



16 LINDEN AVE
SOMERVILLE, MA

LIST OF DRAWINGS

ARCHITECTURAL		SPSR 4 AUG 2011	DRB REVIEW 29 SEP 2011	SPSR REV 1 11 OCT 2011
	COVER SHEET/ DRAWING LIST	X	X	X
P1	PLOT PLAN	X		SEP
Z1	ZONING COMPLIANCE SHEET 1 OF 2	X		X
Z2	ZONING COMPLIANCE SHEET 2 OF 2	X		X
1	PROPOSED 3D VIEW		X	X
2	PROPOSED 3D VIEW		X	X
A0	ARCHITECTURAL SITE PLAN	X	X	X
A1.1	PROPOSED BASEMENT & FIRST FLOOR PLANS	X	X	X
A1.2	PROPOSED SECOND & THIRD FLOOR PLANS	X	X	X
A2.1	PROPOSED SOUTH & EAST ELEVATIONS	X	X	X
A2.2	PROPOSED NORTH & WEST ELEVATIONS	X	X	X
A3.1	EXISTING 3-FAM PROPOSED FLOOR PLANS	X	X	X
A4.1	EXISTING 3-FAM PROPOSED WEST ELEVATION	X	X	X
A4.2	EXISTING 3-FAM PROPOSED NORTH & SOUTH ELEVATION	X	X	X

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

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

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

**PETER
QUINN
ARCHI
TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

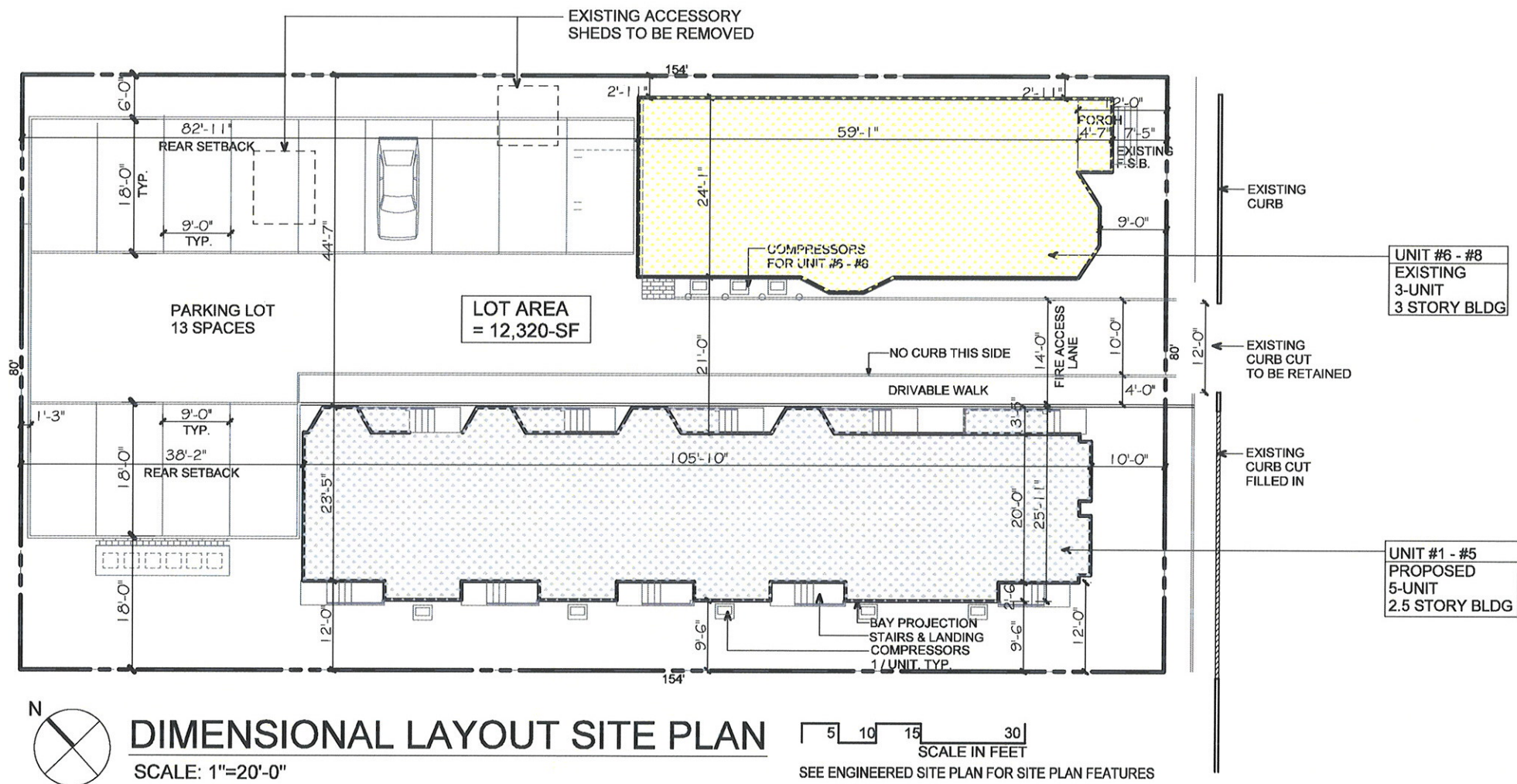
PROJECT
**PROPOSED
8-UNIT DEVEL.**
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR
**NEW MARKET
PROPERTIES, LLC.**
NEWMARKET, NH

