



PROJECT:
McGrath Residences

PROJECT ADDRESS:
394 McGRATH HIGHWAY
SOMERVILLE, MA

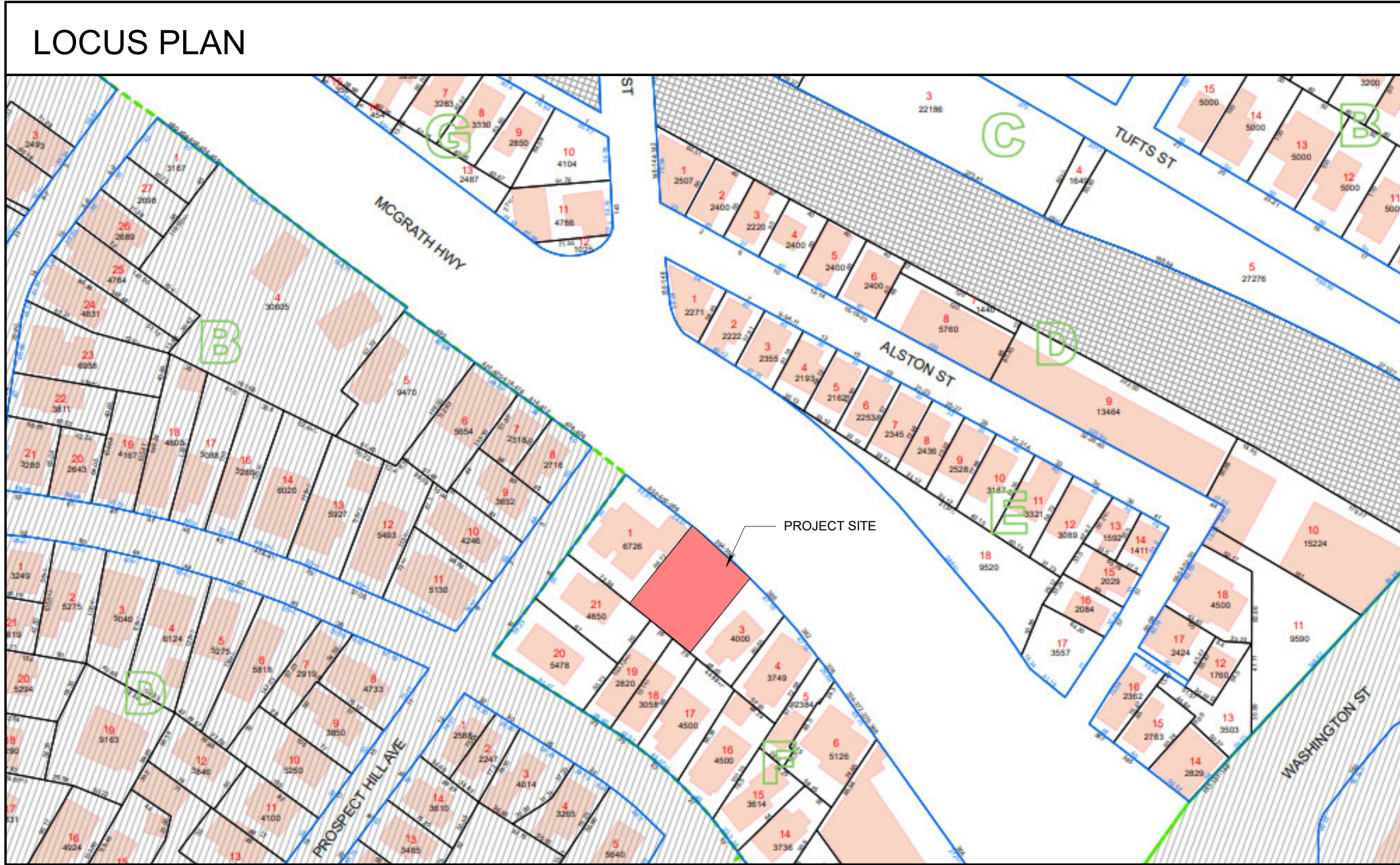
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KHALSA DESIGN INC.
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SOMERVILLE, MA 02143
T:(617) 591-8682
www.tkgeast.com

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CONTEMPO BUILDERS
100 TRADECENTER, SUITE G-700
WOBURN, MA 01801
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PETER NOLAN & ASSOCIATES LLC
697 CAMBRIDGE STREET, SUITE 103
BRIGHTON, MA 02135
T:(857) 891-7478

LANDSCAPE ARCHITECT
VERDANT
318 HARVARD ST, SUITE 25
BROOKLINE, MA 02446
T:(617) 735-1180

PLANNING BOARD RE-SUBMISSION
09-02-2022



Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	Cover Sheet	03/02/2022
1-Civil		
C-001	Existing Conditions Site Plan	3/12/2020
C-002	Proposed Civil Site Plan	3/12/2020
C-003	Civil Details	3/12/2020
C-004	Civil Details	3/12/2020
2-Landscape		
L-1	Landscape Plan	3/12/2020
L-2	Landscape Plan	3/12/2020
L-3	Green Score Calculations	3/12/2020
3-Architctural		
A-018	Gross Area Plans	03/02/2022
A-019	Unit Area Plans	03/02/2022
A-020	Architctural Site Plan	03/02/2022
A-100	1st Floor Plan	03/02/2022
A-101	2nd Floor Plan	03/02/2022
A-102	3rd Floor Plan	03/02/2022
A-103	4th Floor Plan	03/02/2022
A-105	Roof Plan	03/02/2022
A-300	Exterior Elevations	03/02/2022
A-301	Exterior Perspectives	03/02/2022
AV-1	Street View	03/02/2022
AV-2	Shadow Study	03/02/2022
4-Photometric		
PM-1	Photometric Plan	03/12/20
PM-2	Photometric Plan	03/12/20


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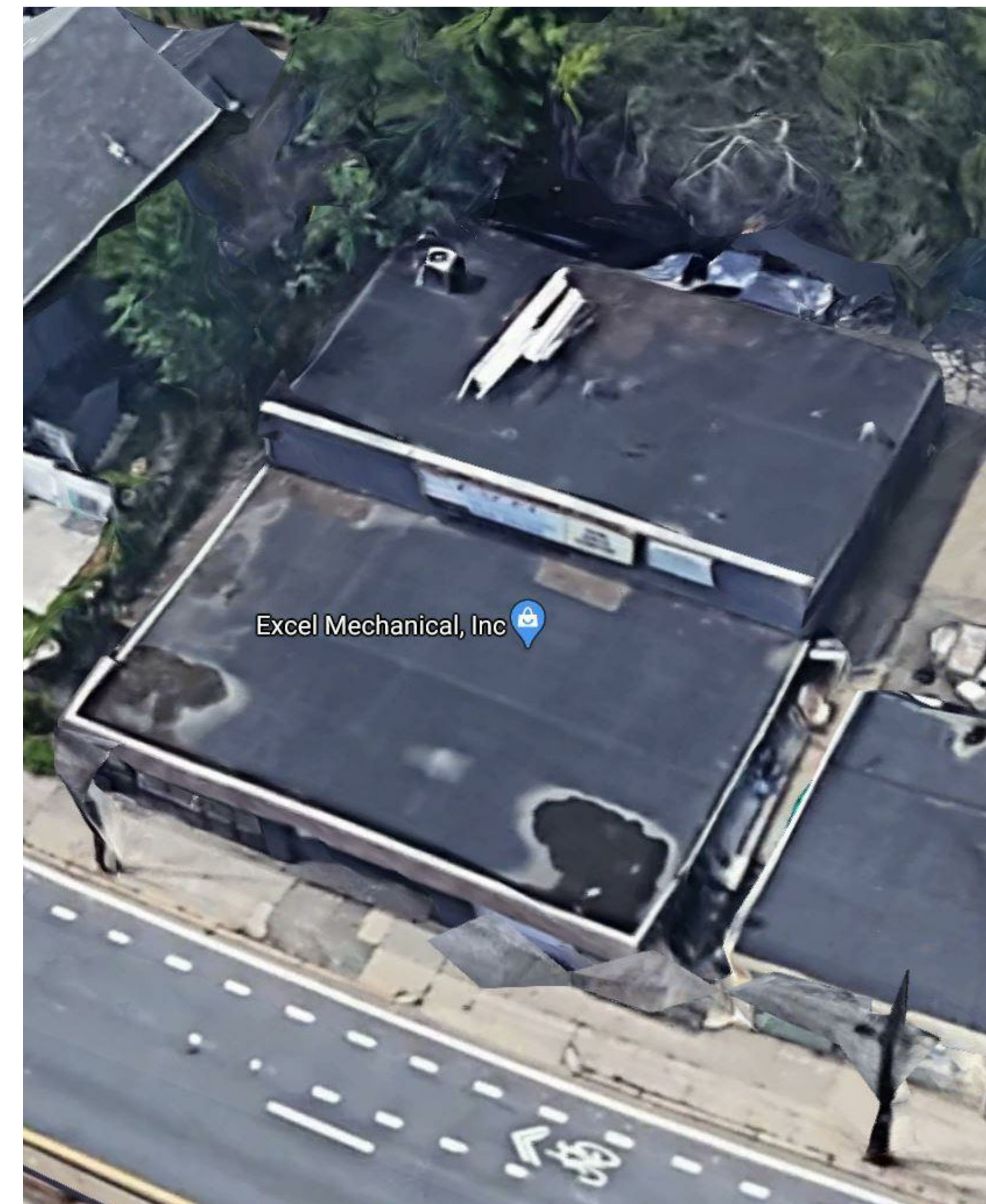
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No.	Description	Date

