



PROPOSED 176-182 BROADWAY RESIDENCES SOMERVILLE, MA

SUBMISSION 2-26-2014

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

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 17 IVALOO STREET, SUITE 400
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 Brookline, MA 02446
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CIVIL ENGINEER
DESIGN CONSULTANTS, INC.
 120 MIDDLESEX AVE, SUITE 20
 SOMERVILLE, MA 02145
 T: 617-776-3350

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Sheet Number	Sheet Name	Sheet Issue Date
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A-100	Basement & 1st Floor Plan	10/02/13
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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:



Project number 13004
 Date 11-7-13
 Drawn by MT
 Checked by JSK
 Scale 3/16" = 1'-0"

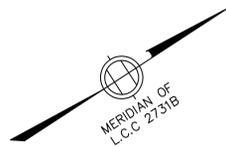
REVISIONS

No.	Description	Date

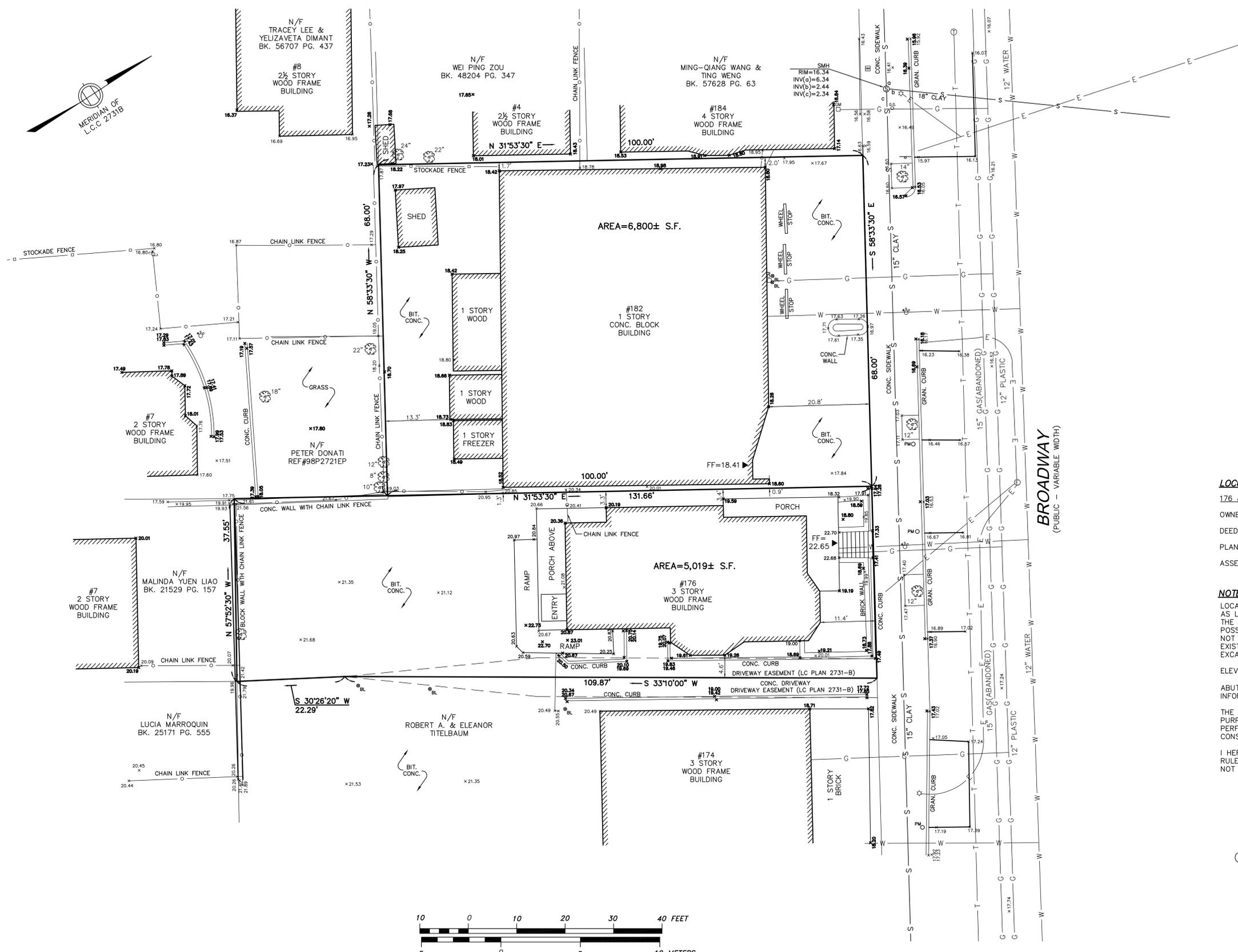
Cover Sheet

A-000

Broadway St Residences



RESERVED FOR REGISTERS USE ONLY



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
- S — SEWER LINE
- G — GAS LINE
- W — WATER LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- D — DRAIN LINE
- + 16.38 SPOT GRADE
- BIT. BITUMINOUS
- CONC. 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.