DRAWING TITLE
COVER SHEET

SCALE AS NOTED	
REVISION / ISSUE DATE	
SPSR REV 1	11 OCT 2011
DRB REVIEW	29 SEP 2011
SPSR APPL	4 AUG 2011
DRAWN BY JH	APPROVED BY PQ

SHEET



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	10,943-SF	COMPLIES
MAX FLR AREA RATIO	1.0 (MAX ALWD)	0.89	COMPLIES
GROUND COVERAGE	50.0% (MAX ALWD)	32.2%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	25.6%	COMPLIES
MAX HT FT - STORIES	40.0' / 3-STY	31.5' / 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)	12.0'	COMPLIES
MIN SIDE YD - R	10' (3-STY) X 1.5 (PER 7.3)	15.0'	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

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

PROPOSED
8-UNIT DEVEL.

16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

NEW MARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

ZONING
COMPLIANCE
SHEET 1 OF 2

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

DRAWN BY YC APPROVED BY PQ

SHEET

Z-1



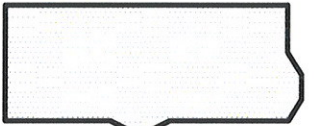
EXISTING BLDG, THIRD FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,517 SF



EXISTING BLDG, SECOND FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,517 SF



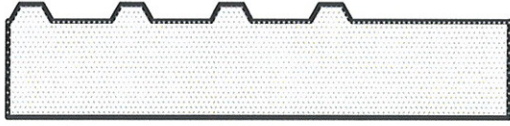
EXISTING BLDG, FIRST FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,517 SF



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



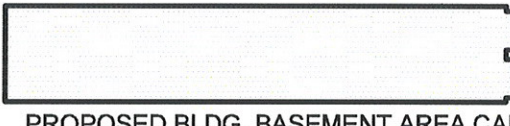
PROPOSED BLDG, THIRD FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,765 SF



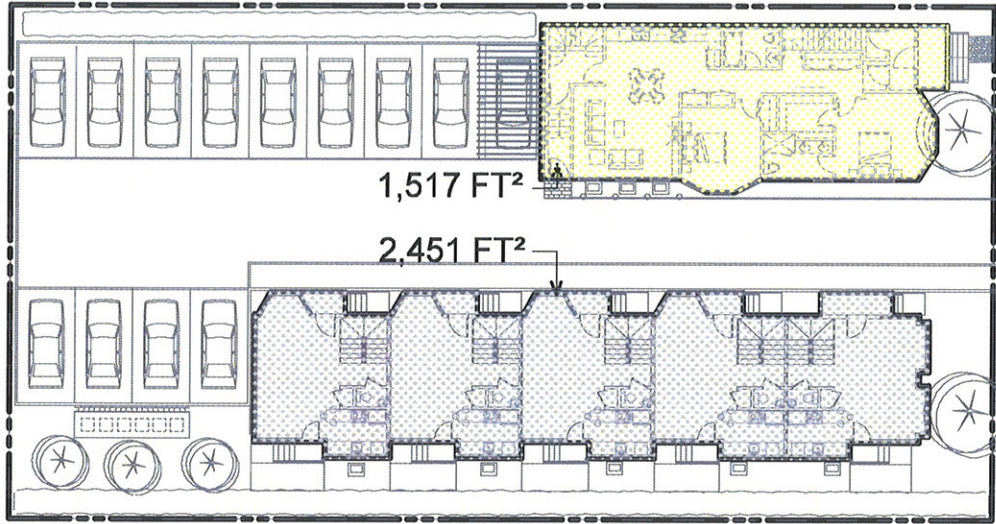
PROPOSED BLDG, SECOND FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,176 SF



PROPOSED BLDG, FIRST FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,451 SF

