



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

CIVIL ENGINEER
DESIGN CONSULTANTS, INC.
ADDRESS:
120 MIDDLESEX AVENUE, SUITE 20
SOMERVILLE, MA 02145

LOCUS PLAN

MYSTIC AVE

PROJECT SITE

ASH AVE

MT VERNON AVE

LOT 1 12137

LOT 2 3914

LOT 3 3645

LOT 4 3655

LOT 5 3656

LOT 6 3657

LOT 7 3658

LOT 8 3659

LOT 9 3660

LOT 10 6599

LOT 11 3108

LOT 12 3065

LOT 13 2709

LOT 14 2847

LOT 15 2719

LOT 16 2720

LOT 17 2721

LOT 18 2722

LOT 19 2723

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LOT 188 2892

LOT 189 2893

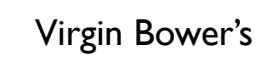
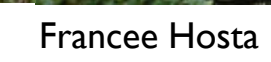
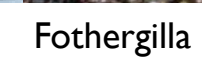
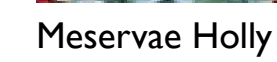
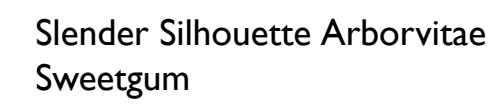
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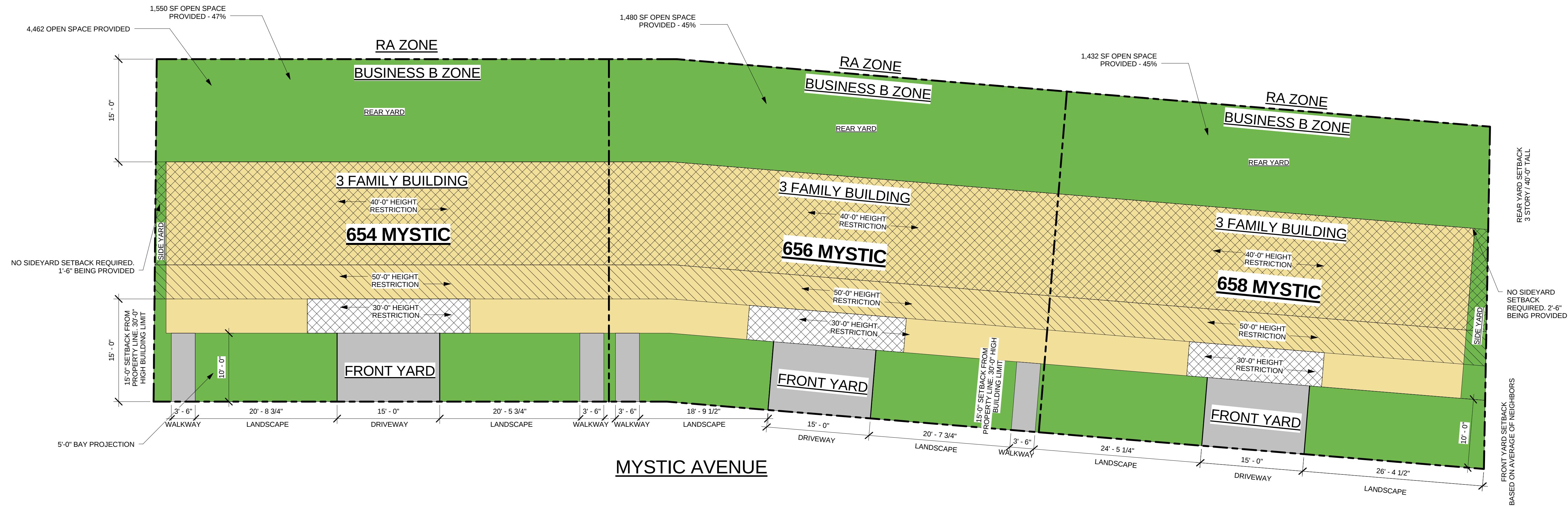
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LOT 192 2896

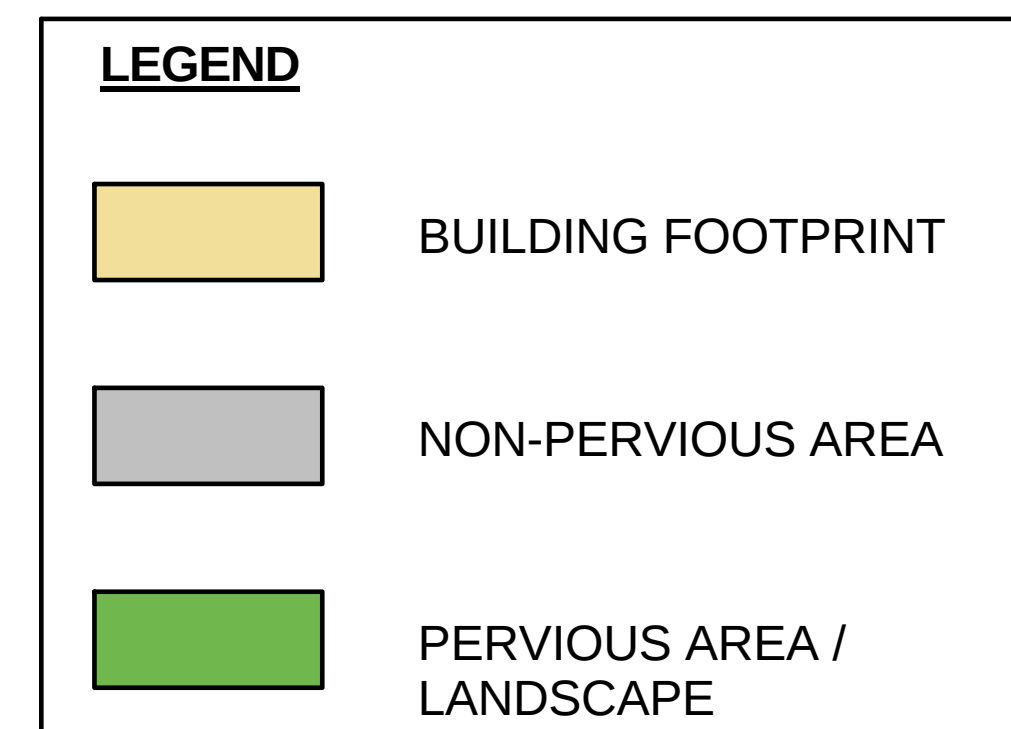
LOT 193</

Mystic Ave Residences





<u>ZONING DIMENSIONAL TABLE:</u>						
	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 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	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



PROJECT NAME
Mystic Ave Residences
PROJECT ADDRESS
6306 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

REGISTRATION

Project number	15090
Date	2-17-2016
Drawn by	Author
Checked by	Checker
Scale	As indicated

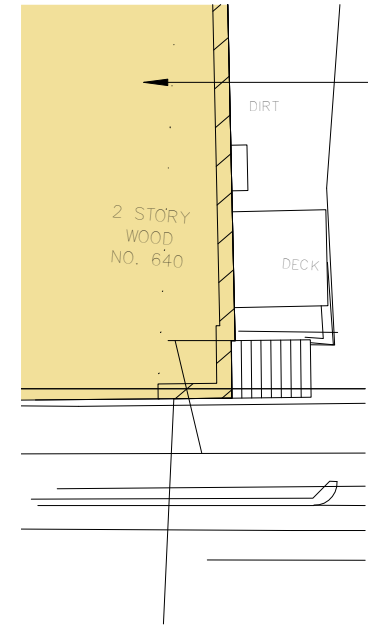
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Architectural Site Plan

A-020

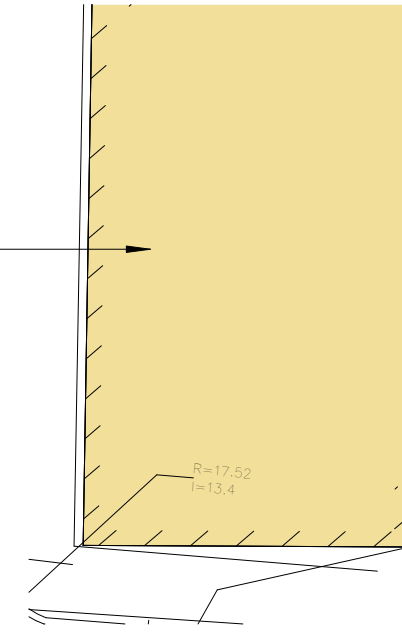
Mystic Ave Residences

640 MYSTIC AVE.



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

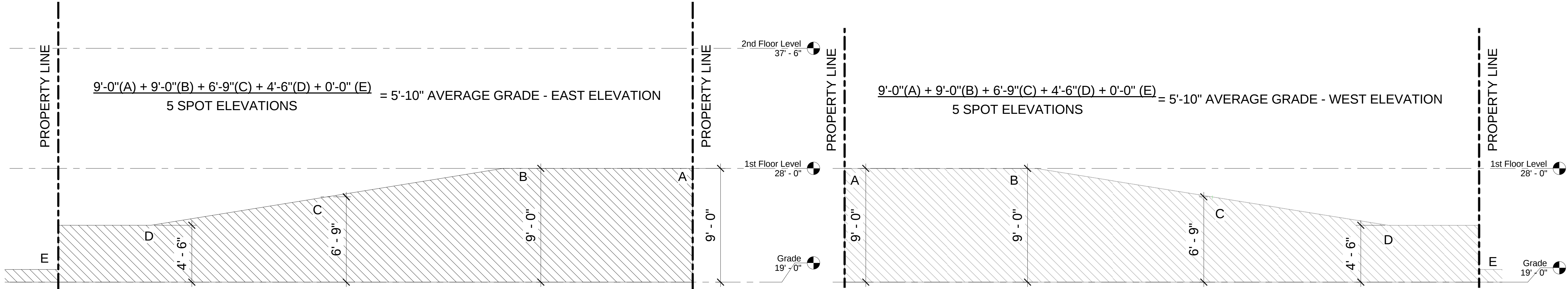
682 MYSTIC AVE.



