



PROJECT:
400 MYSTIC AVE.

PROJECT ADDRESS:
400 MYSTIC AVENUE
SOMERVILLE, MA

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENT:
DAVE WINICK
CEDARWOOD DEVELOPMENT

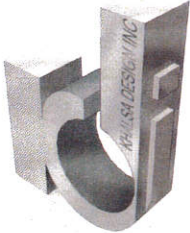
Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	07/14/15
A-020	Architectural Site Plan	07/14/15
A-100	1st Floor Plan	07/14/15
A-101	2nd Floor Plan	07/14/15
A-102	3rd Floor Plan	07/14/15
A-103	4th Floor Plan	07/14/15
A-300	Elevations	07/14/15
AV-1	Perspectives	07/14/15
AV-2	Street Rendering - Day	07/19/15
AV-3	Street Rendering - Night	07/19/15

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

CONSULTANTS:

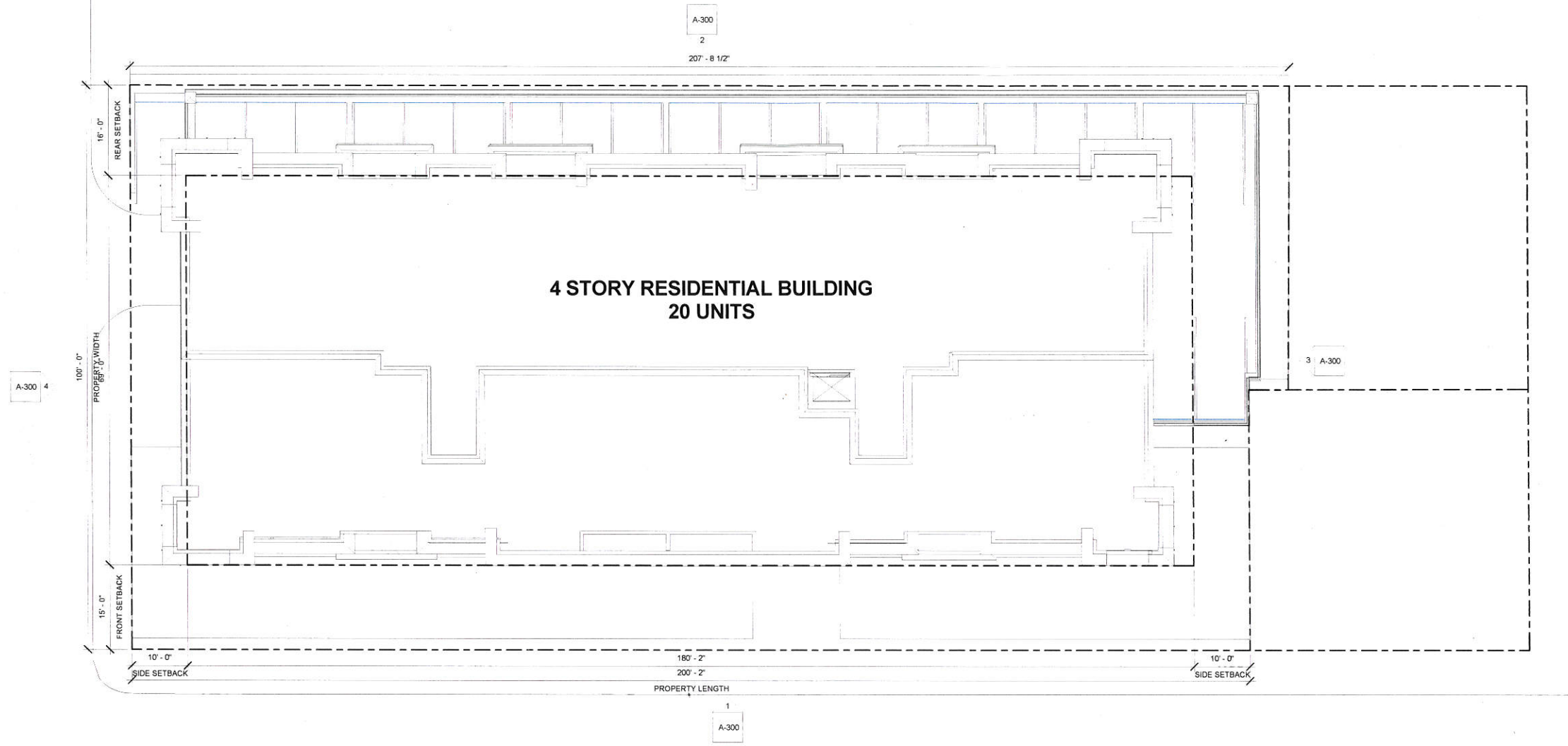


Project number xxxxxx
Date 07-14-2015
Drawn by AB
Checked by JSK
Scale 12" = 1'-0"

REVISIONS		
No.	Description	Date

Cover Sheet

A-000
MYSTIC AVE



1 Site Plan
3/32" = 1'-0"

400 - 405 Mystic Ave Somerville MA				
ZONE BB				
	Required	design		
1 min lot	NA	20,440	sq ft	
2 density	10+du 1000 sf / du	20	units allowed	
3 coverage	80 %	60%		
4 landscape area	10 %	21%		
5 permeable area	NA	18.70%		
6 FAR	2	31,820	sq ft	
7 Height				
stories	na			
