



PROPOSED STREET VIEW - 13 CLYDE STREET

THREE-UNIT DEVELOPMENT
13 CLYDE STREET
SOMERVILLE, MA



LOCUS PLAN

LIST OF DRAWINGS

ARCHITECTURAL		SP APPLICATION 24 MAY 2012
	COVER SHEET	X
	EXIST. CONDITIONS CERTIFIED PLOT PLAN	X
Z-1	ZONING COMPLIANCE (1 OF 3)	X
Z-2	ZONING COMPLIANCE (2 OF 3)	X
A-0	VIEWS	X
A-1	SITE PLAN	X
A-2	PROPOSED FIRST FLOOR PLAN	X
A-3	PROPOSED SECOND FLOOR PLAN	X
A-4	PROPOSED HALF STORY FLOOR PLAN	X
A-5	PROPOSED STREET ELEVATION	X
A-6	PROPOSED ELEVATION	X
A-7	PROPOSED ELEVATION	X
A-8	PROPOSED ELEVATION	X
A-9	PROPOSED ELEVATIONS	X

PREPARED FOR:
OWNER
NEWMARKET PROPERTIES
65 PARK STREET
ARLINGTON, MA 02474

PREPARED BY:
ARCHITECT
PETER QUINN ARCHITECTS LLC
1904 MASSACHUSETTES AVE, 2ND FL
CAMBRIDGE, MA 02140
PH (617) 354-3989
FX (617) 868-0280

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PROJECT

13 CLYDE ST
SOMERVILLE, MA

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NEWMARKET
PROPERTIES LLC

65 PARK STREET
ARLINGTON, MA 02474

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 29 MAY 2012

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SHEET

N/F
DORIS MARZONI

BK. 11387 PG. 104
LOT 52
PLAN BK. 13 PLAN 51

N/F
LINDA MARCHI, TRUSTEE
OF THE WARWICK STREET
TRUST

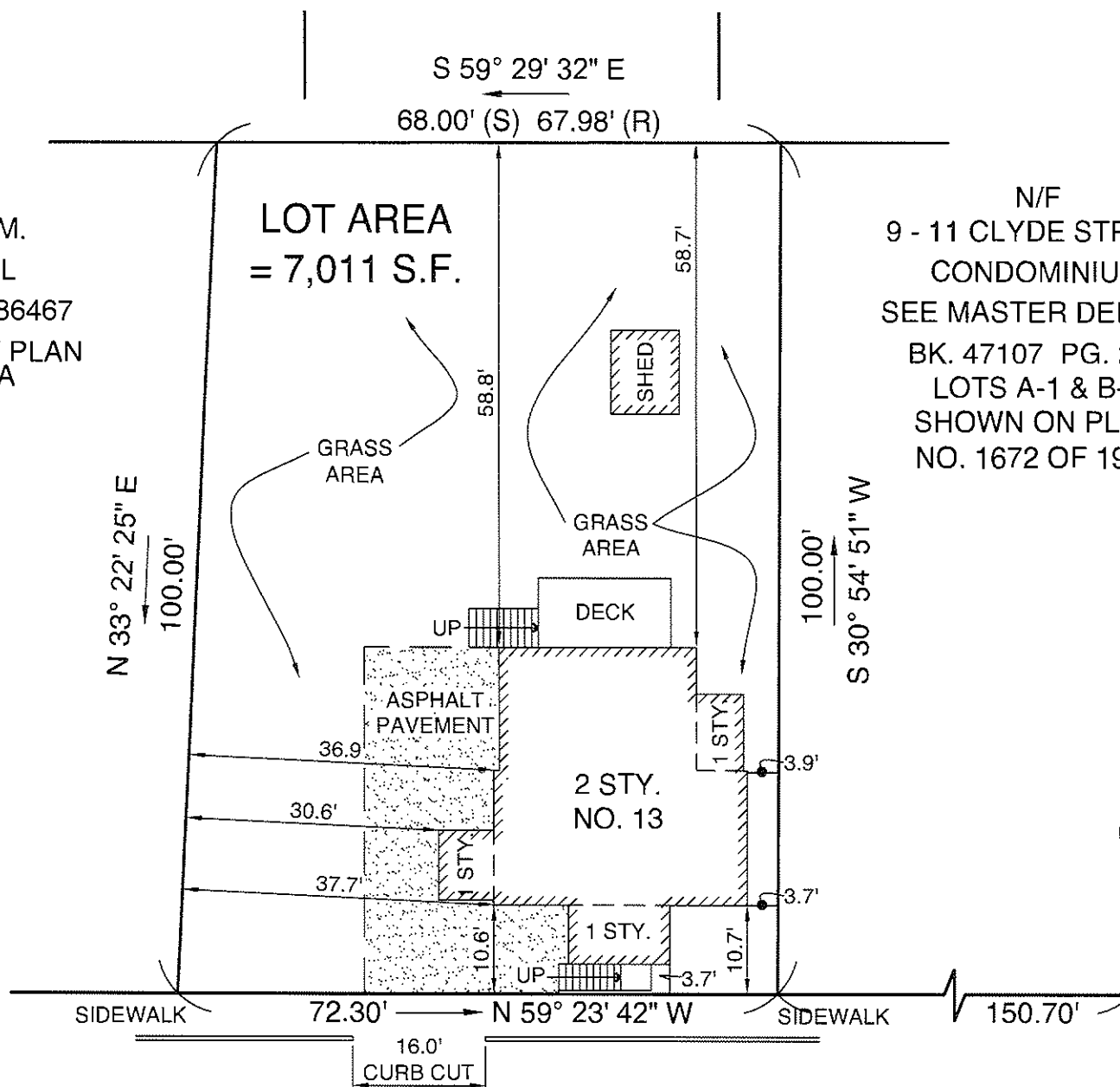
BK. 21983 PG. 48
LOT 51 - PLAN REC.
IN BK. 919 PG. 508

