

9/19/02 ~~Passed~~

WHILE ACKNOWLEDGING
~~THAT~~ PARKING WOULD BE
A PROBLEM.

KEN

Federal Street Condominiums

Program Study for:

162 Federal Street
Salem, MA 01970

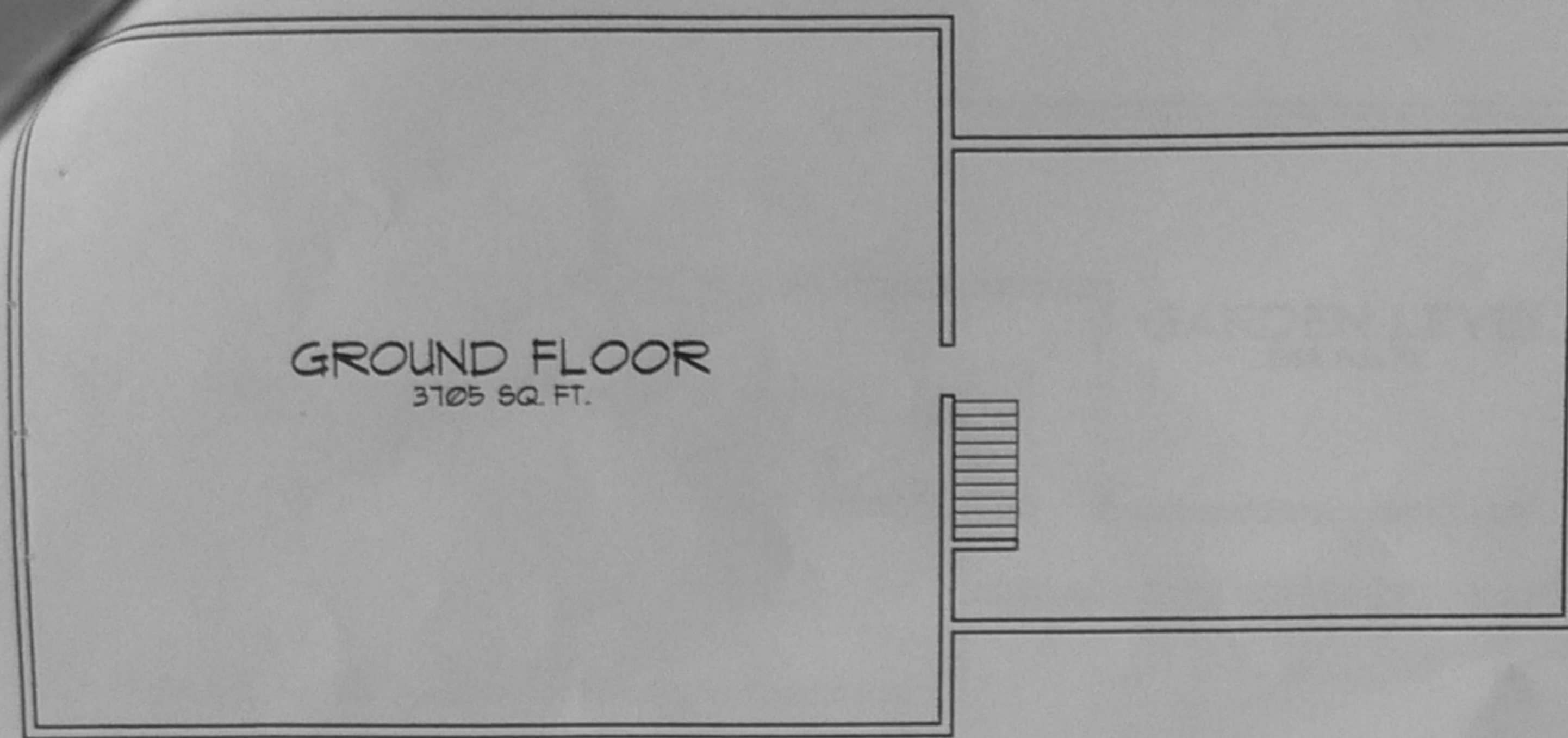
Federal Street Condominiums

PITMAN & WARDLEY
ARCHITECTS
32 Church Street Salem, MA (978)744-8982

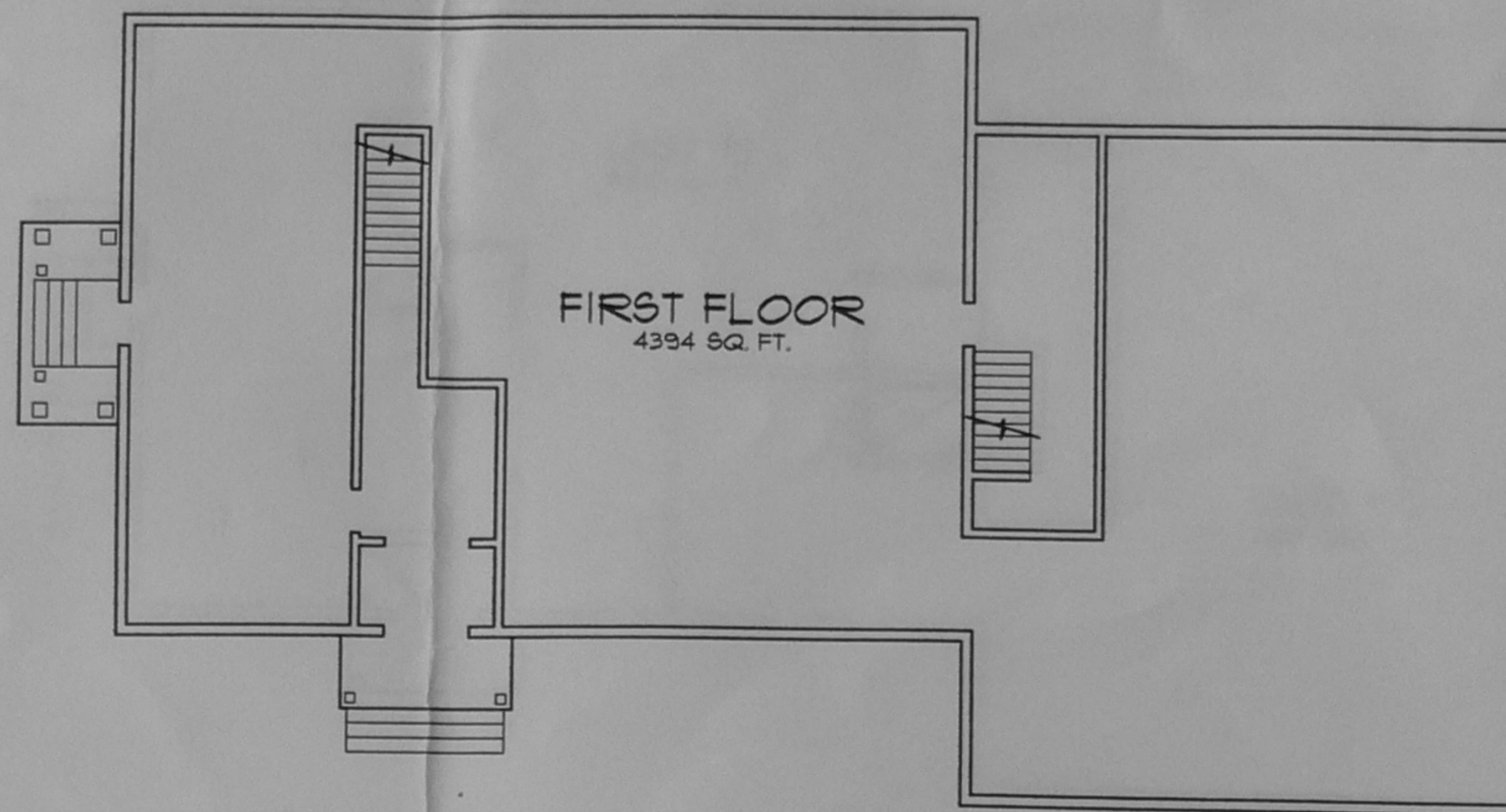


162 Federal Street

Existing Conditions



