



PROJECT:
MYSTIC AVE. RESIDENCES

PROJECT ADDRESS:
654 / 656 / 658 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

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

LANDSCAPE ARCHITECT
BLAIR HINES DESIGN ASSOCIATES
ADDRESS:
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
T: 617-735-1180

PLANNING BOARD SUBMISSION
5-16-2016



DRAWING LIST	
A-000	COVER SHEET
C-1	EXISTING CONDITION & DEMOLITION PLAN
C-2	SITE PLAN
C-3	GRADING & STORM WATER PLAN
C-4	UTILITY PLAN
L-1	ILLUSTRATIVE LANDSCAPE PLAN
A-020	ARCHITECTURAL SITE PLAN & ZONING
A-021	ZONING
A-022	ZONING CROSS SECTION
A-023	AREA PLANS
A-101	GARAGE & FIRST FLOOR PLANS
A-102	SECOND & THIRD FLOOR PLANS
A-300	EXTERIOR ELEVATIONS
P	PERSPECTIVE VIEWS

PROJECT NAME

Mystic Ave
Residences

PROJECT ADDRESS

654 Mystic Ave.
Medford, MA

CLIENT

Sun Property Group,
Inc.

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

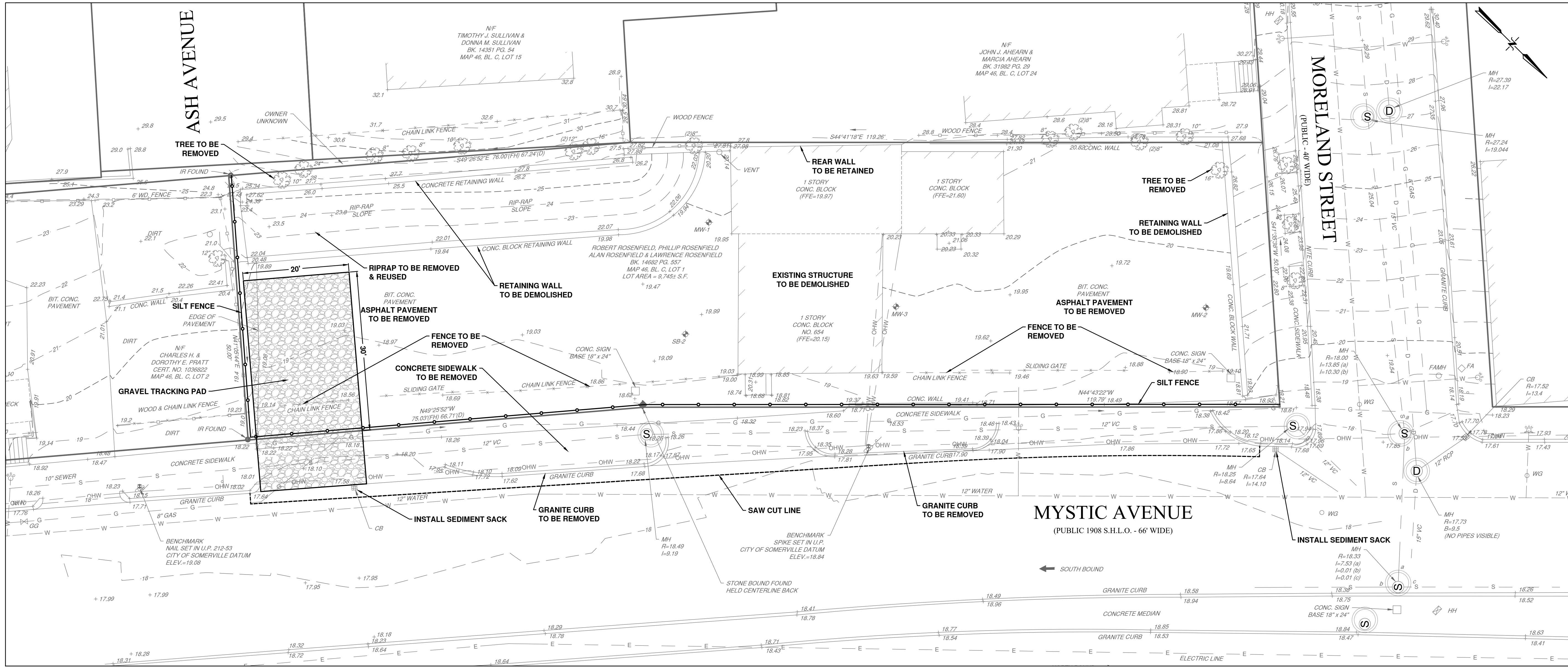


Project number	15090
Date	2-17-2016
Drawn by	WC
Checked by	JW
Scale	As indicated

REVISIONS		
No.	Description	Date

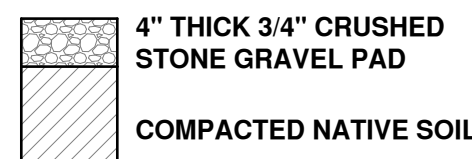
Cover Sheet

A-000
Mystic Ave Residences



- 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.

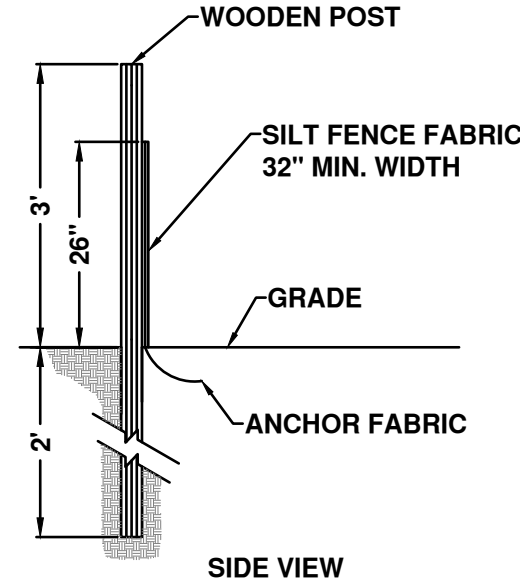
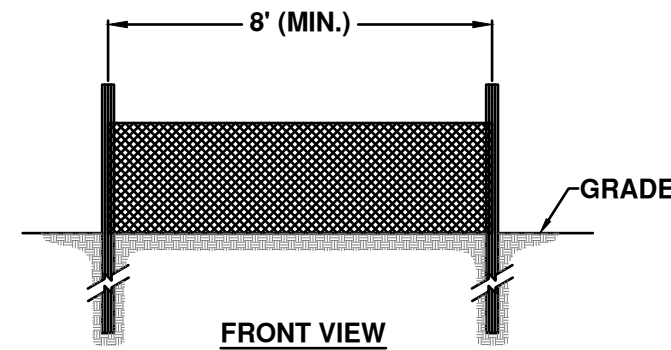
- EROSION CONTROL NOTES:**
- SILT FENCE SHALL BE PLACED ALONG THE DOWN GRADIENT (NORTHEAST AND SOUTHEAST PROPERTY LINE), AS SHOWN ON PLAN.
 - SILT FENCE SHALL BE INSPECTED WEEKLY. FALLEN OR DAMAGED SECTIONS SHALL BE REPLACED OR REPAIRED. ACCUMULATION OF 4 INCHES OF SEDIMENT ADJACENT TO THE FENCE SHALL 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 SWEEPED 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

