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Site Location:  
43-45 Dane St.  
Somerville, MA 02143

Client:

Contact:  
Alex Van Praagh

Date:  
March 14, 2018

Scale:  
As Noted

Rev 1 05/04/18

43-45 Dane Street

SPECIAL PERMIT SET

ACVP Design

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Page Number:

**S1.0**

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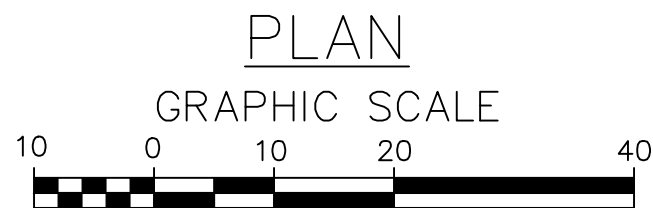
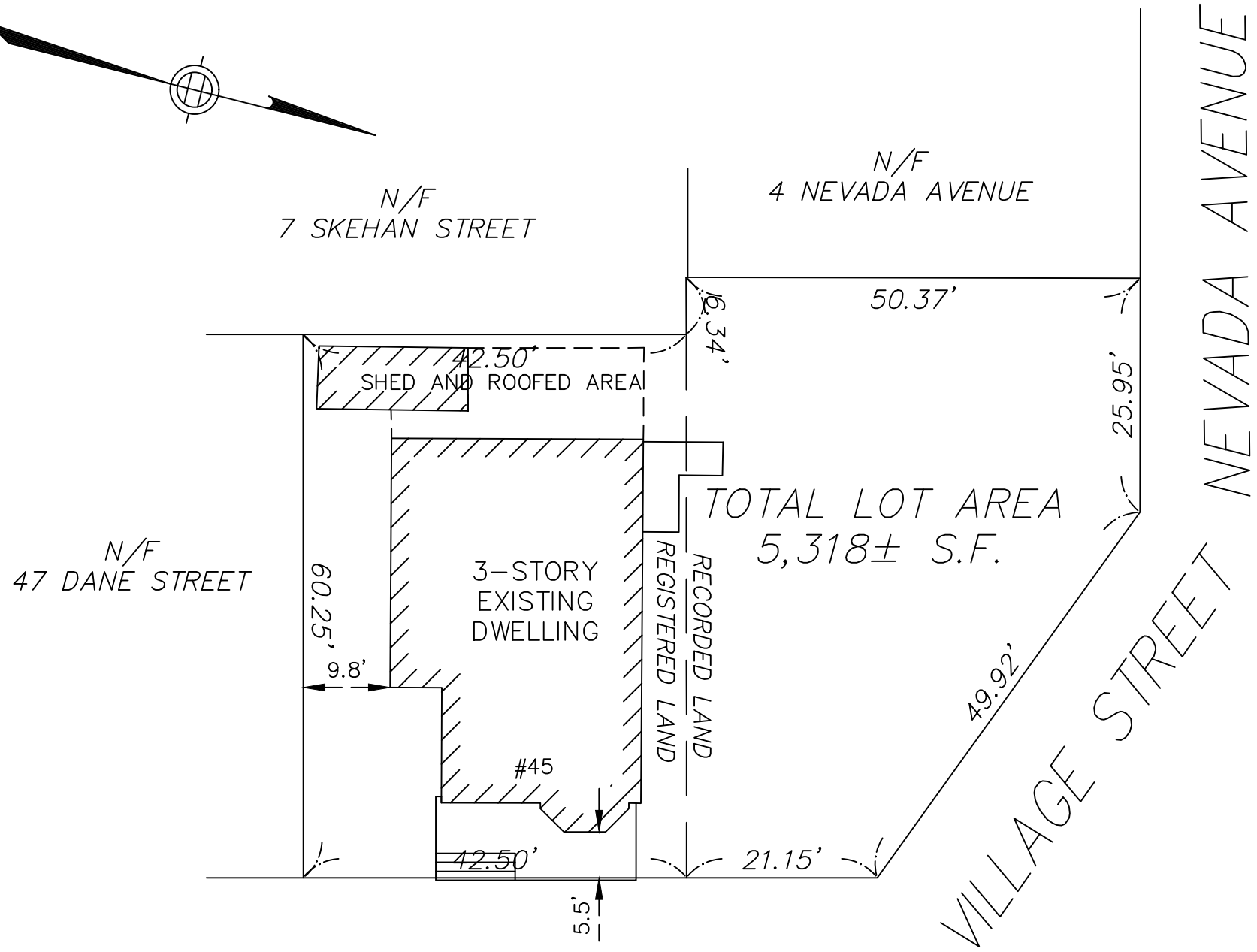
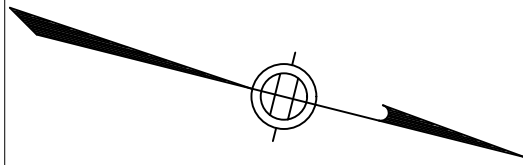
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**S1.0**



