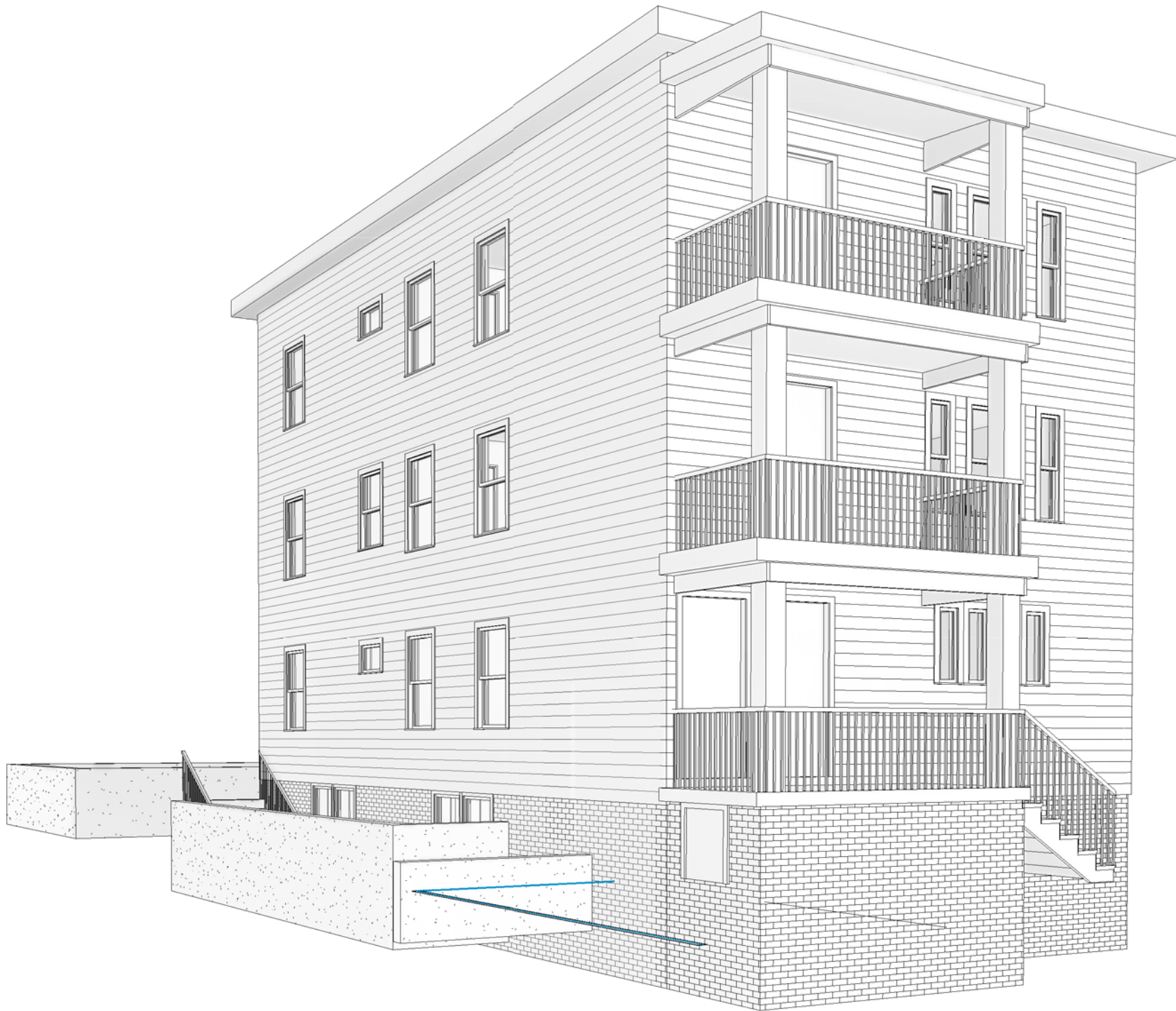


PROPOSED 54-56 CLARENDON AVE RESIDENCES

PROJECT ADDRESS: 54-56 CLARENDON AVE,
SOMERVILLE, MASSACHUSETTS 02144



CLIENT
BORIS & ALEX KURITNIK
GREENVILLE REAL ESTATE GROUP
187 GREEN STREET
JAMAICA PLAIN, MA 02130

PREPARED BY:

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143



54 CLARENDON AVE

SD SET 01-20-2017

| Architectural Drawing List | | |
|----------------------------|--------------------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| 1-Cover Sheet | | |
| A-000 | Cover Sheet | 01/20/17 |
| 3-Architectural | | |
| A-020 | Architectural Site Plan | 01/20/17 |
| A-100 | Basement, First & Second Floor Plans | 01/20/17 |
| A-101 | Third Floor & Roof Plan | 01/20/17 |
| A-300 | South & West Elevations | 01/20/17 |
| A-301 | North & East Elevations | 01/20/17 |

PROJECT NAME
54-56 Clarendon Ave Residences

PROJECT ADDRESS
54-56 Clarendon Ave
Somerville, MA

CLIENT

Boris & Alex Kuritnik

ARCHITECT

DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number
Date
Drawn by
Checked by
Scale

16112
12-21-2016
CMH
KDI
3/32" = 1'-0"

REVISIONS

| No. | Description | Date |
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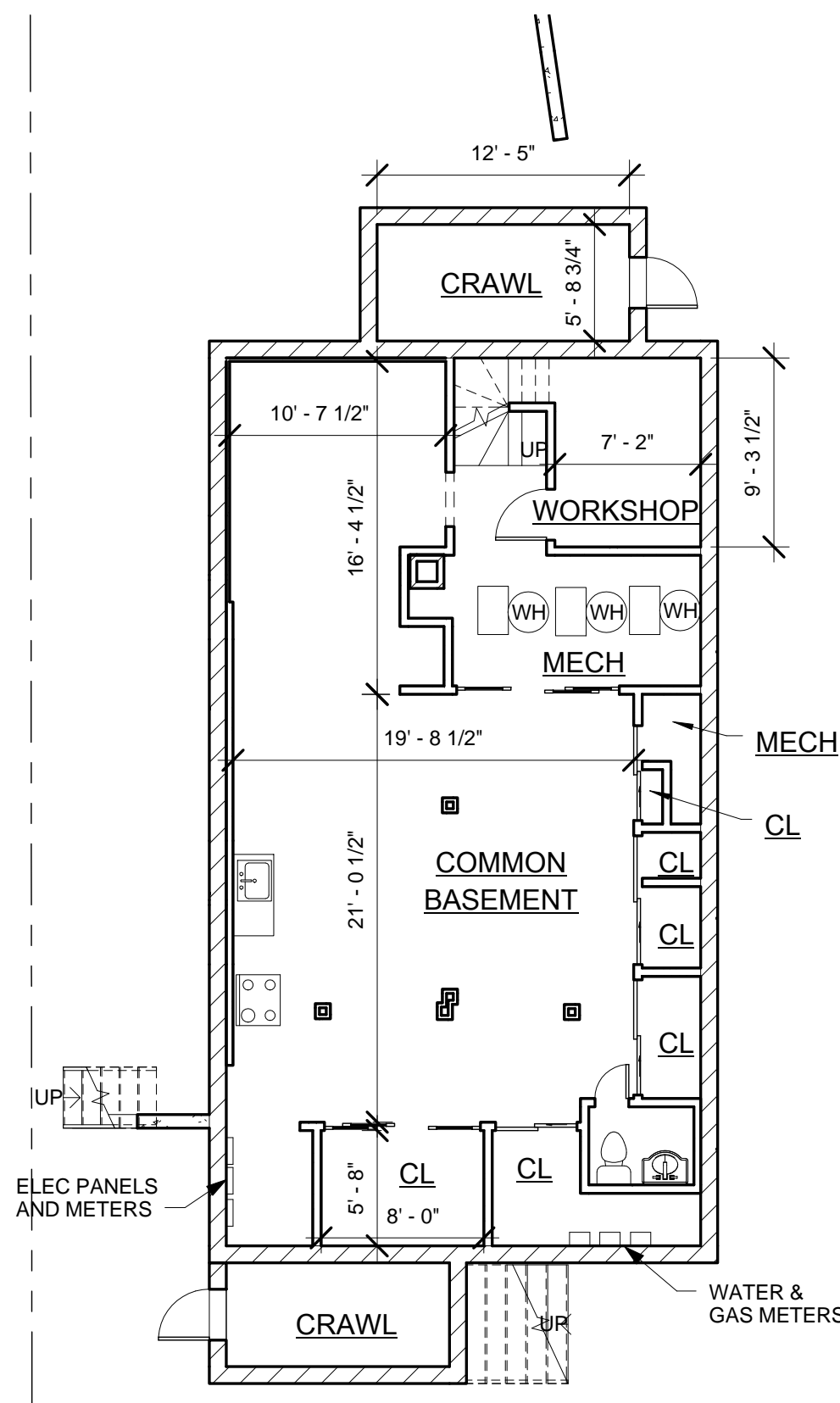
Cover Sheet

