

Z:\DCADD\WGS\Clarendon-19\Drawings\Clarendon 19 - Title Sheet.dwg, T1, 4/19/2016 2:23:00 PM



DRIVEWAY ELEVATION

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

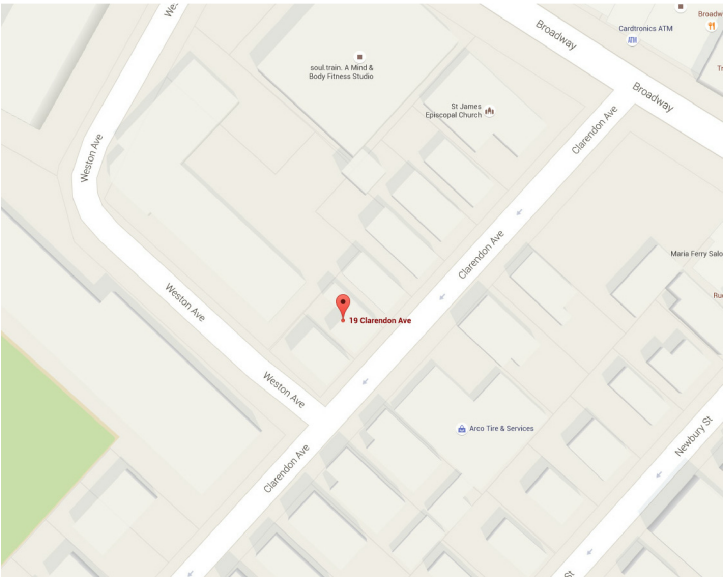
SCOPE OF WORK
RENOVATE TWO RESIDENTIAL UNITS IN
TWO-FAMILY RESIDENCE
SPECIAL PERMIT
ADD DORMER, FINISHED PART OF BASEMENT,
AND DECK @ SECOND FLOOR REAR.

RENOVATION OF TWO-UNIT BUILDING

19 CLARENDON AVE, SOMERVILLE, MA

LIST OF DRAWINGS		SPECIAL PERMIT 18 APR 2016	
GENERAL			
T1	TITLE SHEET	X	
	EXISTING PLOT PLAN	X	
Z1.1	ZONING COMPLIANCE	X	
Z1.2	ZONING COMPLIANCE	X	
Z1.3	ZONING COMPLIANCE	X	

ARCHITECTURAL			
A1.1	BASEMENT & FIRST FLOOR PLAN	X	
A1.2	SECOND & THIRD FLOOR PLAN	X	
A2.1	FRONT & LEFT ELEVATION	X	
A2.2	REAR & RIGHT ELEVATION	X	
EC1	EXISTING FLOOR PLANS	X	
EC2	EXISTING ELEVATIONS	X	



LOCUS PLAN

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COMMUNITY DESIGN

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SEAL

CONSULTANT

PROJECT

19 CLARENDON

19 CLARENDON AVE
SOMERVILLE, MA 02144

PREPARED FOR

HUDSON SANTANA

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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SP APPL	04/18/2016
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DRAWN BY YC	REVIEWED BY PQ
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SHEET

T1

REFERENCES

DEED: BOOK 66739, PAGE 482
PLAN: PLAN BOOK 21, PLAN 41
PLAN: 1596 OF 1955
PLAN: 29 OF 2009

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 10 AND FEBRUARY 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

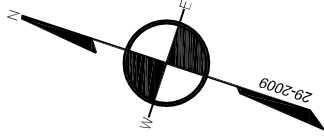
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE:

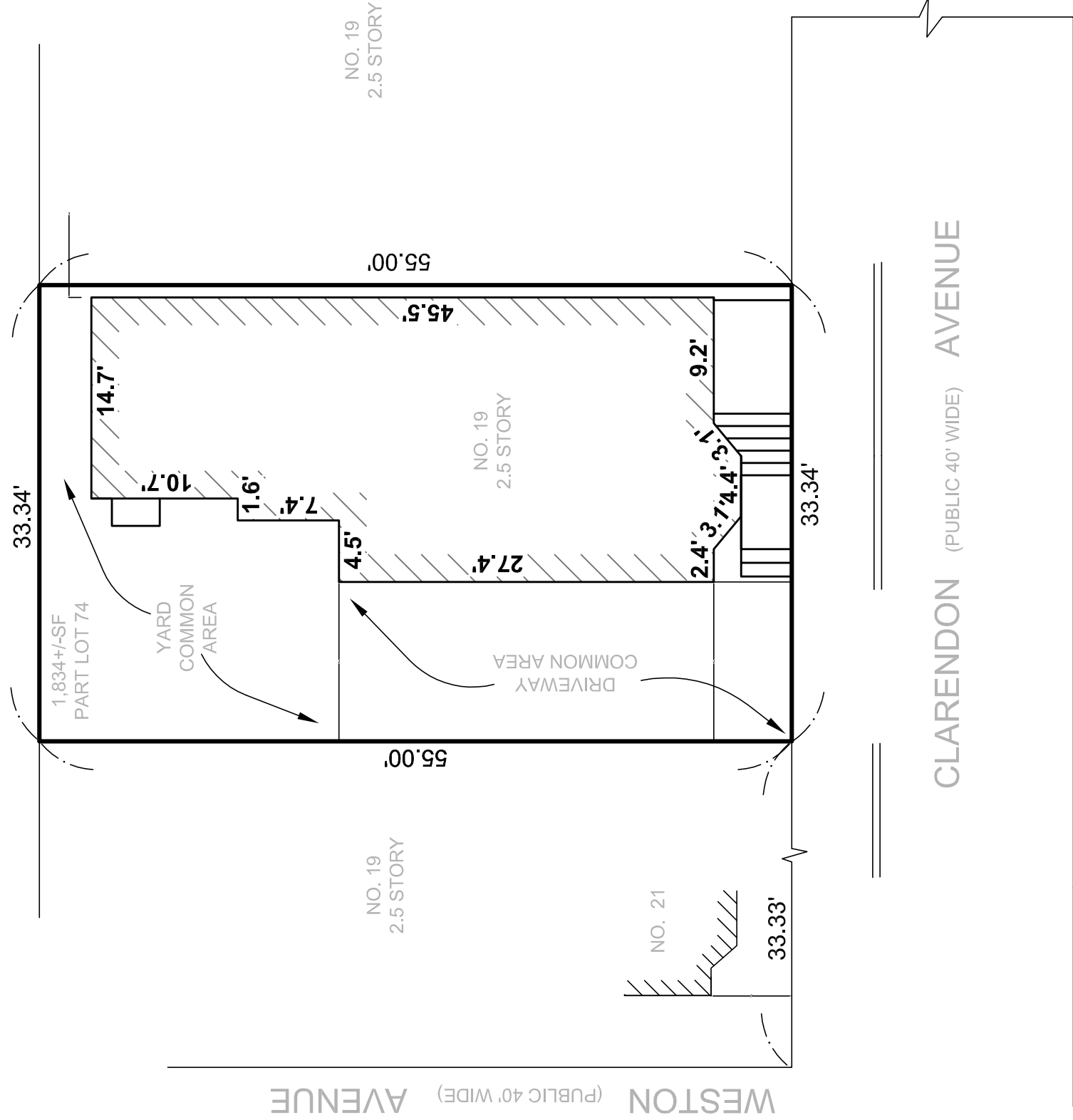
19 CLARENDON AVENUE
CONDOMINIUM SITE PLAN

