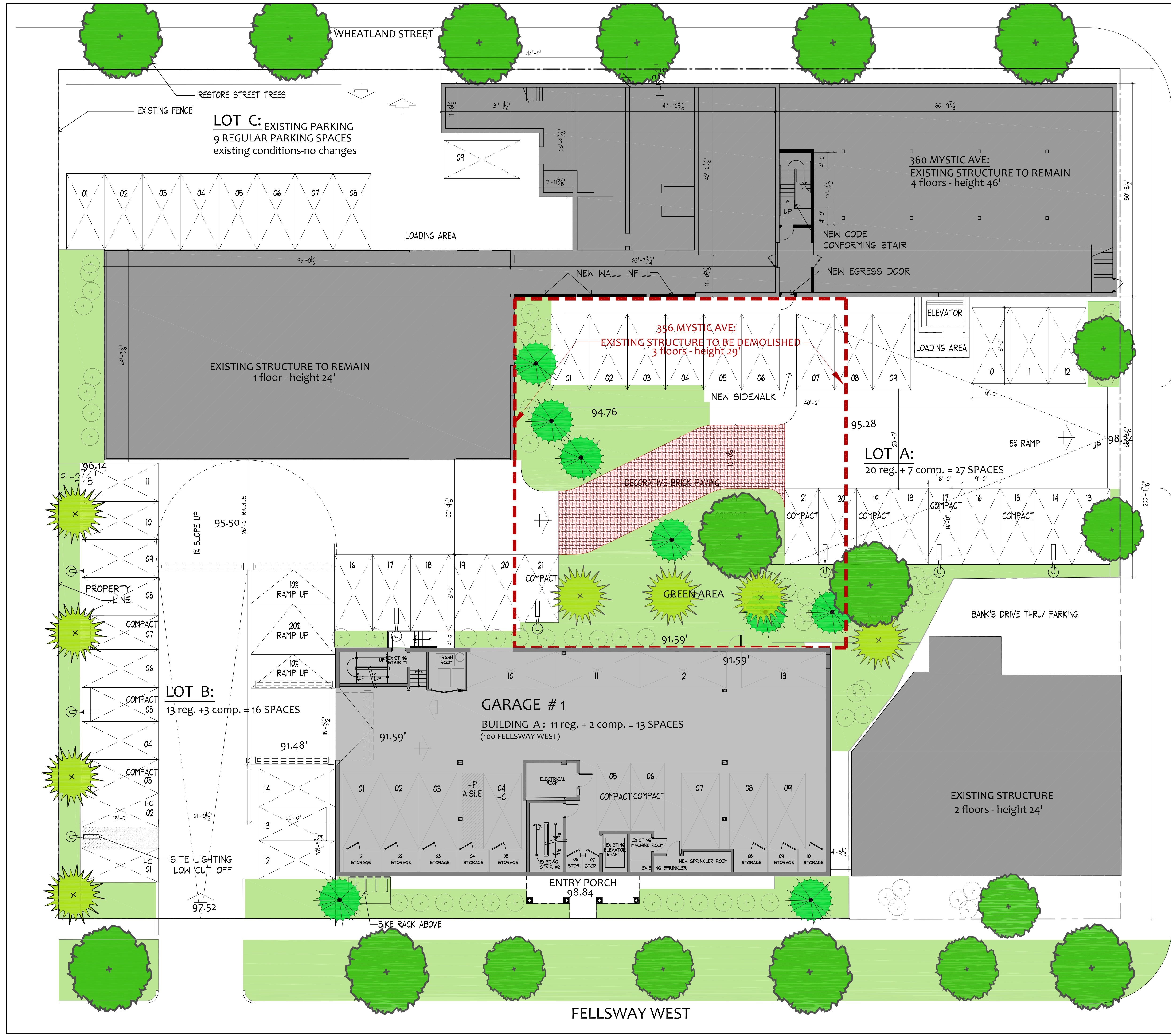


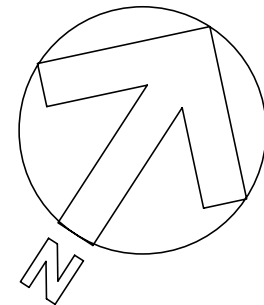


MYSTIC AVE.

100 FELLSWAY OVERVIEW

LOT AREA	45,419 S.F.
SURFACE PARKING	
SURFACE PARKING REGULAR	42 PARKING SPACES
SURFACE PARKING COMPACT	10 PARKING SPACES
SURFACE PARKING TOTAL	52 PARKING SPACES
GARAGE PARKING	
GARAGE PARKING REGULAR	11 PARKING SPACES
GARAGE PARKING COMPACT	2 PARKING SPACES
GARAGE PARKING TOTAL	13 PARKING SPACES
PARKING TOTAL	65 PARKING SPACES
GREEN AREA	6,936 S.F.

BUILDING EXISTING + NEW	
BASEMENT - GARAGE	
FIRST FLOOR - OFFICE AREA	
SECOND FLOOR - RESIDENTIAL	1 TWO BEDROOM UNIT 6 ONE BEDROOM UNITS
THIRD FLOOR - RESIDENTIAL	4 TWO BEDROOM UNITS 2 ONE BEDROOM + DEN UNITS
FOURTH FLOOR - RESIDENTIAL	4 TWO BEDROOM UNITS 2 ONE BEDROOM + DEN UNITS
UNITS TOTAL	9 TWO BEDROOM UNIT 10 ONE BEDROOM UNITS



100
Fellsway
West

SOMERVILLE, MA

Neshamkin French Architects, Inc.
ARCHITECTS • PRESERVATION PLANNERS • DEVELOPMENT CONSULTANTS
5 Monument Square, Charleston, MA 02129 Tel: 617.242.7422 Fax: 617.242.7424

Stamped By:	
Drawn By:	TT
Checked By:	
Date:	02/01/2009
Revisions	
1 REVISED	04/14/09
2 REVISED	05/30/09
3 REVISED	06/14/09
Project No.	0806
File Name:	
Drawing Title:	

SITE PLAN
PHASE 1

Sheet No. **A-010**

Scale: 3/32"=1'-0"



EXISTING STREET ELEVATION



OPTION 1



OPTION 2



Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA. 02129
tel. 617.242.7422
fax 617.242.7424