A-000

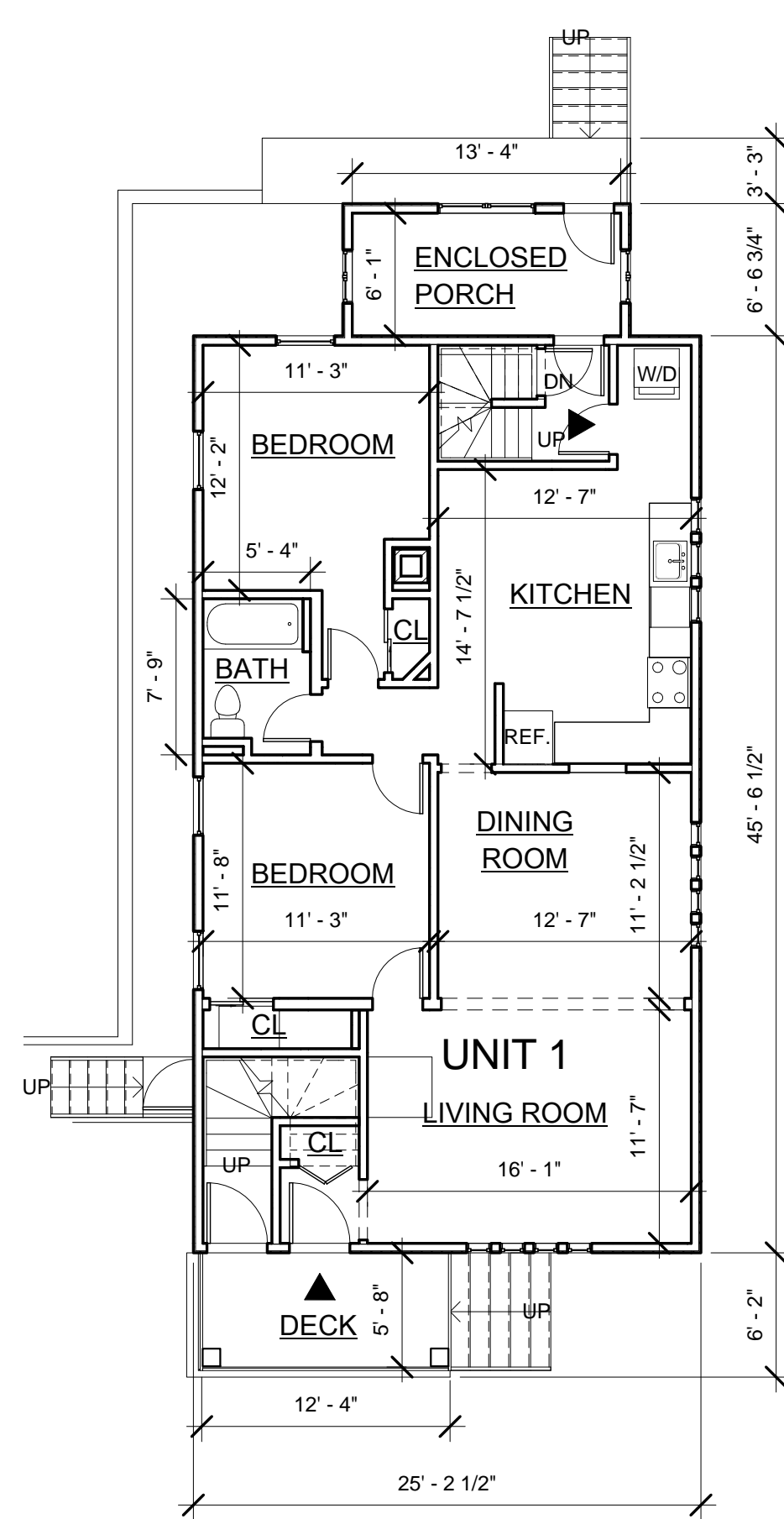
54-56 Clarendon Ave Residences

1/20/2017 11:54:27 AM

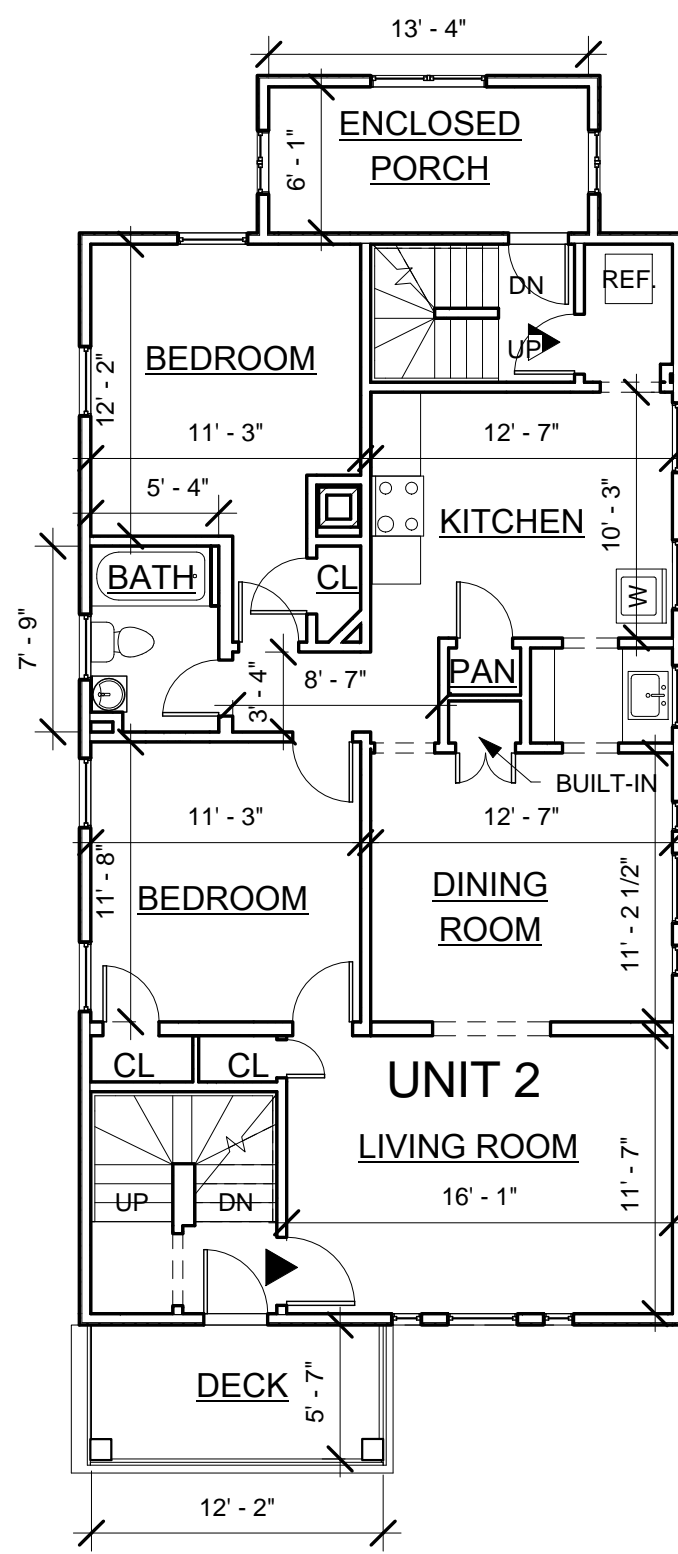
\\log-server\\Data\\16116112_Boris_54 Clarendon SV03 Drawings\\00_ARCH_SD_DD16112_54-56 Clarendon Ave - Current.rvt