LOCATED AT
19 CLARENDON AVENUE
SOMERVILLE, MA
PREPARED FOR:
19 CLARENDON AVENUE, LLC

RESERVED FOR REGISTRY USE



NO. 19
2.5 STORY

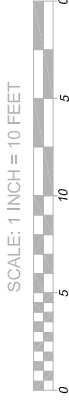


0.5' BACK
NO. 16

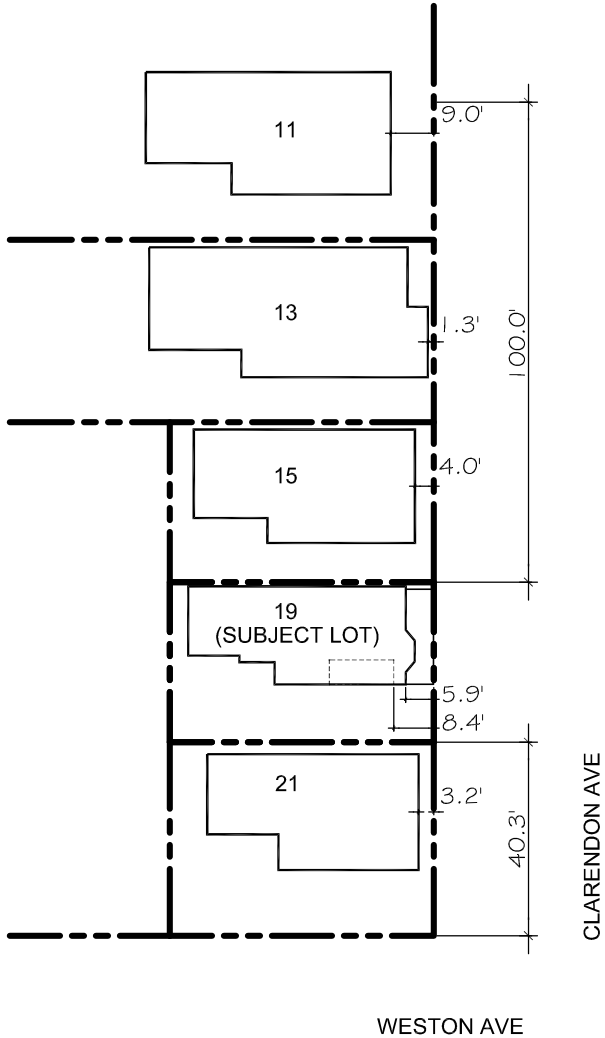
NO. 22-24

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSURVEY.COM



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PER §8.6.5.A - FRONT YARD MAY BE THE
AVERAGE FRONT YARD OF NEIGHBORS 100'
EACH SIDE OF SUBJECT LOT BUT NOT LESS
THAN 10' IN ANY CASE:
 $(3.2' + 4.0' + 1.3' + 9.0') / 4 = 4.64'$ BUT NOT LESS
THAN 10' IN ANY CASE.

1 FRONT YARD CALCULATION
SCALE: 1"=40'-0" **PER §8.6.5.A**

CLARENDON 19 - DIMENSIONAL TABLE - RES B ZONING DISTRICT, SP PER §4.4.1

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	± 1,834	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	1,500	917	NO CHANGE	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 51	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN LANDSCAPED AREA (% OF LOT)	25	± 9	NO CHANGE	EXTG NON-CONF
PERVIOUS AREA (% OF LOT)	35	± 9	NO CHANGE	EXTG NON-CONF
FLOOR AREA RATIO (FAR)	1.0	1.1	1.4	RELIEF REQUIRED
NET FLOOR AREA (NSF)	±1,834	±1,985	±2,477	RELIEF REQUIRED
MAX HEIGHT (FT/ STORIES)	40 / 3	±28.8 / 2 1/2	NO CHANGE	COMPLIES
MIN FRONT YARD (FT)	10 PER §8.6.5.A	±5.9'	DORMER: ±8.4'	REQUIRES RELIEF SEE 1/Z1.1
			DECK: ±33.2'	COMPLIES
			EXTG: ±5.9'	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - LEFT (FT)	7.6' SEE NOTE 2	±12'	DORMER: ±12'	COMPLIES
			DECK: ±18'	COMPLIES
			±12'	COMPLIES
MIN SIDE YARD - RIGHT (FT)	6.6' SEE NOTE 2	±0.9'	DORMER: ±16.2'	COMPLIES
			DECK: ±5.1'	COMPLIES
			±0.9'	EXTG NON-CONF, NO CHANGE
MIN REAR YARD (FT)	10 SEE NOTE 1	±3.8'	DORMER: ±33.2'	COMPLIES
			DECK: 10'	COMPLIES
			±3.8'	EXTG NON-CONF, NO CHANGE
MIN FRONTAGE (FT)	50	33.34	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	3 SEE NOTE 3	1	NO CHANGE	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

