PROJECT:
MYSTIC AVE. RESIDENCES

PROJECT ADDRESS:
654 MYSTIC AVENUE
SOMERVILLE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: 617-591-8682

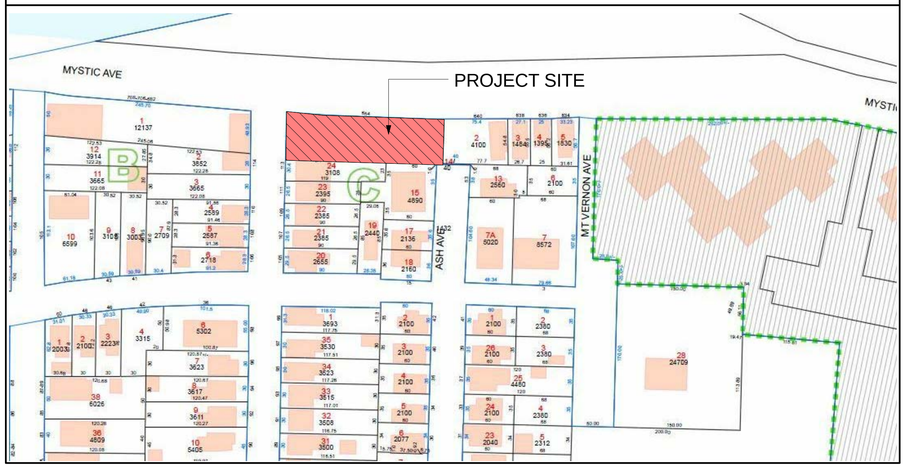
CLIENT
SUN PROPERTY GROUP
11 ELKINS STREET, #250
BOSTON, MA 02127
T:617-765-0400

CIVIL ENGINEER
STRONG CIVIL DESIGN, LLC
ADDRESS:
53 PEACH STREET
BRAINTREE, MA 02184
T:781-974-5844

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
ADDRESS:
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
T:617-735-1180

PLANNING BOARD SUBMISSION
05-10-2017

LOCUS PLAN



PROJECT NAME
Mystic Ave Residences

PROJECT ADDRESS
654 Mystic Ave.
Medford, MA

CLIENT
Sun Property Group, Inc.

ARCHITECT

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
WASINGH TOMA
No. 6812
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15090
Date	05-10-2017
Drawn by	WC
Checked by	JW
Scale	1" = 1'-0"

REVISIONS

No.	Description	Date

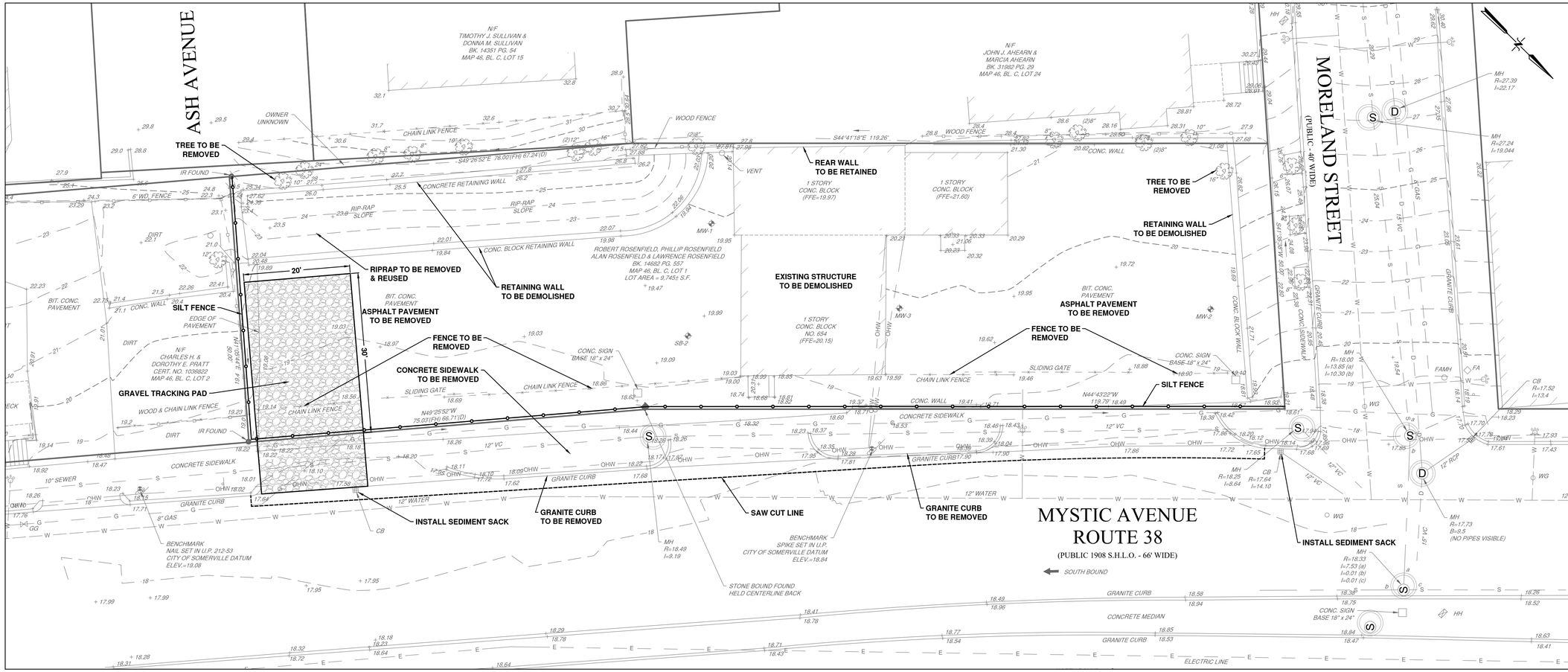
Cover Sheet

A-000

Mystic Ave Residences

G:\15\15106_Fava_654 Mystic\03 Drawings\00_ARCH_SD_DD\654 Mystic Revised 5.5.17.rvt

5/10/2017 5:33:06 PM

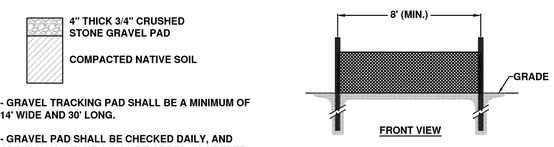


GENERAL NOTES:

- EXISTING UTILITY, TOPOGRAPHIC AND SURFACE CONDITIONS INFORMATION IS BASED ON THE PLAN TITLED "EXISTING CONDITIONS" PREPARED BY DESIGN CONSULTANT INC., DATED JAN 27, 2016
- THE LOCATION OF SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITY LINES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO ANY EXCAVATION OR DEMOLITION WORK IN PUBLIC, PRIVATE OR UTILITY COMPANY RIGHT-OF-WAYS OR EASEMENTS.

EROSION CONTROL NOTES:

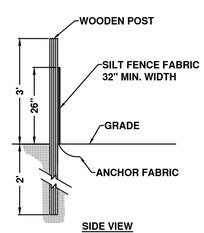
- SILT FENCE SHALL BE PLACED ALONG THE DOWN GRADIENT (NORTHEAST AND SOUTHEAST PROPERTY LINE), AS SHOWN ON PLAN.
- SILT FENCE SHALL BE INSPECTED WEEKLY. FALLEN OR DAMAGED SECTIONS SHALL BE REPLACED OR REPAIRED. ACCUMULATION OF 4 INCHES OF SEDIMENT ADJACENT TO THE FENCE SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS ADJACENT TO THE PROJECT LIMITS, AND SHALL BE INSPECTED WEEKLY. SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- BASED ON CONSTRUCTION ACTIVITIES TEMPORARY RETENTION BASINS SHALL BE INSTALLED AT THE DISCRETION OF THE ENGINEER OR CITY TO CONTROL EROSION.
- WATER TRUCK SHALL BE AVAILABLE ONSITE TO SPRAY DOWN EXPOSED SOILS BASED ON WEATHER CONDITIONS.
- ALL CONSTRUCTION EQUIPMENT SHALL ENTER AND EXIT FROM THE GRAVEL TRACKING PAD ALONG MYSTIC AVENUE.
- TRUCK TIRES SHALL BE SPRAYED DOWN ON TRACKING PAD PRIOR TO EXITING THE SITE.
- STREET PAVEMENT SHALL BE SWEPT AND CLEANED DAILY TO REMOVE ANY SOILS TRACKED BY CONSTRUCTION EQUIPMENT.
- ADDITIONAL EROSION CONTROL MEASURES REQUESTED BY THE ENGINEER OR THE CITY MAY BE REQUIRED TO BE INSTALLED AT ANY TIME DURING CONSTRUCTION.



