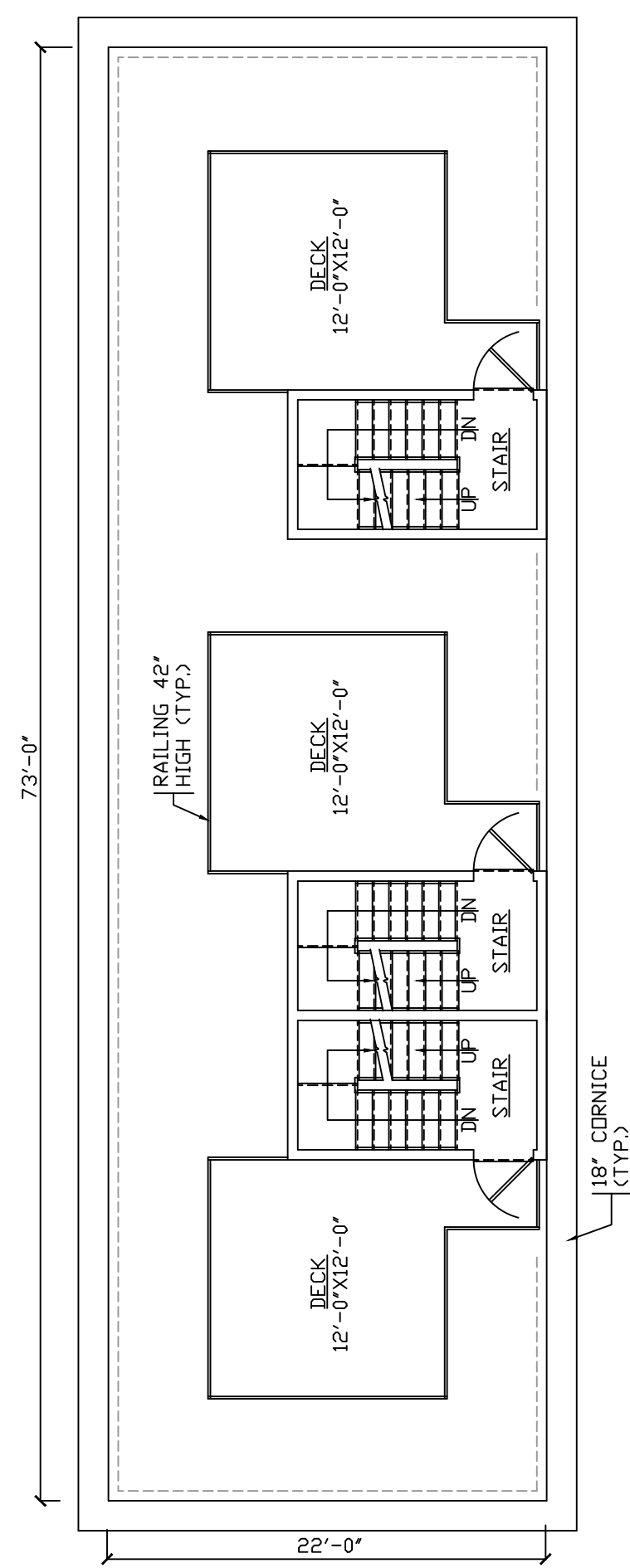
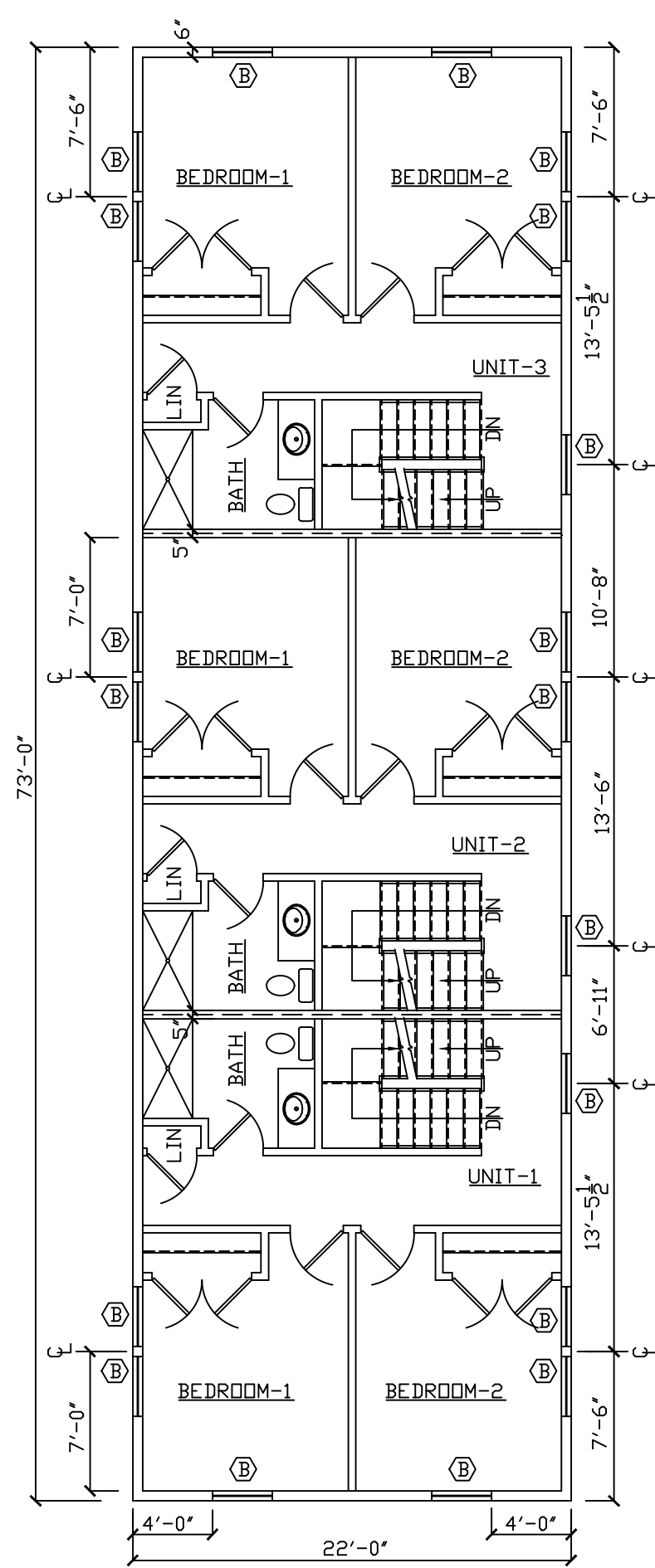


