





## PROJECT TEAM

[illegible]

## SHEET NAME:

HT NO:

OR BY: GS

CHK BY: SS

PROJ NO: 21-024

DATE: 03/29/2023

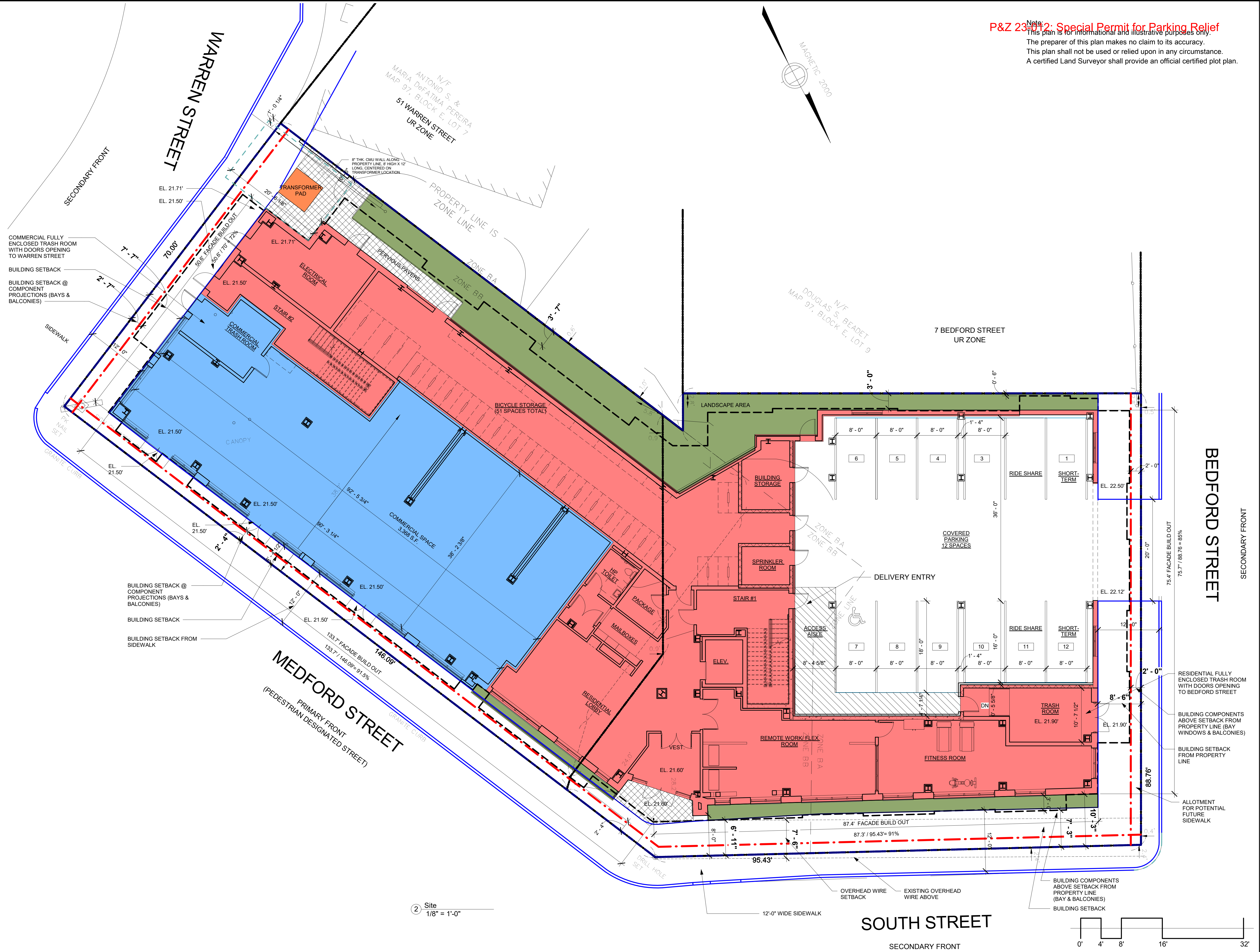
SCALE: 1"=10'





