

SITE PLAN NOTE:
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.

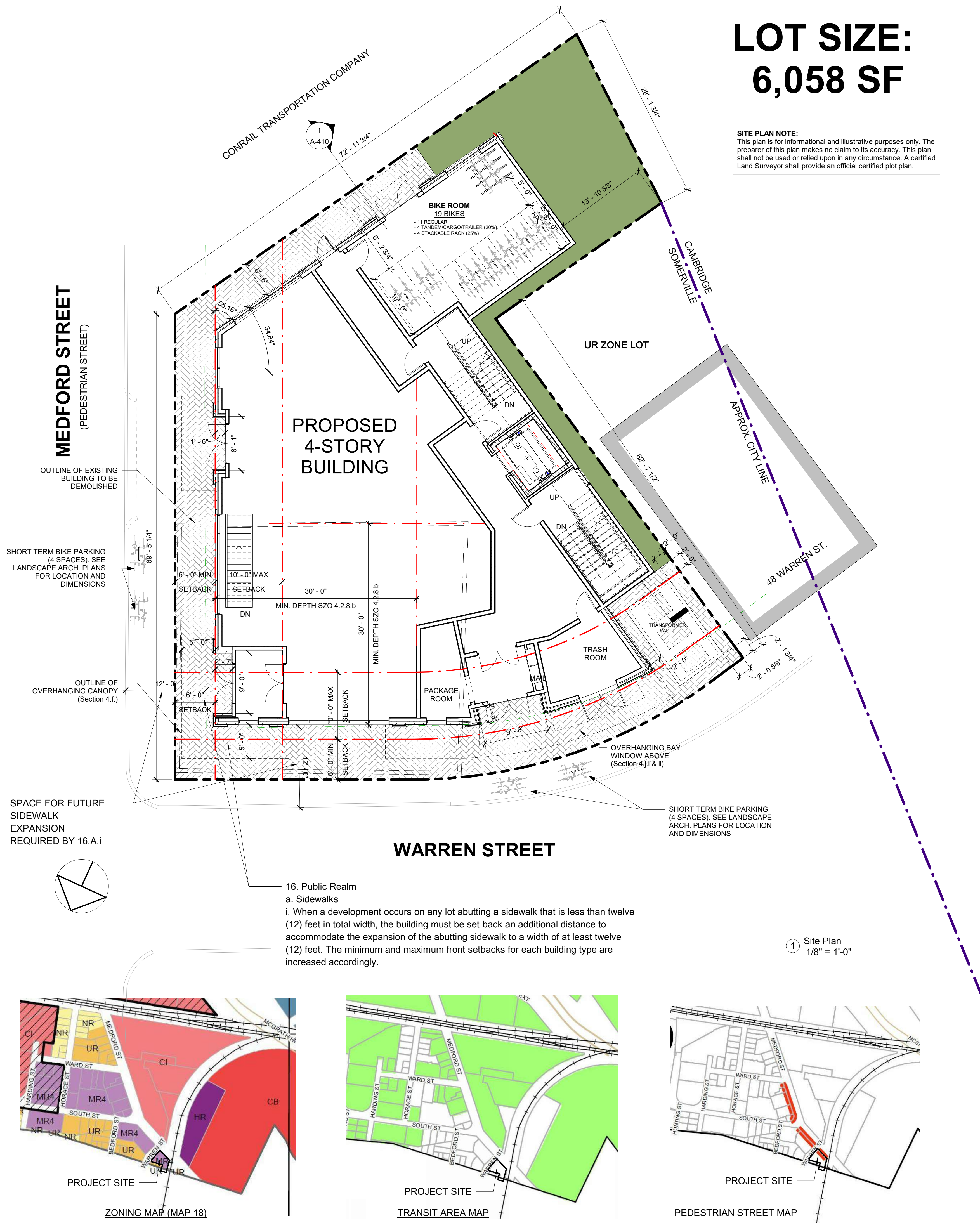
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LOT SIZE: +/- 6,058 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE	MR4 ZONE	
BUILDING TYPE	APARTMENT BUILDING GENERAL BUILDING COMMERCIAL BUILDING	GENERAL BUILDING	COMPLIES
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT		COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	90 % (5,452 SF)	90 % (5,452 SF)	COMPLIES
GREEN SCORE (MIN.)	0.25 MIN (0.30 IDEAL)	SEE LA SERIES	COMPLIES
OPEN SPACE (MIN.)	15% (909 SF)	2,851 SF	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 15 FT		COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 15 FT		COMPLIES
SIDE (MIN)	ABUTTING ANY NON NR OR LHD: 0 FT		COMPLIES
REAR (MIN)	ABUTTING ANY NON NR OR LHD: 10 FT		COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT		COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %		COMPLIES
SECONDARY FRONT	65 %		COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	15,000 SF	COMPLIES
GROUND STORY HEIGHT (MIN.)	14 FT	14 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	11 FT	
