

Basement Plan



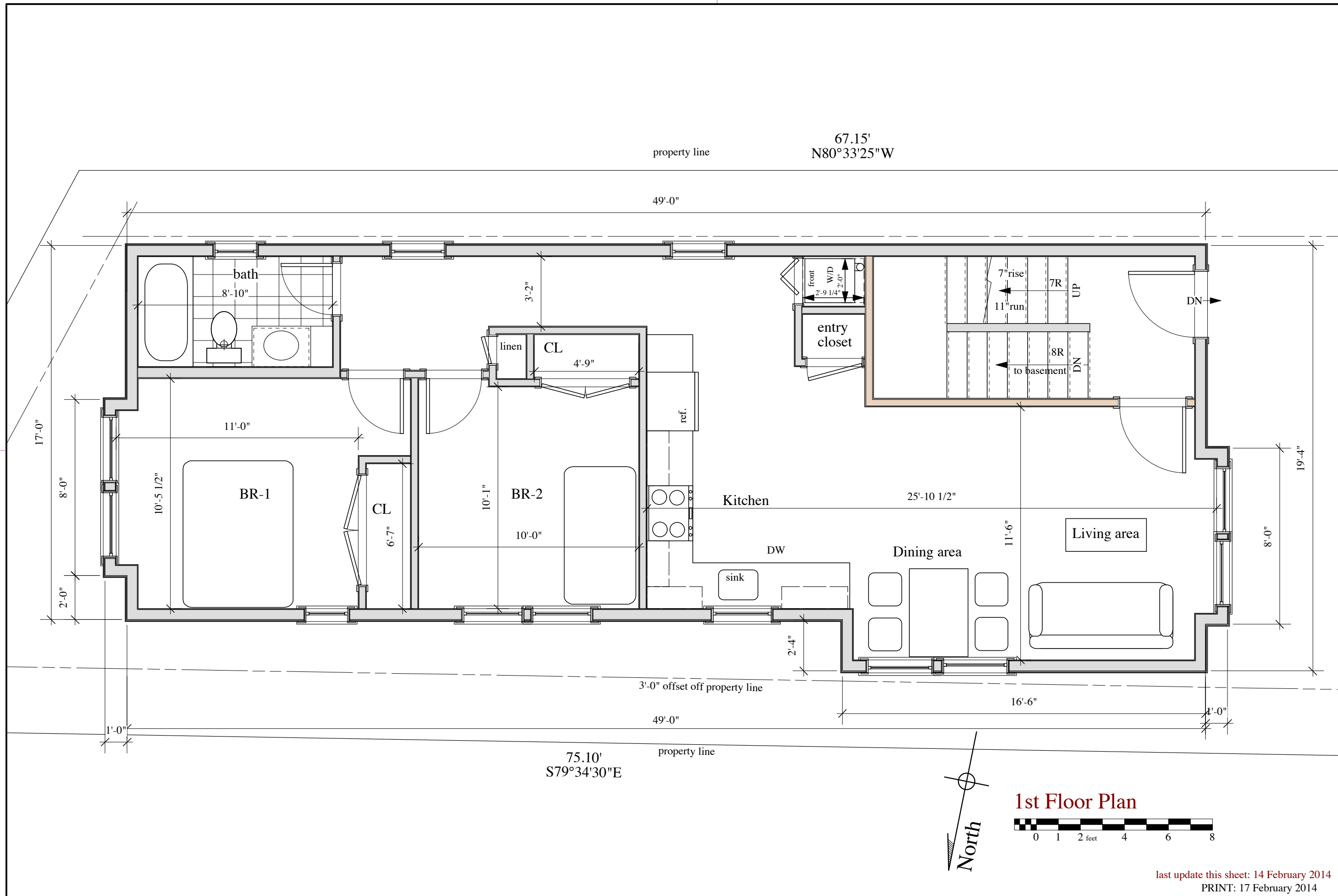
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Basement Plan

24 Beacon Place
 24 Beacon Place
 Somerville, MA #13023

Henry Finch, Architect
 153 Windsor Road, Waban MA 02468
 617-964-4488;
 henryfincharchitect@gmail.com

