



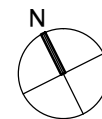
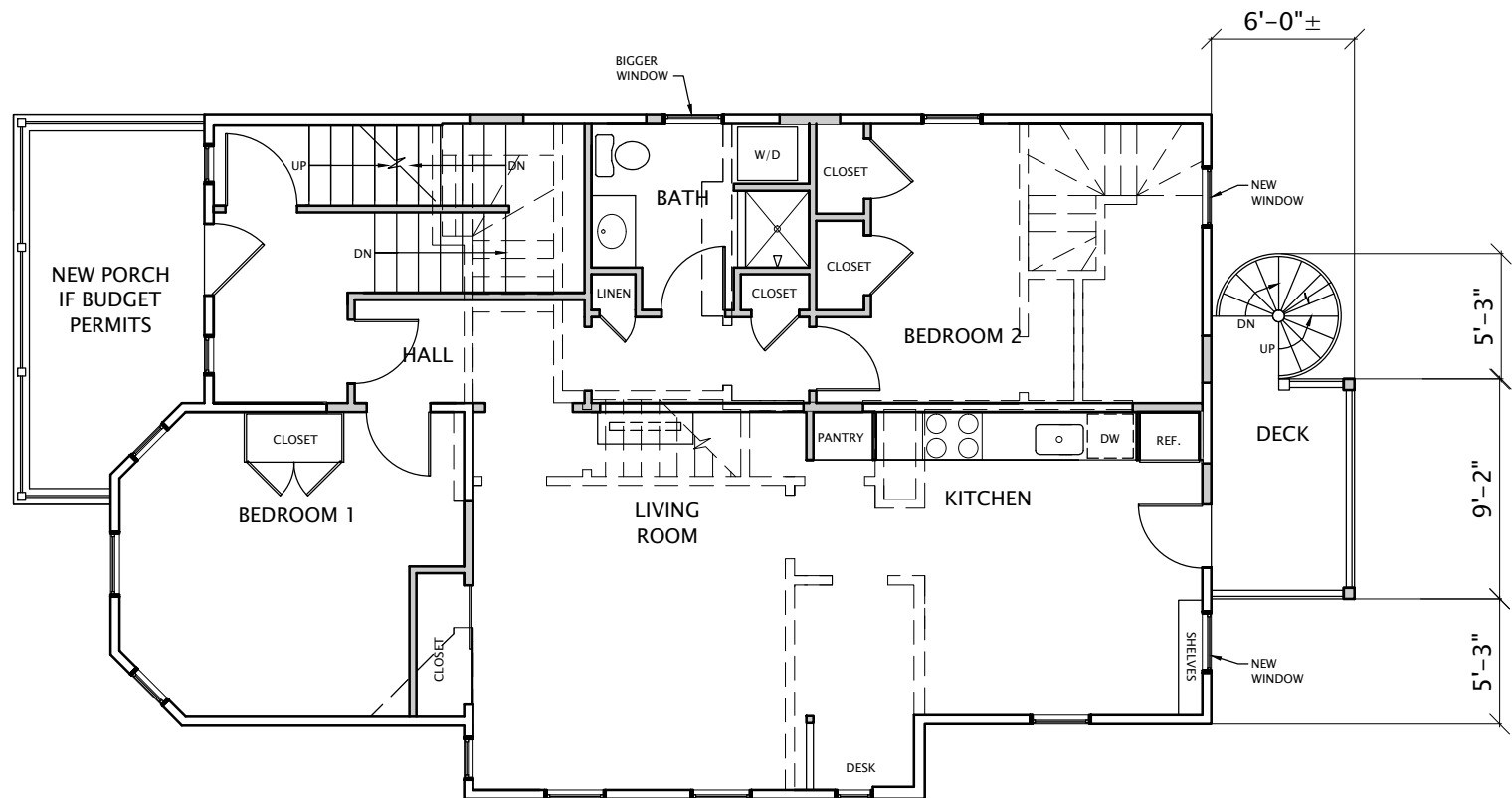




