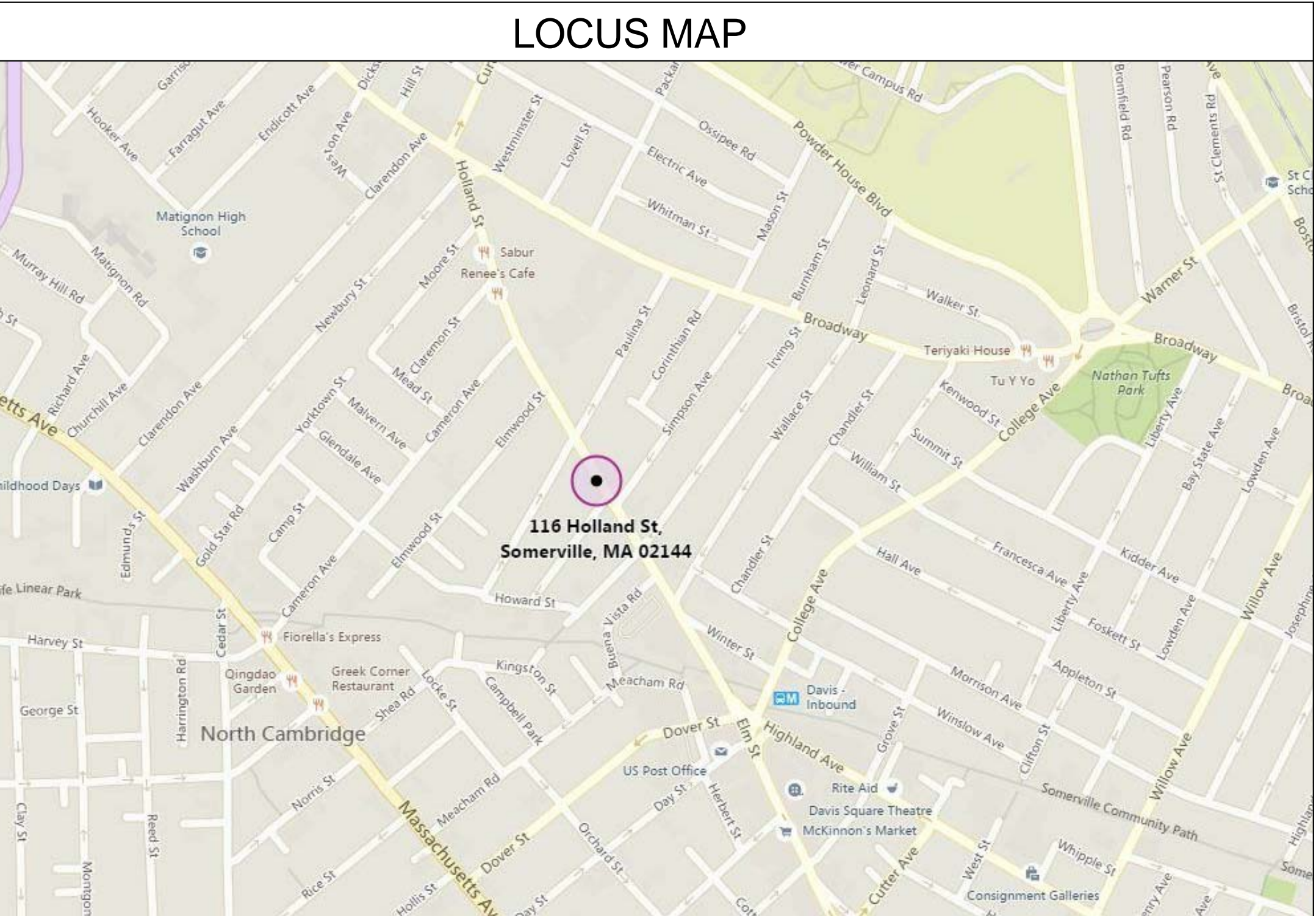


Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	01/27/16
C-100	CIVIL SITE PLAN	12/31/15
L-100	ILLUSTRATIVE LANDSCAPE PLAN	01/26/16
A-010	ZONING PLAN	01/27/16
EX-100	EXISTING FLOOR PLANS	01/27/16
A-100	BASEMENT FLOOR PLAN	01/27/16
A-101	1ST FLOOR PLAN	01/27/16
A-102	2ND FLOOR PLAN	01/27/16
A-103	3RD FLOOR PLAN	01/27/16
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A-301	EXTERIOR ELEVATIONS	01/27/16
AV-1	PERSPECTIVES	01/27/16
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AV-3	VIEW FROM HOLLAND STREET	01/27/16



PROPOSED 116 HOLLAND STREET  
RESIDENCES

01-27-16 SPECIAL PERMIT  
SUBMISSION



ARCHITECT  
KHALSA DESIGN INC.  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
T:(617)-591-8682

OWNER  
SILVA REALTY TRUST 2, LLC  
206 HOLLAND STREET  
SOMERVILLE, MA 02144

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC.  
120 MIDDLESEX AVENUE, SUITE 20  
SOMERVILLE, MA 02145  
T:(617)-776-3350

LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, SUITE 25  
BROOKLINE, MA 02446  
T:(617)-735-1180

PROJECT NAME  
116 HOLLAND ST  
RESIDENCES

PROJECT ADDRESS  
116 HOLLAND St  
Somerville, MA

CLIENT  
Silva Realty Trust 2 LLC

ARCHITECT  
KHALSA DESIGN INC.



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Date	01-27-16
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Scale	

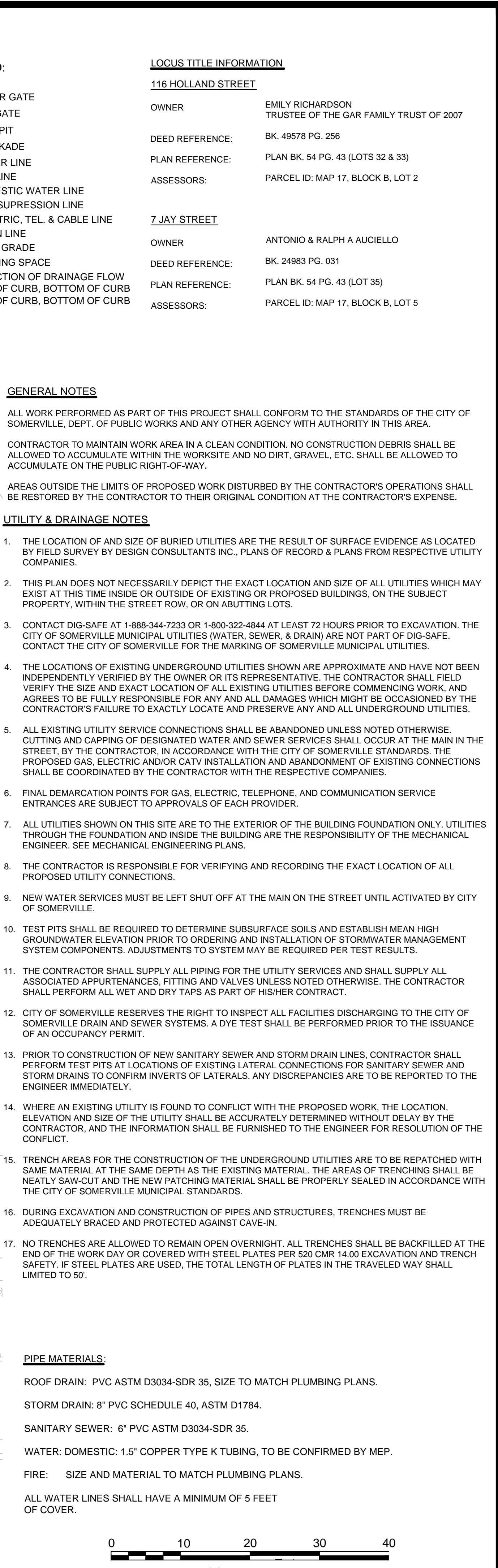
REVISIONS

No.	Description	Date

COVER SHEET

A-000

116 HOLLAND ST RESIDENCES



PROPOSED PLANT LIST

Trees:				
1	AL	Amelanchier laevis	Allegheny Serviceberry	8-10'
1	BN	Betula nigra 'Heritage'	Heritage River Birch	10-12'
2	TO	Thuja occidentalis Smaragd	Emerald Green Arborvitea	8-10'

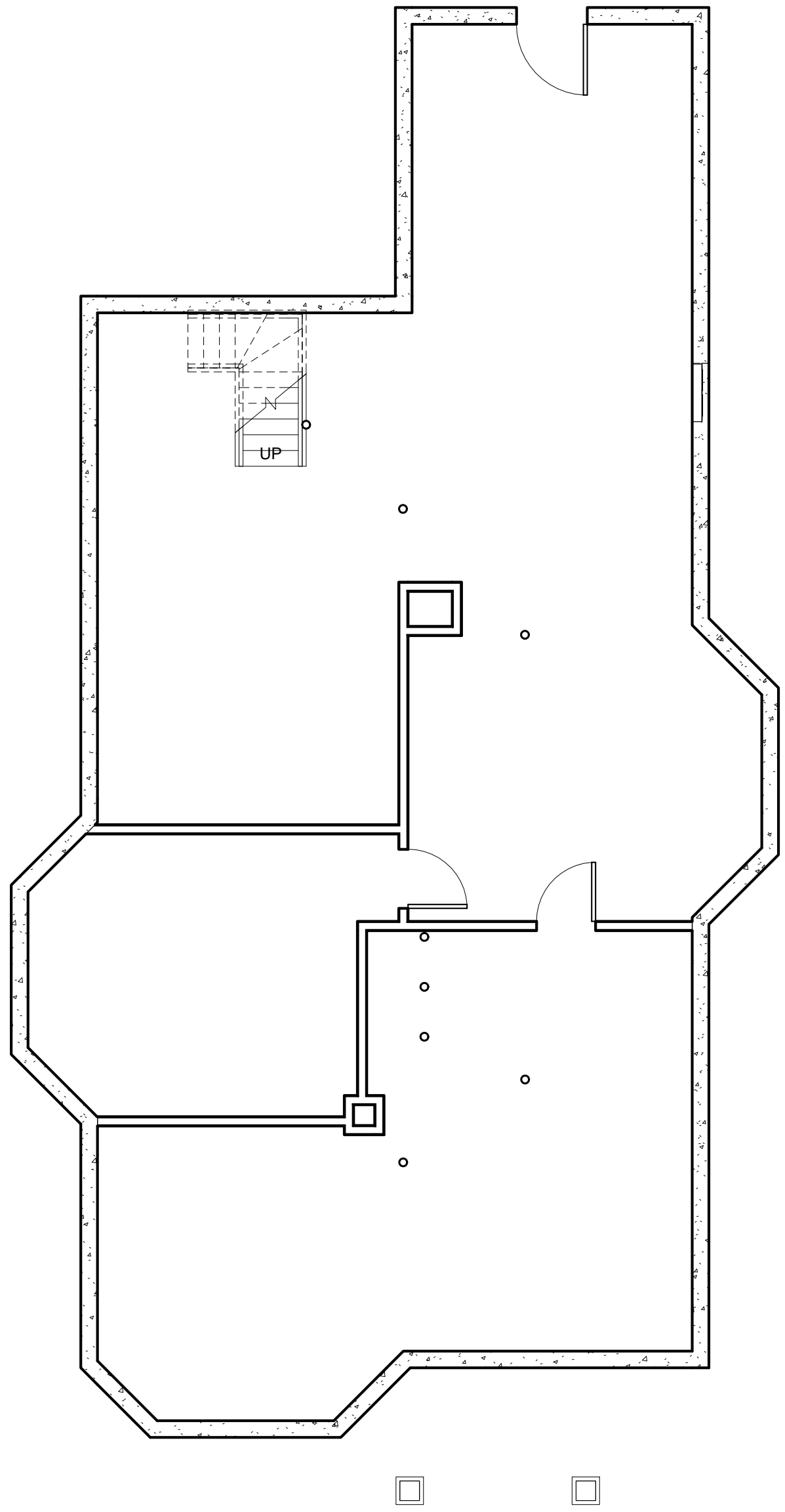
Shrubs:				
1	AK	Azalea x "Karen"	Lavender evergreen Azalea	18-24"
10	HA	Hydrangea arborescens	Hydrangea	3 yr.
2	IG	Ilex glabra 'Nordic'	Nordic Inkberry	24-36" ht.
5	IM	Ilex meserveae 'Blue Princess'	Blue Holly	3-3.5'
4	SV	Syringa vulgaris	Common Lilac	30-36"
6	VD	Viburnum dentatum	Arrowwood	30-36"
				B&B

Perennials + Vines:			
15	AR	Ajuga reptans 'Burgandy Glow' or 'Catlins Giant'	1 qt.
85	CM	Carex morrowii 'Ice Dance'	Japanese Sedge
130	HE	Hemerocallis 'Happy Returns'	Happy Returns Daylily
70	HMA	Hakonechloa	Japanses forest grass
3	NF	Nepeta x fasassenii	Catmint
19	PQ	Parthenocissus quinquefolia	Virginia Creeper
60	RF	Rudbekia fulgida 'Goldsturm'	Black-Eyed Susan
65	TC	Tiarella cordifolia	Foam flower
610	VM	Vinca minor 'Ralph Shubgart'	White variegated Myrtle
			1 gal.

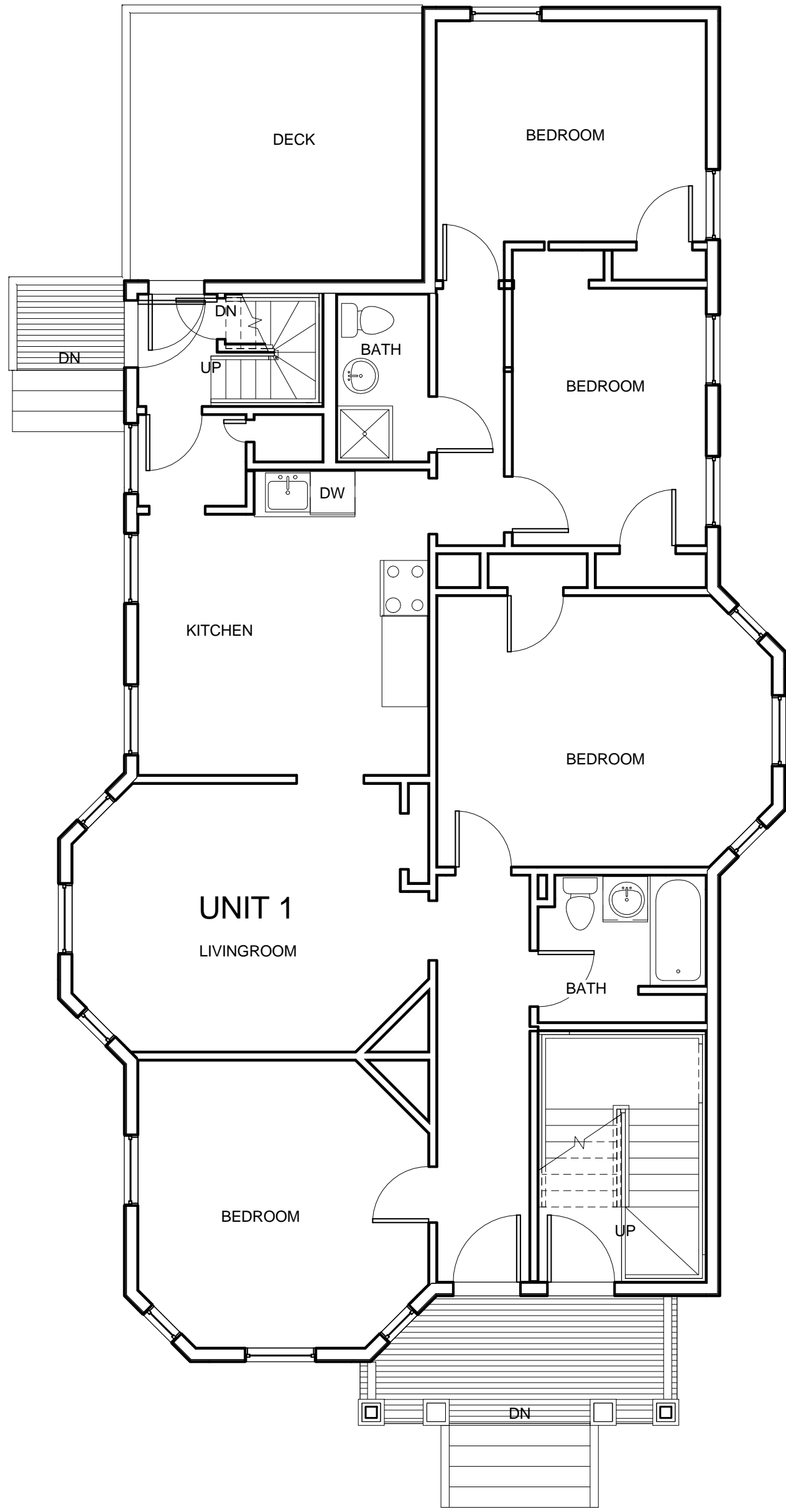
PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. 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.
5. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
6. 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.
7. No planting shall be installed before acceptance of rough grading of topsoil.
8. 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.
9. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
10. 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.
11. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uni form 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.
12. All beds as shown on the drawings shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
13. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
14. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
15. Contractor shall provide one year guarantee for all plant materials.
16. Adjust sprinklers to cover all new plantings and existing shrub materials. Use riser pipes attached to oak stakes to spray above height of perennials. Remove riser pipes and Oak stakes at winterization. Reinstall in spring when system is turned on and adjusted.

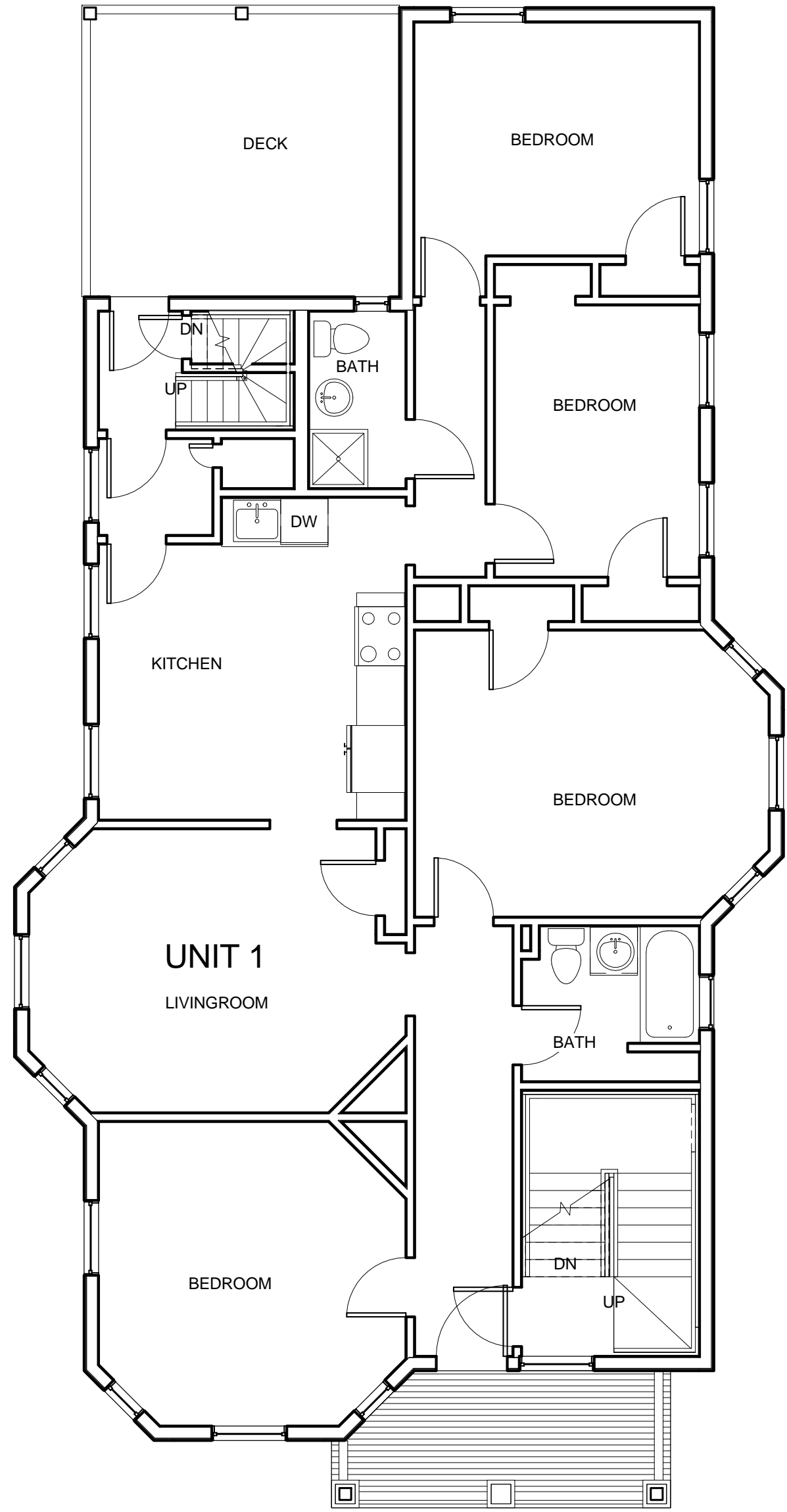




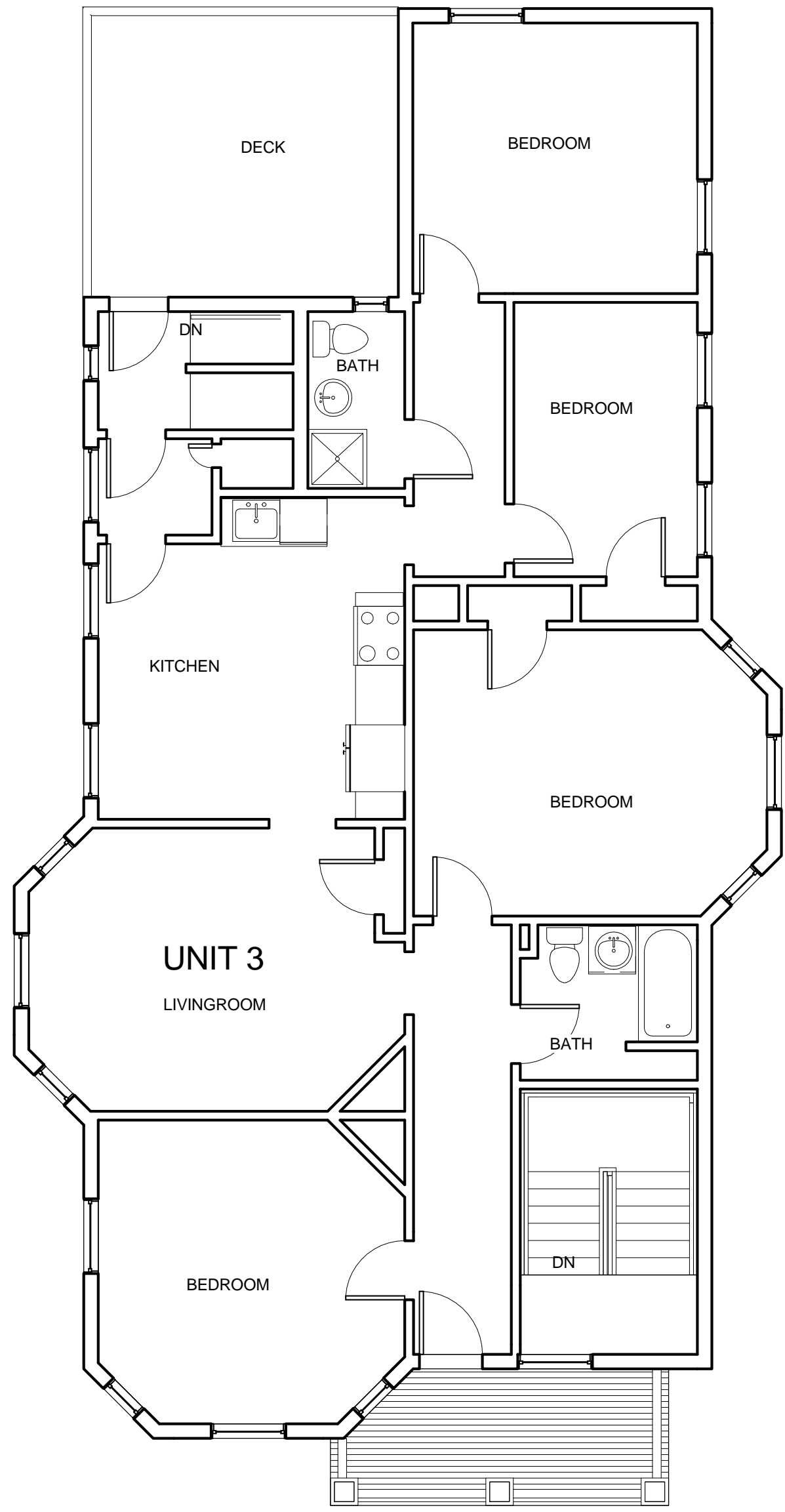
④ Copy of Basement  
3/16" = 1'-0"



① Existing First Floor  
3/16" = 1'-0"



② Existing Second Floor  
3/16" = 1'-0"



③ Existing Third Floor  
3/16" = 1'-0"

PROJECT NAME  
**116 HOLLAND ST RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

CLIENT  
**Silva Realty Trust 2 LLC**

ARCHITECT  
**KHALSA DESIGN INC.**



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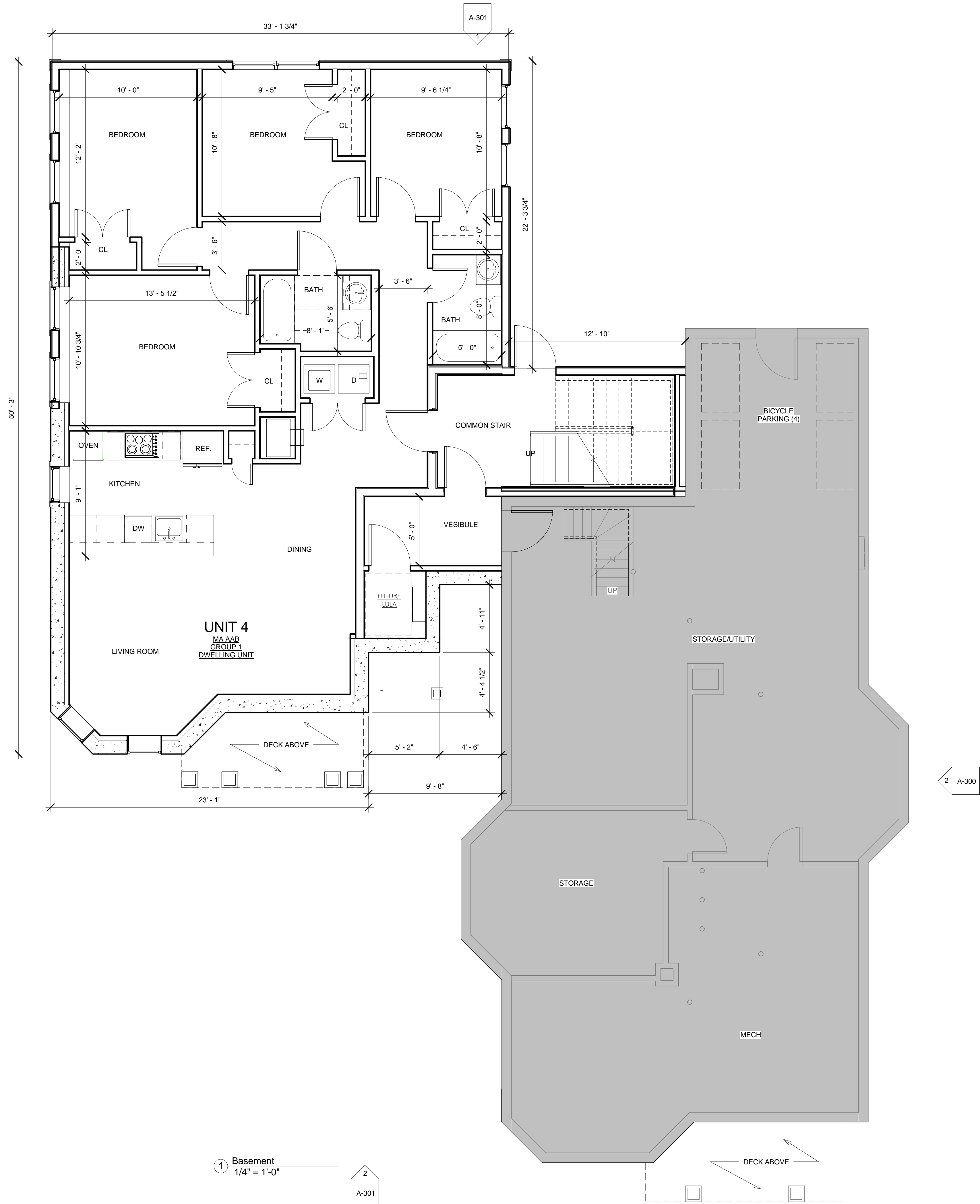
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No.	Description	Date

**EXISTING FLOOR  
PLANS**

**EX-100**

116 HOLLAND ST RESIDENCES



PROJECT NAME

# 116 HOLLAND ST RESIDENCES

PROJECT ADDRESS

116 HOLLAND St  
Somerville, MA

CLIENT

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ARCHITECT

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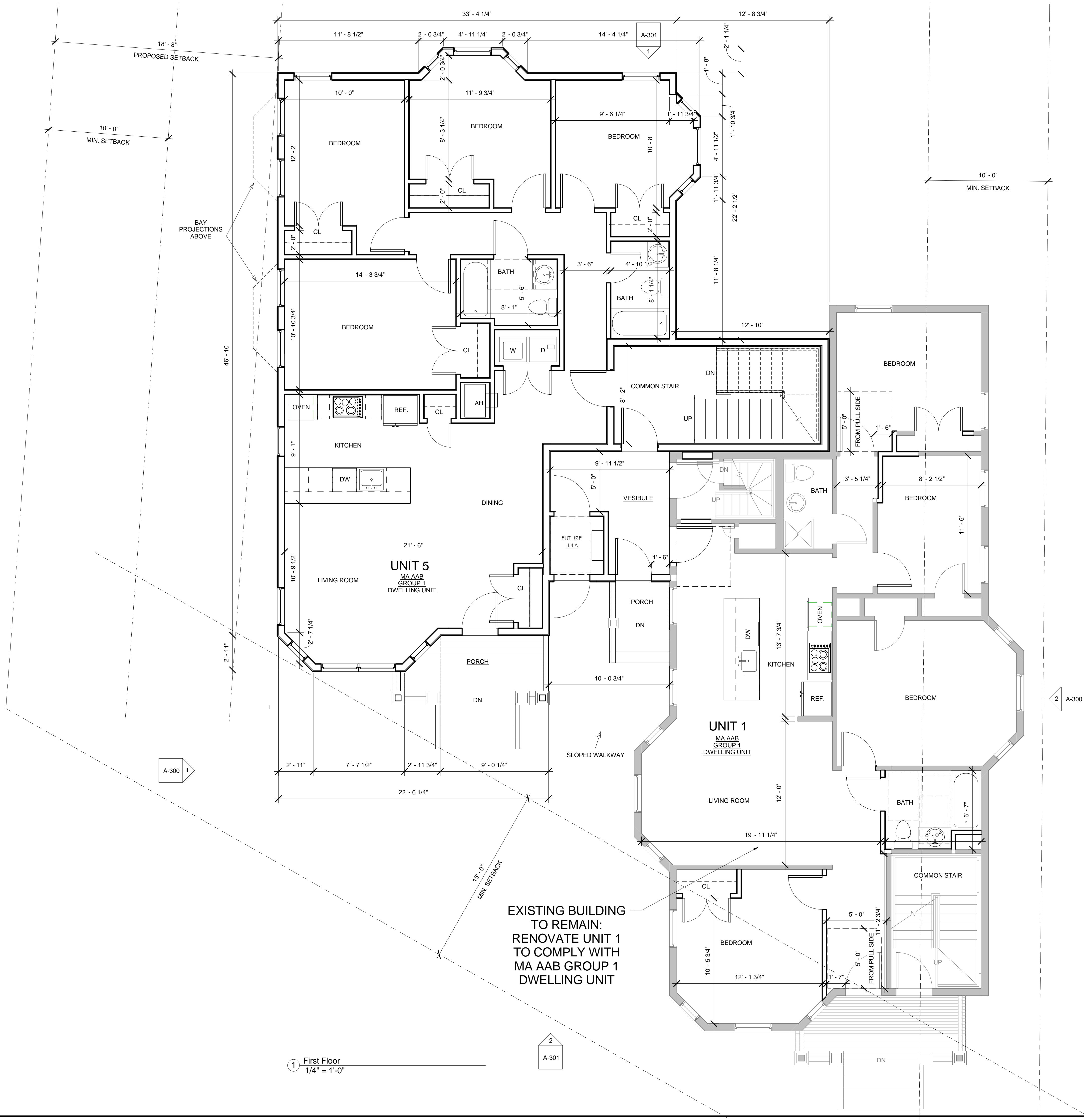
REVISIONS

No.	Description	Date

BASEMENT  
FLOOR PLAN

**A-100**

116 HOLLAND ST RESIDENCES



① First Floor  
1/4" = 1'-0"

2  
A-301

LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN

PROJECT NAME  
**116 HOLLAND ST RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

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**Silva Realty Trust 2 LLC**

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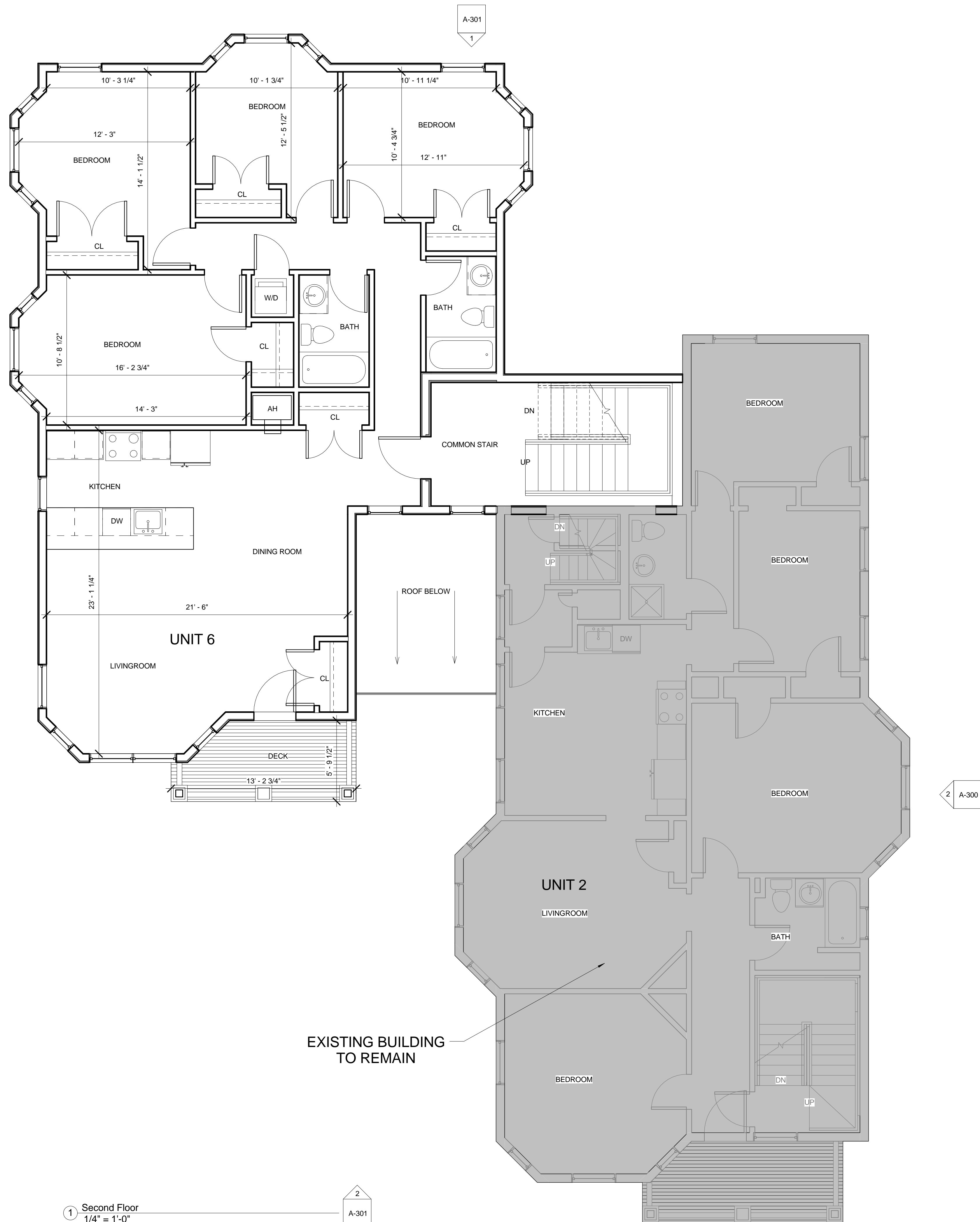
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No.	Description	Date

1ST FLOOR PLAN

**A-101**

116 HOLLAND ST RESIDENCES



LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN

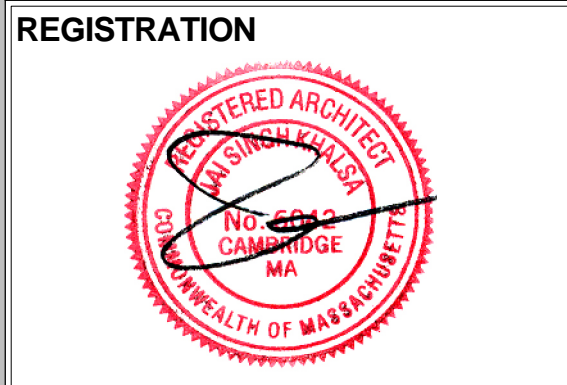
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PROJECT ADDRESS	116 HOLLAND St Somerville, MA
CLIENT	Silva Realty Trust 2 LLC

ARCHITECT  
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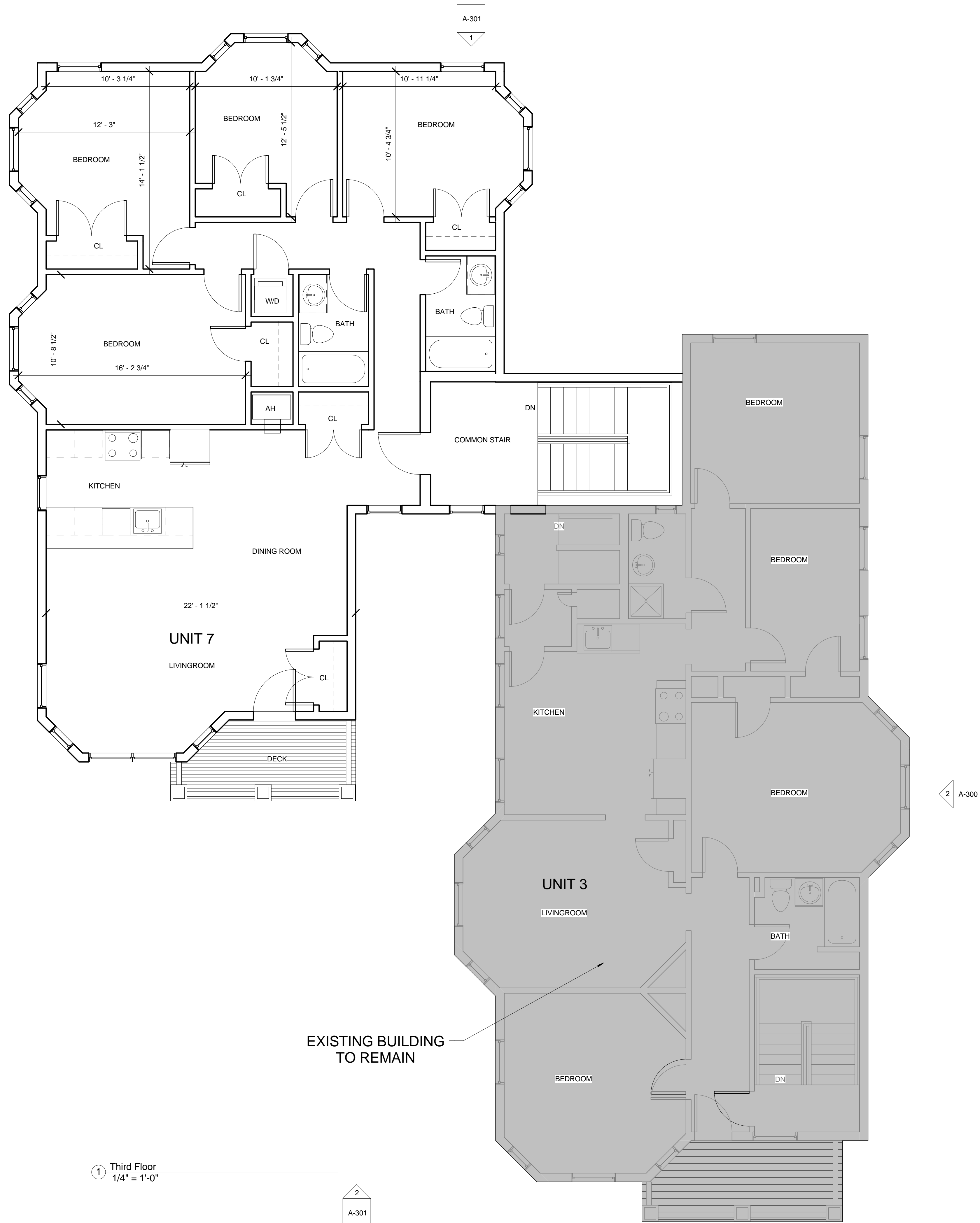
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Date	01-27-16
Drawn by	MT
Checked by	KDI
Scale	As indicated

REVISIONS		
No.	Description	Date

2ND FLOOR PLAN

**A-102**  
116 HOLLAND ST RESIDENCES

① Second Floor  
1/4" = 1'-0"



LEGEND

NEW WALL

EXISTING WALL TO REMAIN

PROJECT NAME

116 HOLLAND ST RESIDENCES

PROJECT ADDRESS

116 HOLLAND St  
Somerville, MA

CLIENT

Silva Realty Trust 2 LLC

ARCHITECT

KHALSA DESIGN INC.



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Scale As indicated

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No.	Description	Date

3RD FLOOR PLAN

A-103

116 HOLLAND ST RESIDENCES

1 Third Floor  
1/4" = 1'-0"

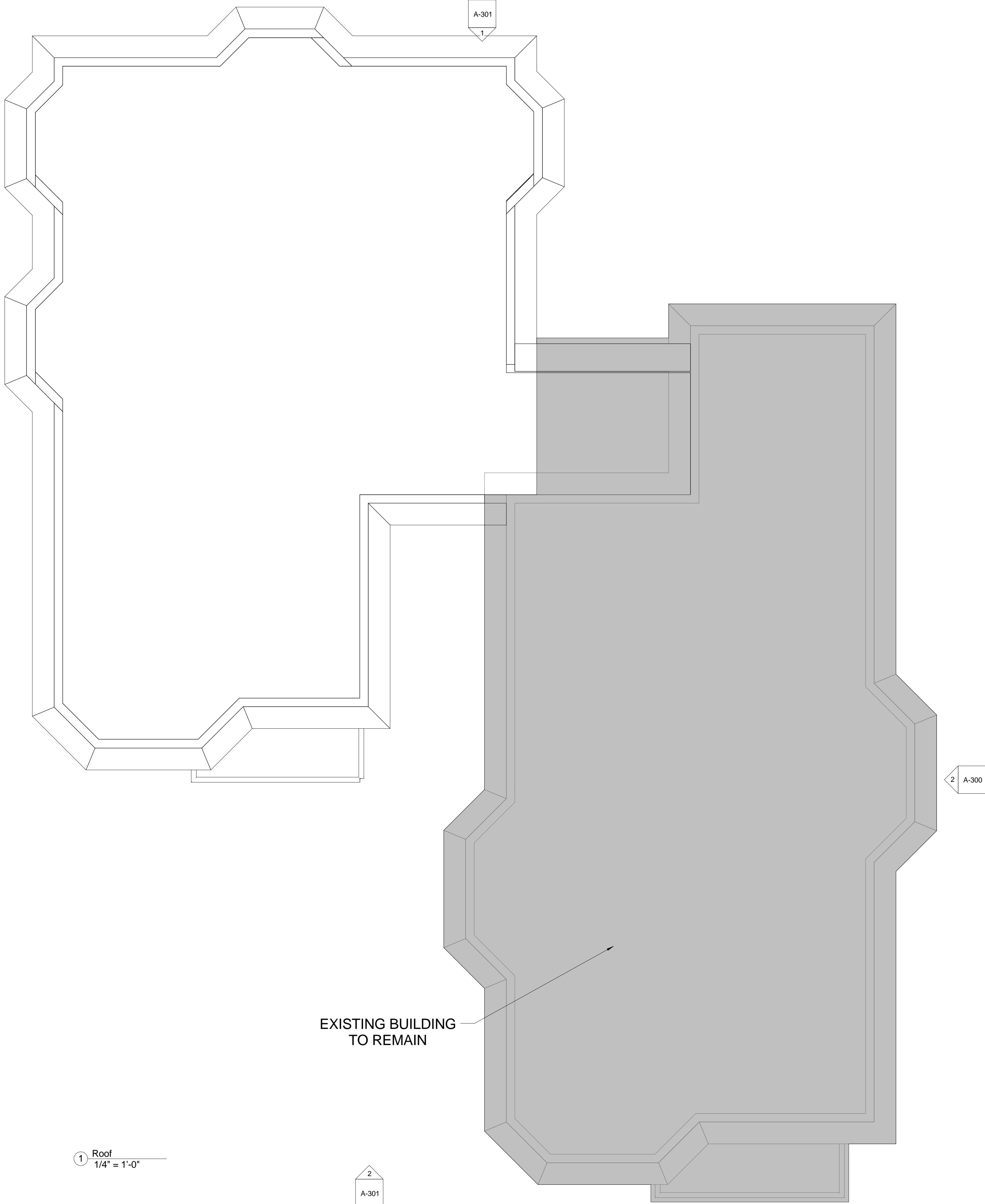
2  
A-301

2  
A-300

A-300  
1

A-301  
1

EXISTING BUILDING  
TO REMAIN



PROJECT NAME  
**116 HOLLAND ST RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

CLIENT  
**Silva Realty Trust 2 LLC**

ARCHITECT  
**KHALSA DESIGN INC.**

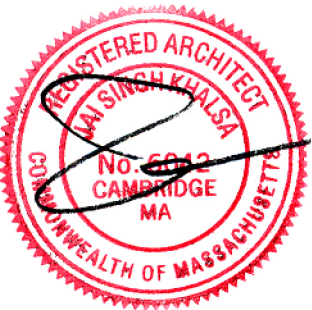


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Scale **1/4" = 1'-0"**

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No.	Description	Date

**ROOF PLAN**

**A-104**

116 HOLLAND ST RESIDENCES



① Left Elevation  
1/4" = 1'-0"



② Right Elevation  
1/4" = 1'-0"

PROJECT NAME  
**116 HOLLAND  
ST  
RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

CLIENT  
**Silva Realty Trust 2 LLC**

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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**EXTERIOR  
ELEVATIONS**

**A-300**

116 HOLLAND ST RESIDENCES



① Rear Elevation  
1/4" = 1'-0"



② Front Elevation  
1/4" = 1'-0"

PROJECT NAME  
**116 HOLLAND ST RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
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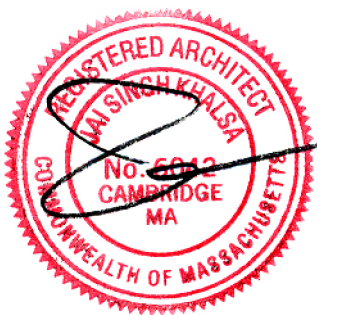


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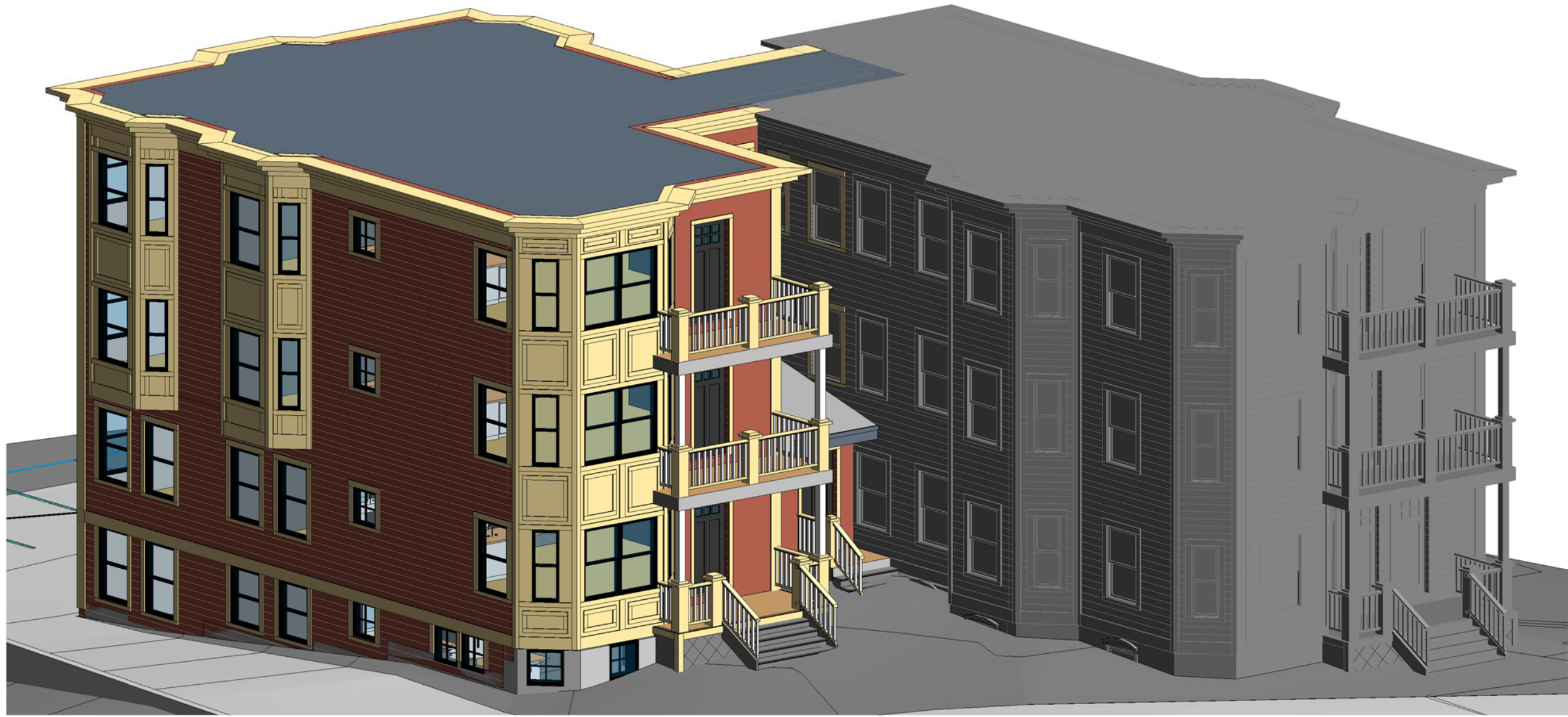
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No.	Description	Date

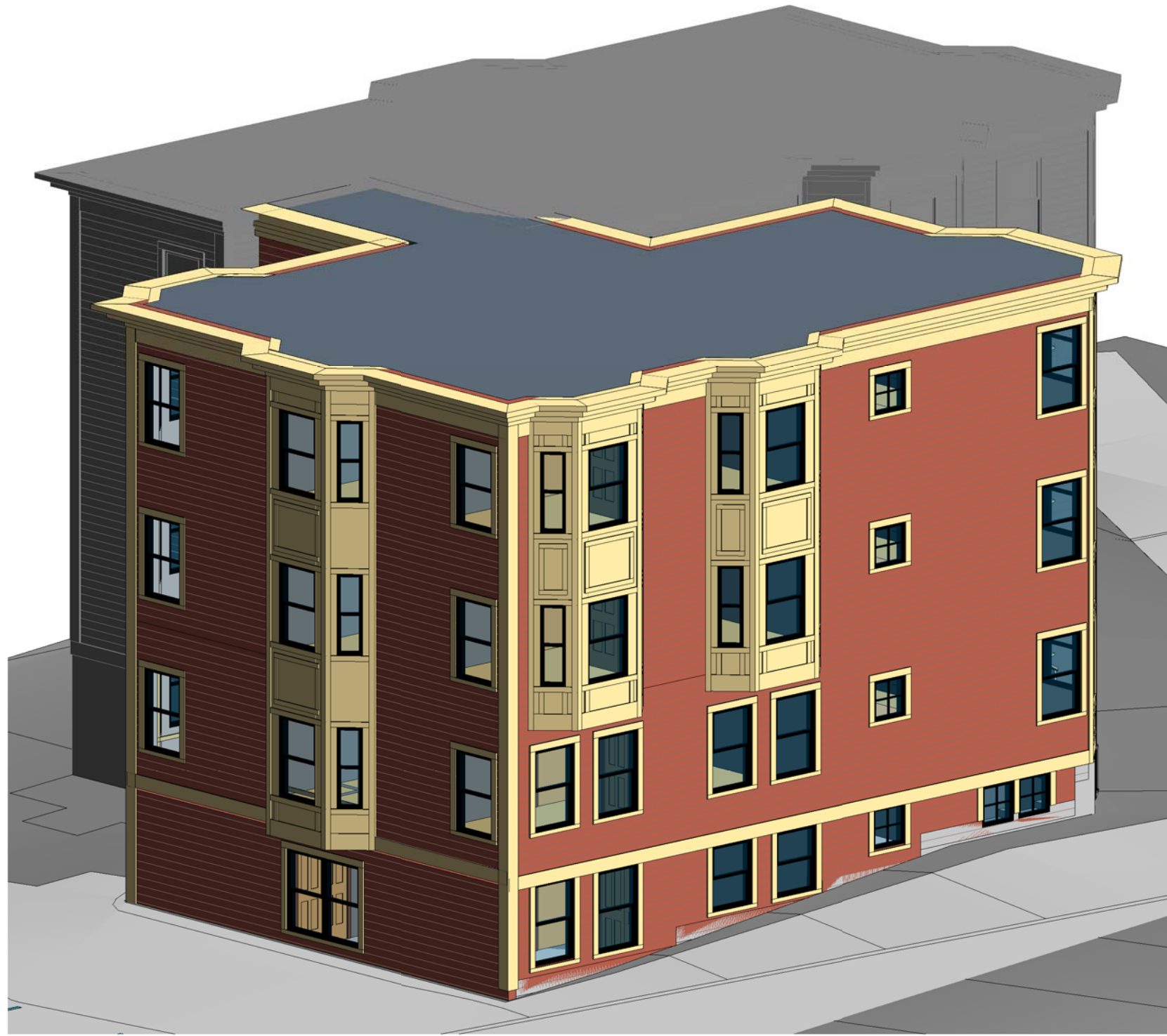
**EXTERIOR  
ELEVATIONS**

**A-301**

116 HOLLAND ST RESIDENCES



① NORTHEAST BIRD'S EYE VIEW



② SOUTHEAST BIRD'S EYE VIEW



③ SOUTHWEST BIRD'S EYE VIEW



④ NORTHWEST BIRD'S EYE VIEW

PROJECT NAME  
**116 HOLLAND ST RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

CLIENT  
**Silva Realty Trust 2 LLC**

ARCHITECT  
**KHALSA DESIGN INC.**

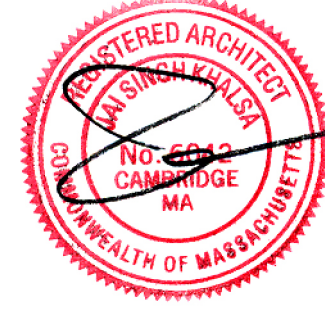


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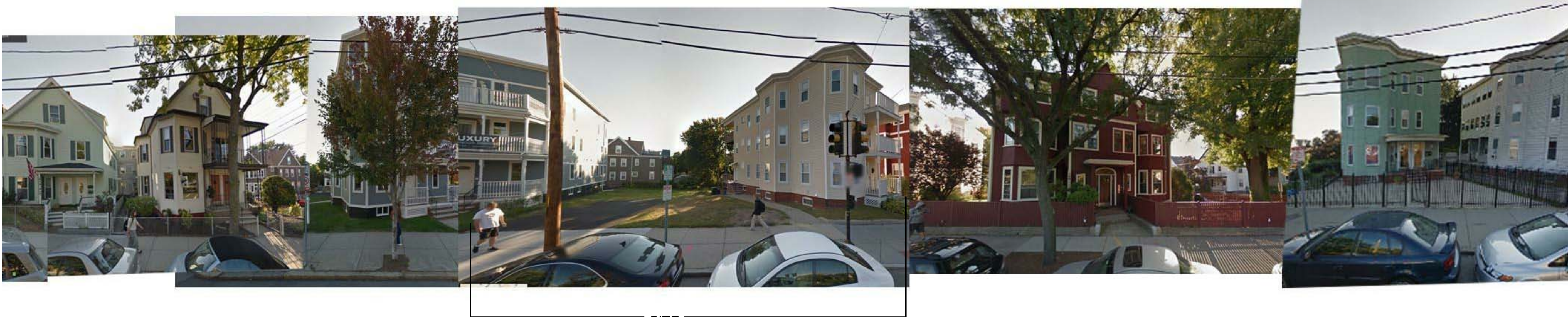
REVISIONS

No.	Description	Date

PERSPECTIVES

**AV-1**

116 HOLLAND ST RESIDENCES



SITE

# Holland Street



PROJECT NAME  
116 HOLLAND ST  
RESIDENCES

PROJECT ADDRESS  
116 HOLLAND St  
Somerville, MA

CLIENT  
Silva Realty Trust 2 LLC

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Project number 13059  
Date 01-27-16  
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REVISIONS

No.	Description	Date

NEIGHBORHOOD  
PHOTOS

AV-2

116 HOLLAND ST RESIDENCES



PROJECT NAME  
**116 HOLLAND  
ST  
RESIDENCES**

PROJECT ADDRESS  
**116 HOLLAND St  
Somerville, MA**

CLIENT  
**Silva Realty Trust 2 LLC**

ARCHITECT  
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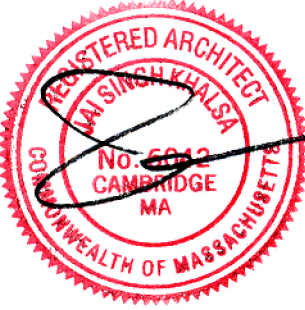


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Date **01-27-16**  
Drawn by **ERS**  
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Scale

REVISIONS

No.	Description	Date

**VIEW FROM  
HOLLAND  
STREET**

**AV-3**

116 HOLLAND ST RESIDENCES