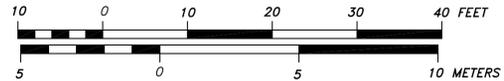
ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

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.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS AND THAT THIS IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

C:\Users\aruggles\Desktop\EJC-SIG.JPG



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
1.	2/2014	BD	EASEMENT ADDED

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

PROJECT NAME
176-182
BROADWAY

PROJECT ADDRESS
176-182 BROADWAY
SOMERVILLE, MA

CLIENT
Ken Yihe

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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

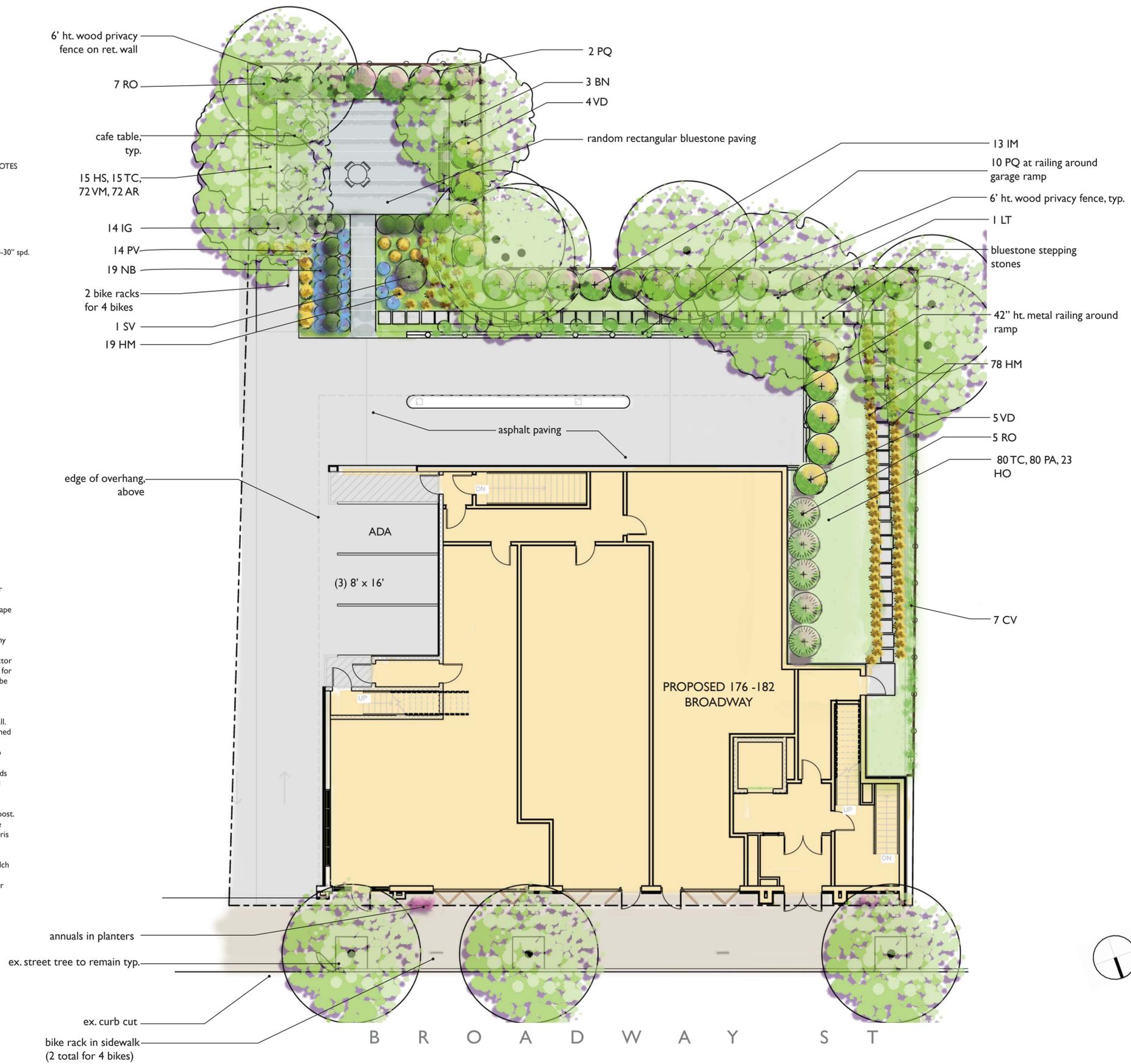
LANDSCAPE
PLAN

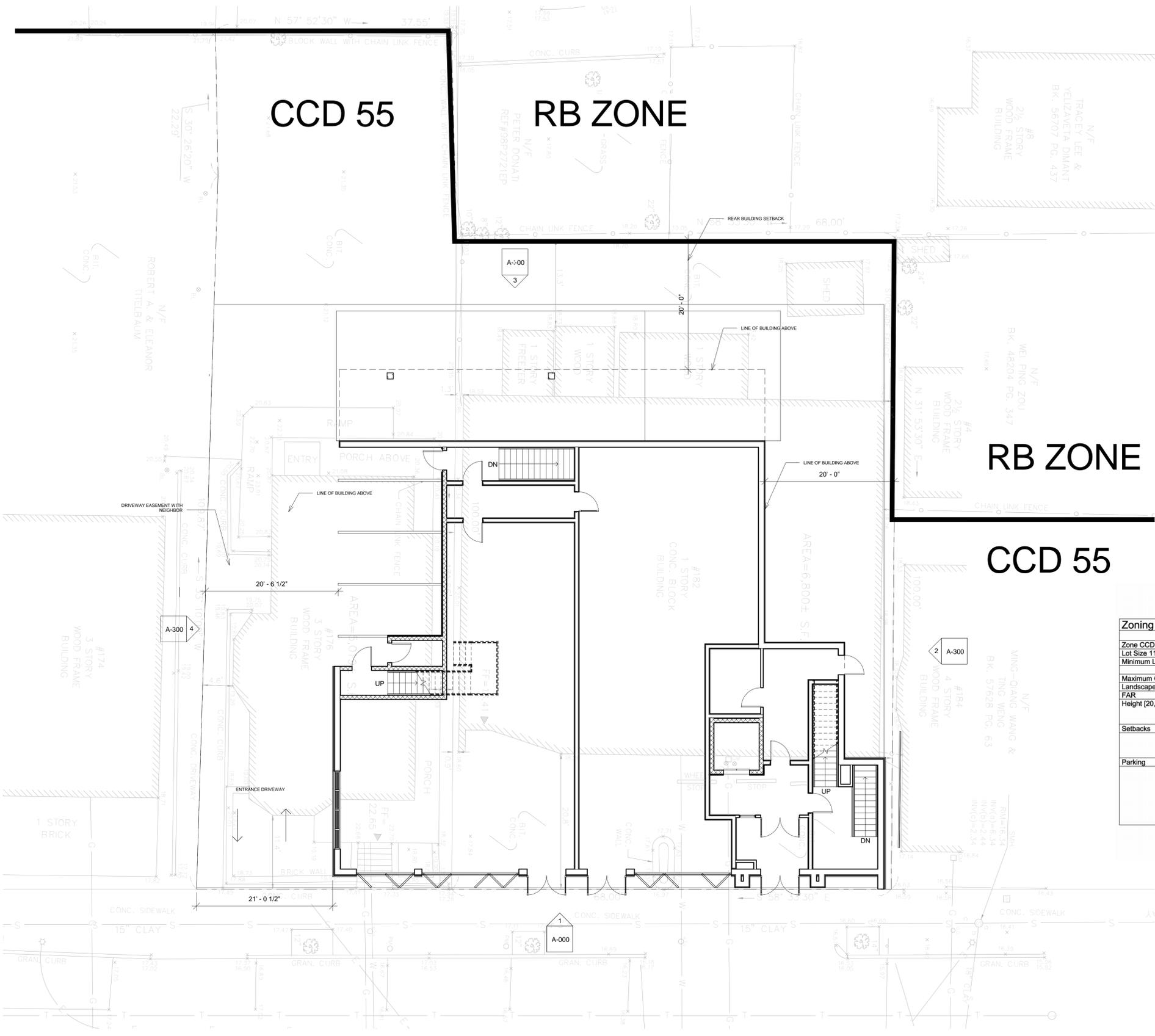
L-00

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	Hemerocallis '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 Shuger'	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.





1 survey
1/8" = 1'-0"

Zoning Aspect:	Allowed:	Provided:
Zone CCD 55	MIN 7,500	19 Dwelling Units
Lot Size 11,778 ± sf	MIN 7,500	19 Dwelling Units
Minimum Lot per Dwelling Unit	1-9 Units @ 600 sf/du = 19.63 DU Allowed	19 Dwelling Units
Maximum Ground Coverage	80% x 11,778 sf = 9,422 sf	4,943 41% Provided
Landscape Area	10% x 11,778 sf = 1,178 sf	3,356 SF, 28% Provided
FAR	11,778 x 3.0 = 35,334 sf.	26,680 sf
Height [20,21]	55 Feet	5 Stories @ 55 feet Height
Setbacks		
Front	N/A	None
Side [12]	N/A	None
Rear	N/A	20 feet
Parking		
	1/DU-loft	
	1.5/DU-1.2-BR	
	2/DU-3-BR	
	1per 6DU-Visitor Parking	
	1per Retail less than 1,500 sq ft	
	19-2BRx1.0 = 19 Parking Spaces + 3 Retail = 22 Parking Spaces	25 Parking Spaces

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 MT
Checked by JSK
Scale 1/8" = 1'-0"

