

ADELAIDE RESIDENCES

9 ADELAIDE ROAD, SOMERVILLE, MA 02143

SCHEMATIC SET

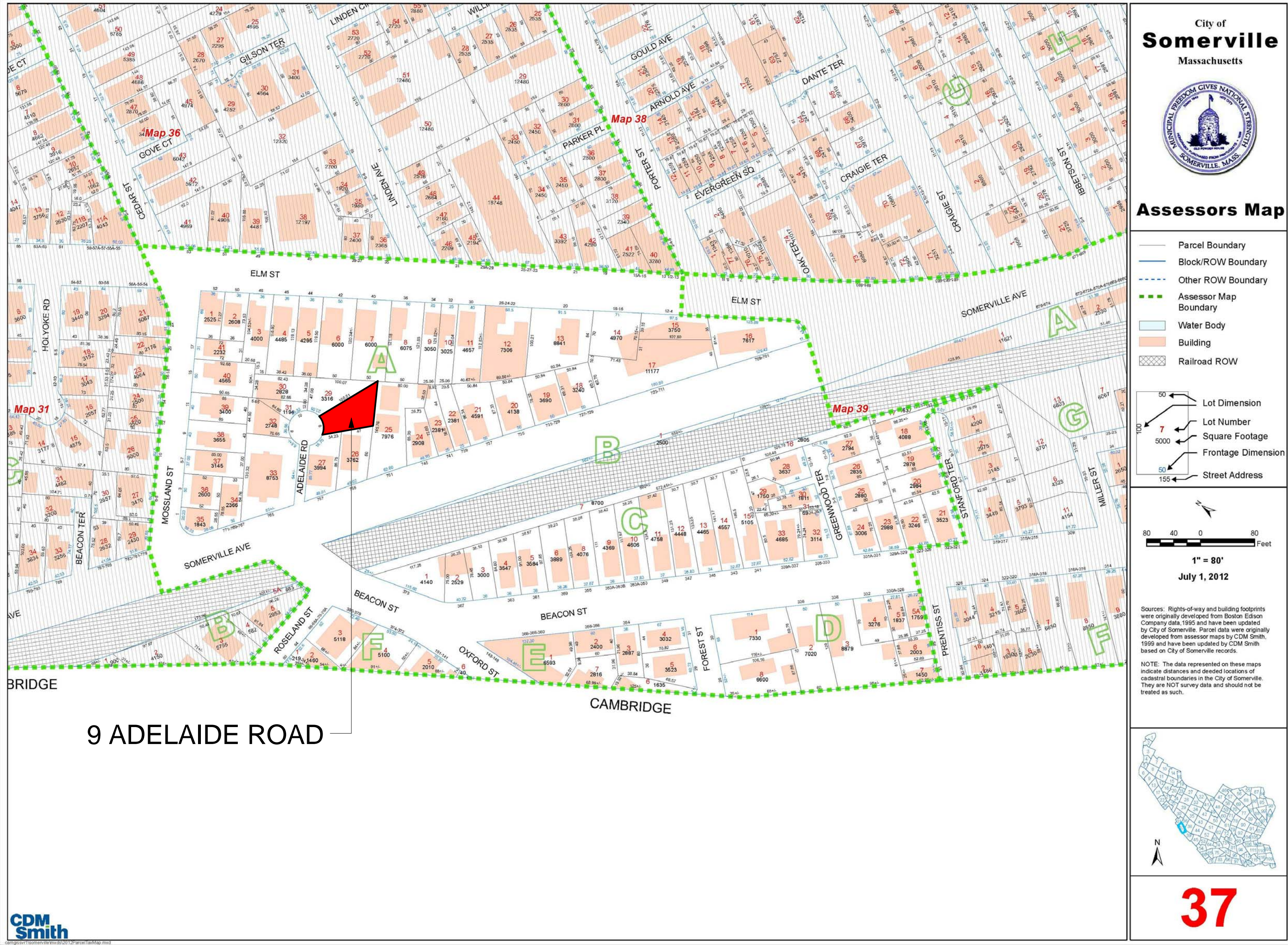
01-20-2017



CLIENT
BORIS 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



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
1-Cover Sheet		
A-000	Cover Sheet	12/17/07
3-Architectural		
A-020	Architectural Site Plan	01/18/17
EX-100	Existing Conditions	01/18/17
A-100	Basement & First Floor Plans	01/18/17
A-101	Second & Third Floor Plans	01/18/17
A-300	Building Elevations	01/18/17

PROJECT NAME
9 Adelaide Road
Residences

PROJECT ADDRESS
9 Adelaide Road,
Somerville, MA

CLIENT

BORIS KURITNIK

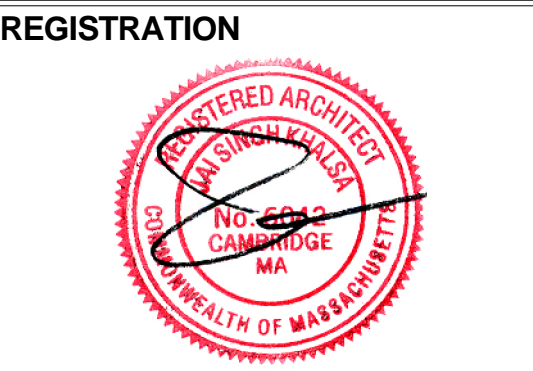
ARCHITECT

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 16113
Date 1-11-2017
Drawn by CMH
Checked by KDI
Scale 3/16" = 1'-0"

