



16 LINDEN AVE (5 NEW UNITS + 3 RENOVATED UNITS)
SOMERVILLE, MA

LIST OF DRAWINGS

		SPSR 4 AUG 2011	DRB REVIEW 29 SEP 2011	SPSR REV 1 11 OCT 2011	SPSR REV 2 16 NOV 2011	SPSR REV 3 13 JAN 2011
	COVER SHEET/ DRAWING LIST	×	×	×	×	×
CIVIL						
P1	PLOT PLAN			SEP	SEP	
C-1	LEGEND & NOTES			×	×	
C-2	LAYOUT & MATERIALS PLAN			×	×	
C-3	GRADING & DRAINAGE PLAN			×	×	
C-4	UTILITY PLAN			×	×	
C-5	EROSION & SEDIMENT CONTROL PLAN			×	×	
C-6	CONSTRUCTION DETAILS			×	×	
C-7	CONSTRUCTION DETAILS			×	×	
C-8	CONSTRUCTION DETAILS			×	×	
C-9	CONSTRUCTION DETAILS			×	×	
S-1	EXISTING CONDITIONS			×	×	
ARCHITECTURAL						
Z1	ZONING COMPLIANCE SHEET 1 OF 2	×		×	×	×
Z2	ZONING COMPLIANCE SHEET 2 OF 2	×		×	×	×
1.2.3	PROPOSED 3D VIEW		×	×	×	×
A0	ARCHITECTURAL SITE PLAN	×	×	×	×	×
A1.1	PROPOSED BASEMENT & FIRST FLOOR PLANS	×	×	×	×	×
A1.2	PROPOSED SECOND & THIRD FLOOR PLANS	×	×	×	×	×
A2.1	PROPOSED SOUTH & EAST ELEVATIONS	×	×	×	×	×
A2.2	PROPOSED NORTH & WEST ELEVATIONS	×	×	×	×	×
A3.1	EXISTING 3-FAM PROPOSED FLOOR PLANS	×	×	×	×	×
A3.2	EXISTING 3-FAM PROPOSED FLOOR PLANS	×	×	×	×	×
A4.1	EXISTING 3-FAM PROPOSED SOUTH & NORTH ELEVATION	×	×	×	×	×
A4.2	EXISTING 3-FAM PROPOSED EAST ELEVATION	×	×	×	×	×
A4.3	EXISTING 3-FAM PROPOSED WEST ELEVATION	×	×	×	×	×

PREPARED FOR:
OWNER
NEWMARKET PROPERTIES LLC
22 SMITH GARRISON RD
NEWMARKET, NH, 03857

PREPARED BY:
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PROJECT
PROPOSED
8-UNIT DEVEL.
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR
NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE
COVER SHEET

SCALE AS NOTED	
REVISION / ISSUE DATE	
SPSR REV 3	13 JAN 2012
SPSR REV 2	16 NOV 2011
SPSR REV 1	11 OCT 2011
DRB REVIEW	29 SEP 2011
SPSR APPL	4 AUG 2011
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SHEET



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PROJECT

EXISTING
3-FAM
16 LINDEN AVE.
SOMERVILLE, MA

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DRAWING TITLE

CONTEXT
VIEW

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 3 13 JAN 2012

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SHEET

1



VIEW
LOOKING
WEST



VIEW
LOOKING
NORTH

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PROJECT

16 LINDEN AVE
SOMERVILLE, MA

PREPARED FOR

NEWMARKET PROP'S
NEW MARKET, NH

DRAWING TITLE

PROPOSED
3D VIEW

SCALE AS NOTED

REVISION / ISSUE DATE	
SPSR REV 3	13 JAN 2012
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PRESENTATION	12 SEP 2011
PRESENTATION	07 APR 2011
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JH	PQ

SHEET

2



MASSING
REAR
VIEW 1



MASSING
REAR
VIEW 2

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PROJECT

16 LINDEN AVE
SOMERVILLE, MA

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NEW MARKET PROP'S
NEW MARKET, NH

