



CITY OF SOMERVILLE
ZBA SUBMISSION
3-19-2026

BROADWAY HOTEL

PROJECT ADDRESS:
1154 BROADWAY
SOMERVILLE, MASSACHUSETTS

CLIENT
1154 BROADWAY REALTY TRUST
ADDRESS:
1274 BROADWAY
SOMERVILLE, MA 02144

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

CIVIL
MILLENIUM ENGINEERING
ADDRESS:
62 ELM STREET
SALISBURY, MA 01952

LANDSCAPE
VERDANT LANDSCAPE ARCHITECTURE
ADDRESS:
318 HARVARD STREET
BROOKLINE, MA 02446

PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE. MA

CLIENT

BINOJ PRADHAN

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 25027
Date 05/29/25
Drawn by WC
Checked by WC
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Cover Sheet

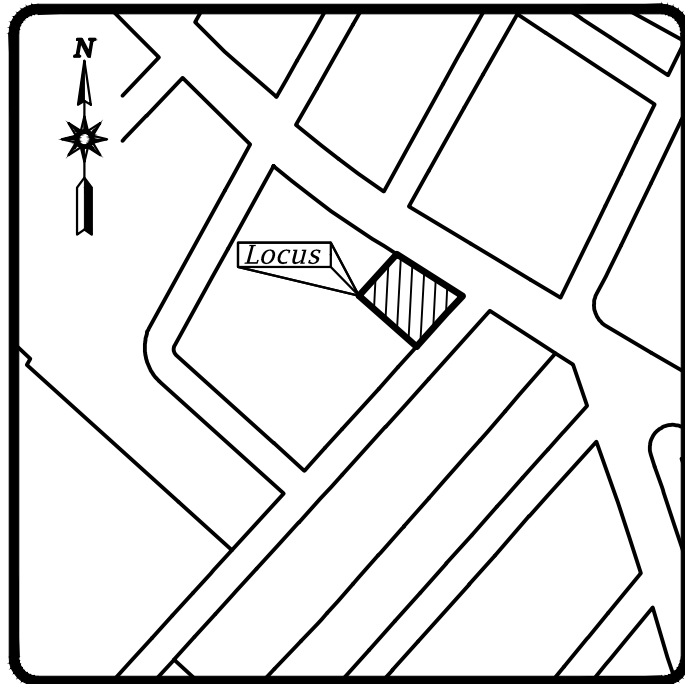
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BROADWAY HOTEL

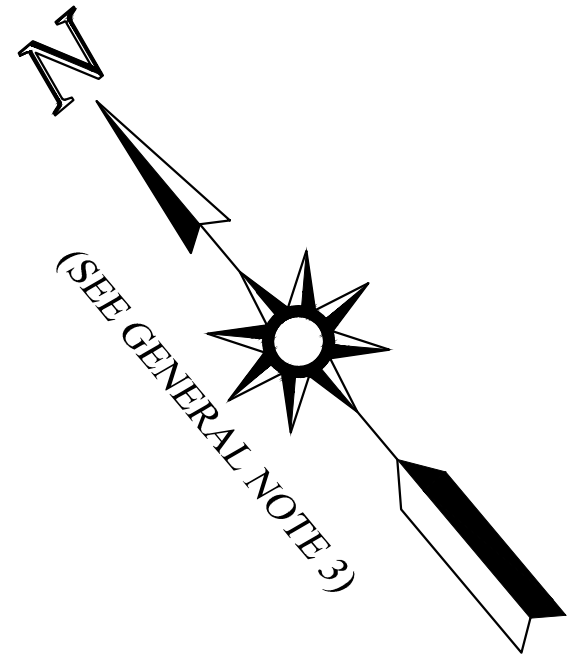
LOCUS PLAN



Architectural Drawing List			
Discipline	Sheet Number	Sheet Name	Sheet Issue Date
0-Cover	A-0	Cover Sheet	5/13/25
1-Civil	C-1	Existing Conditions Plan	05/16/18
1-Civil	L-1	Illustrative Landscape	08/17/18
2-Architectural	A-010	Existing Conditions	5/13/25
2-Architectural	A-020	Site Plan	5/13/25
2-Architectural	A-100	Garage and First Floor	5/13/25
2-Architectural	A-101	Second Floor & Typical (3.5 & 7) Plans	5/13/25
2-Architectural	A-102	Typical (4 & 6) Plans & 8th Floor Plan	5/13/25
2-Architectural	A-300	Elevations	5/13/25
2-Architectural	A-301	Elevations	5/13/25
2-Architectural	AV	Perspectives	5/13/25
2-Architectural	AV-1	Rendering - Broadway Facade	5/13/25
2-Architectural	AV-2	Rendering - Broadway Approaching	5/13/25
2-Architectural	AV-3	Broadway View Looking West	5/13/25
2-Architectural	AV-4	Rendering - Curtis St. View	5/13/25
2-Architectural	AV-5	Rendering - Roof Deck View	5/13/25
2-Architectural	AV-6	Neighborhood Context	5/13/25
2-Architectural	AV-10	Shadow Study - Summer/Fall	5/13/25
2-Architectural	AV-11	Shadow Study - Winter/Spring	5/13/25



Locus Map
(NOT TO SCALE)

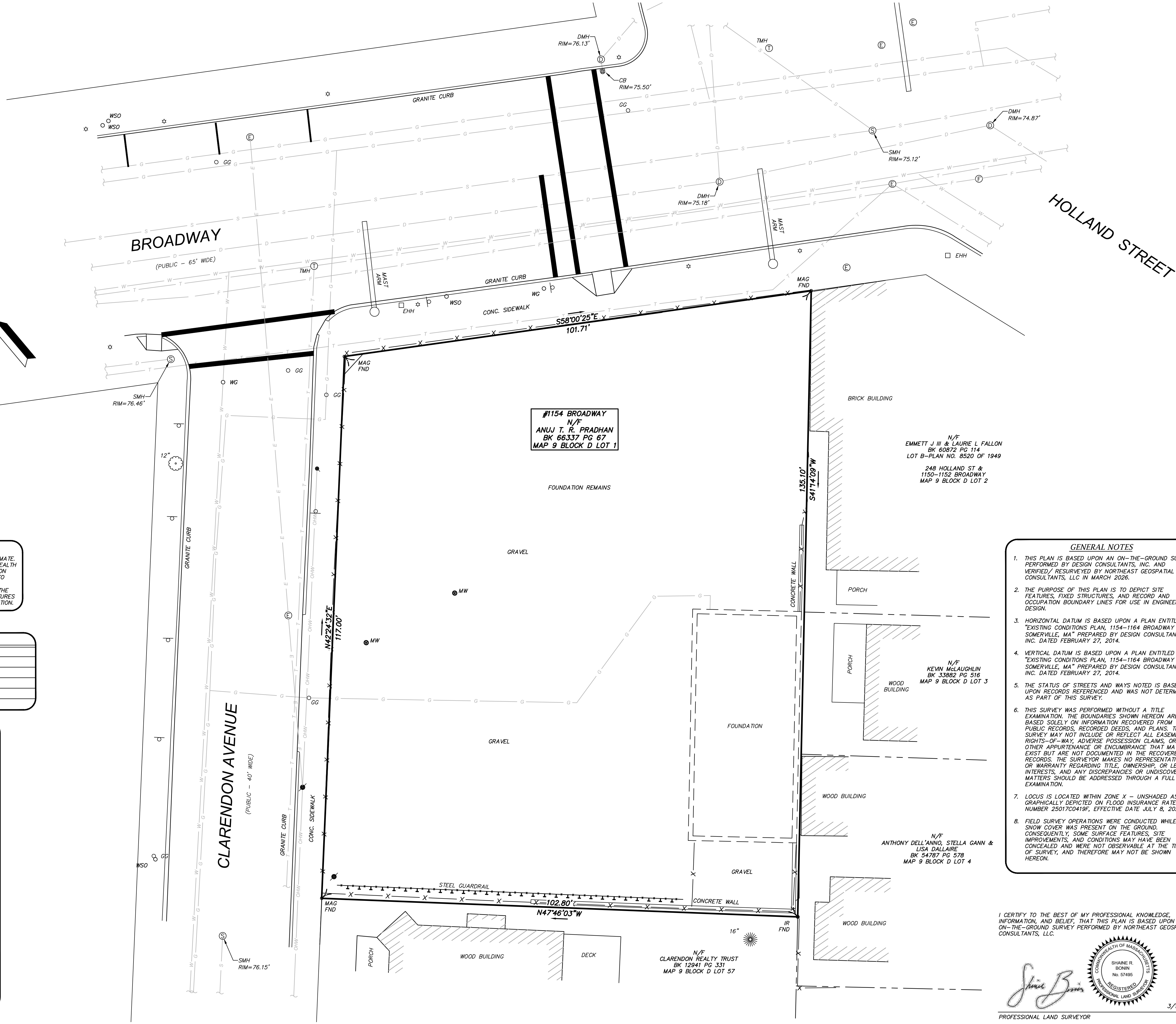


(SEE GENERAL NOTE 3)

UTILITY NOTE
EXISTING UTILITIES, SHOWN HEREON, ARE APPROXIMATE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

PARCEL REFERENCE	
RECORD OWNER:	ANUJ T. R. PRADHAN
ADDRESS:	1154 BROADWAY
DEED REFERENCE:	DB 66337, PG 67
PLAN REFERENCE:	PB 21, PG 41
PARCEL ID:	9-D-1
LOT AREA:	12,795±SQ.FT.(0.294±AC.)(TOTAL)

LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	FIRE ALARM
	GAS GATE
	GAS METER
	ELECTRIC HANDHOLE
	LIGHT POLE
	MANHOLE (UNKNOWN TYPE)
	SEWER MANHOLE
	SIGN (SINGLE POST)
	UTILITY POLE
	UTILITY POLE W/LIGHT
	WATER GATE
	WATER SHUTOFF
	DRAIN PIPE
	GAS PIPE
	ELECTRIC LINE
	OVERHEAD WIRE
	ROOF DRAIN
	SEWER PIPE
	TELEPHONE CONDUIT
	WATER PIPE
	CHAINLINK FENCE
	CONIFEROUS TREE
	DECIDUOUS TREE



- GENERAL NOTES**
- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY DESIGN CONSULTANTS, INC. AND VERIFIED/ RESURVEYED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC IN MARCH 2026.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT SITE FEATURES, FIXED STRUCTURES, AND RECORD AND OCCUPATION BOUNDARY LINES FOR USE IN ENGINEERING DESIGN.
 - HORIZONTAL DATUM IS BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN, 1154-1164 BROADWAY SOMERVILLE, MA" PREPARED BY DESIGN CONSULTANTS, INC. DATED FEBRUARY 27, 2014.
 - VERTICAL DATUM IS BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN, 1154-1164 BROADWAY SOMERVILLE, MA" PREPARED BY DESIGN CONSULTANTS, INC. DATED FEBRUARY 27, 2014.
 - THE STATUS OF STREETS AND WAYS NOTED IS BASED UPON RECORDS REFERENCED AND WAS NOT DETERMINED AS PART OF THIS SURVEY.
 - THIS SURVEY WAS PERFORMED WITHOUT A TITLE EXAMINATION. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON INFORMATION RECOVERED FROM PUBLIC RECORDS, RECORDED DEEDS, AND PLANS. THIS SURVEY MAY NOT INCLUDE OR REFLECT ALL EASEMENTS, RIGHTS-OF-WAY, ADVERSE POSSESSION CLAIMS, OR ANY OTHER APPURTENANCE OR ENCUMBRANCE THAT MAY EXIST BUT ARE NOT DOCUMENTED IN THE RECOVERED RECORDS. THE SURVEYOR MAKES NO REPRESENTATION OR WARRANTY REGARDING TITLE, OWNERSHIP, OR LEGAL INTERESTS, AND ANY DISCREPANCIES OR UNDISCOVERED MATTERS SHOULD BE ADDRESSED THROUGH A FULL TITLE EXAMINATION.
 - LOCUS IS LOCATED WITHIN ZONE X - UNSHADED AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 25017C0419F, EFFECTIVE DATE JULY 8, 2025.
 - FIELD SURVEY OPERATIONS WERE CONDUCTED WHILE SHOW COVER WAS PRESENT ON THE GROUND. CONSEQUENTLY, SOME DISCREPANCIES, SITE IMPROVEMENTS, AND CONDITIONS MAY HAVE BEEN CONCEALED AND WERE NOT OBSERVABLE AT THE TIME OF SURVEY, AND THEREFORE MAY NOT BE SHOWN HEREON.

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC.

Shane R. Bonin
PROFESSIONAL LAND SURVEYOR

3/16/2026
DATE

EXISTING
CONDITIONS PLAN

1154 BROADWAY
IN
SOMERVILLE
MASSACHUSETTS
(MIDDLESEX COUNTY)

MARCH 16, 2026

Prepared For:

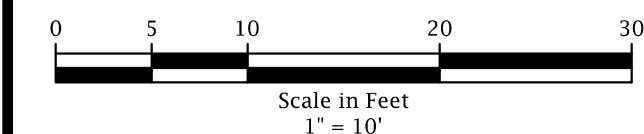
1154 BROADWAY REALTY TRUST
8 CURTIS STREET,
SOMERVILLE, MA 02144

NORTHEAST GEOSPATIAL
CONSULTANTS

LAND SURVEYING | REMOTE SENSING
278 Shawheen Avenue, Wilmington, MA 01887
617.453.8234
www.northeastgeospatial.com

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Graphic Scale:



Project No.:	1-5234-00
Prepared By:	E. Trinh, D. Benson, S. Bonin
Checked By:	S. Bonin
Sheet No.:	

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE
DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
3. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
10. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET ADA AND MASAAB STANDARDS. FIELD ADJUSTMENTS MAY BE NECESSARY TO SATISFY COMPLIANCE. CONTRACTOR IS TO NOTIFY ENGINEER IF STANDARDS CANNOT BE MET.

