

BROADWAY RESIDENCES

(114 BROADWAY SOMERVILLE MA)

NEIGHBORHOOD MEETING SUBMISSION

02-26-2018

PREPARED BY:

ARCHITECT

KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

CLIENT

J. Murray & Sons
114 Broadway
Somerville, MA 02145

CIVIL

Peter Nolan & Associates LLC
697 Cambridge Street, Suite 103
Brighton, MA 02135
T:(617)-782-1533



PROJECT NAME

114 Broadway Residences

PROJECT ADDRESS

114 Broadway
Somerville, MA

CLIENT

Murray

ARCHITECT



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

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Project number 17081
Date 02/22/2018
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Scale

REVISIONS

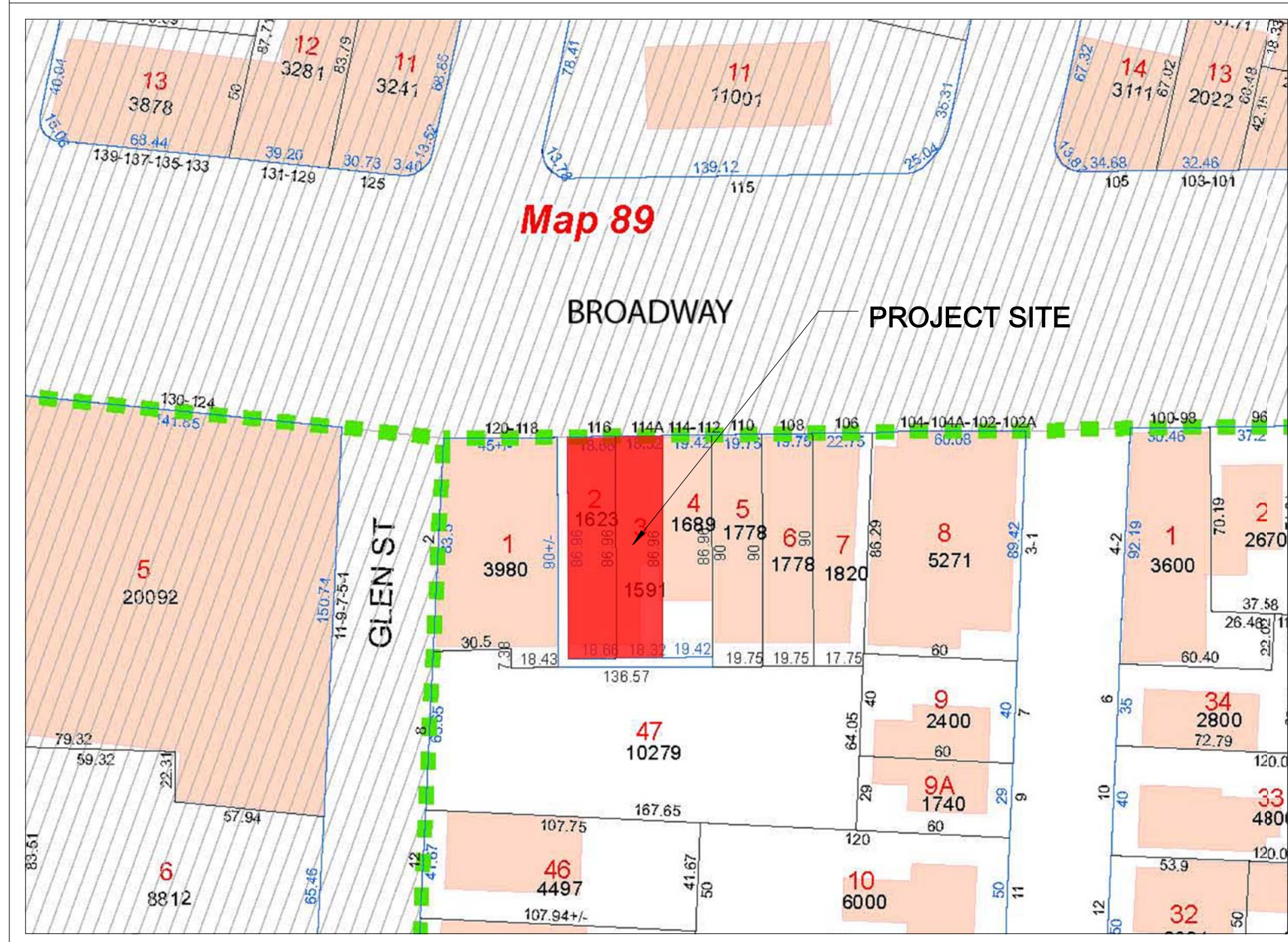
No.	Description	Date

Cover Sheet

A-000

114 Broadway Residences

LOCUS MAP



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	02/22/18
C-1	Existing Plot Plan	02/22/18
A-020	Architectural Site Plan	02/22/18
LOCUS	L	02/22/18
EX-100	Existing Floor Plan	02/01/18
EX-300	Existing Exterior Elevations	02/22/18
A-100	1st & 2nd Floors	02/22/18
A-101	3rd Floor Plan	02/22/18
A-102	4th and 5th Floor Plans	02/22/18
A-300	Elevations	02/22/18
AV-1	Perspectives	02/22/18
AV-2	Street View Rendering	02/22/18
SP	Neighborhood photos	02/22/18

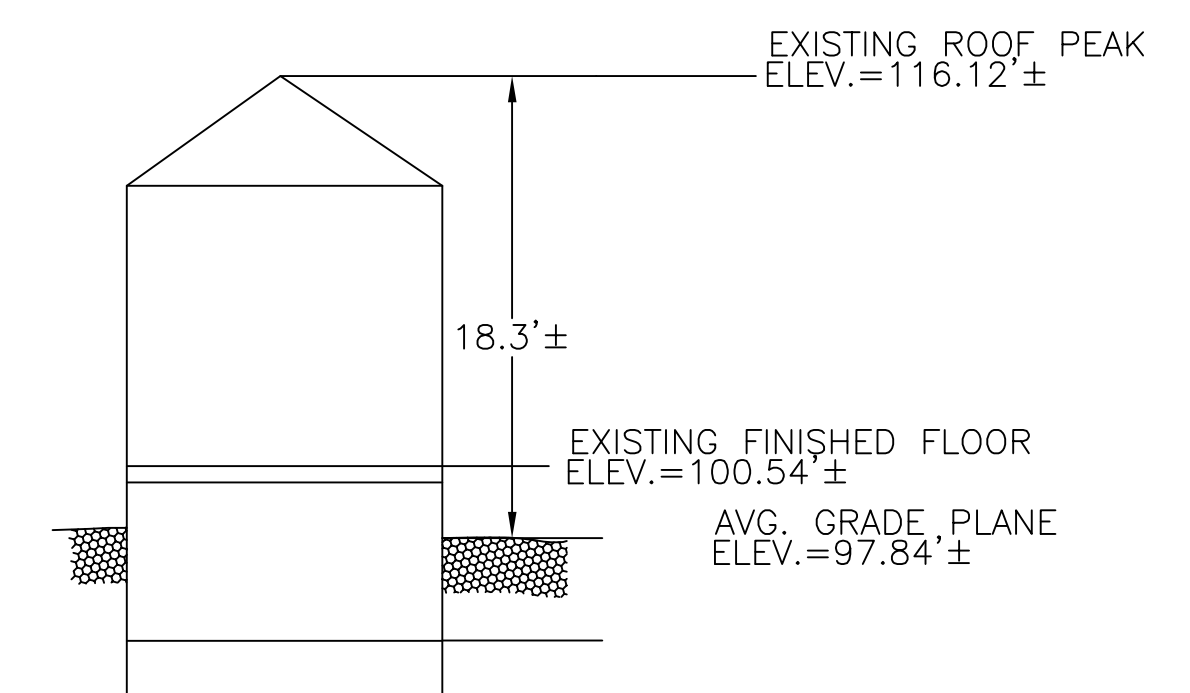
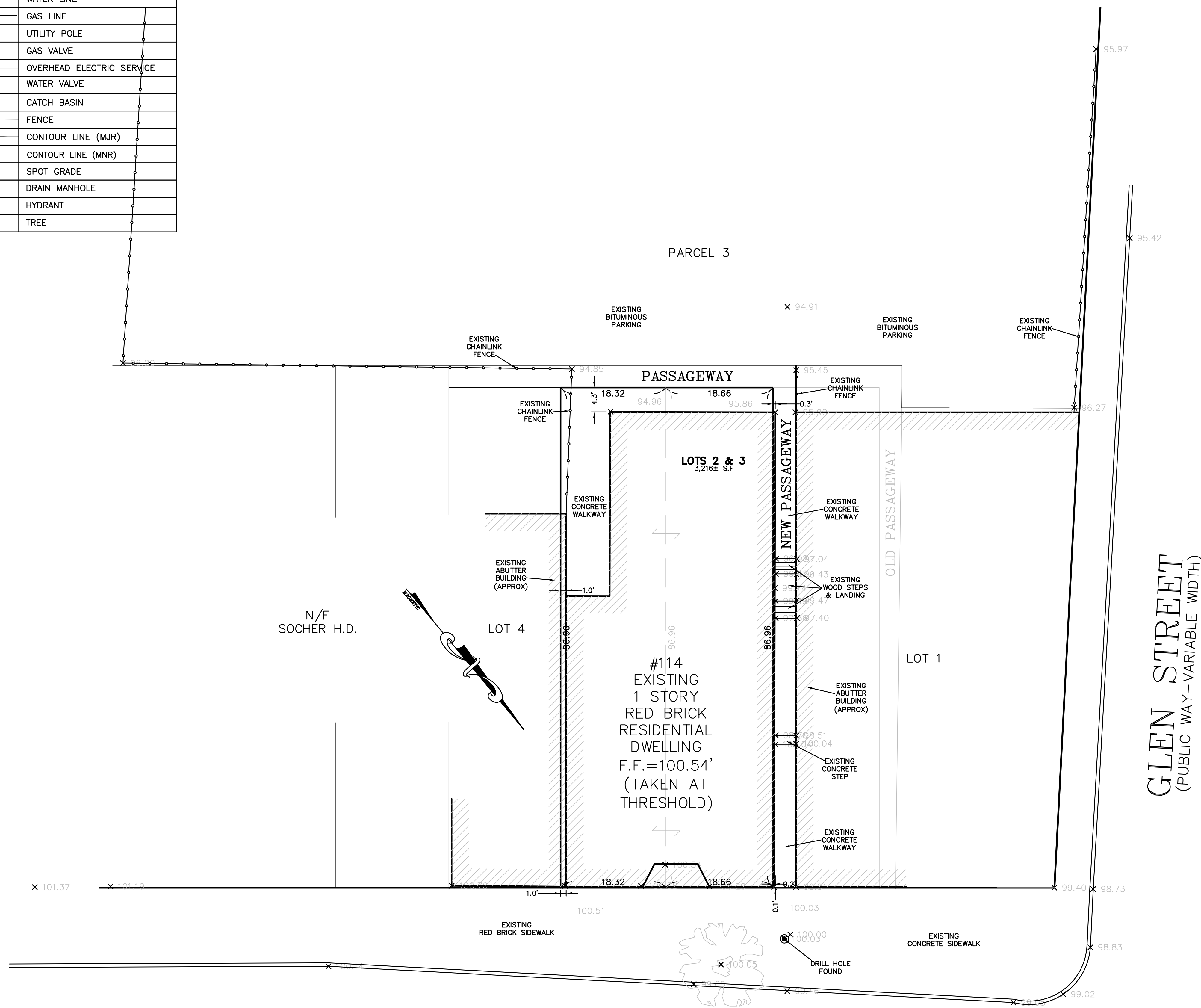
G:\1717081_Murray - Broadway\03 Drawings\00_ARCH_SD_DDI\render 2.26.18.rvt 2/26/2018 4:22:35 PM

