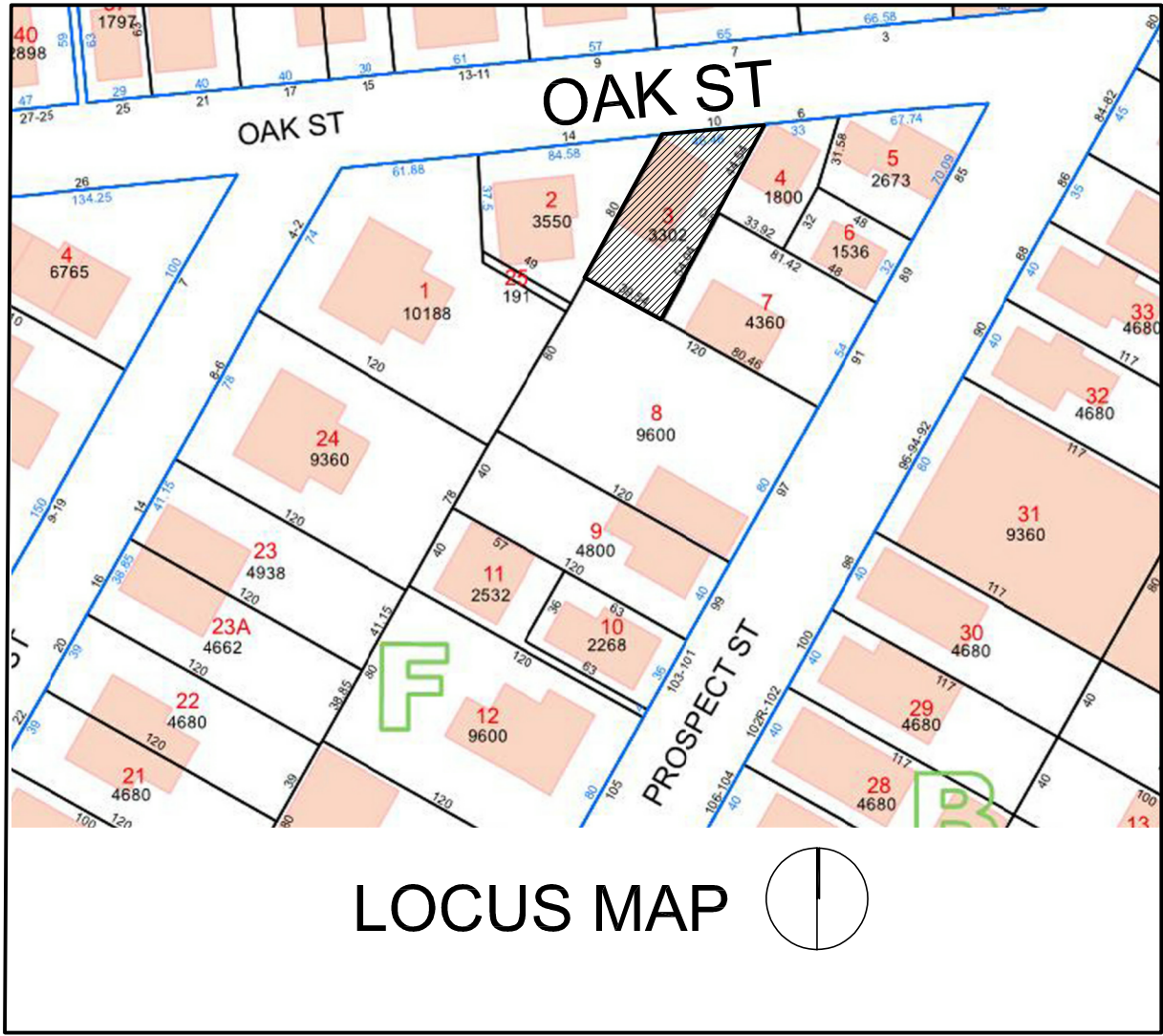


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LIST OF DRAWINGS		PERMIT SET 20 SEPT 2018	CIVIL UPDATE 17 JAN 19	DE MINIMIS UPDATE 15 MAR19	FOUNDATION UPDATE 03 MAR 2020
GENERAL					
T-1	TITLE SHEET	X	X	X	
	EXISTING PLOT PLAN		X		
G1.0	GEN. NOTES, ABBRE, KEY SYMB., PART. TYPES		X		
G1.1	CODE COMPLIANCE		X		
Z1.0	ZONING COMPLIANCE		X	X	
CIVIL					
C1	SITE PLAN		X	X	
ARCHITECTURAL					
EX1.1	EXISTING BASEMENT, 2ND & 3RD FLOOR PLANS		X		
EX2.2	EXISTING ELEVATIONS		X		
D1.1	DEMO BASEMENT, 1ST AND 2ND FLOOR PLANS		X		
D1.2	DEMO ELEVATIONS		X		
A0.1	ARCHITECTURAL SITE PLAN AND SITE DETAILS		X	X	
A1.0	ARCHITECTURAL FOUNDATION PLAN		X		X
A1.1	BASEMENT AND FIRST FLOOR PLANS	X	X		X
A1.2	SECOND AND THIRD FLOOR PLANS		X		
A1.3	ROOF PLAN		X		
A2.1	FRONT AND LEFT ELEVATIONS		X	X	
A2.2	REAR AND RIGHT ELEVATIONS		X	X	
A3.1	LONGITUDINAL BUILDING SECTION	X	X	X	X
A3.2	LATITUDINAL BUILDING SECTION AND WALL SECTION AT BAY WINDOW	X	X	X	X
A3.3	WALL SECTIONS		X	X	X
A5.1	EXTERIOR DETAILS	X	X	X	
A5.2	EXTERIOR DETAILS		X	X	
A5.3	STAIR DETAILS	X	X	X	
A7.1	WINDOW SCHEDULE & DETAILS		X		
A7.2	DOOR SCHEDULE & DETAILS		X		
STRUCTURAL					
S-1	FOUNDATION & FIRST FLOOR PLANS		X		
S-2	FRAMING PLANS		X		
S-3	FOUNDATION PLAN		X		
ELECTRICAL					
E1.1	ELECTRICAL FLOOR PLANS		X		
E2.1	ELECTRICAL NOTES AND SCHEDULES		X		
FIRE PROTECTION					
FA1.1	FIRE ALARM FLOOR PLANS		X		
FA1.2	FIRE ALARM NOTES AND SCHEDULES		X		

10 OAK STREET, SOMERVILLE



DESIGN PER INTERNATIONAL RESIDENTIAL CODE 2015, AND AS AMENDED BY 780 CMR 51.00 MASS. RESIDENTIAL CODE 9TH EDITION.

ENERGY CODES:
EITHER OR , DEPENDING ON LOCAL COMMUNITY

STRETCH ENERGY CODE 2017:
"HERS" RATING SYSTEM OR OTHER PERFORMANCE RATING METHOD
PER MASS. AMENDMENTS R406.1. REQUIRED FOR RESIDENTIAL 4 STORY OR LESS.

PRESCRIPTIVE COMPLIANCE METHOD USED: IECC 2015, RESIDENTIAL SECTION 402.1. TABLE 402.1.12:

-WINDOWS U FACTOR 0.30 OR LOWER

-WALLS: R-20

-ROOF CEILINGS: R-49 (INSULATION EXTENDS OVER WALL PLATE)
OR EXCEPTIONS R402.2

-FLOORS: R-30. OR FILL CAVITY W/ MIN R-19-SEE NOTE g

-BASEMENT WALLS: R-15/19 SEE NOTE C
INTERIOR OF THE BASEMENT WALL.

-BASEMENT SLAB: R-10 FOR 2 FEET OF SLAB EDGE.

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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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SEAL



CONSULTANT

PROJECT

3 UNIT
REDEVELOPMENT

10 OAK STREET
SOMERVILLE, MA

PREPARED FOR

PETROLINI
HOME IMPROVEMENT
COMPANY

8 CHESTER AVE
SOMERVILLE, MA 02143
(617) 202-1555

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
FND PLAN, BSMT PLAN & SECT. CHANGES	3 MAR 2020
SKETCH - SK-6	10 APRIL 19
PERMIT SET	28 FEB 19
street address	17 FEB 19
de minimis	15 FEB 19
DRAWN BY ELM	REVIEWED BY PQ

SHEET

T-1

PREPARED BY: ARCHITECT

PETER QUINN ARCHITECTS LLC
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STRUCTURAL ENGINEER

LALA ASSOCIATE
ENGINEERING LLC
37 OLD VILLAGE ROAD
ACTON, MA 01720
PH (978) 337.5252

CIVIL ENGINEER

JOYCE CONSULTING GROUP PC
100 WYMAN ROAD
BRAINTREE, MA 02184
PH (781) 817.6120

SURVEYOR

SUMMIT SURVEYING INC.
4 SOUTH POUND STREET
NEWBURYPORT, MA 01950
PH (978) 692.7190

MEP

ZADE ASSOCIATE LLC.
140 BEACH STREET STREET
BOSTON, MA 02111
PH (617) 338.4406

PREPARED FOR:

PETROLINI HOME IMPROVEMENT COMPANY
8 CHESTER AVE
SOMERVILLE, MA 02143
(617) 202-1555

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
sv	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

NOTE PROVIDED BY PETER QUINN ARCHITECTS LLC 1-29-20

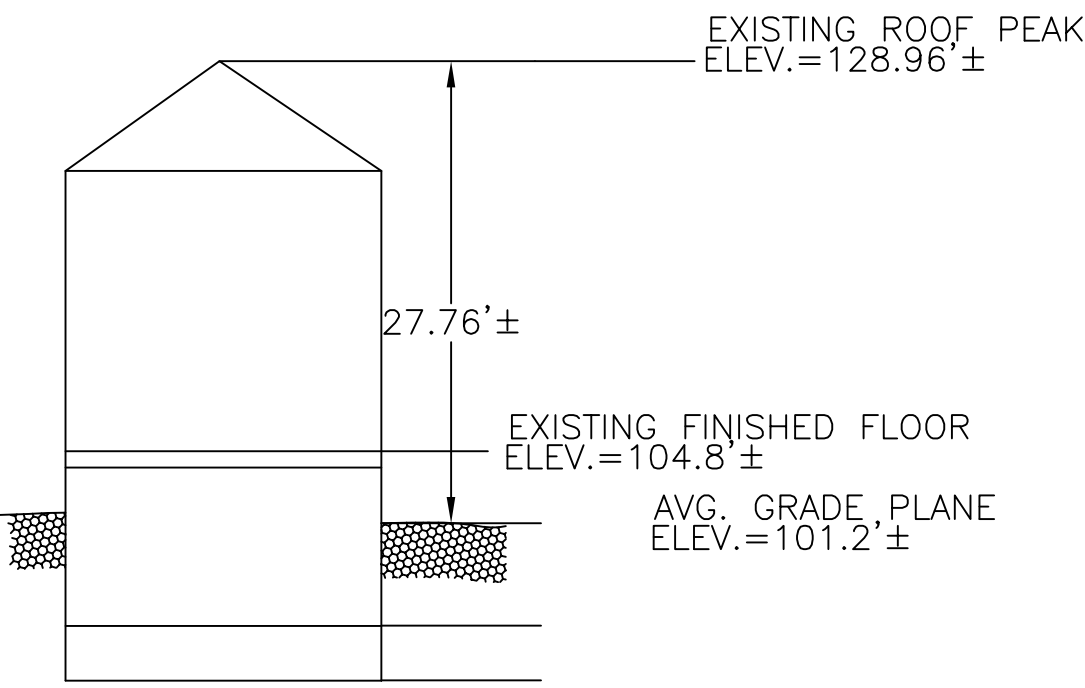
THIS DOCUMENT PROVIDES A RECORD OF THE DEMOLITION AS EXECUTED AT 10 OAK STREET, SOMERVILLE. THIS INCLUDES DEMOLITION THAT EXCEEDED THE ORIGINALLY APPROVED SCOPE.

