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ABBREVIATIONS

A/C	AIR CONDITIONING	CT	CERAMIC TILE	GD	GRADE, GRADING	N	NORTH	SPEC	SPECIFICATION
AB	ANCHOR BOLT	CTR	COUNTER	GKT	GASKET (ED)	NAT	NATURAL	SQ	SQUARE
ABV	ABOVE	CUH	CABINET UNIT HEATER	GL	GLASS GLAZING	N/C	NOT IN CONTRACT	SST	STAINLESS STEEL
AC	ACOUSTICAL	OW	COLD WATER	GLB	GLASS BLOCK	NH	NUMBER	STD	STANDARD
ACC	ACCESS	CY	CUBIC YARD	GLCOM	GLAZING COMPOUND	NOM	NOMINAL	STL	STEEL
ACFL	ACCESS FLOOR			GLF	GLASS FIBER	NRC	NOISE REDUCTION	STR	STRUCTURAL
ACPL	ACOUSTICAL PLASTER	D	DRAIN	GLV	GLASS V	OC	ON CENTER	SURF	SURFACE
ACT	ACOUSTIC CEILING TILE	DA	DOUBLE-ACTING	GRL	GRILLE	OD	OUTSIDE DIAMETER	SUSP	SUSPENDED
AD	AREA DRAIN	DEM	DEMOLISH, DEMOLITION	GRN	GRANITE	OFF	OFFICE	SYM	SYMMETRY (ICAL)
ADD	ADDENDUM	DEP	DEPRESSED	GSS	GALVANIZED STEEL SHEET	OH	OVERHEAD	SYN	SYNTHETIC
ADJ	ADJACENT	DH	DOUBLE H	GST	GLAZED STRUCTURAL TILE	OC	ON CENTER (S)	SYS	SYSTEM
ADJ	ADJUSTABLE	DIA	DIAMETER	GT	GROUT	OD	OUTSIDE DIAMETER	T	TREAD
DIAG	ARCHITECT/ENGINEER	DIFF	DIAGONAL	HARDN	HARDENED	PAR	PARALLEL	TAP	TAPRED
AF	ARCHITECT	DIF	DIFFUSION	HBD	HARDBOARD	PBD	PARTICLE BOARD	T & B	TOP AND BOTTOM
AGG	AGGREGATE	DN	DOWN	HC	HOLLOW CORE	OPNG	OPENING	TB	TEST BORING
AL	ALUMINUM	DR	DUPLEX RECEPTACLE	GWB	GYPSON WALL BOARD	OPP	OPPOSITE	TC	TERRA COTTA
ALT	ALTERNATE	DNL	DETAIL					TCS	TERNE COATED STAINLESS
ANC	ANCHOR, ANCHORAGE	DTL	DRAWING						STEEL
ANLD	ANNEALED								TRAFFIC DECK COATING
ANOD	ANODIZED	E	EAST						TEL
AP	ACCESS PANEL	EACH	EACH						TEMP
APPROX	APPROXIMATE	EF	EACH FACE						T&G
ARCH	ARCHITECT (URAL)	ELAS	ELECTRIC (AL)						THK
ASPH	ASPHALT	ELEV	ELEVATOR						THRESH
ASSEM	ASSEMBLY	EMER	EMERGENCY						THRU
ASTM	AMERICAN SOCIETY for TESTING MATERIALS	ENC	ENCLOSURE (URE)						TO
ATS	ABOVE TOP OF SLAB	EQ	EQUAL						TOC
AUTO	AUTOMATIC	EQT	EQUIPMENT						TOES
AVE	AVENUE	EST	ESTIMATE						TOF
		EQ	ELECTRIC WATER COOLER						TOL
BC	BRICK COURSE	EST	EACH WAY EACH FACE						TOR
BD	BOARD	EWF	EXISTING						TOW
BEL	BELOW	EX	EXISTING						TPH
BT	BETWEEN	EXH	EXHAUST						TTD
BTUM	BITUMINOUS	EXP	EXPANSION EXPOSED						TYP
BKR	BACKER ROD	EXP	EXPANSION JOINT						UC
BLDG	BUILDING	EXP	EXPANSION BOLT						UNEX
BLG	BLOCK	EXT	EXTERIOR						UNF
BM	BENCH MARK								UON
BOC	BOTTOM OF CURB								VAC
BOT	BOTTOM								VAR
BPL	BEARING PLATE								VB
BRG	BEARING								VC
BRK	BRICK								VCB
BS	BOTH SIDES								VCT
BSMT	BASEMENT								VERT
BTU	BRITISH THERMAL UNIT								VEST
BU	BUILT UP ROOFING								VG
BW	BOTH WAYS								VH
									VIN
C	COURSE								VJT
CAB	CABINET								VNR
CB	CATCH BASIN, CORNER BEAD								VR
CEM	CEMENT								VRM
CF	CUBIC FOOT (FEET)								VT
CFLG	COUNTERFLASHING								VWF
CFM	CUBIC FEET PER MINUTE								W
CG	CORNER GUARD								WI
CH	CEILING HEIGHT								WB
CI	CAST IRON								WC
CPC	CAST IN PLACE CONCRETE								WD
CR	CIRCLE								WGL
CRF	CIRCUMFERENCE								WH
CJT	CONTROL JOINT								WIR
CLG	CENTER LINE								WIR
CL	CONTRACT LIMIT LINE								WSC
CLN	CLEAN								WST
CLR	CLEAR (ANCE)								XTR
CMR	CEMENT PLASTER (PORTLAND)								
CMU	CONCRETE MASONRY UNIT								
CO	CLEANOUT								
COL	COLUMN								
COMB	COMBINATION								
COMP	COMPRESS (ED,ION,IBLE)								
CONC	CONCRETE								
CONN	CONNECTION								
CONST	CONSTRUCTION								
CONT	CONTINUOUS or CONTINUE								
CONTR	CONTRACT (OR)								
COORD	COORDINATE								
CORR	CORRIDOR								
CPR	COPPER								
CPT	CARPET								
CPTT	CARPET TILE								
CSK	COUNTER SINK(SUNK)								
CS	CAST STONE								
CSMT	CASEMENT								

12

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YANKO
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ARCHITECTS

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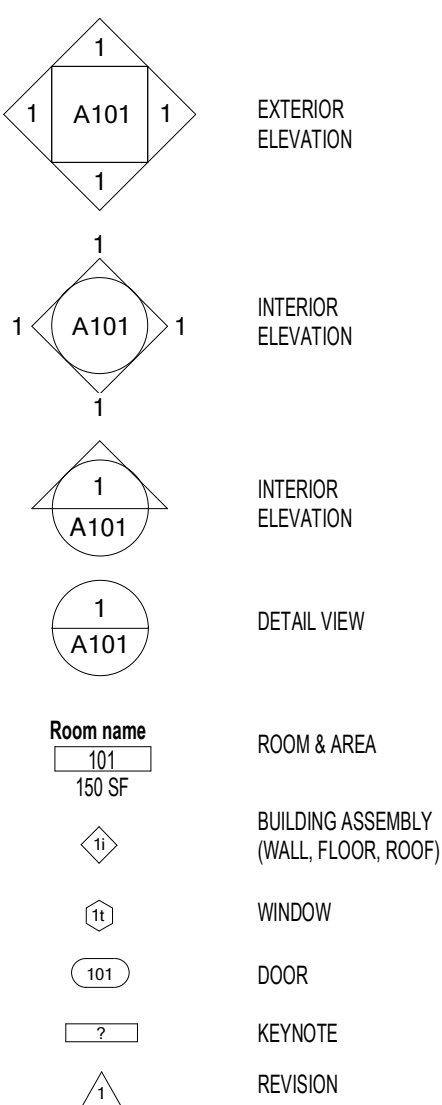
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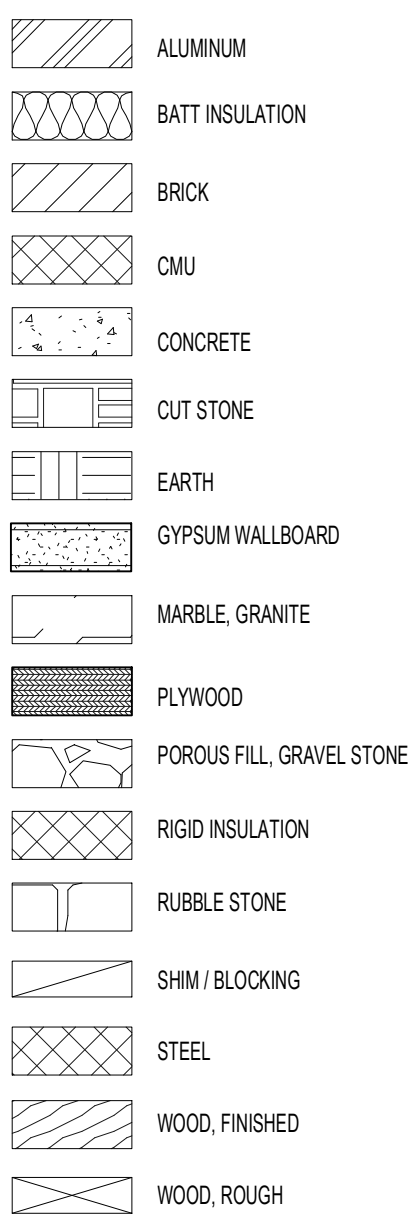
11

12

DRAFTING SYMBOLS



MATERIALS LEGEND



Sheet List

#	name	SD	DO	CD	BID	IFC
A000	COVER SHEET	Yes				
A001	CONTEXT SITE PLAN & ZONING	Yes				
A002	PROPOSED PLANTING & LOT COVERAGE PLANS	Yes				
A004	PROPOSED AREA PLANS	Yes				
A005	MASSING VIEWS	Yes				
A006	WORKING POINT	Yes				
A007	SUN STUDIES	Yes				
A101	EXISTING STREET VIEW	Yes				
A102	GARDEN LEVEL PLANS	Yes				
A103	LEVEL 1 PLANS	Yes				
A104	LEVEL 2 PLANS	Yes				
A200	LEVEL 3 PLANS	Yes				
A201	EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS	Yes				
A202	EXISTING & PROPOSED EAST ELEVATIONS	Yes				
A202	EXISTING & PROPOSED WEST ELEVATIONS	Yes				