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

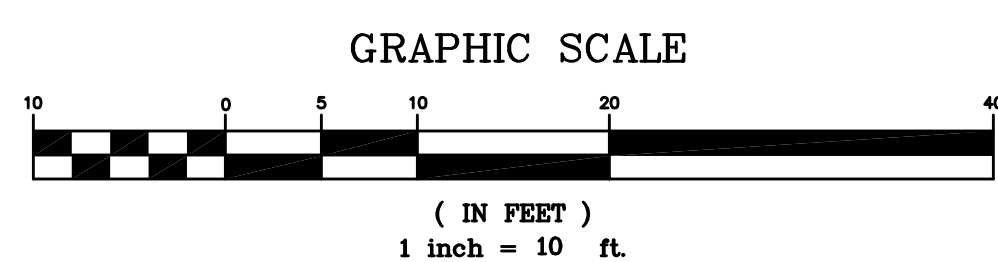
ZONING LEGEND		
ZONING DISTRICT: CCD55		
	REQUIRED	EXISTING
MIN. AREA	-	-
MIN. YARD FRONT	-	-
SIDE (RIGHT)	-	-
SIDE (LEFT)	-	-
REAR	-	-
MAX. LOT COVERAGE	80%	85.5% ±
MIN. LANDSCAPE	10%	0.0% ±
MIN. FRONTAGE	30'	36.98' ±
MAX. BLDG. HEIGHT	55'	18.3' ±
MAX. STORIES	-	-
MAX. F.A.R.	3	-

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-31-2017.
2. DEED REFERENCE BOOK 14224 PAGE 433
PLAN REFERENCE PLAN BOOK 25 PLAN 40
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.



EXISTING PROFILE
NOT TO SCALE

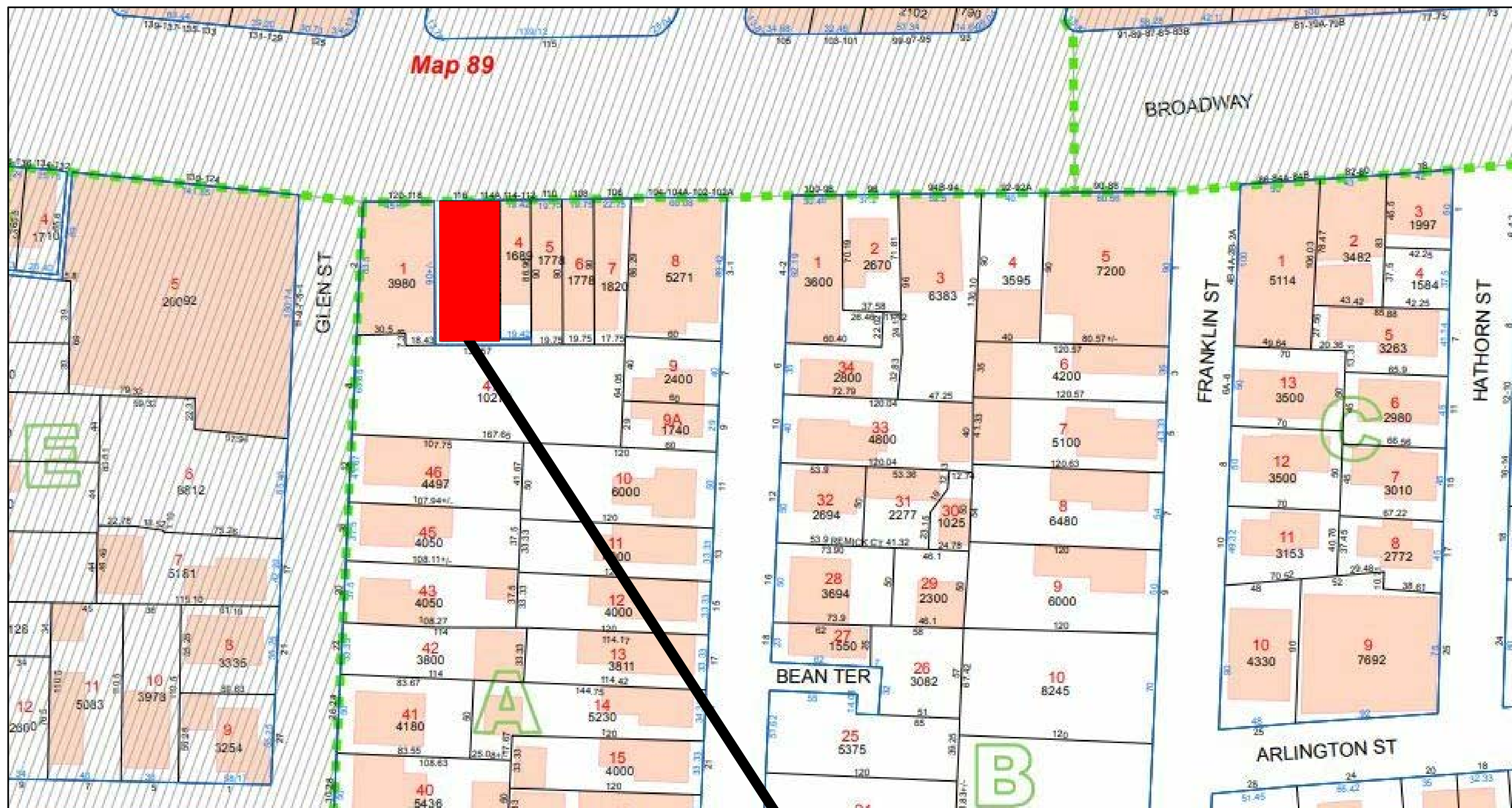


BROADWAY
(PUBLIC WAY-VARIABLE WIDTH)

