

LOT AREA: 3,738 s.f.  
 TOTAL FLOOR AREA: 2,420 s.f.  
 80% - NET F.A.R. : 1,936 s.f.  
 F.A.R. EXISTING : .52

	EXISTING	PROPOSED
USE	SINGLE FAMILY DWELLING	NO CHANGE
# OF DWELLING UNITS	2	2
LOT AREA	3,738 s.f.	3,738 s.f.
LOT AREA/D.U.	1,869 s.f.	1,869 s.f.
GROSS FLOOR AREA	2,420 s.f.	2,420 s.f.
GROUND COVERAGE	64.7%	64.7%
LANDSCAPED AREA %	0.05%	0.05%
NET FLOOR AREA	1,936 s.f.	1,968 s.f.
FLOOR AREA RATIO	51.8	52.6
BUILDING HEIGHT	25.32'	25.32'

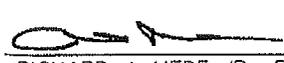
FRANKLIN AVENUE

**NOTES:**

TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

PROPOSED 3rd STORY DORMER DOES NOT EFFECT BUILDING FOOTPRINT OR SETBACKS. SEE ARCHITECTURAL PLANS FOR SIZE AND LOCATION.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
 RICHARD J. MEDE JR., P.L.S. DATE: 07/26/2012

CERTIFIED  
 PLOT PLAN OF LAND  
 31 FRANKLIN AVENUE  
 SOMERVILLE, MASS.

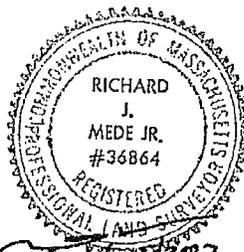
PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
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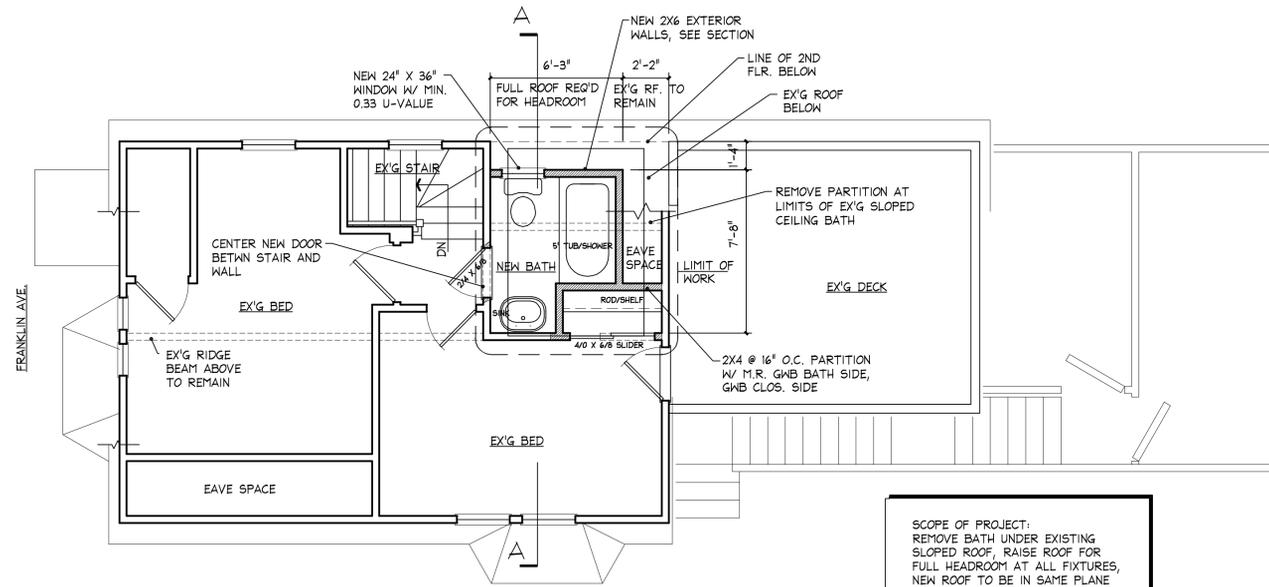
SCALE: 1" = 20'

TITLE REF: BK 58893 PG 173

DATE: JULY 26, 2012

FILE No. 18362

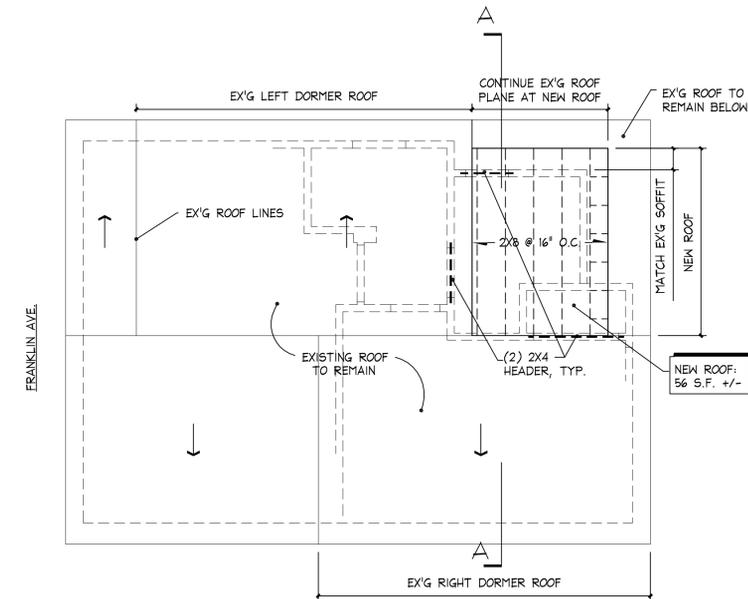
  
 07/26/2012



THIRD FLOOR PLAN

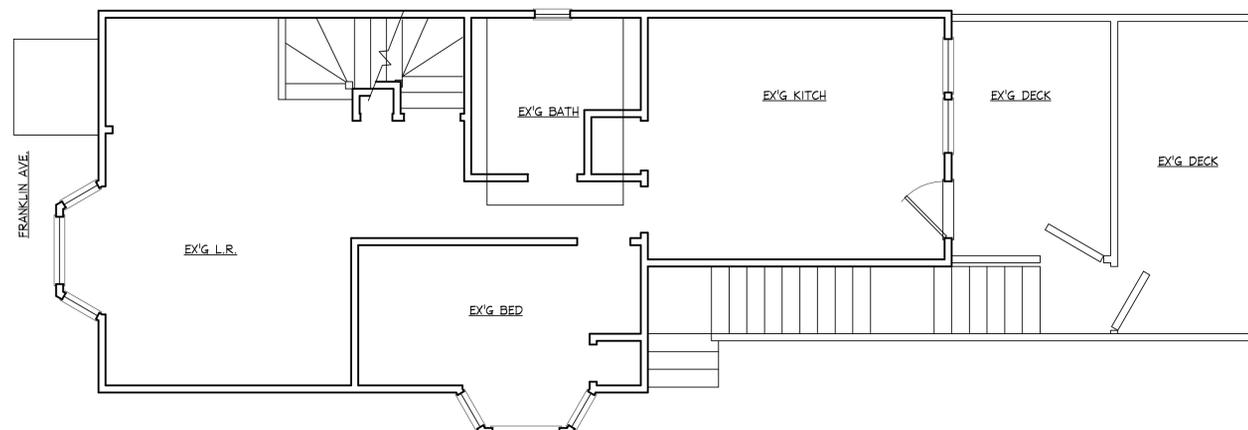
1/4" = 1'-0" 10 (+/-) NET S.F. INCREASE

SCOPE OF PROJECT:  
REMOVE BATH UNDER EXISTING SLOPED ROOF, RAISE ROOF FOR FULL HEADROOM AT ALL FIXTURES, NEW ROOF TO BE IN SAME PLANE AS EXISTING DORMER.



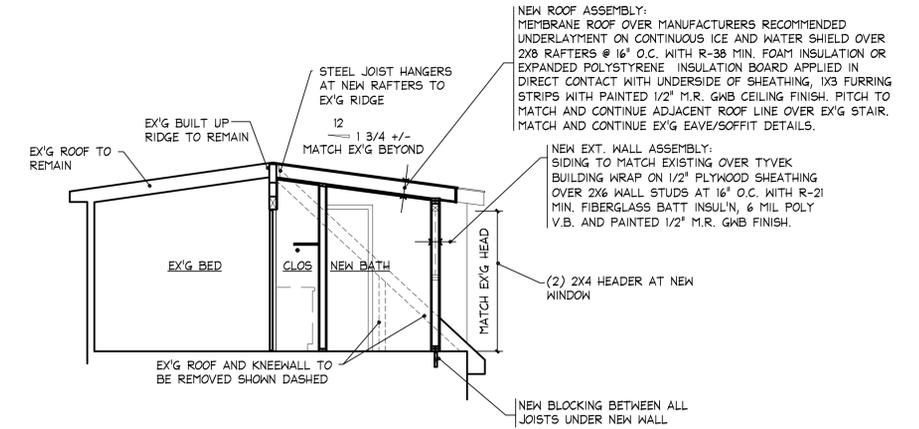
ROOF PLAN

1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0" NO MODIFICATION



SECTION A-A

1/4" = 1'-0"

# Bath Remodeling/Dormer Project

31 Franklin Avenue, Somerville 08/21/12



The MZO GROUP  
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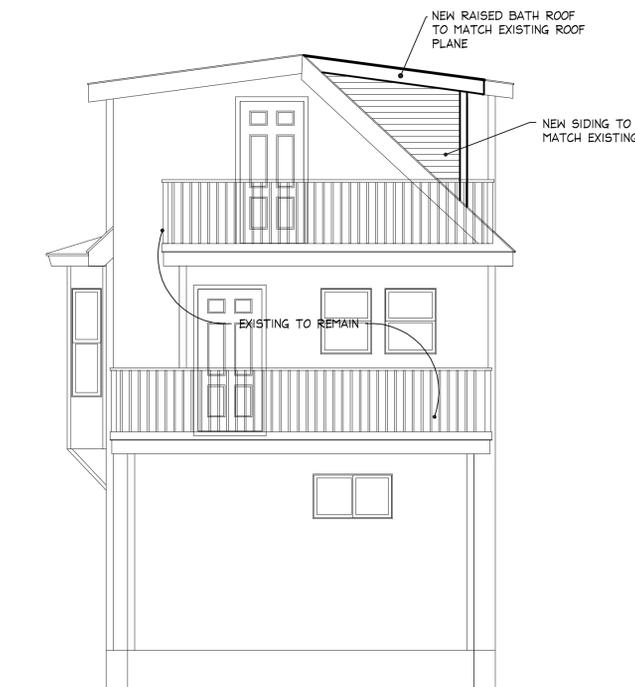
FRONT ELEVATION

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



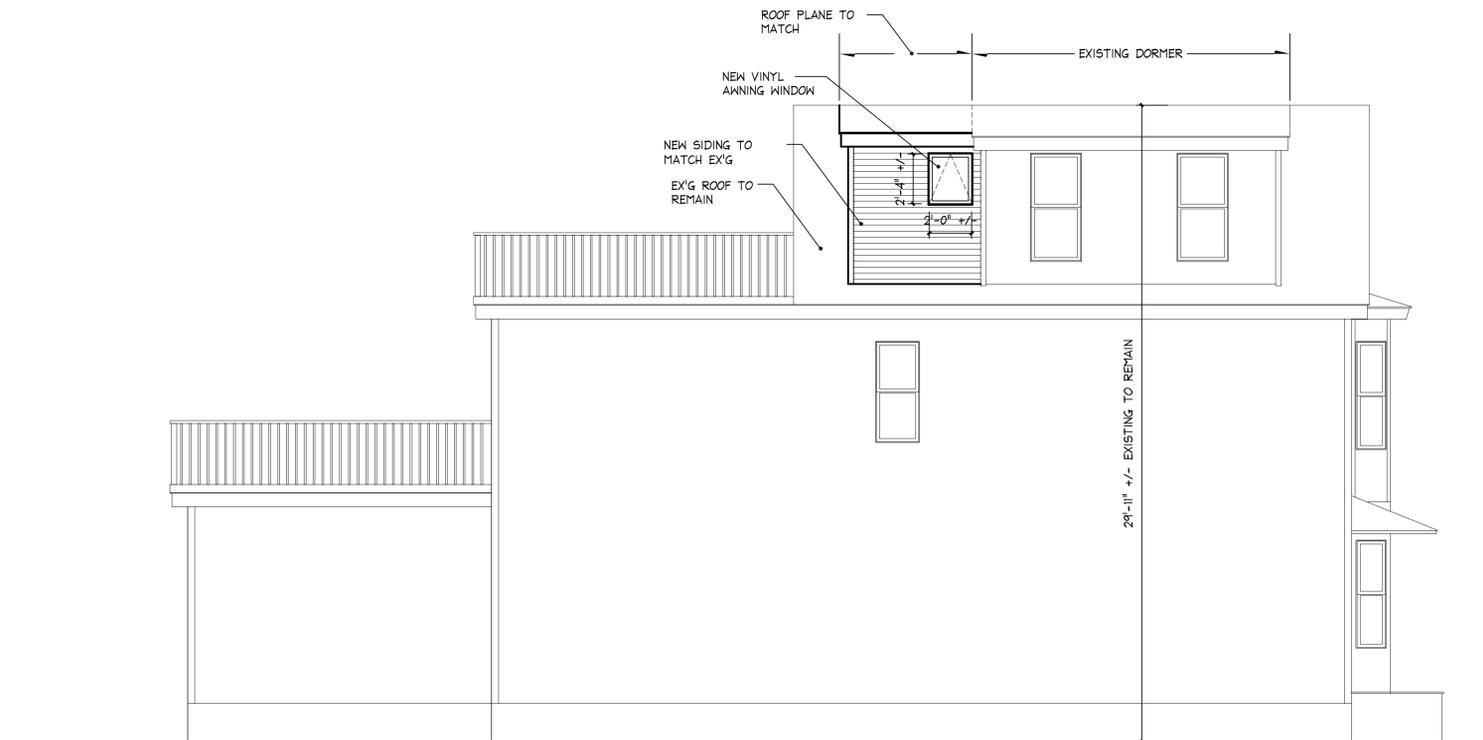
RIGHT SIDE ELEVATION

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



BACK ELEVATION

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



LEFT SIDE ELEVATION

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

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