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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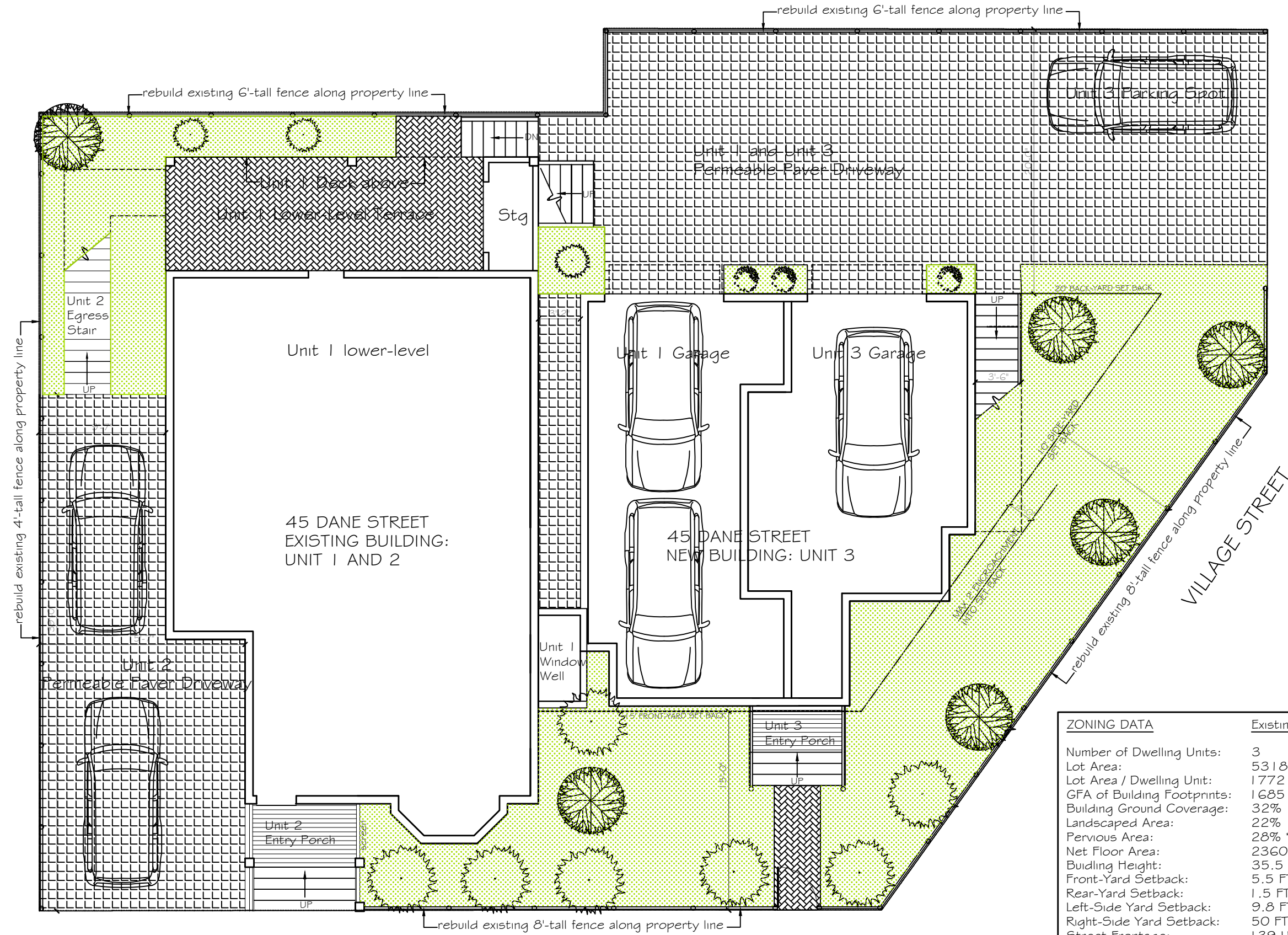
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LEGEND:

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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%	25%
Pervious Area:	28% *	55%
Net Floor Area:	2360 SF	5288 SF
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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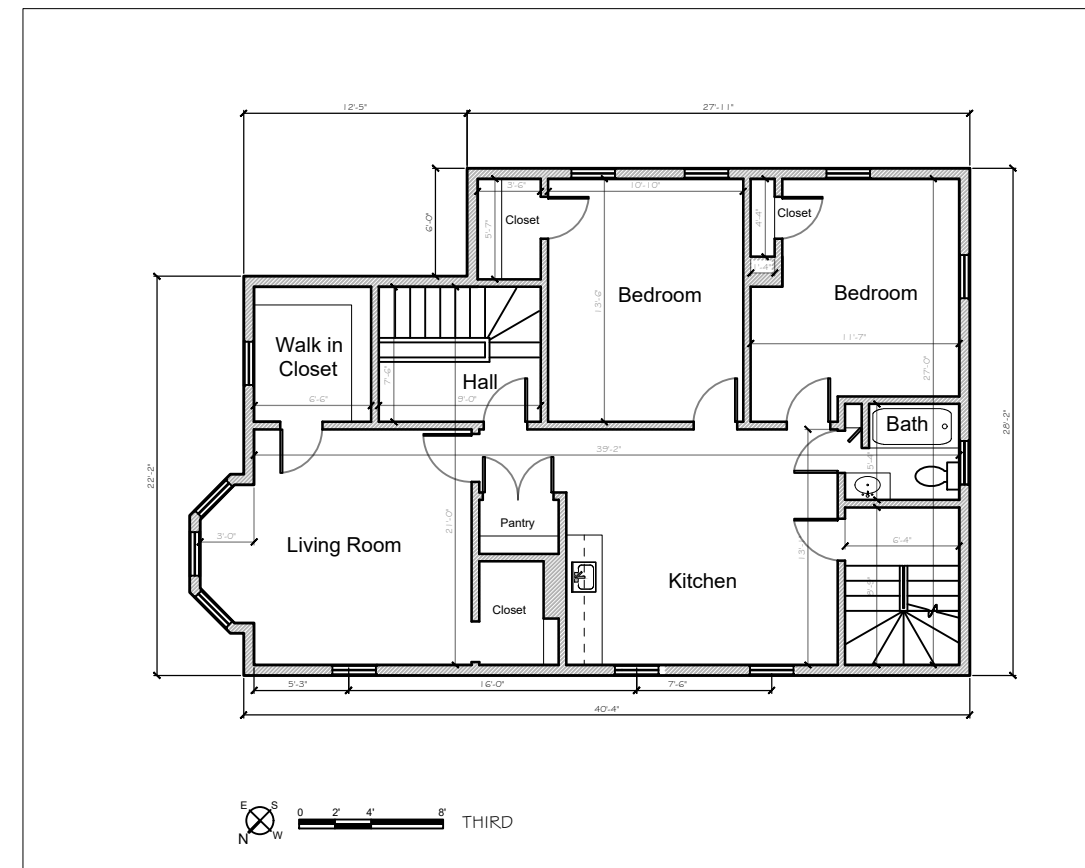