SECTION 8 NOTE 5

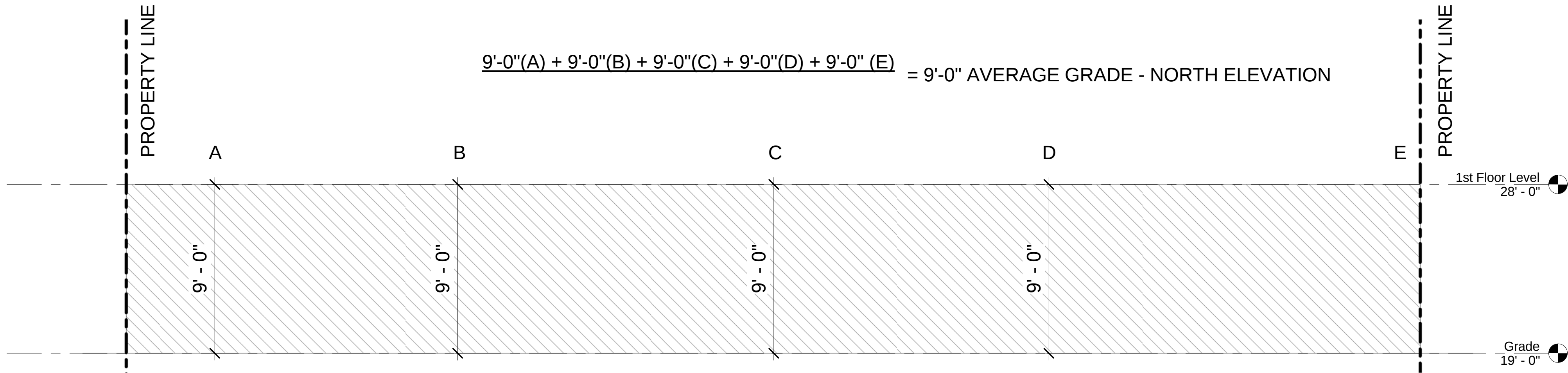
FRONT YARD: IF THE AVERAGE FRONT YARD DEPTH OF TWO (2) OR MORE EXISTING BUILDINGS ON EACH SIDE OF A LOT WITHIN ONE HUNDRED (100) FEET AND WITHIN THE DISTRICT AND SAME BLOCK, UNINTERRUPTED BY AN INTERSECTION, IS LESS THAN THE REQUIRED FRONT YARD, THE AVERAGE OF SUCH EXISTING FRONT YARD DEPTHS MAY BE THE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

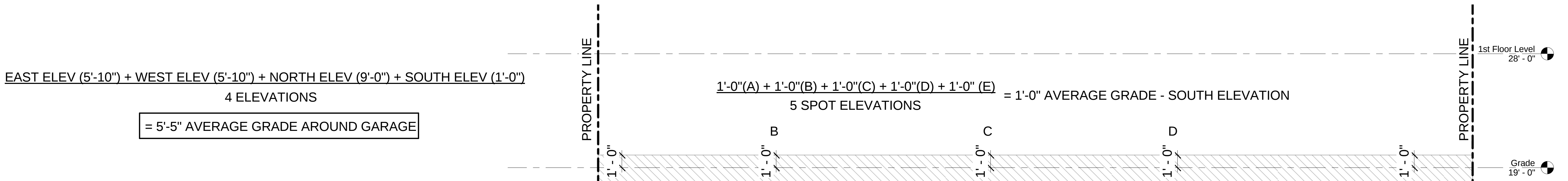


② East Elevation Avg. Grade
1/4" = 1'-0"

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"

EAST ELEV (5'-10") + WEST ELEV (5'-10") + NORTH ELEV (9'-0") + SOUTH ELEV (1'-0")
4 ELEVATIONS

= 5'-5" AVERAGE GRADE AROUND GARAGE

PROJECT NAME

Mystic Ave
Residences

PROJECT ADDRESS

654 Mystic Ave. Medford,
MA

CLIENT

Sun Property Group,
Inc.

ARCHITECT



KHALSA

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SOMERVILLE, MA 02143
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CONSULTANTS:

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SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

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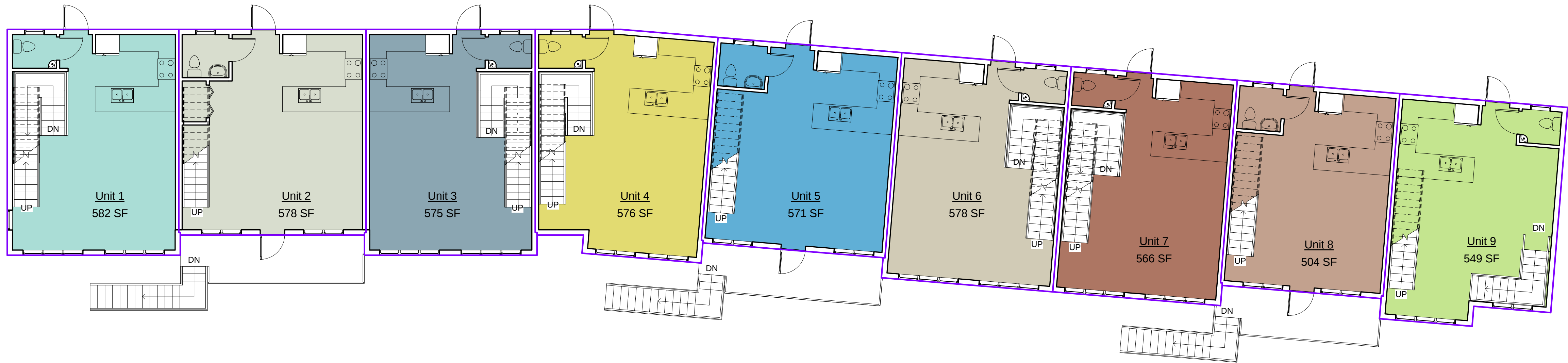
REVISIONS

No.	Description	Date

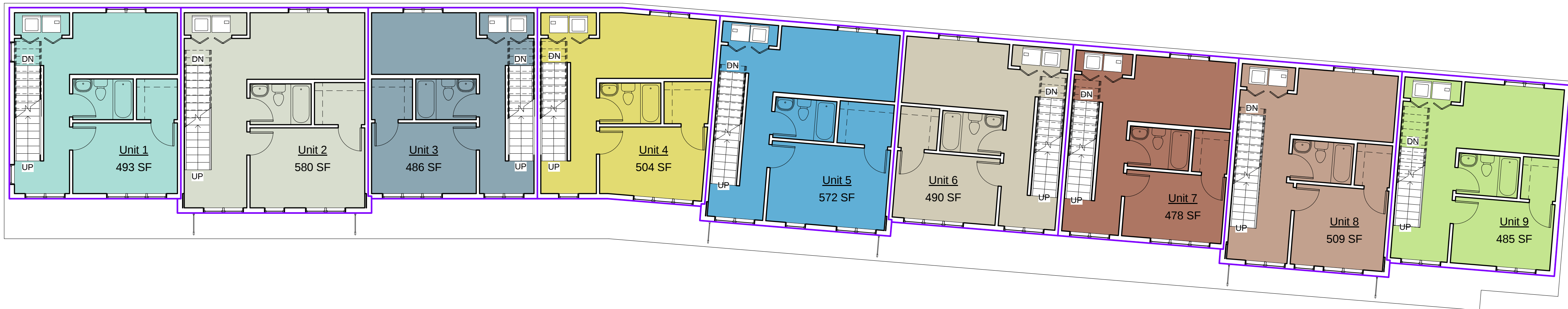
Zoning

A-021

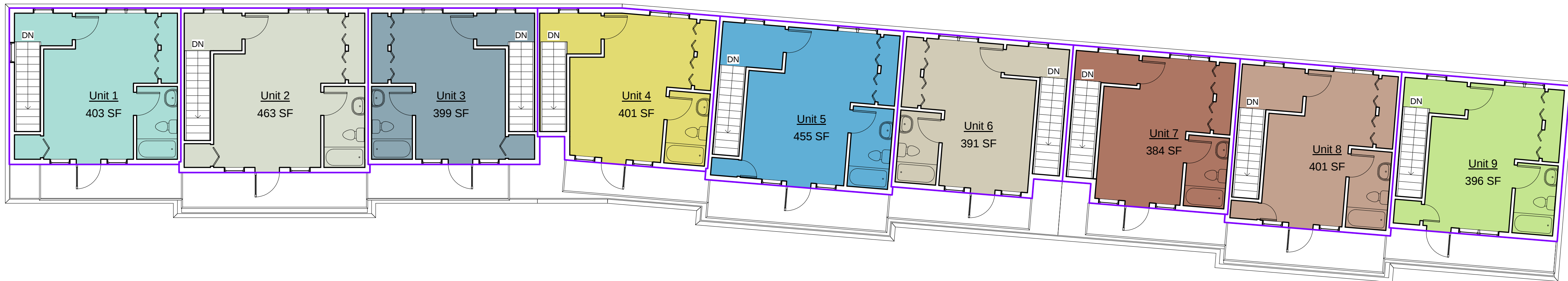
Mystic Ave Residences



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	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		
Unit 3	399 SF	3rd Floor Level		
Unit 3	1460 SF			

