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Site Location: 43-45 Dane St. Somerville, MA 02143	
Client: 795	
Contact: Alex Van Praagh	<b>43-45 Dane Street</b>
Date: March 14, 2018	
Scale: As Noted	
Rev 1 05/04/18 Rev 2 05/21/18	

**SPECIAL PERMIT SET**

**ACVP Design**

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

**S1.0**

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43-45 Dane St.  
Somerville, MA 02143

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March 14, 2018

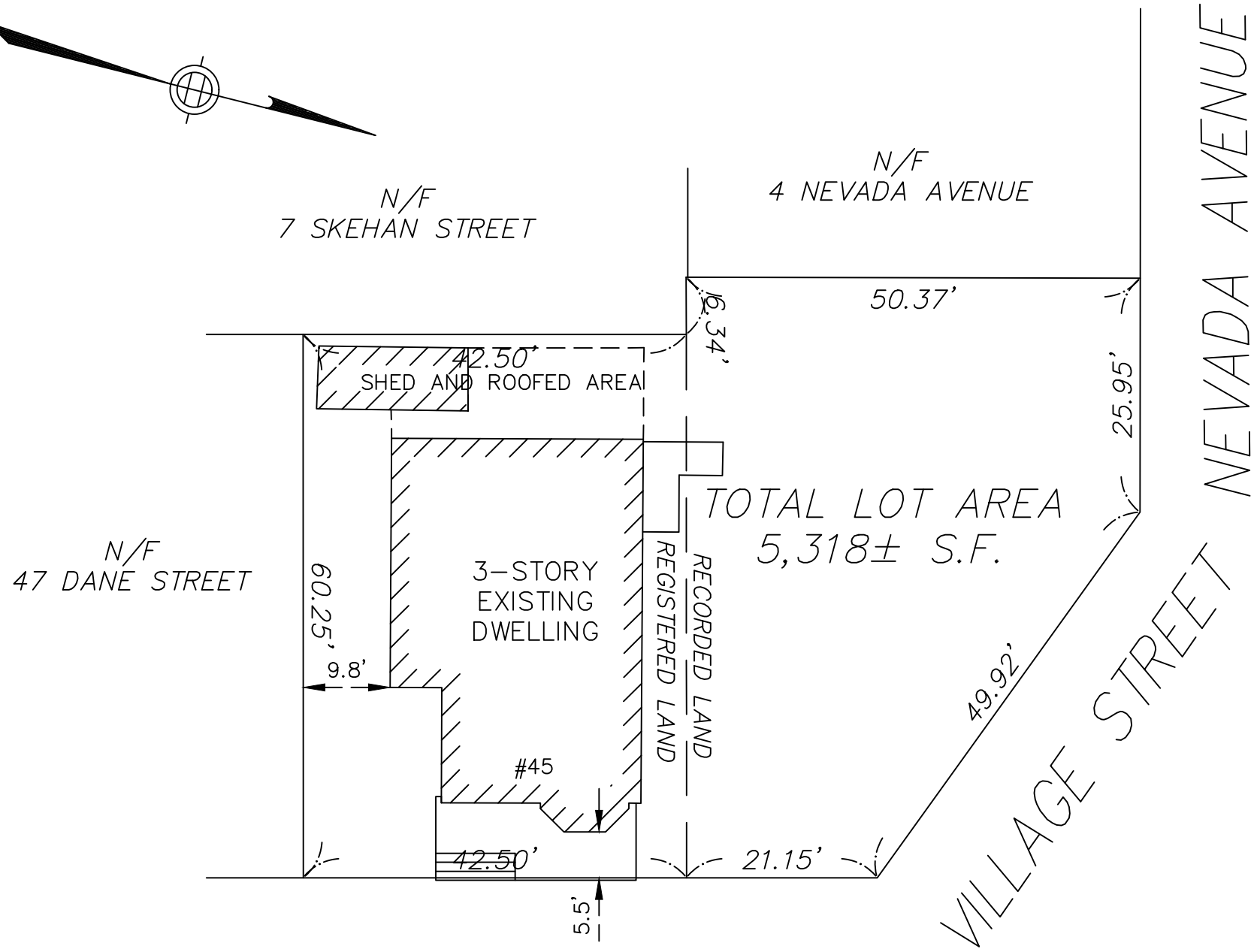
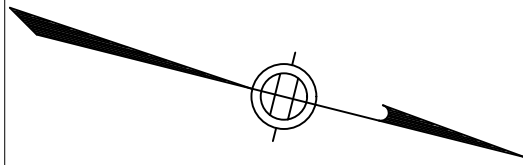
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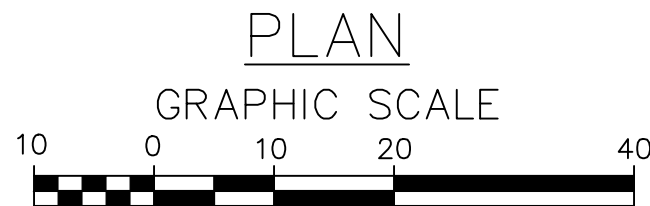
**43-45 Dane Street**

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**S1.0**



**DANE STREET**  
(PUBLIC - 40' WIDE)



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN OCTOBER 2017 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

10-27-17 DATE  
*Scott M. Cerrato* SIGNATURE

**SCOTT M. CERRATO**  
Professional Land Surveyor

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

ZONING SETBACKS: RB

RECORD OWNER:  
ANNETTE LIBBY & KAREN PHILLIPS  
L.C. CERT.# 262306

MAP 54, BLOCK B, LOTS 1 & 2

PLOT PLAN  
45 DANE STREET  
SOMERVILLE, MASSACHUSETTS

JOB NO: 17-021  
SCALE: 1"=20'  
DATE: 10-27-17  
BY: S.M.C.