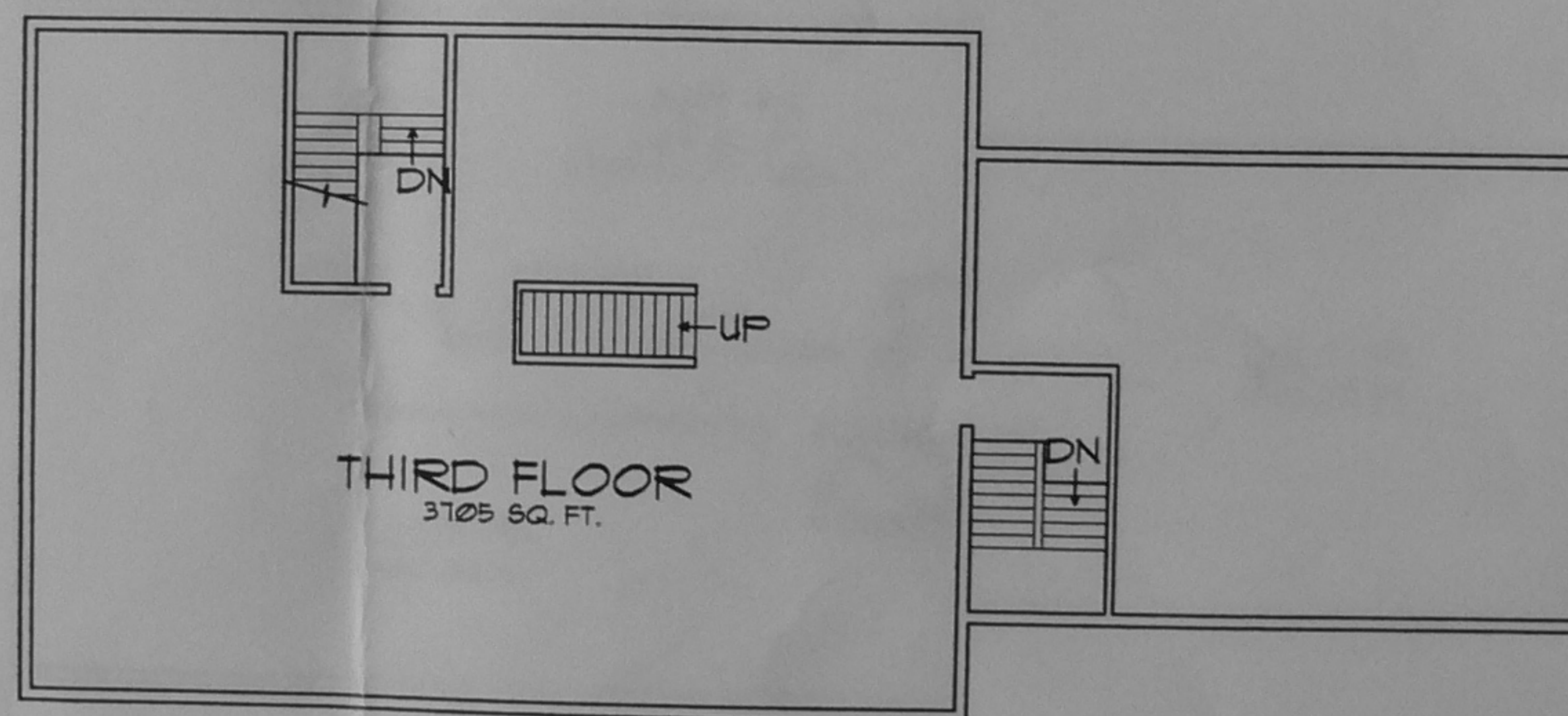
(A)
AI GROUND FLOOR PLAN



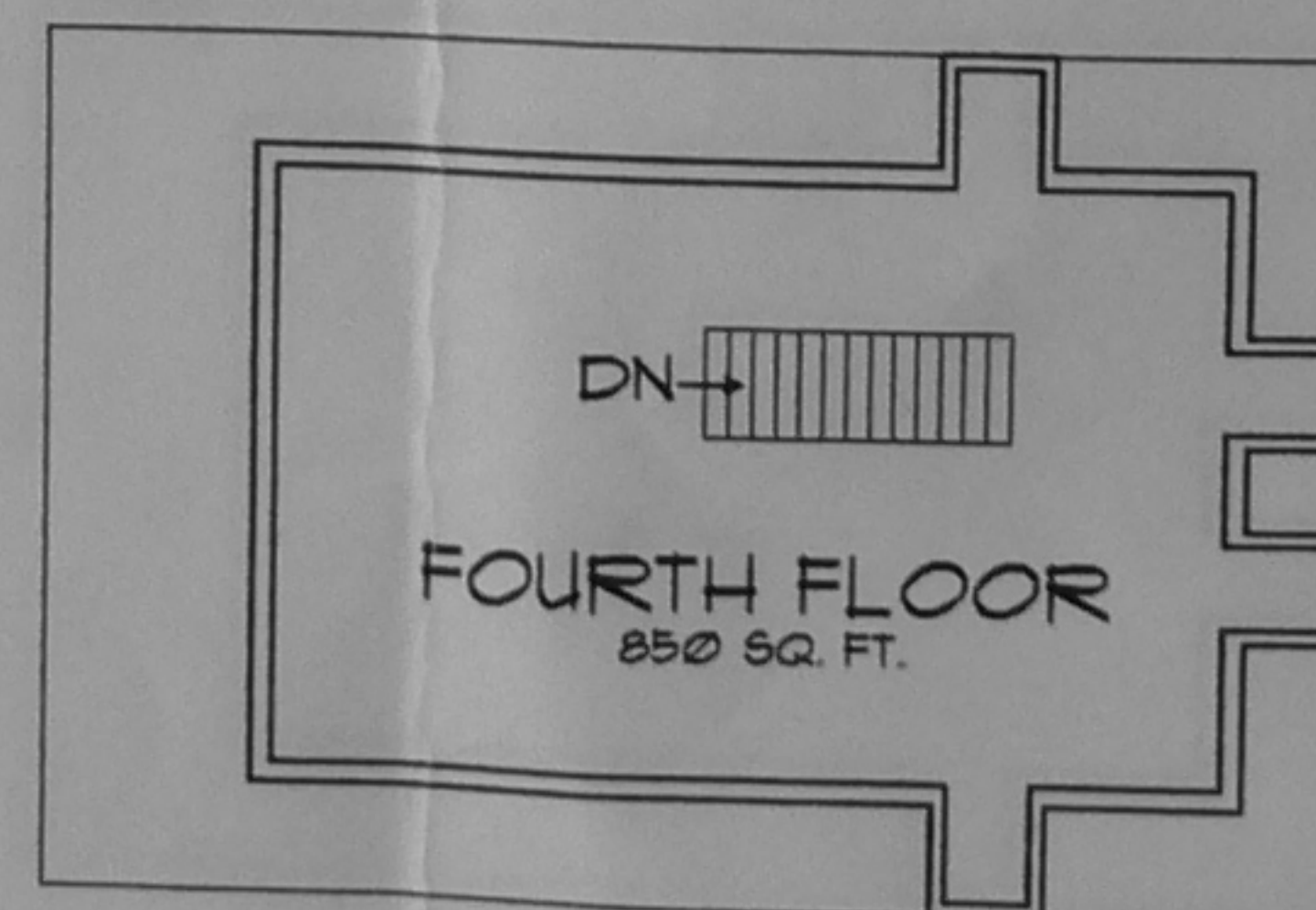
(B)
AI FIRST FLOOR PLAN



(C)
AI SECOND FLOOR PLAN



(D)
AI THIRD FLOOR PLAN W/
FOURTH FLOOR



FEDERAL STREET

CONDOMINIUMS

162 FEDERAL ST
SALEM, MASSACHUSETTS

PITMAN &
WARDLEY
ARCHITECTS LLC

32 CHURCH ST.
SALEM, MA 01970
P 978-744-8982
F 978-744-0400

DATE: 19 AUGUST, 2005

REVISIONS:

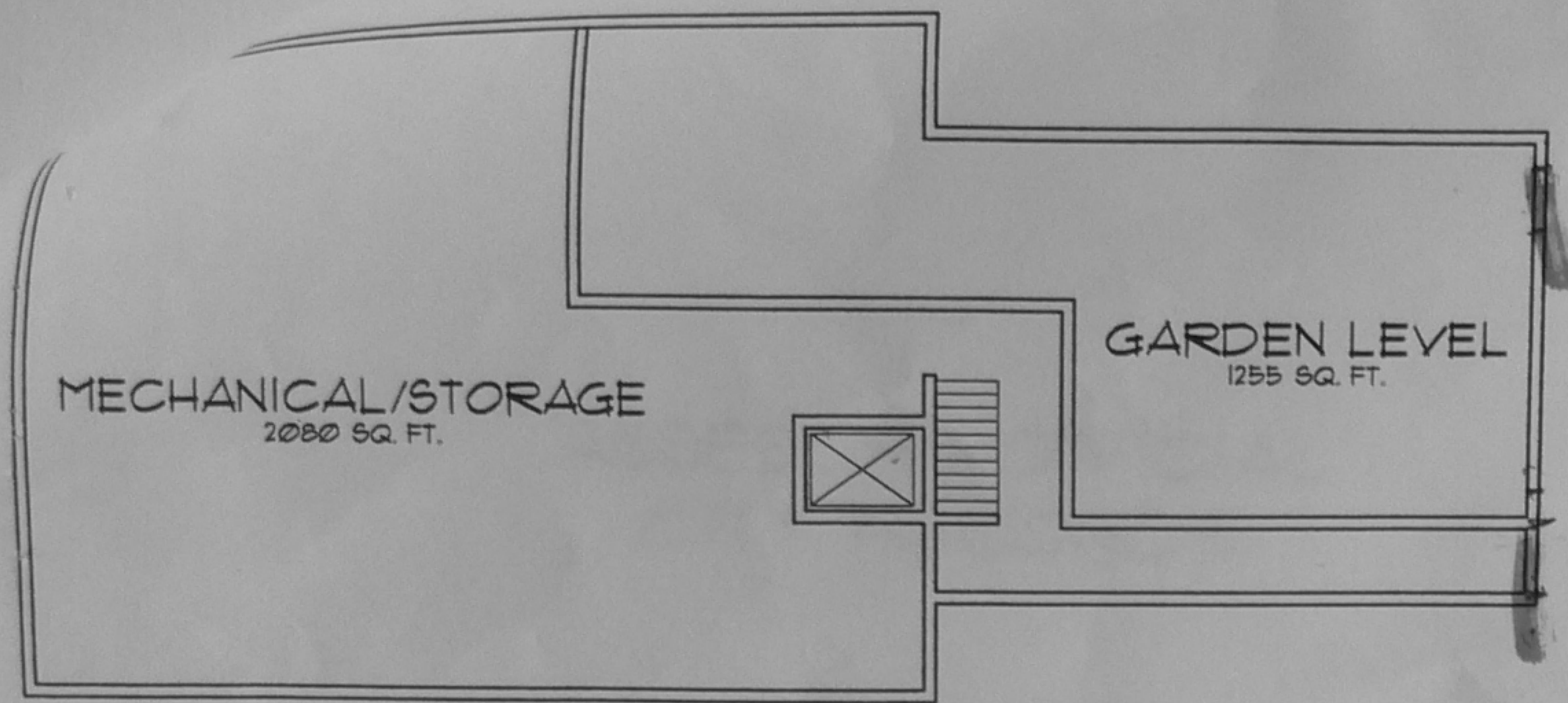
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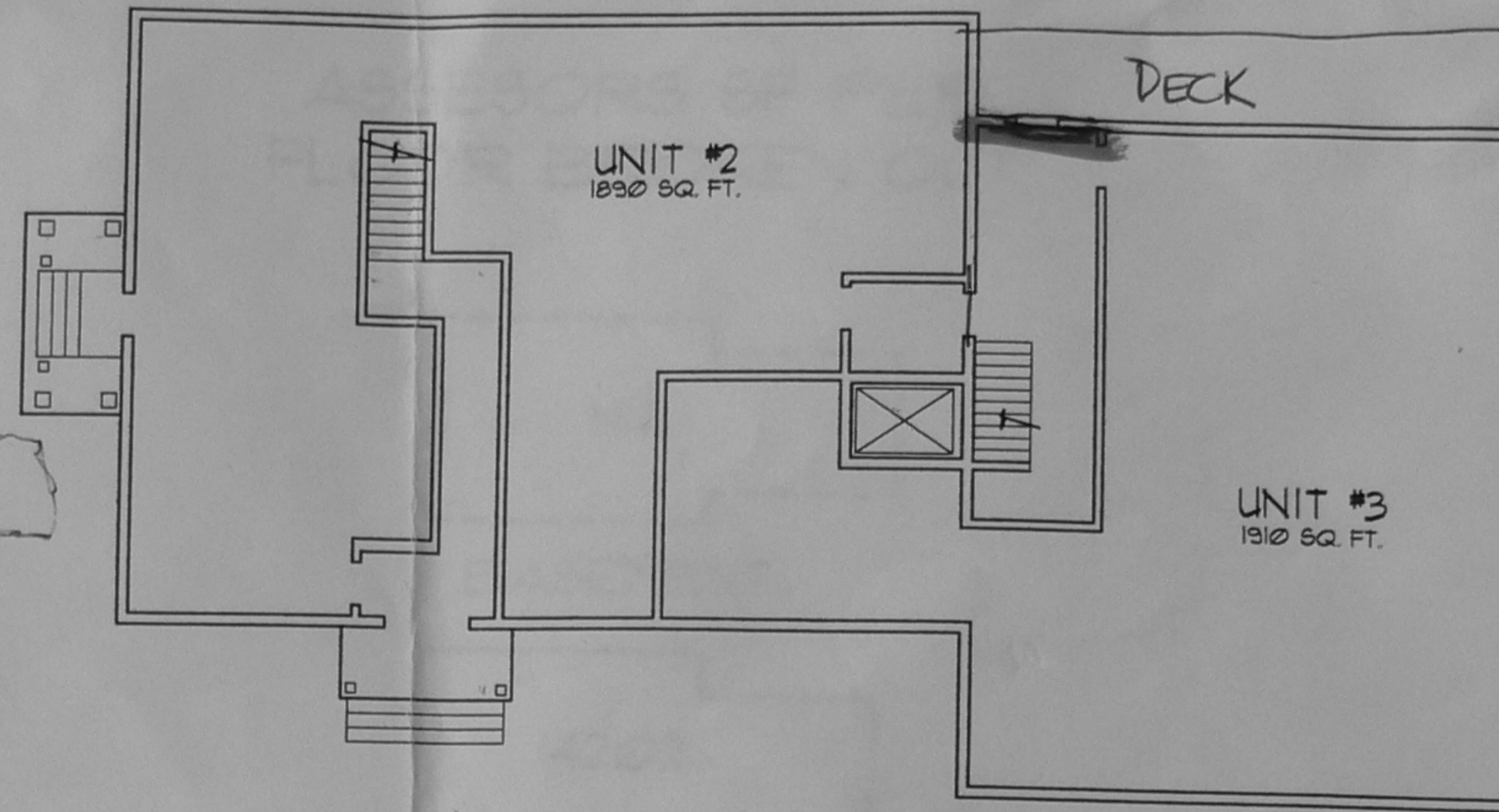
EXISTING
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PLANS

