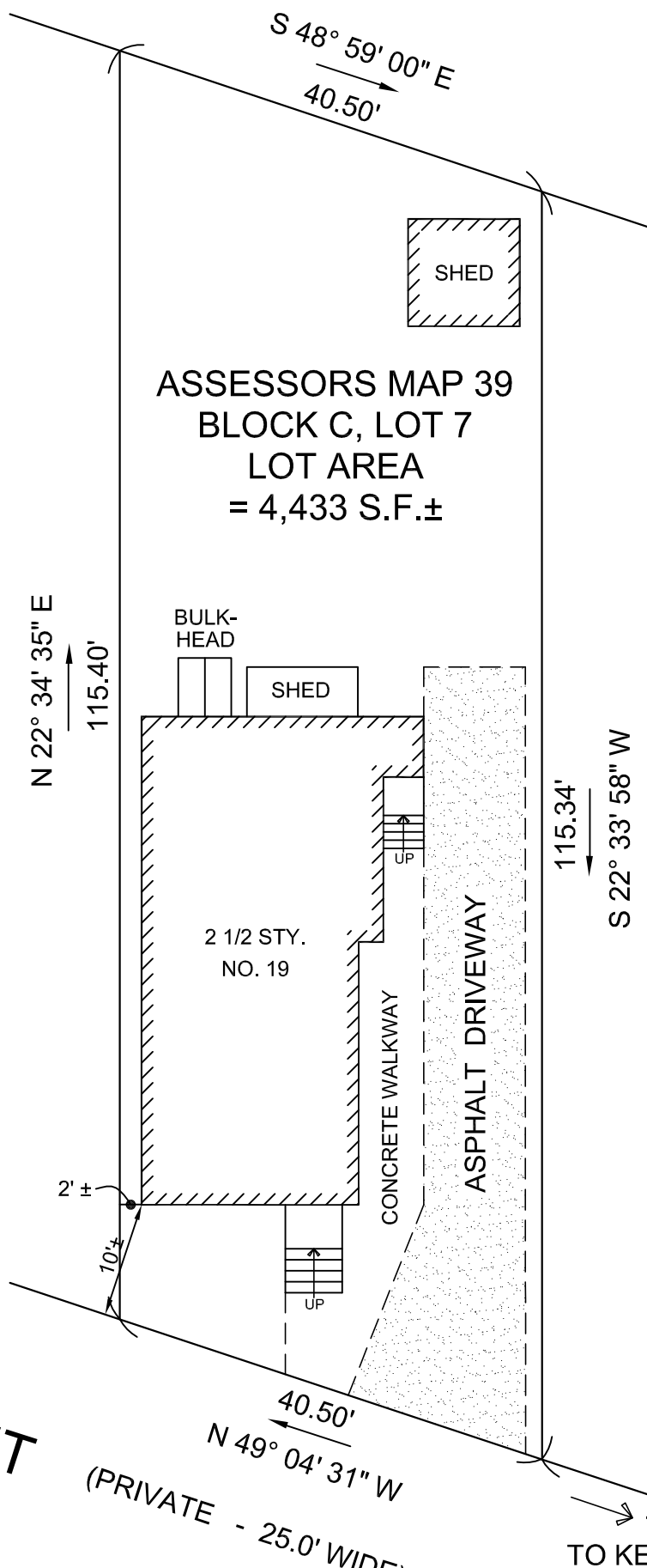


LAND COURT PLAN NO. 2696 B

N/F
FITCHBURG
RAILROAD COMPANY



N/F
PAUL C. & JANINA
CROWLEY
BK. 56006 PG. 268
ASSESSORS MAP 39
BLOCK C, LOT 8
SEE ALSO PLAN
RECORDED AT THE
END OF BK. 3922

N/F
JOHN A. HORNER
BK. 45442 PG. 516
ASSESSORS MAP 39
BLOCK C, LOT 6
SEE ALSO PLAN NO.
582 OF 1998

KENT
(PRIVATE - 25.0' WIDE)
COURT

PLOT PLAN
IN
SOMERVILLE, MA
19 KENT COURT



SCALE: 1" = 15'-0"

