CIRCUMSTANCE, OR SITUATION.
    - AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
    - DIRECTED: AS INSTRUCTED BY THE ARCHITECT IN WRITING.
    - SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT, SUBJECT TO THE ARCHITECT'S ACCEPTANCE.
    - TYPICAL: IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE INDICATED
    - SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
    - FURNISH: SUPPLY ONLY; OTHERS WILL INSTALL.
    - INSTALL: INSTALL ITEMS FURNISHED BY OTHERS.
    - PROVIDE: FURNISH AND INSTALL.
  - DIMENSIONING RULES:
    - HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH TO FACE OF FINISH, AND INCLUDE FINISH MATERIALS, U.O.N.
    - DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.
    - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED +/-.
    - DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.
    - VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
    - DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
    - DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.
  - IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE ARCHITECT AS TO INTENT AND EXECUTION.
  - THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILINGS OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.
  - OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR A COMPLETE JOB.
  - WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGNBUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS.
  - DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.
  - THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
  - INFORMATION RELATED TO EXISTING LANDSCAPING, SITE AND GRADING CONDITIONS GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM OWNER-PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED. DRAWINGS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
  - PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR AND EVALUATE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO FURNISH EQUIPMENT, MATERIALS, LABOR, AND SERVICES AS NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
  - INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
  - DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
  - SUBMIT THE FOLLOWING FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING OR FABRICATION (REFER TO NOTES ON OTHER SHEETS FOR SPECIFIC SUBMITTAL REQUIREMENTS):
    - CARPET SEAMING DIAGRAM AND FINISH SAMPLES
    - MILLWORK SHOP DRAWINGS
    - DOOR, GLAZING, & HARDWARE MFG. DATA AND SHOP DRAWINGS
  - MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY. AT ALL TIMES CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

- PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.
- COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES, AS NECESSARY.
- SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER.
- COORDINATE WITH OWNER FOR LIMITS OF WORK.
- COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.
- OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.
- THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AND SHALL DIRECT AND SCHEDULE THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, CODE COMPLIANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
- PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- PROVIDE APPROPRIATE AND PROPER EQUIPMENT, TOOLS, AND MATERIALS FOR THE SAW-CUTTING AND CORE-DRILLING OF CONCRETE AS REQUIRED, INCLUDING APPROPRIATE LUBRICANT MATERIAL.
- WHEREVER THE ABBREVIATION OR ACRONYM IS SPECIFIED, IT SHALL BE UNDERSTOOD TO MEAN THE FULL NAME OF THE RESPECTIVE ORGANIZATION, AS FOLLOWS:
  - AIA = AMERICAN INSTITUTE OF ARCHITECTS
  - ANSI = AMERICAN NATIONAL STANDARDS INSTITUTE
  - ASTM = AMERICAN SOCIETY FOR TESTING AND MATERIALS
  - AWI = ARCHITECTURAL WOODWORK INSTITUTE
  - MBC=Massachusetts BUILDING CODE
  - ICC = INTERNATIONAL CODE CONFERENCE
  - IBC = INTERNATIONAL BUILDING CODE
  - IMC = INTERNATIONAL MECHANICAL CODE
  - IPC = INTERNATIONAL PLUMBING CODE
  - NEC = NATIONAL ELECTRICAL CODE
  - NFPA = NATIONAL FIRE PROTECTION AGENCY
  - UL = UNDERWRITER'S LABORATORIES
- SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSPEOPLE, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED.
- THE ARCHITECT RESERVES THE RIGHT TO ACCEPT MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
- ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.
- WHERE SIZE, CAPACITY, MODEL, STYLE, OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES, OR MATERIALS OF SIZE, QUALITY, AND UTILITY WHICH WILL MEET APPLICABLE CODE REQUIREMENTS AND WHICH WILL ADEQUATELY SERVICE THE VARIOUS BUILDING FACILITIES AS REQUIRED. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED & OPERATED ACCORDING TO MFG. MAINTENANCE SCHEDULES & RECOMMENDATIONS. MINIMIZE NOISE & EXHAUST EMISSIONS (PARTICULARLY CARBON & NITROGEN OXIDES).
- CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.
- REFER TO INDIVIDUAL DRAWING SHEETS FOR ADDITIONAL NOTES.
- AT END OF JOB CLEAN ALL SURFACES EXPOSED TO VIEW. REMOVE TEMPORARY LABELS, STAINS AND FOREIGN MATERIALS. POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.
- PRIOR TO APPLICATION FOR FINAL PAYMENT SUBMIT TO ARCHITECT COPIES OF ASBULTS FOR ALL TRADES, ALL WARRANTIES (1 YEAR MIN.), OPERATIONS MANUALS, MAINTENANCE INSTRUCTIONS, CERTIFICATE OF OCCUPANCY (OR QUIVALENT DOCUMENT ISSUED BY GOVERNING AGENCY) COPIES OF ALL SIGNED-OFF PERMITS AND INSPECTIONS, ETC.
- PRIOR TO MOVE-IN CONTRACTOR TO HOLD COMMISSIONING MEETING WITH TENANT AND OWNER'S REPRESENTATIVES TO REVIEW OPERATION PROCEDURES FOR ALL BUILDING SYSTEMS
- NOTATIONS, MODEL NUMBERS AND OTHER REFERENCES TO BUILDING COMPONENTS AND OR SYSTEMS ARE GENERAL REFERENCES AND ARE NOT INTENDED TO BE EXHAUSTIVE OR DEFINE ALL COMPONENT PIECES REQUIRED FOR A FULLY FUNCTIONING AND COMPLETE INSTALLATION. CONTRACTOR TO REVIEW AND COORDINATE SPECIFIED COMPONENTS TO PROVIDE FULLY FUNCTIONING AND COMPLETE ASSEMBLIES THAT MEET ALL CODE REQUIREMENTS.
- SUBMIT THE FOLLOWING ITEMS PRIOR TO ARCHITECT'S APPROVAL OF FINAL PAYMENT:
  - MANUFACTURER'S WARRANTIES IN OWNER'S NAME
  - GC WARRANTY
  - CERTIFICATES OF EQUIPMENT MAINTENANCE AGREEMENTS
  - CERTIFICATE OF FINAL OCCUPANCY SIGNED AND APPROVED
  - EVIDENCE OF BUILDERS RISK INSURANCE TO OWNERS GENERAL LIABILITY POLICY
  - AS-BUILT PLANS AND SPECIFICATIONS
  - O & M MANUALS
  - SIGNED OFF PUNCHLIST SHOWING ALL ITEMS ARE COMPLETE
  - COPIES OF FINAL BUILDING PERMIT SIGN-OFF
  - COMMISSIONING REPORT
  - AIR BALANCING REPORTS
  - EXTRA STOCK, SPARE PARTS AND SPECIAL TOOLS TURNED OVER TO OWNER
  - CONSENT OF SURETY FOR FINAL PAYMENT (AIA G707) (IF ANY)
  - AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS (AIA G706)
  - EVIDENCE OF COMPLETION OF OWNER TRAINING ON BUILDING SYSTEMS
  - TURNOVER OF CONSTRUCTION KEYS AND KEY SCHEDULE



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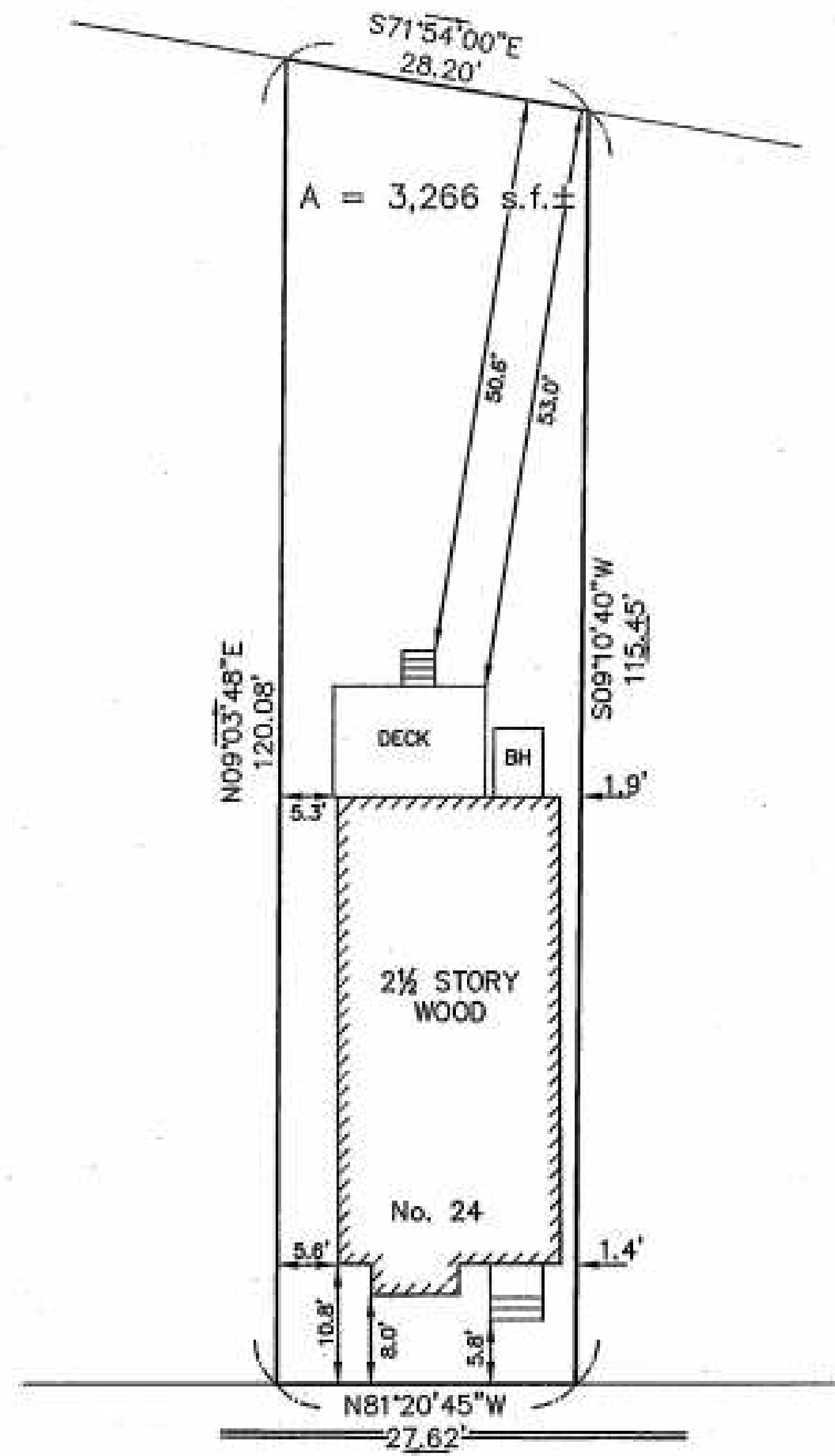
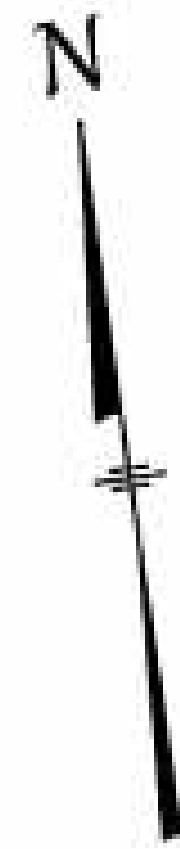
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## 24 Dane Ave Residential Project

No.	Description	Date

## General Notes and Abbreviations

Project number 214101	A0.1
Date 14 Jan 2019	
Drawn by DdS	
Checked by DdS Scale	

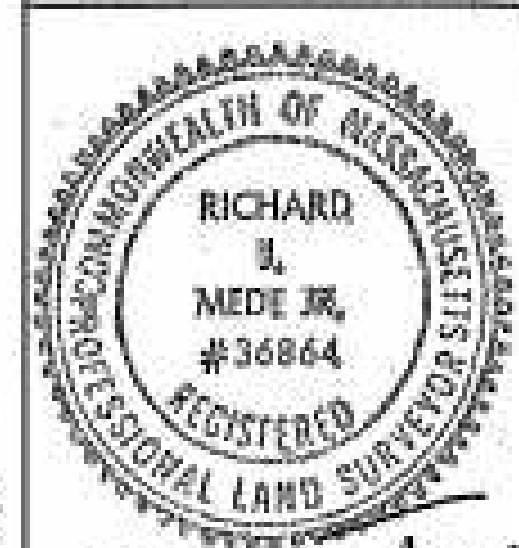


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
 RICHARD J. MEDE JR., P.L.S. DATE: 07/07/2018



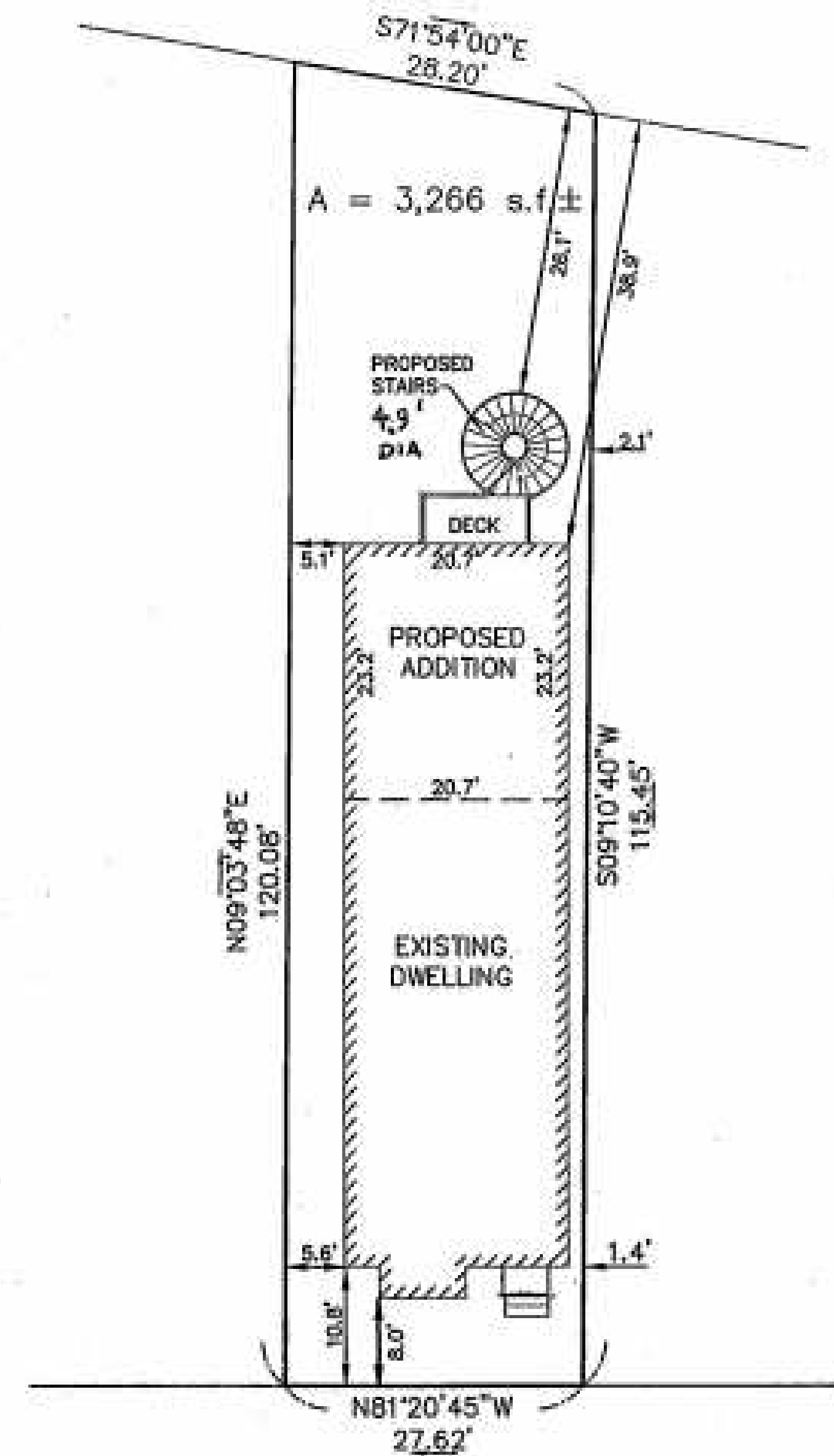
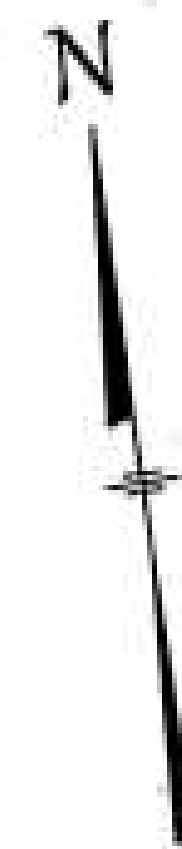
PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 70707 PG 202

DATE: JULY 7, 2018


FILE No. 20140

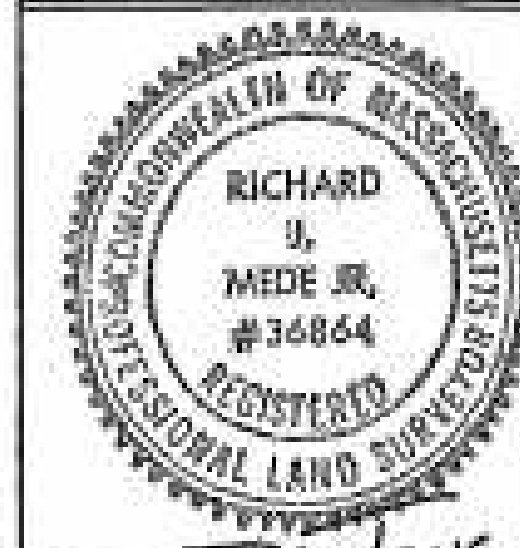


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
 RICHARD J. MEDE JR., P.L.S. DATE: 07/09/2018



PROPOSED  
 PLOT PLAN OF LAND  
 24 DANE AVENUE  
 SOMERVILLE, MA.

