

LOT AREA	8000	★	31978	8029	23949
FRONTAGE	80'		99'	40'	59'
WIDTH	80'		90'	58'	90'
SETBACKS					
FRONT	20'		121'	121'	40'
SIDE (RT)	15'		49.7'	8.2'	15.4'
SIDE (LT)	15'		1.6'	17.7'	17.7'
REAR	20'		296'	92.6'	114'
STORIES	3		2		3
HEIGHT	35'		35'<	35'<	35'<
LOT COV.	40%		2.5%	13%	12.1%
OPEN SPACE	10%		83%		

★ 12,000- DUPLEX

N/F  
MARISE BELICE TR  
MARISE BELICE REVOCABLE TRUST OF 2022  
BK. 17533 PG 87

N/F  
MARIA BODA TR  
G. MARIE BODA 2019 REVOCABLE TRUST  
BK. 15822 PG 339

N/F  
MARIA BODA TR  
G. MARIE BODA 2019 REVOCABLE TRUST  
BK. 15822 PG 339

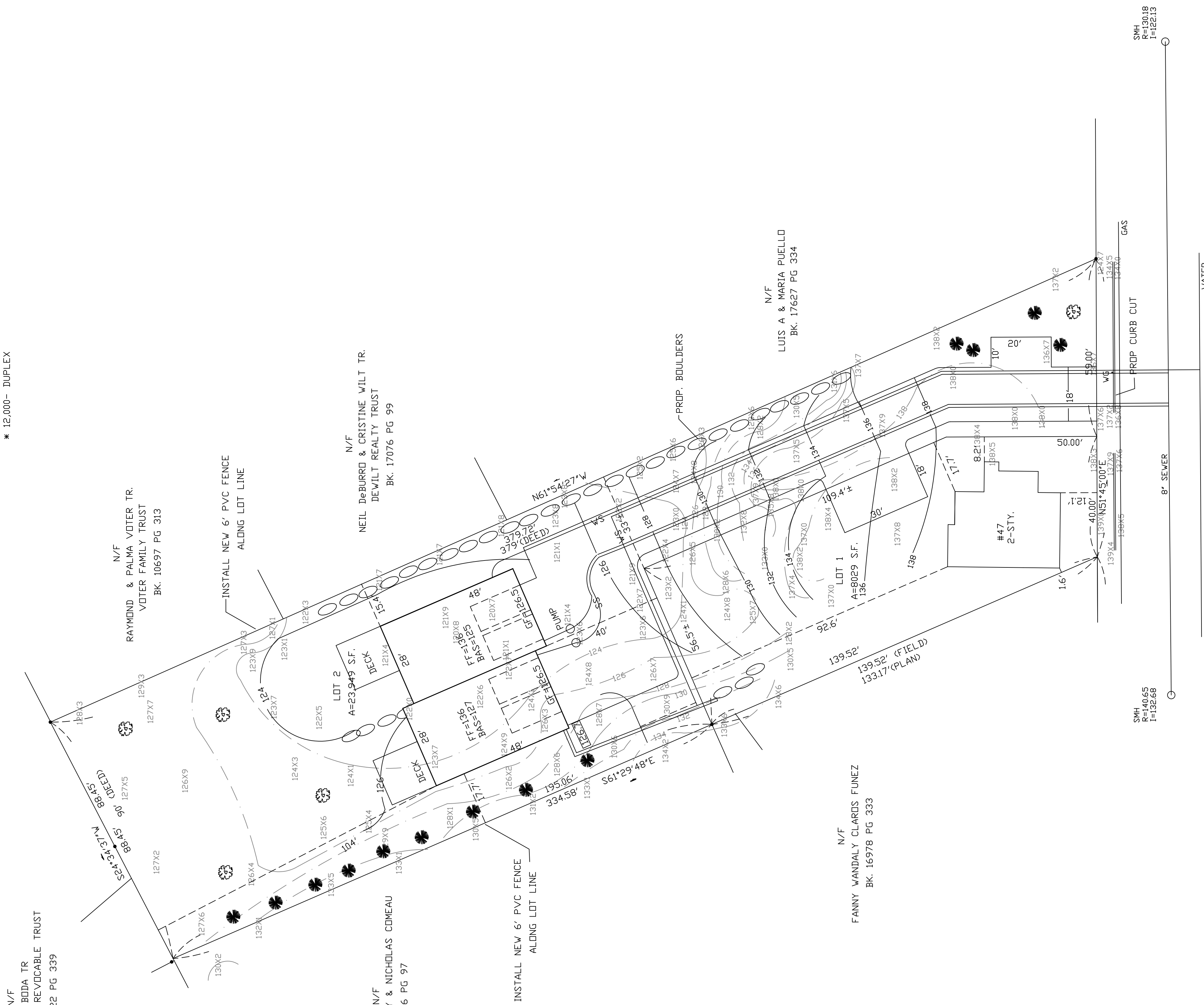
N/F  
RAYMOND & PALMA VOTER TR.  
VOTER FAMILY TRUST  
BK. 10697 PG 313

N/F  
CATILIN CONNOLLY & NICHOLAS COMEAU  
BK. 15026 PG 97

N/F  
NEIL DeBURRO & CRISTINE WILT TR.  
DEVILT REALTY TRUST  
BK. 17076 PG 99

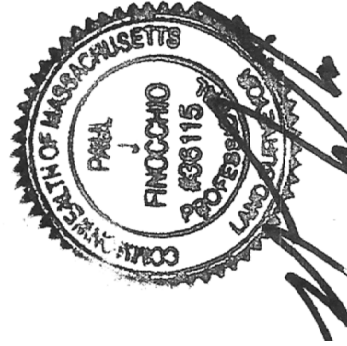
N/F  
FANNY WANDALY CLARDS FINEZ  
BK. 16978 PG 333

N/F  
LUIS A & MARIA PUELLO  
BK. 17627 PG 334



LOWELL STREET

PROPOSED SITE PLAN  
OF  
47 LOWELL STREET  
IN  
METHUEN, MA



PREPARED BY: P.J.F. AND ASSOCIATES  
4 HIGHLAND AVENUE  
WAKEFIELD, MA 01880  
(781) 883-5473

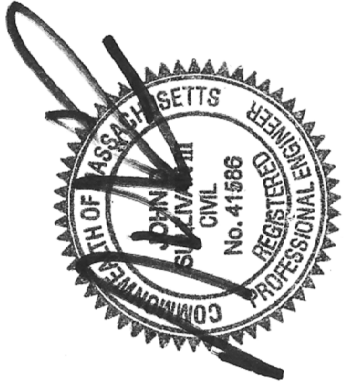
0' 10' 20' 30' 40'

REV. 8/2/24 SCALE: 1"= 20'

DATE: DECEMBER 31, 2023 FILE No. 7967P3

PAUL J. FINOCCHIO P.L.S. No.36115 DATE

john d. sullivan iii p.e. no. 41586 DATE



CHECK

CALC.