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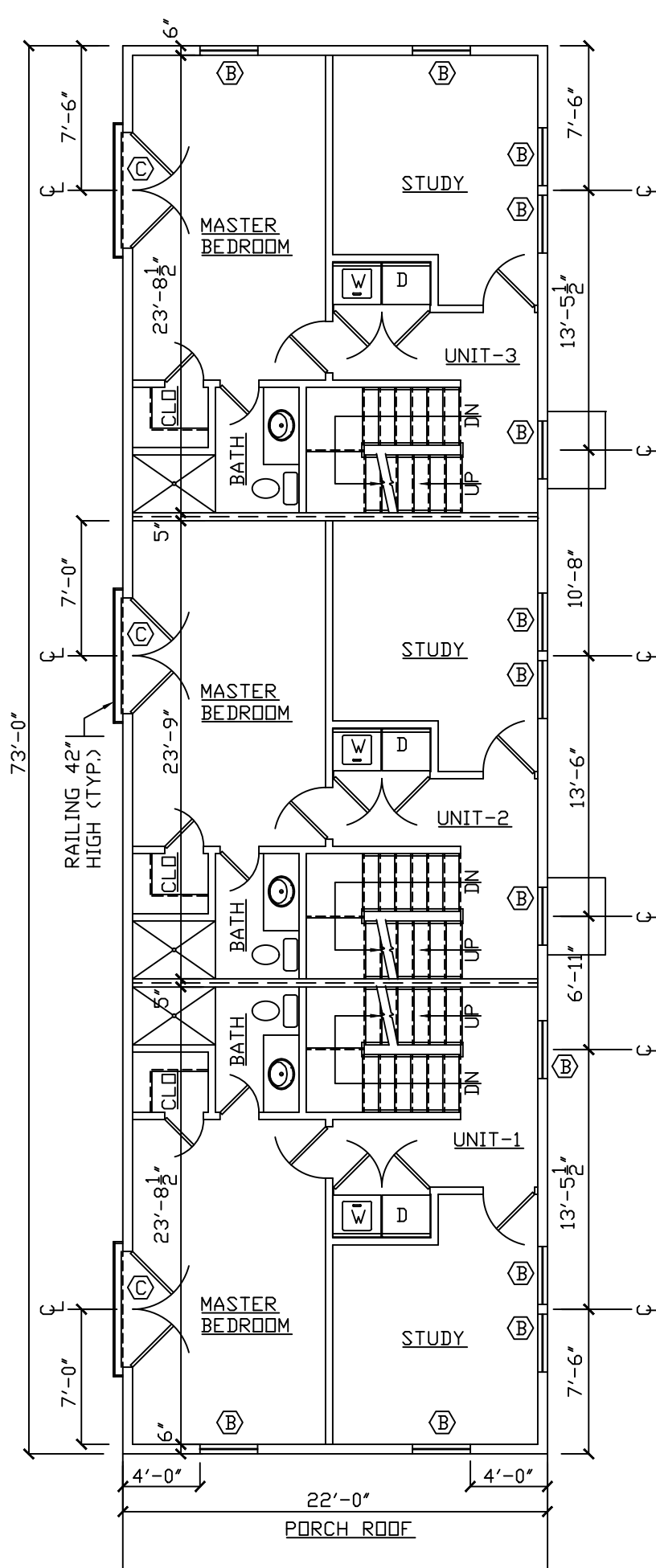
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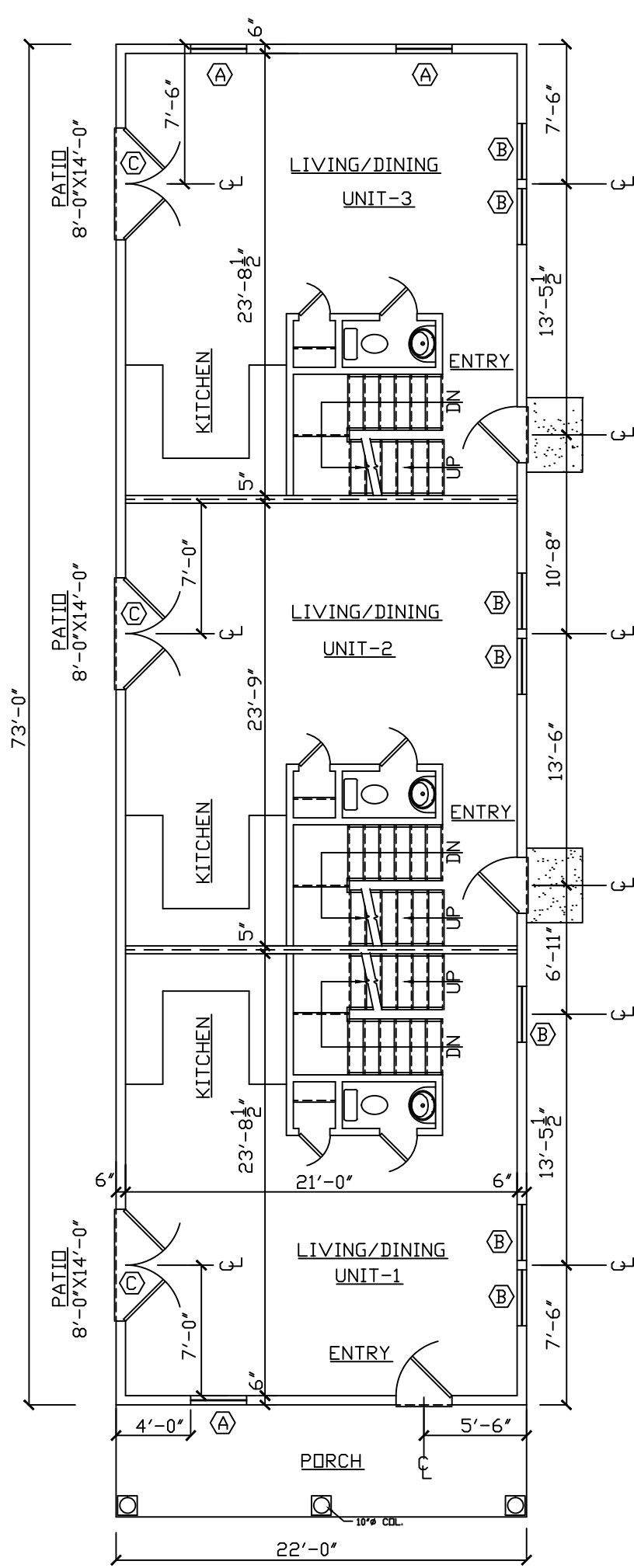
F ROOF PLAN  
A 1 8"=1'-0"



