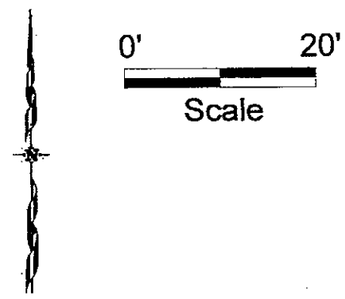
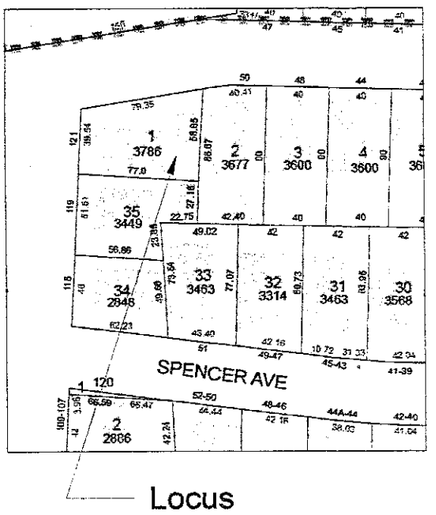
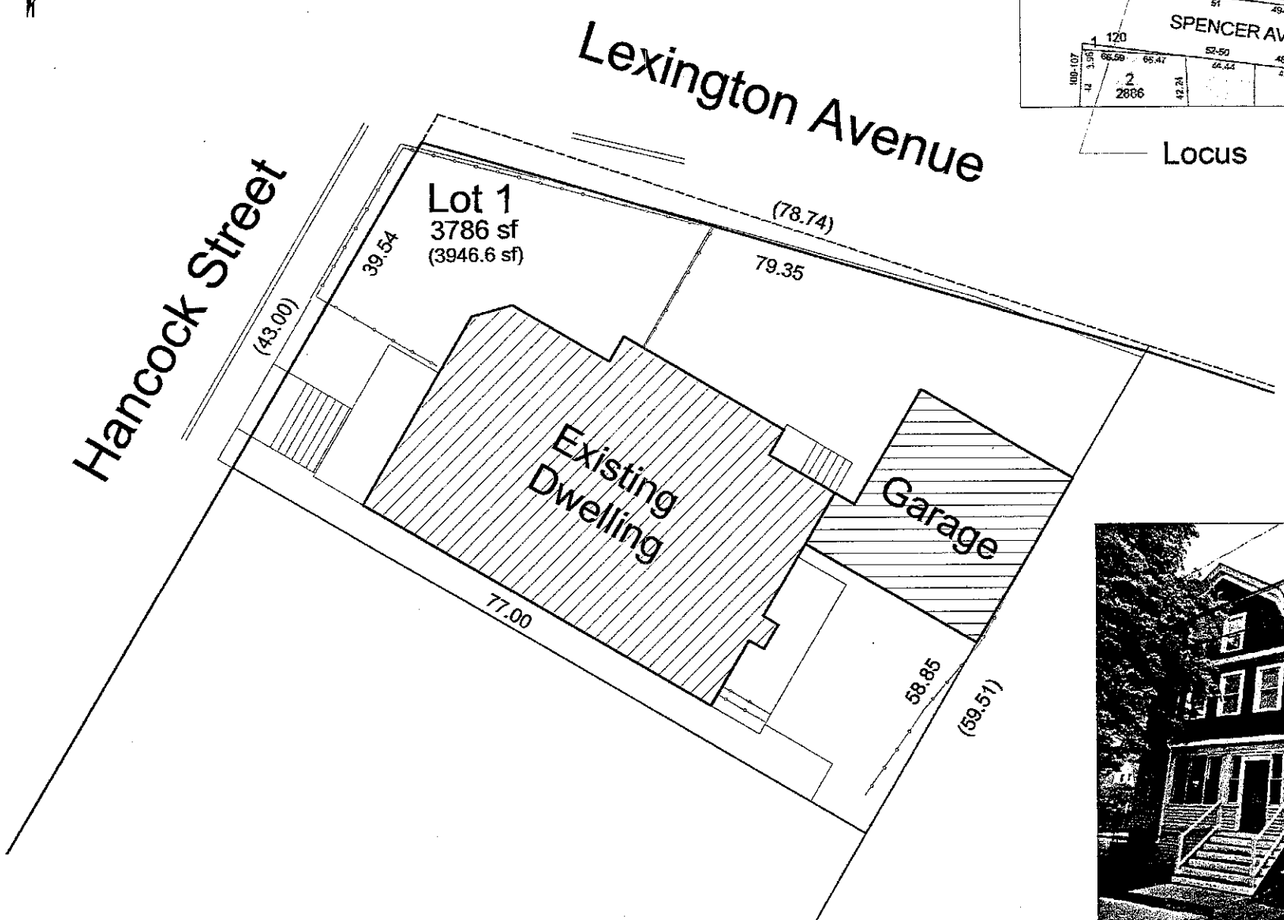
Certified Plot Plan







121 Hancock Avenue
Somerville, Massachusetts

REGISTRY OF DEEDS Middlesex South District
Deed: Book: 16104 Page: 131
Lot 1
Plan Book 146 Plan 131

Land Court Case #:
Board of Appeals,
Case #: Granted:

Assessors Map: 29 Block D Parcel 1
29/D/1

Zone= RA
Setback Requirements
Front=15'
Side=*
Rear=20'

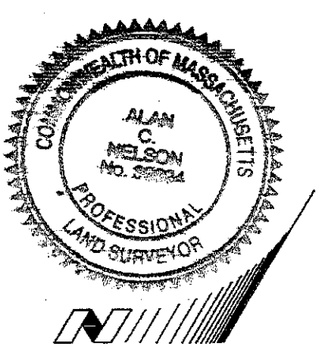
Owned By: n/f
Mario Sorrenti
PO Box 760687
Melrose, Massachusetts 02176

7. Side Yards in RA, RB, RC, and OS Districts:

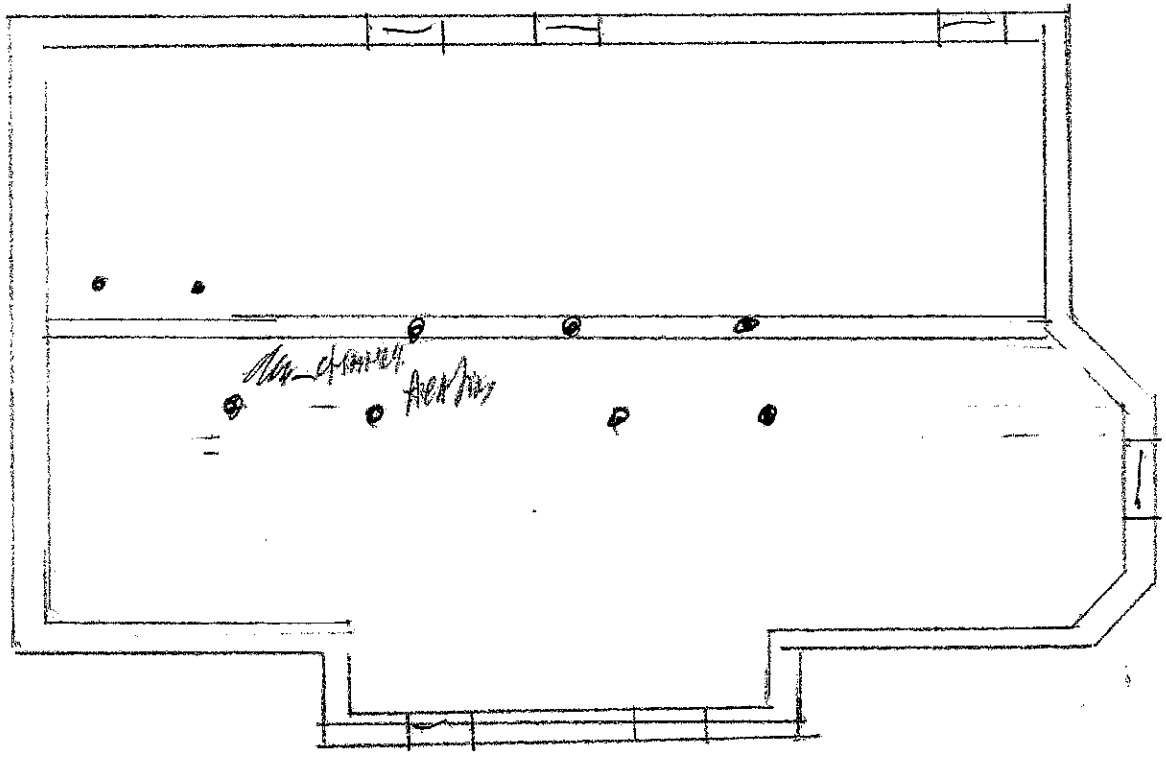
No. of stories of building:	*Least width of side yard:*	*Sum width both side yards:*
1 or 1-1/2	6 feet	14 feet
2 or 2-1/2	8 feet	17 feet
3	10 feet	20 feet
4 & over	1/3 bldg. height	2/3 bldg. height

I certify that the existing structures are located as shown and comply with the Municipal zoning requirements when constructed.

