

# 94 Moreland St

Somerville - MA

Architectural Sheet List

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② Locus Plan  
1" = 100'-0"



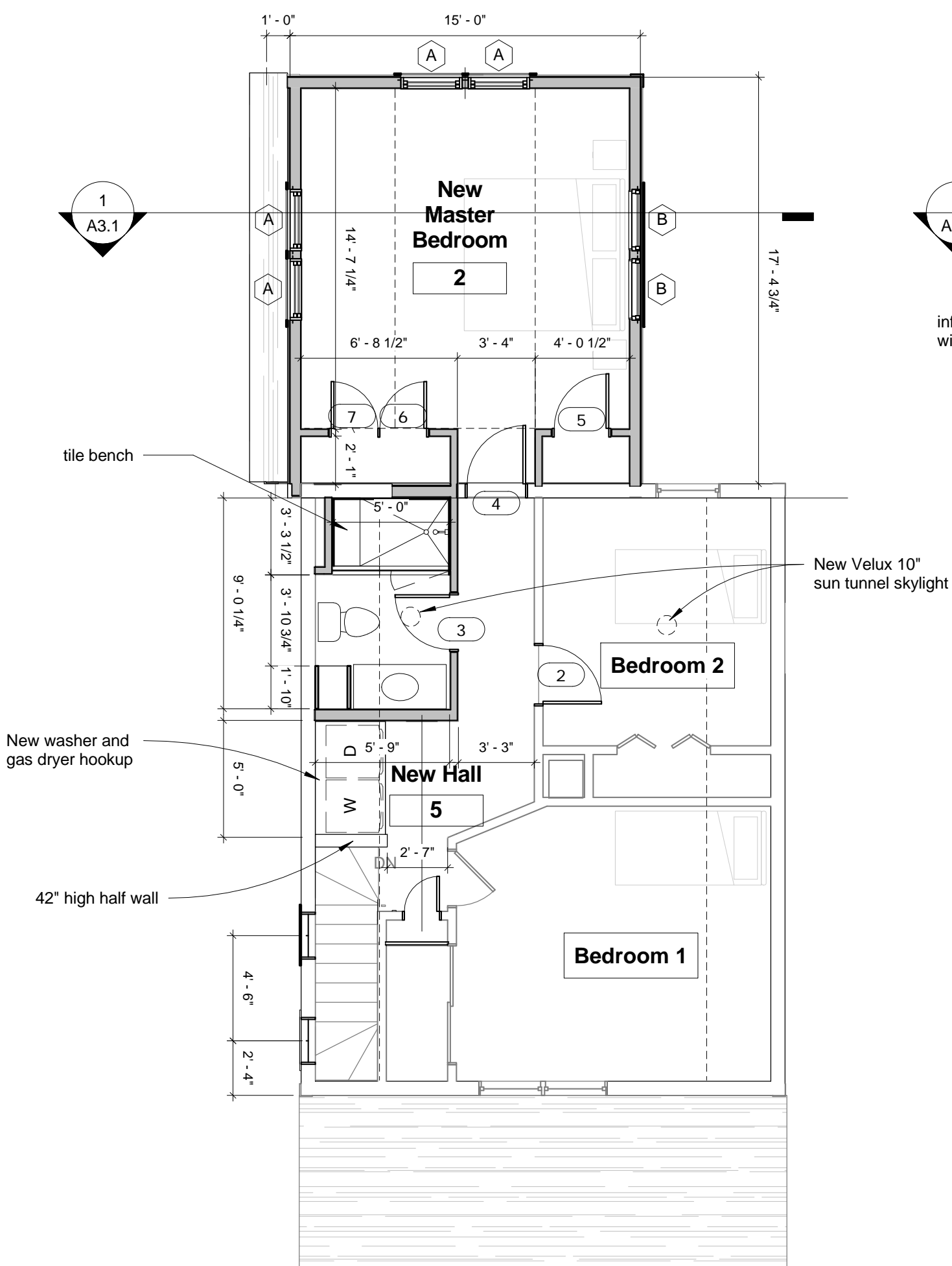
Property Information
Location: 94 Moreland St
Zoning District: Residence A
Owners: Kelly Best and Jonathan Scamman
Project Summary
- New 15'-0" x 17'-6" second floor addition over existing first floor footprint at rear of house. - Second floor renovations for a new full bathroom and laundry - Add two new 2'-0" x 1'-8" windows on left side of existing house
Area
Lot Area 3,617 Sq. Ft.
Existing Living Area:      Proposed Living Area: First Floor = 927 Sq. Ft.      First Floor = 927 Sq. Ft. Second Floor = 500 Sq. Ft.      Second Floor = 760 Sq. Ft.
Total Existing Area = 1427 STotal Proposed Area = 1687 Sq. Ft.
Existing FAR:      Proposed FAR: .39      .47

Residence

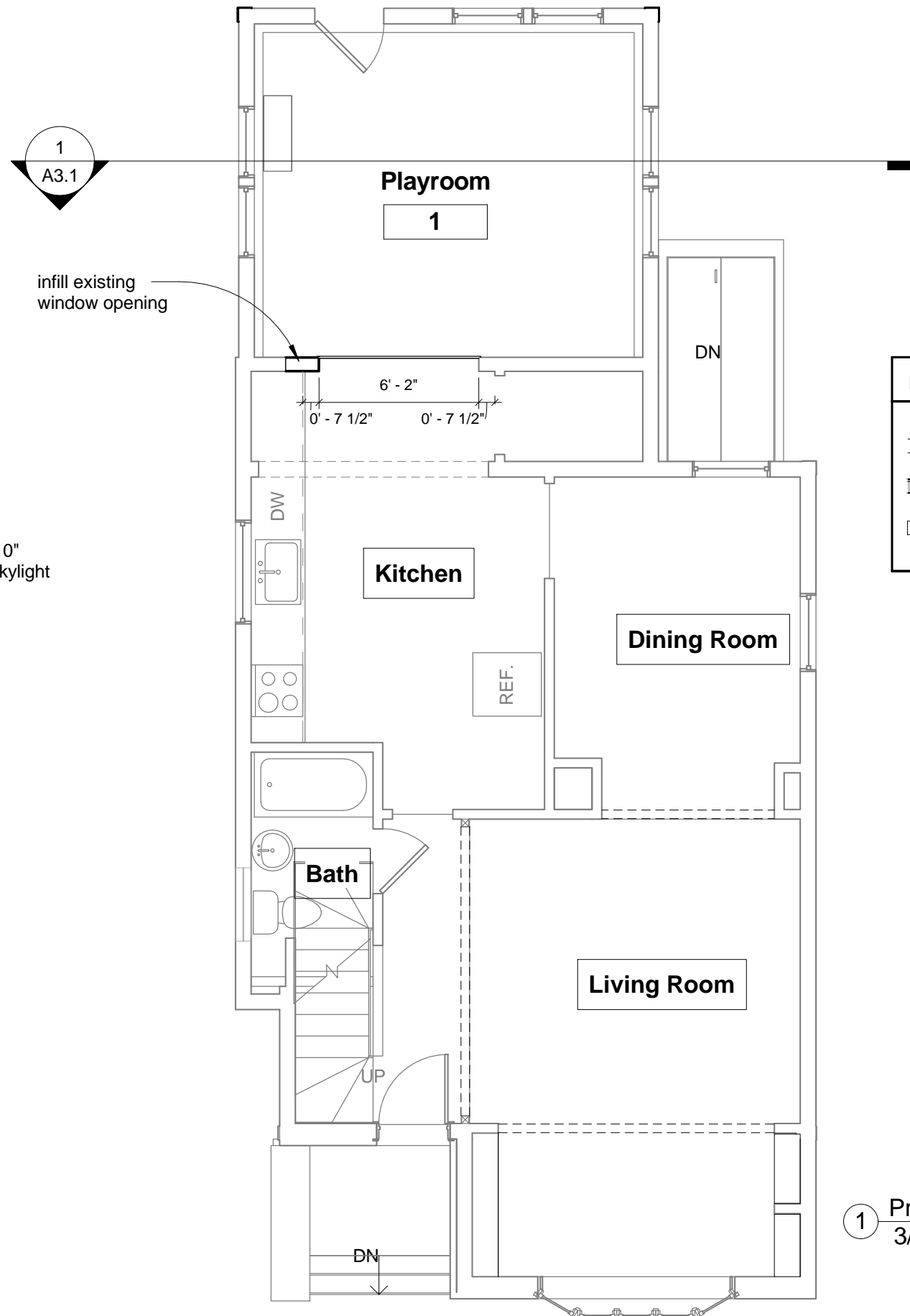
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C

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2 Proposed Floor 2  
3/16" = 1'-0"