DRAWING TITLE

PROPOSED
3D VIEW

SCALE AS NOTED

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SHEET

3



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PROJECT

**PROPOSED
8-UNIT DEVEL.**
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

NEWMARKET
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NEWMARKET, NH

DRAWING TITLE

PROPOSED SITE PLAN

SCALE AS NOTED

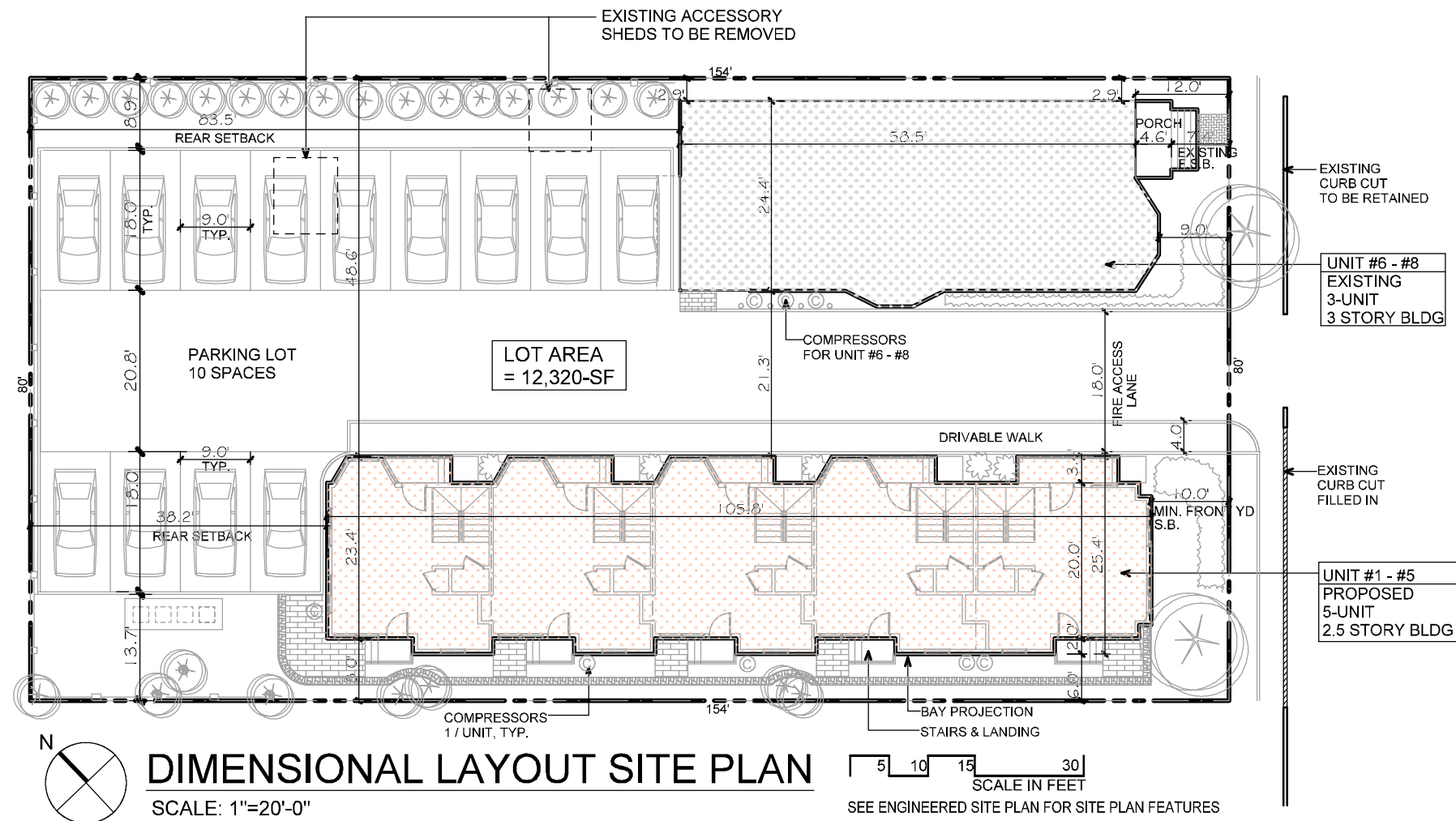
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SHEET

A-0



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

* SEE SHEET Z-2

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	10,879-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	0.88	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	32.8%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	27.7%	COMPLIES
MAX HT FT - STORIES	40.0'/ 3-STY	29.3'/ 2.5-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)	8.0'	COMPLIES
MIN SIDE YD - R EXT'G	2.9' EXT'G	NON-CONFORMING	NO CHANGE
MIN REAR YD	20.0'	38.2'	COMPLIES
MIN FRONTAGE	50.0'	80.0'	COMPLIES
PARKING REQUIREMENTS	(8) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT TOTAL PARKING REQUIRED = 12 SPACES + 1 VISITOR SPACES =13 SPACES TOTAL PARKING PROVIDED = 13 SPACES		COMPLIES

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DRAWING TITLE

ZONING
COMPLIANCE
SHEET 1 OF 2

SCALE AS NOTED

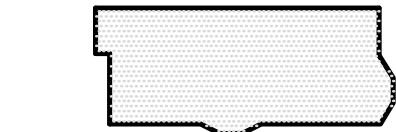
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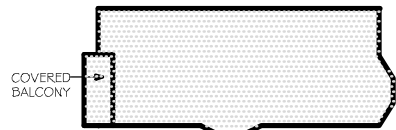
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JH	PQ

SHEET

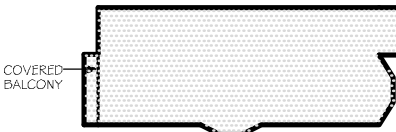
Z-1



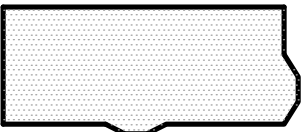
EXISTING BLDG, THIRD FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,427 SF



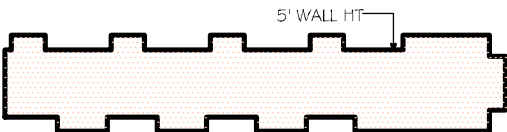
EXISTING BLDG, SECOND FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,520 SF



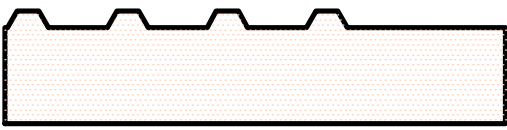
EXISTING BLDG, FIRST FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,565 SF



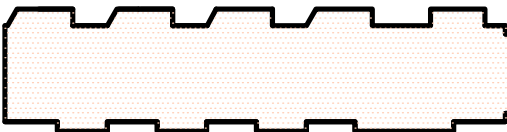
EXISTING BLDG, BASEMENT AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,471 SF



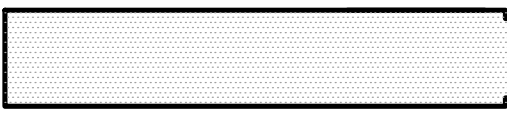
PROPOSED BLDG, THIRD FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,765 SF



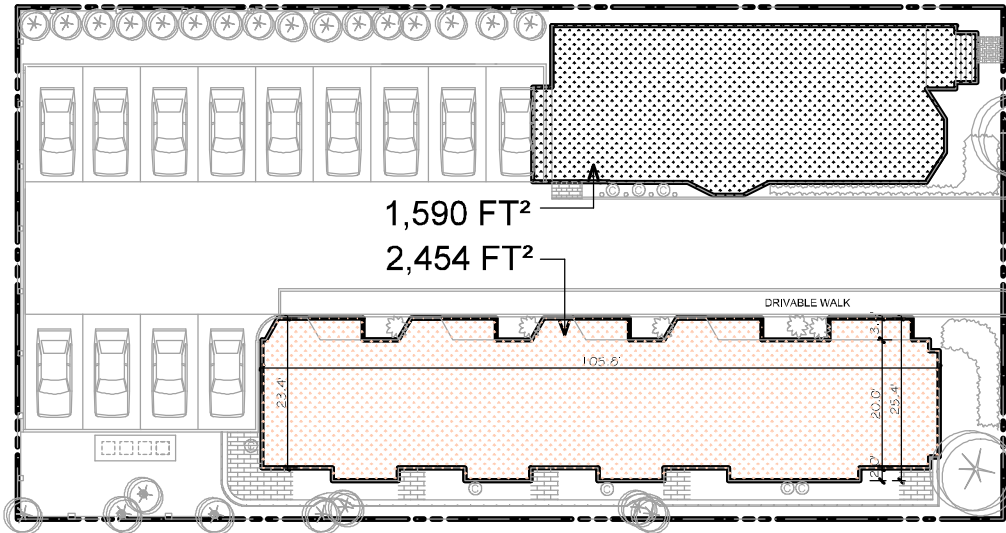
PROPOSED BLDG, SECOND FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,176 SF



