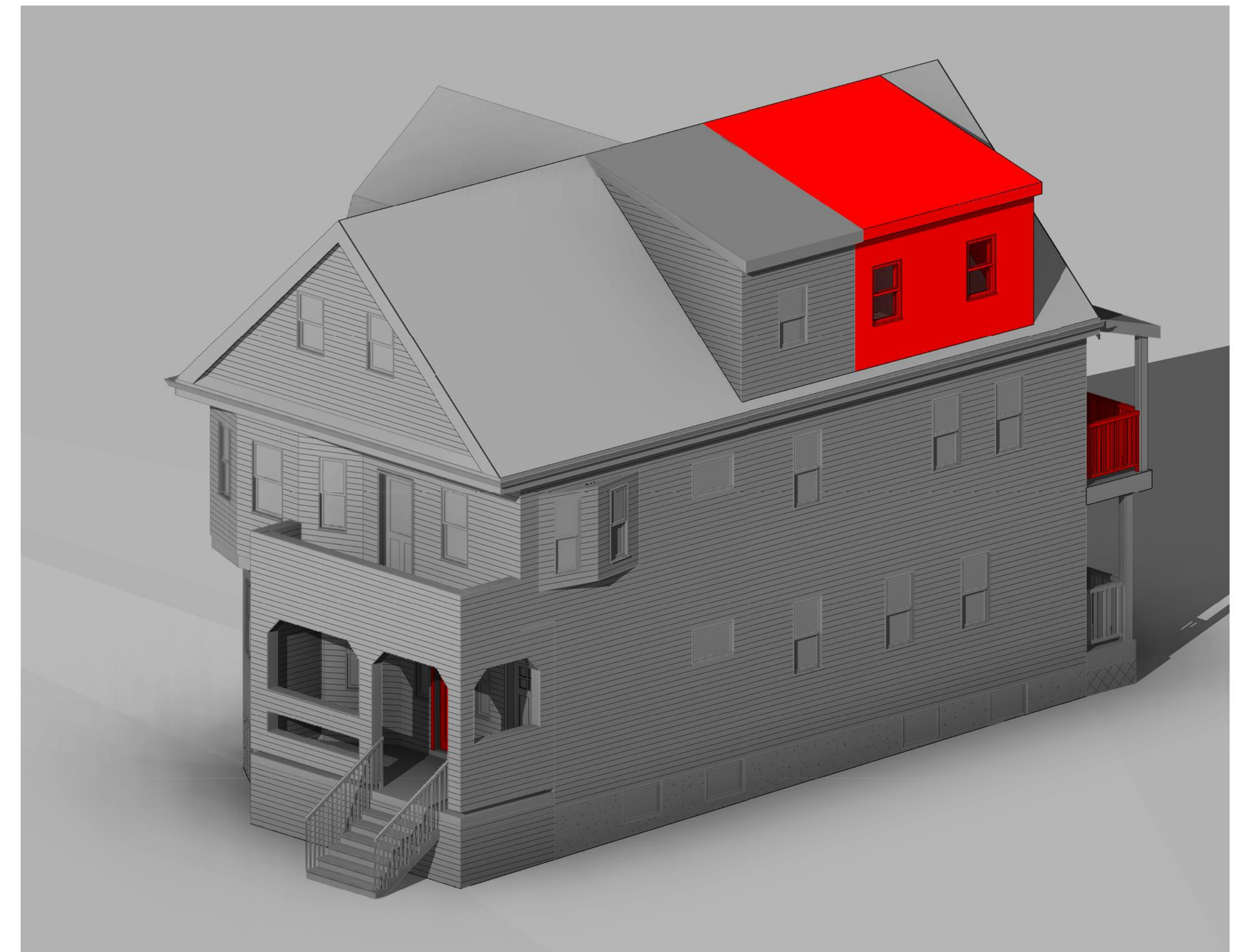
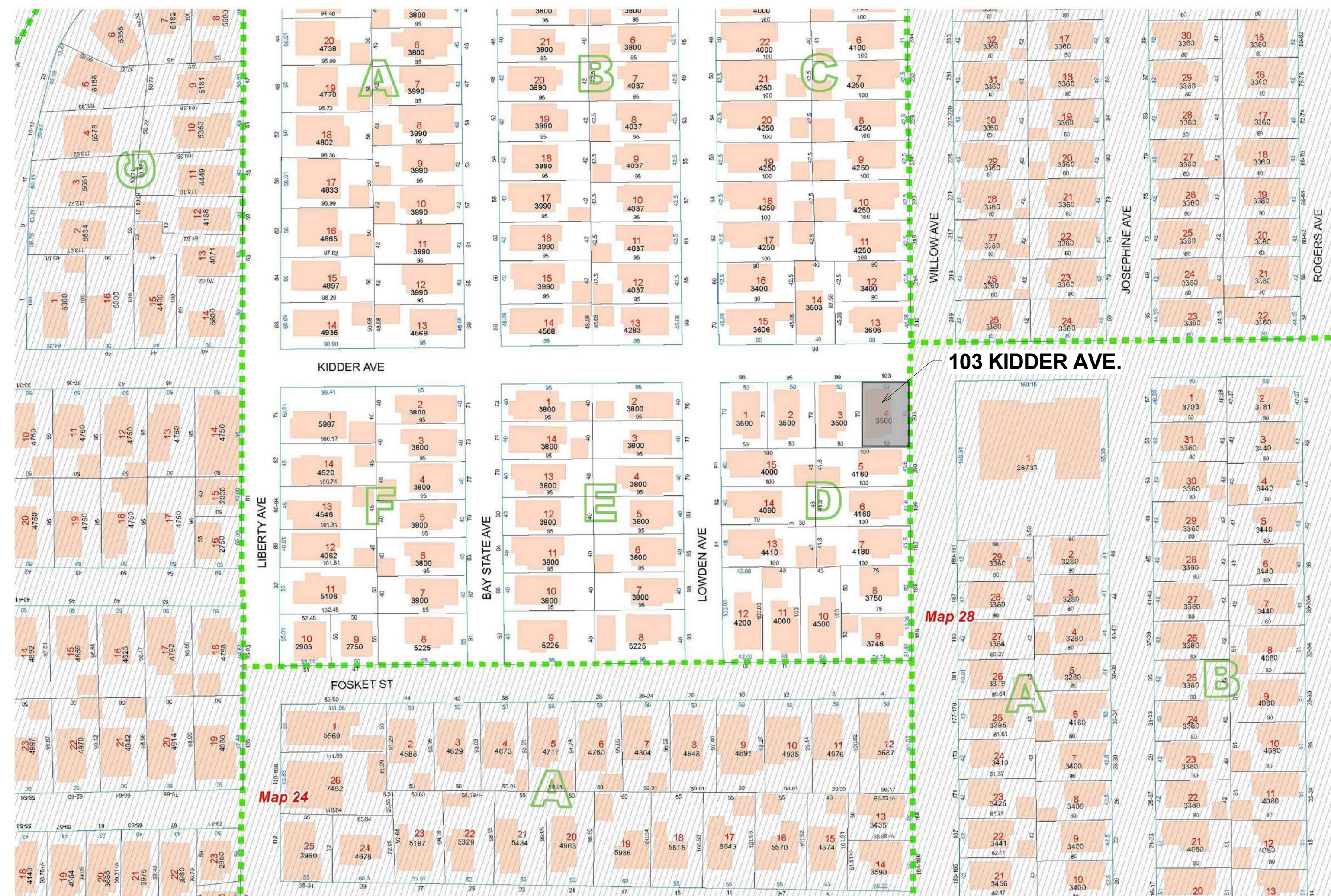


| DRAWING LIST | | |
|--------------|--|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | Cover Sheet | 01/06/2016 |
| C-1 | Existing Plot Plan | 08/28/2015 |
| A-020 | Architectural Site Plan/ Zoning Analysis | 01/06/2016 |
| A-021 | FAR Floor Plans | 01/06/2016 |
| EX-100 | Existing Floor Plans | 01/06/2016 |
| EX-101 | Existing Elevations | 01/06/2016 |
| A-100 | Basement & 1st Floor Plans | 01/06/2016 |
| A-101 | 2nd & 3rd Floor Plans/ Roof Plan | 01/06/2016 |
| A-300 | Exterior Elevations | 01/06/2016 |
| A-910 | Partition Types | 01/06/2016 |
| AV-1 | Axonometrics | 01/06/2016 |



LOCUS PLAN



**PROJECT:
103 KIDDER AVE. RESIDENCES**

PROJECT ADDRESS:
103 KIDDER AVENUE
SOMERVILLE, MASSACHUSETTS

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

CLIENT
KTA CONSTRUCTION,LLC.
FRANK AMATO
4 GEMMA DRIVE
PEABODY, MA 01960

SPECIAL PERMIT SET
01-06-2016

PROJECT NAME

**KIDDER AVE.
RESIDENCES**

PROJECT ADDRESS
103 KIDDER AVE
SOMERVILLE, MA

CLIENT

FRANK AMATO

ARCHITECT
KHALSA DESIGN INC.



