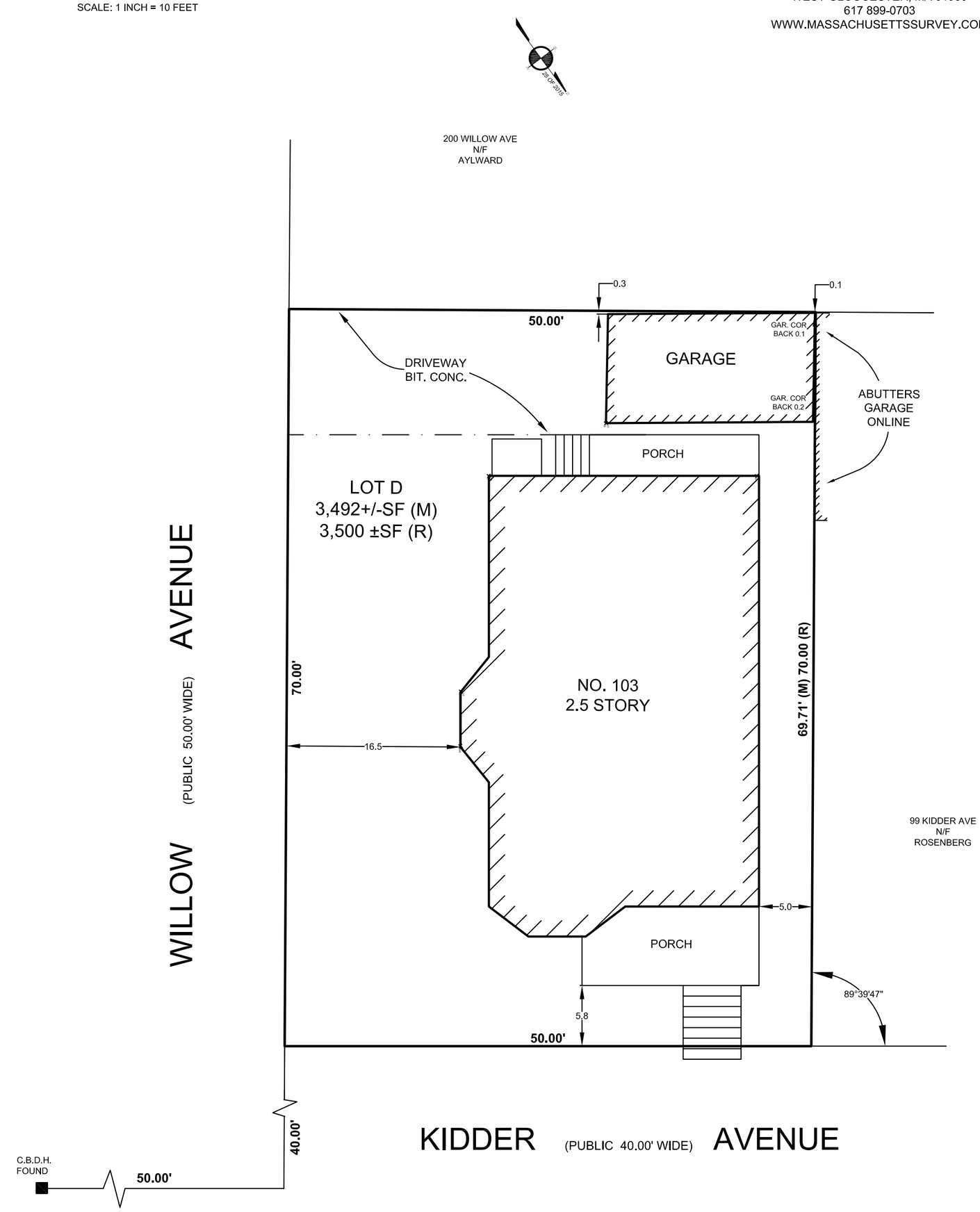
PLAN OF LAND

LOCATED AT
103 KIDDER AVENUE
SOMERVILLE, MA

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER ST
WEST GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



REFERENCES

DEED: DEED BOOK 64545, PAGE 425
PLAN: 3294-END
PLAN: 25 OF 2015
PLAN: 19 OF 2014

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 26 AND AUGUST 28, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS .

THOMAS BERNARDI P.L.S. **DATE: AUGUST 28, 2015**

PLAN OF LAND

LOCATED AT
103 KIDDER AVENUE
SOMERVILLE, MA

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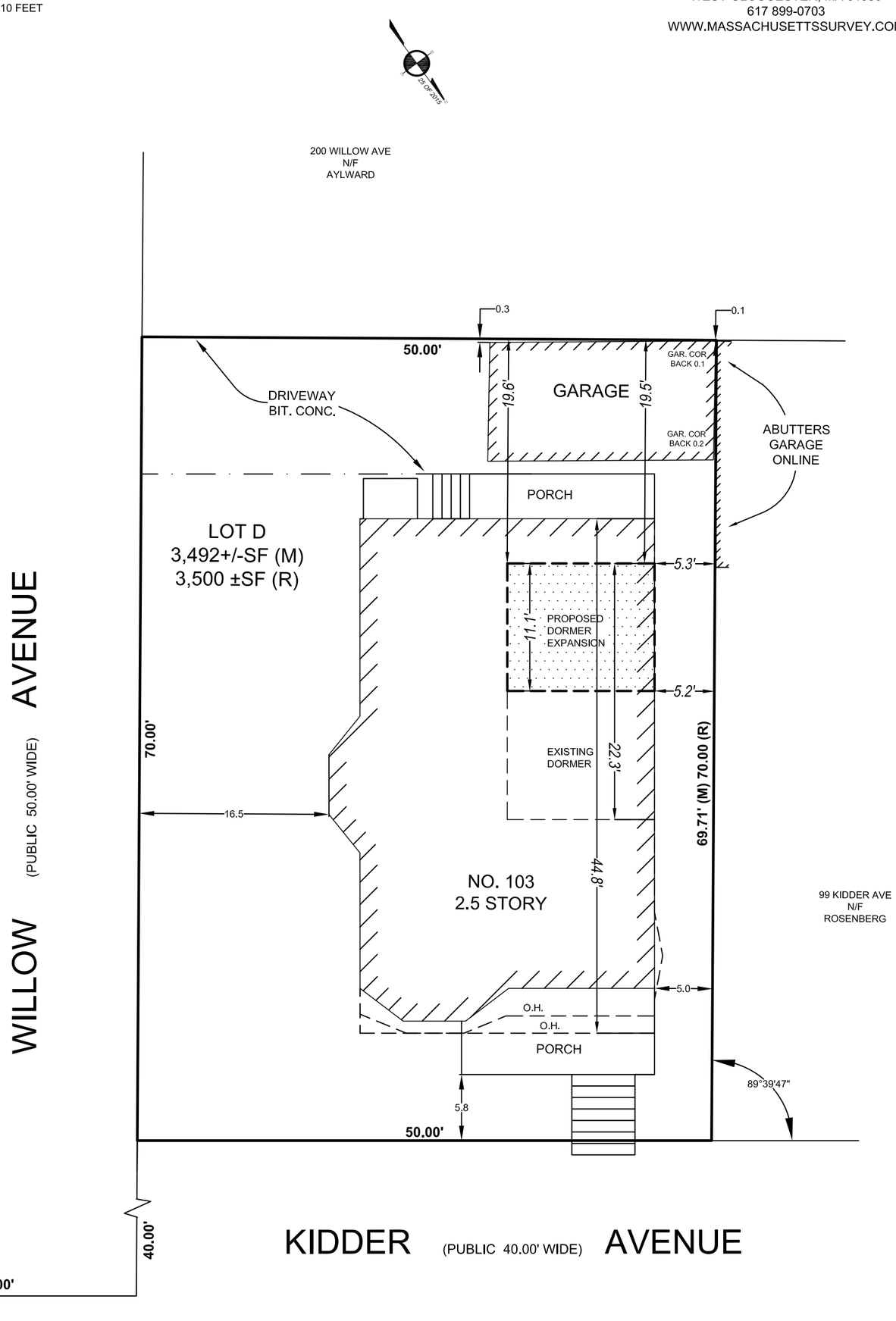