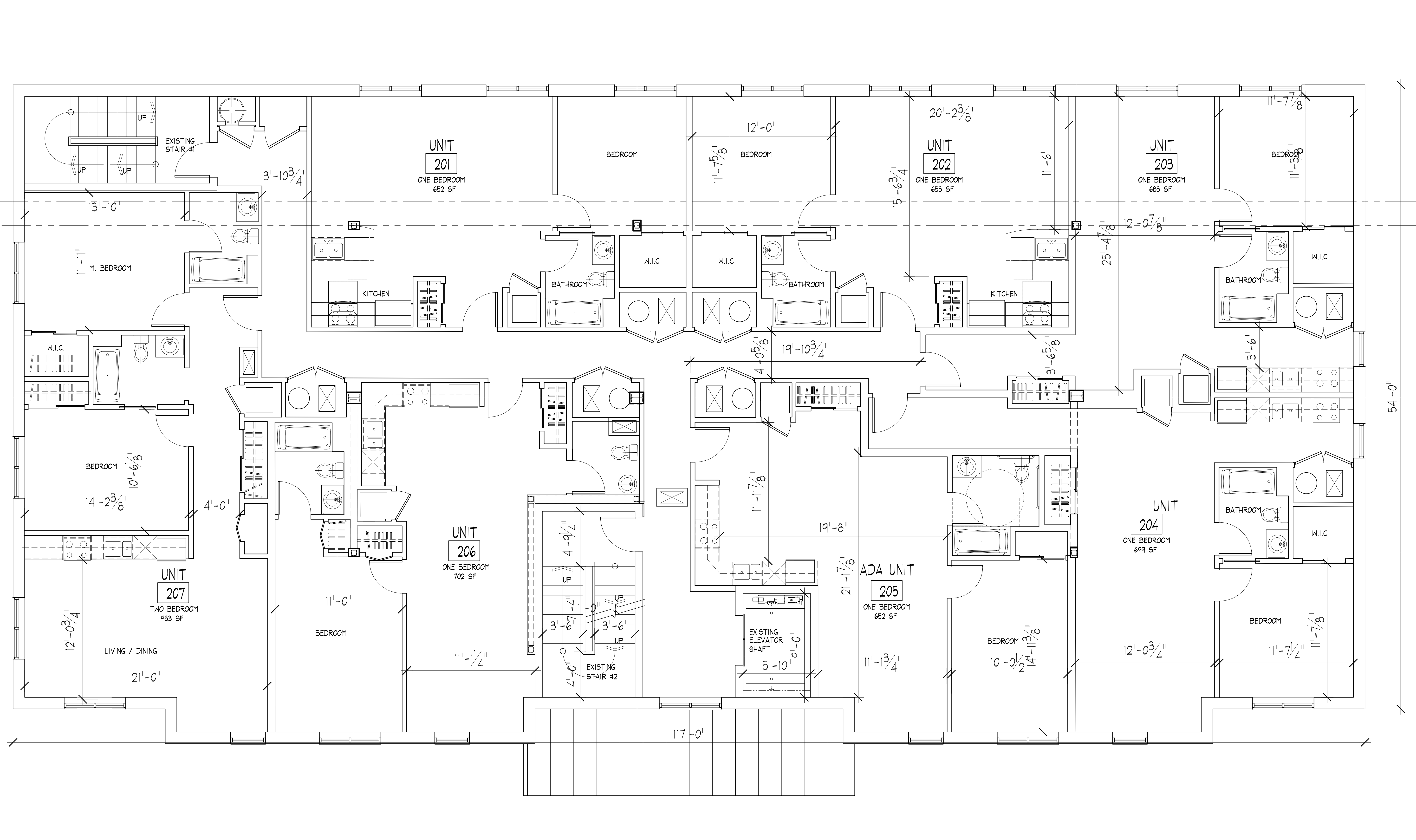
100 FELLSWAY WEST

SOMERVILLE, MA

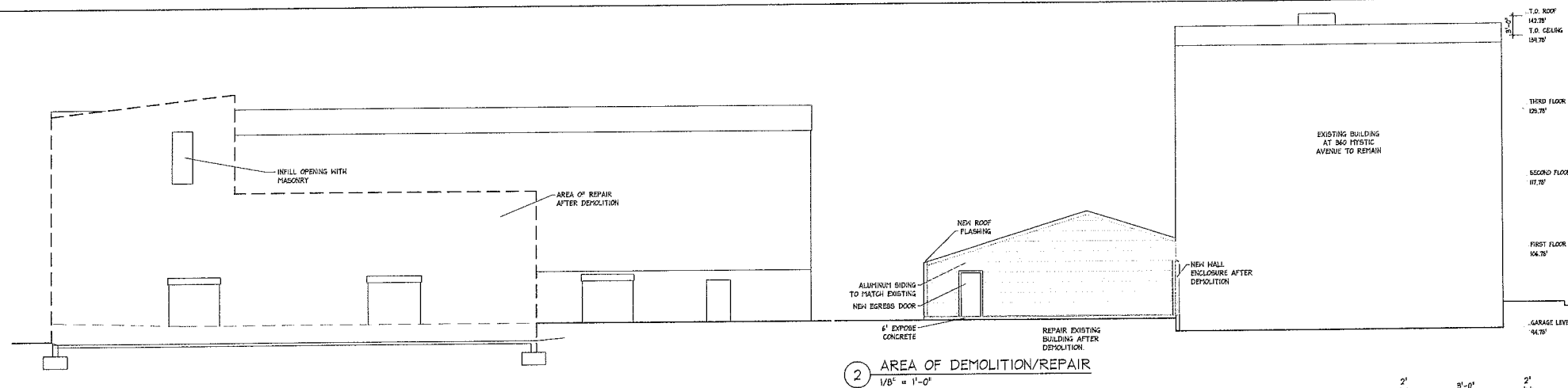
PHASE 1
JUNE 16, 2009
N.T.S.











