

CURRENT OWNER: BILL & ANNA AGNATOVECH

TITLE REFERENCE: BK 11959 PG 143 (PREVIOUS)

PLAN REFERENCE: END OF BK 8312

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: BILL & ANNA AGNATOVECH

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.

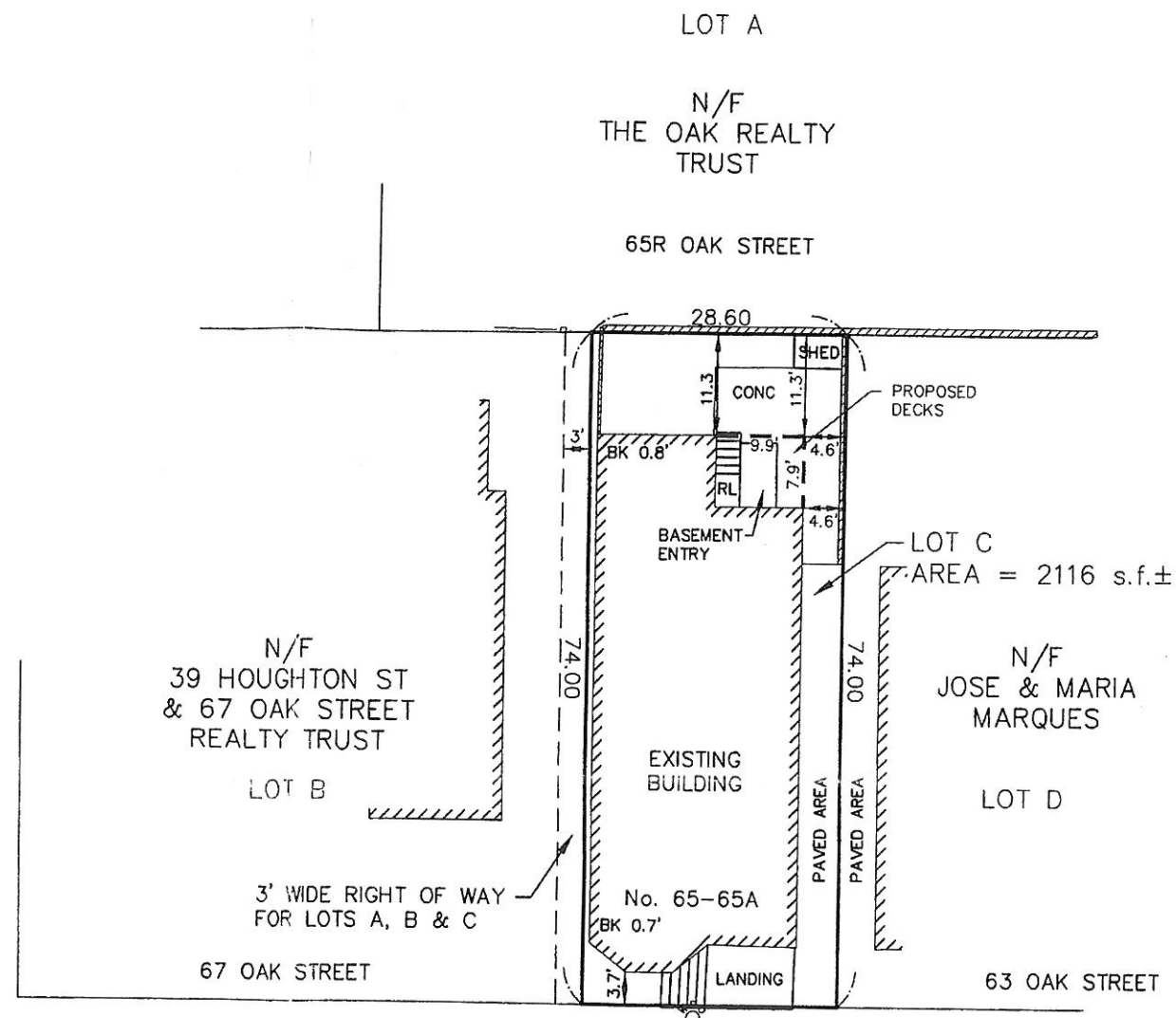
THE FIELD WORK WAS COMPLETED ON: NOVEMBER 19, 2015  
DATE OF PLAN: NOVEMBER 24, 2015

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

11/24/2015  
DATE:



HOUGHTON STREET



OAK STREET

CURRENT ZONE: RB

	REQUIRED	EXISTING	PROPOSED
GROUND COV. (%(MAX))	50%	66.9%	68.8%
LANDSCAPE AREA %(MIN)	25%	22.3%	22.3%
PERVIOUS AREA %(MIN)	35%	22.3%	22.3%
REAR SETBACK	20'	11.3'	11.3'
SIDE SETBACK (3 STORY)	10'	4.6'	4.6'

PREPARED BY:



PREPARED FOR:

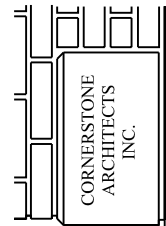
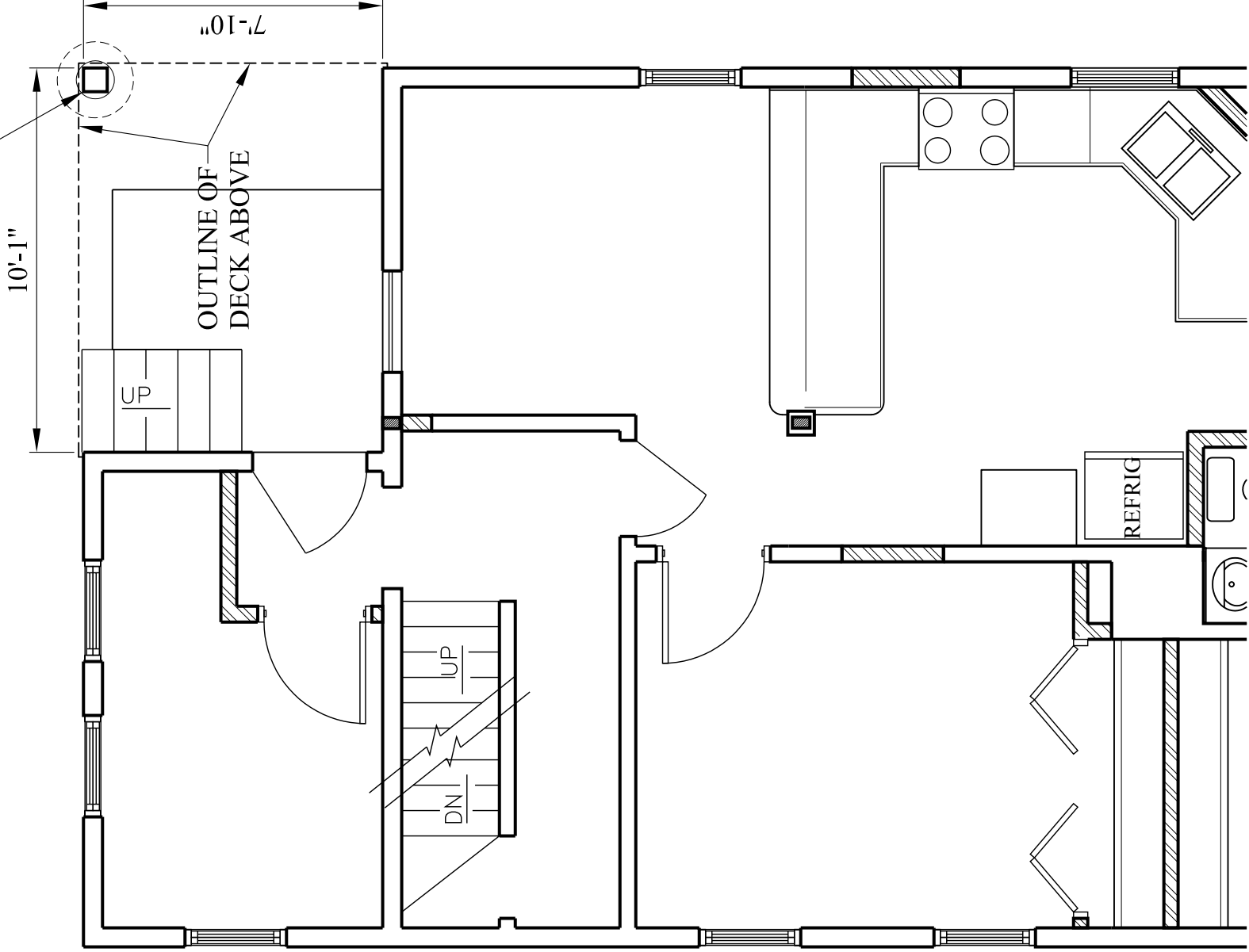
BILL AGNATOVESH

DRAWN	CHECKED	FILE No.
CAV	DM	10000

CERTIFIED PLOT PLAN

65-65A OAK STREET  
SOMERVILLE, MA  
(MIDDLESEX COUNTY)

NEW 6 X 6 POST WITH 12"Ø SONATUBE  
AND 24" BIGFOOT FOOTING



CORNERSTONE ARCHITECTS INC.  
46 Augusta Way - N. Chelmsford, Ma 01863  
P - 978-251-0518 F - 978-251-0526

AT GRADE FOOTING PLAN

65 OAK STREET  
SOMERVILLE, MA

Job No. 1564

Date 02-29-16

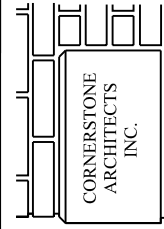
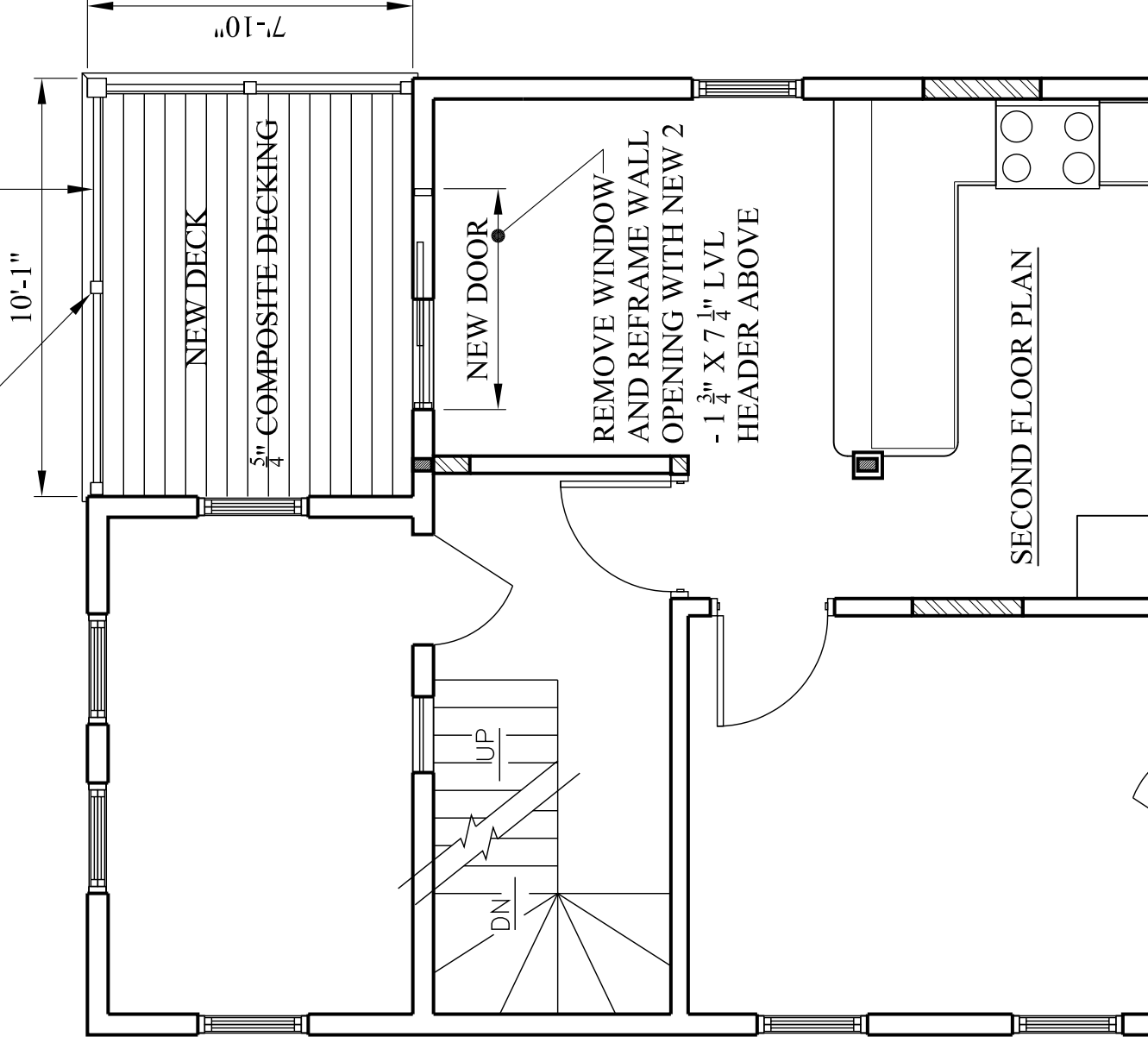
Scale 1/4" = 1'-0"

Drawing No.