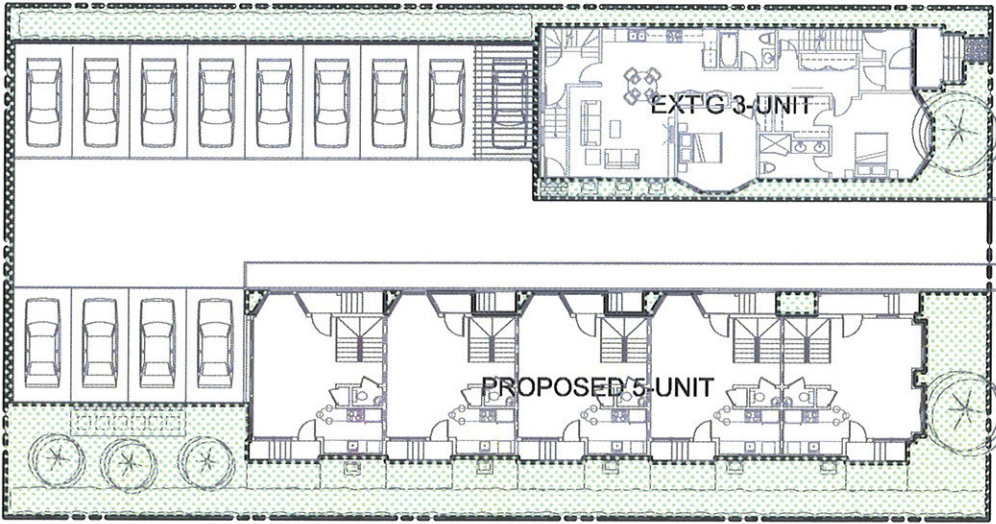


PROPOSED BLDG, BASEMENT AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 2,110 SF



MAXIMUM BLDG GROUND COVERAGE AREA = 3,968 SF (HATCHED) = 32.21%
LOT AREA = 12,320 SF

MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION
SCALE: 1"=30'-0"



LANDSCAPE AREA = 3,157 SF (HATCHED) = 25.6%
LOT AREA = 12,320 SF

LANDSCAPE AREA CALCULATION
SCALE: 1"=30'-0"



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEW MARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

ZONING
COMPLIANCE
SHEET 2 OF 2

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

DRAWN BY YC APPROVED BY PQ

SHEET

Z-2

	EXISTING BLDG NET FLOOR AREA	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	1,517 SF	1,765 SF
SECOND FLOOR	1,517 SF	2,176 SF
FIRST FLOOR	1,517 SF	2,451 SF
BLDG TOTAL	4,551 SF	6,395 SF
TOTAL	10,943 SF	
BASEMENT	1,471 SF	2,110 SF

EXCLUDED AREA PER THE BYLAW

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



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



VIEW
LOOKING
WEST

VIEW
LOOKING
NORTH

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3888 FAX 617-868-0280

PROJECT

16 LINDEN AVE
SOMERVILLE, MA

PREPARED FOR

NEW MARKET PROP'S
NEW MARKET, NH

DRAWING TITLE

PROPOSED
3D VIEW

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

PRESENTATION 12 SEP 2011

PRESENTATION 07 APR 2011

DRAWN BY

JH

APPROVED BY

PQ

SHEET

1



MASSING
REAR
VIEW 1



MASSING
REAR
VIEW 2

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3688 FAX 617-868-0280

PROJECT

16 LINDEN AVE
SOMERVILLE, MA

PREPARED FOR

NEW MARKET PROP'S
NEW MARKET, NH

DRAWING TITLE

PROPOSED
3D VIEW

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1	11 OCT 2011
PRESENTATION	12 SEP 2011
PRESENTATION	07 APR 2011

DRAWN BY JH	APPROVED BY PQ
----------------	-------------------

SHEET

2



1 SITE PLAN
SCALE: 1"=20'-0"



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3669 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

