

78
475
3 Plans
Condominium Site Plan of Land in SWAMPSCOTT, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

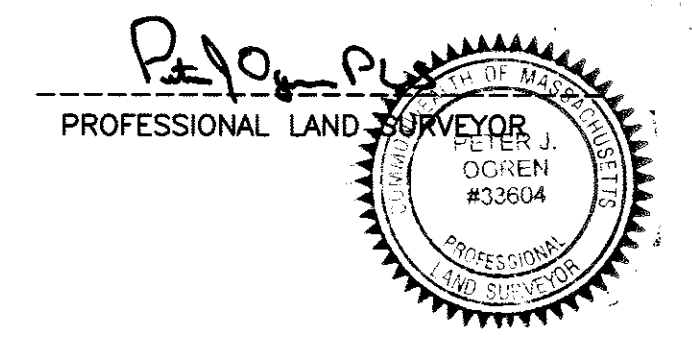
Scale: 1" = 20' 0' 10' 20' 40' 60' January 8, 2020

"FISHERMAN'S WATCH CONDOMINIUMS"

CURRENT OWNERSHIP
OWNER: FISHERMAN'S WATCH CONDOMINIUMS, LLC
DOCUMENT REFERENCES: BOOK 36368, PAGE 596
PLAN REFERENCES: PLAN BOOK 463 PLAN 3
ASSESSOR'S ID 19-87

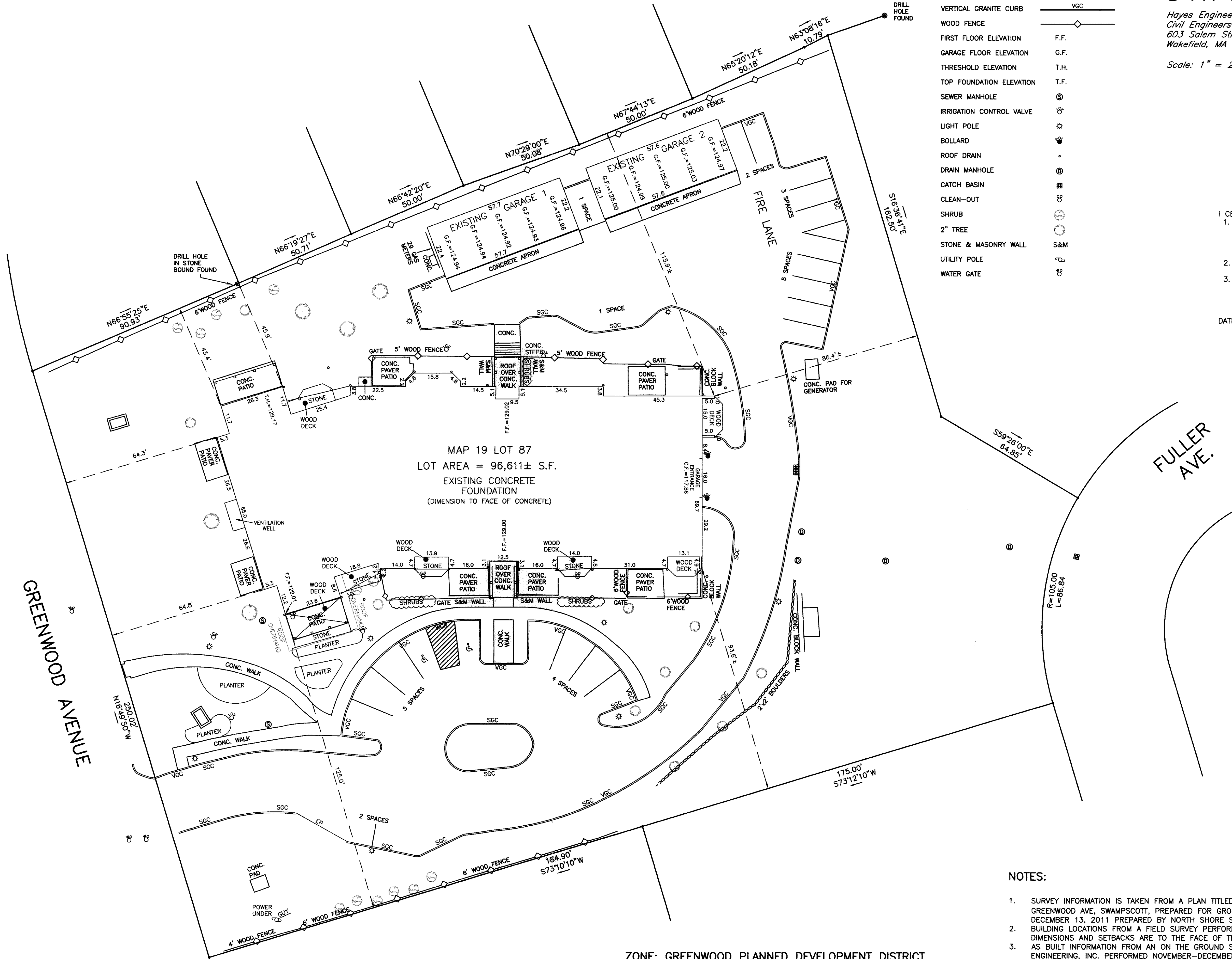
- I CERTIFY:
1. THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 2. THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
 3. THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE BUILDINGS, AS BUILT, AND FULLY LISTS THE BUILDINGS AT THE "FISHERMAN'S WATCH CONDOMINIUMS", IN SWAMPSCOTT, MASS.

DATE: JANUARY 8, 2020



LEGEND

SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
WOOD FENCE	◇
FIRST FLOOR ELEVATION	F.F.
GARAGE FLOOR ELEVATION	G.F.
THRESHOLD ELEVATION	T.H.
TOP FOUNDATION ELEVATION	T.F.
SEWER MANHOLE	⊙
IRRIGATION CONTROL VALVE	⊕
LIGHT POLE	⊛
BOLLARD	⊙
ROOF DRAIN	•
DRAIN MANHOLE	⊙
CATCH BASIN	⊙
CLEAN-OUT	⊙
SHRUB	⊙
2" TREE	⊙
STONE & MASONRY WALL	S&M
UTILITY POLE	⊙
WATER GATE	⊙



MAP 19 LOT 87
LOT AREA = 96,611± S.F.
EXISTING CONCRETE FOUNDATION
(DIMENSION TO FACE OF CONCRETE)

ZONE: GREENWOOD PLANNED DEVELOPMENT DISTRICT

MINIMUM SETBACKS:
FRONT = 60'
SIDE = 35'
REAR = 60'
MIN. FRONTAGE = 250'
MIN. LOT AREA = 96,600 S.F.