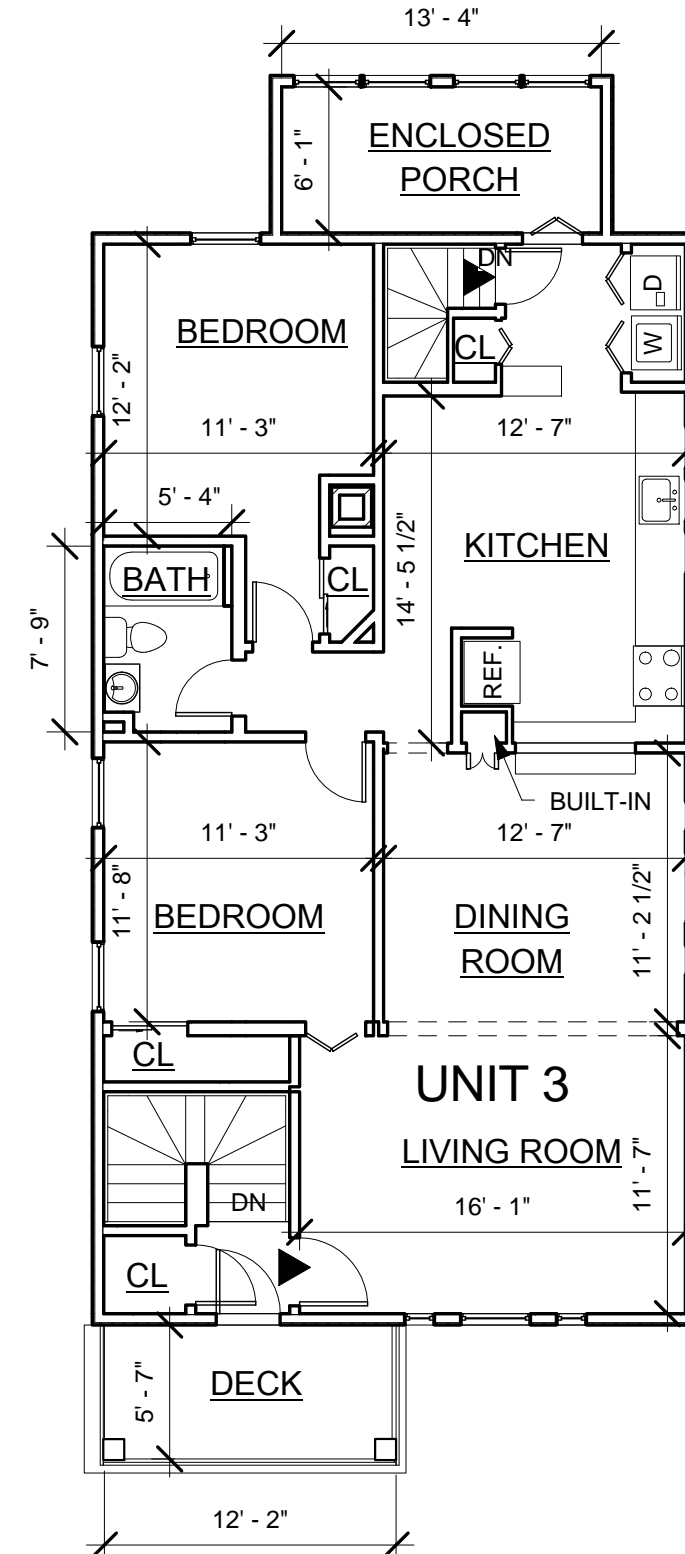
1 Existing Basement Level
1/8" = 1'-0"



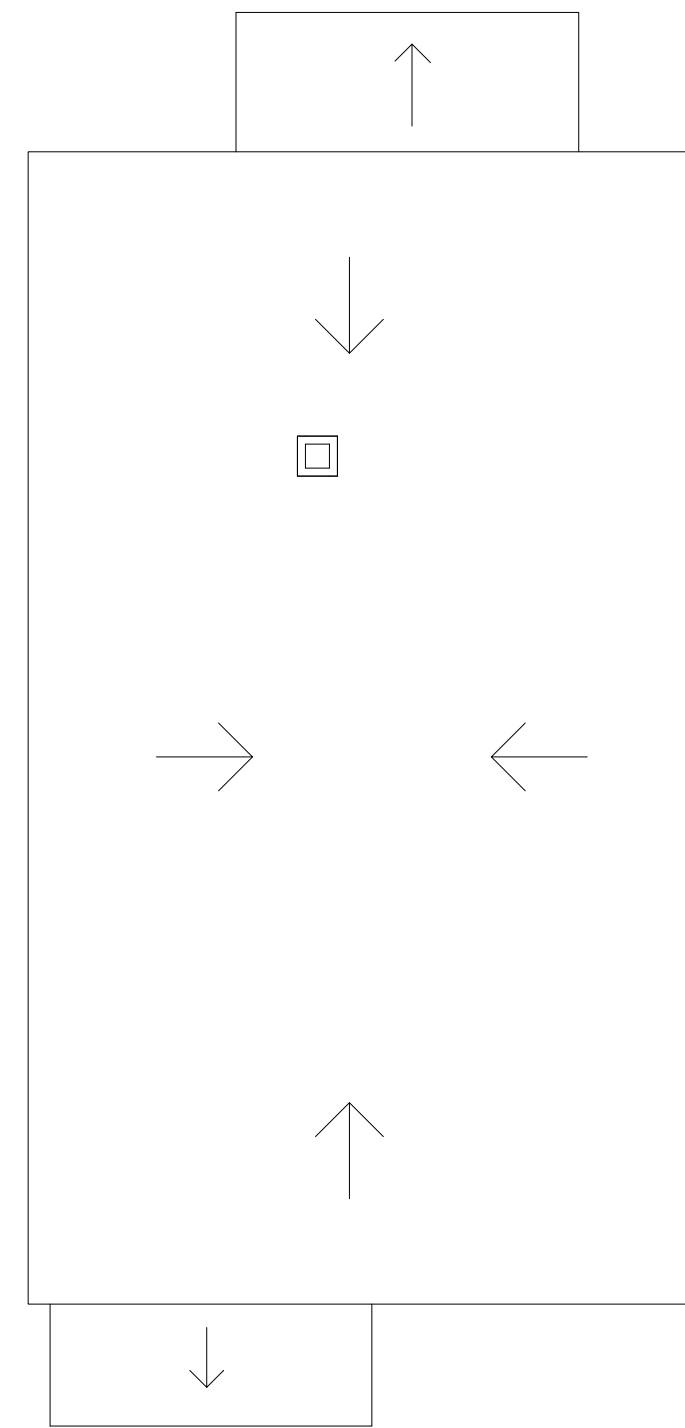
2 Existing 1st Floor Level
1/8" = 1'-0"