PROPOSED
SITE PLAN

SCALE AS NOTED

REVISION / ISSUE DATE

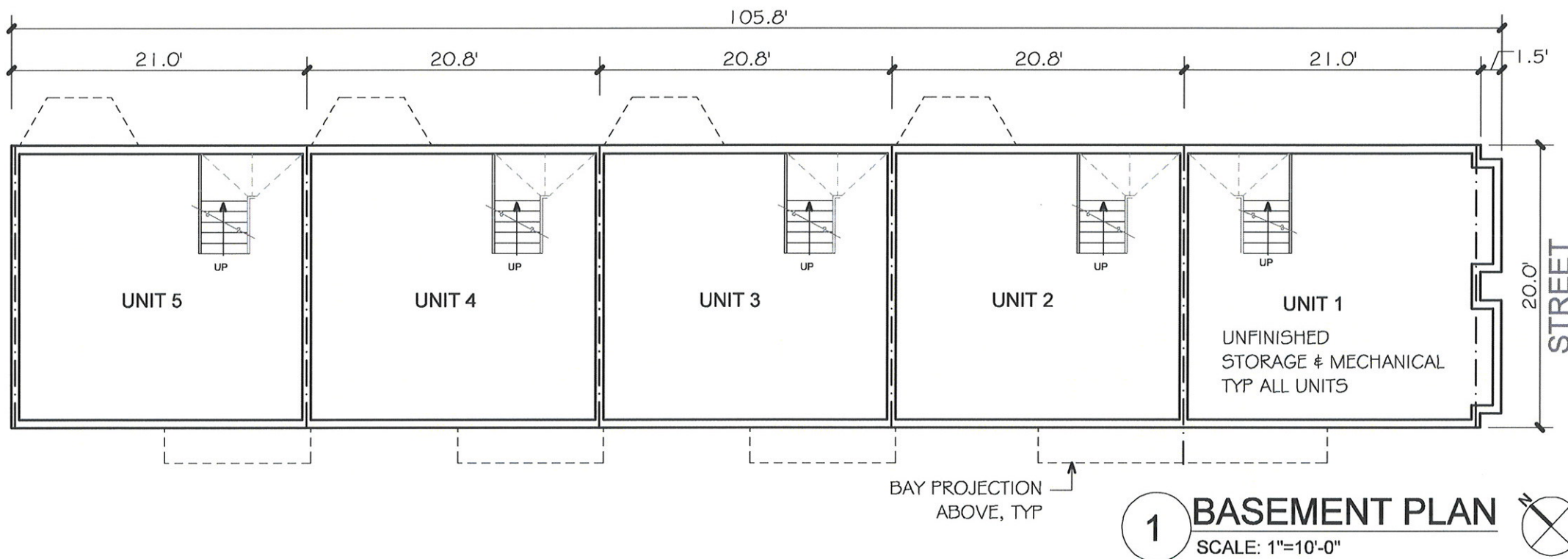
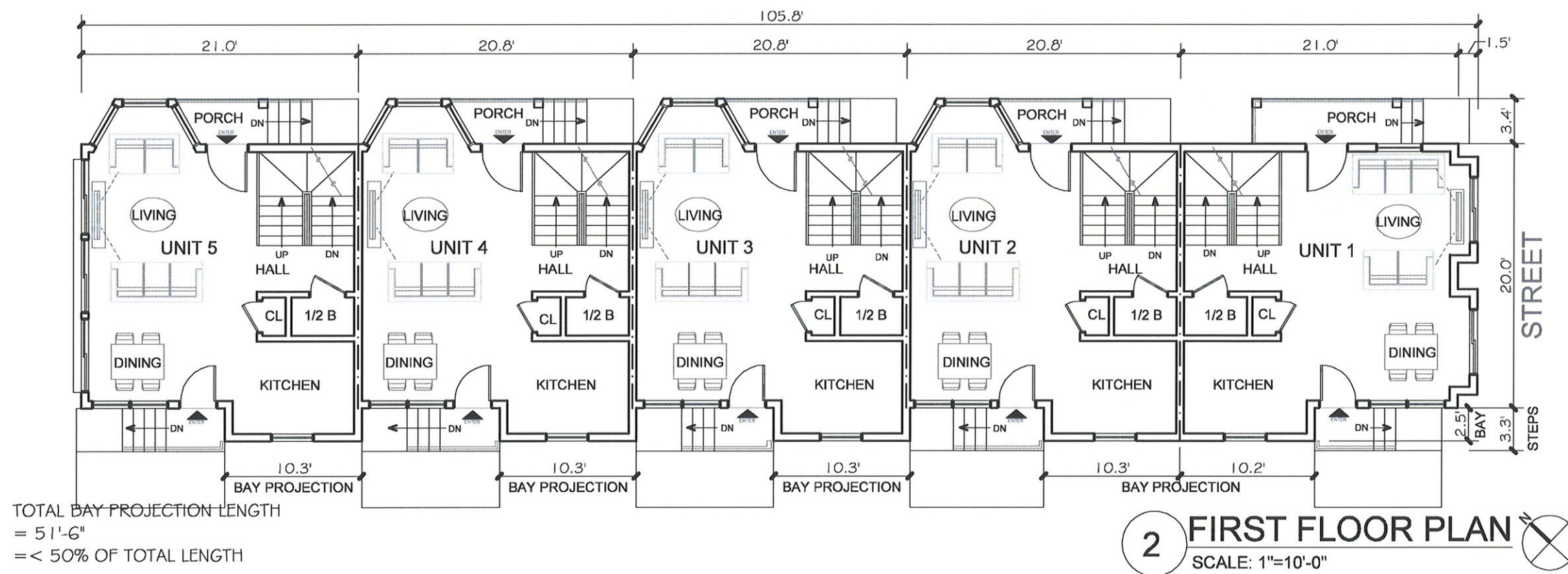
SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