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| Project number | 15100 |
| Date | 01-06-2016 |
| Drawn by | TMC |
| Checked by | JSK |
| Scale | |

REVISIONS

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Cover Sheet

A-000

DDER AVE. RESIDENCES

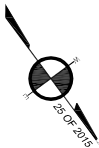
PLAN OF LAND

LOCATED AT
103 KIDDER AVENUE
SOMERVILLE, MA

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER ST
WEST GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



200 WILLOW AVE
N/F
AYLWARD

WILLOW AVENUE
(PUBLIC 50.00' WIDE)

KIDDER AVENUE
(PUBLIC 40.00' WIDE)

C.B.D.H.
FOUND

50.00'

40.00'

LOT D
3,492+/-SF

NO. 103
2.5 STORY
1ST FL. TO
ROOF PEAK = 31.2'

GARAGE

PORCH

PORCH

ABUTTERS
GARAGE
ONLINE

99 KIDDER AVE
N/F
ROSENBERG

REFERENCES

DEED: DEED BOOK 64545, PAGE 425
PLAN: 3294-END
PLAN: 25 OF 2015
PLAN: 19 OF 2014

FIRST FLOOR ELEV = 100.0' (ASSUMED)

AVG. GRADE : 96.3 + 95.8 +94.8 + 95.5 = 95.6

CERTIFICATION

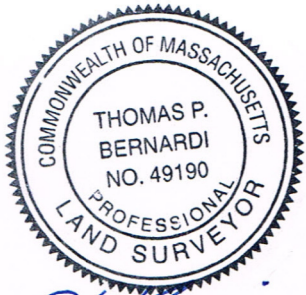
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 26 AND AUGUST 28, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS .

THOMAS BERNARDI P.L.S.