Cover Sheet

A-000

McGrath Residences



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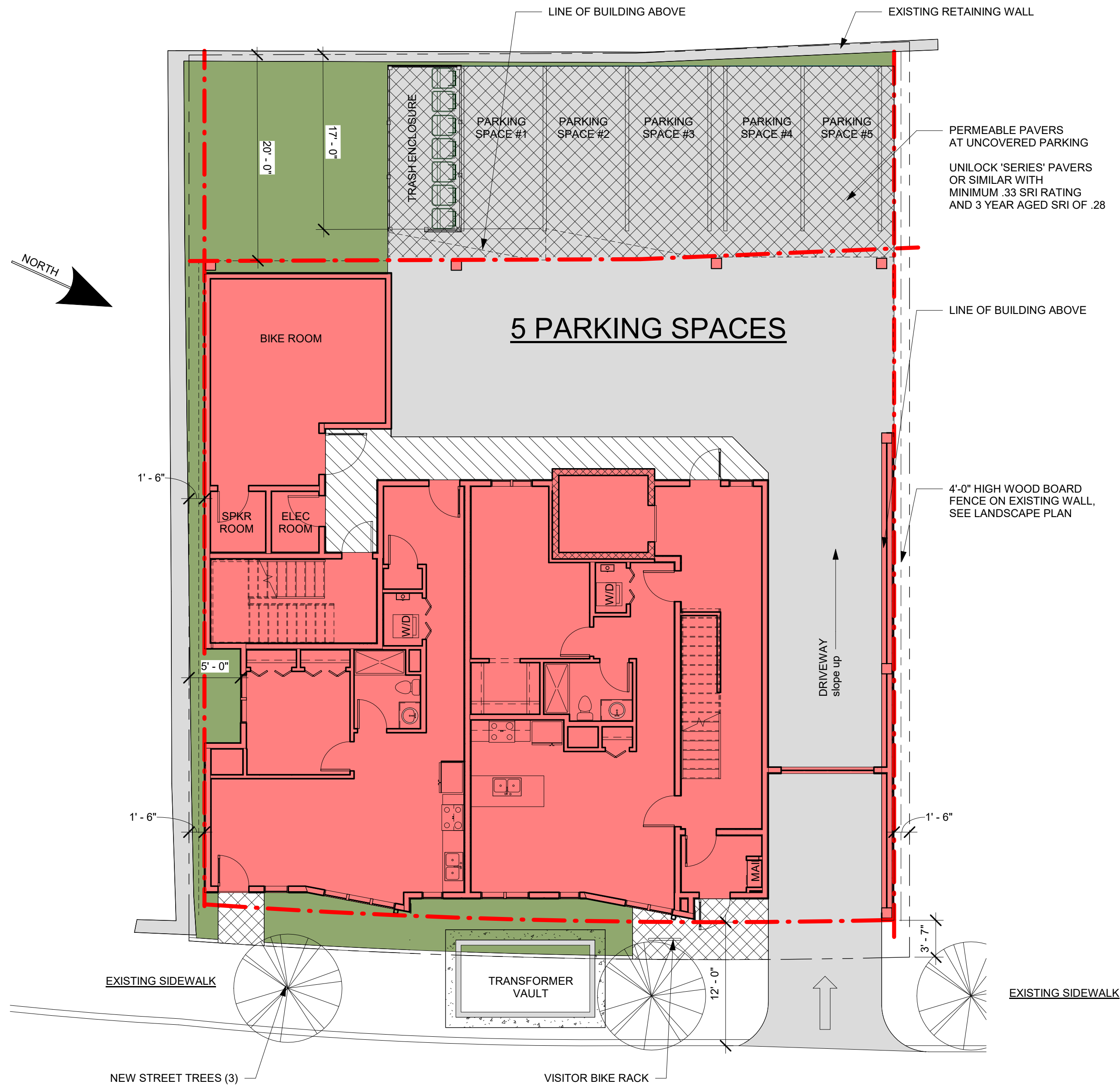
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Existing Conditions

