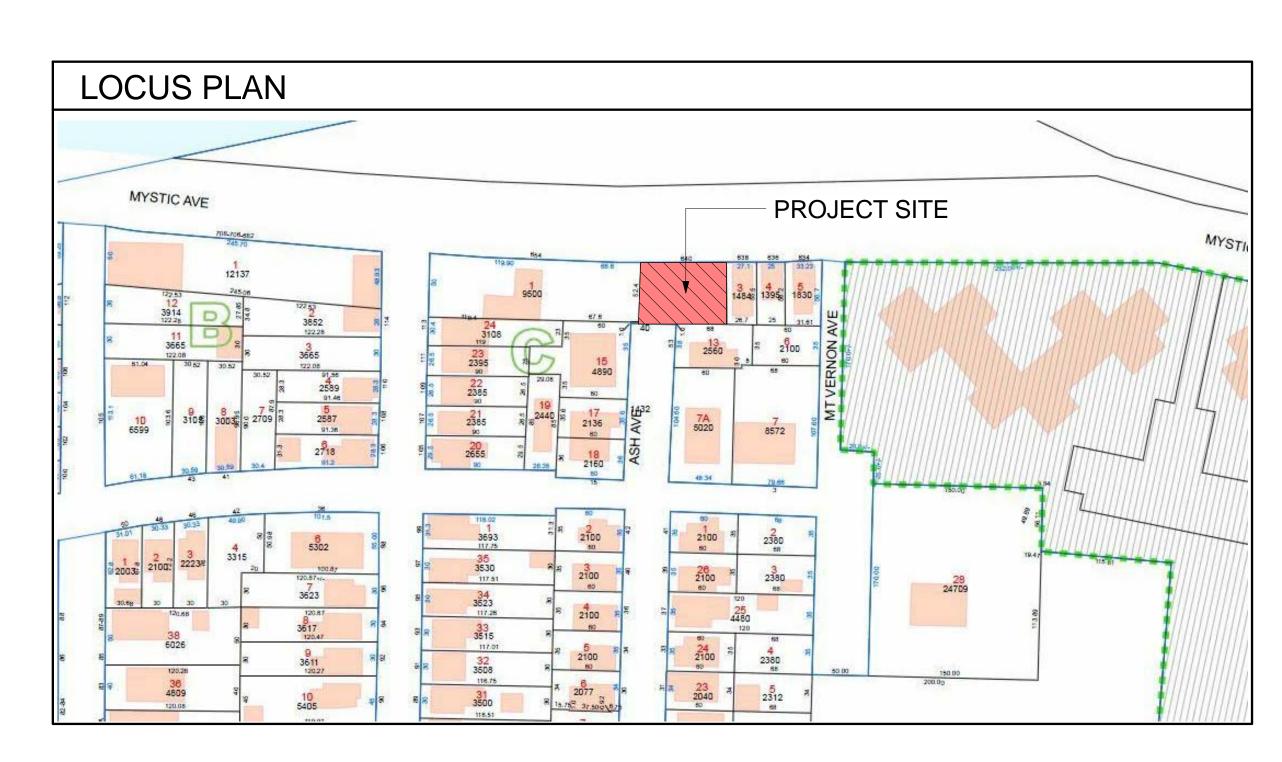
A-099	Column & Footing Layout Plan	03/24/17	
SKA-1	Stair Opening Clarification	03/24/17	
SKA-2	Unnamed	03/27/17	
ARCHITEC	TURE		
A-000	COVER SHEET	12/16/16	1/4/16
CIVIL			
C1.0	PROPOSED SITE PLAN	7/28/16	
C2.0	DETAILS	7/28/16	
ARCHITEC	TURE		
A-001	NOTES & ABBREVIATIONS	12/16/16	
A-010	CODE REVIEW	12/16/16	
A-020	ARCHITECTURAL SITE PLAN	12/16/16	1/4/16
A-021	ZONING	12/16/16	
A-022	ZONING SECTION	12/16/16	
A-100	GARAGE FLOOR PLAN	12/16/16	1/4/16
A-100a	FOUNDATION PLAN	12/16/16	
A-101	FIRST FLOOR PLAN	12/16/16	1/4/16
A-102	SECOND FLOOR PLAN	12/16/16	1/4/16
A-103	THIRD FLOOR PLAN	12/16/16	1/4/16
A-104	ROOF PLAN	12/16/16	1/4/16
A-300	BUILDING ELEVATIONS	12/16/16	1/4/16
A-400	BUILDING SECTION	12/16/16	1/4/16
A-410	WALL SECTIONS	12/16/16	1/4/16
A-520	ROOF DETAILS	12/16/16	1/4/16
A-710	STAIR DETAILS	12/16/16	
A-800	DOOR & WINDOW SCHEDULES	12/16/16	
A-801	DOOR & WINDOW DETAILS	12/16/16	
A-900	PARTITION TYPES	12/16/16	
STRUCTU	RAL		
S-1	BASEMENT & FLOOR FRAMING PLANS & DETAILS	7/31/16	
S-2	SECOND, THIRD & ROOF FRAMING PLANS & DETAILS	7/31/16	
S-3	SECTIONS & DETAILS	7/31/16	
S-4	SECOND, THIRD & ROOF FRAMING PLANS & DETAILS	7/31/16	
S-5	STRUCTURAL NOTES	7/31/16	
ELECTRIC	AL	1	
E-001	ELECTRICAL SITE PLAN	7/15/16	
FIRE PRO	FECTION		
FP-1	PROPOSED FIRE PROTECTION PLANS	7/15/16	
FP-2	PROPOSED FIRE PROTECTION PLANS	7/15/16	
FP-3	PROPOSED FIRE PROTECTION PLANS	7/15/16	
FP-4	PROPOSED FIRE PROTECTION PLANS	7/15/16	
FP-5	FIRE PROTECTION DETAILS & NOTES	7/15/16	





# CD SET - REVISED 4/17/17

# PROJECT: MYSTIC AVE. RESIDENCES

PROJECT ADDRESS: 640 MYSTIC AVENUE SOMERVILLE MASSACHUSETTS

<u>ARCHITECT</u> J.L. WILSON, ARCHITECT 12 ELLIS STREET NORTH ANDOVER, MA 01845 T: 978-857-1148

**CLIENT** EL CAMINO, LLC PO BOX 390971 CAMBRIDGE, MA 02139

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

MEP/FP ENGINEER ZADE ASSOCIATES 140 BEECH STREET BOSTON, MA 02131

PROJECT NAME

### **Mystic Ave** Residences

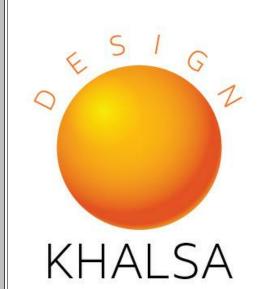
PROJECT ADDRESS

640 Mystic Ave. Medford,

CLIENT

**EL CAMINO, LLC** 

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO



Projec	t number	16.08
Date		3-27-17
Drawn	by	JLW
Check	ed by	JLW
Scale		1" = 1'-0"
REVI	SIONS	
No.	Description	Date
1	GENERAL REVISIONS	1/4/16

**COVER SHEET** 

**A-000** Mystic Ave Residences

- 4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND
- 5. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
- 6. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY
- ALL TRADES. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER
- TRADES HAVE FINISHED. 8. EXAMINATION OF THE SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
- SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
- <sup>10.</sup> GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
- TRASH REMOVAL: PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- <sup>13.</sup> ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- 14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- $^{15\cdot}$  It is not the intent of these drawings to show nor indicate any or all fastening or FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
- 16. ALL WORK IS NEW UNLESS OTHERWISE NOTED. 17. ALL WALLS AND CEILINGS TO BE 5/8 in FIRE CODE OR 1/2 in GYPSUM BOARD, 5/8 in MOISTURE RESISTANT TYPE X OR 5/8 IN CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
- 18. STORAGE: THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.

- OBTAINED FROM PROPER AUTHORITIES. 22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, \$ SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- DAMAGE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH
- EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER. 25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING: LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
- <sup>26.</sup> CARPET AND/OR TILE: CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
- HANDICAPPED REQUIREMENTS: THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
- SPRINKLER HEAD LOCATION: REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
- 29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
- 30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS I In WITH A FLAME SPREAD RATING OF 0 TO .25.
- 31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
- 32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING
- 33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

CONSTRUCTION MATERIALS AND/OR EQUIPMENT.

PROJECT NAME

### **Mystic Ave** Residences

**PROJECT ADDRESS** 

640 Mystic Ave. Medford,

**CLIENT** 

**EL CAMINO, LLC** 

**ARCHITECT** 



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

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND

SHALL RESULT IN THE FULLEST EXTENT OF

Project number

PROSECUTION UNDER LAW

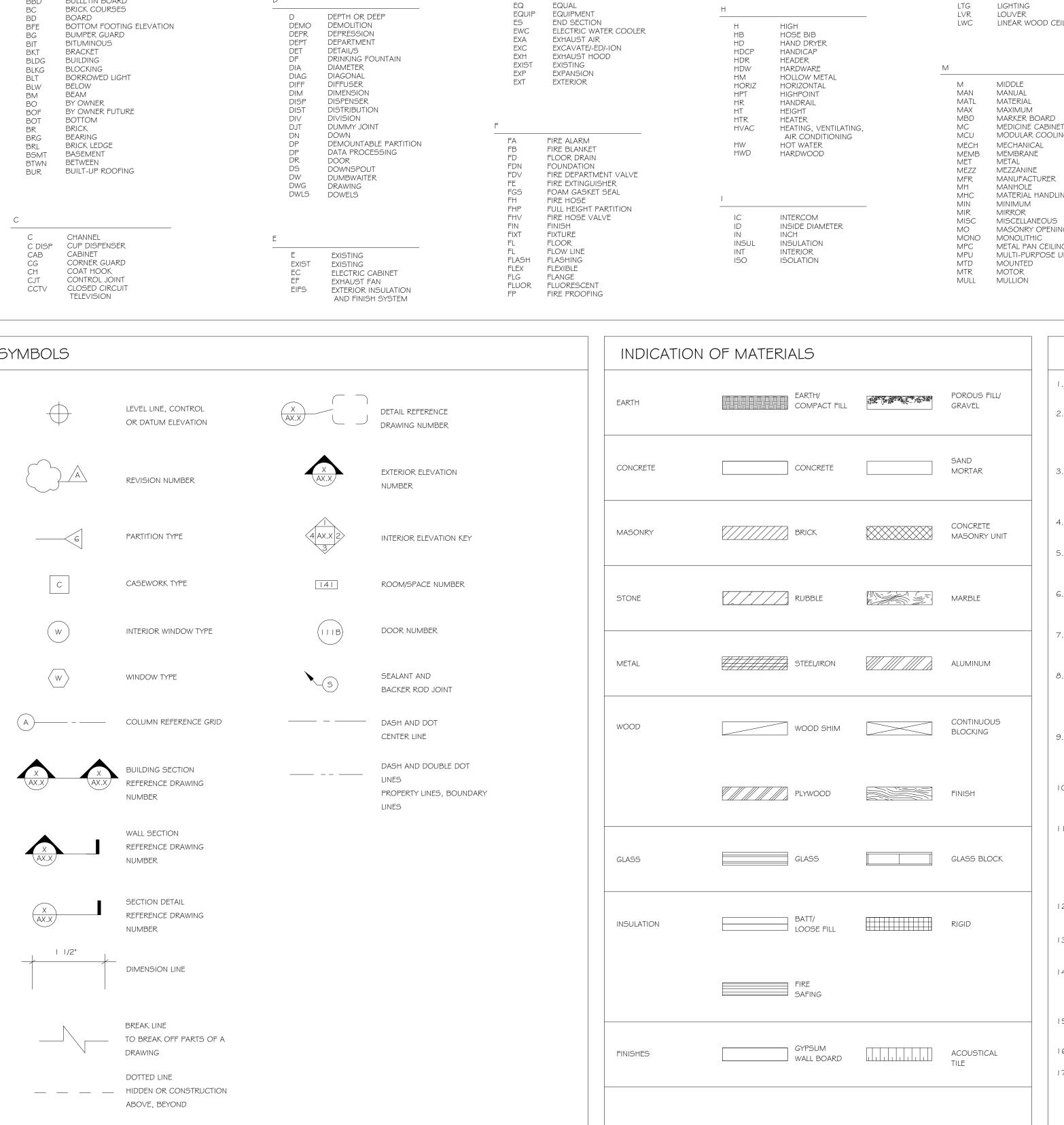


Date		3-27-17
Drawn by		3-27-17 JLW
Checked I	ру	JLW
Scale		1:1
REVISIO	ONS	
No.	Description	Date

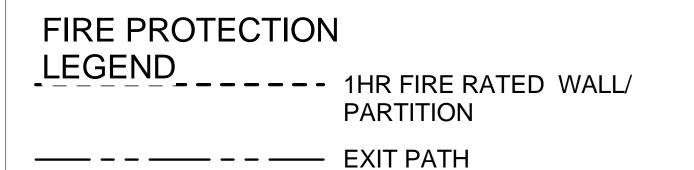
NOTES & **ABBREVIATIONS** 

Mystic Ave Residences

16.08







## BUILDING CODE REVIEW

			VIAS	SA	ACHUS	<u> Ell</u>	SSI	AI	F BC	IILD	ING	CO	DE-8	H	FDH	ION	
TAE	BLE 503:																
NO	EL OOD	LICE	CDOUD		TYPE OF	ALLO	OWED		NKLER SE (504.2)	_	NTAGE SE (506.3)	TOTA ALLOW		PRO	VIDED	REMARKS	
NO	FLOOR	USE	GROUP	CO	NSTRUCTION	AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT		STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT	REWARKS	
0	GARAGE	"U"	PRIVATE GARAGE	"VB"	COMBUSTIBLE UNPROTECTED	5,500	1/40'	11,000	1/20'	-	-	16,500	2/60'	1,906	-/9'	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION	
0	GARAGE	"R2"	RESIDENTIAL, MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2/40'	14,000	1/20'	-	-	21,000	3/60'	355	-/9'	FOR INCREASE INFORMATION	
1	FIRST	"R2"	RESIDENTIAL, MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2/40'	14,000	1/20'	-	-	21,000	3/60'	1,737	1/10'	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION	
2	SECOND	"R2"	RESIDENTIAL, MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2/40'	14,000	1/20'	-	-	21,000	3/60'	1,638	1/10'	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION	
3	THIRD	"R2"	RESIDENTIAL, MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2/40'	14,000	1/20'	-	-	21,000	3/60'	1,312	1/10'	SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION	
							-	TOTAL B	UILDING AF	REA AND	STORIES	84,000	3/60'	6,948	3/39'		

ALLOWABLE AREA DUE TO AUTOMATIC FIRE SUPPRESSION SYSTEM = 100%
 ALLOWABLE HEIGHT INCREASE DUE TO AUTOMATIC SPRINKLES SYSTEM - 1 STORY
 ALLOWABLE AREA INCREASE DUE TO STREET FRONTAGE- SECTION - 506.2 - (NOT USED)

FIRE RESISTANCE OF STRUCTURAL ELEMENTS (HOURS):

TABLE 601:		
BUILDING ELEMENT	TYPE OF CONSTRUCTION	FIRE RATING FILE #
BUILDING ELEMENT	TYPE VB UNPROTECTED/ COMBUSTIBLE	FIRE RATING FILE #
PRIMARY STRUCTURAL FRAME g (see Section 202)	0	
BEARING WALLS EXTERIOR f,g INTERIOR	0	
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602	
NONBEARING WALLS AND PARTITIONS INTERIOR e	0	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS (see Section 202)	0	
ROOF CONSTRUCTION AND SECONDARY MEMBERS (see Section 202)	0	

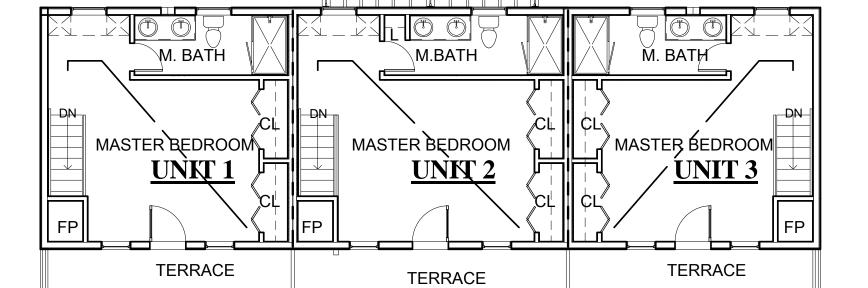
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only. b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treatedwood members shall be allowed to be used for such unprotected members.

c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.