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	4	COMPLIES
BUILDING HEIGHT, STORIES (MAX.)	4 STORIES		COMPLIES
BUILDING HEIGHT, FEET (MAX.)	52 FT	47 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	70%		COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%		COMPLIES
BLANK WALL (MAX.)	20 FT		COMPLIES
USE & OCCUPANCY			
GROUND STORY ENTRANCE SPACING (MAX.)	30 FT		COMPLIES
COMMERCIAL SPACE DEPTH (MIN.)	30 FT		COMPLIES
GROSS FLOOR AREA PER DU			
LOT AREA < 5,000 SF	1,500 SF	N/A	N/A
LOT AREA >= 5,000 SF	1,125 SF	N/A	N/A
NET ZERO READY BUILDING	850 SF		COMPLIES
100% AFFORDABLE	850 SF	N/A	N/A
OUTDOOR AMENITY SPACE (MIN.)	1/ DU or 24SF/DU COMMON	COMMON ROOF DECK	COMPLIES
REQUIRED ADU'S			
4 OR MORE UNITS	20% (3.6)	3 + FR. PAYMENT	COMPLIES
TRANSIT AREA MAP- WITHIN WALKSHED	NO		
PEDESTRIAN STREET	YES		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	RES- 0.1/DU (1.8 SPACES) RETAIL- 1 / 2,500 SF		COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (18 SPACES) RETAIL- 1 / 10,000 SF		COMPLIES
PARKING (OUTSIDE OF A TRANSIT AREA)	NONE RETAIL- 1 / 750 SF	NONE NONE (LESS THAN 5,000 SF)	COMPLIES