GLEN STREET
(PUBLIC WAY-VARIABLE WIDTH)

SCALE	1"=10'
DATE	11/10/2017
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	114 BROADWAY SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND
DRAWN BY	
CHKD BY	PJN
APPD BY	PJN
<p>PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com</p>	

SHEET NO.
1



PROJECT LOCUS



EXISTING BUILDING LOCATED AT 114/ 116 BROADWAY

PROJECT NAME
114 Broadway Residences

PROJECT ADDRESS
114 Broadway
Somerville, MA

CLIENT
Murray

ARCHITECT

KHALSA

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

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REGISTRATION



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Date 02/22/2018
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Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

L
LOCUS
114 Broadway Residences



PROJECT NAME
**114 Broadway
Residences**

PROJECT ADDRESS
114 Broadway
Somerville, MA

CLIENT
Murray

ARCHITECT

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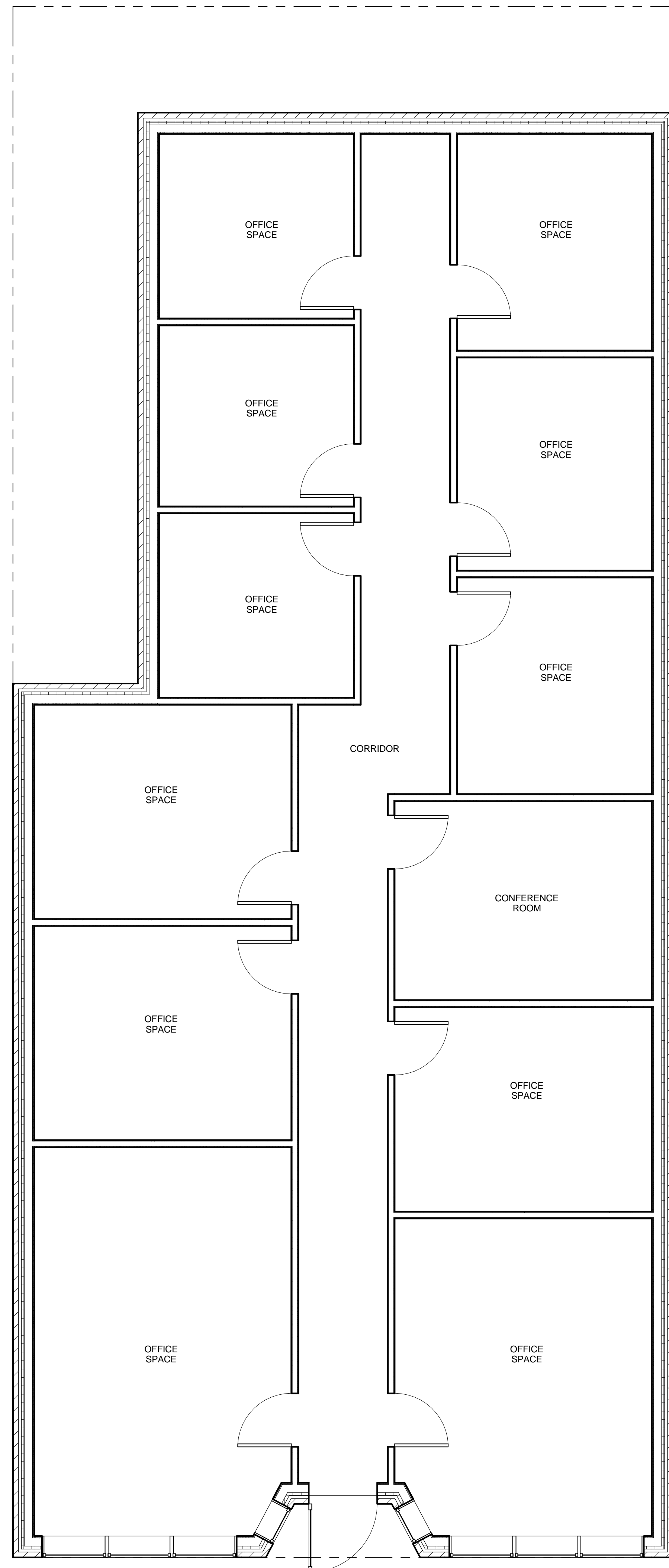
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Date	02/22/2018
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Neighborhood
photos

SP
114 Broadway Residences



1 Existing First Floor Plan
1/4" = 1'-0"

BROADWAY

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114 Broadway Residences

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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Floor Plan

EX-100

114 Broadway Residences

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114 Broadway
Somerville, MA

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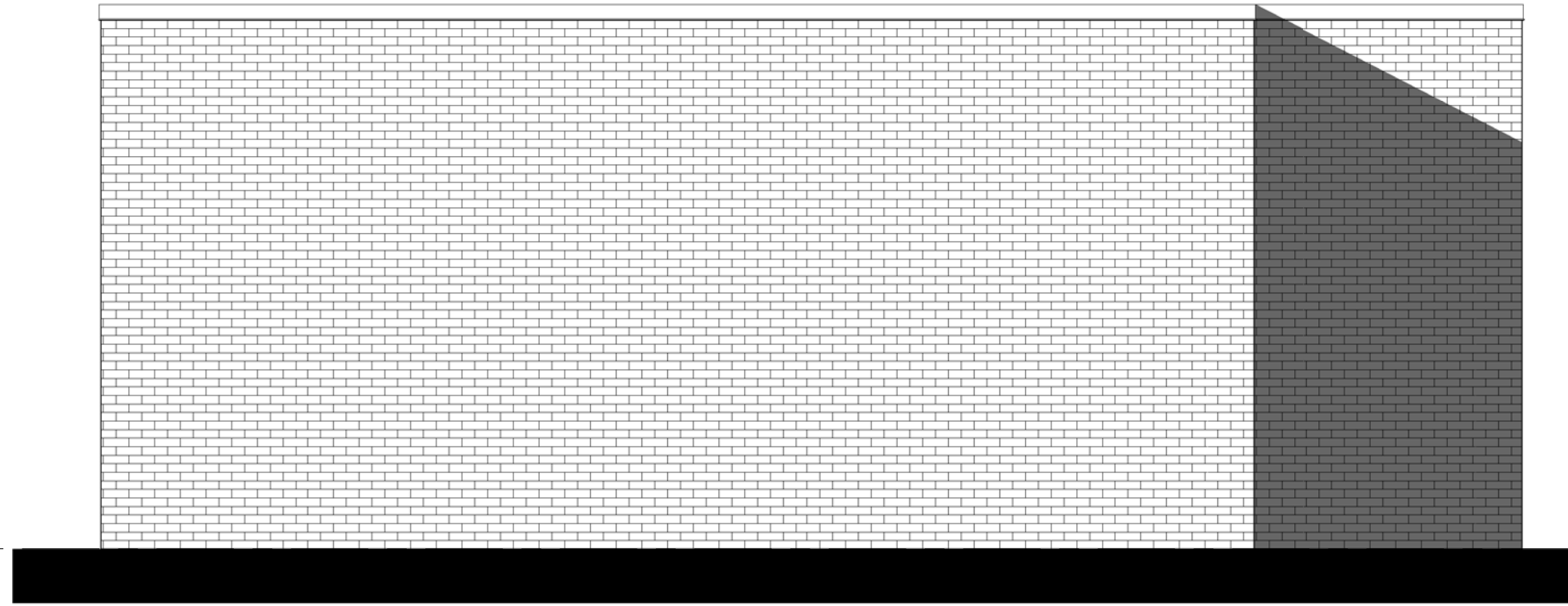
Existing Exterior Elevations

EX-300
114 Broadway Residences



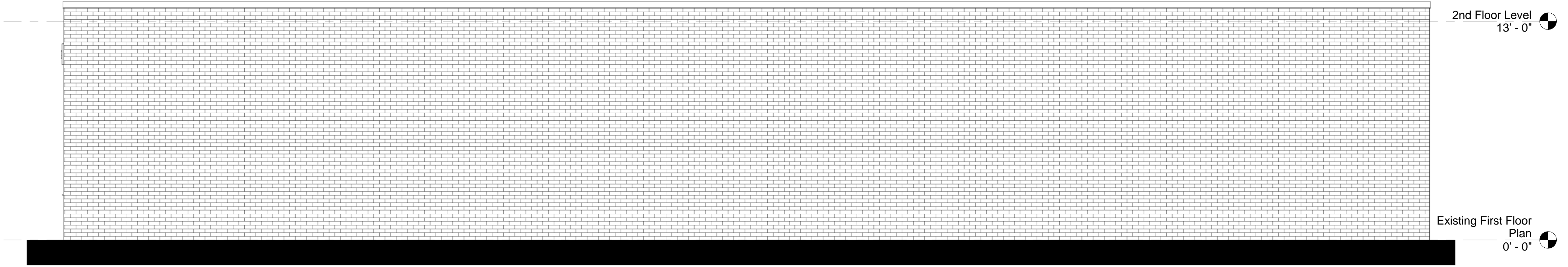
① Existing South (Front) Elevation
1/4" = 1'-0"