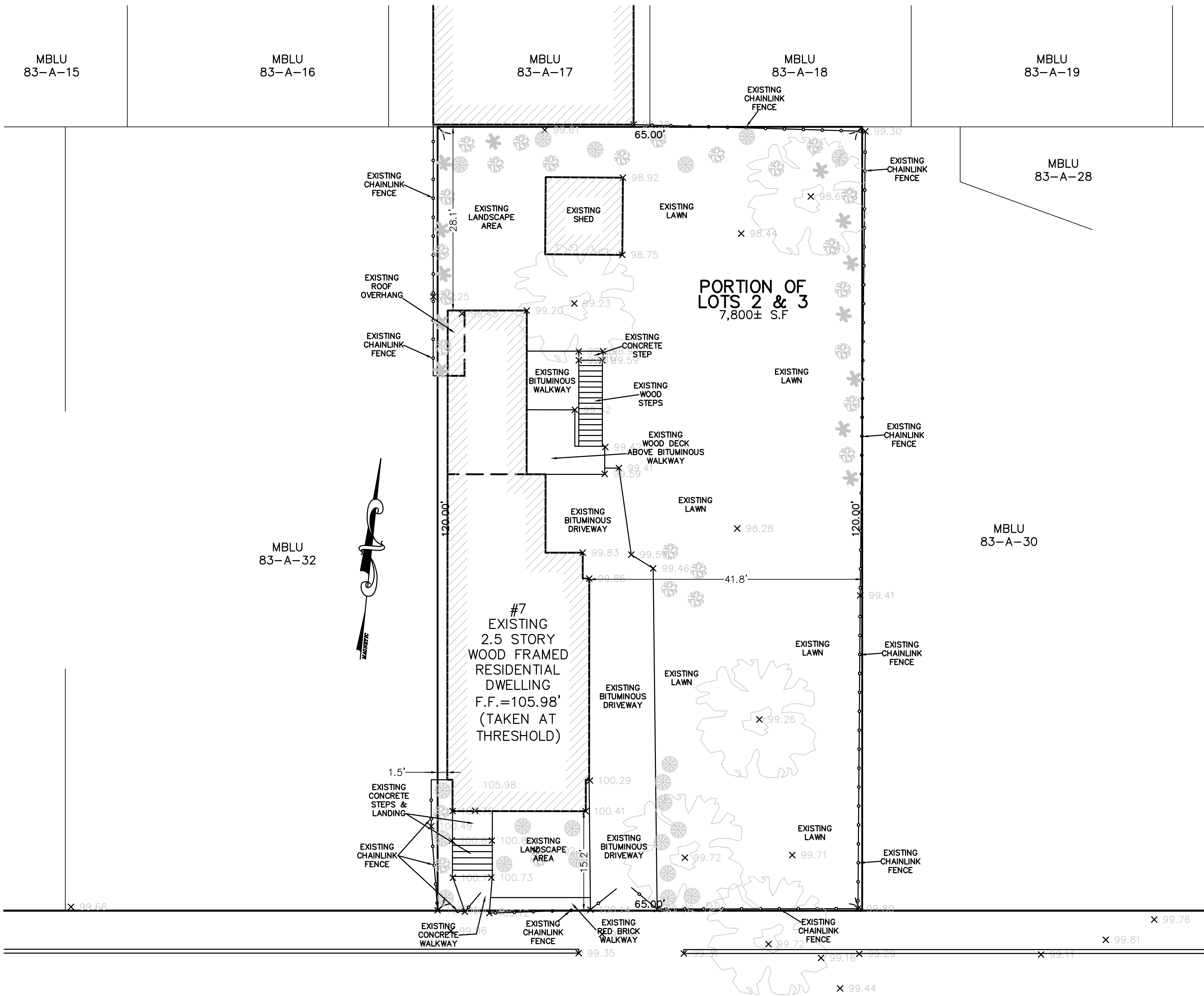
EXISTING PHOTOGRAPHS



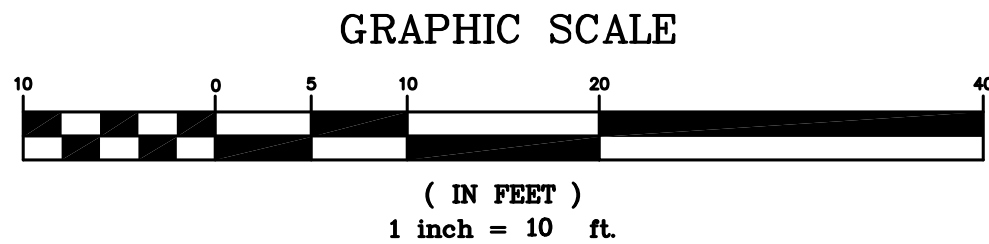
THREE FAMILY DEVELOPMENT

1 OAK STREET SOMERVILLE MA

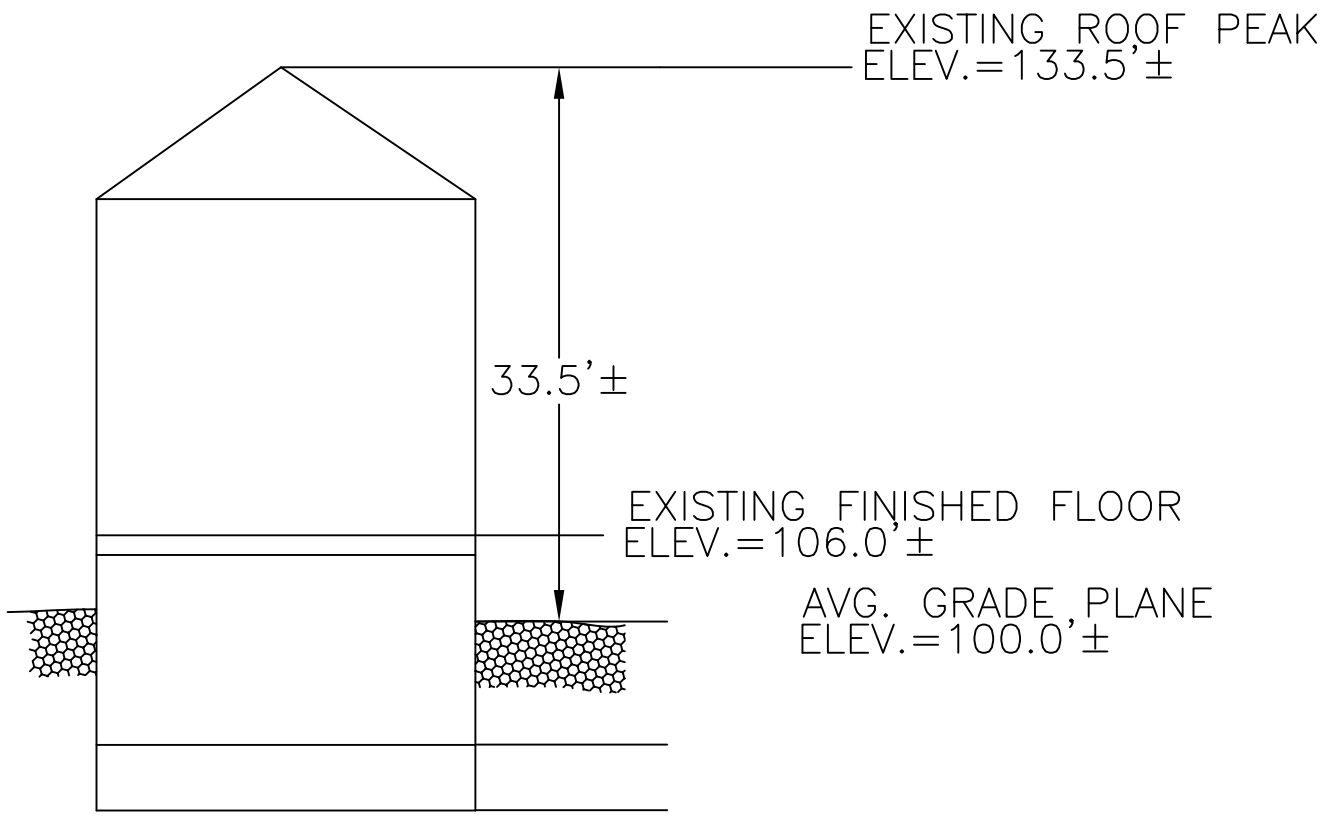
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UT	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊗	TREE



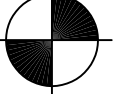
OAK STREET
(PUBLIC WAY-VARIABLE WIDTH)



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/2/2018.
 2. DEED REFERENCE BOOK 56265 PAGE 176, PLAN REFERENCE PLAN BOOK 8 PLAN 52 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = R.B. RESIDENCE B



EXISTING PROFILE
NOT TO SCALE

SCALE	1"=10'			
DATE	12/4/2018	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:	10 OAK STREET SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND			
DRAWN BY				
CHKD BY	PJN	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY	PJN			

SHEET NO.
1

ZONING INFORMATION - 1 OAK STREET

	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	LOT SIZE PER DW. UNIT	LOT REQ'D FOR EA ADD DW. UNIT	MAX GROUND COVERAGE	MIN LANDSCAPED AREA	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	PARKING	PERVIOUS AREA
ZONING	3 FAMILY	1.0	3 ST 40'-0"	7,500 SF	1,500 SF FOR 1-9 UNITS	-	50%	25%	50'-0"	10'-0"	10'-0"	20'-0"	1.5 FOR UNITS WITH 1-2 BEDS 2.0 FOR UNITS WITH 3 OR MORE BEDS	35% MIN
EXISTING	2 FAMILY	0.49 3,840 SF BUILDING 7,800 SF LAND	2-1/2 ST 33'-7"	7,800 SF	3,903 SF FOR 2 UNITS	-	14%	49%	65'-0"	15'-2"	1'-5" +/- 41'-10"	28'-1"	2 PARKING SPACES	66% 5,150 SF PERVIOUS
PROPOSED	(1) 1 FAMILY (1) 2 FAMILY 3 FAMILIES TOTAL	0.82 6,397 SF BUILDING 7,800 SF LAND	2-1/2 ST 33'-11" +/-	7,800 SF	7,800 SF FOR 3 UNITS	-	32% (2,528 SF STRUCTURE 7,800 SF LAND)	60% (4,703 SF LANDSCAPED 7,800 SF LAND)	65'-0"	15'-0"	1'-5" +/- (EXISTING) 10'-0"	45'-0"	3 PARKING SPACES, 6 REQUIRED	60% 4,703 SF PERVIOUS
VIOLATIONS	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	COMPLIES - NO VIOLATION	REQUIRES SPECIAL PERMIT	COMPLIES - NO VIOLATION

ZONING DISTRICT - SOMERVILLE
ZONING SUB-DISTRICT - RB
ARTICLE - N/A
OVERLAYS - N/A

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT



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APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
CONTEXT SITE PLAN & ZONING

Sheet Use	ZBA SUBMISSION
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Scale	As indicated
Revision	
Rev' Issue	

A001

CONCORD AVENUE



- EX

•

EXISTING TREE
- RET

•

RELOCATED EXISTING TREE
- ND8

•

NATIVE DECIDUOUS, 8" CALIPER
- ND4

•

NATIVE DECIDUOUS, 4" CALIPER
- ES

•

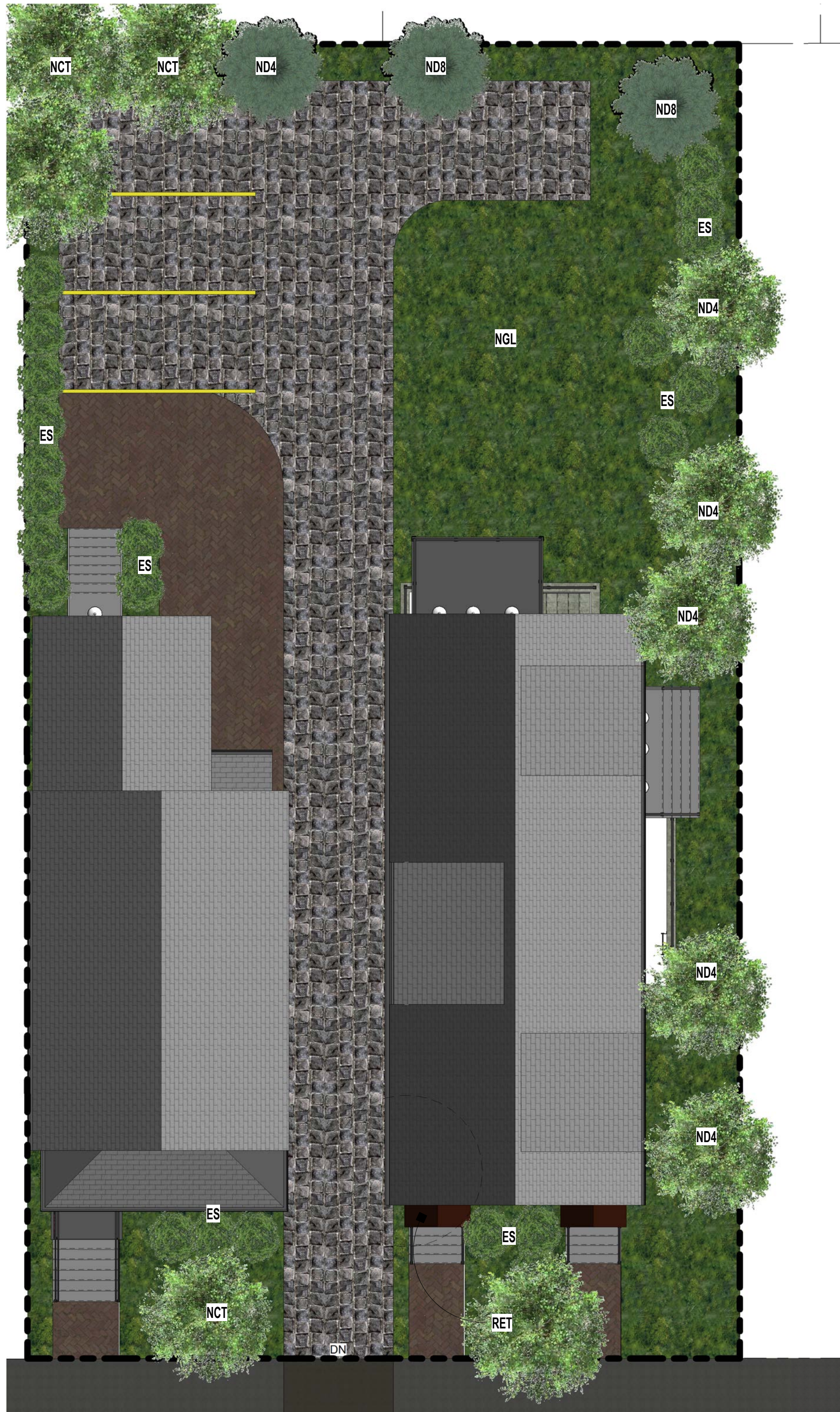
EVERGREEN SHRUB
- NGL

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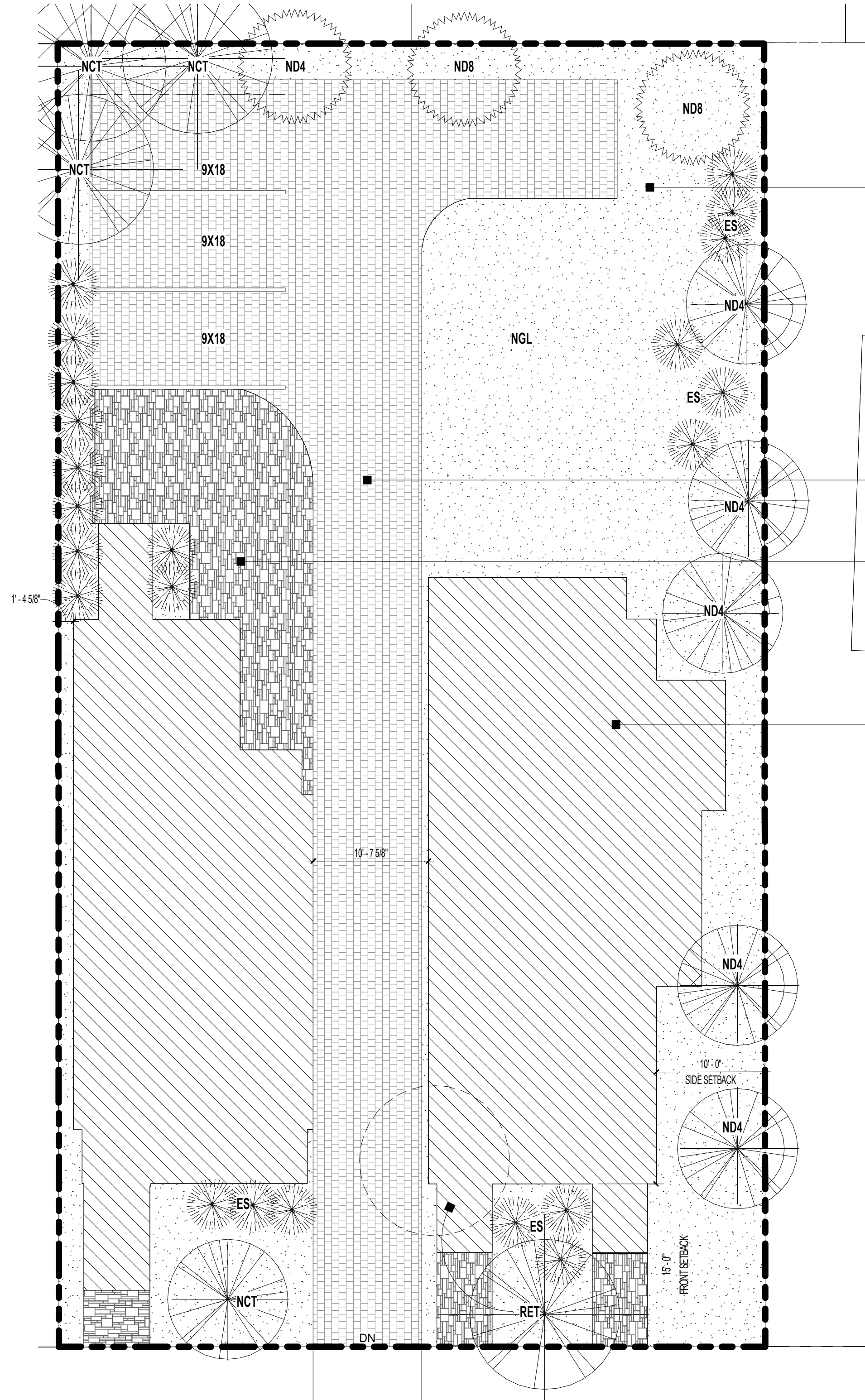
NATIVE GRASS LAWN
- NCT

•

NATIVE CONIFER TREE, 4" CALIPER



2 PLANTING PLAN
1/8" = 1'-0"



1 LOT COVERAGE PLAN
1/8" = 1'-0"

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

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APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
PROPOSED PLANTING & LOT
COVERAGE PLANS