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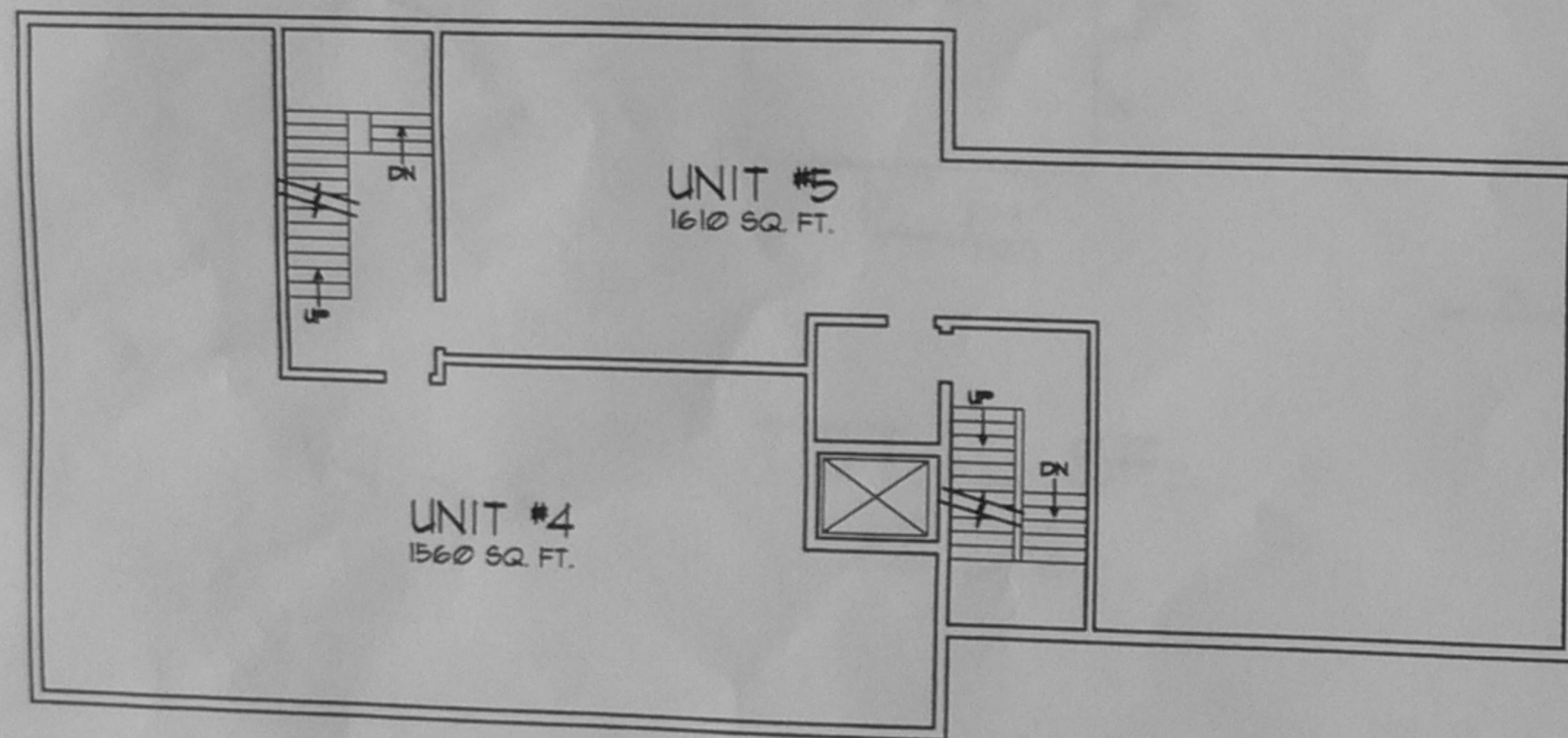
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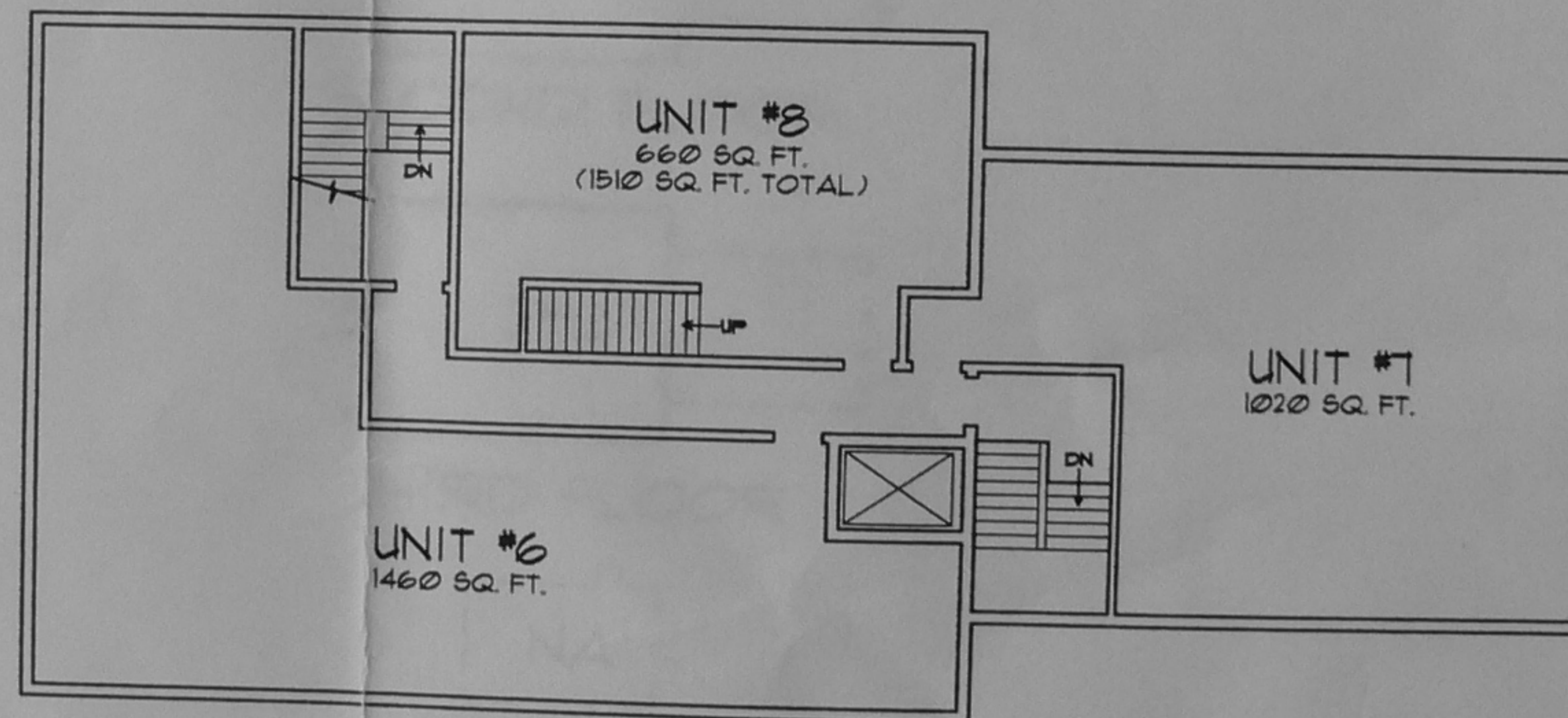
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A2 GROUND FLOOR PLAN