3 Existing 2nd Floor Level
1/8" = 1'-0"



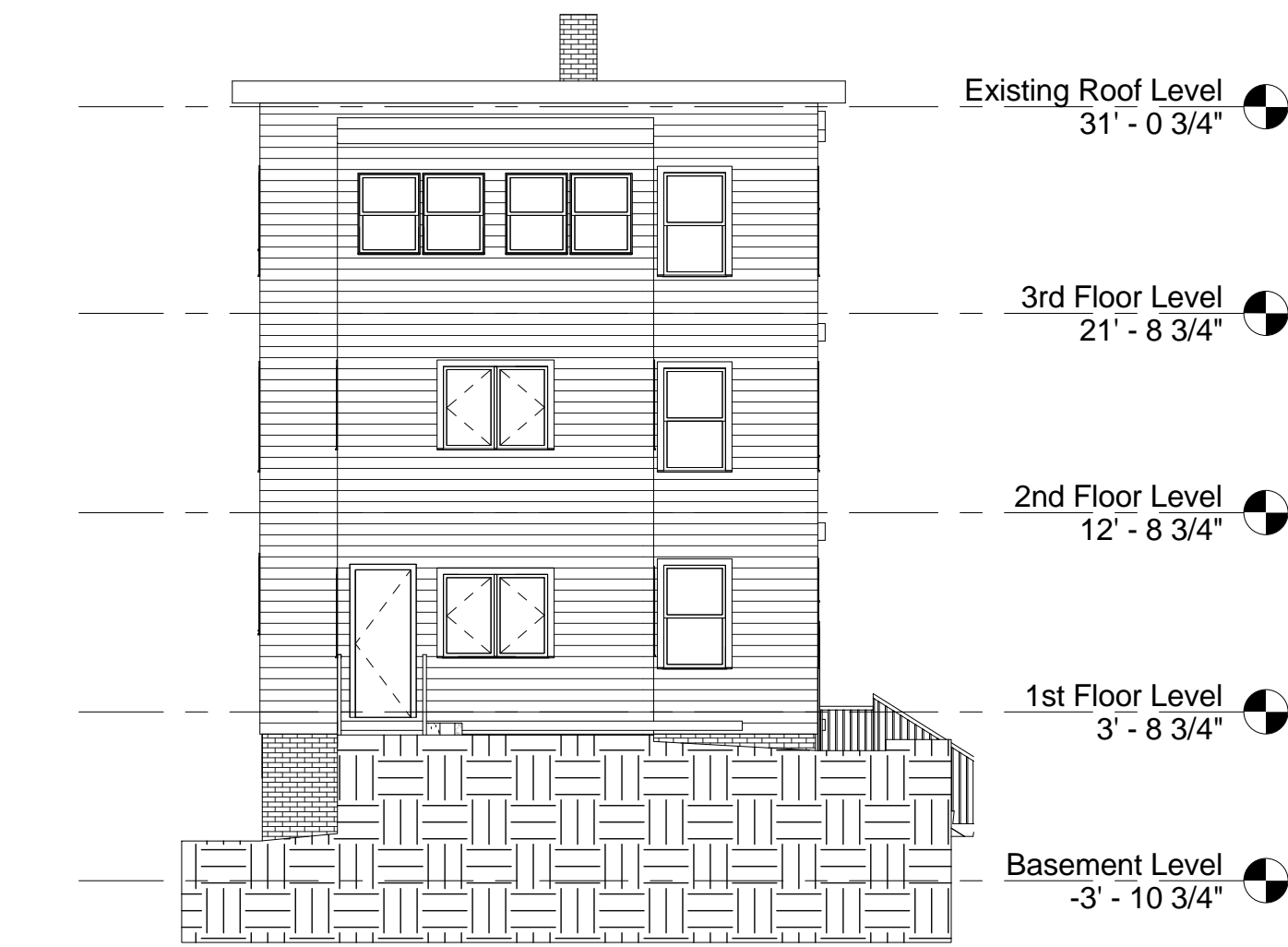
4 Existing 3rd Floor Level
1/8" = 1'-0"



5 Existing Roof Level
1/8" = 1'-0"



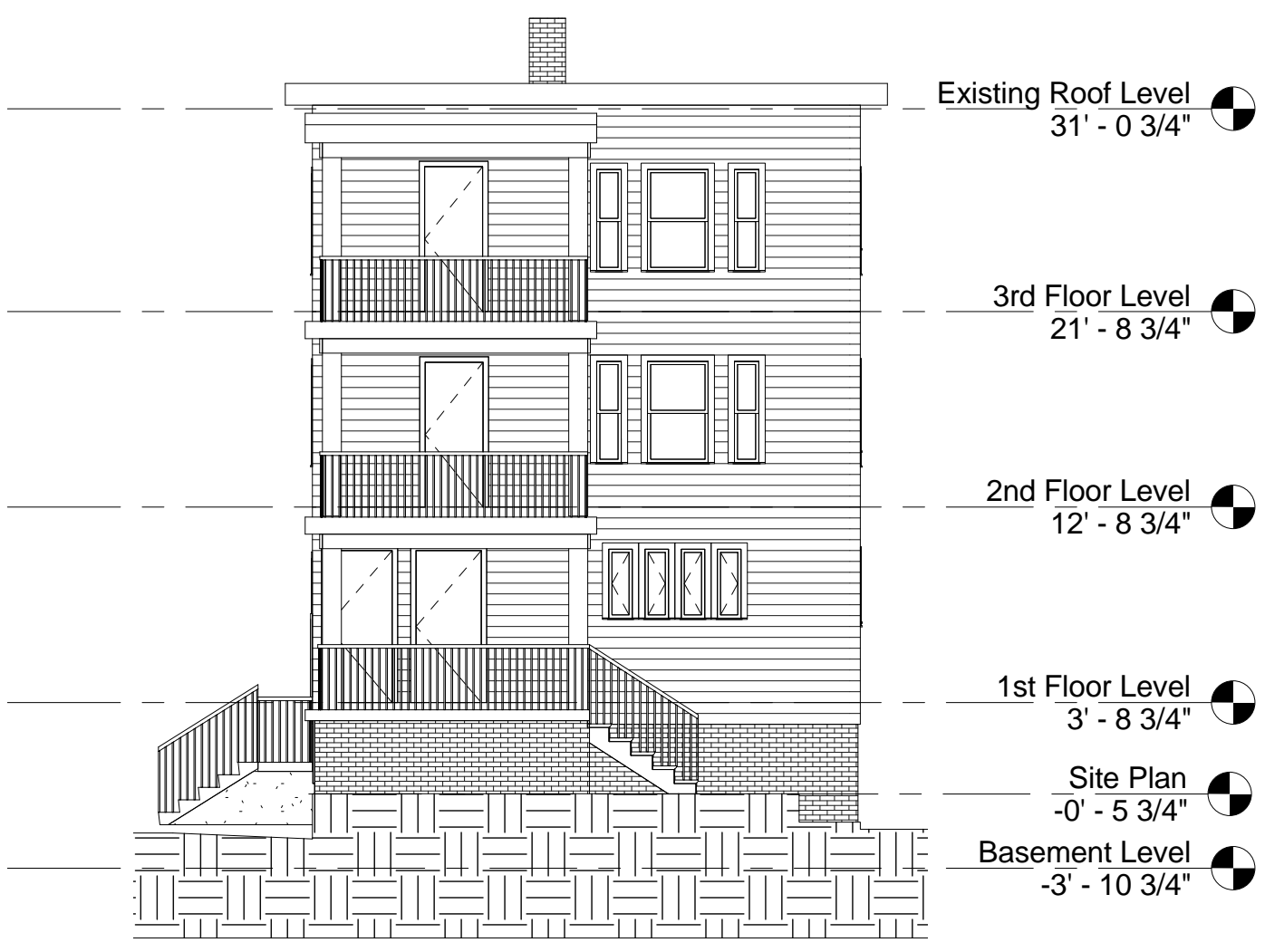
6 Existing East Elevation
1/8" = 1'-0"



7 Existing North Elevation
1/8" = 1'-0"



8 Existing West Elevation
1/8" = 1'-0"



9 Existing South Elevation
1/8" = 1'-0"

PROJECT NAME
54-56 Claredon Ave Residences

PROJECT ADDRESS
54-56 Claredon Ave
Somerville, MA

CLIENT

Boris & Alex Kuritnik

ARCHITECT



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REGISTRATION



Project number 16112
Date 12-21-2016
Drawn by PS
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

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Existing Floor
Plans & Section

EX-100

54-56 Claredon Ave Residences

| ZONING CHART | | | | |
|-------------------------|---|--------------------|--------------------|------------------------|
| RB ZONE | REQUIRED | EXISTING | PROPOSED | REMARKS |
| MIN. LOT SIZE | 7,500 SF | 3,869 SF +/- | 3,869 SF +/- | PRE-EXISTING/NO CHANGE |
| LOT AREA/DU 1-9DU | 1,500 SF/DU=4,500/3DU | 3DU = 1,289 SF/DU | 3DU = 1,289 SF/DU | PRE-EXISTING/NO CHANGE |
| FAR | 1.0 / 3,869 SF | .90 / 3,487 SF | 0.98 / ~3,793 SF | COMPLIES |
| MAX GROUND COVER | 50% / 1,934 SF | 34% / 1,322 SF | 34% / 1,322 SF | COMPLIES |
| LANDSCAPE AREA | 25% / 967 SF | 29% / 1,155 SF | 25% / 968 SF | COMPLIES |
| PERMEABLE AREA | 35% / 1,354 SF | 29% / 1,155 SF | 42% / 1,627 SF | COMPLIES |
| MAX HEIGHT | 40'-0" / 3ST | 33'- 5 1/2" / 3 ST | 33'- 5 1/2" / 3 ST | COMPLIES |
| MIN. FRONT SETBACK | 15'- 0" OR STREET AVERAGE | 15.2' | 15.2' | COMPLIES |
| MIN. LEFT SIDE SETBACK | 10'- 0" (SUM 20') (FOOTNOTE 10 50' - 39' = 11' x 1 1/1' = 11" 10'-0" - 11" = 9' - 1") | 8.6' | 8.6' | PRE-EXISTING/NO CHANGE |
| MIN. RIGHT SIDE SETBACK | 10'- 0" (SUM 20') (FOOTNOTE 10 50' - 39' = 11' x 1 1/1' = 11" 10'-0" - 11" = 9' - 1") | 5.8' | 5.8' | PRE-EXISTING/NO CHANGE |
| MIN. REAR SETBACK | 20'- 0" (FOOTNOTE 13 100' - 96' = 4' x 3 3/1' = 12" or 1'-0" 20'-0" - 1'-0" = 19' - 0") | 29.1' | 29.1' | COMPLIES |
| MIN. FRONTAGE | 50'- 0' | 40'-0" | 40'- 0" | PRE-EXISTING/NO CHANGE |
| PARKING | EXISTING REQ'D: 4.5 SPACES PROPOSED REQ'D: 5 SPACES | 1 SPACES | 3 SPACES | PRE-EXISTING |

