

DIMENSIONAL TABLE - 51 OLIVER STREET, SOMERVILLE, MA

ITEM	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	RESIDENTIAL	PERVIOUS PARKING LOT	RESIDENTIAL	REQUIRES SP PER SEC 7.11
NUMBER OF DWELLING UNITS	3	0	3	CDMPLES
LOT SIZE (SF) MIN.	7500	4600	4600	REQUIRE RELIEF
LOT AREA / UNIT MIN.	1500	N/A	1533	CDMPLES
GROUND COVERAGE (%) MIN.	80%	36%	37%	CDMPLES
LANDSCAPED AREA MIN. (% OF LOT)	25%	0	25%	CDMPLES
PERVIOUS AREA MIN. (% OF LOT)	N/A	0	40%	CDMPLES
NET FLOOR AREA RATIO MAX. (FAR)	4600	0	3X1215 = 3645	CDMPLES
HEIGHT MAX (FT / STORIES)	40	0	30	CDMPLES
FRONT YARD (FT)	15	0	15	REQUIRE RELIEF
REAR YARD (FT)	20	0	27	CDMPLES
SIDE YARD MIN. - LEFT (FT)	10	0	8	REQUIRE RELIEF
SIDE YARD MIN. - RIGHT (FT)	10	0	10	CDMPLES
FRONTAGE MIN (FT)	50	40	40	REQUIRE RELIEF
NO. OF PARKING SPACES MIN.	3X1.5 = 5	20	3	REQUIRE RELIEF
NO. OF BIKE PARKING SPACES MIN.	N/A	N/A	N/A	CDMPLES

NOTES

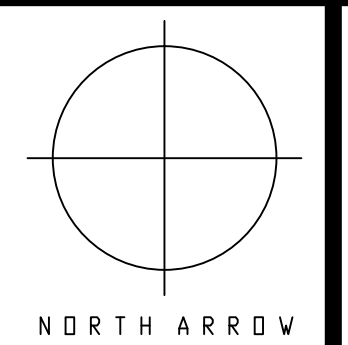
LEGEND

- ⊗ HYDRANGEA
- RHODODENDRON
- ⊗ EVERGREEN AZALEA

NO.	LANDSCAPING REVISIONS	DATE
1		7-25-18

CONSULTANTS

KEY PLAN



SCALE	AS NOTED
DATE	MAY 31, 2018
PROJECT NO.	1814
DRAWN BY	JEJ
CHECKED BY	DFV

D. F. VALENTE
 ARCHITECT & PLANNER
 571 MAIN STREET • REAR
 SOUTH MEDFORD
 MEDFORD, MASSACHUSETTS 02155-6552
 TELEPHONE 781-395-0120
 FACSIMILE 781-395-8702

