



PROPOSED 176-182 BROADWAY RESIDENCES
SOMERVILLE, MA

SUBMISSION 08-13-2013

CLIENT
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RICHARD DIGIROLAMO**
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CIVIL ENGINEER
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE, SUITE 20
SOMERVILLE, MA 02145
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LIST OF DRAWINGS

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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	5-8-13
Drawn by	MT
Checked by	JSK
Scale	3/16" = 1'-0"

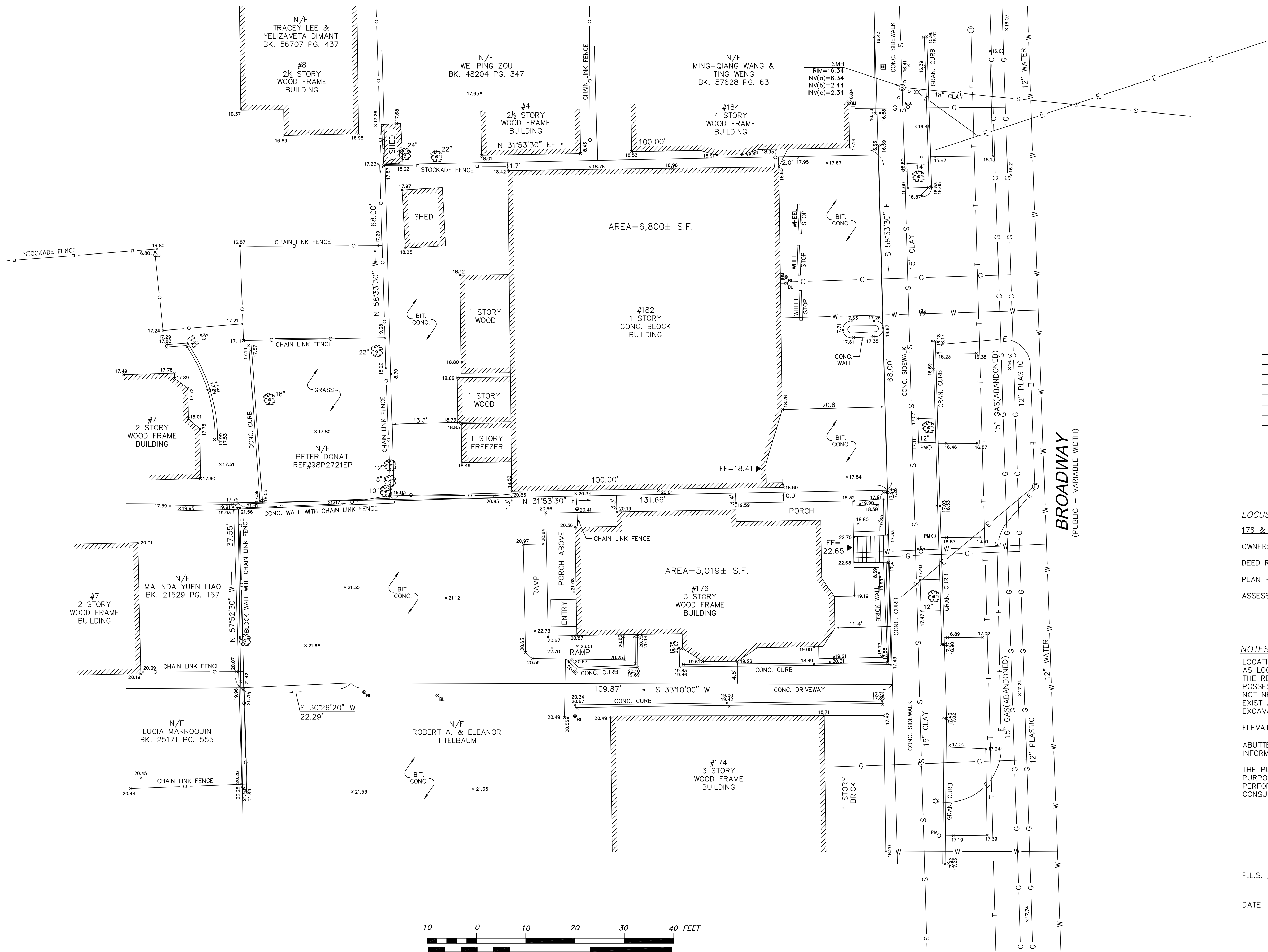
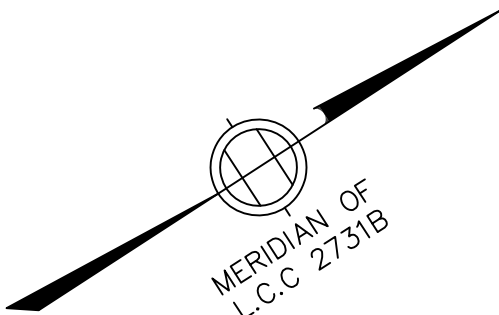
REVISIONS