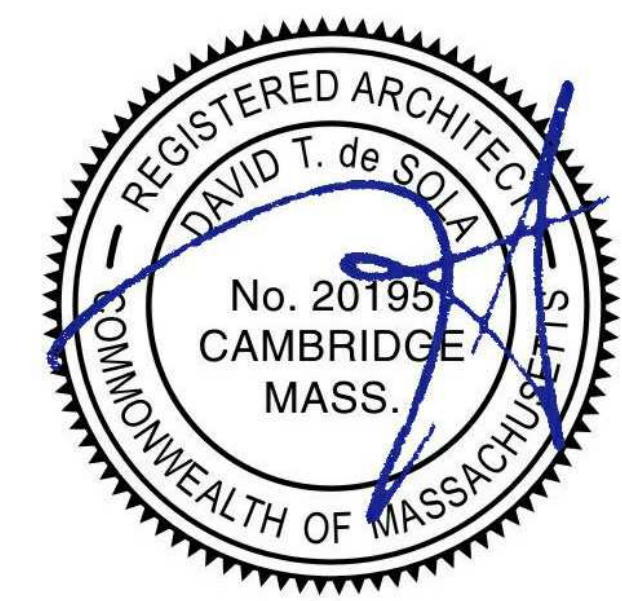
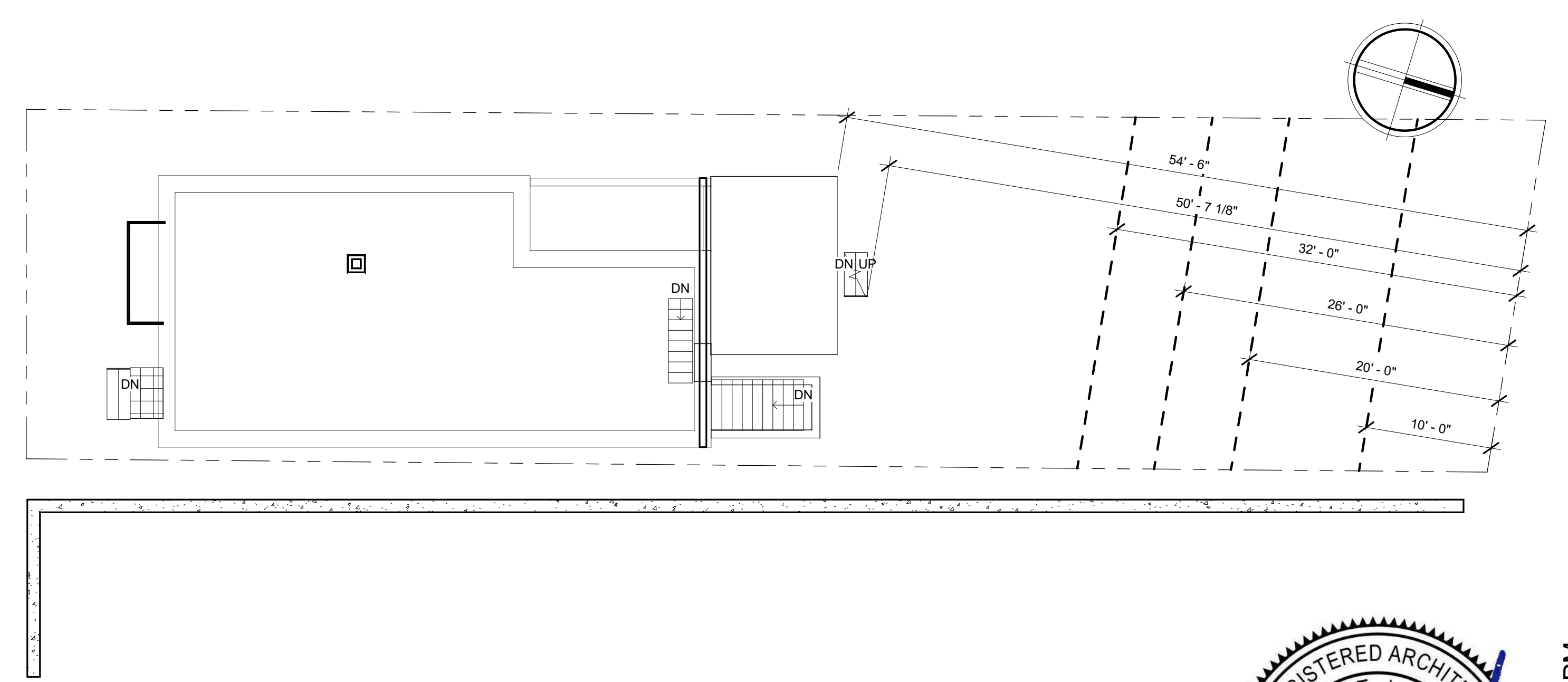
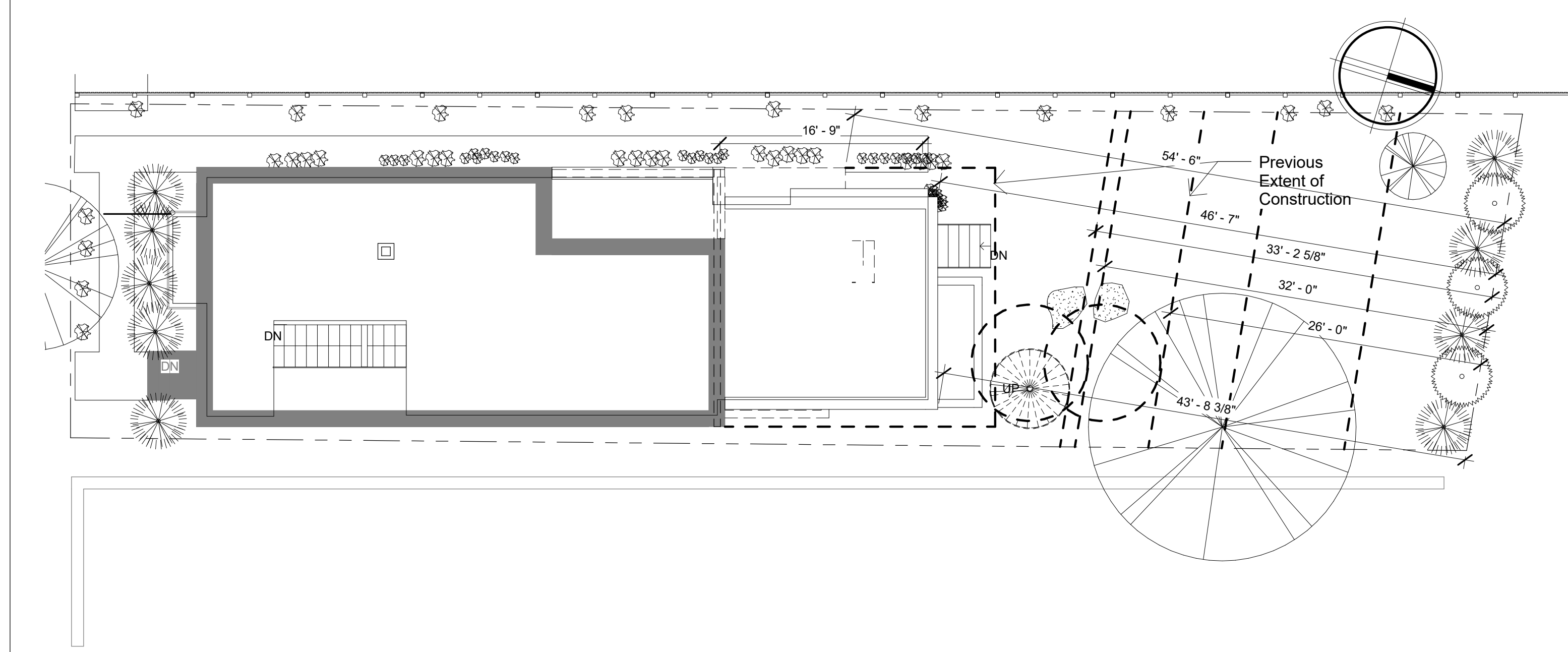
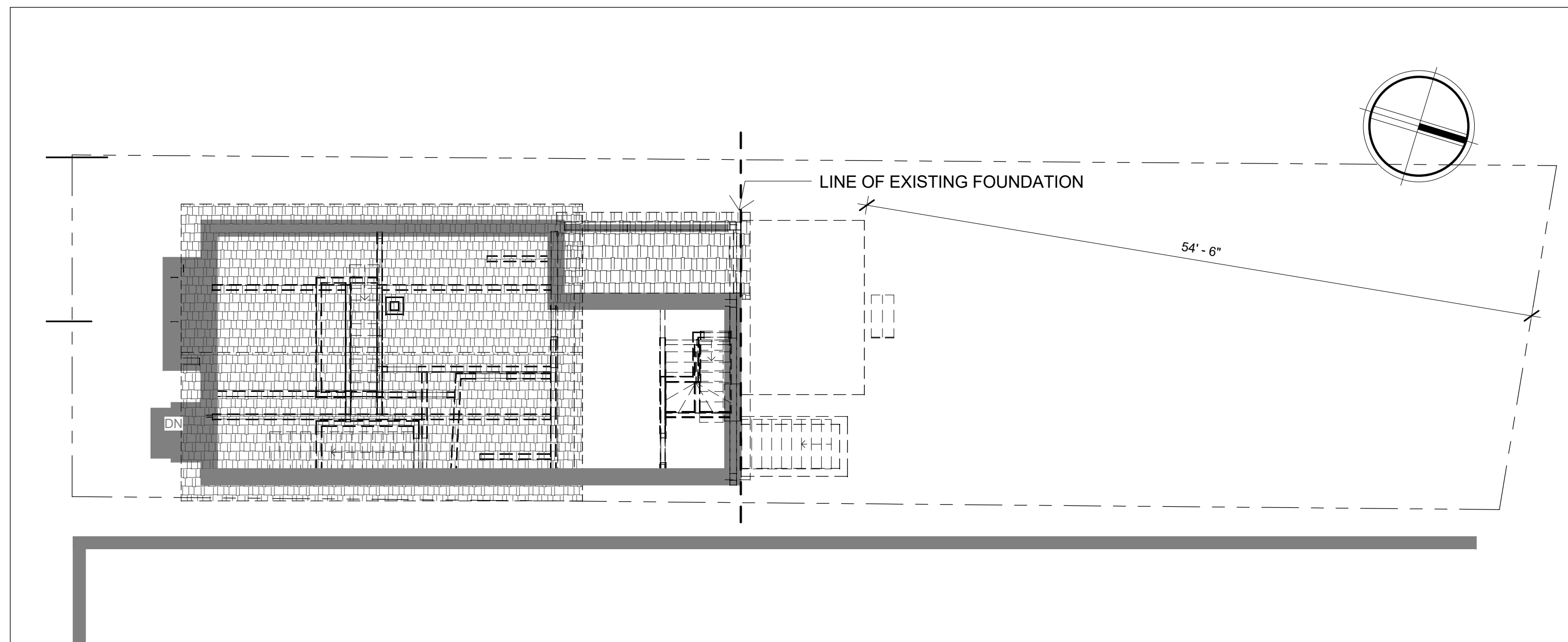
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 781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 70707 PG 202

DATE: JULY 9, 2018

FILE No. 20140



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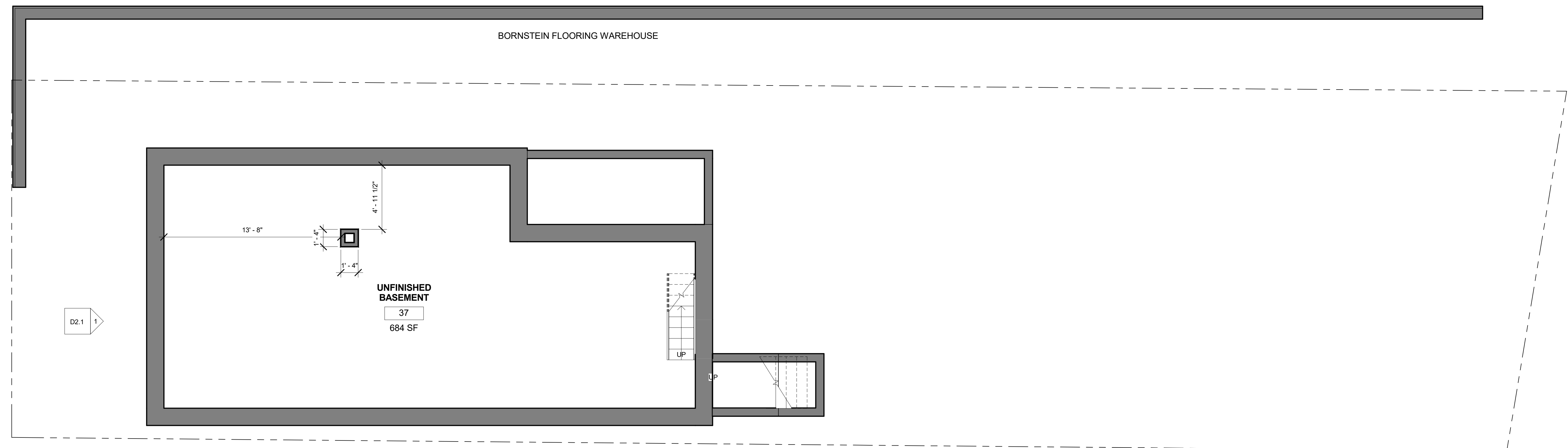
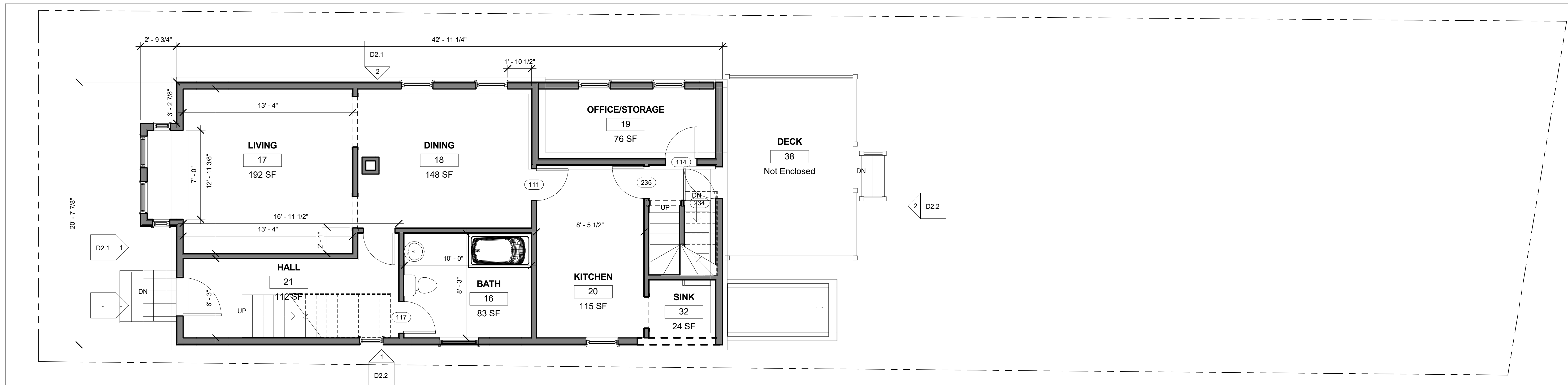
**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Site Plan**

