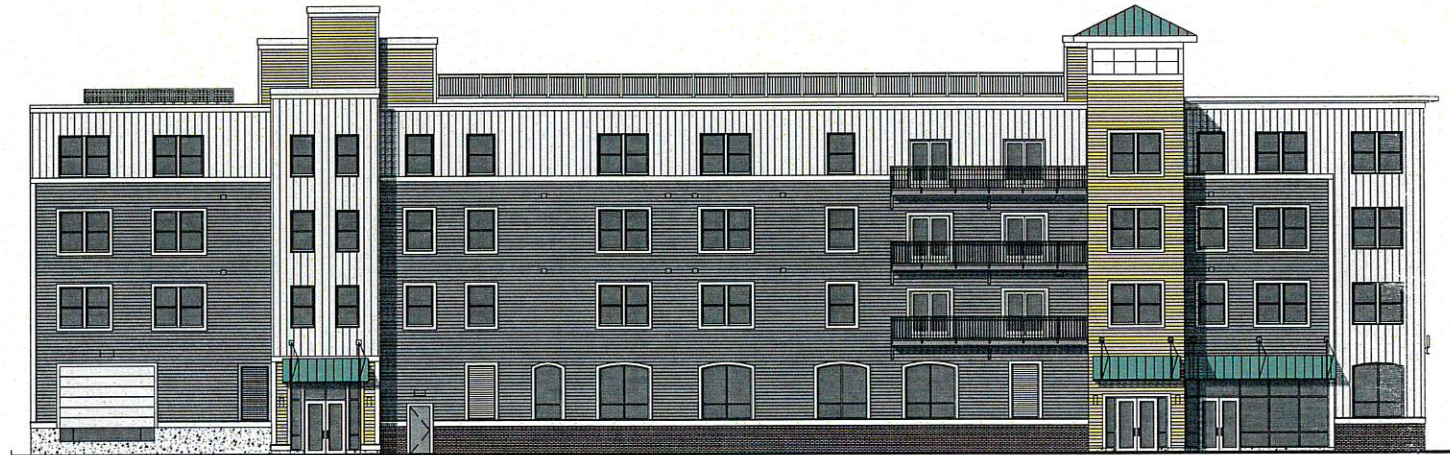


350 MYSTIC AVENUE

NFA# 1303

LIST OF DRAWINGS INCLUDED IN SPECIAL
PERMIT ARE SHOWN BUBBLED IN RED BELOW

SOMERVILLE, MA



LIST OF DRAWINGS:

CS.1 COVER SHEET

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C2.0 UTILITY & GRADING PLAN

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L-2 LANDSCAPE LAYOUT PLAN

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E-12 SECOND, THIRD & FOURTH FLOOR FIRE ALARM PLANS & DETAILS
E-13 ROOF FIRE ALARM PLAN & DETAILS

OWNER: CRAIG CORPORATION
100 FELLSWAY WEST
SOMERVILLE, MA 02110
TEL: (617) 666-0500
CONTACT: RICHARD BERG
EMAIL: RCBURG@ELECTROSALES.COM

CIVIL ENGINEER: DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE., SUITE 20
SOMERVILLE, MA 02145
TEL: (617) 776-3350
CONTACT: RYAN BOUCHER
EMAIL: RBOUCHER@DCI-MA.COM

ARCHITECT: NESHAMKIN FRENCH ARCHITECTS, INC.
5 MONUMENT SQUARE
CHARLESTOWN, MA 02129
TEL: (617) 242-7422
CONTACT: JOHN WILDE
EMAIL: JWILDE@NFARCHITECTS.COM

GEOTECHNICAL ENGINEER: MCPHAIL ASSOCIATES, INC.
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
TEL: (617) 868-1420
CONTACT: CHRIS ERIKSON
EMAIL: CERIKSON@MCPHAILGEO.COM

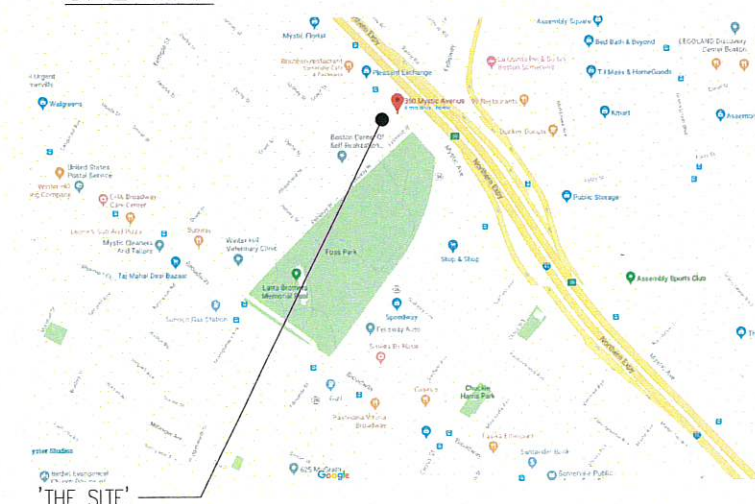
STRUCTURAL ENGINEER: ROOME & GUARRACINO LLC.
48 GROVE STREET
SOMERVILLE, MA 02144
TEL: (617) 628-1700
CONTACT: CARMINE GUARRACINO
EMAIL: GUARRACINO@RGENG.COM

LANDSCAPE ARCHITECT: CBA LANDSCAPE ARCHITECTS, LLC
24 THORNDIKE STREET
CAMBRIDGE, MA 02141
TEL: (617) 945-9760
CONTACT: MEGAN TOMKINS
EMAIL: MEGAN@CBALAND.COM

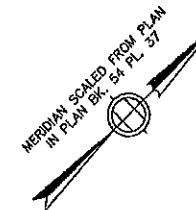
MECH./PLUMBING/FIRE PROTECTION ENGINEER: GD CONSULTING ENGINEERS
40 WILLARD STREET
QUINCY, MA
TEL: (617) 376-8877
CONTACT: GEORGE DUBIN
EMAIL: DUBINENG@VERIZON.NET

ELECTRICAL ENGINEER: SAM ZAX ASSOCIATES, INC.
14 WOOD ROAD
BRAINTREE, MA 02184
TEL: (781) 303-1700
CONTACT: MIKE ZAX
EMAIL: MZAX@ZAXENGINEERING.COM

SITE MAP



PERMIT SET
APRIL 1, 2019



Design Consultants, Inc.
100 FELLSWAY WEST
SUITE 200
METHUEN, MA 01844
TEL: 978-281-1111
FAX: 978-281-1112
WWW.DCICONLINE.COM

PROJECT TEAM

PROJECT INFO

REV DESCRIPTION DATE

STAMP:

EXISTING
CONDITIONS
PLAN

SHEET NAME

1

SHT NO:

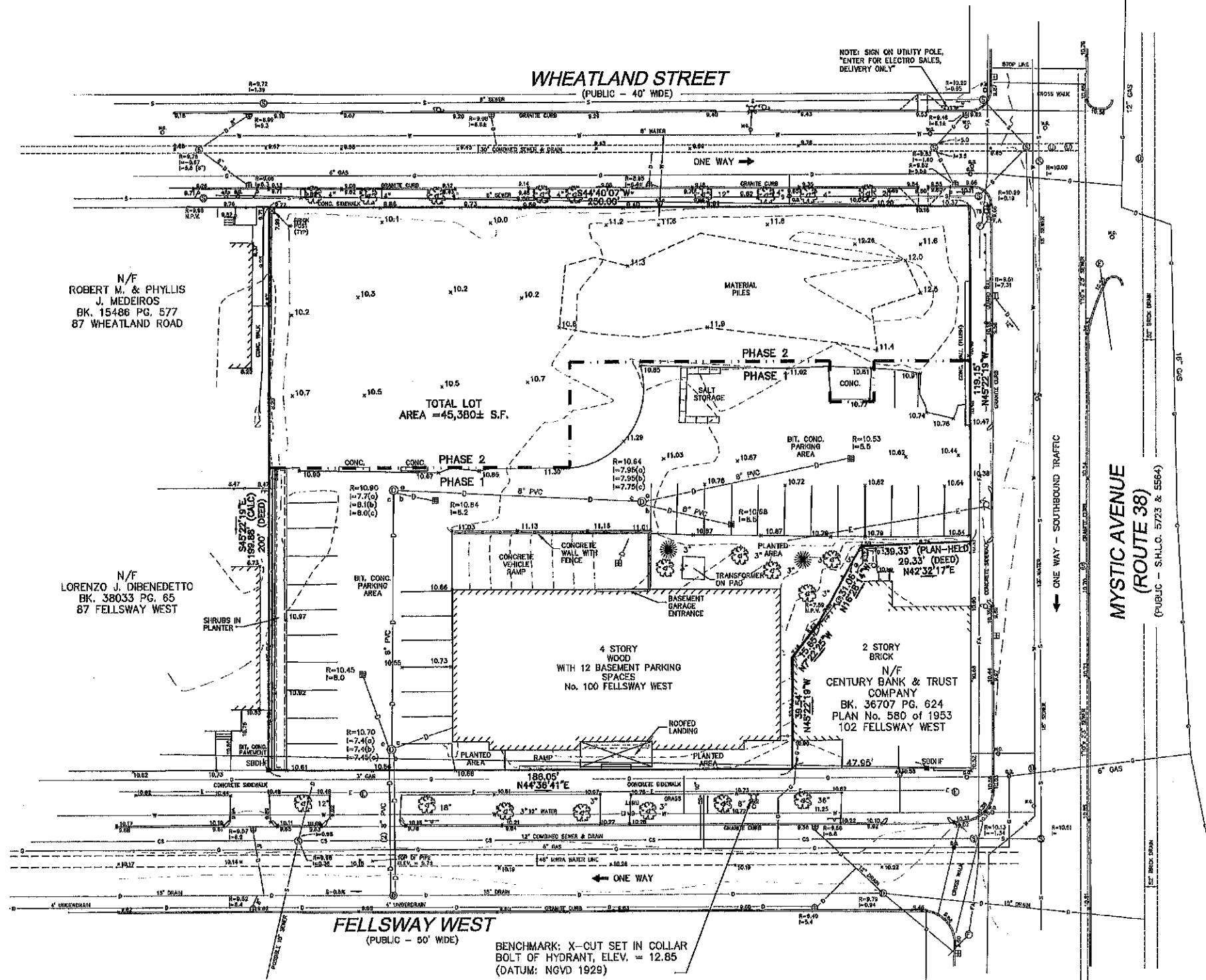
DR BY: ML

CHK BY: ML

PROJ NO: 2016-080

DATE: OCTOBER 3, 2016

SCALE: 1" = 20'



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 13, 2009 & SEPTEMBER 30, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

LOCATION OF UNDERGROUND UTILITIES FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY: FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.



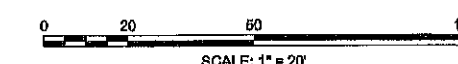
P.L.S. *Matthew Lowry*
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
DATE: 12-9-16

LOCUS TITLE INFORMATION

100 FELLSWAY WEST
OWNER: ONE HUNDRED FELLSWAY WEST CONDOMINIUM
DEED REFERENCE: BK. 59018 PG. 405
PLAN REFERENCE: PLAN 266 OF 2012
ASSESSORS: MAP 69, BLOCK E, LOT 1

PLAN REFERENCES:

PLAN BK. 54 PLAN 37
BK. 8060 PG. 195



SOMERVILLE, MA



Stamped By: _____
 Drawn By: JW _____
 Checked By: LCH _____
 Date: 4/1/2010

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Project No. NFA #130

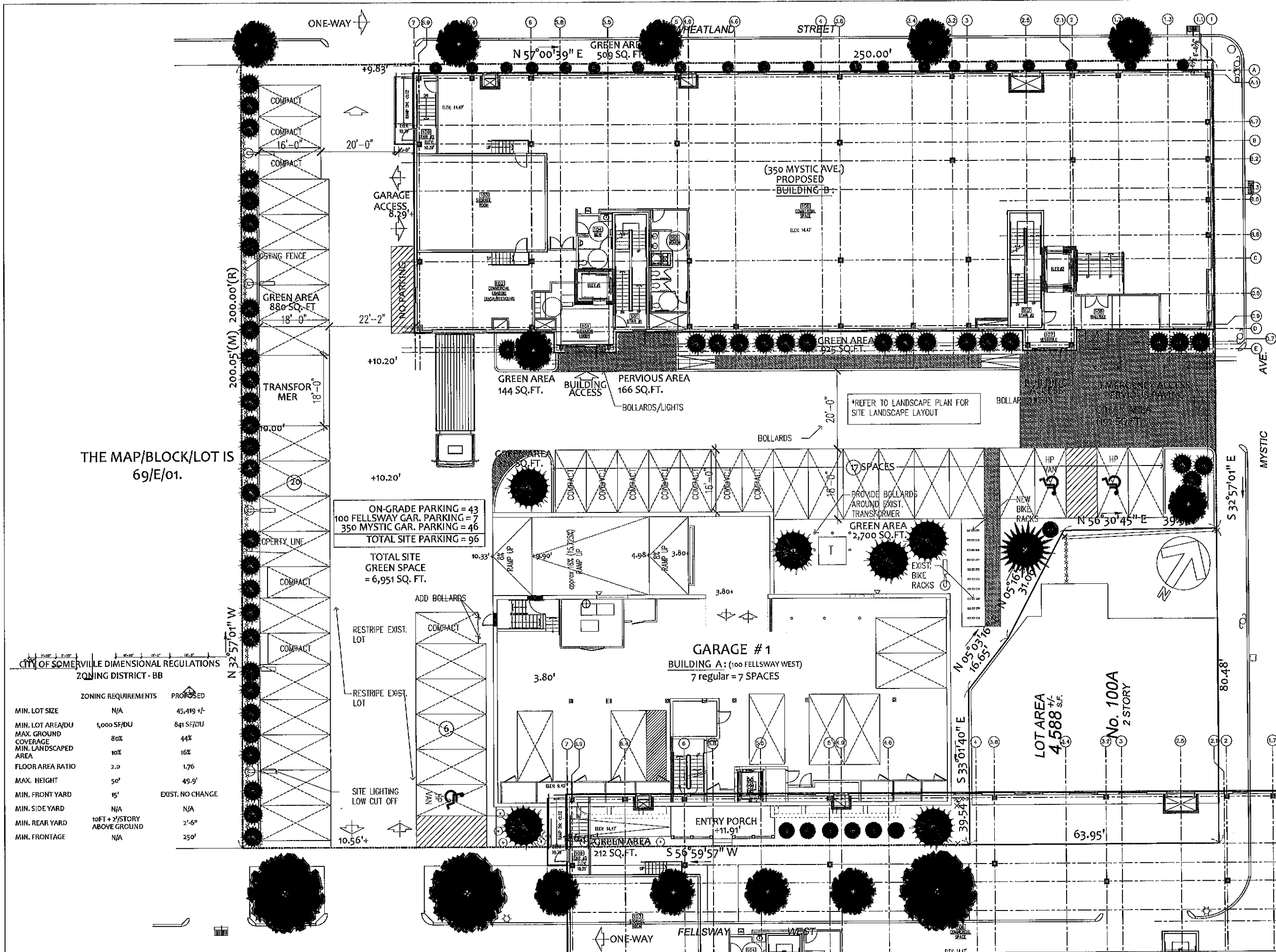
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Drawing Title:

