

| Sheet List   |                                  |                  |
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| AV-1         | Neighborhood Photographs         | 09/09/2015       |
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| L-001        | Illustrative Landscape Plan      | 08/06/2015       |
| L-002        | Proposed Plant Palette           | 08/06/2015       |
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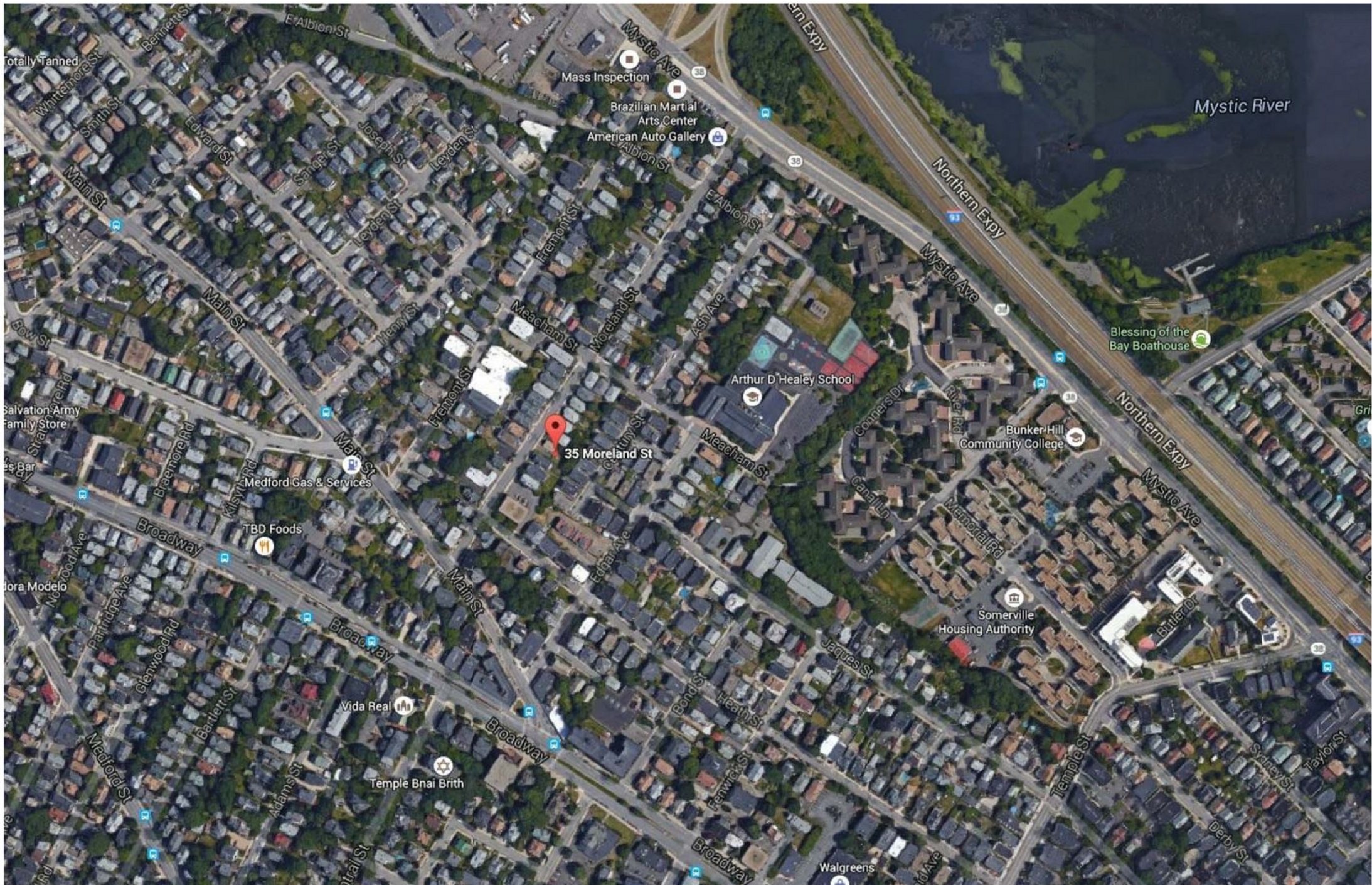


# PROPOSED 35 MORELAND STREET RESIDENCES

ZONING BOARD OF APPEALS (ZBA) SUBMISSION  
09-09-2015

CLIENT  
**KEVIN SLATTERY**  
35 MORELAND STREET  
SOMERVILLE, MA 02145

ARCHITECT  
**KHALSA DESIGN INC.**  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
T:(617)-591-8682



LOCUS MAP

PROJECT NAME  
**35 MORELAND STREET**

PROJECT ADDRESS  
35 Moreland Street,  
Somerville, MA

CLIENT  
  
**KEVIN SLATTERY**

ARCHITECT  
**KHALSA DESIGN INC.**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
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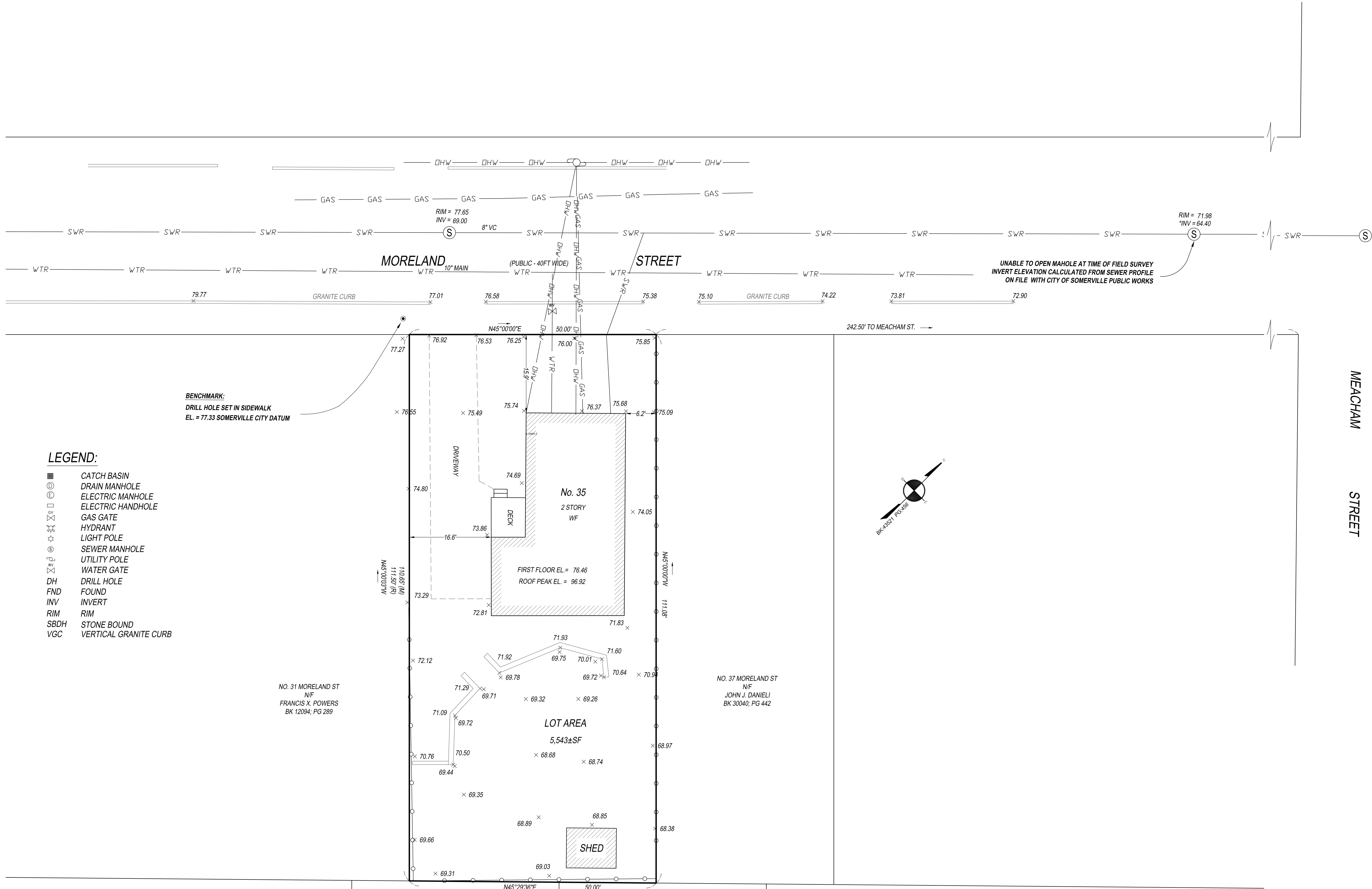
REGISTRATION