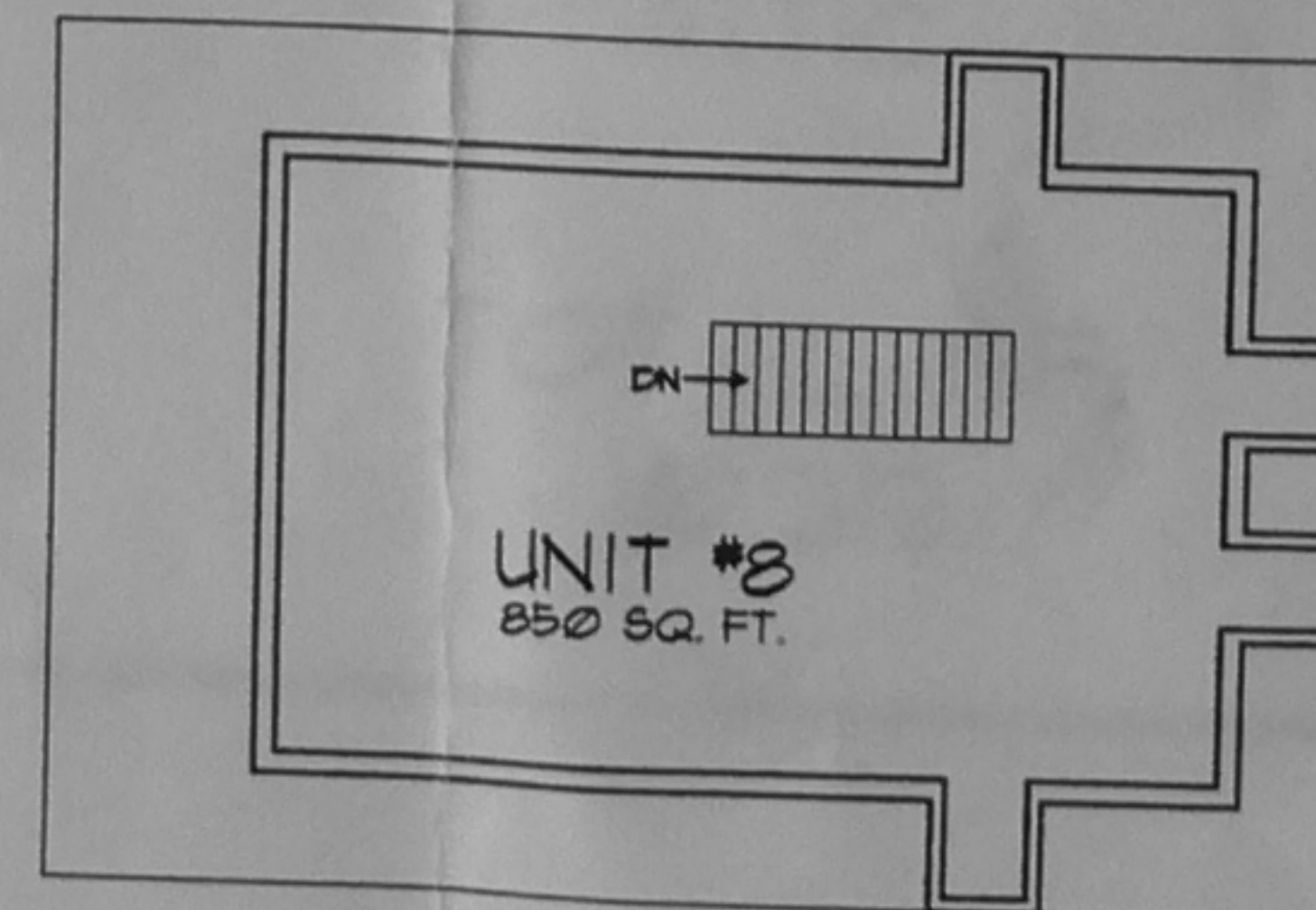
B
A2 FIRST FLOOR PLAN



C
A2 SECOND FLOOR PLAN



D
A2 THIRD FLOOR PLAN W/
FOURTH FLOOR



FEDERAL STREET CONDOMINIUMS 162 FEDERAL ST SALEM, MASSACHUSETTS

PITMAN &
WARDLEY
ARCHITECTS LLC

32 CHURCH ST.
SALEM, MA 01970
P 978-744-8982
F 978-744-0400

DATE: 19 AUGUST, 2009

REVISIONS:

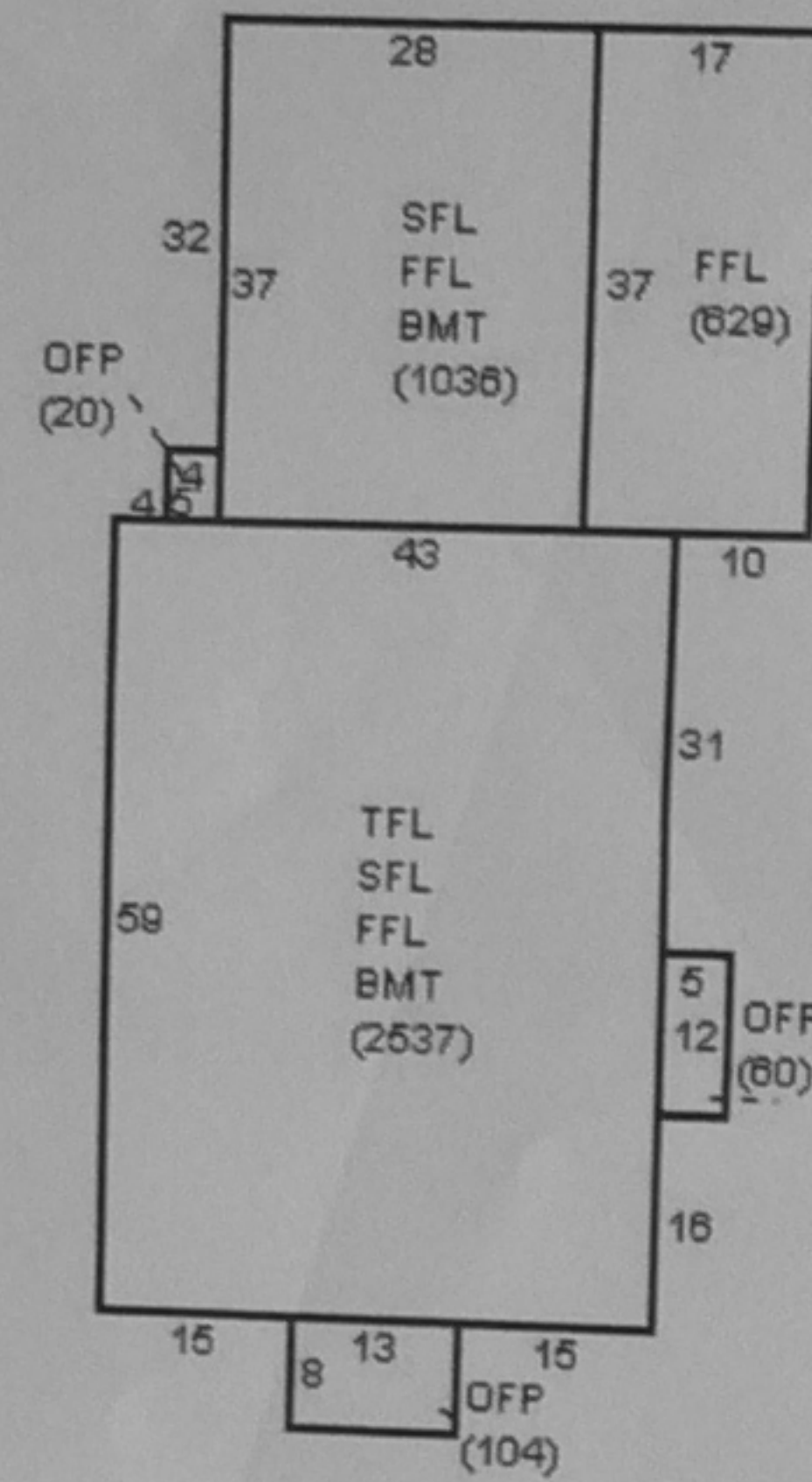
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FLOOR PLANS