SITE PLAN

Sheet No. **A-02**

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



350
MYSTIC AVENUE

SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS: PRESIDENTIAL PLANNING & DESIGN CONSULTANTS
1100 Main Street
Charlottesville, VA 22902 Tel: 804/592-7400

PERMIT SET



Stamped By: _____
Drawn By: JW
Checked By: LCN
Date: 4/1/2019

Revisions

Project No. NFA #1303

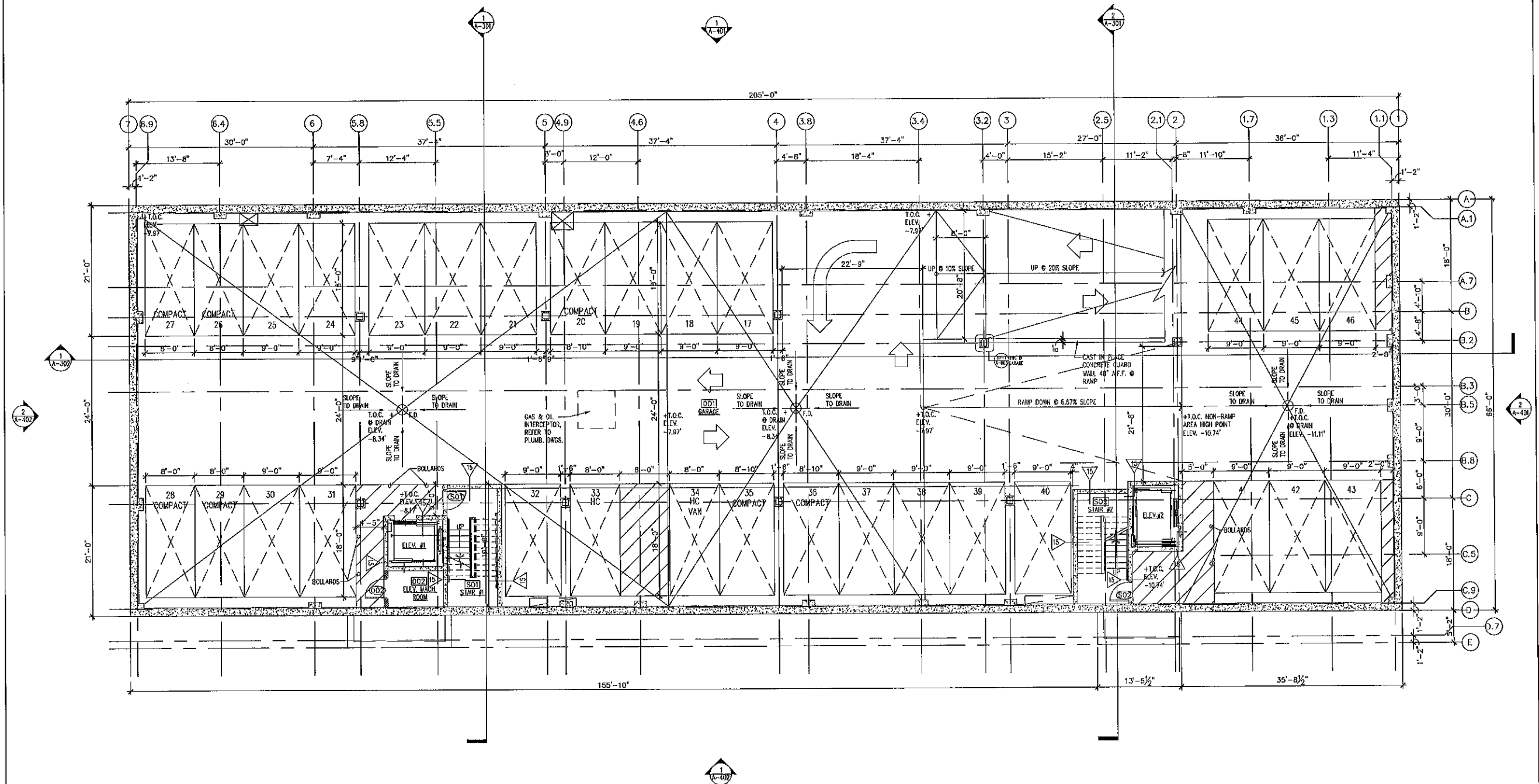
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Drawing Title:

GARAGE LOWER
LEVEL PLAN

Sheet No. **A-100**

Scale: 1/8" = 1'-0"



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 Checked By: LCN
 Date: 4/1/2019

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Project No. NFA #1303

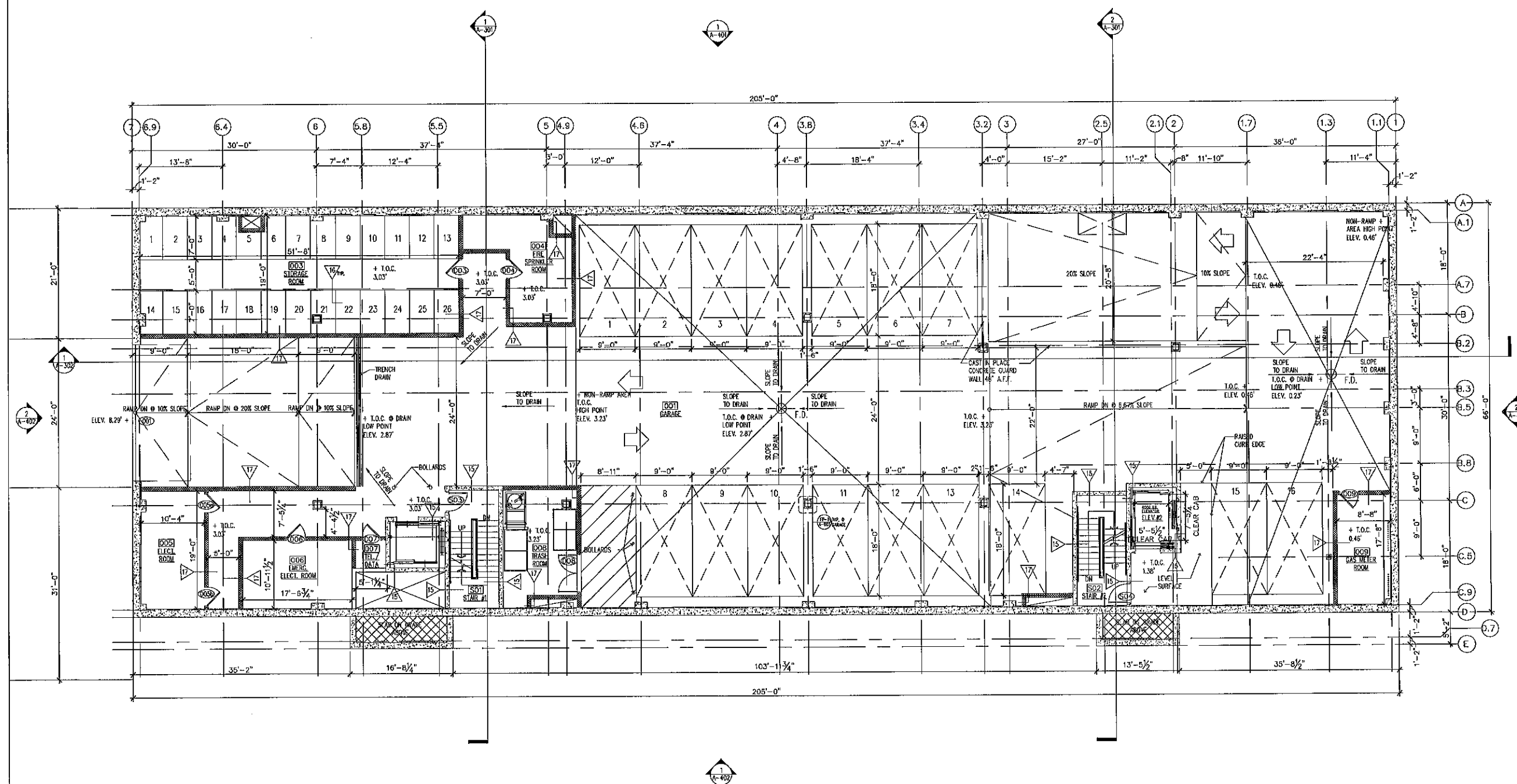
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Drawing Title:

GARAGE UPPER
 LEVEL PLAN

Sheet No. **A-101**

Scale: $1/8" = 1'-0"$



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SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS PLANNERS ENGINEERS CONSULTANTS
400 Main Street, Suite 200
Somerville, MA 02143
Tel: 617.624.9010 Fax: 617.624.9011

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Date: 4/1/2019

Revisions	

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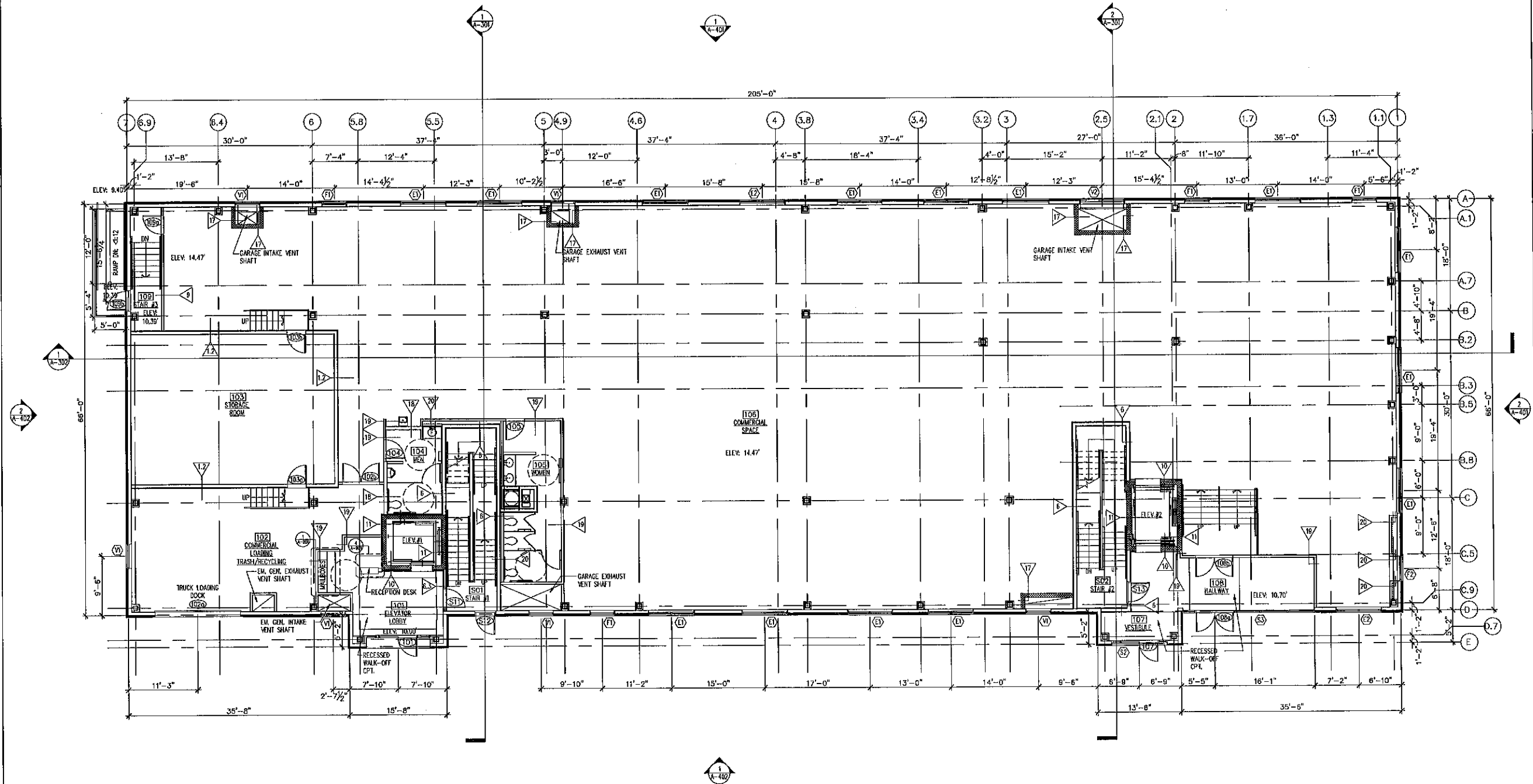
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Drawing Title: _____

FIRST FLOOR
PLAN

Sheet No. **A-102**

Scale: 1/8" = 1'-0"



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SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS - INTERIORS - LANDSCAPE ARCHITECTS - ENGINEERS
3 Monument Square
Somerville, MA 02143

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Date: 4/1/2019

Revisions

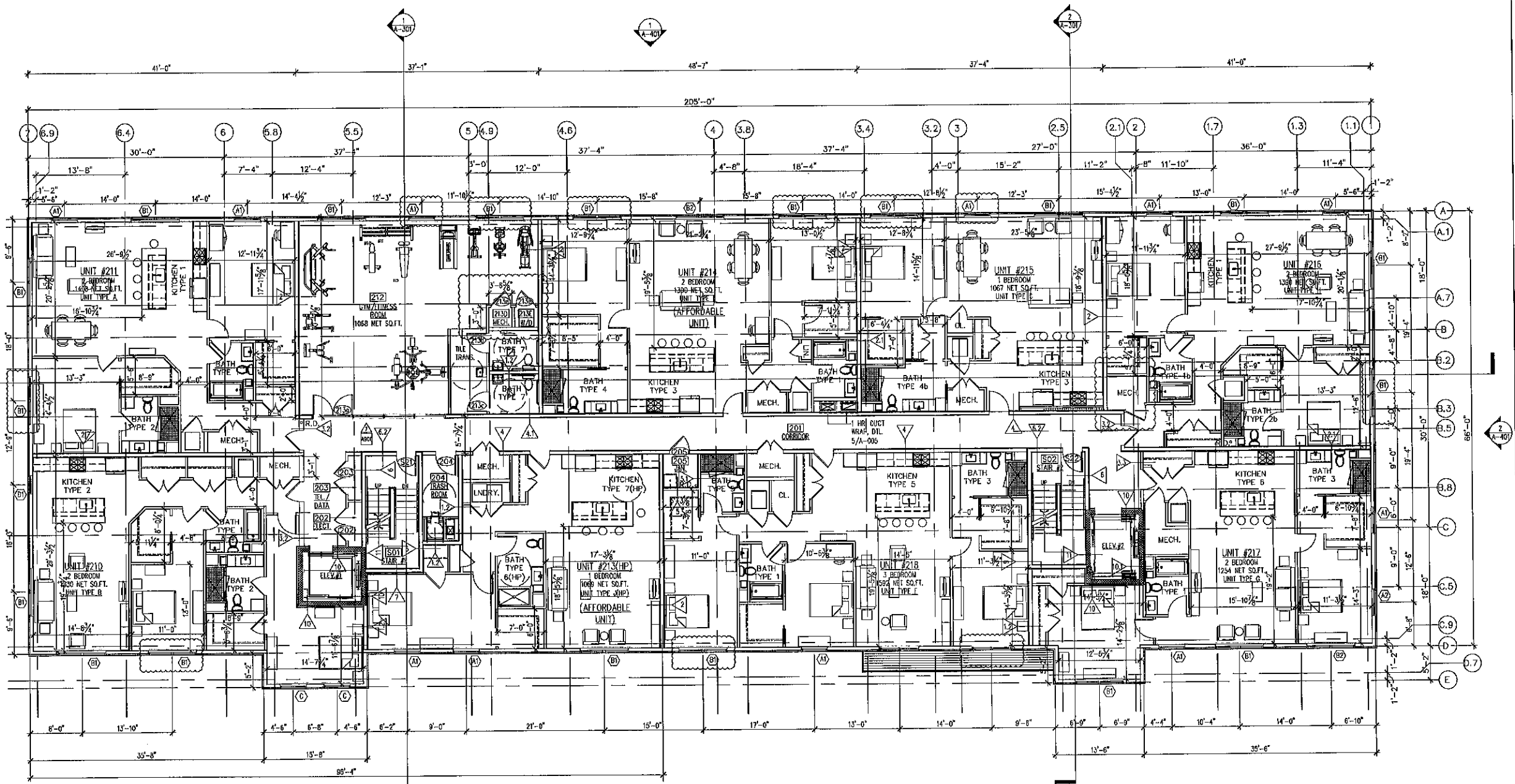
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File Name: _____