PROJECT TITLE
 3 FAMILY TOWNHOUSE

51 OLIVER STREET
 SOMERVILLE, MA

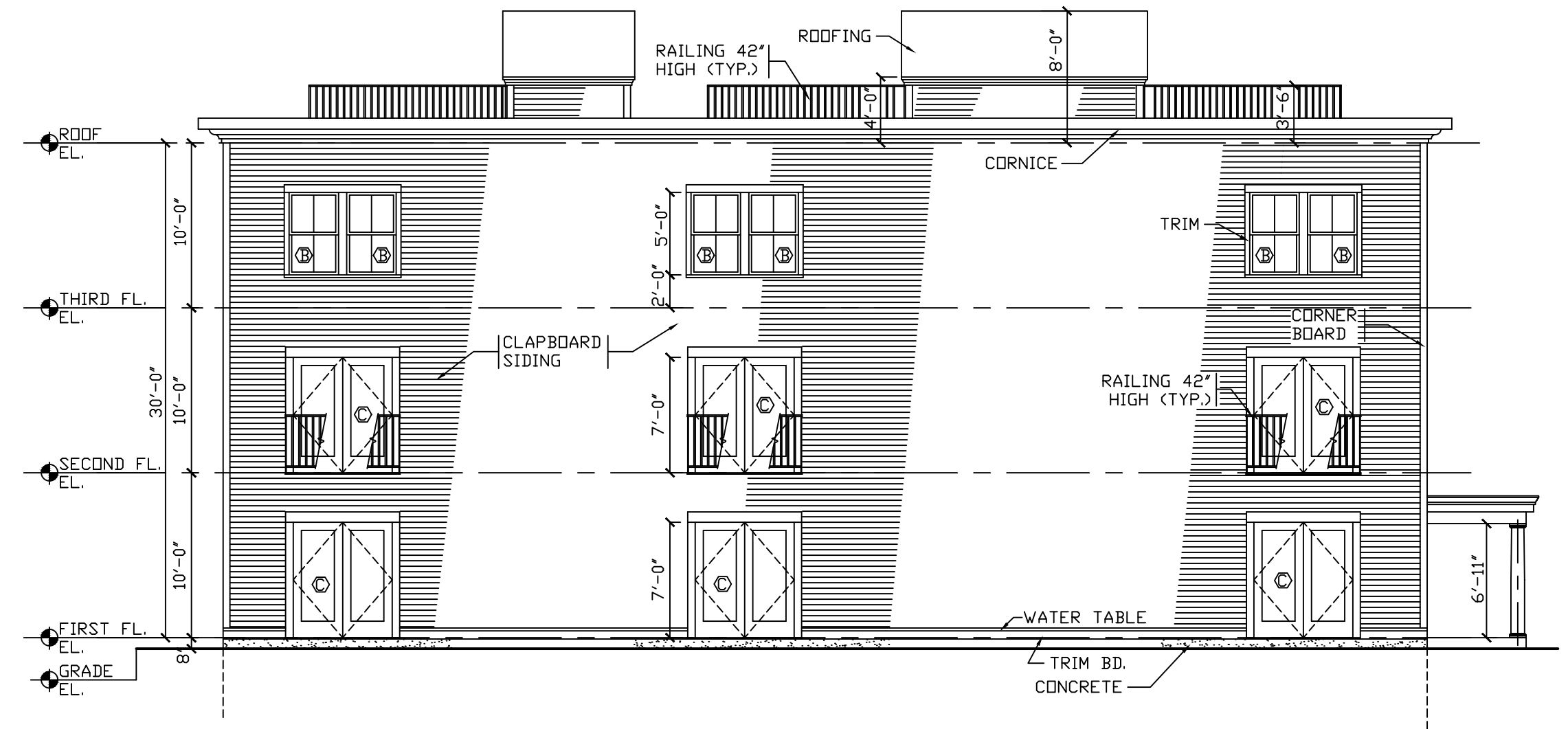
DRAWING TITLE
 SITE & FLOOR PLANS

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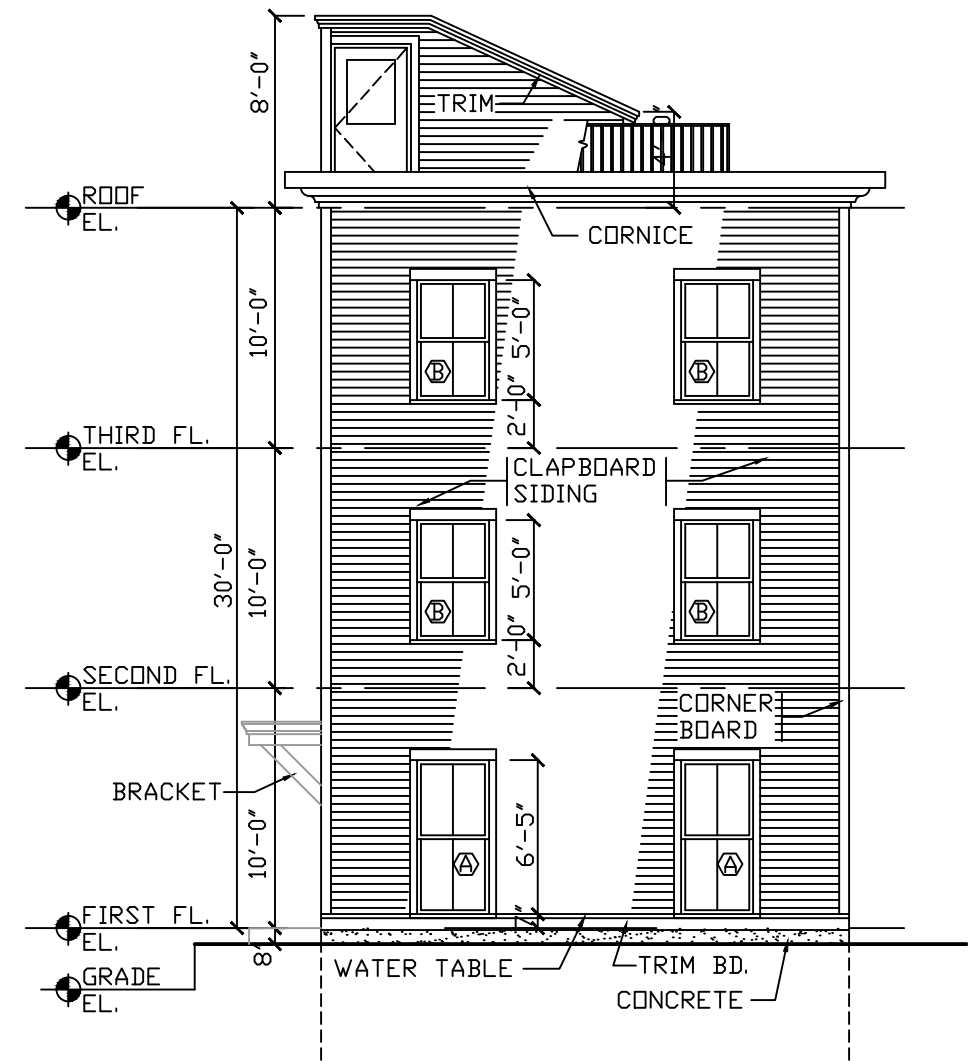