DRAFT

DESIGN

PLOT

FIELD



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--

47 LOWELL ST. METHUEN, MA

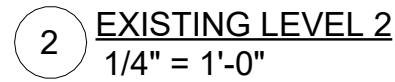
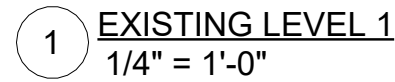
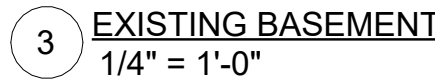
# HISTORIC HOUSE - FLOOR PLANS

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Mark	Date
<b>REVISIONS</b>	
Date	06/05/24
Scale	1/4" = 1'-0"
Job No.	3334
Sheet No.	

EX100



Stamp:

47 LOWELL ST

47 LOWELL ST, METHUEN, MA

HISTORIC HOUSE - BUILDING  
ELEVATIONS

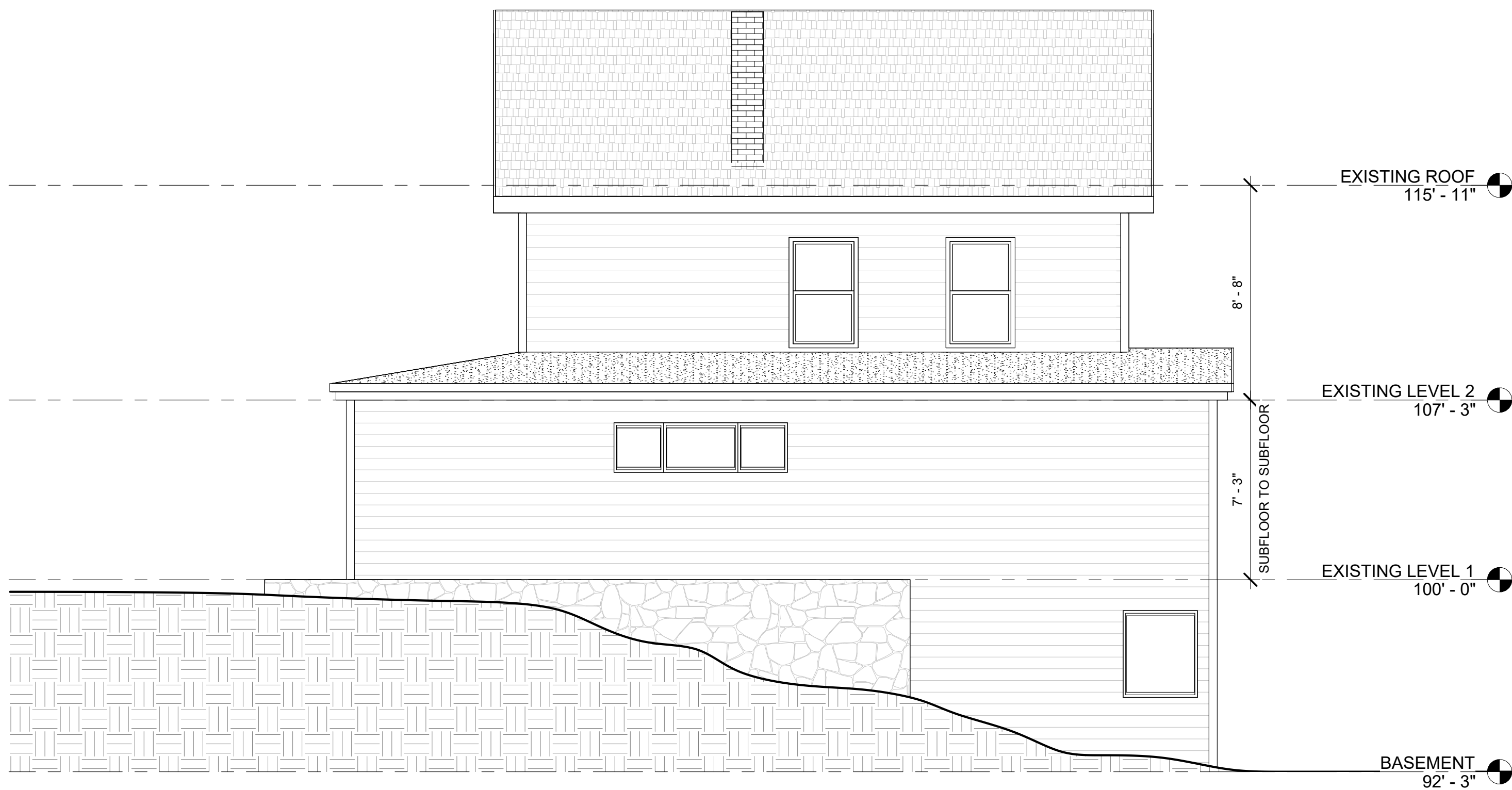
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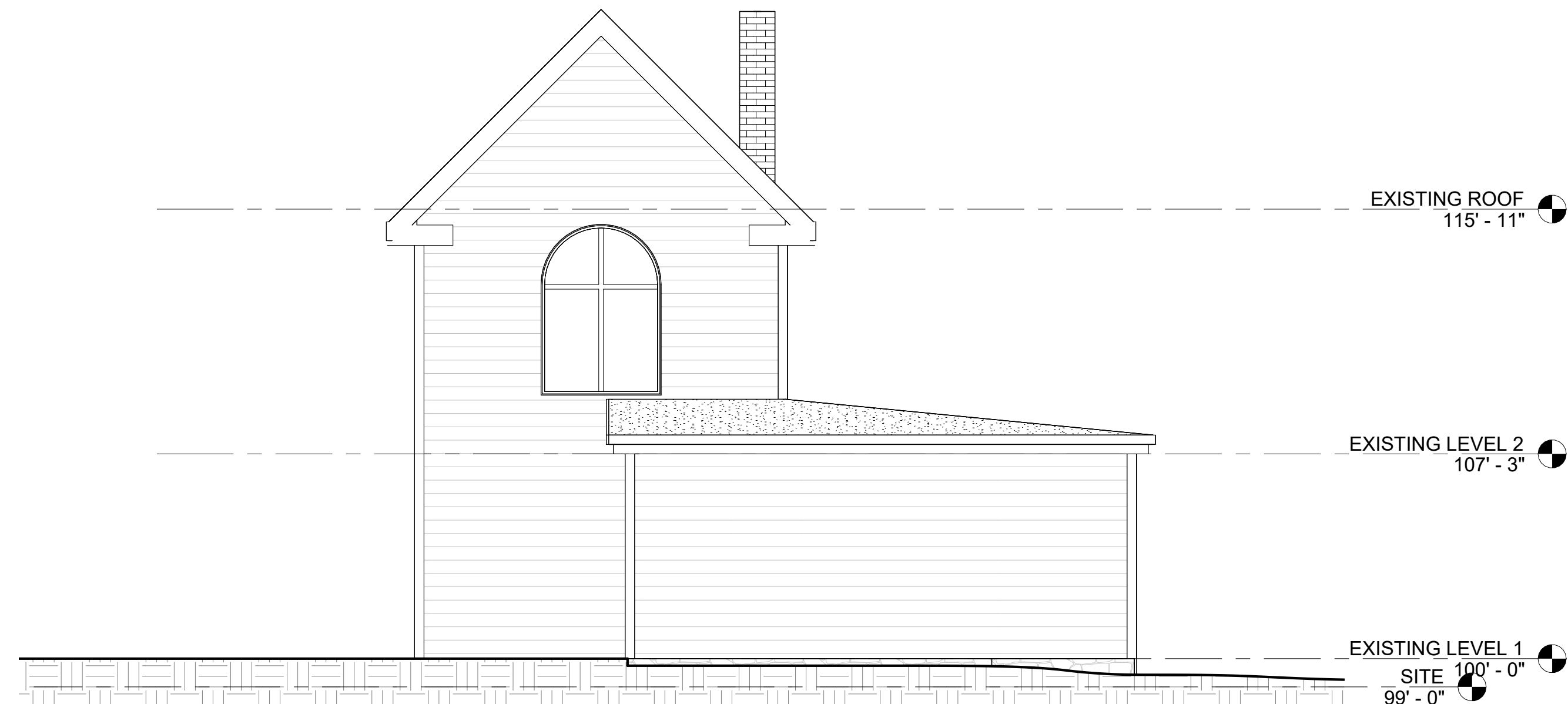
EX200