EC

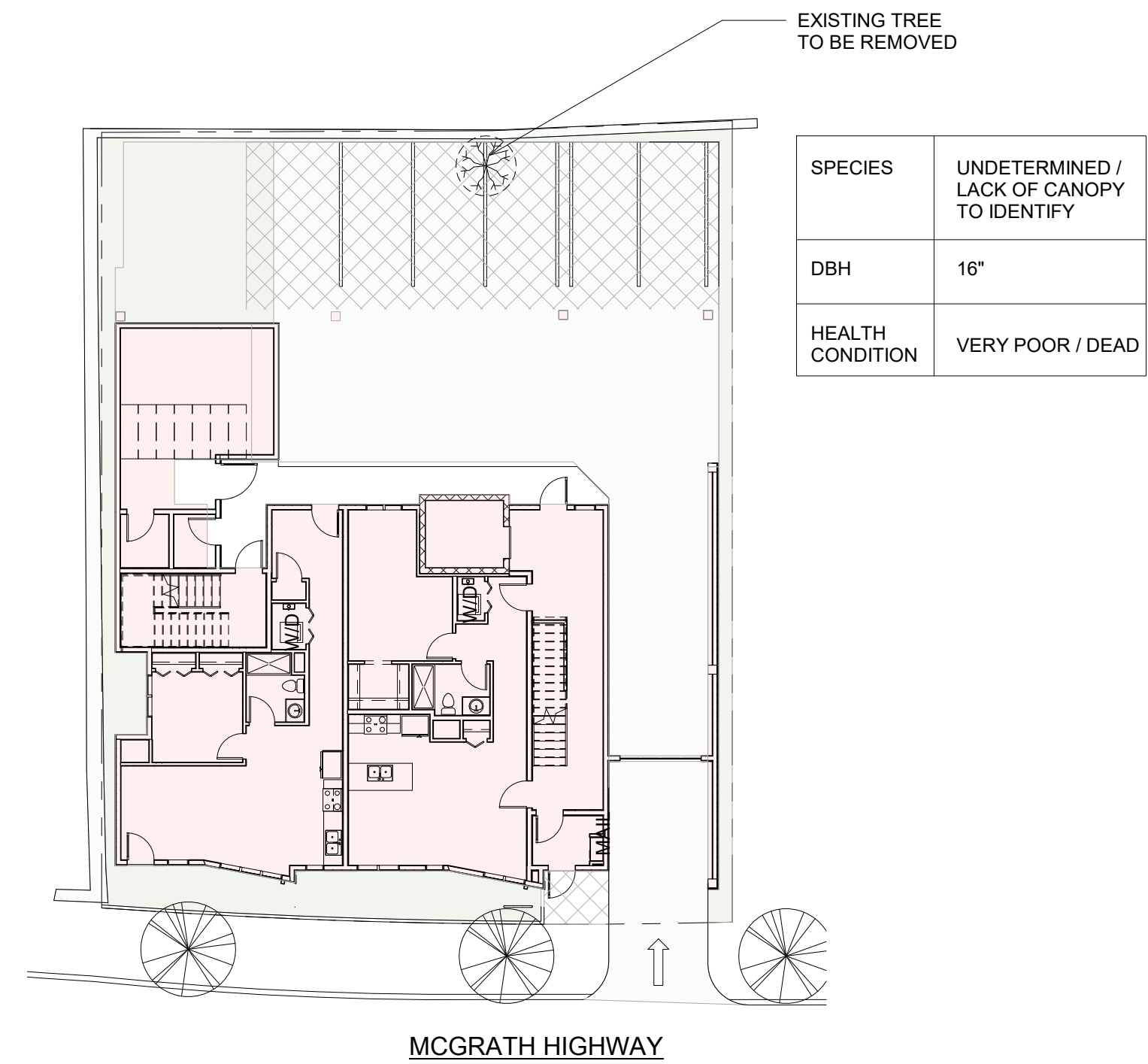
McGrath Residences



KEY	
	USEABLE OPEN SPACE
	PROPOSED BUILDING FOOTPRINT
	PAVED AREA
	SETBACK LINE
	PROPOERTY LINE

UNIT BREAKDOWN	
(5)	1-BEDROOM UNITS
(10)	2-BEDROOM UNITS
15	UNITS TOTAL

MCGRATH HIGHWAY



SPECIES	UNDETERMINED / LACK OF CANOPY TO IDENTIFY
DBH	16"
HEALTH CONDITION	VERY POOR / DEAD

1 SITE PLAN
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE-PROPOSED ZONING:			
LOT SIZE: +/- 6,143 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE		
BUILDING TYPE	GENERAL BUILDING	APT. BUILDING	
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	70	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	90 %	65% / 3,987 SF	COMPLIES
GREEN FACTOR (MIN.)	0.25 MIN 0.30 IDEAL	0.32	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 12 FT	3'-8" FT AT GRADE	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 12 FT		
SIDE (MIN)	@ ALLEY OR ROW: 0 FT @ NR OR LHD: 10'-0"	5 FT (R) / 5 FT (L)	COMPLIES
REAR (MIN)	@ ALLEY OR ROW: 10 FT ABUTTING NR OR LHD: 20 FT	20 FT 17'-0" FT @ BAY	COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT	59'-10 1/2"	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	85%	COMPLIES
SECONDARY FRONT	65 %	NOT APPLICABLE	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	3,498 SF	COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	4 STORIES	COMPLIES
BUILDING HEIGHT, STORIES (MAX.)	4 STORIES		
GROUND STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT	40 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	15% / 50%	41% (141 SF / 466 SF)	COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%	31% (188 SF / 600 SF)	COMPLIES
BLANK WALL (MAX.)	20 FT	N/A	COMPLIES
USE & OCCUPANCY			
GROSS FLOOR AREA PER DU	--	--	
LOT AREA < 5,000 SF	1,500	67 FT	COMPLIES
LOT AREA > 5,000 SF	4,366 x 3 / 1,125 (11.6 DU)	--	
NET ZERO BUILDING	4,366 x 3 / 850 (15.4 DU)	15 DU	COMPLIES
100% AFFORDABLE	850		
		936 SF (14 DU)	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)			
1/ DU			
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	0.1/DU	1.4 (2) SPACES	COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (15 SPACES)	15 SPACES	COMPLIES
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/DU (14 SPACES MAX)	5 SPACES	COMPLIES

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DESIGN
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Scale As indicated

REVISIONS		
No.	Description	Date

Architectural Site
Plan

A-020

McGrath Residences

3 SITE PLAN - EXISTING TREE PLAN
1/16" = 1'-0"

SITE PROPOSED PLANT LIST					
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
UA	1	Ulmus americana 'Princeton'	Princeton Elm	2.5-3" cal.	B&B
LS	3	Liquidambar styraciflua 'Slender Sil'	Fastigate Sweetgum	2.5-3" cal.	B&B
SHRUBS & VINES					
IG	7	Ilex glabra 'Shamrock'	Inkberry	3 gal.	Pots, one shall be male
PQ	13	Parthenocissus quercifolia	Virginia Creeper	3 gal.	Pots
HERBACEOUS					
cp	30	Carex pensylvanica	Sedge	1 qt.	Pots, 12" o.c.
cx	144	Carex plantaginea and siderosticha 'Variegata'	Two varieties of Sedge	1 qt.	Pots
dp	5	Denstaedtia punctiloba	Hay Scented Fern	2 gal.	Pots, 18" O.C.
ff	3	Filix femina	Lady Fern	2 gal.	Pots, 18" O.C.
ss	10	Schizachyrium scoparim 'The Blues'	Little Bluestem	2 gal.	Pots



In Ground Mounted, Swerve Bike Rack, by Dero.com



Horizontal Board Fence Installed on Walls

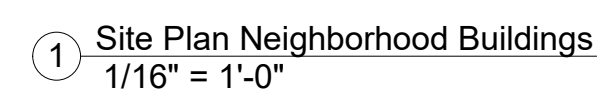


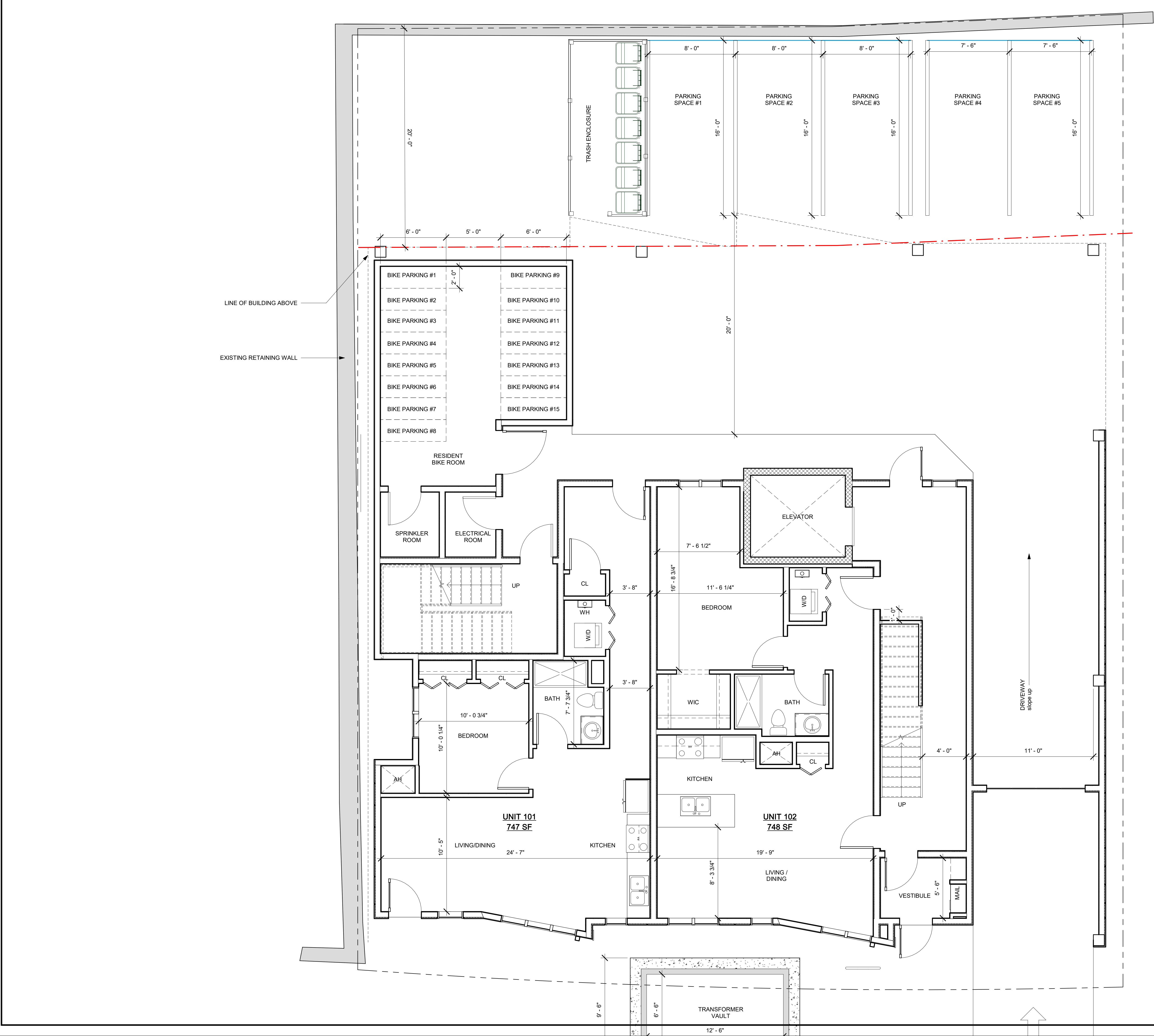
Permeable Paver - Unilock Eco-Priora Umbariano Winter Marvel
Reflectance .35