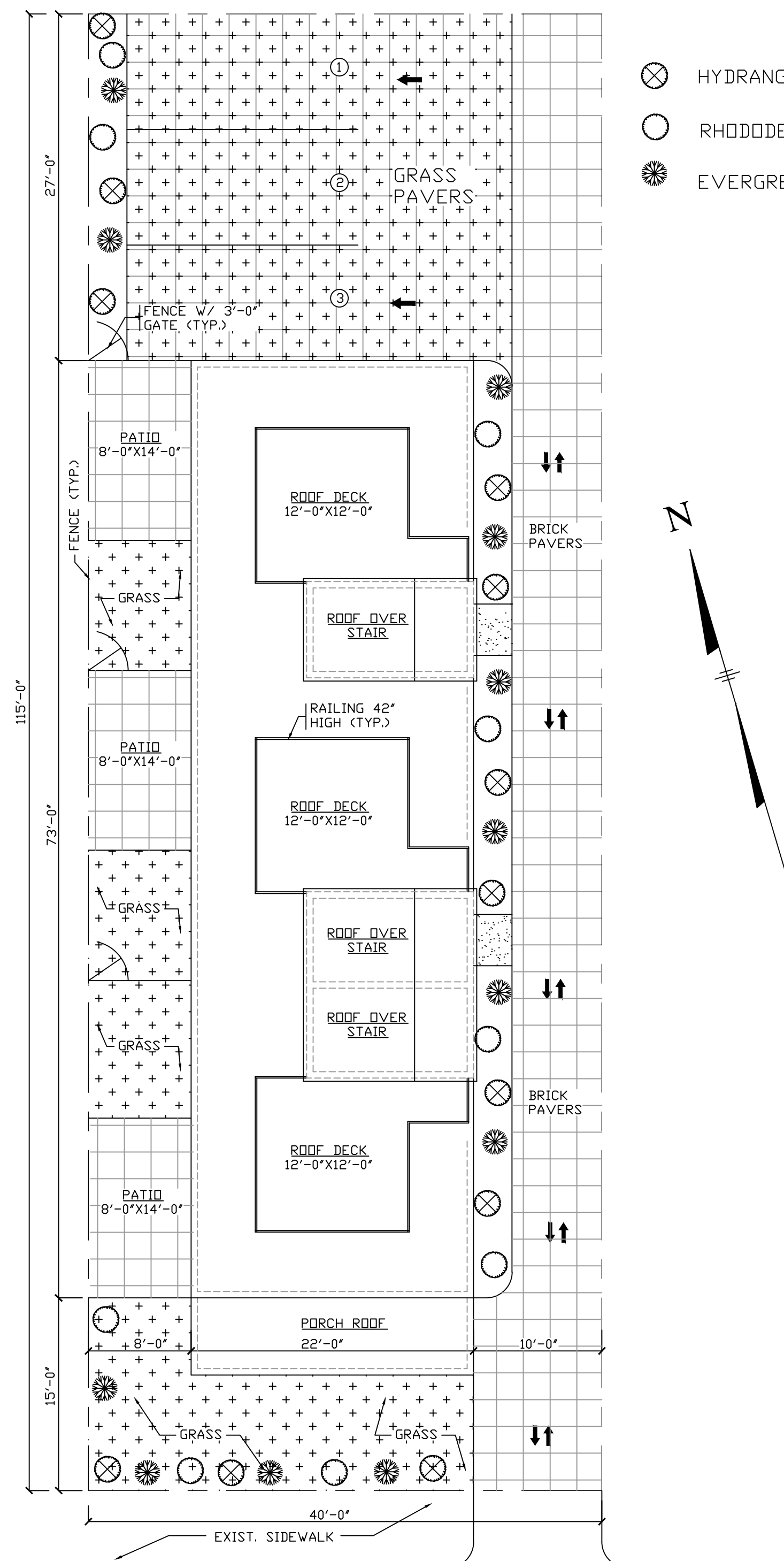
D THIRD FL. PLAN  
A 1 8"=1'-0"