Phasing Legend	
	Demolished Wall
	New Wall
	Existing Wall to Remain

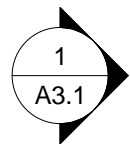
1 Proposed Floor 1  
3/16" = 1'-0"

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# A1.1

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New asphalt shingles  
match existing

New vinyl siding

New velux 10" sun tunnel skylight

New roof of addition beyond

New vinyl siding

1 Proposed Front Elevation  
3/16" = 1'-0"

4 Proposed Left Elevation  
3/16" = 1'-0"

New vinyl siding

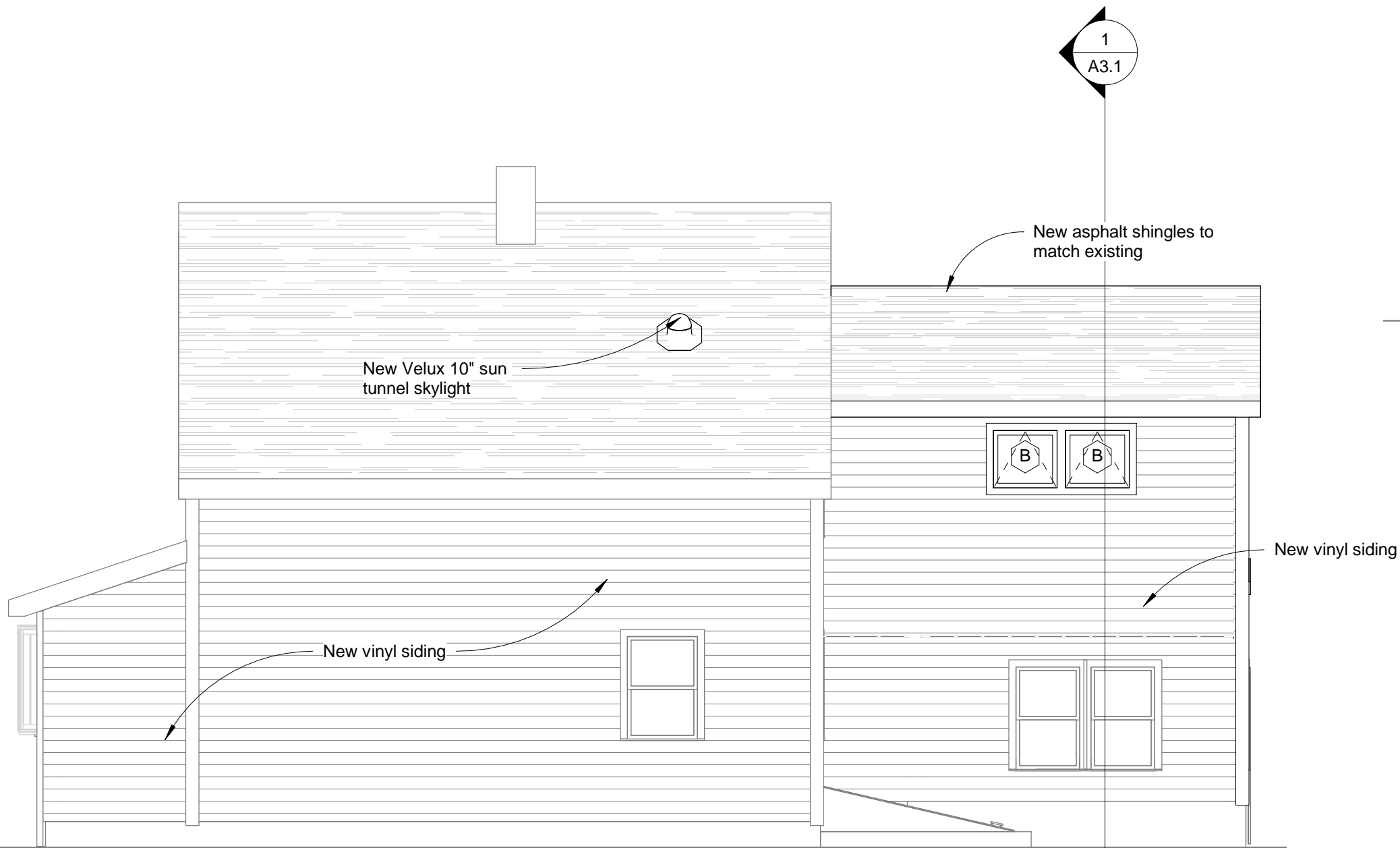
New windows

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A2.1

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② Proposed Right Elevation  
3/16" = 1'-0"

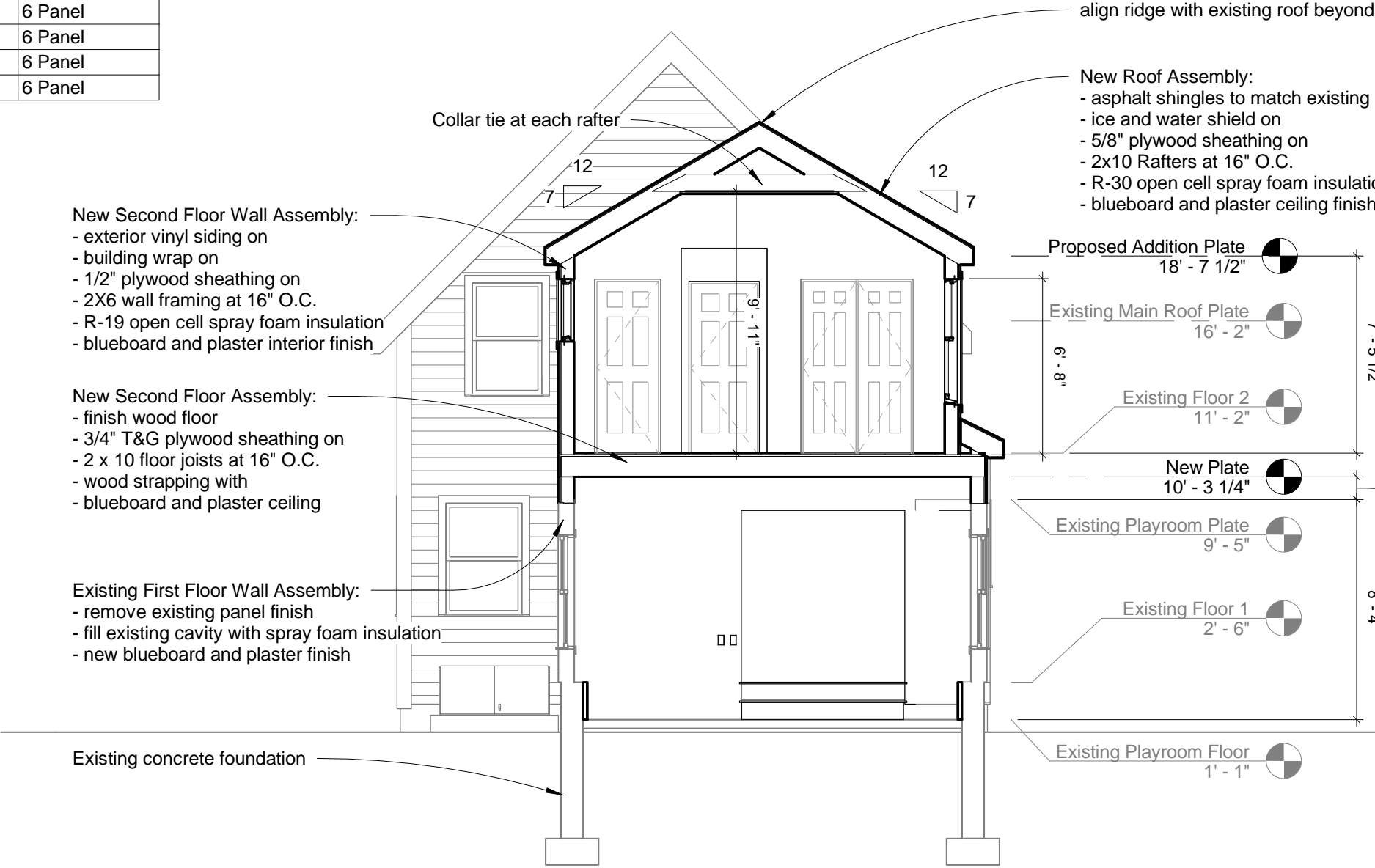


① Proposed Rear Elevation  
3/16" = 1'-0"