Fastigate Sweetgum







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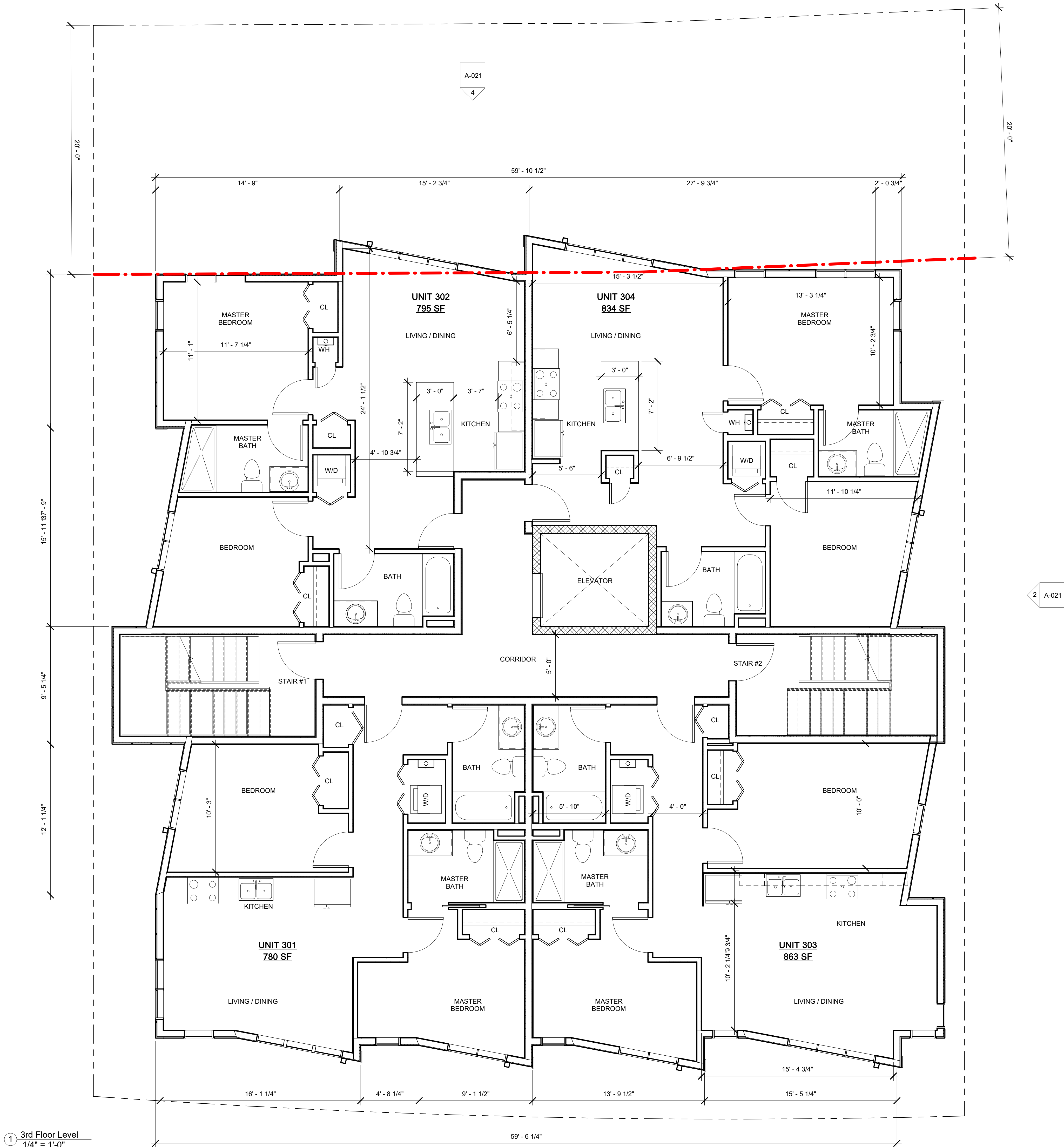
1st Floor Plan

A-100

McGrath Residences

① 1st Floor Level
1/4" = 1'-0"





1 3rd Floor Level
1/4" = 1'-0"

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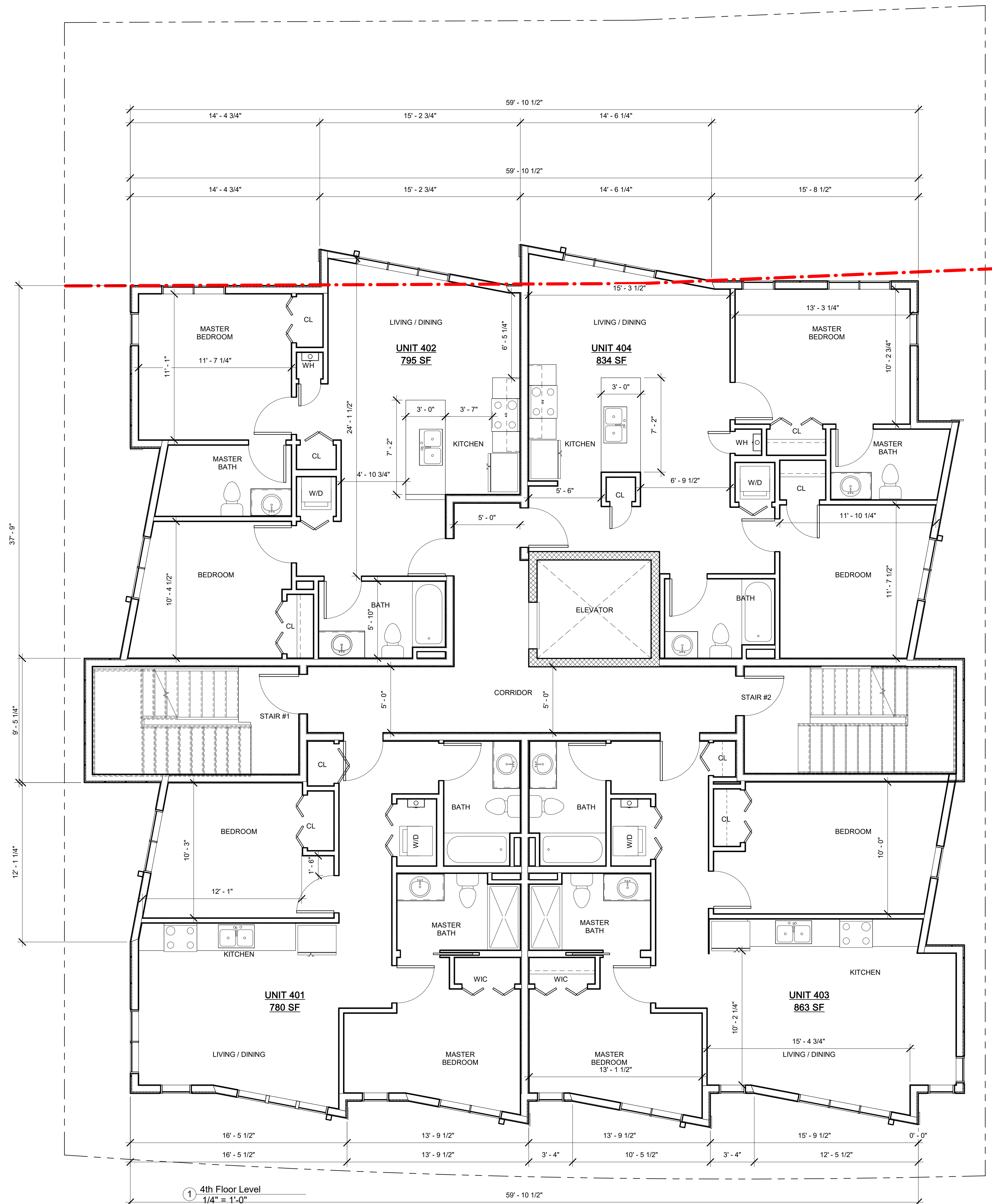
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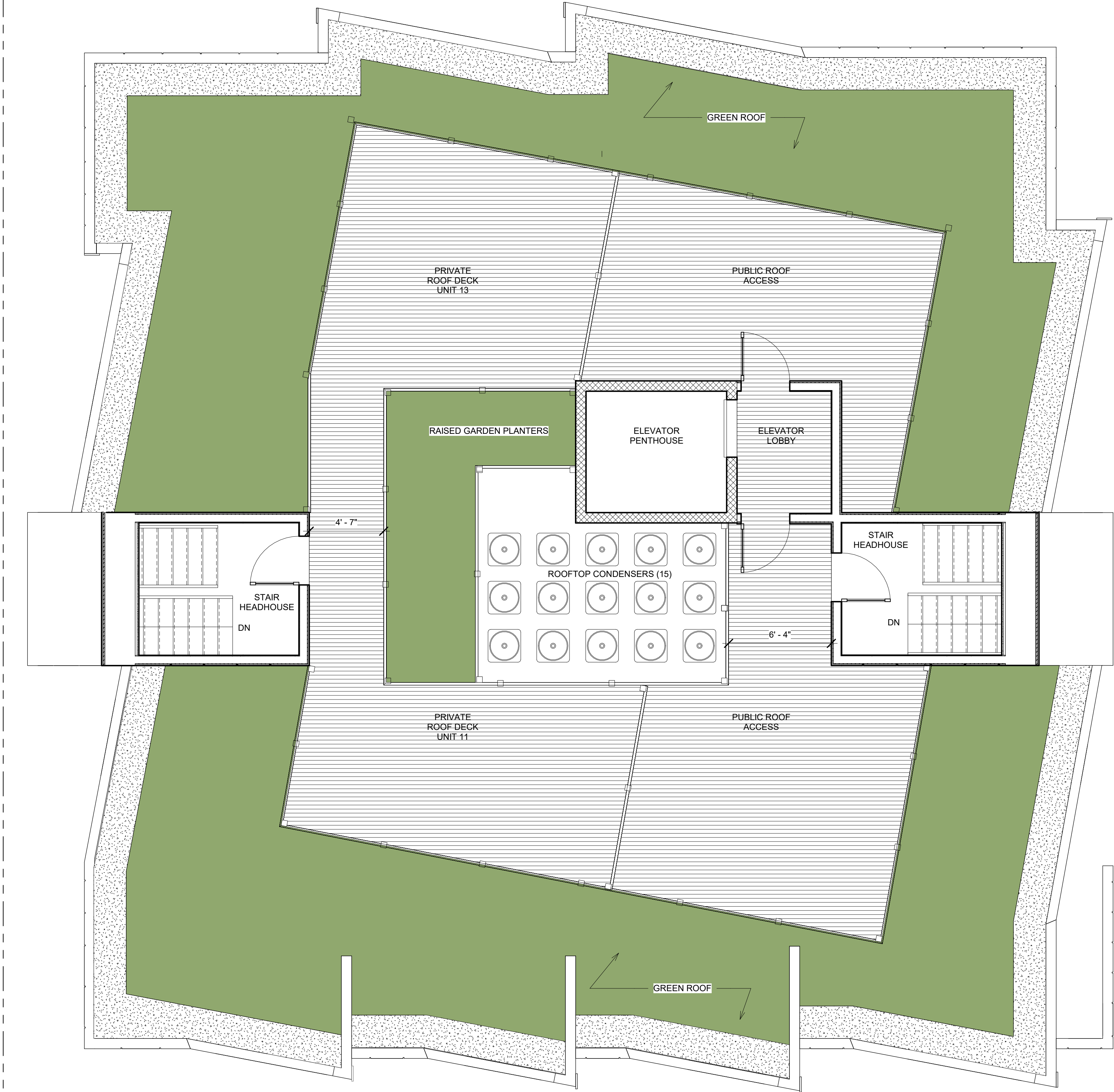
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No.	Description	Date