N/F
LUIS BRUM

BK. 29636 PG. 461
LOT 50 - PLAN REC.
IN BK. 919 PG. 508

N/F
JOANNE M.
CARROLL
CERT. NO. 186467
LAND COURT PLAN
10542 A

N/F
9 - 11 CLYDE STREET
CONDOMINIUM
SEE MASTER DEED IN
BK. 47107 PG. 273
LOTS A-1 & B-1
SHOWN ON PLAN
NO. 1672 OF 1986



LAND COURT PLAN NO. 32071 A

PLOT PLAN
IN
SOMERVILLE, MA
13 CLYDE STREET



SCALE: 1" = 20'-0"

MARCH 26, 2012

OWNER: 13 CLYDE STREET, LLC
CERT NO. 250142

PLAN REFERENCE: LAND COURT PLAN NO. 9542 A

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

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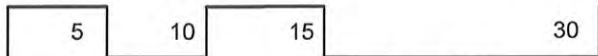
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LOT AREA
= 7,011-SF

SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.
DIMENSIONS BASED ON PLOT PLAN FROM
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
MARCH 26, 2012.

DIMENSIONAL LAYOUT SITE PLAN

SCALE: 1"=10'-0"



SCALE IN FEET

13 CLYDE ST DIMENSIONAL TABLE - RESIDENTIAL-B ZONING DISTRICT - 4.4.1, SPSR APPLICATION

ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	7,011-SF	EXTG NON-CONFORMING
MIN LOT AREA / UNIT	1500 SF/UNIT MIN	2,337-SF/UNIT	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL BSMT)	LOT AREA X 1.0 = 7,011-SF	5,261-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	0.75	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	35.4%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	36.5%	COMPLIES
MAX HT FT - STORIES	40.0' / 3-STY	31.0' / 2.5-STY	COMPLIES

ITEM	ALLOWED/ REQUIRED	EXT'G	PROPOSED	COMPLIANCE
MIN FRONT YD	15.0'	0.4'	3.7'	REDUCED NON-CONFORMITY
MIN SIDE YD - L	8' (2.5-STY)	30.6'	8.5' ADDITION	COMPLIES
MIN SIDE YD - R	8' (2.5-STY)	3.7'	8.5' ADDITION	COMPLIES
MIN REAR YD	20.0'	58.7'	20.0'	COMPLIES
MIN FRONTAGE	50.0'	72.3'	72.3'	COMPLIES
PARKING REQUIREMENTS	(3) UNITS, 3 BDRM = 2 SPACES REQ'D/PER UNIT = 6 TOTAL PARKING REQUIRED = 6 SPACES TOTAL PARKING PROVIDED = 6 SPACES			COMPLIES REQUIRES DIMENSIONAL RELIEF

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PETER QUINN ARCHITECTS LLC
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PH 617-354-3989 FAX 617-868-0280