NOTE 1 - REAR YARD REDUCTION CALCULATION PER §8.6.13
100' - 55' LOT DEPTH = 45'
45' X 3"/FOOT = 135" REDUCTION = 11.25' REDUCTION
20' - 11.25" = 8.75' BUT IN NO CASE LESS THAN 10' REQUIRED REAR YARD

NOTE 2 - SIDE YARD REDUCTION CALCULATION PER §8.6.10
50' - 33.34' LOT WIDTH = 16.66'
16.66' X 1"/FOOT = 16.66" REDUCTION ON SINGLE SIDE YARD
2 1/2" STORY: 8' - 16.66" = 8' - 1.38' = 6.62' REQUIRED SINGLE SIDE YARD
16.66' X 2"/FOOT = 33.32" REDUCTION ON COMBINED SIDE YARDS
2 1/2" STORY: 17' - 33.32" = 17' - 2.77" = 14.23' REQUIRED COMBINED SIDE YARDS

NOTE 3 - NUMBER OF REQUIRED PARKING SPACES PER §9.5
EXISTING (2) 2-BR UNIT (PROPOSED NO CHANGE)
(2) 2-BR UNITS AT 1.5 SPACES PER UNIT = 2X1.5 = 3
3 EXISTG CONDITION REQ'D
WITH ONE PROVIDED (GRANDFATHERED EXISTING CONDITION)

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SOMERVILLE, MA 02144

PREPARED FOR

HUDSON SANTANA

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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SP APPL	04/18/2016
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

Z1.1



19 CLARENDON AVE
SOMERVILLE, MA 02144

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

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SHEET

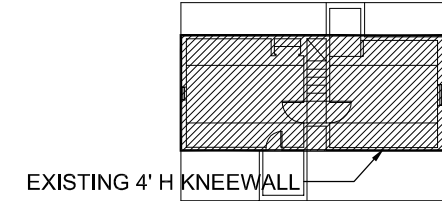
Z1.2



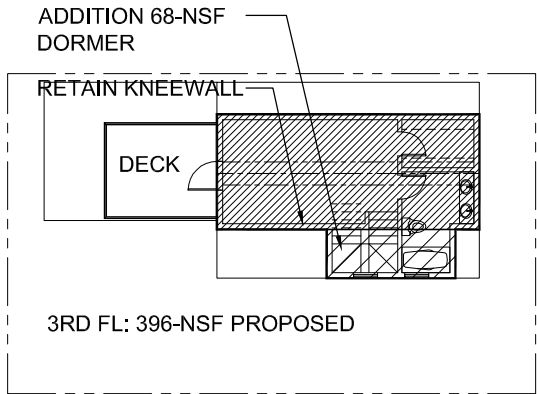
2 BUILDING HEIGHT

SCALE: 1" = 10'-0"

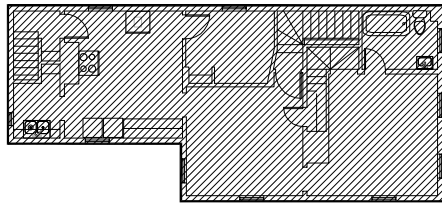
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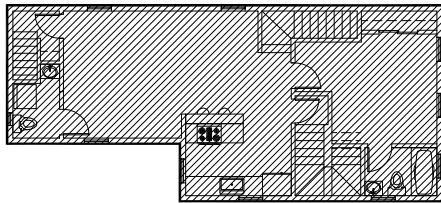
3RD FL: 328-NSF EXT'G



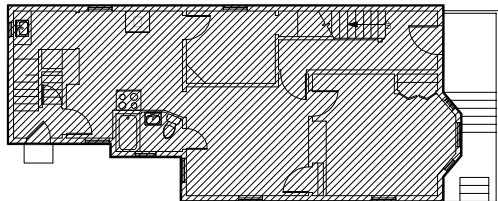
3RD FL: 396-NSF PROPOSED



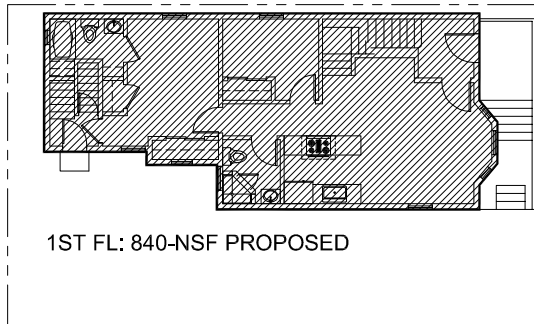
2ND FL: 817-NSF EXT'G



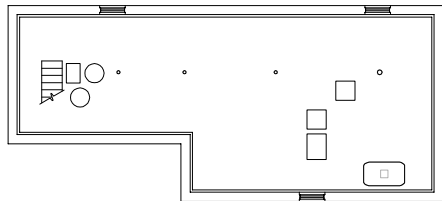
2ND FL: 817-NSF PROPOSED



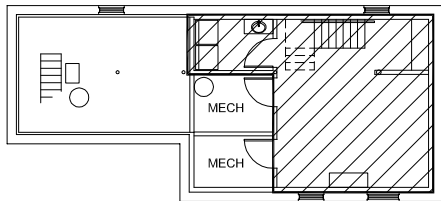
1ST FL: 840-NSF EXT'G



1ST FL: 840-NSF PROPOSED



BASEMENT: 0-NSF EXT'G



BASEMENT: 424-NSF PROPOSED

EXISTING NSF PROPOSED NSF

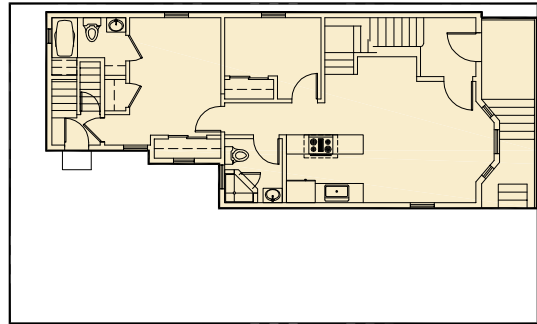


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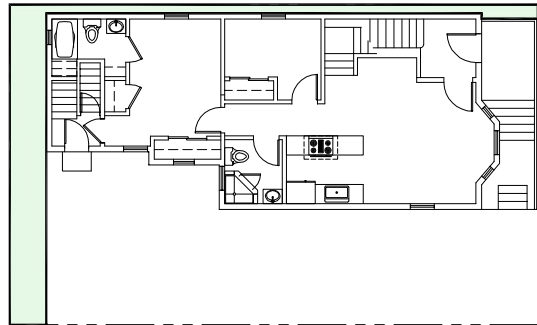
NET SQUARE FOOTAGE

