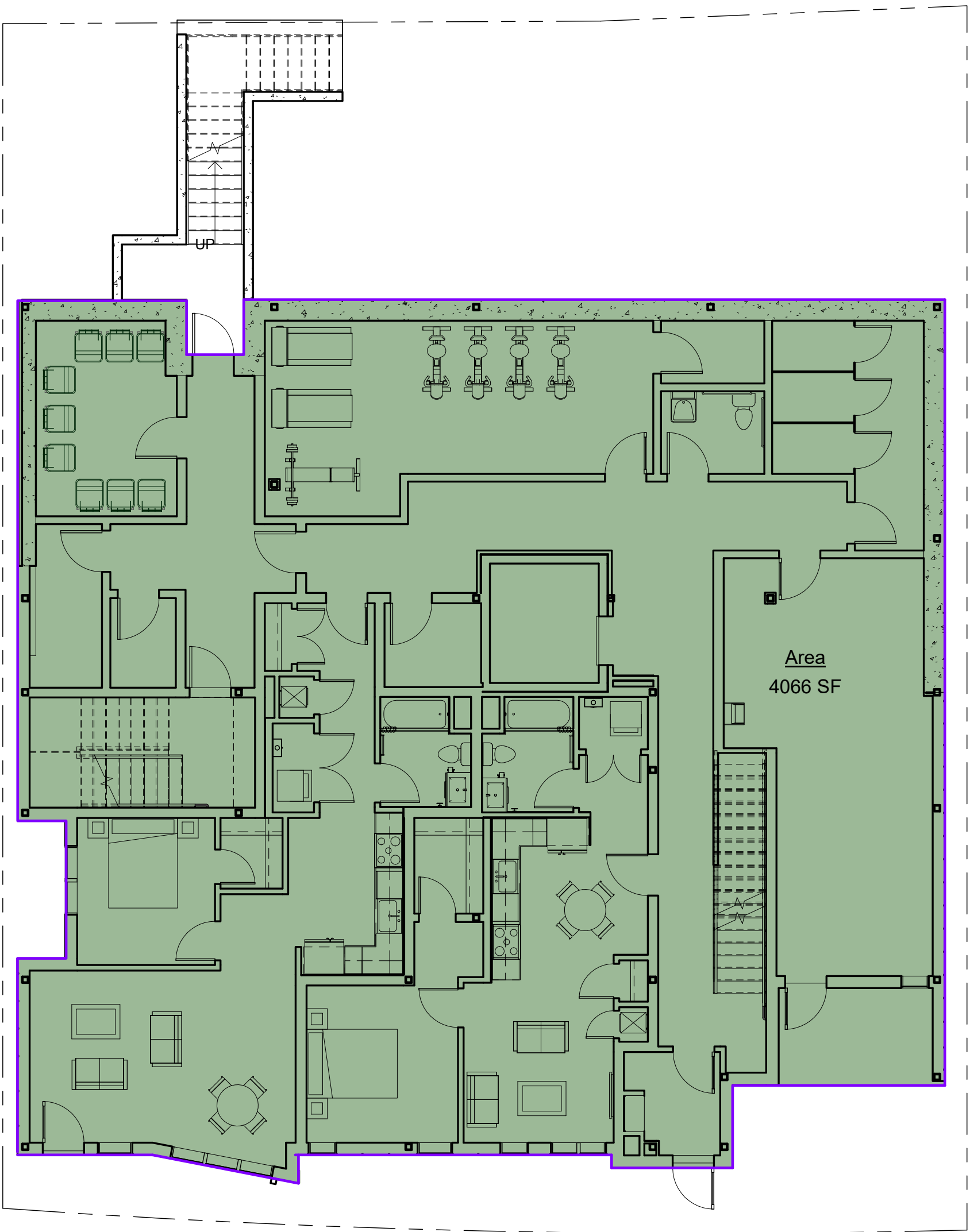


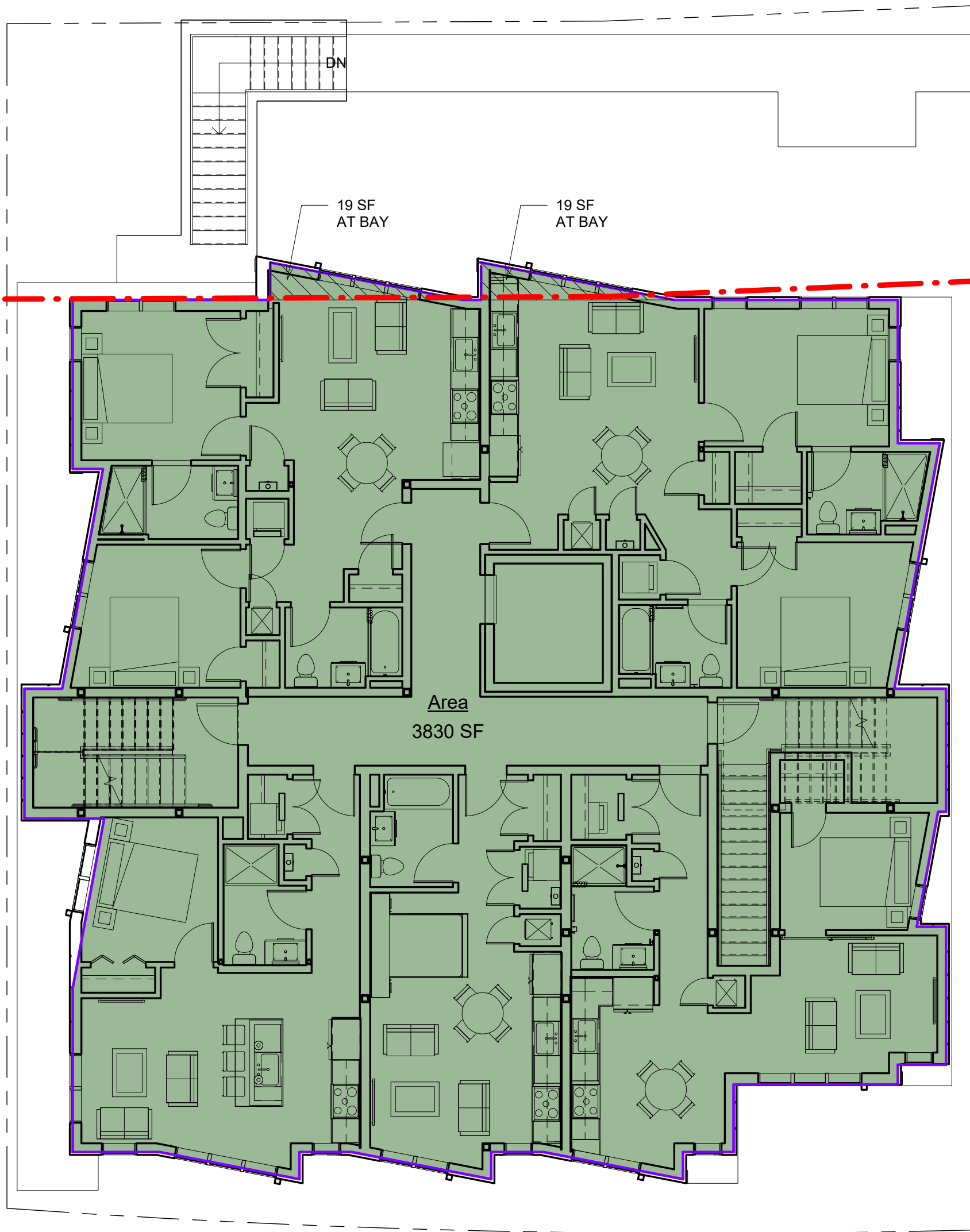
Area Schedule (Gross Building)	
Level	Area
1st Floor Level	4066 SF
2nd Floor Level	3830 SF
3rd Floor Level	3830 SF
4th Floor Level	3830 SF
Roof Level	332 SF
Roof Level	164 SF
	16051 SF

