



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
 4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

2. State the name and address of the owner of the building/facility:

E-mail: _____

Telephone: _____

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (*see Section 3 of the Board's Regulations*) has been triggered?

2.6 3.2 3.3.1(a) 3.3.1(b) 3.3.2 3.3.4 3.4

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Use additional sheets if necessary.)

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

12. Has a certificate of occupancy been issued for the facility? Yes No

If yes, state the date it was issued: _____

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility? Yes No

a. If so, list the AAB docket number of the complaint _____

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: _____

Is the assessment at 100%? Yes No

If not, what is the town's current assessment ratio? _____

15. State the phase of design or construction of the facility as of the date of this application:

Request #3

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief: Yes No

If yes, what date do you propose to be in compliance by: _____?

Types of Attachments for this Request:
[] Floor/Site Plans, [] Cost Estimates,
[] Photographs, [] Test Drawings,
[] Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Request #4

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief: Yes No

If yes, what date do you propose to be in compliance by: _____?

Types of Attachments for this Request:
[] Floor/Site Plans, [] Cost Estimates,
[] Photographs, [] Test Drawings,
[] Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

E-mail: _____

Telephone: _____

18. State the name and address of the building inspector responsible for overseeing this project:

E-mail: _____

Telephone: _____

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: _____

_____  _____

Signature of owner or authorized agent (required)

PLEASE PRINT:

Name

Organization (If Applicable)

Address

Address 2 (optional)

State

Zip Code

E-mail

Telephone

January 30, 2026
17 Hudson Street, Somerville, MA

Building Overview

The project is new construction of two three-story apartment building with three rental units in each.



Requested Variance #1: 521 CMR 9.5.4 Accessible Route

Requirement: 521 CMR 9.5.4: *A continuous accessible route shall be provided to all spaces within a dwelling unit.*

Request:

We are requesting approval of a variance to not initially provide an accessible route between the lower and upper levels of the Group 1 multi-story Unit 1 (split between the first and second floor). The lower level of the multi-story unit is on an accessible route, served by the accessible entrance to the building.

The adapted design includes all basic living spaces on the upper level; kitchen, living room, washer/dryer, a bedroom and a bathroom.

The configuration of the multi-story unit complies with proposed MAAB changes. Per the proposed change of 521 CMR 34.3, an accessible route is not required to connect the stories of a multi-level dwelling unit as long as accessible features such as a bathroom, bedroom, washer/dryer and kitchen are provided on the entry level.

521 CMR 34.3 (PROPOSED) TYPE B DWELLING UNITS *In new and existing buildings, that are for rent, hire, lease or sale and that are equipped with an elevator, all dwelling units must be constructed as Type B Dwelling Units, except those covered in 521 CMR 34.4, Type A and Accessible Dwelling Units. Type B dwelling units must comply with 521*



CMR 34.5, Dwelling Unit Interiors, and 521 CMR 42.00: TYPE B BATHROOMS, 521 CMR 43.00: TYPE B KITCHENS, and 521 CMR 46.00: TYPE B BEDROOMS.

Exception: Townhouses and Multi-Story Units: An accessible route shall not be required to connect stories if the accessible features, per 521 CMR 34.3, Type B Dwelling Units, are provided at the entry level of the unit. (emphasis added).

The proposed configuration is also compliant with FHA requirements.

Impracticability:

It would be an excessive cost without substantial benefit to persons with disabilities to initially provide vertical transportation within the dwelling unit. The total construction cost is approximately \$2.75M, a vertical lift would cost approximately \$50,000 to install.

Installing the vertical lift would also reduce the available floor space in the unit, reducing the market value and desirability.

Mitigation: We propose the following:

- Other than the upper level not being on an accessible route, both levels of the duplex unit will comply with 521 CMR Group 1 requirements.
- The lower level of the duplex units will be on an accessible route and will contain a kitchen, living room, and a bathroom.
- If a lift were to be installed, the units are each designed to facilitate installation of the lifts with stacked closets and removable floor framing.

This proposed mitigation would be in compliance with the proposed updates to MAAB Section 34.3. The proposed configuration is also compliant with the requirements of the Fair Housing Act.

Requested Variance #3: 521 CMR 28.12

Requirement: 521 CMR 28.12.1 General: *Vertical wheelchair lift devices and Limited use elevators may be used as a part of an accessible route of travel in lieu of an elevator under any of the following circumstances.*

- e. To provide vertical access where the distance between floors is less than a full story and where a ramp is not feasible*

Request:

We request approval to provide as an adaptive feature a compliant wheelchair lift with 521 CMR at the entry of the building as a ramp is not feasible.

Impracticability:

The first floor of each building is elevated to a height of approx. 42" above the sidewalk. For a slope of 1:12 the ramp length with compliant landings would be approximately 57' including landings. This would occupy a large portion of the lobby/foyer space; and there is insufficient space on the lot for ramps of this size. Given the size of the lot and the zoning restrictions limiting the size of the building above grade to under 10,000 Sq ft, providing a ramp is technically infeasible. See attached test drawings.

Mitigation: We propose a vertical wheelchair lift at the front entrance.

Requested Variance #3: 521 CMR 43.3.2, Group 1 Sink Depth

Requirement: 521 CMR 43.3.2: *Kitchen sinks shall not exceed 6.5" in depth.*

Request:

We are requesting approval of a variance to allow a sink depth up to 8" (total depth from top of counter is 9") in all Group 1 units. Building management will have the ability to adapt the sink depth at the request of residents in all units.

Marketing Advantage of a Deeper Sink:

Owner and marketing experience demonstrate that deeper sinks are preferred by buyers. The increased depth provides for more comfortable cleaning and washing up, is capable of holding more items, and better facilitates the filling of bottles, vases, and other tall containers. When presented with a choice, most buyers would prefer the deeper sink, and would want their sink replaced if a shallow sink is initially installed. Providing 6.5" deep sinks would affect the marketability of the unit.

Modification of a 6.5" Deep Sink to a Deeper Sink

If 6.5" deep sinks are initially installed in both Group 1 units, this will become a significant marketing challenge. Most buyers would want to change the sinks to a deeper sink. In this case, most of the shallower sinks will have to be removed and discarded. Alternatively, if deeper sinks are installed initially, fewer sinks would be replaced causing less waste.

Estimated Cost of Sinks

Initial construction cost for the sinks:

- 5.5" deep sink \$300 (before labor)
- 8" deep sink \$500 (before labor)

The initial construction cost is not the reason for this variance request. It is the developer's desire to be responsive to market demand that drives this request.

Estimated Cost to Replace Sinks

The cost difference per sink unit is \$200. However, the replacement of an 8" deep sink with a 5.5" deep sink (or vice versa) is estimated at \$1,000 when labor and other materials are included. The cost may increase due to the replacement of the countertop if the two sinks do not share the same countertop undermount cutout profile. A majority would prefer the deeper sink.

Mitigation:

By following the adaptability intent stated in 523 CMR 43.1, we propose the following adaptability procedure:

- Deeper kitchen sinks will be initially installed in the Group 1 units.
- Plumbing is installed to facilitate installation of shallow or deep sinks that will allow them to be replaced by shallower sinks if desired. Upon request, a compliant 6.5" deep sink can be provided at no cost to the buyers.

PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET
SOMERVILLE, MA

CLIENT

NAD

ARCHITECT



ARCHITECTURE

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

CONSULTANTS:

THIS PROJECT IS CONTROLLED
CONSTRUCTION: G.C. TO CONTACT
ARCHITECT AT COMMENCEMENT OF
WORK TO COORDINATE
CONSTRUCTION OBSERVATIONS.

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21074
Date 01/12/2026
Drawn by ES
Checked by
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

**ARCHITECTURAL
SITE PLAN**

A-020

17 HUDSON DEVELOPMENT

LOT A
±3,113 SF
MAX LOT COVERAGE: 60% (1,867 SF)
PROPOSED LOT COVERAGE: 59.4% (1,852 SF)

LOT B
±3,372 SF
MAX LOT COVERAGE: 60% (2,032 SF)
PROPOSED LOT COVERAGE: 57.8% (1,951 SF)

3.1.12.F.i: A THREE FOOT WIDE PAVED WALKWAY CAPABLE OF ALLOWING AN AMBULANCE COT TO BE WHEELED TO AND FROM THE BACKYARD COTTAGE IS REQUIRED