DATE: AUGUST 28, 2015

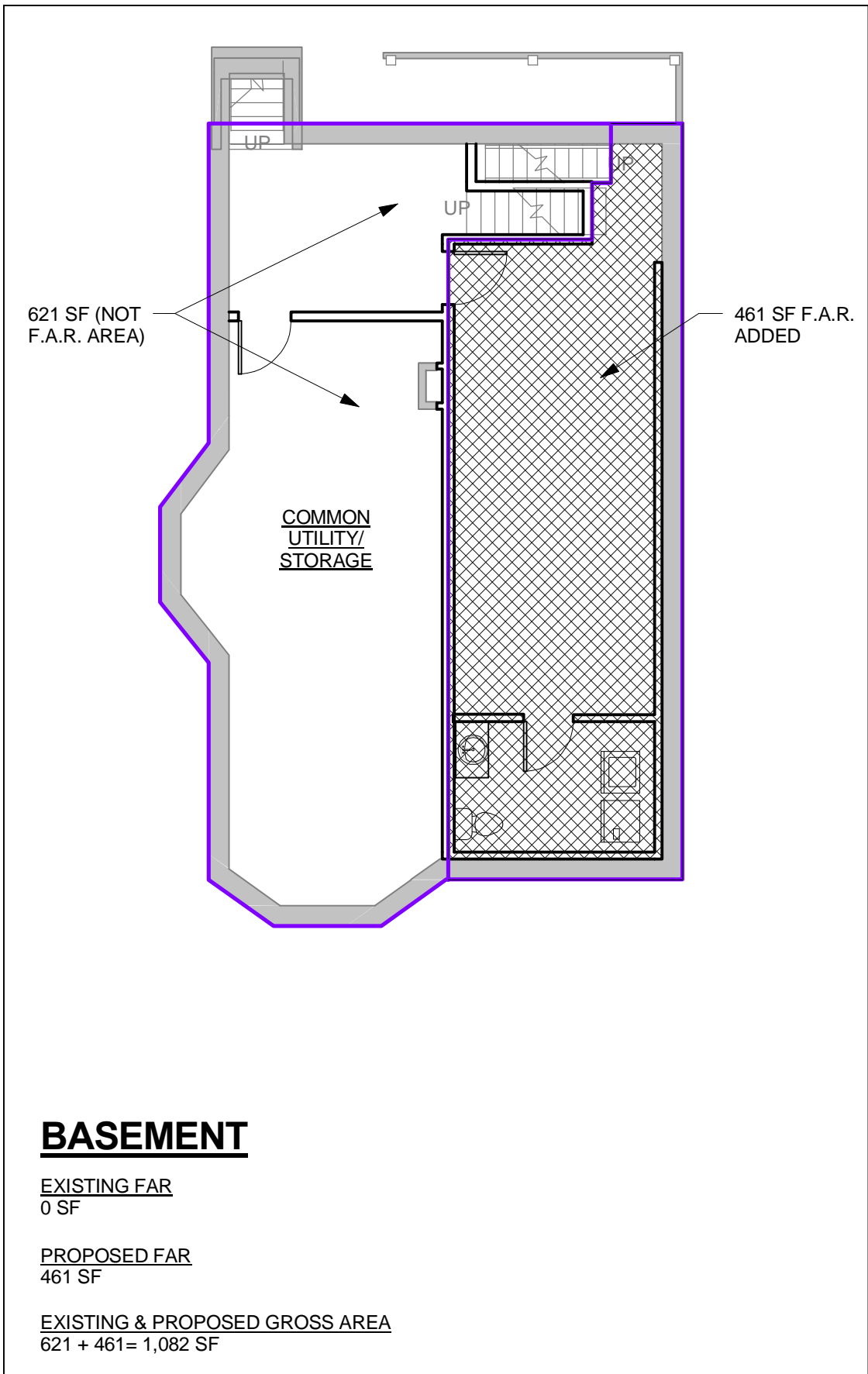


LEGEND

F.A.R. REMAINING

F.A.R. REMOVED

F.A.R. ADDED

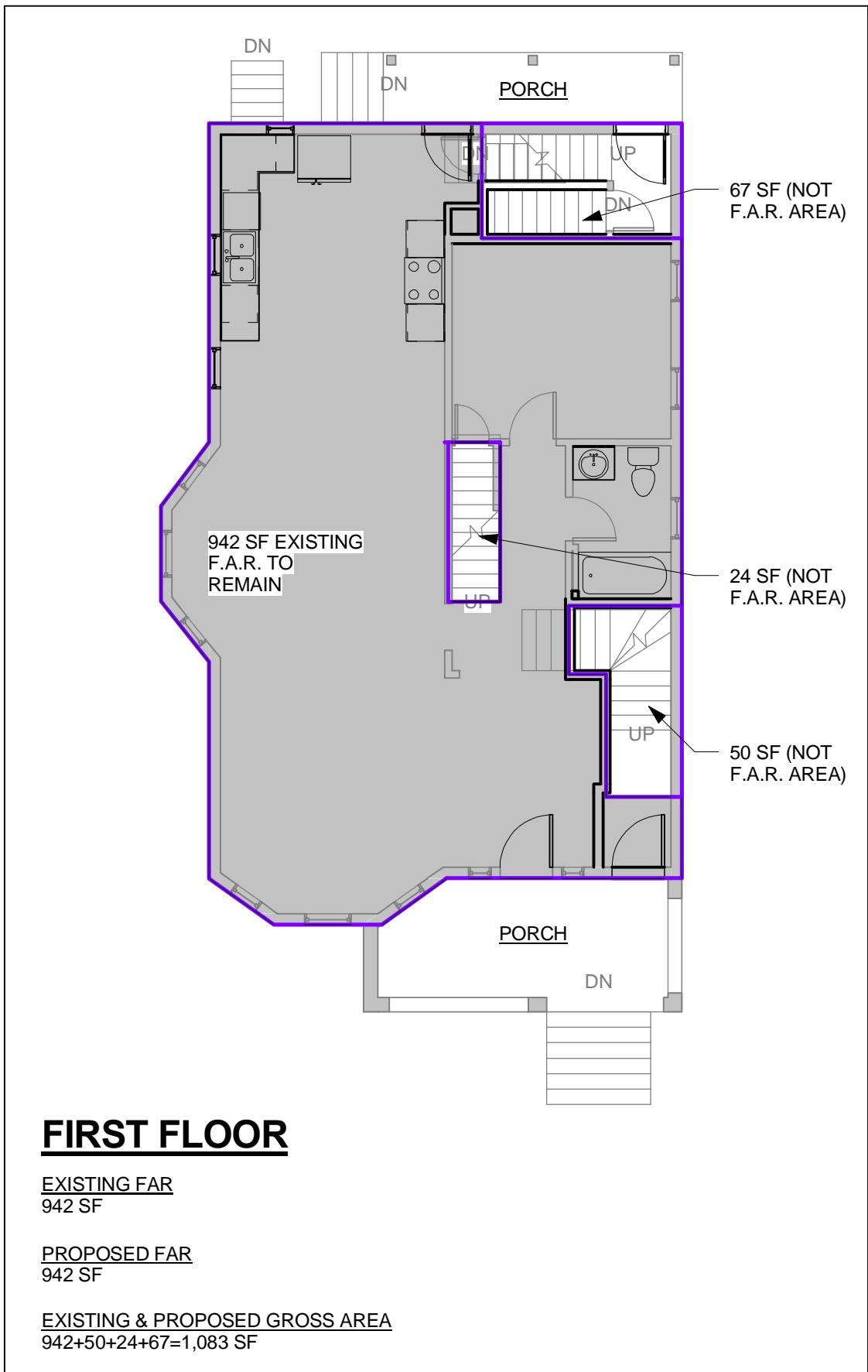


BASEMENT

EXISTING FAR
0 SF

PROPOSED FAR
461 SF

EXISTING & PROPOSED GROSS AREA
621 + 461 = 1,082 SF

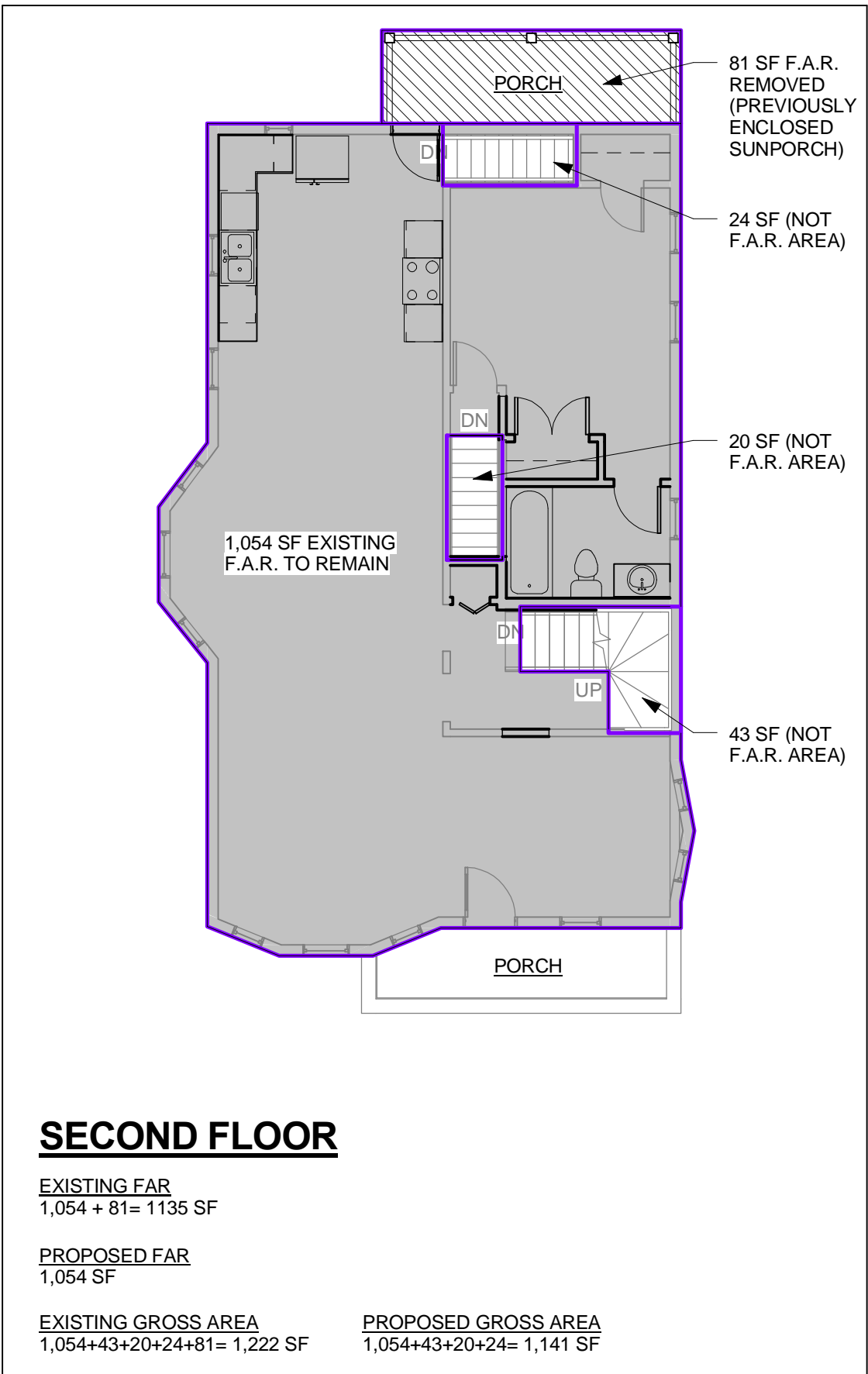


FIRST FLOOR

EXISTING FAR
942 SF

PROPOSED FAR
942 SF

EXISTING & PROPOSED GROSS AREA
942+50+24+67=1,083 SF



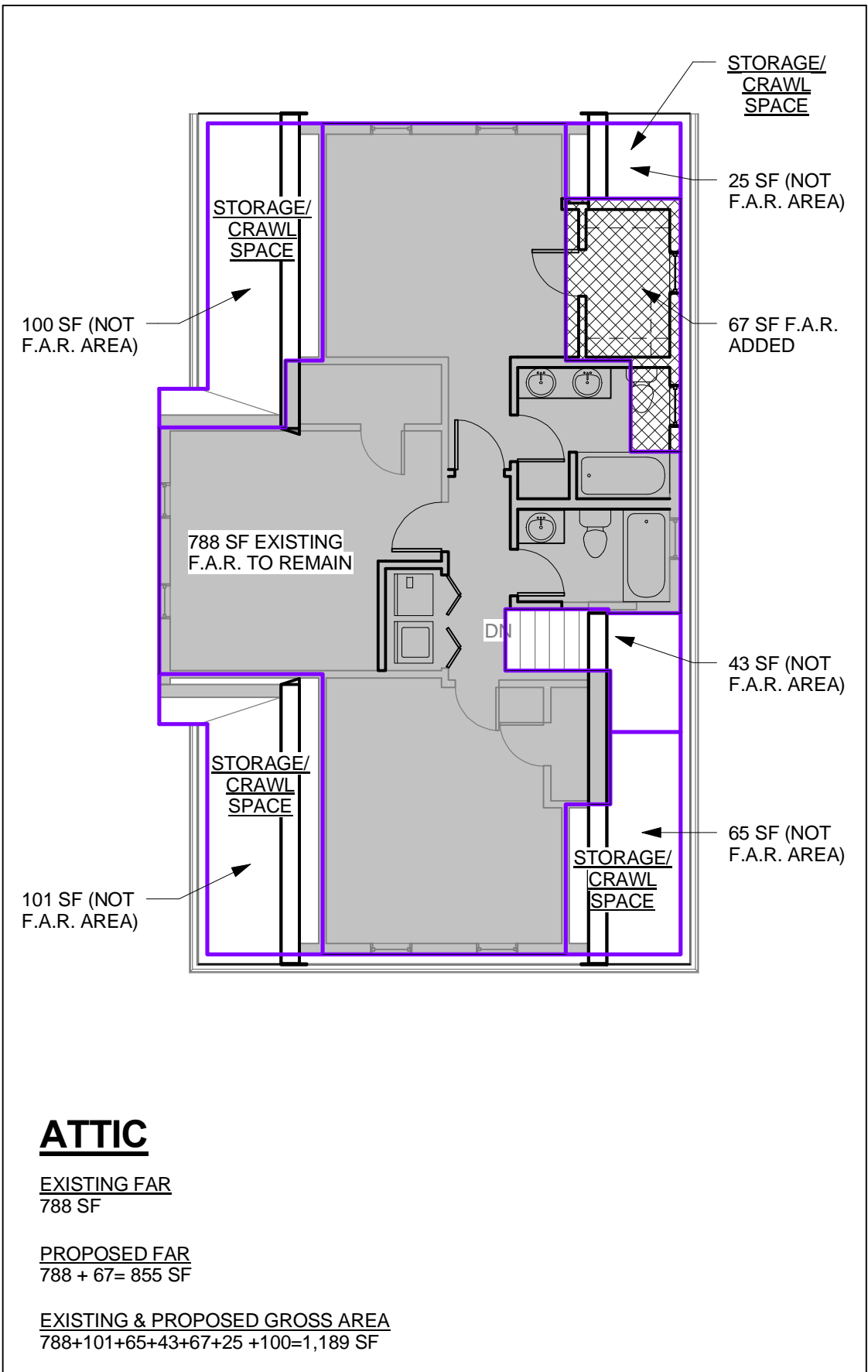
SECOND FLOOR

EXISTING FAR
1,054 + 81 = 1,135 SF

PROPOSED FAR
1,054 SF

EXISTING GROSS AREA
1,054+43+20+24+81 = 1,222 SF

PROPOSED GROSS AREA
1,054+43+20+24 = 1,141 SF



ATTIC

EXISTING FAR
788 SF

PROPOSED FAR
788 + 67 = 855 SF

EXISTING & PROPOSED GROSS AREA
788+101+65+43+67+25 +100=1,189 SF

| FAR BUILDING CALCULATION | | | LOT SIZE: 3,492 +/- SF |
|--------------------------|--------------------|-----------------|------------------------|
| | EXISTING | PROPOSED CHANGE | PROPOSED TOTAL |
| BASEMENT | 0 SF | +461 SF | 461 SF |
| FIRST FLOOR | 942 SF | 0 SF | 942 SF |
| SECOND FLOOR | 1,135 SF | -81 SF | 1,054 SF |
| THIRD FLOOR | 788 SF | +67 SF | 855 SF |
| TOTAL | 2,865 SF/ 0.82 FAR | +447 SF | 3,312 SF/ 0.94 FAR |

| GROSS BUILDING AREA | | | |
|--|----------|-----------------|----------------|
| | EXISTING | PROPOSED CHANGE | PROPOSED TOTAL |
| BASEMENT | 1,082 SF | 0 SF | 1,082 SF |