- GRAVEL TRACKING PAD SHALL BE A MINIMUM OF 14' WIDE AND 30' LONG.

- GRAVEL PAD SHALL BE CHECKED DAILY, AND ADDITIONAL STONE SHALL BE ADDED AS NEEDED TO MAINTAIN A MINIMUM OF 4" THICKNESS

TEMPORARY GRAVEL TRACKING PAD
SECTION
(N.T.S.)



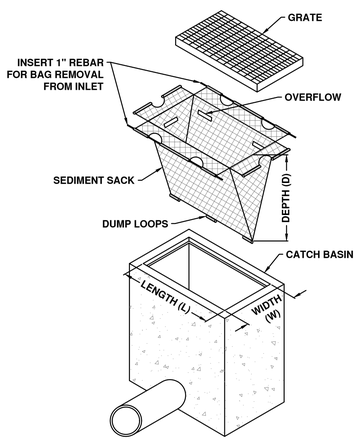
SILT FENCE DETAIL
(N.T.S.)

TEST PIT INFORMATION (PERFORMED ON 03/03/16)

Test Pit	Surface Elevation	Observed Ground Water Elevation	Soil Texture	Hydrologic Soil Group
MW-1	19.95	18.45	Loamy Sand	A/D
MW-2	19.50	14.50	Loamy Sand	B
MW-3	19.90	17.90	Loamy Sand	B
SB-2	19.50	13.50	Loamy Sand	B

NOTES:

- TEST PITS INFORMATION FOR LOCATION, DEPTH TO OBSERVED GROUNDWATER, AND SOIL TEXTURE INFORMATION WAS OBTAINED FROM A REPORT TITLED "PHASE II ENVIRONMENTAL SITE ASSESSMENT" BY ROUX ASSOCIATES, INC., DATED APRIL 5, 2016
- HYDROLOGIC SOIL GROUP CLASSIFICATIONS IS BASED ON CHAPTER 7 OF PART 630 IN THE NATION ENGINEERING HANDBOOK.



SEDIMENT SACK DETAIL
(N.T.S.)

Revisions:

No.	Description	Date
1	Planning Department Comments	10-18-2016

Engineer's Stamp:

Project Title:

MYSTIC AVE RESIDENCES AT 654 MYSTIC AVENUE IN SOMERVILLE MASSACHUSETTS

Prepared For:
Sun Property Group, Inc.
11 Elkins Street, #250
Boston, MA 02127

Drawing Title:

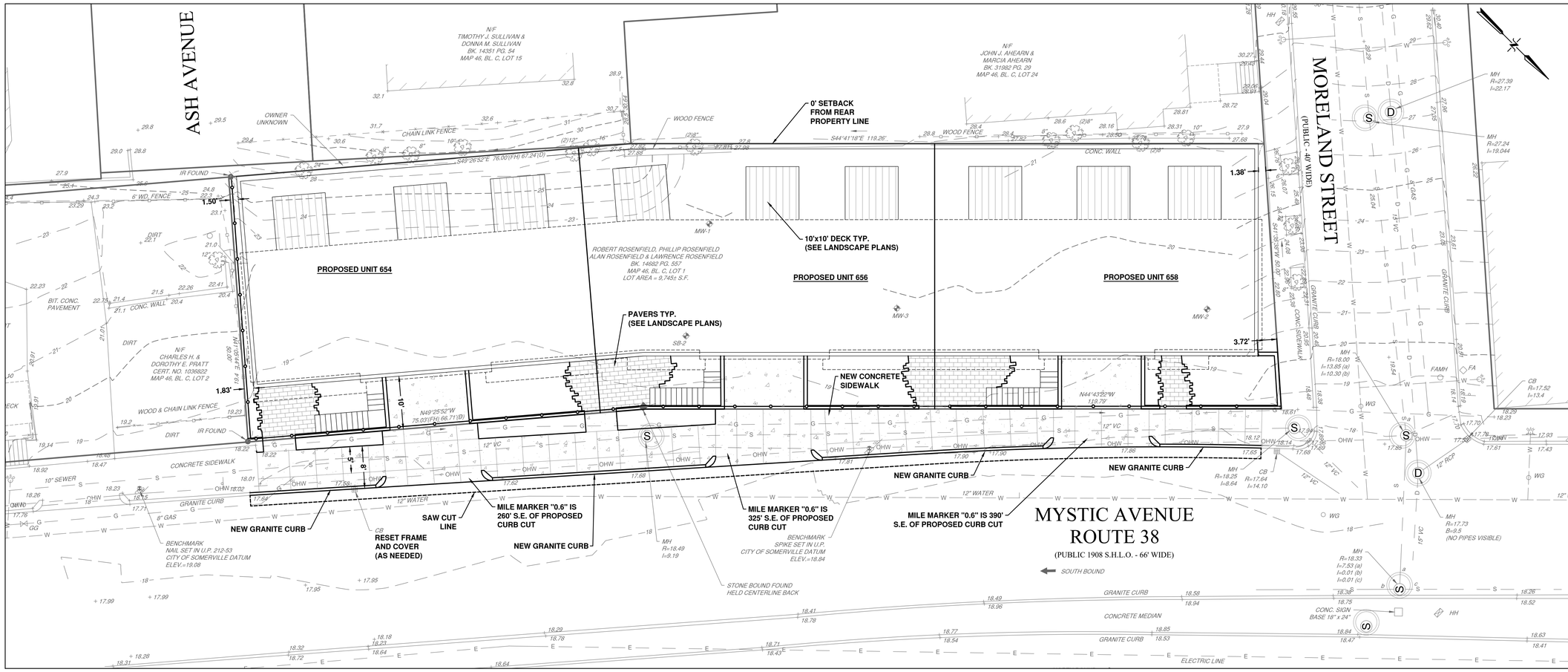
EXISTING CONDITION & DEMOLITION PLAN

Scale:
Scale: 1"=10'
0 5 10 20 25 FEET

Prepared By:
STRONG CIVIL DESIGN, LLC
53 PEACH STREET
BRAINTREE, MA 02184
(781) 974-5844

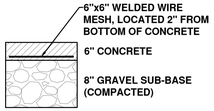
Date: June 28, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.
Drawing Name: Mystic_SCD.dwg

Drawing No.
1



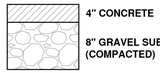
GENERAL NOTES:

- **PROJECT IS LOCATED IN MASSDOT DISTRICT 4**



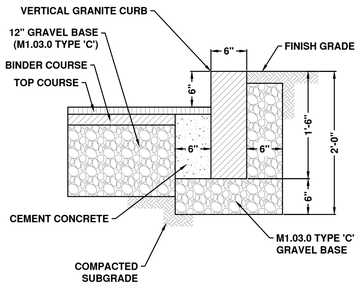
- GRAVEL SUB-BASE SHALL CONFORM TO MASS DOT SPECIFICATION M1.03.0 TYPE 'C'

TYPICAL DRIVEWAY SECTION
(N.T.S.)

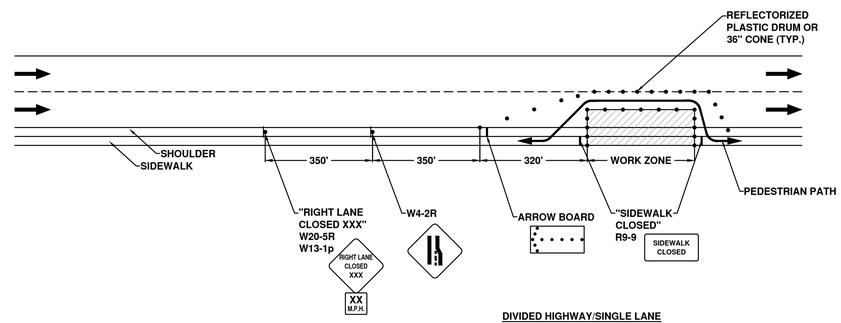


- GRAVEL SUB-BASE SHALL CONFORM TO MASS DOT SPECIFICATION M1.03.0 TYPE 'C'

TYPICAL SIDEWALK SECTION
(N.T.S.)



VERTICAL GRANITE CURB
(N.T.S.)



DIVIDED HIGHWAY/SINGLE LANE CLOSURE (SHORT TERM)
MODIFIED MassDOT FIGURE DIV-2 & PED-7
(N.T.S.)