EXISTING STRUCTURE



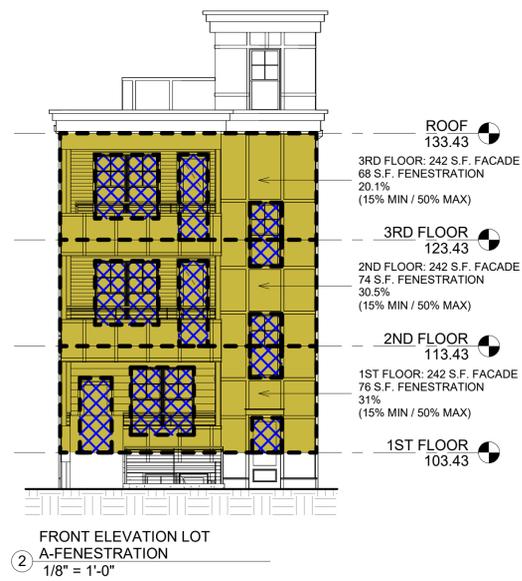
SITE: NR



TRANSIT WALKSHED: 1/2 MILE

ZONING DIMENSIONAL TABLE

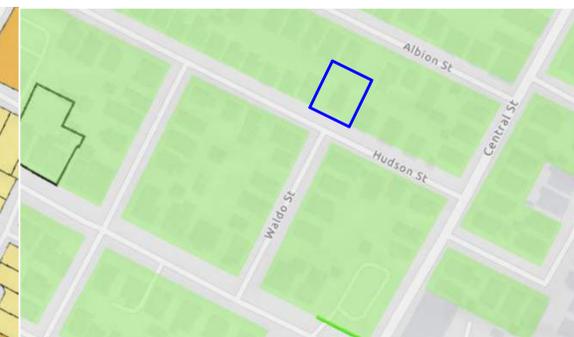
	ALLOWED / REQUIRED	PROPOSED (LOT A)	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	COMPLIES
LOT SIZE		3,113 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
FRONT DRIVEWAY ACCESS	36 FT	36'	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60%	59.4% SHOWN	COMPLIES
GREEN SCORE			
MINIMUM	0.35		REFER TO LANDSCAPE PLANS
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'	COMPLIES
SIDE SETBACK (MIN.)			
FRONT DRIVEWAY ACCESS	3' MIN	4' (LEFT) 8' (RIGHT)	COMPLIES COMPLIES
SUM OF SIDE SETBACK (MIN.)			
			COMPLIES
FRONT DRIVEWAY ACCESS	12'	12'	COMPLIES
REAR SETBACK (MIN.)	20'	36' 2"	COMPLIES
BUILDING SEPERATION (MIN.)	10'	13' 10"	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	15' 10"	
3.1.18.E.I: MOTOR VEHICLE PARKING WITHIN THE DRIVE AISLE OF A DRIVEWAY IS EXEMPT FROM THE PARKING SETBACK FOR EACH BUILDING TYPE			
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50%	67%	COMPLIES
WIDTH (MIN./MAX.)	24 FT / 30 FT	24'	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	39.5'	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	3.5'	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	10'	COMPLIES
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	31%	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	30.5% SECOND 20.1% THIRD	COMPLIES
USE & OCCUPANCY			
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS (WITHIN A TRANSIT WALKSHED)			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG-TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	NONE	2 SPACES	COMPLIES



EXISTING STRUCTURE

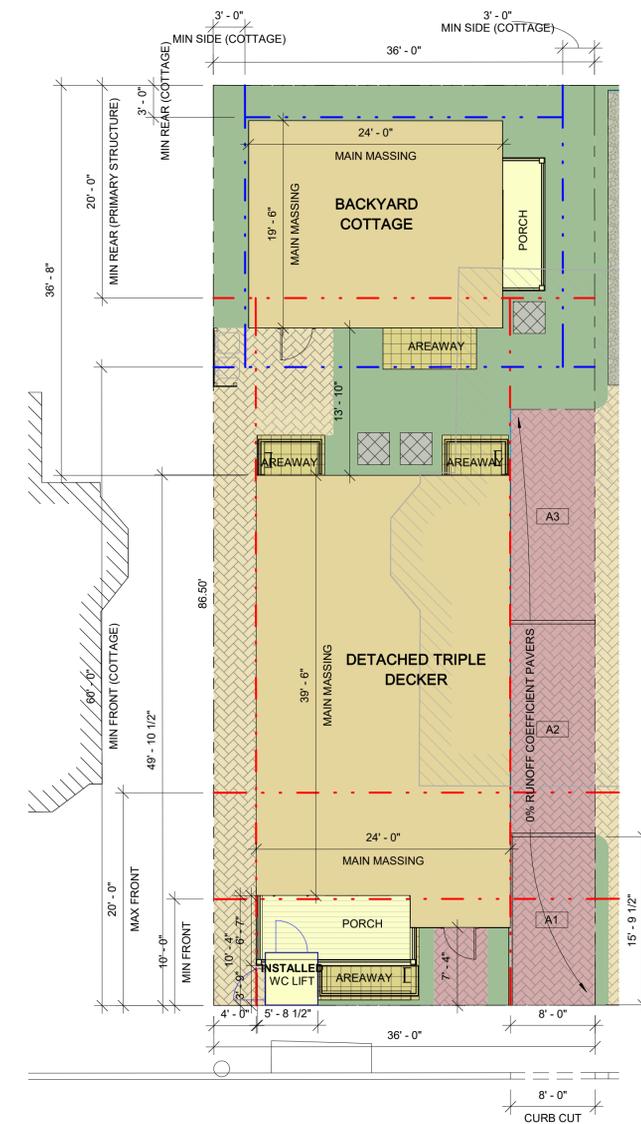


SITE: NR



TRANSIT WALKSHED: 1/2 MILE

NOTE:	SITE PLAN LEGEND	LOT A	
THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS INFORMATION WAS DEVELOPED USING PUBLICLY AVAILABLE INFORMATION. A LICENSED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. THIS ZONING CODE ANALYSIS IS A SUMMARY OF THE REQUIREMENTS OF THE CITY OF SOMERVILLE ZONING CODE FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.		PROPOSED FOOTPRINT	1,435 SF (967 SF + 468 SF)
		PAVERS (33% RUNOFF COEFFICIENT)	109 SF (332 SF @ 33% RC)
		PAVERS (0% RUNOFF COEFFICIENT)	0 SF (483 SF @ 0% RC)
		PORCHES	114 SF
		AREAWAYS	166 SF
		IMPERVIOUS	27 SF
		CRUSHED STONE (PERVIOUS)	0 SF
		LANDSCAPE	588 SF
		REQUIRED SETBACKS (MAIN BLDG)	1,851 TOTAL / 3,113 SF LOT= 59.4% GROUND COVERAGE
		REQUIRED SETBACKS (B.Y. COTTAGE)	
	REQUIRED BLDG SEP		



PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
**17 HUDSON STREET
SOMERVILLE, MA**

CLIENT
NAD

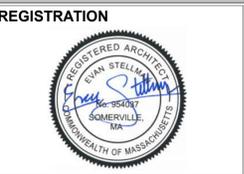
ARCHITECT
KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882

CONSULTANTS:

THIS PROJECT IS CONTROLLED CONSTRUCTION. G.C. TO CONTACT ARCHITECT AT COMMENCEMENT OF WORK TO COORDINATE CONSTRUCTION OBSERVATIONS.

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REGISTRATION

Project number 21074
Date 01/12/2026
Drawn by ES
Checked by
Scale As indicated

REVISIONS

No.	Description	Date

ARCHITECTURAL SITE PLAN (LOT A)

A-21A

17 HUDSON DEVELOPMENT

PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET SOMERVILLE, MA

CLIENT

NAD

ARCHITECT



ARCHITECTURE

Khalsa Design, Inc. 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

LEGEND



GENERAL FLOOR PLAN NOTES

- 1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
6. SEE A-910 FOR PARTITION TYPES.
7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD. TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.
15. ZONING DIMENSIONS (MEASURED TO FACE OF CLADDING) ARE SHOWN IN RED

GENERAL GROUP 1 BATHROOM NOTES

- 1. WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE TOILET. UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE. WHEN THE TOILET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE TOILET SHALL BE EXTENDED 6" BEYOND THE WIDEST PART OF THE TOILET
2. ALL TUB & SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB.
3. SEE SHEET A-021 FOR ADDITIONAL AAB GROUP 1 REQUIREMENTS
4. ALL INTERIOR FINISHES TBD BY OWNER

GENERAL GROUP 1 KITCHEN NOTES

- 1. GC TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. SUBMIT SHOP DRAWINGS AND FULL SIZE SAMPLES FOR ALL CABINETS, TRIM, HARDWARE, COUNTERTOPS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER. GC TO COORDINATE ALL MECHANICAL SYSTEMS WITH MILLWORK. PROVIDE ALL BLOCKING AS REQUIRED AND CAULK ALL GAPS AS REQUIRED BY ARCHITECT.
2. KITCHEN AND BATHROOM FINISH SPECIFICATIONS TO COMPLY WITH 780 CMR TABLE 803.4.
3. GC TO PROVIDE RECESSED TASK LIGHTING UNDER ALL KITCHEN WALL CABINETS.
4. WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42 INCHES TO 54 INCHES FROM THE FLOOR TO THE BOTTOM OF THE INSIDE OF THE CABINET. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING.
5. EACH BASE CABINET SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE KNEE SPACE FOR PERSONS USING WHEELCHAIRS. (APPLICABLE TO KITCHENS IN GROUND FLOOR UNITS.)
6. WALL BOARD BEHIND SINK AREA TO BE MOISTURE RETARDANT.

THIS PROJECT IS CONTROLLED CONSTRUCTION. G.C. TO CONTACT ARCHITECT AT COMMENCEMENT OF WORK TO COORDINATE CONSTRUCTION OBSERVATIONS.