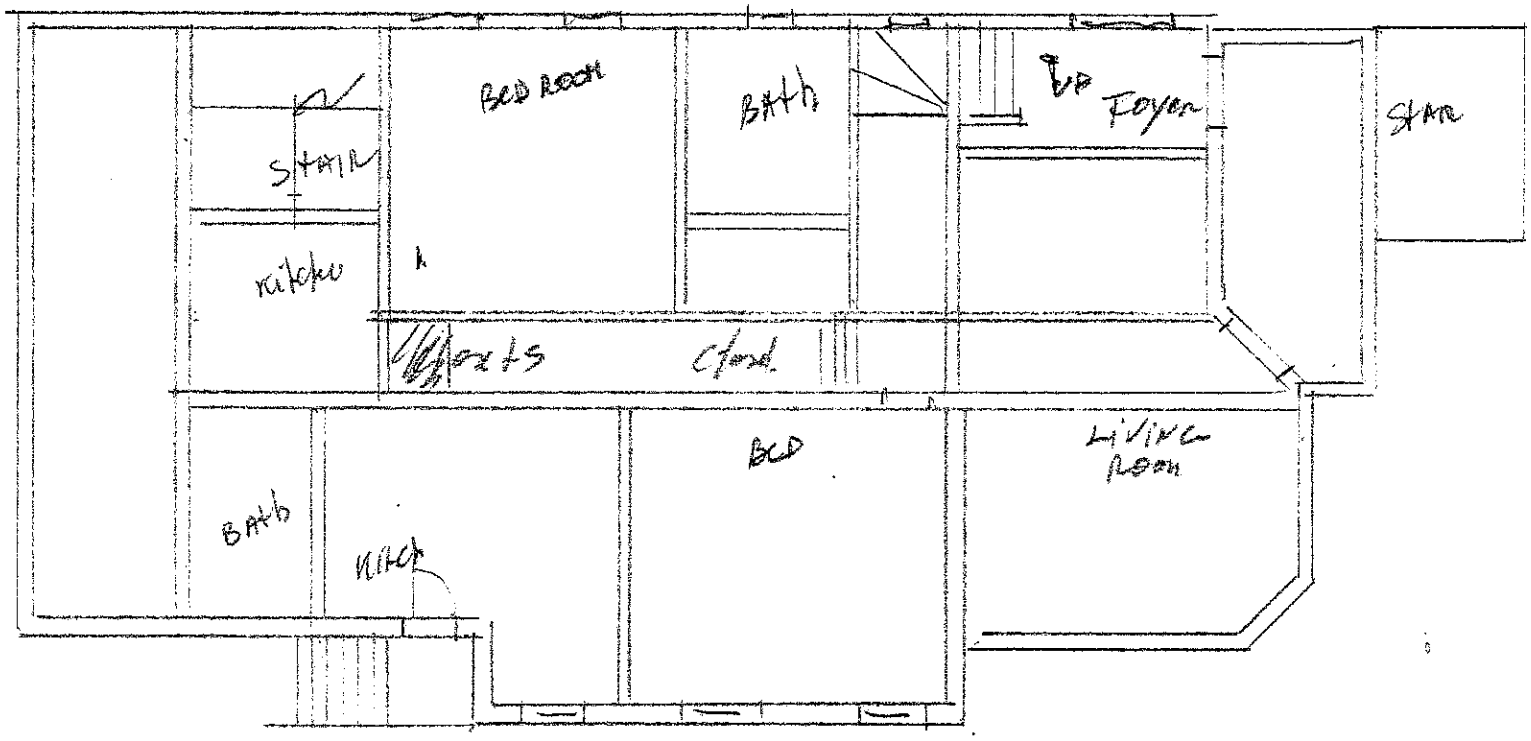
Alan C. Nelson, Professional Land Surveyor July 10, 2014



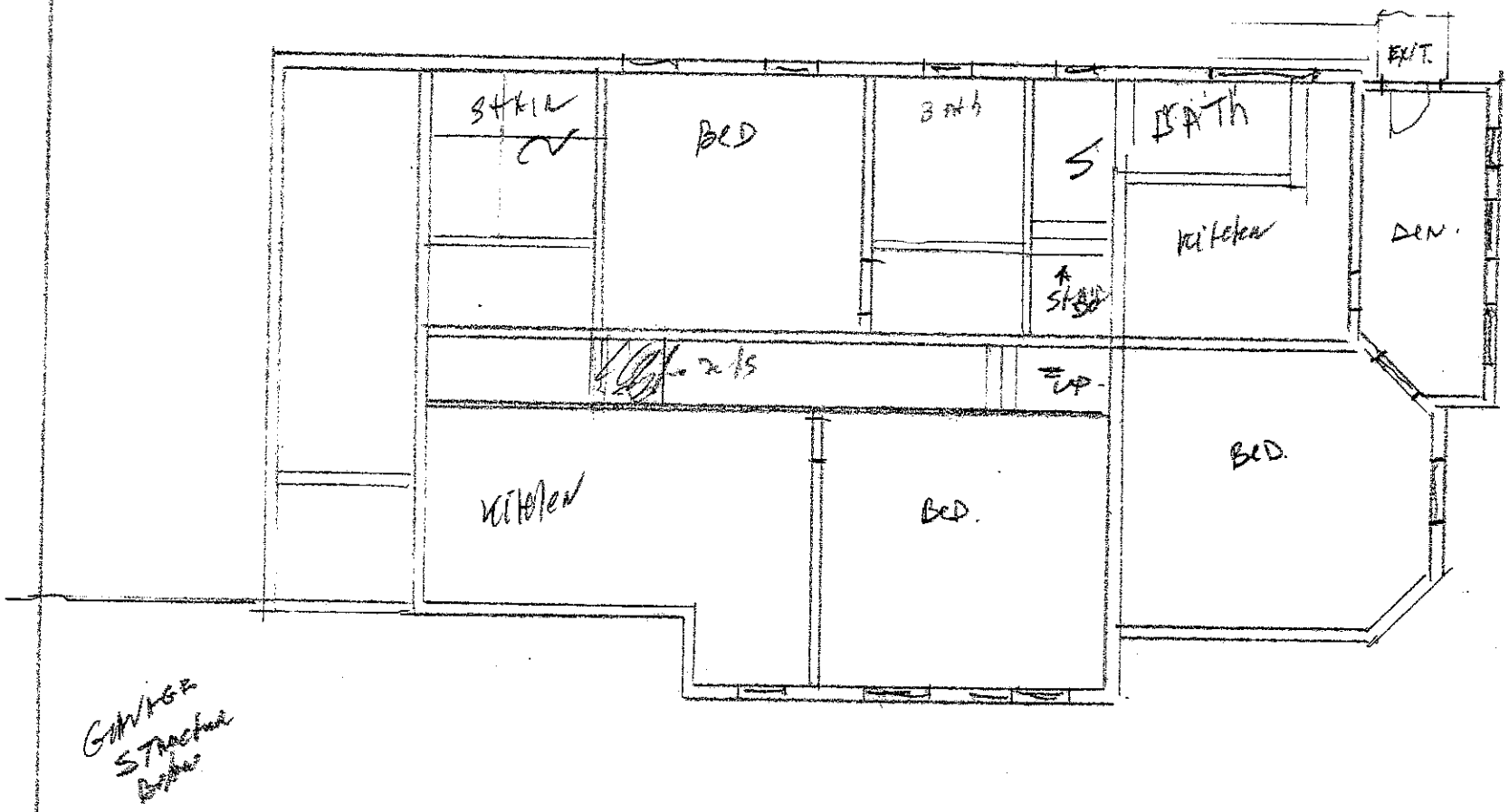
A. C. Nelson Cartography
Professional Land Surveyors
PO Box 139
Burlington, Massachusetts U.S.A. 01803
978-657-7681 Fx/Ph