| FIRST FLOOR | 1,083 SF | 0 SF | 1,083 SF |
| SECOND FLOOR | 1,222 SF | -81 SF | 1,141 SF |
| THIRD FLOOR | 1,189 SF | 0 SF | 1,189 SF |
| TOTAL | 4,576 SF | 0 SF | 4,495 SF |
| 4,576 EXISTING GSF X 0.25= 1,144 SF ADDITION ALLOWED | | | |

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

As provided in M.G.L. c.40A, § 6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

(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.

(ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area 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.

Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased 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. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

PROJECT NAME
KIDDER AVE. RESIDENCES

PROJECT ADDRESS
103 KIDDER AVE
SOMERVILLE, MA

CLIENT

FRANK AMATO

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
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| Project number | 15100 |
| Date | 01-06-2016 |
| Drawn by | TMC |
| Checked by | JSK |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
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FAR Floor Plans

A-021

KIDDER AVE. RESIDENCES

**KIDDER AVE.
RESIDENCES**

103 KIDDER AVE
SOMERVILLE, MA

FRANK AMATO

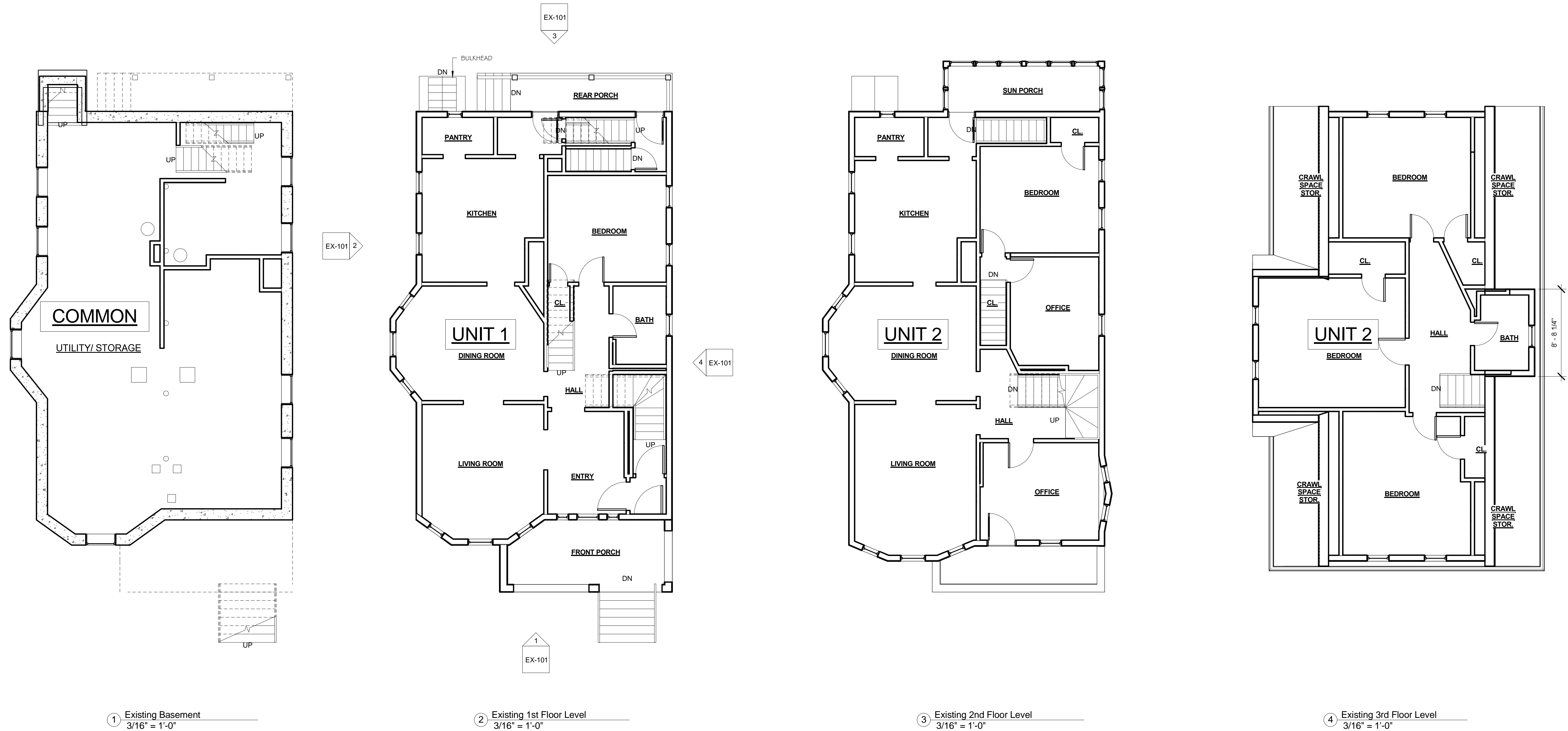
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EX-100