A B C D E F G H I J K L M N O

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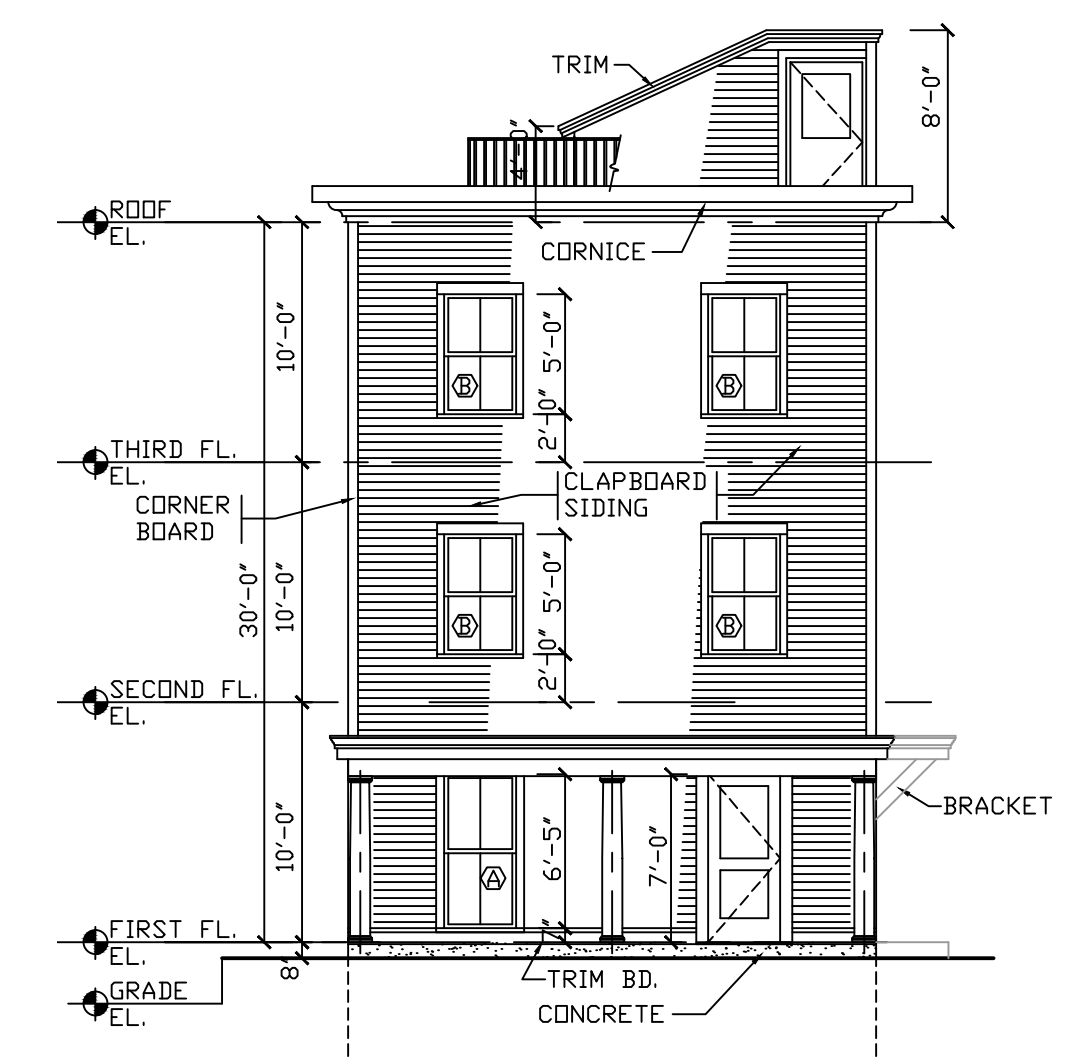
D LEFT SIDE ELEVATION
A 2 8' = 1'-0"



