

SITE LOCUS 119-135 HARVEY STREET
CAMBRIDGE, MA 02140

HARVEY STREET RESIDENCES

119-135 HARVEY STREET
CAMBRIDGE, MA 02140

- ** SPECIAL PERMIT SET 03-07-2011 **
- ** REVISED SUBMISSION 06-22-2011 **
- ** REVISED SUBMISSION 08-30-2011 **

LIST OF DRAWINGS		
NUMBER	TITLE	DATE ISSUED
A-0	COVER SHEET	08-30-2011
L-01	PRELIMINARY LANDSCAPE PLAN	08-30-2011
L-02	COMMON AND PRIVATE REAR YARD PERSPECTIVES	8-30-2011
VTP-1	SITE PLAN EXISTING CONDITIONS	03-07-2011
VTP-2	SITE PLAN PROPOSED CONDITIONS	8-30-2011
VTP-3	TYPICAL DETAILS	8-30-2011
AZ-1	ZONING LAYOUT	08-30-2011
AZ-2	HEIGHT & DENSITY STUDY	08-30-2011
AP-SP-0	PERSPECTIVE VIEWS	08-30-2011
AP-SP-1	ADDITIONAL PERSPECTIVE VIEWS	08-30-2011
A-SW	PROJECT SOLAR STUDIES	08-30-2011
AL-1	FIGURE GROUND, SITE SECTION & STREET ELEVATION	08-30-2011
AP-1	SITE PHOTOGRAPHS	03-07-2011
U-S-1	TYPICAL BUILDING SECTIONS	08-30-2011
U - 1	UNIT 1 PLANS AND ELEVATIONS	08-30-2011
U - 2 & 3	UNITS 2 & 3 PLANS AND ELEVATIONS	08-30-2011
U - 4 & 5	UNITS 4 & 5 PLANS AND ELEVATIONS	08-30-2011
U - 6 & 7	UNITS 6 & 7 PLANS AND ELEVATIONS	08-30-2011
U - 8-13-A	UNITS 8 TO 13 PLANS	08-30-2011
U - 8-13-B	UNITS 8 TO 13 ELEVATIONS	08-30-2011
U - 14-17-A	UNITS 14-17 PLANS	08-30-2011
U - 14-17-B	UNITS 14 TO 17 ELEVATIONS	08-30-2011
U - 18-20	UNITS 18 TO 20 PLANS AND ELEVATIONS	08-30-2011

OWNER:

YOUNG INVESTMENT LLC
477 CONCORD AVENUE
CAMBRIDGE, MA 02138
(617) 576-9900

ARCHITECT:

KHALSA DESIGN INC
17 IVALOO STREET, STE 400
SOMERVILLE, MA 02143
(617) 591-8682

LANDSCAPE ARCHITECT:

BLAIR HINES DESIGN ASSOCIATES
318 HARVARD STREET, STE 25
BROOKLINE, MA 02446
(617) 730-1180

CIVIL ENGINEER:

VTP ASSOCIATES
132 ADAMS STREET,
2ND FLR STE 3
NEWTON, MA 02458
(617) 332-8271



PROPOSED ARCHITECTURAL RENDERING
NTS

PROJECT NAME
HARVEY STREET
RESIDENCES

PROJECT ADDRESS
HARVEY STREET
CAMBRIDGE, MA

CLIENT
YOUNG INVESTMENT
LLC

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



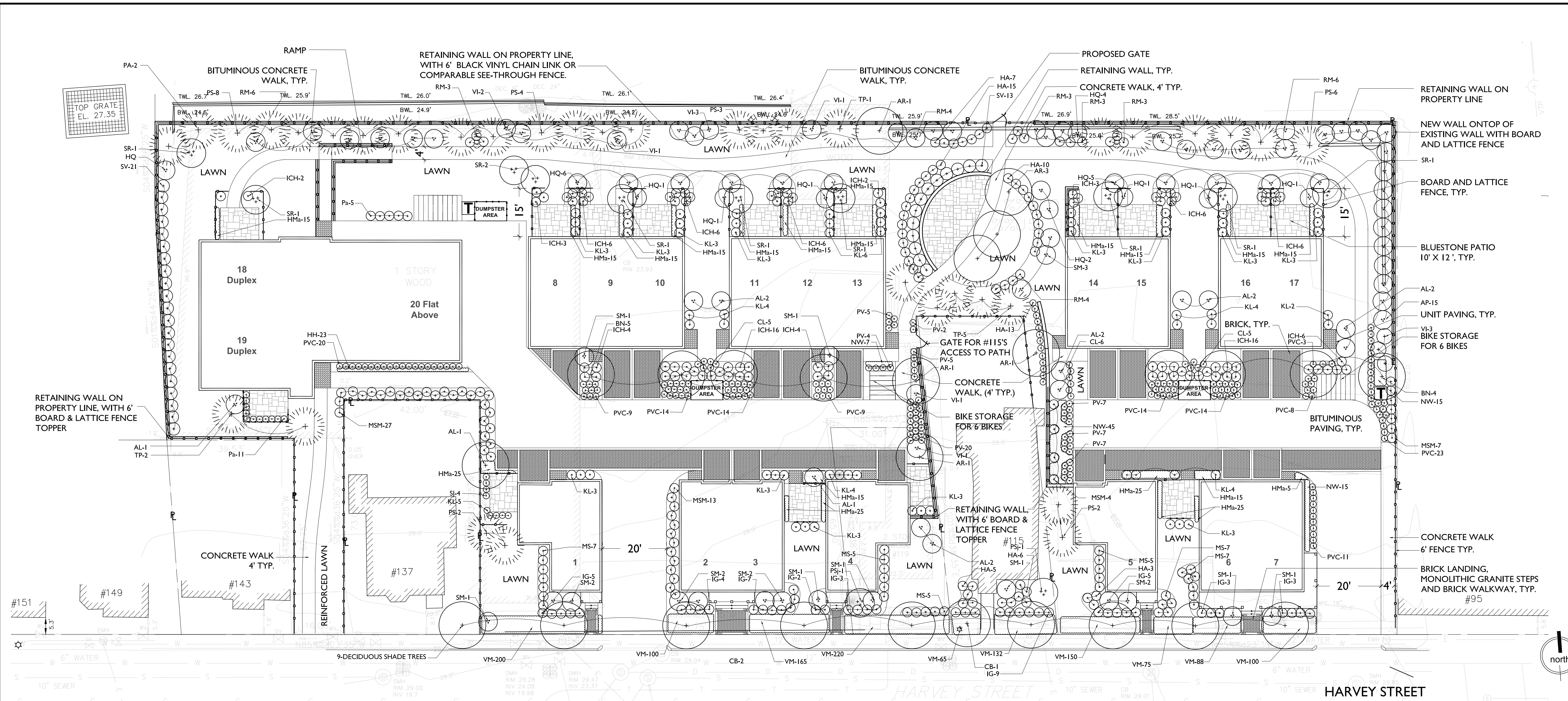
Project number
Date 03-07-2011
Drawn by WC
Checked by JSK
Scale NTS

REVISIONS

No.	Description	Date
1	PB/ Neighbors Comments	04-26-11
2	PB/ Neighbors Comments	06-22-2011
3	PB/ Neighbors Comments	08-30-2011

COVER SHEET

A-0



PROJECT NAME
HARVEY STREET RESIDENCES

PROJECT ADDRESS
 135 HARVEY STREET
 CAMBRIDGE, MA

CLIENT
 YOUNG INVESTMENT LLC

ARCHITECT
 KHALSA DESIGN INC.

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

CONSULTANTS:

LANDSCAPE ARCHITECT
 Blair Hines Design Associates
 318 Harvard Street, Suite 25
 Brookline, MA 02446
 T: 617-730-1180
 F: 617-608-5025
 W: www.blairhinesdesignassociates.com

CIVIL ENGINEER
 VYP ASSOCIATES
 132 Adams Street, 2nd Floor
 Newton, MA 02458
 T: 617-332-6271

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.

PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
	9	Deciduous shade trees		2.5"-3" cal.	B&B
AR	7	Acer rubrum 'Red Sunset'	Red Maple	2.5"-3" cal.	B&B
AL	12	Amelanchier laevis	Shadblow	7-8' ht.	B&B
BN	9	Betula nigra 'Heritage'	Heritage River Birch	2.5"-3" cal	B&B single stem
CB	1	Carpinus betulus 'Columnaris'	European Hornbeam	2"-2.5" cal.	B&B
PA	2	Picea abies	Norway Spruce	7-8' ht.	B&B
PS	25	Pinus strobus	White Pine	7-8' ht.	B&B
PSj	2	Prunus serrulata	Japanese Flowering Cherry	2"-2.5" cal.	B&B
SR	10	Syringa reticulata 'Ivory Silk'	Tree Lilac	2"-2.5" cal.	B&B
TP	8	Thuja plicata	Western Redcedar	7-8' ht.	B&B
SHRUBS					
AP	15	Aesculus parviflora	Bottebrush Buckeye	5 gal.	
HA	46	Hydrangea arborescens	Hydrangea	5 gal.	
HQ	23	Hydrangea quercifolia	Oakleaf Hydrangea	7 gal.	5 STEMS 36" MIN
ICH	80	Ilex crenata 'Hetzii'	Hetz Holly	5 gal.	
IG	43	Ilex glabra 'Compacata'	Inkberry	18"-24" ht.	
KL	68	Kalmia latifolia	Mountain Laurel	18"-24" ht.	
RM	29	Rhododendron 'Roseum Superbum'	Roseum Rhody	2.5"-3" ht.	B&B
SJ	4	Spiraea japonica 'Little Princess'	Pink Dwarf Spiraea	2 gal.	
SM	19	Syringa meyeri 'Miss Kim'	Miss Kim Lilac	36" ht.	
SV	12	Syringa vulgaris - Wedgewood Blue Blue	Common Lilac	4-5' ht.	B&B
SV	12	Syringa vulgaris - Albert Holden	Violet Common Lilac	4-5' ht.	B&B
SV	12	Syringa vulgaris - Hugo Koster	Lavender Common Lilac	4-5' ht.	B&B
VI	12	Viburnum 'Mariesii'	Doublefile Viburnum	3-4' ht.	

GRASSES

CL	17	Chasmanthium latifolium	Wild Oats (3')	2 gal.	Pots
HMA	285	Hakonechloa macra 'Aureola'	Hakone Grass	1 gal.	Pots 12" apart
MS	41	Miscanthus sinensis 'Gracillimus'	Maidengrass (5')	2 gal.	Pots, 3' spread
MSM	51	Miscanthus sinensis 'Morning Light'	Maidengrass (7')	2 gal.	Pots, 3' spread
PV	77	Panicum virgatum 'shenandoh'	Red Switch Grass	2 gal.	Pots
PVC	121	Panicum virgatum 'Cloud Nine'	Blue Switch Grass	2 gal.	Pots
Pa	16	Pennisetum alopecuroides 'Hameln'	Dwarf Fountaingrass (4')	2 gal.	Pots

PERENNIALS

EP	-	Echinacea purpurea	'Kim's Knee High' Low Purple Coneflower	2 gal.	Pots
GM	-	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	2 gal.	Pots
HH	23	Hemerocallis 'Happy Return'	Happy Return Daylily	2 gal.	Pots
HF	-	Hosta 'Francee'	Francee Hosta	2 gal.	Pots
NW	92	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 gal.	Pots, max. 24" ht.
VM	1230	Vinca minor	Vinca	4" pots	min. 4x vines per pot

NOTES: See specification for lawn seed mix.