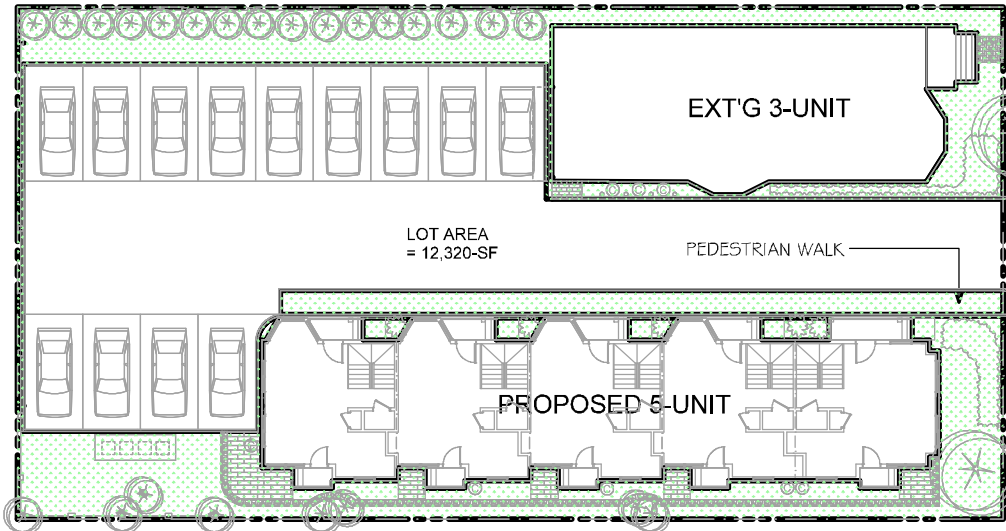
PROPOSED BLDG, FIRST FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,426 SF



PROPOSED BLDG, BASEMENT AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,111 SF



MAXIMUM BLDG GROUND COVERAGE AREA = 4,044 SF (HATCHED)
LOT AREA = 12,320 SF = 32.82%
MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION
SCALE: 1"=30'-0"



LANDSCAPE AREA = 3,414.5 SF (HATCHED)
LOT AREA = 12,320 SF = 27.71%
LANDSCAPE AREA CALCULATION
SCALE: 1"=30'-0"

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PROJECT

PROPOSED
8-UNIT DEVEL.
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

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NEWMARKET, NH

DRAWING TITLE

ZONING
COMPLIANCE
SHEET 2 OF 2

SCALE AS NOTED

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SHEET

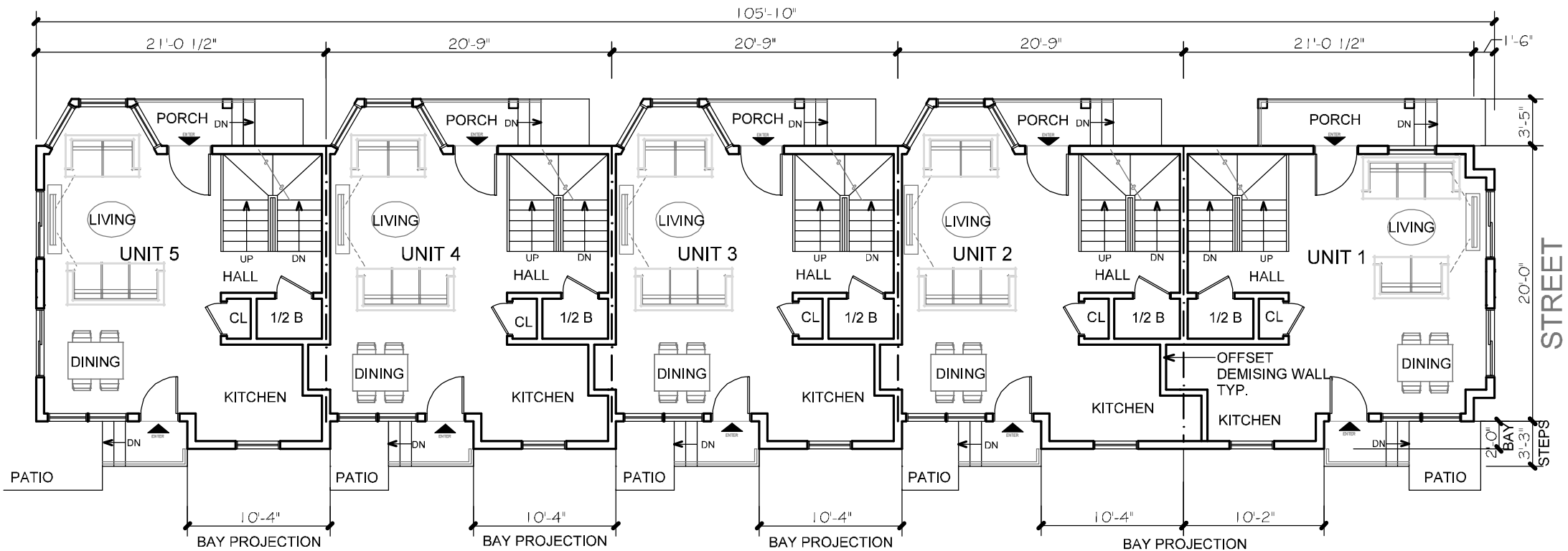
Z-2

	EXISTING BLDG NET FLOOR AREA	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	1,427 SF	1,765 SF
SECOND FLOOR	1,520 SF	2,176 SF
FIRST FLOOR	1,565 SF	2,426 SF
BLDG TOTAL	4,512 SF	6,367 SF
TOTAL	10,879 SF	
EXCLUDED AREA PER THE BYLAW	BASEMENT	1,471 SF
		2,111 SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA

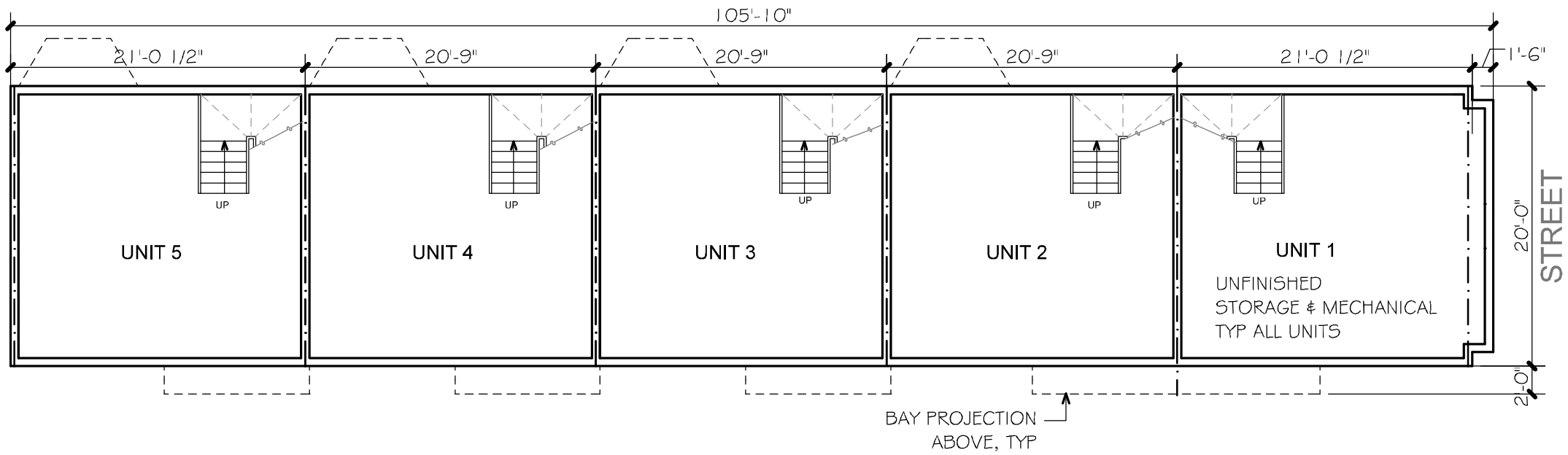


BUILDING HEIGHT DIAGRAM - PROPOSED BLDG
SCALE = 1/20
NOTE - EXT'G 3-UNIT = +/- 36'



TOTAL BAY PROJECTION LENGTH
= 52'-2"
= < 50% OF TOTAL LENGTH OF 105'-10"

2 FIRST FLOOR PLAN
SCALE: 1"=10'-0"



BAY PROJECTION
ABOVE, TYP

1 BASEMENT PLAN
SCALE: 1"=10'-0"

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PROJECT

**PROPOSED
8-UNIT DEVEL.**
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

**NEWMARKET
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NEWMARKET, NH

DRAWING TITLE

**PROPOSED
BASEMENT
& FIRST
FLOOR PLANS**

SCALE AS NOTED

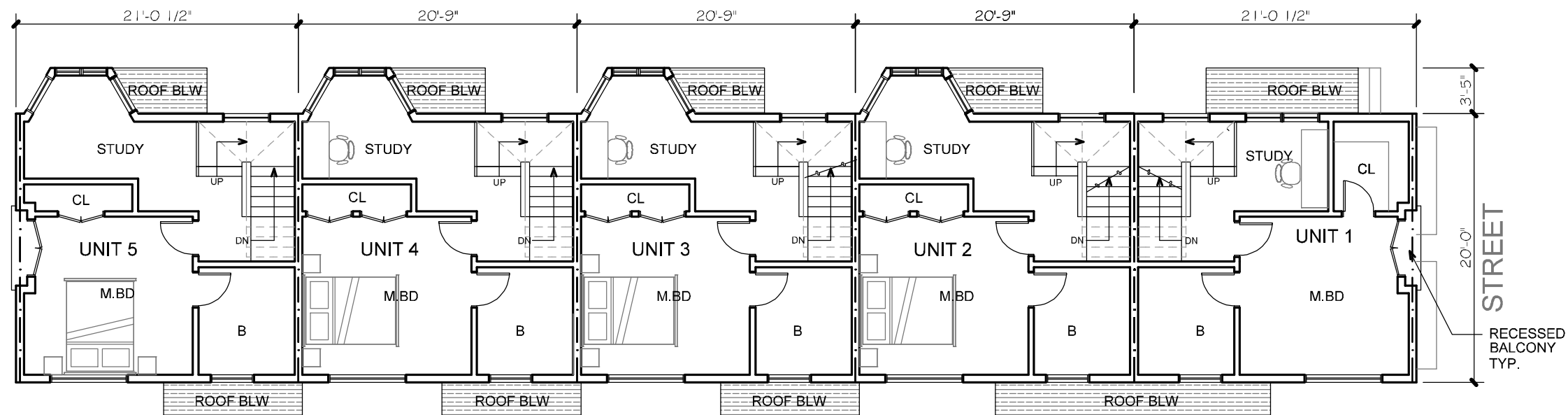
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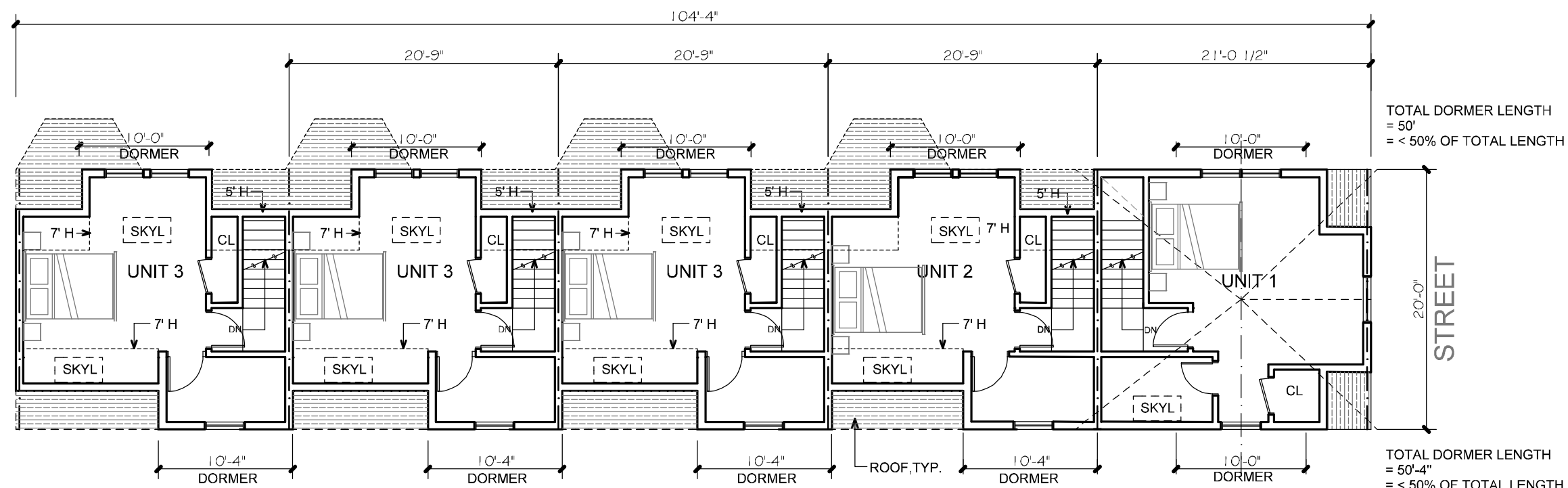
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SHEET