SCALE: 1"=20'-0"

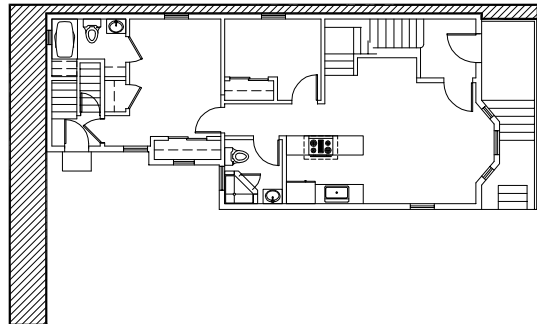
FLOOR	EXISTING NSF	PROPOSED NSF
3RD FL	328	396
2ND FL	817	817
1ST FL	840	840
BASEMENT	0	424
TOTAL	1,985-NSF	2,477-NSF



LOT COVERAGE $\frac{942 \text{ SF}}{1,834 \text{ LOT SF}} = 51\%$



LANDSCAPE AREA $\frac{176 \text{ SF}}{1,834 \text{ LOT SF}} = 9\%$



PERVIOUS AREA $\frac{176 \text{ SF}}{1,834 \text{ LOT SF}} = 9\%$



2

SITE AREAS

SCALE: 1"=20'-0"

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ZONING
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SCALE AS NOTED

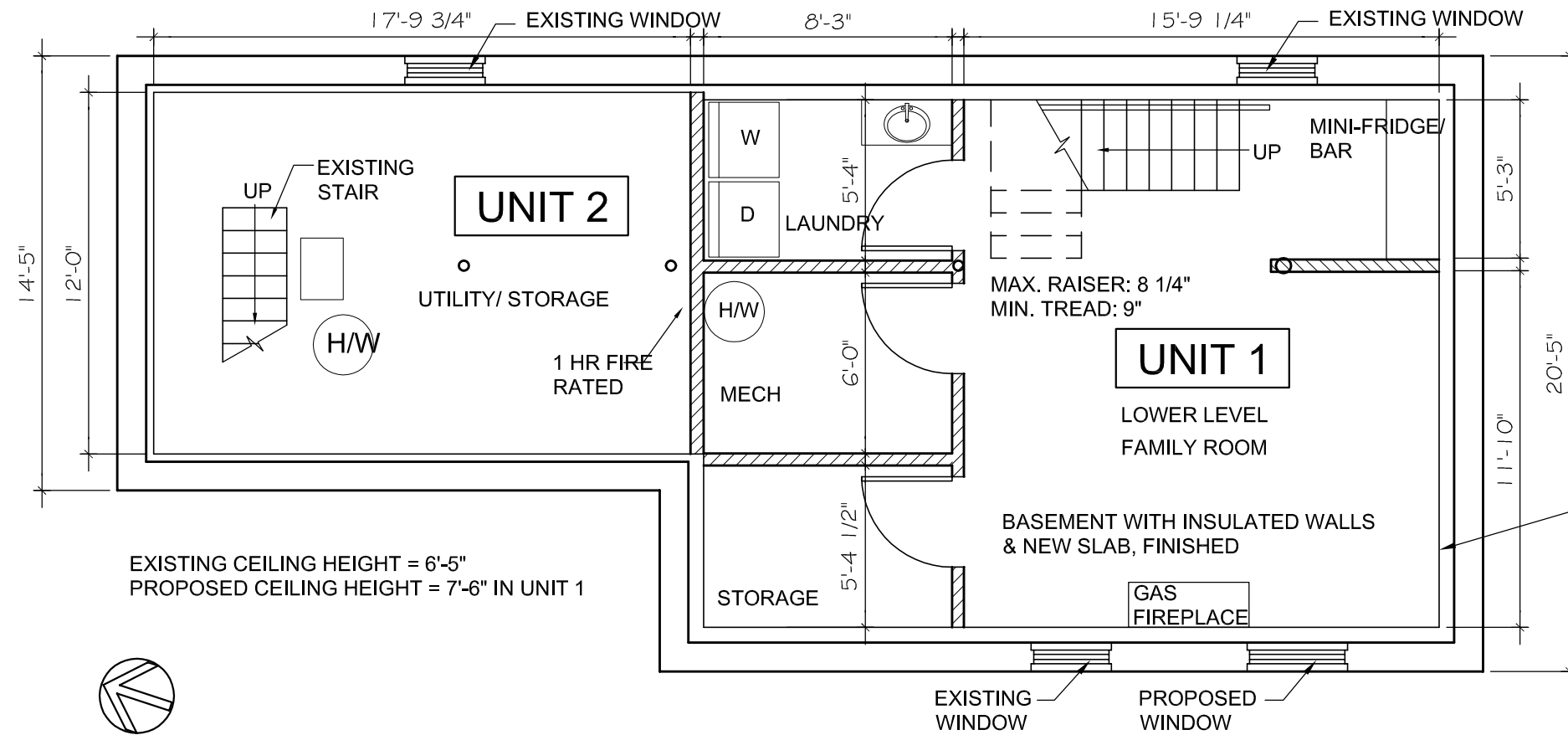
REVISION	DATE
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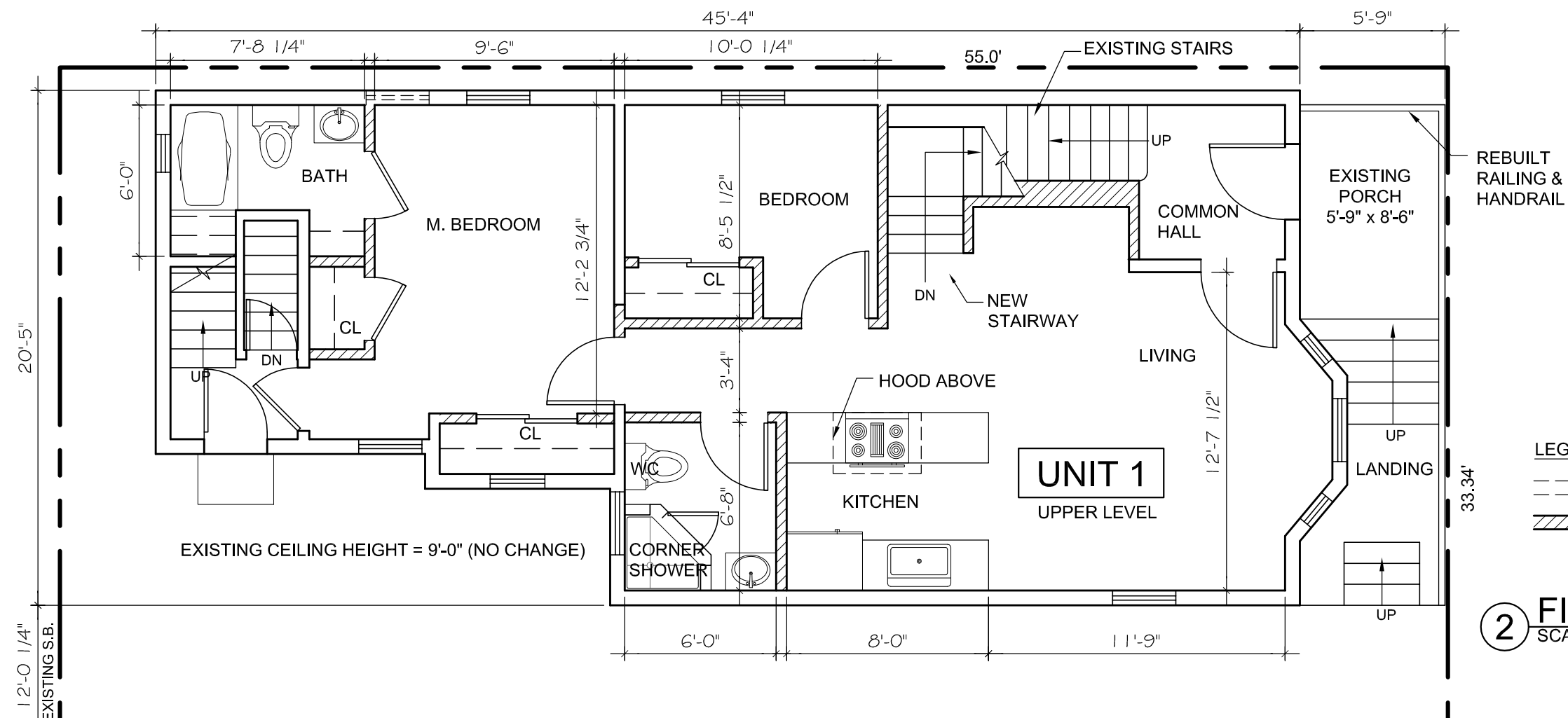
DRAWN BY YC	REVIEWED BY PQ
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SHEET

