

UNIT #2 RENOVATION CONSTRUCTION

18 BROOK STREET

SOMERVILLE, MA.

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LEGEND

- SD

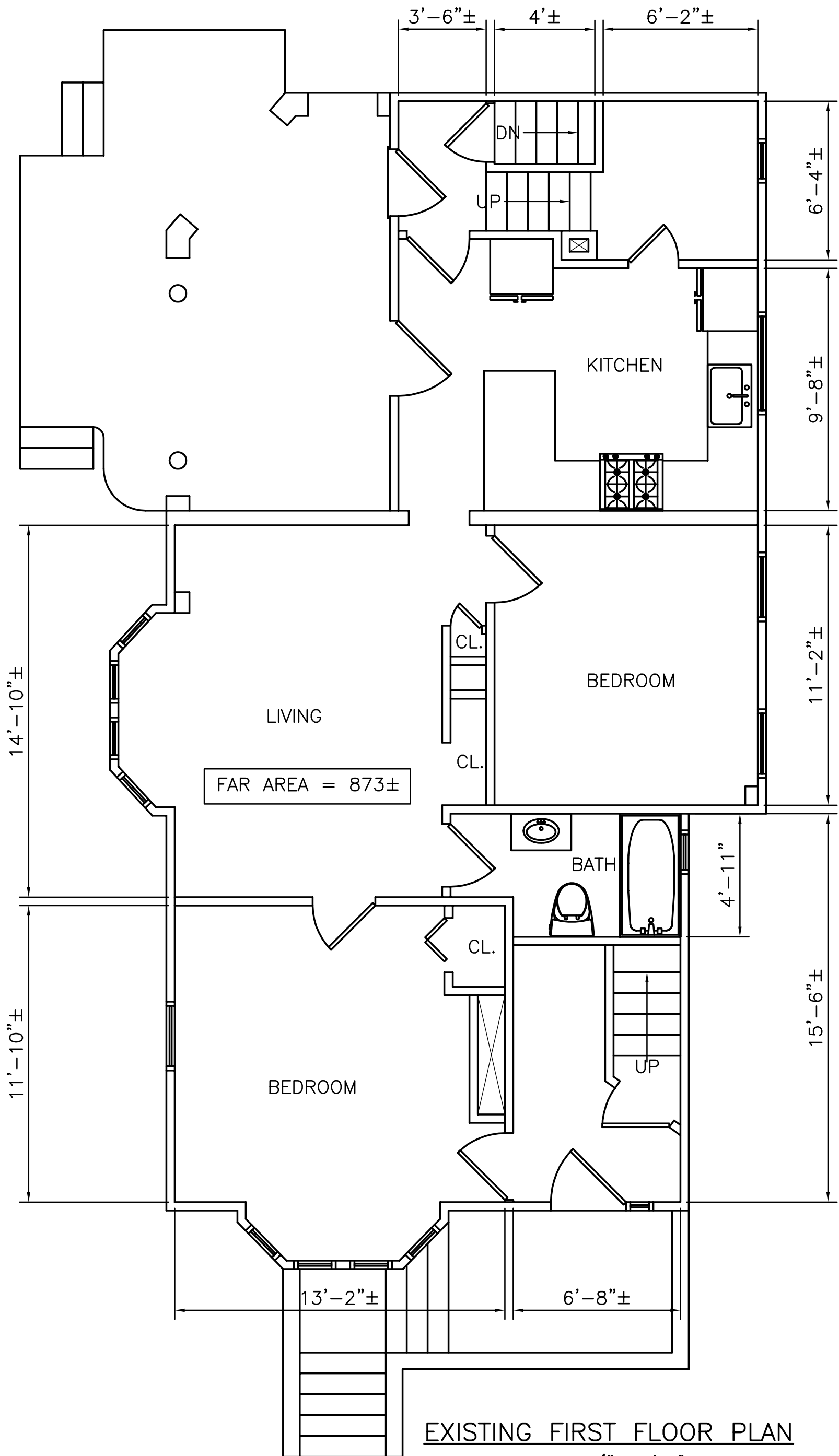
HARD WIRE SMOKE DETECTOR
- CO

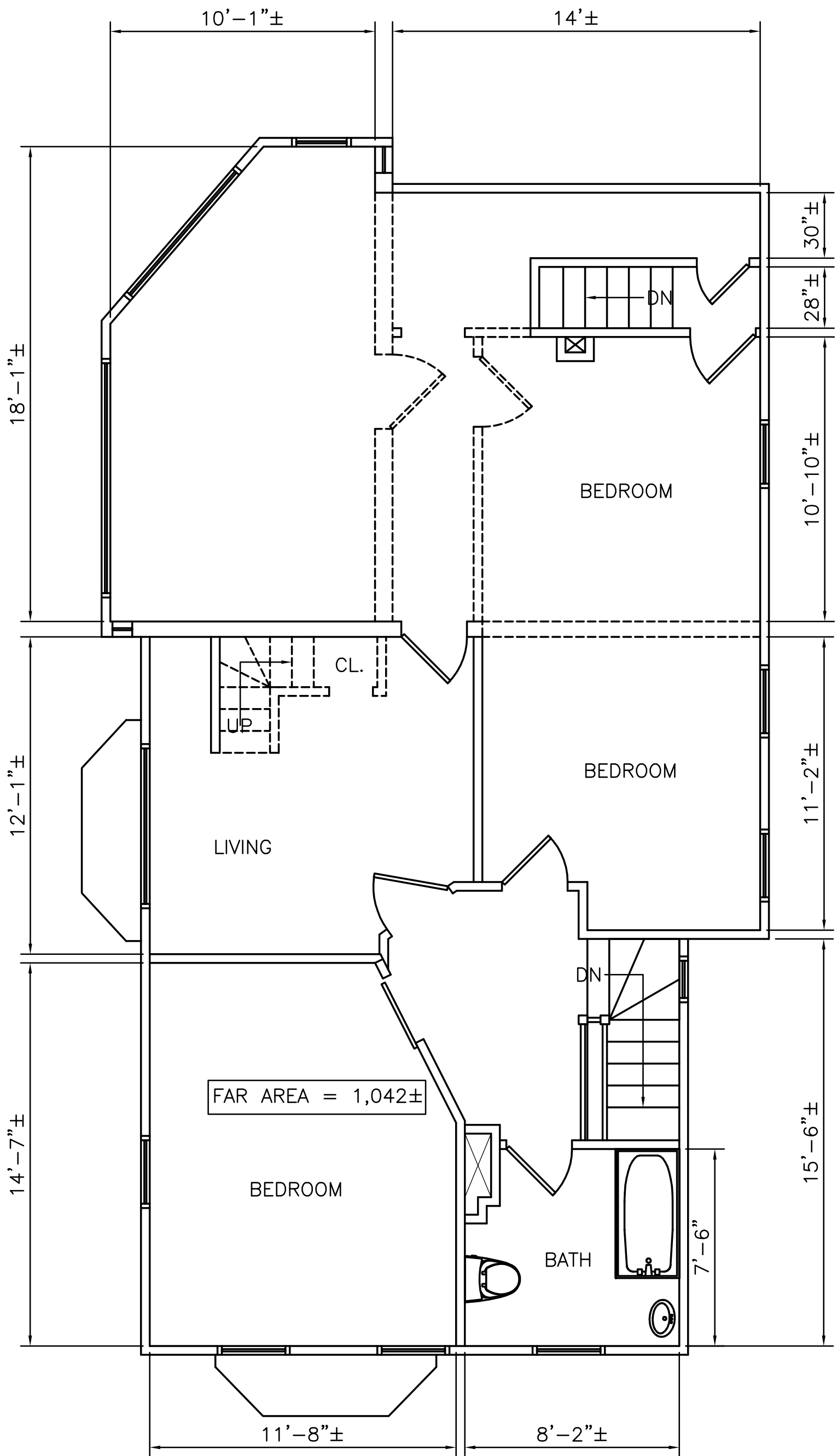
HARD WIRE CARBON MONOXIDE DETECTOR
- EXISTING WALL
- NEW WALL CONSTRUCTION
- DEMISING WALL
- DEMOLITION WALL CONSTRUCTION
- BATHROOM EXHAUST VENT

ZONE: RB  
EXISTING ROOF HEIGHT = 32'-10"±  
PROPOSED ROOF HEIGHT = 37'-2"  
