

RESIDENTIAL RENOVATION

NEW STUDIO APARTMENT 160 HIGHLAND AVE, SOMERVILLE, MA 02143

SCOPE OF WORK:

THE WORK IN THIS PROJECT CONSISTS OF ADDING A NEW STUDIO APARTMENT TO AN EXISTING MULTI FAMILY HOUSE.

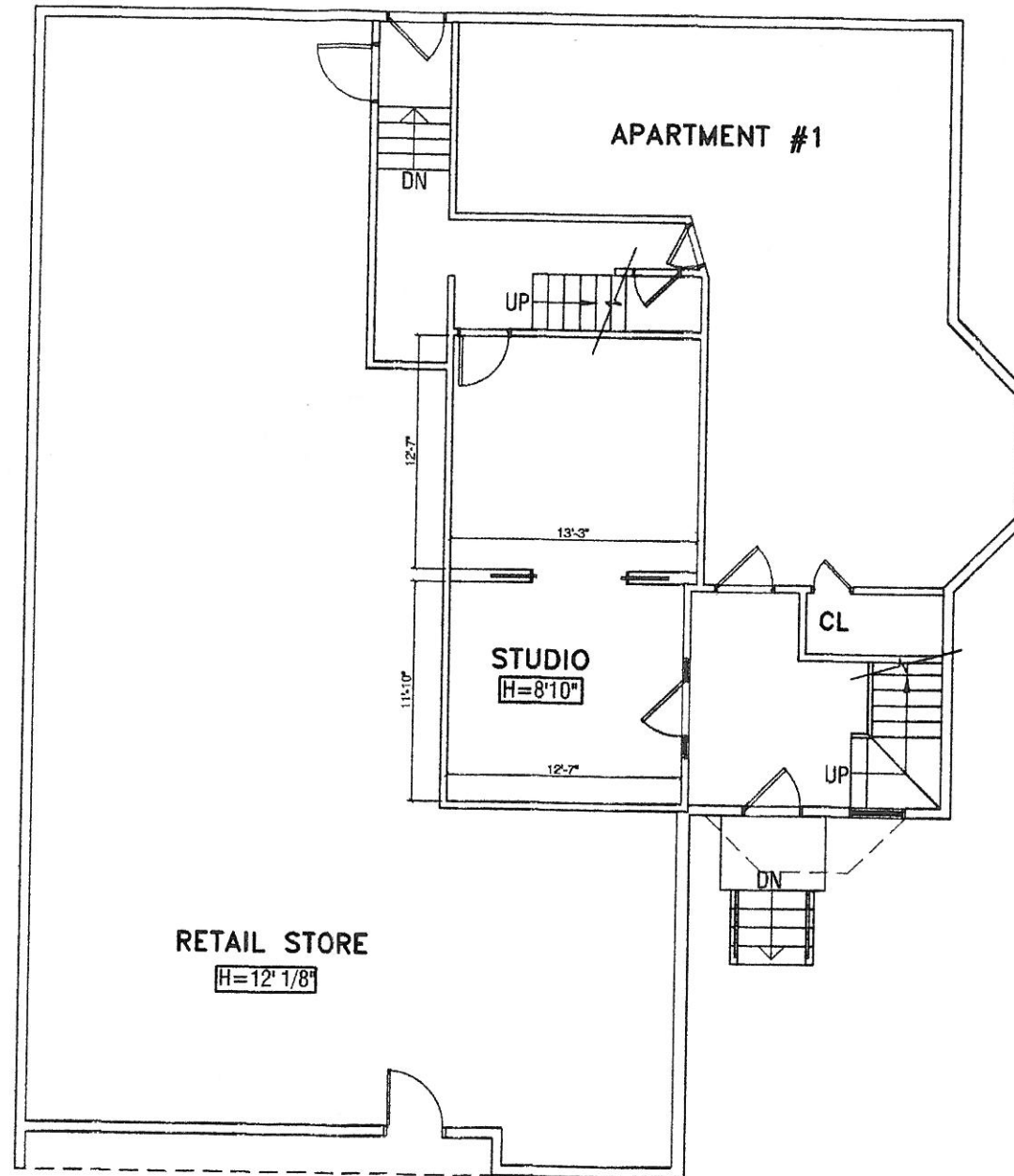
ALL WORK WILL BE DONE IN ACCORDANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS BUILDING CODE AND THE 2009 INTERNATIONAL BUILDING CODE.