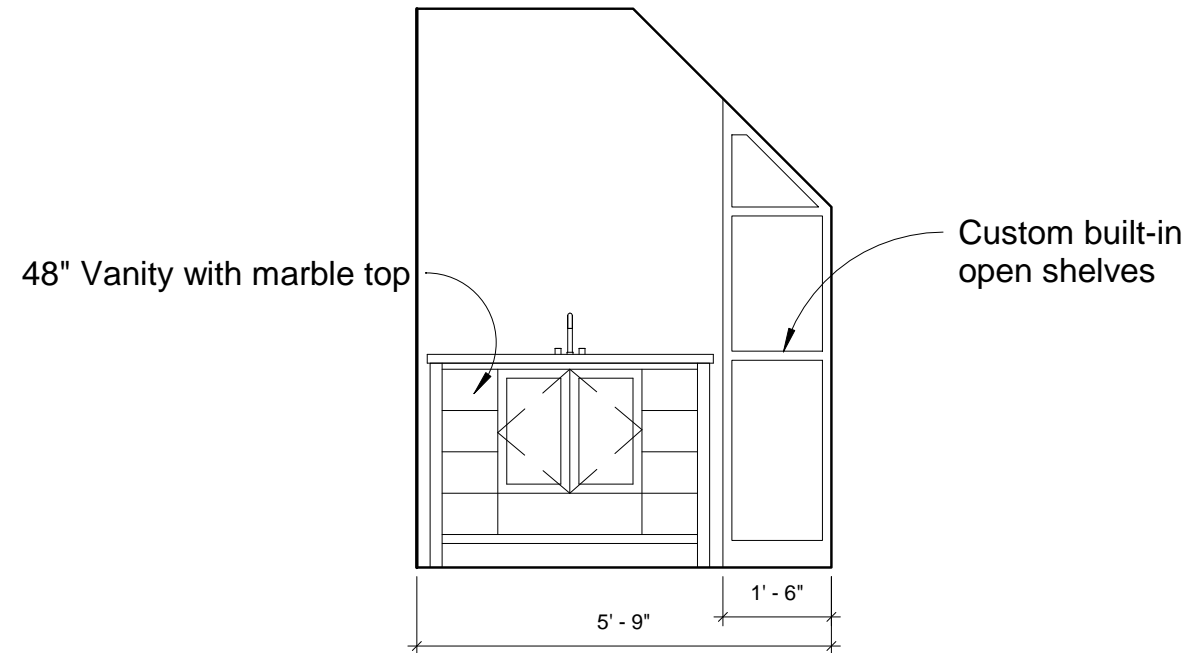
Window Schedule					
Type Mark	Manufacturer	Designation	Rough Width	Rough Height	Finish
A	Andersen Corporation	DH2849	2' - 8"	4' - 9"	
B	Andersen Corporation	AW281	2' - 8"	2' - 4 7/8"	
C	Andersen Corporation	AN21	2' - 0 5/8"	1' - 9"	

\* Manufacturer TBD. Andersen windows for size reference only

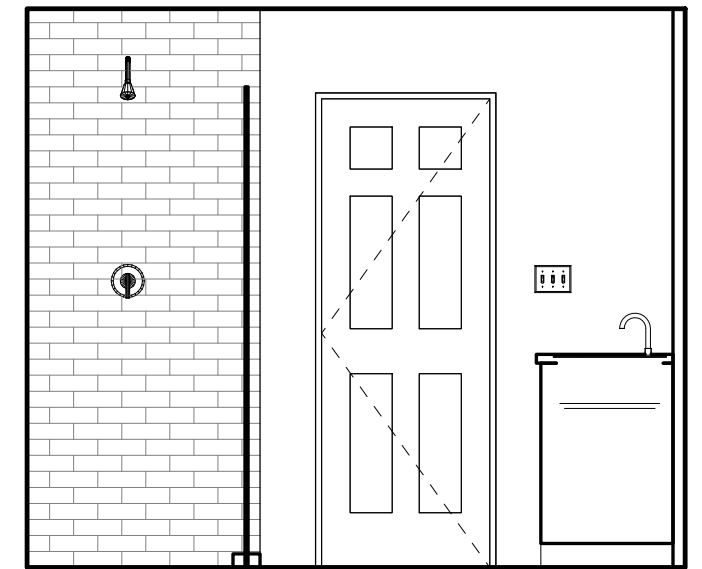
Door Schedule					
Mark	Manufacturer	Model	Width	Height	Comments
2			2' - 6"	6' - 5"	6 Panel
3			2' - 4"	6' - 6"	6 Panel
4			2' - 6"	6' - 5"	6 Panel
5			2' - 4"	6' - 6"	6 Panel
6			2' - 0"	6' - 6"	6 Panel
7			2' - 0"	6' - 6"	6 Panel



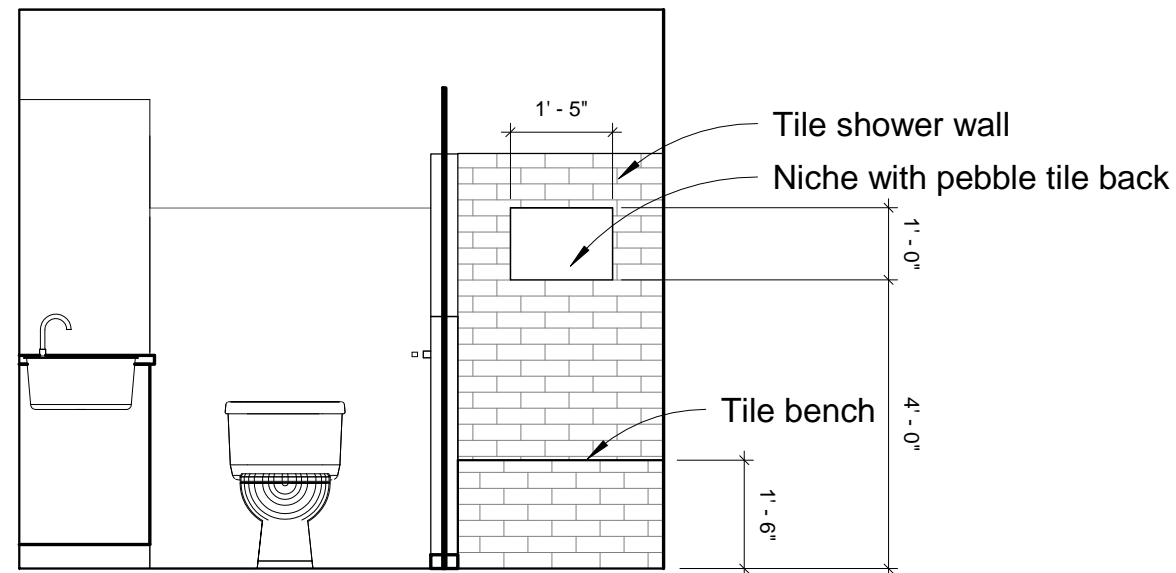
1 Cross Section through Addition  
3/16" = 1'-0"



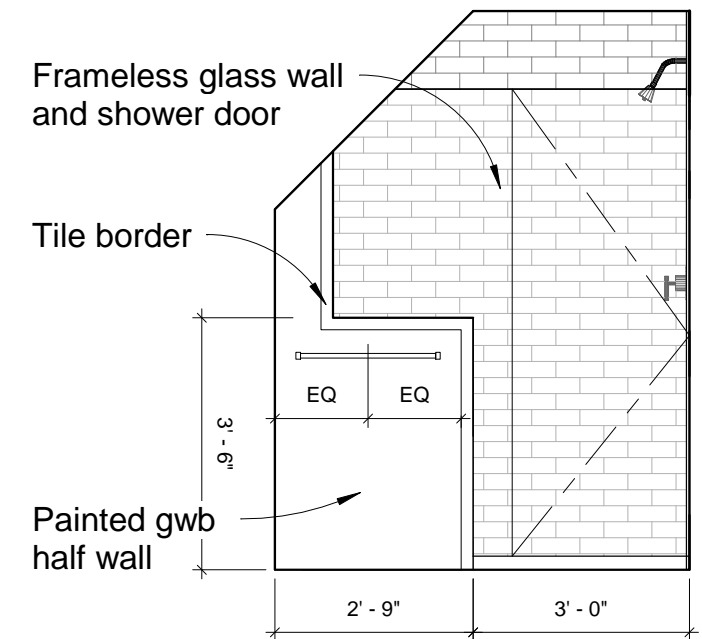
③ Bathroom Elevation 4  
3/8" = 1'-0"



④ Bathroom Elevation 3  
3/8" = 1'-0"