Existing First Floor
Plan
0' - 0"



③ North (Rear) Elevation
1/4" = 1'-0"

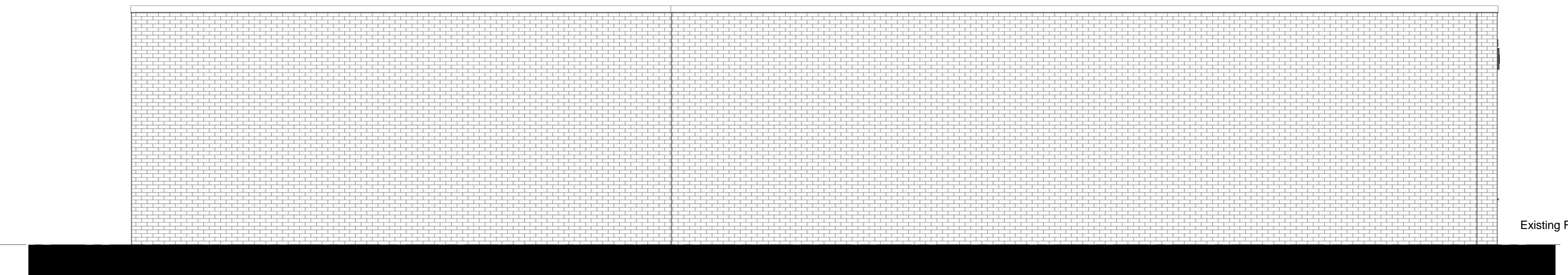
Existing First Floor
Plan
0' - 0"



② East (Right) Elevation
1/4" = 1'-0"

2nd Floor Level
13' - 0"

Existing First Floor
Plan
0' - 0"






④ West (Left) Elevation
1/4" = 1'-0"

Existing First Floor
Plan
0' - 0"

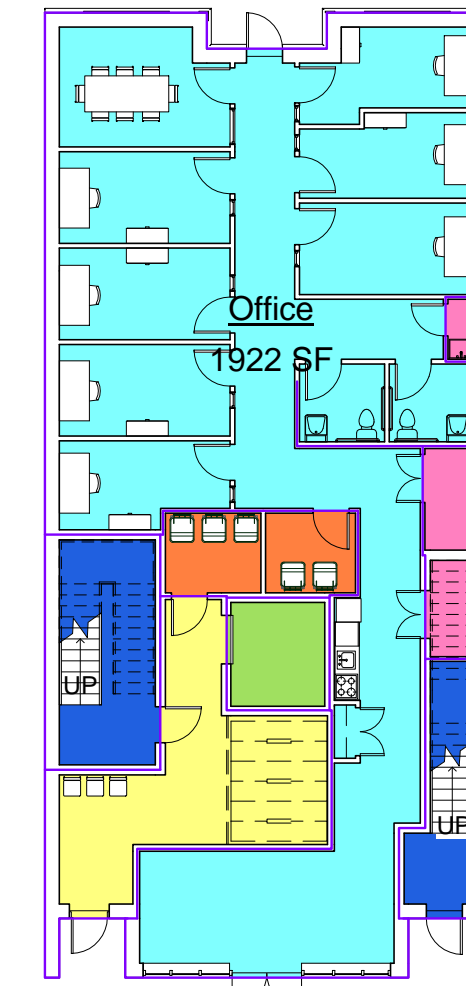
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LEGEND

-  BUILDING FOOTPRINT
-  NON-PERVIOUS AREA
-  PERVIOUS AREA / LANDSCAPE

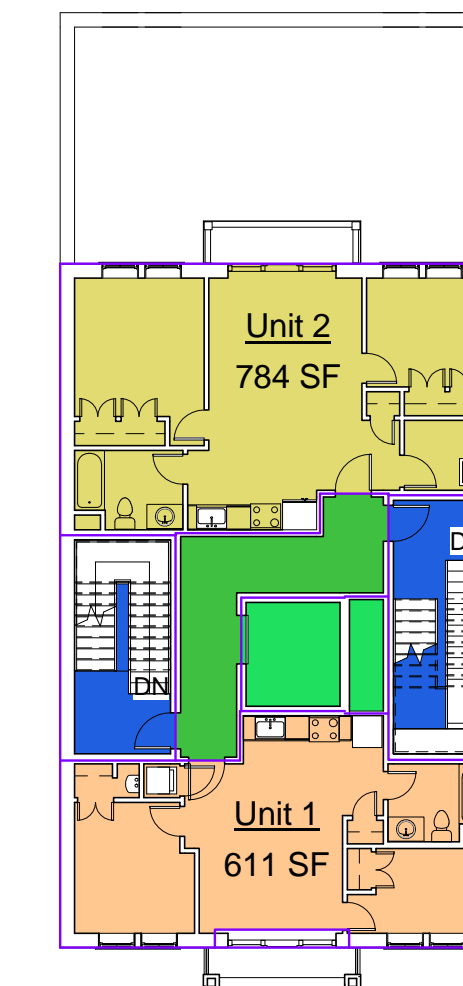
Area Schedule	
Name	Area
Common	472 SF
Common	188 SF
Elevator	81 SF
Elevator/ Mech	469 SF
Lobby	332 SF
Mech / Utility	19 SF
Mech / Utility	96 SF
Office	1922 SF
Stair	137 SF
Stair	962 SF
Stair	181 SF
Stair	189 SF
Stair	212 SF
Trash	118 SF
Unit 1	611 SF
Unit 2	784 SF
Unit 3	678 SF
Unit 4	836 SF
Unit 5	678 SF
Unit 6	837 SF
Unit 7	678 SF
Unit 8	837 SF
Grand total: 32	11316 SF



③ 1st Floor Level
1/16" = 1'-0"

Rentable Area Legend

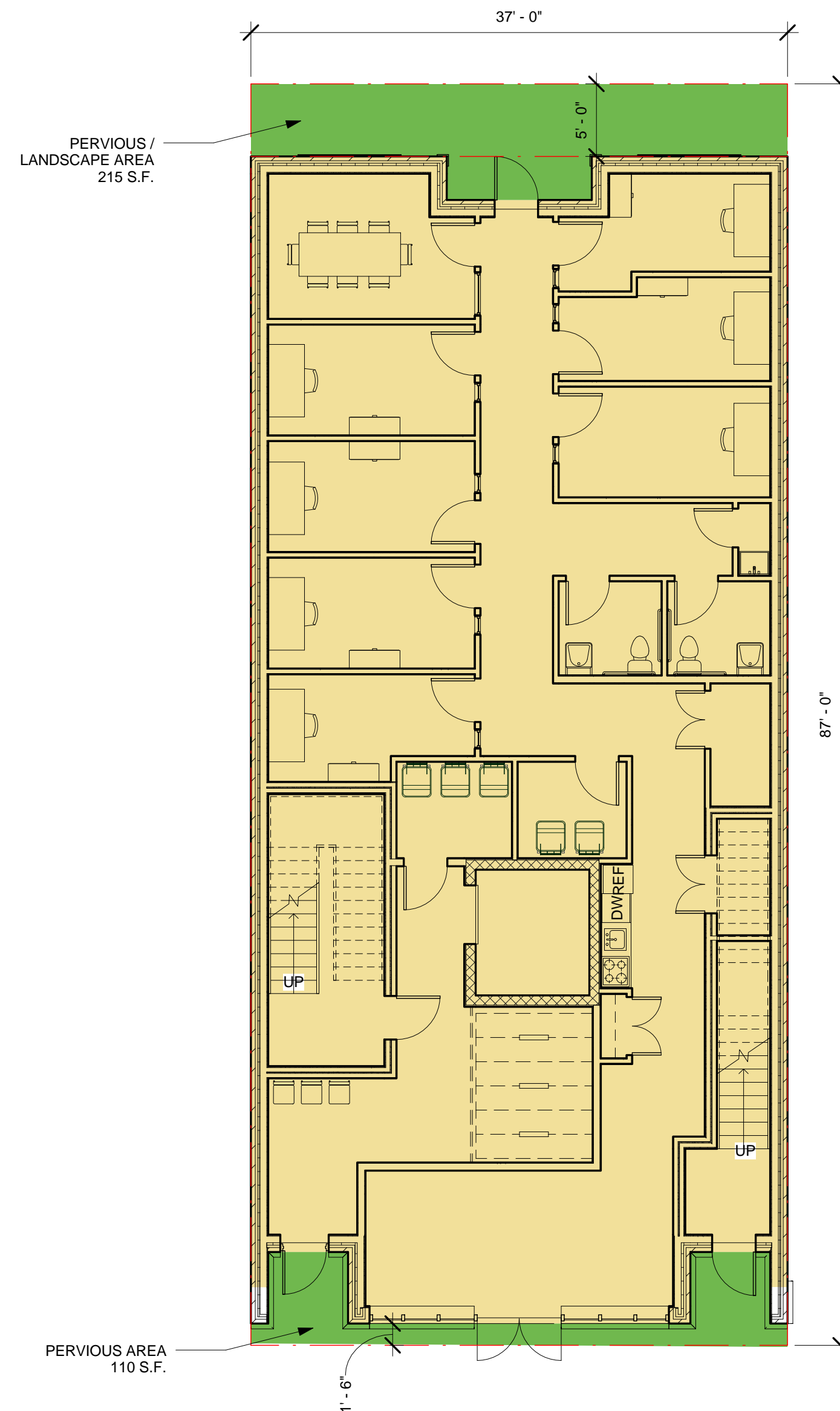
-  Elevator
-  Lobby
-  Mech / Utility
-  Office
-  Stair
-  Trash



