



SD SET
10-17-2018

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

MEP ENGINEER
XXX
ADDRESS:

STRUCTURAL
VEITAS & VEITAS
ADDRESS:
639 GRANITE STREET, SUITE
101
BRAINTREE MA 02184

PROJECT NAME
BROADWAY HOTEL

PROJECT ADDRESS
1154 BROADWAY
SOMERVILLE, MA

CLIENT
BINOJ PRADHAN

ARCHITECT

KHALSA

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

CONSULTANTS:

LOCUS PLAN



Architectural Drawing List		
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0-Cover		
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L-1	Illustrative Landscape	08/17/18
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Project number 16060
Date 10-01-2018
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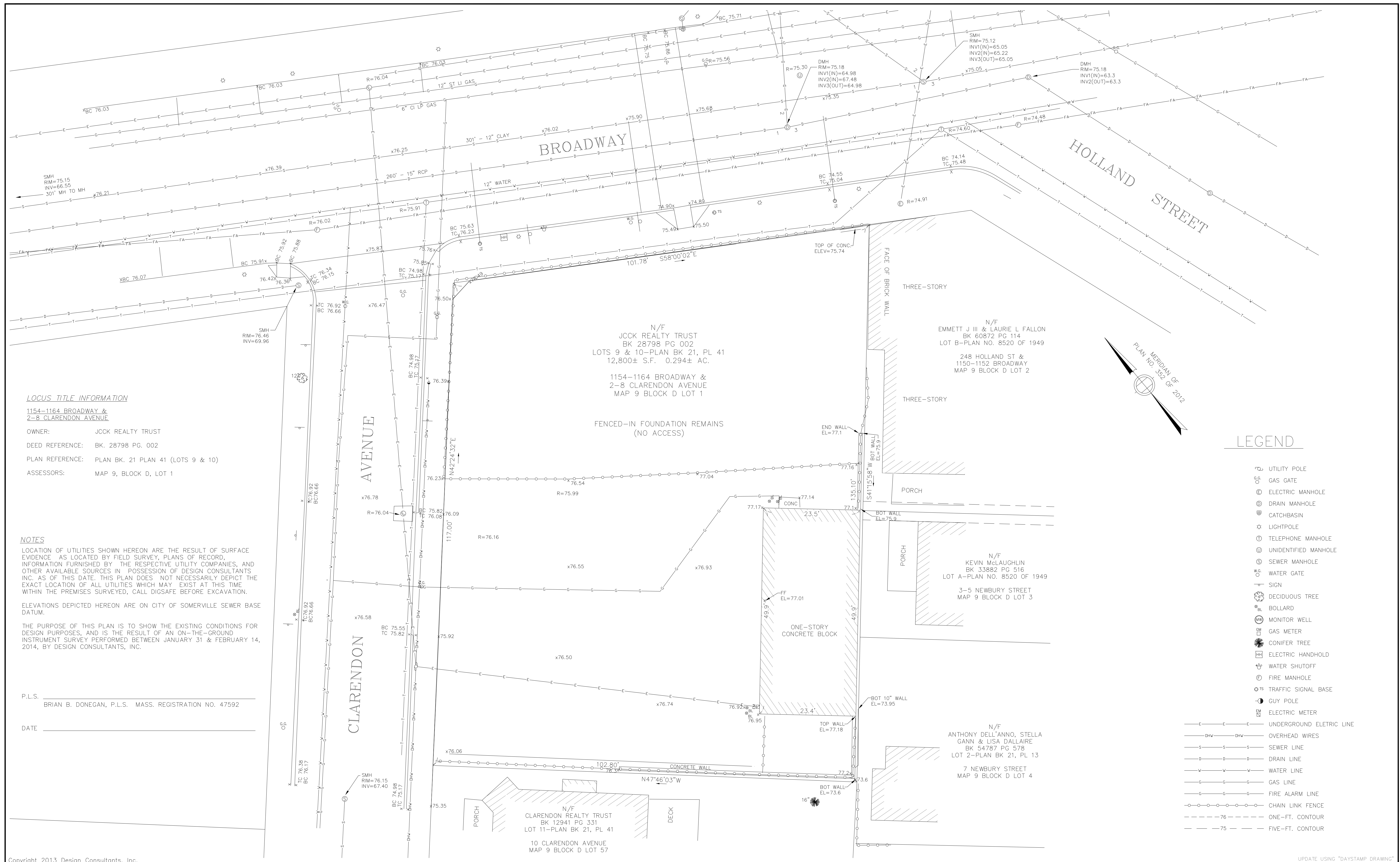
REVISIONS

No.	Description	Date

Cover Sheet

A-000

BROADWAY HOTEL



LOCUS TITLE INFORMATION

1154-1164 BROADWAY &
2-8 CLARENDON AVENUE

OWNER: JCK REALTY TRUST
 DEED REFERENCE: BK. 28798 PG. 002
 PLAN REFERENCE: PLAN BK. 21 PLAN 41 (LOTS 9 & 10)
 ASSESSORS: MAP 9, BLOCK D, LOT 1

NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

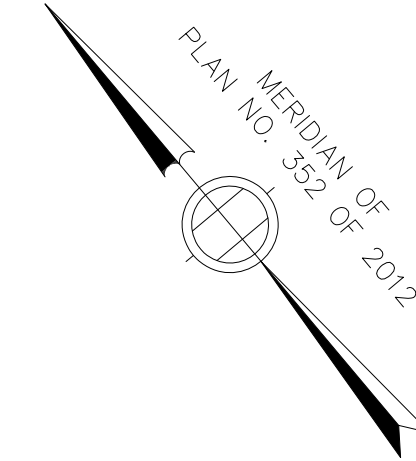
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JANUARY 31 & FEBRUARY 14, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE _____

LEGEND

- ⊕ UTILITY POLE
- ⊙ GAS GATE
- ⊕ ELECTRIC MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ CATCHBASIN
- ☆ LIGHTPOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ UNIDENTIFIED MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ WATER GATE
- SIGN
- ⊕ DECIDUOUS TREE
- ⊕ BOLLARD
- ⊕ MONITOR WELL
- ⊕ GAS METER
- ⊕ CONIFER TREE
- ⊕ ELECTRIC HANDHOLD
- ⊕ WATER SHUTOFF
- ⊕ FIRE MANHOLE
- ⊕ TRAFFIC SIGNAL BASE
- ⊕ GUY POLE
- ⊕ ELECTRIC METER
- UNDERGROUND ELETRIC LINE
- OVERHEAD WIRES
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- FIRE ALARM LINE
- CHAIN LINK FENCE
- ONE-FT. CONTOUR
- FIVE-FT. CONTOUR



UPDATE USING "DAYSTAMP DRAWING"

Design Consultants, Inc.
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

SCALE:			
HORIZ:	1" = 10'		
VERT:			
NO.	DATE	BY	REVISIONS

FIELD:	LG
CALCS:	BD
CHECKED:	EJC
APPROVED:	EJC

EXISTING CONDITIONS PLAN

1154-1164 BROADWAY
 SOMERVILLE, MA

PLAN OF LAND IN
 SOMERVILLE, MASSACHUSETTS

SURVEYED FOR
 S McPHEE ENTERPRISES LLC

PROJECT NO.	2014-007
DATE:	FEB. 27, 2014
SHEET NO.	1 OF 1



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



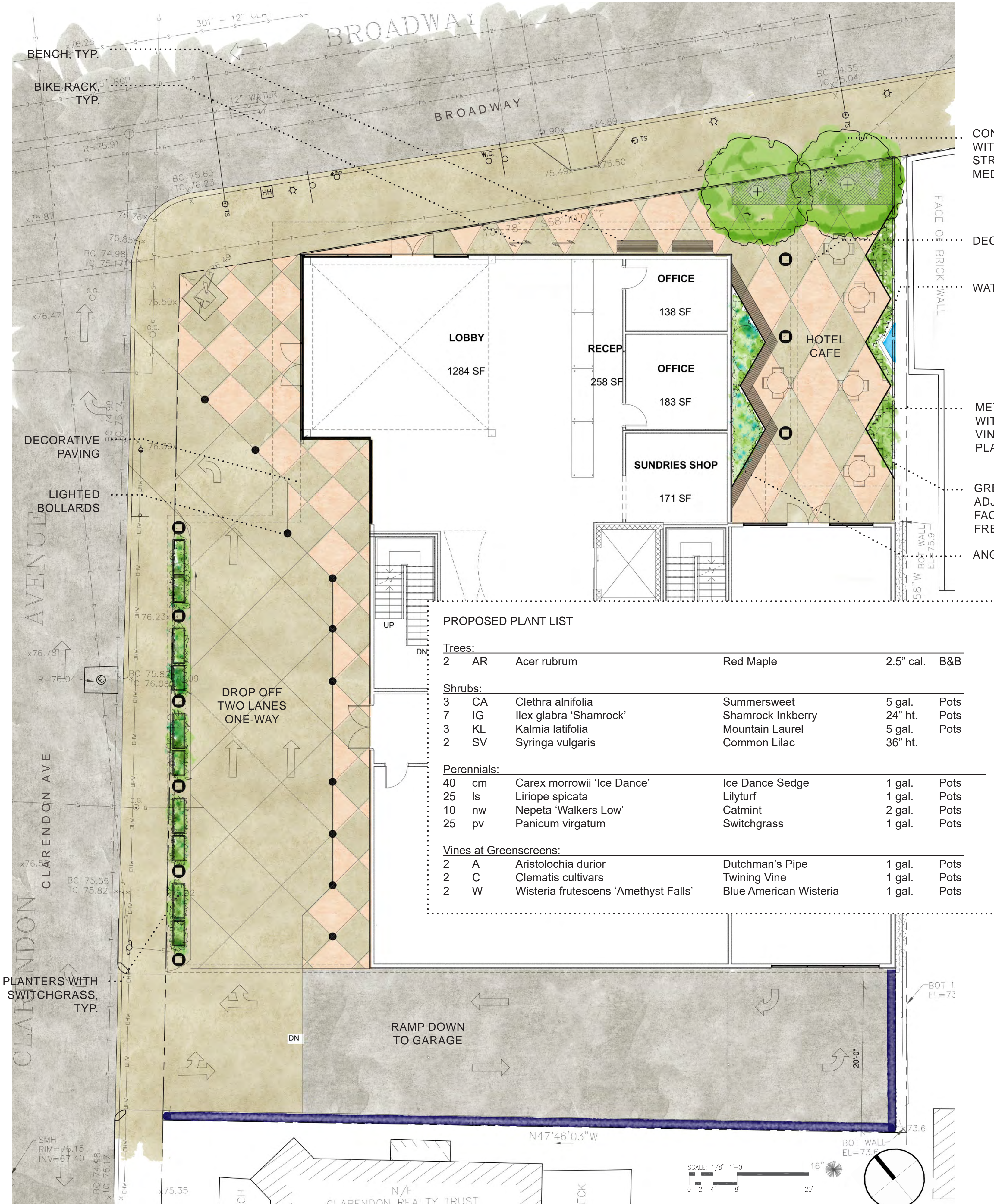
Hotel drop off area is defined with contemporary concrete unit paving and/or integral colored concrete pavement.



