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**CITY OF CAMBRIDGE**  
Community Development Department

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**BRIAN P. MURPHY**  
*Assistant City Manager for  
Community Development*

**DEVELOPMENT CONSULTATION PROCEDURE  
CERTIFICATE OF COMPLIANCE**

**SUSAN GLAZER**  
*Deputy Director for  
Community Development*

Large Project Review: X

Applicant: YIHE Group, c/o Sean Hope, Hope Legal Offices

Owner: YIHE Group

Area of Special Planning Concern: Special District 1, a new building of more than 25,000 square feet

Location: 262 Monsignor O'Brien Highway

Zoning District: Special District 1

Type of Development: Construction of a 56 unit building of approximately 64,186 square feet.

Date of Consultation: February 11, 2013

Community Development Department Staff Comments: CDD staff notes that there is discussion regarding the applicability of Section 19.20 and the exclusion of the inclusionary floor area from the threshold.

No members of the public attended the review. The architect Jai Singh Khalsa of Khalsa Design Incorporated and Sean Hope of Hope Legal presented the proposal outlining how the requirements in Section 19.50 were met. A copy of this submittal is attached.

A Tree Study certified complete by the City Arborist is required for the Building Permit application.

For the Community Development Department

Elizabeth M. Paden



**KHALSA DESIGN INCORPORATED**  
*Architects & Engineers*

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17 Ivaloo Street, Suite 400, Somerville, MA 02143  
p.617-591-8682 / f. 617-591-2086

**Project Review for**  
**262 Monsignor O'Brien Highway**  
**Cambridge, MA 02444**

*Prepared and submitted by*

***Khalsa Design Inc.***  
***17 Ivaloo Street***  
***Suite 400***  
***Somerville, MA 02143***  
***617-591-8682***

***Hope Legal Law Offices***  
***130 Bishop Allen Drive***  
***Cambridge, MA 02139***  
***617-492-0220***

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT  
2013 JAN 14 PM 2:55



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*Architects & Engineers*

17 Ivaloo Street, Suite 400, Somerville, MA 02143  
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*Project Review for 262 Monsignor O'Brien Highway, Cambridge, MA*

**January 9, 2013**

**To: City of Cambridge, Community Development Department**

**RE: "The Ivy" Residences, 262 Monsignor O'Brien Highway, Cambridge, MA 02444**

**Project Overview:** The Ivy Residences hereinafter referred to as ("the Ivy") is a residential development providing 56 dwelling units with 56 parking spaces at and below grade. The parcel (19,078sf) is sited in the Special District 1 zoning district and abuts the residence C-1 district. Presently the parcel contains a car wash that is to be demolished as part of the proposal.

The proposed development has a base floor area ratio of 2.41 totaling 49,999sf not including inclusionary and density bonuses. *See Drawing A-101 for Zoning Summary.*

**Section 19.50 - Building Site Plan Project Review**

**19.51 Applicability**

**19.51.1: Applicable Zoning Districts.** This Section 19.50 shall apply in the following zoning districts:

(1) All Office, Business, and Industrial Districts and NP districts, and any Special District for which an office, business or industrial district serves as the underlying base regulation (SD-1, SD-3, SD-5, SD-7, SD-8, and SD-11).

**The parcel is sited in the SD-1 Zoning District.**

2) Residence C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C-3B districts, and any Special District for which any one of these residence districts serves as the underlying base regulation (SD-2, and SD-6) for a building or portion of a building within one hundred (100) feet of a public street.

**Section 19.51.2: Applicable Construction.** The building design and site development requirements set forth in this Section 19.50 shall be required for the following construction projects:

(1) Any new building or structure of twenty-five thousand (25,000) gross square feet or more.

**The proposed building gross floor area is 64,186sf including inclusionary and density bonuses .**



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**Section 19.52: *Heights and Setbacks.*** The Provisions of this Section 19.52 shall not apply to special District 8.

- (1) For development on a lot abutting a lot in a residential zoning district having a more restrictive height limit, the cornice line of the principal wall plane facing the residential zoning district line shall not exceed by more than twenty (20) feet at any point the maximum height permitted in the residential zoning district. Any portion of the building rising above the cornice line shall be located below a forty-five (45) degree bulk control plane starting at ground level at the zoning district line, subject to the following provisions.

**The project abuts the residence C-1 zoning district which has a more restrictive height limit than the SD-1. See sheet A-300 & A-005 for how the bulk control plane is being applied to this project.**

**Section 19.53: *Location of Use.***

- (1) In Mixed-use developments containing a residential component (Section 4.31- Residential uses, excluding Hotel and Motel use), the housing shall be located on the lot adjacent to existing residential uses located on abutting lots or across a street or shall be located adjacent to an existing abutting residential zoning district, including a district located across the street.

**The Ivy is a 100% residential building and does not contain commercial uses.**

**Section 19.54: *Historic Resources.*** No building permit pursuant to a Certificate of Compliance issued for a project subject to this Section 19.50 shall be issued until at least one of the following events has occurred:

- (1) The project has received, where applicable, a Certificate of Appropriateness, Hardship, or non-applicability from the Cambridge Historical Commission under the provisions of M.G.L. Chapter 40C and/or Chapter 2.78, Articles I or III, Cambridge city Ordinances, or from a Neighborhood Conservation District Commission under Chapter 2.78, Article III.
- (2) Where a building on the site has been determined by the Cambridge Historical Commission to be a Preferably Preserved Significant Building under the provisions of Chapter 2.78, Article II, Cambridge City Ordinances, or the six month demolition delay period has expired.

**The proposed parcel does not contain a structure that has been determined to be preferably preserved under the provision of Chapter 2.78 nor is a Certificate of Appropriateness, Hardship, or non-applicability under the provisions of M.G.L. Chapter 40C and/or Chapter 2.78, Articles I or III, Cambridge city Ordinances, or from a Neighborhood Conservation District Commission under Chapter 2.78, Article III required.**



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**Section 19.55: Landscaping.** The area between the principal wall plane of a building and a public street or public park, whether required or provided, shall be devoted to Green Area (as defined in Article 2.000), expansion of the adjacent public sidewalk, park area, or other landscaped area or paved pedestrian area and extending along the entire length of the lot facing the street or park. Areas devoted to motor vehicular use are prohibited from this area with the exception of access drives providing direct access to parking and service facilities located elsewhere on the site and which shall be limited to a total of thirty (30) feet of width for any individual driveway for each one hundred (100) feet of lot frontage.

**The side of the proposed building facing Gore Park has a proposed walkway adjacent to the community spaces (fitness center / bike storage) as well as plantings and planters both above this space and along it. The rear portion of the site abutting Gore Park and the Residential Zone will be densely landscaped per drawings L-1 & L-2.**

**Section 19.56: Pedestrian Environment.** The portion of the ground floor of a building (defined as the first floor of a building located either at mean grade or no more than four feet above the mean grade of the building) and the floors above that face and are within one hundred (100) feet of a public street or directly abuts and is within one hundred (100) feet of a public park shall consist of space routinely occupied by people throughout normal business hours engaged in those activities for which the building is principally intended to accommodate, including but not limited to, retail stores sales areas; consumer service businesses; general professional and agency offices; institutional offices, classrooms and dormitories; building lobbies, residential units, manufacturing and research and development activities, etc. (but excluding specifically parking and loading facilities), subject to the following requirements.

- (1) The actively used area shall have a depth of at least 20 feet, or the depth of the building if less.

**The side of the proposed building facing Gore Park contains community spaces as well as a pedestrian promenade along the property line. These spaces can be seen on drawing (A-101 Street Level Plan). These spaces provide a buffer between the parking garage and Gore Park.**

- (2) The facades shall consist of a minimum twenty-five (25) percent clear glass in total for the facade and at the ground floor subject to the following further provisions.

**Drawing A-005 denotes the Glazing percentages on the Elevations as follows. Elevation 1 contains 38% Glazing. Elevation 2 contains 37% Glazing. Elevation 3 contains 40% Glazing. Elevation 4 contains 32% Glazing.**

- (a) At Ground floor; the minimum amount of clear glass shall be increased to fifty (50) percent of the area of the facade of the ground floor where retail and office uses are established (Section 4.34 - Office and Laboratory Uses, paragraphs a-e, and Section 4.35 - Retail Business and Consumer Service Establishments).



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For purposes of this Section 19.56, the area of the facade of any given floor shall be measured vertically from the finished interior floor to the underside of the structural joists of the floor above.

**The proposed development is 100% residential and does not propose any of the non-residential uses listed in Sections 4.34 a-e or 4.35. The proposed Ground Floor Glazing is 62% of facade.**

(4) At least one building entrance shall front on a street where the building abuts a street.

**Drawing A-101 shows entrance vestibule faces both Monsignor O'Brien Highway as well as the drop off area for the proposed building.**

Where a freestanding parking garage is established, the requirements of this Section 19.55 shall apply only to the ground floor of the structure. Exempt from this requirement shall be one two-way access drive to accessory parking located elsewhere on the lot and the area necessary to meet the minimum zoning required for loading facilities provided that no more than twenty-five (25) percent of the total length of any one facade is occupied by all such facilities.

**There are no freestanding parking facilities proposed on the site.**

**Section 19.57: *Parking.*** On-grade surface parking shall not be placed in front of the principal front wall plane of a building, extended across the entire width of a lot, unless the parking is screened from view from the public street by other buildings. Where the lot width at the Principal Front Wall Plane of the building is greater than 300 feet, the provisions of this paragraph shall only apply to that portion of the front yard extending beyond the side facades of the building, parallel to the front lot line, equal in length to the side yard setback(s) that would otherwise be required for the building in the district within which it is located.

**The on-grade surface parking is screened from the public view by adjacent buildings on both sides by building community spaces (fitness center/bike storage) and adjacent buildings.**

**Section 19.58: *Mechanical Equipment, Refuse Storage, and Loading Areas.*** All mechanical equipment, refuse storage, or loading areas serving the building or its occupants that are (1) carried above the roof, (2) located at the exterior building wall or (3) located outside the building, shall meet the requirements listed below. Mechanical equipment includes, but is not limited to, ventilation equipment including exhaust fans and ducts, air conditioning equipment, elevator bulkheads, heat exchangers, transformers and any other equipment that, when in operation, potentially creates a noise detectable off the lot. The equipment and other facilities:

(1) Shall not be located within any required setback. Where no setback is required, it shall not be located closer than 10 feet to any property line or it shall be entirely contained within the building. This Paragraph (1) shall not apply to electrical equipment whose location is mandated by a recognized public utility.



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(2) When on the ground, shall be permanently screened from view from adjacent public streets that are within 100 feet of the building, or from the view from abutting property in separate ownership at the property line. The screening shall consist of densely planted shrubs or trees equal or greater in height at the time of installation than the equipment or facilities to be screened, or a fence of equal or greater height that is comparable in quality to the materials used on the principal facades of the building, with no more than twenty-five (25) percent of the face of the fence open. When carried above the roof, shall be permanently screened from view, from the ground, from adjacent public streets and any abutting residentially used lot or lots in a residential zoning district. The screening shall be at least 50% opaque, uniformly distributed across the screening surface.

When carried above the roof, shall be permanently screened from view, from the ground, from adjacent public streets and any abutting residentially used lot or lots in a residential zoning district. The screening shall be at least 50% opaque, uniformly distributed across the screening surface.

**Mechanical equipment will be located on the portion of the roof furthest away from the residential zone not in any required side yard setback or within 10' of any property line unless completely enclosed. Additionally the mechanical equipment will be screened by walls covered in the same material being used elsewhere on the building so that mechanical equipment is not only shielded but appears to be a part of the original design. Additionally this equipment will also be screened by several plantings as shown on Drawing L-3. For location of rooftop equipment see Drawing A-110.**

(3) Shall be designed to meet all city, state and federal noise regulations, as applicable, as certified by a professional acoustical engineer if the Department of Inspectional Services deems such certification necessary.

(4) That handle trash and other waste, shall be contained within the building or screened as required in this Section 19.58 until properly disposed of.

**All thrash and other waste shall be contained within the building or screened consistent with the requirement of Section 19.58.**

**Section 19.59: Open Space.** At least 15% of the lot shall consist of any combination of Green Area or Permeable Open Space as defined in Article 2.000. This requirement may be met on a lot held in the same ownership, provided the Open Space is located within 300 feet of the development lot and does not serve to meet the requirement of this Section 19.59 for any other development.