PROJECT

13 CLYDE ST
SOMERVILLE, MA

PREPARED FOR

NEWMARKET
PROPERTIES LLC

65 PARK STREET
ARLINGTON, MA 02474

DRAWING TITLE

ZONING
COMPLIANCE
SHEET 1 OF 2

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 29 MAY 2012

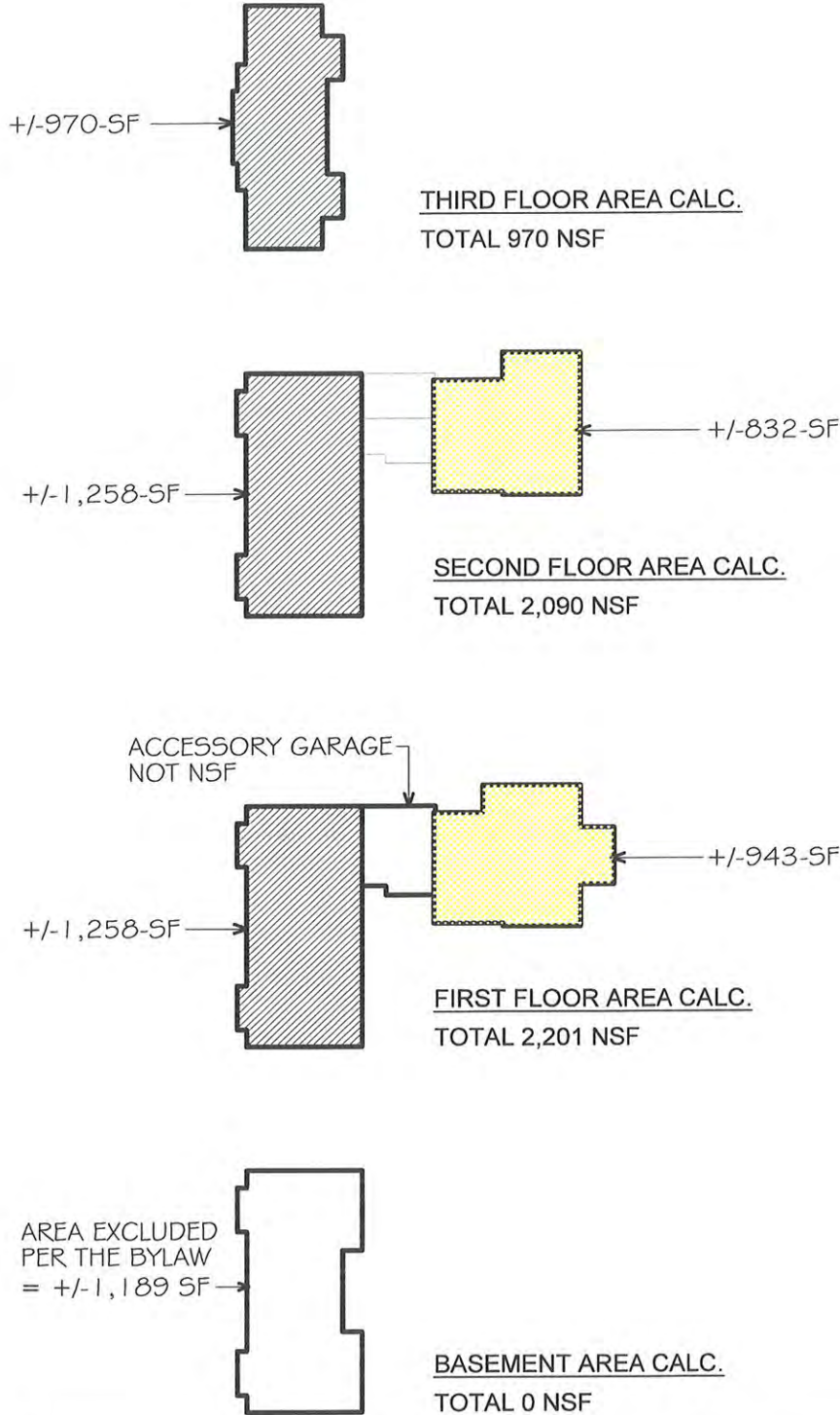
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SHEET

Z-1

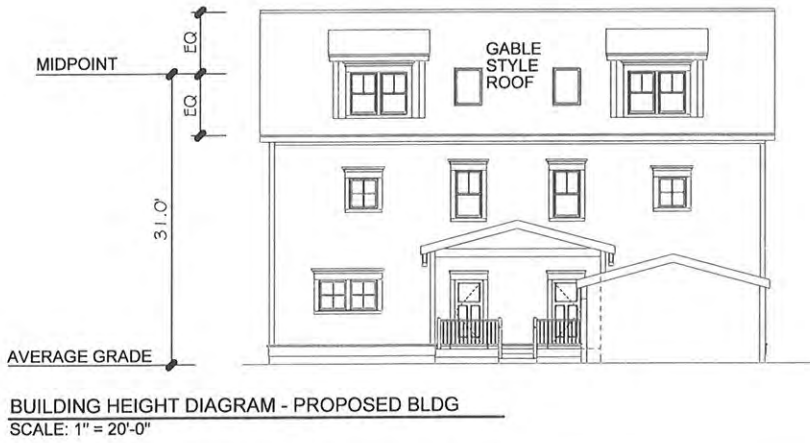
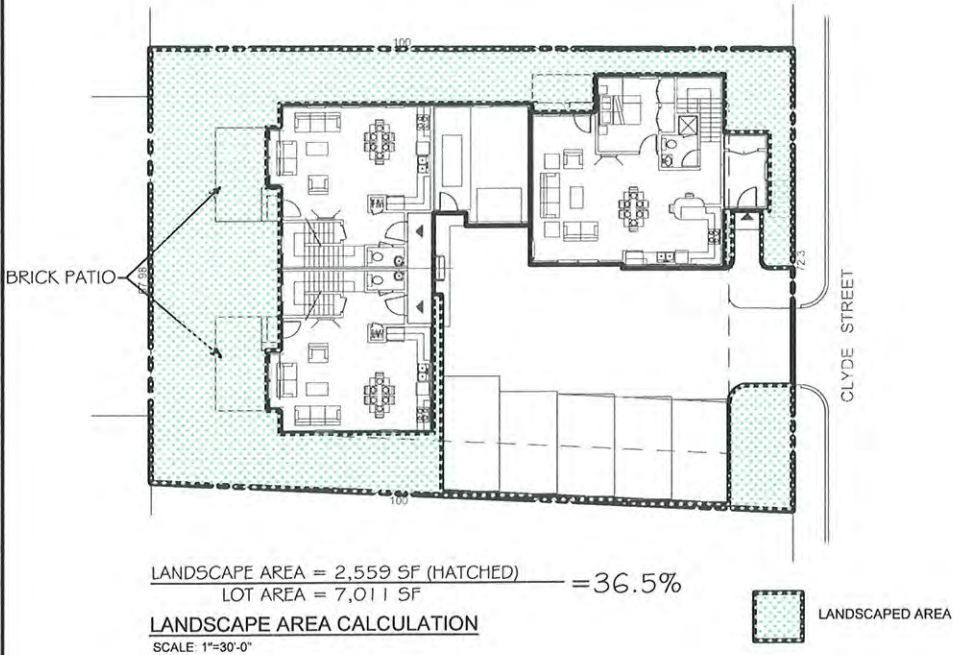