DRAWN BY JH APPROVED BY PQ

SHEET

A0



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

PROPOSED
BASEMENT
& FIRST
FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

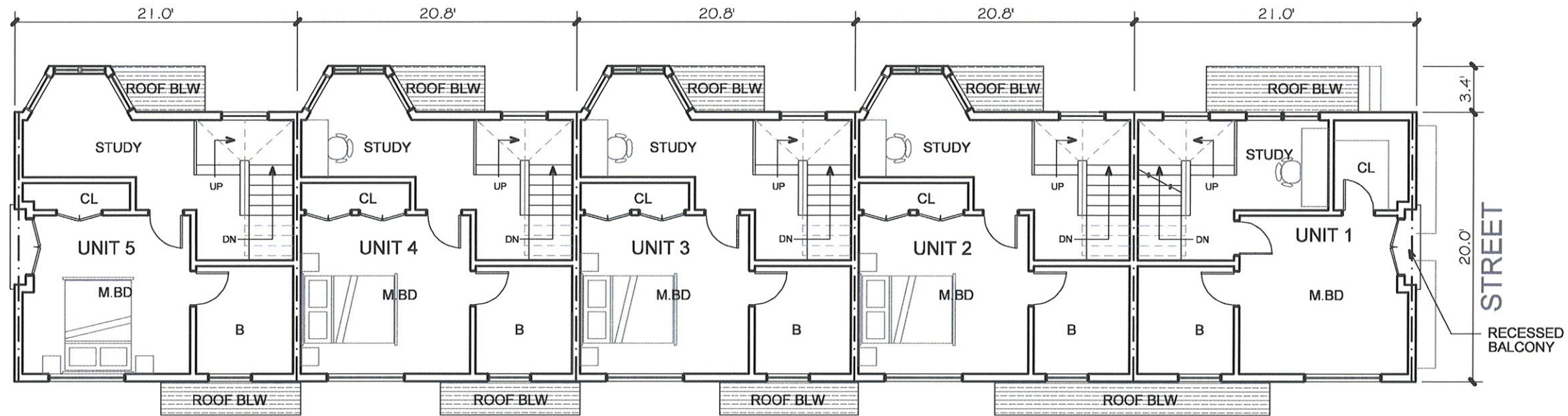
SPSR APPL 4 AUG 2011

DRAWN BY
YC

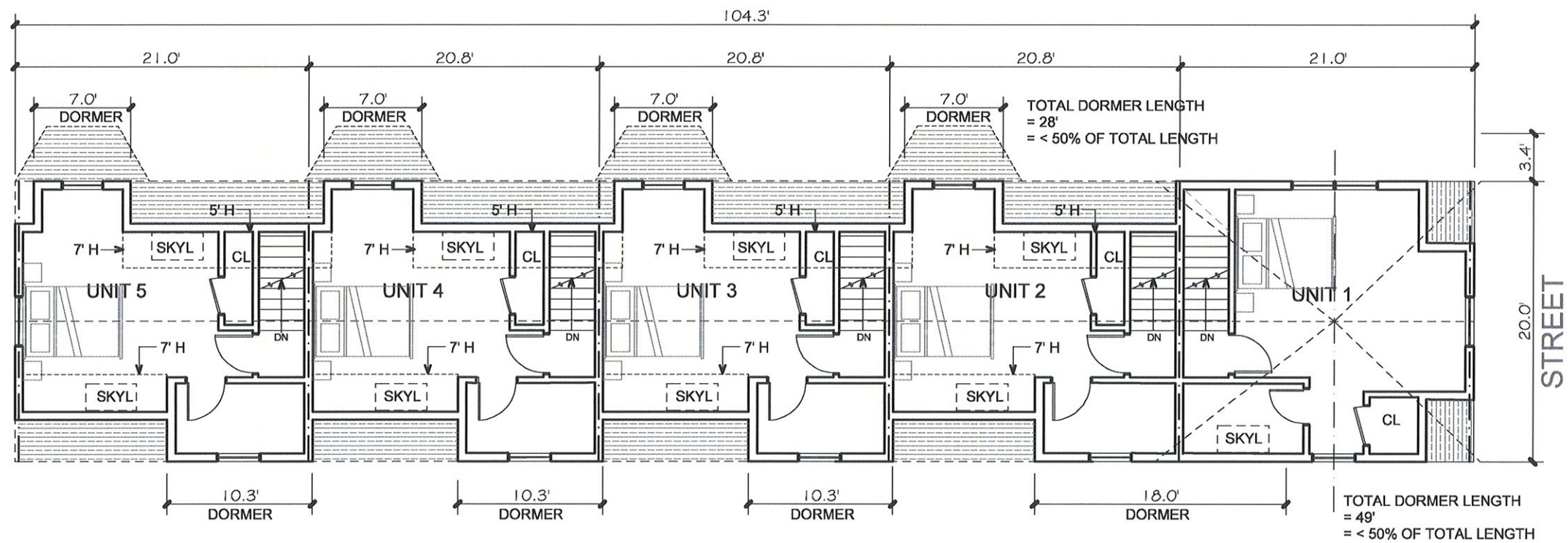
APPROVED BY
PQ

SHEET

A1.1



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



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

