

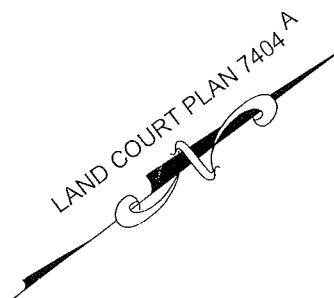
RECORD OWNER
JSS REALTY CORP.
BOOK 56012, PAGE 75

ASSESSORS MAP 60

BLOCK A - LOT 1

S 38° 00' 00" W

50.00'



LOT 49
A = 5,500 S..F.

N/F
GERTRUDE FOLEY CULLINANE
& EDWARD F. CULLINANE
BK. 24640 PG. 228

LOT 54
PLAN BOOK 40
PLAN 45

S 52° 00' 00" E
110.00'

20.0'
BRICK

20.0'
BRICK

19.8'
BRICK

17.05'
2nd
BRICK

EXISTING
DRIVEWAY

2 1/2 STY.

NO. 32

11.4'

50.00'

N 38° 00' 00" E

40.1'
BRICK

1.8'
BRICK

110.00'
N 52° 00' 00" W

1.9'
BRICK

20.21'
2nd
BRICK

N/F
CARMINA DONATI,
EMANUEL DONATI, &
THERESA MORRISSEY
BK. 23128 PG. 425

LOT 46
PLAN BOOK 40
PLAN 45

EVERGREEN AVENUE

SB/DH
FND

NOTES:

1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.
2. PLAN REFERENCE: BEING LOT 49 ON A PLAN DATED JUNE 1, 1883 BY CHARLES A. PEARSON AND RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN PLAN BOOK 40 PLAN 45.
3. DEED REFERENCE: BOOK 56012, PAGE 75



Paul J. Desimone

CERTIFIED PLOT PLAN
EXISTING CONDITIONS

IN
SOMERVILLE, MA
32 DARTMOUTH STREET



SCALE: 1" = 20'-0"

MARCH 1, 2011

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

DARTMOUTH (PUBLIC - 40.00' WIDE) STREET

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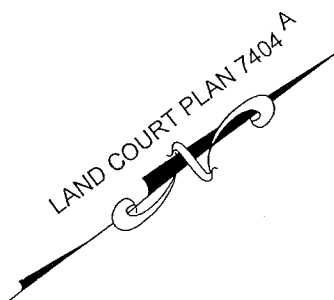
RECORD OWNER
JSS REALTY CORP.
BOOK 56012, PAGE 75

ASSESSORS MAP 60

BLOCK A - LOT 1

S 38° 00' 00" W

50.00'



N/F
GERTRUDE FOLEY CULLINANE
& EDWARD F. CULLINANE
BK. 24640 PG. 228

LOT 54
PLAN BOOK 40
PLAN 45

S 52° 00' 00" E

110.00'

20.2'
20.0' BRICK
EXISTING DRIVEWAY
20.0' BRICK
19.8' BRICK

45.7'
40.1' BRICK
1.8' BRICK
PROPOSED 3 - STORY
WOOD FRAMED
PORCH AND
STAIRS
2 1/2 STY.
NO. 32

12.33' 8.83'

50.00'

N 38° 00' 00" E

N/F
CARMINA DONATI,
EMANUEL DONATI, &
THERESA MORRISSEY
BK. 23128 PG. 425

LOT 46
PLAN BOOK 40
PLAN 45

110.00'

1.9' BRICK

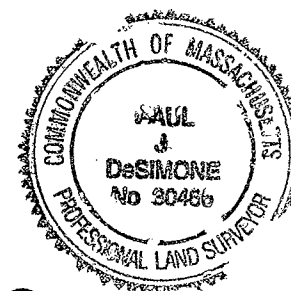
20.21' 2nd BRICK

EVERGREEN AVENUE

SB/DH
FND

NOTES:

1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.
2. PLAN REFERENCE: BEING LOT 49 ON A PLAN DATED JUNE 1, 1883 BY CHARLES A. PEARSON AND RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN PLAN BOOK 40 PLAN 45.
3. DEED REFERENCE: BOOK 56012, PAGE 75



Paul J. DeSimone

CERTIFIED PLOT PLAN
SHOWING PROPOSED
3 - STORY PORCH

IN
SOMERVILLE, MA
32 DARTMOUTH STREET



SCALE: 1" = 20'-0"

MARCH 1, 2011

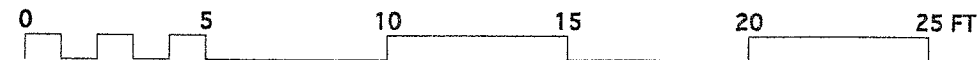
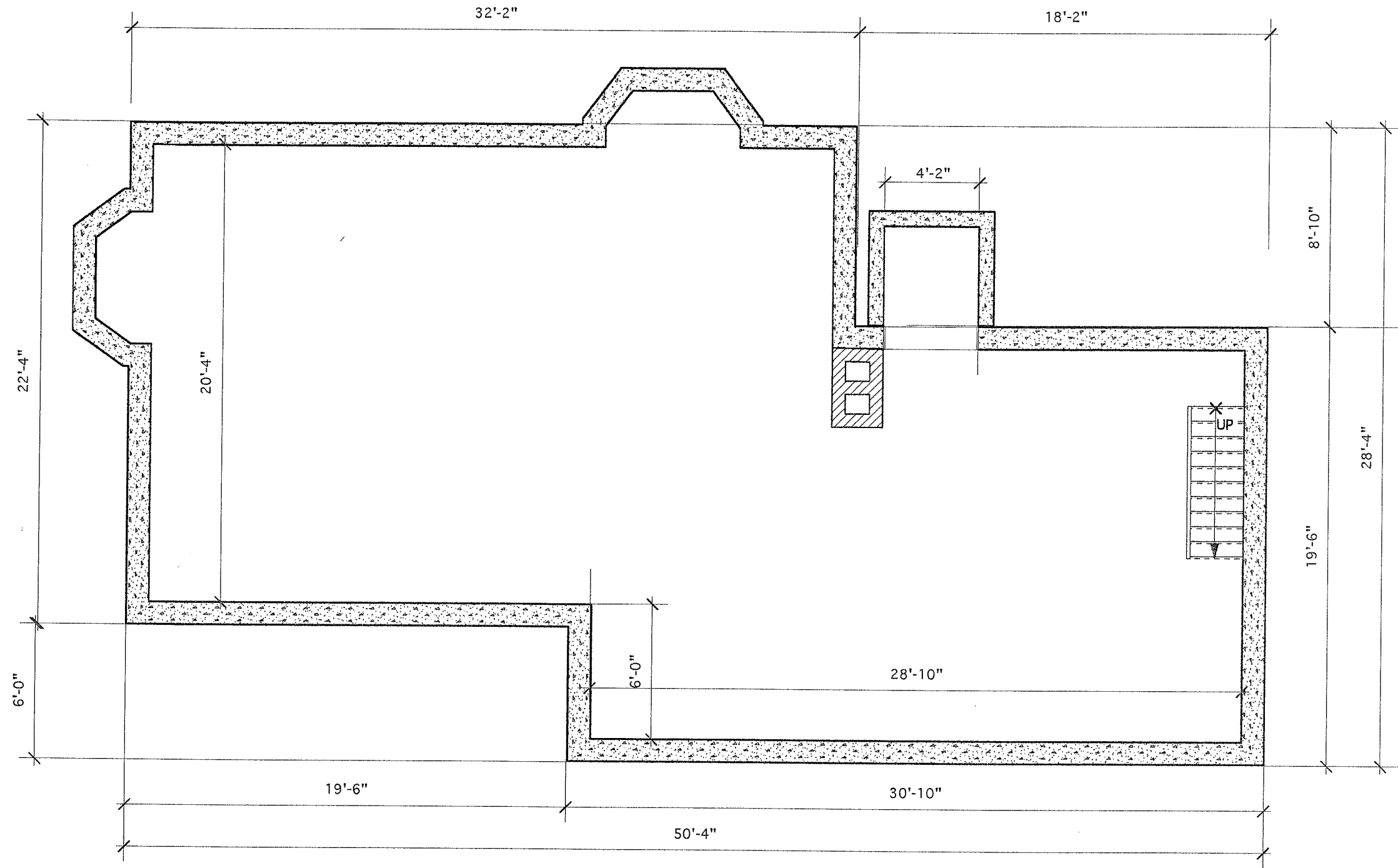
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1 **BASEMENT PLAN (Existing)**
3/16"=1'-0"