1 Front Elevation  
1/4" = 1'-0"



2 Rear Elevation  
1/4" = 1'-0"



3 Side 1 Elevation  
1/4" = 1'-0"



4 Side 2 Elevation  
1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

EXISTING HISORIC RESIDENCE

FIRST FLOOR 794 SF  
SECOND FLOOR 319 SF  
TOTAL 1113 SF

HISTORIC RESIDENCE RENOVATION

FIRST FLOOR 1015 SF  
SECOND FLOOR 871 SF  
TOTAL 1886 SF

\*ALL SF CALCULATIONS FROM FINISHED AREAS

LYFarchitects

LAGRASSE YANOWITZ & FEYL

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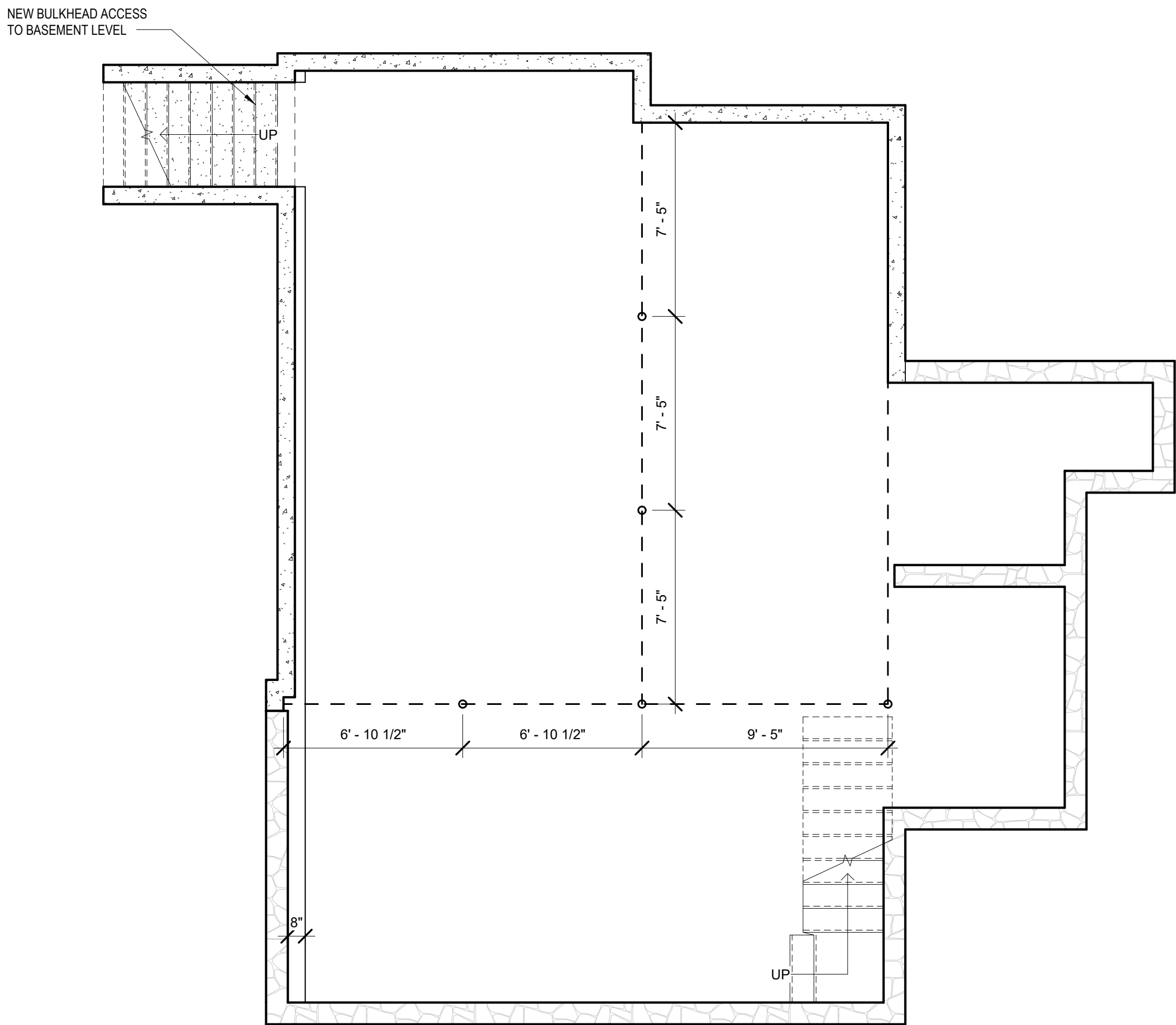
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HISTORIC HOUSE RENOVATION -  
BASEMENT FLOOR PLAN

