



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	Checker
Scale	

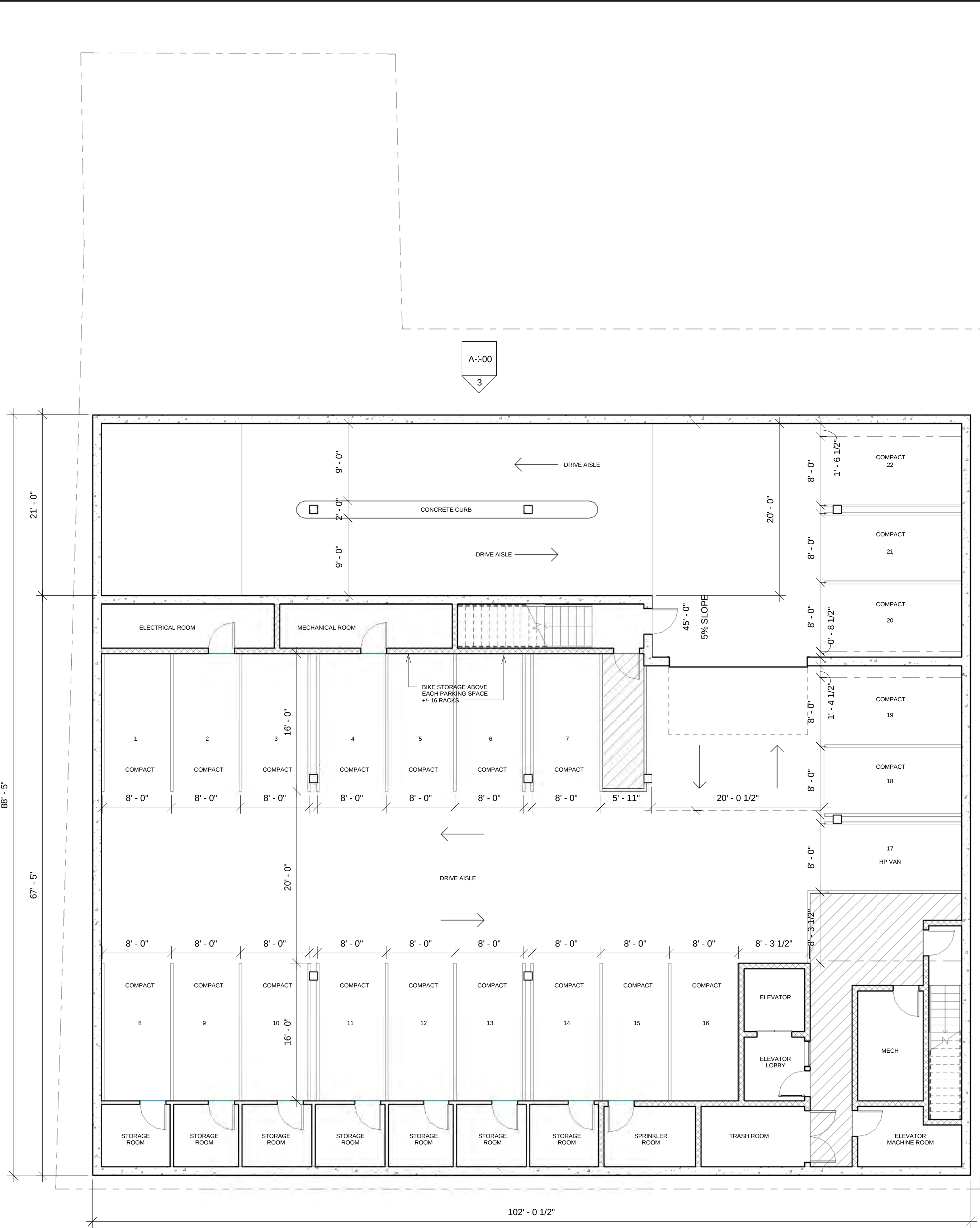
REVISIONS

No.	Description	Date
1	Revised Plan per Easement change	2.26.14
2	DESIGN CHANGES	3.5.14

