

# BROADWAY RESIDENCES



## 06-12-2013 SET (REVISED 06-12-13)

A-000	Cover Sheet	03/04/13
C-01	CIVIL	05/23/13
L-O1	Landscape Plan	02/28/13
A-008	Aerial View of Site Location & Surrounding Context	03/04/13
A-009	EXISTING SITE PHOTOS	03/04/13
A-010	Building Plans & Zoning Study	03/04/13
A-100	GARAGE FLOOR PLAN	03/04/13
A-101	FIRST FLOOR PLAN	03/04/13
A-102	SECOND & THIRD FLOOR PLAN	03/04/13
A-103	FOURTH FLOOR PLAN	03/04/13
A-105	ROOF PLAN	03/04/13
A-300	EXTERIOR ELEVATIONS	03/04/13
A-301	EXTERIOR ELEVATIONS	03/04/13
A-900	PERSPECTIVE VIEWS	03/04/13
A-901	SHADOW STUDIES	05/08/13

**PROJECT NAME**

**Broadway Residences**

**PROJECT ADDRESS**

315 Broadway  
Somerville, MA 02143

**CLIENT**

**Young Investments LLC**

**ARCHITECT**

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

**CONSULTANTS:**

**LANDSCAPE ARCHITECT**

x  
x  
T: x  
W: x

**CIVIL ENGINEER**

x  
x  
T: x  
F: x

**STRUCTURAL ENGINEER**

x  
x  
T: x  
F: x

**MEP ENGINEER**

x  
x  
T: x  
F: x  
W: x

COPYRIGHT KDI © 2012  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

**REGISTRATION**

Project number 12025  
Date 03-04-2013  
Drawn by MG / KK  
Checked by JSK  
Scale

**REVISIONS**

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

Cover Sheet

**A-000**

Broadway Residences

# HEATH STREET

**LEGEND**

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
ELECTRIC MANHOLE	
TELECOMMUNICATION MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	



LANGMAID AVE

TEMPLE STREET

BROADWAY

**ZONING CHART**  
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
ZONE: CDD55		SUBMISSION: EXISTING
MIN. LOT AREA	N/A	33,676±s.f.
MIN. LOT AREA/DWELLING UNIT		
1-9 Units (s.f.)	600'	
10 or more Units (s.f.)	600'	
LOT COVERAGE	80.0%	-%
LANDSCAPE AREA MIN. % OF LOT	10.0%	-%
F.A.R.	3	-
BUILDING HEIGHT	55.0'	-
AVERAGE GRADE	-	-
FRONT SETBACK	N/A	N/A
SIDE SETBACK	N/A	N/A
REAR SETBACK	N/A	N/A
FRONTAGE	N/A	N/A

TOPOGRAPHIC SITE PLAN  
SOMERVILLE, MASSACHUSETTS  
SHOWING EXISTING CONDITIONS AT  
#315 BROADWAY  
SCALE: 1in.=20ft. DATE: NOVEMBER 30, 2012  
PROJECT: 212217

**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-6271

**PROJECT NAME**  
**Broadway Residences**

**PROJECT ADDRESS**  
315 Broadway  
Somerville, MA 02143

**CLIENT**  
**Young Investments LLC**

**ARCHITECT**  
**KHALSA DESIGN INC.**



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

**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
x  
x  
T: x  
W: x  
**CIVIL ENGINEER**  
x  
x  
T: x  
F: x  
**STRUCTURAL ENGINEER**  
x  
x  
T: x  
F: x  
**MEP ENGINEER**  
x  
x  
T: x  
F: x  
W: x

COPYRIGHT KDI © 2012  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

**REGISTRATION**

Project number 12025  
Date 03-04-2013  
Drawn by Author  
Checked by Checker  
Scale 1" = 20'-0"