A1-0



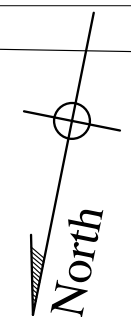
1st Floor Plan

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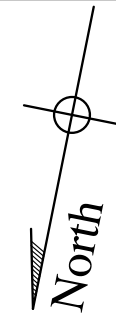
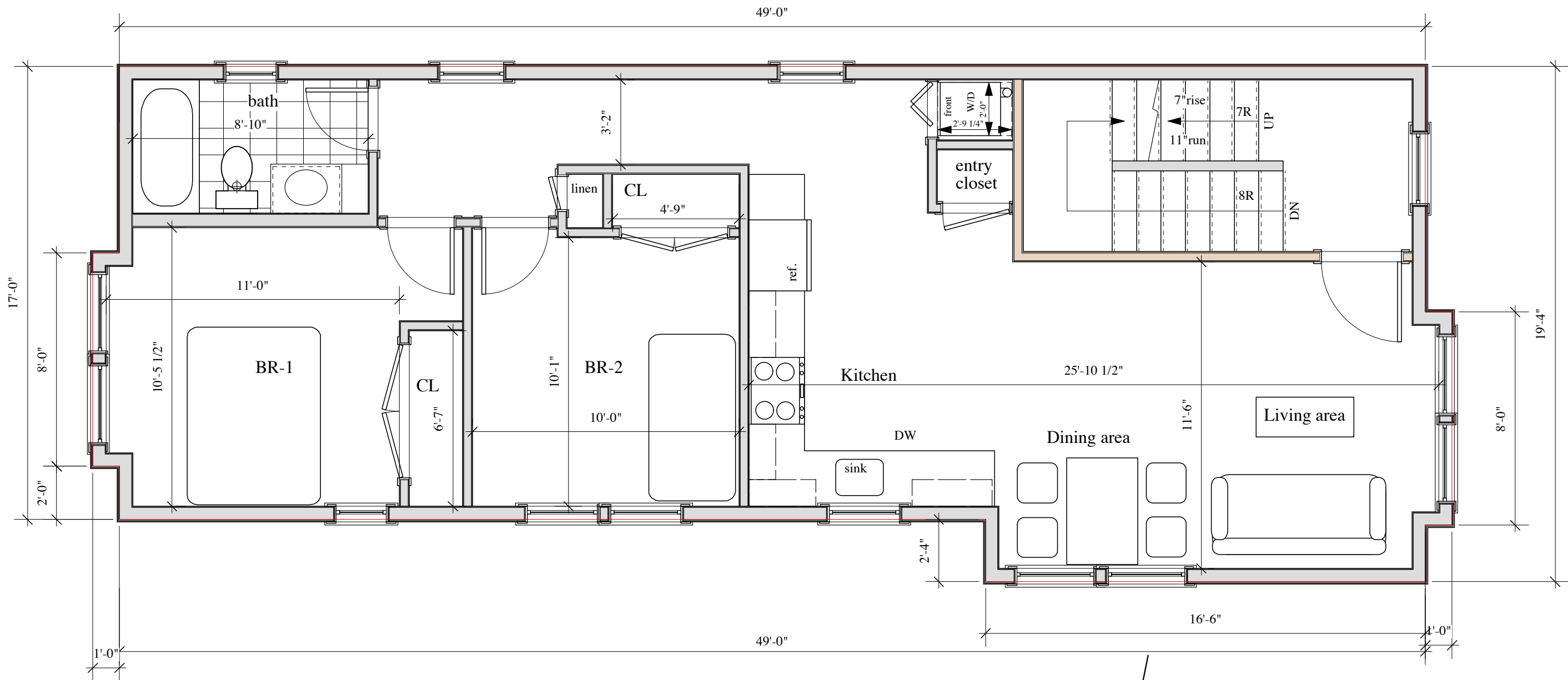
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A1-1

