

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	03/08/2018
C-1	Existing Civil Plan	11/30/2017
A-020	Architectural Site Plan	03/08/2018
L-1	Proposed Landscape Plan	03/08/2018
A-021	Area Analysis	03/08/2018
EX-100	Existing Conditions	03/08/2018
A-100	Proposed Basement & First Floor Plans	03/08/2018
A-101	Proposed 2nd & 3rd Floor Plans	03/08/2018
A-102	Proposed Roof Plan	03/08/2018
A-300	Proposed Front & Left Side Elevation	03/08/2018
A-301	Proposed Rear & Right Side Elevation	03/08/2018
AV-1	Perspectives	03/08/2018



PROJECT NAME
1252 Broadway Residences

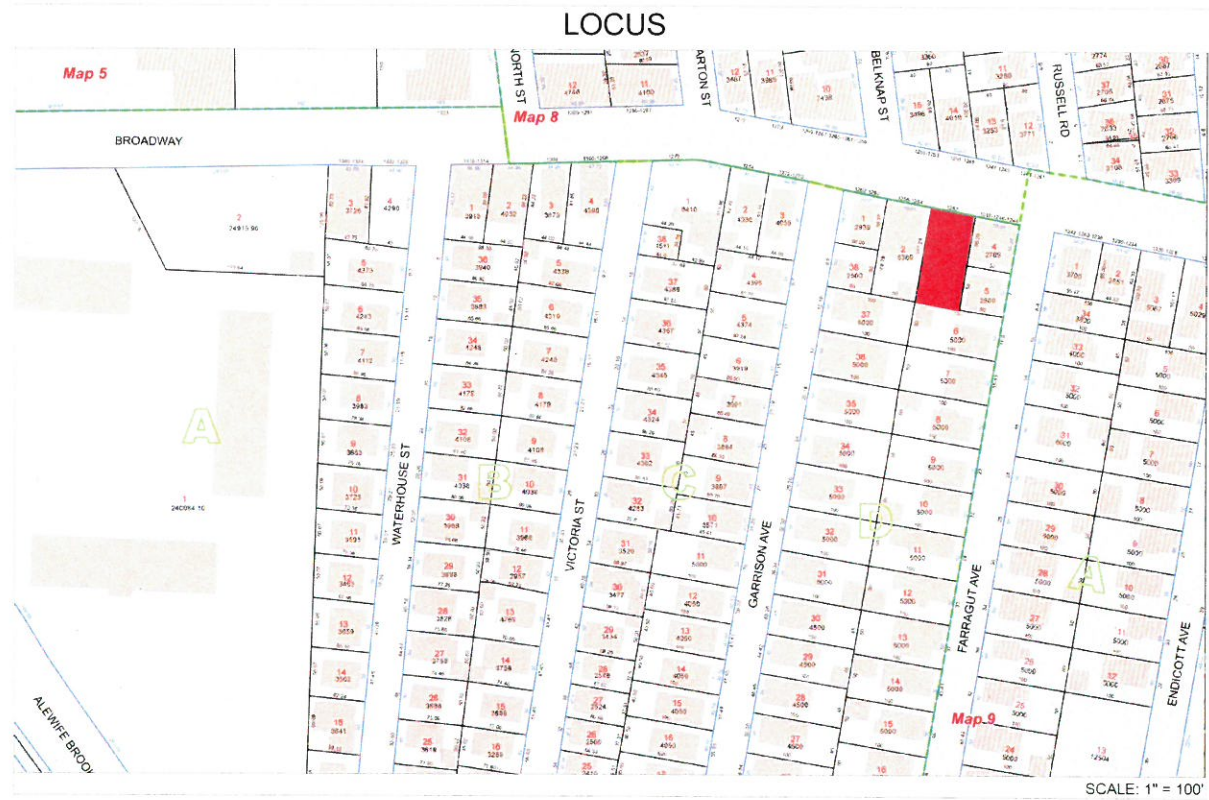
PROJECT ADDRESS
1252 Broadway
Somerville, MA

CLIENT
Eric Silva



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

CONSULTANTS:



PROJECT: 1252 BROADWAY RESIDENCES

PROJECT ADDRESS:
1252 BROADWAY
SOMERVILLE, MASSACHUSETTS

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

CLIENT
ERIC J SILVA
ADDRESS:
1252 BROADWAY
SOMERVILLE, MA 02144

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Project number 17086
Date 03/08/2018
Drawn by ERS
Checked by JSK
Scale 1" = 100'-0"

REVISIONS

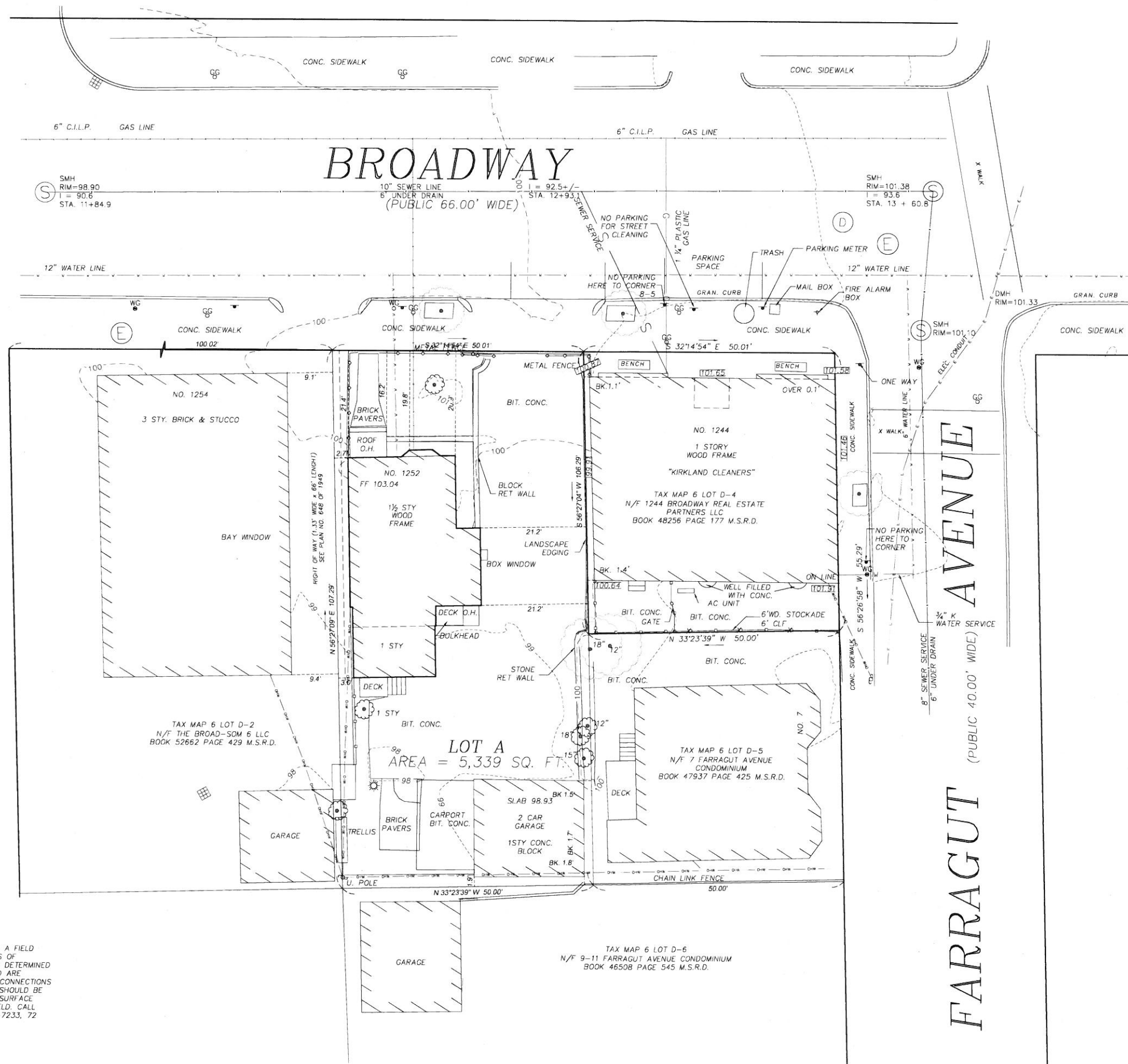
No.	Description	Date

Cover Sheet

A-000
1252 Broadway Residences

SPECIAL PERMIT SET
03-08-2018

GARRISON AVENUE
 (PUBLIC 40.00' WIDE)



OWNER OF RECORD
 ERIC J. SILVA
 BOOK 51108 PAGE 150 M.S.R.D.
ZONING DISTRICT
 TAX MAP 6 LOT D-3
 RC RESIDENCE C
PLAN REFERENCES
 PLAN BOOK 42 PLAN 19
 PLAN BOOK 40 PLAN 46
 BOOK 2907 PAGE END
 BOOK 3493 PAGE END
 PLAN NO. 643 OF 1949
 PLAN NO. 1001 OF 2006