NOTES:

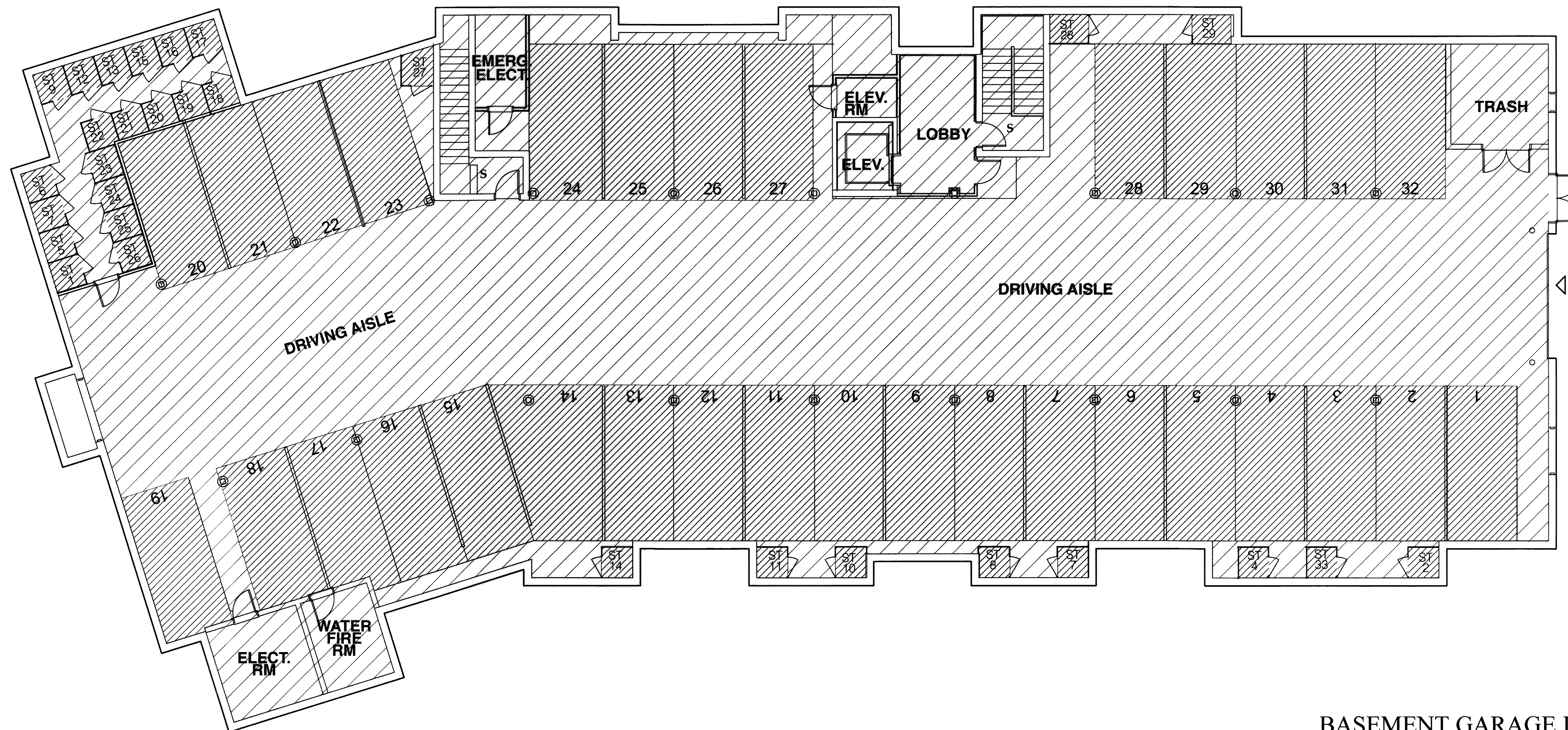
1. SURVEY INFORMATION IS TAKEN FROM A PLAN TITLED "PLAN OF LAND GREENWOOD AVE, SWAMPSCOTT, PREPARED FOR GROOM CONSTRUCTION" DATED DECEMBER 13, 2011 PREPARED BY NORTH SHORE SURVEY CORPORATION.
2. BUILDING LOCATIONS FROM A FIELD SURVEY PERFORMED DECEMBER 27, 2018. DIMENSIONS AND SETBACKS ARE TO THE FACE OF THE CONCRETE FOUNDATION. AS BUILT INFORMATION FROM AN ON THE GROUND SURVEY BY HAYES ENGINEERING, INC. PERFORMED NOVEMBER-DECEMBER 2019.
3. BENCHMARK- INVERT SEWER MANHOLE ELEVATION = 107.59' - (N.G.V.D.=100.78') SHOWN ON SWAMPSCOTT SEWER PLANS ON GREENWOOD AVENUE DECEMBER 1912, EASTMAN & BRADFORD ENGINEERS. TO CONVERT TO N.G.V.D. OF 1929 SUBTRACT 6.81'.
4. PARKING NOT PAINTED ON THE GROUND AT THE TIME OF THE SURVEY. LINES SHOWN ARE FROM THE PROPOSED PLAN.

PLAN BOOK 475 PLAN 78
EXECUTIVE REGISTRY OF DEEDS, SO. DIST
SALER, MASS.
Received January 28, 2020
with MDEED Fishermans
Watch Condominiums
Rec. B 38221 P 425
Attest: *J. B. B. B.*
Registry of Deeds
3 Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

PREPARED BY:
GRAZADO VELLECO ARCHITECTS, INC.
LITTLE HARBOR - MARBLEHEAD, MA 01945
1-7-2020



LEGEND

LR	LIVING ROOM
DR	DINING ROOM
K	KITCHEN
F	FOYER
H	HALL
DN	DEN
ST	STORAGE
MBR	MASTER BEDROOM
BR	BEDROOM
LF	LOFT
D	DECK
SP	SCREENED PORCH
PA	PATIO
LA	LAUNDRY
B	BATHROOM
L	LAVATORY
G	GARAGE
PST	POSTAL BOXES
DEL	DELIVERY
EX	EXERCISE ROOM
CR	CLUB ROOM
T	TERRACE
S	STAIR
▶	UNIT ENTRY
◀	GARAGE ENTRANCE

BASEMENT GARAGE LEVEL

MASTER DEED CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS SHOW THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AND THAT THEY ACCURATELY DEPICT THE SAME, AS BUILT.

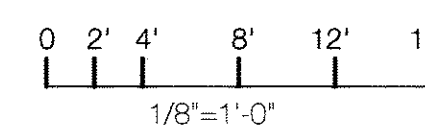
January 22, 2020
DATE

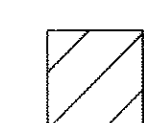
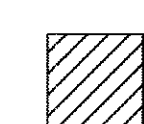
[Signature]
SIGNED: JAMES A. VELLECO A.I.A.