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



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



OLIVER STREET  
A 1 8"=1'-0"

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)	20%	0	20%	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

- ⊗ HYDRANGEA
- RHODODENDRON
- ⊗ EVERGREEN AZALEA

NOTES

LEGEND

TABLE NO.	REVISIONS	DATE
		6-29-18

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**  
ARCHITECT & PLANNER  
571 MAIN STREET • REAR  
SOUTH MEDFORD  
MEDFORD, MASSACHUSETTS 02155-6552  
TELEPHONE 781-393-0120  
FACSIMILE 781-393-8702

PROJECT TITLE  
3 FAMILY TOWNHOUSE

51 OLIVER STREET  
SOMERVILLE, MA

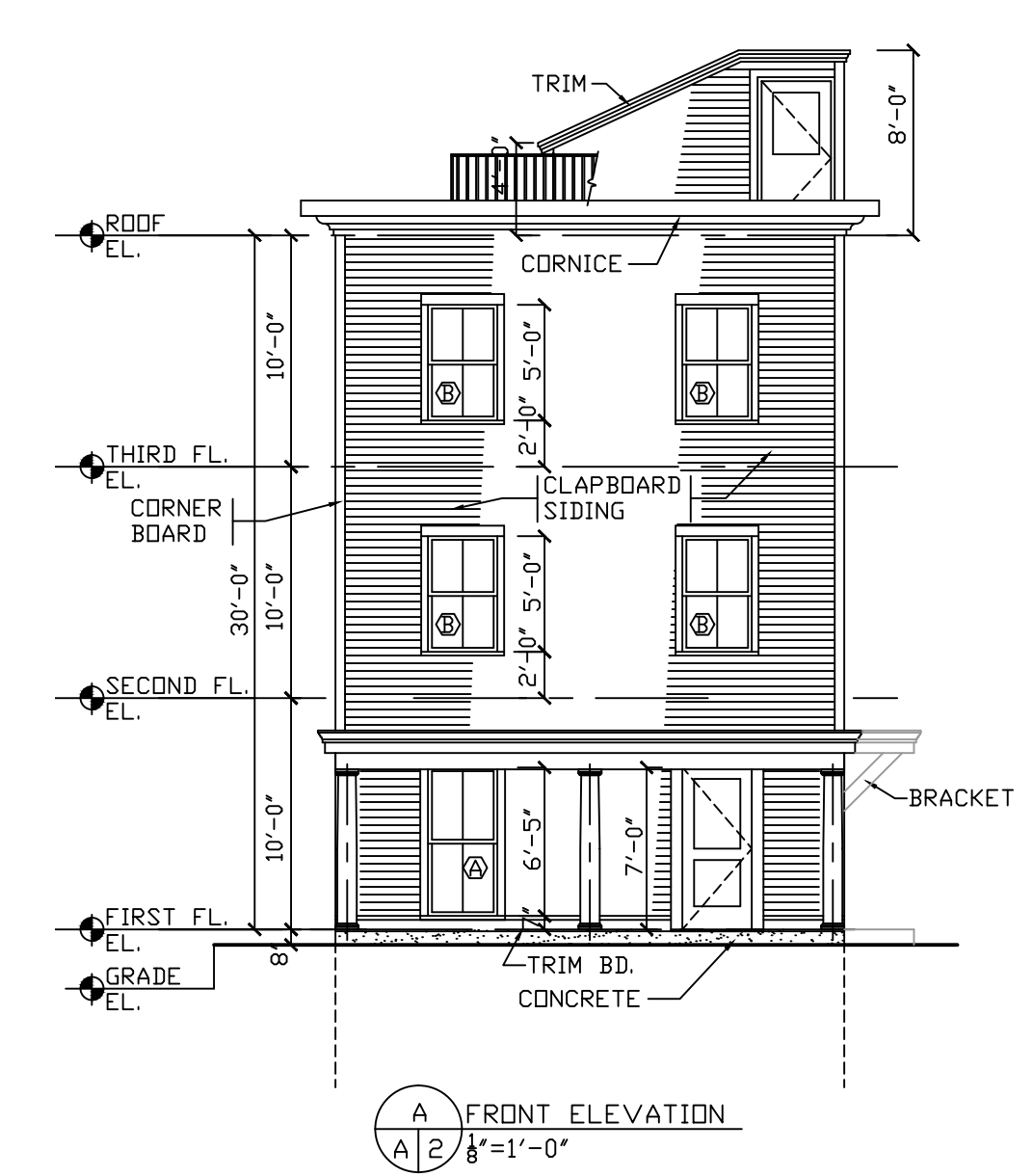
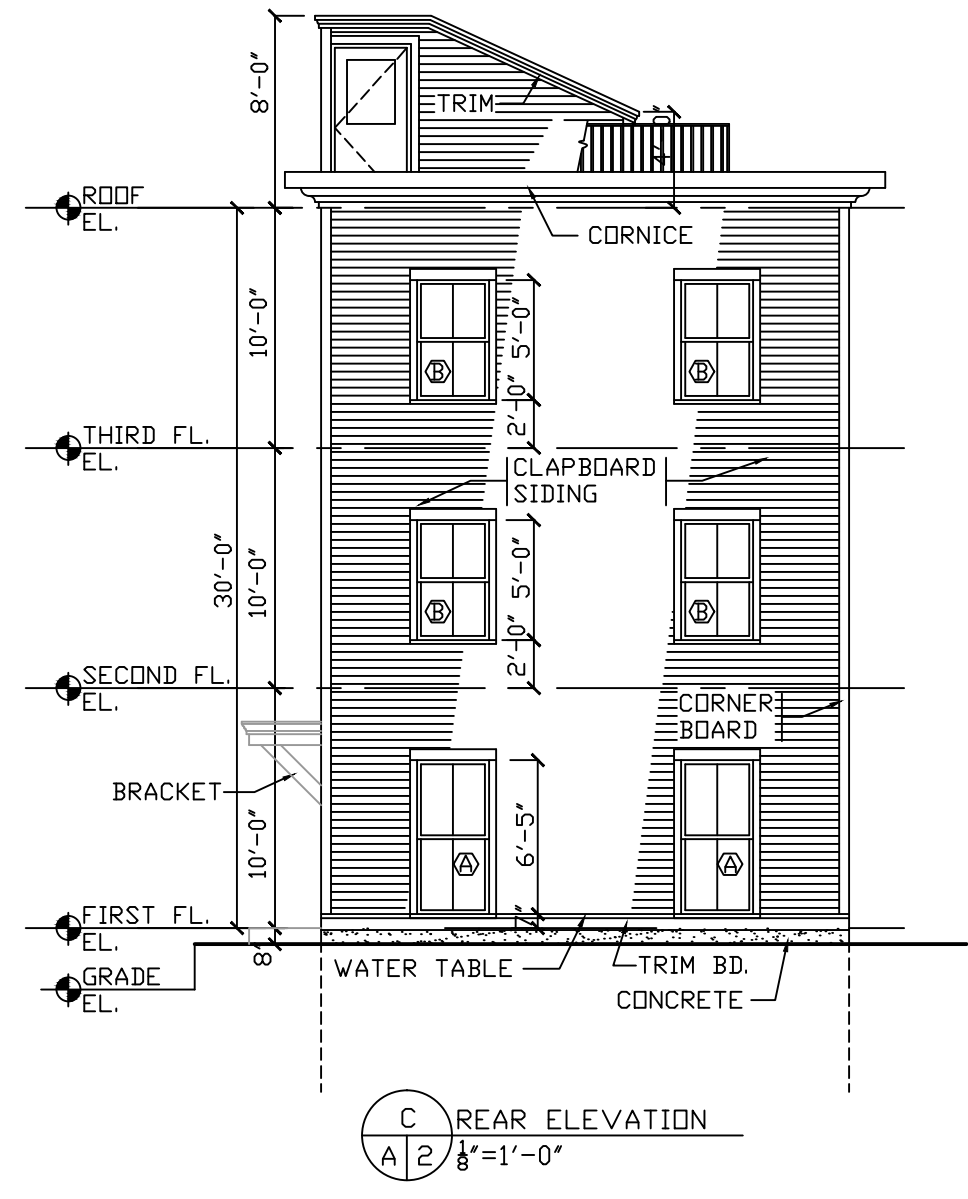
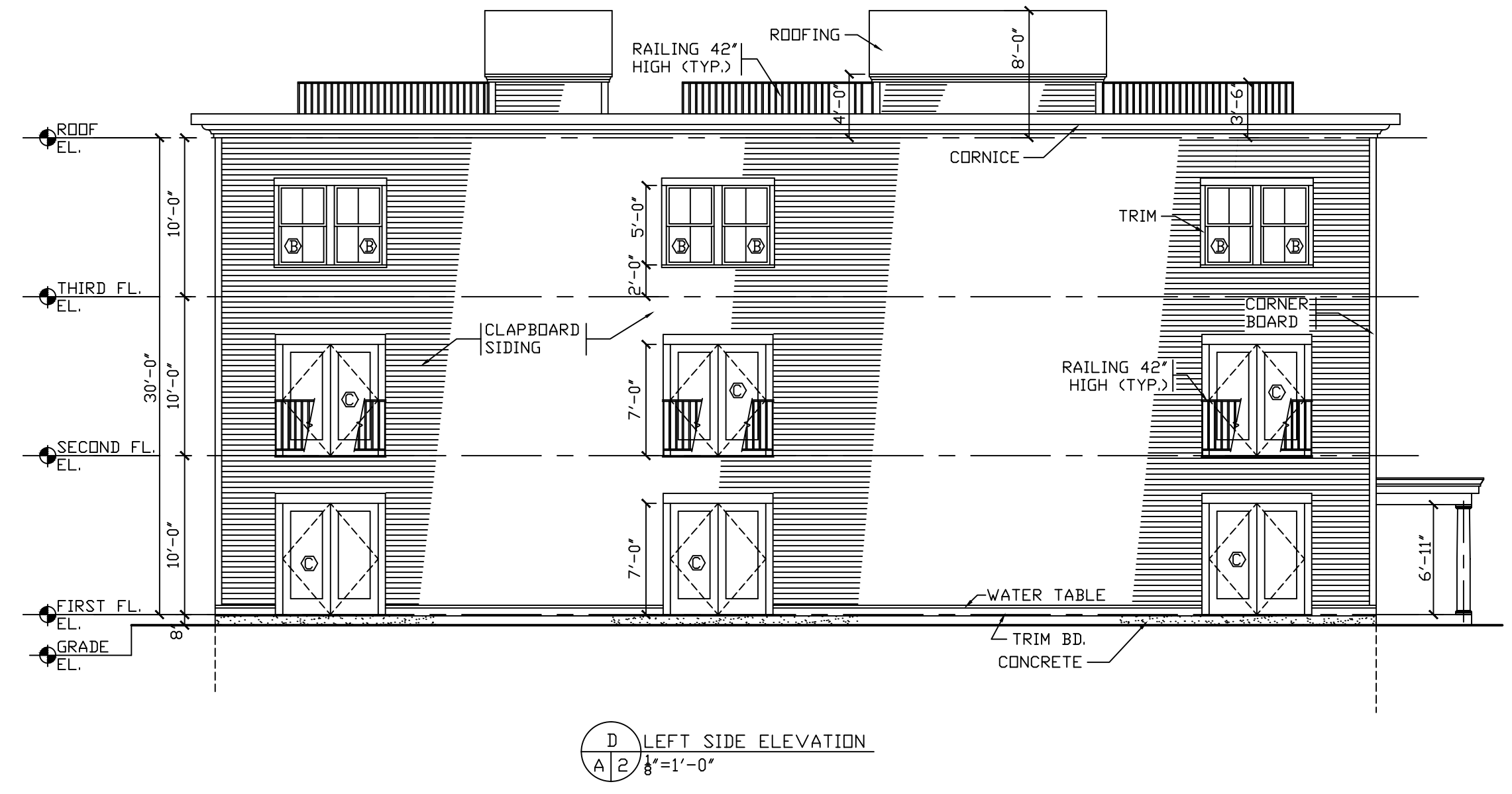
DRAWING TITLE  
SITE & FLOOR PLANS