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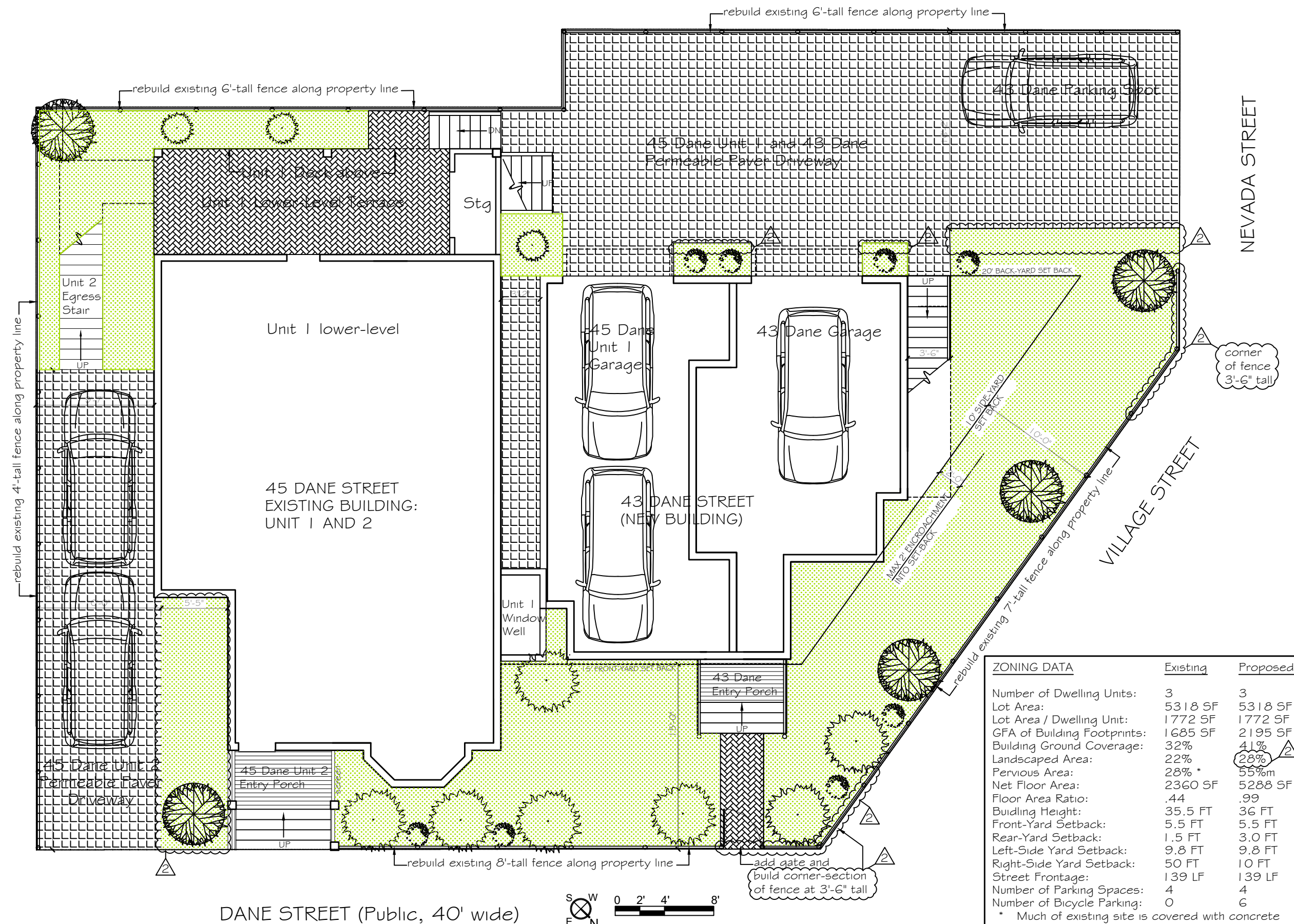
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ZONING DATA	Existing	Proposed
Number of Dwelling Units:	3	3
Lot Area:	5318 SF	5318 SF
Lot Area / Dwelling Unit:	1772 SF	1772 SF
GFA of Building Footprints:	1685 SF	2195 SF
Building Ground Coverage:	32%	41%
Landscaped Area:	22%	28%
Pervious Area:	28% *	55% <sup>m</sup>
Net Floor Area:	2360 SF	5288 SF
Floor Area Ratio:	.44	.99
Building Height:	35.5 FT	36 FT
Front-Yard Setback:	5.5 FT	5.5 FT
Rear-Yard Setback:	1.5 FT	3.0 FT
Left-Side Yard Setback:	9.8 FT	9.8 FT
Right-Side Yard Setback:	50 FT	10 FT
Street Frontage:	139 LF	139 LF
Number of Parking Spaces:	4	4
Number of Bicycle Parking:	0	6