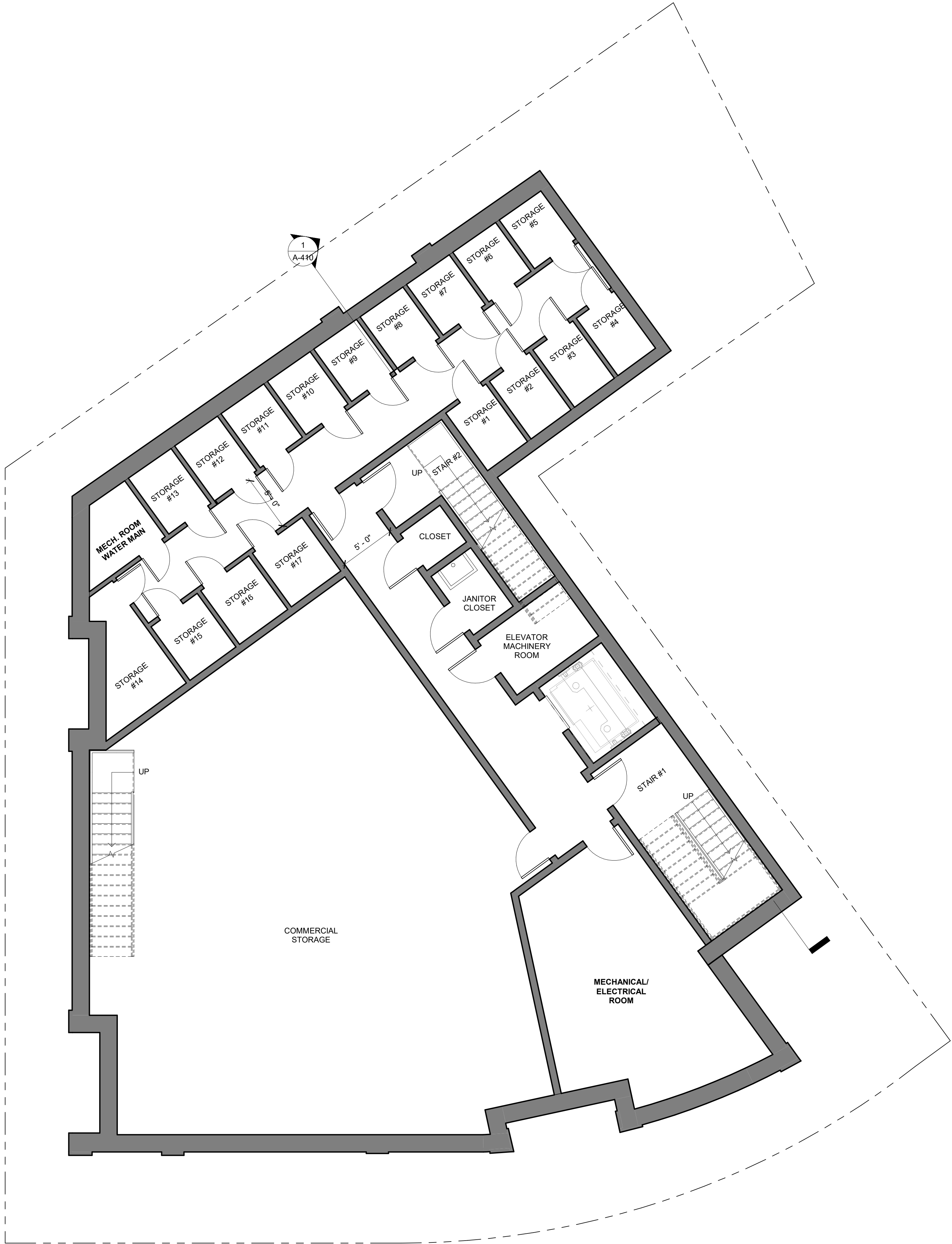
8 Medford Street Mixed- Use

\\TKG-NAS1522\Data\19\19127_Nelson- 8 Medford St Somerville\03 Drawings\00_ARCH_SD_DD\19127_Nelson_8 Medford St SD_rev4.rvt

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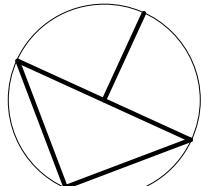
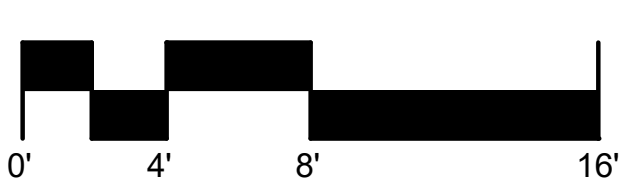


MEDFORD STREET



1 BASEMENT
3/16" = 1'-0"

WARREN STREET



PROJECT NAME

8 Medford Street
Mixed- Use

PROJECT ADDRESS

8 Medford Street
Somerville, MA 02143

CLIENT

Nelson Oliveira

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number 19127
Date 05-19-2026
Drawn by NB
Checked by TC
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