©DOMENIC F. VALENTE, JR., 2018

DFV DRAWING 1

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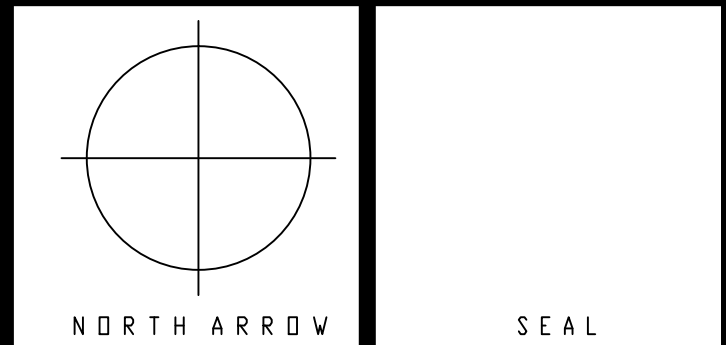
NOTES

LEGEND

NO.	REVISIONS	DATE

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

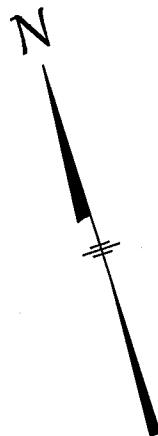
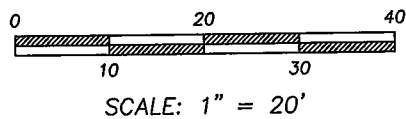
51 OLIVER STREET  
SOMERVILLE, MA