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A100





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47 LOWELL ST, METHUEN, MA

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location:

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HISTORIC HOUSE RENOVATION - FIRST  
FLOOR PLAN

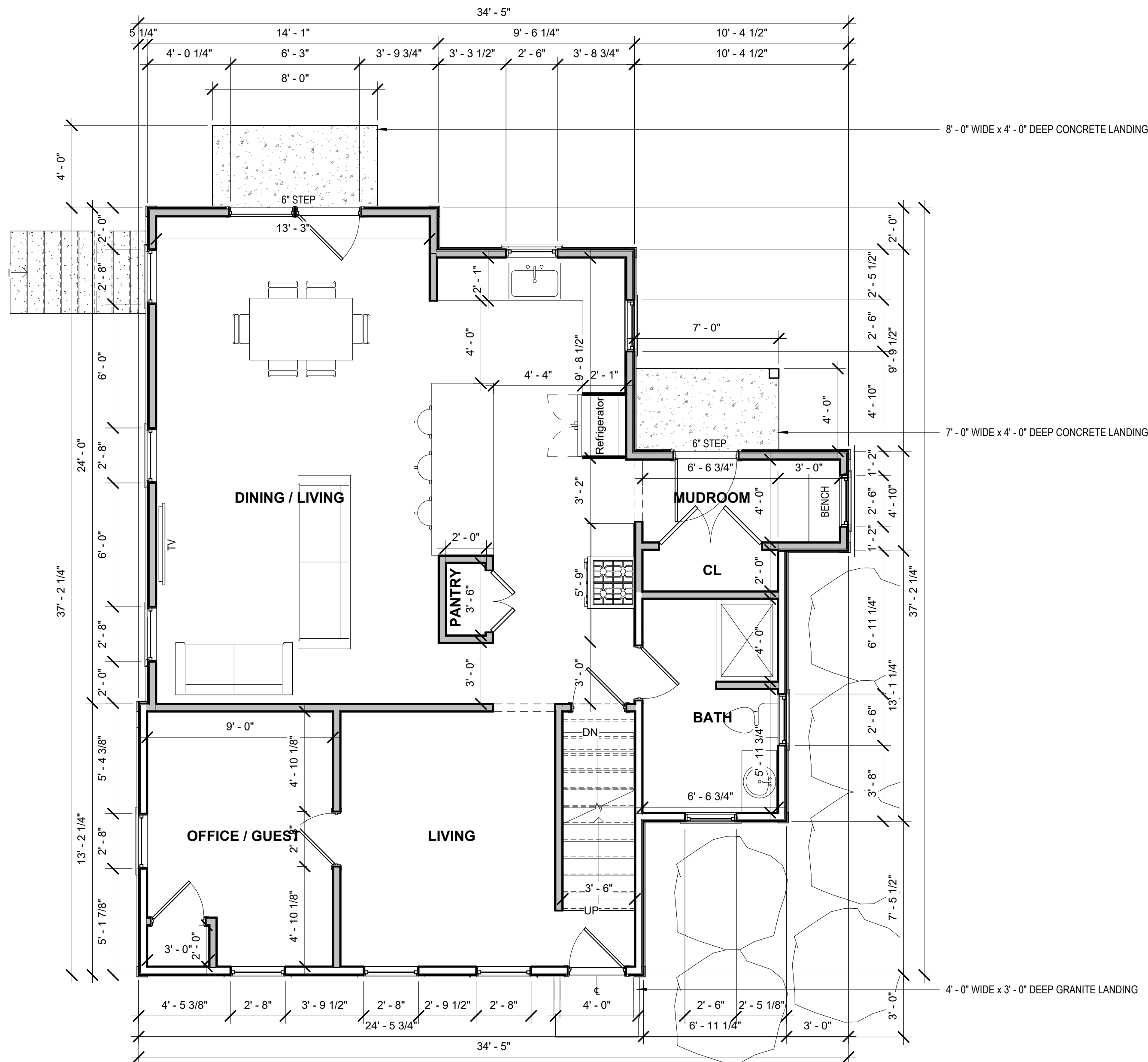
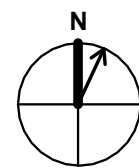
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Date	08-06-24
Scale	1/4" = 1'-0"
Job No.	3334
Sheet No.	

A101

1 LEVEL 1  
1/4" = 1'-0"



Stamp:

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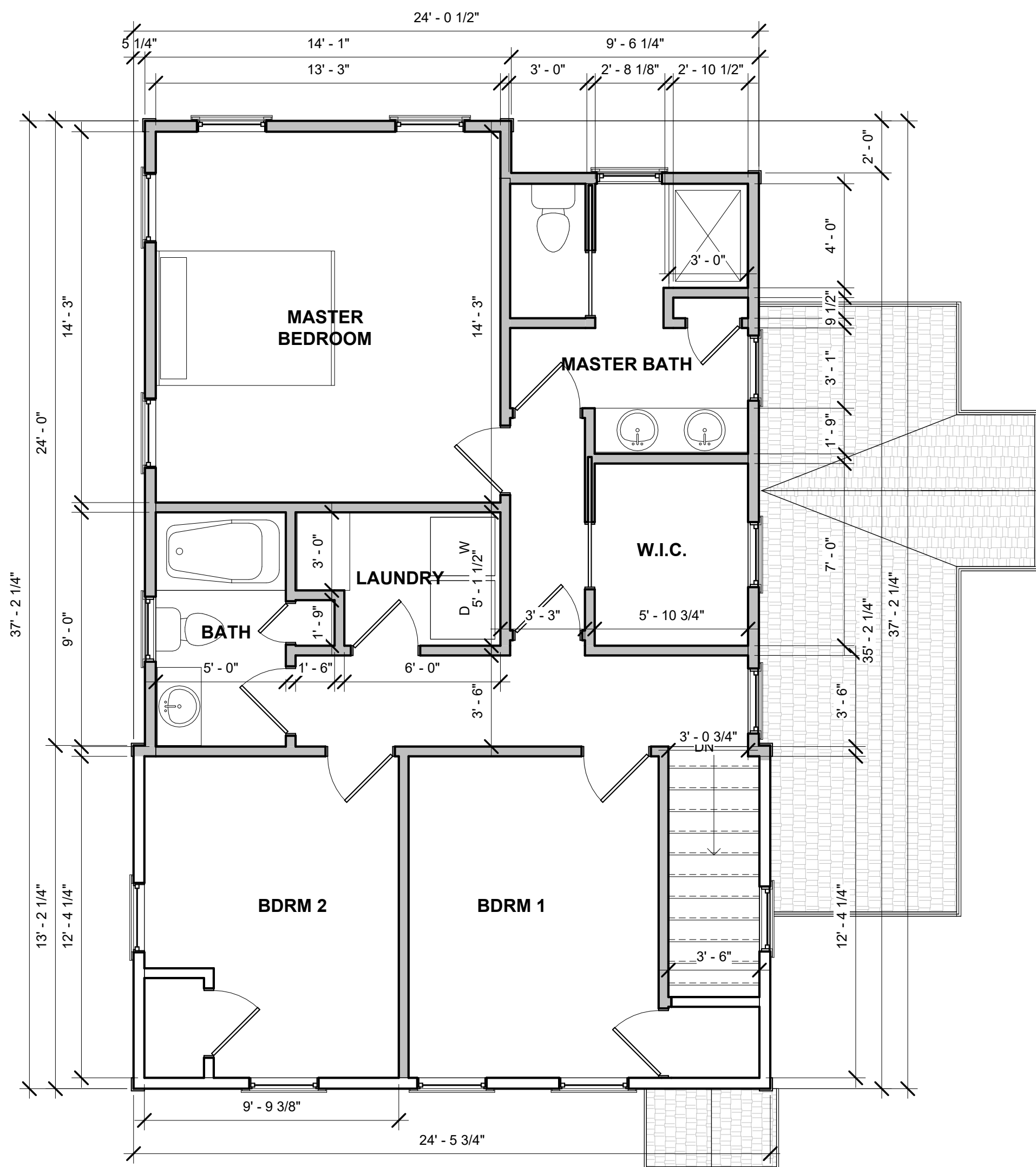
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HISTORIC HOUSE RENOVATION -  
SECOND FLOOR PLAN

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Job No.	3334
Sheet No.	

A102





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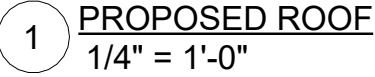
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Scale	1/4" = 1'-0"
Job No.	3334

A103



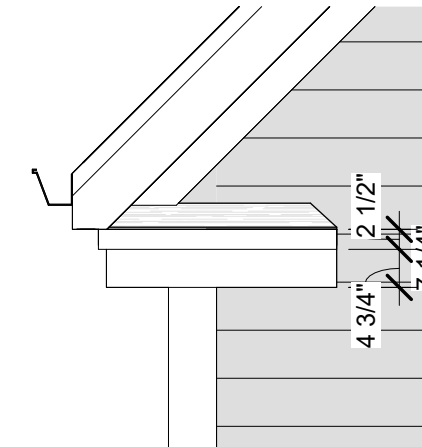
EXTERIOR NOTES

- REPLACE ALL WINDOWS WITH ANDERSEN 'WOODWRIGHT' WINDOW UNITS (2 OVER 2 GRILLE PATTERN)
- MATCH EXISTING HOUSE RAKE & SOFFIT DETAILS & OVERHANGS AT ALL ADDITION ROOFS



EXTERIOR NOTES

- HARDI-LAP FIBER CEMENT SIDING - 4" EXPOSURE (PEARL GREY)
- 5/4 x 6" CORNERBOARD (PAINTED WHITE)
- EXTERIOR WINDOW TRIM: 5/4 x 4" CASING WITH 2" SIL (PAINTED WHITE)
- EXTERIOR RAKE & FASCIA 1 x 6" (PAINTED WHITE)
- ROF: ARCHITECTURAL DIMENSIONAL SHINGLES CERTAINTEEED HERITAGE OR EQUAL (SLATE GREY)
- DECK RAILINGS: COMPOSITE (PAINTED WHITE)
- DECK RIM BOARD, DECK POSTS, & FRONT PORCH POSTS: 1 x SOLID PVC (PAINTED WHITE)
- 1x8 WATERTABLE (PAINTED WHITE)



5 Proposed Side 1 Elevation - Callout 1  
1/2" = 1'-0"



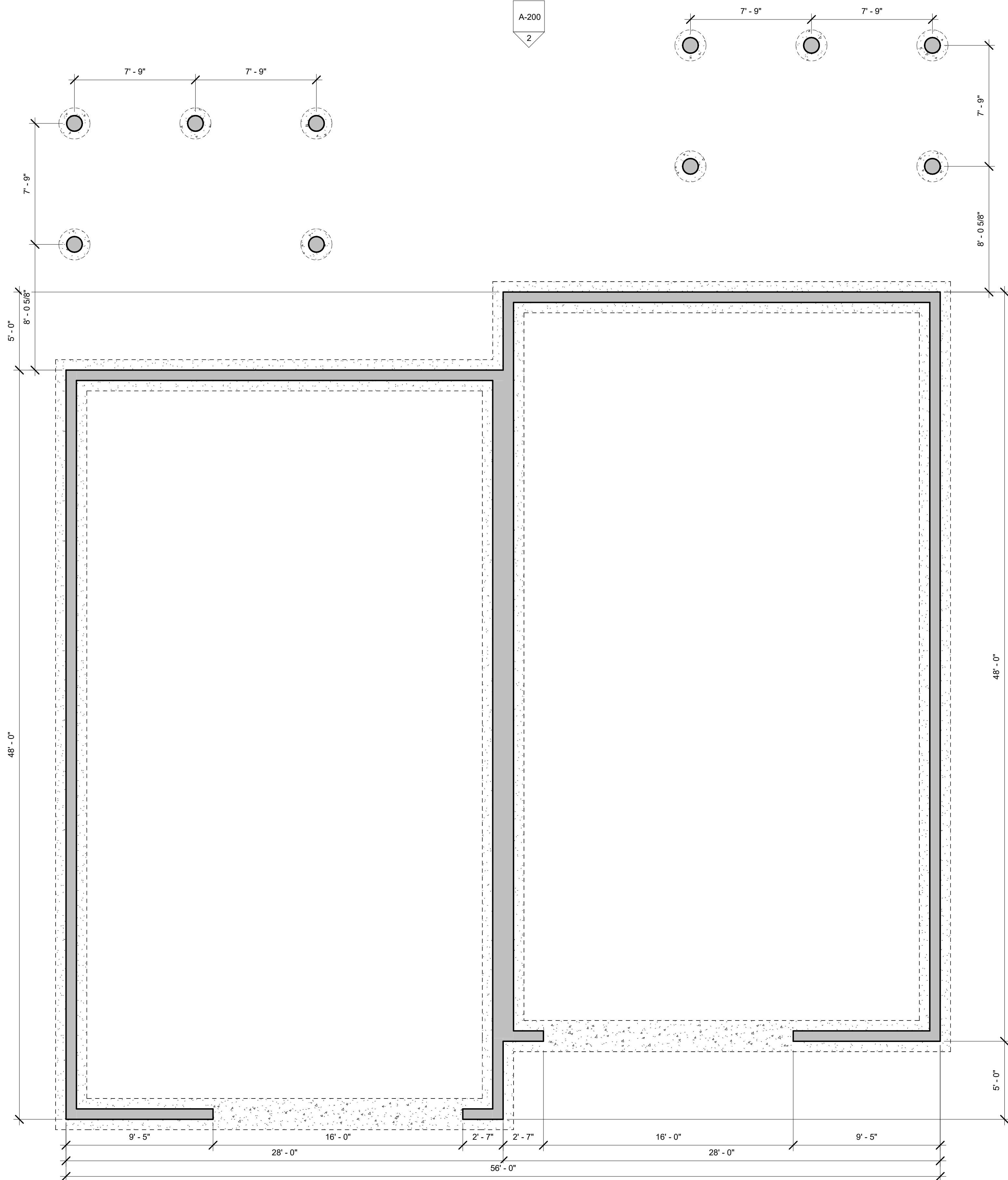
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HISTORIC HOUSE RENOVATION -  
BUILDING ELEVATIONS

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Mark:	Date:
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Date:	08-06-24
Scale:	As indicated
Job No:	3334
Sheet No:	A200





## SQUARE FOOTAGE CALCULATIONS

### PROPOSED DUPLEX UNIT 1

GROUND FLOOR	380 SF
FIRST FLOOR	1354 SF
SECOND FLOOR	1354 SF
TOTAL	3088 SF

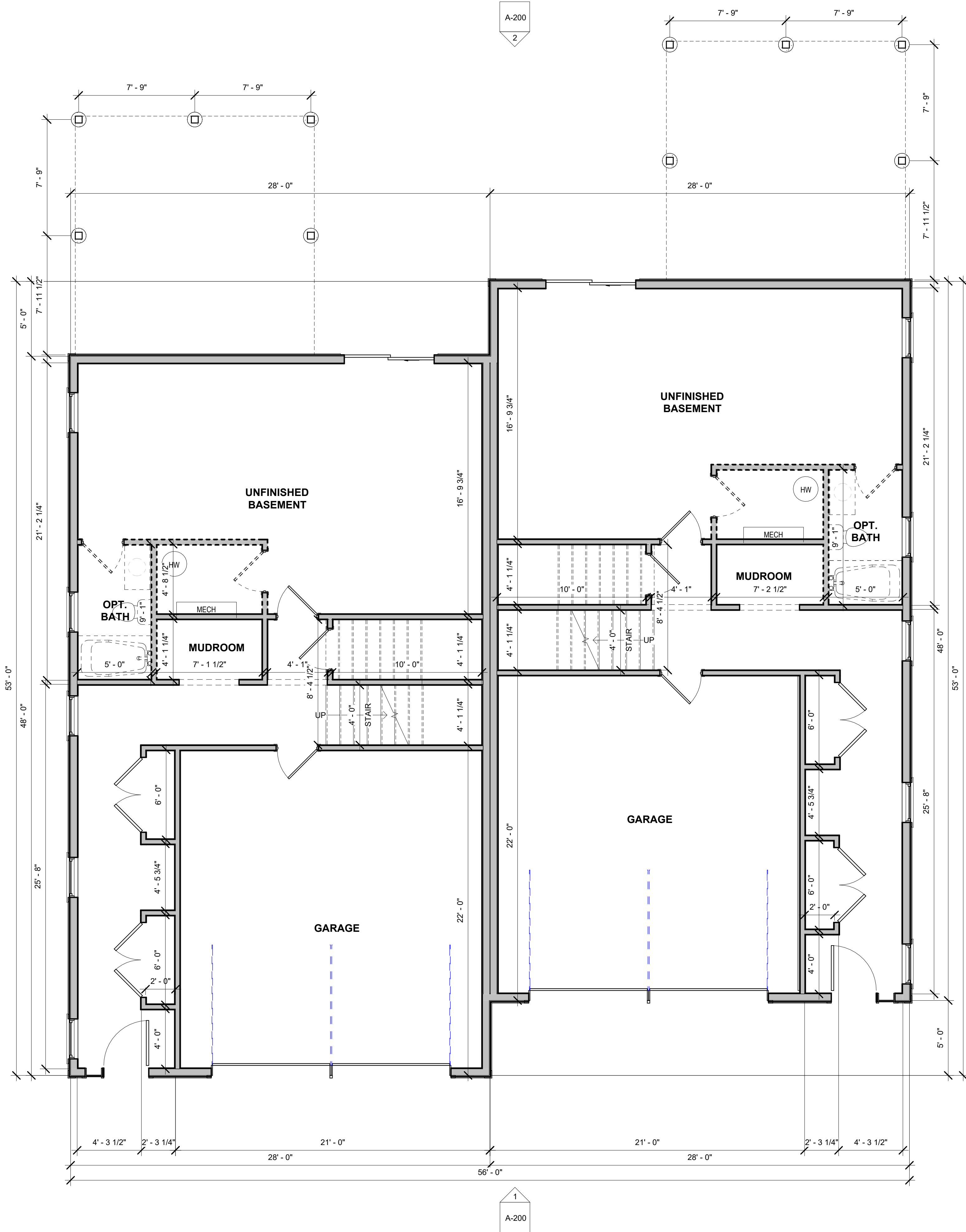
### PROPOSED DUPLEX UNIT 2

GROUND FLOOR	380 SF
FIRST FLOOR	1354 SF
SECOND FLOOR	1354 SF
TOTAL	3088 SF

DUPLEX TOTAL 6176 SF

\*ALL SQUARE FOOTAGES FROM FINISHED AREAS

A-201 2



A-200  
2

1 A-201

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Prepared for:  
Location: Approver