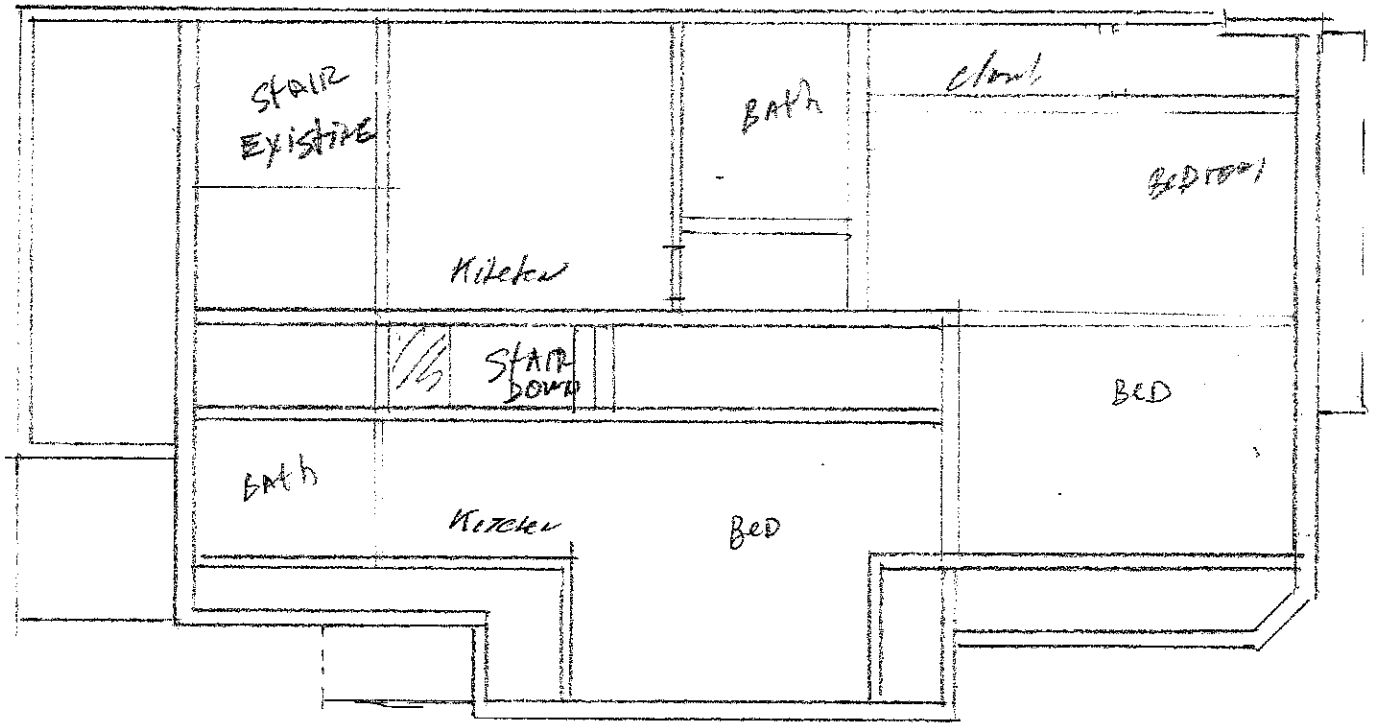
EXISTING BASEMENT



EXISTING
1ST FLOOR



EXISTING 121 HANCOCK ST
2ND FLOOR



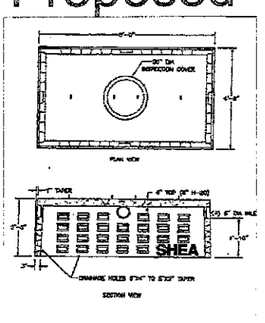
SCALE
1/8" = 1'0"

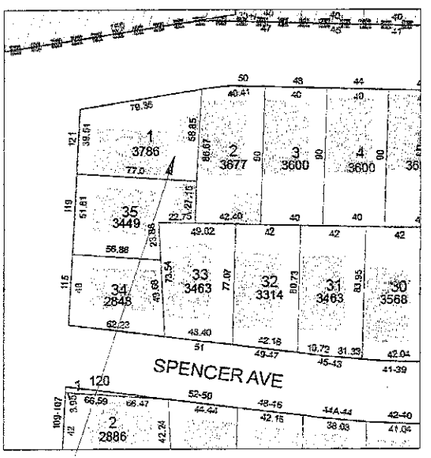
EXISTING 121 HANCOCK ST
3RD FLOOR

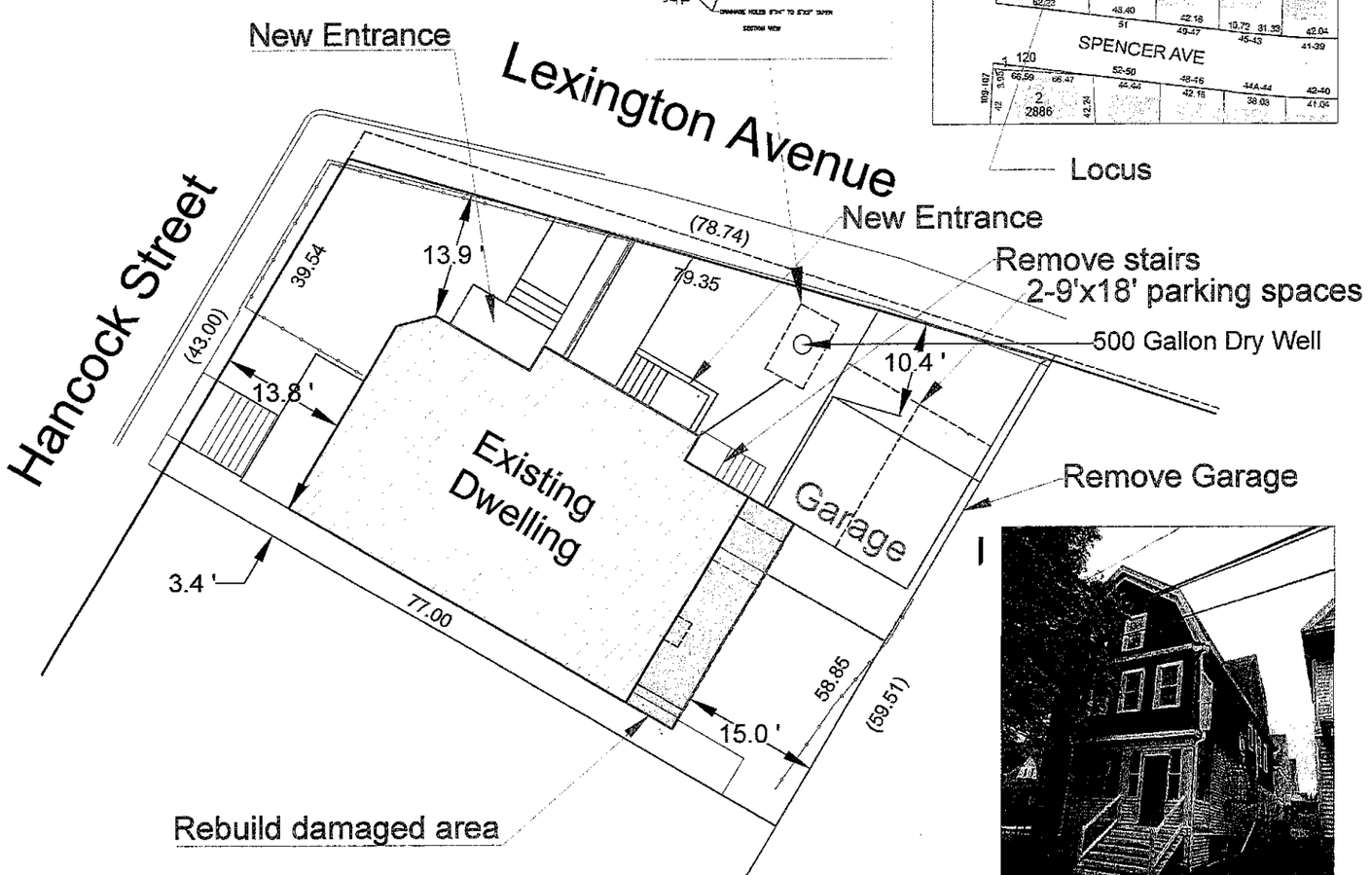
Certified Plot Plan

0' 20'
Scale

Proposed







121 Hancock Avenue
Somerville, Massachusetts

Existing:	2783sf	Proposed:	2286sf
Structure:	Area	Structure:	Area
Porch:	96	Porch:	96
House:	1157	House:	1157
Porch:	150	Porch:	150
Garage:	352		**1403**
	1755	Sidewalk:	253
Sidewalk:	253	Driveway:	484
Driveway:	775	Walkways:	146
	1028		**883**

REGISTRY OF DEEDS Middlesex South District
Deed: Book: 16104 Page: 131
Lot 1
Plan Book 146 Plan 131

Land Court Case #:
Board of Appeals,
Case #: Granted:

Assessors Map: 29 Block D Parcel 1
29/D/1

Zone= RA
Setback Requirements
Front=15'
Side=*
Rear=20'

Owned By: n/f
Mario Sorrenti
PO Box 760687
Melrose, Massachusetts 02176

7. Side Yards in RA, RB, RC, and OS Districts:

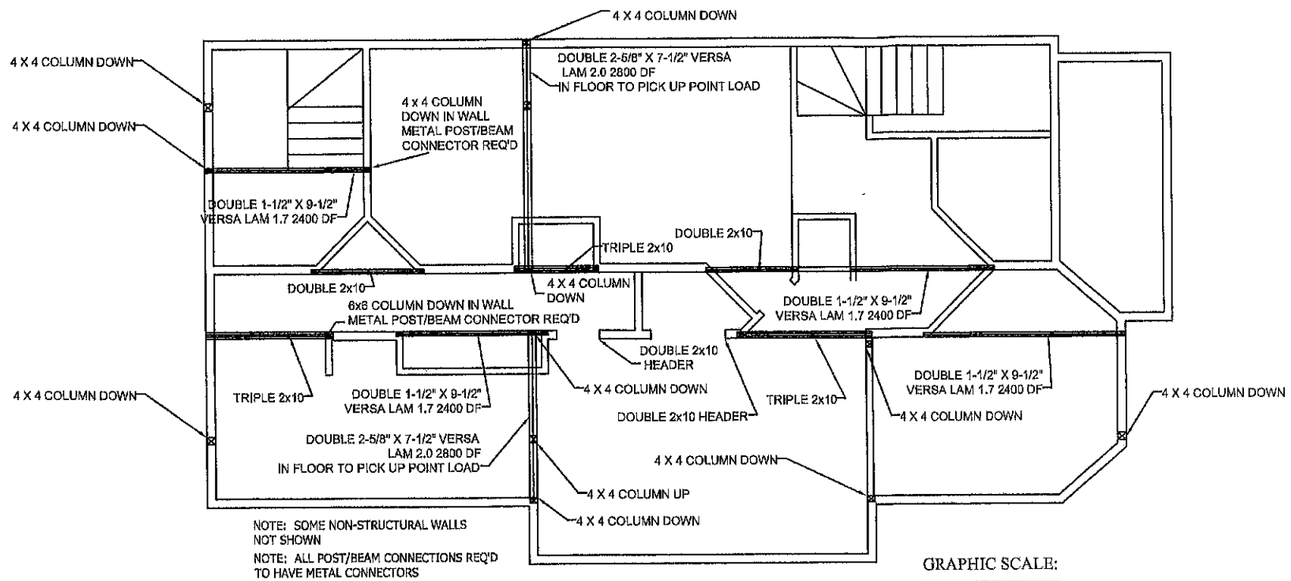
No. of stories of building:	*Least width of side yard:*	*Sum width both side yards:*
1 or 1-1/2	6 feet	14 feet
2 or 2-1/2	8 feet	17 feet
3	10 feet	20 feet
4 & over	1/3 bldg. height	2/3 bldg. height

I certify that the existing structures are located as shown and comply with the municipal zoning requirements when constructed.