Revisions:

No.	Description	Date
1	Planning Department Comments	10-18-2016

Engineer's Stamp:

Project Title:

MYSTIC AVE RESIDENCES AT 654 MYSTIC AVENUE IN SOMERVILLE MASSACHUSETTS

Prepared For:
Sun Property Group, Inc.
11 Elkins Street, #250
Boston, MA 02127

Drawing Title:

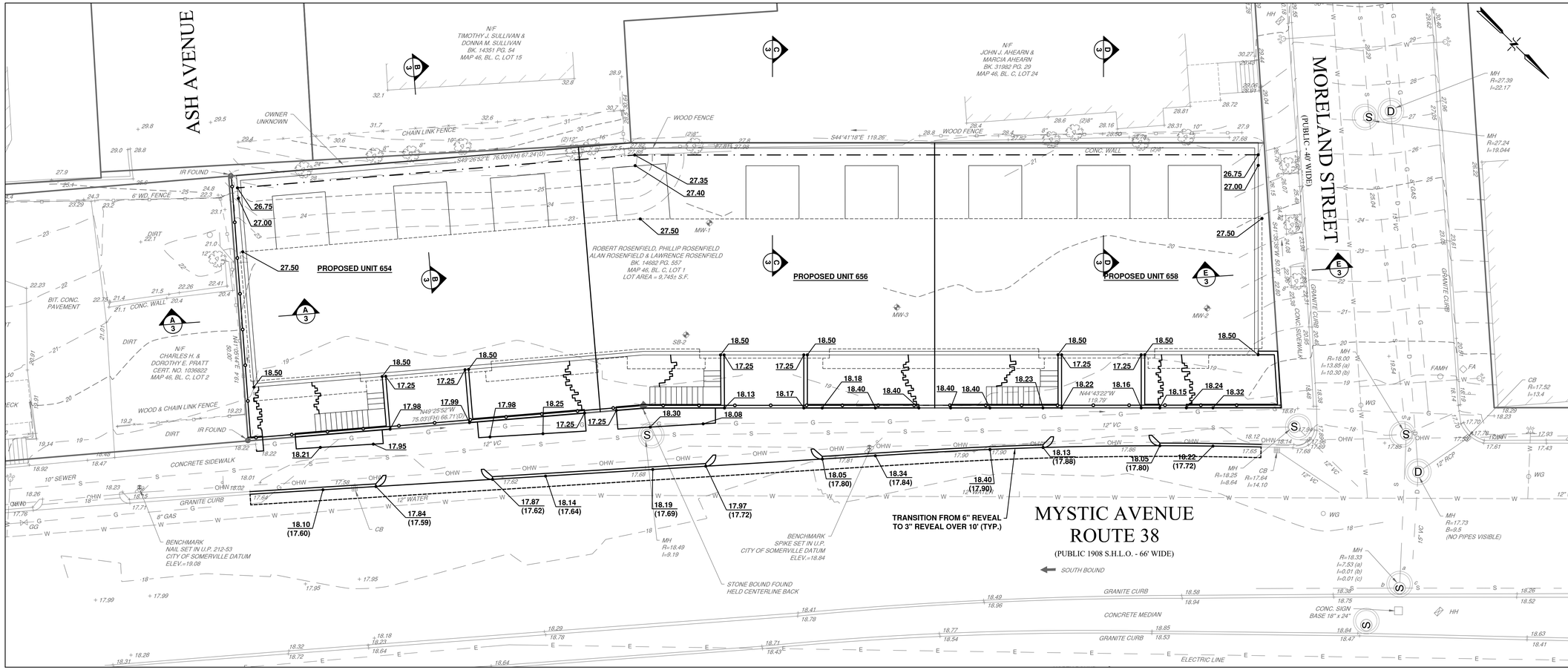
SITE PLAN

Scale:
Scale: 1"=10'
0 5 10 20 25 FEET

Prepared By:
STRONG CIVIL DESIGN, LLC
53 PEACH STREET
BRAINTREE, MA 02184
(781) 974-5844

Date: June 28, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.
Drawing Name:
Mystic_SCD.dwg

Drawing No.
2

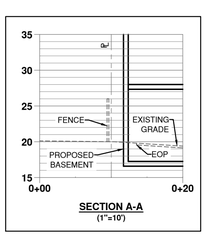


EXISTING SURFACE CONDITIONS			
Surface Condition	Area (Acres)	Hydrologic Soil Group	CN Value
Building	0.036	B	98
Asphalt	0.142	B	98
Rip Rap	0.023	B	86
Grassed	0.023	B	69
Weighted Average CN Value =			94

PROPOSED SURFACE CONDITIONS			
Surface Condition	Area (Acres)	Hydrologic Soil Group	CN Value
Building	0.124	B	98
Concrete	0.010	B	98
Pavers	0.011	B	86
Decks	0.021	D	94
Rooftop Landscaping	0.023	D	85
Landscaping	0.0350	B	62
Weighted Average CN Value =			90

NOTES:
- A DECREASE IN CN VALUE RESULTS IN A DECREASED RUNOFF FLOW RATE AND VOLUME PER THE METHODOLOGY OUTLINED BY THE SCS UNIT HYDROGRAPH METHOD.

GENERAL NOTES:
- NO ADDITIONAL FILL PROPOSED. EXISTING SOILS ARE SUITABLE FOR RE-GRADING MINUS ANY STONES GREATER THAN 3" OR ANY ORGANIC OR CONTAMINATED MATERIAL.



SECTION A-A
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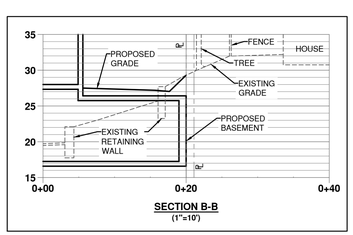

SECTION B-B
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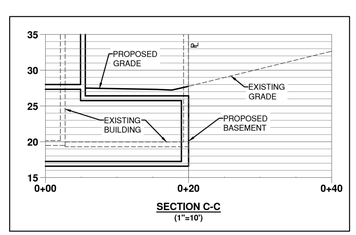

SECTION C-C
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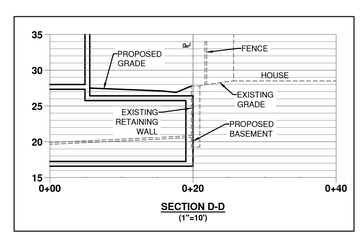

SECTION D-D
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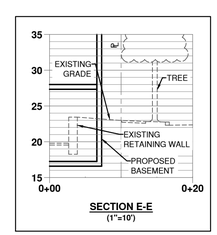


SECTION E-E
(1"=10')

Revisions:

No.	Description	Date
1	Planning Department Comments	10-18-2016

Engineer's Stamp:

Project Title:

MYSTIC AVE RESIDENCES AT 654 MYSTIC AVENUE IN SOMERVILLE MASSACHUSETTS

Prepared For:
Sun Property Group, Inc.
11 Elkins Street, #250
Boston, MA 02127

Drawing Title:

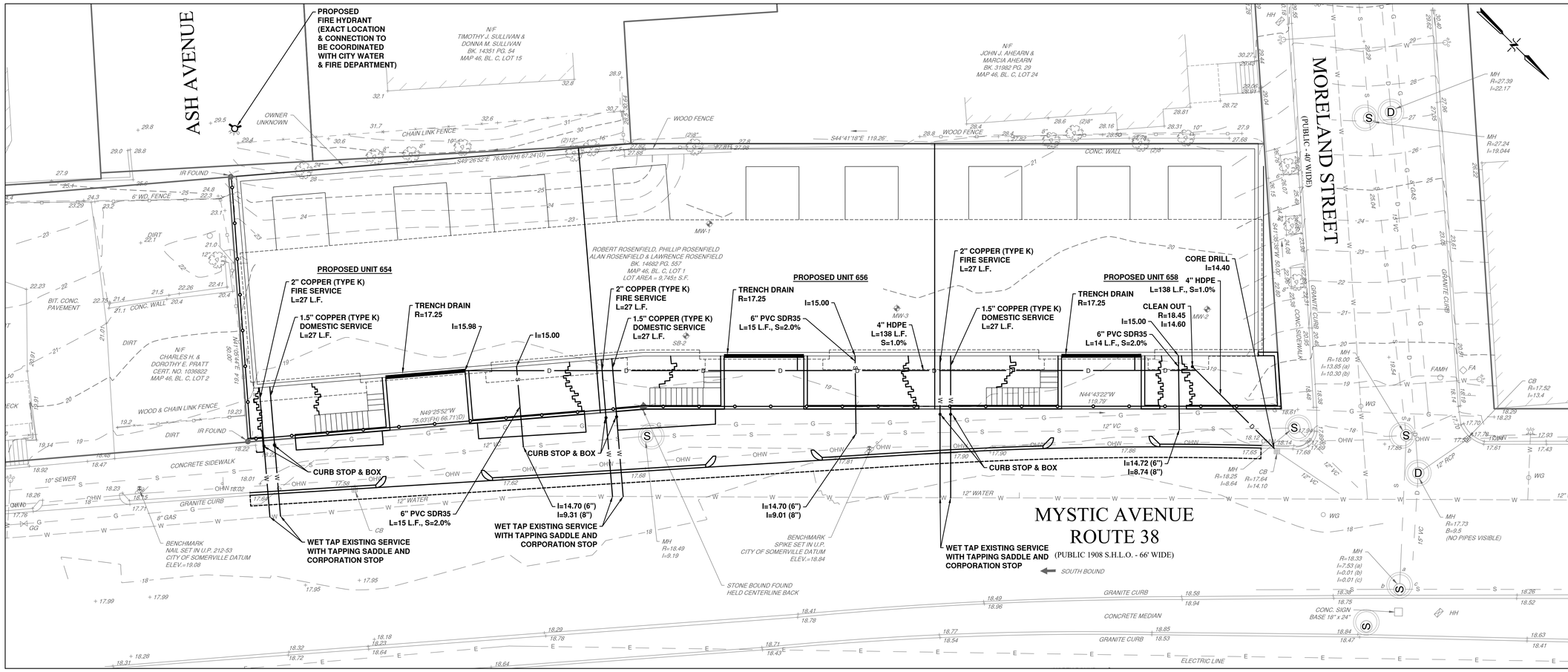
GRADING & STORM WATER PLAN

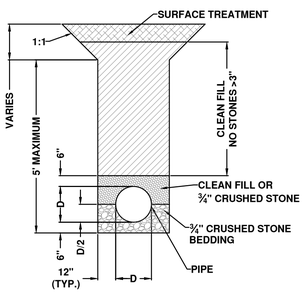
Scale:
Scale: 1"=10'
0 5 10 20 25 FEET

Prepared By:
STRONG CIVIL DESIGN, LLC
53 PEACH STREET
BRAINTREE, MA 02184
(781) 974-5844

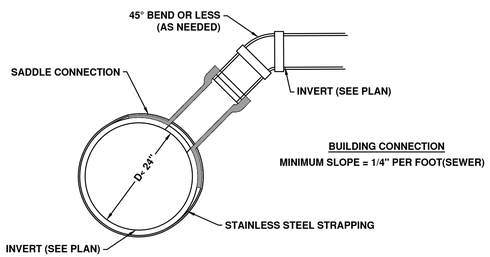
Date: June 28, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.
Drawing Name: Mystic_SCD.dwg

Drawing No.
3





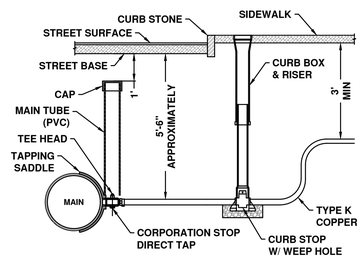
PIPE TRENCH DETAIL
(N.T.S.)



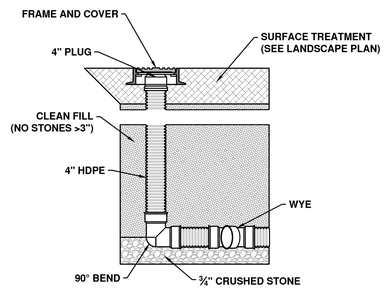
BUILDING CONNECTION
MINIMUM SLOPE = 1/4" PER FOOT(SEWER)

NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN



CURB STOP & WATER CONNECTION
(N.T.S.)



CLEAN OUT 1 DETAIL
(N.T.S.)

Revisions:

No.	Description	Date
1	Planning Department Comments	10-18-2016

Engineer's Stamp:

Project Title:

MYSTIC AVE RESIDENCES AT 654 MYSTIC AVENUE IN SOMERVILLE MASSACHUSETTS

Prepared For:
Sun Property Group, Inc.
11 Elkins Street, #250
Boston, MA 02127

Drawing Title:

UTILITY PLAN

Scale: Scale: 1"=10'
0 5 10 20 25 FEET

Prepared By:
STRONG CIVIL DESIGN, LLC
53 PEACH STREET
BRAINTREE, MA 02184
(781) 974-5844

Date: June 28, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.
Drawing Name: Mystic_SCD.dwg
Drawing No. 4

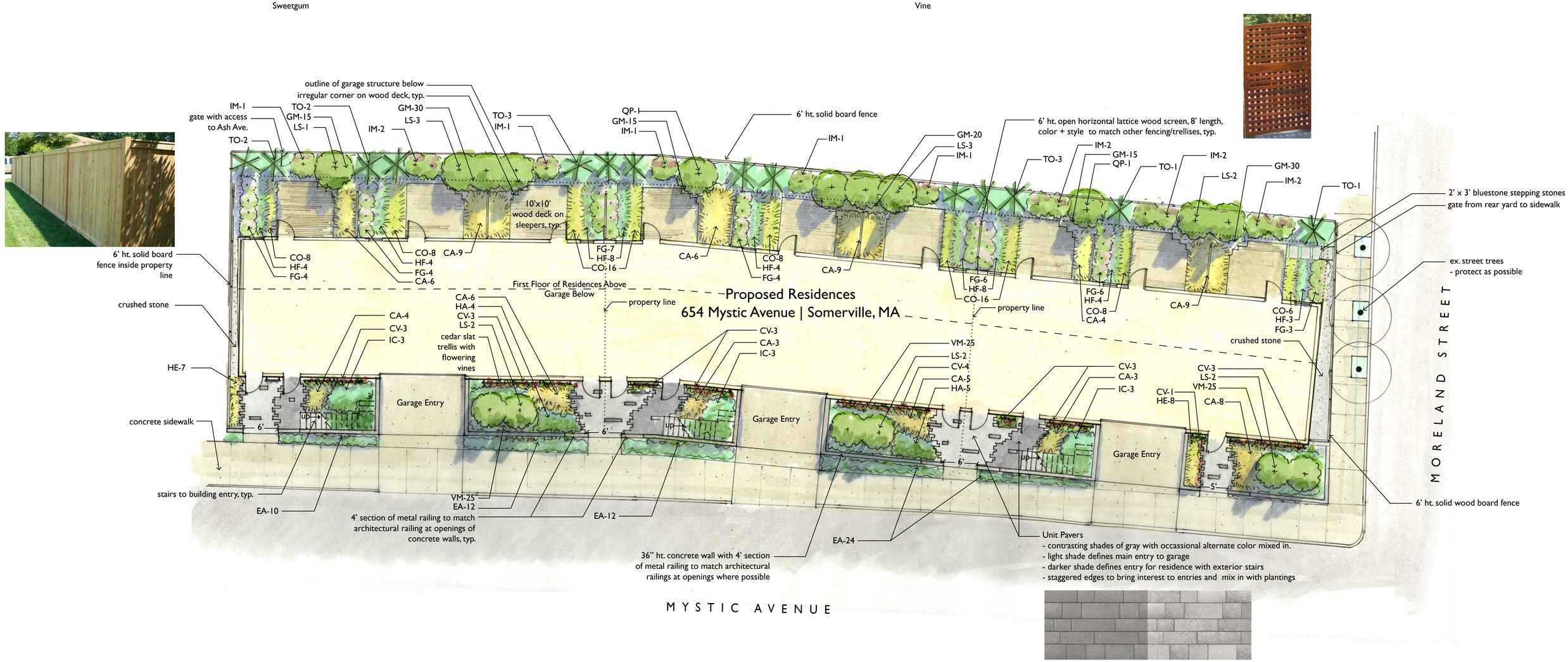
Green Pillar Oak — Slender Silhouette Arborvitae Sweetgum

Meservae Holly — Fothergilla — Francee Hosta — Evergold Sedge — Bevan's Geranium

Annabelle Hydrangea — Daylily — Karl Foerster Grass — Blue Dune Grass — Virgin Bower's Vine — Myrtle

PROPOSED PLANT LIST

Trees:					
15	LS	Liridendron styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	3-3.5" cal.	
2	QP	Quercus palustris 'Green Pillar'	Green Pillar Oak	3-3.5" cal.	
12	TO	Thuja occidentalis Smaragd	Emerald Green Arborvitea	8-10' ht.	
Shrubs:					
9	IC	Ilex crenata 'Hetzii'	Japanese Holly	3 gal.	
13	IM	Ilex meservea 'Blue Princess'	Blue Holly	3-3.5'	Provide 1 male
9	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 yr.	Pots
32	FG	Fothergilla gardenii	Fothergilla	2 gal.	
Perennials\Vines\Hroundcovers:					
72	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foester Grass	1 gal.	
70	CO	Carex oshimensis 'Evergold'	Evergold Sedge	1 gal.	
20	CV	Clematis virginiana	Virgin Bower's Vine	5 gal.	
58	EA	Elymus arenarius 'Blue Dune'	Blue Dune Lyme Grass	1 gal.	
120	GM	Geranium macrorrhizum 'Bevans Variety'	Bevans Geranium	1 gal.	
16	HE	Hemerocallis 'Ruby Red' or Stella D'Oro'	Daylily	1 gal.	
35	HF	Hosta Francee	Francee Hosta	1 gal.	
133	VM	Vinca minor 'Ralph Shubgart'	White variegated Myrtle	1 gal.	