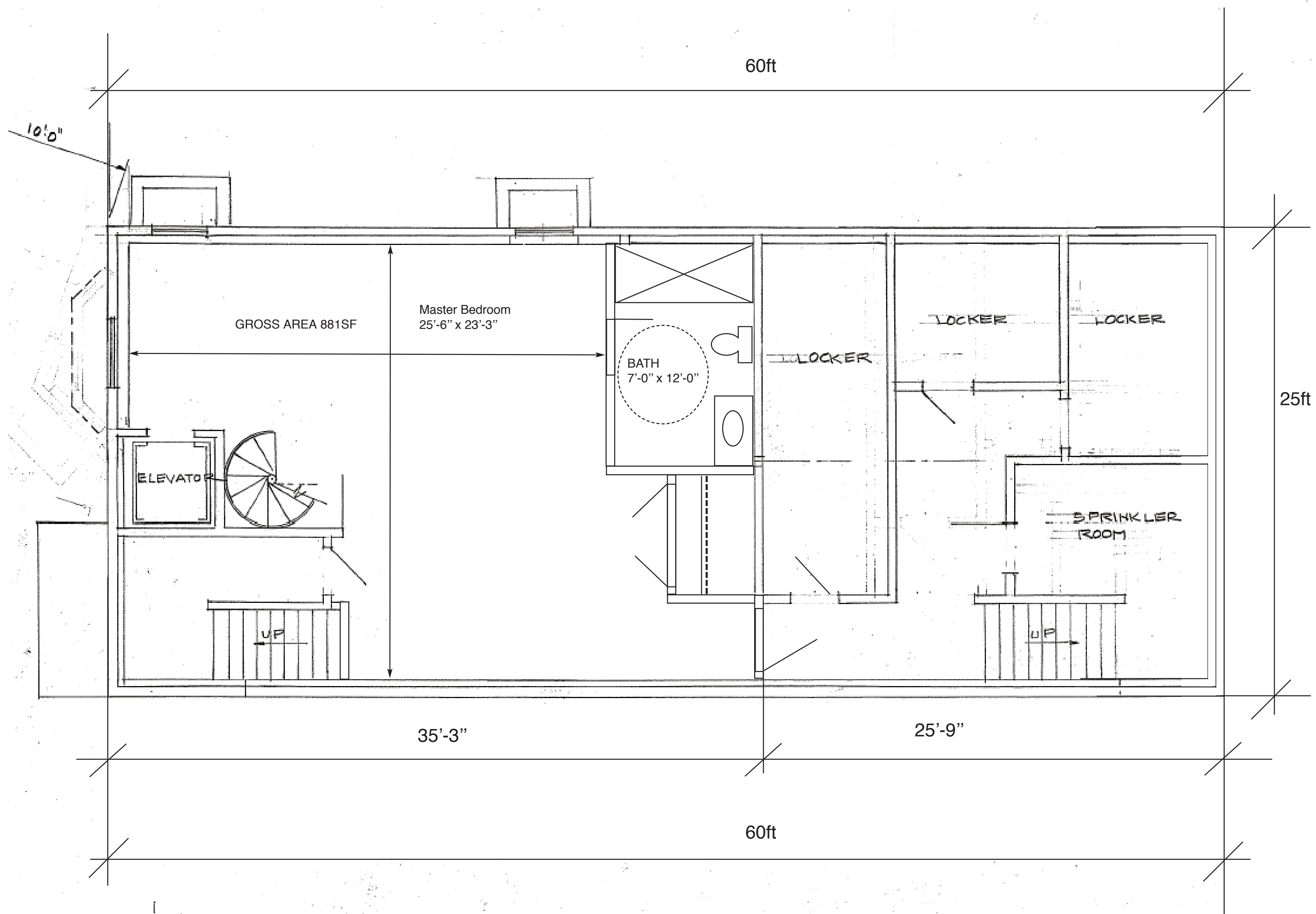
SEPTEMBER 15, 2016

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

ZONING INFORMATION	EXISTING	PROPOSED	ALLOWED
A. USE	SINGLE FAMILY	3 FAMILY	SATISFACTORY 3 FAMILY UNITS ARE PERMITTED IN AN RC ZONE
B. # OF DWELLING UNITS	1	3	SATISFACTORY 1-9 UNITS ARE PERMITTED IN RC ZONE
C. LOT AREA	4,433 SQUARE FEET	4,433 SQUARE FEET	SATISFACTORY
D LOT AREA PER DWELLING	4,433 SQUARE FEET	1,477.66 SQUARE FEET	SATISFACTORY A MINIMUM OF 875 SF IS REQUIRED PER UNIT
E GROSS FLOOR AREA OF FOOT PRINT OF BUILDING	938 square feet	1530 SQUARE FEET	SATISFACTORY
F GROUND COVERAGE	21%	34%	IN THE RC ZONE GROUND COVERAGE CAN BE 70%
G. LANDSCAPED AREA	57%	28.67	25% SATISFACTORY
H PERVIOUS AREA	57%	65%	SATISFACTORY
I NET FLOOR AREA RATIO	1926SF	5709 X .80% = 4567.92SF	SATISFACTORY IN A RC ZONE ONE COULD BUILD UP 8866SQUARE FEET
J FLOOR AREA RATIO	.43	1.03	SATISFACTORY IN A RC ZONE ONE CAN GO TO 2.0
K BUILDING HEIGHT	30 FEET	31'-9"	SATISFACTORY IN A RC ZONE ONE CAN BUILD UP 40FT
NO OF STORIES	3	3	SATISFACTORY IN A RC ZONE ON CAN BUILD UP TO 3 STORIES
L. FRONT YARD SETBACK	10FT	10FT	SATISFACTORY
M. REAR YARD SETBACK	53FT	38'-3"	SATISFACTORY REAR YARD ALLOWED IS 20FT
N. SIDE YARD SETBACK	2'-3'	2'-3"	THE LEFT SIDE RUNS ALONG THE EXISTING NON CONFORMING SETBACK
O. RIGHT SIDE YARD	11'-3"	10'-11"	SATISFACTORY
P. STREET FRONTAGE	40.50FT	40.50FT	SATISFACTORY PRE EXISTING
Q. # OF PARKING SPACES	1	3	SATISFACTORY
R. #OF BICYCLE PARKING	0	4	SATISFACTORY
S. # OF LOADING SPACES	0	0	SATISFACTORY

- NOTES:**
 REMEDIAL CHANGES TAKEN AS A RESULT OF DICUS-
 SIONS HELD AT THE ZBA MEETING ON
 JAN-18TH 2017
- A.** WE REDUCED THE AMOUNT OF UNITS IN THE BUILD-
 ING FROM 4 TO 3 UNITS.
- B.** WE REDUCED THE OVERALL LENGHT OF THE
 STRUCTURE BY 14FT.
- C.** WE REDUCED THE OVERALL MASS OF THE STRUC-
 TURE BY 6,300 CUBIC FEET.
- D.** WE REDUCED THE PARKING REQUIRED FROM FOUR
 SPACES TO THREE SPACES, AND LOCATED ALL
 SPACES ON SITE.
- F.** WE LOCATED THE FRONT ENTRANCE TO ALL THREE
 UNITS ON KENT COURT FOR FIRE DEPARTMENT EASY
 ACCESS.

