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- E 1.1 Existing First Floor Plan
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- E 1.3 Existing Third Floor Plan
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Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
January 4, 2018

Scale:
As Noted

37-39 Harrison Street

Notes:
**Special
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ACVP Design

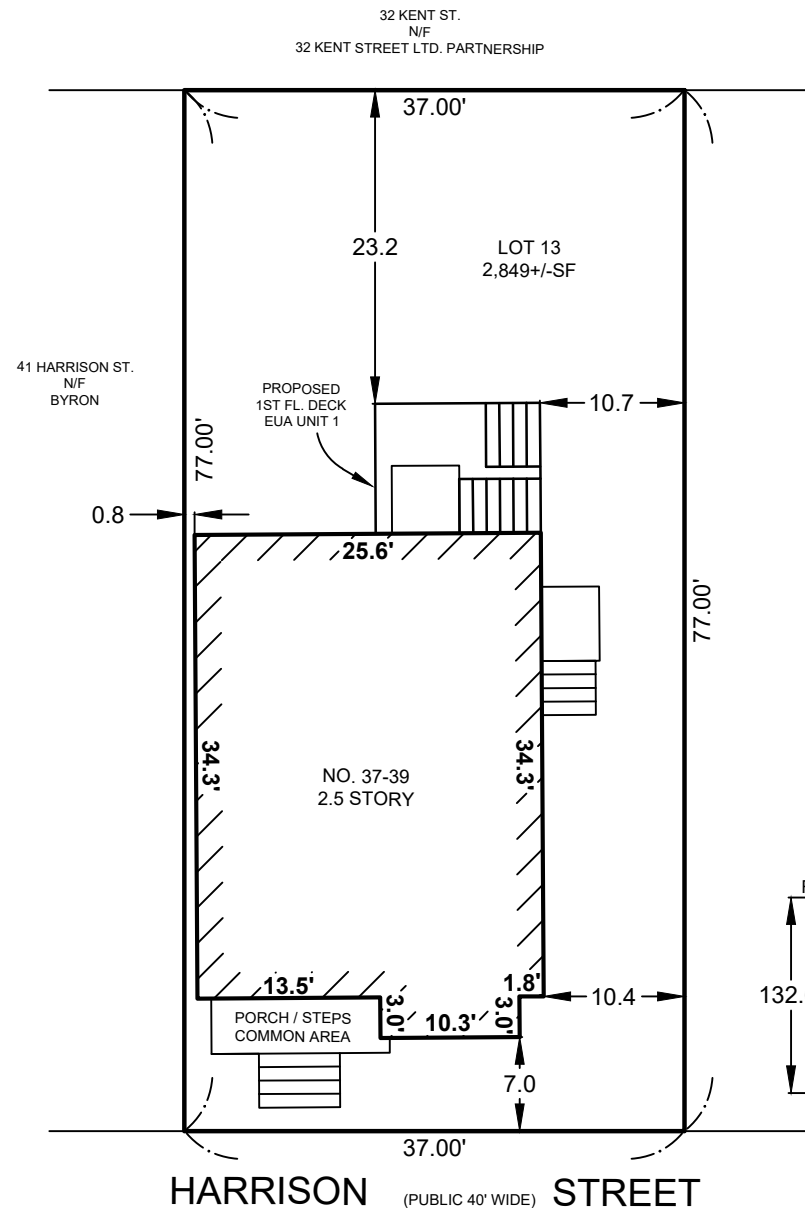
MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

37-39 HARRISON STREET CONDOMINIUM SITE PLAN

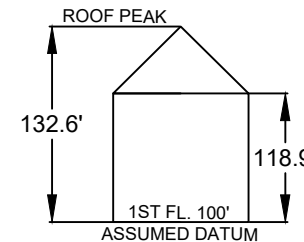
LOCATED AT
37-39 HARRISON STREET
SOMERVILLE, MA

PREPARED FOR:
MARC WAGNER & FAN WANG

SCALE: 1 INCH = 10 FEET



35 HARRISON ST.
N/F
PALMACCI



**MASSACHUSETTS
SURVEY
CONSULTANTS**

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

RESERVED FOR REGISTRY USE

REFERENCES

DEED: BOOK 70142, PAGE 9
PLAN: PLAN BOOK 74, PLAN 42

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF DEC. 15 AND DEC. 30 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

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: JANUARY 8, 2018

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

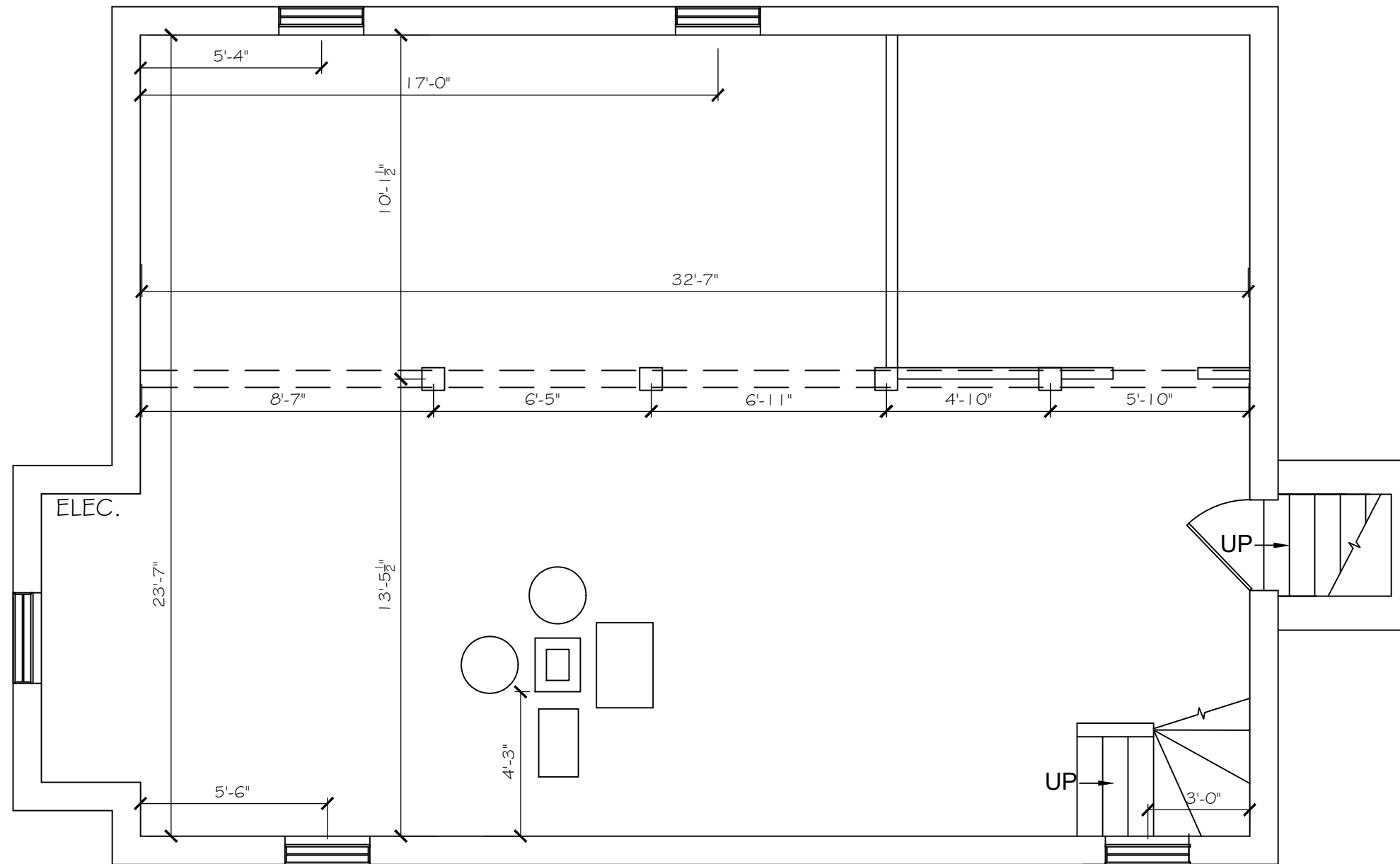
Contact:

Date:
December 28, 2017

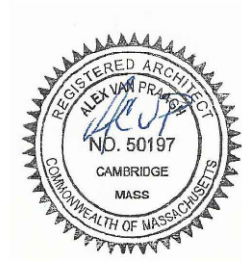
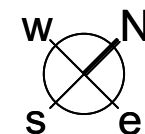
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As Noted

37-39 Harrison Street

Notes:



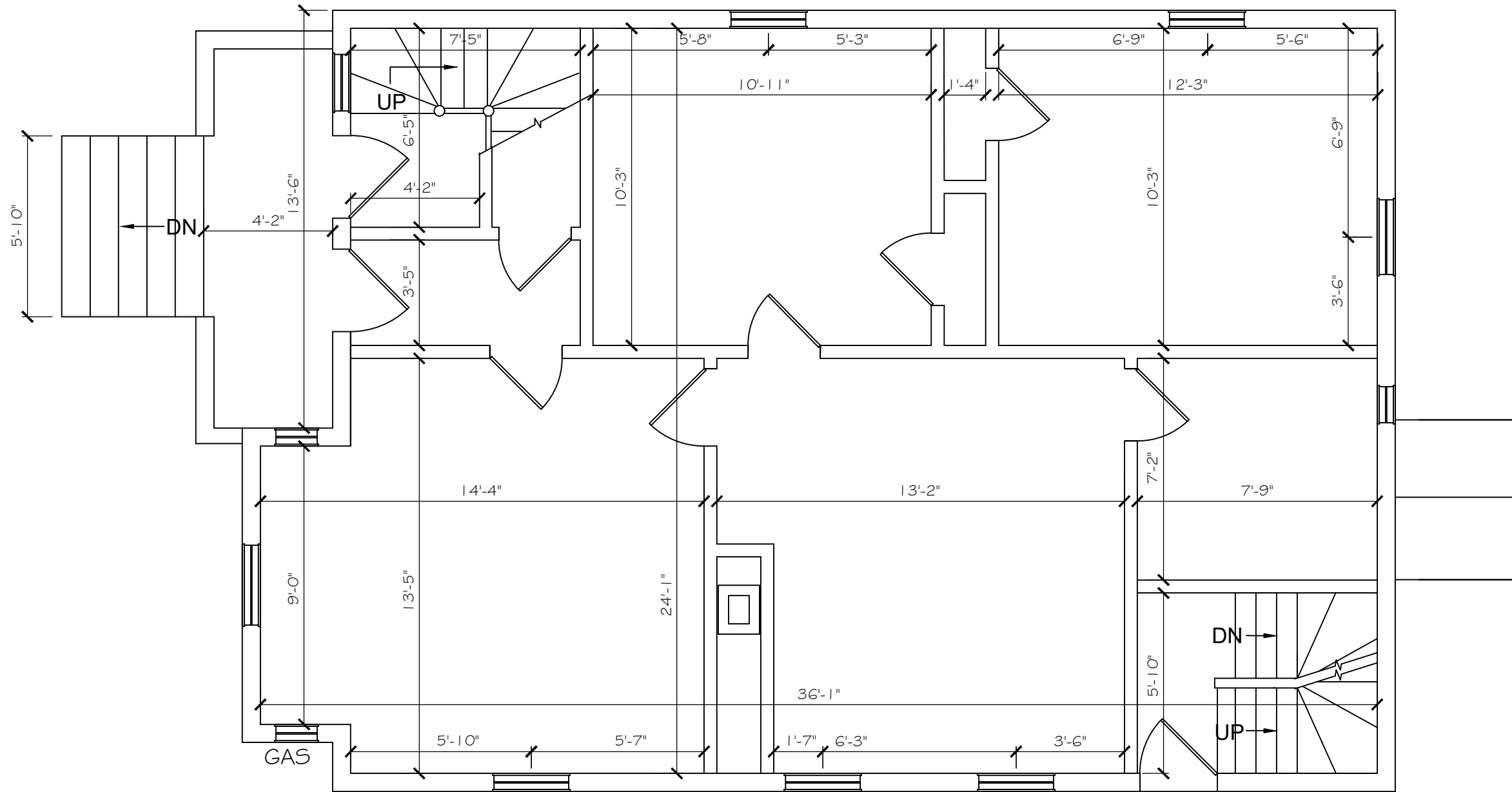
Existing Basement



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Site Location:
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Somerville, MA

