

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

O- Cover

A-000	Cover Sheet	10/19/2018
-------	-------------	------------

I - Civil

C-100	Plan of Land	02/05/2018
-------	--------------	------------

2- Architectural

A-020	Architectural Site Plan	10/19/2018
A-021	Area Analysis	10/19/2018
EX-100	Existing Conditions	10/19/2018
A-010	Code Review & Egress Calculations	02/05/2018
A-100	Basement & First Floor Plan	10/19/2018
A-101	2nd and 3rd Floor Plans	10/19/2018
A-102	Roof Plan	10/19/2018
A-300	Front & Right Side Elevations	10/19/2018
A-301	Rear & Left Side Elevations	10/19/2018
AV-1	Perspectives	10/19/2018
AV-2	RENDERING	10/19/2018



PROJECT NAME

**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS

1244 BROADWAY,  
SOMERVILLE, MA

CLIENT

**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT



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

CONSULTANTS:

# LOCUS MAP



# PROJECT: 1244 BROADWAY MIXED-USE

PROJECT ADDRESS:  
1244 BROADWAY  
SOMERVILLE, MASSACHUSETTS 02144

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

CLIENT  
1244 BROADWAY REAL  
ESTATE PARTNERS, LLC.

# SPECIAL PERMIT SET REVISED: 10/19/2018

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	VM/ERS
Checked by	JSK
Scale	

REVISIONS

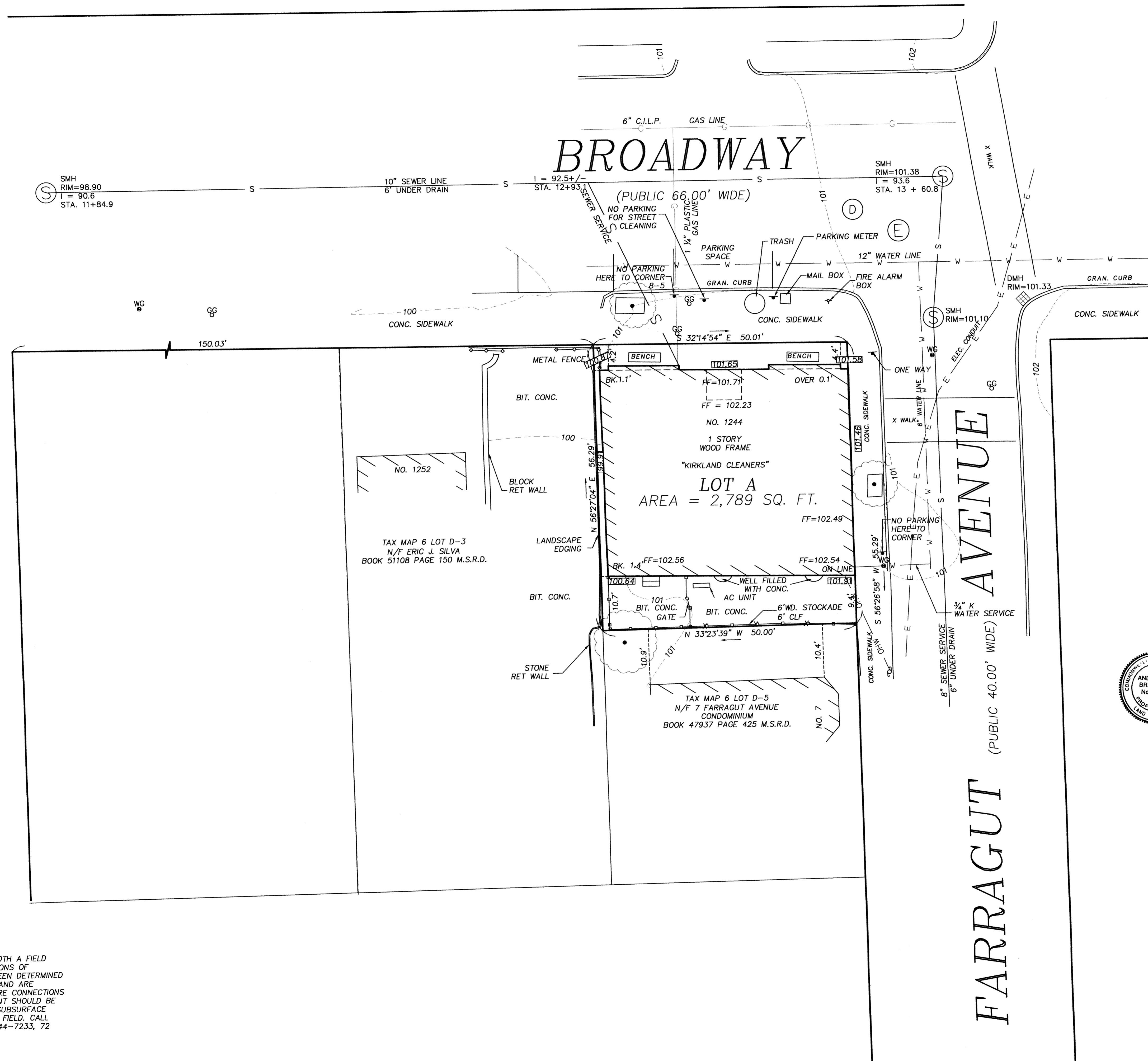
No.	Description	Date

Cover Sheet

**A-000**

1244 BROADWAY RESIDENCES

GARRISON AVENUE  
(PUBLIC 40.00' WIDE)



**OWNER OF RECORD**  
1244 BROADWAY REAL ESTATE  
PARTNERS LLC  
BOOK 48256 PAGE 177 M.S.R.D.

**ZONING DISTRICT**  
TAX MAP 6 LOT D-4  
RC RESIDENCE C

**PLAN REFERENCES**  
PLAN BOOK 40 PLAN 46  
BOOK 2907 PAE END  
BOOK 3493 PAGE END  
PLAN NO. 643 OF 1949  
PLAN NO. 1001 OF 2006



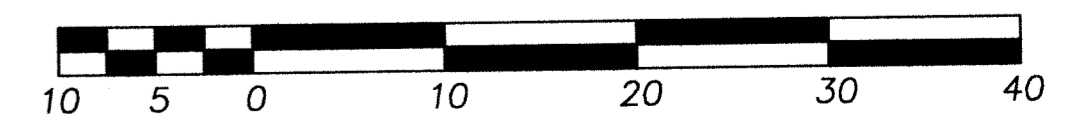
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL FIELD SURVEY.

ANDREW C. BRAMHALL P.L.S.

10/2/17  
DATE

**PLAN OF LAND  
1244 BROADWAY  
SOMERVILLE, MASS.**

SCALE 1" = 10' SEPTEMBER 29, 2017  
BENCHMARK SURVEY 41 ELM STREET  
SUITE 4A  
STONEHAM, MA 02180  
(781) 279-9109



**NOTE:**  
UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD  
SURVEY AND PLANS OF RECORD. THE LOCATIONS OF  
UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED  
FROM THE AFOREMENTIONED RECORD PLANS AND ARE  
APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS  
THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE  
CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE  
STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL  
TOLL FREE DIG SAFE CALL CENTER 1-888-344-7233, 72  
HOURS PRIOR TO EXCAVATION.

ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RC			
USE	1 & 2 FAMILY DWELLING 3-FAMILY DWELLING 2 & 3 UNIT TOWNHOUSES OFFICE- LESS THAN 5,000 SF BUSINESS SERVICES- LESS THAN 5,000 SF SALES OR RENTAL OR RENTAL OF GOODS OR EQUIPMENT- LESS THAN 5,000 SF	BUSINESS SERVICES	MIXED-USE 3 DU OFFICE/ BUSINESS SERVICES/ SALES	COMPLIES
MIN LOT SIZE	7,500 S. F	2,789 S. F.	2,789 S.F.	PRE-EXISTING/ NO CHANGE
MIN LOT PER DWELLING (1-9 UNITS)	875 SF/ DU	N/A	3DU= 929 S.F./ DU	COMPLIES
MAX GROUND COVERAGE	70% / 1,952 S.F.	71% / 1,964 S.F. +/-	71% / 1,964 S.F. +/-	PRE-EXISTING/ NO CHANGE
LANDSCAPE AREA, MIN % OF LOT	25% / 698 S.F.	1% / 35 S.F. +/-	1% / 35 SF	PRE-EXISTING/ NO CHANGE
MAX FLOOR AREA RATIO (FAR)	2.0 / 5,578 S.F.	0.71 / 1,967 S.F.	1.46 / 4,057 S.F.	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40'	1 ST / 14'-7" +/-	3 ST / 38'-7"	COMPLIES
MIN. YARD SETBACKS	FRONT	4.'	4.'	PRE-EXISTING/ NO CHANGE
	LEFT SIDE	0.2"	0.2"	PRE-EXISTING/ NO CHANGE
	RIGHT SIDE	1.4'	1.4'	PRE-EXISTING/ NO CHANGE
	REAR	20'-0"	9.7'	PRE-EXISTING/ NO CHANGE
MIN FRONTAGE	50'-0" (FOOTNOTE 16)	105.30'	105.30'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30 % / 837 SF	1% / 35 S.F. +/-	20% / 565 S.F. +/-	PRE-EXISTING
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3 OR MORE BEDROOMS OFFICE: 1 SP /500 SF BUSINESS SERVICES: 1 SP/ 450 SF RETAIL SALES: 1 SP/ 425 SF	0 SPACES	4 SPACES (2 FULL SIZE + 2 COMPACT)	DOES NOT COMPLY
	UNIT 1: 2 BEDROOMS= 1.5 SP UNIT 2: 3 BEDROOMS= 2 SP UNIT 3: 2 BEDROOMS= 1.5 SP TOTAL PROPOSED REQUIRED: 5 SPACES			
	PROPOSED RETAIL- 521 SF/ 425 SF= 1.2 SP TOTAL EXISTING REQUIRED: 1,968 SF LAUNDRYMAT/ 450 SF= 4.4 SPACES 1.2 SP- 4.4 SP= 0 REQUIRED			

FOOTNOTES:

7. Side Yards in RA, RB, RC and OS Districts:

NO. OF STORIES OF BUILDING:	LEAST WIDTH OF SIDE YARD	SUM WIDTH BOTH SIDE YARDS
1 OR 1-1/2	6 FEET	14FEET
2 OR 2-1/2	8 FEET	17 FEET
3	10 FEET	20 FEET
4 & OVER	1/3 BLD. HEIGHT	2/3 BLD. HEIGHT

8. Side yards for corner lots: The owner of a corner lot shall, for the purposes of this Ordinance, have the privilege of designating either corner lot line the side lot line.

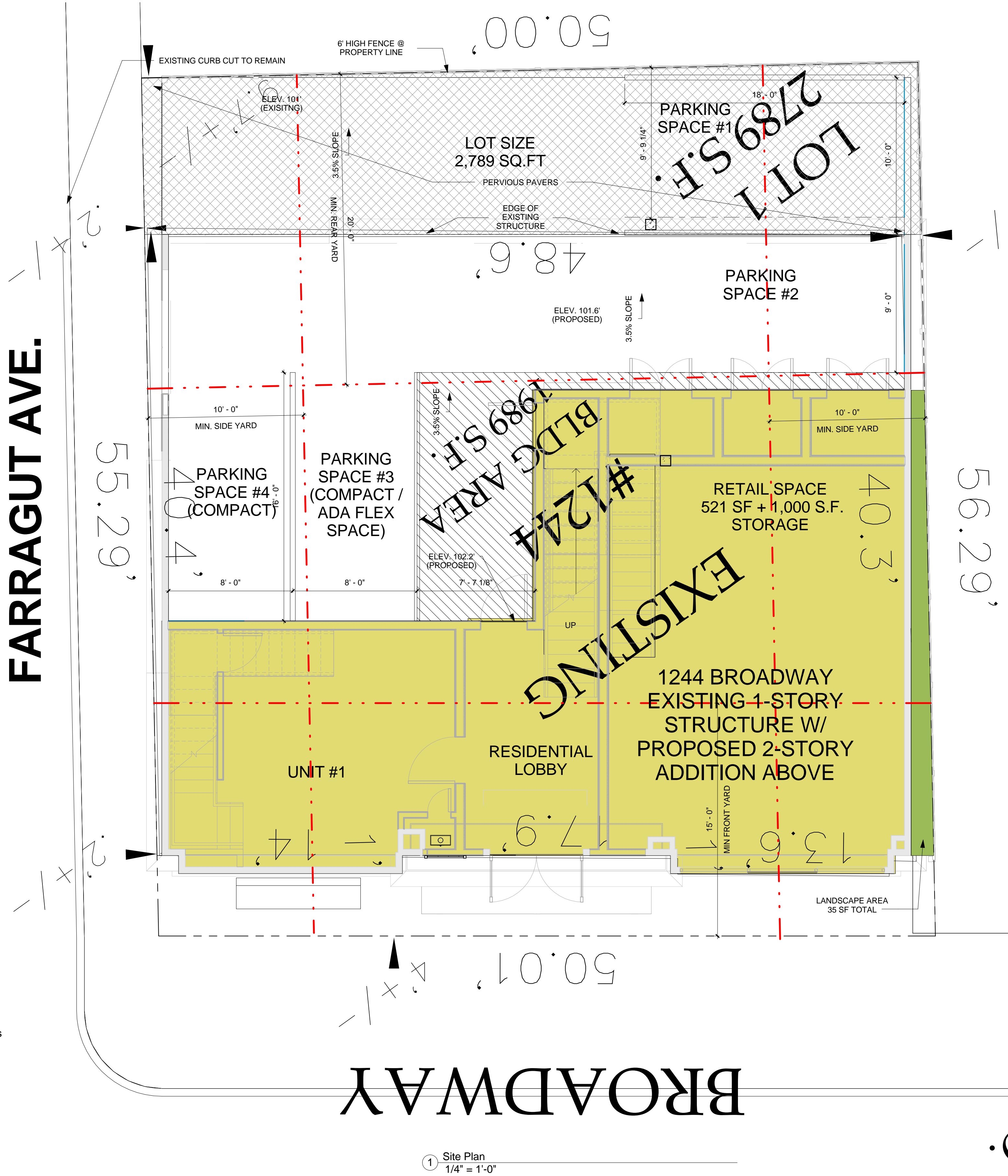
9. Side yards for townhouse buildings: Whenever a building of two (2) or more townhouse units is built with a common fire wall with another dwelling, the side yards shall be at least fifty (50) percent greater than the minimum widths prescribed above in footnote 7.

16. Minimum lot frontage: The minimum lot frontage is required on a public way, a private way in existence prior to May 18, 1988, or a private way not less than thirty (30) feet in width. These minimum lot frontage requirements shall not apply to lots in existence prior to May 18, 1988 which were non-conforming to these requirements.

Section 9.4. - Nonconformity with Respect to Parking Requirements.

9.4.2. Increase in net floor area. If it is proposed to increase the net floor area of a building, whether by addition to the exterior of the building or by internal reconstruction, which building does not have sufficient off-street parking or loading, full compliance with this Article for the increase in net floor area shall be a condition of the issuance of a building permit for the construction of such increase of net floor area.

FARRAGUT AVE.



- PROPOSED PERVIOUS AREA  
600 S.F. (22% OF SITE)
- PROPOSED LANDSCAPED AREA  
326 S.F. (12% OF SITE)
- PROPOSED BUILDING FOOTPRINT  
1,174 S.F. (42% OF SITE)

PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT  
  
**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	VM/ERS
Checked by	JSK
Scale	As indicated

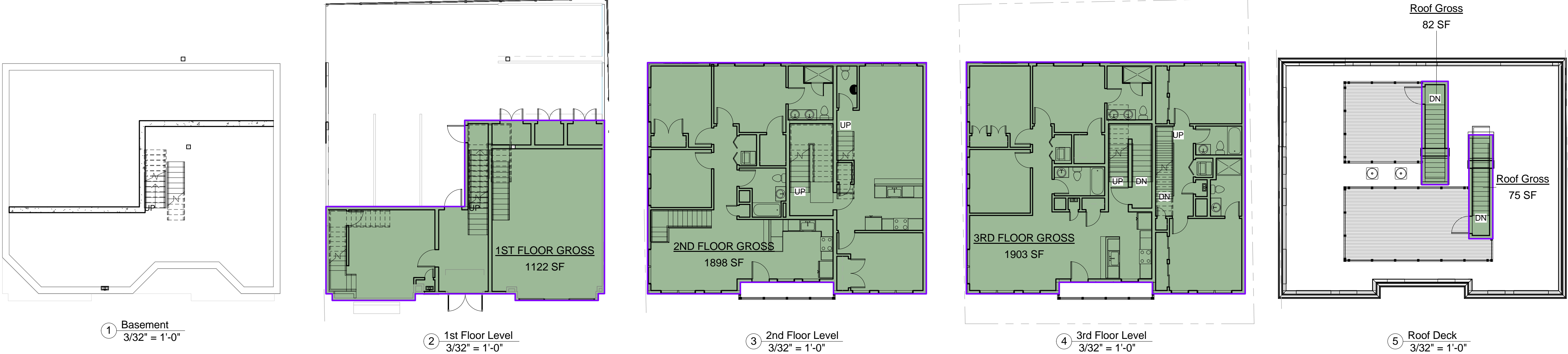
REVISIONS		
No.	Description	Date

Architectural Site  
Plan

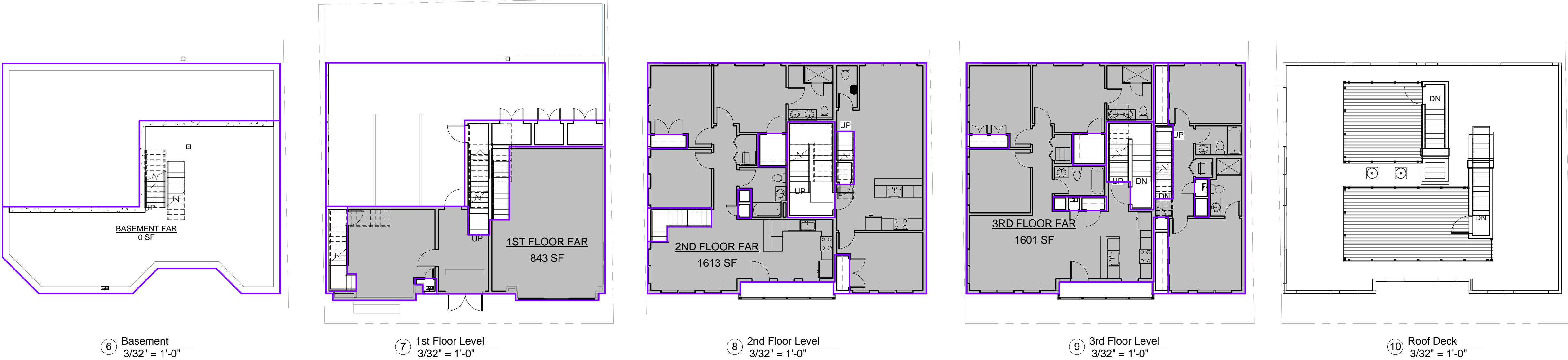
**A-020**

1244 BROADWAY RESIDENCES

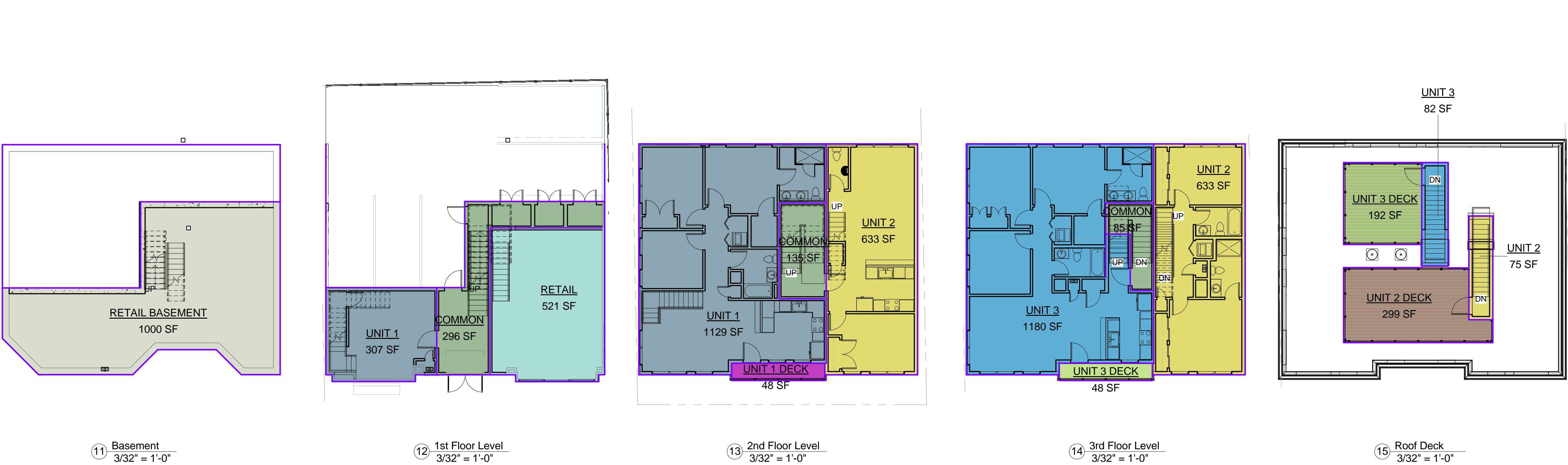
GROSS FLOOR AREA



NET FLOOR AREA (F.A.R.)



UNIT AREAS



PROJECT NAME  
**1244 BROADWAY RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY REAL ESTATE PARTNERS, LLC**



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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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



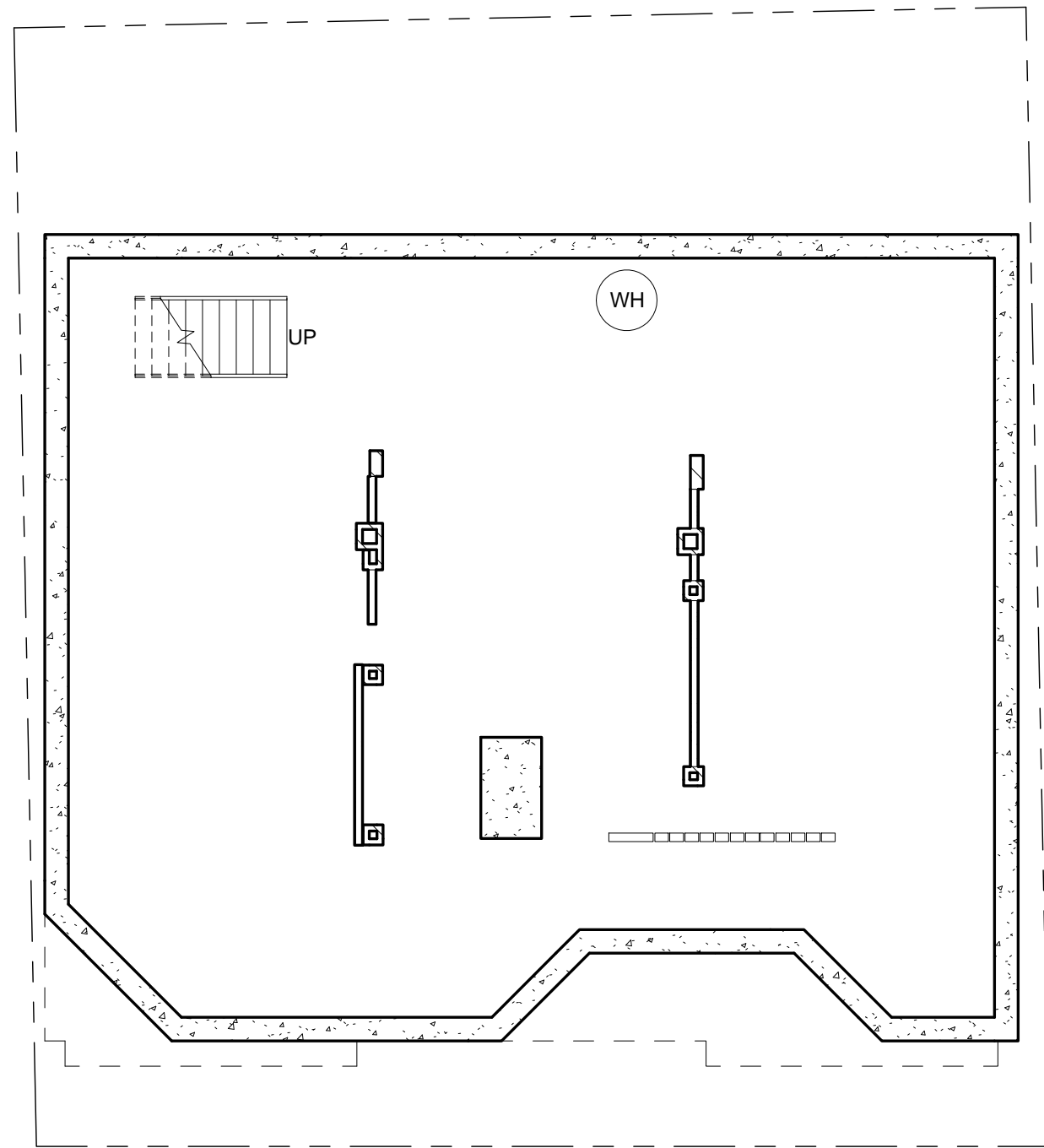
Project number 17071  
Date 10/19/2018  
Drawn by VM/ERS  
Checked by JSK  
Scale 3/32" = 1'-0"

REVISIONS		
No.	Description	Date

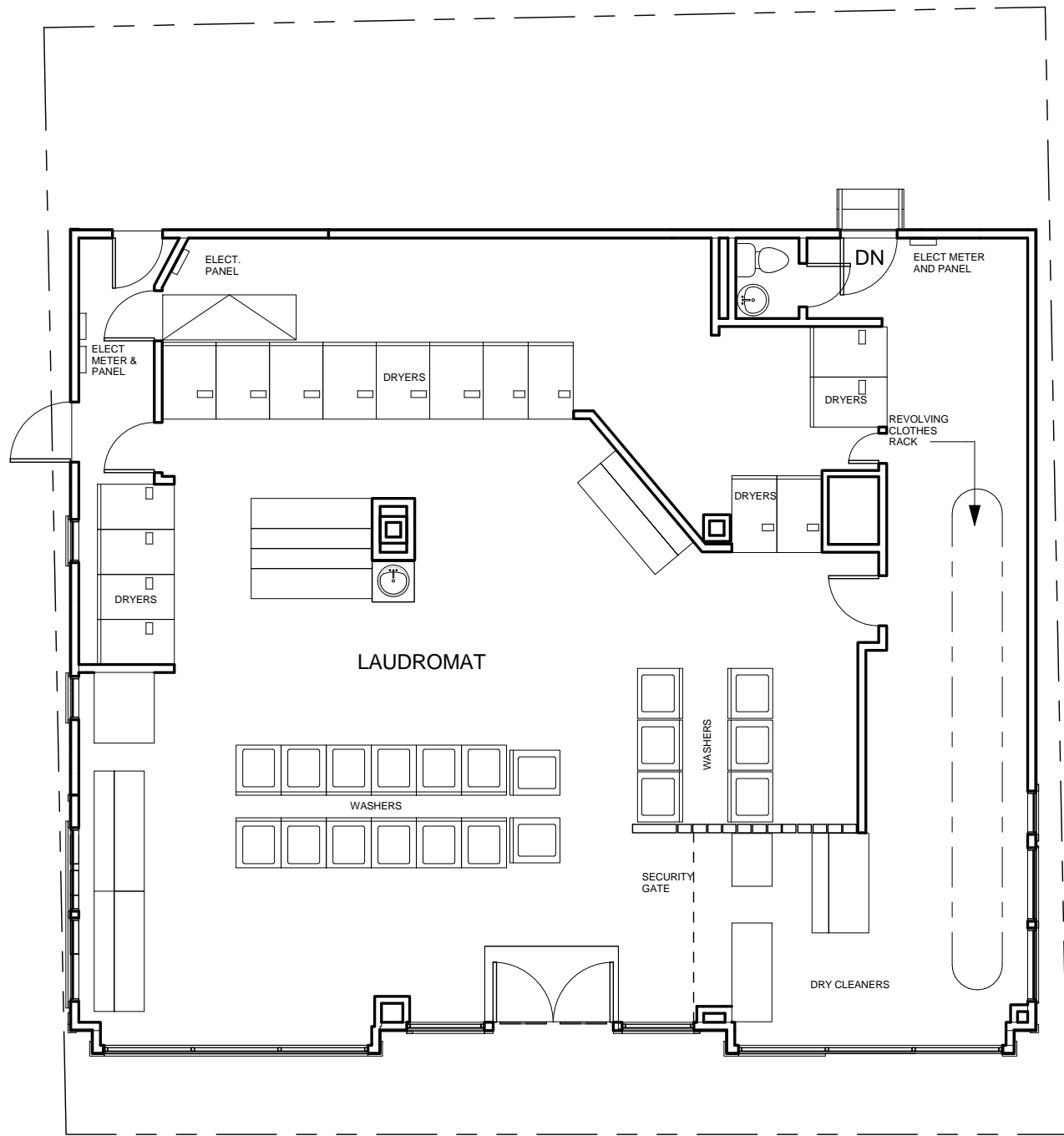
Area Analysis

**A-021**

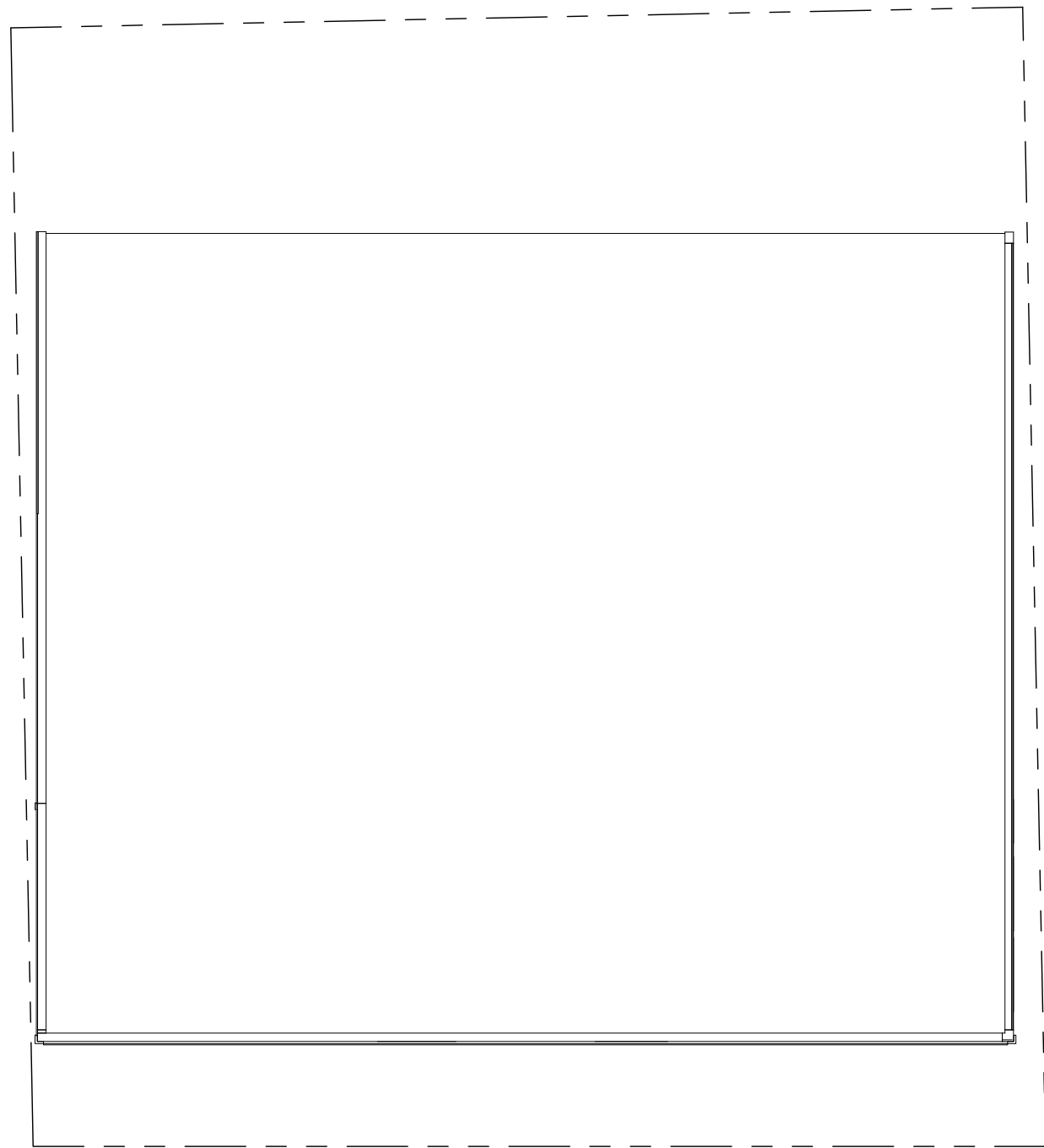
1244 BROADWAY RESIDENCES



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



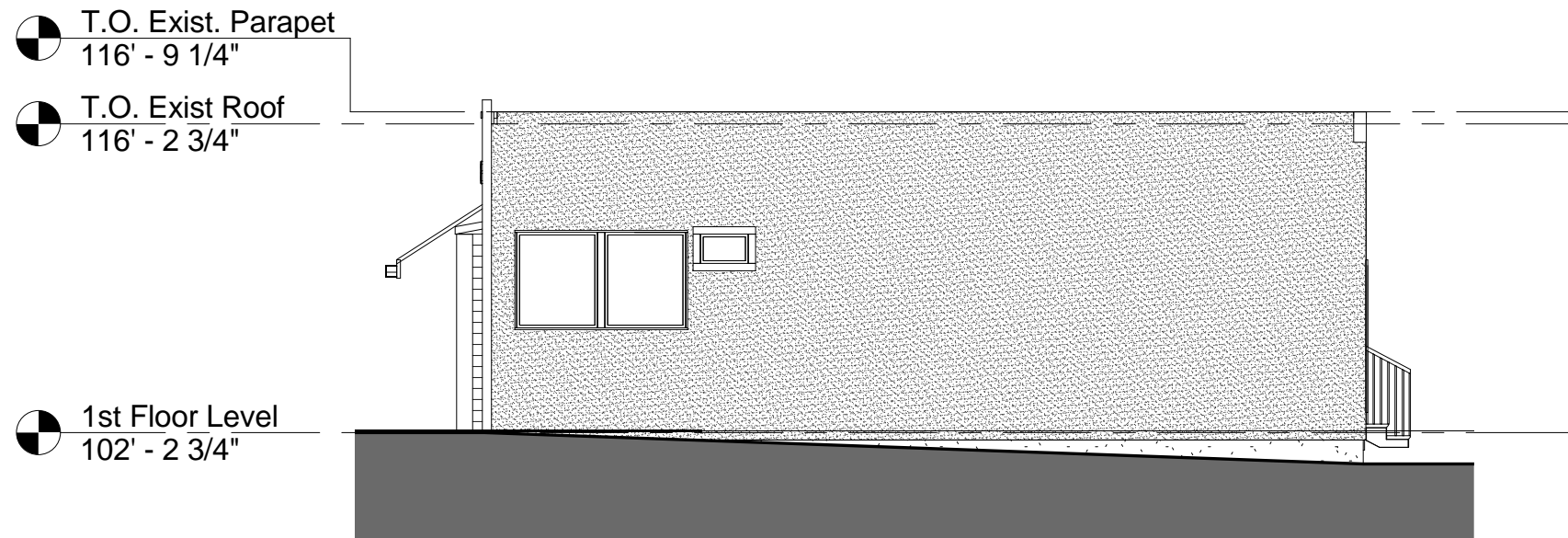
5 Existing- 1st Floor Level  
1/8" = 1'-0"



7 Existing Roof Plan  
1/8" = 1'-0"



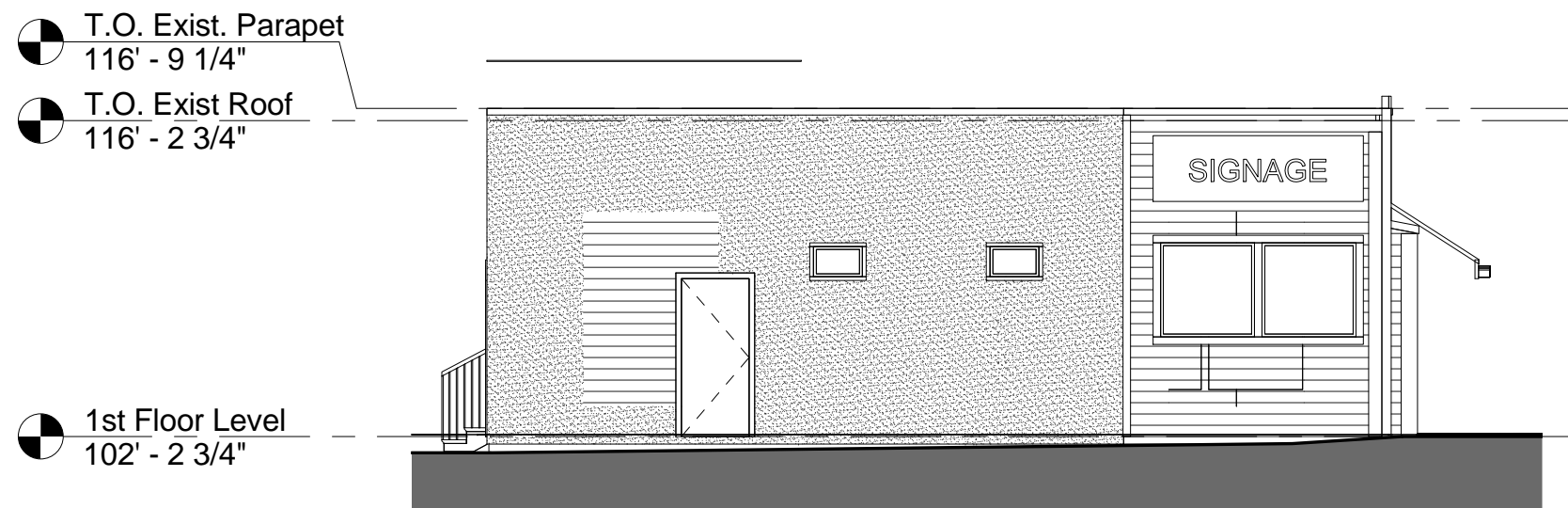
1 Existing- NorthEast (Broadway) Elevation  
1/8" = 1'-0"



2 Existing- NorthEast Elevation  
1/8" = 1'-0"



3 Existing- SouthWest (Rear) Elevation  
1/8" = 1'-0"



4 Existing SouthEast (Farragut Ave) Elevation  
1/8" = 1'-0"

PROJECT NAME

**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS

1244 BROADWAY,  
SOMERVILLE, MA

CLIENT

**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2017  
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	17071
Date	11/08/2017
Drawn by	VM/ERS
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

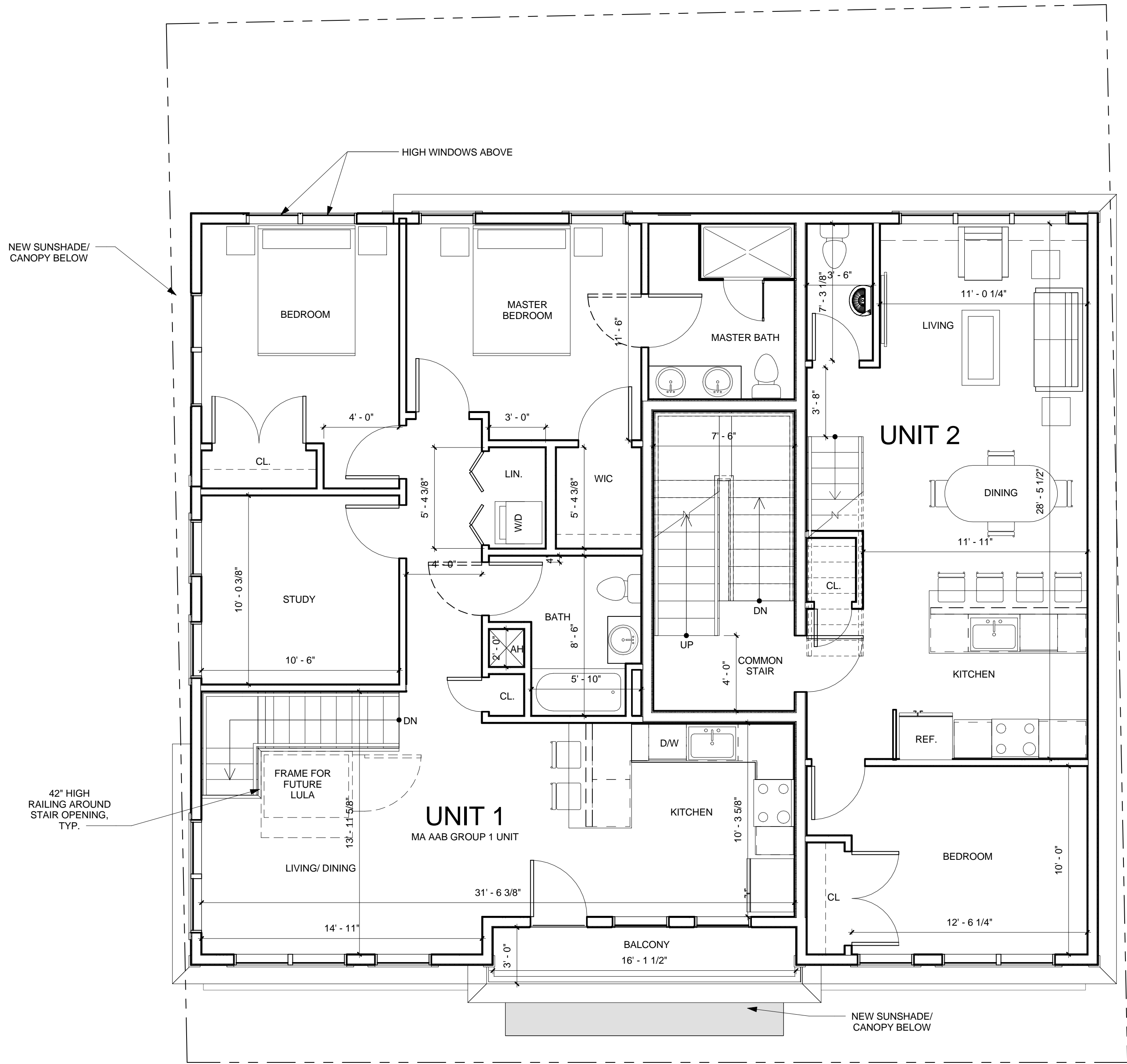
No.	Description	Date

Existing Conditions

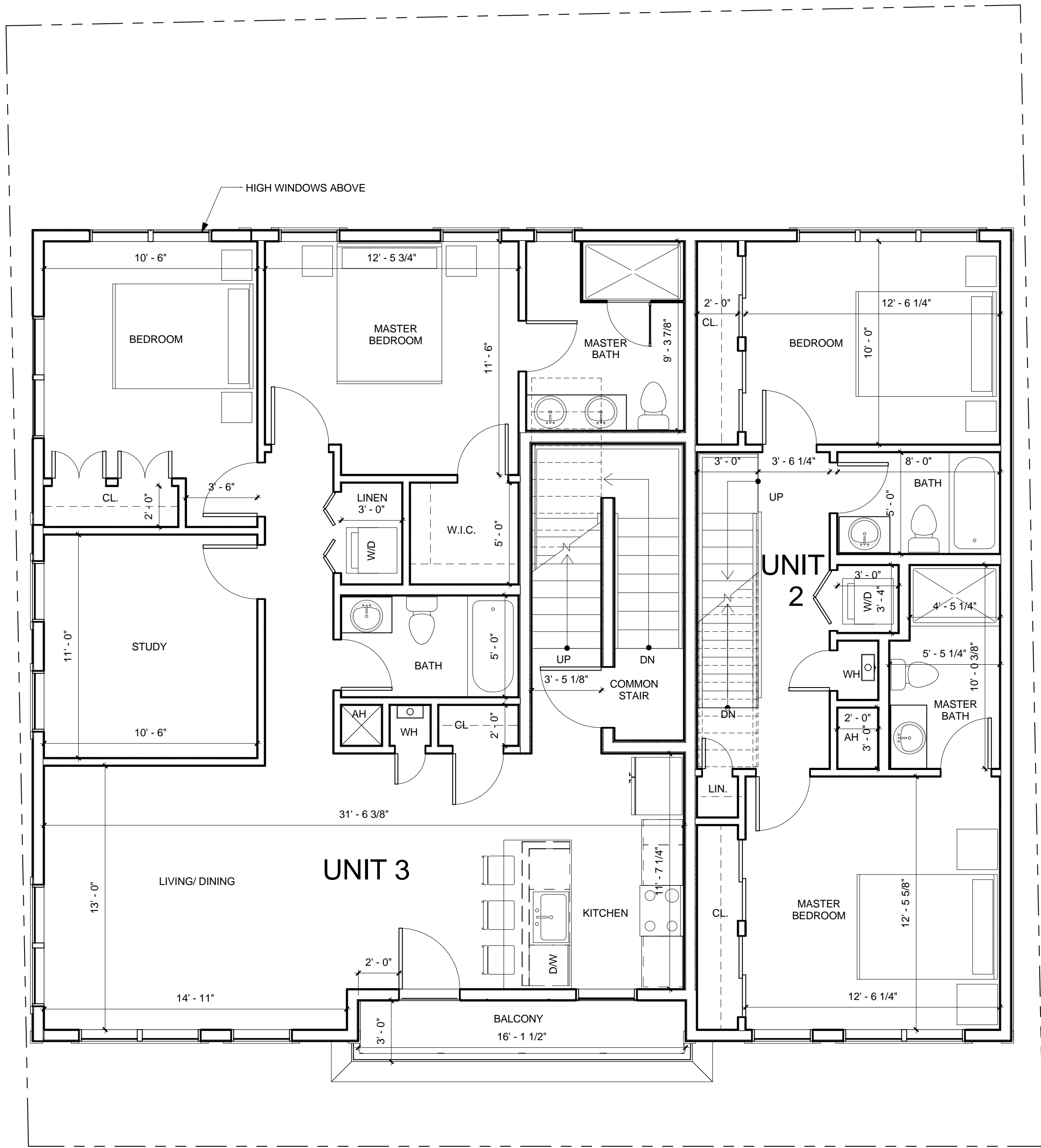
**EX-100**

1244 BROADWAY RESIDENCES





① 2nd Floor Level  
1/4" = 1'-0"



② 3rd Floor Level  
1/4" = 1'-0"

PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT

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

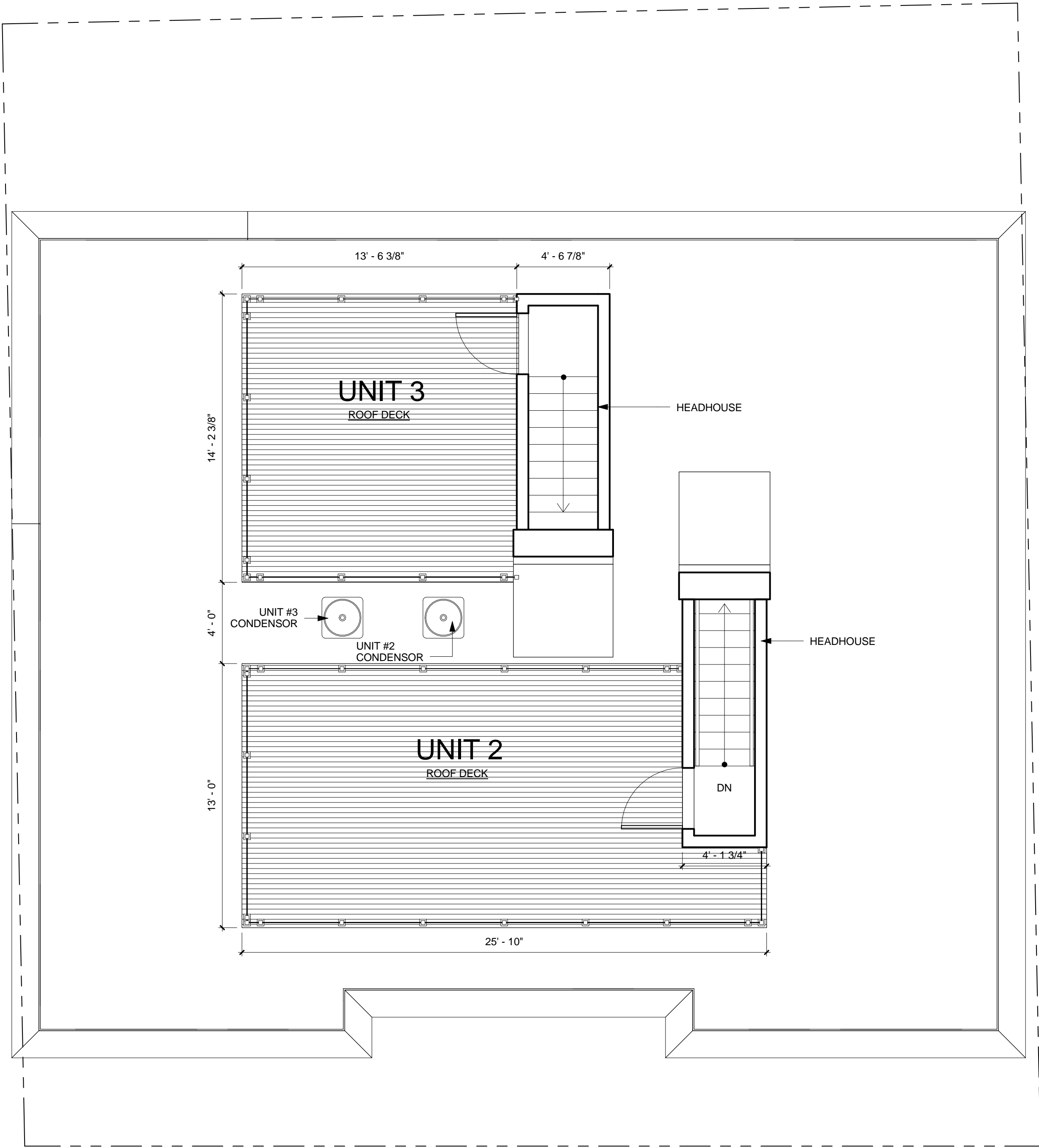
CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	VM/ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date



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

PROJECT NAME

1244 BROADWAY  
RESIDENCES

PROJECT ADDRESS

1244 BROADWAY,  
SOMERVILLE, MA

CLIENT

1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC

ARCHITECT

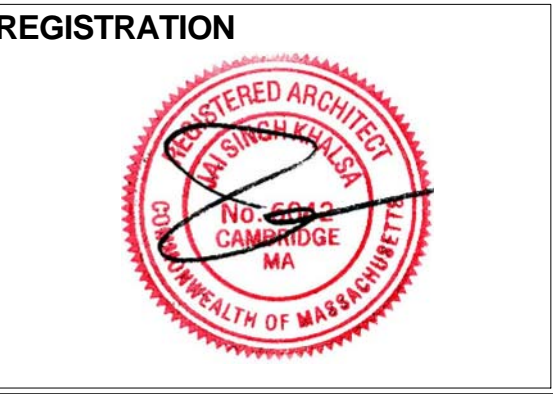


KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	VM/ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Roof Plan

A-102

1244 BROADWAY RESIDENCES



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



② Right Side Elevation  
1/4" = 1'-0"

PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT

**DESIGN**

**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	VM/ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Front & Right Side  
Elevations

**A-300**

1244 BROADWAY RESIDENCES



① Rear Elevation  
1/4" = 1'-0"



② Left Side (Farragut Ave) Elevation  
1/4" = 1'-0"

PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT

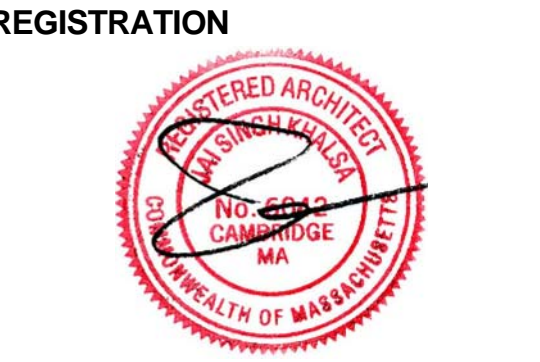
**DESIGN**

**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071	
Date	10/19/2018	
Drawn by	VM/ERS	
Checked by	JSK	
Scale	1/4" = 1'-0"	

REVISIONS		
No.	Description	Date

Rear & Left Side  
Elevations

**A-301**

1244 BROADWAY RESIDENCES



3 Perspective 3



1 Perspective 1



2 Perspective 2



4 Perspective 4

PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

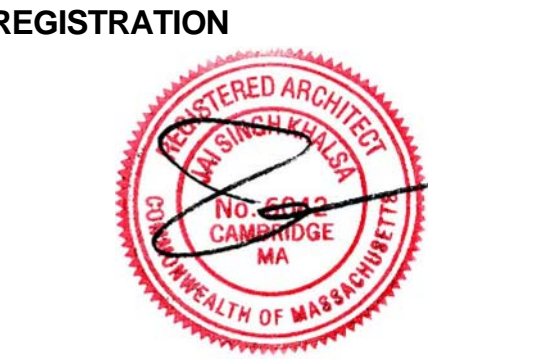
ARCHITECT

  
**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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 17071  
Date 10/19/2018  
Drawn by VM/ERS  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date

Perspectives

**AV-1**

1244 BROADWAY RESIDENCES



PROJECT NAME  
**1244 BROADWAY  
RESIDENCES**

PROJECT ADDRESS  
1244 BROADWAY,  
SOMERVILLE, MA

CLIENT  
**1244 BROADWAY  
REAL ESTATE  
PARTNERS, LLC**

ARCHITECT

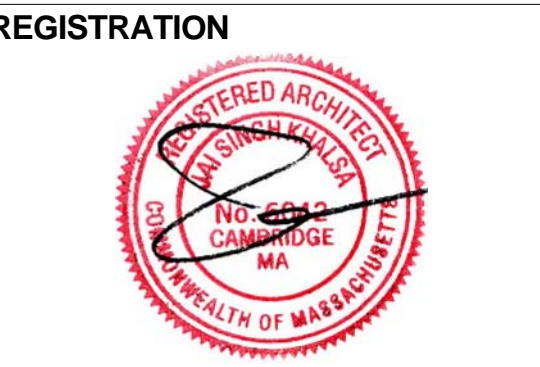
DESIGN

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2018  
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	17071
Date	10/19/2018
Drawn by	MJ
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

RENDERING

AV-2

1244 BROADWAY RESIDENCES