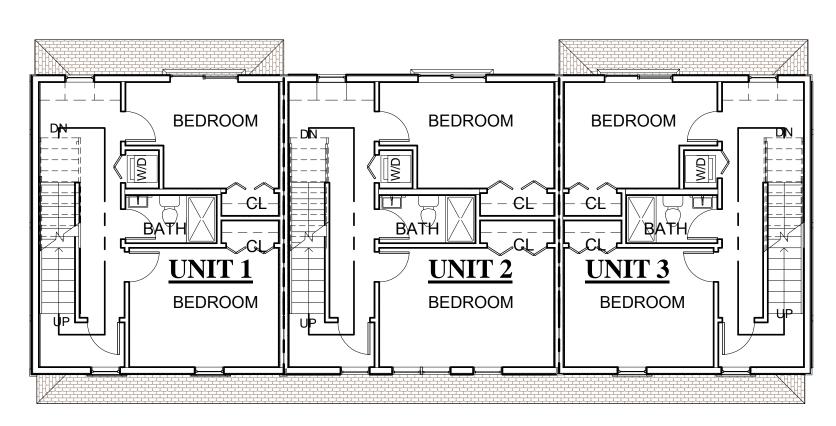
### EGRESS CALCULATIONS:

**TABLE 1004.1.1 RESIDENTIAL 1/200 GROSS SF** 

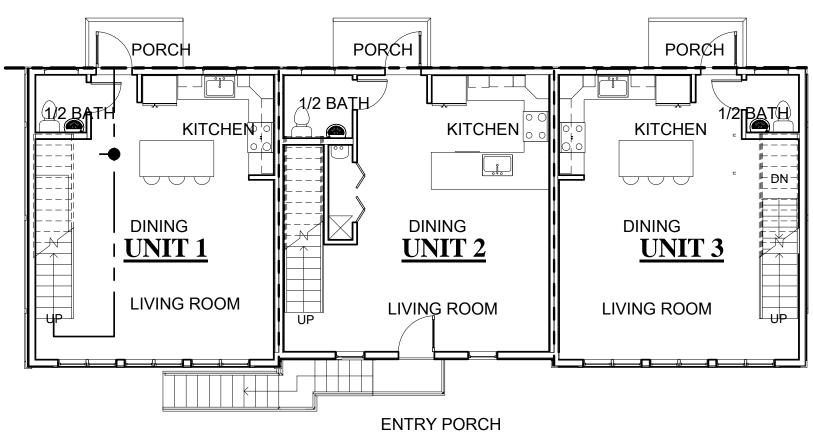
PAR	KKING GARAGES 1/200 GROSS S	F	
#	FLOOR USE GROUP	MERC-AREA/30 RES-AREA/200	OCCUPANT/ FLOOR
0	GARAGE/UTILITY (U)	1906/200	10
0	GARAGE/RESIDENTIAL (R2)	355/200	2
1	FIRST/ RESIDENTIAL (R2)	1,737/200	9
2	SECOND / RESIDENTIAL (R2)	1,638/200	9
3	THIRD / RESIDENTIAL (R2)	1,312/20 0	7
	TOTAL # 0 TO 3		37



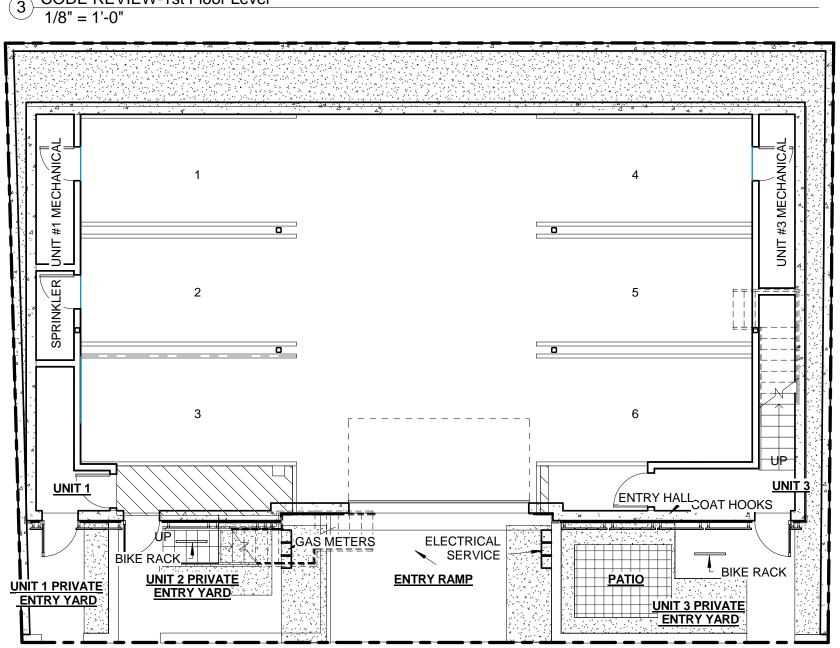
5 CODE REVIEW-3rd Floor Level
1/8" = 1'-0"



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



3 CODE REVIEW-1st Floor Level 1/8" = 1'-0"



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

**Mystic Ave** Residences

PROJECT ADDRESS

PROJECT NAME

640 Mystic Ave. Medford,

CLIENT

**EL CAMINO, LLC** 

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

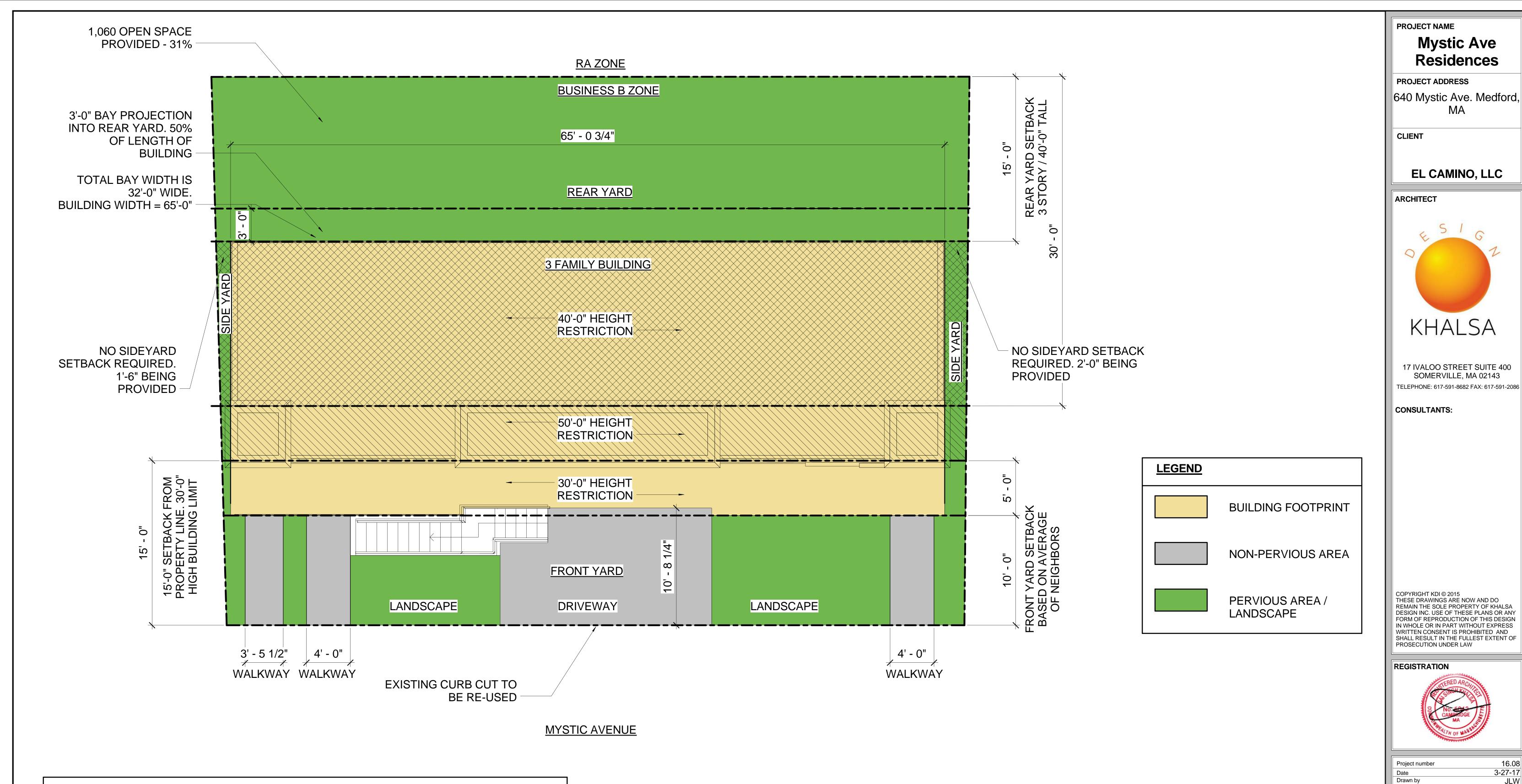
REGISTRATION



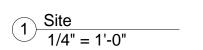
Project nu	ımber	16.0
Date		3-27-1
Drawn by		JL\
Checked I	ру	JL\
Scale		As indicate
REVISION	ONS	
No.	Description	Date

**CODE REVIEW** 

MA



	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BUSINESS B ZONE			
USE	VARIES	SINGLE FAMILY	3 FAMILY DWELLING	COMPLIES
MIN LOT SIZE	N/A	3,406 SF	3,406 SF	COMPLIES
MIN LOT PER DWELLING	875 SF (3 UNITS)	1,692 SF (1 UNIT)	3.89 (3 UNITS)	COMPLIES
MAX GROUND COVERAGE	80%	25%	49%	COMPLIES
LANDSCAPE AREA	10%	30%	31%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0	.49	1.16	COMPLIES
MAX BUILDING HEIGHT	50'-0"	30'-0"	VARIES	COMPLIES
MIN YARD FRONT SIDE REAR	15'-0" N/A 15'-0"	4'-0" 2'-8" (L) 48'-6" (R) 5'-4"	15'-0" / 10'-0" N/A 15'-0"	COMPLIES
MIN FRONTAGE	N/A	N/A	N/A	COMPLIES
PERVIOUS AREA, MIN % OF LOT	NONE	30%	31%	COMPLIES
PARKING REQUIREMENTS	2 / DU = 6 SPACES	UNKNOWN	6 FULL SIZE SPACES	COMPLIES
BICYCLE PARKING	1	UNKNOWN	2 BIKE RACKS	COMPLIES



#### **BUILDING STATISTICS:**

TOTAL SQUARE FOOTAGE OF BUILDING (EXCLUDING GARAGE) = 4,618 SF

TOTAL SQUARE FOOTAGE OF BUILDING INCLUDING GARAGE = 6,738 SF

UNIT 1 SQUARE FOOTAGE = 1,502 GSF

UNIT 2 SQUARE FOOTAGE = 1,627 GSF

UNIT 3 SQUARE FOOTAGE = 1,489 GSF

6 FULL SIZE PARKING SPOTS PROVIDED

3 STORIES PLUS BASEMENT

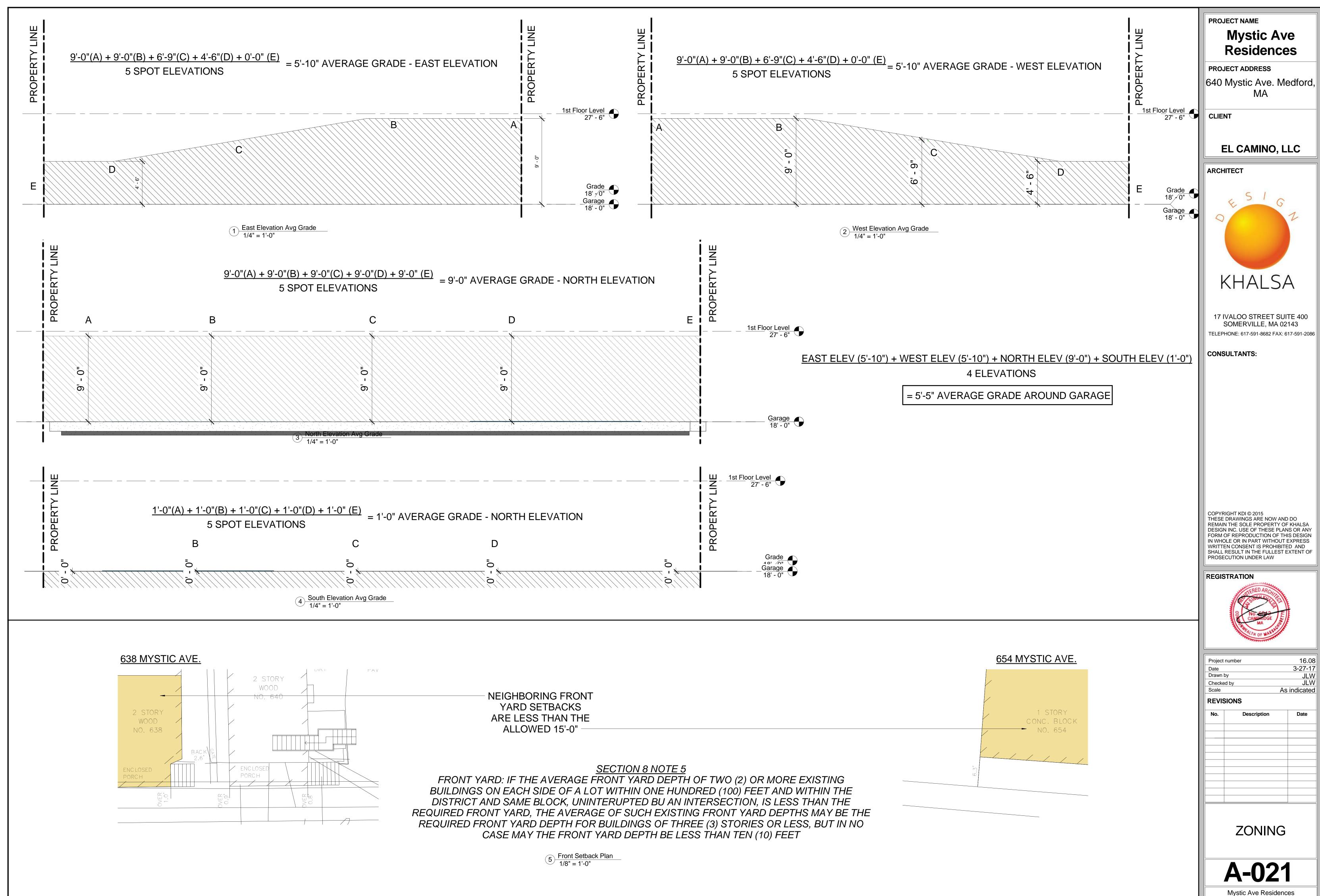
GE = 1,409 GSF	
POTS PROVIDED	ARCHITECTURAL