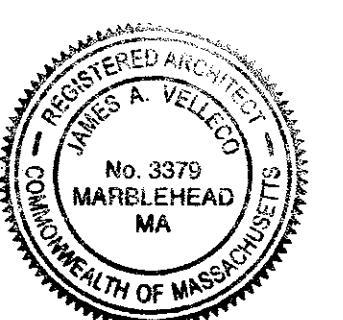
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January 22, 2020
DATE

[Signature]
SIGNED: JAMES A. VELLECO A.I.A.



-  DEPICTS COMMON AREA
-  DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE



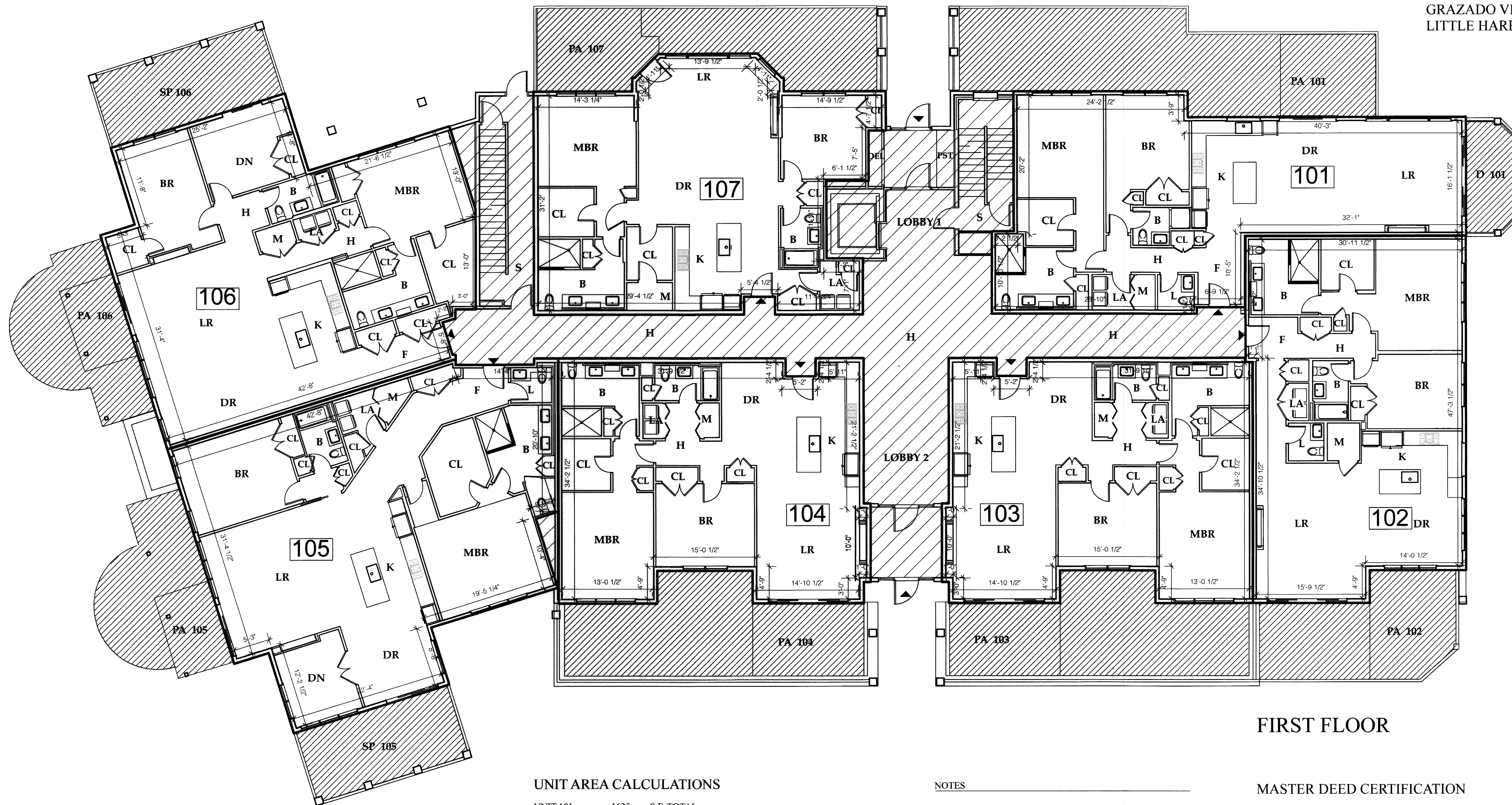
PLAN BOOK 475 PLAN 78
ESSEX REGISTRY OF DEEDS 30. DIST
SALEM, MASS.
Received January 28, 2020
with MDEED, Fishermans
Watch Condominiums
Rec. B 3322 P 495
[Signature]
Registrar of Deeds
9/Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

PREPARED BY:
GRAZADO VELLECO ARCHITECTS, INC.
LITTLE HARBOR - MARBLEHEAD, MA 01945

1-7-2020



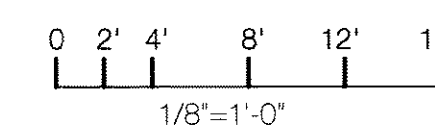
- LEGEND
- LR LIVING ROOM
 - DR DINING ROOM
 - K KITCHEN
 - F FOYER
 - H HALL
 - DN DEN
 - ST STORAGE
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 - EX EXERCISE ROOM
 - CR CLUB ROOM
 - T TERRACE
 - S STAIR
 - M MECHANICAL
 - CL CLOSET
 - ▶ UNIT ENTRY

UNIT AREA CALCULATIONS

UNIT	S.F. TOTAL	S.F. TOTAL
UNIT 101	1635	S.F. TOTAL
UNIT 102	1600	S.F. TOTAL
UNIT 103	1500	S.F. TOTAL
UNIT 104	1510	S.F. TOTAL
UNIT 105	2070	S.F. TOTAL
UNIT 106	1950	S.F. TOTAL
UNIT 107	1607	S.F. TOTAL

NOTES

UNIT AREAS SHOWN ARE APPROXIMATE



- DEPICTS UNIT AREA
- DEPICTS COMMON AREA
- DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE

FIRST FLOOR

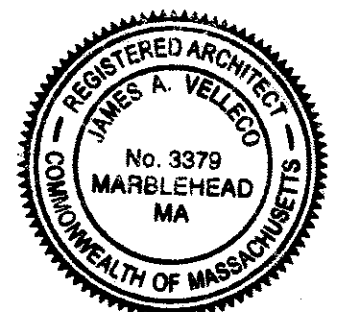
MASTER DEED CERTIFICATION

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January 22, 2020
DATE SIGNED: JAMES A. VELLECO A.I.A.

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January 22, 2020
DATE SIGNED: JAMES A. VELLECO A.I.A.