BUILDING TYPE: 5B

BUILDING USE: GROUND FLOOR B-BUSINESS WITH R-2 RESIDENTIAL,
2ND & 3RD FLOORS: R2 RESIDENTIAL

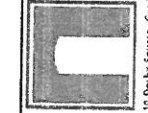
4 EXISTING UNITS TOTAL PLUS ONE STUDIO UNIT TO BE ADDED.

TOTAL AREA = 4,979 SQ.FT. NOT TO CHANGE



1 EXISTING FLOOR PLAN
1/8" = 1'-0"

Derby
Square
Architects

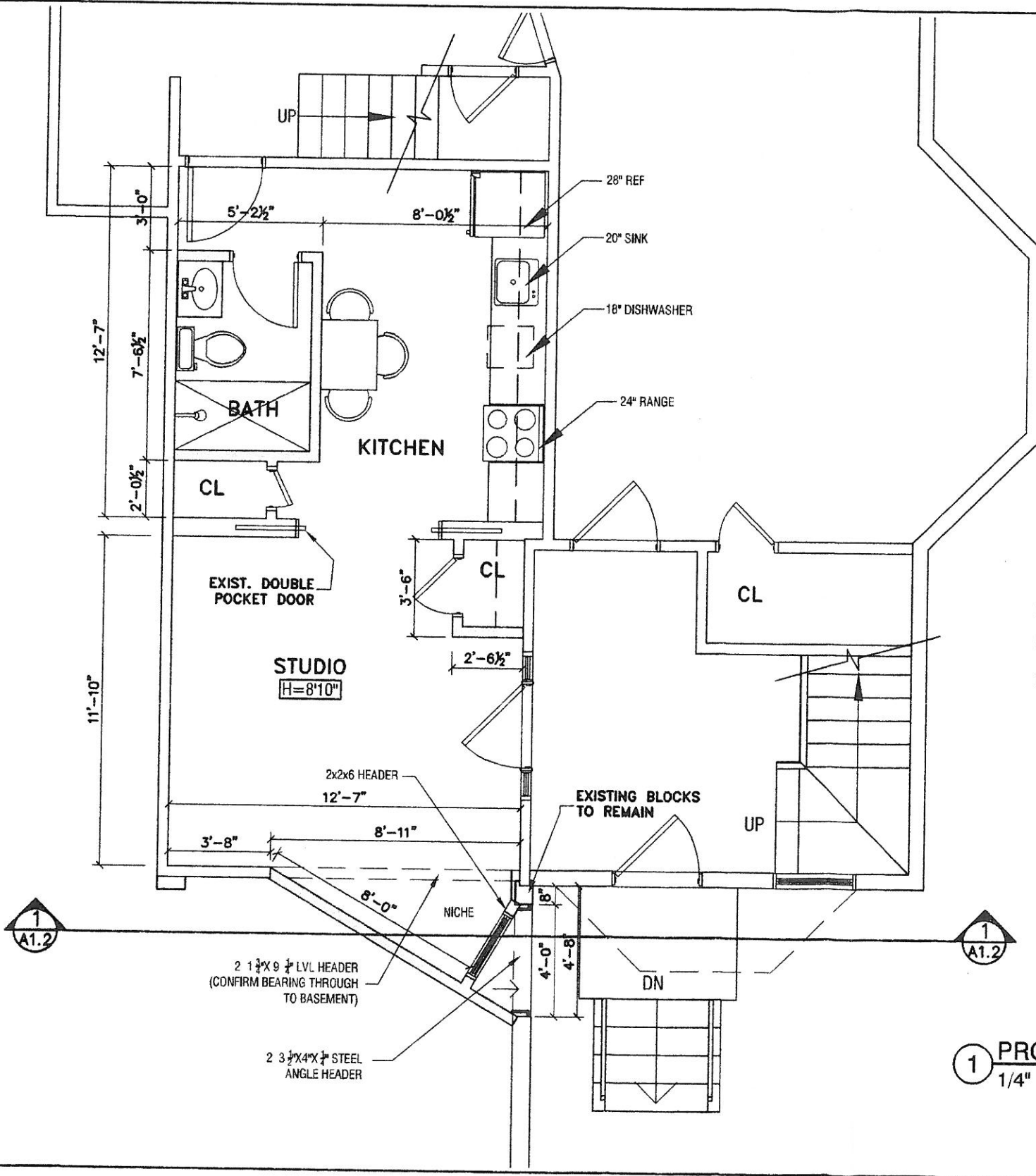


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PLAN
PROJECT NUMBER: 17056 MURR
DATE: 12/12/17
SCALE: AS NOTED

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160 HIGHLAND AVE
SOMERVILLE, MA 02143

DWG NO.
A1.0



LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW STUD WALL

DIMENSIONING NOTES
 1. INTERIOR DIMENSIONS ARE TO FACE OF STUD AT NEW WALLS, AND FACE OF FINISH AT EXIST. WALLS UNLESS OTHERWISE NOTED.
 2. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR STUD, CENTERLINE OF OPENING, OR TO ROUGH OPENING, UNLESS OTHERWISE NOTED.