Define safe pedestrian area with contemporary bollards



The Loop Bike Rack by landscapeforms



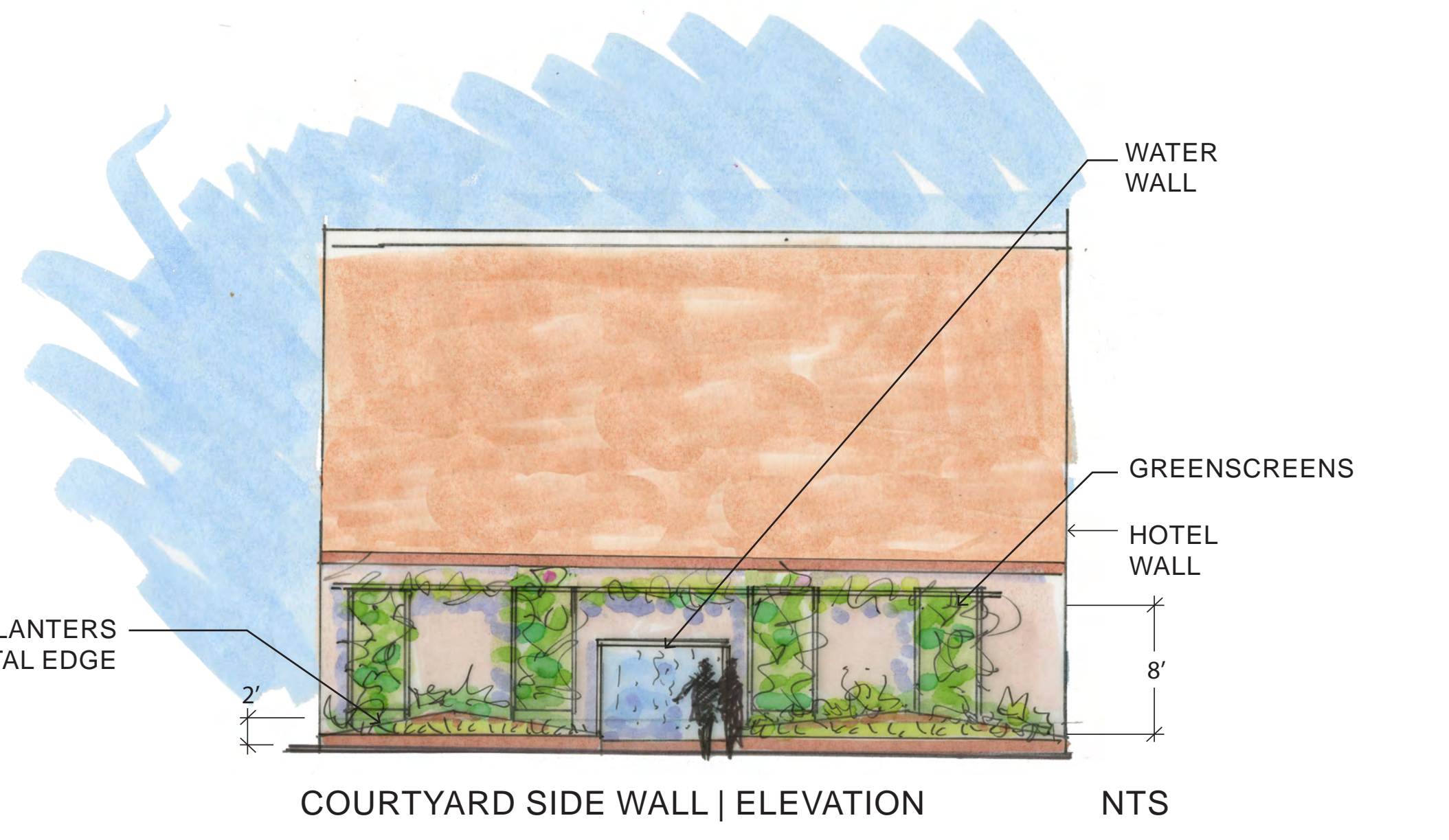
PROPOSED PLANT LIST

Trees:					
2	AR	Acer rubrum	Red Maple	2.5" cal.	B&B
Shrubs:					
3	CA	Clethra alnifolia	Summersweet	5 gal.	Pots
7	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" ht.	Pots
3	KL	Kalmia latifolia	Mountain Laurel	5 gal.	Pots
2	SV	Syringa vulgaris	Common Lilac	36" ht.	
Perennials:					
40	cm	Carex morrowii 'Ice Dance'	Ice Dance Sedge	1 gal.	Pots
25	ls	Liriope spicata	Lilyturf	1 gal.	Pots
10	nw	Nepeta 'Walkers Low'	Catmint	2 gal.	Pots
25	pv	Panicum virgatum	Switchgrass	1 gal.	Pots
Vines at Greenscreens:					
2	A	Aristolochia durior	Dutchman's Pipe	1 gal.	Pots
2	C	Clematis cultivars	Twining Vine	1 gal.	Pots
2	W	Wisteria frutescens 'Amethyst Falls'	Blue American Wisteria	1 gal.	Pots

- CONTINUOUS TREE GRATE WITH SAND-BASED STRUCTURAL PLANTING MEDIUM, AR-2
- DECORATIVE PAVING
- WATER WALL
- METAL PLANTER WITH SHRUB, VINE & PERENNIAL PLANTINGS
- GREENSCREEN ON ADJACENT BUILDING FACE AND FREESTANDING
- ANGULAR BENCHES



greenscreens along adjacent building face and freestanding



ZONING CHART

ZONE : NB	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	N/A	12,800 S.F.	12,800 S.F.	COMPLIES
LOT AREA, MIN S.F. / DU	N/A	N/A	N/A	COMPLIES
MAX. FAR	2.0 (25,600 S.F. MAX)	N/A	3.41 (43,645 SF)	DOES NOT COMPLY
MIN. LANDSCAPE AREA	10% (1,280 S.F.)	N/A	19% (2,431 S.F.)	COMPLIES
MIN. FRONT YARD	N/A	N/A	BROADWAY (0'; 50'-7") CLARENDON AVE. (1'-4"; 17'-2")	COMPLIES
MIN SIDE YARDS	N/A <small>(12)</small>	N/A	LEFT (1'-6"; 16')	COMPLIES
			RIGHT (N/A)	COMPLIES
MIN REAR YARD	NB, CBD, BA, and BB districts: 10 feet, plus 2 feet for each story above the ground floor (also see footnote 12)	N/A	(21'-4"; 22'-6")	COMPLIES
MAX HEIGHT	3 STORIES / 40' <small>(18)(19)(20)(21)</small>	N/A	6 STORIES / 62'	DOES NOT COMPLY
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	N/A	N/A		COMPLIES
PARKING			35 TOTAL (2 HANDICAPPED)	DOES NOT COMPLY

FAR Area	
Level	Area
1st Floor Level	5905 SF
2nd Floor Level	7947 SF
3rd - 5th Floor Plans	7954 SF
4th Floor Level	7954 SF
5th Floor Level	7954 SF
6th Floor Level	5931 SF
	43645 SF

Building Gross Area	
Level	Area
0 Garage Level	9787 SF
1st Floor Level	6597 SF
2nd Floor Level	8759 SF
3rd - 5th Floor Plans	8759 SF
4th Floor Level	8759 SF
5th Floor Level	8759 SF
6th Floor Level	6745 SF
	58165 SF

12. Side and rear yards for sites abutting residential districts: Where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third (1/3) the height of the said building, but not less than fifteen (15) feet.
 18. Four-story Height for Residential Use Allowed in NB Districts: Within the Neighborhood Business District (NB), four (4) stories up to forty-two (42) feet is allowed for buildings where all four (4) stories are residential use or where the first floor is commercial/business use and the top three (3) floors are residential. For buildings which are two (2) or more stories of commercial business use, the maximum height limit shall be three (3) stories and forty (40) feet.
 19. Top Story Setback in NB Districts: A minimum setback of five (5) feet from the front lot line for the top story is required if the building is above forty (40) feet in height in NB districts.
 20. Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.
 21. Setback for Rooftop Installations: All elevator and stairwell penthouses, roof-mounted mechanical equipment (including enclosure, if any) and other similar rooftop installations shall be set back behind a plane inclined at forty-five (45) degrees from the vertical, beginning at the maximum height of the building as defined in Section 8.5 (40'), along all street lines and rear lot line.

PROJECT NAME
BROADWAY HOTEL

PROJECT ADDRESS
 1154 BROADWAY
 SOMERVILLE, MA

CLIENT
BINOJ PRADHAN



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

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Project number 16060
 Date 5-14-2018
 Drawn by PS, NB
 Checked by JSK
 Scale As indicated

REVISIONS

No.	Description	Date

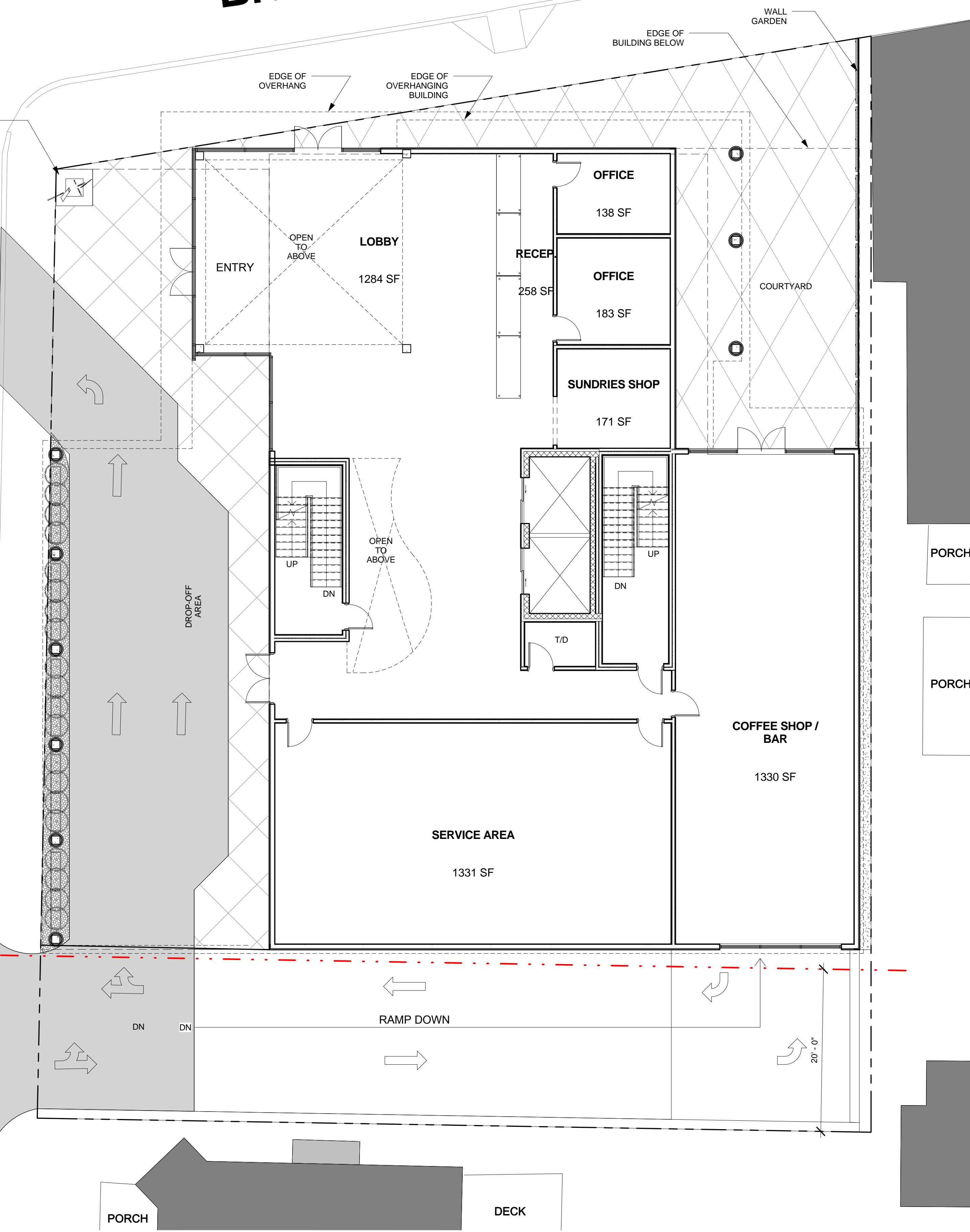
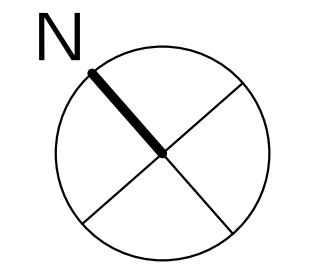
Site Plan