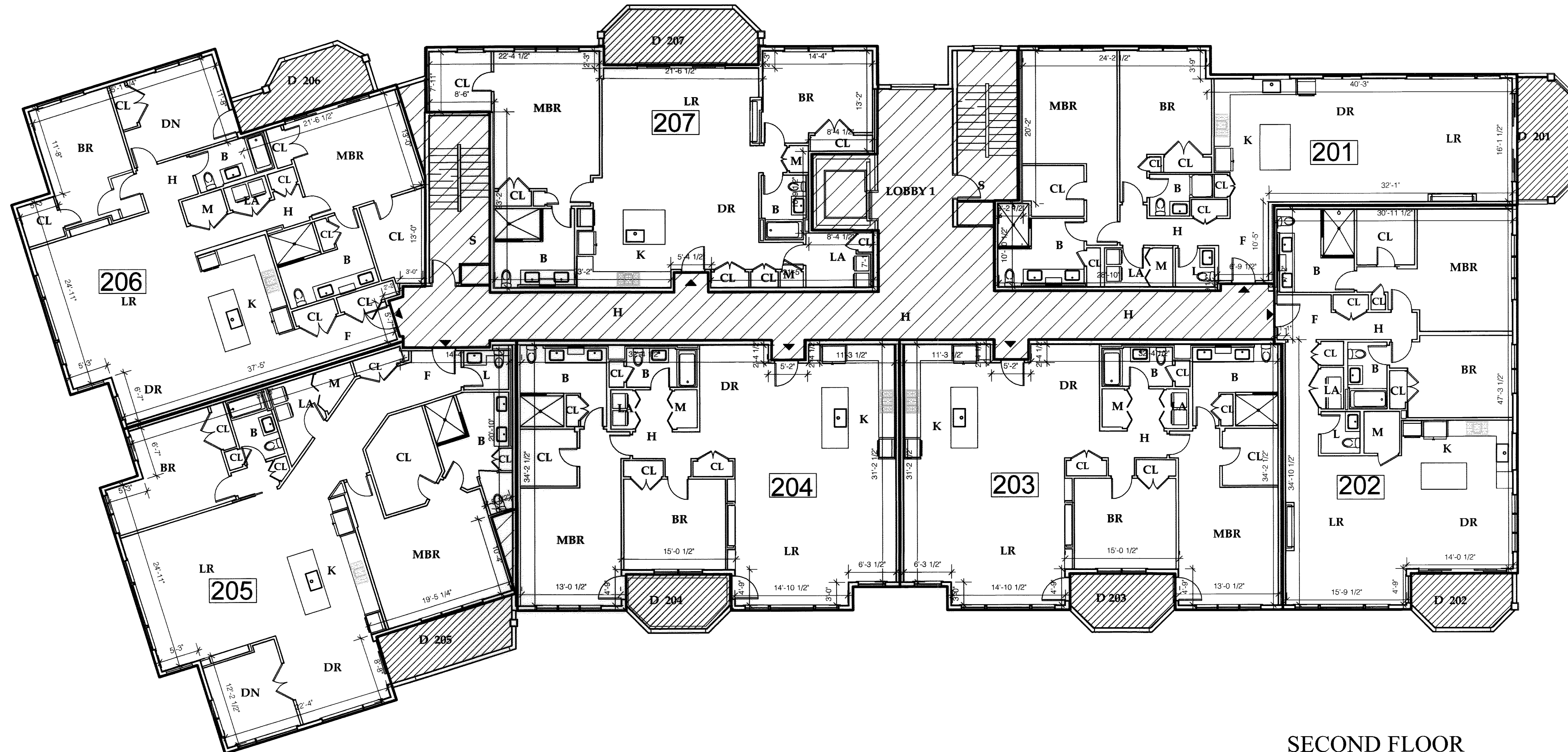


PLAN BOOK 475 PLAN 79
ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
Received January 28, 2020
WITH MDEED, Fisherman's Watch Condominiums
Rec. 03822L P475
Attest
Registrar of Deeds
& Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

PREPARED BY:
GRAZADO VELLECO ARCHITECTS, INC.
LITTLE HARBOR - MARBLEHEAD, MA 01945
1-7-2020



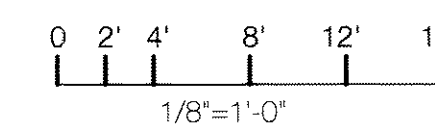
- LEGEND
- LR LIVING ROOM
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 - K KITCHEN
 - F FOYER
 - H HALL
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 - T TERRACE
 - S STAIR
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 - CL CLOSET
 - ▶ UNIT ENTRY


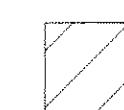
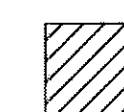
UNIT AREA CALCULATIONS

UNIT	S.F. TOTAL	S.F. TOTAL
UNIT 201	1635	S.F. TOTAL
UNIT 202	1600	S.F. TOTAL
UNIT 203	1690	S.F. TOTAL
UNIT 204	1695	S.F. TOTAL
UNIT 205	2035	S.F. TOTAL
UNIT 206	1920	S.F. TOTAL
UNIT 207	1575	S.F. TOTAL

NOTES

UNIT AREAS SHOWN ARE APPROXIMATE



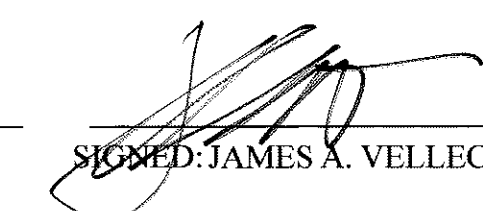
-  DEPICTS UNIT AREA
-  DEPICTS COMMON AREA
-  DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE

SECOND FLOOR

MASTER DEED CERTIFICATION

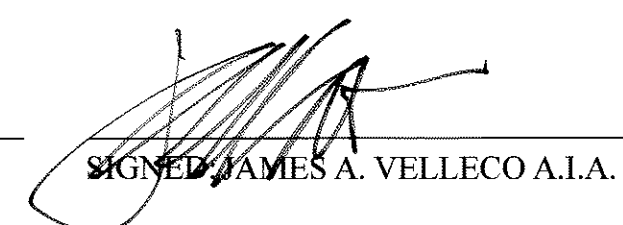
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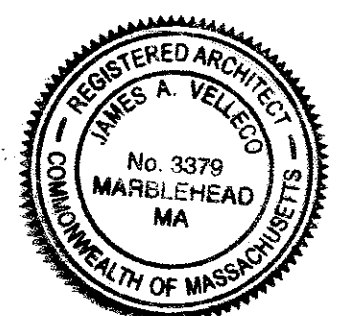
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January 22, 2020
DATE