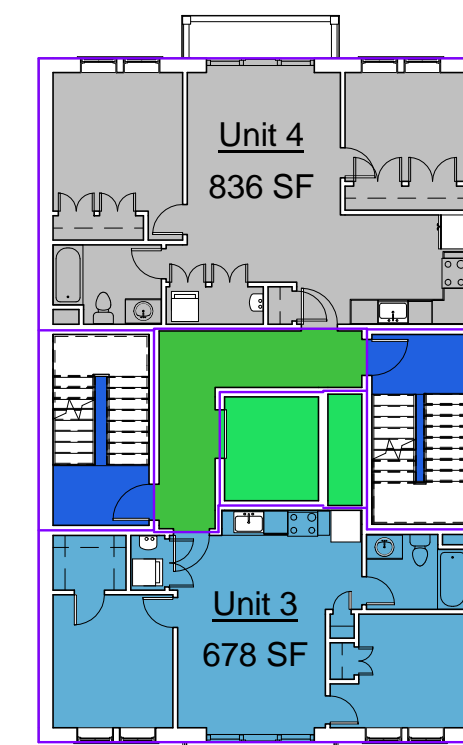
④ 2nd Floor Level
1/16" = 1'-0"

Rentable Area Legend

-  Common
-  Elevator/ Mech
-  Stair
-  Unit 1
-  Unit 2



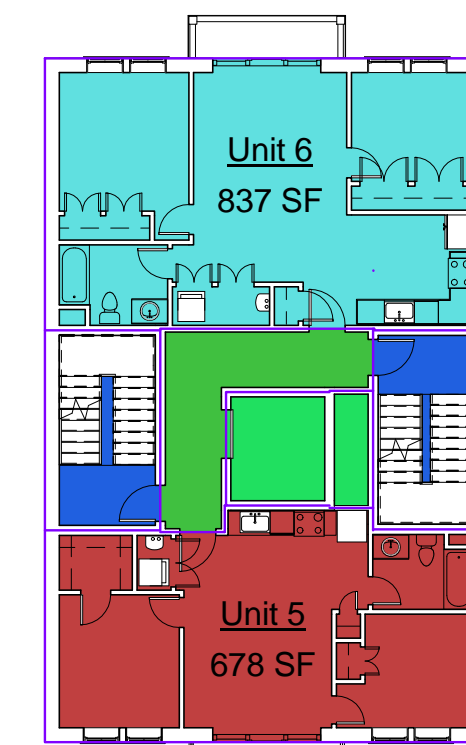
① Site Plan
1/8" = 1'-0"



⑤ 3rd Floor Level
1/16" = 1'-0"

Rentable Area Legend

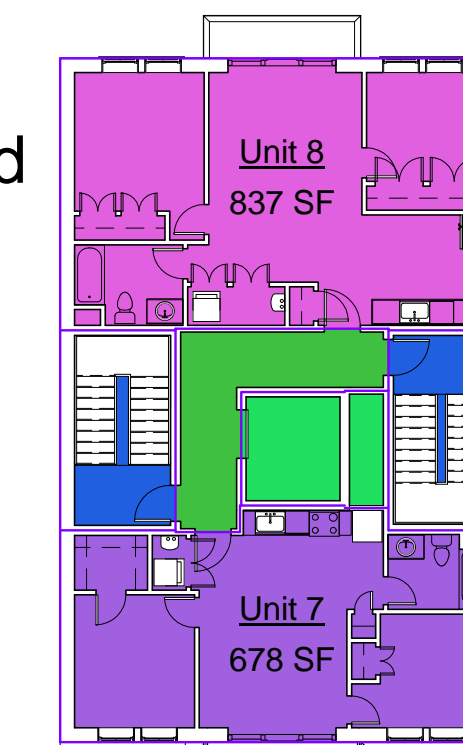
-  Common
-  Elevator/ Mech
-  Stair
-  Unit 3
-  Unit 4



⑥ 4th Floor Level
1/16" = 1'-0"

Rentable Area Legend

-  Common
-  Elevator/ Mech
-  Stair
-  Unit 5
-  Unit 6



⑦ 5th Floor Level
1/16" = 1'-0"

Rentable Area Legend

-  Common
-  Elevator/ Mech
-  Stair
-  Unit 7
-  Unit 8

ZONING DIMENSIONAL TABLE:

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	CCD55			
USE	VARIES	VARIES	VARIES	COMPLIES
MIN LOT SIZE	NA	3,219 SF +/-	3,219 S.F. +/-	COMPLIES
MIN LOT ARE PER DWELLING	600 SF / DU (1-9 UNITS)	NO EXISTING RESIDENCES	402 SF / DU (8 UNITS)	SP REQUIRED
MAX GROUND COVERAGE	80% / 2,575 SF	85% / 2,752SF	89.6% / 2,887 SF	SP REQUIRED
LANDSCAPE AREA	10% / 322 SF	0%	10% / 325 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	3.0 / 9,657 SF	.84 / 2,697 SF	2.99 / 9,639 SF	COMPLIES
MAX BUILDING HEIGHT	55' - 0"	12' - 0"	55' - 0"	COMPLIES
MIN. YARD SETBACKS				
FRONT	NA	NA	1'-6"	COMPLIES
LEFT SIDE	NA	NA	0	COMPLIES
RIGHT SIDE	NA	NA	0	COMPLIES
REAR	NA	NA	5'-0"	COMPLIES
MIN FRONTAGE	30' - 0"	37' - 0" +/-	37' - 0" +/-	COMPLIES
PERVIOUS AREA, MIN % OF LOT	NONE	NONE	10%	COMPLIES
PARKING REQUIREMENTS	1 PER DU	NONE	NONE	SP REQUIRED

PROJECT NAME
114 Broadway Residences

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114 Broadway
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ARCHITECT
DESIGN