EXISTING SHED - DEMOLISHED

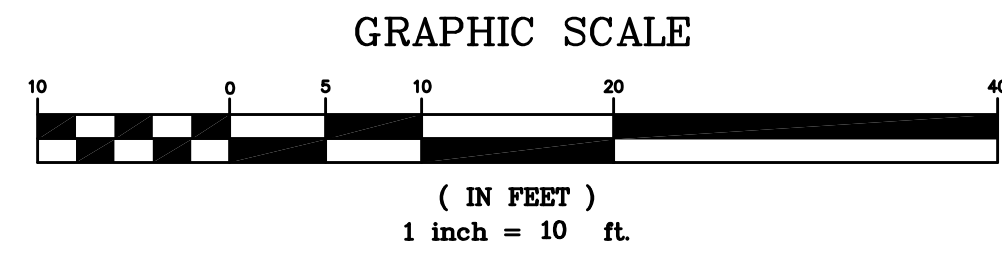
EXISTING 2-STORY - DEMOLISHED, INCLUDING FOUNDATION

ZONING LEGEND		
ZONING DISTRICT: RC — RESIDENCE C		
	REQUIRED	EXISTING
MIN. AREA	7,500 S.F.	3,301 S.F.
MIN. YARD FRONT	15'	1.7'
SIDE (RIGHT)	8'	0.4'
SIDE (LEFT)	8'	15.1'
REAR	20'	24.1'
MAX. LOT COVERAGE	70%	33.2% ±
MIN. LANDSCAPE	25%	1.2% ±
MIN. FRONTAGE	50'	46.46'±
MAX. BLDG. HEIGHT	40'	27.76'±
MAX. STORIES	3	2.0
MAX. F.A.R.	2.0	—
MIN PERVIOUS AREA	30%	98.8% ±

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-7-2017.
 2. DEED REFERENCE BOOK 45646 PAGE 386
PLAN REFERENCE BOOK 1998 END OF.
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.



EXISTING PROFILE
NOT TO SCALE



PROSPECT STREET
(PUBLIC WAY—VARIABLE WIDTH)

SCALE	1"=10'
DATE	11/8/2017
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	10 OAK STREET SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND
DRAWN BY	
CHKD BY	PJN
APPD BY	PJN

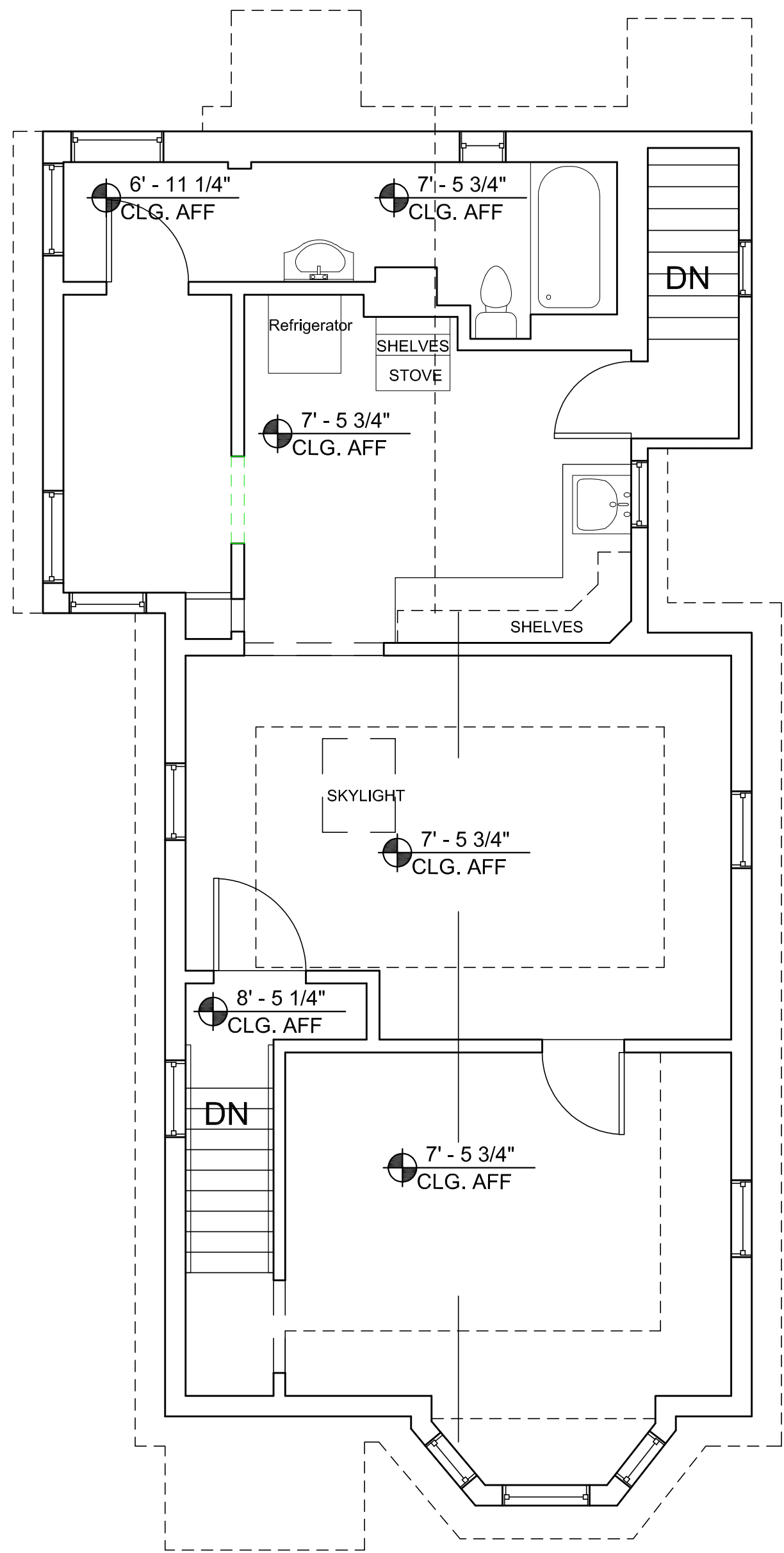
REV	DATE	REVISION	BY

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	
---	--

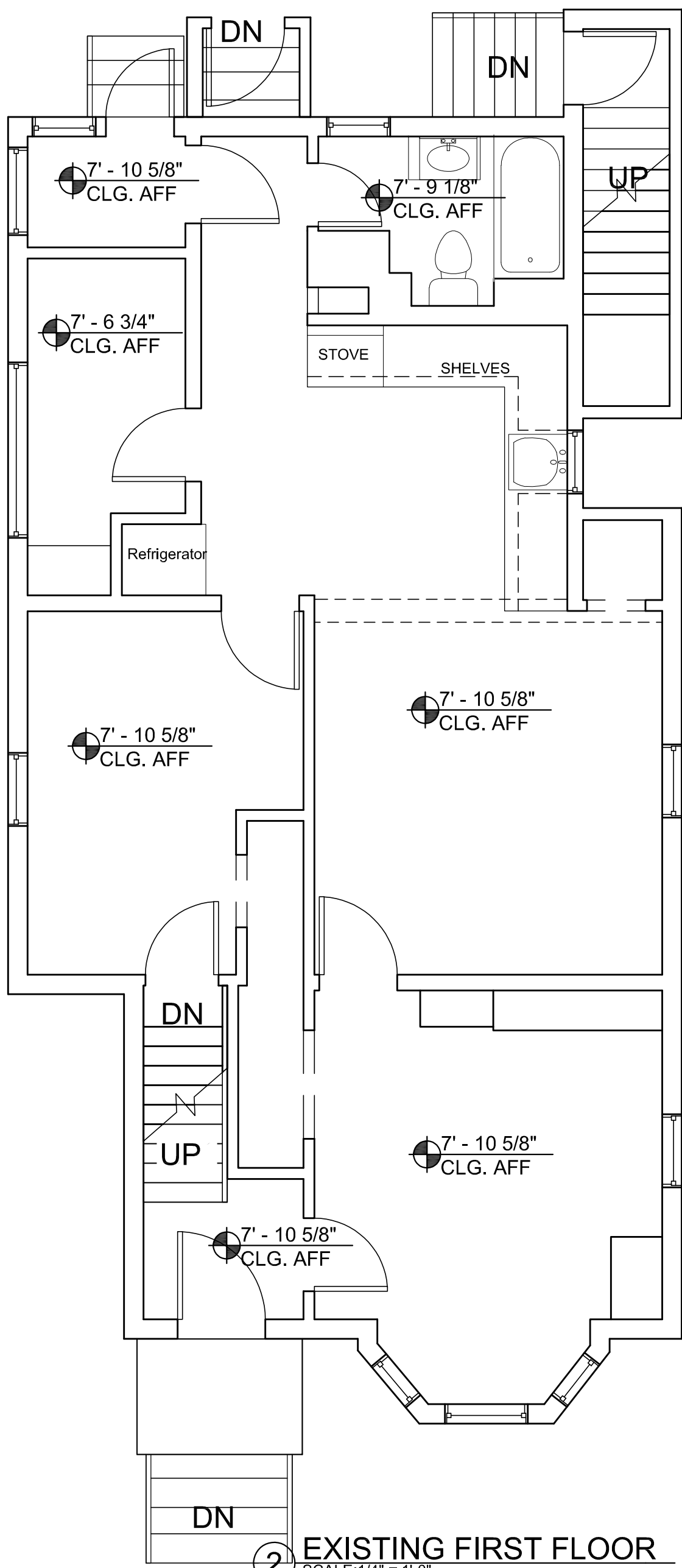
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
PETER J. NOLAN
No. 49185