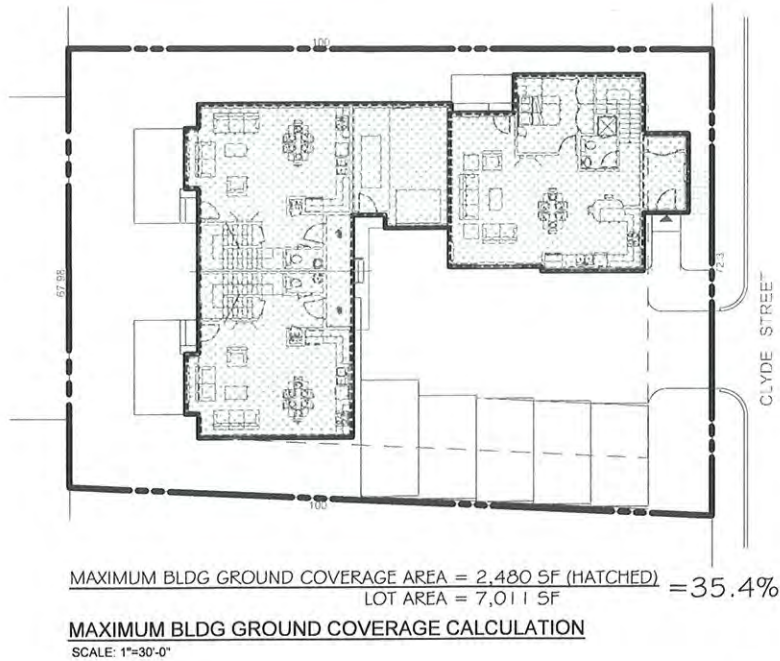
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	EXISTING RETAINED NET FLOOR AREA	PROPOSED ADDITION NET FLOOR AREA	TOTAL NET FLOOR AREA
THIRD FLOOR	0 SF	970 SF	970 SF
SECOND FLOOR	832 SF	1,258 SF	2,090 SF
FIRST FLOOR	943 SF	1,258 SF	2,201 SF
BLDG TOTAL	1,775 SF	3,486 SF	5,261 SF
BASEMENT AREA EXCLUDED PER THE BYLAW	N/A	1,189 SF	1,189 SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