\\TKG-Server\Data\15115100_103 Kidder\03 Drawings\00_ARCH_SD_DD\15100_103 Kidder Ave.nt

1/6/2016 11:21:20 AM





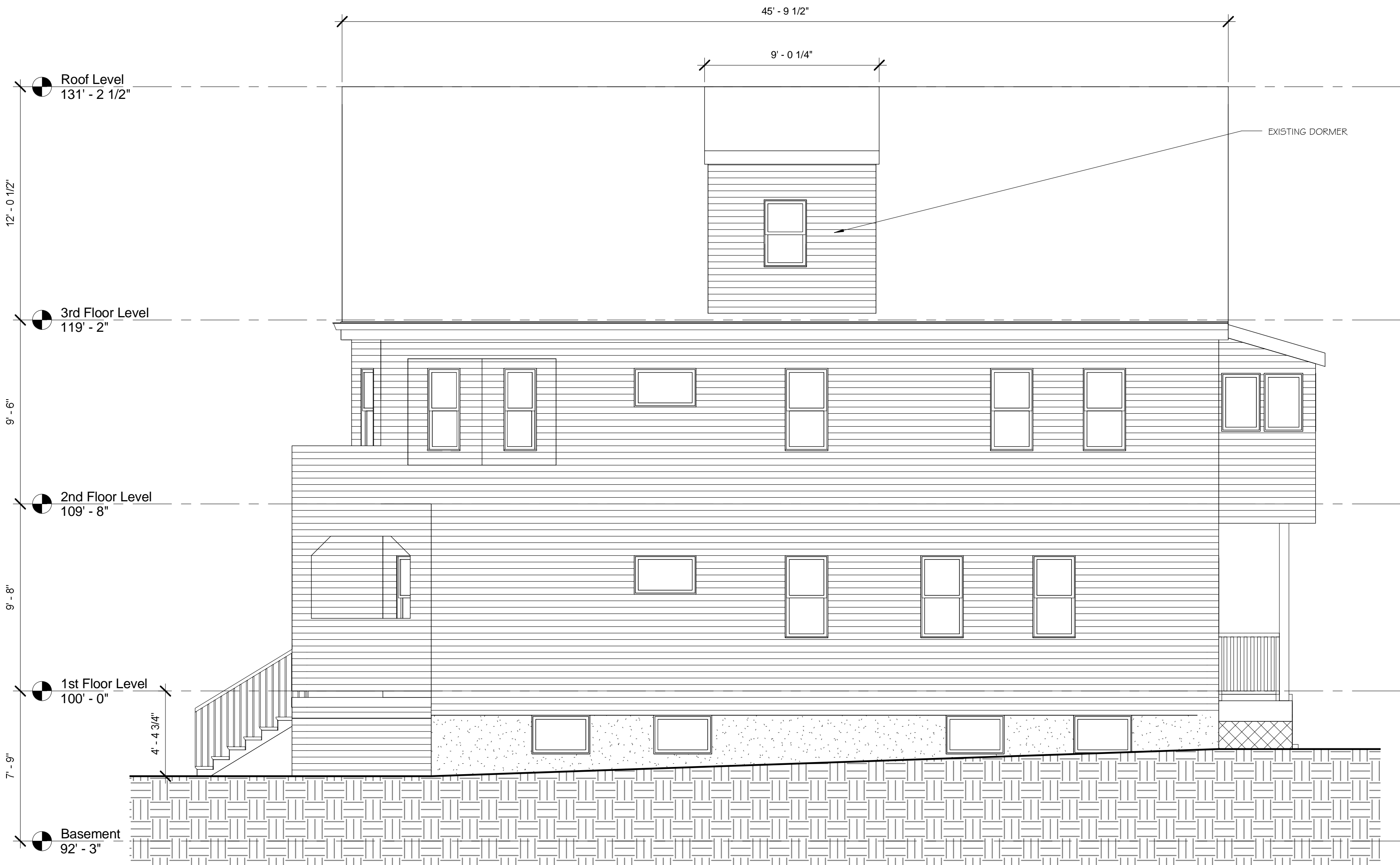
① Existing North Elevation
1/4" = 1'-0"



② Existing East Elevation
1/4" = 1'-0"



③ Existing South Elevation
1/4" = 1'-0"



④ Existing West Elevation
1/4" = 1'-0"

PROJECT NAME

**KIDDER AVE.
RESIDENCES**

PROJECT ADDRESS

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CLIENT

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| Project number | 15100 |
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| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
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Existing Elevations

EX-101

KIDDER AVE. RESIDENCES



NEW PARTITION

EXISTING PARTITION TO REMAIN

1. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
2. UNLESS OTHERWISE NOTED ALL EXISTING TO REMAIN EXTERIOR WALLS ARE TYPE "5". PROVIDE NEW GWB FINISH AND INSULATION.
3. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
4. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED.
5. FINAL KITCHEN & BATHROOM LAYOUTS TO BE DETERMINED BY OWNER.
6. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
7. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
8. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
9. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
10. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
11. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
12. SEE 6/A-910 FOR 1 HOUR FIRE RATED FLOOR/ CEILING ASSEMBLY BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND COMMON AREA.

KIDDER AVE. RESIDENCES

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SOMERVILLE, MA

FRANK AMATO

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| Project number | 15100 |
| Date | 01-06-2016 |
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| Checked by | JSK |
| Scale | 1/4" = 1'-0" |

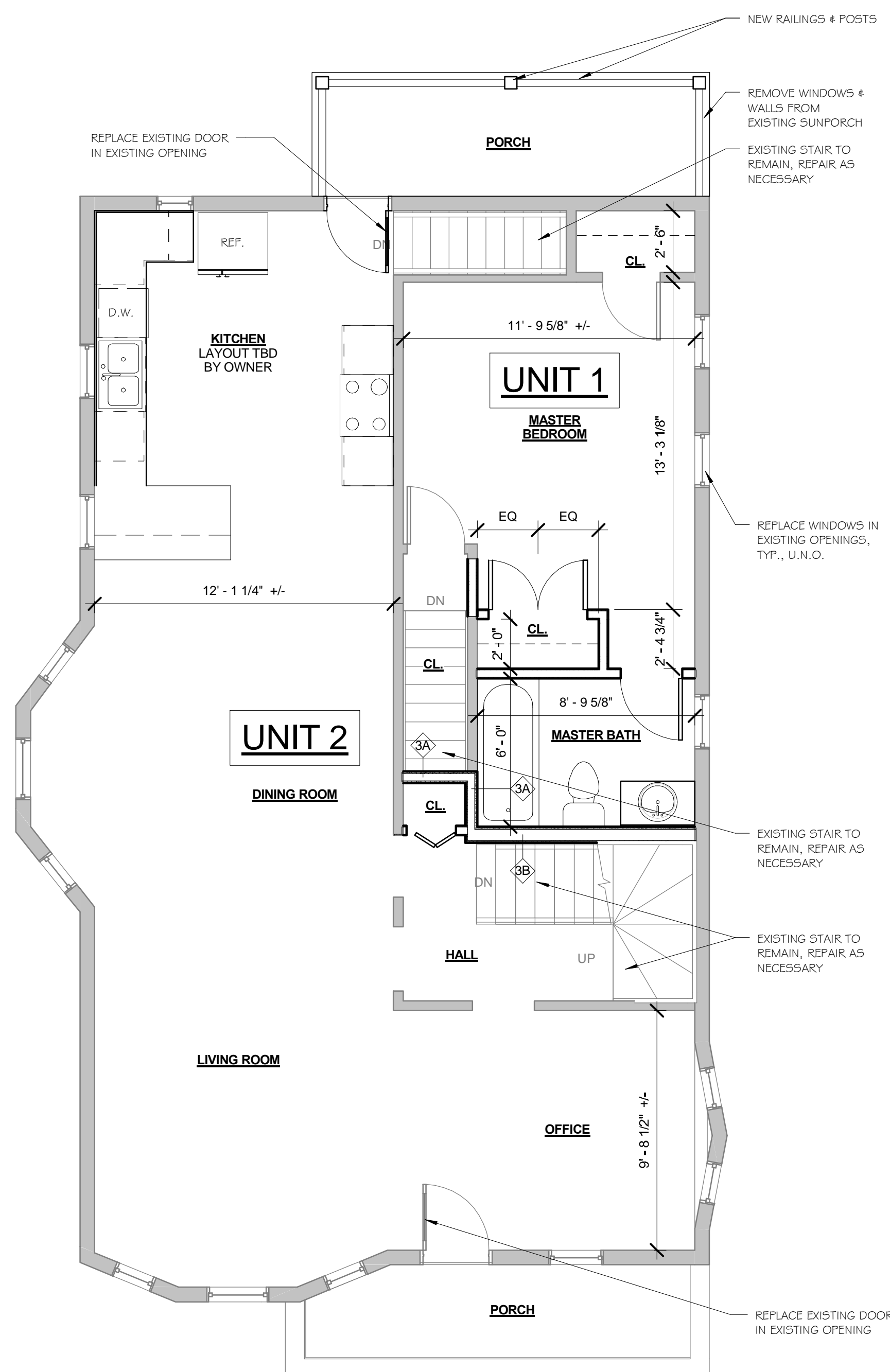
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A-101