MAXIMUM ALLOWABLE ROOF HEIGHT = 40 FT > 37'-2" OK  
PROPOSED STORY =3  
MAXIMUM ALLOWABLE STORY = 3  
EXISTING FAR AREA = 2,456± SF  
PROPOSED FAR AREA = 2,462 ± SF.  
LOT AREA = 0.05 ACRE = 2,178 SF.  
FAR = 2,462 / 2.178 = 1.13  
ALLOWABLE FAR = 1.0 <1.13 (NOT COMPLY)

GENERAL NOTES:

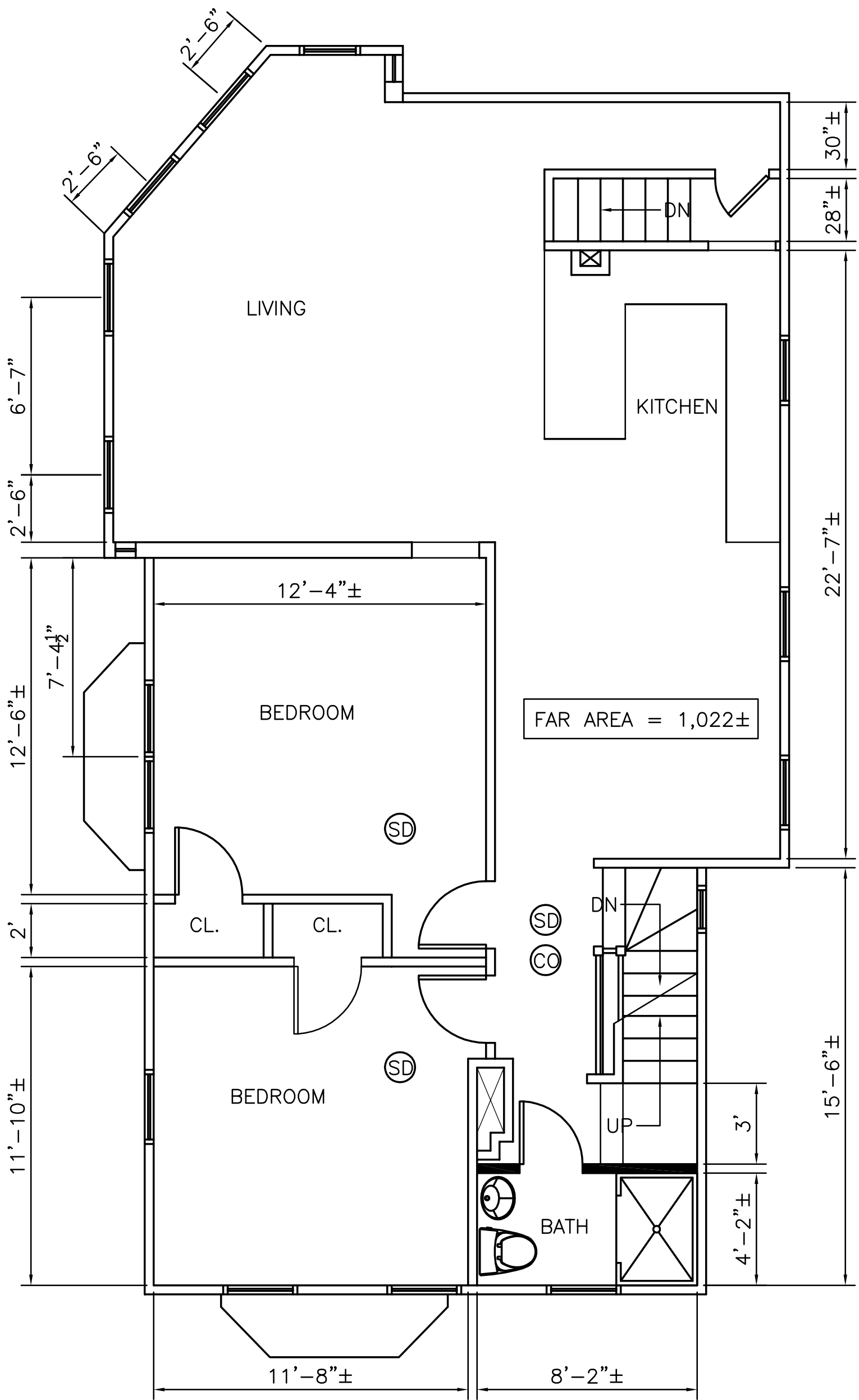
1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBARS STRENGTH SHALL HAVE MINIMUM OF 3,500 PSI AND 60,000 PSI RESPECTIVELY
8. BATHROOM WINDOW MUST BE TEMPERED GLASS





