

PROPOSED 176-182 BROADWAY RESIDENCES SOMERVILLE, MA

SUBMISSION 1-25-2014

CLIENT
KEN YIHE C/O ATTORNEY
RICHARD DIGIROLAMO
424 BROADWAY
SOMERVILLE, MA 02145

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

LANDSCAPE ARCHITECTS

Blair Hines Design Associates, LLC

318 Harvard Street suite 25

Brookline, MA 02446

T: 617-735-1180

F: 617-608-5025

CIVIL ENGINEER

DESIGN CONSULTANTS, INC.

120 MIDDLESEX AVE, SUITE 20

SOMERVILLE, MA 02145

T: 617-776-3350

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	10/02/13
A-001	Site Plan & Locus	10/02/13
A-100	Basement & 1st Floor Plan	10/02/13
A-101	2nd & 3rd Floor Plans	10/02/13
A-102	4th & 5th Floor Plans	10/02/13
A-300	Building Elevations	10/02/13
A-905	SHADOW STUDIES	01/22/14
AV - 1	Perspectives	10/02/13
AV - 2	Perspective Rendering	11/13/13
AV - 3	Perspective Rendering	11/13/13
SP	Neighborhood Photos	10/02/13
L-00	LANDSCAPE PLAN	10/02/13

PROJECT NAME

Broadway St Residences

PROJECT ADDRESS

176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION

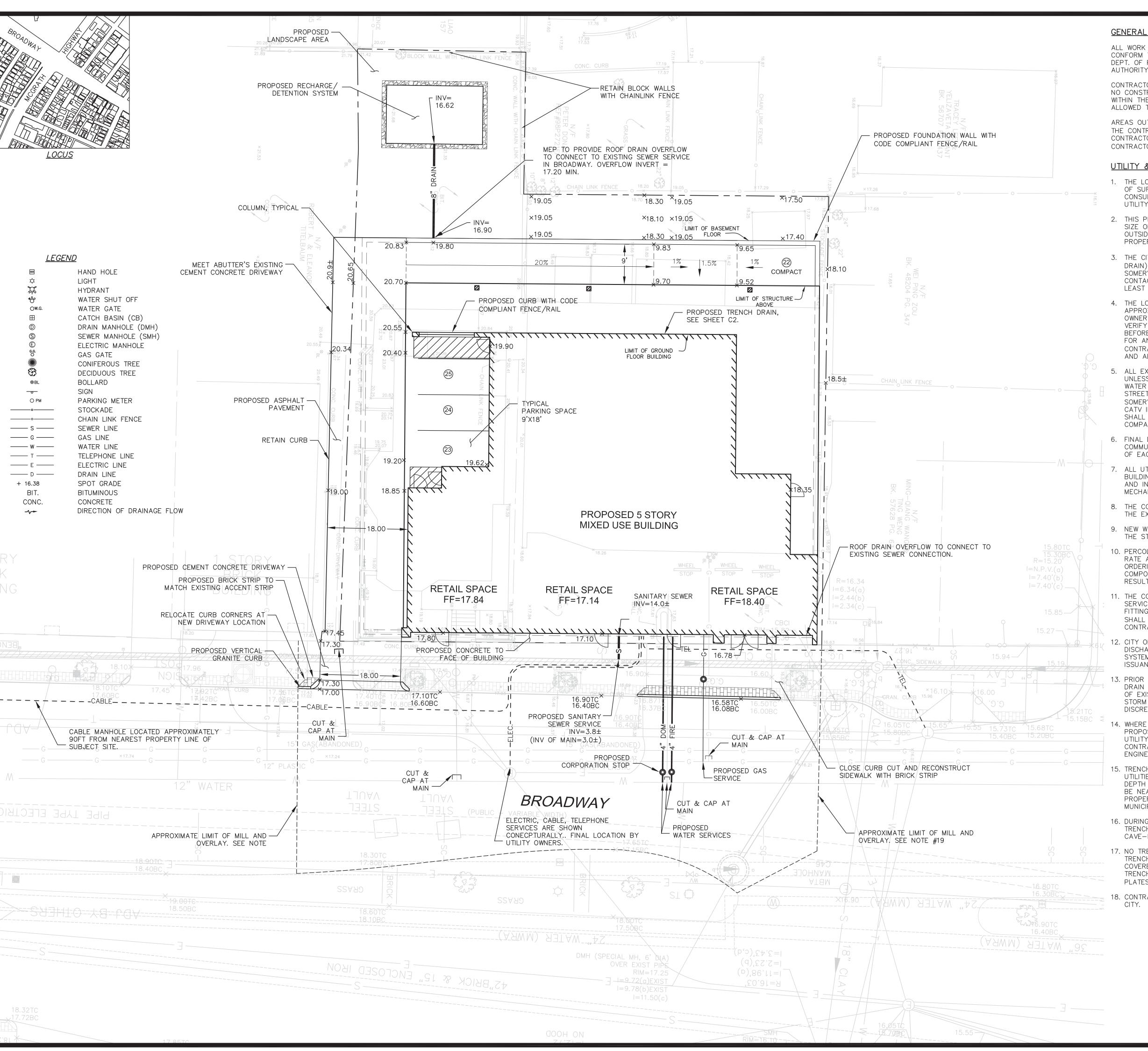


Project	number	1300		
Date		11-7-1		
Drawn	у		M	
Checke	d by		JSŁ	
Scale		3/1	3/16" = 1'-0	
REVIS	IONS			
No.	Description		Date	

Cover Sheet

A-000

Broadway St Residences



GENERAL NOTES

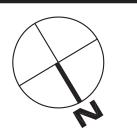
ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

UTILITY & DRAINAGE NOTES

- 1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- 2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
- 3. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
- 4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- 6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- 7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- 9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- 10. PERCOLATION TESTS MAY BE REQUIRED TO DETERMINE INFILTRATION RATE AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST
- 11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- 12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- 13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- 16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST
- 17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.
- 18. CONTRACTOR TO COORDINATE FINAL LIMITS OF MILL & OVERLAY WITH



Design Consultants, I Somerville, MA 02145 317-776-3350p 617-776-7710f

ARCHITECT: KHALSA DESIGN INC. 17 IVALOO STREET **SOMERVILLE, MA 02143**

YIHE REAL **ESTATEHOLDINGS LIMITED** C/O RICH DIGIROLAMO **424BROADWAY SOMERVILLE, MA 02145**

PROJECT TEAM

BROADWAY RESIDENCES

176 & 182 **BROADWAY** SOMERVILLE, MA

PROJECT INFO

REV	DESCRIPTION	DATE
	_	



SITE, UTILITY & GRADING **PLAN**

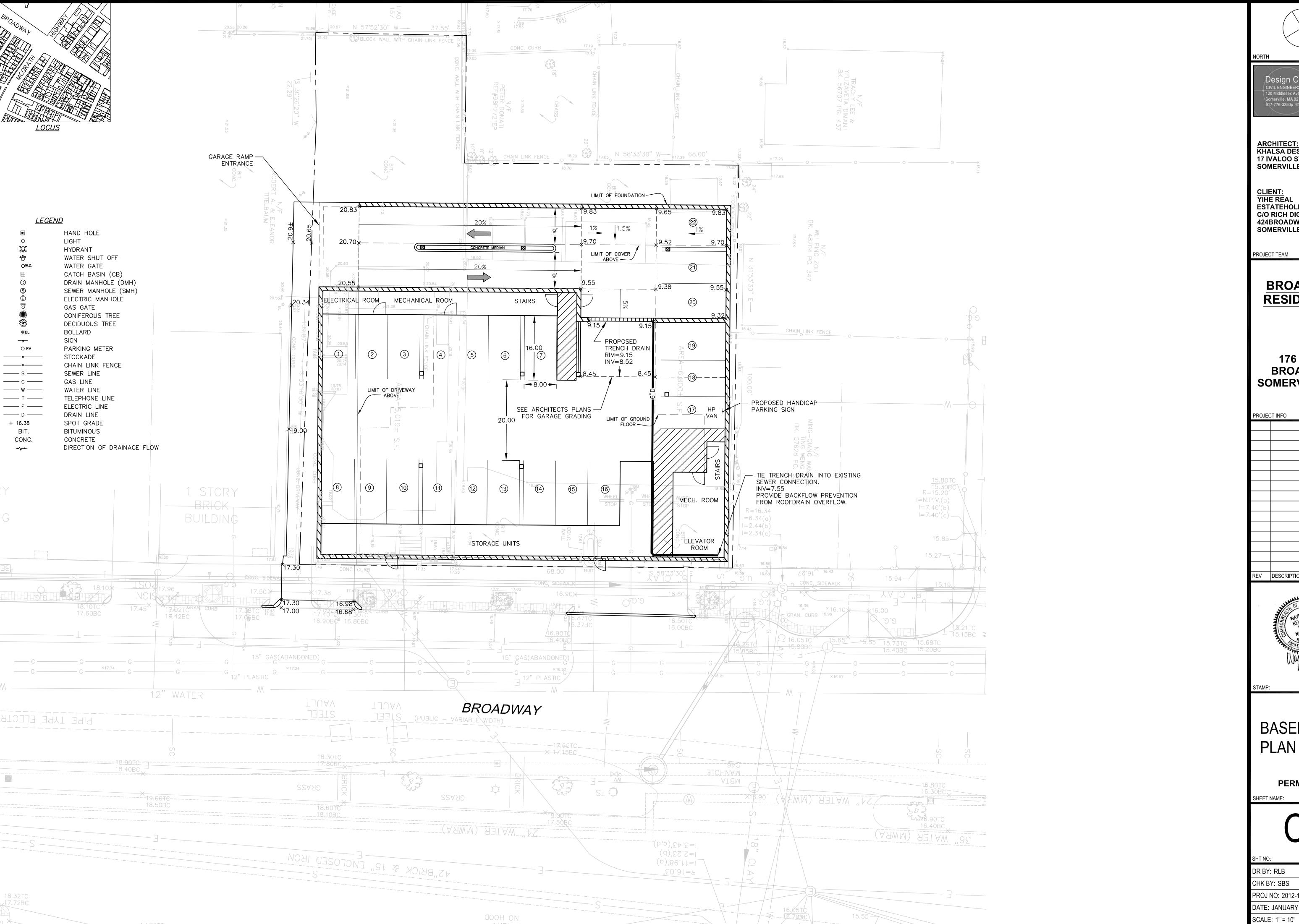
PERMIT SET

SHEET NAME:

DR BY: RLB CHK BY: SBS

SCALE: 1" = 10'

PROJ NO: 2012-125 DATE: JANUARY 27, 2014



Design Consultants, In CIVIL ENGINEERS and LAND SURV 120 Middlesex Avenue, Suite 20 Somerville, MA 02145 617-776-3350p 617-776-7710f

ARCHITECT: KHALSA DESIGN INC. **17 IVALOO STREET** SOMERVILLE, MA 02143

CLIENT: YIHE REAL **ESTATEHOLDINGS LIMITED** C/O RICH DIGIROLAMO **424BROADWAY** SOMERVILLE, MA 02145

PROJECT TEAM

BROADWAY RESIDENCES

176 & 182 **BROADWAY SOMERVILLE, MA**

PROJECT INFO

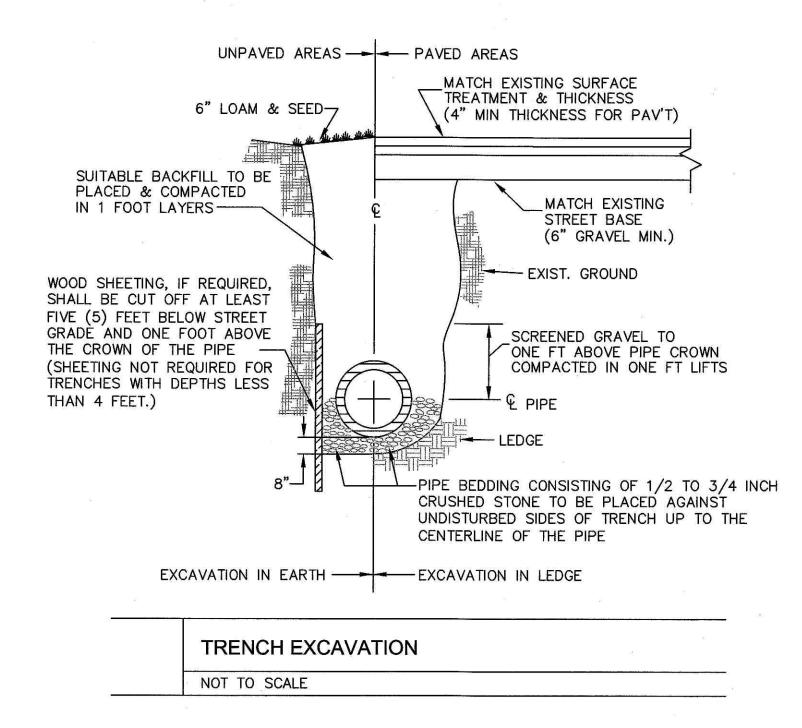
DESCRIPTION	DAT
MASSACHUMAN MASSAC	5-14

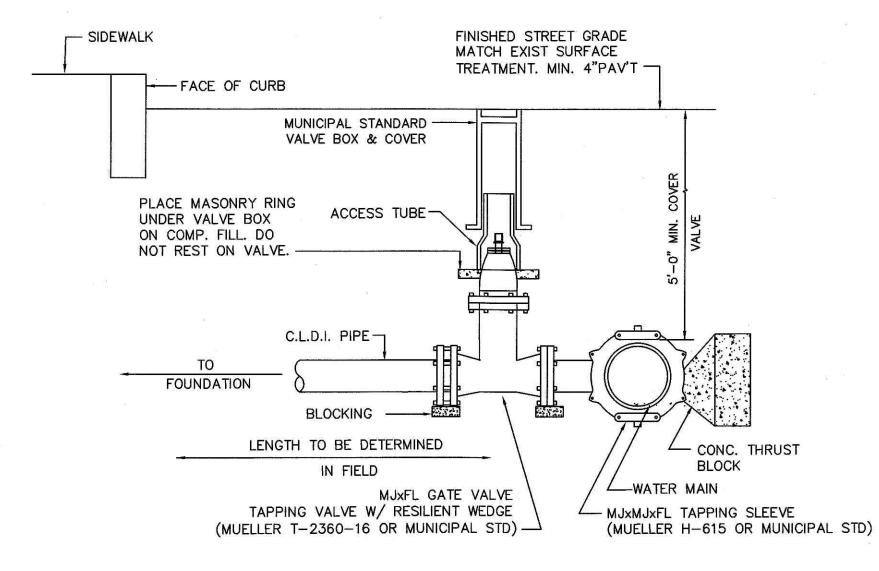
BASEMENT PLAN

PERMIT SET

DR BY: RLB

PROJ NO: 2012-125 DATE: JANUARY 27, 2014



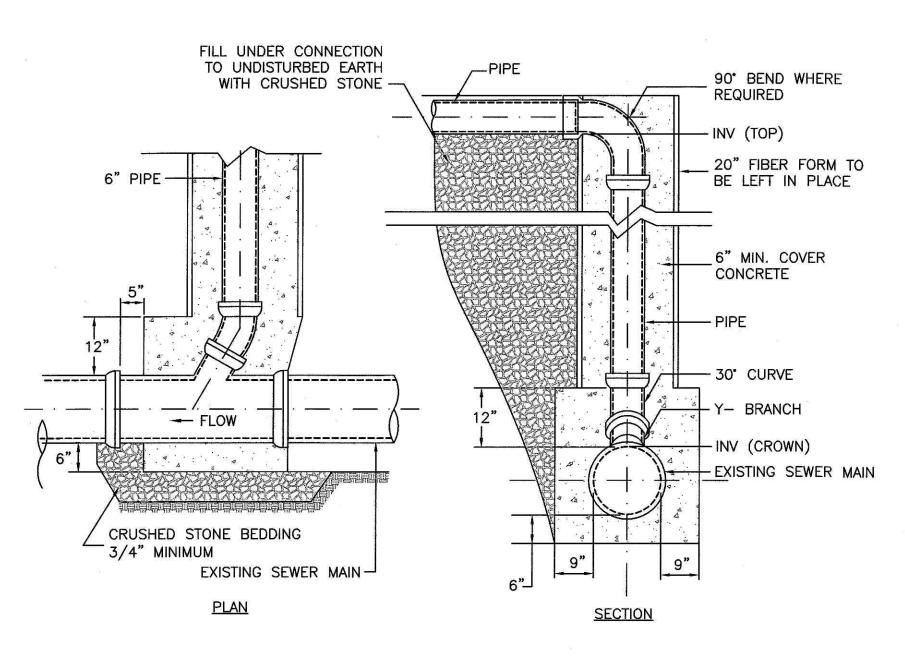


NOTE: 1. ALL WATER DISTRIBUTION VALVES, FITTINGS, AND PIPING SHALL COMPLY WITH ALL MUNICIPAL STANDARDS.

