



# 1119-1133 BROADWAY RESIDENCES

## 07-24-2014 SUBMISSION

**OWNER**

**SHREE GANESH REALTY TRUST**  
 1274 BROADWAY APT 2  
 SOMERVILLE, MA 02144  
 T: 617-501-7309

**ARCHITECT**

**KHALSA DESIGN INC.**  
 17 IVALOO STREET, SUITE 400  
 SOMERVILLE, MA. 02143  
 T: 617-591-8682  
 F: 617-591-2086

**CIVIL ENGINEER**

**DESIGN CONSULTANTS, INC.**  
 120 MIDDLESEX AVE SUITE 20  
 SOMERVILLE, MA. 02145  
 T: 617-776-3350  
 WWW.DCI-MA.COM

**LOCUS MAP**



**ZONING CHART**

NB ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	6,767SF	6,767 SF
LOT AREA/DU	10+ UNITS 1000 SF/DU	8 DU@ 845SF/DU	14 DU@ 483SF/DU
FAR	2	2.44 / 16,537 GSF	3.25/ 22035 GSF
LANDSCAPE AREA	10%	0%	0%
GROUND COVER	80% MAX	10139SF / 76%	10139SF / 76%
MAX HEIGHT	3 / 40'-0"	3 / 37' - 8"	3 / 37' - 8"
FRONT SETBACK	N/A	VARIES	VARIES
LEFT SIDE SETBACK	N/A	VARIES	VARIES
RIGHT SIDE SETBACK	N/A	VARIES	VARIES
REAR SETBACK	10' + 2' PER ST ABOVE GROUND=18'	VARIES	VARIES
LOT WIDTH	N/A	VARIES	VARIES
PARKING	N/A	0	0