Alan C. Nelson, Professional Land Surveyor July 29, 2014

COMMONWEALTH OF MASSACHUSETTS
ALAN C. NELSON
No. 38654
PROFESSIONAL LAND SURVEYOR

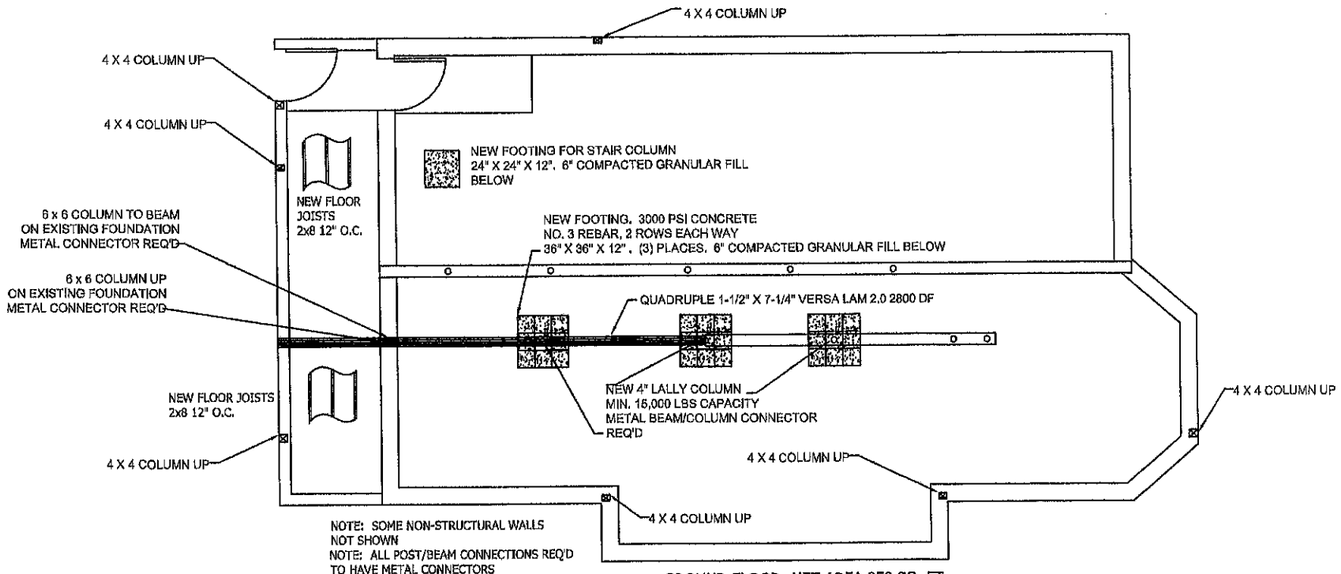
A. C. Nelson Cartography
Professional Land Surveyors
PO Box 139
Burlington, Massachusetts U.S.A. 01803
978-657-7681 Fx/Ph



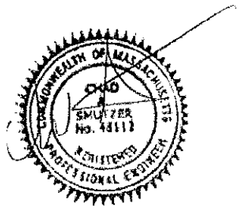
FIRST FLOOR--NET AREA 1170 SQ.FT.

GRAPHIC SCALE:

0 1' 2' 4' 8'



GROUND FLOOR--NET AREA 950 SQ. FT.



NOTE: FROM ASSESSOR'S DATA LOT IS 3,786 SQ. FT.
TOTAL HOUSE NET SQ. FT. IS 4,670 SQ. FT
F.A.R. IS 1.2

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

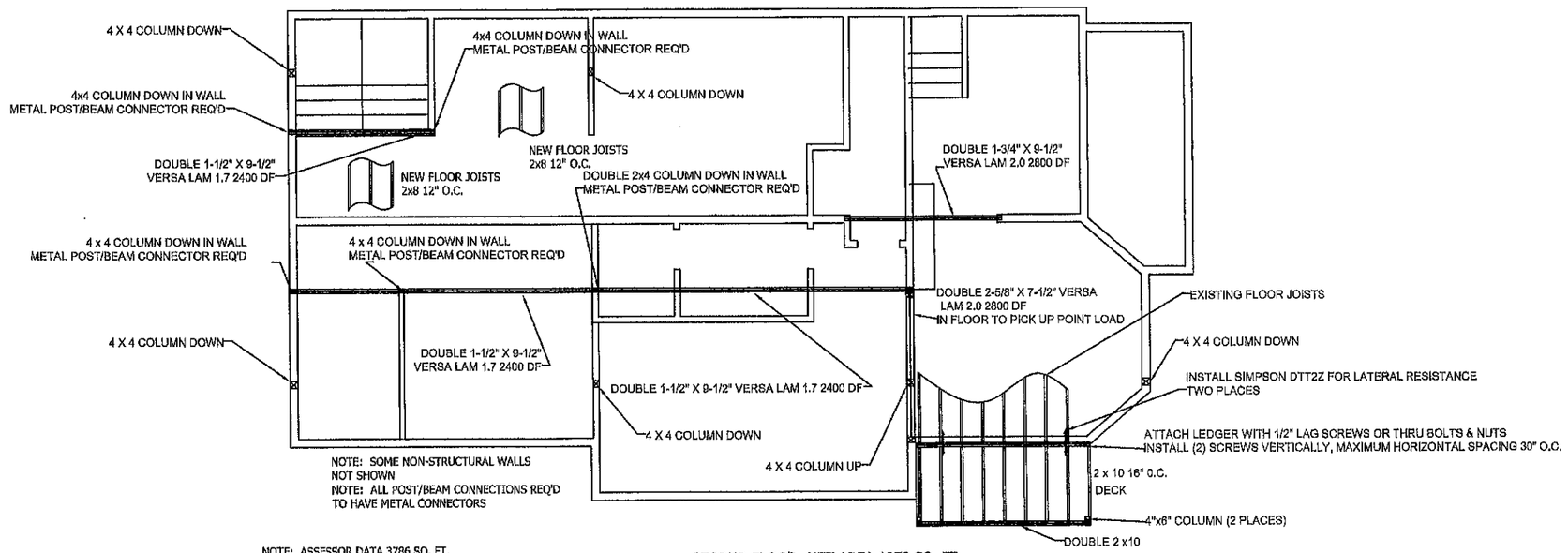
121 HANCOCK ST
SOMERVILLE, MA

Project

Date 7/29/2014

Scale 1/4"=1'0"

Sheet S-1

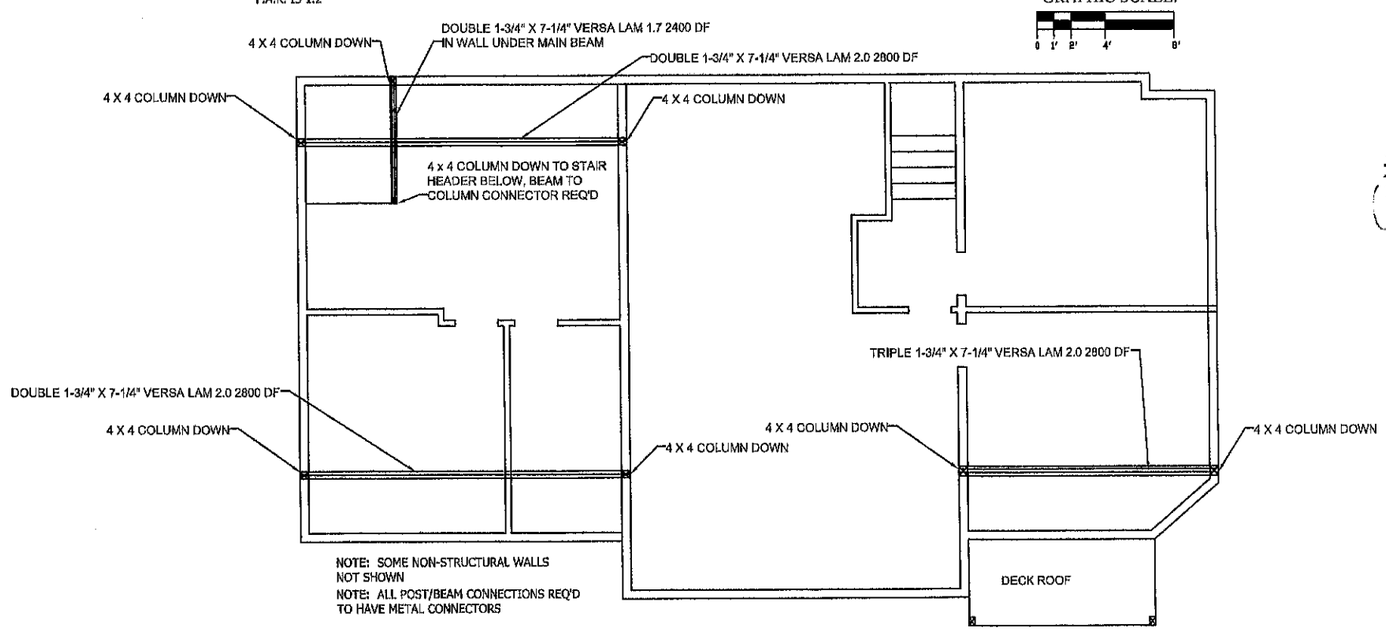


NOTE: ASSESSOR DATA 3786 SQ. FT.
TOTAL NET SQ. FT. IS 4670 SQ. FT
F.A.R. IS 1.2

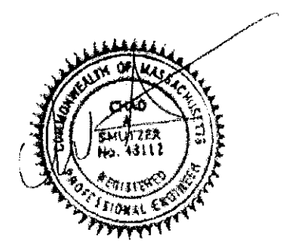
SECOND FLOOR--NET AREA 1270 SQ. FT.