14,519 / 850= 20 UNITS - NET ZERO
14,519 / 1,125= 15 UNITS- TYPICAL CONSTRUCTION

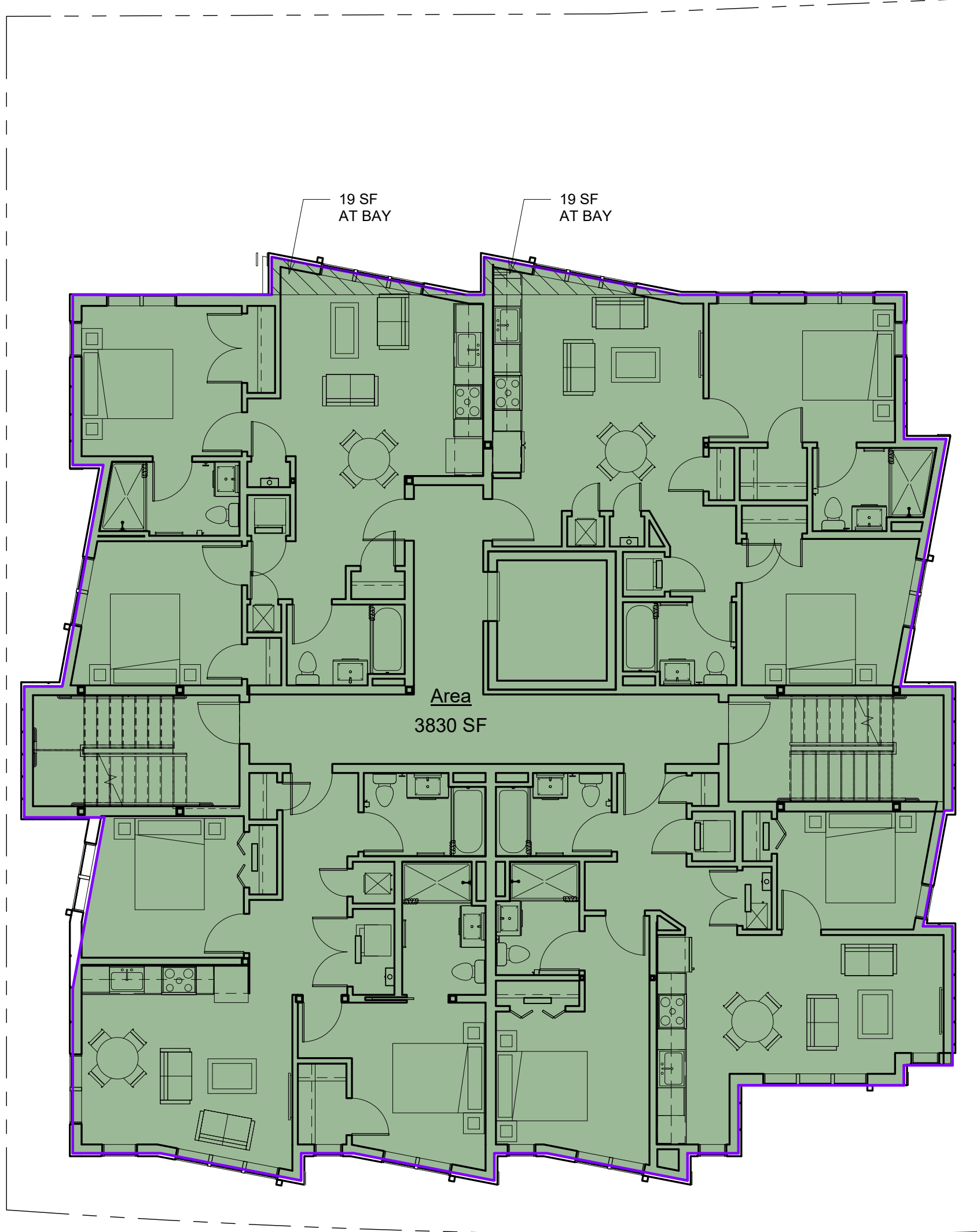