Client:
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Marc Wagner

Contact:

Date:
December 28, 2017

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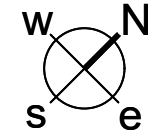
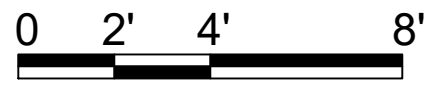
37-39 Harrison Street

Notes:

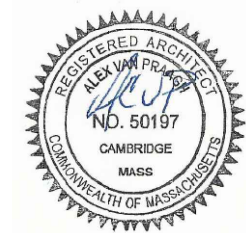
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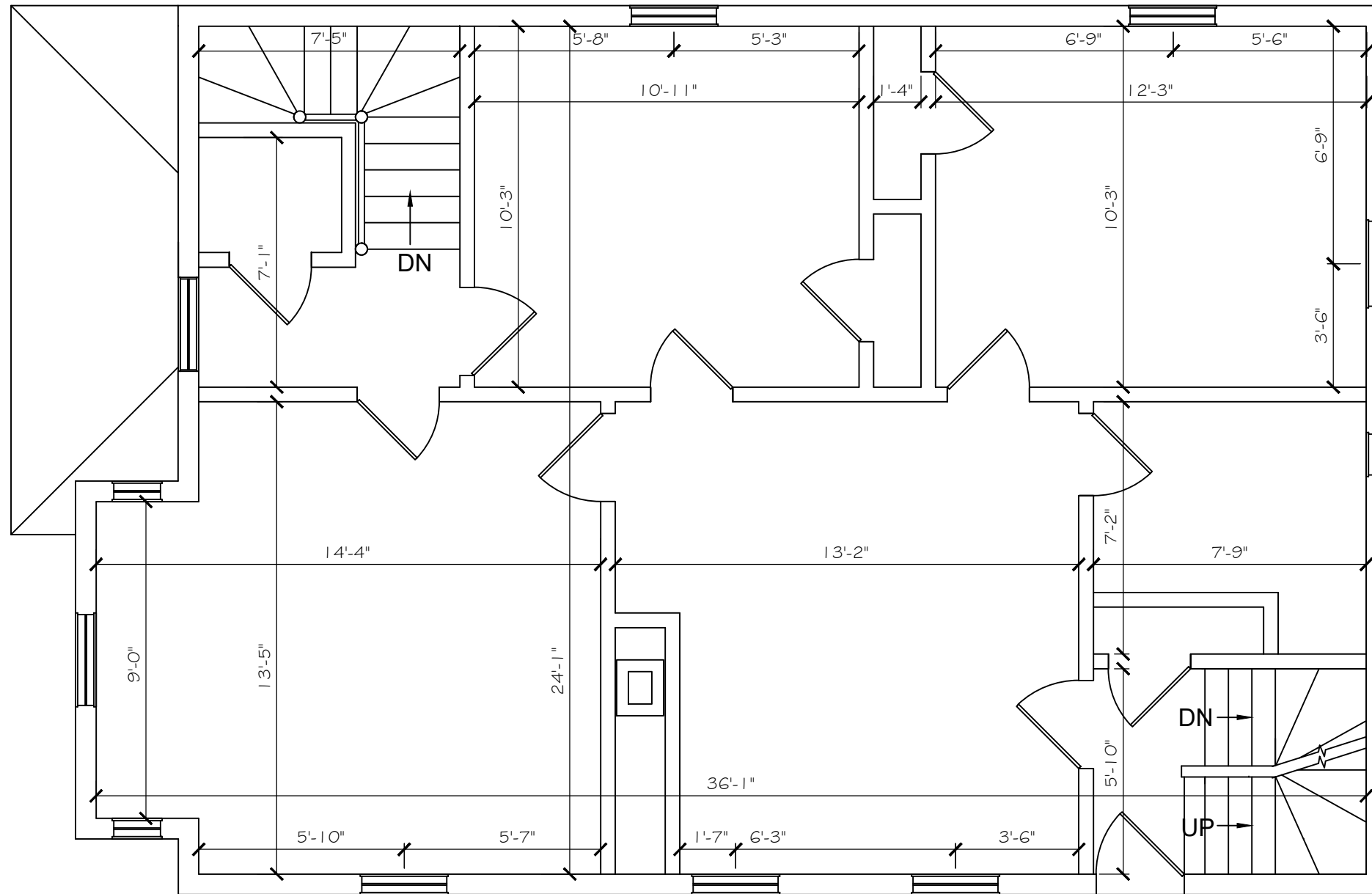
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Page Number:



Existing First





Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Alexander Praagh
Mr. Alexander Praagh

Contact:

Date:
November 17, 2017

Scale:
As Noted

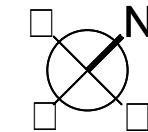
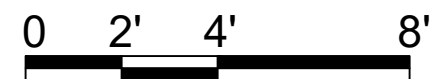
37-39 Harrison Street

Notes:

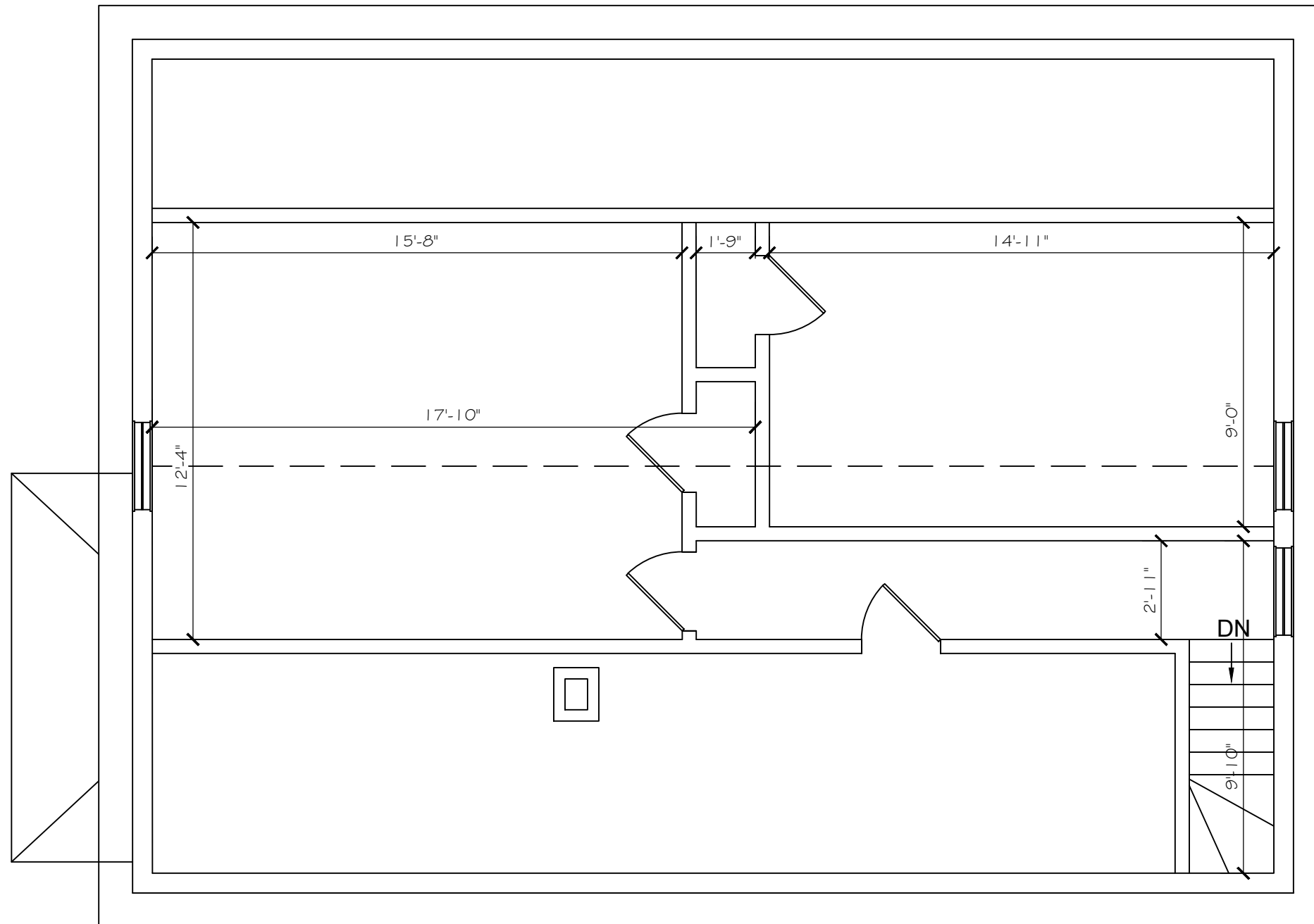
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Existing Second



Site Location:
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Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
December 28, 2017

Scale:
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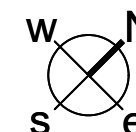
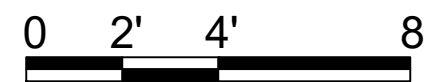
37-39 Harrison Street

Notes:

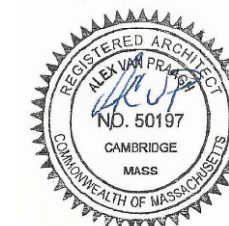
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Page Number:



Existing Third



Site Location:
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Somerville, MA