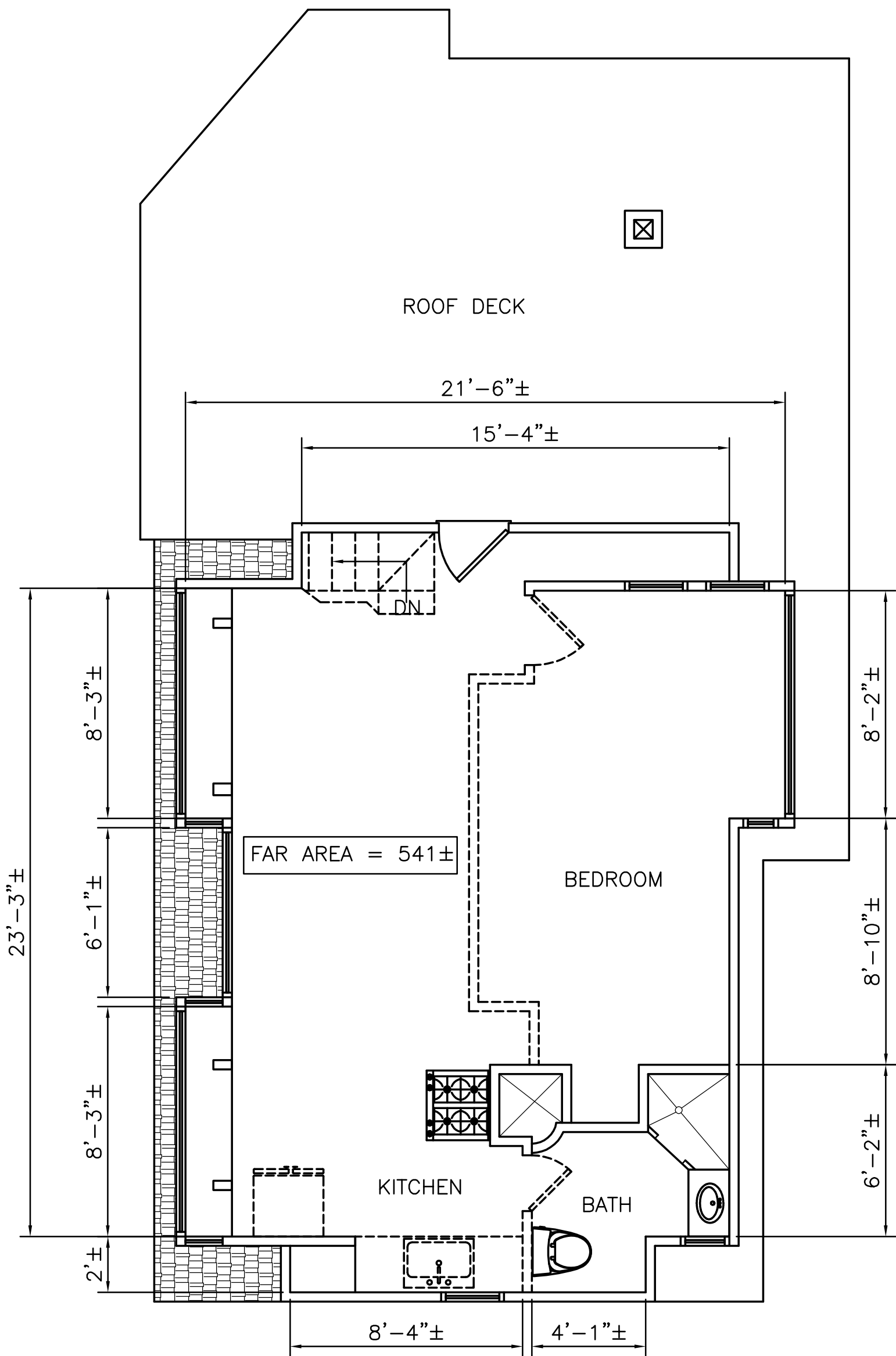
EXISTING SECOND FLOOR PLAN

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

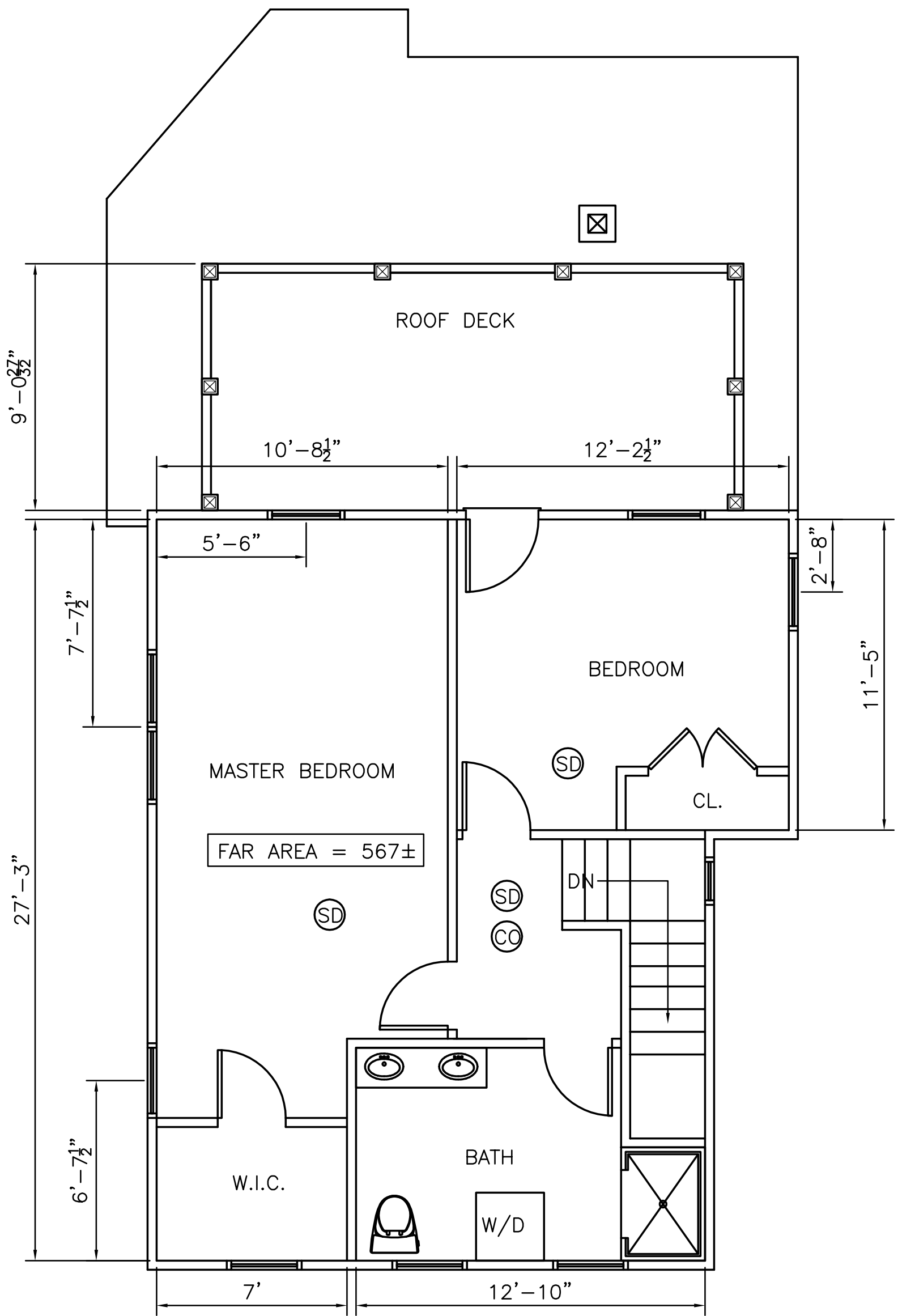


PROPOSED SECOND FLOOR PLAN