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REGISTRATION



Project number 21074 Date 01/12/2026 Drawn by RR Checked by ES Scale 1/4" = 1'-0"

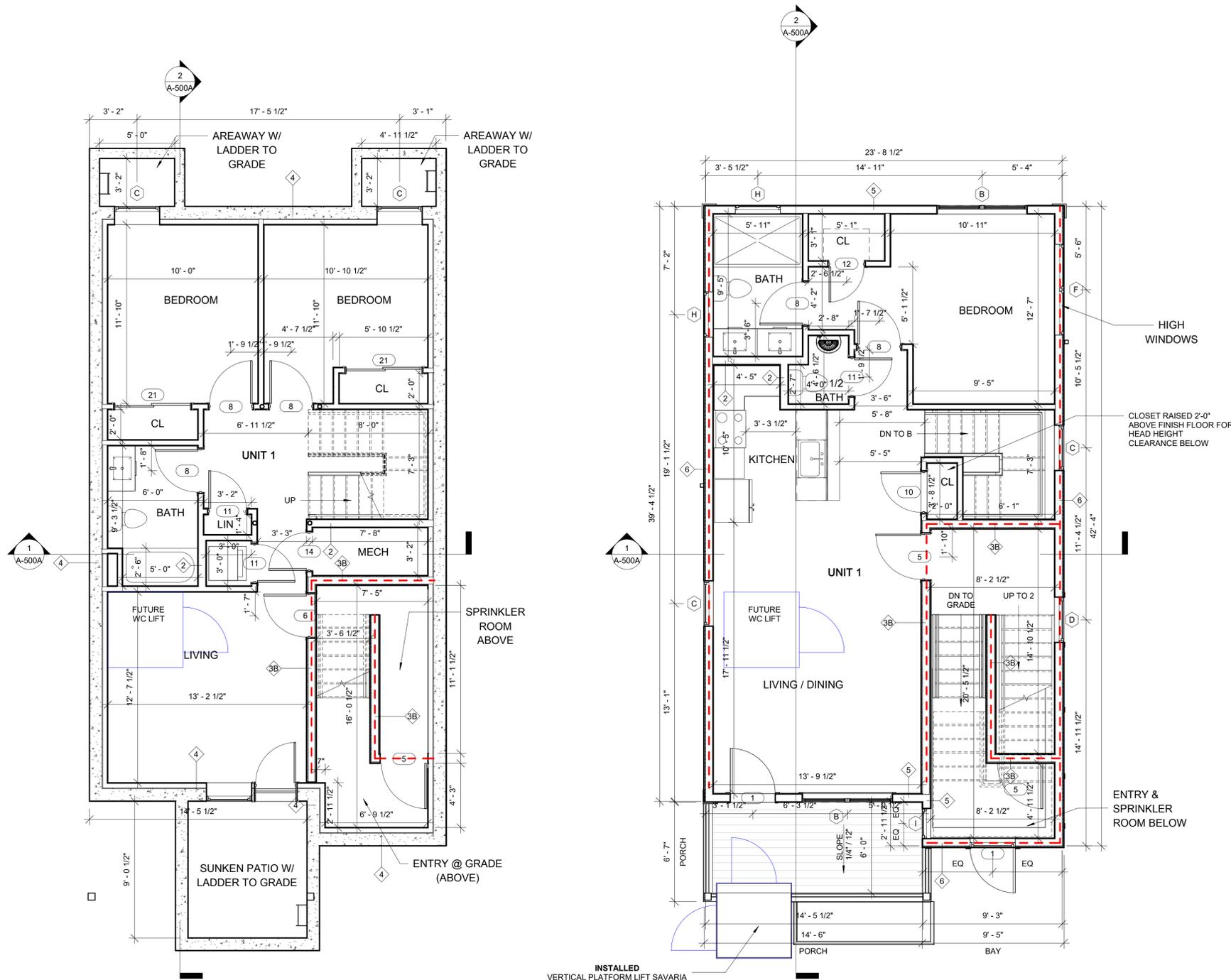
REVISIONS

Table with 3 columns: No., Description, Date. It is currently empty.

BASEMENT & FIRST FLOOR PLAN (LOT A)

A-101A

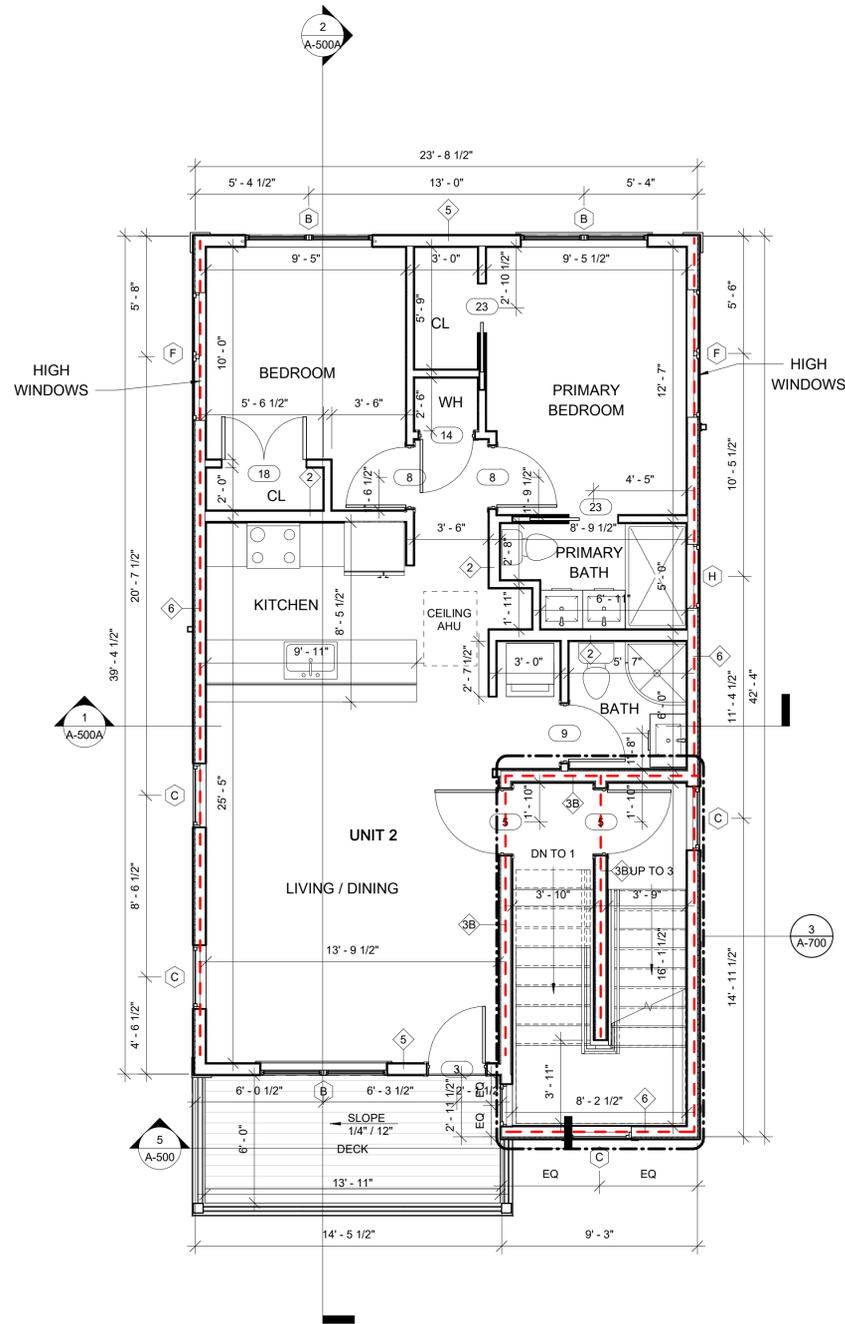
17 HUDSON DEVELOPMENT



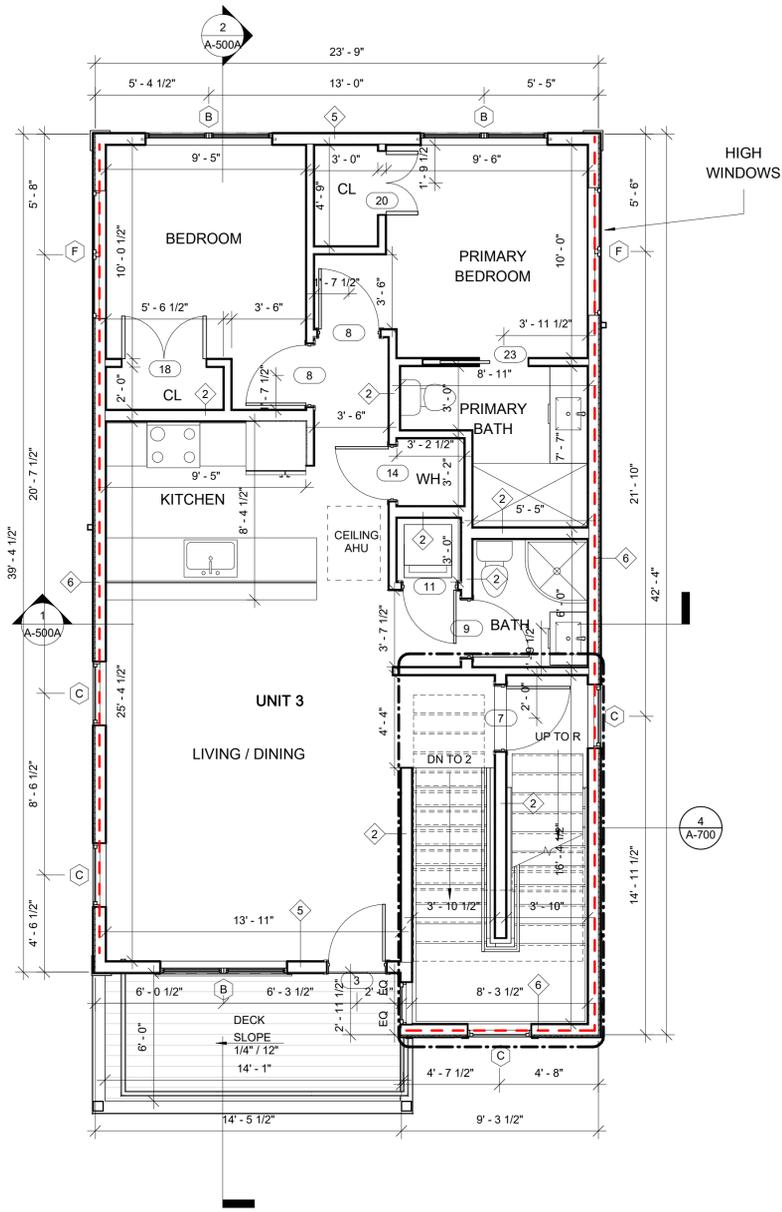
1 BASEMENT - LOT A 1/4" = 1'-0"