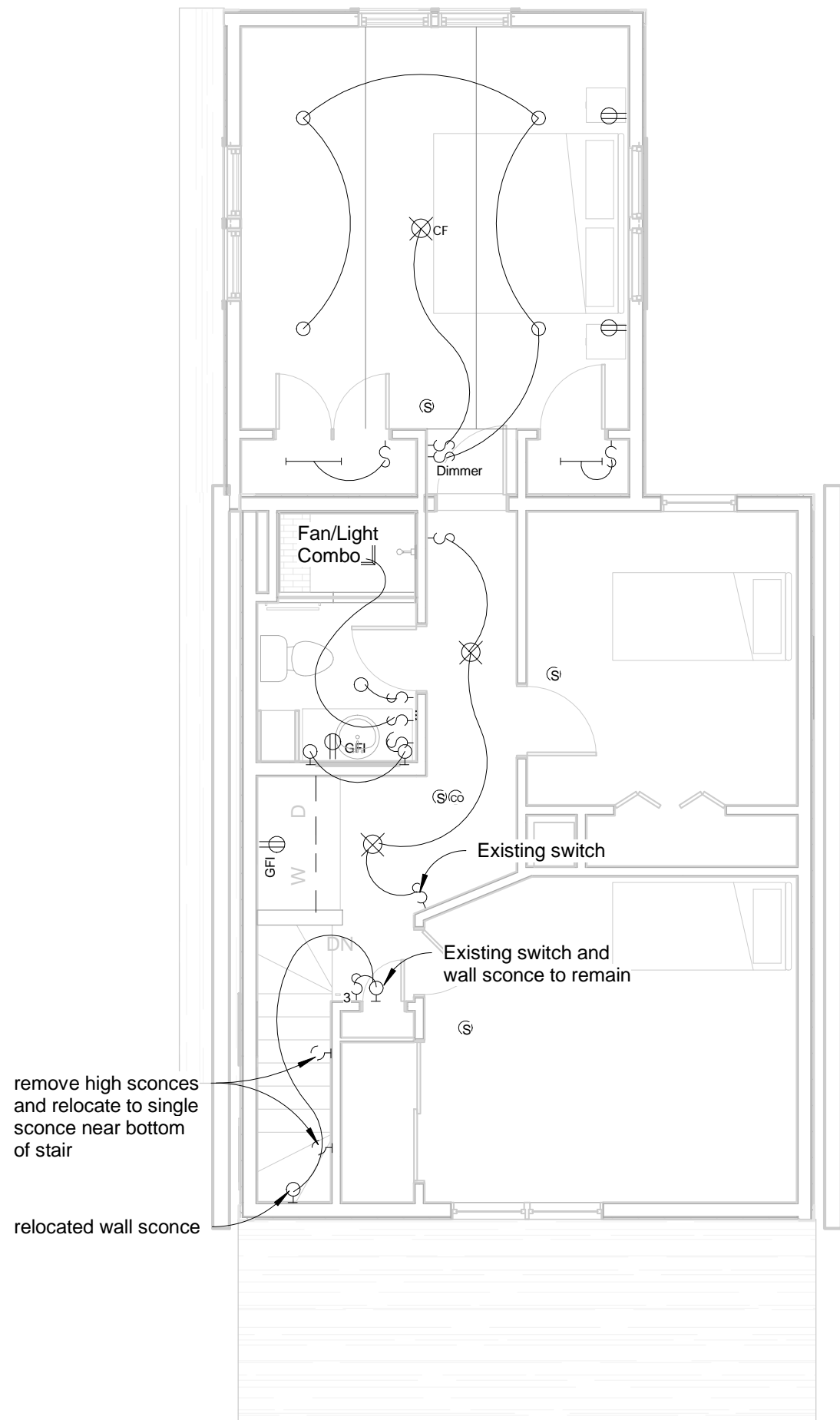


① Bathroom Elevation 1  
3/8" = 1'-0"



② Bathroom Elevation 2  
3/8" = 1'-0"

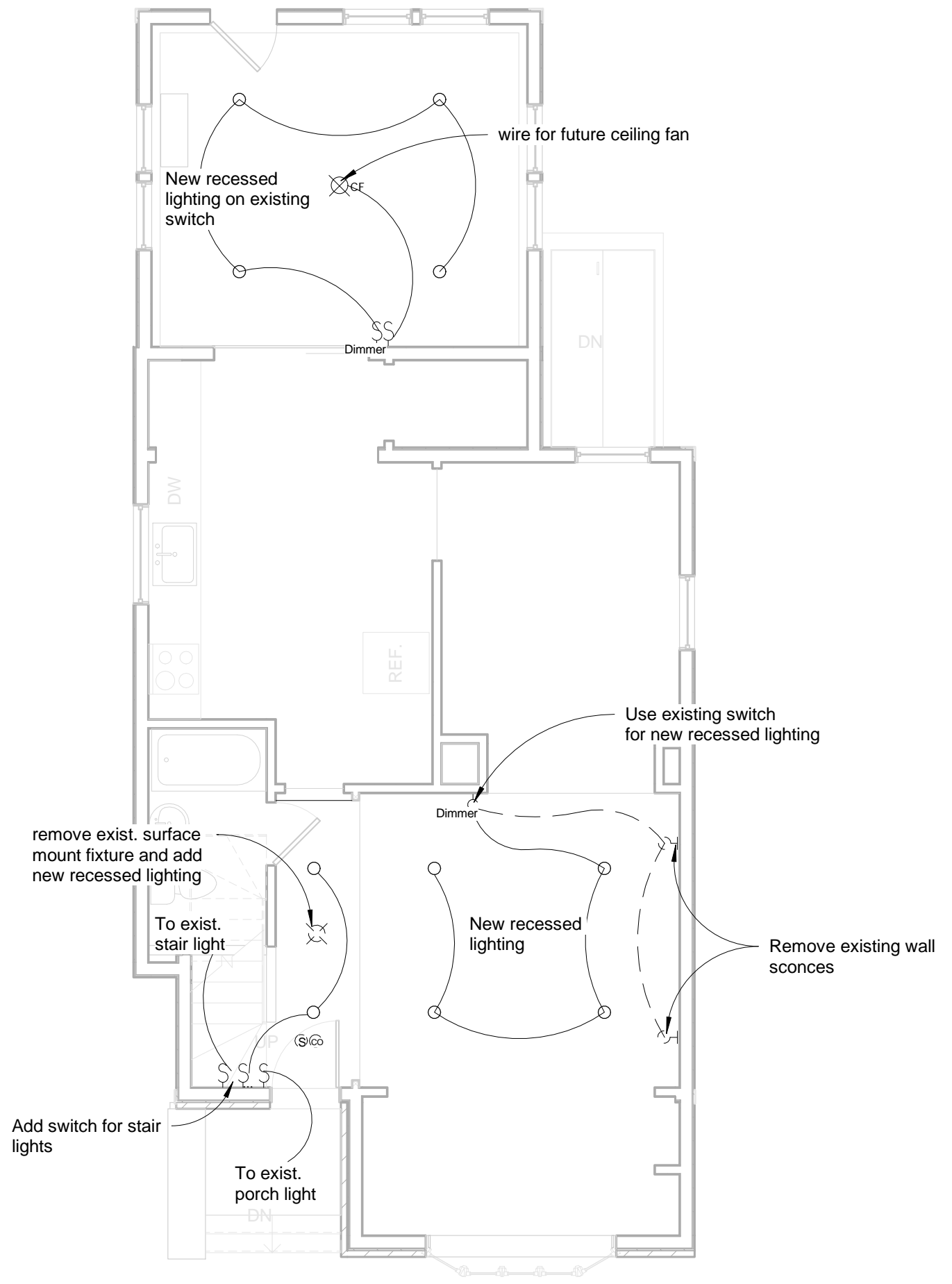
Room Finish Schedule					
Number	Name	Floor Finish	Wall Finish	Ceiling Finish	Floor Area
2	New Master Bedroom	Wood	Painted GWB	Painted GWB	211 SF
3	New Bath	Tile	Painted GWB	Painted GWB	33 SF
4	New Shower	Sliced sea green pebble tile	Subway Tile - White	Painted GWB	14 SF
5	New Hall	Wood	Painted GWB	Painted GWB	75 SF



remove high sconces  
and relocate to single  
sconce near bottom  
of stair

relocated wall sconce

② Second Floor Electrical  
3/16" = 1'-0"