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ZONING
COMPLIANCE
SHEET 2 OF 2

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Z-2

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FRONT VIEW



REAR VIEW



FRONT VIEW



REAR VIEW

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VIEWS

SCALE AS NOTED

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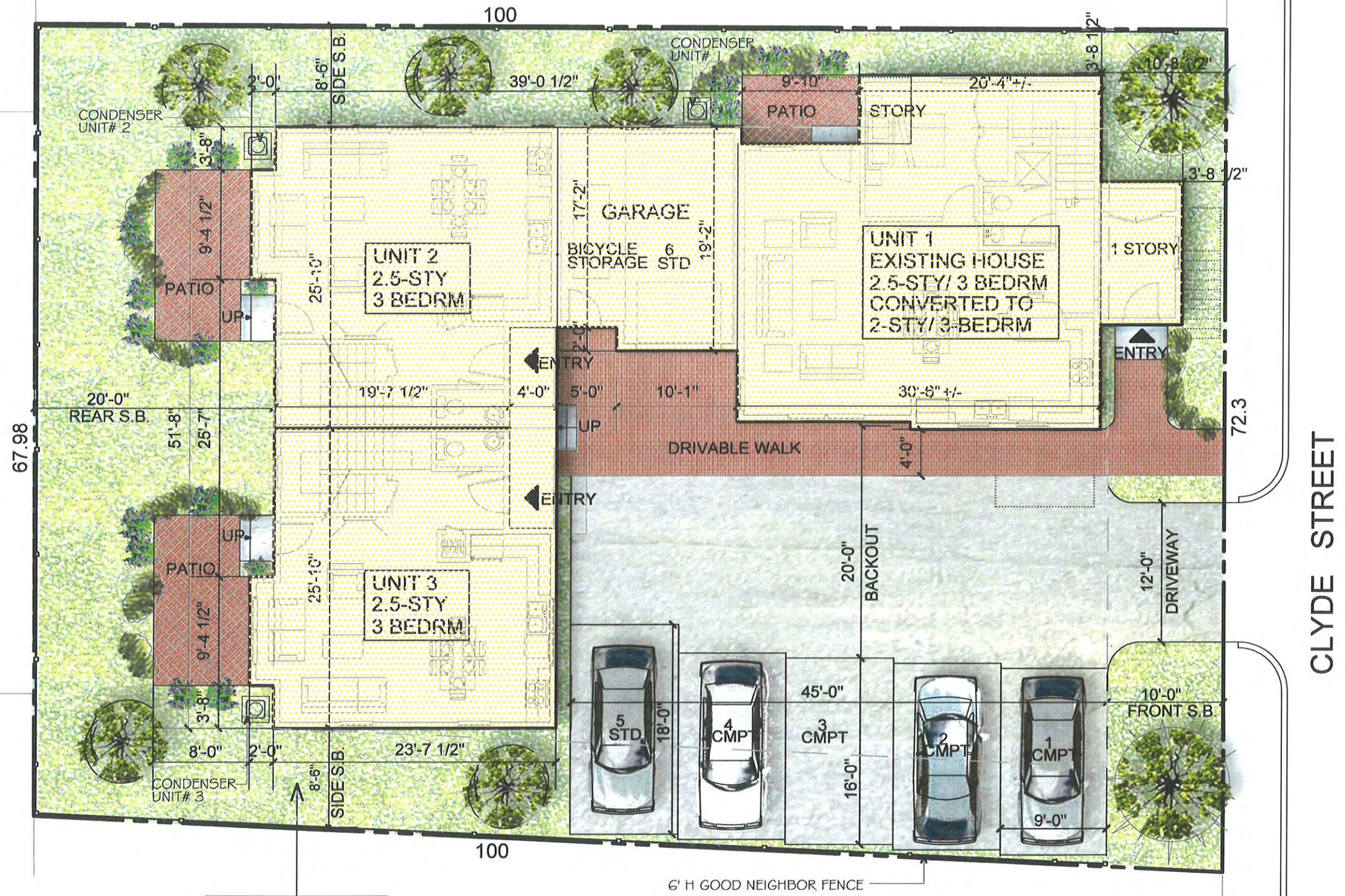
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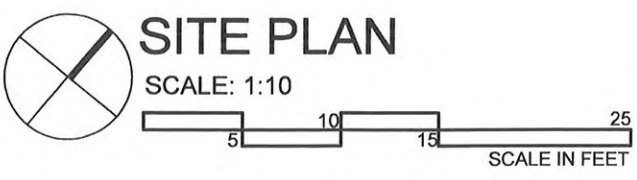
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Z:\DCADD\WG\CLYDE-13\DCAD DRWG\SCHEMATIC\Site Plan