3rd Floor Plan

A-102

McGrath Residences





A-021
4

1
A-021

1 Roof Level
1/4" = 1'-0"

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Roof Plan

A-105

McGrath Residences

ROOFDECK PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
CA	7	Cornus alba 'Elegantissima'	Variegated Red Twigged Dogwood	3 gal.	Pots
HERBACEOUS					
ms	1	Miscanthus sinensis 'Morning Light'	Maiden Grass	3 gal.	
rh	15	Rudbeckia hirta	Black-Eyed Susan	2 gal.	Pots, 18" o.c.



Permeable Vertical Buffer



Sedum Extensive Greenroof



Pedestal Pavers & Intensive Greenroof





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REVISIONS

[illegible]

Exterior Perspectives

A-301

McGrath Residences



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Street View

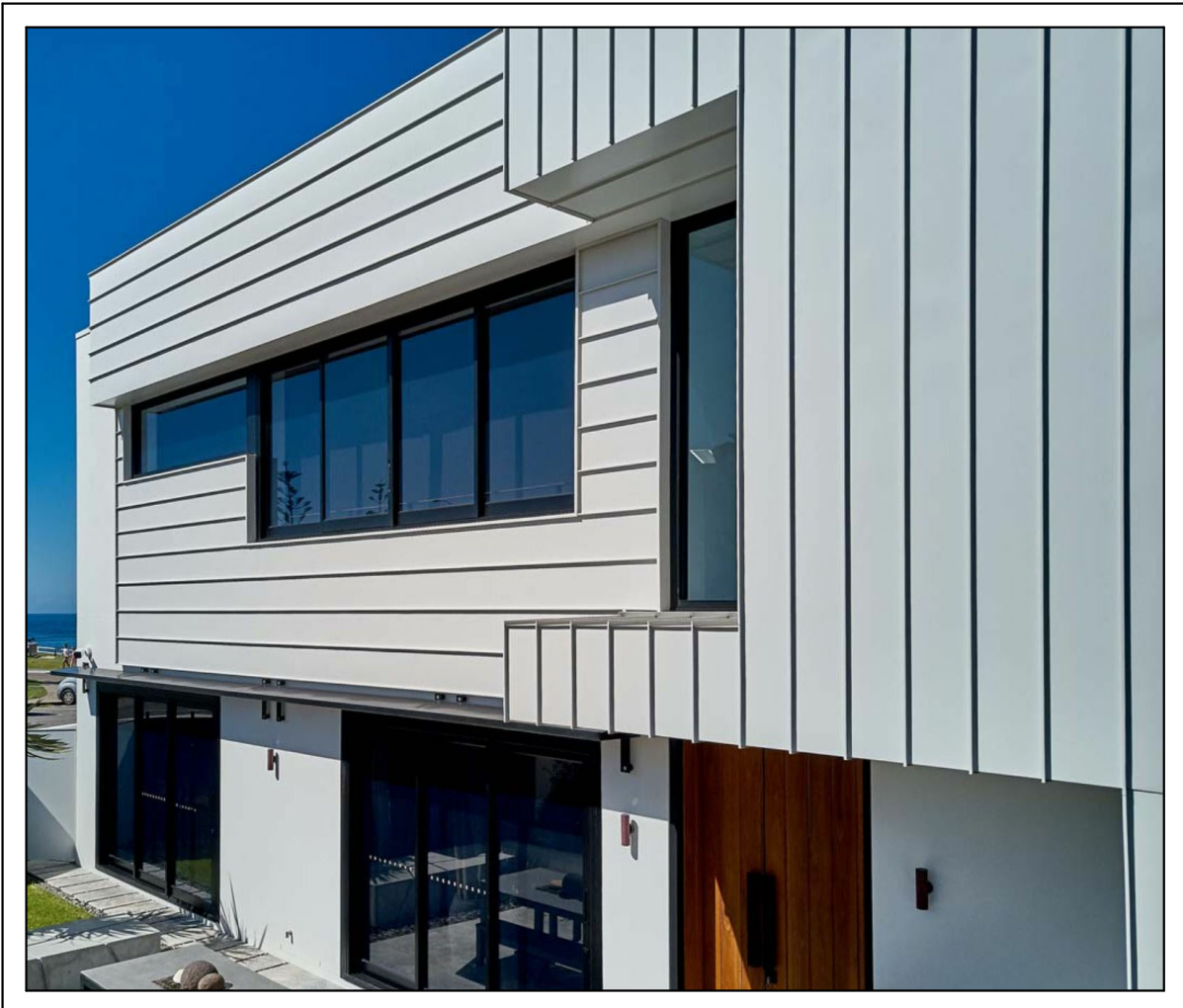
AV-1
McGrath Residences



LIGHT GREY SHAKES



STANDING SEAM & CEDAR



WHITE STANDING SEAM