**NEW 3 UNIT BUILDING
 FOR
 EAMON FEE
 19 KENT COURT
 SOMERVILLE MA
 ZONING INFORMATION
 JAN 24 2017**



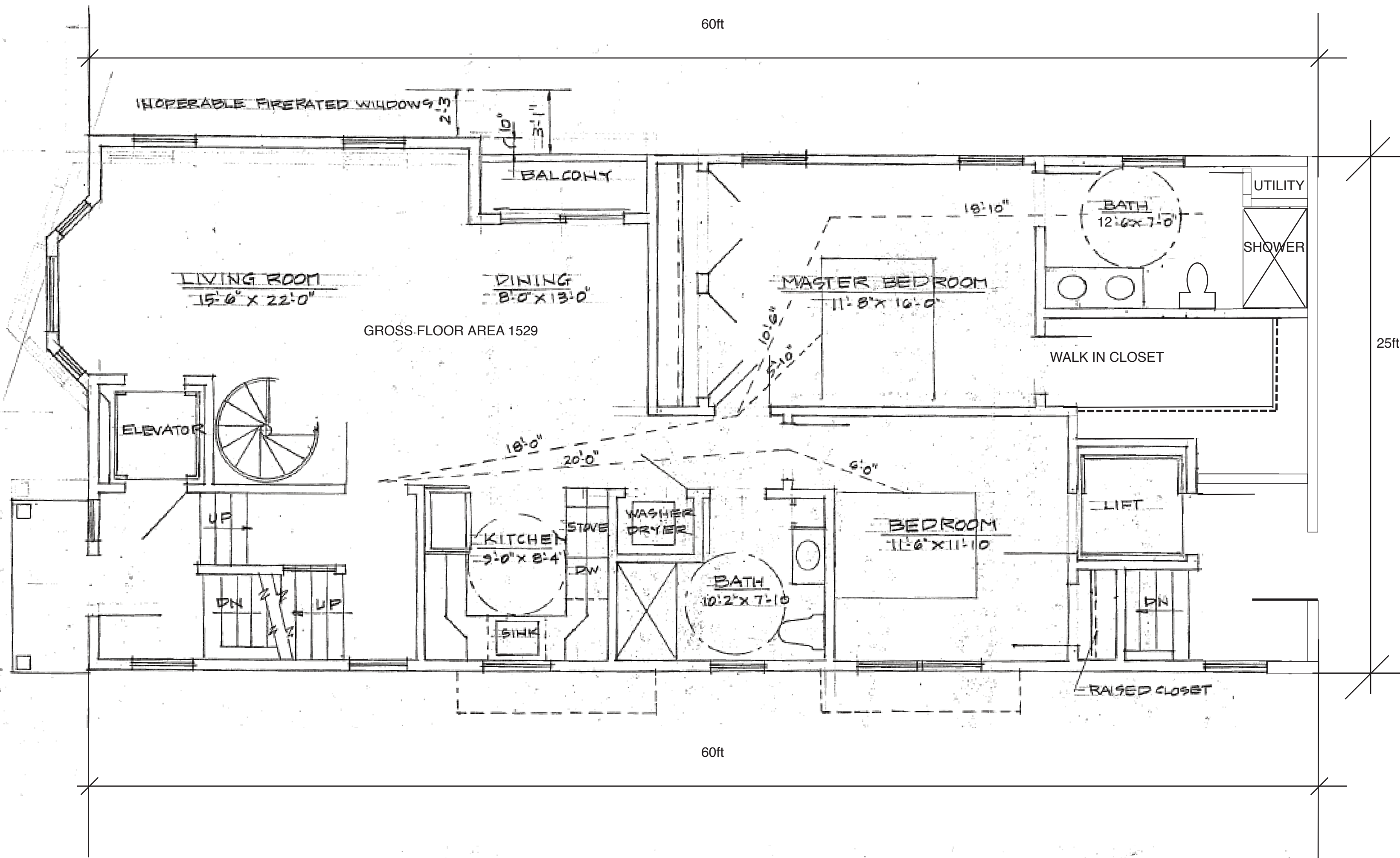
BASEMENT / FOUNDATION PLAN

NEW 3 UNIT BUILDING FOR
 EAMON FEE
 KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON MA

SCALE 1/4" = 1'-0"
 DATE JAN 24 TH 2017

A



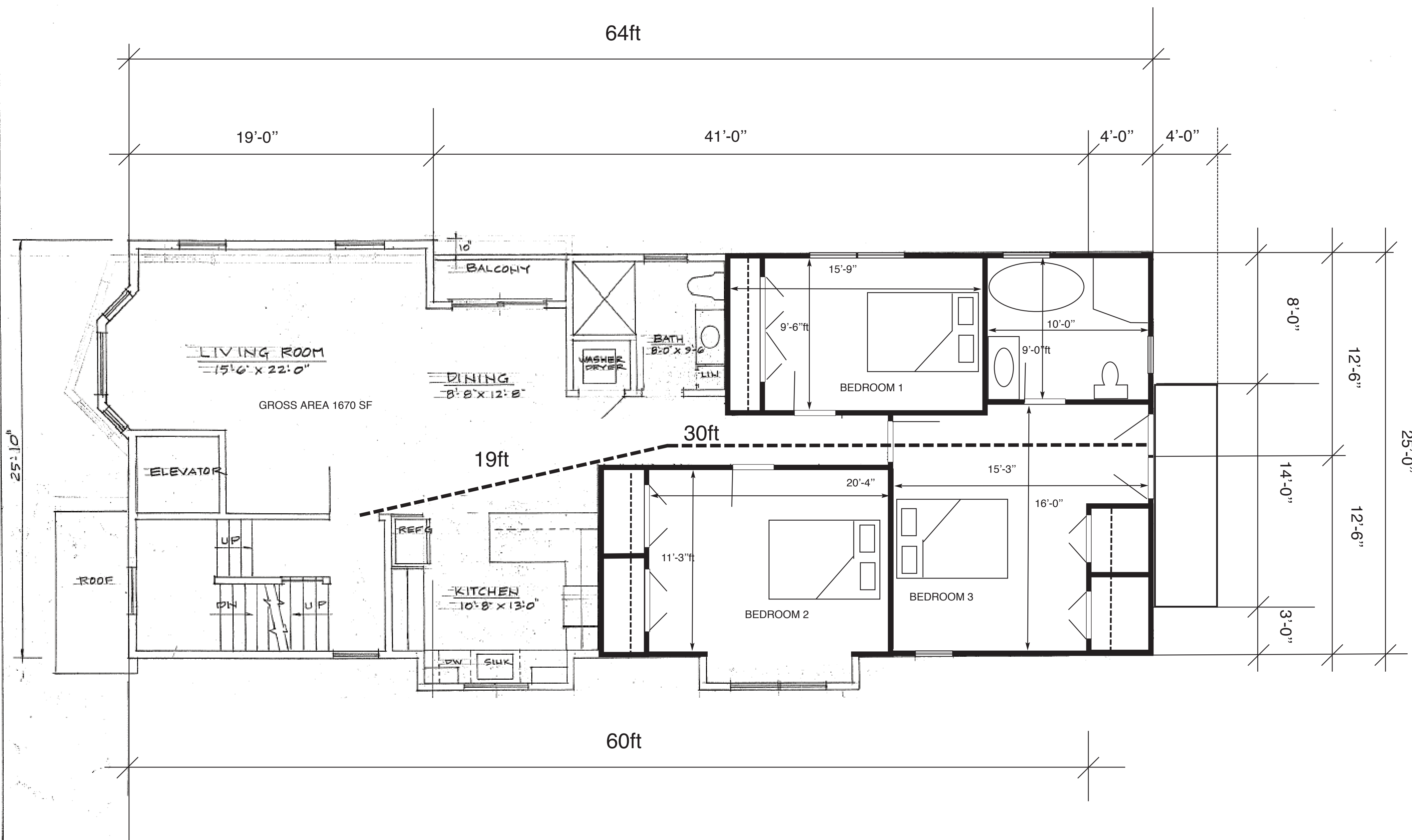
FIRST FLOOR PLAN

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA

SCALE 1/4" = 1'-0"
DATE Jan -24-2017

A5



SECOND AND THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

SCALE 1/4"=1'-0"
JAN 24TH 2017

A-6



or 28.67%

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

SCALE 1/8" = 1'-0"