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



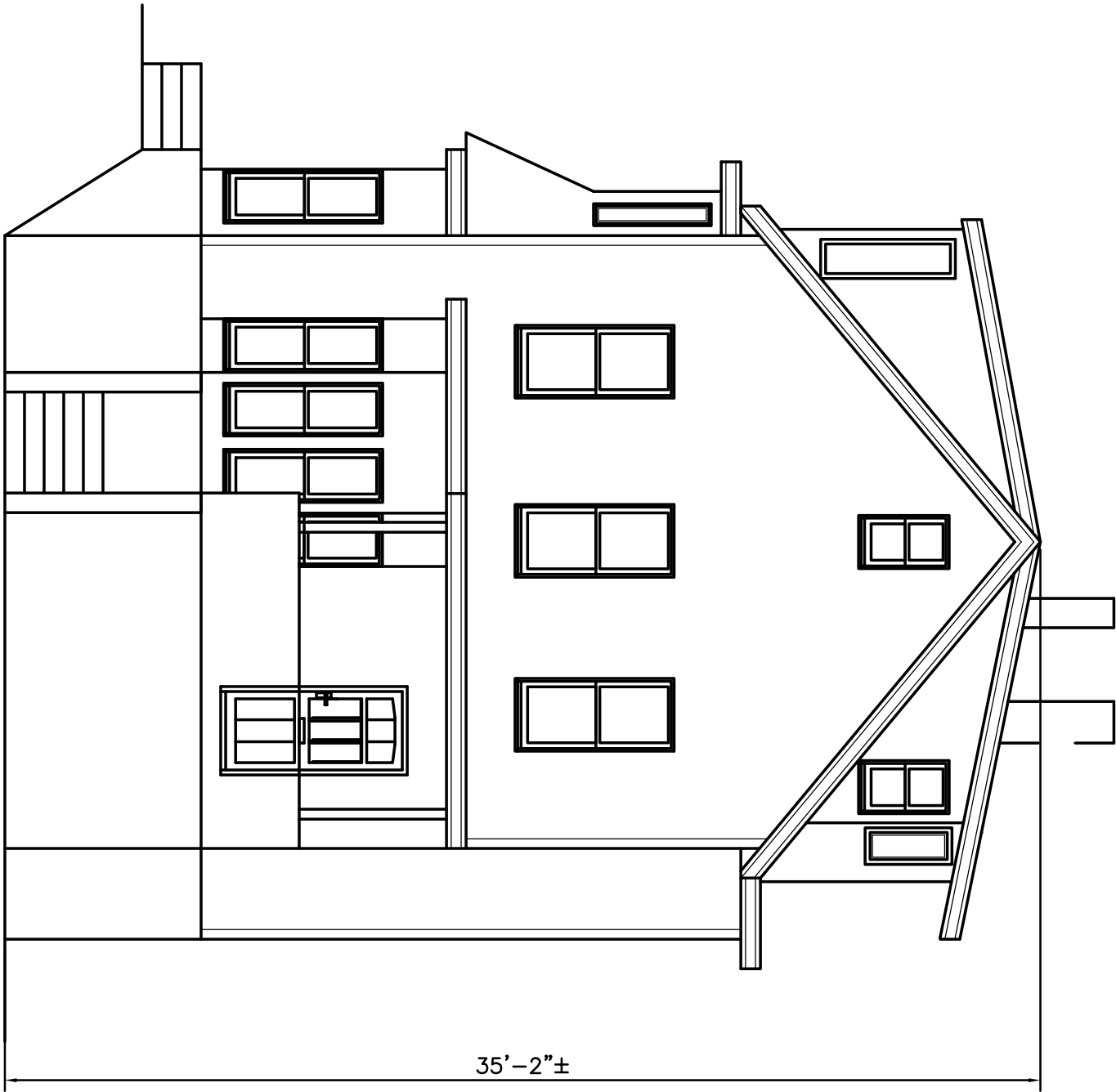
NOTE: CLOSET DOES NOT INCLUDE IN FAR AREA  
EXISTING THIRD FLOOR PLAN  
SCALE:  $\frac{1}{4}" = 1'-0"$