LOT AREA
7,011 SF



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13 CLYDE ST
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SITE PLAN

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PROPOSED
FIRST FLOOR
PLAN

SCALE AS NOTED

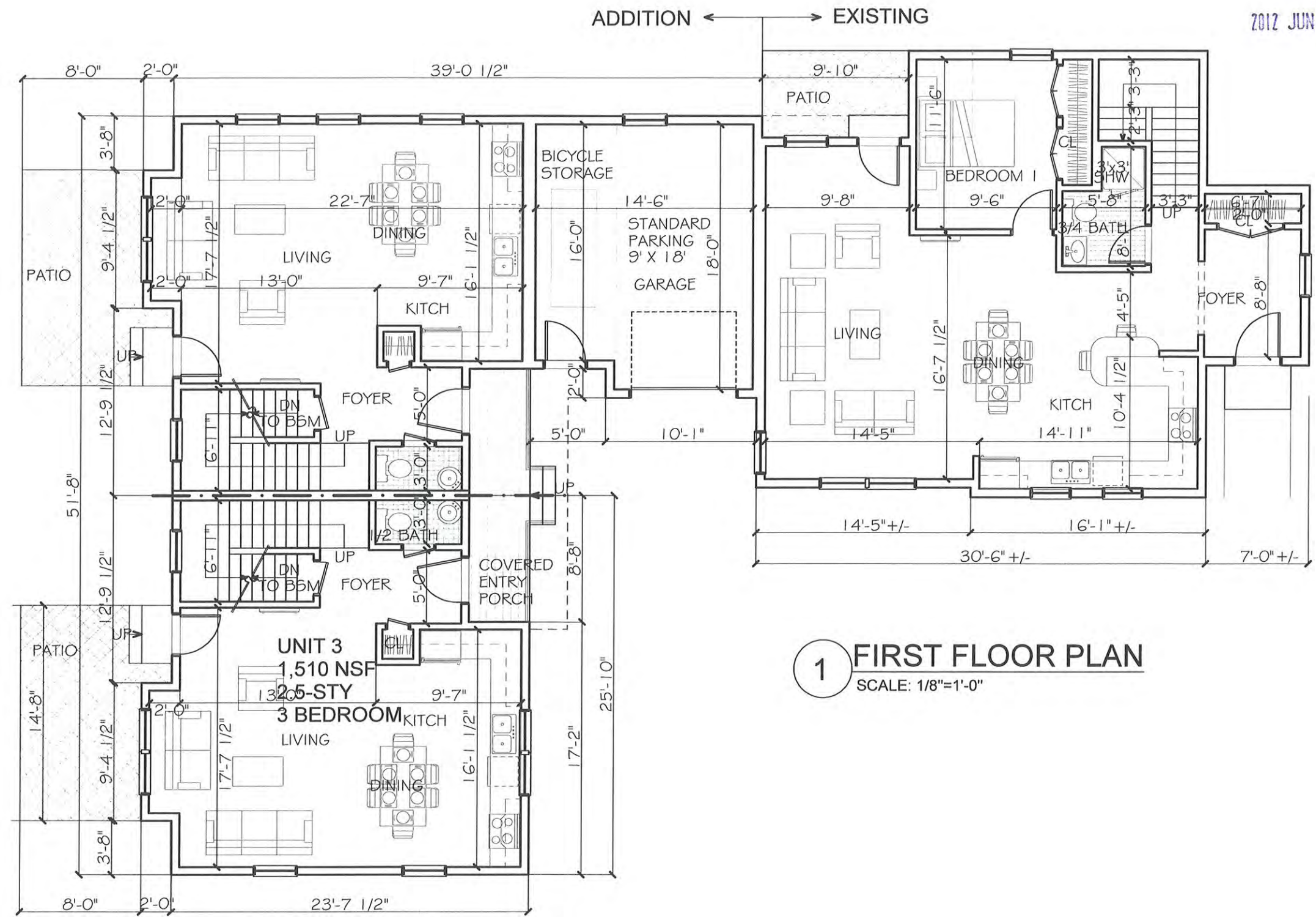
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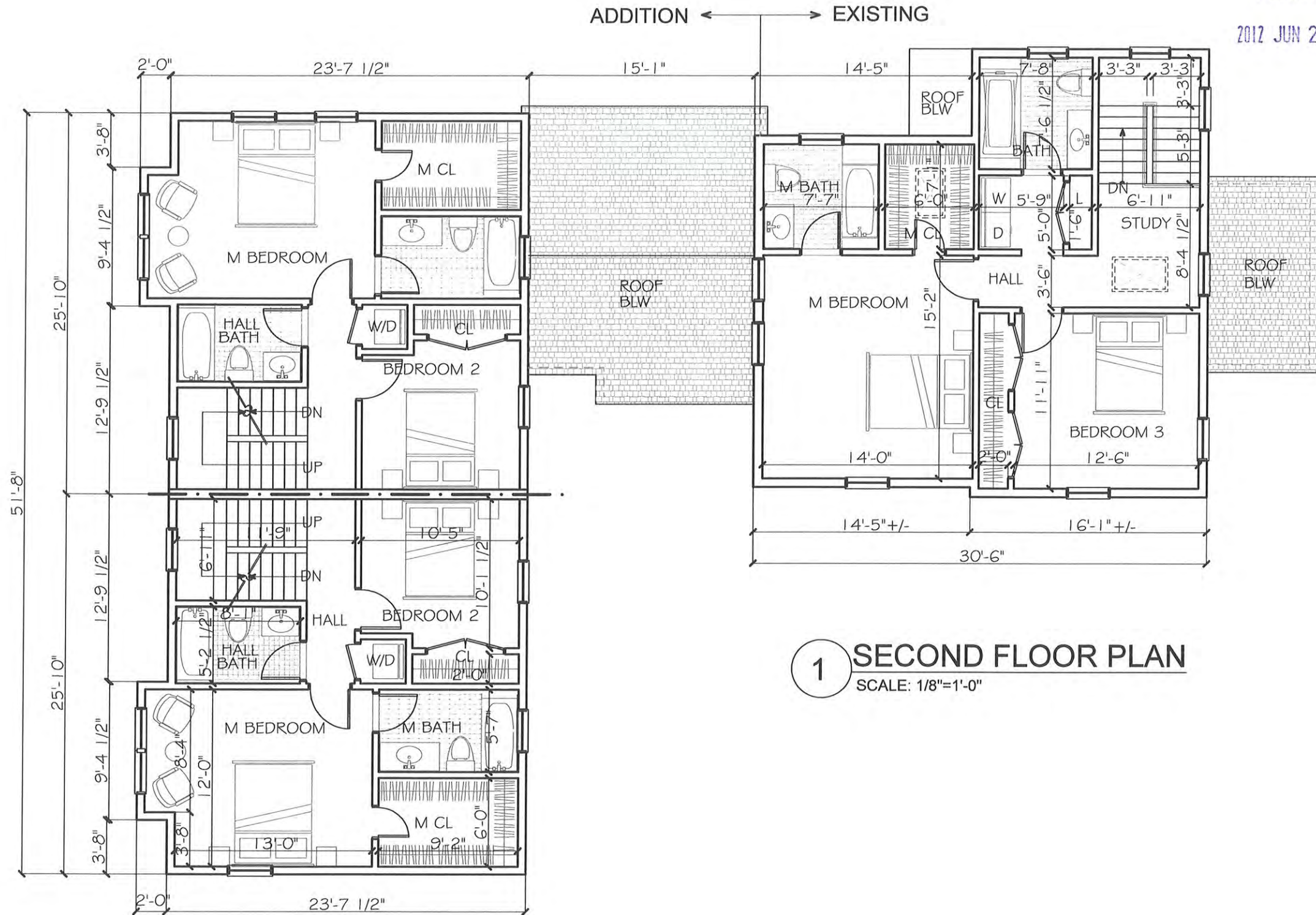
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1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