DATE JAN -24-2017

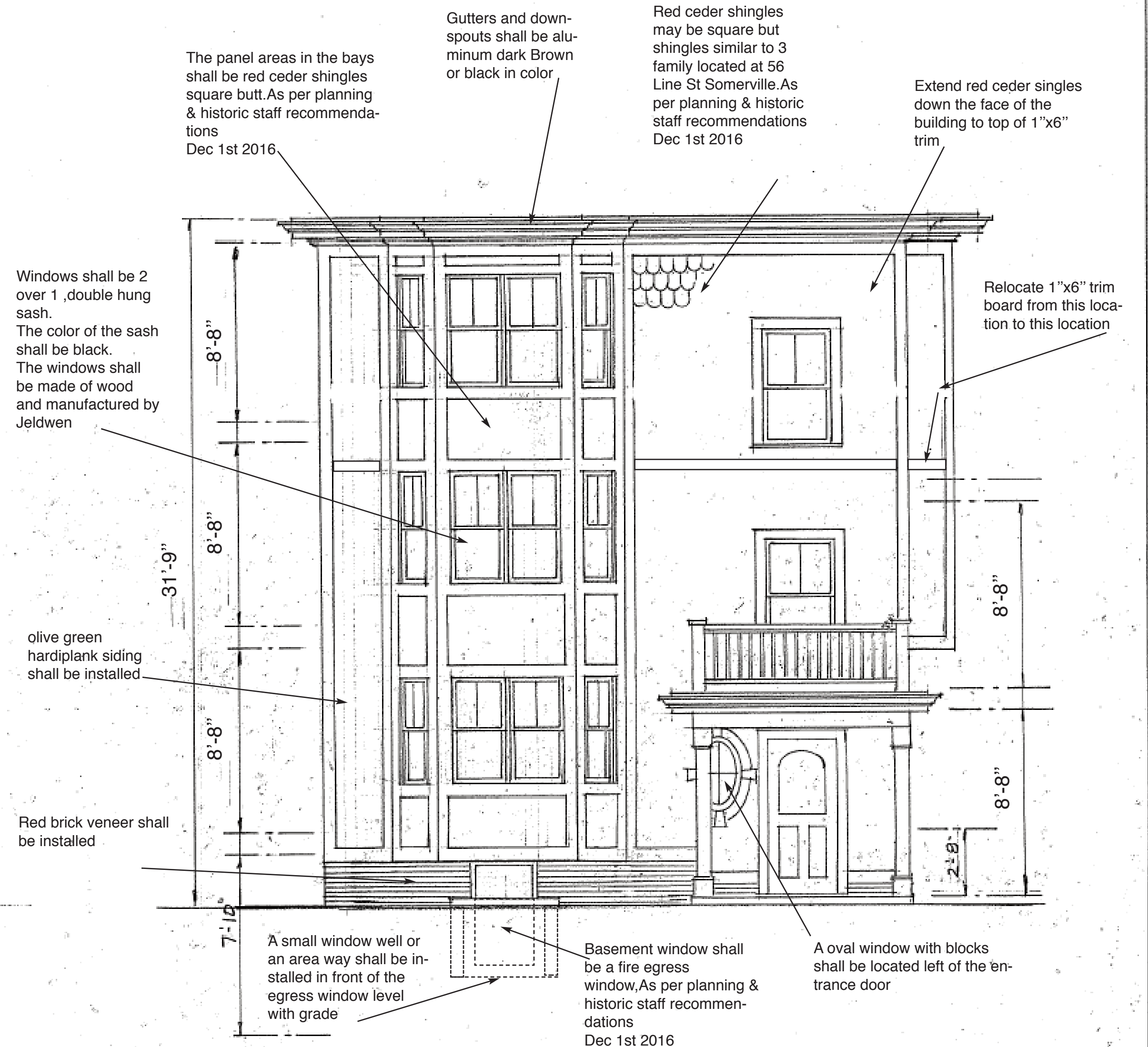
RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA

SCALE 1/8"=1'-0"

5



REAR ELEVATION



FRONT ELEVATION

SCALE 1/4"=1'-0"

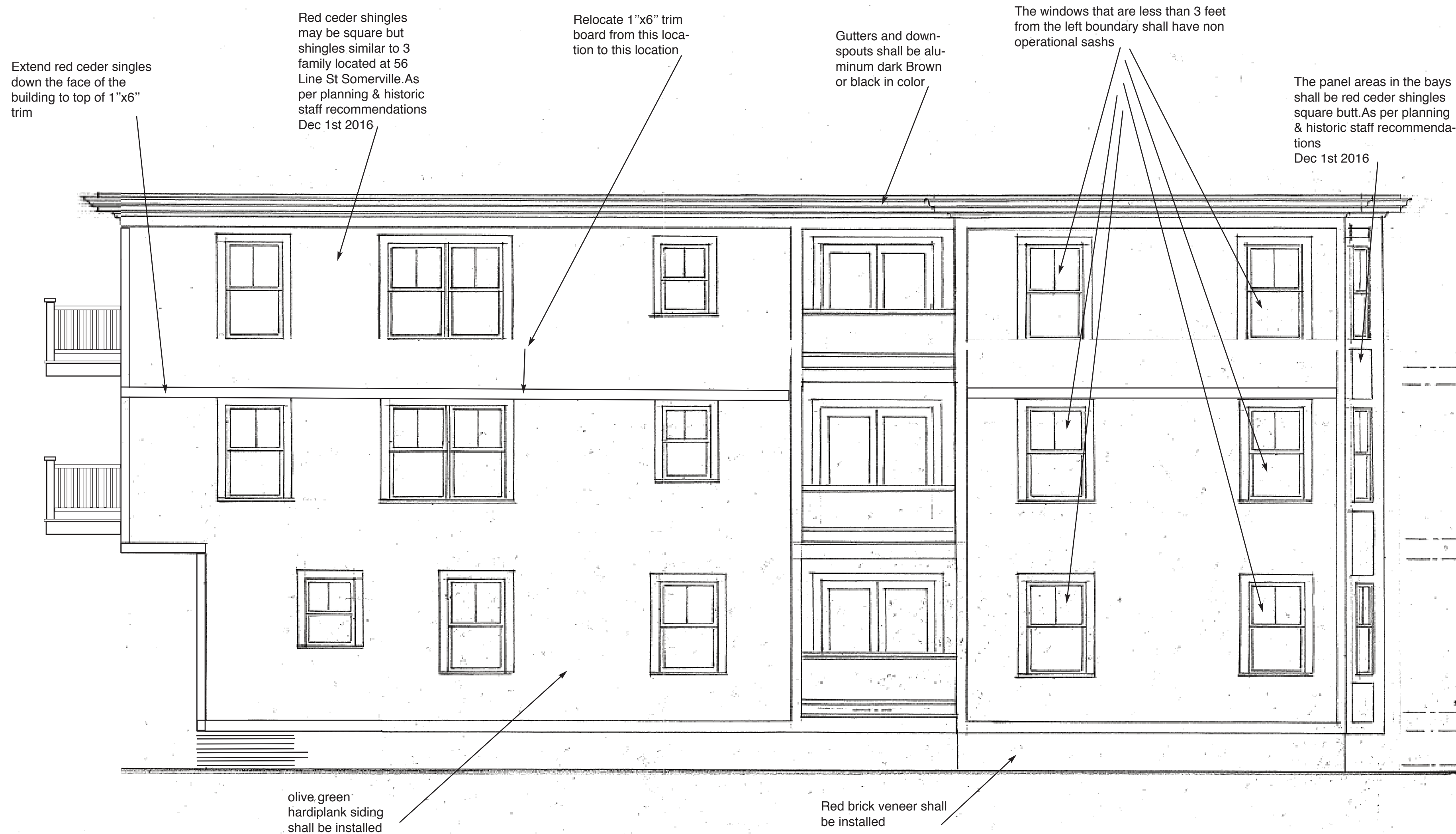
These Drawings are the final draft of revised plans representing a culmination of meetings with Planning and Historic.

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA,

SCALE 1/4"=1'-0"
Jan -24- 2017

A1



LEFT SIDE ELEVATION

These Drawings are the final draft of revised plans representing a culmination of meetings with Planning and Historic.