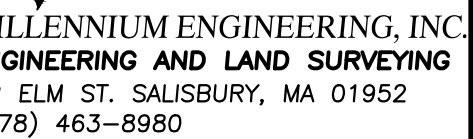
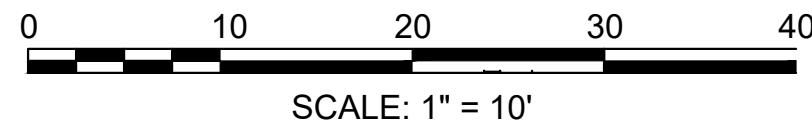
EXISTING CONDITIONS - 1154 BROADWAY, SOMERVILLE, MA 02144
PREPARED BY DESIGN CONSULTANTS, INC. DATED FEBRUARY 27, 2014

WATER: DOMESTIC: 4" CEMENT LINED DUCTILE IRON CLASS 52
FIRE: CEMENT LINED DUCTILE IRON CLASS 52. REFER TO PLUMBING FOR SIZE

EXISTING:

PROPOSED:

WV	● WV.G.	WATER GATE
G.G.		GAS GATE
		TEST PIT
—		STOCKADE
—S—		SEWER LINE
—GAS—		GAS LINE
—DOM—		DOMESTIC WATER LINE
—FIRE—		FIRE SUPPRESSION LINE
—ETC—		ELECTRIC, TEL. & CABLE LINE
—D—		DRAIN LINE
+ 16.38		SPOT GRADE
—32—		CONTOUR
T.C.B.		TOP OF CURB, BOTTOM OF CURB
T.W.B.W		TOP OF WALL, BOTTOM OF WALL
INSP		INSPECTION PORT
● CO		CLEAN OUT



54 BROADWAY REALTY TRUST
74 BROADWAY APT 2
DORCHESTER, MA 02143



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

PROJECT INFO

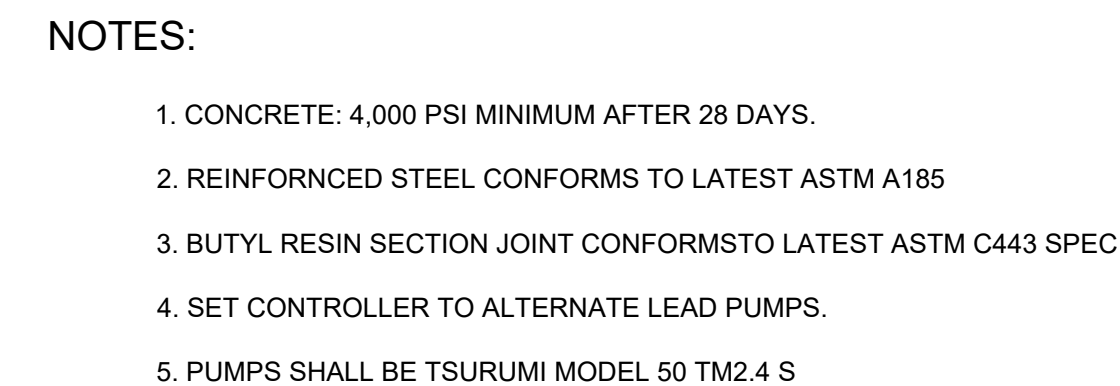
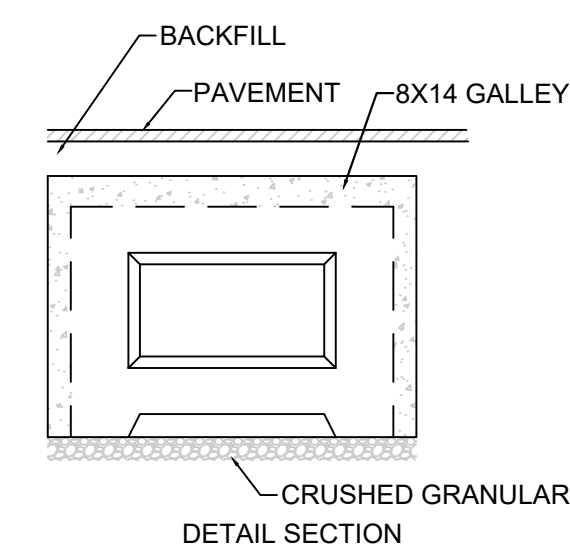
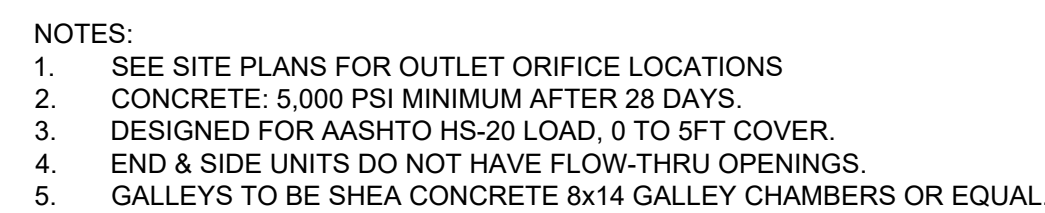
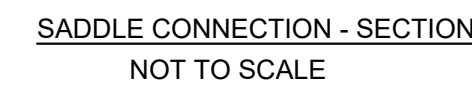
NO	DESCRIPTION	DATE
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SITE PLAN

C1.1

SCALE: 1" = 10'





- 1 CEMENT CONCRETE SIDEWALK
NOT TO SCALE



- ### 3 BITUMINOUS CONCRETE PAVEMENT



LEGEND:

LSL = LEFT SIDE FRONT TRANSITION LENGTH
RSL = RIGHT SIDE FRONT TRANSITION LENGTH
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$



SECTION

- NOTES**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. SILT/SOXX™ COMPOST/JSOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILTSOXX™



CONSTRUCTION SPECIFICATIONS
STONE SIZE - SEE GRADATION TABLE

LENGTH - 25 FOOT MINIMUM.
THICKNESS - SIX (6) INCHES (MINIMUM).
WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5



DEVELOPER:
1154 BROADWAY REALTY TRUST
1274 BROADWAY APT 2
SOMERVILLE, MA 02143

ARCHITECT:



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

PROJECT NAME

BROADWAY HOTEL

1154 BROADWAY

SOMERVILLE, MA

PROJECT INFO

[illegible]

REV	DESCRIPTION	DATE
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CIVIL DETAILS

SHEET NAME:

C2.1

SHT NO:

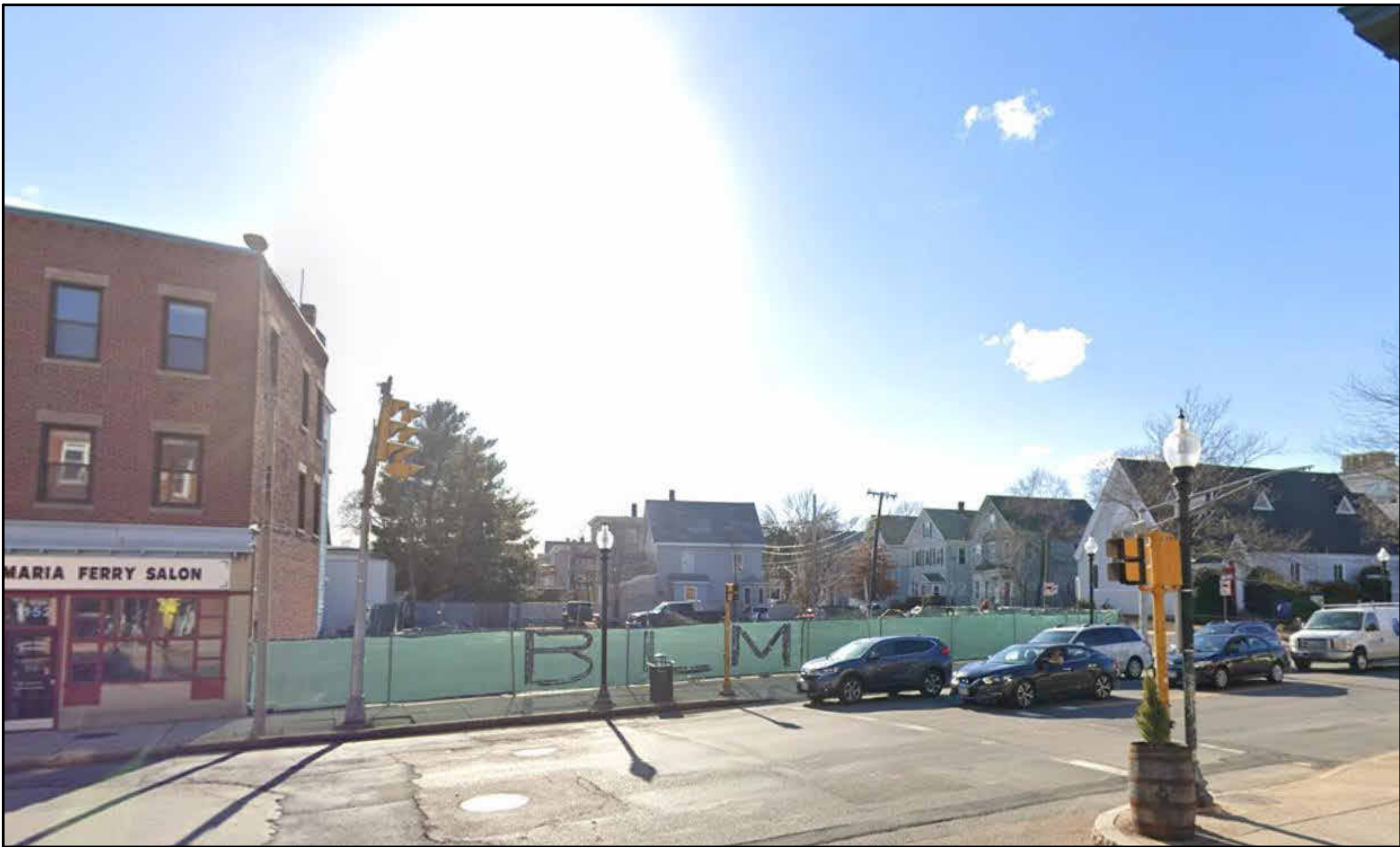
DR BY: SC

CHK BY: SS

PROJ NO: M254538

DATE: 3/01/2026

SCALE: NTS



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

ARCHITECT



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REGISTRATION



Project number 25027
Date 05/29/25
Drawn by Author
Checked by Checker
Scale

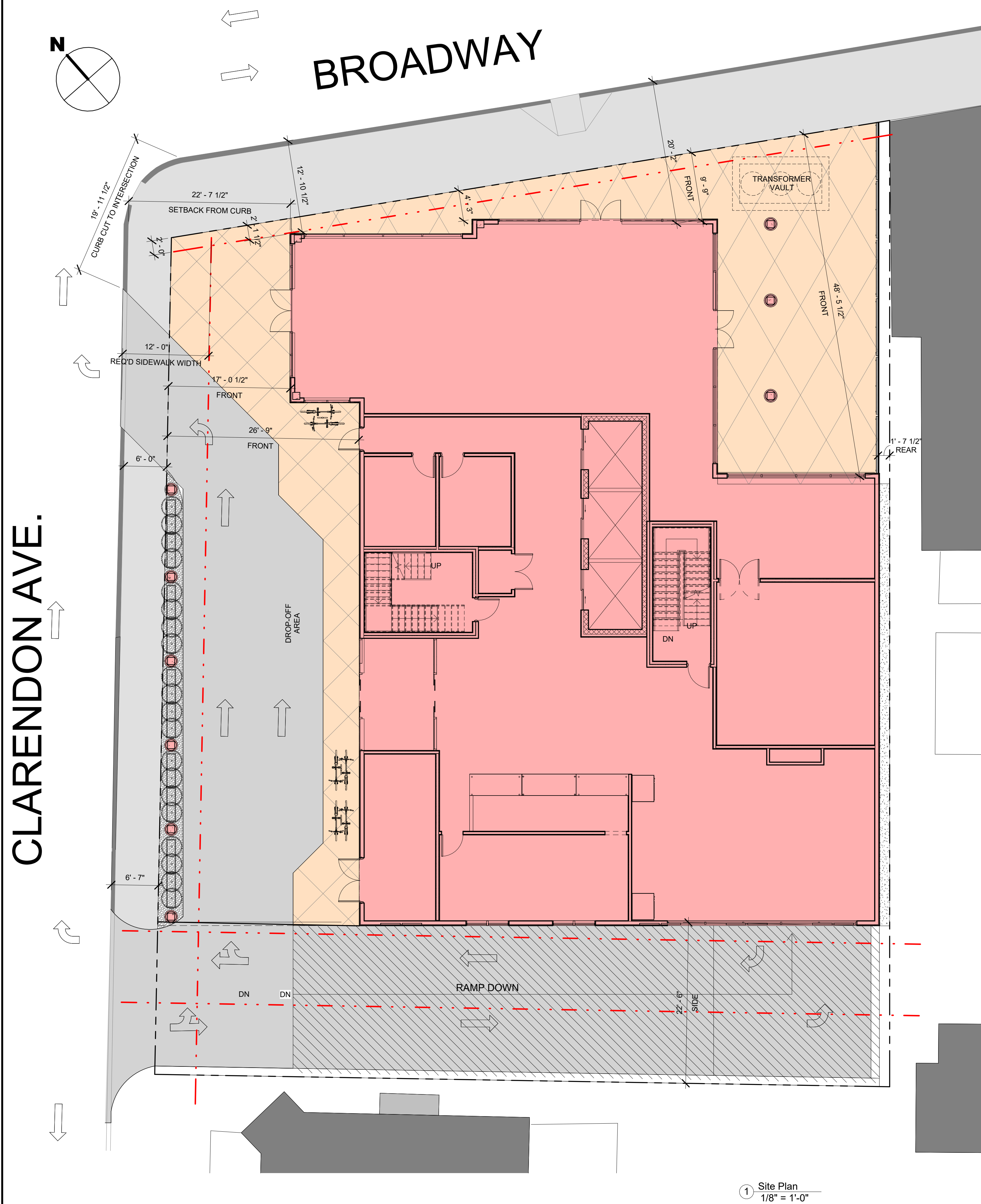
REVISIONS

No.	Description	Date

Existing
Conditions

A-010

BROADWAY HOTEL



ZONING TABLE	LOT SIZE: 12,799 SF ± ZONE: MR-4		ALLOWED / REQUIRED	EXISTING	PROPOSED SCHEME 3	COMPLIANCE SCHEME 3
	BUILDING TYPE		COMMERCIAL BUILDING	N/A	COMMERCIAL BUILDING	COMPLIES
	LOT DIMENSIONS					
	LOT WIDTH (MIN.)		30 FT	85.4'±	85.4'±	COMPLIES
	LOT DEVELOPMENT					
	LOT COVERAGE (MAX.)		90% / 11,519 SF	N/A	68% / 8,759 SF	COMPLIES
	GREEN SCORE **					
	MINIMUM		0.25		0.156	RELIEF NEEDED
	IDEAL		0.30			
	OPEN SPACE (MIN.)		15% / 1,919 SF	N/A	32% / 4,040 SF	COMPLIES
	BUILDING SETBACKS					
	CURB SETBACK (MIN.) (BROADWAY)		12 FT	N/A	VARIABLE (12'-10"-20'-2") (BROADWAY)	COMPLIES
	SIDEWALK WIDTH		12 FT	N/A	VARIABLE (6'-0"-22'-7") (CLARENDON)	RELIEF NEEDED
	PRIMARY FRONT (MIN. / MAX.)		2 FT / 15 FT	N/A	VARIABLE (2'-1"-9'-9")	COMPLIES
	SECONDARY FRONT (MIN. / MAX.)		2 FT / 15 FT	N/A	VARIABLE (26'-9" - 0'-0")	RELIEF NEEDED
	SIDE SETBACK (MIN.)*					
	ABUTTING NR (1ST-3RD)		10 FT	N/A	1'-7-1/2"	COMPLIES
	REAR SETBACK (MIN.)*					
	1ST-3RD ABUTTING NON-NR OR LHD		20 FT	N/A	20'-0"	COMPLIES
	1ST-4TH ABUTTING NR		20' (1ST-3RD) / 30' (4TH & ABOVE)	N/A	1'-7-1/2"	RELIEF NEEDED
	PARKING SETBACKS					
	PRIMARY FRONT SETBACK (MIN.)		30 FT	N/A	30.0'	COMPLIES
	SECONDARY FRONT SETBACK (MIN.)		10 FT	N/A	30.0'	COMPLIES
	MAIN MASSING					
	BUILDING WIDTH (MAX.)		200 FT	N/A	99'-8"	COMPLIES
	FACADE BUILD OUT (MIN.)					
	PRIMARY FRONT		80%	N/A	99%	COMPLIES
SECONDARY FRONT		65%	N/A	81%	COMPLIES	
FLOOR PLATE (MAX.)		15,000 SF	N/A	8,759 SF	COMPLIES	
MAIN MASSING						
GROUND STORY HEIGHT (MIN.)		14 FT		N/A	14'-0"	COMPLIES
UPPER STORY HEIGHT (MIN.)		10 FT		N/A	10'-0"	COMPLIES
NUMBER OF STORIES (MIN./MAX.)		3	4	N/A	8 STORIES	RELIEF NEEDED
BUILDING HEIGHT (MAX.)		55 FT		N/A	93'-0"	RELIEF NEEDED
ROOF TYPE		FLAT		N/A	FLAT	COMPLIES
FACADE COMPOSITION						
GROUND STORY FENEST.	PRIMARY FAC. (MIN)	70%		N/A	75%	COMPLIES
	SEC. FAC. (MIN/MAX)	15% / 70%		N/A	24%	COMPLIES
UPPER STORY FENESTRATION (MIN / MAX)		15% / 70%		N/A	24%	COMPLIES
BLANK WALL (MAX.)		20 FT		N/A	18'-2"	COMPLIES
USE & OCCUPANCY						
GROUND STORY ENTR. SPACE (MAX.)		30 FT		N/A	57'-0"	COMPLIES
COMMERCIAL SPACE DEPTH (MIN.)		30 FT		N/A	42'-0"	COMPLIES
ROOF MOUNTED MECHANICALS						
MECH. EQUIP. SCREENING HEIGHT (MAX)		10 FT		N/A	7'-0"	COMPLIES
DENSITY FACTOR (MIN.)						
LOT AREA > 5,000 SF		N/A		N/A	99 HOTEL ROOMS	COMPLIES
NET ZERO READY BLDG.		N/A				
OUTDOOR AMENITY SPACE (MIN.)		N/A		N/A	N/A	COMPLIES
REQUIRED ADU'S						
0 TO 3 UNITS		NONE		NONE	N/A	COMPLIES
4 OR MORE UNITS		20% OF DU			N/A	COMPLIES
PARKING REQUIREMENTS (OUTSIDE A TRANSIT ZONE)						
BIKE SHORT-TERM		0.05 / GUEST RM		N/A	5	COMPLIES
BIKE LONG -TERM		0.1/ GUEST RM		N/A	10	COMPLIES
PARKING (CARS)		NONE REQUIRED		N/A	35 SPACES PROVIDED VIA VALET CAR-LIFTS	COMPLIES
CURB CUTS ALONG STREET		1 CURB CUT		N/A	2 CUTS (CLARENDON)	RELIEF NEEDED
DEVELOPMENT REQUIREMENTS						
GROUND STORY ENTR. SPACE (MAX.)		30 FT		N/A	57'-0"	COMPLIES
DRIVEWAY LOCATED IN FRONTAGE AREA		NOT ALLOWED		N/A	CLARENDON AVE	RELIEF NEEDED
CURB CUT PROXIMITY TO INTERSECTION		100 FT (MIN)		N/A	19'-11-1/2"	RELIEF NEEDED

PROJECT NAME

BROADWAY HOTEL

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1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

ARCHITECT



KDI
ARCHITECTURE

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

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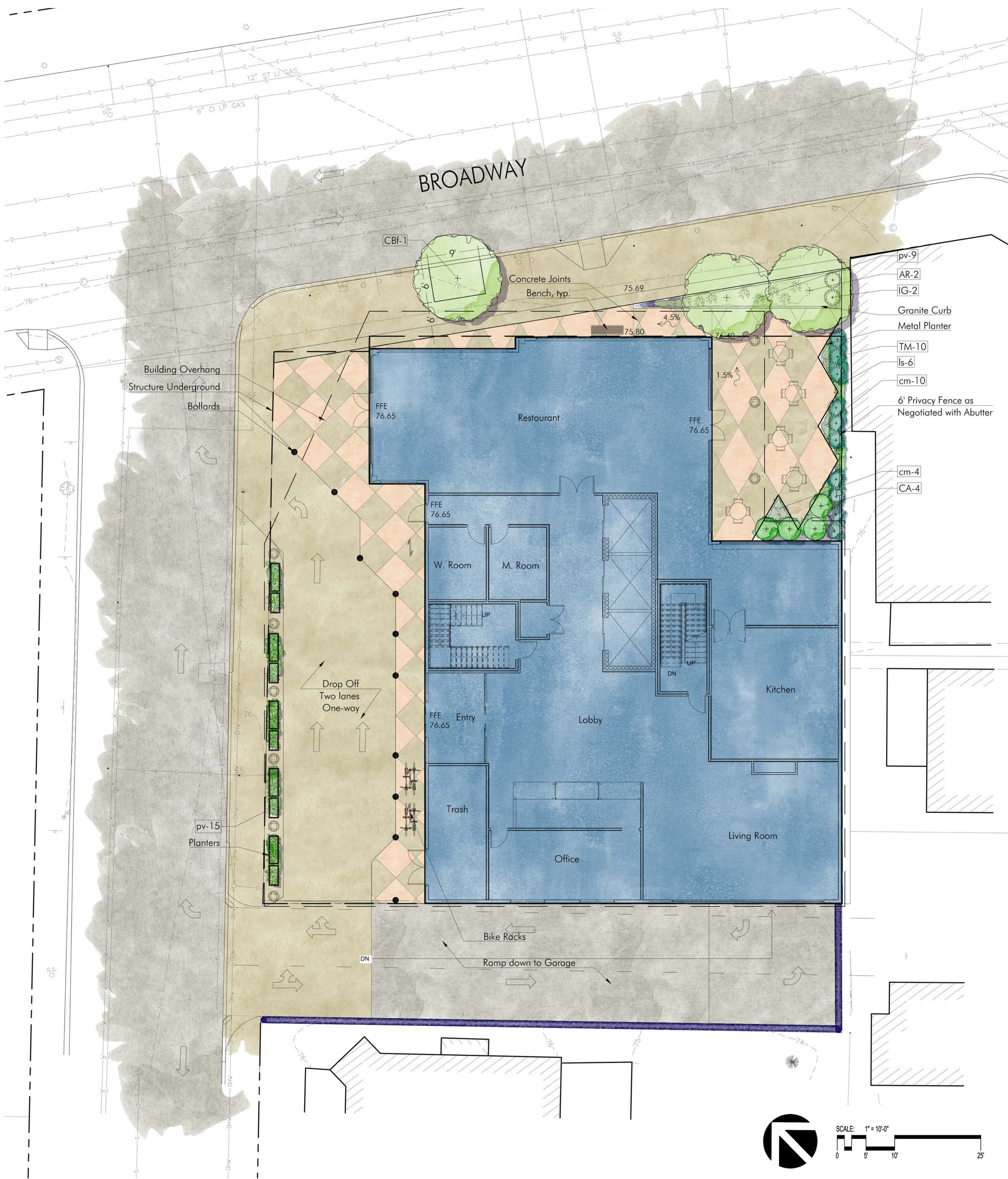
REGISTRATION		
Project number	25027	
Date	05/29/25	
Drawn by	WC	
Checked by	WC	
Scale	As indicated	

REVISIONS		
No.	Description	Date

Site Plan

A-020

BROADWAY HOTEL



Red Maple (AR)



Summersweet (CA)



Hicks Yew (TM)



Inkberry (IG)



Lilyturf (ls)



Ice Dance Sedge (cm)



Switchgrass (pv)

PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:					
AR	2	Acer rubrum	Red Maple	2.5' cal.	B&B
CBf	1	Carpinus betula 'Fastigiata'	Upright European Hornbeam	3' cal.	B&B
SHRUBS:					
CA		Clethra alnifolia 'Hummingbird'	Dwarf Summersweet	5 gal.	Pots
IG		Ilex glabra	Inkberry	24" ht.	Pots
TM		Taxus x media 'Hicksii'	Hicks yew	5 gal.	Pots
PERENNIALS & GRASSES:					
cm		Carex morrowii 'Ice Dance'	Ice Dance Sedge	1 gal.	Pots
ls		Liriope spicata	Lilyturf	1 gal.	Pots
pv		Panicum virgatum	Switchgrass	1 gal.	Pots



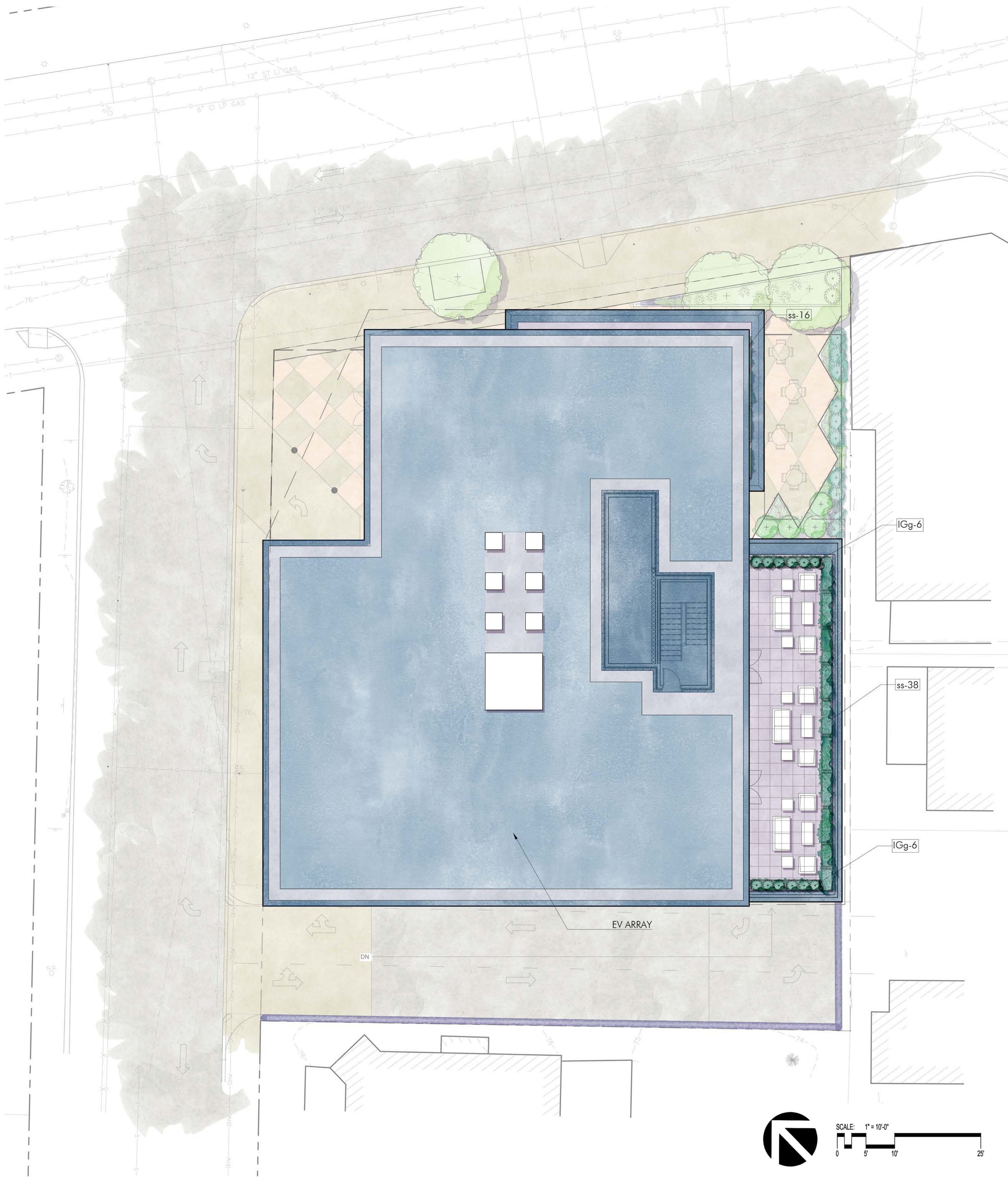
The Loop Bike Rack by landscapeforms



Vehicular bollards R-7305 Stainless Steel Bollard Cover by Reliance Foundry



Protect plantings with raised metal planters with showy groundcovers and ornamental grasses.



