



CLIENT:
DAVE WINICK
CEDARWOOD DEVELOPMENT

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

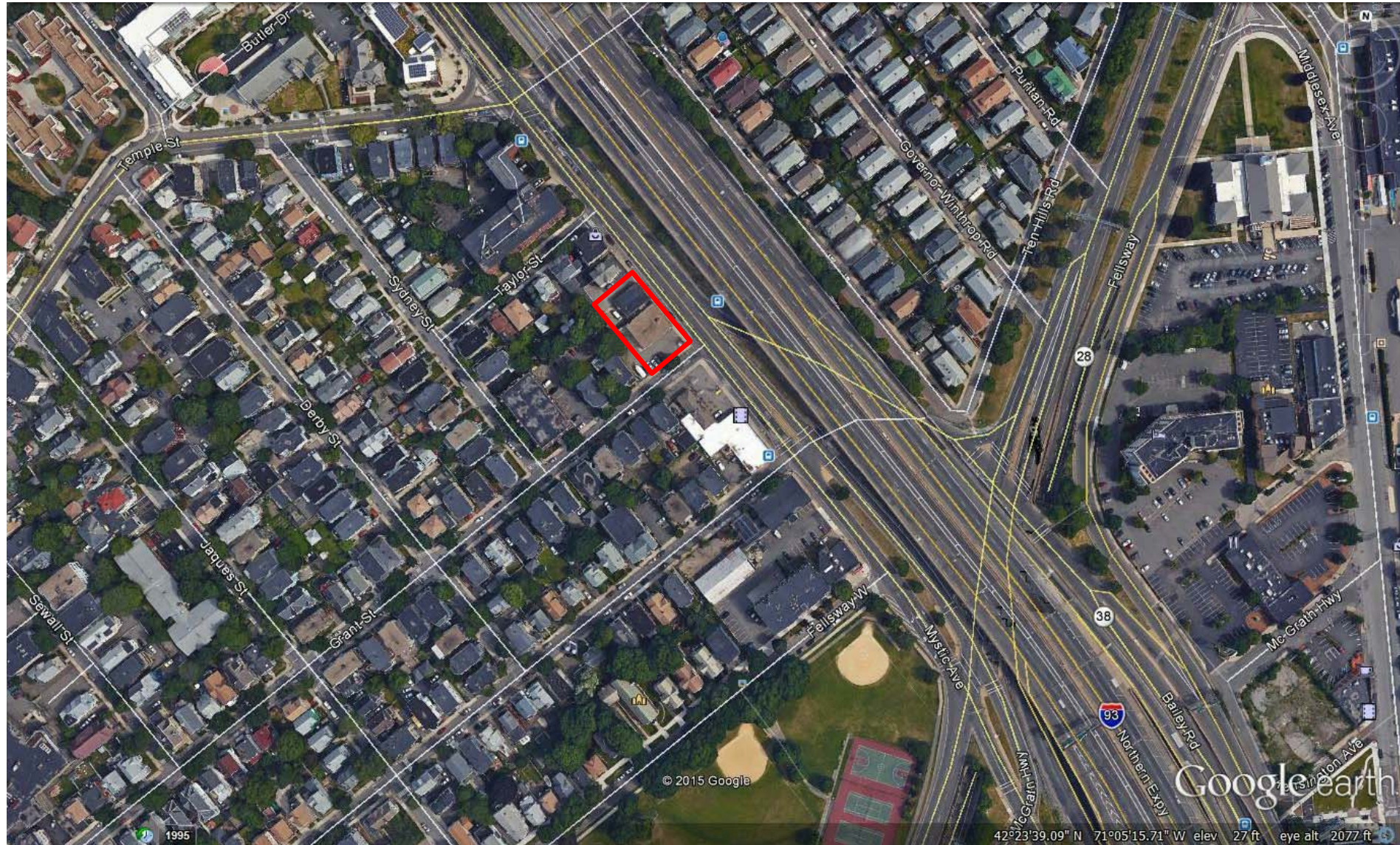
PROJECT:
400 MYSTIC AVE.
PLANNING BOARD SUBMISSION
APRIL 18, 2016

PROJECT ADDRESS:
400 MYSTIC AVENUE
SOMERVILLE, MA

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

LANDSCAPE ARCHITECT:
BLAIR HINES DESIGN ASSOC.
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446

LOCUS MAP



DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	3-7-2016
EC	EXISTING CONDITIONS PLAN	3-7-2016
L-1	ILLUSTRATIVE LANDSCAPE PLAN	4-18-2016
L-2	MATERIALS BOARD	2-11-2016
L-3	MATERIALS BOARD	2-11-2016
L-4	MATERIALS BOARD	2-11-2016
C-100	SPECIAL PERMIT SITE PLAN	2-29-2016
C-200	CIVIL DETAILS	2-29-2016
EX	EXISTING NEIGHBORHOOD IMAGES	11-27-2015
S	SITE CONTEXT	11-27-2015
A-020	ARCHITECTURAL SITE PLAN	4-18-2016
A-021	AREA PLANS	4-18-2016
A-100	1ST FLOOR PLAN	4-18-2016
A-101	2ND FLOOR PLAN	3-7-2016
A-102	3RD FLOOR PLAN	3-7-2016
A-103	4TH FLOOR PLAN	3-7-2016
A-300	ELEVATIONS	4-18-2016
AV-1	PERSPECTIVES	4-18-2016
AV-2	STREET VIEW RENDERING	3-7-2016
AV-3	STREET VIEW (EXISTING vs PROPOSED)	3-7-2016