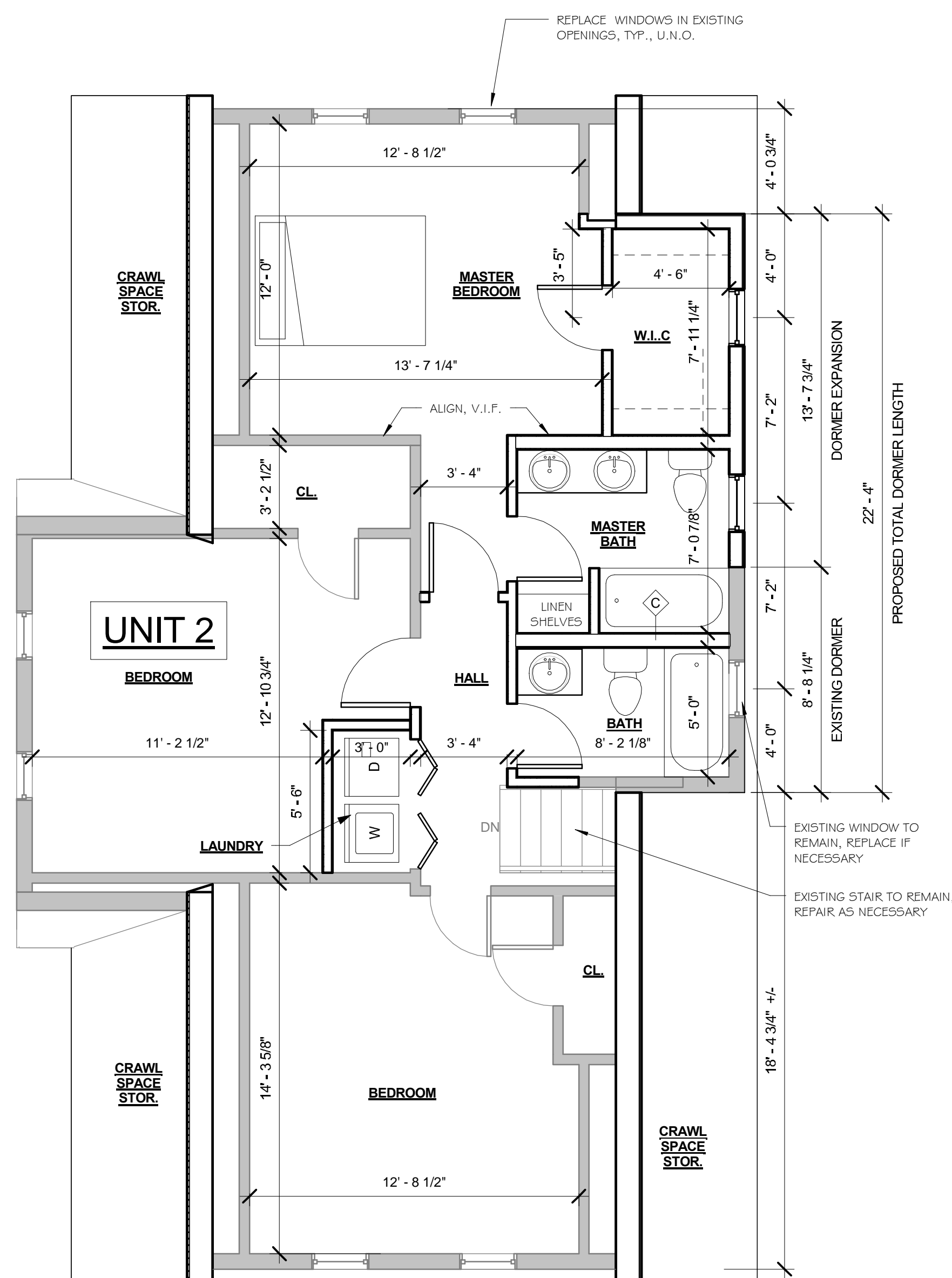
KIDDER AVE. RESIDENCES

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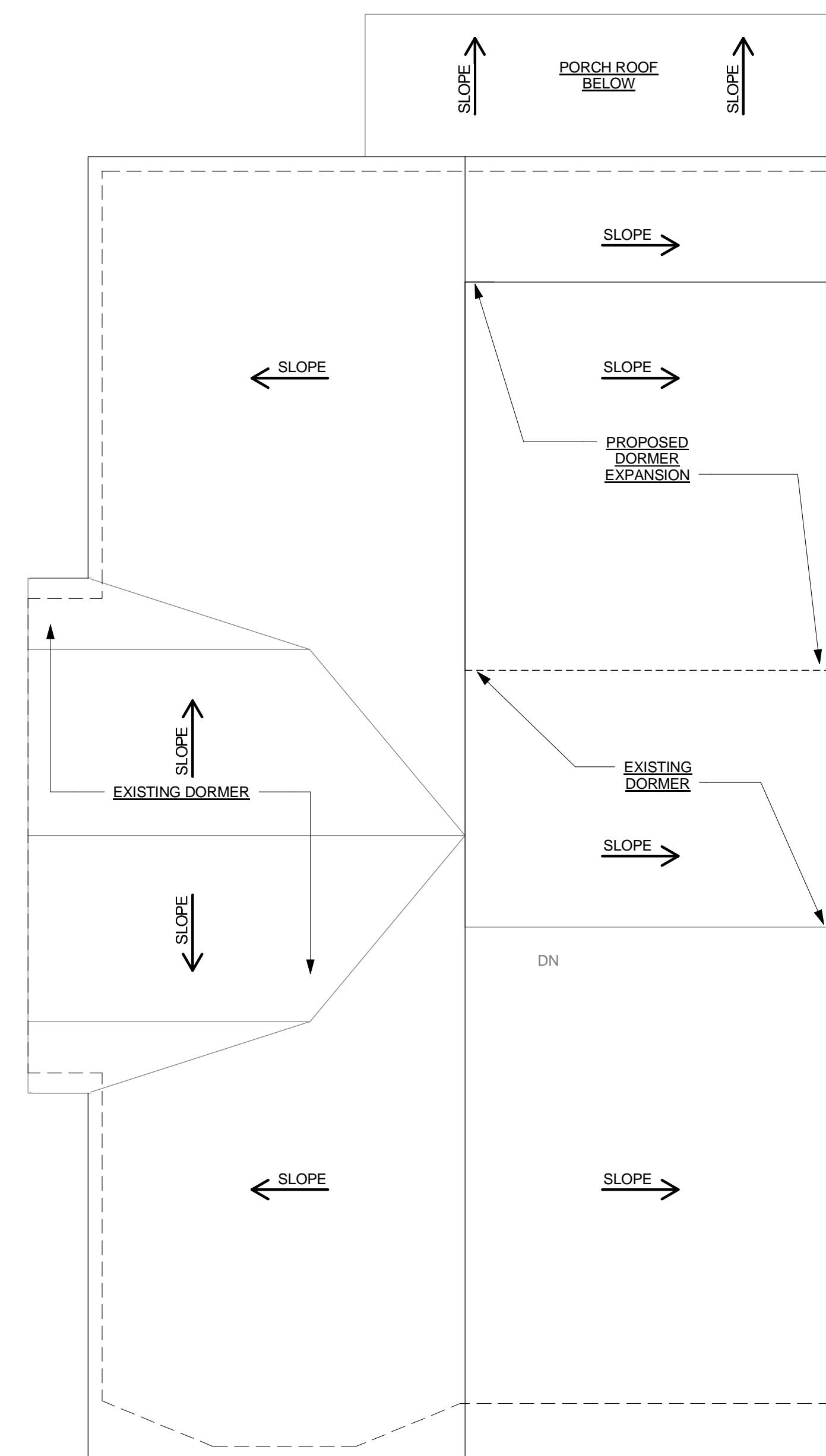
1/6/2016 11:14:05 AM



