



City of Somerville

## PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

Evan Stellman  
Khalsa Design, Inc.  
17 Ivaloo St, Suite 400  
Somerville, MA, 02143

Dr Mr. Stellman,

Your application for a Plan Revision to your approved plans at 366 Broadway (P&Z 21-175) case number ZP25-000090 has been deemed *de minimis* and accepted.

The proposed changes include the following, per the development narrative and submitted building plans:

### Exterior Changes:

- Overall:
  - o Constructing full-bed red brick on the facades facing Broadway & Thurston Street and installing a thin-brick façade system along portions of the rear and side of the building with the red color wrapping the building's corners and across the transition between types.
  - o Reduced the size of the balconies at the corner of Broadway & Thurston.
  - o Balconies will be prefabricated metal.
- Broadway Elevation:
  - o Shifted a pair of windows between the 2nd & 3rd bay at the 4th floor.
  - o Removed the roofs between the bays at the 2nd floor level.
  - o Removed the 2nd-4th floor cantilever at the right side of the structure.
- Thurston Street Elevation:
  - o Reduced the height of 2 windows at the basement level
  - o Shifted a door at the 4th floor balcony
  - o Changed the color of the brick at the Thurston Street Massing to match the color of the brick at the Broadway Massing
- Left Side Elevation (from Thurston Street)
  - o Adjusted windows at left side of 1st floor to accommodate a simplified structural system.
  - o Aligned Juliet balconies to accommodate a simplified structural system.
  - o Changed the color of the brick to match the brick color shown on Broadway.
- Right Side Elevation (from Broadway)
  - o Removed the 2<sup>nd</sup>-4<sup>th</sup> floor cantilever at the Broadway side of the structure.

### Floor Plan Changes:

- Roof

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CITY CLERK'S OFFICE  
SOMERVILLE, MA

- o Adjusted the location of the condensers; updated the mechanical screening to reflect construction-level detailing.

As required by SZO SECTION 15.2.4, I find that the proposed changes meet the following criteria:

- a) Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b) Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c) Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans & conditions attached to the approval.

Sincerely,

A handwritten signature in black ink, appearing to be 'Daniel Bartman', written in a cursive style.

Daniel Bartman  
Director of Planning, Preservation, and Zoning



**KDI**

*Architecture & Urban Planning*

17 Ivaloo Street, Suite 400, Somerville, MA 02143  
p.617-591-8682

Date: **10/27/2025**  
TO: **City of Somerville Planning Board**  
FROM: **KDI**  
Subject: **P&Z21-175 366 Broadway Plan Revision Narrative**

Members of the Planning Board,

This letter is to outline a proposed plan revisions that are being requested for the property located at 366 Broadway, P&Z 21-175. The following list annotates the requested changes as shown on the corresponding plan set, dated 10/10/2025.

Exterior Changes, Overall:

- Requesting a change from full bed brick to a thin brick system at the left side (from Thurston Street) & the right side (from Broadway). The facades facing Thurston Street & Broadway will remain as full-bed brick.

Exterior Changes, Broadway Elevation:

- Reduced the size of the Balconies at the corner of Broadway & Thurston. Prefabricated metal balconies are now being proposed.
- Shifted a pair of windows between the 2<sup>nd</sup> & 3<sup>rd</sup> bay at the 4<sup>th</sup> floor.
- Removed the roofs between the bays at the 2<sup>nd</sup> floor level.
- Removed the 2<sup>nd</sup>-4<sup>th</sup> floor cantilever at the right side of the structure.

Exterior Changes, Thurston Street Elevation:

- Reduced the size of the Balconies at the corner of Broadway & Thurston. Prefabricated metal balconies are now being proposed
- Reduced the height of 2 windows at the basement level
- Shifted a door at the 4<sup>th</sup> floor balcony
- Changed the color of the brick at the Thurston Street Massing to match the color of the brick at the Broadway Massing

Exterior Changes, Left Side Elevation (From Thurston Street)

- Adjusted windows at left side of 1<sup>st</sup> floor to accommodate a simplified structural system.
- Aligned Juliet balconies to accommodate a simplified structural system.
- Changed the color of the brick to match the brick color shown on Broadway.

Exterior Changes, Right Side Elevation (From Broadway)

- Removed the 2<sup>nd</sup>-4<sup>th</sup> floor cantilever at the Broadway side of the structure.

Floor Plan Changes, Roof

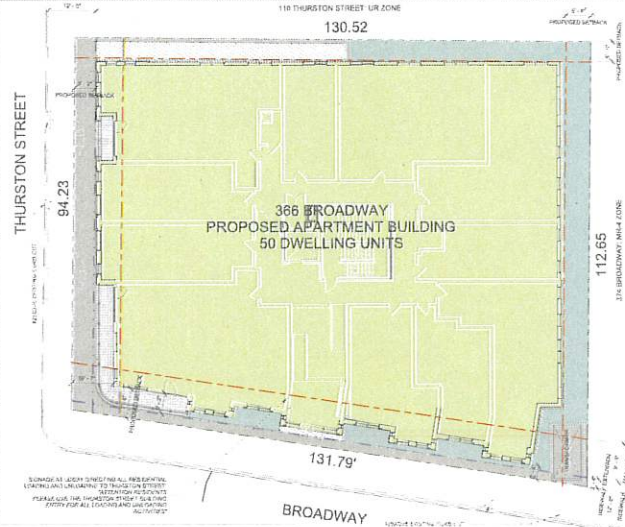
- Adjusted the location of the condensers; updated the mechanical screening to reflect construction-level detailing.