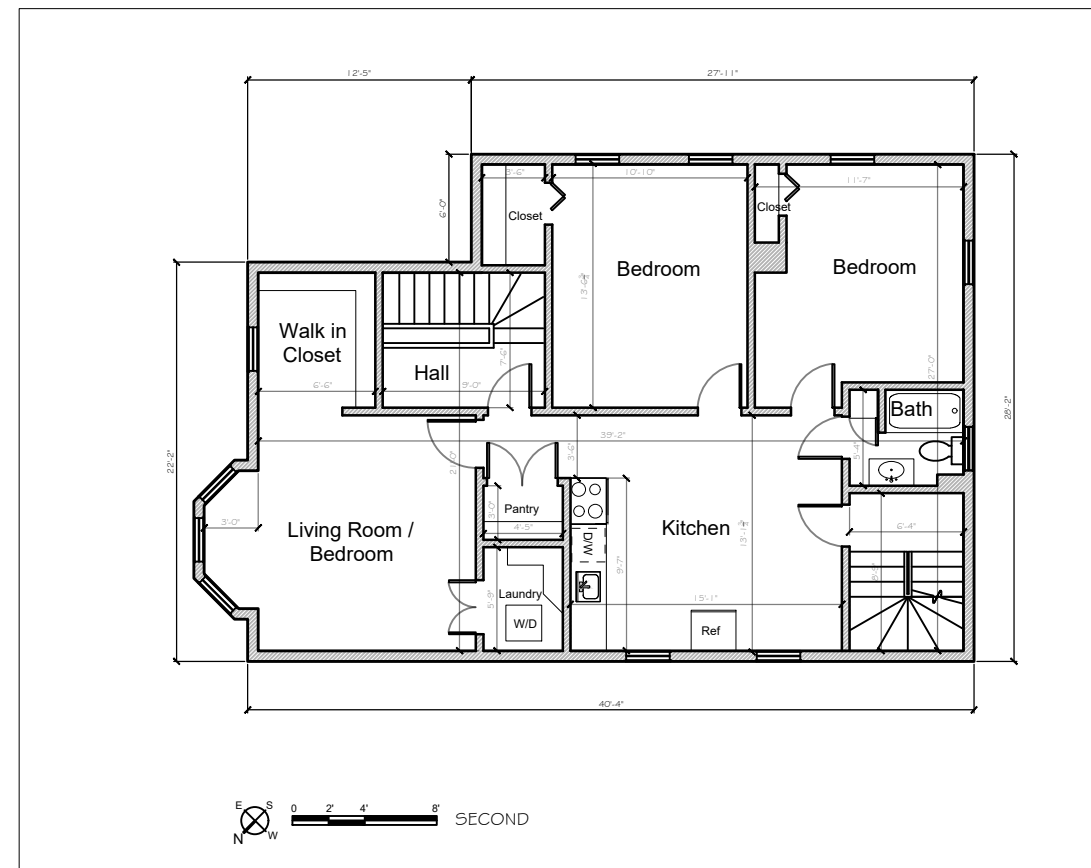
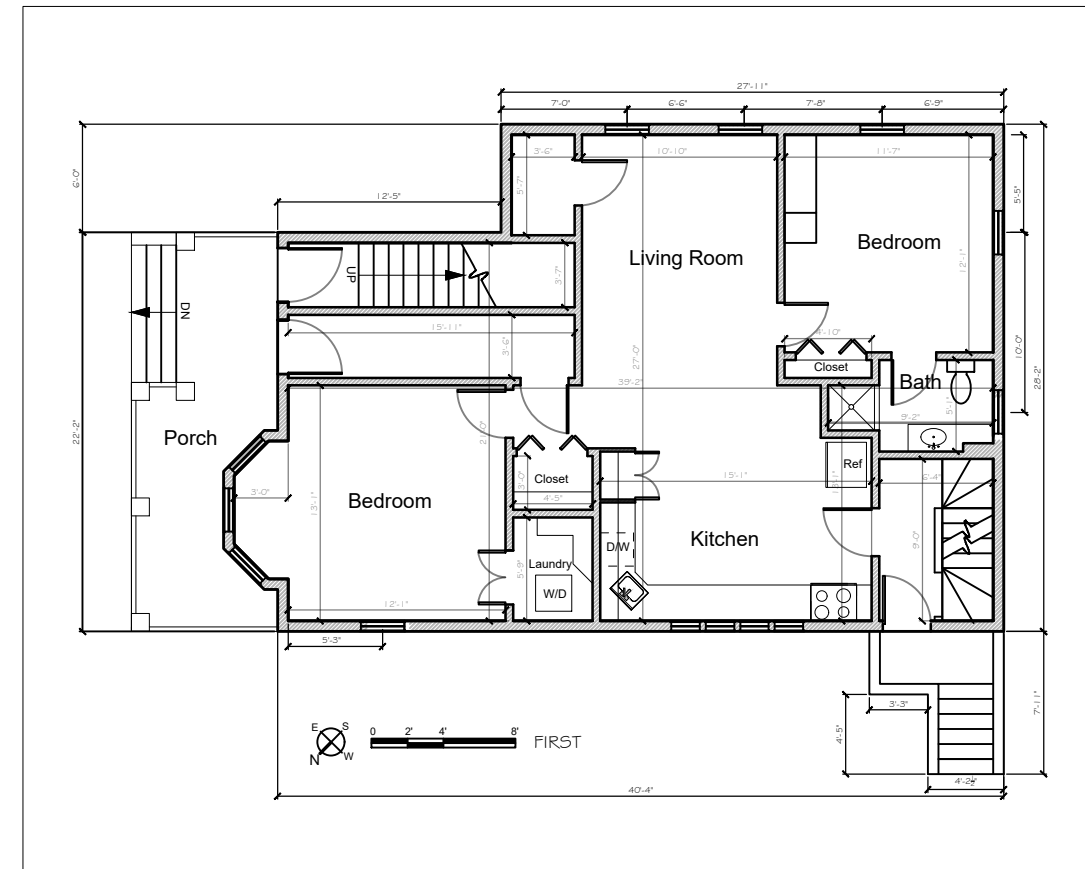
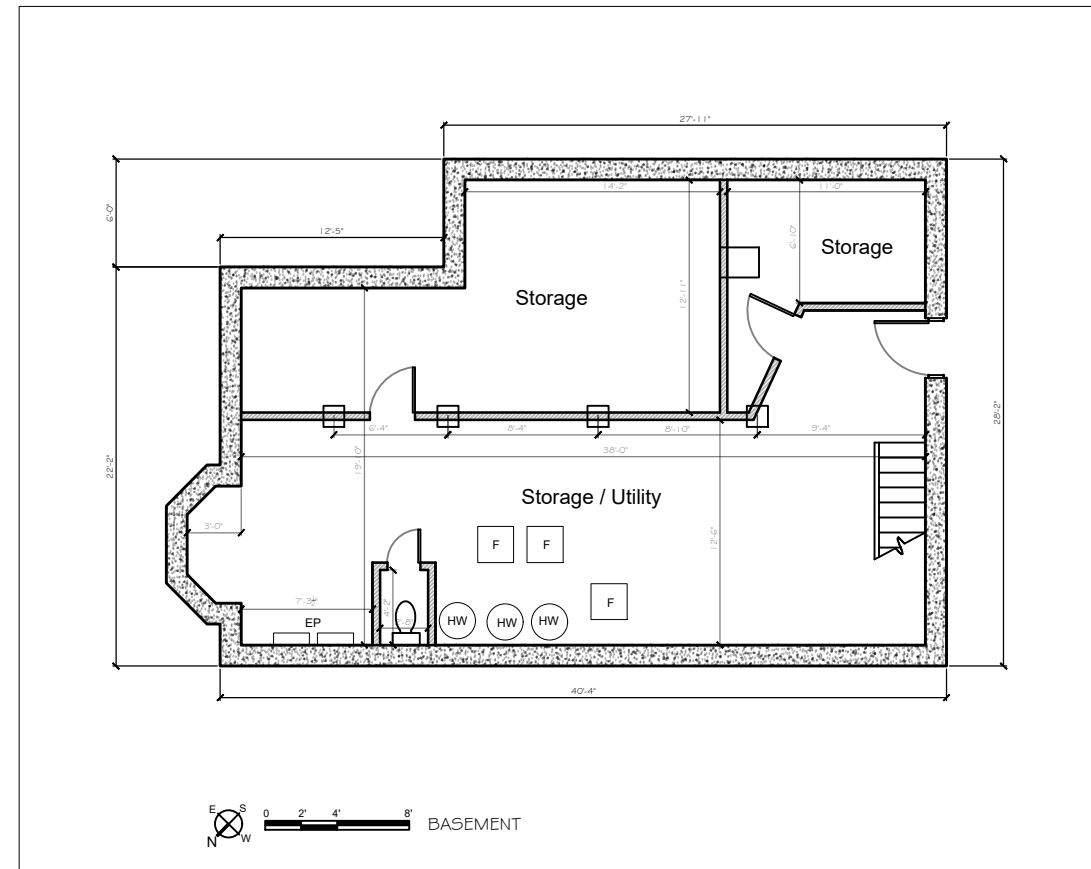
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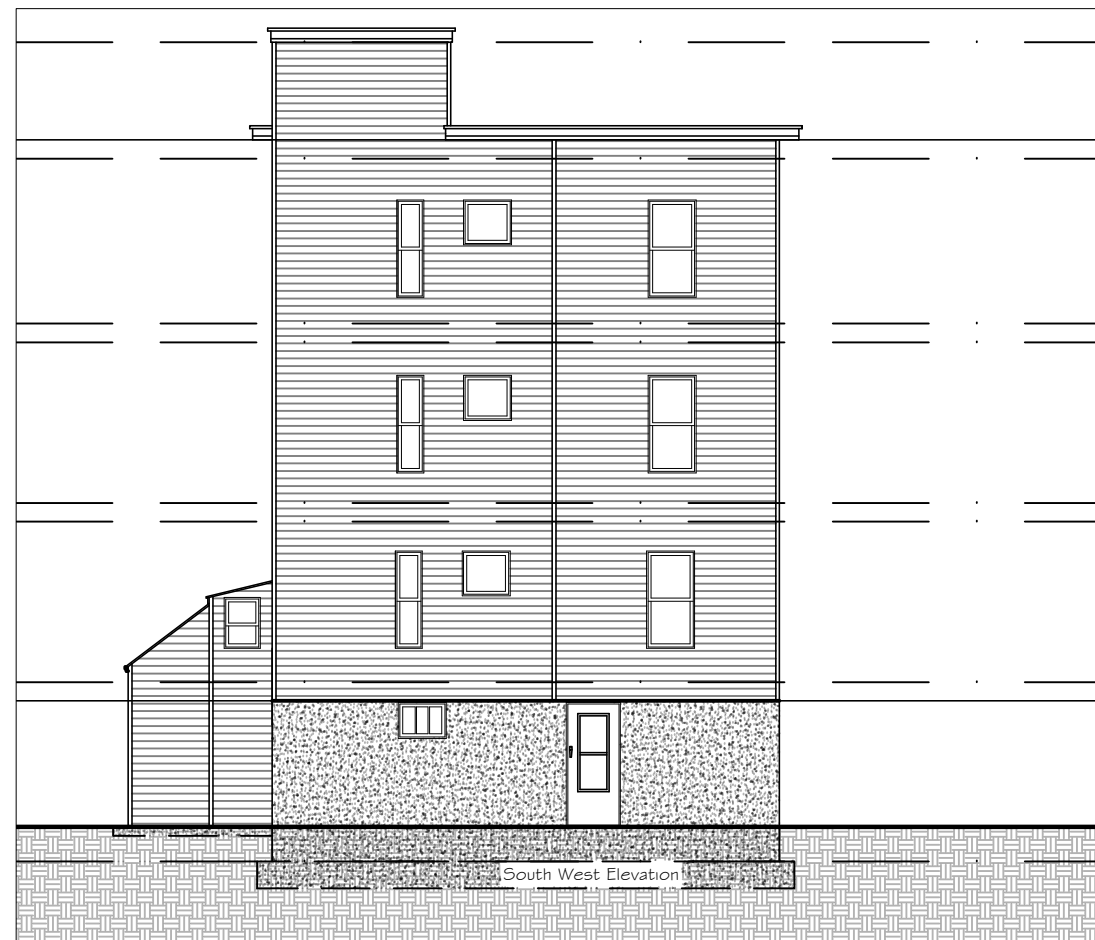
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North East Elevation