T.O. ROOF
143.78'
T.O. CEILING
134.78'

THIRD FLOOR
128.78'

SECOND FLOOR
117.78'

FIRST FLOOR
106.78'

GARAGE LEVEL
94.78'

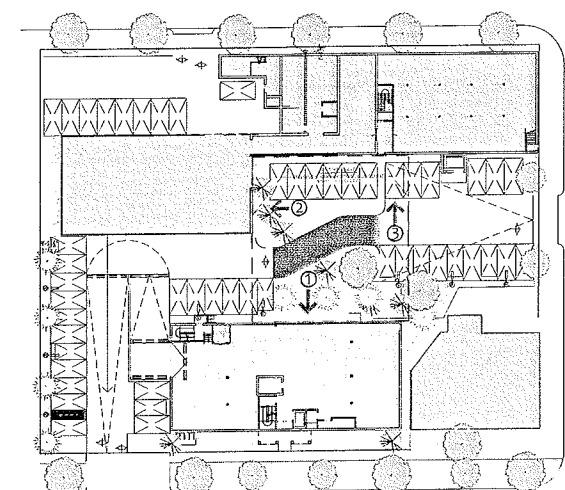
360
MYSTIC
AVENUE

SOMERVILLE, MA

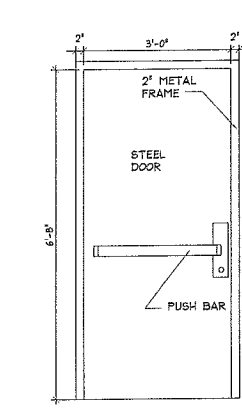
Neshomkin French Architects, Inc.
270 NORTH STREET, SUITE 200
SOMERVILLE, MA 01906
TEL: 617.261.1111
WWW.NFA-MA.COM

2 AREA OF DEMOLITION/REPAIR
1/8" = 1'-0"

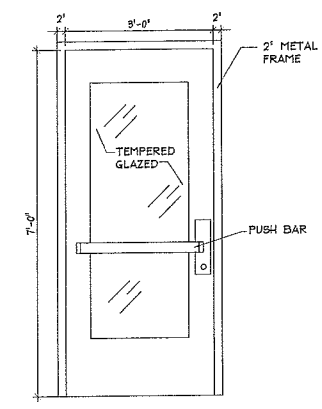
1 AREA OF DEMOLITION/REPAIR
1/8" = 1'-0"



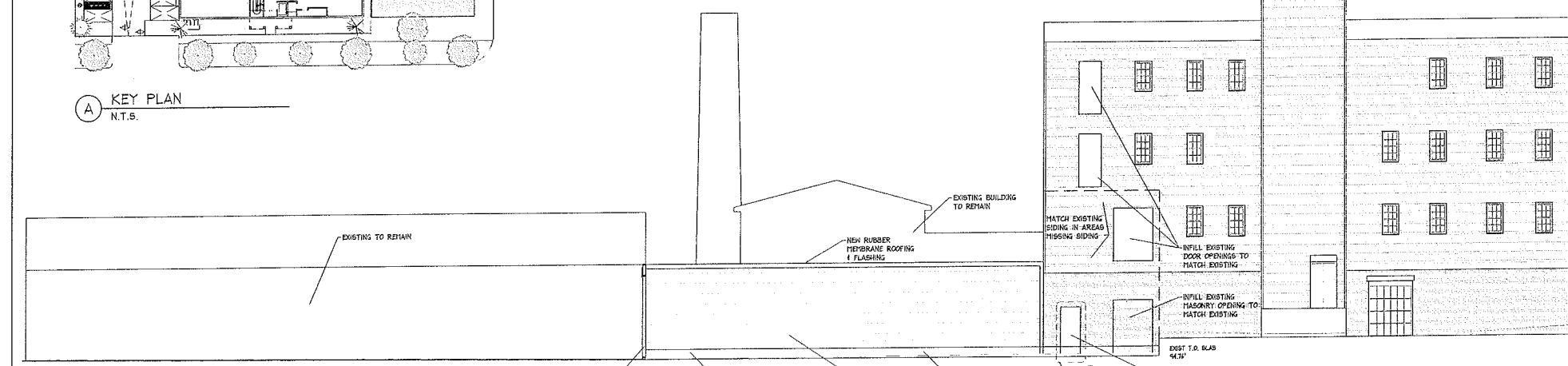
A KEY PLAN
N.T.S.



4 DOOR DETAIL
3/4" = 1'-0"



5 DOOR DETAIL
3/4" = 1'-0"



T.O. ROOF
143.78'
T.O. CEILING
134.78'

THIRD FLOOR
128.78'

SECOND FLOOR
117.78'

FIRST FLOOR
106.78'

SIDEWALK
98.25'

GARAGE LEVEL
94.78'

BOTTOM OF HALL
94.25'

3 AREA OF DEMOLITION/REPAIR
1/8" = 1'-0"

Revised By: _____

Checked By: _____

Date: 06/14/2023

Drawn By: _____

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	06/14/2023
02		
03		
04		
05		
06		
07		
08		
09		
10		

PROJECT NO. 0806

FILE NO. _____

DATE OF PRINT _____

ELEVATIONS

A-401
Scale AS NOTED

360
MYSTIC
AVENUE

SOMERVILLE, MA

Nathankin French Architects, Inc.
222 WEST 17TH STREET, SUITE 200
NEW YORK, NY 10011-3207
TEL: 212 675 1400
FAX: 212 675 1401