Thank you,

Sincerely,  
Evan Stellman  
Project Manager  
KDI

# ZONING DIMENSIONAL TABLE-PROPOSED ZONING:

ZONE	ALLOWED / REQUIRED	PROPOSED	COMMENTS
BUILDING TYPE *	MR-4 ZONE	APARTMENT BUILDING	SPECIAL PERMIT REQUIRED
LOT SIZE	113,492 S.F.		
LOT DIMENSIONS			
WIDTH (MIN.)	30'	131'	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	20 %	95% SHOWN	COMPLIES
GREEN SCORE	0.25 MIN 1.00 IDEAL	REQUIRED FROM REGISTERED LANDSCAPE ARCHITECT	COMPLIANCE VIA LANDSCAPE
OPEN SPACE	15%	COMPLIANCE VIA GREEN ROOF	COMPLIANCE VIA LANDSCAPE
BUILDING SETBACKS			
CURB SETBACK	12 FT	12' ON BROADWAY 13' ON THURSTON	COMPLIES
PRIMARY FRONT (MIN. MAX.) BROADWAY	3 FT / 12 FT	7' FROM PROPERTY LINE 12' FROM SIDEWALK SETBACK	COMPLIES
SECONDARY FRONT (MIN. MAX.) THURSTON ST	2 FT / 12 FT	12' FROM PROPERTY LINE 12' FROM SIDEWALK SETBACK	COMPLIES
SIDE (LEFT SIDE @ THURSTON ST)	0 FT MIN	0'	COMPLIES
SIDE (RIGHT SIDE @ BROADWAY)	0 FT MIN	0.5'	COMPLIES
REAR (MIN)	N/A (CORNER LOT)	N/A (CORNER LOT)	N/A (CORNER LOT)
MASSING			
FACADE BUILD OUT (PRIMARY BROADWAY)	50% MIN	115.471-188%	COMPLIES
FACADE BUILD OUT (SECONDARY THURSTON)	55% MIN	84.1094-92%	COMPLIES
FLOOR PLATE (MAX) **	15,000 S.F.	10,483 S.F.	COMPLIES
GROUND FLOOR ELEVATION	2' (ABOVE AVERAGE GRADE)	2' ABOVE GRADE @ BROADWAY	COMPLIES
MIN UPPER STORY HEIGHT	10'	10'	COMPLIES
BUILDING HEIGHT, STORIES (MIN/MAX)	3 STORIES MIN 4 STORIES MAX	4 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
BUILDING HEIGHT	50'	50'	COMPLIES
USE & OCCUPANCY ***			
BASE DENSITY 1150 S.F. DPA / DU	44 DU ALLOWED	N/A	COMPLIES
NET ZERO READY DENSITY 800 S.F. UFA / DU	18 DU ALLOWED	20 UNITS	COMPLIES
CLUSTER DENSITY SPACE (M.N.)	150 (COMMON ALLOWED IF OVER 7 DU)	COMMON ROOF DECK	COMPLIES
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	1 PER DU	COMPLIANCE VIA STREETSCAPE PLAN	COMPLIES
MIN LONG TERM BICYCLE PARKING	1 PER DU	55 SPACES (1) DU	COMPLIES
MINIMUM PARKING (WITHIN TRANSIT AREA)	1 / DU	NONE SHOWN	



SITE PLAN LEGEND	GROUND COVERAGE
BUILDING FOOTPRINT	115,671 S.F. SHOWN
GROUND COVERAGE: PORCHES	1373 S.F. SHOWN
GROUND COVERAGE: IMPERVIOUS PAVING	±1,041 S.F. SHOWN
GROUND COVERAGE: PERVIOUS PAVING	±33 S.F. (±3% S.F. @ 10%)
LANDSCAPE	TOTAL GROUND COVERAGE SHOWN
REQUIRED SETBACKS	±12,016 S.F. / 65%
CURB SETBACK (TO ACCOMMODATE 12' SIDEWALK)	

NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PRESENCE OF THIS PLAN DOES NOT GUARANTEE THAT THE PROPOSED DEVELOPMENT WILL BE APPROVED BY THE CITY OF SOMERVILLE. THE CITY OF SOMERVILLE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJECT NAME

**366 Broadway Residences**

PROJECT ADDRESS

**366 Broadway Somerville, MA**

CLIENT

**366 Broadway Somerville LLC**

ARCHITECT

**KDI ARCHITECTURE**

17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617.427.4652

CONSULTANTS

ENVIRONMENTAL  
TRANSPORTATION  
LANDSCAPE ARCHITECTURE  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
PLUMBING  
FIRE PROTECTION  
GEOTECHNICAL  
ARCHITECTURAL  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
PLUMBING  
FIRE PROTECTION  
GEOTECHNICAL

REGISTRATION

Professional Seal of the State of Massachusetts

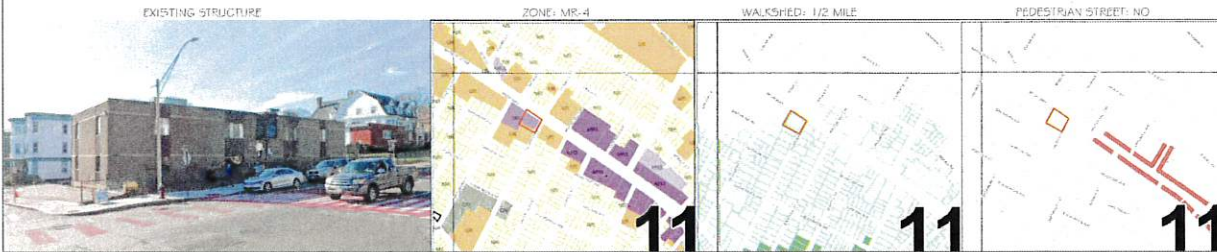
Site Plan

**A-020**

366 Broadway Residences

REVISIONS

No.	Description	Date
1	Initial Design	09/12/2012
2	Revised Design	10/12/2012
3	Final Design	11/12/2012









PREVIOUSLY APPROVED



PROJECT NAME  
**366 Broadway Residences**

PROJECT ADDRESS  
**366 Broadway  
Somerville, MA**

CLIENT  
**366 Broadway  
Somerville LLC**

ARCHITECT  
  
**KHALSA**  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-261-4444 FAX: 617-261-4444

CONSULTANTS:

COMPILED BY: KHALSA  
CHECKED BY: KHALSA  
DATE: 07/09/2017  
BY: KHALSA  
FOR: 366 Broadway Residences

REGISTRATION  
  
NOT FOR CONSTRUCTION

1st Floor Plan  
**A-101**  
366 Broadway Residences

UNIT BREAKDOWN BY FLOOR					TOTAL	COMMENTS
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM		
1	5	1	4	1	11	
2	7	2	2	2	13	
3	7	3	3	2	15	
4	7	2	2	2	13	
TOTAL	26 (35%)	7 (14%)	11 (20%)	7 (14%)	51	