C REAR ELEVATION
A 2 8' = 1'-0"



B RIGHT SIDE ELEVATION
A 2 8' = 1'-0"



A FRONT ELEVATION
A 2 8' = 1'-0"

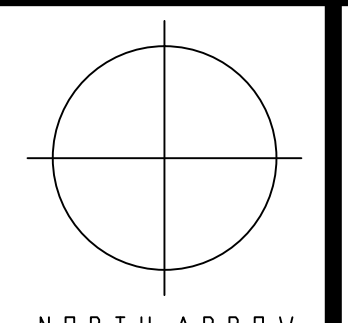
NOTES

LEGEND

NO.	LANDSCAPING REVISIONS	7-25-18 DATE
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CONSULTANTS

KEY PLAN



NORTH ARROW

SEAL

SCALE	AS NOTED
DATE	MAY 31, 2018
PROJECT NO.	1814
DRAWN BY	JEJ
CHECKED BY	DFV

D. F. VALENTE
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PROJECT TITLE

3 FAMILY TOWNHOUSE

51 OLIVER STREET
SOMERVILLE, MA

DRAWING TITLE

ELEVATIONS

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A B C D E F G H I J K L M N O

A B C D E F G H I J K L M N O

DIMENSIONAL TABLE - 51 OLIVER STREET, SOMERVILLE, MA

ITEM	ALLOWED / REQUIRED		EXISTING	PROPOSED	COMPLIANCE
	RESIDENTIAL	PERVIOUS PARKING LOT			
NUMBER OF DWELLING UNITS	3	0	0	3	REQUIRES SP PER SEC 7.11
LOT SIZE (SF) MIN.	7500	0	4600	4600	COMPLIES
LOT AREA / UNIT MIN.	1500	N/A	N/A	1533	COMPLIES
GROUND COVERAGE (%) MIN.	30%	0	36%	37%	COMPLIES
LANDSCAPED AREA MIN. (% OF LOT)	25%	0	0	25%	COMPLIES
PERVIOUS AREA MIN. (% OF LOT)	N/A	0	0	40%	COMPLIES
NET FLOOR AREA RATIO MAX. (FAR)	4600	0	0	3X1215 = 3645	COMPLIES
HEIGHT MAX. (FT / STORIES)	40	0	0	30	COMPLIES
FRONT YARD (FT)	15	0	0	15	REQUIRE RELIEF
REAR YARD (FT)	20	0	0	27	COMPLIES
SIDE YARD MIN. - LEFT (FT)	10	0	0	8	REQUIRE RELIEF
SIDE YARD MIN. - RIGHT (FT)	10	0	0	10	COMPLIES
FRONTAGE MIN. (FT)	50	0	40	40	REQUIRE RELIEF
NO. OF PARKING SPACES MIN.	3XLS + 5	0	20	3	REQUIRE RELIEF
NO. OF BIKE PARKING SPACES MIN.	N/A	N/A	N/A	N/A	COMPLIES