2. DETAIL UTILIZED FOR 4, 6, OR 8 INCH SERVICE PIPE.

WATER CONNECTION WITH WET TAP FOR 4 & 6 INCH SERVICE PIPE

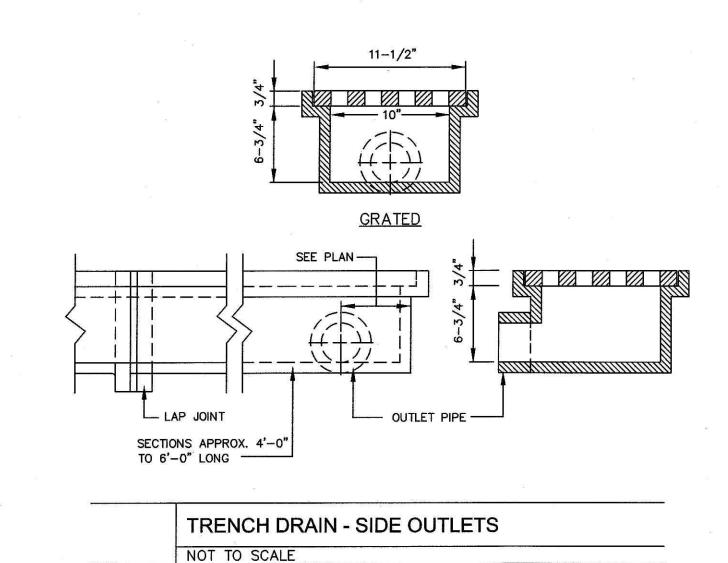
NOT TO SCALE

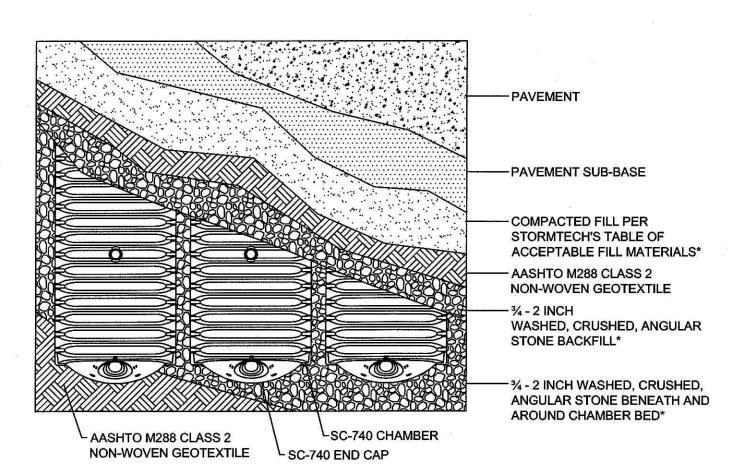


1. SEE SHEET 1 FOR SERVICE CONNECTION SIZES

SEWER/STORMWATER SERVICE CHIMNEY CONNECTION

NOT TO SCALE

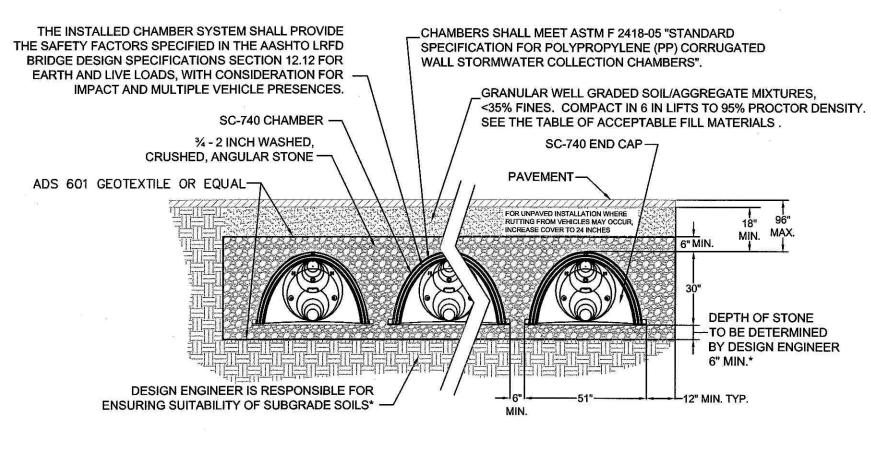




STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL
NOT TO SCALE

FOR STORMTECH
INFORMATION CALL 1-888-892-2694

* SEE STORMTECH'S DESIGN MANUAL



THIS CROSS SECTION DETAILS THE REQUIREMENTS
NECESSARY TO SATISFY THE SAFETY FACTORS
SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN
SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE
LOADS USING STORMTECH CHAMBERS

NOT TO SCALE

NORTH

Design Consultants, Inc CIVIL ENGINEERS and LAND SURVEYORS 120 Middlesex Avenue Suite 20 Somerville, MA 02145 817-776-3350p 617-776-7710f

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

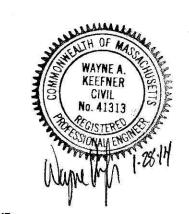
CLIENT:
YIHE REAL
ESTATEHOLDINGS LIMITED
C/O RICH DIGIROLAMO
424BROADWAY
SOMERVILLE, MA 02145

PROJECT TEAM

BROADWAYRESIDENCES

176 & 182 BROADWAY SOMERVILLE, MA

PROJ	ECT INFO		
*			
	11.		
			-
	3	20	
i essenti de sulci			581005380 19
	E		
	3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	1	ACONDO POLO
REV	DESCRIPTION		DATE



DETAILS

PERMIT SET

SHEET NAME:

C3

SHT NO:

DR BY: RLB

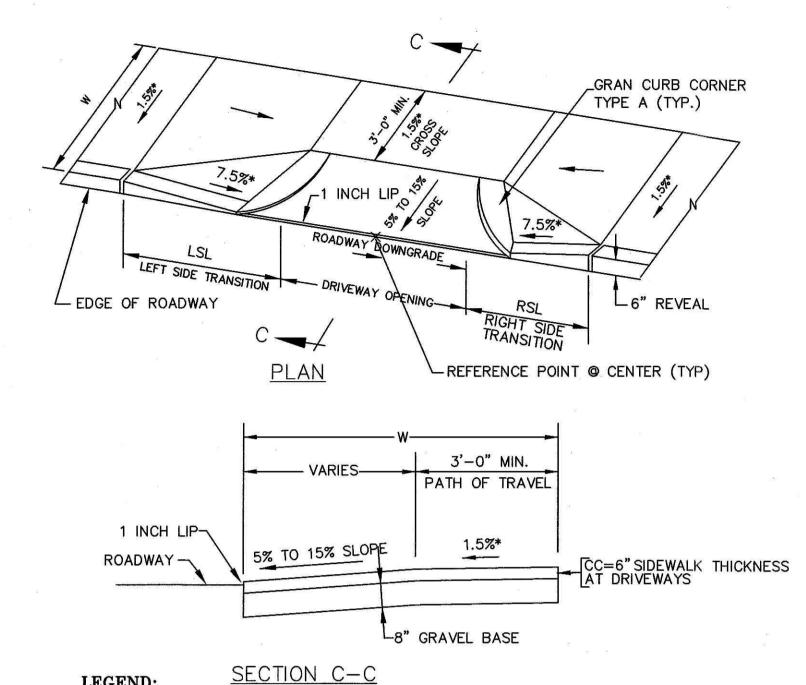
CHK BY: SBS

PROJ NO: 2012-125

SCALE: N.T.S.

PROJ NO: 2012-125

DATE: JANUARY 27, 2014



LEGEND:

LSL = LEFT SIDE FRONT TRANSITION LENGTH

RSL = RIGHT SIDE FRONT TRANSITION LENGTH

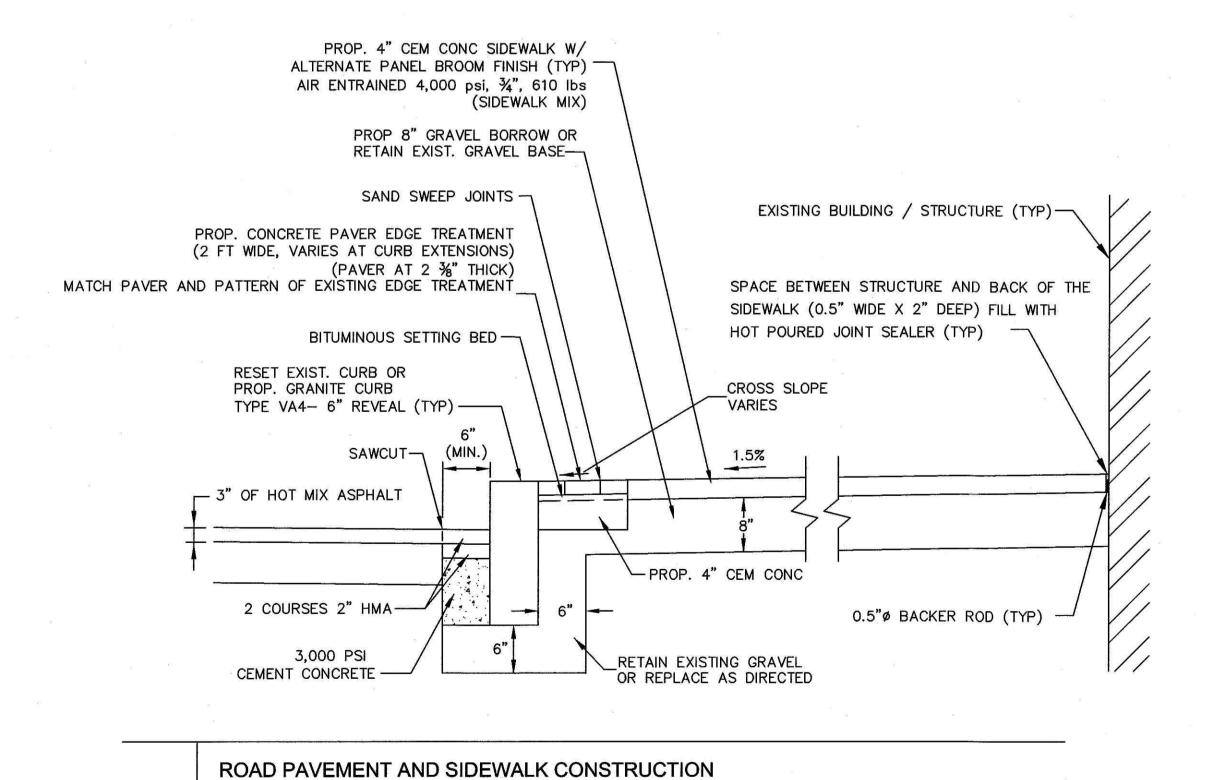
W = SIDEWALK WIDTH

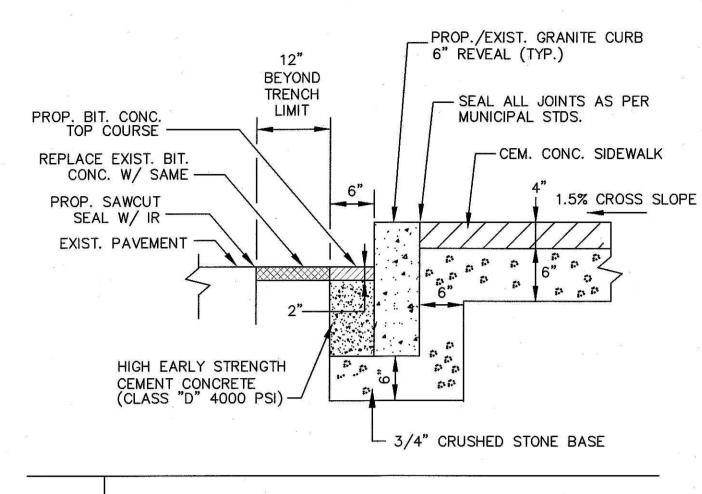
* = TOLERANCE FOR CONSTRUCTION ±0.5%

SIDEWALK THROUGH DRIVEWAYS WITH CURB **RETURNS 2 FT CURB CORNERS**

NOT TO SCALE

NOT TO SCALE

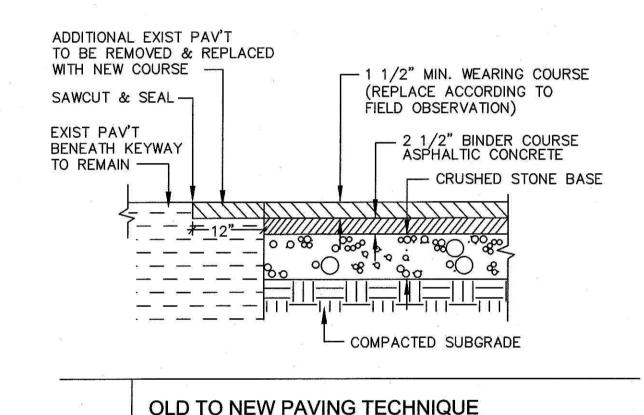


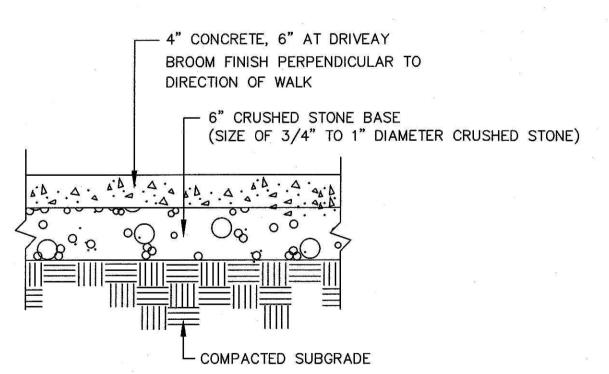


GRANITE CURB IN EXISTING ROAD PAVEMENT W/ NEW SIDEWALK

NOT TO SCALE

NOT TO SCALE





NOTES:

1. PROVIDE ½" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.

2. PROVIDE A TOOLED DUMMY JOINT 1/4"W x 1/2"D AS NEEDED TO PROVIDE SYMMETRY.

CEMENT CONCRETE SIDEWALK NOT TO SCALE



KHALSA DESIGN INC. 17 IVALOO STREET **SOMERVILLE, MA 02143**

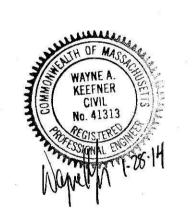
CLIENT: YIHE REAL ESTATEHOLDINGS LIMITED C/O RICH DIGIROLAMO 424BROADWAY SOMERVILLE, MA 02145

PROJECT TEAM

PROJECT INFO

BROADWAY RESIDENCES

176 & 182 **BROADWAY SOMERVILLE, MA**



DATE

DETAILS

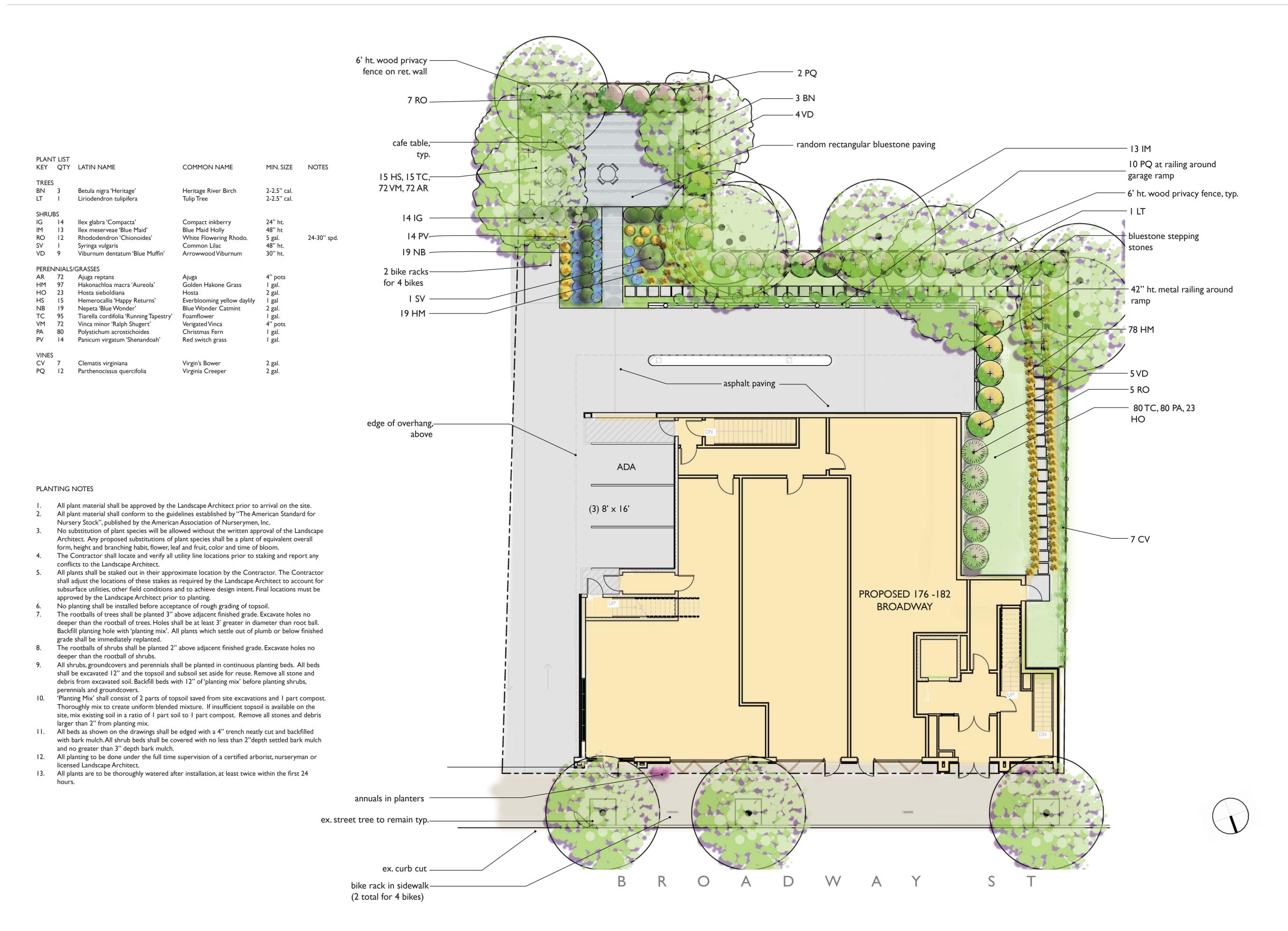
REV DESCRIPTION

PERMIT SET

DR BY: RLB CHK BY: SBS

PROJ NO: 2012-125 DATE: JANUARY 27, 2014

SCALE: N.T.S.



PROJECT NAME 176-182 BROADWAY

PROJECT ADDRESS

176-182 BROADWAY SOMERVILLE, MA

CLIENT

Ken Yihe

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143 TELEPHONE 817-581-8882 FAX: 817-581-2086

CONSULTANTS:

Blair Hines Design Associates

> 318 Harvard Street, Suite 25 Brookline, MA 02446 617-735-1180

LANDSCAPE ARCHITECTS

COPYRIGHT KDI © 2013
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

REGISTRATION

PROSECUTION UNDER LAW

 Project number
 13001

 Date
 1-29-2014

 Drawn by
 MKP

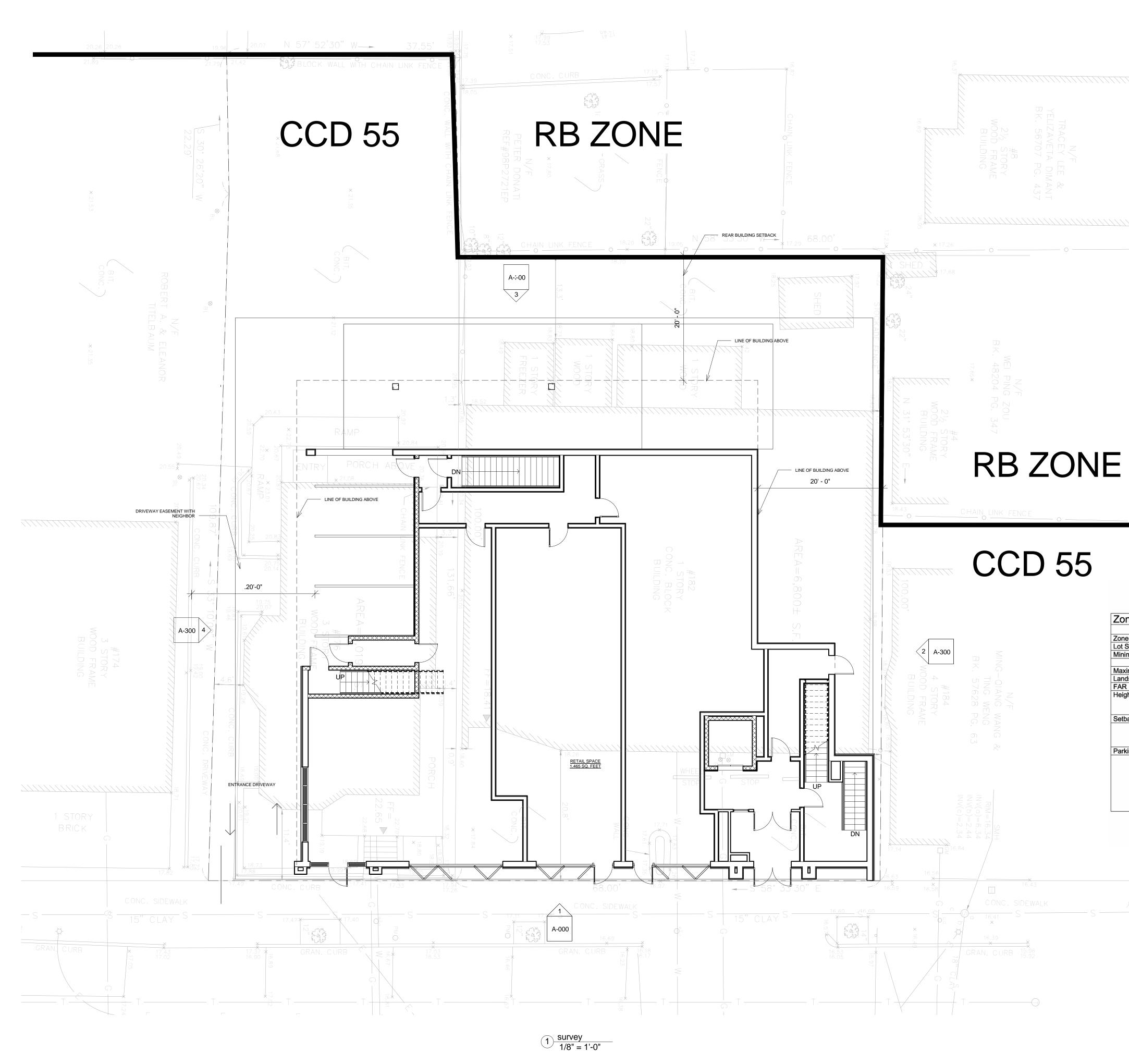
 Checked by
 BH

 Scale
 1/8"=1'-0"

REVISIONS

LANDSCAPE PLAN

L-00



PROJECT NAME

Broadway St Residences

PROJECT ADDRESS

176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project n	umber		30
Date		11	-7
Drawn by	1		
Checked	by		J
Scale		1/8" =	: 1
REVISI	ONS		
No.	Description	D	ate

Site Plan & Locus

A-001

Broadway St Residences

Broadway St Residences

176-182 Broadway Somerville, MA

YIHE GROUP

KHALSA DESIGN INC.