A-020

BROADWAY HOTEL

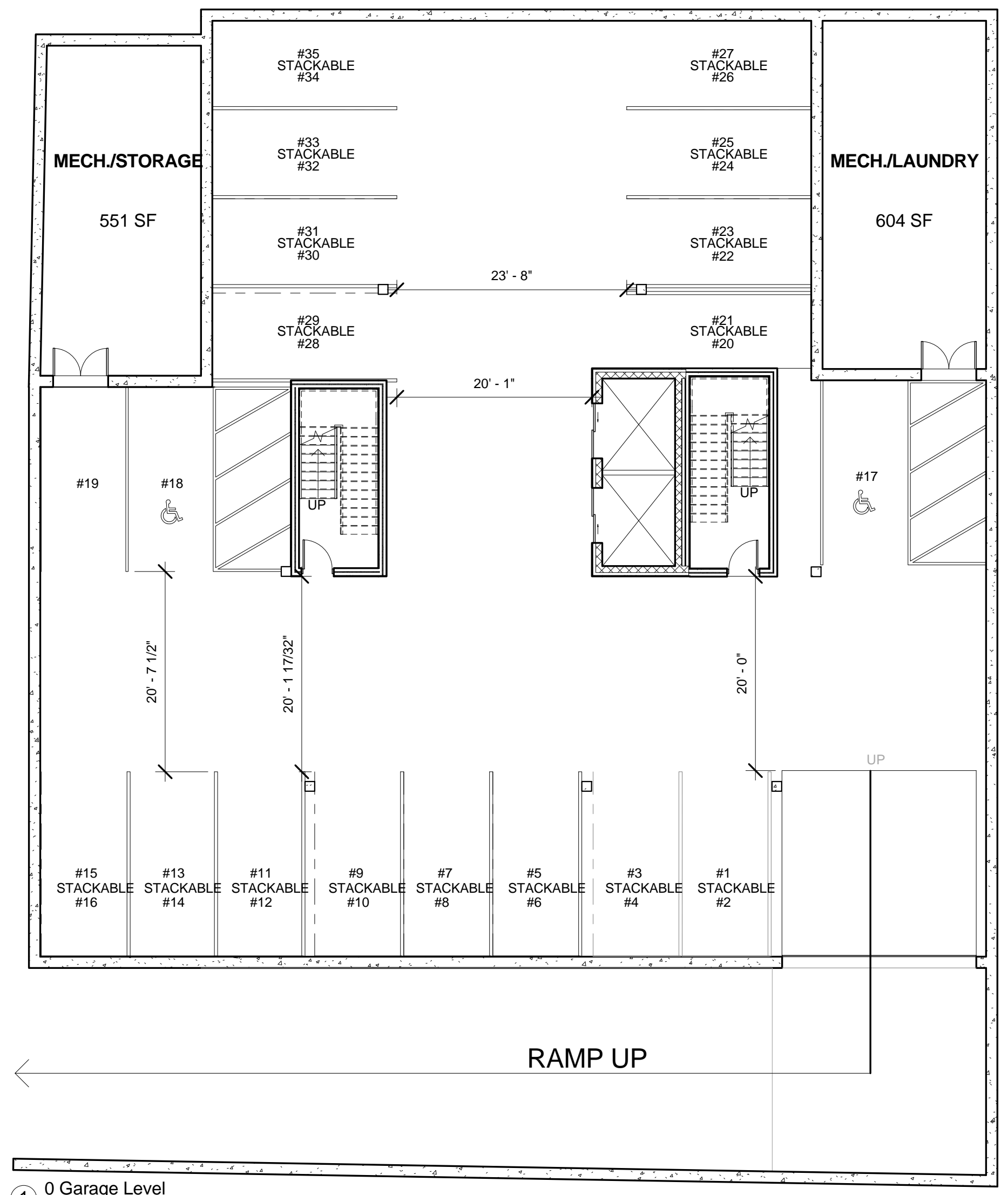
BROADWAY

CLARENDON AVE.