PROPOSED DUPLEX -  
GROUND FLOOR PLAN

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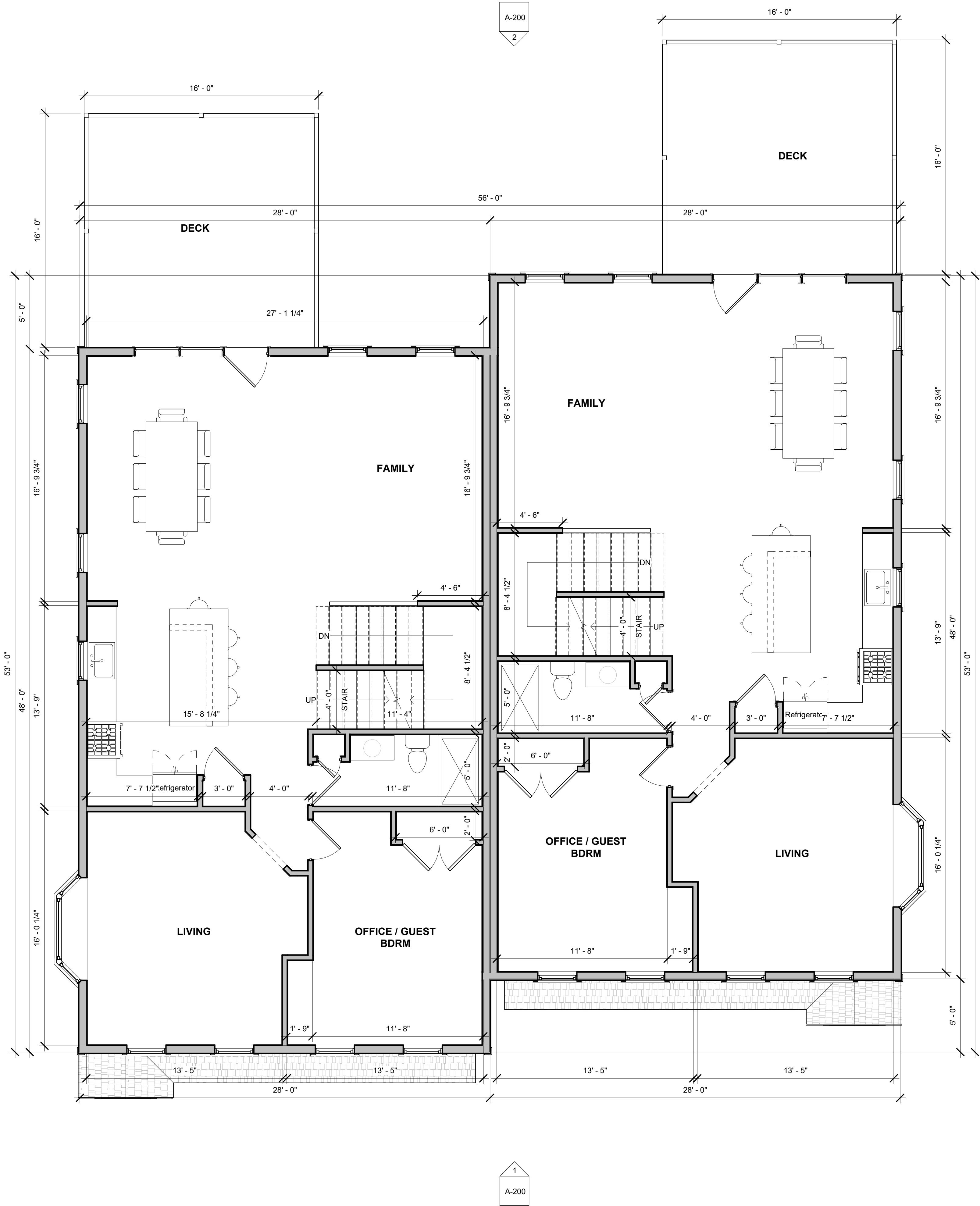
Date: 08-06-24

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

Job No: 3334

Sheet No:

A-101



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PROPOSED DUPLEX -  
FIRST FLOOR PLAN

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Date	08-06-24
Scale	1/4" = 1'-0"
Job No.	3334
Sheet No.	

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A-200  
2



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A-201

A-201  
2

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A-200

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PROPOSED DUPLEX -  
SECOND FLOOR PLAN

prepared for:  
location: Approver

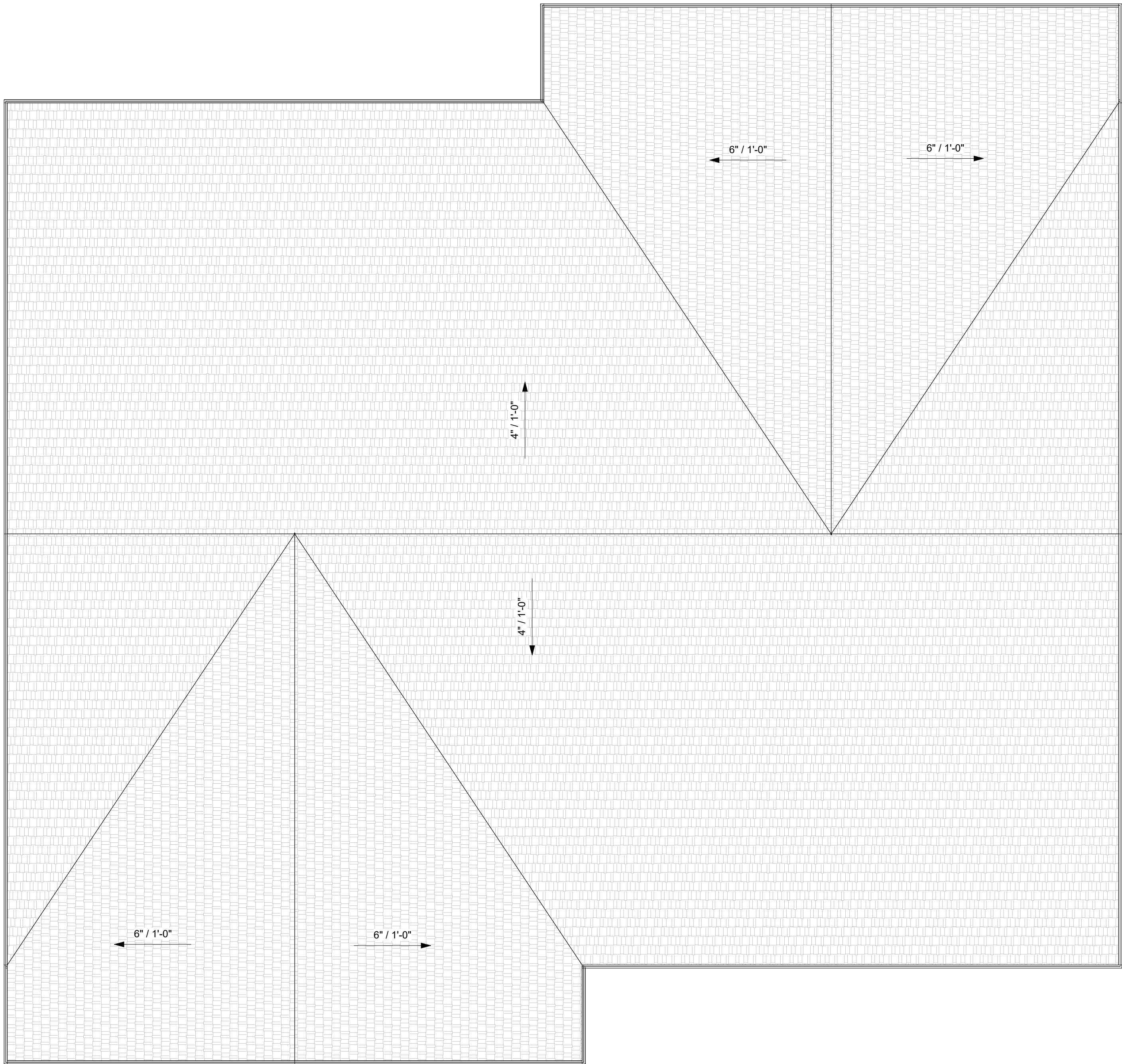
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Date	08-06-24
Scale	1/4" = 1'-0"
Job No.	3334
Sheet No.	

A-103



A-200  
2



A-201 2

1 A-201

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A-200

1 ROOF  
1/4" = 1'-0"

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PROPOSED DUPLEX -  
ROOF FLOOR PLAN

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Date:

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Date: 08-06-24

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

Job No: 3334

Sheet No:

A-104

- EXTERIOR NOTES:**
- NEW WINDOW TO BE WHITE HARVEY 'CLASSIC' (2 OVER 2 GRILLE PATTERN)
  - MATCH HOUSE RAKE & SOFFIT DETAILS & OVERHANG TO EXISTING RESIDENCE ON ALL DUPLEX ROOFS



1 Proposed Front Elevation  
1/4" = 1'-0"



2 Proposed Rear Elevation  
1/4" = 1'-0"

- EXTERIOR FINISH NOTES:**
- HARDI-LAP FIBER CEMENT SIDING - 4" EXPOSURE (PEARL GREY & ARCTIC WHITE)
  - CERTAINTEED VINYL SIDING - MAINSTREET DOUBLE 5" CLAPBOARD (STERLING GREY & COLONIAL WHITE)
  - 5/4 x 6" CORNERBOARD (PAINTED WHITE)
  - EXTERIOR WINDOW TRIM: 5/4 x 4" CASING WITH 2" SILL (PAINTED WHITE)
  - EXTERIOR RAKE & FASCIA 1 x 6" (PAINTED WHITE)
  - ROOF: ARCHITECTURAL DIMENSIONAL SHINGLES CERTAINTEED HERITAGE OR EQUAL (SLATE GREY)
  - DECK RAILINGS: COMPOSITE (PAINTED WHITE)
  - DECK RIM BOARD, DECK POSTS, & FRONT POSTS: 1x SOLID PVC (PAINTED WHITE)
  - 1x8 WATERTABLE (PAINTED WHITE)

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location: Approver

PROPOSED DUPLEX -  
BUILDING ELEVATIONS I

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REVISIONS

Date: 08-06-24

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

Job No: 3334

Sheet No:

A-200

- EXTERIOR NOTES:
- NEW WINDOW TO BE WHITE HARVEY 'CLASSIC' (2 OVER 2 GRILLE PATTERN)
  - MATCH HOUSE RAKE & SOFFIT DETAILS & OVERHANG TO EXISTING RESIDENCE ON ALL DUPLEX ROOFS



1 Proposed Side 1 Elevation  
1/4" = 1'-0"



2 Proposed Side 2 Elevation  
1/4" = 1'-0"

- EXTERIOR FINISH NOTES:
- HARDI-LAP FIBER CEMENT SIDING - 4" EXPOSURE (PEARL GREY & ARCTIC WHITE)
  - CERTAINTEED VINYL SIDING - MAINSTREET DOUBLE 5" CLAPBOARD (STERLING GREY & COLONIAL WHITE)
  - 5/4 x 6" CORNERBOARD (PAINTED WHITE)
  - EXTERIOR WINDOW TRIM: 5/4 x 4" CASING WITH 2" SILL (PAINTED WHITE)
  - EXTERIOR RAKE & FASCIA 1 x 6" (PAINTED WHITE)
  - ROOF: ARCHITECTURAL DIMENSIONAL SHINGLES CERTAINTEED HERITAGE OR EQUAL (SLATE GREY)
  - DECK RAILINGS: COMPOSITE (PAINTED WHITE)
  - DECK RIM BOARD, DECK POSTS, & FRONT POSTS: 1x SOLID PVC (PAINTED WHITE)
  - 1x8 WATERTABLE (PAINTED WHITE)

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Location: Approver

PROPOSED DUPLEX -  
BUILDING ELEVATIONS II

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Mark	Date
REVISIONS	
Date	08-06-24
Scale	1/4" = 1'-0"
Job No.	3334

Sheet No.

A-201