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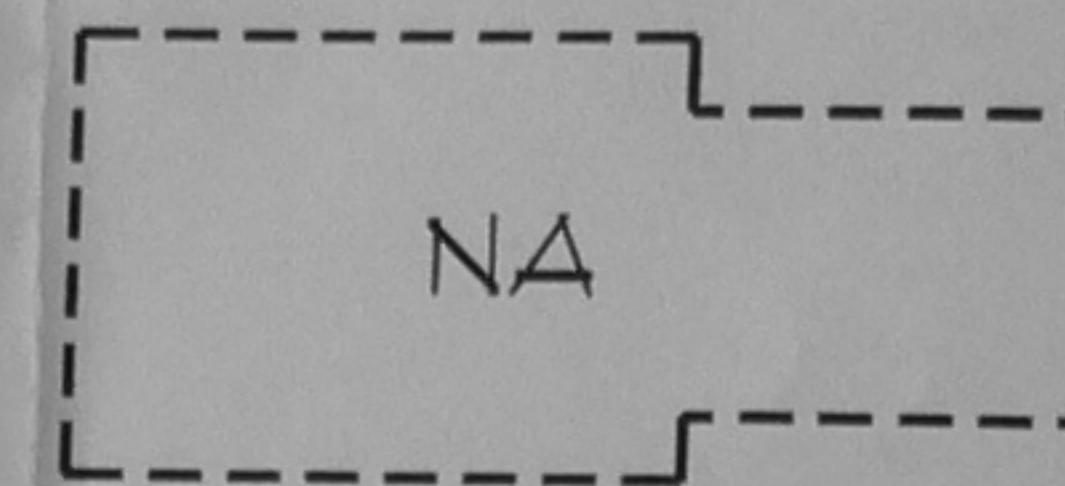
A-2