BASEMENT
FLOOR PLAN

A-100

8 Medford Street Mixed- Use



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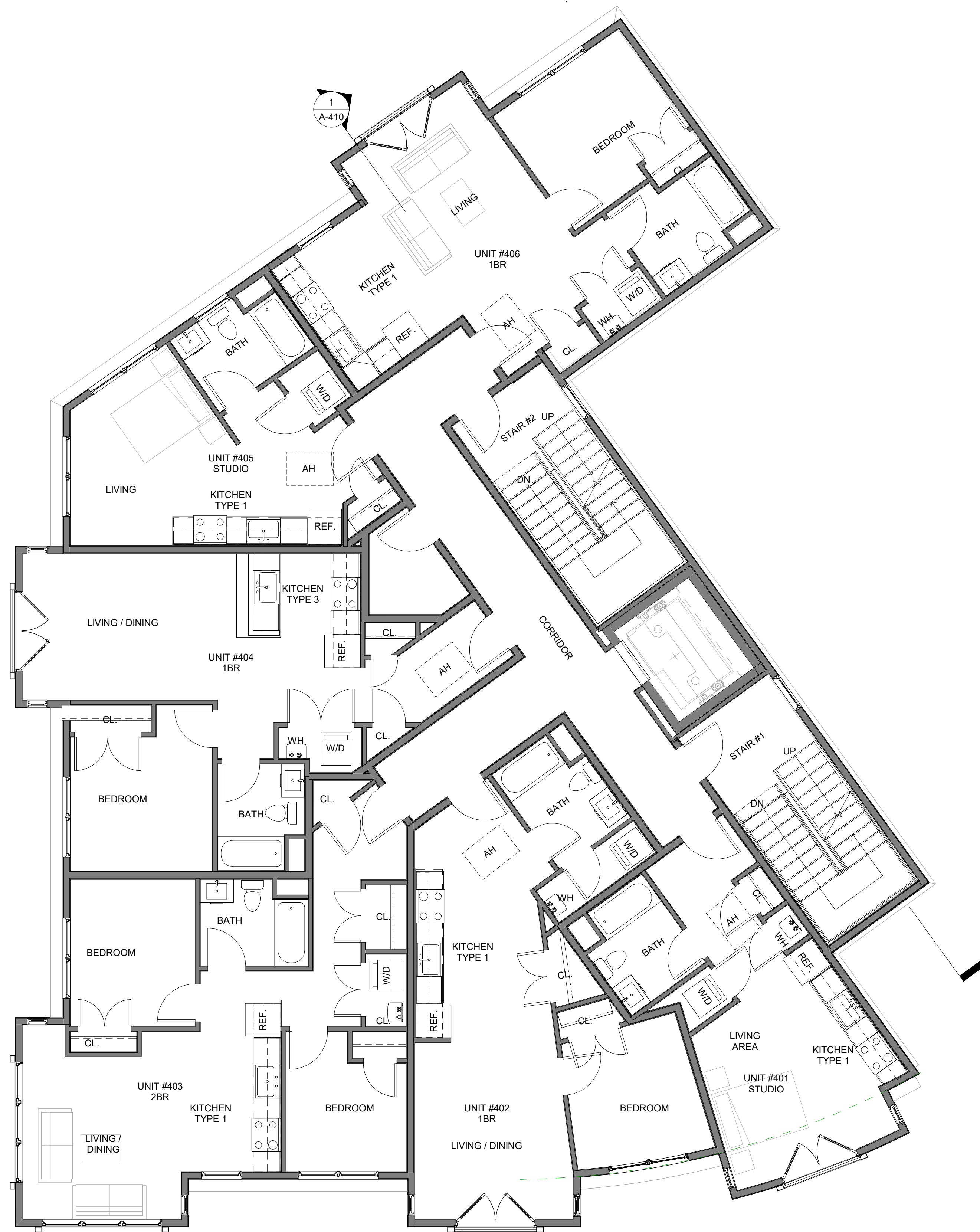
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No.	Description	Date

THIRD FLOOR
PLAN

A-103

8 Medford Street Mixed- Use



① 4TH FLOOR
3/16" = 1'-0"