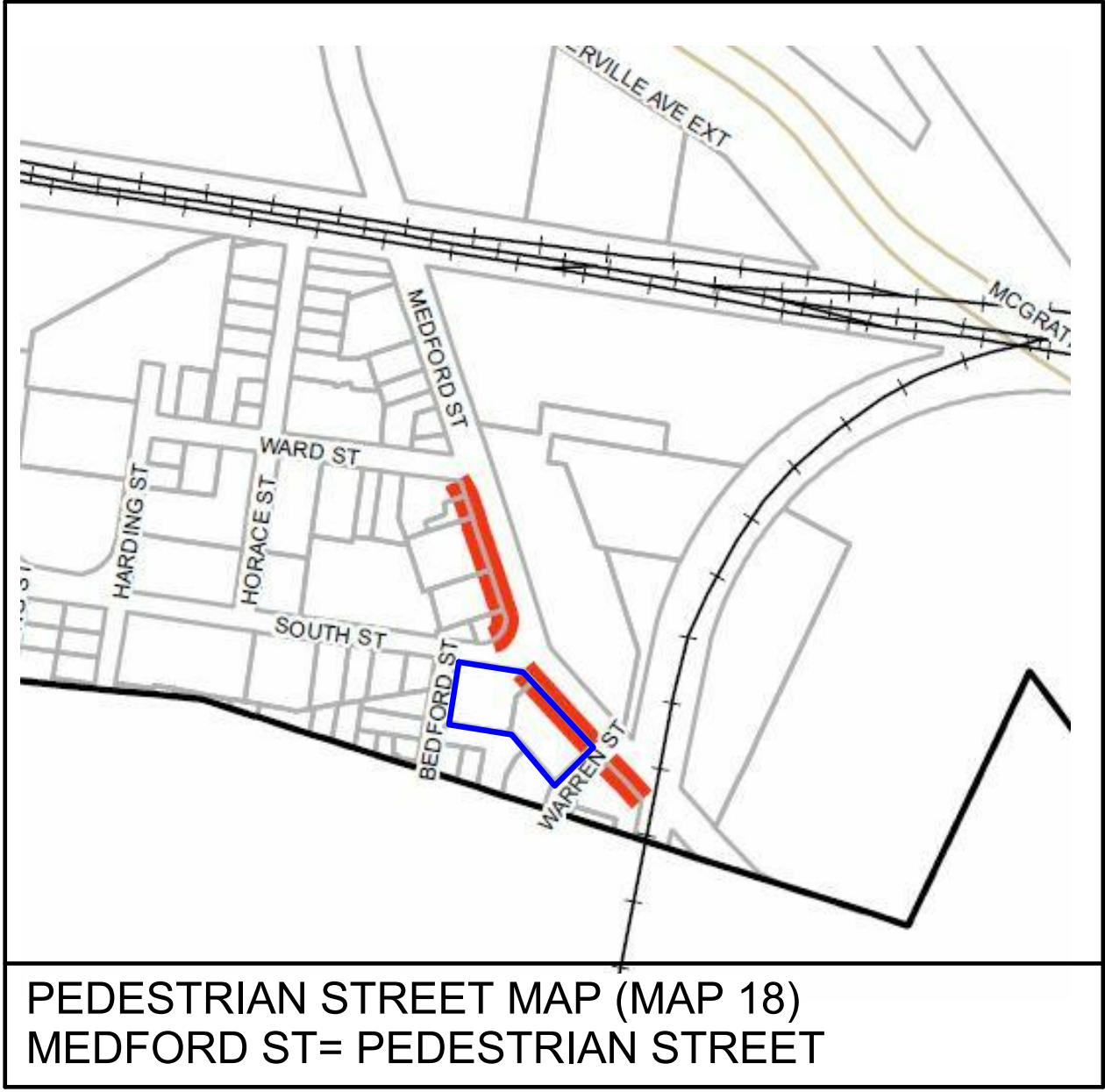