North West Elevation



South West Elevation



South East Elevation

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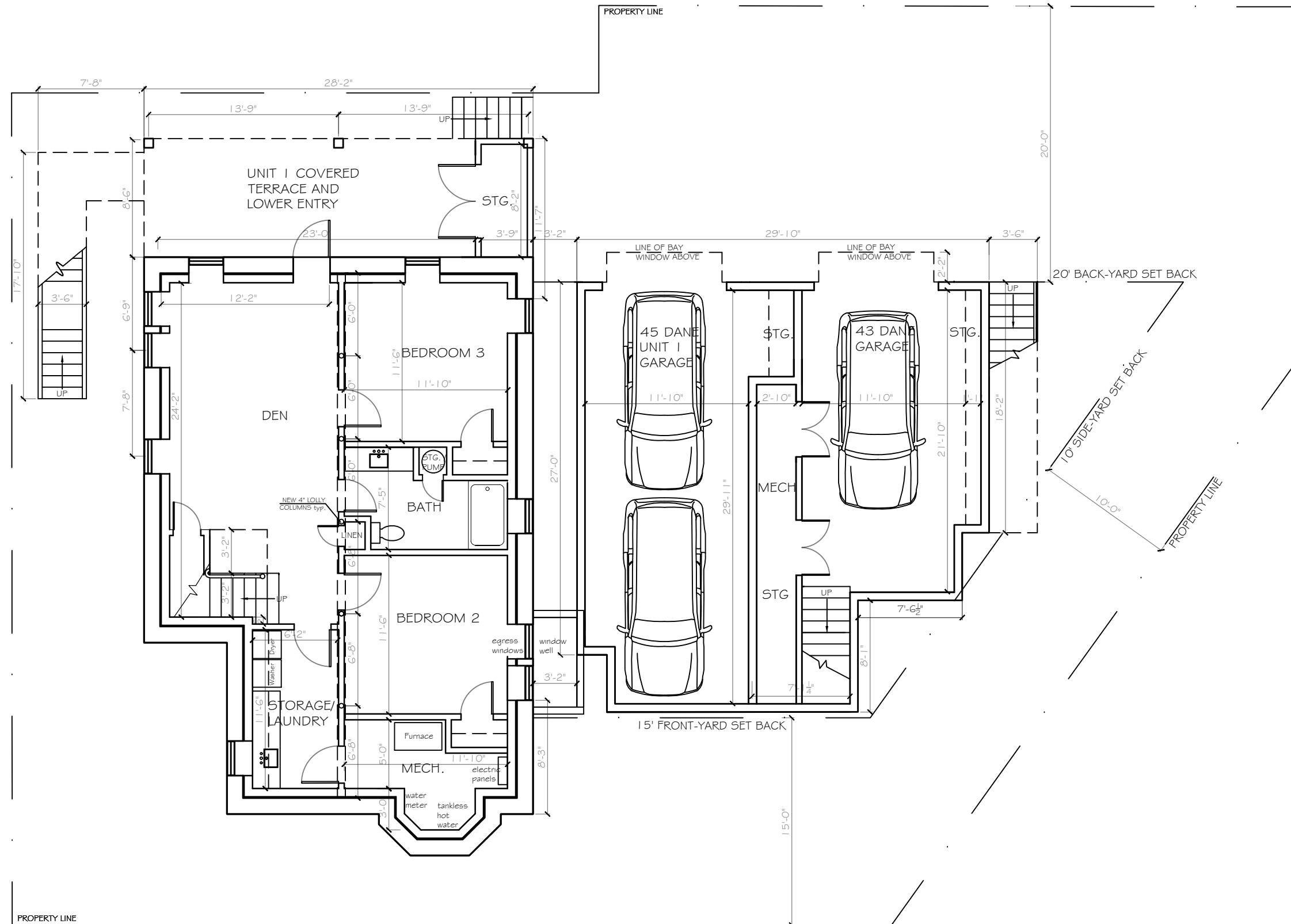
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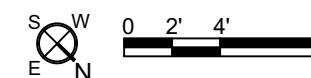
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45 DANE UNIT 1  
BASEMENT AREA: 654 SF