**A-020** Mystic Ave Residences

SITE PLAN

Checked by

REVISIONS



**Mystic Ave** 

Residences

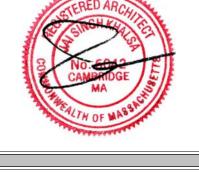
MA

**EL CAMINO, LLC** 



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

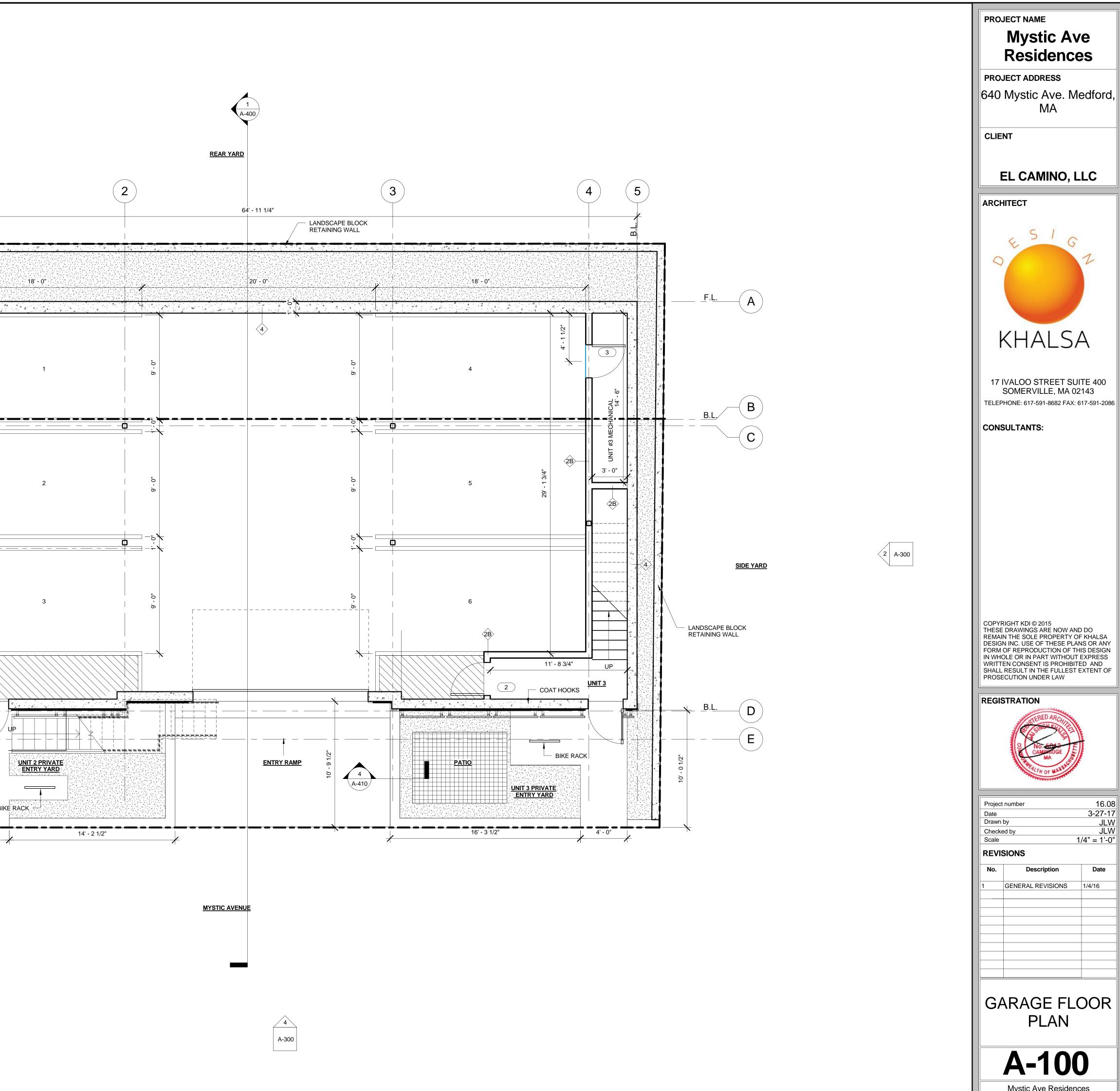
COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA SHALL RESULT IN THE FULLEST EXTENT OF



Project nu	mber	1
Date		3-2
Drawn by		
Checked I	ру	
Scale		3/8" =
REVISION	ONS	
No.	Description	Da

ZONING SECTION

**A-022** Mystic Ave Residences



18' - 0"

14' - 2 1/2"

UNIT 2 PRIVATE ENTRY YARD

BIKE RACK.

UNIT 1 PRIVATE
ENTRY YARD

1 Garage 1/4" = 1'-0"

3' - 6" | 2' - 10 3/4" | 3' - 6"

LANDSCAPE BLOCK RETAINING WALL

A-300 3

PROJECT NAME

**Mystic Ave** Residences

PROJECT ADDRESS

**EL CAMINO, LLC** 





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

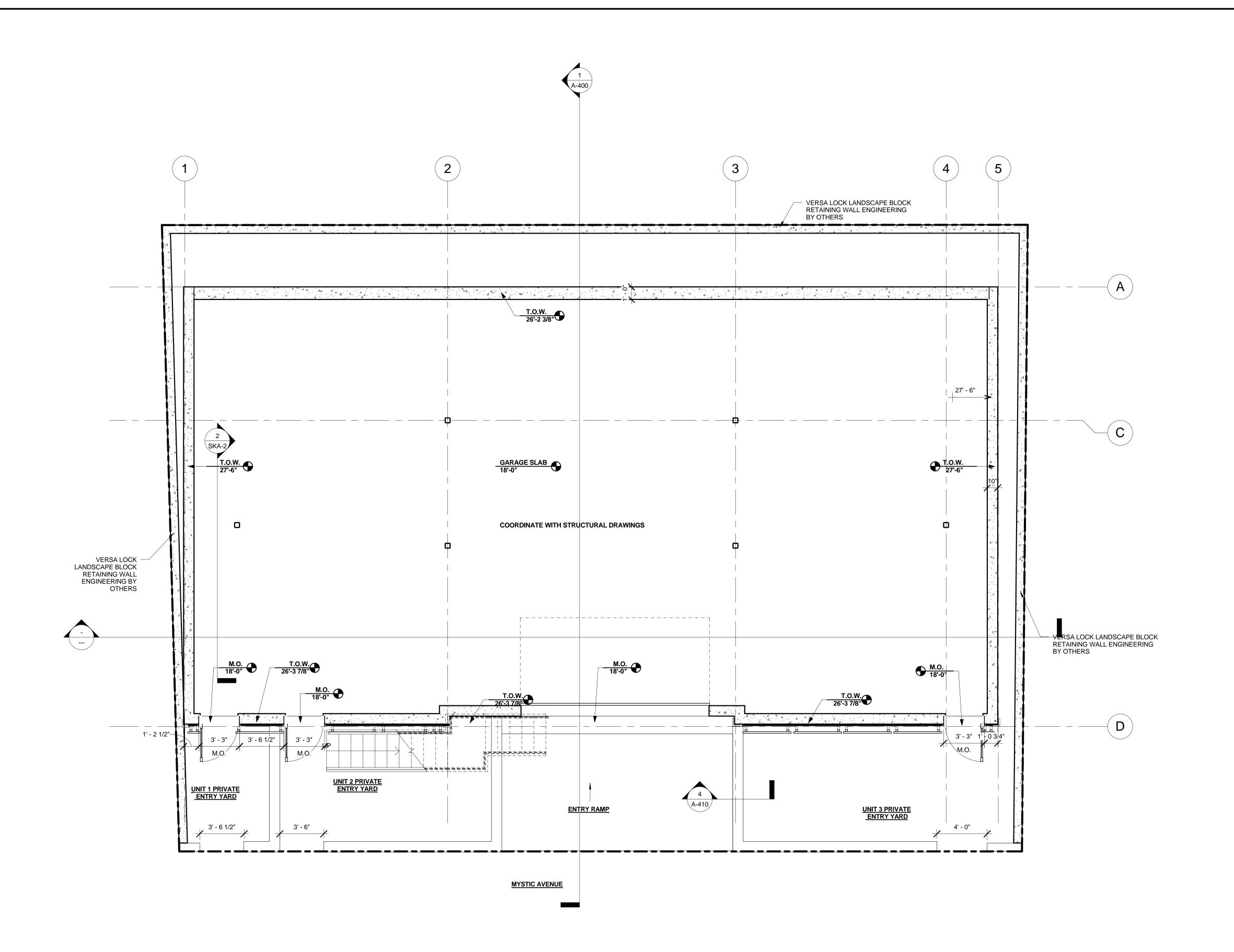
COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Date		3-27-17
Drawn	by	JLW
Checke	ed by	JLW
Scale	,	1/4" = 1'-0"
REVIS	SIONS	
No.	Description	Date
1	GENERAL REVISIONS	1/4/16

GARAGE FLOOR PLAN





PROJECT NAME

# Mystic Ave Residences

PROJECT ADDRESS

640 Mystic Ave. Medford, MA

CLIENT

**EL CAMINO, LLC** 

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project n	umber	16.08
Date		3-27-17
Drawn by	1	JLW
Checked	by	JLW
Scale		1/4" = 1'-0'
REVIS	ONS	
No.	Description	Date
I		

FOUNDATION PLAN

Mystic Ave Residences

1) FOUNDATION PLAN 1/4" = 1'-0"



PROJECT NAME **Mystic Ave** Residences PROJECT ADDRESS 640 Mystic Ave. Medford, MA CLIENT **EL CAMINO, LLC** ARCHITECT

KHALSA

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

CONSULTANTS:

2 A-300

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

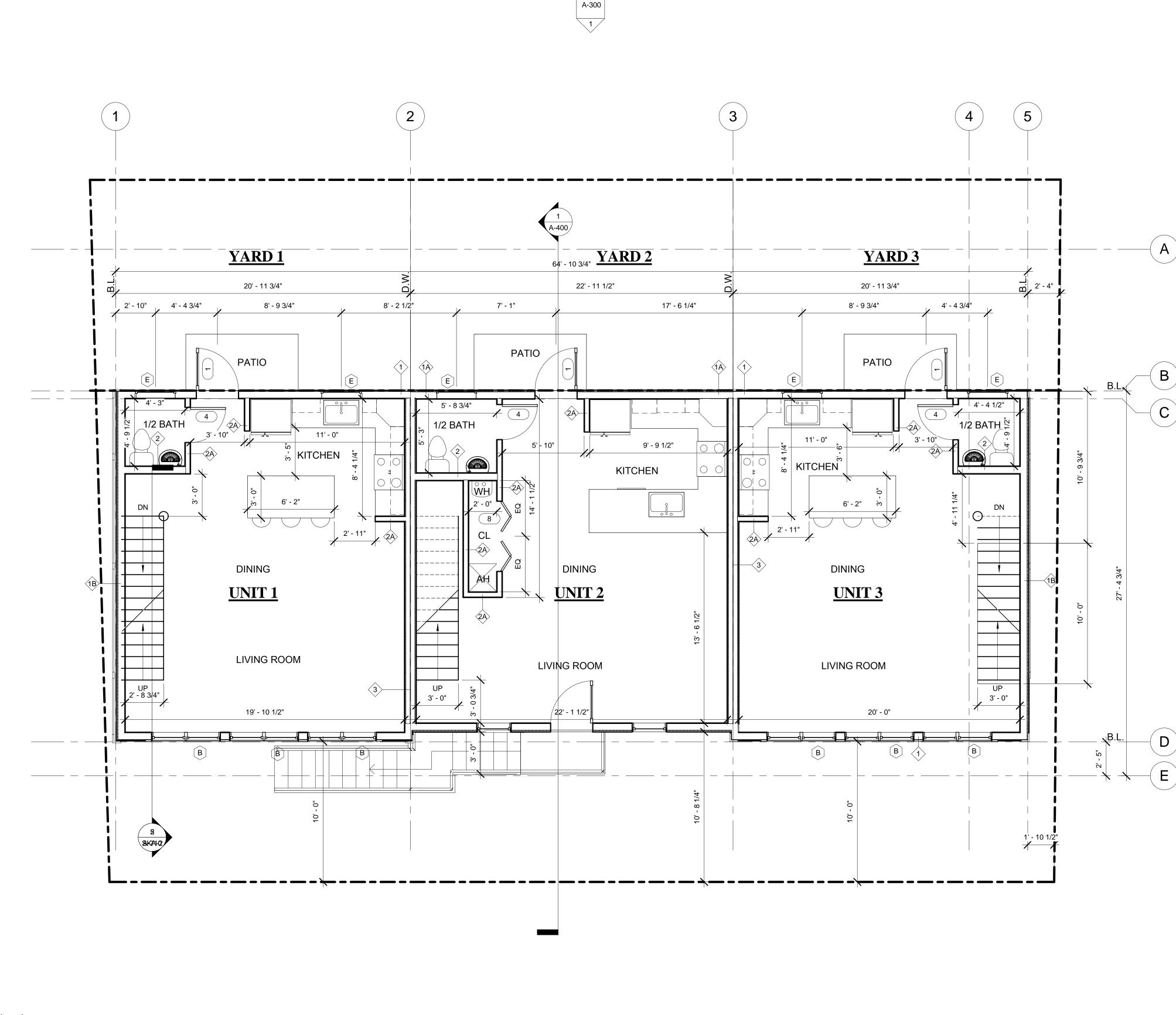
### REGISTRATION

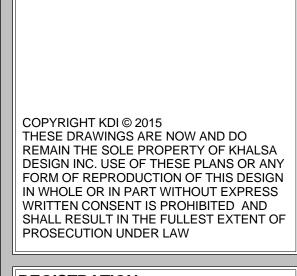


Projec	t number	16.0
Date		3-27-1
Drawn	by	JLV
Check	ed by	JLV
Scale		1/4" = 1'-0
<u> </u>	SIONS	
No.	Description	Date
1	GENERAL REVISIONS	1/4/16
1	GENERAL REVISIONS	1/4/16
1	GENERAL REVISIONS	1/4/16

No.	Description	Date	
1	GENERAL REVISIONS	1/4/16	

FIRST FLOOR PLAN





### REGISTRATION

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

**Mystic Ave** 

Residences

640 Mystic Ave. Medford, MA

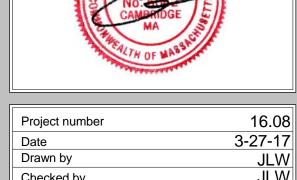
**EL CAMINO, LLC** 

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

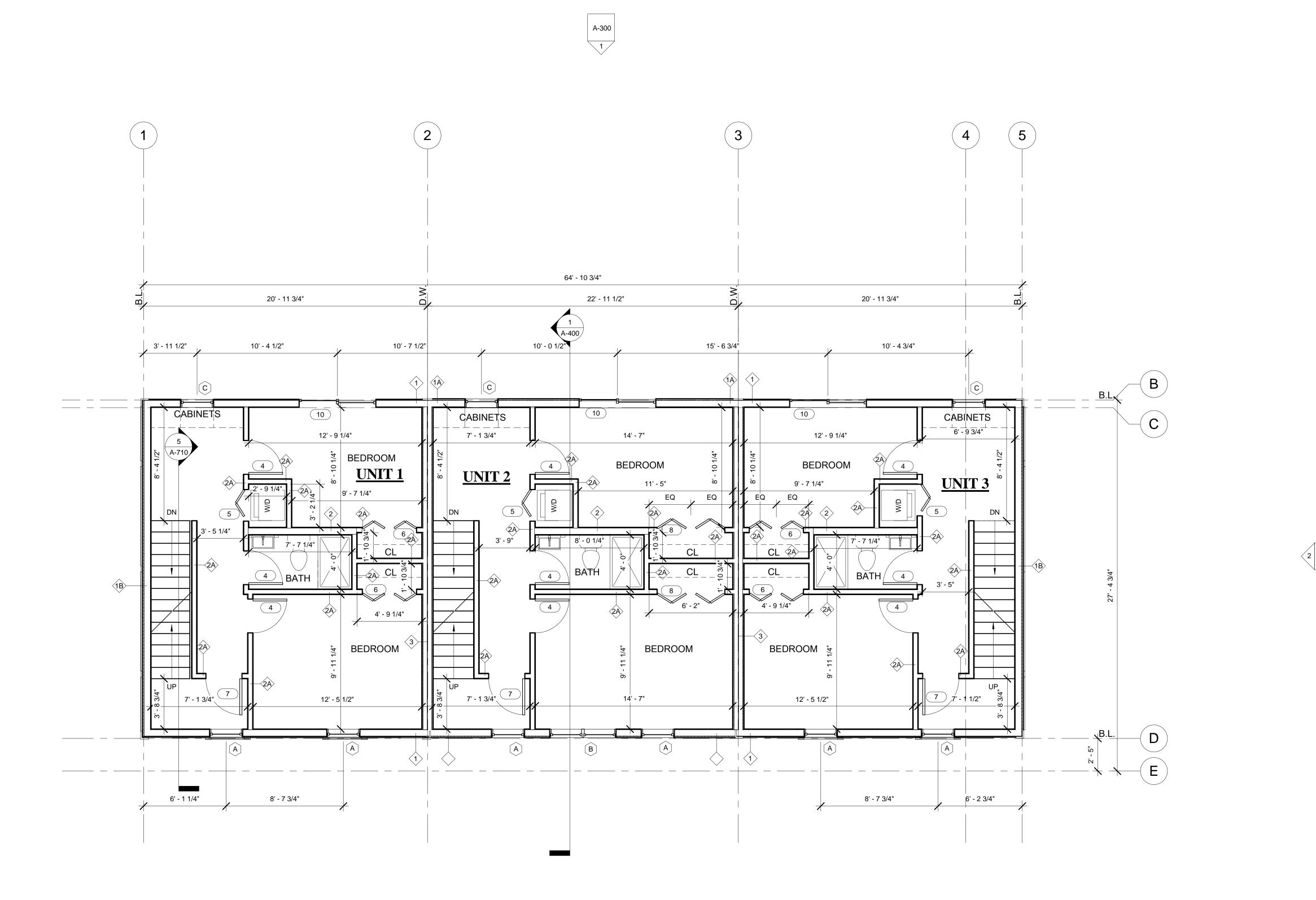
CONSULTANTS:



Date		3-27-1
Drawn	by	JLV
Check	ed by	JLV
Scale		1/4" = 1'-0
REVI	SIONS	
No.	Description	Date
1	GENERAL REVISIONS	1/4/16

SECOND FLOOR PLAN

Mystic Ave Residences



A-300

2nd Floor Level 1/4" = 1'-0"



PROJECT NAME **Mystic Ave** Residences PROJECT ADDRESS 640 Mystic Ave. Medford, MA CLIENT **EL CAMINO, LLC** ARCHITECT KHALSA 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086 CONSULTANTS: COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW REGISTRATION

5

FULL HEIGHT CABINETS

- D

10' - 4 1/2"

HANDRAIL 36" A.F.F.

MASTER BEDROOM

UNIT 3

SLOPE 1/4"/FT MIN.

4' - 4"

TERRACE

4' - 4"

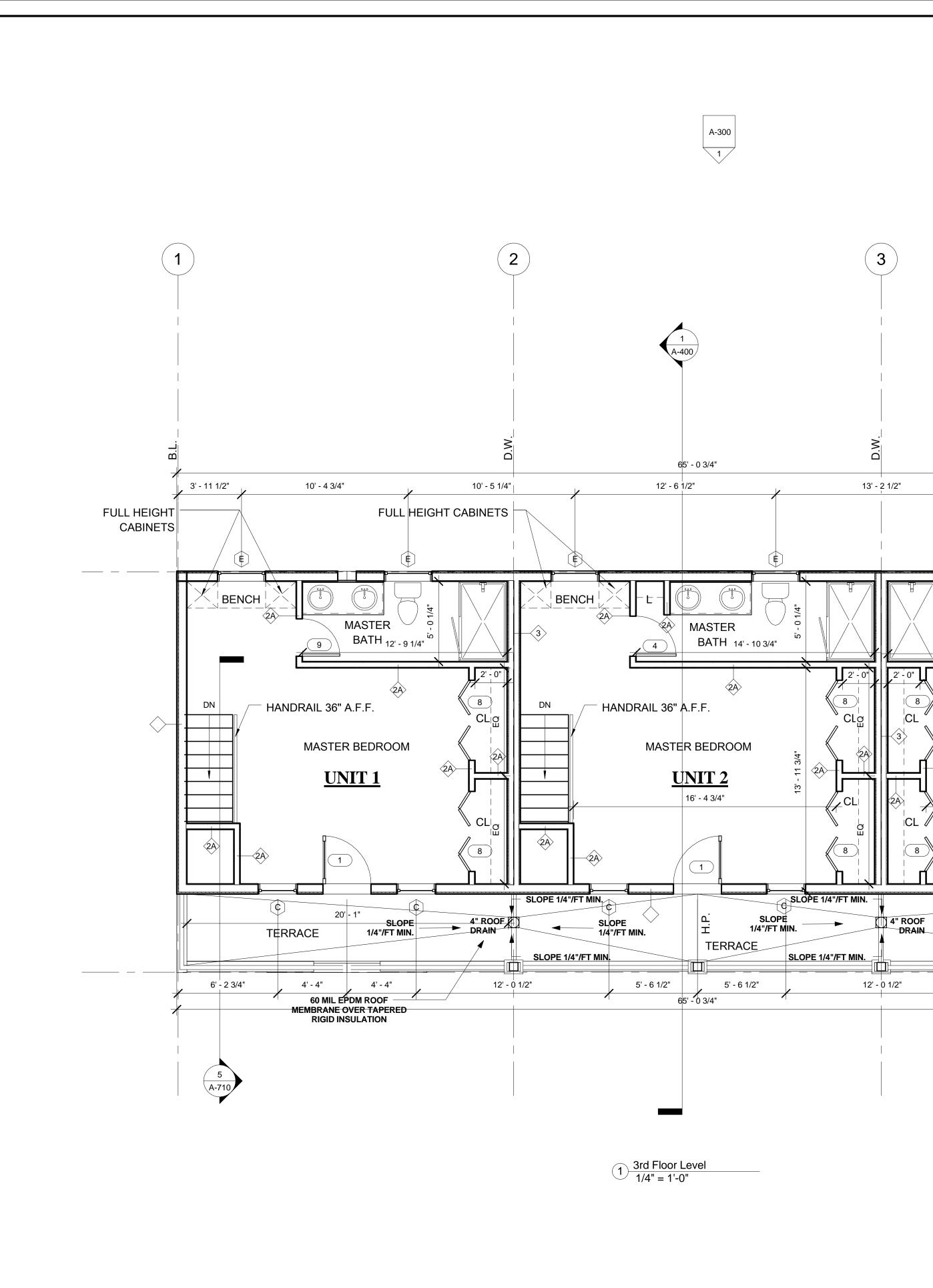
MASTER

12' - 9 1/4" BATH

THO WAS ON	
Project number	16.0
Date	3-27-1
Drawn by	JLV
Checked by	JL\
Scale	1/4" = 1'-0

No.	Description	Date
1	GENERAL REVISIONS	1/4/16

THIRD FLOOR PLAN

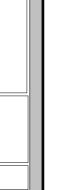


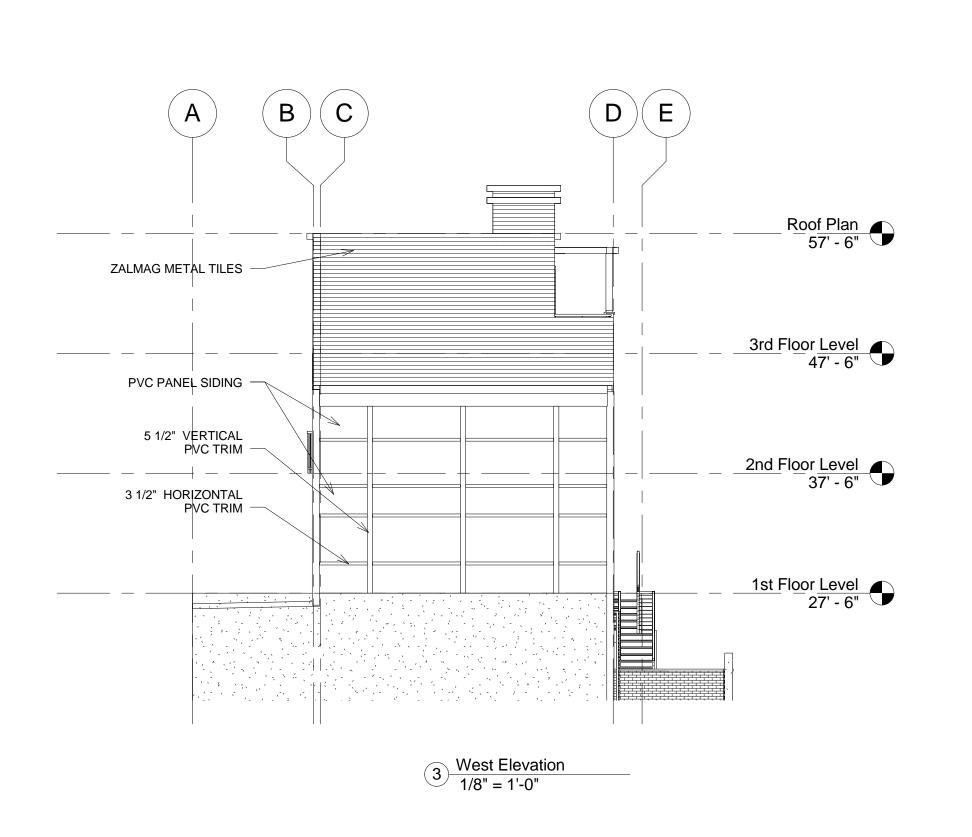
3-27-17

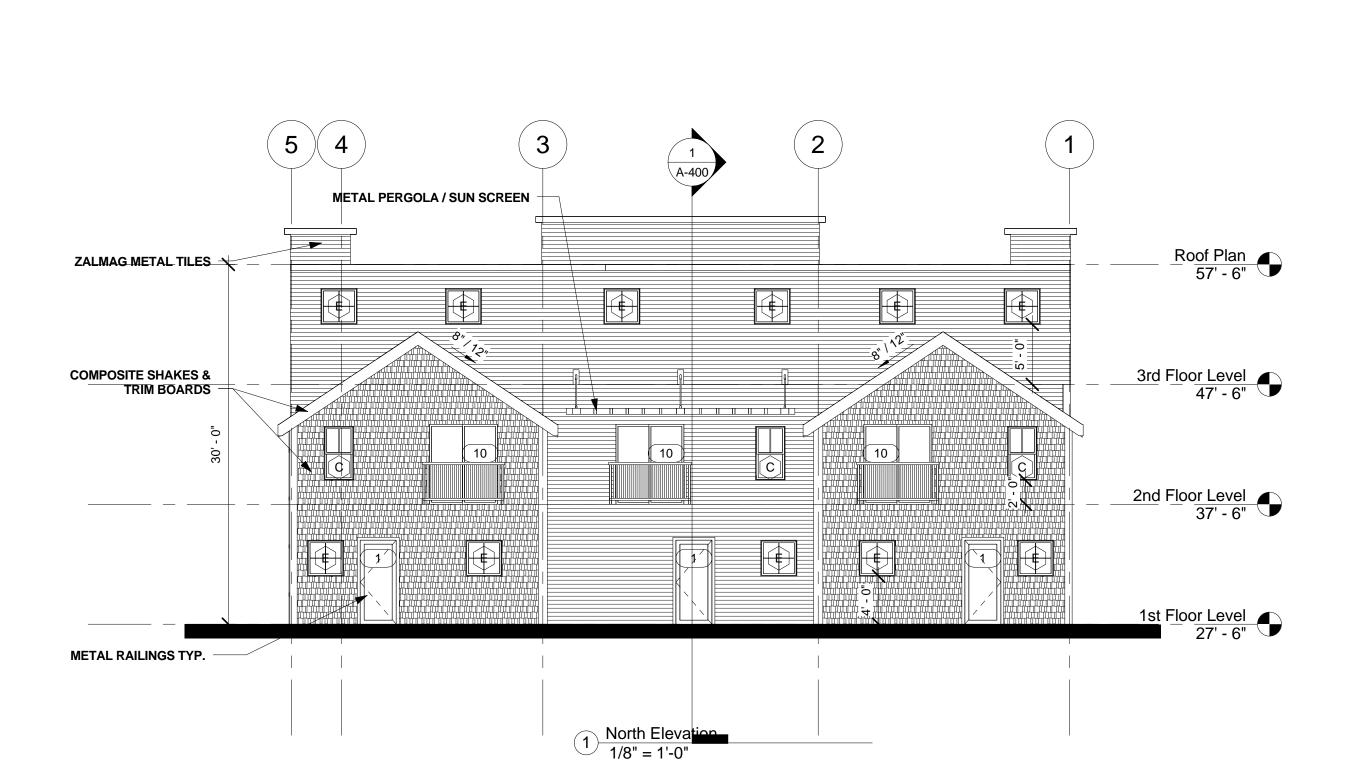
Date

1/4/16

1/4" = 1'-0"







15' - 0"

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

2

ZALMAG METAL TILES

COMPOSITE SHAKES & TRIM BOARDS

BRICK RETAINING WALL ALONG STREET

4" EXPOSURE CLAPBOARDS

DDD

4 5

Roof Plan 57' - 6"