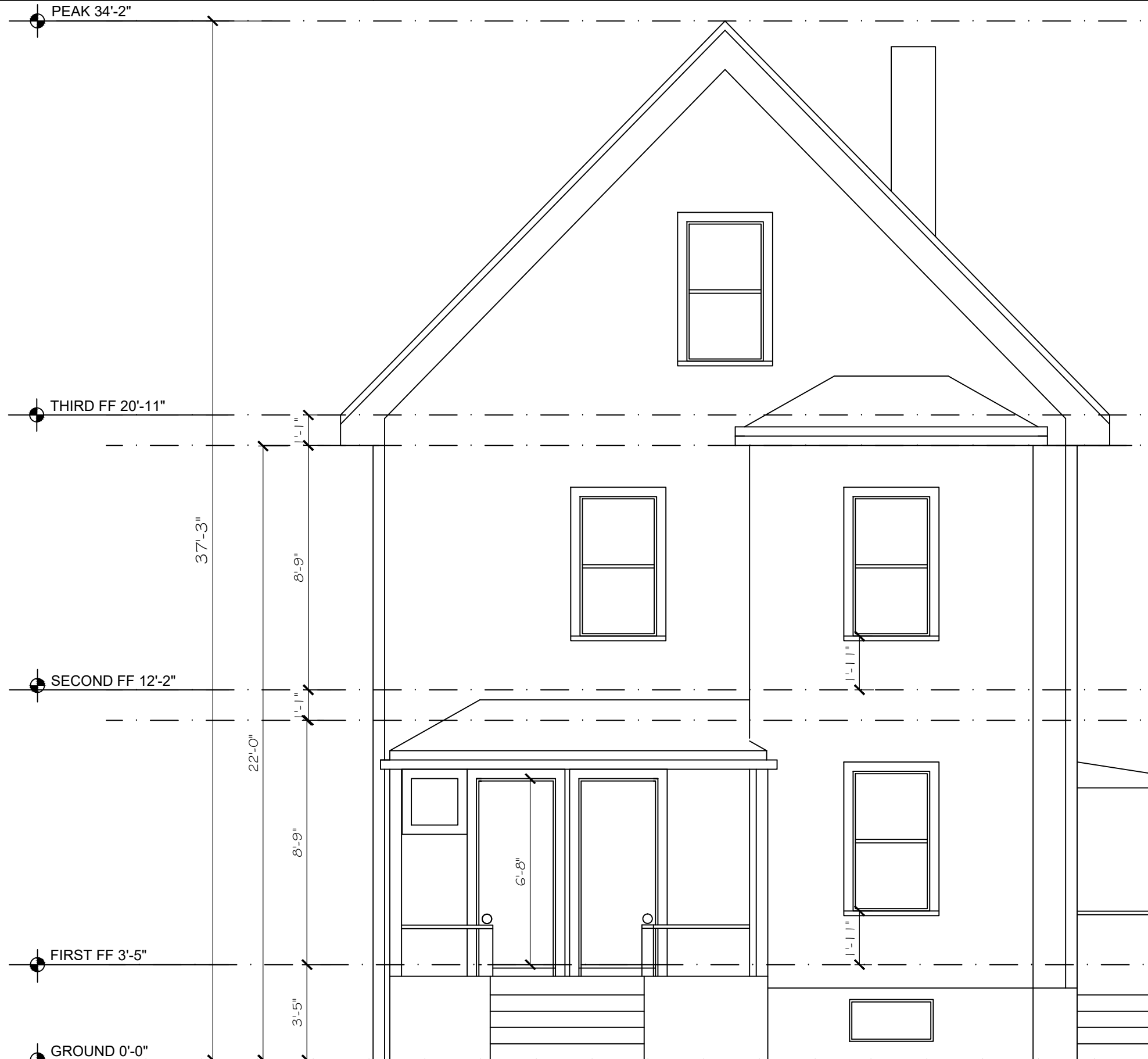
Client:
Alexander M. W...

Contact:

Date:
November 17, 2017

Scale:
As Noted

37-39 Harrison Street



Notes:

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Page Number:

PROJECT: **37-39 Harrison Street**

DRAWING: **EXISTING: SE Side Elevation**

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

Page Number:

E2.2

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Alexander M. W...

Contact:

Date:
November 17, 2017

Scale:
As Noted

37-39 Harrison Street

PEAK 34'-2"
THIRD FF 20'-11"
SECOND FF 12'-2"
FIRST FF 3'-5"
GROUND 0'-0"

37'-3"

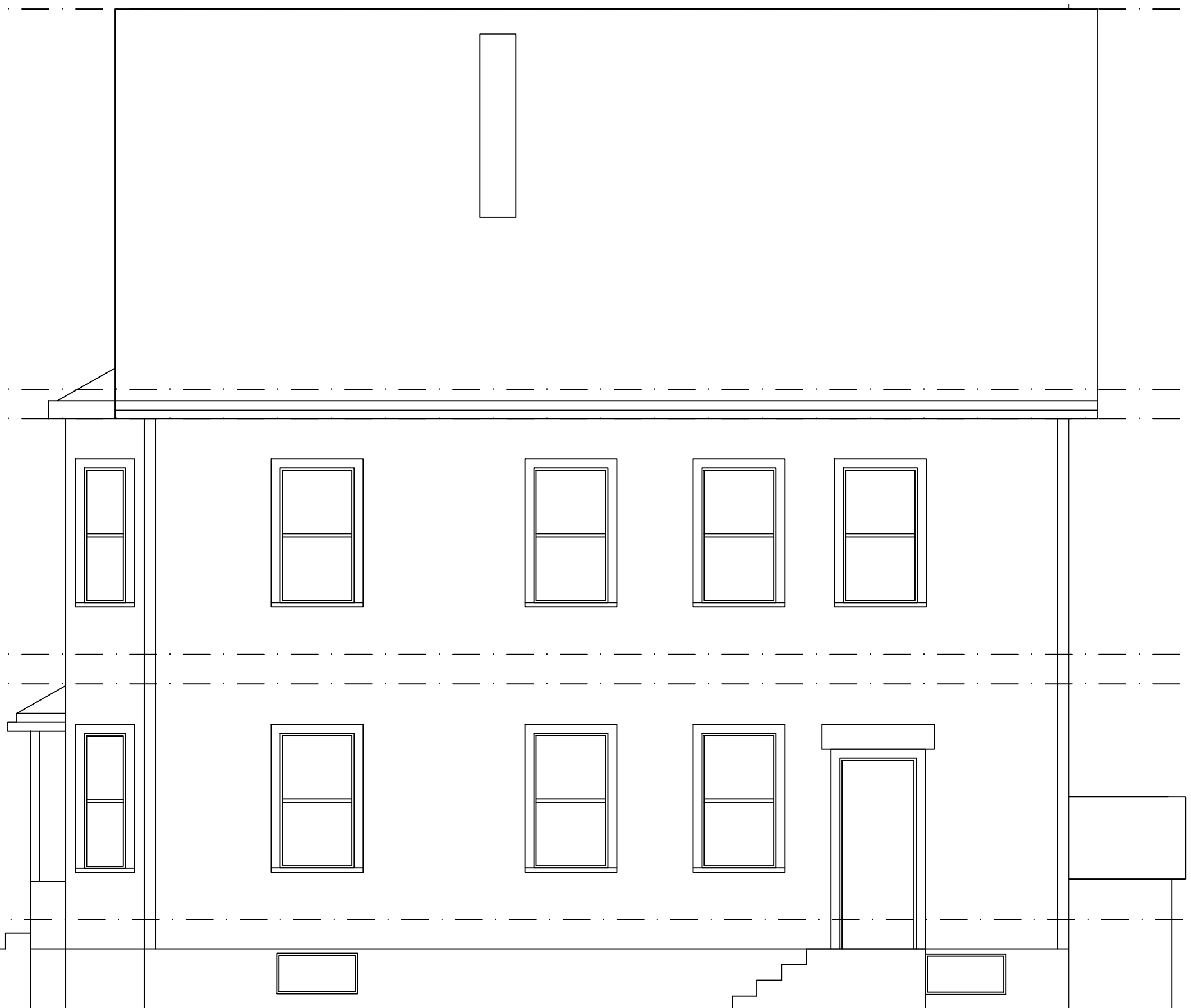
22'-0"

8'-9"

8'-9"

1'-1"

1'-1"



Notes:

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Page Number:

E2.2

PROJECT: **37-39 Harrison Street**

DRAWING: **EXISTING: NW Side Elevation**

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

Page Number:

E2.3

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Alexander M. W...

Contact:

Date:
November 17, 2017

Scale:
As Noted

37-39 Harrison Street

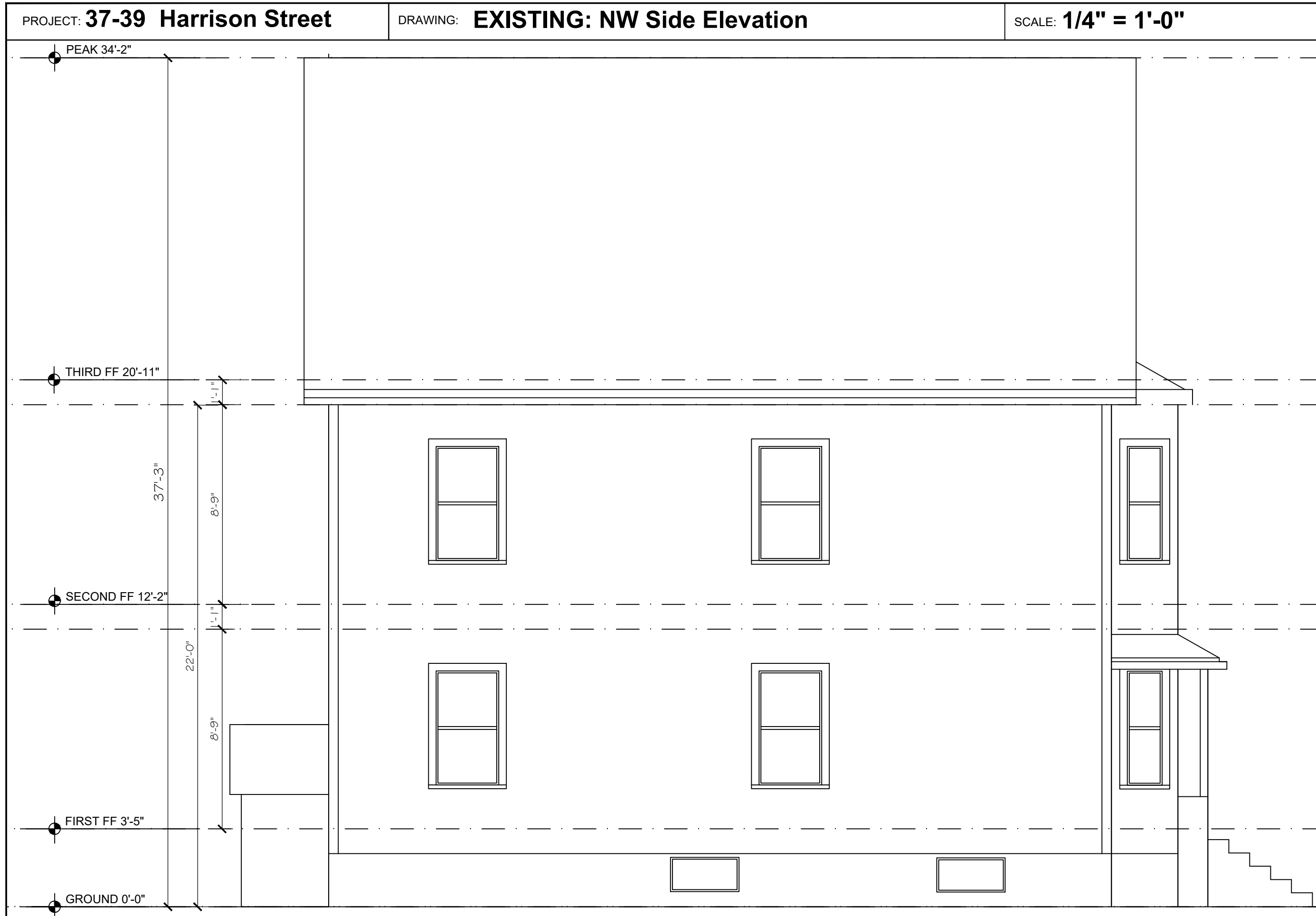
Notes:

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alexvanpraagh@yahoo.com

Page Number:

E2.3



PROJECT: **37-39 Harrison Street**

DRAWING: **EXISTING: Rear Elevation**

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

Page Number:

E2.4

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
December 28, 2017

Scale:
As Noted

37-39 Harrison Street

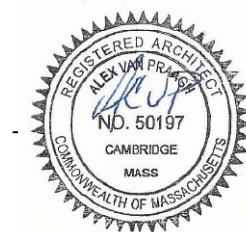
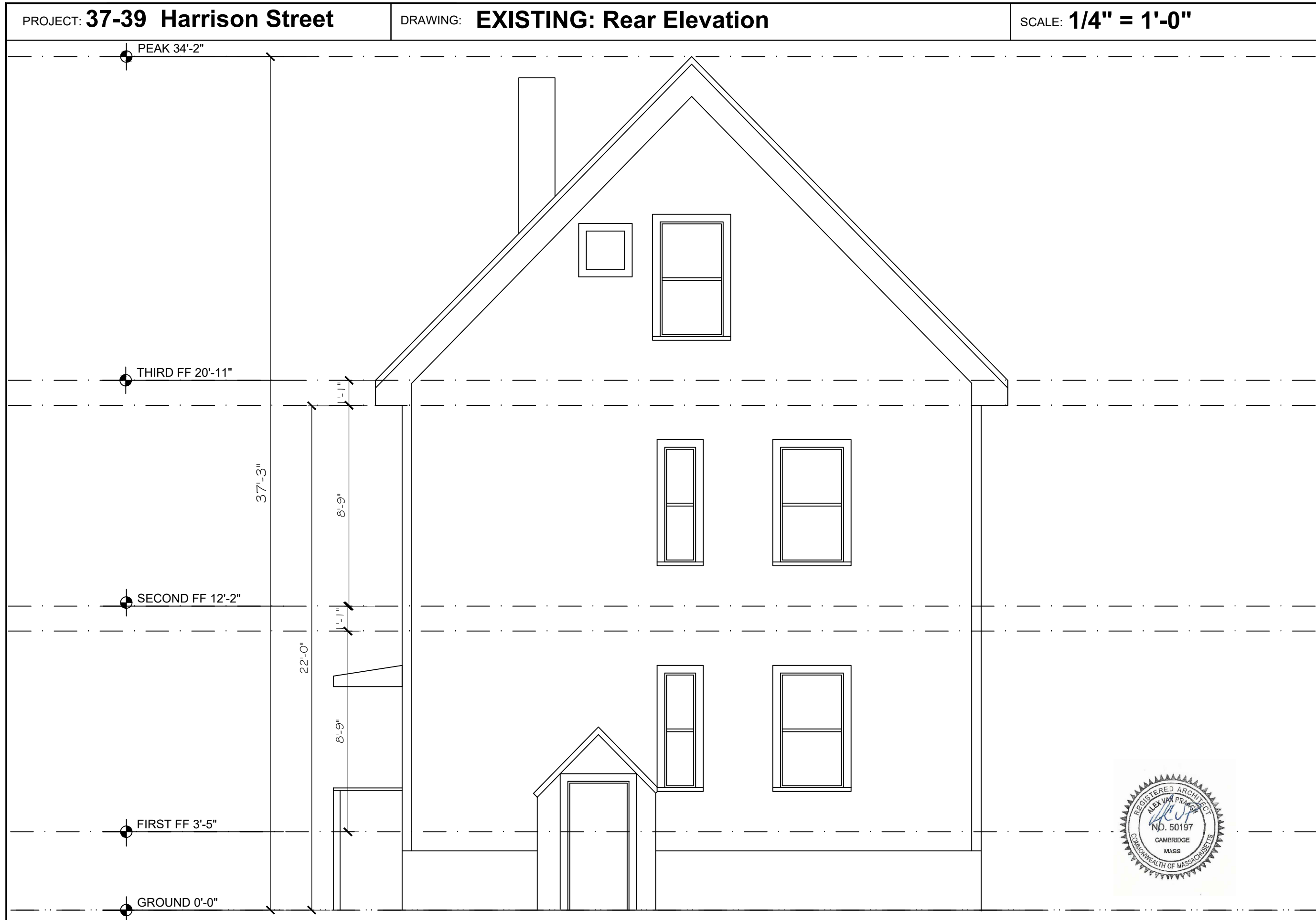
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Page Number:

E2.4



Site Location:
37-39 Harrison Street
Somerville, MA

Client:
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Marc Wagner

Contact:

Date:
December 28, 2017

Scale:
As Noted

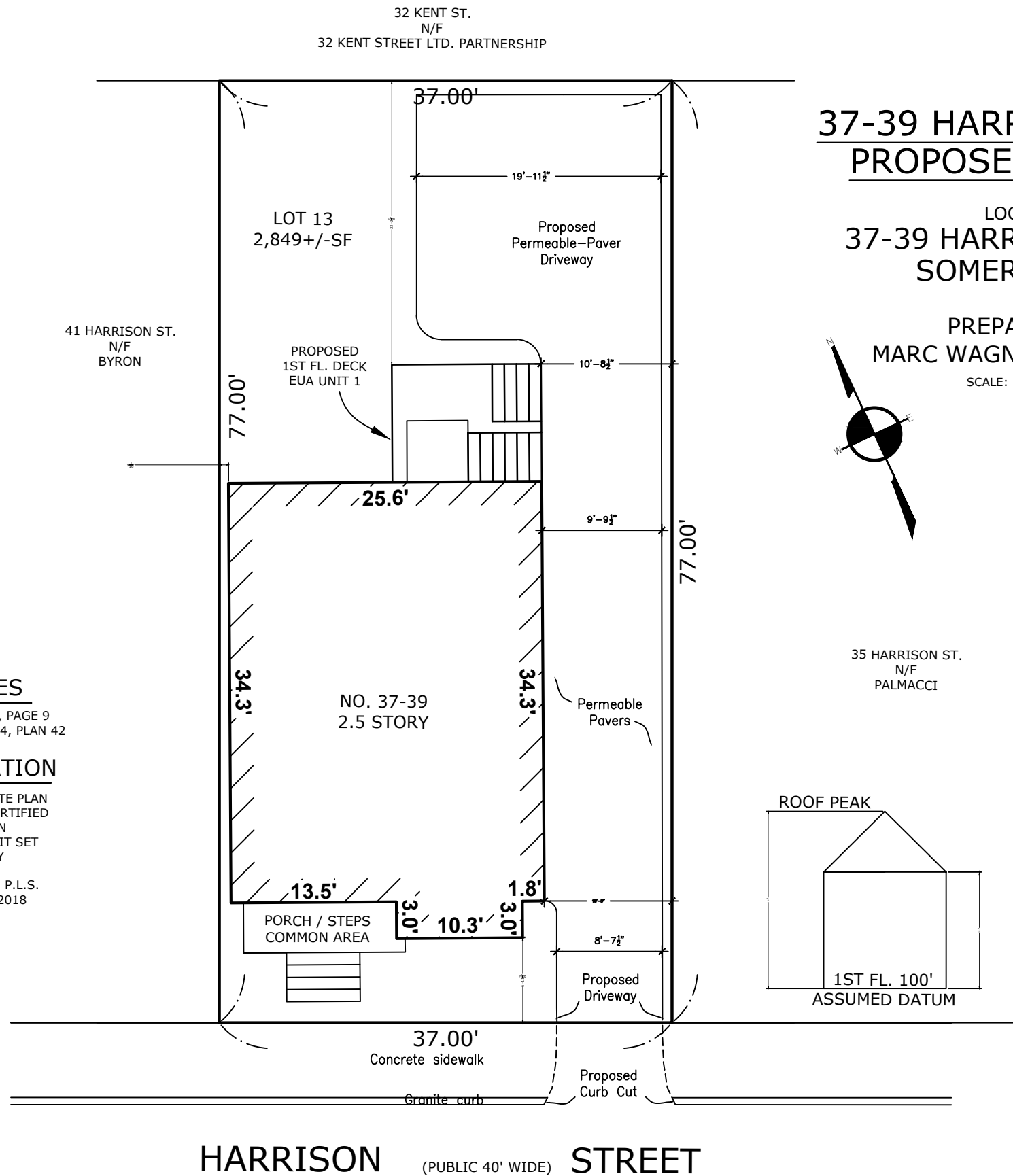
37-39 Harrison Street

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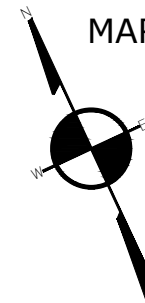


**37-39 HARRISON STREET
PROPOSED SITE PLAN**

LOCATED AT
**37-39 HARRISON STREET
SOMERVILLE, MA**

PREPARED FOR:
MARC WAGNER & FAN WANG

SCALE: 1 INCH = 10 FEET



REFERENCES

DEED: BOOK 70142, PAGE 9
PLAN: PLAN BOOK 74, PLAN 42

CERTIFICATION

THIS PROPOSED SITE PLAN
IS BASE ON THE CERTIFIED
EXISTING SITE PLAN
INCLUDED IN PERMIT SET
AND COMPLETED BY

THOMAS BERNARDI P.L.S.
DATE: JANUARY 8, 2018

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

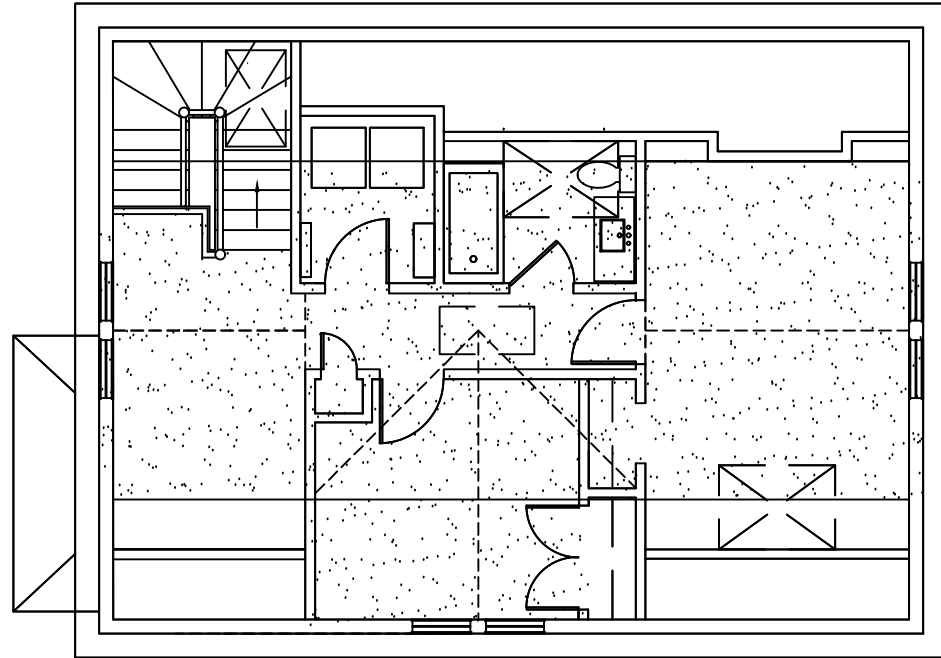
Contact:

Date:
December 28, 2017

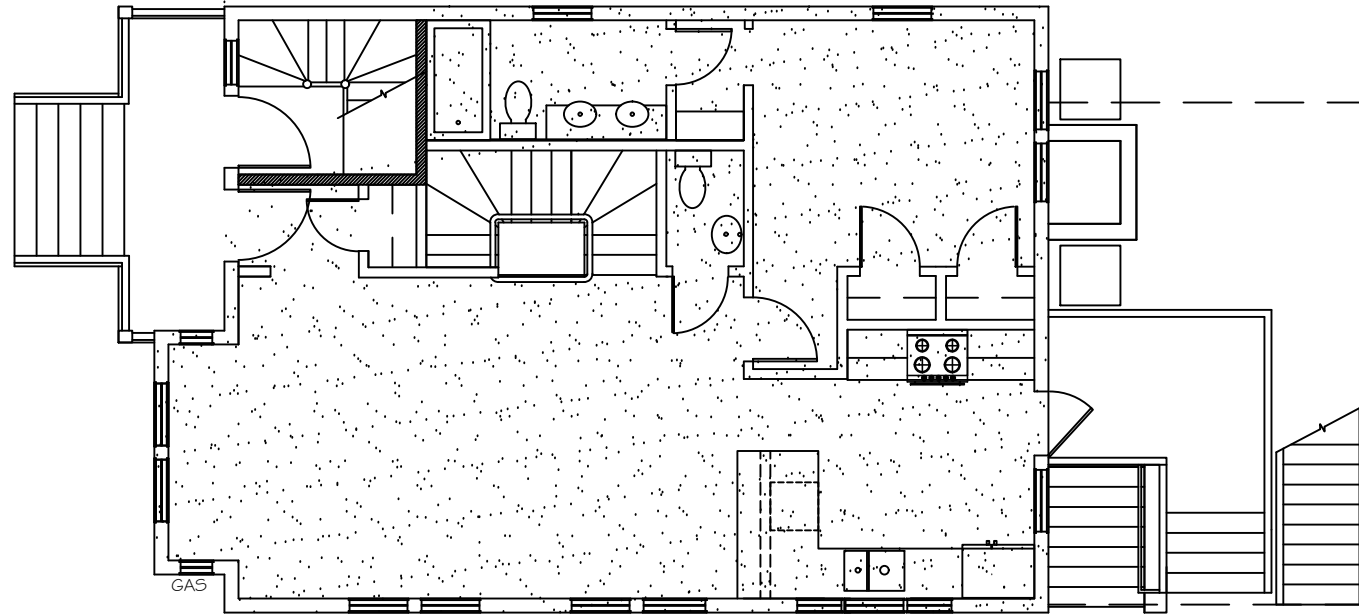
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As Noted

37-39 Harrison Street

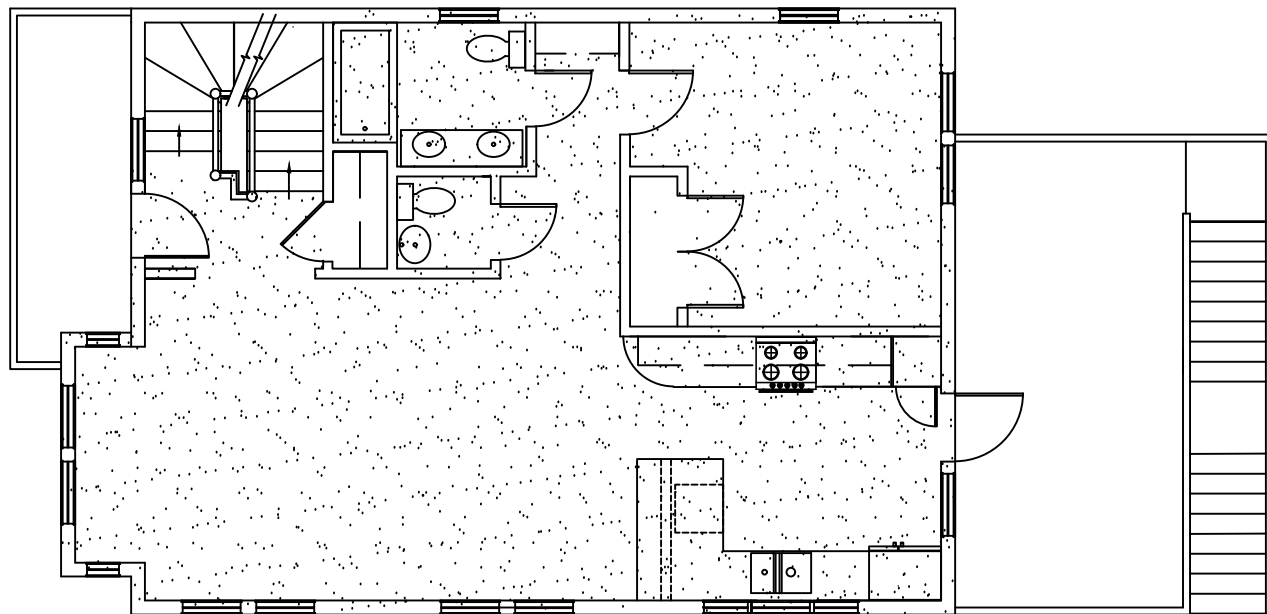
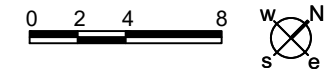
Notes:



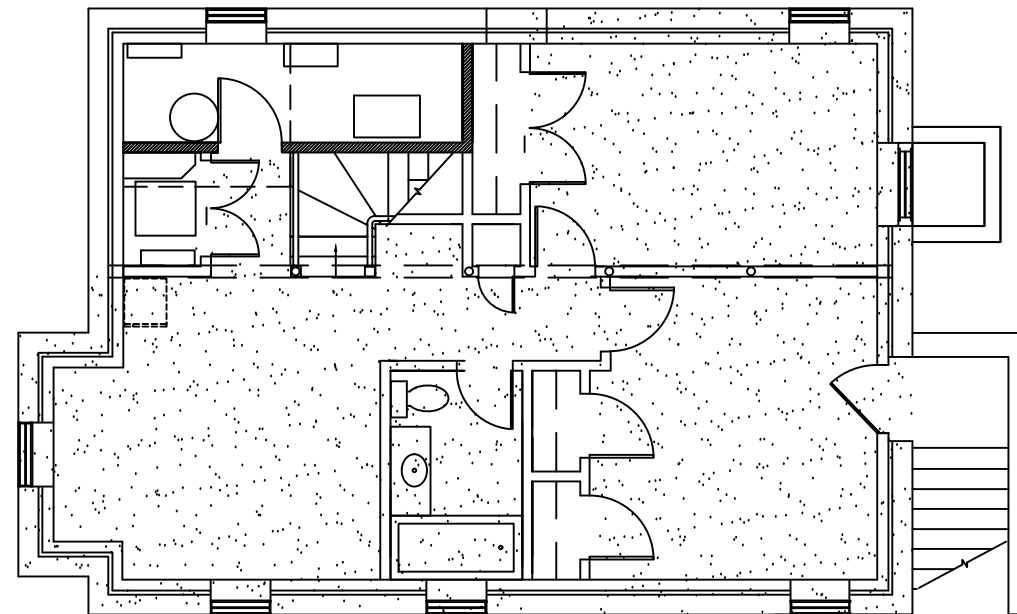
Proposed Third
AREA = 528 SF.



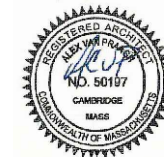
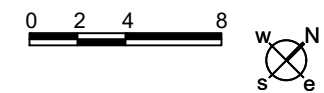
Proposed First
AREA = 735 SF.



Proposed Second
AREA = 790 SF.



Proposed Basement
AREA = 677 SF.



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Page Number:

ZONE F.A.R. = 1.0

TOTAL SITE AREA = 2849 SF

MAX ALLOWABLE BUILDING AREA = 2849 SF

TOTAL PROPOSED BUILDING AREA = 2730 SF.

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
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Scale:
As Noted

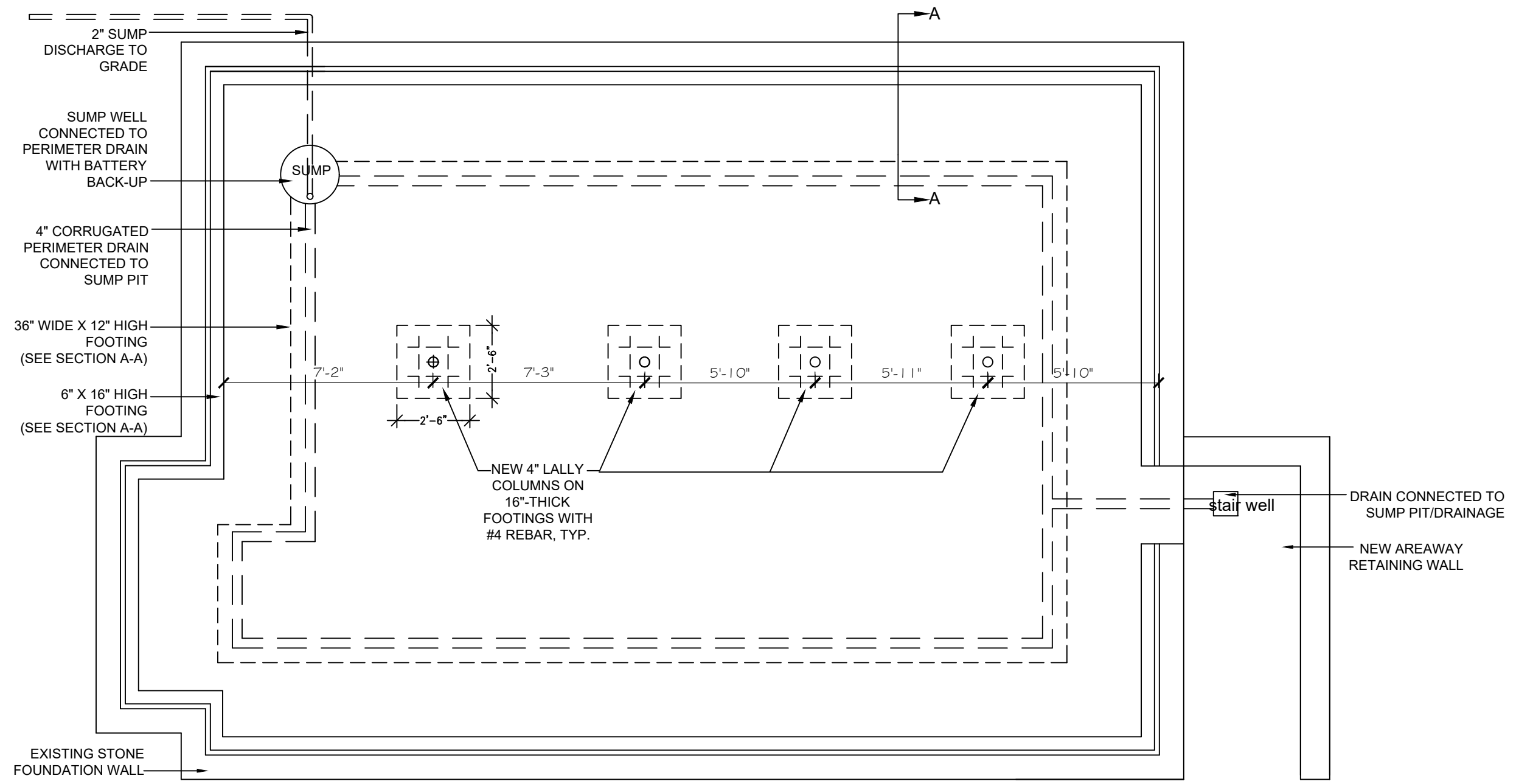
37-39 Harrison Street

Notes:
Permit Set

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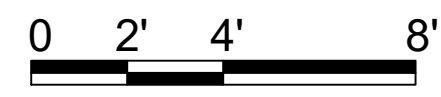
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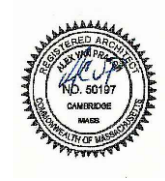


