

A-000	COVER SHEET	7/29/16	
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ARCHITECTURE		
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PROJECT: MYSTIC AVE. RESIDENCES

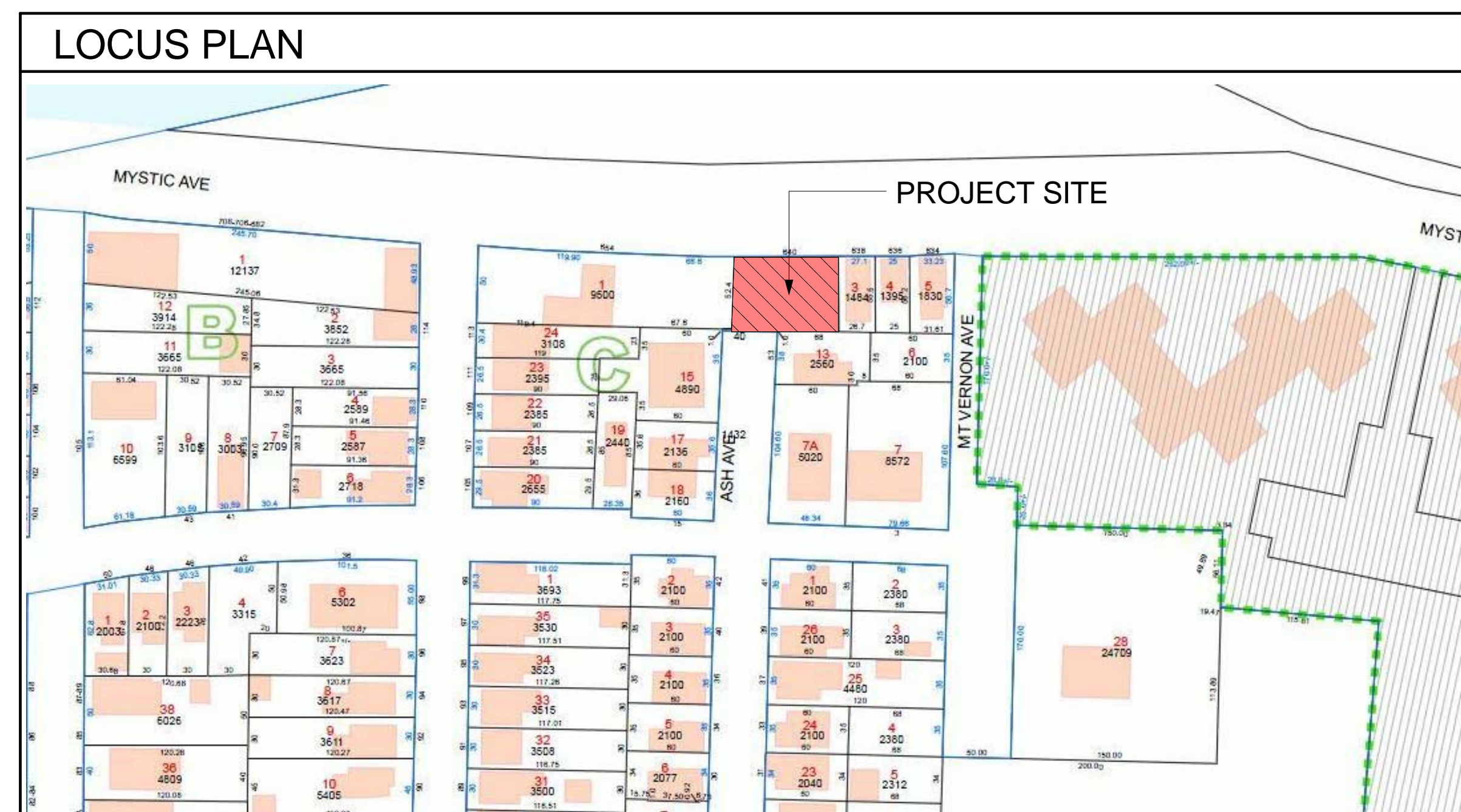
PROJECT ADDRESS:
640 MYSTIC AVENUE
SOMERVILLE MASSACHUSETTS

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SOMERVILLE, MA 02145

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



PROJECT NAME

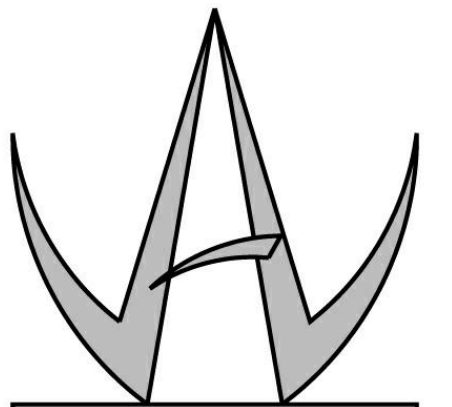
**Mystic Ave
Residences**

PROJECT ADDRESS
640 Mystic Ave.
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CONSULTANTS:

REGISTRATION



NORTH ARROW

GRAPHIC SCALE

Project number	16.08
Date	7-29-2016
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Scale	1" = 1'-0"

REVISIONS

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COVER SHEET

A-000

Mystic Ave Residences

SYMBOLS

EARTH EARTH/COMPACT FILL

FINISHES  GYPSUM
WALL BOARD 

8. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.:

33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

Mystic Ave Residences

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REGISTRATION



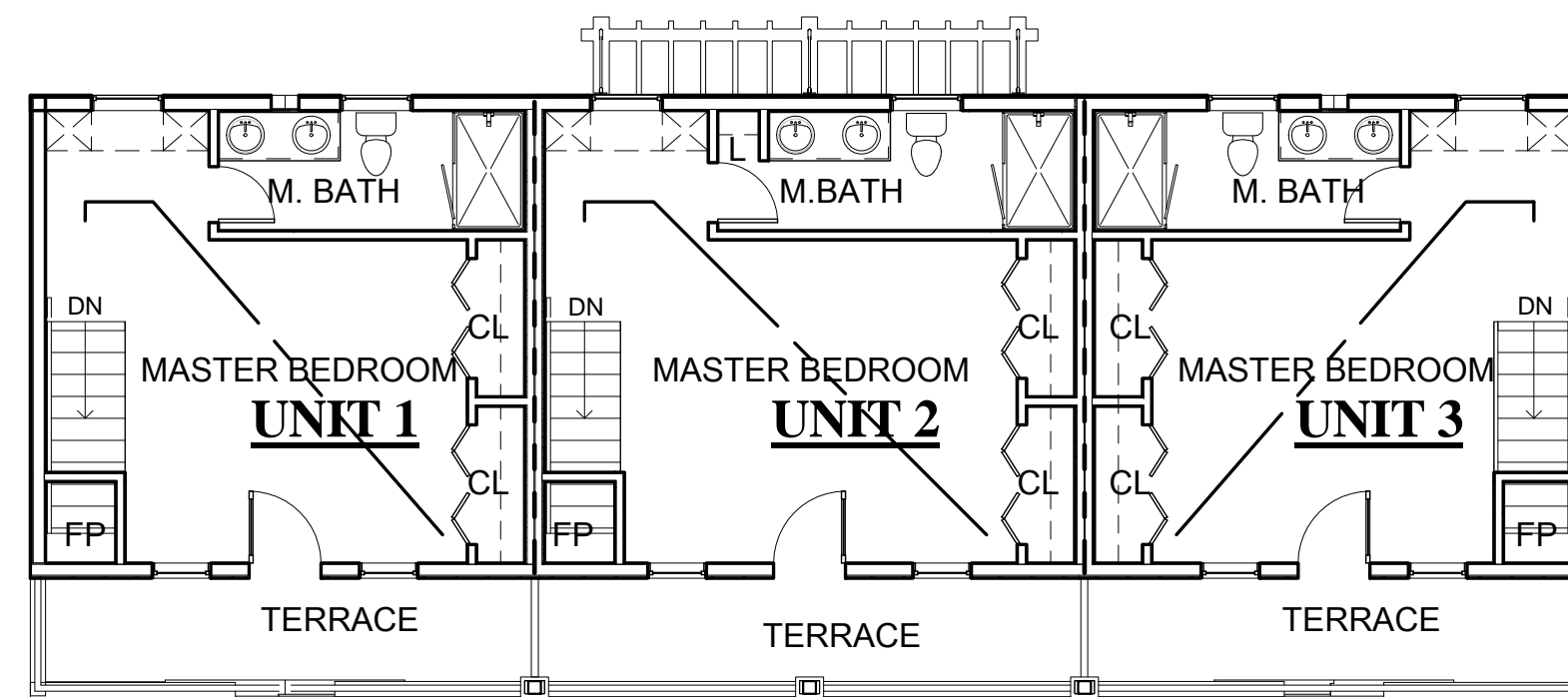
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Drawn by	JLW
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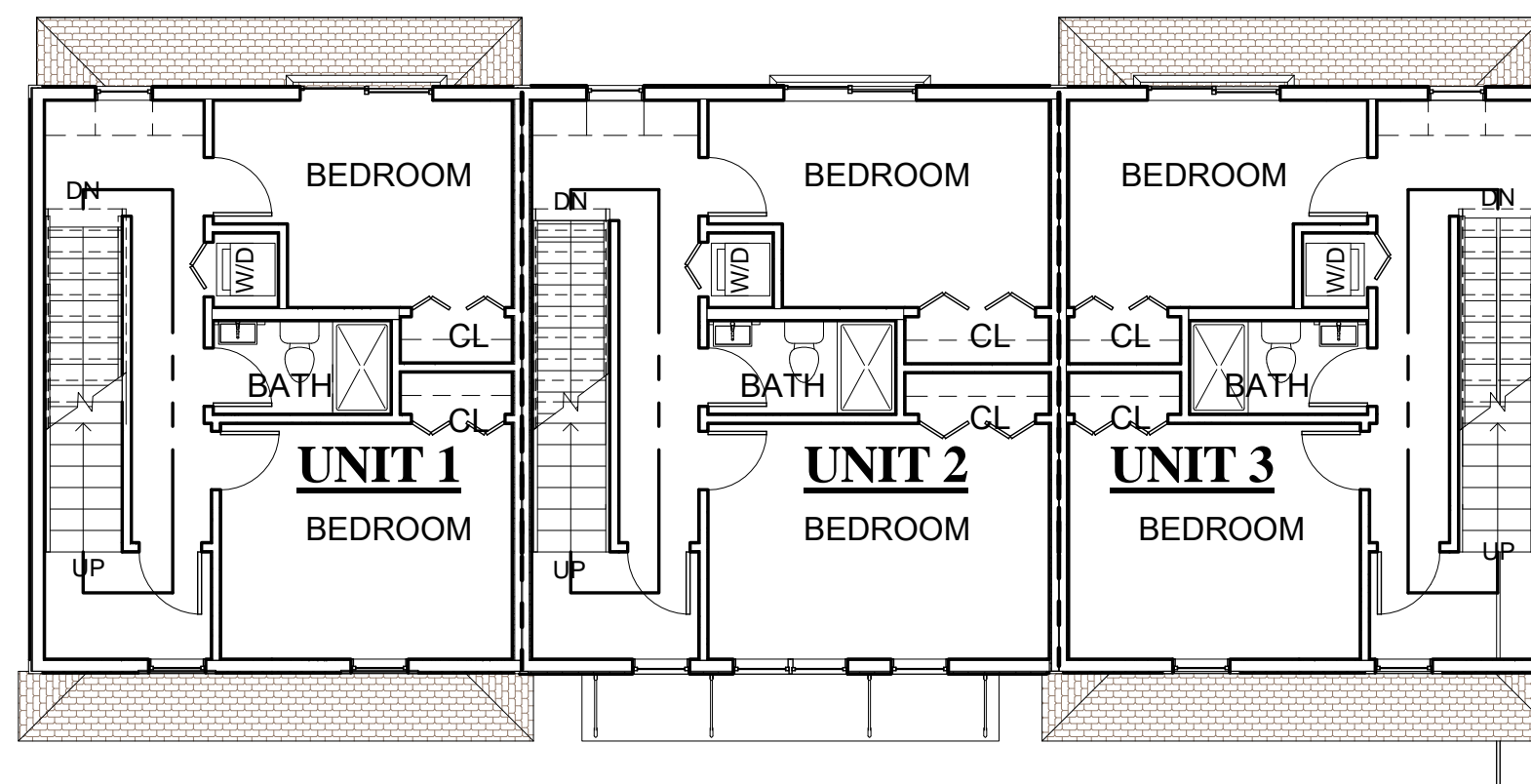
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A-001

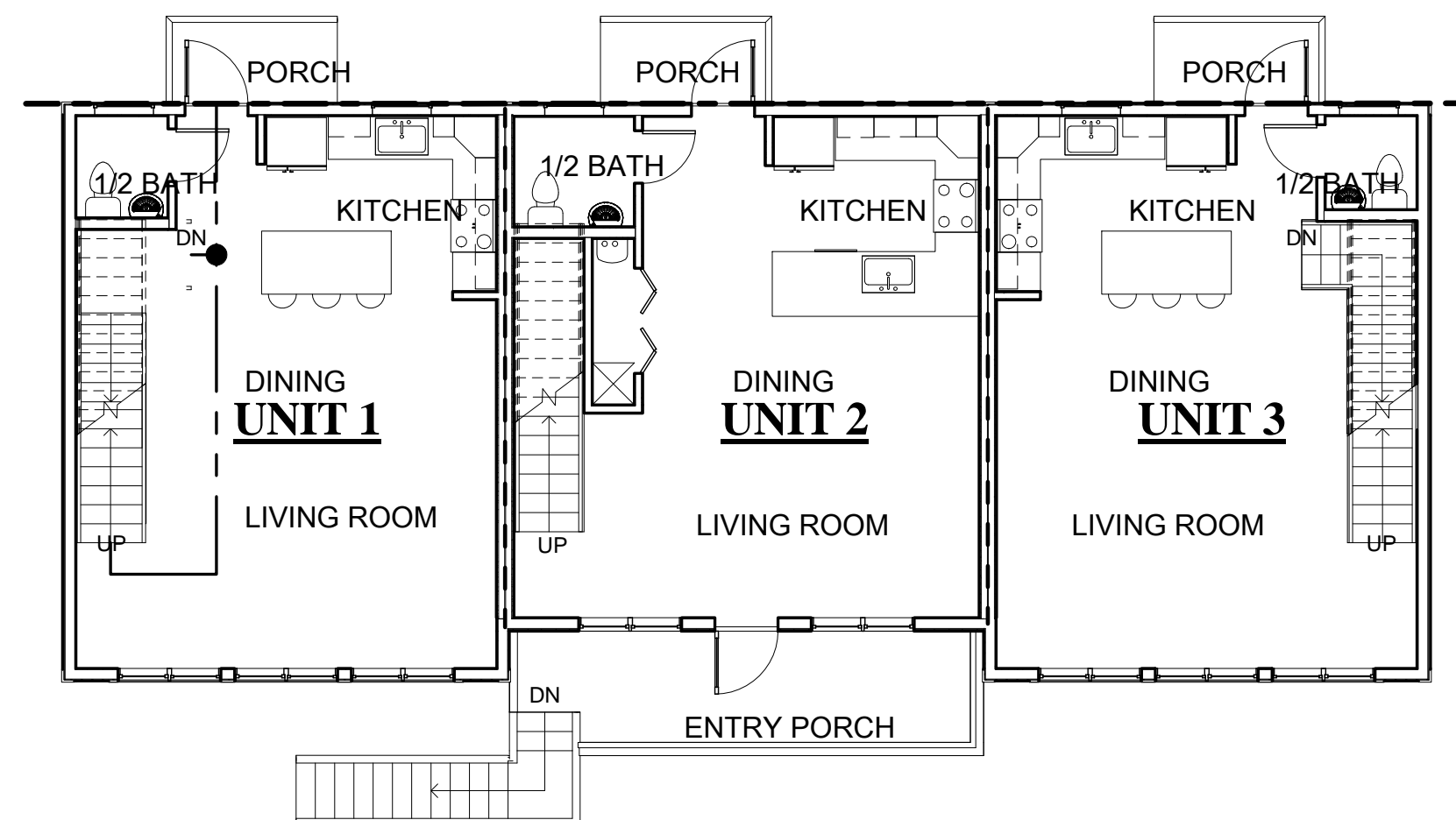
Mystic Ave Residences



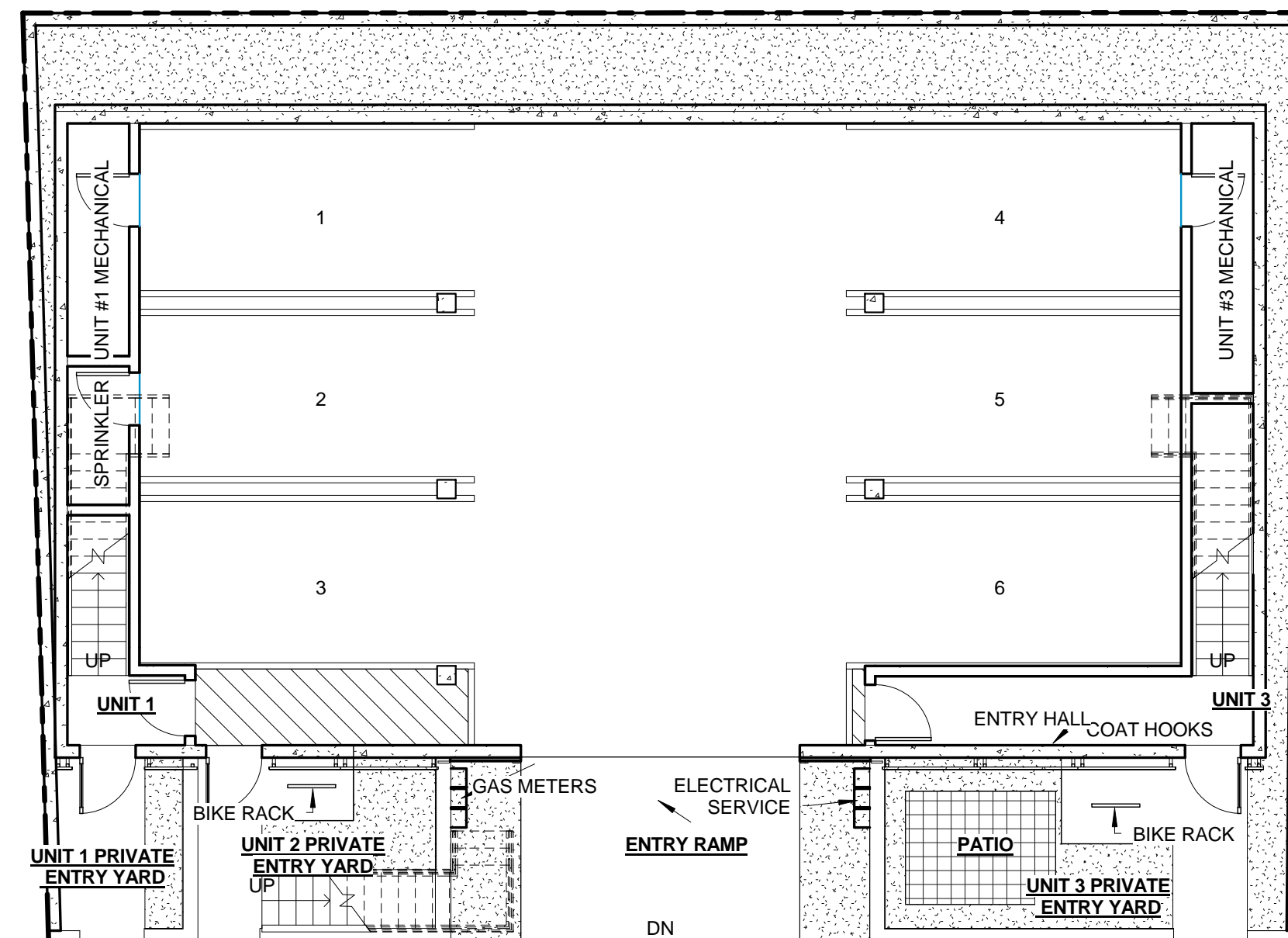
5 CODE REVIEW-3rd Floor Level
1/8" = 1'-0"



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"

FIRE PROTECTION LEGEND

----- 1HR FIRE RATED WALL/
PARTITION

— — — — — EXIT PATH

BUILDING CODE REVIEW
MASSACHUSETTS STATE BUILDING CODE-8TH EDITION

TABLE 503:

NO	FLOOR	USE GROUP	TYPE OF CONSTRUCTION		ALLOWED		SPRINKLER INCREASE (504.2)		FRONTAGE INCREASE (506.3)		TOTAL ALLOWED		PROVIDED		REMARKS	
					AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT		STORIES/ HEIGHT	AREA S.F.	STORIES/ HEIGHT		
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 # 2, 3 & 4, 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 # 2, 3 & 4, 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 # 2, 3 & 4, 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 # 2, 3 & 4, BELOW FOR INCREASE INFORMATION.
TOTAL BUILDING AREA AND STORIES											84,000	3/60'	6,948	3/39'		

1. ALLOWABLE AREA DUE TO AUTOMATIC FIRE SUPPRESSION SYSTEM = 100%
2. ALLOWABLE HEIGHT INCREASE DUE TO AUTOMATIC SPRINKLES SYSTEM - 1 STORY
3. 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 FILL
	TYPE VB UNPROTECTED/ COMBUSTIBLE	
PRIMARY STRUCTURAL FRAME g (see Section 202)	0	
BEARING WALLS EXTERIOR f g INTERIOR	0 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.

EGRESS CALCULATIONS:

TABLE 1004.1.1
RESIDENTIAL 1/200 GROSS SF
PARKING GARAGES 1/200 GROSS SF

#	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)	1,312/200	7
	TOTAL # 0 TO 3		37

PROJECT NAME

Mystic Ave Residences

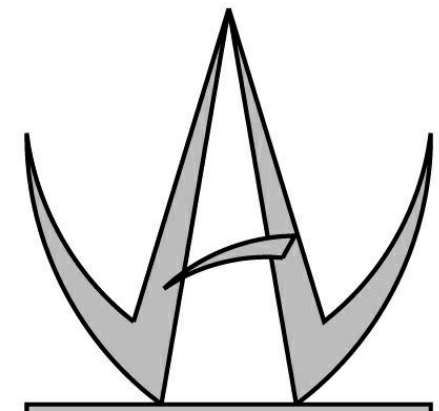
PROJECT ADDRESS

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REGISTRATION



NORTH ARROW

GRAPHIC SCALE

Project number	16.08
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Drawn by	JLW
Checked by	JLW
Scale	As indicated

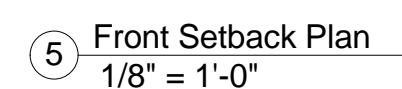
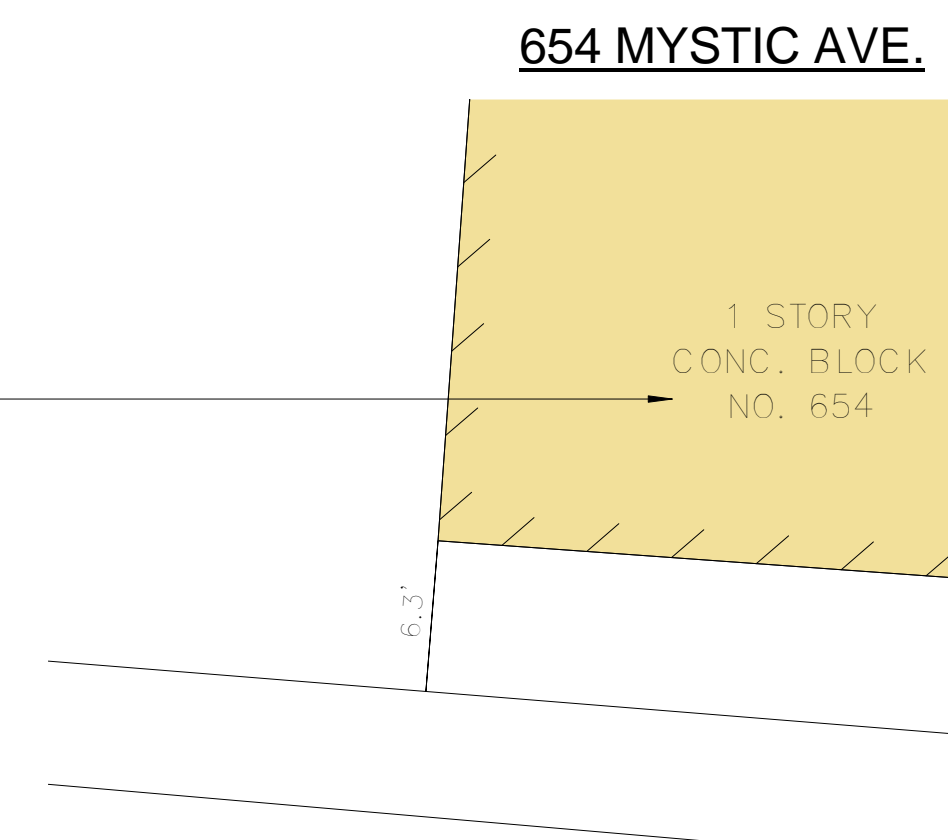
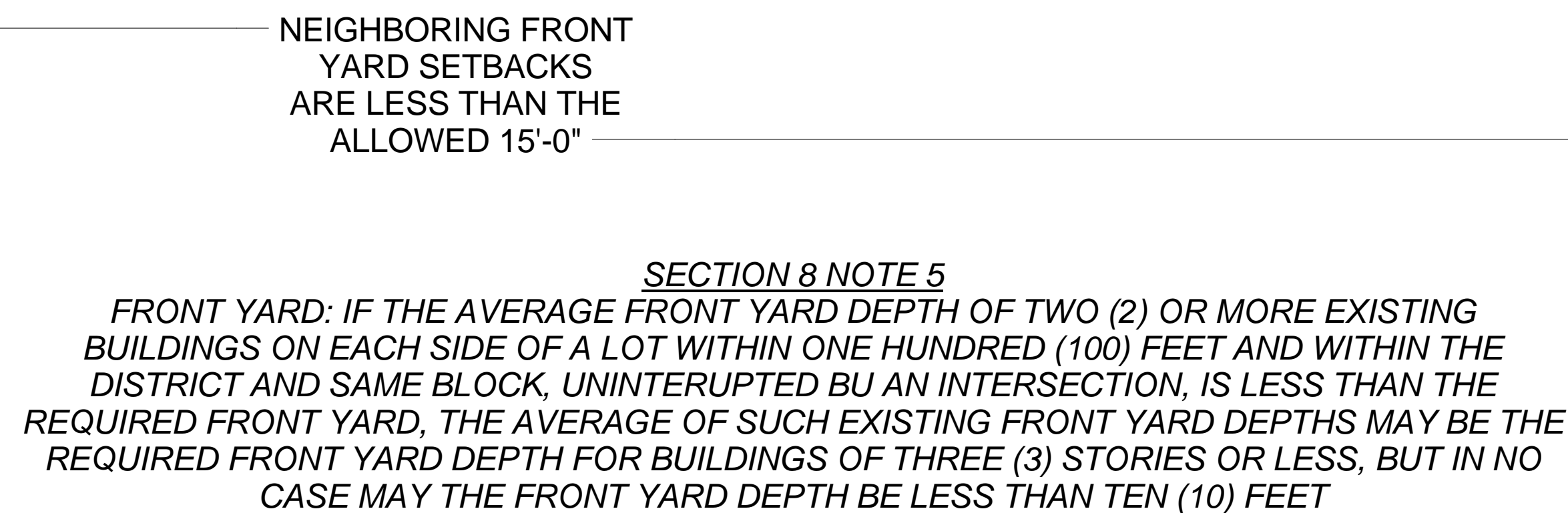
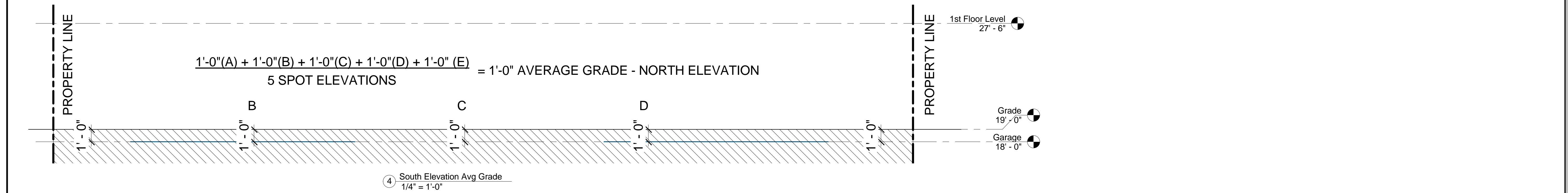
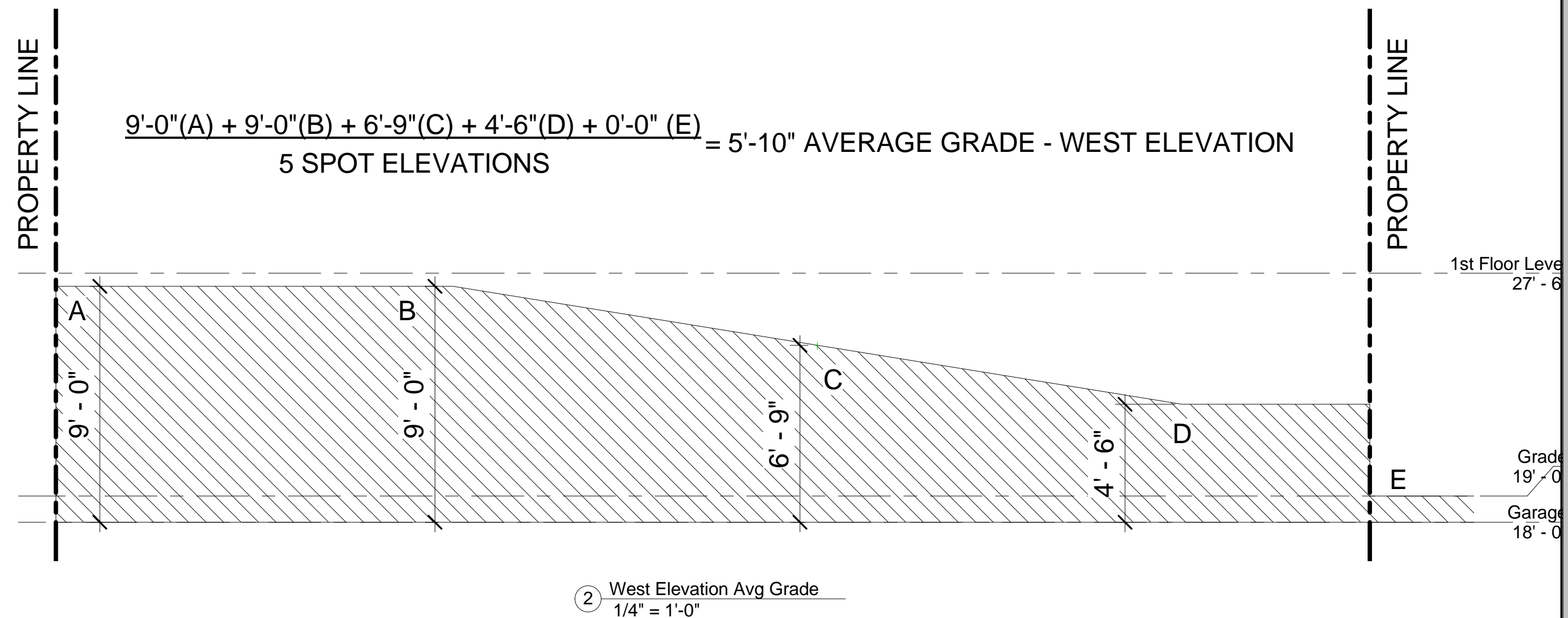
REVISIONS

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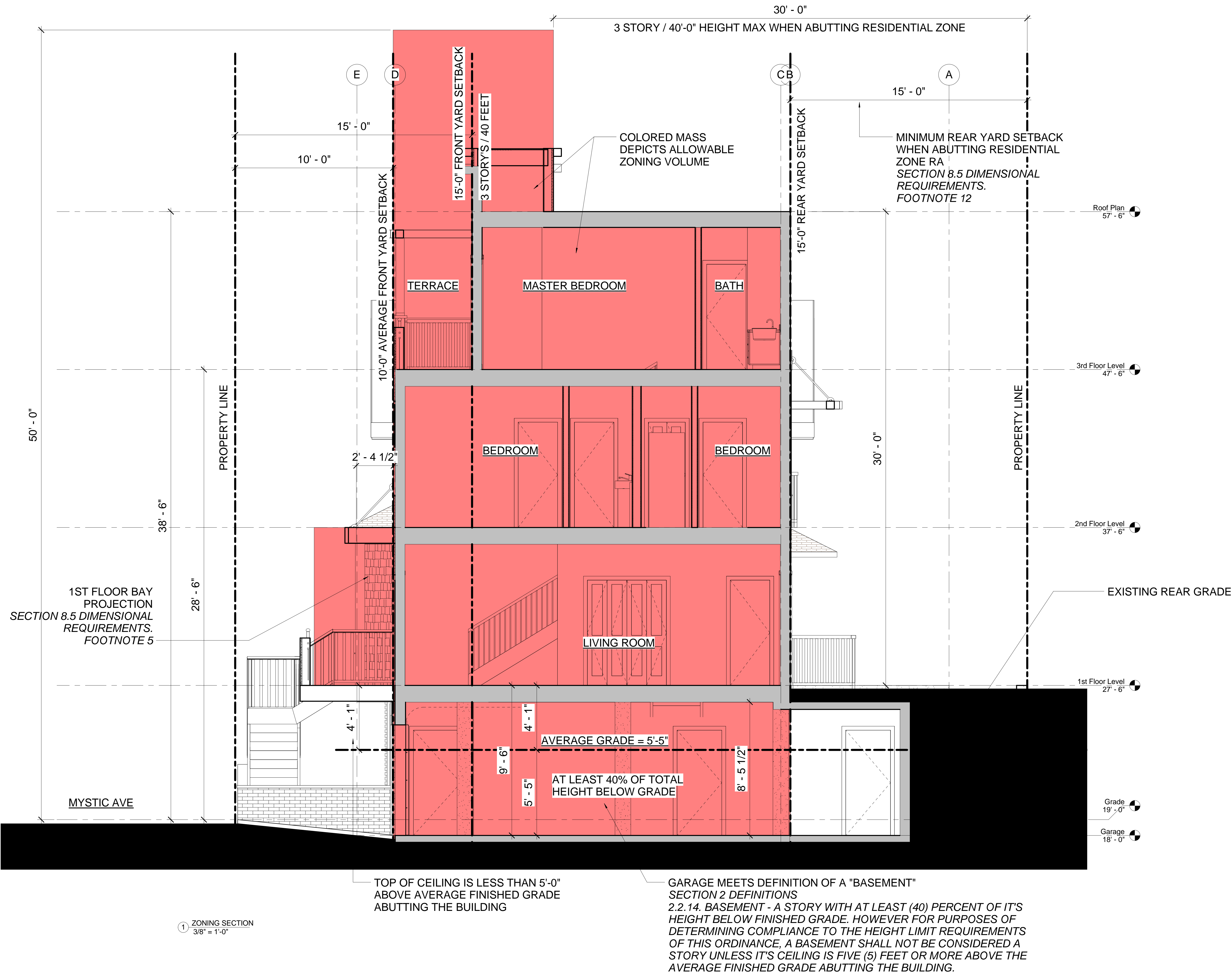
CODE REVIEW

A-010

Mystic Ave Residences



Mystic Ave Residences



PROJECT NAME

**Mystic Ave
Residences**

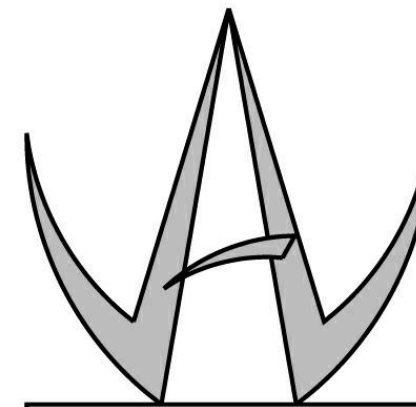
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NORTH ARROW

GRAPHIC SCALE

Project number	16.08
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Scale	3/8" = 1'-0"

REVISIONS

No.	Description	Date

ZONING SECTION

A-022

Mystic Ave Residences

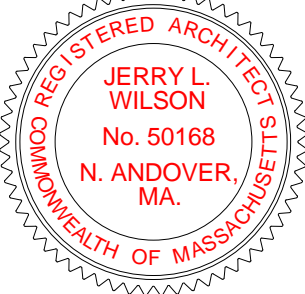
Mystic Ave Residences

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REGISTRATION



GRAPHIC SCALE

Project number	16.08
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Scale	1/4" = 1'-0"

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A-100

Mystic Ave Residences

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Mystic Ave Residences

640 Mystic Ave.
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A circular professional seal for Jerry L. Wilson, a Registered Architect in the Commonwealth of Massachusetts. The seal features a serrated outer edge. Inside the circle, the text "REGISTERED ARCHITECT" is written along the top arc, and "COMMONWEALTH OF MASSACHUSETTS" is written along the bottom arc. In the center of the seal, the name "JERRY L. WILSON" is printed in a large, bold, sans-serif font. Below the name, the registration number "No. 50168" and the location "N. ANDOVER, MA." are printed in a smaller, bold, sans-serif font.

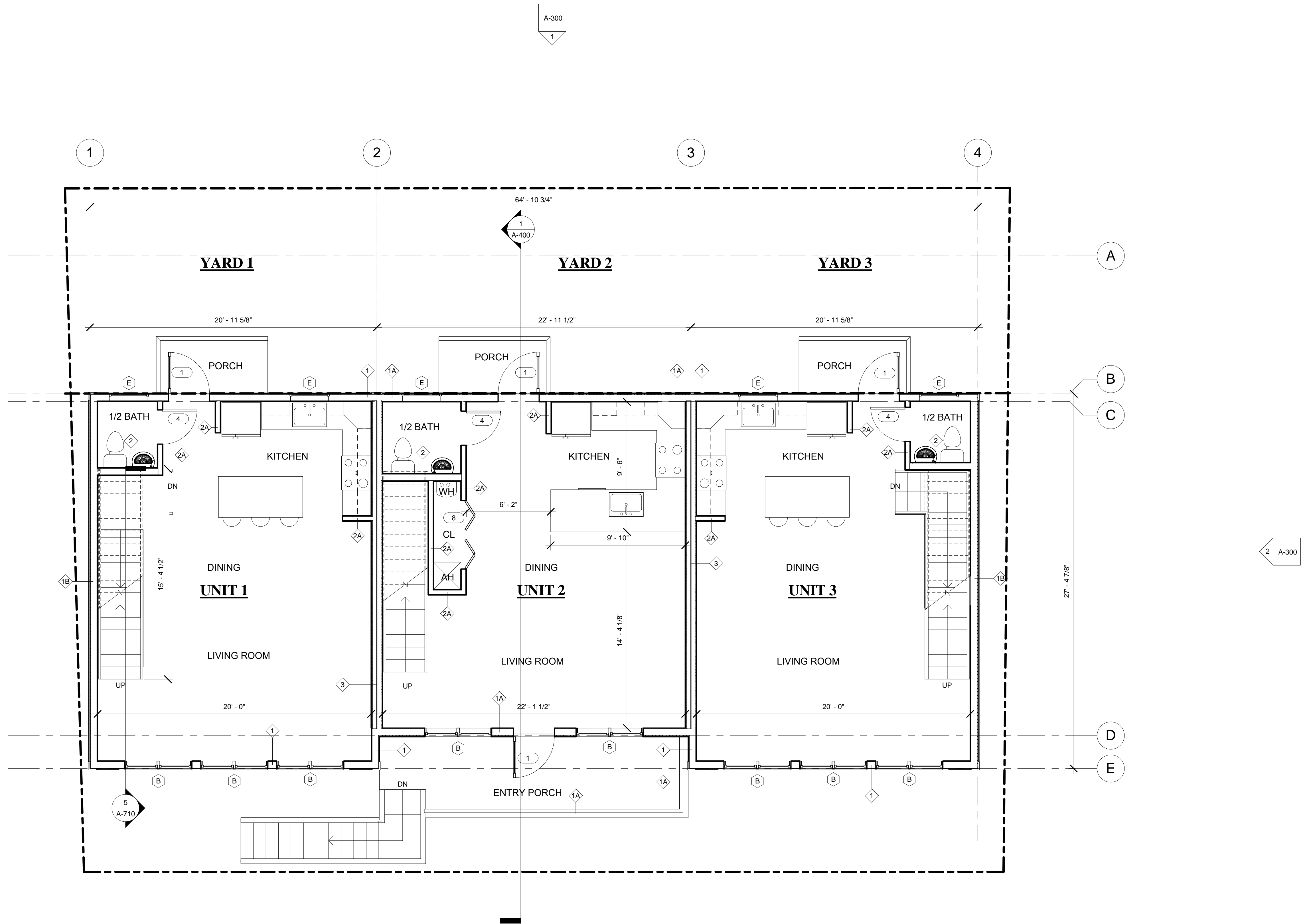
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Scale	1/4" = 1'-0"

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A-101

Mystic Ave Residences



① 1st Floor Level
1/4" = 1'-0"

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Mystic Ave Residences

640 Mystic Ave.
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A-102

Mystic Ave Residences

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Mystic Ave Residences

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ATION



GRAPHIC SCALE

Project number	16.08
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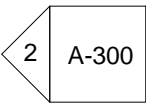
THIRD FLOOR PLAN

A-103

Mystic Ave Residences

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Mystic Ave Residences

640 Mystic Ave.
Medford, MA

EL CAMINO, LLC

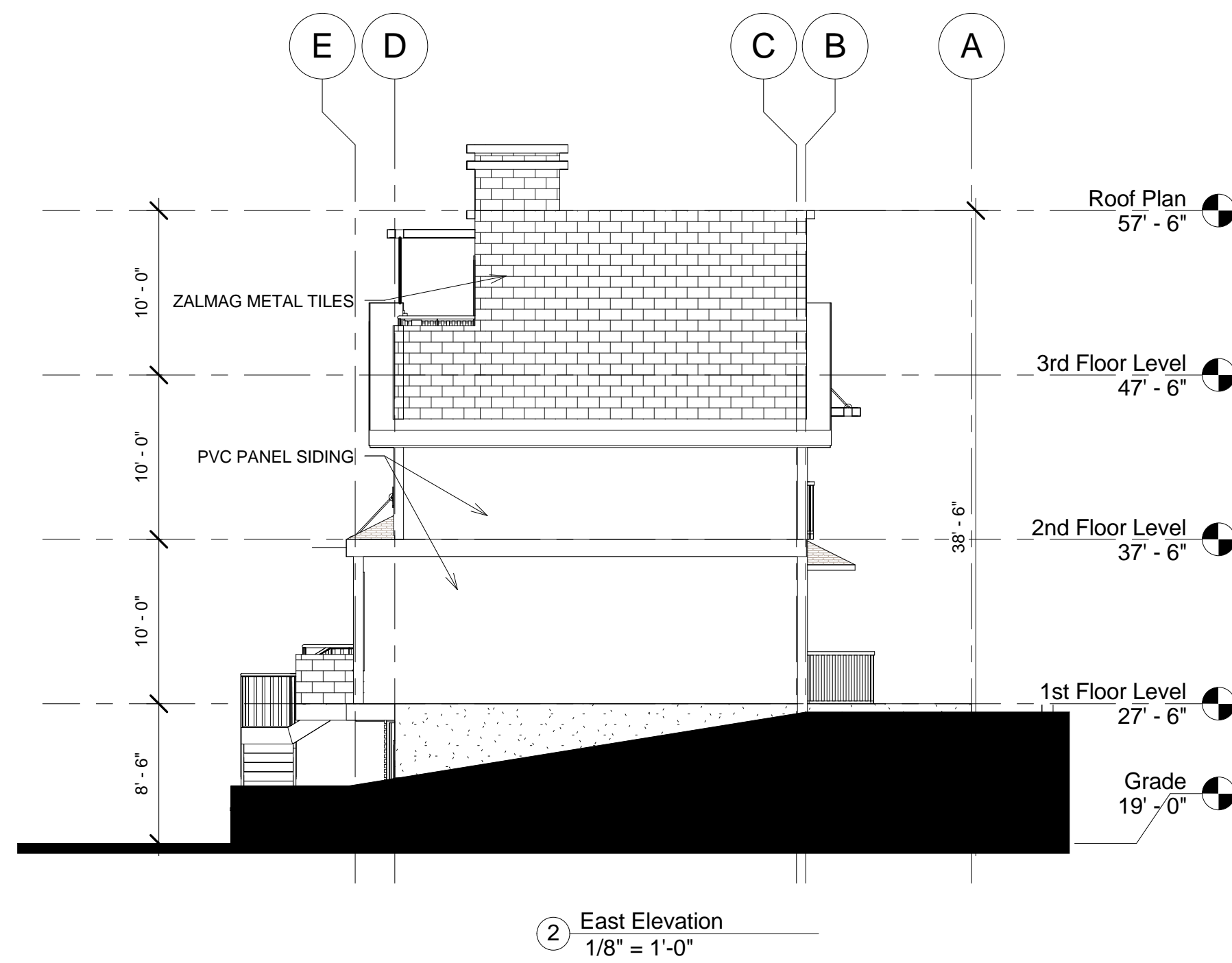
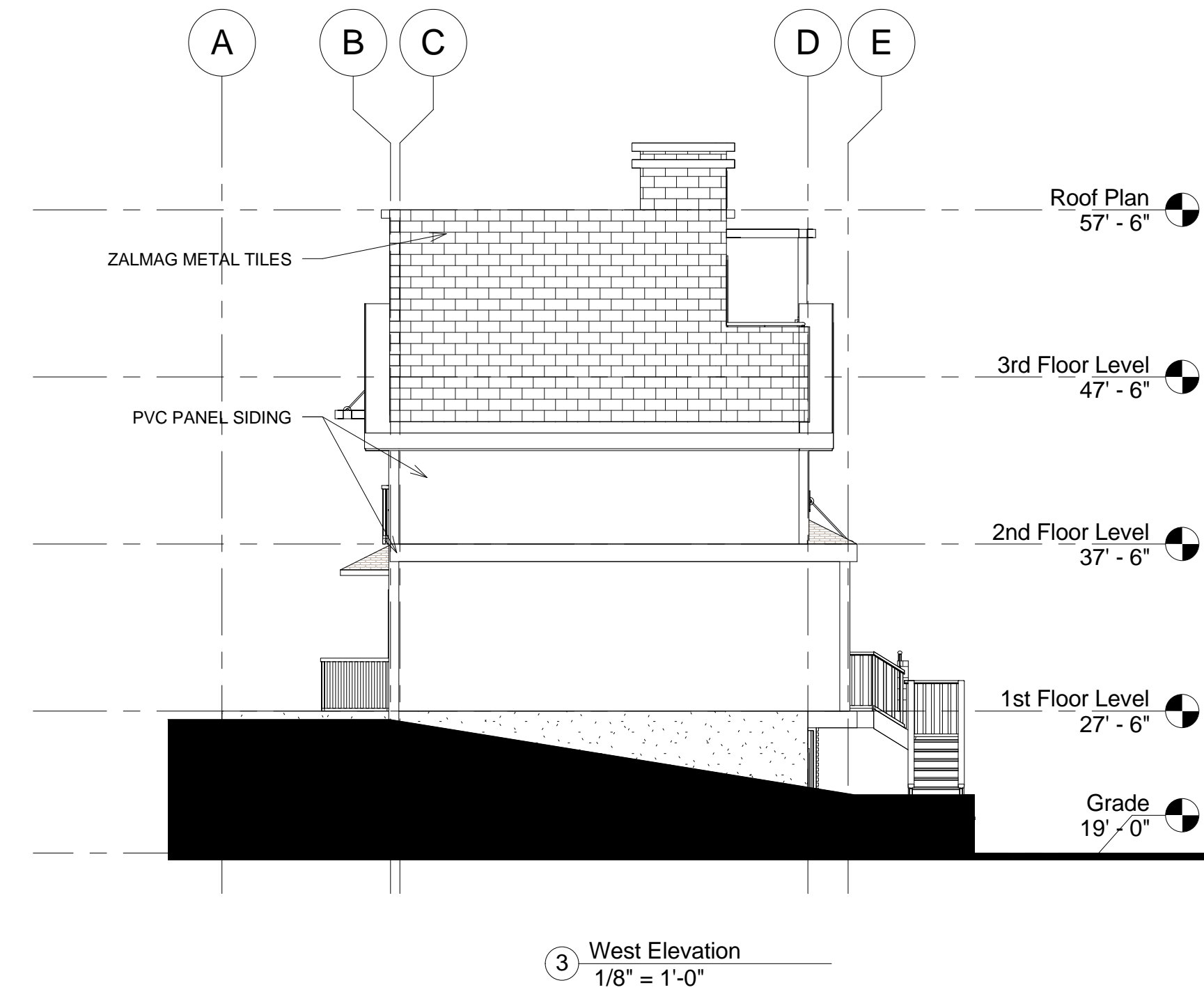
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Project number	16.08
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Scale	1/8" = 1'-0"

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A-300

Mystic Ave Residences



Mystic Ave Residences

640 Mystic Ave.
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GRAPHIC SCALE

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BUILDING SECTION

A-400

Mystic Ave Residences

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Mystic Ave Residences

640 Mystic Ave.
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COMMONWEALTH REGISTERED ARCHITECTS
JERRY L. WILSON
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N. ANDOVER, MA.

GRAPHIC SCALE

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REVISIONS

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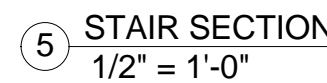
WALL SECTIONS

A-410

Mystic Ave Residences

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A-710 SCALE: 3" = 1'-0"



A-710 SCALE: 3" = 1'-0"



A-710 SCALE: 3/4" = 1'-0

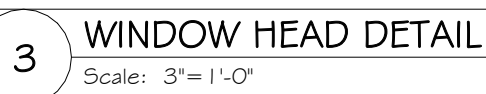
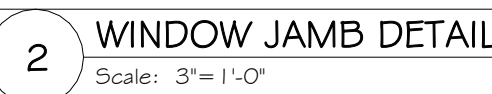
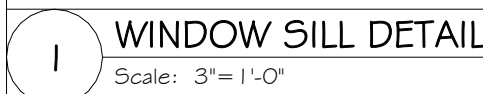


A-710 SCALE: 3" = 1'-0"



A-710 SCALE: 1" = 1'-0"

Mystic Ave Residences



PROJECT NAME

Mystic Ave Residences

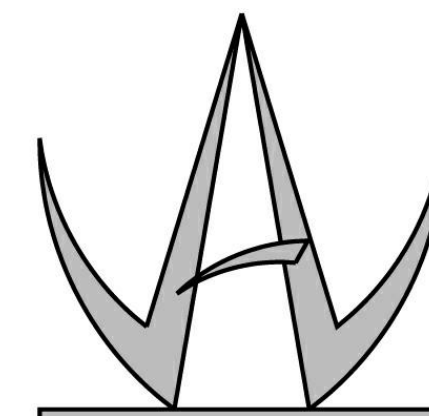
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CONSULTANTS:

REGISTRATION



NORTH ARROW

GRAPHIC SCALE

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REVISIONS

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PARTITION TYPES

A-900

Mystic Ave Residences