A1.1



1 SECOND FLOOR PLAN
SCALE: 1"=10'-0"



2 HALF-STORY FLOOR PLAN
SCALE: 1"=10'-0"

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PROPOSED
SECOND
& THIRD
FLOOR PLANS

SCALE AS NOTED

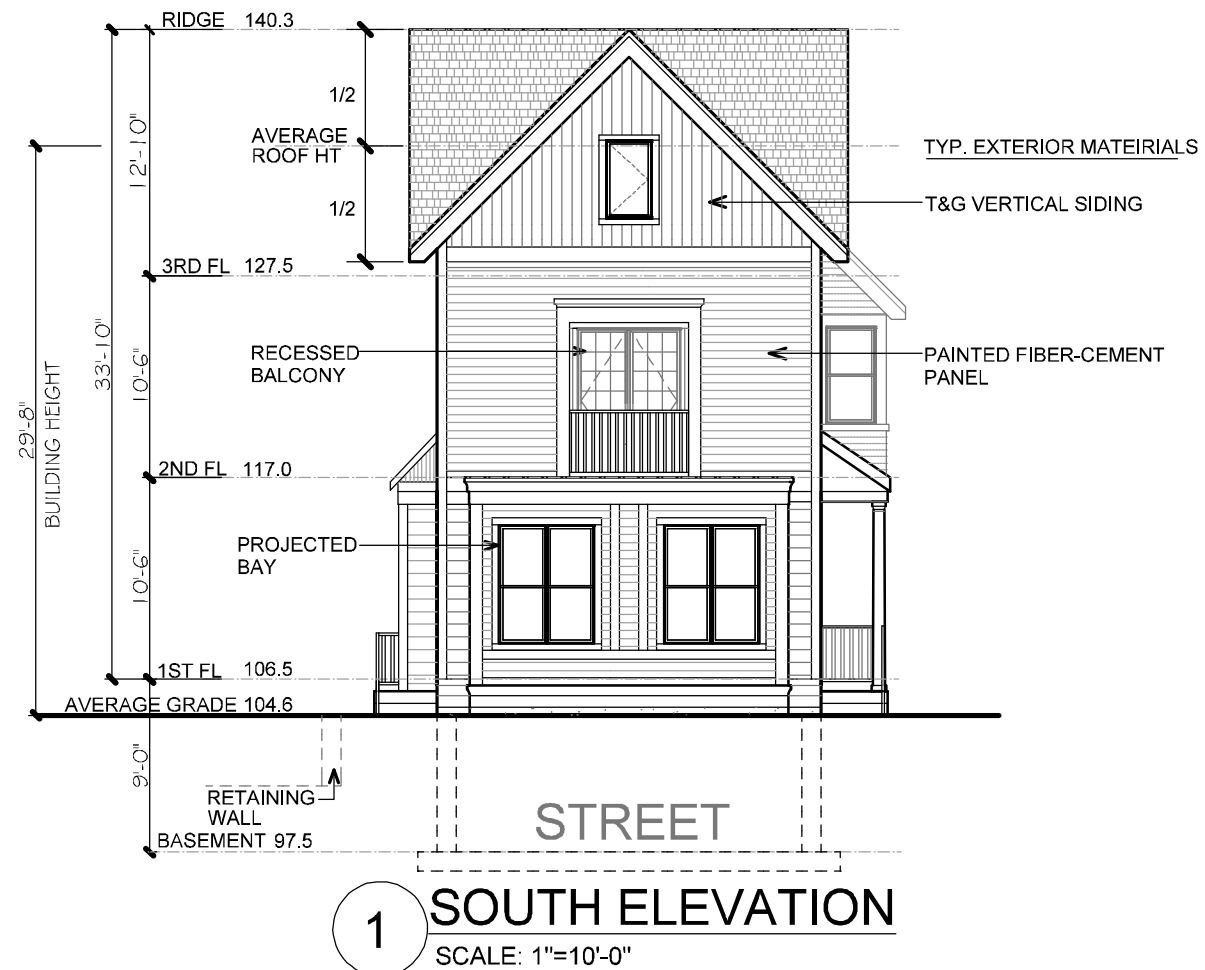
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SHEET