KHALSA

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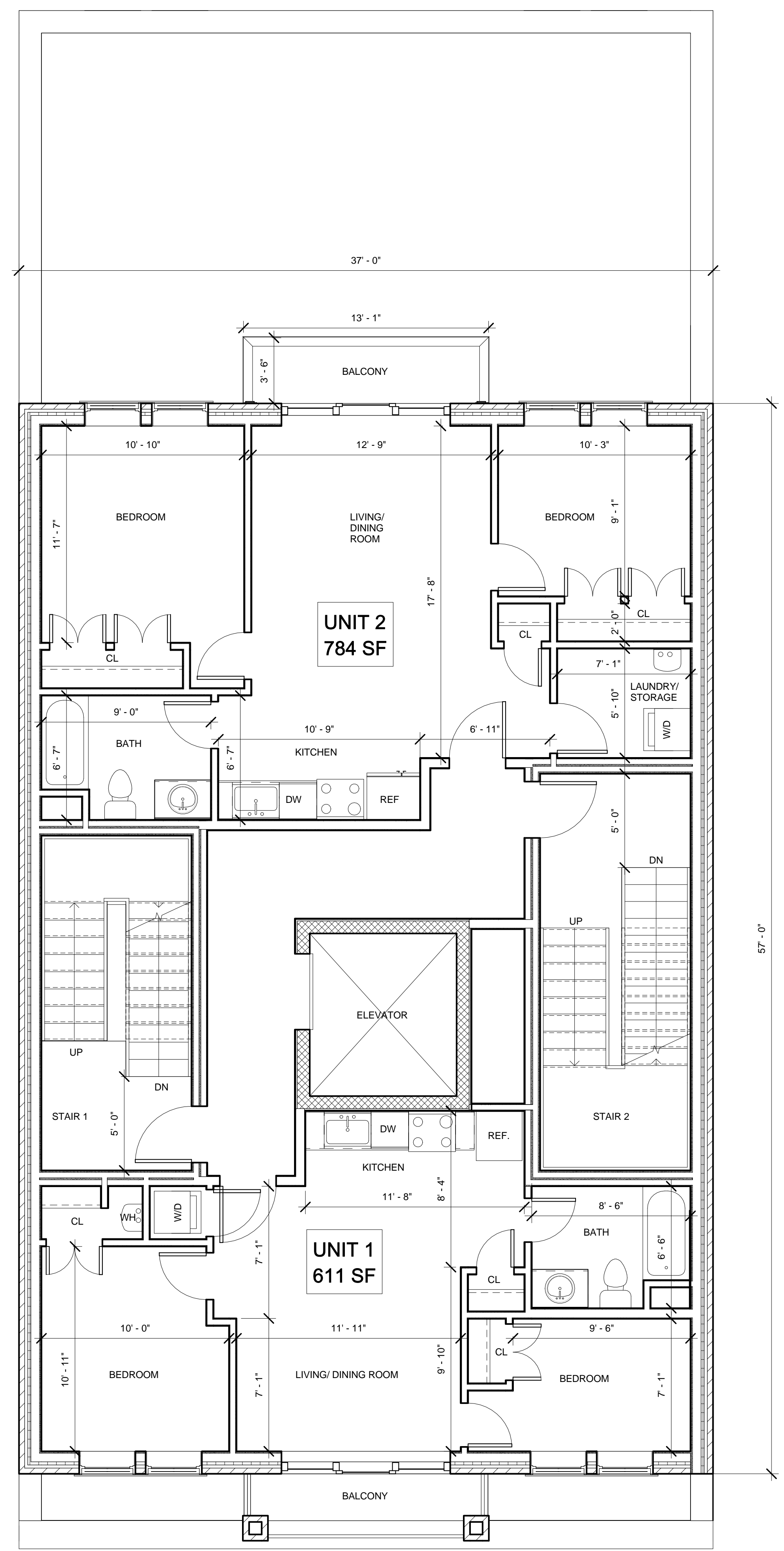
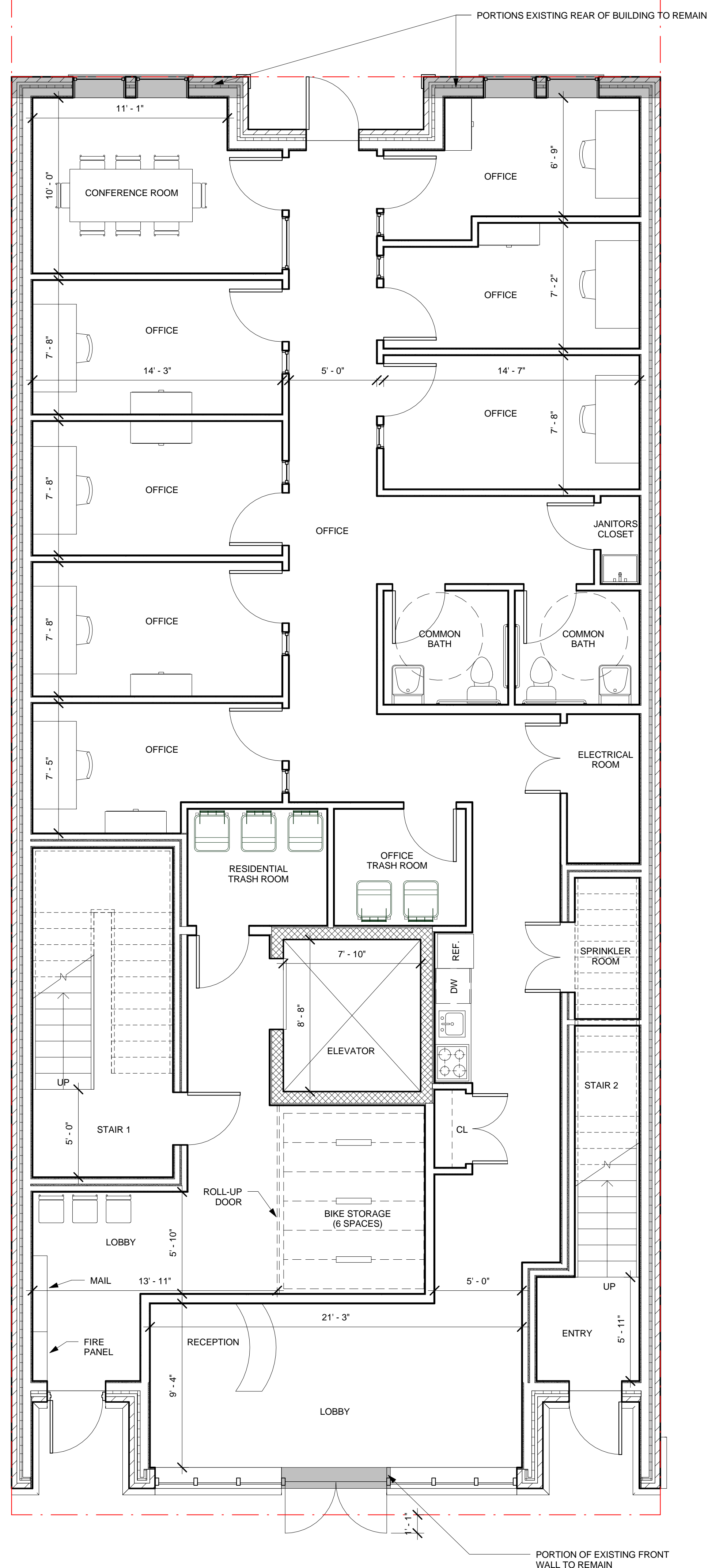
REVISIONS

No.	Description	Date

Architectural Site Plan

A-020

114 Broadway Residences



PROJECT NAME
114 Broadway Residences

PROJECT ADDRESS
114 Broadway
Somerville, MA

CLIENT
Murray

ARCHITECT
**DESIGN
KHALSA**

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SOMERVILLE, MA 02143
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REVISIONS

No.	Description	Date

1st & 2nd Floors

A-100

114 Broadway Residences

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114 Broadway Residences

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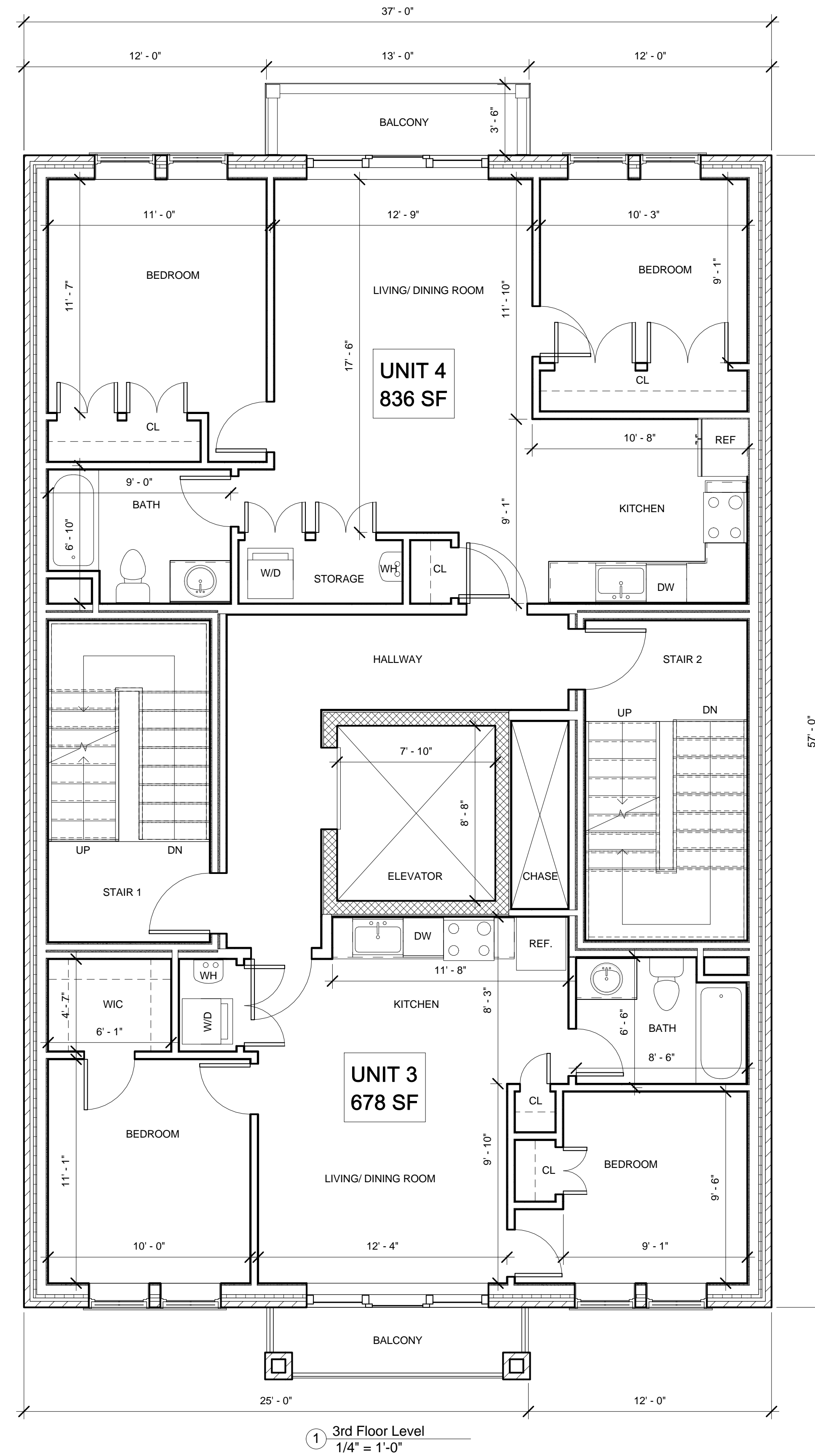
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No.	Description	Date