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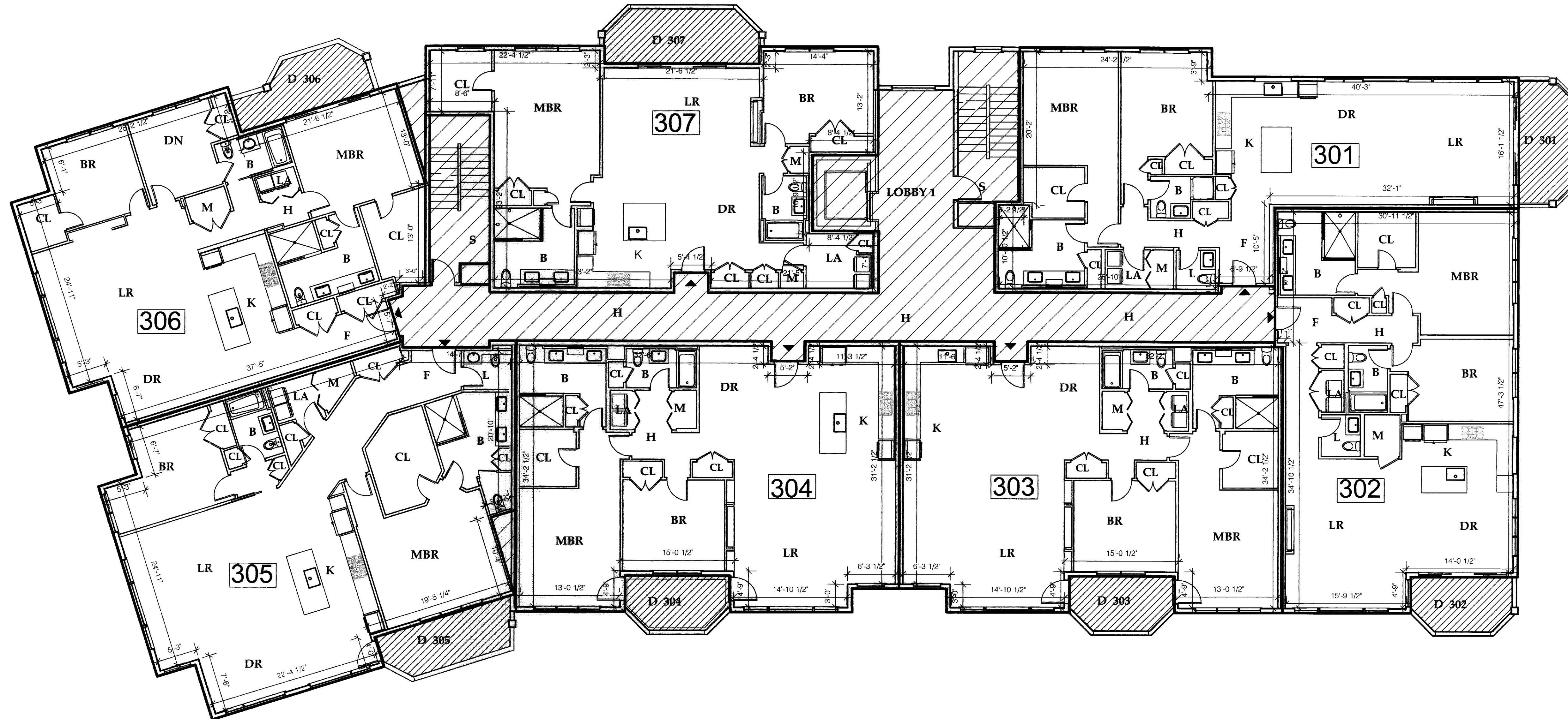
PLAN BOOK 475 PLAN 78

ESSEX REGISTRY OF DEEDS, 60-DIRK
SALER, MASS.
Revised January 25, 2020
With MDEED, Fishermans
Watch Condominiums
Rev. 032021 P425
Registered
Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

PREPARED BY:
GRAZADO VELLECO ARCHITECTS, INC.
LITTLE HARBOR - MARBLEHEAD, MA 01945
1-7-2020



- LEGEND
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 - ▶ UNIT ENTRY

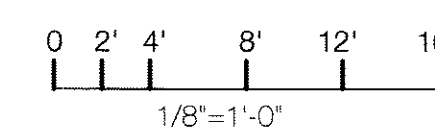
THIRD FLOOR

UNIT AREA CALCULATIONS

UNIT	S.F. TOTAL	S.F. TOTAL
UNIT 301	1635	S.F. TOTAL
UNIT 302	1600	S.F. TOTAL
UNIT 303	1690	S.F. TOTAL
UNIT 304	1695	S.F. TOTAL
UNIT 305	1925	S.F. TOTAL
UNIT 306	1770	S.F. TOTAL
UNIT 307	1575	S.F. TOTAL

NOTES

UNIT AREAS SHOWN ARE APPROXIMATE



□ DEPICTS UNIT AREA

▨ DEPICTS COMMON AREA

▩ DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE

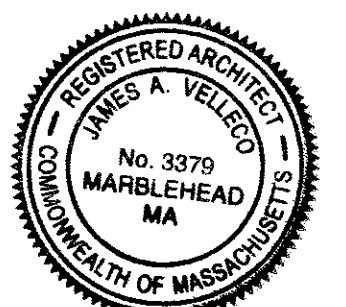
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January 22, 2020
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January 22, 2020
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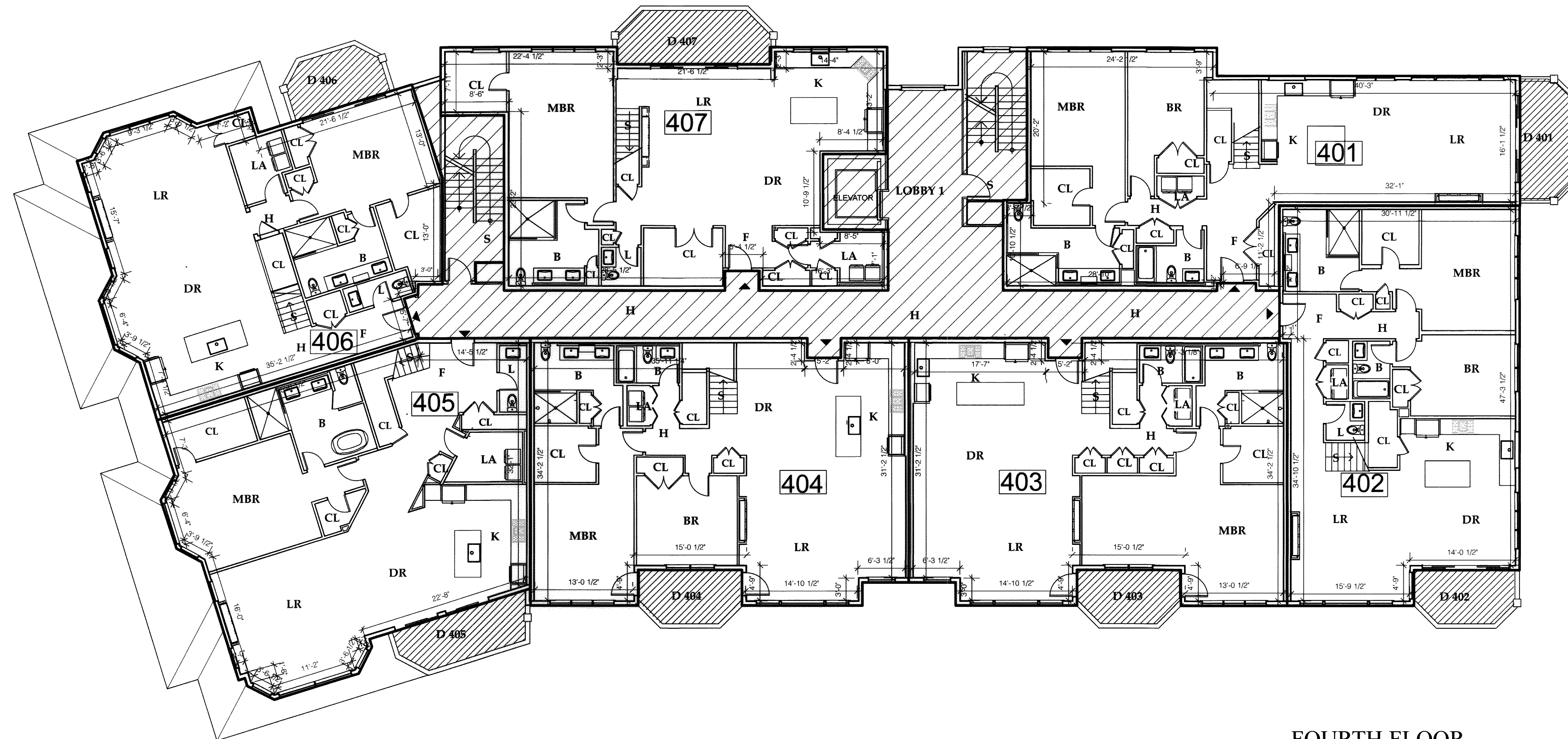
PLAN BOOK 475 PLAN 78
ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received January 23, 2020
With MDEED, Fishermans
Watch Condominiums
Rec. 038221 P.425
Attest
Registry of Deeds & Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