Revised by
UNANIMUS

Checked by
UNANIMUS

Date
06/14/2009

Revised by

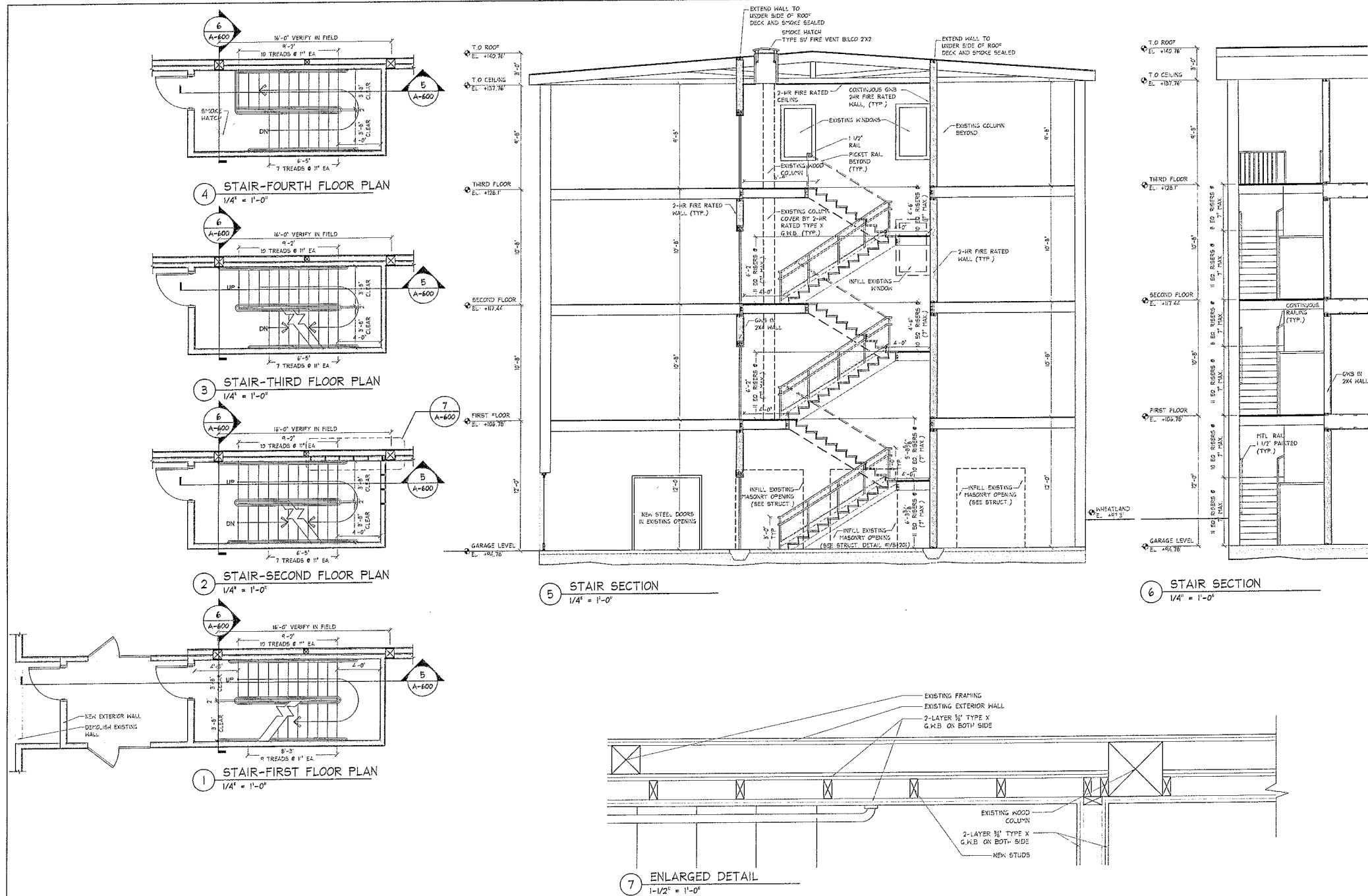
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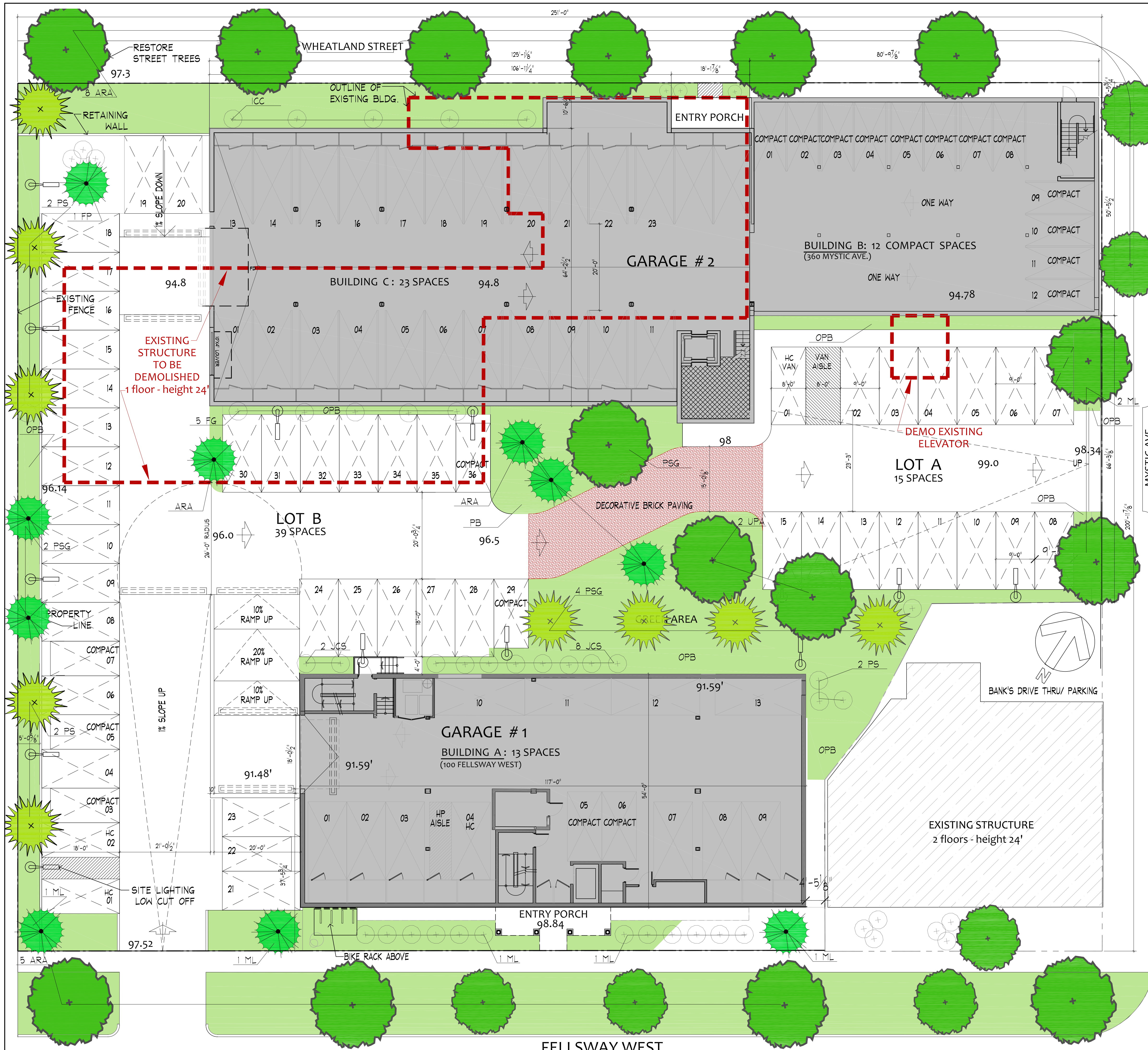
Checked by