NOTES:

1. PLACE FOUNDATION IN 4'-0" SECTIONS IN CHECKER-BOARD FASHION
2. CONCRETE = 4000 PSI @ 28 DAYS
3. IF SOIL IS NOT COHESIVE ENOUGH CONSULT ENGINEER



Proposed Foundation



Site Location:
37-39 Harrison Street
Somerville, MA

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Contact:

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Scale:
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37-39 Harrison Street

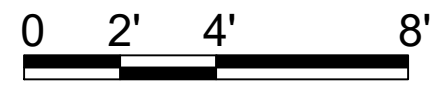
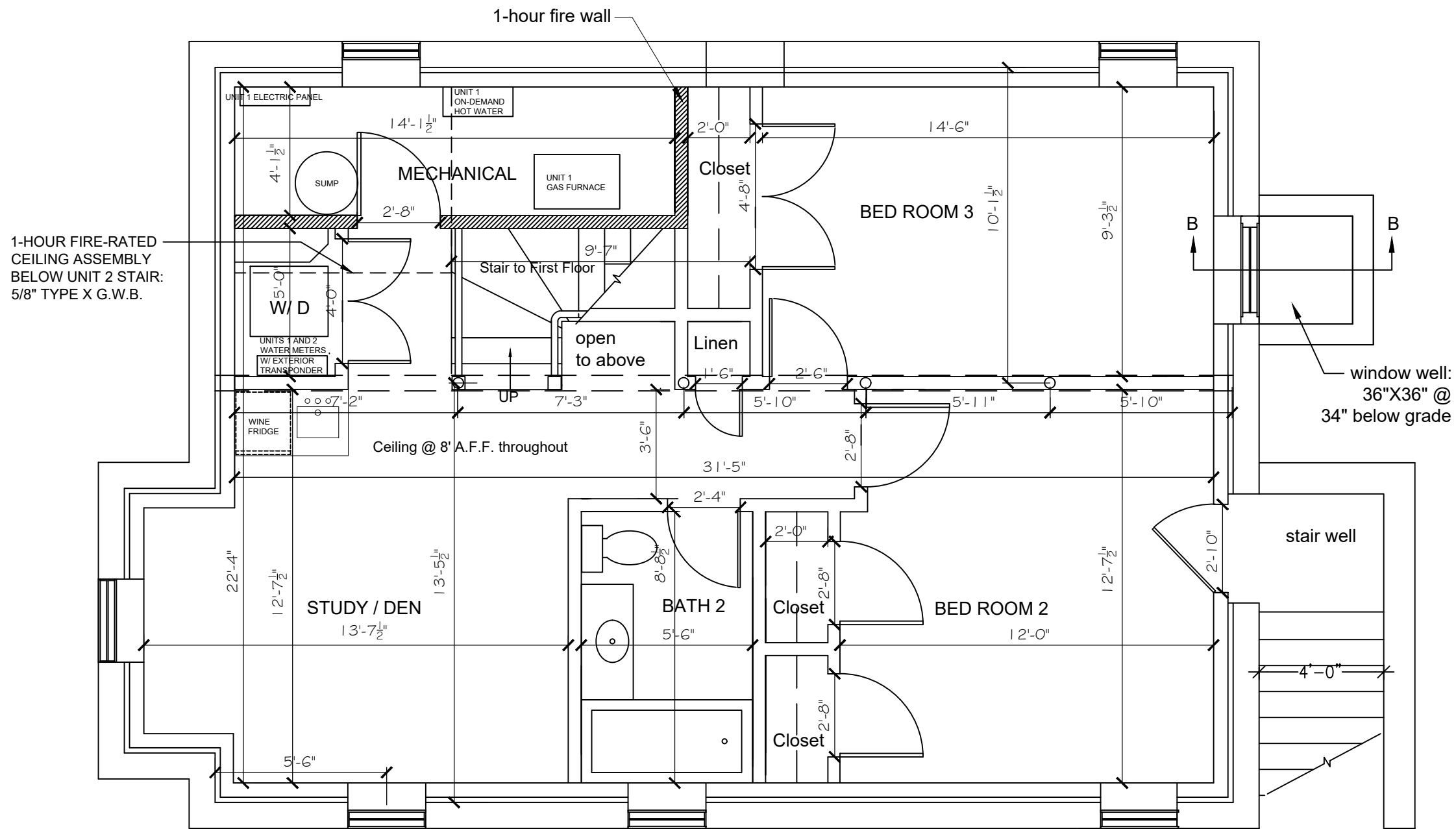
Notes:

Permit Set

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Proposed Basement



Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Date:
December 28, 2017

Scale:
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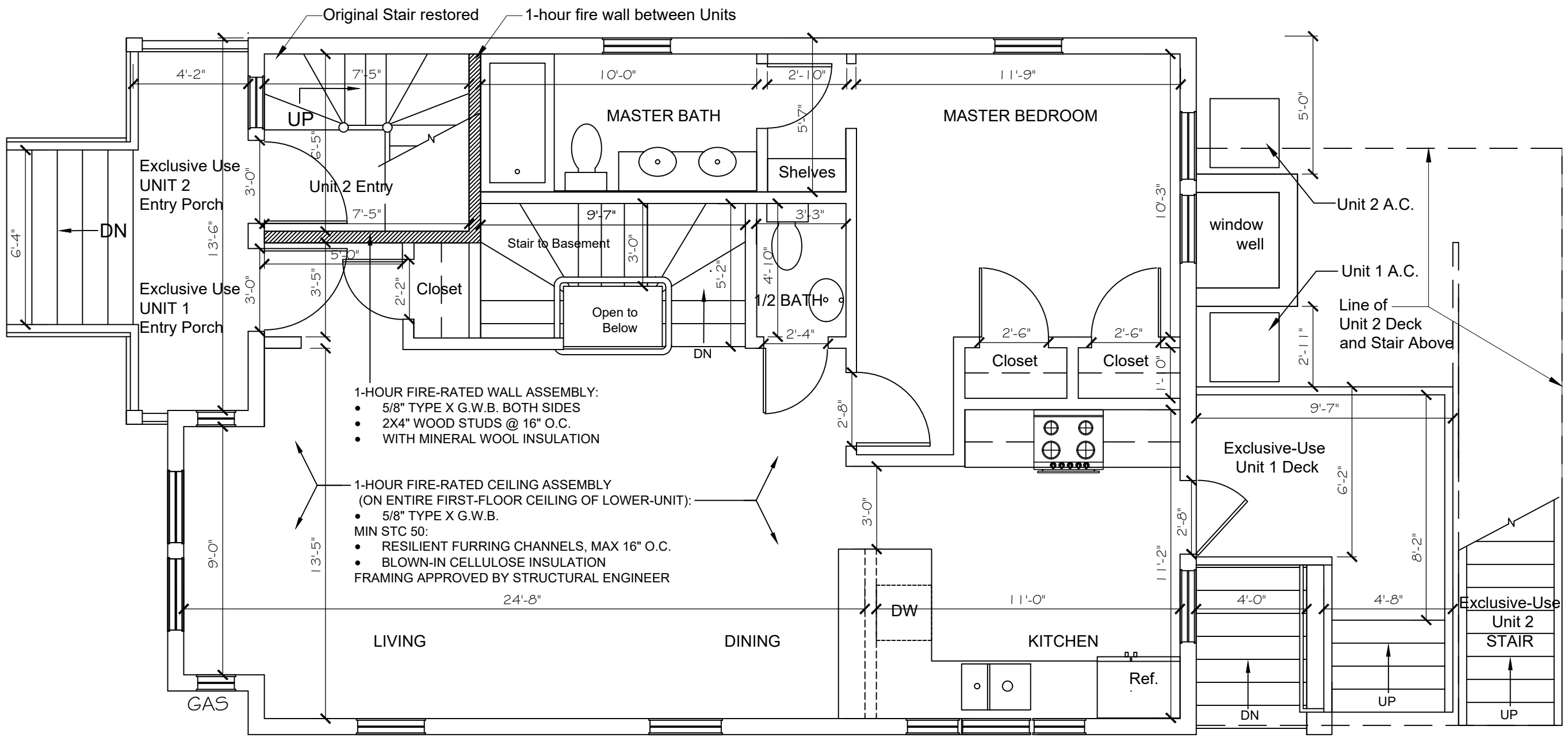
37-39 Harrison Street

Notes:
Permit Set

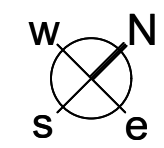
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Page Number:



Proposed First



Site Location:
37-39 Harrison Street
Somerville, MA

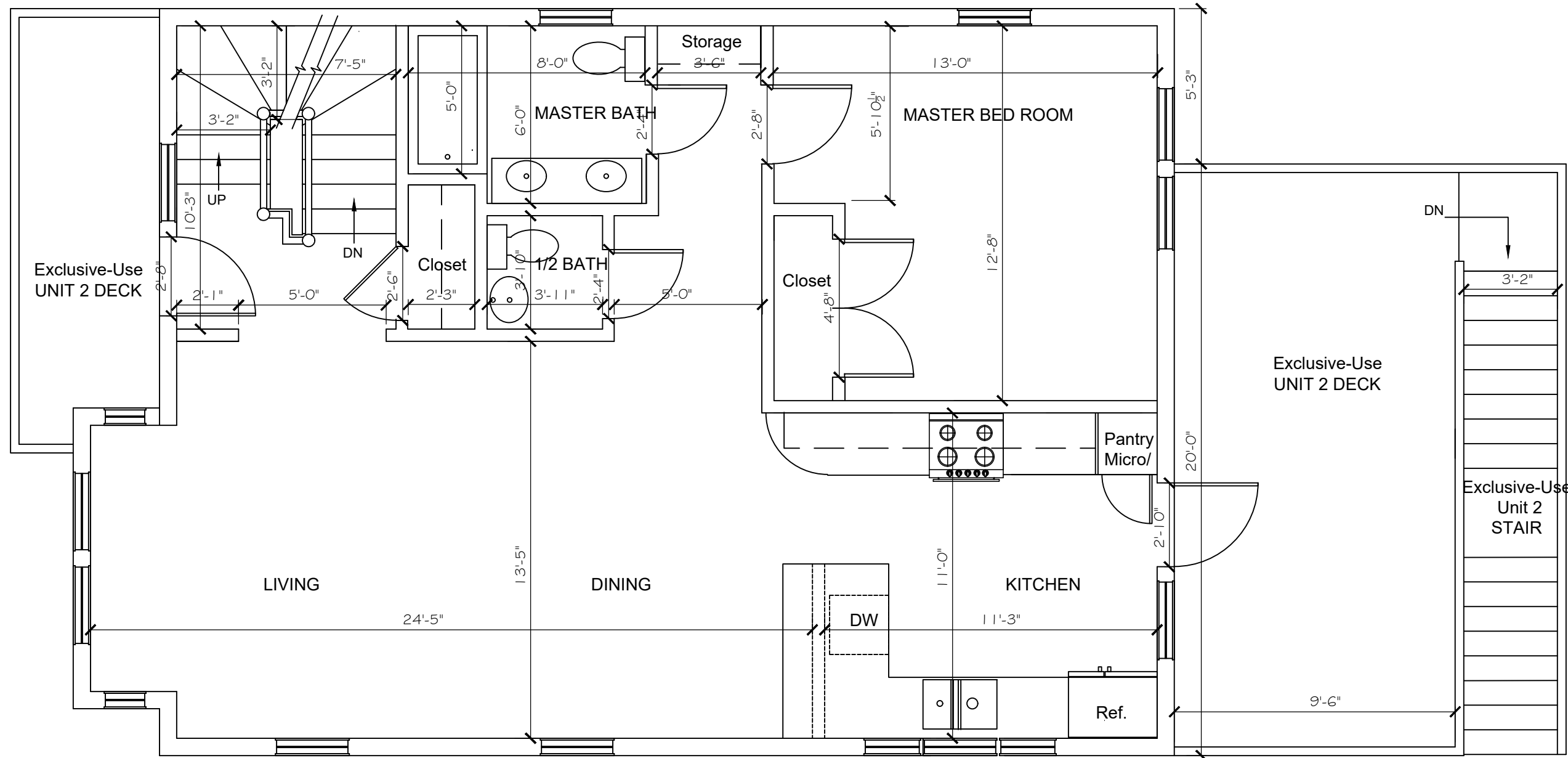
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37-39 Harrison Street

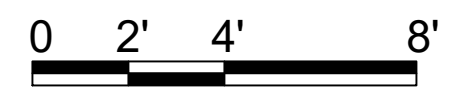


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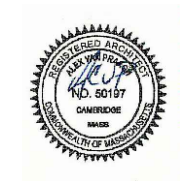
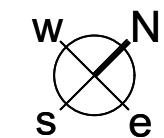
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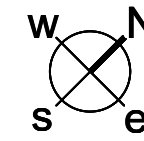
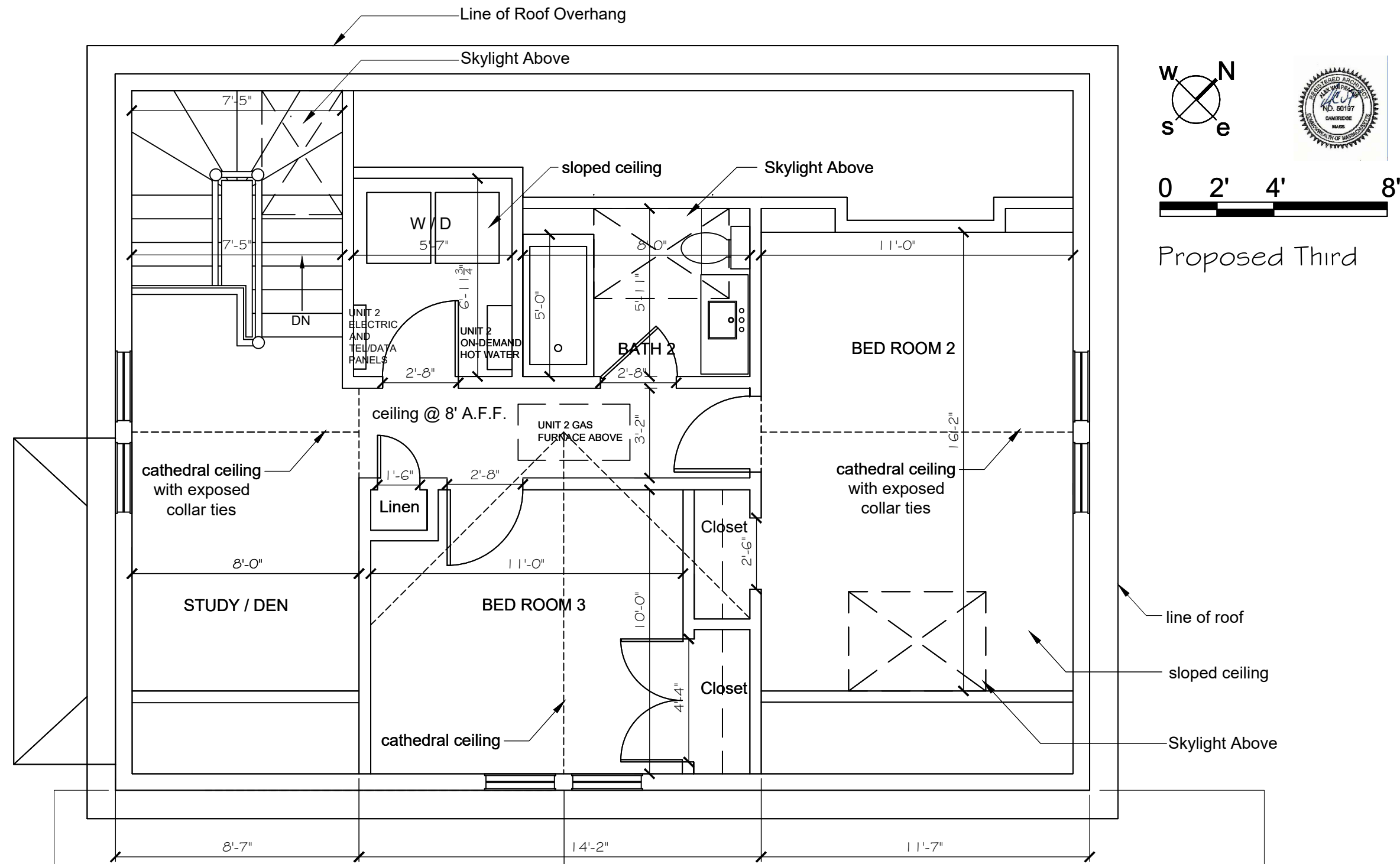
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Page Number:



Proposed Second





Proposed Third

Site Location:
37-39 Harrison Street
Somerville, MA

Client:
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Marc Wagner

Contact:

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Scale:
As Noted

37-39 Harrison Street

Notes:
Permit Set

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Page Number:

Per Stamped Site Survey:
this building corner
is 10.4' to property line

DORMER is 10.5' from the property line
(and it's width is 41% of the building width)

Per Stamped Site Survey:
this building corner
is 10.7' to property line

Site Location:
37-39 Harrison Street
Somerville, MA

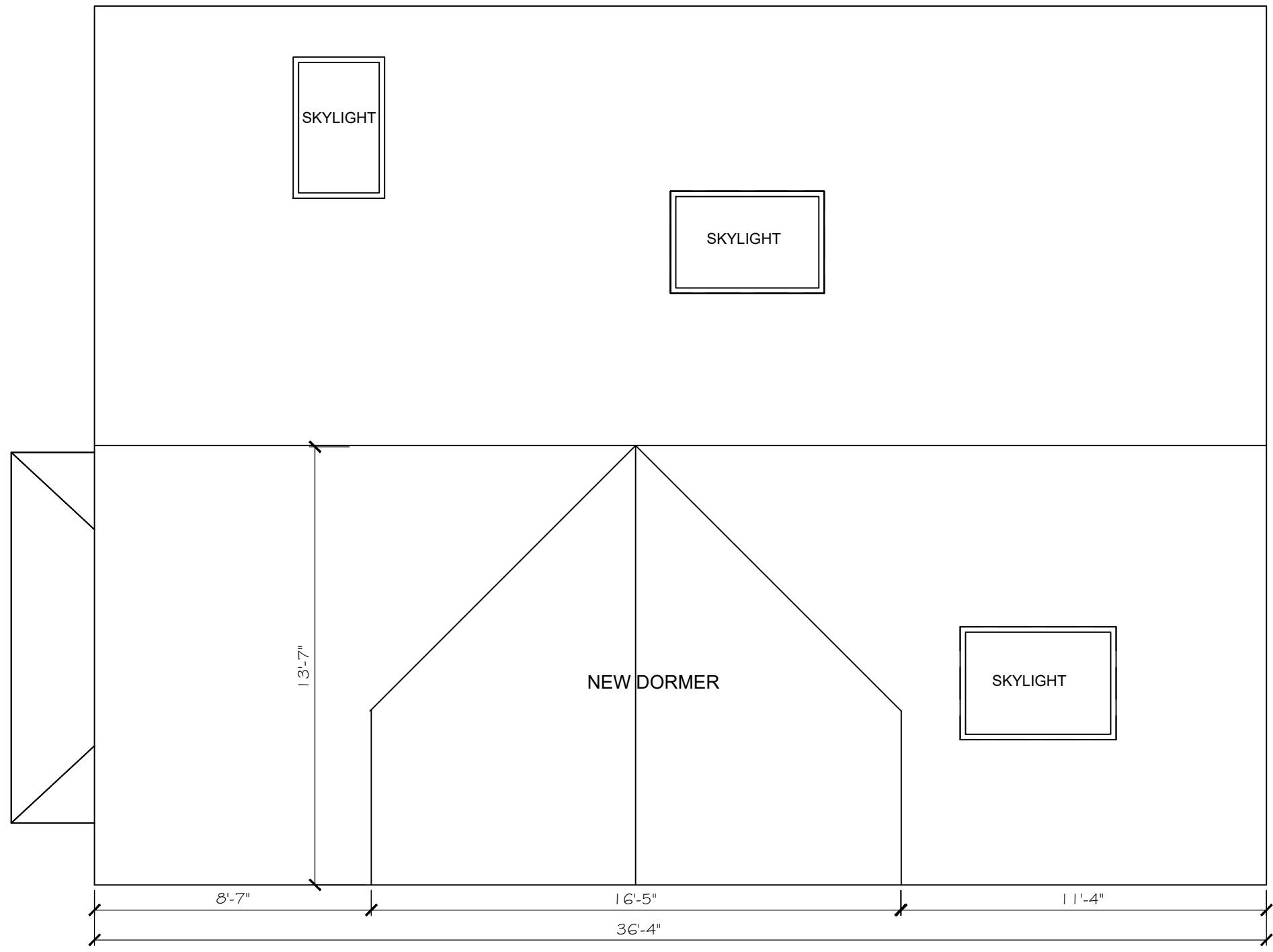
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37-39 Harrison Street



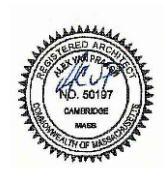
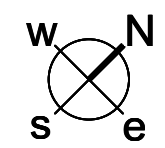
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Proposed Roof



