



16 LINDEN AVE
SOMERVILLE, MA

LIST OF DRAWINGS

ARCHITECTURAL		REVD SP APPL 04/30/12	
	COVER SHEET/ DRAWING LIST	×	
Z-1	ZONING COMPLIANCE SHEET 1 OF 2	×	
Z-2	ZONING COMPLIANCE SHEET 2 OF 2	×	
A0.1	VIEWS	×	
A1.0	ARCHITECTURAL SITE PLAN	×	
A1.1	FLOOR PLANS	×	
A2.0	ELEVATIONS	×	

PREPARED FOR:

OWNER
NEWMARKET PROPERTIES
65 PARK STREET
ARLINGTON, MA 02474

CIVIL ENGINEER
JOHN A. BARROWS, P.E.
90 PINE STREET
DANVERS, MA 01923
PH (978) 204-2390

PREPARED BY:

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PROJECT
16 LINDEN

16 LINDEN AVE
SOMERVILLE, MA 02143

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NEWMARKET
PROPERTIES

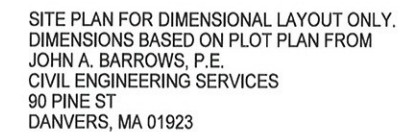
65 PARK STREET
ARLINGTON, MA 02474

DRAWING TITLE
COVER SHEET

SCALE AS NOTED

REVISION	DATE
REVD SP APPL	4/30/12
NEIGB. MTG.	4/17/12
DRAWN BY PN	REVIEWED BY PQ

SHEET



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DRAWING TITLE

ZONING COMPLIANCE SHEET 1 OF 2

SCALE AS NOTED

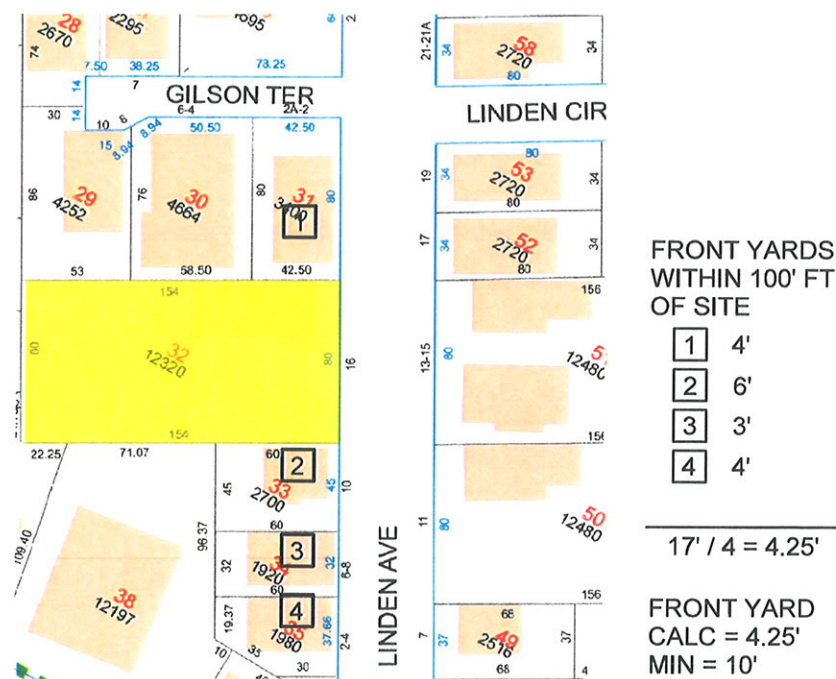
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SHEET

Z-1



FRONT YARD CALCULATION
BASED ON ACCESSOR'S MAP

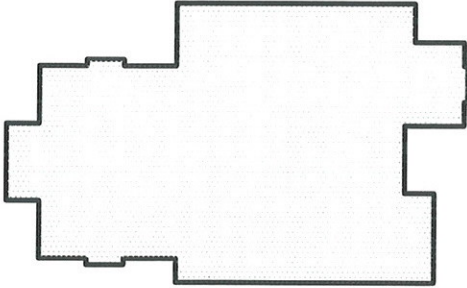
16 LINDEN AVENUE
DIMENSIONAL TABLE - RESIDENTIAL-B ZONING DISTRICT-4.41, 7.2, & 7.3 SPSR APPLICATION

ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	12,320-SF	COMPLIES
MIN LOT AREA / UNIT	1500 SF/UNIT MIN	1,540-SF/UNIT	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)	LOT AREA X 1.0 = 12,320-SF	12,231-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	0.99	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	37.7%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	58.5%	COMPLIES
MAX HT FT - STORIES	40.0' / 3-STY	36.5' / 3-STY	COMPLIES
MIN FRONT YD	15.0' (10.0' BY CALC)	10.0'	COMPLIES
MIN SIDE YD - L	8' (2.5-STY) X 1.5 (PER 7.3)	10.0'	COMPLIES
MIN SIDE YD - R	10' (3-STY) X 1.5 (PER 7.3)	12.0'	COMPLIES
MIN REAR YD	20.0'	50.3'	COMPLIES
MIN FRONTAGE	50.0'	80.0'	COMPLIES
PARKING REQUIREMENTS	(6) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT = 9 (2) UNITS, 3 BDRM = 2 SPACES REQ'D/PER UNIT = 4 TOTAL PARKING REQUIRED = 13 SPACES + 1 VISITOR SPACES = 14 SPACES TOTAL PARKING PROVIDED = 14 SPACES		COMPLIES



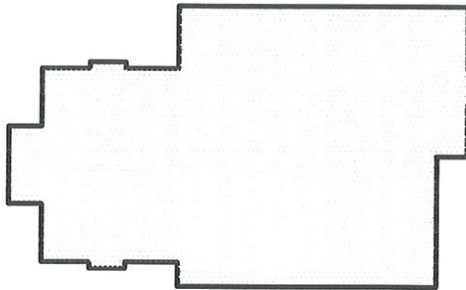
PROPOSED BLDG, BASEMENT AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,937 SF



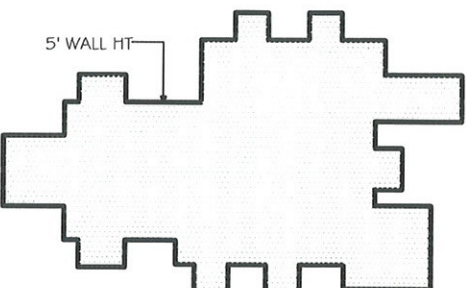
PROPOSED BLDG, SECOND FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,314 SF



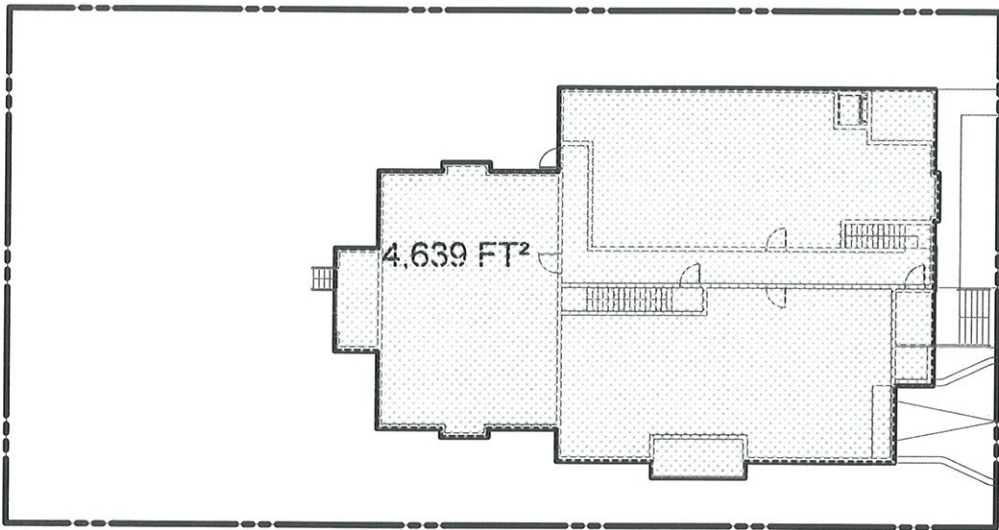
PROPOSED BLDG, FIRST FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,512



PROPOSED BLDG, THIRD FLOOR AREA CALC.