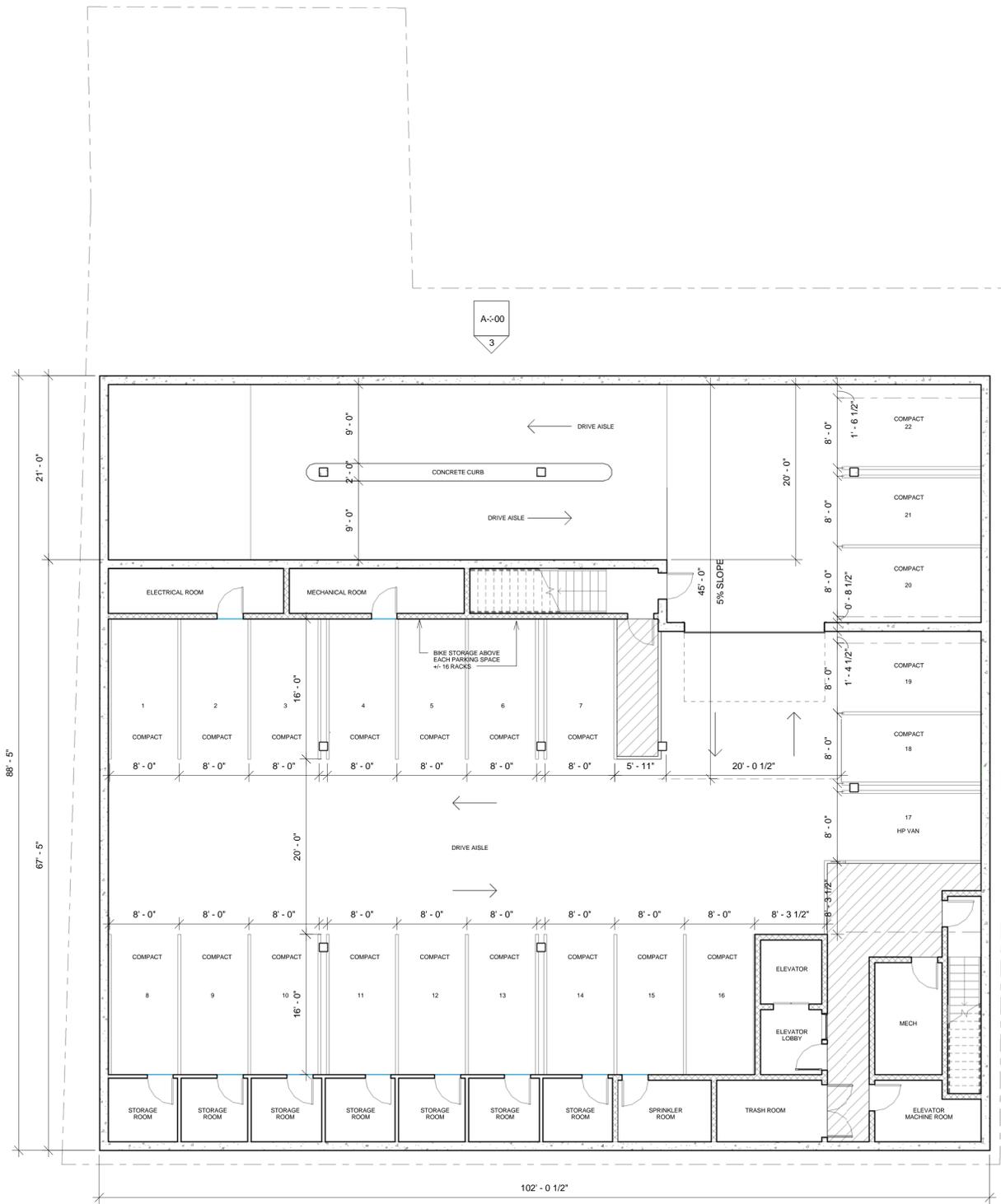
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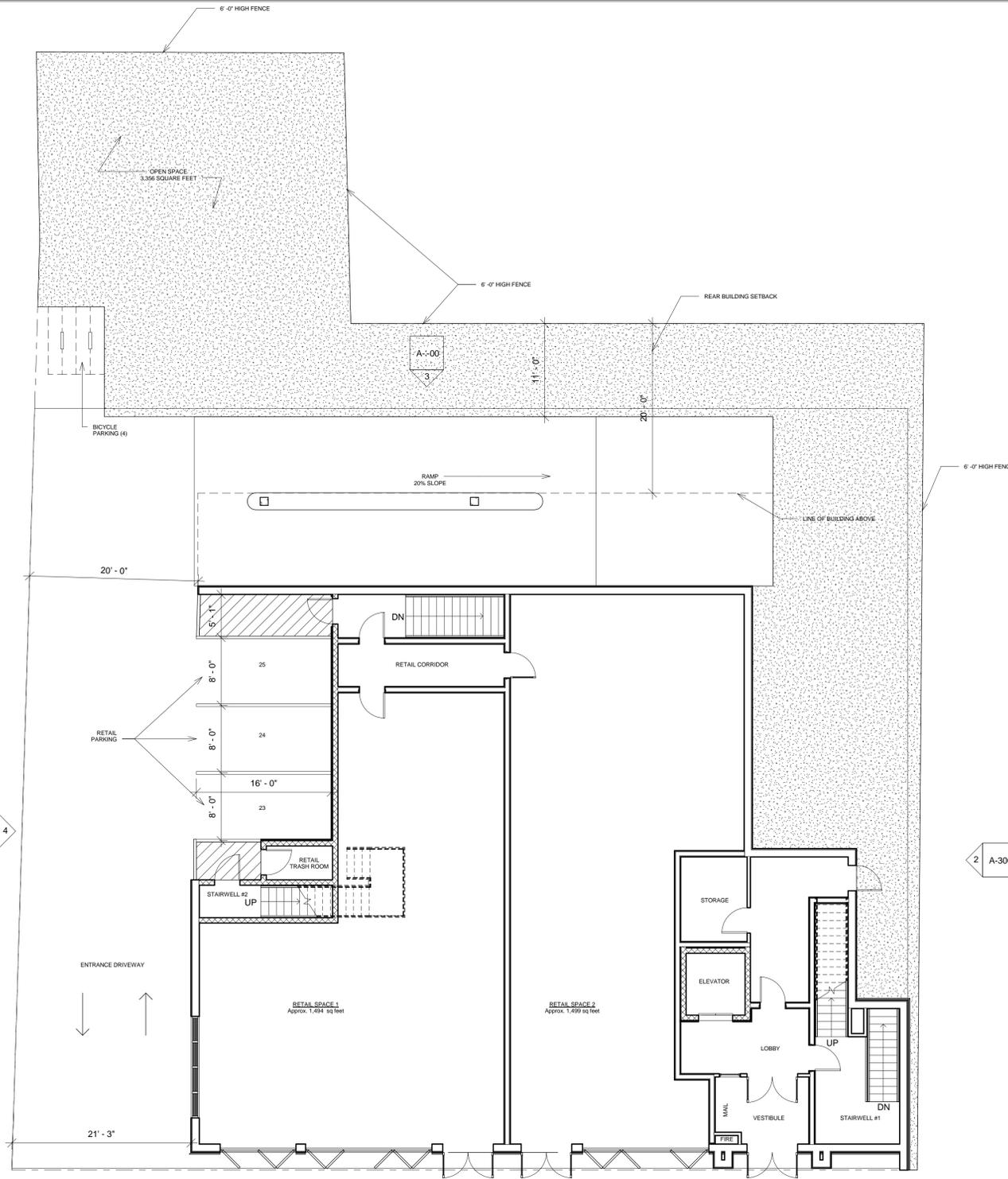
Site Plan & Locus