NOTE: CLOSET DOES NOT INCLUDE IN FAR AREA

PROPOSED THIRD FLOOR PLAN

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



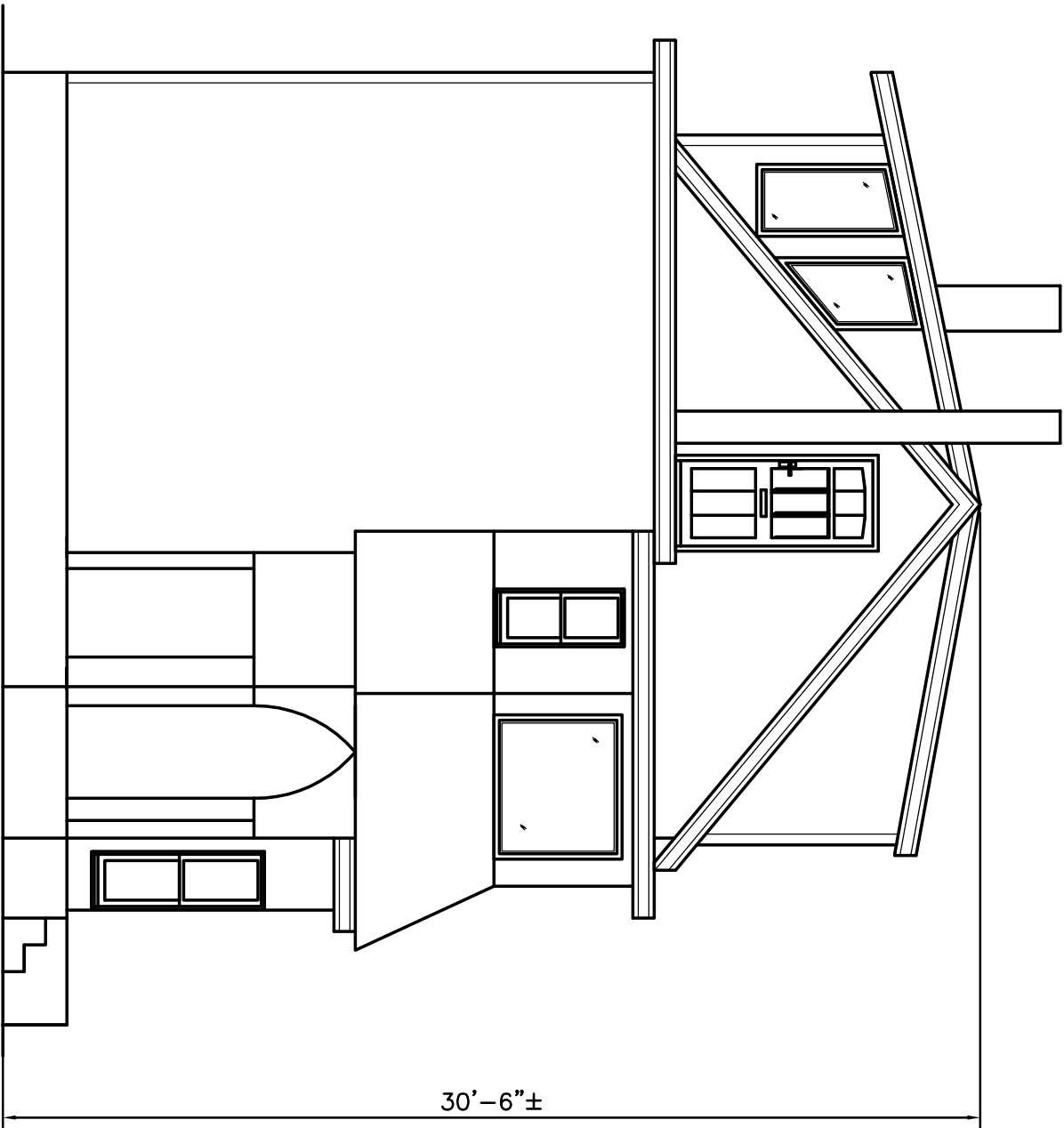
EXISTING FRONT ELEVATION VIEW

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