**The project provides 24% Open Space on the site. See Drawing A-101 for area noted as Open Space.**



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**Section 19.510: *Green Building Requirements.***

**The proposed project including inclusionary and density bonuses exceeds 50,000 square feet of gross floor area. Therefore we will meet a LEED level of Silver for this project. The applicant will hire a LEED consultant and advisor to ensure a LEED Silver project and satisfaction of the section 22.20 requirements.**



202 Mun. O'Brien Highway

Feb 4, 2013

Contact info

Liza Paden	CDD	
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**Paden, Liza**

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**From:** Jason Stockmann [bauhaus2@gmail.com]  
**Sent:** Monday, January 28, 2013 11:39 PM  
**To:** Paden, Liza  
**Subject:** 262 Monsignor O'Brien Highway construction site public meeting

Ms. Paden,

I am writing to inquire about the Large Project Review for 262 Monsignor O'Brien Highway occurring on February 4, 2013 at the City Hall Annex. Unfortunately I will be on travel and unable to attend, but I was wondering if you could provide me with more information about the proposed project. I was also wondering if you could record my comments in absentia:

I would welcome more construction and development in the neighborhood. My primary residential concern is about noise from the buses on the Monsignor O'Brien Highway. With three bus routes offering frequent service on the highway, a huge amount of noise is generated, effecting residences in the nearby neighborhood. MBTA buses are unusually noisy, and it is impossible to keep the noise out of one's home, even with the windows closed. The bus noise causes me a great deal of discomfort and stress inside my home. Any efforts to mitigate this bus noise, perhaps by modifying bus engines to reduce noise, planting more trees along the highway, or building a noise-barrier wall would be greatly welcomed. Perhaps such remediation could be proposed as part of the scope of the project at 262 Monsignor O'Brien site.

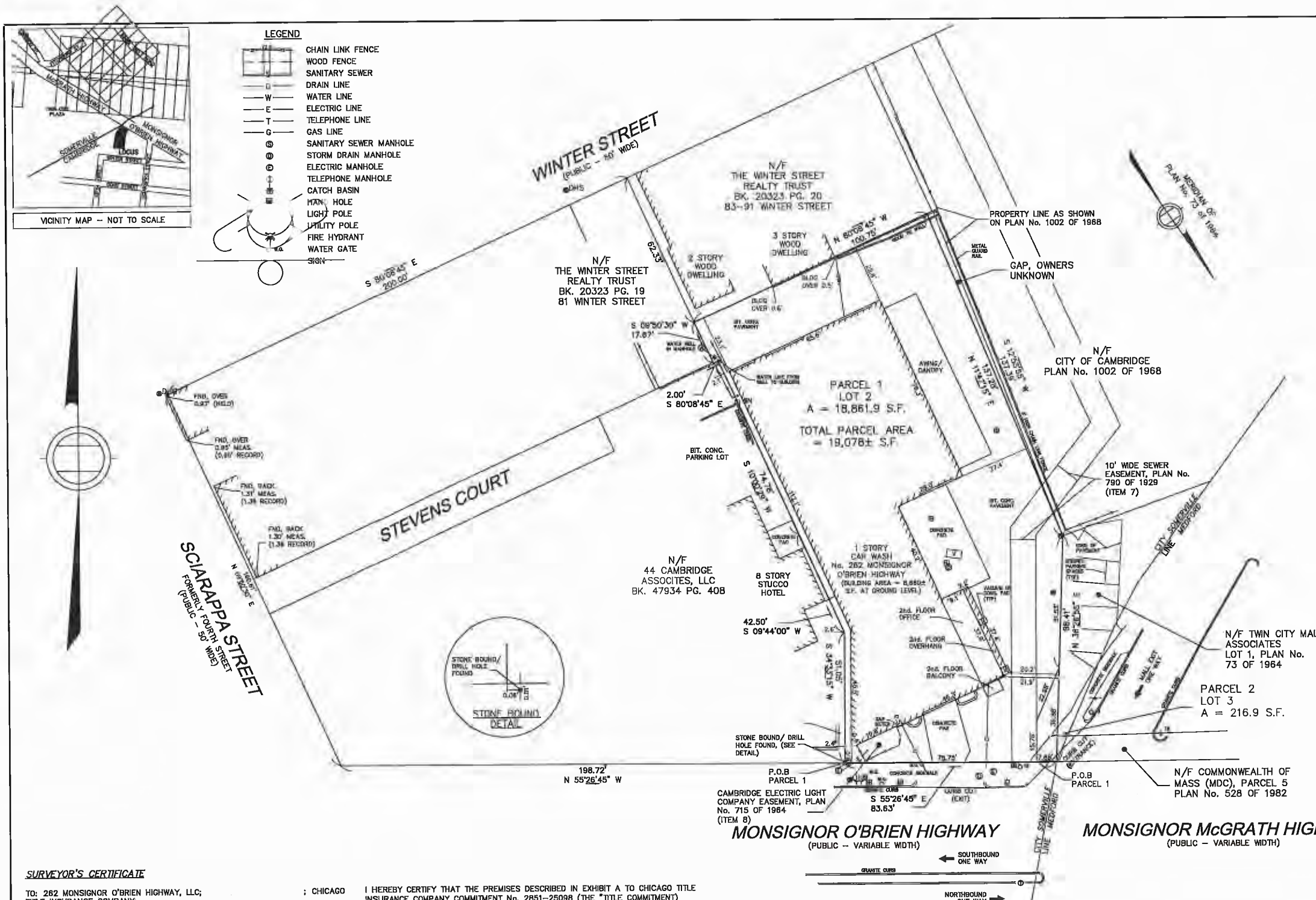
Thank you for your consideration.

Sincerely,

Jason Stockmann  
103 Gore St Apt 8  
Cambridge, MA 02141

315-450-3309





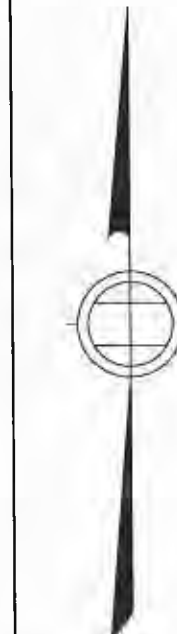
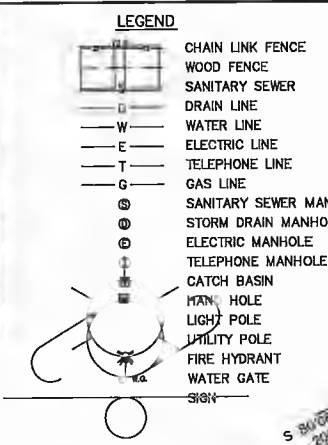
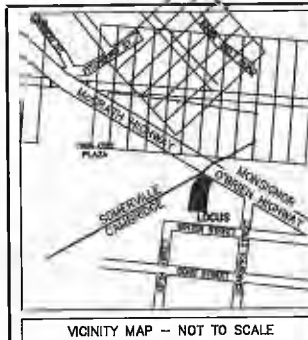
**LEGAL DESCRIPTION:**  
**PARCELS 1**  
 BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE LINE OF THE MONSIGNOR O'BRIEN HIGHWAY, SAID POINT BEING ONE HUNDRED AND NINETY-EIGHT AND 72/100 (198.72) FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF FOURTH STREET AND THE MONSIGNOR O'BRIEN HIGHWAY; THENCE TURNING AND RUNNING SOUTHERLY BY THREE COURSES: S34-33-15 W FIFTY-ONE AND 5/100 (51.05) FEET, S9-44-00W FORTY-TWO AND 50/100 (42.50) FEET AND S10-00-29W SEVENTY-FOUR AND 78/100 FEET (74.78) FEET TO A POINT, SAID POINT BEING EIGHTY (80.00) FEET FROM THE NORTHERLY SIDELINE OF WINTER STREET; THENCE TURNING AND RUNNING WESTERLY BY A LINE EIGHTY (80.00) FEET AND PARALLEL TO WINTER STREET S80-08-44E TWO AND 0/100 (2.00) FEET TO A POINT TWO HUNDRED (200.00) FEET FROM THE WESTERLY LINE OF FOURTH STREET; THENCE TURNING AND RUNNING SOUTHERLY BY A LINE TWO HUNDRED (200.00) FEET FROM AND PARALLEL TO FOURTH STREET, S9-50-30W SEVENTEEN AND 67/100 (17.67) FEET TO A POINT SIXTY-TWO AND 33/100 (62.33) FEET FROM THE NORTHERLY LINE OF WINTER STREET; THENCE TURNING AND RUNNING WESTERLY BY A LINE SIXTY-TWO AND 33/100 (62.33) FEET FROM AND PARALLEL TO WINTER STREET N80-08-45W ONE HUNDRED AND 75/100 (100.75) FEET TO A POINT; THENCE TURNING AND RUNNING NORTHERLY BY SEVERAL COURSES TO THE SOUTHWESTERLY SIDELINE OF MONSIGNOR O'BRIEN HIGHWAY, SAID COURSES BEING: N11-47-15E ONE HUNDRED AND THIRTY-SEVEN AND 28/100 (137.28) FEET, N36-26-55E FIFTY-ONE AND 53/100 (51.53) FEET, N57-52-40E TWENTY-TWO AND 98/100 (22.98) FEET, N34-33-15E FIFTEEN AND 76/100 (15.76) FEET; THENCE TURNING AND RUNNING SOUTHEASTERLY BY MONSIGNOR O'BRIEN HIGHWAY S55-26-45E SEVEN AND 75/100 (75.75) FEET TO THE POINT OF BEGINNING

**PARCEL 2**  
 BEGINNING ON THE SOUTHWESTERLY SIDELINE OF MONSIGNOR O'BRIEN HIGHWAY AT THE NORTHWESTERLY CORNER OF LOT 2 SHOWN ON SAID PLAN; THENCE TURNING AND RUNNING BY THE WESTERLY SIDELINE OF LOT 2 AS SHOWN ON PLAN ABOVE REFERRED TO BY TWO COURSES, SAID COURSES BEING S34-33-15W FIFTEEN AND 76/100 (15.76) FEET, S57-52-40W TWENTY-TWO AND 98/100 (22.98) FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 1 AS SHOWN ON SAID PLAN; THENCE BY THE LINE DIVIDING SAID LOTS 1 AND 2 AS SHOWN ON SAID PLAN EXTENDED TO THE SOUTHWESTERLY SIDELINE OF THE MONSIGNOR O'BRIEN HIGHWAY N36-26-55E THIRTY SIX AND 88/100 (36.88) FEET; THENCE TURNING AND RUNNING BY THE MONSIGNOR O'BRIEN HIGHWAY S55-26-45E SEVEN AND 88/100 (7.88) FEET TO THE POINT OF BEGINNING.

**SCHEDULE B - SECTION 2 EXCEPTIONS**  
 SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- 1-4, NOT SURVEY ITEMS.
- 5, ANY FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND.
- 6, THE EXACT ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN THE DESCRIPTION SHEET ANNEXED OR THE PLAN(S) THEREIN REFERRED TO.
- 7, TAKING BY THE CITY OF CAMBRIDGE OF SEWER EASEMENTS DATED JUNE 16, 1929 AND RECORDED IN BOOK 5371, PAGE 186.
- 8, RIGHTS AND EASEMENTS SET FORTH IN GRANT TO CAMBRIDGE ELECTRIC LIGHT COMPANY DATED JUNE 17, 1964 AND RECORDED IN BOOK 10558, PAGE 240.
- 9, TERMS AND PROVISIONS OF LEASE IN WHICH LECHMERE CAR WASH IS THE LESSEE, NOTICE OF WHICH IS DATED JULY 1, 1976 AND RECORDED AT BOOK 13169, PAGE 720. (NOT A SURVEY ITEM)
- 10, MATTERS DISCLOSED ON PLAN DATED NOVEMBER 21, 1963 AND RECORDED IN BOOK 10449, PAGE 197.

**NOTES:**  
 1. 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. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.  
 2. THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE LOCUS PARCEL.  
 3. DCI IS NOT AWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. ADDITIONALLY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
 4. BASED ON A VISUAL INSPECTION ON JUNE 27, 2008 BY DESIGN CONSULTANTS, INC (DCI) THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. IT WAS ALSO NOTED THAT THERE WAS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



**SURVEYOR'S CERTIFICATE**  
 TO: 262 MONSIGNOR O'BRIEN HIGHWAY, LLC;  
 TITLE INSURANCE COMPANY;  
 CHICAGO  
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 7A, 7B1, 8, 9, 10, 11B, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF AND TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I HEREBY CERTIFY THAT THE PREMISES DESCRIBED IN EXHIBIT A TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 2851-25098 (THE "TITLE COMMITMENT") ARE THE SAME PREMISES AS SHOWN ON THE SURVEY.  
 I HEREBY CERTIFY THAT THE PREMISES DESCRIBED IN TITLE COMMITMENT, INCLUDING THE LOTS OR PORTIONS OF LOTS DESCRIBED THEREIN, TAKEN AS A TRACT, COMPRISES ONE CONTIGUOUS PARCEL OF LAND WITH NO GAPS OR GORES.  
 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C (AREA OF MINIMAL FLOODING) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 250186 0003B, HAVING AN EFFECTIVE DATE OF JULY 5, 1982.