GRAPHIC SCALE:

0 1' 2' 4' 8'



THIRD FLOOR--1280 NET SQ. FT.



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

121 HANCOCK ST
SOMERVILLE, MA

Project

Date 7/29/2014

Scale 1/4"=1'0"

Sheet S-2

General Notes

No.	Revision/Issue	Date

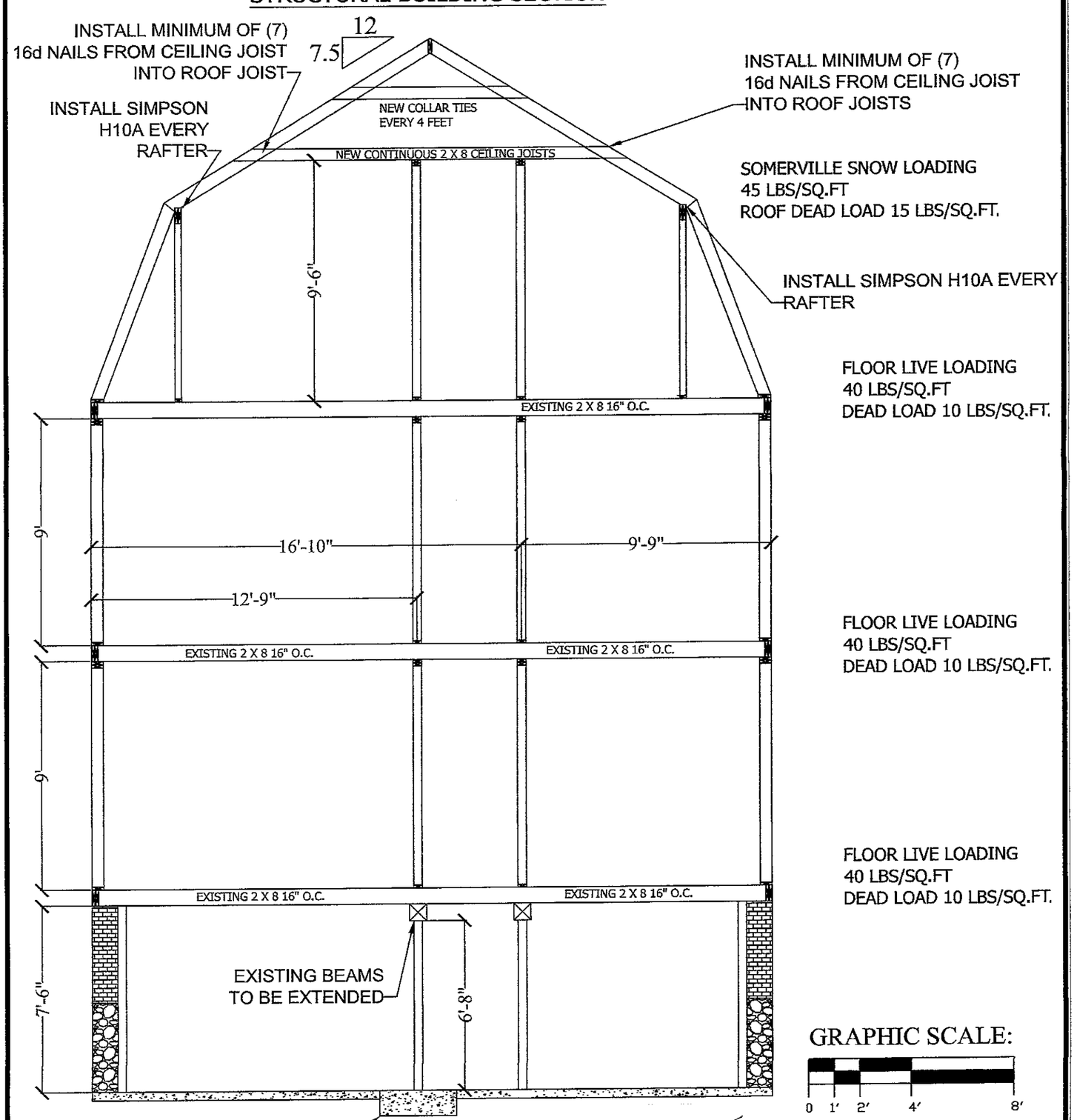
Firm Name and Address

Project Name and Address
121 HANCOCK ST
SOMERVILLE, MA

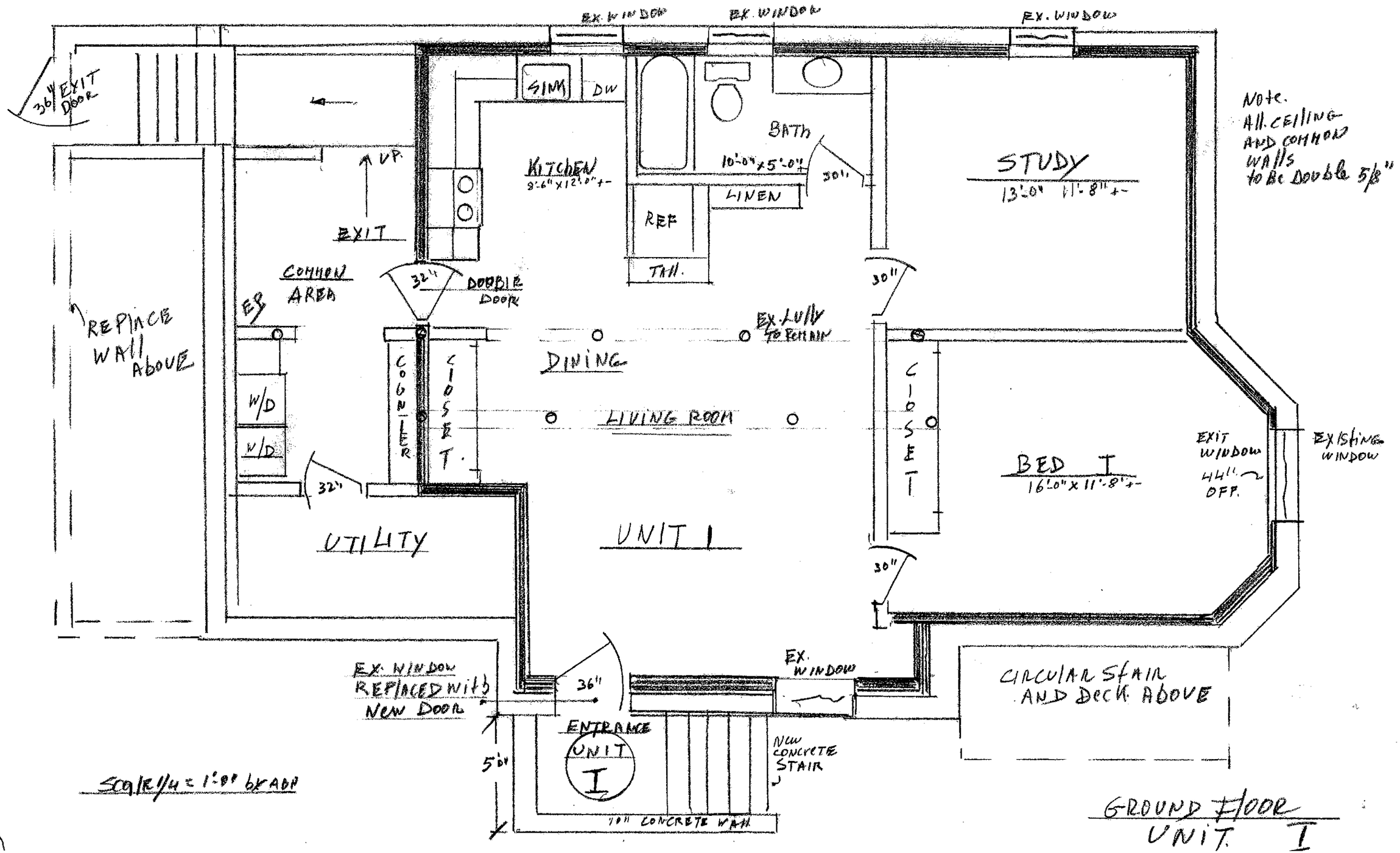
Project
Date 7/29/2014
Scale 1/4"=1'0"