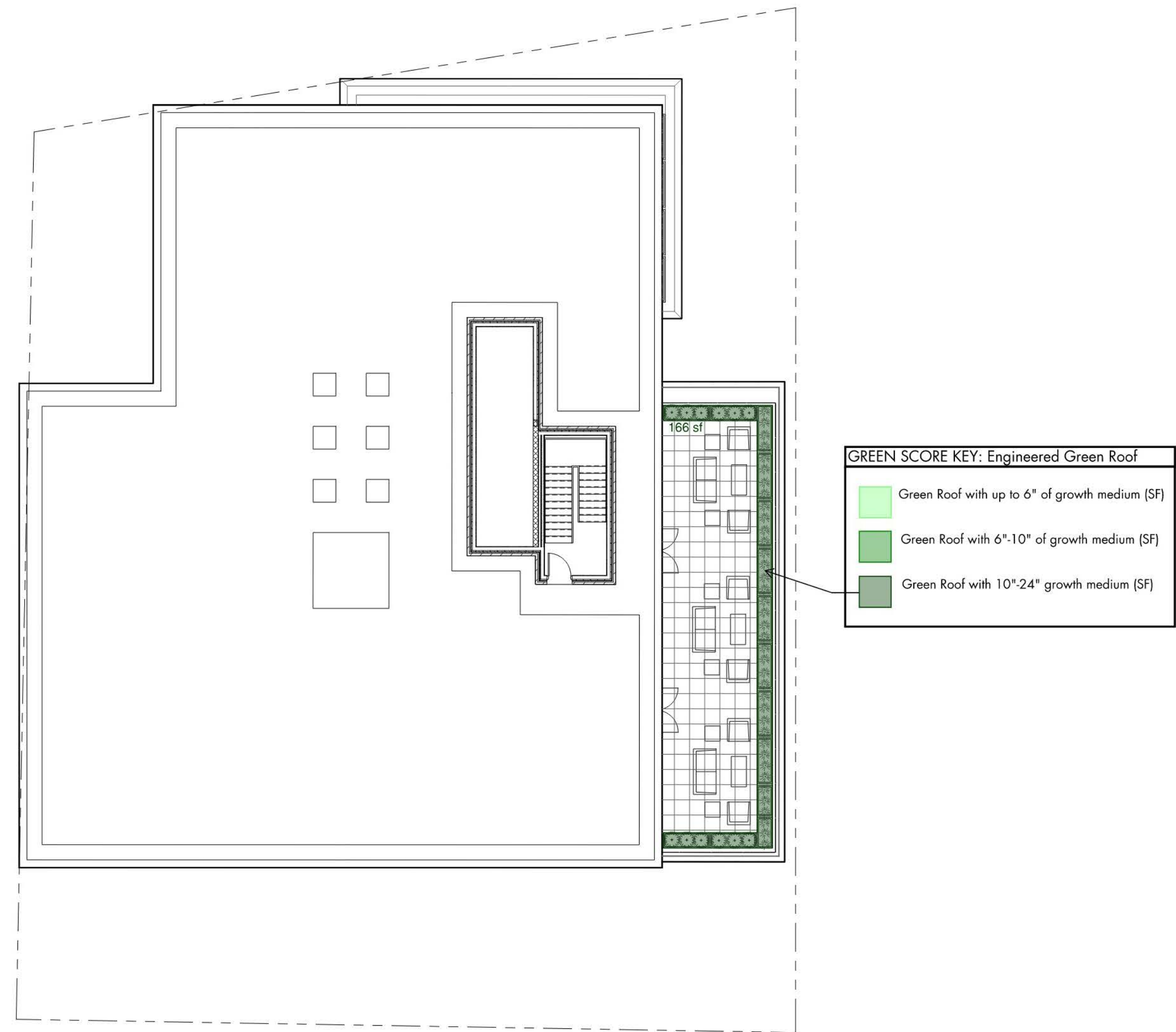
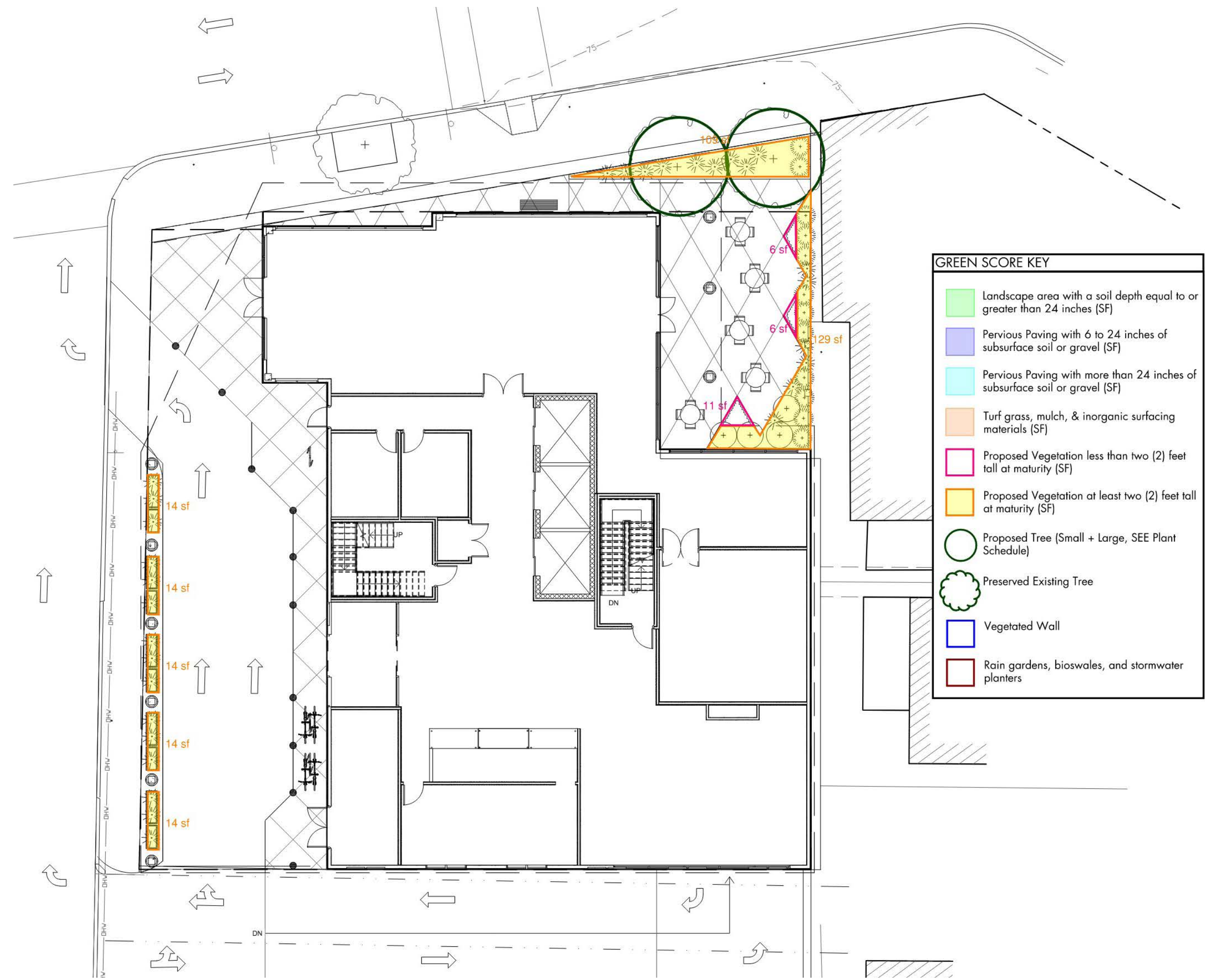
Little Bluestem (ss)



Gem Box Inkberry (IGg)

PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
8th FLOOR:					
IGg		Ilex glabra 'Gem Box'	Gem Box Inkberry	2 gal.	Pots
ss		Schizachyrium scoparium	Little Bluestem	1 gal.	Pots



PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:					
AR	2	Acer rubrum	Red Maple	2.5" cal.	B&B
CBf	1	Carpinus betula 'Fastigiata'	Upright European Hornbeam	3" cal.	B&B

SHRUBS:					
CA		Clethra alnifolia 'Hummingbird'	Dwarf Summersweet	5 gal.	Pots
IG		Ilex glabra	Inkberry	24" ht.	Pots
TM		Taxus x media 'Hicksii'	Hicks yew	5 gal.	Pots

PERENNIALS & GRASSES:					
cm		Carex morrowii 'Ice Dance'	Ice Dance Sedge	1 gal.	Pots
ls		Liriope spicata	Lilyturf	1 gal.	Pots
pv		Panicum virgatum	Switchgrass	1 gal.	Pots

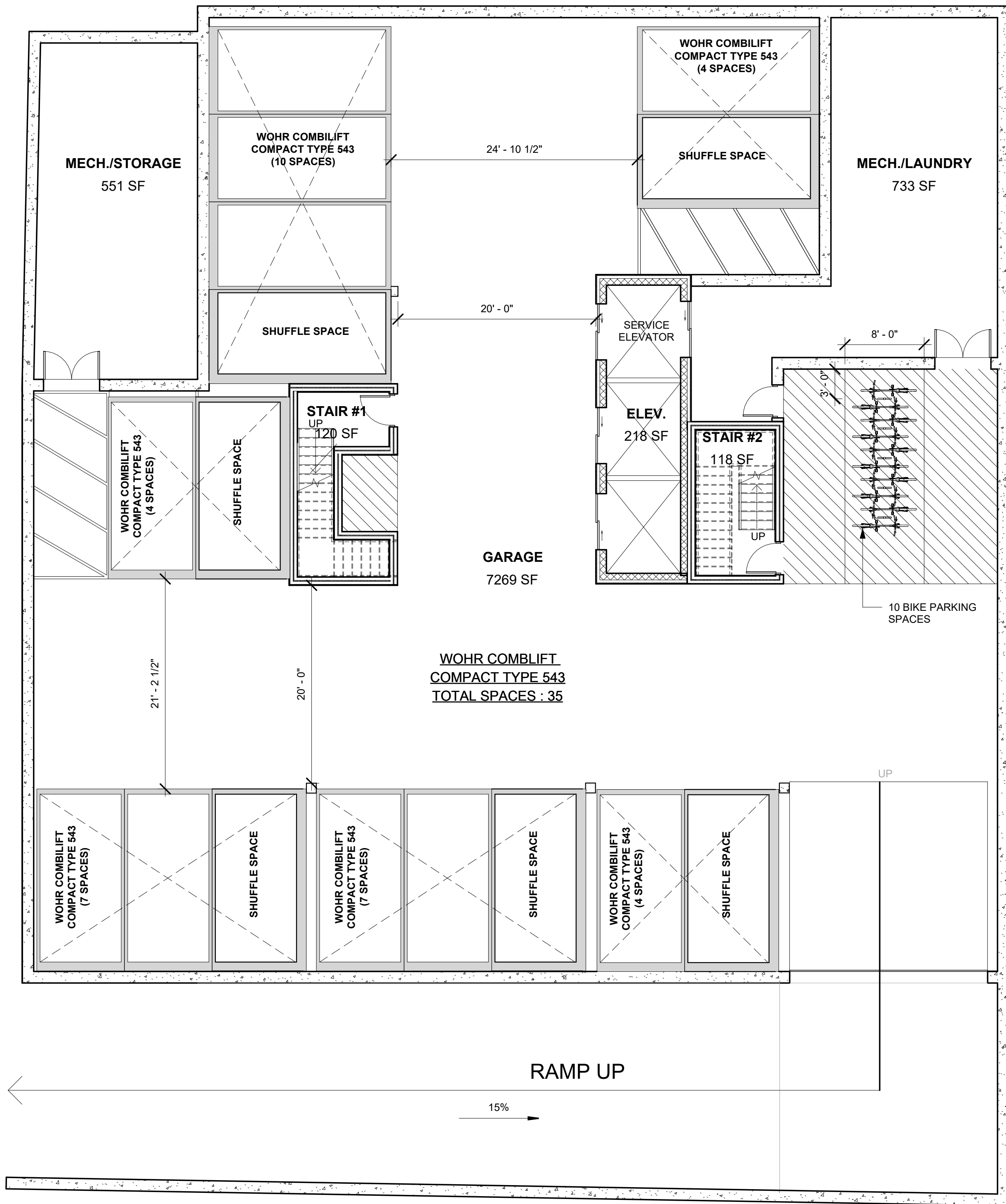
PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
8th FLOOR:					
IGg		Ilex glabra 'Gem Box'	Gem Box Inkberry	2 gal.	Pots
ss		Schizachyrium scoparium	Little Bluestem	1 gal.	Pots

Somerville Green Score: 1154 Broadway

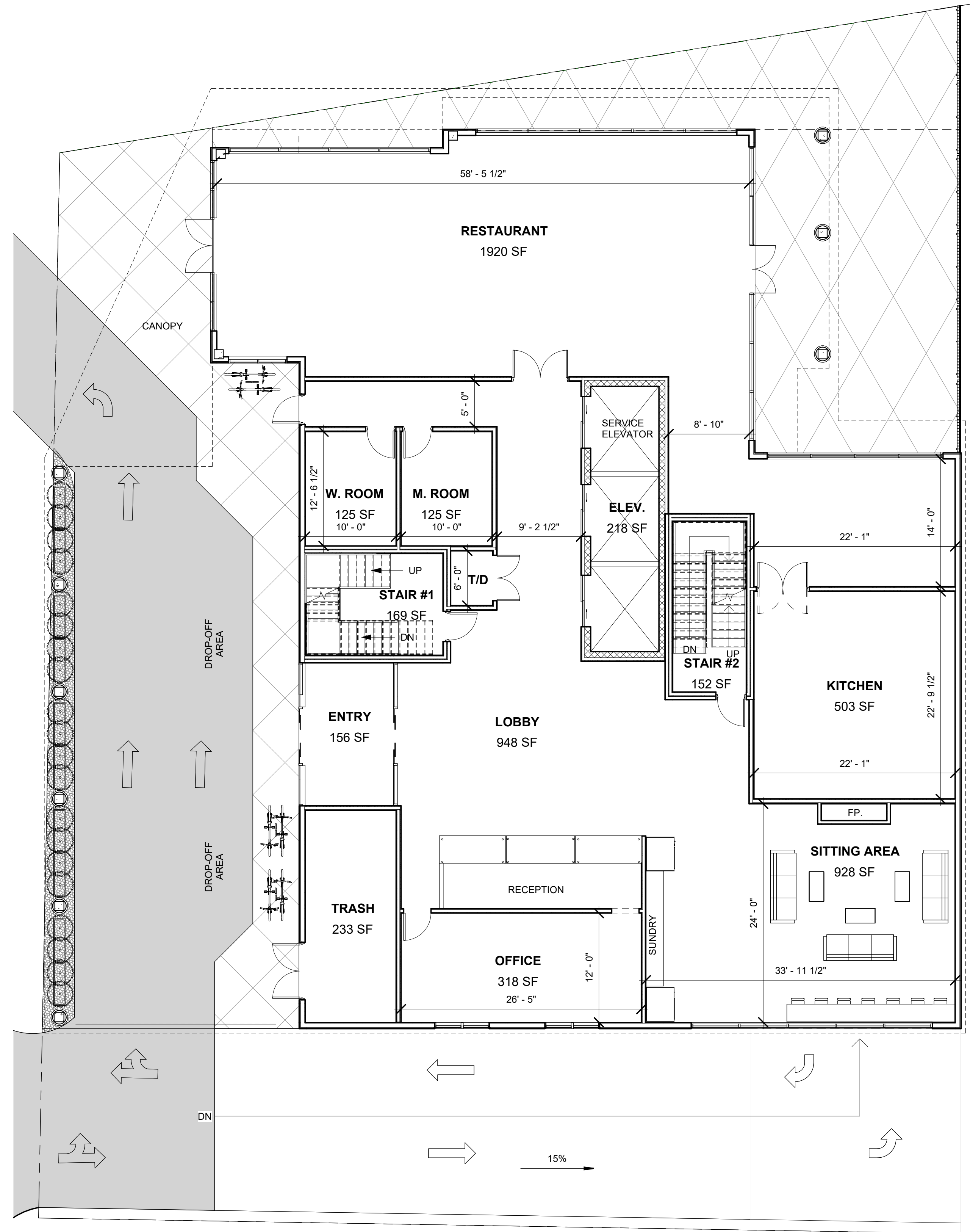
		Area or Number					
		12,783		Sq Ft Credit	Multiplier	Weighted Area	Score Value
							% of Score
Soils							
Landscaped area with a soil depth less than 24 inches (SF)		70	actual sq ft	0.3	21	0.002	1%
Landscaped area with a soil depth equal to or greater than 24 inches (SF)		281	actual sq ft	0.6	168.6	0.013	8%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (SF)		0	actual sq ft	0.2	0	0.000	0%
Pervious Paving with more than 24 inches of subsurface soil or gravel (SF)		0	actual sq ft	0.5	0	0.000	0%
Groundcovers							
Turf grass, mulch, & inorganic surfacing materials (SF)		0	actual sq ft	0.1	0	0.000	0%
Plants - SEE Plant Schedule on L1							
Proposed Vegetation less than two (2) feet tall at maturity (SF)		23	actual sq ft	0.2	4.6	0.000	0%
Proposed Vegetation at least two (2) feet tall at maturity		274	12	0.3	986.4	0.077	49%
Trees - SEE Plant Schedule on L1							
Proposed Small Tree (# of trees)		0	50	0.6	0	0.000	0%
Proposed Large Tree (# of trees)		2	450	0.8	720	0.056	36%
Preserved Existing Tree (DBH inches)		0	65	0.8	0	0.000	0%
Engineered Landscape							
Vegetated Wall (SF)		0	actual sq ft	0.1	0	0.000	0%
Rain gardens, bioswales, and stormwater planters (SF)		0	actual sq ft	1.0	0	0.000	0%
Green Roof with up to 6" of growth medium (SF)		0	actual sq ft	0.1	0	0.000	0%
Green Roof with 6"-10" of growth medium (SF)		0	actual sq ft	0.4	0	0.000	0%
Green Roof of 10"-24" growth medium (SF)		166	actual sq ft	0.6	99.6	0.008	5%
Green Roof of over 24" growth medium		N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Green Score = 0.156