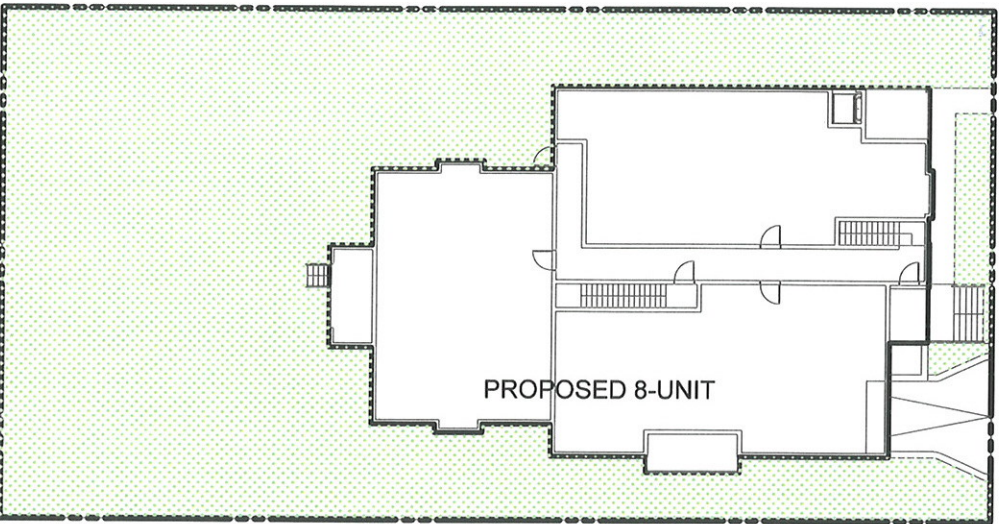
SCALE: 1"=40'-0"
HATCHED AREA = +/- 3,405 SF



MAXIMUM BLDG GROUND COVERAGE AREA = 4,639 SF (HATCHED)
LOT AREA = 12,320 SF = 37.7%

MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION

SCALE: 1"=30'-0"



LANDSCAPE AREA = 7,212 SF (HATCHED)
LOT AREA = 12,320 SF = 58.5%

LANDSCAPE AREA CALCULATION

SCALE: 1"=30'-0"



	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	3,405 SF
SECOND FLOOR	4,314 SF
FIRST FLOOR	4,512 SF
BLDG TOTAL	12,231 SF
TOTAL	12,231 SF
EXCLUDED AREA PER THE BYLAW	BASEMENT/PKG 4,937 SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



AVERAGE GRADE
ELEV = 103
BUILDING HEIGHT DIAGRAM - PROPOSED BLDG
SCALE: 1" = 20'-0"
NOTE - EXT'G 3-UNIT = +/- 36'

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ZONING
COMPLIANCE
SHEET 2 OF 2

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DRAWN BY

MY

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PQ

SHEET

Z-2



FRONT VIEW (LINDEN AVE)