Z1.3



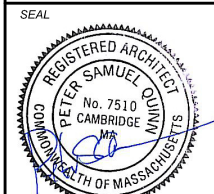
1 BASEMENT PLAN



2 FIRST FLOOR PLAN

LEGEND

 EXISTING WALLS TO BE REMOVED
 PROPOSED NEW WALLS



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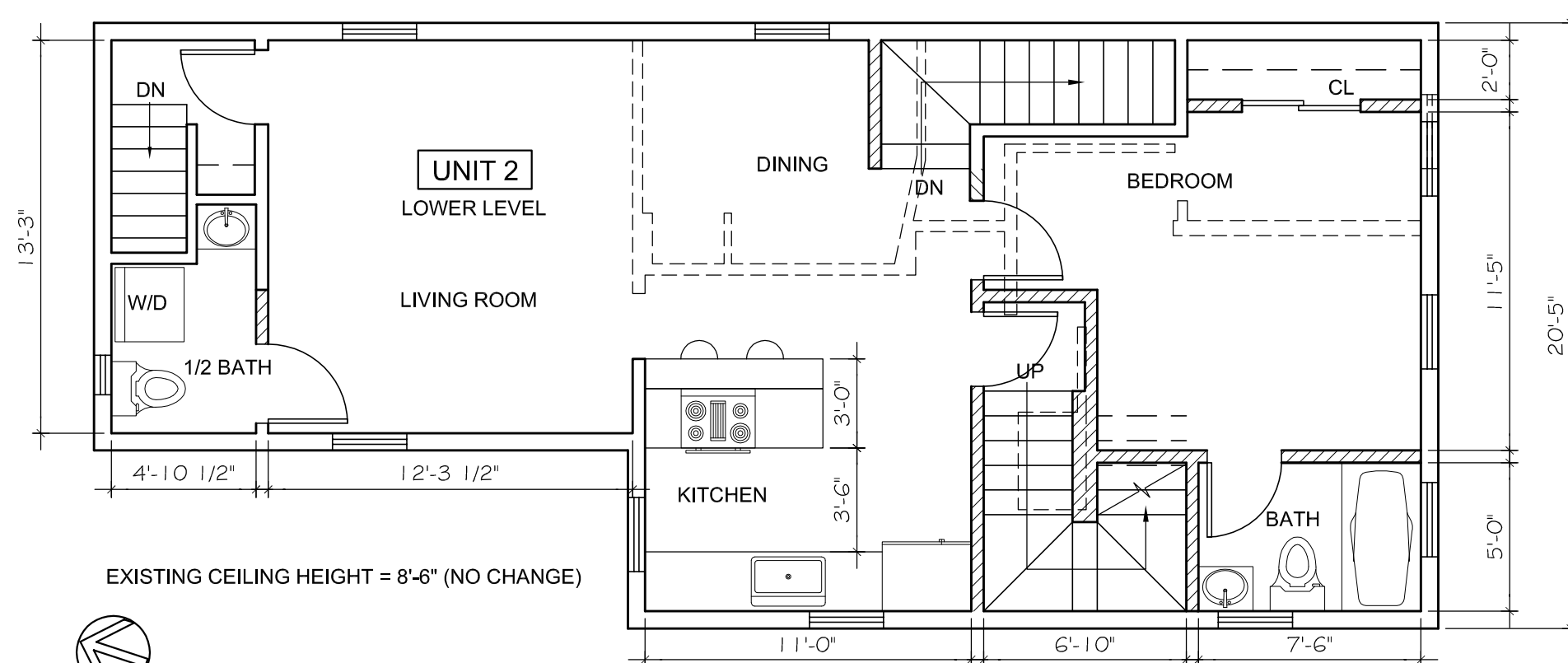
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SECOND
& THIRD
FLOOR PLAN

