



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:



Project number13004

Date11-7-13

Drawn byMT

Checked byJSK

Scale3/16" = 1'-0"

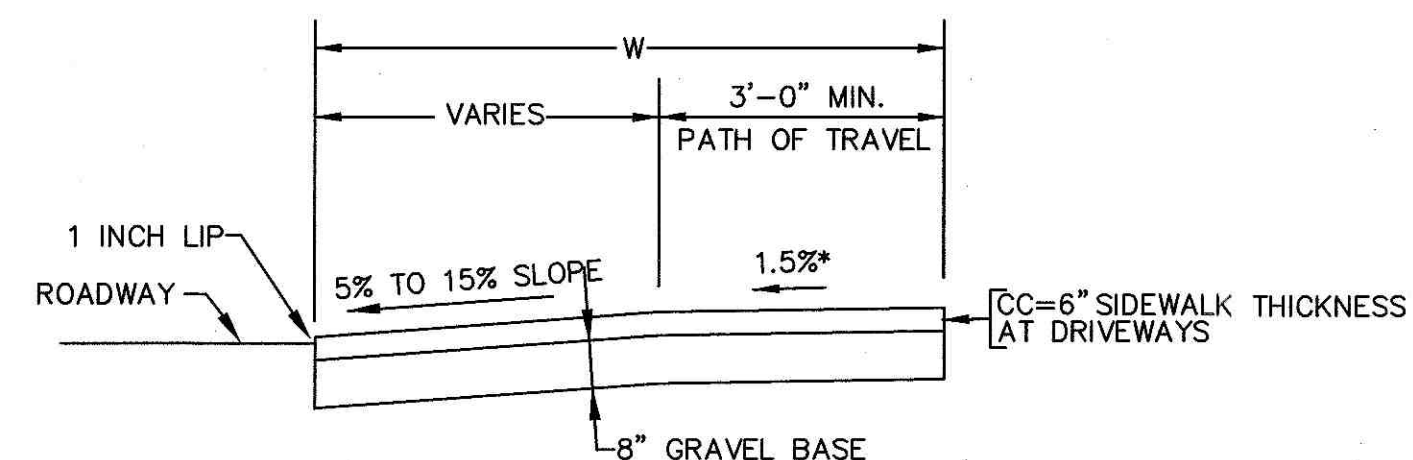
REVISIONS		
No.	Description	Date

Cover Sheet

A-000