Project number 214101  
Date 14 Jan 2019  
Drawn by DdS  
Checked by Checker Scale 1/8" = 1'-0"

**L1.1**



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**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Existing First and Basement**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by DdS  
 Checked by DdS Scale 1/4" = 1'-0"

D0.1



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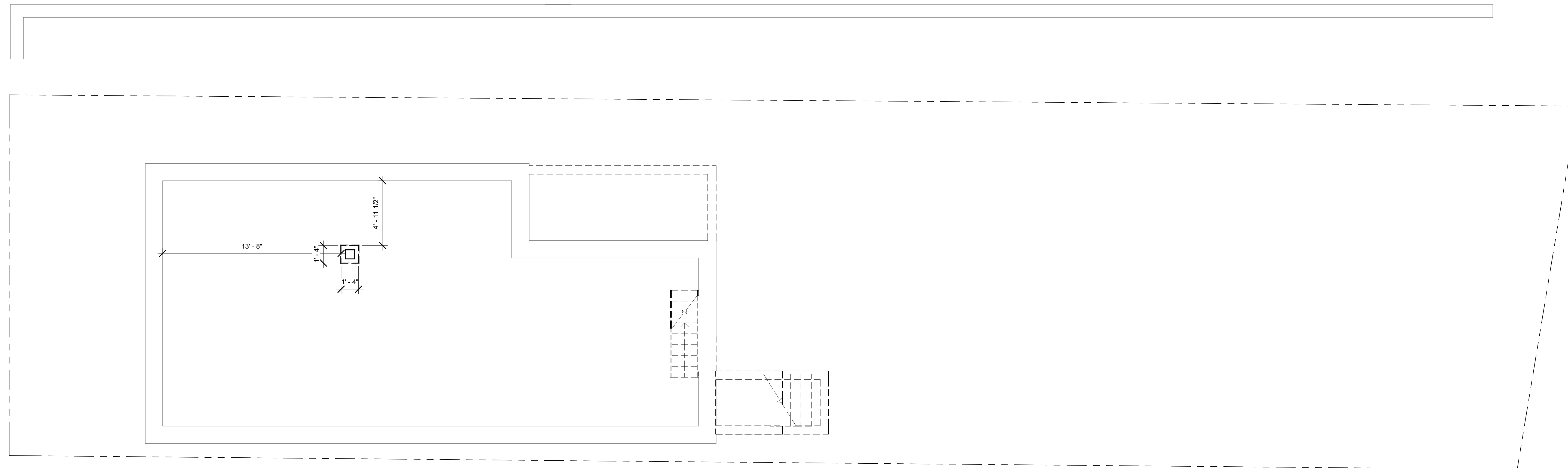
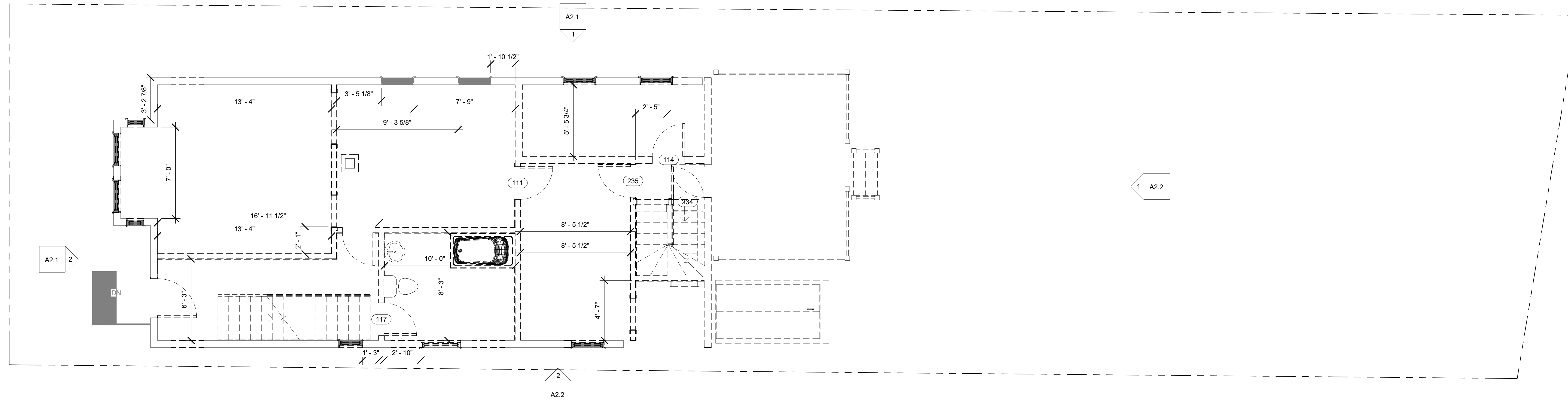
**3 i v e** ARCHITECTURE  
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## 24 Dane Ave Residential Project

No.	Description	Date

**Existing Second and Third**

Project number 214101	<b>D0.2</b>
Date 14 Jan 2019	
Drawn by DdS	
Checked by DdS Scale 1/4" = 1'-0"	



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**3 i v e**  
 ARCHITECTURE  
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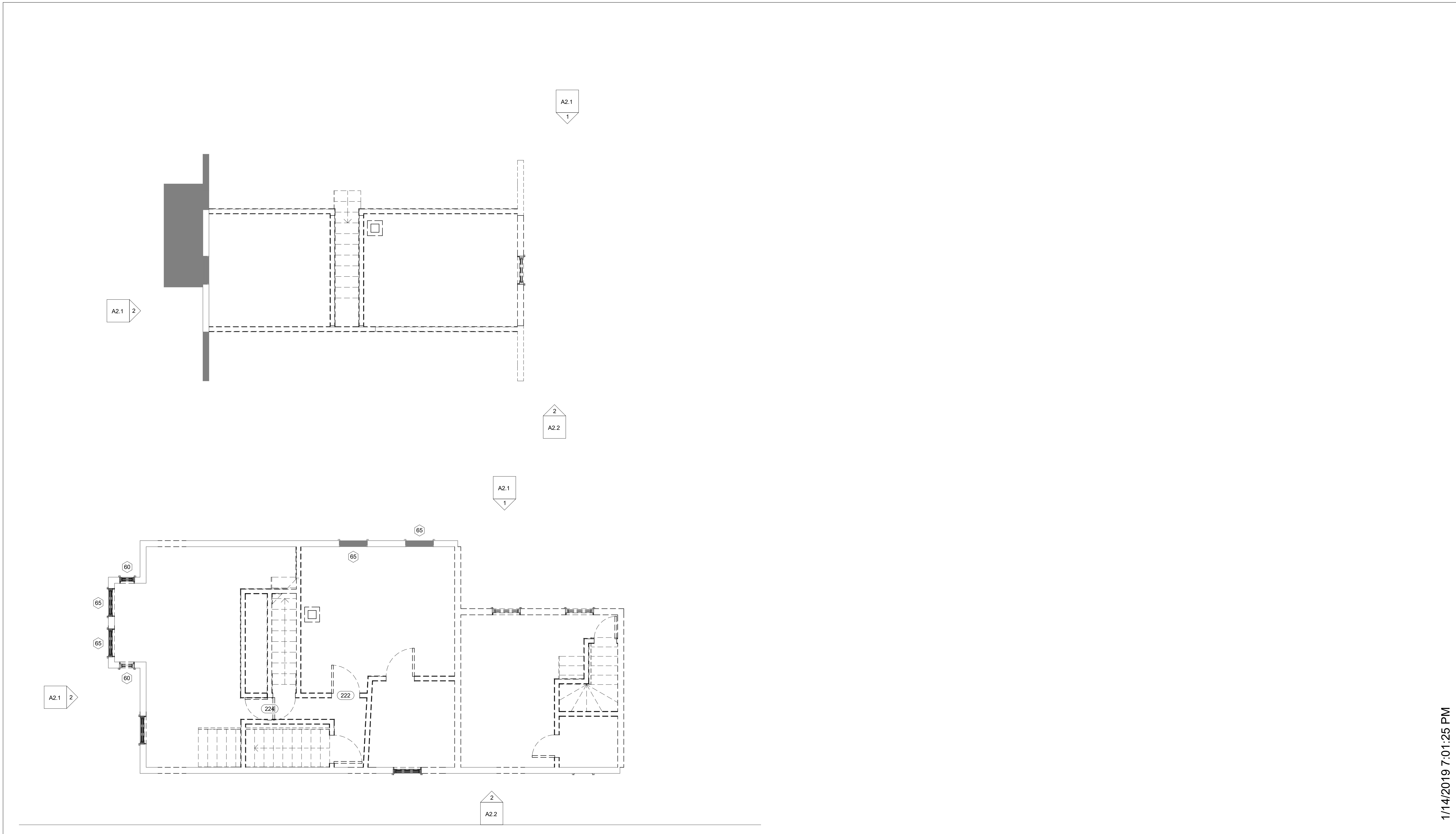
**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Demo Basement and First Floor**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 1/4" = 1'-0"

**D1.1**



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**3 i v e**  
 ARCHITECTURE  
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**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Second and Third Floor Demo**

Project number 214101	<b>D1.2</b>
Date 14 Jan 2019	
Drawn by Author	
Checked by Checker Scale 1/4" = 1'-0"	





1/14/2019 7:01:26 PM

**3** i v e  
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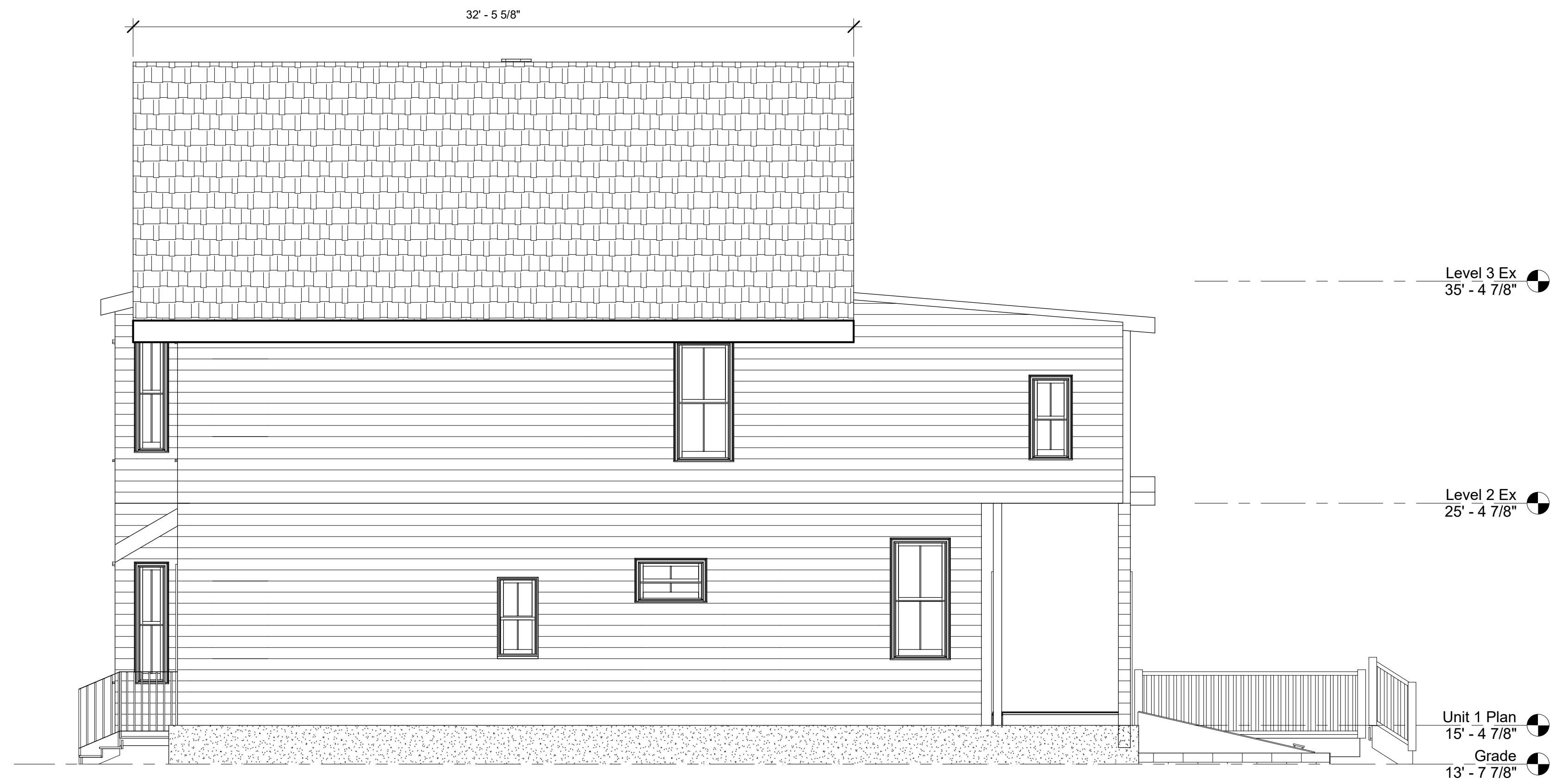
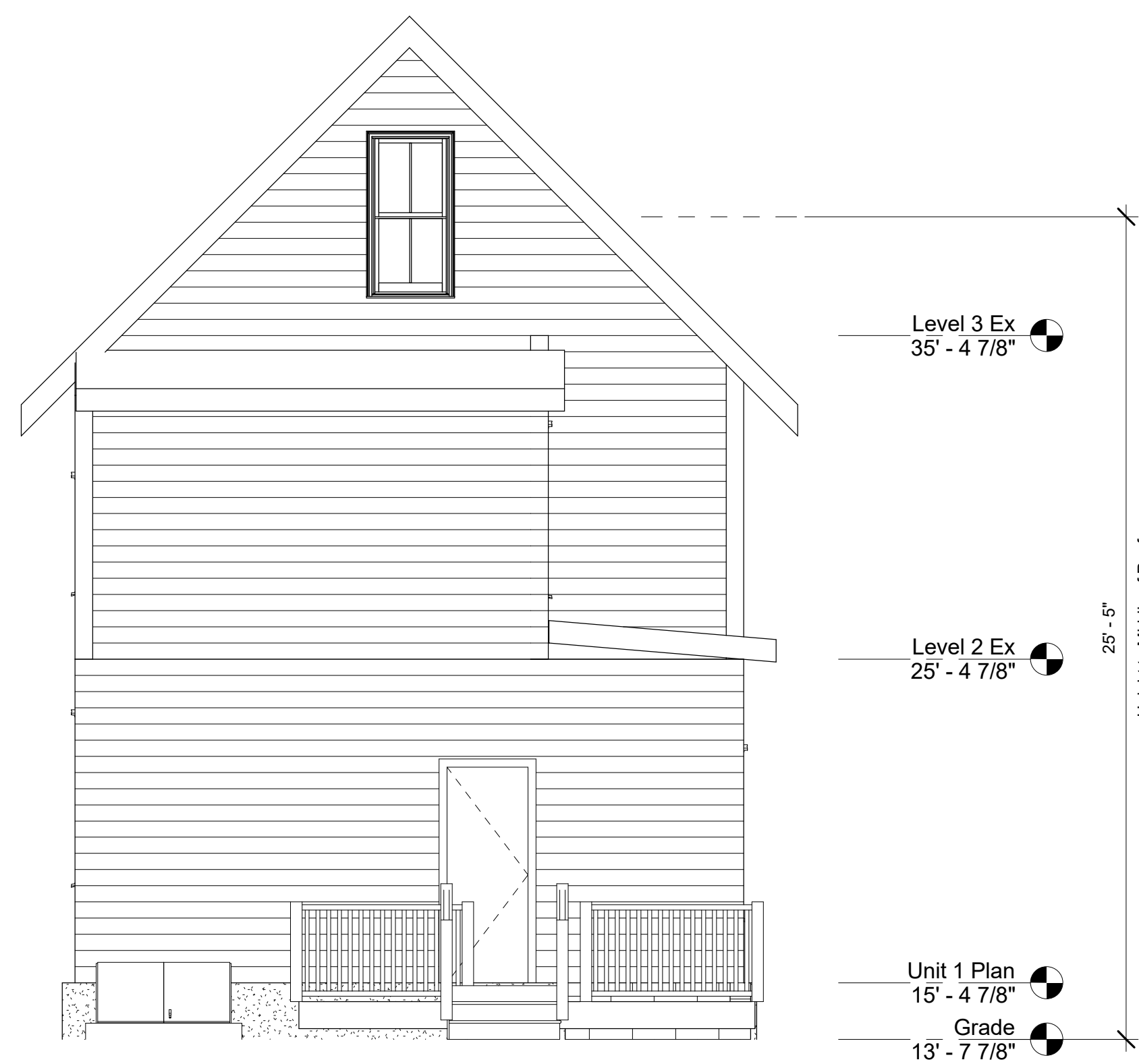
**24 Dane Ave  
 Residential Project**