**LOCUS TITLE INFORMATION**  
**262 MONSIGNOR O'BRIEN HIGHWAY**  
 OWNER: DOMENIC A. PREVITE & PATRICIA M. PREVITE, TRUSTEES OF THE 262 MONSIGNOR O'BRIEN HIGHWAY REALTY TRUST  
 DEED REFERENCE: BK. 50285 PG. 205  
 PLAN REFERENCE: PLAN No. 73 OF 1964  
 ASSESSORS: MAP 22, LOT 22

**PLAN REFERENCES**  
 PLAN No. 73 OF 1964  
 PLAN No. 1454 OF 1929  
 PLAN No. 1002 OF 1968  
 PLAN No. 83 OF 1969

P.L.S. \_\_\_\_\_  
 BRYAN H. SLACK, P.L.S. MASS. REGISTRATION NO. 36393  
 DATE: \_\_\_\_\_

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**Design Consultants, Inc.**  
 Consulting Engineers and Surveyors  
 DESIGN CONSULTANTS BUILDING  
 265 MEDFORD STREET  
 SOMERVILLE, MA 02143  
 (617) 778-8360

SCALE:			
HORIZ: 1" = 20'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: S.G.  
 CALCS: M.L.  
 CHECKED: B.H.S.  
 APPROVED: J.H.H.

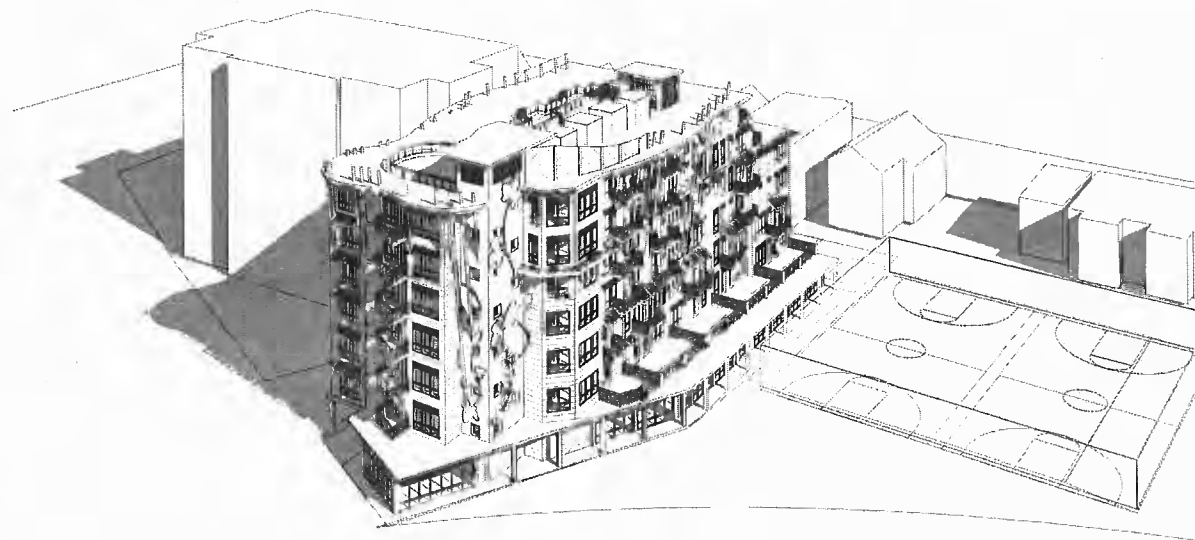
ALTA/ACSM LAND TITLE SURVEY PLAN  
 262 MONSIGNOR O'BRIEN HIGHWAY

PLAN OF LAND IN CAMBRIDGE, MASS.  
 SURVEYED FOR  
 262 MONSIGNOR O'BRIEN HIGHWAY LLC

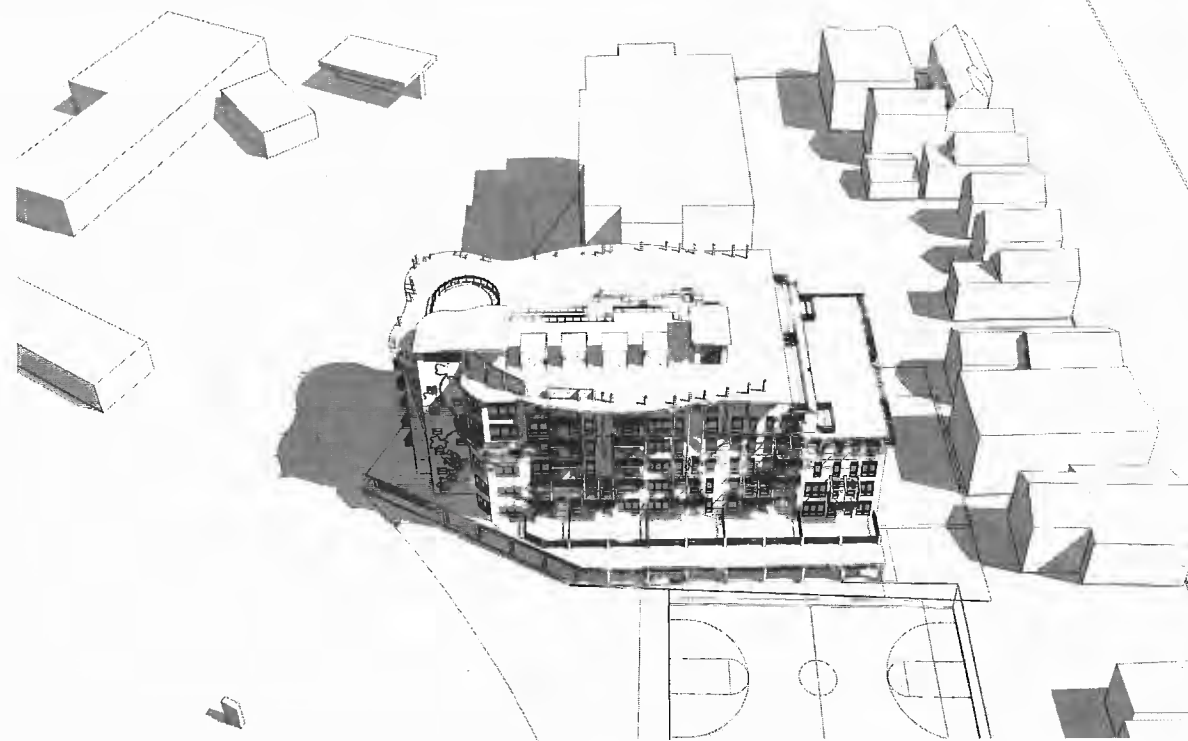
PROJECT NO. 2008-02B  
 DATE: JULY 1, 2008  
 SHEET NO. 1 OF 1

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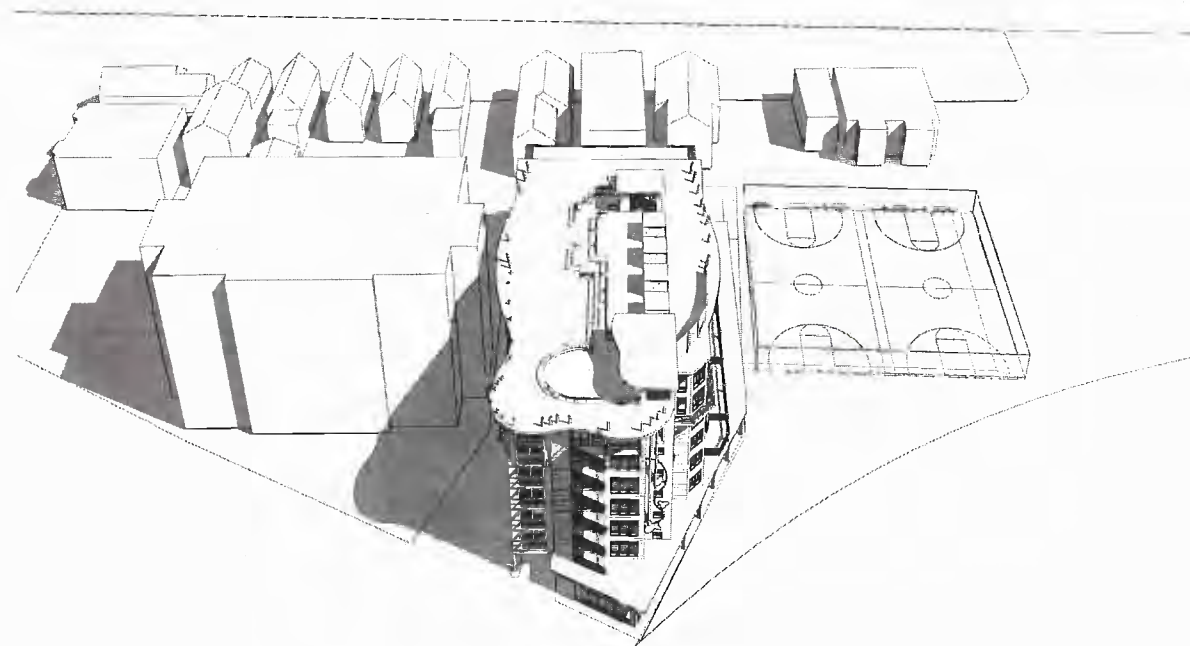




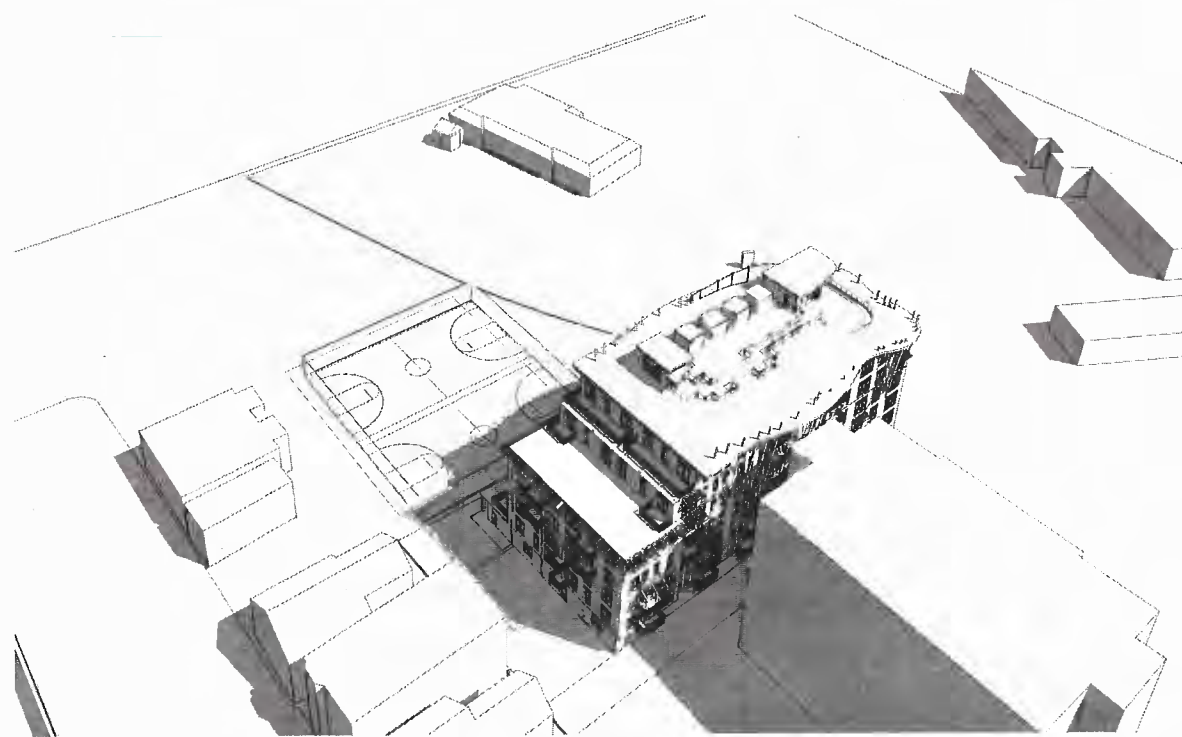
2 Aerial 2



4 Aerial 5



1 Aerial 3



3 Aerial 4

PROJECT NAME

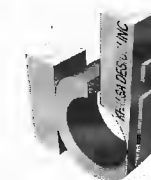
**262 MSB Residences**

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT

**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**



17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143

TELEPHONE: 617-591-5882 FAX: 617-591-2066

CONSULTANTS:

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Scale	

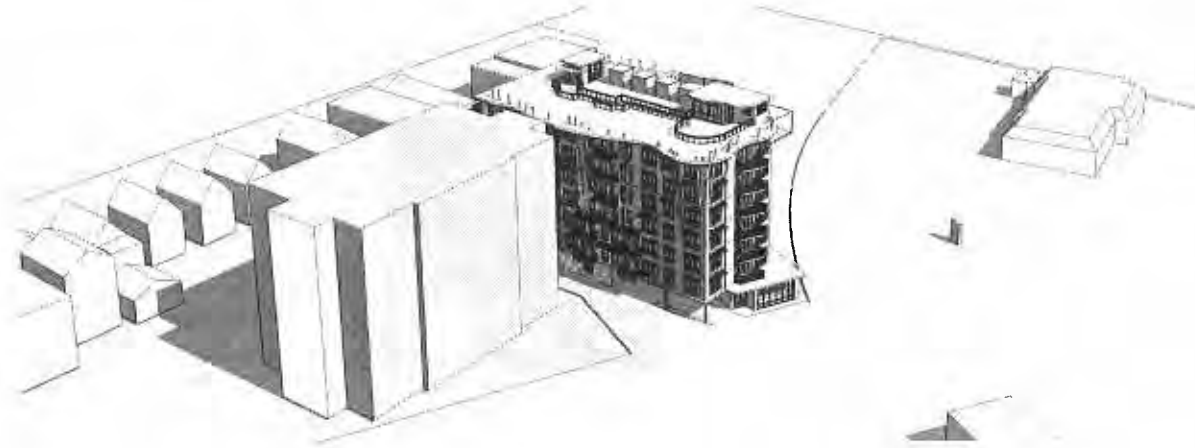
REVISIONS

No.	Description	Date

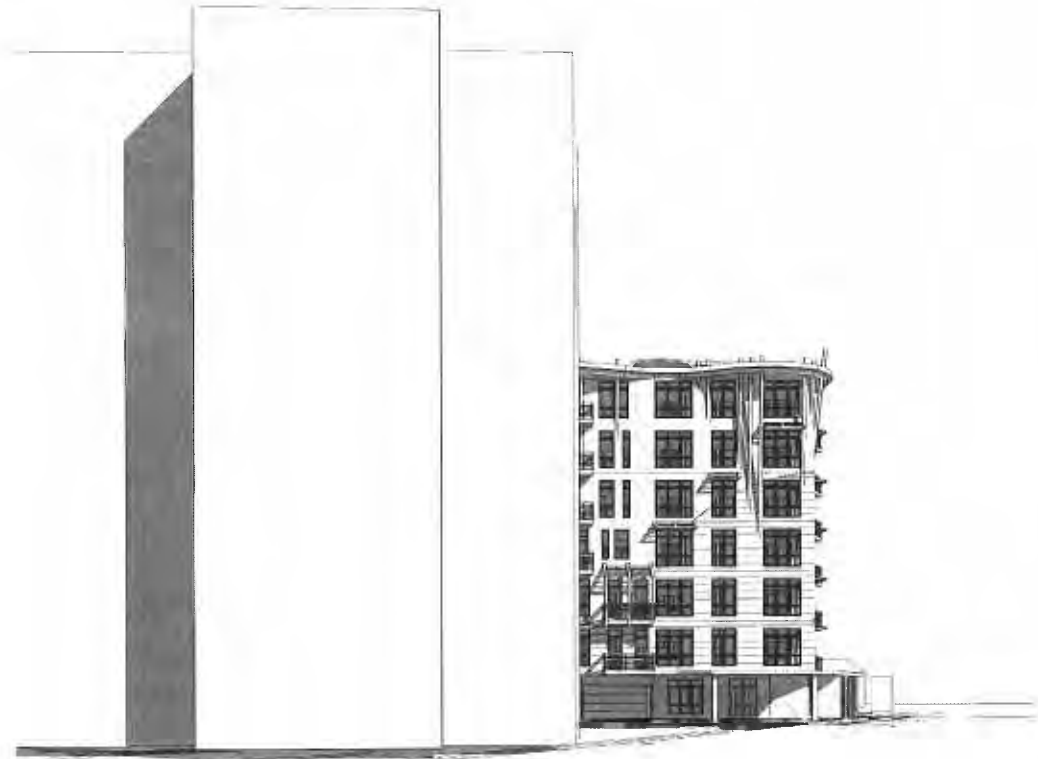
Site Context

**A-002**

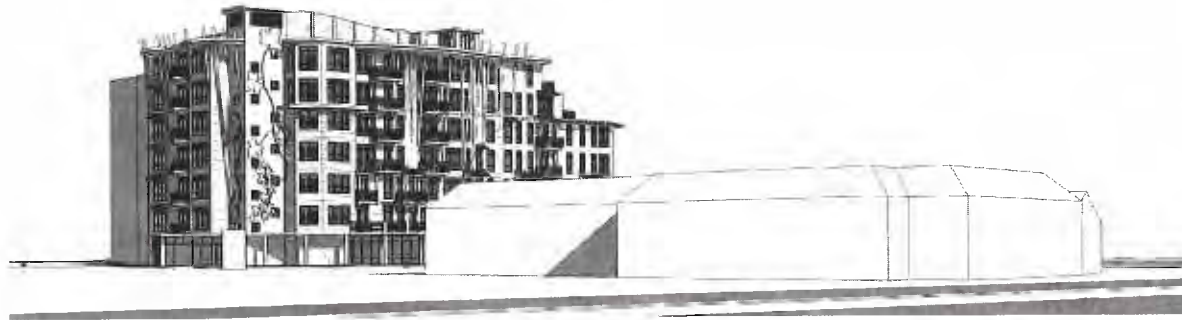
262 MSB Residences



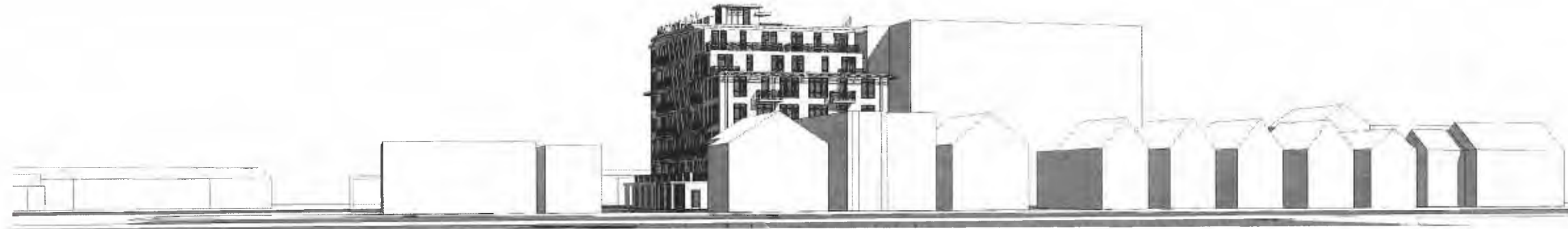
① Aerial 6



② View from Mons. O'Brien East



③ View from Storage Company



④ Rear View from Gore Street

PROJECT NAME

**262 MSB  
Residences**

PROJECT ADDRESS  
262 Monsignor O'Brien  
Highway  
Cambridge, MA 02444

CLIENT

**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

TELEPHONE: 617-591-5682 FAX: 617-591-2086

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REVISIONS

No.	Description	Date

Site Context

**A-003**

262 MSB Residences

TOTAL BUILDING FAR =  
64,186 SQ FT

PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT  
**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**



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Scale 3/64" = 1'-0"

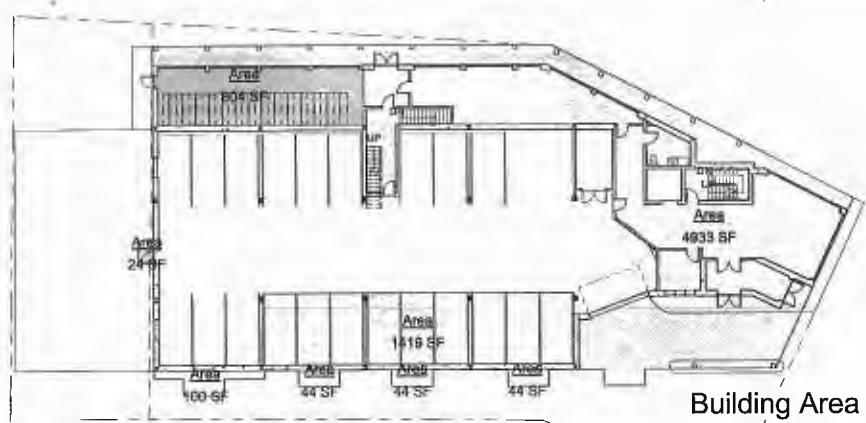
REVISIONS

No.	Description	Date

Area Plans

**A-004**

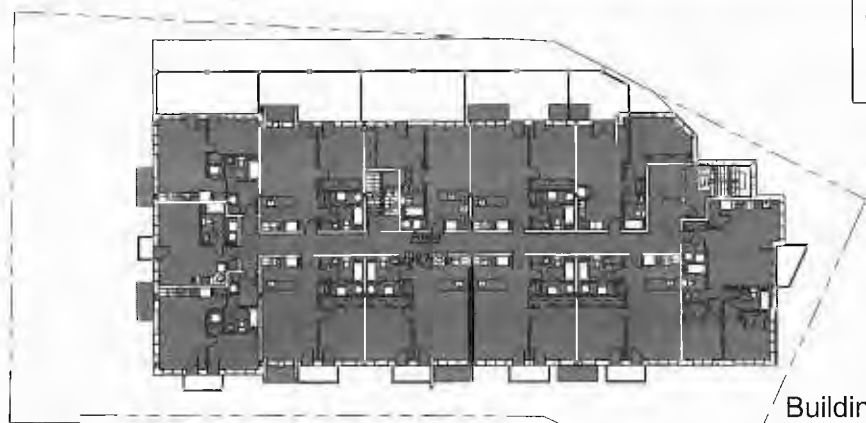
262 MSB Residences



① Street Level  
3/64" = 1'-0"

Building Area Legend

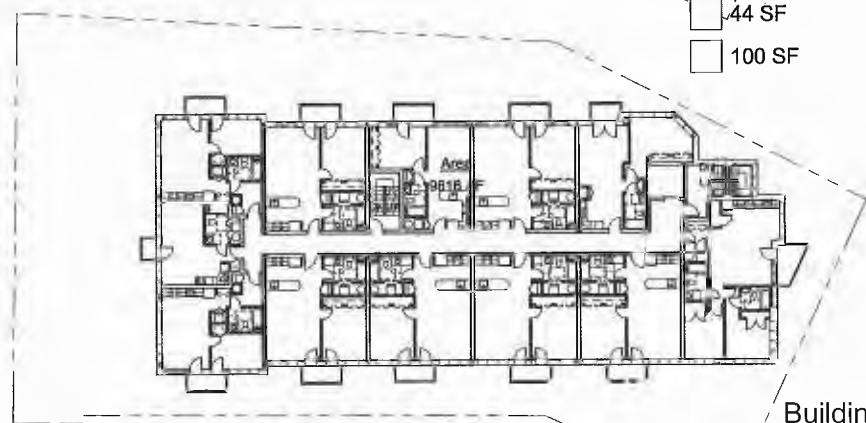
- 24 SF
- 44 SF
- 100 SF
- 804 SF
- 1419 SF
- 4933 SF



② Level 2  
3/64" = 1'-0"

Building Area Legend

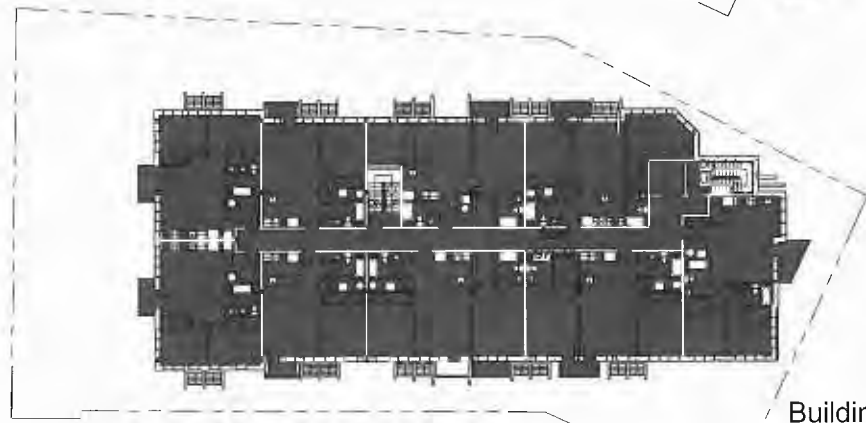
■ 9927 SF



③ Level 3  
3/64" = 1'-0"