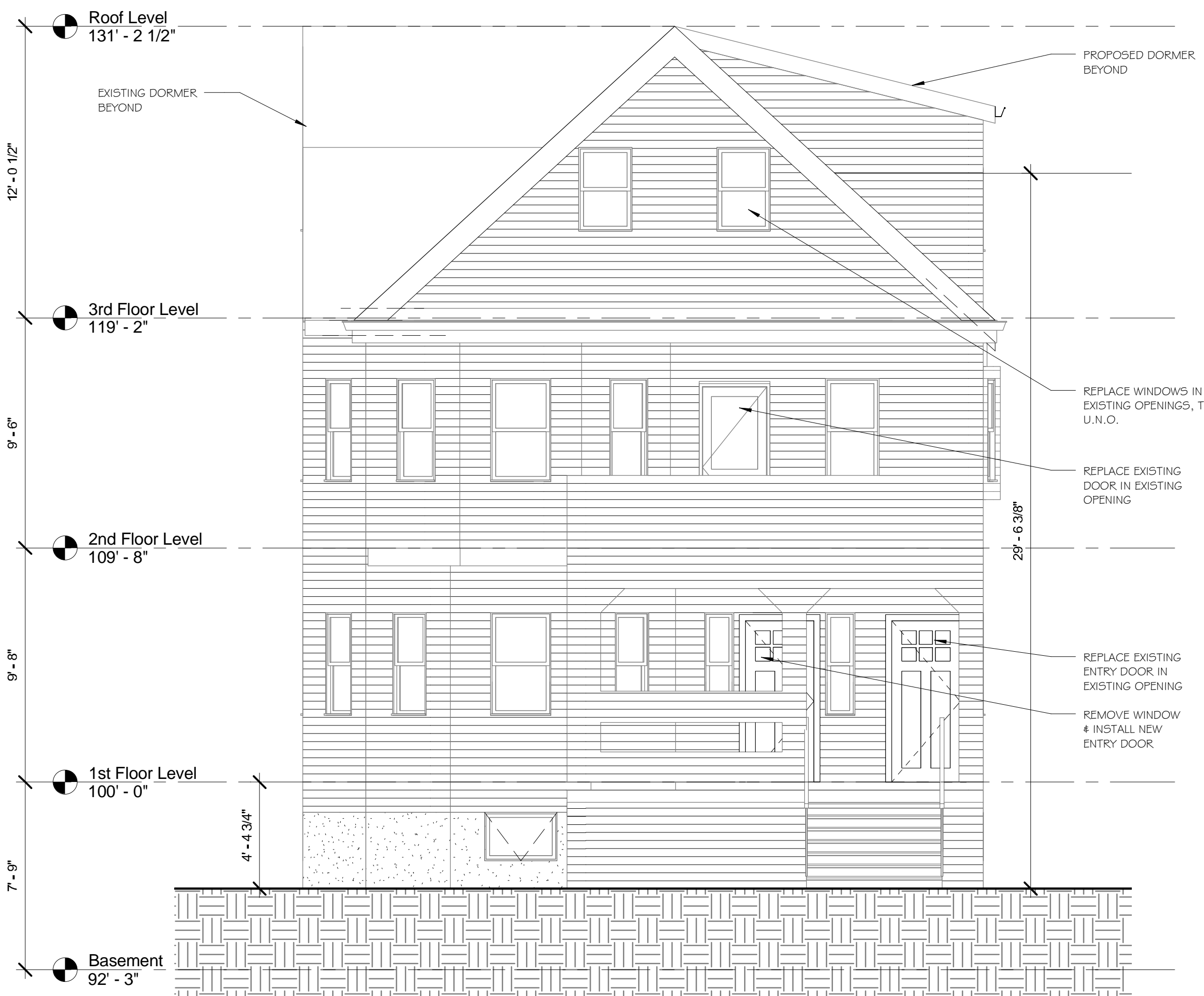
① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"