TOTAL GROSS AREA AT
BAYS IN REAR SETBACK: 126 SF



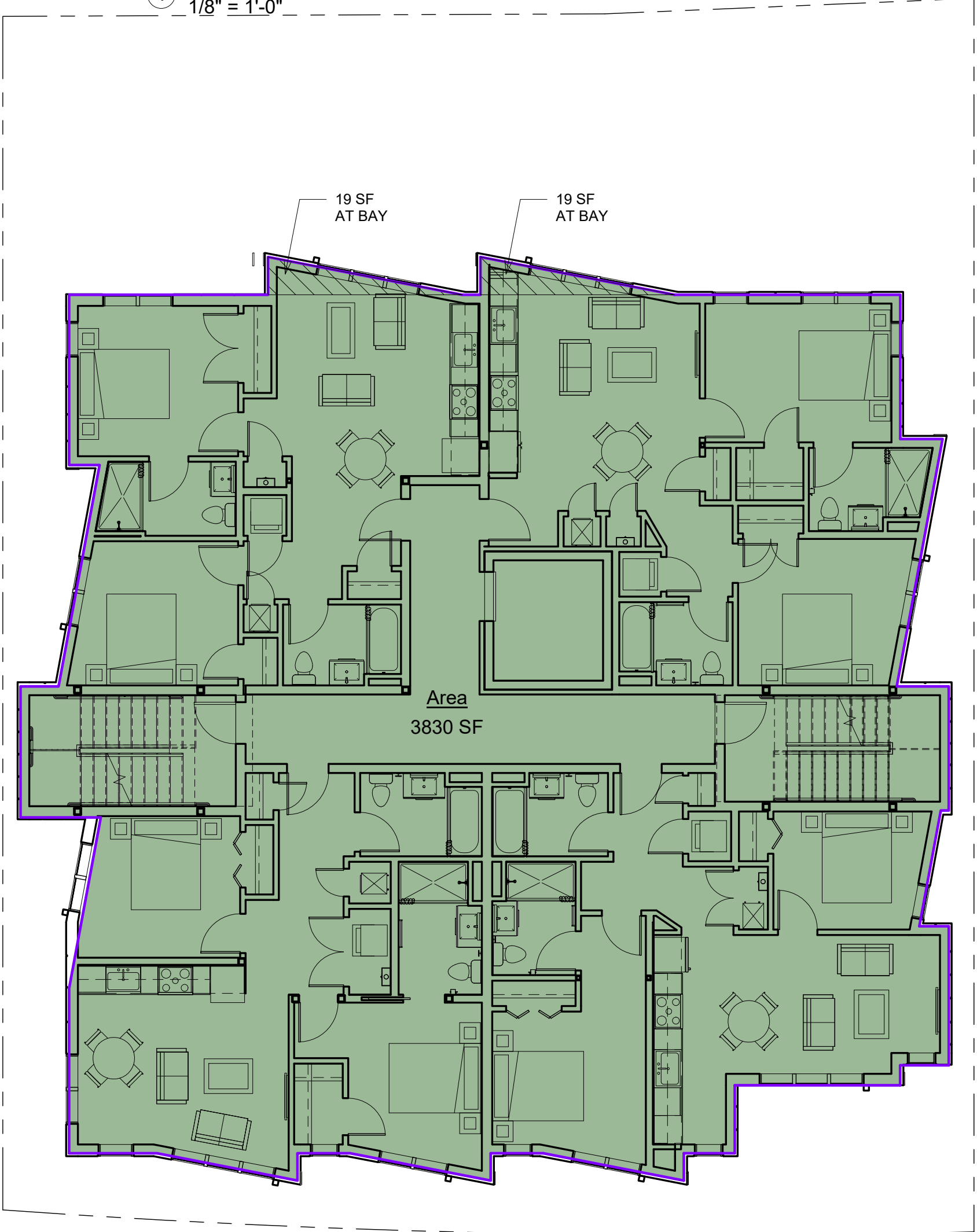
① 1st Floor Level
1/8" = 1'-0"