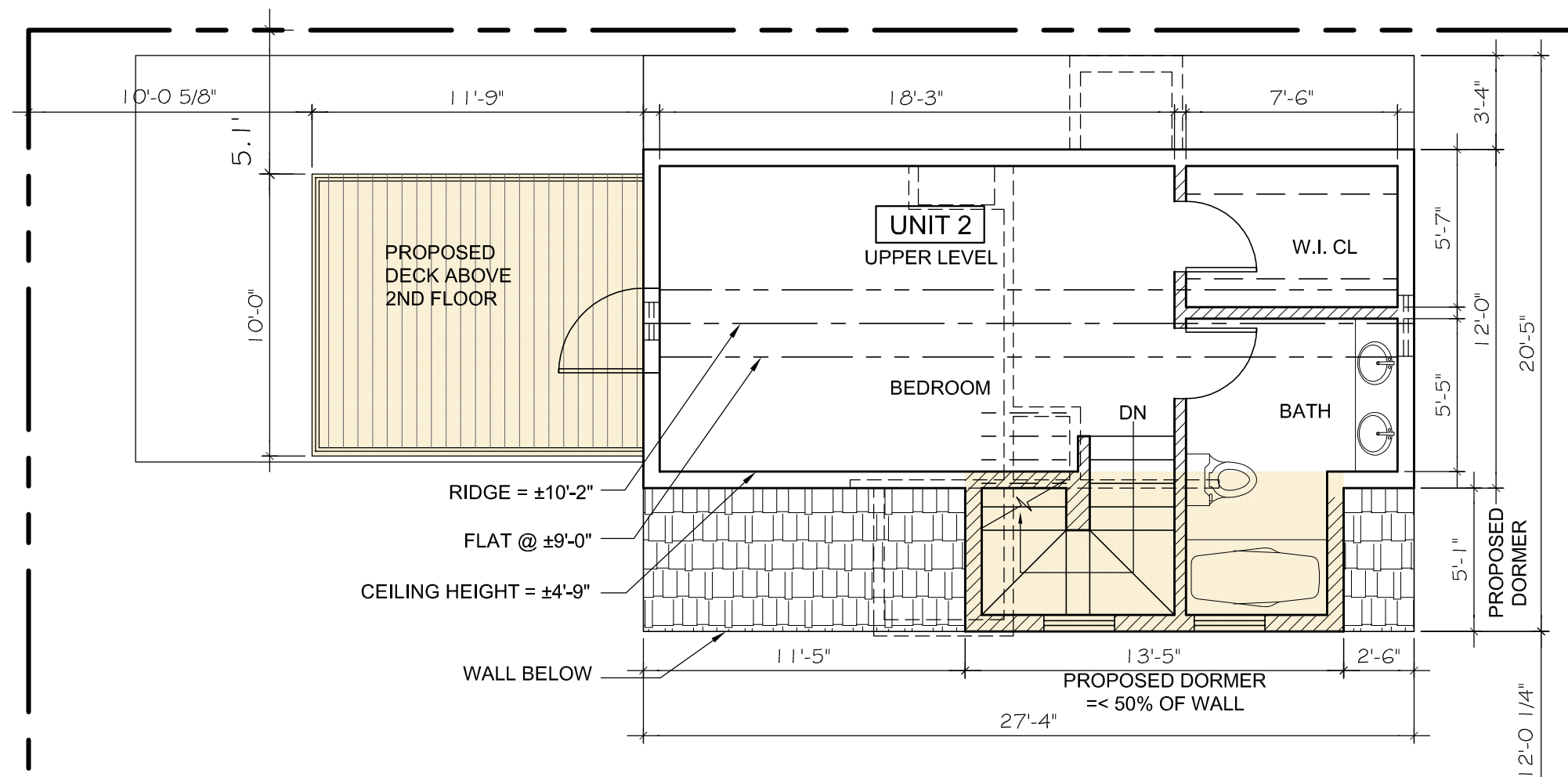
SCALE AS NOTED

REVISION	DATE
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SHEET	

A1.2



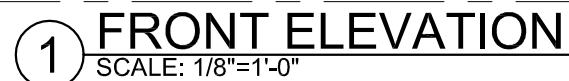
1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