REAR VIEW

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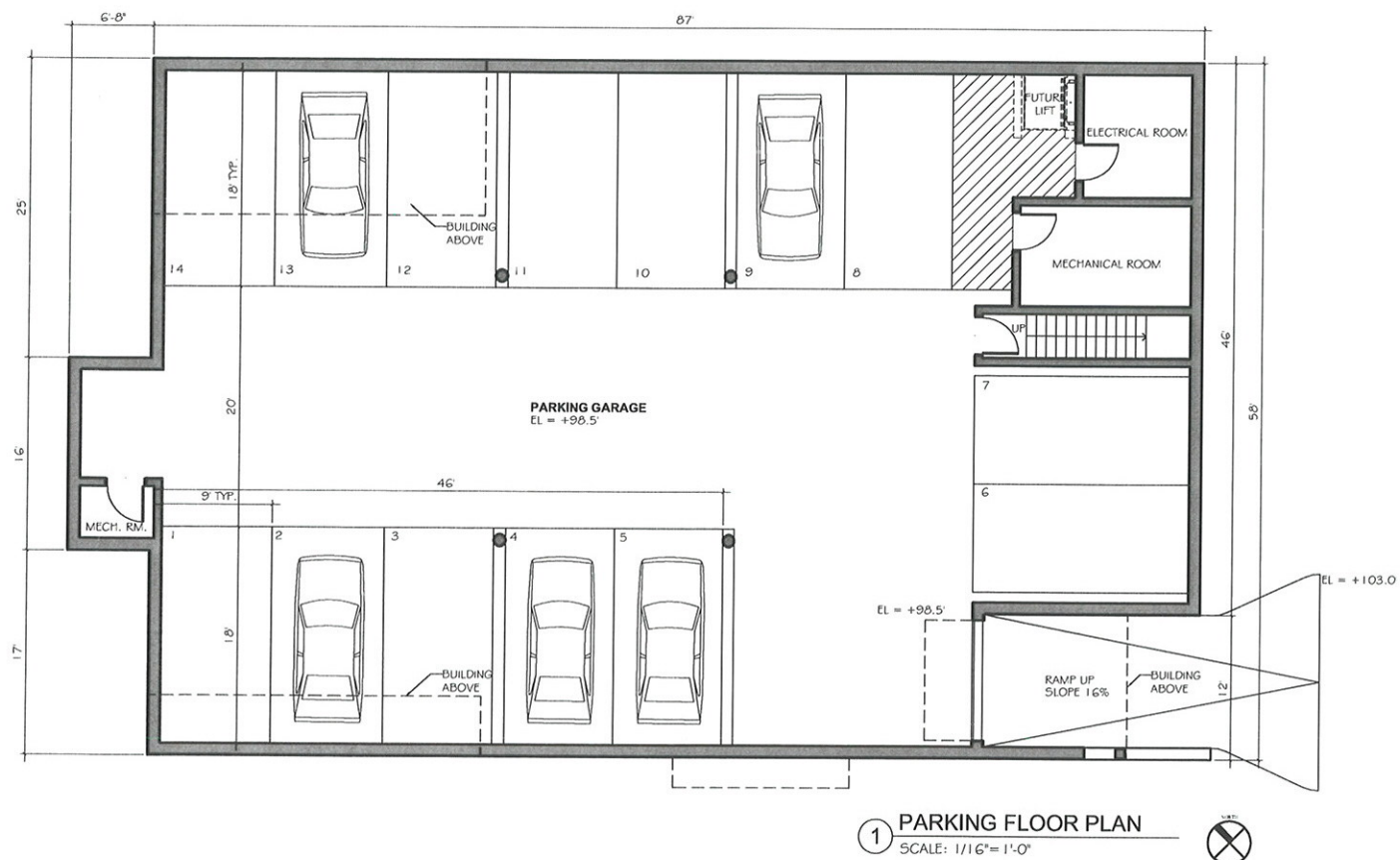