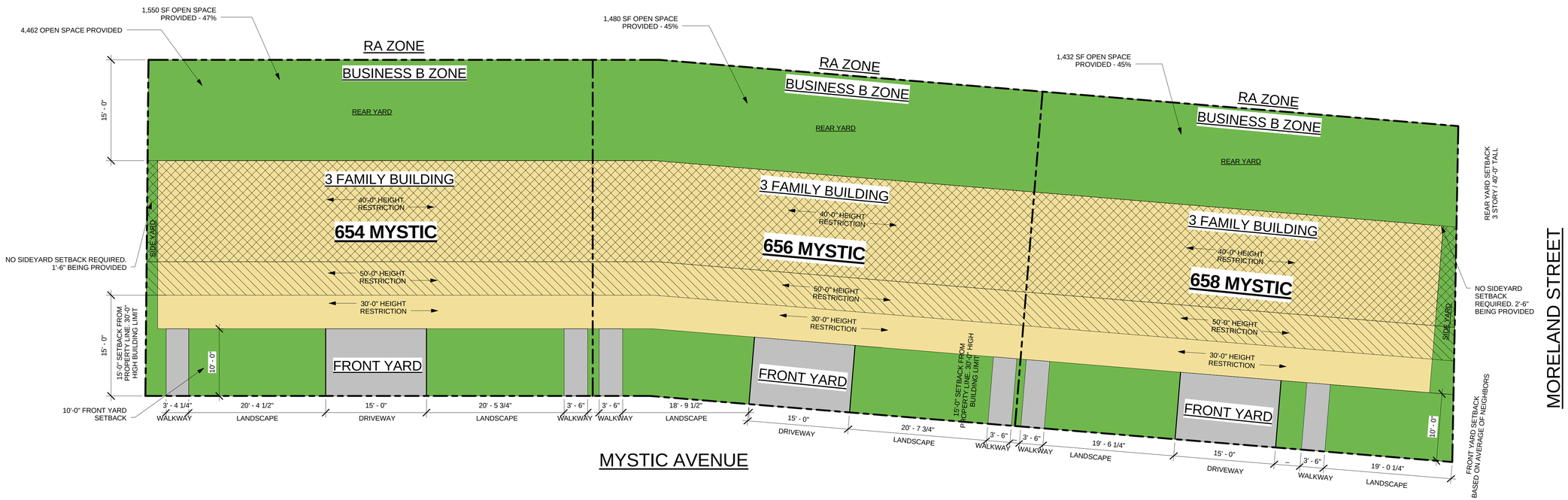
Blair Hines Design Associates
LANDSCAPE ARCHITECTS

654 MYSTIC AVENUE | Somerville, MA

Illustrative Landscape Plan

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

October 14, 2016



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

LEGEND

- BUILDING FOOTPRINT
- NON-PERVIOUS AREA
- PERVIOUS AREA / LANDSCAPE

ZONING DIMENSIONAL TABLE:

	ALLOWED / REQUIRED	EXISTING	PROPOSED - 654	PROPOSED - 656	PROPOSED - 658	COMPLIANCE
ZONE	BUSINESS B ZONE					
USE	VARIES	BUSINESS	3 FAMILY DWELLING	3 FAMILY DWELLING	3 FAMILY DWELLING	COMPLIES
MIN LOT SIZE	N/A	9,745 SF	3,317 SF	3,251 SF	3,177 SF	COMPLIES
MIN LOT PER DWELLING	875 SF (3 UNITS)	1,550 SF	3.63 (3 UNITS)	3.71 (3 UNITS)	3.79 (3 UNITS)	COMPLIES
MAX GROUND COVERAGE	80%	16%	51%	49%	45%	COMPLIES
LANDSCAPE AREA	10%	1%	47%	45%	45%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0	.15	1.36	1.39	1.34	COMPLIES
MAX BUILDING HEIGHT	50'-0"	15'-0"	40'-0"	40'-0"	40'-0"	COMPLIES
MIN YARD FRONT SIDE REAR	15'-0" N/A 15'-0"	20'-0" 95'-0" (L) 48'-6" (R) 0'-0"	15'-0" / 10'-0" N/A 15'-0"	15'-0" / 10'-0" N/A 15'-0"	15'-0" / 10'-0" N/A 15'-0"	COMPLIES
MIN FRONTAGE	N/A	N/A	N/A	N/A	N/A	COMPLIES
PERVIOUS AREA, MIN % OF LOT	NONE	1%	47%	45%	45%	COMPLIES
PARKING REQUIREMENTS	2 / DU = 6 SPACES	UNKNOWN	8 FULL SIZE SPACES	8 FULL SIZE SPACES	8 FULL SIZE SPACES	COMPLIES
BICYCLE PARKING	1	UNKNOWN	2 BIKE RACKS	2 BIKE RACKS	2 BIKE RACKS	COMPLIES
NET FLOOR AREA			4,511 SF	4,519 SF	4,261 SF	

PROJECT NAME

Mystic Ave Residences

PROJECT ADDRESS

654 Mystic Ave.
Medford, MA

CLIENT

Sun Property Group, Inc.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
NIRAJ SINGH KHALSA
NO. 29486
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15090
Date	05-10-2017
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan

A-020

Mystic Ave Residences

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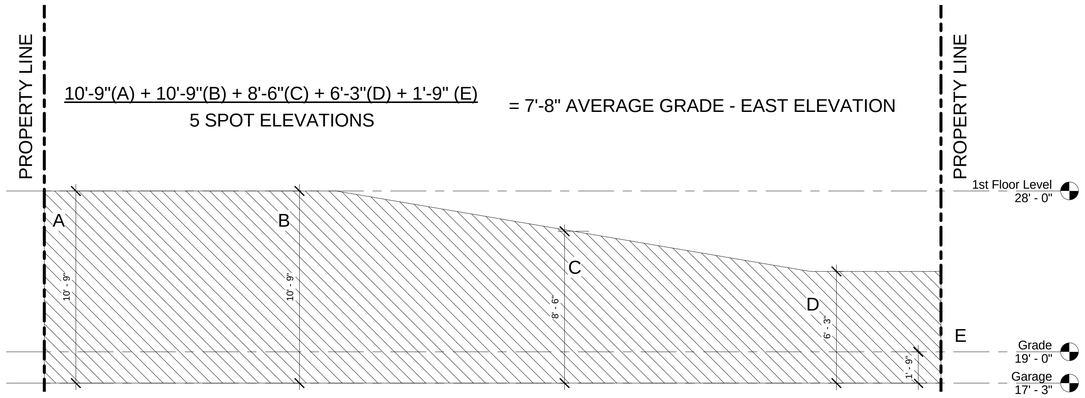
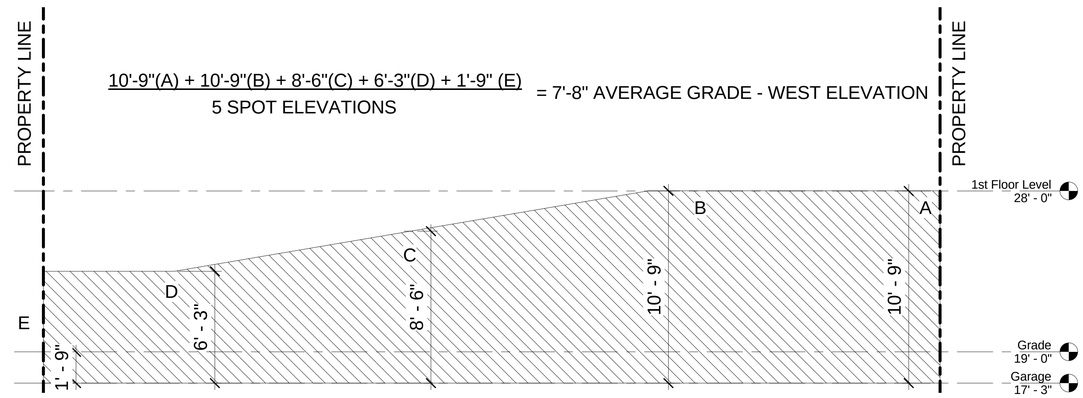
10'-9"(A) + 10'-9"(B) + 8'-6"(C) + 6'-3"(D) + 1'-9" (E)
5 SPOT ELEVATIONS
= 7'-8" AVERAGE GRADE - EAST ELEVATION