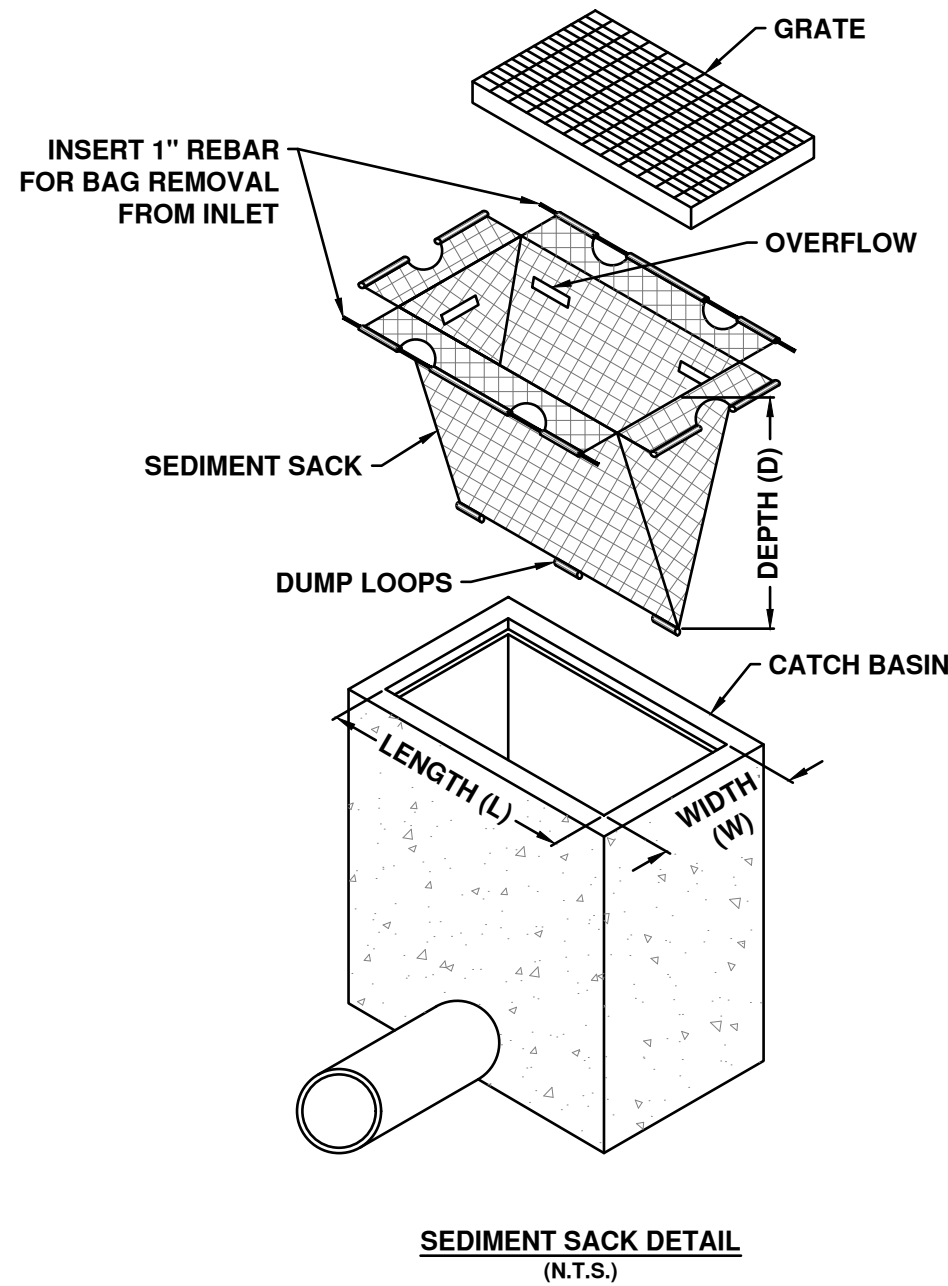
TEMPORARY GRAVEL TRACKING PAD SECTION (N.T.S.)



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.



Revisions:		Date
No.	Description	
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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

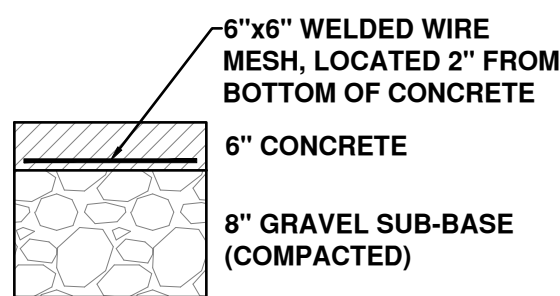
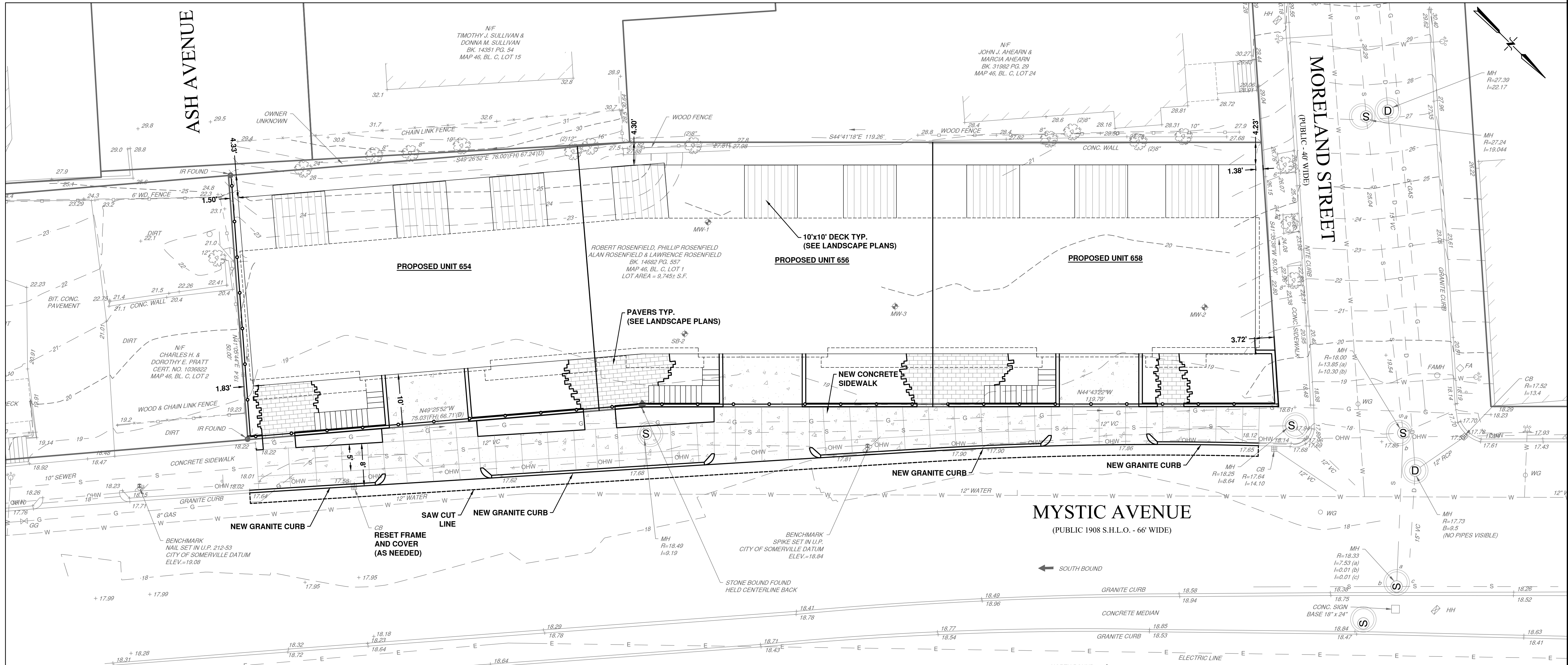
Prepared By:
 STRONG CIVIL DESIGN, LLC
53 PEACH STREET
BRAINTREE, MA 02184
(781) 974-5844

Date: May 12, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.

Drawing Name:
Mystic_SCD.dwg

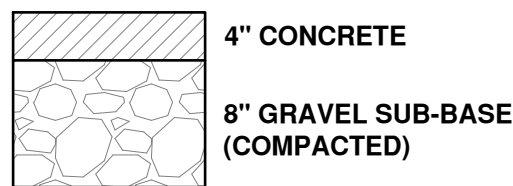
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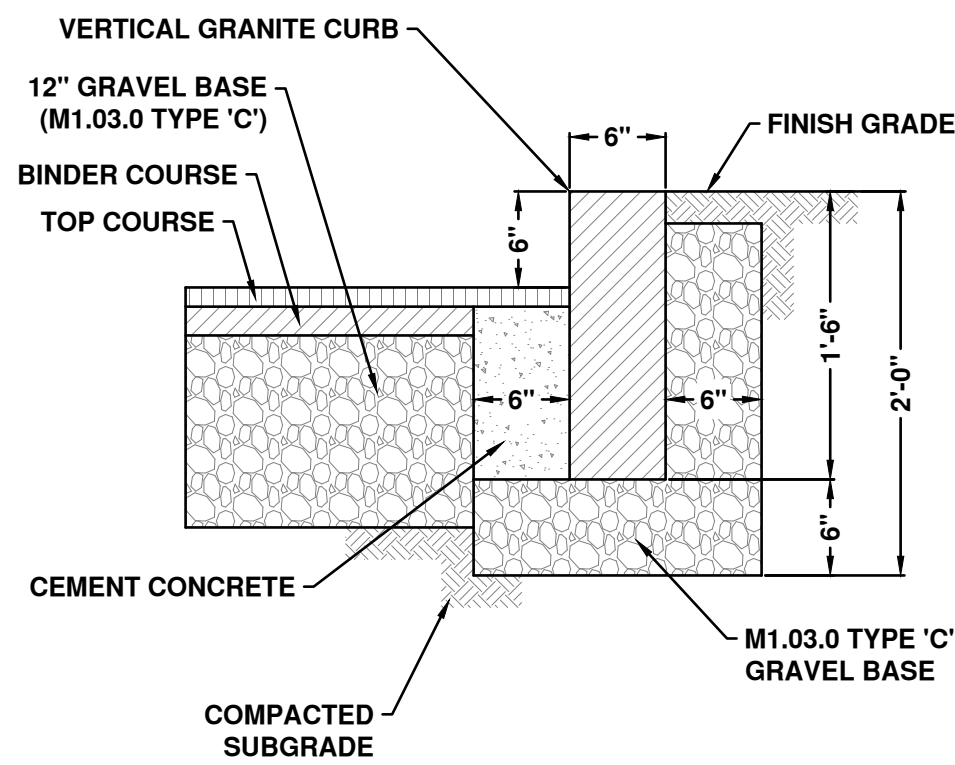
- GRAVEL SUB-BASE SHALL CONFORM TO MASS DOT SPECIFICATION M1.03.0 TYPE 'C'

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.)