**REVISIONS**

No.	Description	Date

**CIVIL**

**C-01**  
Broadway Residences

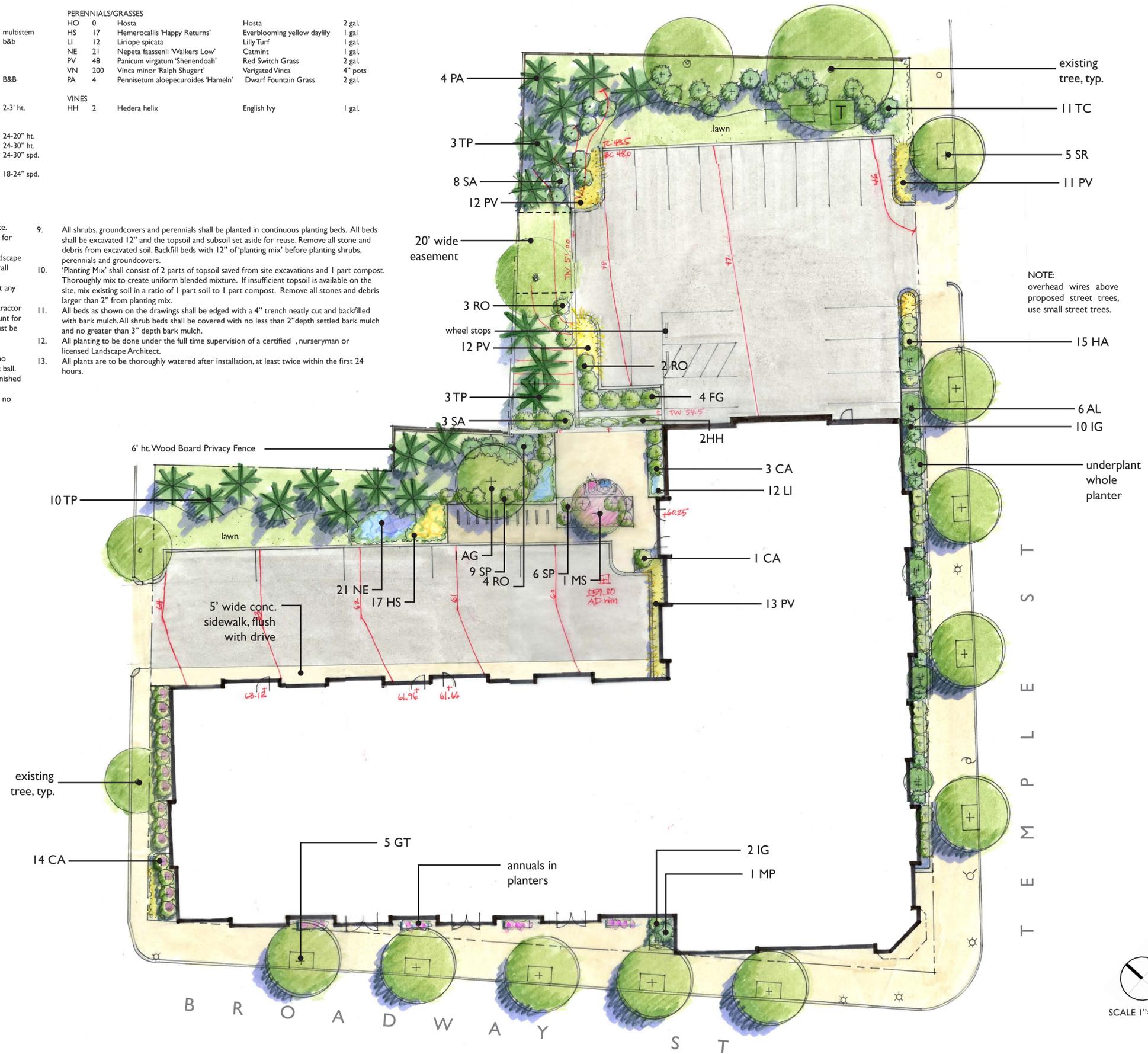
PLANT LIST	KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>						
AG	1	Acer griseum	Paperbark Maple	2-2.5" cal.		
AL	6	Amelanchier laevis	Allegheny Serviceberry	2-2.5" cal.	multistem	
GT	5	Gleditsia triacanthos 'inermis'	Thornless Honeylocust	2.5-3" cal.	b&b	
MS	1	Magnolia soulangiana	Magnolia	8-10' ht.		
PA	4	Picea abies	Norway Spruce	7-8' ht.		
SR	5	Syringa reticulata	Japanese Tree Lilac	1.5-2" cal.		
TP	16	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10' Ht.	B&B	
<b>SHRUBS</b>						
CA	17	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal.	2-3' ht.	
FG	4	Fothergilla 'gardenii'	Dwarf Fothergilla	30"ht.		
HA	15	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.		
IG	10	Ilex glabra	Inkberry	5 gal.	24-20" ht.	
MP	1	Myrica pensylvanica	Bayberry	5 gal.	24-30" ht.	
RO	9	Rhododendron 'Chionoides'	White Flowering Rhodo.	5 gal.	24-30" spd.	
SA	11	Spiraea j. 'Anthony Waterer'	Spiraea	5 gal.	36" ht.	
SP	15	Spiraea j. 'Little Princess'	Little Princess Spiraea	5 gal.	18-24" spd.	
TC	11	Taxus cuspidata	Japanese Yew	30" ht.		

PERENNIALS/GRASSES				
HO	0	Hosta	Hosta	2 gal.
HS	17	Hemerocallis 'Happy Returns'	Everblooming yellow daylily	1 gal
LI	12	Liriope spicata	Lilly Turf	1 gal.
NE	21	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.
PV	48	Panicum virgatum 'Shenendoah'	Red Switch Grass	2 gal.
VN	200	Vinca minor 'Ralph Shugert'	Verigated Vinca	4" pots
PA	4	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal.

VINES				
HH	2	Hedera helix	English Ivy	1 gal.

**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 written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- 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 shrub beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



**PROJECT NAME**  
BROADWAY STREET  
SOMERVILLE, MA

**PROJECT ADDRESS**

**CLIENT**

**ARCHITECT**  
**KHALSA DESIGN INC.**

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

**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
Blair Hines Design  
Associates  
LANDSCAPE ARCHITECTS

Blair Hines Design Associates  
318 Harvard Street, Suite 25  
Brookline, MA 02446  
T: 617-730-1190  
F: 617-808-5025  
W: www.blairhinesdesignassociates.com