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PROPOSED
SECOND FLOOR
PLAN

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PROPOSED HALF STORY FLOOR PLAN

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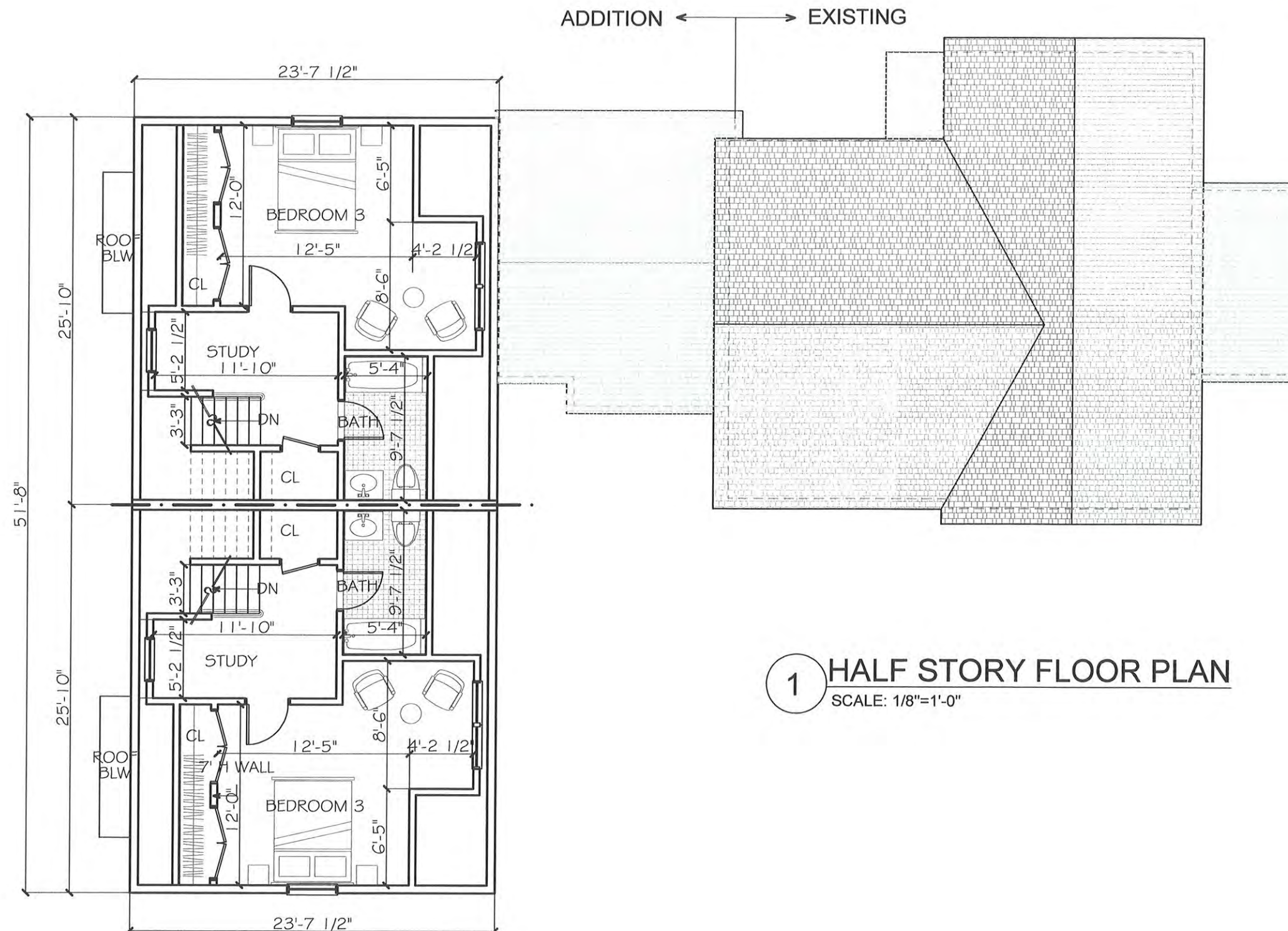
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1 HALF STORY FLOOR PLAN

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

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

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PROPOSED
STREET
ELEVATION

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PROPOSED
ELEVATION

SCALE AS NOTED

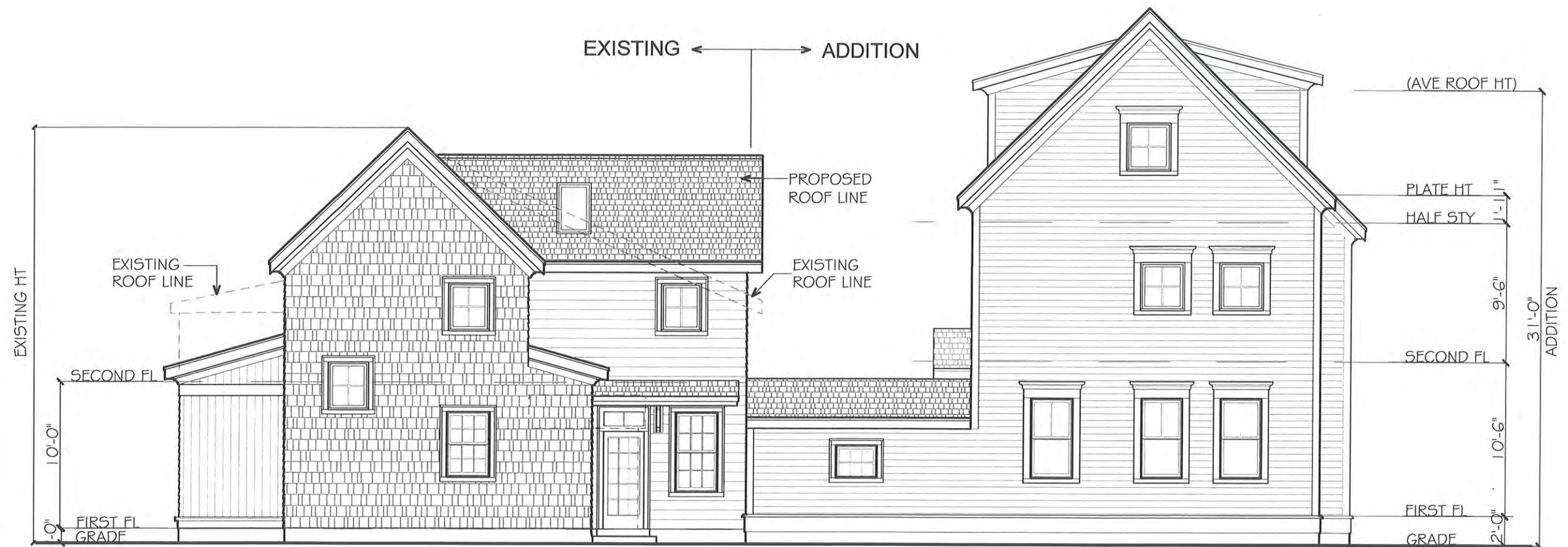
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A-6