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No.	Description	

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Prepared For:

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

Drawing Title:

SITE PLAN

Scale:



Prepared By:

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

Date: May 12, 2016

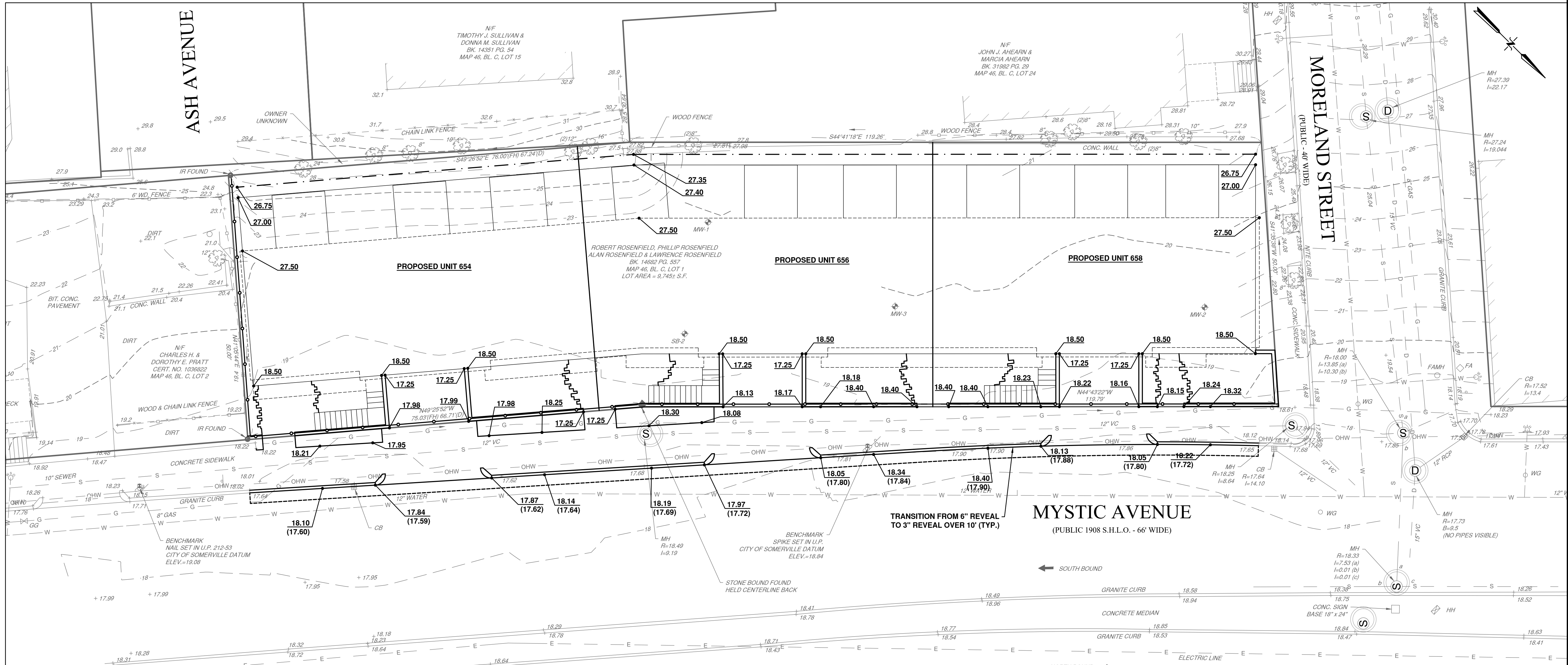
Project No.: 016-001-22-297-2016

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.

Revisions:		Date
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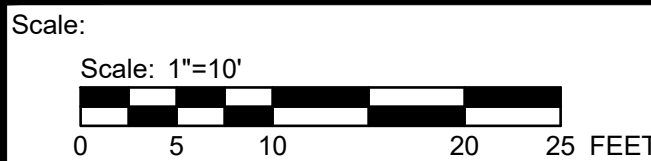
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Sun Property Group, Inc.
11 Elkins Street, #250
Boston, MA 02127

Drawing Title:

GRADING & STORM WATER PLAN



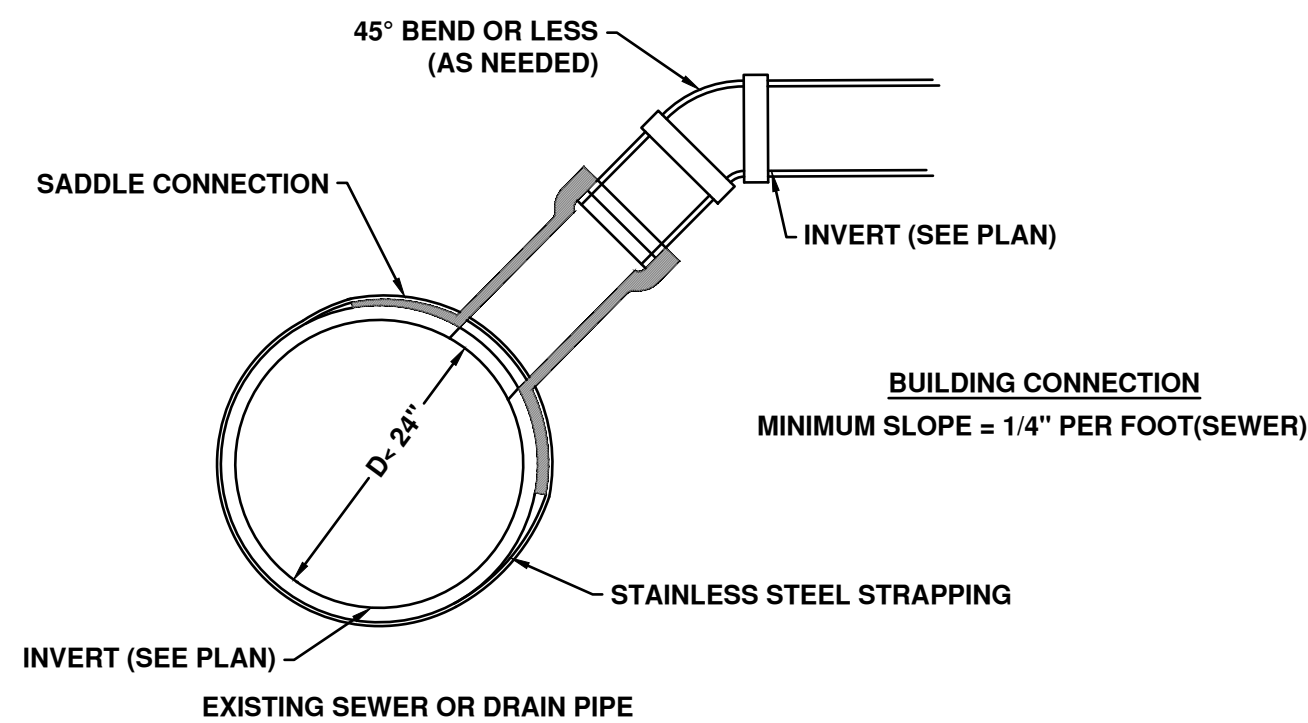
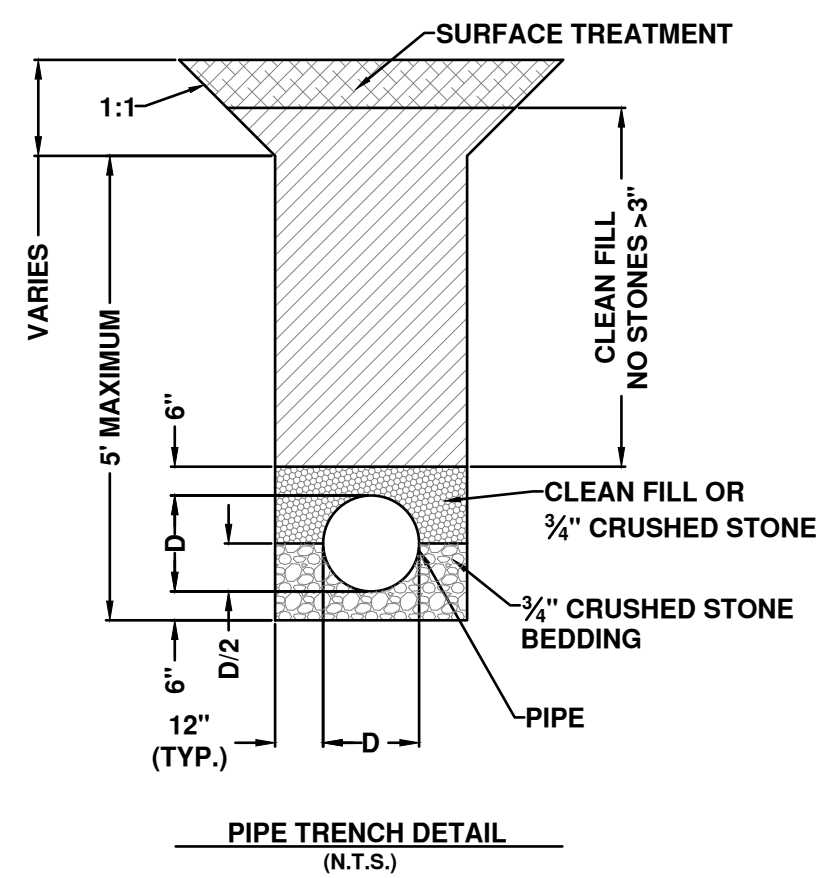
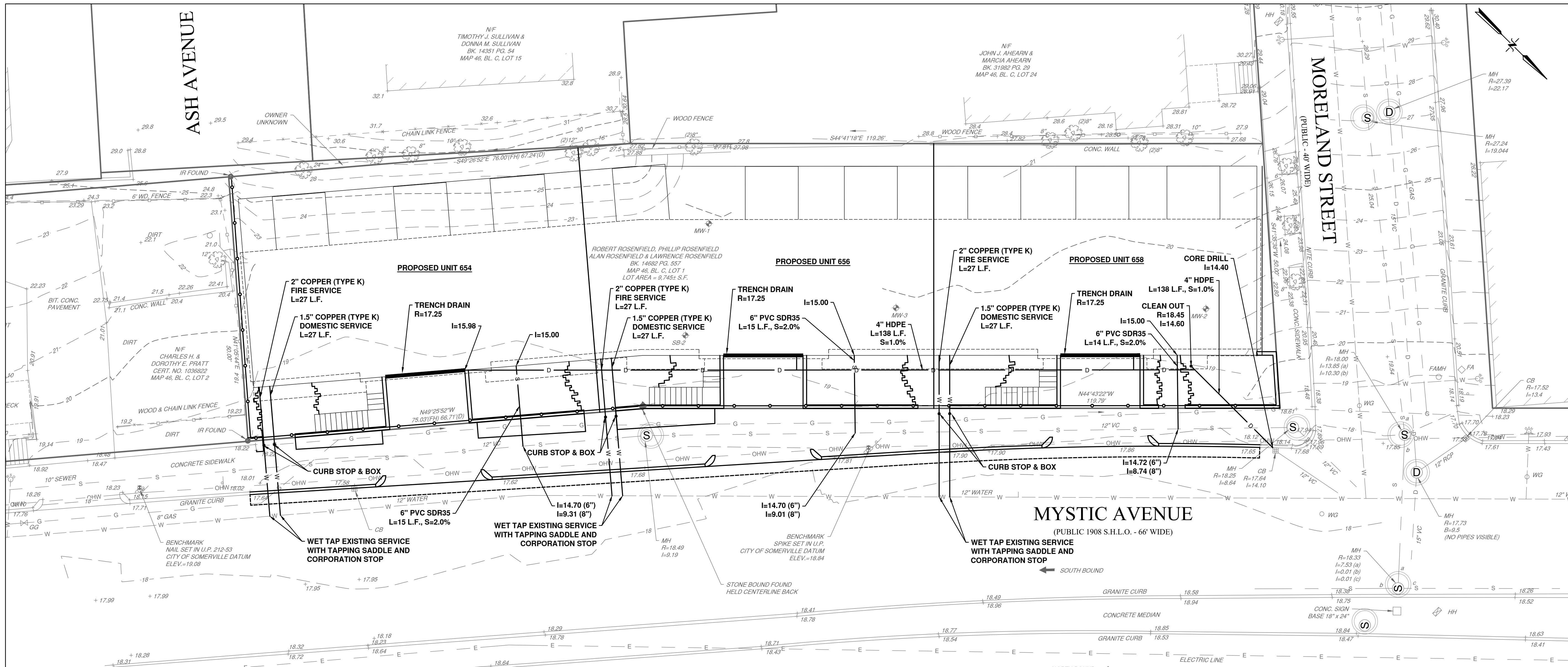
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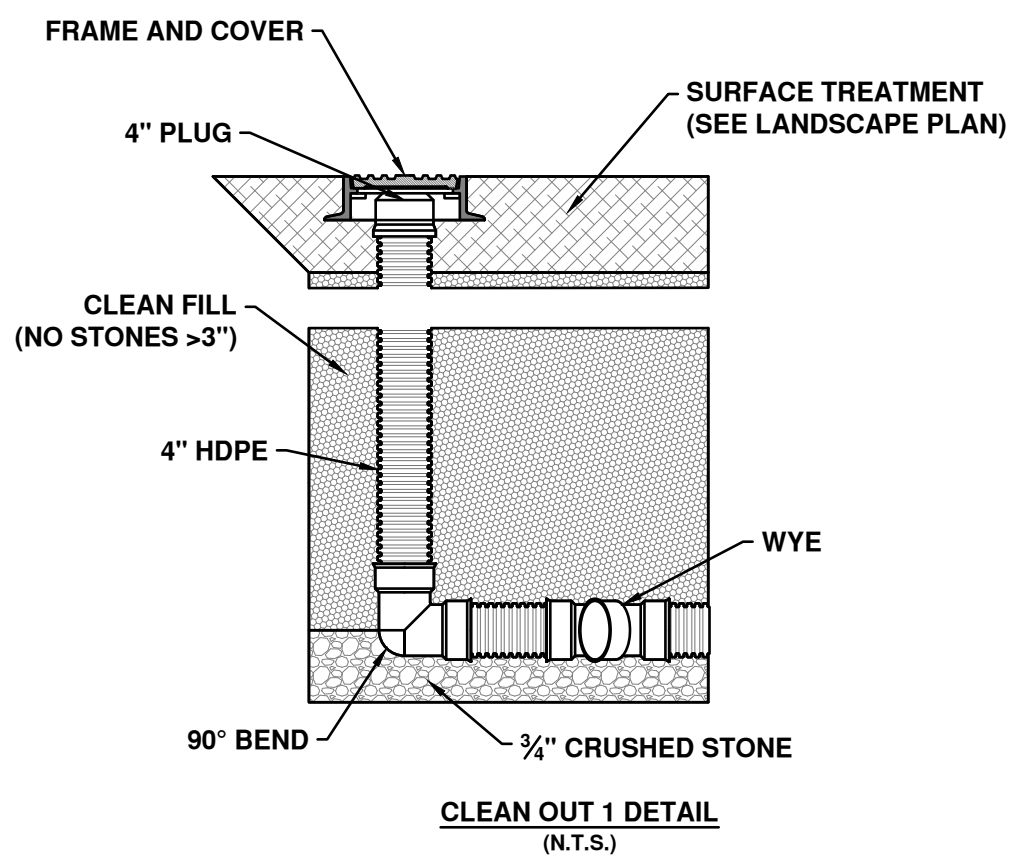
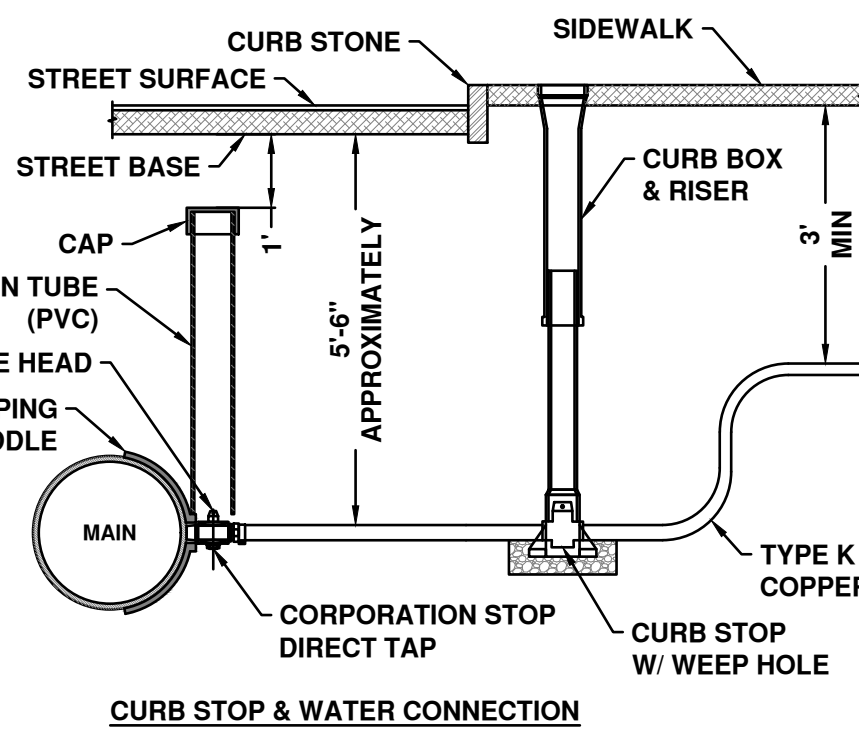
Drawing No.