25% 4600 =
1150 SF
SHOWN 1152 SF

NOTES

LEGEND

NO.	REVISIONS	DATE
1	LANDSCAPING	7-25-18

CONSULTANTS

KEY PLAN



SCALE:	AS NOTED
DATE:	MAY 31, 2018
PROJECT NO:	1814
DRAWN BY:	JEJ
CHECKED BY:	DFV

D. F. VALENTE
ARCHITECT & PLANNER
571 MAIN STREET - REAR
SOUTH WEDFORD
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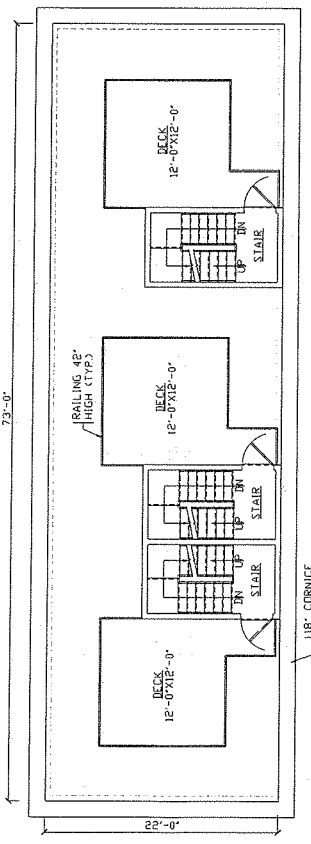
PROJECT TITLE
3 FAMILY TOWNHOUSE
51 OLIVER STREET
SOMERVILLE, MA

DRAWING TITLE
SITE & FLOOR PLANS

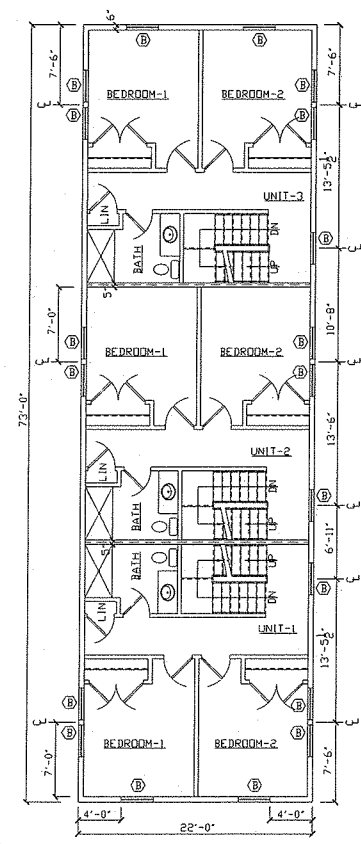
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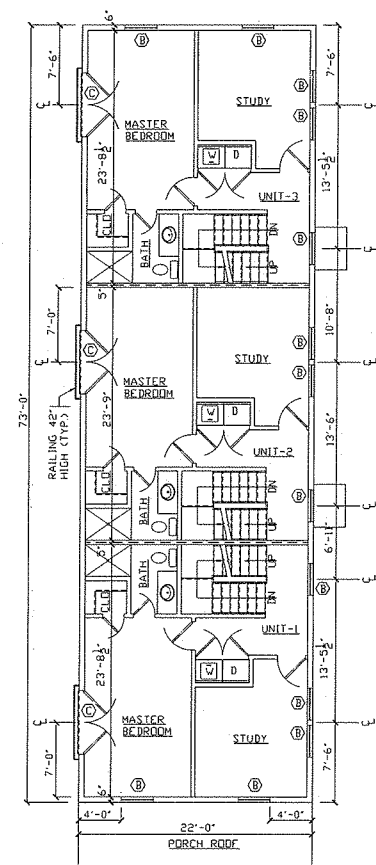
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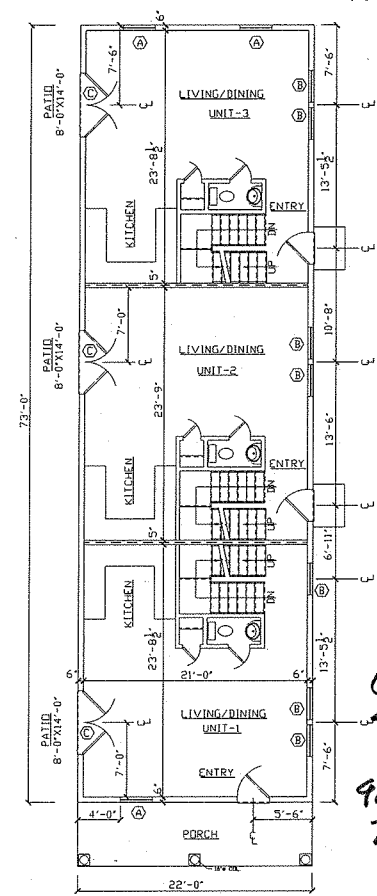
F ROOF PLAN
1/8" = 1'-0"