*Section 8.6 - Footnotes to 8.5

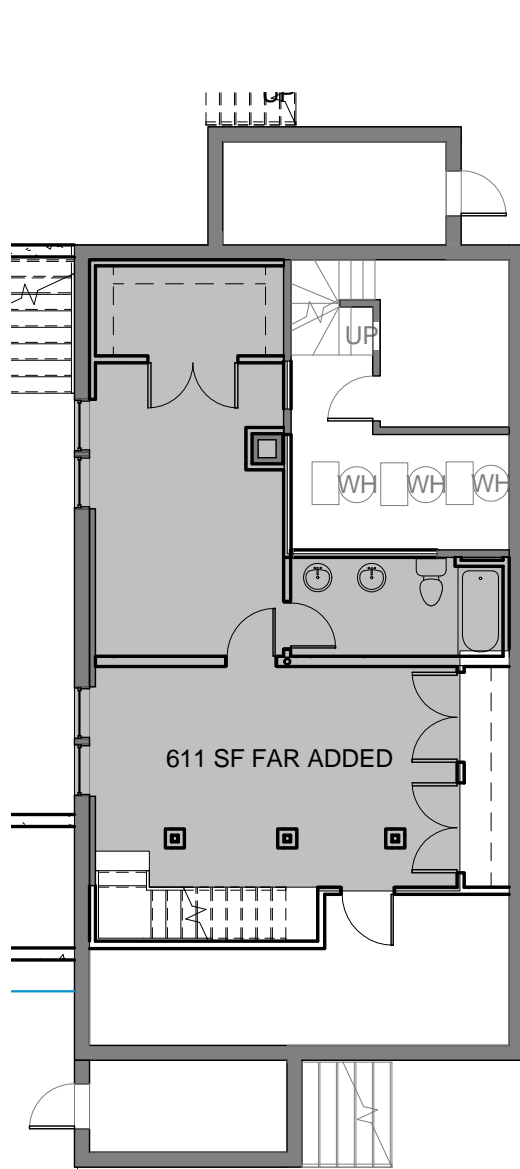
6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (¼) of the required setback, nor more than three (3) feet in any case.

10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.

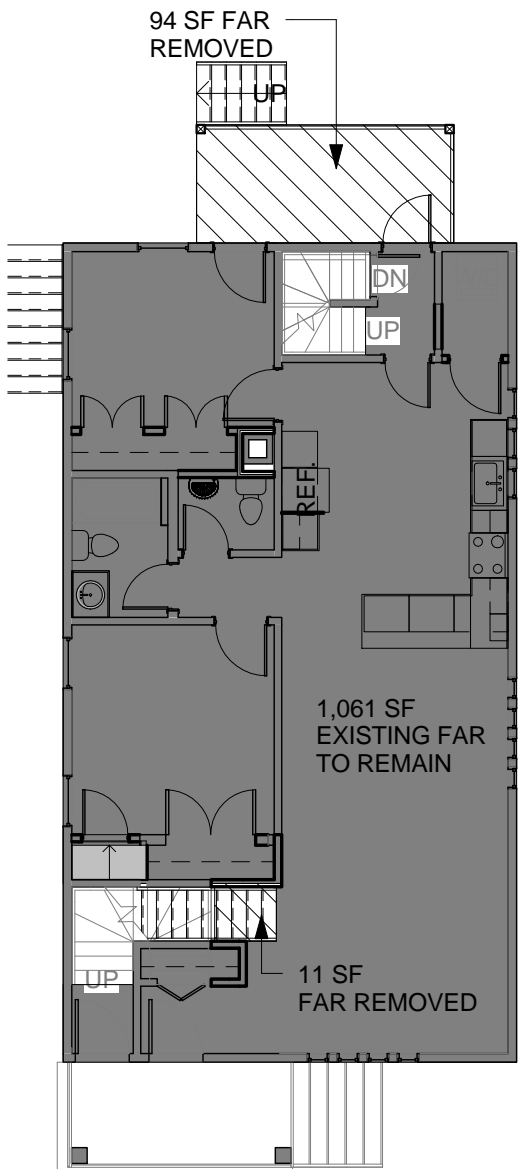
13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.

| FAR BUILDING CALCULATION | | | |
|--------------------------|-----------------|-----------------|------------------|
| | EXISTING | PROPOSED CHANGE | PROPOSED TOTAL |
| BASEMENT | 0 SF | +611 SF | 611 SF |
| FIRST FLOOR | 1,172 SF | -105 SF | 1,049 SF |
| SECOND FLOOR | 1,153 SF | -94 SF | 1,059 SF |
| THIRD FLOOR | 1,162 SF | -94 SF | 1,068 SF |
| TOTAL | 3,487 SF/91 FAR | +318 SF | 3,793 SF/1.0 FAR |

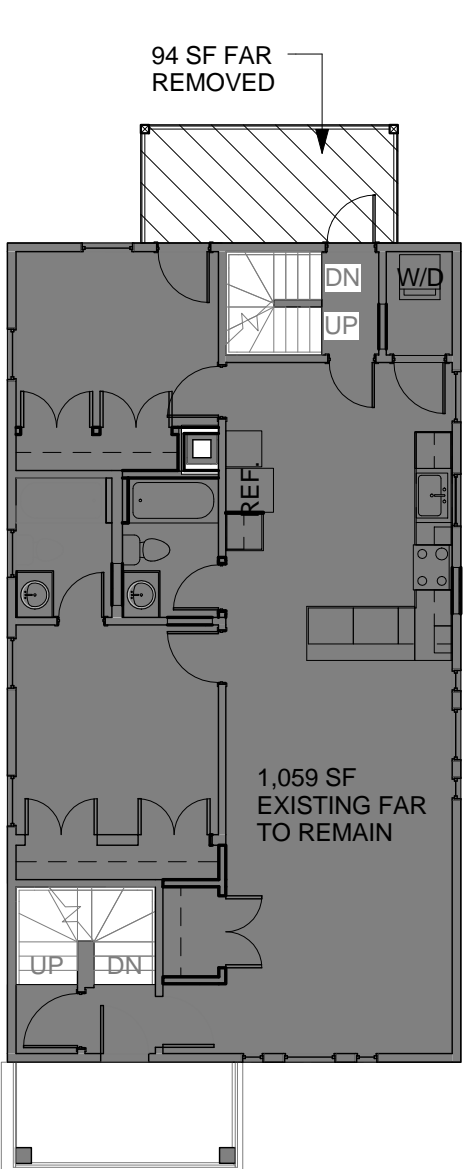
| GROSS BUILDING CALCULATION | | | |
|----------------------------|----------|-----------------|----------------|
| | EXISTING | PROPOSED CHANGE | PROPOSED TOTAL |
| BASEMENT | 1,300 SF | +0 SF | 1,300 SF |
| FIRST FLOOR | 1,242 SF | -94 SF | 1,148 SF |
| SECOND FLOOR | 1,242 SF | -94 SF | 1,148 SF |
| THIRD FLOOR | 1,242 SF | -94 SF | 1,148 SF |
| TOTAL | 5,026 SF | -282 SF | 4,744 SF |