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

PROPOSED
SECOND
& THIRD
FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

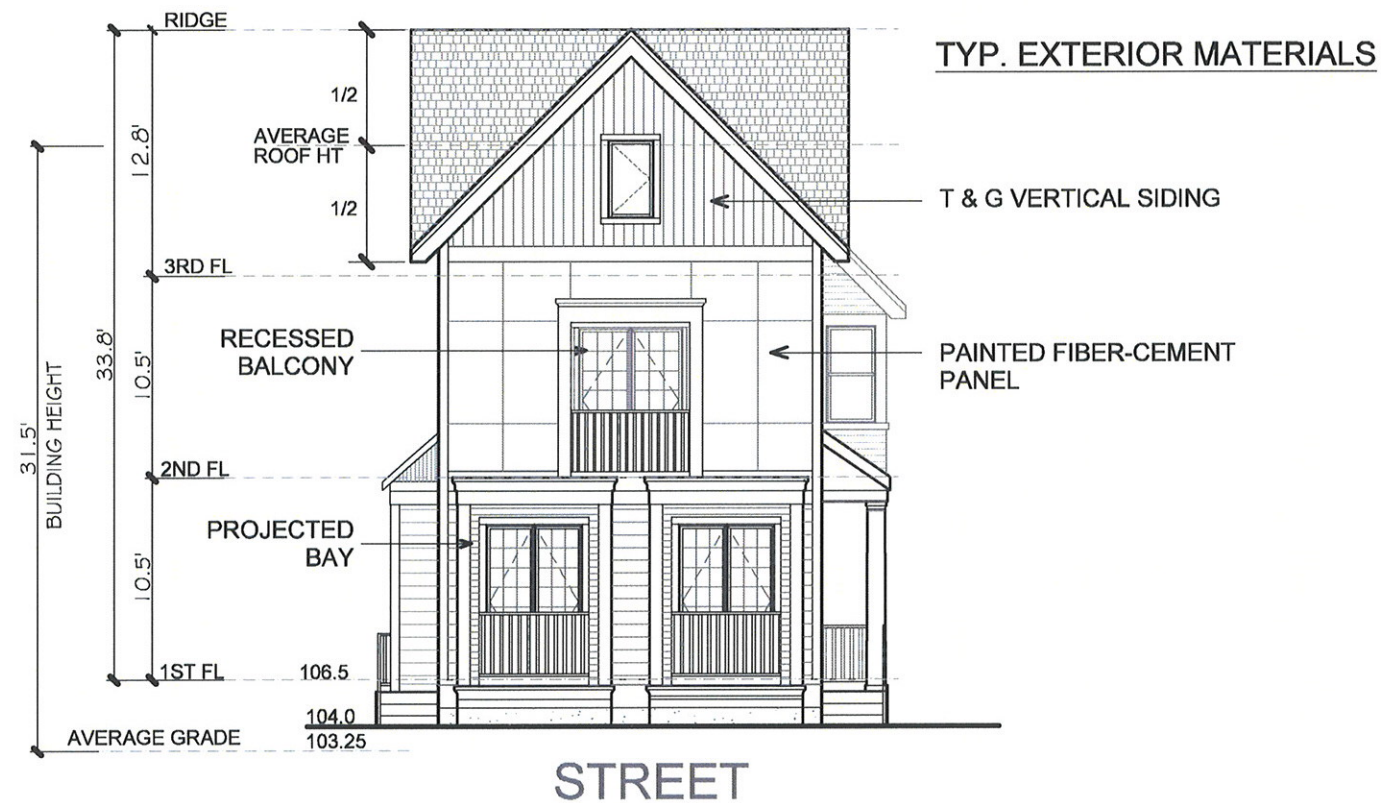
DRAWN BY YC APPROVED BY PQ

SHEET

A1.2



2 EAST ELEVATION
SCALE: 1"=10'-0"



1 SOUTH ELEVATION
SCALE: 1"=10'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

**PROPOSED
SOUTH
& EAST
ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