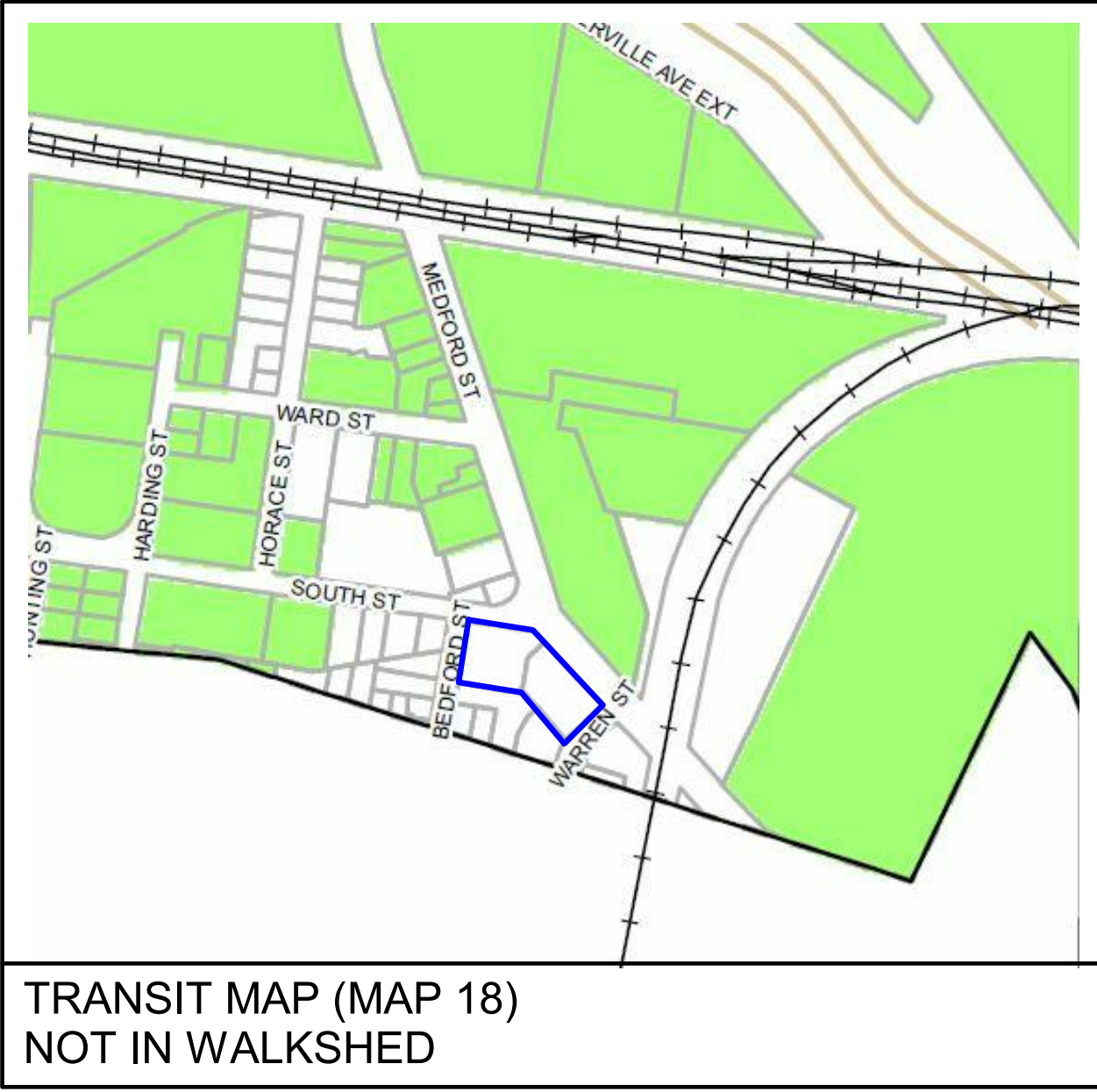