SHEET NO.
1

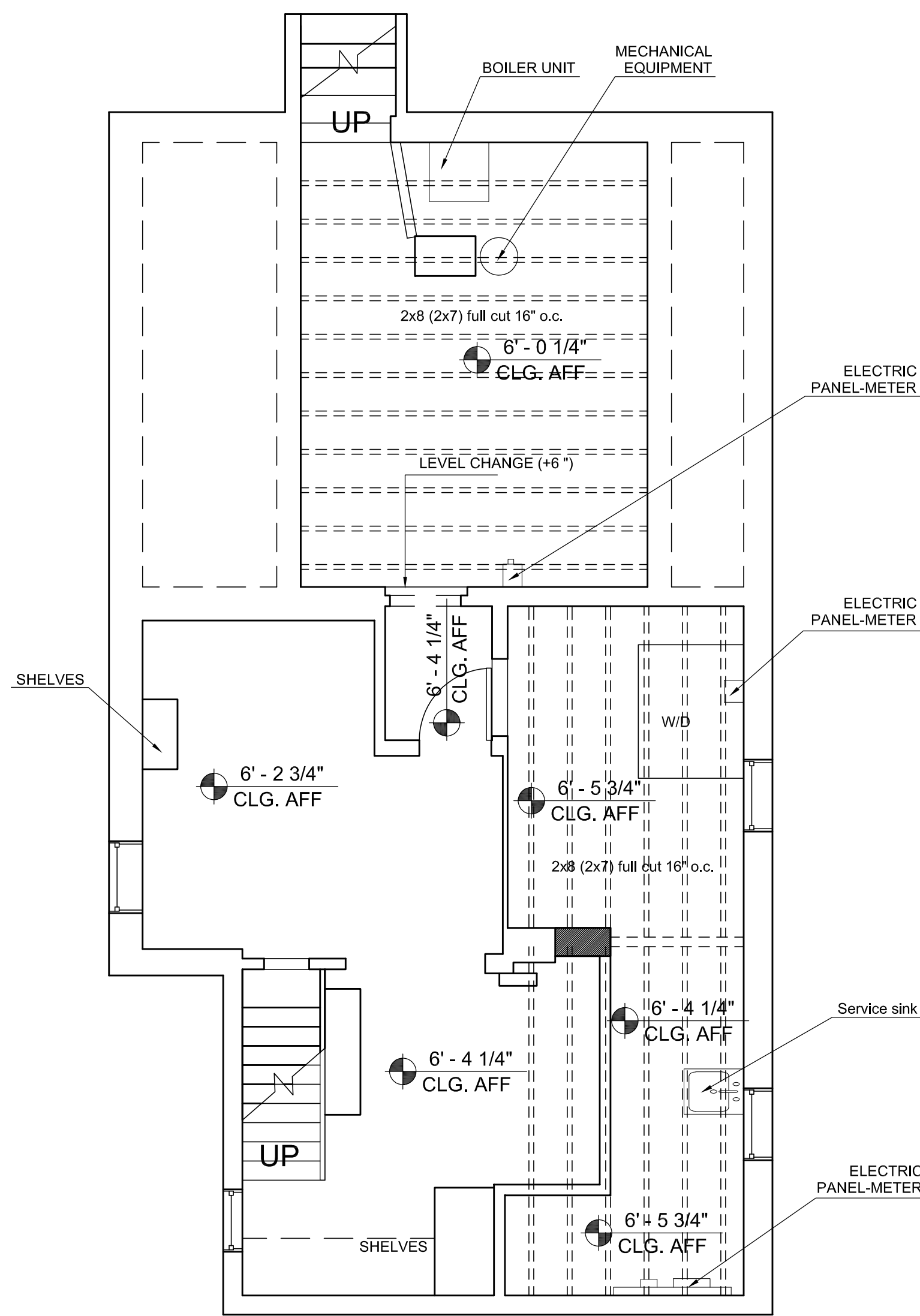
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③ EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"



② EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"



① EXISTING BASEMENT
SCALE: 1/4" = 1'-0"

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SEAL



CONSULTANT

PROJECT

3 UNIT
REDEVELOPMENT

10 OAK STREET
SOMERVILLE, MA

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PETROLINI
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COMPANY

8 CHESTER AVE
SOMERVILLE, MA 02143
(617) 202-1555

DRAWING TITLE

EXISTING
BASEMENT &
2ND AND 3RD
FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
FND PLAN, BSMT PLAN & SECT. CHANGES	3 MAR 2020
SKETCH - SK-6	10 APRIL 19
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de minimis	15 FEB 19
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EX1.1

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DRAWING TITLE

EXISTING
ELEVATIONS

SCALE AS NOTED

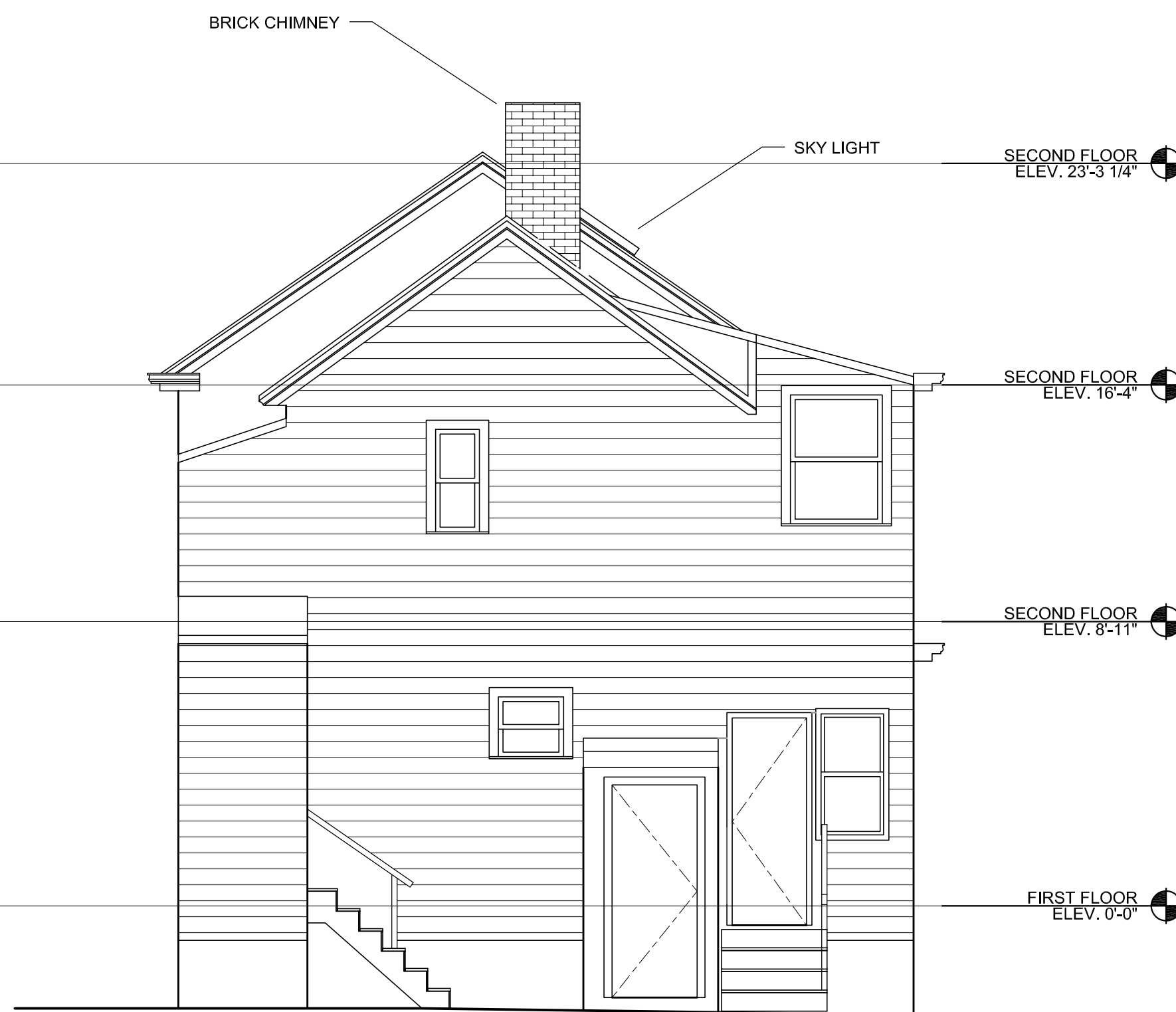
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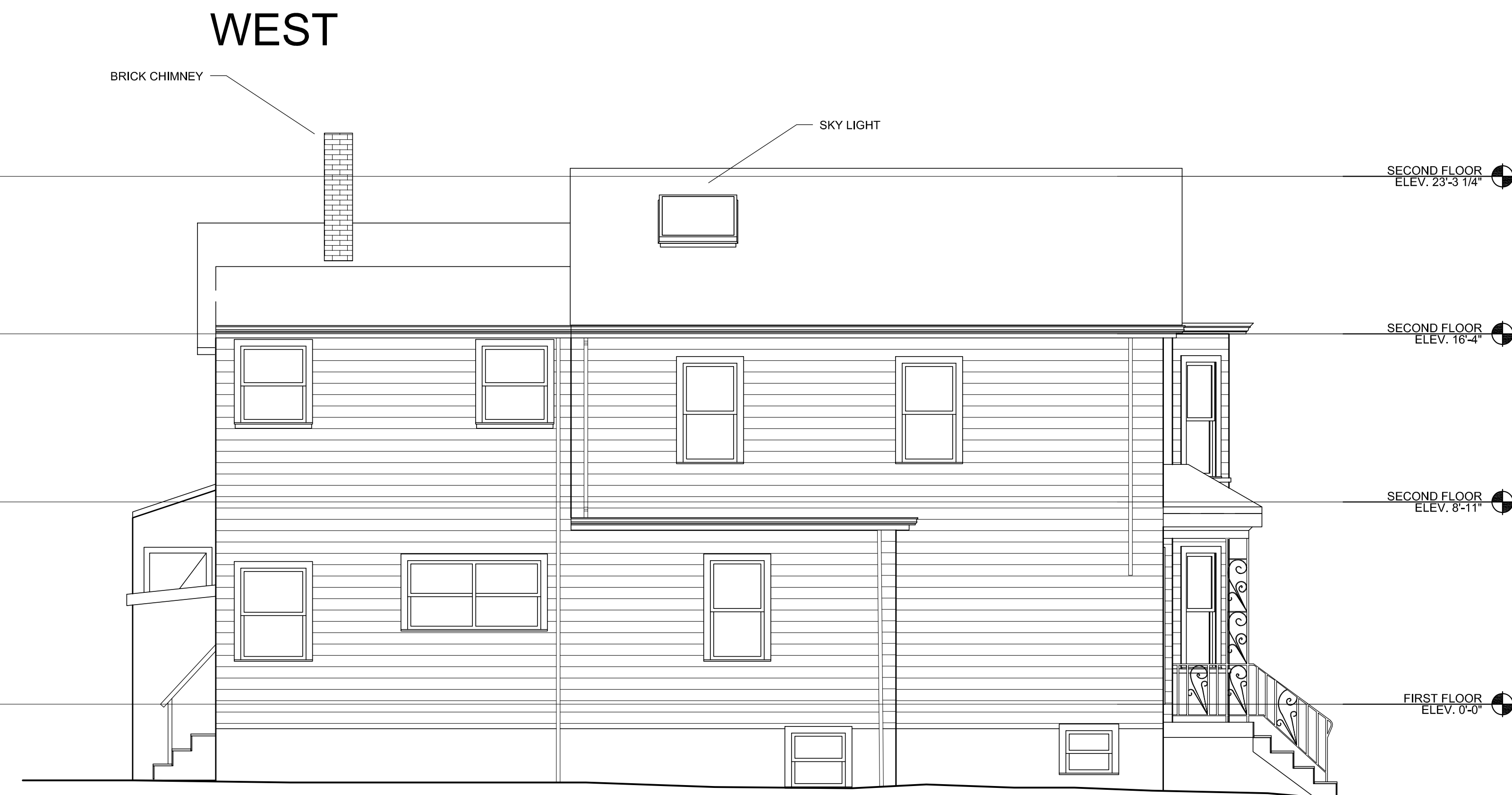
EX2.2