Green Score District Requirements: MR4 ZONE				
NR & UR	MR3 & MR4	MR5, MR6, & HFAB, CC, CB, CI		
0.35	0.25	0.20	0.20	
0.40	0.3	0.25	-	
Actual Green Score:	0.156	0.156	0.156	



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



2 FIRST FLOOR
1/8" = 1'-0"

PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

ARCHITECT



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

TELEPHONE: 617-591-8682

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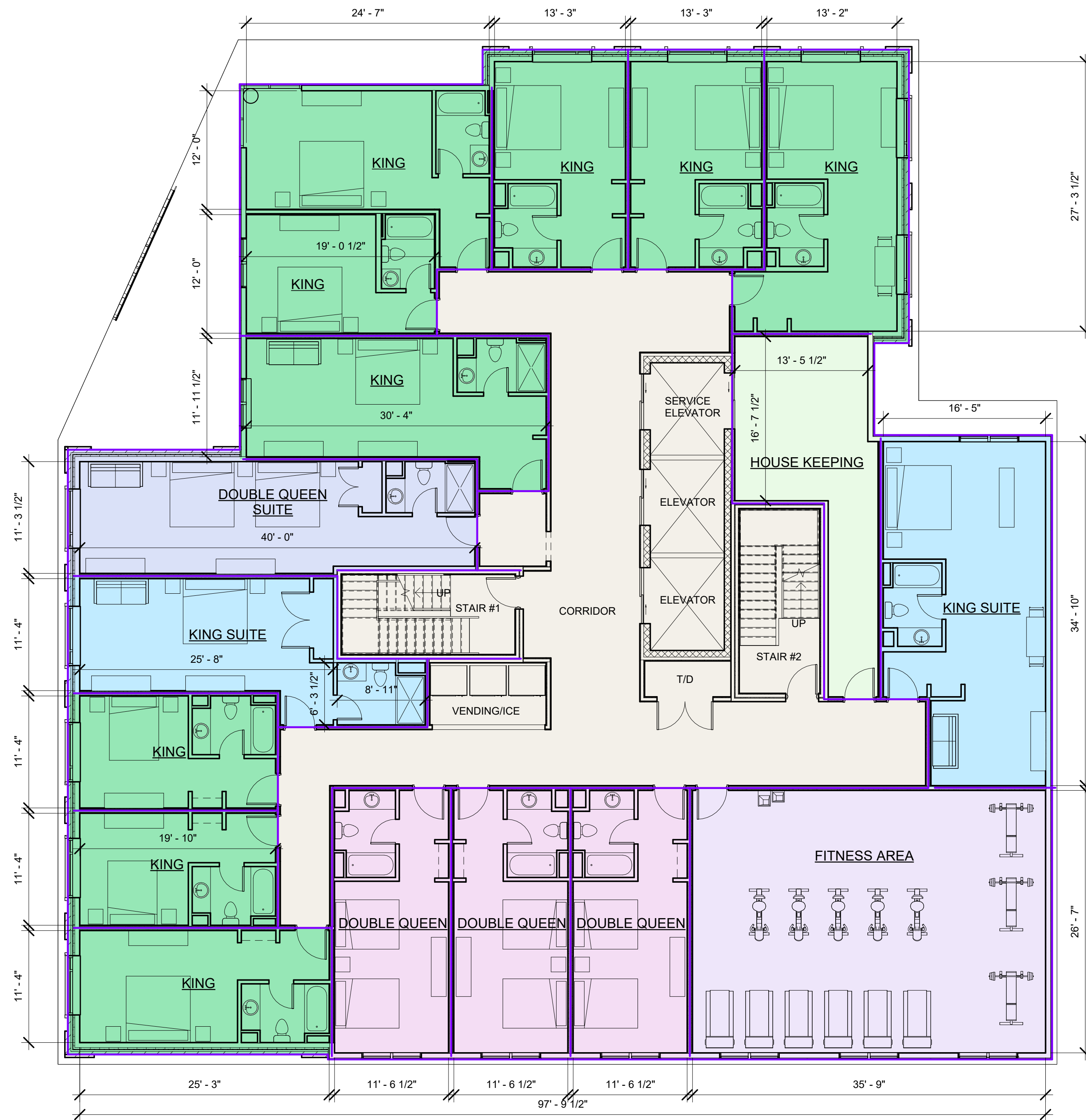
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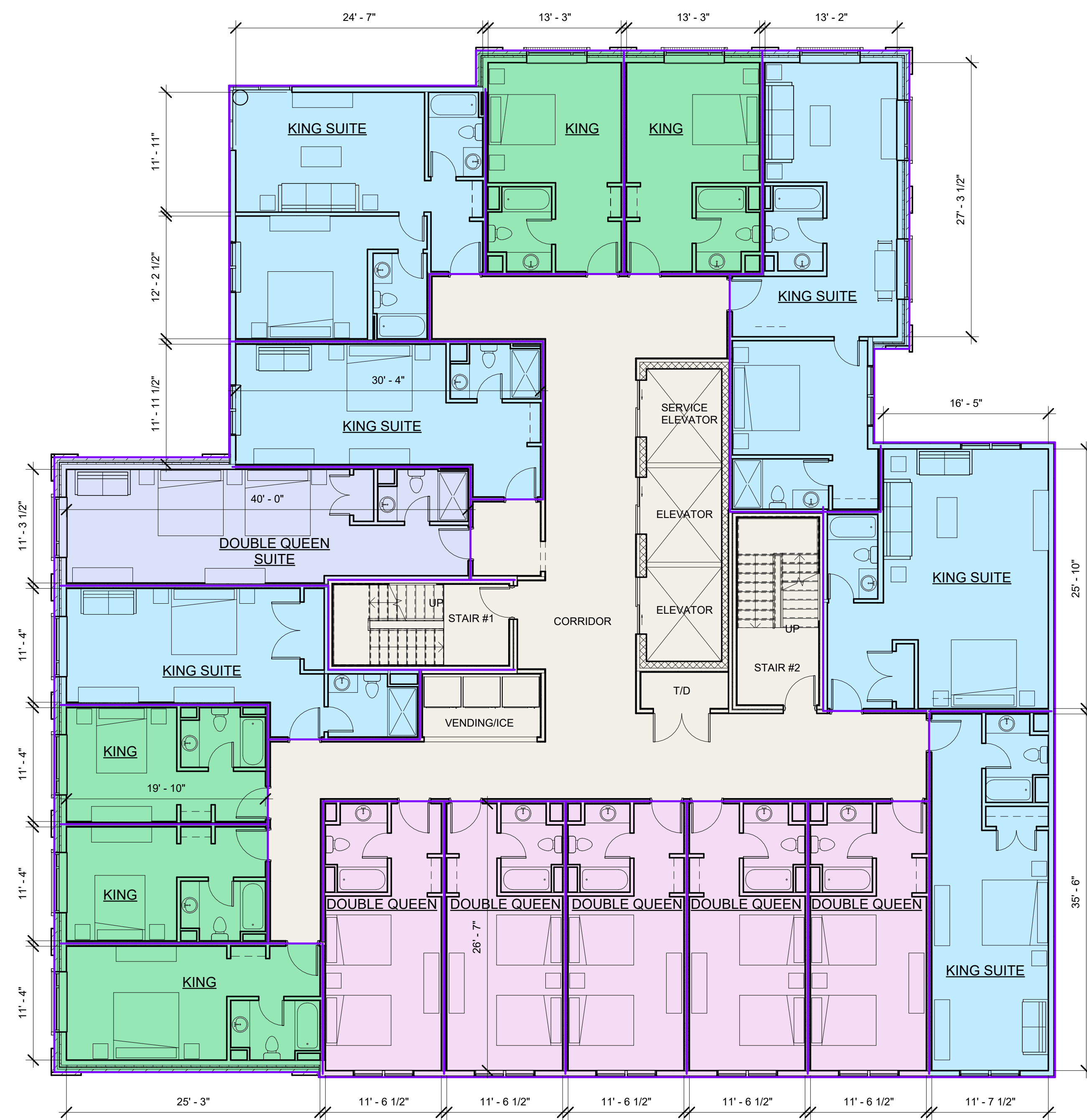
Garage and First
Floor

A-100

BROADWAY HOTEL



1 SECOND FLOOR
1/8" = 1'-0"



2 TYPICAL FLOOR PLAN (3RD, 5TH & 7TH)
1/8" = 1'-0"

FLOOR	ROOM TYPE PER FLOOR	TOTAL
2ND	5 KING SUITES, 5 KING ROOMS, 3 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	14 ROOMS
3RD	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
4TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
5TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
6TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
7TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
TOTAL	35 KING SUITES, 30 KING ROOMS, 28 DOUBLE QUEENS, 6 DOUBLE QUEEN SUITE	99 ROOMS

UNIT TYPE LEGEND	
	COMMON SPACE
	DOUBLE QUEEN ROOMS
	DOUBLE QUEEN SUITE
	KING ROOMS
	KING SUITE

PROJECT NAME

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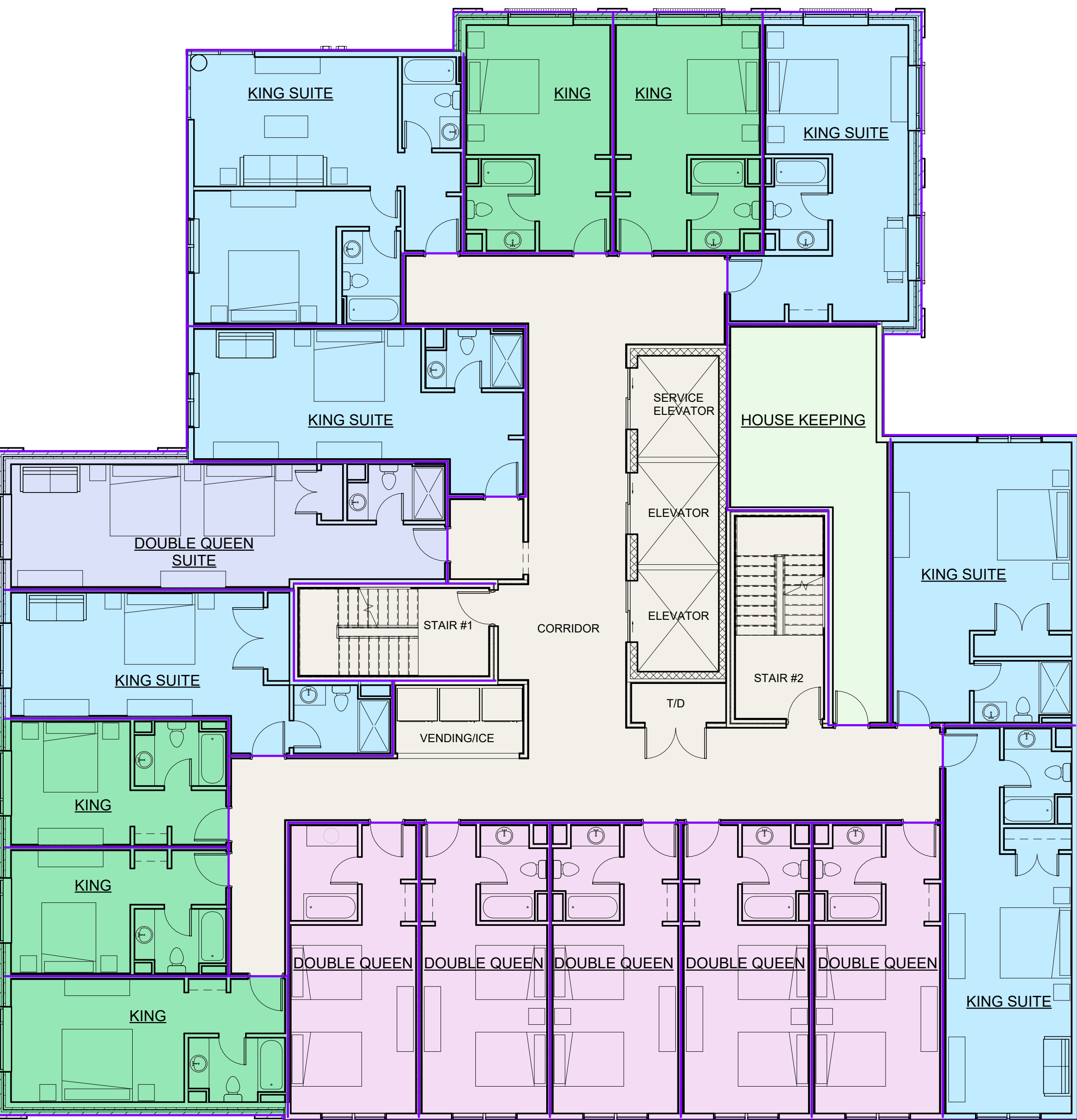
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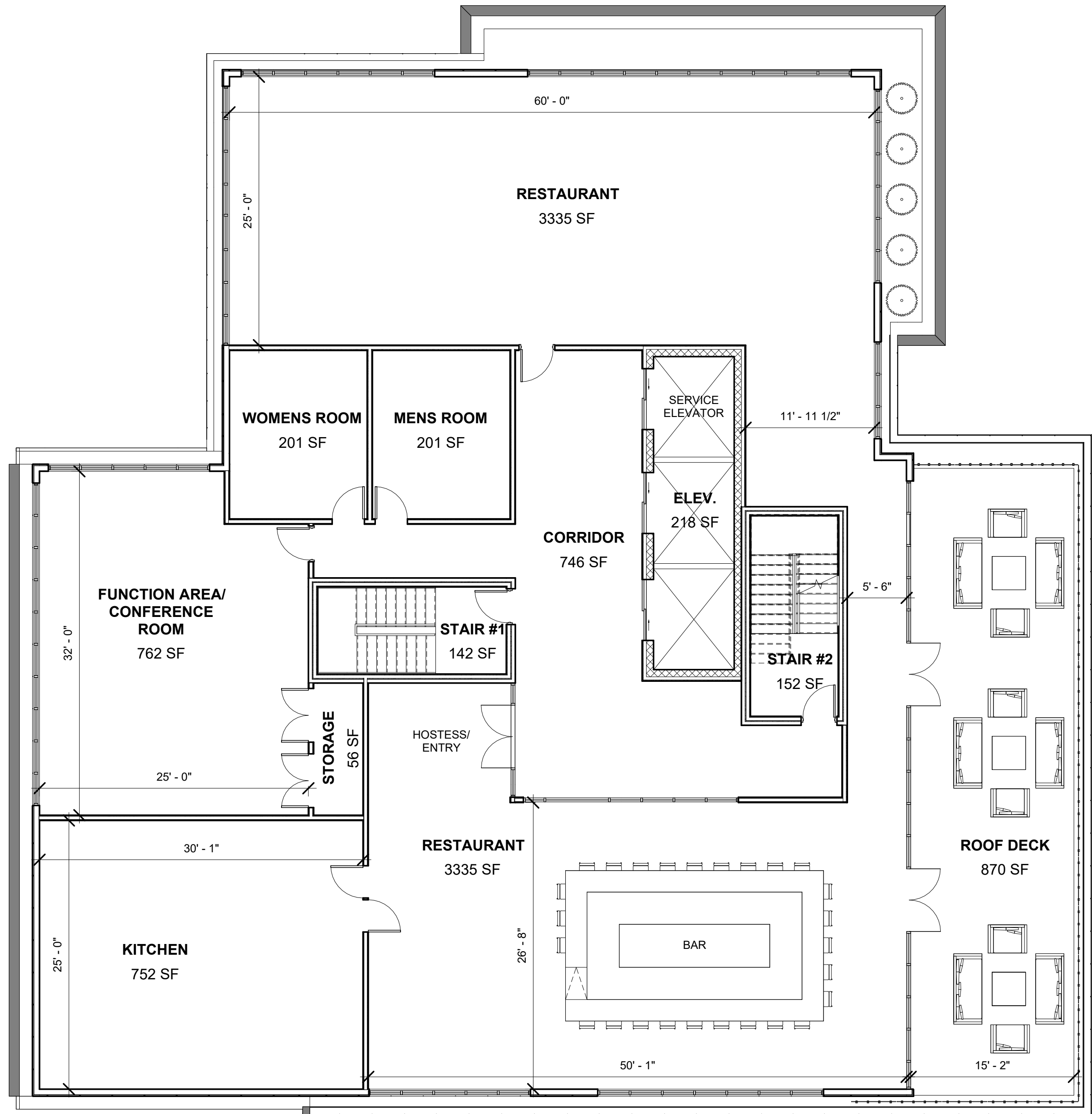
Second Floor &
Typical (3,5 &7)
Plans