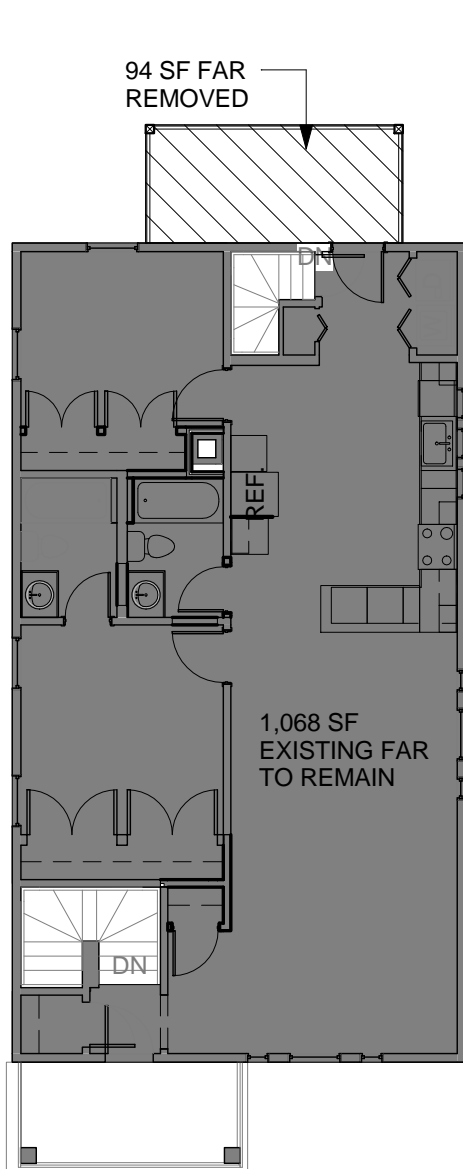
3 Basement Level-FAR
3/32" = 1'-0"



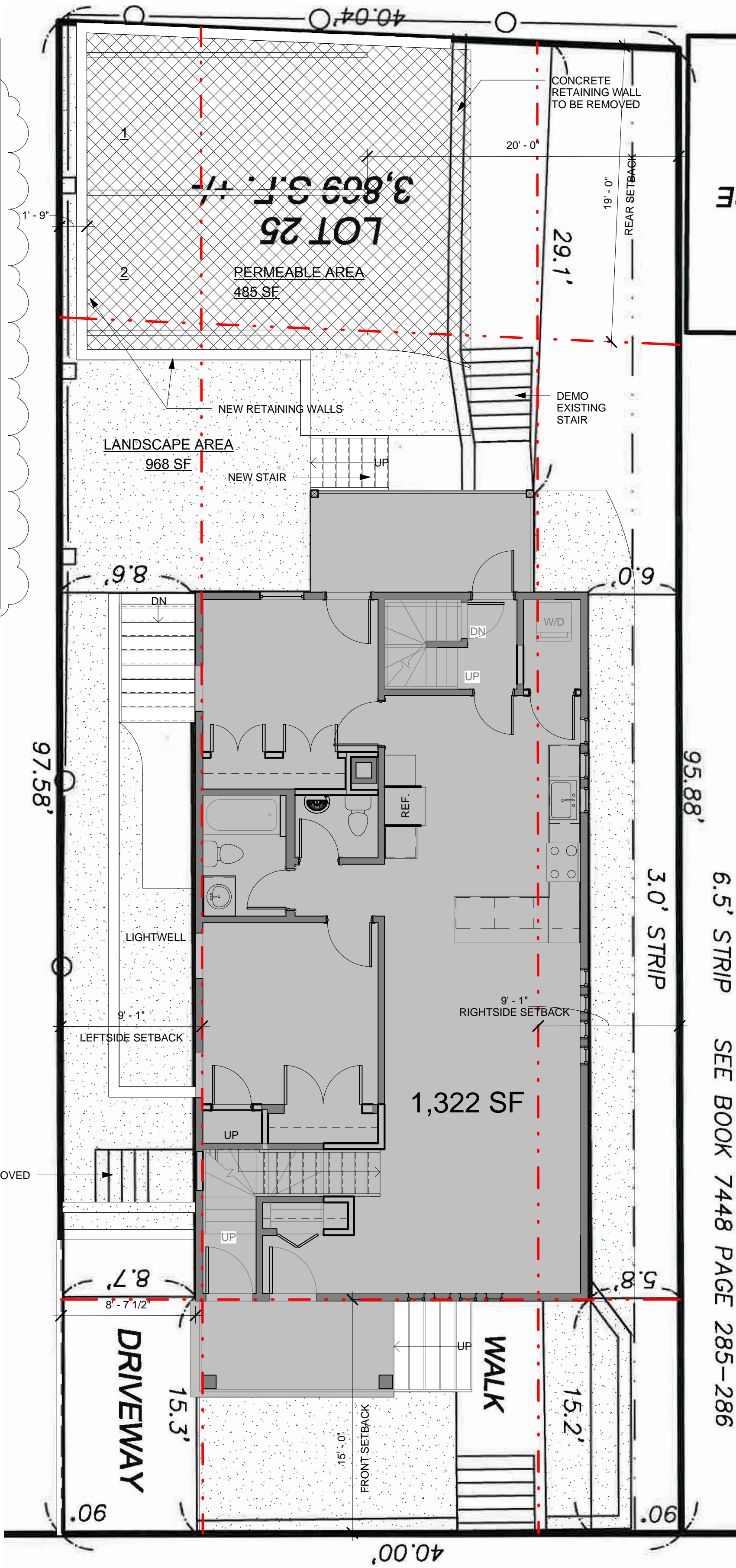
4 1st Floor Level-FAR
3/32" = 1'-0"



5 2nd Floor Level-FAR
3/32" = 1'-0"

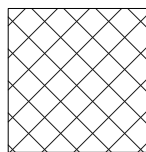


6 3rd Floor Level-FAR
3/32" = 1'-0"

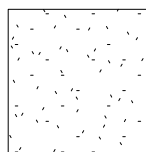


2 Site Plan
3/16" = 1'-0"

LEGEND



PERMEABLE AREA



LANDSCAPE AREA



BUILDING FOOTPRINT

PROJECT NAME

54-56 Claredon Ave Residences

PROJECT ADDRESS

54-56 Claredon Ave
Somerville, MA

CLIENT

Boris & Alex Kuritnik

ARCHITECT

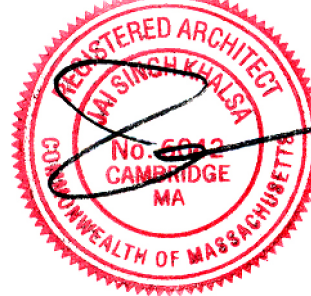


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| Project number | 16112 |
| Date | 12-21-2016 |
| Drawn by | CMH |
| Checked by | KDI |
| Scale | As indicated |