No.	Description	Date

Cover Sheet

A-000

9 Adelaide Road Residences

ZONING CHART				
RB ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 SF	3,631 SF	3,631 SF	PRE-EXISTING/NO CHANGE
LOT AREA/DU 1-9DU	1,500 SF/DU=3,000/2DU	1,815 SF/DU	1,815 SF/DU	PRE-EXISTING/NO CHANGE
FAR	1.0 / 3,631 SF	.60 / 2,068 SF	.98 / ~3,553 SF	COMPLIES
MAX GROUND COVER	50%/1,815 SF	30%/1,100 SF	37% / 1,387 SF	COMPLIES
LANDSCAPE AREA	25% 908 SF	~68% / 2,500 SF	63%/2,244 SF	COMPLIES
PERMEABLE AREA	35%/1,271 SF	~68% / 2,500 SF	63%/2,244 SF	COMPLIES
MAX HEIGHT	40'-0" / 3ST	34' - 10" / 2.5 ST	34' - 10" / 2.5 ST	COMPLIES
MIN. FRONT SETBACK	15' - 0" OR STREET AVERAGE	0' - 0"	0' - 0"	COMPLIES
MIN. LEFT SIDE SETBACK	10' - 0" (SUM 20') (FOOTNOTE 10 50' - 39' = 11' x 1"/1' = 11" 10'-0" - 11" = 9' - 1")	0' - 9"	0' - 9"	PRE-EXISTING/NO CHANGE
MIN. RIGHT SIDE SETBACK	10' - 0" (SUM 20') (FOOTNOTE 10 50' - 39' = 11' x 1"/1' = 11" 10'-0" - 11" = 9' - 1")	5' - 9"	5' - 9"	PRE-EXISTING/NO CHANGE
MIN. REAR SETBACK	20' - 0" (FOOTNOTE 13 100' - 96' = 4' x 3"/1' = 12" or 1'-0" 20'-0" - 1'-0" = 19' - 0")	29' - 0"	20' - 3"	COMPLIES
MIN. FRONTAGE	50' - 0'	28' - 6"	28' - 6"	PRE-EXISTING/NO CHANGE
PARKING	3.5 SPACES TOTAL (UNIT 1: 2 BRM= 1.5 SP, UNIT 2: 3 BRM=2 SP)	0 SPACES	0 SPACES	PRE-EXISTING/NO CHANGE

*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.

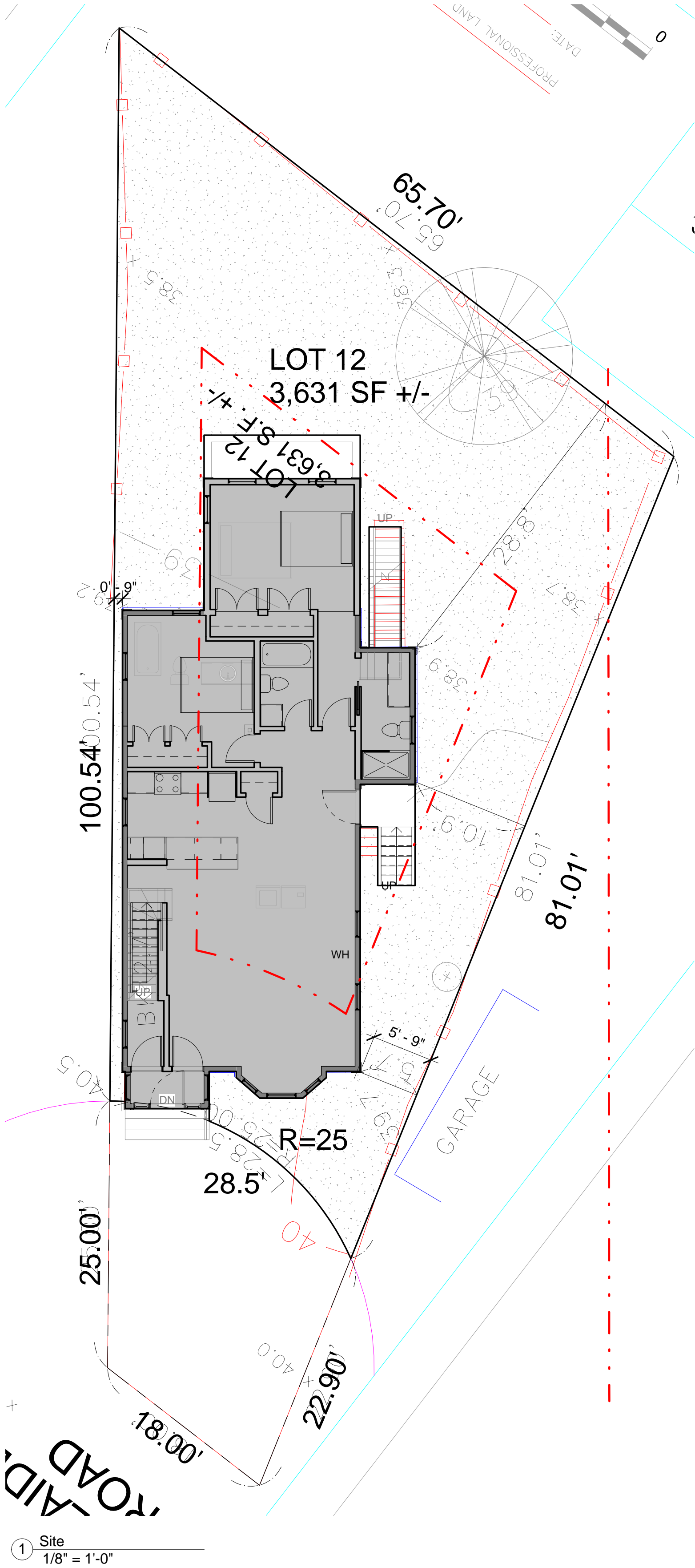
10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side 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.