Area Schedule (Rentable)				
Name	Area	Level	Comments	
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		
Unit 6	391 SF	3rd Floor Level		
Unit 6	1458 SF			

Area Schedule (Rentable)				
Name	Area	Level	Comments	
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			

PROJECT NAME

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CONSULTANTS:

REGISTRATION

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

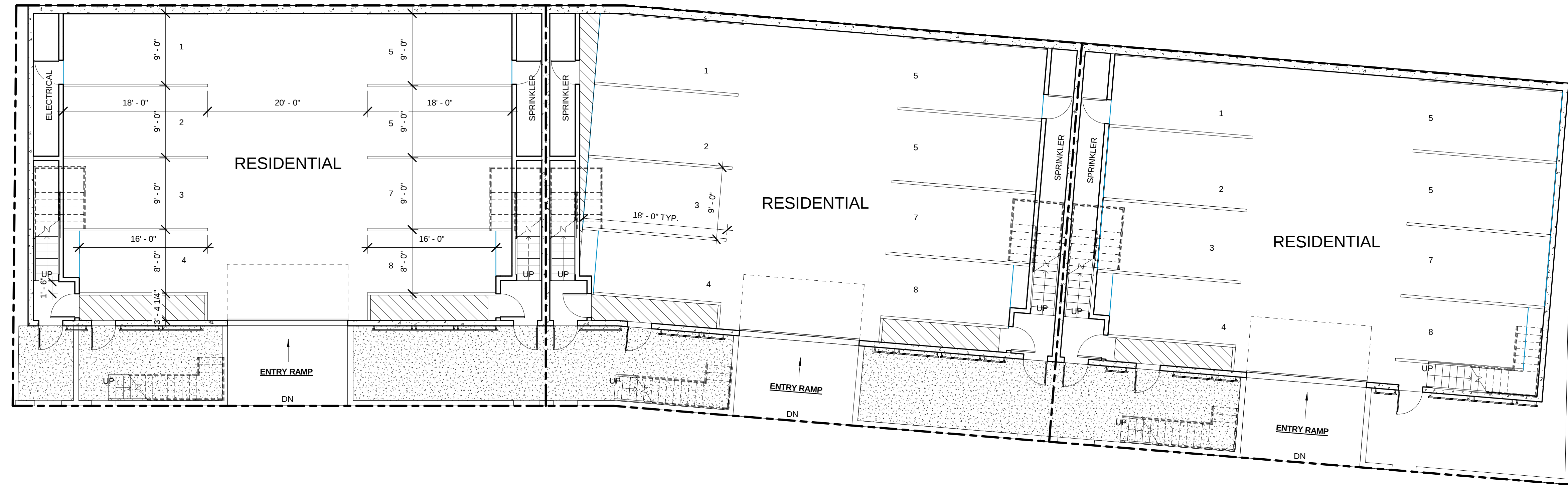
REVISIONS

No.	Description	Date

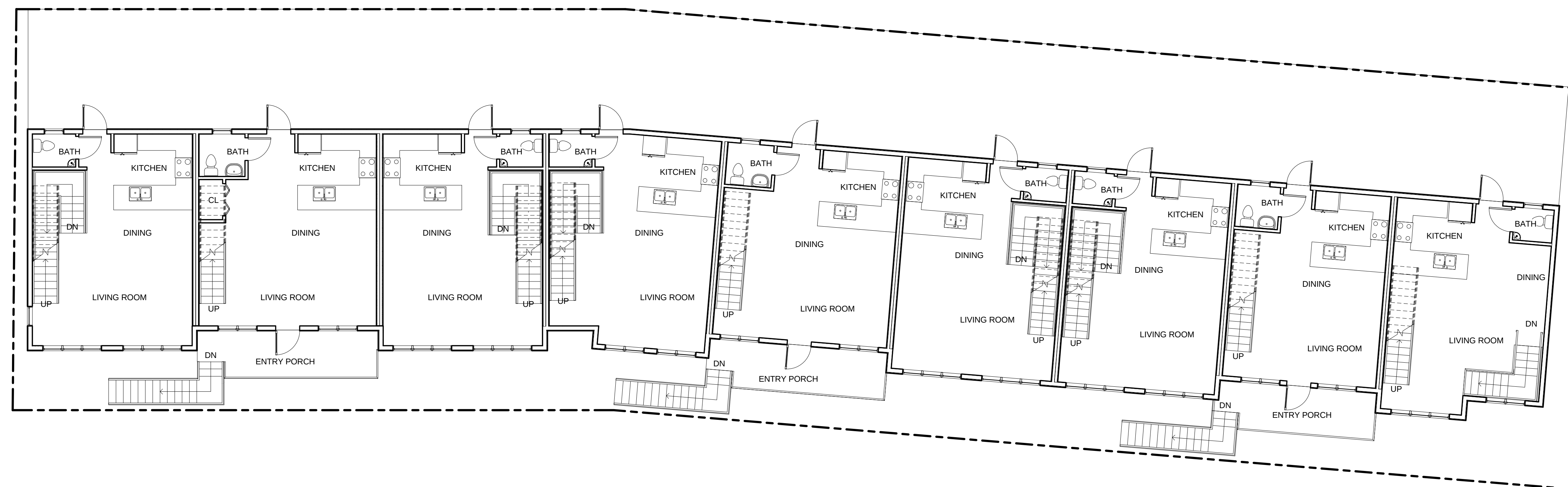
Area Plans

A-023

Mystic Ave Residences



② Garage
1/8" = 1'-0"



① 1st Floor Level
1/8" = 1'-0"

PROJECT NAME

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KHALSA

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CONSULTANTS:

REGISTRATION

Project number	15090
Date	2-17-2016
Drawn by	WC/ CMH
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

[illegible]

Garage & 1st Floor Plan

A-101

Mystic Ave Residences

Mystic Ave Residences

654 Mystic Ave.
Medford, MA

**Sun Property Group,
Inc.**

A logo featuring a large, stylized orange sphere with a gradient, surrounded by the word "DESIGN" in a light orange, sans-serif font, with the letters arranged in a semi-circle above the sphere.

17 IVALOO STREET SUITE 400
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This detailed floor plan illustrates the layout of the first floor, which contains 10 individual units. Each unit is equipped with a Study, a Bedroom, a Bath, and a Walk-In Closet (WIC). The units are arranged in a long, narrow row, with each unit having its own entrance and exit. Staircases are located at the entrance of each unit, with 'UP' and 'DN' labels indicating the direction of travel. Windows are marked with 'W' and doors with 'D'. The plan also shows the placement of doors, windows, and stairs for each unit, providing a clear view of the interior layout.

The floor plan illustrates the layout of the first floor, featuring 12 units. Each unit is equipped with a Master Bedroom, a Bath, and a Balcony. Staircases are marked with 'DN' (Down) and 'CL' (Closet). The plan is oriented with the building's length along the top and bottom edges, and the width along the left and right edges.