\* Much of existing site is covered with concrete

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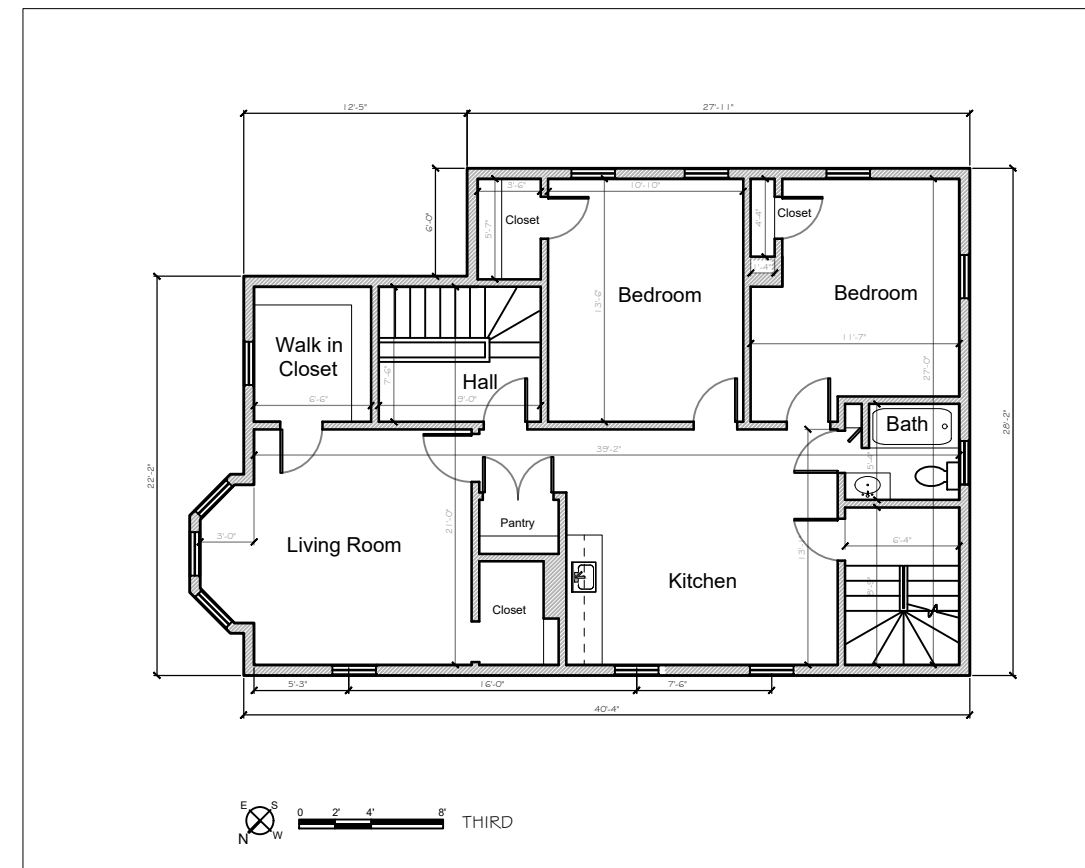
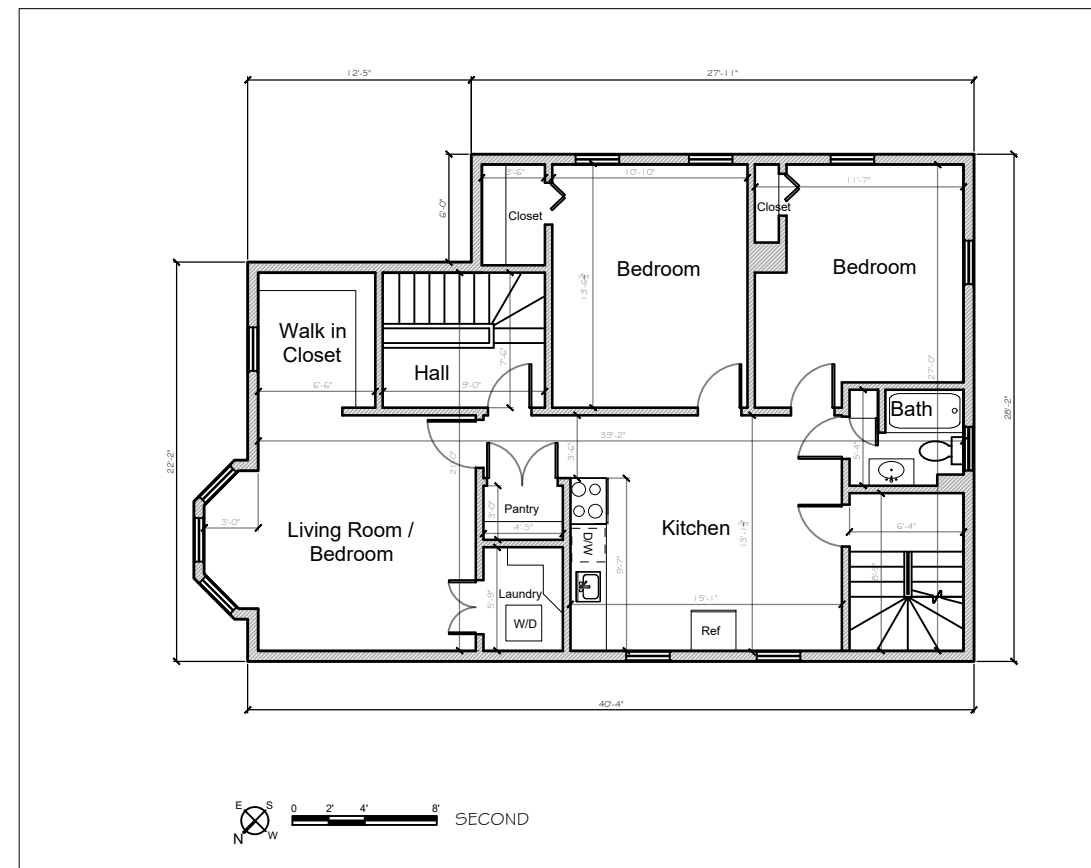
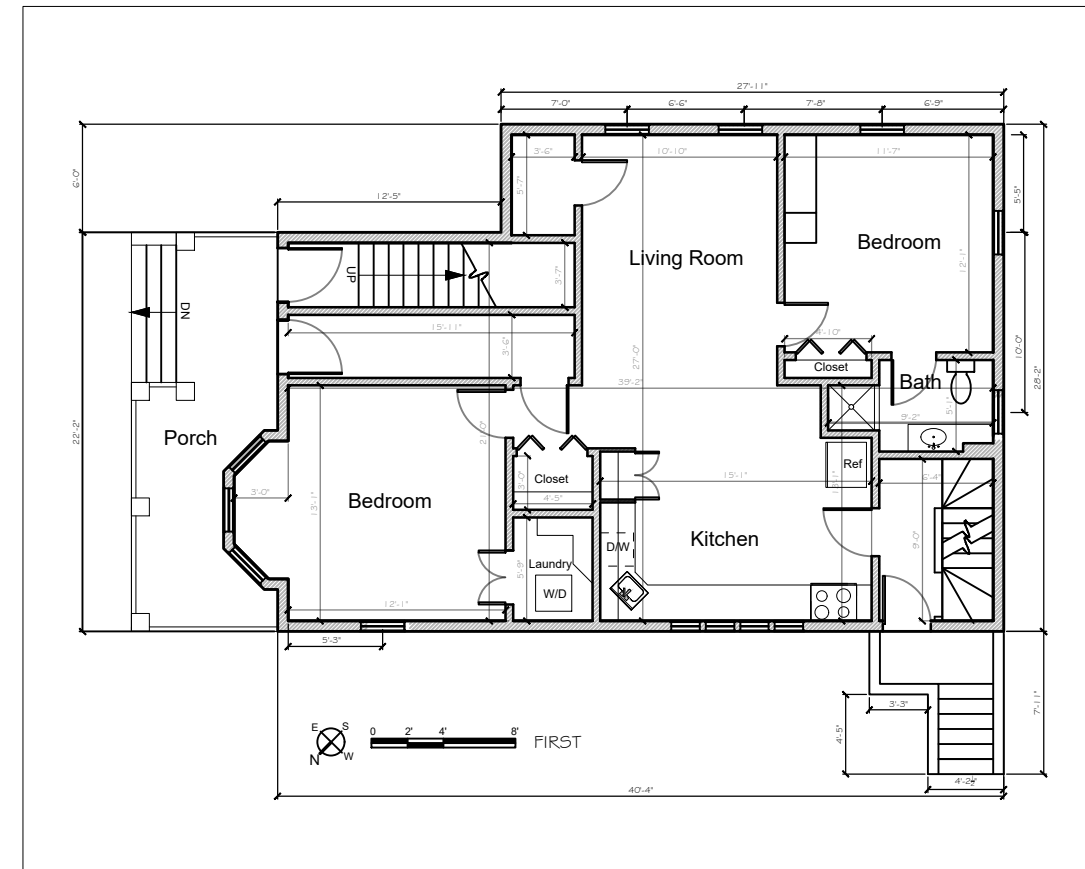