D THIRD FL. PLAN
3/8" = 1'-0"



C SECOND FL. PLAN
3/8" = 1'-0"



B FIRST FL. PLAN
3/8" = 1'-0"

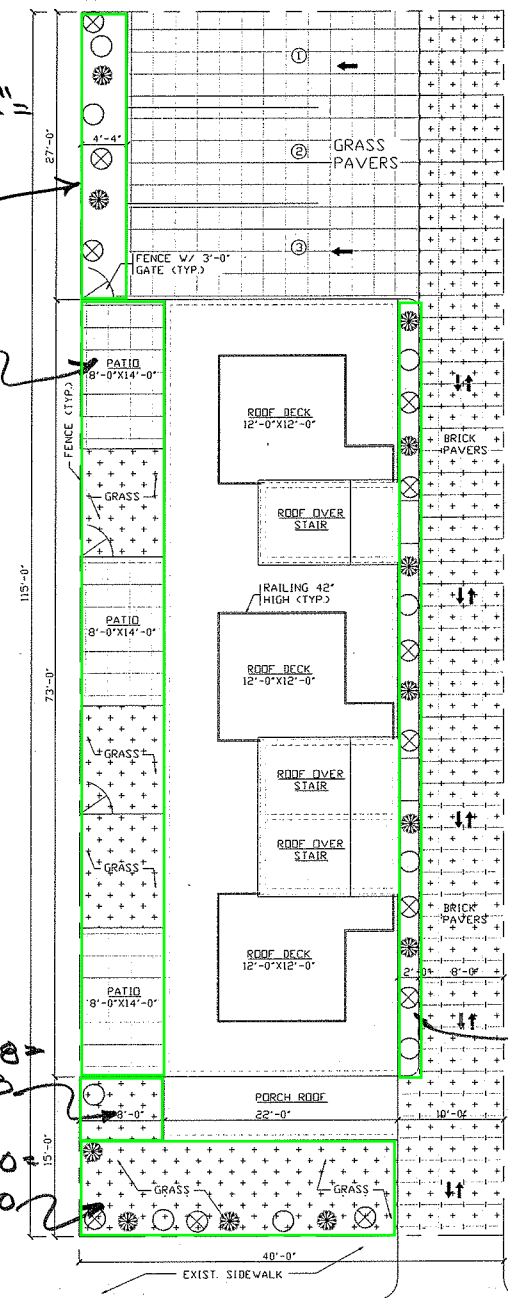
27 x 4.4" =
117

8 x 7.3 =
58

6 x 8 =
48

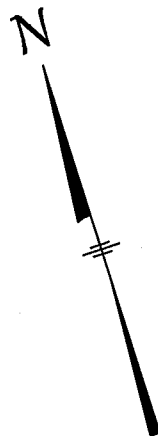
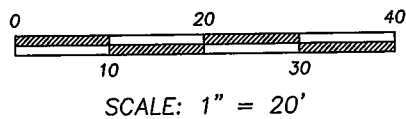
9 x 30 =
270

- ⊗ HYDRANGEA
- RHODODENDRON
- ⊗ EVERGREEN AZALEA



OLIVER STREET

A SITE PLAN
1/8" = 1'-0"



CURRENT OWNER: 51 OLIVER STREET LLC
 TITLE REFERENCE: BK 70695 PG 245
 PLAN REFERENCE: PL BK 18 PG 70

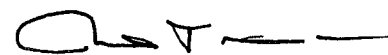
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: MICHAEL SANTANGELO