No.	Description	Date

**Existing Elevations**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 1/4" = 1'-0"

**D2.1**



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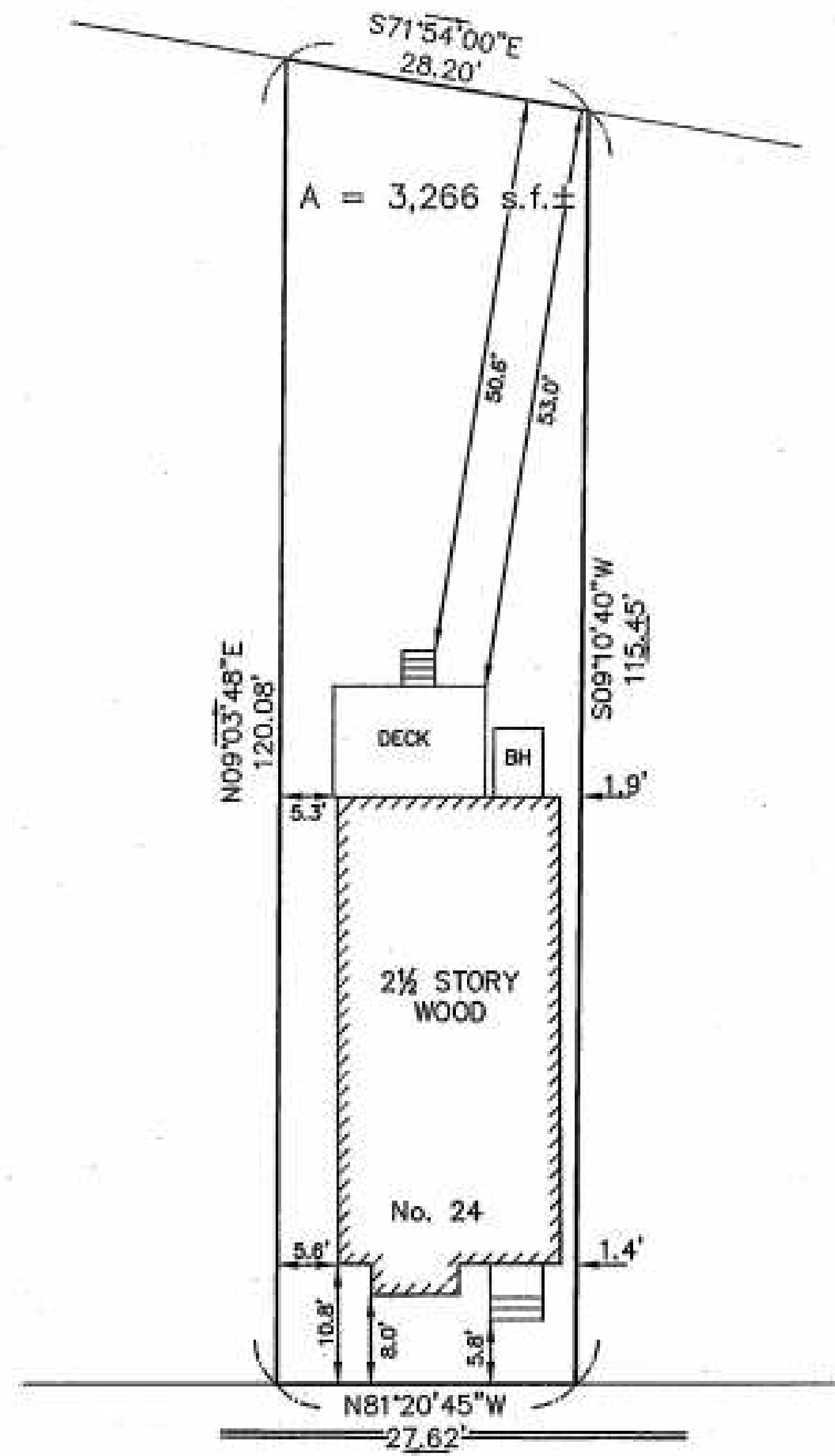
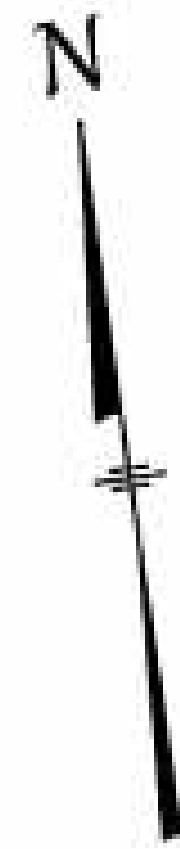
**24 Dane Ave  
Residential Project**

No.	Description	Date

**Existing Elevations**

Project number 214101  
Date 14 Jan 2019  
Drawn by Author  
Checked by Checker Scale 1/4" = 1'-0"

**D2.2**

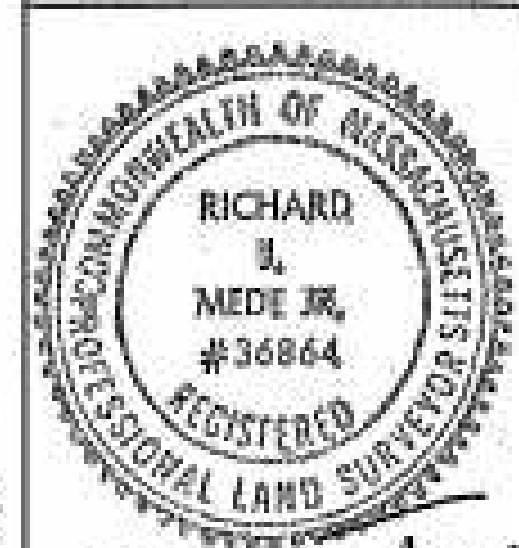


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
 RICHARD J. MEDE JR., P.L.S. DATE: 07/07/2018



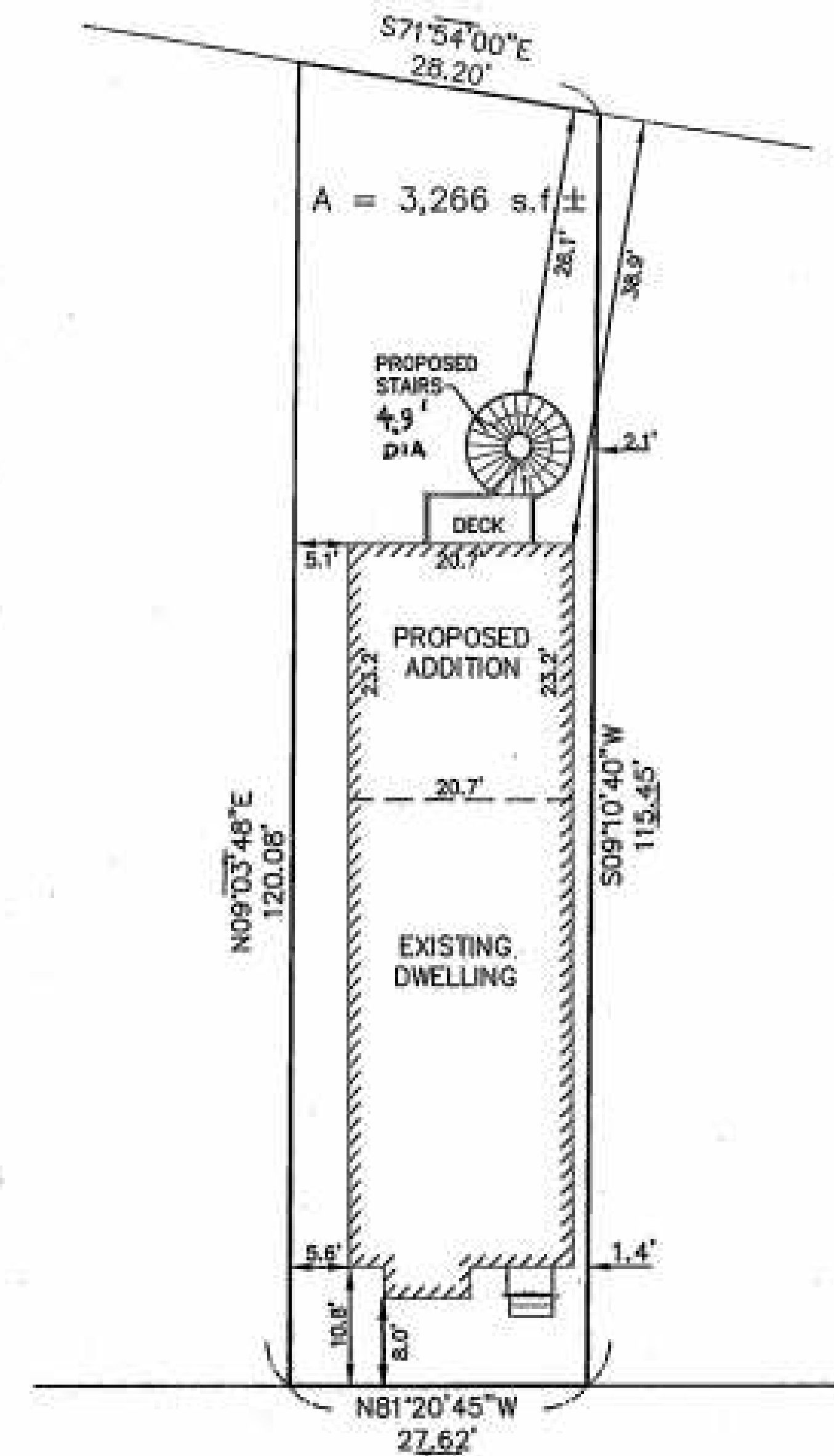
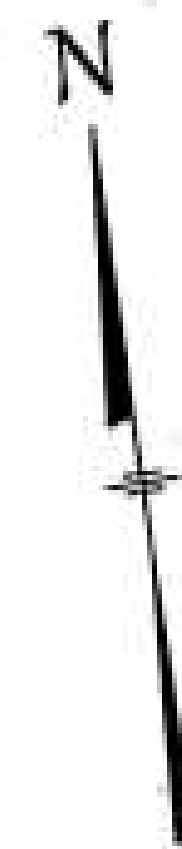
PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 70707 PG 202

DATE: JULY 7, 2018


FILE No. 20140

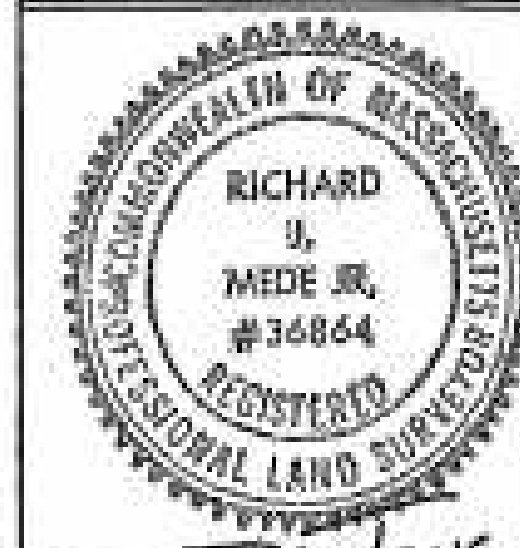


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
 RICHARD J. MEDE JR., P.L.S. DATE: 07/09/2018



PROPOSED  
 PLOT PLAN OF LAND  
 24 DANE AVENUE  
 SOMERVILLE, MA.