ASSESSORS/OFFICIAL CITY RECORDS

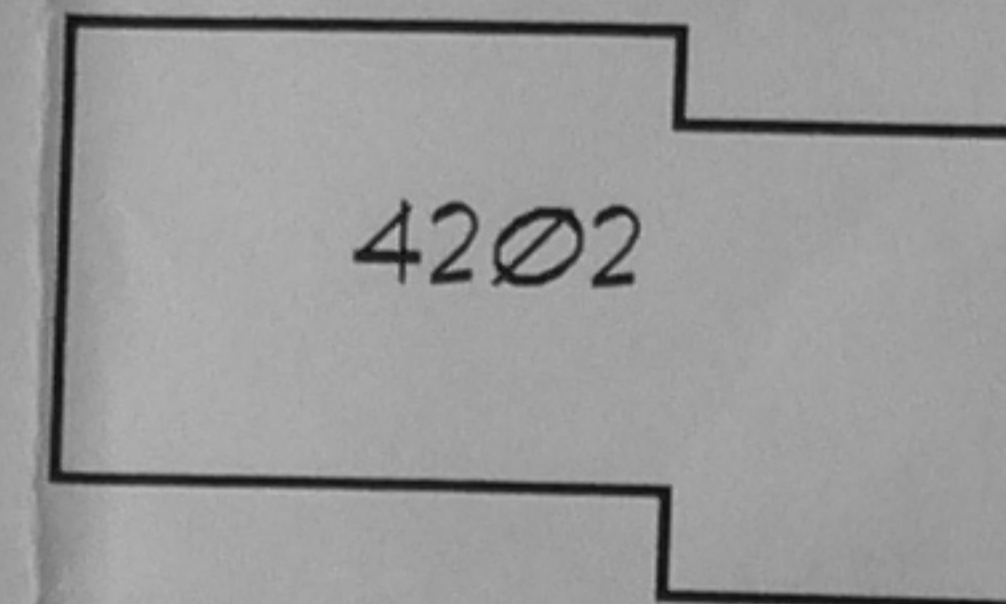


TOTAL SF:
10,312

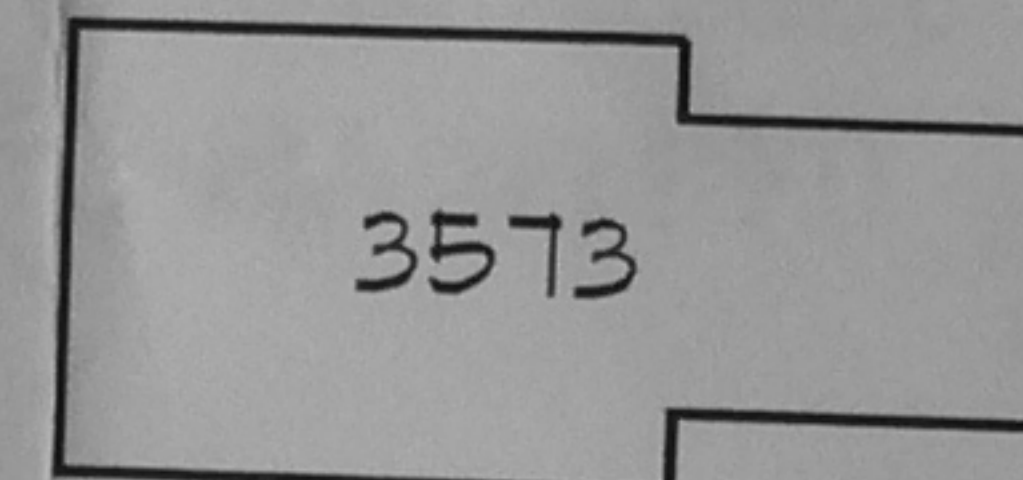
ASSESSORS SF PER FLOOR BROKEN OUT



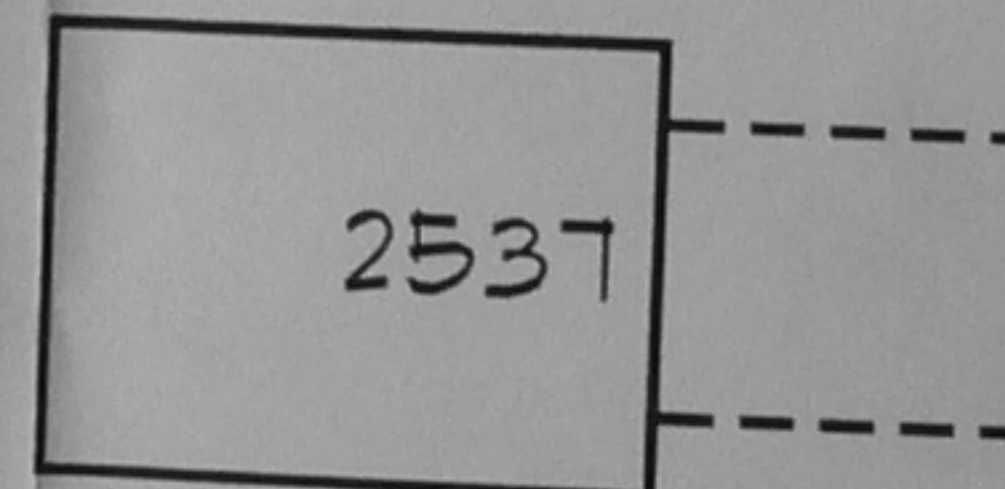
BASEMENT



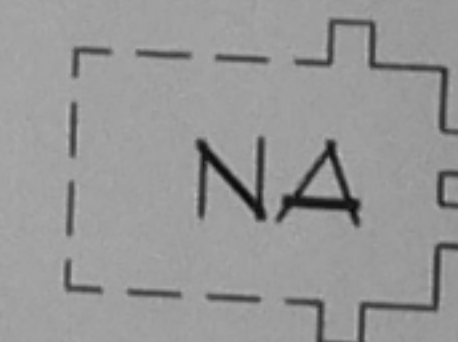
FIRST FLOOR



SECOND FLOOR



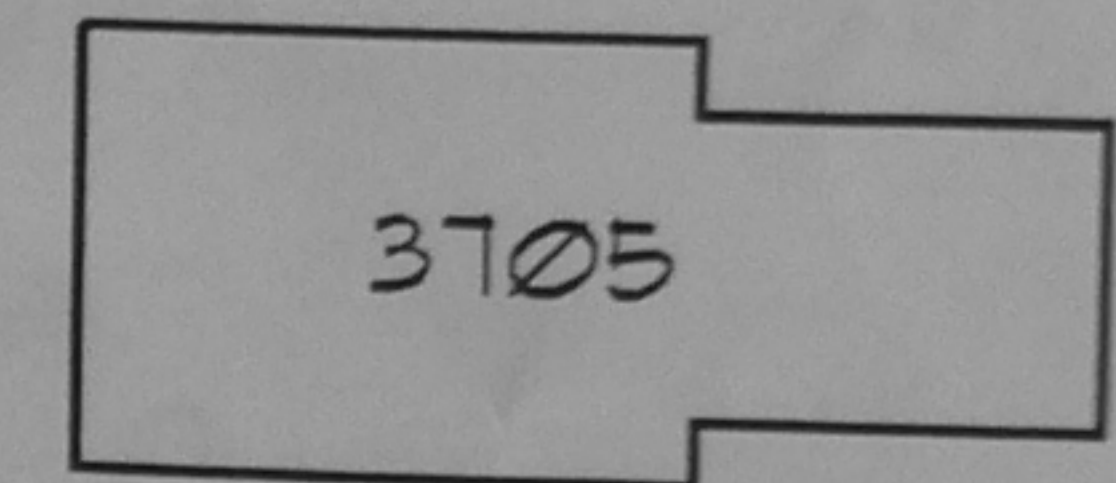
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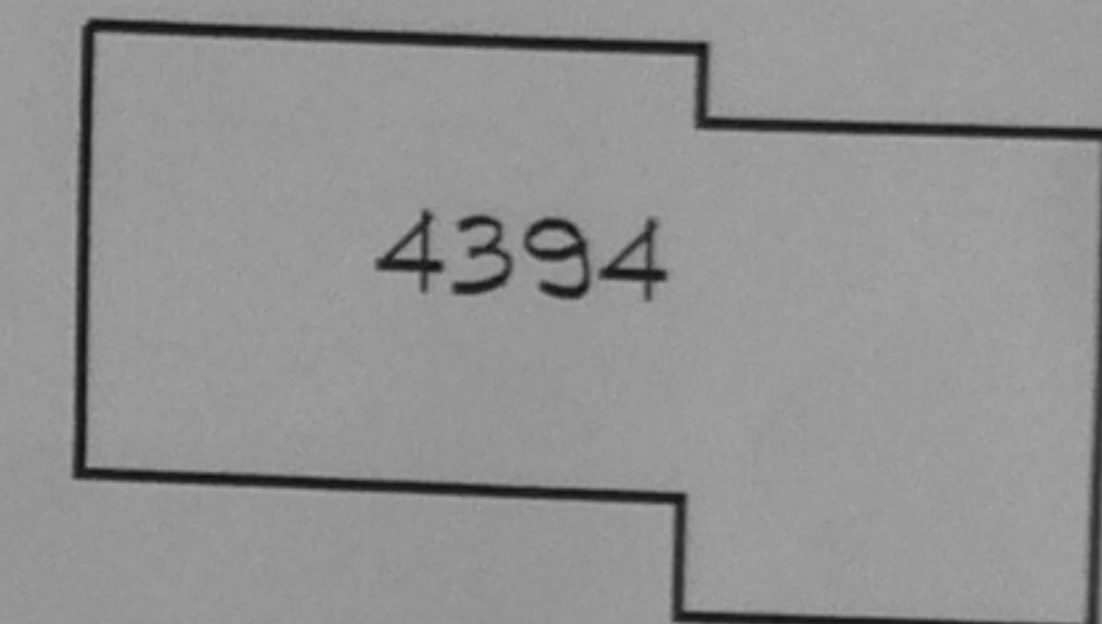
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TOTAL SF:
10,312

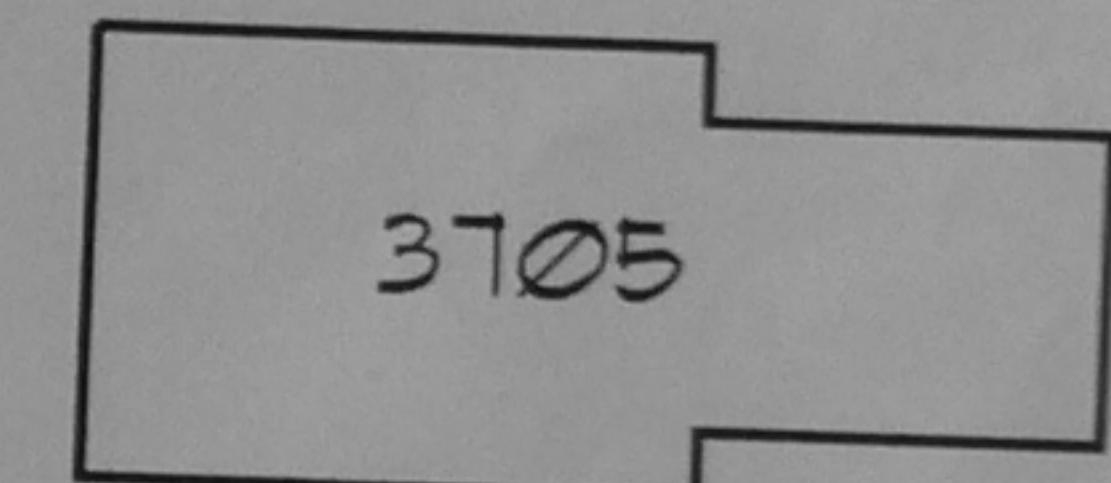
ARCHITECTURAL TAKE-OFFS



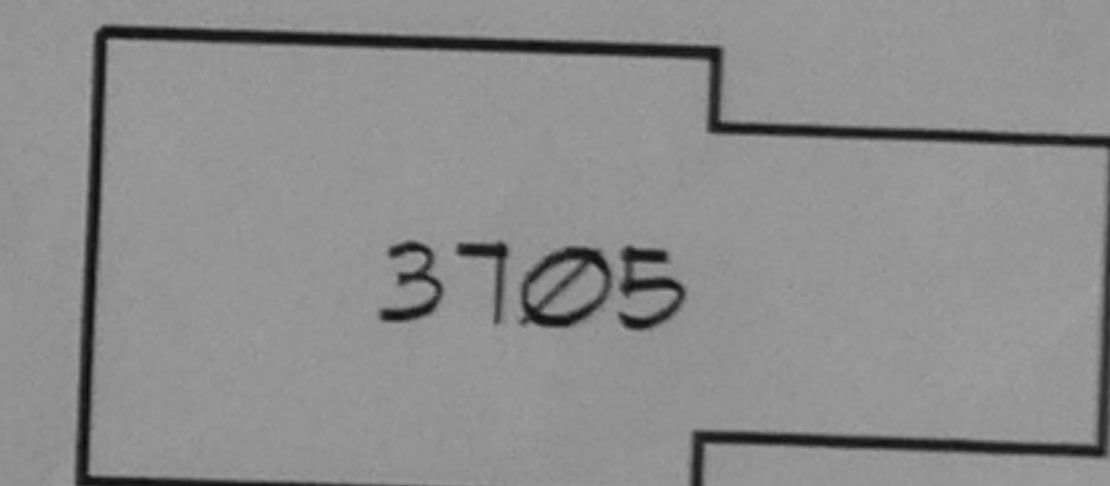
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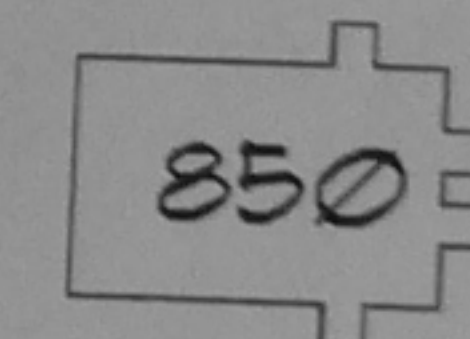
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