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
 ACTUAL FIELD SURVEY.
 ANDREW C. BRAMHALL P.L.S. _____ DATE _____

PLAN OF LAND
1252 BROADWAY
SOMERVILLE, MASS.
 SCALE 1" = 10' NOVEMBER 30, 2017
 BENCHMARK SURVEY 41 ELM STREET
 SUITE 4A
 STONEHAM, MA 02180
 (781) 279-9109

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



ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	1 & 2 FAMILY DWELLING 3-FAMILY DWELLING 2 & 3 UNIT TOWNHOUSES OFFICE- LESS THAN 5,000 SF BUSINESS SERVICES- LESS THAN 5,000 SF SALES OR RENTAL OR RENTAL OF GOODS OR EQUIPMENT- LESS THAN 5,000 SF	3 UNIT RESIDENTIAL	5 UNIT RESIDENTIAL	5 UNIT BUILDING REQUIRES SPECIAL PERMIT
MIN LOT SIZE	7,500 S.F.	5,339 S.F.	5,339 S.F.	DOES NOT COMPLY
MIN LOT PER DWELLING (1-9 UNITS)	875 SF/ DU	3 DU=1,780 S.F.	5DU=1,067 S.F./ DU	COMPLIES
MAX GROUND COVERAGE	70% / 3,737 S.F.	29% / 1,571 S.F. +/-	49% / 2,620 S.F.	COMPLIES
LANDSCAPE AREA, MIN % OF LOT	25% / 1,334 S.F.	27% / 1,437 S.F. +/-	25% / 1,332 S.F. +/-	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0 / 10,678 S.F.	0.41 / 2,321 S.F.	0.94 / 5,004 S.F.	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40'	2.5 ST / +/- 29'	3 ST / +/- 33' - 4"	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'-0" OR STREET AVERAGE (NOT LESS THAN 10'-0")	+/- 21.4'	10'-1"	COMPLIES
LEFT SIDE	10' SUM 20'	+/- 21.2'	5'-1"	DOES NOT COMPLY
RIGHT SIDE	10' SUM 20'	+/- 2.7'	+/- 2.7'	PRE-EXISTING/ DOES NOT COMPLY
REAR	20'-0"	+/- 42.5'	+/- 42.5'	COMPLIES
MIN FRONTAGE	50'-0" (FOOTNOTE 16)	50.01'	50.01'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30 % / 837 SF	27% / 1,437 S.F. +/-	30% / 1,586 S.F. +/-	COMPLIES
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3 OR MORE BEDROOMS	3 SPACES	5 SPACES (3 COMPACT)	DOES NOT COMPLY
	UNIT 1: 2 BEDROOMS= 1.5 SP UNIT 2: 1 BEDROOMS= 1.5 SP UNIT 3: 1 BEDROOMS= 1.5 SP UNIT 4: 2 BEDROOMS= 1.5 SP UNIT 5: 2 BEDROOMS= 1.5 SP TOTAL REQUIRED: 8 SPACES			

FOOTNOTES:

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

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

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

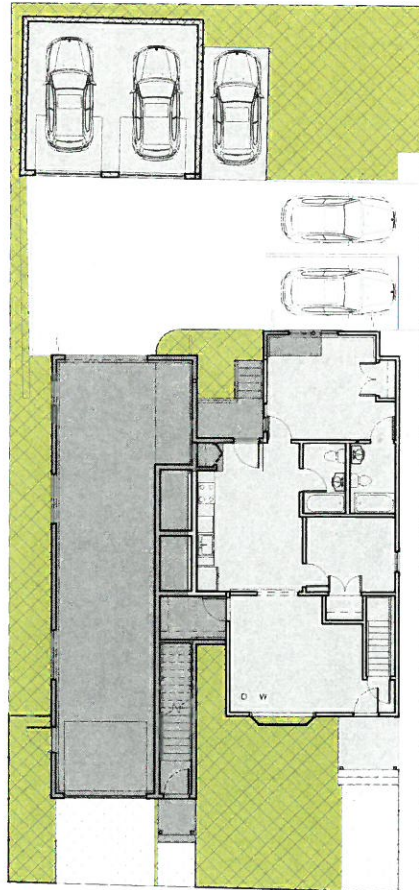
9. Side yards for townhouse buildings: Whenever a building of two (2) or more townhouse units is built with a common fire wall with another dwelling, the side yards shall be at least fifty (50) percent greater than the minimum widths prescribed above in footnote 7.

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

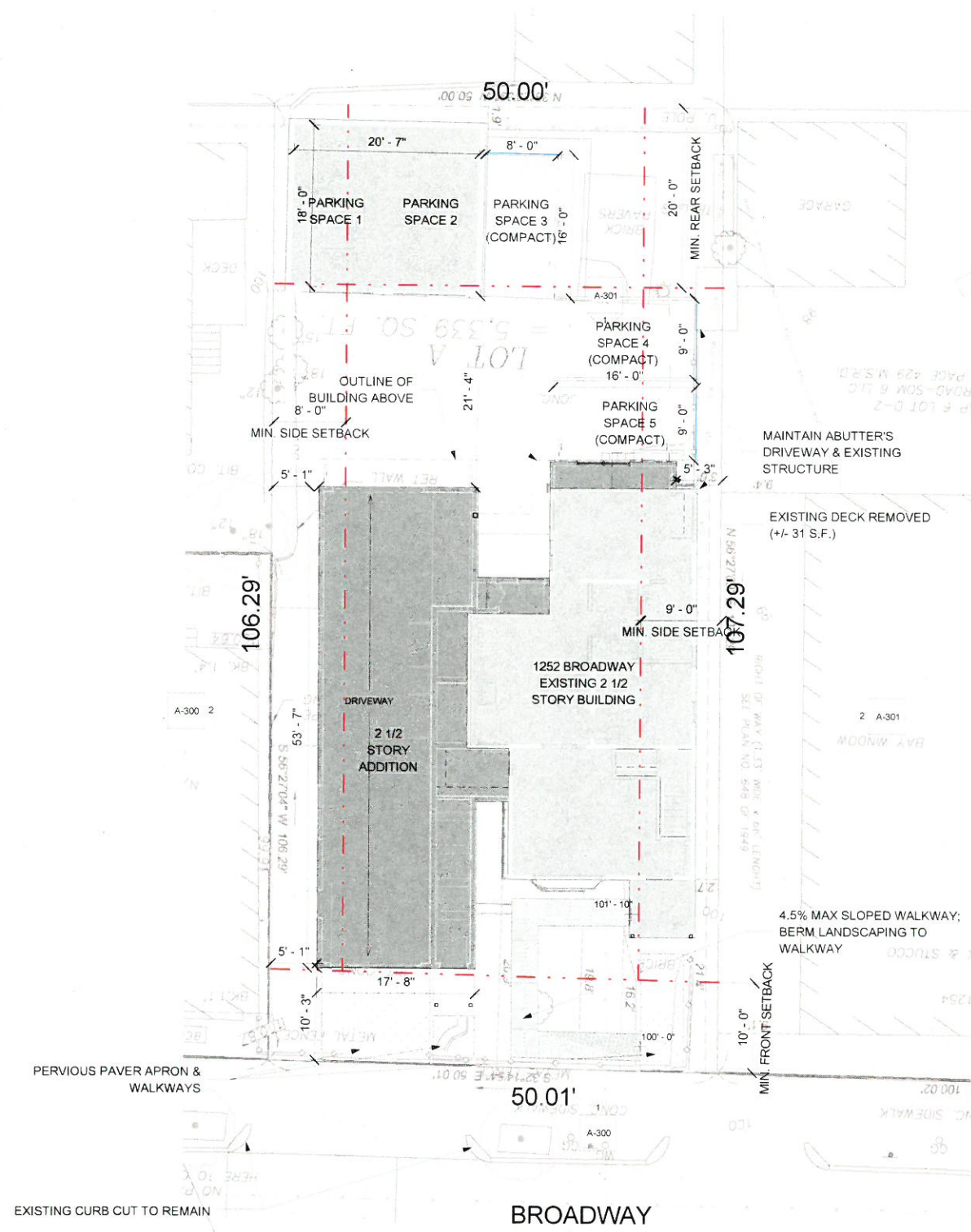
Section 9.4. - Nonconformity with Respect to Parking Requirements.