Sheet Use ZBA SUBMISSION

Date 5/24/2019

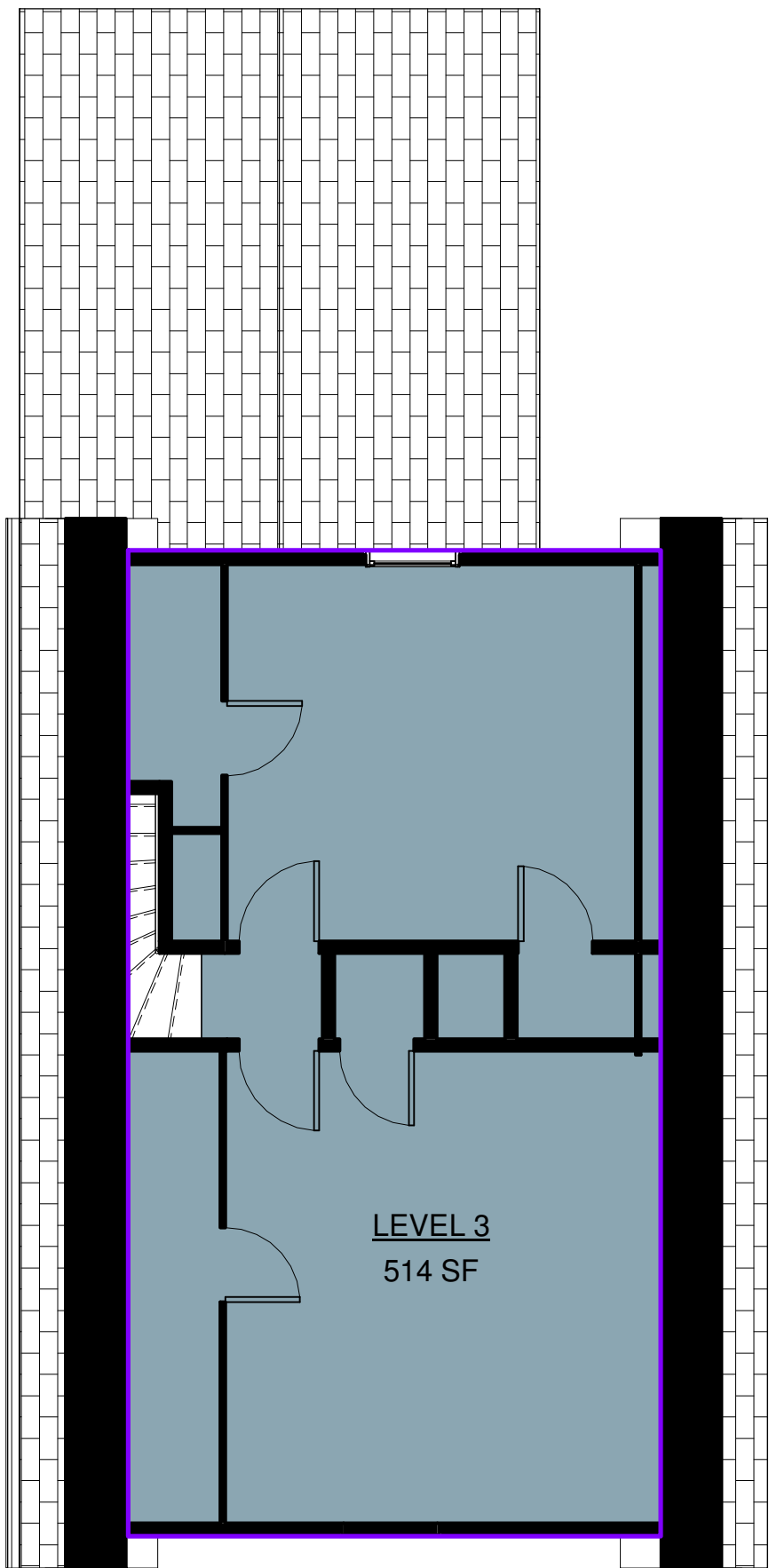
Scale As indicated

Revision

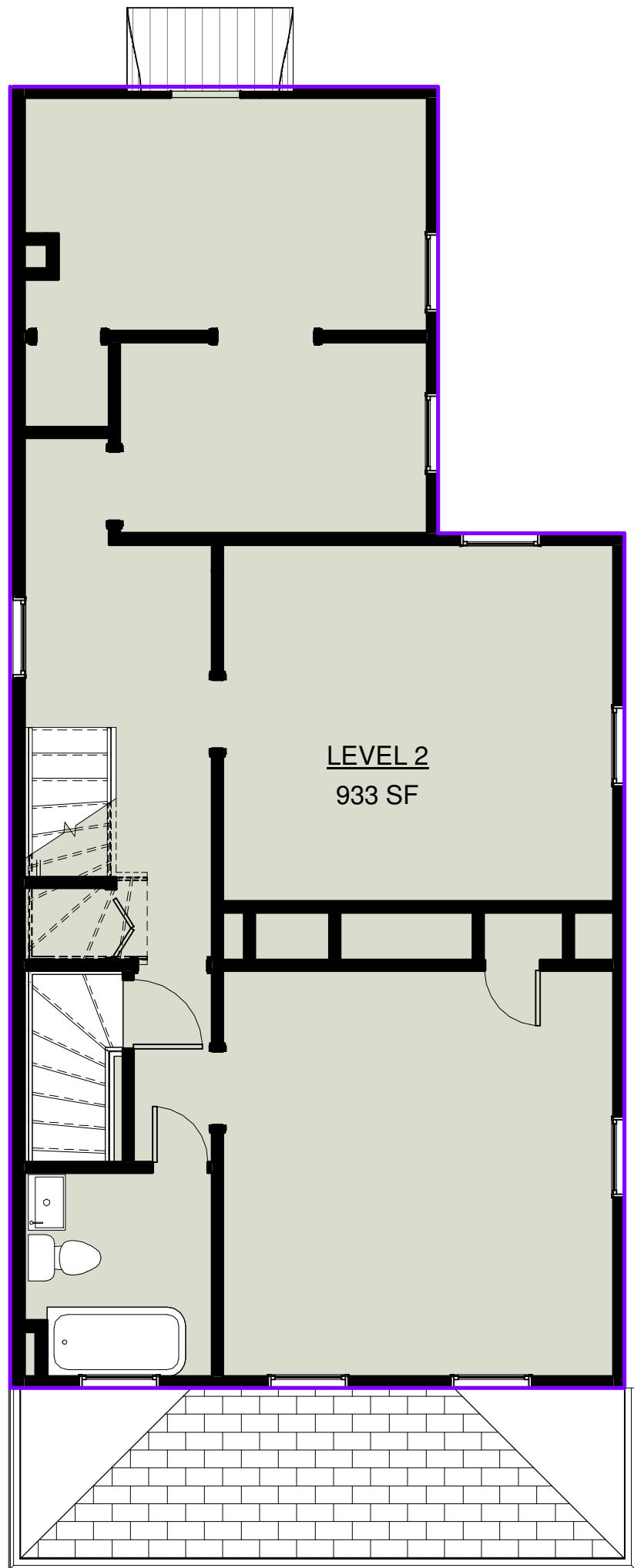
Rev' Issue

A002

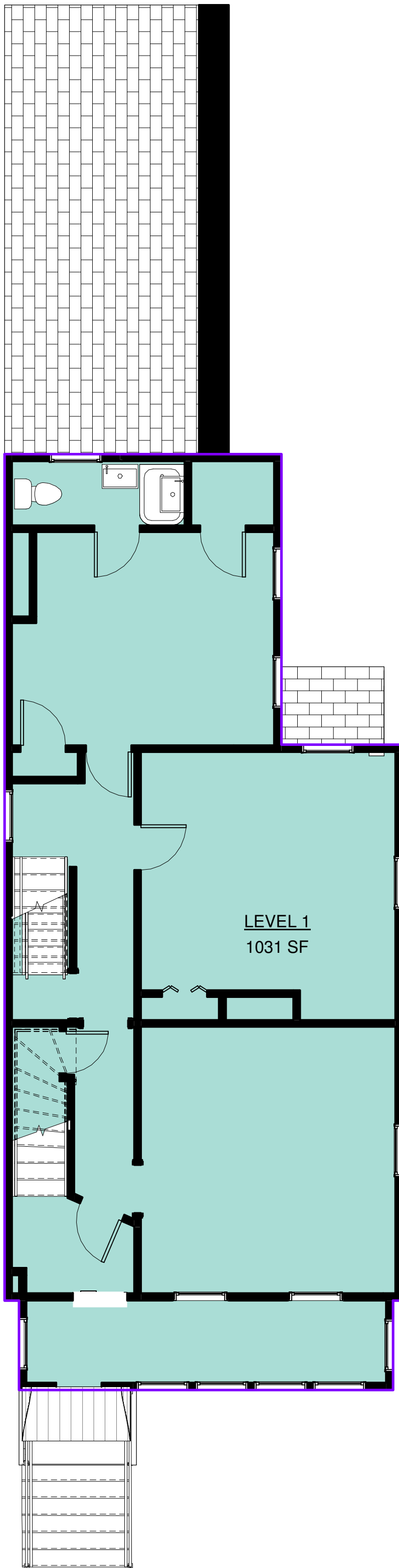
EXISTING AREA SUMMARY		
Name	Level	Area
BASEMENT	EXISTING BASEMENT	743 SF
		743 SF
LEVEL 1	EXISTING LEVEL 1	1031 SF
		1031 SF
LEVEL 2	EXISTING LEVEL 2	933 SF
		933 SF
LEVEL 3	EXISTING LEVEL 3	514 SF
		514 SF
STORAGE & MECH	EXISTING BASEMENT	126 SF
STORAGE & MECH	EXISTING BASEMENT	492 SF
		619 SF
		3840 SF



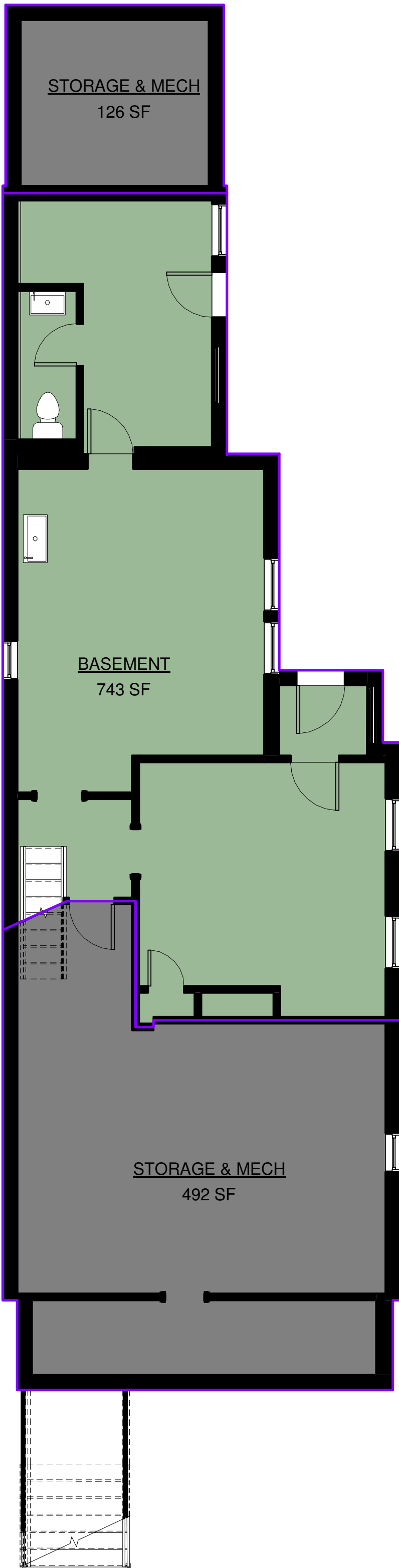
4 EXISTING LEVEL 3
3/16" = 1'-0"