Broadway St Residences

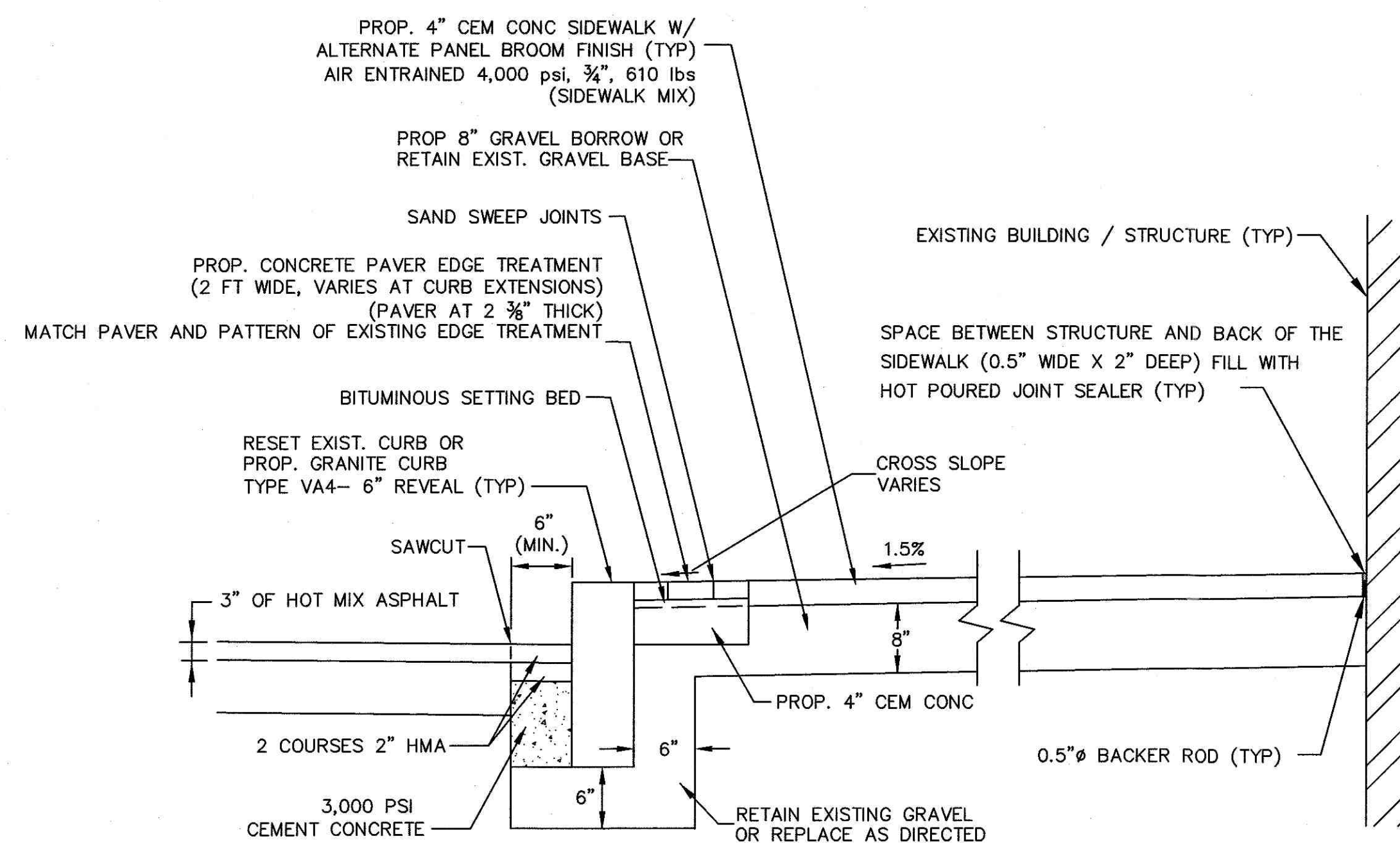




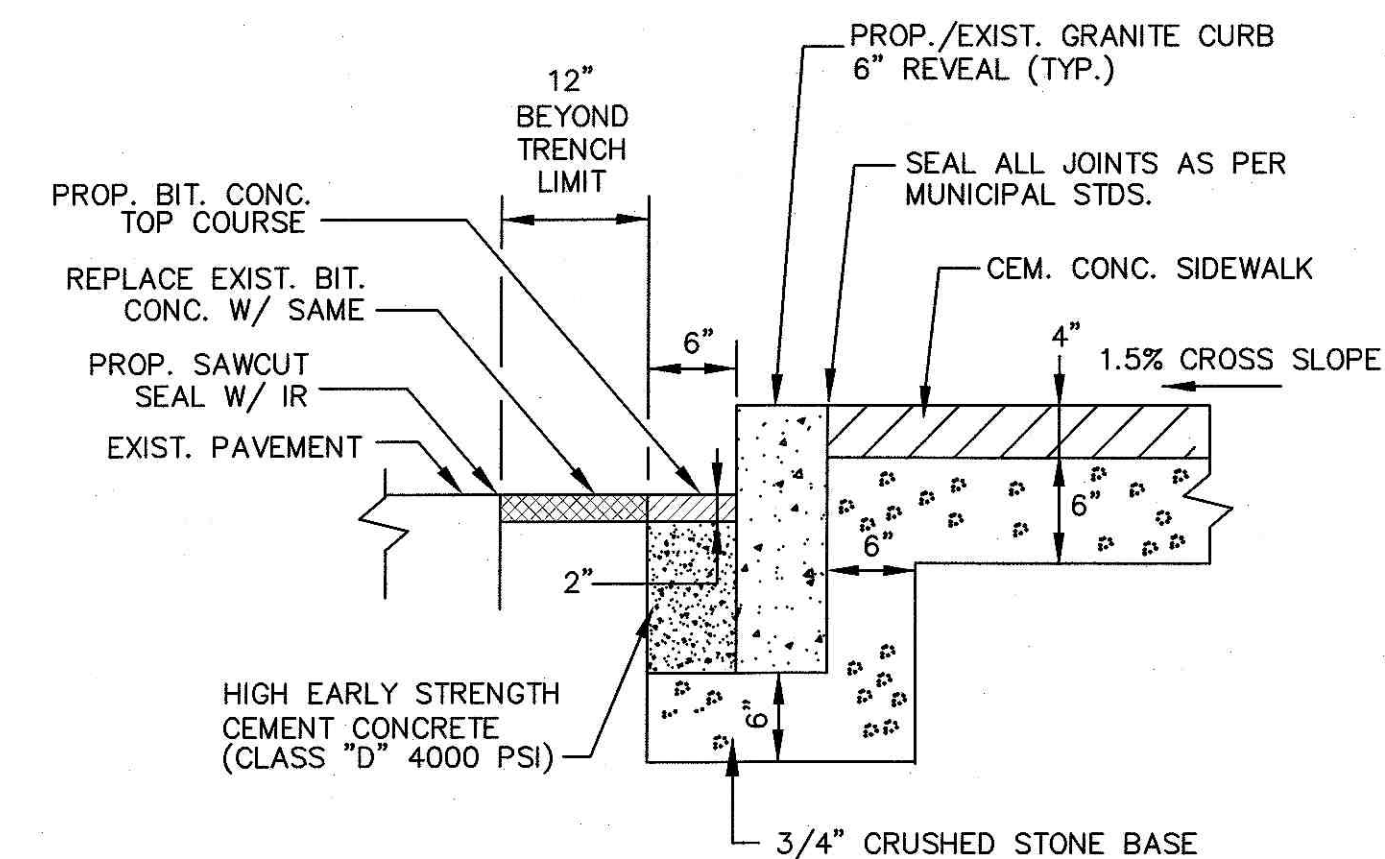
LSL = LEFT SIDE FRONT TRANSITION LENGTH
RSL = RIGHT SIDE FRONT TRANSITION LENGTH
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$

SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS 2 FT CURB CORNERS

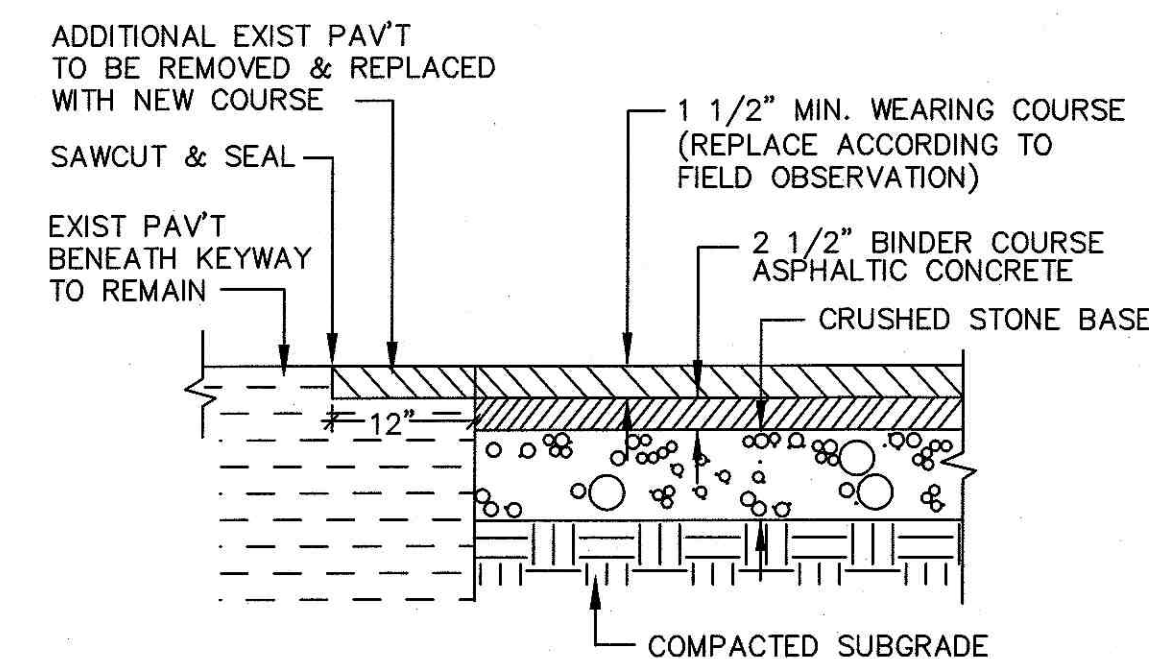
NOT TO SCALE



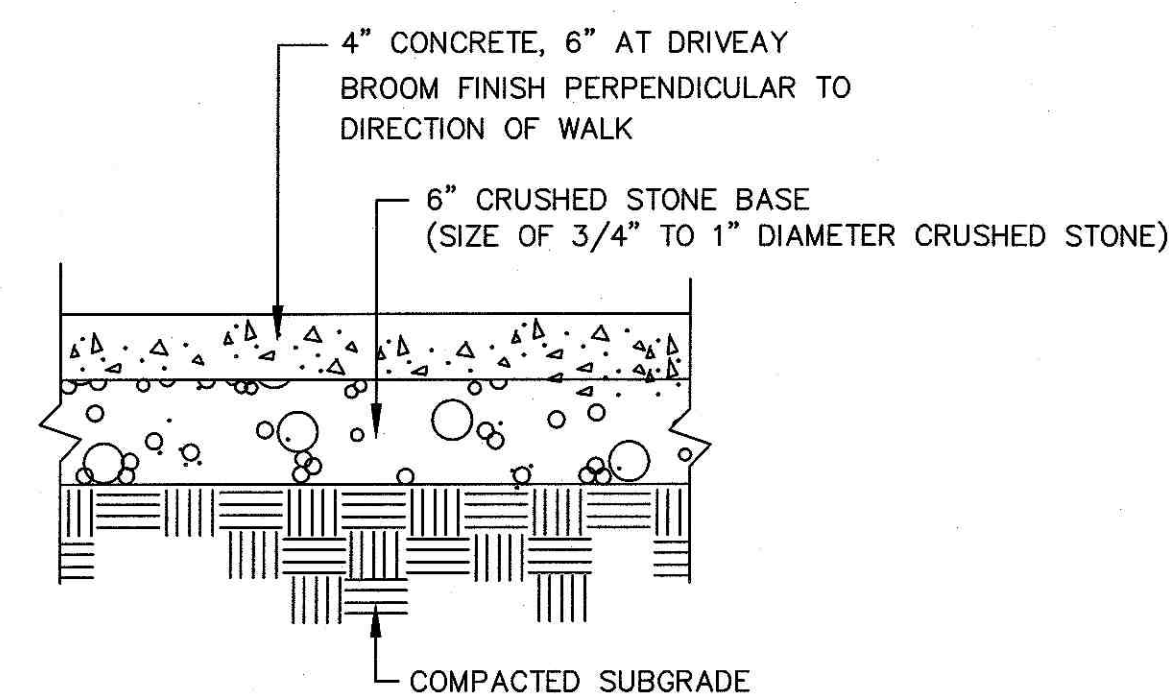
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



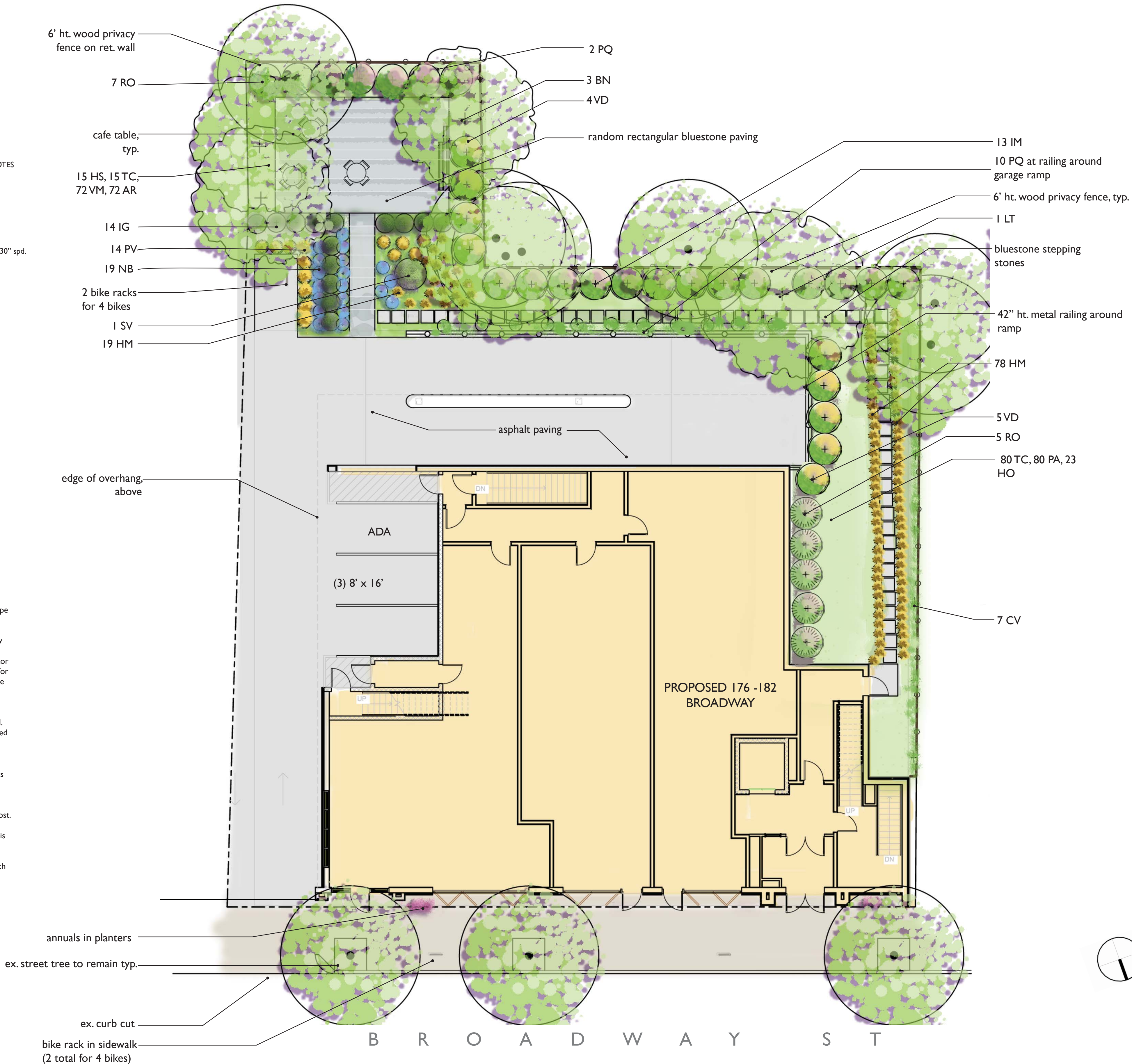
1. PROVIDE 1/2" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.
2. PROVIDE A TOOLED DUMMY JOINT 1/2"W x 1/2"D AS NEEDED TO PROVIDE SYMMETRY.