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT, SOMERVILLE MA

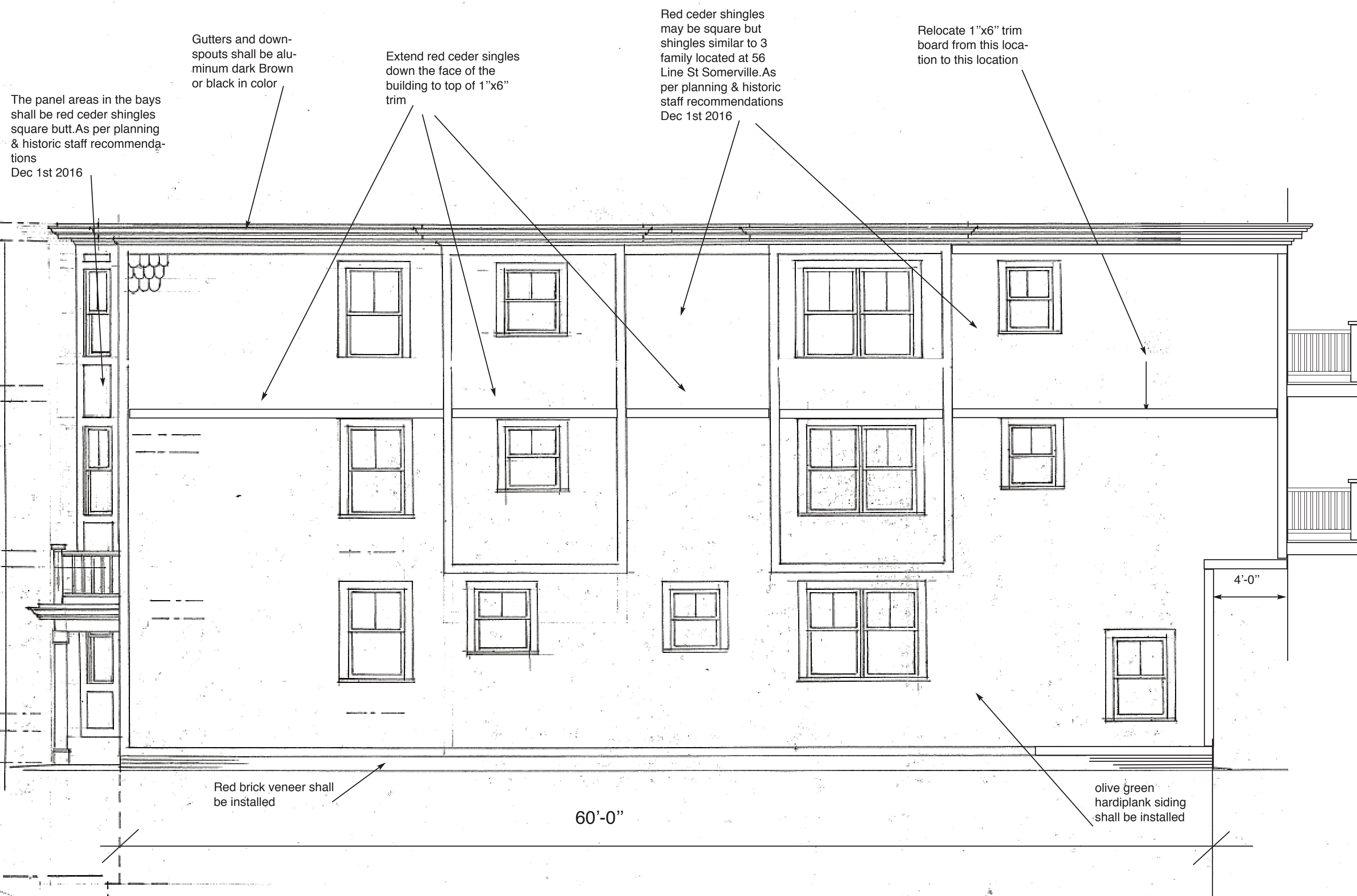
RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

SCALE 1/4" = 1'-0"
Jan -24- 2016

A 3

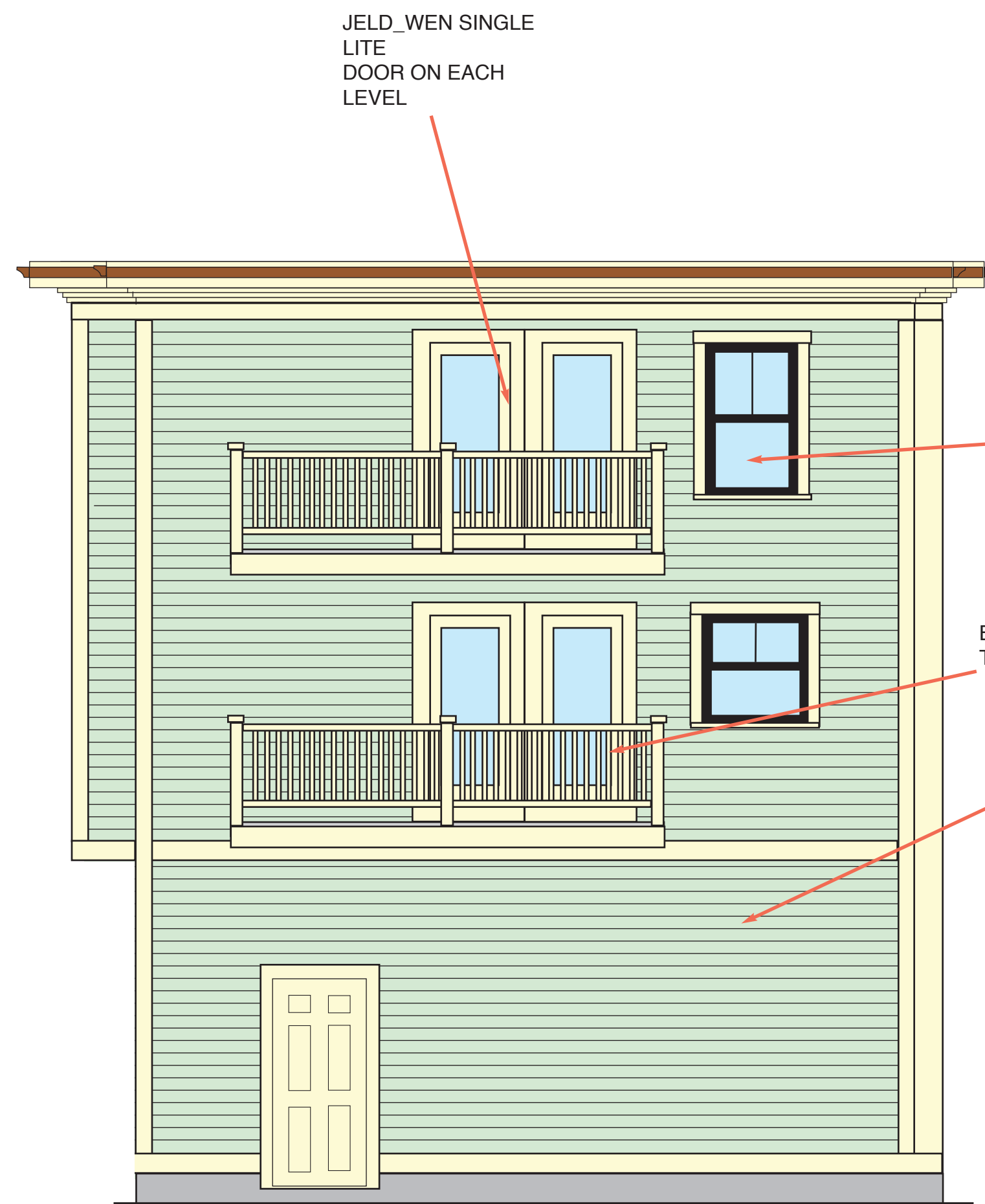


**PROPOSED DEVELOPEMENT FOR 19
KENT COURT SOMERVILLE
Perspective includs all revisions up to
Jan-24-2017**



RIGHT SIDE ELEVATION

<p>NEW 3 UNIT BUILDING FOR EAMON FEE KENT COURT SOMERVILLE MA</p>	<p>RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST. WILMINGTON MA</p>	<p>SCALE 1/4" = 1'-0" Jan -24- 2017 A2</p>
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REAR ELEVATION