**PROJECT NAME**  
 BROADWAY ST.  
 RESIDENCES

**PROJECT ADDRESS**  
 1119-1131 Broadway  
 Somerville, MA

**CLIENT**  
 Shree Ganesh  
 Realty Trust

**ARCHITECT**  
 KHALSA DESIGN INC.



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**REGISTRATION**

**Project number** 12033  
**Date** 07-24-14  
**Drawn by** WC  
**Checked by** JSK  
**Scale**

**REVISIONS**

No.	Description	Date

Cover Sheet

**A-000**

12033\_Broadway

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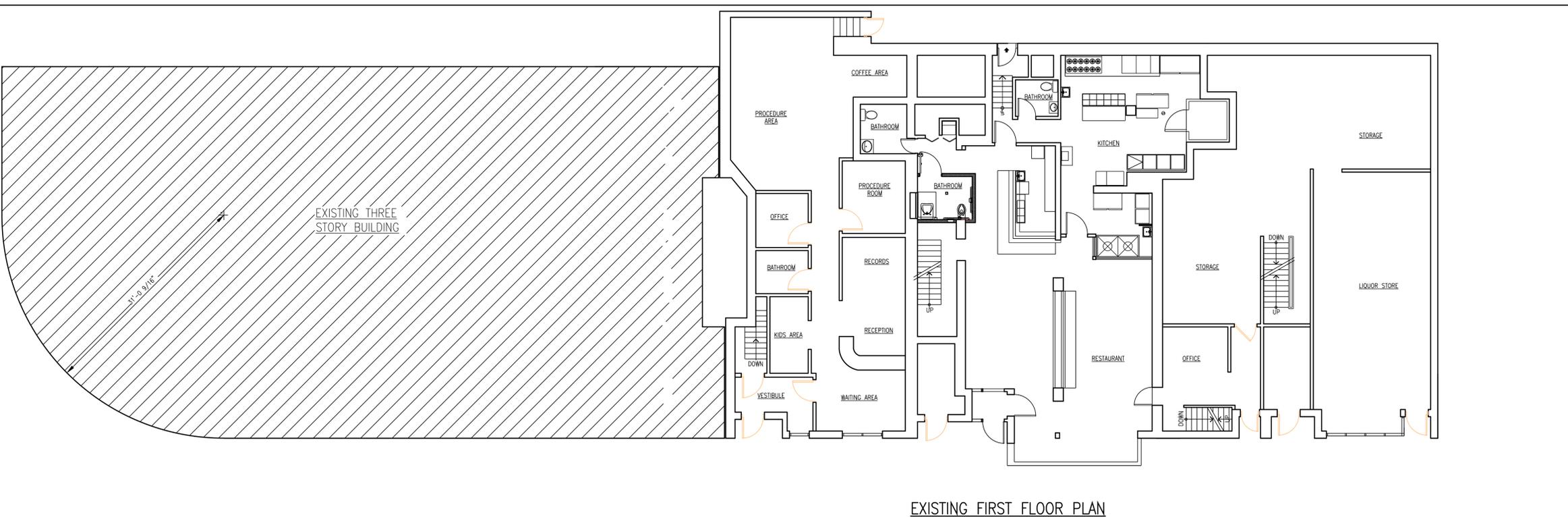
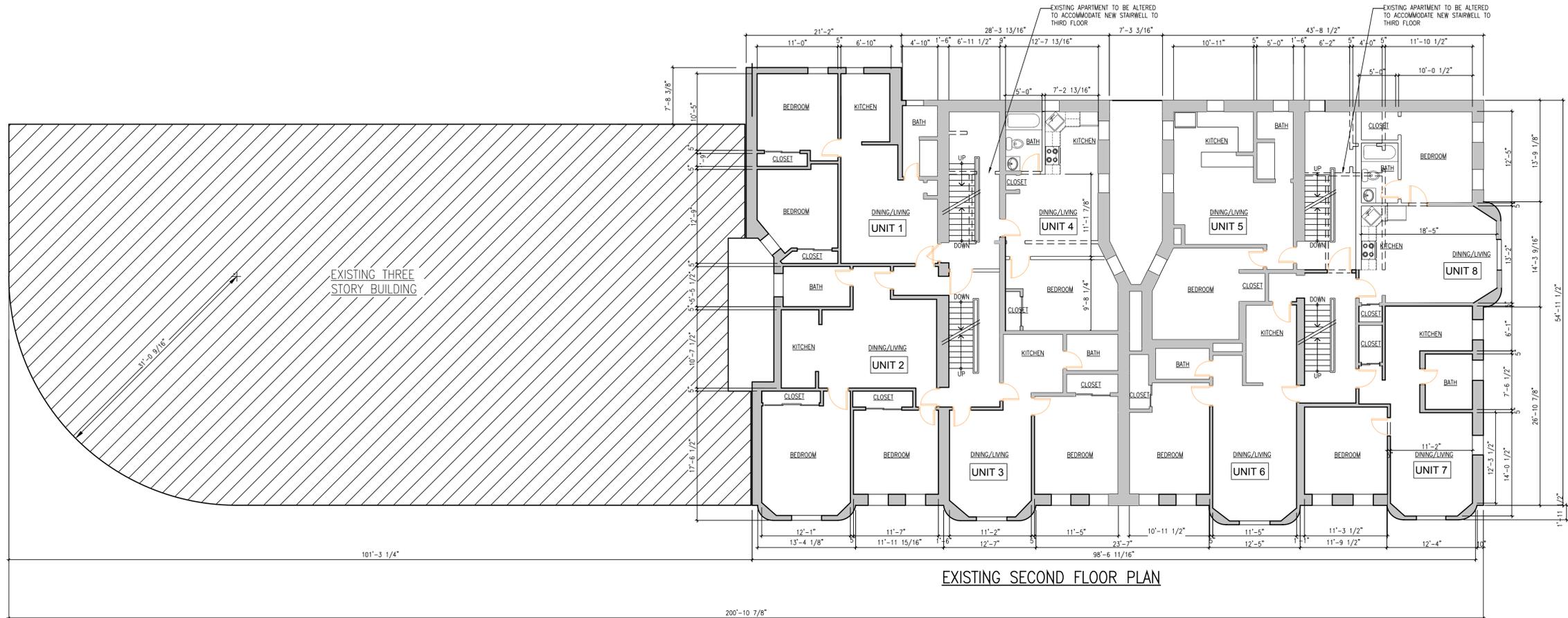
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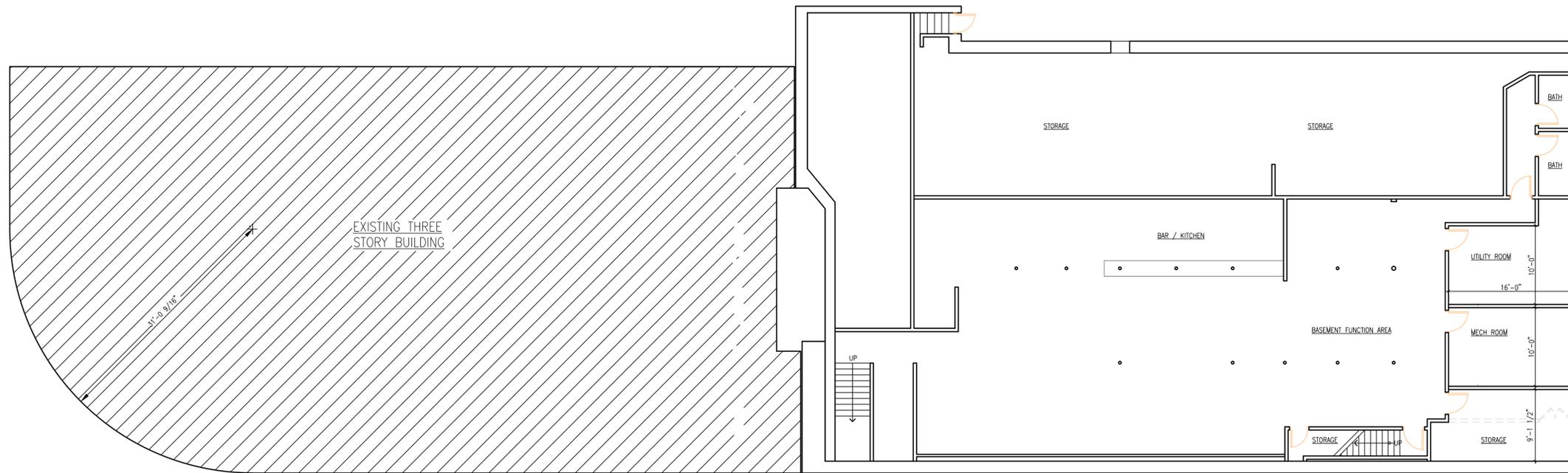
**REVISIONS**