45 DANE UNIT 1 & 43 DANE  
BASEMENT PARKING & STORAGE



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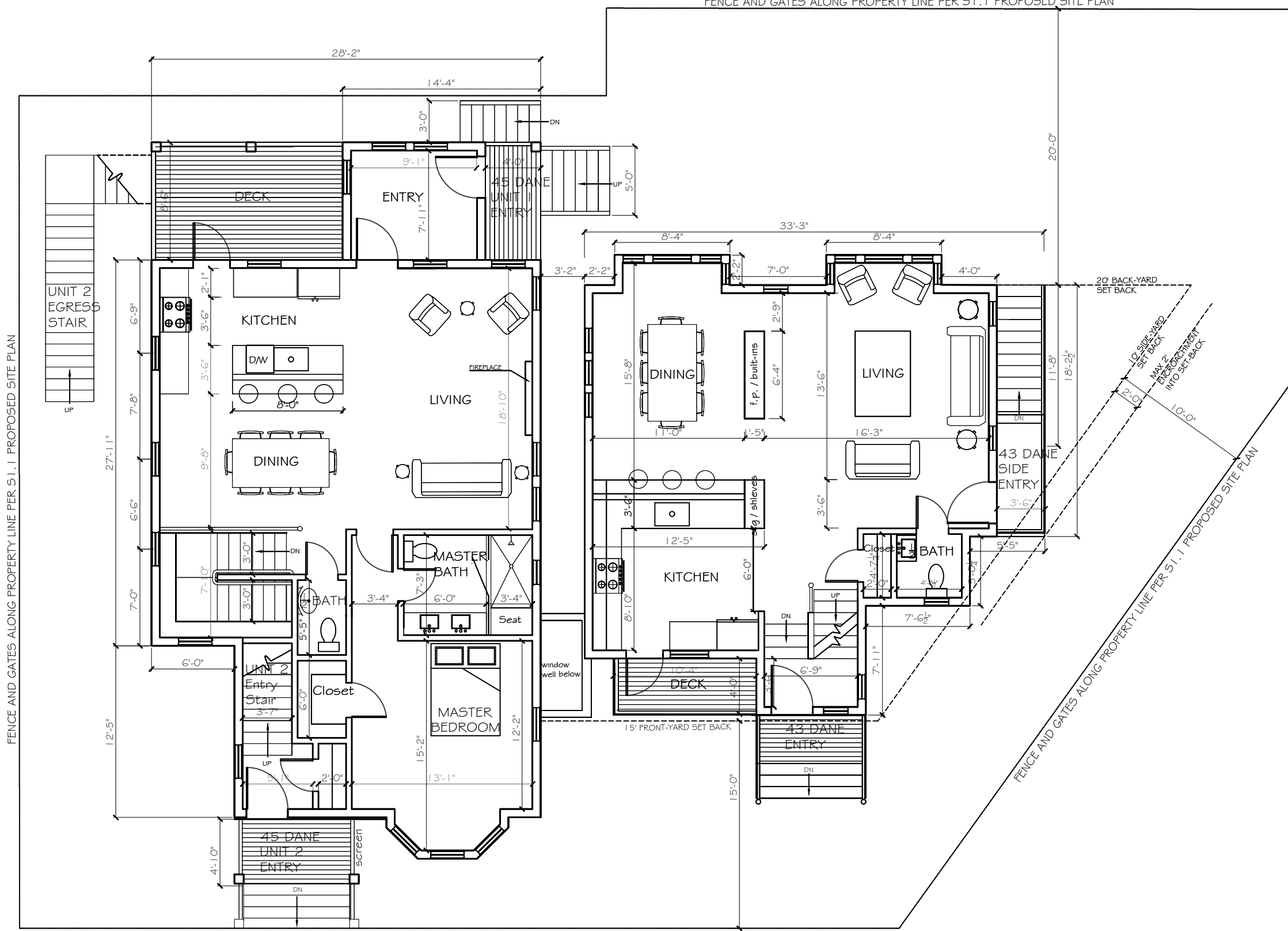
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FENCE AND GATES ALONG PROPERTY LINE PER S.I.I. PROPOSED SITE PLAN

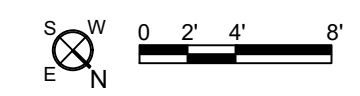


FENCE AND GATES ALONG PROPERTY LINE PER S.I.I. PROPOSED SITE PLAN

FENCE AND GATES ALONG PROPERTY LINE PER S.I.I. PROPOSED SITE PLAN

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

43 DANE  
FIRST-FLOOR AREA: 732 SF



FENCE AND GATES ALONG PROPERTY LINE PER S.I.I. PROPOSED SITE PLAN

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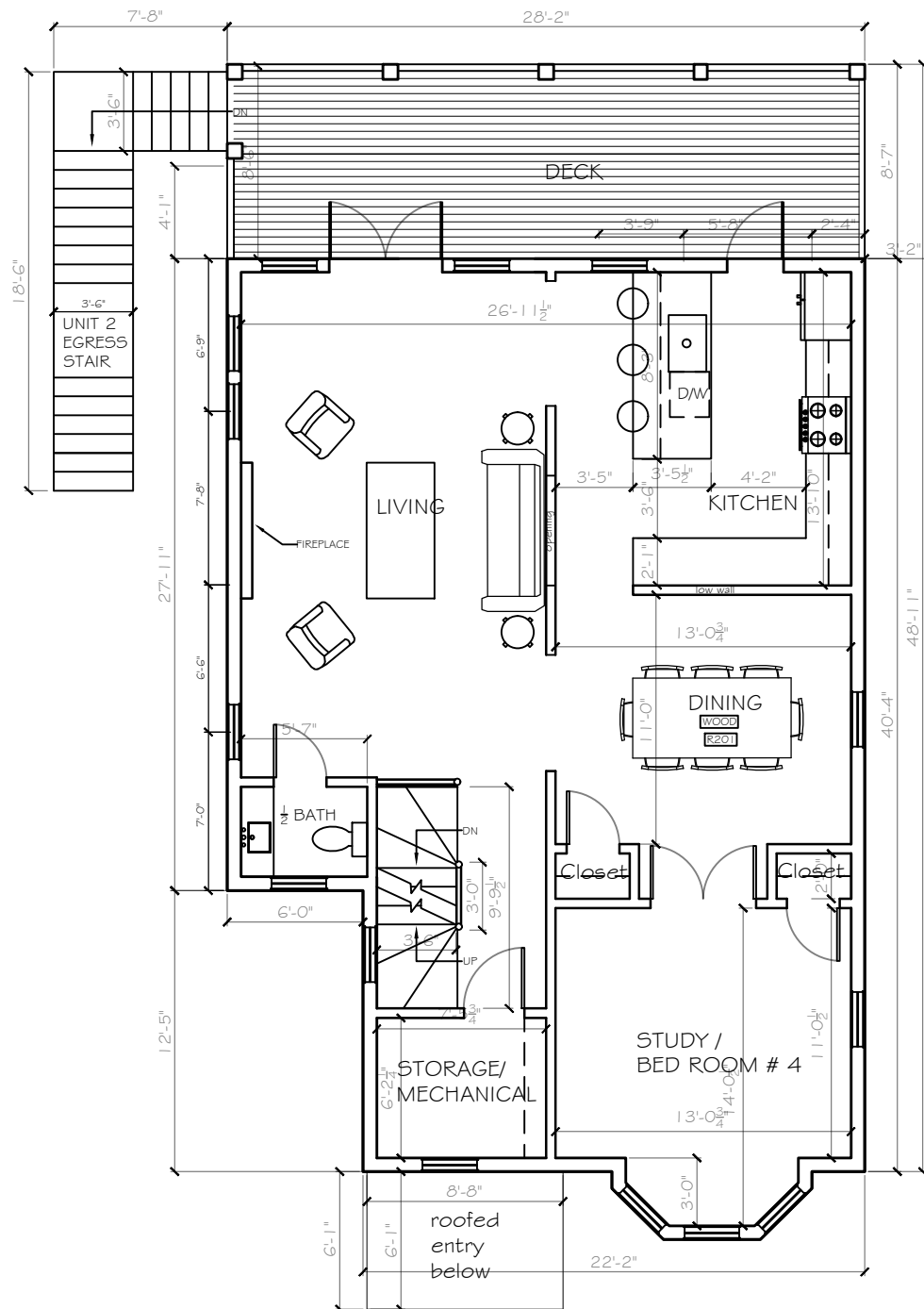
43-45 Dane Street