DARK BROWN OR BLACK
5" ALUMINUM GUTTER

JELD-WEN WINDOWS 2 OVER 1
GLASS SASHES SHALL BE
PAINTED DARK
WINDOWS SHALL HAVE LOW E
GLASS INSTALLED

CEDAR HANDRAILS AND CEDAR
BALUSTERS, CEDAR 4"x4" POSTS AND
TREX DECKING

HEATHER-MOSS
HARDIPLANK SIDING

RUBBER ROOF

NATURAL CEDAR SHINGLES TO CONTINUE
AROUND . RED SHINGLE BUTS SHALL BE
FLAT BUTT



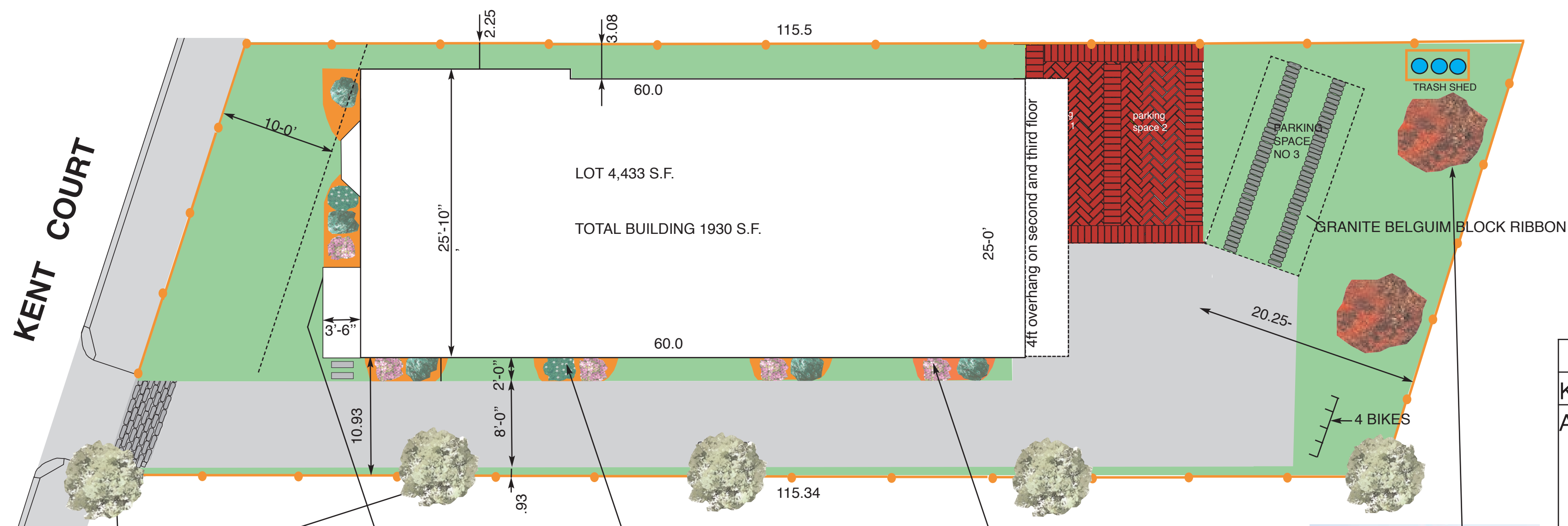
FRONT ELEVATION

NEW 3 UNIT BUILDING FOR
EAMON FEE
19 KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M CONNELL
22 NORTH ST WILMINGTON MA

SACLE 1/4" = 1'-
0" REVISED
DATE jan-24-2017

1. All plants shall be located as shown on the plan.
2. Final grading of topsoil shall be completed before any planting commences.
3. All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
4. If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
5. The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
6. In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
7. All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
8. All planting mix shall have a ratio of two parts topsoil and one part compost.
9. All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
10. Stakes will be located around tree trunks and shall be tied off to the stakes to give planting stability.
11. The entire lawn areas shall be hydroseeded and shall be watered twice a day.
12. Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier course while the body of the area shall have a herringbone design.
13. A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow debris from tires before entering the driveway.
14. The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.