3



- 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



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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: May 12, 2016
Project No.: 016-001-22-297-2016
Engineer: Daniel R. Armstrong, P.E.

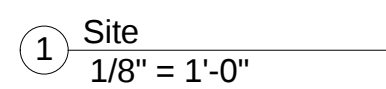
Drawing Name:
Mystic_SCD.dwg

Drawing No.

4



Meservae Holly	Fothergilla	Francee Hosta	Evergold Sedge	Bevan's Geranium
				



	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	3,177 SF	3,251 SF	3,317 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	1.43	1.40	1.28	COMPLIES
MAX BUILDING HEIGHT	50'-0"	15'-0"	VARIES	VARIES	VARIES	COMPLIES
MIN YARD	15'-0"	20'-0"	15'-0" / 10'-0"	15'-0" / 10'-0"	15'-0" / 10'-0"	
FRONT	N/A	95'-0" (L)	N/A	N/A	N/A	
SIDE	15'-0"	0'-0"	15'-0"	15'-0"	15'-0"	COMPLIES
REAR						
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	6 FULL SIZE SPACES	6 FULL SIZE SPACES	6 FULL SIZE SPACES	COMPLIES
BICYCLE PARKING	1	UNKNOWN	2 BIKE RACKS	2 BIKE RACKS	2 BIKE RACKS	COMPLIES

BUILDING FOOTPRINT

NON-PERVIOUS AREA

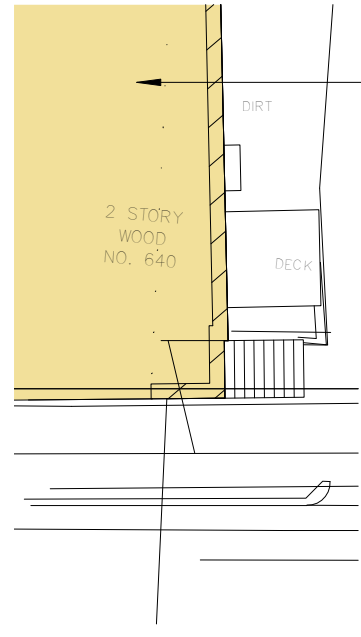
PERVIOUS AREA /
LANDSCAPE

TOTAL SQUARE FOOTAGE OF BUILDING (EXCLUDING GARAGE) = 4,273 SF
TOTAL SQUARE FOOTAGE OF BUILDING INCLUDING GARAGE = 6,446 SF
6 FULL SIZE PARKING SPOTS PROVIDED
3 STORIES PLUS BASEMENT

[illegible]

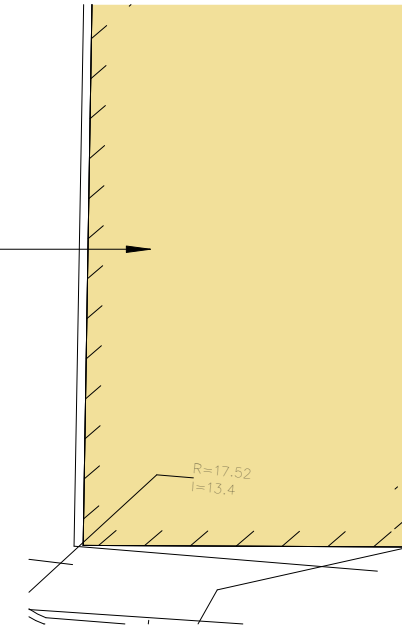
A-020

640 MYSTIC AVE.



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

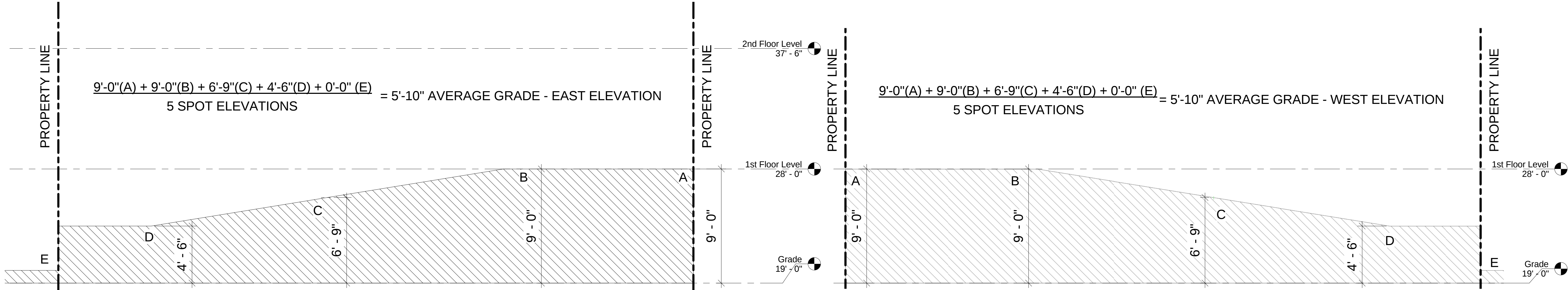
682 MYSTIC AVE.



SECTION 8 NOTE 5

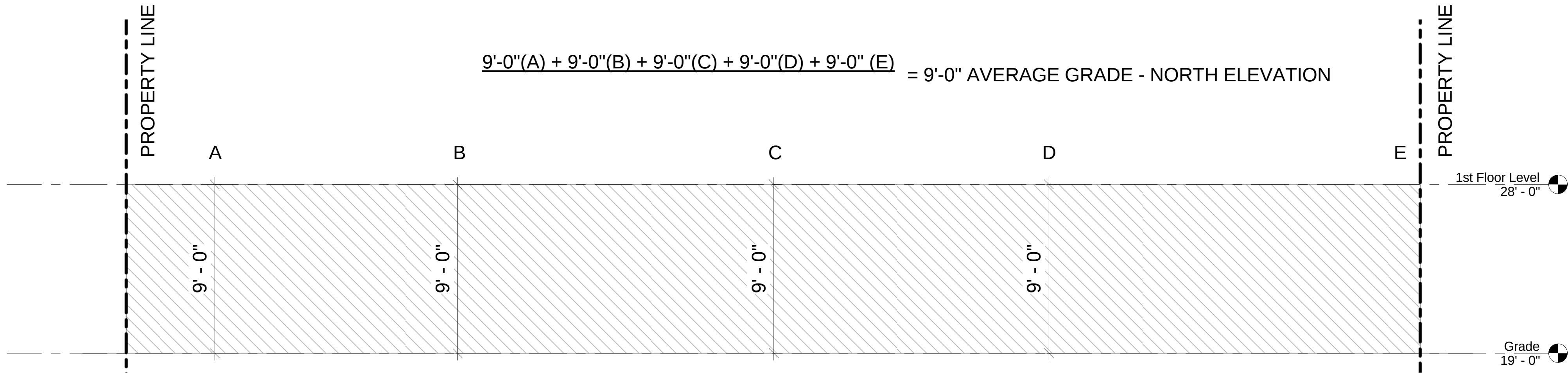
FRONT YARD: IF THE AVERAGE FRONT YARD DEPTH OF TWO (2) OR MORE EXISTING BUILDINGS ON EACH SIDE OF A LOT WITHIN ONE HUNDRED (100) FEET AND WITHIN THE DISTRICT AND SAME BLOCK, UNINTERRUPTED BY AN INTERSECTION, IS LESS THAN THE REQUIRED FRONT YARD, THE AVERAGE OF SUCH EXISTING FRONT YARD DEPTHS MAY BE THE 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