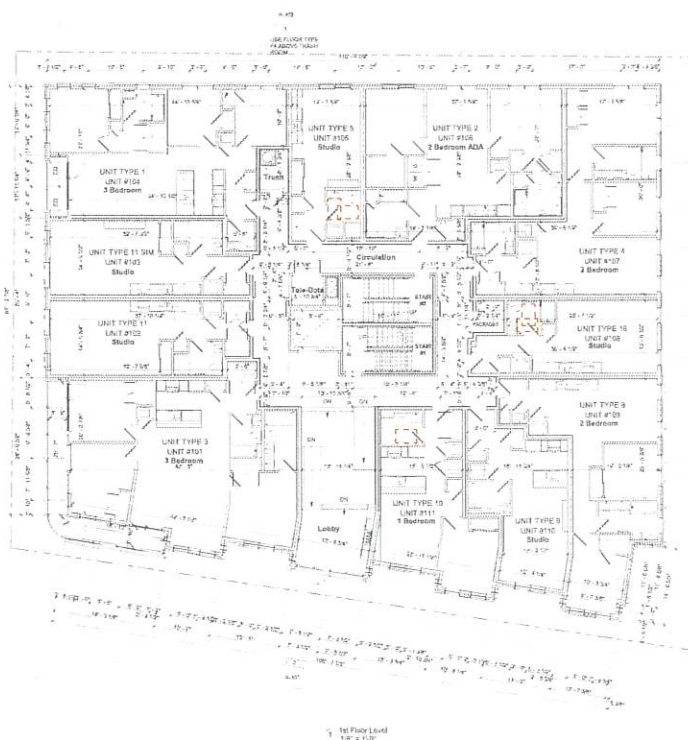
# LEGEND

- X WINDOW TAG
- X DOOR TAG
- X WALL TAG
- X ELEVATION VIEW / ELEVATION NUMBER

## GENERAL NOTES

1. ELECTRICAL, MECHANICAL, AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL MECHANICAL CODE (NMC), AND NATIONAL PLUMBING CODE (NPC).
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC) AND THE INTERNATIONAL SAFETY CODE (ISC).
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODE (IEC) AND THE INTERNATIONAL SUSTAINABLE DESIGN CODE (ISDC).
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND THE INTERNATIONAL UNIVERSAL DESIGN CODE (IUDC).
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC) AND THE INTERNATIONAL LEED CODE (ILEC).
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CODE (IWC) AND THE INTERNATIONAL WELLNESS CODE (IWCN).
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODE (IHCC) AND THE INTERNATIONAL HEALTH CARE WELLNESS CODE (IHCCN).
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODE (IEC) AND THE INTERNATIONAL EDUCATION WELLNESS CODE (IECN).
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESEARCH CODE (IRC) AND THE INTERNATIONAL RESEARCH WELLNESS CODE (IRCN).
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARTS AND CULTURE CODE (IACC) AND THE INTERNATIONAL ARTS AND CULTURE WELLNESS CODE (IACCN).
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPORTS AND RECREATION CODE (ISRC) AND THE INTERNATIONAL SPORTS AND RECREATION WELLNESS CODE (ISRCN).
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LEISURE AND ENTERTAINMENT CODE (ILEEC) AND THE INTERNATIONAL LEISURE AND ENTERTAINMENT WELLNESS CODE (ILEECN).
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY DEVELOPMENT CODE (ICDC) AND THE INTERNATIONAL COMMUNITY DEVELOPMENT WELLNESS CODE (ICDCN).
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL JUSTICE CODE (ISJC) AND THE INTERNATIONAL SOCIAL JUSTICE WELLNESS CODE (ISJCN).
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL JUSTICE CODE (IEJC) AND THE INTERNATIONAL ENVIRONMENTAL JUSTICE WELLNESS CODE (IEJCN).
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RACIAL JUSTICE CODE (IRJC) AND THE INTERNATIONAL RACIAL JUSTICE WELLNESS CODE (IRJCN).
19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GENDER JUSTICE CODE (IGJC) AND THE INTERNATIONAL GENDER JUSTICE WELLNESS CODE (IGJCN).
20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LINGUISTIC JUSTICE CODE (ILJC) AND THE INTERNATIONAL LINGUISTIC JUSTICE WELLNESS CODE (ILJCN).
21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC JUSTICE CODE (IEJC) AND THE INTERNATIONAL ECONOMIC JUSTICE WELLNESS CODE (IEJCN).
22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL POLITICAL JUSTICE CODE (IPJC) AND THE INTERNATIONAL POLITICAL JUSTICE WELLNESS CODE (IPJCN).
23. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RELIGIOUS JUSTICE CODE (IRJC) AND THE INTERNATIONAL RELIGIOUS JUSTICE WELLNESS CODE (IRJCN).
24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ETHNIC JUSTICE CODE (IEJC) AND THE INTERNATIONAL ETHNIC JUSTICE WELLNESS CODE (IEJCN).
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SEXUAL JUSTICE CODE (ISJC) AND THE INTERNATIONAL SEXUAL JUSTICE WELLNESS CODE (ISJCN).
26. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAY, LESBIAN, BISEXUAL, AND TRANSGENDER JUSTICE CODE (IGLBTGJC) AND THE INTERNATIONAL GAY, LESBIAN, BISEXUAL, AND TRANSGENDER JUSTICE WELLNESS CODE (IGLBTGJCN).
27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL YOUTH JUSTICE CODE (IYJC) AND THE INTERNATIONAL YOUTH JUSTICE WELLNESS CODE (IYJCN).
28. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELDERLY JUSTICE CODE (IELJC) AND THE INTERNATIONAL ELDERLY JUSTICE WELLNESS CODE (IELJCN).
29. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DISABLED JUSTICE CODE (IDJC) AND THE INTERNATIONAL DISABLED JUSTICE WELLNESS CODE (IDJCN).
30. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL IMMIGRANT JUSTICE CODE (IIJC) AND THE INTERNATIONAL IMMIGRANT JUSTICE WELLNESS CODE (IIJCN).
31. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL REFUGEE JUSTICE CODE (IRJC) AND THE INTERNATIONAL REFUGEE JUSTICE WELLNESS CODE (IRJCN).
32. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STATELESS JUSTICE CODE (ISJC) AND THE INTERNATIONAL STATELESS JUSTICE WELLNESS CODE (ISJCN).
33. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL APATIDE JUSTICE CODE (IAJC) AND THE INTERNATIONAL APATIDE JUSTICE WELLNESS CODE (IAJCN).
34. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STATELESS AND APATIDE JUSTICE CODE (ISAJC) AND THE INTERNATIONAL STATELESS AND APATIDE JUSTICE WELLNESS CODE (ISAJCN).
35. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STATELESS AND APATIDE JUSTICE WELLNESS CODE (ISAJCN).