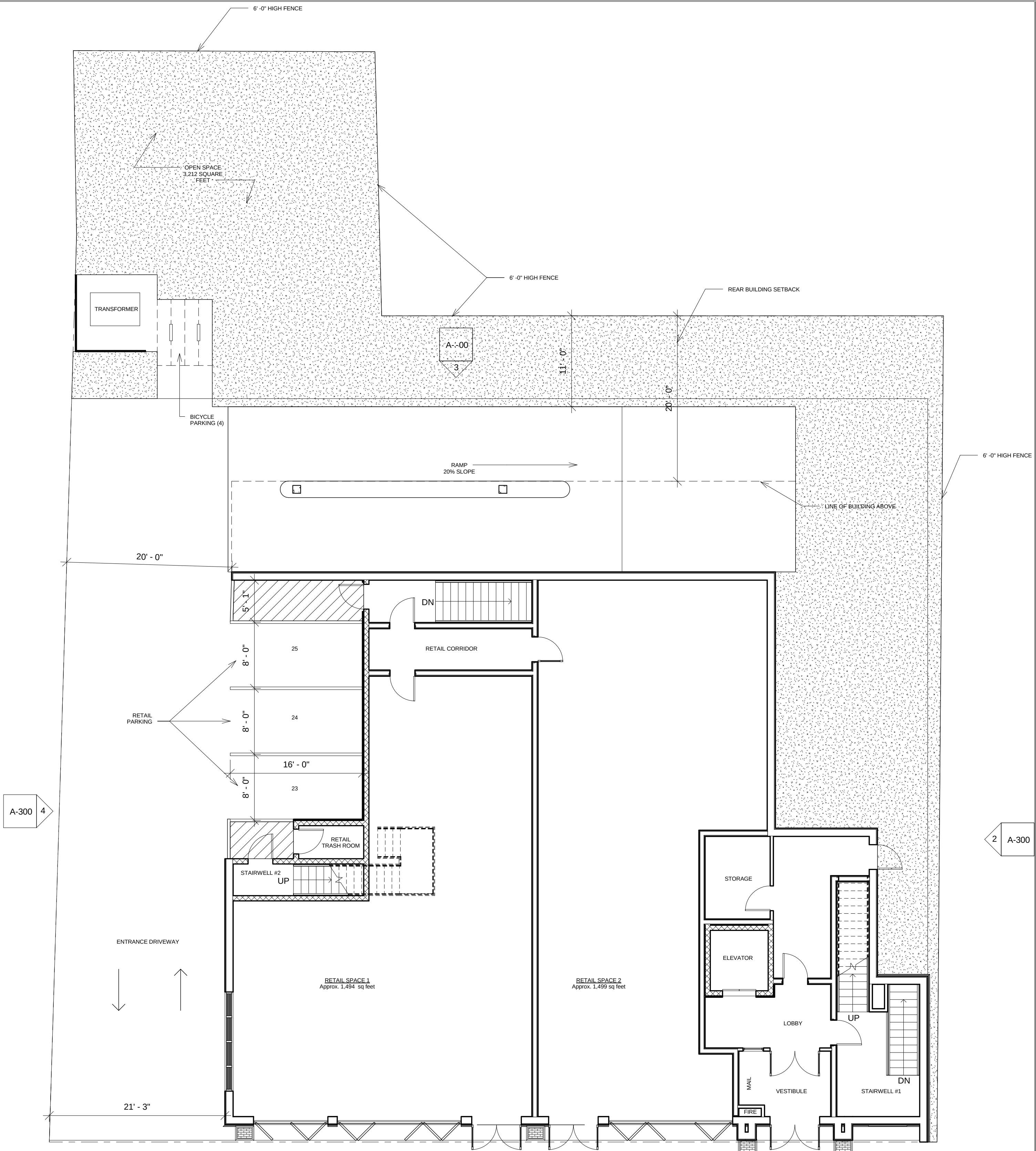
Perspective
Rendering

AV - 3

Broadway St Residences



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



2 1 - First Floor Level
1/8" = 1'-0"