2 1ST FLOOR - LOT A 1/4" = 1'-0"

Vertical text on the right edge: I:\TKG-NAS\1522\Draw\24\24074_North America Dev_17 Hudson St_Somerville\03_ARCH\103_CD\24074-17 Hudson St_SSD\UPDATED-2.rvt 1/12/2026 12:44:05 PM



1 2ND FLOOR - LOT A
1/4" = 1'-0"



2 3RD FLOOR - LOT A
1/4" = 1'-0"

LEGEND

- NEW WALL WINDOW TYPE
- WALL TYPE DOOR TYPE



GENERAL FLOOR PLAN NOTES

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15. ZONING DIMENSIONS (MEASURED TO FACE OF CLADDING) ARE SHOWN IN RED

PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET
SOMERVILLE, MA

CLIENT

NAD

ARCHITECT



ARCHITECTURE

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

CONSULTANTS:

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REGISTRATION



Project number 21074
Date 01/12/2026
Drawn by RR
Checked by ES
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

SECOND & THIRD FLOOR PLAN (LOT A)

A-102A

17 HUDSON DEVELOPMENT

LOT A - PRIMARY BUILDING				
Reference Number	Length (ft)	Grade (ft)	Length X Grade	
1	2.1	100	210.0	
2	12.6	93.4	1176.8	
3	9.5	100	950.0	
4	2.9	100	290.0	
5	42.6	100	4260.0	
6	3.7	99.3	367.4	
7	0.8	99.7	79.8	
8	5	93.4	467.0	
9	12.4	99.9	1238.8	
10	5	93.4	467.0	
11	0.9	100	90.0	
12	3.2	100	320.0	
13	38.7	100	3870.0	
14	9.7	93.4	906.0	
Total	149.1		14692.8	
Average Grade			98.5	Feet

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
 17 HUDSON STREET
 SOMERVILLE, MA

CLIENT
NAD

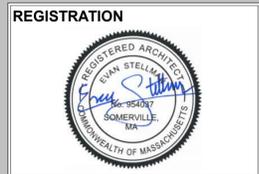
ARCHITECT

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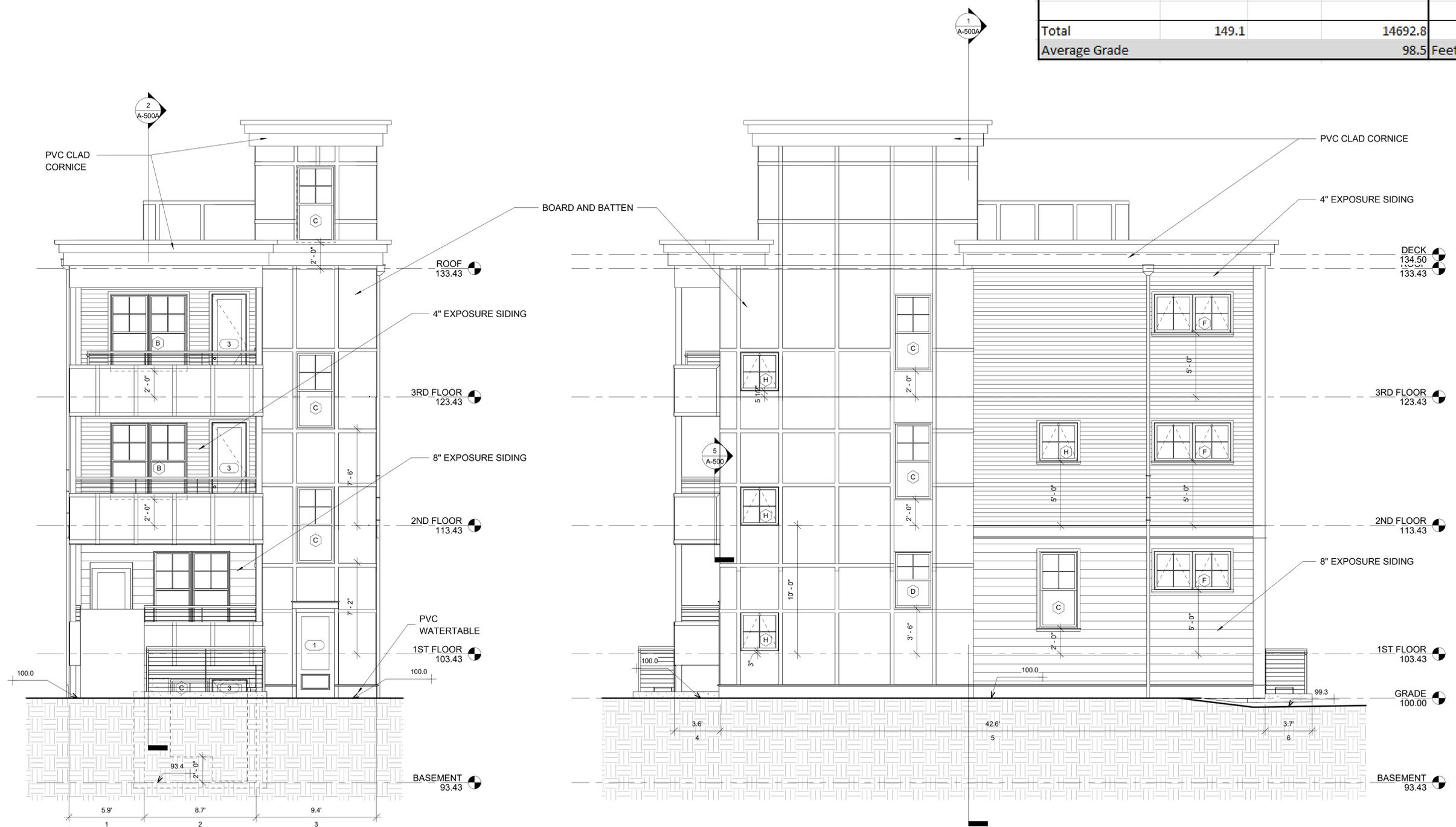
REGISTRATION

Project number 21074
 Date 01/12/2026
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 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

FRONT & RIGHT ELEVATIONS (LOT A)
A-300A
 17 HUDSON DEVELOPMENT



① FRONT ELEVATION LOT A
 1/4" = 1'-0"

② RIGHT ELEVATION LOT A
 1/4" = 1'-0"

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LOT A - PRIMARY BUILDING			
Reference Number	Length (ft)	Grade (ft)	Length X Grade
1	2.1	100	210.0
2	12.6	93.4	1176.8
3	9.5	100	950.0
4	2.9	100	290.0
5	42.6	100	4260.0
6	3.7	99.3	367.4
7	0.8	99.7	79.8
8	5	93.4	467.0
9	12.4	99.9	1238.8
10	5	93.4	467.0
11	0.9	100	90.0
12	3.2	100	320.0
13	38.7	100	3870.0
14	9.7	93.4	906.0
Total	149.1		14692.8
Average Grade			98.5 Feet

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
 17 HUDSON STREET
 SOMERVILLE, MA

CLIENT
NAD

ARCHITECT

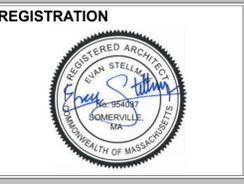


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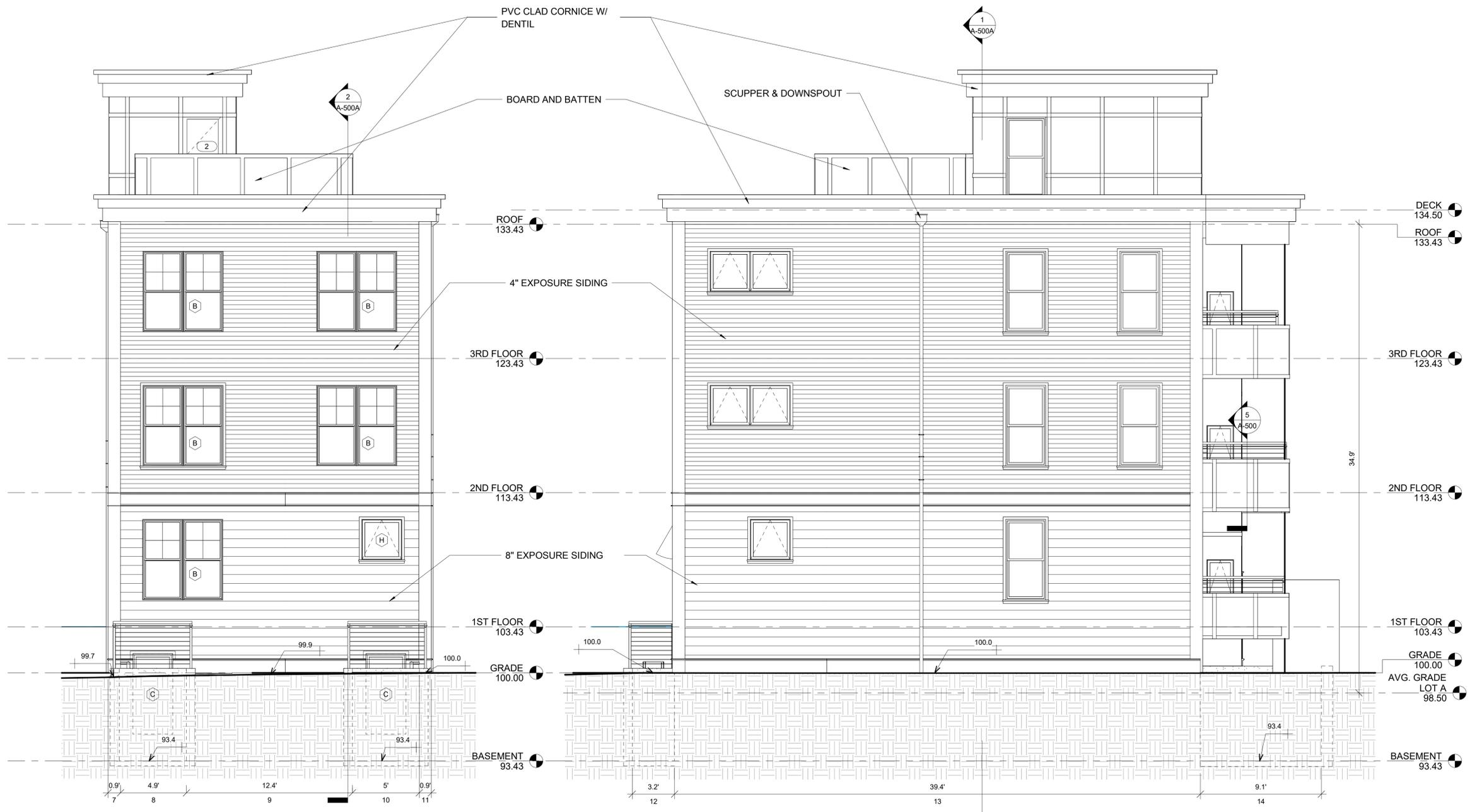
REVISIONS