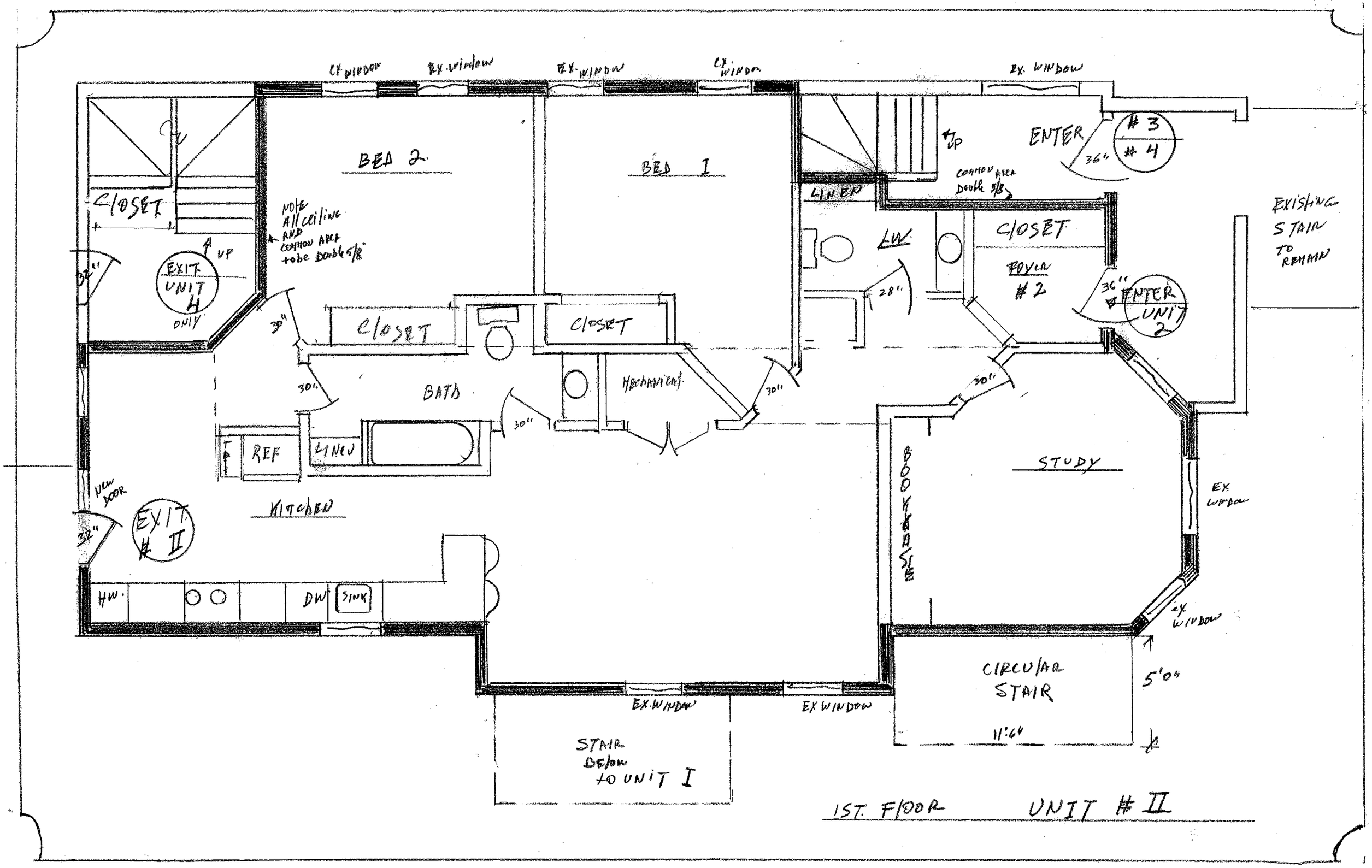
Sheet S-3

STRUCTURAL BUILDING SECTION

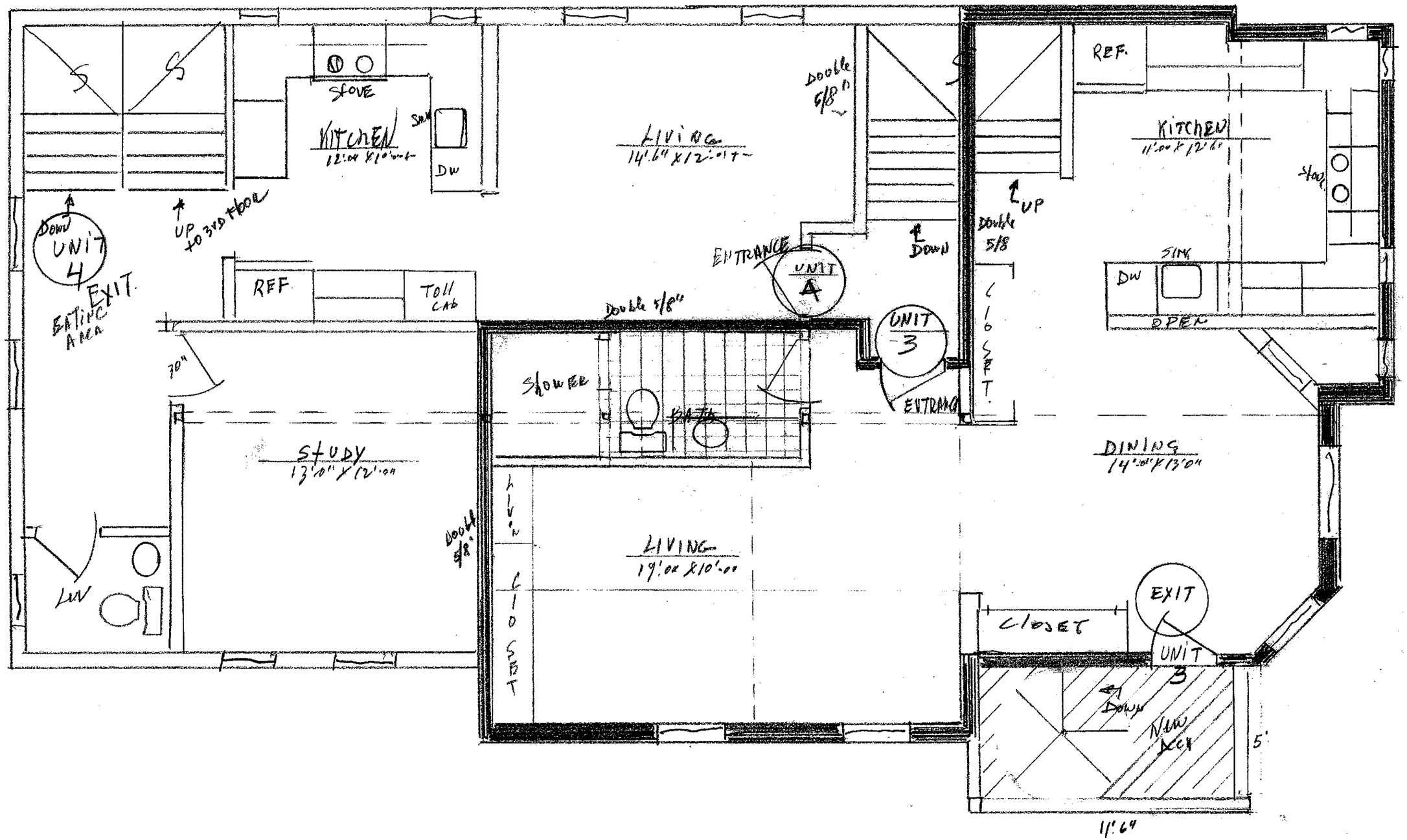


COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER J. SMUTZER
No. 43112
REGISTERED PROFESSIONAL ENGINEER

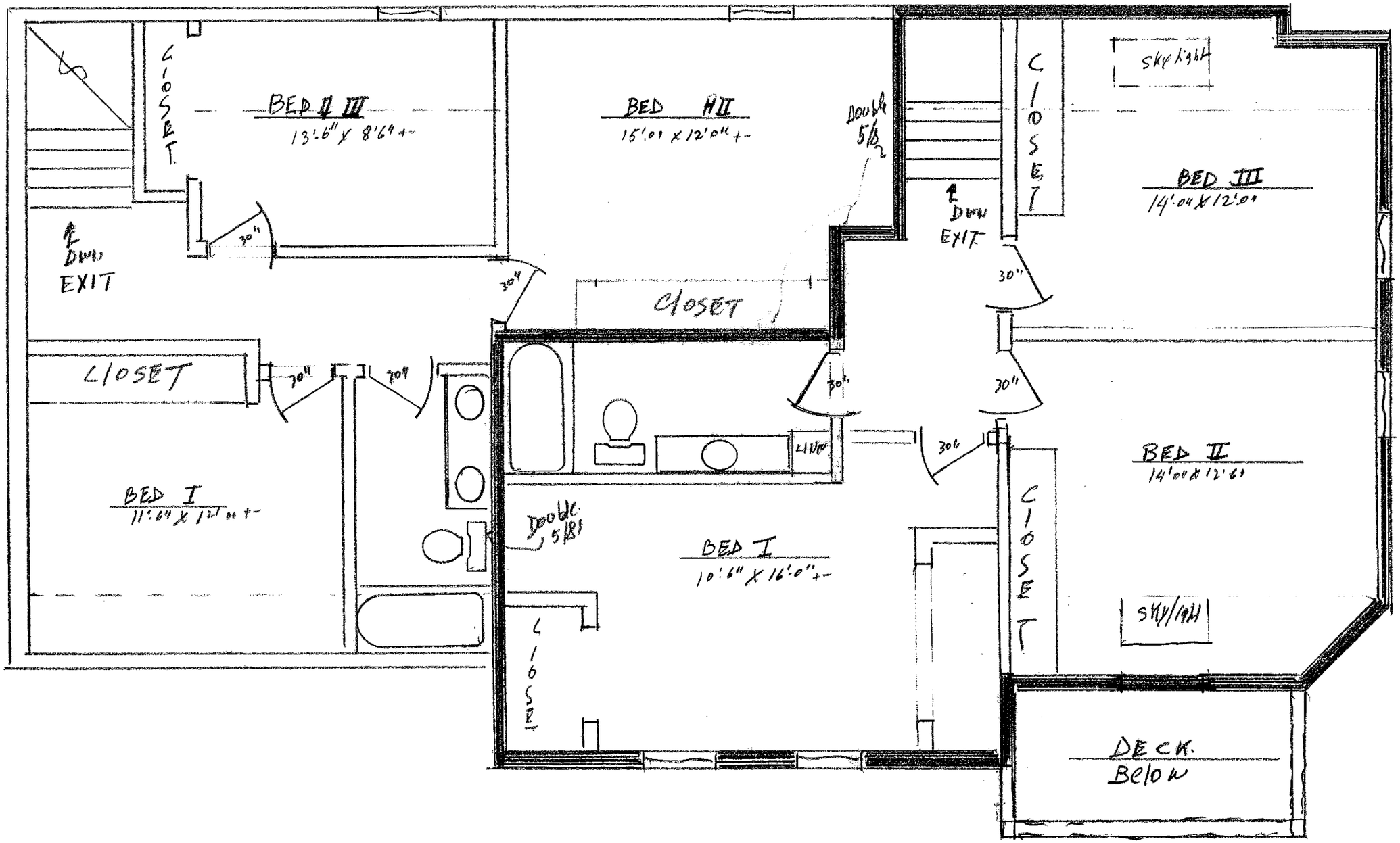

EX. WINDOW
EX. WINDOW
EX. WINDOW
36" EXIT DOOR
SINK
DW
BATH
10'-0" x 5'-0" +-
30"
KITCHEN
9'-6" x 12'-0" +-
LINEN
REF
TAH.
STUDY
13'-0" 11'-8" +-
Note.
All CEILING AND COMMON WALLS to Be Double 5/8"
UP
EXIT
COMMON AREA
32"
DOUBLE DOOR
30"
ES
REPLACE WALL ABOVE
EX. LIGHT TO REMAIN
DINING
W/D
W/D
COAT CLOSET
LIVING ROOM
CLOSET
BED I
16'-0" x 11'-8" +-
EXIT WINDOW 44" OFF.
EXISTING WINDOW
32"
UTILITY
UNIT 1
30"
EX. WINDOW REPLACED with New DOOR
36"
EX. WINDOW
CIRCULAR STAIR AND DECK ABOVE
ENTRANCE UNIT I
5'-0"
NEW CONCRETE STAIR
10" CONCRETE WALL
SCALE 1/4 = 1'-0" GRADH
GROUND FLOOR UNIT I