Building Area Legend

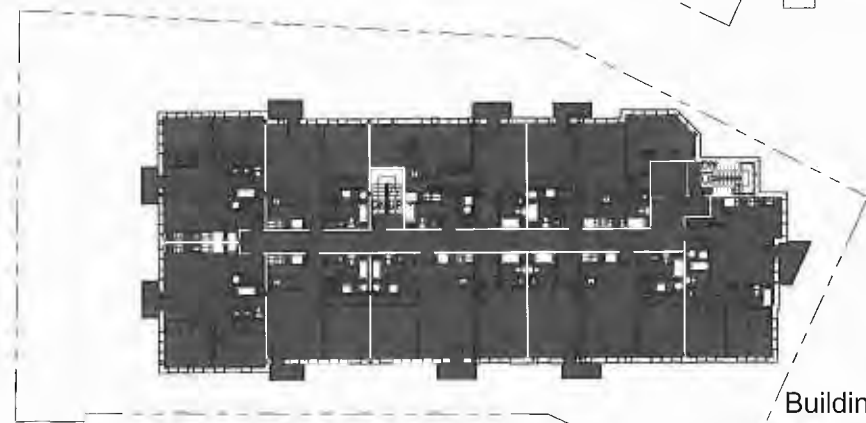
■ 9616 SF



④ Level 4  
3/64" = 1'-0"

Building Area Legend

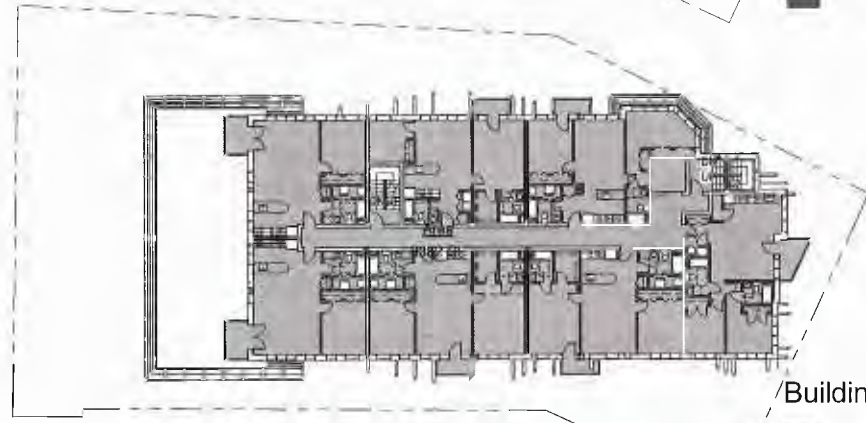
■ 9975 SF



⑤ Level 5  
3/64" = 1'-0"

Building Area Legend

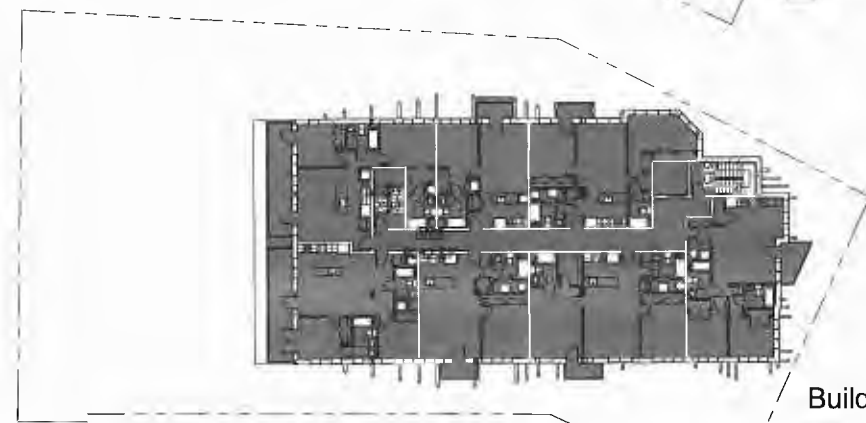
■ 9975 SF



⑥ Level 6  
3/64" = 1'-0"

Building Area Legend

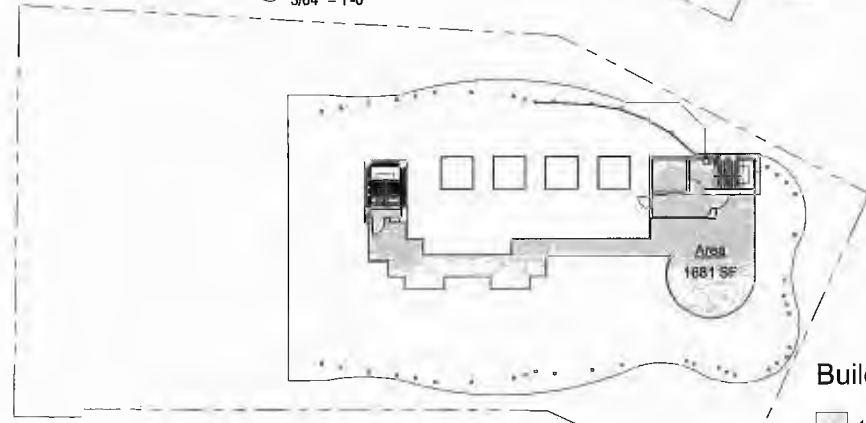
■ 8382 SF



⑦ Level 7  
3/64" = 1'-0"

Building Area Legend

■ 8052 SF



⑧ Roof Level  
3/64" = 1'-0"

Building Area Legend

■ 1681 SF



PROJECT NAME

### 262 MSB Residences

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT

YIHE GROUP

ARCHITECT  
KHALSA DESIGN INC.



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#### REGISTRATION



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Scale 1/16" = 1'-0"

#### REVISIONS

No.	Description	Date

Elevation Glazing Percentages

## A-005

262 MSB Residences

38% GLAZING ON FACADE



① Elevation 1 Glazing %  
1/16" = 1'-0"

40% GLAZING ON FACADE



③ Elevation 3 Glazing %  
1/16" = 1'-0"

37% GLAZING ON FACADE



② Elevation 2 Glazing %  
1/16" = 1'-0"

32% GLAZING ON FACADE



④ Elevation 4 Glazing %  
1/16" = 1'-0"

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1/11/2015 11:38:24 AM

PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444

CLIENT  
**YIHE GROUP**

ARCHITECT  
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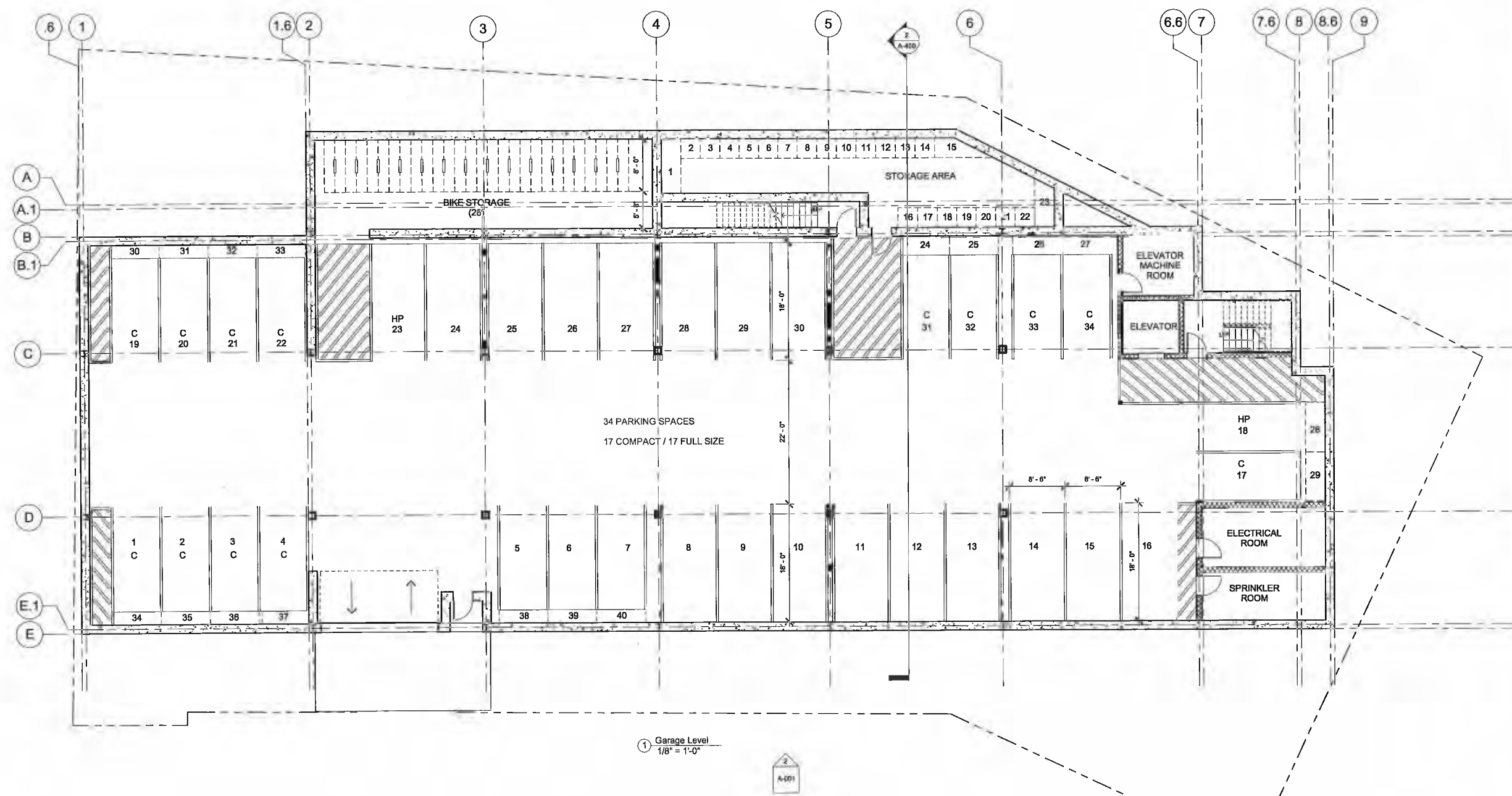
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REVISIONS

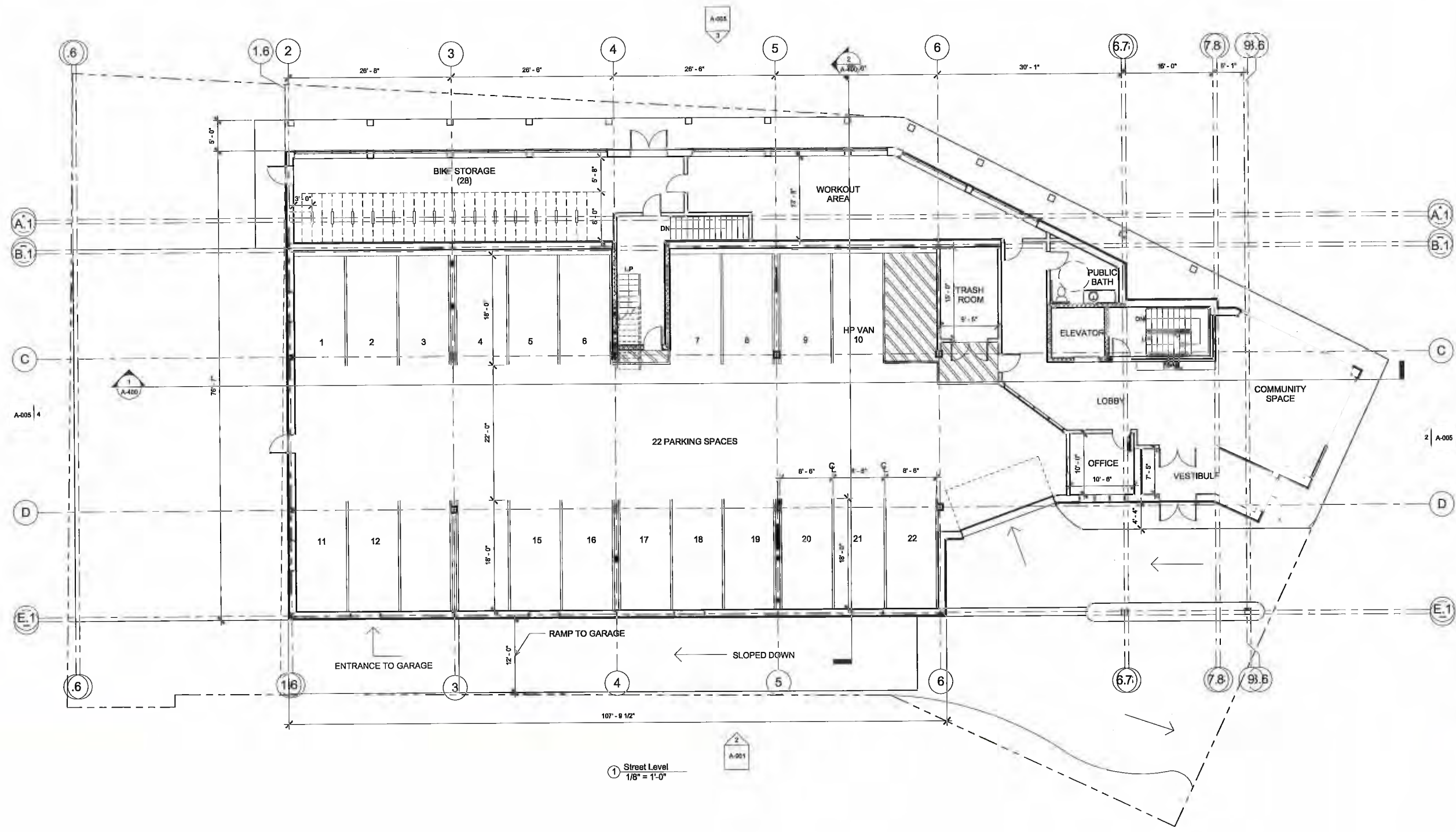
No.	Description	Date

Basement Level  
 Garage

**A-100**  
 262 MSB Residences



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PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444