LIGHT GREY SHAKES / DARK GREY STANDING SEAM / CEDAR



LIGHT GREY SHAKES / WHITE STANDING SEAM / CEDAR

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Cladding Option 1

A-303

McGrath Residences



METAL SHINGLES / TAN STANDING SEAM / GREEN CLAPBOARDS



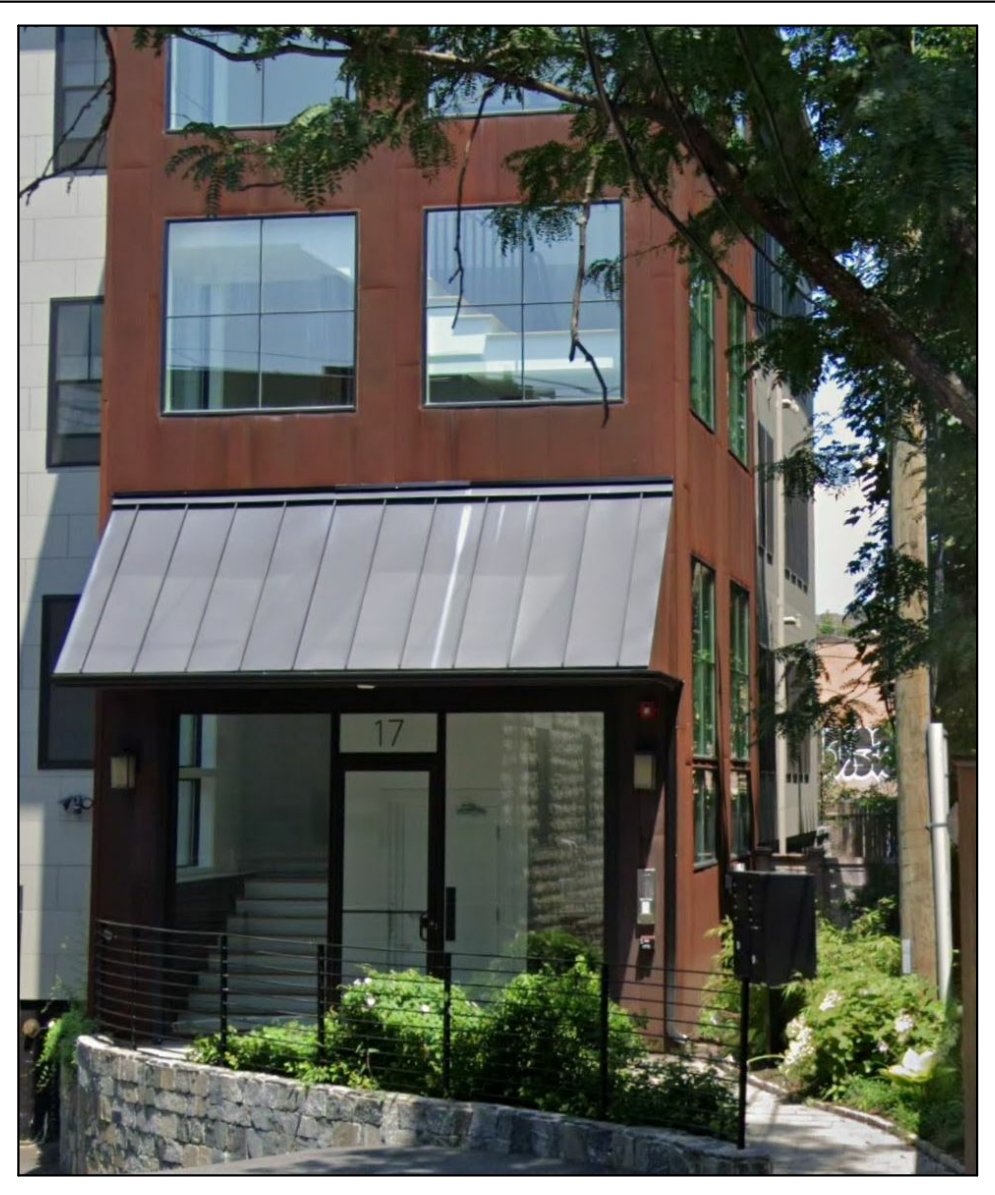
HEATHERED MOSS HARDI SIDING



GRAY STANDING SEAM METAL



CORTEN STEEL PANELS



CORTEN STEEL PANELS IN SOMERVILLE
(17 VILLAGE STREET)

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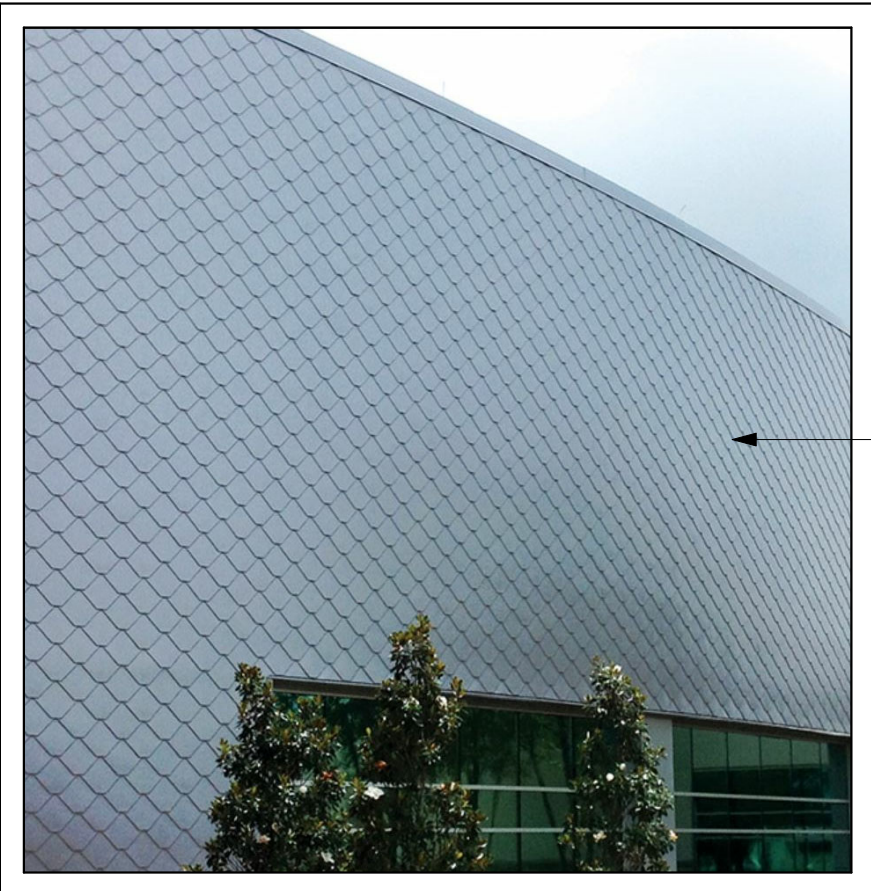
REVISIONS

No.	Description	Date

Cladding Option 2

A-304

McGrath Residences



HOMAGE TO SCALLOPED
ROOF SHINGLES

ATAS METAL SHINGLES



METAL SHINGLES / TAN STANDING SEAM / GREEN CLAPBOARDS



HEATHERED MOSS HARDI SIDING



METAL PANEL IN TAN COLOR

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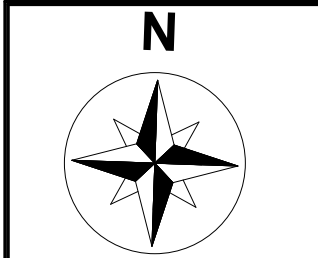
REVISIONS