DRAWING TITLE  
ELEVATIONS

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



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

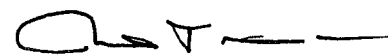
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: MICHAEL SANTANGELO

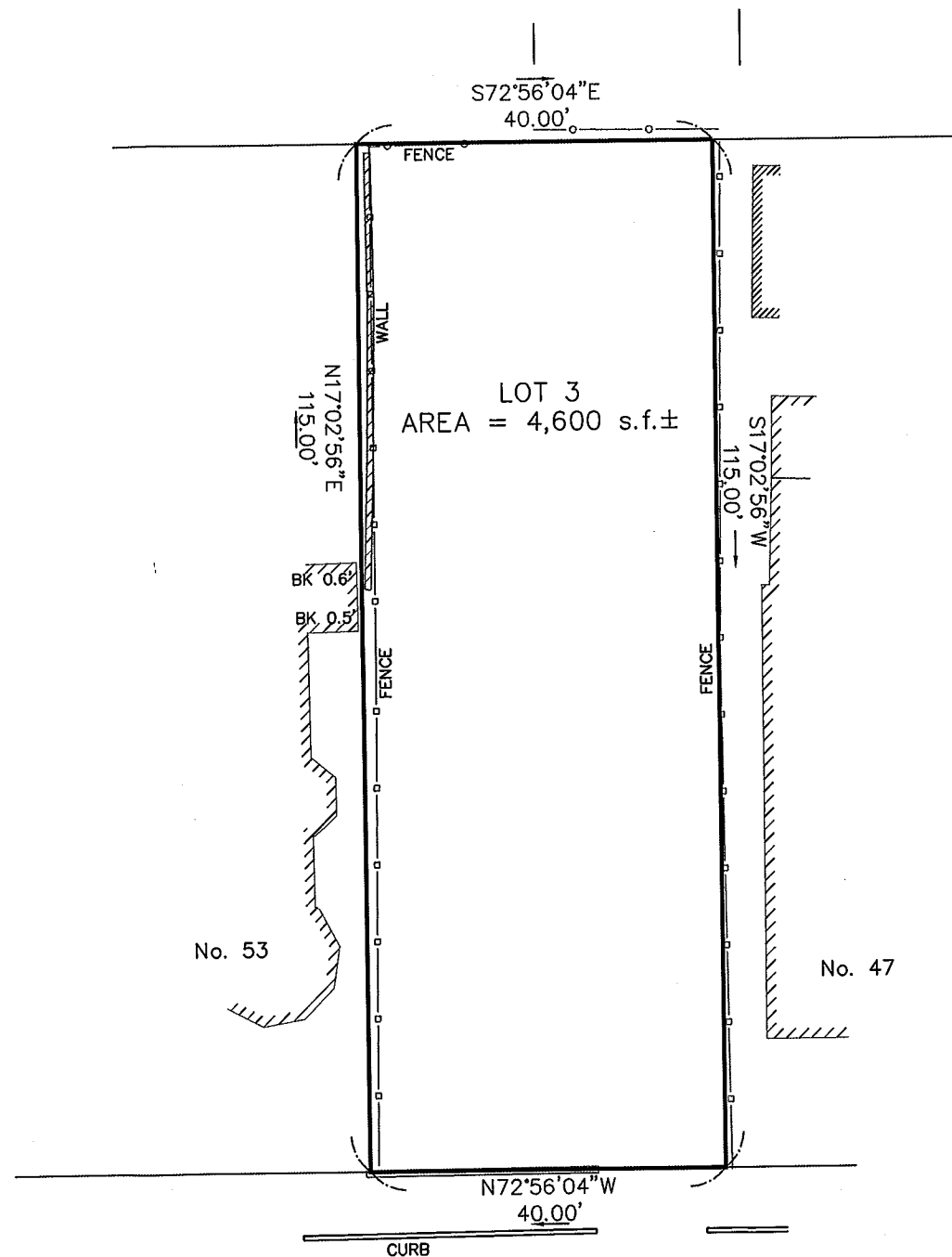
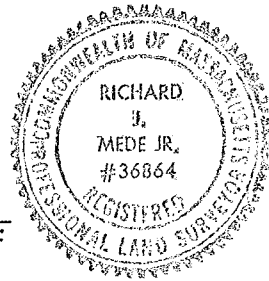
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID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

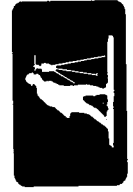
03/23/2018

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