A1.2



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DRAWING TITLE

PROPOSED
SOUTH
& EAST
ELEVATIONS

SCALE AS NOTED

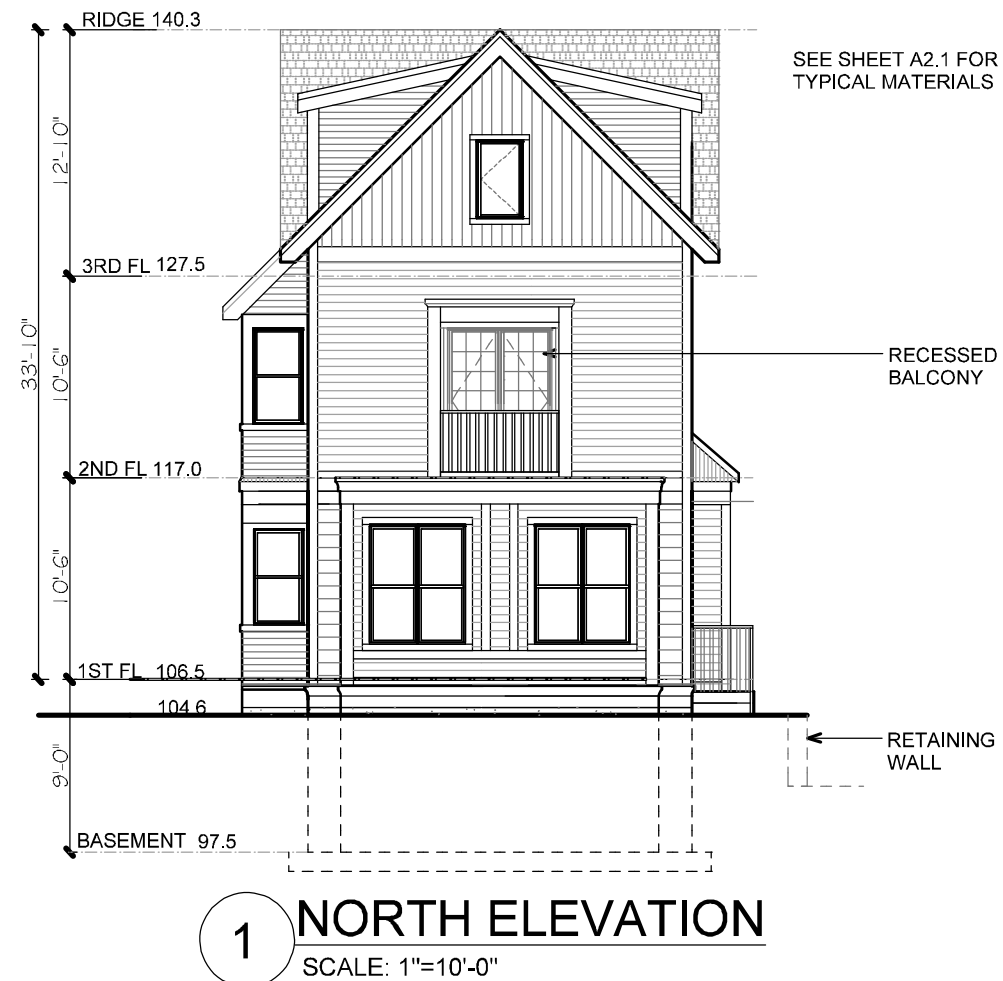
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SHEET

A2.1



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DRAWING TITLE

PROPOSED
NORTH
& WEST
ELEVATIONS

SCALE AS NOTED

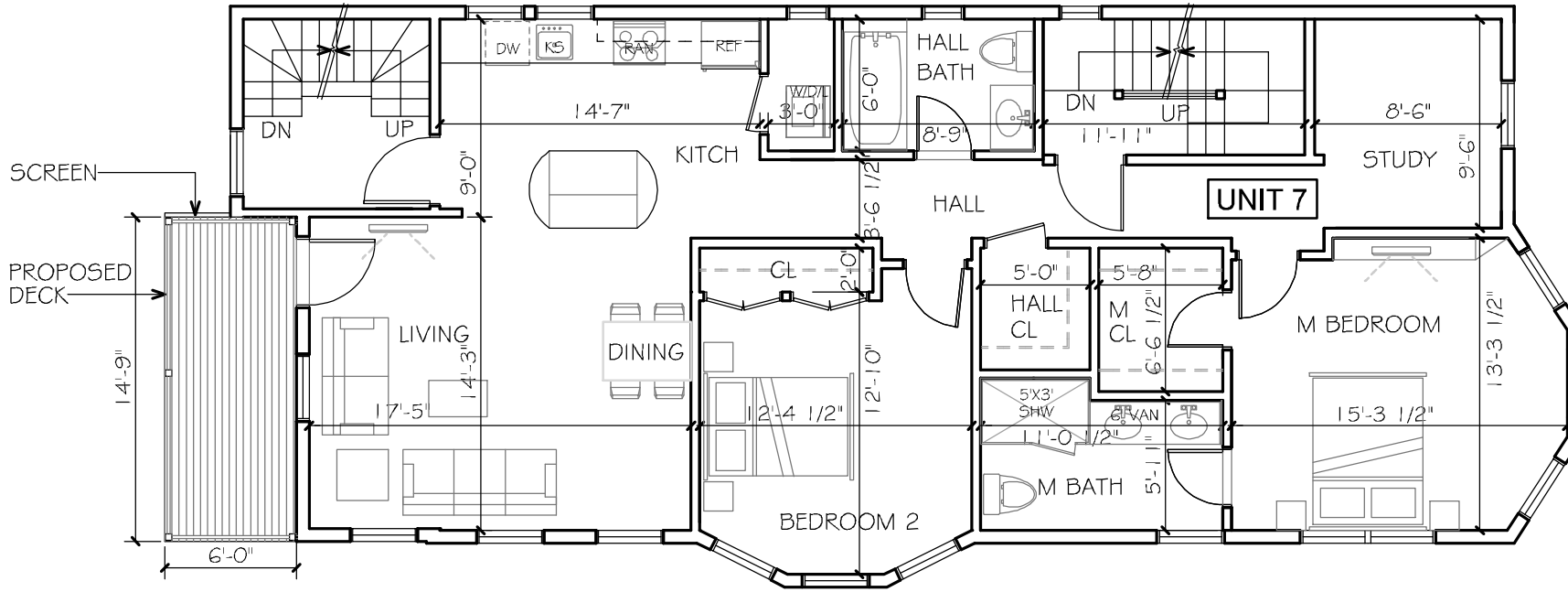
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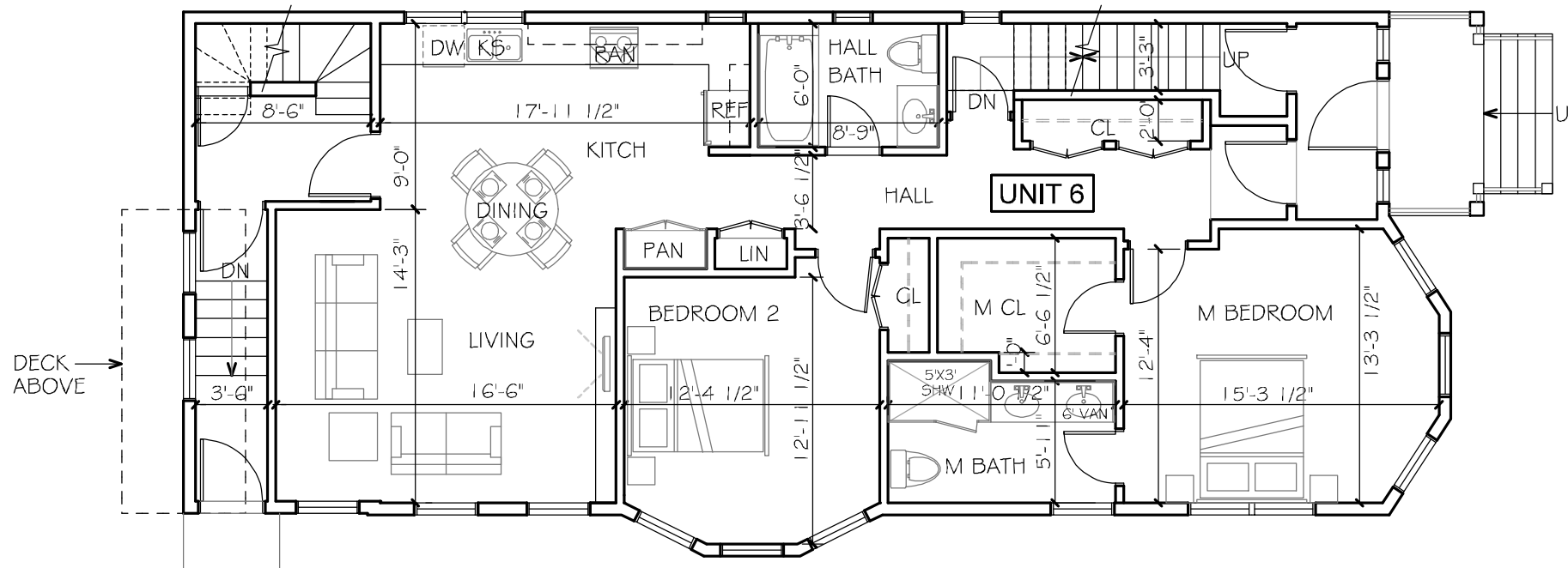
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SHEET