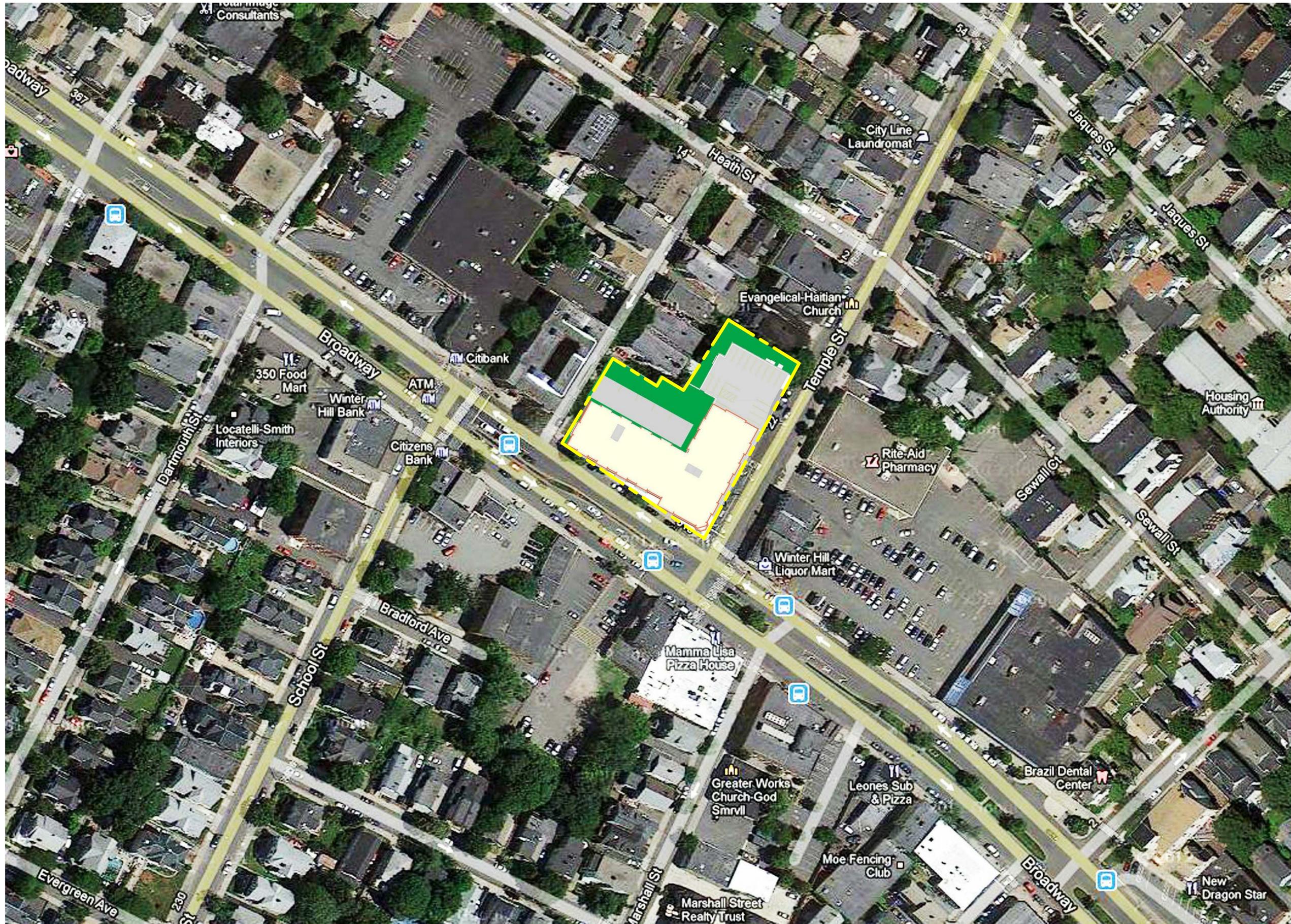
**REGISTRATION**

Project number: \_\_\_\_\_  
Date: January 29, 2013  
Drawn by: KP  
Checked by: BH  
Scale: as noted

**REVISIONS**

No.	Description	Date
1	Add utilities & patio	2/27/13
2	Revised landscape plan	5/8/13
3	Revised landscape plan	5/20/13
4	Add easement	5/23/13
5	Revised lower parking area	6/12/13

**L-01**  
LANDSCAPE-PLAN



**PROJECT NAME**  
**Broadway Residences**

**PROJECT ADDRESS**  
 315 Broadway  
 Somerville, MA 02143

**CLIENT**  
**Young Investments LLC**

**ARCHITECT**  
**KHALSA DESIGN INC.**



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

- CONSULTANTS:**
- LANDSCAPE ARCHITECT**
- x
  - x
  - T: x
  - W: x
- CIVIL ENGINEER**
- x
  - x
  - T: x
  - F: x
- STRUCTURAL ENGINEER**
- x
  - x
  - T: x
  - F: x
- MEP ENGINEER**
- x
  - x
  - T: x
  - F: x
  - W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

**REGISTRATION**

Project number	12025
Date	03-04-2013
Drawn by	MG / KK
Checked by	JSK
Scale	

**REVISIONS**

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**Aerial View of Site  
 Location &  
 Surrounding  
 Context**

**A-008**  
 Broadway Residences



VIEW FROM LANGMAIND AVE



VIEW FROM TEMPLE STREET



ELEVATION VIEW FROM BROADWAY ST



PANORAMIC VIEW FROM BROADWAY ST

PROJECT NAME

**Broadway Residences**

PROJECT ADDRESS

315 Broadway  
Somerville, MA 02143

CLIENT

**Young Investments LLC**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400

SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

LANDSCAPE ARCHITECT

- x
- x
- T: x
- W: x

CIVIL ENGINEER

- x
- x
- T: x
- F: x

STRUCTURAL ENGINEER

- x
- x
- T: x
- F: x

MEP ENGINEER

- x
- x
- F: x
- W: x

COPYRIGHT KDI © 2012  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
Date 03-04-2013  
Drawn by MG / KK  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

EXISTING SITE  
PHOTOS

**A-009**

Broadway Residences

6/12/2013 3:20:29 PM G:\1212025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_SD\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.dwg

Room Schedule		
Name	Area	Level

1 BR UNIT		
1 BR UNIT	514 SF	1st Floor level
1 BR UNIT	623 SF	1st Floor level
1 BR UNIT	635 SF	1st Floor level
1 BR UNIT	787 SF	1st Floor level
1 BR UNIT	746 SF	1st Floor level

COMMON SPACE		
COMMON SPACE	781 SF	1st Floor level
COMMON SPACE	383 SF	1st Floor level
COMMON SPACE	75 SF	1st Floor level
COMMON SPACE	55 SF	1st Floor level
COMMON SPACE	25 SF	1st Floor level