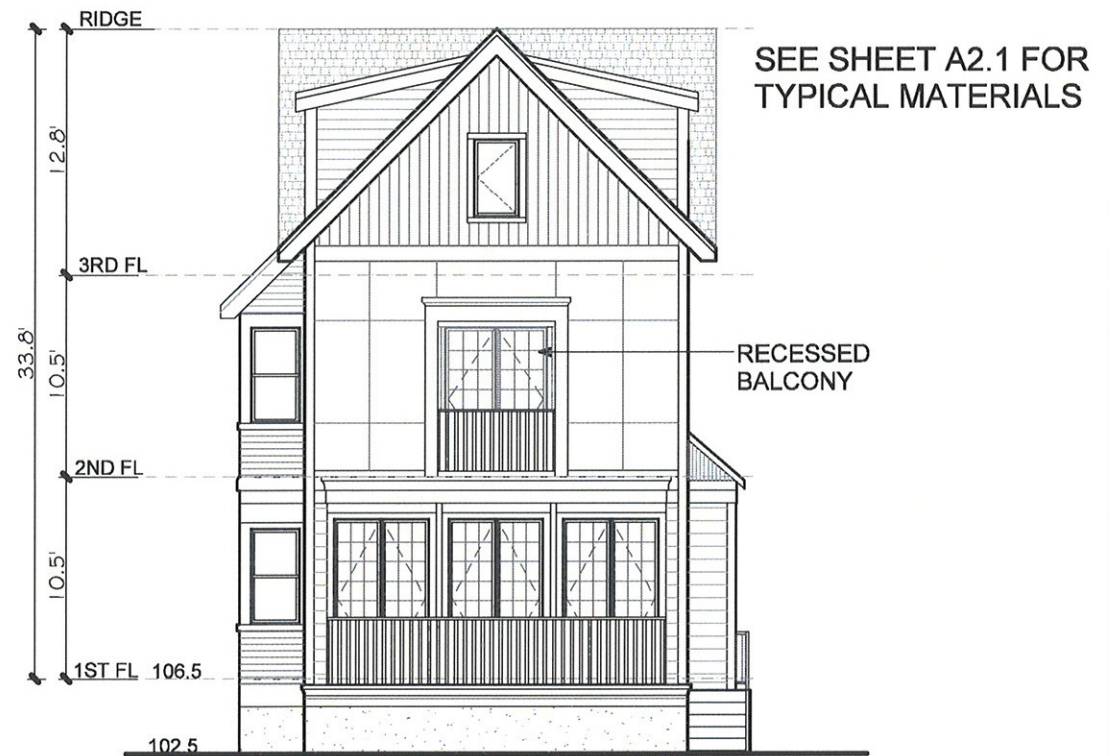
DRAWN BY YC APPROVED BY PQ

SHEET

A2.1



2 WEST ELEVATION
SCALE: 1"=10'-0"



1 NORTH ELEVATION
SCALE: 1"=10'-0"

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

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

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

PROPOSED
NORTH
& WEST
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE DATE