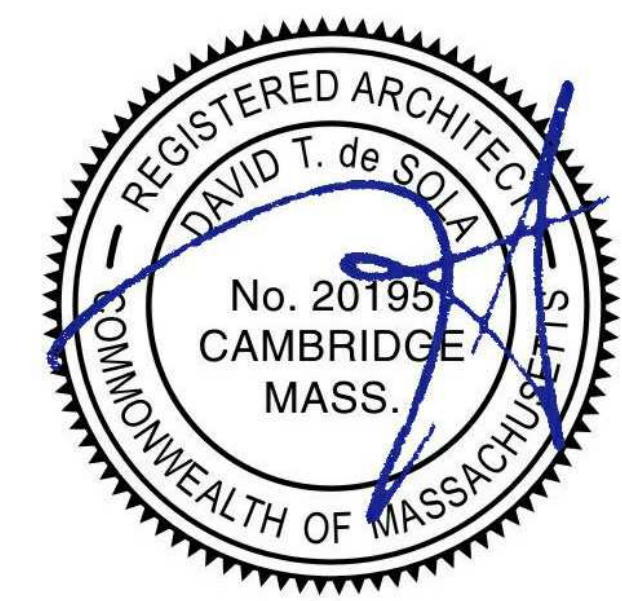
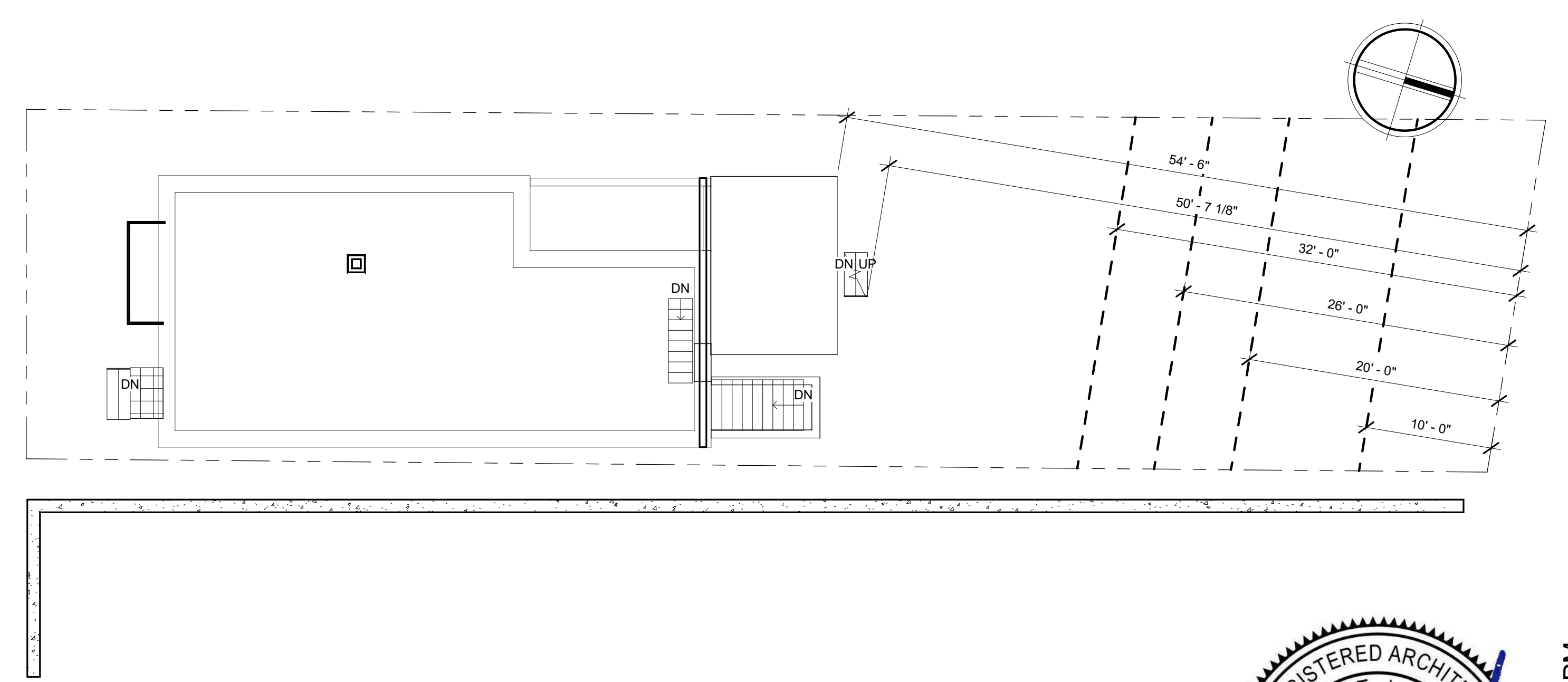
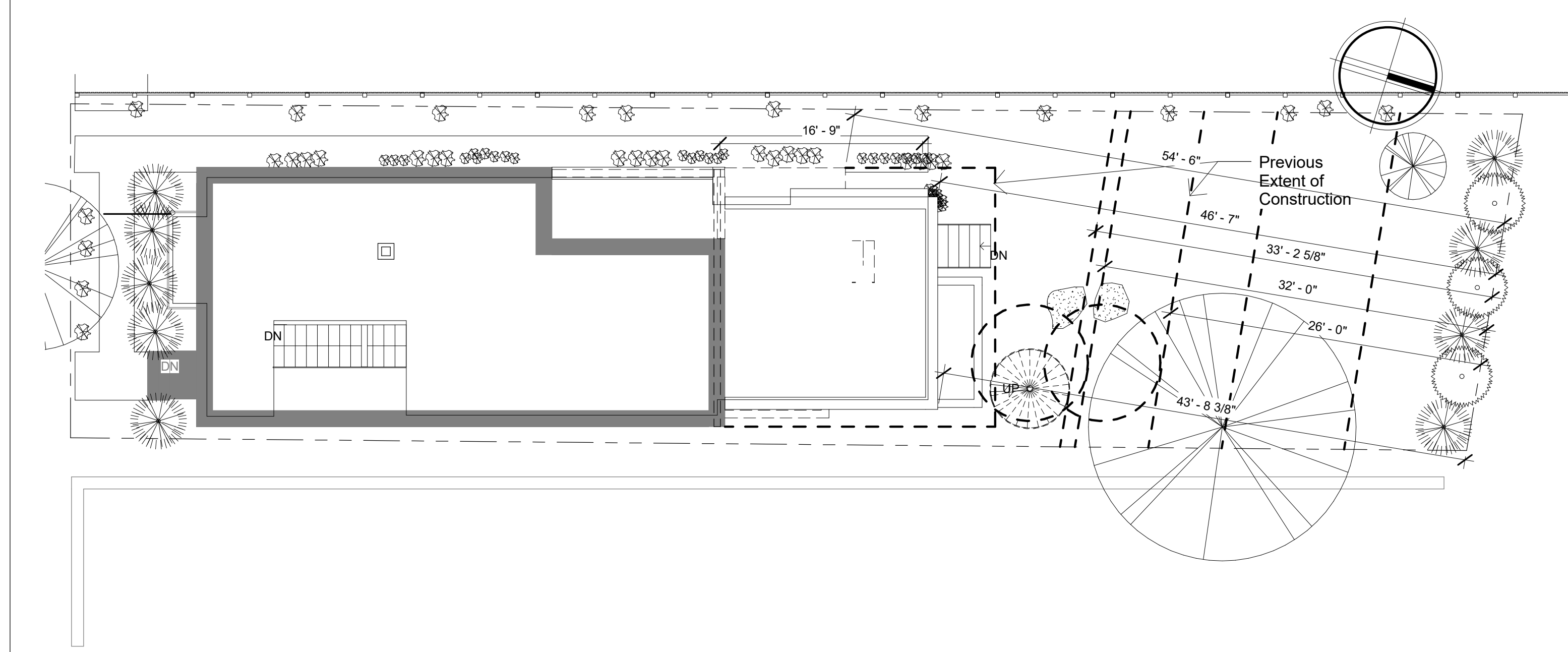
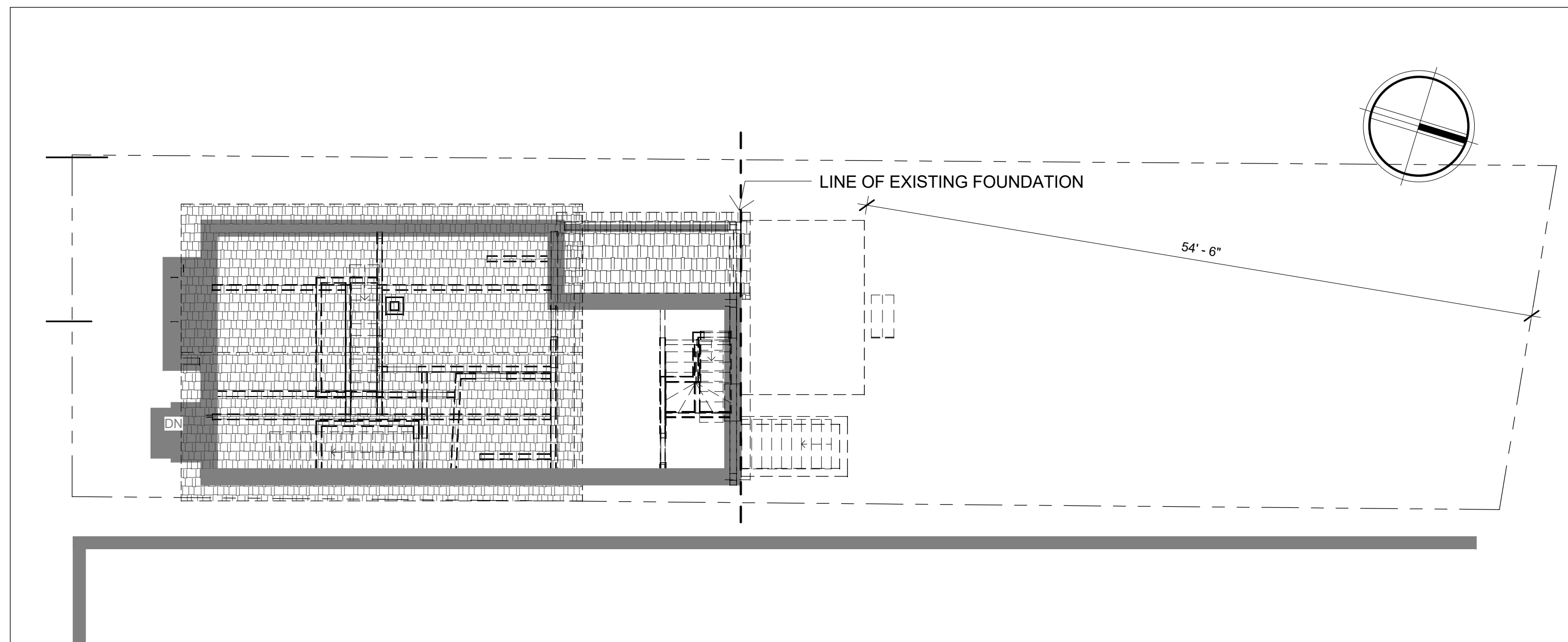
PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 70707 PG 202

DATE: JULY 9, 2018

FILE No. 20140



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**24 Dane Ave**

**Residential Project**

No.	Description	Date

**Site Plan**

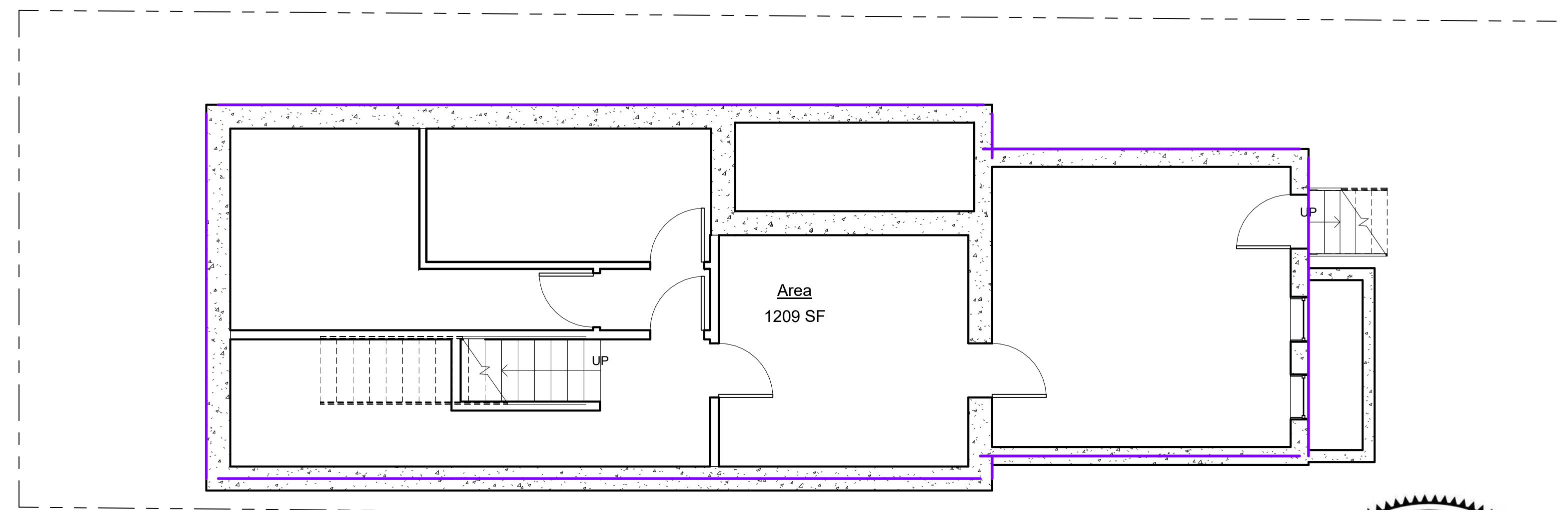
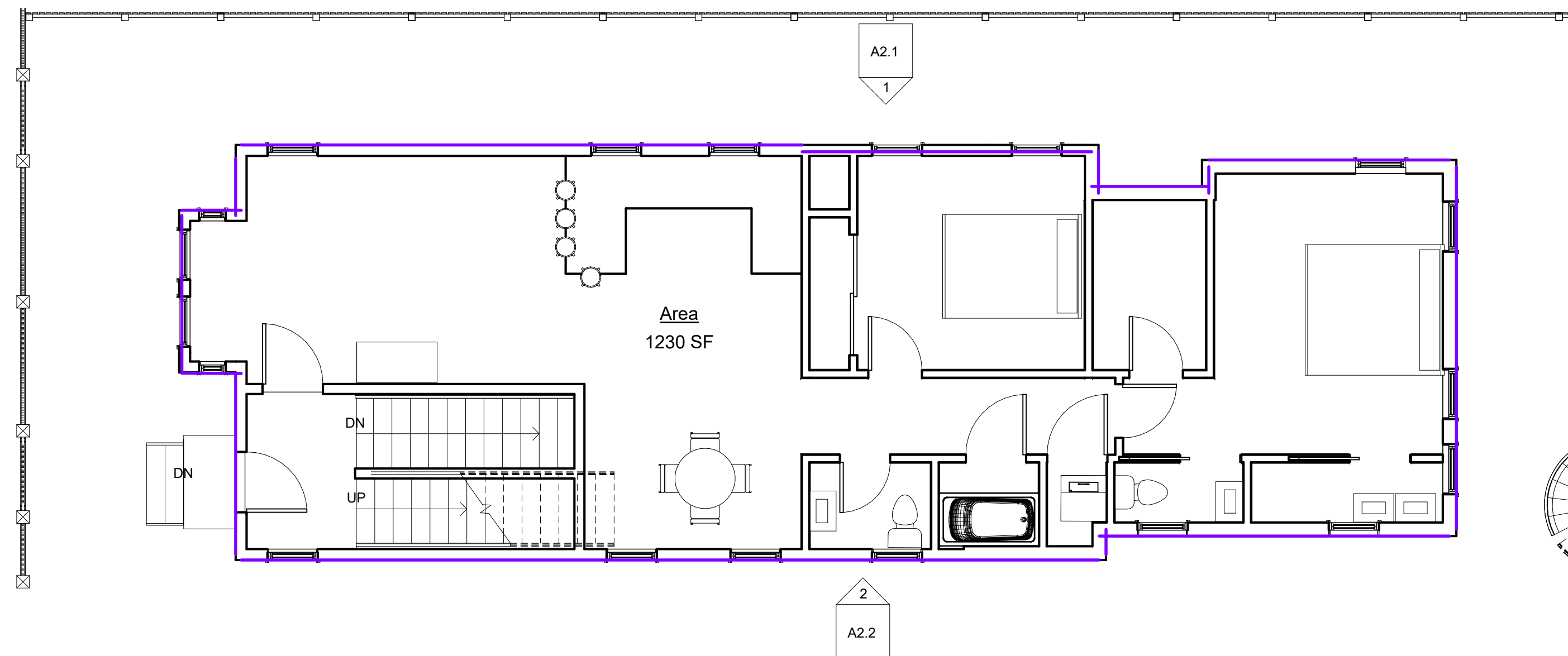
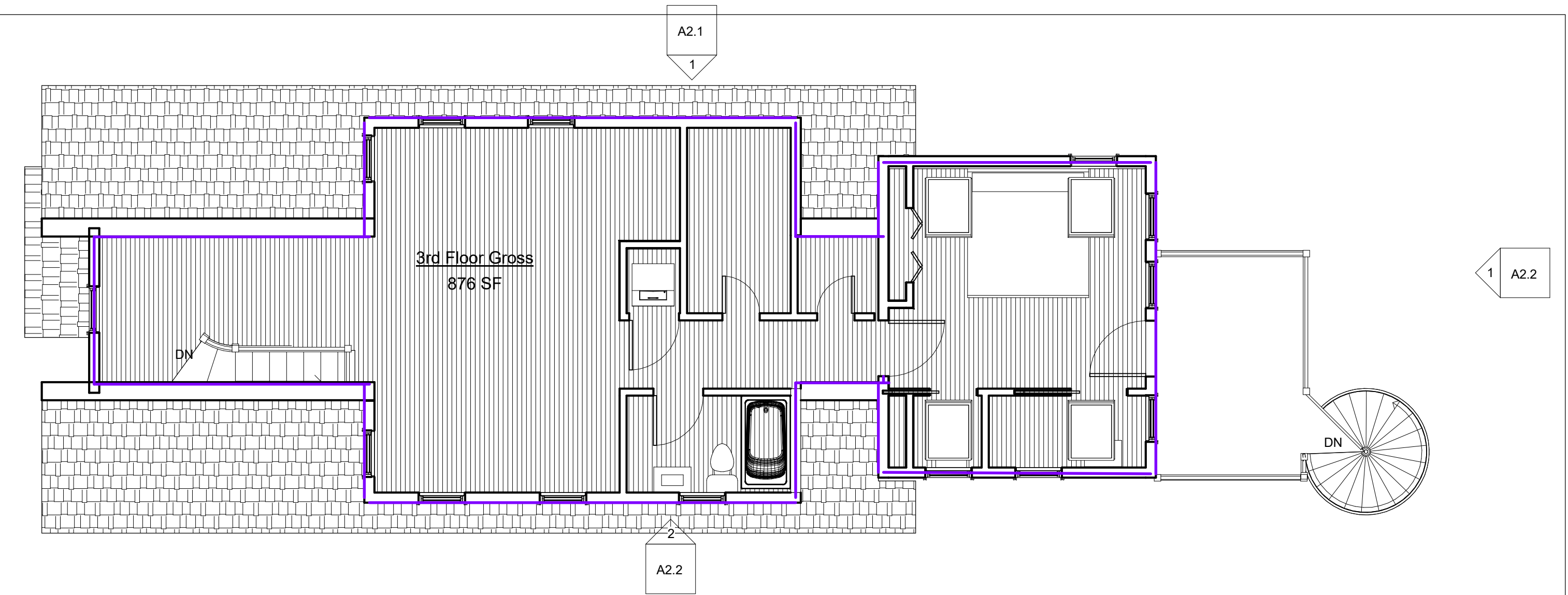
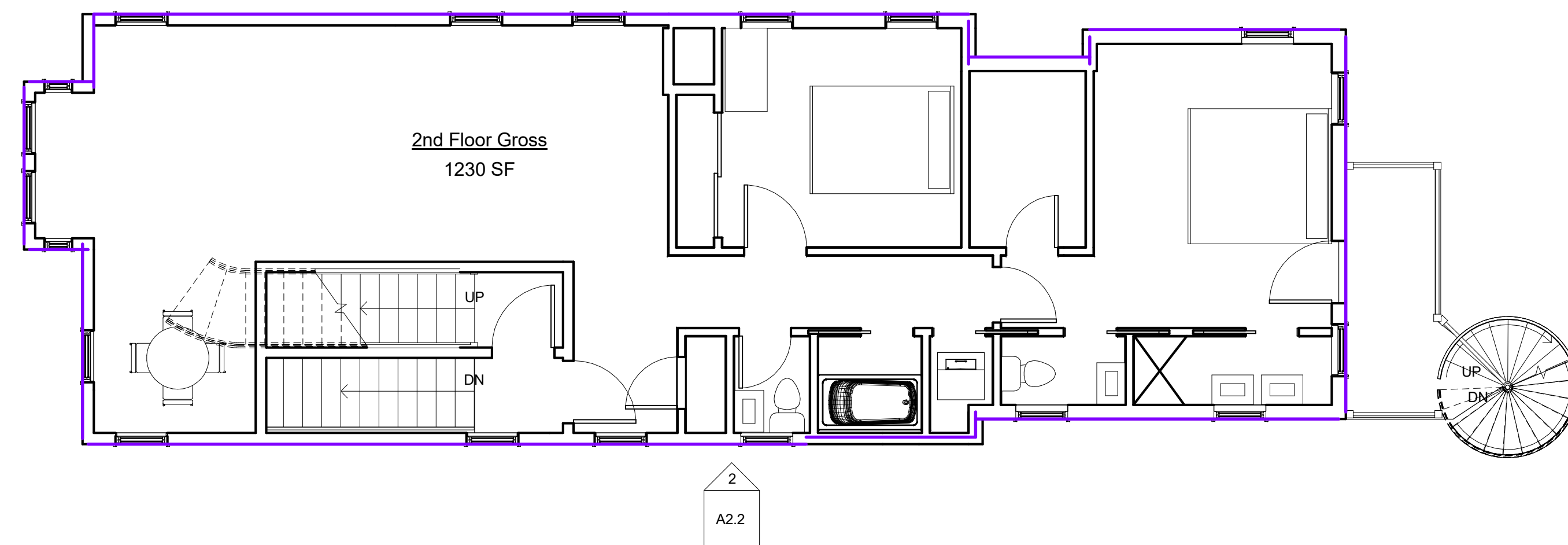
Project number 214101