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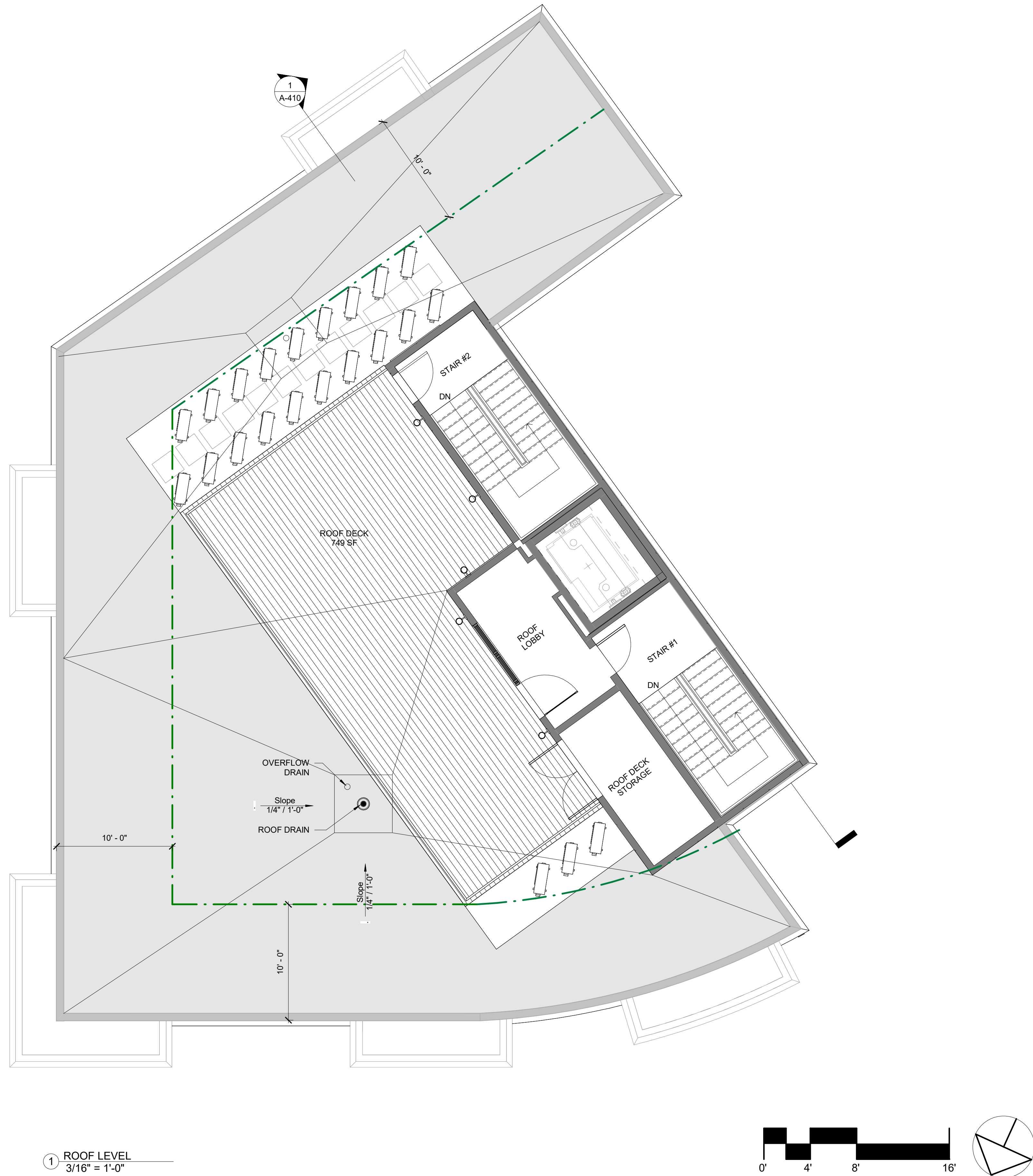
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FOURTH FLOOR
PLAN

A-104

8 Medford Street Mixed- Use



PROJECT NAME

8 Medford Street
Mixed- Use

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Somerville, MA 02143

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ROOF LEVEL

A-105

8 Medford Street Mixed- Use



① NORTH ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"

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REVISIONS		
No.	Description	Date

**NORTH & EAST
ELEVATIONS**

A-300

8 Medford Street Mixed- Use



1 SOUTH EAST ELEVATION
3/16" = 1'-0"

2 SOUTH WEST ELEVATION
3/16" = 1'-0"

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ARCHITECT



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**SOUTH WEST &
SOUTH EAST
ELEVATIONS**

A-301

8 Medford Street Mixed- Use