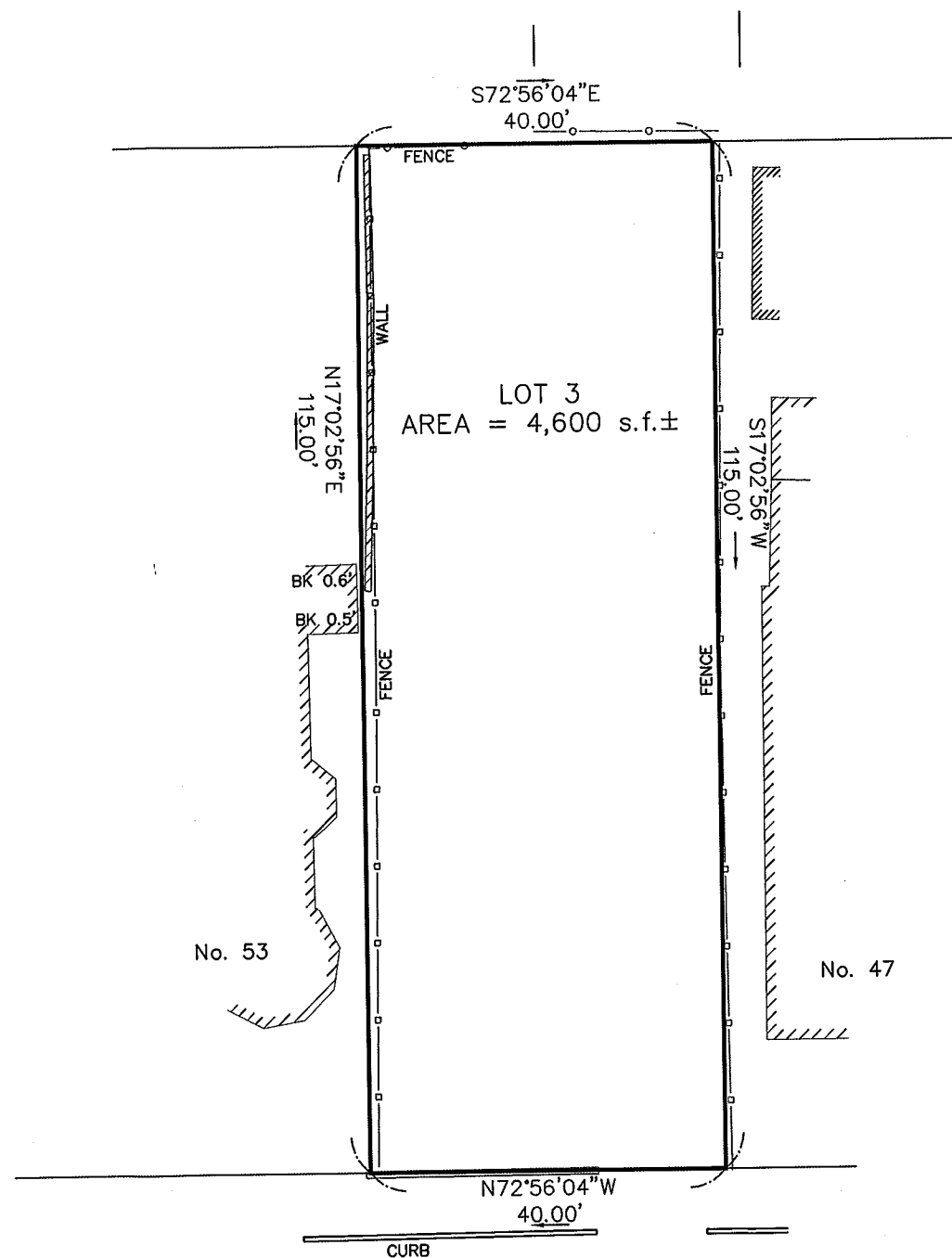
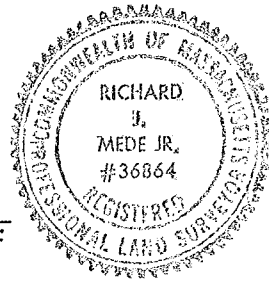
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 22, 2018
 DATE OF PLAN: MARCH 23, 2018


 RICHARD J. MEDE, JR. P.L.S.

03/23/2018

DATE:



OLIVER STREET

CERTIFIED PLOT PLAN

51 OLIVER STREET
 SOMERVILLE, MA.
 (MIDDLESEX COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY

 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED FOR:

ATTY SEAN O'DONOVAN

DRAWN	CHECKED	FILE No.
CAV	RJM	20080