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

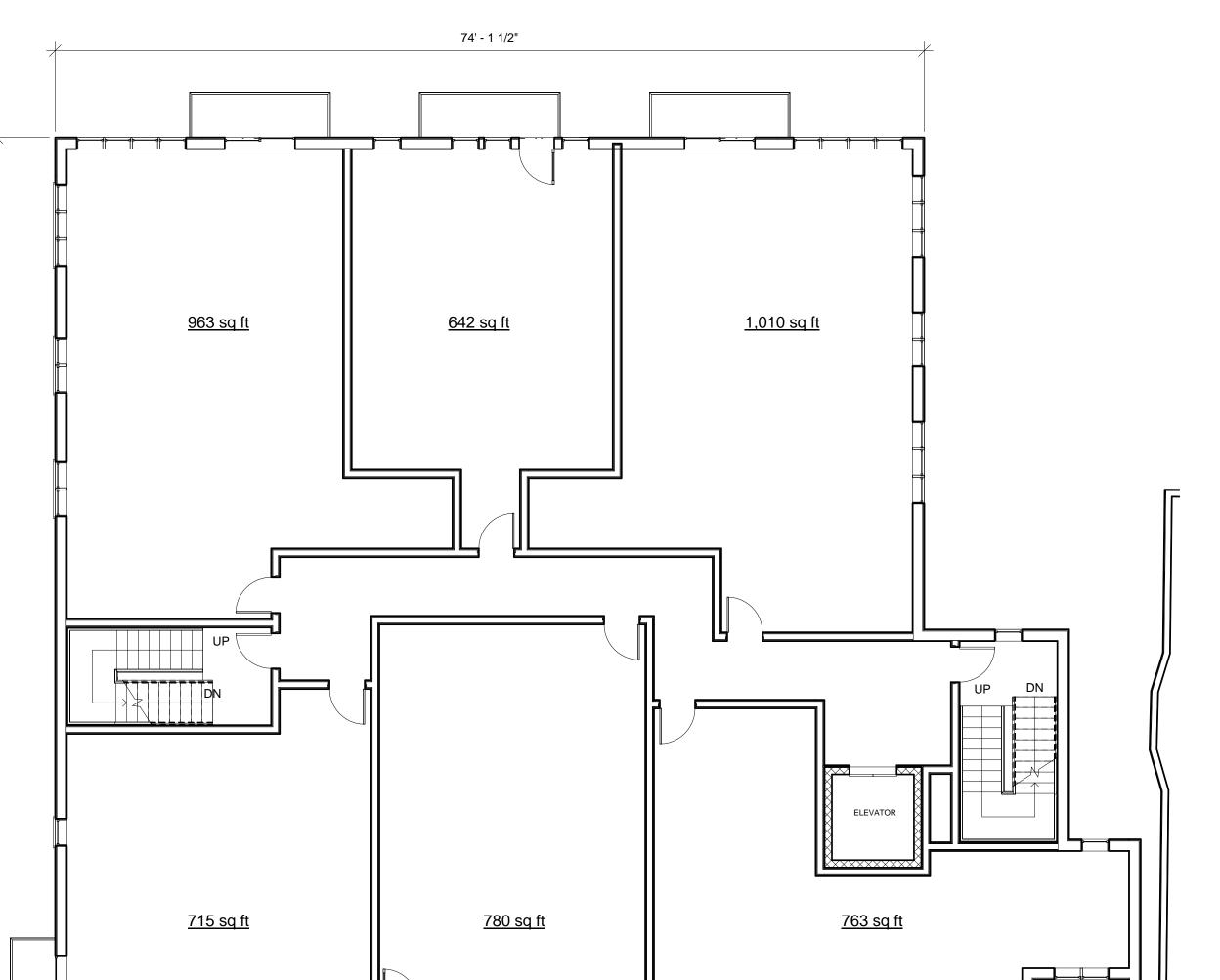


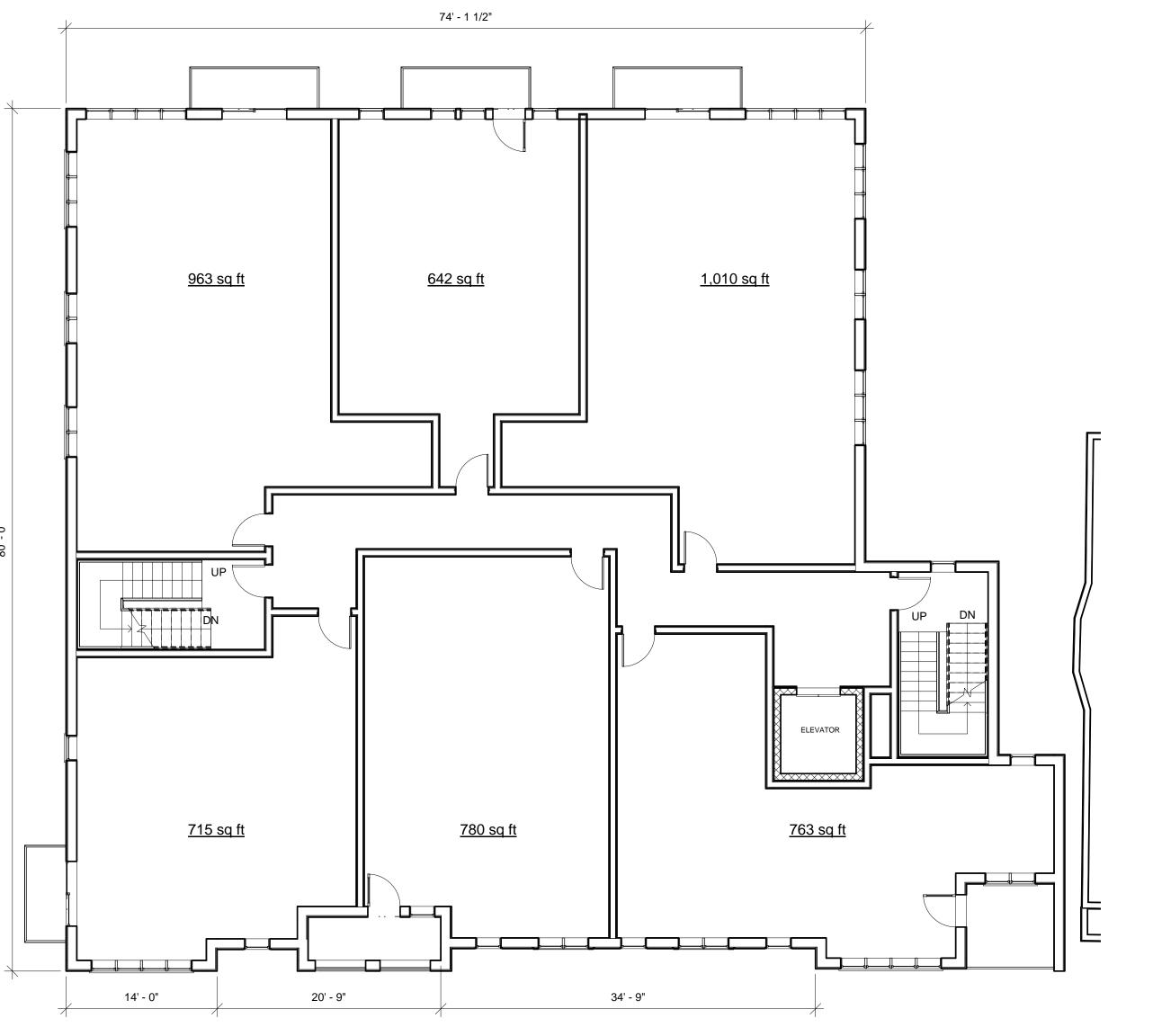
Project	number	13004
Date		11-7-13
Drawn	by	WC
Checke	ed by	Checker
Scale	1	/8" = 1'-0"
REVIS	SIONS	
No.	Description	Date
		1

Basement & 1st Floor Plan

A-100







3- Third Floor Level 1/8" = 1'-0"

PROJECT NAME

Broadway St Residences

PROJECT ADDRESS

176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:

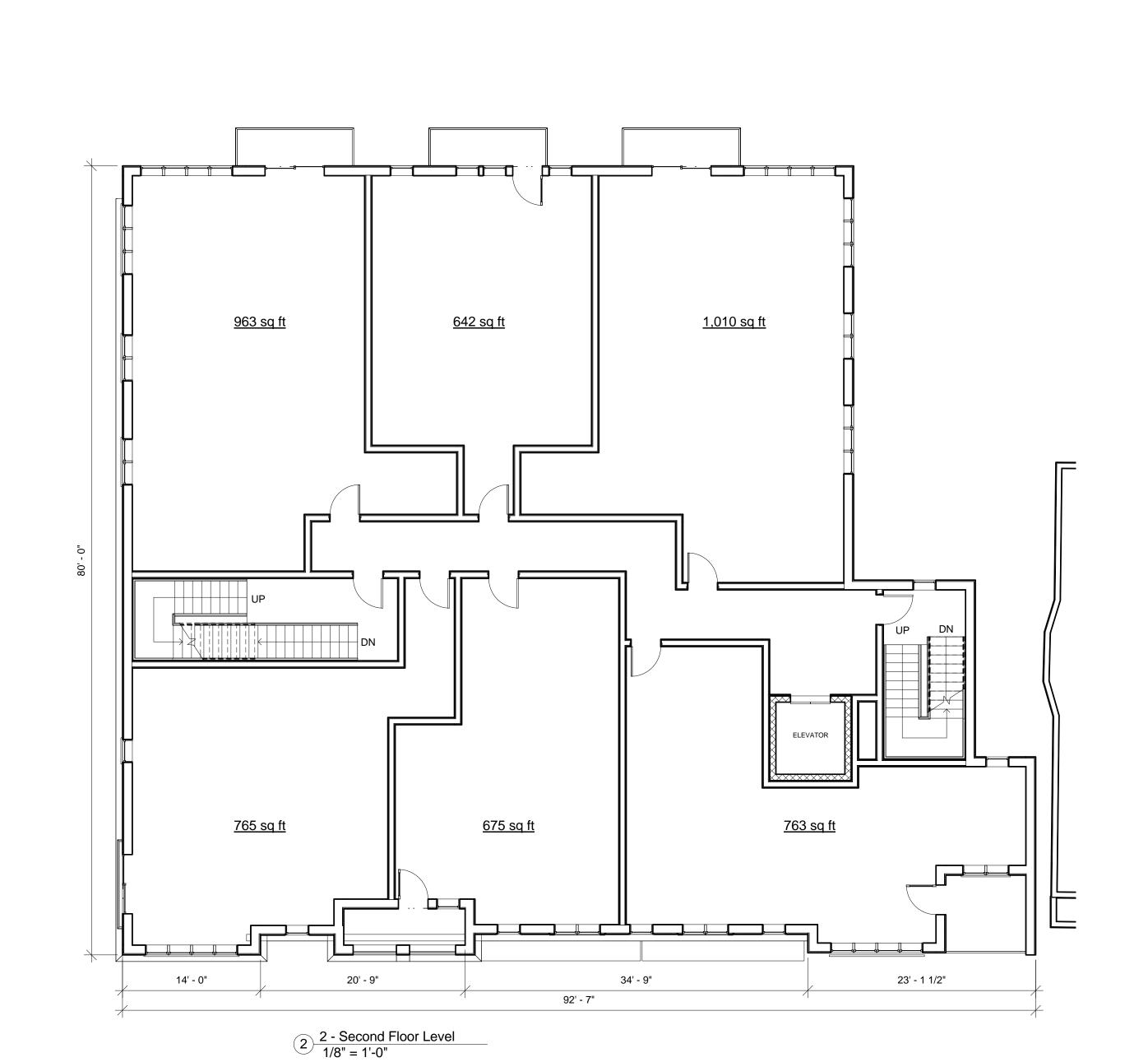
REGISTRATION



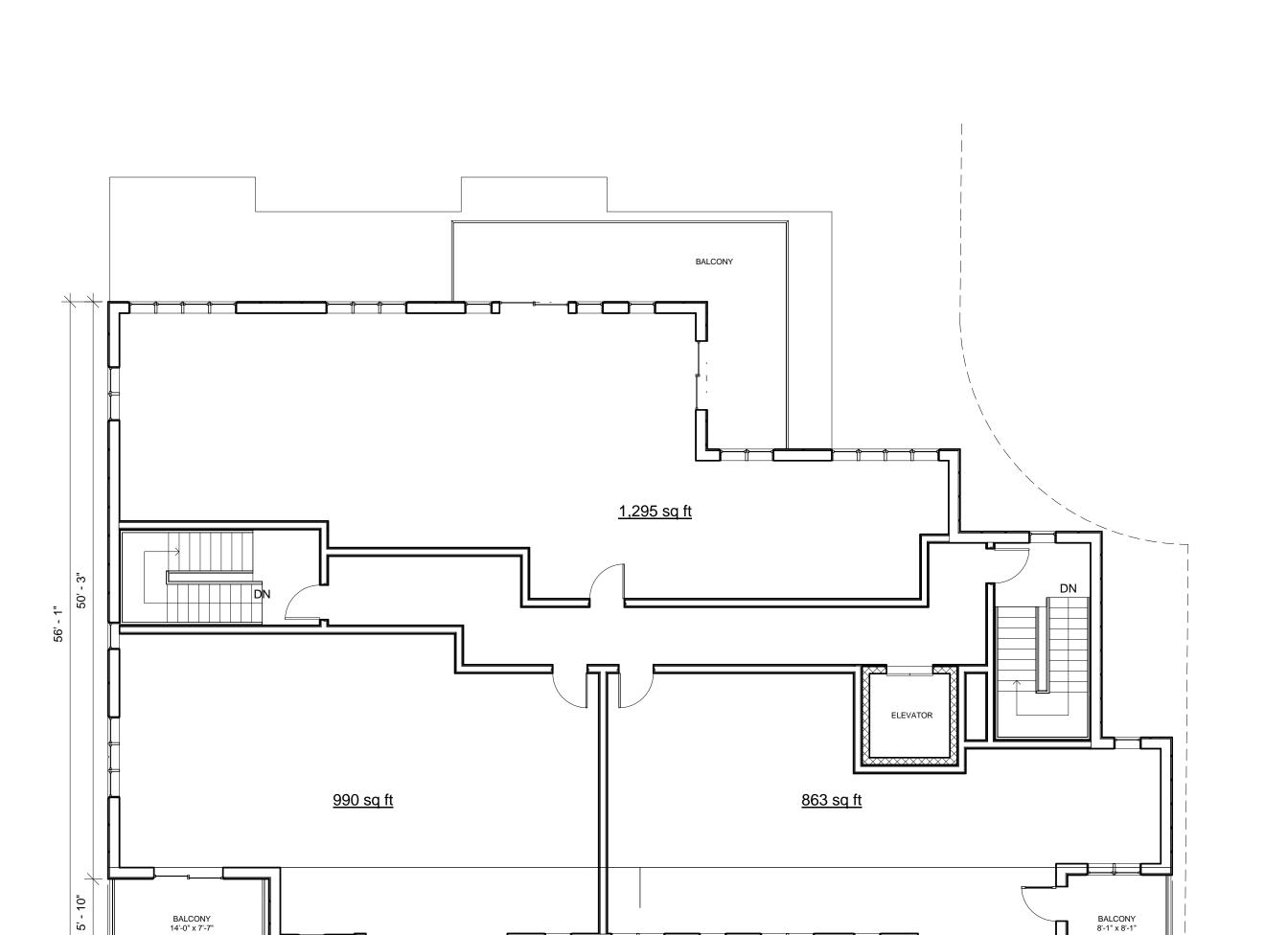
Project nu	mber	1300	
Date		11-7-1	
Drawn by		WC	
Checked b	ру	W(JSł	
Scale		1/8" = 1'-0"	
REVISION	ONS		
No.	Description	Date	

2nd & 3rd Floor Plans

A-101 Broadway St Residences



23' - 1 1/2"



92' - 7"

5 - Fifth Floor Level 1/8" = 1'-0"

14' - 0"

PROJECT NAME

Broadway St Residences

PROJECT ADDRESS 176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT KHALSA DESIGN INC.