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

-  EXISTING GROUND COVERAGE TO REMAIN: 1,555 S.F.
-  NEW GROUND COVERAGE: 1,065 S.F.
-  PROPOSED LANDSCAPED AREA: 1,332 S.F. (25%)
-  PERVIOUS AREA: 1,586 S.F. (30%)



2 Architectural Site Plan Copy 1
3/32" = 1'-0"



1 Architectural Site Plan
1/8" = 1'-0"

PROJECT NAME
1252 Broadway Residences

PROJECT ADDRESS
1252 Broadway
Somerville, MA

CLIENT

Eric Silva

ARCHITECT



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REGISTRATION



Project number 17086
Date 03/08/2018
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan

A-020

1252 Broadway Residences

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

Trees



Serviceberry

Saucer Magnolia

PROPOSED PLANT LIST

Trees:				
1	AL	Amelanchier laevis	Serviceberry	2.5" cal. B&B multi-stemmed
1	MS	Magnolia x soulangea	Saucer Magnoliad	2.5" cal. B&B
Shrubs:				
6	IG	Ilex glabra 'Shamrock'	Inkberry	24-36" ht. B&B
4	IV	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal. Pots
5	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24-36" ht.
5	PJ	Pieris japonica 'Flaming Silver'	Japanese pieris	24-36" ht.
Perennials:				
40	an	Athyrium niponicum	Japanese Painted Fern	1 gal. Pots
40	dp	Dennstaedtia punctilobula	Hayscented Fern	1 gal. Pots
10	hm	Hakonechloa macro 'Aureola'	Hakone Grass	2 gal. Pots
6	nf	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	2 gal. Pots
Groundcovers:				
25	hp	Heuchera 'Purple Palace'	Purple Palace Coral Bells	2 gal. Pots
25	hs	Heuchera 'Silver Scrolls'	Silver Scrolls Coral Bells	2 gal. Pots
130	vm	Vinca minor	Periwinkle	1 qt. Pots

Shrubs



Sweetspire

Inkberry

Oakleaf Hydrangea

Japanese Pieris

Perennials



Feather Reed Grass

Tickweed

Daylily

Catmint

Fencing



6' ht. horizontal wood board fence, sides and rear prop. lines

3' ht. flat top picket fence front, along sidewalk and abutter's driveway

Groundcovers



Purple Palace Coral Bells

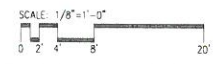
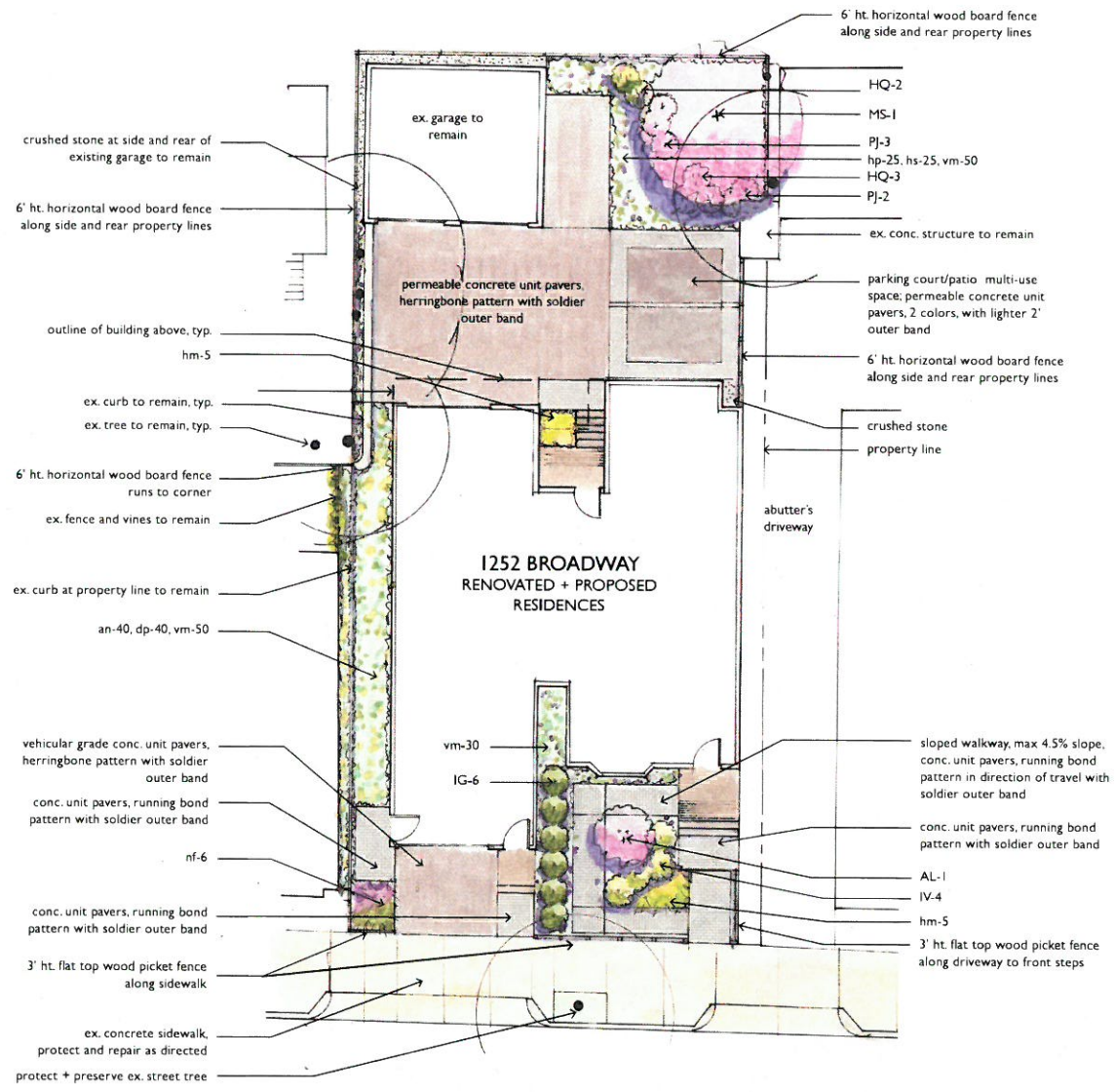
Silver Scrolls Coral Bells

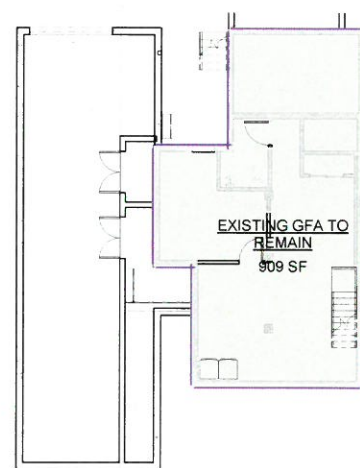
Periwinkle

Permeable Paving

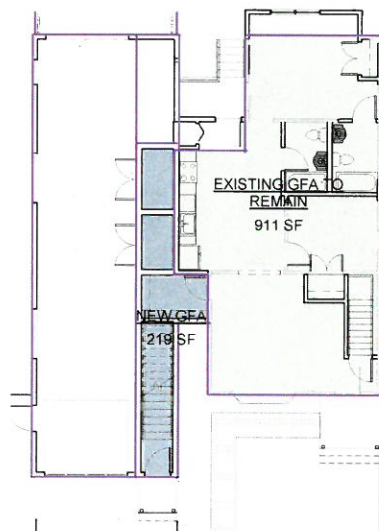


permeable concrete unit paving "Eco-Priora" by Unilock, standard finish

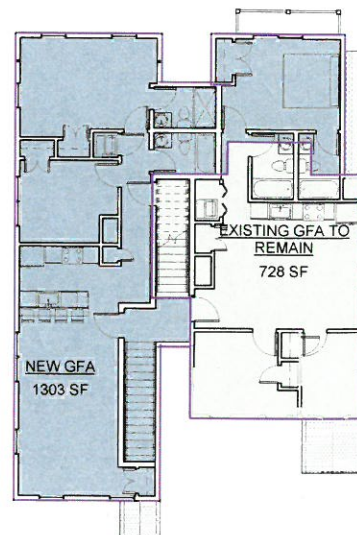




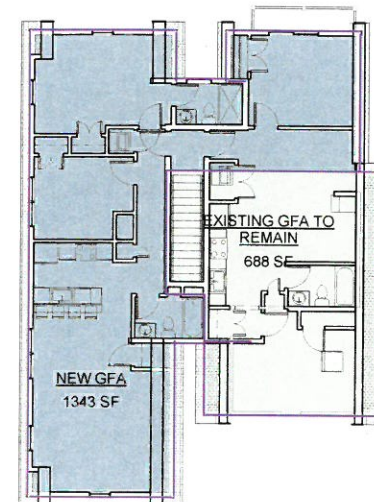
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3/32" = 1'-0"



2 1st Floor Level
3/32" = 1'-0"

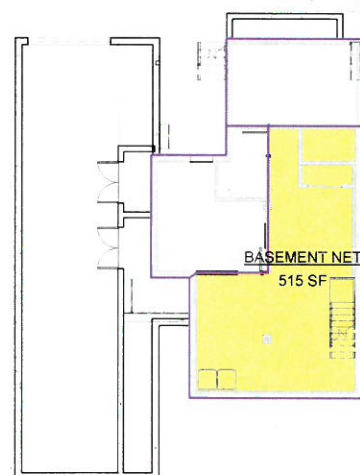


3 2nd Floor Level
3/32" = 1'-0"



4 3rd Floor Level
3/32" = 1'-0"