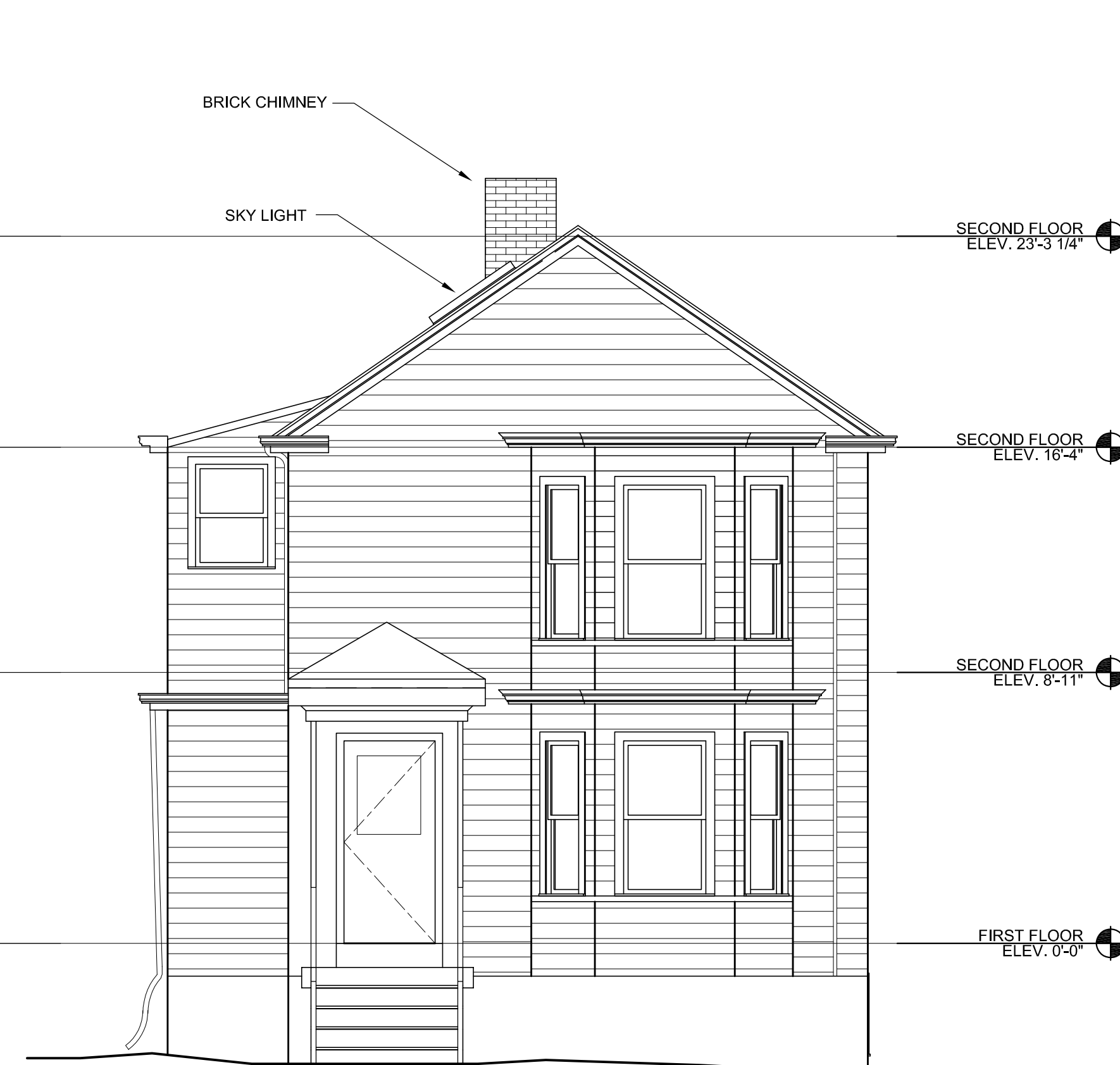
④ EXISTING BASEMENT
SCALE: 1/4" = 1'-0"



③ REAR-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



② EAST ELEVATION
SCALE: 1/4" = 1'-0"

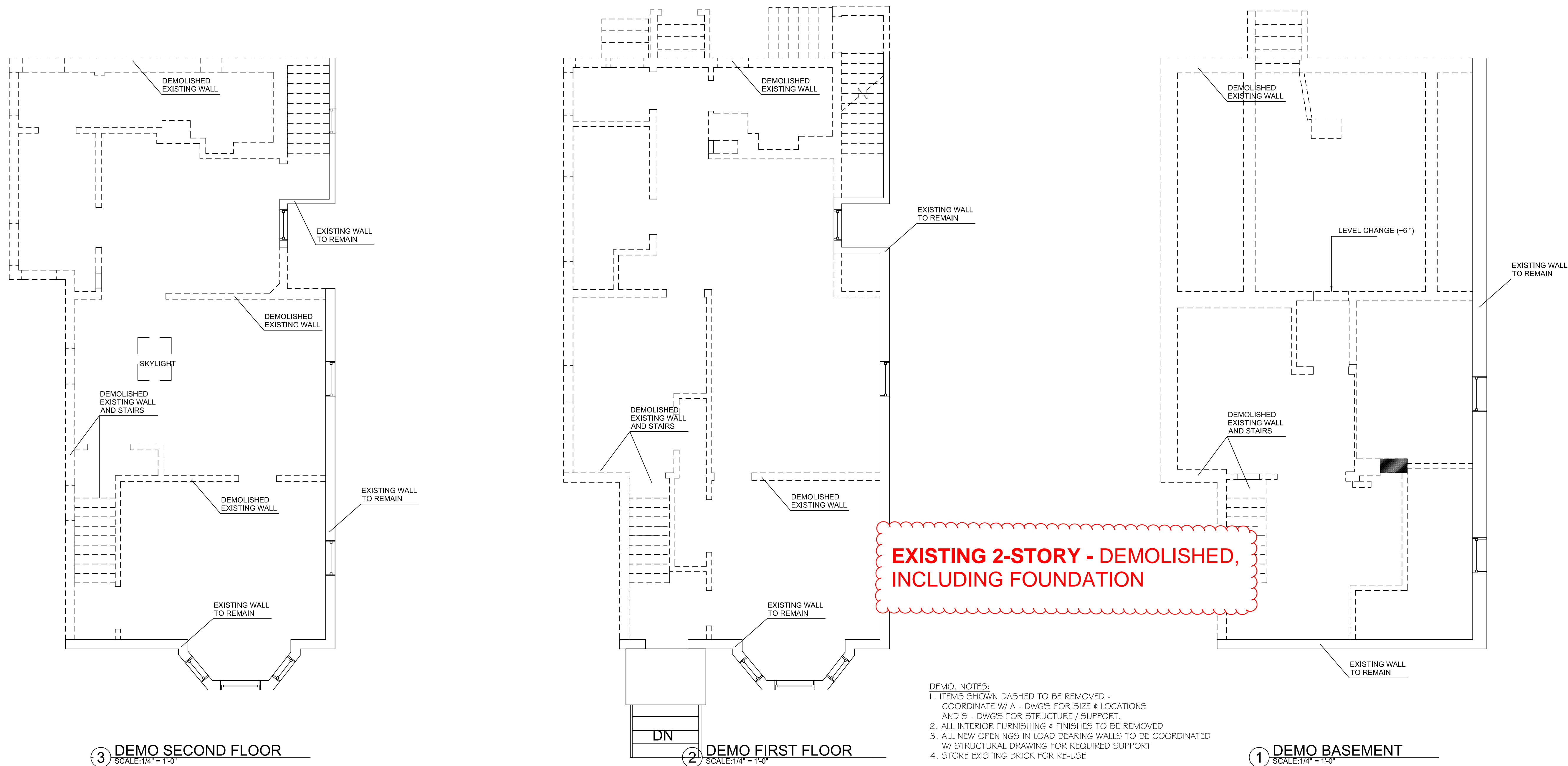


① FRONT-NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST

EAST

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DRAWING TITLE

DEMO
BASEMENT,
2ND AND 3RD
FLOOR PLANS

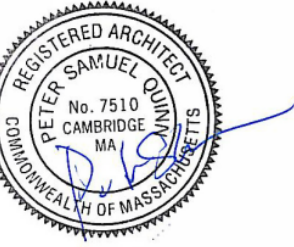
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REVISION / ISSUE	DATE
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de minimis	15 FEB 19
UPDATE REVIEW SET	4 FEB 19
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SHEET