Drawing Title: _____

SECOND FLOOR
PLAN

Sheet No. **A-103**
Scale: 1/8" = 1'-0"



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SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNING/DEVELOPMENT CONSULTANTS
6 Woodmont Square, Suite 200, Somerville, MA 02143
Tel: 617.629.8777 Fax: 617.629.2418

PERMIT SET



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Date: 4/1/2019

Revisions	

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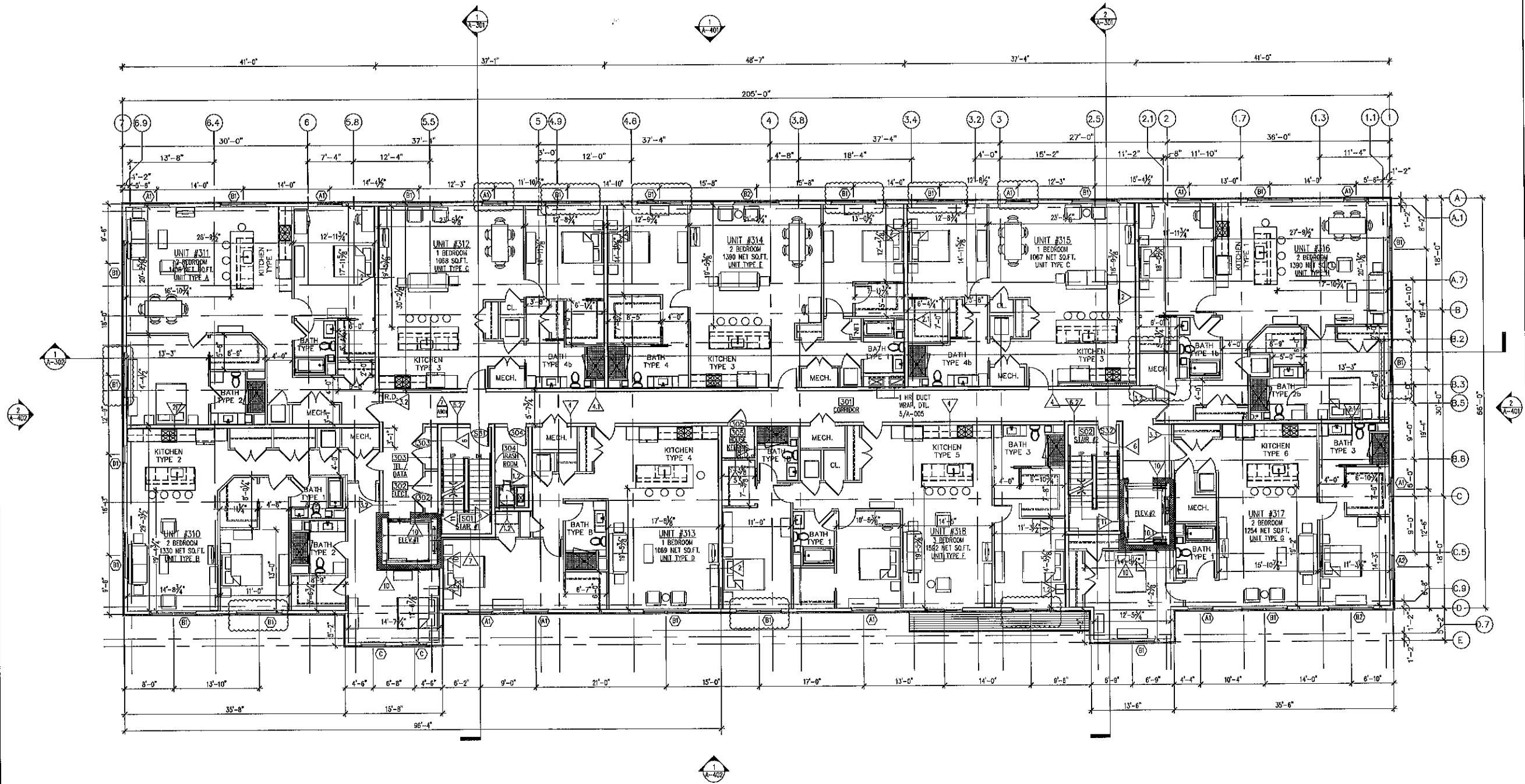
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Drawing Title: _____

THIRD FLOOR
PLAN

Sheet No. **A-104**

Scale: 1/8" = 1'-0"



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Neshamkin French Architects, Inc.
ARCHITECTS - INTERIOR DESIGNERS - PLANNERS - DEVELOPMENT CONSULTANTS
200 Main Street, Suite 200
Somerville, MA 02143
Tel: 617-625-7414

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Checked By: LCN
Date: 4/1/2019

Revisions

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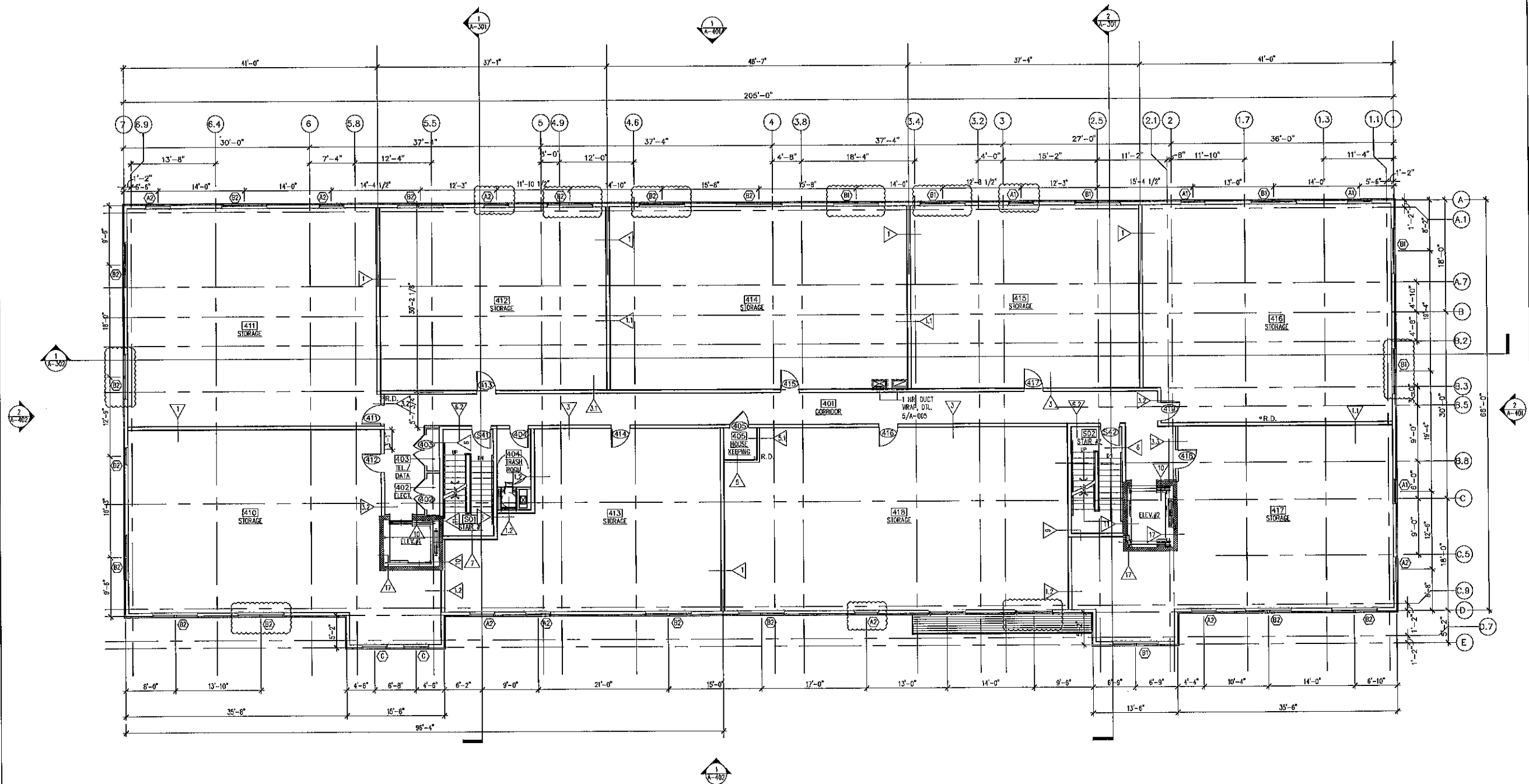
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Drawing Title:

FOURTH FLOOR
PLAN

Sheet No. **A-105**

Scale: 1/8" = 1'-0"



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ARCHITECTS • INTERIORS • PLANNING • DEVELOPMENT • CONSTRUCTION
5 Haverhill Square, Suite 200, Somerville, MA 02143
Tel: 617-624-2410 Fax: 617-624-2411

PERMIT SET



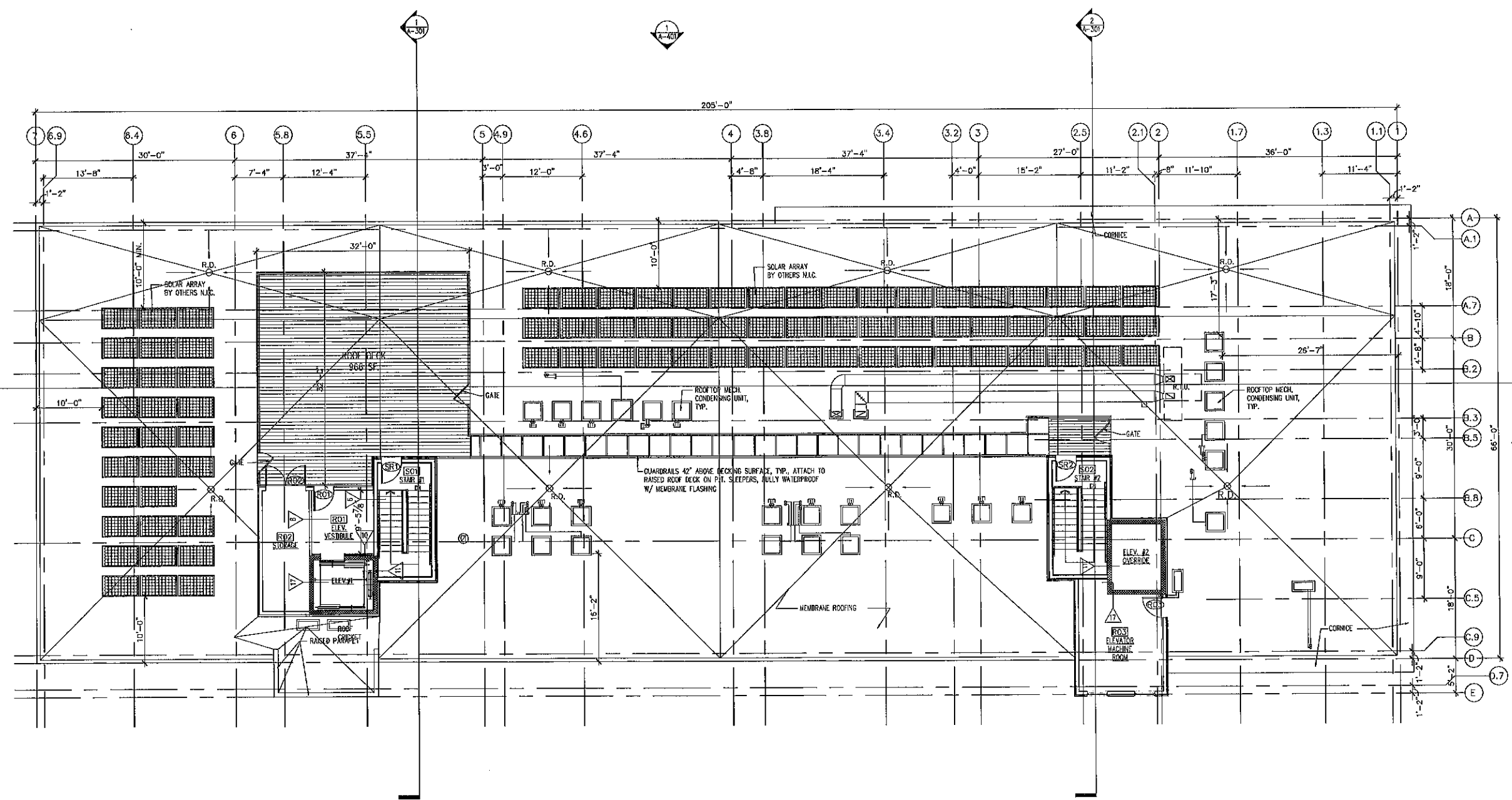
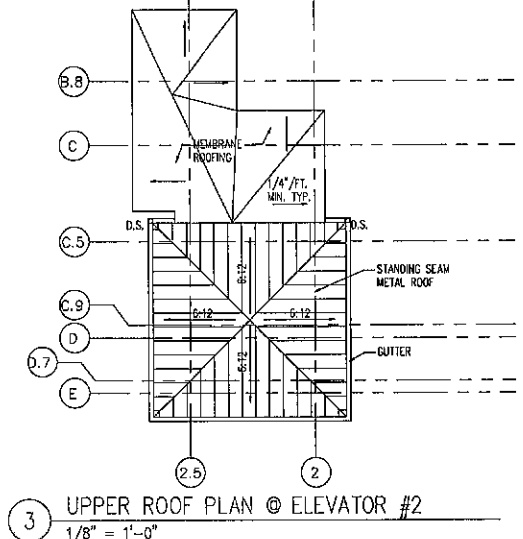
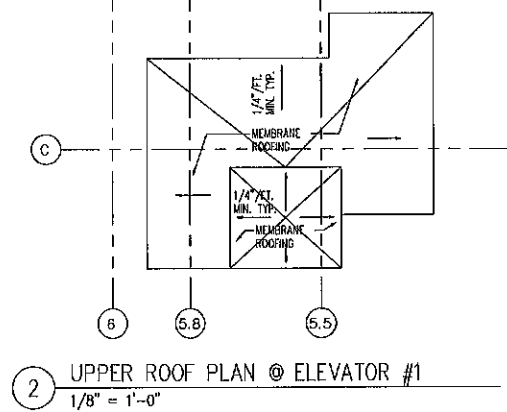
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Drawn By: JW
Checked By: LCN
Date: 4/1/2019

Revisions

Project No. NFA #1303
File Name: [Blank]
Drawing Title: ROOF PLAN

Sheet No. A-106
Scale: 1/8" = 1'-0"

ROOF NOTES:
1. TYP. LOW-SLOPE MINIMUM: 1/4" PER FOOT TO DRAINS.
2. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL UNITS AND DUCTWORK LAYOUT COORDINATION.
3. C.C. SHALL COORDINATE ROOF PENETRATIONS SO AS NOT TO INTERFERE WITH ROOF DECK AND WALKWAY LOCATIONS.
4. PROVIDE ROOF CRICKETS AS NECESSARY TO ENSURE PROPER SLOPE TO DRAINS.
5. ROOF EQUIPMENT SHALL BE 10'-0" MIN. FROM ROOF EDGES.