A2.2



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



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

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DRAWING TITLE

**EXISTING
3-FAM
PROPOSED
FLOOR PLANS**

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV3 13 JAN 2012

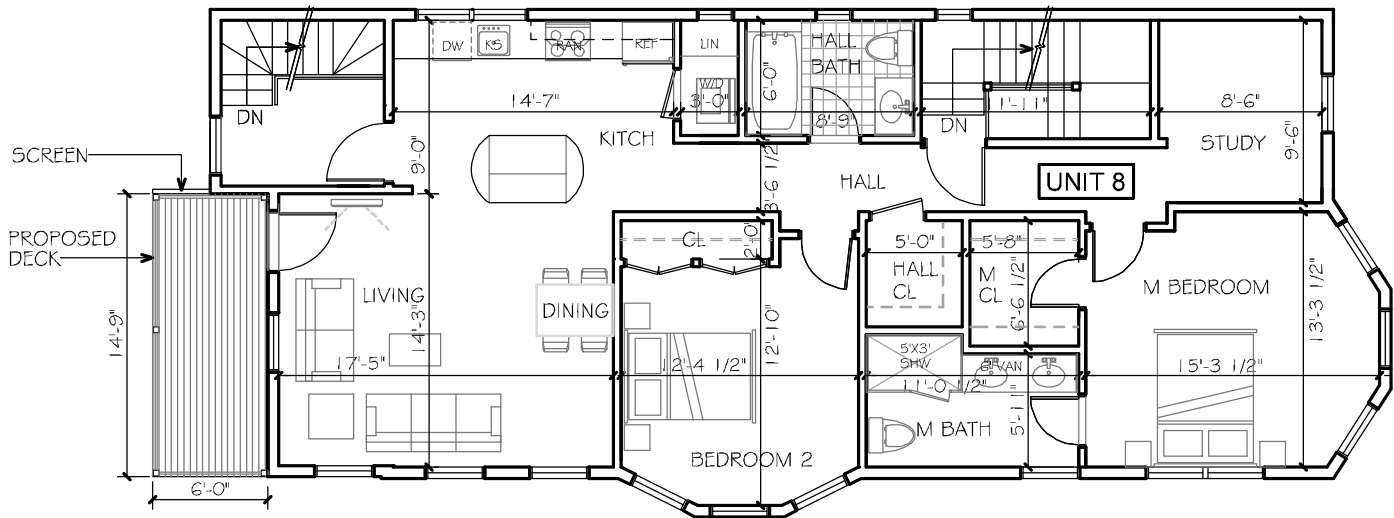
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PQ