D1.1

SEAL



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DRAWING TITLE

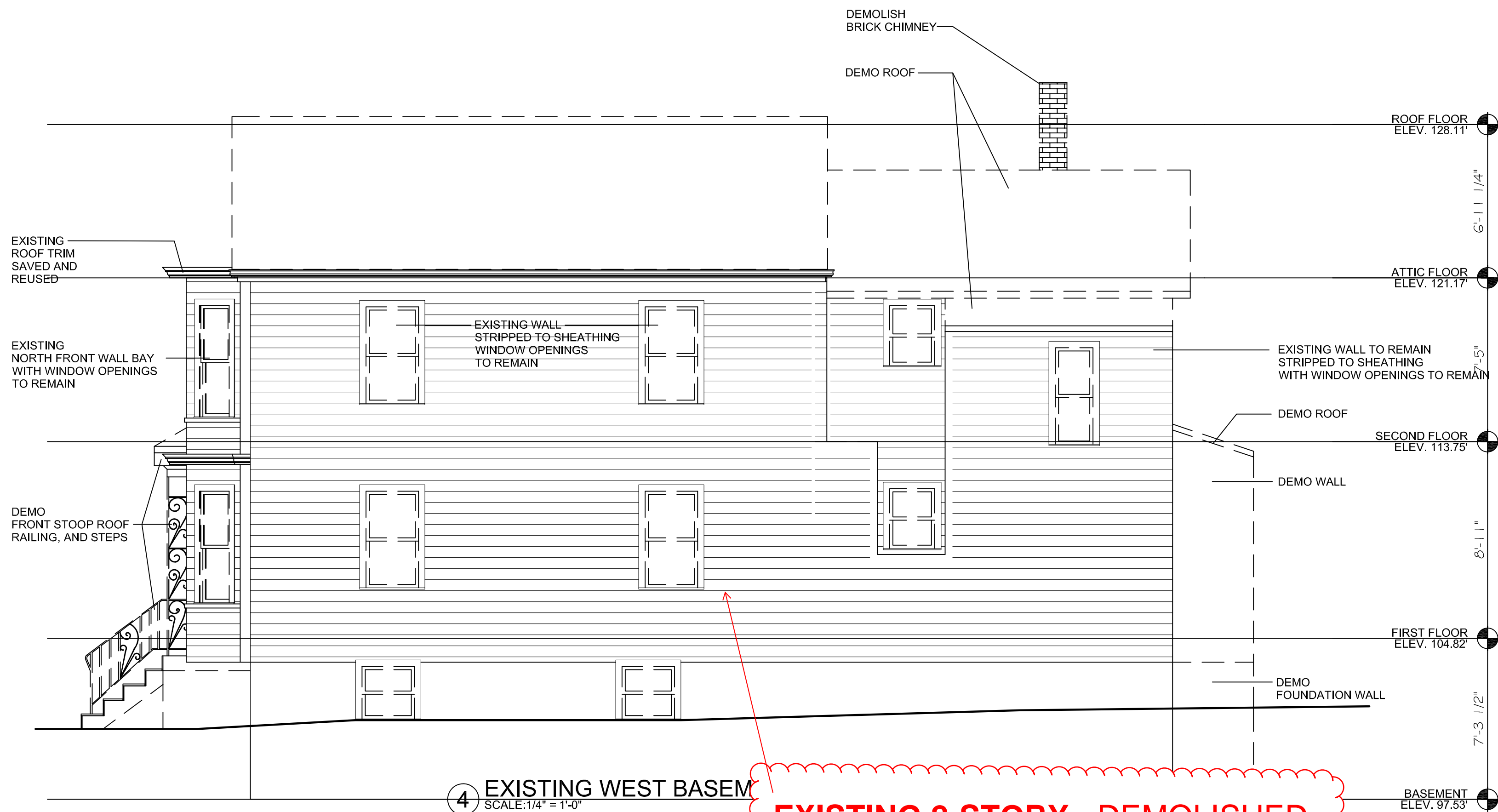
DEMO
BASEMENT,
2ND AND 3RD
FLOOR PLANS

SCALE AS NOTED

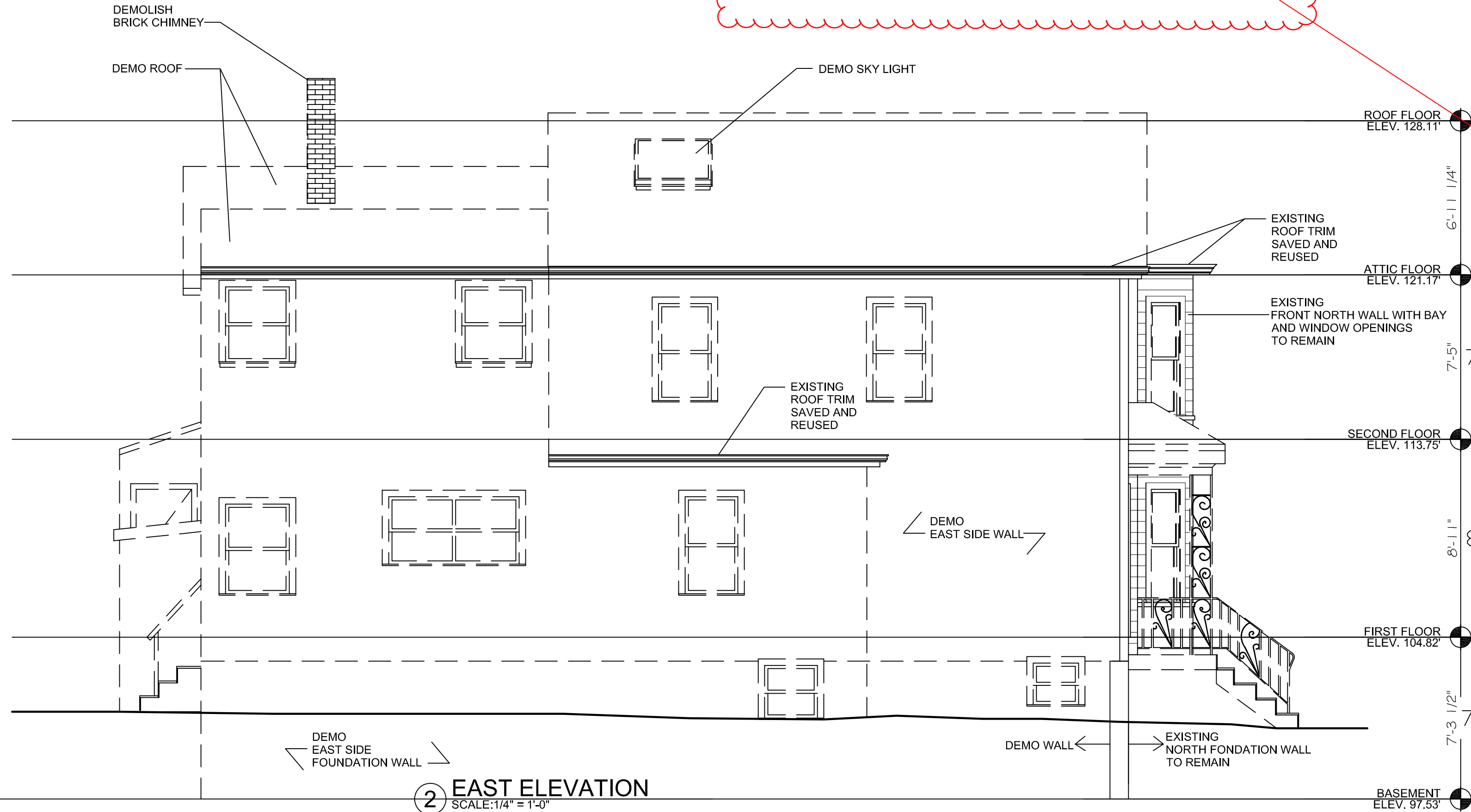
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SHEET