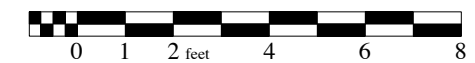
1st Floor Plan



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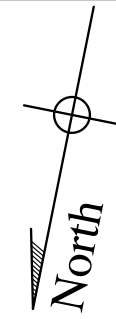
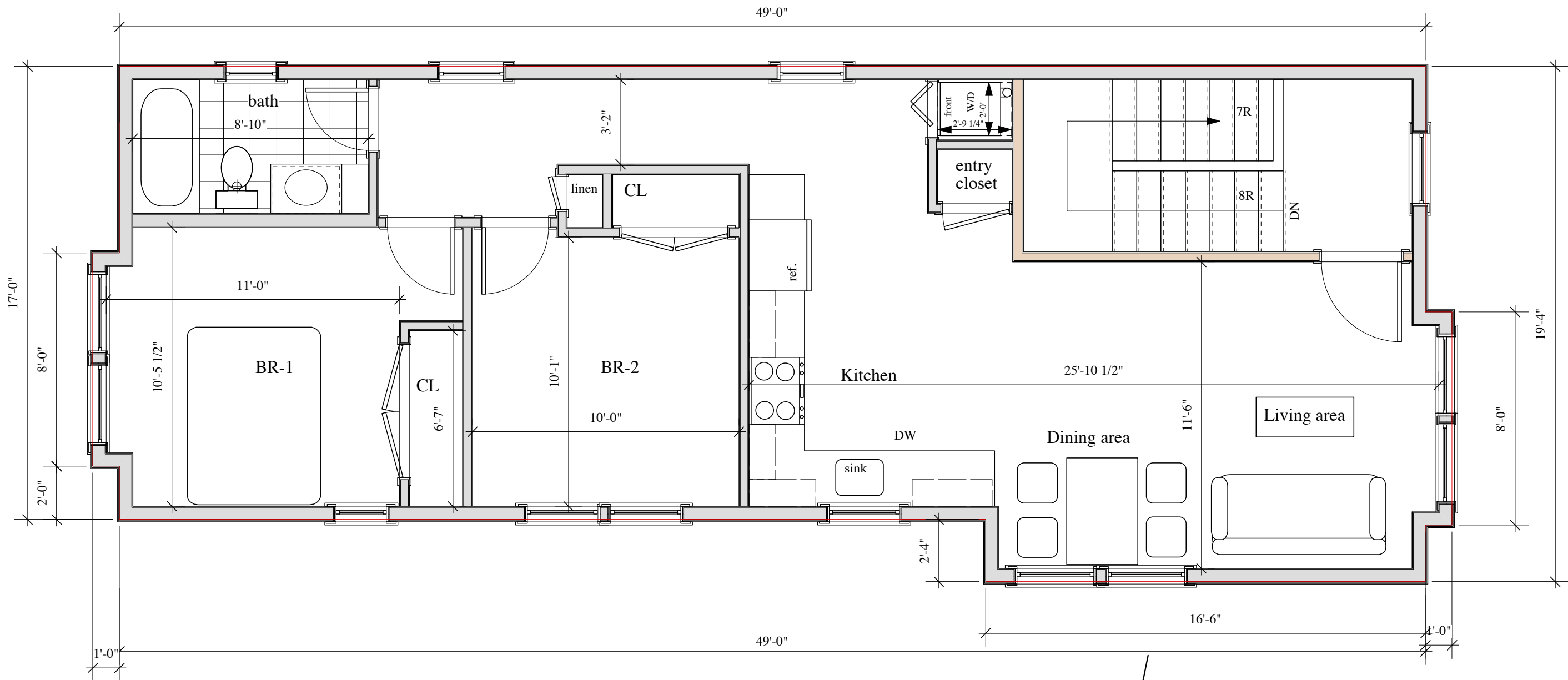


2nd Floor Plan

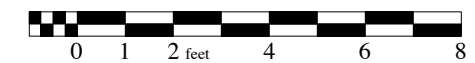


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2nd Floor Plan
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A1-2



3rd Floor Plan



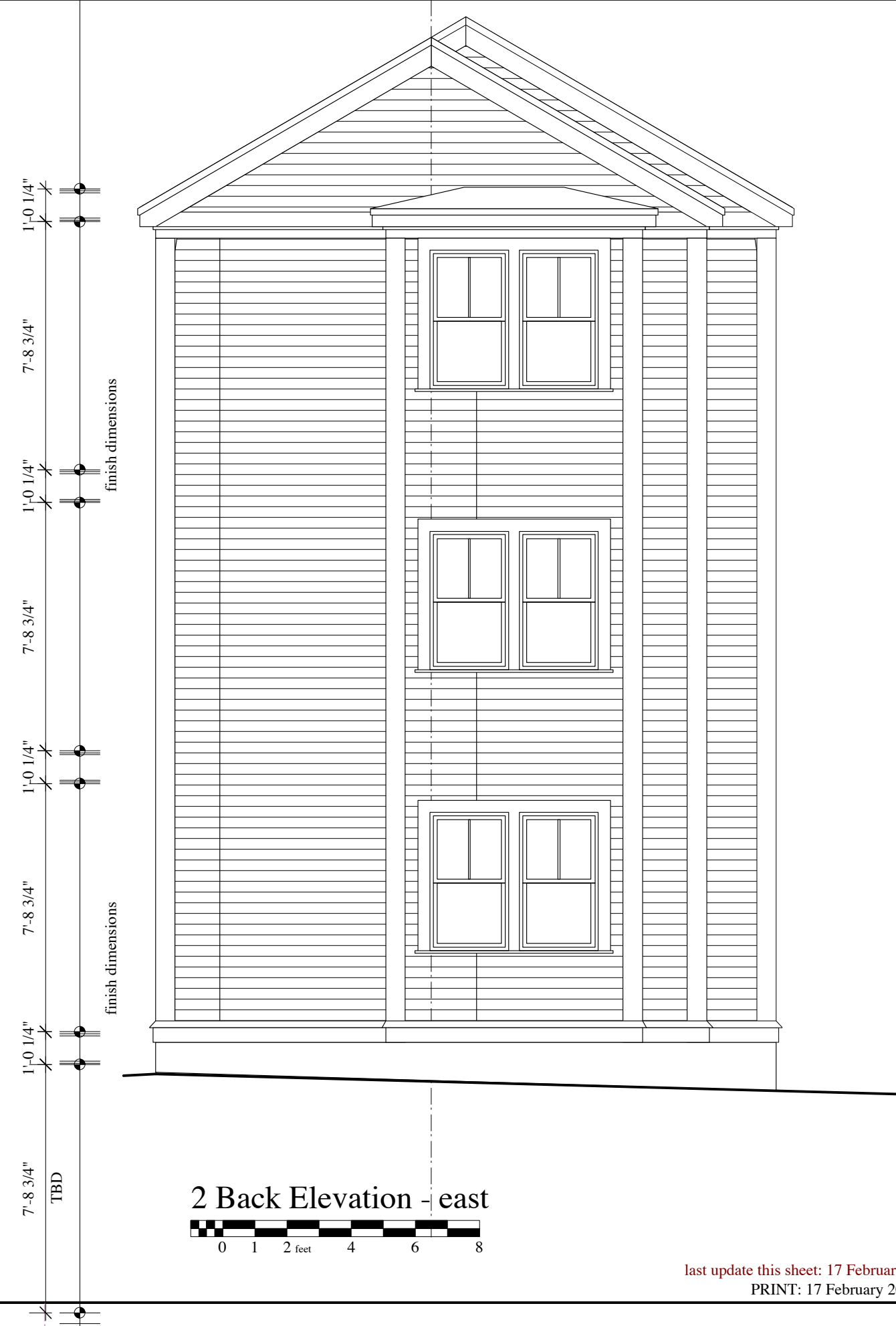
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3rd Floor Plan