GROSS FLOOR AREA CALCULATIONS (SF)			
	EXISTING	ADDED	PROPOSED
BASEMENT	1,061	179	1,240
FIRST FLOOR	1,073	181	1,254
SECOND FLOOR	722	339	1,061
THIRD FLOOR	392	108	500
TOTAL	3,248	807	4,055

4.4.1.i. Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

3,248 SF x 25% = **812 SF ADDED ALLOWED**
3,248 SF + 812 SF = **4,060 SF TOTAL GFA**



PROJECT NAME

9 Adelaide Road Residences

PROJECT ADDRESS

9 Adelaide Road, Somerville, MA

CLIENT

BORIS KURITNIK

ARCHITECT



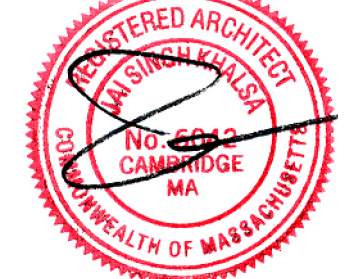
KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



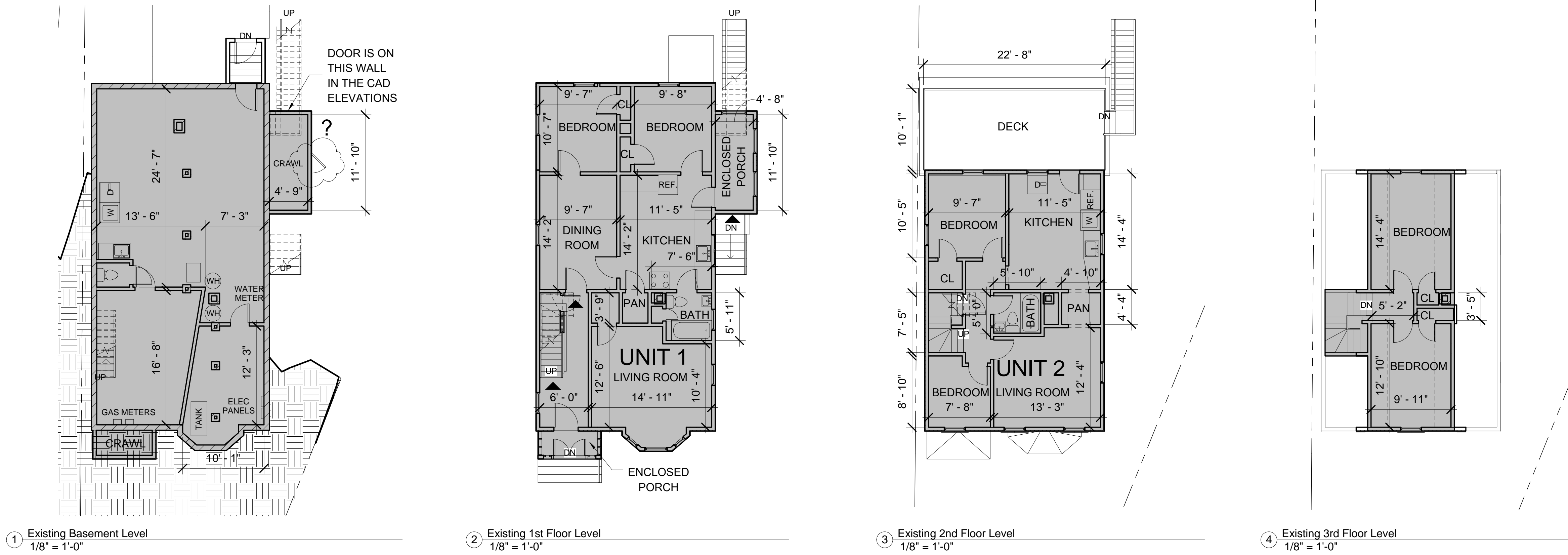
Project number	16113
Date	1-11-2017
Drawn by	CMH
Checked by	KDI
Scale	As indicated