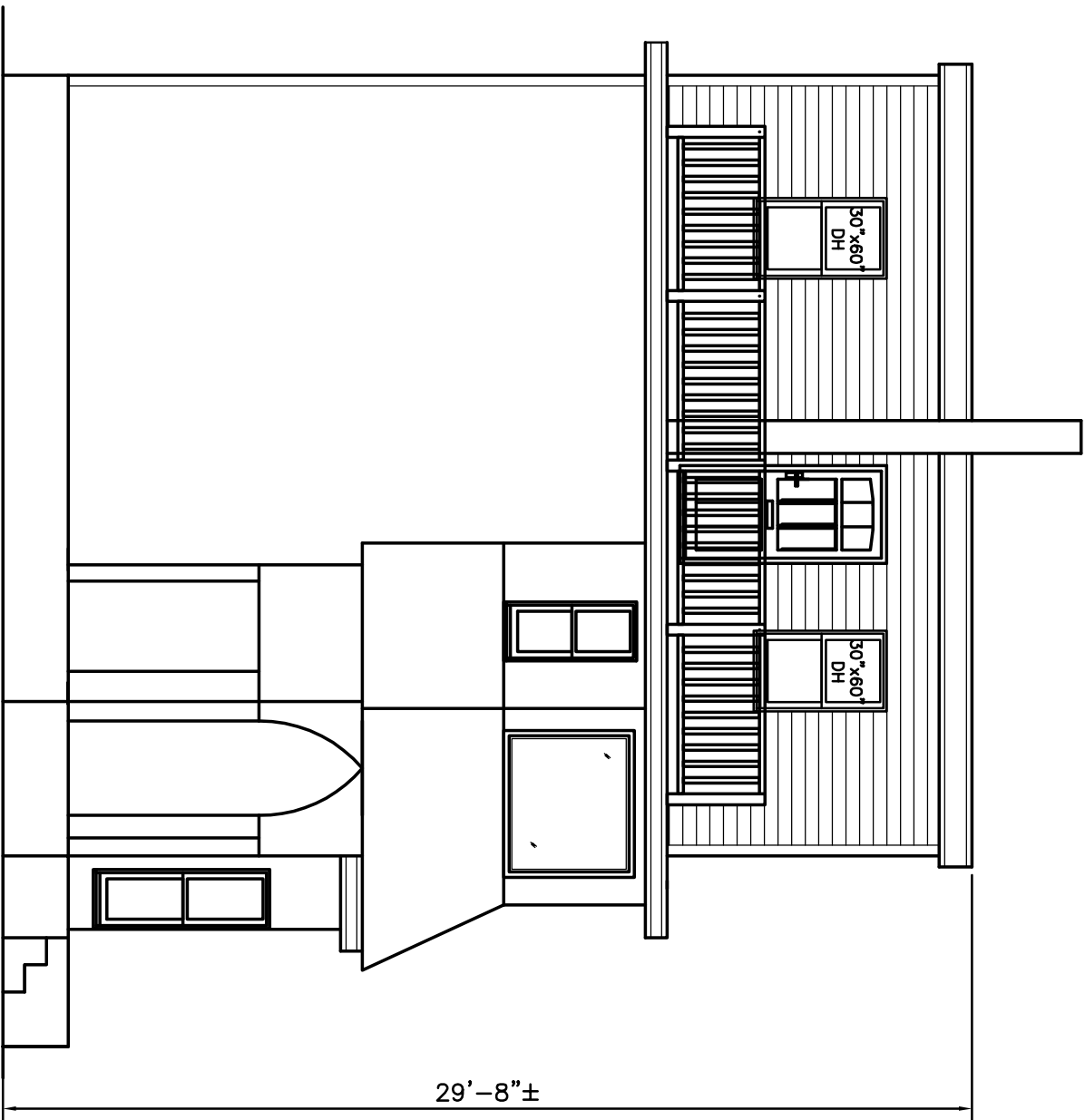
PROPOSED FRONT ELEVATION VIEW

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



EXISTING REAR ELEVATION VIEW

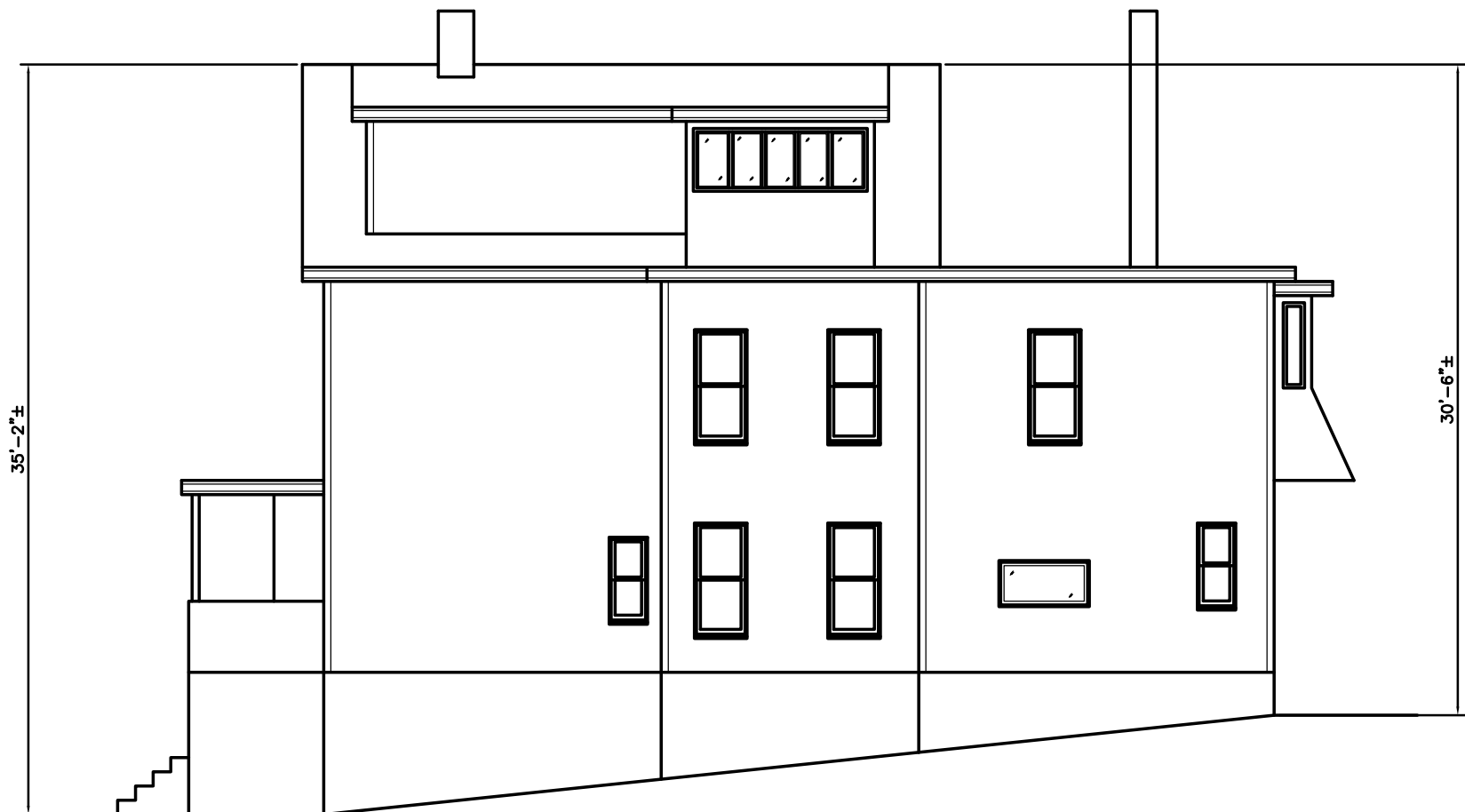
SCALE:  $\frac{3}{8}" = 1'-0"$



PROPOSED REAR ELEVATION VIEW