Date 14 Jan 2019

Drawn by DdS

Checked by Checker Scale 1/8" = 1'-0"

**L1.1**



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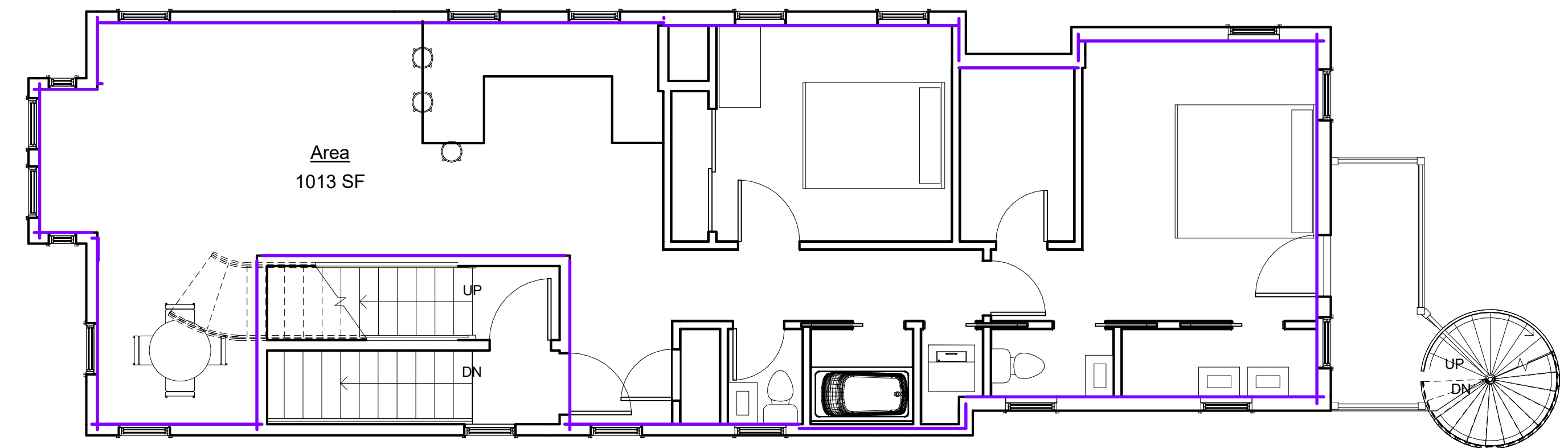
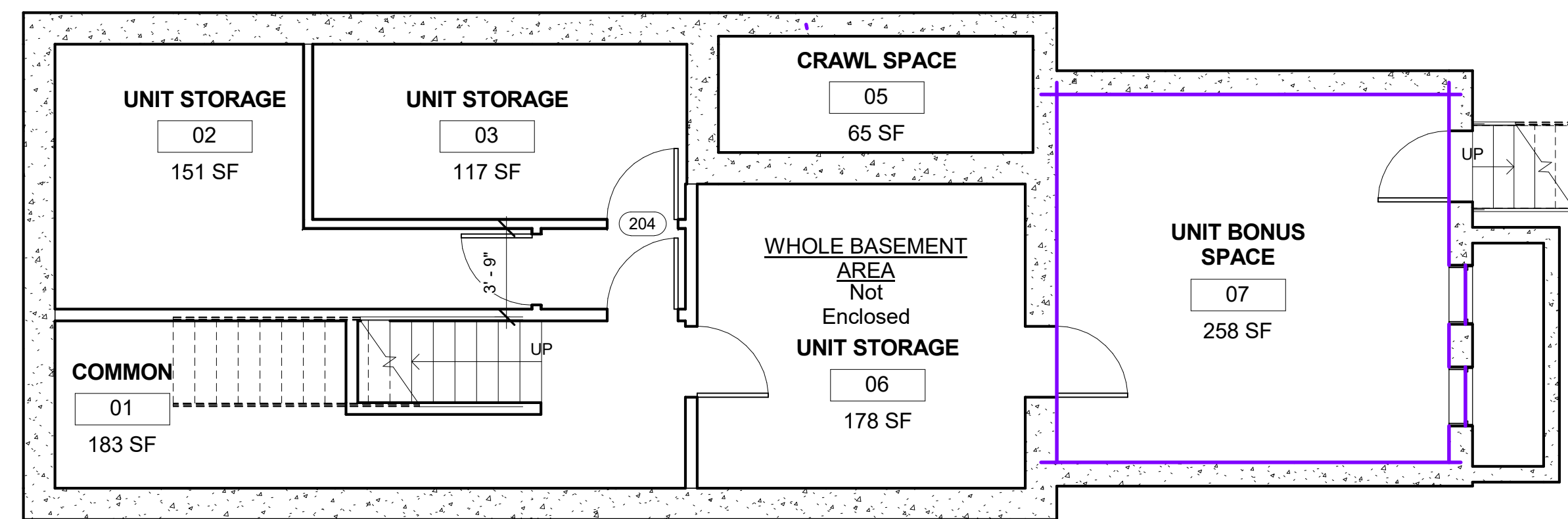
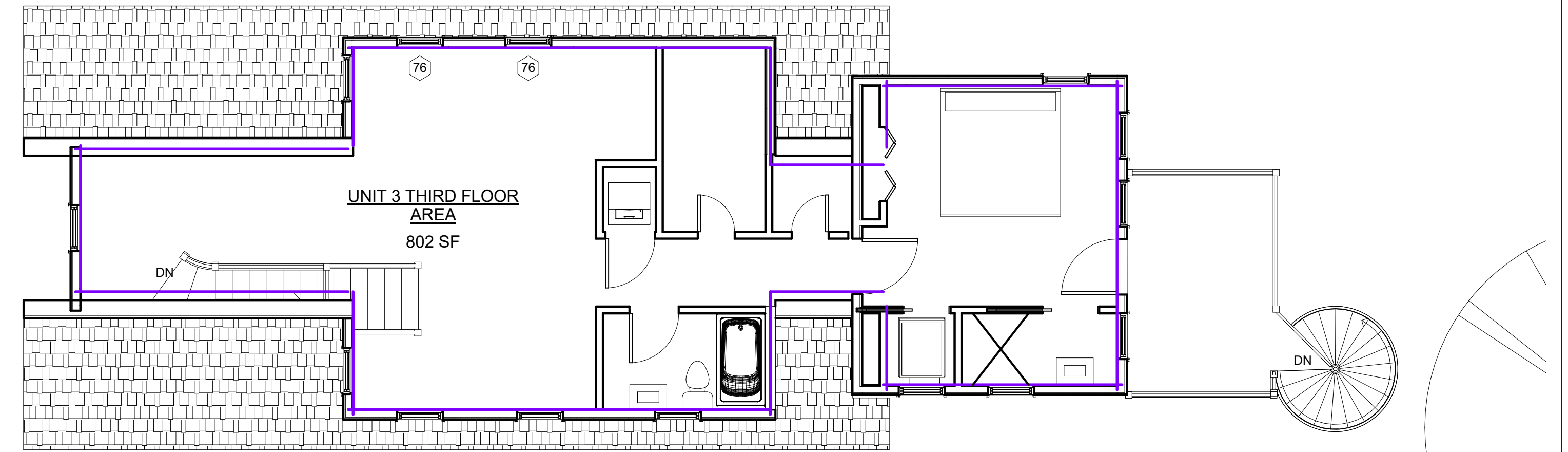
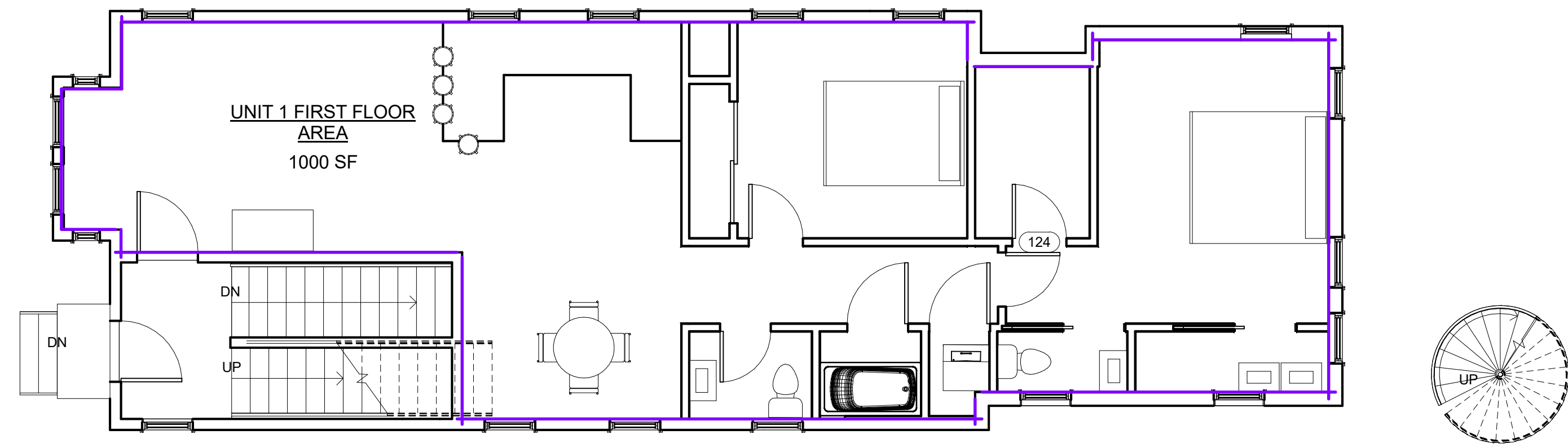
**24 Dane Ave  
 Residential Project**