| Project number   | 15051        |      |
|------------------|--------------|------|
| Date             | 09-09-2015   |      |
| Drawn by         | TMC          |      |
| Checked by       | JSK          |      |
| Scale            | 1/4" = 1'-0" |      |
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| No.              | Description  | Date |
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Cover Sheet

**A-000**

35 MORELAND STREET



- LEGEND:**
- CATCH BASIN
  - DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - ELECTRIC HANDHOLE
  - GAS GATE
  - HYDRANT
  - LIGHT POLE
  - SEWER MANHOLE
  - UTILITY POLE
  - WATER GATE
  - DRILL HOLE
  - FND FOUND
  - INV INVERT
  - RIM RIM
  - SBDH STONE BOUND
  - VGC VERTICAL GRANITE CURB

**BENCHMARK:**  
DRILL HOLE SET IN SIDEWALK  
EL. = 77.33 SOMERVILLE CITY DATUM

NO. 31 MORELAND ST  
N/F  
FRANCIS X. POWERS  
BK 12094; PG 289

NO. 37 MORELAND ST  
N/F  
JOHN J. DANIELI  
BK 30040; PG 442

NO. 27-29 CENTURY ST  
N/F  
27-29 CENTURY STREET  
CONDOMINIUM  
BK 55019; PG 113

NO. 23-25 CENTURY ST  
N/F  
VILLARS LLC  
BK 51282; PG 143

**NOTES:**

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JANUARY 5, 2015 AND 17 JUNE, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE CITY OF SOMERVILLE VERTICAL DATUM AND WERE DETERMINED FROM A SEWER PROFILE PLAN PROVIDED BY THE SOMERVILLE DEPARTMENT OF PUBLIC WORKS.

**BENCHMARKS**

1. SEWER MANHOLE RIM LOCATED ON APPROXIMATE CENTERLINE OF MORELAND STREET IN FRONT OF LOCUS PROPERTY.  
ELEVATION = 77.65'

2. DRILL HOLE SET IN CONCRETE SIDEWALK ON EAST SIDE OF MORELAND STREET ADJACENT TO NORTH WEST CORNER OF LOCUS PROPERTY.  
ELEVATION = 77.33'

THE SUBJECT PROPERTY IS IDENTIFIED AS LOT NUMBER 27, BLOCK C ON MAP 44 WITH THE CITY OF SOMERVILLE ASSESSOR'S DEPARTMENT. THE CURRENT RECORD OWNER IS KEVIN SLATTERY. SEE BOOK 37068 PAGE 386, MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS FOR CURRENT DEED.  
ABUTTERS' NAMES REFER TO CURRENT CITY OF SOMERVILLE ASSESSOR'S RECORDS.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY-PANEL # 25017C0438E  
EFFECTIVE DATE: 06-04-2010

THE PROPERTY LINES AS SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS ON RECORD FILED AT THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS, OR THE RECORDS SECTION OF THE SOMERVILLE DEPARTMENT OF PUBLIC WORKS.

**REFERENCES:**

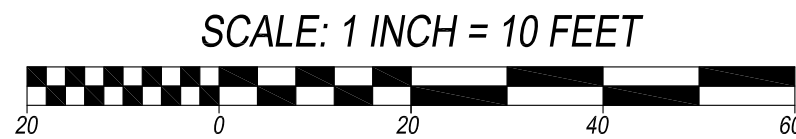
DEED: BK 33188; PG 397  
PLAN: BK 4040; PG END  
PL BK 82; PL 41  
BK 5488; PG 56  
BK 12701; PG 644  
# 174 of 2004  
PL BK 352; PL 26  
PL BK 8; PL 46  
BK 13740; PG END  
SOMERVILLE FNB#124.PP.160-163  
SOMERVILLE HWYS.VOL.14.P.18

# SITE PLAN OF LAND

SHOWING EXSITING CONDITIONS LOCATED AT

## 35 MORELAND STREET

## SOMERVILLE, MA



**CLIENT**

KEVIN SLATTERY  
35 MORELAND STREET  
SOMERVILLE, MA 02143

|                               |                     |
|-------------------------------|---------------------|
| FIELD BY: MO                  | CALCULATIONS BY: MO |
| DRAWN BY: MO                  | CHECKED BY: GC      |
| REVISION                      | DATE                |
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| EXISTING CONDITIONS SITE PLAN | 06-19-15            |



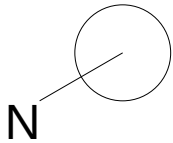
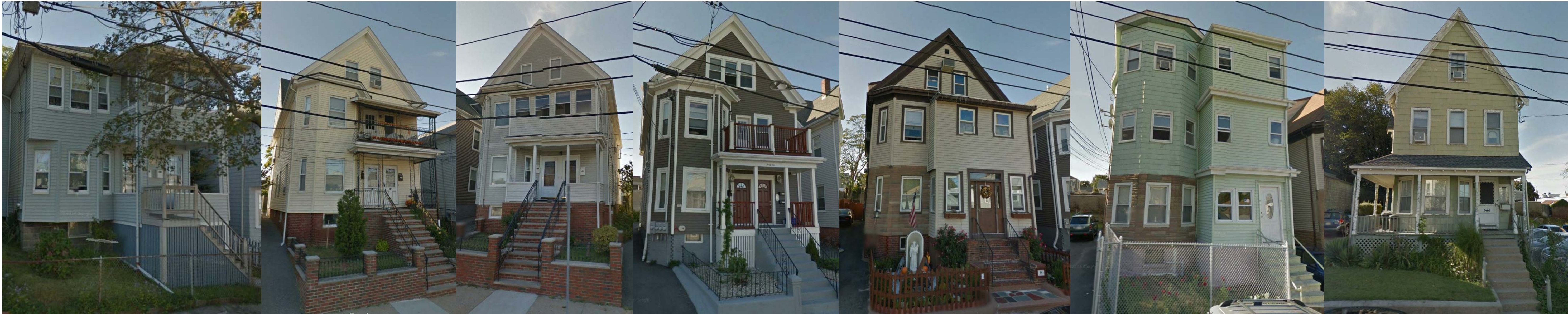
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

