

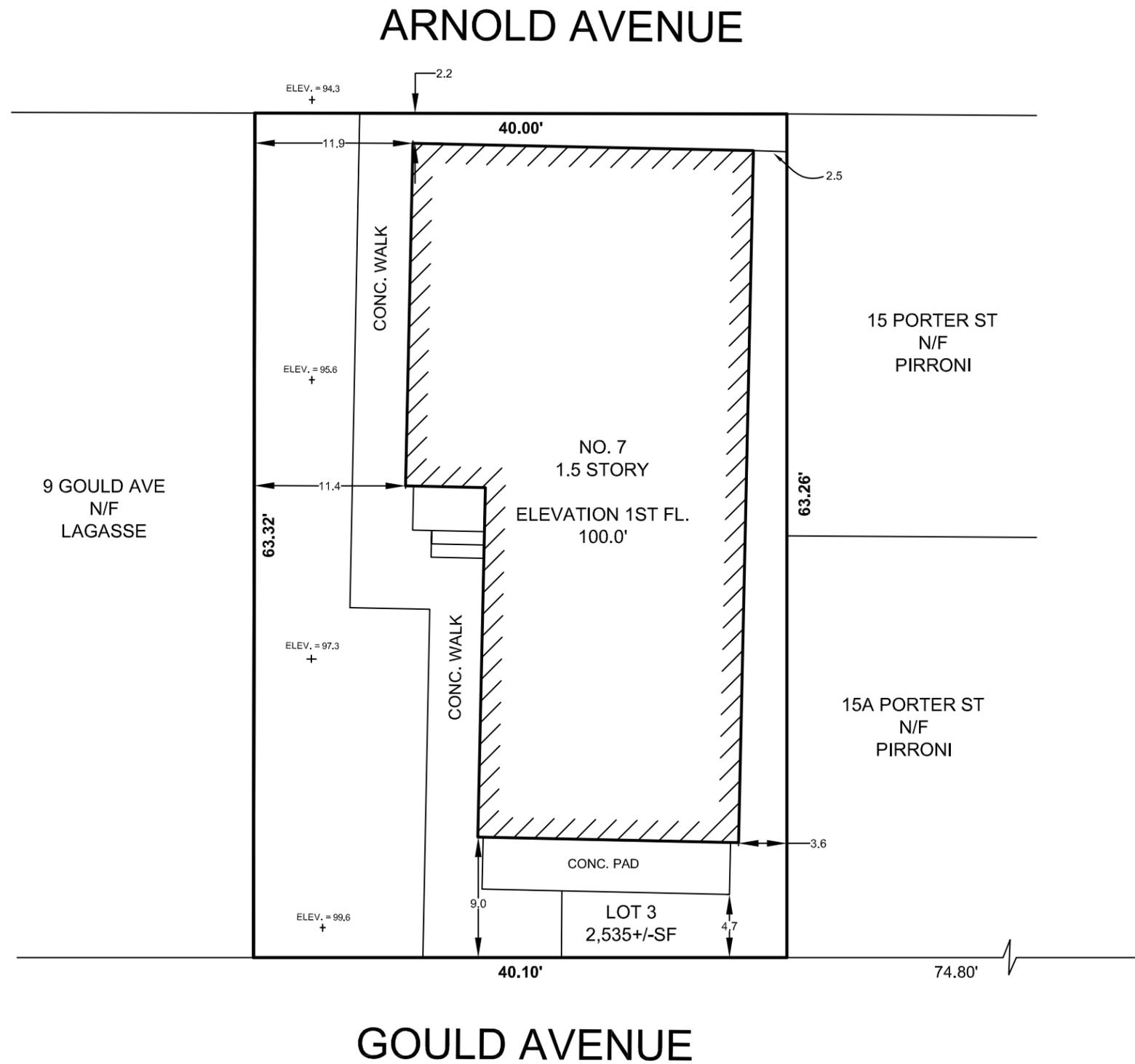
# PLAN OF LAND

LOCATED AT  
7 GOULD AVENUE  
SOMERVILLE, MA

PREPARED FOR:  
ALEXANDER C. VAN PRAAGH  
SCALE: 1 INCH = 10 FEET

ZONING DISTRICT RB

	REQUIRED	EXISTING
LOT SIZE	7500 SF	2535 SF
GRND.CO.V.	50%	46%
LANDSCP. AREA	25%	46%
STORIES	3	1.5
FRONT YARD	15'	4.7'
SIDE YARD	6'	2.5'
REAR YARD	20'	2.2'
FRONTAGE	50'	40.1'
PERVIOUS AREA	35%	59%



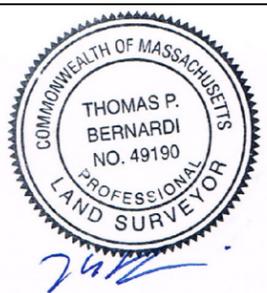
## CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 2 AND FEBRUARY 8, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. DATE: FEBRUARY 24, 2016



## REFERENCES

DEED: BOOK 66751, PAGE 27  
PLAN: BOOK 2069-END

**MASSACHUSETTS  
SURVEY  
CONSULTANTS**

14 SUMNER STREET  
WEST GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM

Site Location:  
7 Gould Ave  
Somerville, MA 02143

Client:  
Alex Van Praagh

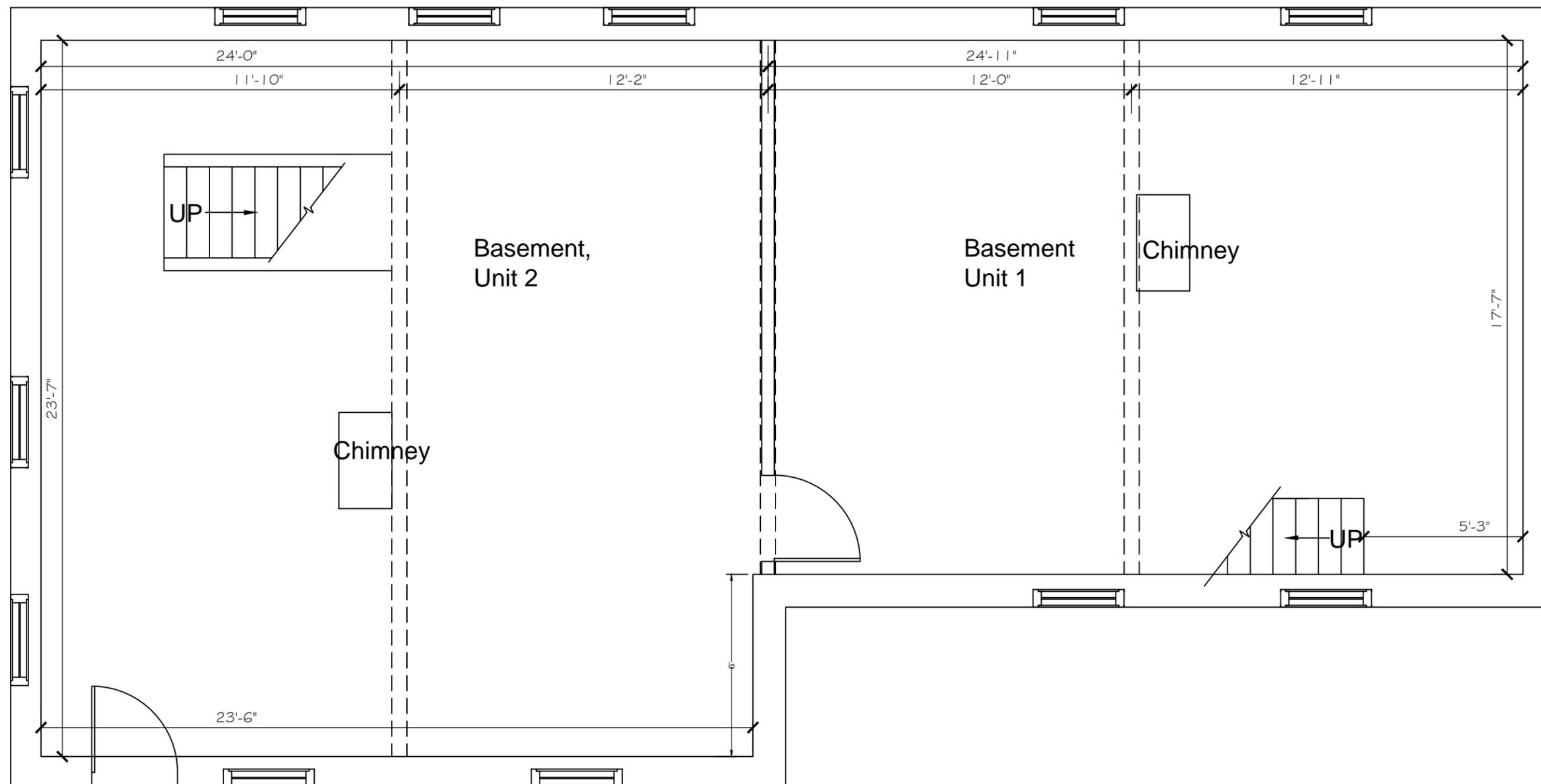
Contact:

Date:  
March 1, 2016

Scale:  
As Noted

LEGEND:

7 Gould Ave

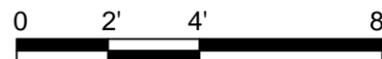
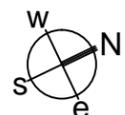


SPECIAL- PERMIT SET

**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:



BASEMENT, Net (useable) SF: 0

Site Location:  
7 Gould Ave  
Somerville, MA 02143

Client:  
Alex Van Praagh

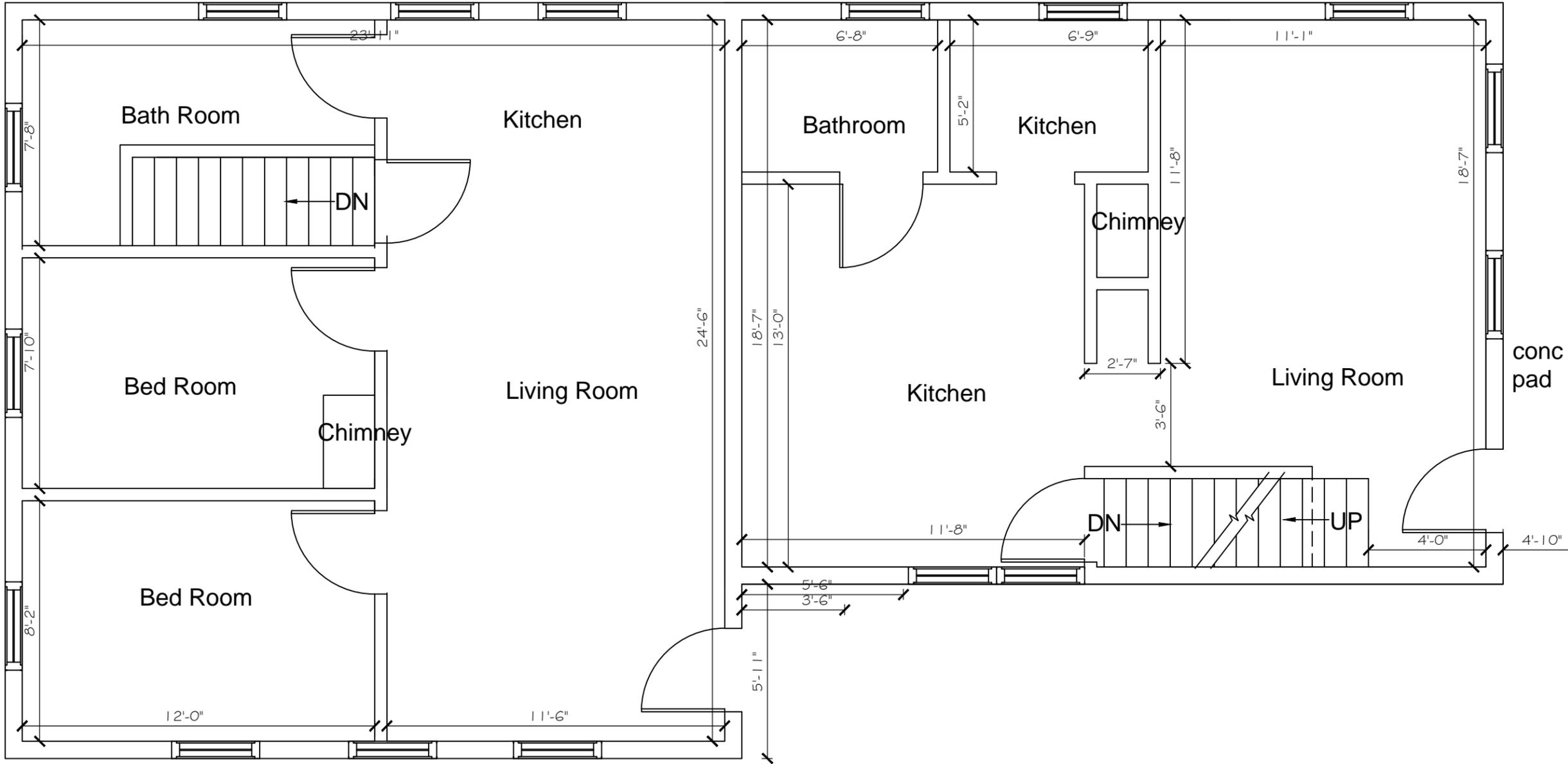
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Date:  
February 1, 2016

Scale:  
As Noted

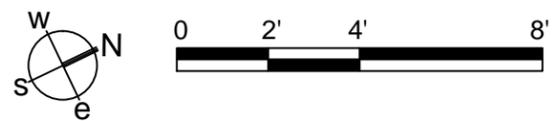
LEGEND:

7 Gould Ave



conc pad

SPECIAL-PERMIT SET



1st-FLOOR, Net (useable) SF: 960

ACVP Design

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Site Location:

7 Gould Ave  
Somerville, MA 02143

Client:

Alex Van Praagh

Contact:

Date:

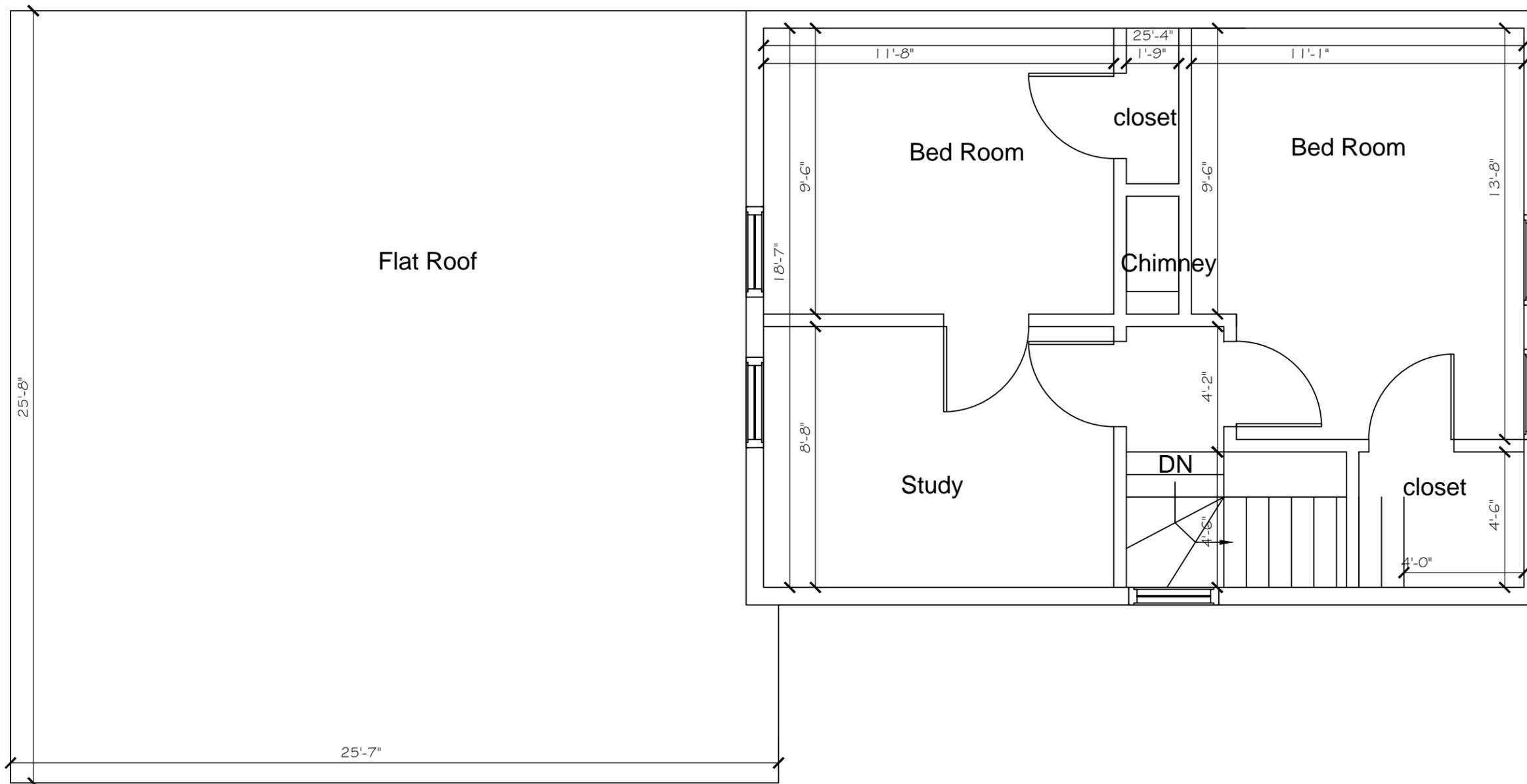
March 1, 2016

Scale:

As Noted

LEGEND:

7 Gould Ave



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**ACVP Design**

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Page Number:



2nd-FLOOR, Net (useable) SF: 378

PROJECT: 7 Gould Ave

DRAWING: Roof Plan: Existing

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

Page Number:

E1.3

Site Location:

7 Gould Ave  
Somerville, MA 02143

Client:

Alex Van Praagh

Contact:

Date:

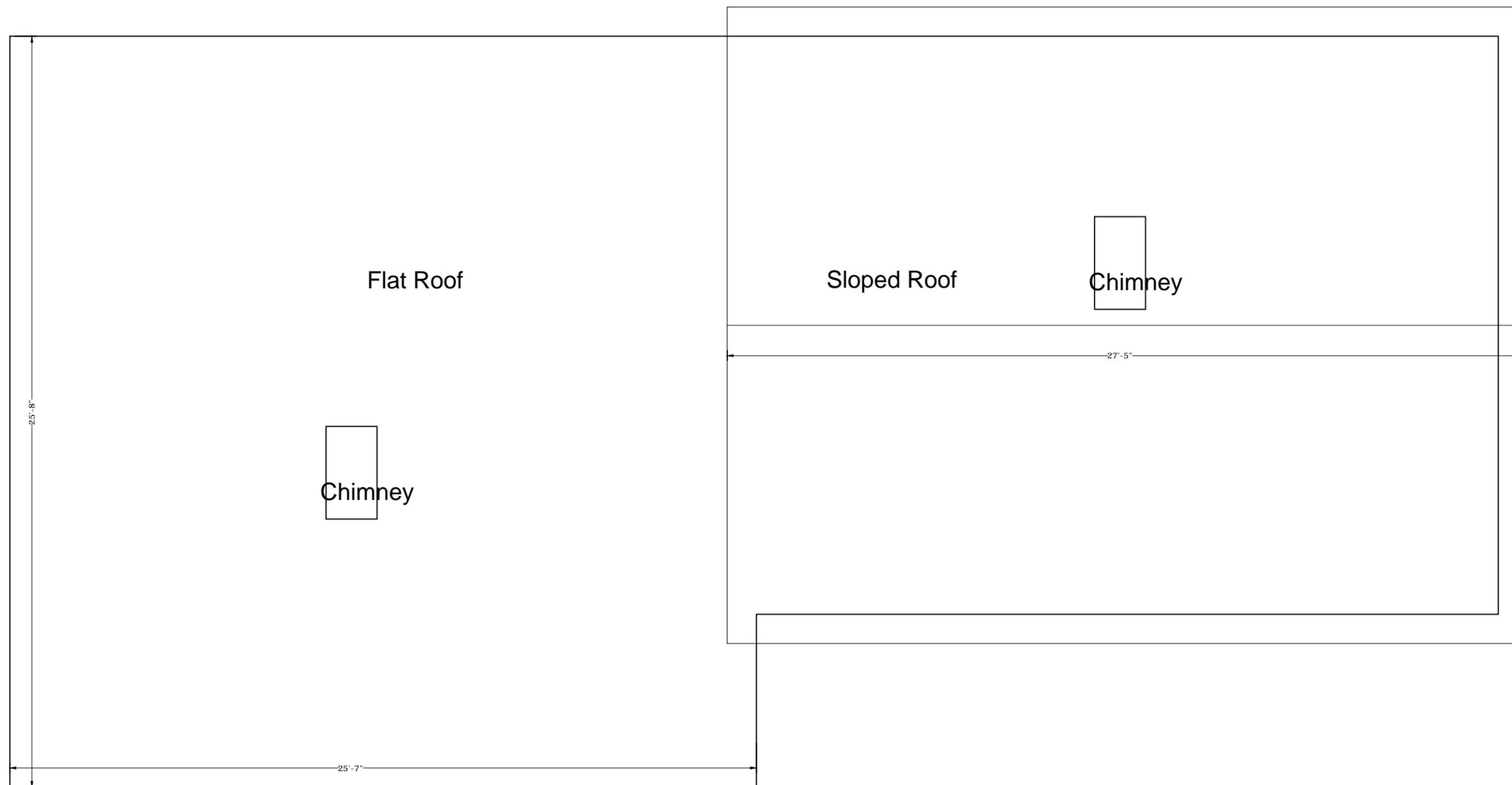
March 1, 2016

Scale:

As Noted

LEGEND:

7 Gould Ave



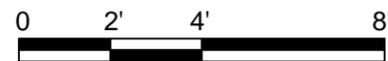
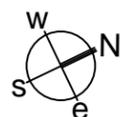
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Page Number:

E1.3



ROOF

PROJECT: 7 Gould Ave

DRAWING: Front (North) and Rear (South) Elevations: Existing

SCALE: 3/16" = 1'-0"

Page Number:

E2.1

Site Location:  
7 Gould Ave  
Somerville, MA 02143

Client:  
Alex Van Praagh

Contact:

Date:  
March 1, 2016

Scale:  
As Noted

LEGEND:

7 Gould Ave

SPECIAL-PERMIT SET

ACVP Design

MA Registered Architect # 50197  
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Page Number:

E2.1



0 2' 4' 8' NORTH ELEVATION

SOUTH ELEVATION

PROJECT: 7 Gould Ave

DRAWING: East Side Elevation: Existing

SCALE: 3/16" = 1'-0"

Page Number:

# E2.2

Site Location:  
7 Gould Ave  
Somerville, MA 02143

Client:  
Alex Van Praagh

Contact:

Date:  
March 1, 2016

Scale:  
As Noted

LEGEND:

7 Gould Ave

SPECIAL-PERMIT SET

**ACVP Design**

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Page Number:

# E2.2



0 2' 4' 8' EAST ELEVATION

PROJECT: 7 Gould Ave

DRAWING: West Side Elevation: Existing

SCALE: 3/16" = 1'-0"

Page Number:

E2.3

Site Location:  
7 Gould Ave  
Somerville, MA 02143

Client:  
Alex Van Praagh

Contact:

Date:  
March 1, 2016

Scale:  
As Noted

LEGEND:

7 Gould Ave

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Page Number:

E2.3