NOT TO SCALE

PLANT LIST KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
BN	3	Betula nigra 'Heritage'	Heritage River Birch	2-2.5" cal.	
LT	1	Liriodendron tulipifera	Tulip Tree	2-2.5" cal.	
SHRUBS					
IG	14	Ilex glabra 'Compacta'	Compact inkberry	24" ht.	
IM	13	Ilex meserveae 'Blue Maid'	Blue Maid Holly	48" ht.	
RO	12	Rhododendron 'Chionoides'	White Flowering Rhodo.	5 gal.	24-30" spd.
SV	1	Syringa vulgaris	Common Lilac	48" ht.	
VD	9	Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	30" ht.	
PERENNIALS/GRASSES					
AR	72	Ajuga reptans	Ajuga	4" pots	
HM	97	Hakonachloa macra 'Aureola'	Golden Hakone Grass	1 gal.	
HO	23	Hosta sieboldiana	Hosta	2 gal.	
HS	15	Heimerocallis 'Happy Returns'	Everblooming yellow daylily	1 gal.	
NB	19	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 gal.	
TC	95	Tiarrellia cordifolia 'Running Tapestry'	Foamflower	1 gal.	
VM	72	Vinca minor 'Ralph Shugert'	Verigated Vinca	4" pots	
PA	80	Polystichum acrostichoides	Christmas Fern	1 gal.	
PV	14	Panicum virgatum 'Shenandoah'	Red switch grass	1 gal.	
VINES					
CV	7	Clematis virginiana	Virgin's Bower	2 gal.	
PQ	12	Parthenocissus quercifolia	Virginia Creeper	2 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 arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



PROJECT NAME
176-182
BROADWAY

PROJECT ADDRESS
176-182 BROADWAY
SOMERVILLE, MA

CLIENT
Ken Yihe

ARCHITECT
KHALSA DESIGN INC.

17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-561-8682 FAX: 617-561-2086

CONSULTANTS:

Blair Hines Design
Associates

LANDSCAPE ARCHITECTS

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

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
PROSECUTION UNDER LAW

REGISTRATION

Project number 13001
Date 1-29-2014
Drawn by MKP
Checked by BH
Scale 1/8"=1'-0"

REVISIONS

No.	Description	Date

LANDSCAPE
PLAN

L-00

Broadway S Residences

176-182 Broadway
Somerville, MA

YIHE GROUP

KHALSA DESIGN INC.