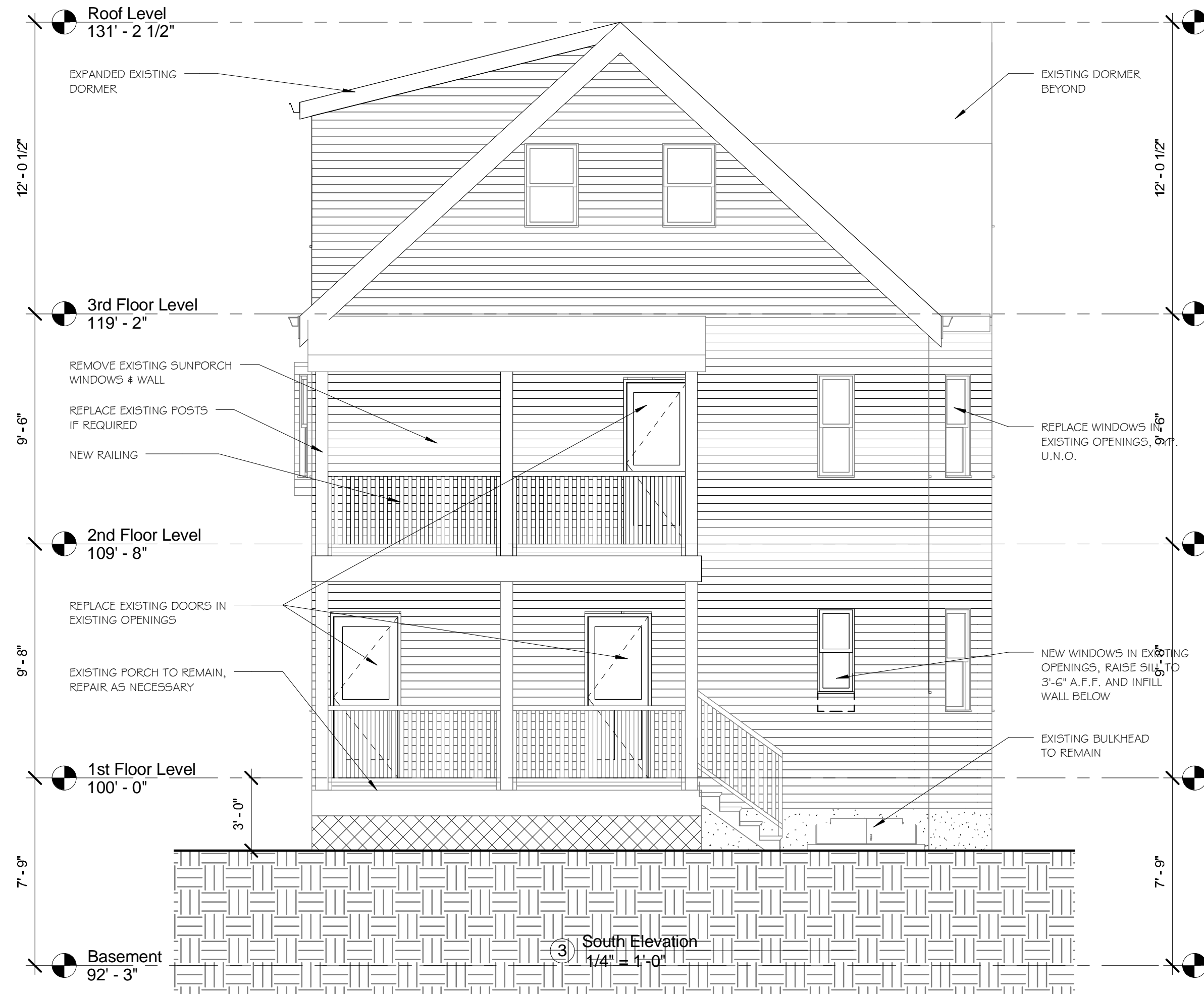
④ Roof Level
 $\frac{1}{4}" = 1'-0"$



1 North Elevation
1/4" = 1'-0"



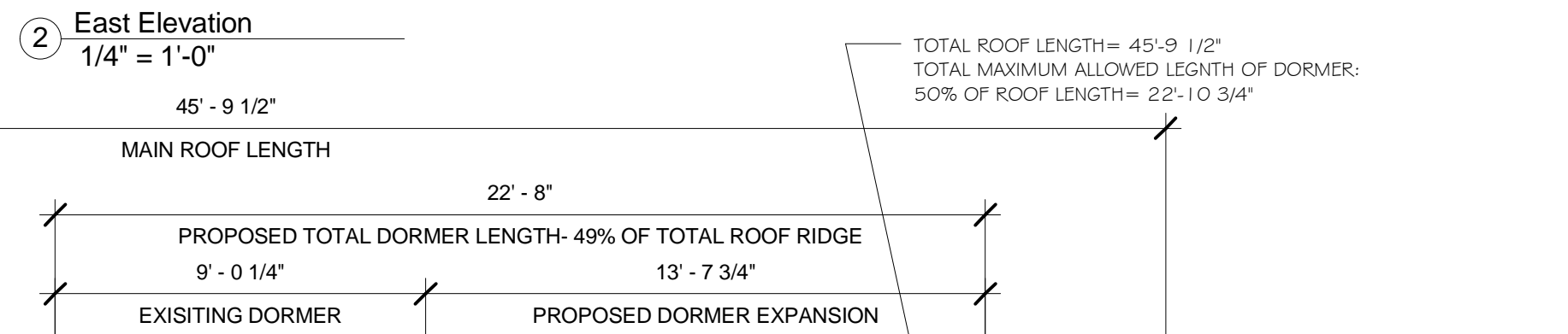
2 East Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



PROJECT NAME
KIDDER AVE. RESIDENCES

PROJECT ADDRESS
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SOMERVILLE, MA

CLIENT
FRANK AMATO

ARCHITECT
KHALSA DESIGN INC.



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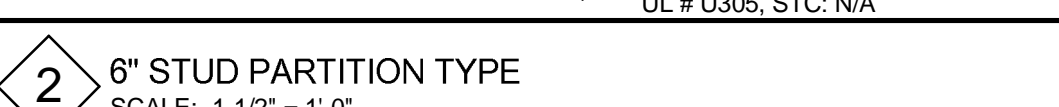
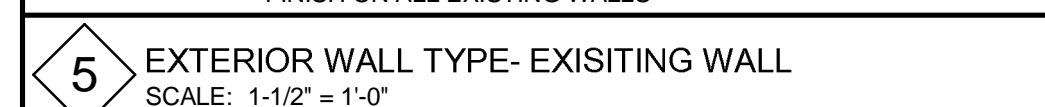
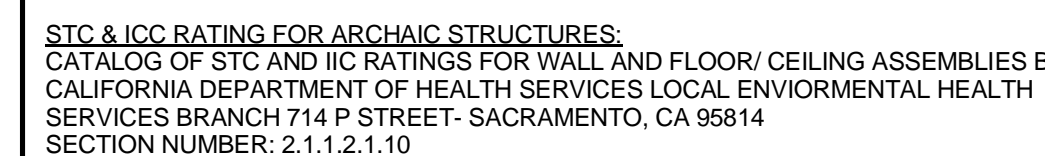
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| Project number | 15100 |
| Date | 01-06-2016 |
| Drawn by | TMC |
| Checked by | JSK |
| Scale | 1/4" = 1'-0" |

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| No. | Description | Date |
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Exterior Elevations

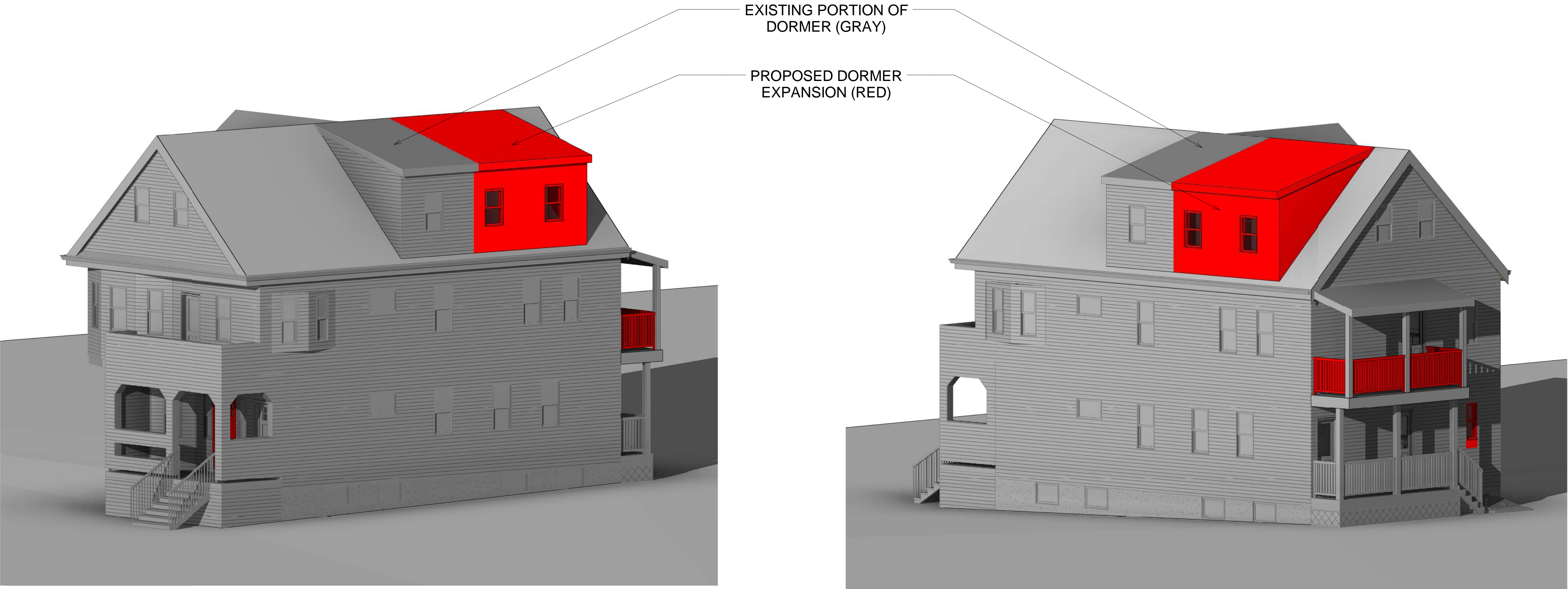
A-300

KIDDER AVE. RESIDENCES



CONSULTANTS:

KIDDER AVE. RESIDENCES



① View 1

② View 2

PROJECT NAME
**KIDDER AVE.
RESIDENCES**

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SOMERVILLE, MA

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Project number 15100
Date 01-06-2016
Drawn by TMC
Checked by JSK
Scale

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
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Axonometrics

AV-1

KIDDER AVE. RESIDENCES