No.	Description	Date

Cover Sheet

A-000

Broadway St Residences



LEGEND

- HAND HOLE
- LIGHT
- HYDRANT
- WATER SHUT OFF
- WATER GATE
- CATCH BASIN (CB)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE
- GAS GATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLARD
- SIGN
- PARKING METER
- STOCKADE
- CHAIN LINK FENCE
- SEWER LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- DRAIN LINE
- SPOT GRADE
- BITUMINOUS
- CONCRETE

LOCUS TITLE INFORMATION

176 & 182 BROADWAY

OWNER: SYLVESRO & VITO FERRIGNO
DEED REFERENCE: DOC. #782796 & #747341
PLAN REFERENCE: L.C.C. 2878A & 2731B
ASSESSORS: PARCEL ID MAP 90, BLOCK C, LOTS 2 & 3

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.

ABUTTERS INFORMATION WAS TAKEN FROM CITY OF SOMERVILLE ASSESSOR'S INFORMATION ON JANUARY 22, 2013.

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 DECEMBER 28, 2012 & JANUARY 3, 2013, BY DESIGN CONSULTANTS, INC.

P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE

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: AR
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN

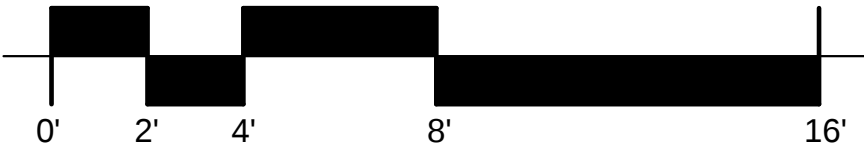
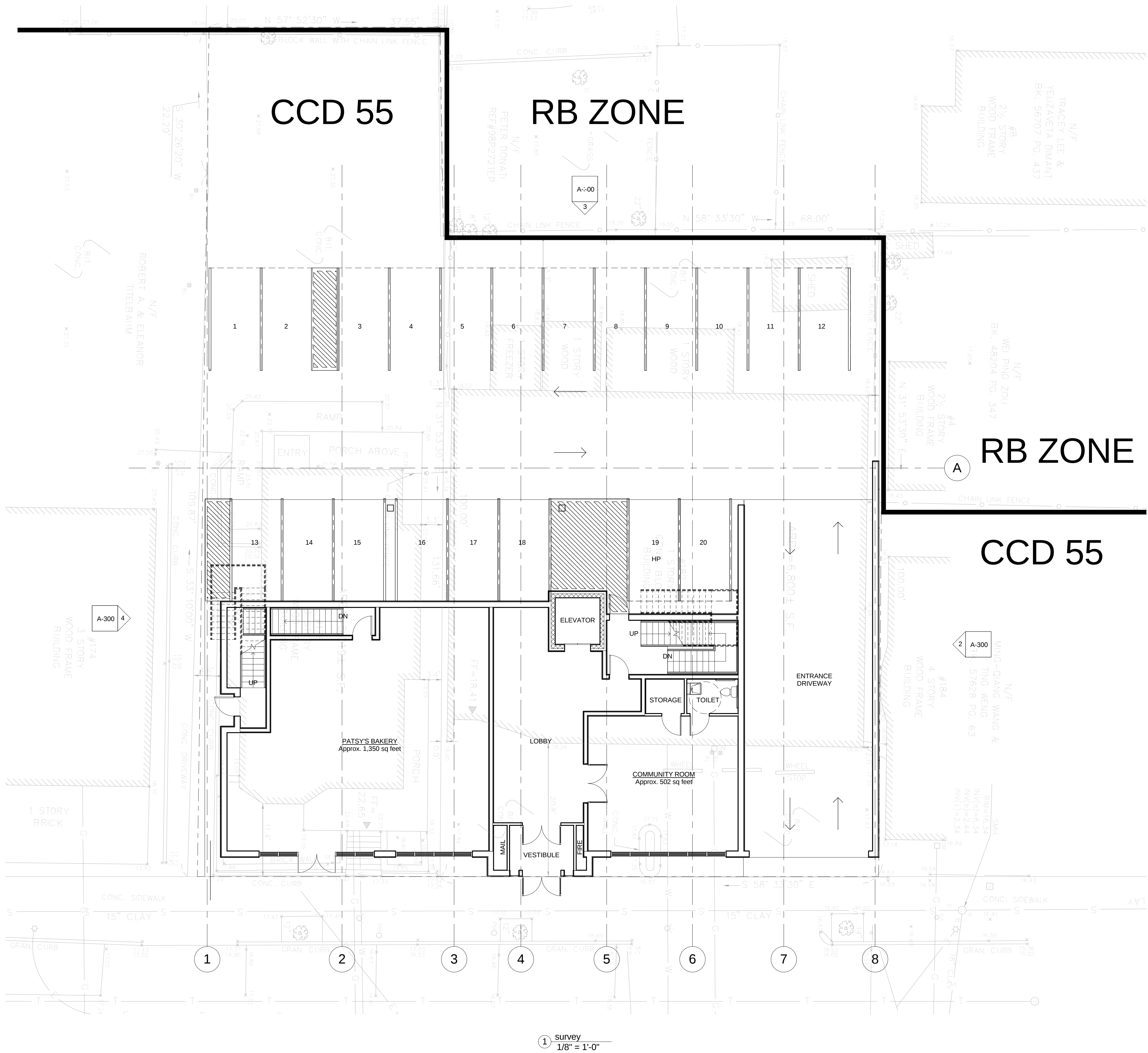
176 & 182 BROADWAY