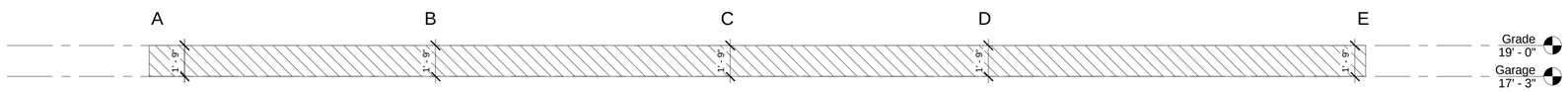
1 West Elevation Grade
1/4" = 1'-0"

10'-9"(A) + 10'-9"(B) + 8'-6"(C) + 6'-3"(D) + 1'-9" (E)
5 SPOT ELEVATIONS
= 7'-8" AVERAGE GRADE - WEST ELEVATION



2 Moreland Street Grade
1/4" = 1'-0"

1'-9"(A) + 1'-9"(B) + 1'-9"(C) + 1'-9"(D) + 1'-9" (E)
5 SPOT ELEVATIONS
= 1'-9" AVERAGE GRADE - NORTH ELEVATION

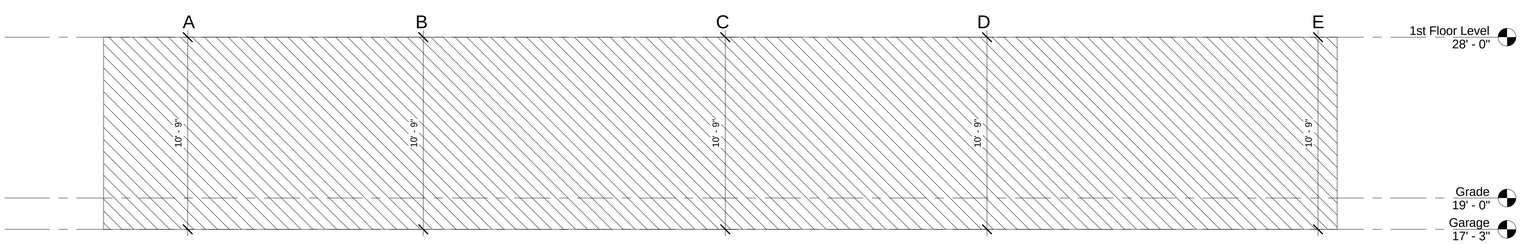


3 South Elevation Grade
1/4" = 1'-0"

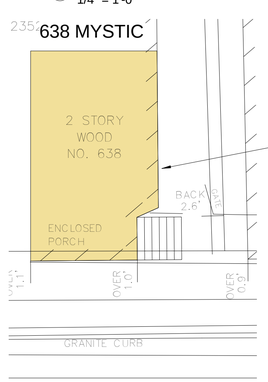
MORELAND STREET ELEV (7'-8") + WEST ELEV (7'-8") + NORTH ELEV (10'-9") + SOUTH ELEV (1'-9")
4 ELEVATIONS

= 6'-11 1/2" AVERAGE GRADE AROUND GARAGE

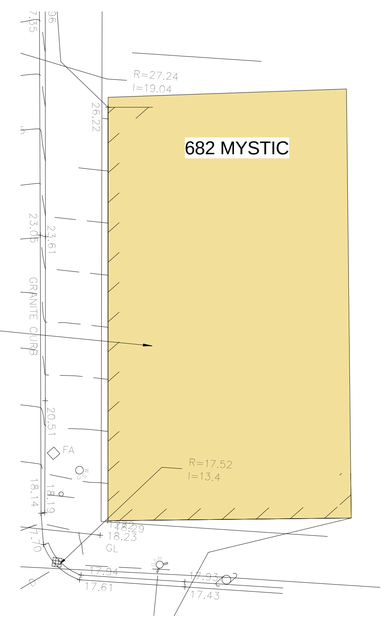
10'-9"(A) + 10'-9"(B) + 10'-9"(C) + 10'-9"(D) + 10'-9" (E)
5 SPOT ELEVATIONS
= 10'-9" AVERAGE GRADE - NORTH ELEVATION



4 North Grade Elevation
1/4" = 1'-0"



NEIGHBORING FRONT
YARD SETBACKS
ARE LESS THAN THE
ALLOWED 15'-0"



SECTION 8 NOTE 5

FRONT YARD: IF THE AVERAGE FRONT YARD DEPTH OF TWO (2) OR MORE EXISTING BUILDINGS ON EACH SIDE OF A LOT WITHIN ONE HUNDRED (100) FEET AND WITHIN THE DISTRICT AND SAME BLOCK, UNINTERUPTED BU AN INTERSECTION, IS LESS THAN THE REQUIRED FRONT YARD, THE AVERAGE OF SUCH EXISTING FRONT YARD DEPTHS MAY BE THE REQUIRED FRONT YARD DEPTH FOR BUILDINGS OF THREE (3) STORIES OR LESS, BUT IN NO CASE MAY THE FRONT YARD DEPTH BE LESS THAN TEN (10) FEET

PROJECT NAME

Mystic Ave Residences

PROJECT ADDRESS

654 Mystic Ave.
Medford, MA

CLIENT

Sun Property Group, Inc.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
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NO. 6512
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15090
Date	05-10-2017
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Zoning

A-021

Mystic Ave Residences

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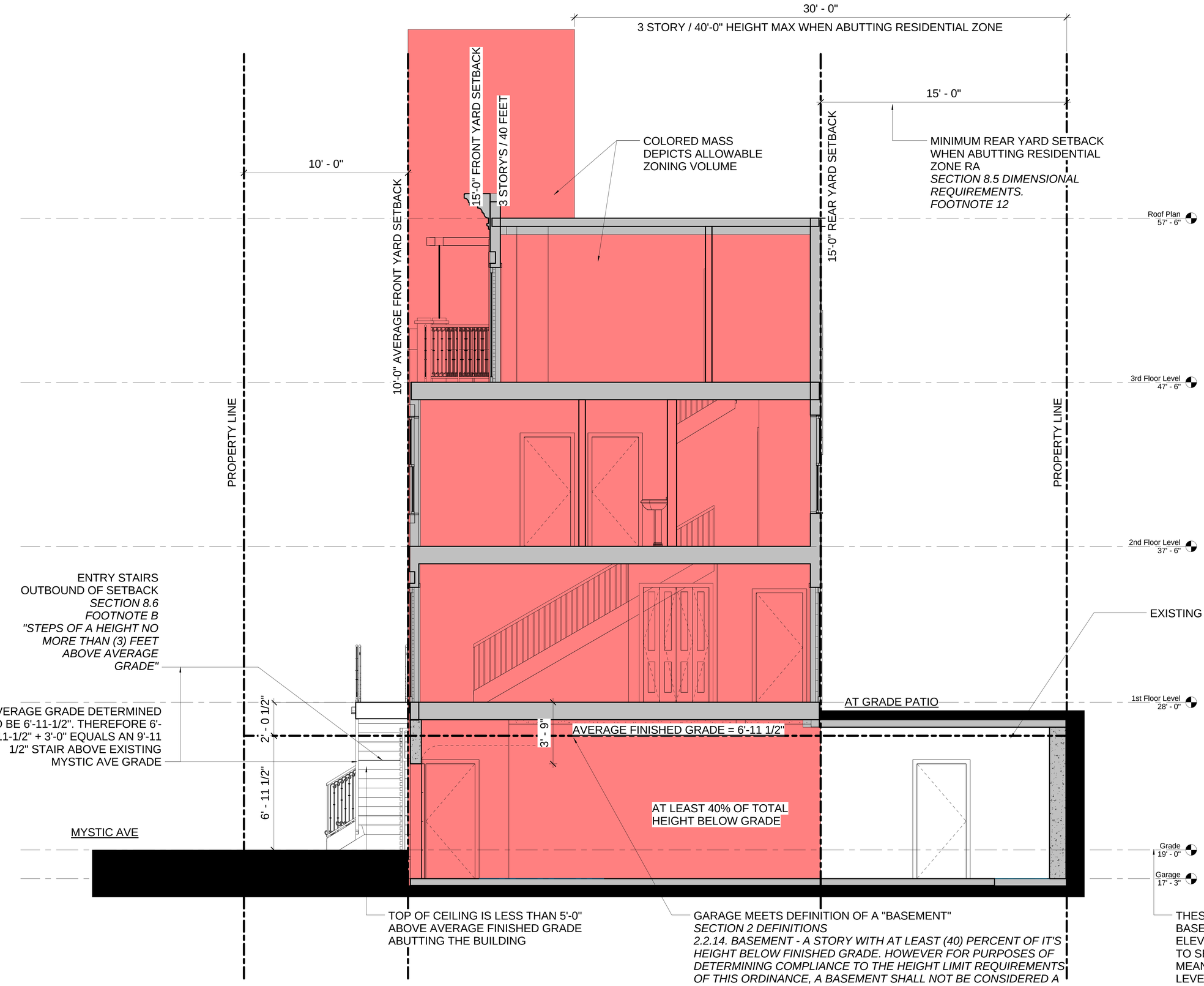