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

2nd & 3rd Floor Plans

A-102

G:\15\15106_Fava_654 Mystic\03 Drawings\00_ARCH_SD_DD\Mystic alternate scheme 2.rvt



① South Elevation
1/8" = 1'-0"



② 3D View 2

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CONSULTANTS:

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Drawn by	Author
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Scale	1/8" = 1'-0"

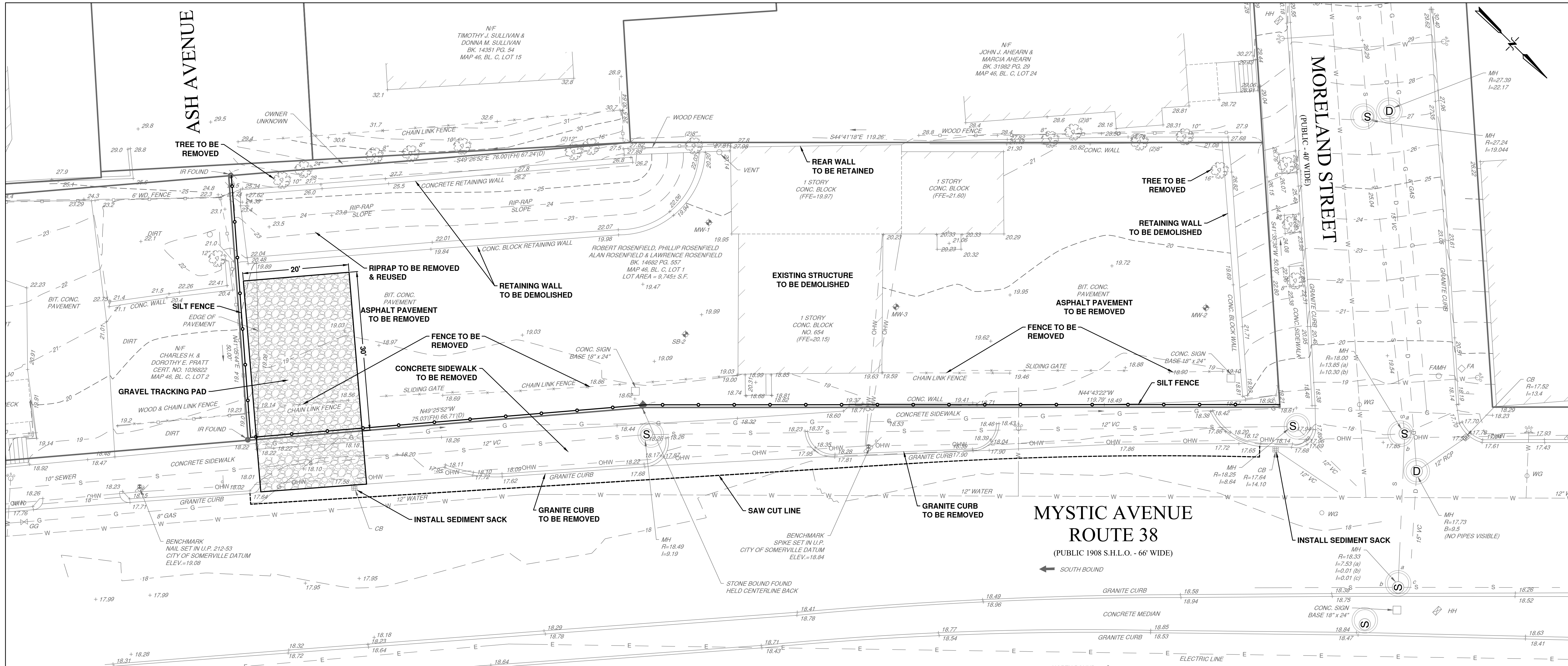
REVISIONS

No.	Description	Date

Elevations /
Perspectives

A-300

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.

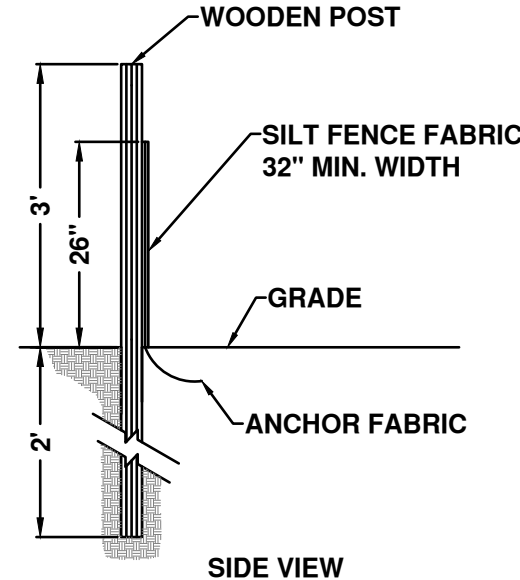
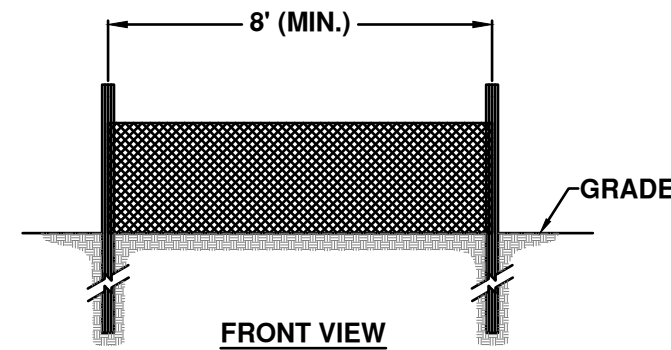
- EROSION CONTROL NOTES:**
- SILT FENCE SHALL BE PLACED ALONG THE DOWN GRADIENT (NORTHEAST AND SOUTHEAST PROPERTY LINE), AS SHOWN ON PLAN.
 - SILT FENCE SHALL BE INSPECTED WEEKLY. FALLEN OR DAMAGED SECTIONS SHALL BE REPLACED OR REPAIRED. ACCUMULATION OF 4 INCHES OF SEDIMENT ADJACENT TO THE FENCE SHALL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

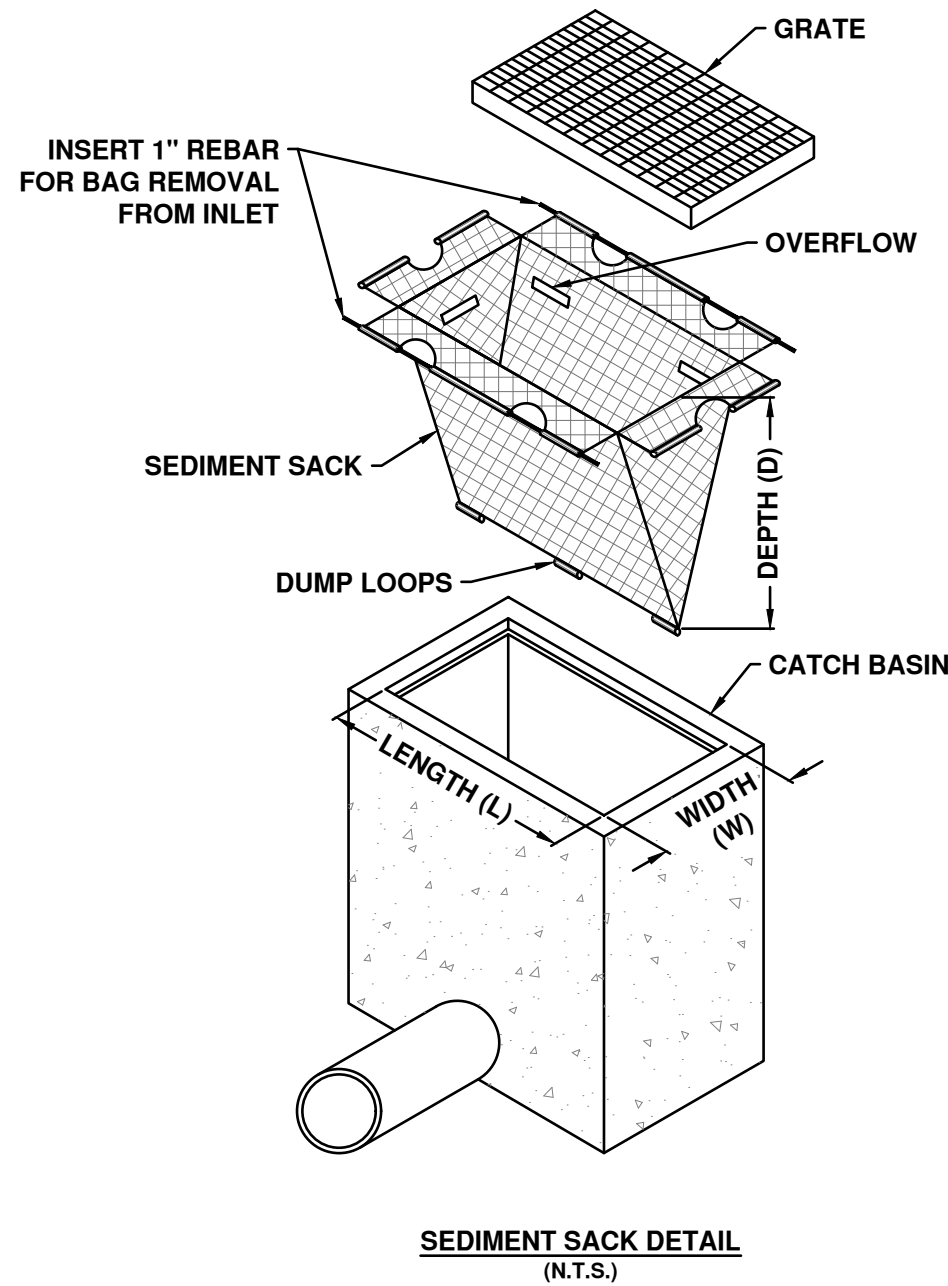
TEMPORARY GRAVEL TRACKING PAD SECTION (N.T.S.)