① Front Setback Plan
1/16" = 1'-0"

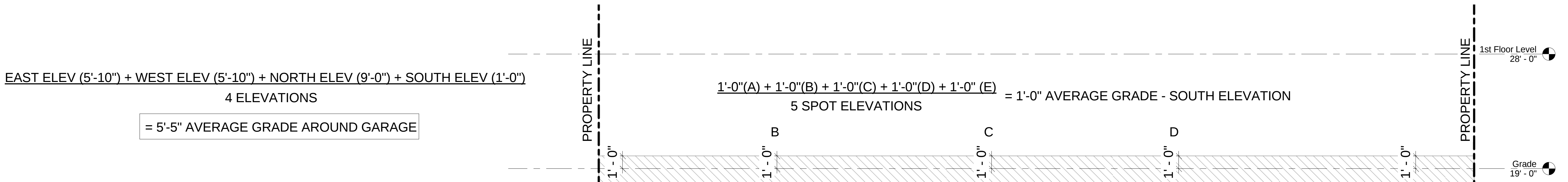


② East Elevation Avg. Grade
1/4" = 1'-0"

③ West Elevation Avg. Grade
1/4" = 1'-0"



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



⑤ South Elevation Avg. Grade
1/4" = 1'-0"

PROJECT NAME

**Mystic Ave
Residences**

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CONSULTANTS:

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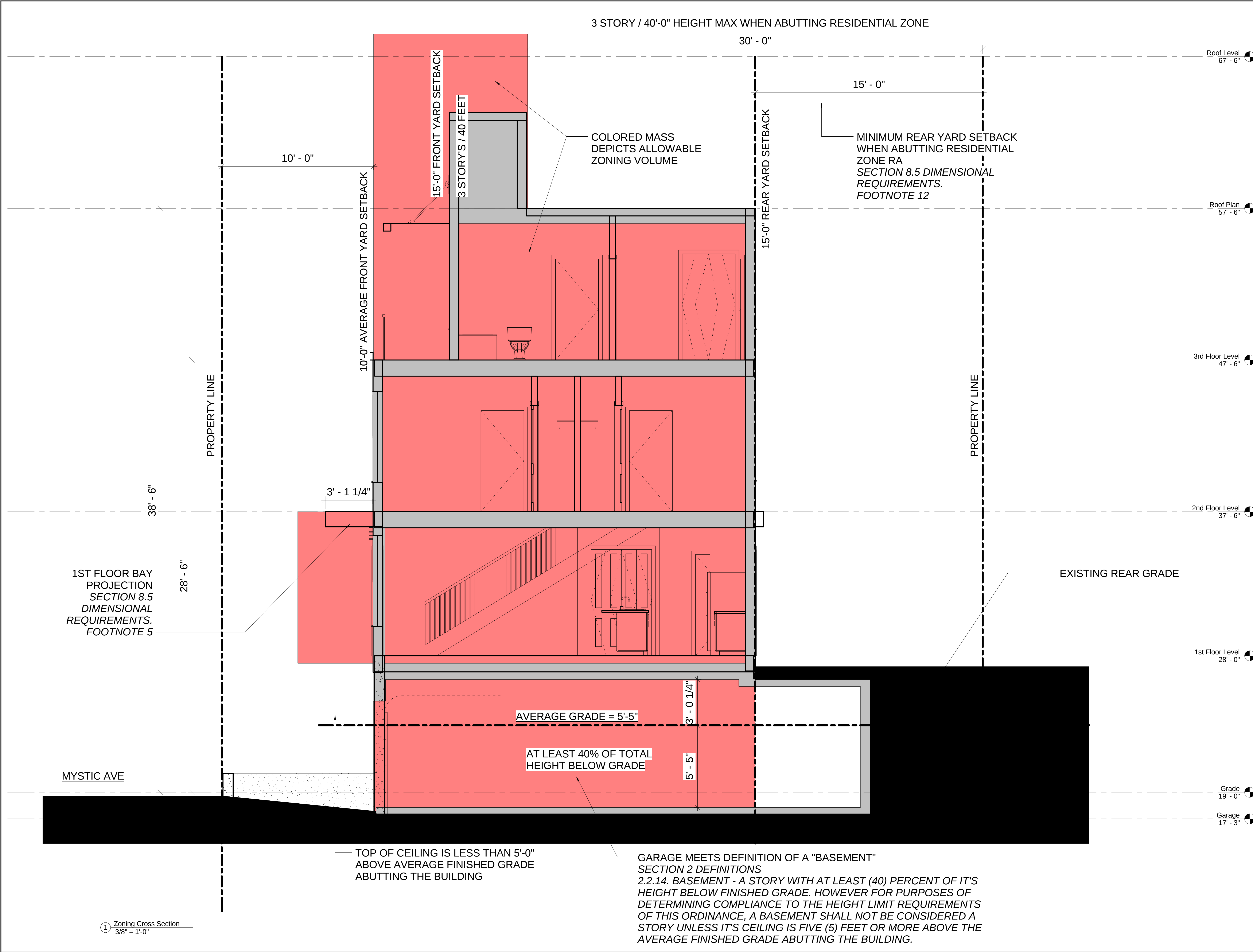
REVISIONS

No.	Description	Date

Zoning

A-021

Mystic Ave Residences



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Mystic Ave Residences

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Project number	15090
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Scale	3/8" = 1'-0"