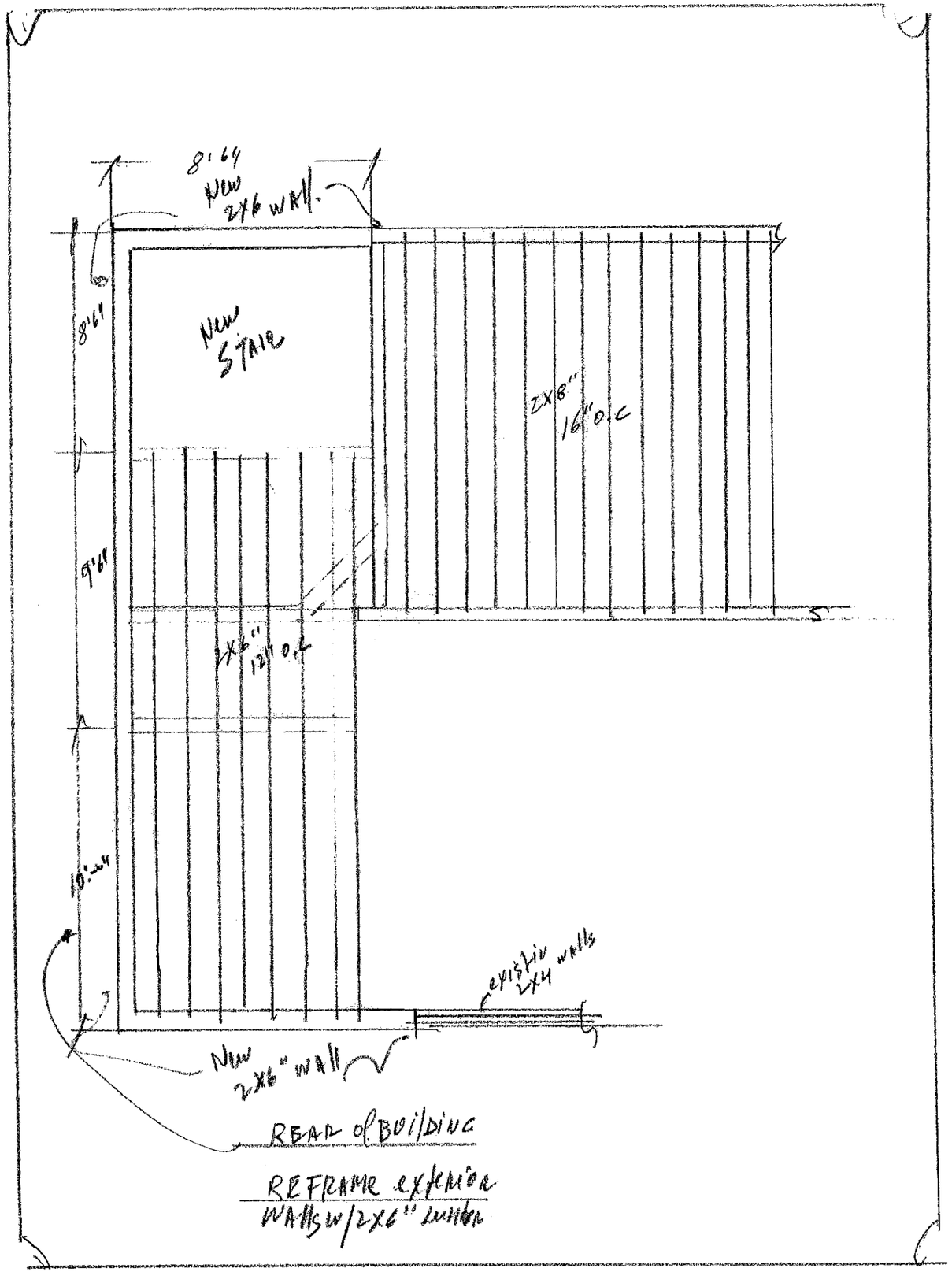
1ST. FLOOR UNIT # II

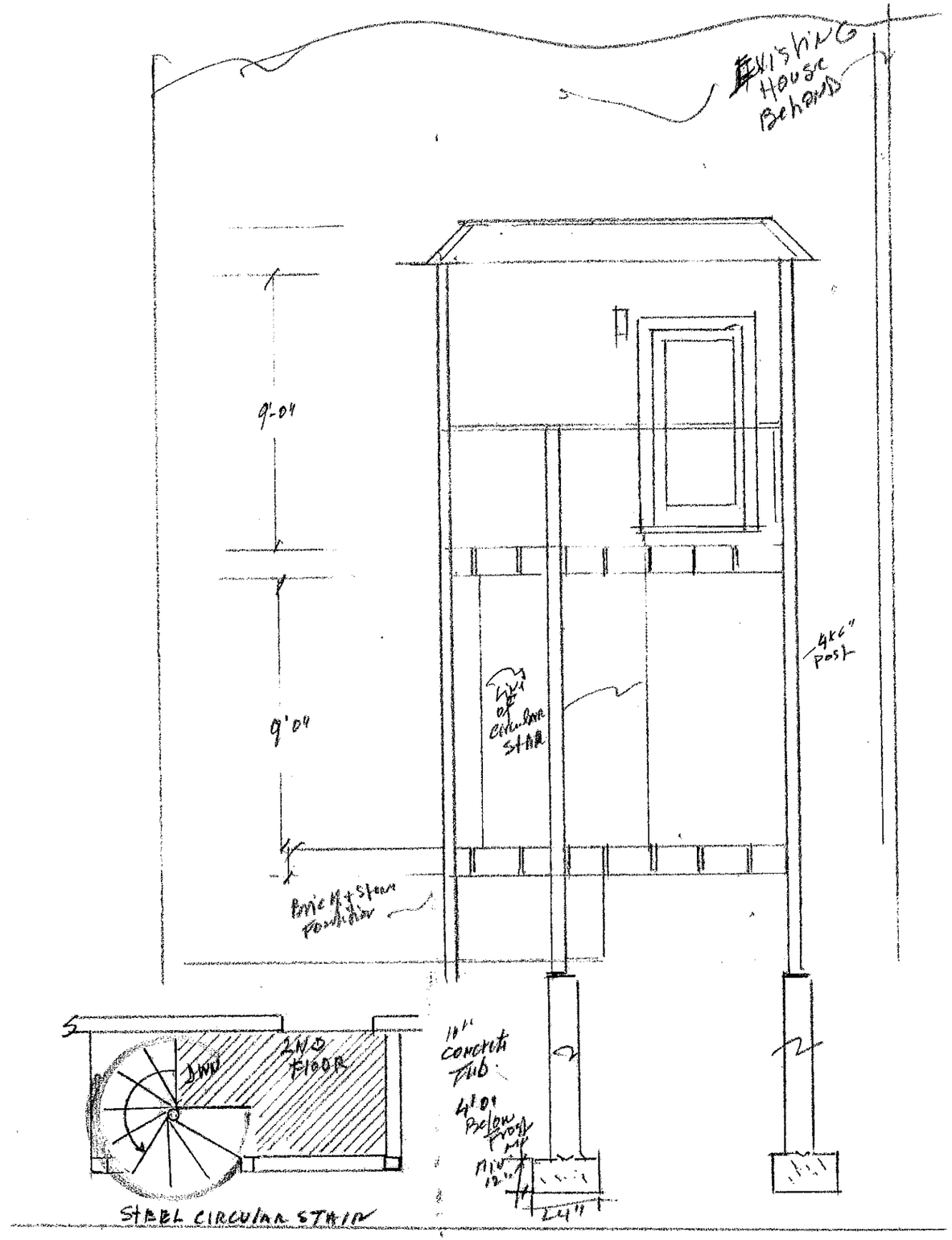


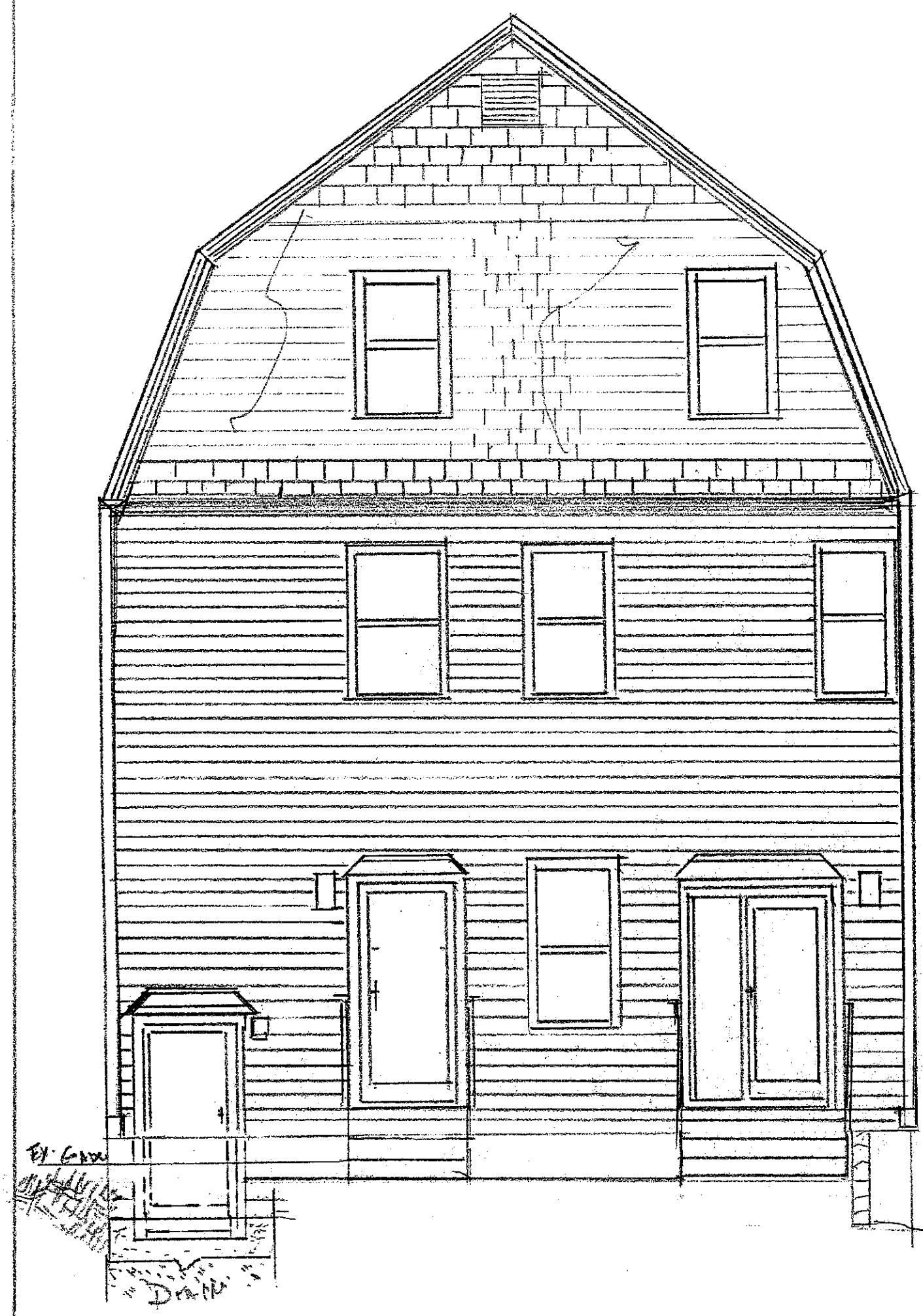
2ND FLOOR UNIT 3 AND 4



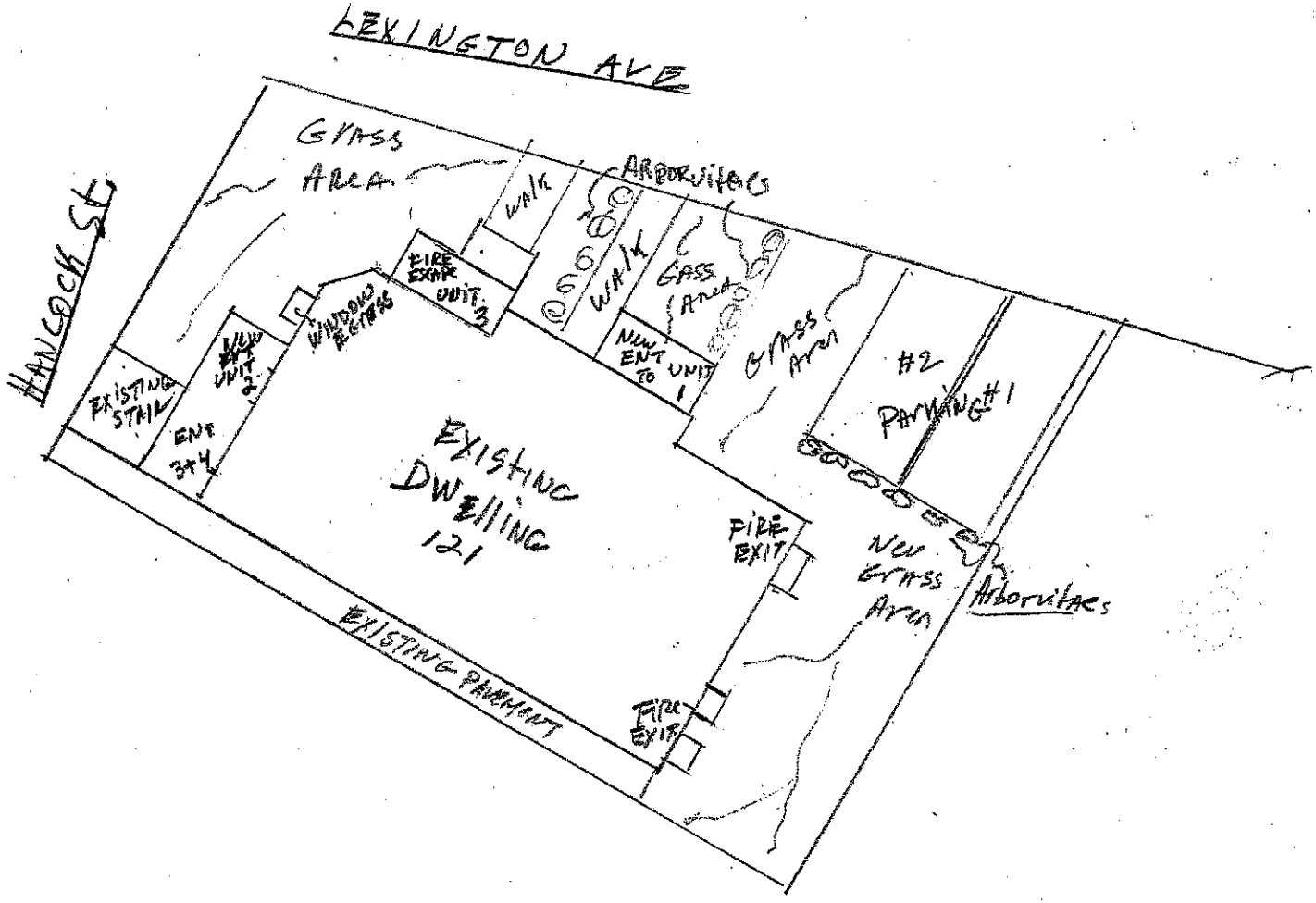
3RD. FLOOR UNIT 3/AND 4


8'6"
New 2X6 wall
8'6"
New Stair
2X8" 16" o.c
9'6"
2X6" 12" o.c
10'-0"
existin 2X4 walls
New 2X6" wall
REAR of BUILDING
REFRAME exterior walls w/2X6" lumber


Existing House Behind
9'-0"
9'-0"
4X6" post
Line of circular stair
Brick + Stone Foundation
2ND FLOOR
DWN
10" concrete Tub
4'0" Below Frost
24"
STEEL CIRCULAR STAIR



121 HANCOCK ST REAR ELEVATION



PROPOSED LAND-SCAPE