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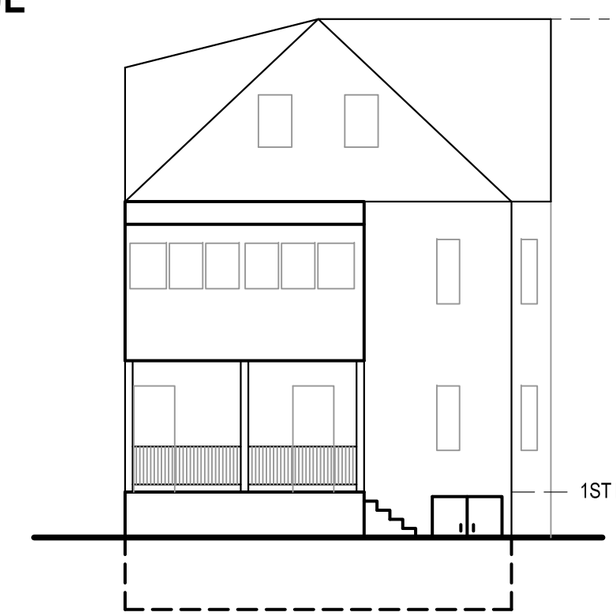
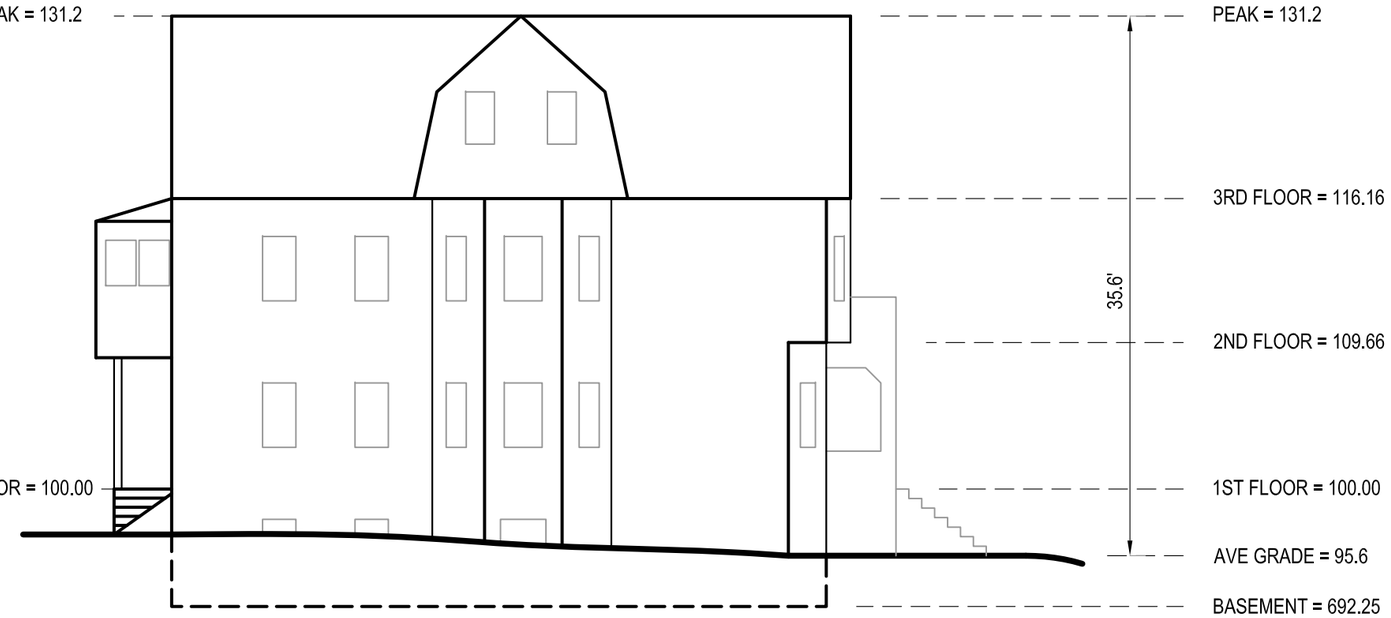
THOMAS BERNARDI P.L.S. **DATE: AUGUST 28, 2015**