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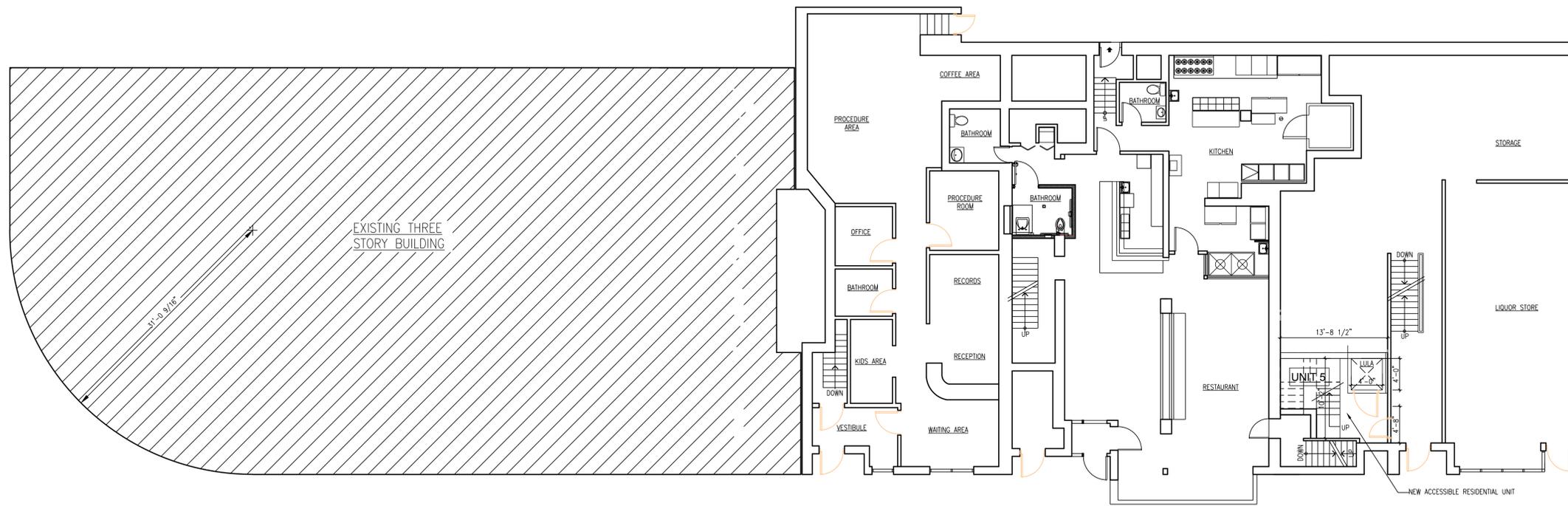
Existing  
 Plans