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A1-3



1 Front Elevation - west

2 Back Elevation - east

Building Elevations

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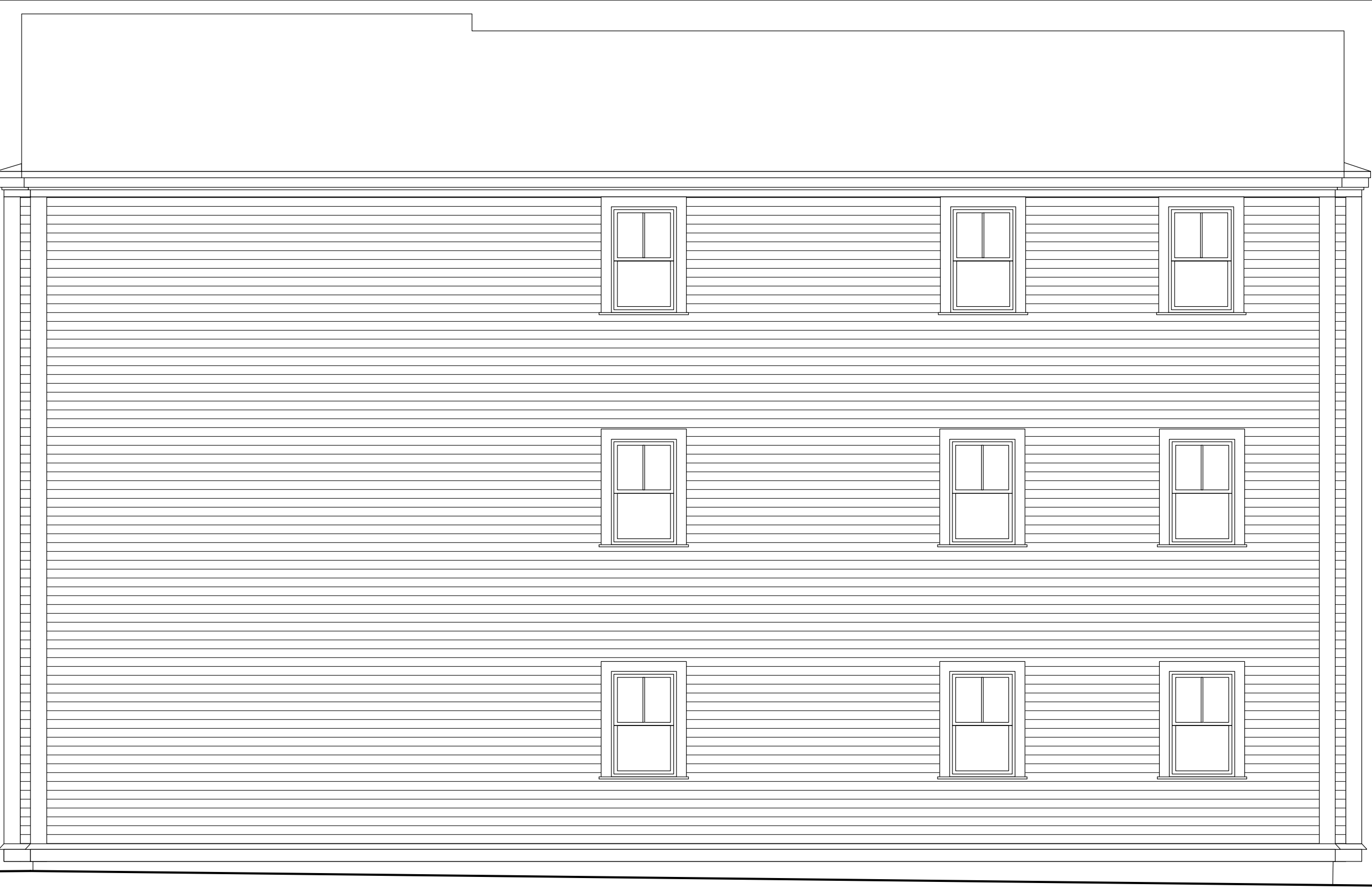
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A2-1

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7'-8 3/4" TBD
 1'-0 1/4"
 7'-8 3/4" finish dimensions
 1'-0 1/4"
 7'-8 3/4" finish dimensions
 1'-0 1/4"
 7'-8 3/4" finish dimensions
 1'-0 1/4"
 7'-8 3/4" finish dimensions
 1'-0 1/4"

3 Side Elevation - south



Building Elevations

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A2-2

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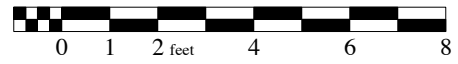
7'-8 3/4" TBD
1'-0 1/4"
7'-8 3/4"
1'-0 1/4"
7'-8 3/4"
1'-0 1/4"
7'-8 3/4"
1'-0 1/4"
7'-8 3/4"
1'-0 1/4"