PROJECT NAME

MYSTIC AVE

PROJECT ADDRESS

400 MYSTIC AVENUE
SOMERVILLE, MA

CLIENT

Dave Winick

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number	14066
Date	4-18-16
Drawn by	WC
Checked by	JSK
Scale	12" = 1'-0"

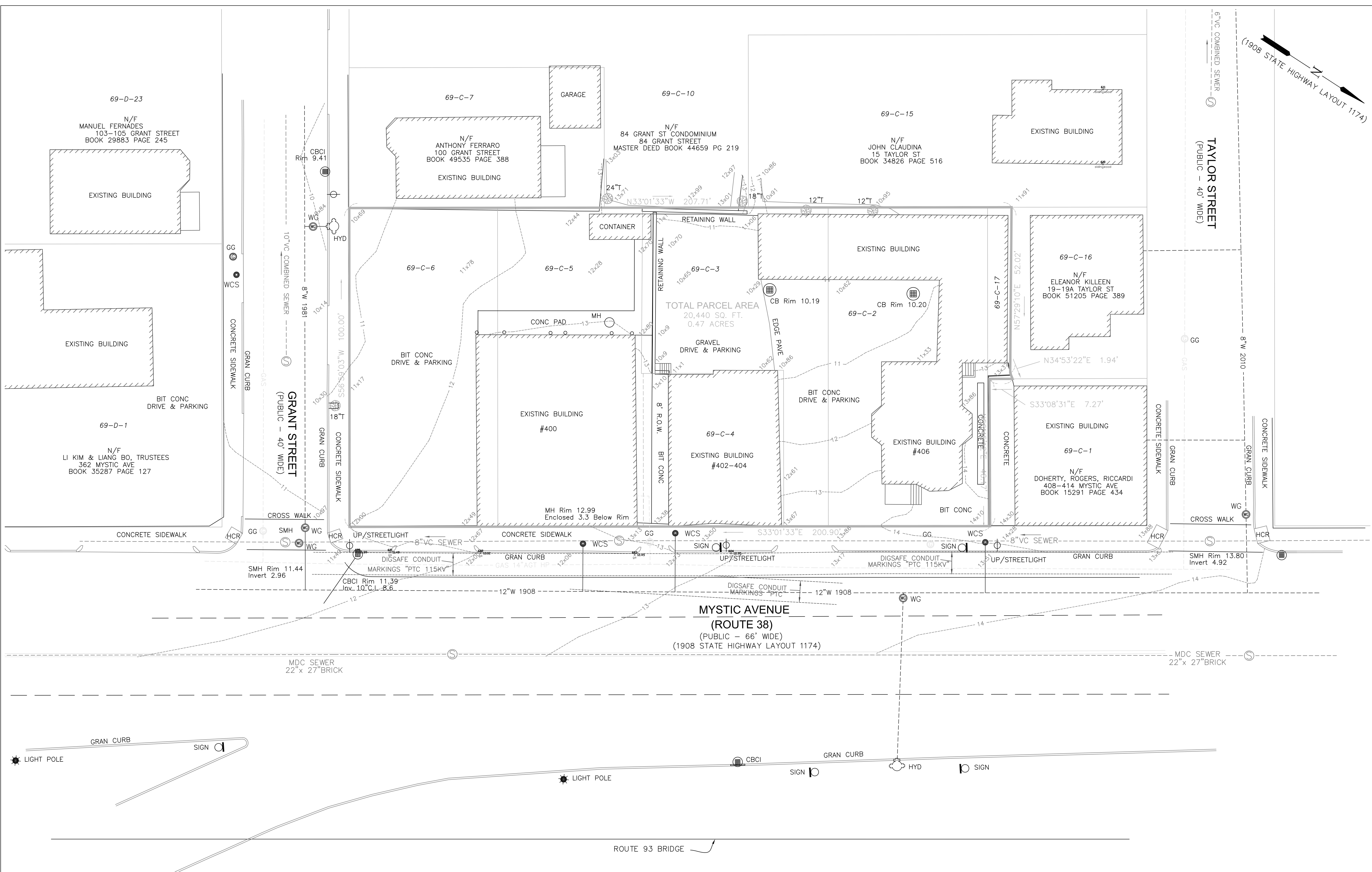
REVISIONS

No.	Description	Date

Cover Sheet

A-000

MYSTIC AVE



OWNERS OF RECORD
ASSESSORS PARCELS 69-C-2,3,4,&17
RICHARD W. FLEMING
BOOK 21357 PAGE 122
ASSESSORS PARCELS 69-C-5 & 6
A & M FOREIGN MOTORS, LLC
BOOK 56141 PAGE 271

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0439E WITH AN EFFECTIVE DATE OF JUNE 4, 2010 PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

EXISTING CONDITIONS PLAN
IN
SOMERVILLE, MA
390-400 MYSTIC AVE
402-406 MYSTIC AVE
SEPTEMBER 16, 2014
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

LEGEND

EXISTING:

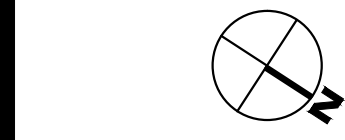
- | | | | |
|--|---------------------|--|------------------|
| | HAND HOLE | | SIGN |
| | LIGHT | | PARKING METER |
| | HYDRANT | | STOCKADE |
| | WATER SHUT OFF | | CHAIN LINK FENCE |
| | WATER GATE | | SEWER LINE |
| | CATCH BASIN (CB) | | GAS LINE |
| | DRAIN MANHOLE (DMH) | | WATER LINE |
| | SEWER MANHOLE (SMH) | | TELEPHONE LINE |
| | ELECTRIC MANHOLE | | ELECTRIC LINE |
| | GAS GATE | | DRAIN LINE |
| | CONIFEROUS TREE | | SPOT GRADE |
| | DECIDUOUS TREE | | BITUMINOUS |
| | BOLLARD | | CONCRETE |