1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

Derby Square Architects



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A1.1

RETAIL STORE

H=12' 1/8"

STUDIO

H=8'10"

EXIST. DOUBLE POCKET DOOR

BATH

KITCHEN

EXISTING BLOCKS TO REMAIN

2 1 3/4" x 9 3/4" LVL HEADER
 (CONFIRM BEARING THROUGH TO BASEMENT)

2 3 3/4" x 4 3/4" STEEL ANGLE HEADER

NICHE

DN

UP

CL

CL

CL

24" RANGE

18" DISHWASHER

20" SINK

28" REF

UP

1
A1.2

1
A1.2



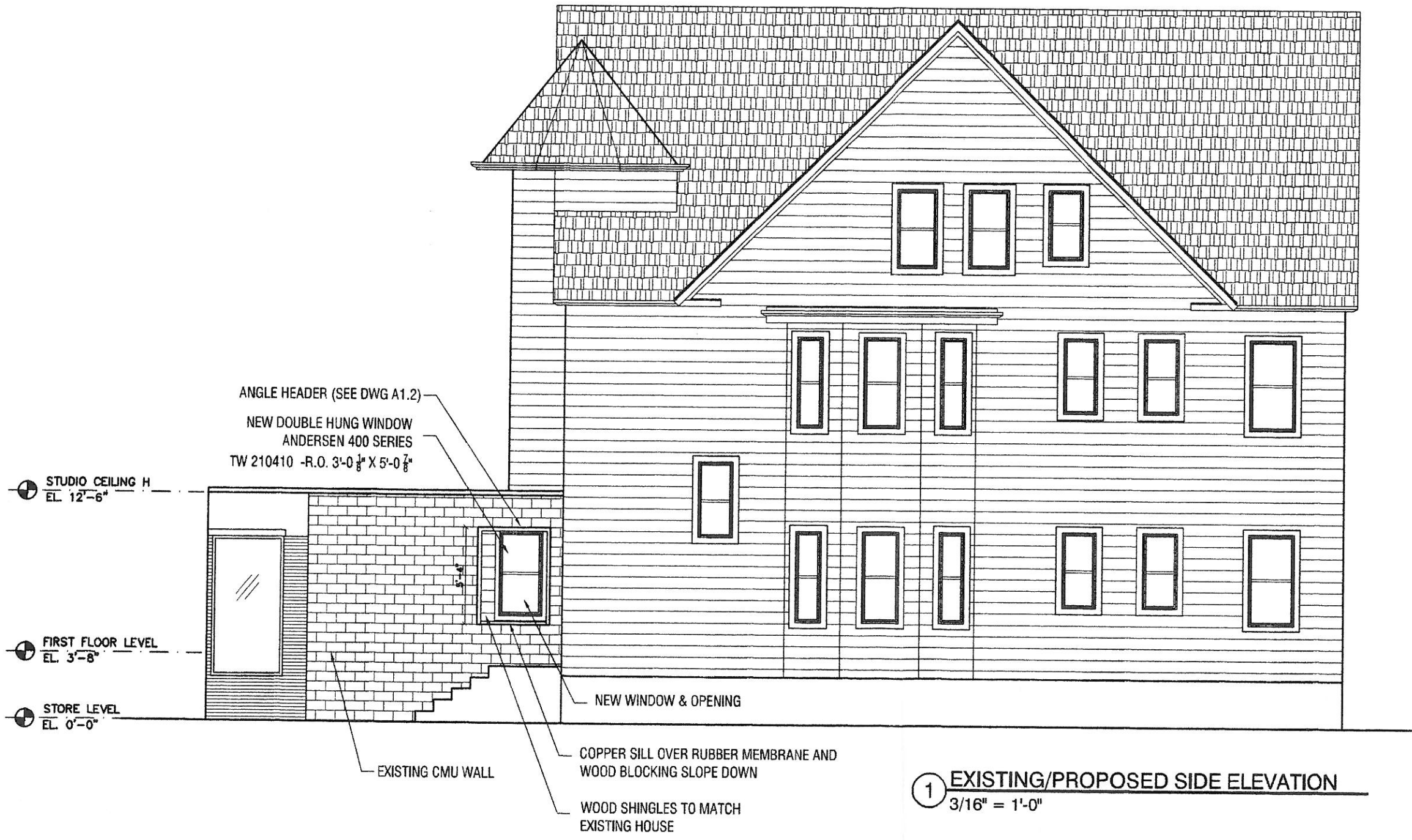
1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