finish dimensions

finish dimensions



4 Side Elevation - north



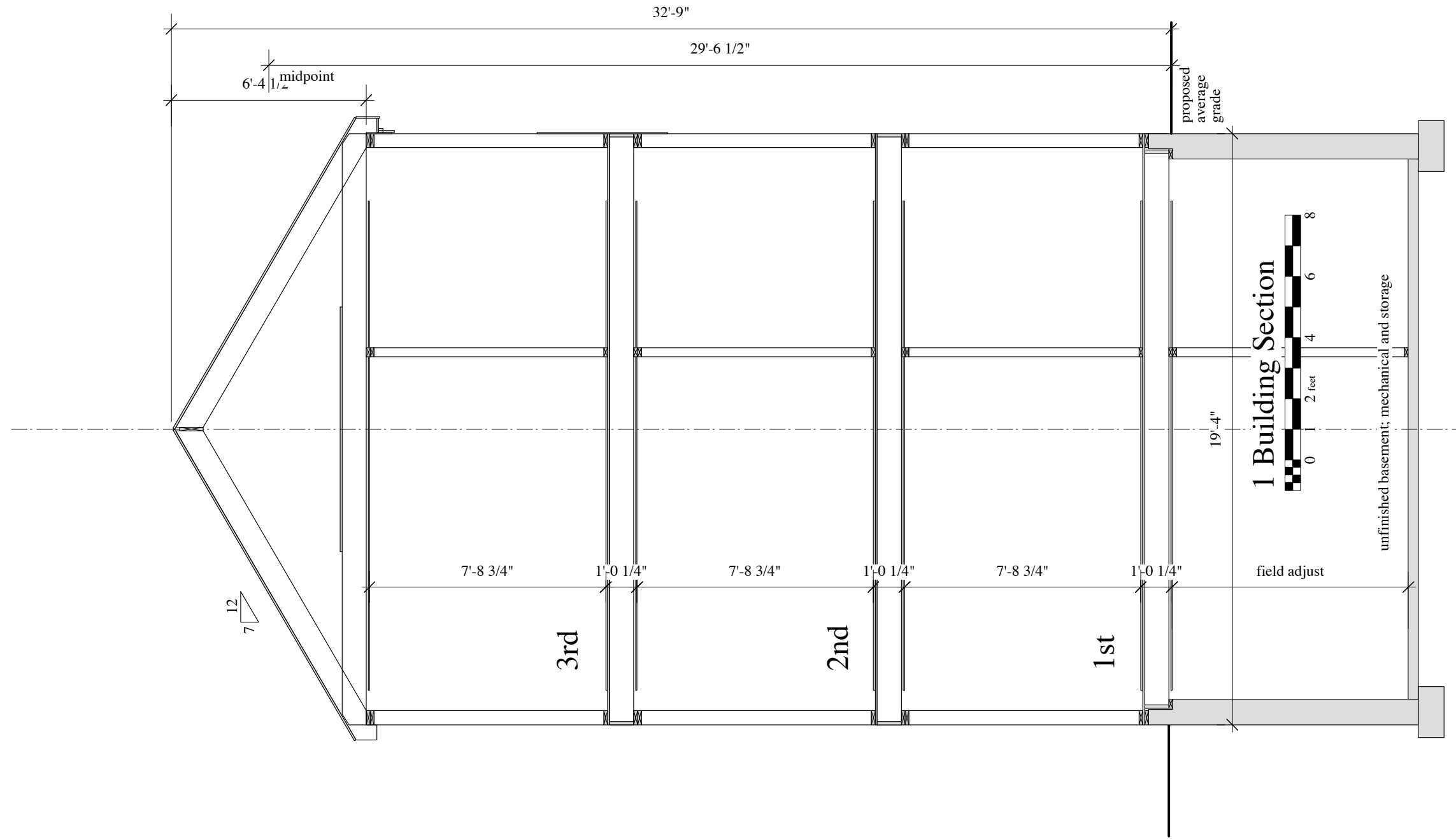
Building Elevations

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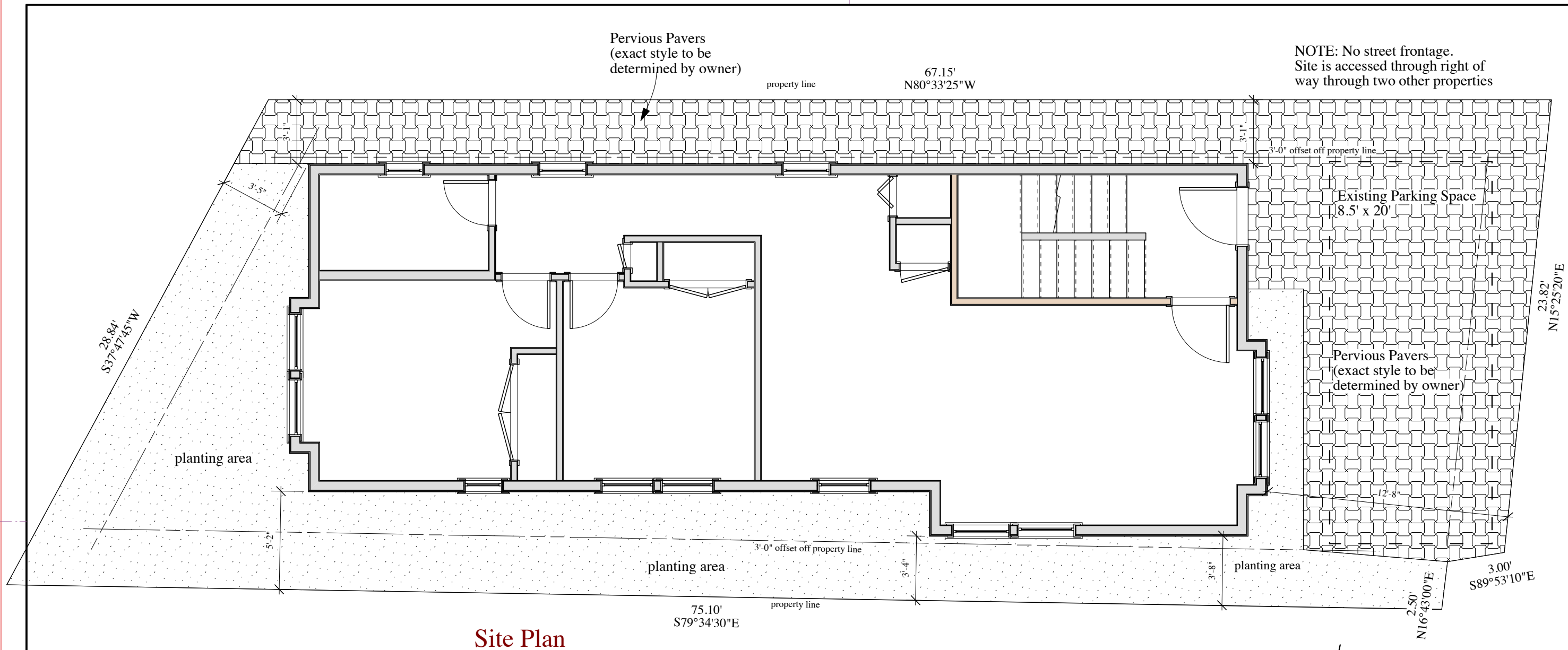
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A3-1

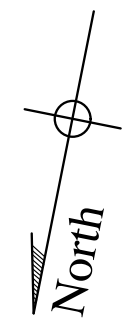
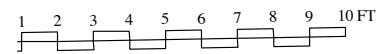
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Building Section



Site Plan



Zoning District: Residence B (RB)

	Required.	Allowed	Provided	Notes
A. Minimum Lot Area	7,500 S.F.		1,889 S.F.	Existing Non-conforming - No change
B. Minimum Lot Area/Dwelling Unit	1,500 S.F.		630 S.F.	Former Value - 630 S.F.
C. Maximum Ground Coverage	50%		47%	Former Value - 47%
D. Landscaped Area, Min. % of Lot	25%		27%	Former Value Not Known
E. Floor Area Ratio (FAR)	1.0		1.4	Former Value - 1.3
F. Maximum Height: Stories/Feet	3 / 40 FT		3 / 33.5 FT to gable ridge	Former Value - 3 story, 28 FT estimated
G: Minimum Front Yard Setback	15 FT.		13' FT.	Former Value - 13 FT approx.
H. Minimum Side Yards	15 FT total		3.1 FT.	Former Value - 3.1 FT
I. Minimum Rear Yards	12.5 FT.		3.1 FT.	Former Value - 1 FT
J. Minimum Frontage	50 FT.		0 FT	Former Value - 0 FT.
K. Pervious Area, Min., % of Lot	35%		52%	Former Value Not Known

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