1 MAIN ROOF PLAN
1/8" = 1'-0"

350
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Neshamkin French Architects, Inc.
ARCHITECTS / PLANNERS / ENGINEERS / INTERIORS
5 Monument Square
Cambridge, MA 02142
Tel: 617.252.2122
Fax: 617.252.2121

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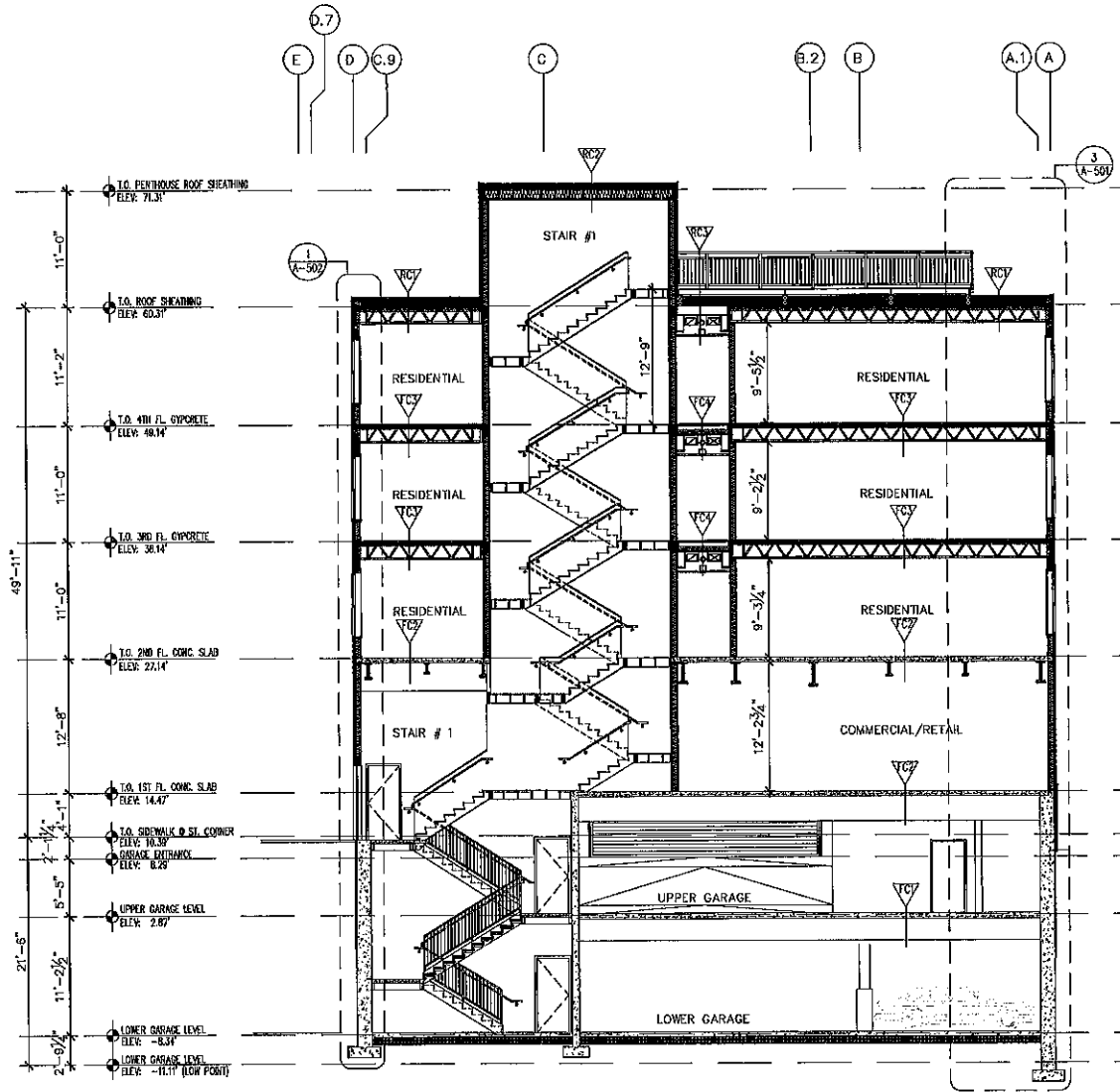
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Date: 4/1/2019

Revisions

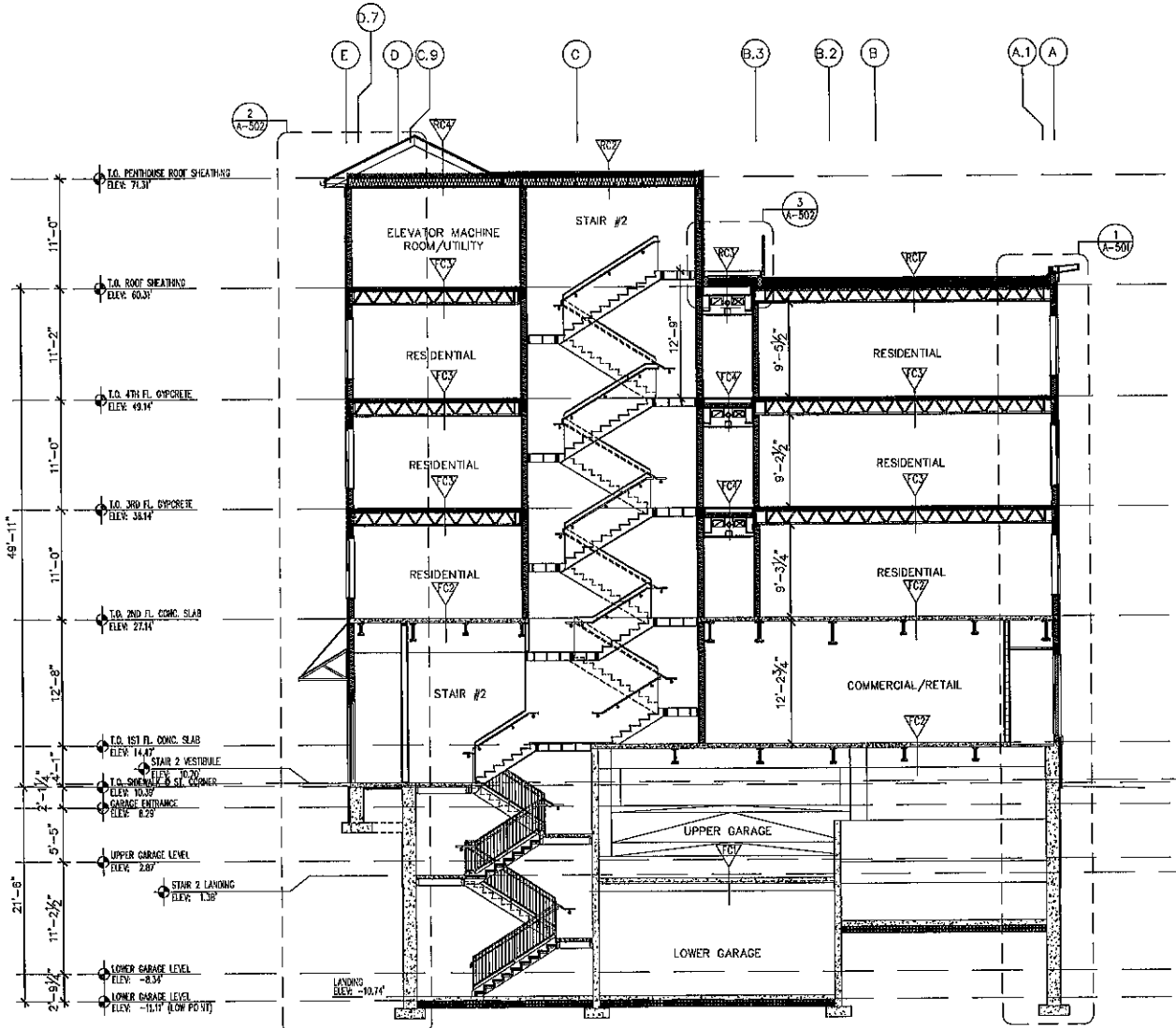
Project No. NFA #1303
File Name: _____
Drawing Title: _____

BUILDING
SECTIONS
(TRANSVERSE)

Sheet No. **A-301**
Scale: 1/4" = 1'-0"



1 TRANSVERSE BUILDING SECTION
1/8" = 1'-0"



2 TRANSVERSE BUILDING SECTION
1/8" = 1'-0"

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MYSTIC AVENUE

SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, ENGINEERS, ENVIRONMENTAL CONSULTANTS
600 Beacon Street, Suite 200, Boston, MA 02116
Tel: 617.267.2400

PERMIT SET



Stamped By: [Signature]
Drawn By: JW
Checked By: LCN
Date: 4/1/2019

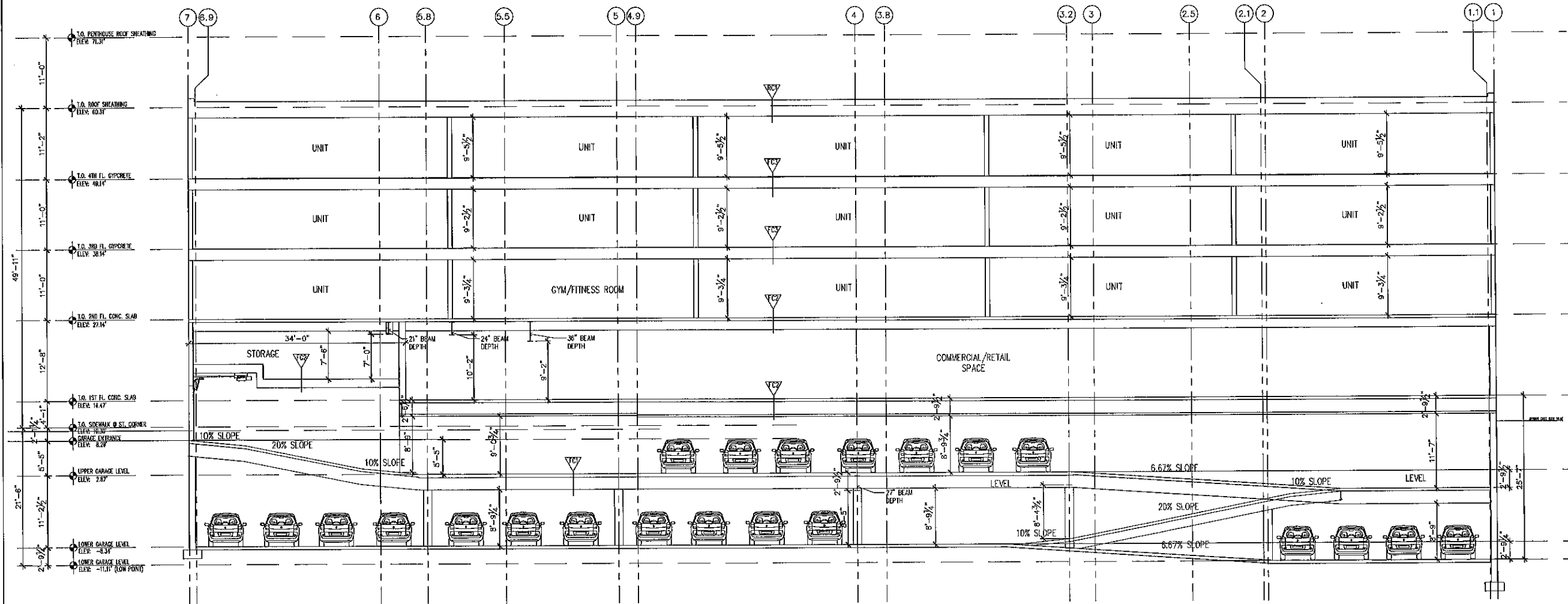
Revisions

Project No. NFA #1303
File Name:
Drawing Title:

BUILDING
SECTION
(LONGITUDINAL)

Sheet No. **A-302**

Scale: 1/8" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"

350
MYSTIC AVENUE

SOMERVILLE, MA



Neshamkin French Architects, Inc.
PROFESSIONAL ARCHITECTS
5 Monument Square
Charlestown, MA 02129
Tel: 617.247.7410
Fax: 617.247.7411