REGISTRATION



Project number
 Date 08-29-2011
 Drawn by NA
 Checked by BH
 Scale 1/16"=1'-0"

REVISIONS

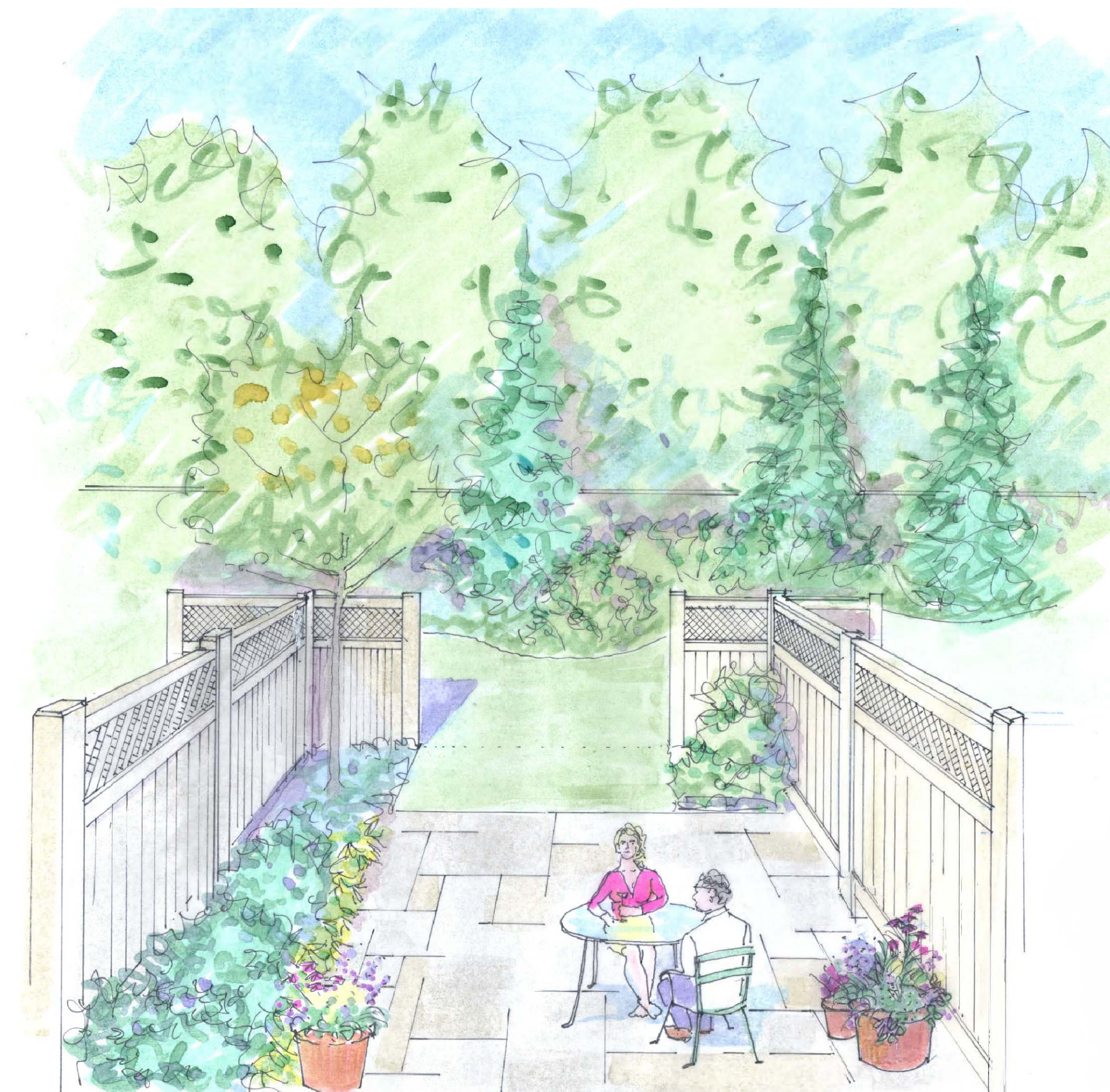
No.	Description	Date

L-1

16' 8' 4' 0'
SCALE: 1/16" = 1'-0"



PERSPECTIVE VIEW OF COMMON REAR YARD



PERSPECTIVE VIEW OF PRIVATE BACK YARDS

PROJECT NAME
HARVEY STREET RESIDENCES

PROJECT ADDRESS
135 HARVEY STREET
CAMBRIDGE, MA

CLIENT
YOUNG INVESTMENT LLC

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

LANDSCAPE ARCHITECT
Blair Hines Design Associates
318 Harvard Street, Suite 25
Brookline, MA 02446
T: 617-730-1180
F: 617-608-5025
W: www.blairhinesdesignassociates.com

CIVIL ENGINEER
VYP ASSOCIATES
132 Adams Street, 2nd Floor
Newton, MA 02458
T: 617-332-8271

REGISTRATION

Project number 11003
Date 03-07-2011
Drawn by MG
Checked by JSK
Scale 1/8"=1'-0"

REVISIONS		
No.	Description	Date
2	PB/ Neighbors Comments	06-22-11
3	PB/ Neighbors Comments	08-30-2011

PERSPECTIVE VIEWS OF REAR COMMON YARD & PRIVATE PATIOS

L-02

11003_HARVEY ST RESIDENCES



JAPANESE TREE LILAC FLOWERS



HERITAGE RIVER BIRCH



WESTERN REDCEDAR



RED MAPLE



RED OAK



ANNABELLE HYDRANGEA/FRANCEE HOSTA



GERANIUM WITH BLUESTONE



MESERVE HOLLY



COMMON LILAC



MISS KIM LILAC



JAPANESE MAPLE



HAKONACHLOA
MACRA AUREOLA



FOAM FLOWER



KIMS KNEE HIGH CONEFLOWER



BEVAN'S VARIETY GERANIUM



PINK BLOOMING EVERGREEN AZALEA



WALKER'S LOW CATMINT



FOUNTAIN GRASS



CONCRETE UNIT PAVING



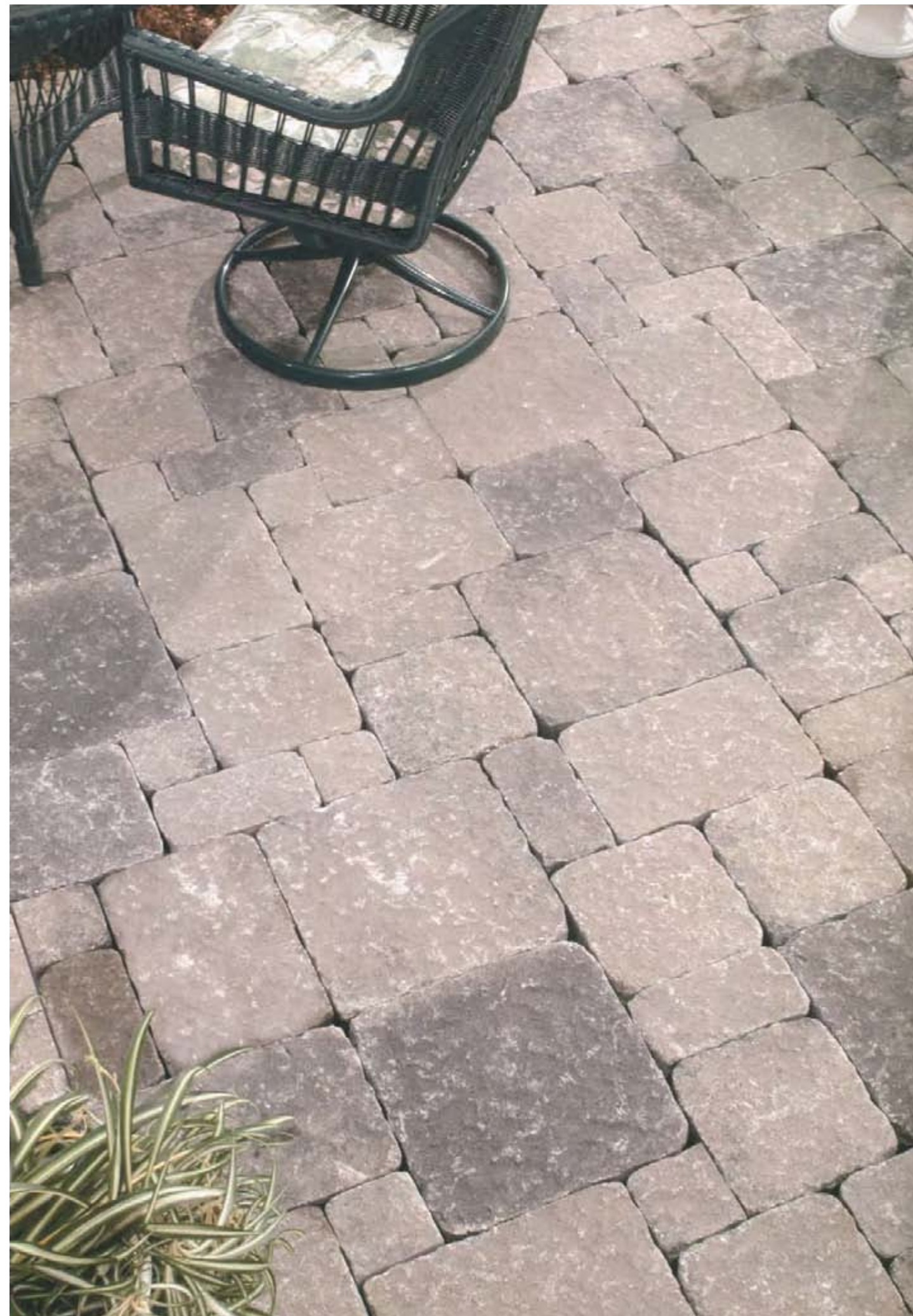
BRICK PAVING - RUNNING BOND PATTERN



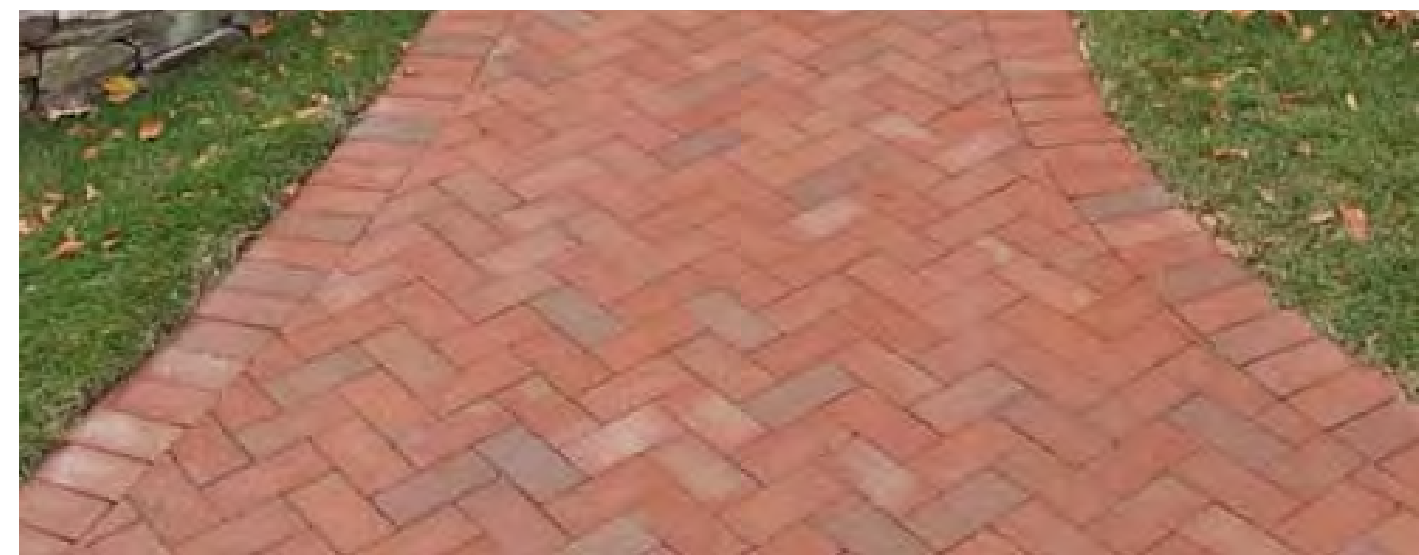
WOOD BOARD FENCES WITH 2' LATTICE TOPPER