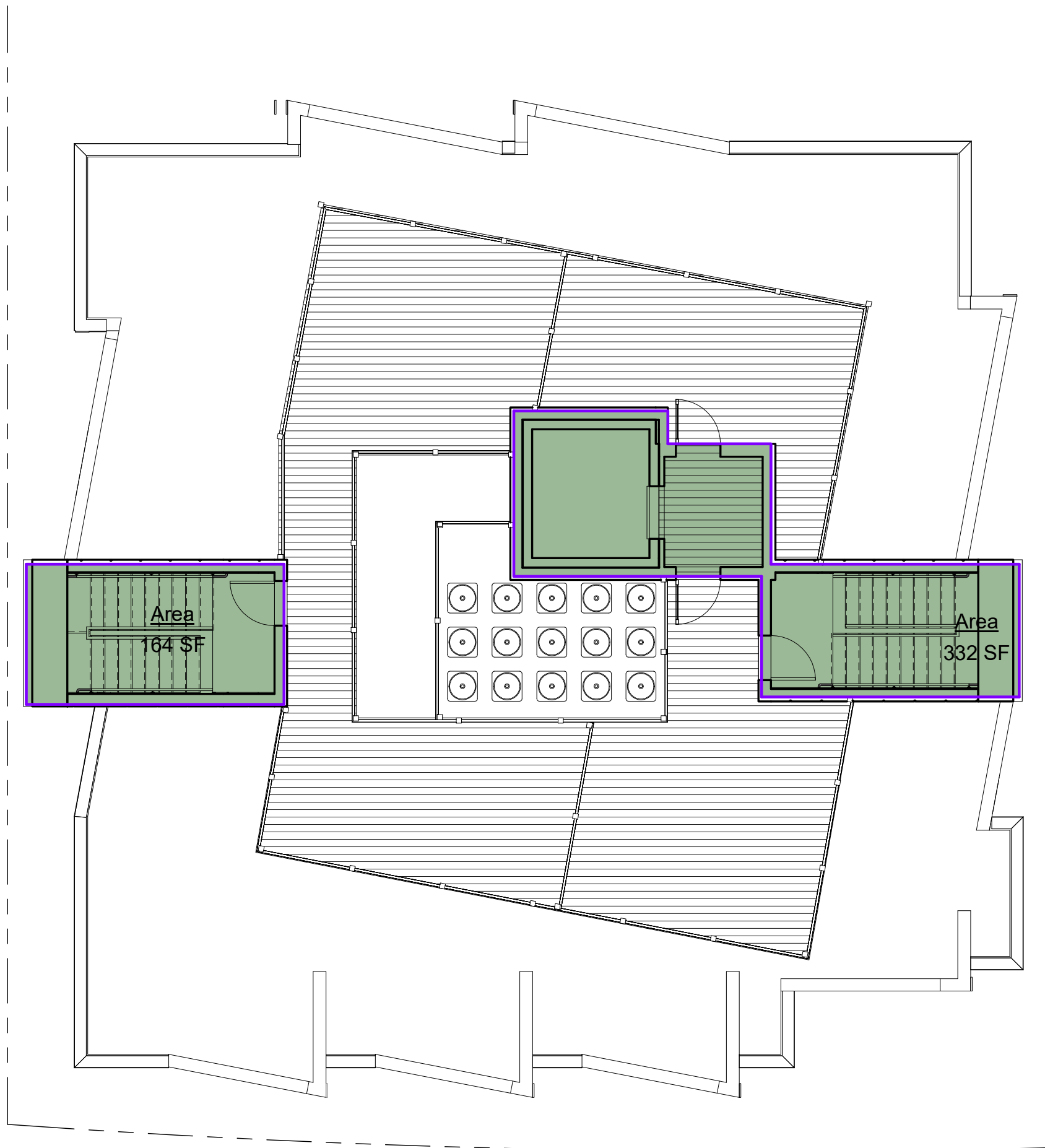
② 2nd Floor Level
1/8" = 1'-0"