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
YIHE REAL ESTATE HOLDINGS LIMITED

PROJECT NO.
2012-125
DATE: JAN. 22, 2013
SHEET NO.
1 OF 1



LOCUS MAP



PROJECT NAME
Broadway St Residences

PROJECT ADDRESS
176-182 Broadway
Somerville, MA

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CONSULTANTS:



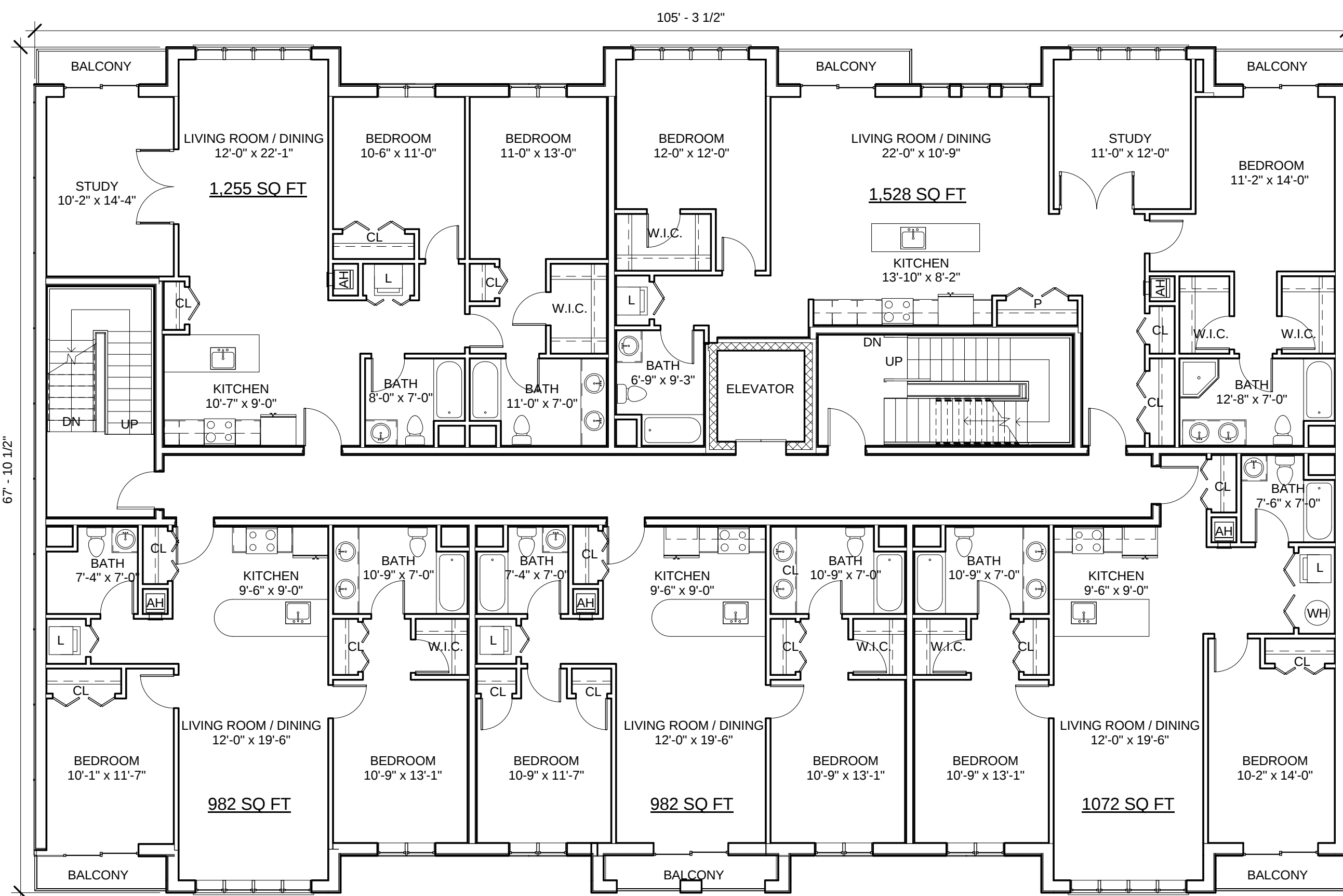
Project number	13004
Date	5-8-13
Drawn by	MT
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date

Site Plan & Locus

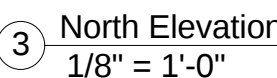
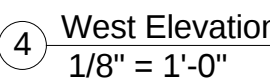
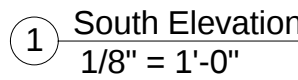
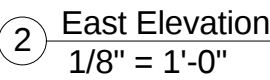
A-001

Broadway St Residences



The floor plan for the 10th floor shows four distinct apartment units arranged in a row. Each unit includes a living/dining area, kitchen, bedrooms, and bathrooms. Units 1001 and 1002 are on the left, while 1003 and 1004 are on the right. The plan also indicates the location of balconies, an elevator, and stairs for each unit.

Unit	Total Area (SQ FT)	Living Room / Dining	Kitchen	Bedrooms	Bathrooms
1001	1,255	12'-0" x 22'-1"	10'-7" x 9'-0"	3	2
1002	1,528	22'-0" x 10'-9"	13'-10" x 8'-2"	3	2
1003	982	12'-0" x 19'-6"	9'-6" x 9'-0"	3	2
1004	1,072	12'-0" x 19'-6"	9'-6" x 9'-0"	3	2



Broadway St Residences



3 Front Perspective



1 Broadway Street View



2 Broadway View



4 Rear Parking Lot View

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CONSULTANTS:

REGISTRATION



Project number	13004
Date	5-8-13
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS			
No.	Description	Review	Date
1	Planning Board Review		2-16-12
2	Design Board Submission		5-30-12