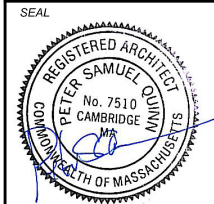


LEGEND

- EXISTING WALLS TO BE REMOVED
- /// PROPOSED NEW WALLS

2 THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"





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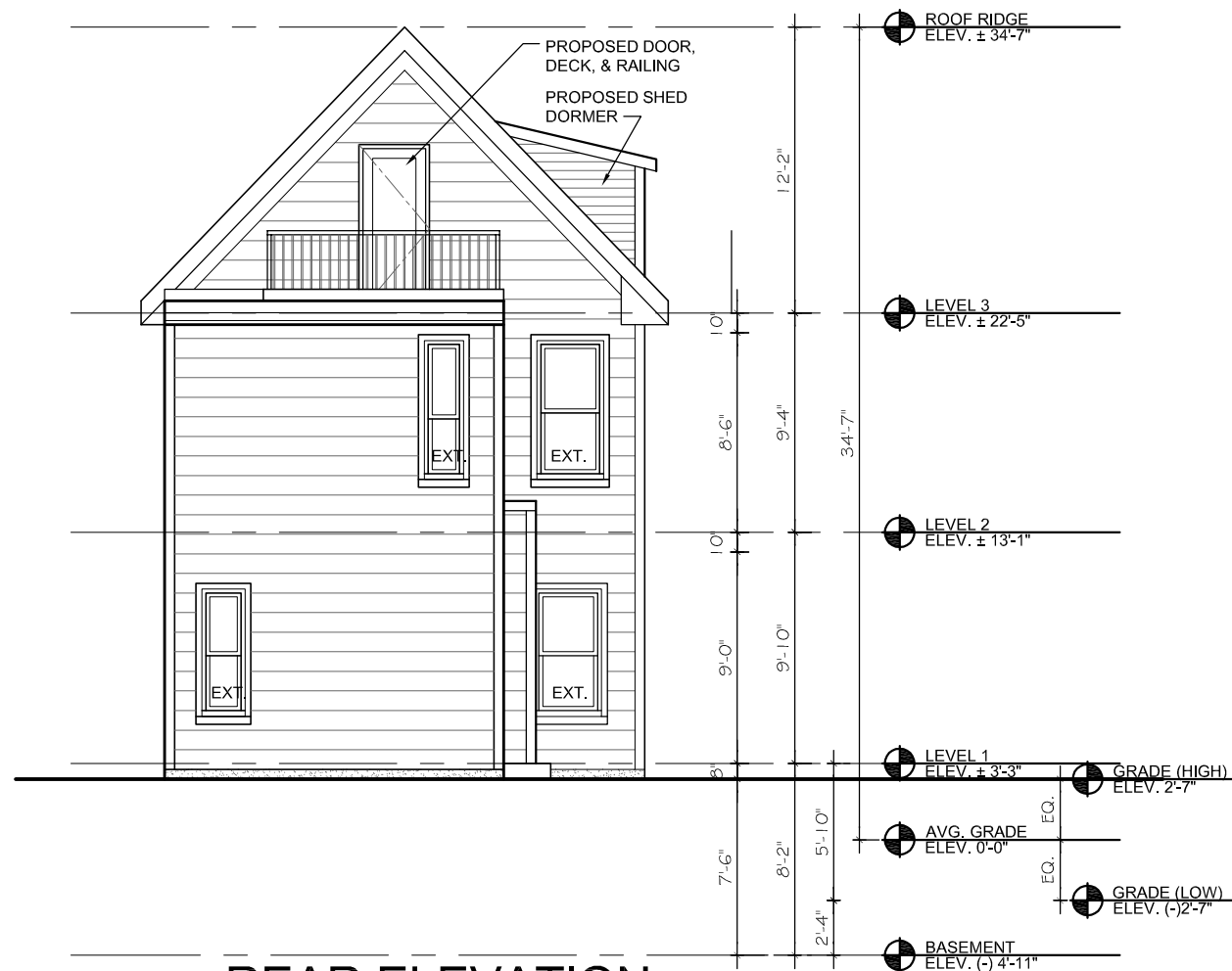
DRAWING TITLE
REAR &
RIGHT
ELEVATION