## CURRENTLY PROPOSED



UNIT BREAKDOWN BY FLOOR					TOTAL	COMMENTS
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM		
1	0	0	0	0	0	
2	0	0	0	0	0	
3	0	0	0	0	0	
4	0	0	0	0	0	
5	0	0	0	0	0	
6	0	0	0	0	0	
7	0	0	0	0	0	
8	0	0	0	0	0	
9	0	0	0	0	0	
10	0	0	0	0	0	
11	0	0	0	0	0	
12	0	0	0	0	0	
13	0	0	0	0	0	
14	0	0	0	0	0	
15	0	0	0	0	0	
16	0	0	0	0	0	
17	0	0	0	0	0	
18	0	0	0	0	0	
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21	0	0	0	0	0	
22	0	0	0	0	0	
23	0	0	0	0	0	
24	0	0	0	0	0	
25	0	0	0	0	0	
26	0	0	0	0	0	
27	0	0	0	0	0	
28	0	0	0	0	0	
29	0	0	0	0	0	
30	0	0	0	0	0	
TOTAL	0	0	0	0	0	
AVAILABLE	0	0	0	0	0	
GROUP 2	0	0	0	0	0	

PROJECT NAME  
366 Broadway  
Residences

PROJECT ADDRESS  
366 Broadway  
Somerville, MA

CLIENT  
366 Broadway  
Somerville LLC

ARCHITECT



KDI  
ARCHITECTURE  
KDI ARCHITECTURE, INC.  
17 WALDO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-452-1100

CONSULTANTS:

CHL  
ARCHITECTURAL CONSULTANTS, INC.

TRACER CONSULTANTS, INC.

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TRACER CONSULTANTS, INC.

1st Floor Plan

A-101

366 Broadway Residences



# PREVIOUSLY APPROVED



2nd - 4th Floor Plans  
1/8" = 1'-0"

UNIT BREAKDOWN BY FLOOR					TOTAL	COMMENTS
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM		
1	8	1	4	1	14	
2	7	2	3	2	14	
3	7	3	2	2	14	
4	7	2	2	2	13	
TOTAL	29 (56%)	7 (14%)	11 (22%)	7 (14%)	54	



**PROJECT NAME**  
366 Broadway Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
  
**KHALSA**  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617.452.1100 FAX: 617.452.1101

**CONSULTANTS:**

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**REGISTRATION**  
  
NOT FOR CONSTRUCTION

**REVISIONS**

No.	Description	Date
1	Initial Design	09/25/2013
2	Revised Design	10/01/2013
3	Final Design	10/01/2013

**2nd - 4th Floor Plans**  
**A-102**  
366 Broadway Residences

# LEGEND

- X WINDOW TAG
- X DOOR TAG
- X WALL TAG
- X ELEVATION OR SECTION REFERENCE

## GENERAL NOTES

1. ELECTRICAL SYMBOLS AND NOTATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) SYMBOLS.
2. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.
3. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.
4. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.
5. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.
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24. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.
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100. SEE ALL DIMENSIONS AND TOLERANCES FOR ALL WORK.

## CURRENTLY PROPOSED



UNIT BREAKDOWN BY FLOOR					TOTAL	COMMENTS
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM		
1	6	1	3	2	12	
2	7	2	2	2	13	
3	7	2	2	2	13	
4	7	2	2	2	13	
TOTAL	27 (62%)	7 (14%)	9 (16%)	8 (16%)	51	
AFFORDABLE GROUP 2	2	0	1	0	3	



**PROJECT NAME**  
366 Broadway Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
**KDI**  
ARCHITECTURE  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-441-4444

**CONSULTANTS**

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**ELECTRICAL**  
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SOMERVILLE, MA 02143  
TELEPHONE: 617-441-4444

**PLUMBING**  
KDI ARCHITECTURE  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-441-4444

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**REGISTRATION**

**Professional Seal**

**2nd Floor Plan**

**A-102**

366 Broadway Residences

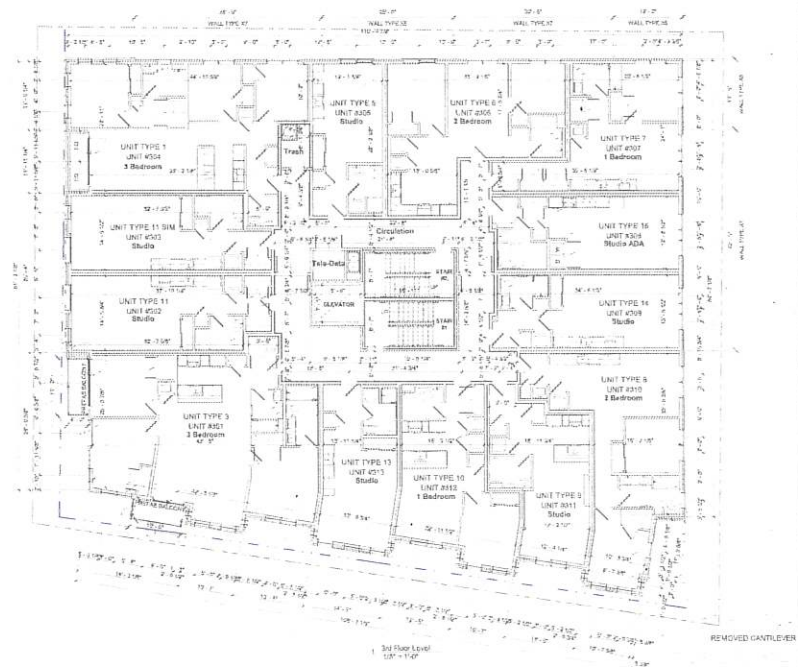
# LEGEND

- X WINDOW TAG
- X DOOR TAG
- X WALL TAG
- X ELEVATION VIEW & ELEVATION REFERENCE

## GENERAL NOTES

1. ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, ASHRAE 90.1, AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODES.
2. ALL MECHANICAL AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL AND PLUMBING CODES.
3. ALL MECHANICAL AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL AND PLUMBING CODES.
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10. ALL MECHANICAL AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL AND PLUMBING CODES.