3 EXISTING LEVEL 2
3/16" = 1'-0"



2 EXISTING LEVEL 1
3/16" = 1'-0"



1 EXISTING BASEMENT
3/16" = 1'-0"

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
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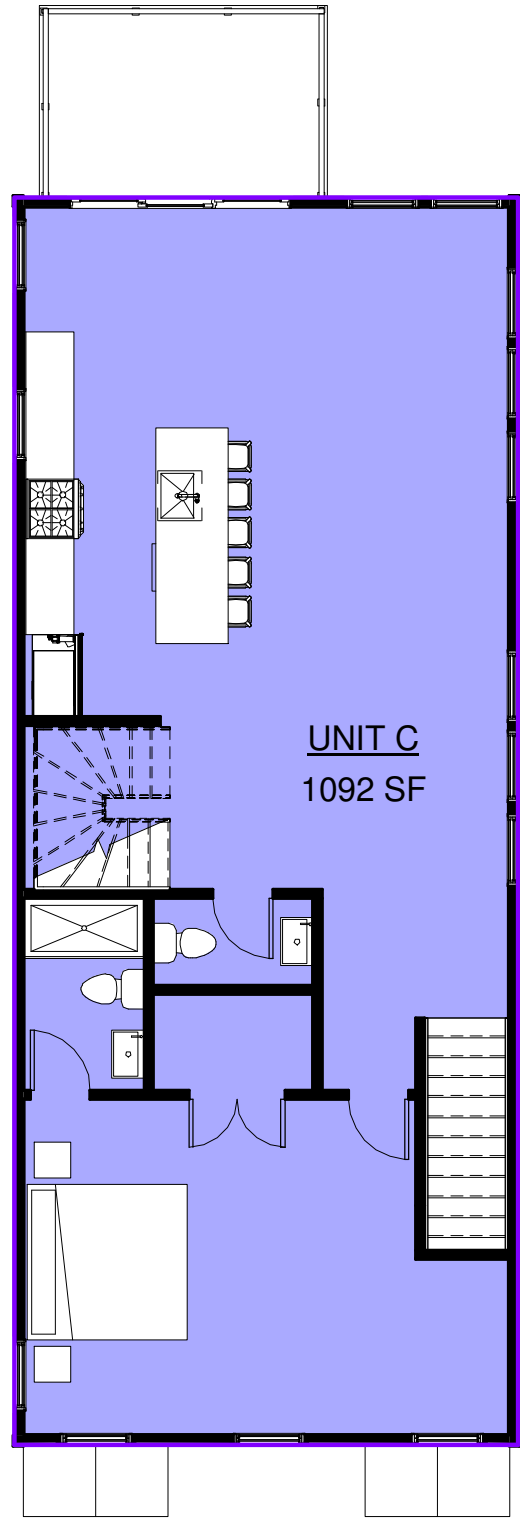
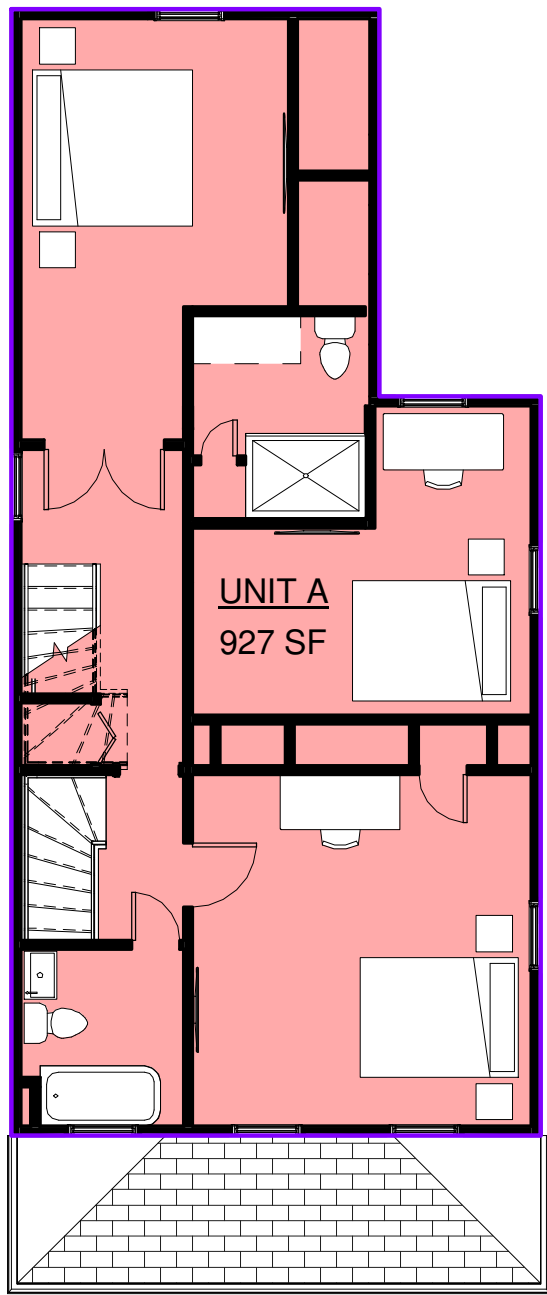
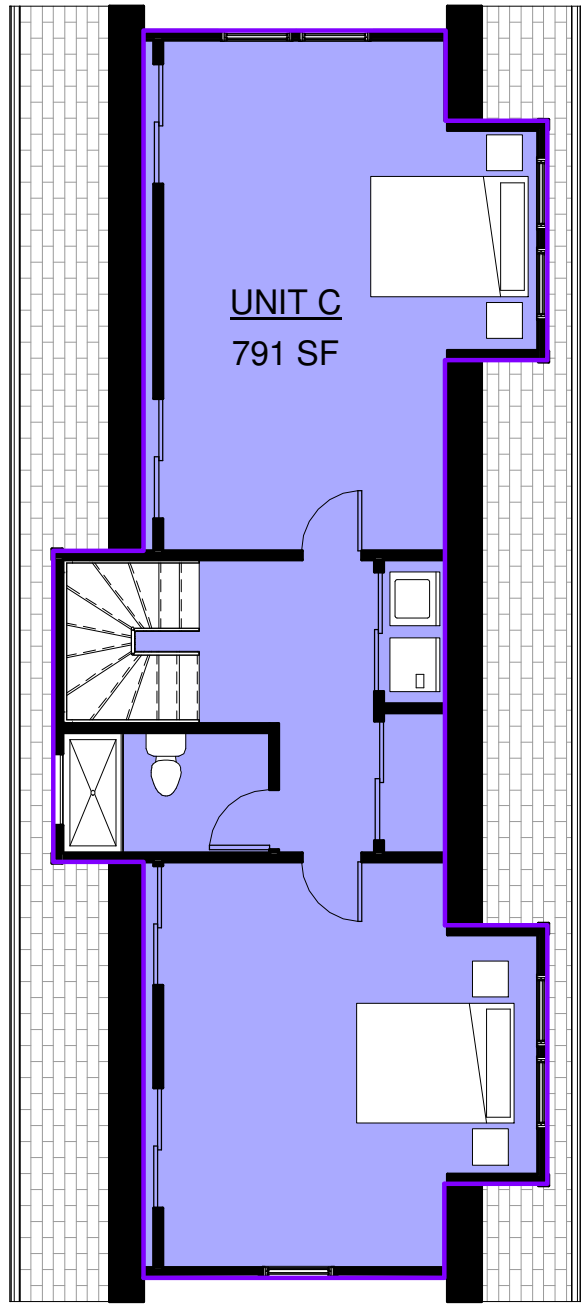
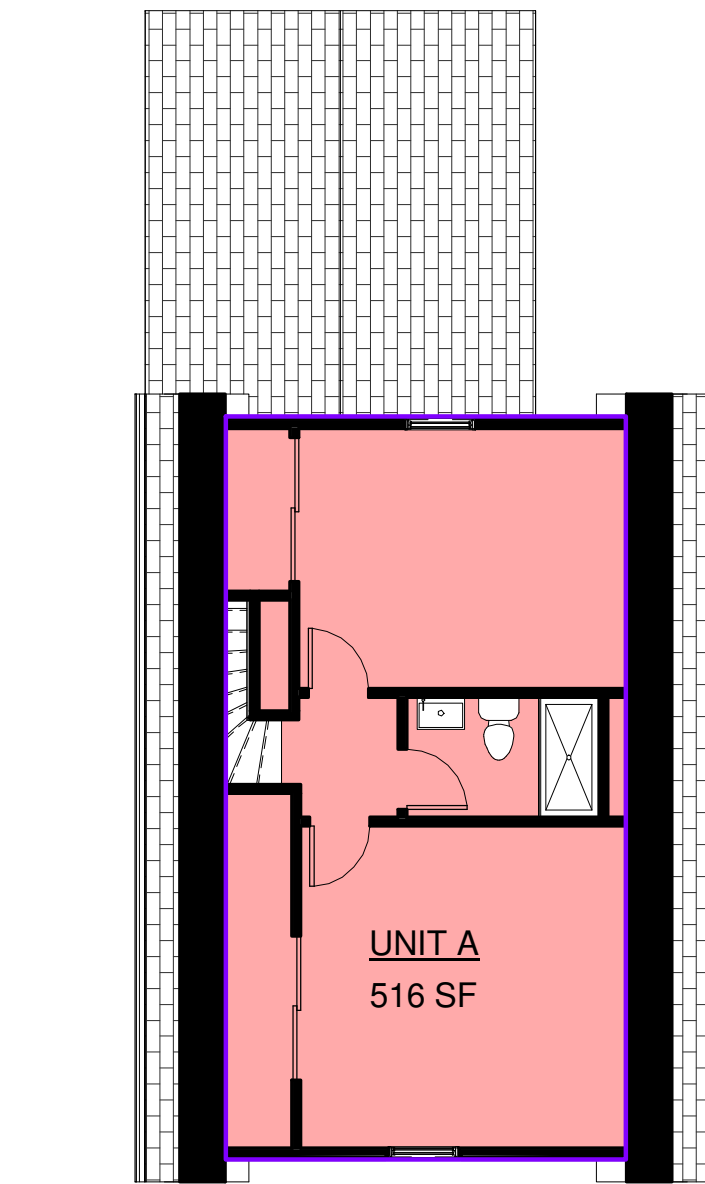
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SHEET NAME
EXISTING AREA PLANS

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Scale 3/16" = 1'-0"
Revision
Rev' Issue

A003



4 03 - LEVEL 3
1/8" = 1'-0"

3 02 - LEVEL 2
1/8" = 1'-0"



2 01 - LEVEL 1
1/8" = 1'-0"



1 00 - BASEMENT
1/8" = 1'-0"

FAR AREA SUMMARY		
Name	Level	Area
COMMON	EXISTING BASEMENT	30 SF
COMMON	EXISTING LEVEL 1	34 SF
		64 SF
UNIT A	EXISTING LEVEL 1	965 SF
UNIT A	EXISTING LEVEL 2	927 SF
UNIT A	EXISTING LEVEL 3	516 SF
		2409 SF
UNIT B	EXISTING BASEMENT	949 SF
UNIT B	EXISTING LEVEL 1	1034 SF
		1984 SF
UNIT C	EXISTING LEVEL 1	58 SF
UNIT C	EXISTING LEVEL 2	1092 SF
UNIT C	EXISTING LEVEL 3	791 SF
		1941 SF
		6397 SF

PROPOSED AREA SUMMARY		
Name	Level	Area
COMMON	EXISTING BASEMENT	30 SF
COMMON	EXISTING LEVEL 1	34 SF
		64 SF
MECH	EXISTING BASEMENT	282 SF
MECH	EXISTING BASEMENT	143 SF
		425 SF
STORAGE	EXISTING BASEMENT	743 SF
		743 SF
UNIT A	EXISTING LEVEL 1	965 SF
UNIT A	EXISTING LEVEL 2	927 SF
UNIT A	EXISTING LEVEL 3	516 SF
		2409 SF
UNIT B	EXISTING BASEMENT	949 SF
UNIT B	EXISTING LEVEL 1	1034 SF
		1984 SF
UNIT C	EXISTING LEVEL 1	58 SF
UNIT C	EXISTING LEVEL 2	1092 SF
UNIT C	EXISTING LEVEL 3	791 SF
		1941 SF
		7565 SF

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

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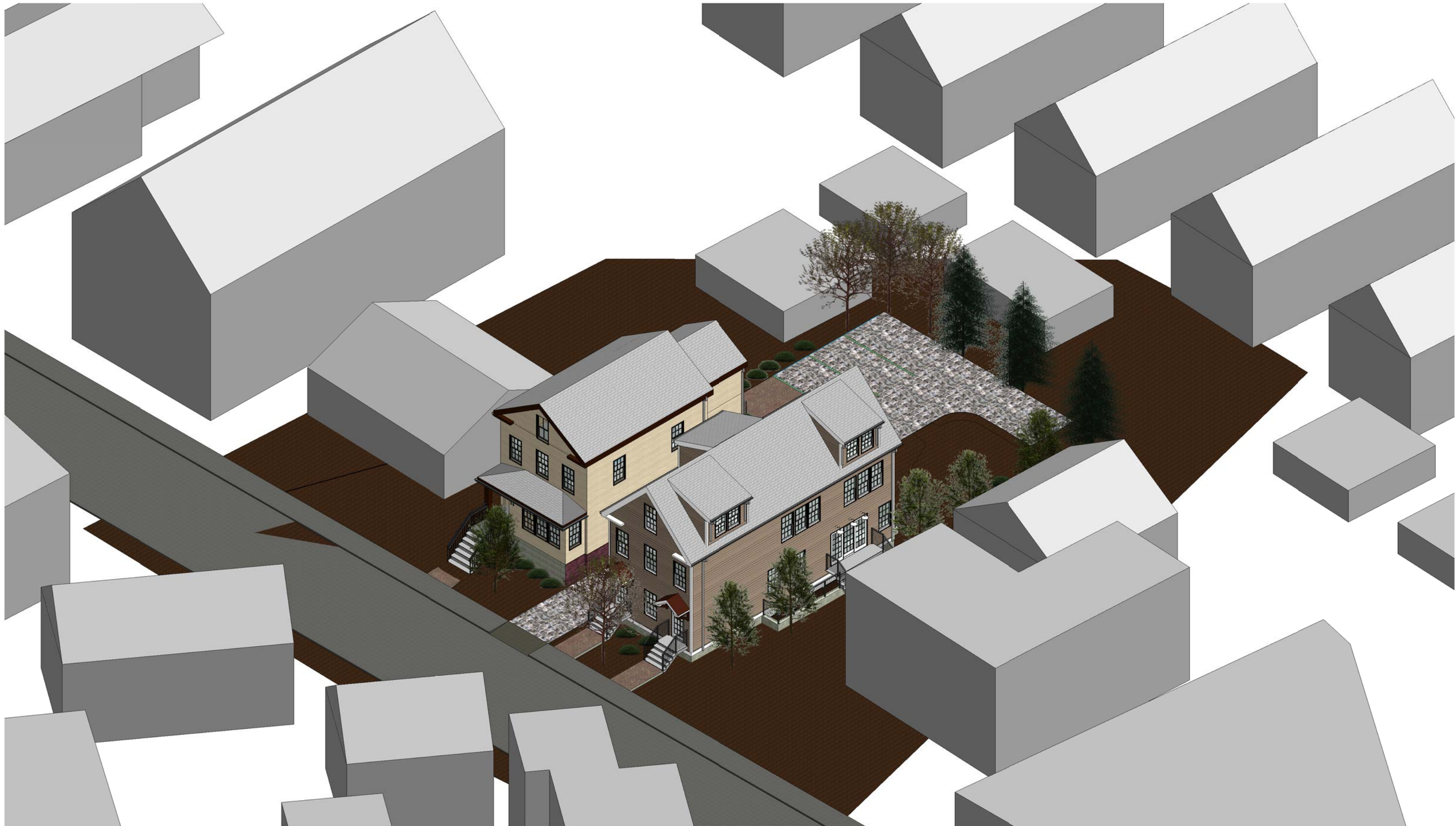
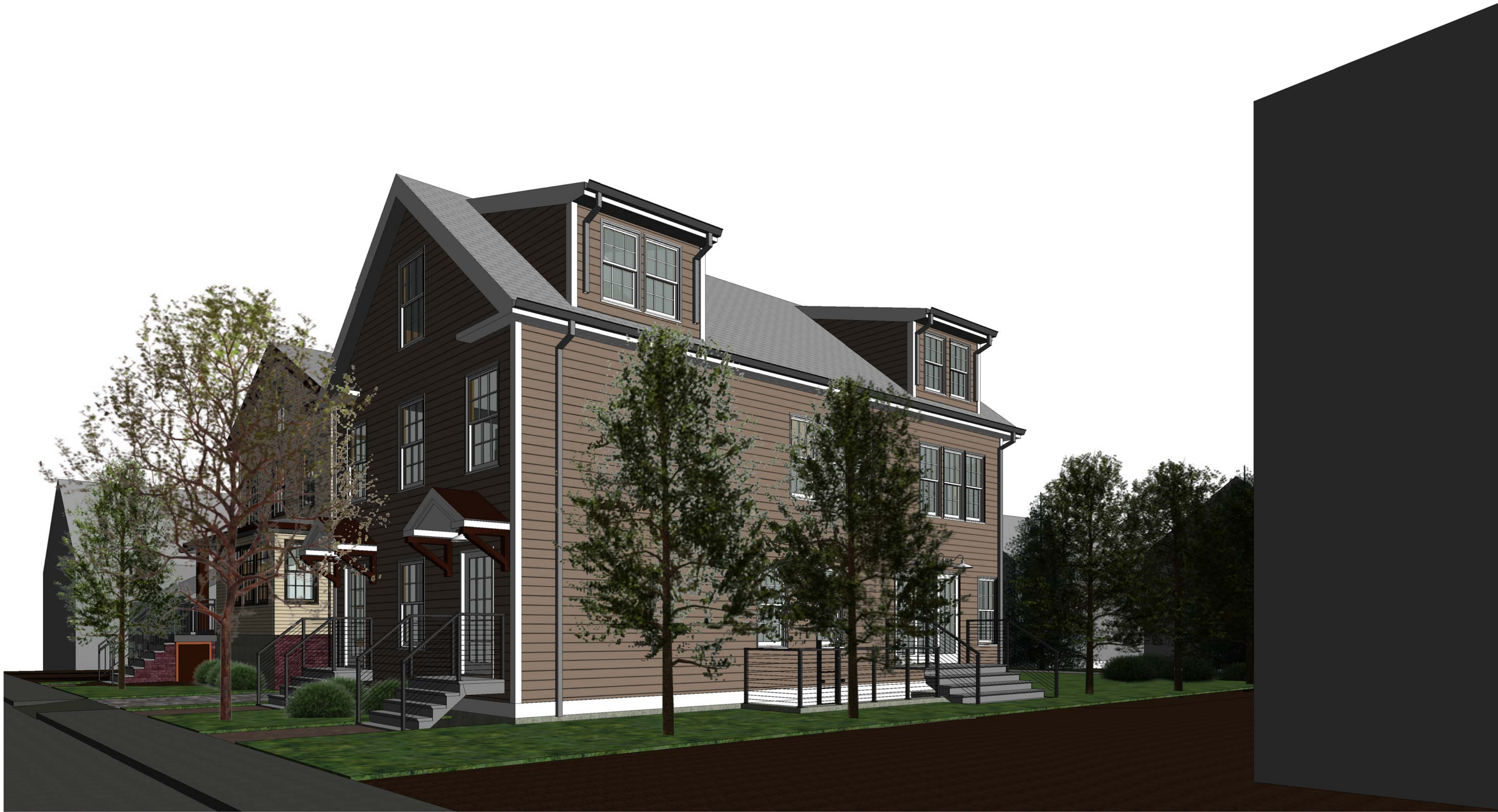
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SHEET NAME
PROPOSED AREA PLANS