A-001

Broadway St Residences



① 0 - Basement Level
1/8" = 1'-0"



② 1 - First Floor Level
1/8" = 1'-0"

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REVISIONS

No.	Description	Date

Basement & 1st Floor Plan

A-100
 Broadway St Residences



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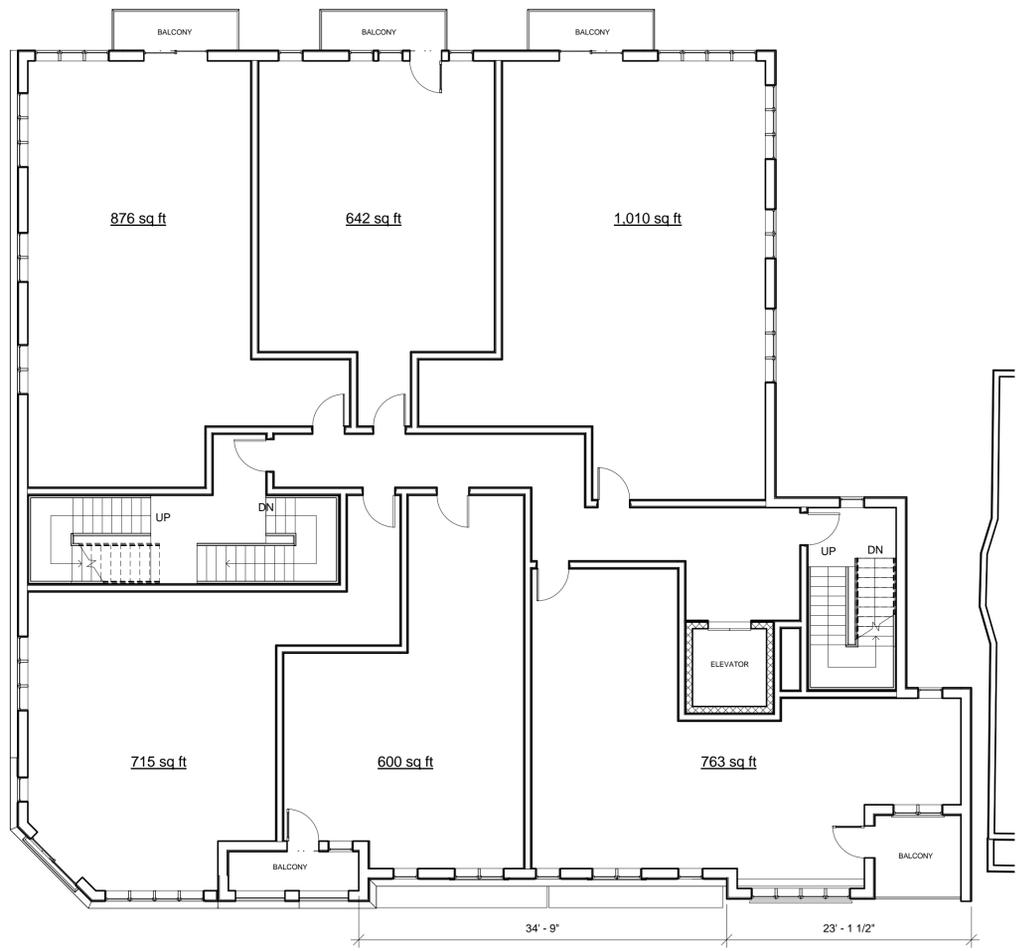
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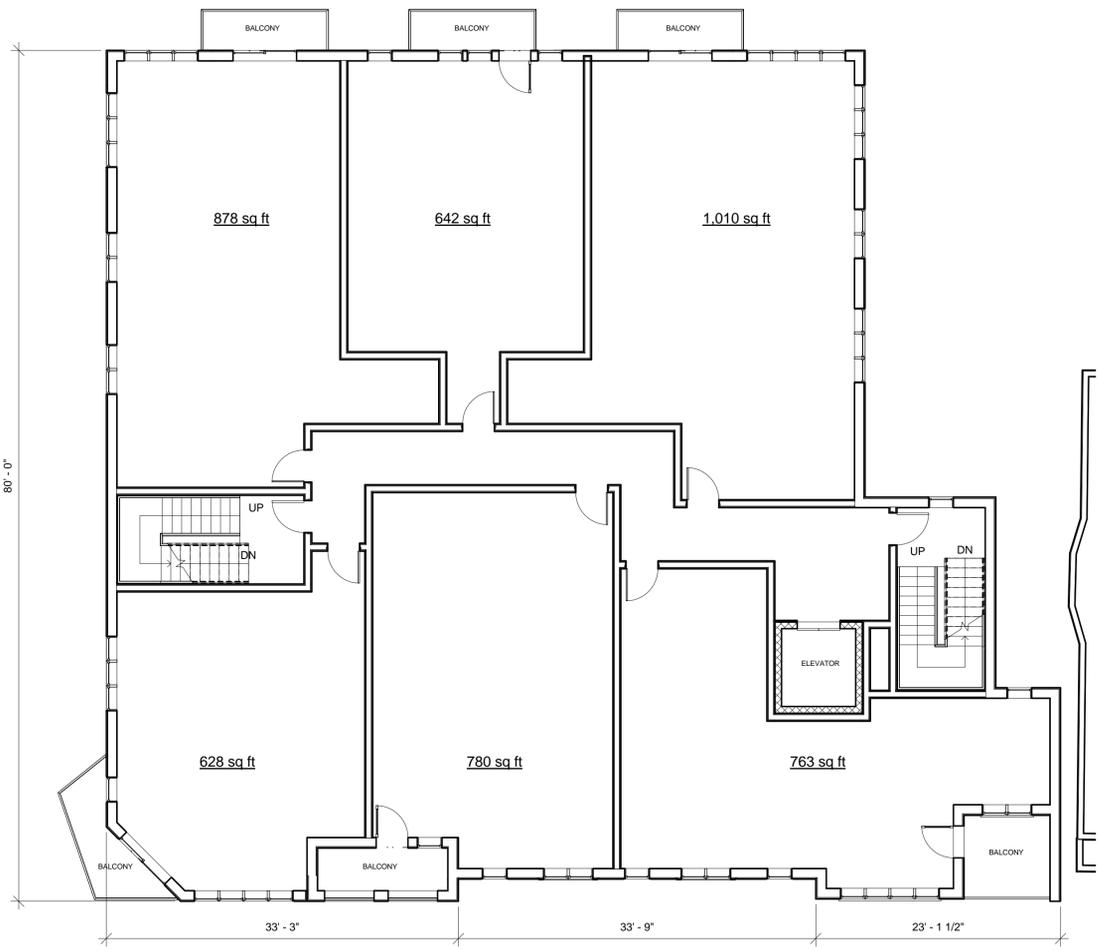
No.	Description	Date