REVISIONS

No.	Description	Date

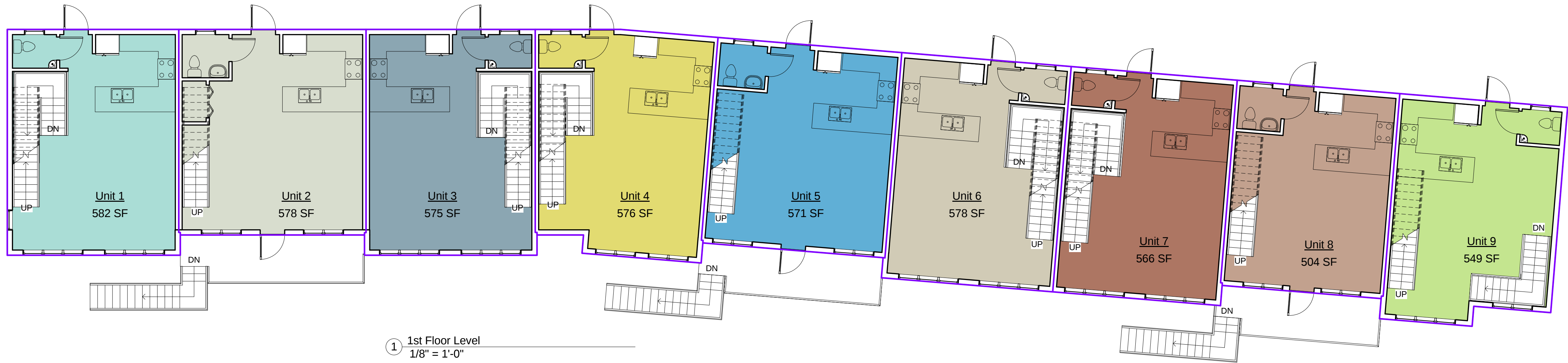
Zoning Cross Section

A-022

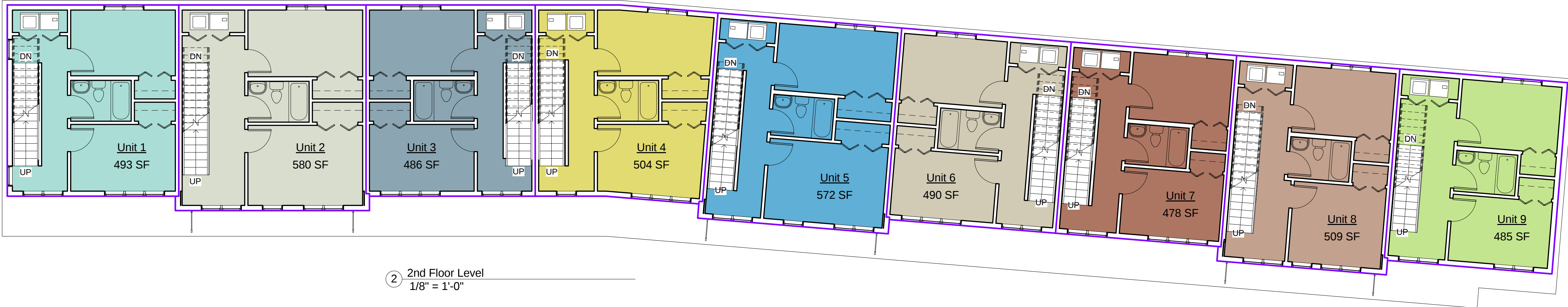
Mystic Ave Residences

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

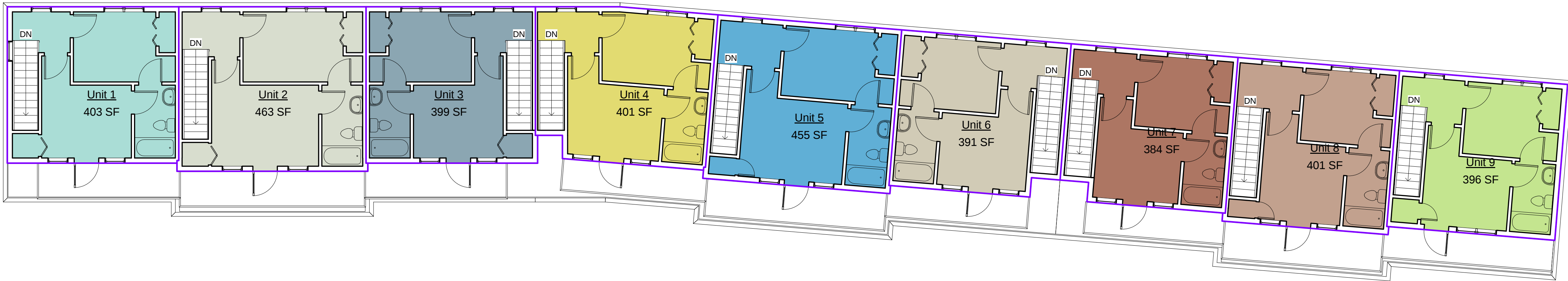
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① 1st Floor Level
1/8" = 1'-0"



② 2nd Floor Level
1/8" = 1'-0"



③ 3rd Floor Level
1/8" = 1'-0"

Area Schedule (Rentable)			
Name	Area	Level	Comments
Area	2305 SF	Garage	
Area	2173 SF	Garage	
Area	2329 SF	Garage	
Area	6807 SF		
Unit 1	582 SF	1st Floor Level	
Unit 1	493 SF	2nd Floor Level	
Unit 1	403 SF	3rd Floor Level	
Unit 1	1478 SF		
Unit 2	578 SF	1st Floor Level	
Unit 2	580 SF	2nd Floor Level	
Unit 2	463 SF	3rd Floor Level	
Unit 2	1621 SF		
Unit 3	575 SF	1st Floor Level	
Unit 3	486 SF	2nd Floor Level	

Area Schedule (Rentable)			
Name	Area	Level	Comments
Unit 3	399 SF	3rd Floor Level	
Unit 3	1460 SF		
Unit 4	576 SF	1st Floor Level	
Unit 4	504 SF	2nd Floor Level	
Unit 4	401 SF	3rd Floor Level	
Unit 4	1481 SF		
Unit 5	571 SF	1st Floor Level	
Unit 5	572 SF	2nd Floor Level	
Unit 5	455 SF	3rd Floor Level	
Unit 5	1598 SF		
Unit 6	578 SF	1st Floor Level	
Unit 6	490 SF	2nd Floor Level	

Area Schedule (Rentable)			
Name	Area	Level	Comments
Unit 6	391 SF	3rd Floor Level	
Unit 6	1458 SF		
Unit 7	566 SF	1st Floor Level	
Unit 7	478 SF	2nd Floor Level	
Unit 7	384 SF	3rd Floor Level	
Unit 7	1429 SF		
Unit 8	504 SF	1st Floor Level	
Unit 8	509 SF	2nd Floor Level	
Unit 8	401 SF	3rd Floor Level	
Unit 8	1414 SF		
Unit 9	549 SF	1st Floor Level	
Unit 9	485 SF	2nd Floor Level	
Unit 9	396 SF	3rd Floor Level	
Unit 9	1430 SF		

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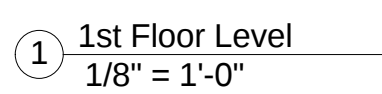
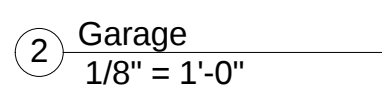
REVISIONS

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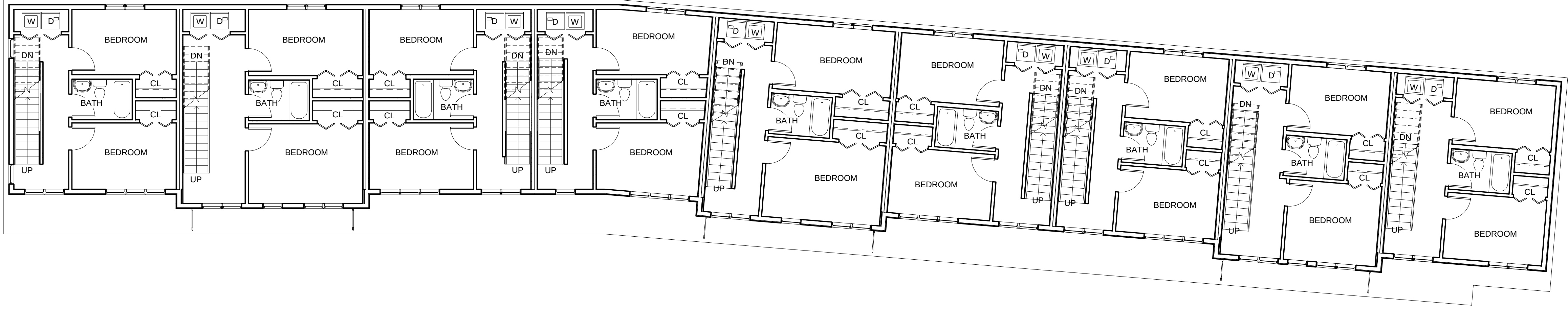
Area Plans

A-023

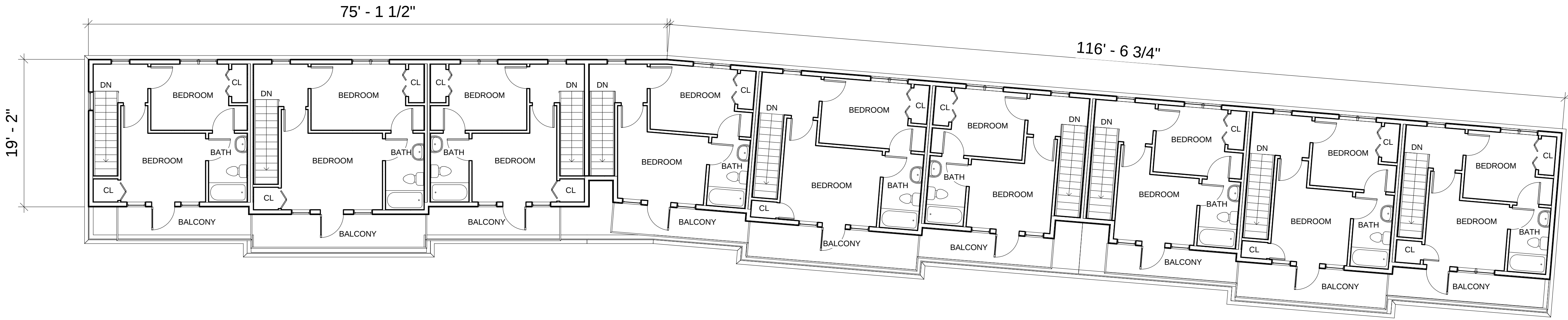
Mystic Ave Residences



5/17/2016 4:12:35 PM



① 2nd Floor Level
1/8" = 1'-0"



② 3rd Floor Level
1/8" = 1'-0"