REVISIONS		
No.	Description	Date
1	Revision 1	2/24/2017

Architectural Site Plan

A-020

9 Adelaide Road Residences

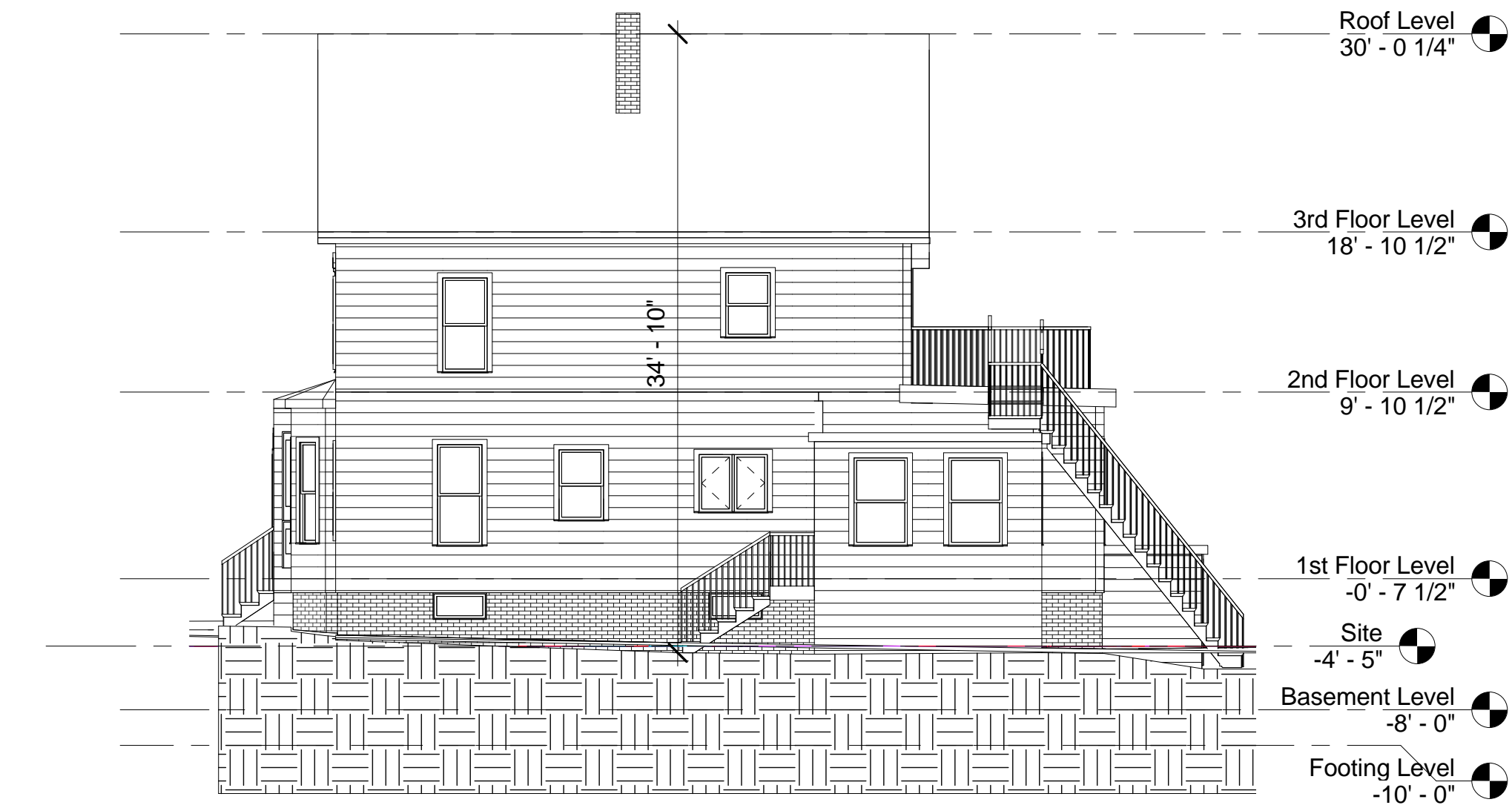


1 Existing Basement Level
1/8" = 1'-0"

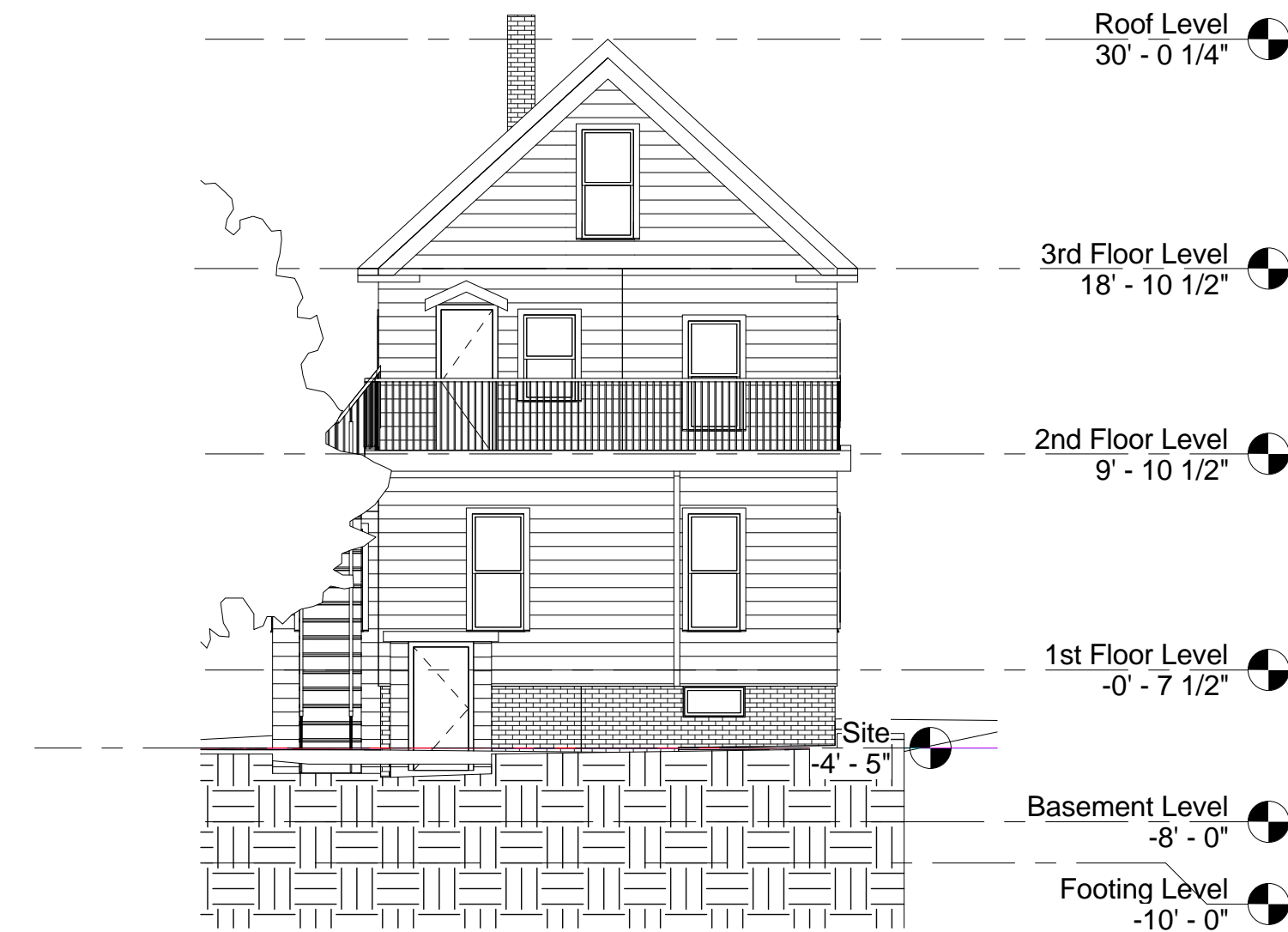