RETAIL SPACE		
RETAIL SPACE	1454 SF	1st Floor level
RETAIL SPACE	1416 SF	1st Floor level
RETAIL SPACE	1426 SF	1st Floor level
RETAIL SPACE	1007 SF	1st Floor level
RETAIL SPACE	1797 SF	1st Floor level
RETAIL SPACE	67 SF	1st Floor level
RETAIL SPACE	79 SF	1st Floor level
RETAIL SPACE	79 SF	1st Floor level
RETAIL SPACE	79 SF	1st Floor level

1 BR UNIT		
1 BR UNIT	650 SF	2nd Floor Level
1 BR UNIT	635 SF	2nd Floor Level
1 BR UNIT	664 SF	2nd Floor Level

2 BR UNIT		
2 BR UNIT	763 SF	2nd Floor Level
2 BR UNIT	797 SF	2nd Floor Level
2 BR UNIT	1048 SF	2nd Floor Level
2 BR UNIT	1020 SF	2nd Floor Level
2 BR UNIT	973 SF	2nd Floor Level
2 BR UNIT	946 SF	2nd Floor Level
2 BR UNIT	1023 SF	2nd Floor Level
2 BR UNIT	1046 SF	2nd Floor Level
2 BR UNIT	949 SF	2nd Floor Level
2 BR UNIT	759 SF	2nd Floor Level
2 BR UNIT	801 SF	2nd Floor Level

COMMON SPACE		
COMMON SPACE	140 SF	2nd Floor Level

1 BR UNIT		
1 BR UNIT	664 SF	3rd Floor Level
1 BR UNIT	635 SF	3rd Floor Level
1 BR UNIT	650 SF	3rd Floor Level

2 BR UNIT		
2 BR UNIT	759 SF	3rd Floor Level
2 BR UNIT	1048 SF	3rd Floor Level
2 BR UNIT	1018 SF	3rd Floor Level
2 BR UNIT	973 SF	3rd Floor Level
2 BR UNIT	946 SF	3rd Floor Level
2 BR UNIT	1023 SF	3rd Floor Level
2 BR UNIT	1046 SF	3rd Floor Level
2 BR UNIT	801 SF	3rd Floor Level
2 BR UNIT	797 SF	3rd Floor Level
2 BR UNIT	949 SF	3rd Floor Level
2 BR UNIT	763 SF	3rd Floor Level

COMMON SPACE		
COMMON SPACE	140 SF	3rd Floor Level

1 BR UNIT		
1 BR UNIT	649 SF	4th Floor Level
1 BR UNIT	801 SF	4th Floor Level

2 BR UNIT		
2 BR UNIT	763 SF	4th Floor Level
2 BR UNIT	948 SF	4th Floor Level
2 BR UNIT	1016 SF	4th Floor Level
2 BR UNIT	973 SF	4th Floor Level
2 BR UNIT	1023 SF	4th Floor Level
2 BR UNIT	1046 SF	4th Floor Level
2 BR UNIT	797 SF	4th Floor Level
2 BR UNIT	946 SF	4th Floor Level
2 BR UNIT	1004 SF	4th Floor Level
2 BR UNIT	746 SF	4th Floor Level

3 BR UNIT		
3 BR UNIT	1348 SF	4th Floor Level

COMMON SPACE		
COMMON SPACE	140 SF	4th Floor Level

Grand total:	63	
--------------	----	--

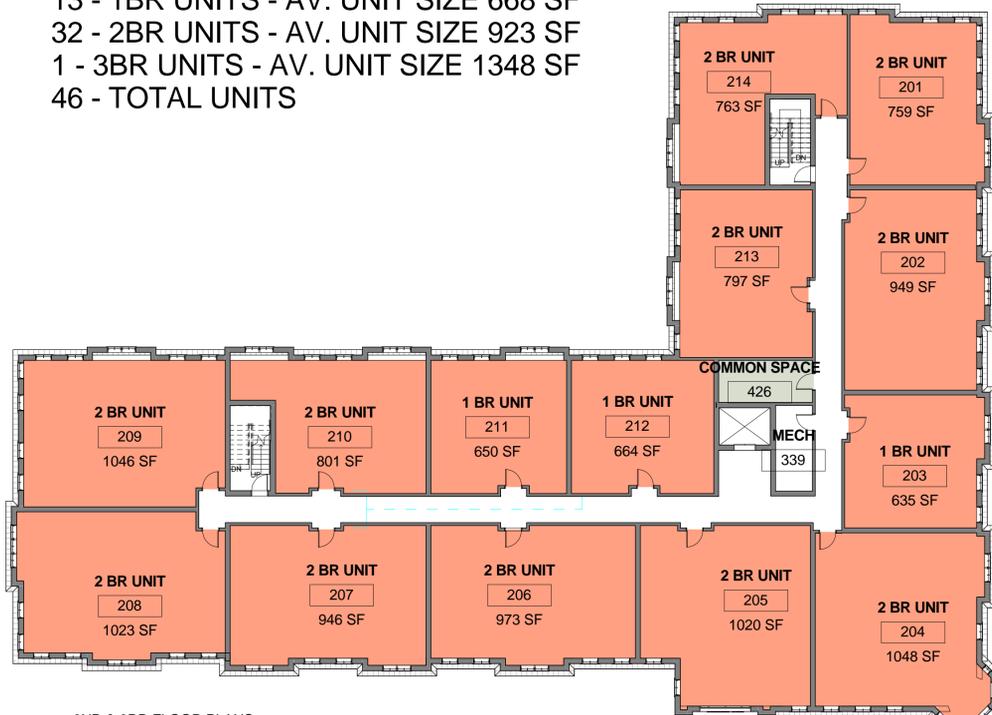
Garage Area - 14,645 Sf  
 Common Area - 5,776 Sf  
 Retail Area - 7,403 Sf  
 Residential Area - 39,547 Sf  
 Total Area - 67,371 Sf