③ 3rd Floor Level
1/8" = 1'-0"



④ 4th Floor Level
1/8" = 1'-0"



⑤ Roof Level
1/8" = 1'-0"

PROJECT NAME
**McGrath
Residences**

PROJECT ADDRESS
394 McGrath Highway
Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITECT

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

CONSULTANTS:

COPYRIGHT KDI © 2020
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

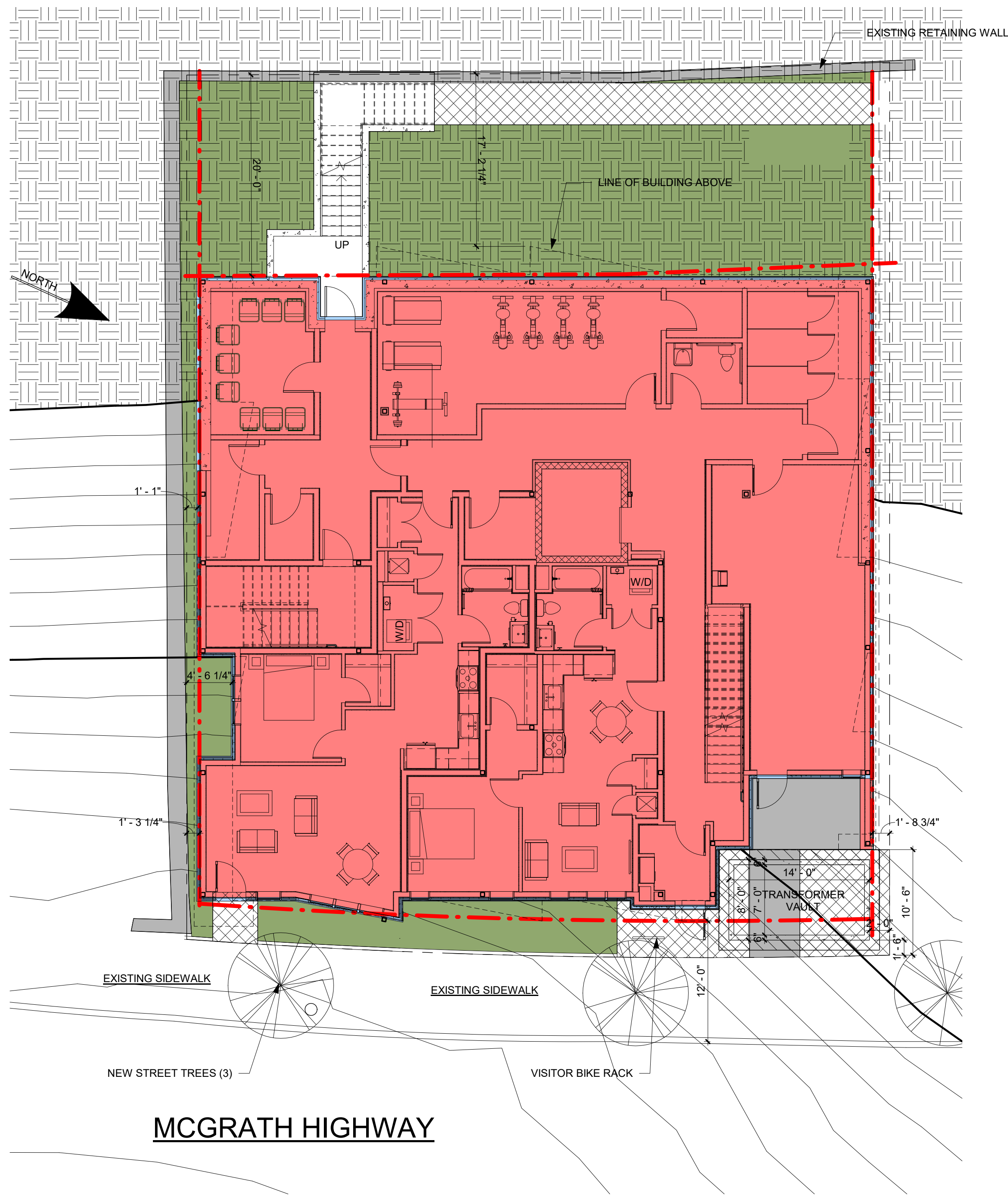
Project number	19055
Date	02/22/2023
Drawn by	WC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