feet	50 ft	48 ft		
8 Setbacks				
front	15 ft	15 ft		
side	na ft	10 ft		
rear	10'+2'/story above 1st floor	transition regs as abutting RB Zone		
9 Parking	1.5 per du 2 br unit	35 Spaces		

Area Schedule		
Name	Level	Area
AMENITY SPACE 1	1st Floor Level	957 SF
COMMUNITY SPACE	1st Floor Level	976 SF
CONCIERGE/SECURITY	1st Floor Level	82 SF
CORRIDOR	1st Floor Level	934 SF
GYM	1st Floor Level	649 SF
CORRIDOR	2nd Floor Level	569 SF
UNIT 1	2nd Floor Level	1392 SF
UNIT 2	2nd Floor Level	1269 SF
UNIT 3	2nd Floor Level	1269 SF
UNIT 4	2nd Floor Level	1391 SF
UNIT 5	2nd Floor Level	1463 SF
UNIT 6	2nd Floor Level	1122 SF
UNIT 7	2nd Floor Level	1124 SF
UNIT 8	2nd Floor Level	1464 SF
CORRIDOR	3rd Floor Level	573 SF
UNIT 9	3rd Floor Level	1446 SF
UNIT 10	3rd Floor Level	1268 SF
UNIT 11	3rd Floor Level	1268 SF
UNIT 12	3rd Floor Level	1448 SF
UNIT 13	3rd Floor Level	1462 SF
UNIT 14	3rd Floor Level	1124 SF
UNIT 15	3rd Floor Level	1123 SF
UNIT 16	3rd Floor Level	1464 SF
CORRIDOR	4th Floor Level	554 SF
UNIT 17	4th Floor Level	1456 SF
UNIT 18	4th Floor Level	1269 SF
UNIT 19	4th Floor Level	1269 SF
UNIT 20	4th Floor Level	1437 SF
		31820 SF