PERMIT SET



Stamped By: _____
Drawn By: JWV
Checked By: LCN
Date: 4/1/2019

Revisions

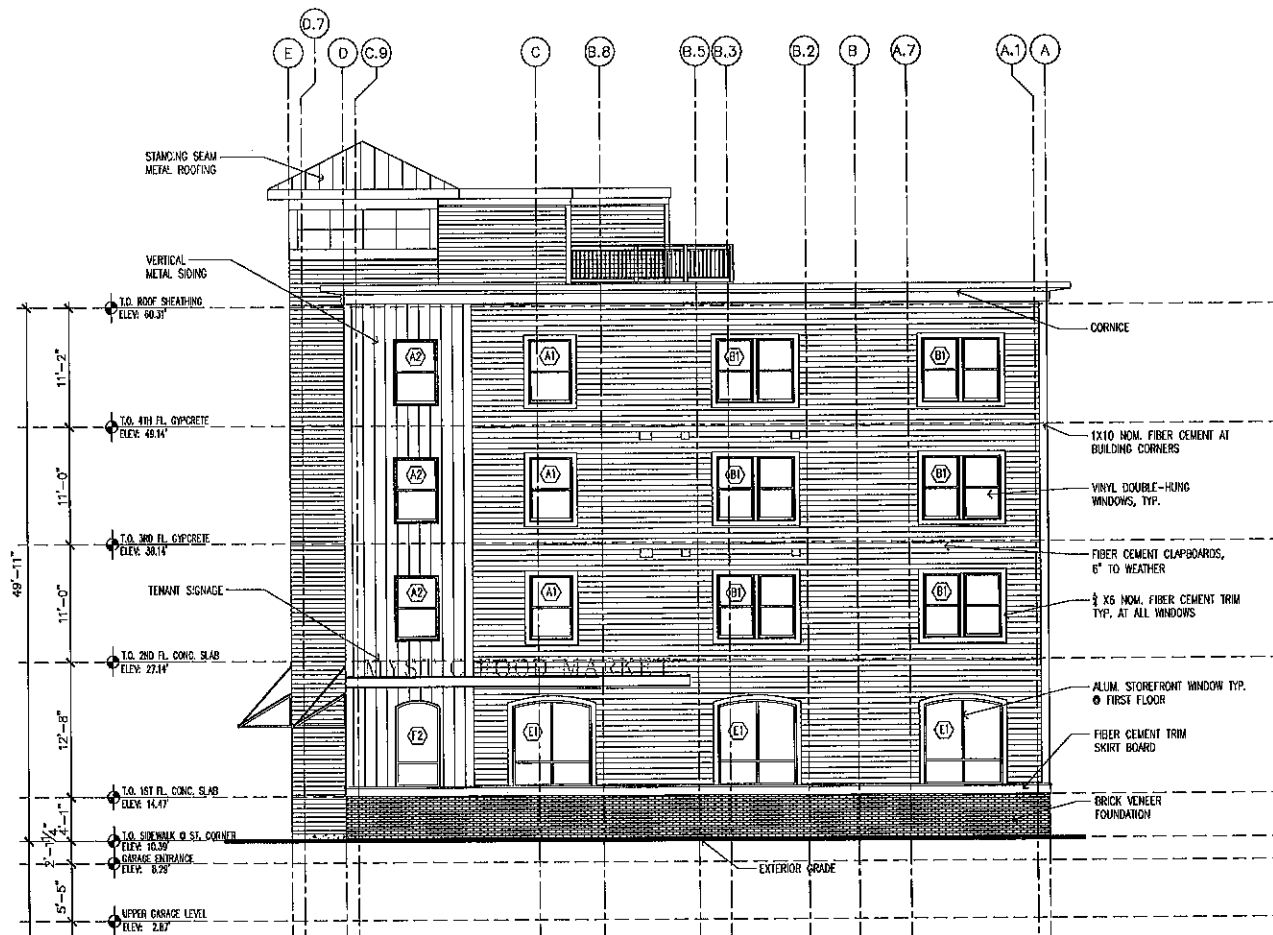
Project No. NFA #1303
File Name: _____
Drawing Title:

EXTERIOR
ELEVATIONS

Sheet No. **A-401**
Scale: 1/8" = 1'-0"



1 WHEATLAND STREET ELEVATION
1/8" = 1'-0"



2 MYSTIC AVENUE ELEVATION
1/8" = 1'-0"

350
MYSTIC AVENUE

SOMERVILLE, MA



Neshamkin French Architects, Inc.
ARCHITECTS • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTS
1 Monument Square
Charlottesville, MA 01119
Tel: 413-261-2412
Fax: 413-261-2414

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Drawn By: JW
Checked By: LCN
Date: 4/1/2019

Revisions	

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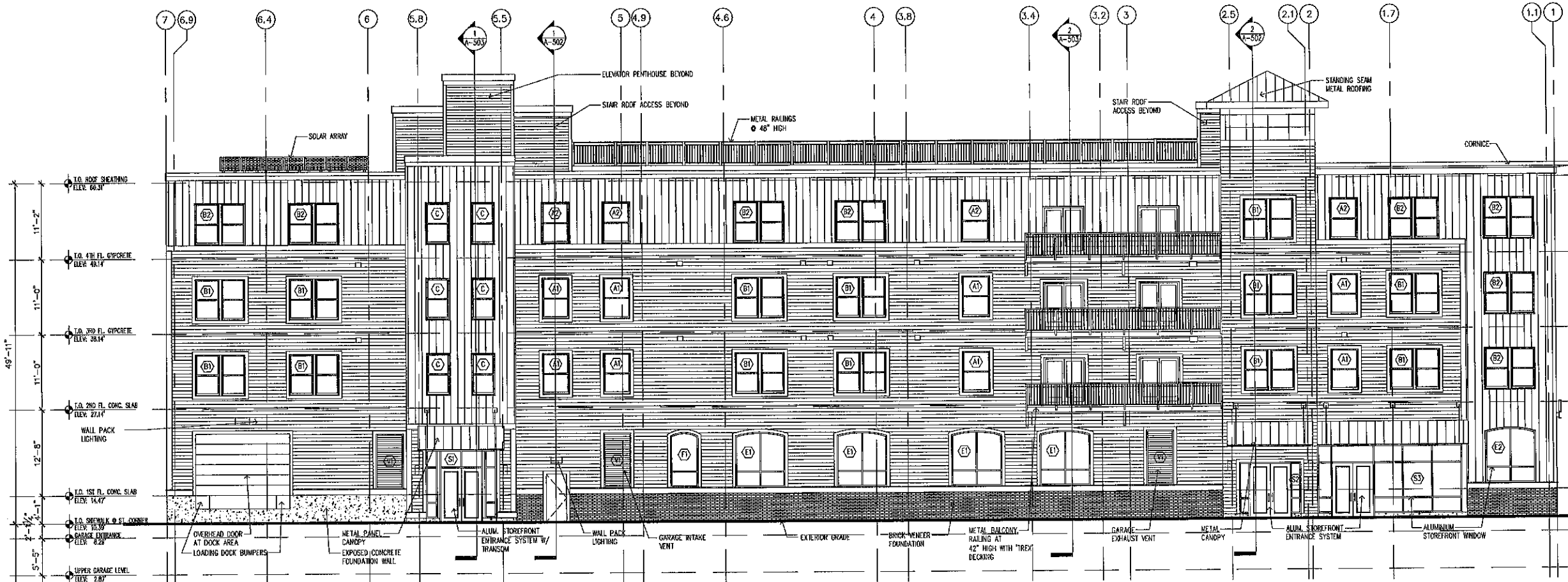
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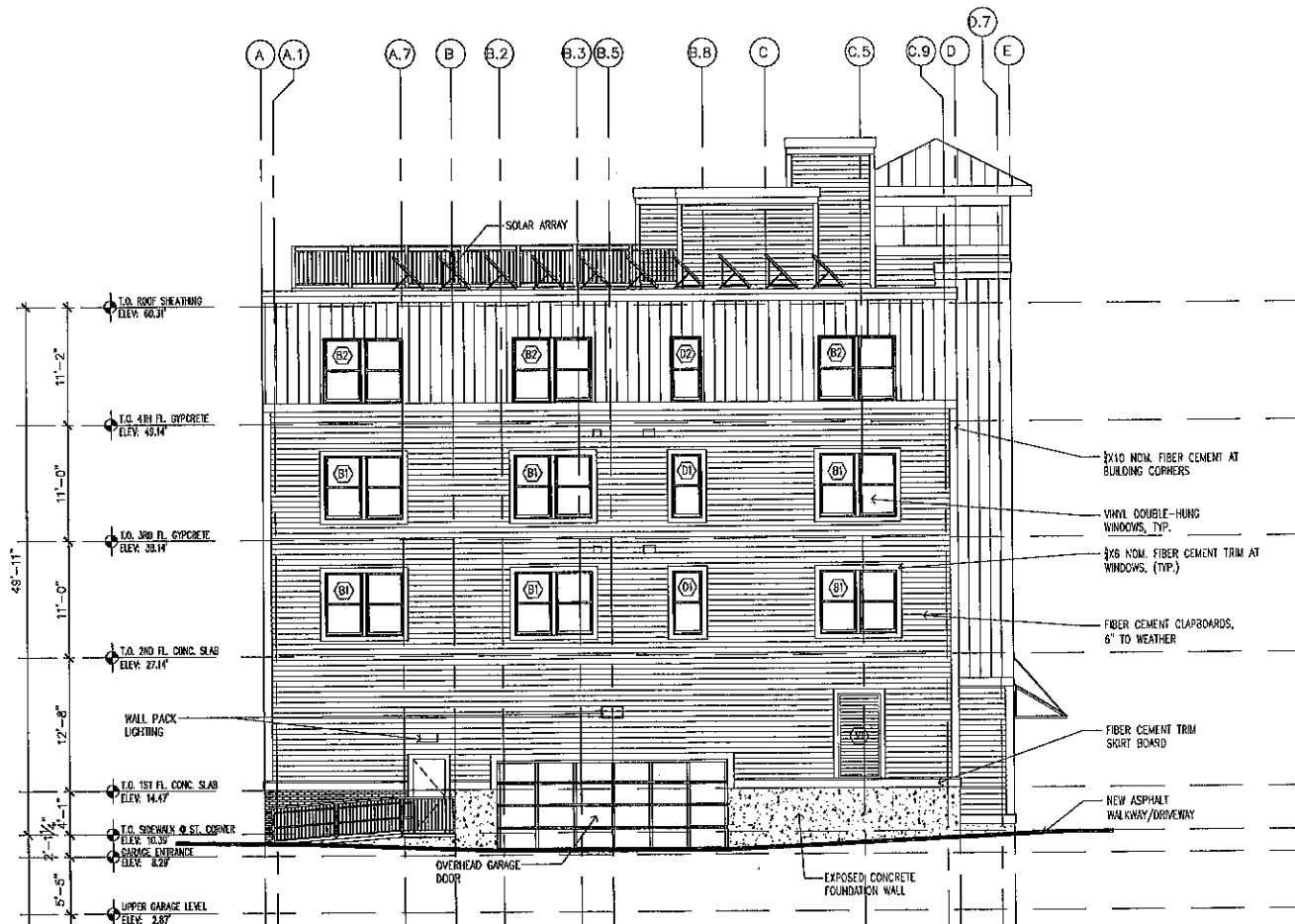
EXTERIOR
ELEVATIONS

Sheet No. **A-402**

Scale: 1/8" = 1'-0"

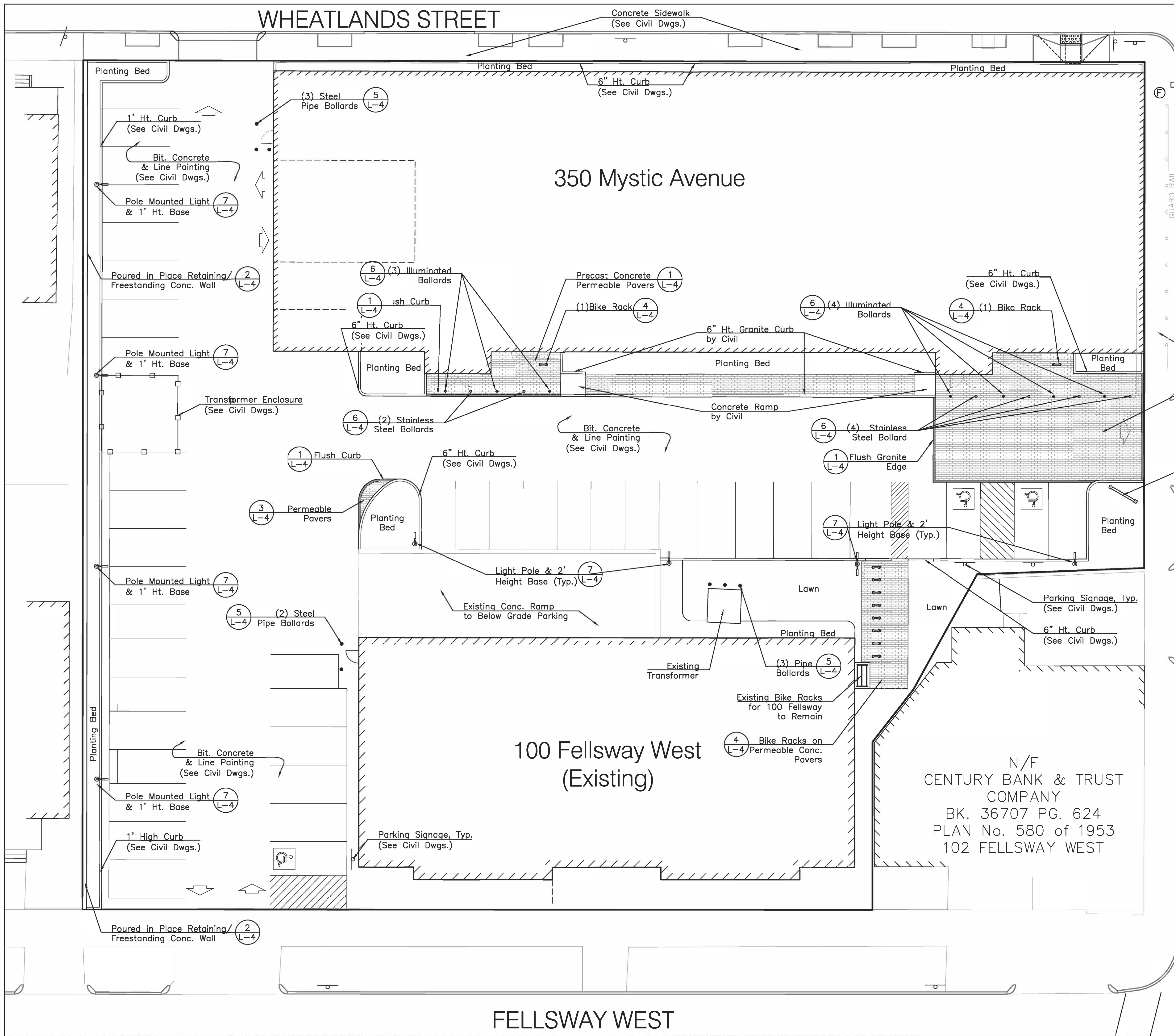


1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"





- NOTES:
1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
 2. Landscape Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect.
 3. At the time of construction, enlargements of individual areas of the plan will be provided to the contractor upon request as needed.

- LEGEND
- Flush Curb
 - Curb by Civil
 - Steel Pipe Bollards
 - ⊕ Illuminated Bollards
 - Decorative Steel Bollard
 - ⊖ Light Pole

Concrete Sidewalk
(See Civil Dwgs.)