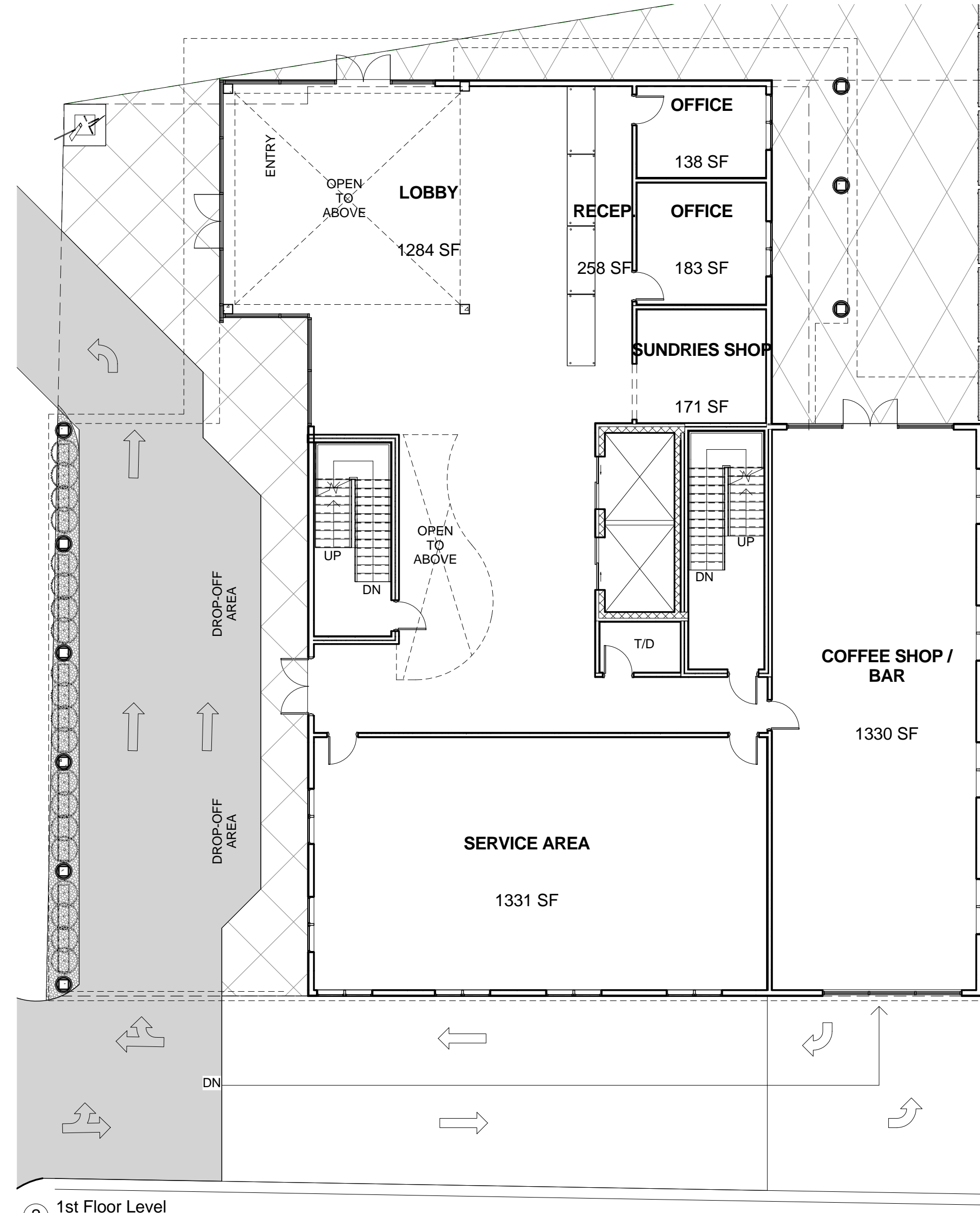


1 Site Plan
 1/8" = 1'-0"

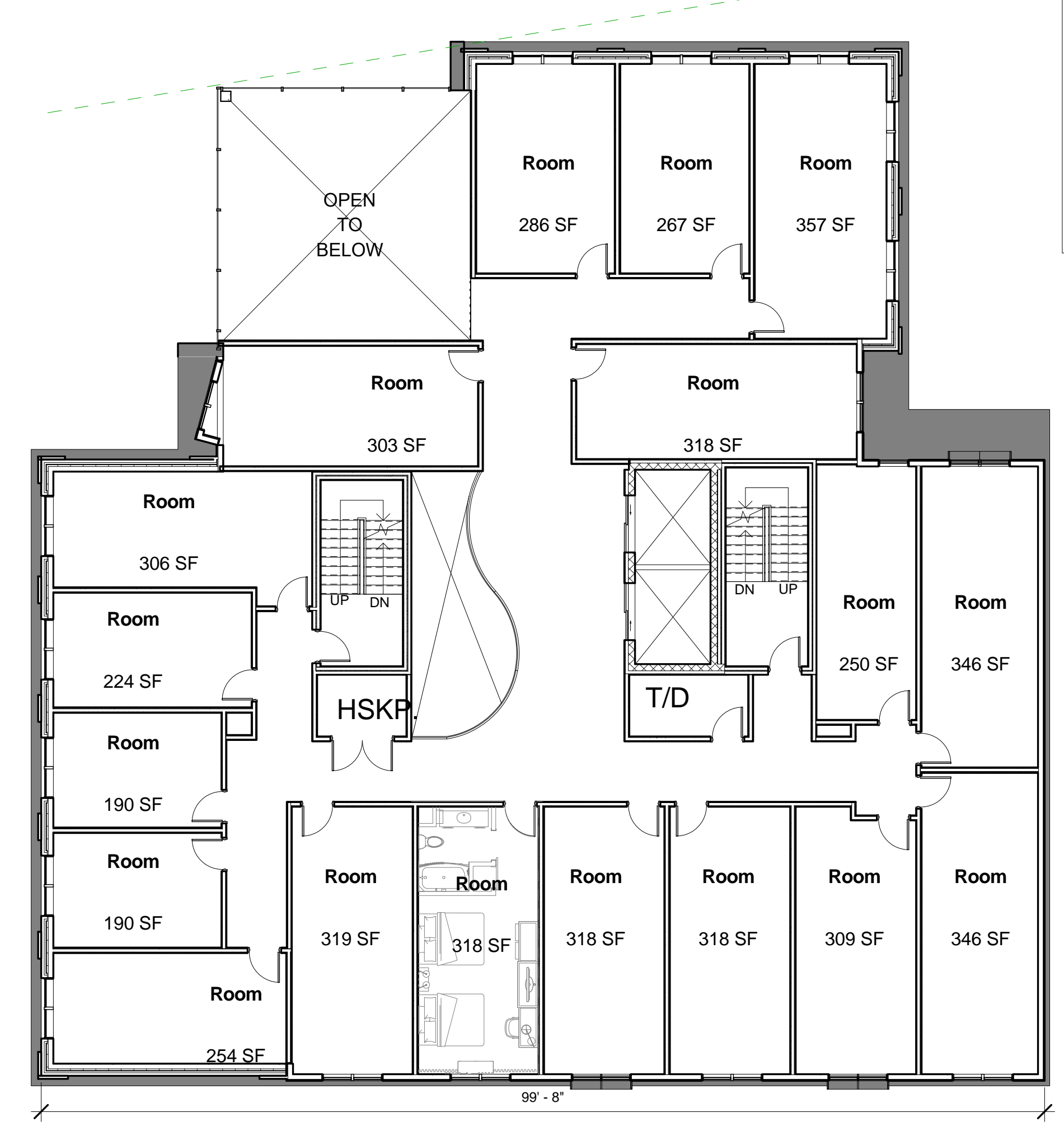
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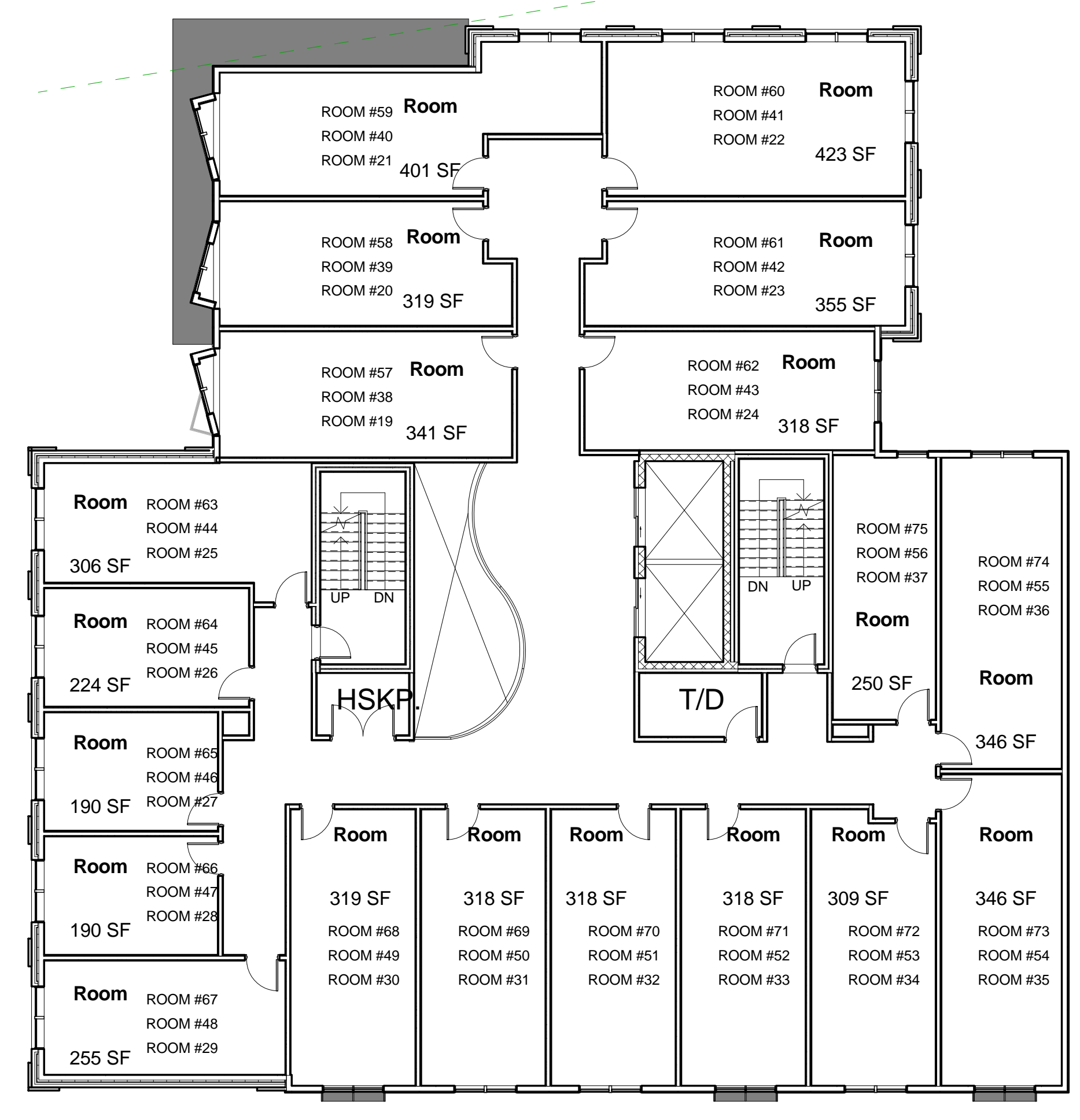
1 0 Garage Level
3/32" = 1'-0"



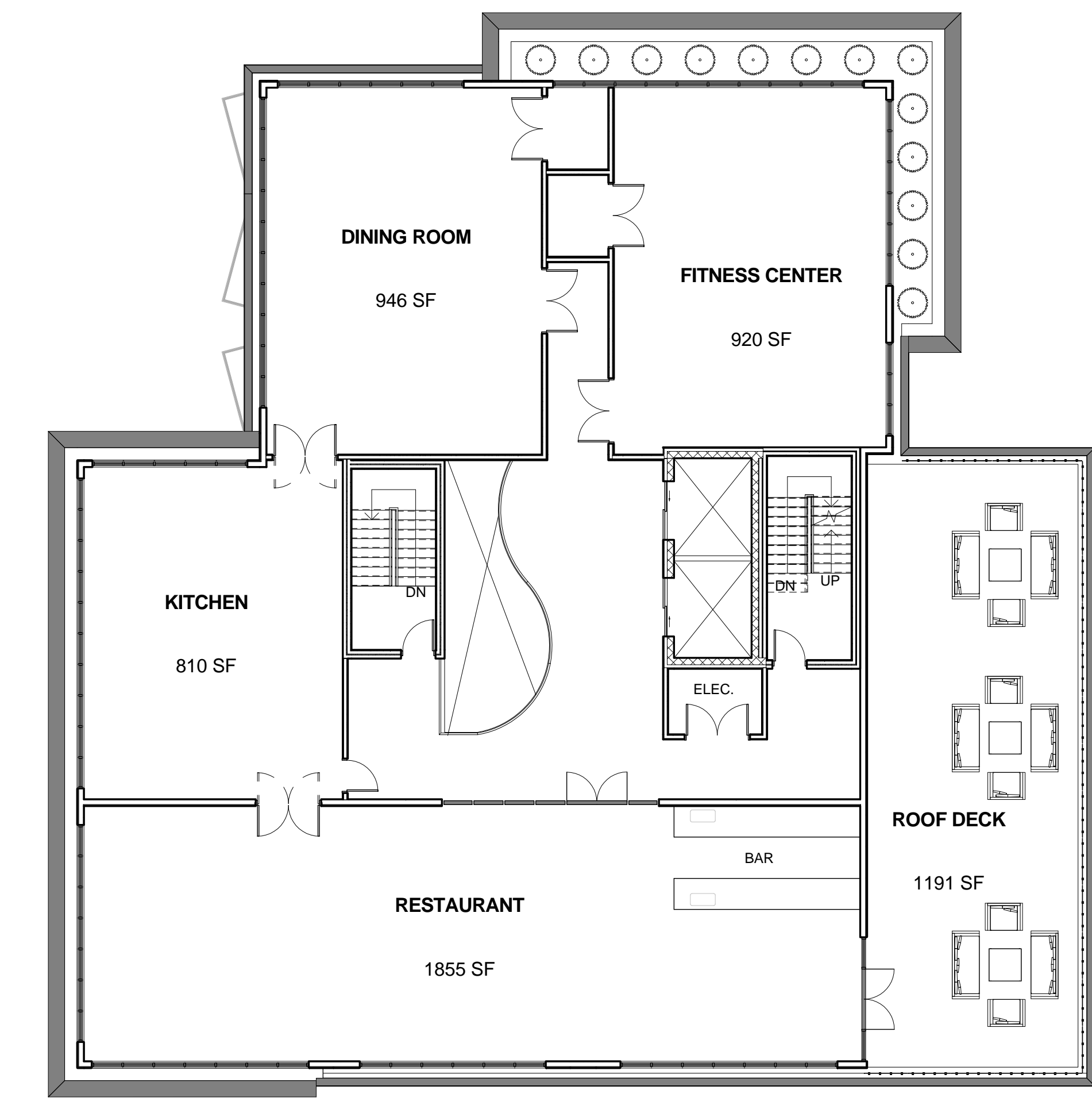
2 1st Floor Level
3/32" = 1'-0"



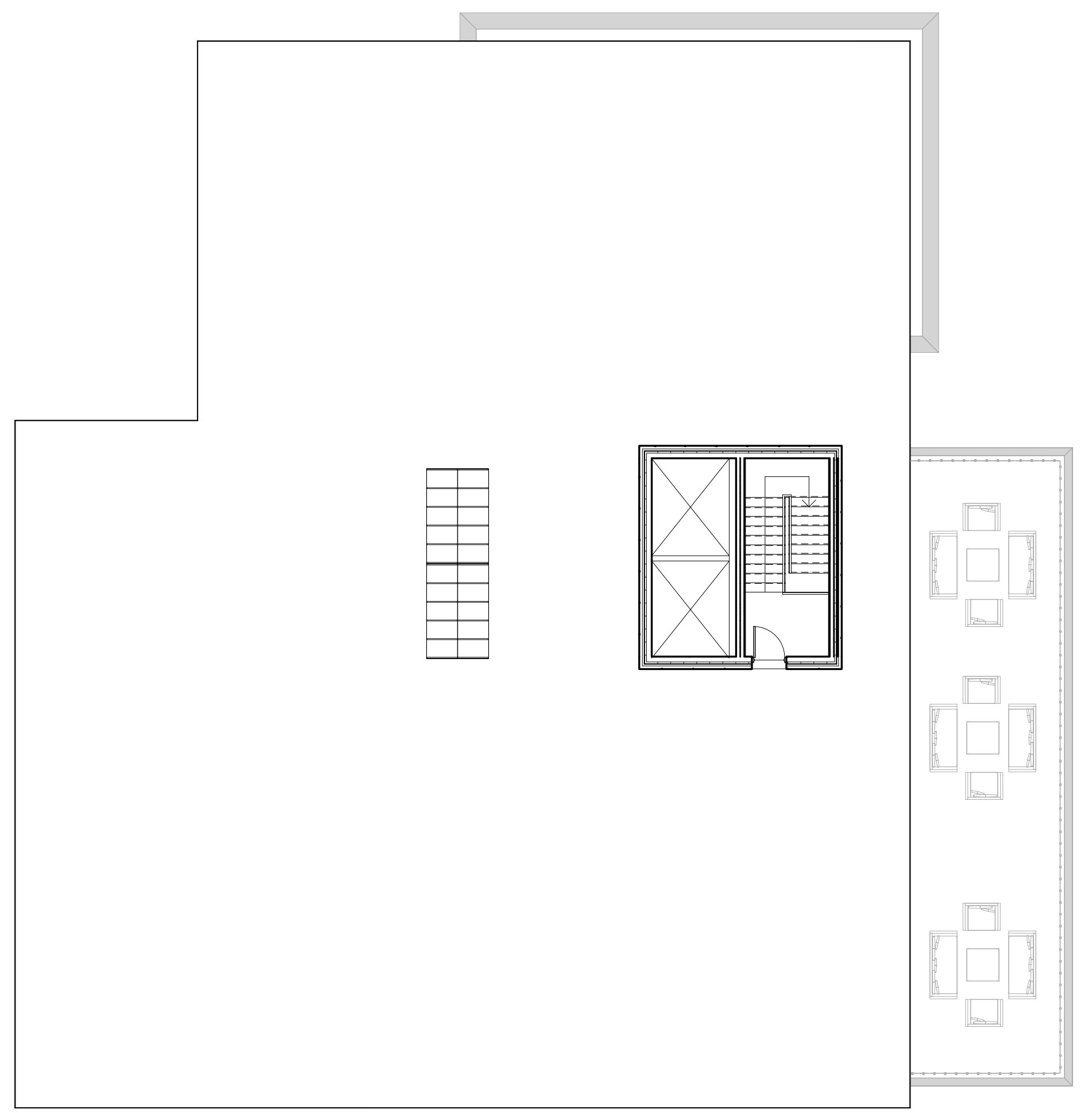
3 2nd Floor Level
3/32" = 1'-0"