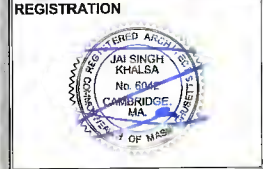
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**REVISIONS**

No.	Description	Date

Street Level Plan

**A-101**  
 262 MSB Residences

PROJECT NAME

### 262 MSB Residences

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT

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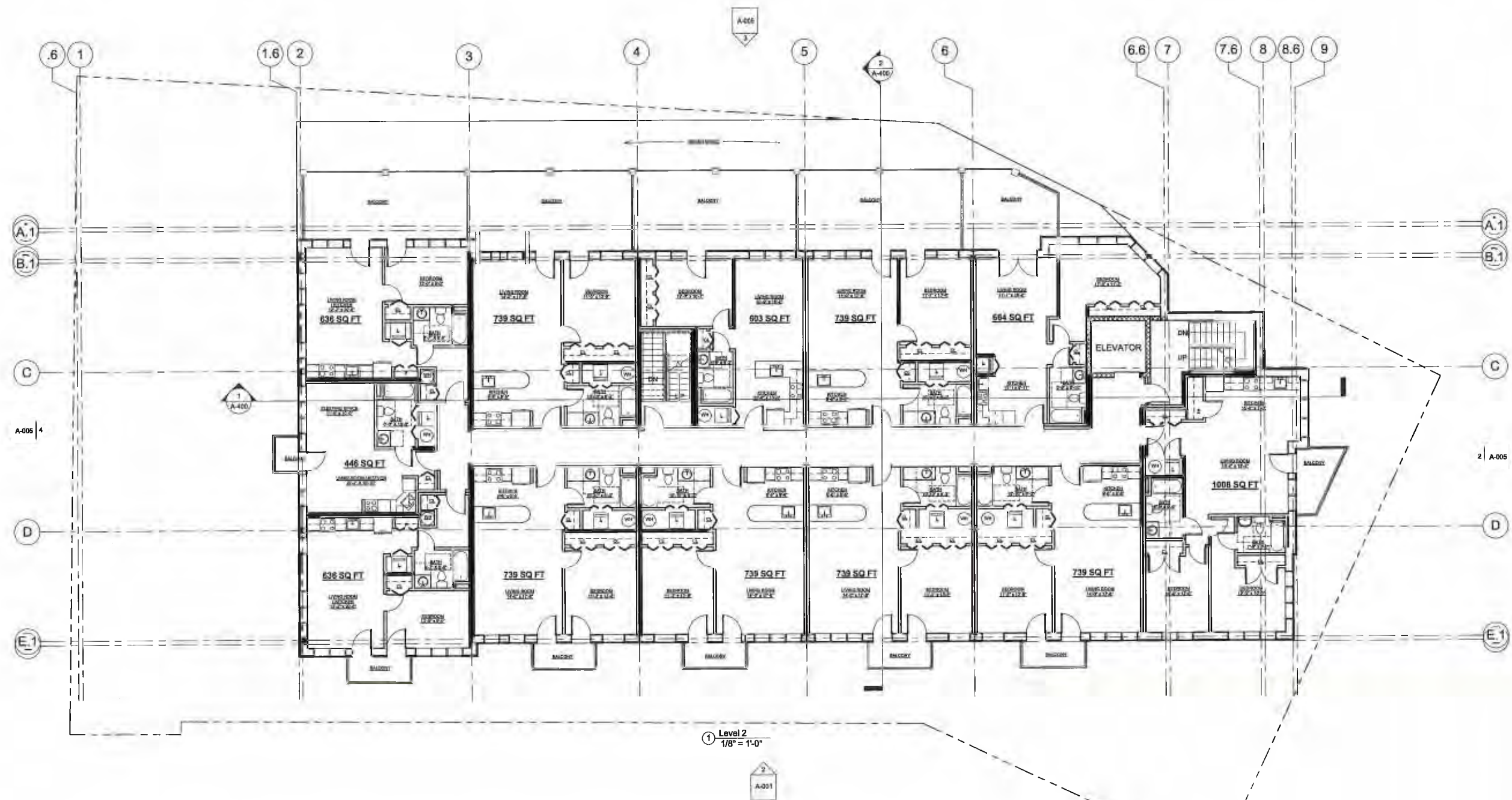
REVISIONS

No.	Description	Date

2nd Floor Plan

# A-102

262 MSB Residences



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PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444

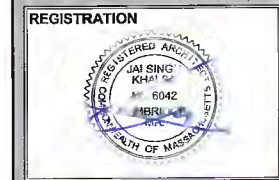
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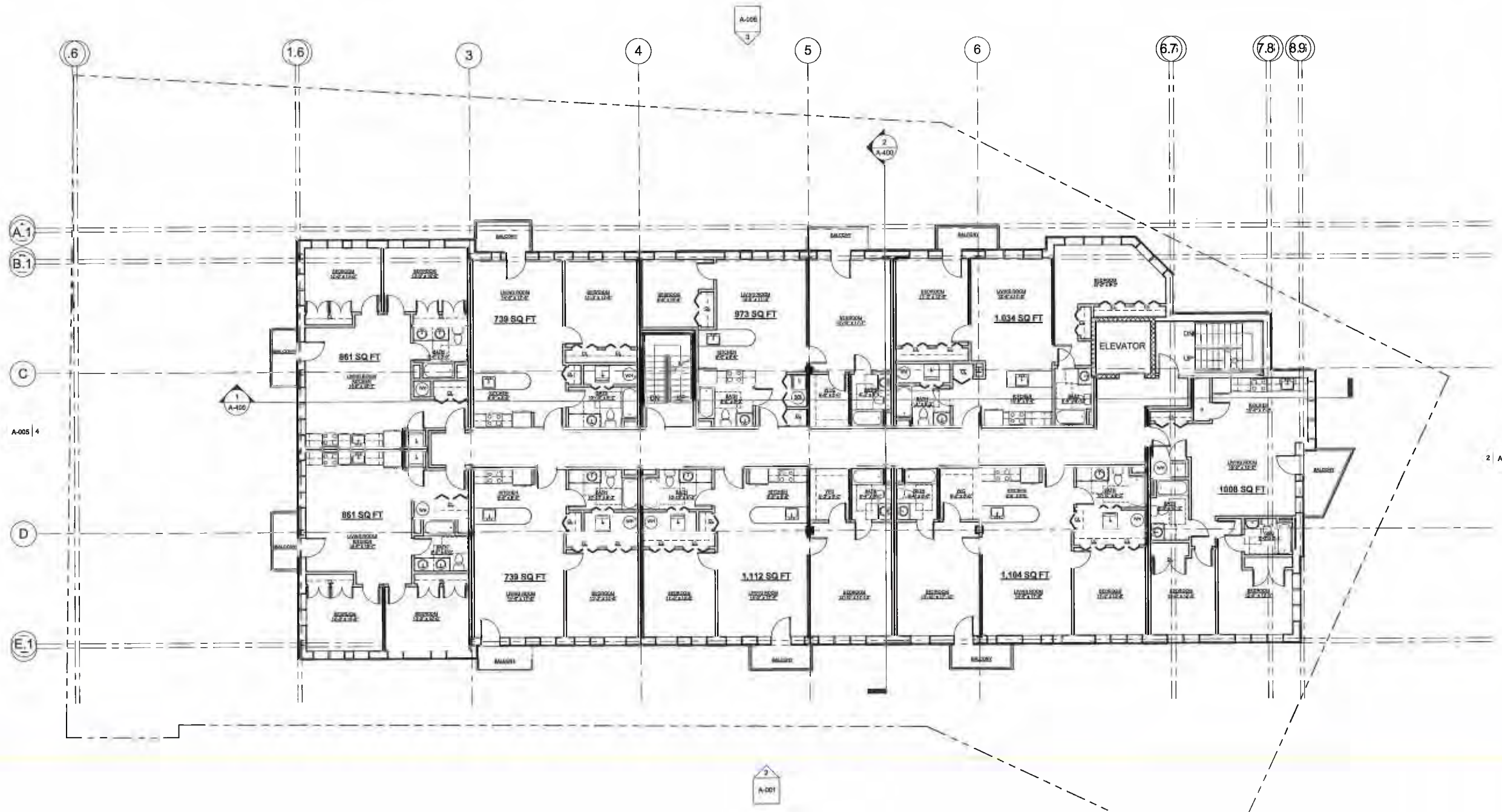


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 Date Issue Date  
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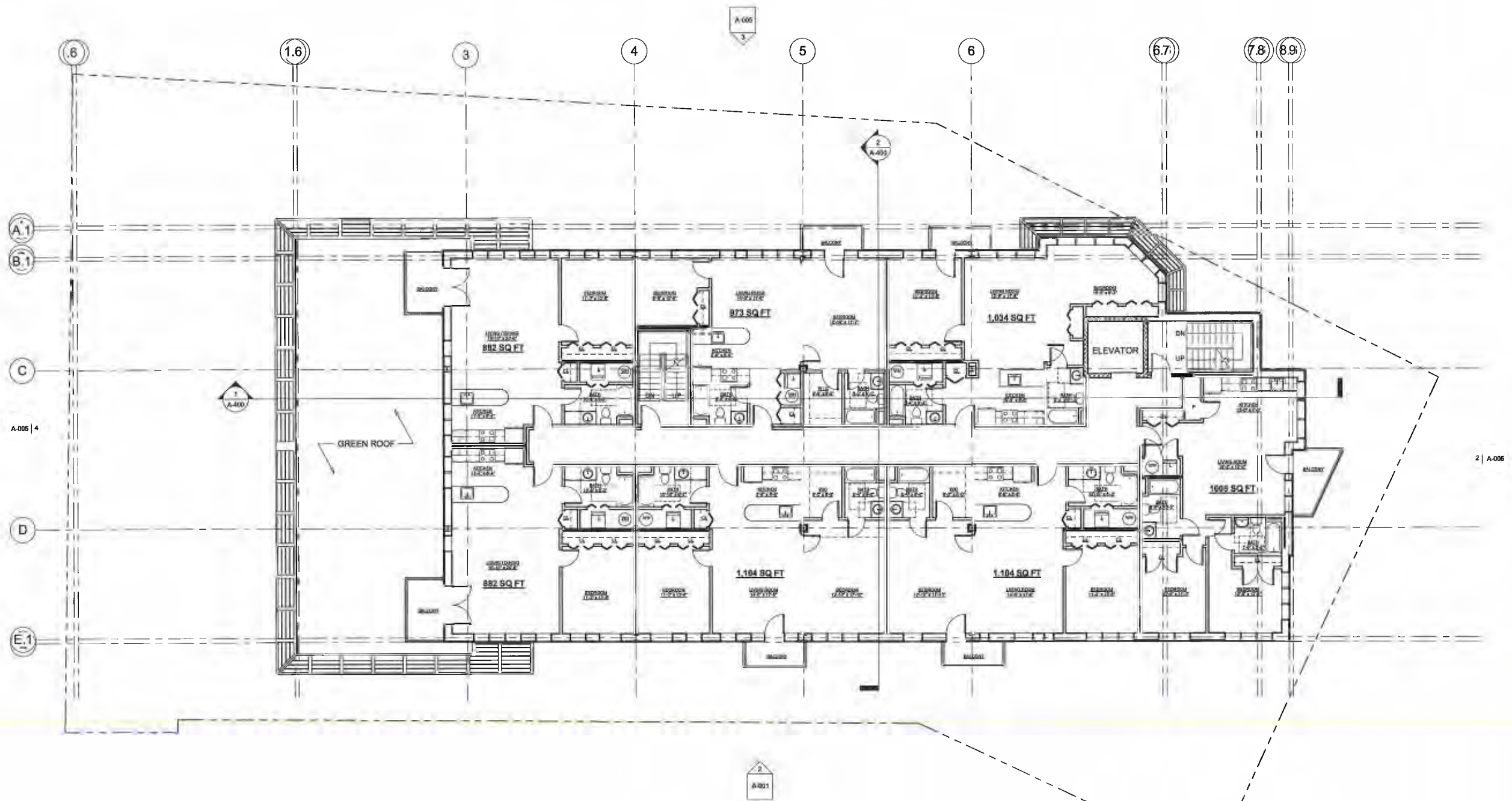
REVISIONS

No.	Description	Date

5th Floor Plan  
**A-105**  
 262 MSB Residences



① Level 5  
 1/8" = 1'-0"



① Level 6  
1/8" = 1'-0"

PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT  
**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**

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Date Issue Date  
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**REVISIONS**

No.	Description	Date

6th Floor Plan  
**A-106**  
262 MSB Residences



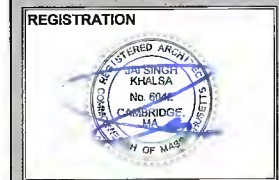
PROJECT NAME  
**262 MSB Residences**  
 PROJECT ADDRESS  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444  
 CLIENT  
**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**



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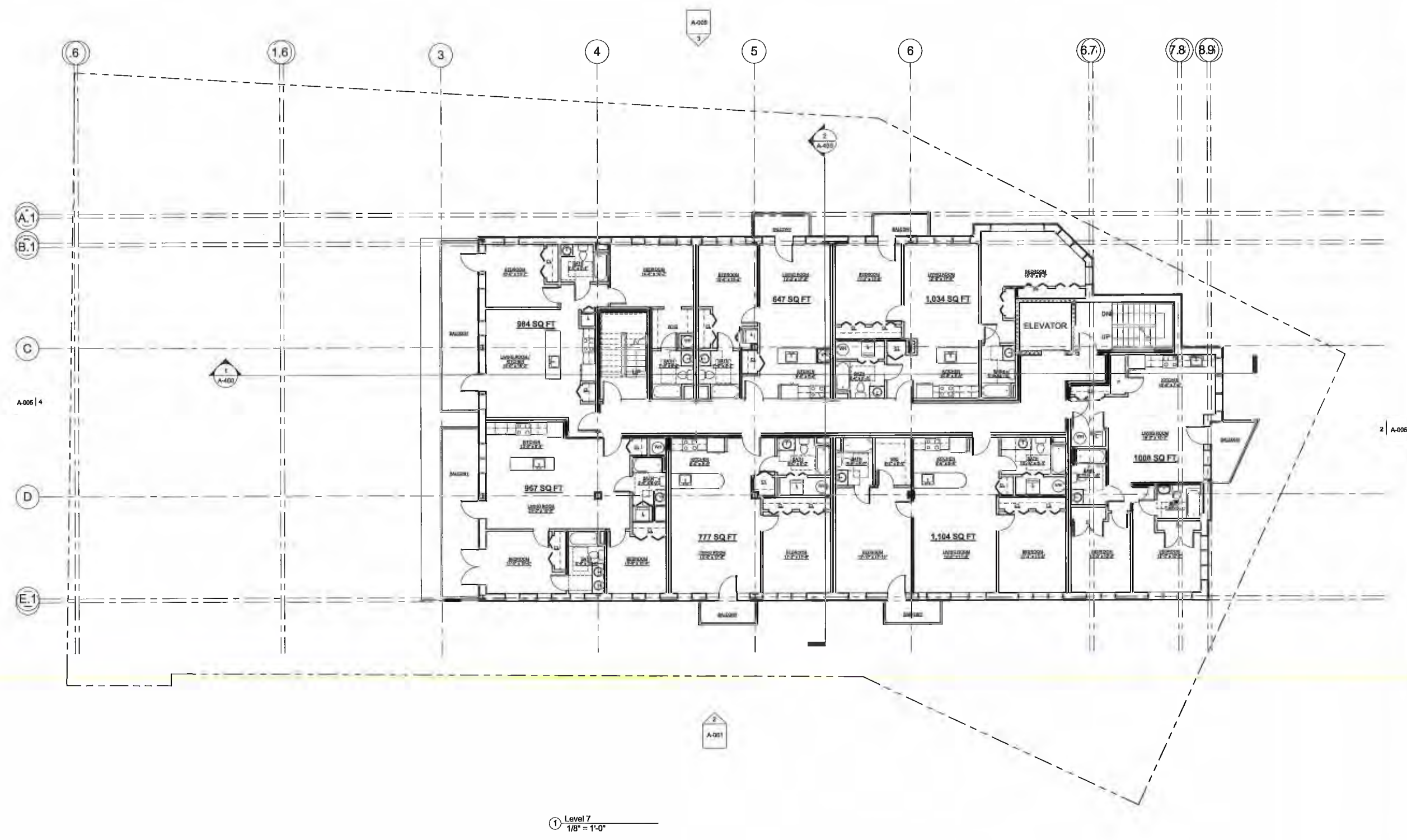


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 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

7th Floor Plan  
**A-107**  
 262 MSB Residences



① Level 7  
 1/8" = 1'-0"



PROJECT NAME  
**262 MSB Residences**

PROJECT ADDRESS  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444

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REVISIONS

No.	Description	Date

Building Elevations

**A-300**  
 262 MSB Residences



① Elevation 1 - a  
 1/8" = 1'-0"



③ Elevation 3 - a  
 1/8" = 1'-0"

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PROJECT NAME

**262 MSB  
Residences**

PROJECT ADDRESS  
262 Monsignor O'Brien  
Highway  
Cambridge, MA 02444

CLIENT

**YIHE GROUP**

ARCHITECT  
**KHALSA DESIGN INC.**



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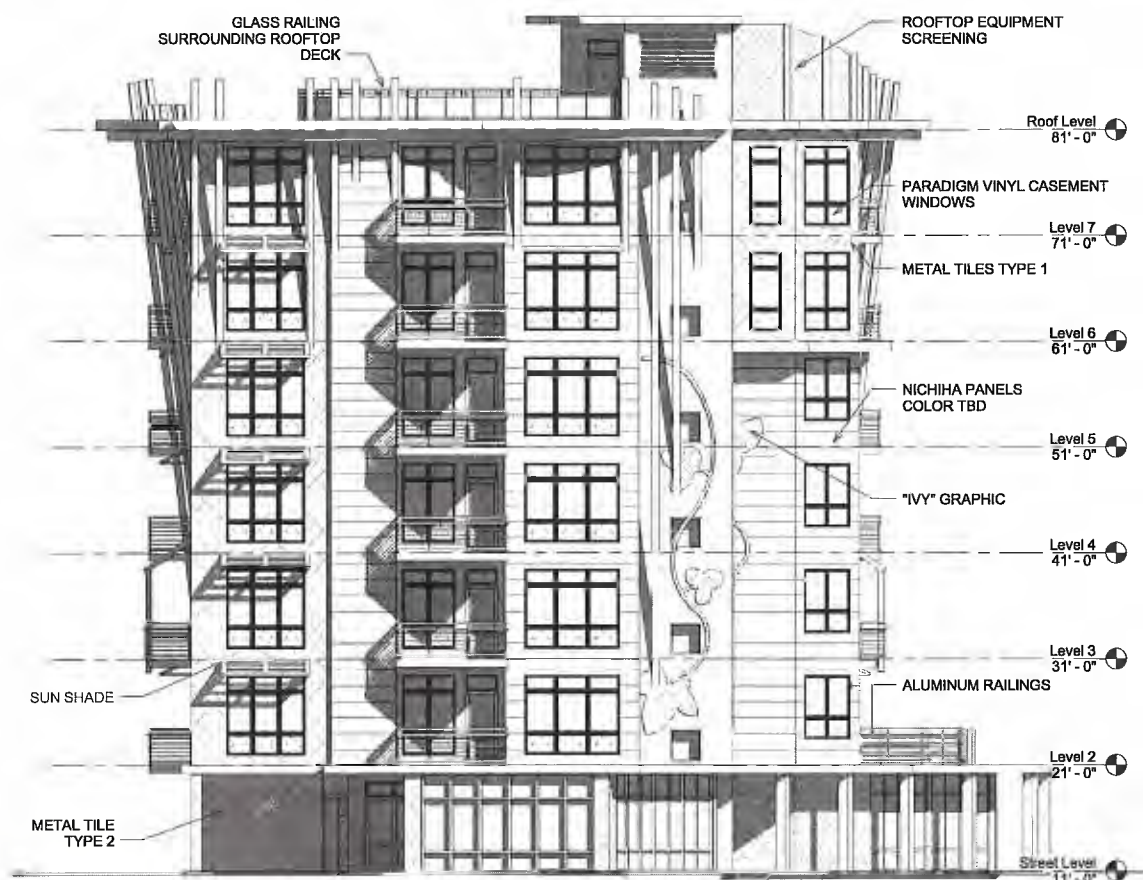
REVISIONS

No.	Description	Date

Building Elevations

**A-301**

262 MSB Residences



① Elevation 2 - a  
1/8" = 1'-0"



② Elevation 4 - a  
1/8" = 1'-0"



PROJECT NAME

### 262 MSB Residences

PROJECT ADDRESS  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

CLIENT

YIHE GROUP

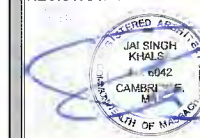
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No.	Description	Date

Perspectives

# AV

262 MSB Residences



② 3D View 6

① 3D View 5



KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SHRUBS/VINES</b>					
PM	52	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.	
<b>SEDUM MATS</b>					
DB		Dianthus 'Little Bobby'	Carnation		
DF		Dianthus g. 'Firewitch'	Carnation		
DG		Dianthus g. 'Bath's Pink'	Carnation		
EC		Eragrostis sp.	Love Grass		
SE		Sedum spurium 'Dragon's Blood'	Sedum		
TH		Thymus sp.	Thyme		

**PROJECT NAME**  
**262 MSB Residences**  
**PROJECT ADDRESS**  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444

**CLIENT**  
**YIHE GROUP**

**ARCHITECT**  
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 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-6682 FAX: 617-591-2086

**CONSULTANTS:**  
**Blair Hines Design Associates**  
 LANDSCAPE ARCHITECTS  
 318 Harvard Street, Ste 25  
 Brookline, MA  
 P: 617-735-1180

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**REVISIONS**

No.	Description	Date

**L-2**  
**2ND FLOOR GARDEN**

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Sedum



Purple Love Grass



Chives



Alyssum



Bl Thyme



Thyme

**6TH FLOOR PLANT LIST**

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SEDUM MATS</b>					
DB		Dianthus 'Little Bobby'	Carnation		
DF		Dianthus g.'Firewitch'	Carnation		
DG		Dianthus g.'Bath's Pink'	Carnation		
EC		Eragrostis sp.	Love Grass		
SE		Sedum spurium 'Dragon's Blood'	Sedum		
TH		Thymus sp.	Thyme		

**ROOF GARDEN PLANT LIST**

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
AL	5	Amelanchier laevis	Serviceberry	8-10' ht.	2-3 stems
<b>SHRUBS/VINES</b>					
IG	8	Ilex glabra	Inkberry	5 gal.	
MP	14	Myrica pensilvanica	northern bayberry	5 gal.	
PM	26	Pinus mugo 'Pumillo'	Dwarf Mugo Pine	5 gal.	
<b>PERENNIALS/GRASSES</b>					
HE	24	Hemerocallis 'Happy Returns'	Daylily	1 gal.	
NE	28	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	
PV	6	Panicum v.'Shenendoah'	Switch Grass	5 gal.	

**SEDUM MATS**

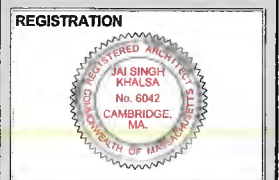
DB		Dianthus 'Little Bobby'	Carnation
DF		Dianthus g.'Firewitch'	Carnation
DG		Dianthus g.'Bath's Pink'	Carnation
EC		Eragrostis sp.	Love Grass
SE		Sedum spurium 'Dragon's Blood'	Sedum
TH		Thymus sp.	Thyme

**PROJECT NAME**  
**262 MSB Residences**  
**PROJECT ADDRESS**  
 262 Monsignor O'Brien Highway  
 Cambridge, MA 02444  
**CLIENT**  
**YIHE GROUP**

**ARCHITECT**  
**KHALSA DESIGN INC.**  
  
 17 VALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2066  
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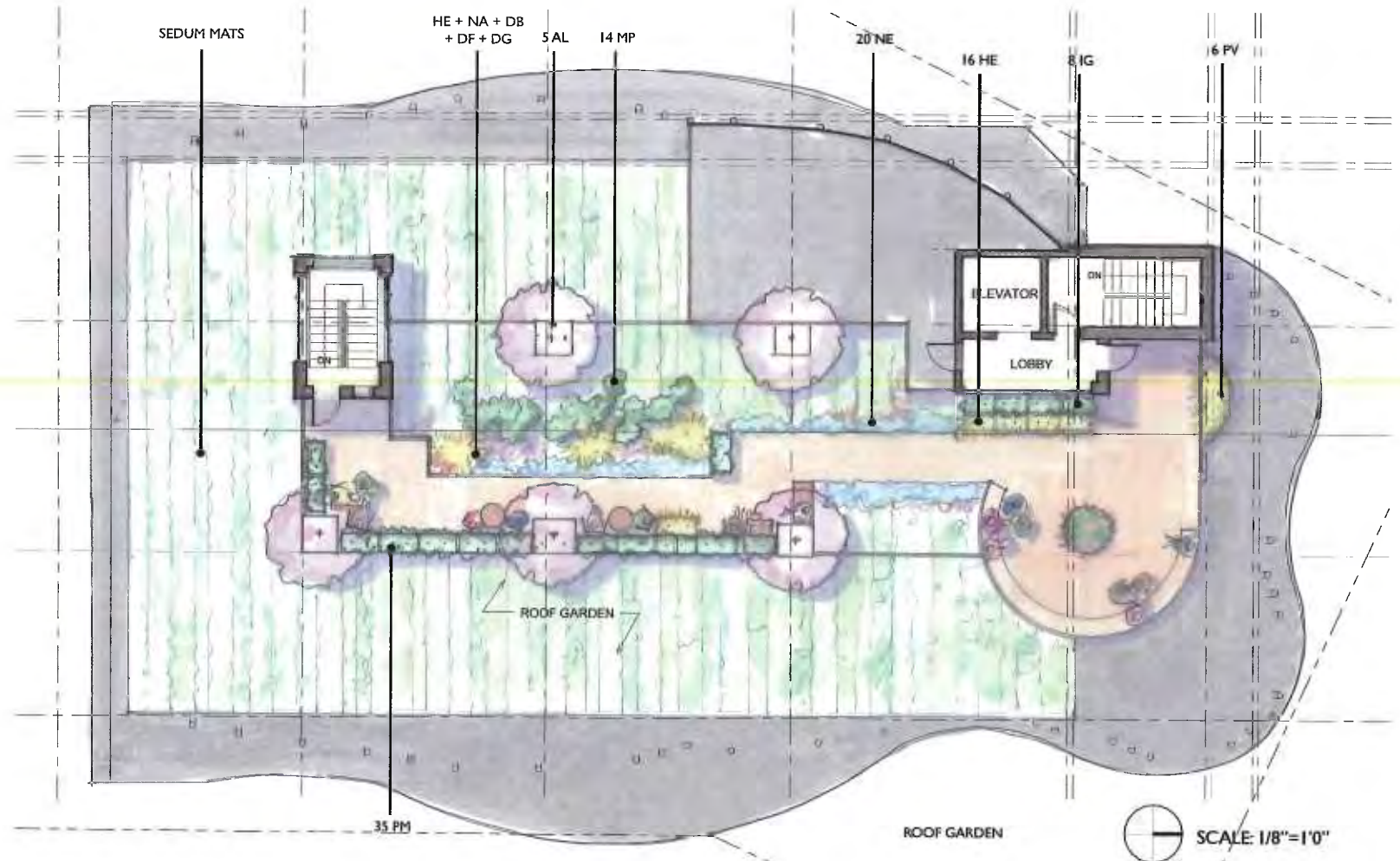
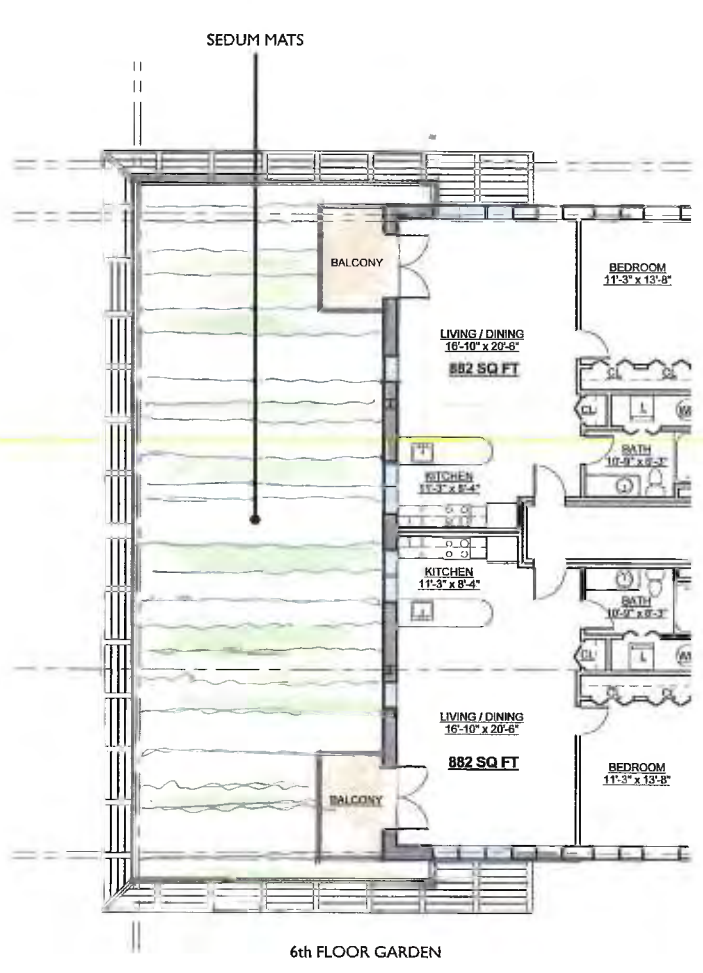


**REGISTRATION**  
 Project number 12039  
 Date Jan. 9, 2013  
 Drawn by  
 Checked by  
 Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date

**L-3**  
**6TH FLOOR AND ROOF GARDEN**  
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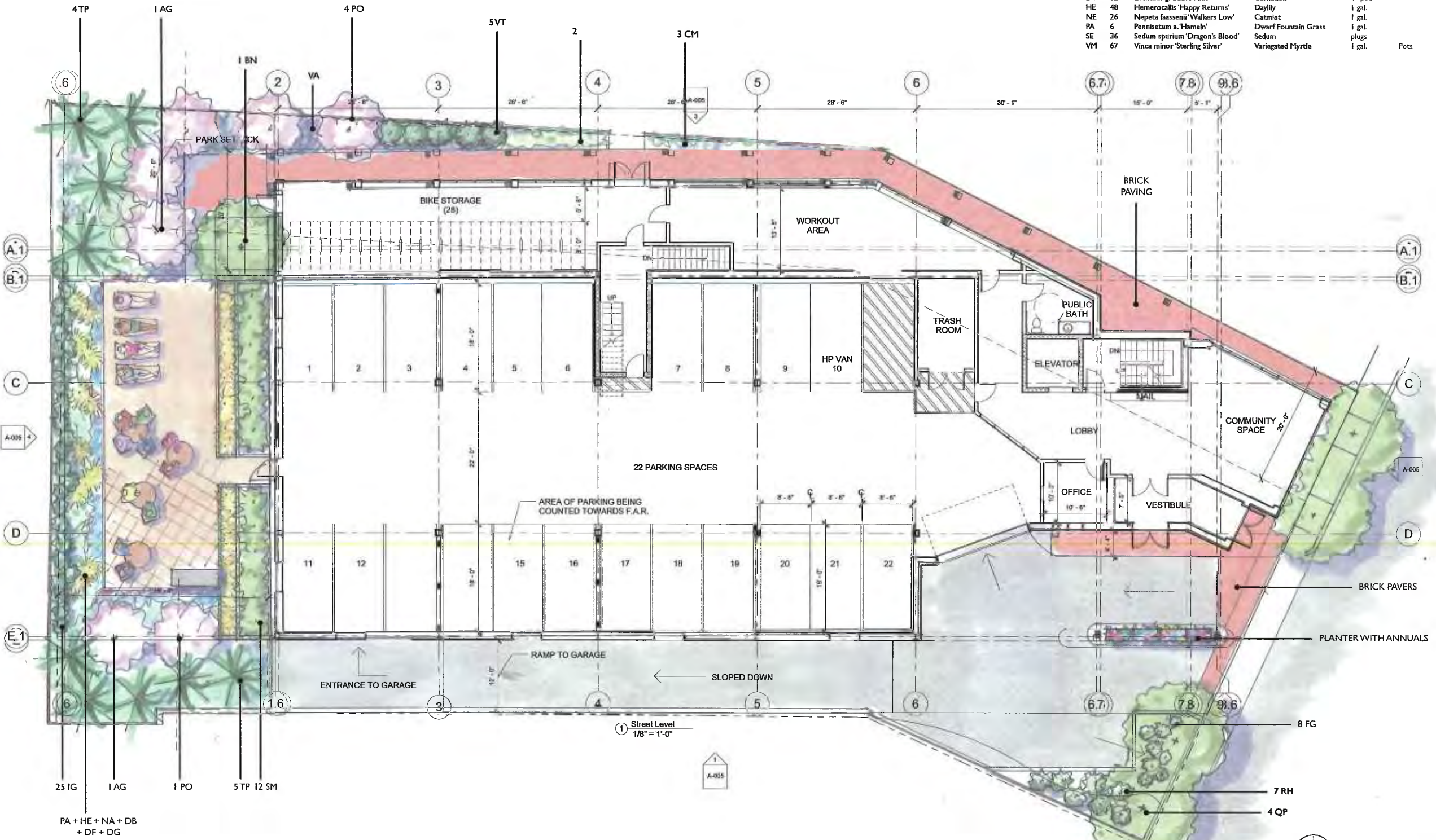
**PLANTING NOTES**

- 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 of 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 backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers. 'Planting Mix' shall consist of 2 parts of topsoil and 1 part compost. Thoroughly mix to create uniform blended mixture.
- 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.

- All extensive (soil depth 3-6") and intensive (soil depth 6"+) roof and on-structure planting areas should be filled with lightweight planting medium.
- Sedum mats and perennial plugs for intensive and extensive roof gardens will include mix of drought tolerant species.
- Perennial and ornamental grass plantings show design intent and are represented illustratively.
- Provide irrigation to all planting including green roof. Provide hose bibs for irrigation at each of private roof gardens.

**PLANT LIST**

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES	
<b>TREES</b>						
AG	2	Acer griseum	Paperbark Maple	2.5"-3" cal	single stem	
BN	1	Betula nigra 'Heritage'	River Birch	2.5"-3" cal		
PO	5	Prunus 'Okame'	Okame Cherry	2.5"-3" cal		
TP	9	Thuja plicata	Green Giant Arborvitae	10-12' ht.		
QP	4	Quercus palustris	Pin Oak	3"-3.5" cal		
<b>SHRUBS/VINES</b>						
CA	3	Clematis maximowicziana	Autumn Clematis	5 gal	Pots	
CR	2	Campsis radicans	Trumpet vine	5 gal		
FG	14	Fothergilla gardenii	Fothergilla	5 gal		
IG	25	Ilex glabra	Inkberry	5 gal		
RH	7	Rhododendron 'Nova Zembla'	Rhododendron	5 gal		
SM	12	Syringa x meyeri 'Palibin'	Meyer Lilac	#15 pot		
VT	5	Viburnum trilobum	Viburnum	5 gal		
<b>PERENNIALS/GRASSES</b>						
DB	12	Dianthus 'Little Bobby'	Carnation	4" pot		
DF	12	Dianthus g. 'Firewitch'	Carnation	4" pot		
DG	12	Dianthus g. 'Bath's Pink'	Carnation	4" pot		
HE	48	Hemerocallis 'Happy Returns'	Daylily	1 gal		
NE	26	Nepeta fassenii 'Walkers Low'	Catmint	1 gal		
PA	6	Pennisetum a. 'Hamel's'	Dwarf Fountain Grass	1 gal		
SE	36	Sedum spurium 'Dragon's Blood'	Sedum	plugs		
VM	67	Vinca minor 'Sterling Silver'	Variiegated Myrtle	1 gal		



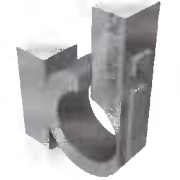
1 Street Level  
1/8" = 1'-0"

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

**PROJECT NAME**  
**262 MSB Residences**  
**PROJECT ADDRESS**  
262 Monsignor O'Brien Highway  
Cambridge, MA 02444

**CLIENT**  
**YIHE GROUP**

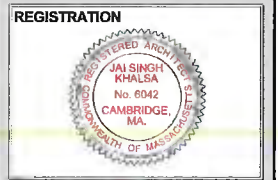
**ARCHITECT**  
**KHALSA DESIGN INC.**



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Project number: 12039  
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**L-1**  
**GROUND FLOOR**  
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