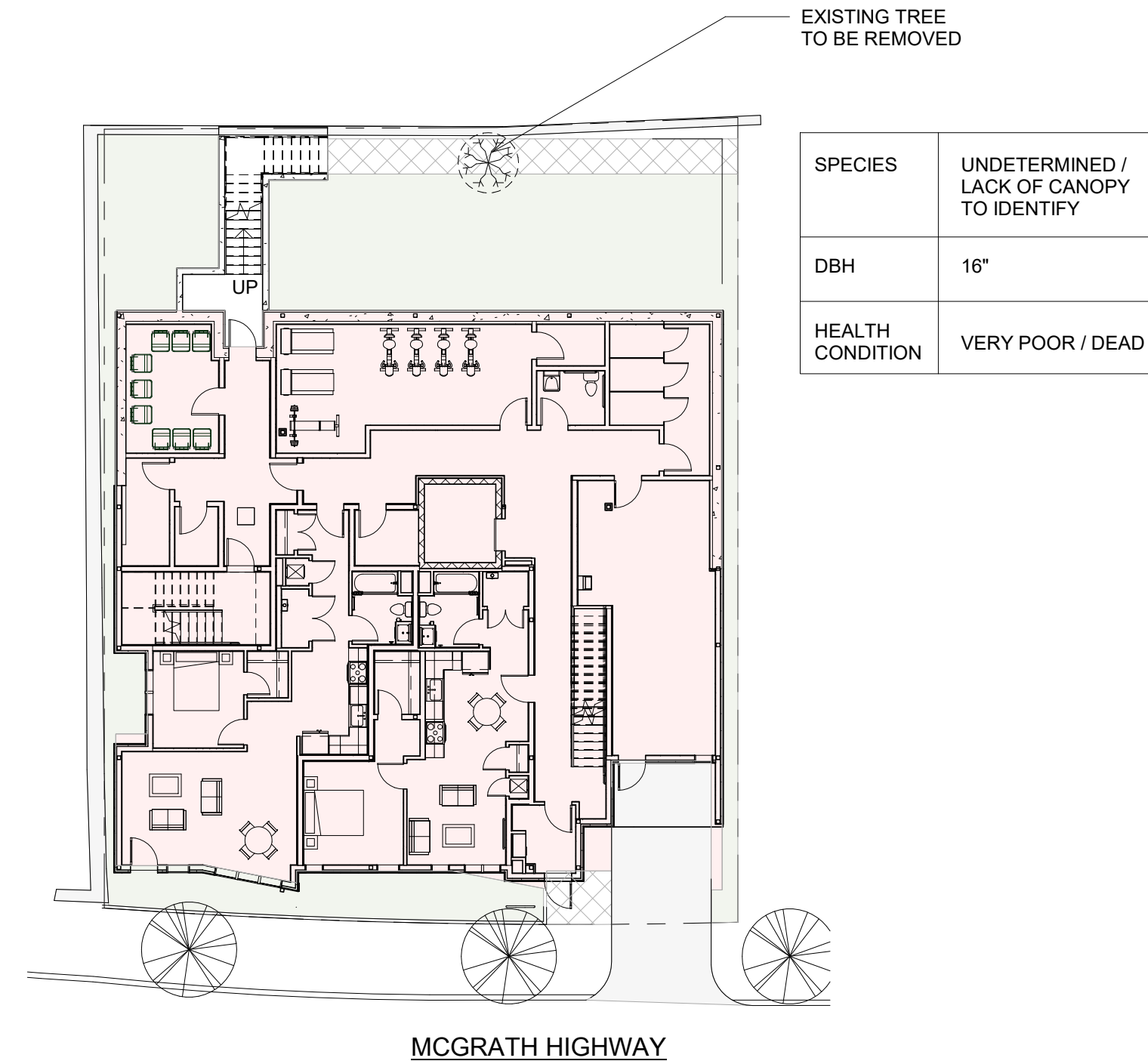
Gross Area Plans

A-018
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



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



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)	--	COMPLIES
NET ZERO BUILDING	4,366 x 3 / 850 (15.4 DU)	15 DU	
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)	0 SPACES	COMPLIES