1 Zoning Section
3/8" = 1'-0"

PROJECT NAME

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Project number	15090
Date	05-10-2017
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Scale	3/8" = 1'-0"

REVISIONS

No.	Description	Date

Zoning

A-022

Mystic Ave Residences

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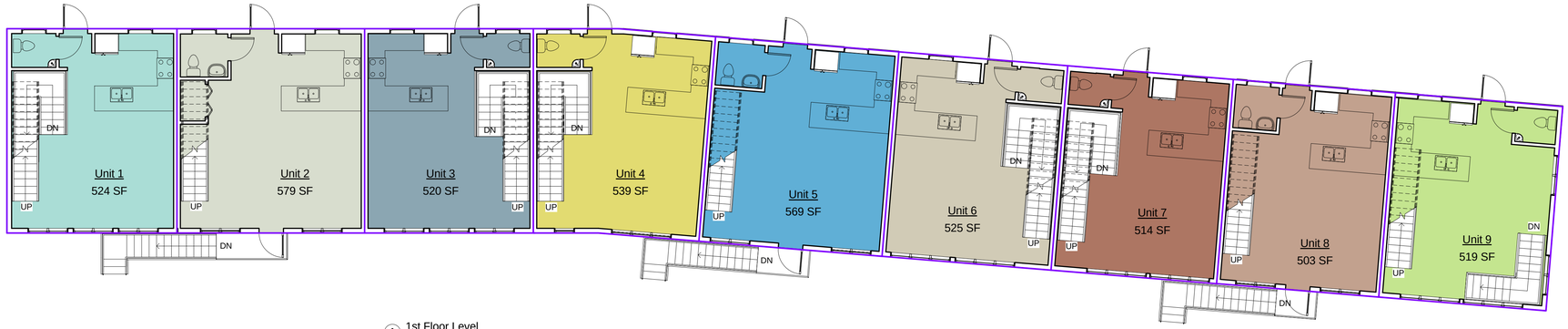
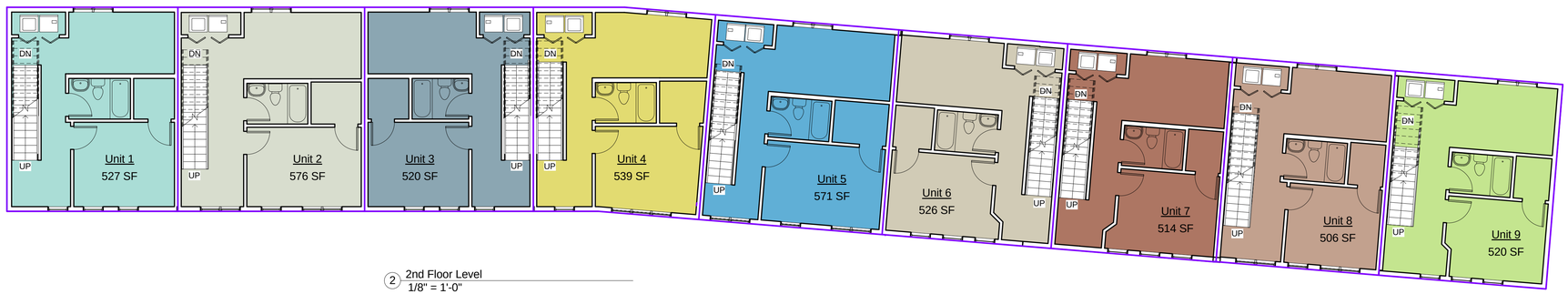
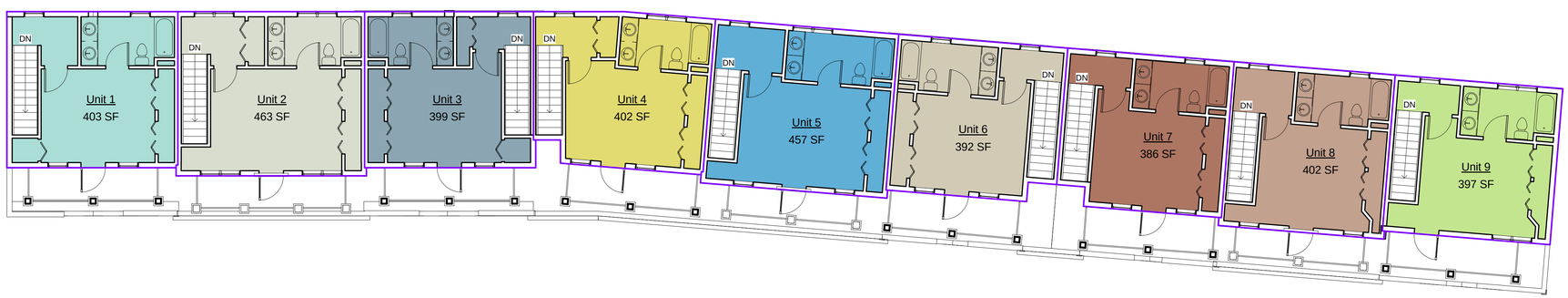


1 1st Floor Level
1/8" = 1'-0"



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



3 3rd Floor Level
1/8" = 1'-0"

Area Schedule (Rentable)

Name	Area	Level	Comments
Unit 1	524 SF	1st Floor Level	
Unit 1	527 SF	2nd Floor Level	
Unit 1	403 SF	3rd Floor Level	
Unit 1	1454 SF		
Unit 2	579 SF	1st Floor Level	
Unit 2	576 SF	2nd Floor Level	
Unit 2	463 SF	3rd Floor Level	
Unit 2	1618 SF		
Unit 3	520 SF	1st Floor Level	
Unit 3	520 SF	2nd Floor Level	
Unit 3	399 SF	3rd Floor Level	
Unit 3	1439 SF		

Area Schedule (Rentable)

Name	Area	Level	Comments
Unit 4	539 SF	1st Floor Level	
Unit 4	539 SF	2nd Floor Level	
Unit 4	402 SF	3rd Floor Level	
Unit 4	1479 SF		
Unit 5	569 SF	1st Floor Level	
Unit 5	571 SF	2nd Floor Level	
Unit 5	457 SF	3rd Floor Level	
Unit 5	1597 SF		
Unit 6	525 SF	1st Floor Level	
Unit 6	526 SF	2nd Floor Level	
Unit 6	392 SF	3rd Floor Level	
Unit 6	1443 SF		

Area Schedule (Rentable)

Name	Area	Level	Comments
Unit 7	514 SF	1st Floor Level	
Unit 7	514 SF	2nd Floor Level	
Unit 7	386 SF	3rd Floor Level	
Unit 7	1413 SF		
Unit 8	503 SF	1st Floor Level	
Unit 8	506 SF	2nd Floor Level	
Unit 8	402 SF	3rd Floor Level	
Unit 8	1411 SF		
Unit 9	519 SF	1st Floor Level	
Unit 9	520 SF	2nd Floor Level	
Unit 9	397 SF	3rd Floor Level	
Unit 9	1437 SF		

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CONSULTANTS:

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Project number	15090
Date	05-10-2017
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Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Area Plans

A-023

Mystic Ave Residences

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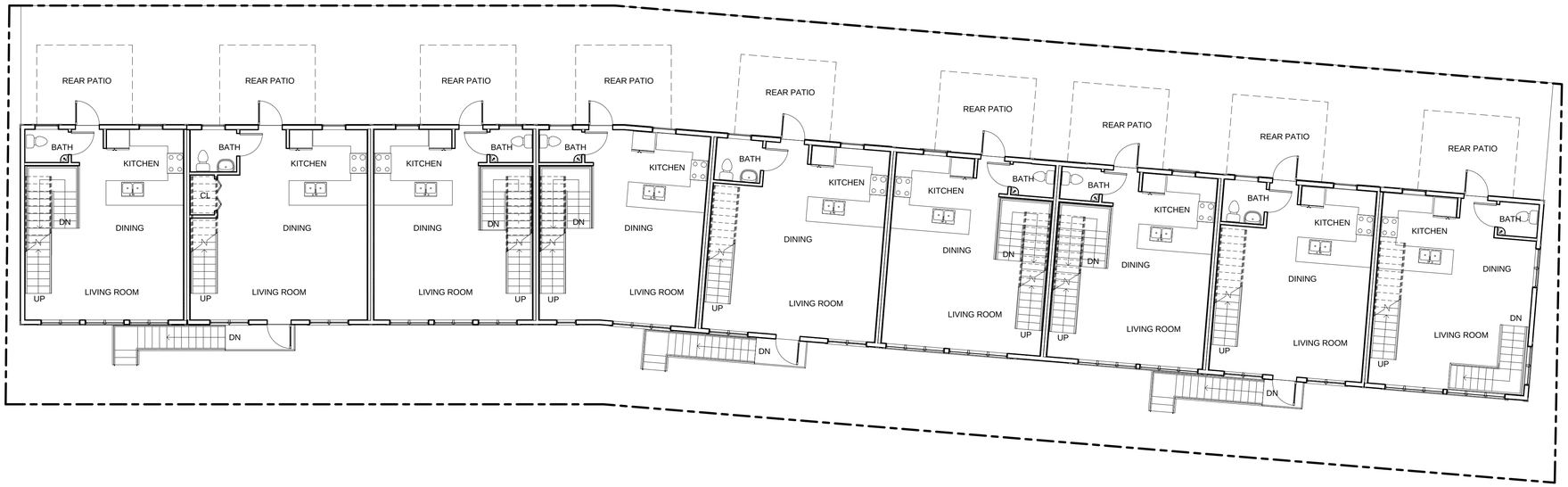
2 Garage
1/8" = 1'-0"



1 1st Floor Level
1/8" = 1'-0"

PROJECT NAME

Mystic Ave Residences

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654 Mystic Ave.
Medford, MA

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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
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Project number	15090
Date	05-10-2017
Drawn by	WC/ CMH
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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Garage & 1st Floor Plan

A-101

Mystic Ave Residences

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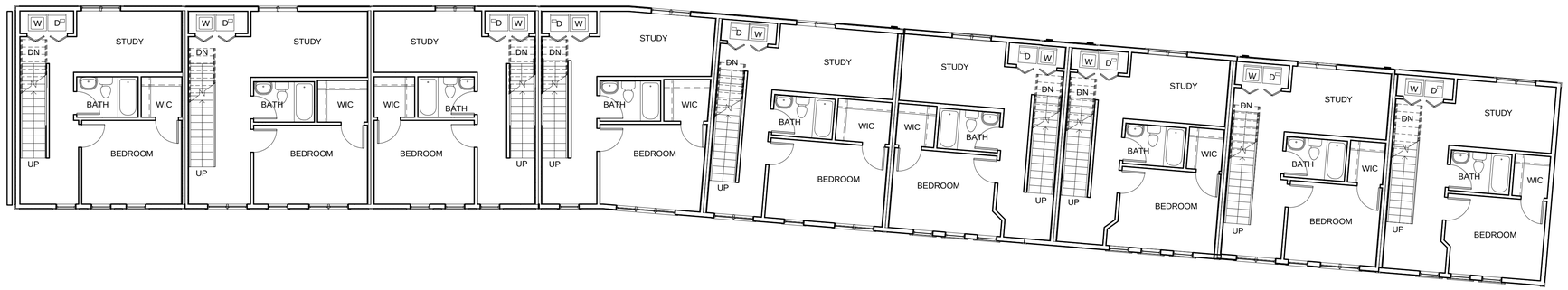
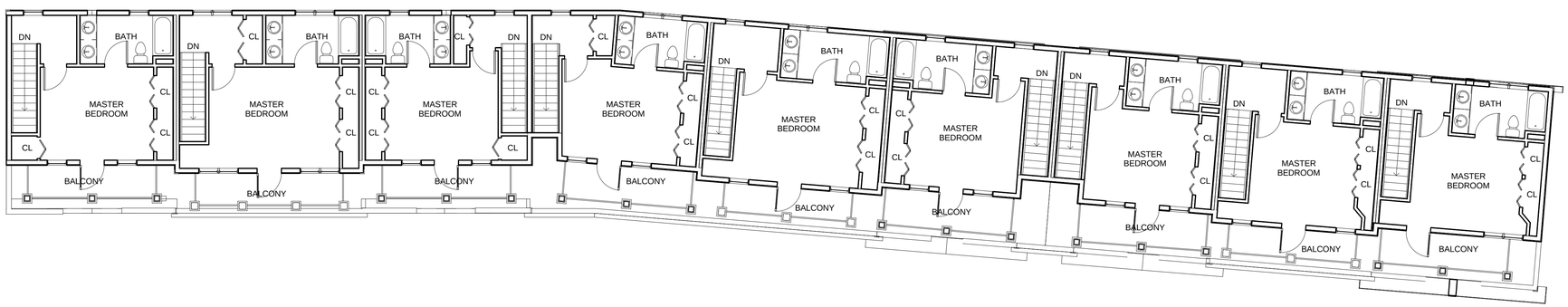


1 2nd Floor Level
1/8" = 1'-0"



2 3rd Floor Level
1/8" = 1'-0"

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Mystic Ave Residences

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2nd & 3rd Floor Plans

A-102

Mystic Ave Residences

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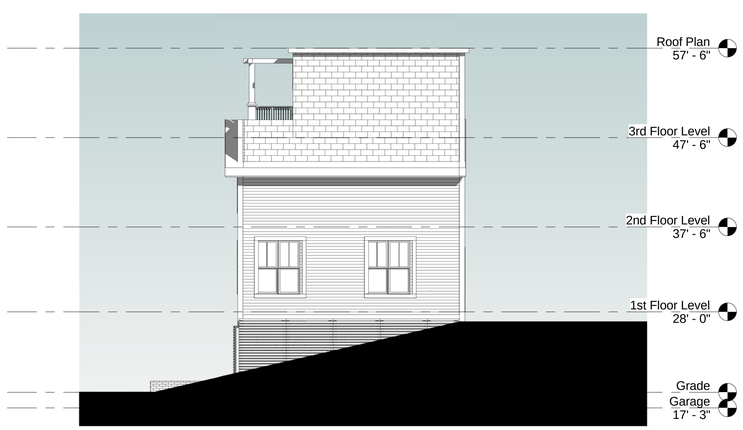
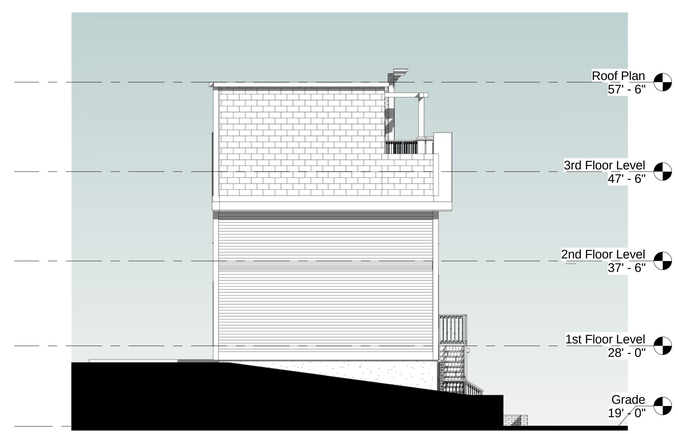
1 South Elevation
1/8" = 1'-0"

2 North Elevation
1/8" = 1'-0"



3 Moreland Street Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

PROJECT NAME

Mystic Ave Residences

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NO. 6242
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15090
Date	05-10-2017
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Elevations / Perspectives

A-300

Mystic Ave Residences

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1 3D View 1 Copy 1

3 3D View 8

2 3D View 2

PROJECT NAME

Mystic Ave Residences

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Medford, MA

CLIENT

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ARCHITECT

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CONSULTANTS:

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KHALSA, DESIGN
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CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15090
Date	05-10-2017
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Scale	

REVISIONS

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Perspective Views

PV

Mystic Ave Residences

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