4 3rd - 5th Floor Plans
3/32" = 1'-0"



5 5th Floor Level
3/32" = 1'-0"



6 Roof Top Level
3/32" = 1'-0"

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BROADWAY HOTEL

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SOMERVILLE, MA

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Scale	3/32" = 1'-0"

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No.	Description	Date

Floor Plans

A-100

BROADWAY HOTEL

5/15/2018 11:52:05 AM \\ITKG-Server\Drawn\1616060-Binoj-Pradha\1154 Broadway\03 Drawings\00_ARCH\SD_DDI\16060_1154 Broadway_SD.rvt



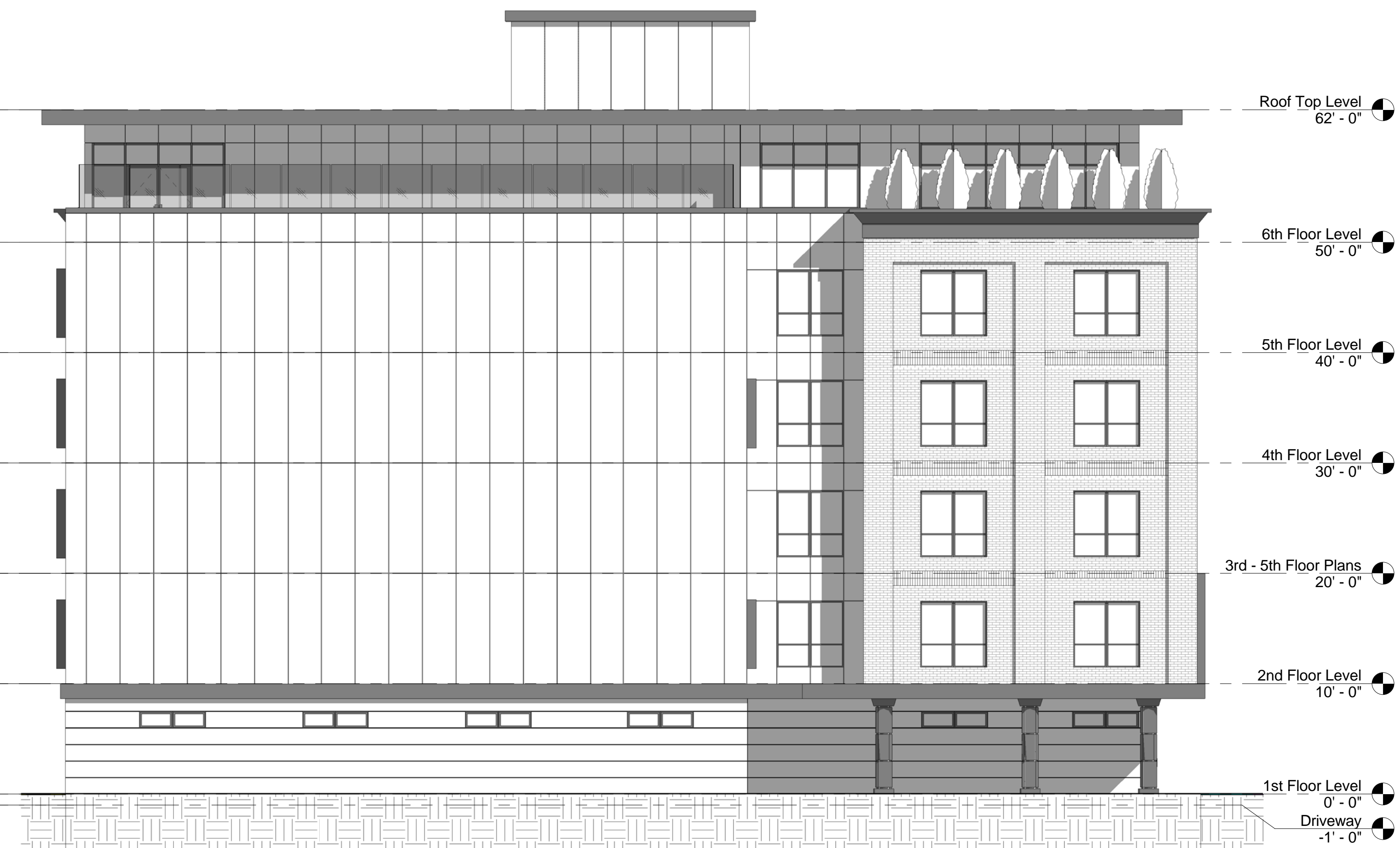
① Front Elevation (Broadway View)
1/8" = 1'-0"



② Rear Elevation
1/8" = 1'-0"



③ Right Elevation (Clarendon Ave. View)
1/8" = 1'-0"



④ Left Elevation
1/8" = 1'-0"

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SOMERVILLE, MA

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Elevations

A-300
BROADWAY HOTEL



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 SOMERVILLE, MA

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BINOJ PRADHAN



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REVISIONS

No.	Description	Date

Rendering -
 Broadway Facade

AV-1
 BROADWAY HOTEL



PROJECT NAME

BROADWAY HOTEL

PROJECT ADDRESS

1154 BROADWAY
SOMERVILLE, MA

CLIENT

BINOJ PRADHAN

ARCHITECT



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Project number	16060
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REVISIONS

No.	Description	Date

Rendering -
Broadway
Approaching

AV-2
BROADWAY HOTEL



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 1154 BROADWAY
 SOMERVILLE, MA

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No.	Description	Date

Rendering -
 Pedestrian
 Broadway View

AV-3
 BROADWAY HOTEL



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BROADWAY HOTEL

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No.	Description	Date

Rendering - Curtis
St. View

AV-4
BROADWAY HOTEL

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No.	Description	Date

Rendering - Hotel
Caffee Courtyard
View

AV-5

BROADWAY HOTEL

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No.	Description	Date

Rendering - Roof
Deck View

AV-6
BROADWAY HOTEL

I:\TKG-Server\Drawn\1616060-Binoj\Task\1154 Broadway\1154 Broadway_S.DWG 5/15/2018 11:52:44 AM



④ Clarendon Ave. facing Broadway



① Broadway facing North West



② Broadway facing South East

PROJECT NAME

**BROADWAY
HOTEL**

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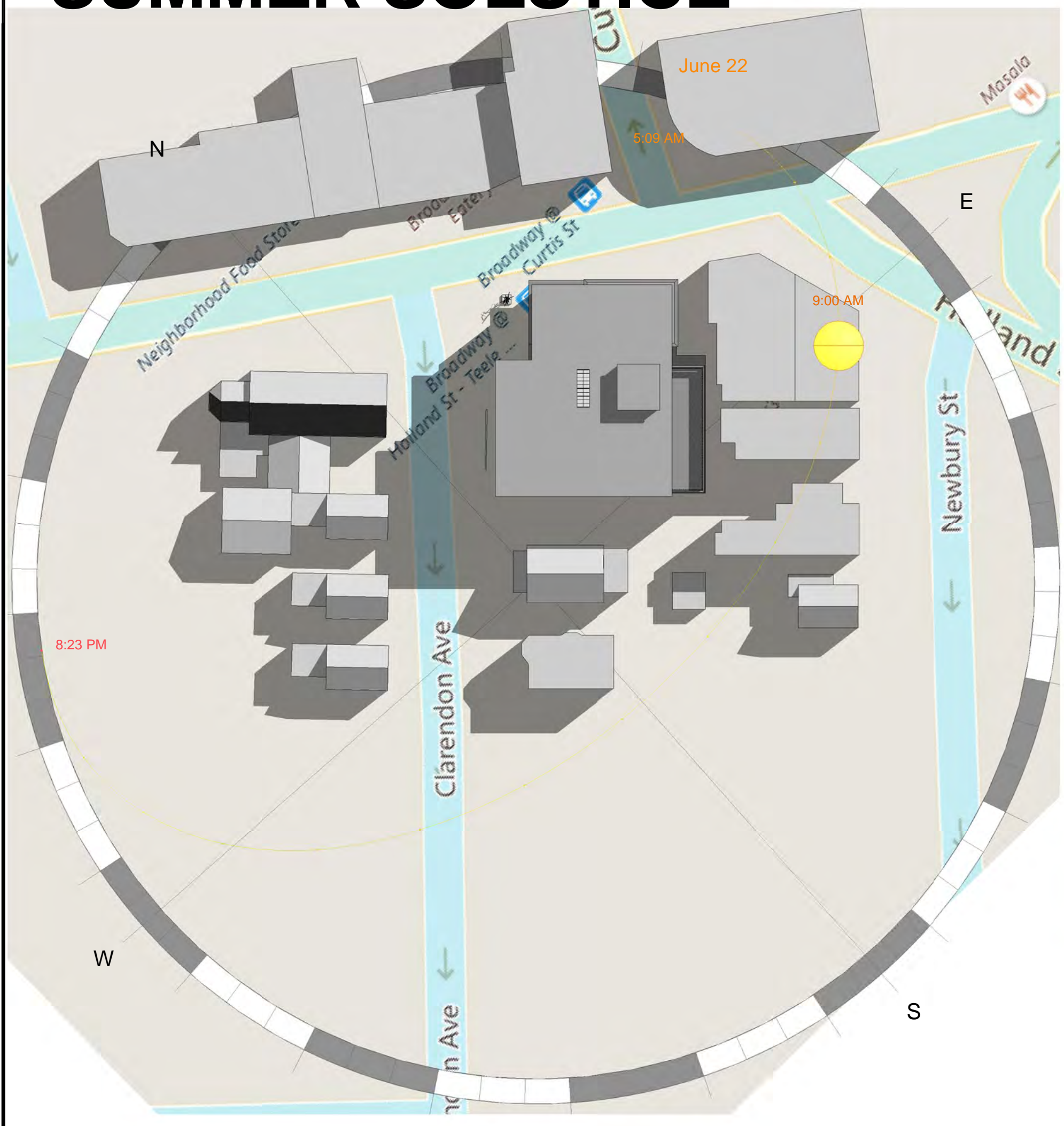
No.	Description	Date