remove exist. surface  
mount fixture and add  
new recessed lighting

Add switch for stair  
lights

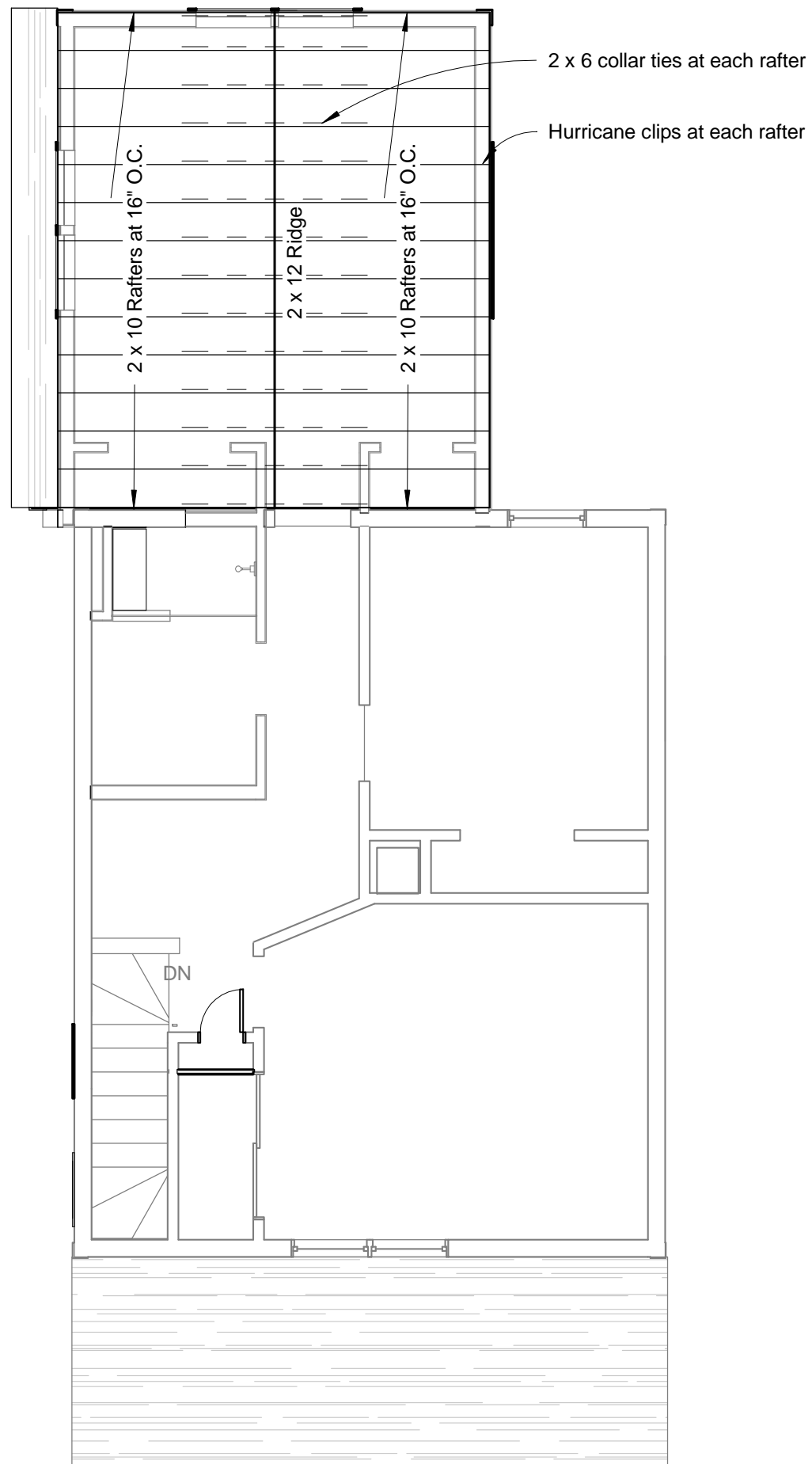
① First Floor Electrical  
3/16" = 1'-0"

# Residence

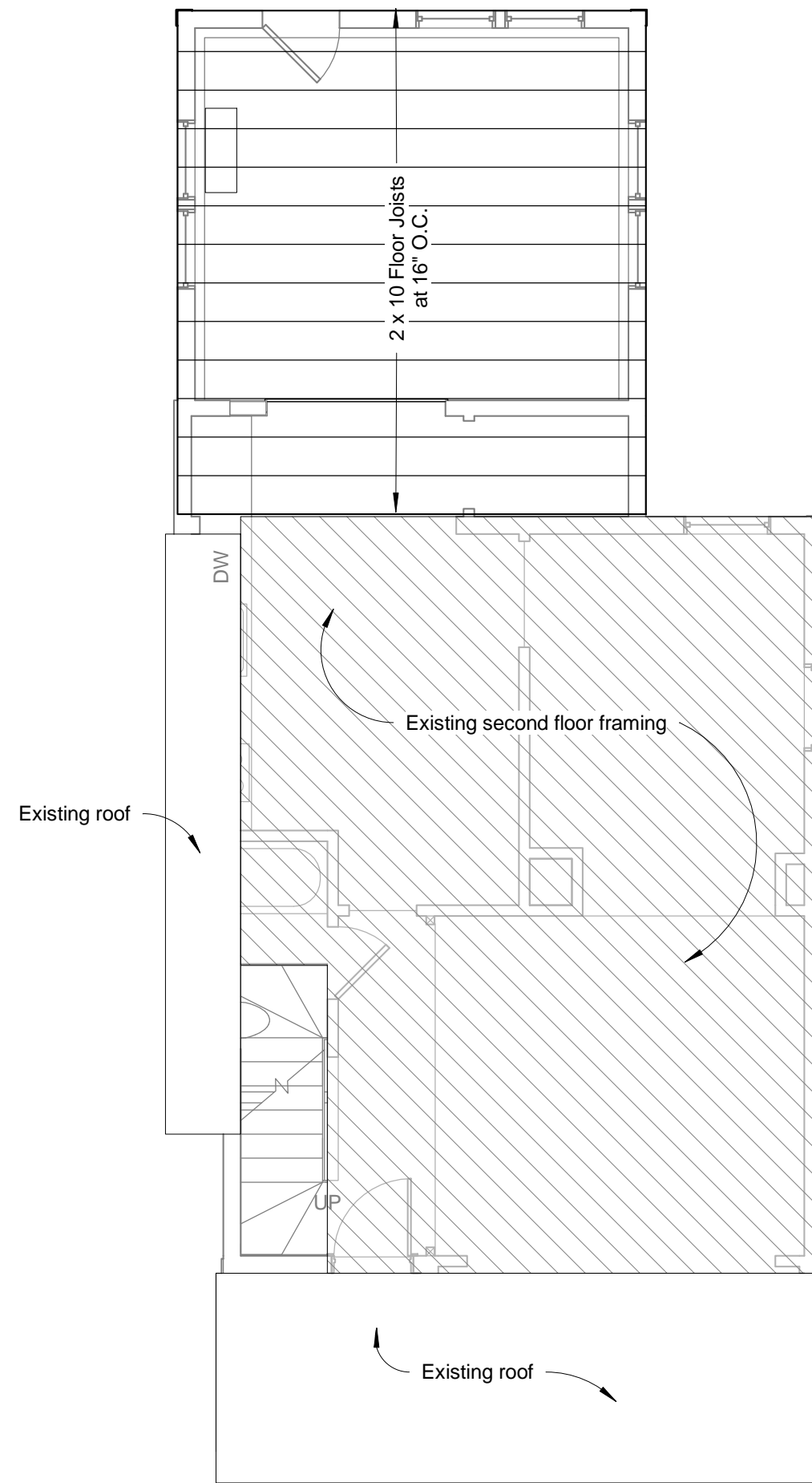
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# A5.1

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② Proposed Roof Framing Plan  
3/16" = 1'-0"