WOOD BOARD FENCES WITH 2' LATTICE TOPPER



CONCRETE UNIT PAVING



BRICK PAVING - HERRINGBONE PATTERN WITH SOLDIER COURSE PERIMETER



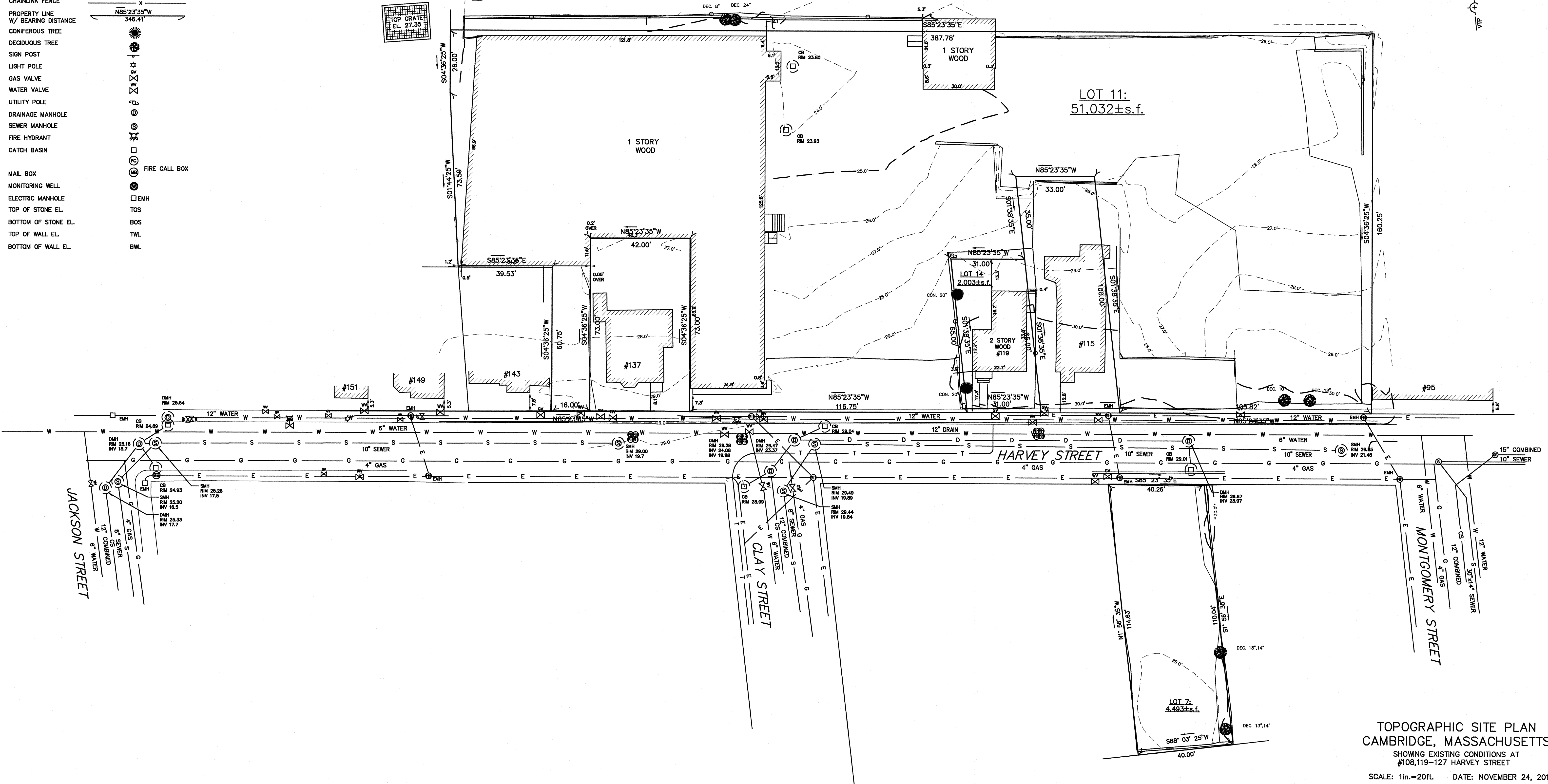
RANDOM RECTANGULAR BLUESTONE PAVING



CONCRETE UNIT BLOCK RETAINING WALL

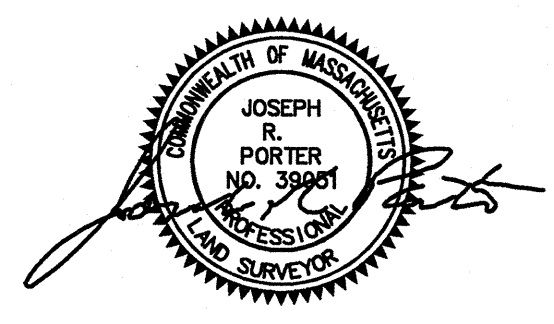
LEGEND

- STORM SEWER ——— D ———
- COMBINATION SEWER ——— CS ———
- SANITARY SEWER ——— S ———
- WATER MAIN ——— W ———
- OVERHEAD ELECTRIC ——— OE ———
- UNDER GROUND ELECTRIC ——— UE ———
- GAS MAIN ——— G ———
- CONTOUR ——— ZI ———
- BUILDING ——— [Hatched Area] ———
- PICKET FENCE ——— [Dashed Line] ———
- CHAINLINK FENCE ——— [Cross-hatched Line] ———
- PROPERTY LINE W/ BEARING DISTANCE ——— [Line with Bearing] ———
- CONIFEROUS TREE ——— [Star Symbol] ———
- DECIDUOUS TREE ——— [Circle with X Symbol] ———
- SIGN POST ——— [Circle with T Symbol] ———
- LIGHT POLE ——— [Circle with L Symbol] ———
- GAS VALVE ——— [Circle with V Symbol] ———
- WATER VALVE ——— [Circle with W Symbol] ———
- UTILITY POLE ——— [Circle with U Symbol] ———
- DRAINAGE MANHOLE ——— [Circle with D Symbol] ———
- SEWER MANHOLE ——— [Circle with S Symbol] ———
- FIRE HYDRANT ——— [Circle with H Symbol] ———
- CATCH BASIN ——— [Circle with C Symbol] ———
- MAIL BOX ——— [Circle with M Symbol] ———
- MONITORING WELL ——— [Circle with MW Symbol] ———
- ELECTRIC MANHOLE ——— [Square with EMH Symbol] ———
- TOP OF STONE EL. ——— [Circle with TOS Symbol] ———
- BOTTOM OF STONE EL. ——— [Circle with BOS Symbol] ———
- TOP OF WALL EL. ——— [Circle with TML Symbol] ———
- BOTTOM OF WALL EL. ——— [Circle with BWL Symbol] ———
- FIRE CALL BOX ——— [Circle with FCB Symbol] ———



TOPOGRAPHIC SITE PLAN
CAMBRIDGE, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#108,119-127 HARVEY STREET

SCALE: 1in.=20ft. DATE: NOVEMBER 24, 2010
PROJECT: 10200



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS.
#132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