Perspectives

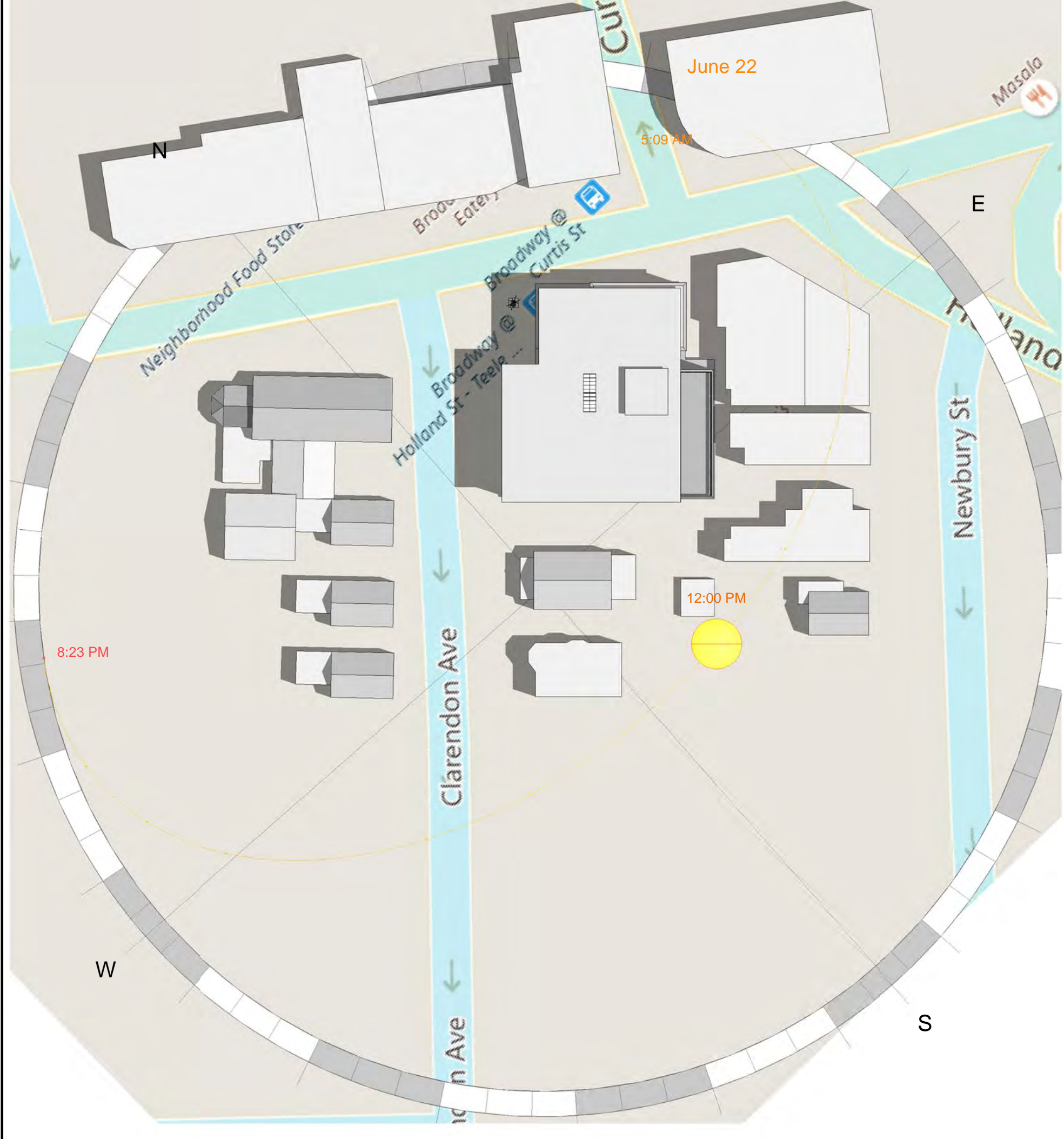
AV-8
BROADWAY HOTEL

SUMMER SOLSTICE

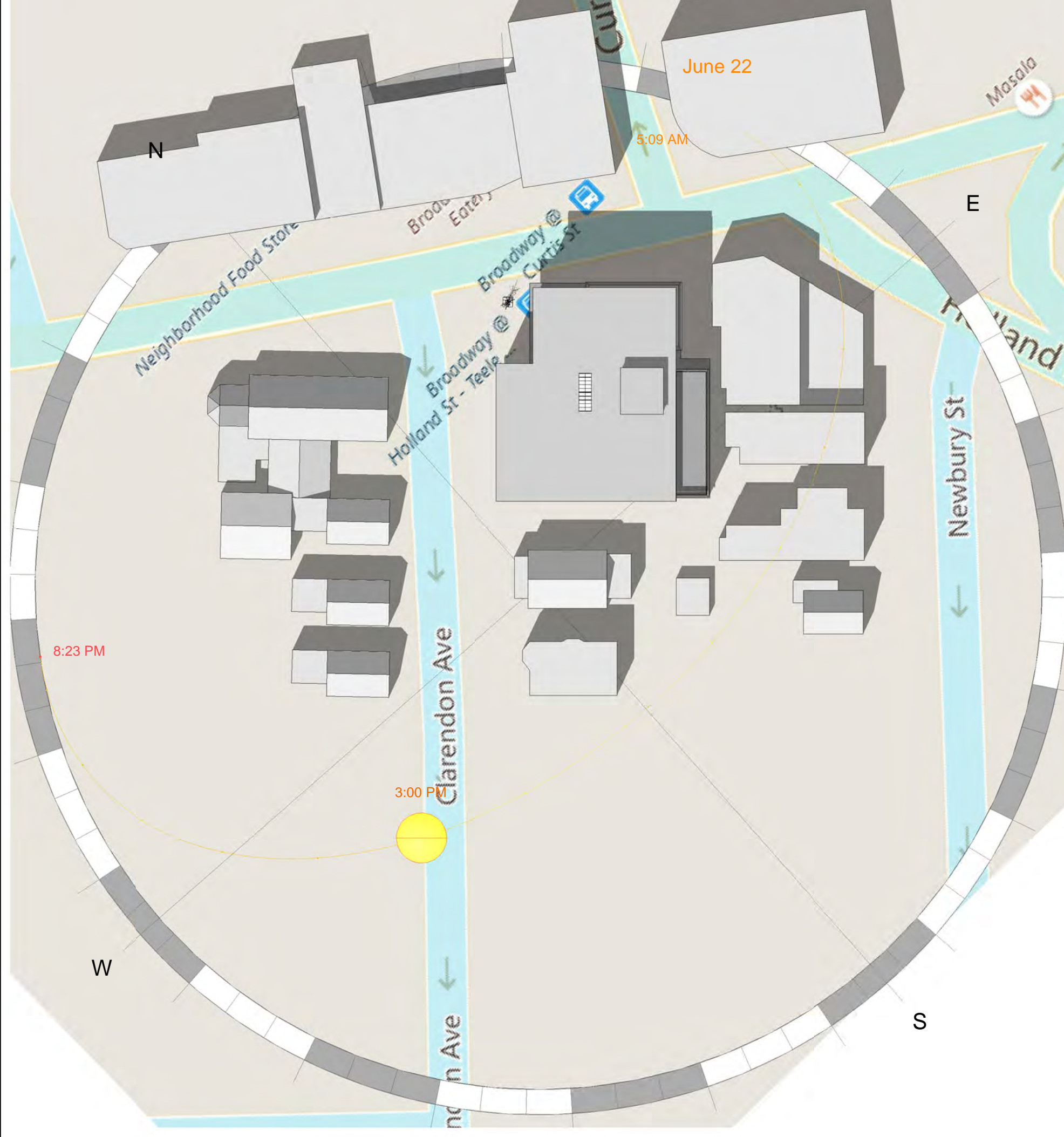
9 AM



12 PM

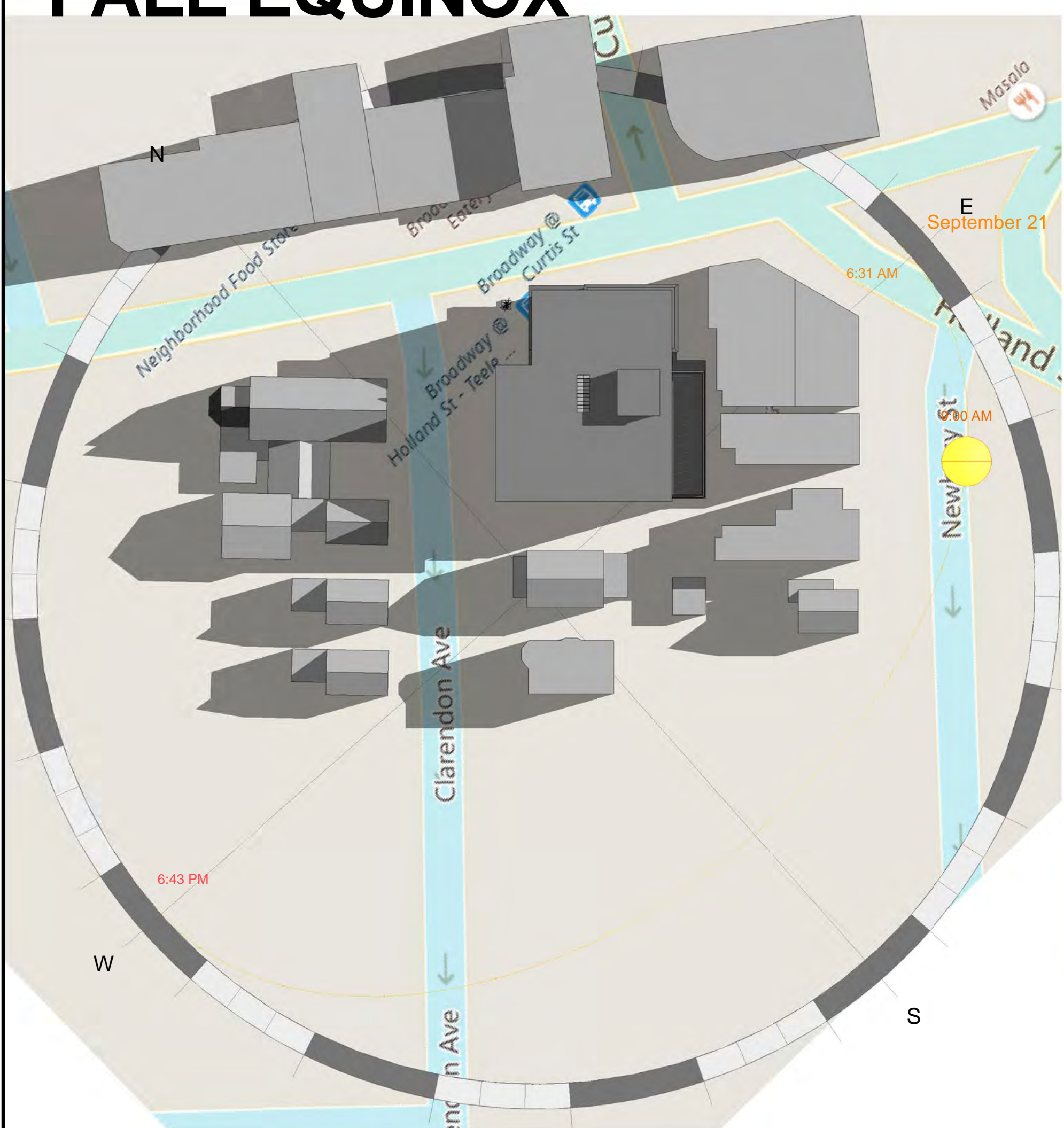


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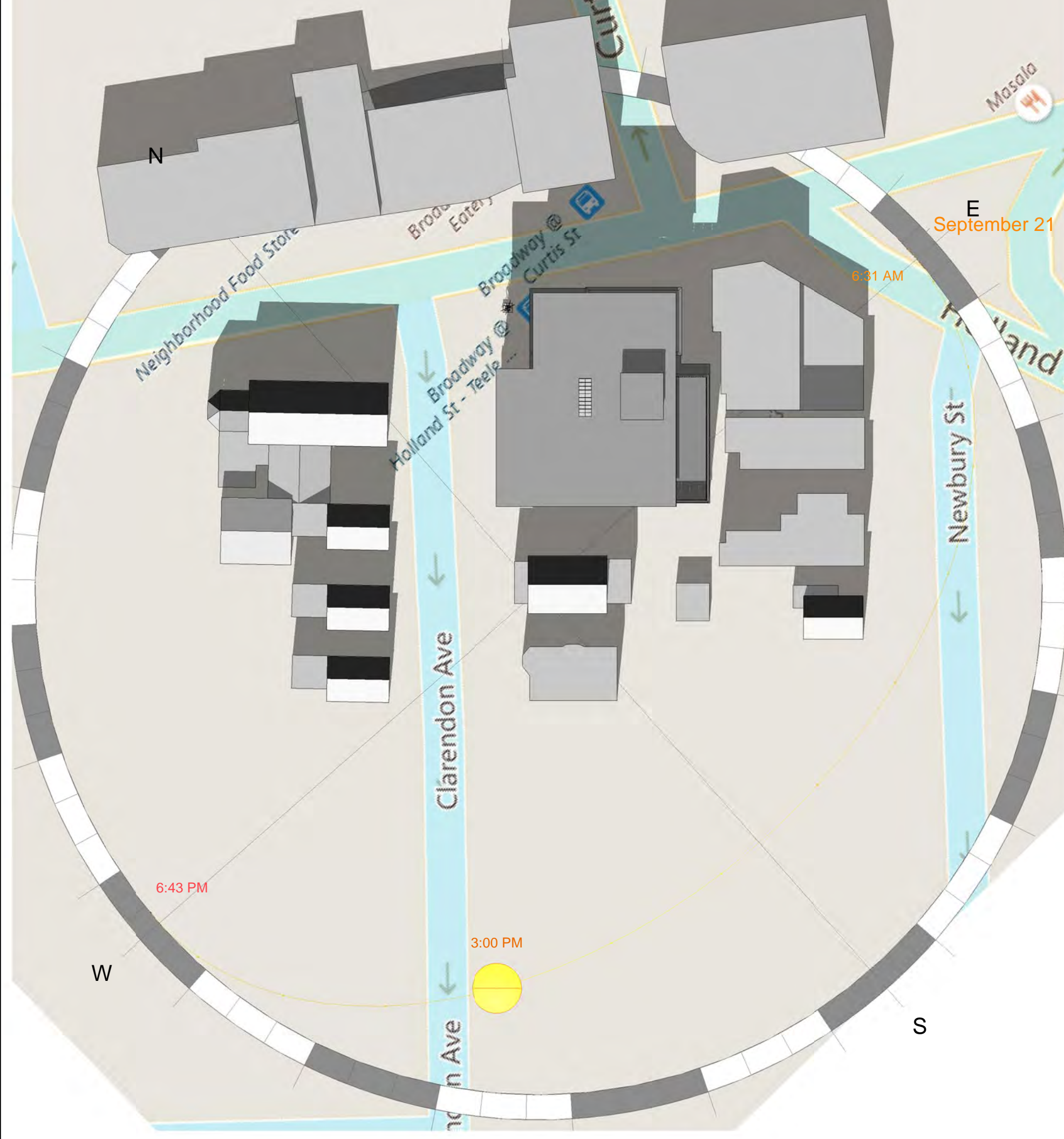
9 AM



12 PM



3 PM



PROJECT NAME
BROADWAY HOTEL

PROJECT ADDRESS
1154 BROADWAY
SOMERVILLE, MA

CLIENT
BINOJ PRADHAN



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

CONSULTANTS:

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REGISTRATION

Project number	16060
Date	5-14-2018
Drawn by	NB
Checked by	JSK
Scale	1" = 50'-0"