No.	Description	Date

REAR & LEFT ELEVATIONS (LOT A)

A-301A

17 HUDSON DEVELOPMENT



1 REAR ELEVATION LOT A
 1/4" = 1'-0"

2 LEFT ELEVATION LOT A
 1/4" = 1'-0"

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PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET
SOMERVILLE, MA

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17 IVALOO STREET SUITE 400
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Checked by
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REVISIONS

No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

17 HUDSON DEVELOPMENT

LOT A
±3,113 SF
MAX LOT COVERAGE: 60% (1,867 SF)
PROPOSED LOT COVERAGE: 59.4% (1,852 SF)

LOT B
±3,372 SF
MAX LOT COVERAGE: 60% (2,032 SF)
PROPOSED LOT COVERAGE: 57.8% (1,951 SF)

3.1.12.F: A THREE FOOT WIDE PAVED WALKWAY CAPABLE OF ALLOWING AN AMBULANCE COT TO BE WHEELED TO AND FROM THE BACKYARD COTTAGE IS REQUIRED



EXISTING STRUCTURE



SITE: NR



TRANSIT WALKSHED: 1/2 MILE

ZONING DIMENSIONAL TABLE

ZONE	ALLOWED / REQUIRED	PROPOSED (LOT B)	COMPLIANCE
NR ZONE			
BUILDING TYPE	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	COMPLIES
LOT SIZE		3,372 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
FRONT DRIVEWAY ACCESS	36 FT	39'	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60%	51.2% SHOWN	COMPLIES
GREEN SCORE			
MINIMUM	0.35		REFER TO LANDSCAPE PLANS
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	10'3"	COMPLIES
SIDE SETBACK (MIN.)			
FRONT DRIVEWAY ACCESS	3' MIN	9'-4" (LEFT) 3' 4" (RIGHT)	COMPLIES COMPLIES
SUM OF SIDE SETBACK (MIN.)			
FRONT DRIVEWAY ACCESS	12'	12'-8"	COMPLIES
REAR SETBACK (MIN.)	20'	28'-2"	COMPLIES
BUILDING SEPERATION (MIN.)	10'	N/A	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	70'	COMPLIES
3.1.18.E.I: MOTOR VEHICLE PARKING WITHIN THE DRIVE AISLE OF A DRIVEWAY IS EXEMPT FROM THE PARKING SETBACK FOR EACH BUILDING TYPE			
MAIN MASSING			
FAÇADE BUILD OUT (MIN.)	50%	50.3%	COMPLIES
WIDTH (MIN./ MAX.)	24 FT / 30 FT	26'-5"	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	48'	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	3.5'	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	10'	COMPLIES
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FAÇADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	32.3%	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	31.5% SECOND 29.7% THIRD	COMPLIES
USE & OCCUPANCY			
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS (WITHIN A TRANSIT WALKSHED)			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG-TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	NONE	1 SPACE	COMPLIES

NOTE:	SITE PLAN LEGEND	LOT B
THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS INFORMATION WAS DEVELOPED USING PUBLICLY AVAILABLE INFORMATION. A LICENSED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. THIS ZONING CODE ANALYSIS IS A SUMMARY OF THE REQUIREMENTS OF THE CITY OF SOMERVILLE ZONING CODE FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.	 PROPOSED FOOTPRINT	1295 SF
	 PAVERS (33% RUNOFF COEFFICIENT)	186 SF (564 SF @ 33% RC)
	 PORCHES	139 SF
	 AREAWAYS	89 SF
	 IMPERVIOUS	18 SF
	 CRUSHED STONE (PERVIOUS)	0 SF (380 SF @ 0% RC)
	 LANDSCAPE	939 SF
	 REQUIRED SETBACKS (MAIN BLDG)	1,727 TOTAL / 3,372 SF LOT= 51.2% GROUND COVERAGE
	 REQUIRED SETBACKS (B.Y. COTTAGE)	
	 REQUIRED BLDG SEP	

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
**17 HUDSON STREET
SOMERVILLE, MA**

CLIENT
NAD

ARCHITECT



KDI ARCHITECTURE

Khalsa Design, Inc.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION



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Drawn by: ES/RR
Checked by: ES
Scale: As indicated

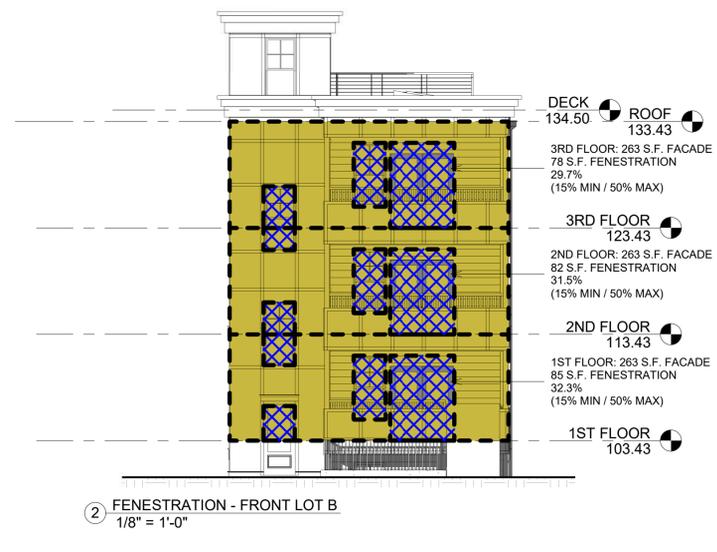
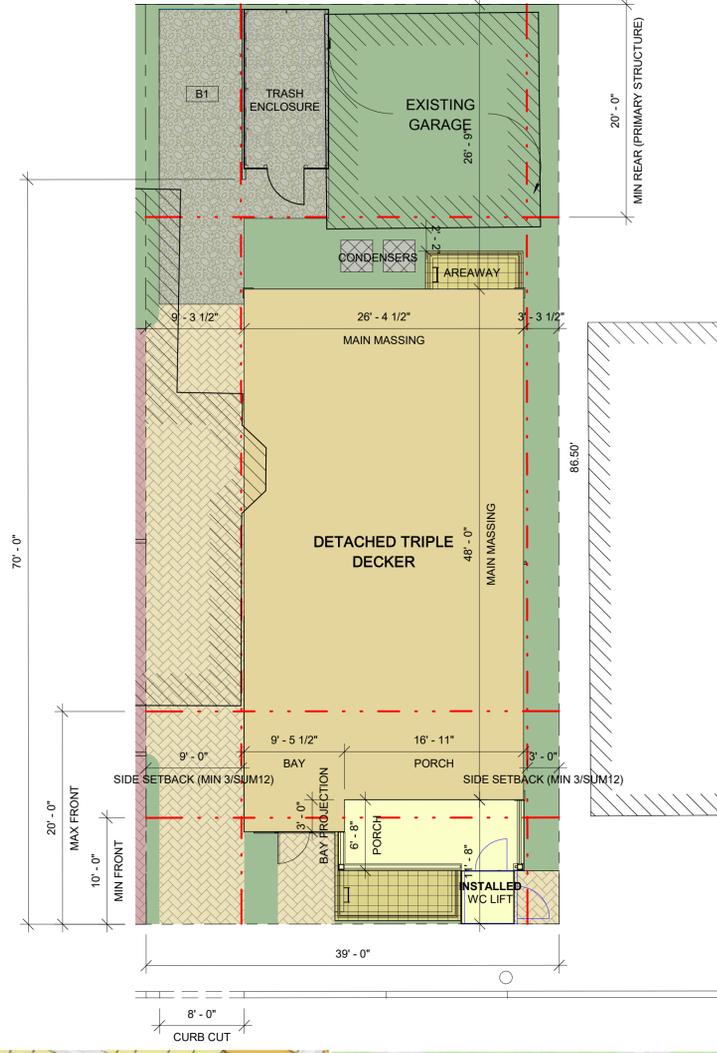
REVISIONS