**EX-100**  
 12033\_Broadway





PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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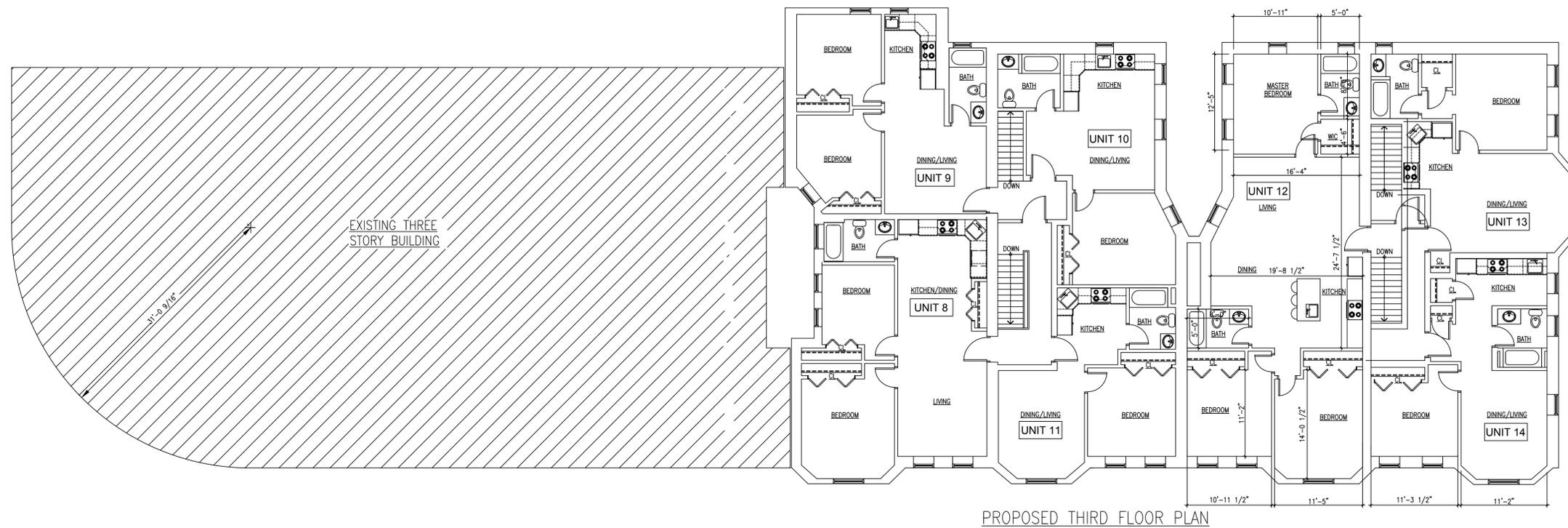
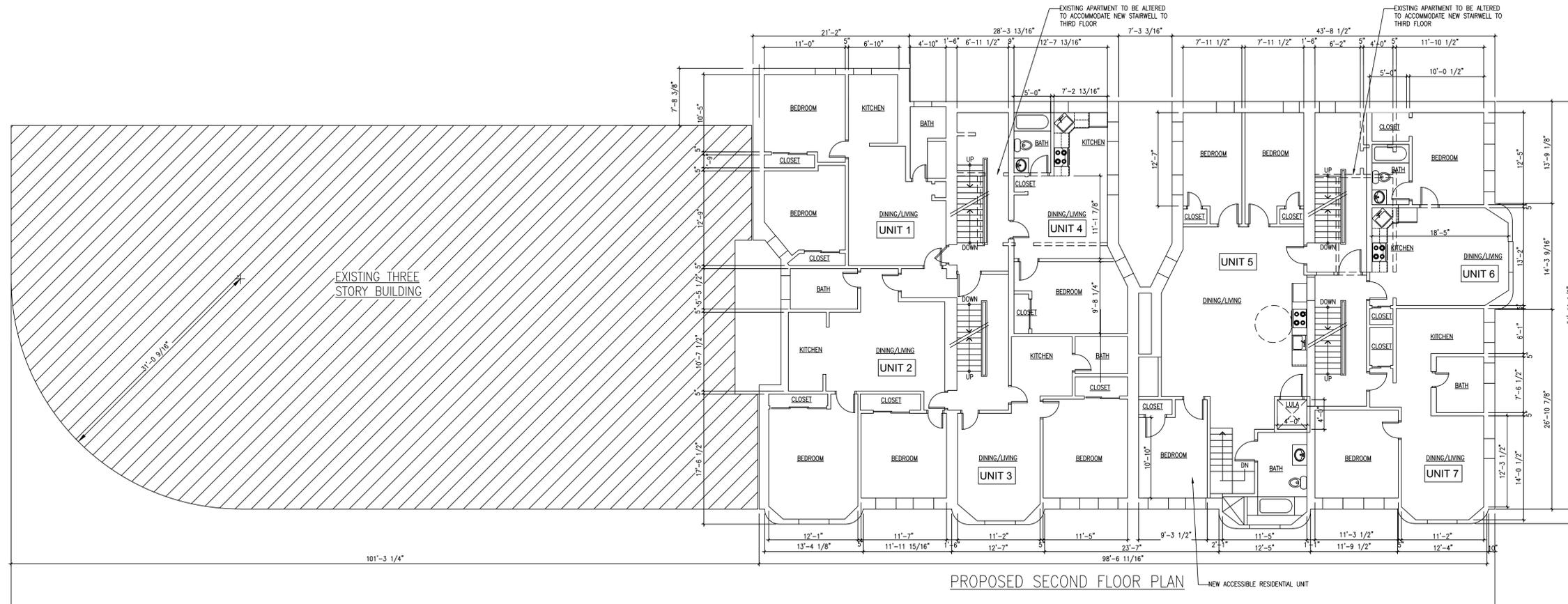
REVISIONS