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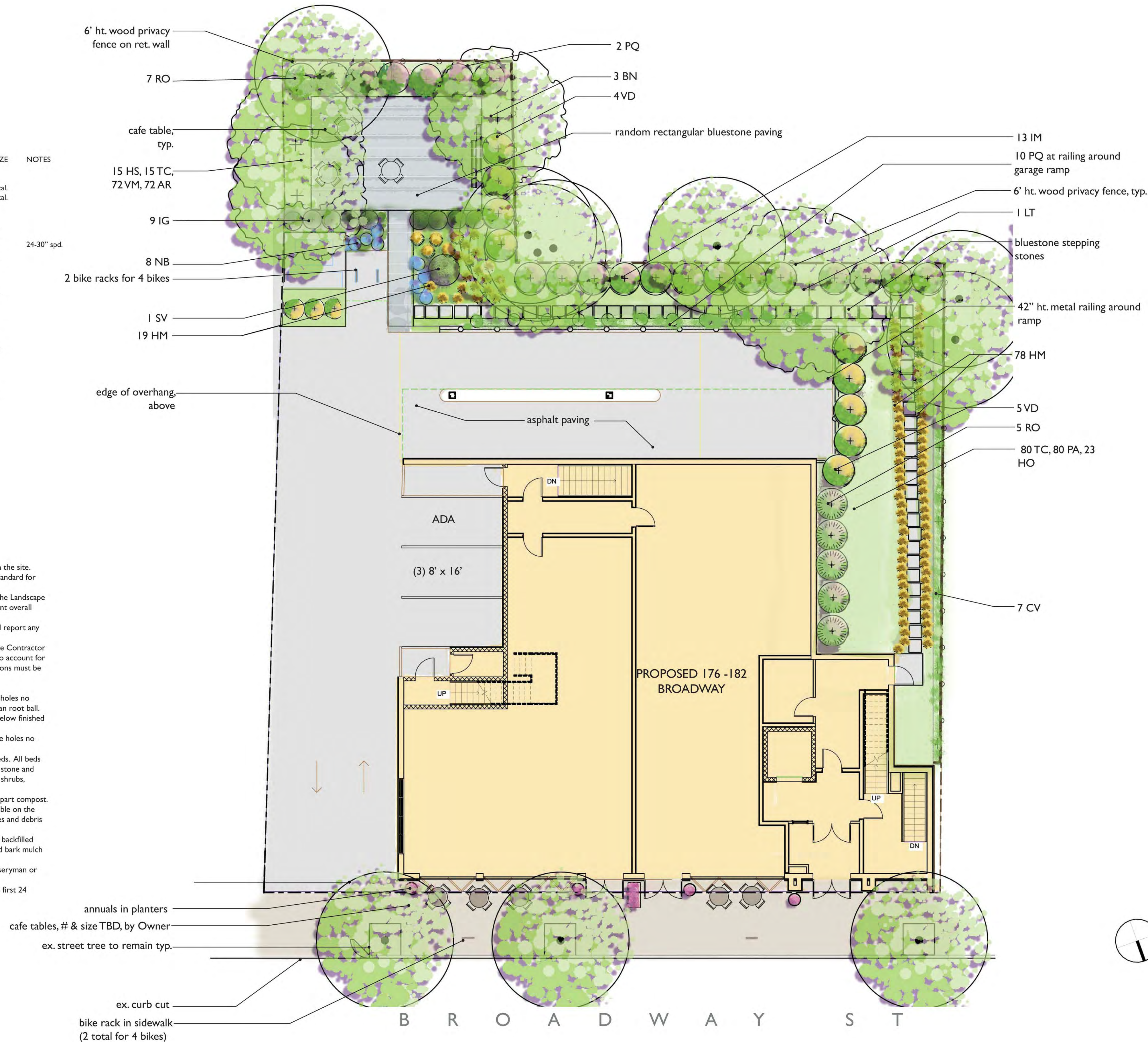
Basement & 1st
Floor Plan

A-100
Broadway St Residences

PLANT LIST		LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
KEY	QTY				
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	9	Ilex glabra 'Compacta'	Compact inkberry	24" ht.	24-30"
IM	13	Ilex meserveae 'Blue Maid'	Blue Maid Holly	48" ht.	
RO	12	Rhododendron 'Chionoides'	White Flowering Rhodo.	5 gal.	
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	Hemerocallis 'Happy Returns'	Everblooming yellow daylily	1 gal.	
NB	8	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 gal.	
TC	95	Tiarella cordifolia 'Running Tapestry'	Foamflower	1 gal.	
VM	72	Vinca minor 'Ralph Shugert'	Variegated Vinca	4" pots	
PA	80	Polystichum acrostichoides	Christmas Fern	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.



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**LANDSCAPE
PLAN**

L-00

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