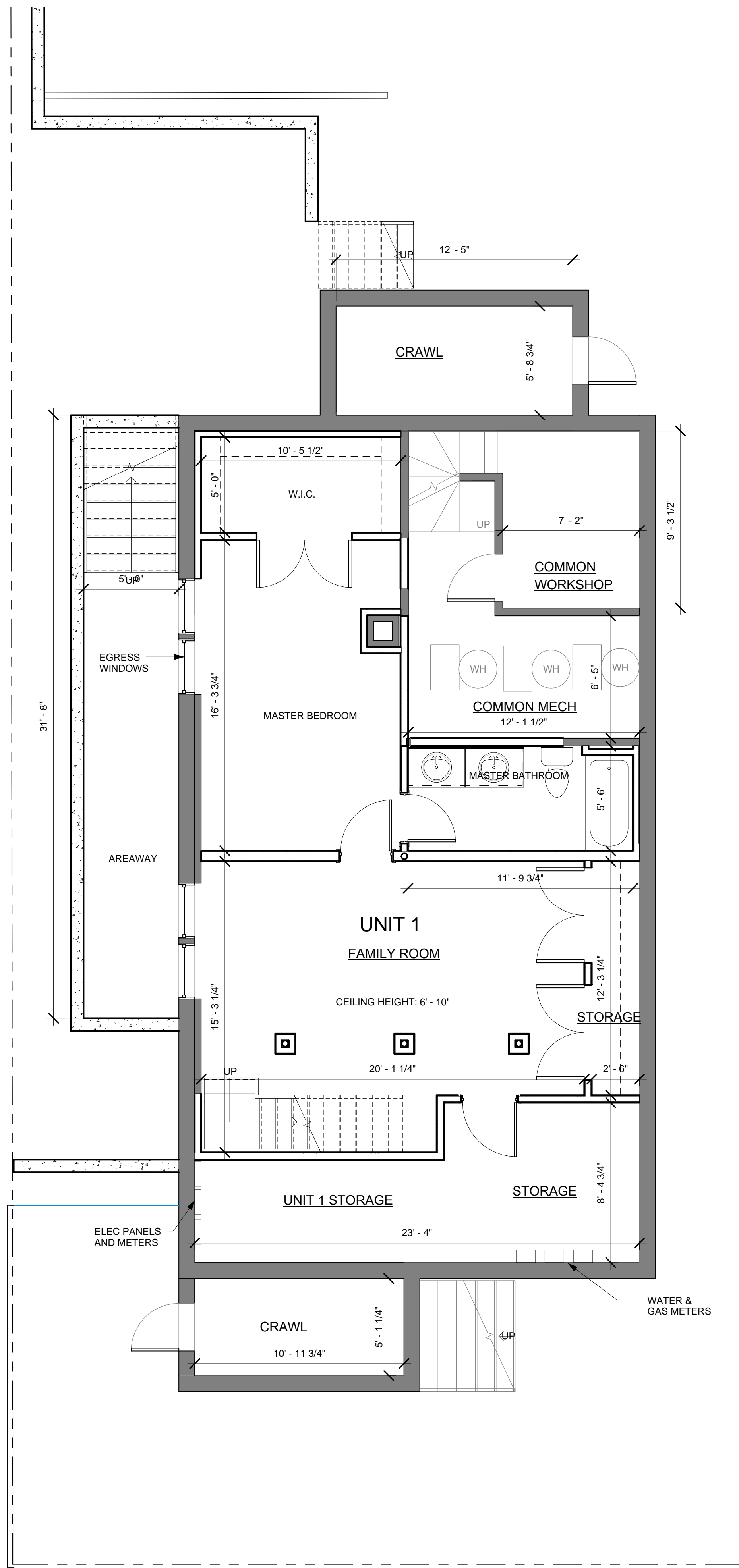
REVISIONS

| No. | Description | Date |
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| 1 | Zoning Chart Correction | 02/21/2017 |
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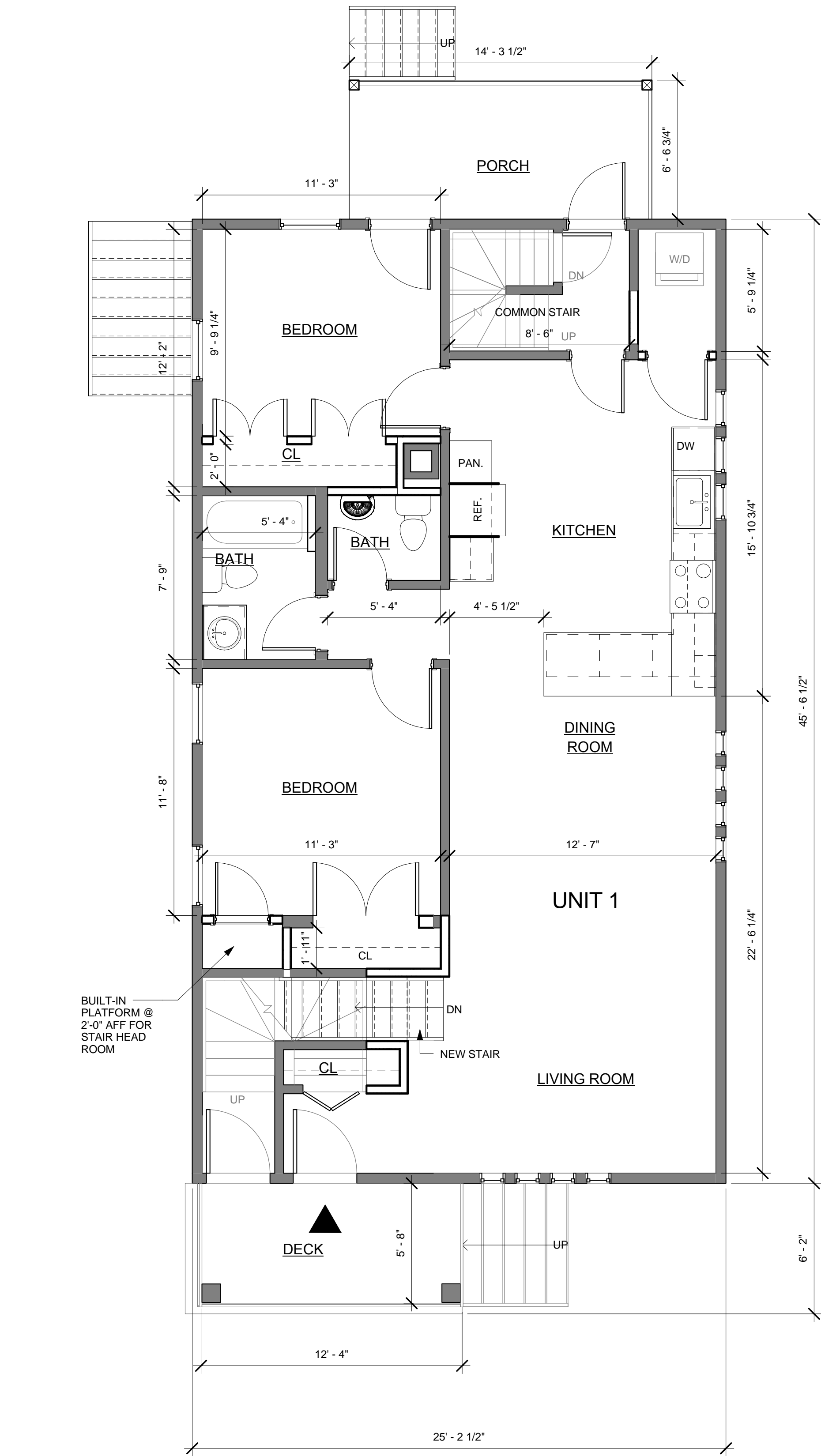
Architectural Site
Plan

A-020

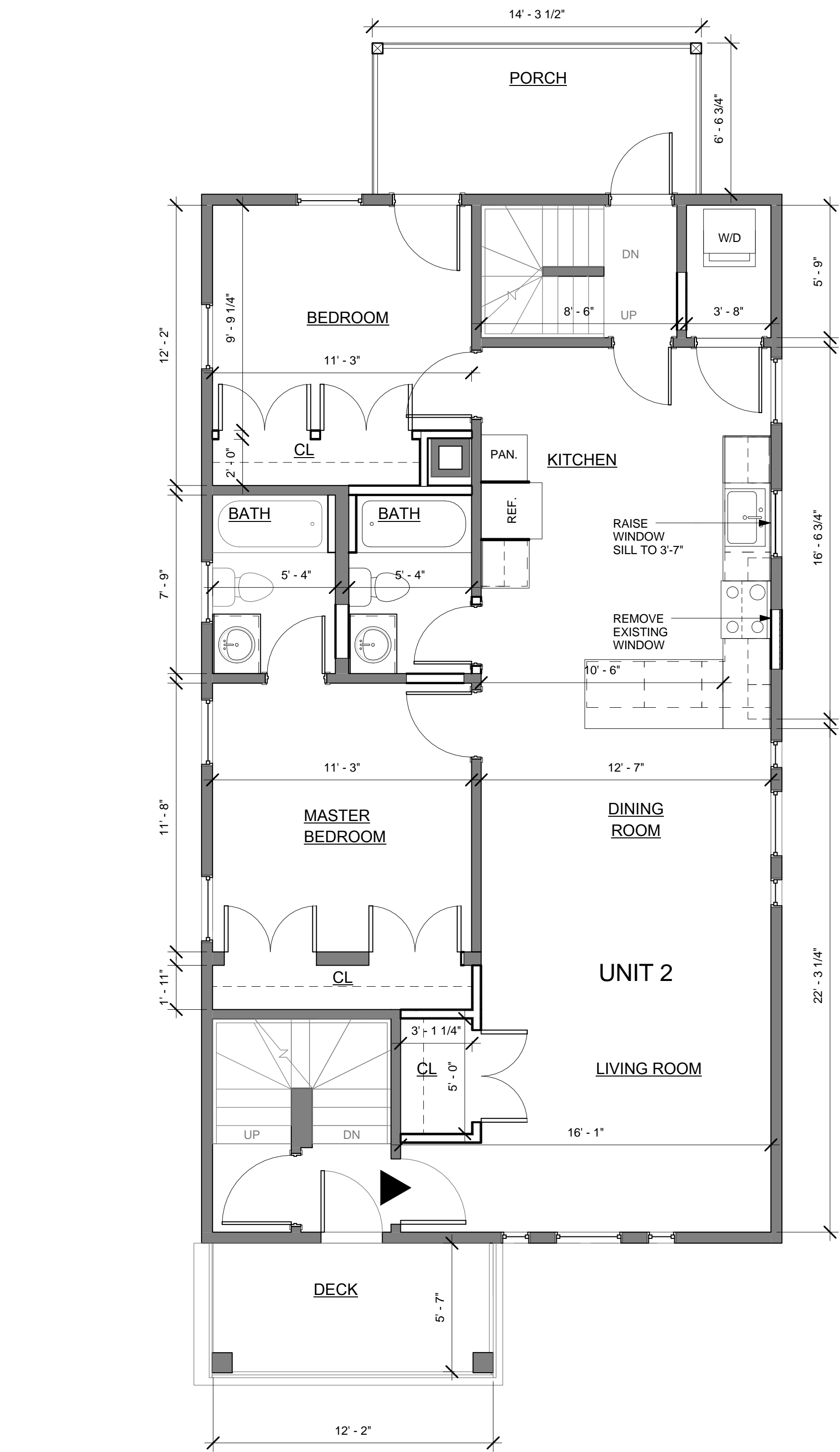
54-56 Claredon Ave Residences



1 Basement Level
1/4" = 1'-0"



2 1st Floor Level
1/4" = 1'-0"



