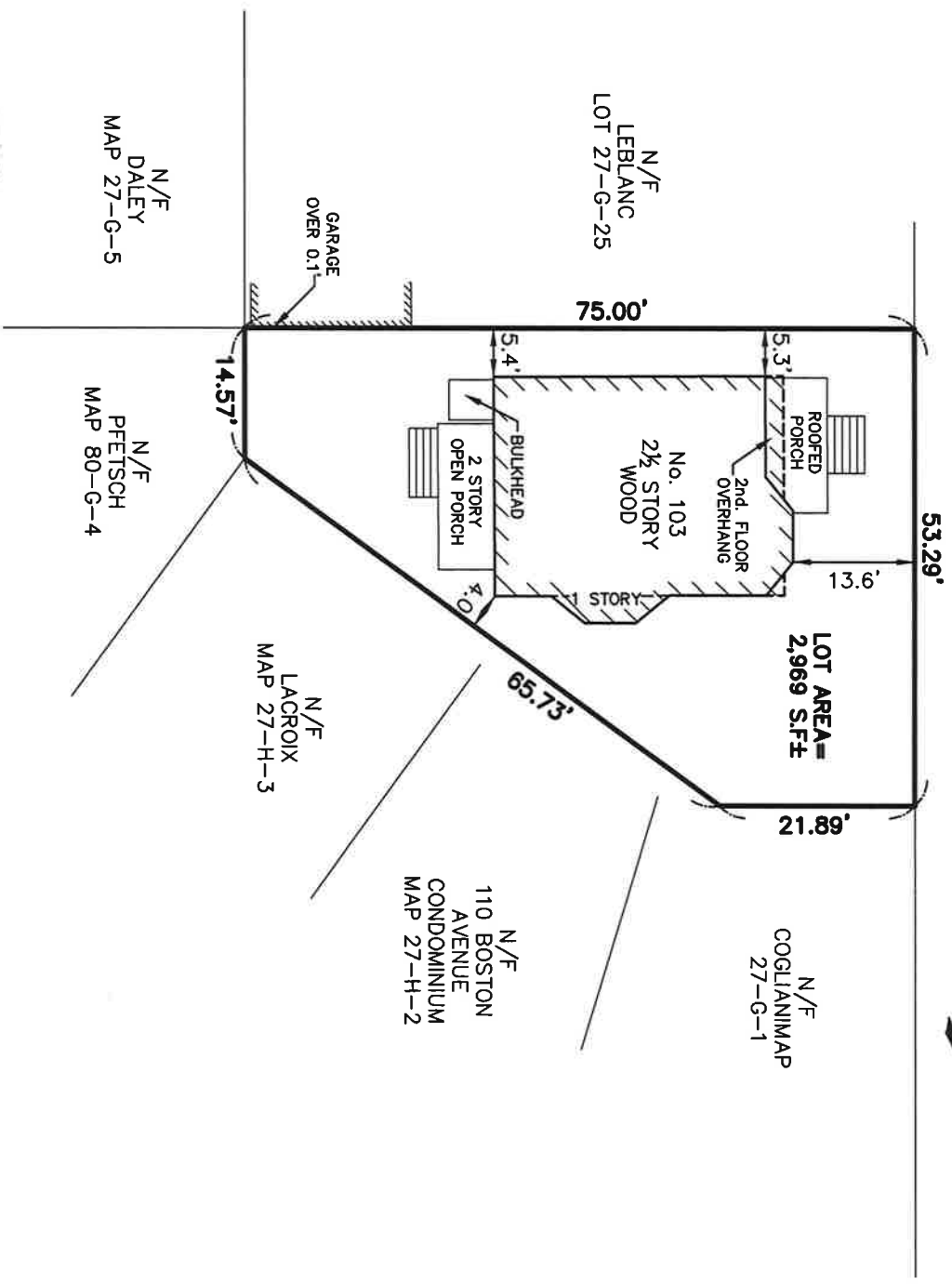


PEARSON AVENUE

(PUBLIC - 45' WIDE)



Matthew J. Fox
9-19-2017

THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDING ON THE SUBJECT PARCEL. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MAY 5, 1996 AND SEPTEMBER 19 8, 2017, BY DESIGN CONSULTANTS, INC. (DCI).

SCALE: 1" = 20'

LOCUS TITLE INFORMATION

103 PEARSON AVENUE
OWNERS: DONALD STEVENS AND CANDYCE DOSTERT
DEED REFERENCE: BK. 21964 PG. 310
PLAN REFERENCE: PLAN BK. 123 PL. 13
ASSESSORS: MAP 27 BLOCK G LOT 26

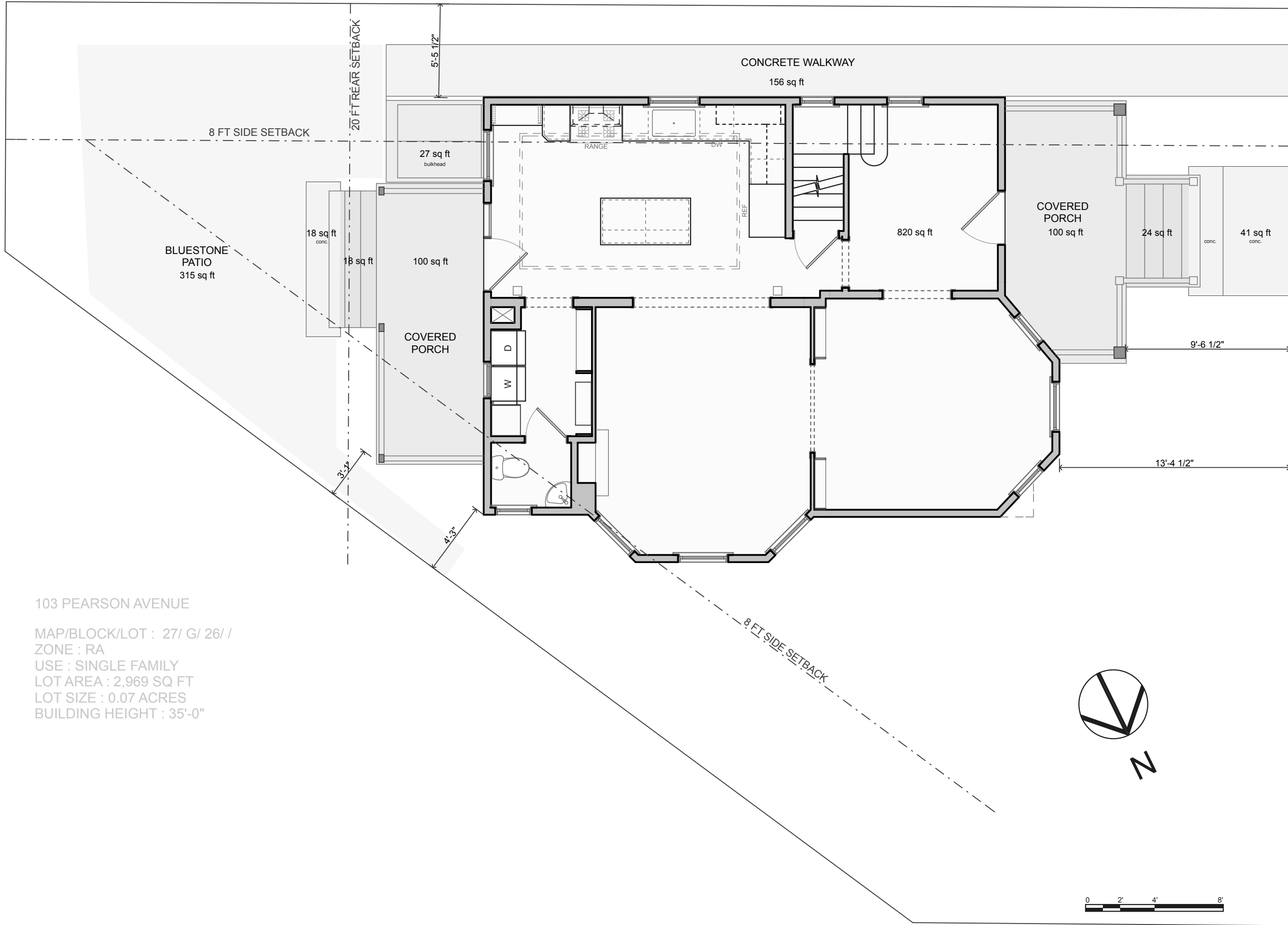
P:\1999 Projects\99-024 103 Pearson ave Somerville\Dwg_SURVEYING\99-024kcp.dwg

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

103 PEARSON AVE.
 SOEMRVILLE, MA

PLOT PLAN
 OF LAND



103 PEARSON AVENUE

MAP/BLOCK/LOT : 27/ G/ 26/ 1
 ZONE : RA
 USE : SINGLE FAMILY
 LOT AREA : 2,969 SQ FT
 LOT SIZE : 0.07 ACRES
 BUILDING HEIGHT : 35'-0"

PEARSON AVENUE

SITE PLAN
 SCALE 3/16" = 1'-0"
 DOSTERT STEVENS RESIDENCE
 103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
 INCORPORATED
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
 WWW.HOWLANDARCHITECTURE.COM

S1

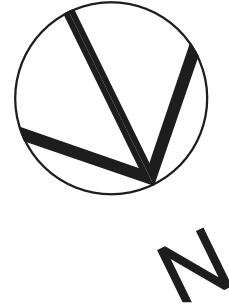
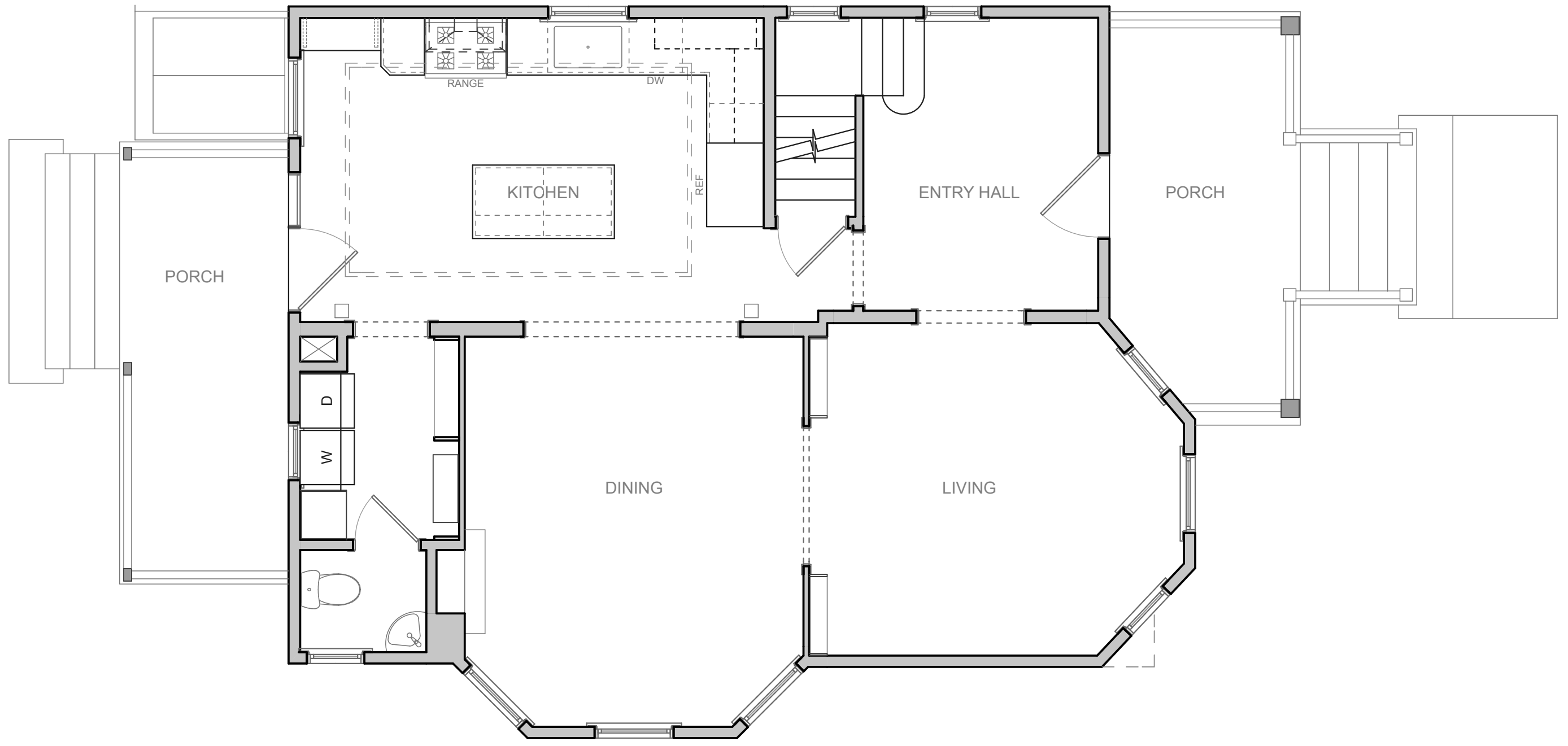


NEIGHBORHOOD CONTEXT MAP 1" = 40'-0"
 DOSTERT STEVENS RESIDENCE
 103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
 INCORPORATED
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
 WWW.HOWLANDARCHITECTURE.COM

S2

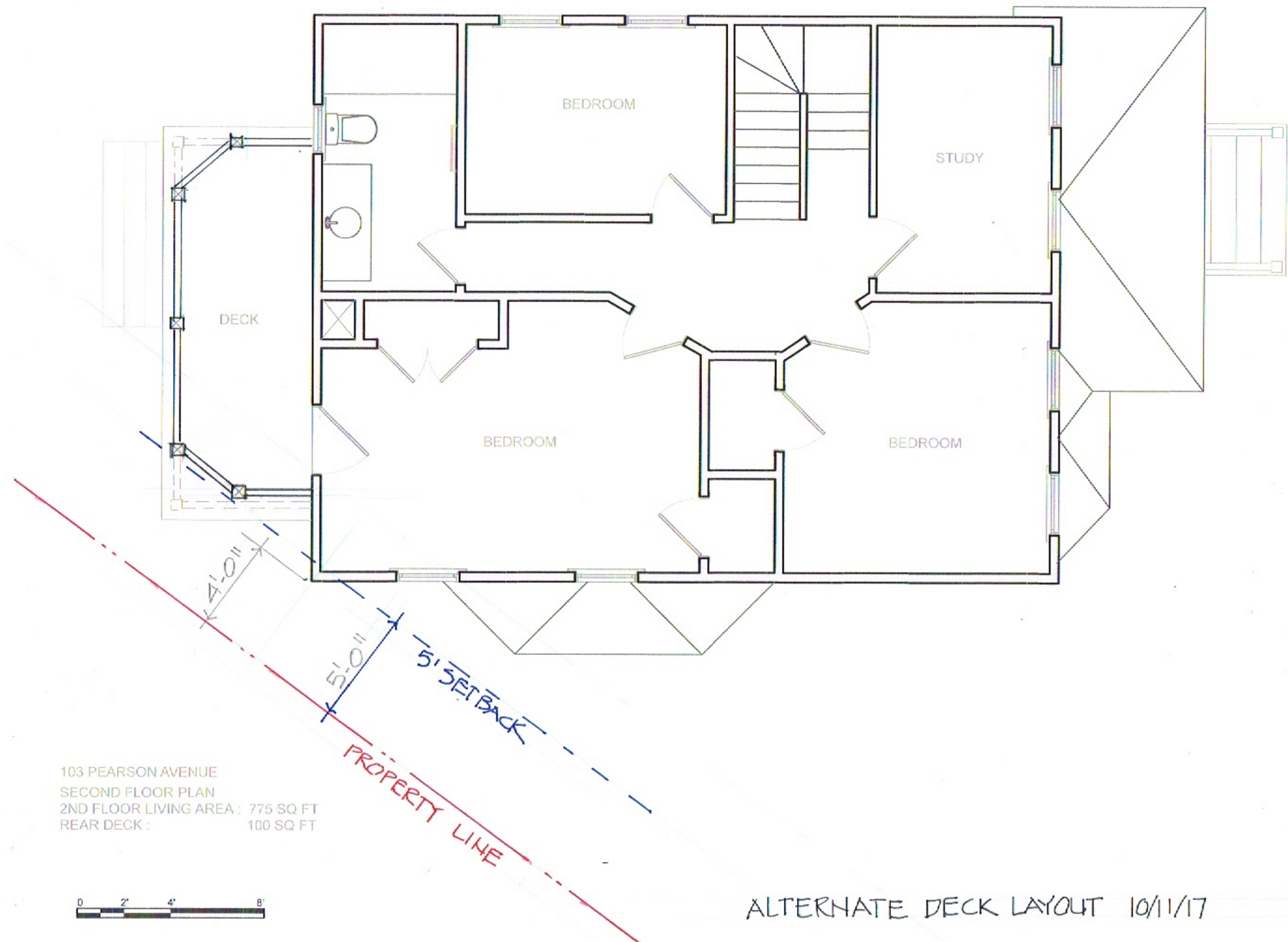
103 PEARSON AVENUE
 FIRST FLOOR PLAN
 1ST FLOOR LIVING AREA : 820 SQ FT
 FRONT PORCH : 100 SQ FT
 REAR PORCH : 100 SQ FT



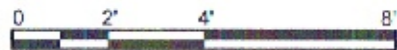
RENOVATED FIRST FLOOR SCALE 1/4" = 1'-0"
 DOSTERT STEVENS RESIDENCE
 103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
 WWW.HOWLANDARCHITECTURE.COM

A1



103 PEARSON AVENUE
 SECOND FLOOR PLAN
 2ND FLOOR LIVING AREA : 775 SQ FT
 REAR DECK : 100 SQ FT

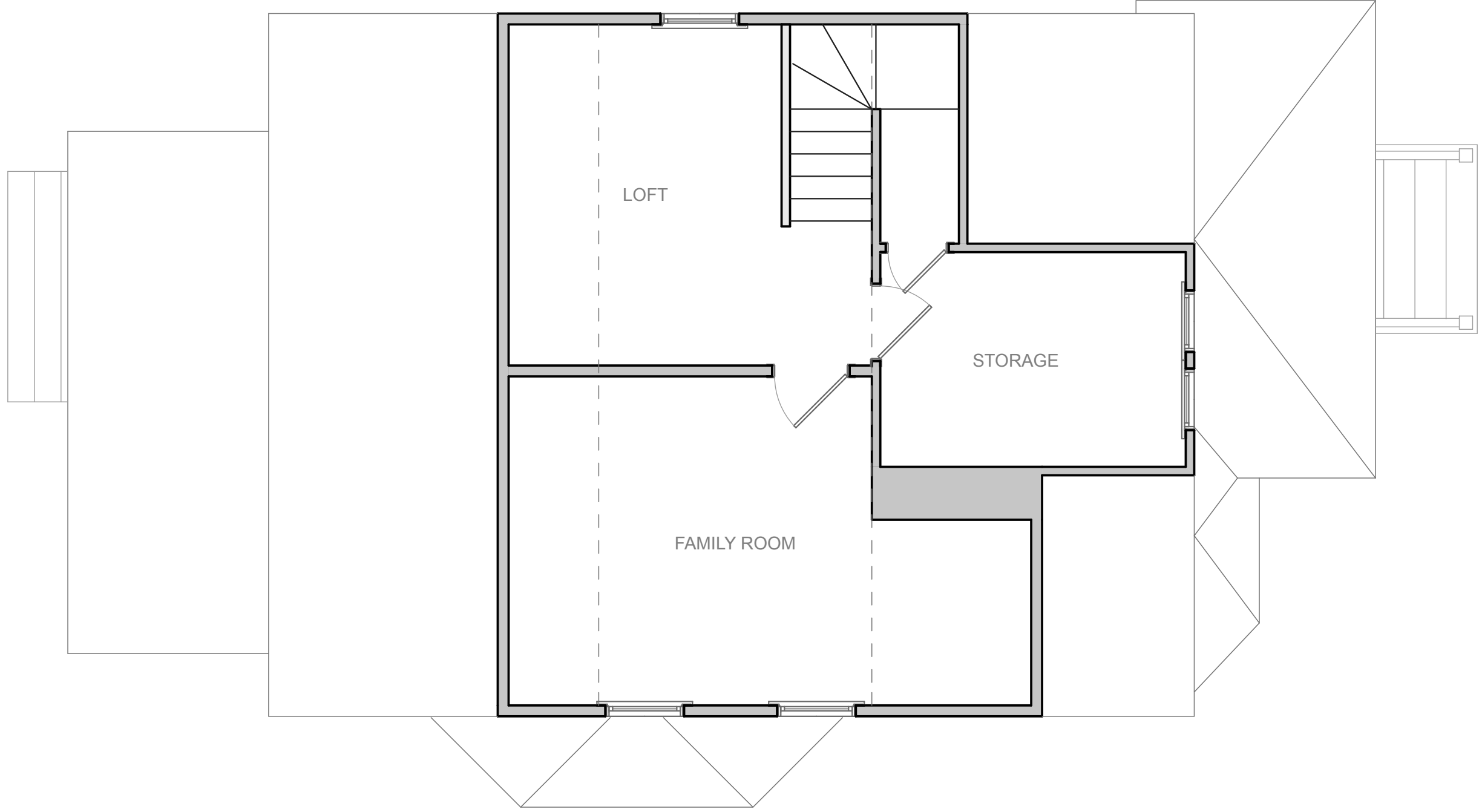


ALTERNATE DECK LAYOUT 10/11/17

RENOVATED SECOND FLOOR SCALE 1/4" = 1'-0"
 DOSTERT STEVENS RESIDENCE
 103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
 WWW.HOWLANDARCHITECTURE.COM

103 PEARSON AVENUE
THIRD FLOOR PLAN
3RD FLOOR LIVING AREA : 475 SQ FT



A3

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
WWW.HOWLANDARCHITECTURE.COM

THIRD FLOOR SCALE 1/4" = 1'-0"
DOSTERT STEVENS RESIDENCE
103 PEARSON AVE, SOMERVILLE, MA 9/11/2017



35' - 0"



HOWLAND ARCHITECTURE STUDIO

INCORPORATED

15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030

WWW.HOWLANDARCHITECTURE.COM

NORTHEAST ELEVATION

SCALE 1/4" = 1'-0"

DOSTERT STEVENS RESIDENCE

103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

A4



0 2' 4' 8'

PROPOSED SOUTHEAST ELEVATION SCALE 1/4" = 1'-0"
DOSTERT STEVENS RESIDENCE
103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
WWW.HOWLANDARCHITECTURE.COM

A5



HOWLAND ARCHITECTURE STUDIO

INCORPORATED

15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030

WWW.HOWLANDARCHITECTURE.COM

PROPOSED NORTHWEST ELEVATION SCALE 1/4" = 1'-0"

DOSTERT STEVENS RESIDENCE

103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

A6



EXISTING PT 4x6 POSTS
NEW CABLE RAIL

EXISTING COMPOSITE DECKING
& RUBBER ROOF

PROPOSED SOUTHWEST ELEVATION SCALE 1/4" = 1'-0"
DOSTERT STEVENS RESIDENCE
103 PEARSON AVE, SOMERVILLE, MA 9/11/2017

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030
WWW.HOWLANDARCHITECTURE.COM

A7