2 Existing 1st Floor Level
1/8" = 1'-0"

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

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



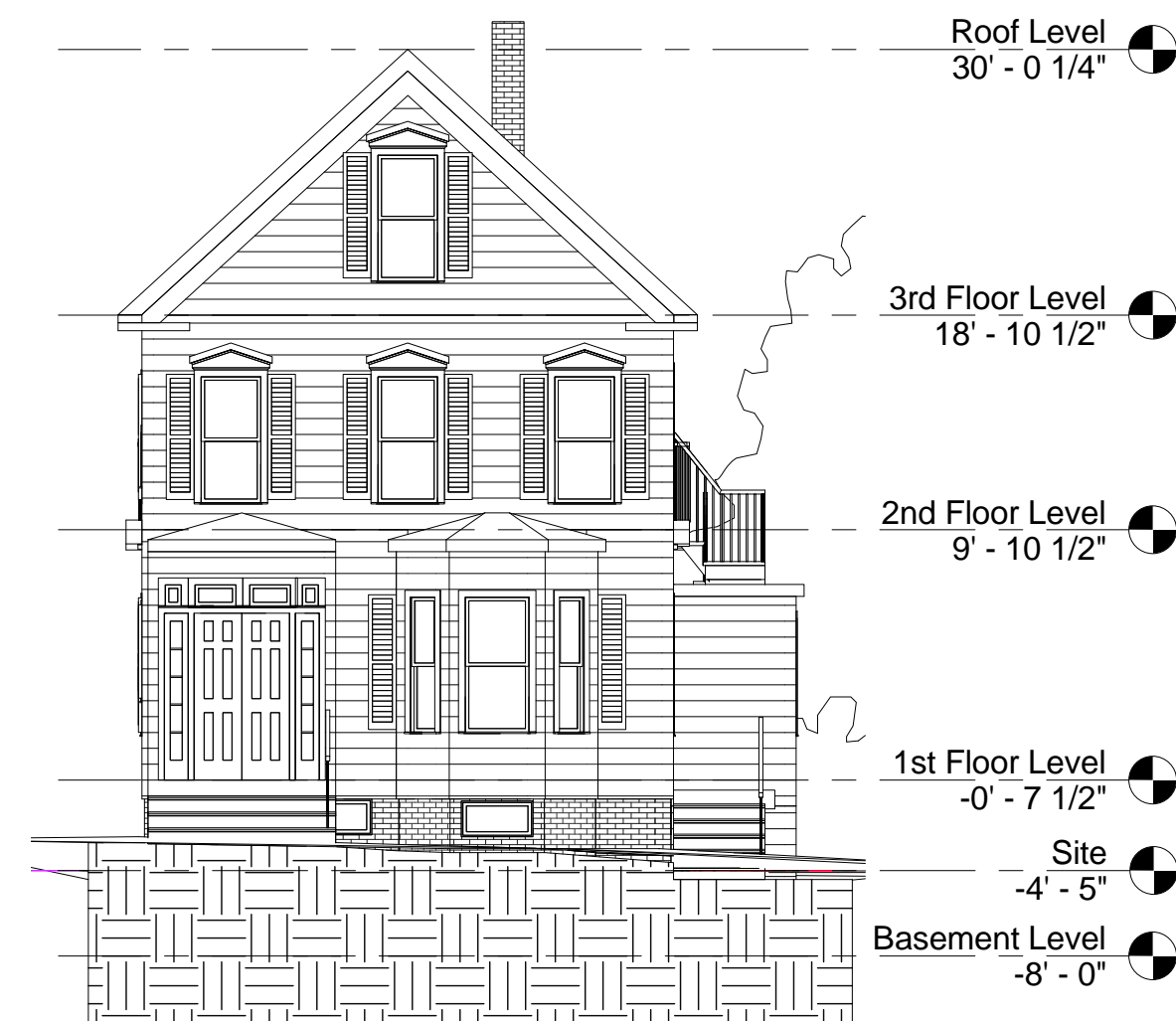
5 Existing East Elevation
1/8" = 1'-0"