3 2nd Floor Level
1/4" = 1'-0"

PROJECT NAME
54-56 Claredon Ave Residences

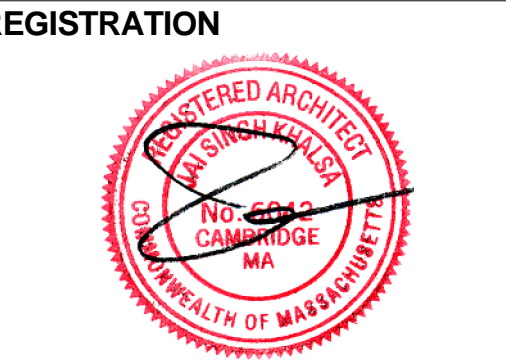
PROJECT ADDRESS
54-56 Claredon Ave
Somerville, MA

CLIENT
Boris & Alex Kuritnik

ARCHITECT
DESIGN KHALSA
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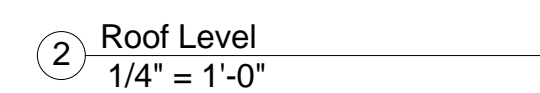
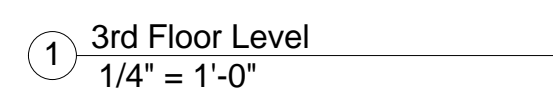


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Date 12-21-2016
Drawn by CMH
Checked by KDI
Scale 1/4" = 1'-0"

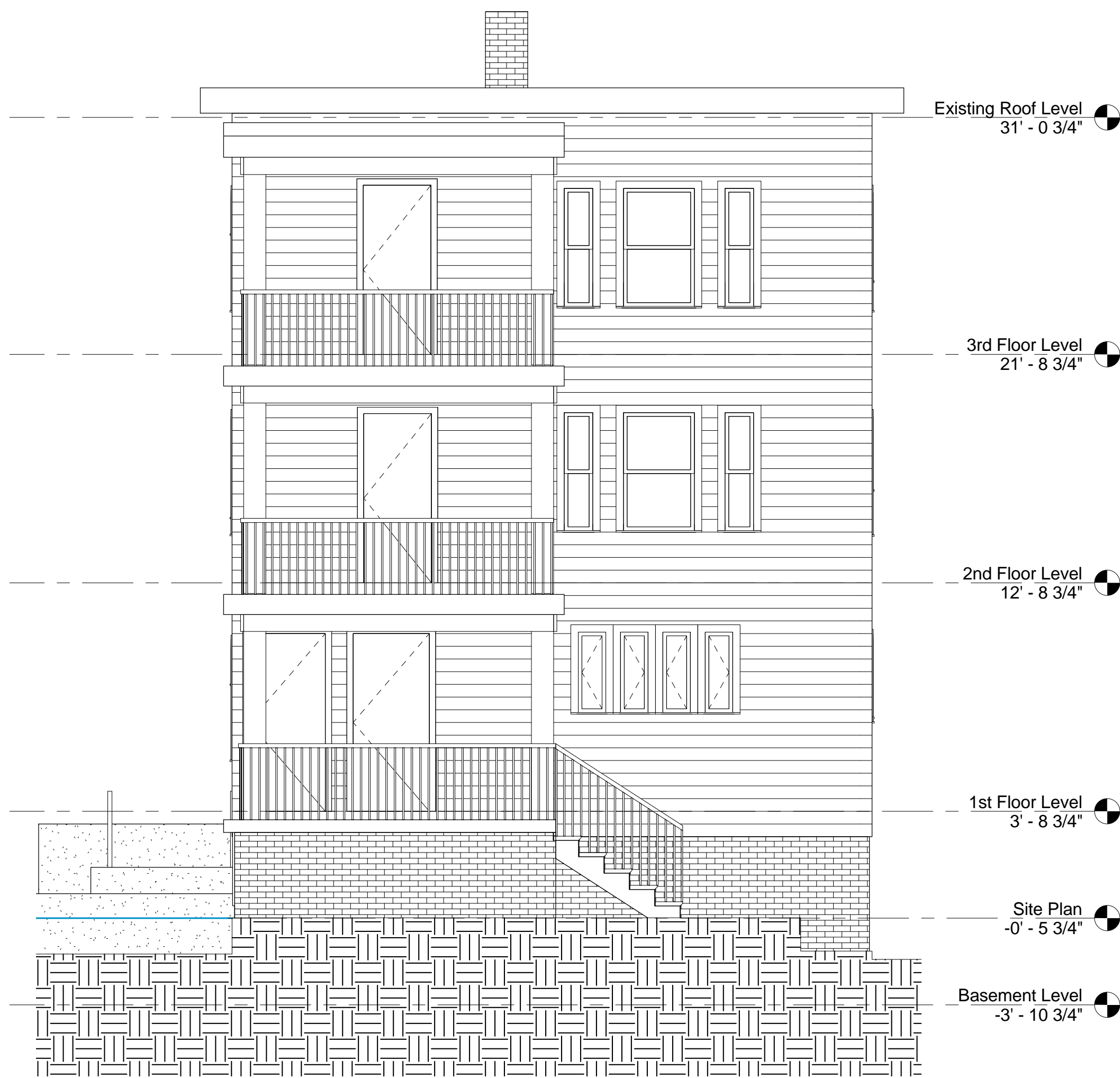
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Basement, First & Second Floor Plans

A-100
54-56 Claredon Ave Residences



54-56 Claredon Ave Residences



① West Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"

WINDOWS TO BE ENLARGED IN BASEMENT W/ NEW AREAWAY

PROJECT NAME

54-56 Claredon
Ave Residences

PROJECT ADDRESS

54-56 Claredon Ave
Somerville, MA

CLIENT

Boris & Alex Kuritnik

ARCHITECT

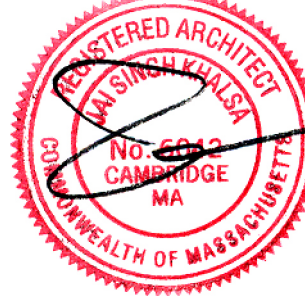


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| Project number | 16112 |
| Date | 12-21-2016 |
| Drawn by | CMH |
| Checked by | KDI |
| Scale | 1/4" = 1'-0" |

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South & West
Elevations

A-300

54-56 Claredon Ave Residences



PROJECT NAME
54-56 Claredon Ave Residences

PROJECT ADDRESS
54-56 Claredon Ave
Somerville, MA

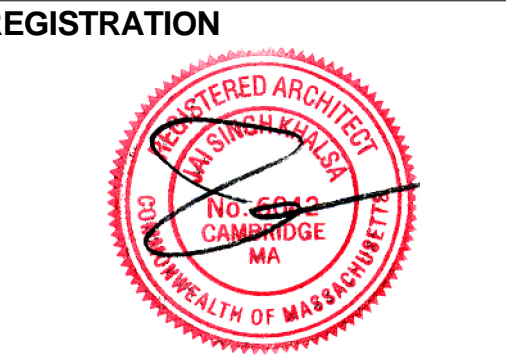
CLIENT
Boris & Alex Kuritnik

ARCHITECT
DESIGN
KHALSA

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North & East Elevations

A-301

54-56 Claredon Ave Residences