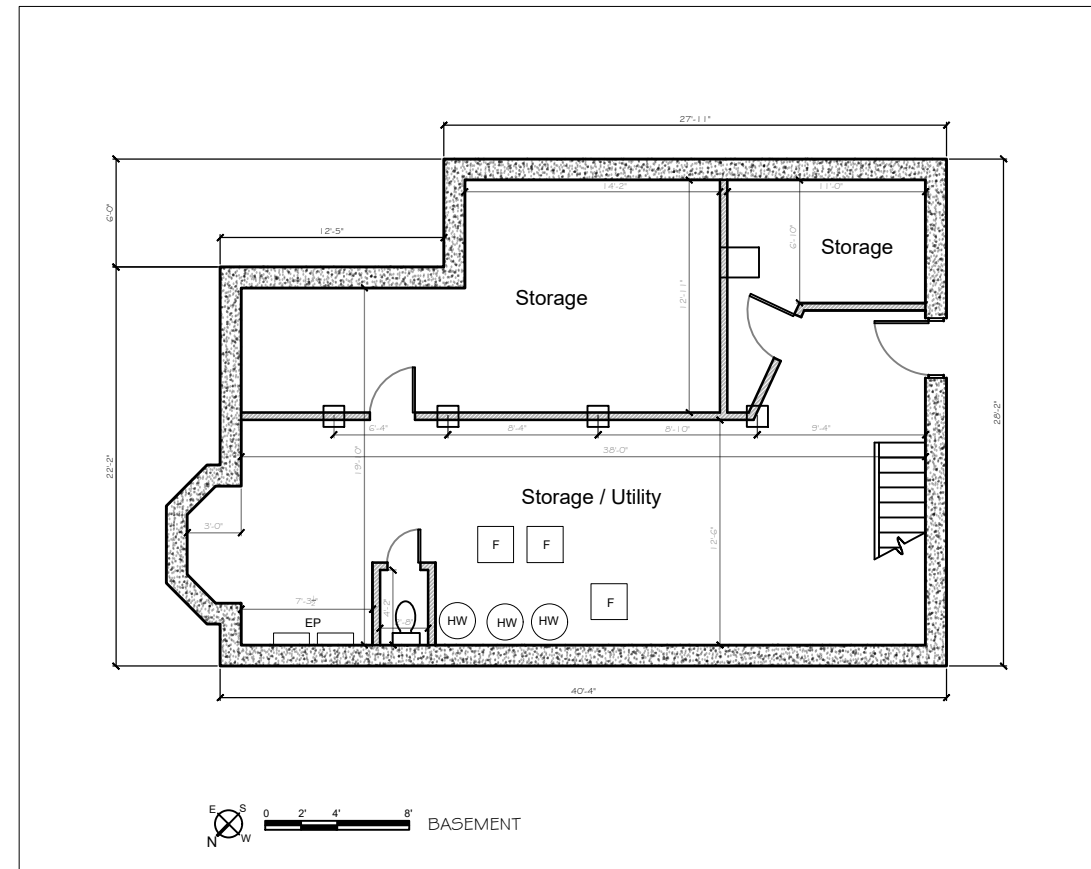
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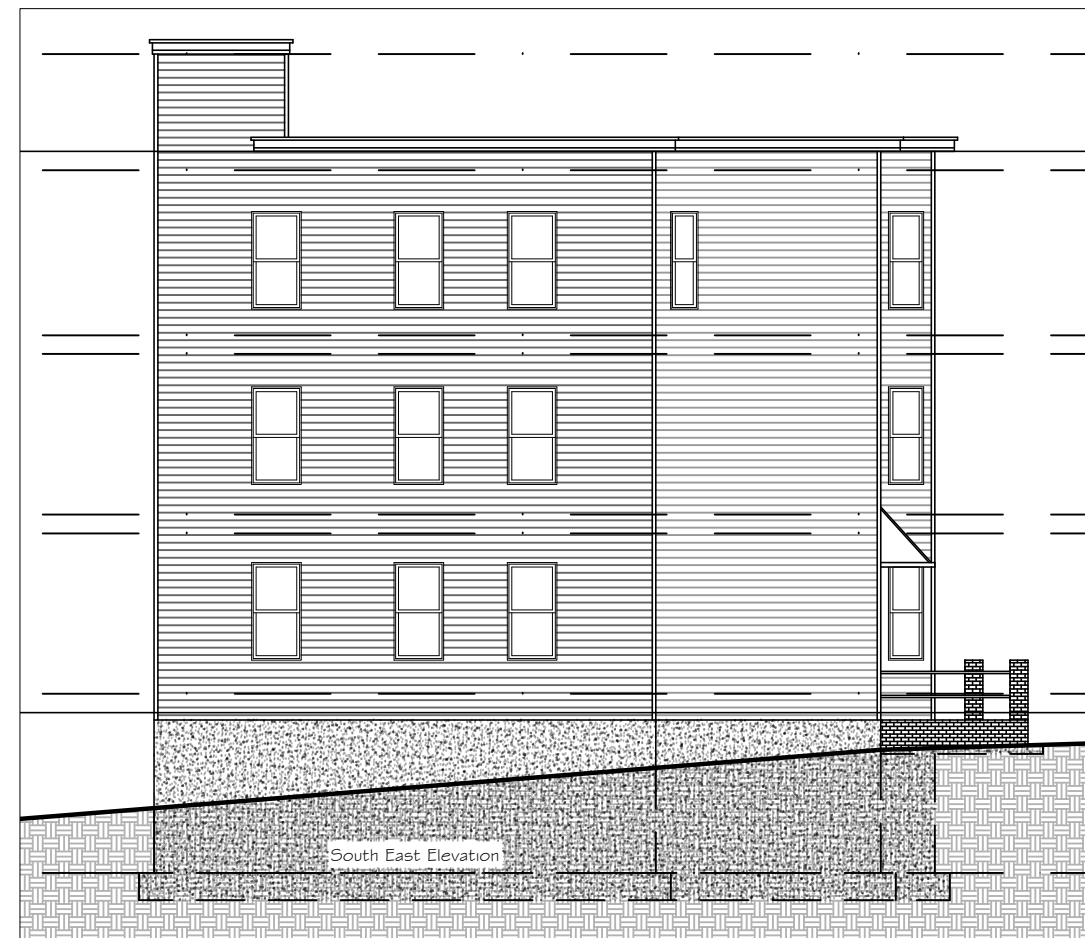
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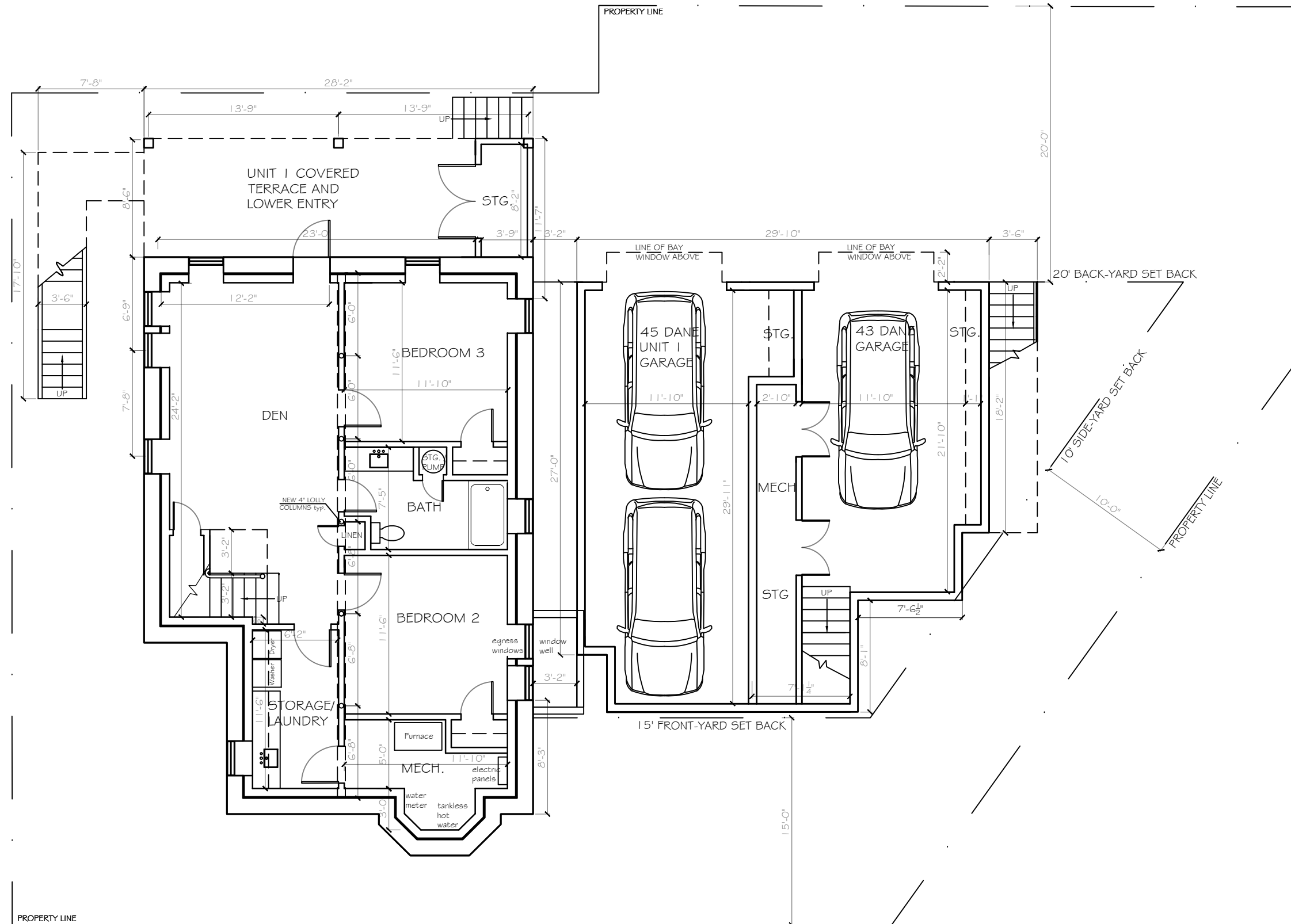
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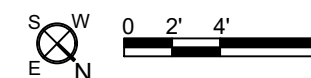
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45 DANE UNIT 1  
BASEMENT AREA: 654 SF

45 DANE UNIT 1 & 43 DANE  
BASEMENT PARKING & STORAGE



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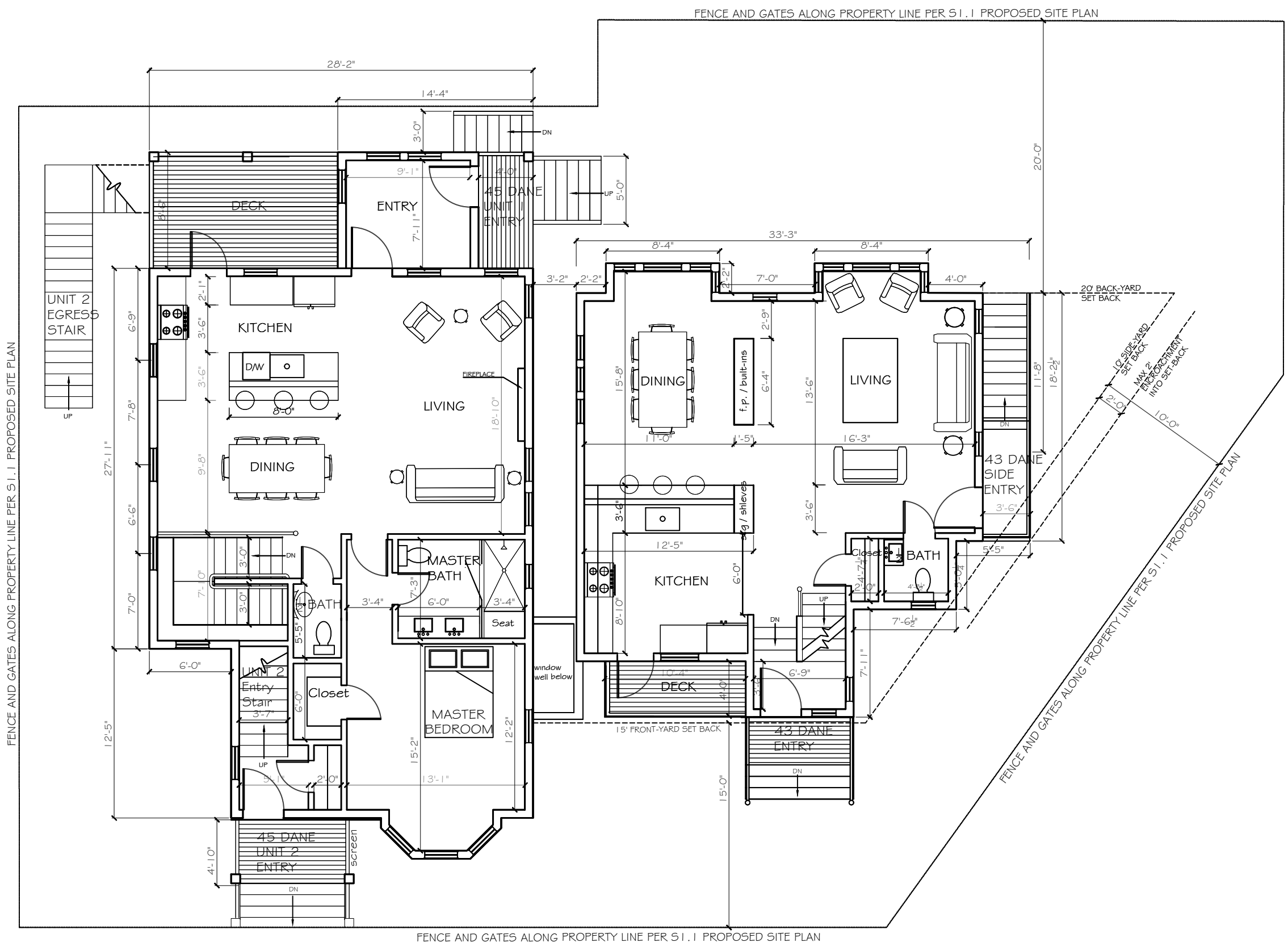
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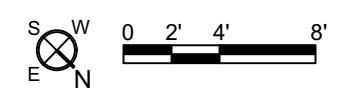
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45 DANE UNIT 1 AND UNIT 2  
FIRST-FLOOR AREA: 978 SF

43 DANE  
FIRST-FLOOR AREA: 732 SF



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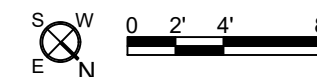
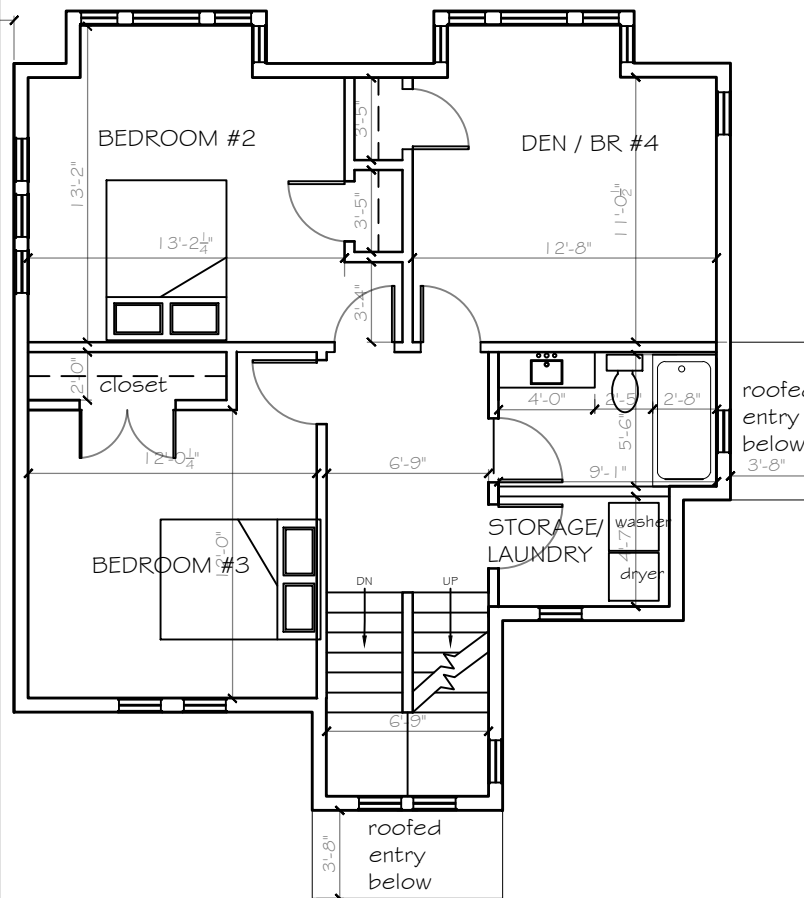
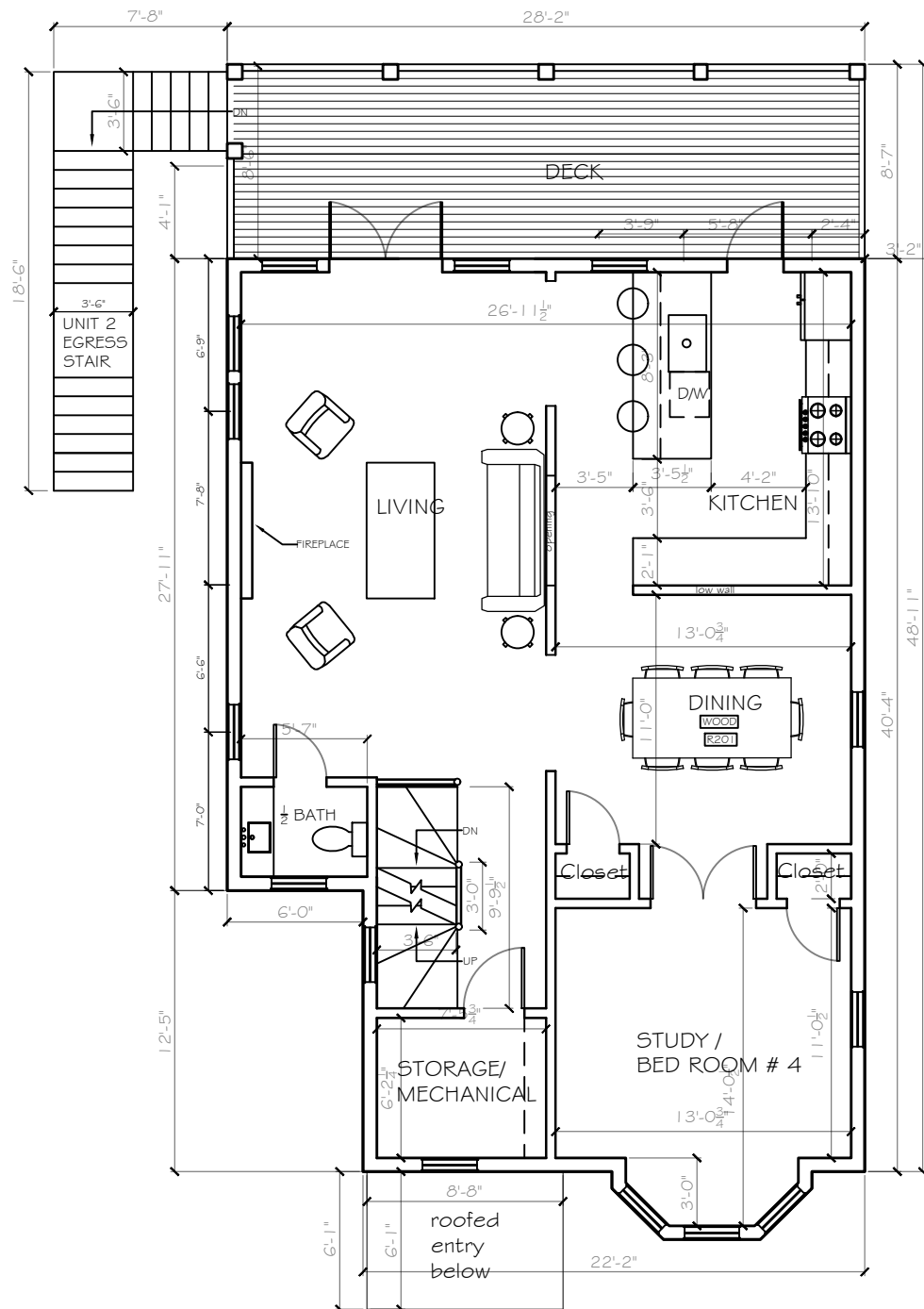
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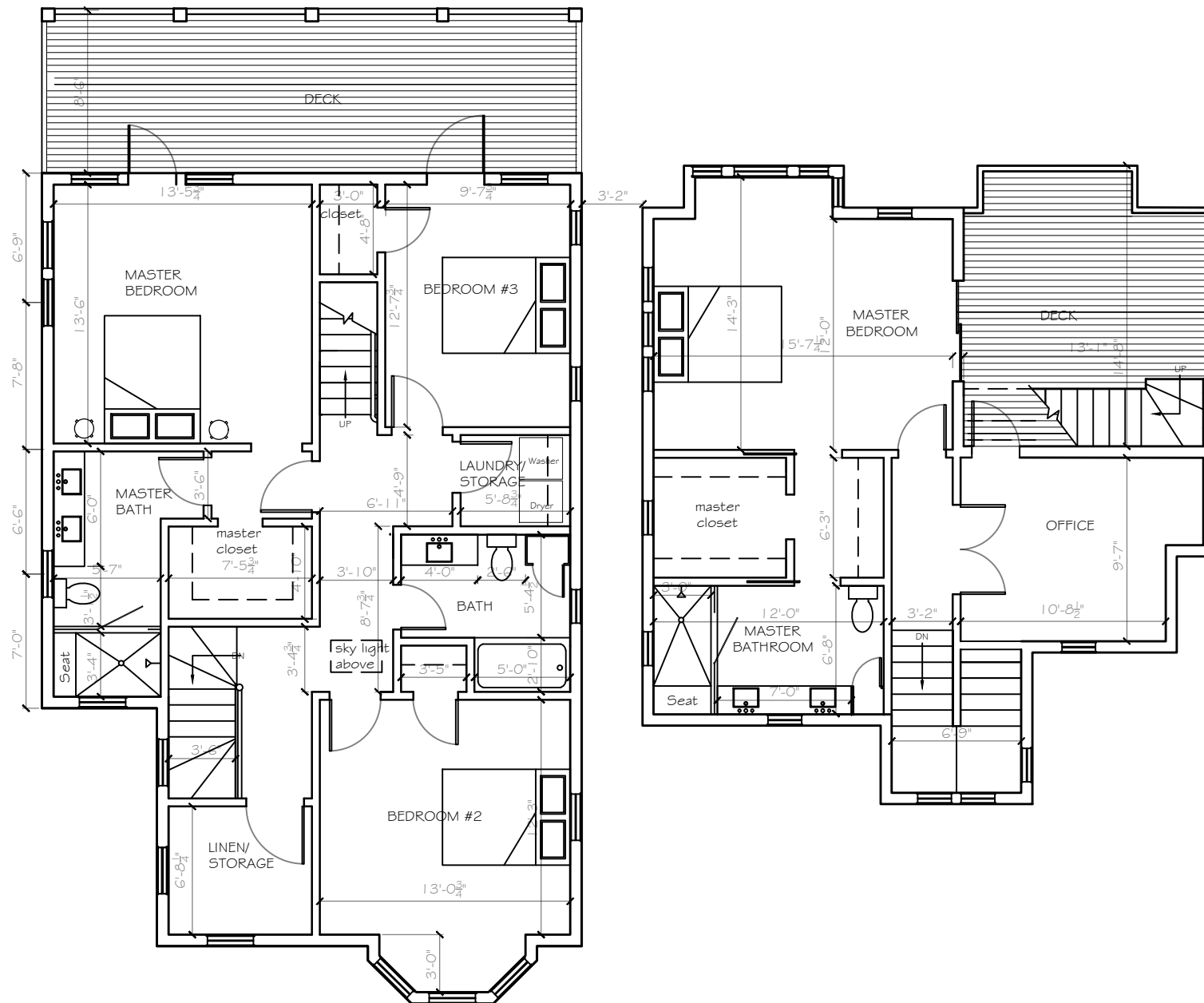
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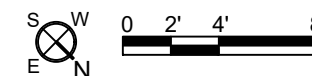