CENTURY STREET



#35

MORELAND STREET



PROJECT NAME  
**35 MORELAND STREET**

PROJECT ADDRESS  
35 Moreland Street,  
Somerville, MA

CLIENT  
**KEVIN SLATTERY**

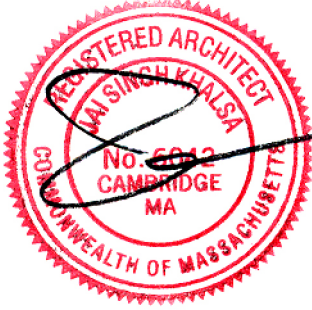
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Drawn by CH/ TMC  
Checked by JSK  
Scale

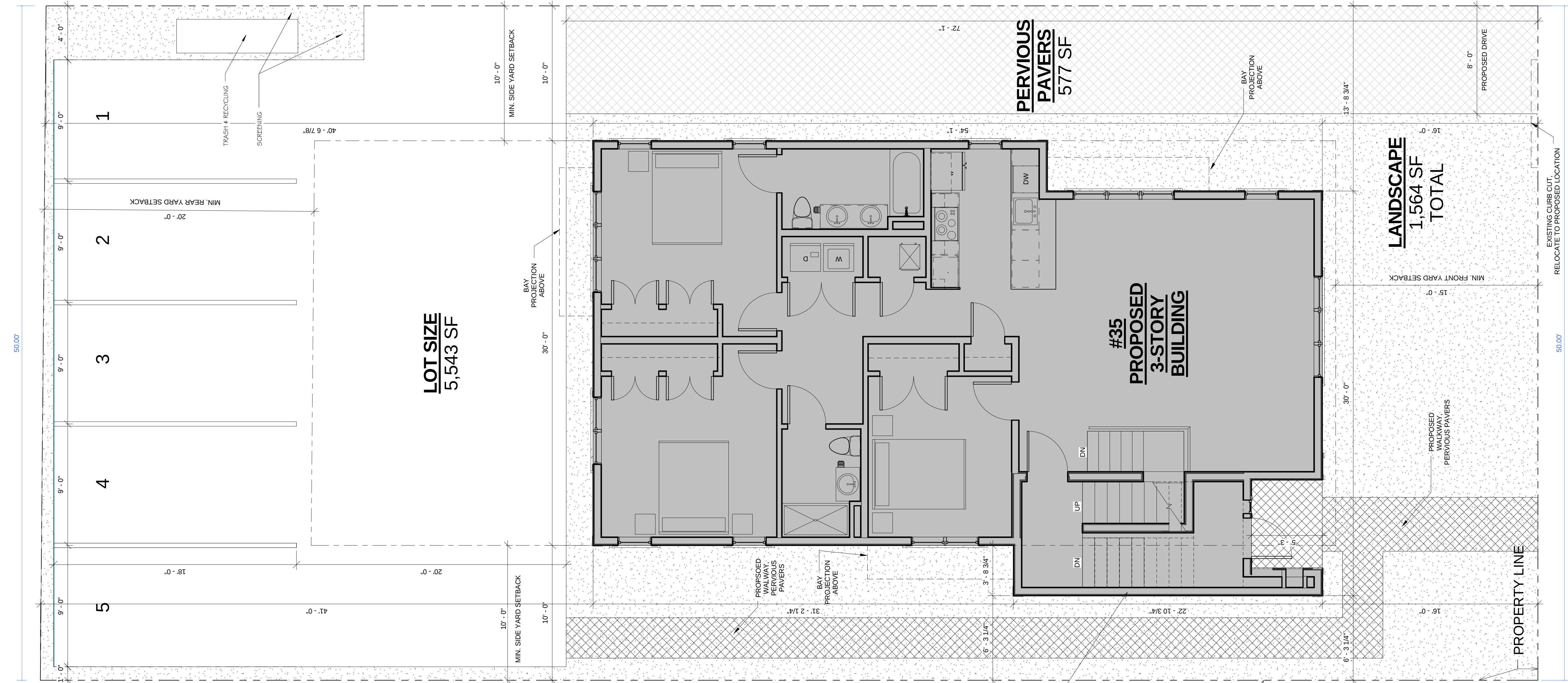
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Neighborhood  
Photographs

**AV-1**

35 MORELAND STREET



| ZONING CHART                      |                |                 |                    |                         |
|-----------------------------------|----------------|-----------------|--------------------|-------------------------|
| RB ZONE                           | REQUIRED       | EXISTING        | PROPOSED           | REMARKS                 |
| MIN. LOT SIZE                     | 7,500          | 5,543 +/- SF    | 5,543 +/- SF       | PRE-EXIST / NO CHANGE   |
| LOT AREA/DU 1-9DU (MIN)           | 1,500 SF/DU    | 5,543 SF/DU     | 1,847 SF/DU        | COMPLIES                |
| F.A.R.                            | 1.0/ 5,543 SF  | .23 / ~1,280 SF | .93 / 5,167 SF     | COMPLIES                |
| MAX GROUND COVER                  | 50% 2,771 SF   | 19% / ~1,076 SF | 30% / 1,681 SF     | COMPLIES                |
| LANDSCAPE AREA (MIN)              | 25% 1,386 SF   | 70% / ~3,880 SF | 28% 1,564 SF       | COMPLIES                |
| PERMEABLE AREA (MIN)              | 35% / 1,940    | 70% / ~3,880 SF | 38% 2,141 SF       | COMPLIES                |
| MAX HEIGHT                        | 40'-0" / 3ST   | 22' - 0" / 2ST  | 39' - 6" / 3ST     | COMPLIES                |
| FRONT SETBACK (MIN)               | 15'-0"         | 15'-9"          | 16' - 0"           | COMPLIES                |
| LEFT SIDE SETBACK (MIN)           | 10'-0" SUM 20' | 6'-3 1/4"       | 6'-3 1/4" 10'-0"   | PRE-EXIST./ COMPLIES    |
| RIGHT SIDE SETBACK (MIN)          | 10'-0" SUM 20' | 16'-7"          | 13'-8 3/4", 10'-0" | COMPLIES                |
| REAR SETBACK (MIN)                | 20'-0"         | 53'-9" +/-      | 41'-0", 40'-6 7/8" | COMPLIES                |
| FRONTAGE (MIN)                    | 50'-0"         | 50'-0"          | 50'-0"             | COMPLIES / NO CHANGE    |
| PARKING (2.0/UNIT w/ 3+ BEDROOMS) | 6 SPACES       | 2 SPACES        | 5 SPACES           | SPECIAL PERMIT REQUIRED |

Section 8.6. - Footnotes to Section 8.5.

5a. Projections into Front Yards: First story building elements such as bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than fifty percent (50%) of the length of the front side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required front yard provided a minimum ten (10) foot distance is maintained from the front lot line.

6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (¼) of the required setback, nor more than three (3) feet in any case.