PREPARED BY:
GRAZADO VELLECO ARCHITECTS, INC.
LITTLE HARBOR - MARBLEHEAD, MA 01945
1-7-2020



- LEGEND
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 - ▶ UNIT ENTRY

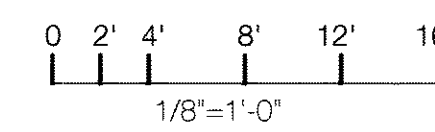
FOURTH FLOOR

UNIT AREA CALCULATIONS

UNIT	S.F. TOTAL	S.F. TOTAL
UNIT 401	2320	S.F. TOTAL
UNIT 402	2200	S.F. TOTAL
UNIT 403	2420	S.F. TOTAL
UNIT 404	2450	S.F. TOTAL
UNIT 405	2550	S.F. TOTAL
UNIT 406	2420	S.F. TOTAL
UNIT 407	2405	S.F. TOTAL

NOTES

UNIT AREAS SHOWN ARE APPROXIMATE



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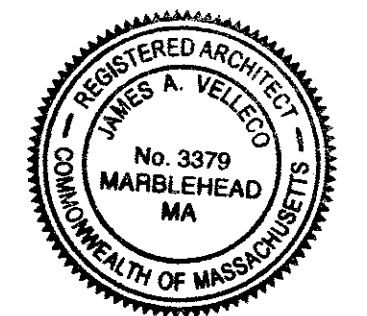
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January 22, 2020
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PLAN BOOK 475 PLAN 78

ESSEX REGISTRY OF DEEDS, SO. DIST
SALEM, MASS.
Revised January 23, 2020
With MDEED, Fisherman
Watch Condominiums
Rec. B 36201 P 495

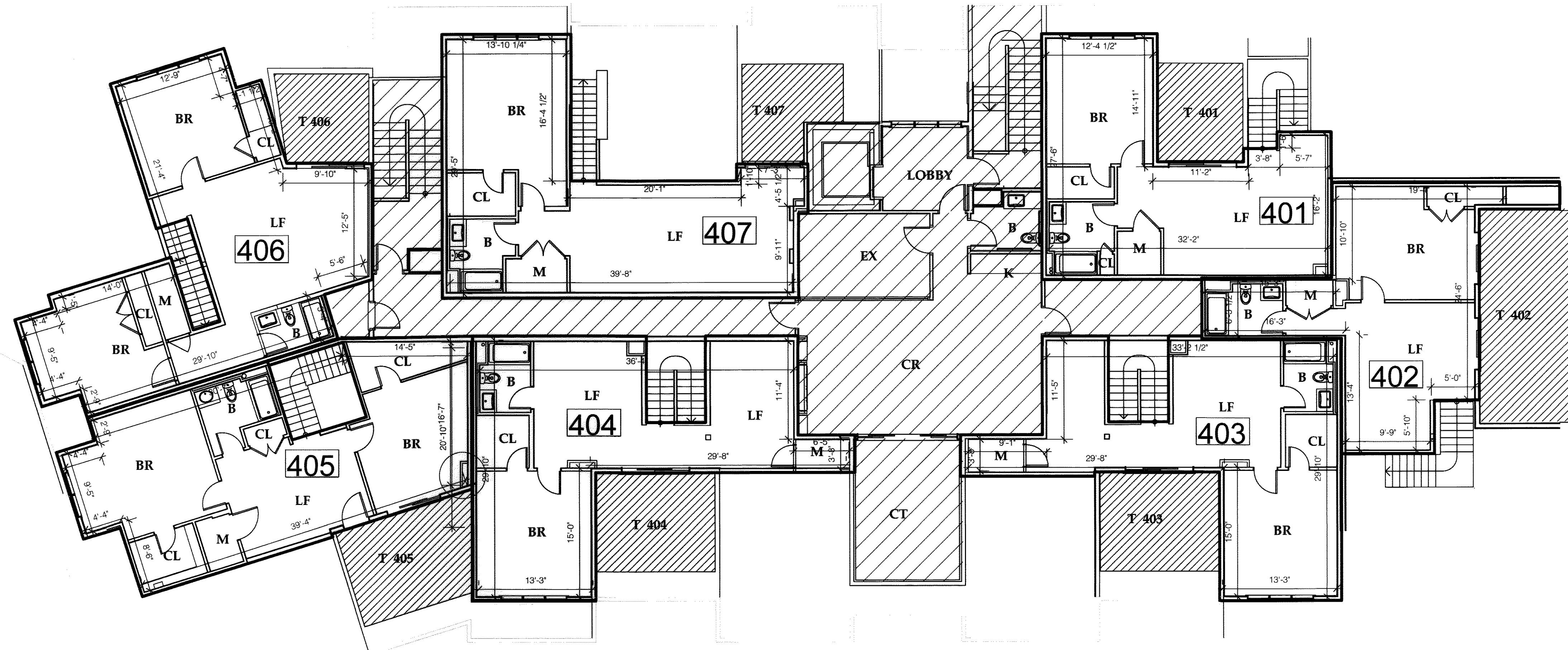
Attest
J. A. Velleco
Registered Architect
& Plans