## CURRENTLY PROPOSED



UNIT BREAKDOWN BY FLOOR					
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1	5	2	2	2	11
2	7	2	2	2	13
3	7	2	2	2	13
4	7	2	2	2	13
TOTAL	26 (62%)	8 (19%)	8 (19%)	8 (19%)	50
ATTENDABLE GROUP 2	2	0	0	0	2

**PROJECT NAME**  
366 Broadway Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
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TELEPHONE: 617-441-4400

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BOSTON, MA 02110  
**STRUCTURAL**  
UNITED  
150 BROADWAY, SUITE 1010  
BOSTON, MA 02110  
**MECHANICAL**  
VERDANT LANDSCAPE ARCHITECTURE  
200 BROADWAY, SUITE 1010  
BOSTON, MA 02110  
**ELECTRICAL**  
VERDANT LANDSCAPE ARCHITECTURE  
200 BROADWAY, SUITE 1010  
BOSTON, MA 02110  
**PLUMBING**  
VERDANT LANDSCAPE ARCHITECTURE  
200 BROADWAY, SUITE 1010  
BOSTON, MA 02110

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AND RETRIEVAL SYSTEM, WITHOUT  
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KDI ARCHITECTURE.

**REGISTRATION**

**REVISIONS**

No.	Description	Date
1	PLANNING STUDY	10/20/2018

**3rd Floor Plan**

**A-103**  
366 Broadway Residences

$X_1$	$\text{Wp}(X_{\text{Ox}}) / A_{11}$
$X_2$	$\text{DQ}(X_{\text{Ox}}) / A_{21}$
$X_3$	$\text{Wp}(X_{\text{Ox}}) / A_{31}$
$X_{\text{Ox}}$	$\text{Cl}(\text{Ox}) / \text{Wp}(\text{Ox}) + \text{DQ}(\text{Ox}) / \text{Wp}(\text{Ox})$

[illegible]

Architectural floor plan of a multi-unit residential building. The plan shows 14 units, each with a studio and a bedroom. Units are labeled: UNIT TYPE 1 (UNIT #404, 3 Bedroom), UNIT TYPE 2 (UNIT #405, Studio), UNIT TYPE 3 (UNIT #401, 3 Bedroom), UNIT TYPE 4 (UNIT #402, Studio), UNIT TYPE 5 (UNIT #403, Studio), UNIT TYPE 6 (UNIT #406, Studio), UNIT TYPE 7 (UNIT #407, 2 Bedroom), UNIT TYPE 8 (UNIT #410, 3 Bedroom), UNIT TYPE 9 (UNIT #411, Studio), UNIT TYPE 10 (UNIT #412, 1 Bedroom), UNIT TYPE 11 (UNIT #413, Studio), UNIT TYPE 12 (UNIT #408, Studio), UNIT TYPE 13 (UNIT #409, Studio), and UNIT TYPE 14 (UNIT #414, Studio). The plan includes common areas, a trash room, a circulation area, and a bike closet. Dimensions are provided for various rooms and overall unit footprints.

FLOOR	STUDIO	UNIT BREAKDOWN BY FLCP			TOTAL	COMMENTS
		1 BEDROOM	2 BEDROOM	3 BEDROOM		
1	6	1	3	2	11	
2	7	2	2	2	13	
3	7	2	2	2	13	
4	7	2	2	2	13	
TOTAL	23 (62%)	7 (14%)	9 (14%)	8 (16%)	50	
AFFORDABLE	6	1	2	2	10	
GROUP 2	2	0	1	0	3	

**ARCHITECT**

**KD**

**ARCHITECTURE**  
REALIZATION, INC.  
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SCHEFFERS, MA 01854  
TELEPHONE 961-7423

**CONSULTANTS:**

**ENGINEER**  
KUTRANSKY, KUTRANSKY & DAVIS  
301 WILSON, MA 01820

**TRAFFIC/NOISE**  
"T" DESIGN, INC. 4411 JUDITH  
STREET, MA 01820

**LANDSCAPE**  
VERMONT LANDSCAPE ARCHITECTS  
214 HUNTER STREET, SUITE 2  
BETHLEHEM, MA 01824

**STRUCTURAL**  
WYATT, KILPATRICK & ASSOCIATES  
214 HUNTER STREET, SUITE 2  
BETHLEHEM, MA 01824

**MECHANICAL**  
TACK ASSOCIATES, LLC  
100 WILSON STREET  
MA 01824

**LEADS PROVIDED BY:**  
LINDA BULL, CIVIL  
"T" DESIGN, INC.  
CAMDEN, MA

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Project Number: 210  
Date: 05/12/20  
Drawn by:  
Checked by:

No.	Description	Date
1	by E. J. ...	...

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Mean	0.78	0.96
SD	0.12	0.10
N	10	10

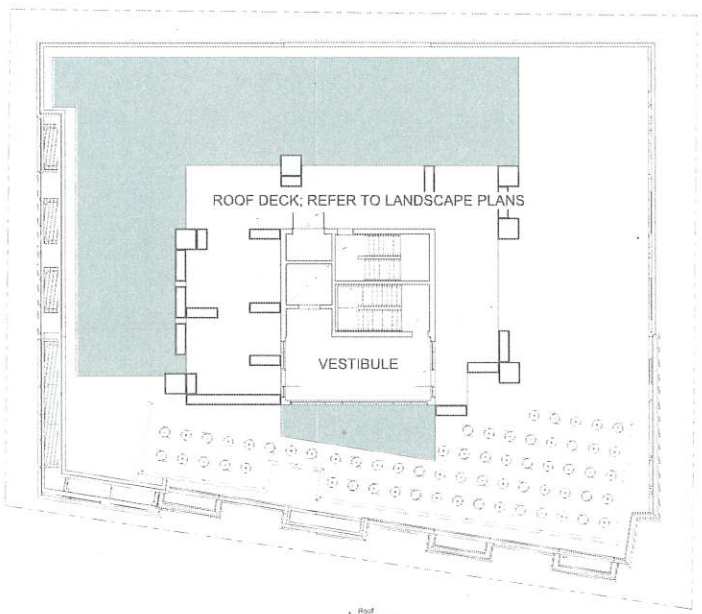
4th Floor Plan

A-104

306 Murray Hill Residents

[illegible]

PREVIOUSLY APPROVED



1 Roof  
1/8" = 1'-0"

UNIT BREAKDOWN BY FLOOR					
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1	5	1	4	1	11
2	7	3	3	2	15
3	7	3	3	2	15
4	7	2	2	7	18
TOTAL	26 (35%)	7 (14%)	10 (62%)	7 (14%)	50



PROJECT NAME  
**366 Broadway  
Residences**

PROJECT ADDRESS  
**366 Broadway  
Somerville, MA**

CLIENT  
**366 Broadway  
Somerville LLC**

ARCHITECT  
  
**KHALSA**  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02148  
TEL: 617-624-8888 FAX: 617-624-8889

CONSULTANTS:

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REGISTRATION  
  
NOT FOR CONSTRUCTION

Project Number: 2018-01  
Date: 07/06/2018  
Drawn by: JMC  
Checked by: JMC  
Scale: As Indicated