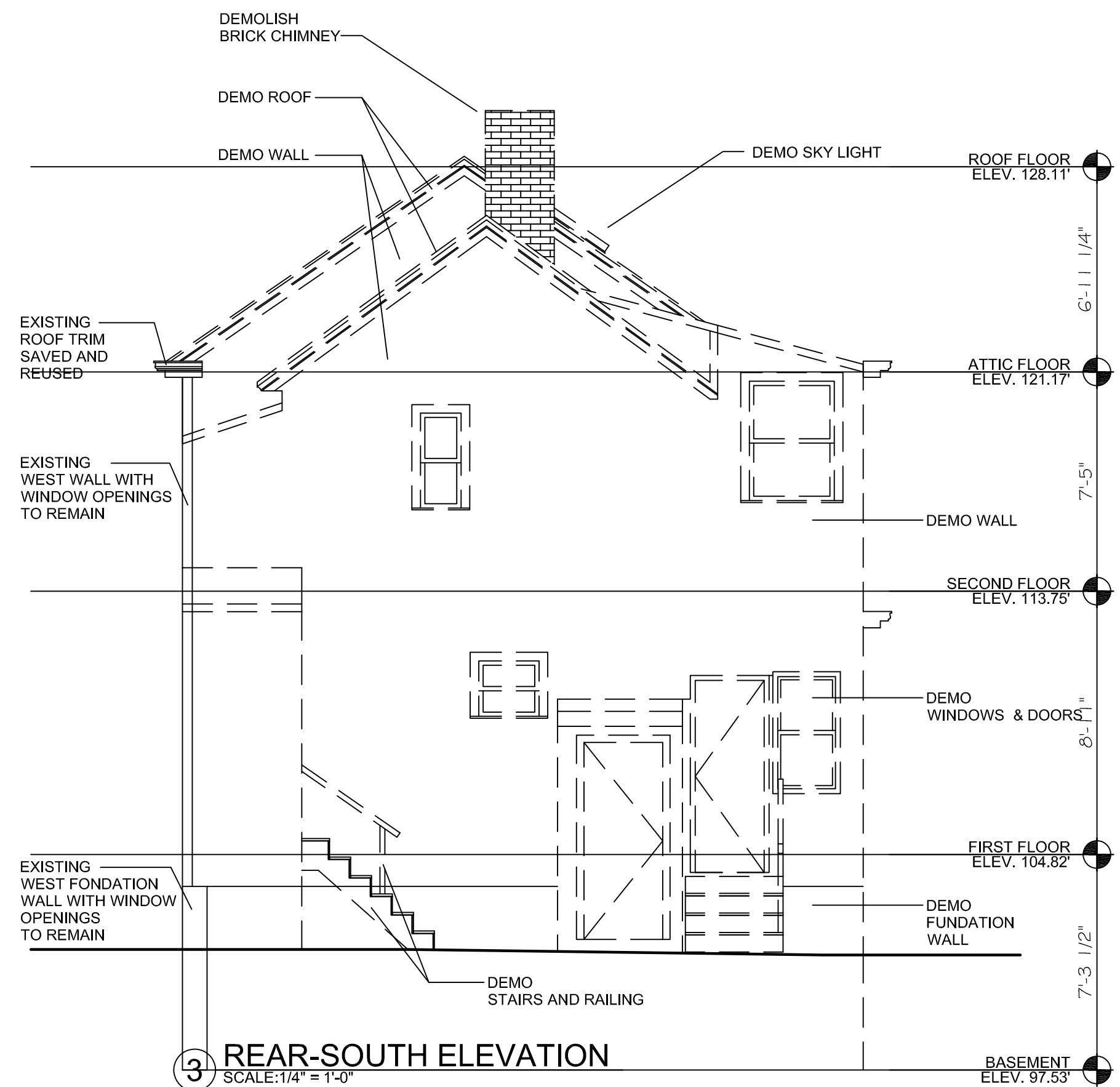
D1.2



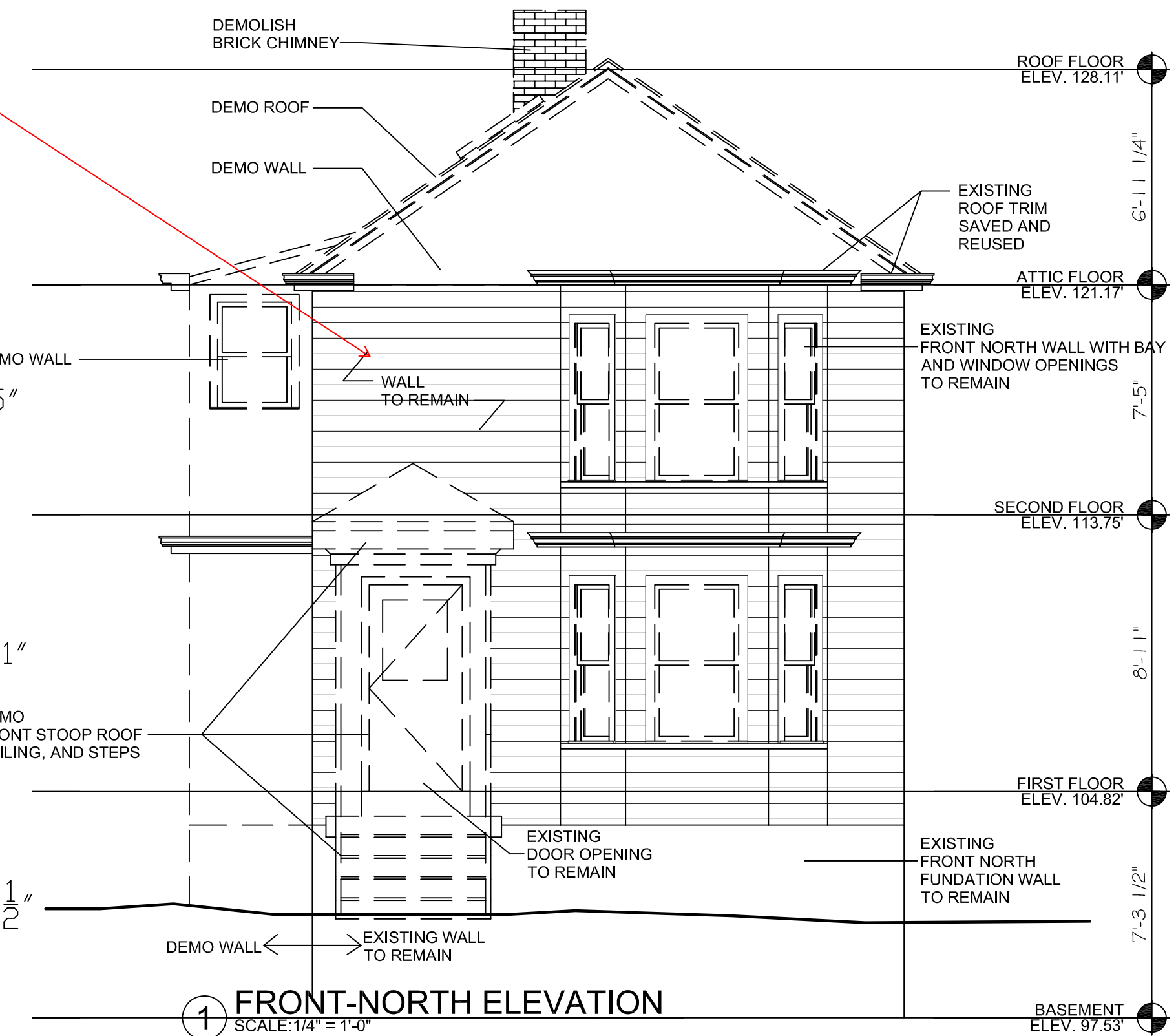
WEST



EAST



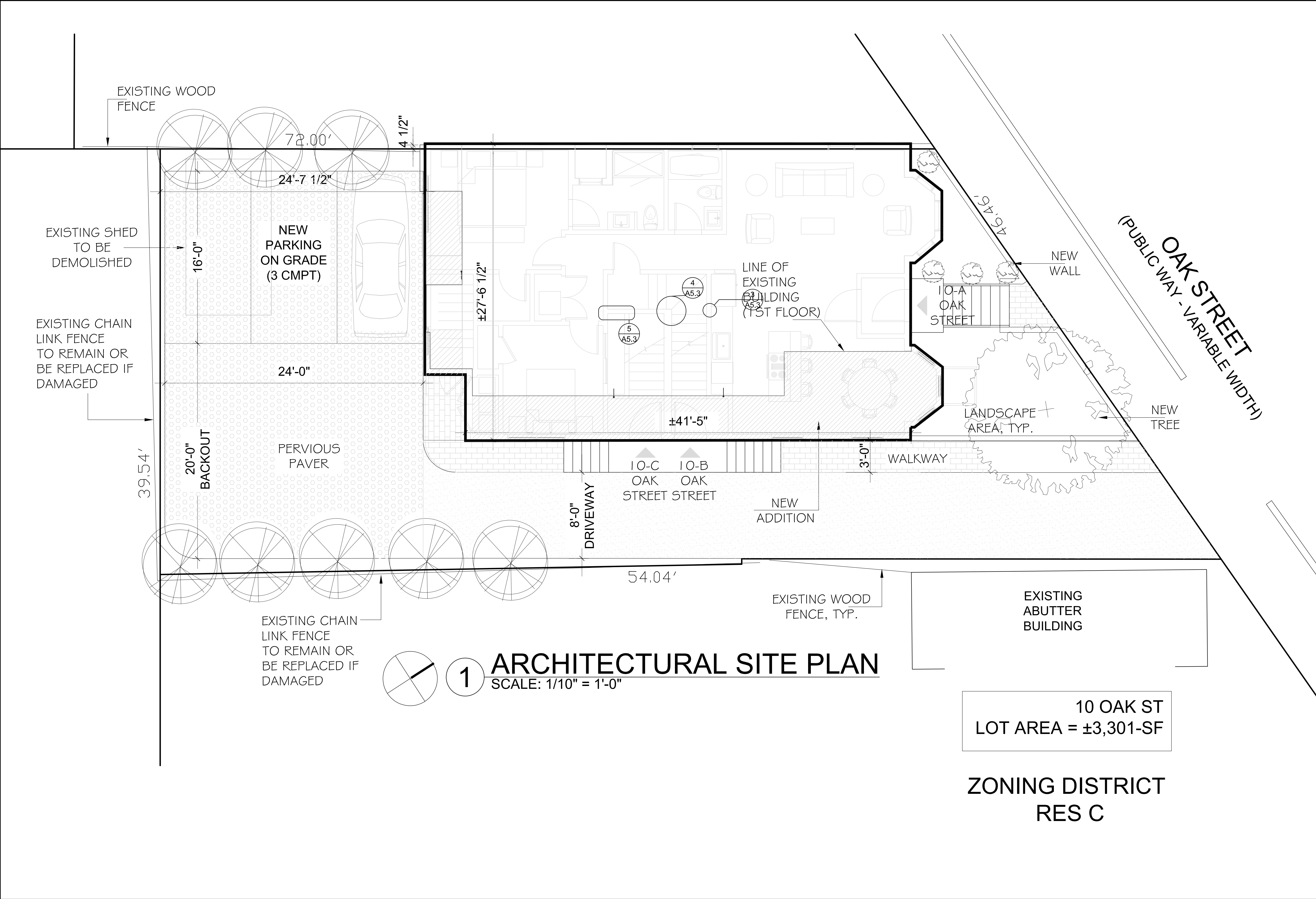
3 REAR-SOUTH ELEVATION



1 FRONT-NORTH ELEVATION

- DEMO. NOTES:
1. ITEMS SHOWN DASHED TO BE REMOVED - COORDINATE W/ A - DWG'S FOR SIZE & LOCATIONS AND 5 - DWG'S FOR STRUCTURE / SUPPORT.
 2. ALL INTERIOR, FURNISHING & FINISHES TO BE REMOVED
 3. ALL NEW OPENINGS IN LOAD BEARING WALLS TO BE COORDINATED W/ STRUCTURAL DRAWING FOR REQUIRED SUPPORT
 4. STORE EXISTING BRICK FOR RE-USE

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SOMERVILLE, MA 02143
(617) 202-1555

DRAWING TITLE

**ARCHITECTURAL
SITE PLAN AND
SITE DETAILS**

SCALE AS NOTED

REVISION / ISSUE	DATE
FND PLAN, BSMT PLAN & SECT. CHANGES	3 MAR 2020
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SHEET

A0.1

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BASEMENT AND
FIRST FLOOR
PLAN