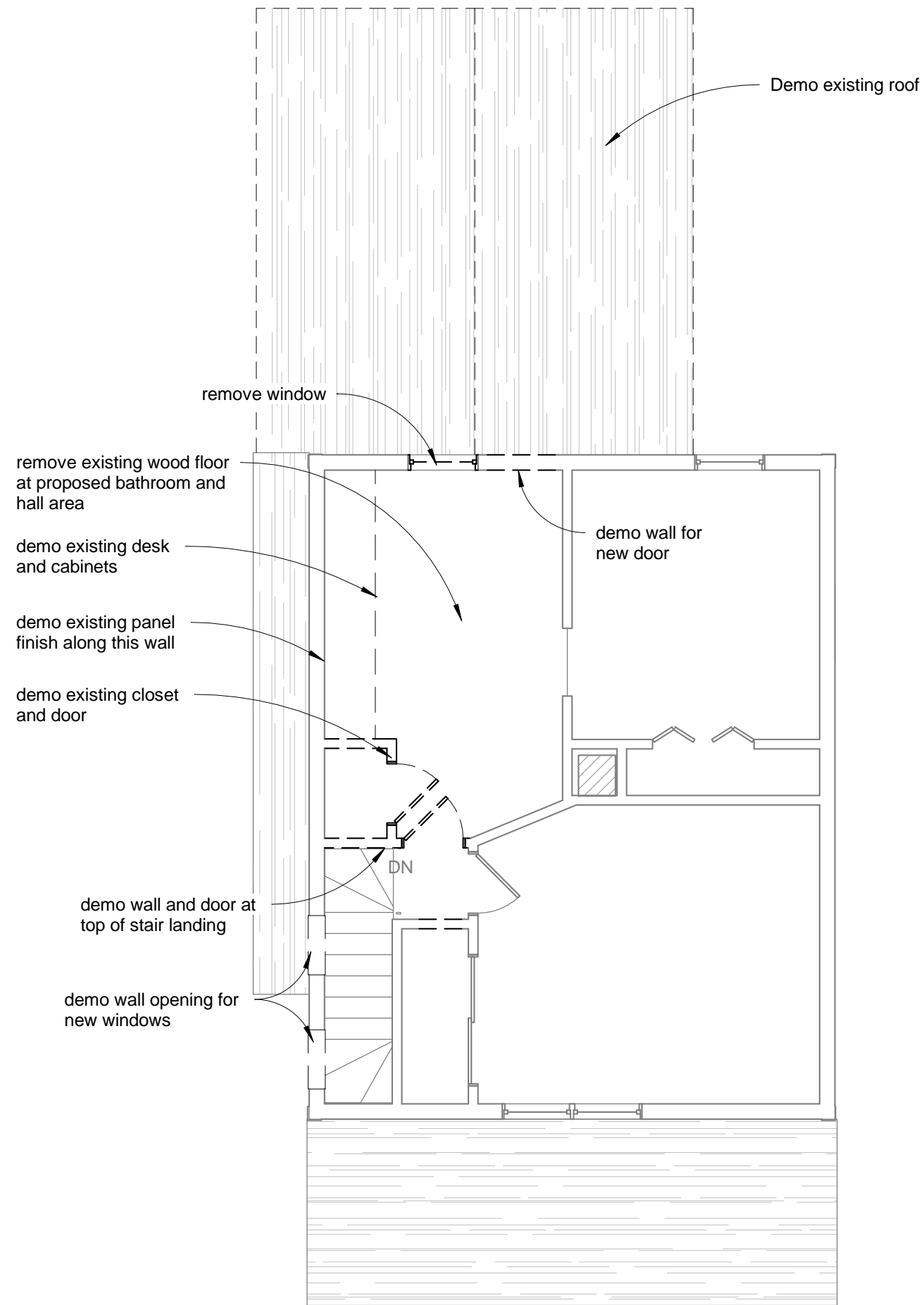
① Proposed Second Floor Framing Plan  
3/16" = 1'-0"

Residence

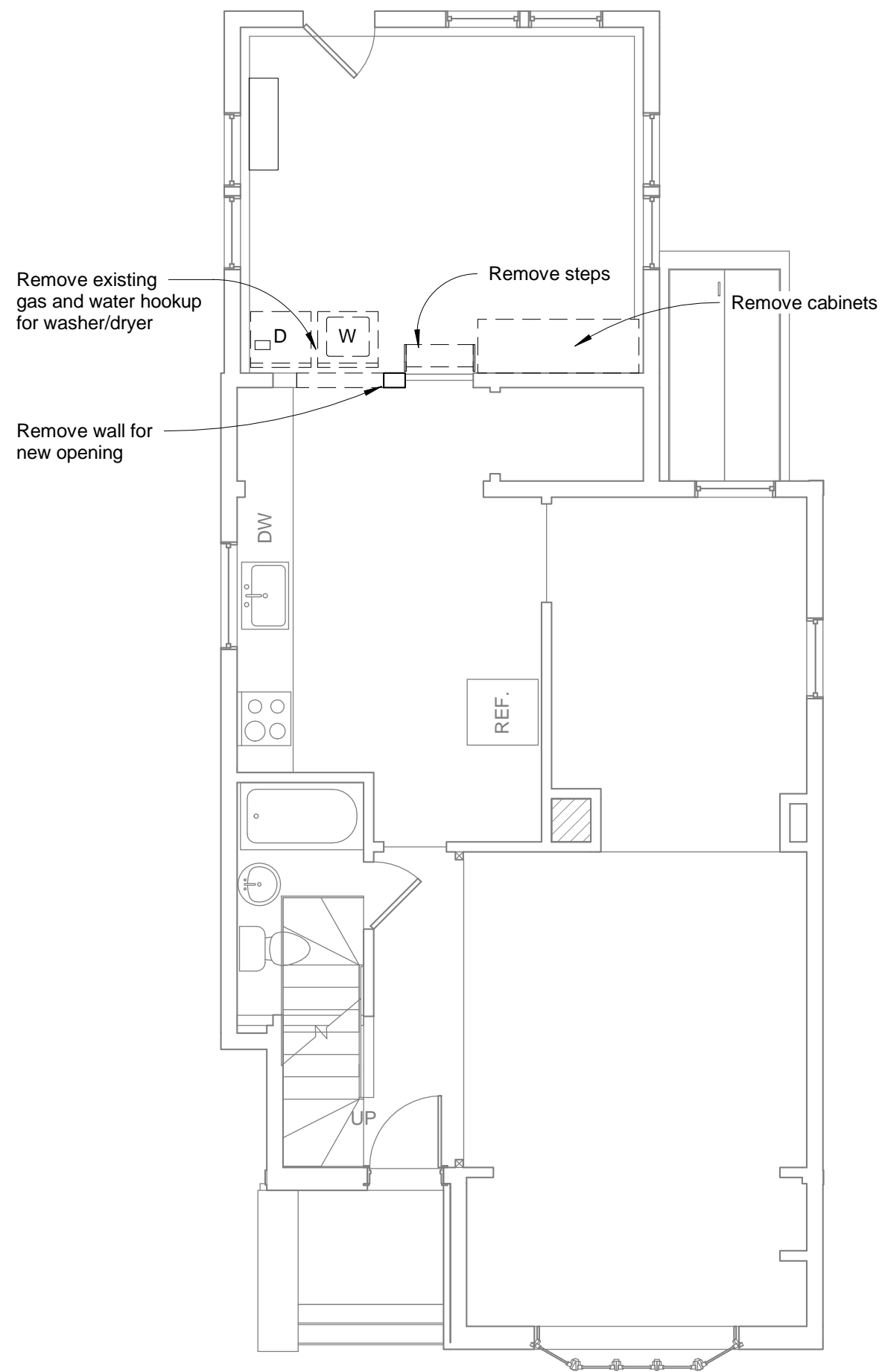
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A6.1

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② Demolition Floor 2  
3/16" = 1'-0"



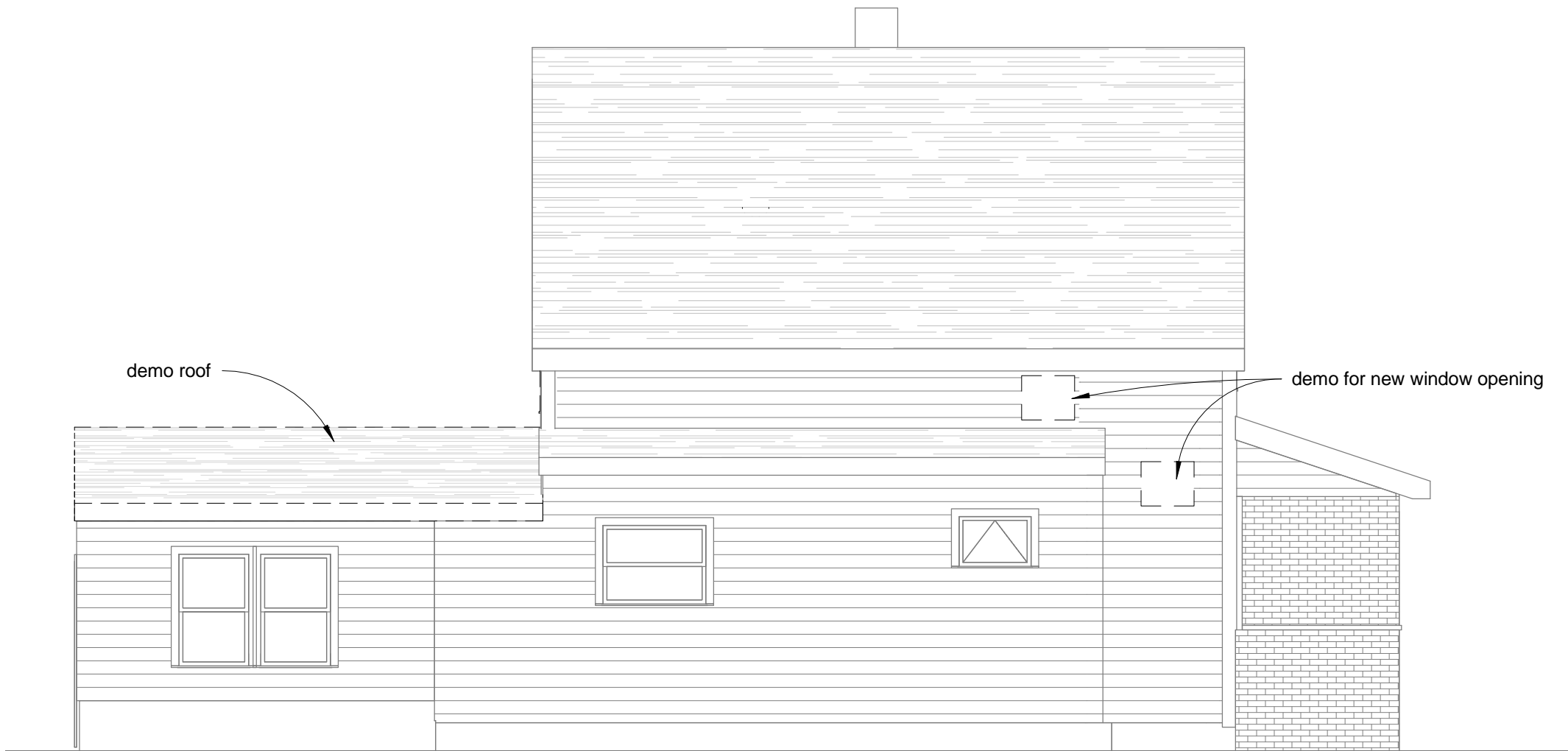
① Demolition Floor 1  
3/16" = 1'-0"