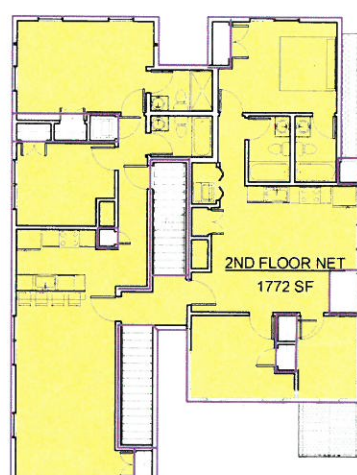
Gross Floor Area		
Area	Name	Level
909 SF	EXISTING GFA TO REMAIN	Basement Level
909 SF	EXISTING GFA TO REMAIN	1st Floor Level
219 SF	NEW GFA	1st Floor Level
1129 SF	EXISTING GFA TO REMAIN	2nd Floor Level
728 SF	NEW GFA	2nd Floor Level
1303 SF	NEW GFA	2nd Floor Level
2031 SF	EXISTING GFA TO REMAIN	3rd Floor Level
688 SF	NEW GFA	3rd Floor Level
1343 SF	NEW GFA	3rd Floor Level
2031 SF		
6101 SF		



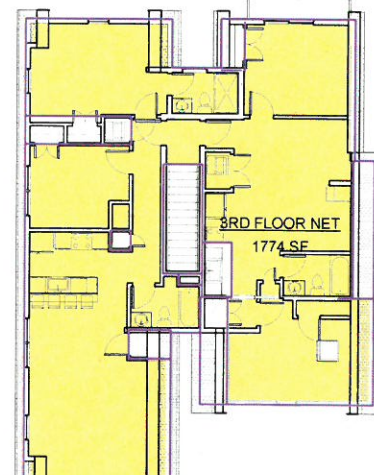
5 Basement Level
3/32" = 1'-0"



6 1st Floor Level
3/32" = 1'-0"

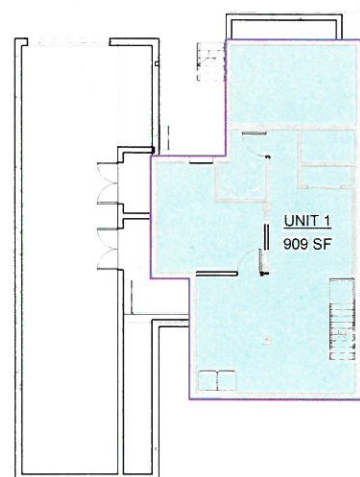


7 2nd Floor Level
3/32" = 1'-0"

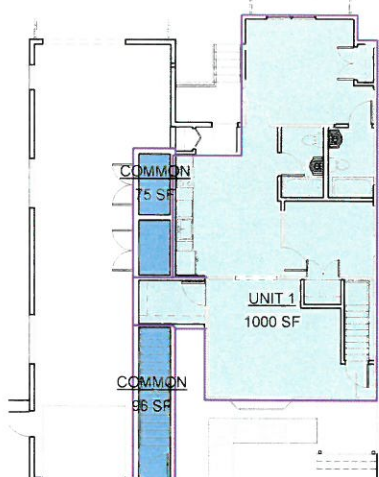


8 3rd Floor Level
3/32" = 1'-0"

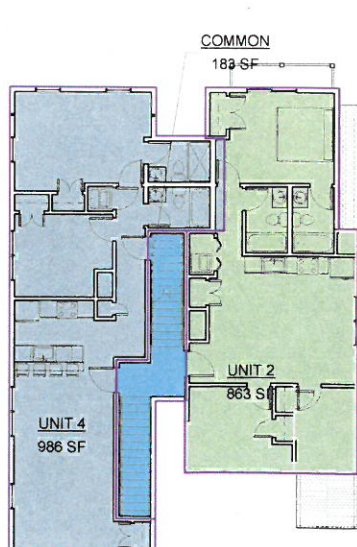
Area Schedule (Floor Area Ratio)		
Area	Name	Level
919 SF	1ST FLOOR NET	1st Floor Level
22 SF	1ST FLOOR NET	1st Floor Level
941 SF		
1772 SF	2ND FLOOR NET	2nd Floor Level
Not Placed	2ND FLOOR NET	Not Placed
1772 SF		
1774 SF	3RD FLOOR NET	3rd Floor Level
1774 SF		
515 SF	BASEMENT NET	Basement Level
515 SF		
5002 SF		



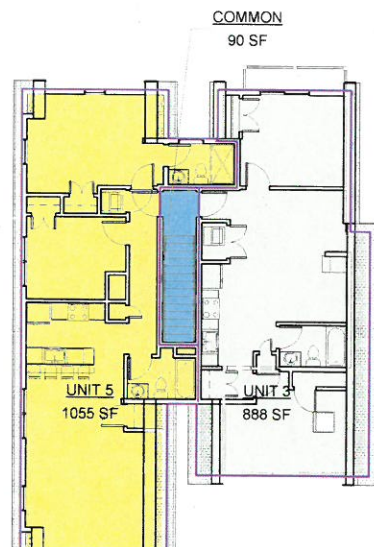
9 Basement Level
3/32" = 1'-0"



10 1st Floor Level
3/32" = 1'-0"



11 2nd Floor Level
3/32" = 1'-0"



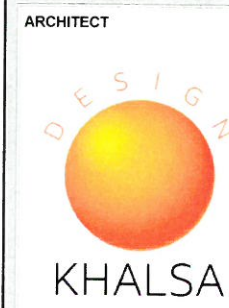
12 3rd Floor Level
3/32" = 1'-0"

Unit Areas		
Area	Name	Level
96 SF	COMMON	1st Floor Level
75 SF	COMMON	1st Floor Level
183 SF	COMMON	2nd Floor Level
90 SF	COMMON	3rd Floor Level
444 SF		
909 SF	UNIT 1	Basement Level
1000 SF	UNIT 1	1st Floor Level
1910 SF		
863 SF	UNIT 2	2nd Floor Level
863 SF		
888 SF	UNIT 3	3rd Floor Level
888 SF		
986 SF	UNIT 4	2nd Floor Level
986 SF		
1055 SF	UNIT 5	3rd Floor Level
1055 SF		
6145 SF		

PROJECT NAME
1252 Broadway Residences

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1252 Broadway
Somerville, MA

CLIENT
Eric Silva



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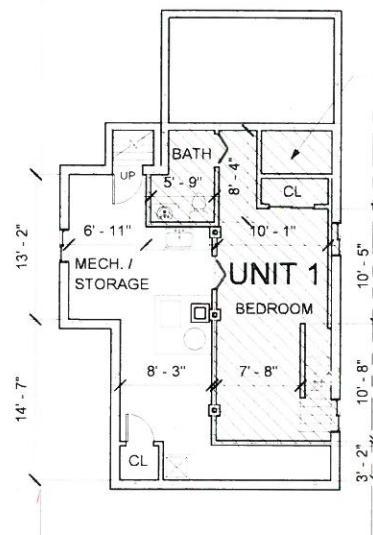


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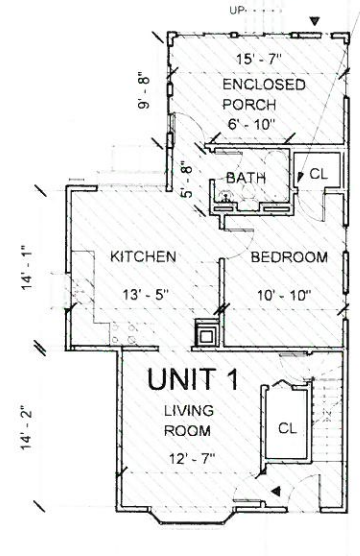
REVISIONS

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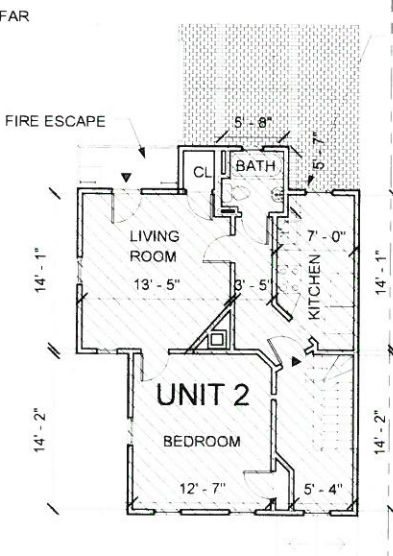
Area Analysis
A-021
1252 Broadway Residences



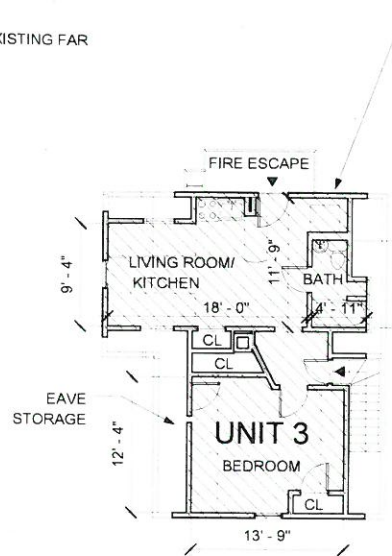
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1/8" = 1'-0"