REVISIONS

No.	Description	Date

**Roof Plan**  
**A-103**  
366 Broadway Residences



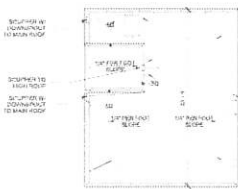
# CURRENTLY PROPOSED

## LEGEND

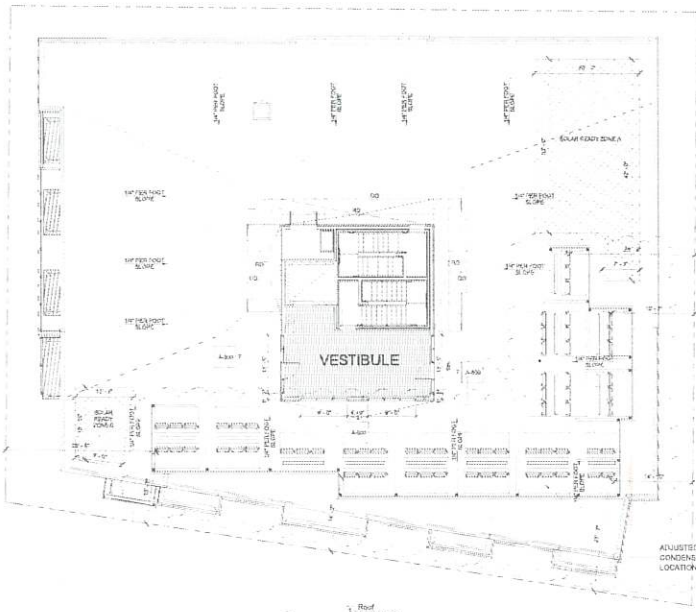
- X ROOF RAIL
- X ROOF RAIL
- X WALL RAIL
- X ELEVATION VIEW / STREET REPRESENT

## GENERAL NOTES

1. ALL TECHNICAL INFORMATION IS TO BE PROVIDED TO THE OWNER BY THE ARCHITECT.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.
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10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.



2. H/D ROOF PLAN  
1/8" = 1'-0"



ADJUSTED CONDENSER LOCATIONS

UNIT BREAKDOWN BY FLOOR					
FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1	5	1	2	2	10
2	7	2	2	2	13
3	7	2	2	2	13
4	7	2	2	2	13
TOTAL	36 (50%)	7 (14%)	8 (16%)	8 (16%)	59
AFFORDABLE	5	1	2	2	10
GROUP 2	2	9	1	0	12



**PROJECT NAME**  
366 Broadway  
Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
**KDI**  
ARCHITECTURE  
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SOMERVILLE, MA 02143  
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**CONSULTANTS**  
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**ELECTRICAL**  
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**THIS PROJECT IS CONTROLLED**  
KDI ARCHITECTURE, LLC. TO CONTRACT  
ARCHITECT AND CONSTRUCTION  
CONSTRUCTION INFORMATION

**CONTRACT NO. 2018-001**  
THIS PROJECT IS CONTROLLED  
KDI ARCHITECTURE, LLC. TO CONTRACT  
ARCHITECT AND CONSTRUCTION  
CONSTRUCTION INFORMATION



**REGISTRATION**  
KDI ARCHITECTURE, LLC  
17 WALDO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617.621.1111

No.	Description	Date
1	PLANING BOARD	10/12/2018

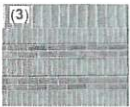
**Roof Plan**  
**A-105**  
366 Broadway Residences



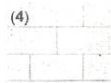
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(2) BRICK - GREY



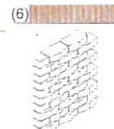
(3) PATTERNED BRICK - GREY



(4) CAST STONE WATER TABLE



(5) BRICK - RED



(6) PATTERNED BRICK



(7) CAST STONE WATER TABLE



PREVIOUSLY APPROVED

PROJECT NAME  
**366 Broadway  
Residences**  
PROJECT ADDRESS  
**366 Broadway  
Somerville, MA**  
CLIENT  
**366 Broadway  
Somerville LLC**

ARCHITECT  
  
**KHALSA**  
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CONSULTANTS:

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REGISTRATION  
  
NOT FOR CONSTRUCTION

Project Number: 21071  
Date: 07/25/2023  
Drawn by: ESK  
Scale: 1/8" = 1'-0"

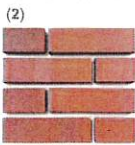
REVISIONS		
No.	Description	Date

Primary Front  
Elevation -  
Broadway  
**A-301**  
366 Broadway Residences

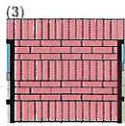
KHALSA ARCHITECTS, INC. 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TEL: 617-624-1111 FAX: 617-624-1112



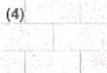
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(2) FULL RED BRICK - RED MOSAIC COBBLE TOPS DOWN



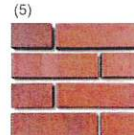
(3) PATTERNED THIN BRICK - RED MOSAIC COBBLE TOPS DOWN



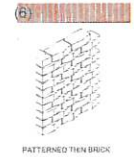
(4) CAST STONE WATER TABLE



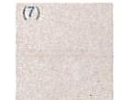
(8) PREFABRICATED BALCONIES



(5) FULL RED BRICK - RED MOSAIC COBBLE TOPS DOWN



(6) PATTERNED THIN BRICK - RED MOSAIC COBBLE TOPS DOWN



(7) CAST STONE WATER TABLE



1/2" = 1'-0"

**CURRENTLY PROPOSED**

**PROJECT NAME**  
366 Broadway  
Residences  
**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA  
**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
**KDI**  
ARCHITECTURE  
KDI ARCHITECTURE, INC.  
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SOMERVILLE, MA 02143  
TELEPHONE: 617.481.4624

**CONSULTANTS:**  
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**LANDSCAPE ARCHITECT**  
KUTRICK ARCHITECTS, INC.  
200 WASHINGTON STREET  
BOSTON, MA 02108  
**STRUCTURAL ENGINEER**  
KUTRICK ARCHITECTS, INC.  
200 WASHINGTON STREET  
BOSTON, MA 02108  
**MECHANICAL ENGINEER**  
KUTRICK ARCHITECTS, INC.  
200 WASHINGTON STREET  
BOSTON, MA 02108  
**ELECTRICAL ENGINEER**  
KUTRICK ARCHITECTS, INC.  
200 WASHINGTON STREET  
BOSTON, MA 02108  
**INTERIOR DESIGNER**  
KUTRICK ARCHITECTS, INC.  
200 WASHINGTON STREET  
BOSTON, MA 02108

**THIS PROJECT IS CONTROLLED**  
CONSTRUCTION, S.C. TO CONTRACT  
ARCHITECT TO CONSTRUCTION OF  
BUILDING TO CONSTRUCTION  
CONSTRUCTION CONSTRUCTION.

**CONSTRUCTION OF BUILDING**  
THESE CHANGES ARE NOT TO BE  
MADE WITHOUT THE WRITTEN  
APPROVAL OF THE ARCHITECT  
IN WRITING. ANY CHANGES  
MADE WITHOUT THE WRITTEN  
APPROVAL OF THE ARCHITECT  
WILL BE AT THE RISK OF THE  
OWNER AND THE ARCHITECT  
WILL NOT BE RESPONSIBLE FOR  
THE RESULTS OF SUCH CHANGES.



**REVISIONS**  
No. Description Date  
1. 1/11/2014

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No. Description Date  
1. 1/11/2014

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No. Description Date  
1. 1/11/2014

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No. Description Date  
1. 1/11/2014

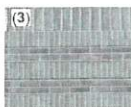




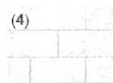
STANDING SEAM METAL SIDING



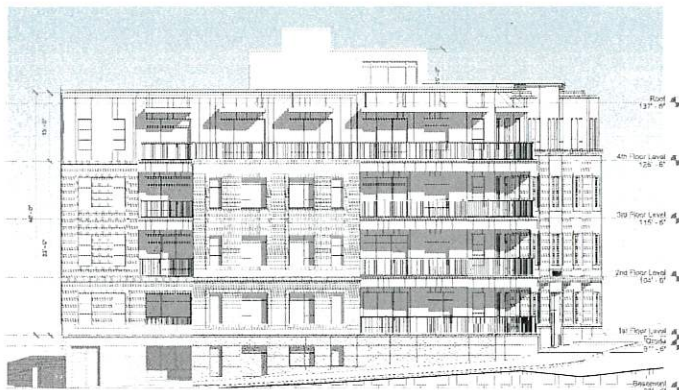
BRICK - GREY



PATTERNED BRICK - GREY



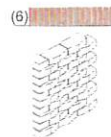
CAST STONE WATER TABLE



Secondary Front Elevation (Thurston)  
1/32" = 1'-0"



BRICK - RED



PATTERNED BRICK



CAST STONE WATER TABLE

PROJECT NAME  
**366 Broadway  
Residences**  
PROJECT ADDRESS  
366 Broadway  
Somerville, MA  
CLIENT  
366 Broadway  
Somerville LLC

ARCHITECT  
  
**KHALSA**  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
TEL: 617-451-1100 FAX: 617-451-1101

CONSULTANTS:

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NOT FOR CONSTRUCTION

Project Number: 21371  
Date: 07/20/2013  
Drawn By: EJC  
Scale: 1/32" = 1'-0"

REVISIONS

No.	Description	Date

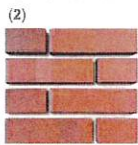
Secondary Front  
Elevation-Thurston

**A-302**  
366 Broadway Residences

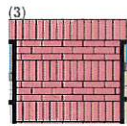
**PREVIOUSLY APPROVED**



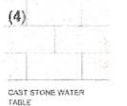
(1) STANDING SEAM METAL SIDING



(2) FULL BED BRICK - RED  
MASONRY CORSET TOPS DOWN



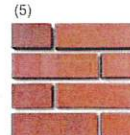
(3) PATTERNED THIN BRICK - RED



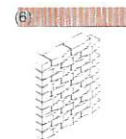
(4) CAST STONE WATER  
TABLE



(8) PREFABRICATED  
BALCONIES



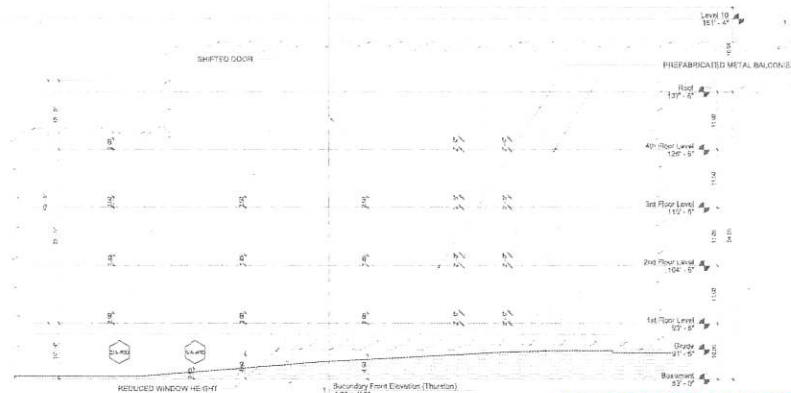
(5) FULL BED BRICK - RED  
MASONRY CORSET TOPS DOWN



(6) PATTERNED THIN BRICK



(7) CAST STONE WATER  
TABLE



**CURRENTLY PROPOSED**

**PROJECT NAME**  
366 Broadway  
Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
**KDI**  
ARCHITECTURE  
KDI ARCHITECTURE, INC.  
17 WALDO STREET, SUITE 100  
SOMERVILLE, MA 02143  
TEL: 617.451.4444

**CONSULTANTS**  
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**STRUCTURAL ENGINEER**  
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**MECHANICAL ENGINEER**  
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SOMERVILLE, MA 02143  
TEL: 617.451.4444  
**ELECTRICAL ENGINEER**  
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SOMERVILLE, MA 02143  
TEL: 617.451.4444  
**LEED FELLOW**  
KDI ARCHITECTURE, INC.  
17 WALDO STREET, SUITE 100  
SOMERVILLE, MA 02143  
TEL: 617.451.4444

**THIS PROJECT IS CONTROLLED  
CONSTRUCTION. S.C. TO CONTRACT  
ARCHITECTS AT CONSTRUCTION OF  
THIS PROJECT. NO CONSTRUCTION  
CONSTRUCTION.**

**REGISTERED**  
  
Professional Engineer  
KDI ARCHITECTURE, INC.  
17 WALDO STREET, SUITE 100  
SOMERVILLE, MA 02143  
TEL: 617.451.4444

**REVISIONS**

No.	Description	Date
1	PLAN AND ELEVATIONS	10/27/2014

**Secondary Front  
Elevation-Thurston**

**A-302**  
366 Broadway Residences



Architectural drawing of the front elevation of a four-story building. The drawing shows a symmetrical facade with a central entrance and multiple windows. The building is labeled "4th Floor" and "3rd Floor" on the right side. The drawing is titled "Front Elevation" at the bottom center.