SHEET

A3.1



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

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DRAWING TITLE

EXISTING
3-FAM
PROPOSED
FLOOR PLANS

SCALE AS NOTED

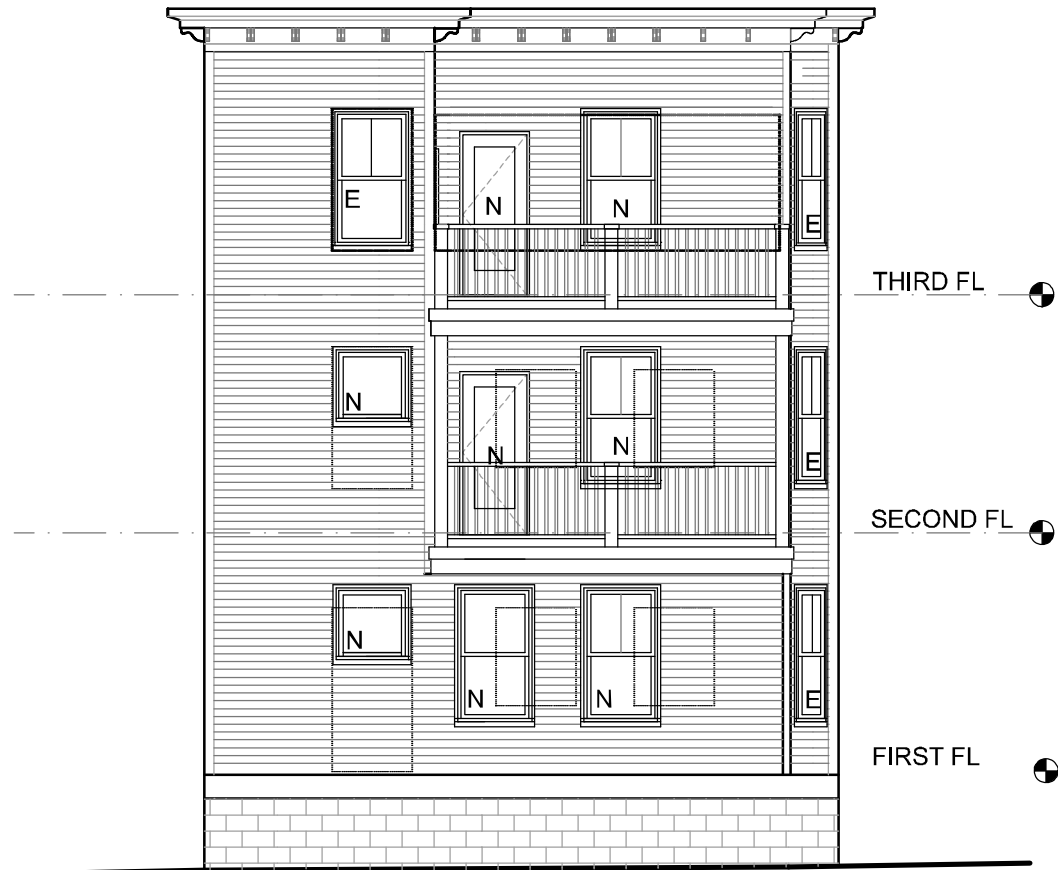
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PROGRESS	10 JAN 2012
SPSR REV 1	11 OCT 2011

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SHEET

A3.2



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



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

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EXISTING
3-FAM
SOUTH &
NORTH
ELEVATIONS

SCALE AS NOTED

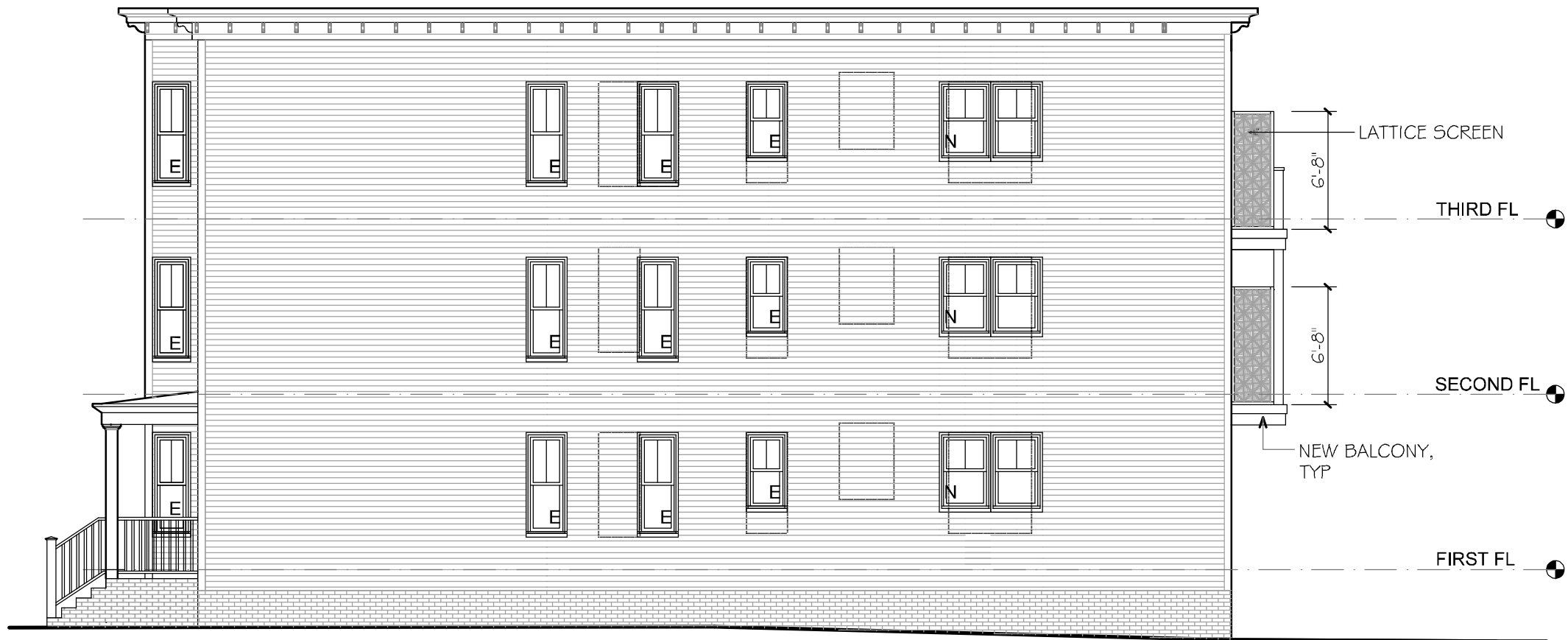
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SHEET

A4.1



1 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

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DRAWING TITLE

EXISTING
3-FAM
PROPOSED
EAST
ELEVATION

SCALE AS NOTED

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SHEET

A4.2