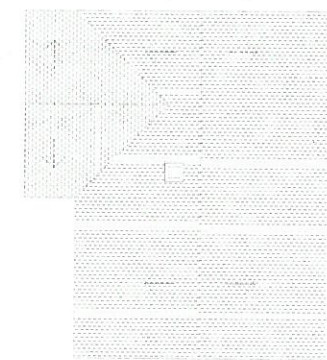
2 Existing 1st Floor Level
1/8" = 1'-0"



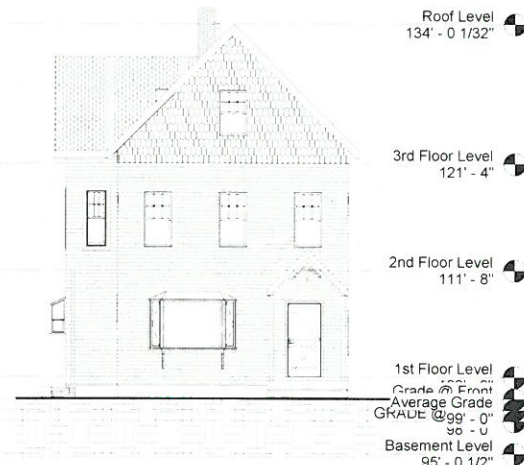
3 Existing 2nd Floor Level
1/8" = 1'-0"



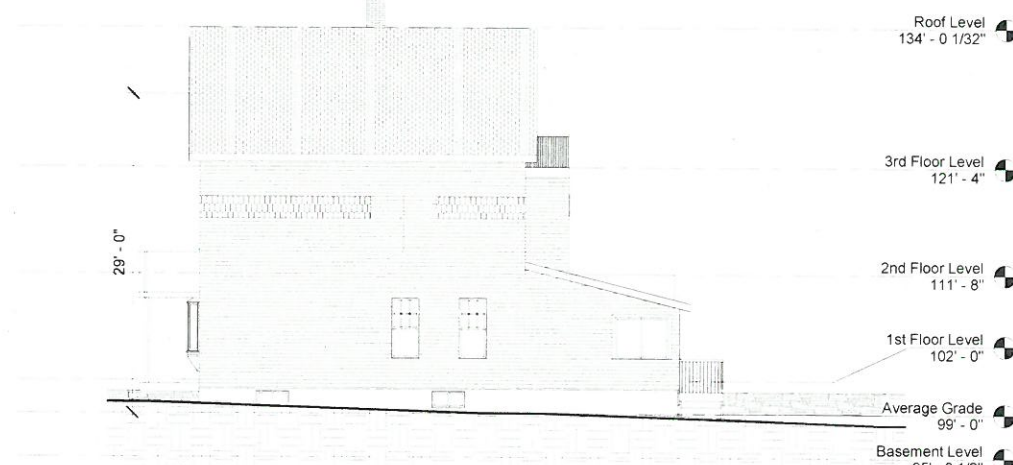
4 Existing 3rd Floor Level
1/8" = 1'-0"



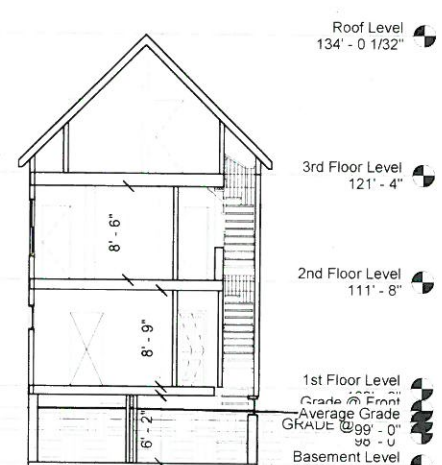
5 Existing Roof Level
1/8" = 1'-0"



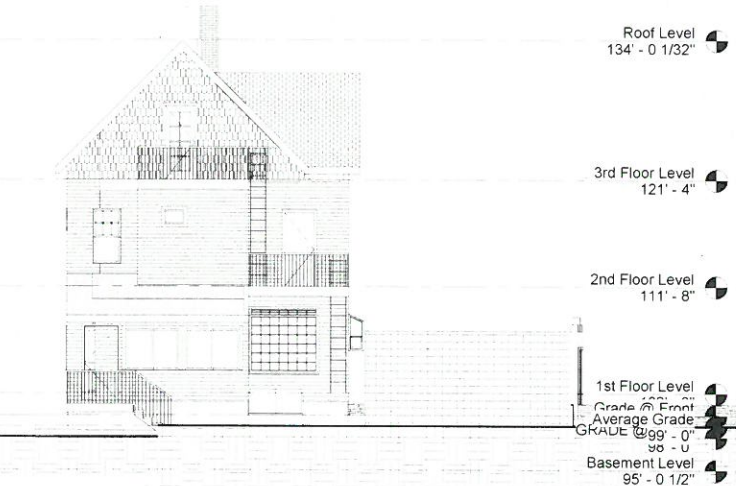
6 Existing Broadway Elevation
1/8" = 1'-0"



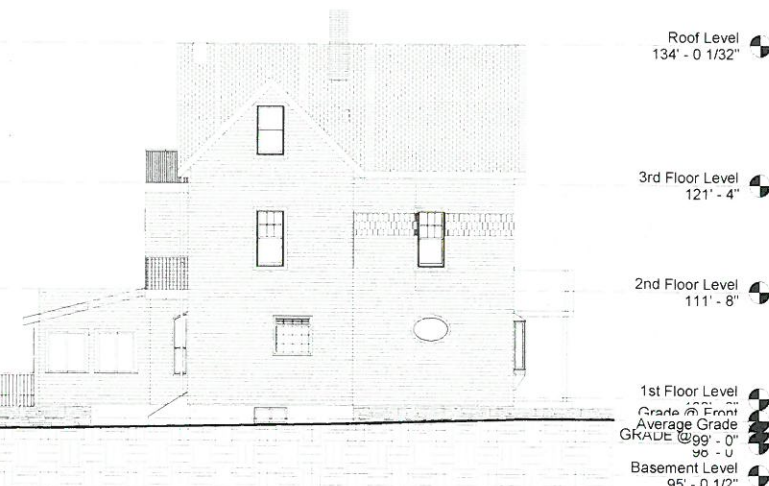
7 Existing Right Side Elevation
1/8" = 1'-0"



10 Existing Section
1/8" = 1'-0"



8 Existing Rear Elevation
1/8" = 1'-0"



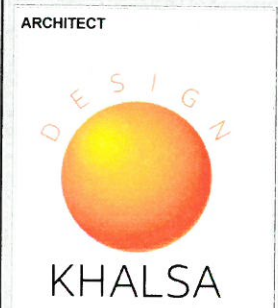
9 Existing Left Side Elevation
1/8" = 1'-0"

2,321 S.F. EXISTING FLOOR AREA
0.43 F.A.R.

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1252 Broadway Residences

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Somerville, MA

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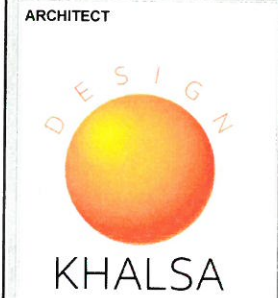
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Existing Conditions

EX-100
1252 Broadway Residences

PROJECT NAME
1252 Broadway Residences
 PROJECT ADDRESS
 1252 Broadway
 Somerville, MA