PROPOSED:

- | | |
|--|-----------------------------|
| | WATER GATE |
| | GAS GATE |
| | TEST PIT |
| | STOCKADE |
| | SEWER LINE |
| | GAS LINE |
| | DOMESTIC WATER LINE |
| | FIRE SUPPRESSION LINE |
| | ELECTRIC, TEL. & CABLE LINE |
| | DRAIN LINE |
| | SPOT GRADE |
| | PARKING SPACE |
| | DIRECTION OF DRAINAGE FLOW |

PIPE MATERIALS:

- SANITARY SEWER: 6" PVC ASTM D3034-SDR 35.
- WATER: DOMESTIC: 2" COPPER TYPE K TUBING, TO BE CONFIRMED BY MEP.
- FIRE: SIZE AND MATERIAL TO MATCH PLUMBING PLANS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.
- OWNERS OF RECORD
- ASSESSORS PARCELS 69-C-2,3,4,17
- RICHARD W. FLEMING BOOK 21357
- PAGE 122
- ASSESSORS PARCELS 69-C-5 & 6
- A & M FOREIGN MOTORS, LLC
- BOOK 56141 PAGE 271



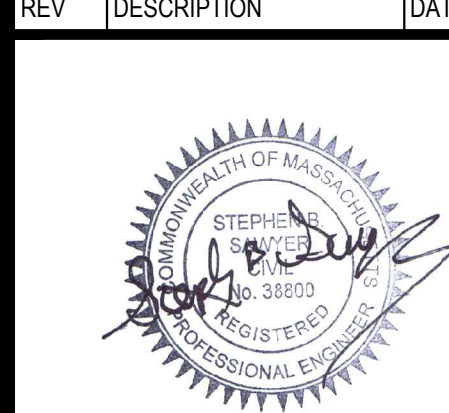
NORTH

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
100 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3369 617-776-7110

DEVELOPER:
CEDARWOOD DEVELOPMENT
167 ATHENS STREET
BOSTON, MA 02127

ARCHITECT:
KHALSA DESIGN INC.
17 VALUO STREET SUITE 400
SOMERVILLE, MA 02143
PROJECT TEAM

400 MYSTIC AVE
400 MYSTIC AVE
SOMERVILLE, MA 02145
PROJECT INFO



STAMP:

SPECIAL
PERMIT
SITE PLAN

SHEET NAME:

C100

SHT NO:

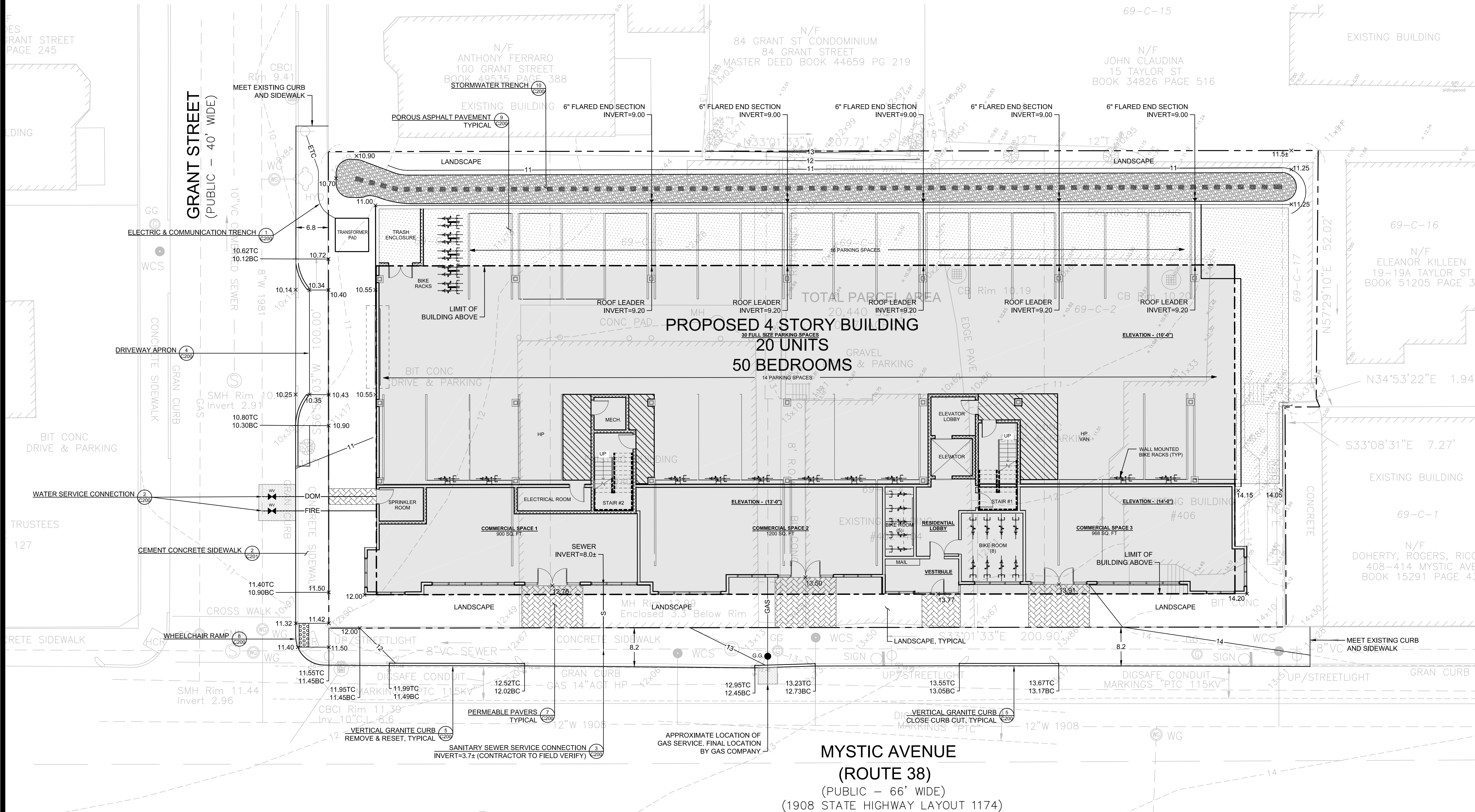
DR BY: RB

CHK BY: SBS

PROJ NO: 2015

DATE: FEB. 29, 2016

SCALE: 1"=10'



PROPOSED PLANT LIST

Trees:

2	AS	Acer saccharinum	Sugar Maple	2.5-3" cal.	B&B
2	CL	Cladrastis kentuckea	Yellowwood	2.5-3" cal.	B&B
1	PS	Pinus strobus	White Pine	8-10' ht.	B&B
11	QP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3-3.5" cal.	B&B
2	TC	Tilia cordata	Littleleaf Linden	3-3.5" cal.	B&B
7	TP	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10' ht.	B&B

Shrubs/Vines:

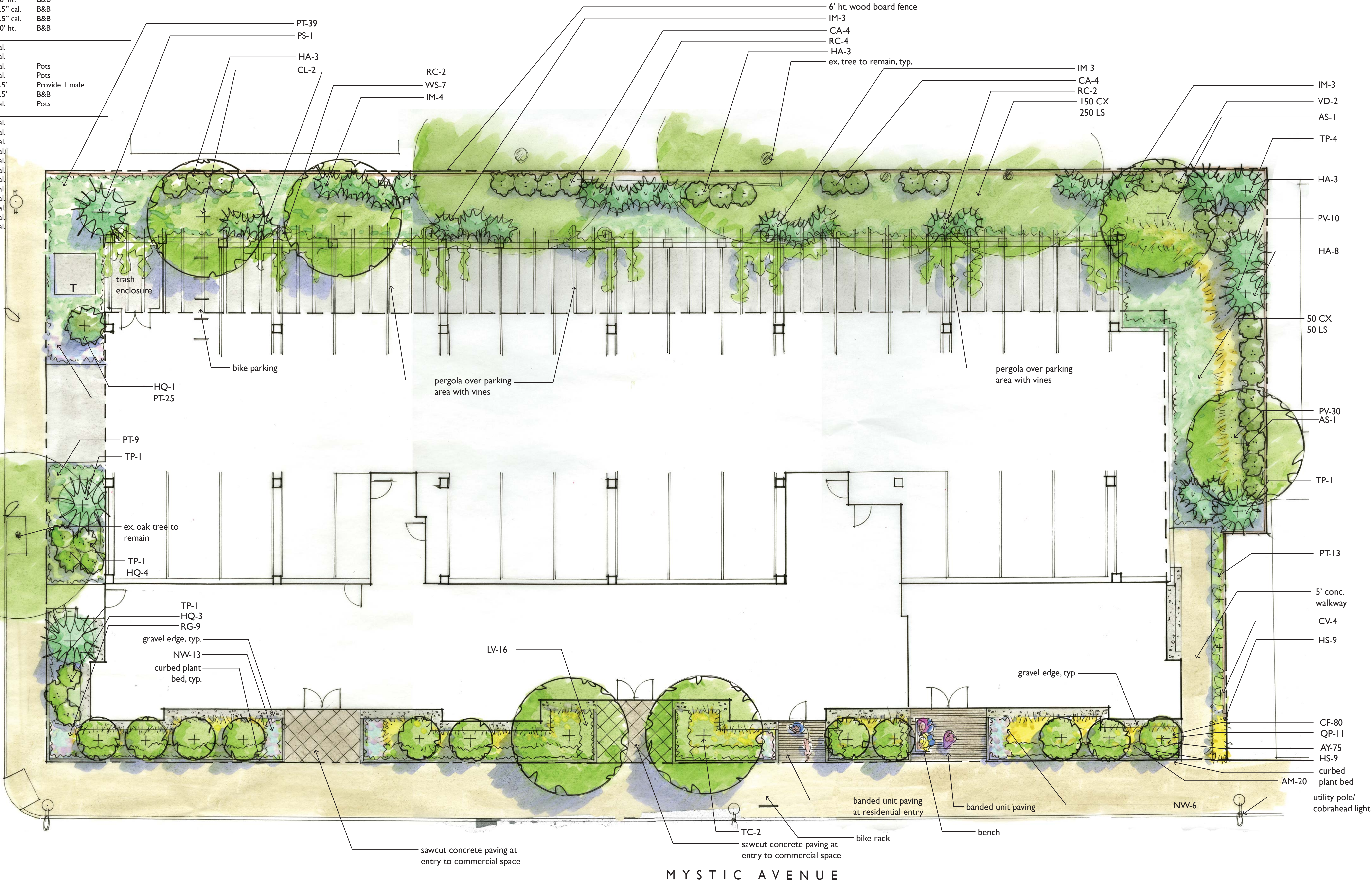
8	CA	Clethra alnifolia	Summersweet	5 gal.	
4	CV	Clematis virginiana	Virgin Bowers Vine	3 gal.	
17	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
8	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	Pots
9	IM	Ilex meserveae 'Blue Princess'	Blue Holly	3-3.5"	Provide 1 male
8	RC	Rhododendron 'Roseum Superbum'	Dusty Pink flowers	3-3.5"	B&B
7	VS	Wisteria fruticosa	Wisteria	5 gal.	Pots

Perennials:

20	AM	Artemesia schmidtiana 'Silver Mound'	Silver Mound Artemesia	2 gal.	
75	AY	Alchemilla millefolium 'Desert Yellow'	Yellow Yarrow	2 gal.	
200	CX	Carex pennsylvanica	Pennsylvania Sedge	1 gal.	
80	CF	Calamagrostis acutifolia 'Karl Foerster'	K.F. Feather Reed Grass	2 gal.	
9	HS	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	
300	LS	Liriope spicata	Lilyturf	1 gal.	
16	LV	Lavendula angustifolia	Lavender	1 gal.	
19	NW	Nepeta faassenii 'Walker's Low'	Walkers Low Catmint	2 gal.	
40	PV	Panicum virgatum	Switch Grass	2 gal.	
73	PT	Pachysandra terminalis 'Green Sheen'	Jap. Spurge	1 gal.	
9	RG	Rudbekia fulgida 'Goldsturm'	Black-Eyed Susan	2 gal.	
150	VM	Vinca minor 'Ralph Shubgart'	White variegated Myrtle	1 gal.	

PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
5. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
6. All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
7. No planting shall be installed before acceptance of rough grading of topsoil.
8. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
9. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
10. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
11. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
12. All beds as shown on the drawings shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
13. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
14. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
15. Contractor shall provide one year guarantee for all plant materials.
16. Adjust sprinklers to cover all new plantings and existing shrub materials. Use riser pipes attached to oak stakes to spray above height of perennials. Remove riser pipes and Oak stakes at winterization. Reinstall in spring when system is turned on and adjusted.





Littleleaf Linden | Leaves + Overall Form



Catmint



Amethyst Wisteria



Yarrow and Karl Foerster Grass



Black-eyed Susan

'Green Pillar' Pin Oak | Fall Color





Plant Bed Curbing along building edge



Loop style low metal picket fence



Plant Bed Curbing with low metal picket fence



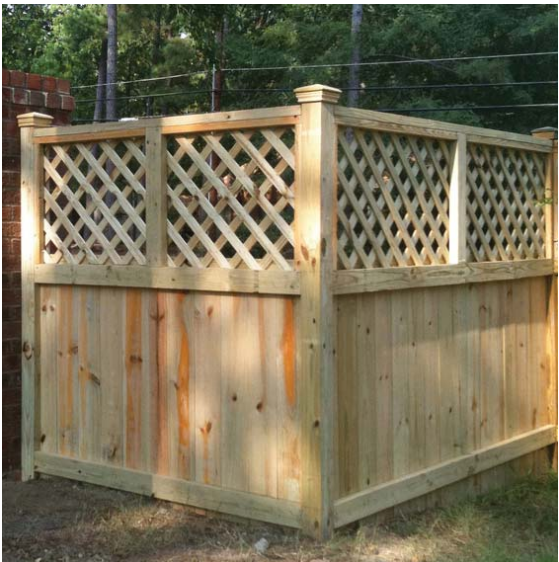
Wood Board Fence | Shadowbox



Wood Board Fence | Shadowbox



Wood Board Fence | Solid



Wood Board Fence | 2' Lattice





Concrete Unit Pavers | Unilock Promenade



Concrete Paving | Sawcut Scoring Pattern



Concrete Unit Pavers | Cobble-style



Concrete Paving | Integral Color & Stamped Pattern





PROJECT NAME

MYSTIC AVE

PROJECT ADDRESS

400 MYSTIC AVENUE
SOMERVILLE, MA

CLIENT

Dave Winick

ARCHITECT

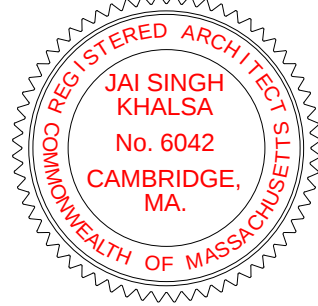
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number	xxxxx
Date	11-20-2014
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Existing
Neighborhood
Images

EX

MYSTIC AVE

12/17/2015 3:41:24 PM

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Scale	1/16" = 1'-0"