A-101

BROADWAY HOTEL



1 TYPICAL FLOOR PLAN (4TH & 6TH)
1/8" = 1'-0"



2 8TH FLOOR
1/8" = 1'-0"

FLOOR	ROOM TYPE PER FLOOR	TOTAL
2ND	5 KING SUITES, 5 KING ROOMS, 3 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	14 ROOMS
3RD	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
4TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
5TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
6TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
7TH	6 KING SUITES, 5 KING ROOMS, 5 DOUBLE QUEENS, 1 DOUBLE QUEEN SUITE	17 ROOMS
TOTAL	35 KING SUITES, 30 KING ROOMS, 28 DOUBLE QUEENS, 6 DOUBLE QUEEN SUITE	99 ROOMS

UNIT TYPE LEGEND			
	COMMON SPACE		KING ROOMS
	DOUBLE QUEEN ROOMS		KING SUITE
	DOUBLE QUEEN SUITE		

PROJECT NAME

BROADWAY HOTEL

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SOMERVILLE, MA

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No.	Description	Date

Typical (4& 6)
Plans & 8th Floor
Plan

A-102

BROADWAY HOTEL



① FRONT ELEVATIONS (BROADWAY VIEW)
1/8" = 1'-0"

③ RIGHT ELEVATION (CLARENDON AVE.)
1/8" = 1'-0"

CLADDING MATERIALS



1 INTERSTATE BRICK
COLOR: BRONZESTONE

2 ARRISCRAFT (ADAIR)
COLOR: BIRCHBARK

3 KINGSPAN: QUADCORE
COLOR: OFF-WHITE TBD

TRIMS AND MISC.



4 GLASS RAILING
STYLE: SHOE BASE /
FRAMELESS

WINDOWS STYLE



5 FIBERGLASS WINDOWS
STYLE: CONTEMPORARY
COLOR: BLACK CASING

PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

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SOMERVILLE, MA 02143

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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-300

BROADWAY HOTEL



PROJECT NAME

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PROJECT ADDRESS

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SOMERVILLE, MA

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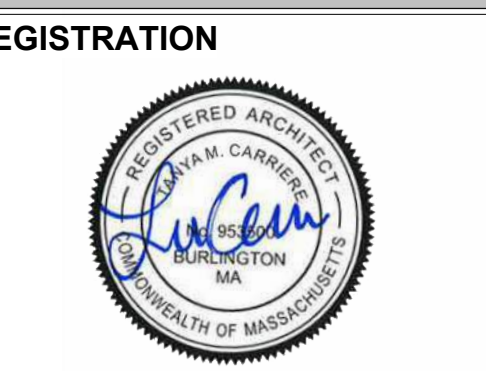


ARCHITECTURE

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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REVISIONS		
No.	Description	Date

Elevations

A-301

BROADWAY HOTEL

1 LEFT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"



1 CORNER PERSPECTIVE @
BROADWAY & CLARENDON



2 CLARENDON AVE - REAR PERSPECTIVE



3 CLARENDON AVE PERSPECTIVE



4 BROADWAY PERSPECTIVE

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REVISIONS

No.	Description	Date

Perspectives

AV

BROADWAY HOTEL



PROJECT NAME

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Project number 25027
Date 05/29/25
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Checked by JSK
Scale

REVISIONS

No.	Description	Date

Rendering -
Broadway Facade

AV-1

BROADWAY HOTEL



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

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REVISIONS

No.	Description	Date

Rendering -
Broadway
Approaching

AV-2

BROADWAY HOTEL



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

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ARCHITECTURE
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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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REVISIONS

No.	Description	Date

Broadway View
Looking West

AV-3

BROADWAY HOTEL



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE. MA

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REVISIONS

No.	Description	Date

Rendering - Curtis
St. View

AV-4

BROADWAY HOTEL



PROJECT NAME

BROADWAY HOTEL

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1154 BROADWAY
SOMERVILLE, MA

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Rendering - Roof
Deck View

AV-5

BROADWAY HOTEL



1 AERIAL VIEW 1

PROJECT NAME

BROADWAY HOTEL

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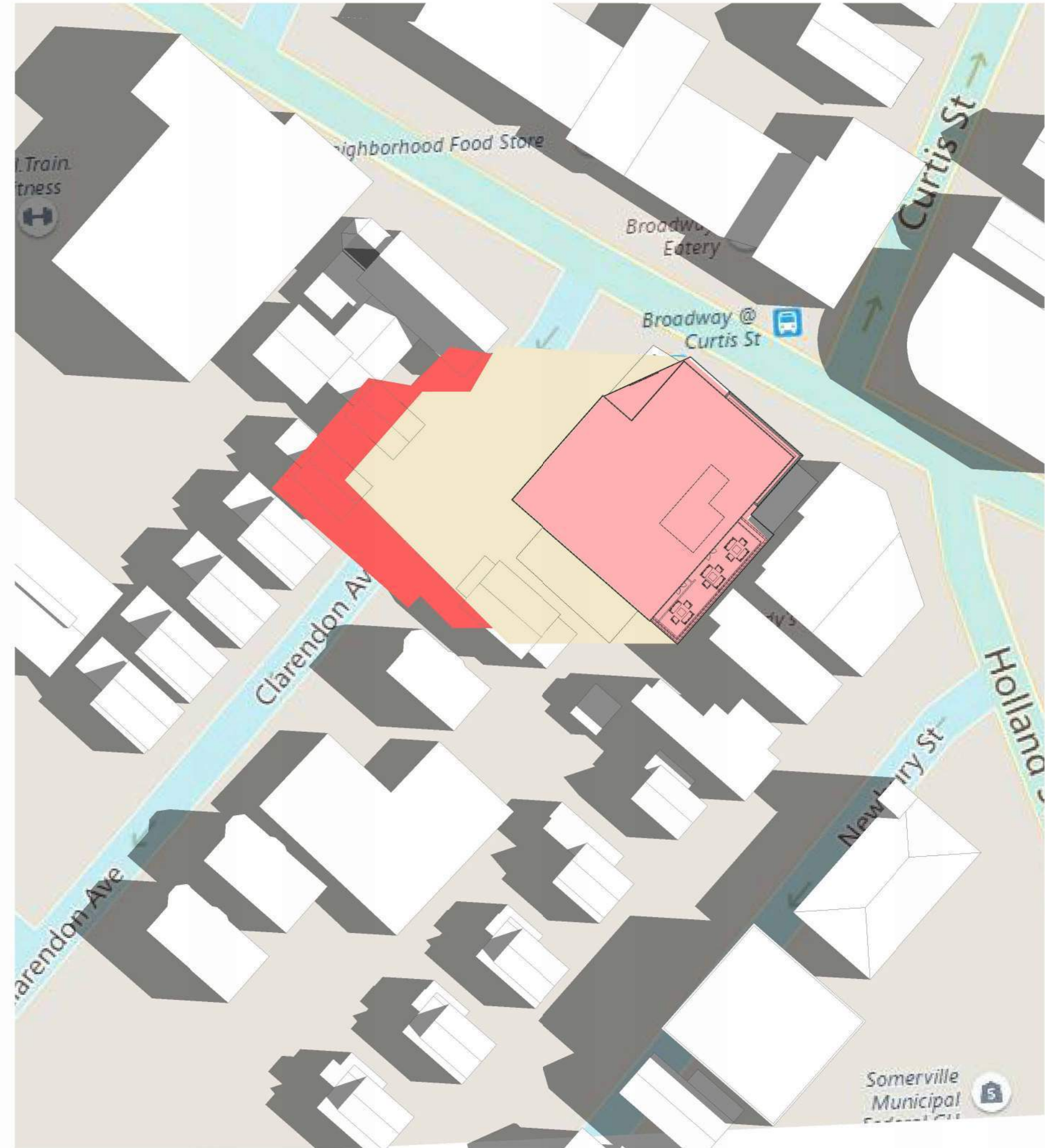
Neighborhood
Context