1 SIDE ELEVATION (RIGHT)
SCALE: 1/8"=1'-0"

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

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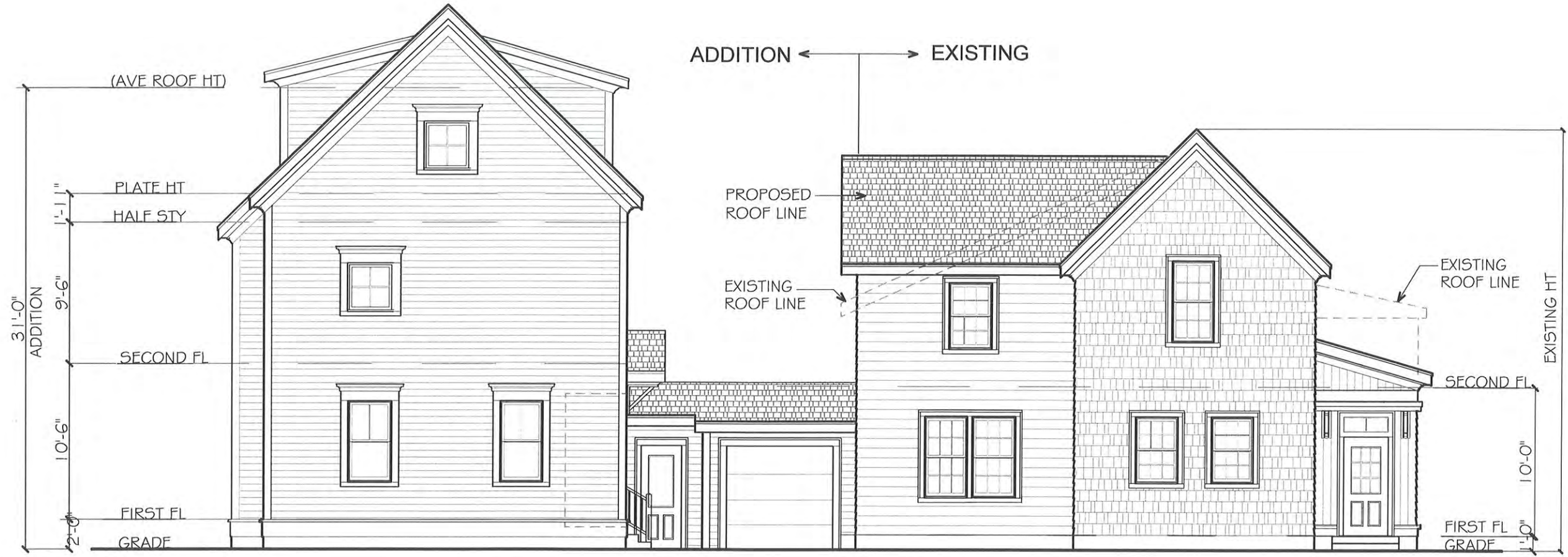
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PROPOSED
ELEVATION

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1 DRIVEWAY ELEVATION (LEFT)
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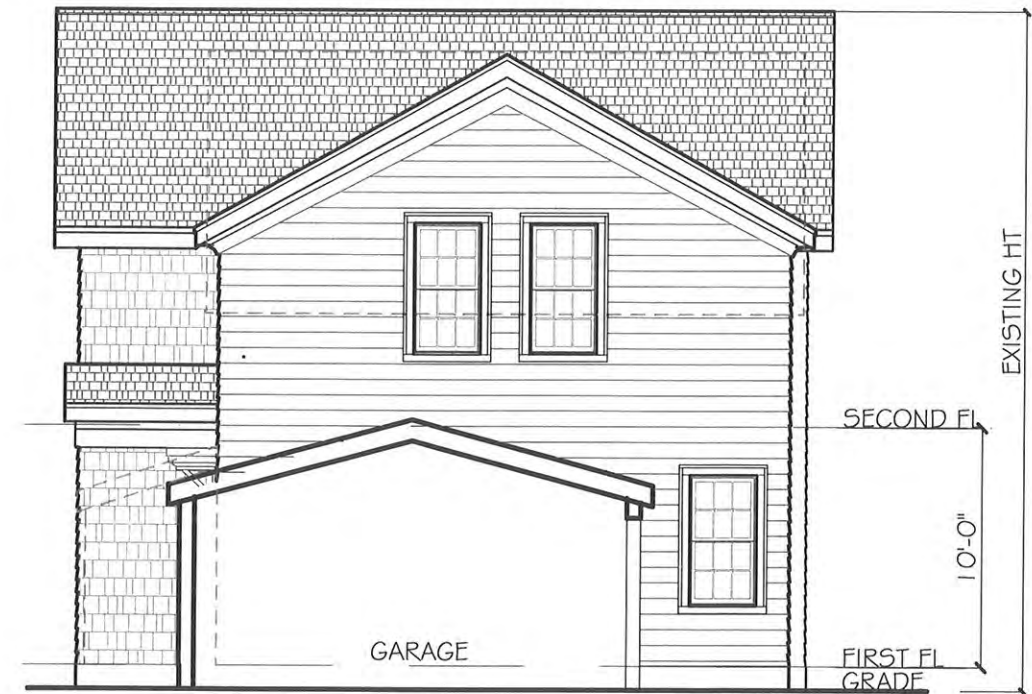
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1 FRONT ELEVATION (ADDITION)
SCALE: 1/8"=1'-0"



2 REAR ELEVATION (EXISTING BUILDING)
SCALE: 1/8"=1'-0"

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