No.	Description	Date

**Gross Area Plans**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 3/16" = 1'-0"

**A0.3**



1/14/2019 7:10:19 PM

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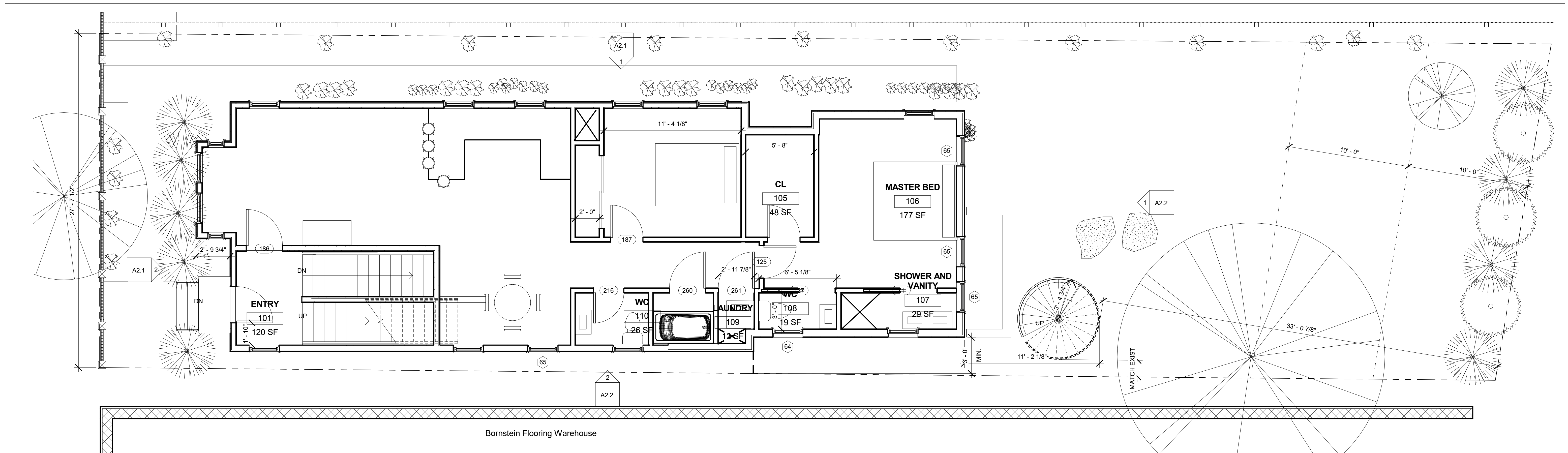
**24 Dane Ave  
 Residential Project**

No.	Description	Date

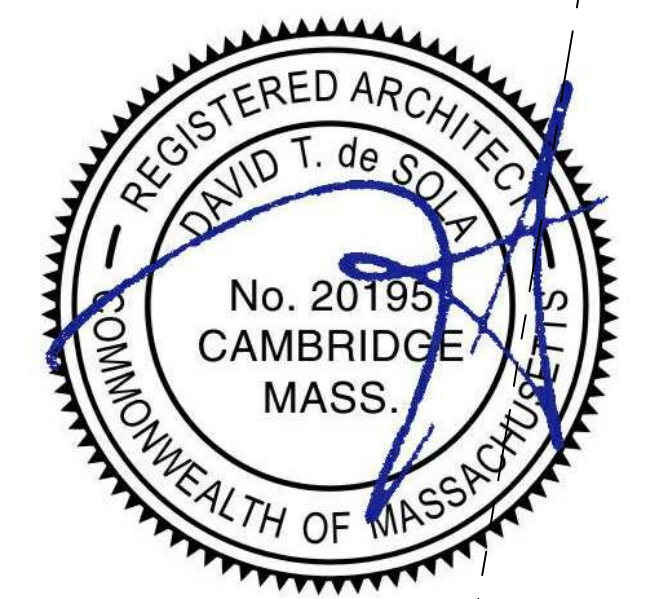
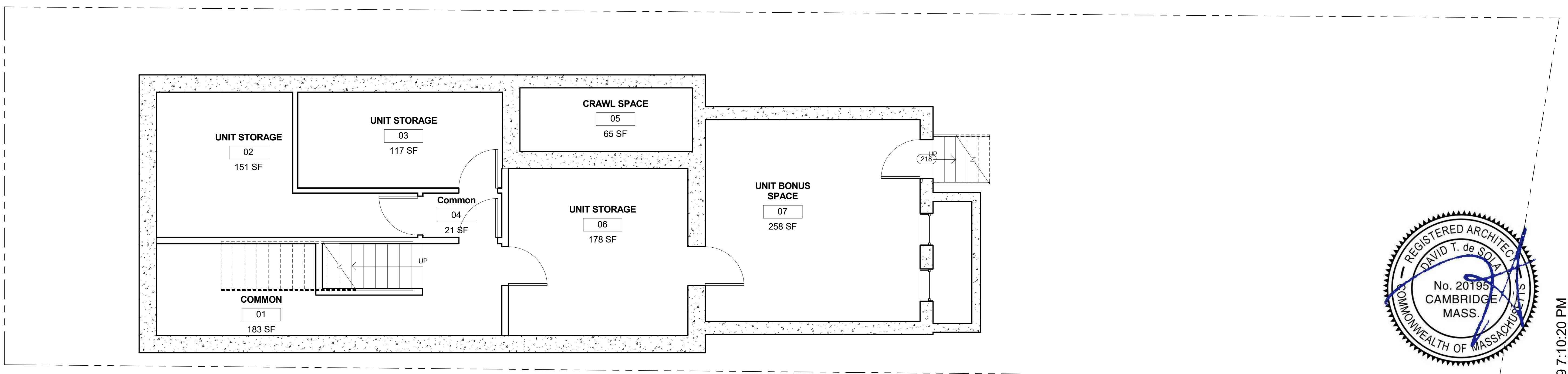
**Rentable Areas**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 3/16" = 1'-0"

**A0.4**



Bornstein Flooring Warehouse



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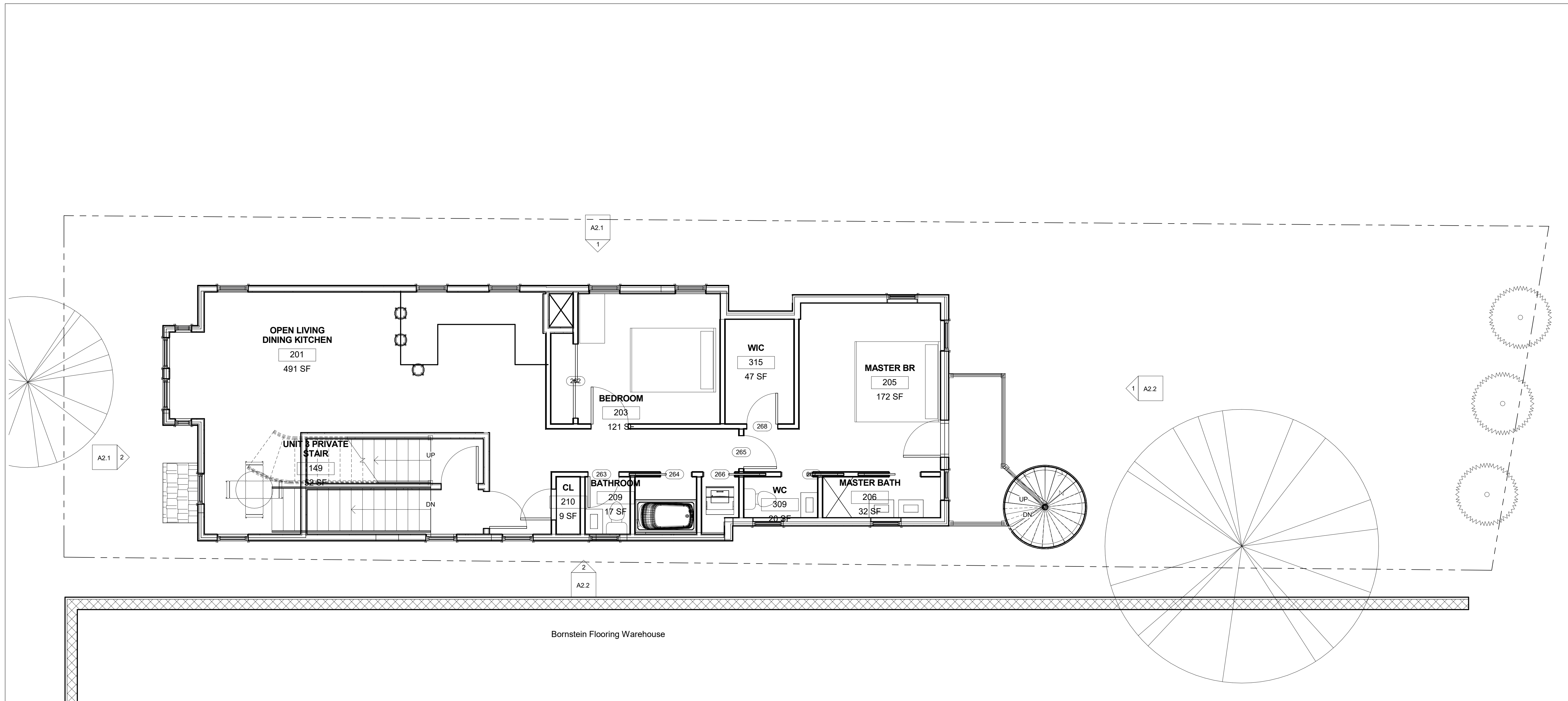
## 24 Dane Ave Residential Project

No.	Description	Date

### Unit 1 and Basement Plan

Project number 214101  
Date 14 Jan 2019  
Drawn by DdS  
Checked by Checker Scale 1/4" = 1'-0"

# A1.1



1/14/2019 7:10:21 PM

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**24 Dane Ave**  
**Residential Project**

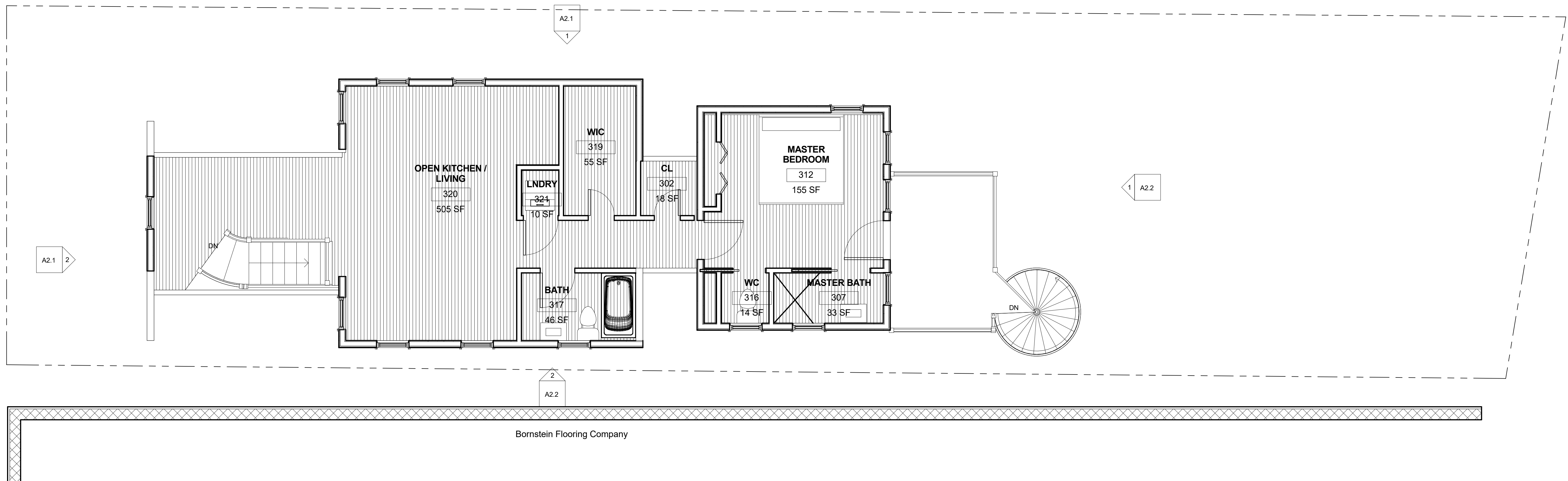
No.	Description	Date

**Unit 2 Plan**

Project number 214101  
Date 14 Jan 2019  
Drawn by DdS  
Checked by Checker Scale 1/4" = 1'-0"

A1.2





Bornstein Flooring Company



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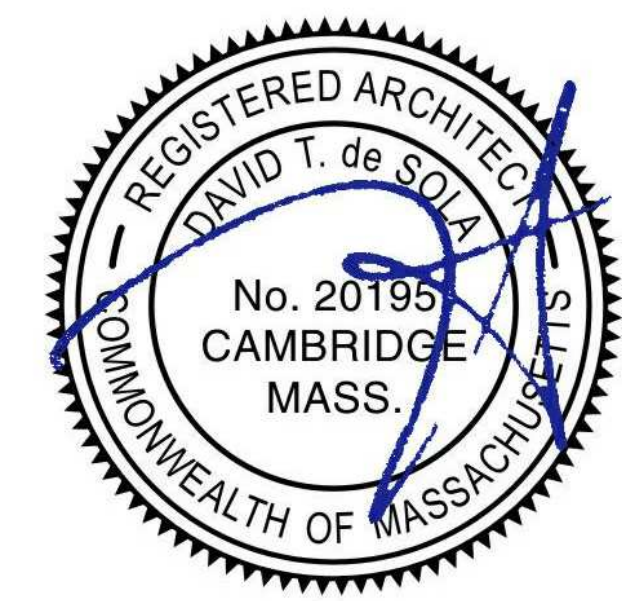
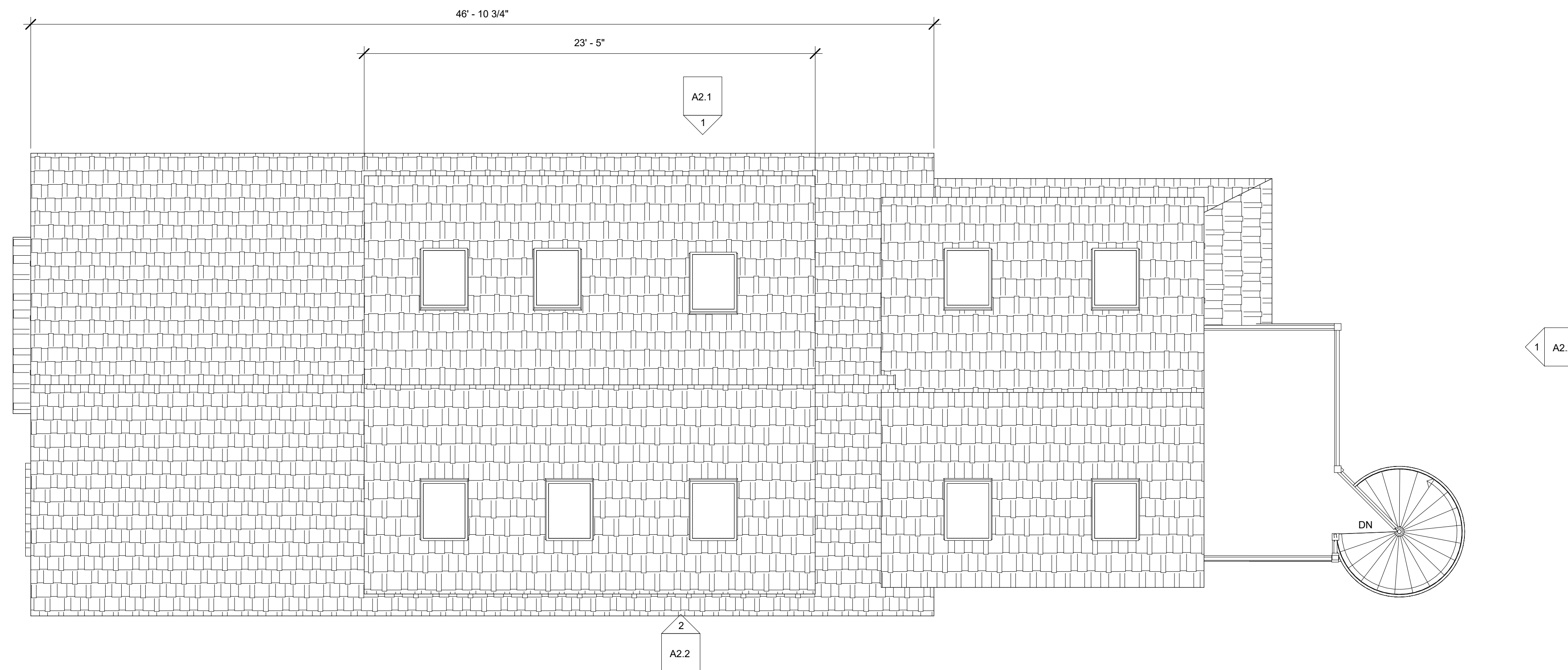
**24 Dane Ave  
 Residential Project**