AS BUILT FLOOR PLANS

FISHERMAN'S WATCH
71 GREENWOOD AVENUE
SWAMPSCOTT, MA 01907

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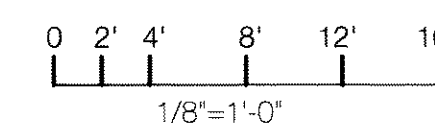
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

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T	TERRACE
CT	COMMON TERRACE
S	STAIR
M	MECHANICAL
CL	CLOSET
▶	UNIT ENTRY

LOFT LEVEL

NOTES

UNIT AREAS SHOWN ARE APPROXIMATE



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-  DEPICTS COMMON AREA
-  DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE

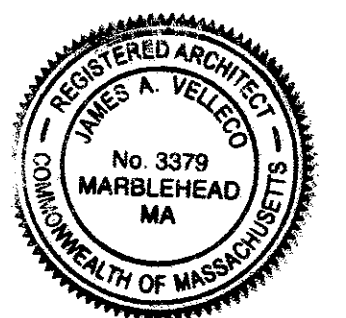
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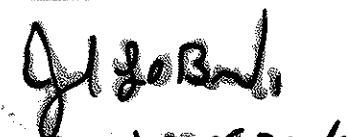
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PLAN BOOK 475 PLAN 78

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

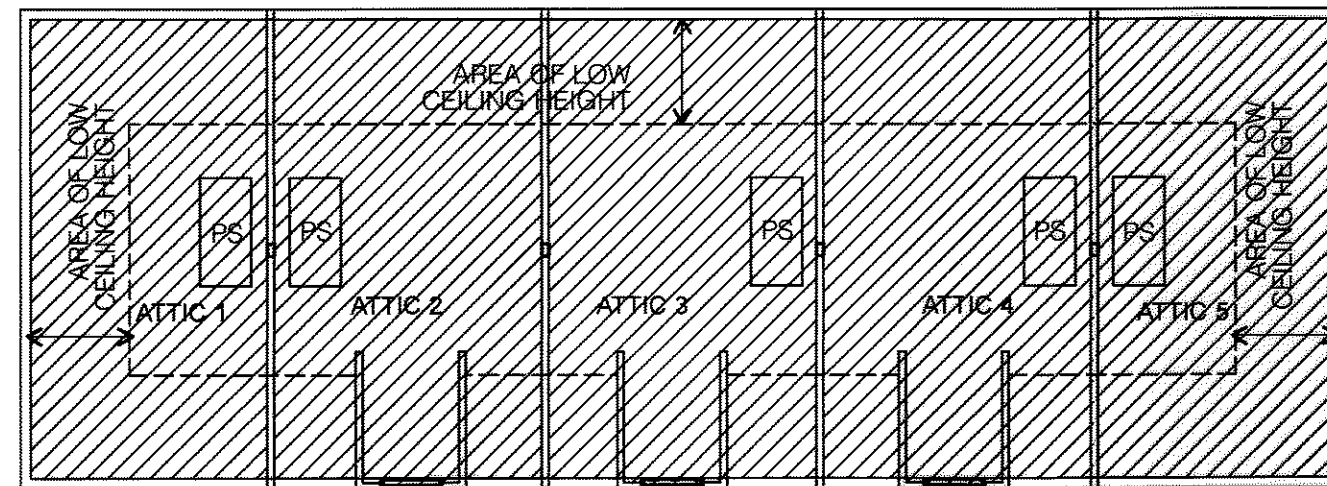
Received January 28 2020
with INDEX, Fishermans
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Rec. B 38221 P 495

Attest

Registrar of Deeds
& Plans

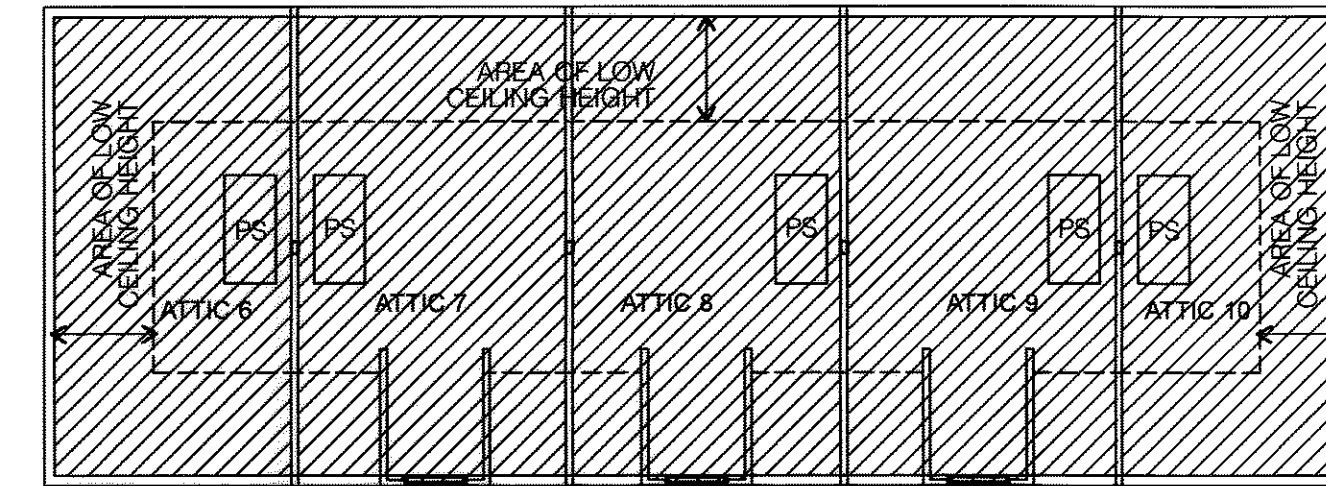
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SWAMPSCOTT, MA 01907