Heritage River Barch



Emerald Green Arborvitae



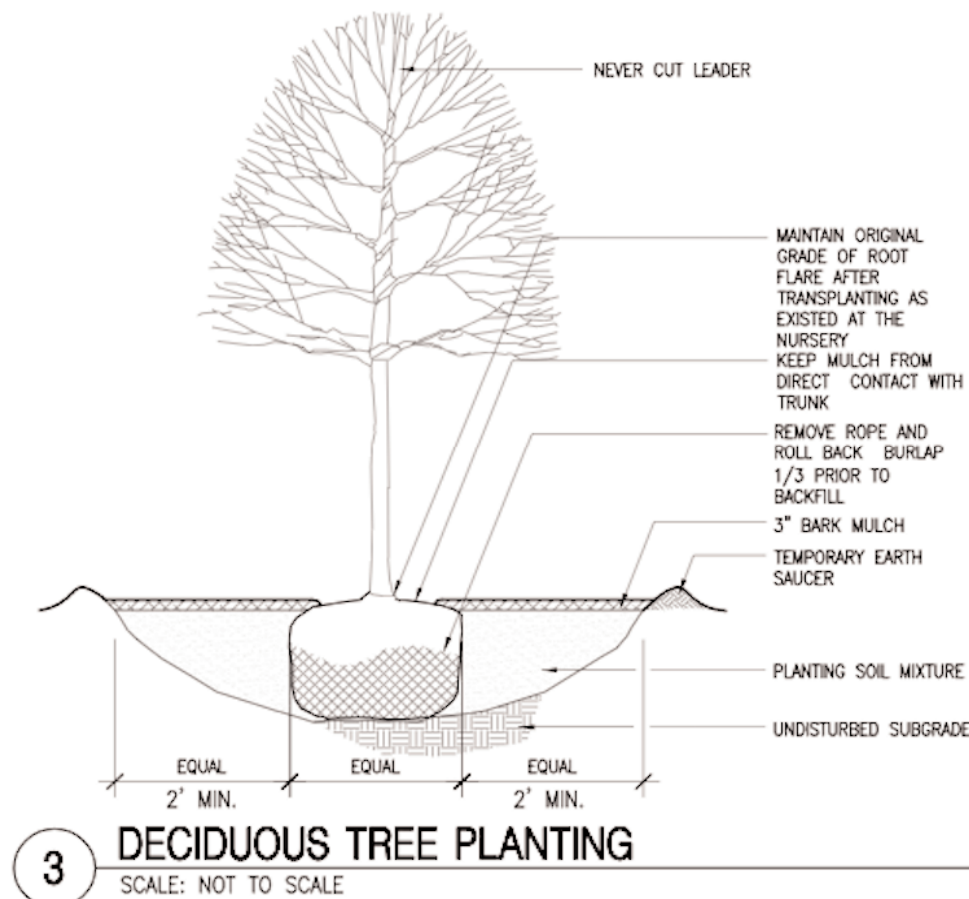
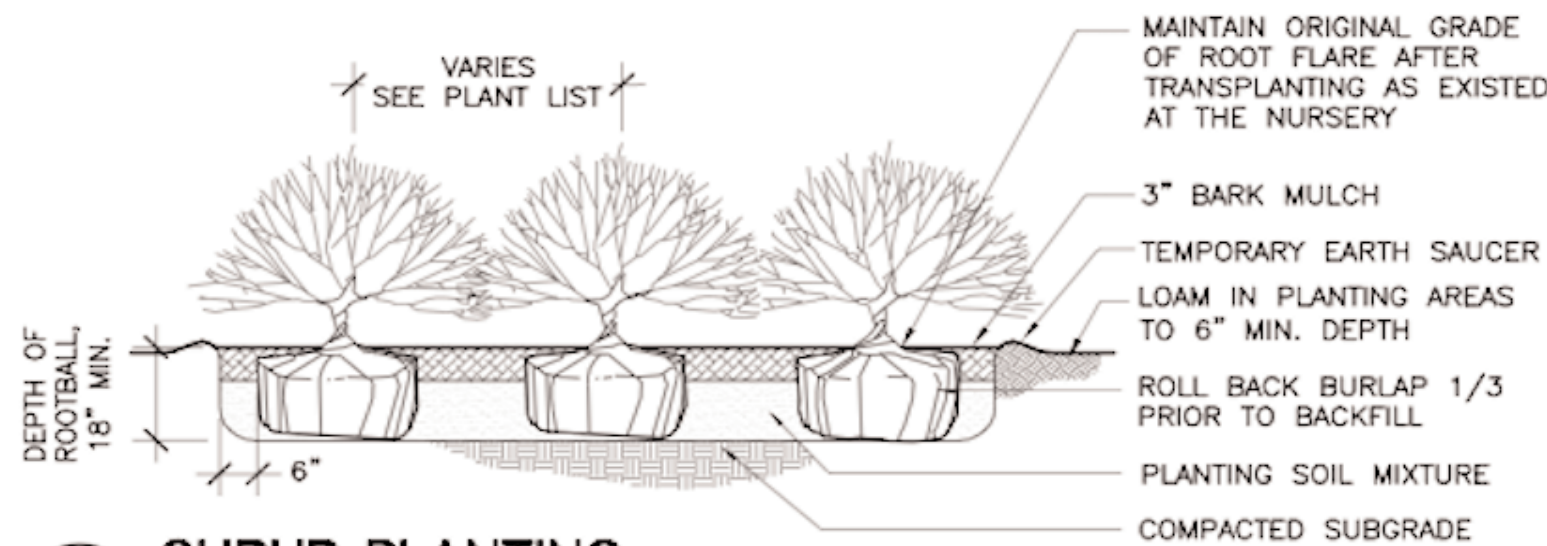
Annabelle Hydrangea



Autumn Amethyst



Autumn Brilliance Serviceberry



Heritage River Barch

Height: 30 at maturity

Spread: 20-30 feet

Crown uniformity: symmetrical canopy with a regular (or smooth) outline, and individuals have more or less identical crown forms

Crown shape: oval; pyramidal; upright

Crown density: Dense. Cars can easily pass under developed foliage.

root works well in acidic ground

Emerald Arbovitae

Narrow, pyramidal evergreen displaying dense emerald green foliage. Holds its foliage color throughout winter. Excellent medium to large hedge or screening plant. Moderate grower to 15 ft. tall, 3-4 ft. wide. needs full sun. requires less water once established

Autumn Serviceberry is a hybrid between Amelanchier canadensis and Amelanchier laevis that grows 15 to 25 feet tall. Multiple stems are upright and highly branched forming a dense shrub, or if properly pruned, a small tree. It is superior to the species in that it suckers less and is adapted to a wide range of soils, but tolerates some drought. This cultivar supposedly resists leaf spot better than the original hybrid. The main ornamental feature is the spectacular white flowers that are larger than those of other amelanchiers. The flowers are borne in early spring and are at first tinged with pink but later fade to white. The young leaves are purplish and the fall color is red, yellow or orange. Edible fruit attracts birds. Well-adapted for planting along residential streets where there is plenty of soil space beneath power lines.

Autumn Amethyst

Plant Description: Attractive purple foliage in the winter and stunning purple blooms in spring, summer, and fall.

Bloom Description: Dark lavender, single form blooms measure 2" across.

Annabelle

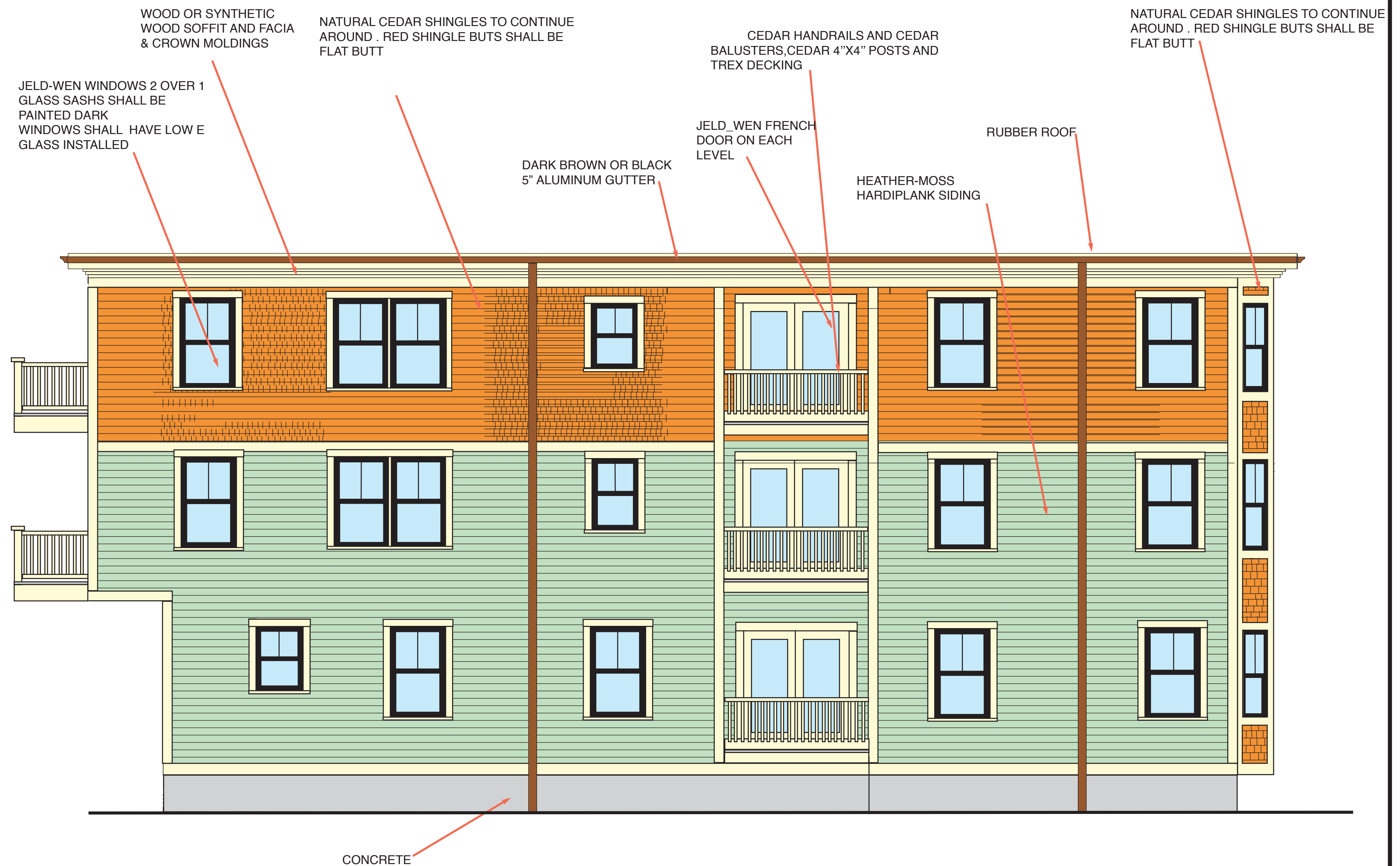
Stunning white hydrangea, often producing heads over 10" in diameter. Unlike the better known blue and pink hydrangeas (macrophyllas), Annabelle blooms every year even after severe pruning or intensely cold winters. The huge, white "drum-stick" blooms appear in profusion without fail.

Key	Quantity	Scientific Name	Common Name	Size
A1	5	Betula Nigra	Heritage	1.5" 3GL
			Heritage River Barch	
A2	2	Thuja Occidentalis	Emerald	7'-8' ht
			Emerald Arbovitae	
A3	2	Amelanchier Canadensis x Grandiflora	Autumn Brilliance	7'8' ht
			Serviceberry	
A4	5	Azalea x Amethyst	Autumn Amethyst	4'
A4	5	Hydrangea Arborescens	Annabelle	30"
			Annabelle Hydrangea	

SACLE 1/4" = 1'-0"
DATE 1-24-2017
A2

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M CONNELL
22 NORTH ST WILMINGTON MA
ILLUSTRATIVE LANDSCAPE PLAN

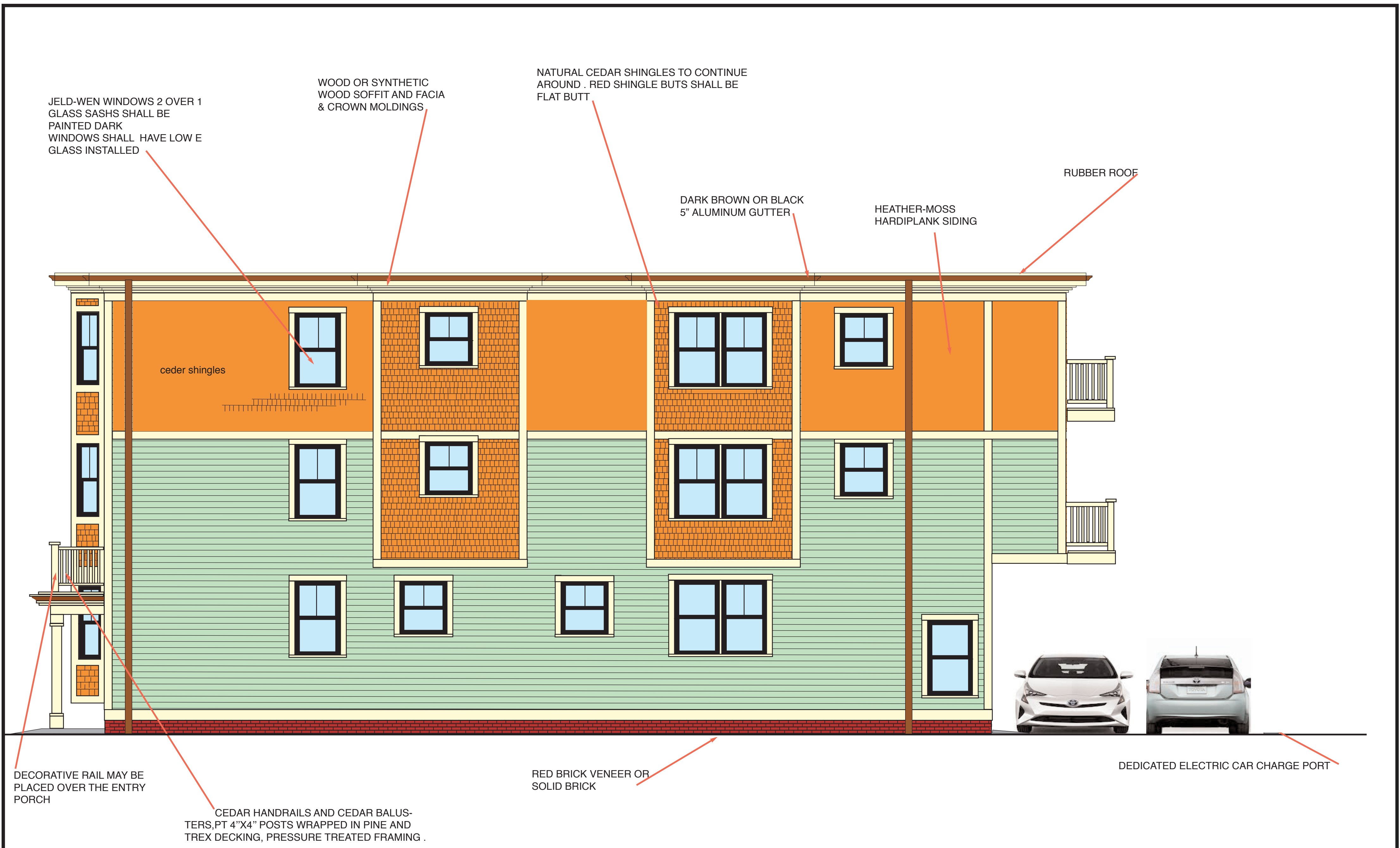


LEFT SIDE ELEVATION

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M CONNELL
22 NORTH ST WILMINGTON MA

SACLE 1/4" = 1'-0"
DATE 01-24-2016
A2



RIGHT SIDE ELEVATION

NEW 3 UNIT BUILDING FOR
EAMON FEE
KENT COURT SOMERVILLE MA

RESIDENTIAL DESIGNS BY
ROBERT M CONNELL
22 NORTH ST WILMINGTON MA

SACLE 1/4" = 1'-0" REVISED
DATE 01-24-2017
A2