1 Garage Level  
1/16" = 1'-0"

**UNIT BREAKDOWN**

1st Floor - 5 DU - 5 (1Br)  
 2nd Floor - 14 DU - 3 (1Br) + 11 (2Br)  
 3rd Floor - 14 DU - 3 (1Br) + 11 (2Br)  
 4th Floor - 13 DU - 2 (1Br) + 10 (2Br) + 1 (3Br)  
 Totals  
 13 - 1BR UNITS - AV. UNIT SIZE 668 SF  
 32 - 2BR UNITS - AV. UNIT SIZE 923 SF  
 1 - 3BR UNITS - AV. UNIT SIZE 1348 SF  
 46 - TOTAL UNITS



3 2ND & 3RD FLOOR PLANS  
1/16" = 1'-0"

**315 Broadway Zoning Summary**

CCD 55 Zone Dimensional Controls (Table 8.5)	Required	Allowed	Proposed
Min Lot Size (sq. ft.)	NA	33,676.00	33,676.00
Lot Area/unit (min. sq. ft.)	600.00	600.00	601.00
# Units Based on Lot Area	50.00	50.00	46.00
Max. Ground Coverage (%)	80.00	80.00	54.0%
Max. Ground Coverage (sf)	26,922.40	26,922.40	14,645.00
Landscaped Area Min. % Lot	10.00	10.00	31.00%
Landscaped Area Min. sf	3,365.30	3,365.30	10,450.00
Floor Area Ratio (2, 23)	3.00	3.00	1.91
Floor Area (sq. ft.)	100,959.00	100,959.00	52,726.00
Building Max. Height			
Stories	N/A	N/A	4.00
Height (23)	55.00	55.00	48.75
Setbacks			
Front Setback (5a, 5b, 5c, 17)	N/A	N/A	VARIES
Side Setback (5a, 6, 10, 12, 17)	N/A 20' (22)	20'	35' MIN.
Rear Setback (5b, 13, 14, 15, 17)	N/A 20' (22)	20'	35' MIN.
Lot Frontage	30.00	378.00	378.00
Parking Auto			
1 sp/du (1-2 BRs) x 45	45.00	45.00	45.00
2 sp/du (3+ BRs) x 2	2.00	2.00	2.00
Visitors on CCD	N/A	N/A	0.00
Medium Retail 7,509 sf @ 1/1500 sf	6.00	10.00	10.00
Total	53.00	57.00	68.00
Loading - Retail 5,000sf - 20,000 sf	0.00	0.00	0.00
Parking Bikes			
CCD Residential - 1 / 2du	23.00	23.00	50.00
Retail - 1 / 5,000 sf	2.00	2.00	20.00
Total	25.00	25.00	70.00
Compact spaces (max) 20%	13.4	13.4	0.00
Handicap spaces***	3.00	3.00	4.00



4 BUILDING PLAN  
1/16" = 1'-0"

**NOTES TO TABLE 8.5**

22. Transition requirements apply for parcels abutting a residential district (RA, RB or RC) pursuant to Section 6.1.22.G (Transition to Abutting Residential Districts)

**LANDSCAPING REQUIREMENTS**

**Section 10.3. General Landscaped Area Requirements.** In every instance where there is a required percentage of lot area devoted to landscaping, stipulated as the minimum landscaped area under Article 8 of this Ordinance, there shall be a minimum of two (2) kinds of landscape cover, using some combination of trees, shrubs, and/or ground cover. On each such lot, there shall be a minimum of one (1) tree for each one thousand (1,000) square feet of such space or fraction thereof. The required minimum landscaped area may be located on the development lot or in the immediately adjacent street right-of-way when street tree plantings are utilized.

**Section 10.4. Parking Lot Landscaping Requirements.** Where the provision of off-street parking for twenty (20) or more cars is required under the terms of this Ordinance, some of a lot's minimum landscaped area (as stipulated in Article 8) shall be located so that there shall be landscaped areas within the parking lot and/or immediately adjacent to and within five (5) feet of the perimeter of said parking area(s) in the minimum amount of twenty-four (24) square feet for each parking space. The minimum width of each said area shall be three (3) feet, and the minimum area shall be twenty-four (24) square feet. The required landscaped area need not be contiguous, but it is recommended that no parking space be located more than ninety (90) feet from a landscaped area. The strict provisions above shall not apply where provision of required off-street parking is made within a parking garage structure. However, landscaped area shall be provided adjacent to any parking garage structure, particularly those at or above grade, in a manner allowing for the screening and buffering of the structure from the view of abutting properties and thoroughfares. Additionally, there shall be at least some plant material meeting the specifications of Section 10.5 within each separate landscaped area, preferably trees; said trees may be included in computing any total number of trees required in the landscaped area of a lot per Section 10.3. All plant materials in parking areas shall be kept pruned so as to create no hazard to drivers or pedestrians. Some form of water facility or irrigation should be provided to establish and maintain the plants within the parking lot area.