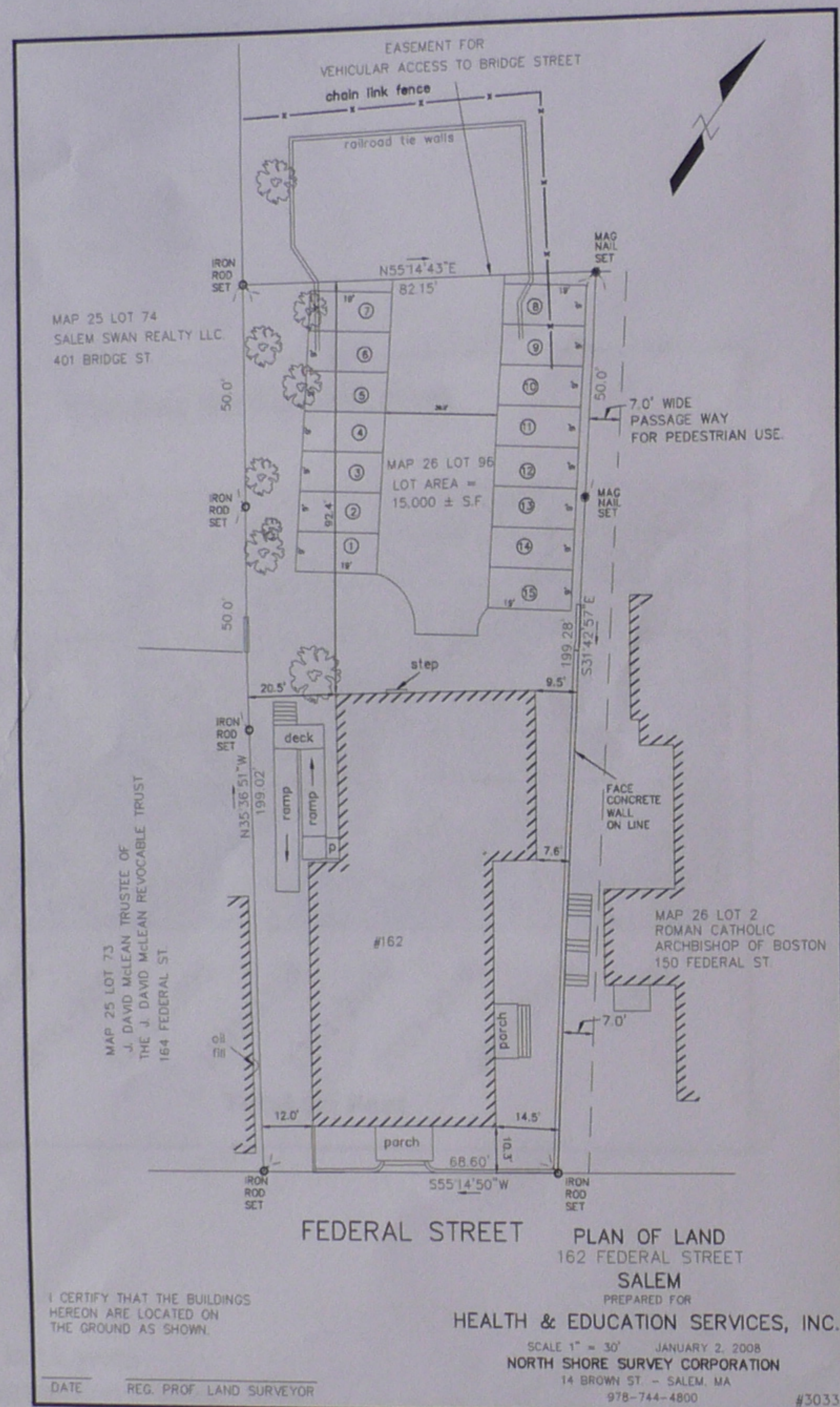


ATTIC

TOTAL SF:
16,359

162 Federal Street

Square Footage Comparison



Original Proposed Site Plan

162 Federal Street

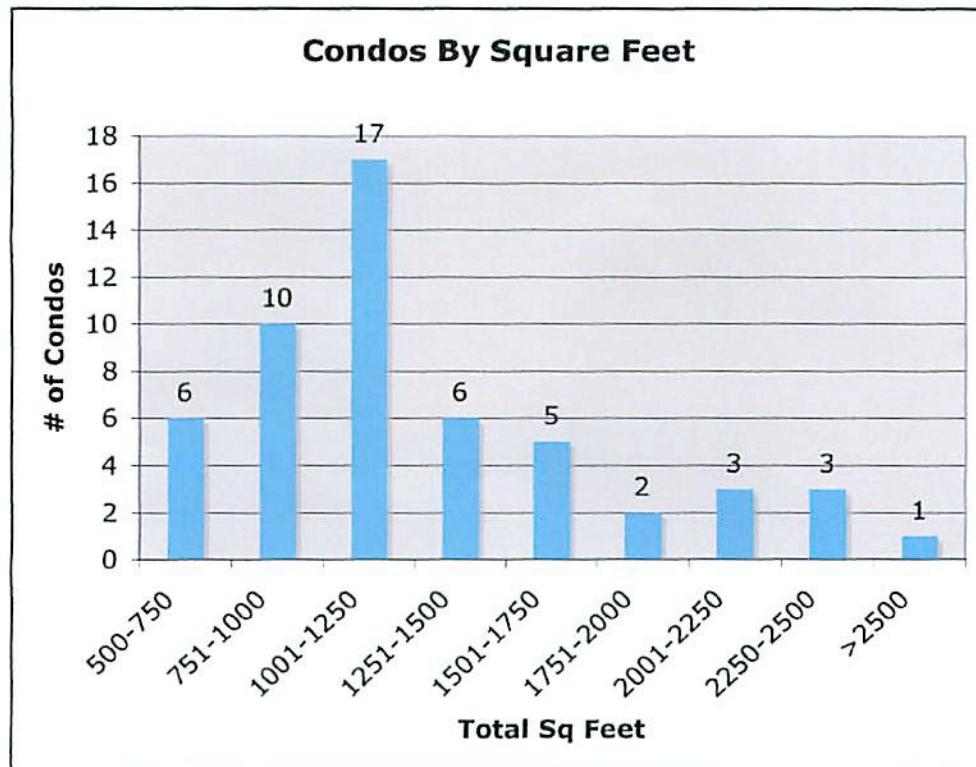
Site Plan Development



PITMAN & WARDLEY
ARCHITECTS
32 Church Street • Salem, MA • 978.74.8082

OVERVIEW OF CONDOMINIUMS ON FEDERAL STREET (Between North and Boston Streets)

- Total number of units: 53
- Average square feet per unit: 1307
- Median square feet per unit: 1170
- Breakdown by size:



- **Recent Sales:**
 - 6 sales in last 2-years
 - Average square feet of sales: 1500
 - Average price: \$309,000