Precast
Concrete
Permeable
Pavers

Sign
(By Owner)



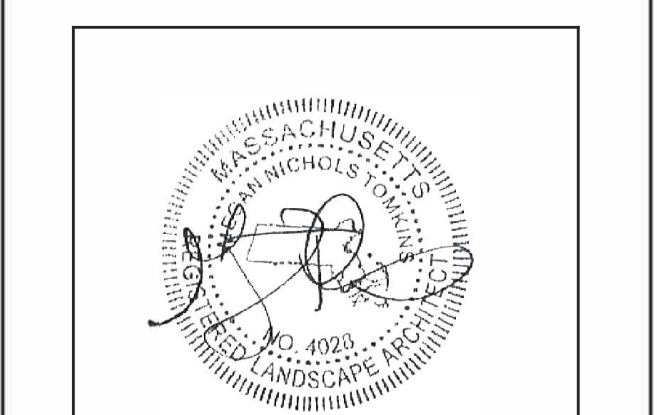
350
MYSTIC AVENUE

SOMERVILLE, MA



CBA Landscape Architects LLC
14 THORNDIKE STREET • CAMBRIDGE, MA 02141
Phone: 617.545.9760 | www.cbaind.com | cba@cbaind.com
landscape architecture
urban design
master planning

PERMIT SET



Stamped By: _____
Drawn By: MNT/AK
Checked By: CCB
Date: 04/01/2019

Revisions	

Project No. NFA #1303
File Name: _____
Drawing Title:

LANDSCAPE
MATERIALS
PLAN

Sheet No. L-1
Scale: 3/32" = 1'-0"



PLANTING NOTES

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
3. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
4. All plant materials to be selected by the Landscape Arch. with the Contractor at the nursery.
5. All plants to be located on the site for approval of the Landscape Arch. prior to installation.
6. If the plant list does not agree with the planting plan, the plan shall be followed.
7. The Contractor shall guarantee all plant materials for one year following installation.
8. All plant beds to receive 3” shredded bark mulch; supply sample for approval of Land. Arch.
9. All planting beds to have a minimum 12” depth of topsoil. All lawns to be seed and hydro seeded. Repair all disturbed lawn areas. Add topsoil to disturbed lawns so that there is minimum 6” depth of topsoil. For new lawns rototill subsoil before adding topsoil to a depth of 6” except where root structures prohibit. Topsoil must be added over exposed tree roots.
10. No substitution of plant materials shall be allowed without approval of Landscape Architect.
11. No trees are to be planted before the rough grades have been accepted by the Civil Engineer.
12. All landscaped areas disturbed by construction inside/outside the Limit of Work are to be repaired by the Contractor at no additional cost to owner.

IRRIGATION NOTES

1. Irrigation system to be design/build. Irrigation company and design to be approved by Landscape Architect; provide plan for approval, before installation begins.
2. Control box to be approved by Owner, shall be sized to provide 100% coverage of all proposed planting beds and lawns, and shall have a minimum of 4 zones.
3. Irrigation to provide 100% coverage of all planting and lawn areas.
4. 'Drip' system for use at all planting beds. Drip for the plant beds shall not be installed until after plants are installed.
5. All spray heads for lawn areas are to be high efficiency.
6. Irrigation system to be guaranteed for one (1) year following installation. Contractor to provide first winterization and spring start up.
7. Contractor to provide irrigation sleeves under paved areas. Seal all pipe ends and joints tightly.
8. Contractor to provide an "As-Built Plan", which includes sleeve locations, zone information and Operation Instructions.
9. Location of rain gauge to be determined in field with Landscape Architect and Owner.

PLANT LIST

TREES

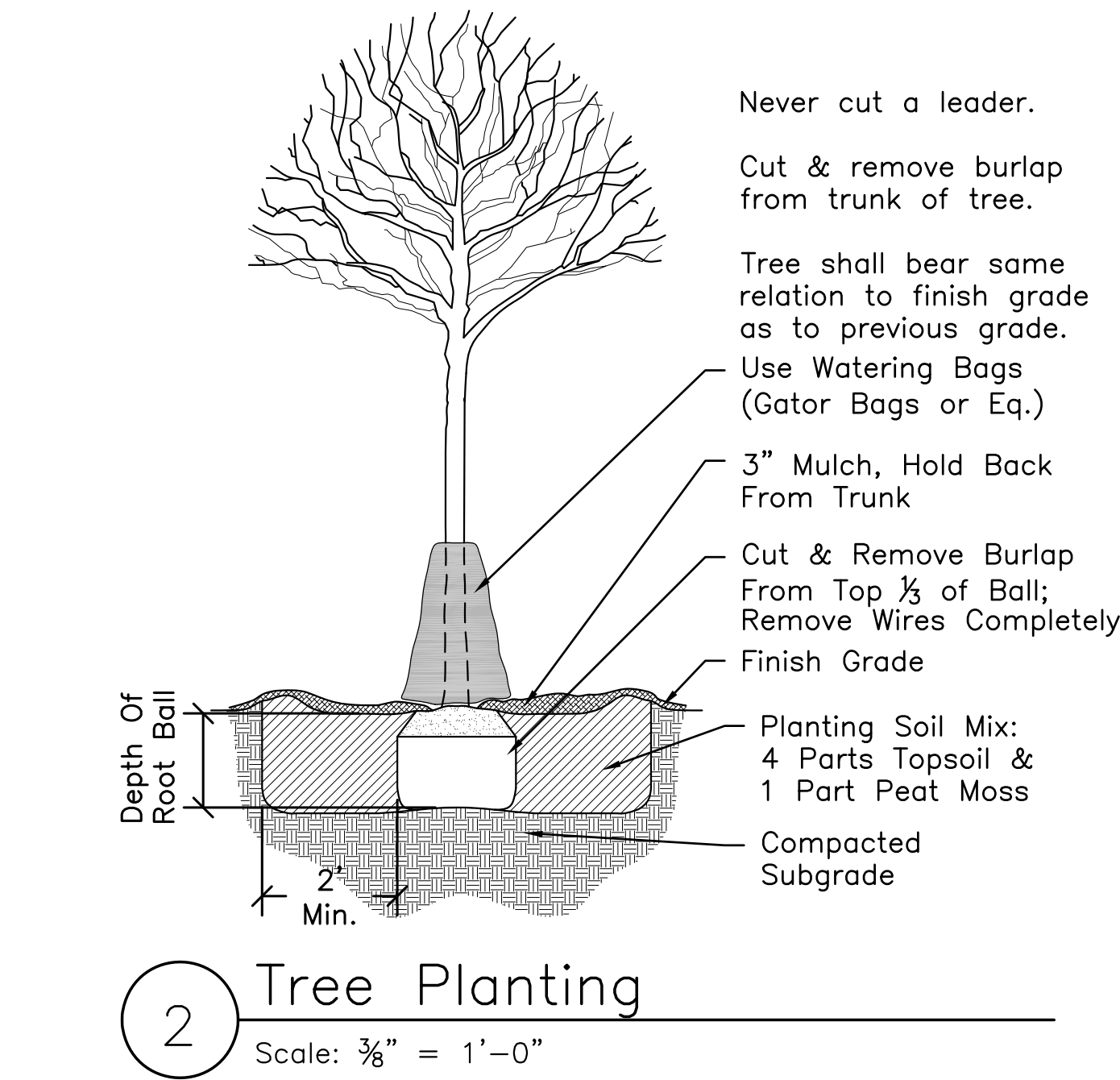
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARS	3	Acer rubrum 'Sunset'	'Sunset' Red Maple	3–3.5" cal.	
BNL	4	Betula nigra 'Little King'	'Little King' River Birch	5–6' Ht.	multi-stemmed
CBF	16	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	2–2.5" cal.	
MSW	3	Magnolia stellata 'Waterlily'	'Waterlily' Star Magnolia	5–6' Ht.	multi-stemmed

SHRUBS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CAI	14	Cornus alba 'Ivory Halo'	Variegated Red Twig Dogwood	2.5–3' Ht.	
CSF	6	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	2.5–3' Ht.	
IGS	16	Ilex galbra 'Shamrock'	Dwarf Inkberry Hall	2.5–3' Ht.	
RAG	11	Rhus aromatica 'Gro–Lo'	Gro–Lo Sumac	1–1.5' Sprd.	
RKP	9	Rosa 'Knockout Pink'	Pink Knockout Rose	2.5–3' Ht.	
VDB	6	Viburnum dentatum 'Blue Muffin'	'Blue Muffin' Arrowwood Viburnum	3–3.5' Ht.	

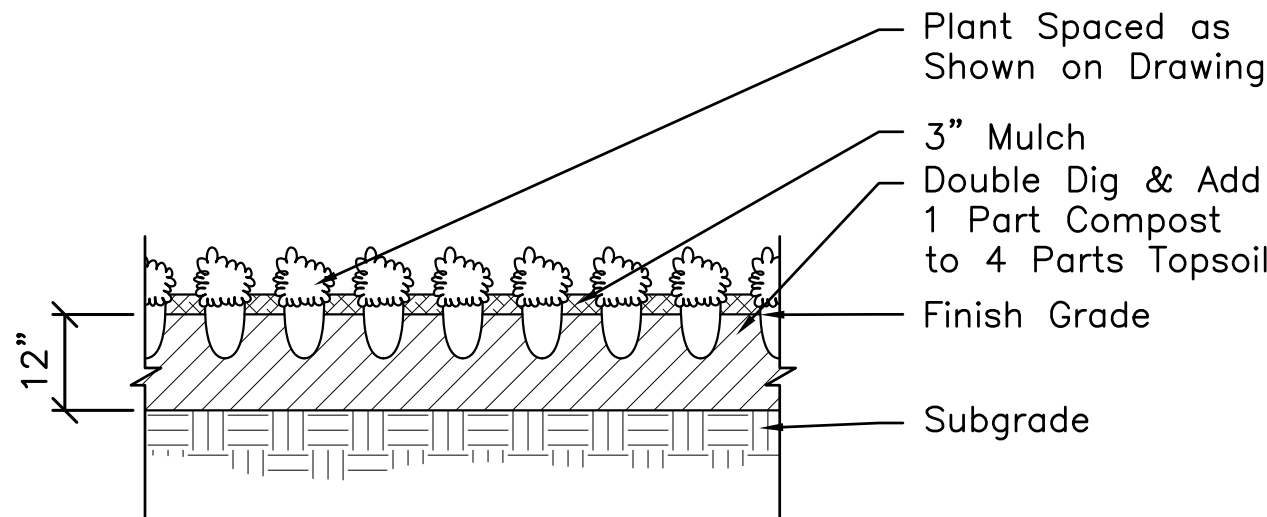
PERENNIALS AND GRASSES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HHR	116	Hemerocallis 'Rosy Returns'	Pink Everblooming Daylily	1 gal.	15" O.C.
GCB	24	Geranium cantabrigense 'Biokovo'	'Biokovo' Cransbill	1 gal.	15" O.C.
LIS	1213	Liriope spicata	Lilyturf	4" pots	12" O.C.
NFD	51	Nepeta faasseni 'Dropmore'	Catmint	1 gal.	24" O.C.
PVH	40	Panicum virgatum 'Heavy Metal'	'Heavy Metal' Switchgrass	1 gal.	24" O.C.
PAL	20	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	1 gal.	24" O.C.
RFG	47	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	24" O.C.
RFL	14	Rudbeckia fulgida 'Little Goldstar'	Dwarf Black Eyed Susan	1 gal.	24" O.C.



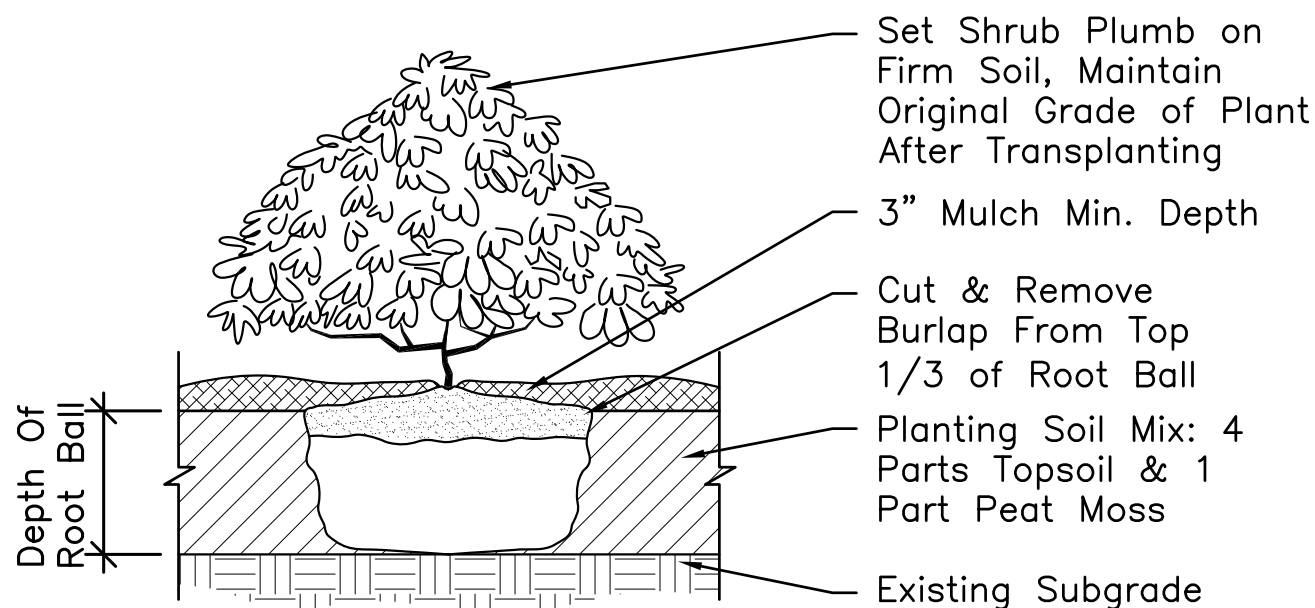
Tree Planting

Scale: 3/8" = 1'–0"



Groundcover & Perennials

Scale: 1/2" = 1'–0"



NOTE:

1. New shrub beds to have a minimum of one foot planting soil.

Shrub Planting

Scale: 1/2" = 1'–0"

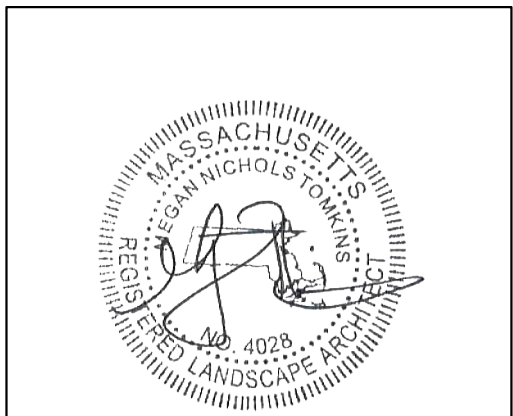
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MYSTIC AVENUE

SOMERVILLE, MA



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urban design
master planning