45 DANE UNIT 2  
THIRD-FLOOR AREA: 834 SF

43 DANE  
THIRD-FLOOR AREA: 492 SF



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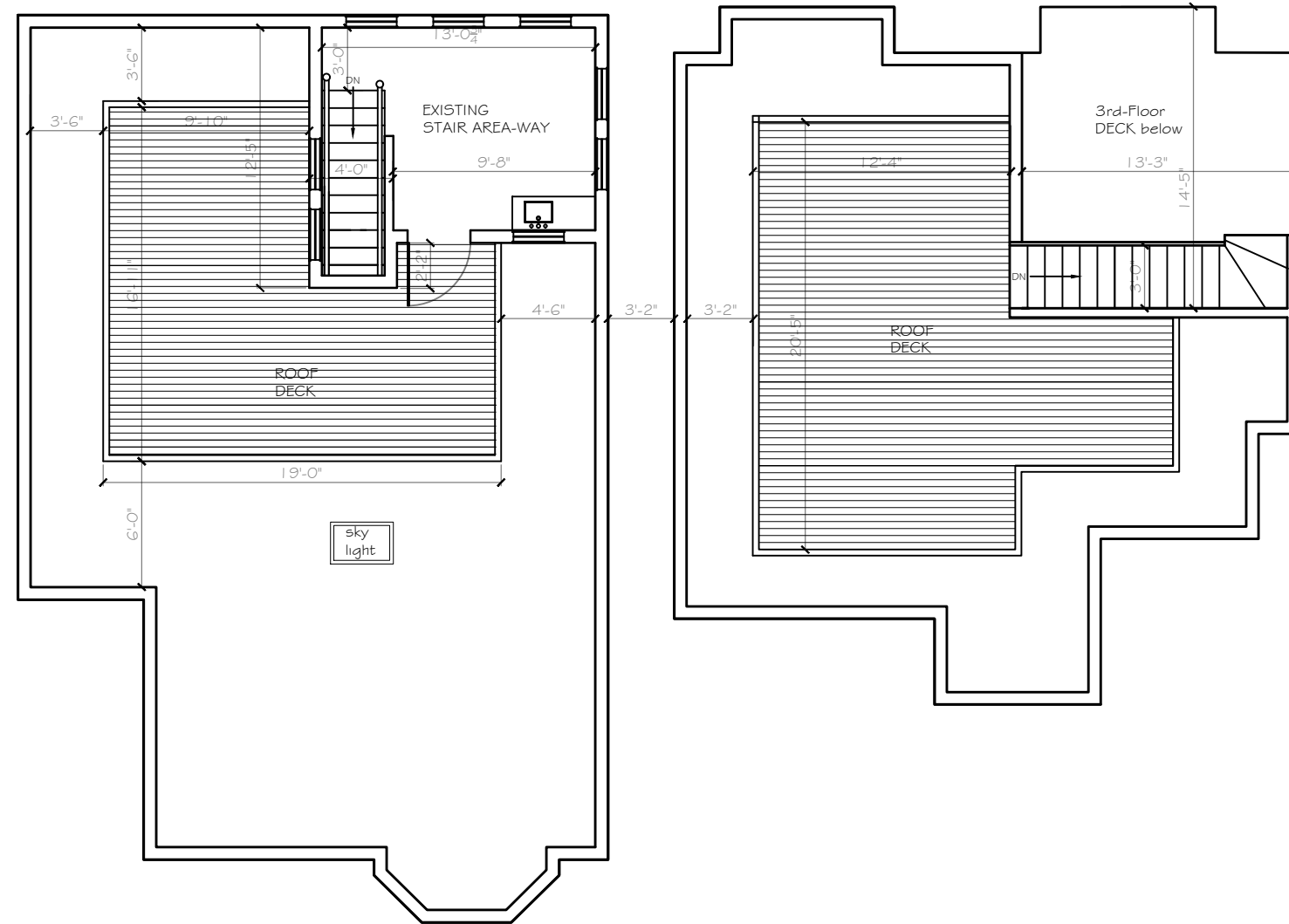
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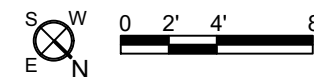
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**43-45 Dane Street**



45 DANE UNIT 2 ROOF

43 DANE ROOF



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alexvanpraagh@yahoo.com

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phone 617.959.1158  
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North East / Dane Street Front Elevation

Site Location:  
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Somerville, MA 02143

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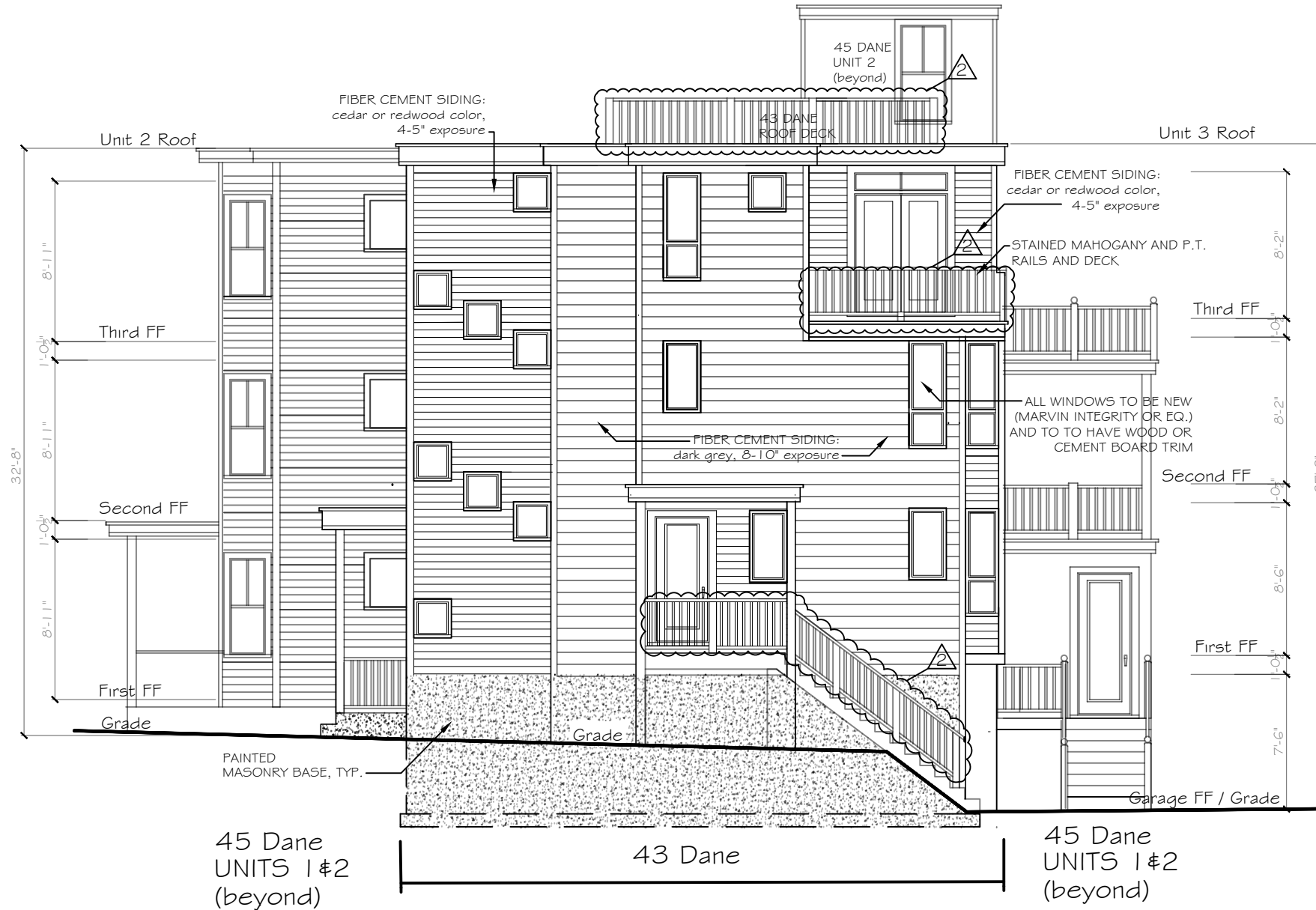
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North West / Village Street Side Elevation

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43 Dane

45 Dane  
UNITS 1 & 2

South West Rear Elevation

Site Location:  
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SPECIAL PERMIT SET



45 Dane  
UNITS 1 & 2

South East Side Elevation

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