REVISIONS

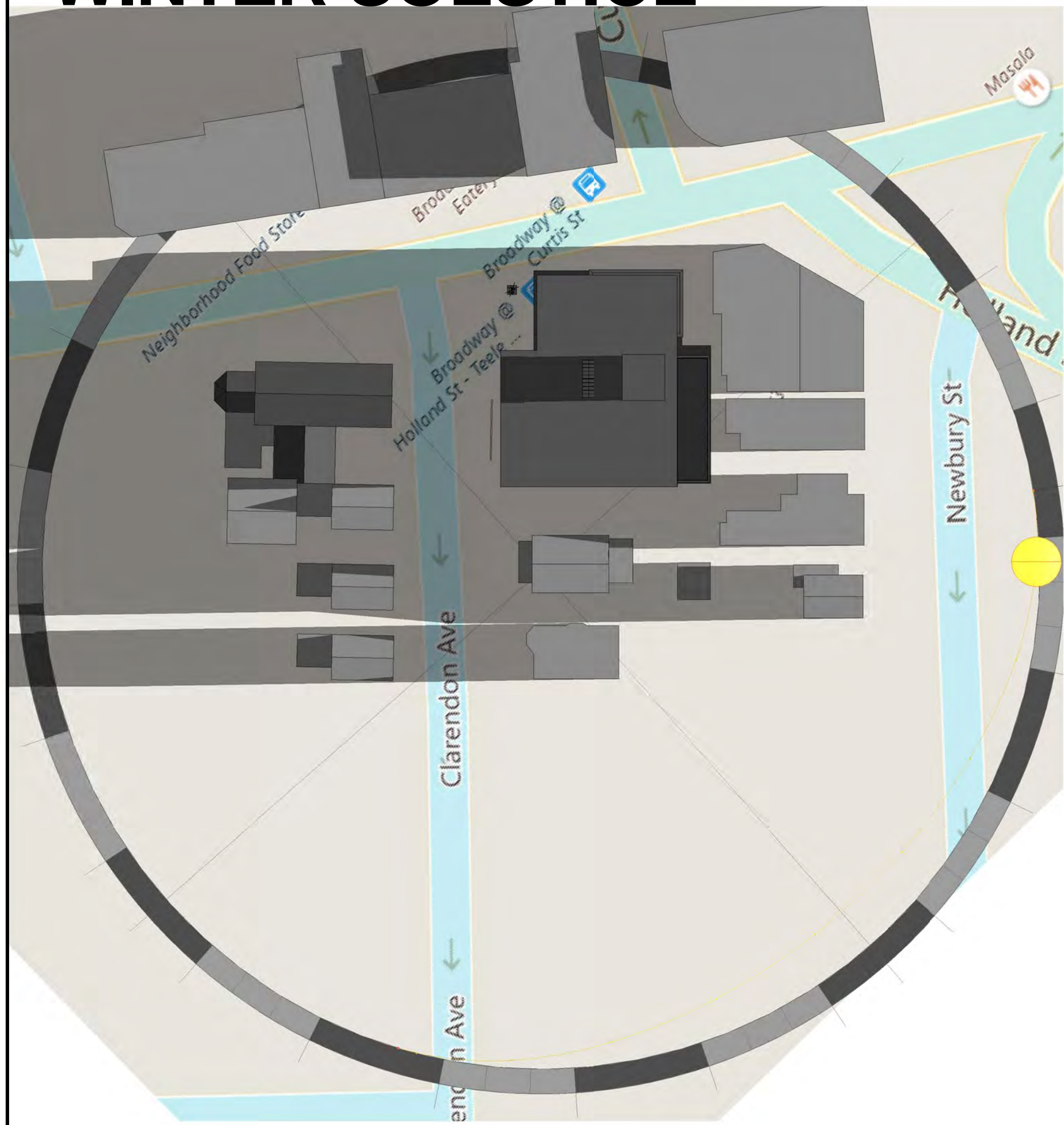
No.	Description	Date

Shadow Study -
Summer/Fall

AV-10
BROADWAY HOTEL

WINTER SOLSTICE

9 AM



12 PM

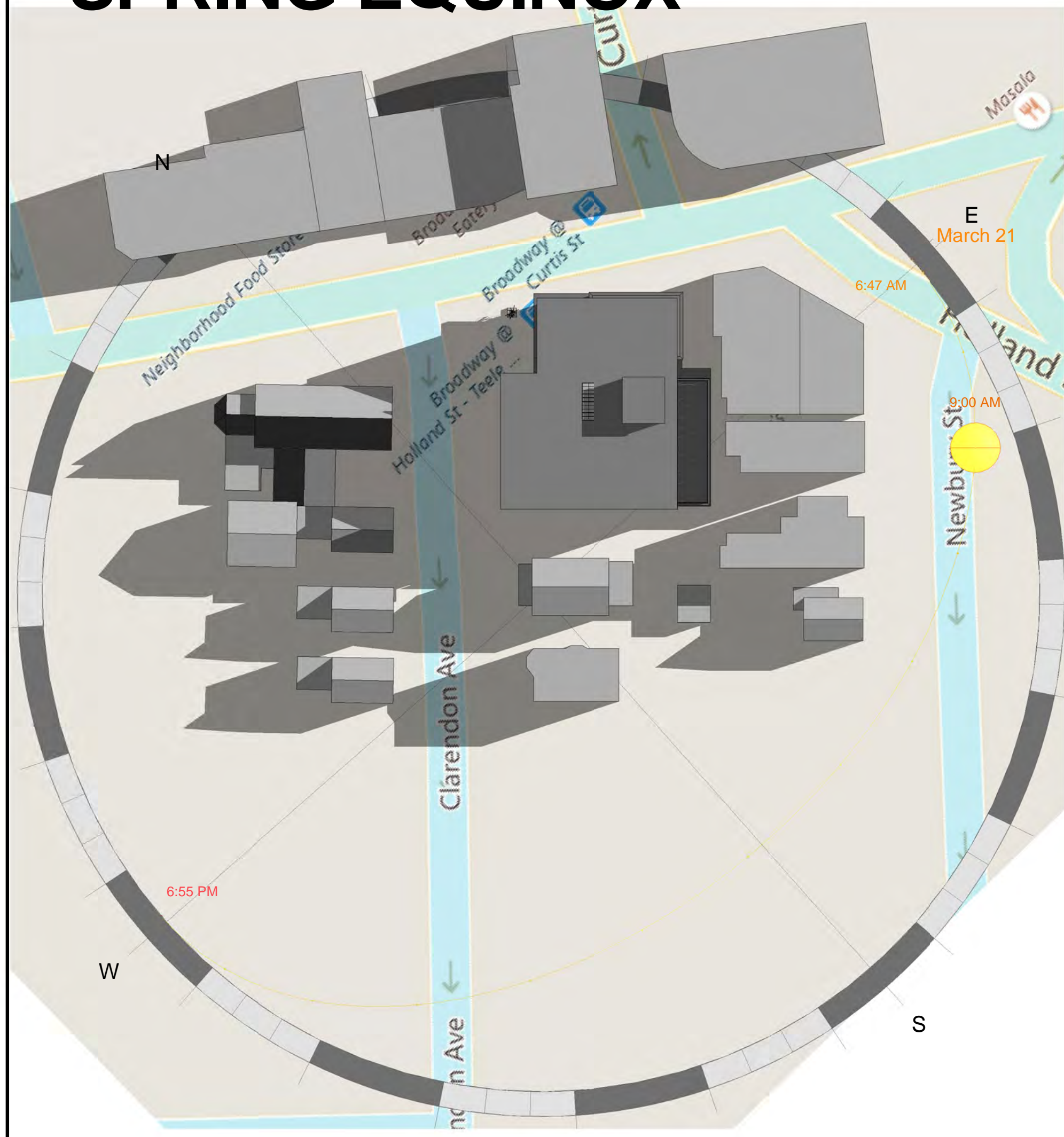


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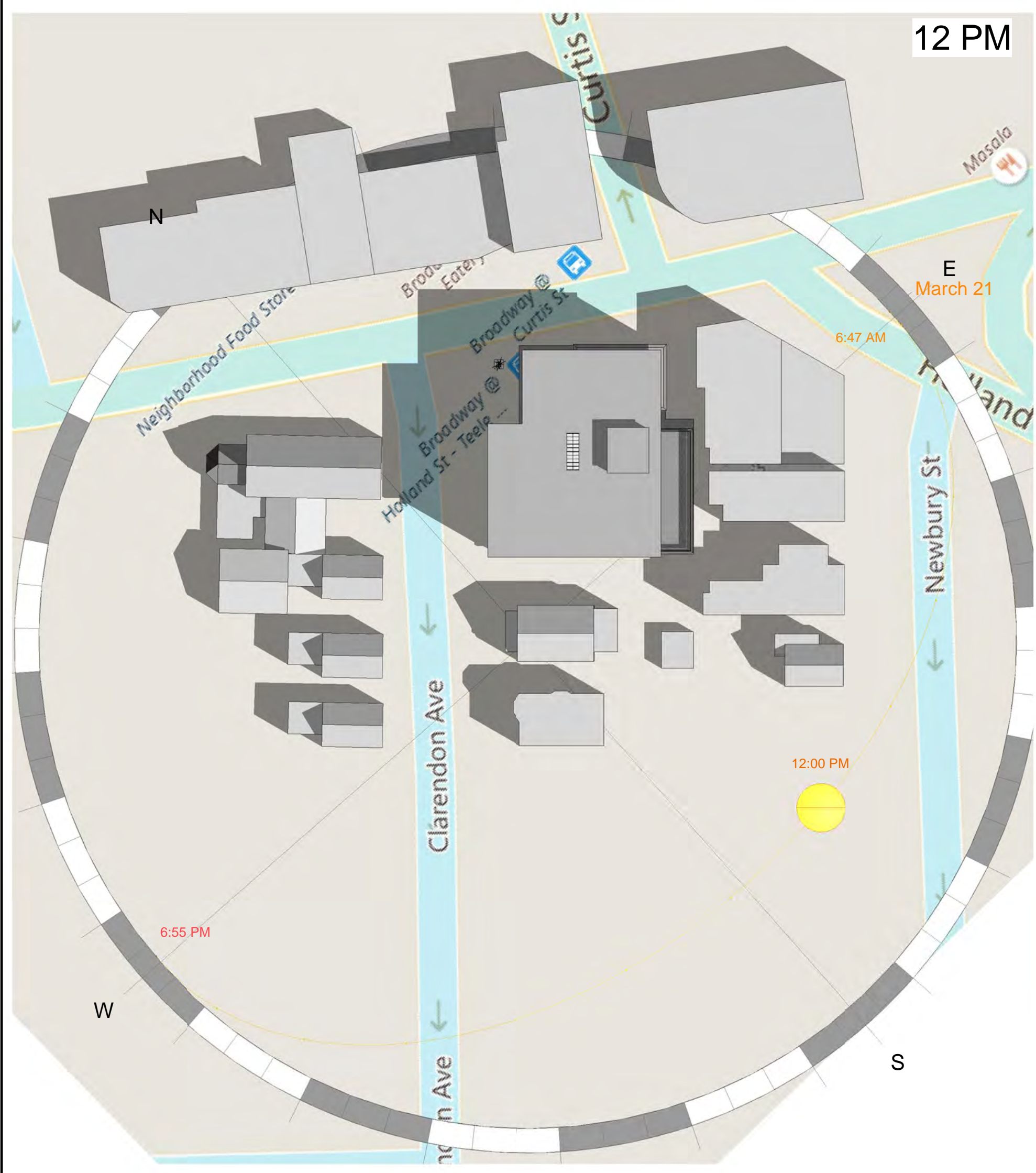


SPRING EQUINOX

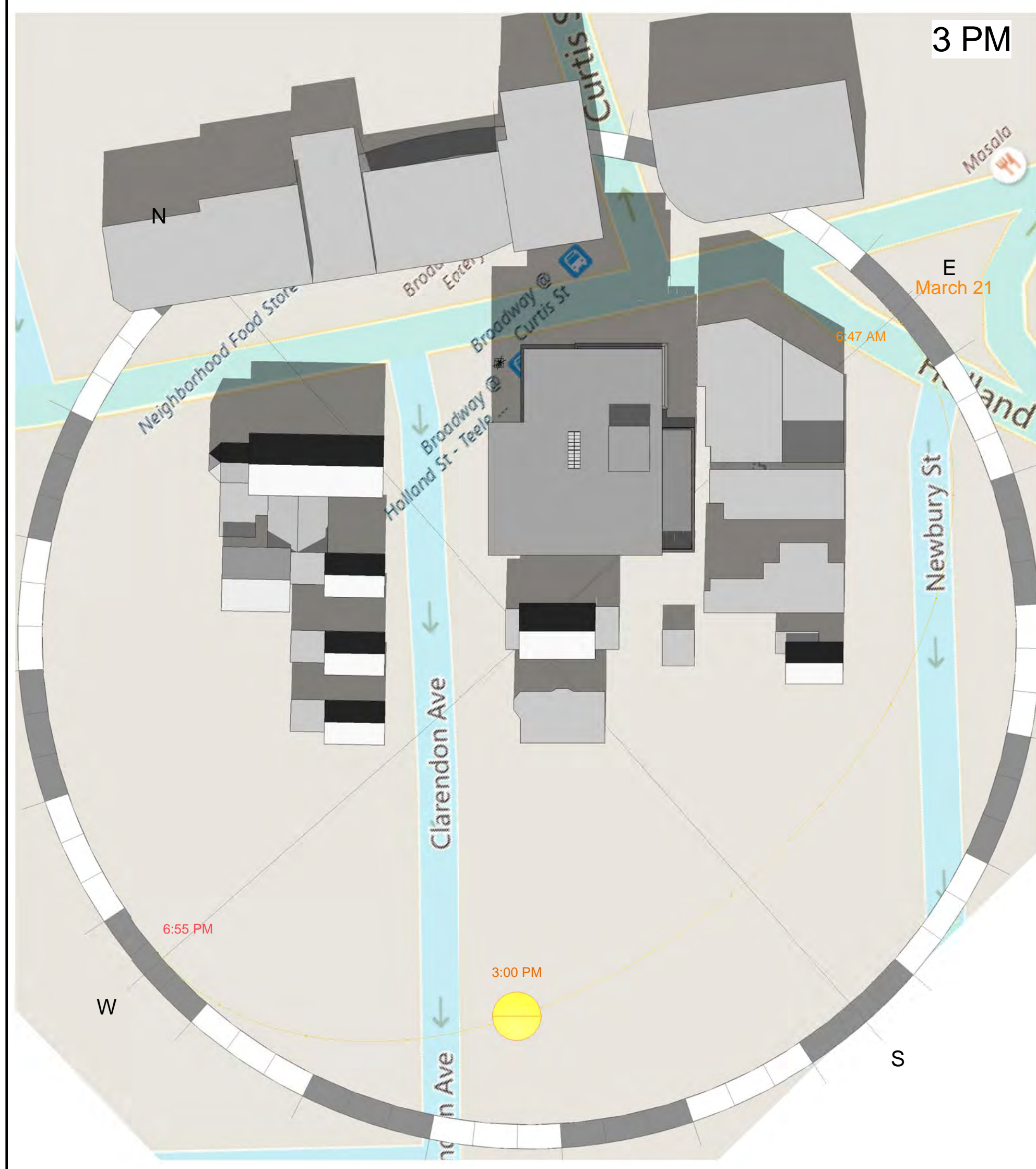
9 AM



12 PM



3 PM



PROJECT NAME
BROADWAY HOTEL

PROJECT ADDRESS
1154 BROADWAY
SOMERVILLE, MA

CLIENT
BINOJ PRADHAN

ARCHITECT

DESIGN

KHALSA

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REGISTRATION

Project number	16060
Date	5-14-2018
Drawn by	NB
Checked by	JSK
Scale	1" = 50'-0"

REVISIONS