No.	Description	Date

**Unit 3 Plan**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 1/4" = 1'-0"

A1.3



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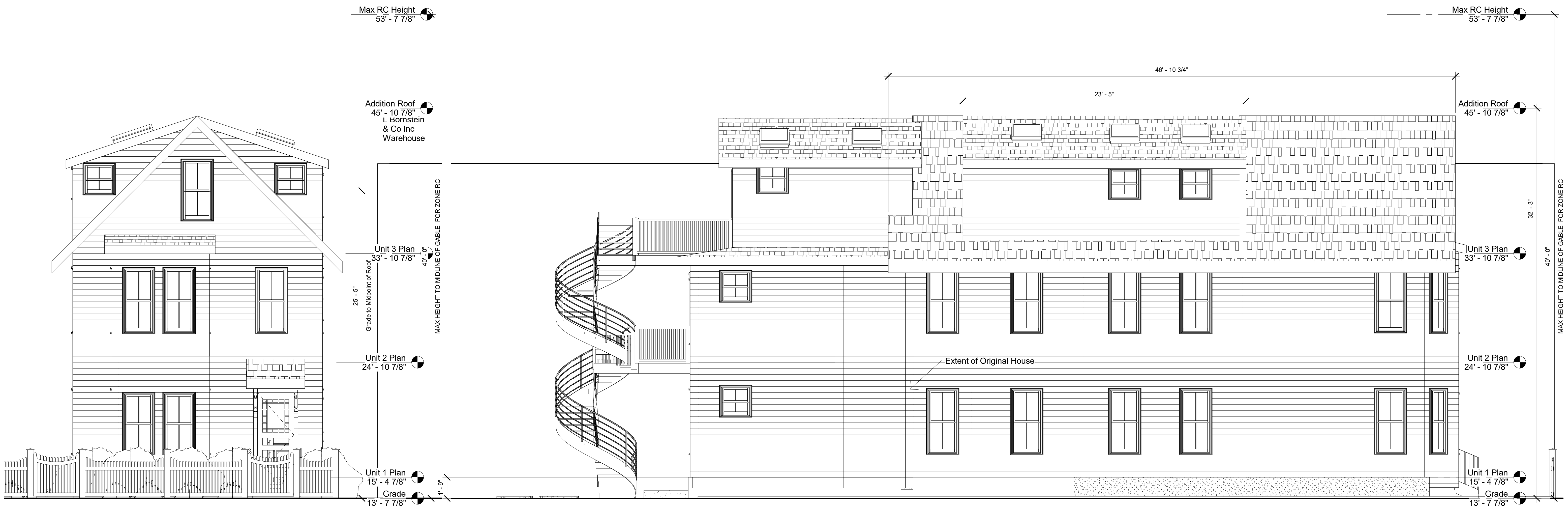
**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Roof Plan**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by DdS  
 Checked by Checker Scale 1/4" = 1'-0"

**A1.4**



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**24 Dane Ave  
 Residential Project**

No.	Description	Date

**Elevations**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 1/4" = 1'-0"

**A2.1**



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**24 Dane Ave  
 Residential Project**

No.	Description	Date

**Elevations**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by DdS  
 Checked by DdS Scale 1/4" = 1'-0"

**A2.2**



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**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Front View**  
 Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale 12" = 1'-0"

A10.1



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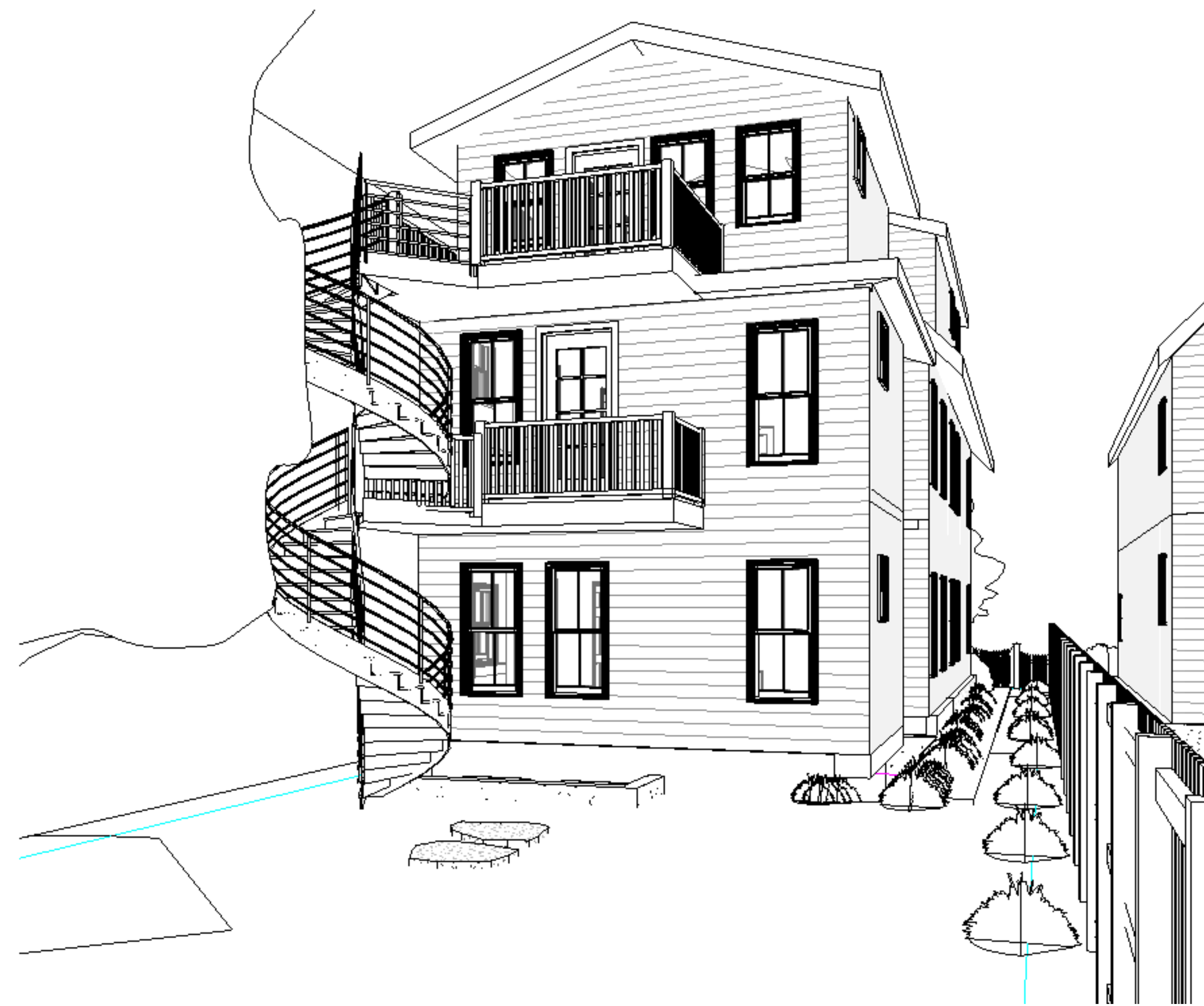
**24 Dane Ave**  
Residential Project

No.	Description	Date

**View From Front**

Project number 214101  
Date 14 Jan 2019  
Drawn by Author  
Checked by Checker Scale

**A10.2**



View From Rear Yard

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24 Dane Ave  
 Residential Project

No.	Description	Date

**Additional Views**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by Author  
 Checked by Checker Scale

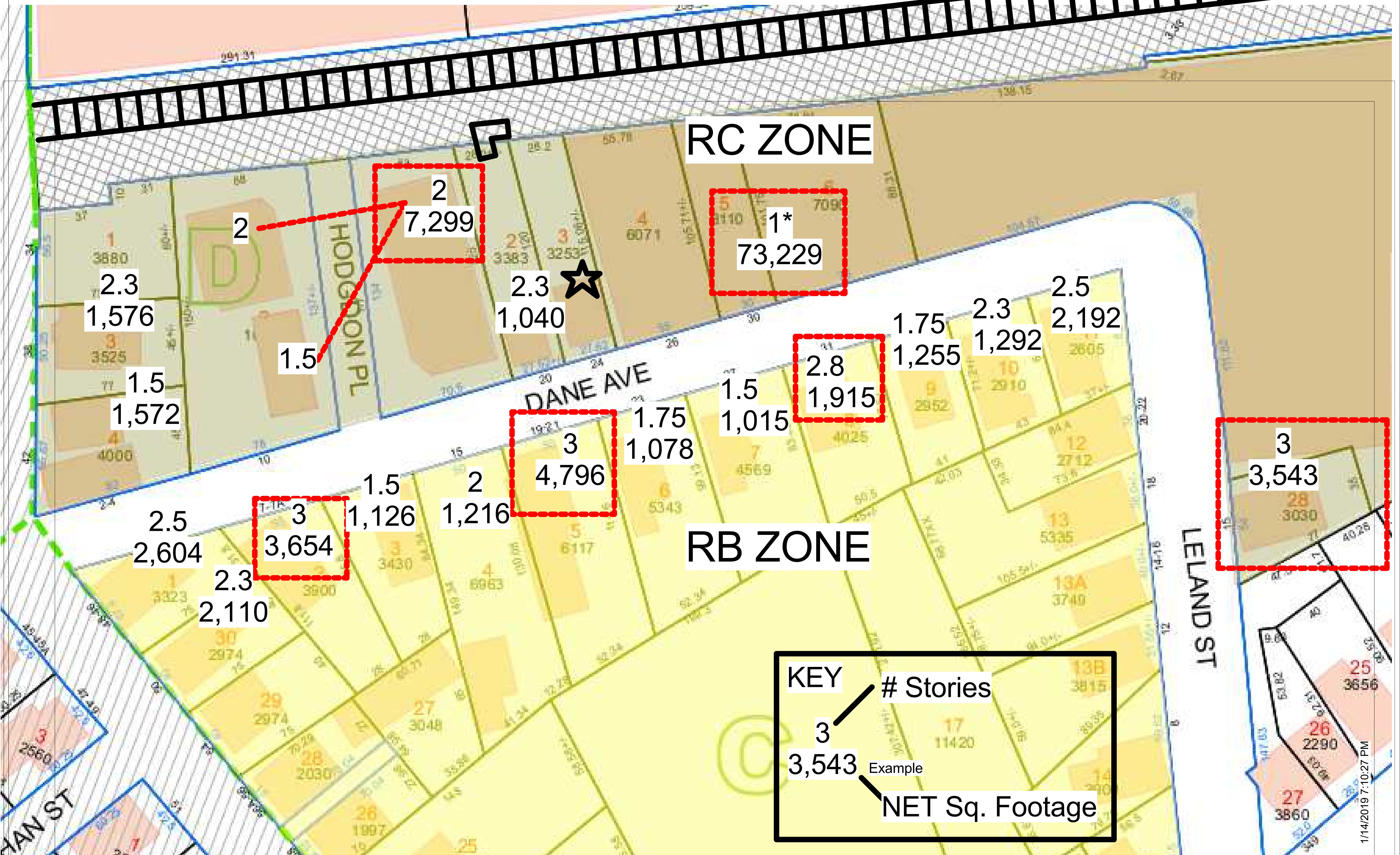
**A10.4**

**RC ZONE**

**RB ZONE**

**KEY**

- # Stories
- Example
- NET Sq. Footage



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**24 Dane Ave**  
Residential Project

No.	Description	Date
19	46080	

**Zoning Diagram**  
Project number 214101  
Date 14 Jan 2019  
Drawn by Author  
Checked by CheckerScale

**A10.7**

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**24 Dane Ave**  
**Residential Project**

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Google

No.	Description	Date
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**Aerial Photos**

Project number 214101  
Date 14 Jan 2019  
Drawn by Author  
Checked by Checker Scale 1/2" = 1'-0"

**A10.8**

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24 Dane Avenue

24 Dane Ave  
Residential Project

Aerial Neighborhood Photo

A10.9

Project number 214101  
Date 14 Jan 2019  
Drawn by Author  
Checked by Checker Scale

No. Description Date

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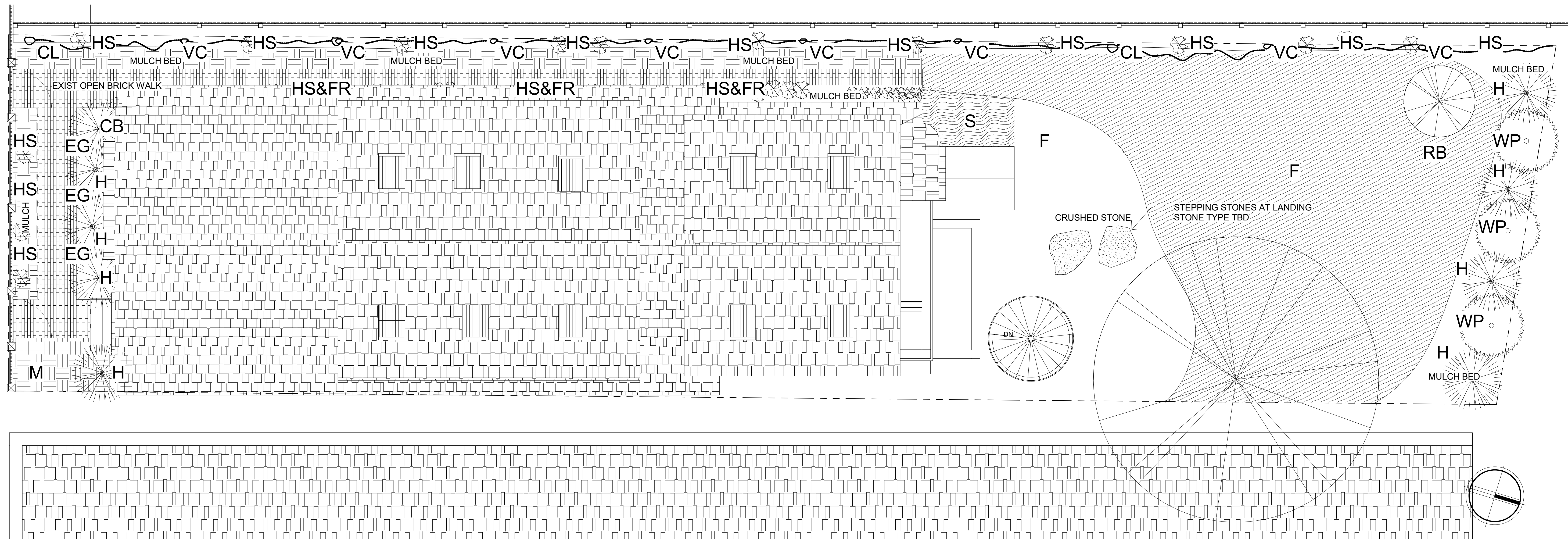
1/14/2019 7:10:28 PM

0" = 3 3/4"



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Perry Park



**PLANTING KEY**

SYMBOL	NAME	LATIIN NAME
CB	CORALS BELLS	HEUCHERA
EG	EVERGREEN GRASS	LIRIOPE
FR	FERN	FEM
F	FESCUE	FESTUCA
H	HOLLY	ILEX GALABRA
HS	HOSTA	HOSTA
RB	REDBUD	CERCIS CANADENSIS
S	SEDGE	CAREX PENNSYLVANIA
CL	SWEET AUTUMN	CLEMATUS PENTICULATA
VC	VIRGINIA CREEPER	PARTHENOSISSUS QUINQUEFOLIA
WP	WHITE PINE	PINUS STROBUS
M	MULCH	



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**24 Dane Ave**  
**Residential Project**

No.	Description	Date

**Landscape Plan**

Project number 214101  
 Date 14 Jan 2019  
 Drawn by DdS  
 Checked by Checker Scale 1/4" = 1'-0"

**L1.2**