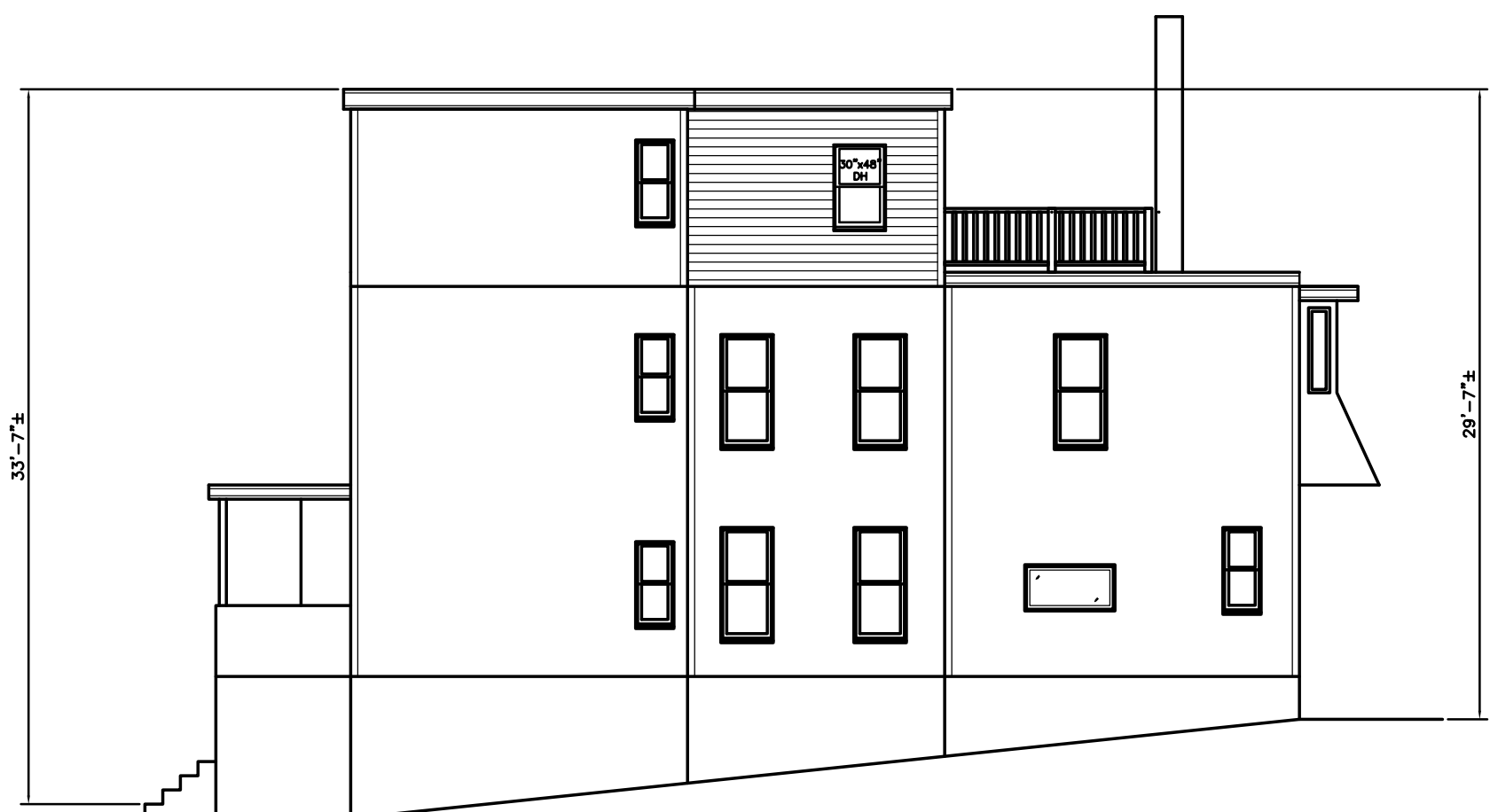
SCALE:  $\frac{3}{8}" = 1'-0"$





EXISTING RIGHT ELEVATION VIEW

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



PROPOSED RIGHT ELEVATION VIEW

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



EXISTING LEFT ELEVATION VIEW