Architectural elevation drawing of the left side of a building. The drawing shows a multi-story structure with various window types and floor levels indicated on the right. Key features include:

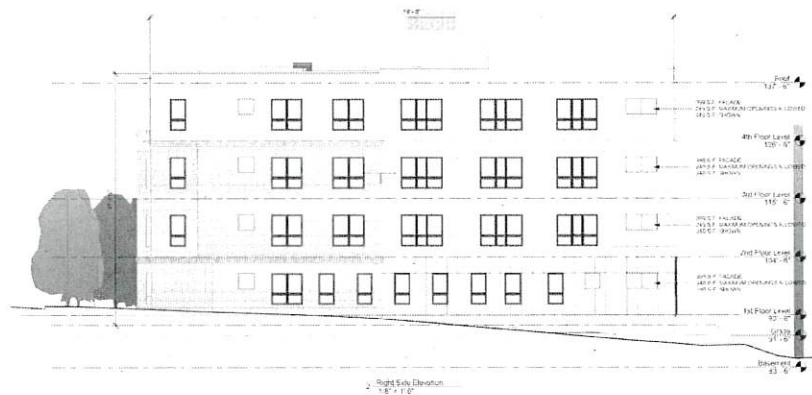
- Windows:**
  - Top Level: 20' 0" MUSEUM OVERLOOK BALCONY (315' 0" - 3' CORN)
  - 4th Floor Level: 120' 0" FACTORY (315' 0" - 3' CORN)
  - 3rd Floor Level: 120' 0" MUSEUM OVERLOOK BALCONY (315' 0" - 3' CORN)
  - 2nd Floor Level: 120' 0" MUSEUM OVERLOOK BALCONY (315' 0" - 3' CORN)
  - 1st Floor Level: 120' 0" MUSEUM OVERLOOK BALCONY (315' 0" - 3' CORN)
- Floor Levels:**
  - Top Level: 120' 0" - 125' 0"
  - 4th Floor Level: 120' 0" - 125' 0"
  - 3rd Floor Level: 115' 0" - 120' 0"
  - 2nd Floor Level: 110' 0" - 115' 0"
  - 1st Floor Level: 105' 0" - 110' 0"
  - Basement: 100' 0" - 105' 0"
  - Ground Level: 95' 0" - 100' 0"
- Other Features:**
  - Aligned Juliet balconies
  - Thin brick at left side
  - Adjusted window arrangement

Left Side Eleva

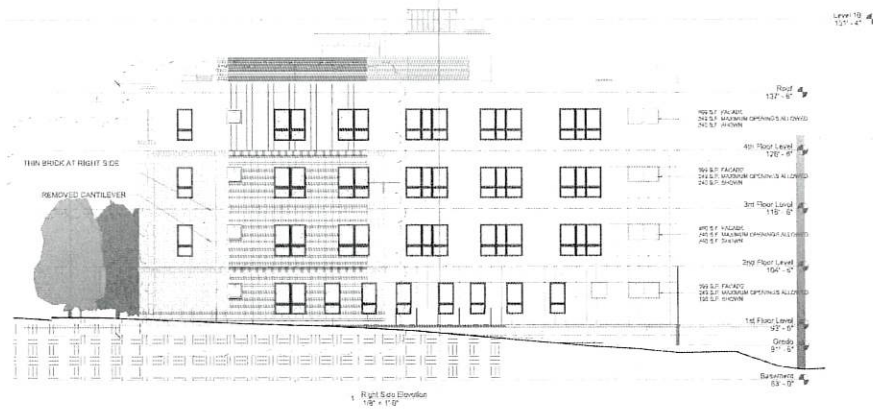
**A-303**

[illegible]

PREVIOUSLY APPROVED



CURRENTLY PROPOSED



**PROJECT NAME**  
366 Broadway  
Residences

**PROJECT ADDRESS**  
366 Broadway  
Somerville, MA

**CLIENT**  
366 Broadway  
Somerville LLC

**ARCHITECT**  
**KDI**  
ARCHITECTURE  
17 VALDE STREET, SUITE 200  
SOMERVILLE, MA 02143  
TELEPHONE: 617-451-1100

**CONSULTANTS:**  
**ENGINEER**  
ALTRAE ENGINEERING, INC.  
200 STATE STREET, SUITE 200  
SOMERVILLE, MA 02143  
TELEPHONE: 617-451-1100  
**LANDSCAPE**  
VANDY LANDSCAPE ARCHITECTURE  
1000 STATE STREET, SUITE 200  
SOMERVILLE, MA 02143  
**MECHANICAL**  
MECHANICAL ENGINEERS  
1000 STATE STREET, SUITE 200  
SOMERVILLE, MA 02143  
**ELECTRICAL**  
ELECTRICAL ENGINEERS  
1000 STATE STREET, SUITE 200  
SOMERVILLE, MA 02143  
**INTERIOR DESIGN**  
INTERIOR DESIGNERS  
1000 STATE STREET, SUITE 200  
SOMERVILLE, MA 02143

**THIS PROJECT IS CONTROLLED AND**  
**REVISIONS ARE TO BE MADE**  
**ONLY BY THE ARCHITECT OR HIS**  
**DESIGN REPRESENTATIVE.**

**REVISIONS**

No.	Description	Date
1	REVISIONS	10/20/2014

**Right Side Elevation**  
**A-304**  
366 Broadway, Somerville, MA















PREVIOUSLY APPROVED

<b>PROJECT NAME</b>																																		
366 Broadway Residences																																		
<b>PROJECT ADDRESS</b>																																		
366 Broadway Somerville, MA																																		
<b>CLIENT</b>																																		
366 Broadway Somerville LLC																																		
<b>ARCHITECT</b>																																		
 <b>KHALSA</b> 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TEL: 617-697-8337 FAX: 617-697-8338																																		
<b>CONSULTANTS:</b>																																		
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<b>REGISTRATION</b>  NOT FOR CONSTRUCTION																																		
Project No: 21377 Date: 07/20/2013 Drawn by: [Signature] Checked by: [Signature]																																		
<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	Description	Date																														
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Thurston Street Perspective <b>AV-3</b> <small>366 Broadway Residences</small>																																		





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