No.	Description	Date

Basement  
& 1st Floor Plan

A-100

12033\_Broadway



**PROJECT NAME**  
 ROADWAY ST.  
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**REVISIONS**

No.	Description	Date

**2nd & 3rd  
 Floor Plans**

**A-101**  
 12033\_Broadway

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**CONSULTANTS:**



EXISTING MAIN ELEVATION – BROADWAY (NORTH-WEST)



PROPOSED MAIN ELEVATION – BROADWAY (NORTH-WEST)

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**REVISIONS**

No.	Description	Date

Elevations

**A-300**

12033\_Broadway

**PROJECT NAME**  
**BROADWAY ST. RESIDENCES**

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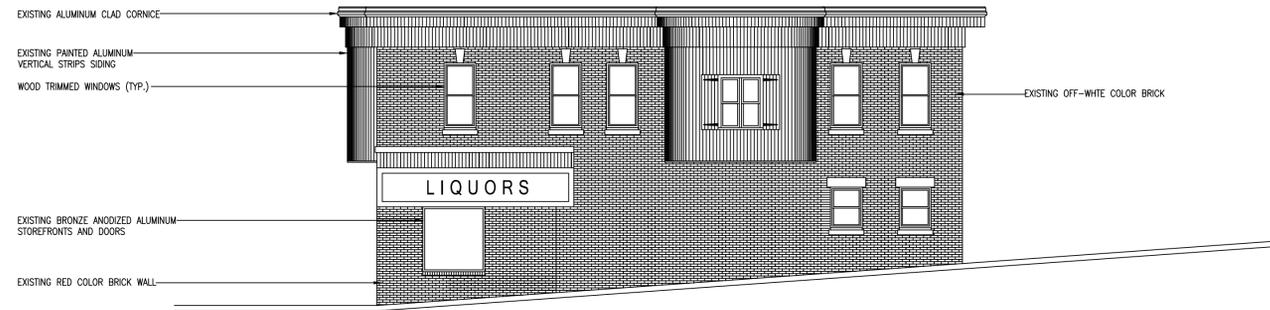
**REVISIONS**

No.	Description	Date

**Elevations**

**A-301**

12033\_Broadway



EXISTING SIDE ELEVATION – WESTMINSTER ST. (SOUTH-WEST)



PROPOSED SIDE ELEVATION – WESTMINSTER ST. (SOUTH-WEST)



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**REVISIONS**

No.	Description	Date

Rendering

**A-302**

12033\_Broadway