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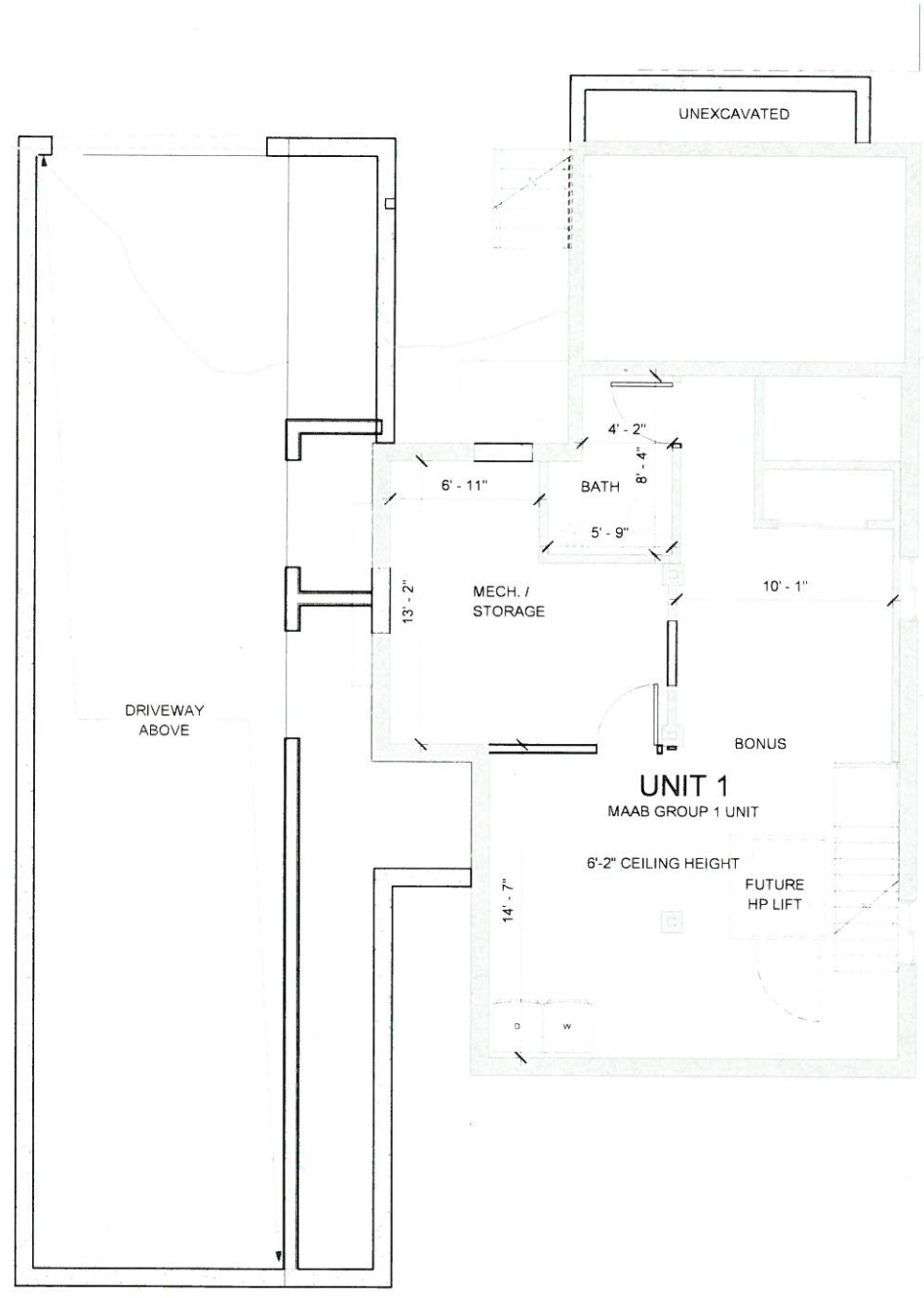


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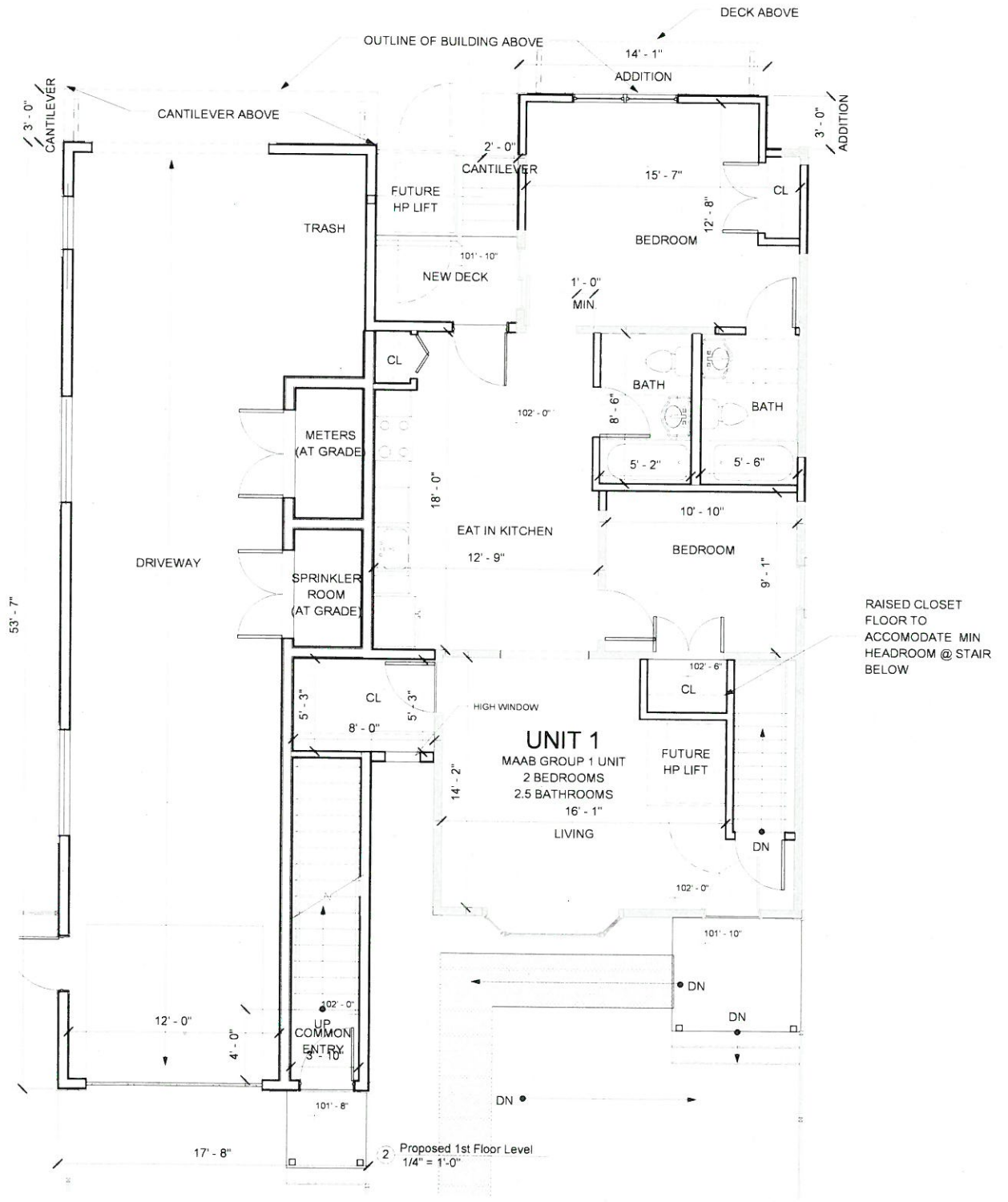
REVISIONS

No.	Description	Date

Proposed
 Basement & First
 Floor Plans
A-100
 1252 Broadway Residences



1 Proposed Basement Level
 1/4" = 1'-0"



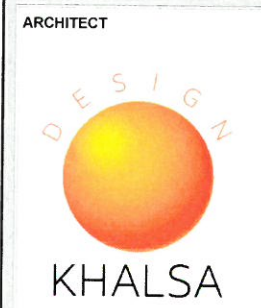
2 Proposed 1st Floor Level
 1/4" = 1'-0"

3/8/2018 8:53:41 AM \\gmserv\Draw\1717086-Eric Silva-1252 Broadway Somerville\03 Drawings\DC_ARC_L_SD_D017086-1252 Broadway-updated-EXTENDED.rvt

PROJECT NAME
**1252 Broadway
 Residences**

PROJECT ADDRESS
 1252 Broadway
 Somerville, MA

CLIENT
Eric Silva



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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REGISTRATION



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 Date 03/08/2018
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 Scale 1/4" = 1'-0"