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



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



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

PROJECT NAME
**9 Adelaide Road
Residences**

PROJECT ADDRESS
9 Adelaide Road,
Somerville, MA

CLIENT
BORIS KURITNIK

ARCHITECT

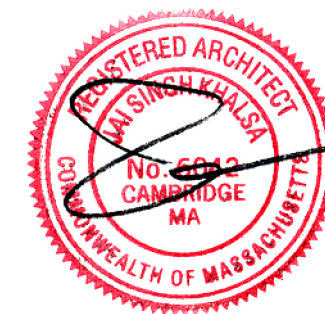


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 16113
Date 1-11-2017
Drawn by PS
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Revision 1	2/24/2017

Existing Conditions

EX-100
9 Adelaide Road Residences

9 Adelaide Road Residences

9 Adelaide Road,
Somerville, MA

BORIS KURITNIK



KHALSA

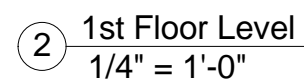
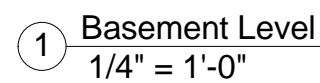
CONSULTANTS:

[illegible]

A-100

\\itkg-server\Data\16116113_boris-9 Adelaide Rd Somerville\03 Drawings\00_ARCH_SD_DD\9 Adelaide Rd Option 3.rvt

2/24/2017 10:43:02 AM



9 Adelaide Road Residences

9 Adelaide Road,
Somerville, MA

BORIS KURITNIK



KHALSA

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

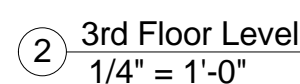
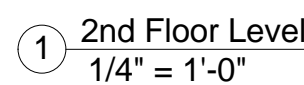
A circular red seal for a registered architect. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "COMMONWEALTH OF MASSACHUSETTS" at the bottom. Inside the ring, the name "JAI SINGH KHALSA" is written in a semi-circle. Below the name, the number "No. 6042" and the location "CAMBRIDGE MA" are printed. A large, stylized black signature is written across the center of the seal.