Sheet Use ZBA SUBMISSION
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Revision
Rev' Issue

A004



PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
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SHEET NAME
MASSING VIEWS

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A005

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
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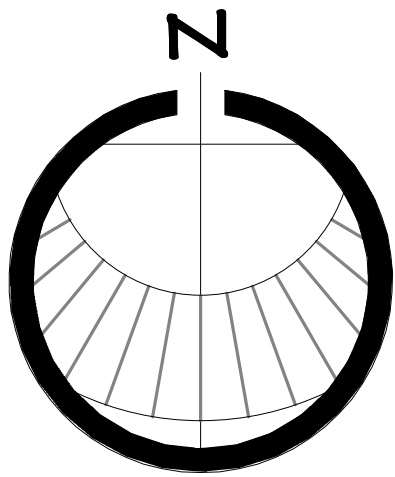
ARCHITECT

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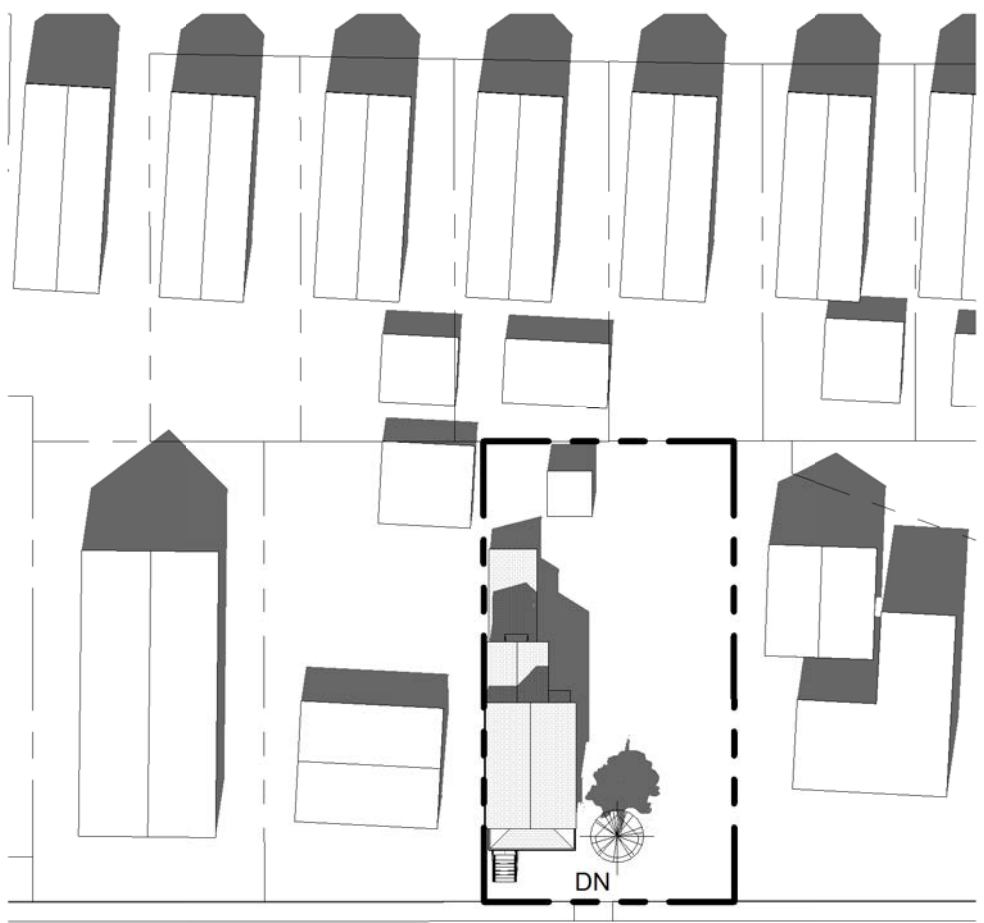
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PROPOSED

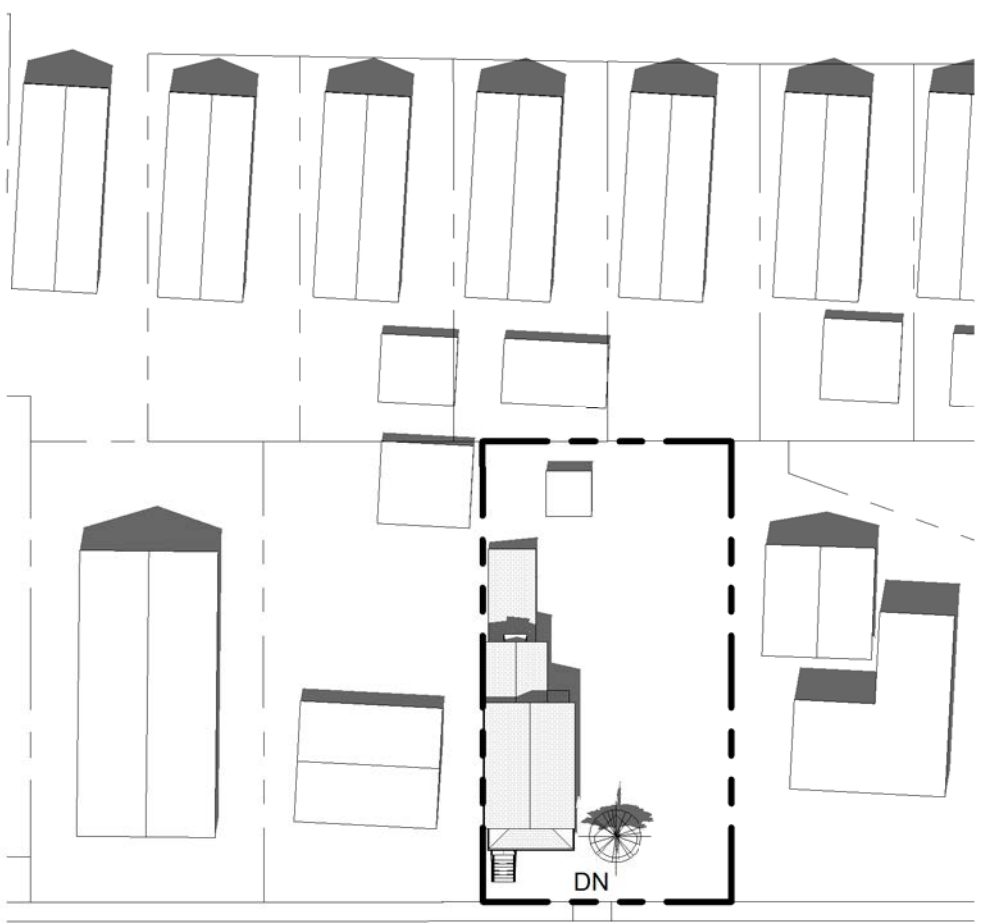


EXISTING

FALL EQUINOX



PROPOSED



EXISTING

SPRING EQUINOX



PROPOSED

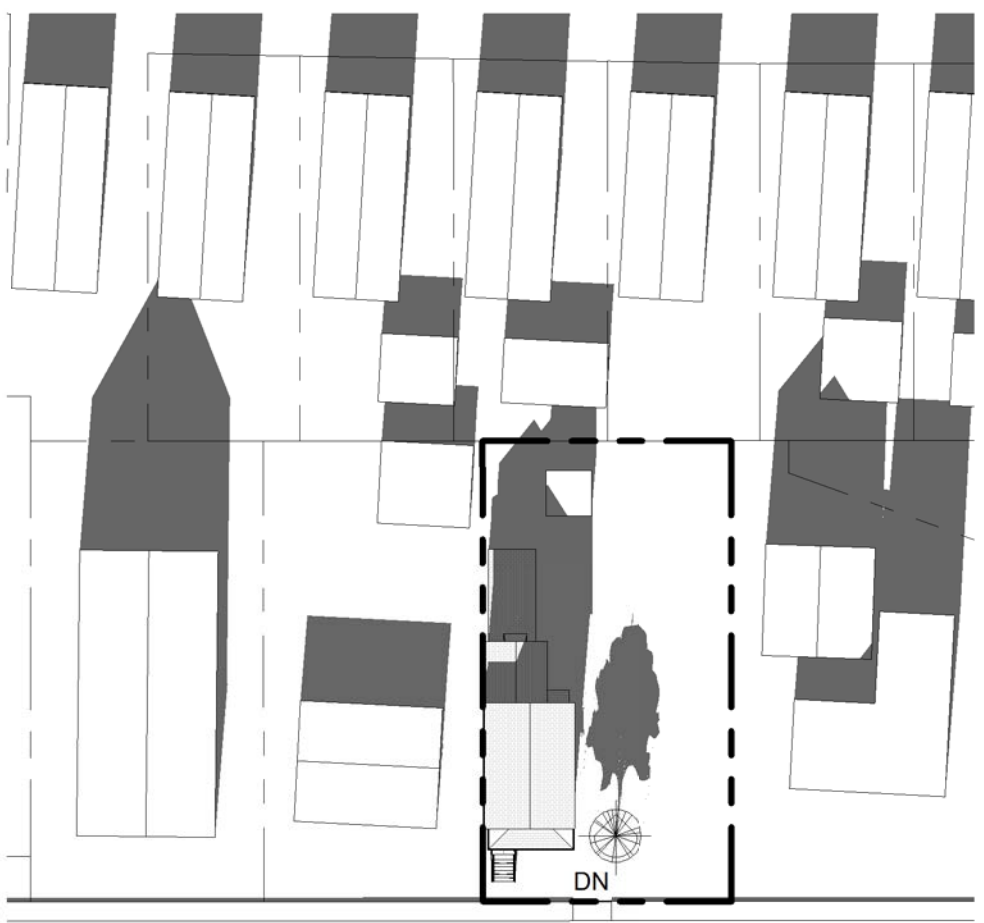


EXISTING

SUMMER SOLSTICE



PROPOSED



EXISTING

WINTER SOLSTICE

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
SUN STUDIES

Sheet Use	ZBA SUBMISSION
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A006



PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
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APPROVALS

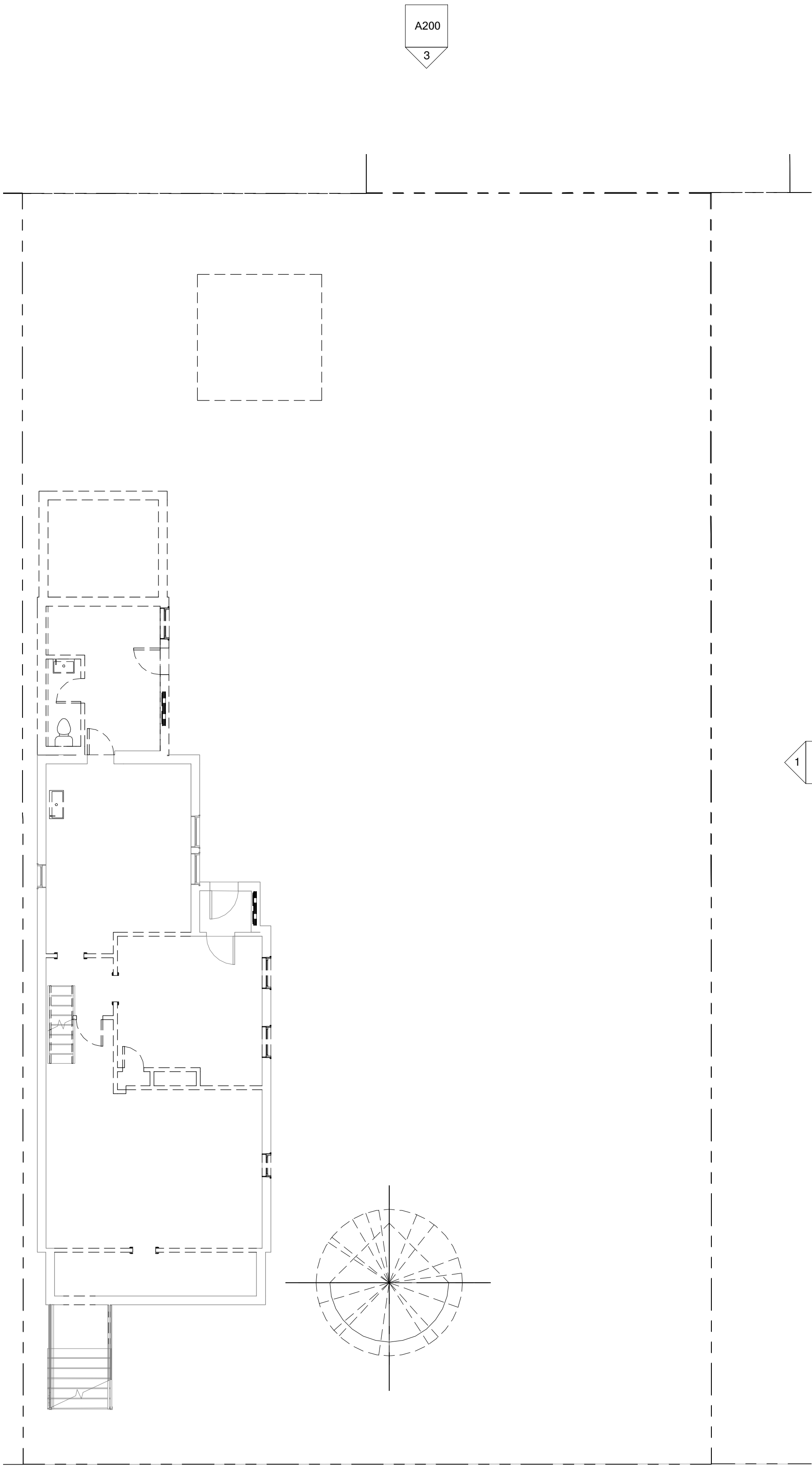
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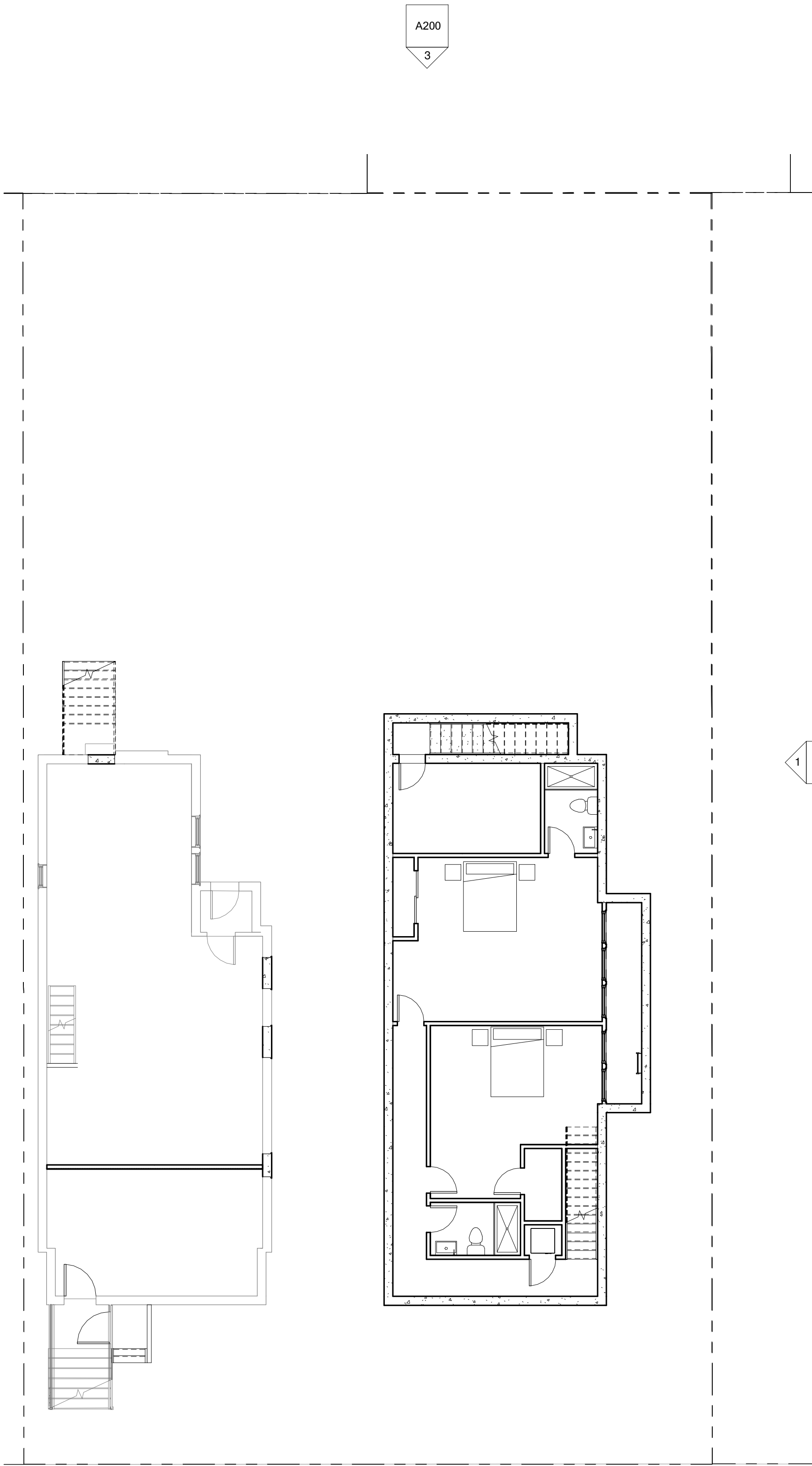
SHEET NAME
EXISTING STREET VIEW