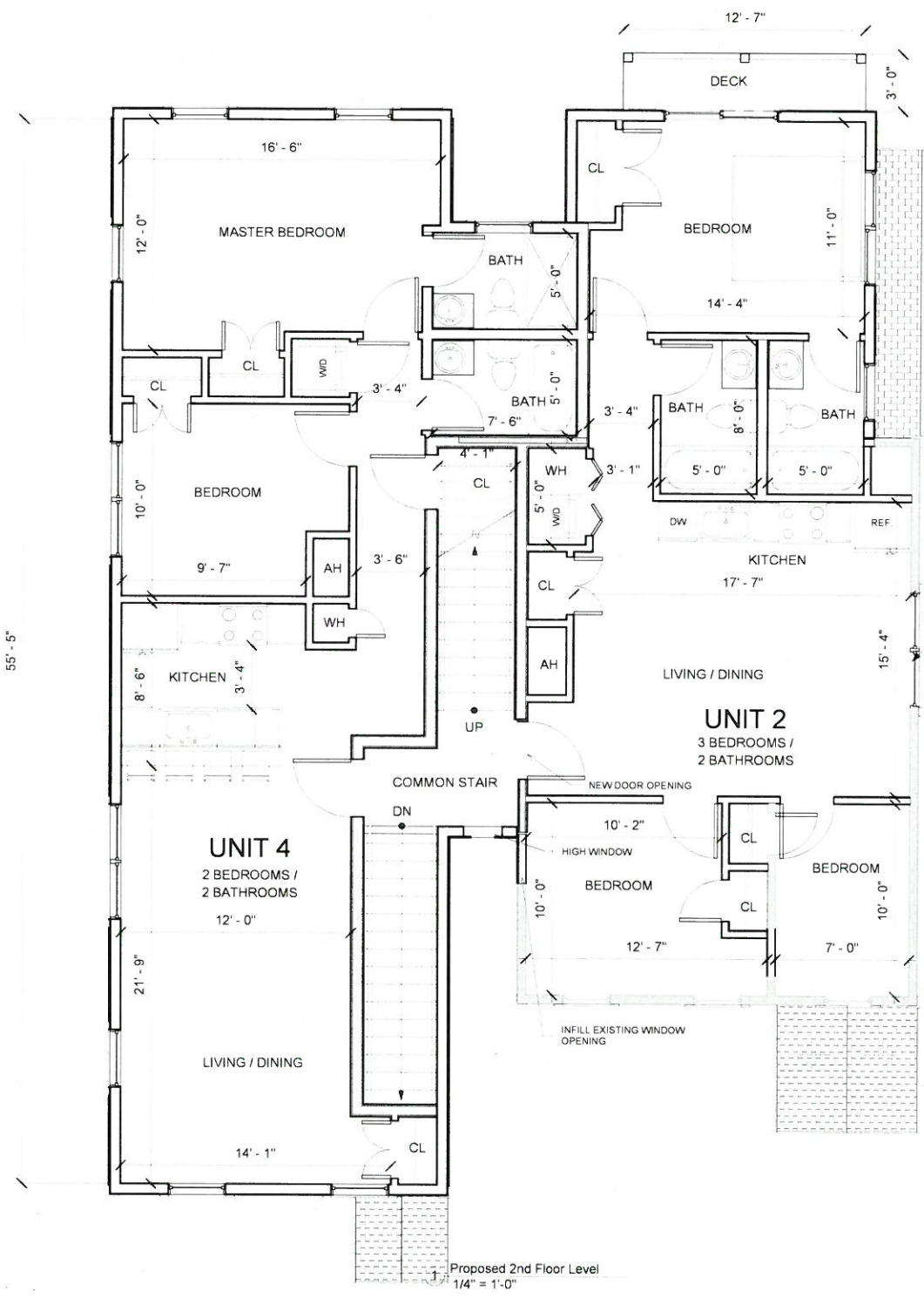
REVISIONS

No.	Description	Date

Proposed 2nd &
 3rd Floor Plans

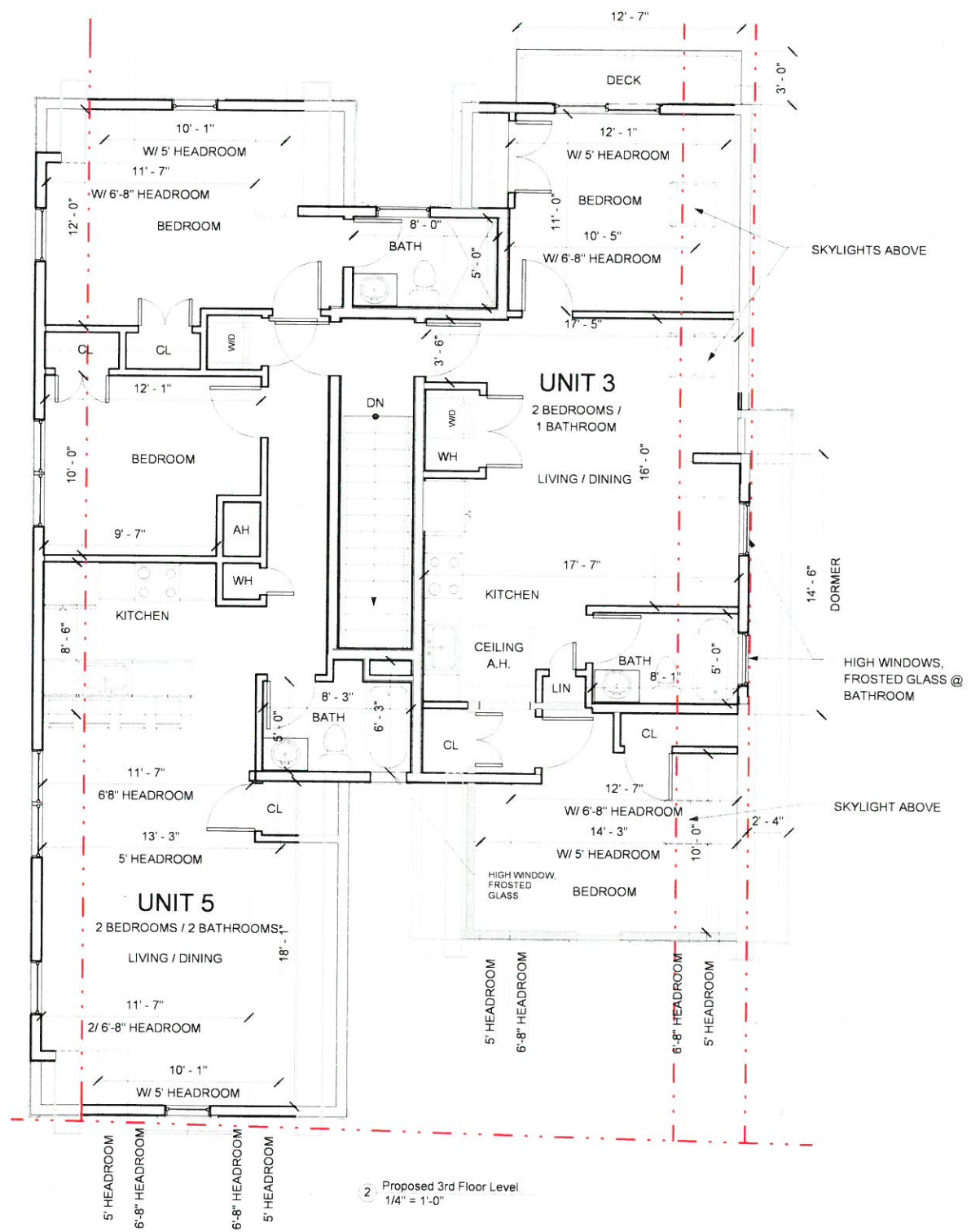
A-101

1252 Broadway Residences



Proposed 2nd Floor Level
 1/4" = 1'-0"

NEW WINDOW
 OPENING



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

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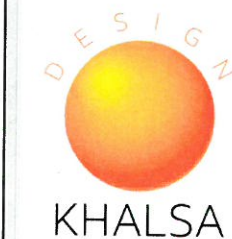
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PROJECT NAME
**1252 Broadway
Residences**

PROJECT ADDRESS
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Somerville, MA

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ARCHITECT



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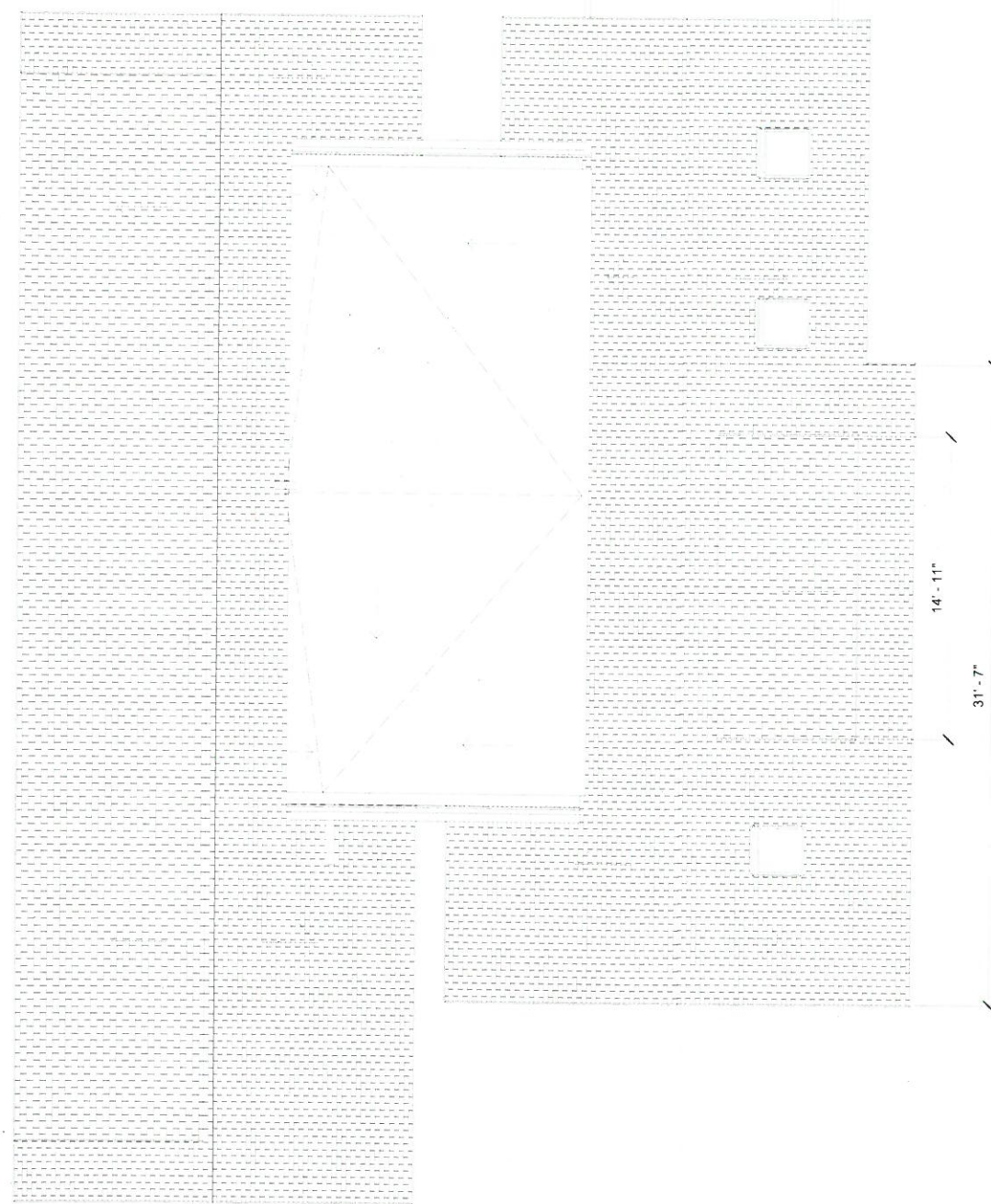
REVISIONS