3rd Floor Plan

A-101
 114 Broadway Residences



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

BROADWAY

PROJECT NAME
**114 Broadway
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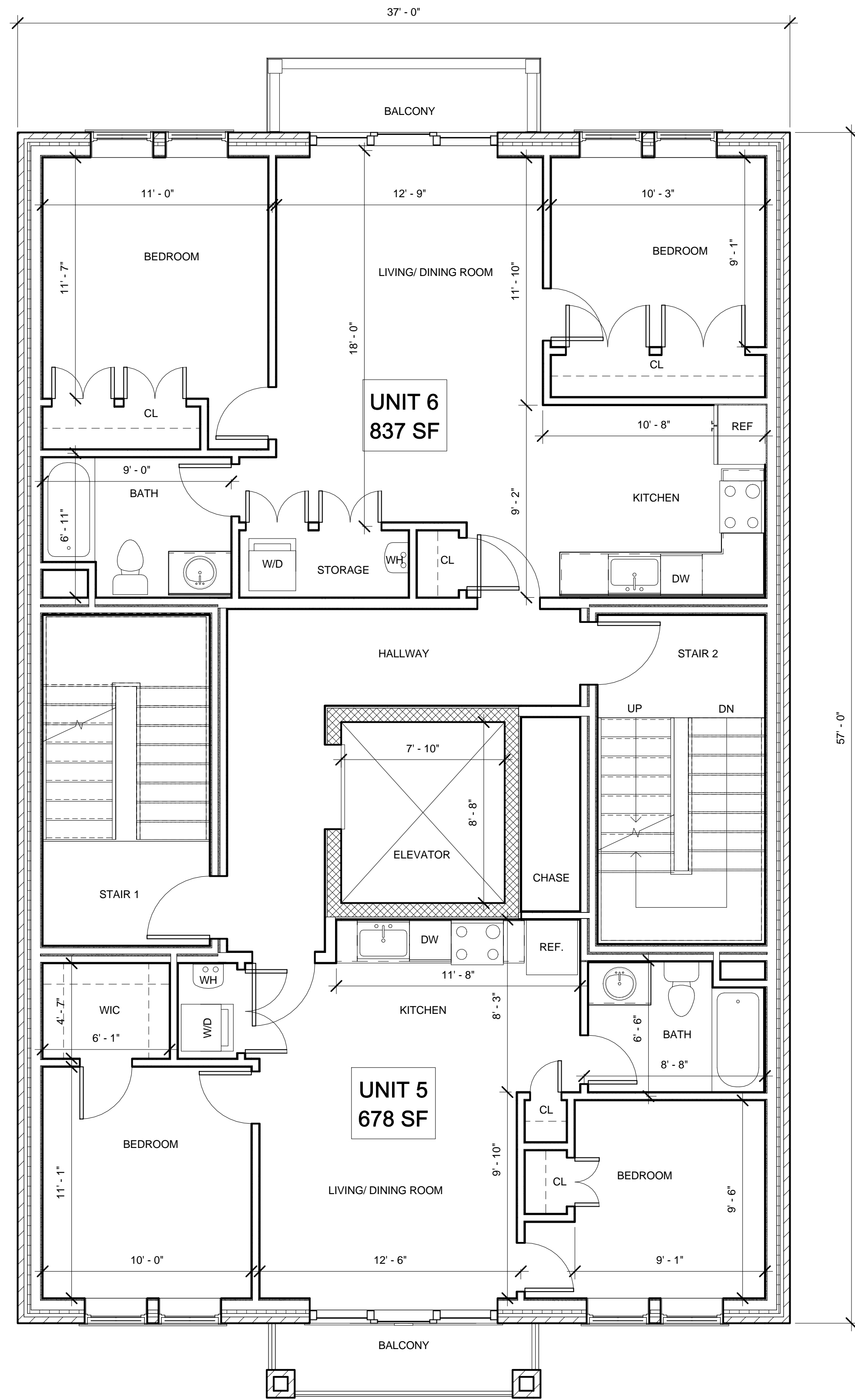
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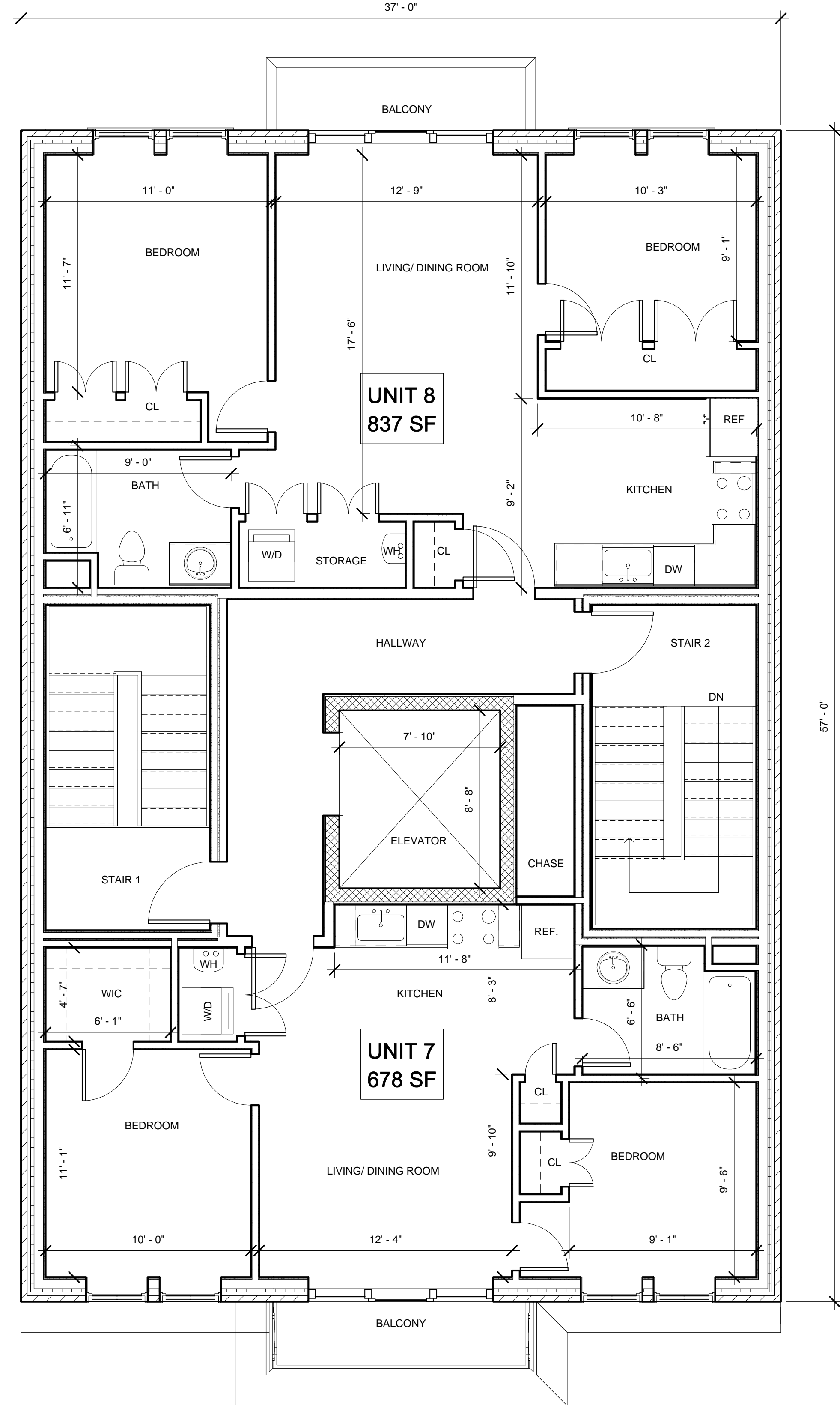
4th and 5th Floor
 Plans