# Residence

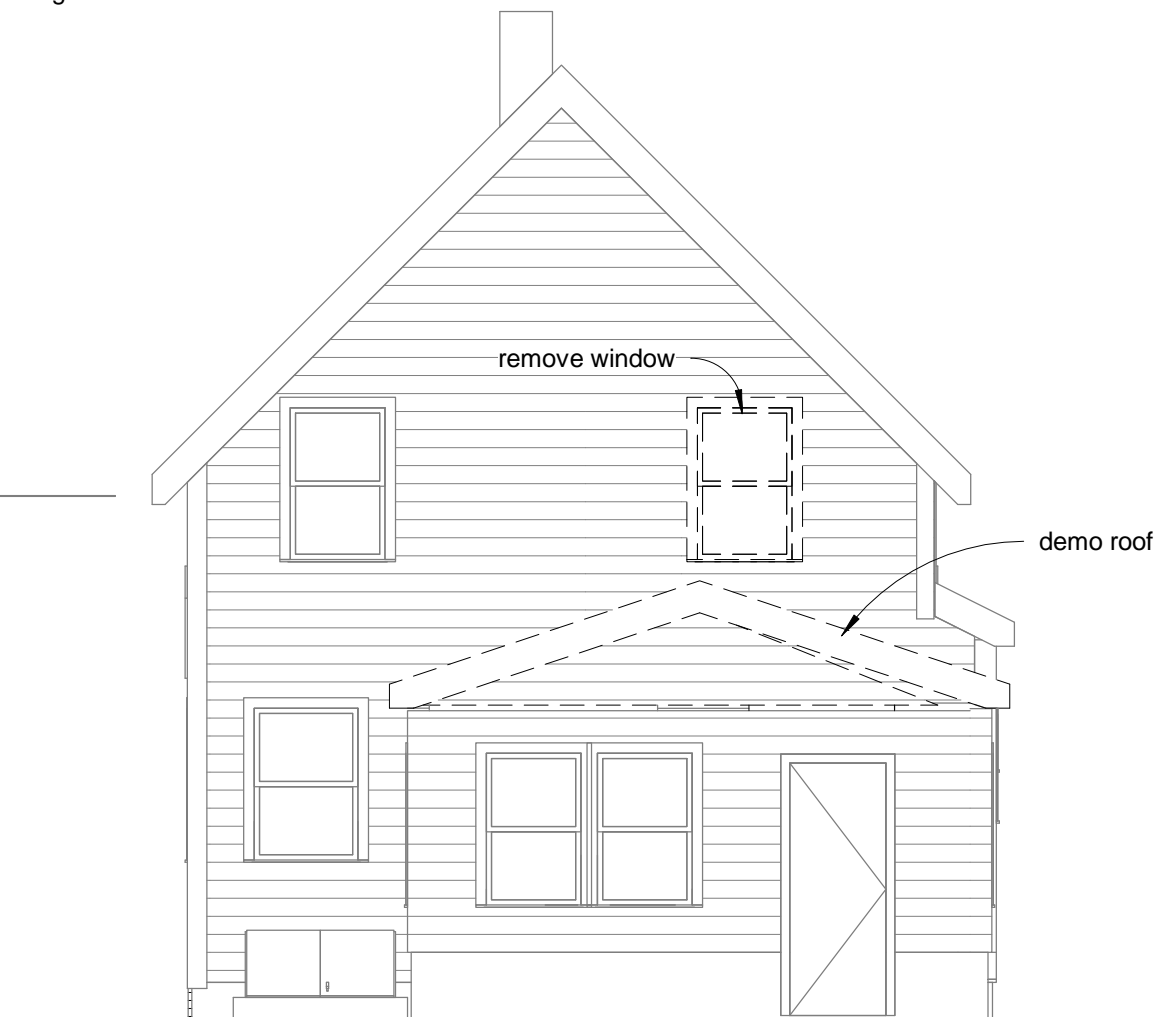
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# D1.1