SCALE AS NOTED

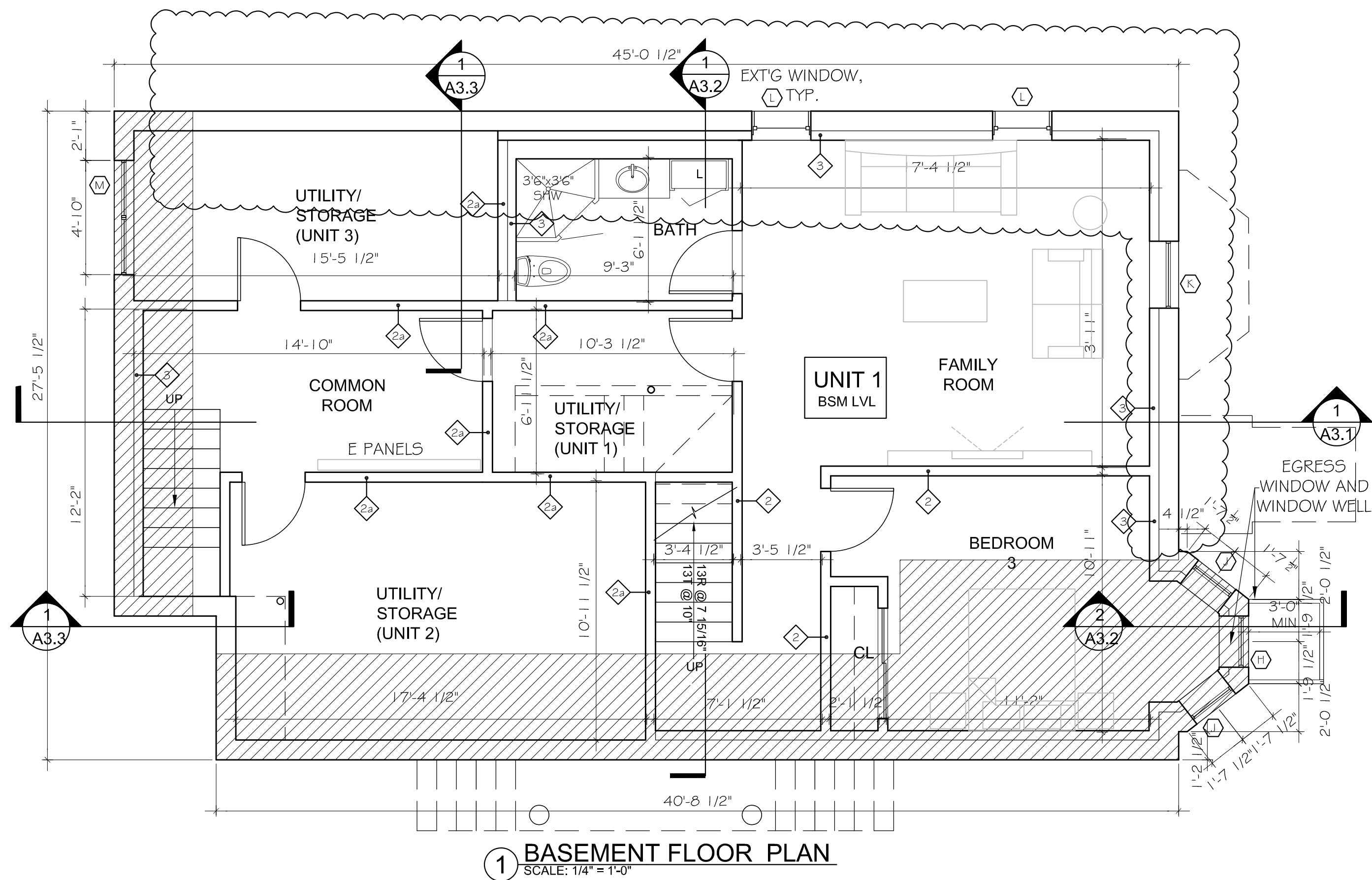
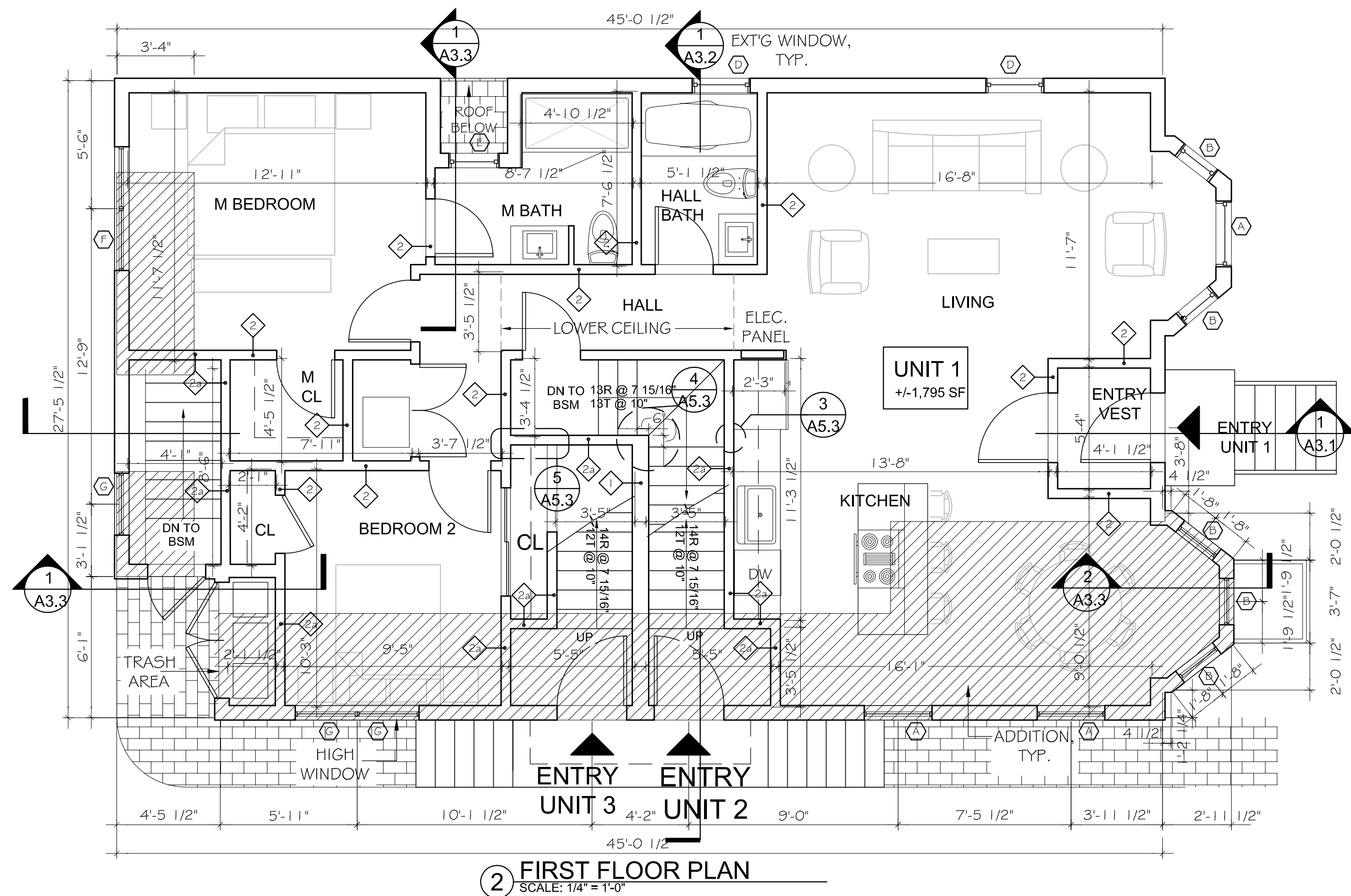
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ELM

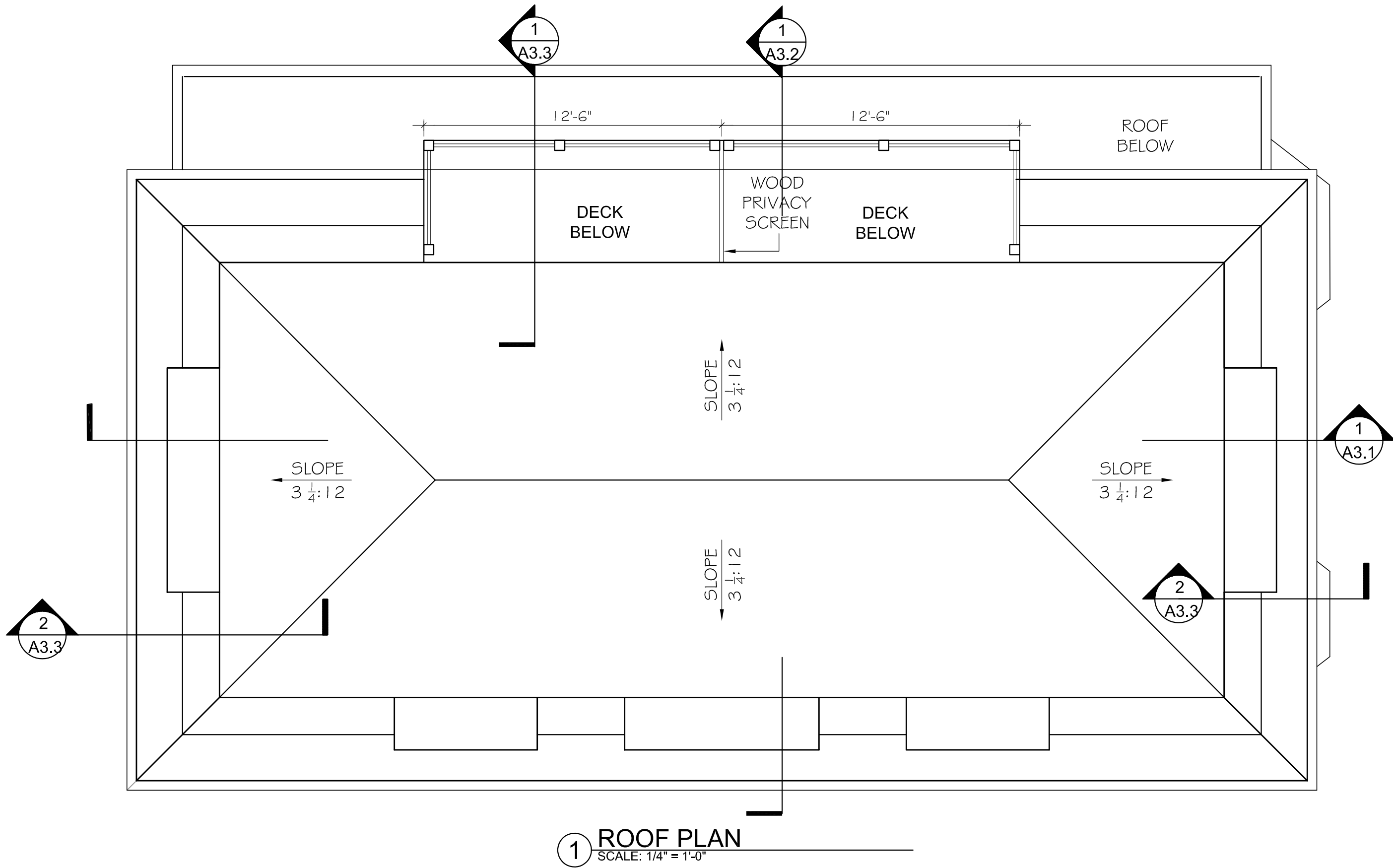
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A1.1



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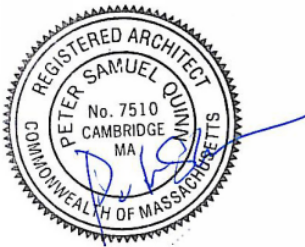