No.	Description	Date

Shadow Study -
Winter/Spring

AV-11
BROADWAY HOTEL



1. TEEPLE SQUARE



4. COMMERCIAL STOREFRONT w/ APT. ABOVE



6. TYPICAL TWO & THREE FAMILY



2. FIRE-HOUSE



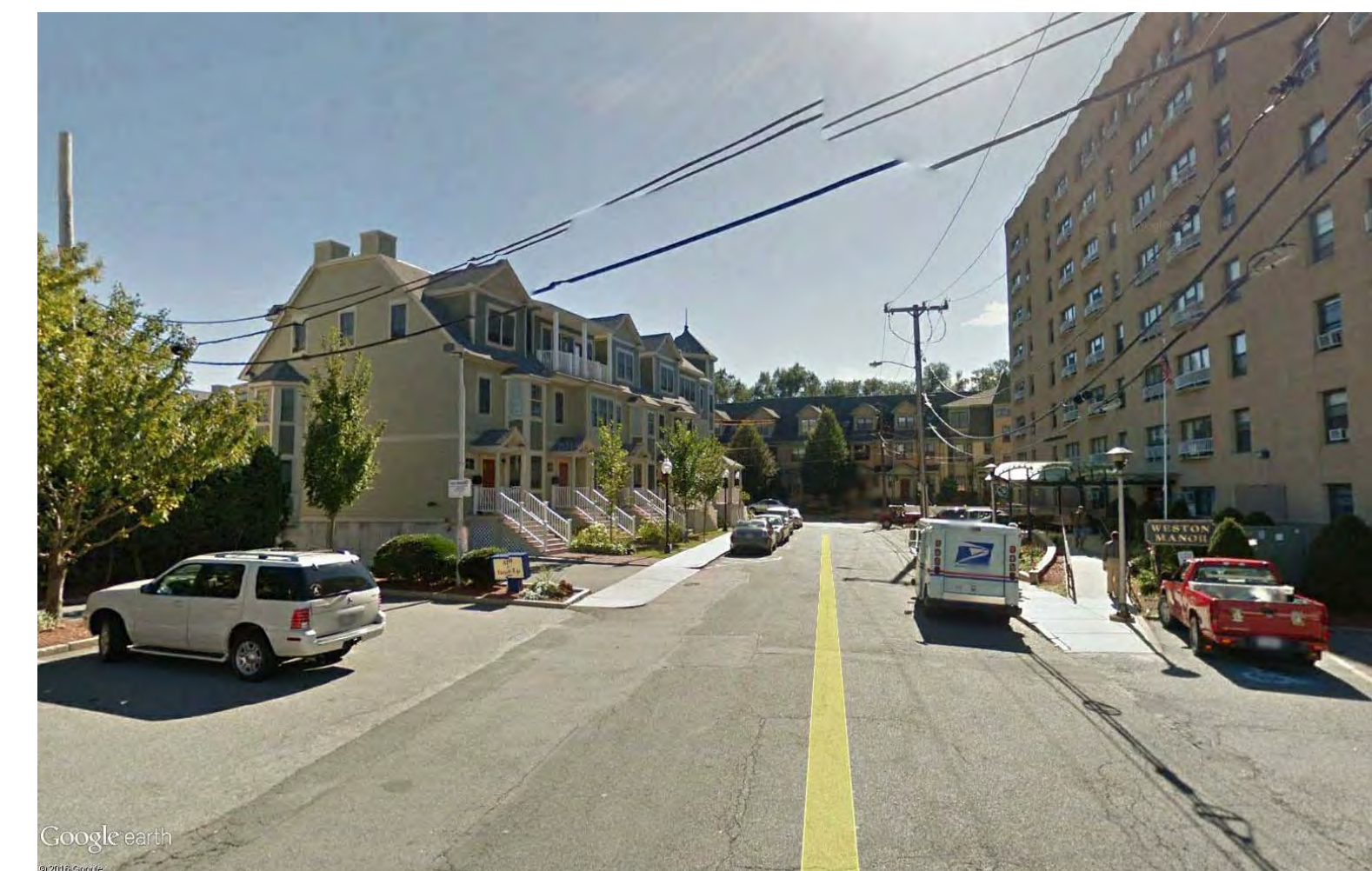
7. FOUR STORY MIXED-USED



3. RUDY'S (ADJACENT TO SITE)



5. ST. JAMES CHURCH



8. TOWNHOUSE STYLE DEVELOPMENT

PROJECT NAME

1154 Broadway

PROJECT ADDRESS
1154 Broadway
Somerville, MA 02144

CLIENT

1154 Broadway Realty Trust

ARCHITECT

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REGISTRATION

Project number	-
Date	08-04-2016
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Neighbourhood Context

AV-3

1154 Broadway