**PROJECT NAME**  
**Broadway Residences**

**PROJECT ADDRESS**  
 315 Broadway  
 Somerville, MA 02143

**CLIENT**  
**Young Investments LLC**



17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8882 FAX: 617-591-2086

- CONSULTANTS:**
- LANDSCAPE ARCHITECT**
- x
  - x
  - T: x
  - F: x
  - W: x
- CIVIL ENGINEER**
- x
  - x
  - T: x
  - F: x
  - W: x
- STRUCTURAL ENGINEER**
- x
  - x
  - T: x
  - F: x
  - W: x
- MEP ENGINEER**
- x
  - x
  - T: x
  - F: x
  - W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

**REGISTRATION**

Project number	12025
Date	03-04-2013
Drawn by	MG / KK
Checked by	JSK
Scale	1/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**Building Plans & Zoning Study**

**A-010**

Broadway Residences

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
 315 Broadway  
 Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:  
 LANDSCAPE ARCHITECT  
 x  
 x  
 T: x  
 W: x

CIVIL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

STRUCTURAL ENGINEER  
 x  
 x  
 T: x  
 F: x

MEP ENGINEER  
 x  
 x  
 T: x  
 F: x  
 W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

REVISIONS

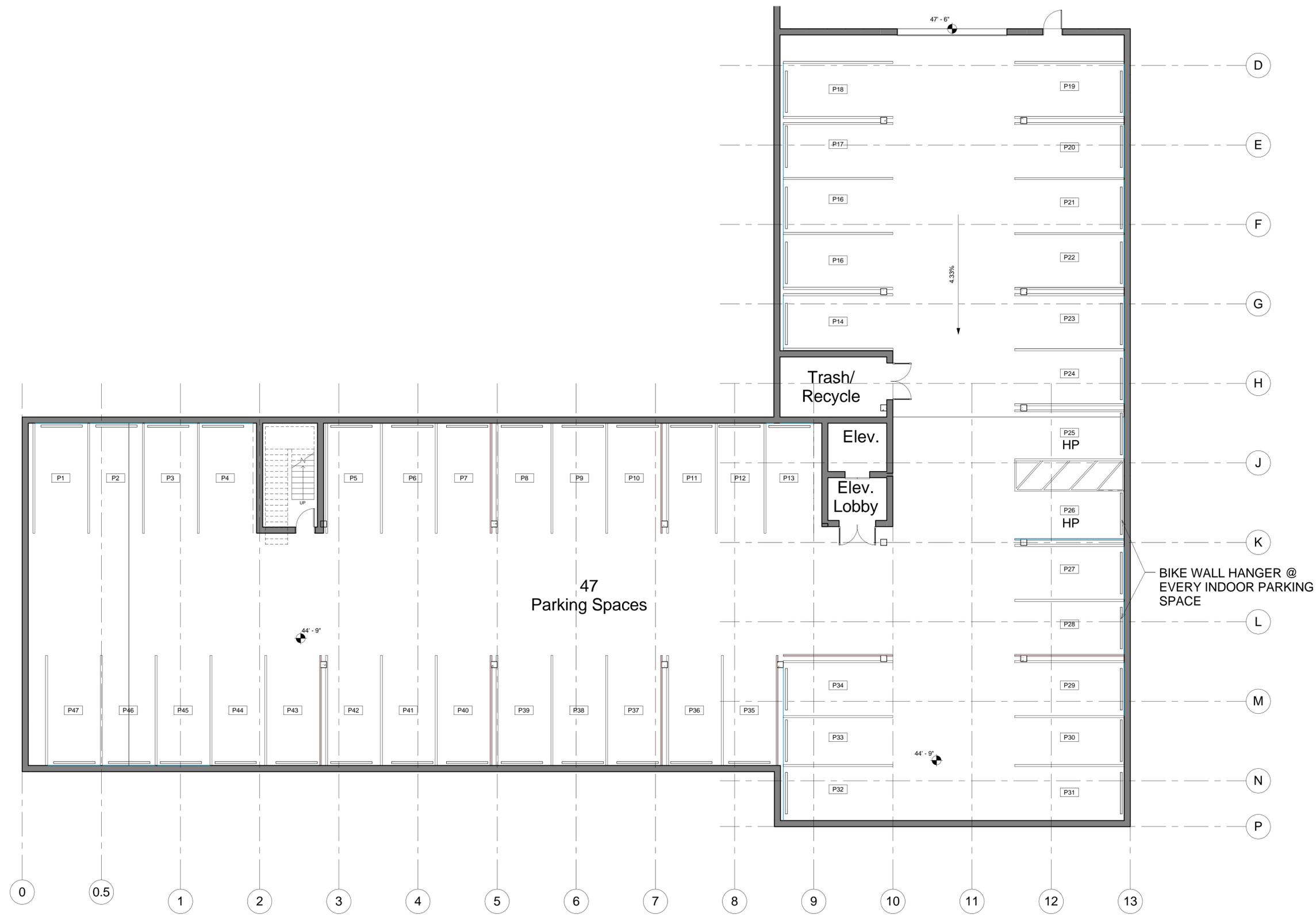
No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**GARAGE FLOOR PLAN**