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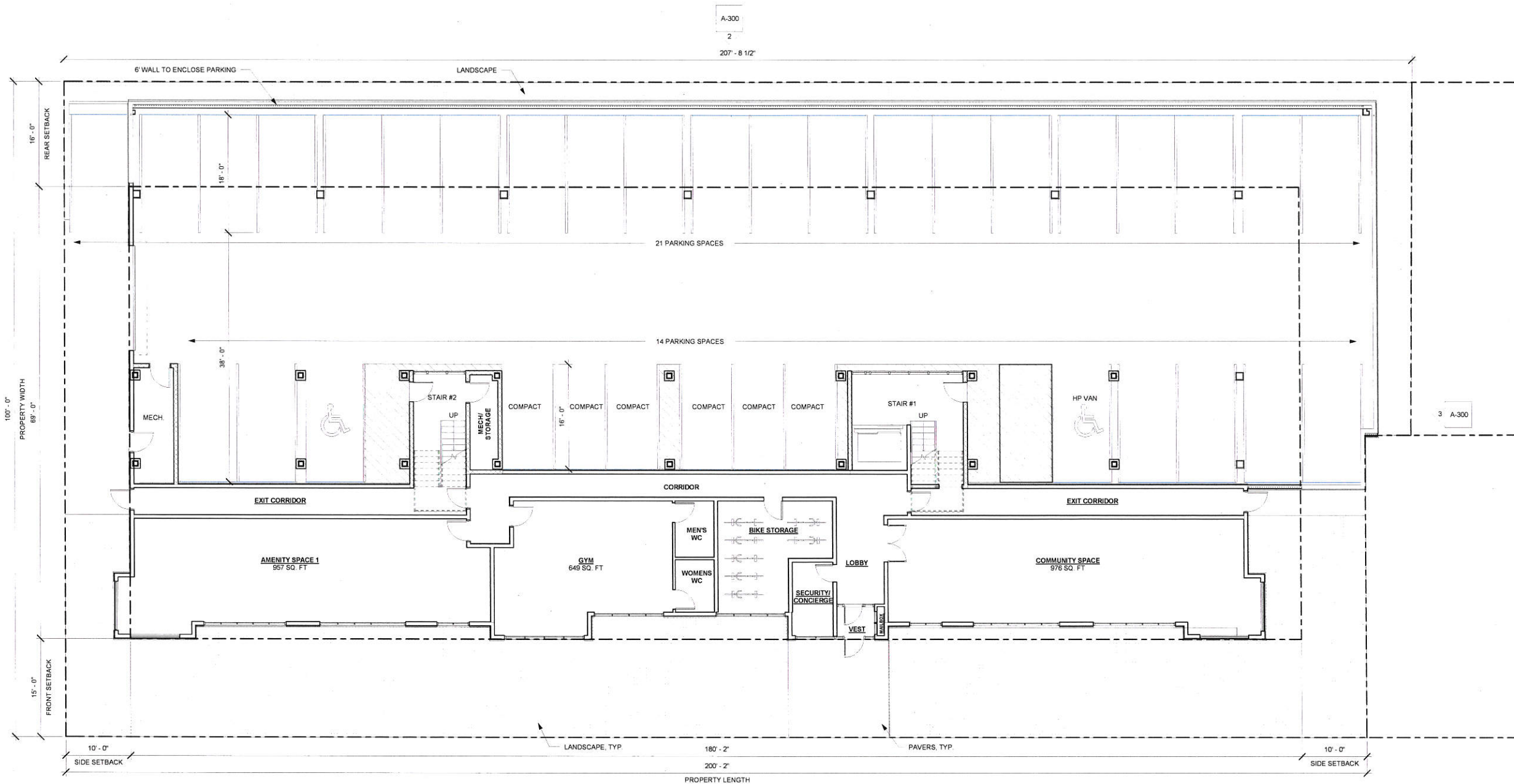
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No.	Description	Date

Architectural Site Plan
A-020
MYSTIC AVE



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

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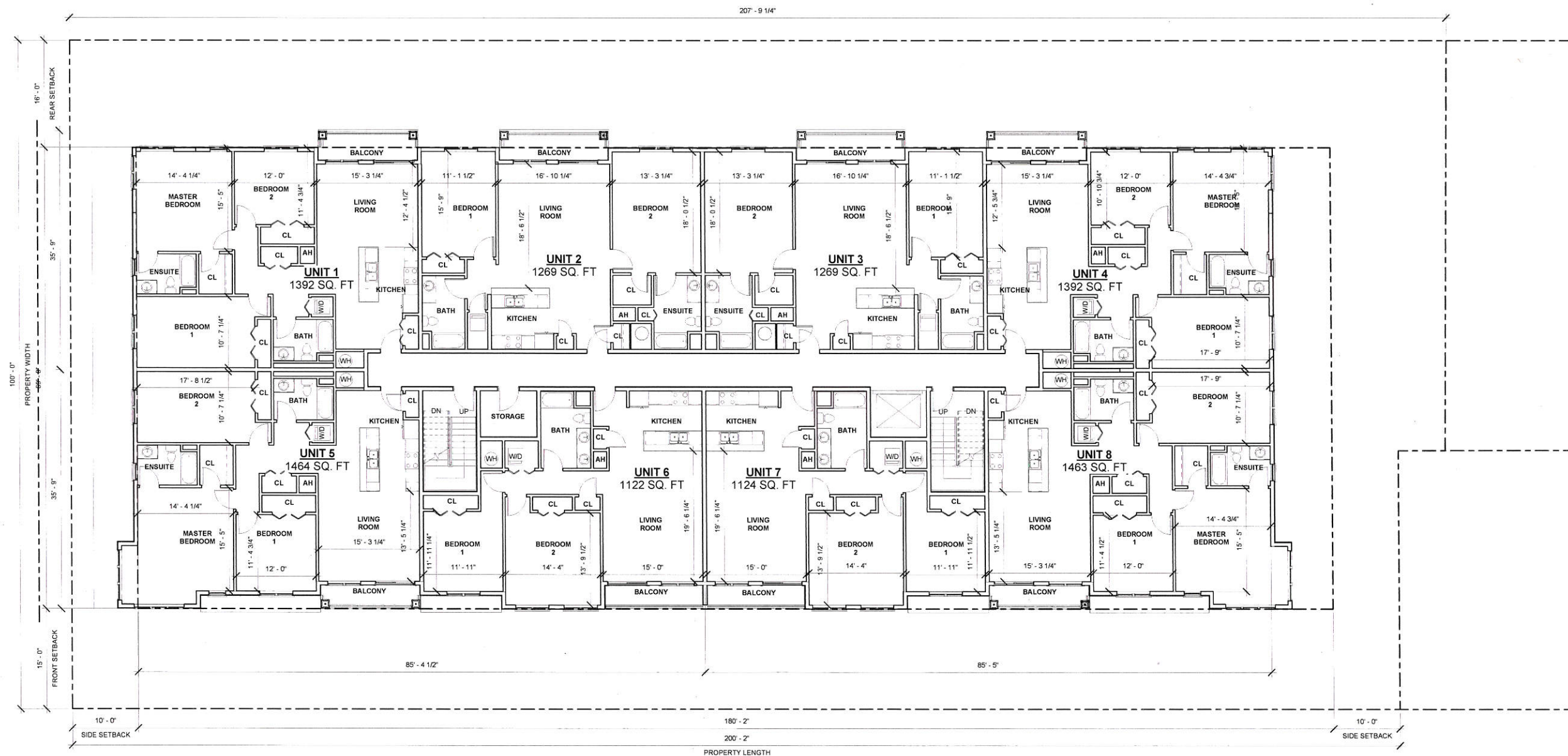
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No.	Description	Date

1st Floor Plan

A-100

MYSTIC AVE



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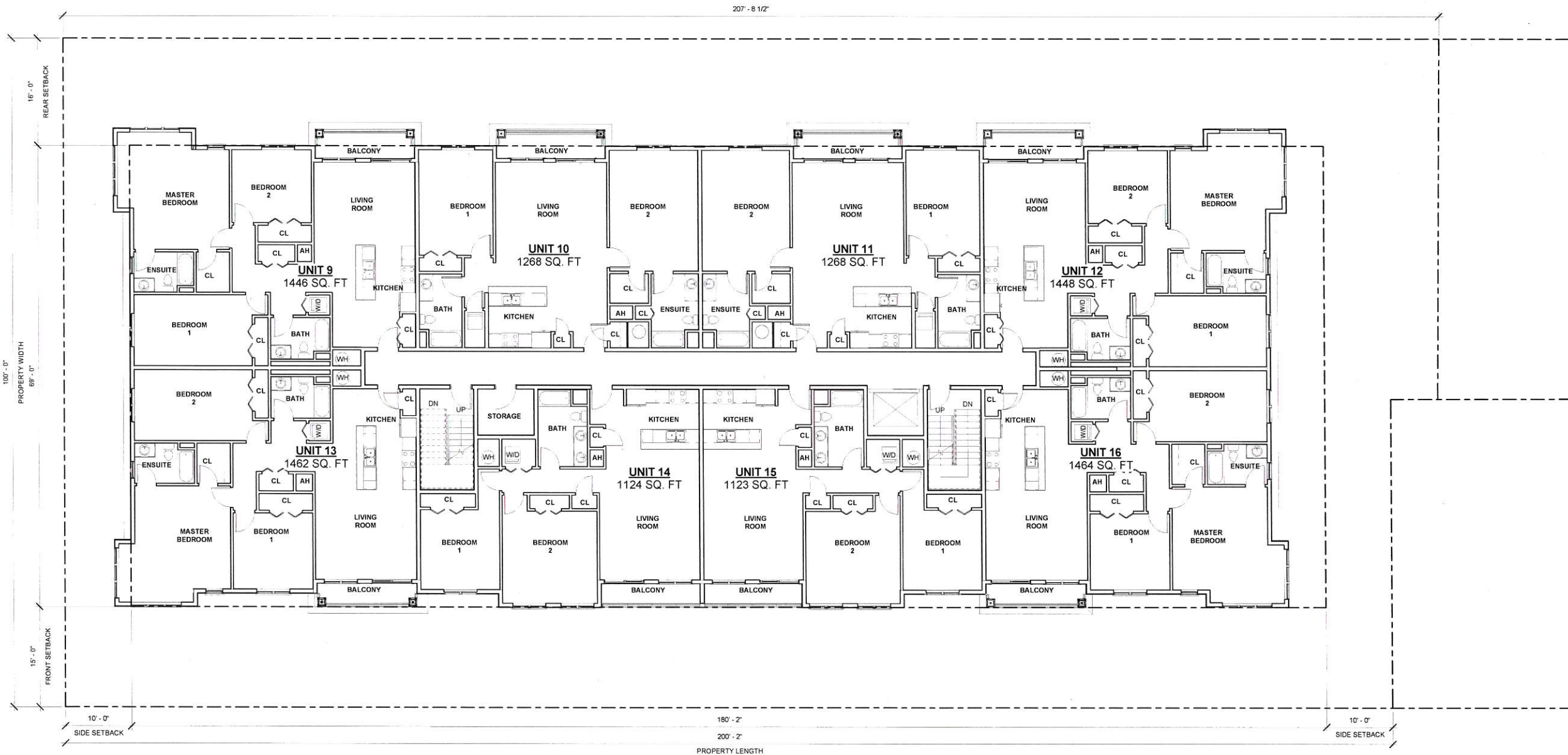
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2nd Floor Plan

A-101

MYSTIC AVE



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

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No.	Description	Date

3rd Floor Plan

A-102

MYSTIC AVE

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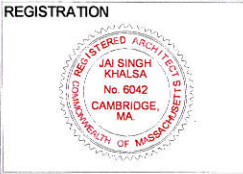
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CONSULTANTS:



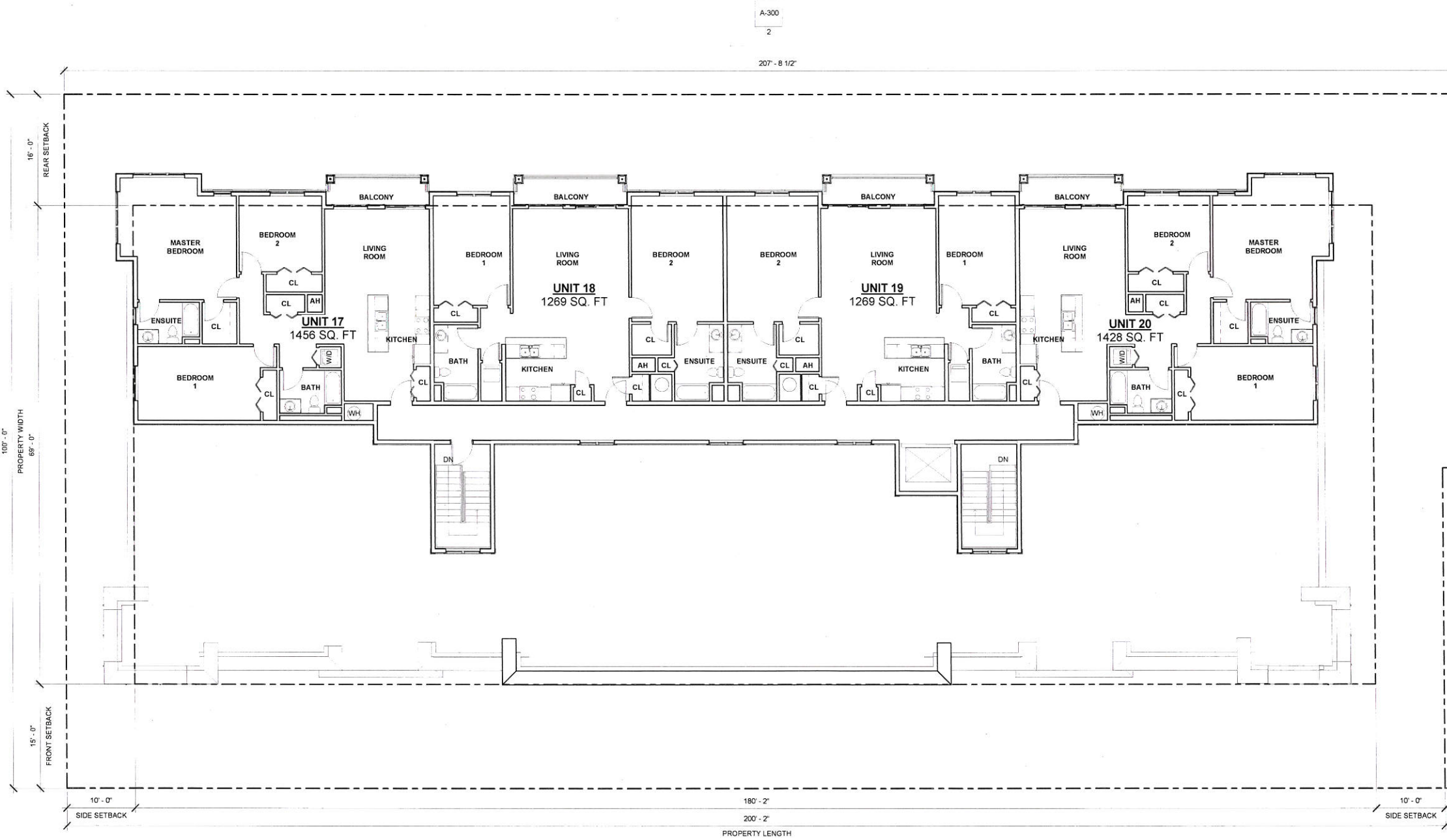
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Scale 1/8" = 1'-0"

REVISIONS		
No.	Description	Date

4th Floor Plan

A-103

MYSTIC AVE





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



3 Elevation 3 - a
1/8" = 1'-0"



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



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

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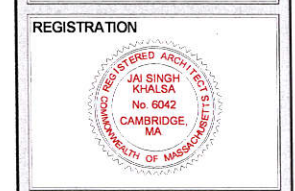
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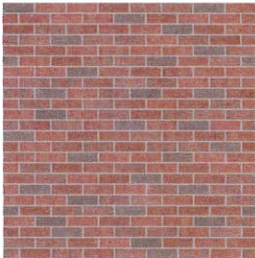
No.	Description	Date

Elevations

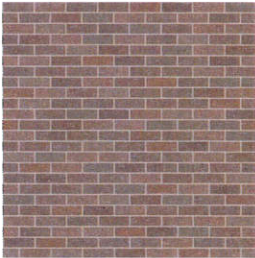
A-300

MYSTIC AVE

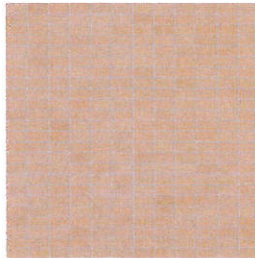
PROJECT MATERIALS



THIN BRICK - TYPE 1 - BY GLEN GERY



THIN BRICK - TYPE 2 - BY GLEN GERY



THIN BRICK - TYPE 3 - BY GLEN GERY



CAST STONE PANELS



PVC PANEL - LIGHT GREY - BY ALLURA



LAP SIDING - COAST BLUE - BY ALLURA



LAP SIDING - GRANITE GRAY - BY ALLURA



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Perspectives

AV-1

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Street Rendering -
Day

AV-2

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REVISIONS

No.	Description	Date

Street Rendering -
Night

AV-3

MYSTIC AVE