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

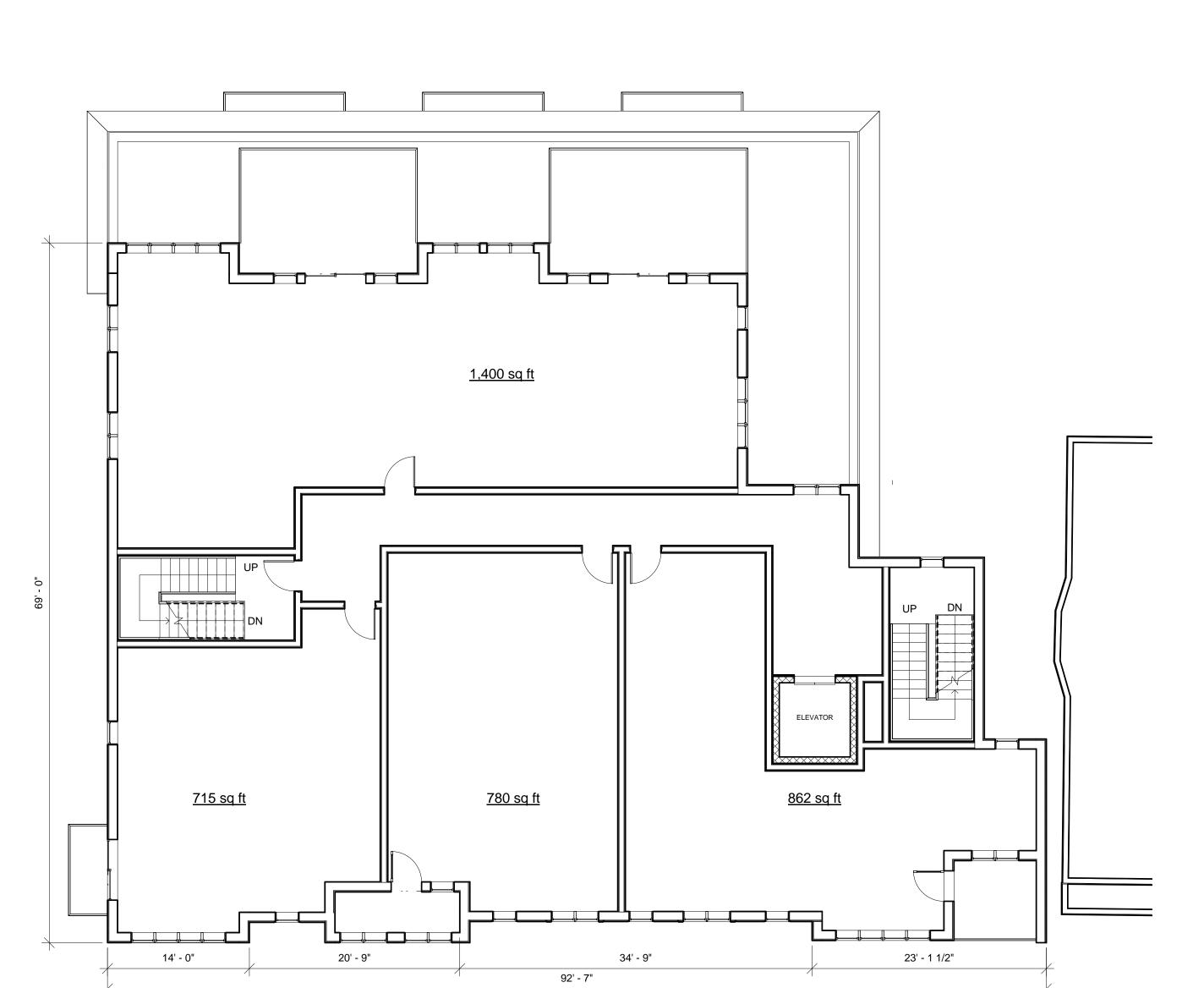
CONSULTANTS:



Project nu	ımber		13004
Date			11-7-1
Drawn by			M
Checked	ру		JSł
Scale		1/8	s" = 1'-0
REVISION	ONS	Į.	
No.	Description		Date

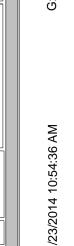
4th & 5th Floor Plans

A-102 Broadway St Residences



2 4 - Fourth Floor Level 1/8" = 1'-0"

Date



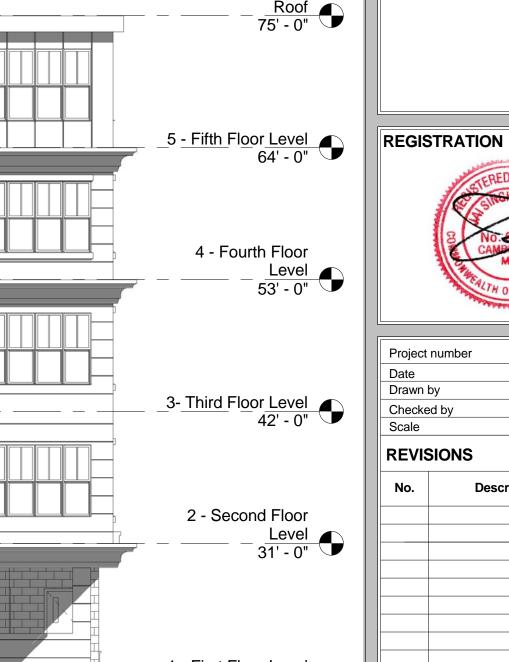
PROJECT NAME METAL PANELS Roof 75' - 0" PROJECT ADDRESS CLIENT _ <u>5 - Fifth Floor Level</u> _ 64' - 0" TWO OVER ONE DOUBLE HUNG WINDOWS LIMESTONE NICHIHA PANELS DECORATIVE BRICK REVEALS (TYP.) 4 - Fourth Floor

Level
53' - 0" 4 - Fourth Floor ARCHITECT Level 53' - 0" KHALSA DESIGN INC. 3- Third Floor Level 42' - 0" 3- Third Floor Level 42' - 0" METAL PANELS -2 - Second Floor 2 - Second Floor Level 31' - 0" COFFEE - PASTRIES - CAKES - COOKIES BROADWAY CAFE PUBLIC ART INSTALLATION AREA GRANITE WATER TABLE 1 - First Floor Level 20' - 0" 1 - First Floor Level 20' - 0" CONSULTANTS: 2 East Elevation 1/8" = 1'-0" South Elevation
1/8" = 1'-0"

West Elevation
1/8" = 1'-0"



3 North Elevation 1/8" = 1'-0"



Building Elevations

Broadway St Residences

176-182 Broadway

Somerville, MA

YIHE GROUP

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

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

A-300 Broadway St Residences

176-182 Broadway

PROJECT NAME

CLIENT



CONSULTANTS:



BROADWAY ST.

BROADWAY ST.









BROADWAY ST.

REGISTRATION

		13004
Date		11-7-13
Drawn by		AE
Checked b	у	JSK
Scale		12" = 1'-0'
REVISIO	NS	
No.	Description	Date

SHADOW STUDIES

Broadway St Residences

EQUINOX SPRIN FALL

SUMMER

WINTER

PROJECT NAME Broadway St Residences PROJECT ADDRESS 176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:



4 Rear Parking Lot View



3 Front Perspective

COFFEE - PASTRIES - CAKES - COOKIES



BROADWAY CAFE

1 Broadway Street View

13004 11-7-13 Author Checker Project number Date
Drawn by
Checked by
Scale

REGISTRATION

	7 th. 10 j
ale	
EVIS	SIONS
ο.	Description

No.	Description	Date

Perspectives





STREET VIEW RENDERING

PROJECT NAME

Broadway St Residences

PROJECT ADDRESS

176-182 Broadway Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT



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

CONSULTANTS:

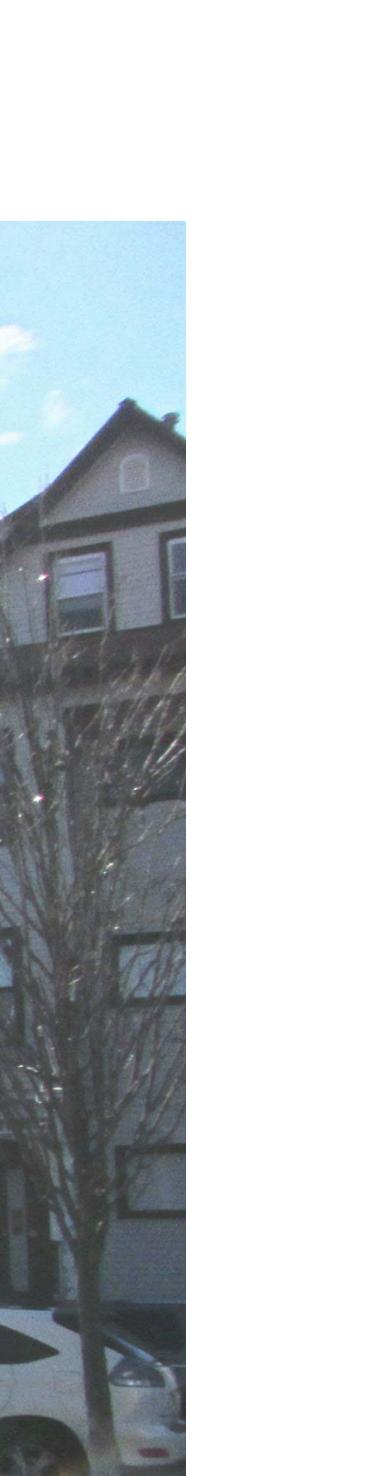


Project	13	
Date		11-7
Drawn by		
Checked by		
Scale		
RFVIS	SIONS	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
No.	Description	Dat

Perspective Rendering

Broadway St Residences





REGISTRATION

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

Broadway St Residences

176-182 Broadway Somerville, MA

YIHE GROUP

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

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



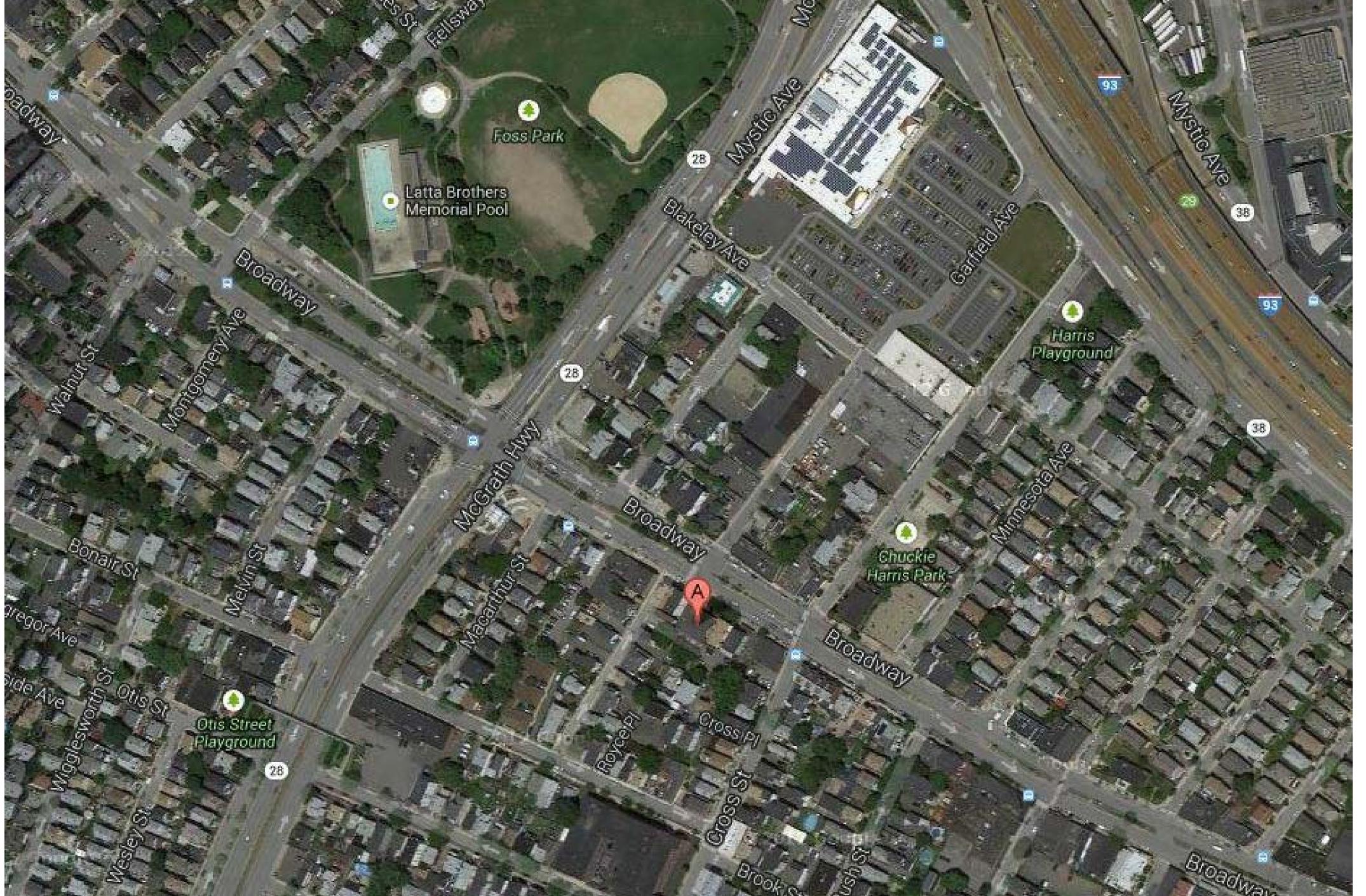
Project number		1300
Date		11-7-1
Drawn by		Α
Checked by		Checke
Scale		
REVISION	ONS	
No.	Description	Date

Perspective Rendering

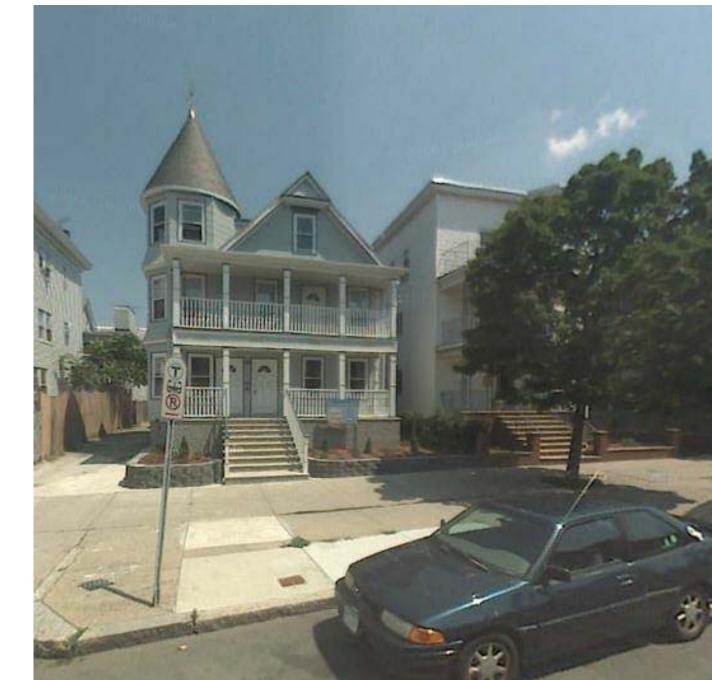
Broadway St Residences

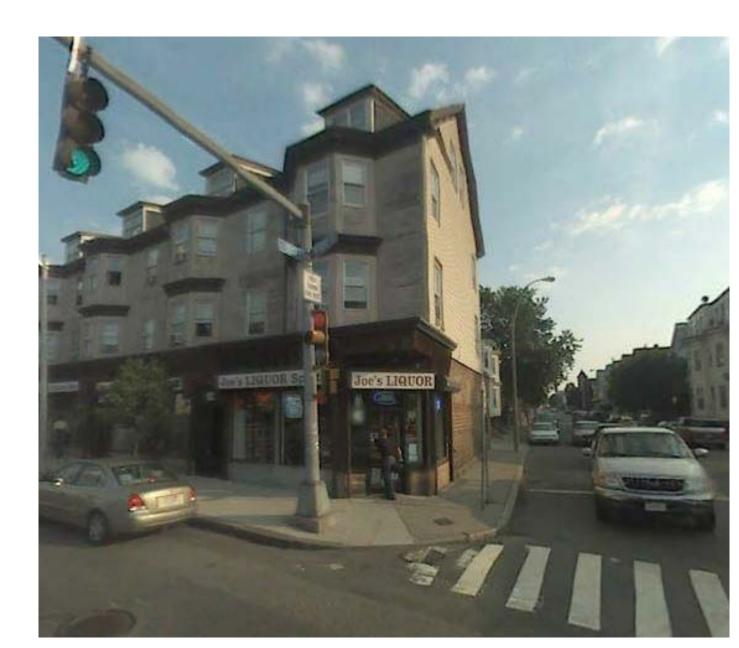


STREET VIEW RENDERING











NEIGHBORHOOD CONTEXT

Broadway St
Residences

PROJECT ADDRESS

176-182 Broadway
Somerville, MA

CLIENT

YIHE GROUP

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION

Project nu	1300	
Date		11-7-
Drawn by		Auth
Checked by		Check
Scale		
REVISI	ONS	
No.	Description	Date

Neighborhood Photos

SP
Broadway St Residences

23/2014 10:55:12 AM