PROJECT NAME
McGrath Residences

PROJECT ADDRESS
394 McGrath Highway
Somerville, MA

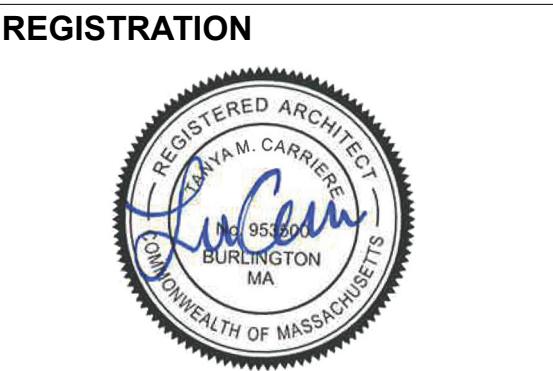
CLIENT
Mike Tokatlyan

ARCHITECT
DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2020
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



Project number 19055
Date 02/22/2023
Drawn by WC
Checked by JSK
Scale As indicated

REVISIONS		
No.	Description	Date

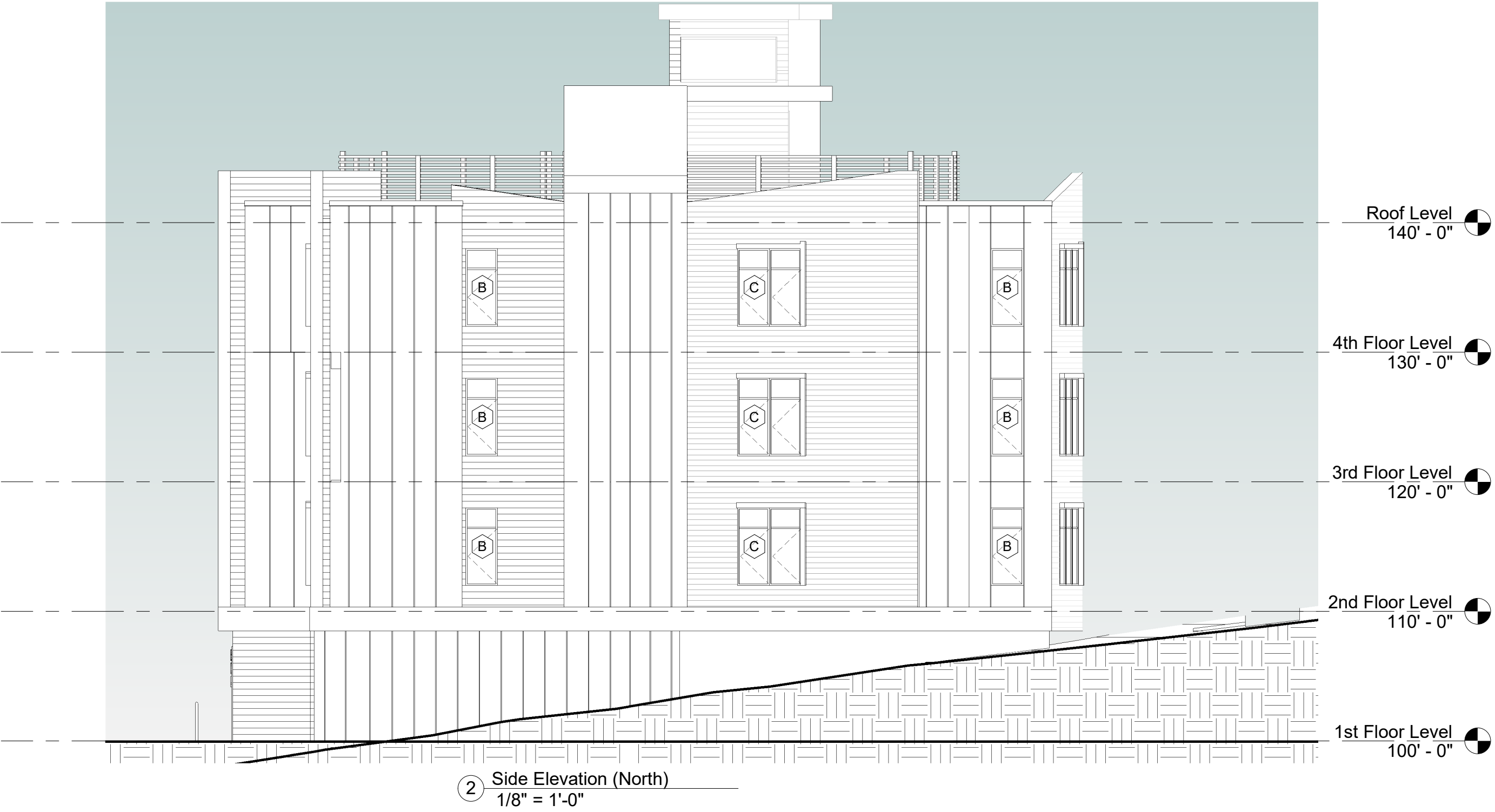
Architectural Site Plan

A-020

McGrath Residences



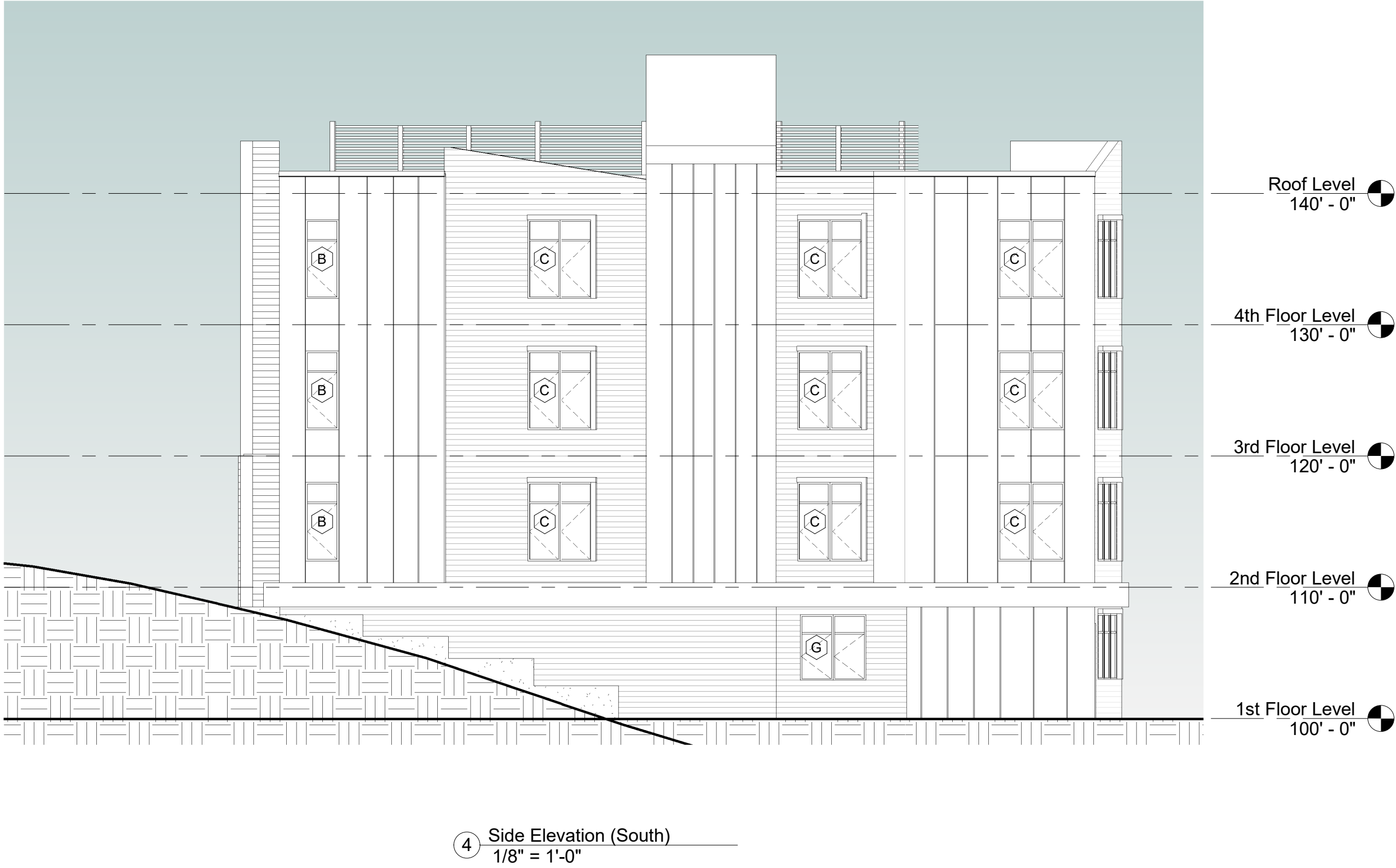
1 McGrath Highway Elevation (East)
1/8" = 1'-0"



2 Side Elevation (North)
1/8" = 1'-0"



3 Rear Elevation (West)
1/8" = 1'-0"



4 Side Elevation (South)
1/8" = 1'-0"

PROJECT NAME

McGrath
Residences

PROJECT ADDRESS

394 McGrath Highway
Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
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	19055
Date	02/22/2023
Drawn by	WC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations

A-300

McGrath Residences



① McGrath View 1



② McGrath View 2



③ Rear View



④ Rear View 2

PROJECT NAME

**McGrath
Residences**

PROJECT ADDRESS

394 McGrath Highway
Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
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	19055
Date	02/22/2023
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

**Exterior
Perspectives**

A-301

McGrath Residences