SCALE AS NOTED

REVISION	DATE
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A2.2

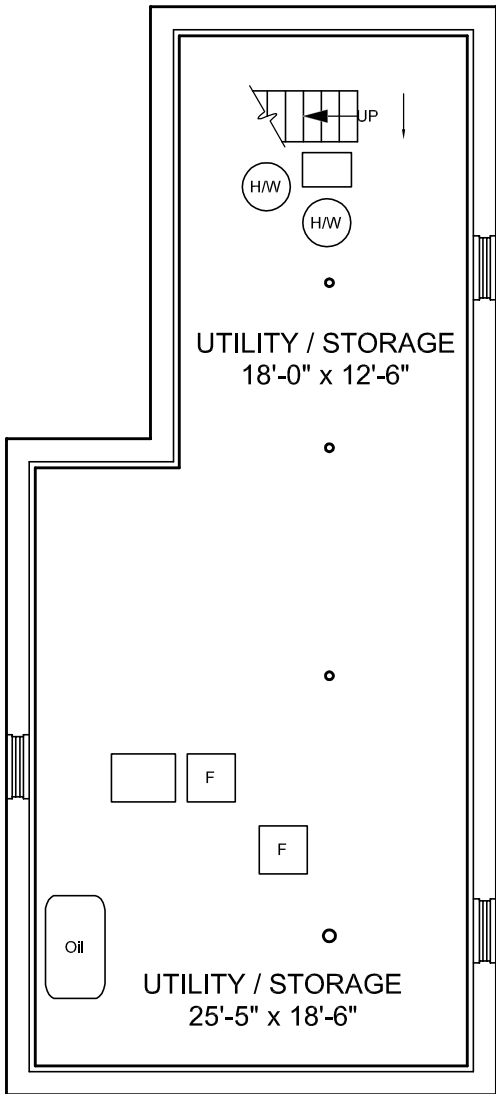


1 REAR ELEVATION
SCALE: 1/8"=1'-0"

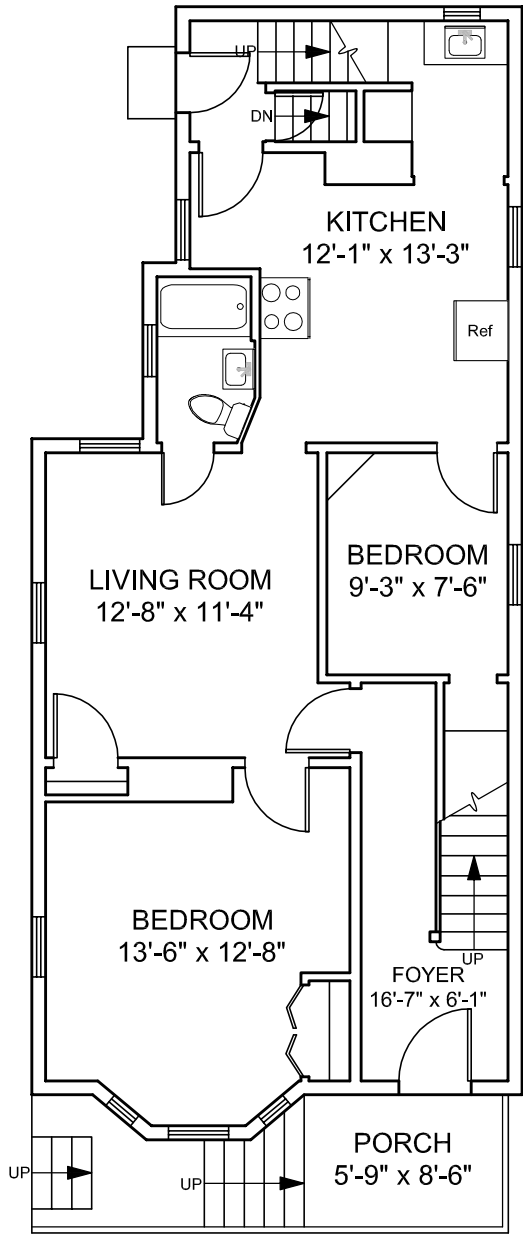


2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

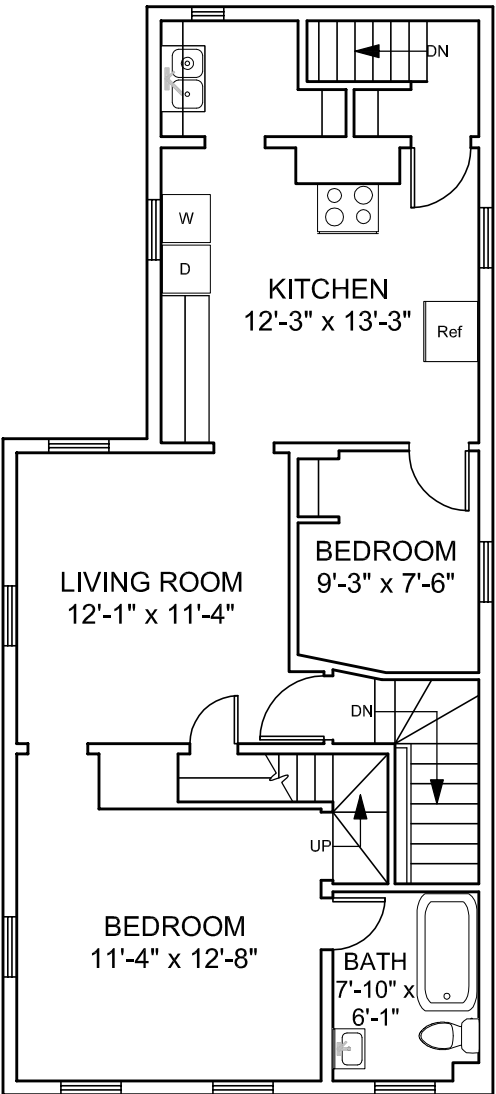
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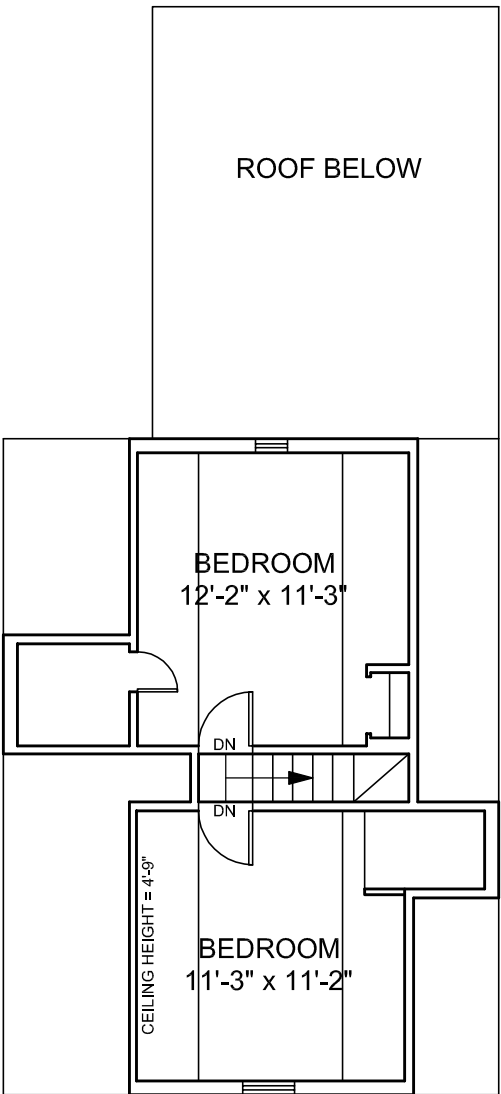
BASEMENT PLAN
Ceiling Height = 6'-5"
Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN
Ceiling Height = 9'-0"
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
Ceiling Height = 8'-6"
Scale: 1/8" = 1'-0"



THIRD FLOOR PLAN
Ceiling Height = 7'-3"
Scale: 1/8" = 1'-0"

EXISTING DRAWINGS
DRAWN BY:
NATIONAL FLOOR PLANS & PHOTOGRAPHY
398 COLUMBUS AVE, SUITE 100
BOSTON, MA 02116
TEL: 800-328-0217
INFO@NATIONALFLOORPLANS.COM
WWW.NATIONALFLOORPLANS.COM
COMPLETED: JAN 2016

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DRAWING TITLE

**EXISTING
FLOOR PLANS**

SCALE AS NOTED

REVISION	DATE

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04/18/2016

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REVIEWED BY

SHEET

EC1