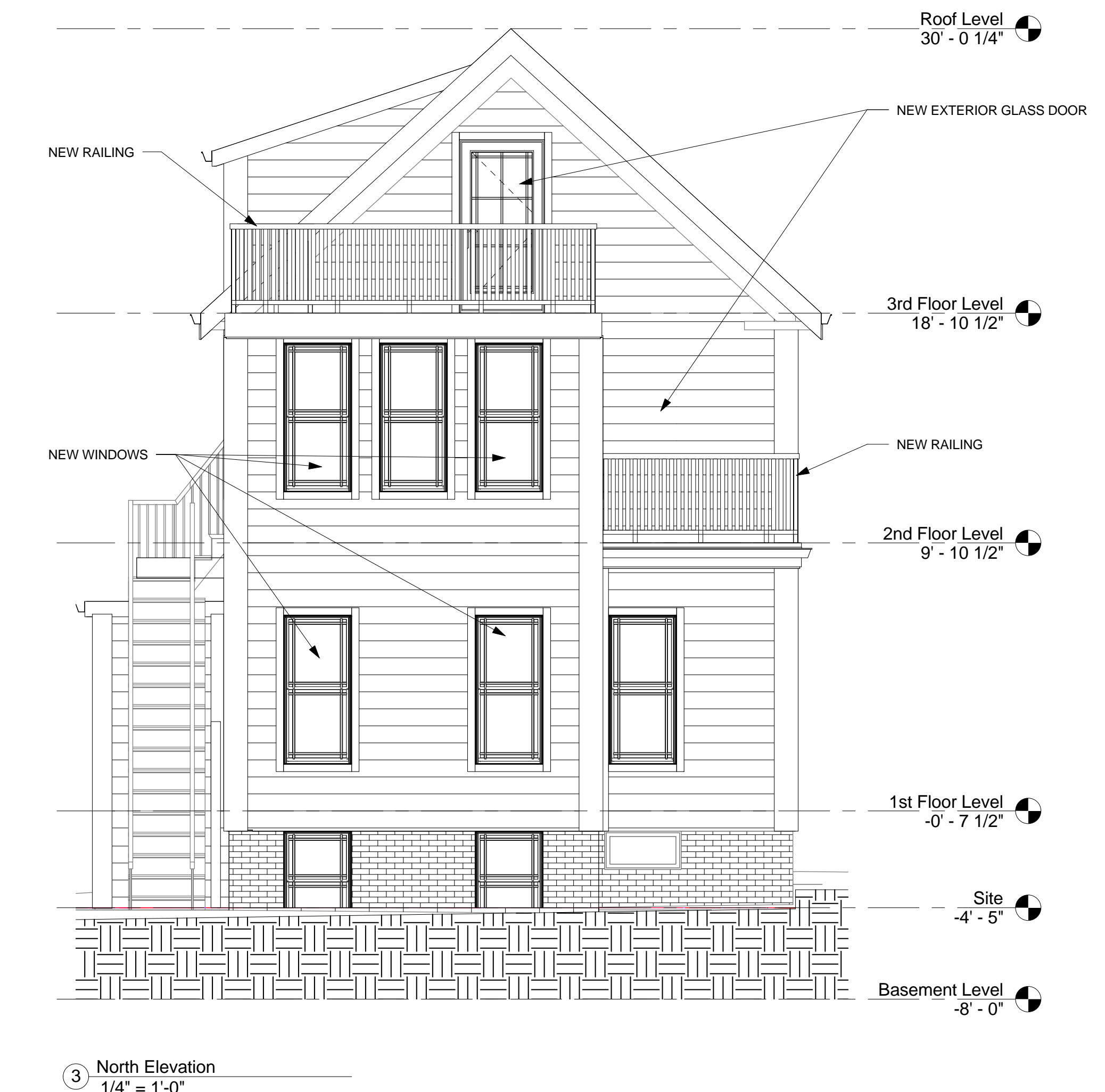
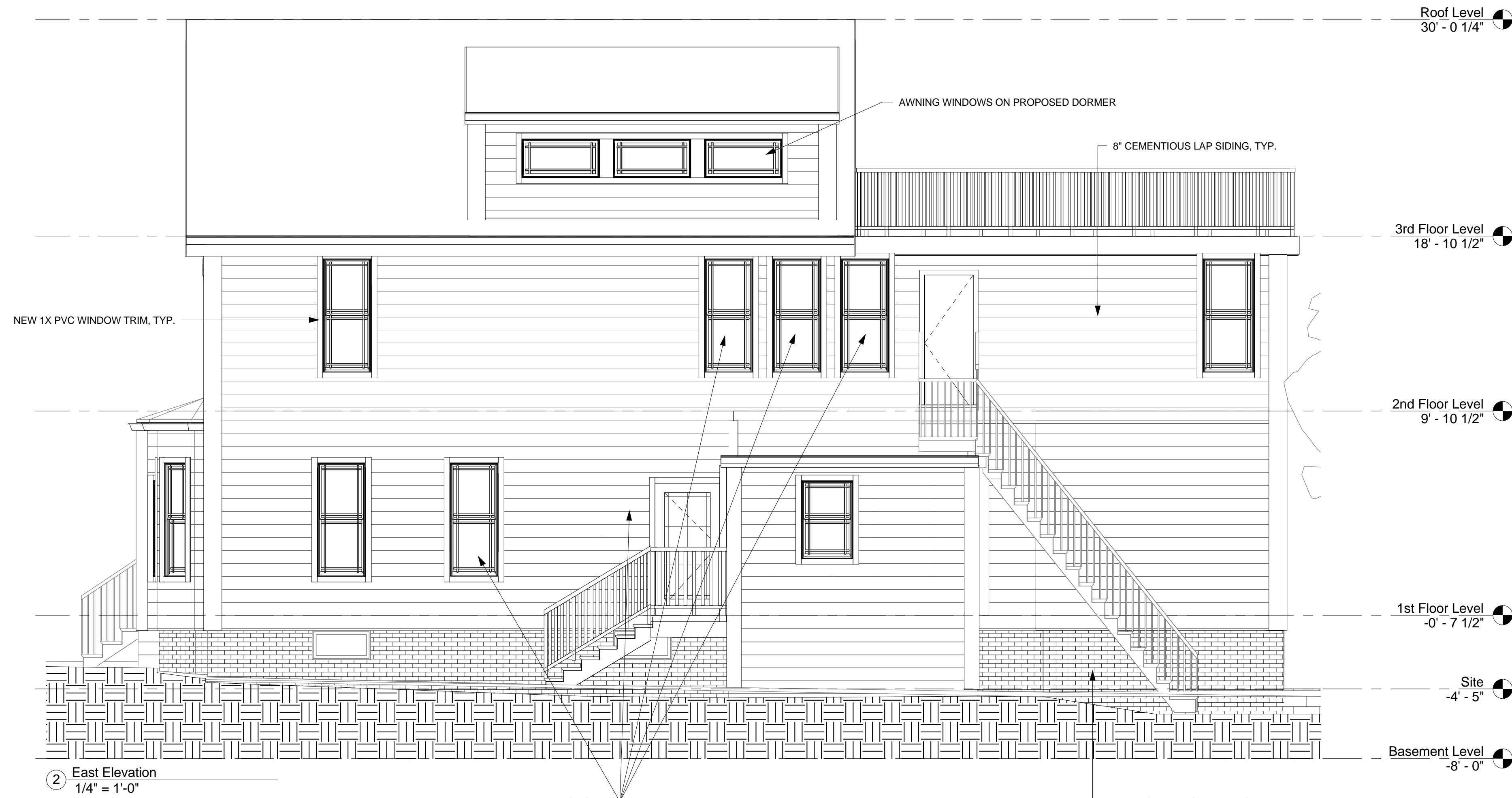
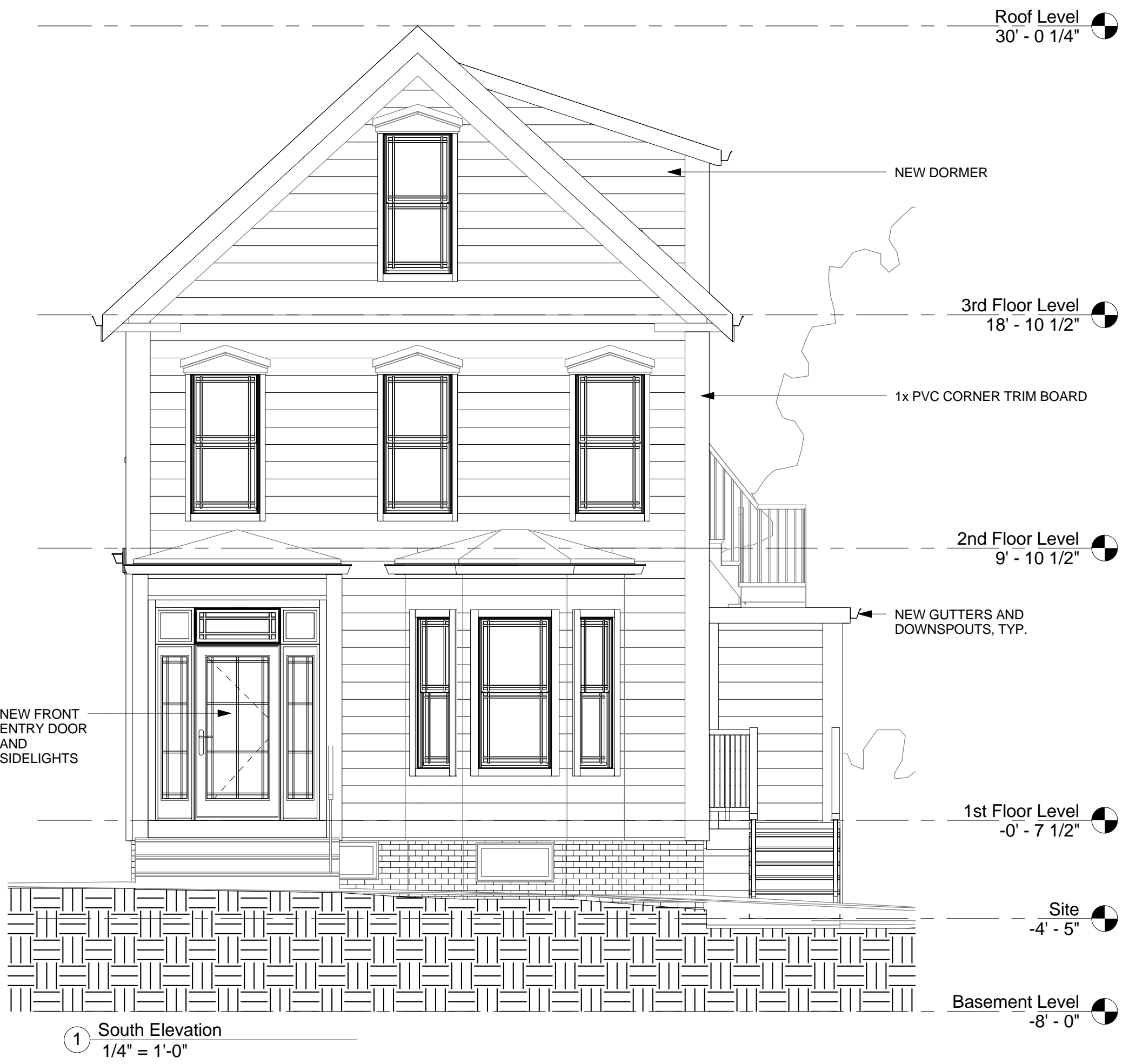
REVISIONS

[illegible]

A-101

9 Adelaide Road Residences





PROJECT NAME
9 Adelaide Road Residences

PROJECT ADDRESS
9 Adelaide Road,
Somerville, MA

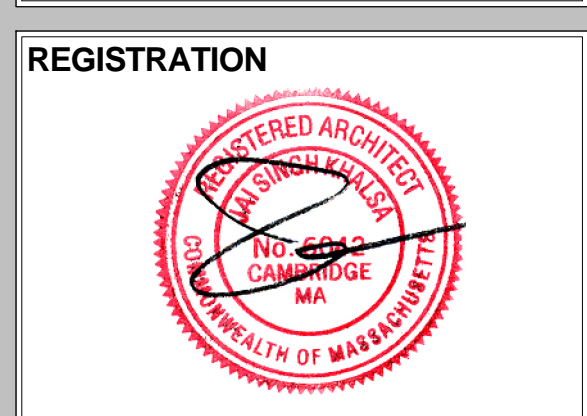
CLIENT
BORIS KURITNIK

ARCHITECT
DESIGN
KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 16113
Date 1-11-2017
Drawn by Author
Checked by Checker
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Building Elevations

A-300

9 Adelaide Road Residences