Sheet Use	ZBA SUBMISSION
Date	5/24/2019
Scale	
Revision	
Rev' Issue	

A007



2 00 - DEMO BASEMENT PLAN
1/8" = 1'-0"



1 00 - PROPOSED BASEMENT PLAN
1/8" = 1'-0"

DEMOLITION NOTES

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS REQ'D FOR SUSPICIOUS MATERIALS
2. PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN AFTER REMOVAL/DEMOLITION. LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK.
3. REMOVE ALL WALL AND WINDOW TREATMENTS. PATCH ALL PENETRATIONS (EXAMPLE: WINDOW TREATMENT HOLES IN WALLS AND MOLDINGS) INCURRED FROM PREVIOUS TENANCY.
4. REMOVE ANY APPLIED FLOORING (EX: SHEETGOOD, TILE, CARPET) OR ORIGINAL HARDWOOD TO BE EXPOSED
5. IDENTIFY, PROTECT, AND AVOID DISRUPTING ALL WIRING AND EQUIPMENT TO REMAIN. COORDINATE A TEMPORARY CONNECTION IF NECESSARY
6. REMOVE ALL INTERIOR SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES. PREPARE FOR REPLACEMENT SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES
7. FOR TERMINATED OR ABANDONED CIRCUITS, REMOVE ASSOCIATED WIRING (INCLUDING COMMUNICATIONS CABLINGS) BACK TO BUILDING PANELS.
8. ALL SUSPENDED OR APPLIED CEILINGS TO BE DEMOLISHED. REPAIR WITH PLASTER AS NECESSARY
9. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

----- DEMOLISHED

PROJECT NAME

THREE FAMILY DEVELOPMENT

PROJECT ADDRESS

7 OAK STREET SOMERVILLE MA

PROJECT PHASE

ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

DESIGN TEAM CONSULTANT(S)

ADAM DASH, ESQ.
ADAM DASH & ASSOCIATES
48 GROVE STREET, SUITE 304
SOMERVILLE MA 02144
617-625-7373

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME

GARDEN LEVEL PLANS

Sheet Use ZBA SUBMISSION

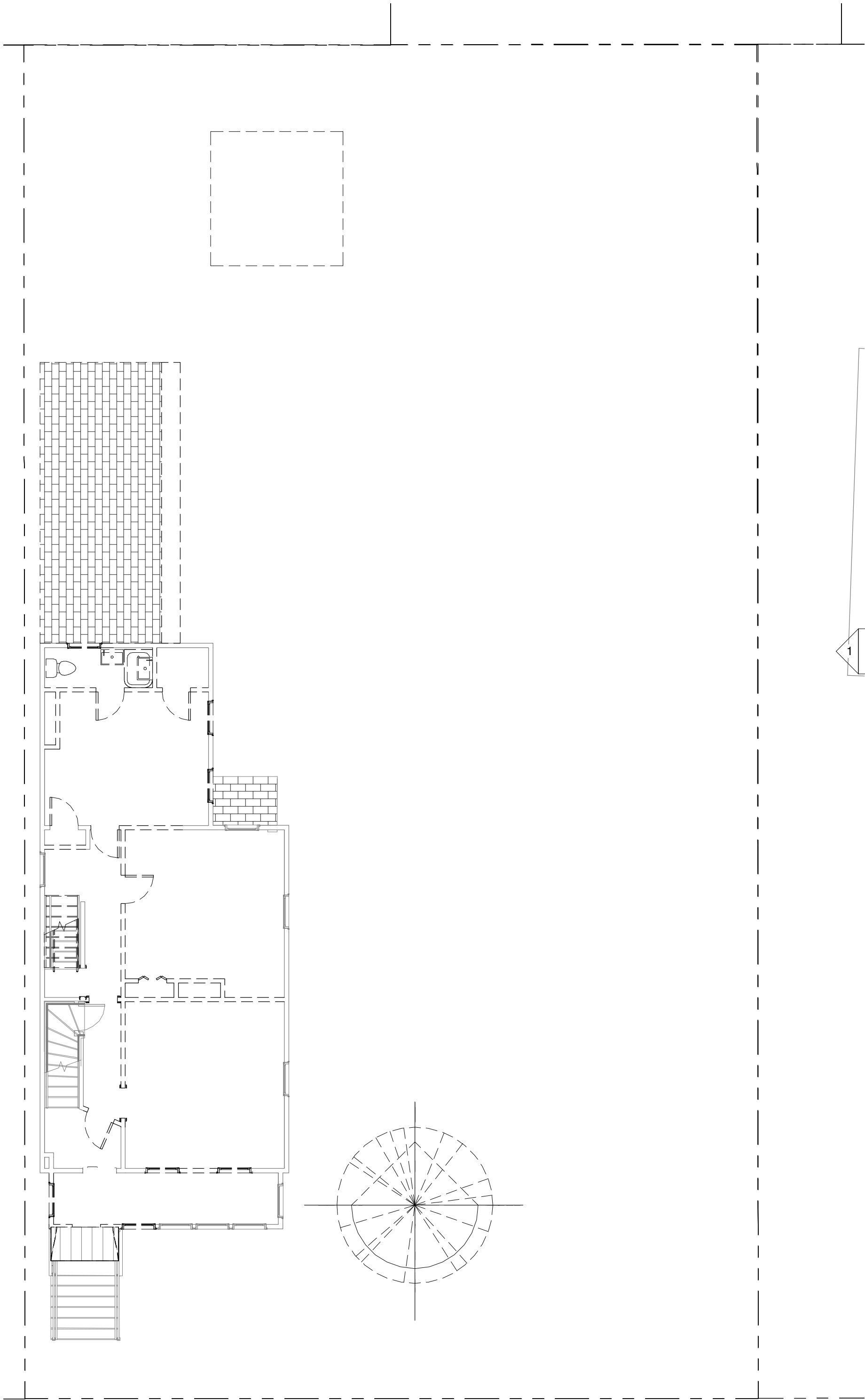
Date 5/24/2019

Scale As indicated

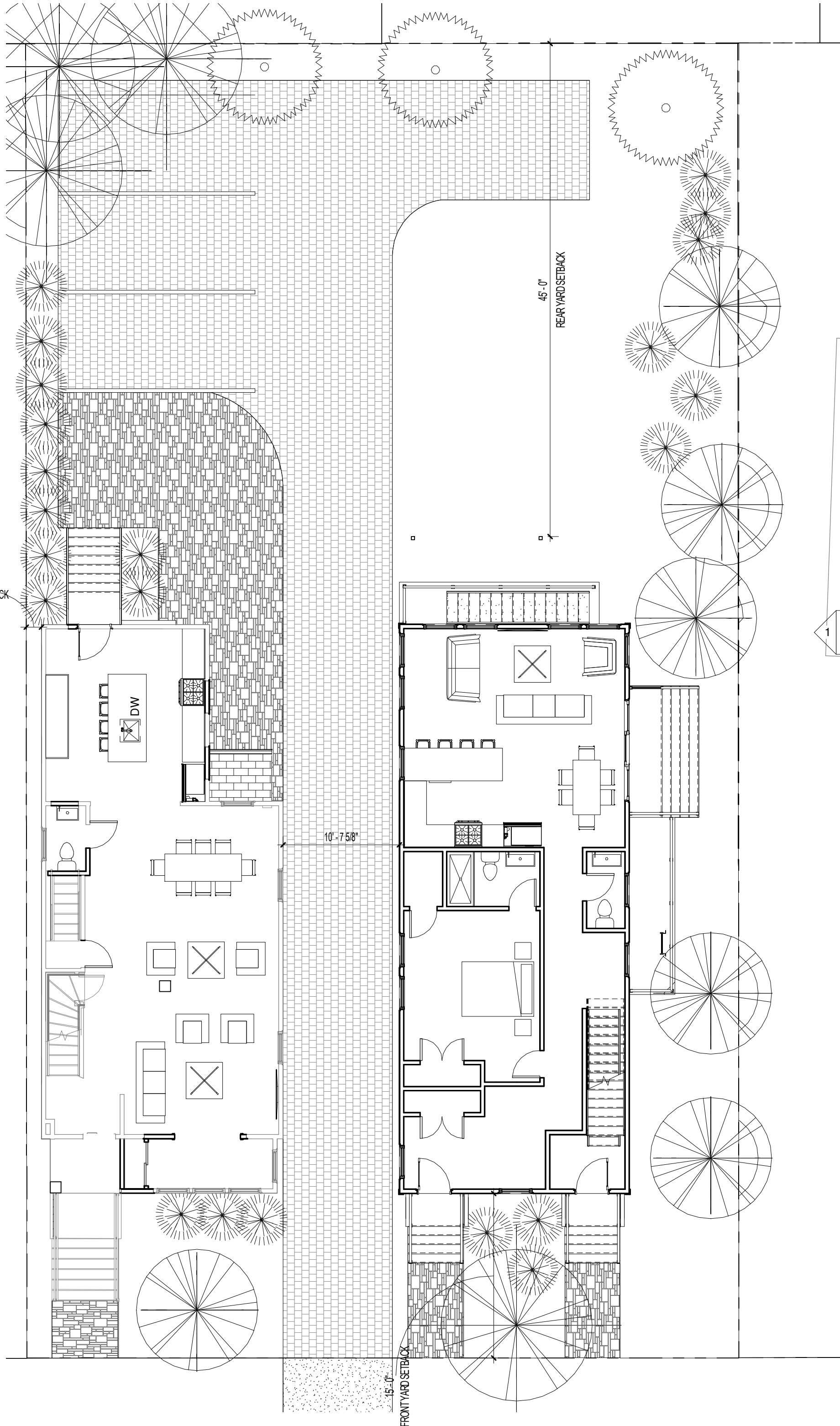
Revision

Rev' Issue

A101



2 01 - DEMO LEVEL 1 PLAN
1/8" = 1'-0"



1 01 - PROPOSED LEVEL 1 PLAN
1/8" = 1'-0"

DEMOLITION NOTES

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7. FOR TERMINATED OR ABANDONED CIRCUITS, REMOVE ASSOCIATED WIRING (INCLUDING COMMUNICATIONS CABLING) BACK TO BUILDING PANELS.
8. ALL SUSPENDED OR APPLIED CEILINGS TO BE DEMOLISHED. REPAIR WITH PLASTER AS NECESSARY.
9. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

----- DEMOLISHED

PROJECT NAME

THREE FAMILY DEVELOPMENT

PROJECT ADDRESS

7 OAK STREET SOMERVILLE MA

PROJECT PHASE

ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

VANKO
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SOMERVILLE MA 02144
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APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME

LEVEL 1 PLANS

Sheet Use ZBA SUBMISSION

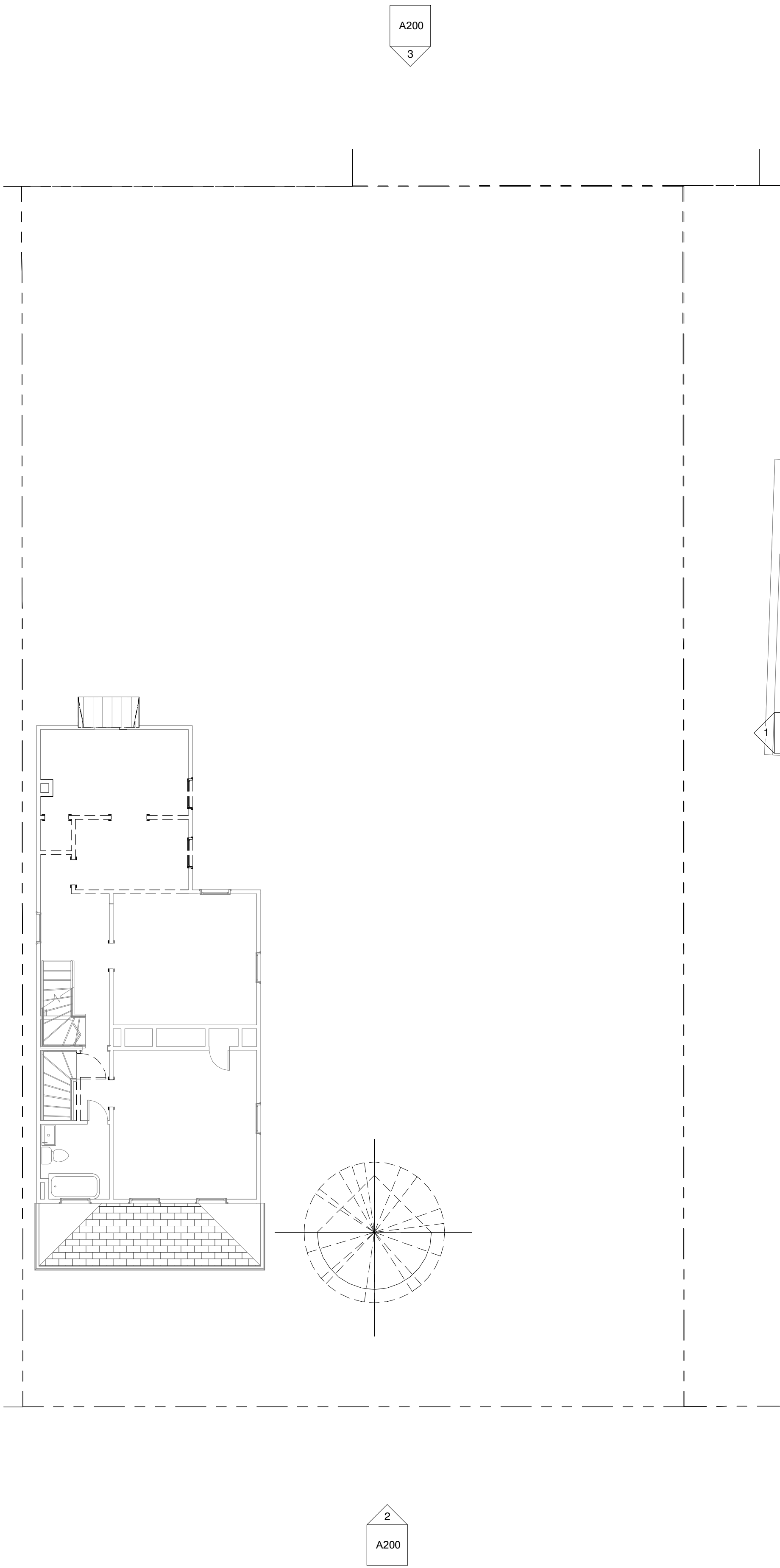
Date 5/24/2019

Scale As indicated

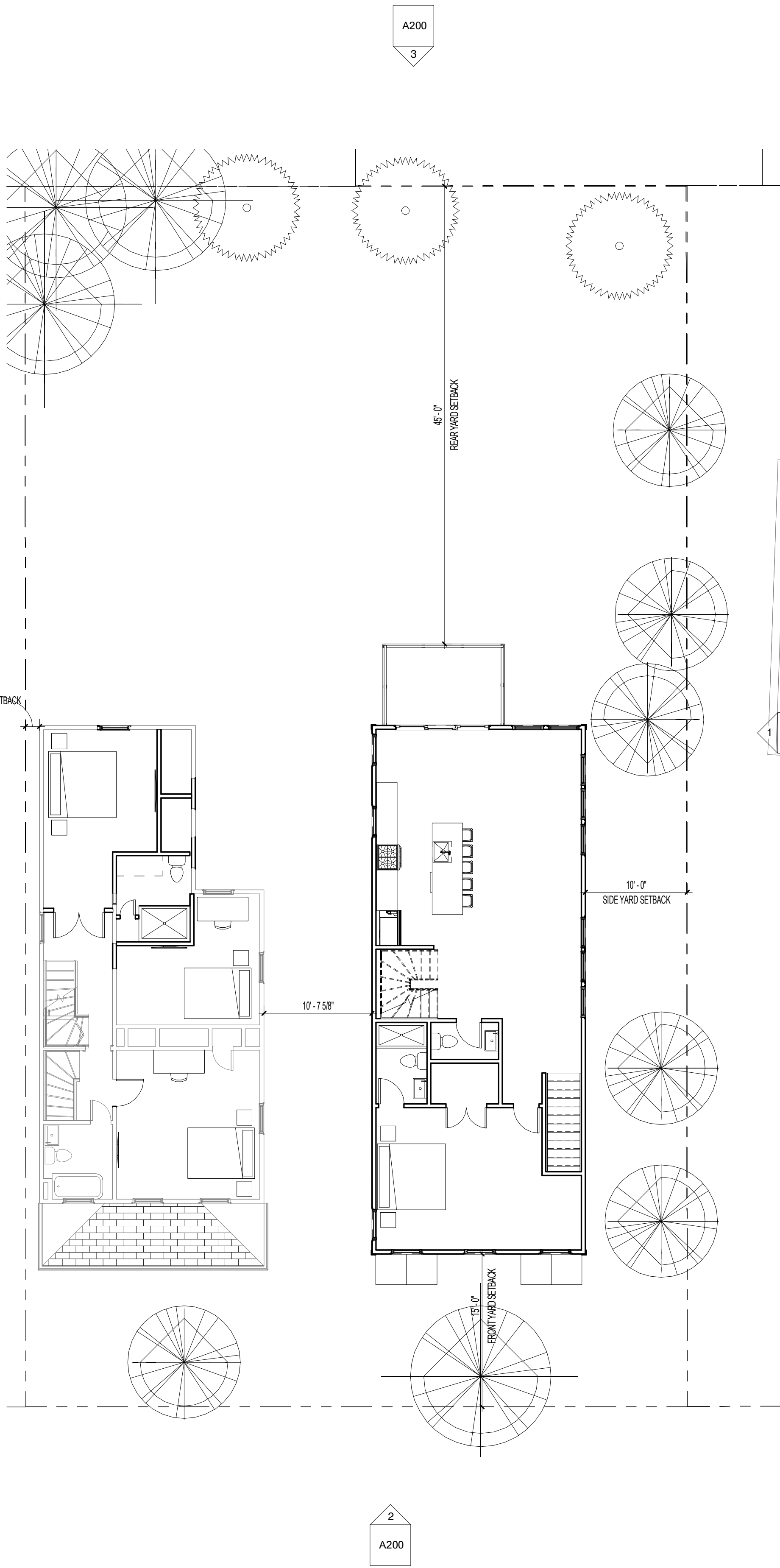
Revision

Rev' Issue

A102



2 Ø2 - DEMO LEVEL 2 PLAN
1/8" = 1'-0"



1 Ø2 - PROPOSED LEVEL 2 PLAN
1/8" = 1'-0"

DEMOLITION NOTES

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9. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

----- DEMOLISHED

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

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ARCHITECTS

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APPROVALS

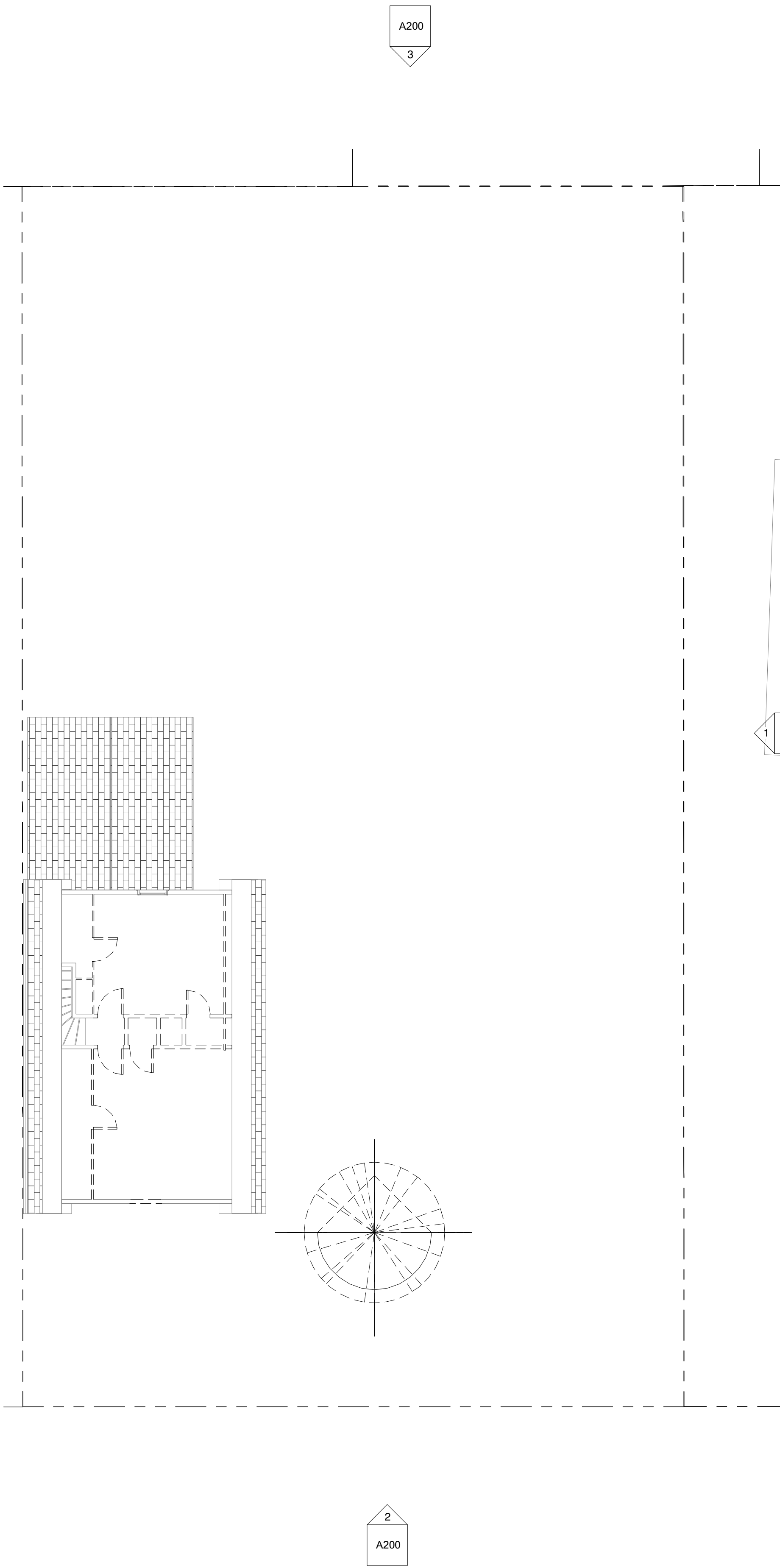
REGISTERED PROFESSIONAL



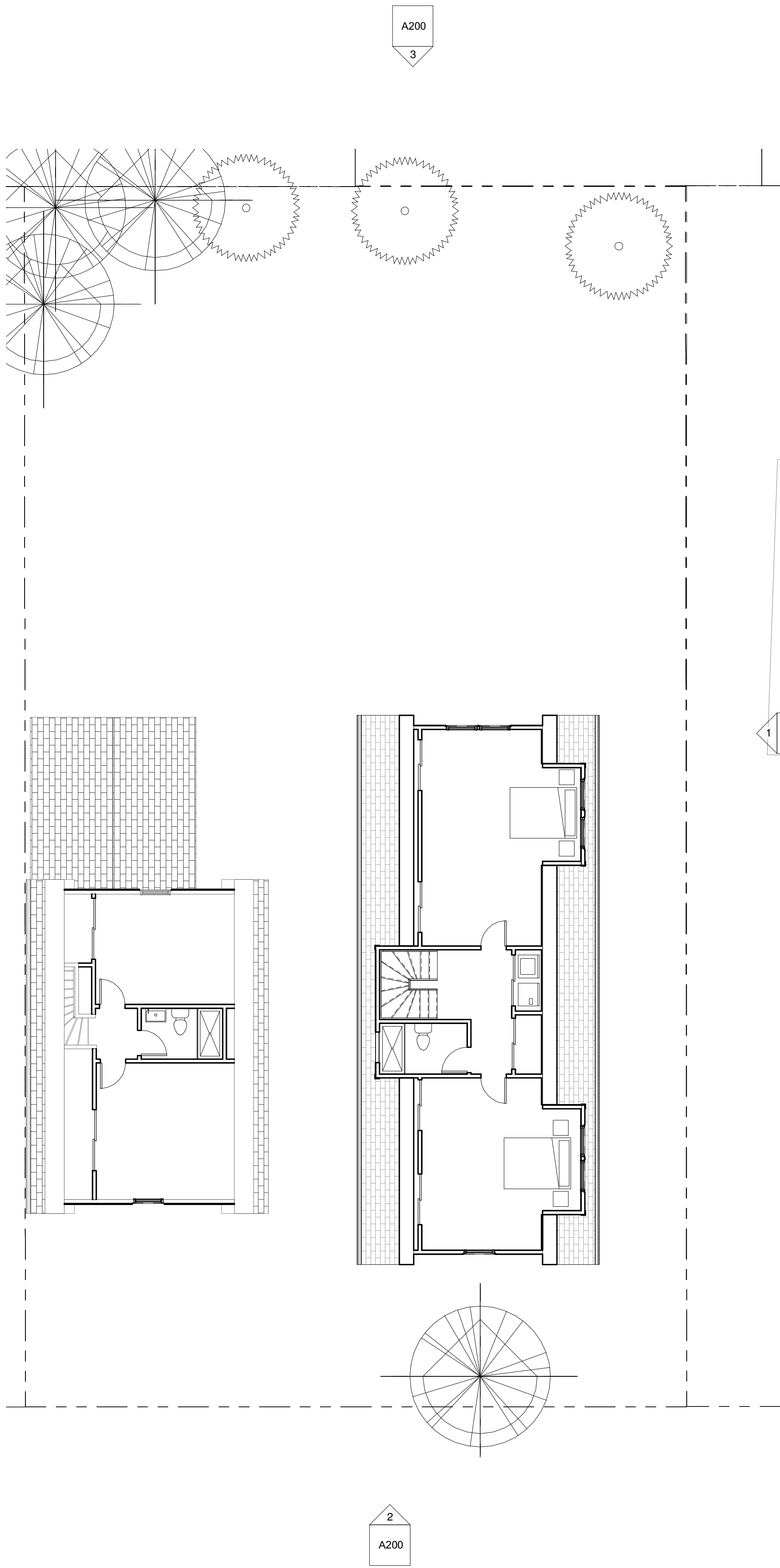
SHEET NAME
LEVEL 2 PLANS

Sheet Use ZBA SUBMISSION
Date 5/24/2019
Scale As indicated
Revision
Rev' Issue

A103



1 Ø3 - DEMO LEVEL 3 PLAN
1/8" = 1'-0"



2 Ø3 - PROPOSED LEVEL 3 PLAN
1/8" = 1'-0"

DEMOLITION NOTES

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9. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

----- DEMOLISHED

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

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ADAM DASH & ASSOCIATES
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SOMERVILLE MA 02144
617-625-7373