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REVISIONS

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2nd & 3rd Floor
Plans

A-102

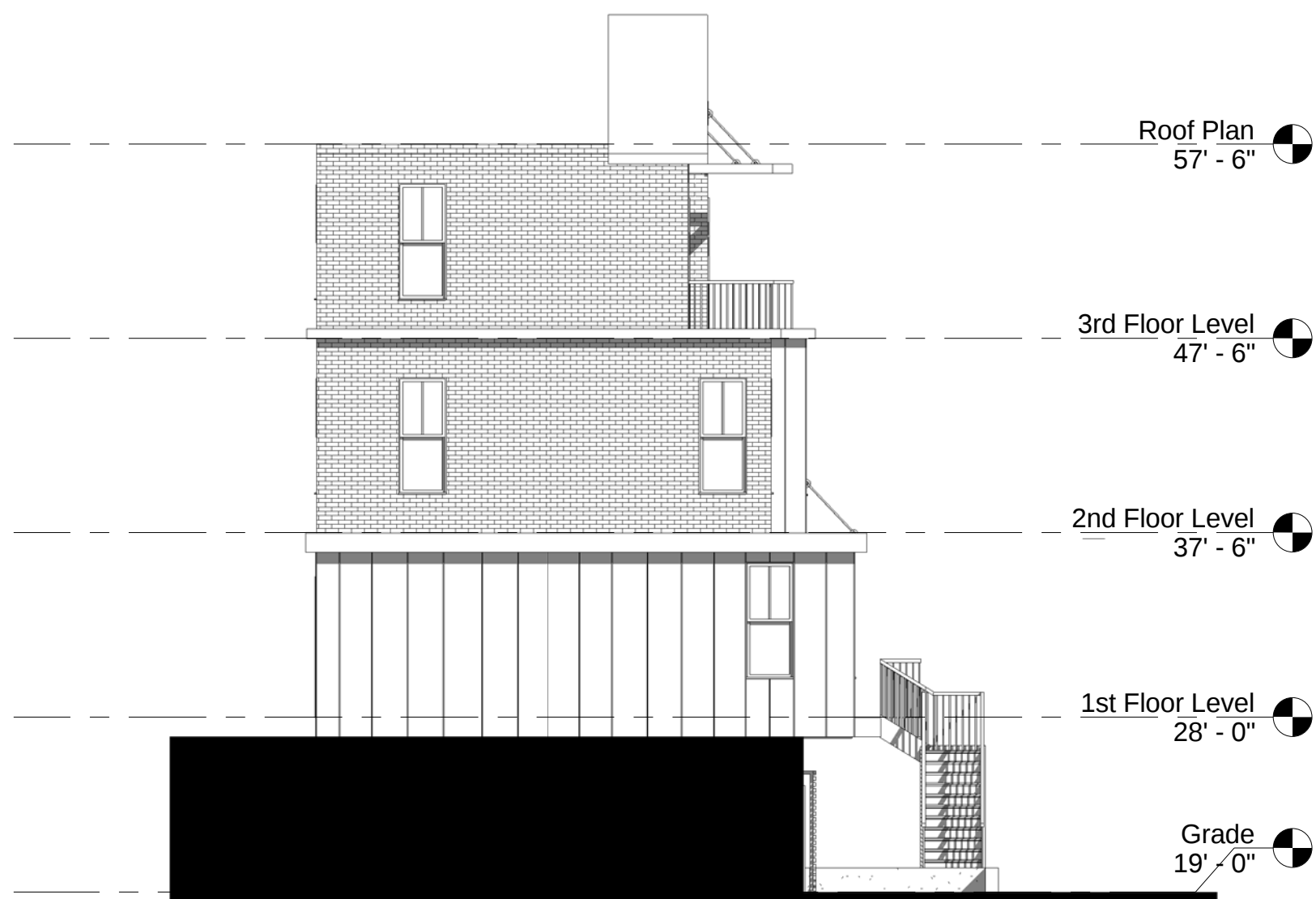
Mystic Ave Residences



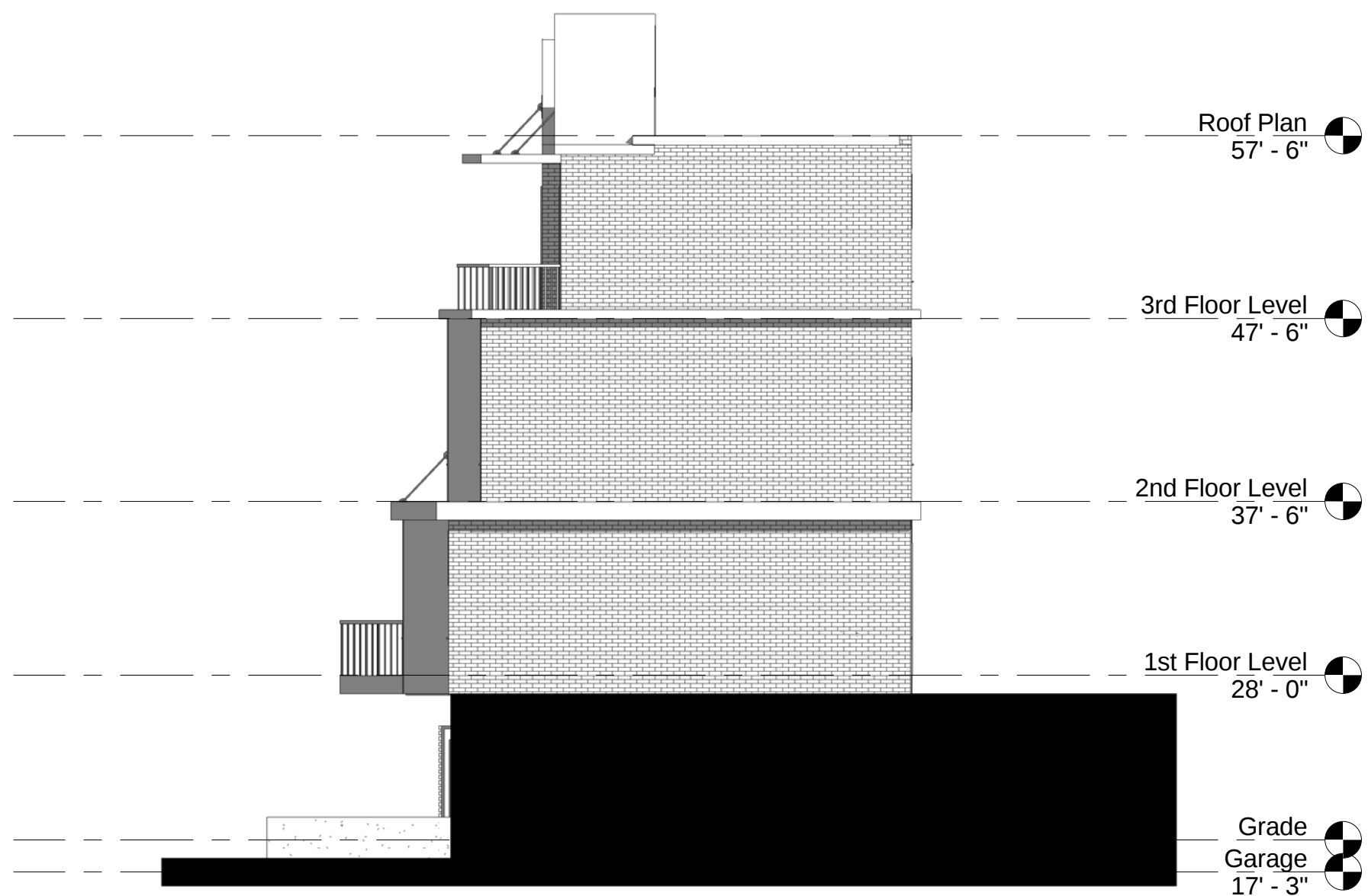
① South Elevation
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"



④ East Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS

- THIN BRICK CLADDING
- STANDING SEAM METAL PANELS
- VINYL DOUBLE HUNG WINDOWS
- EPDM ROOFING FOR FLAT AREAS / ASPHALT SHINGLES FOR PITCHED PORTIONS
- CEDAR SLATS APPLIED TO CONCRETE WALLS ON GARAGE LEVEL

PROJECT NAME

**Mystic Ave
Residences**

PROJECT ADDRESS

654 Mystic Ave.
Medford, MA

CLIENT

**Sun Property Group,
Inc.**

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 15090
Date 2-17-2016
Drawn by Author
Checked by Checker
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

**Elevations /
Perspectives**

A-300

Mystic Ave Residences



3 3D View 5



1 3D View 7



2 3D View 2



4 3D View 9

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Scale	

REVISIONS

No.	Description	Date

3-D Perspectives

P

Mystic Ave Residences