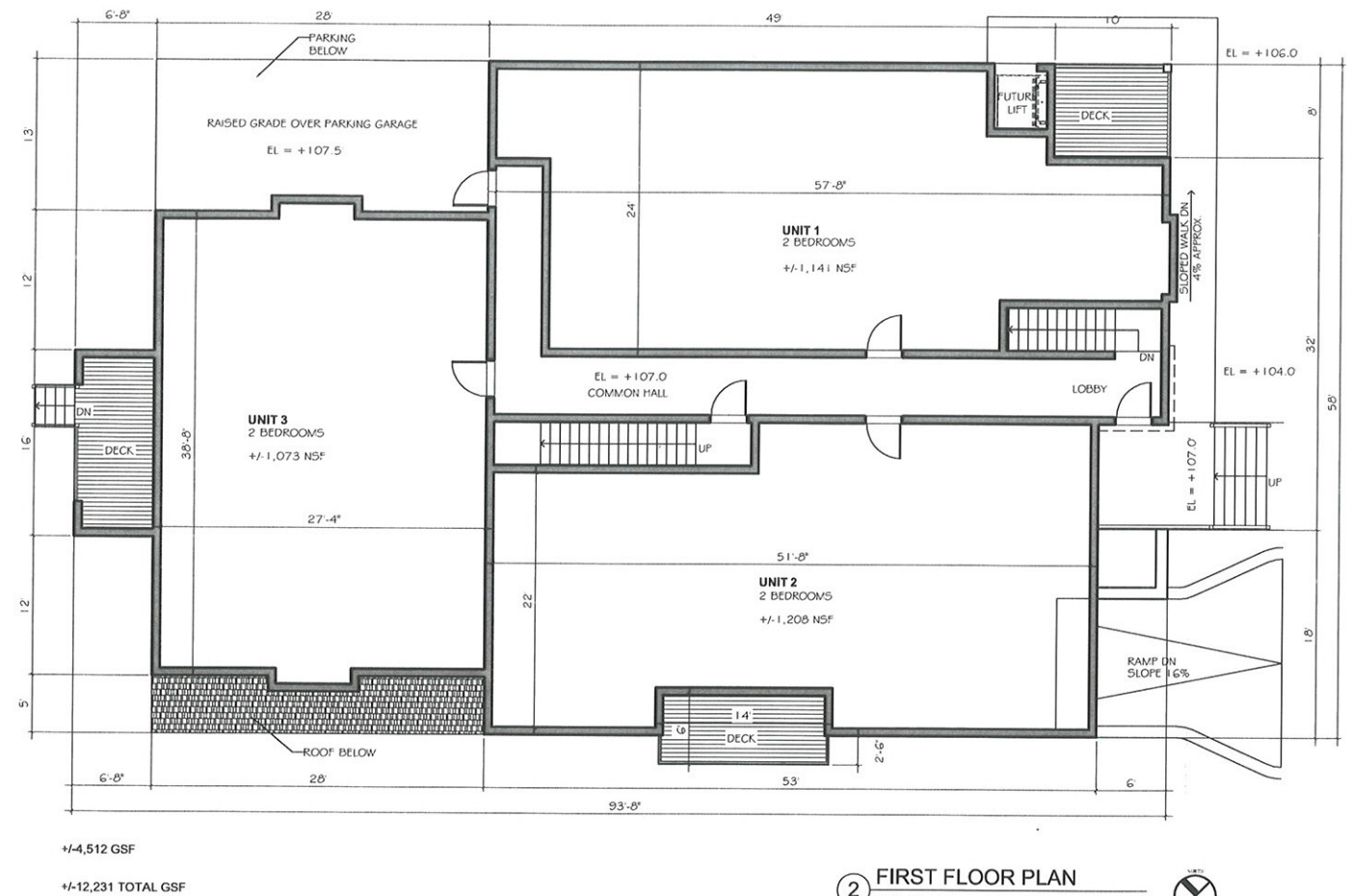
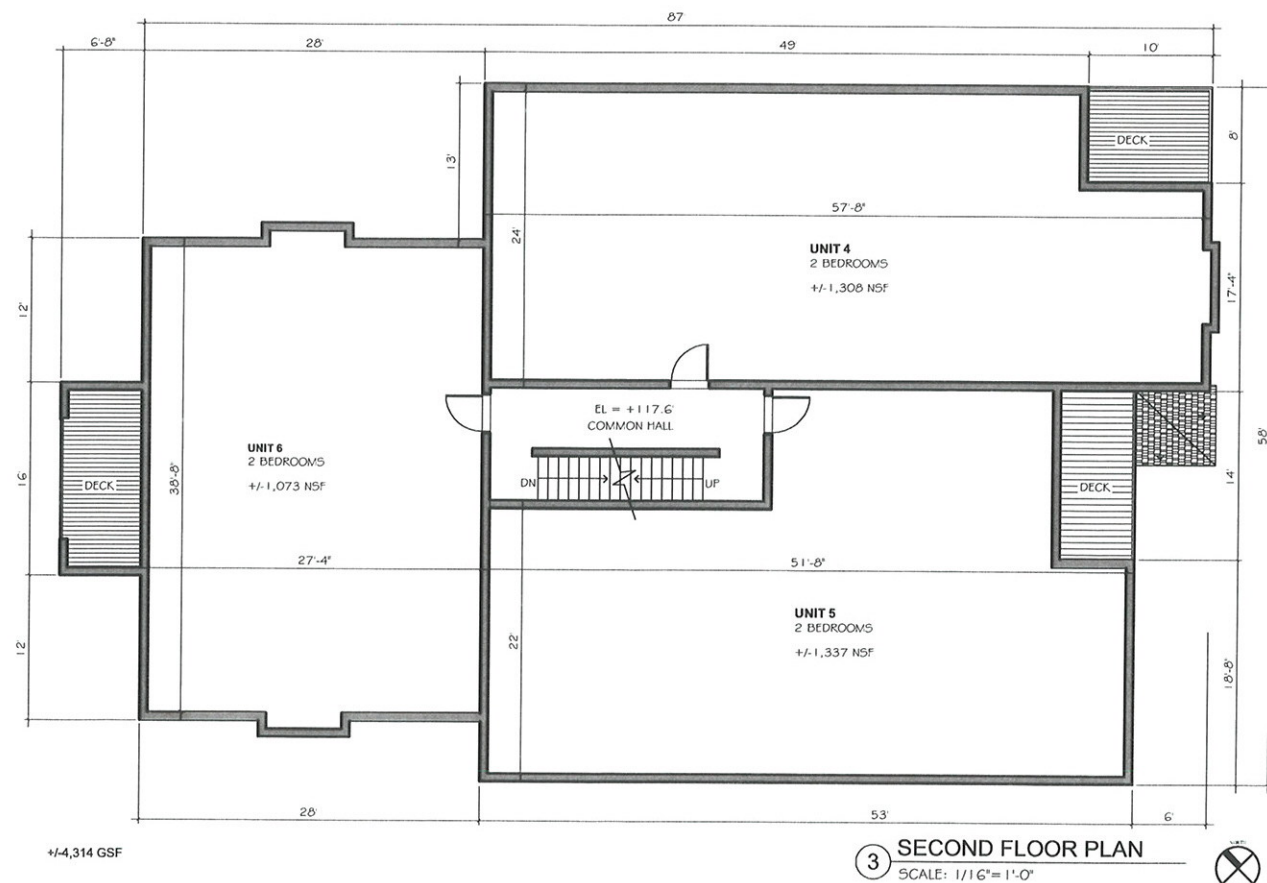
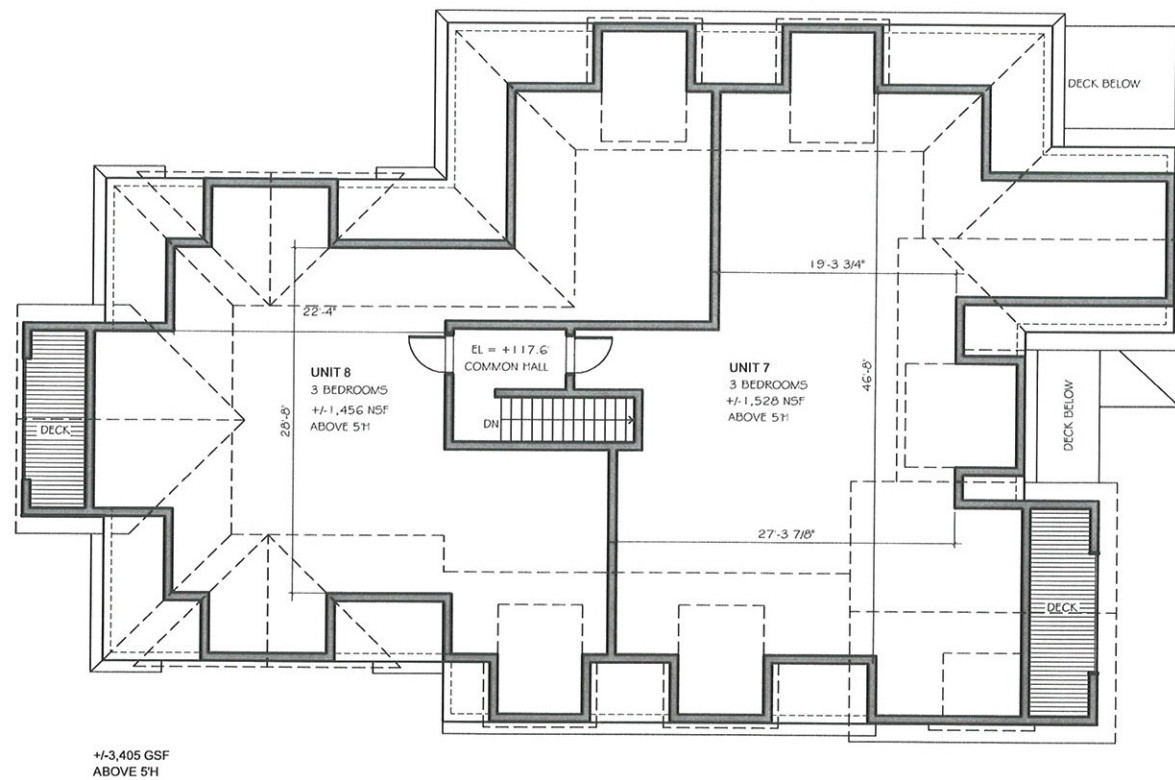
VIEWS

SCALE AS NOTED

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A0.1





A2.0