

KEY:

- NEW STUD WALL
- ONE HOUR RATED WALL
- EXISTING STUD WALL
- (99) SMOKE DETECTOR
- (20) CARBON MONOXIDE DETECTOR

NOTES:

F.A.R. (FLOOR AREA RATIO) REQUIREMENTS:
LOT SIZE IS 3,520 SQ. FT.
F.A.R. REQUIREMENT IS .75
3,520 x .75 = 2,640 SQ. FT.
TOTAL LIVABLE SPACE NOT TO BE
EXCEEDED IS 2,640 SQ. FT.
1ST FLOOR TOTAL LIVABLE AREA: 594
2ND FLOOR TOTAL LIVABLE AREA: 645
3RD FLOOR TOTAL LIVABLE AREA: 619
TOTAL LIVABLE AREA: 1858

REVISIONS:

PROPOSED
RENOVATIONS

TO

73 HIGHLAND ROAD
SOMERVILLE, MASS.

PREPARED

FOR

CHRIS & DEDE
MacDONALD

BY

M. S. MCCARTHY

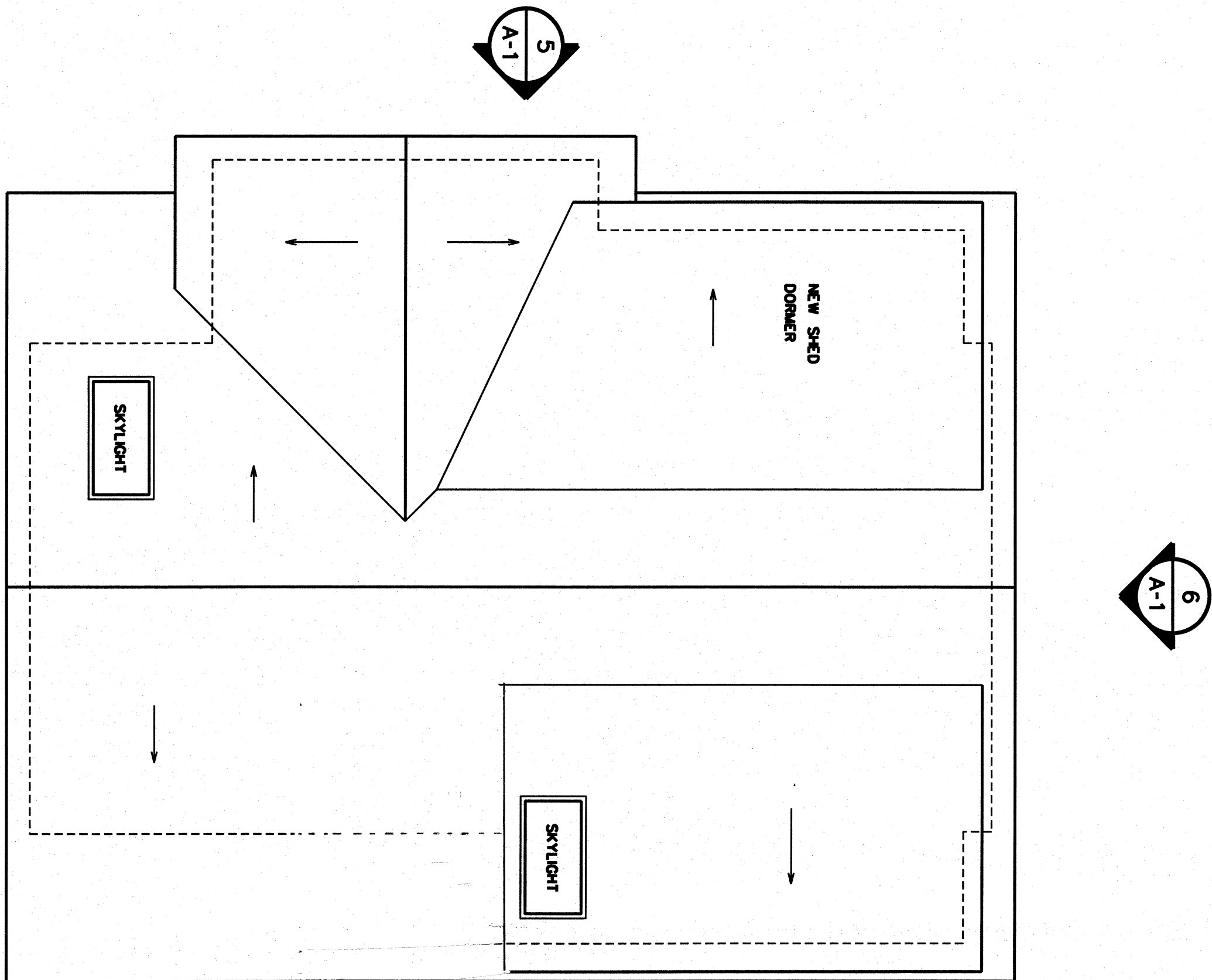
4 NOVEMBER 2009

DRAWING:

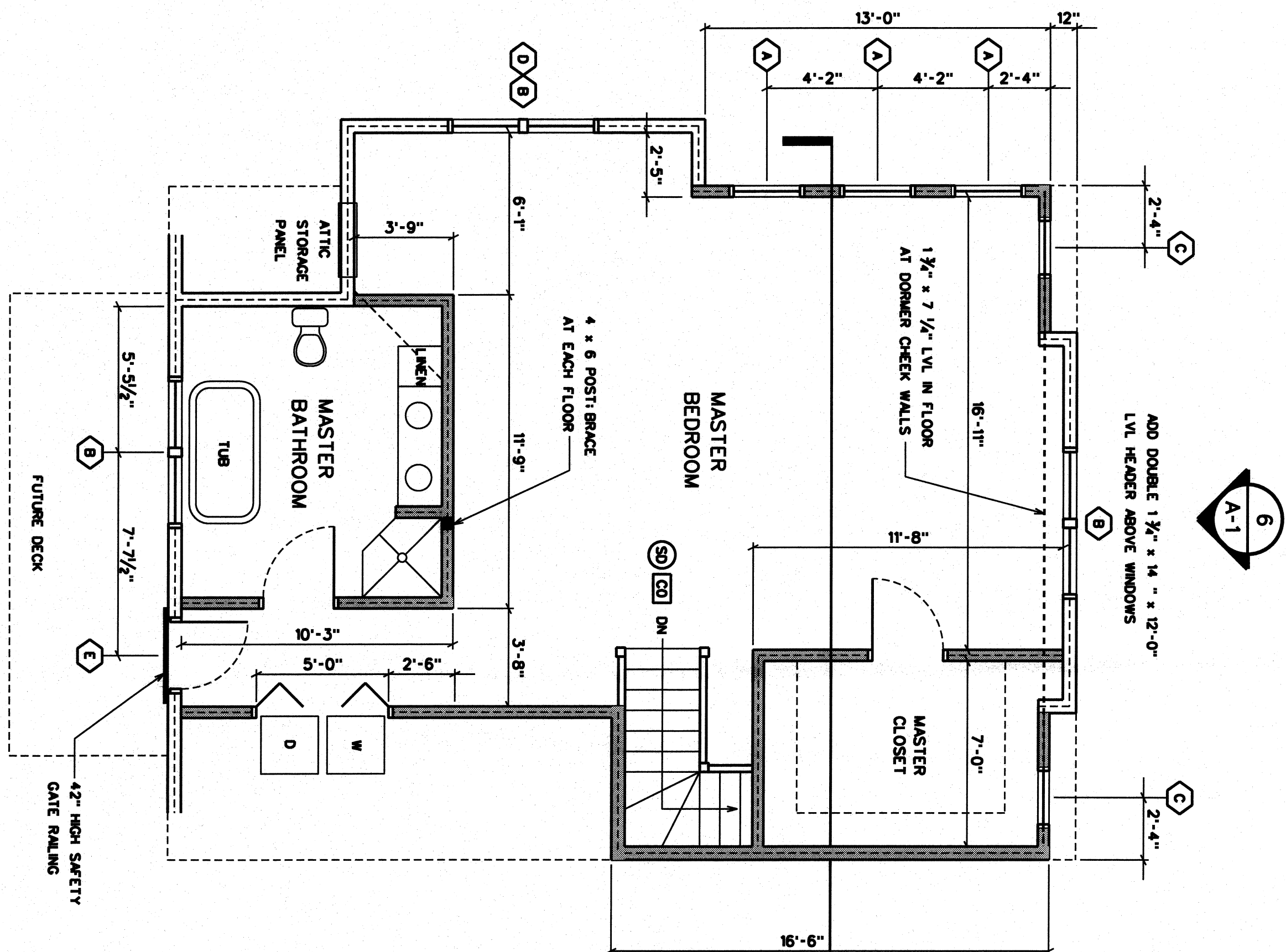
CONCEPT
PLANS
and
ELEVATIONS

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

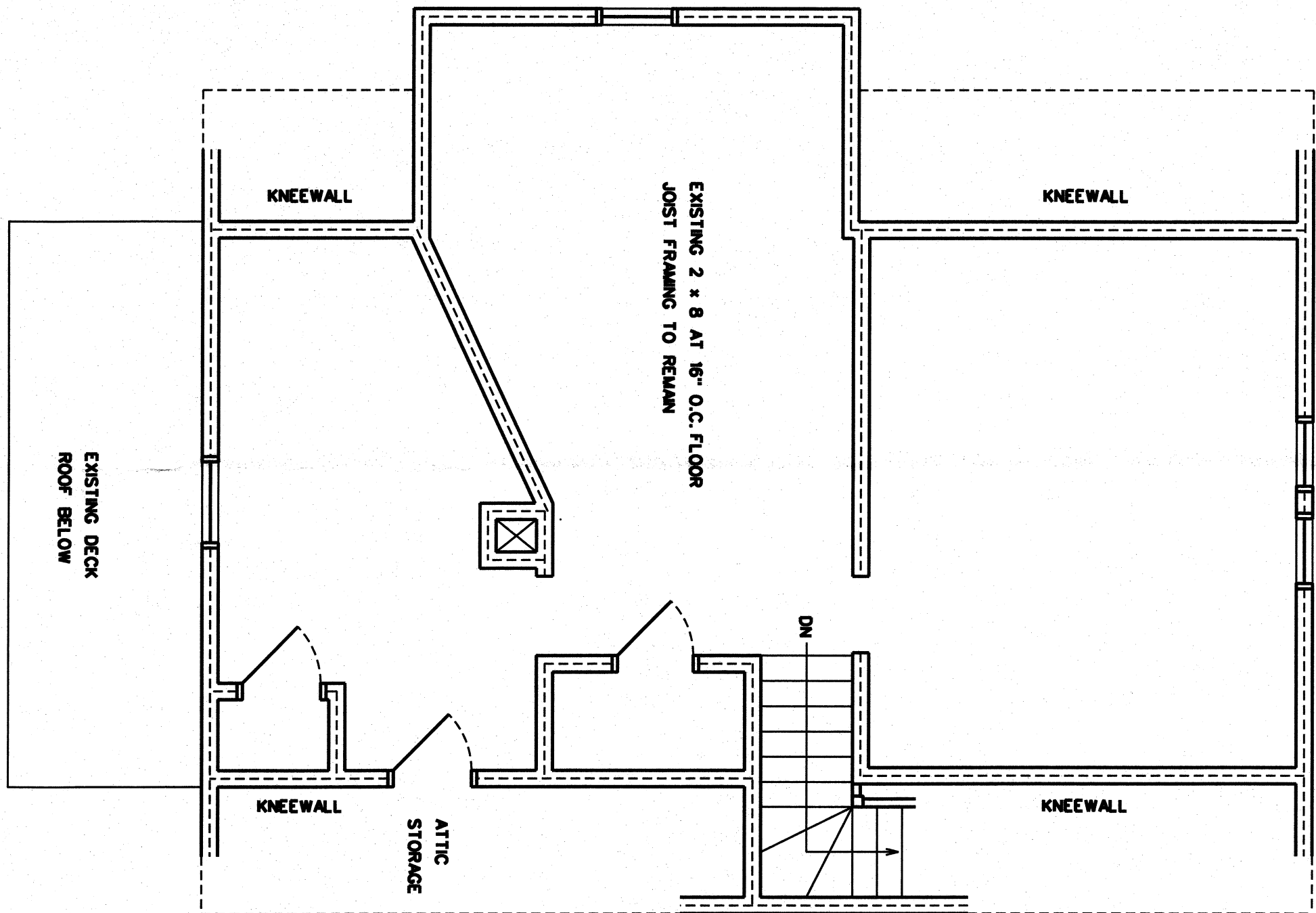
A - 1



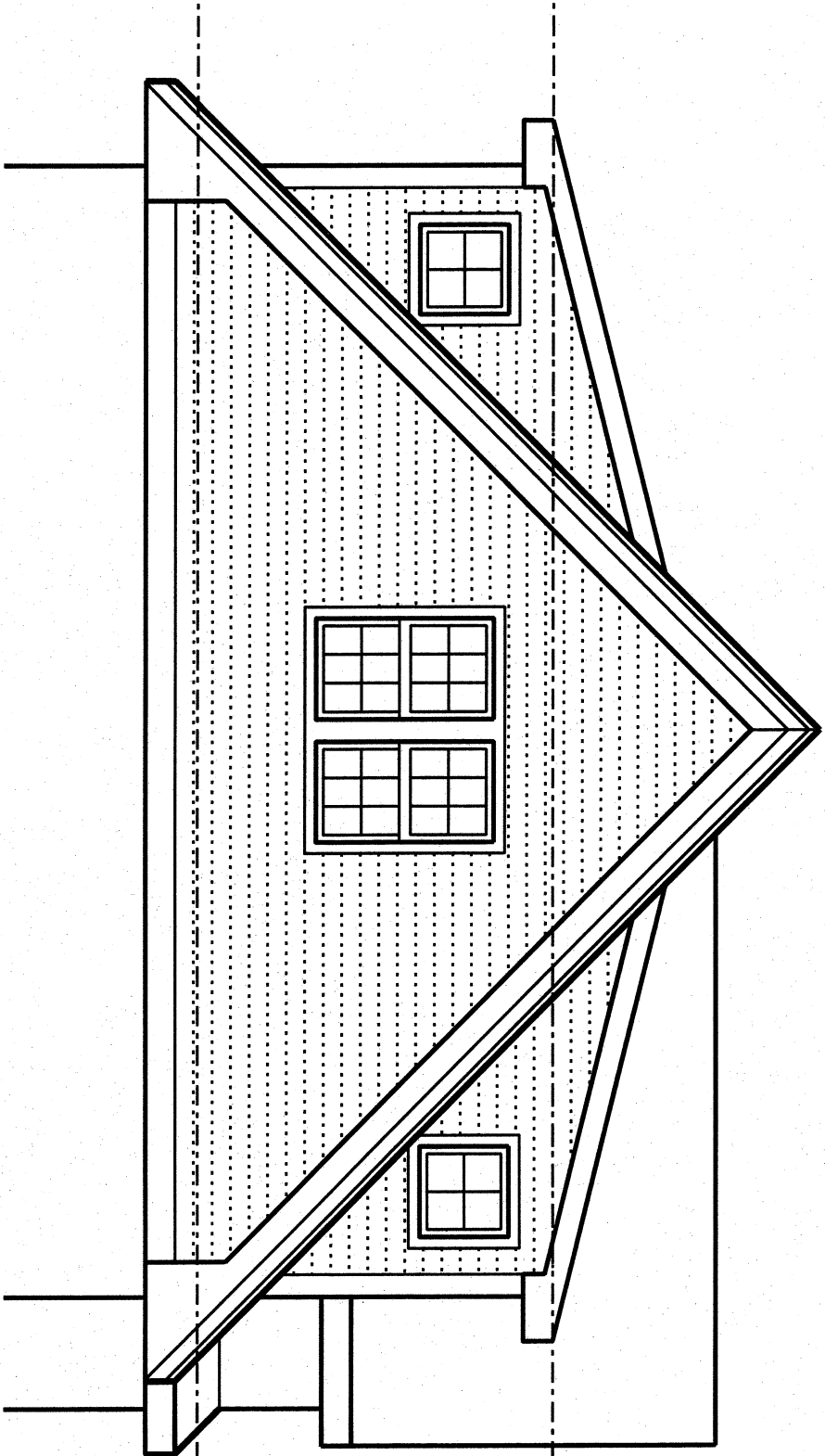
3 PROPOSED ROOF PLAN



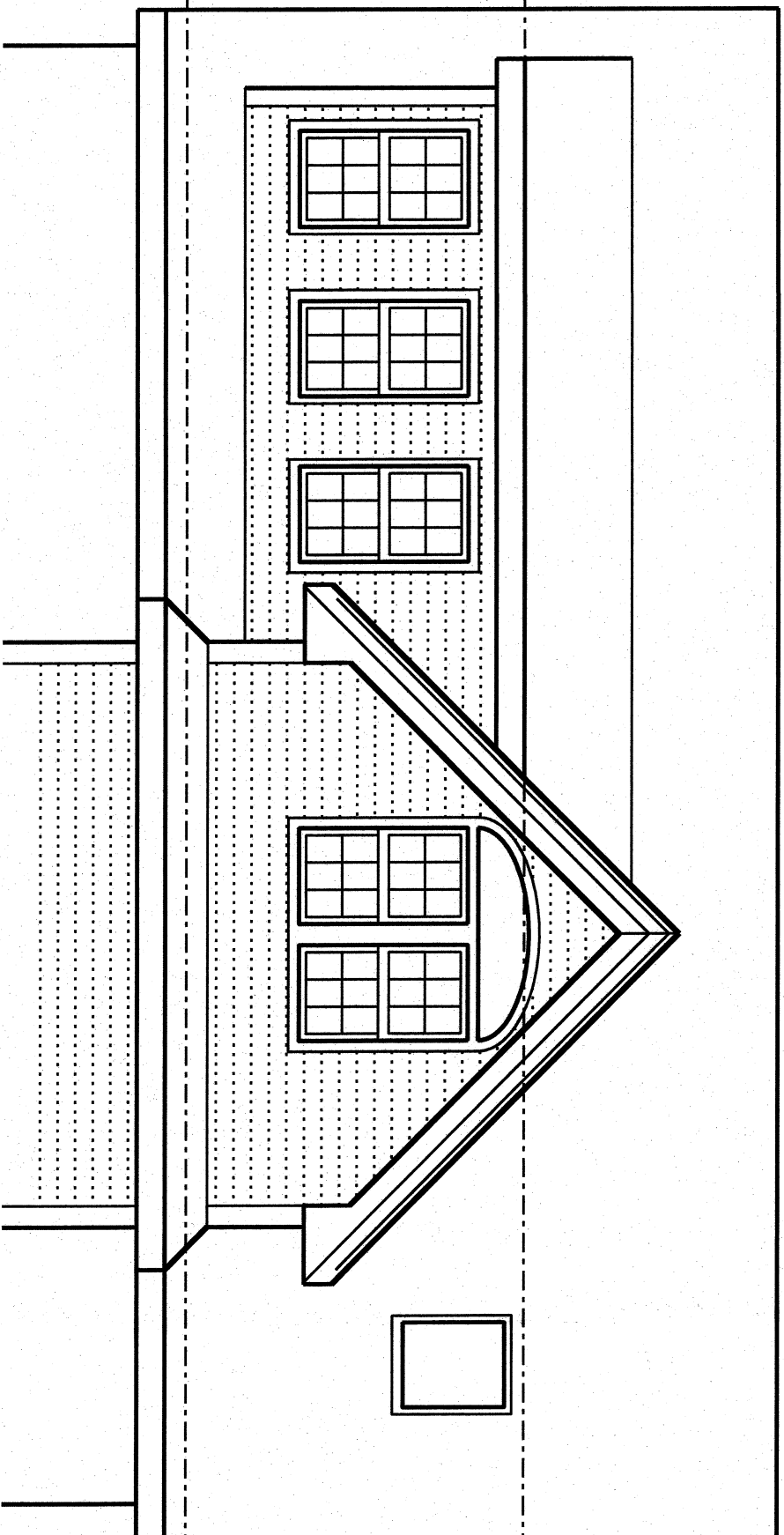
2 PROPOSED THIRD FLOOR PLAN
LIVABLE AREA: 689 SQ. FT.



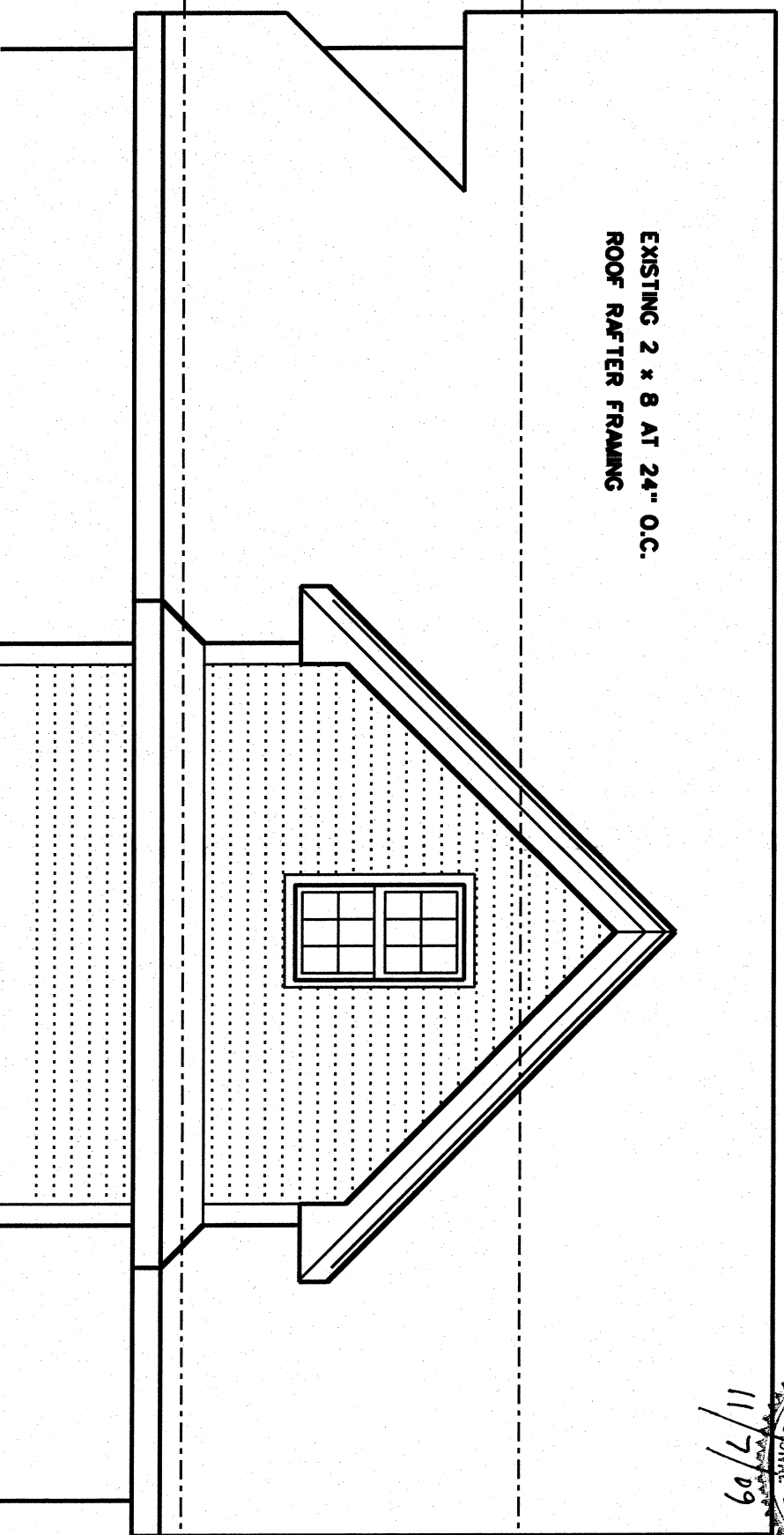
1 EXISTING CONDITIONS THIRD FLOOR PLAN
LIVABLE AREA: 590 SQ. FT.



6 PROPOSED FRONT ELEVATION



5 PROPOSED SIDE ELEVATION



4 EXISTING SIDE ELEVATION

RECEIVED
SPECIAL
PLANNING DEPT.

KEY: 2009-03-22 PM 1:52

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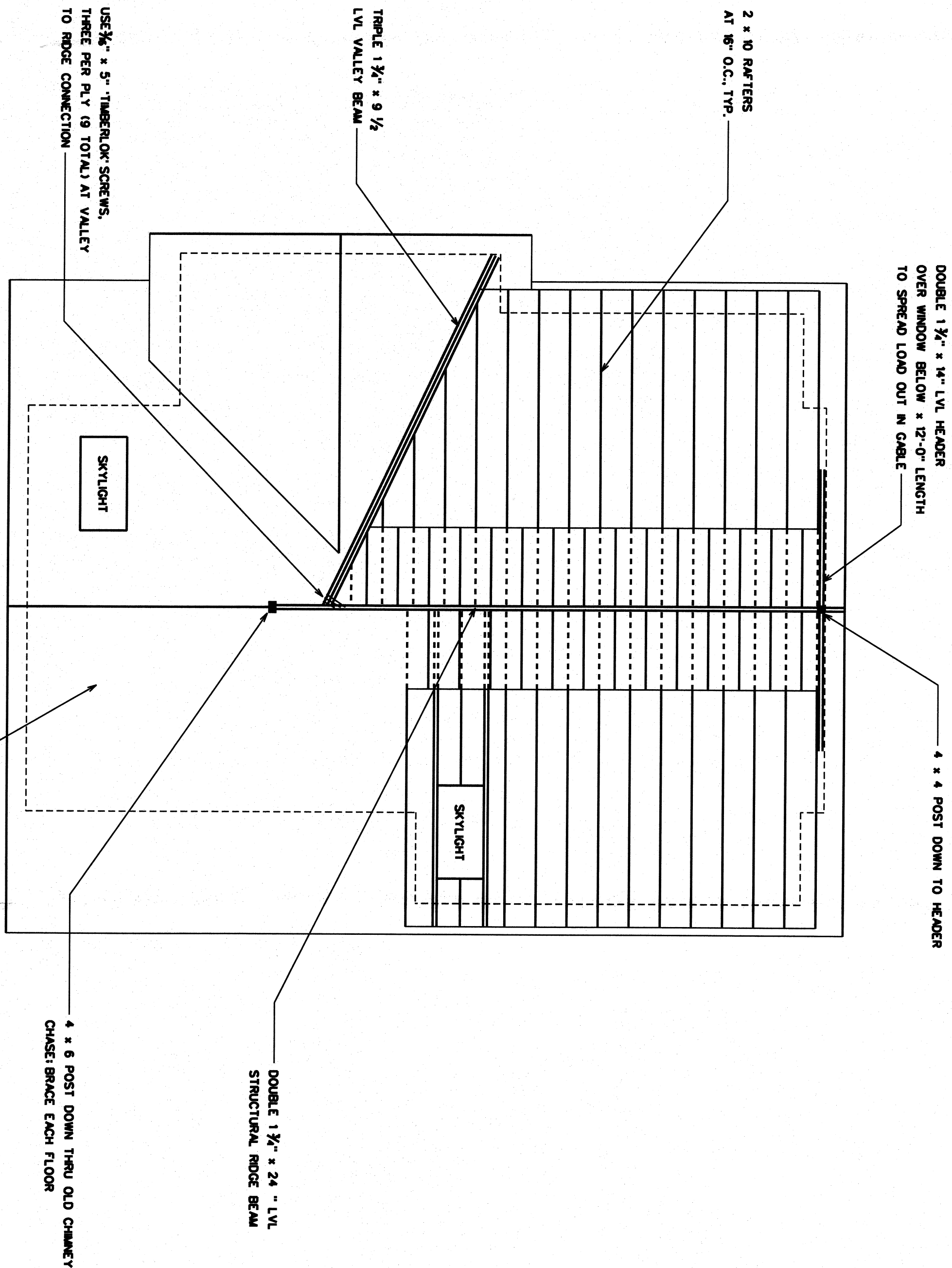
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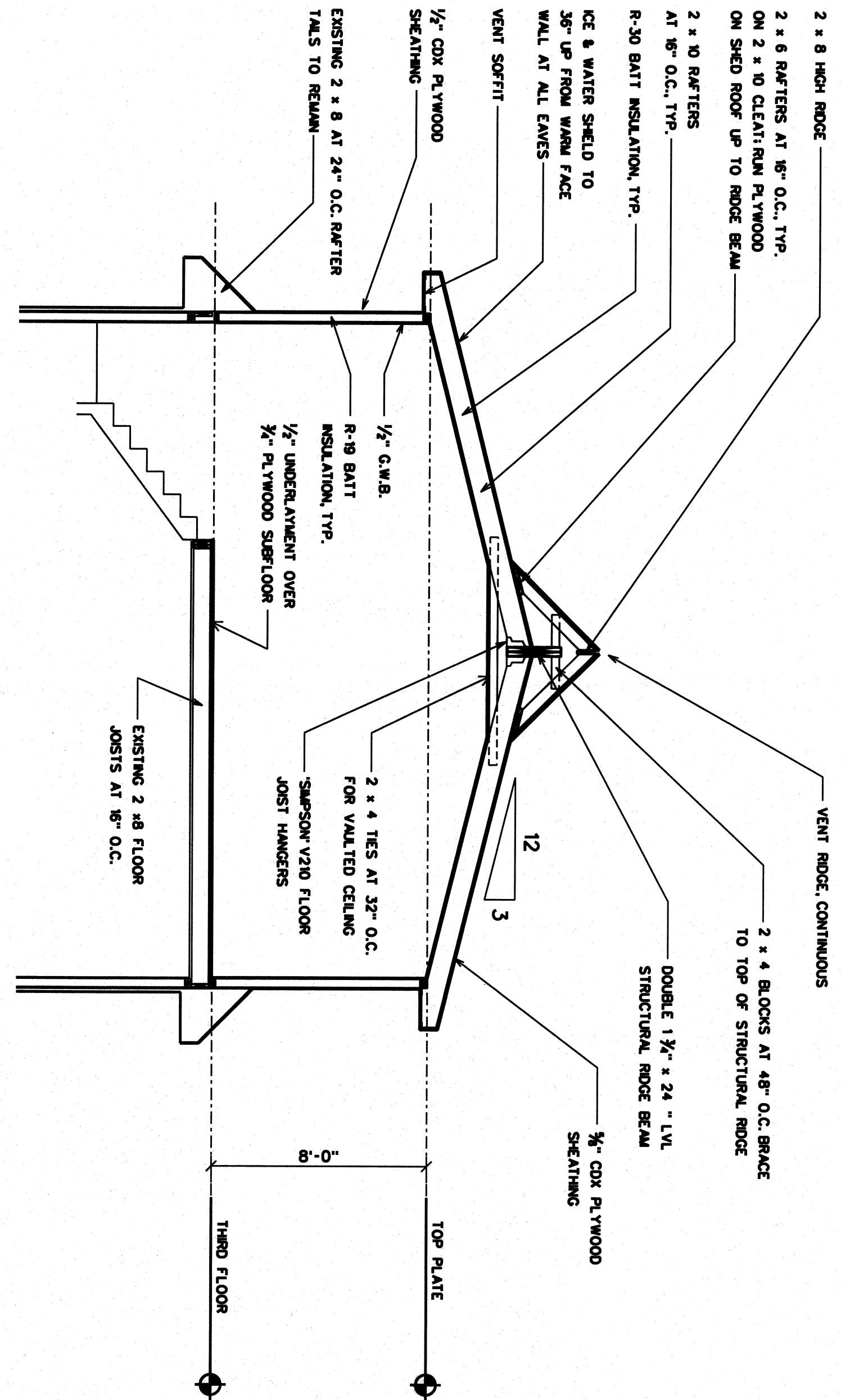
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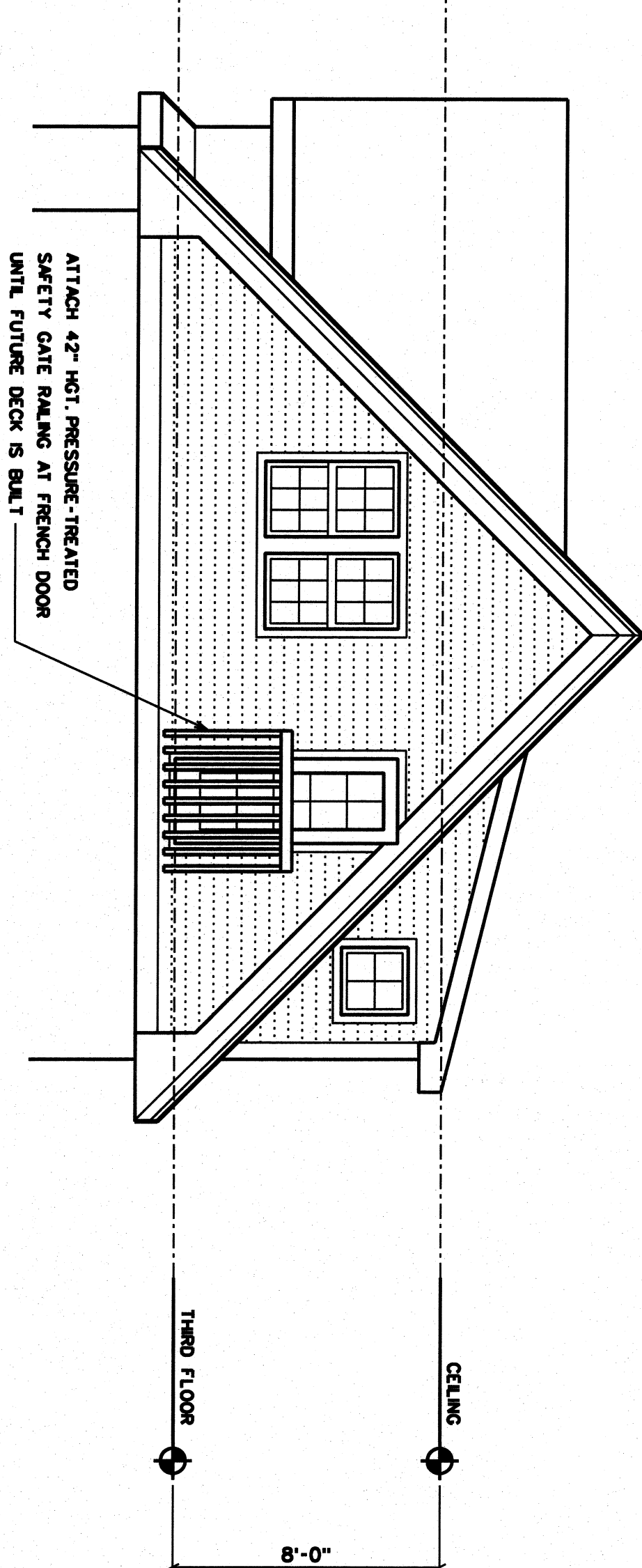
A - 2



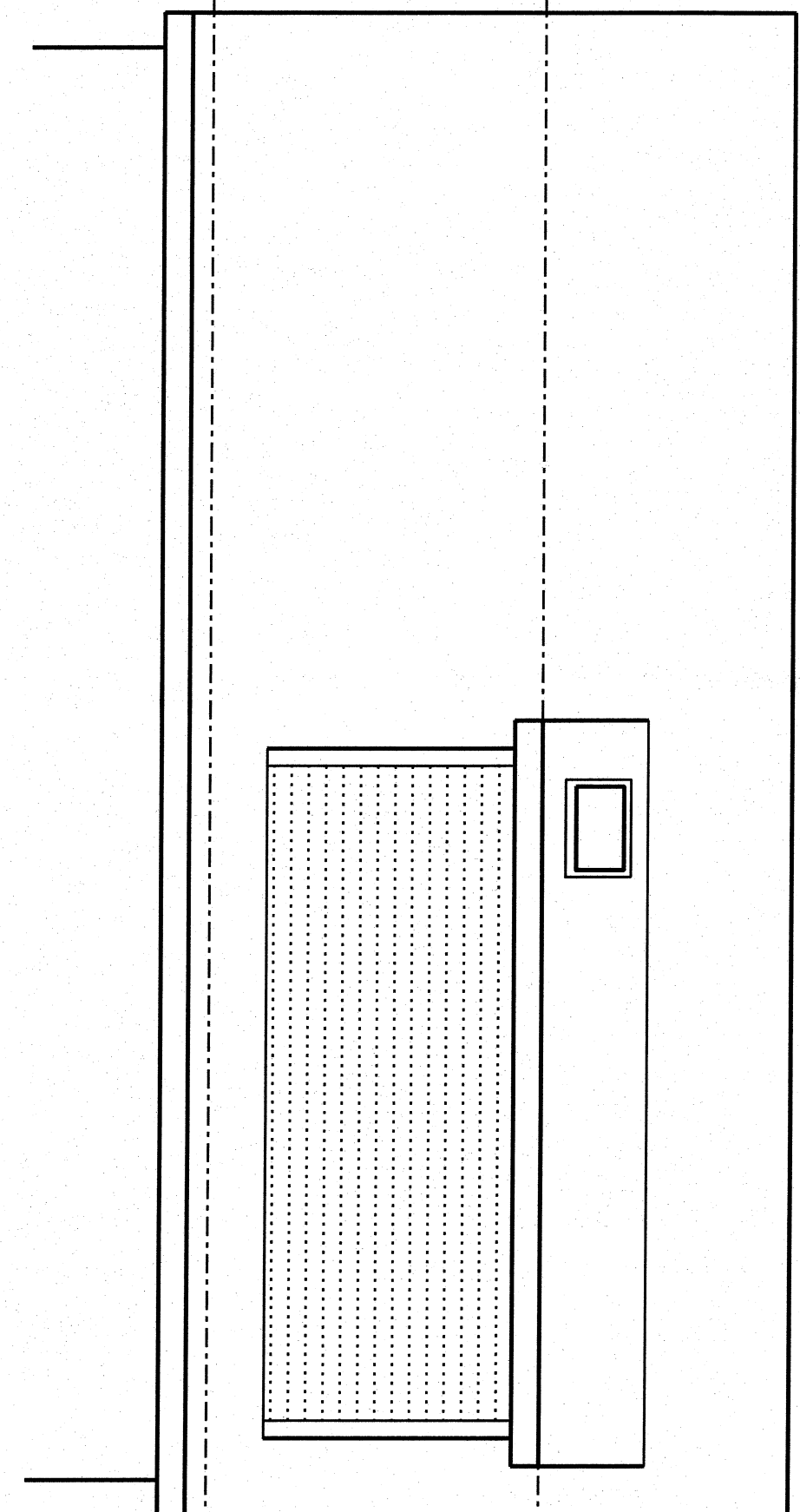
1 PROPOSED ROOF FRAMING PLAN



2 PROPOSED ROOF SECTION



4 PROPOSED REAR ELEVATION



3 PROPOSED STAIR SIDE ELEVATION

WINDOW SCHEDULE		
TAG	UNIT SIZE (W x H)	WINDOW TYPE
A	2'-3" x 4'-3"	DOUBLE HUNG
B	2'-3" x 4'-3"	DOUBLE HUNG, WALLED UNIT
C	2'-0" x 2'-0"	FRENCH PANE
D	CUSTOM OWNER SPEC.	FRENCH PANE, ELIPSE
E	2'-6" x 6'-8"	FRENCH DOORS
F	2'-0" x 4'-0"	AWNING SKYLIGHT

- ALL WINDOWS "HARVEY" OR FACTORY EQUIVALENT QUAL PANE LOW E GLASS
- WINDOWS LOCATED ON PLANS BY CENTER-LINE DIMENSIONS