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		
1	Planning Department Comments		10-19-2016

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

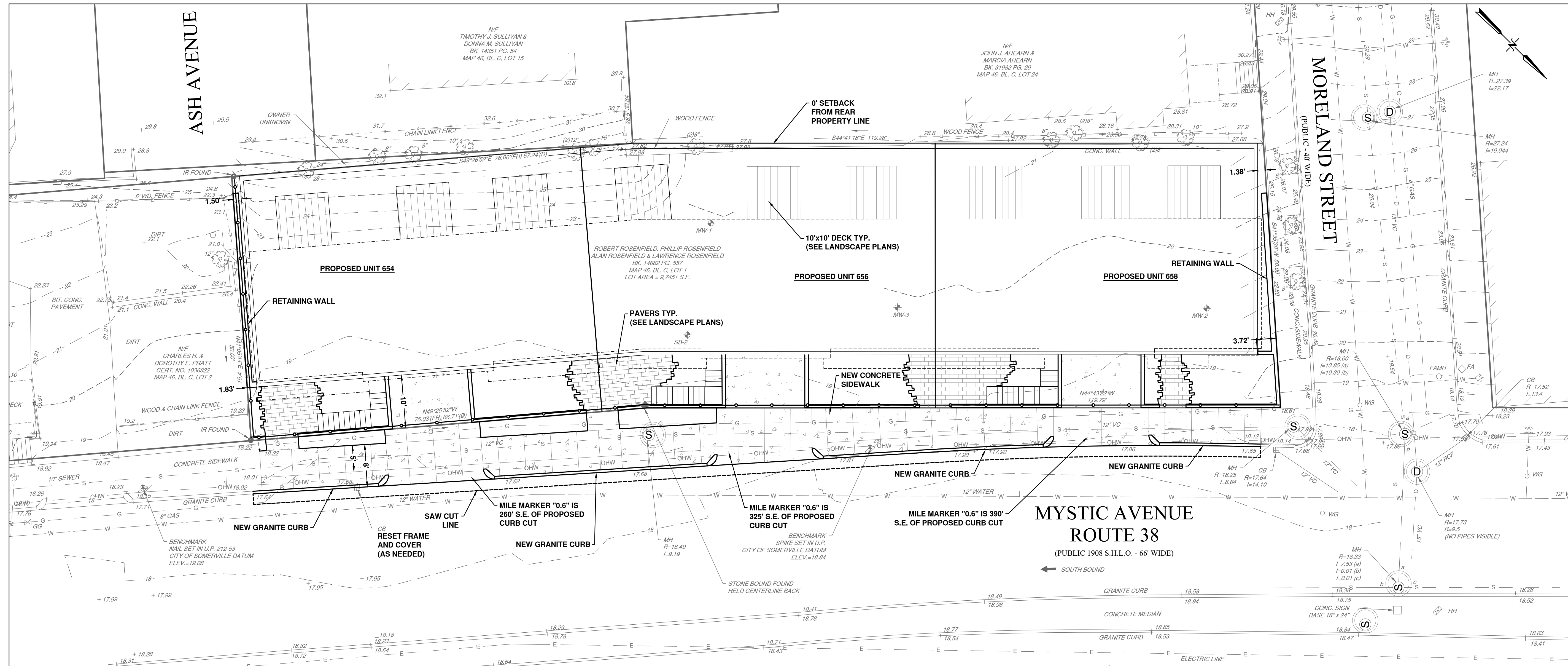
Drawing Title:

EXISTING CONDITION & DEMOLITION PLAN

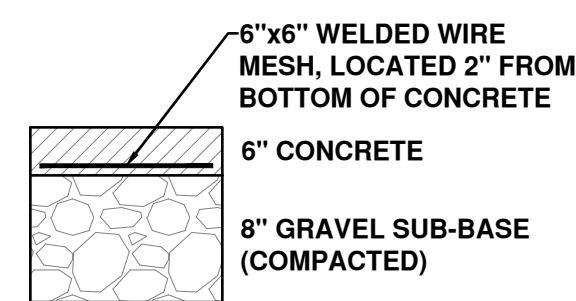
Scale:
Scale: 1"=10'
0 5 10 20 25 FEET

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

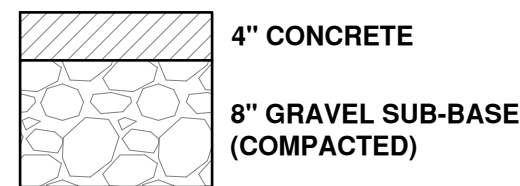


GENERAL NOTES:
• PROJECT IS LOCATED IN MASSDOT DISTRICT 4



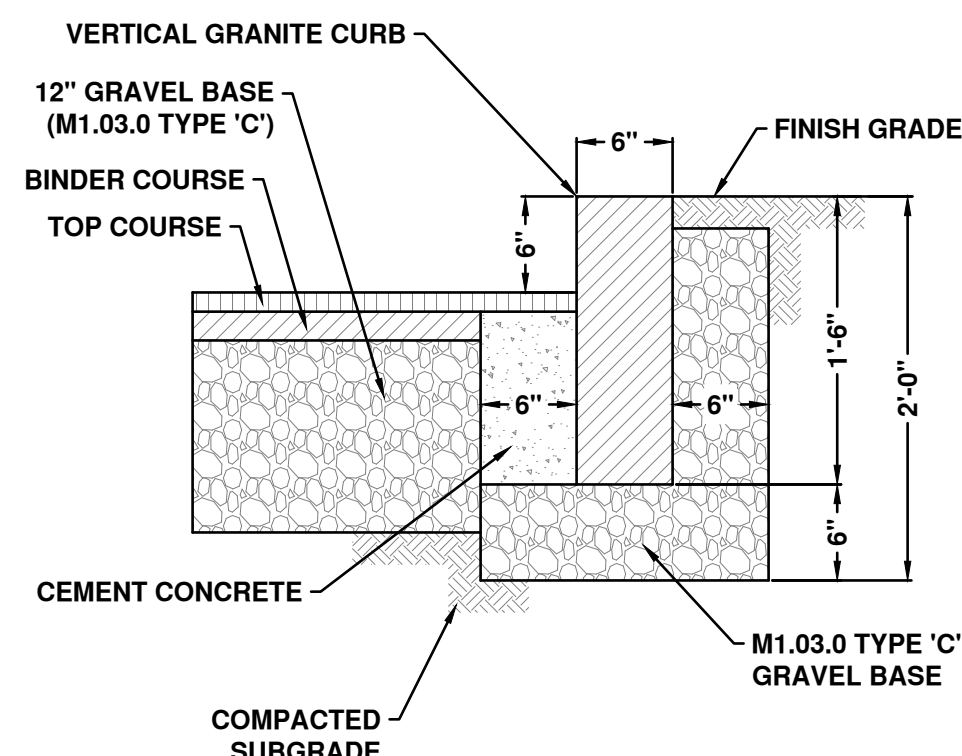
- GRAVEL SUB-BASE SHALL CONFORM TO MASS DOT SPECIFICATION M1.03.0 TYPE 'C'

TYPICAL DRIVEWAY SECTION
(N.T.S.)

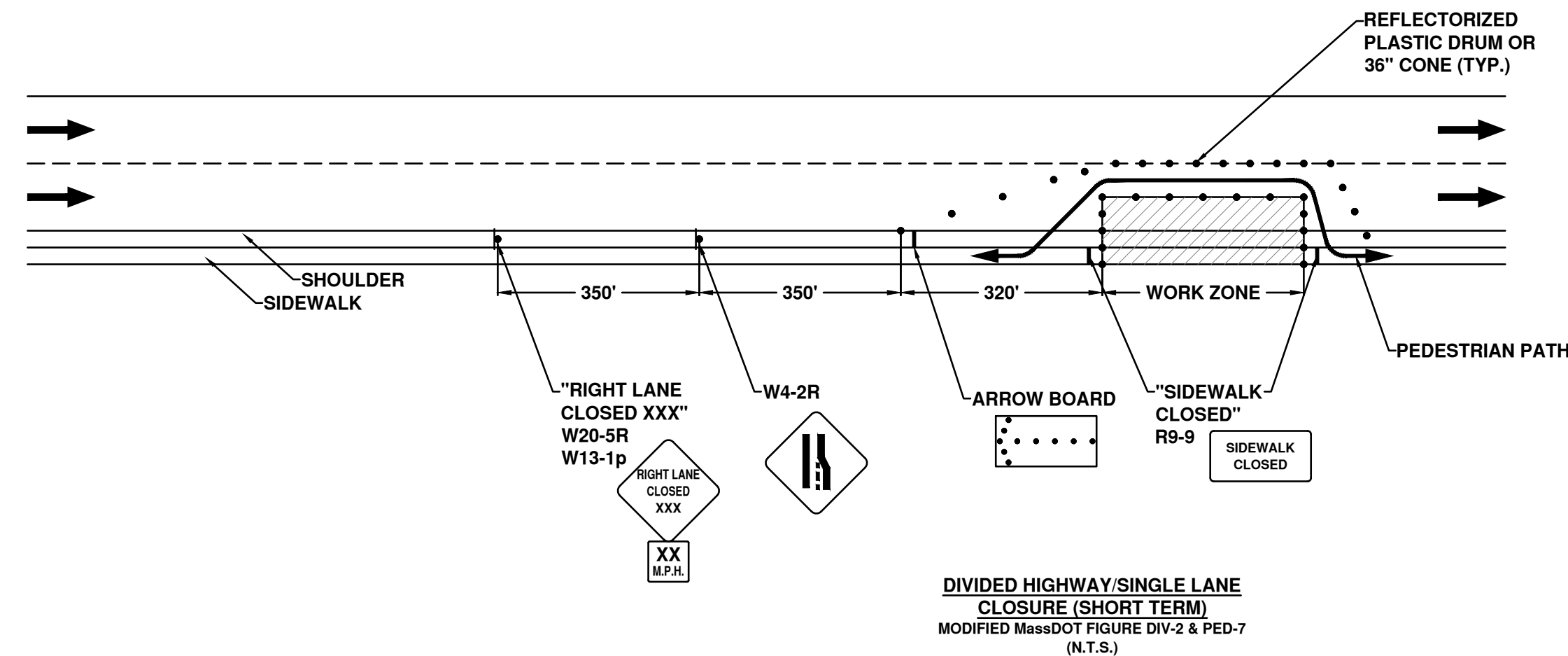


- GRAVEL SUB-BASE SHALL CONFORM TO MASS DOT SPECIFICATION M1.03.0 TYPE 'C'

TYPICAL SIDEWALK SECTION
(N.T.S.)