2nd & 3rd Floor Plans

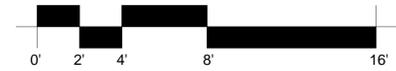
A-101
 Broadway St Residences



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



① 3- Third Floor Level
 1/8" = 1'-0"



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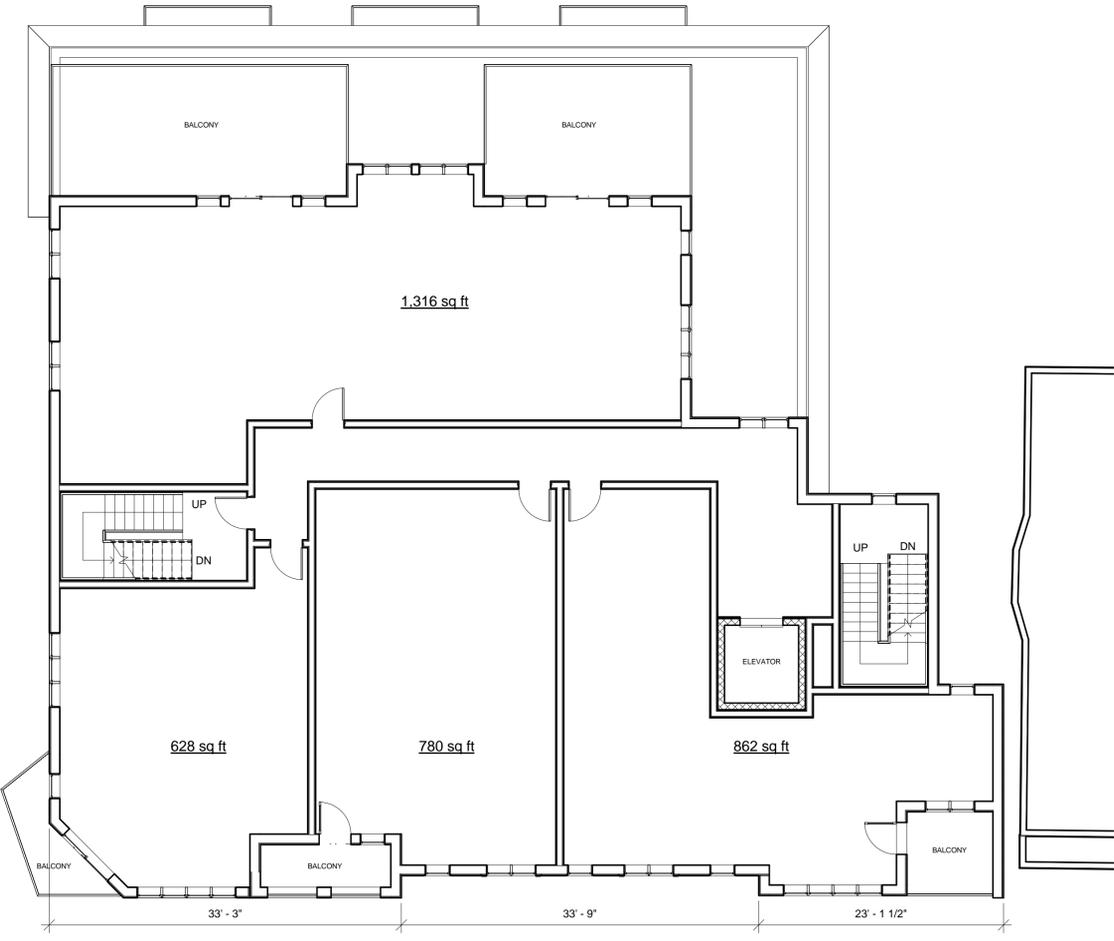
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REVISIONS