Site Location:
37-39 Harrison Street
Somerville, MA

Client:
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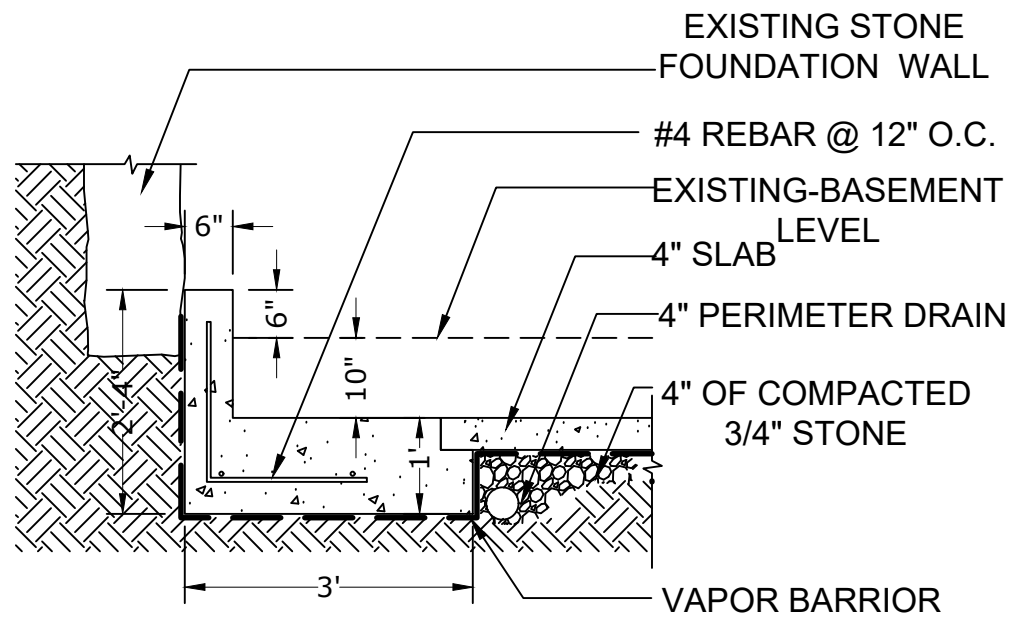
Contact:

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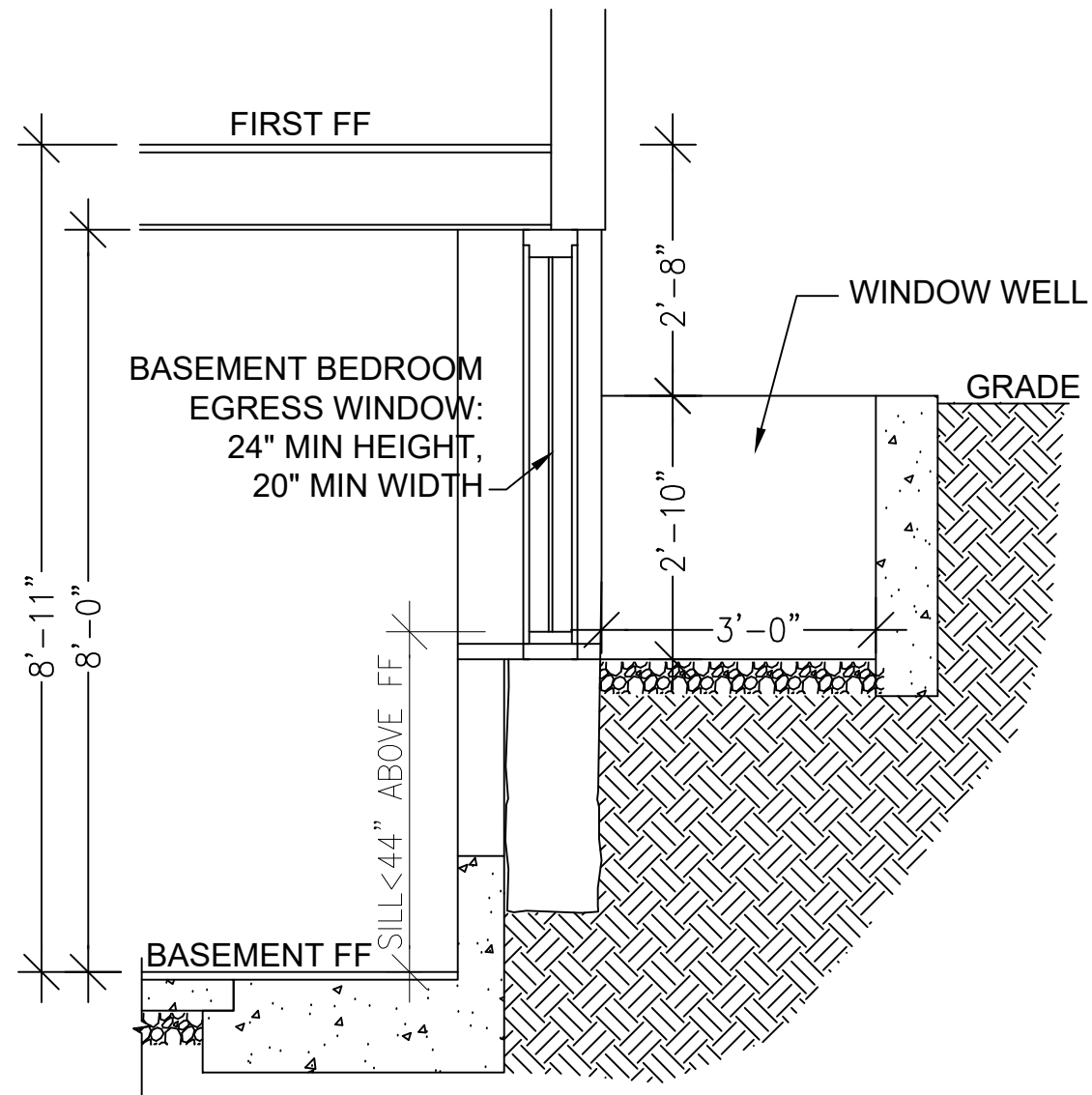
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37-39 Harrison Street

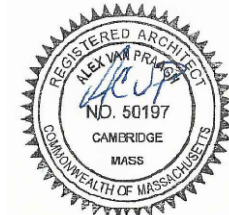
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Permit Set



SECTION A-A: TYPICAL FOUNDATION DETAIL



SECTION B-B: BEDROOM EGRESS WINDOW



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Site Location:
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Scale:
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37-39 Harrison Street



WINDOW	RO DIMENSION	
001	3618	(ALL ULTREX)
002	3618	"
003	3618	"
004	3652	"
005	3618	"
006	3618	"
101	EXISTING	
102	3464	
103	3464	
104	1864	
105	3464	
106	3464	
107	3464	
108	3464	
109	CUSTOM	
110	3460	
111	3464	
112	3464	
113	3464	
114	3464	
115	1864	
201	3460	
202	3464	
203	3464	
204	1864	
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213	3464	
214	3464	
215	1864	
301	3460	
302	3460	
303	3460	
304	3460	
305	3460	
306	3460	

Notes:
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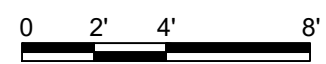
37-39 Harrison Street

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**Special
Permit Set**

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Page Number:



Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
December 28, 2017

Scale:
As Noted

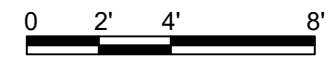
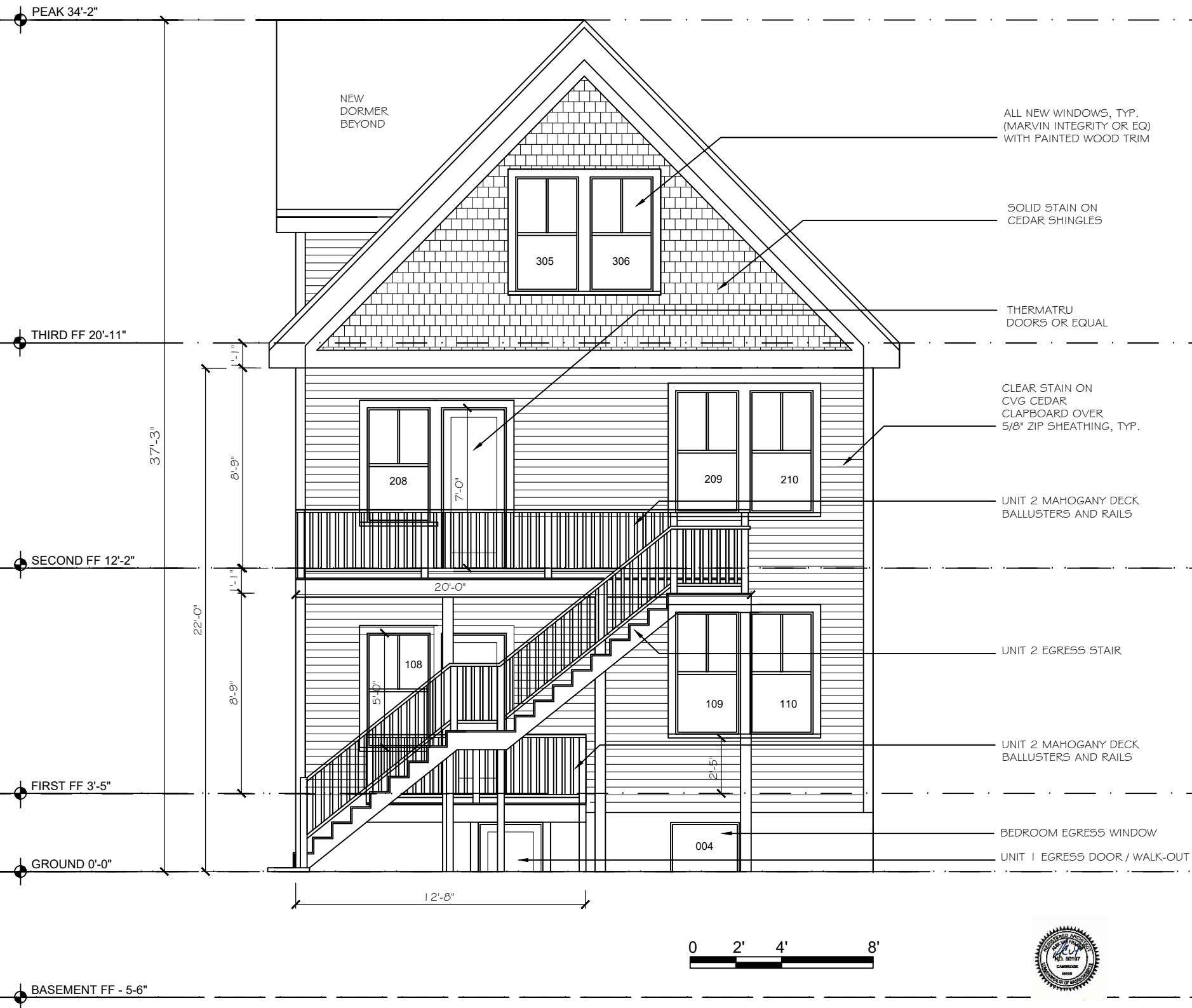
37-39 Harrison Street

Notes:
Permit Set

ACVP Design

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Page Number:



Site Location:
37-39 Harrison Street
Somerville, MA

Client:
Anne Wang
Marc Wagner

Contact:

Date:
January 4, 2018

Scale:
As Noted

37-39 Harrison Street

Notes:

**Special
Permit Set**

ACVP Design

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