VERTICAL GRANITE CURB
(N.T.S.)



Revisions:			Date
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1	Planning Department Comments		10-19-2016

Engineer's Stamp:

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Boston, MA 02127

Drawing Title:

SITE PLAN

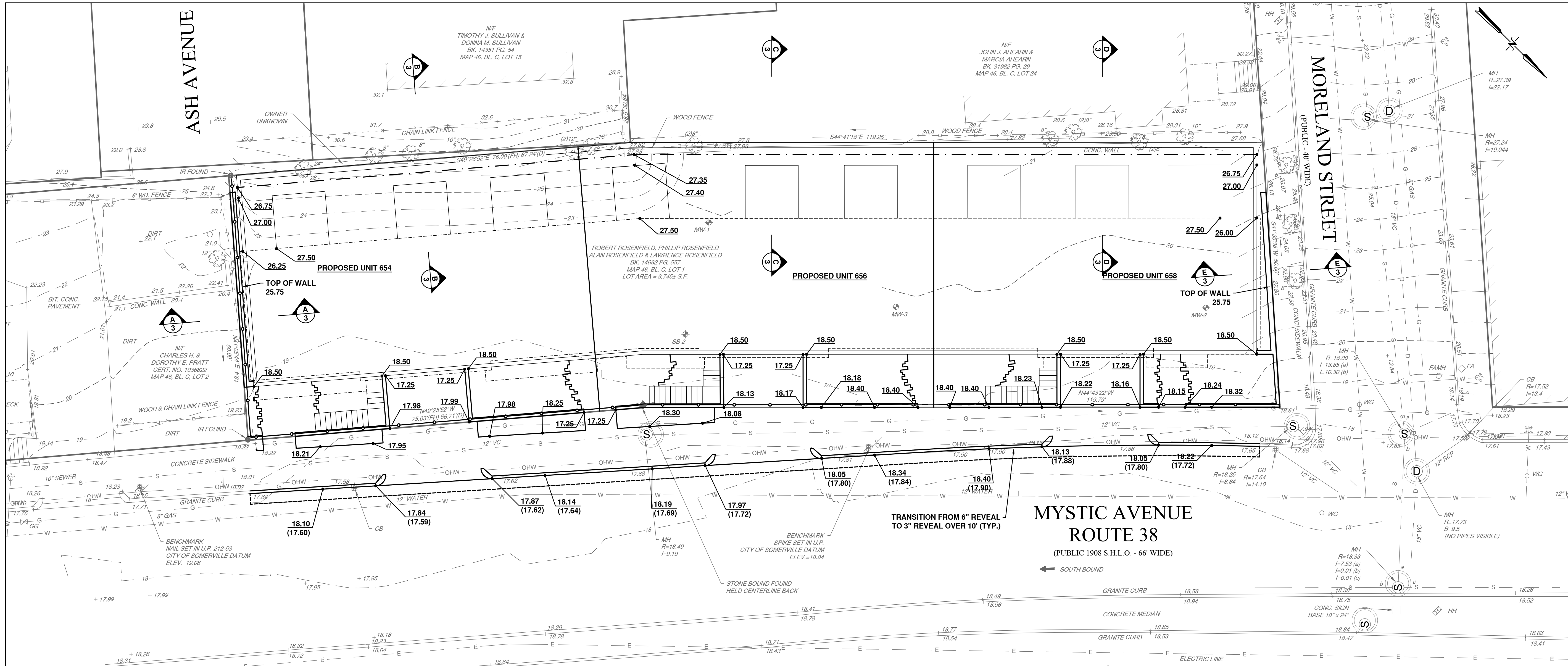
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0 5 10 20 25 FEET

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

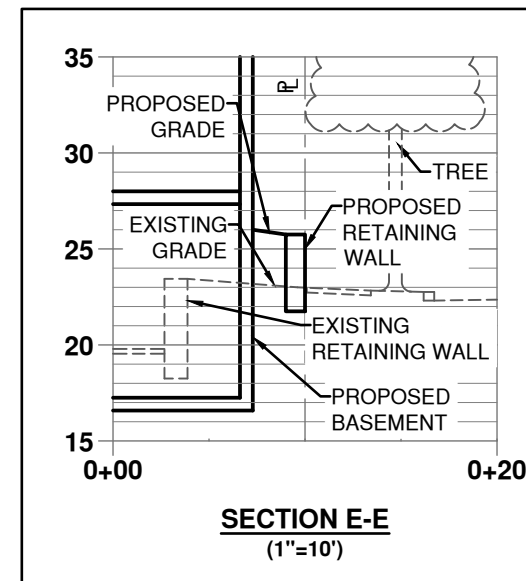
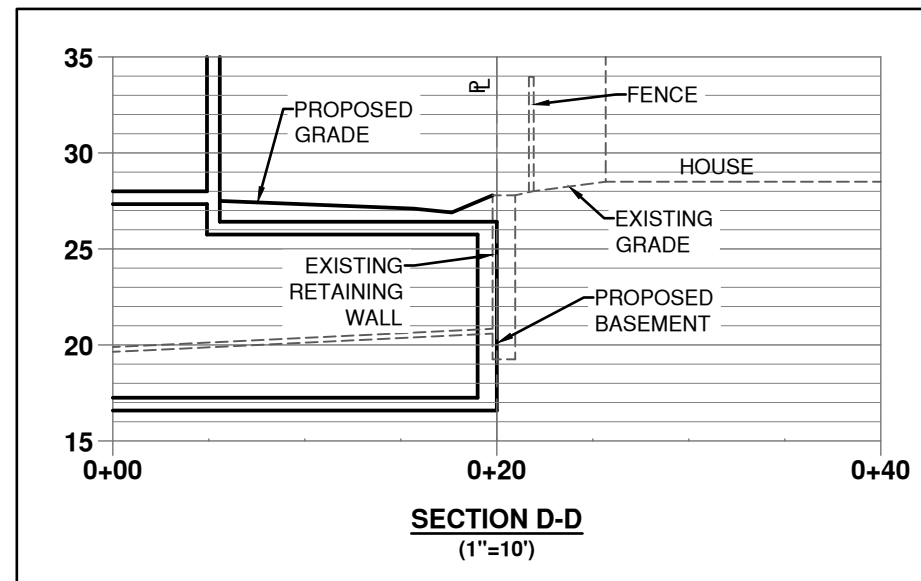
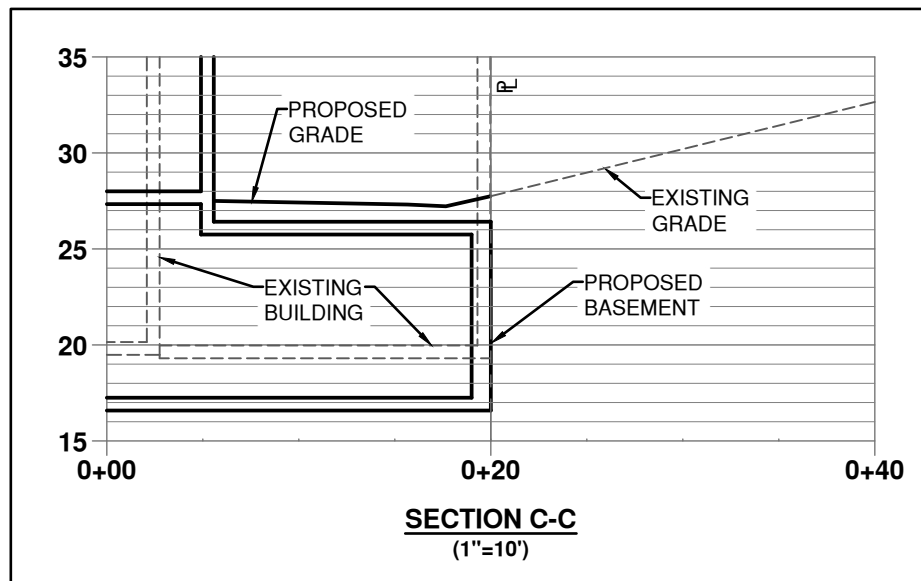
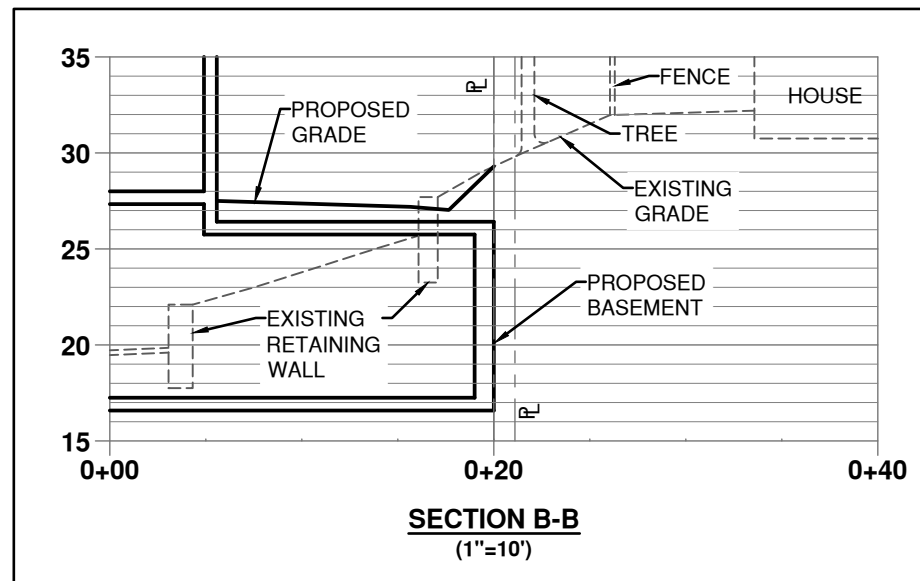
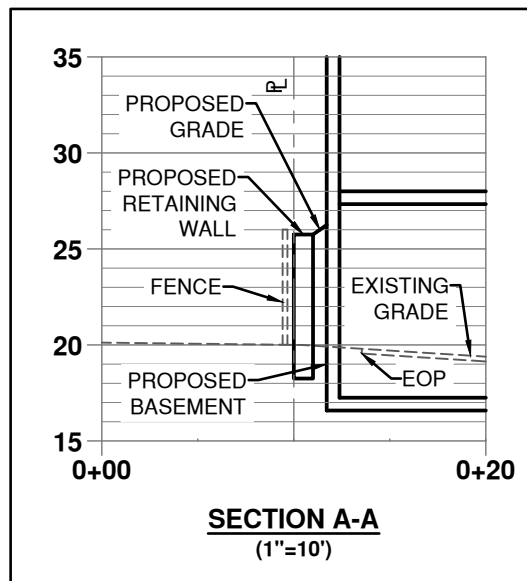
PROPOSED SURFACE CONDITIONS			
Surface Condition	Area (Acres)	Hydrologic Soil Group	CN Value
Building	0.124	B	98
Concrete	0.010	B	98
Pavers	0.011	B	86
Decks	0.021	D	94
Rooftop Landscaping	0.023	D	85
Landscaping	0.0350	B	62
Weighted Average CN Value =			90