PERMIT SET



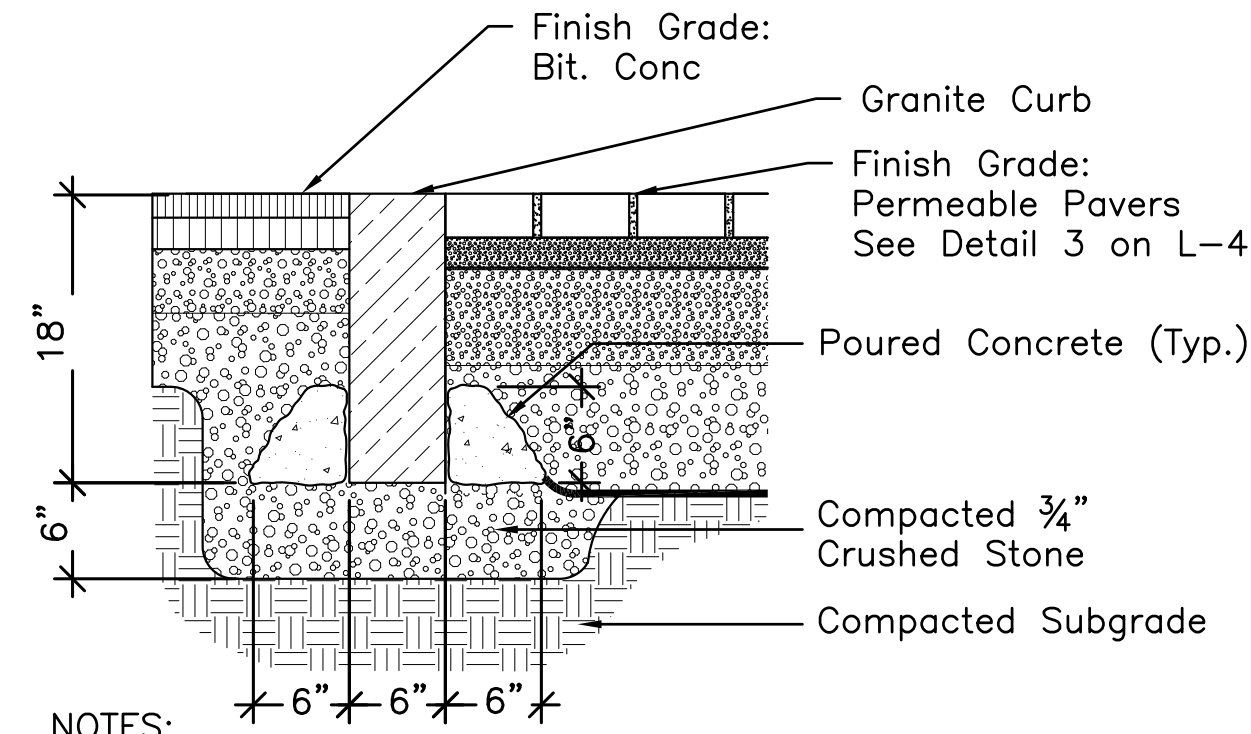
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Checked By: CCB
Date: 04/01/2019

Revisions		

Project No. NFA #1303
File Name:
Drawing Title:

PLANTING
NOTES &
DETAILS

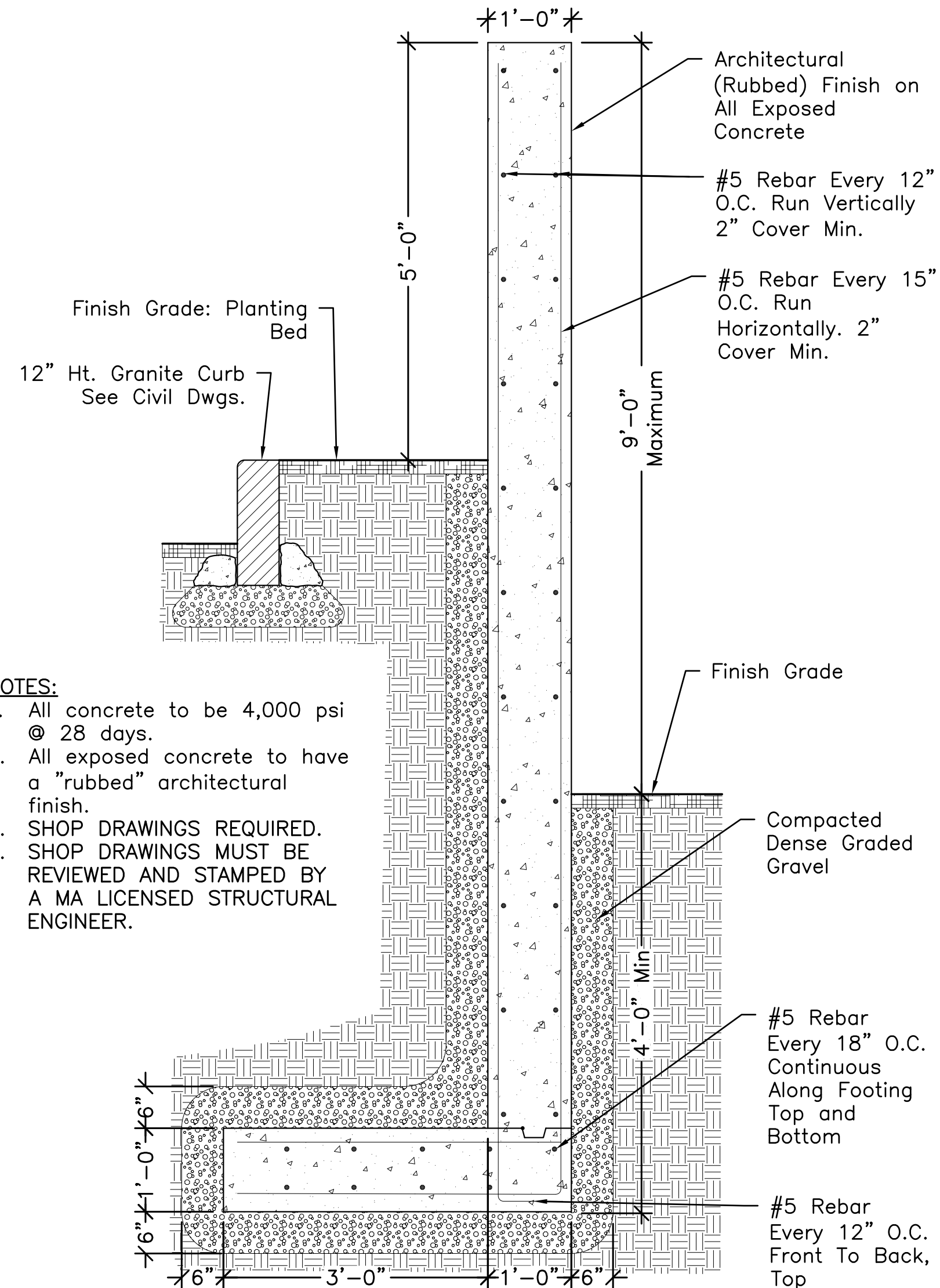
Sheet No. L-3.1
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- NOTES:**
1. Submit granite curb sample for approval by Landscape Architect.
 2. Contractor to submit shop drawing showing curb lengths and curb layout.

Flush Granite Edge

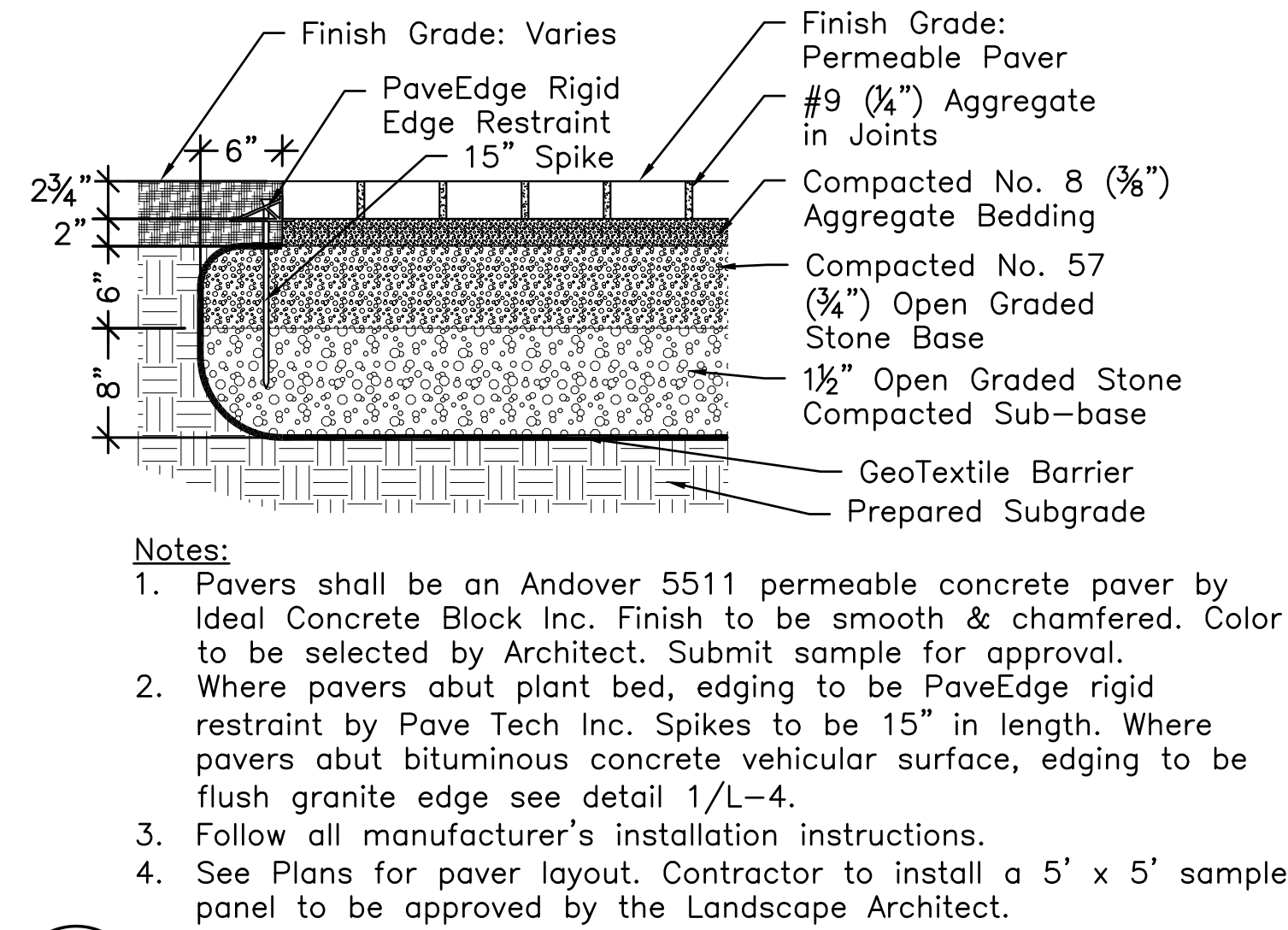
Scale: 1" = 1'-0"



- NOTES:**
1. All concrete to be 4,000 psi @ 28 days.
 2. All exposed concrete to have a "rubbed" architectural finish.
 3. SHOP DRAWINGS REQUIRED. SHOP DRAWINGS MUST BE REVIEWED AND STAMPED BY A MA LICENSED STRUCTURAL ENGINEER.

Poured In Place Retaining/Freestanding Concrete Wall

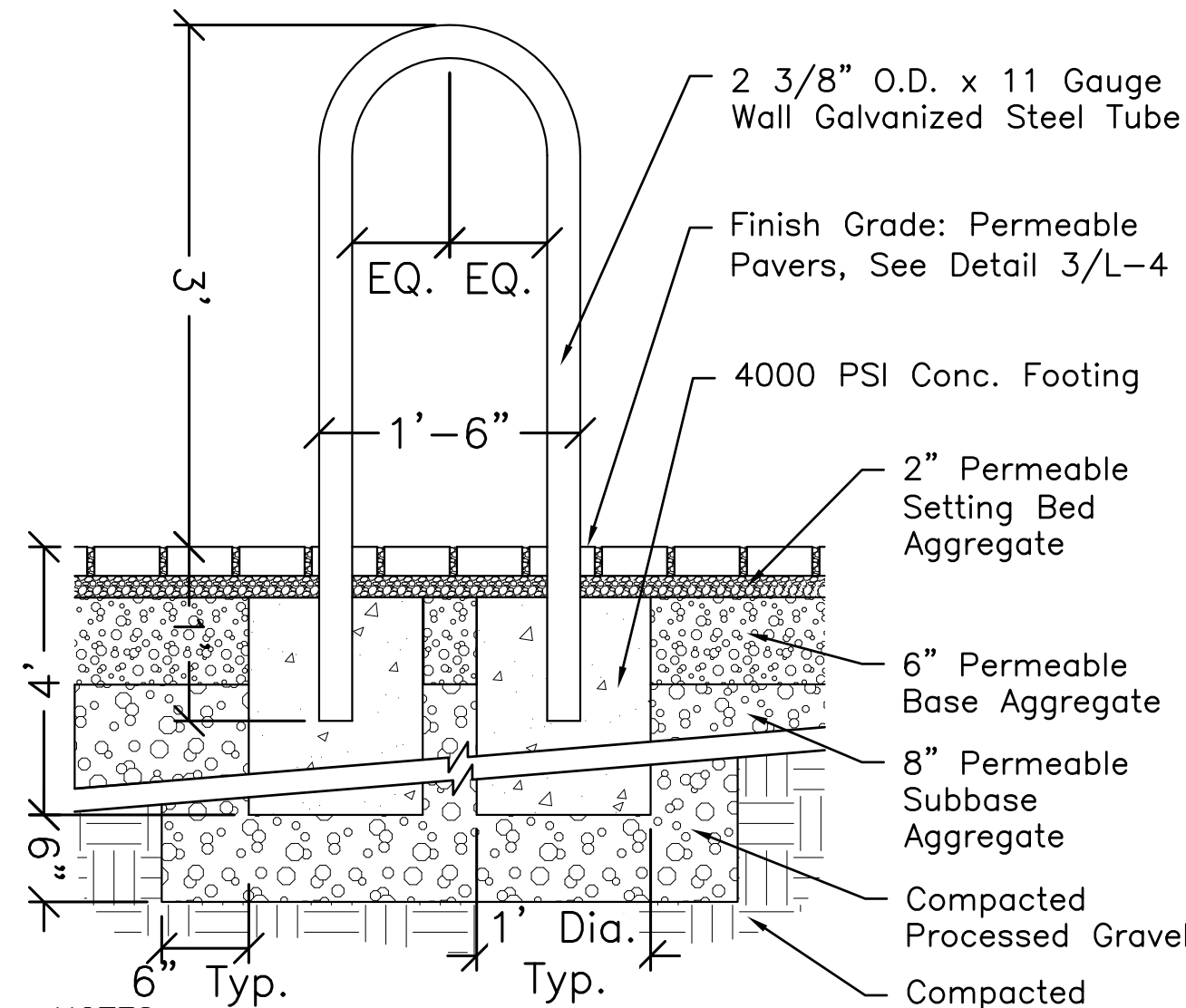
Scale: 3/4" = 1'-0"



- Notes:**
1. Pavers shall be an Andover 5511 permeable concrete paver by Ideal Concrete Block Inc. Finish to be smooth & chamfered. Color to be selected by Architect. Submit sample for approval.
 2. Where pavers abut plant bed, edging to be PaveEdge rigid restraint by Pave Tech Inc. Spikes to be 15" in length. Where pavers abut bituminous concrete vehicular surface, edging to be flush granite edge see detail 1/L-4.
 3. Follow all manufacturer's installation instructions.
 4. See Plans for paver layout. Contractor to install a 5' x 5' sample panel to be approved by the Landscape Architect.

Precast Concrete Permeable Pavers

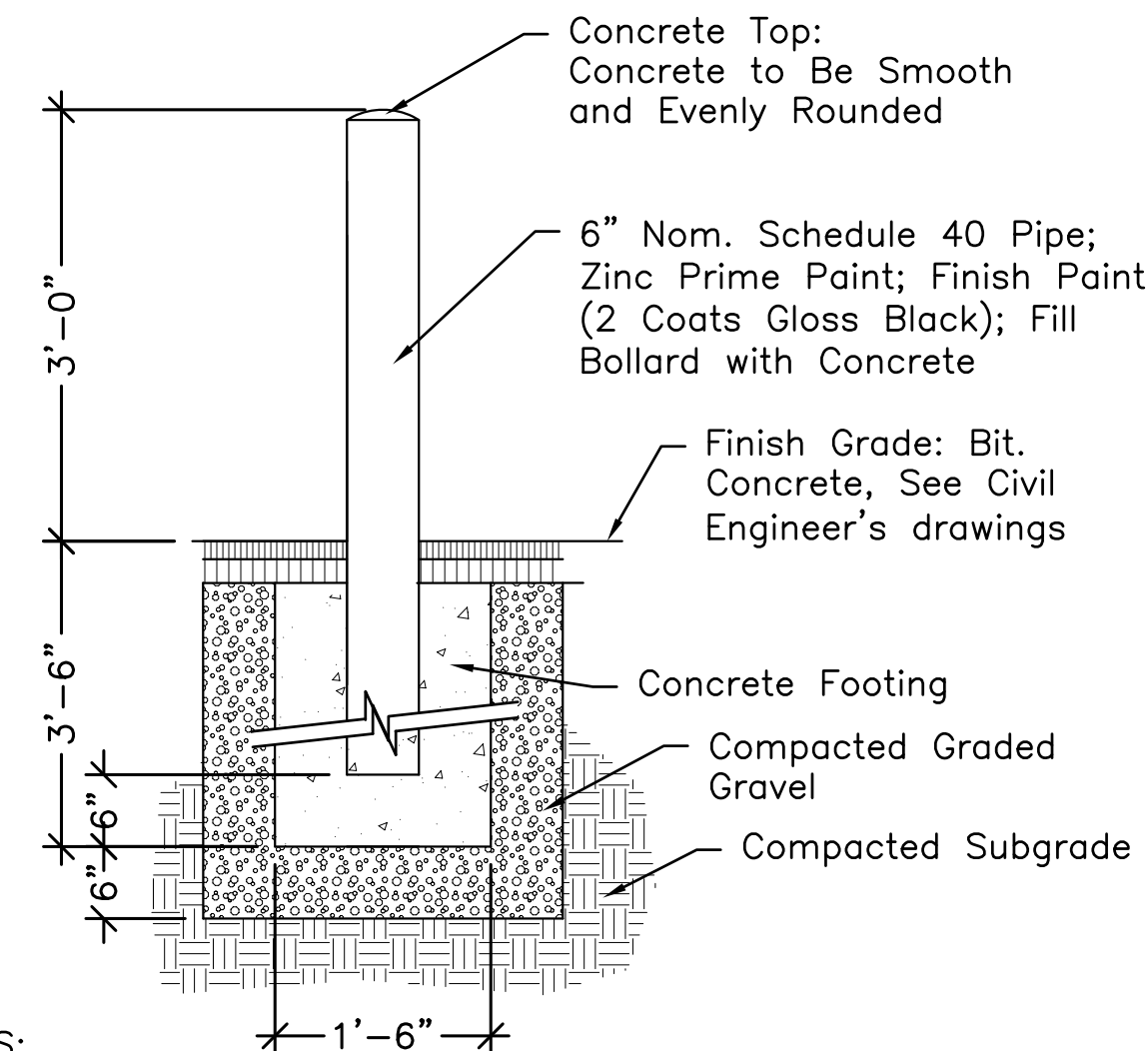
Scale: 1" = 1'-0"



- NOTES:**
1. Finish to be polyester powdercoat.
 2. Color to be black.

Bike Rack

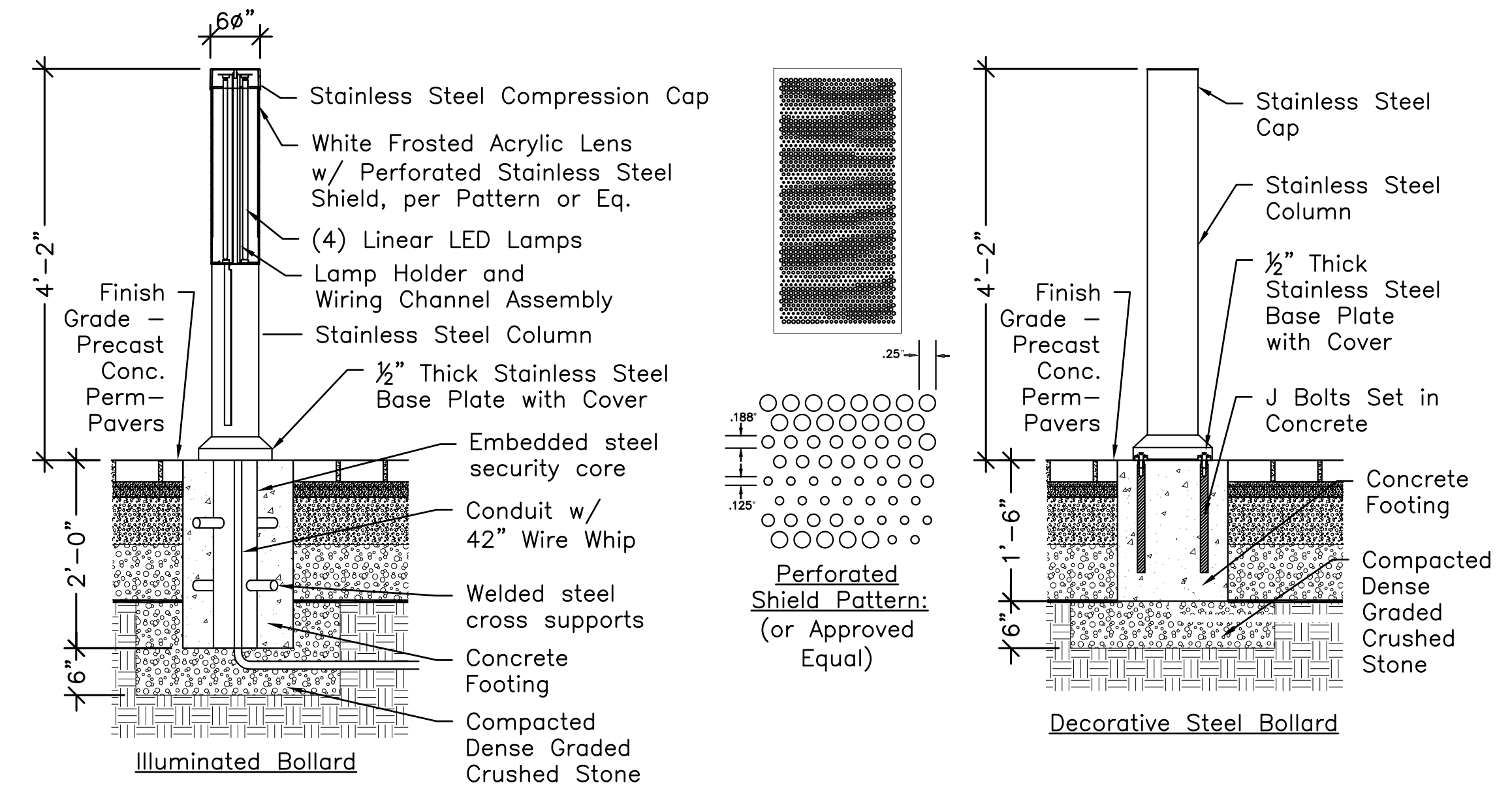
Scale: 1" = 1'-0"



- NOTES:**
1. Bollard cap to be concrete top.
 2. Bollard to be concrete filled schedule 40 pipe.
 3. Once bollard is set, paint concrete top and bollard black with (2) coats of paint.

Steel Pipe Bollard

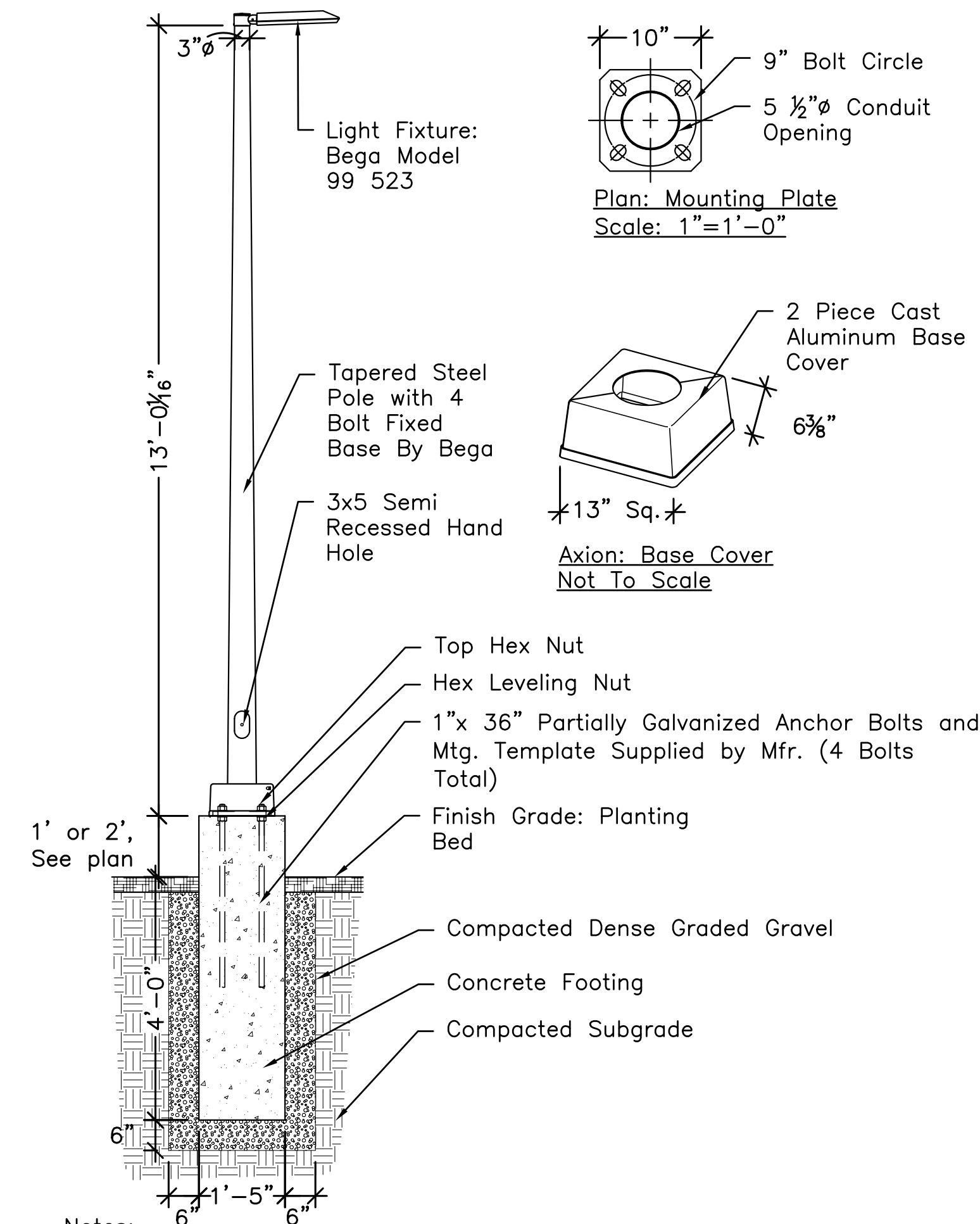
Scale: 3/4" = 1'-0"



- Notes:**
1. Shop Drawings Required.
 2. Illuminated Bollard to be Light Column Bollard Series 600 Model: LBLCO-604-Satin-3K-Security with "Scape" pattern shield and Stainless Steel Bollard to be LBLCO-604-N-CS by Forms + Surfaces (ph: 1.800.451.0410).
 3. Follow all manufacturer's specifications and installation instructions.
 4. Coordinate installation with electrical engineering drawings.

Illuminated Bollard and Stainless Steel Bollard

Scale: 3/4" = 1'-0"



- Notes:**
1. SHOP DRAWINGS REQUIRED. MA LICENSED STRUCTURAL ENGINEER TO REVIEW AND APPROVE/STAMP CONCRETE FOOTINGS.
 2. Follow all Manufacturer's installation instructions.
 3. Contractor to submit all product literature for approval prior to ordering.
 4. Light fixture to be Bega Model 99519 Pole Top Luminaire.
 5. Light pole to be Bega tapered steel pole with a top diameter of 3". Height of pole to be 12' or 13' - see drawing for locations, total height of fixture to be 15'.
 6. Coordinate installation with electrical engineering drawings.

Pole Mounted Light

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

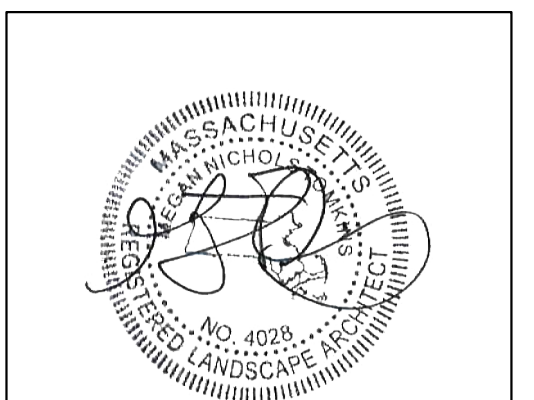
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MYSTIC AVENUE

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landscape architecture
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Stamped By:
Drawn By: MNT/AK
Checked By: CCB
Date: 04/01/2019

Revisions		

Project No. NFA #1303
File Name: 350Mys-L4-details.dwg
Drawing Title:

LANDSCAPE DETAILS

Sheet No. L-4
Scale: AS NOTED