ELEVATION
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A2.0



1 EXISTING/PROPOSED SIDE ELEVATION
3/16" = 1'-0"



Derby Square Architects
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DWG NO.
A2.1

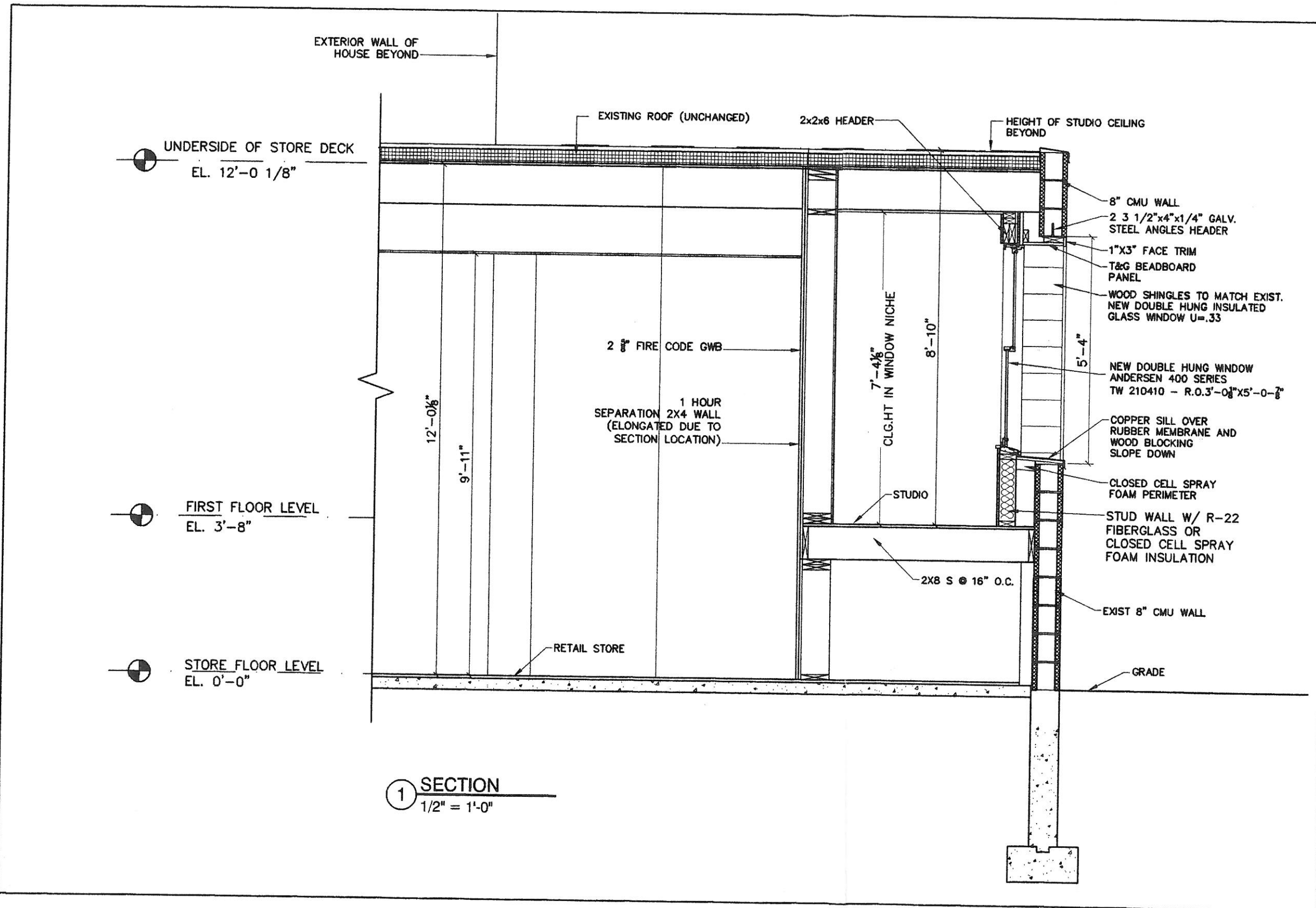


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SECTION
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DWG NO.
A1.2



1 SECTION
 1/2" = 1'-0"