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.

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
No.	Description		
1	Planning Department Comments		10-19-2016

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

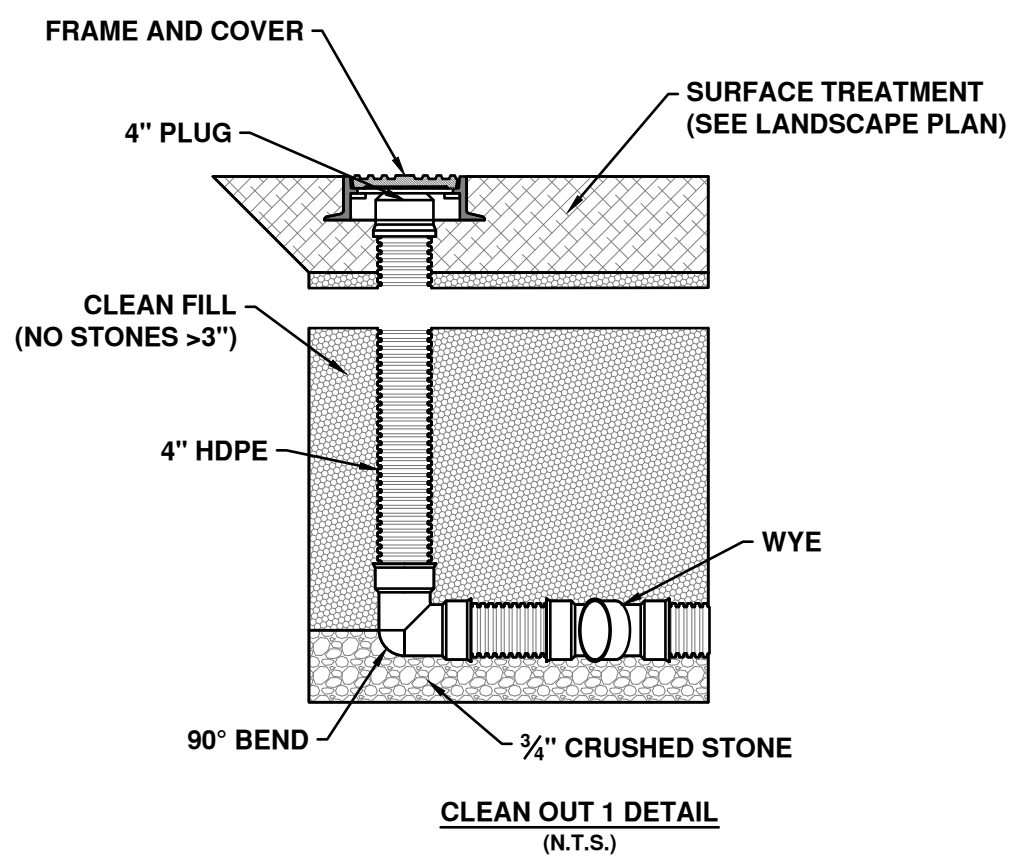
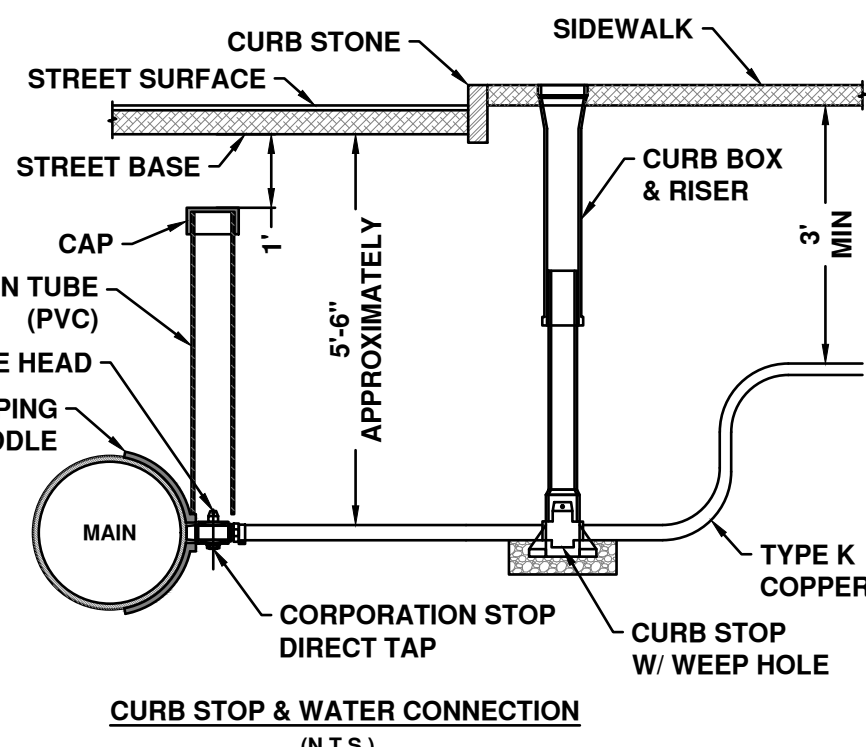
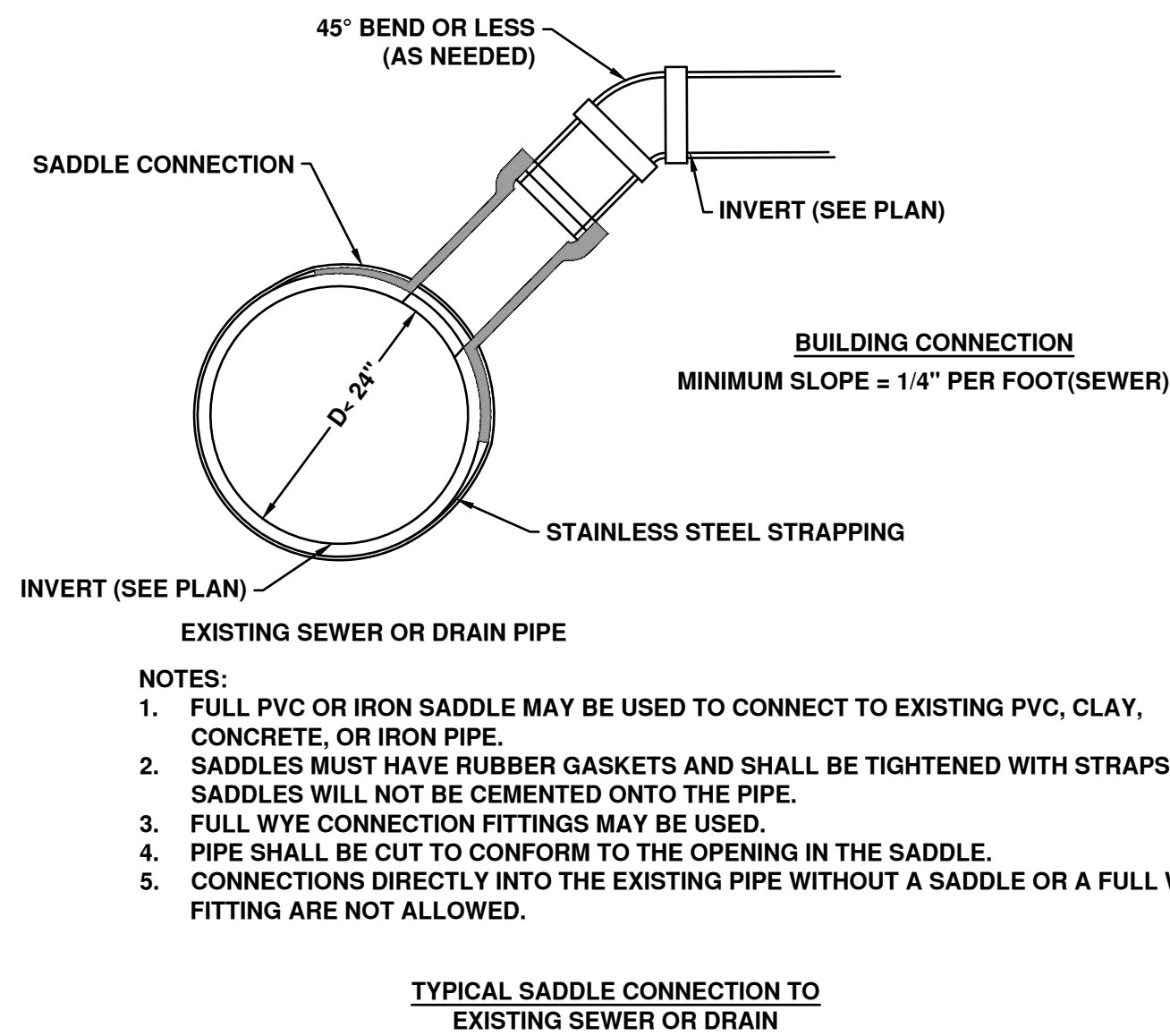
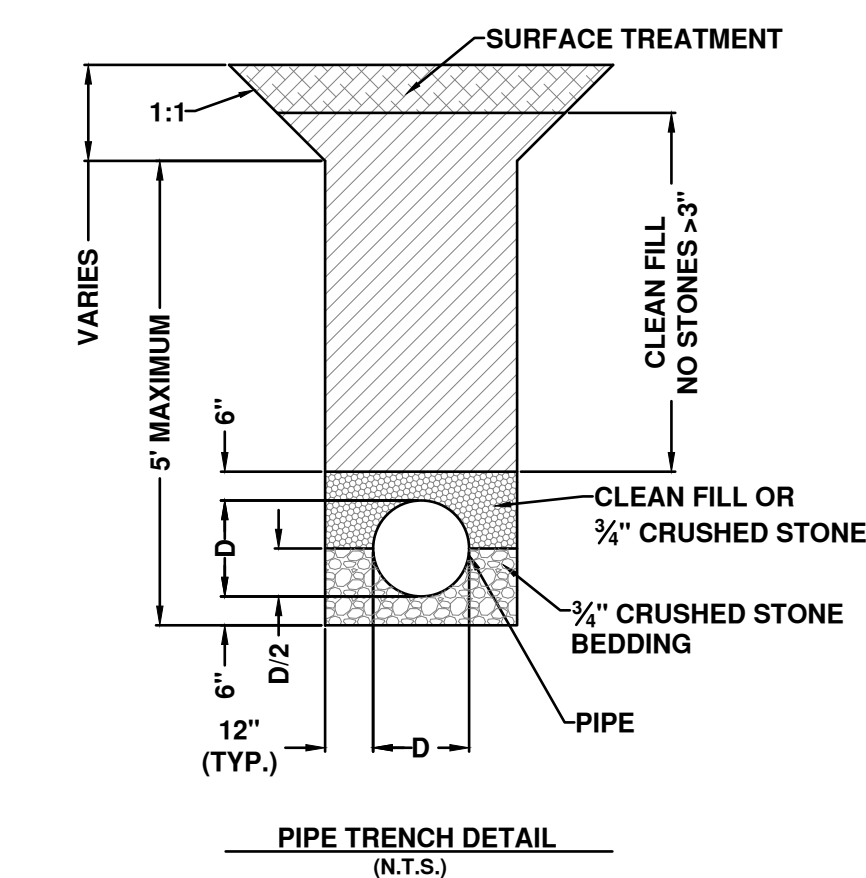
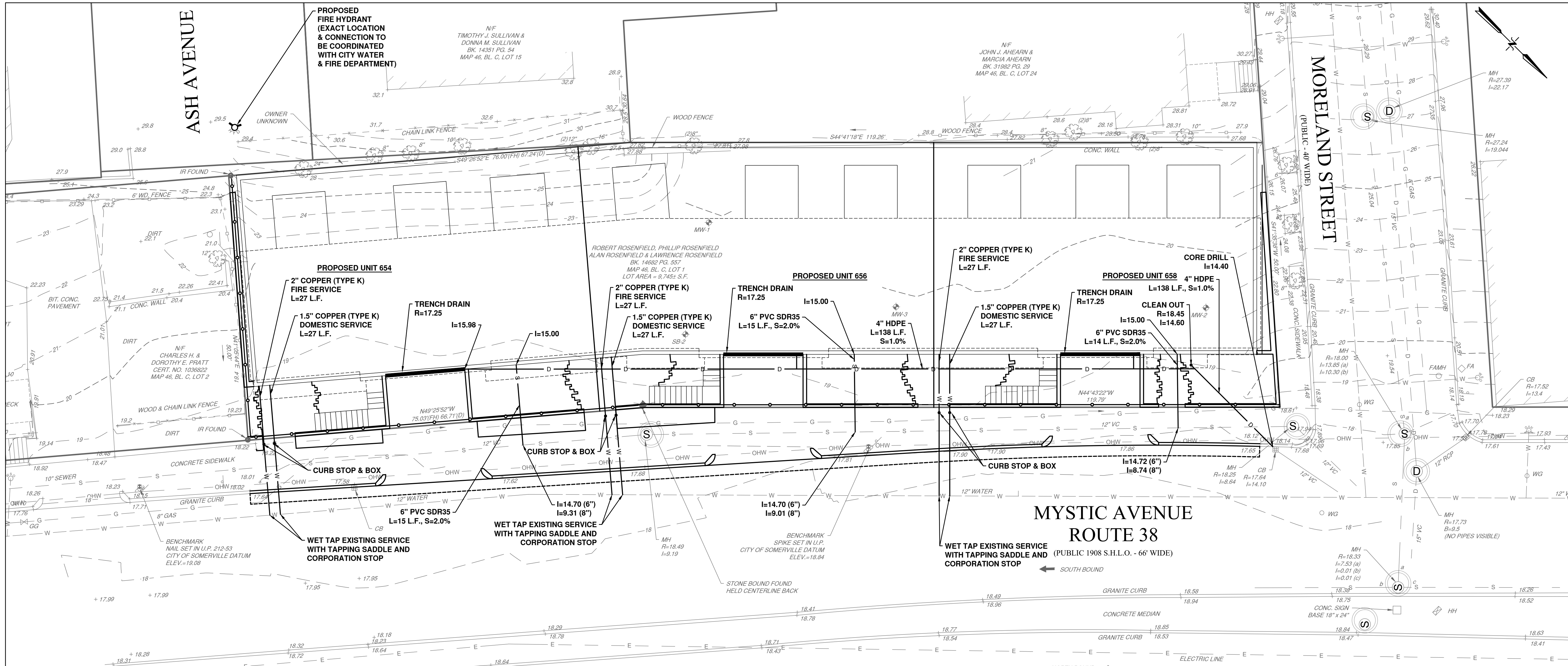
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Drawing Name:
Mystic_SCD.dwg

Drawing No.

3



Revisions:

No.	Description	Date
1	Planning Department Comments	10-19-2016

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:

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Date: June 28, 2016

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

Engineer: Daniel R. Armstrong, P.E.

Drawing Name:
Mystic_SCD.dwg

Drawing No.

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