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DRAWING TITLE

ROOF PLAN

SCALE AS NOTED

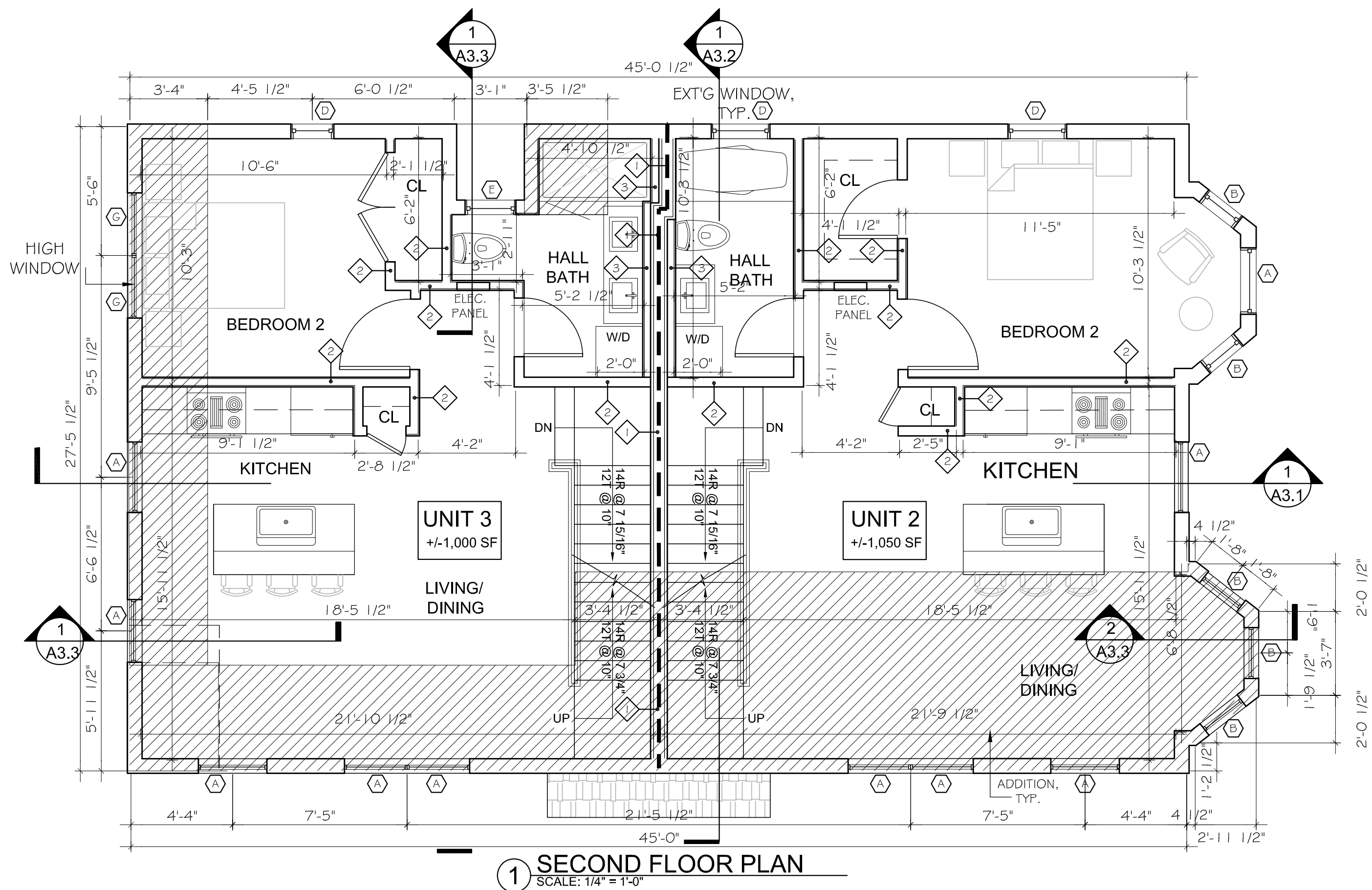
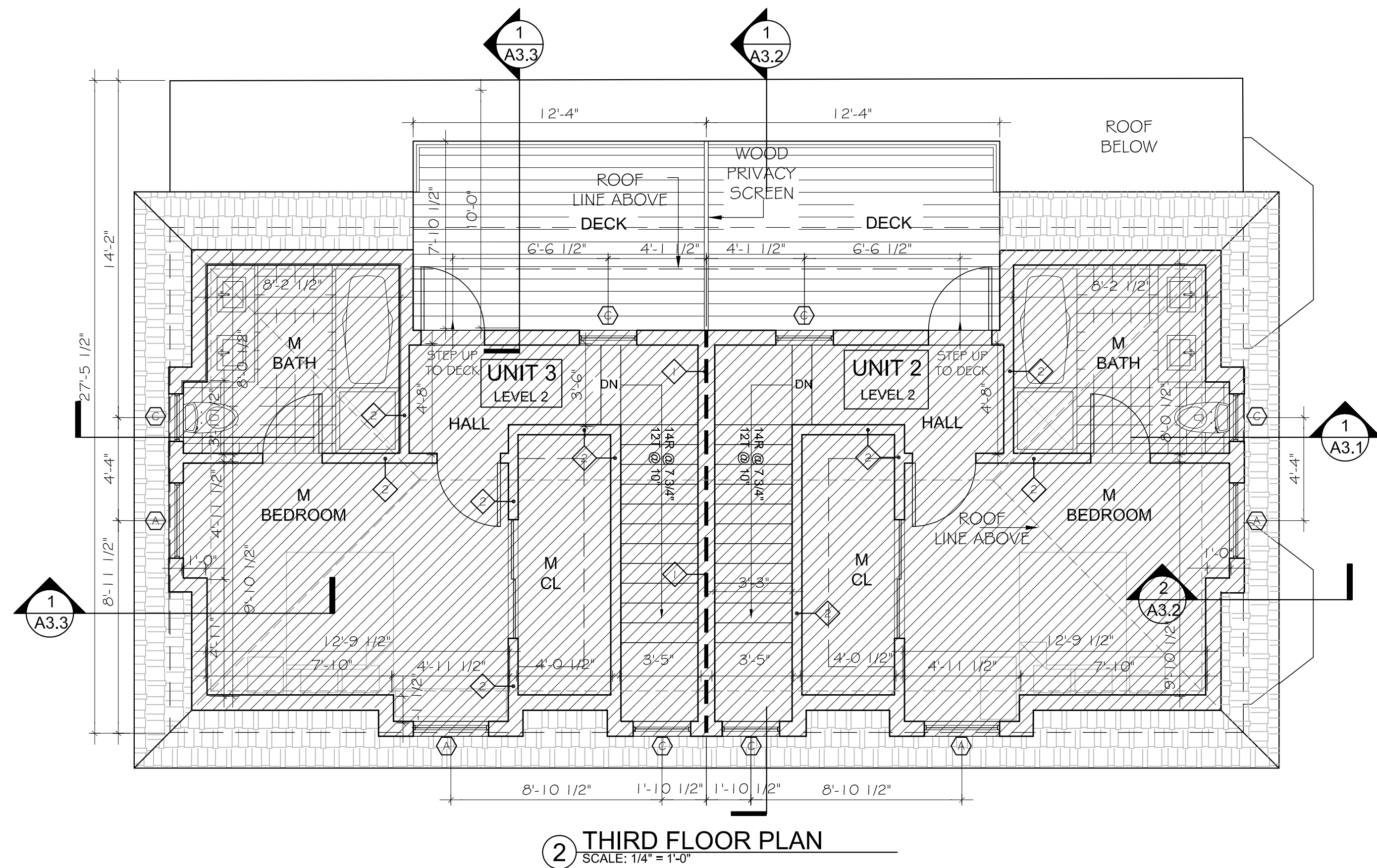
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DRAWN BY ELM	REVIEWED BY PQ
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SHEET

A1.3

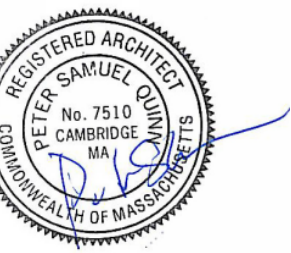
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DRAWING TITLE

SECOND AND
THIRD FLOOR
PLAN

SCALE AS NOTED

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DRAWN BY
ELM

REVIEWED BY
PQ

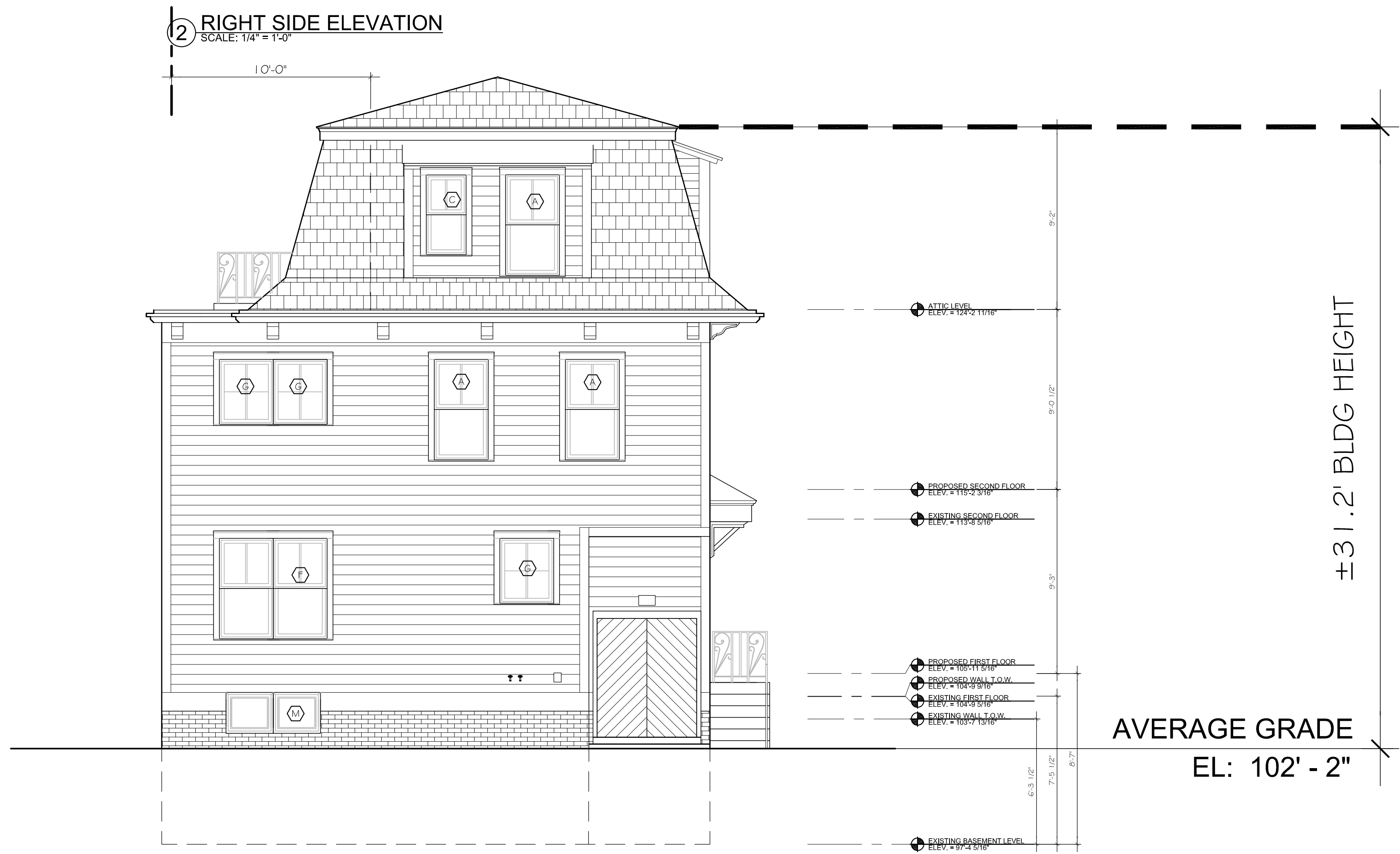
SHEET

A1.2

Z:\CADD\WG\Oak-10\Permit set\Elevations.dwg, 3/2/2020 3:07:50 PM, Bluebeam PDF



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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SEAL



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PETROLINI
HOME IMPROVEMENT
COMPANY

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SOMERVILLE, MA 02143
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DRAWING TITLE

REAR & RIGHT
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
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DRAWN BY ELM / JE	REVIEWED BY PQ
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SHEET

A2.2