No.	Description	Date

ARCHITECTURAL SITE PLAN (LOT B)

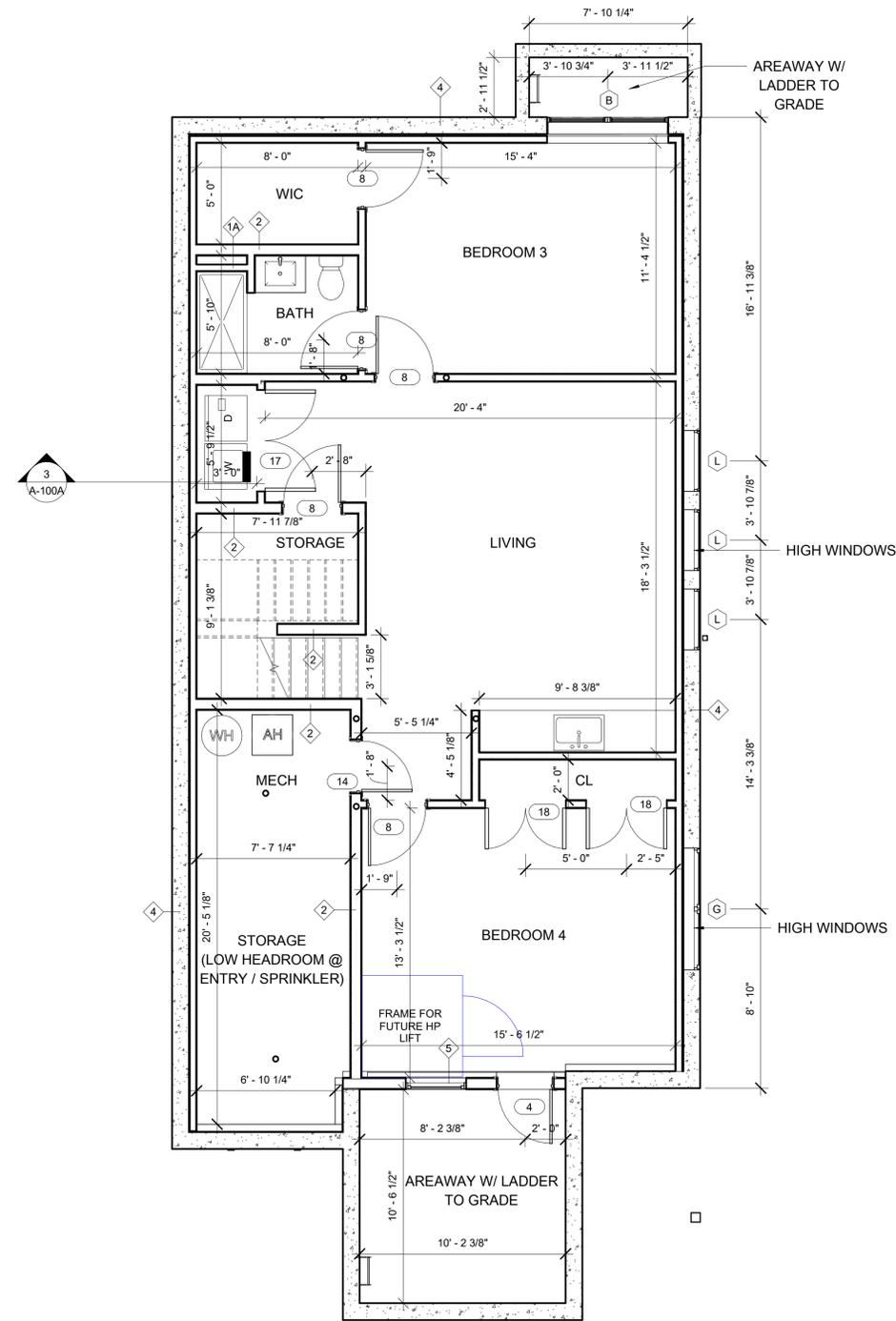
A-021B

17 HUDSON DEVELOPMENT

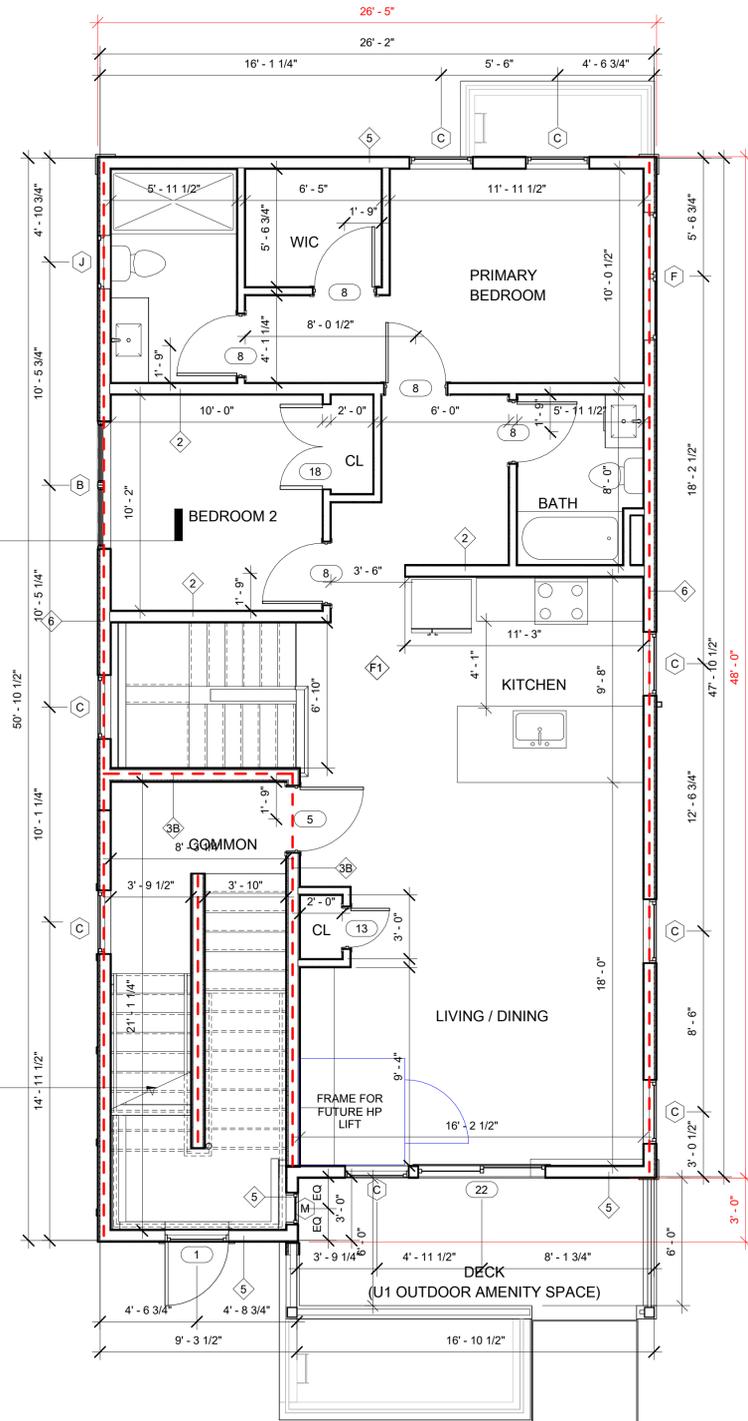


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NOTE: REFER TO FOUNDATION PLAN FOR ALL EXTERIOR FOUNDATION DIMENSIONS



1 BASEMENT - LOT B
1/4" = 1'-0"



2 1ST FLOOR - LOT B
1/4" = 1'-0"

LEGEND



GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
6. SEE A-910 FOR PARTITION TYPES.
7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD. TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.
15. ZONING DIMENSIONS (MEASURED TO FACE OF CLADDING) ARE SHOWN IN RED

GENERAL GROUP 1 BATHROOM NOTES

1. WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE TOILET. UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE WHEN THE TOILET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE TOILET SHALL BE EXTENDED 6" BEYOND THE WIDEST PART OF THE TOILET
2. ALL TUB & SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB.
3. SEE SHEET A-021 FOR ADDITIONAL AAB GROUP 1 REQUIREMENTS
4. ALL INTERIOR FINISHES TBD BY OWNER

GENERAL GROUP 1 KITCHEN NOTES

1. GC TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. SUBMIT SHOP DRAWINGS AND FULL SIZE SAMPLES FOR ALL CABINETS, TRIM, HARDWARE, COUNTERTOPS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER. GC TO COORDINATE ALL MECHANICAL SYSTEMS WITH MILLWORK. PROVIDE ALL BLOCKING AS REQUIRED AND CAULK ALL GAPS AS REQUIRED BY ARCHITECT.
2. KITCHEN AND BATHROOM FINISH SPECIFICATIONS TO COMPLY WITH 780 CMR TABLE 803.4.
3. GC TO PROVIDE RECESSED TASK LIGHTING UNDER ALL KITCHEN WALL CABINETS.
4. WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42 INCHES TO 54 INCHES FROM THE FLOOR TO THE BOTTOM OF THE INSIDE OF THE CABINET. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING.
5. EACH BASE CABINET SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE KNEE SPACE FOR PERSONS USING WHEELCHAIRS. (APPLICABLE TO KITCHENS IN GROUND FLOOR UNITS.)
6. WALL BOARD BEHIND SINK AREA TO BE MOISTURE RETARDANT.

PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET
SOMERVILLE, MA

CLIENT

NAD

ARCHITECT



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KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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REGISTRATION



Project number	21074
Date	01/12/2026
Drawn by	RR
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Scale	1/4" = 1'-0"

REVISIONS

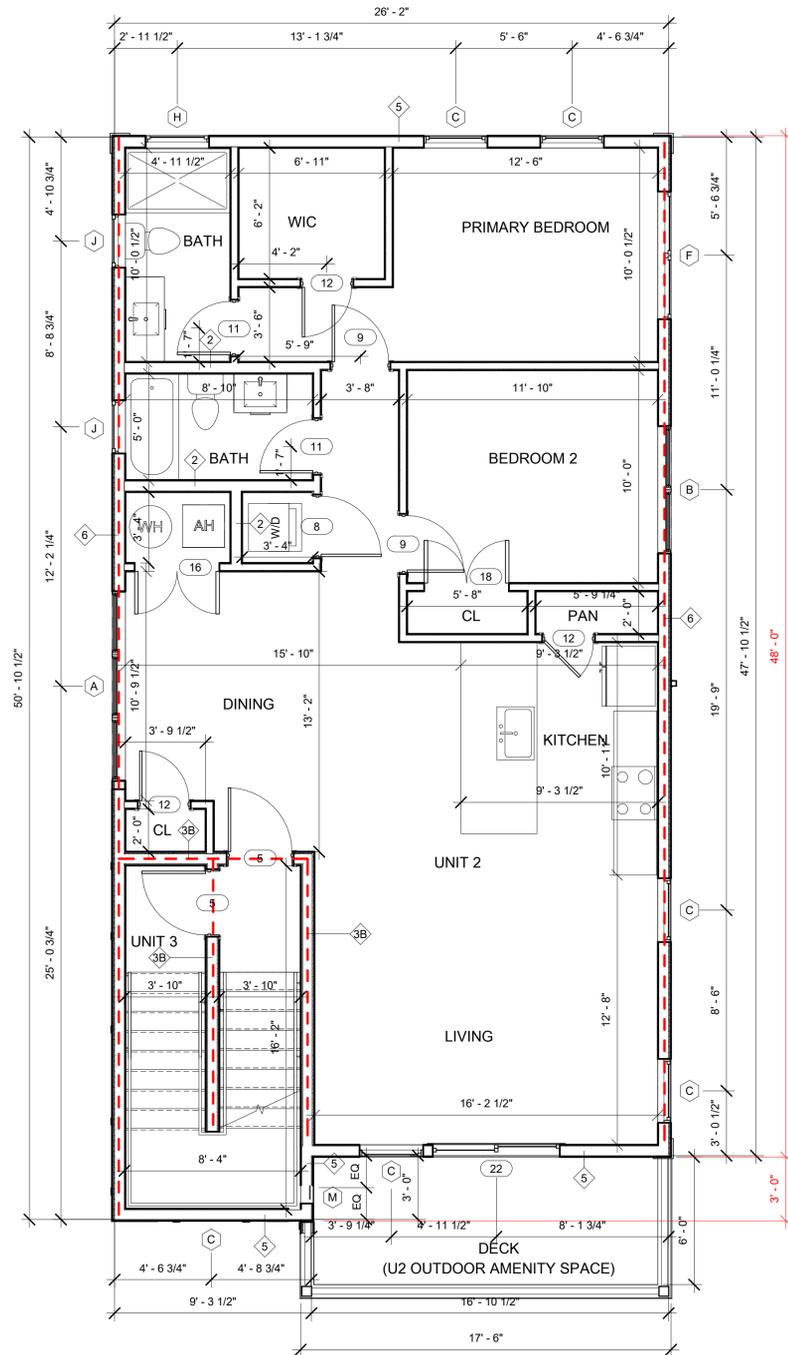
No.	Description	Date

BASEMENT & FIRST FLOOR PLAN (LOT B)

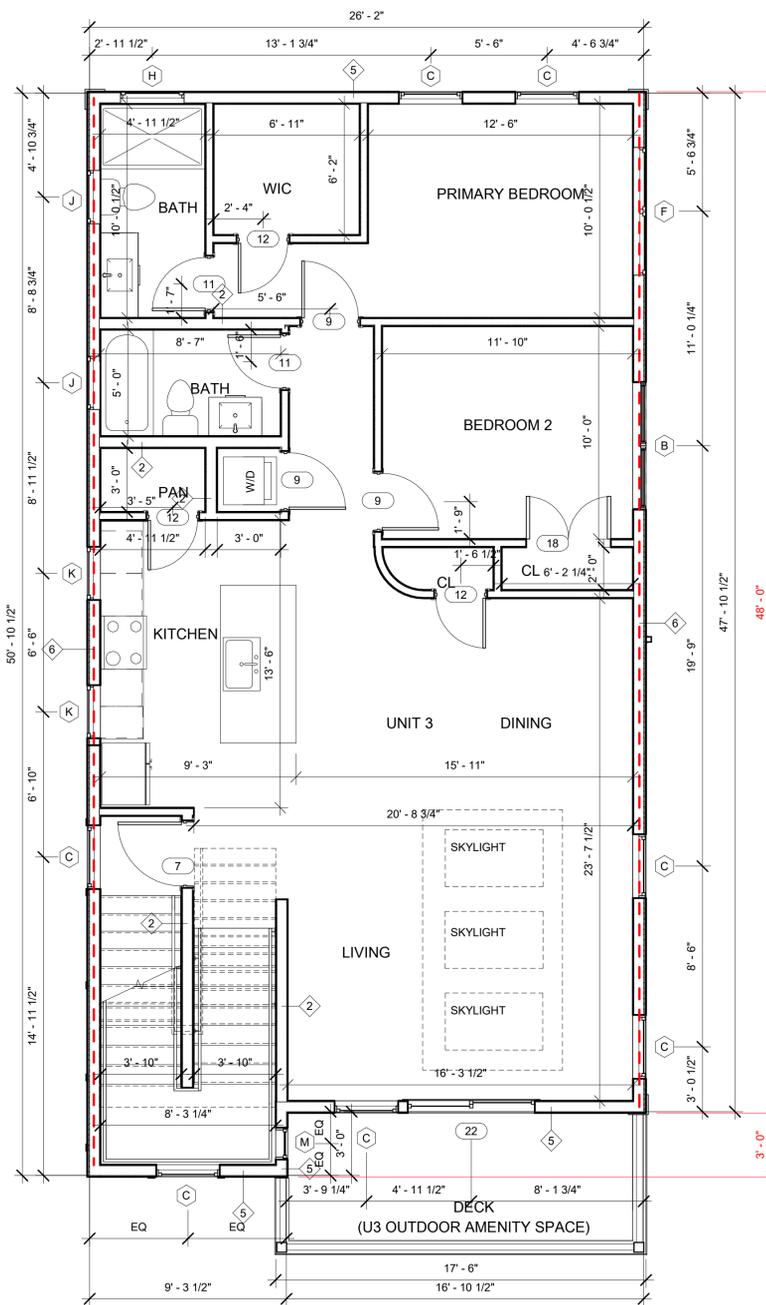
A-101B

17 HUDSON DEVELOPMENT

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1 2ND FLOOR - LOT B
1/4" = 1'-0"



2 3RD FLOOR - LOT B
1/4" = 1'-0"

LEGEND

- NEW WALL —(X)— WINDOW TYPE
- (X)— WALL TYPE —(X)— DOOR TYPE



GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1".
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PROJECT NAME

17 HUDSON DEVELOPMENT

PROJECT ADDRESS

17 HUDSON STREET
SOMERVILLE, MA

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NAD

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SECOND & THIRD FLOOR PLAN (LOT B)

A-102B

17 HUDSON DEVELOPMENT

LOT B - PRIMARY BUILDING			
Reference Number	Length (ft)	Grade (ft)	Length X Grade
1	9.4	100	940.0
2	16	93.4	1494.4
3	0.8	100	80.0
4	26.9	99.8	2684.6
5	27.2	99.4	2703.7
6	0.7	99.5	69.7
7	7.9	93.4	737.9
8	17.7	99.5	1761.2
9	30.6	99.7	3050.8
10	20.4	100	2040.0
Total	157.6		15562.2
Average Grade		98.7	Feet

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
 17 HUDSON STREET
 SOMERVILLE, MA