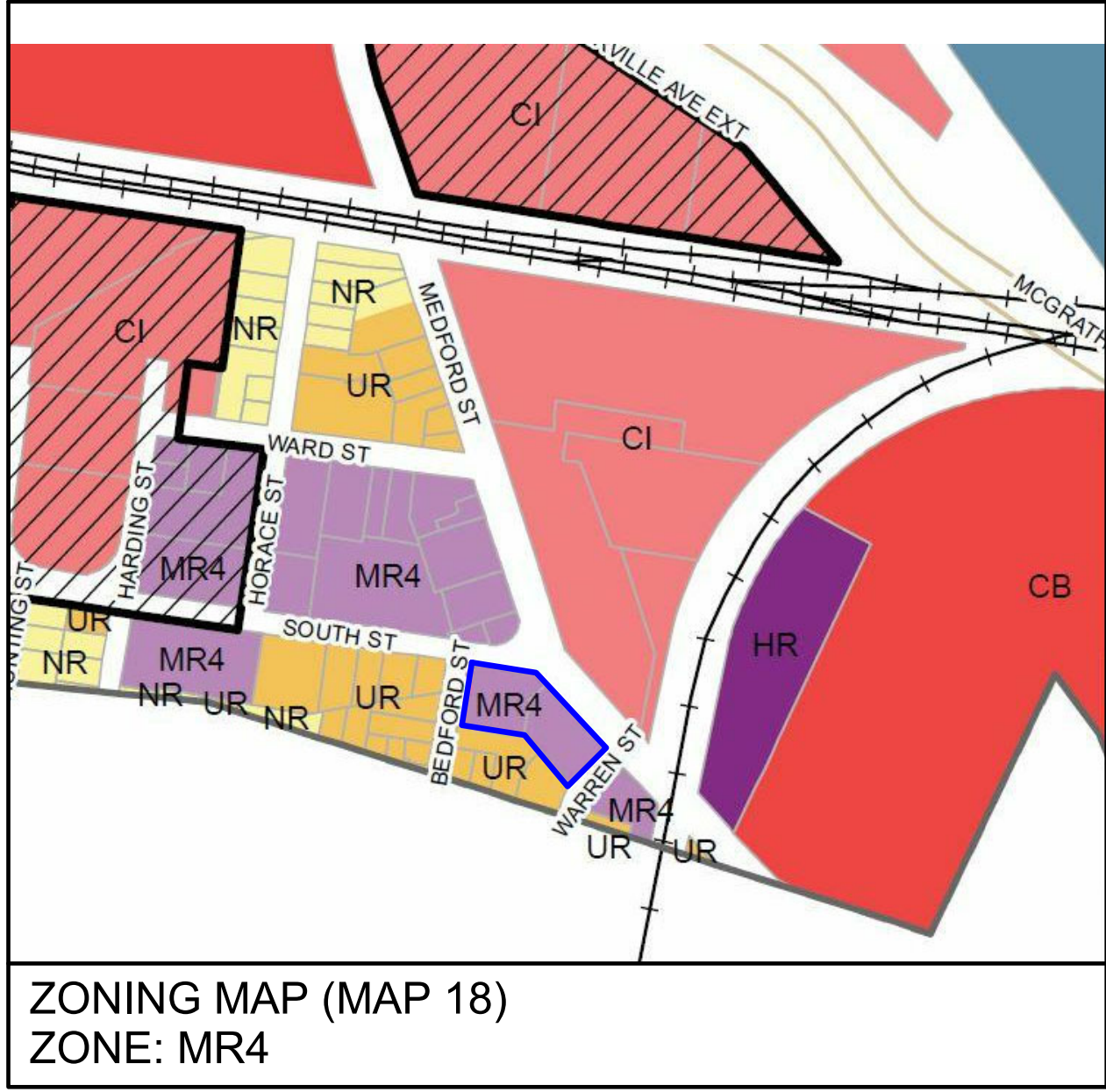
## THE ONYX MIXED-USE