APPROVALS

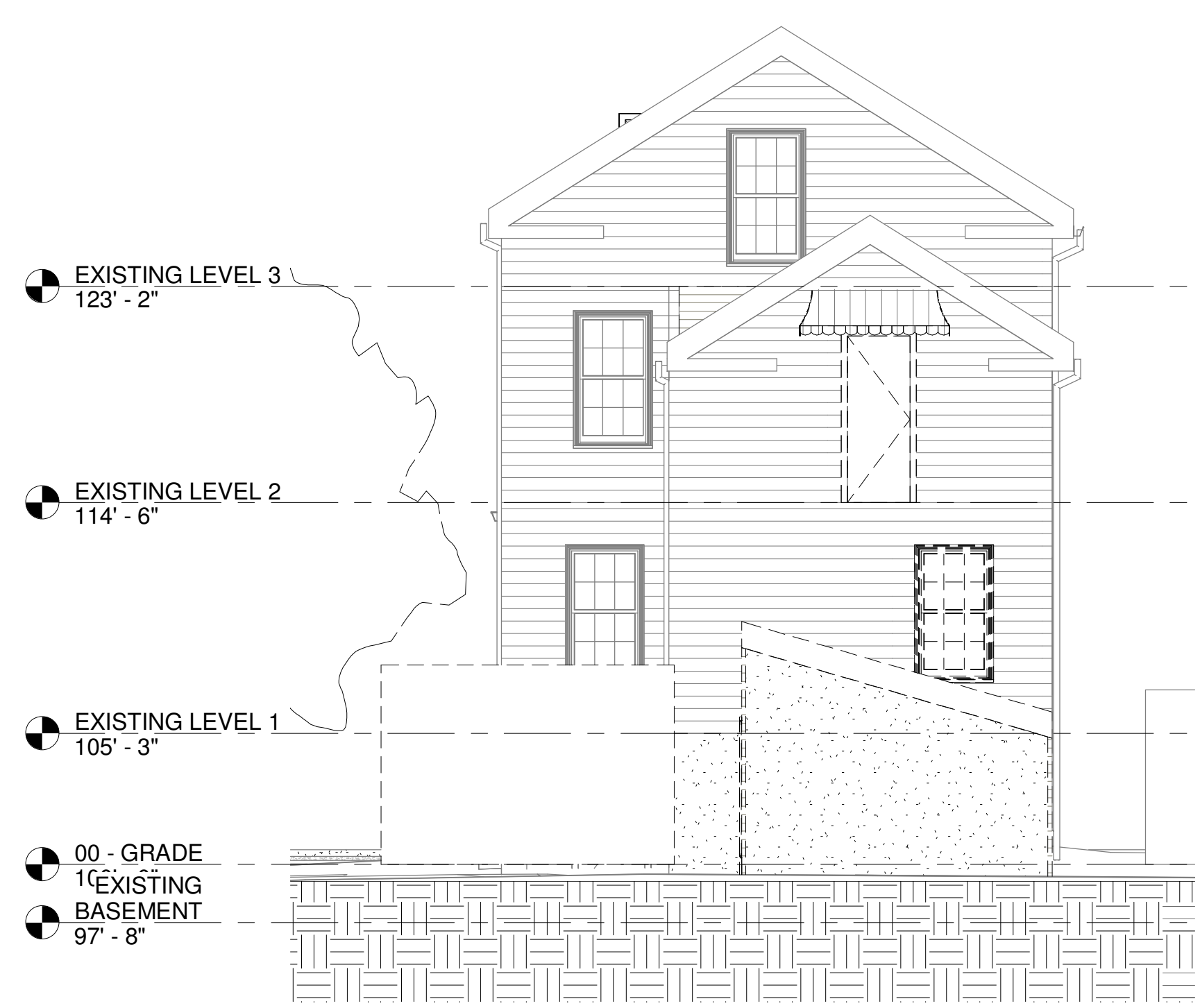
REGISTERED PROFESSIONAL



SHEET NAME
LEVEL 3 PLANS

Sheet Use	ZBA SUBMISSION
Date	5/24/2019
Scale	As indicated
Revision	
Rev' Issue	

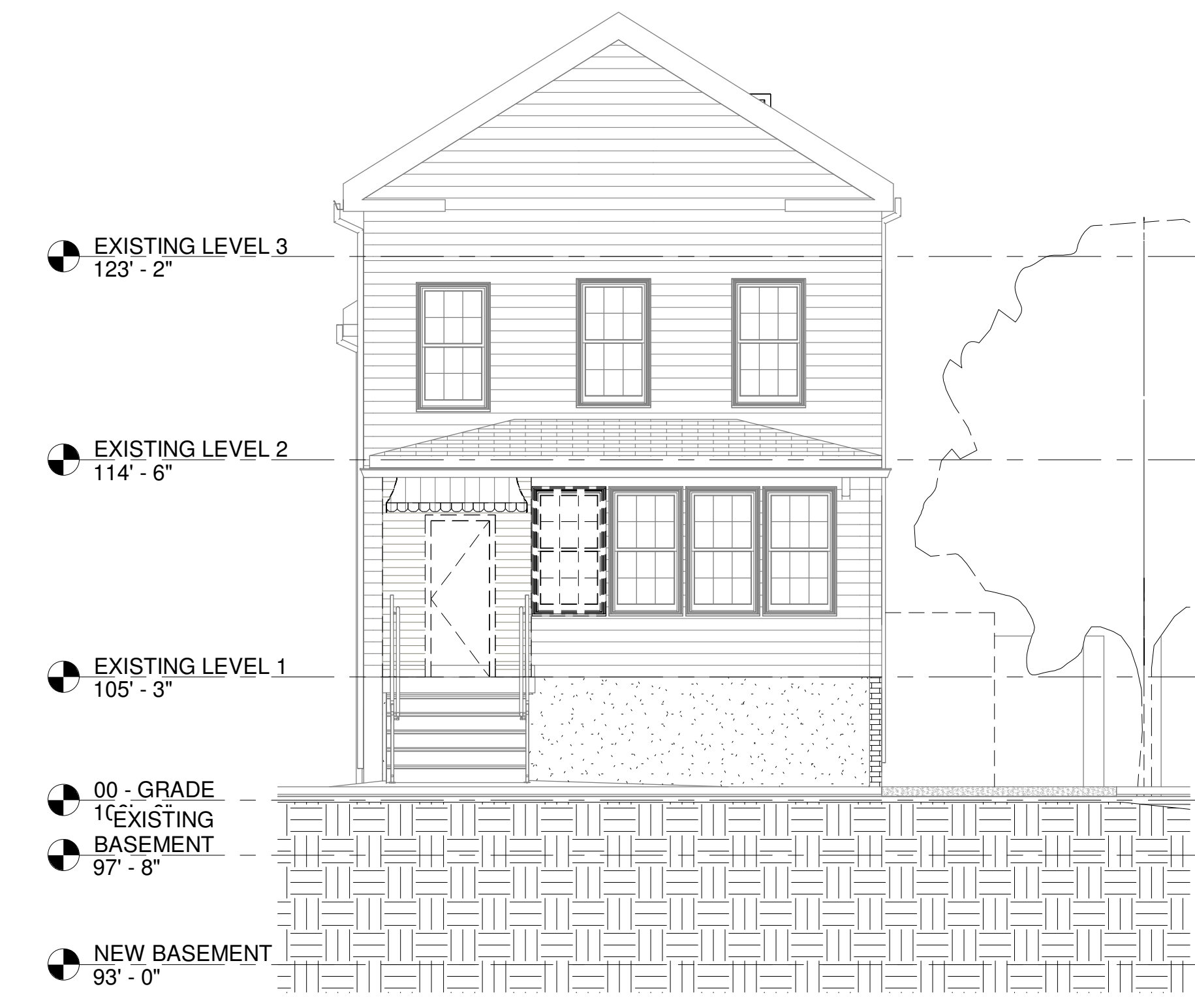
A104



4 NORTH (EXISTING)
3/16" = 1'-0"



3 NORTH (PROPOSED)
3/16" = 1'-0"



1 SOUTH (EXISTING)
3/16" = 1'-0"



2 SOUTH (PROPOSED)
3/16" = 1'-0"

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

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APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
EXISTING & PROPOSED NORTH
& SOUTH ELEVATIONS

Sheet Use	ZBA SUBMISSION
Date	5/24/2019
Scale	3/16" = 1'-0"
Revision	
Rev' Issue	

A200



PROJECT NAME

THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

ARCHITECT

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ADAM DASH & ASSOCIATES
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SOMERVILLE MA 02144
617-625-7373

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
EXISTING & PROPOSED EAST
ELEVATIONS

Sheet Use ZBA SUBMISSION
Date 5/24/2019
Scale 3/16" = 1'-0"
Revision
Rev' Issue

A201

PROJECT NAME
THREE FAMILY DEVELOPMENT

PROJECT ADDRESS
7 OAK STREET SOMERVILLE MA

PROJECT PHASE
ZONING BOARD OF APPEALS
SUBMISSION

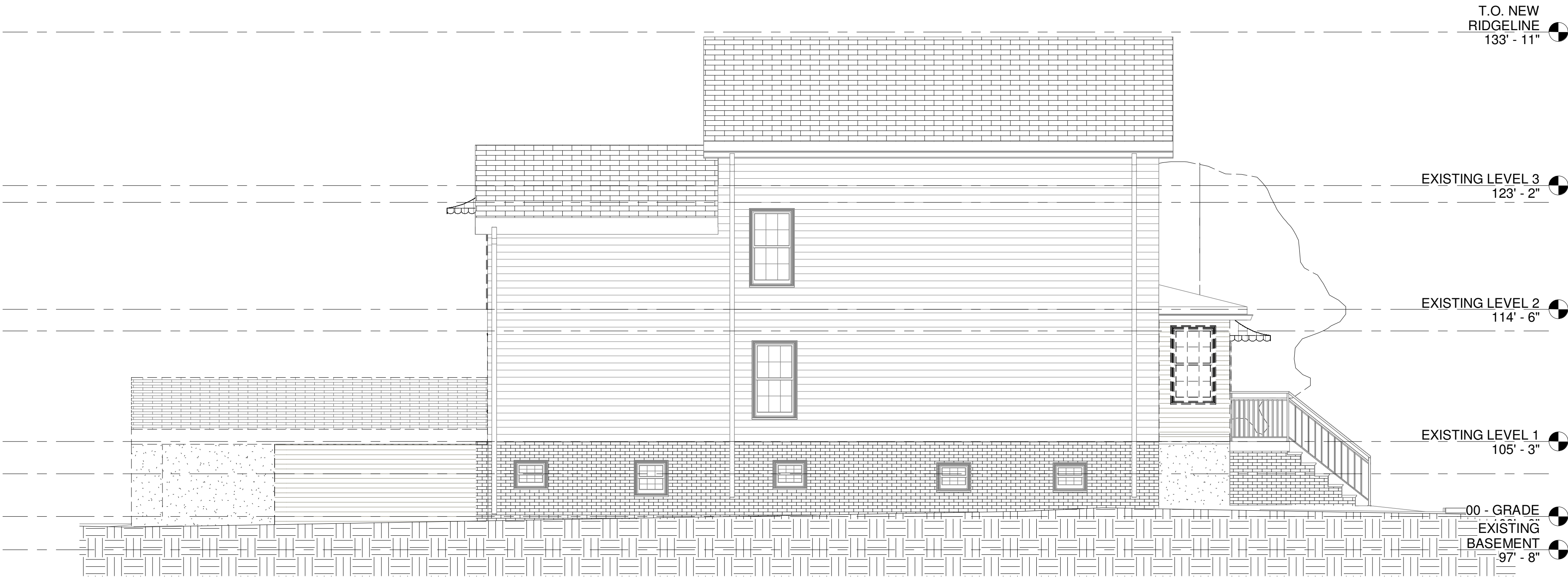
ARCHITECT

VANKO
STUDIO
ARCHITECTS

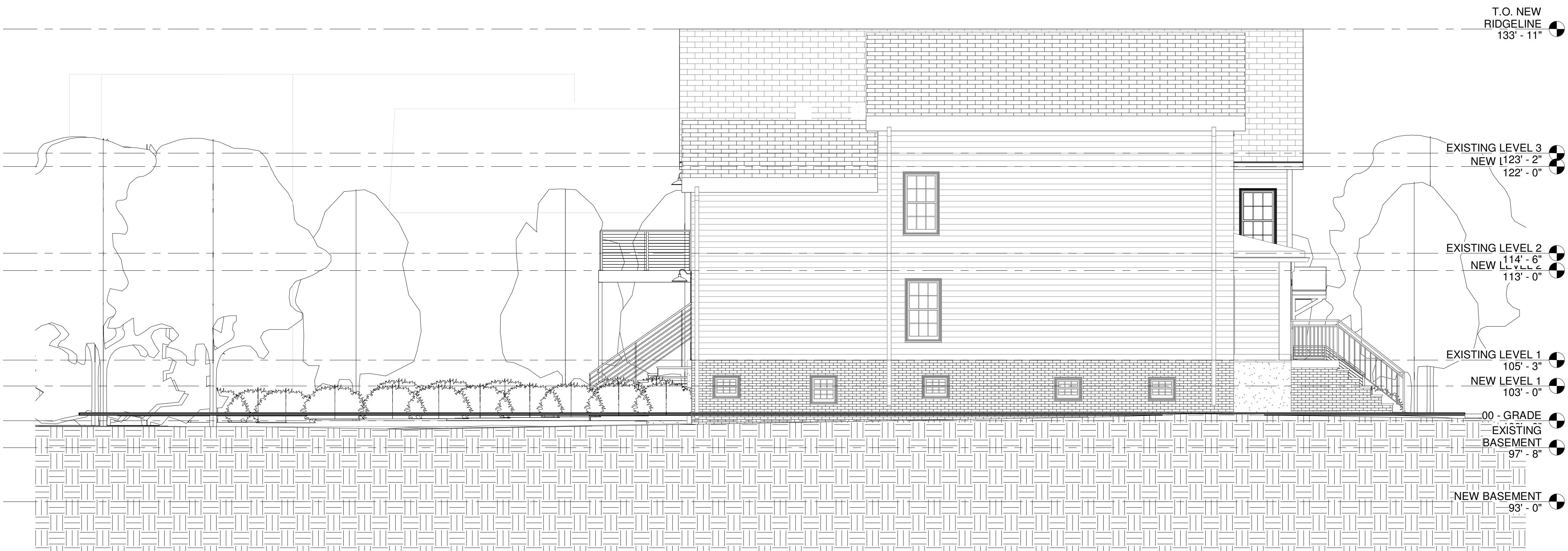
407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

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ADAM DASH & ASSOCIATES
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SOMERVILLE MA 02144
617-625-7373



2 WEST (EXISTING)
3/16" = 1'-0"



1 WEST (PROPOSED)
3/16" = 1'-0"

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
EXISTING & PROPOSED WEST
ELEVATIONS

Sheet Use	ZBA SUBMISSION
Date	5/24/2019
Scale	3/16" = 1'-0"
Revision	
Rev' Issue	

A202