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Somerville, MA. 02145-3834
Client: FRANKLIN REALTY COMPANY - Edward C. Dolan
PO BOX 265, North Reading, MA.01864
Tel. (978)664-0698

EX 01

DRAWING SET :
EXISTING CONDITIONS

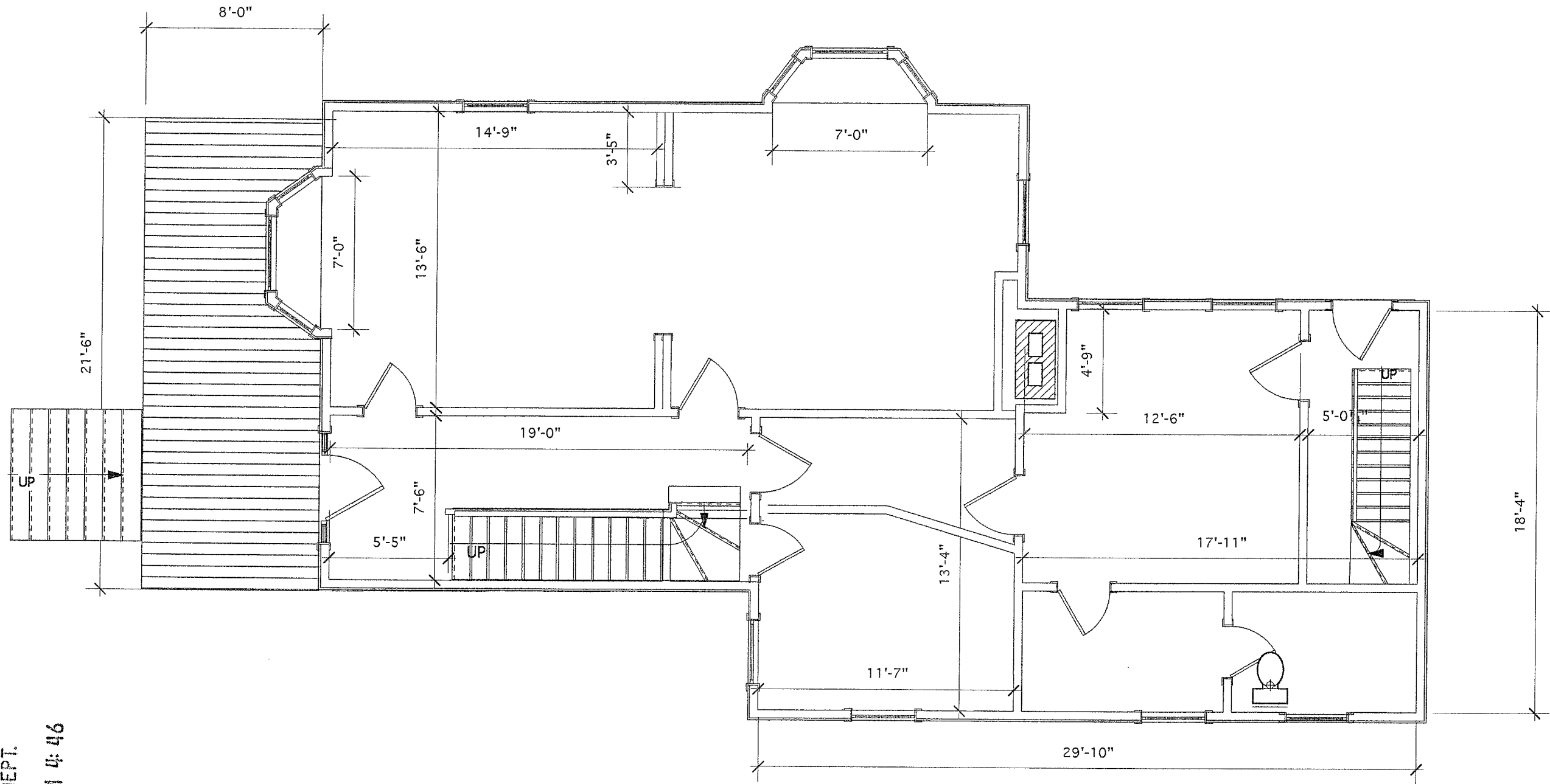
DRAWING :
BASEMENT PLAN

DATE :

SCALE :

KV DESIGN & BUILDING
Kai Vandigier
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Cambridge, MA. 02138
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e-mail : KVandigier@aol.com

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1

1ST. FLOOR PLAN

3/16"=1'-0"

1,171.8 Sf. Incl. in F.A.R.



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DRAWING SET:

EXISTING CONDITIONS

DATE:

DRAWING:

1ST. FLOOR PLAN

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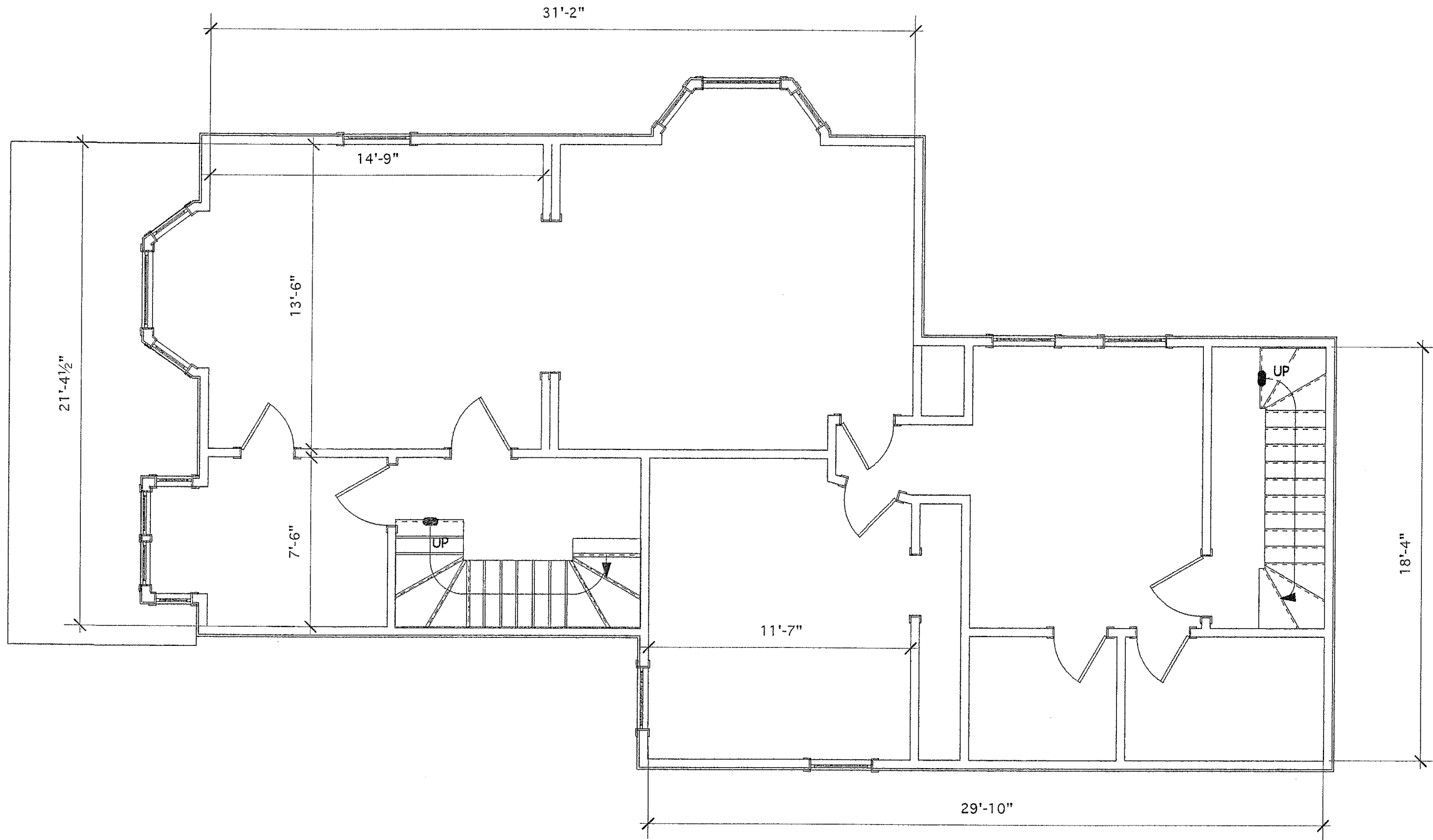
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1 **2ND. FLOOR PLAN**
3/16"=1'-0"
1,186.2 Incl. in F.A.R.



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EXISTING CONDITIONS

DATE :

DRAWING :

2ND. FLOOR PLAN

SCALE :

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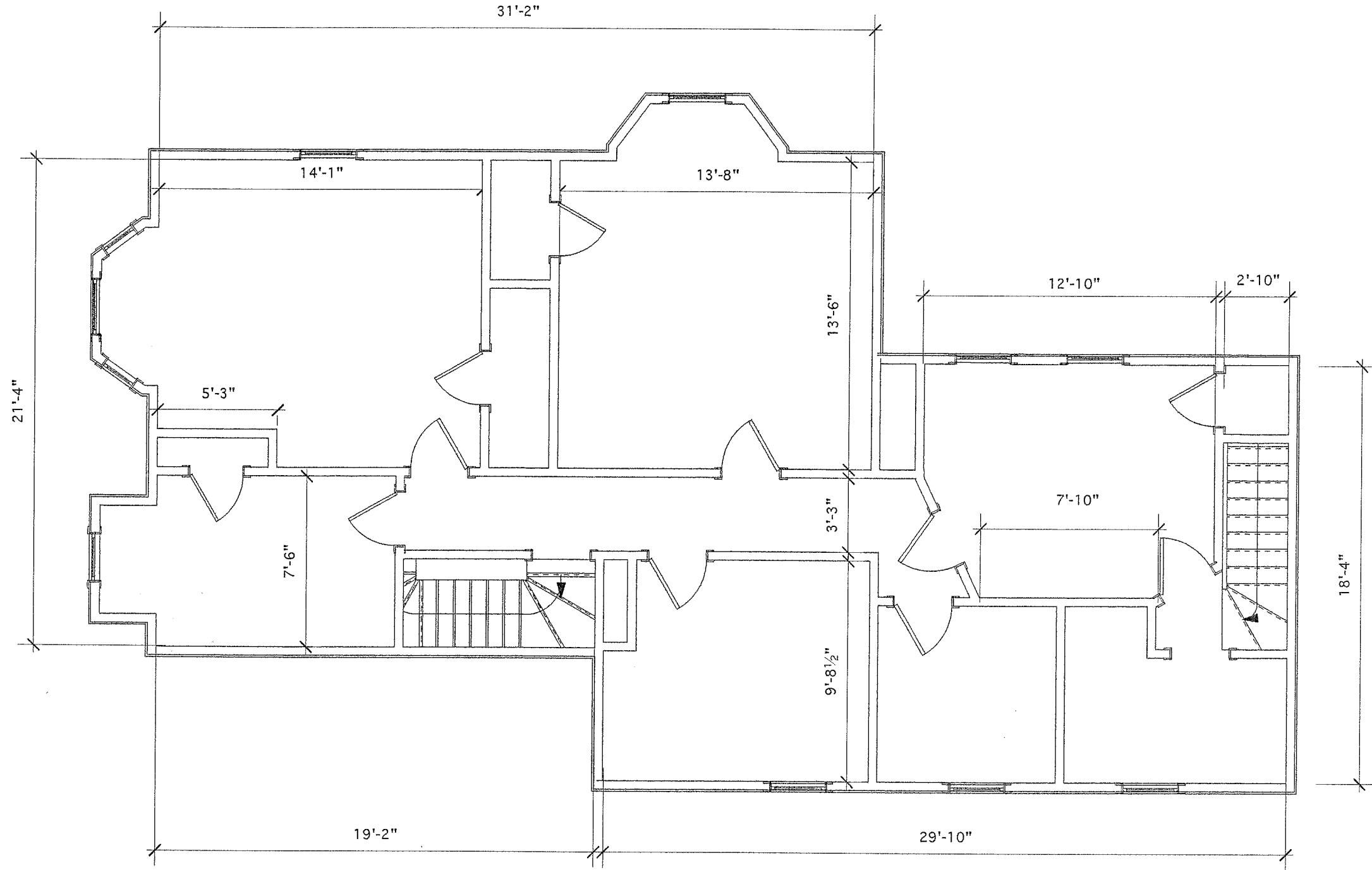


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**EX
03**

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1

3RD. FLOOR PLAN (Existing)

3/16"=1'-0"

1,186.2 SF. Incl. in F.A.R.