A certified Land Surveyor shall provide an official certified plot plan.





| ZONING DIMENSIONAL TABLE-PROPOSED ZONING: |  |                                               |                                                                                                                               |                                  |                                   |                                                                                              |                                         |                      |                                   |                |
|-------------------------------------------|--|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|----------------------|-----------------------------------|----------------|
| LOT SIZE: +/- 16,915 SF                   |  | ALLOWED / REQUIRED                            | PROPOSED                                                                                                                      | COMMENTS                         |                                   |                                                                                              | ALLOWED / REQUIRED                      | PROPOSED             | COMMENTS                          |                |
| ZONE                                      |  | MR4 ZONE                                      |                                                                                                                               |                                  | 4.2.8.D USES & FEATURES           |                                                                                              |                                         |                      |                                   |                |
| BUILDING TYPE                             |  | GENERAL BUILDING                              |                                                                                                                               |                                  |                                   | FACADE COMPOSITION                                                                           |                                         |                      |                                   |                |
|                                           |  | 4.2.8.A LOT STANDARDS                         |                                                                                                                               |                                  |                                   | GROUND STORY FENESTRATION (MIN.)                                                             |                                         |                      |                                   |                |
| LOT DIMENSIONS                            |  |                                               |                                                                                                                               |                                  |                                   | PRIMARY FRONT- MEDFORD ST                                                                    |                                         | 70 % MIN.            | 71%                               | COMPLIES       |
| WIDTH (MIN.)                              |  | 30 FT                                         | 146.08'                                                                                                                       | COMPLIES                         |                                   | SECONDARY FRONT- SOUTH ST                                                                    |                                         | 15% MIN. / 70% MAX.  | 49%                               | COMPLIES       |
| LOT DEVELOPMENT                           |  |                                               |                                                                                                                               |                                  |                                   | SECONDARY FRONT- WARREN ST                                                                   |                                         | 15% MIN. / 70% MAX.  | 42%                               | COMPLIES       |
| LOT COVERAGE (MAX)                        |  | 90 % (15,223 SF)                              | 89.2% / 15,095 SF<br>(1,820 SF PERVIOUS AREA: 1,465 SF LANDSCAPE<br>355 SF PERVIOUS PAVERS * 0 RUNOFF<br>COEFFICIENT= 355 SF) | COMPLIES                         |                                   | SECONDARY FRONT- BEDFORD ST                                                                  |                                         | 15% MIN. / 70% MAX.  | 46%                               | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | UPPER STORY FENESTRATION (MIN./ MAX.)                                                        |                                         |                      |                                   | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | PRIMARY FRONT- MEDFORD ST                                                                    |                                         | 15% MIN. / 50% MAX.  | 44%, 44%, 44%                     | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | SECONDARY FRONT- SOUTH ST                                                                    |                                         | 15% MIN. / 50% MAX.  | 42%, 42%, 42%                     | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | SECONDARY FRONT- WARREN ST                                                                   |                                         | 15% MIN. / 50% MAX.  | 35%, 37%, 37%                     | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | SECONDARY FRONT- BEDFORD ST                                                                  |                                         | 15% MIN. / 50% MAX.  | 43%, 43%, 43%                     | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   |                                                                                              |                                         |                      |                                   |                |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | BLANK WALL (MAX.)                                                                            |                                         | 20 FT                | 10'-1"                            | COMPLIES       |
| 4.2.8.B BUILDING PLACEMENT                |  |                                               |                                                                                                                               |                                  |                                   | USE & OCCUPANCY                                                                              |                                         |                      |                                   |                |
| BUILDING SETBACKS                         |  |                                               |                                                                                                                               |                                  |                                   | GROUND STORY ENTRANCE SPACING (MAX.)                                                         |                                         | 30 FT                | 26'-0" FT                         | COMPLIES       |
| PRIMARY FRONT (MIN/ MAX.)                 |  | 12'-0" CURB SETBACK                           | MEDFORD ST: 4'-5'/ 12'-0" CURB SETBACK                                                                                        | COMPLIES                         |                                   | COMMERCIAL SPACE DEPTH (MIN.)                                                                |                                         | 30 FT                | 38'-8" & 90'-3"                   | COMPLIES       |
| SECONDARY FRONT (MIN/ MAX.)               |  | 12'-0" CURB SETBACK                           | WARREN ST: 2'-7"/ 12'-0" CURB SETBACK<br>SOUTH ST: 8'-0"/ 12'-0" CURB SETBACK<br>BEDFORD ST: 2'-0"/ 12'-0" CURB SETBACK       | COMPLIES                         |                                   | DENSITY FACTOR                                                                               |                                         | --                   |                                   |                |
| SIDE (MIN)                                |  | @ ALLEY OR ROW: 0 FT<br>@ NON NR OR LHD: 0 FT | 0'-6" & 3'-7"                                                                                                                 | COMPLIES                         |                                   | BASE                                                                                         |                                         | 1,125 S.F. / DU      | N/A                               | N/A            |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | 100% AFFORDABLE                                                                              |                                         | N/A                  | N/A                               | N/A            |
| REAR (MIN)                                |  | @ ALLEY OR ROW: 0 FT<br>@NON NR OR LHD: 10 FT | N/A                                                                                                                           | N/A                              |                                   | NET ZERO READY BUILDING                                                                      |                                         | 850/ DU              | 50,879/ 50 UNITS=<br>1,017 SF/ DU | COMPLIES       |
|                                           |  |                                               |                                                                                                                               |                                  |                                   | OUTDOOR AMENITY SPACE (MIN.)                                                                 |                                         | 1/ DU                | 1/ DU                             | COMPLIES       |