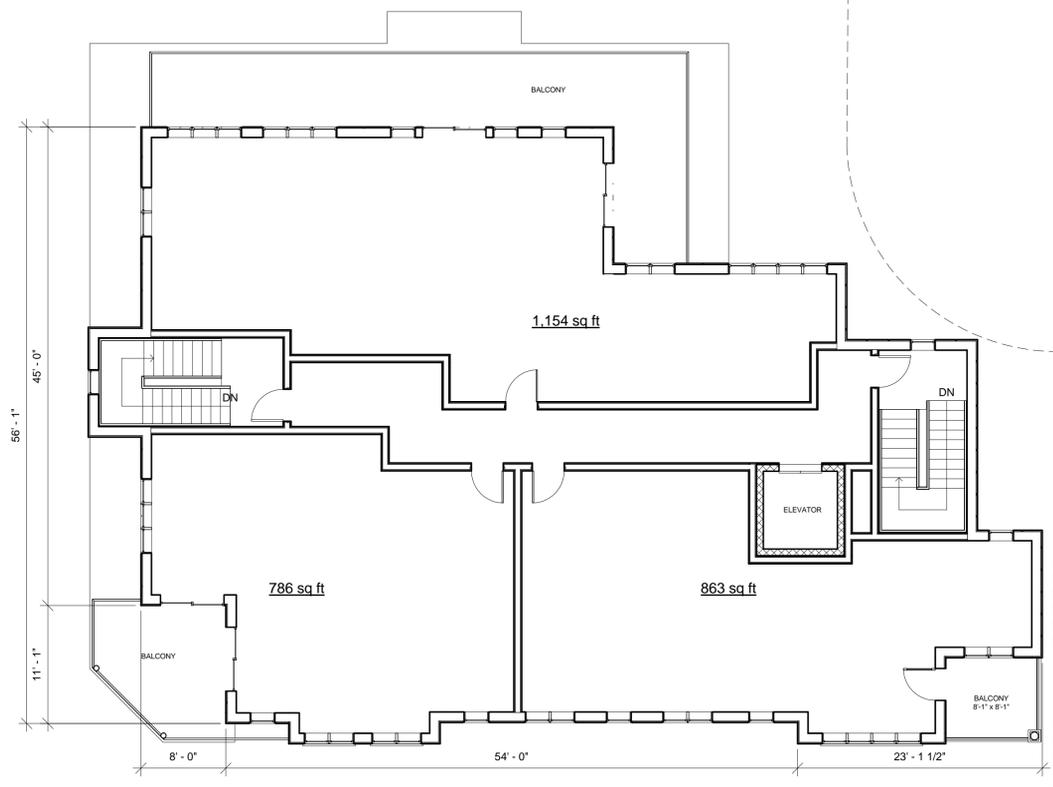
No.	Description	Date

4th & 5th Floor Plans

A-102
 Broadway St Residences



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



① 5 - Fifth Floor Level
 1/8" = 1'-0"



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"

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REVISIONS

No.	Description	Date

Building Elevations

A-300
Broadway St Residences

G:\1313004_Yihe_180 Broadway\03 Drawings\01_ARCHBROADWAY 2.24.14.rvt 2/26/2014 5:32:05 PM

MORNING (9-10 AM)

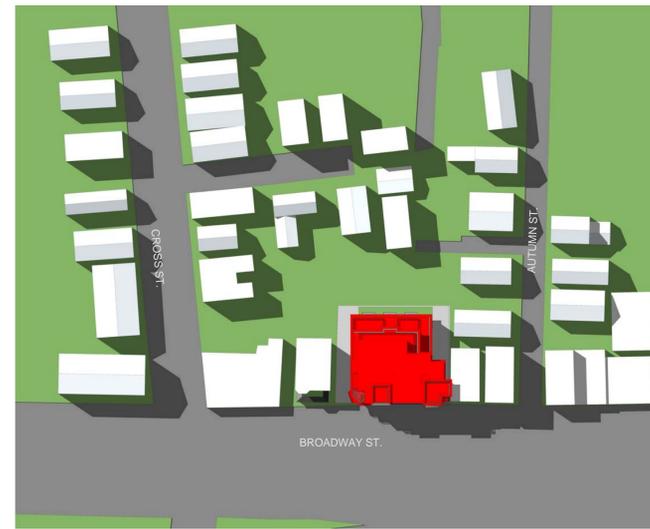
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



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Drawn by	AB
Checked by	JSK
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date
4	Project Changes	1.31.14