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EXISTING CONDITIONS

DRAWING :

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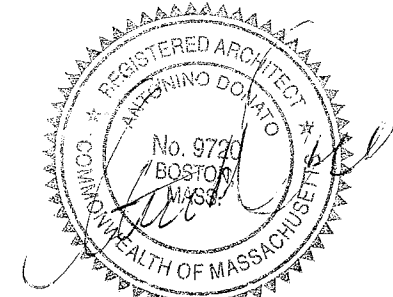
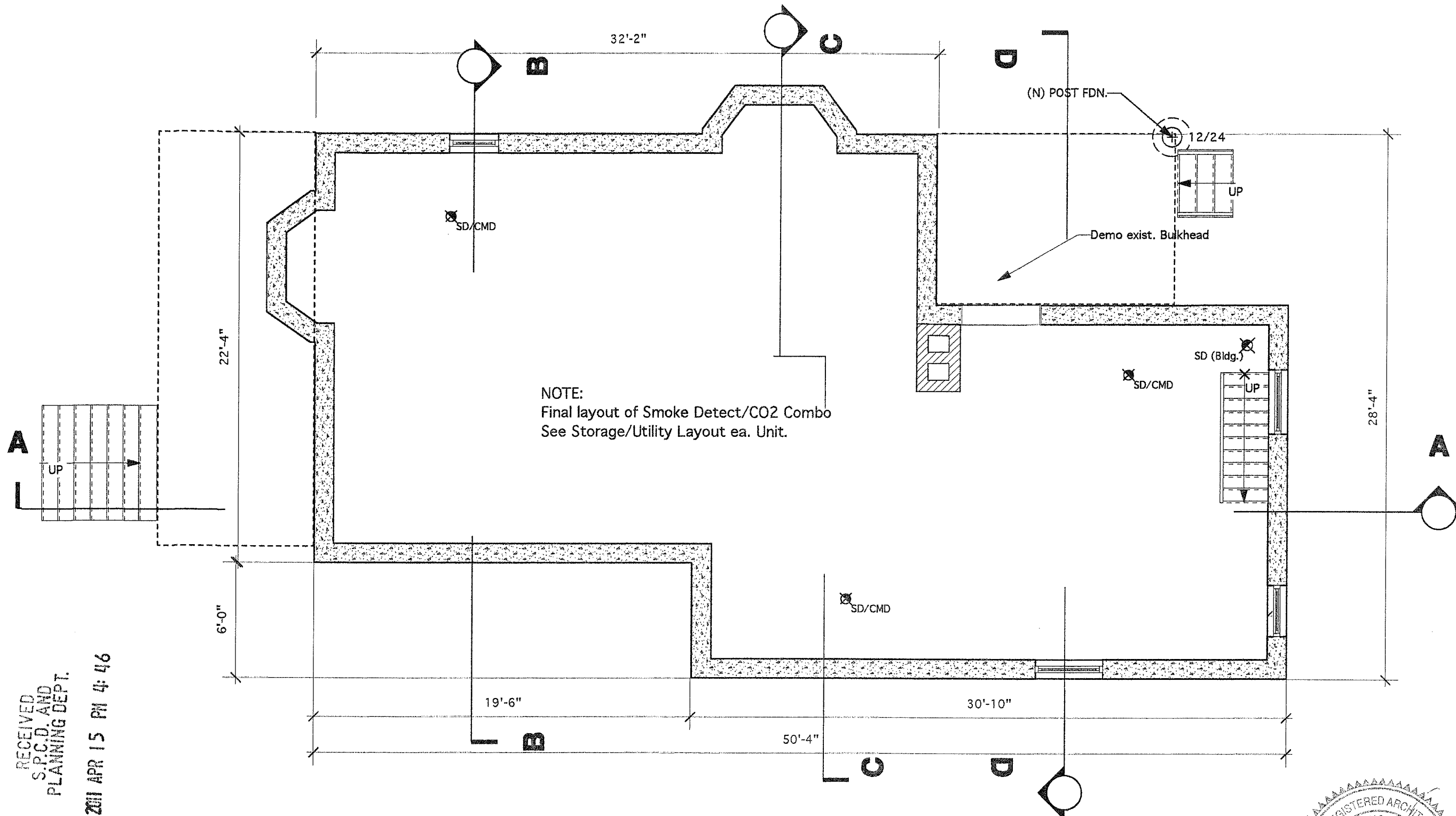
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1

BASEMENT PLAN (Proposed)

3/16"=1'-0"

BLDG. COVERAGE : 1,176.2 SF.



0 5 10 15 20 25 FT

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DATE :
Jan. 18, 2011

SCALE :
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DRAWING :
BASEMENT PLAN

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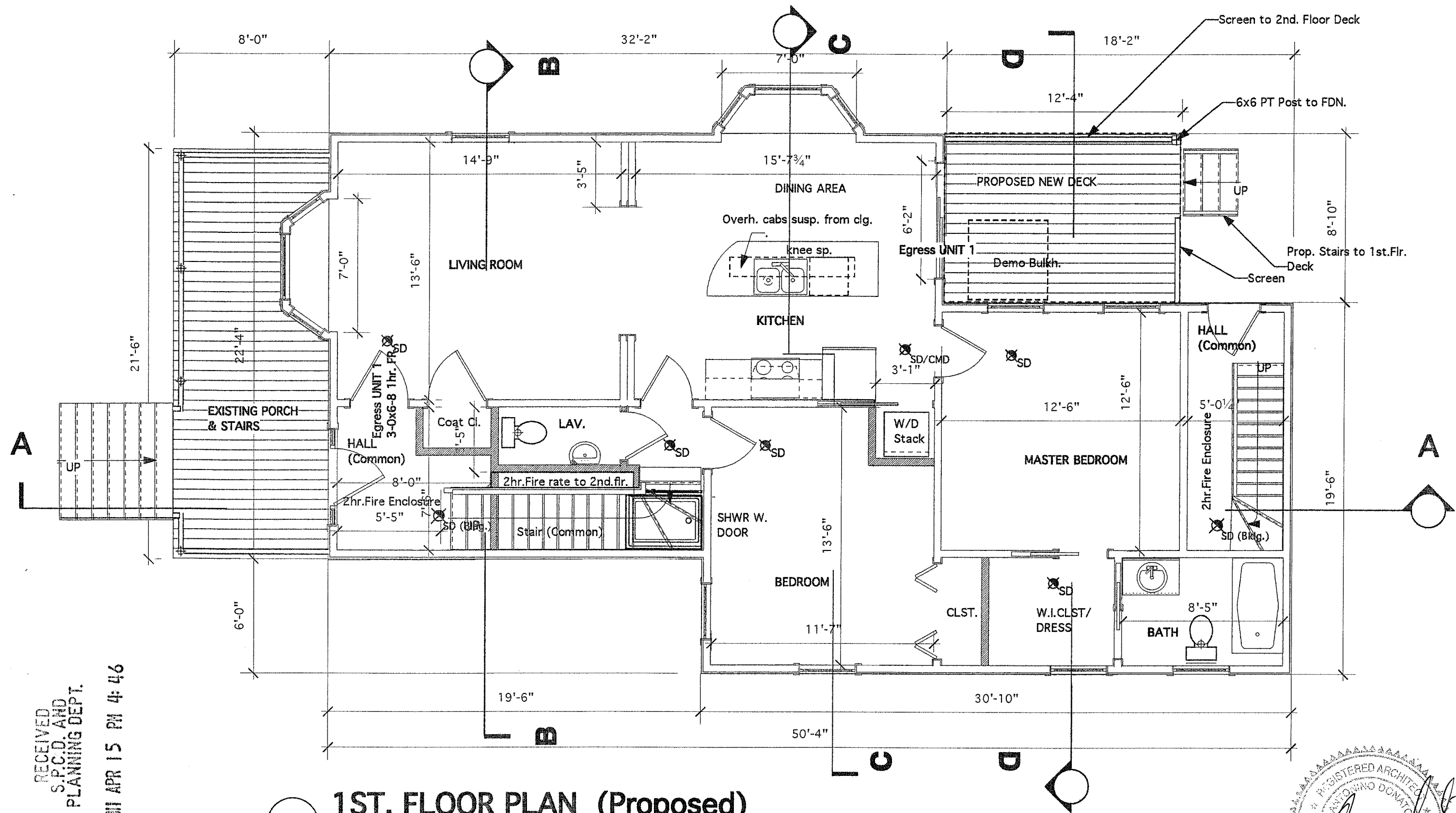
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01
04

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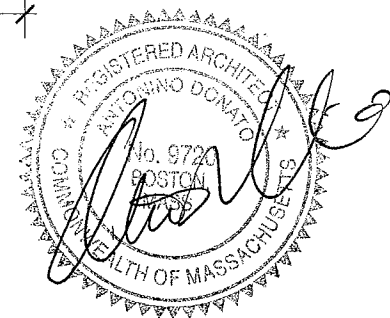
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1 **1ST. FLOOR PLAN (Proposed)** 3/16"=1'-0"

UNIT NO. 1 UNIT AREA: 976.9 SF.
EXCLUSIVE USE PORCH AREAS: 199.4 SF.