SK-1

42" HIGH VINYL TAM-RAIL RAILING SYSTEM  
WITH SQUARE BALUSTERS, NEW ENGLAND  
POST CAP AND BASE RINGS

TAM RAIL POST COVERS  
SECURED TO 4 X 4 POST



CORNERSTONE ARCHITECTS INC.  
46 Augusta Way - N. Chelmsford, Ma 01863  
P - 978-251-0518 F - 978-251-0526

2ND FLOOR DECK PLAN

65 OAK STREET  
SOMERVILLE, MA

Job No. 1564

Date 02-29-16

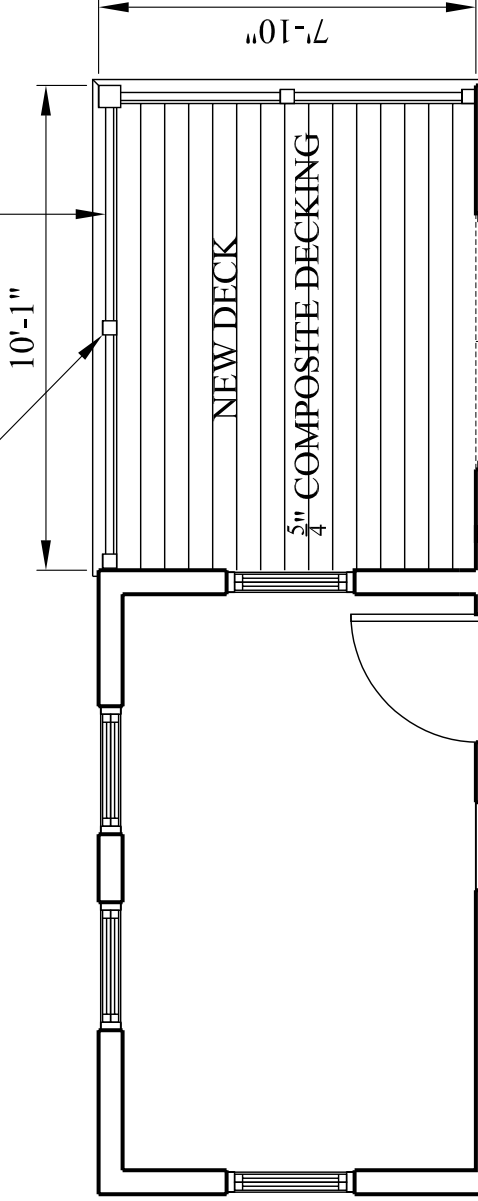
Scale 1/4" = 1'-0"

Drawing No.

SK-2

42" HIGH VINYL TAM-RAIL RAILING SYSTEM  
WITH SQUARE BALUSTERS, NEW ENGLAND  
POST CAP AND BASE RINGS

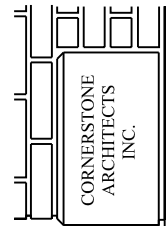
TAM RAIL POST COVERS  
SECURED TO 4 X 4 POST



NEW DOOR

REMOVE WINDOW  
AND REFRAME WALL  
OPENING WITH NEW 2  
- 1 3/4" X 7 1/4" LVL  
HEADER ABOVE

THIRD FLOOR PLAN



CORNERSTONE ARCHITECTS INC.  
46 Augusta Way - N. Chelmsford, Ma 01863  
P - 978-251-0518 F - 978-251-0526

3RD FLOOR DECK PLAN

65 OAK STREET  
SOMERVILLE, MA

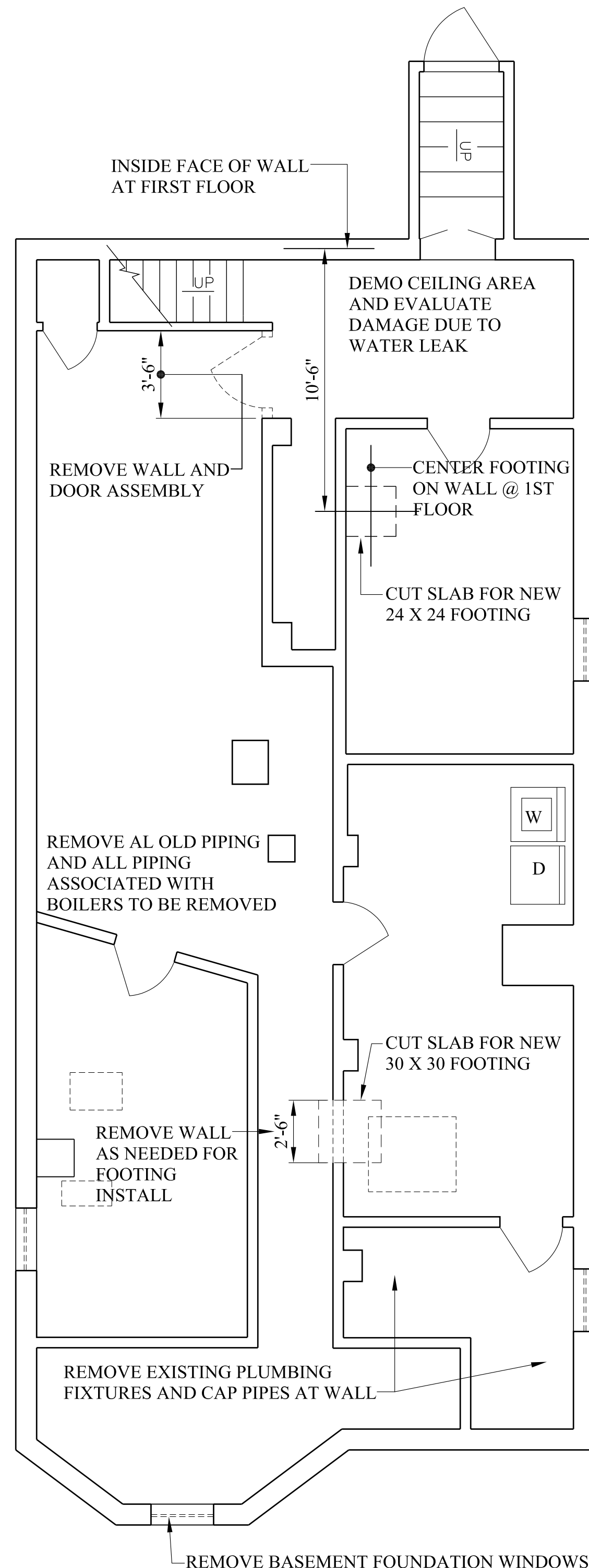
Job No. 1564

Date 02-29-16

Scale 1/4" = 1'-0"

Drawing No.

SK-3

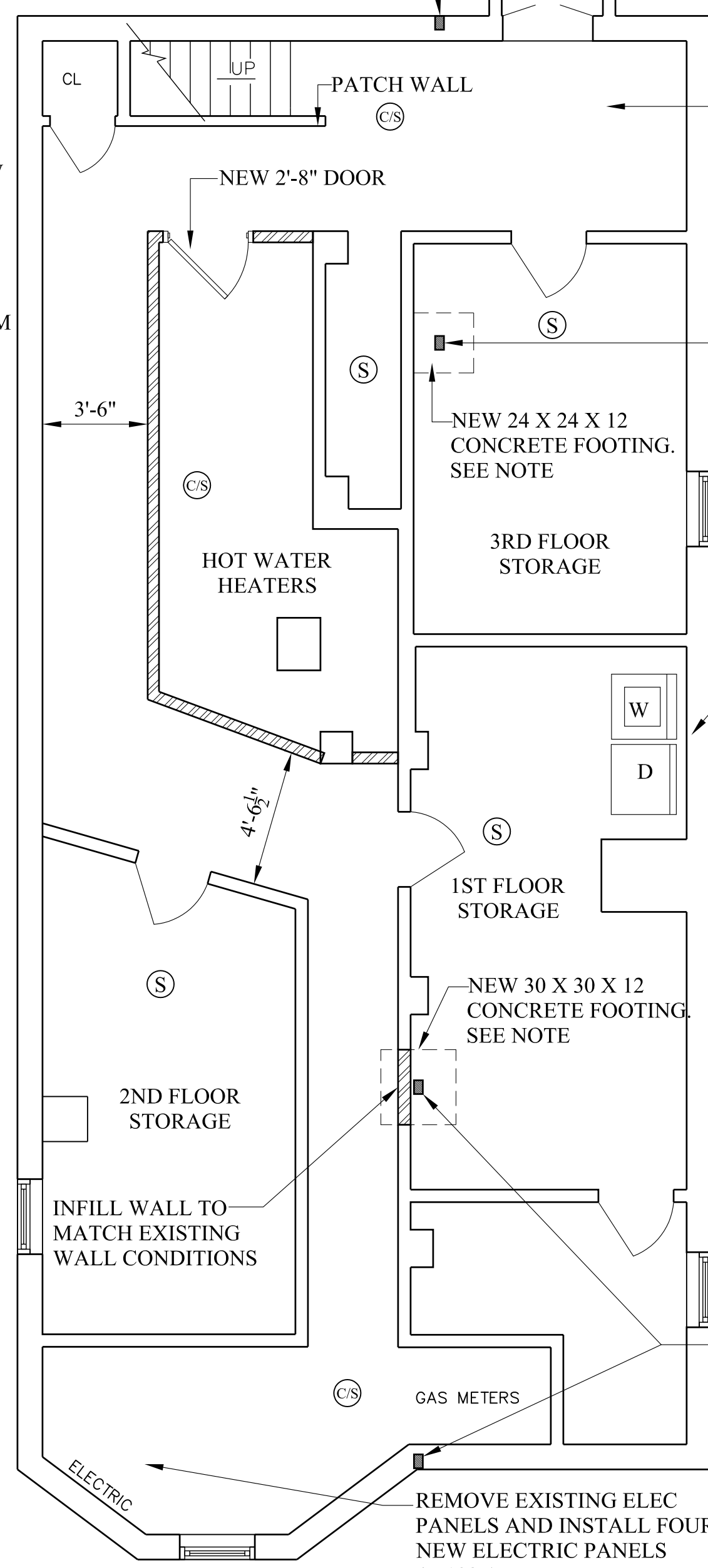


**BASEMENT FLOOR DEMO PLAN**

- GENERAL NOTES:
- PATCH ALL DAMAGED CEILING AREAS WITH NEW F.C. GYPSUM BOARD
  - PREP AND PAINT ALL WALLS
  - PREP AND PAINT ALL TRIM
  - PREP AND PAINT ALL CILINGS
  - REPLACE ALL LIGHT FIXTURES
  - REPLACE ALL EXISTING OUTLETS AND SWITCHES
  - CHECK ALL WIRING AND REPLACE AS NEEDED PER CODE
  - CHECK ALL PLUMBING & REPAIR OR REPLACE AS NEEDED PER CODE

NEW 3.5" X 5.5" LP LVL 3100Fb-2.2E POST UP TO SECOND FLOOR DOWN TO FOUNDATION. SOLID BLOCKING AT FIRST FLOOR BETWEEN POST AND CROSS BLOCK TO LATERALLY BRACE POST TO JOIST

NEW FOOTINGS: CUT EXISTING CONCRETE SLAB PER NOTE, INSTALL #5 REBARS AT 12" O.C. EACH WAY. DRILL AND DOWEL EDGE OF SLAB FOR #4 REBARS. POUR NEW CONCRETE FOOTING FLUSH WITH EXISTING SLAB WITH NEW SIMPSON CB46 BASE ANCHOR FOR 4 X 6 POST.



**BASEMENT FLOOR PLAN**

- (S) DENOTES SMOKE DETECTOR LOCATION
- (C/S) DENOTES SMOKE & CARBON MONOXIDE DETECTOR LOCATION

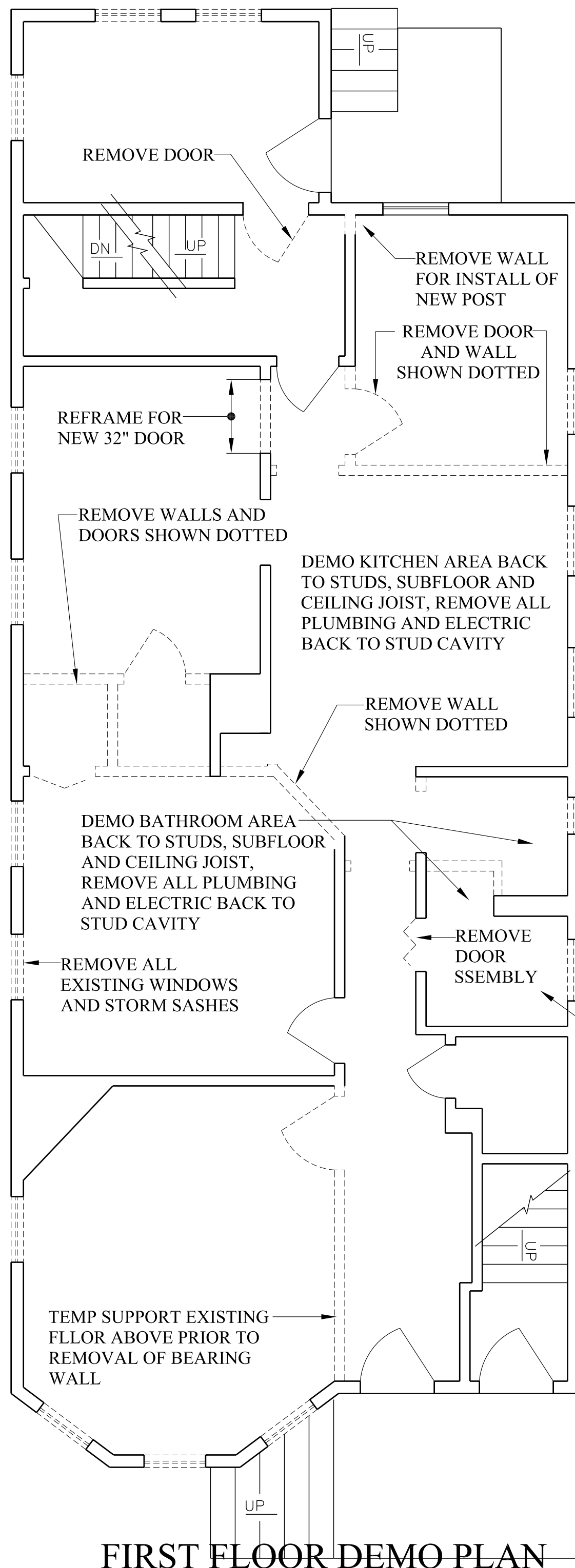


**CORNERSTONE ARCHITECTS INC.**  
 46 Augusta Way - N. Chelmsford, Ma 01863  
 (ph) 978-251-0518 (fax) 978-251-0526

**BASEMENT FLOOR PLAN**  
**65 OAK STREET**  
**SOMERVILLE, MA.**

Scale  $\frac{1}{4}"=1'-0"$   
 Job No. 1564 Date 01-11-16

Drawing No.  
**A-1**



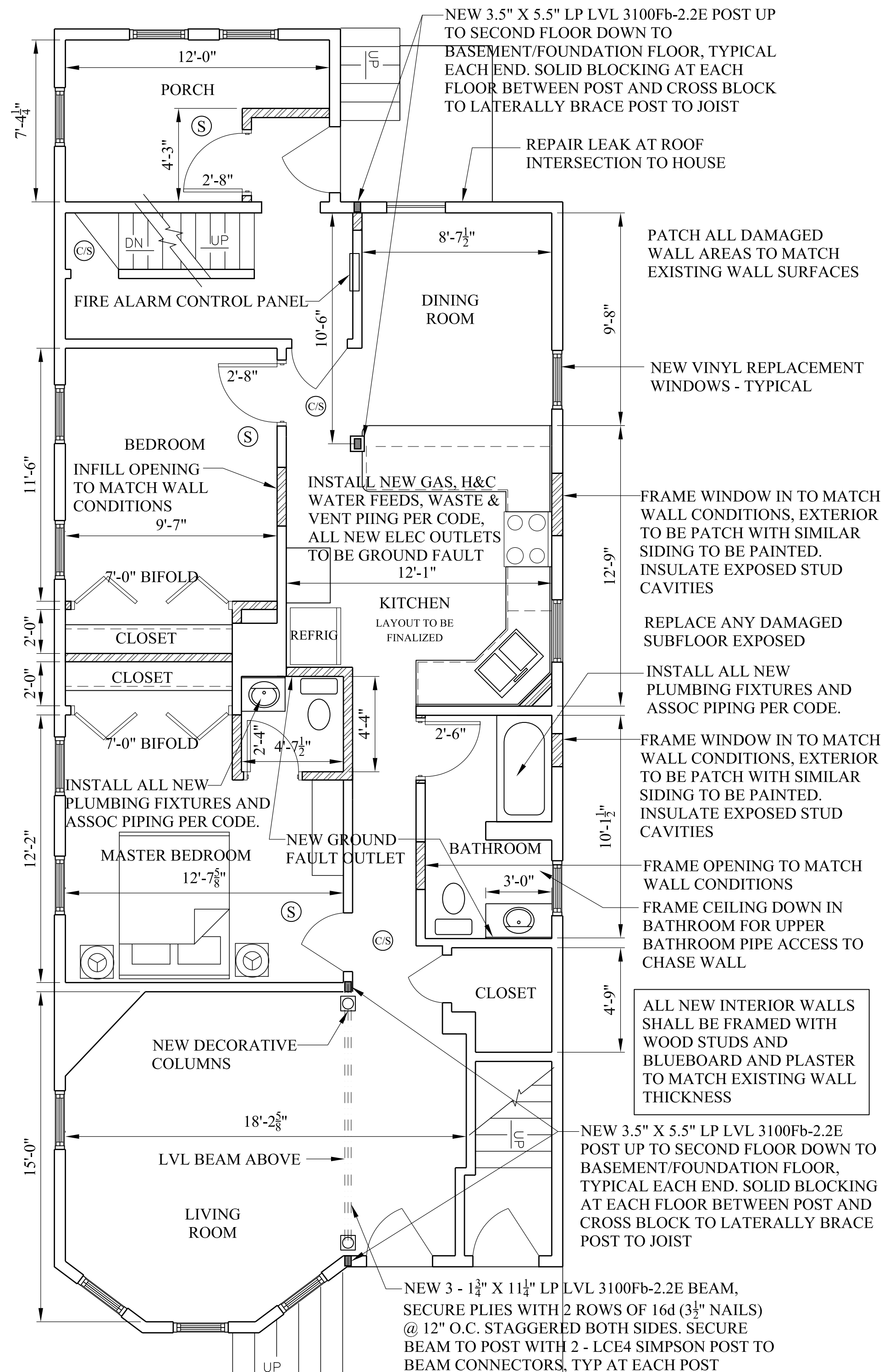
FIRST FLOOR DEMO PLAN

- GENERAL NOTES:
- PATCH ALL DAMAGED CEILING AREAS WITH NEW F.C. GYPSUM BOARD
  - PREP AND PAINT ALL WALLS
  - PREP AND PAINT ALL TRIM
  - PREP AND PAINT ALL CILINGS
  - REPLACE ALL LIGHT FIXTURES
  - REPLACE ALL EXISTING OUTLETS AND SWITCHES
  - CHECK ALL WIRING AND REPLACE AS NEEDED PER CODE
  - CHECK ALL PLUMBING & REPAIR OR REPLACE AS NEEDED PER CODE

- GENERAL DEMO:
- REMOVE ALL CARPET AND VINYL FLOORING
  - HARDWOOD FLOORING TO BE EVALUATED
  - HARWOOD NOT ACCEPTABLE TO REFINISH TO BE REMOVED DOWN TO SUBFLOOR AND RERPLACED - V.I.F.
  - REMOVE ALL INTERIOR TRIM FROM DOORS, WINDOWS, BASEBOARD AND CROWN MOLDING

- REMOVE ALL DAMAGED SUBFLOORING AND REPLACE WITH NEW PLYWOOD TO MATCH
- REMOVE SUBFLOOR AS NEEDED FOR ACCESS TO EXISTING PLUMBING CHASE WALL

- (S) DENOTES SMOKE DETECTOR LOCATION
- (C/S) DENOTES SMOKE & CARBON MONOXIDE DETECTOR LOCATION



PROPOSED FIRST FLOOR PLAN



CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma 01863  
(ph) 978-251-0518 (fax) 978-251-0526

FIRST FLOOR PLAN

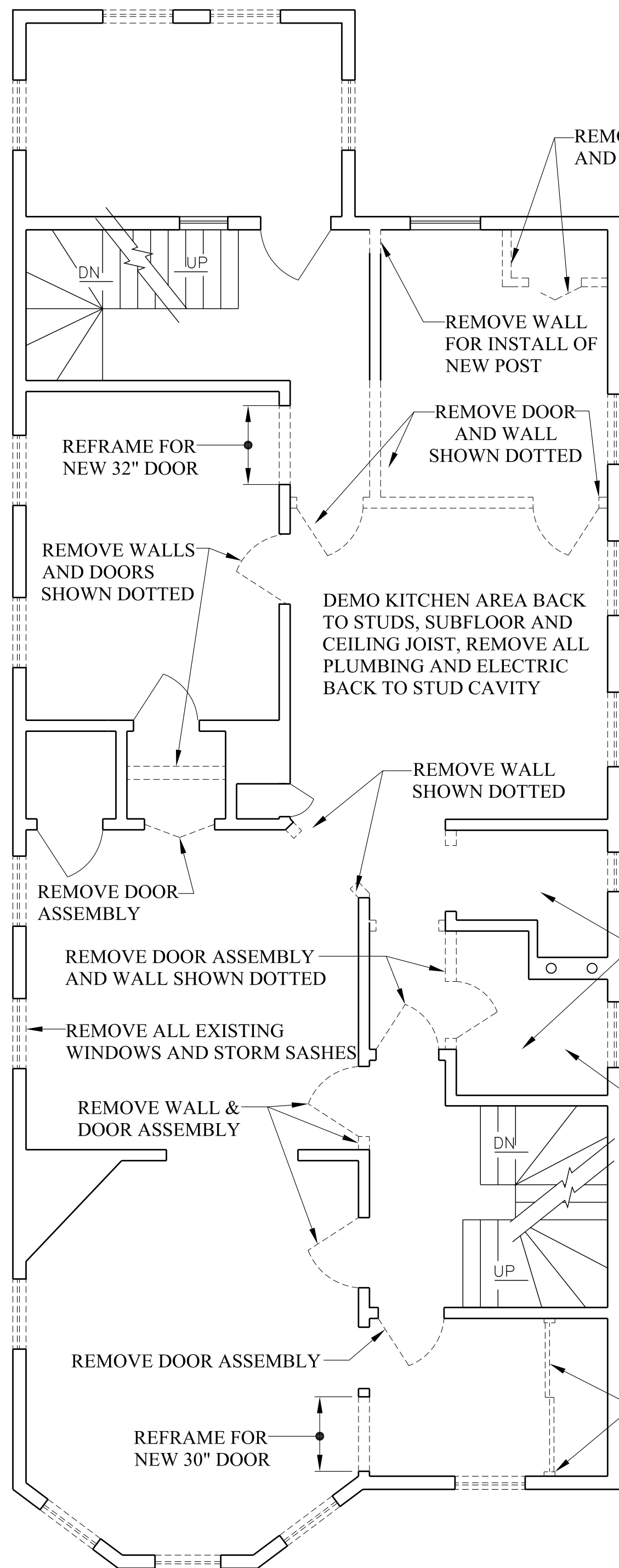
65 OAK STREET  
SOMERVILLE, MA.

Scale 1/4"=1'-0"

Job No. 1564 Date 01-11-16

Drawing No.

A-2



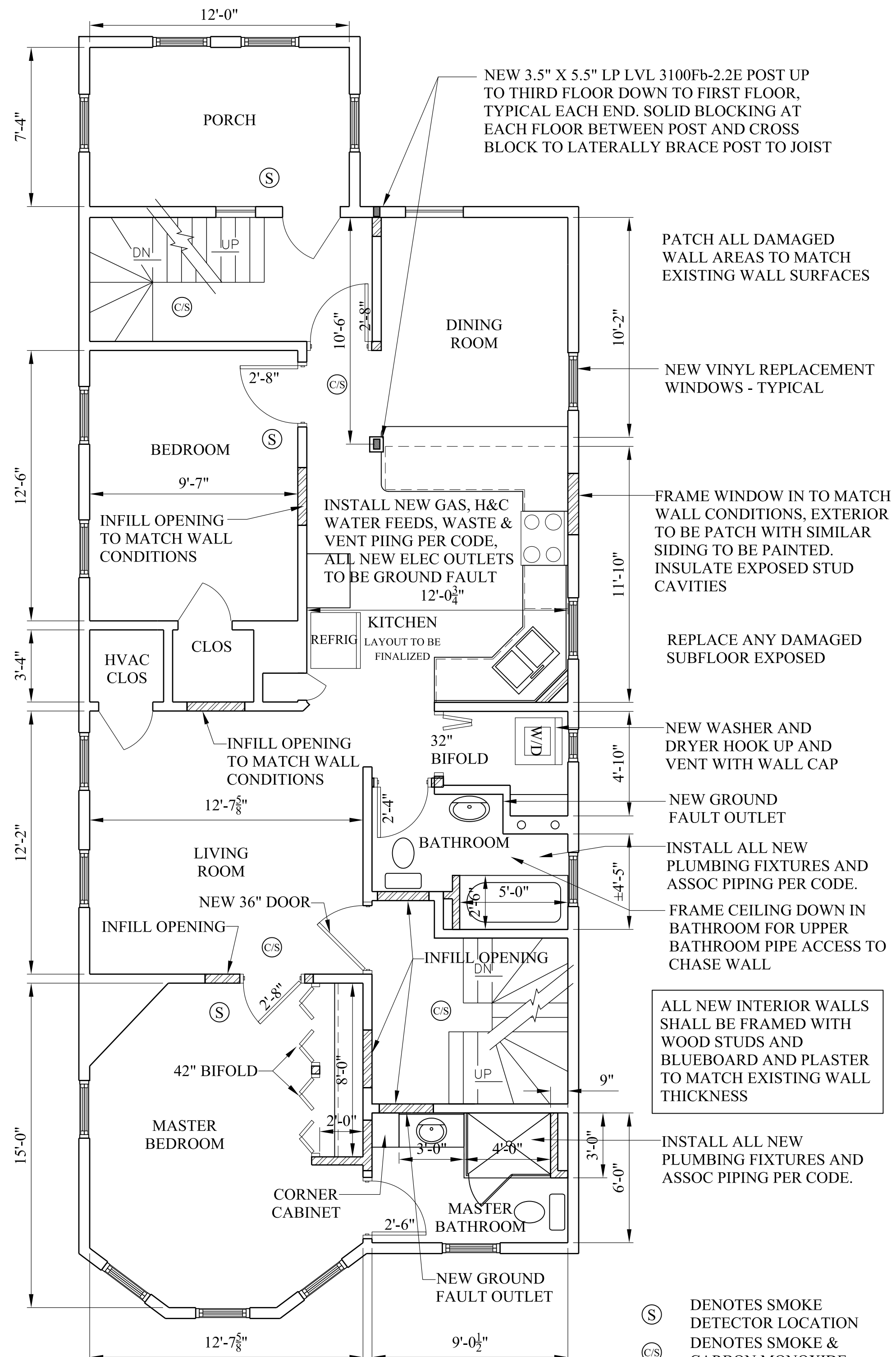
SECOND FLOOR DEMO PLAN

GENERAL DEMO:  
 -REMOVE ALL CARPET AND VINYL FLOORING  
 -HARDWOOD FLOORING TO BE EVALUATED  
 -HARWOOD NOT ACCEPTABLE TO REFINSH TO BE REMOVED DOWN TO SUBFLOOR AND RERPLACED - V.I.F.  
 -REMOVE ALL INTERIOR TRIM FROM DOORS, WINDOWS, BASEBAORD AND CROWN MOLDING  
 GENERAL NOTES:  
 -PATCH ALL DAMAGED CEILING AREAS WITH NEW F.C. GYPSUM BOARD

-PREP AND PAINT ALL WALLS  
 -PREP AND PAINT ALL TRIM  
 -PREP AND PAINT ALL CILINGS  
 -REPLACE ALL LIGHT FIXTURES  
 -REPLACE ALL EXISTING OUTLETS AND SWITCHES  
 -CHECK ALL WIRING AND REPLACE AS NEEDED PER CODE  
 -CHECK ALL PLUMBING & REPAIR OR REPLACE AS NEEDED PER CODE  
 DEMO BATHROOM AREA BACK TO STUDS, SUBFLOOR AND CEILING JOIST, REMOVE ALL PLUMBING AND ELECTRIC BACK TO STUD CAVITY  
 REMOVE SUBFLOOR AS NEEDED FOR ACCESS TO EXISTING PLUMBING CHASE WALL

REMOVE ALL DAMAGED SUBFLOORING AND REPLACE WITH NEW PLYWOOD TO MATCH

REMOVE DOOR ASSEMBLY AND WALL SHOWN DOTTED



PROPOSED SECOND FLOOR PLAN

(S) DENOTES SMOKE DETECTOR LOCATION  
 (C/S) DENOTES SMOKE & CARBON MONOXIDE DETECTOR LOCATION

CORNERSTONE ARCHITECTS INC.

CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma 01863  
 (ph) 978-251-0518 (fax) 978-251-0526

SECOND FLOOR PLAN

65 OAK STREET  
 SOMERVILLE, MA.

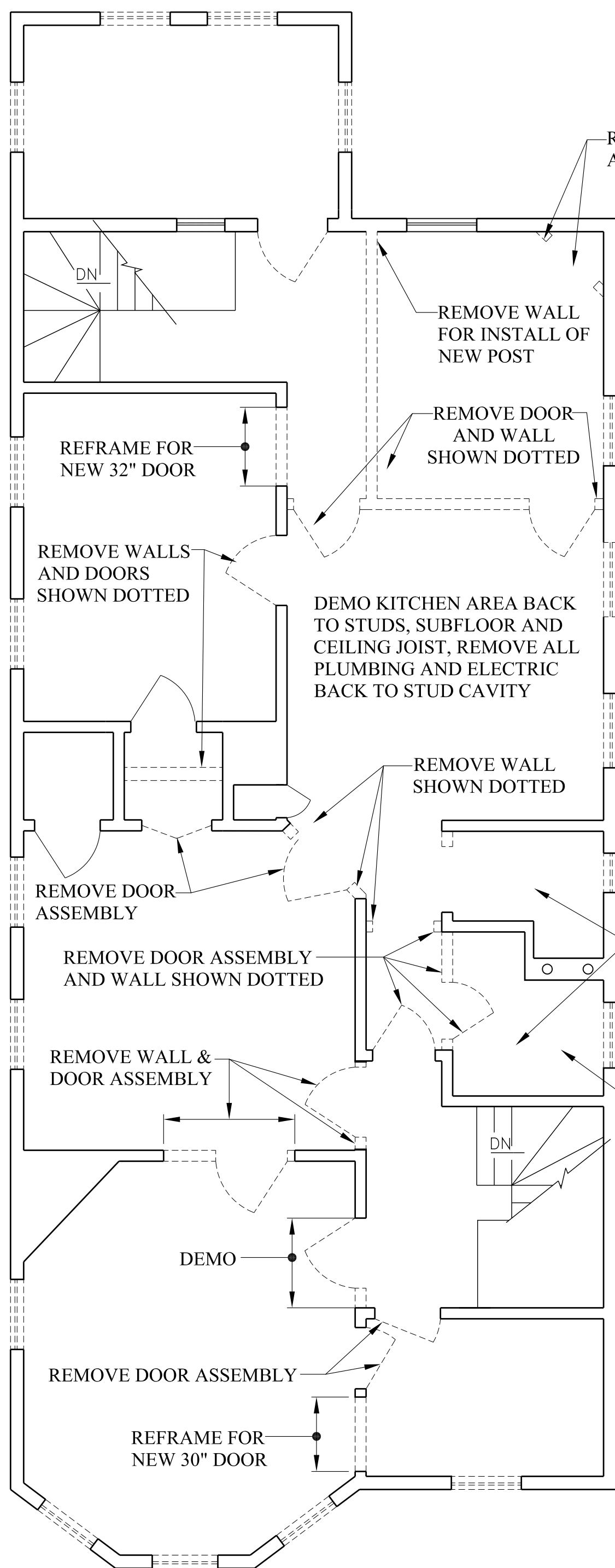
Scale 1/4"=1'-0"

Job No. 1564 Date 01-11-16

Drawing No.

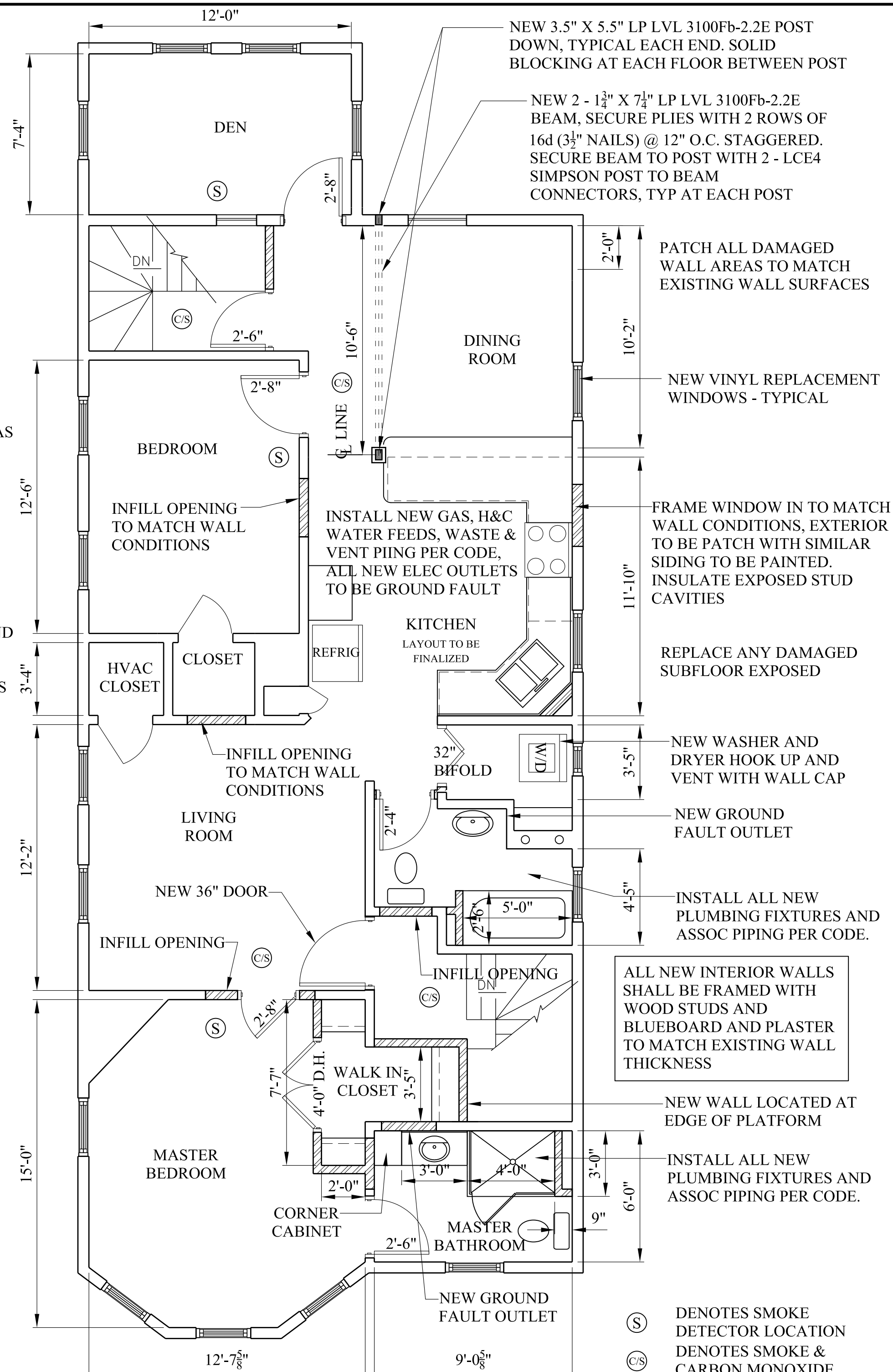
A-3





- GENERAL DEMO:
- REMOVE ALL CARPET AND VINYL FLOORING
  - HARDWOOD FLOORING TO BE EVALUATED
  - HARWOOD NOT ACCEPTABLE TO REFINISH TO BE REMOVED DOWN TO SUBFLOOR AND RERPLACED - V.I.F.
  - REMOVE ALL INTERIOR TRIM FROM DOORS, WINDOWS, BASEBAORD AND CROWN MOLDING
- GENERAL NOTES:
- PATCH ALL DAMAGED CEILING AREAS WITH NEW F.C. GYPSUM BOARD
  - PREP AND PAINT ALL WALLS
  - PREP AND PAINT ALL TRIM
  - PREP AND PAINT ALL CILINGS
  - REPLACE ALL LIGHT FIXTURES
  - REPLACE ALL EXISTING OUTLETS AND SWITCHES
  - CHECK ALL WIRING AND REPLACE AS NEEDED PER CODE
  - CHECK ALL PLUMBING & REPAIR OR REPLACE AS NEEDED PER CODE
  - DEMO BATHROOM AREA BACK TO STUDS, SUBFLOOR AND CEILING JOIST, REMOVE ALL PLUMBING AND ELECTRIC BACK TO STUD CAVITY
  - REMOVE SUBFLOOR AS NEEDED FOR ACCESS TO EXISTING PLUMBING CHASE WALL
  - REMOVE ALL DAMAGED SUBFLOORING AND REPLACE WITH NEW PLYWOOD TO MATCH

THIRD FLOOR DEMO PLAN



PROPOSED THIRD FLOOR PLAN

- (S) DENOTES SMOKE DETECTOR LOCATION
- (C/S) DENOTES SMOKE & CARBON MONOXIDE DETECTOR LOCATION

<p>CORNERSTONE ARCHITECTS INC.</p> <p>46 Augusta Way - N. Chelmsford, Ma 01863</p> <p>(ph) 978-251-0518 (fax) 978-251-0526</p>	
<p>THIRD FLOOR PLAN</p>	<p>65 OAK STREET</p> <p>SOMERVILLE, MA.</p>
<p>Scale 1/4"=1'-0"</p> <p>Job No. 1564 Date 01-11-16</p> <p>Drawing No.</p>	<p>A-4</p>