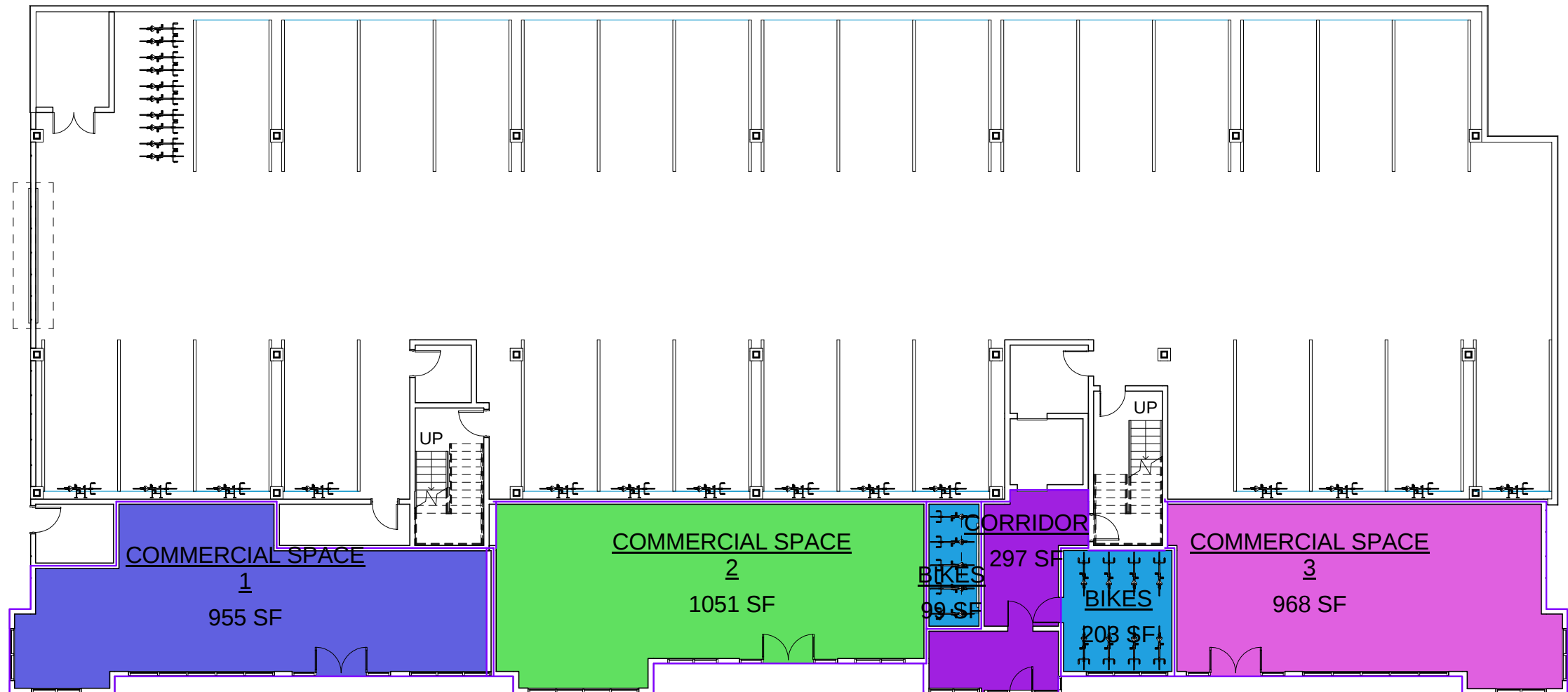
REVISIONS

No.	Description	Date

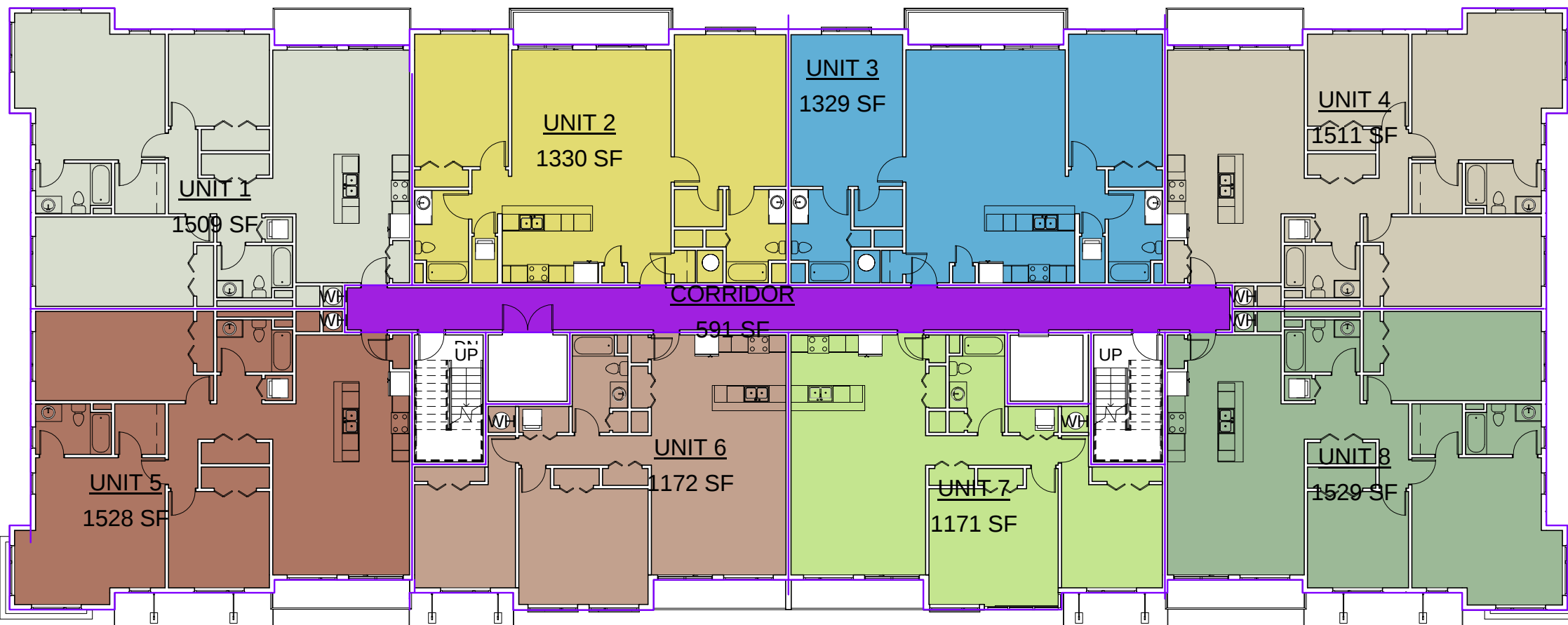
Area Plans

A-021

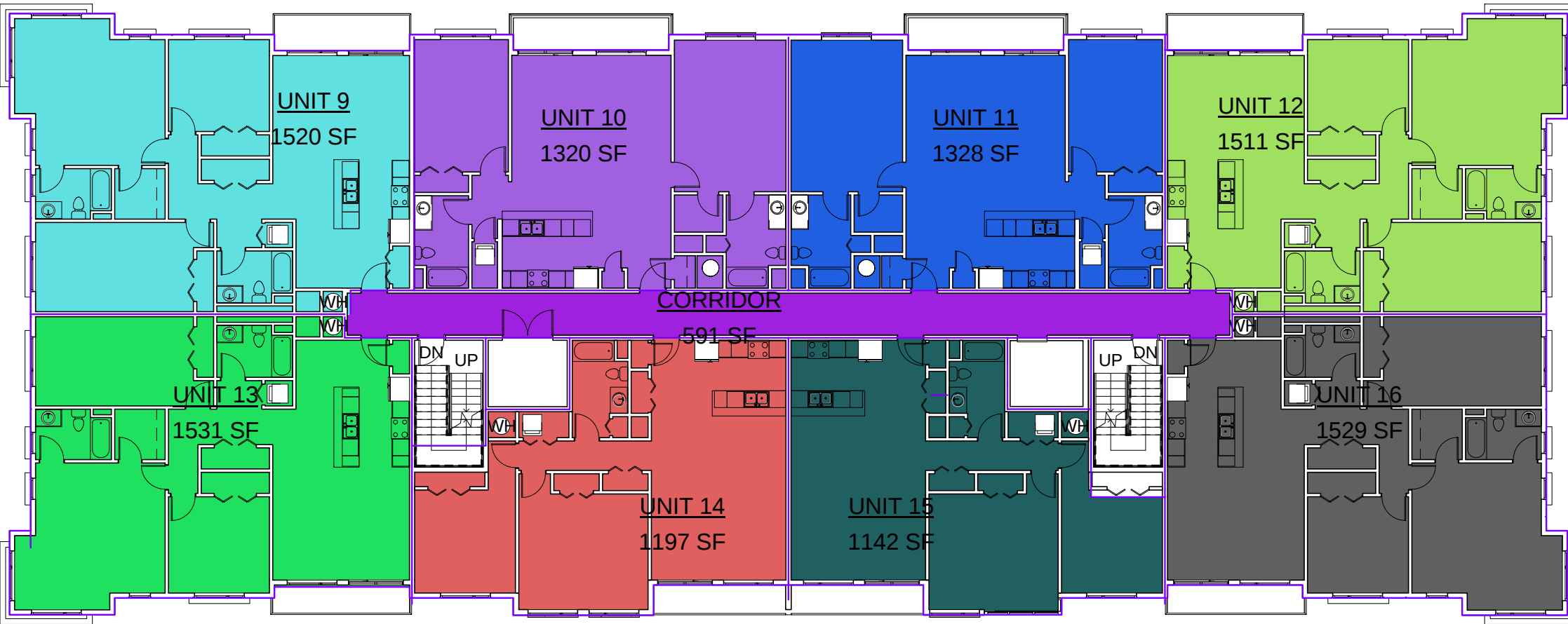
MYSTIC AVE



① 1st Floor Level
1/16" = 1'-0"



② 2nd Floor Level
1/16" = 1'-0"



③ 3rd Floor Level
1/16" = 1'-0"

Rentable Area Legend

- BIKES
- COMMERCIAL SPACE 1
- COMMERCIAL SPACE 2
- COMMERCIAL SPACE 3
- CORRIDOR

Rentable Area Legend

- CORRIDOR
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8

Rentable Area Legend

- CORRIDOR
- UNIT 9
- UNIT 10
- UNIT 11
- UNIT 12
- UNIT 13
- UNIT 14
- UNIT 15
- UNIT 16

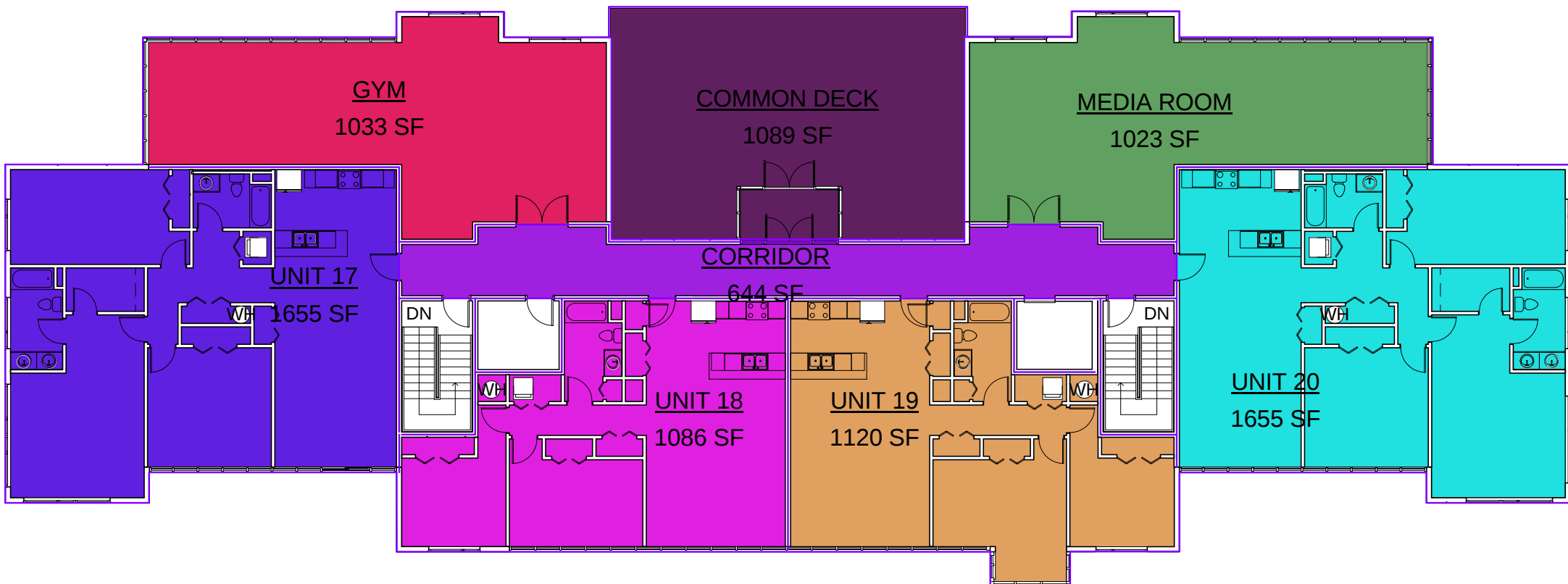
AREA STATISTICS		
Name	Level	Area
BIKES	1st Floor Level	203 SF
BIKES	1st Floor Level	99 SF
COMMERCIAL SPACE 1	1st Floor Level	955 SF
COMMERCIAL SPACE 2	1st Floor Level	1051 SF
COMMERCIAL SPACE 3	1st Floor Level	968 SF
CORRIDOR	1st Floor Level	297 SF

CORRIDOR	2nd Floor Level	591 SF
UNIT 1	2nd Floor Level	1509 SF
UNIT 2	2nd Floor Level	1330 SF
UNIT 3	2nd Floor Level	1329 SF
UNIT 4	2nd Floor Level	1511 SF
UNIT 5	2nd Floor Level	1528 SF
UNIT 6	2nd Floor Level	1172 SF
UNIT 7	2nd Floor Level	1171 SF
UNIT 8	2nd Floor Level	1529 SF

CORRIDOR	3rd Floor Level	591 SF
UNIT 9	3rd Floor Level	1520 SF
UNIT 10	3rd Floor Level	1320 SF
UNIT 11	3rd Floor Level	1328 SF
UNIT 12	3rd Floor Level	1511 SF
UNIT 13	3rd Floor Level	1531 SF
UNIT 14	3rd Floor Level	1197 SF
UNIT 15	3rd Floor Level	1142 SF
UNIT 16	3rd Floor Level	1529 SF

COMMON DECK	4th Floor Level	1089 SF
CORRIDOR	4th Floor Level	644 SF
GYM	4th Floor Level	1033 SF
MEDIA ROOM	4th Floor Level	1023 SF
UNIT 17	4th Floor Level	1655 SF
UNIT 18	4th Floor Level	1086 SF
UNIT 19	4th Floor Level	1120 SF
UNIT 20	4th Floor Level	1655 SF

9306 SF
36217 SF



④ 4th Floor Level
1/16" = 1'-0"

Rentable Area Legend

- COMMON DECK
- CORRIDOR
- GYM
- MEDIA ROOM
- UNIT 17
- UNIT 18
- UNIT 19
- UNIT 20



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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SOMERVILLE, MA

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

CONSULTANTS:

REGISTRATION



Project number	14066
Date	4-18-16
Drawn by	AB
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-300

MYSTIC AVE

PROJECT MATERIALS

THIN BRICK
COLOR: BLACK BRICK
BY: GLEN GERY

WINDOWS BY MILLGARD

CEMBRIT
COLOR: MAROON
CEMENT PANEL



THIN BRICK
COLOR: BLACK BRICK
BY: GLEN GERY

CEMBRIT
COLOR: (DARK GREY)
CEMENT PANEL

CEMBRIT
COLOR: LIGHT MIST
CEMENT PANEL

VINTAGE WOOD
STYLE: BARK
BY: NICHIIHA



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CONSULTANTS:

REGISTRATION



Project number 14066
Date 3-7-16
Drawn by AB
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives

AV-1

MYSTIC AVE



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CONSULTANTS:

REGISTRATION



Project number	14066
Date	4-18-16
Drawn by	AB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Street View

AV-2

MYSTIC AVE



PROJECT NAME

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SOMERVILLE, MA

CLIENT

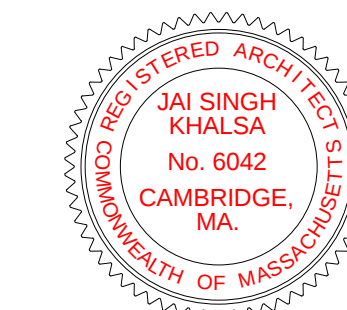
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



Project number	XXXXX
Date	12-10-15
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

[illegible]

STREET VIEW

AV-3

MYSTIC AVE