- | | |
|---|-----------------|
|  | EXISTING WALL |
|  | NEW WALL |
|  | DEMOLISHED WALL |
|  | HIDDEN LINE |

1 B



LEGEND

- EXISTING WALL
- NEW WALL
- DEMOLISHED WALL
- HIDDEN LINE

53 JOSEPHINE AVE

Somerville, MA 02144

2ND FLOOR – PROPOSED

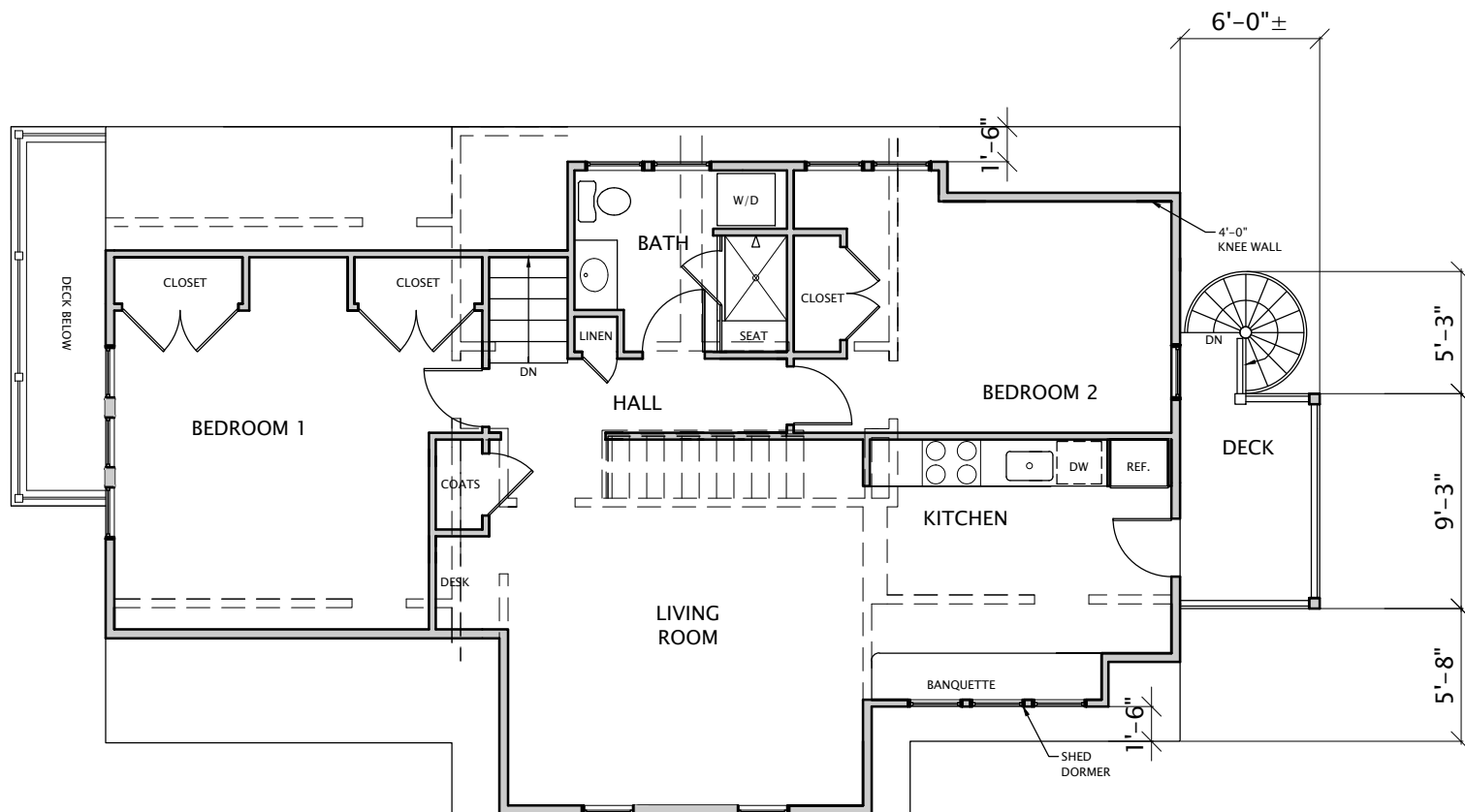
Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