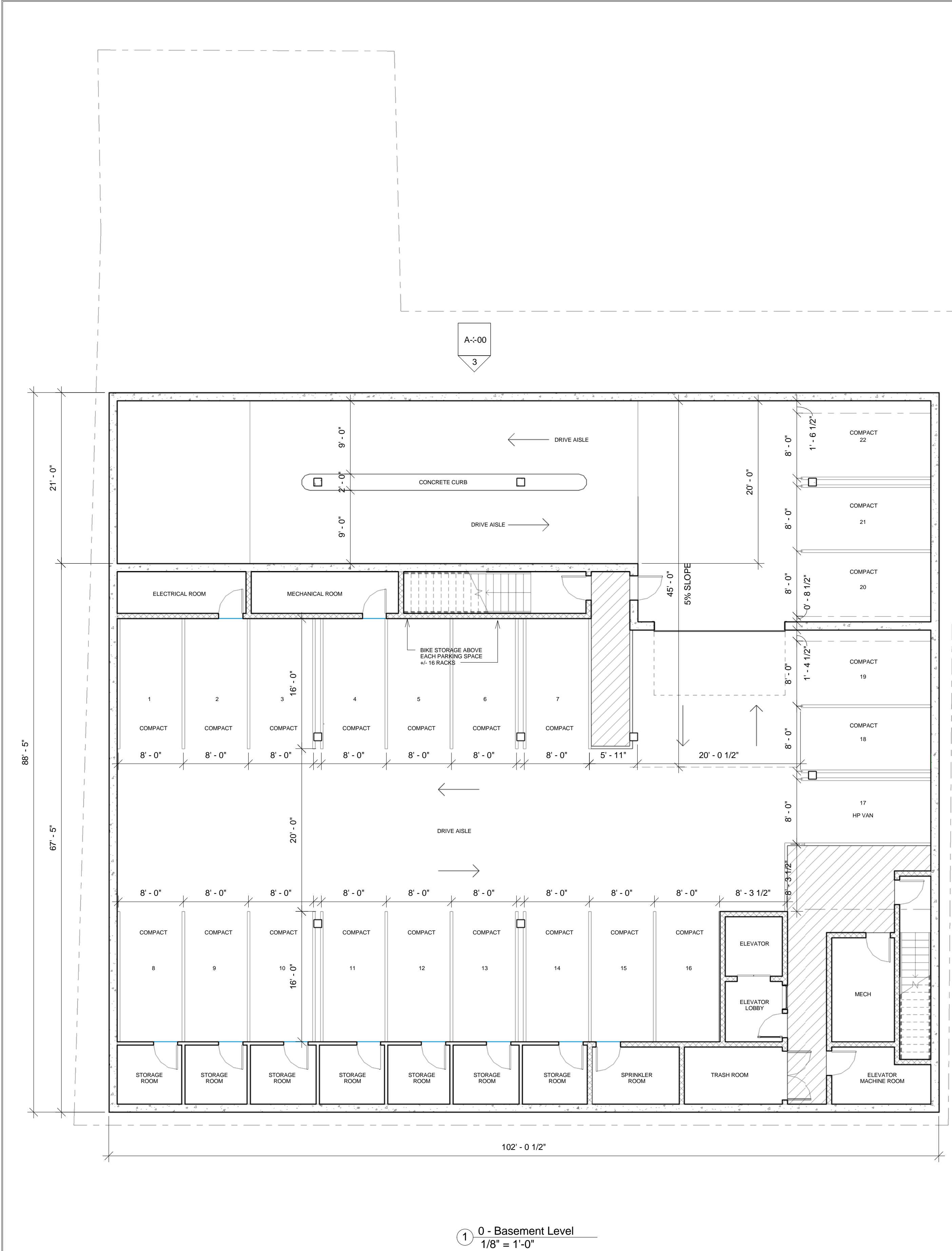


CONSULTANTS:

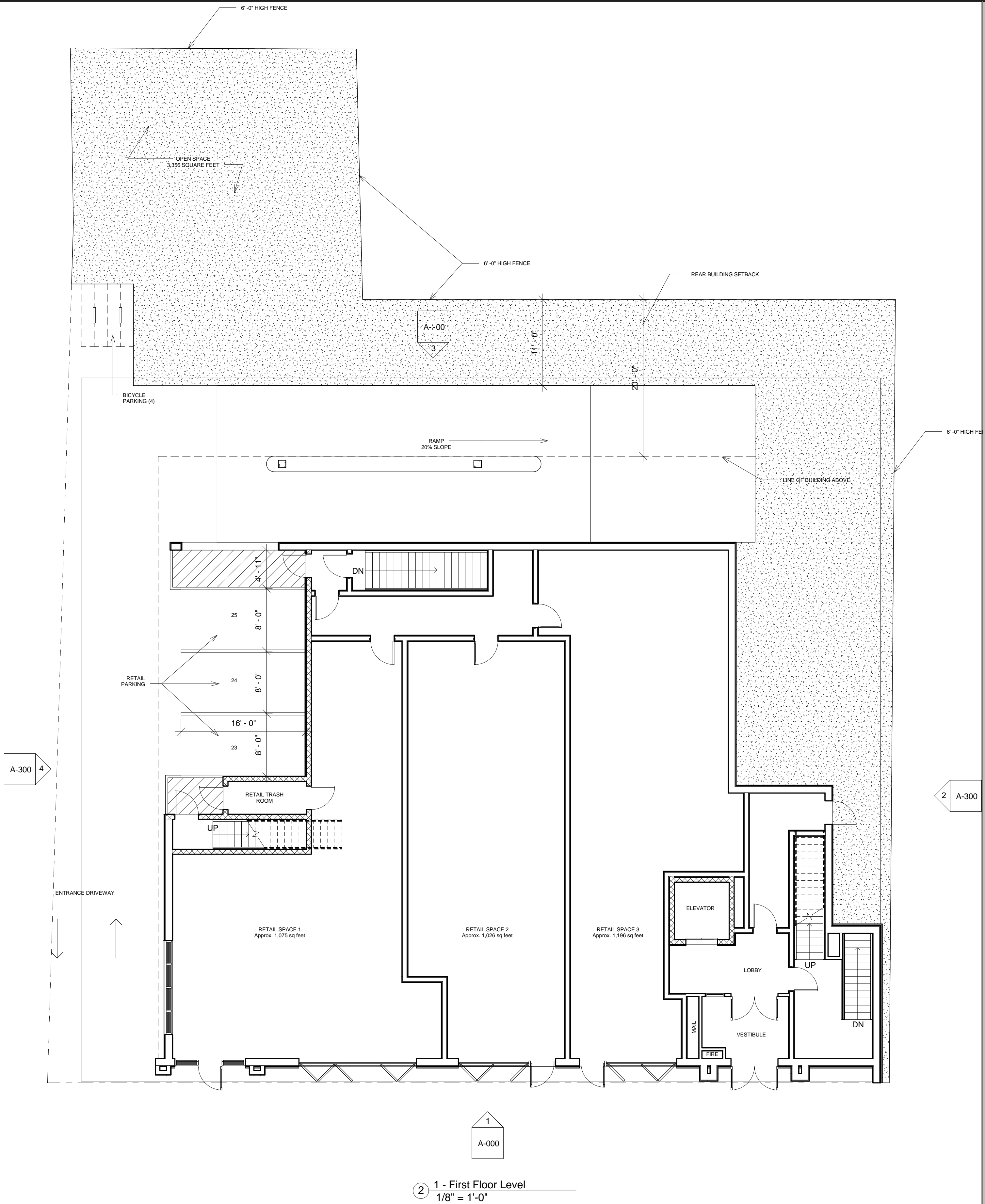
Site Plan & Locus

A-001

Broadway St Residences



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




2 1 - First 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 number	13004
Date	11-7-13
Drawn by	WC
Checked by	Checker
Scale	1/8" = 1'-0"