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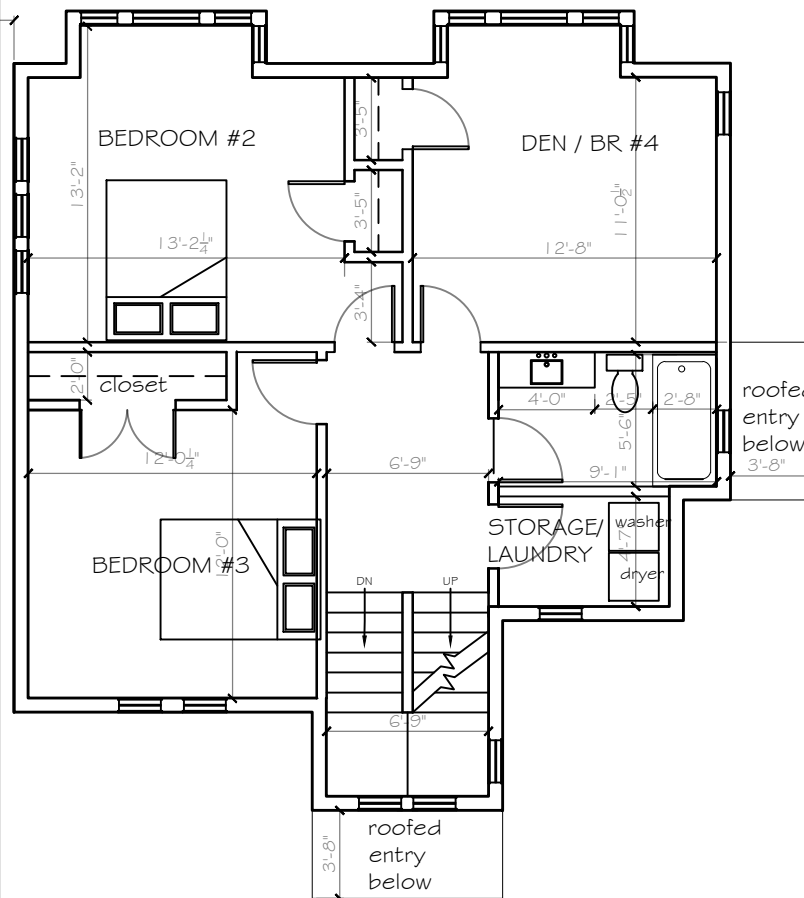
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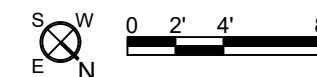
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45 DANE UNIT 2  
SECOND FLOOR AREA: 934 SF



43 DANE  
SECOND-FLOOR AREA: 662 SF





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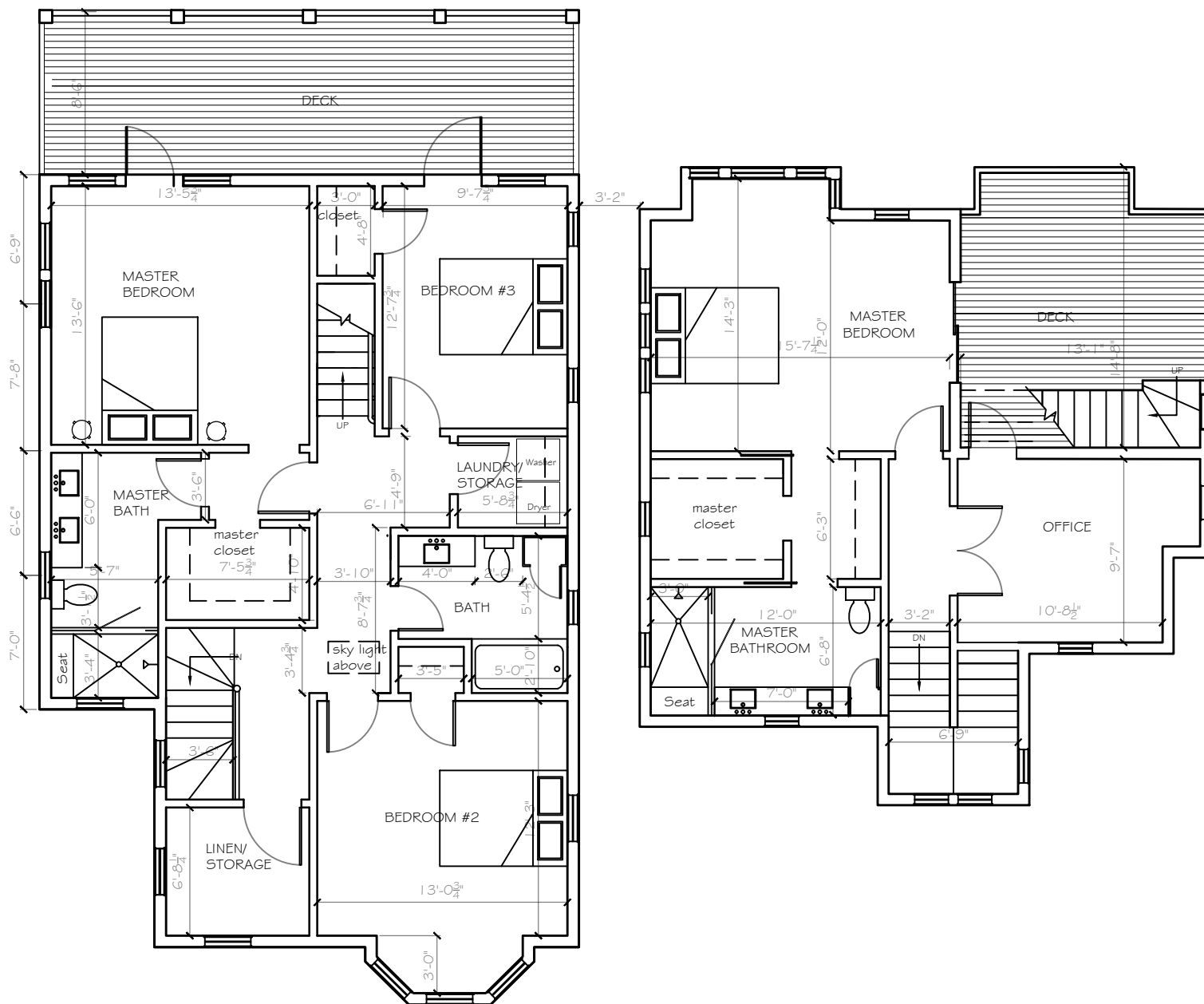
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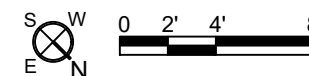
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45 DANE UNIT 2  
THIRD-FLOOR AREA: 834 SF