Date

STAIR PLANS
AND SECTIONS

A-600
Scale
AS NOTED





TREE TABLE					
QUANT.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
2	AKS	ACER RUBRUM BIRMALIA	DWARF RED MAPLE	6'-8" HGT.	3 x 3
13	ARA	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2.5'-3" CAL.	3 x 3
1	PT	FRAXINUS POINTEDLEAF 'SUMMIT'	SHARP GREEN ASH	2.5'-3" CAL.	3 x 3
5	FL	MAGNOLIA LEOEDEM 'SPRING SAVOR'	SPRING BLOW LEOEDEM MAGNOLIA	2.5'-3" CAL.	3 x 0
	PSG	PRUNUS SARGENTII	PINK SARGENT CHERRY	2.5'-3" CAL.	3 x 3
3	PS	PRUNUS STENOBLA	EXOTIC WHITE PINK	6'-8" HT.	3 x 3
2	IPA	LIRIODENDRON CHALICE	ALICE CHINESE ELM	2.5'-3" CAL.	3 x 3

SHRUB TABLE					
QUANT.	SPECIES	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
50	CAF	COCCONARABIA REPENS/SHAGRON	COCCONARABIA	10-24" HT.	3 x 6 - 3.5' D.C.
5	FG	FORSYTHIA GARDEN	SHRUB FORSYTHIA	2.5-3' HT.	3 x 6 - 3.5' D.C.
36	FG	LEAFY OLARIA COMPACTA	COMPACT MYRTERY	2.5-3' HT.	3 x 6 - 3.5' D.C.
60	DSG	SPERDEUS DIVERSUS GARDEN	GARDEN SPERDEUS	18-24" HT.	3 x 6 - 3.5' D.C.
16	WYE	WILLOW TRELOUS COMPACTA	SHRUB WILLOW TRELOUS	3' HT.	4' D.C.

NOTE: ORNAMENTAL BIRD SEEDS (THERMOTOPUS) UP-8:					
ORNAMENTAL GRASS, PERENNIAL AND BULB TABLE					
GRADE	SYMBOL	SCIENTIFIC NAME	CULTIVAR NAME	SIZE	REMARKS
2	PRH	PERENNETHA ALCOLOIDES GRASS	ORANGE FLOUSERS GRASS	2 GAL	ORANGE
1	ATA	ACHILLEA X MOONBANE	MOONBANE YARROW	1 GAL	12" DIA.
1	HRH	HYPERICUM HAPPY RETURNS	HAPPY RETURNS GARLIC	1 GAL	12" DIA.
1	WFG	WILDFLOWER FINESTRA "GOLDENHEART"	BLACK-CHIPS BEARD	1 GAL	12" DIA.
1	SNV	SAFONIA NIVOSENA "PINKHENT"	PINKHENT PURPLE SAGE	1 GAL	12" DIA.
1	SAL	SEDUM AUTUMN HOT	AUTUMN HOT SEDUM	1 GAL	12" DIA.
2	BAR	BARBISIA (PINK ALFRED)	PINK ALFRED BIRCHES	TOP SIZE	12" DIA.
2	LAT	LILIA CRY-FLAMINGO	RED CRY-FLAMINGO LILIP	TOP SIZE	12" DIA.

100 FELLSWAY OVERVIEW																	
LOT AREA		45,419 S.F.															
<table border="1"> <thead> <tr> <th>SURFACE PARKING:</th> <th>REGULAR</th> <th>COMPACT</th> </tr> </thead> <tbody> <tr> <td>PARKING LOT A</td> <td>15</td> <td>0</td> </tr> <tr> <td>PARKING LOT B</td> <td>32</td> <td>4</td> </tr> <tr> <td></td> <td></td> <td>15 SPACES</td> </tr> <tr> <td></td> <td></td> <td>36 SPACES</td> </tr> </tbody> </table>			SURFACE PARKING:	REGULAR	COMPACT	PARKING LOT A	15	0	PARKING LOT B	32	4			15 SPACES			36 SPACES
SURFACE PARKING:	REGULAR	COMPACT															
PARKING LOT A	15	0															
PARKING LOT B	32	4															
		15 SPACES															
		36 SPACES															

GARAGE PARKING:	REGULAR	COMPACT	
GARAGE #1	11	2	13 SPACES
GARAGE #2	23	12	35 SPACES
GARAGE TOTAL:	34	14	48 SPACES
PARKING TOTAL		106 PARKING SPACES	

BLDG A: 100 FELLESWAY WEST
(EXISTING + TWO STORY ADDITION)
BASEMENT - GARAGE
FIRST FLOOR - OFFICE AREA: RESIDENTIAL MANAGEMENT OFFICE
SECOND FLOOR - RESIDENTIAL
1 TWO BEDROOM UNITS
6 ONE BEDROOM UNITS

THIRD FLOOR - RESIDENTIAL	4 TWO BEDROOM UNITS 2 ONE BEDROOM + DEN UNITS
FOURTH FLOOR - RESIDENTIAL	4 TWO BEDROOM UNITS 2 ONE BEDROOM + DEN UNITS
UNITS TOTAL	9 TWO BEDROOM UNITS

19 UNITS

BLDG B: 360 MYSTIC AVE. (EXISTING)
BASEMENT - GARAGE
FIRST FLOOR - RESIDENTIAL LOFTS
4 TWO BEDROOM LOFTS
0 ONE BEDROOM LOFTS

SECOND FLOOR - RESIDENTIAL LOFTS
4 TWO BEDROOM LOFTS
0 ONE BEDROOM LOFTS

THIRD FLOOR - RESIDENTIAL LOFTS
4 TWO BEDROOM LOFTS
0 ONE BEDROOM LOFTS

UNITS TOTAL	12 TWO BEDROOM LOFTS
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BLDG C: (NEW RESIDENTIAL BUILDING)
BASEMENT - GARAGE
FIRST FLOOR - RESIDENTIAL & 1 MEETING ROOM
5 TWO BEDROOM UNITS
0 ONE BEDROOM UNITS

SECOND FLOOR - RESIDENTIAL
5 TWO BEDROOM UNITS
1 ONE BEDROOM UNIT

THIRD FLOOR - RESIDENTIAL
5 TWO BEDROOM UNITS
1 ONE BEDROOM UNIT

FOURTH FLOOR - RESIDENTIAL

UNITS TOTAL	20 TWO BEDROOM UNITS 3 ONE BEDROOM UNITS <u>23 UNITS</u>
-------------	--

UNITS FOR PROJECT: 3 ONE BEDROOM UNITS
54 UNITS

GREEN AREA 7,377 S.F.