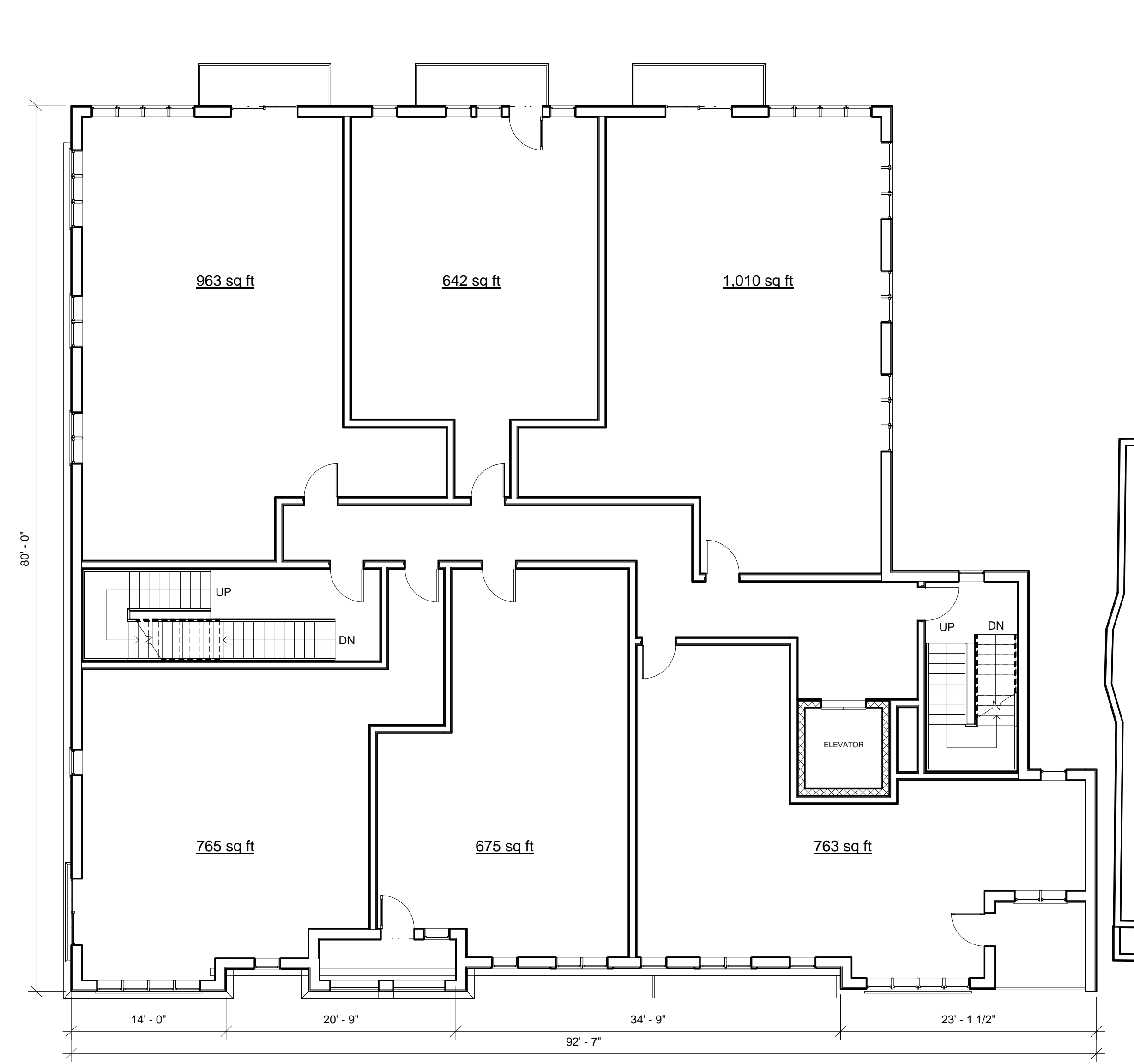
REVISIONS

No.	Description	Date

Basement & 1st
Floor Plan

A-100
Broadway St Residences

G:\131\3004_Yihe_180 Broadway\03 Drawings\01_ARCH\13004_Broadway_UNDERGROUND GARAGE_120913.rvt 1/29/2014 10:40:38 AM



74' - 1 1/2"

80' - 0"

963 sq ft

642 sq ft

1,010 sq ft

715 sq ft

780 sq ft

763 sq ft

UP

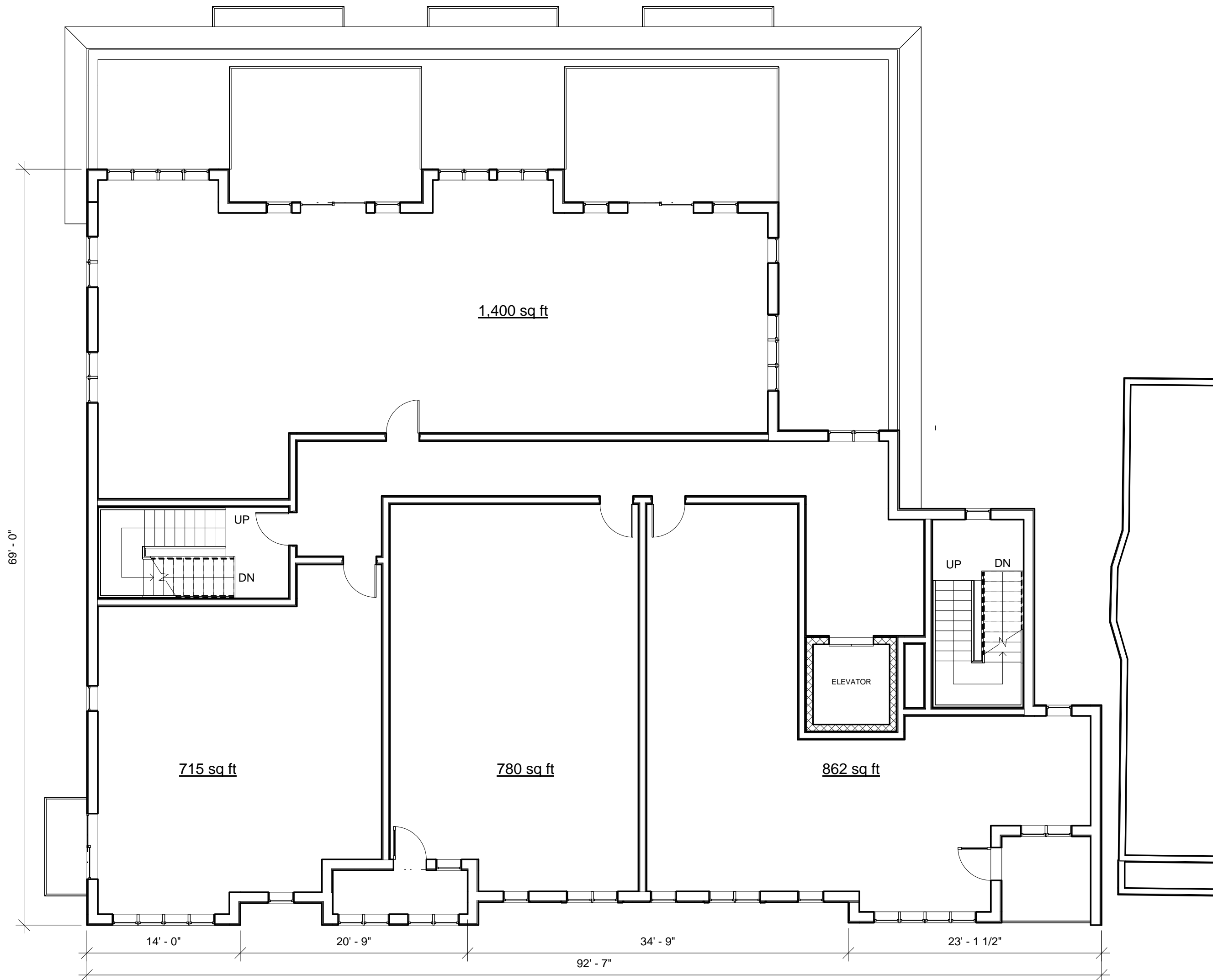
DN

ELEVATOR

14' - 0"

20' - 9"

34' - 9"





② East Elevation
1/8" = 1'-0"



① South Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"



③ North Elevation
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 number	13004
Date	11-7-13
Drawn by	WC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

A-300

Broadway St Residences

MORNING (9-10 AM)

NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

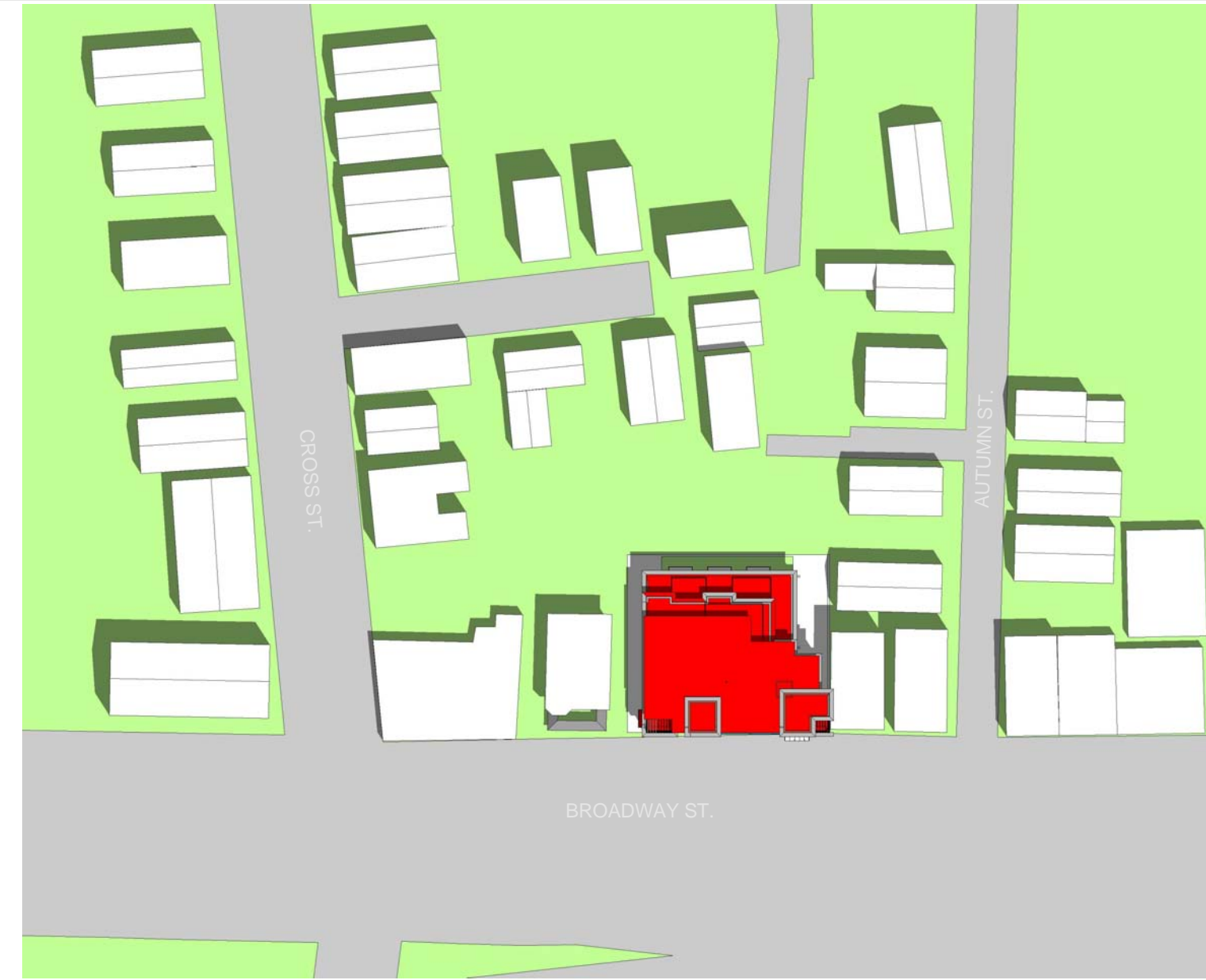
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