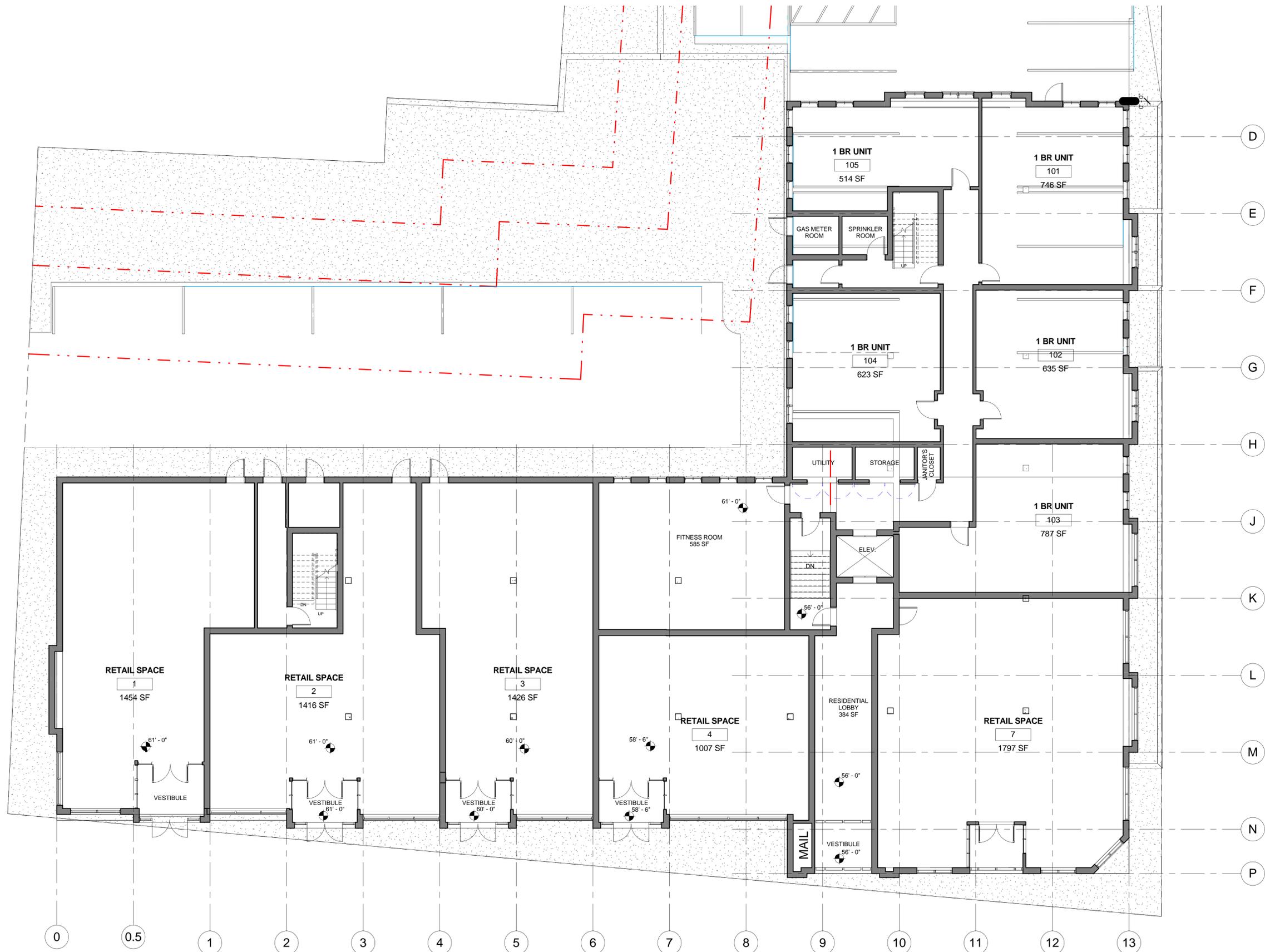
**A-100**

Broadway Residences

G:\12\12025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_SD\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:33 PM



1 Garage Level  
 1/8" = 1'-0"



1 1st Floor level  
1/8" = 1'-0"

**PROJECT NAME**  
**Broadway Residences**

**PROJECT ADDRESS**  
 315 Broadway  
 Somerville, MA 02143

**CLIENT**  
**Young Investments LLC**

**ARCHITECT**  
**KHALSA DESIGN INC.**



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

- CONSULTANTS:**
- LANDSCAPE ARCHITECT**
- x
  - x
  - T: x
  - W: x
- CIVIL ENGINEER**
- x
  - x
  - x
  - T: x
  - F: x
- STRUCTURAL ENGINEER**
- x
  - x
  - x
  - T: x
  - F: x
- MEP ENGINEER**
- x
  - x
  - F: x
  - W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

**REGISTRATION**

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**FIRST FLOOR PLAN**

**A-101**  
 Broadway Residences

G:\1212025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_S&D\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:35 PM

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
 315 Broadway  
 Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:

LANDSCAPE ARCHITECT  
 x  
 x  
 T: x  
 W: x

CIVIL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

STRUCTURAL ENGINEER  
 x  
 x  
 T: x  
 F: x

MEP ENGINEER  
 x  
 x  
 T: x  
 F: x  
 W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
2	Revision 2	05-21-13
3	Revision 3	06-12-13

SECOND & THIRD  
 FLOOR PLAN

**A-102**

Broadway Residences



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

G:\1212025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_S&D\DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:35 PM

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
 315 Broadway  
 Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:  
 LANDSCAPE ARCHITECT  
 x  
 x  
 T: x  
 W: x  
 CIVIL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x  
 STRUCTURAL ENGINEER  
 x  
 x  
 T: x  
 F: x  
 MEP ENGINEER  
 x  
 x  
 T: x  
 F: x  
 W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**FOURTH FLOOR PLAN**

**A-103**

Broadway Residences



G:\12\12025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_S&D\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:36 PM

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
 315 Broadway  
 Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:  
 LANDSCAPE ARCHITECT  
 x  
 x  
 T: x  
 W: x

CIVIL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

STRUCTURAL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

MEP ENGINEER  
 x  
 x  
 F: x  
 W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**ROOF PLAN**

**A-105**

Broadway Residences



① Roof Level  
 1/8" = 1'-0"

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
 315 Broadway  
 Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:  
 LANDSCAPE ARCHITECT  
 x  
 x  
 T: x  
 W: x

CIVIL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

STRUCTURAL ENGINEER  
 x  
 x  
 x  
 T: x  
 F: x

MEP ENGINEER  
 x  
 x  
 T: x  
 F: x  
 W: x

COPYRIGHT KDI © 2012  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT OF  
 PROSECUTION UNDER LAW

**REGISTRATION**

Project number 12025  
 Date 03-04-2013  
 Drawn by MG / KK  
 Checked by JSK  
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**EXTERIOR ELEVATIONS**

**A-300**  
 Broadway Residences



① South Elevation  
 1/8" = 1'-0"



② West Elevation  
 1/8" = 1'-0"