No.	Description	Date

**Proposed Roof
Plan**

A-102


1252 Broadway Residences



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

PROJECT NAME
1252 Broadway Residences
 PROJECT ADDRESS
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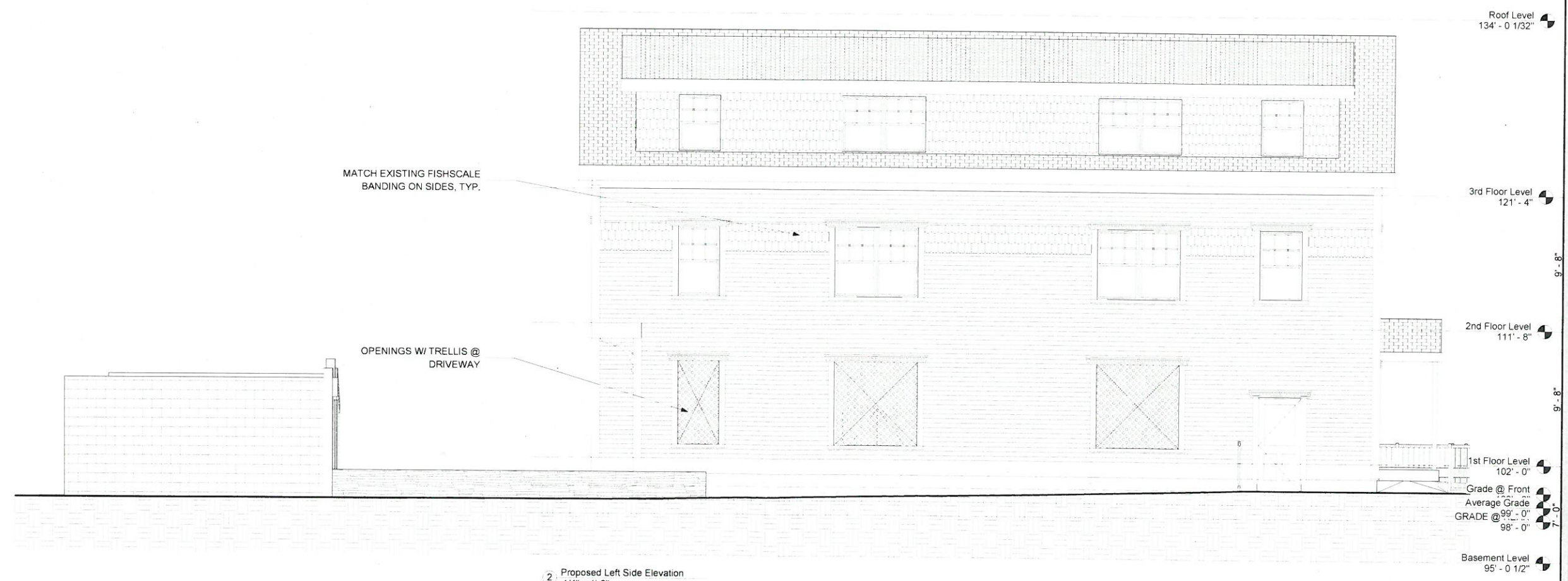
REVISIONS

No.	Description	Date

Proposed Front &
 Left Side Elevation
A-300
 1252 Broadway Residences



1 Proposed Broadway Elevation
 1/4" = 1'-0"

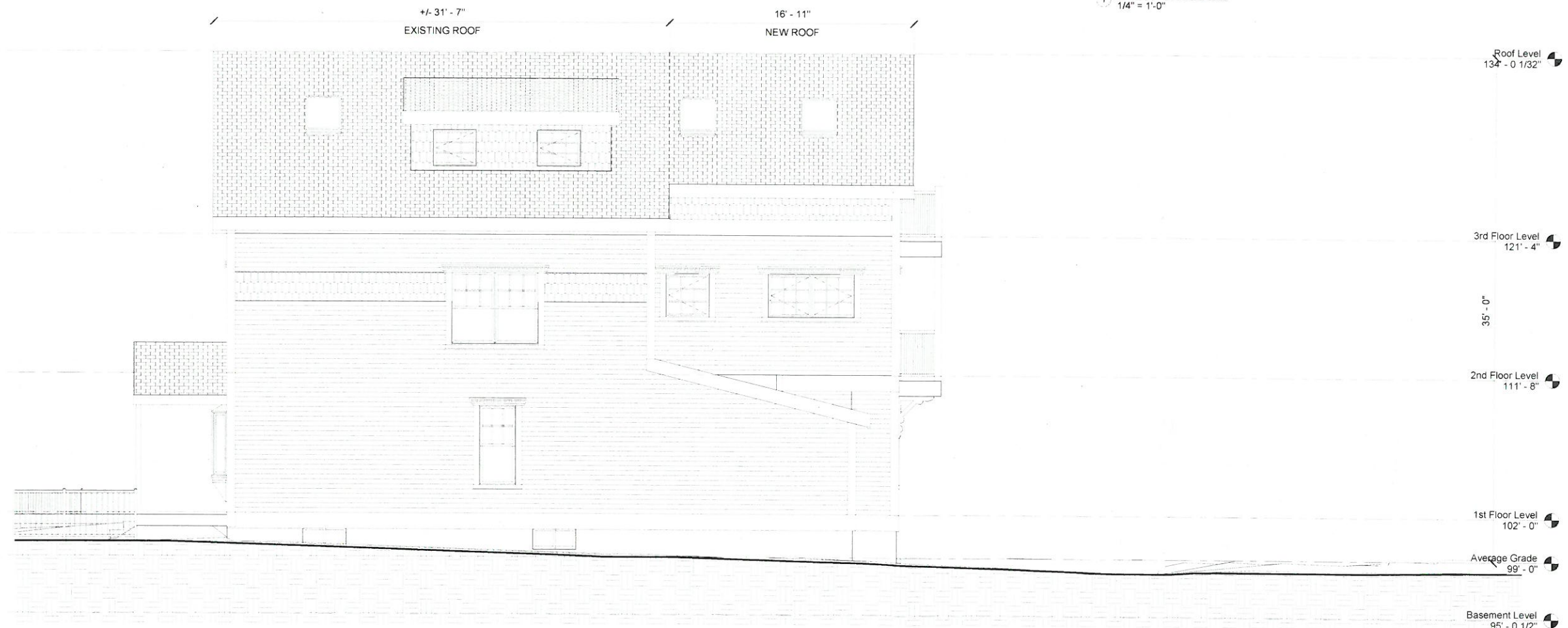


2 Proposed Left Side Elevation
 1/4" = 1'-0"

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1 Proposed Rear Elevation
1/4" = 1'-0"

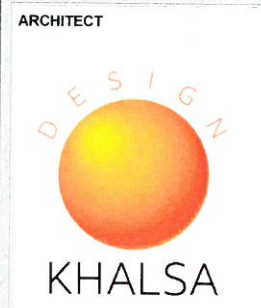


2 Proposed Right Side Elevation
1/4" = 1'-0"

PROJECT NAME
1252 Broadway Residences

PROJECT ADDRESS
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Somerville, MA

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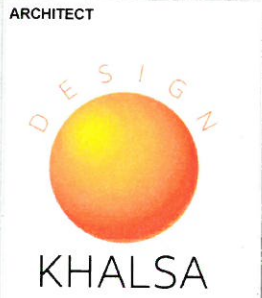
Proposed Rear &
Right Side
Elevation
A-301
1252 Broadway Residences



PROJECT NAME
**1252 Broadway
 Residences**

PROJECT ADDRESS
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No.	Description	Date

Perspectives

AV-1
 1252 Broadway Residences