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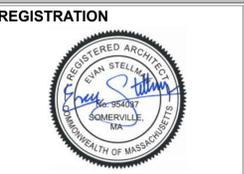
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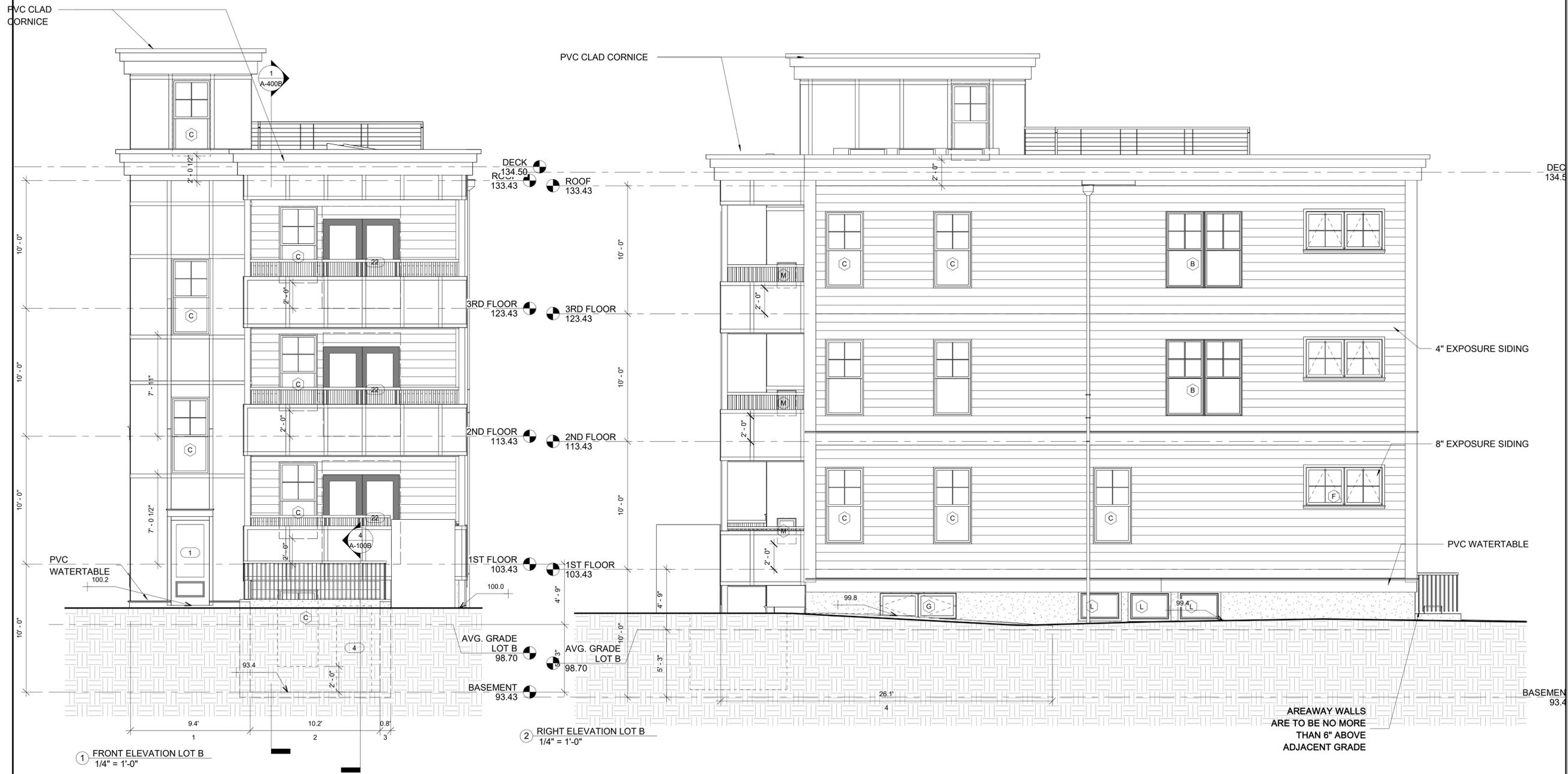
REVISIONS

No.	Description	Date

FRONT & RIGHT ELEVATIONS (LOT B)

A-300B

17 HUDSON DEVELOPMENT



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LOT B - PRIMARY BUILDING			
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5	27.2	99.4	2703.7
6	0.7	99.5	69.7
7	7.9	93.4	737.9
8	17.7	99.5	1761.2
9	30.6	99.7	3050.8
10	20.4	100	2040.0
Total	157.6		15562.2
Average Grade			98.7 Feet

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
 17 HUDSON STREET
 SOMERVILLE, MA

CLIENT
NAD

ARCHITECT

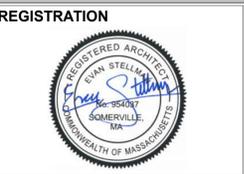


ARCHITECTURE
 KHALSA DESIGN, INC.
 17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number 21074
 Date 01/12/2026
 Drawn by Author
 Checked by Checker
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

REAR & LEFT ELEVATIONS (LOT B)

A-301B

17 HUDSON DEVELOPMENT



① REAR ELEVATION LOT B
 1/4" = 1'-0"

② LEFT ELEVATION LOT B
 1/4" = 1'-0"

AREAWAY WALLS ARE TO BE NO MORE THAN 6" ABOVE ADJACENT GRADE; PROVIDE 42" FALL PROTECTION @ PERIMETER OF AREAWAY & LADDER TO GRADE W/ GATE

LOT A - PRIMARY BUILDING			
Reference Number	Length (ft)	Grade (ft)	Length X Grade
1	2.1	100	210.0
2	12.6	93.4	1176.8
3	9.5	100	950.0
4	2.9	100	290.0
5	42.6	100	4260.0
6	3.7	99.3	367.4
7	0.8	99.7	79.8
8	5	93.4	467.0
9	12.4	99.9	1238.8
10	5	93.4	467.0
11	0.9	100	90.0
12	3.2	100	320.0
13	38.7	100	3870.0
14	9.7	93.4	906.0
Total	149.1		14692.8
Average Grade			98.5 Feet

PROJECT NAME
17 HUDSON DEVELOPMENT

PROJECT ADDRESS
 17 HUDSON STREET
 SOMERVILLE, MA

CLIENT
NAD

ARCHITECT

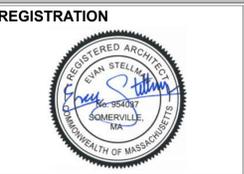


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REGISTRATION

Project number 21074
 Date 01/21/2026
 Drawn by RR
 Checked by ES
 Scale 1/4" = 1'-0"

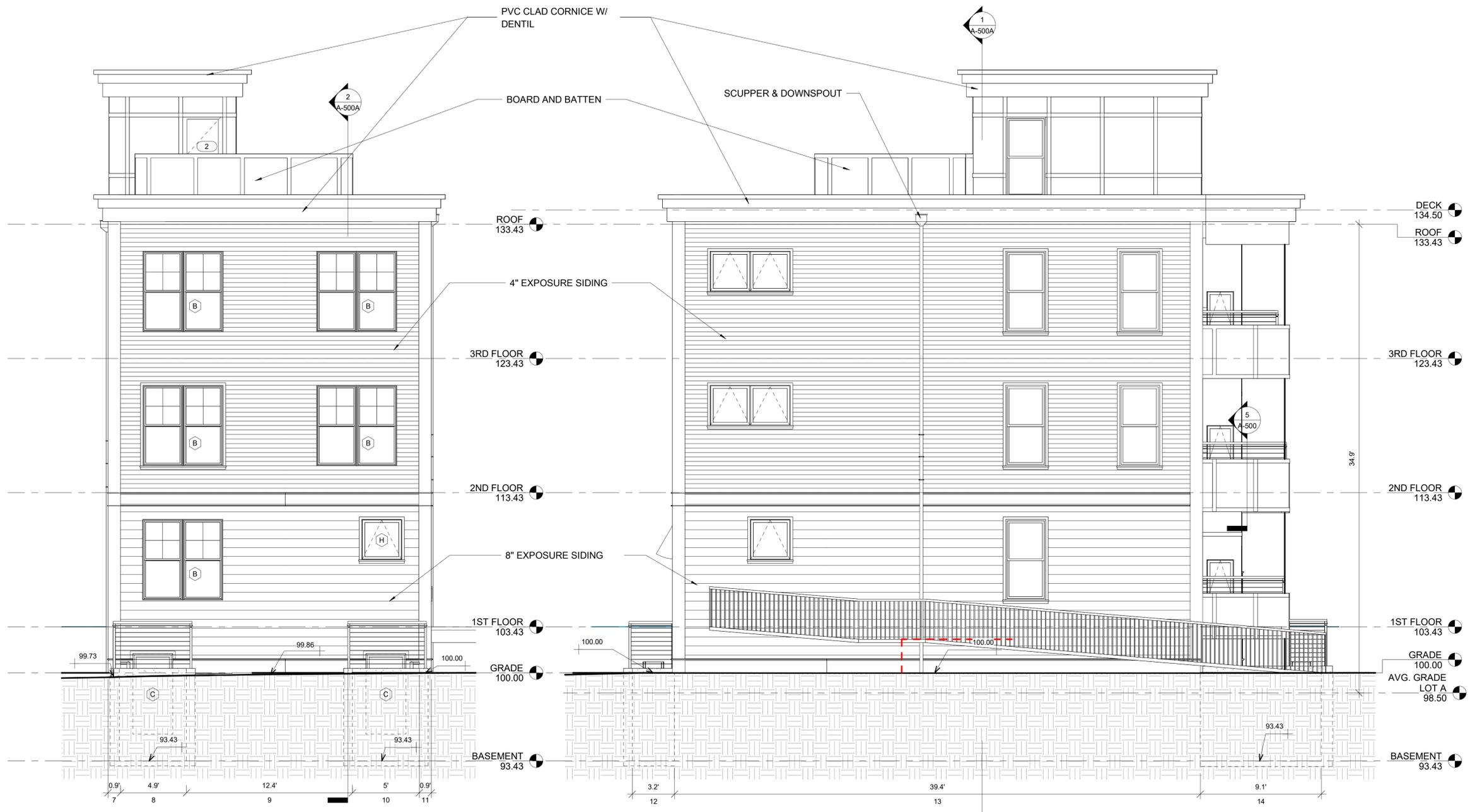
REVISIONS

No.	Description	Date

REAR & LEFT ELEVATIONS (LOT A)

A-301A

17 HUDSON DEVELOPMENT



1 REAR ELEVATION LOT A
 1/4" = 1'-0"

2 LEFT ELEVATION LOT A
 1/4" = 1'-0"

I:\TKG-NAS\1522\Draw\2424074_North America Dev_17 Hudson St_Somerville\03_DRAWINGS\00_ARCH\103_CD\24074-17 Hudson St_SSD\UPD\A-301A.dwg 1/21/2026 2:55:29 PM