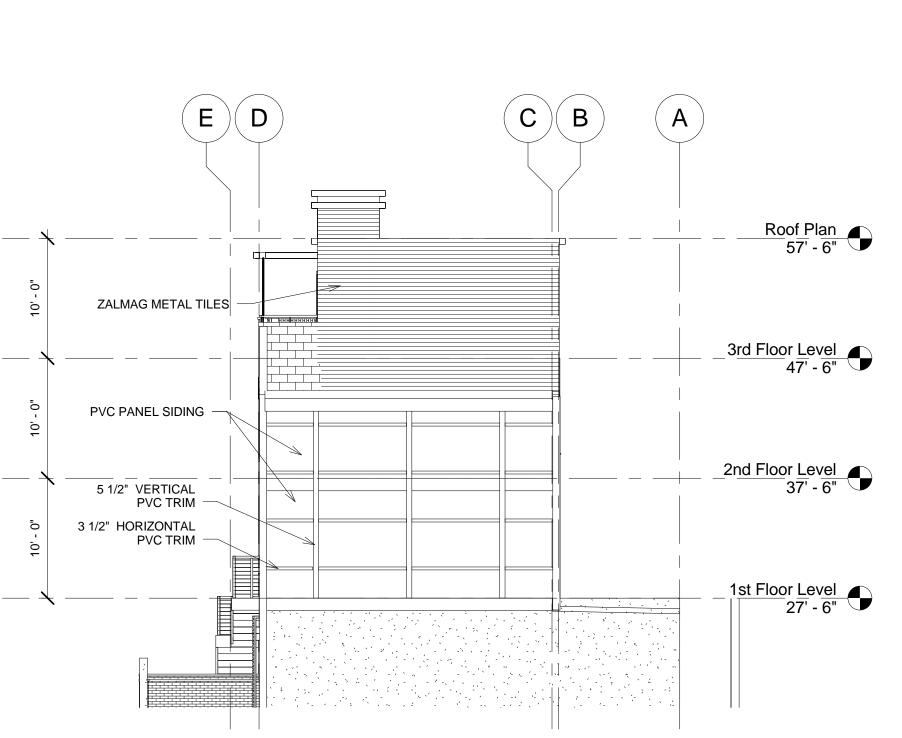
3rd Floor Level 47' - 6"

2nd Floor Level 37' - 6"

1st Floor Level 27' - 6"

Grade Garage 18' - 0"

(3)



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

PROJECT NAME **Mystic Ave** Residences

PROJECT ADDRESS

CLIENT

**EL CAMINO, LLC** 

640 Mystic Ave. Medford, MA

ARCHITECT



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

CONSULTANTS:

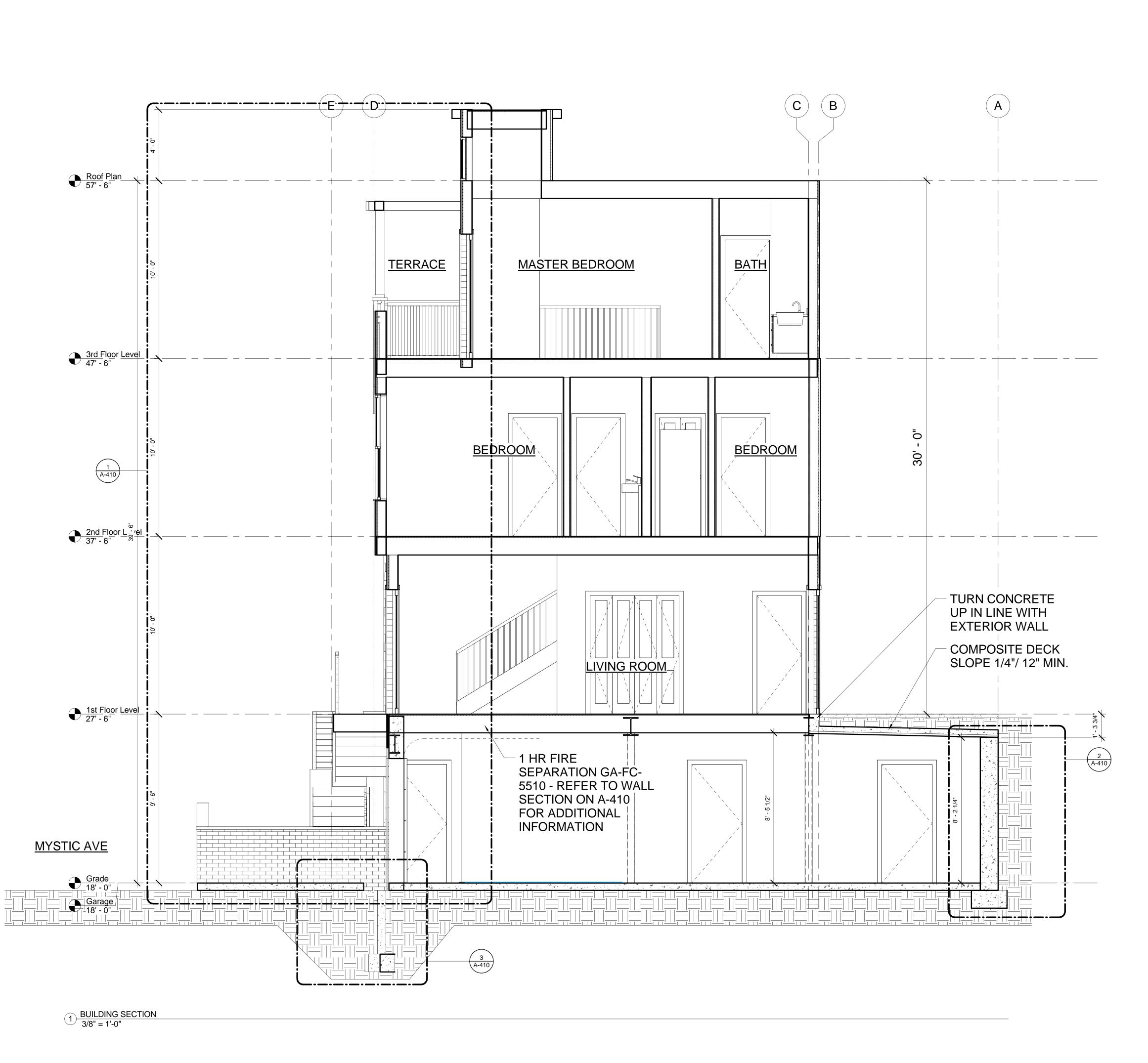
COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

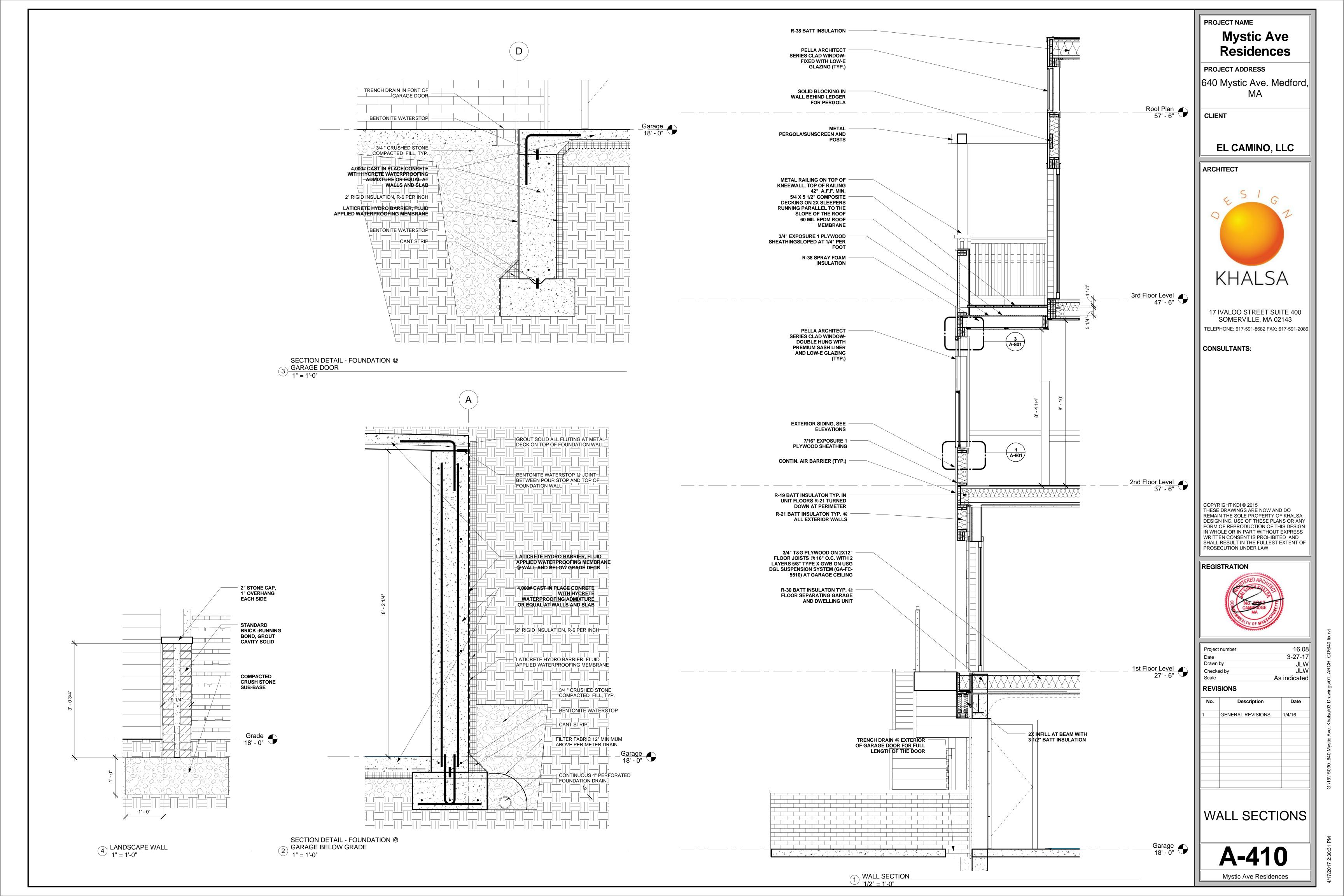


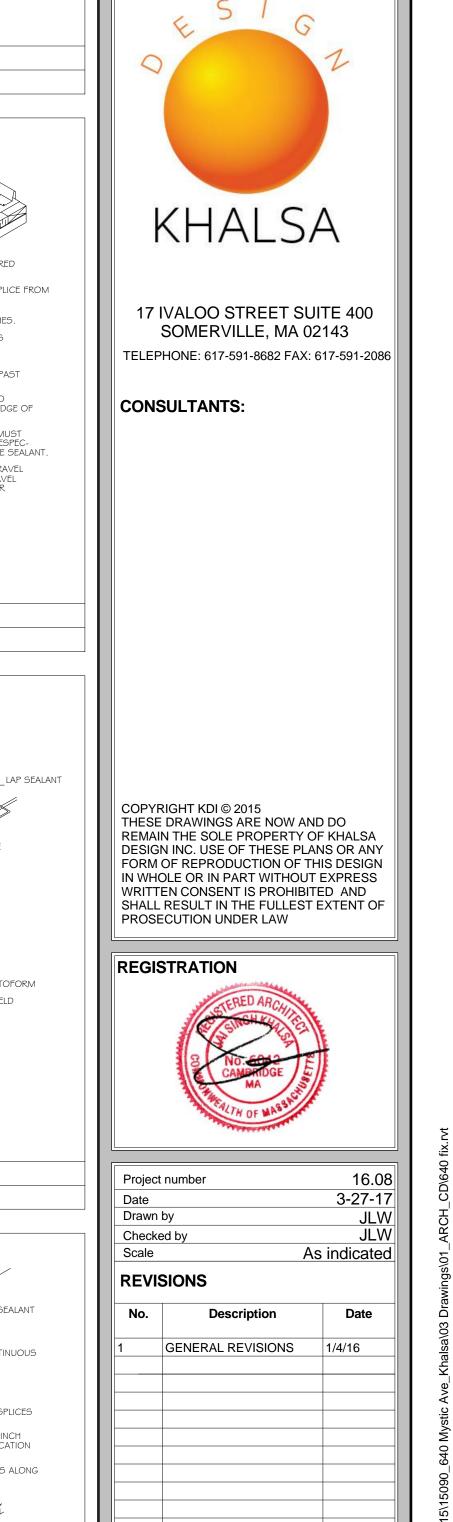
Projec	t number	16.08		
Date		3-27-17		
Drawn	by	JLW		
Check	ed by	JLW		
Scale		1/8" = 1'-0"		
REVI	SIONS			
No.	Description	Date		
1	GENERAL REVISIONS	1/4/16		

BUILDING **ELEVATIONS** 

**A-300** Mystic Ave Residences







PROJECT NAME

PROJECT ADDRESS

CLIENT

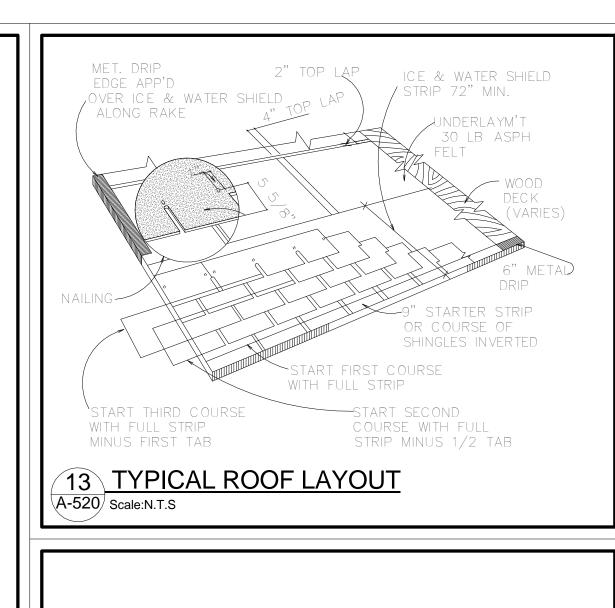
ARCHITECT

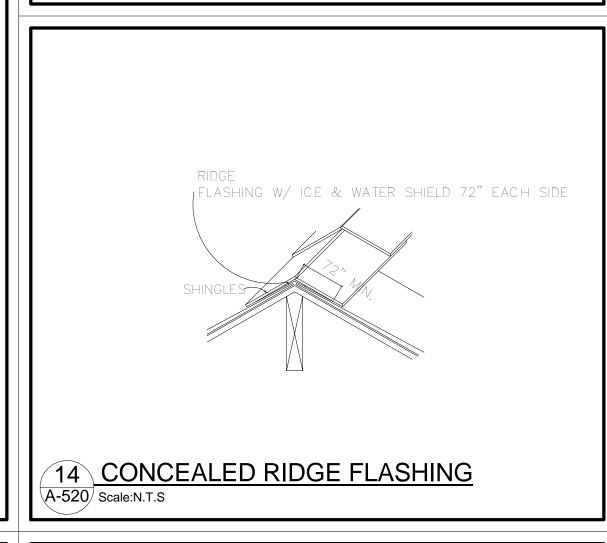
**Mystic Ave** 

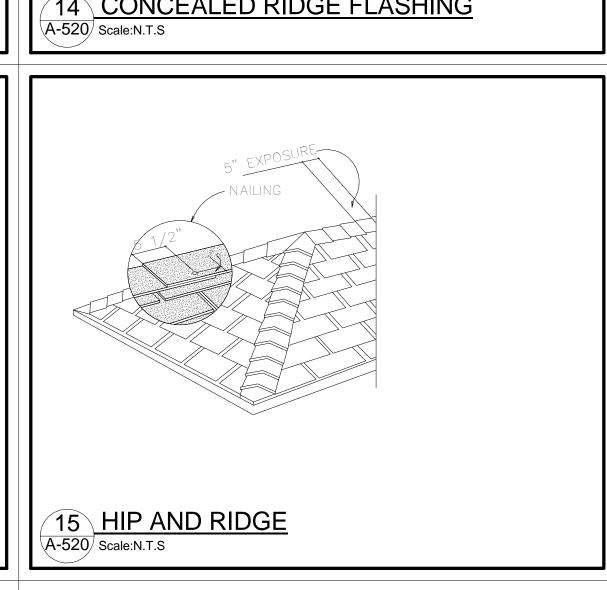
Residences

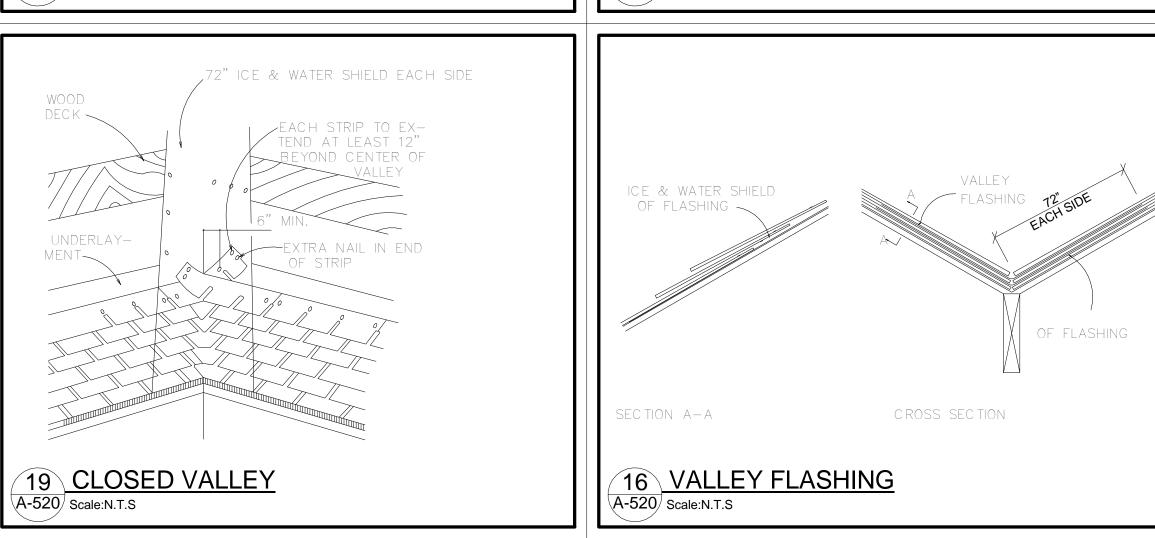
640 Mystic Ave. Medford,

**EL CAMINO, LLC** 









SPIKE AND FERRULE

MEMBRANE ROOFING

ÇAP FLASHING 6" MIN.

**DETAILS BASED ON "CARLISLE"** 

ROOFING SYSTEM

ELBOW OR SHOE

A-520 Scale:N.T.S

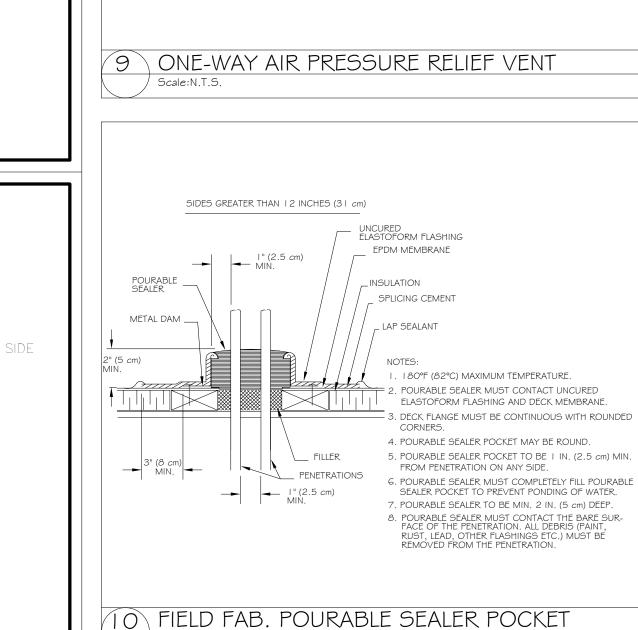
CAP FLASHING

CLINCH STRIP

A-520 Scale:N.T.S

18 GENERIC DRIP EDGE

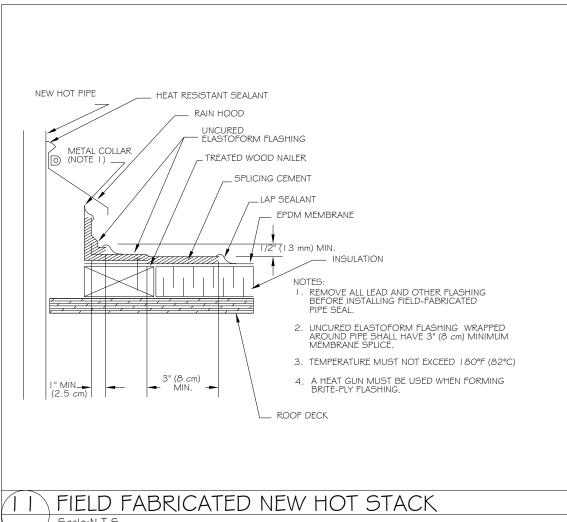
17 GUTTER & DOWN SPOUT



Scale:N.T.S.

ONE-WAY AIR PRESSURE RELIEF VENT

3" (8 cm) 2" (5 cm) - MIN. - - MIN.-



12 FLEXIBLE PENETRATION

/ IN-SEAM SEALANT

POSITION VENT AT THE RATE OF ONE VENT PER 2000 SQ. FT (186 m).

\_\_\_ SPLICING CEMENT

BONDING ADHESIVE

UNCURED ELASTOFORM FLASHING OR CURED EPDM MEMBRANE

BONDING ADHESIVE

IN-SEAM SEALANT

SEAM FASTENING

EPDM MEMBRANE

SPLICING CEMENT

PLATE MAX. 12" (31 cm) O.C.

5 PARAPET/CURB CURED EPDM

LAP SEALANT

PRE-MOLDED PIPE SEAL

APPROX. 1/2"
(13 mm)

\_\_ EPDM MEMBRANE

. TERMINATION ABOVE ANTICIPATED WATER LEVEL.

5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING

G. 6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING

MUST BE CENTERED OVER FIELD SPLICE

SYSTEMS OVER ROOF DECKS.

. HP LOCKING SEAM PLATES OR POLYMER SEAM

PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING

. MAINTAIN A CONTINUOUS BEAD OF IN-SEAM SEALANT SEALANT AT ALL MEMBRANE SPLICES; ESPECIALLY

2. FOR CORNER APPLICATIONS

AT SPLICE INTERSECTIONS.

4. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL SPLICES BETWEEN ADJOINING SECTIONS OF CURED EPDM MEMBRANE.

UNCURED ELASTOFORM FLASHING

INSULATION

\_ SPLICING CEMENT

NOTES:

I. REMOVE ALL LEAD AND OTHER FLASHING.

2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.

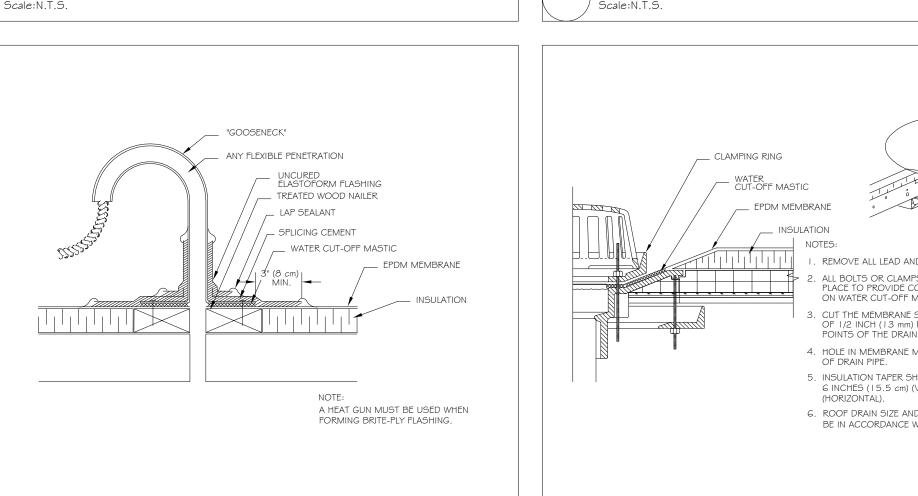
APPLY IN-SEAM SEALANT 1/2 INCH (13 mm FROM INSIDE EDGE OF PIPE SEAL FLANGE.

4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CL OR APPLIED OVER ANY ANGLE CHANGE.

/ IN-SEAM SEALANT

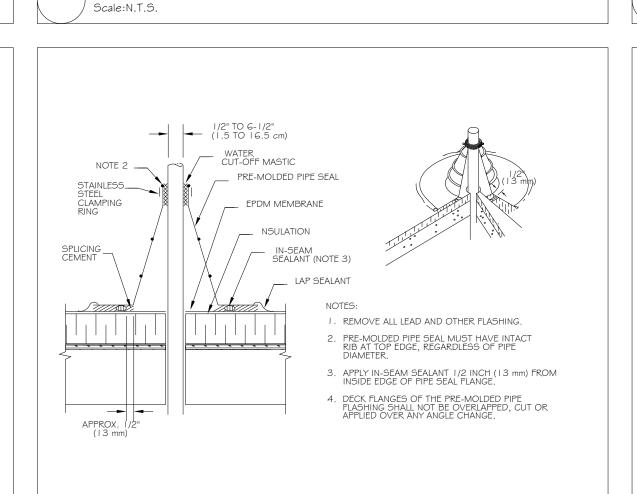
EPDM MEMBRANE

6 PRE-MOLDED VENT PIPE & EXTENSION

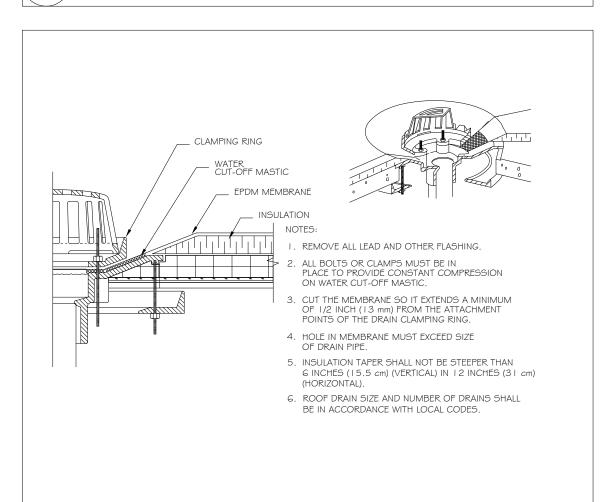


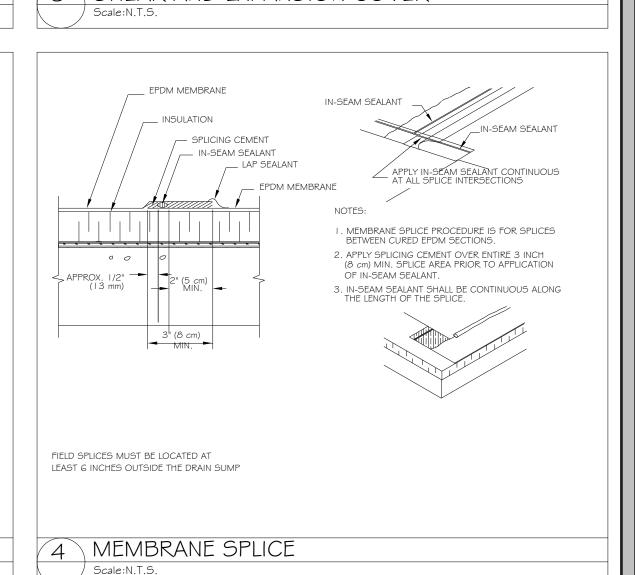
8 ROOF DRAIN

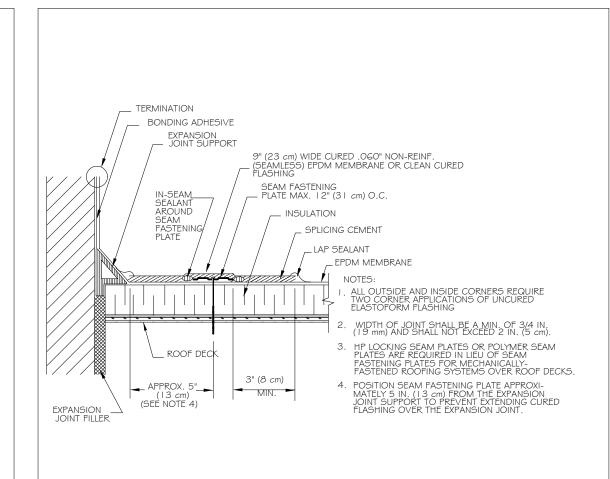
Scale:N.T.S.



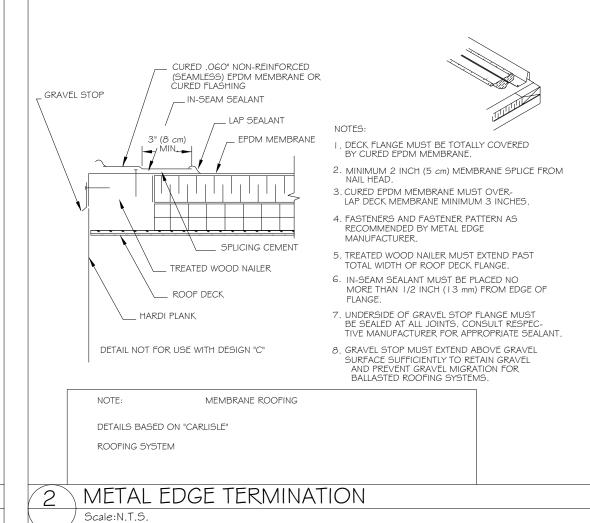


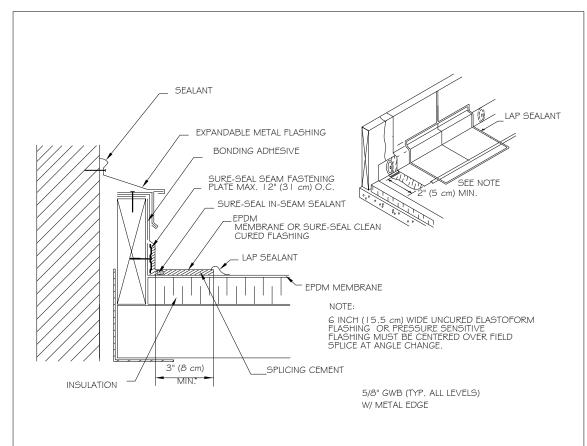




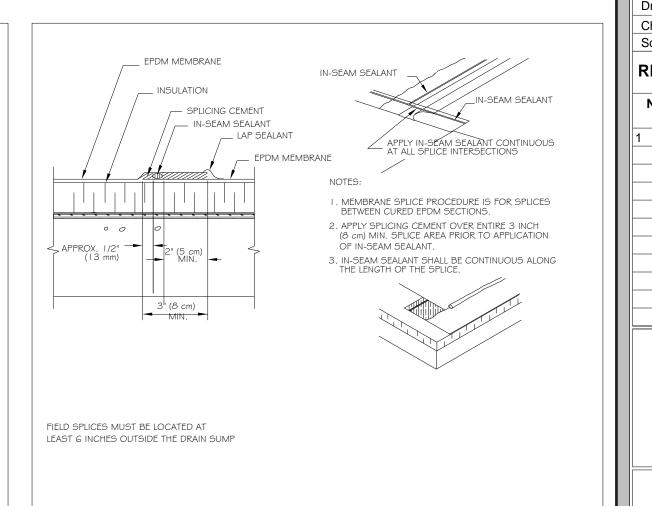












**ROOF DETAILS** 

PROJECT NAME

# Mystic Ave Residences

PROJECT ADDRESS

640 Mystic Ave. Medford, MA

CLIENT

**EL CAMINO, LLC** 

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



Project	number	16.08
Date		3-27-17
Drawn	by	JLW
Checke	ed by	JLW
Scale		As indicated
REVIS	SIONS	
No.	Description	Date

STAIR DETAILS

A-710 Mystic Ave Residences

### **EL CAMINO, LLC**

**Mystic Ave** 

Residences

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

Project number

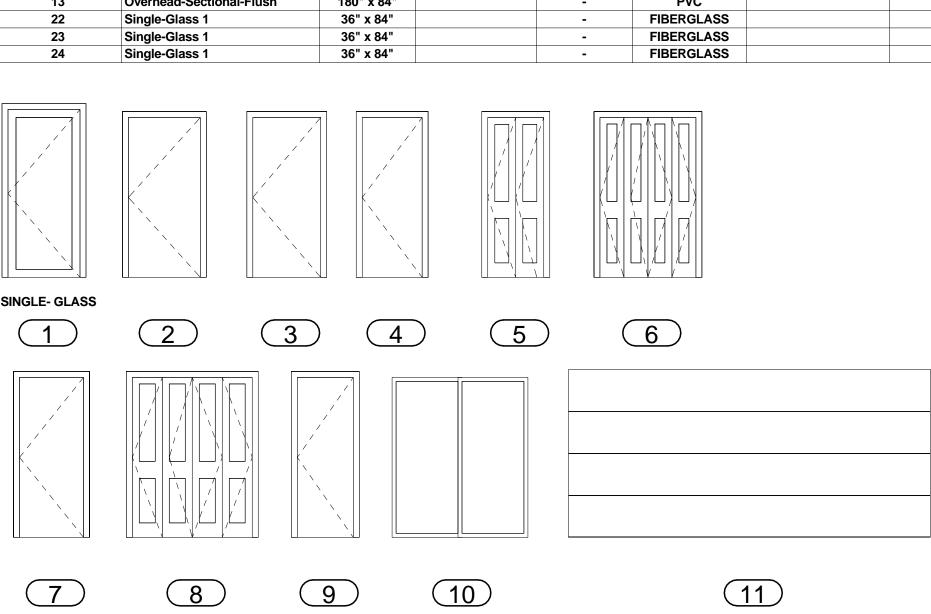


16.08

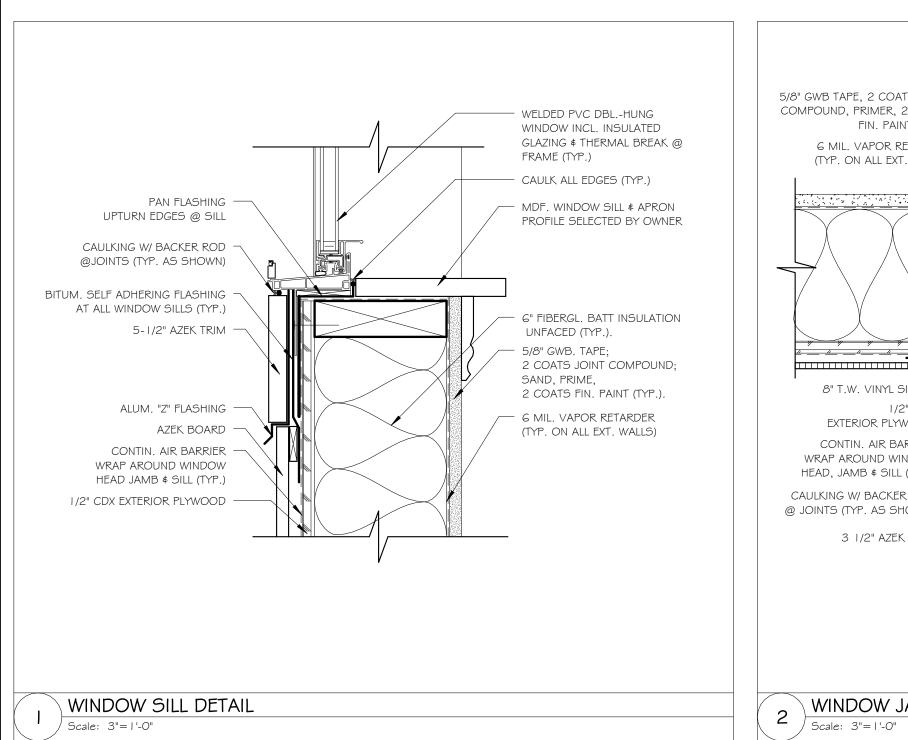
Date		3-27-1
Drawn by		JL\
Checked I	oy	JL\
Scale		1/4" = 1'-0
REVISIO	ONS	
No.	Description	Date

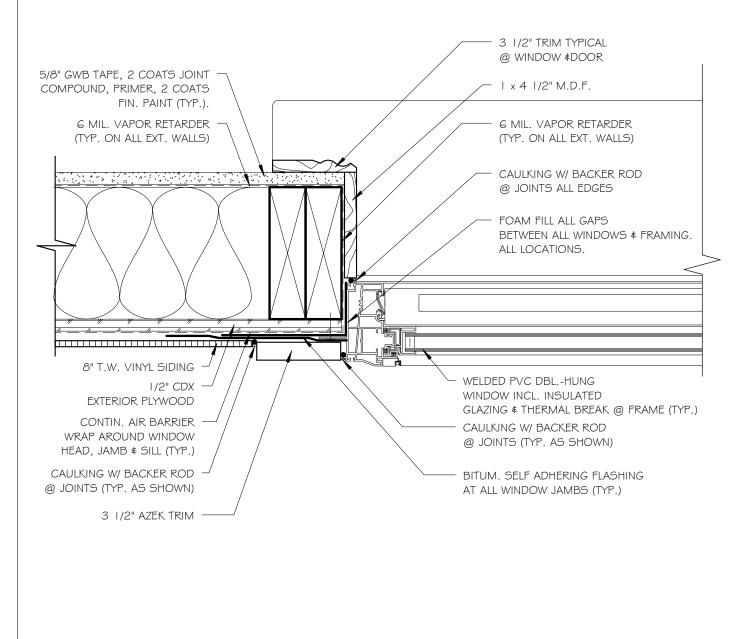
DOOR & WINDOW SCHEDULES

Manie	<b></b>	DOOR	Flouration	Fire Detine	Frame Material	Details		Comments	
Mark	Family	SIZE	Elevation	Fire Rating		Head	Jamb	Sill	Comments
1 Sin	gle-Glass 1	36" x 84"		-	FIBERGLASS				
2 Sin	gle-Flush	34" x 80"		1 HR	METAL	7/A801			
3 Sin	gle-Flush	34" x 80"		1 HR	METAL	7/A801			
	gle-Flush	30" x 80"		-	WOOD	6/A801			
5 Bifo	old-2 Panel	28" x 80"		-	WOOD	6/A801			
6 Bifo	old-4 Panel	48" x 80"			WOOD	6/A801			
7 Sin	gle-Flush	32" x 80"		-	WOOD	6/A801			
8 Bifd	old-4 Panel	60" x 80"		-	WOOD	6/A801			
9 Sin	gle-Flush	28" x 80"		-	WOOD	6/A801			
10 KDI	I_Sliding-2 panel no trim	68" x 80"		-	FIBERGLASS	5/A801	-	4/A801	
12 Sin	gle-Glass 1	36" x 84"		-	FIBERGLASS				
13 Ove	erhead-Sectional-Flush	180" x 84"		-	PVC				
22 Sin	gle-Glass 1	36" x 84"		-	FIBERGLASS				
23 Sin	gle-Glass 1	36" x 84"		-	FIBERGLASS				
24 Sin	gle-Glass 1	36" x 84"		-	FIBERGLASS				

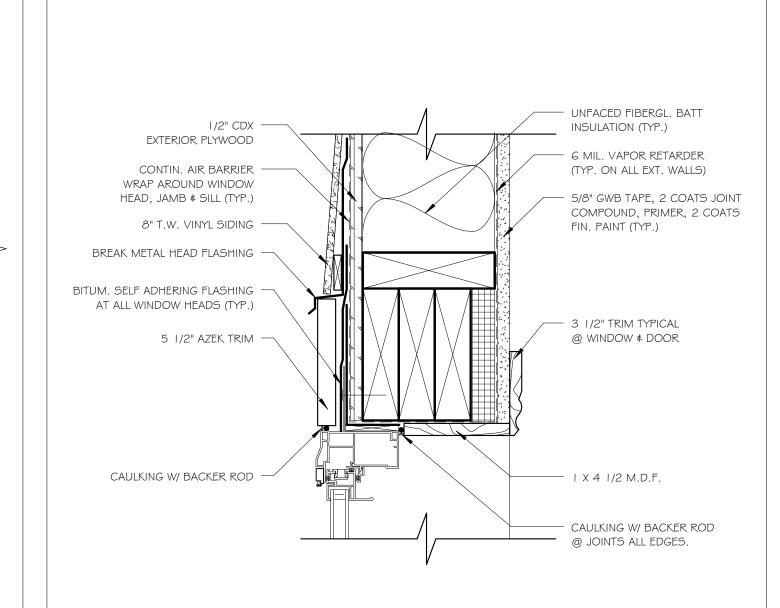


		W	indow Schedu	ule			
		Rough		Opening		Details	
Mark	Description	Width	Height	Material	Head	Jamb	Sill.
Α	DOUBLE HUNG	2' - 5 3/8"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
В	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
С	DOUBLE HUNG	2' - 5 3/8"	4' - 6"	WOOD CLAD	3/A301	2/A801	1/A801
D	FIXED	2' - 5 3/8"	2' - 5 3/8"	WOOD CLAD	3/A301	2/A801	1/A801
E	FIXED	3' - 0"	3' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
F	DOUBLE HUNG	2' - 5 3/8"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
Р	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
Q	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
R	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
S	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
Т	DOUBLE HUNG, MULLED PAIR	4' - 10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
U	DOUBLE HUNG, MULLED PAIR,	<sub>10</sub> 4' <sub>3/4</sub> '10 3/4"	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
V	DOUBLE HUNG	2' - 5 3/8//	6' - 0"	WOOD CLAD	3/A301	2/A801	1/A801
	2' - 5 1/2"		2'-51/		2' - 5 1/2" -0	3' - 0"	
1	$\langle \Lambda \rangle$	$\langle \mathbf{B} \rangle$		` }	$\langle D \rangle$		



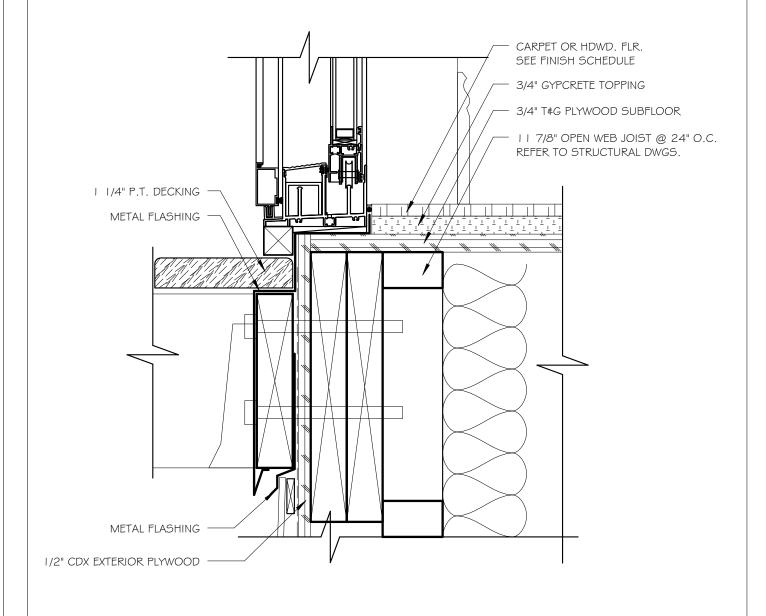


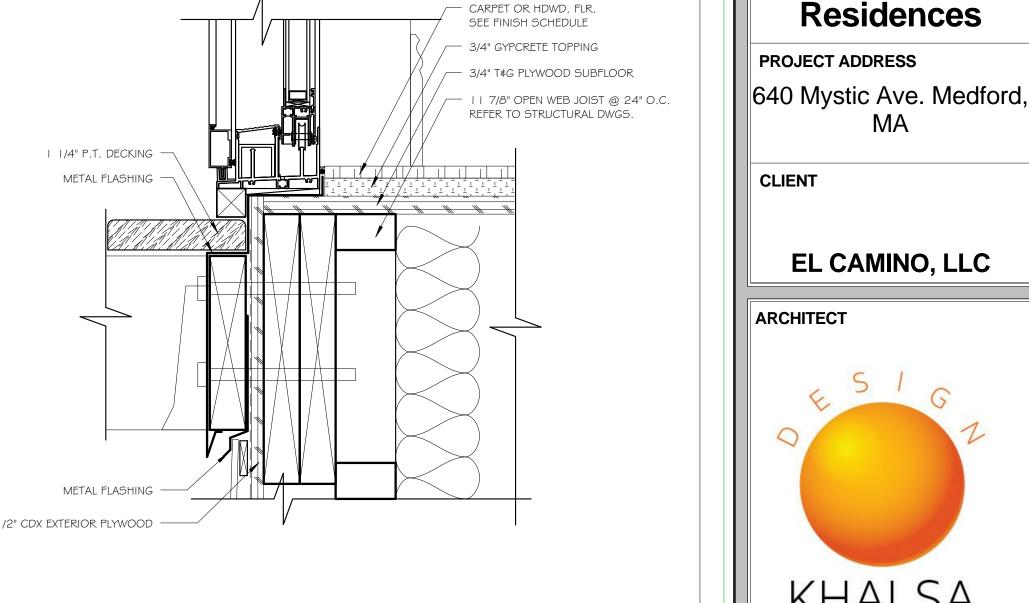
WINDOW JAMB DETAIL

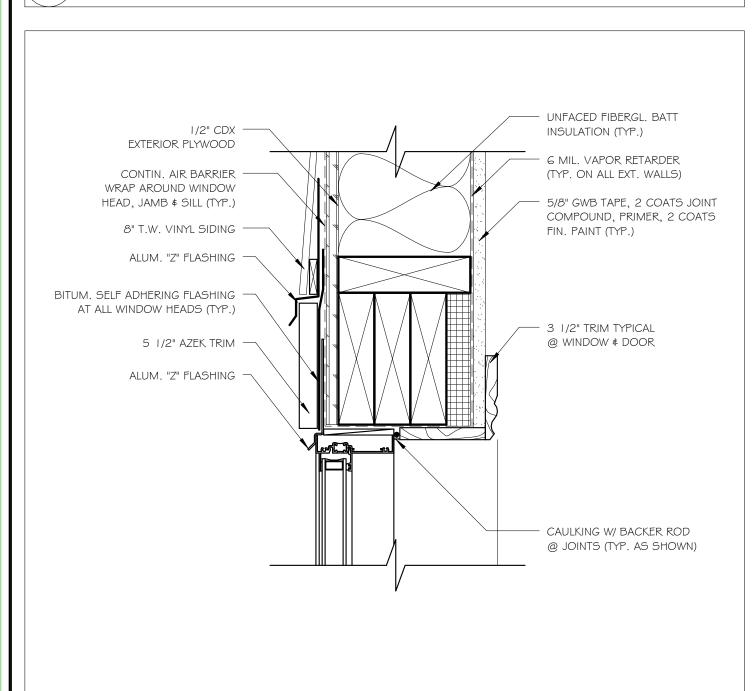


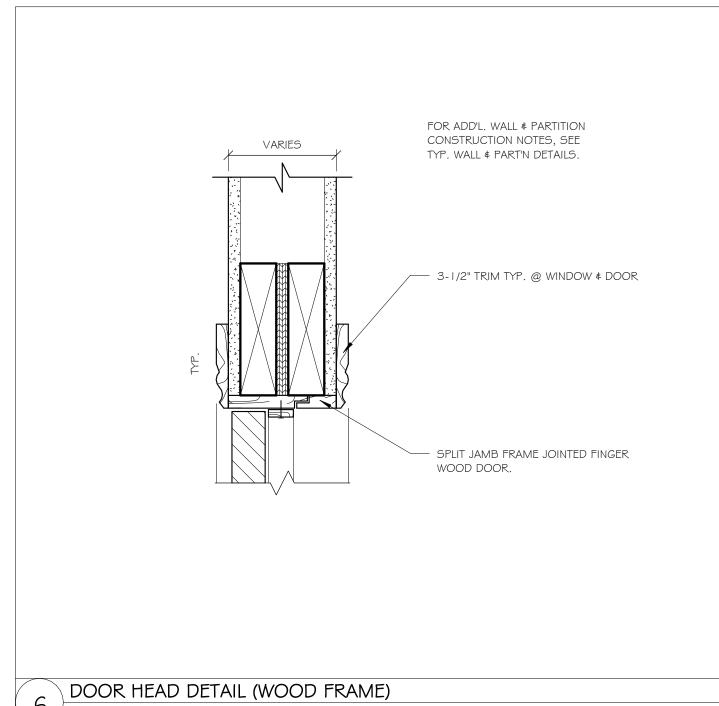
WINDOW HEAD DETAIL

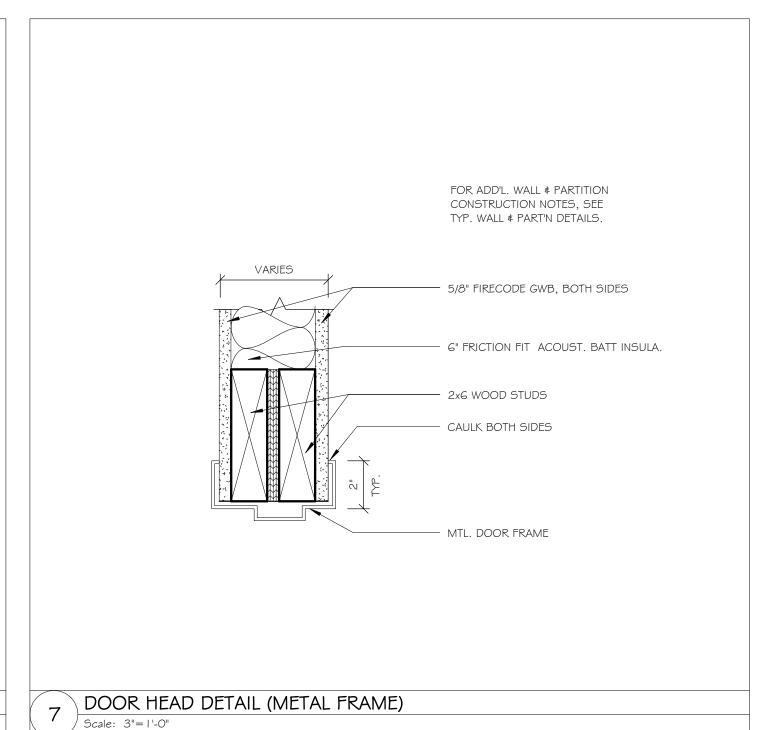
Scale: 3"=1'-0"

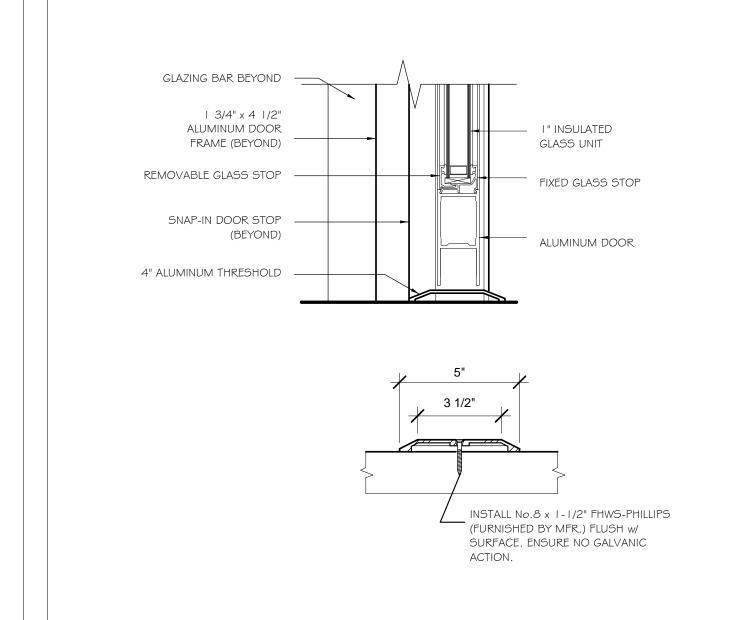






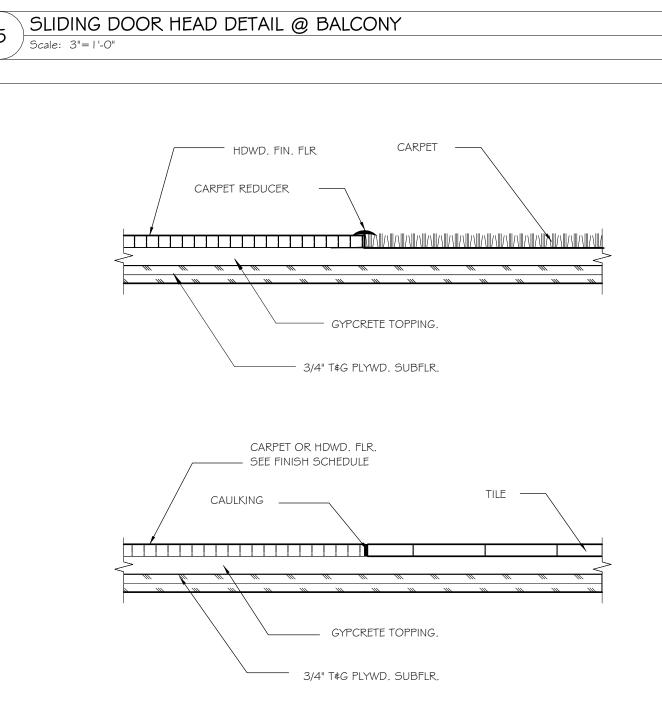






SLIDING DOOR SILL DETAIL @ BALCONY

THRESHOLD DETAILS



FINISH FLOOR DETAILS



COPYRIGHT KDI © 2015

PROSECUTION UNDER LAW

PROJECT NAME

**Mystic Ave** 

Residences

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

CONSULTANTS:

Project nu	mber	16.0
Date	3-27-1	
Drawn by	JL\ JL\	
Checked b	у	JL\
Scale		3" = 1'-(
REVISIO	ONS	
No.	Description	Date

Mystic Ave Residences

DOOR & WINDOW

**DETAILS** 

### PROJECT NAME **Mystic Ave**

Residences

PROJECT ADDRESS

640 Mystic Ave. Medford,

CLIENT

**EL CAMINO, LLC** 

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF

REGISTRATION

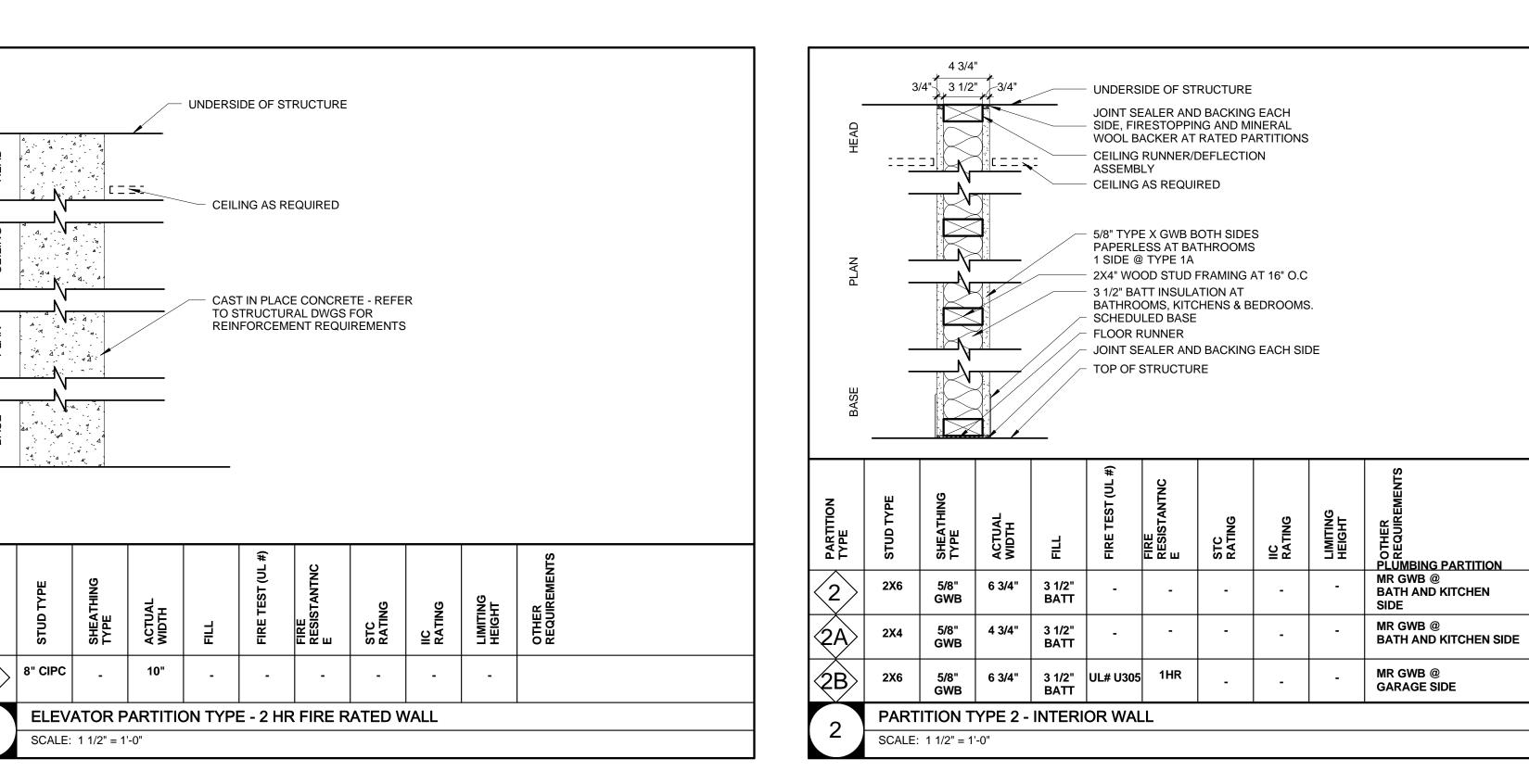
PROSECUTION UNDER LAW



Project	number	16.08		
Date		3-27-1		
Drawn	by	JLV		
Checke	ed by	JLV		
Scale	,	1 1/2" = 1'-0		
REVIS	SIONS			
No.	Description	Date		

**PARTITION TYPES** 

Mystic Ave Residences



JOINT SEALER AND BACKING EACH SIDE, FIRESTOPPING AND MINERAL WOOL BACKER AT RATED PARTITIONS

DEFLECTION ALLOWANCE

6 MIL VAPOR BARRIER

CONT.AIR BARRIER (TYP)

1/2" PLYWOOD SHEATHING REFER TO STRUCTURAL DWG'S

5/8"GYPSUM WALLBOARD TYPE "X". PROVIDE 3 COATS

2 X 6 WOOD STUDS

R-21 FIBERGLASS **BATT INSULATION (TYP.)** 

SCHEDULED BASE

TOP OF STRUCTURE

FLOOR RUNNER SILL SEALER, TYP.

TYPE "X" | 6 5/8" | 5 1/2" | UL# 356

TYPE "X" | 6 5/8" | 5 1/2" | UL# 356

TYPE "X" 6 5/8" 5 1/2" UL# 356

BATT

BATT

@ 16" O.C.

 $\overline{\phantom{a}}$ 

GWB

**GWB** 

GWB

**EXTERIOR WALL** 

SCALE: 1 1/2" = 1'-0"

PRIMER AND TWO COATS PAINT

ASSEMBLY

CEILING RUNNER/DEFLECTION

(TYP. ON ALL EXTERIOR WALLS)

SEE ELEVATION FOR EXTERIOR SIDING

TAPE AND COMPOUND WITH ONE COAT

JOINT SEALER AND BACKING EACH SIDE

16'-4" SHAKES SIDING

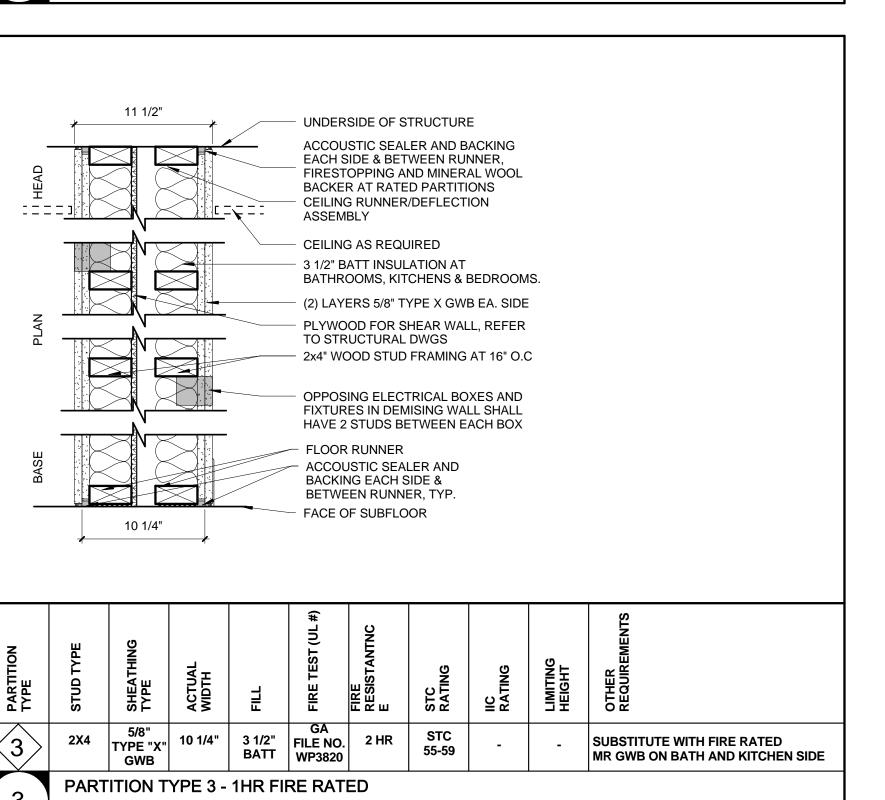
16'-4" METAL TILES

16'-4" PVC PANEL SIDING

SEE ELEVATION DWG'S.

SEE ELEVATIONS DWG'S

SEE ELEVATION DWG'S.



SCALE: 1 1/2" = 1'-0"