G:\12\12025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_S&D\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:43 PM

PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
315 Broadway  
Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:  
LANDSCAPE ARCHITECT  
x  
x  
T: x  
W: x

CIVIL ENGINEER  
x  
x  
T: x  
F: x

STRUCTURAL ENGINEER  
x  
x  
T: x  
F: x

MEP ENGINEER  
x  
T: x  
F: x  
W: x

COPYRIGHT KDI © 2012  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

**REGISTRATION**

Project number 12025  
Date 03-04-2013  
Drawn by MG / KK  
Checked by JSK  
Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

**EXTERIOR ELEVATIONS**

**A-301**  
Broadway Residences



① East Elevation  
1/8" = 1'-0"



② North Elevation  
1/8" = 1'-0"



View of Corner Retail Street



View of Retail from Langmaid Street



View from Broadway & Temple Street



View Residential Entrance



View from Northern Temple Street

PROJECT NAME

**Broadway Residences**

PROJECT ADDRESS

315 Broadway  
Somerville, MA 02143

CLIENT

**Young Investments LLC**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

LANDSCAPE ARCHITECT

x  
x  
x  
T: x  
W: x

CIVIL ENGINEER

x  
x  
x  
T: x  
F: x

STRUCTURAL ENGINEER

x  
x  
x  
T: x  
F: x

MEP ENGINEER

x  
x  
T: x  
F: x  
W: x

COPYRIGHT KDI © 2012  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

REGISTRATION

Project number 12025  
Date 03-04-2013  
Drawn by MG / KK  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date
1	Revision 1	05-08-13
2	Revision 2	05-21-13
3	Revision 3	06-12-13

PERSPECTIVE VIEWS

**A-900**

Broadway Residences

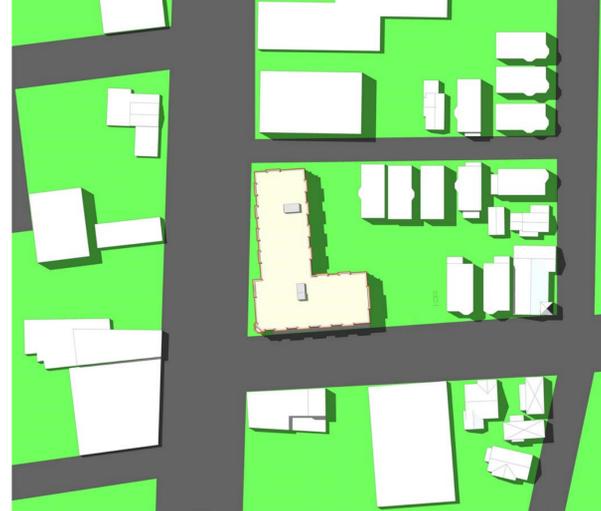
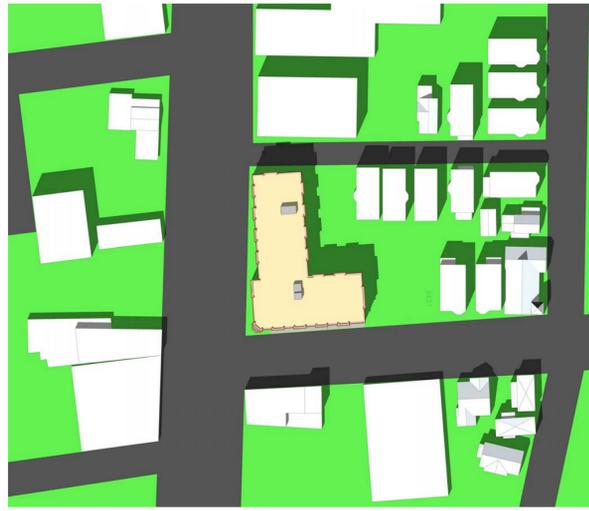
G:\12\12025\_PL\_315-Broadway-Somerville\03 Drawings\03\_ARCH\_SD\_DD12025\_PL\_315-Broadway\_Somerville\_2013-06-13.rvt 6/12/2013 3:20:56 PM

**MORNING (9-10 AM)**

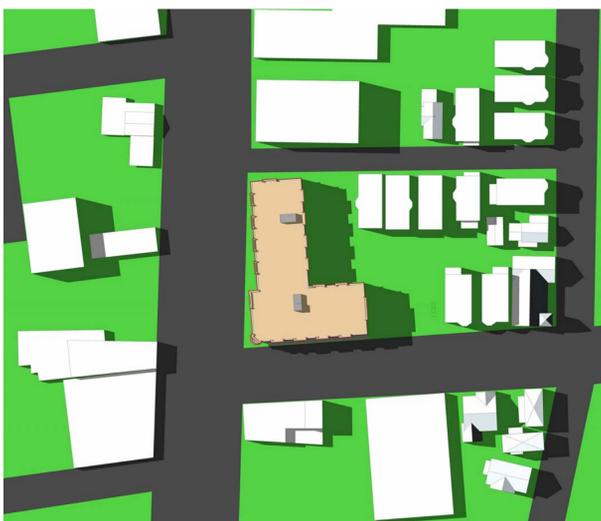
**NOON (12 AM-1 PM)**

**AFTERNOON (3-4 PM)**

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME  
**Broadway Residences**

PROJECT ADDRESS  
315 Broadway  
Somerville, MA 02143

CLIENT  
**Young Investments LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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

CONSULTANTS:

REGISTRATION

Project number 12025  
Date 04-26-2013  
Drawn by MT  
Checked by JSK  
Scale 12" = 1'-0"

**REVISIONS**

No.	Description	Date
1	Revision 1	052113
2	Revision 2	061213

Shadow Studies

**A-901**

Broadway Residences