43 DANE  
THIRD-FLOOR AREA: 492 SF



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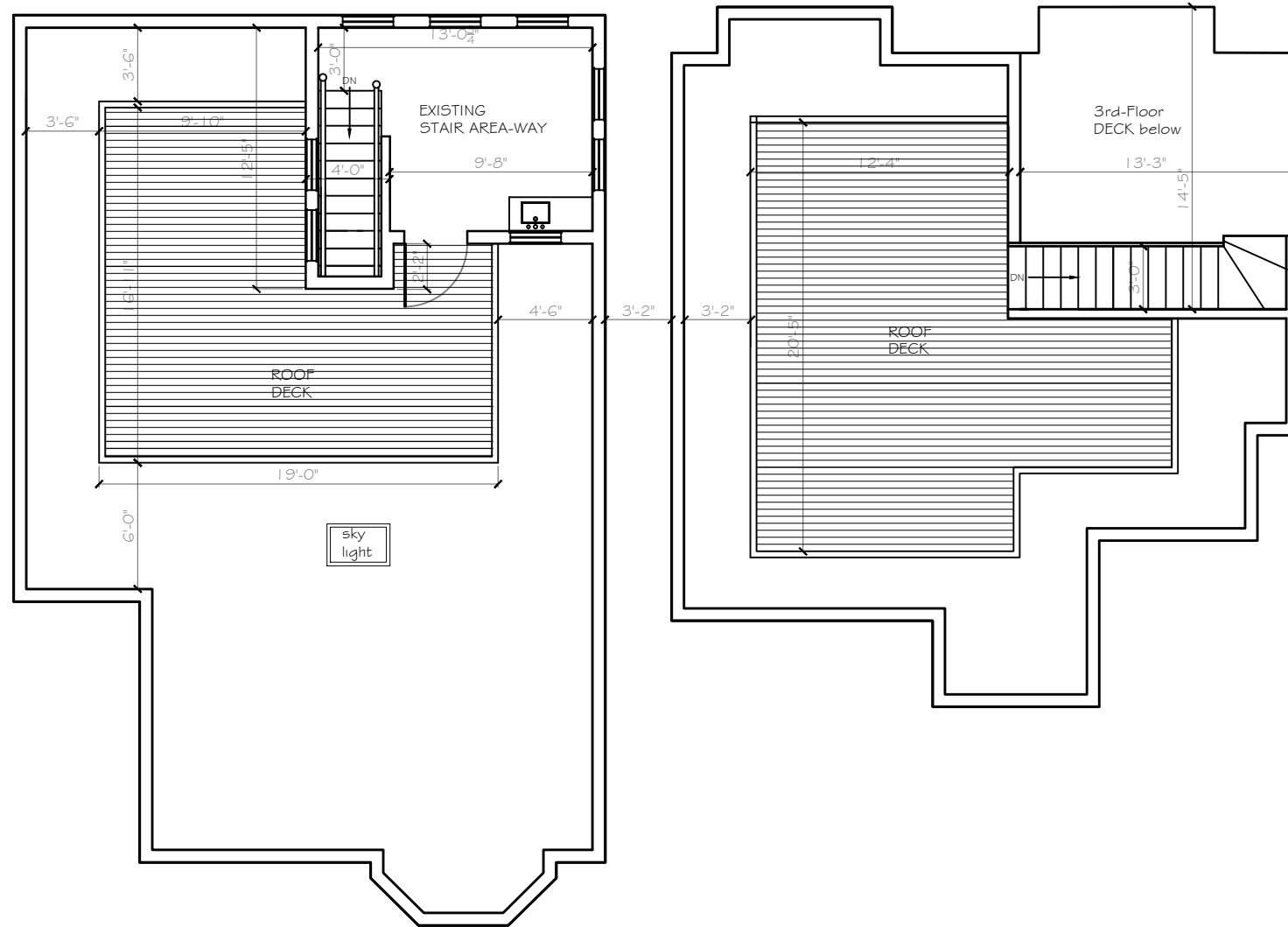
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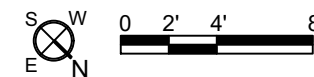
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**43-45 Dane Street**



45 DANE UNIT 2 ROOF

43 DANE ROOF



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43-45 Dane Street

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North East / Dane Street Front Elevation

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43-45 Dane Street



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Page Number:

North West / Village Street Side Elevation

Site Location:  
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Client:

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South West Rear Elevation

Site Location:  
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43-45 Dane Street

SPECIAL PERMIT SET



45 Dane  
UNITS 1 & 2

South East Side Elevation

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