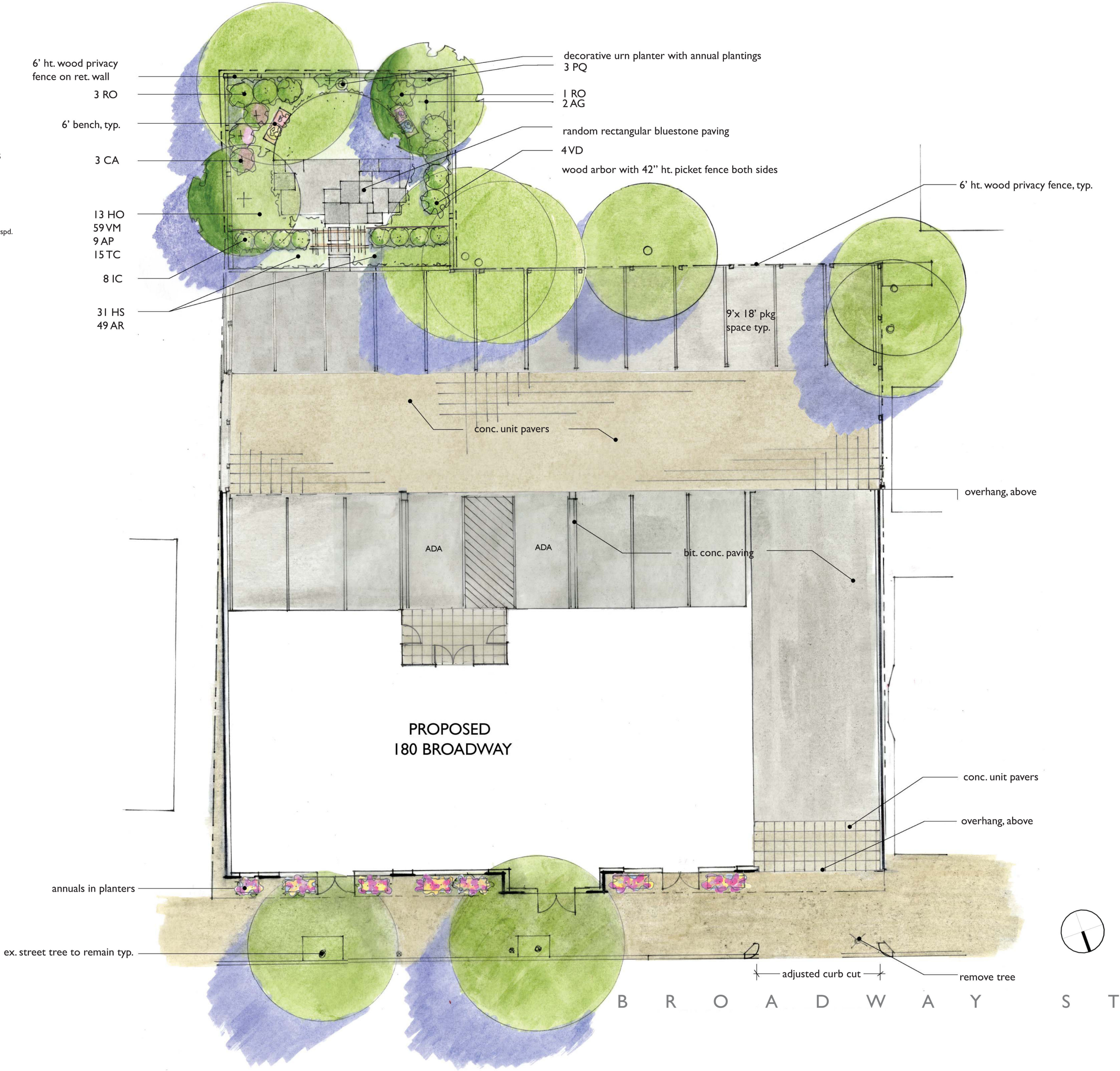
Perspectives

AV

Broadway St Residences

PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AG	2	Acer griseum	Paperbark Maple	2-2.5" cal.	
SHRUBS					
CA	3	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal.	2-3' ht.
IC	8	Ilex crenata convexa	Japanese Holly	30" ht.	
RO	4	Rhododendron 'Chionoides'	White Flowering Rhodo.	5 gal.	24-30" spd.
VD	4	Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	30" ht.	
PERENNIALS/GRASSES					
AP	9	Anthyrium niponicum	Japanese Panted Fern	1 gal.	
AR	49	Ajuga reptans	Ajuga	1 gal.	
HO	13	Hosta	Hosta	2 gal.	
HS	31	Heemerocallis 'Happy Returns'	Everblooming yellow daylily	1 gal.	
TC	15	Tiarella cordifolia 'Running Tapestry'	Foamflower	1 gal.	
VN	59	Vinca minor 'Ralph Shugert'	Verigated Vinca	4" pots	
VINES					
PQ	3	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

180 BROADWAY

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CONSULTANTS:

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Associates
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REGISTRATION		