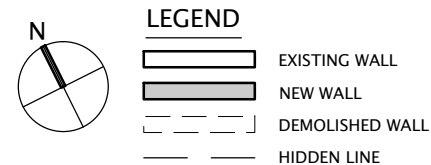
ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

2B



3RD FLOOR NET AREA: 1057 SF



53 JOSEPHINE AVE

Somerville, MA 02144

3RD FLOOR – PROPOSED

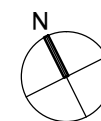
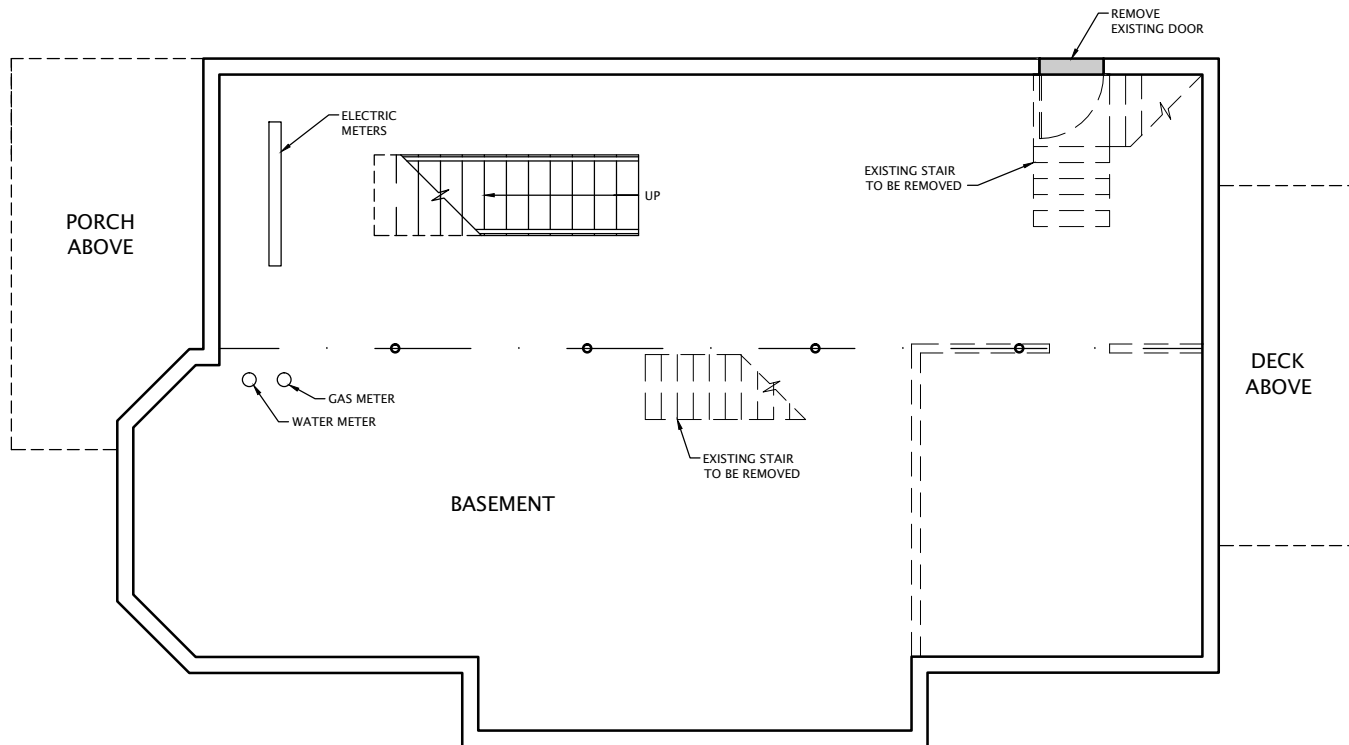
Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

3B



LEGEND

- EXISTING WALL
- NEW WALL
- DEMOLISHED WALL
- HIDDEN LINE

53 JOSEPHINE AVE

Somerville, MA 02144

BASEMENT – PROPOSED

Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

4B



53 JOSEPHINE AVE

Somerville, MA 02144

WEST ELEVATION – PROPOSED

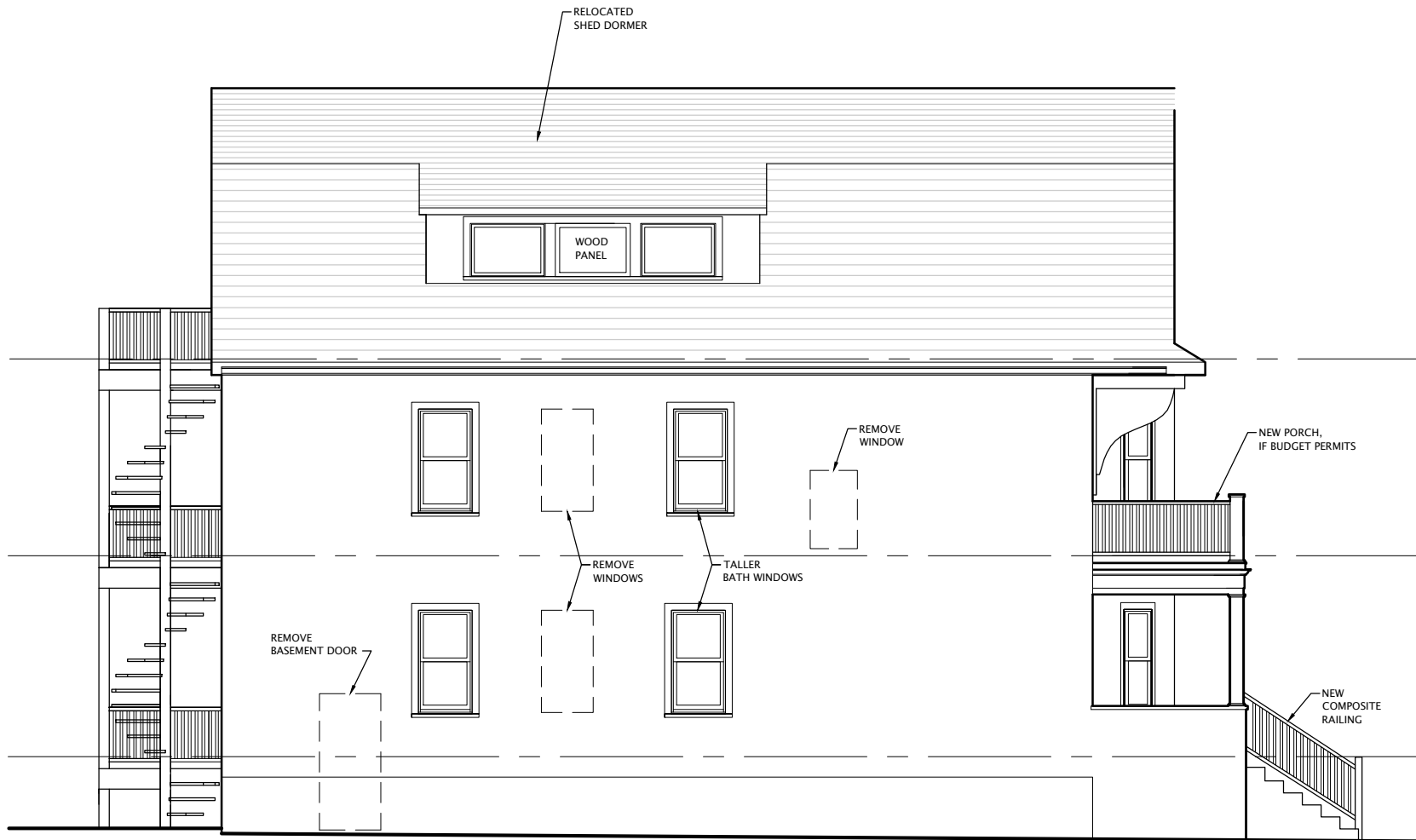
Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

5B



53 JOSEPHINE AVE

Somerville, MA 02144

NORTH ELEVATION – PROPOSED

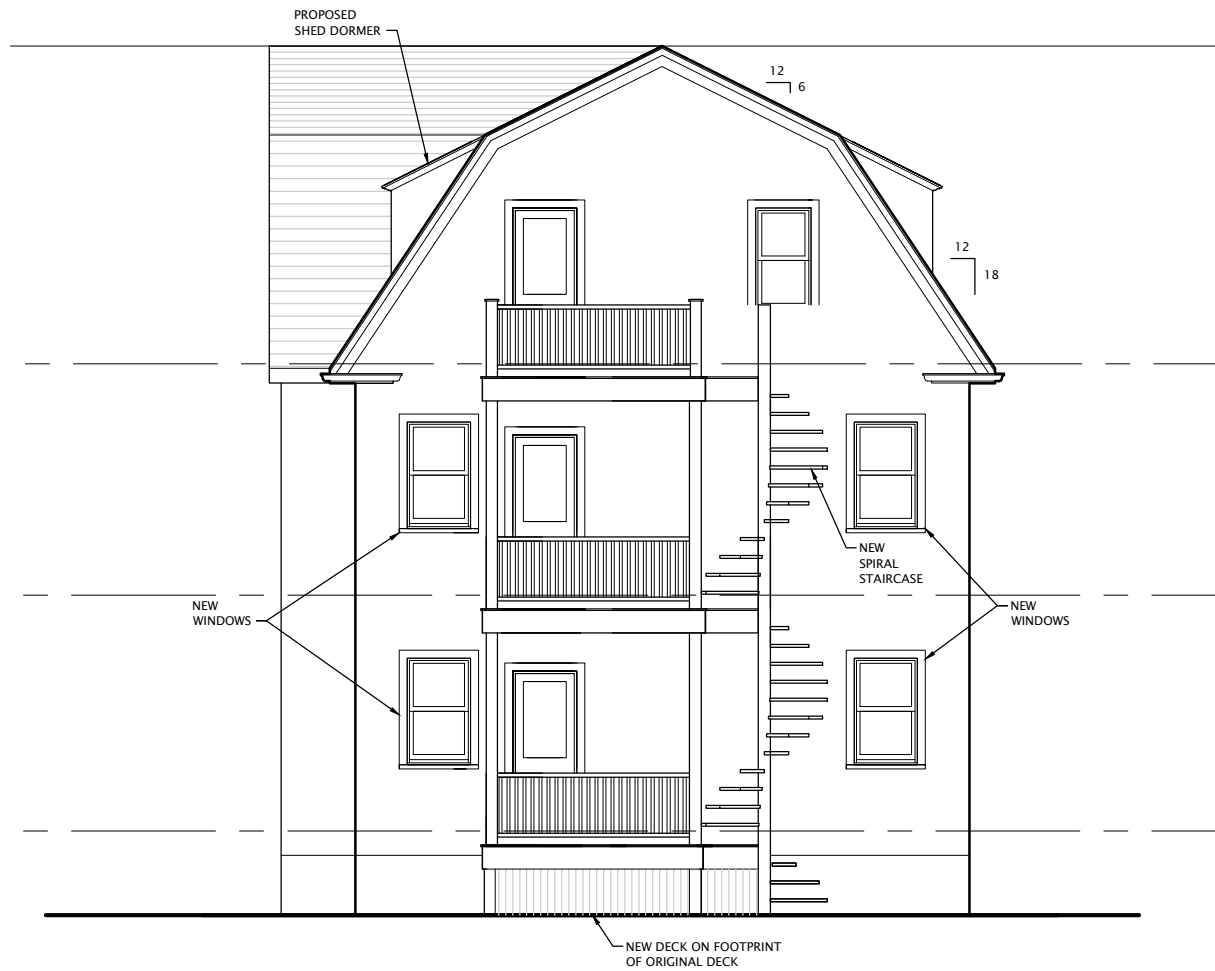
Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

6B



53 JOSEPHINE AVE

Somerville, MA 02144

EAST ELEVATION – PROPOSED

Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

7B



53 JOSEPHINE AVE

Somerville, MA 02144

SOUTH ELEVATION – PROPOSED

Scale: $\frac{1}{8}" = 1'-0"$

February 26, 2015

ROYER ARCHITECTS

100 Garden Street, Cambridge, MA

8B