100
Fellsway
West

SOMERVILLE, MA

Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129
tel. 617.242.7422
fax 617.242.7424

Stamped By:

Drawn By: TT

Checked By: _____

Date: 02/01/2009

Revisions

1	REVISED	04/13/09
2	REVISED	05/30/09
3	REVISED	06/14/09

Project No. 0806

File Name:

Drawing Title:

SITE PLAN
PHASE 2

Sheet No. **A-011**

Sheet No. **A-011**

Scale: $3/32"=1'-0"$



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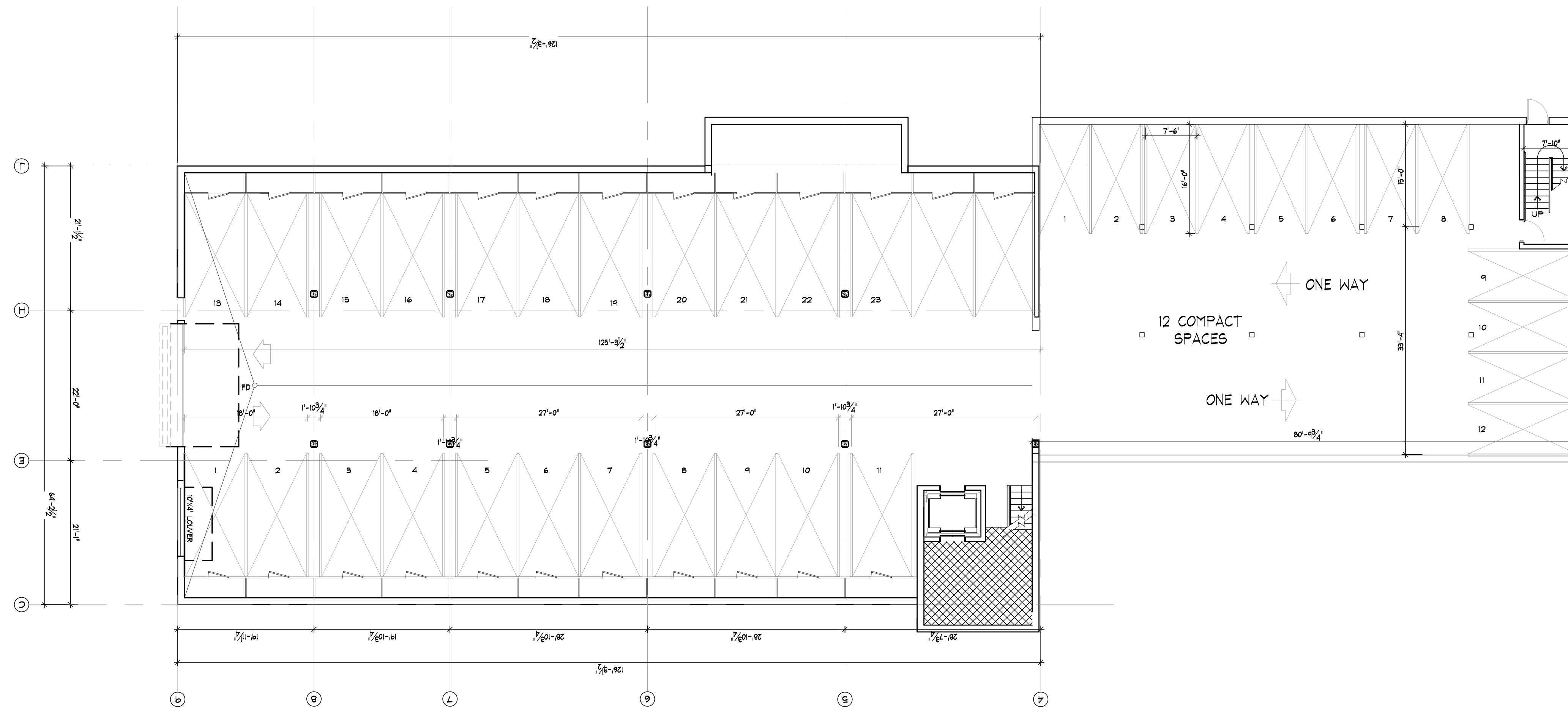
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SOMERVILLE, MA

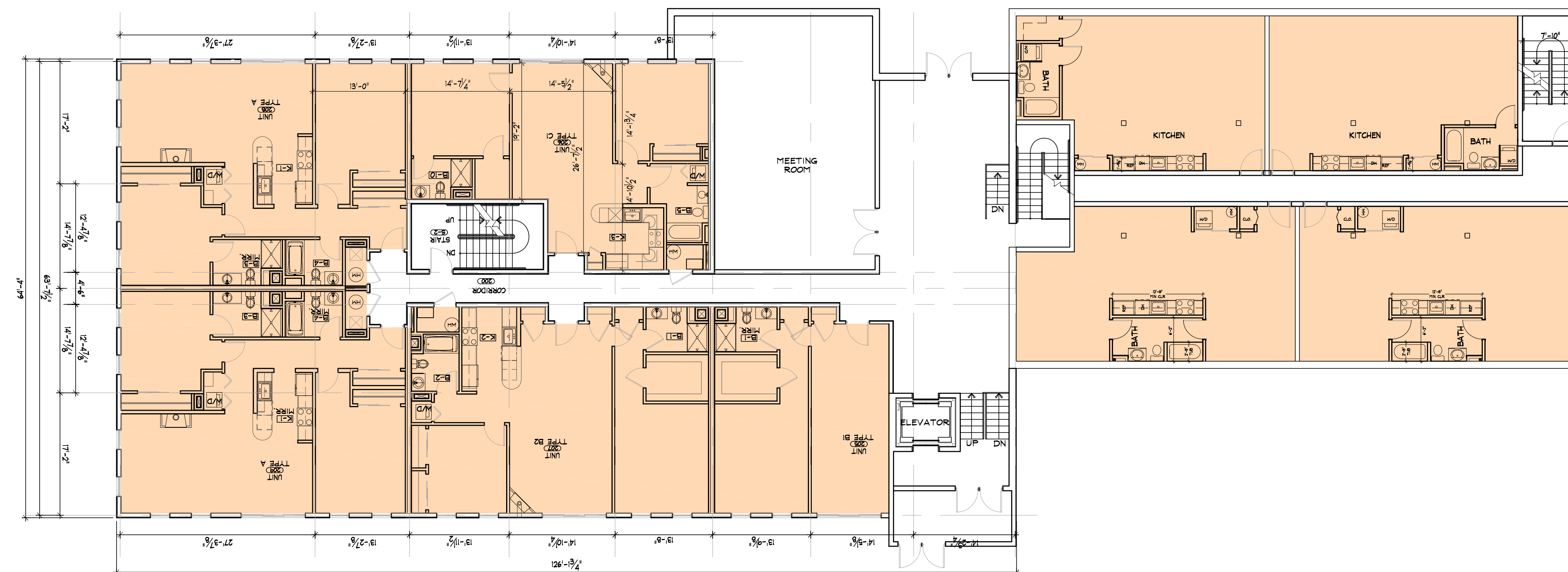
PHASE 2
JUNE 16, 2009
N.T.S.