| 4.2.8.E & F PARKING SETBACKS              |  |                                               |                                                                                                                               |                                  | 4.2.8 (a)                         | REQUIRED ADUS                                                                                |                                         |                      |                                   |                |
| PARKING SETBACKS                          |  |                                               |                                                                                                                               |                                  |                                   | 4 OR MORE UNITS                                                                              |                                         | 20% OF UNITS         | 10 UNITS                          | COMPLIES       |
| PRIMARY FRONT (MIN/ MAX.)                 |  |                                               |                                                                                                                               |                                  | 4.2.15                            | PARKING (RESIDENTIAL)                                                                        |                                         |                      |                                   |                |
| SURFACE PARKING                           |  | 30 FT                                         |                                                                                                                               |                                  |                                   | MIN SHORT TERM BICYCLE PARKING                                                               |                                         | 0.1/DU (5 SPACES)    | 6 SPACES                          | COMPLIES       |
| STRUCTURED PARKING                        |  | 30 FT                                         |                                                                                                                               |                                  |                                   | MIN LONG TERM BICYCLE PARKING                                                                |                                         | 1 /DU (50 SPACES)    | 51 SPACES                         | COMPLIES       |
| SECONDARY FRONT (MIN/ MAX.)               |  |                                               |                                                                                                                               |                                  |                                   | MIN. PARKING (OUTSIDE OF WALKSHED)                                                           |                                         | 1/DU (50 SPACES MIN) | 12 SPACES                         | SPECIAL PERMIT |
| SURFACE PARKING                           |  | 10 FT                                         | 10 FT                                                                                                                         | COMPLIES                         | 4.2.15                            | PARKING (COMMERCIAL) - VARIES BY USE -FOOD & BEVERAGE SERVICE SHOWN:                         |                                         |                      |                                   | COMPLIES       |
| STRUCTURED PARKING                        |  | 2 FT                                          |                                                                                                                               |                                  | MIN SHORT TERM BICYCLE PARKING    |                                                                                              | 1/1,000 S.F. (3.5 SPACES)               | 4 SPACES             |                                   |                |
|                                           |  |                                               |                                                                                                                               |                                  | MIN LONG TERM BICYCLE PARKING     |                                                                                              | 1/5,000 S.F. (1 SPACE)                  | 1 SPACE              |                                   |                |
|                                           |  |                                               |                                                                                                                               |                                  | MIN PARKING (OUTSIDE OF WALKSHED) |                                                                                              | NONE REQUIRED FOR SPACES UNDER 5,000 SF | NONE                 |                                   |                |
| 4.2.8.C MASSING & HEIGHT                  |  |                                               |                                                                                                                               |                                  | 4.2.15                            | 16.B.III: CURB CUTS ARE PROHIBITED ALONG ALL THOROUGHFARES DESIGNATED AS A PEDESTRIAN STREET |                                         |                      |                                   | COMPLIES       |
| MAIN BODY                                 |  |                                               |                                                                                                                               |                                  |                                   |                                                                                              |                                         |                      |                                   |                |
| BUILDING WIDTH (MAX.)                     |  | 200 FT                                        | 133.4'                                                                                                                        | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| FACADE BUILD OUT, FRONT STREET (MIN.)     |  | -                                             |                                                                                                                               |                                  |                                   |                                                                                              |                                         |                      |                                   |                |
| PRIMARY FRONT                             |  | 80 %                                          | 133.7/ 146.09'= 91.5%                                                                                                         | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| SECONDARY FRONT                           |  | 65 %                                          | WARREN ST: 50.6/ 70'= 72%<br>SOUTH ST: 87.3' / 95.43'= 91%<br>BEDFORD ST: 75.7' / 88.76'= 85%                                 | COMPLIES<br>COMPLIES<br>COMPLIES |                                   |                                                                                              |                                         |                      |                                   |                |
| FLOOR PLATE (MAX.)                        |  | 15,000 SF                                     | 13,653 SF                                                                                                                     | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| BUILDING HEIGHT, STORIES (MIN.)           |  | 3 STORIES                                     | 4 STORIES                                                                                                                     | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| BUILDING HEIGHT, STORIES (MAX.)           |  | 4 STORIES                                     |                                                                                                                               |                                  |                                   |                                                                                              |                                         |                      |                                   |                |
| GROUND STORY HEIGHT (MIN.)                |  | 14 FT                                         | 16'-4" FT                                                                                                                     | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| UPPER STORY HEIGHT (MIN.)                 |  | 10 FT                                         | 11'-0"                                                                                                                        | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| BUILDING HEIGHT, FEET (MAX.)              |  | 52 FT                                         | 49'-4"                                                                                                                        | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |
| ROOF TYPE                                 |  | FLAT                                          | FLAT                                                                                                                          | COMPLIES                         |                                   |                                                                                              |                                         |                      |                                   |                |



PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST  
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING  
LLC.

ARCHITECT

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

CONSULTANTS:

NOT FOR  
CONSTRUCTION

COPYRIGHT KDI © 2023  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW

REGISTRATION

|                |             |
|----------------|-------------|
| Project number | 20028       |
| Date           | 07/12/2023  |
| Drawn by       | TC          |
| Checked by     | TC          |
| Scale          | 12" = 1'-0" |

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

Zoning Chart

A-020B

THE ONYX MIXED-USE