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	13004
Date	11-7-13
Drawn by	AB
Checked by	JSK
Scale	12" = 1'-0"

REVISIONS

[illegible]

SHADOW STUDIES

A-905

Broadway St Residences



③ Front Perspective



① Broadway Street View



② Broadway View



④ Rear Parking Lot View

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

REVISIONS

No.	Description	Date

Perspectives

AV - 1

Broadway St Residences



STREET VIEW RENDERING

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	13004
Date	11-7-13
Drawn by	AB
Checked by	JSK
Scale	

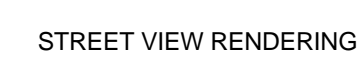
REVISIONS

No.	Description	Date

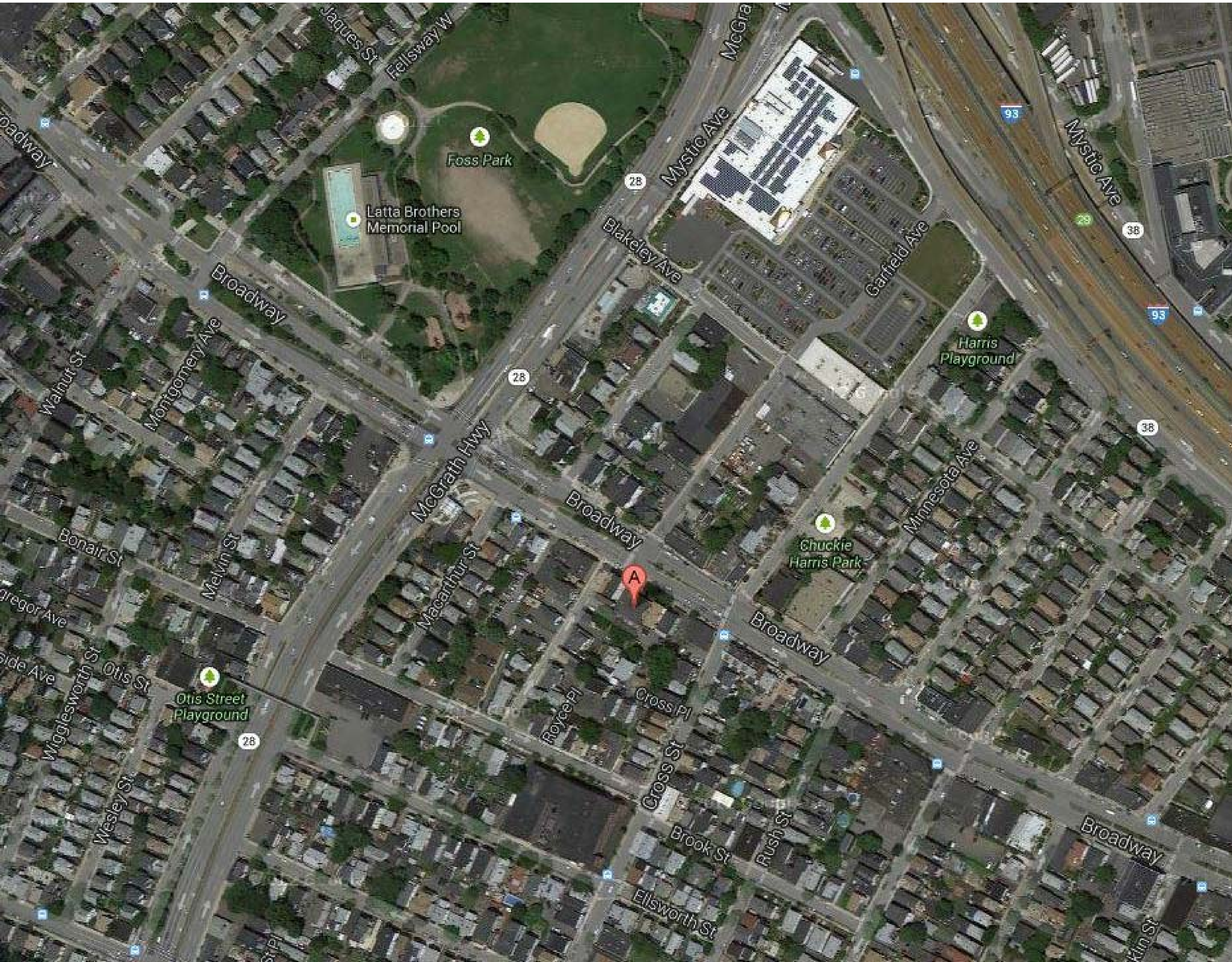
Perspective
Rendering

AV - 2

Broadway St Residences



Broadway St Residences



AERIAL VIEW



NEIGHBORHOOD
CONTEXT

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

REVISIONS

No.	Description	Date

Neighborhood
Photos

SP

Broadway St Residences