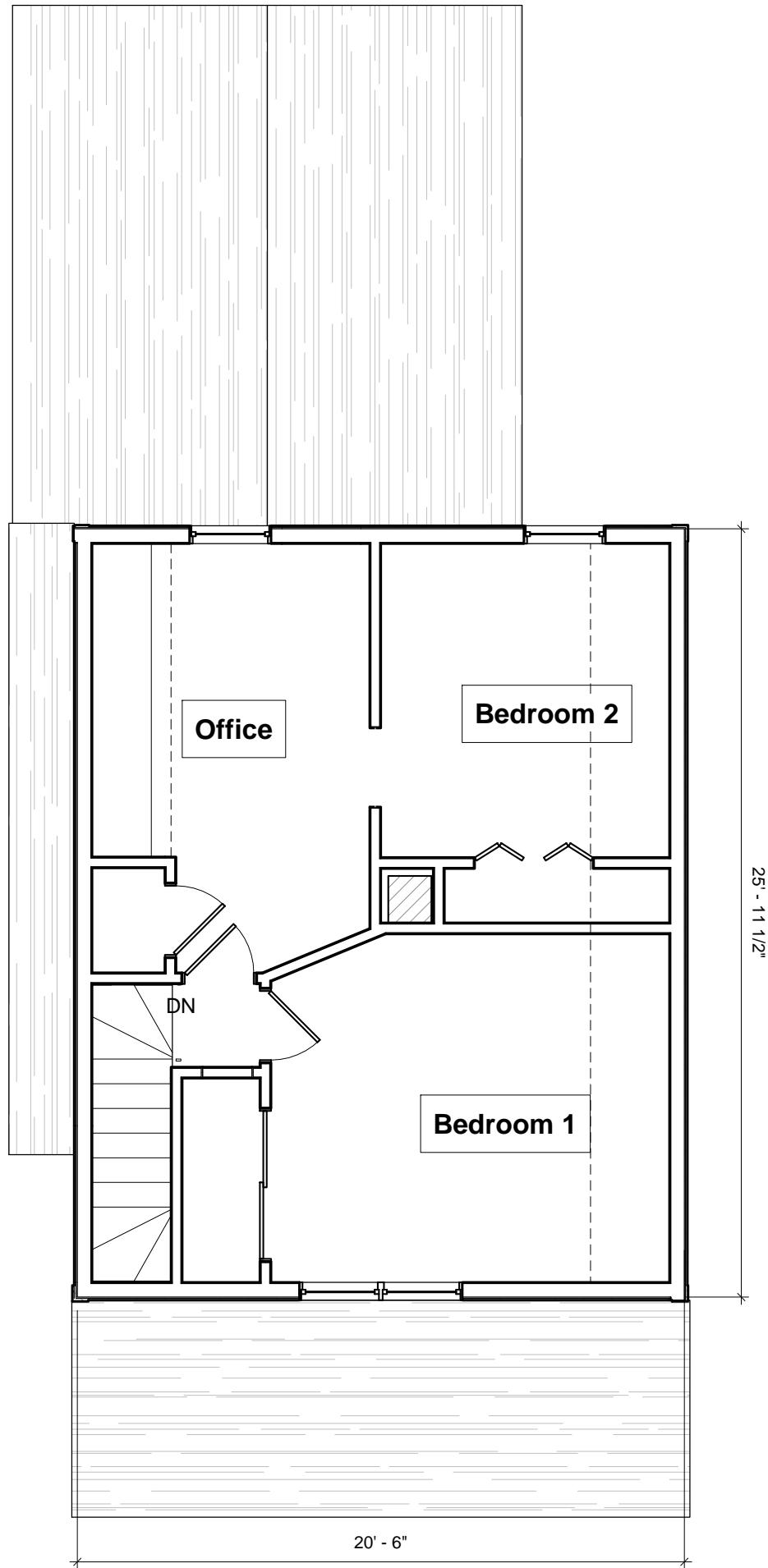
January 11, 2018



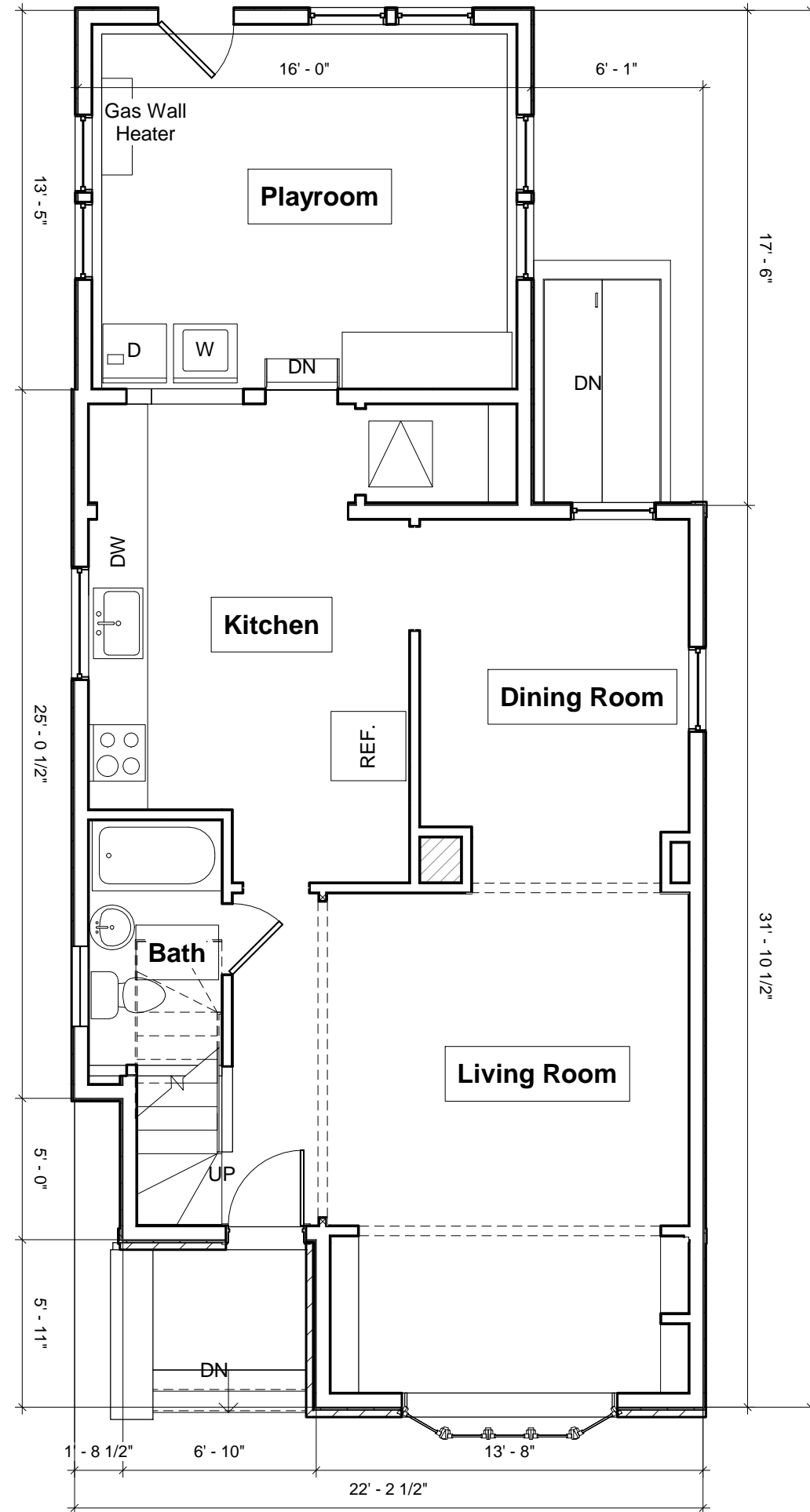
② Demolition Left Elevation  
3/16" = 1'-0"



① Demolition Rear Elevation  
3/16" = 1'-0"



2 Existing Floor 2  
3/16" = 1'-0"



1 Existing Floor 1

# Residence

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# EX.1

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④ Existing Left Elevation  
3/16" = 1'-0"



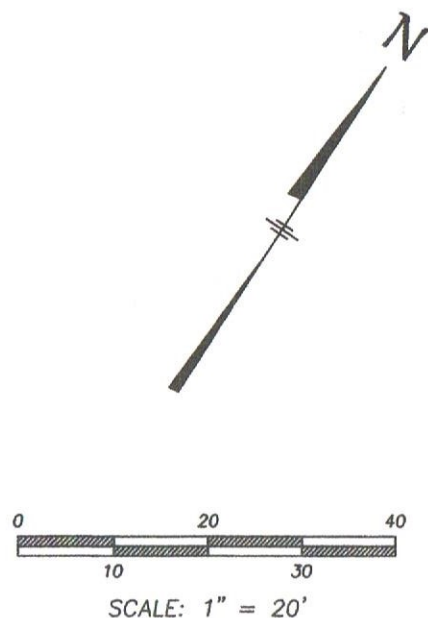
① Existing Front Elevation  
3/16" = 1'-0"



② Existing Right Elevation  
3/16" = 1'-0"



① Existing Rear Elevation  
3/16" = 1'-0"



CURRENT OWNER: KELLY L BEST & JONATHAN A SCAMMAN

TITLE REFERENCE: BK 47176 PG 231

PLAN REFERENCE: BK 97 PLAN 42-43


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: JOHN SCAMMAN

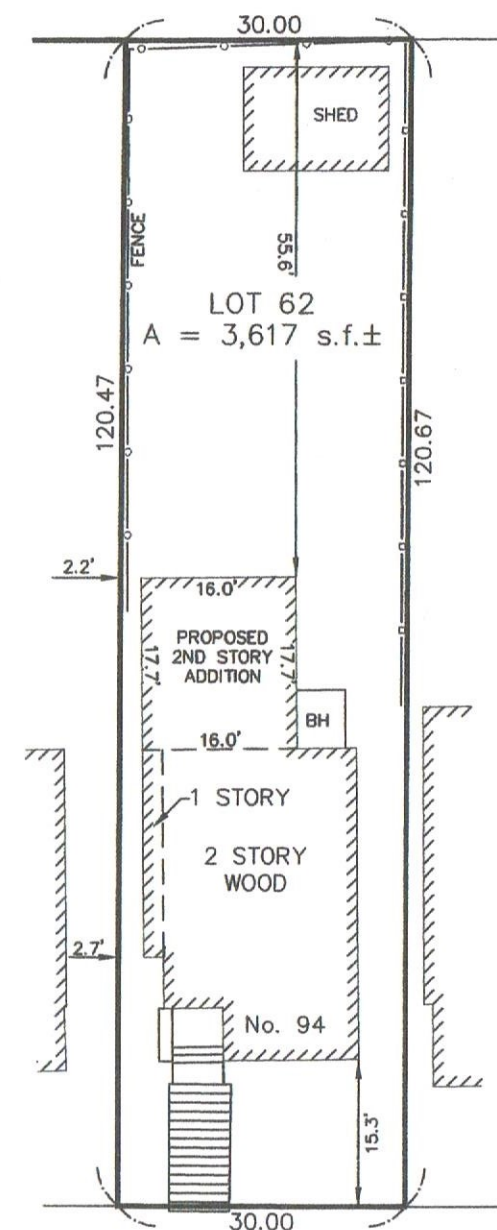
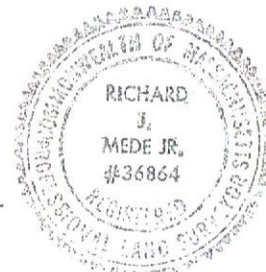
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 22, 2017  
DATE OF PLAN: JANUARY 5, 2018

  
RICHARD J. MEDE, JR. P.L.S.

01/05/2018

DATE:



MORELAND STREET

CERTIFIED PLOT PLAN  
94 MORELAND STREET  
SOMERVILLE, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

JOHN SCAMMAN

DRAWN	CHECKED	FILE No.
CAV	RJM	19930