No.	Description	Date

Cladding Option 3

A-305

McGrath Residences



MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

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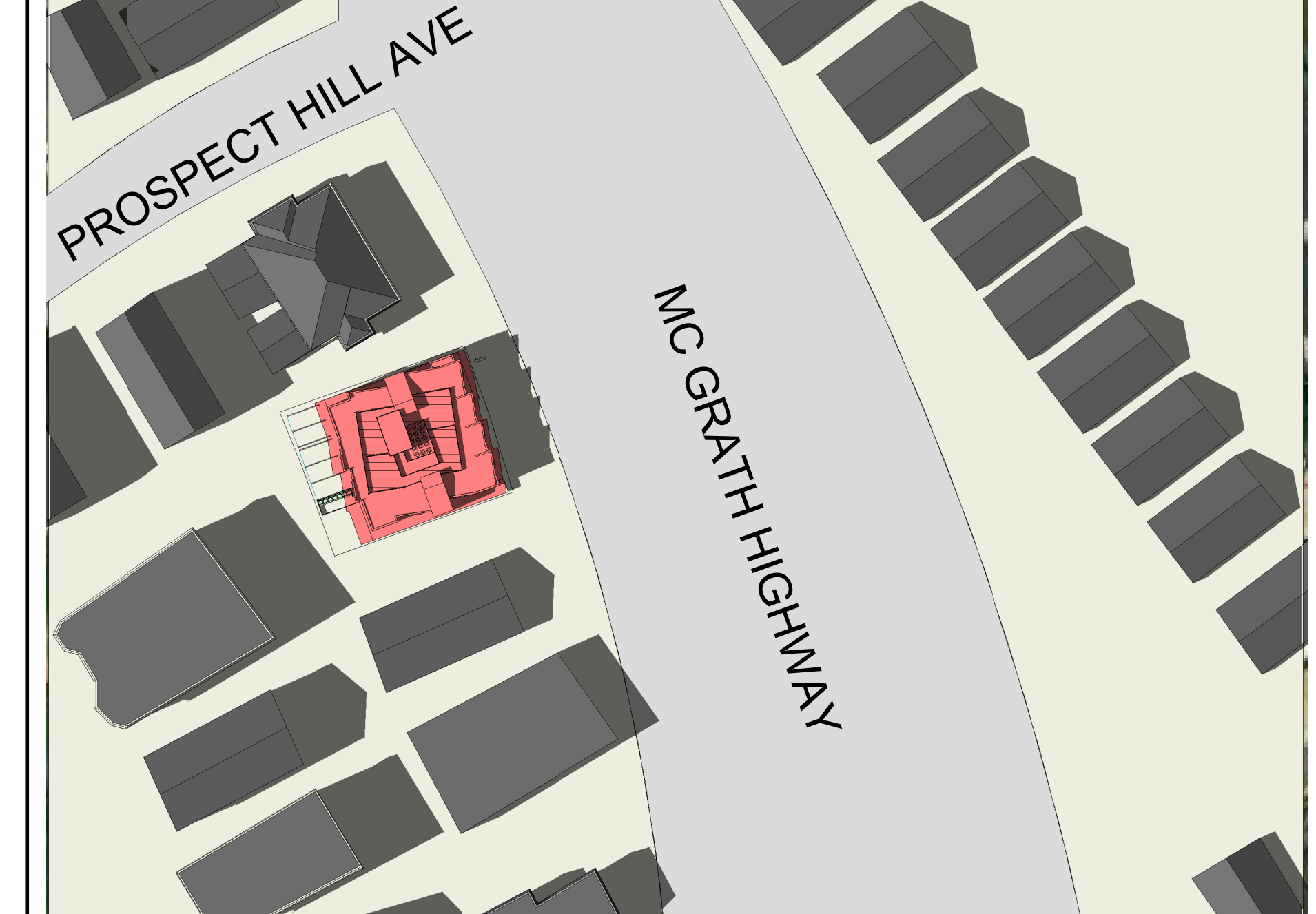
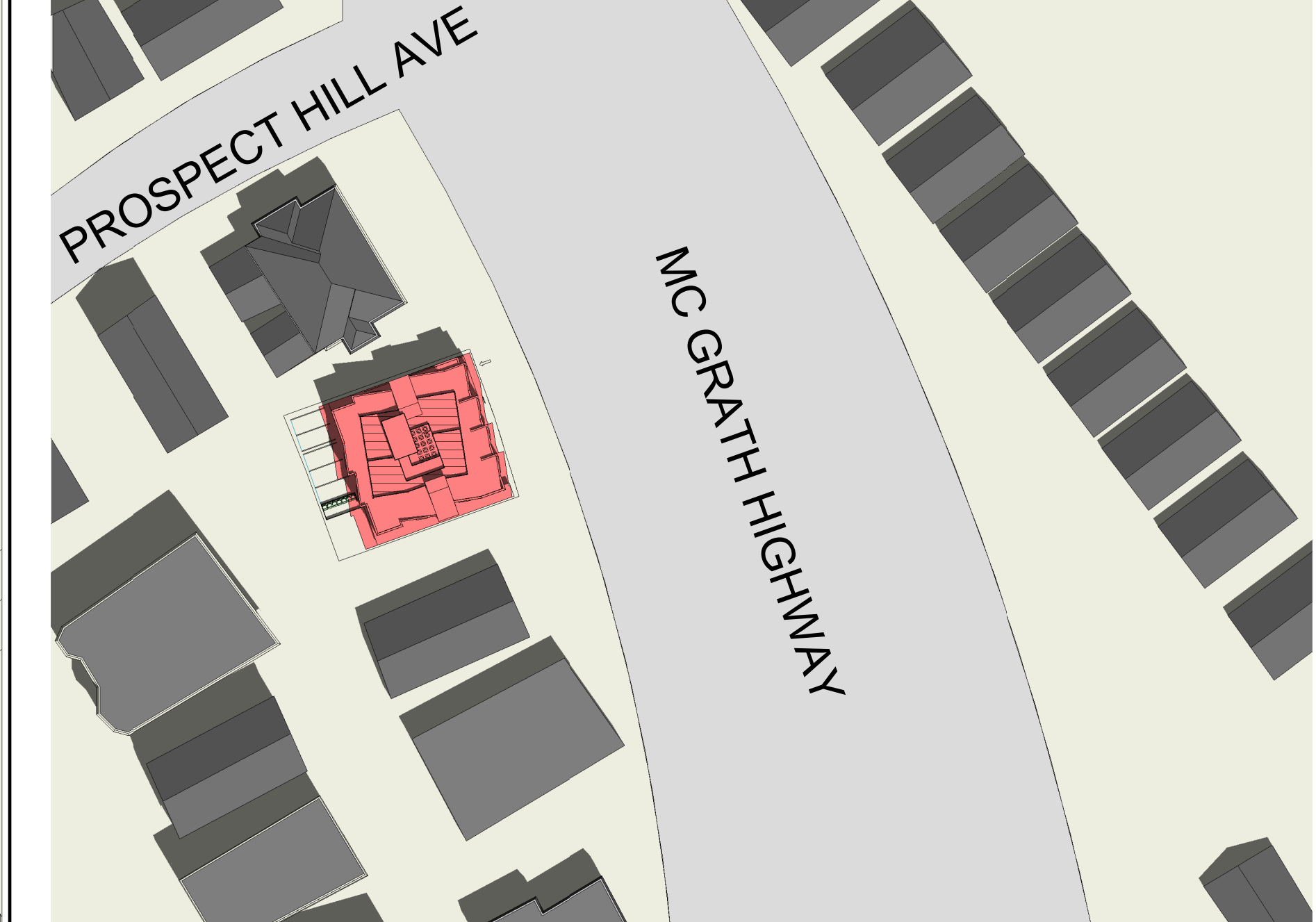
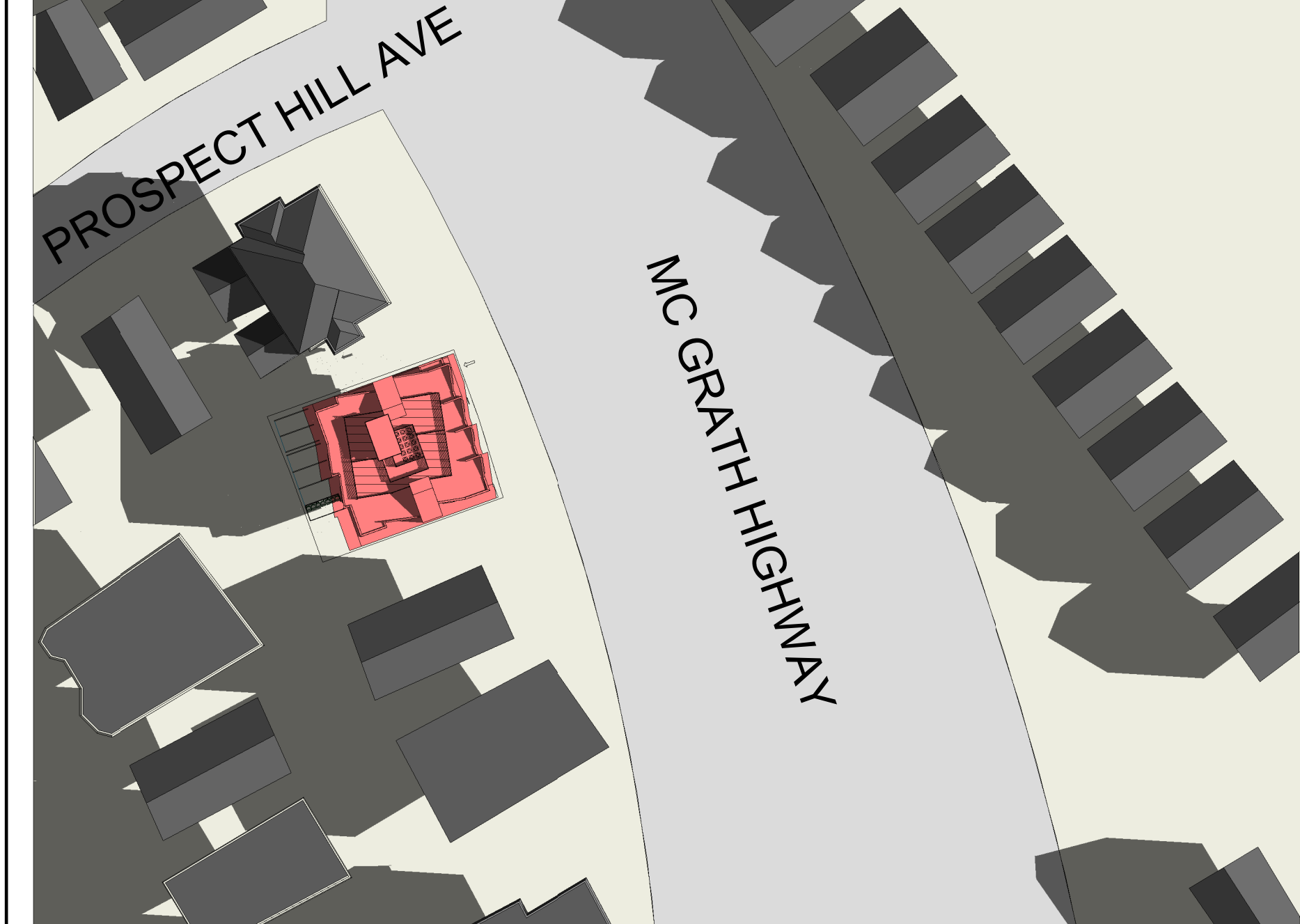
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Shadow Study