AV-6

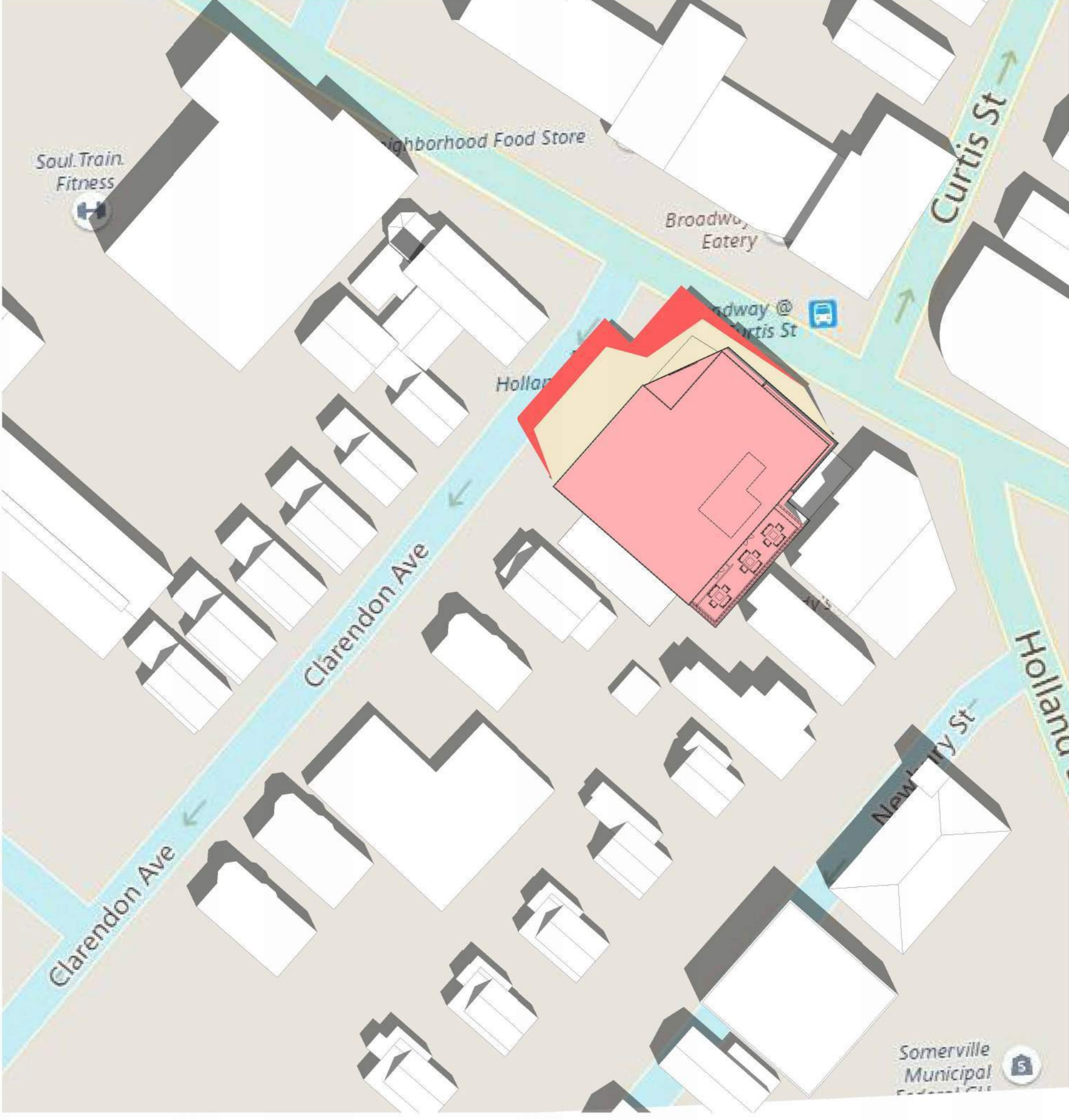
BROADWAY HOTEL

SUMMER SOLSTICE

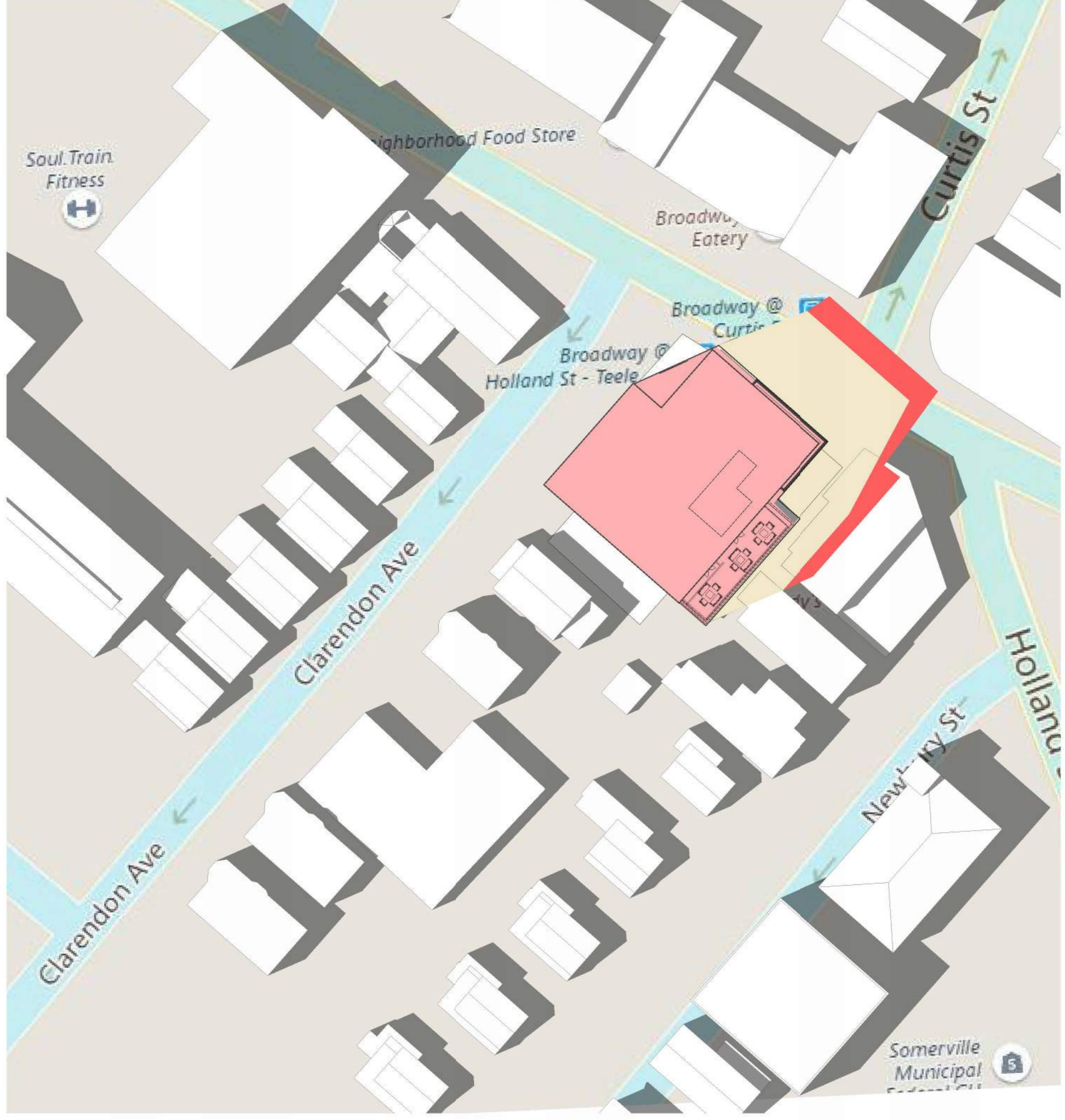
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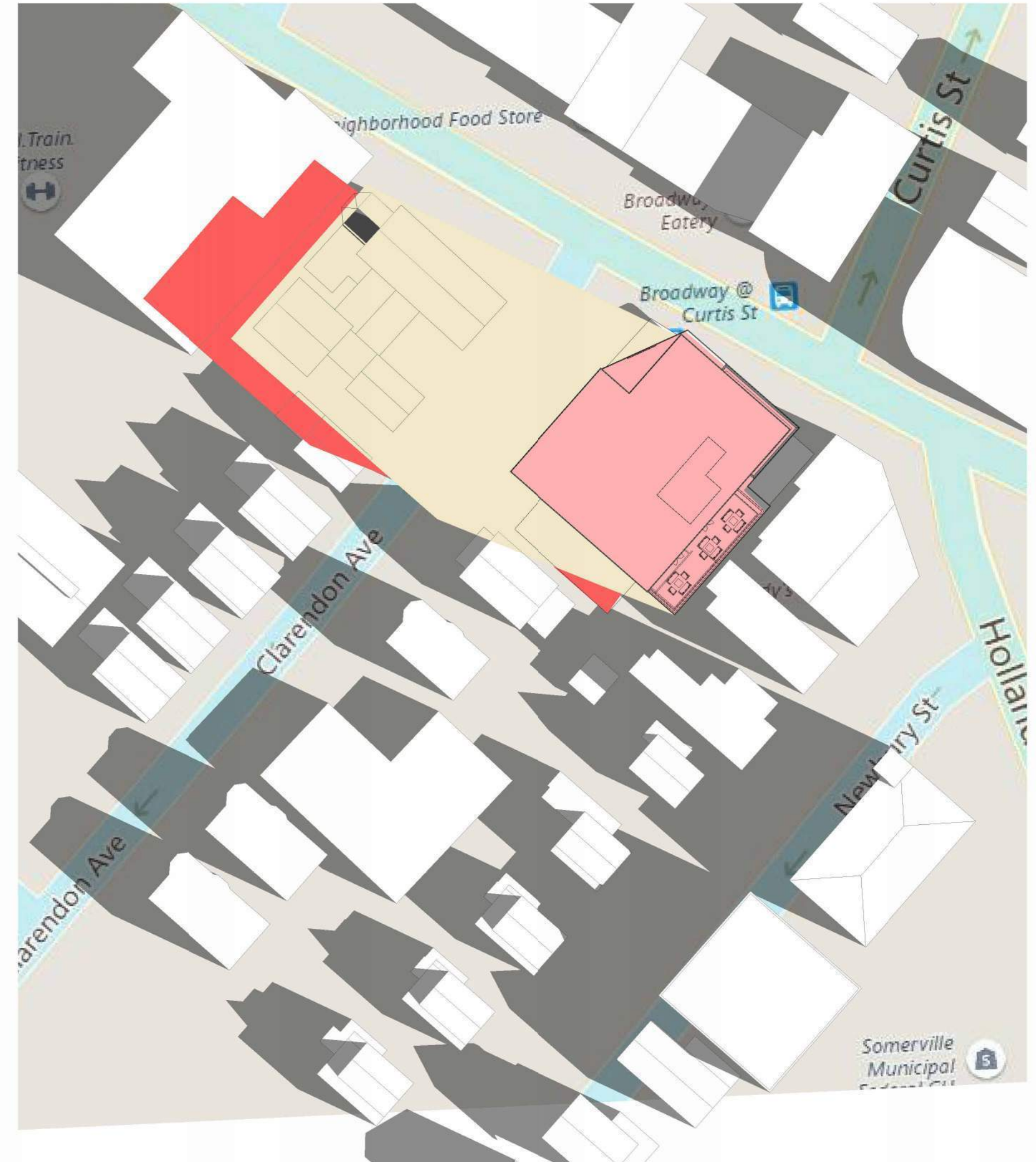


3 PM



FALL EQUINOX

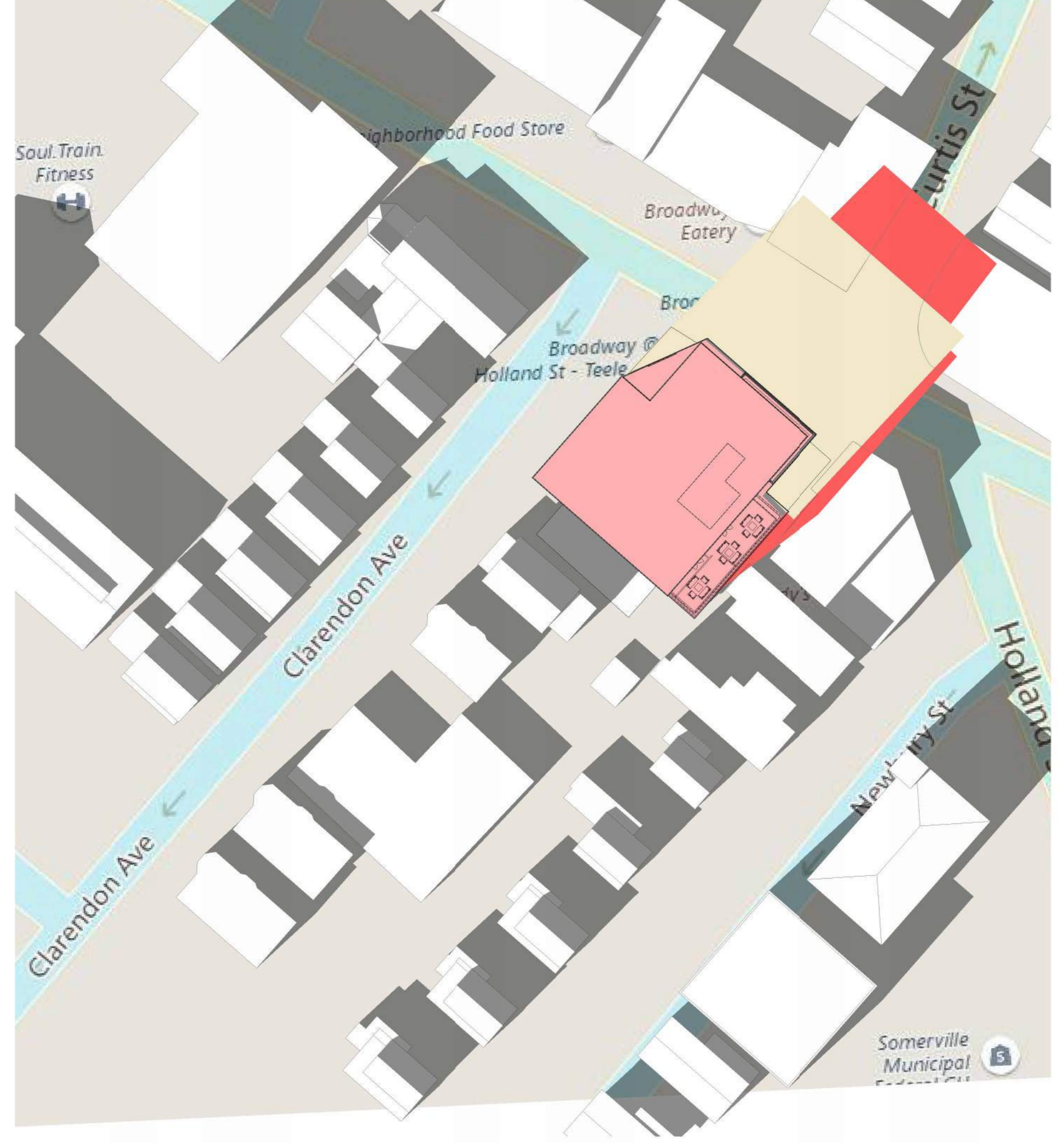
9 AM



12 PM



3 PM



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

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REVISIONS

No.	Description	Date

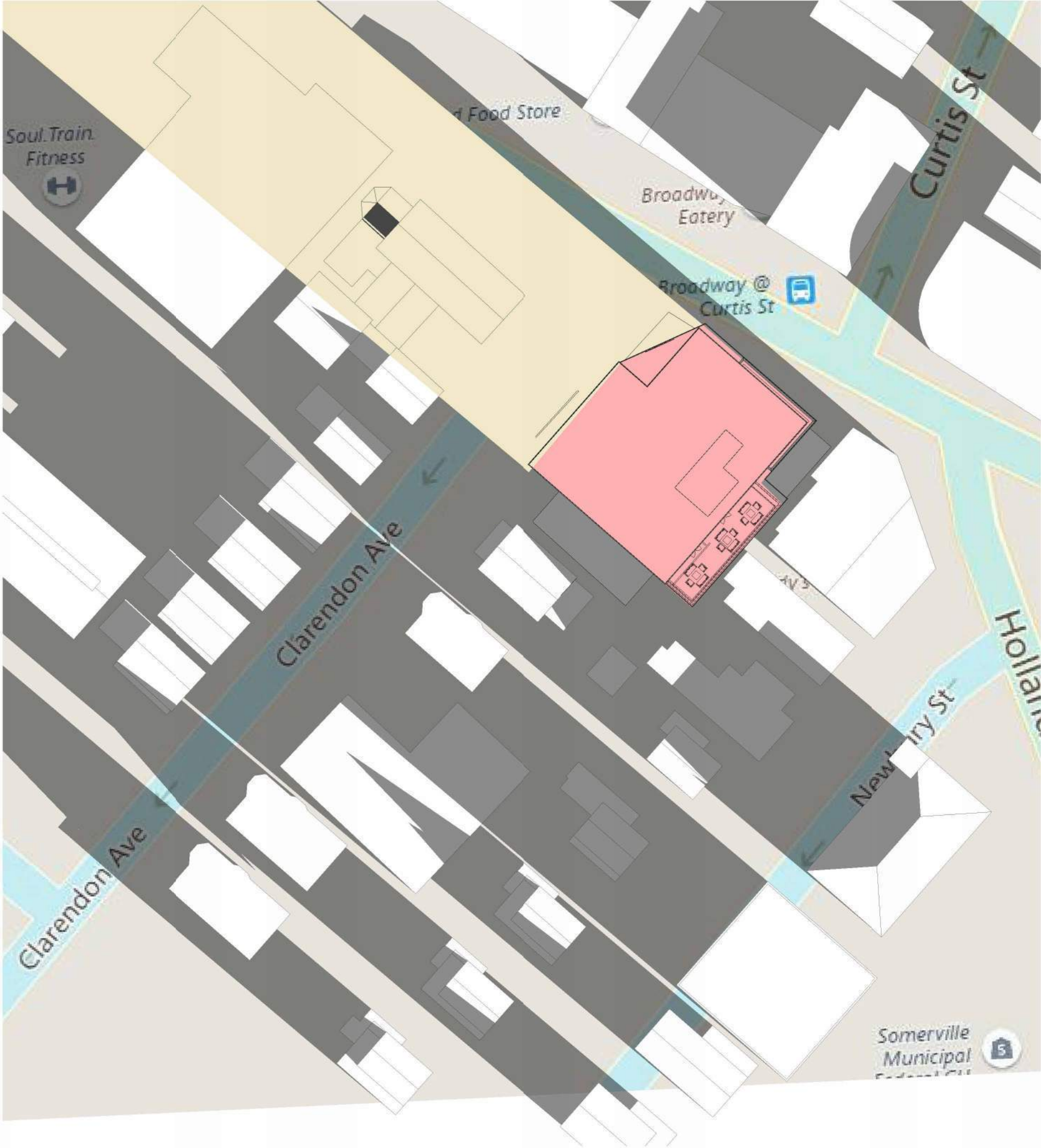
Shadow Study -
Summer/Fall

AV-10

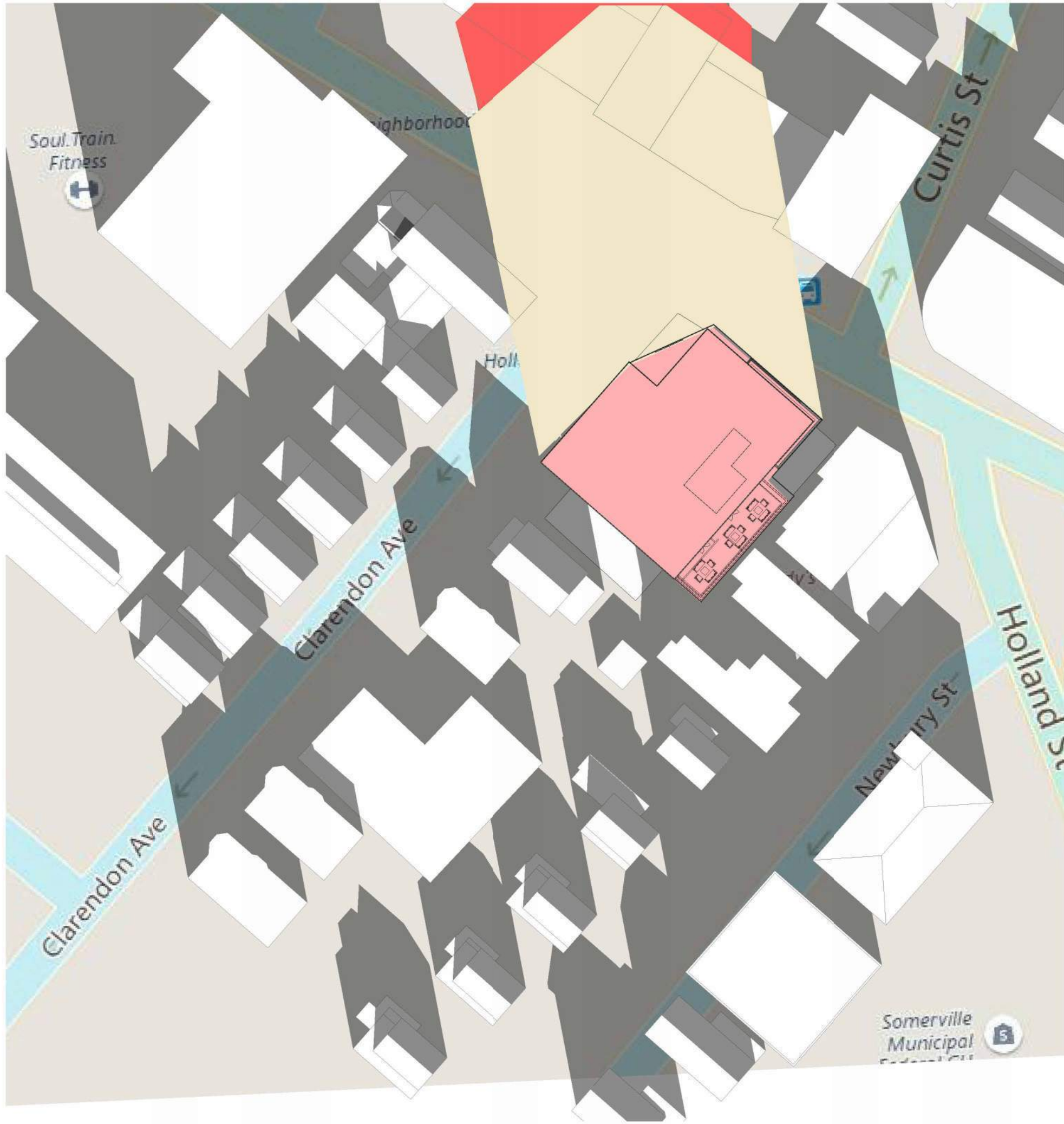
BROADWAY HOTEL

WINTER SOLSTICE

9 AM



12 PM

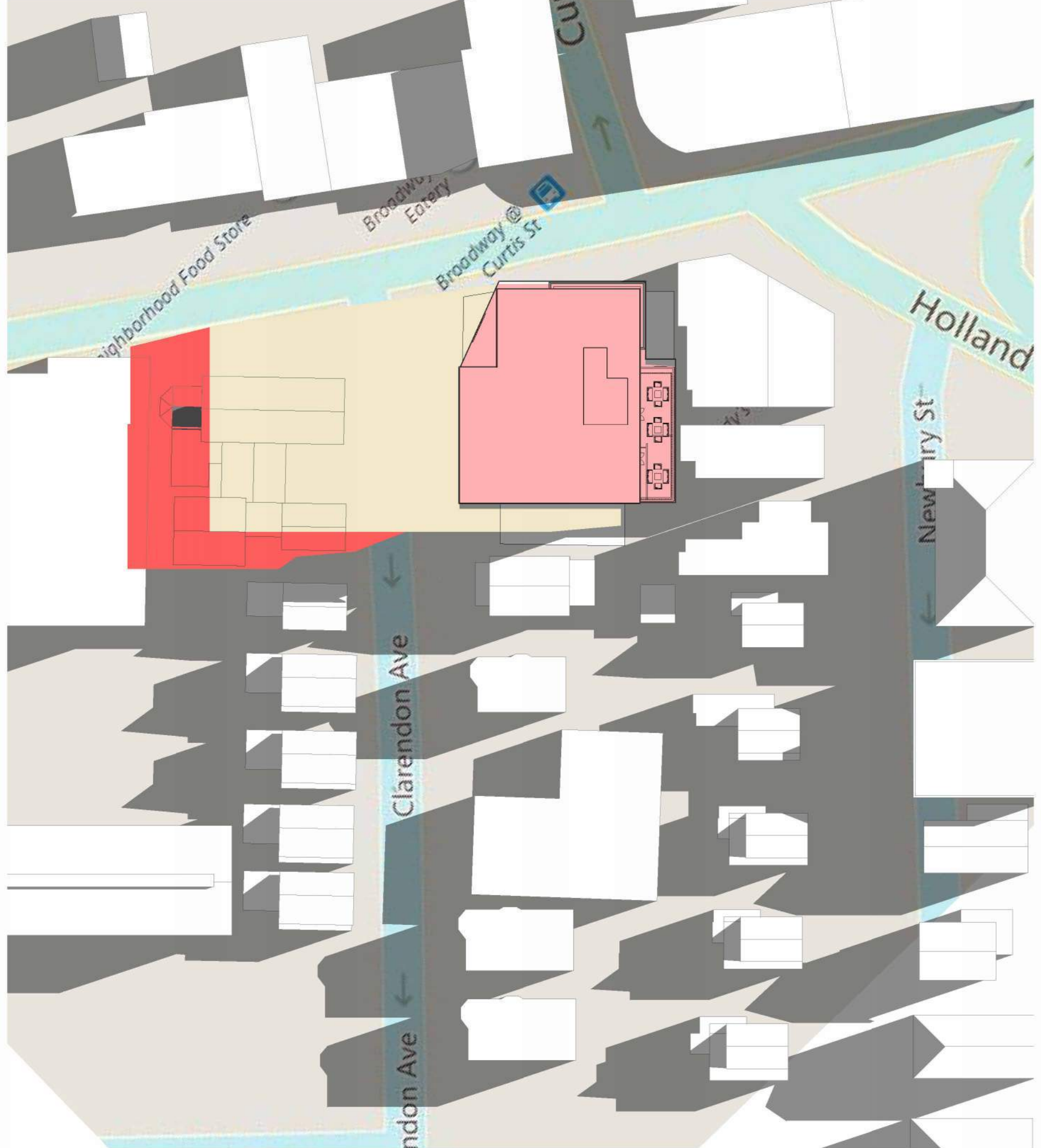


3 PM

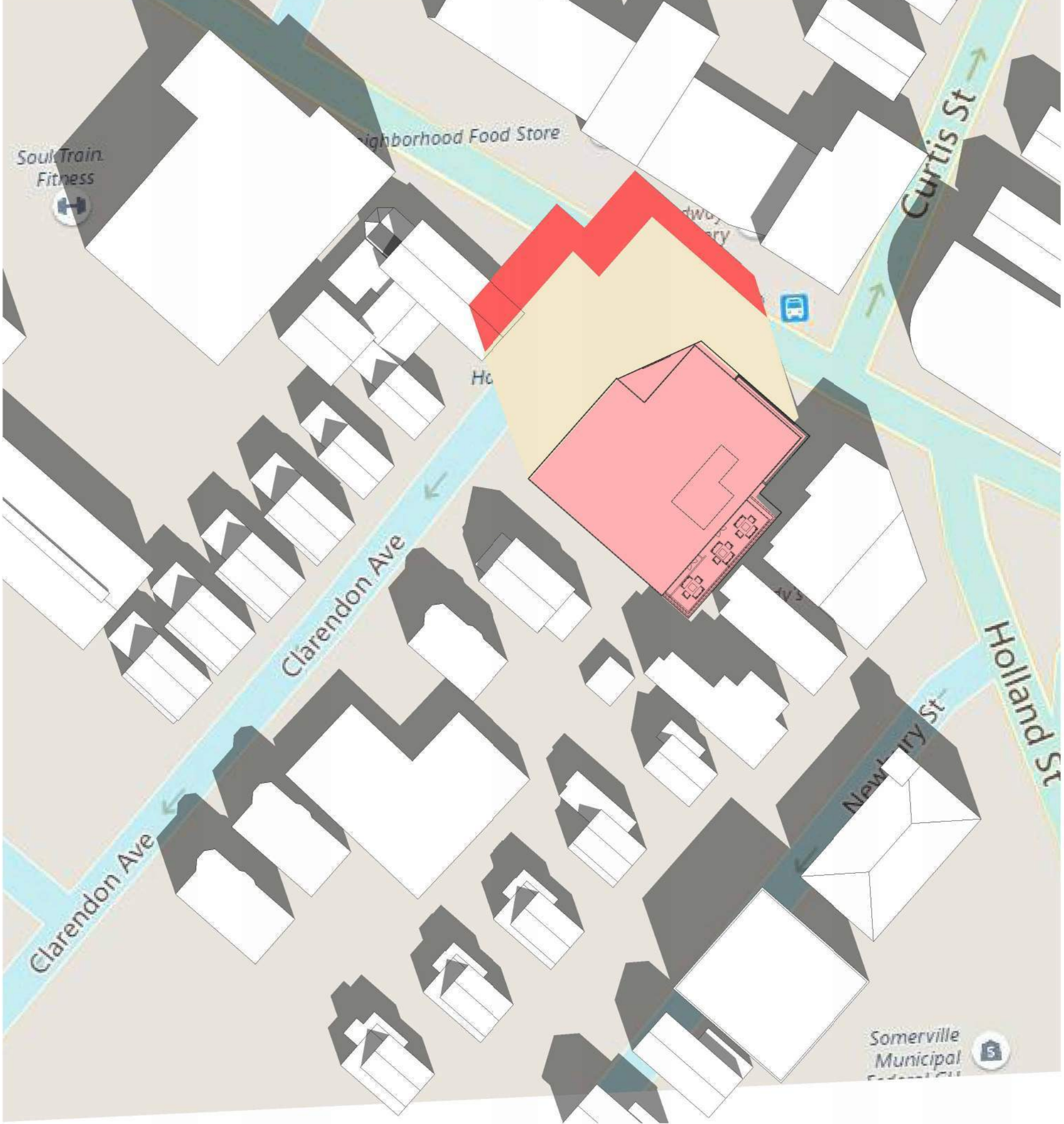


SPRING EQUINOX

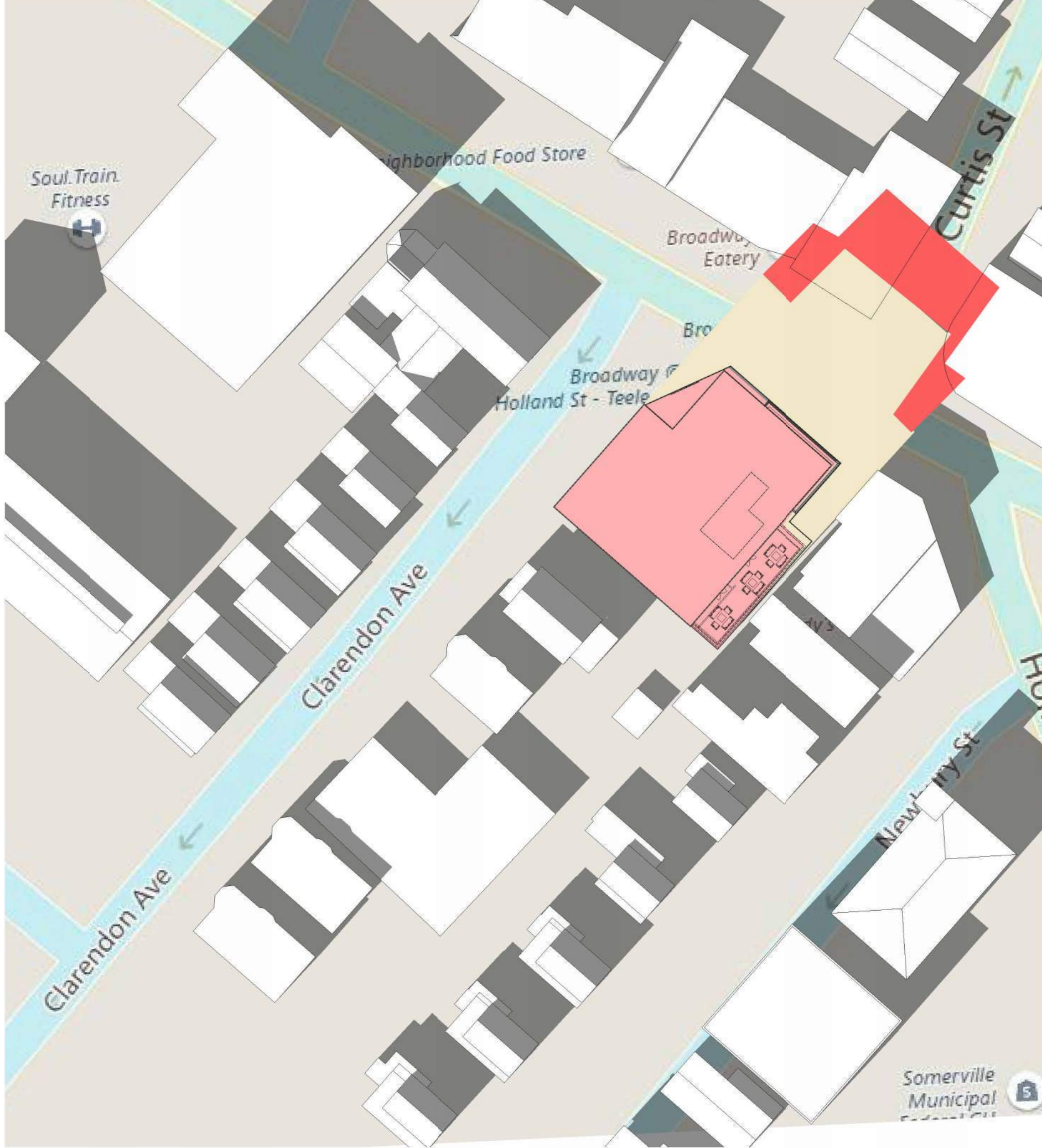
9 AM



12 PM



3 PM



PROJECT NAME
BROADWAY HOTEL
PROJECT ADDRESS
1154 BROADWAY
SOMERVILLE, MA
CLIENT
BINOJ PRADHAN

ARCHITECT



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

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Project number	25027
Date	05/29/25
Drawn by	NB
Checked by	JSK
Scale	1" = 50'-0"

REVISIONS

No.	Description	Date

Shadow Study -
Winter/Spring
AV-11
BROADWAY HOTEL