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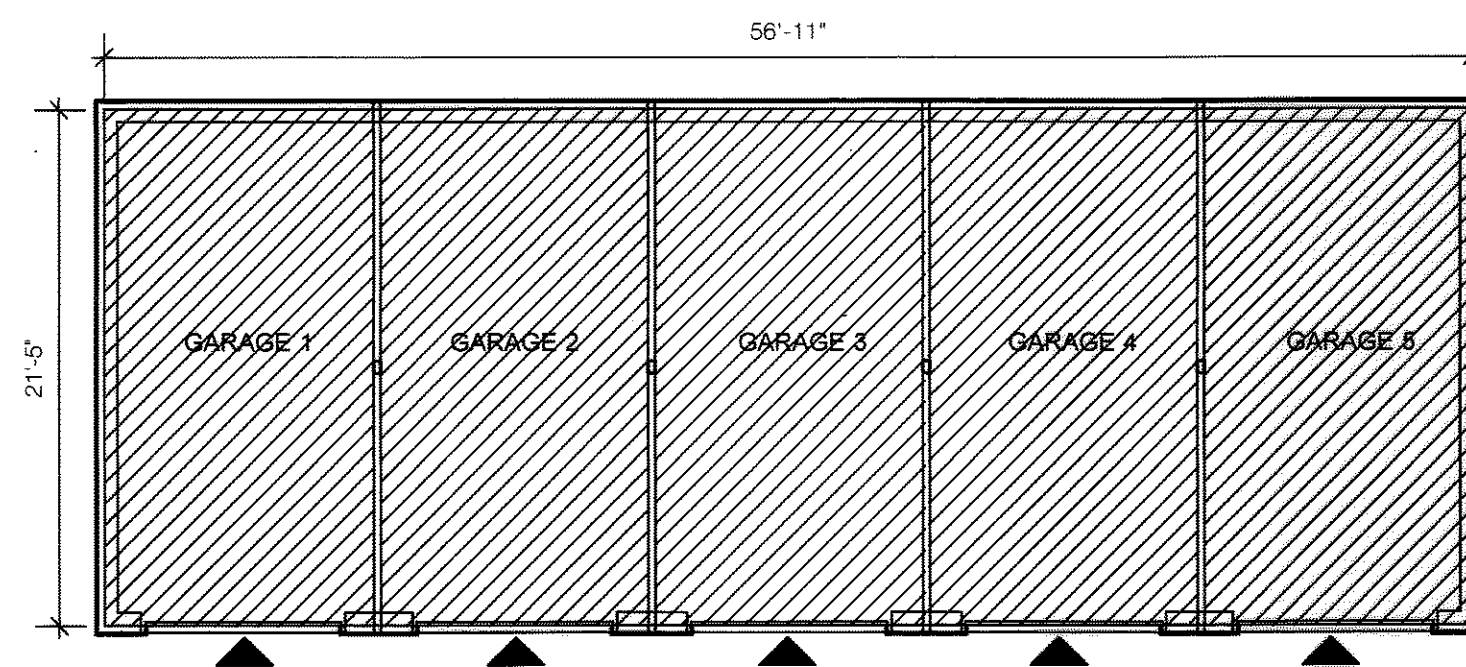


GARAGE 1 ATTIC

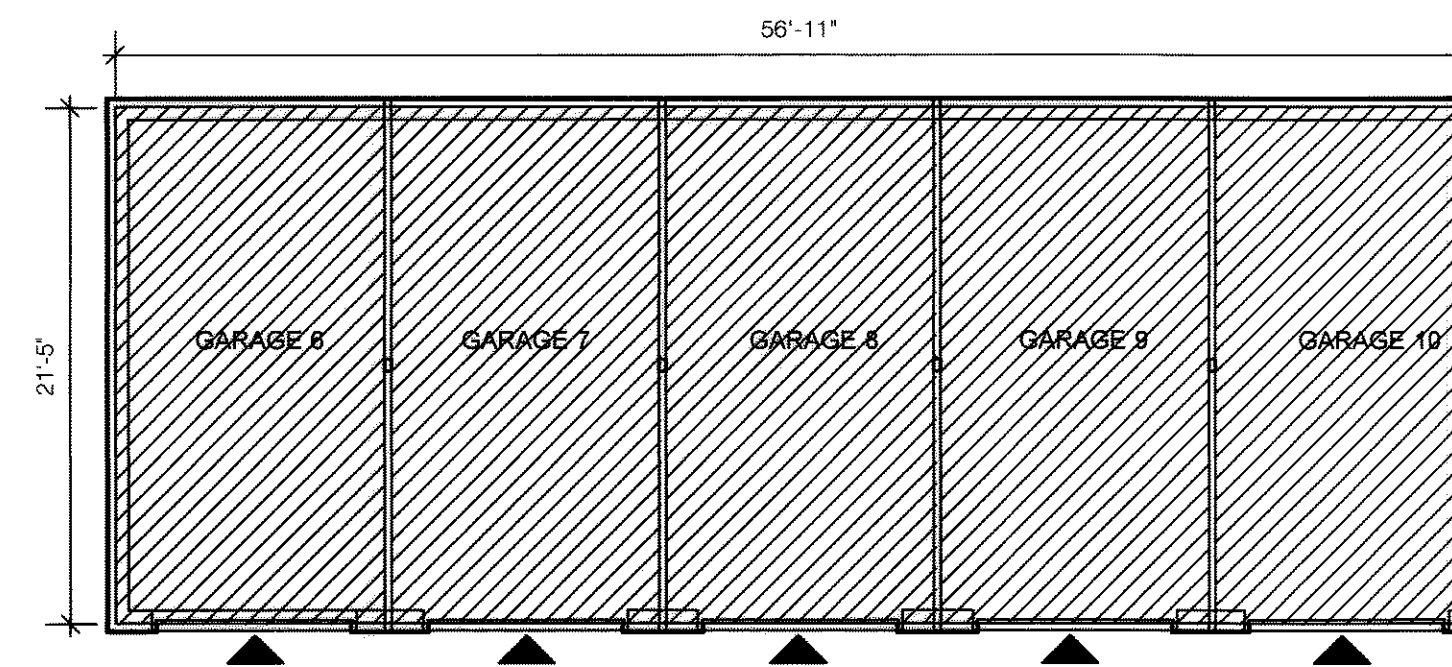


GARAGE 2 ATTIC

- LEGEND
- PS PULL-DOWN STAIR
 - ▶ GARAGE DOOR



GARAGE 1



GARAGE 2

ACCESSORY GARAGES

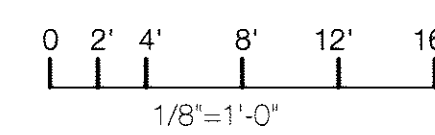
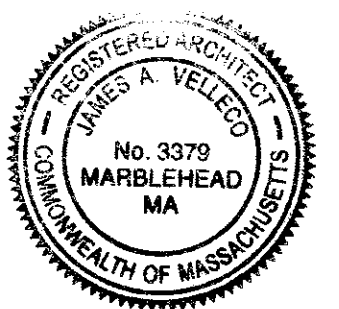
MASTER DEED CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. & I hereby certify that these plans show the layout, location, unit numbers, and dimensions of the units and that they accurately depict the same, as built.

January 22, 2020

DATE

SIGNED: JAMES A. VELLECO A.I.A.



DEPICTS COMMON AREA SUBJECT TO EXCLUSIVE USE

PLAN BOOK 475 PLAN 78

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received January 28, 2020

with MDED, Fishermans

Watch Condominiums

Rec. B 3822. P 425

Attest
J. J. O'Brien
Register of Deeds
Plans