A-102

114 Broadway Residences



② 4th Floor Level
 1/4" = 1'-0"



① 5th Floor Level
 1/4" = 1'-0"

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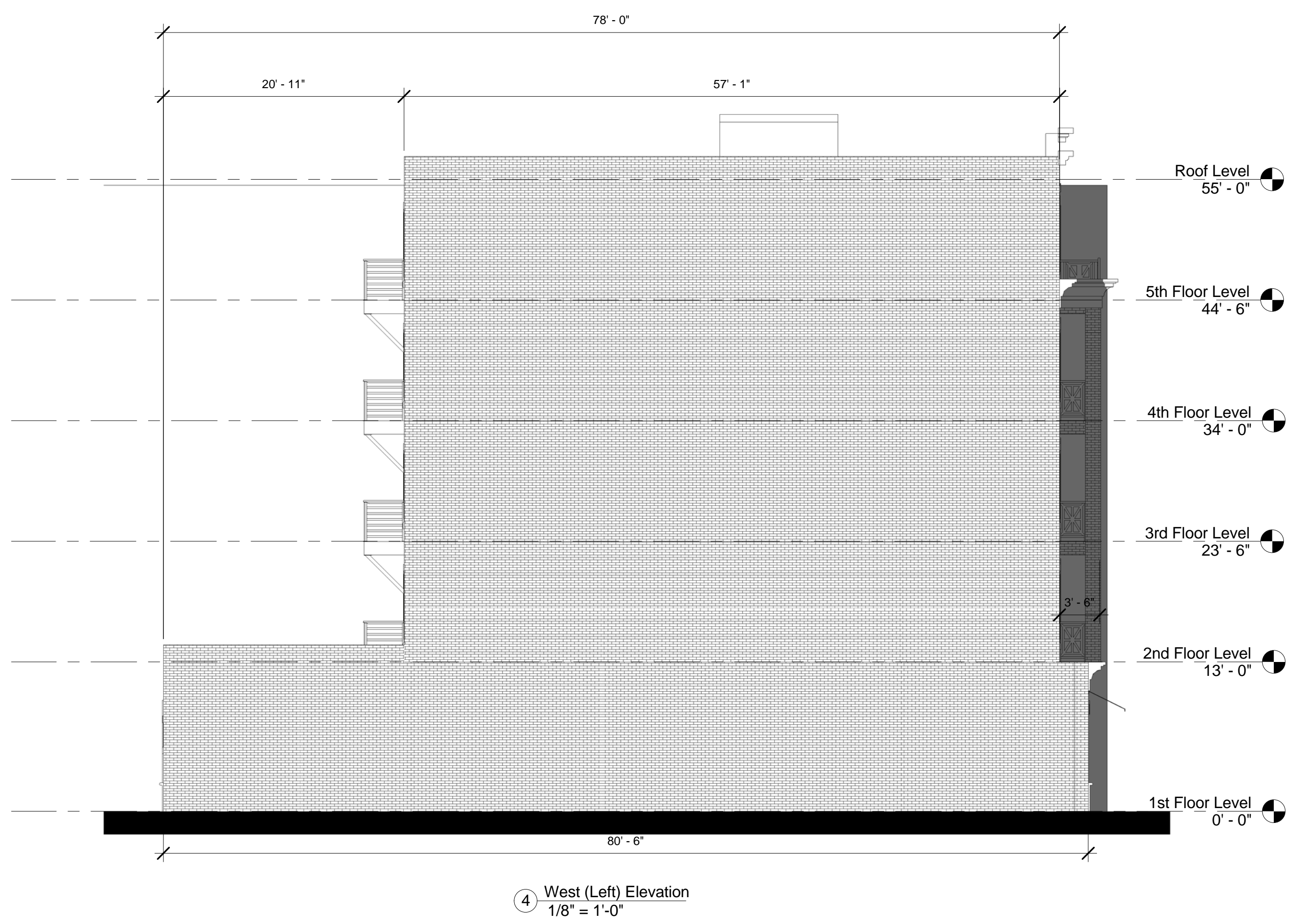
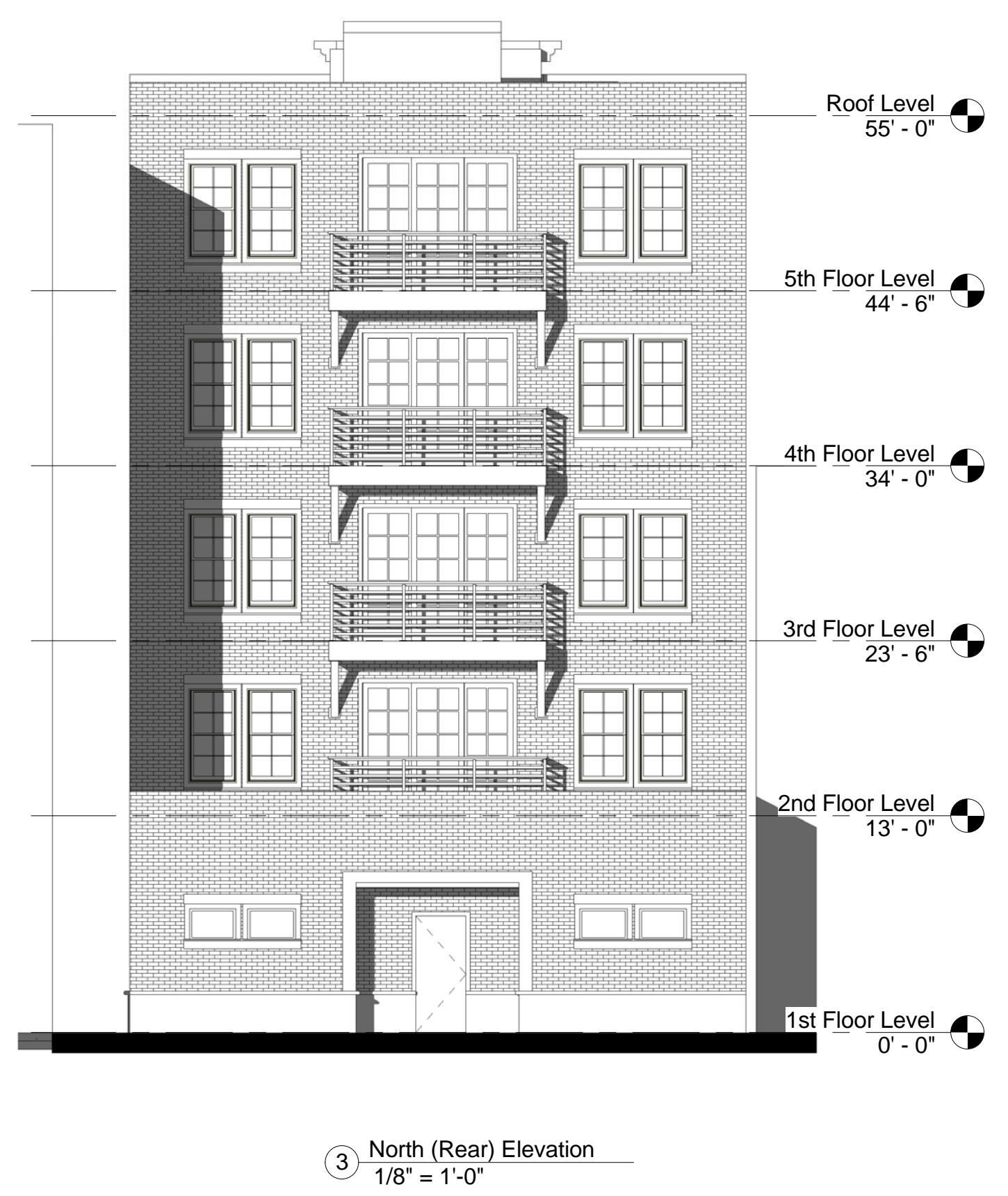
REVISIONS

No.	Description	Date

Elevations

A-300

114 Broadway Residences



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① View from Broadway Looking East



② View from Broadway Looking West



③ Front View

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Perspectives

AV-1

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REVISIONS

No.	Description	Date

Street View
 Rendering

AV-2
 114 Broadway Residences