EXISTING ELEVATIONS

103 KIDDER AVENUE
SOMERVILLE, MA

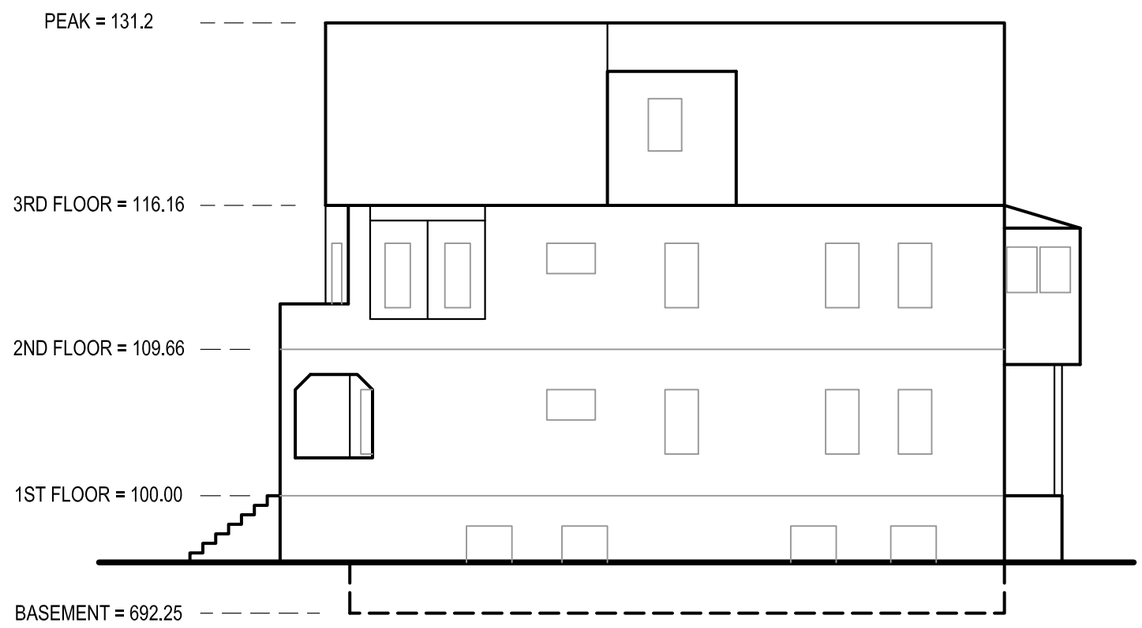


SOUTH



EAST

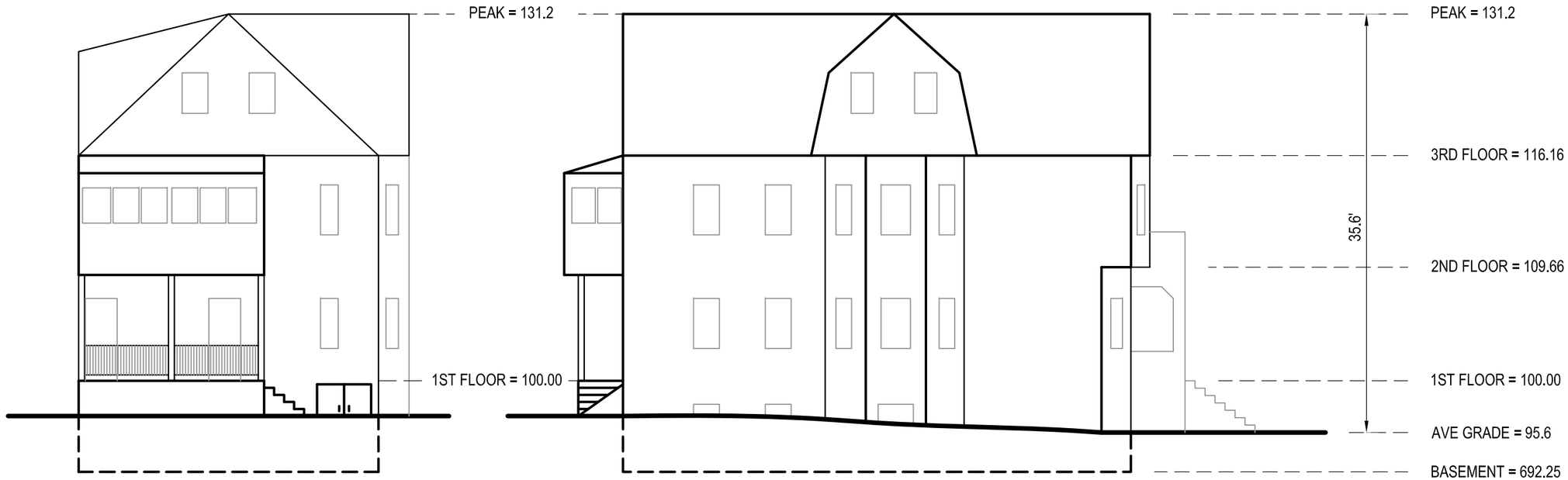
NORTH



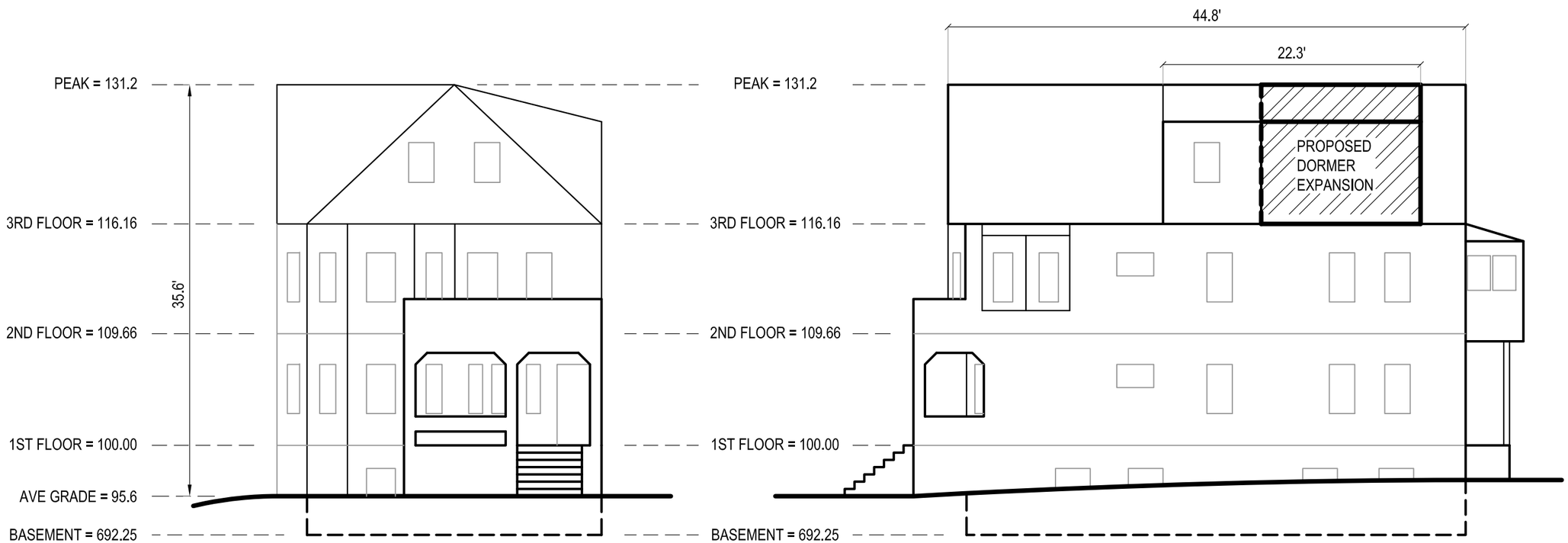
WEST

PROPOSED ELEVATIONS

103 KIDDER AVENUE
SOMERVILLE, MA



SOUTH **EAST**

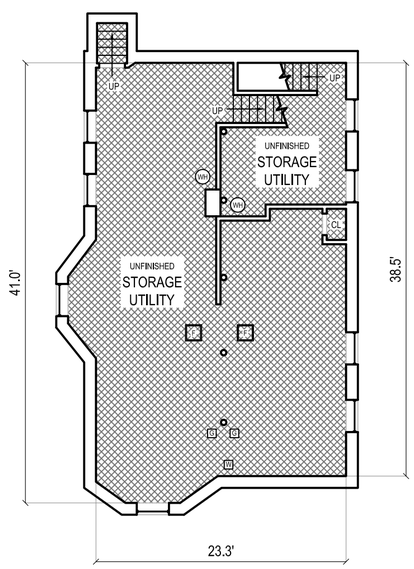


NORTH **WEST**

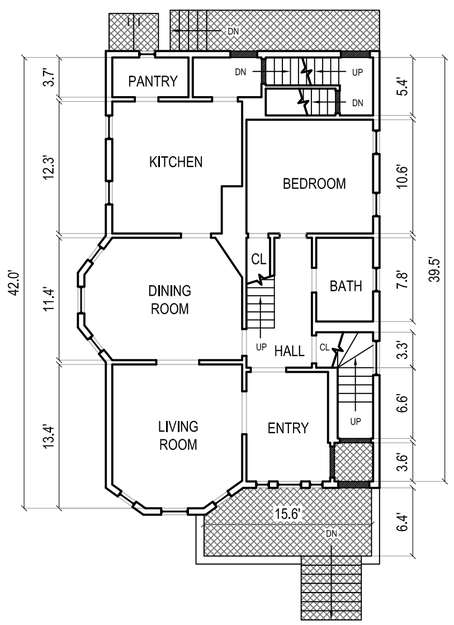
EXISTING FLOOR PLAN

103 KIDDER AVENUE
SOMERVILLE, MA

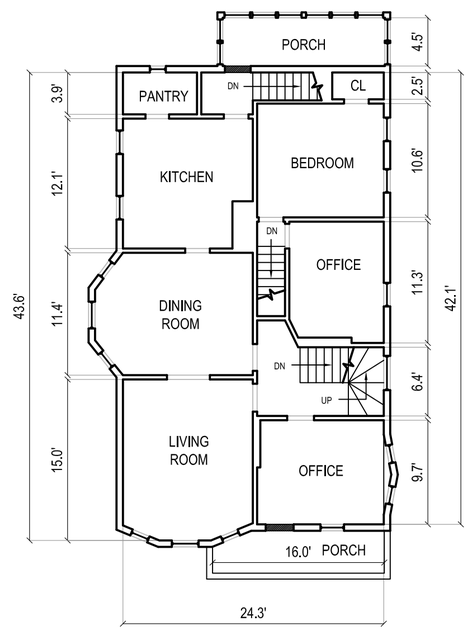
BASEMENT



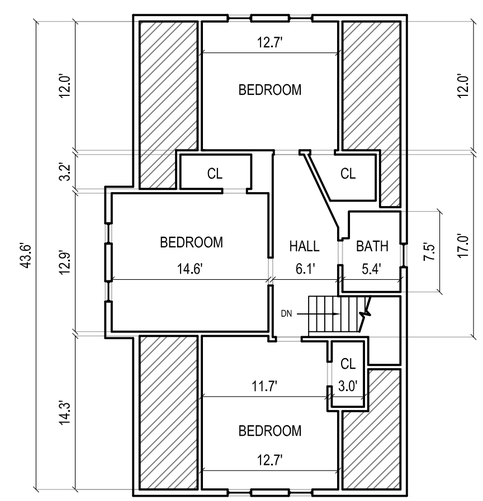
1st FLOOR



2nd FLOOR



3rd FLOOR



LEGEND:

- WALL
- WINDOW
- ENTRY/ DOOR
- COMMON AREA
- EAVE SPACE
- WATER METER (W)
- WATER HEATER (WH)
- GAS METER (G)
- FURNACE (F)

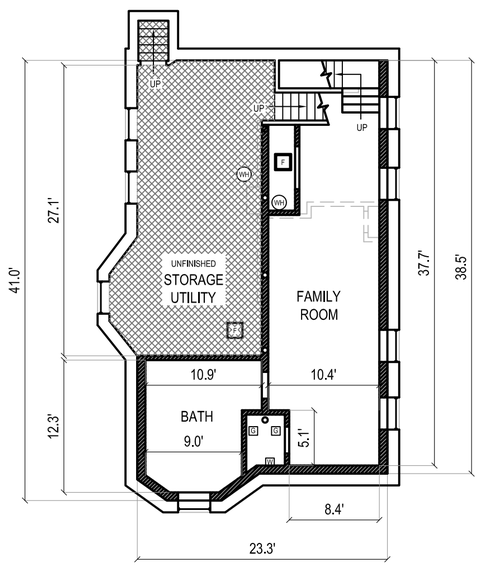
SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

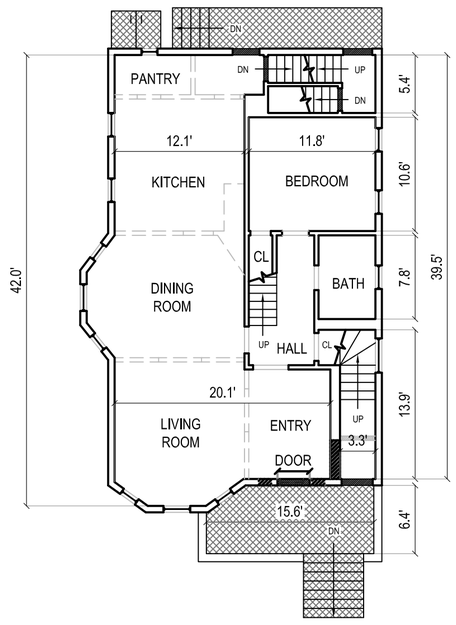
PROPOSED FLOOR PLANS

103 KIDDER AVENUE
SOMERVILLE, MA

BASEMENT



1st FLOOR



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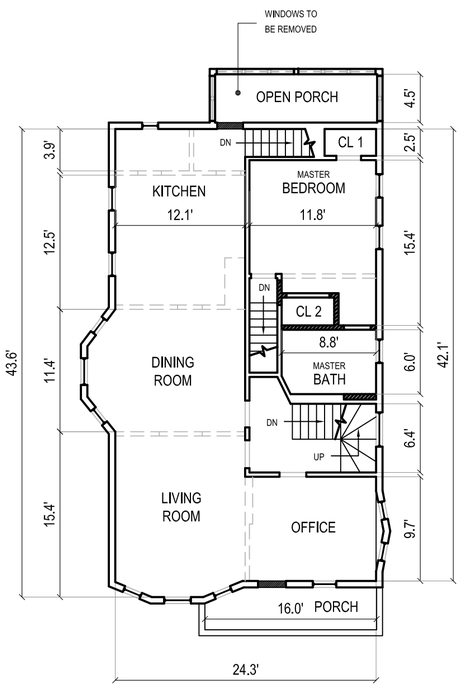

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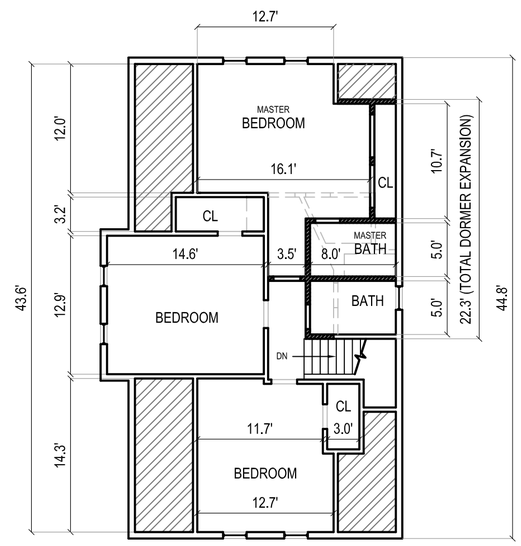


SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

LEGEND:

- WALL
- WINDOW
- ENTRY/ DOOR
- COMMON AREA
- EAVE SPACE
- WATER METER
- WATER HEATER
- GAS METER
- FURNACE

FLOOR PLANS - NET FLOOR AREA SKETCH

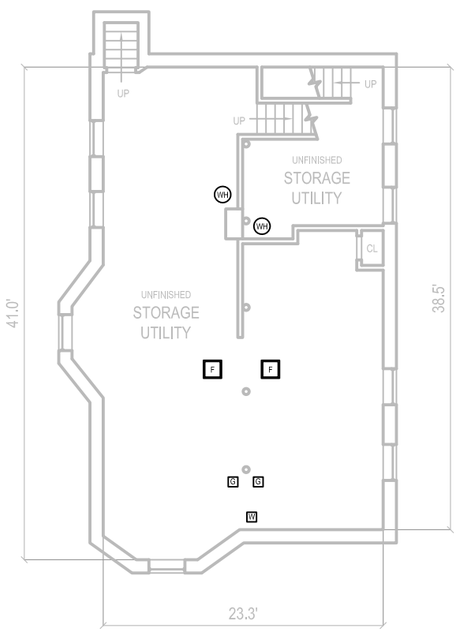
103 KIDDER AVENUE
SOMERVILLE, MA

NET FLOOR AREA

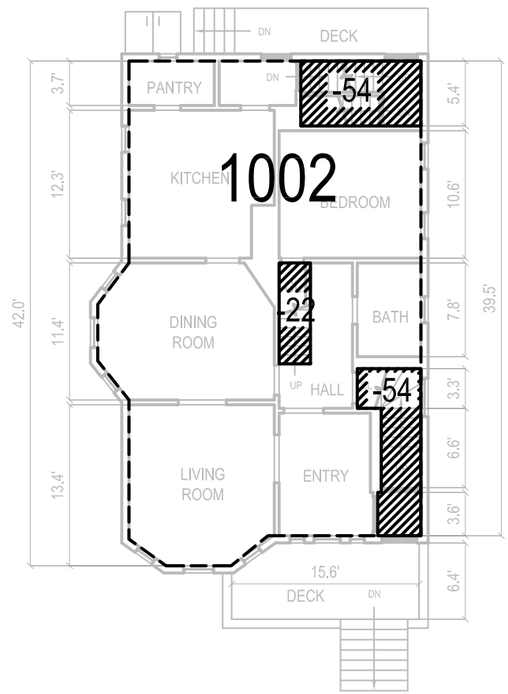
1st FLOOR:	872 ±SF
2nd FLOOR:	1,058 ±SF
3rd FLOOR:	739 ±SF
TOTAL:	**2,669 ±SF**

FAR: $\frac{2669}{3500}$ = 0.76

BASEMENT

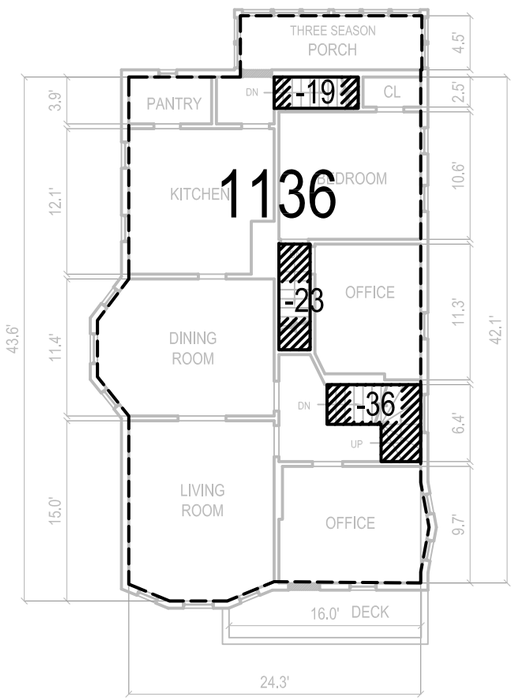


1st FLOOR



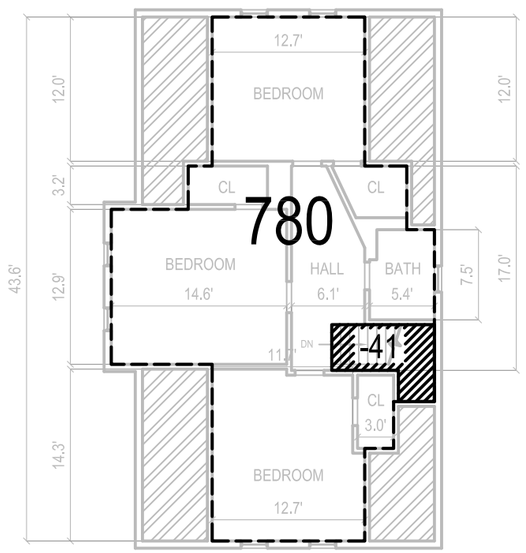
NET: 872 ±SF

2nd FLOOR



NET: 1058 ±SF

3rd FLOOR



NET: 739 ±SF

FLOOR PLANS - NET FLOOR AREA SKETCH

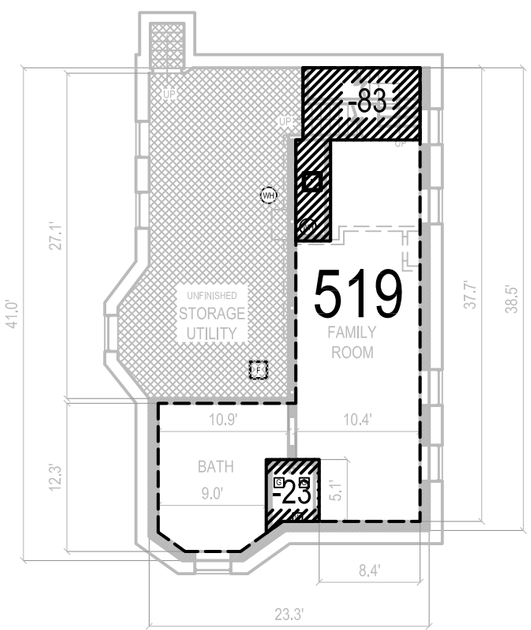
103 KIDDER AVENUE
SOMERVILLE, MA

NET FLOOR AREA

BASEMENT:	413 ±SF
1st FLOOR:	872 ±SF
2nd FLOOR:	981 ±SF
3rd FLOOR:	775 ±SF
TOTAL:	**3,041 ±SF**

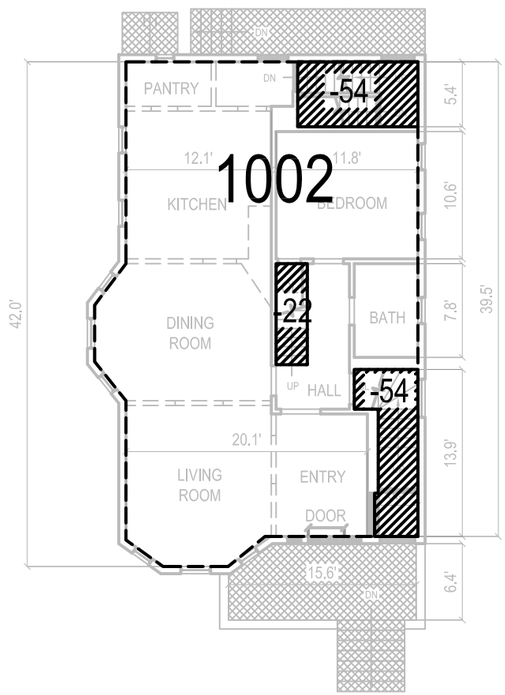
FAR: $\frac{3041}{3492}$ = 0.87

BASEMENT



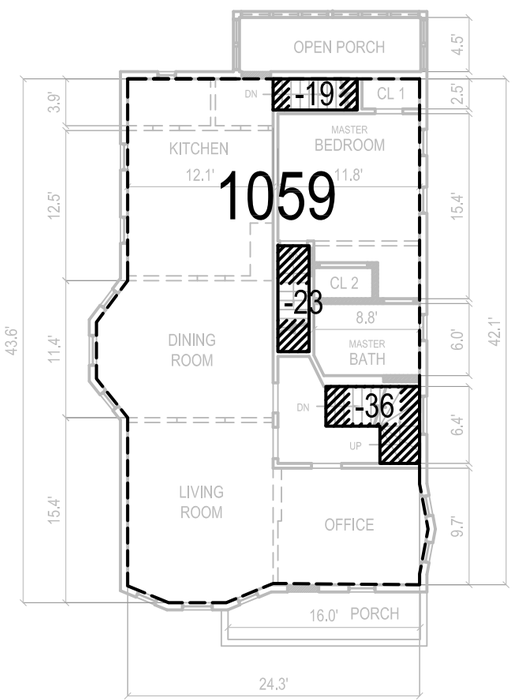
NET: 413 ±SF

1st FLOOR



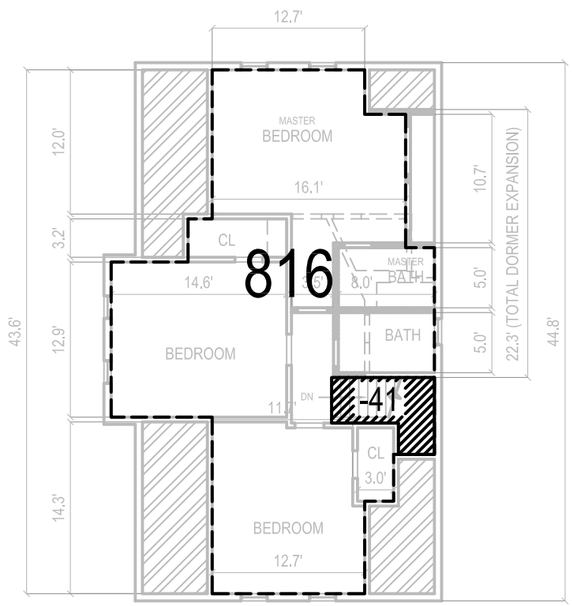
NET: 872 ±SF

2nd FLOOR



NET: 981 ±SF

3rd FLOOR



NET: 775 ±SF