(Side/ East Elevation- Length= 55'-0"/ 3 = 18'-3" max. length of bay allowed, max. projection allowed= 2'-6" )  
(Side/ West Elevation- Length= 55'-0"/ 3 = 18'-3" max. length of bay allowed, max. projection allowed= 2'-6" )  
(Front/ North Elevation- Length= 30'-0"/2 = 15'-0" max. length of bay allowed, max. projection allowed= maintain 10'-0" min. setback)

| F.A.R. CALCULATION |          |
|--------------------|----------|
| BASEMENT           | 735 SF   |
| FIRST FLOOR        | 1,408 SF |
| SECOND FLOOR       | 1,512 SF |
| THIRD FLOOR        | 1,512 SF |
| TOTAL              | 5,167 SF |

- LEGEND
- LANDSCAPE AREA
- PERMEABALE AREA
- PROPOSED BUILDING
- MIN. YARD SETBACK

GENERAL SITE PLAN NOTES

1. SEE CIVIL PLANS FOR ADDITIONAL NOTES  
2. SEE LANDSCAPE PLAN FOR PLANTING LIST AND NOTES

PROJECT NAME

**35 MORELAND STREET**

PROJECT ADDRESS

35 Moreland Street,  
Somerville, MA

CLIENT

**KEVIN SLATTERY**

ARCHITECT

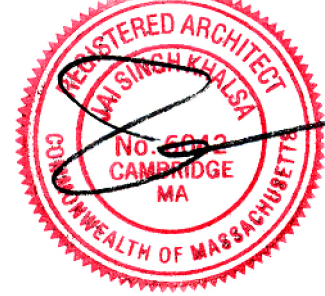
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| Checked by     | JSK          |
| Scale          | As indicated |

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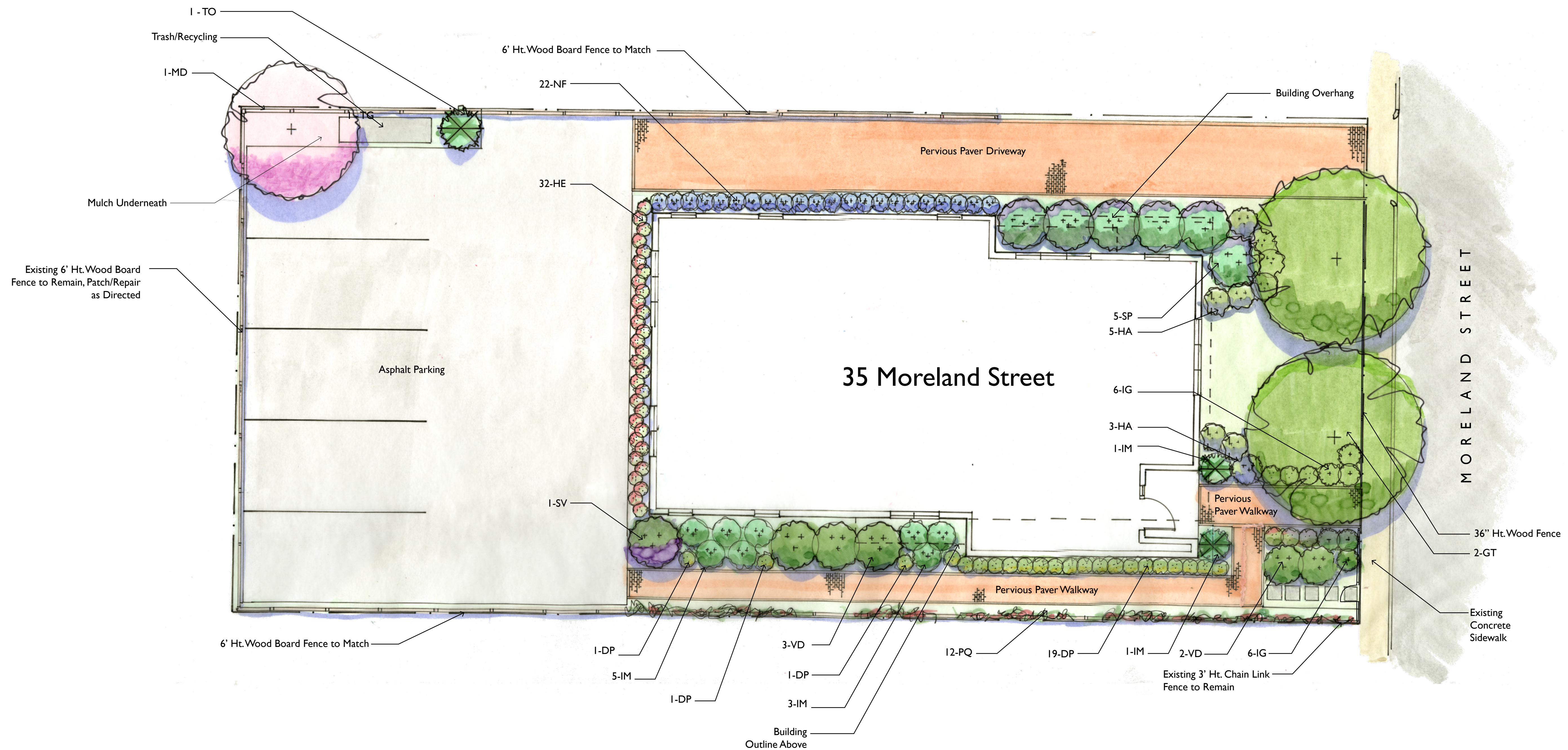
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Zoning Plan

**A-001**

35 MORELAND STREET

| PROPOSED PLANT LIST |     |                                    |                              |             |
|---------------------|-----|------------------------------------|------------------------------|-------------|
| SYMB                | QTY | LATIN NAME                         | COMMON NAME                  | SIZE        |
| EVERGREEN TREES     |     |                                    |                              |             |
| TO                  | 3   | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae     | 7-8' ht.    |
| DECIDUOUS TREES     |     |                                    |                              |             |
| GT                  | 2   | Gleditsia triacanthos var. inermis | Common Thornless Honeylocust | 2-2.5" cal. |
| ORNAMENTAL TREES    |     |                                    |                              |             |
| MD                  | 1   | Malus 'Donald Wyman'               | Donald Wyman Crabapple       | 2-2.5" cal. |
| SHRUBS              |     |                                    |                              |             |
| HA                  | 8   | Hydrangea arborescens 'Annabelle'  | Annabelle Hydrangea          | 30" ht.     |
| IG                  | 12  | Ilex glabra                        | Inkberry                     | 24" ht.     |
| IM                  | 10  | Ilex meservae 'China Girl'         | China Girl Holly             | 36" ht.     |
| VD                  | 5   | Viburnum dentatum                  | Arrowwood                    | 48" ht.     |
| SP                  | 5   | Syringa patula 'Miss Kim'          | Miss Kim Lilac               | #5 Pot      |
| SV                  | 1   | Syringa vulgaris                   | Common Lilac                 | 42" ht.     |
| VINES               |     |                                    |                              |             |
| PQ                  |     | Parthenocissus quinquefolia        | Virginia Creeper             | #3 Pot      |
| HERBACEOUS          |     |                                    |                              |             |
| HE                  | 32  | Heimerocallis 'Happy Returns'      | Happy Returns Daylily        | #2 Pot      |
| DP                  | 12  | Dennstaedtia punctibula            | Dayscented Fern              | #2 Pot      |
| NF                  | 22  | Nepeta faassenii 'Blue Wonder'     | Blue Wonder Catmint          | #2 Pot      |





Common Thornless Honeylocust  
*Gleditsia tricanthos* var. *inermis*



Donald Wyman Crabapple  
*Malus* 'Donald Wyman'



Emerald Green Arborvitae  
*Thuja occidentalis* 'Emerald Green'



China Girl Holly  
*Ilex x. meservae* 'China Girl'



Common Lilac  
*Syringa vulgaris*



Inkberry  
*Ilex glabra*



Arrowwood  
*Viburnum dentatum*



Miss Kim Lilac  
*Syringa patula* 'Miss Kim'



Annabelle Hydrangea  
*Hydrangea annabelle*  
**Blair Hines Design**  
Associates  
LANDSCAPE ARCHITECTS



Hayscented Fern  
*Dennstaedtia punctilobula*



Catmint  
*Nepeta fassenii*



Happy Returns Daylily  
*Hemerocallis* 'Happy Returns'

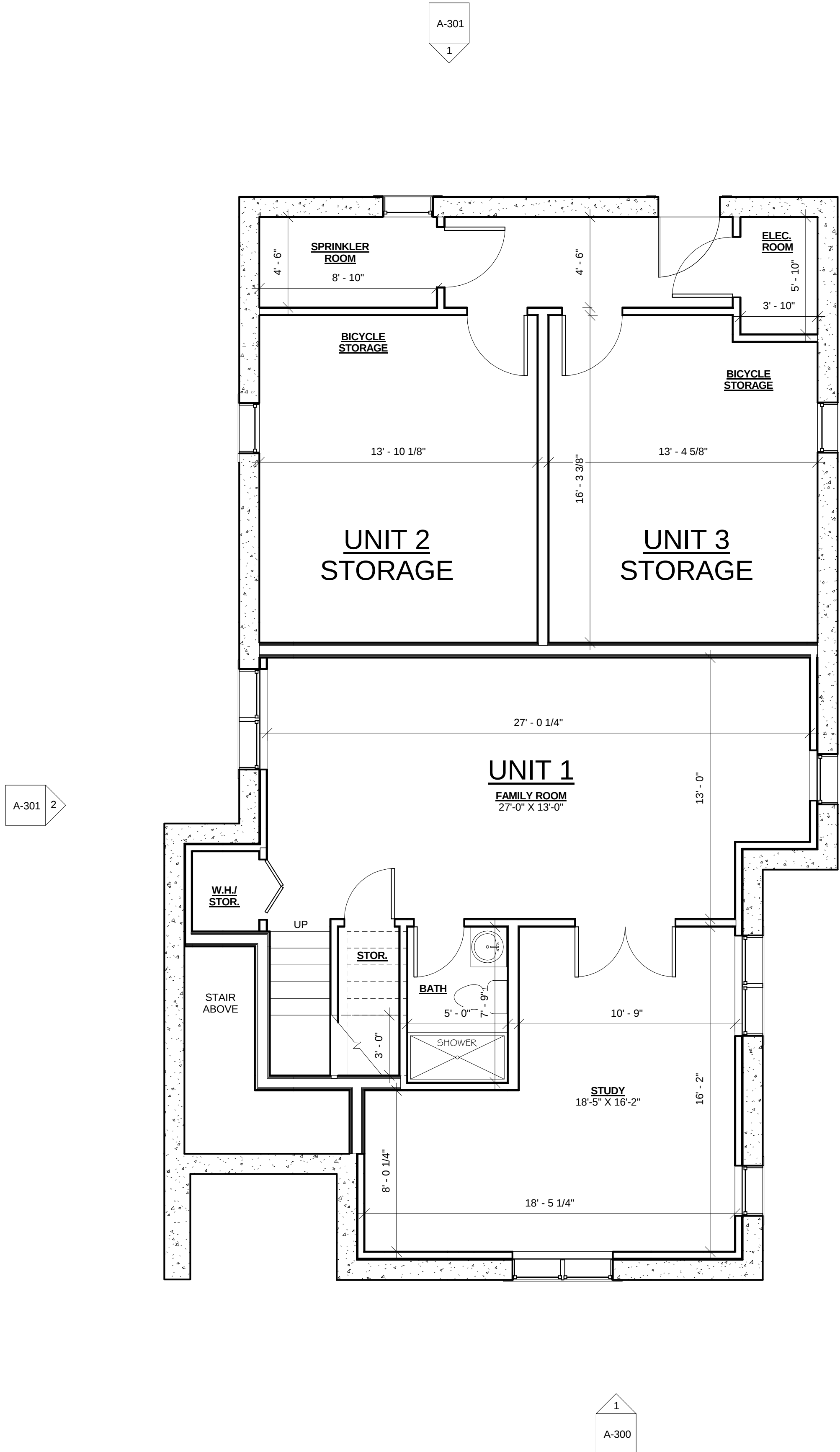


Virginia Creeper  
*Parthenocissus quinquefolia*

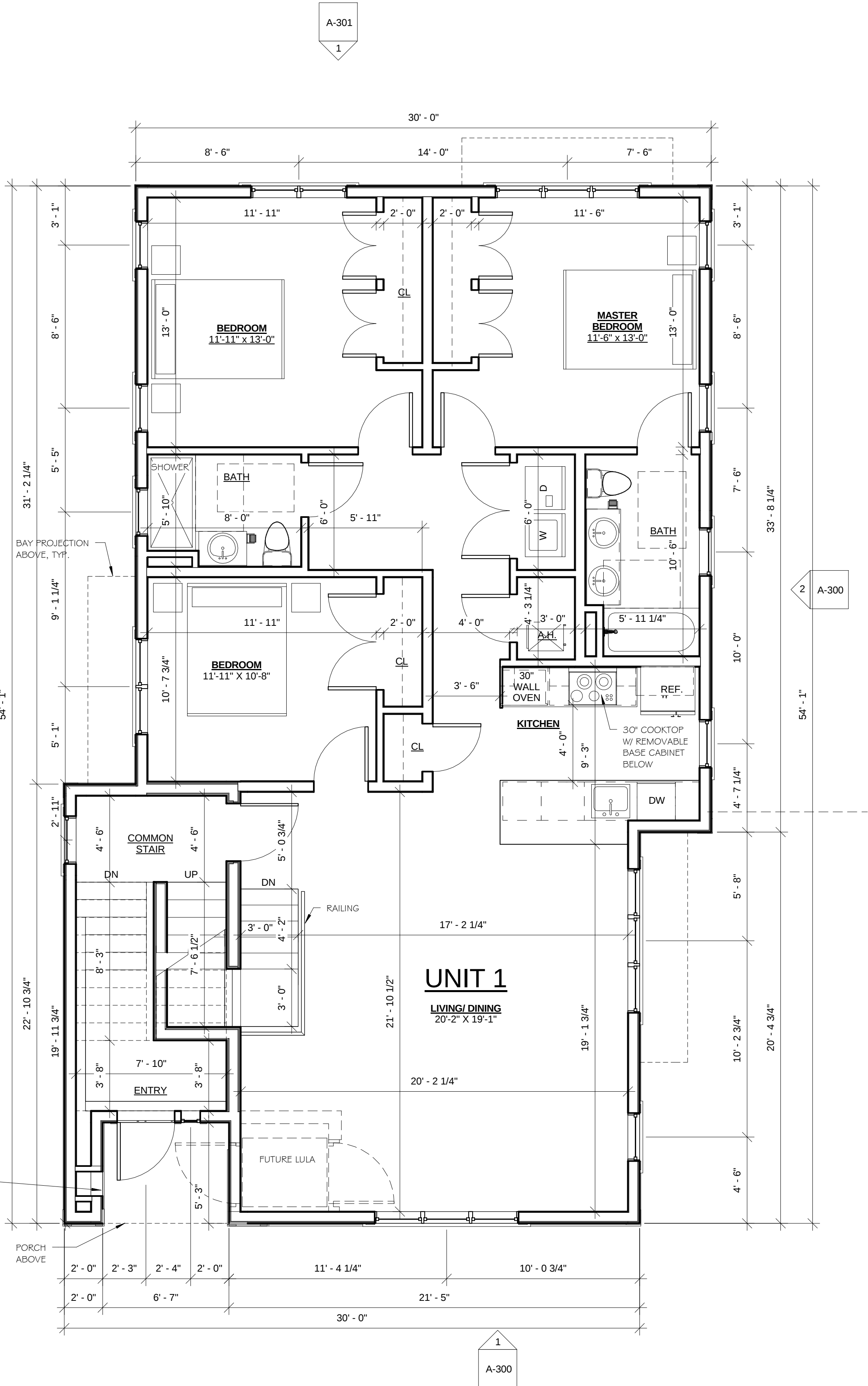
35 MORELAND STREET, SOMERVILLE, MA  
PROPOSED PLANT PALLETTE



| Area Schedule        |         |
|----------------------|---------|
| Name                 | Area    |
| COMMON- BASEMENT     | 176 SF  |
| COMMON- FIRST FLOOR  | 165 SF  |
| COMMON- SECOND FLOOR | 154 SF  |
| COMMON- THIRD FLOOR  | 154 SF  |
| UNIT 1- BASEMENT     | 818 SF  |
| UNIT 1- FIRST FLOOR  | 1432 SF |
| UNIT 2- BASEMENT     | 255 SF  |
| UNIT 2- SECOND FLOOR | 1511 SF |
| UNIT 3- BASEMENT     | 240 SF  |
| UNIT 3- THIRD FLOOR  | 1512 SF |



2 Basement  
1/4" = 1'-0"



1 First Floor Level  
1/4" = 1'-0"

PROJECT NAME  
**35 MORELAND STREET**

PROJECT ADDRESS  
35 Moreland Street,  
Somerville, MA

CLIENT

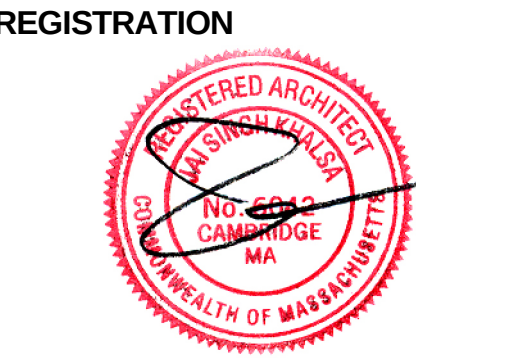
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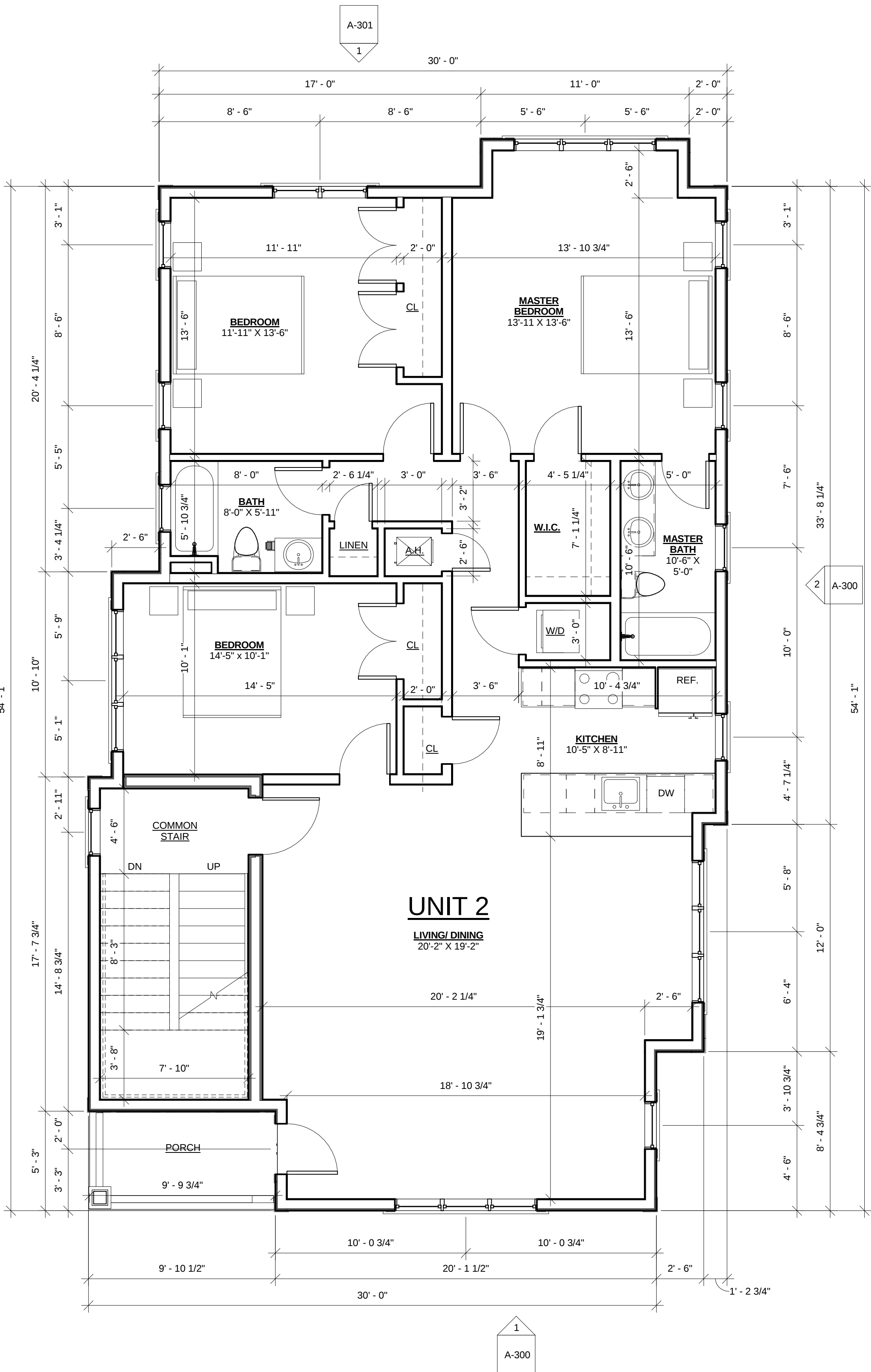
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| REVISIONS |             |      |
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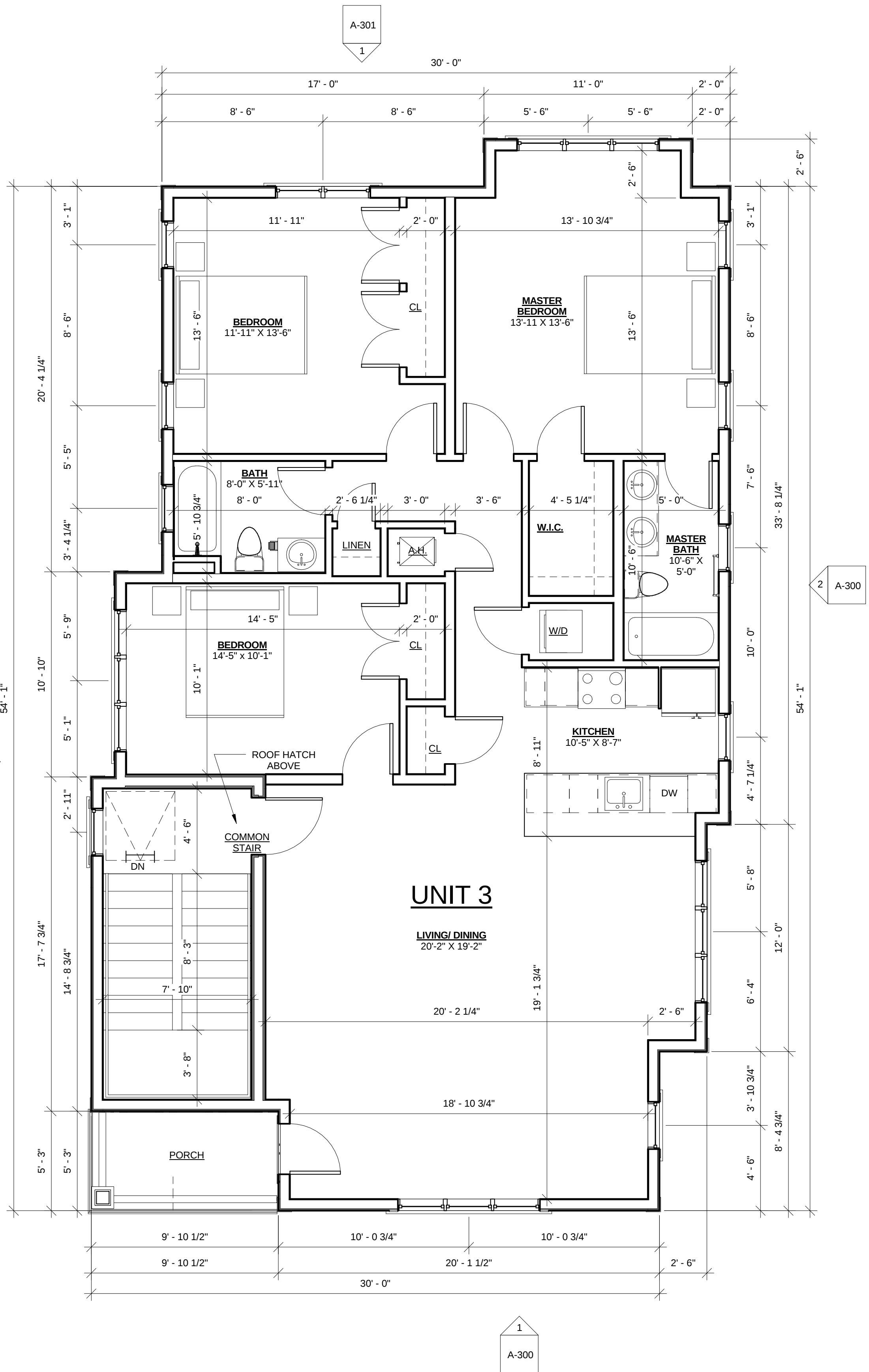
**Basement & 1st  
Floor Plans**

**A-100**

35 MORELAND STREET



② Second Floor Level  
1/4" = 1'-0"



① Third Floor Level  
1/4" = 1'-0"

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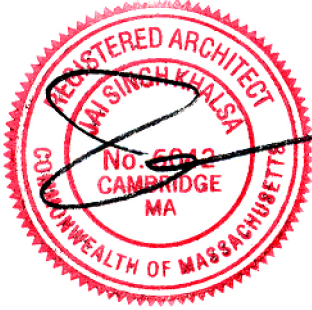
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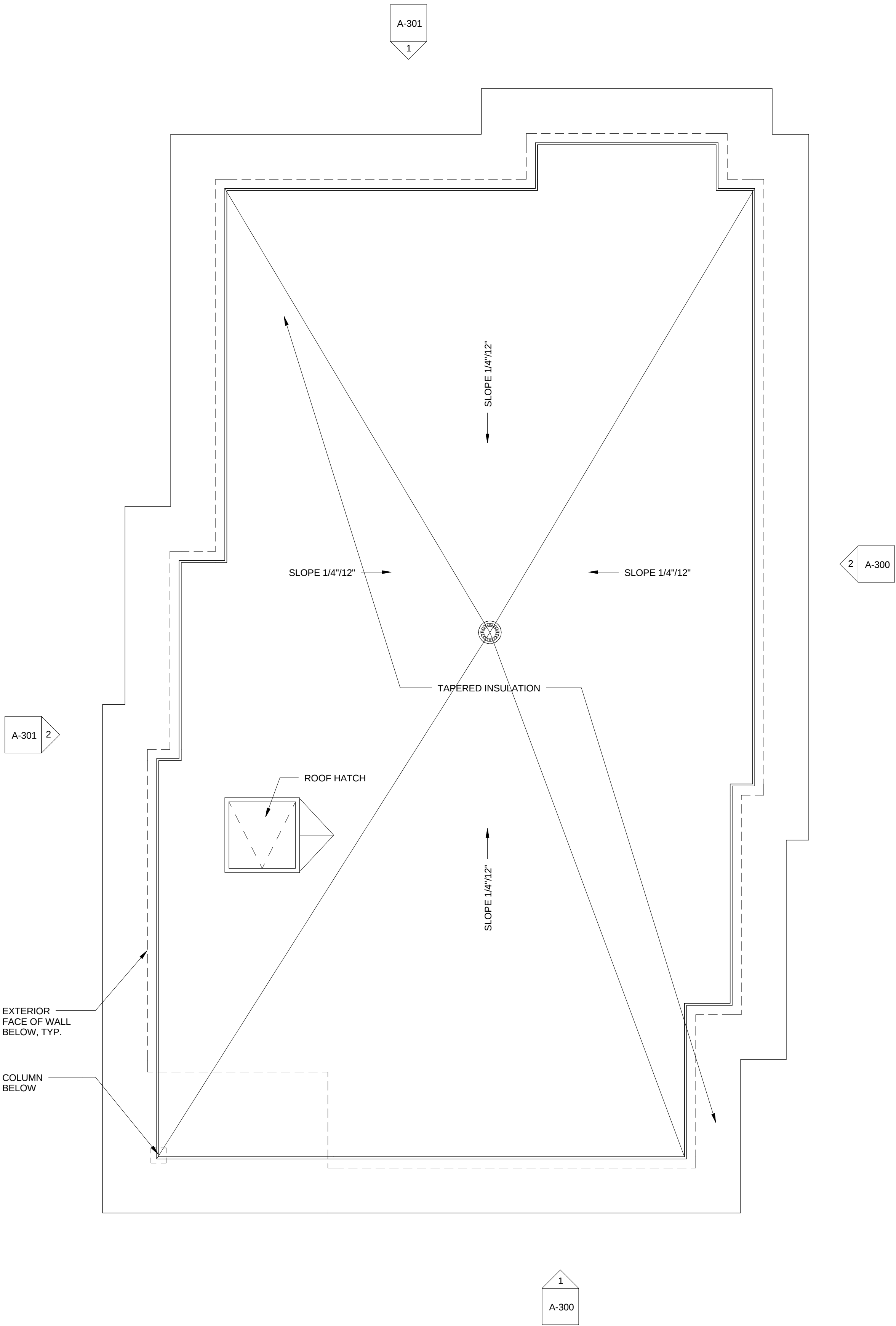
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2nd Floor & 3rd  
Floor Plans

A-101

35 MORELAND STREET



1 ROOF  
1/4" = 1'-0"

PROJECT NAME  
**35 MORELAND STREET**

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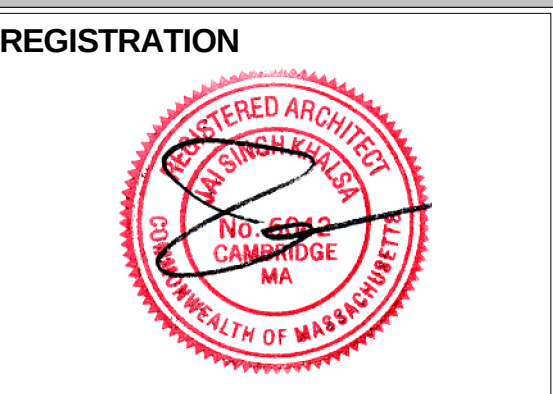
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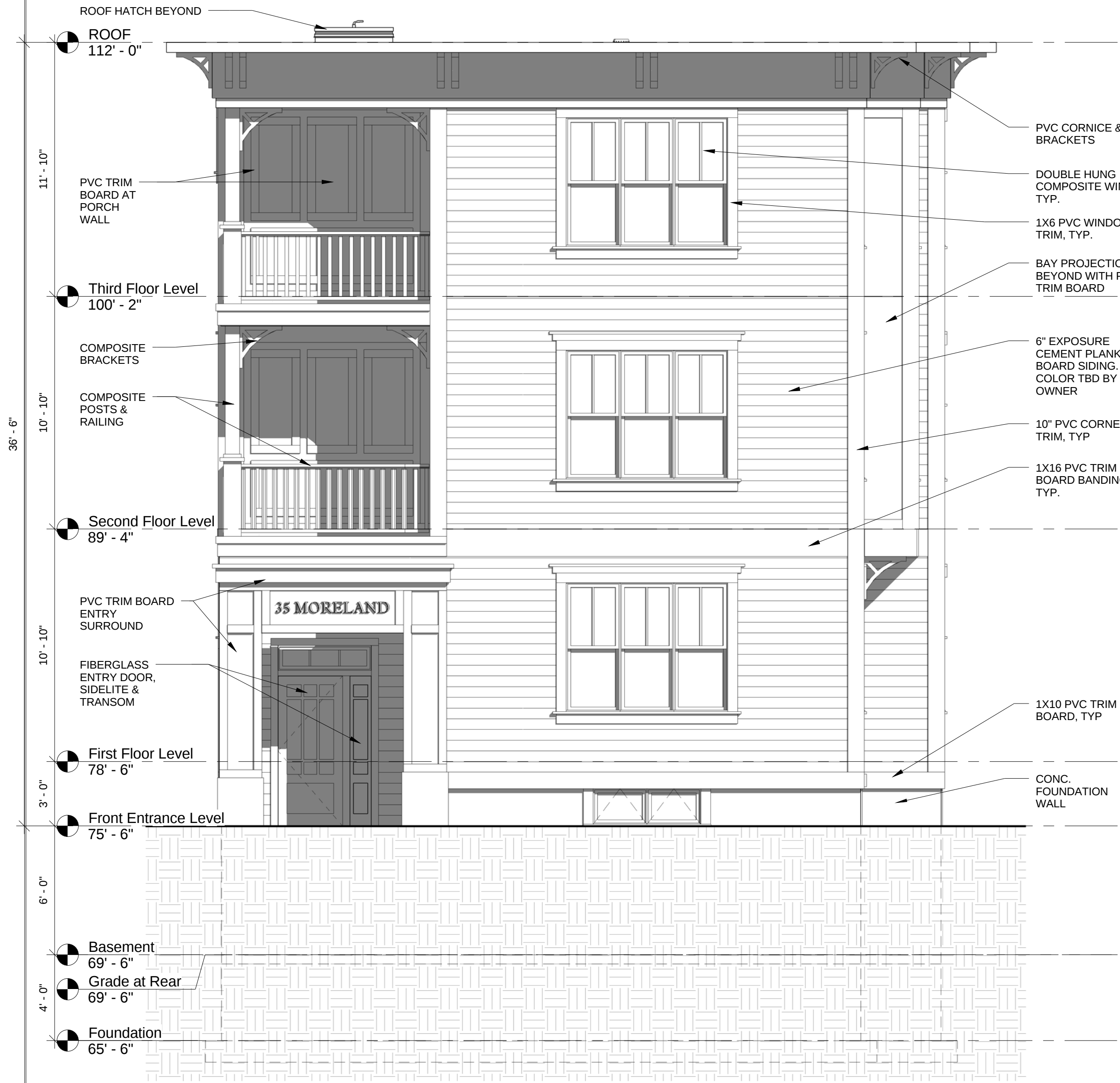
|                |              |
|----------------|--------------|
| Project number | 15051        |
| Date           | 09-09-2015   |
| Drawn by       | TMC/CMH      |
| Checked by     | JSK          |
| Scale          | 1/4" = 1'-0" |

| REVISIONS |             |      |
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| No.       | Description | Date |
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Roof Plan

**A-103**

35 MORELAND STREET



① North Elevation  
1/4" = 1'-0"



② West Elevation  
1/4" = 1'-0"

PROJECT NAME

**35 MORELAND STREET**

PROJECT ADDRESS

35 Moreland Street,  
Somerville, MA

CLIENT

**KEVIN SLATTERY**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400

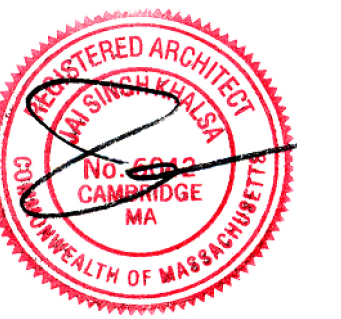
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION



|                |              |
|----------------|--------------|
| Project number | 15051        |
| Date           | 09-09-2015   |
| Drawn by       | CMH/ TMC     |
| Checked by     | JSK          |
| Scale          | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
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North & West  
Exterior Elevations

**A-300**

35 MORELAND STREET



① South Elevation  
1/4" = 1'-0"

② East Elevation  
1/4" = 1'-0"

PROJECT NAME

35 MORELAND STREET

PROJECT ADDRESS

35 Moreland Street,  
Somerville, MA

CLIENT

KEVIN SLATTERY

ARCHITECT

KHALSA DESIGN INC.



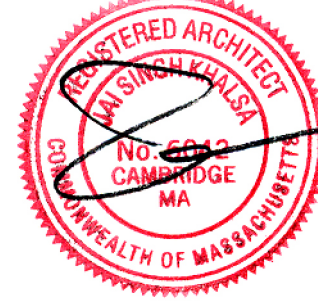
17 IVALOO STREET SUITE 400  
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REGISTRATION



|                |              |
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| Project number | 15051        |
| Date           | 09-09-2015   |
| Drawn by       | TMC/CMH      |
| Checked by     | KDI          |
| Scale          | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
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South & East  
Exterior Elevations

A-301

35 MORELAND STREET