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



PROPOSED LEFT ELEVATION VIEW

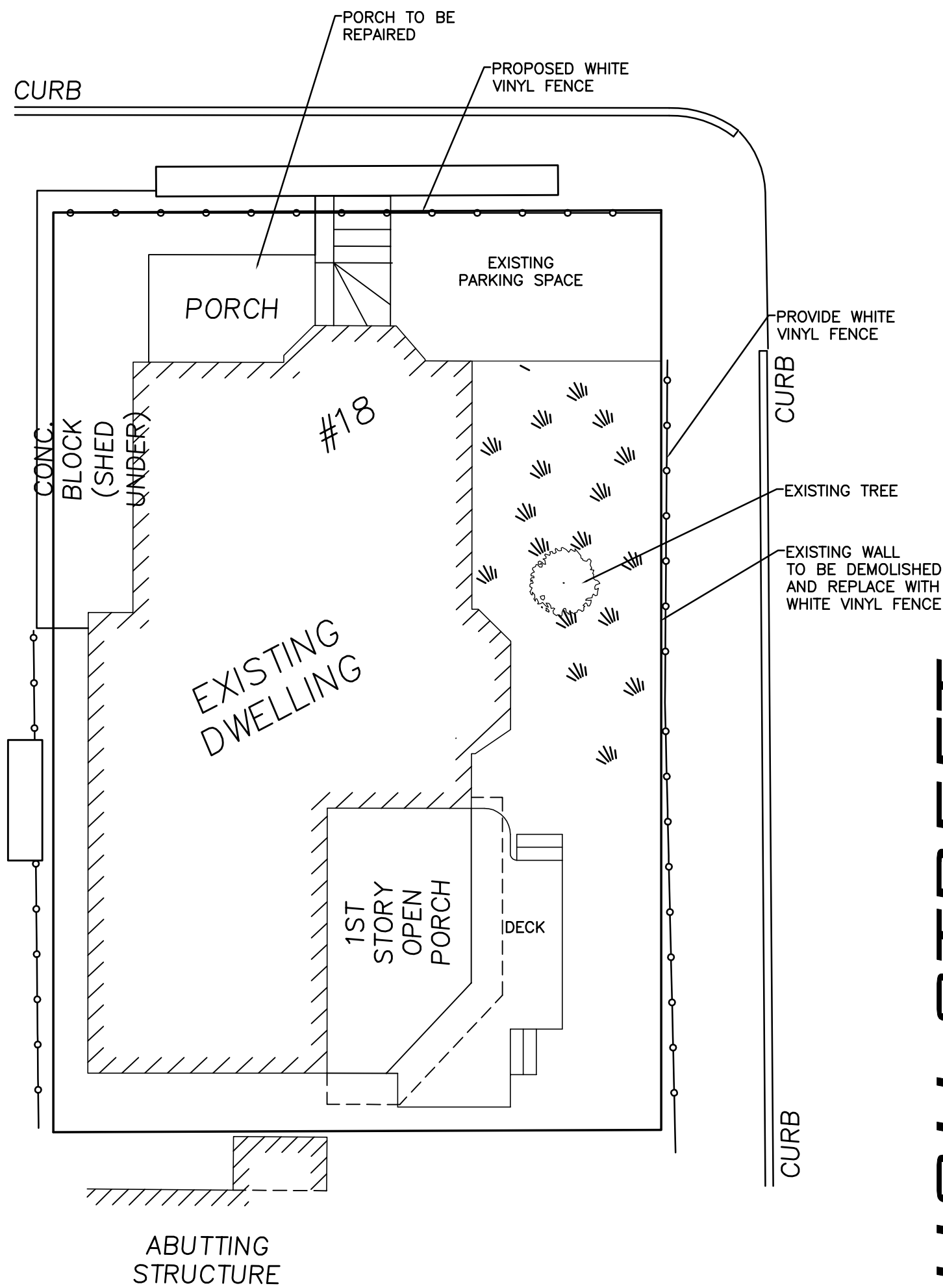
SCALE:  $\frac{1}{8}$ " = 1'-0"

# BROOK STREET

(PUBLIC – 40’ WIDE)

LEGEND

- Lawn area
- Existing tree



PROPOSED LANDSCAPE PLAN