**SHADOW
STUDIES**

A-905

Broadway St Residences



3 Front Perspective



1 Broadway Street View



2 Broadway View



4 Rear Parking Lot View

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Scale

REVISIONS

No.	Description	Date

Perspectives

AV - 1

Broadway St Residences



STREET VIEW RENDERING

PROJECT NAME

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REVISIONS

No.	Description	Date

Perspective
Rendering

AV - 3

Broadway St Residences



STREET VIEW RENDERING

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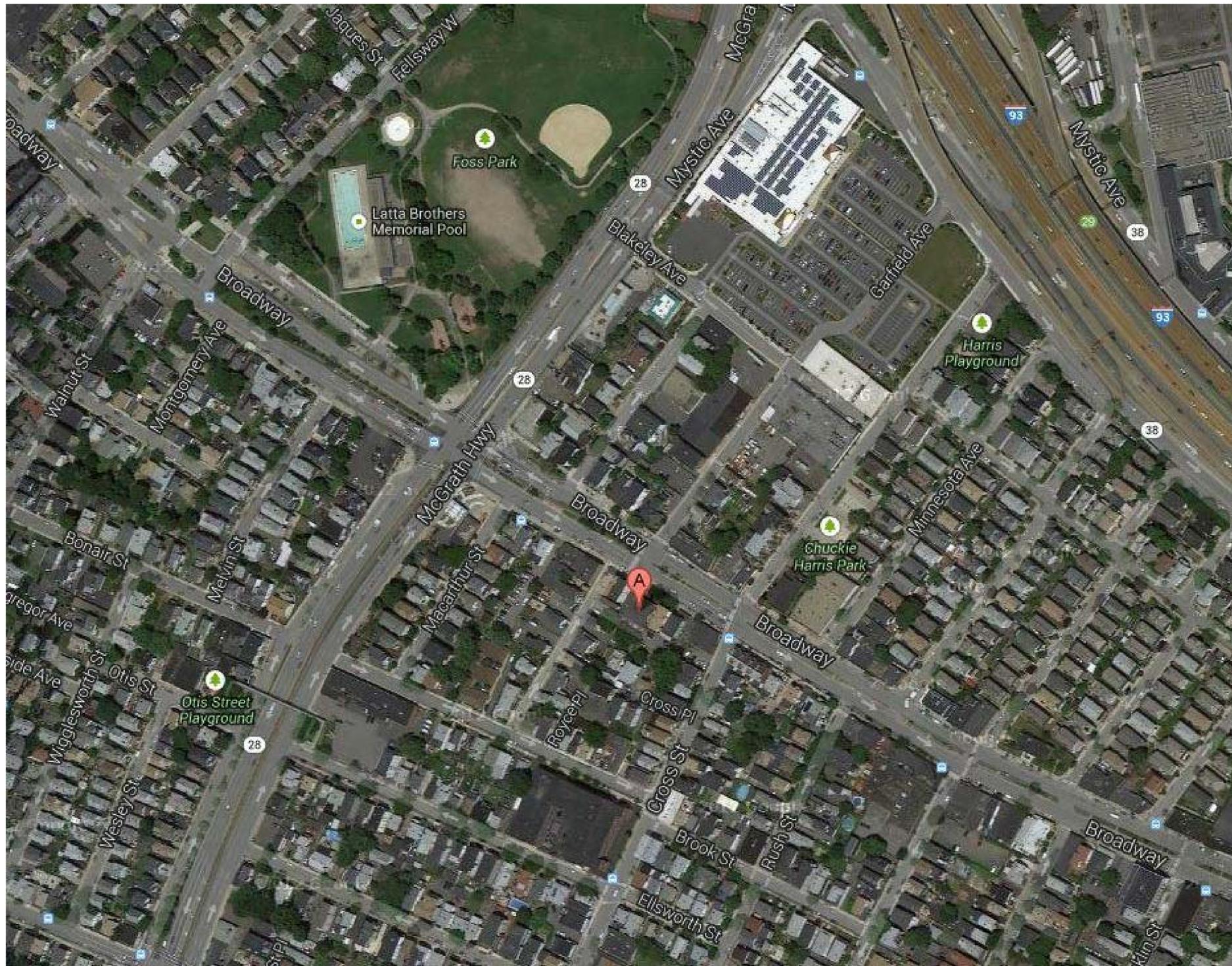
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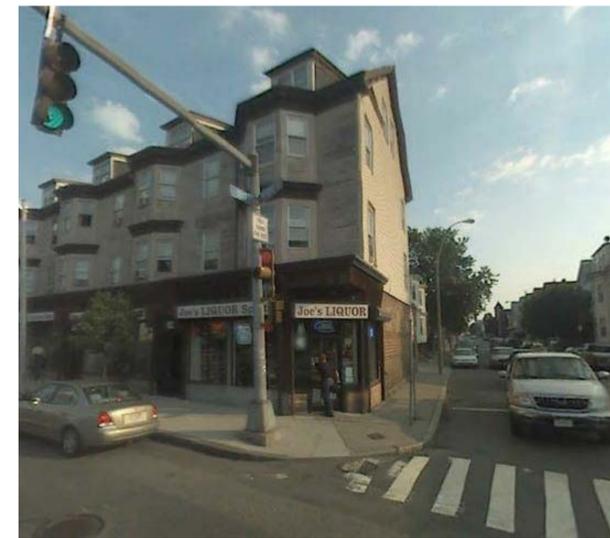
Perspective
Rendering

AV - 2

Broadway St Residences



AERIAL VIEW



NEIGHBORHOOD
CONTEXT

PROJECT NAME

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No.	Description	Date

Neighborhood
Photos

SP

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