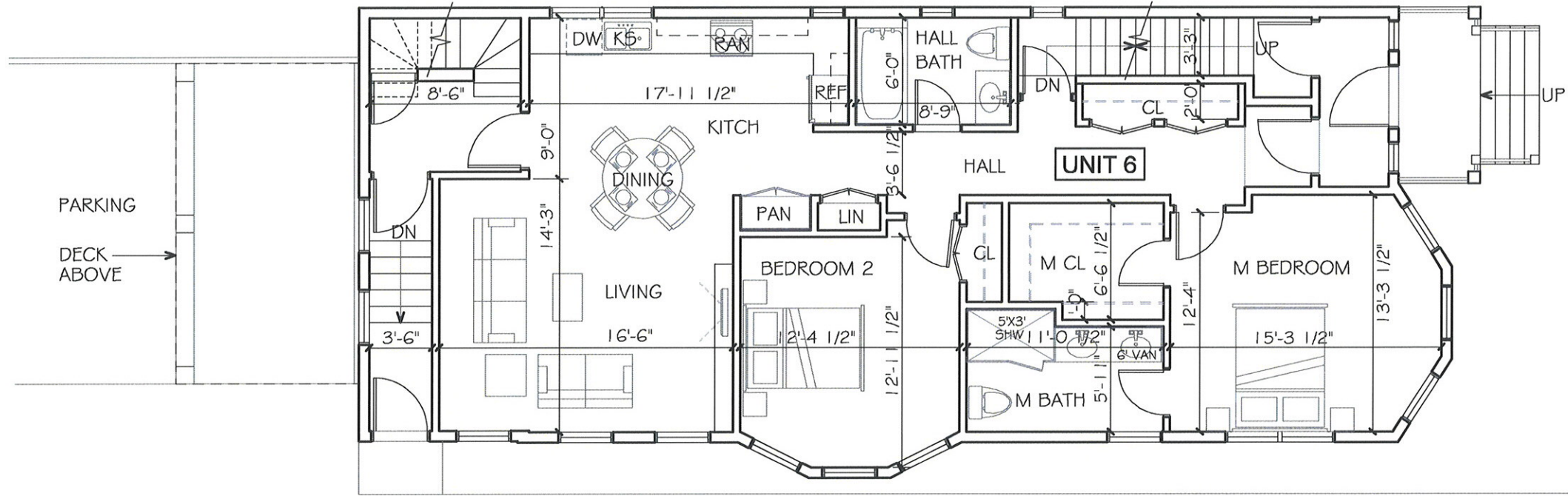
SPSR REV 1 11 OCT 2011

SPSR APPL 4 AUG 2011

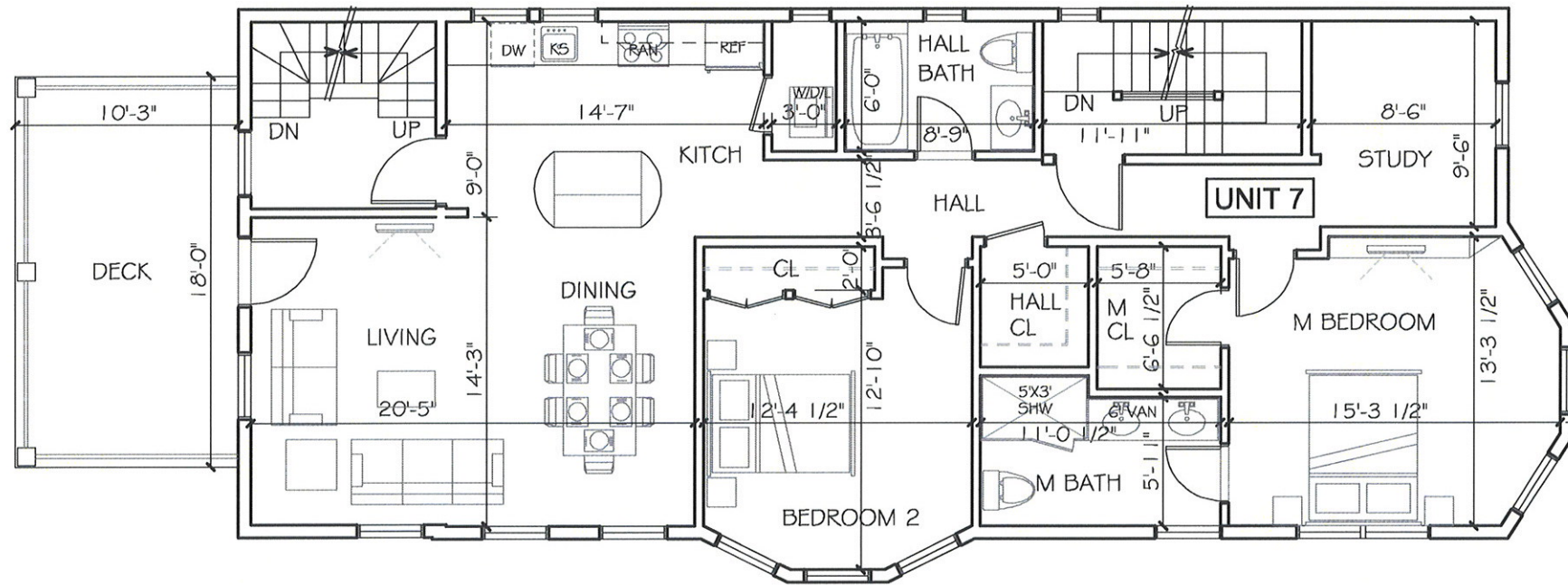
DRAWN BY YC APPROVED BY PQ

SHEET

A2.2



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



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

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

EXISTING
3-FAM
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

EXISTING
3-FAM
PROPOSED
FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

DRAWN BY
DM

APPROVED BY
PQ

SHEET

A3.1



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

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

**EXISTING
3-FAM**
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

NEWMARKET
PROPERTIES, LLC.
NEWMARKET, NH

DRAWING TITLE

**EXISTING
3-FAM
PROPOSED
WEST
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1 11 OCT 2011

DRAWN BY DM APPROVED BY PQ

SHEET

A4.1



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



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

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

**EXISTING
3-FAM**
16 LINDEN AVE.
SOMERVILLE, MA

PREPARED FOR

**NEWMARKET
PROPERTIES, LLC.**
NEWMARKET, NH

DRAWING TITLE

**EXISTING
3-FAM
PROPOSED
NORTH &
SOUTH
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE DATE

SPSR REV 1	11 OCT 2011
DRAWN BY DM	APPROVED BY PQ

SHEET

A4.2