Project number	13001
Date	06-10-2013
Drawn by	MKP
Checked by	BH
Scale	1/8"=1'-0"

REVISIONS		
No.	Description	Date

PLAN&
SECTION

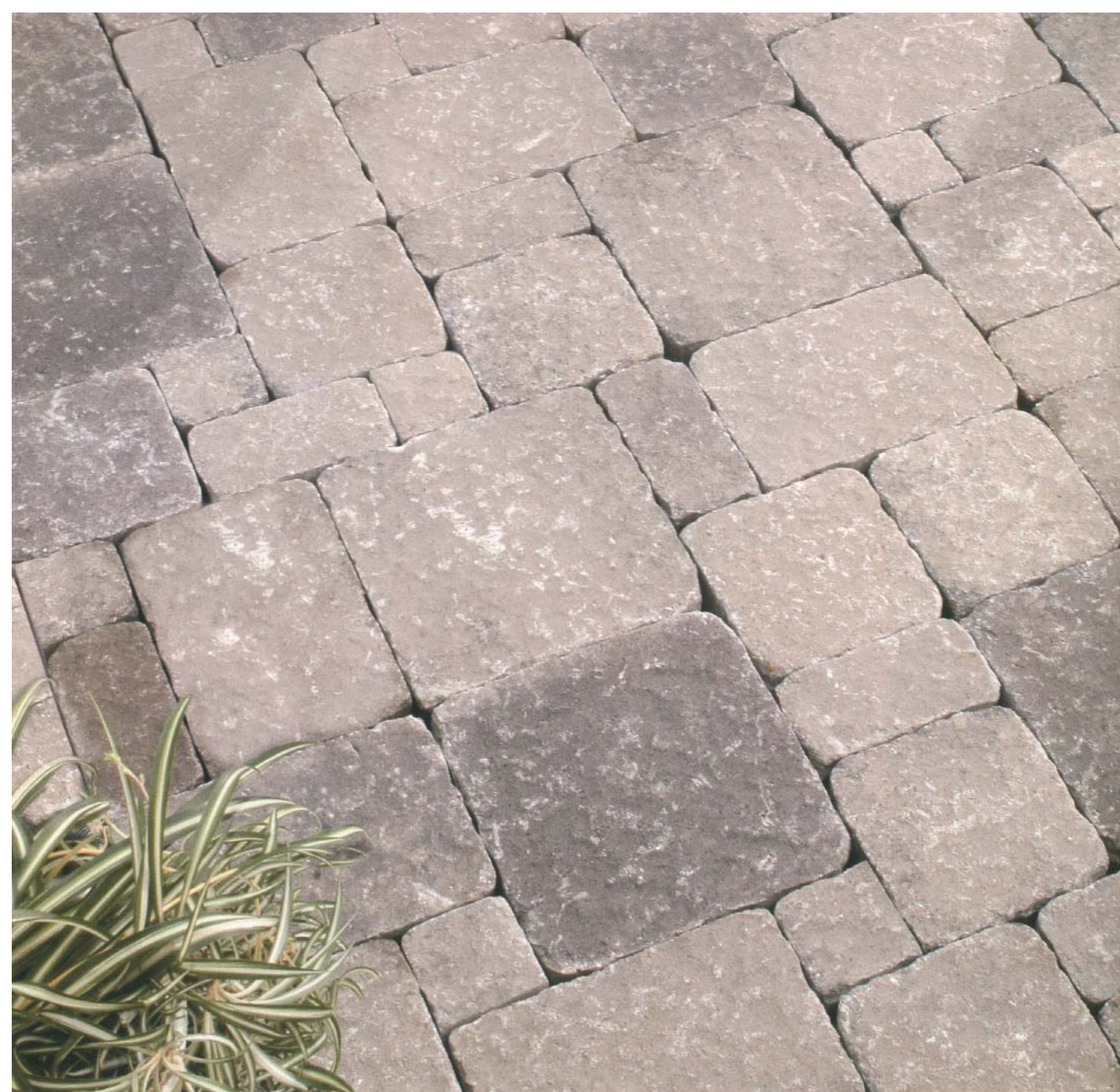
L-1



Bluestone Paving



Metal Bench from Dumor



Concrete Unit Pavers



Garden Urn



Arbor with Fence