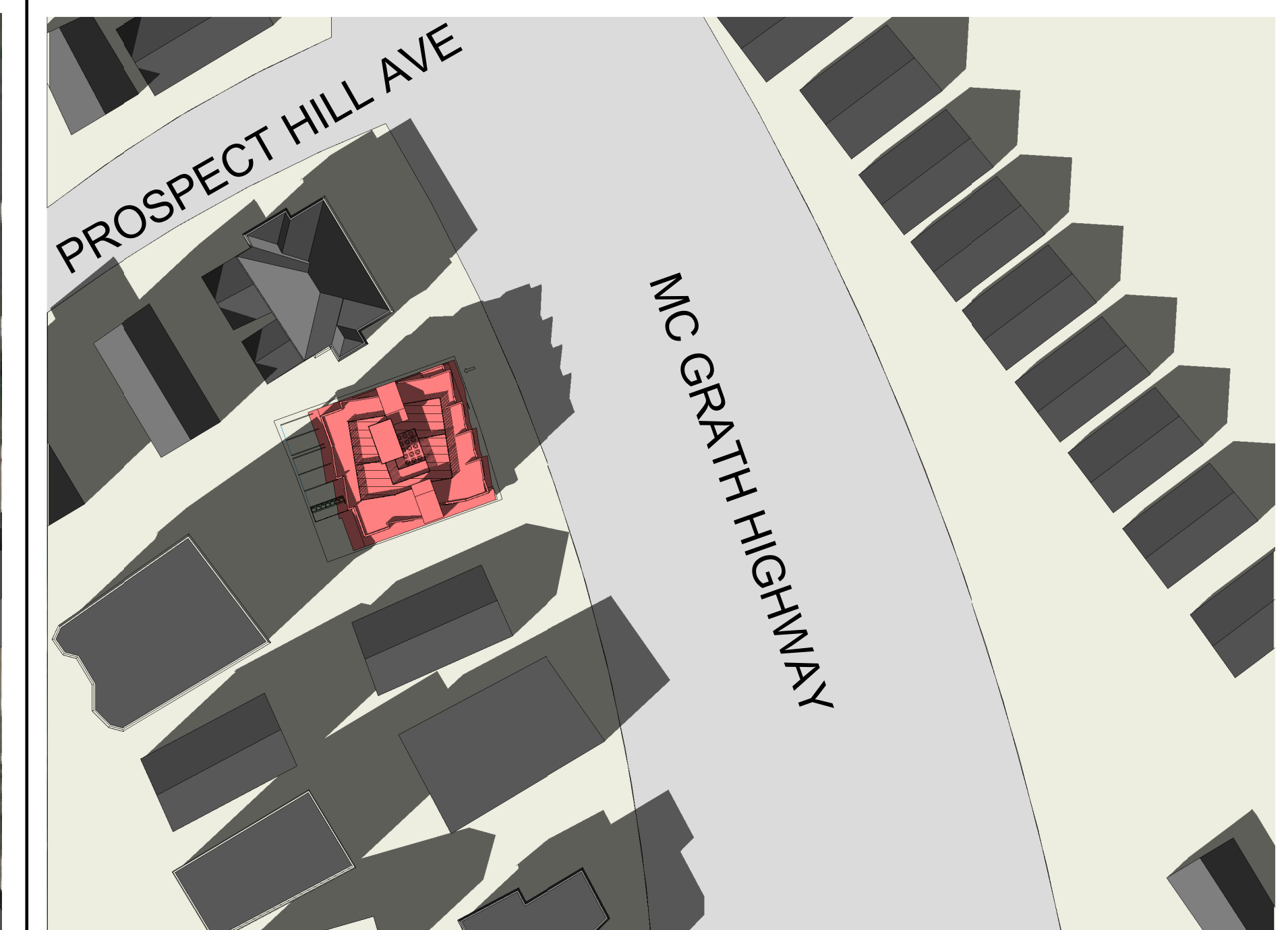
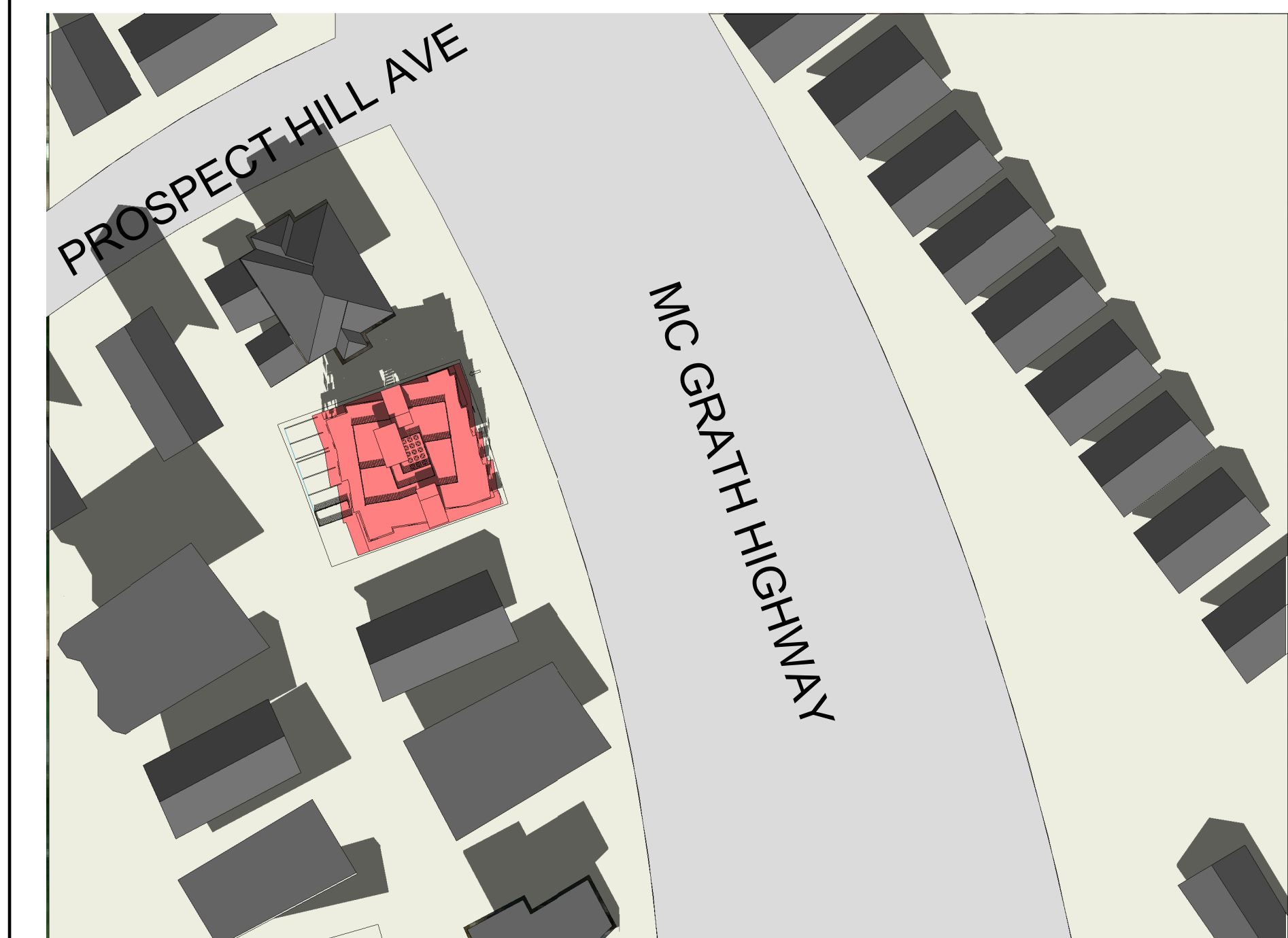
AV-2

McGrath Residences

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE