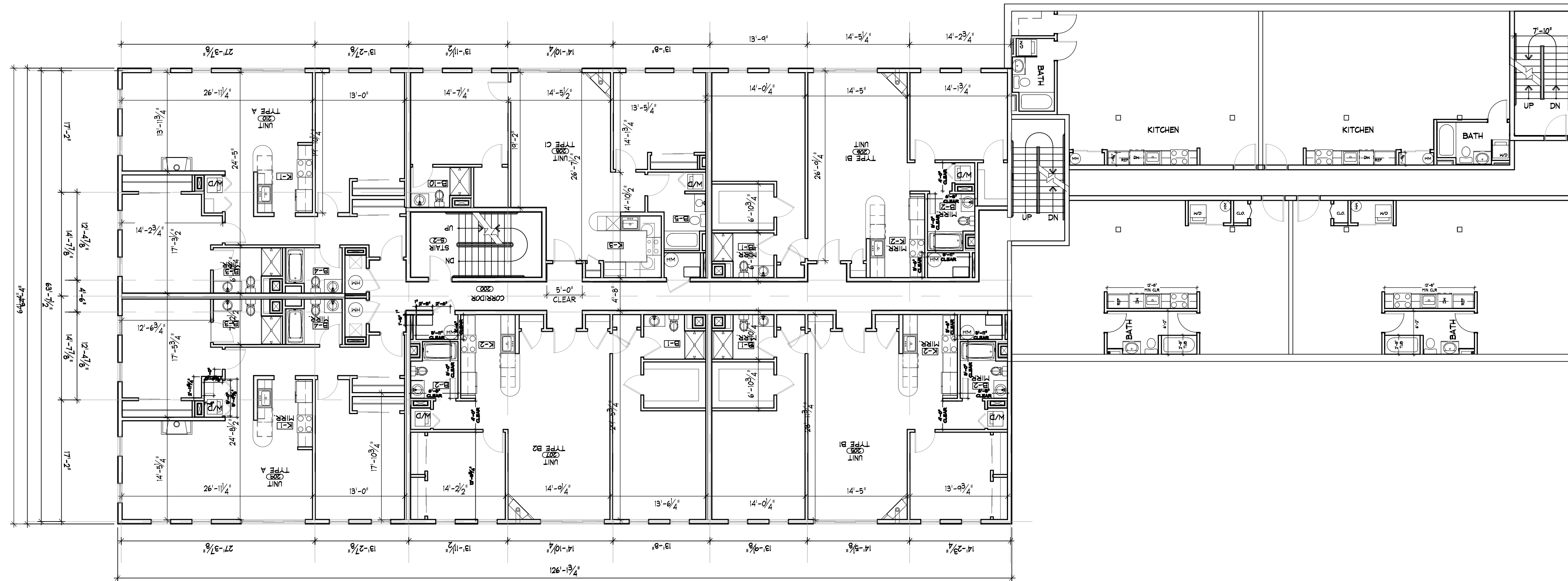




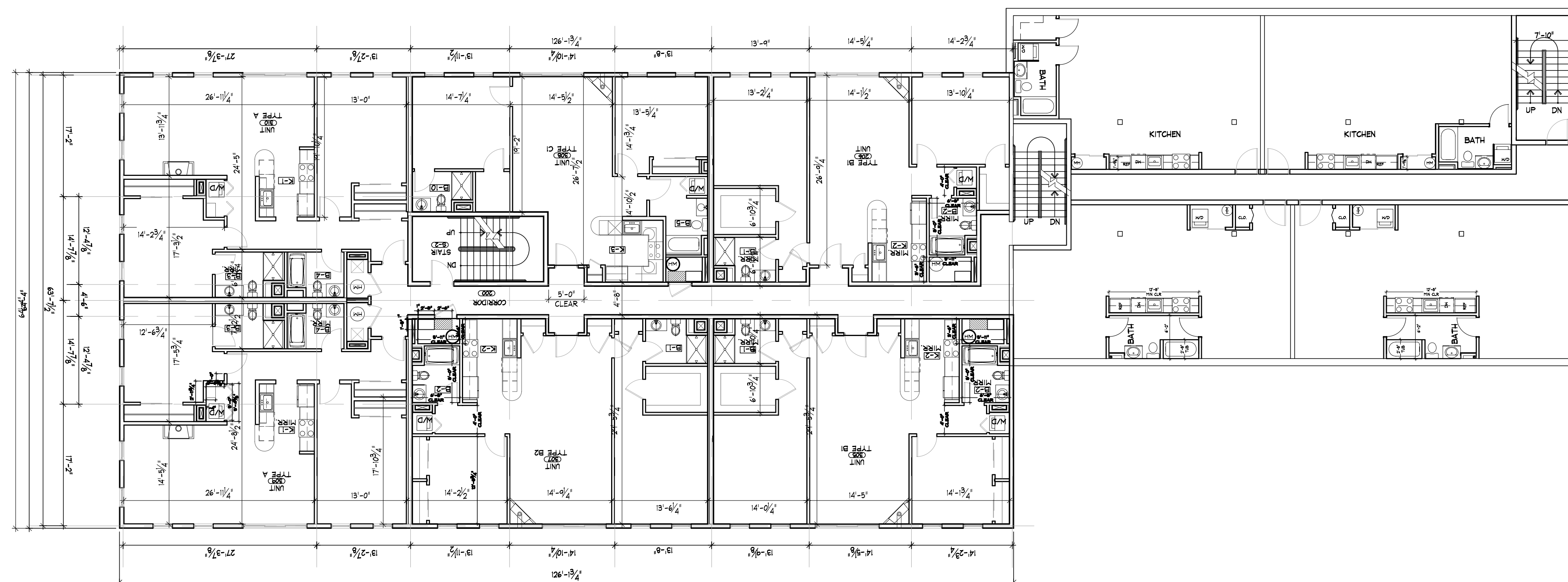
GARAGE FLOOR PLAN



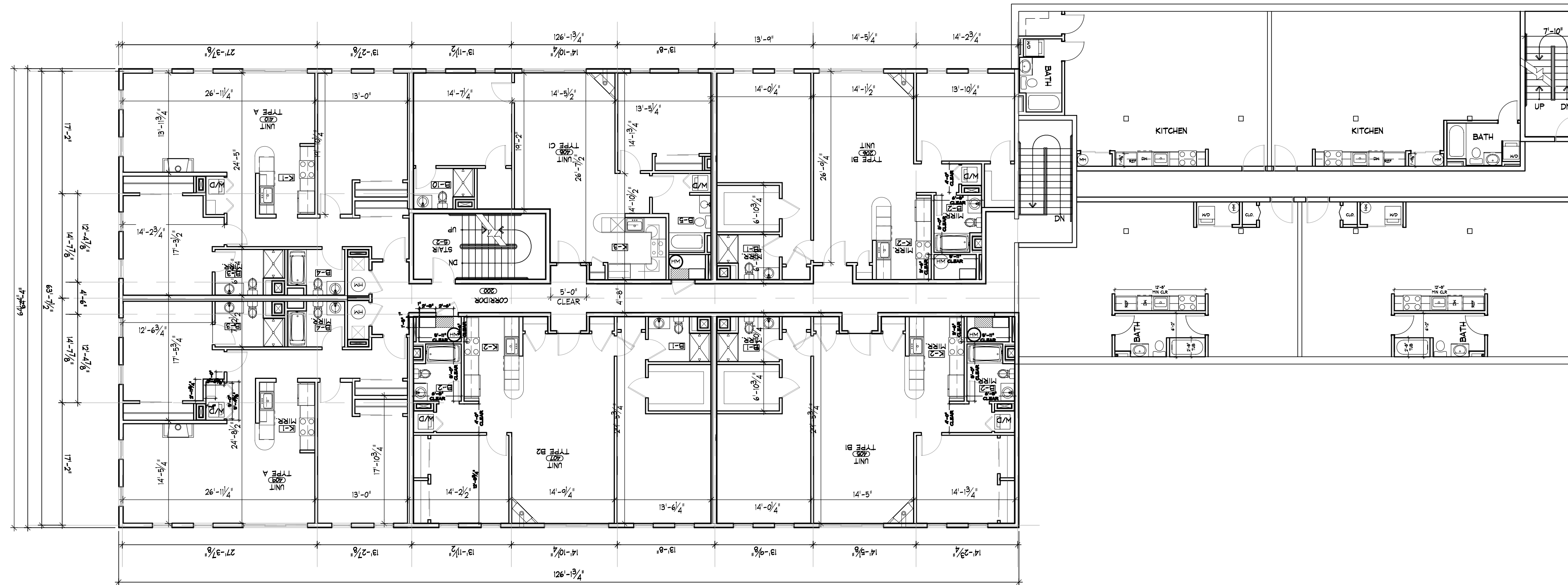