1,171.8 Sf. Incl. in F.A.R.



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SCALE:
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DRAWING:
1ST. FLOOR PLAN

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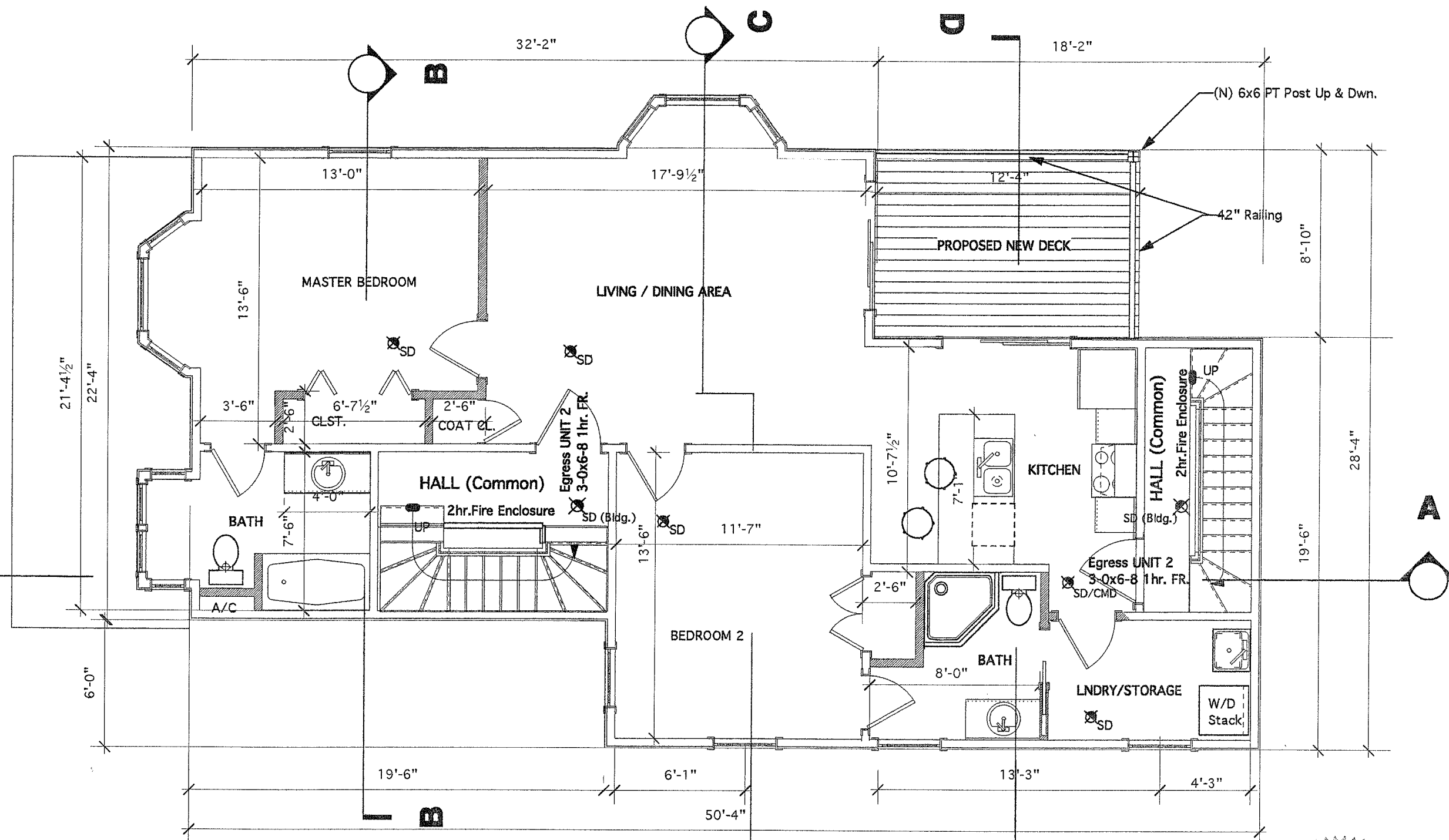
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**S-4
02**

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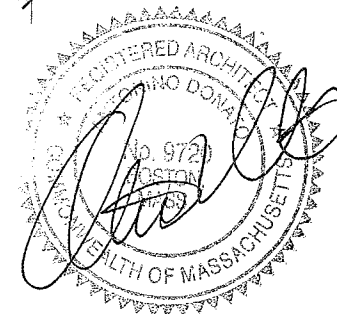
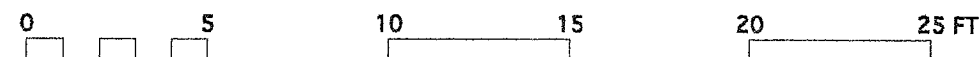
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1 2ND. FLOOR PLAN (Proposed)

UNIT NO. 2 INTERIOR UNIT AREAS: 954.6 SF.
EXCLUSIVE USE DECK AREA: 217.8 SF.

1,186.2 Incl. in F.A.R.



DRAWING SET: SCHEME NO. 4	DATE: Jan. 18, 2011
	SCALE: As Noted
DRAWING: 2ND. FLOOR PLAN	

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 Client: FRANKLIN REALTY COMPANY - Edward C. Dolan
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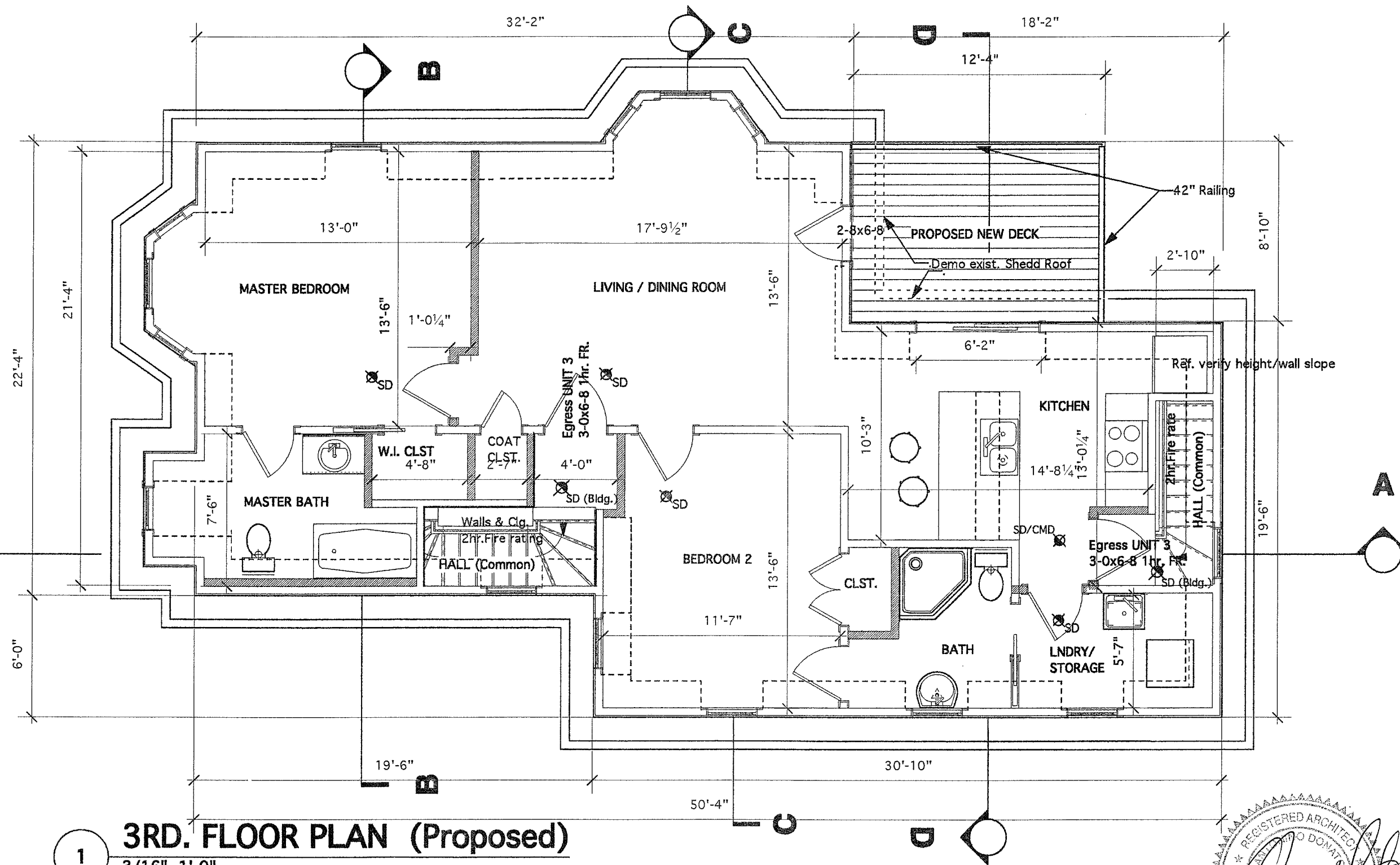
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03

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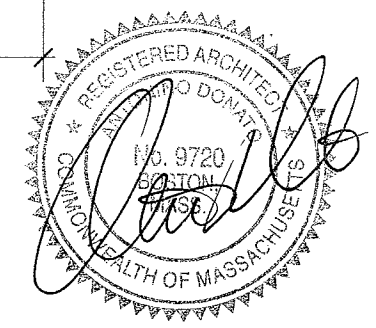


1 **3RD. FLOOR PLAN (Proposed)**
3/16"=1'-0"

UNIT NO. 3 INTERIOR UNIT AREAS: 1,056.1 SF.
EXCLUSIVE USE DECK AREA: 217.8 SF.

COMMON AREAS: 134.9 SF.

1,191.0 SF. Incl. in F.A.R.



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3RD. FLOOR PLAN

DATE:
Jan. 18, 2011

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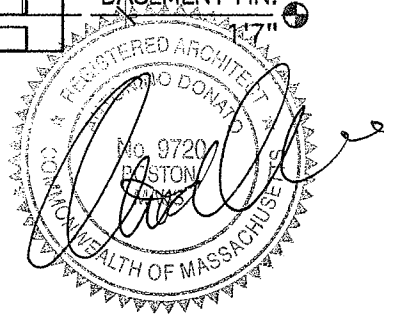
S-4
04

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1 SECTION A-A
3/16"=1'-0"



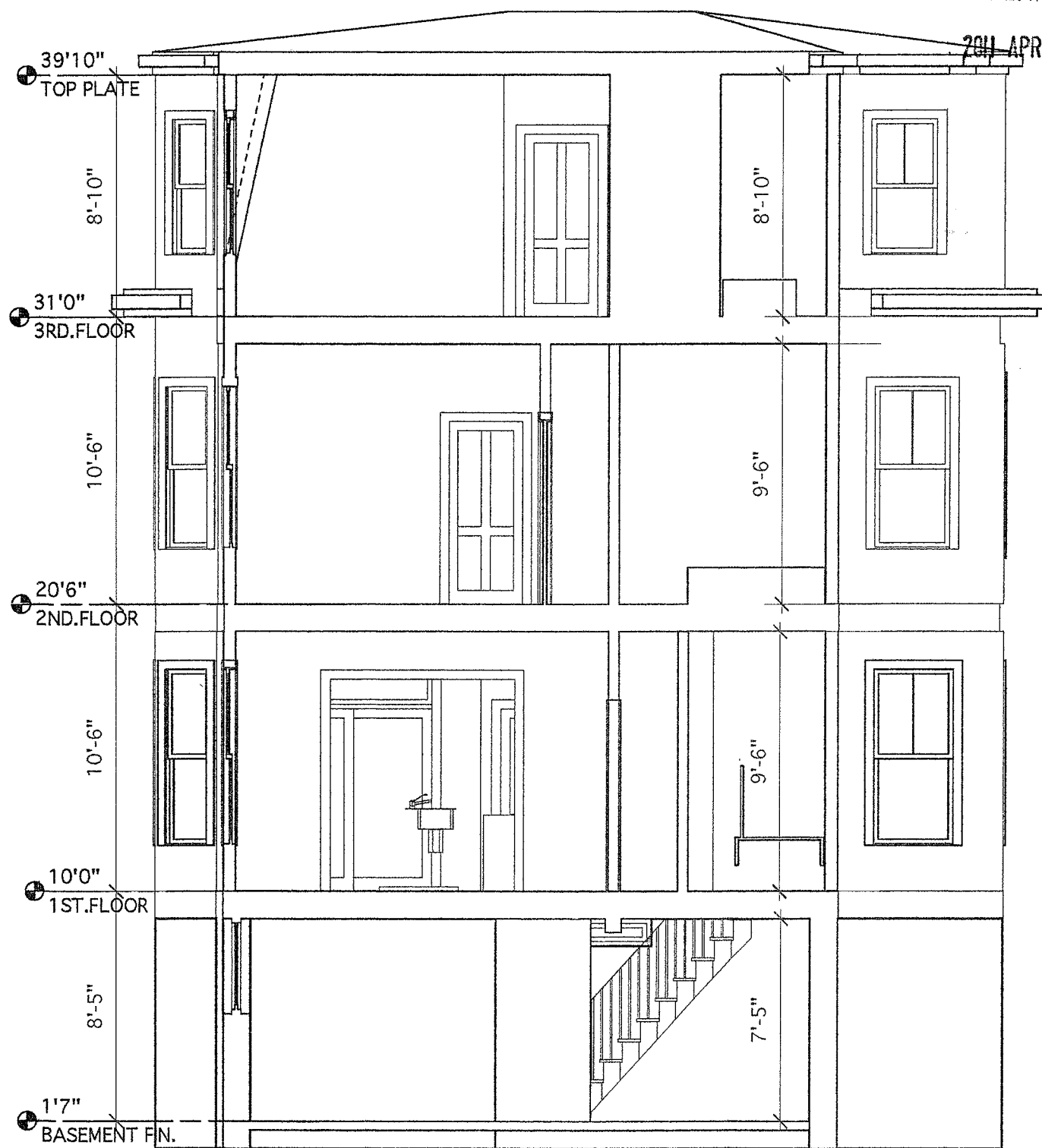
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	DRAWING: SECTION A-A	SCALE:

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SHEET NO. **3-4**
05

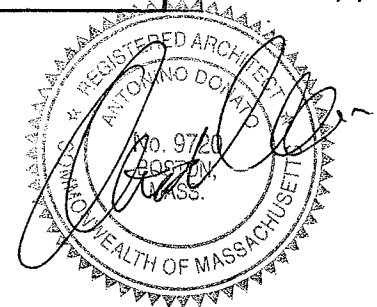
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1 **SECTION B-B**
3/16"=1'-0"

2 **SECTION C-C**
3/16"=1'-0"



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SCALE:

DRAWING SET: **SCHEME NO. 4**
DRAWING: **SECTION B-B & C-C**

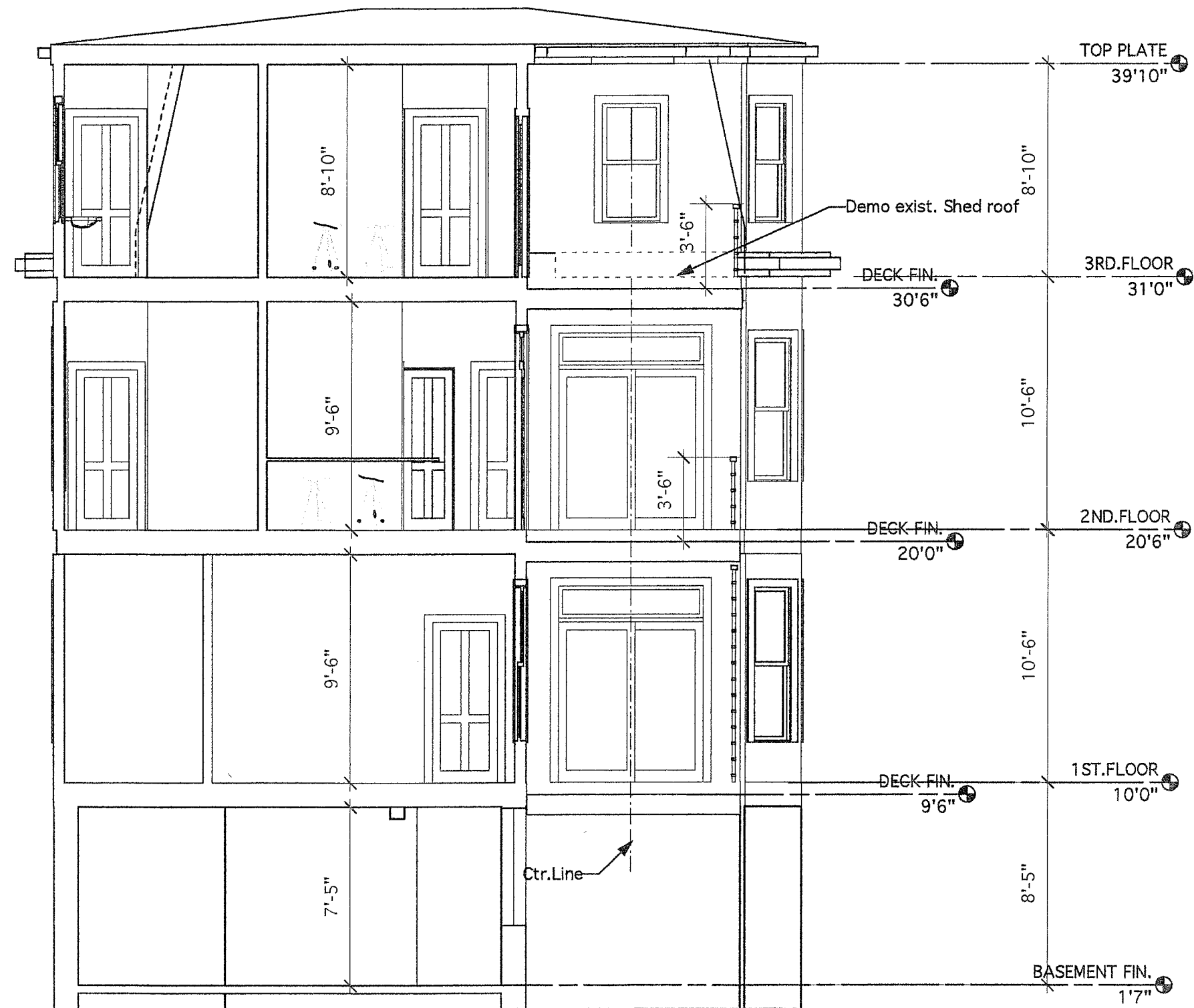
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**S-4
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SECTION D-D

3/16"=1'-0"

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Fax (617) 547-0649
e-mail: KVandijk@aol.com

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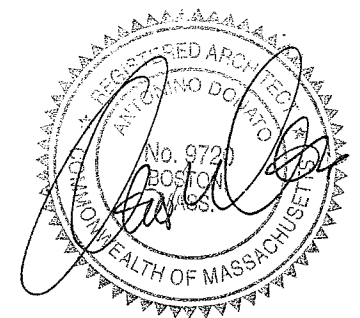
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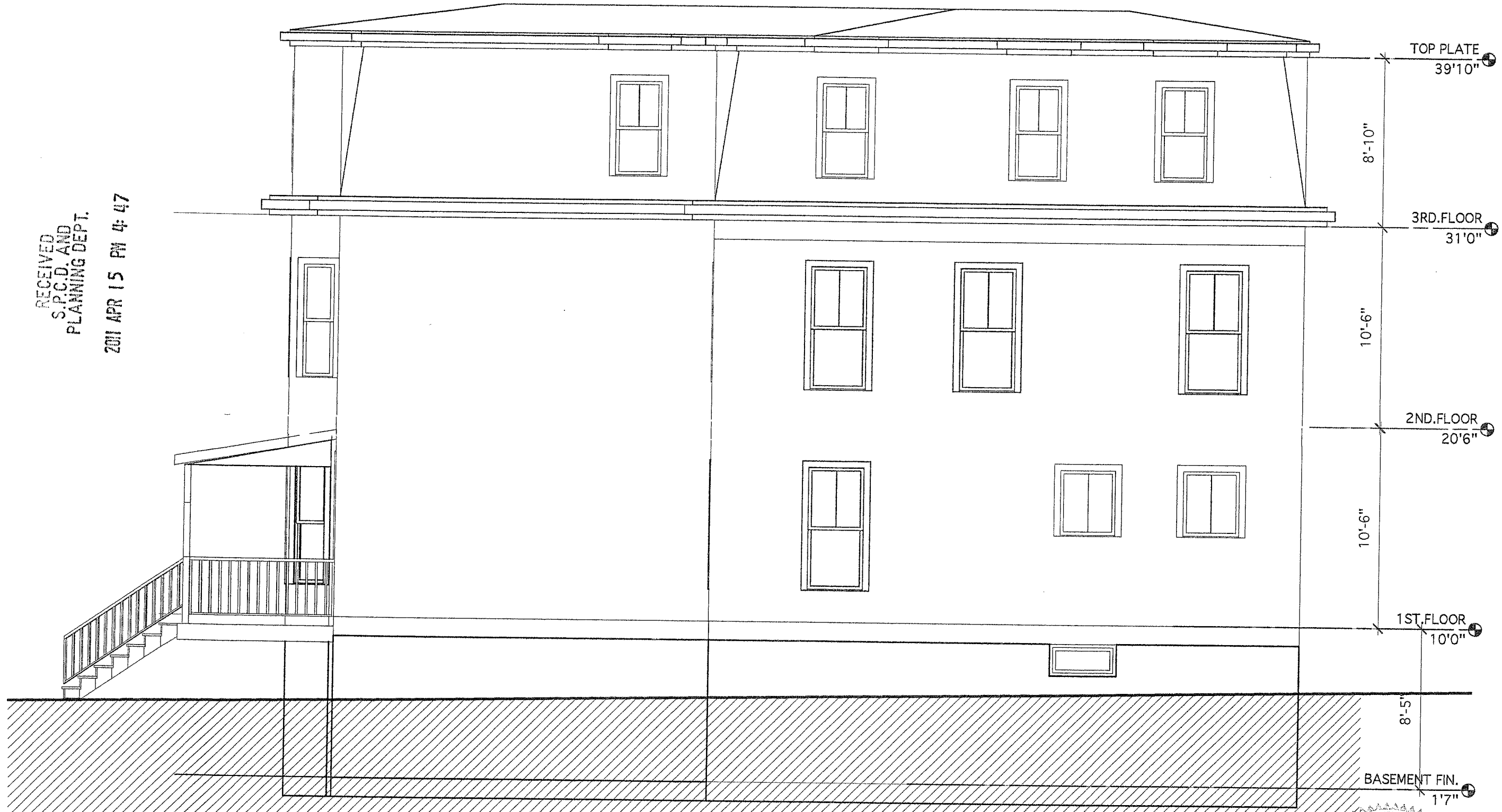
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Client: FRANKLIN REALTY COMPANY - Edward C. Dolan
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SHEET NO.

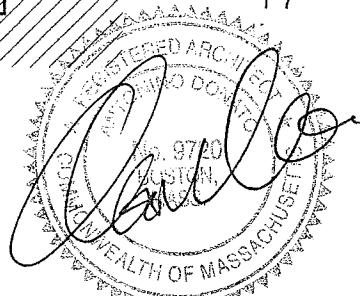
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07



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1 **ELEVATION - RIGHT SIDE**
3/16"=1'-0"



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	DRAWING : ELEVATION RIGHT	SCALE :	
SHEET NO.		S-4 08	

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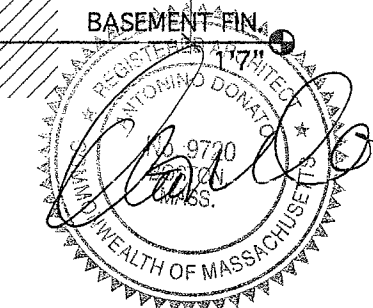
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1

ELEVATION - LEFT SIDE

3/16"=1'-0"



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DATE: Jan. 18, 2011
SCALE:

DRAWING SET: SCHEME NO. 4
DRAWING: ELEVATION LEFT

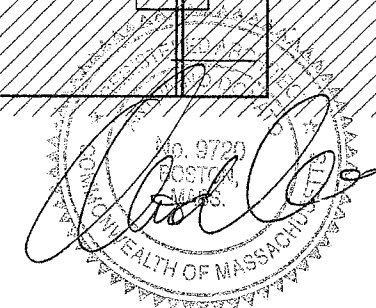
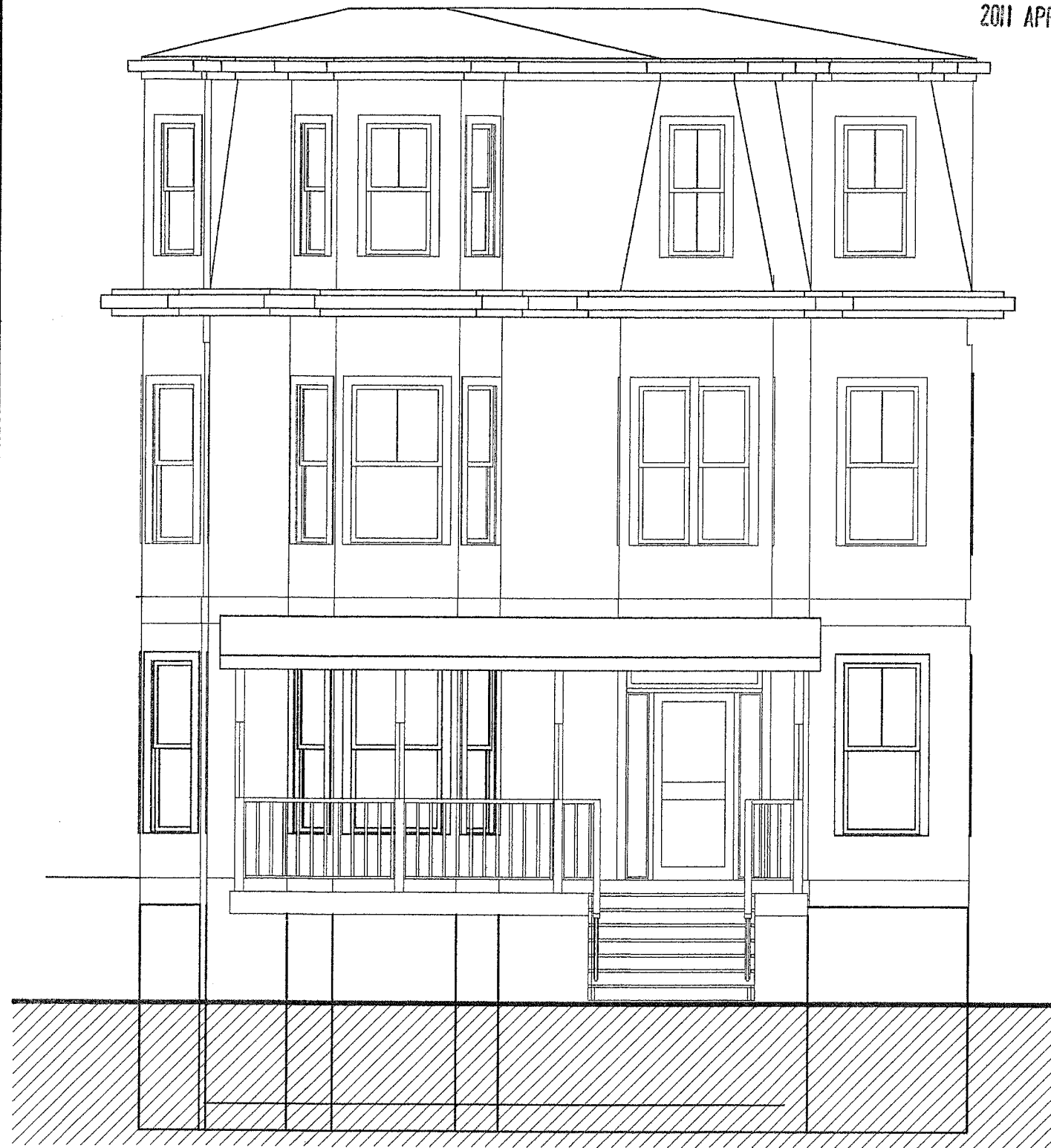
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3-4
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1 ELEVATION - FRONT
3/16"=1'-0"

2 ELEVATION - REAR
3/16"=1'-0"

DRAWING SET :
SCHEME NO. 4

DATE :
Jan. 18, 2011

SCALE :

DRAWING :
ELEVATIONS FRONT & REAR

32 DARTMOUTH STREET

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24
10