FIRST FLOOR PLAN



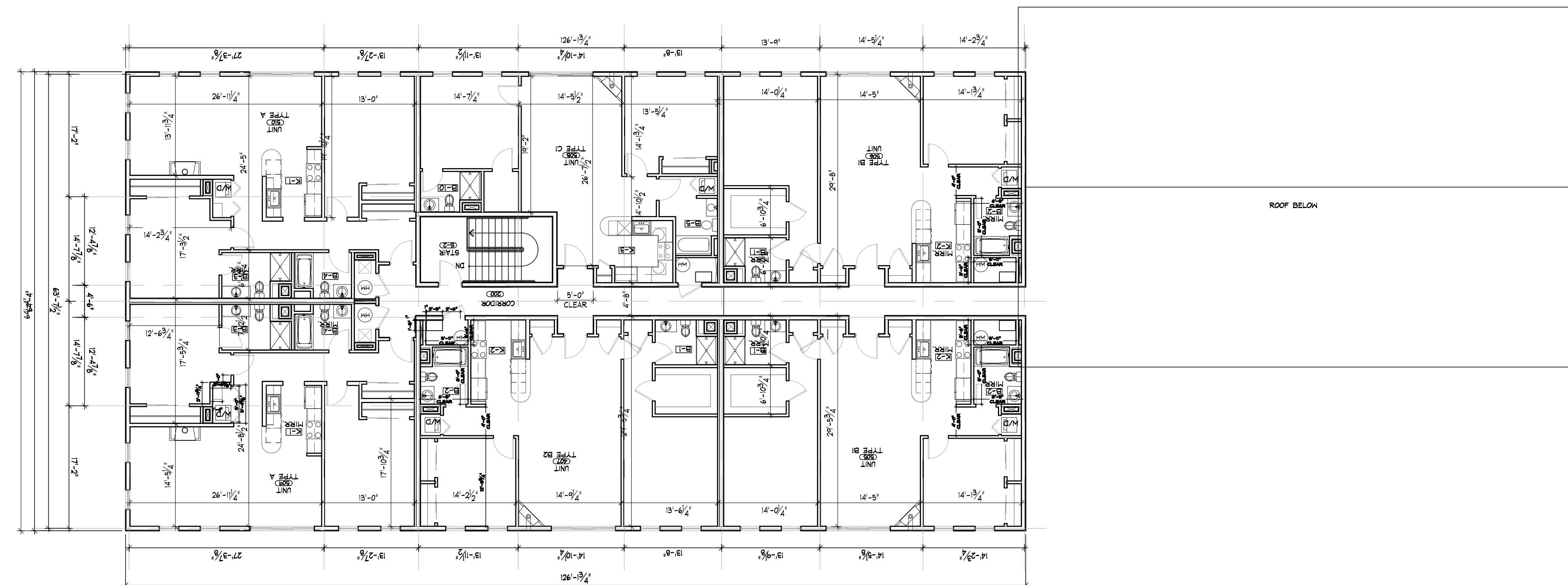
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN