

Architectural Drawing List		
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PROJECT NAME

Good Gas Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

345 MEDFORD ST  
LLC

ARCHITECT

DESIGN

KHALSA

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

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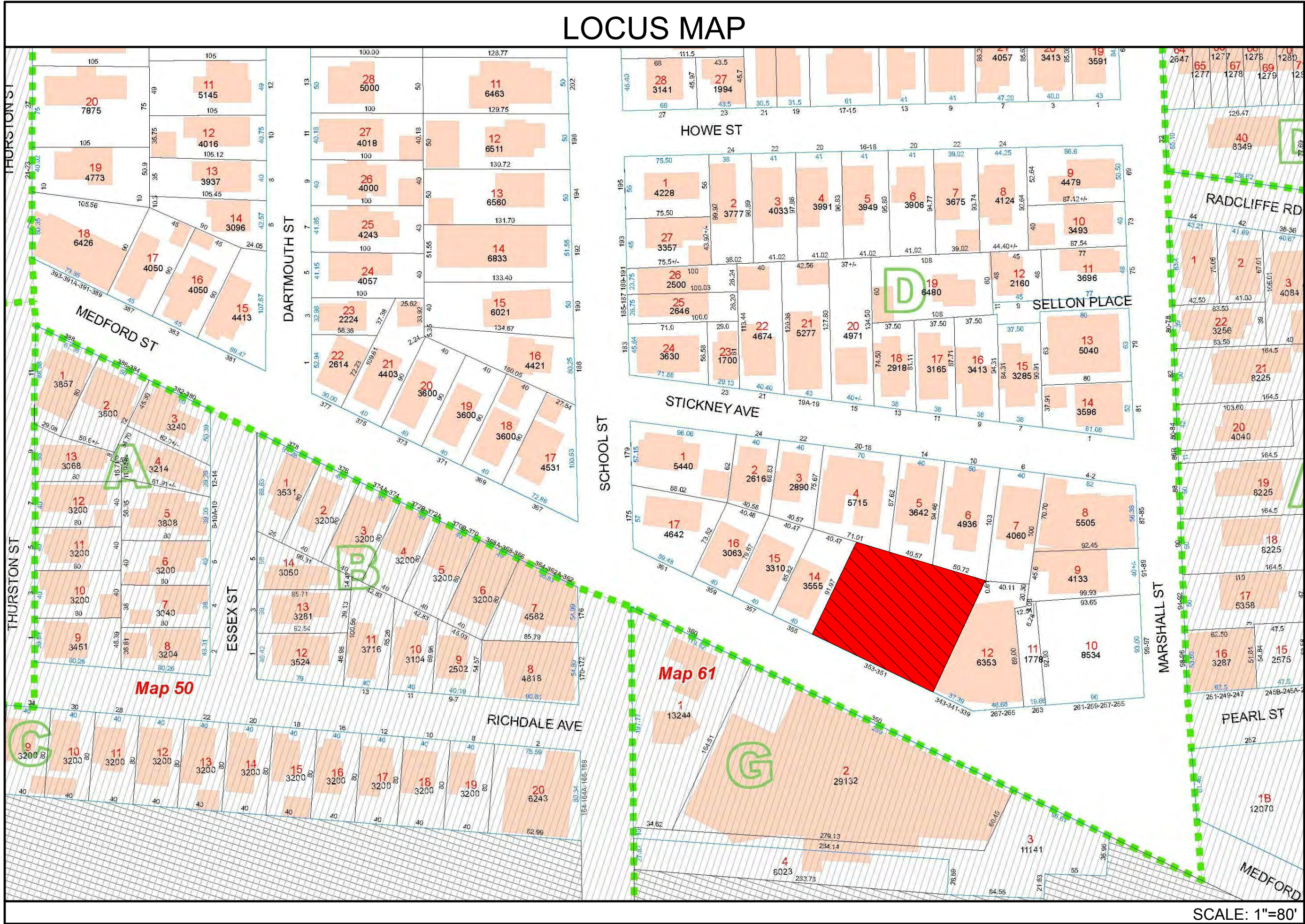
Project number	18150
Date	07/31/2019
Drawn by	ERS
Checked by	JSK
Scale	1" = 80'-0"

REVISIONS		
No.	Description	Date

Cover Sheet

A-000

Good Gas Residences



PROJECT:  
GOOD GAS RESIDENCES

PROJECT ADDRESS:  
345 MEDFORD ST  
SOMERVILLE, MASSACHUSETTS

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

CLIENT  
345 MEDFORD ST, LLC  
ADDRESS:  
PO BOX 3103121  
NEWTON, MA 02461

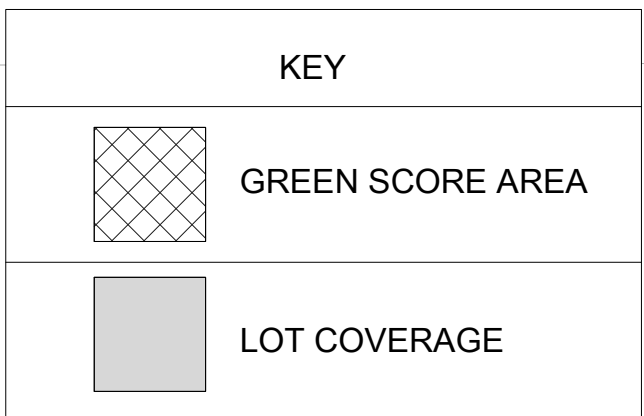
Schematic Design: July 31, 2019



ZONING DIMENSIONAL TABLE-PROPOSED ZONING:				
LOT SIZE: +/- 12,143 SF	ALLOWED / REQUIRED	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE	MR5 ZONE		
BUILDING TYPE	GENERAL BUILDING	GENERAL BUILDING		
LOT DIMENSIONS				
WIDTH (MIN.)	30 FT	30 FT	120	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX)	90 %	90 %	70% / 8,447 SF	COMPLIES
GREEN FACTOR (MIN.)	0.25 MIN 0.30 IDEAL	0.20 MIN 0.25 IDEAL	TBD (2,314 SF AREA)	COMPLIES
BUILDING SETBACKS				
PRIMARY FRONT (MIN/ MAX.)	2 FT / 12 FT	2 FT / 15 FT	5 FT AT GRADE / 2+ FT ON UPPER FLOORS	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 12 FT	2 FT / 15 FT		
SIDE (MIN)	0 FT	0 FT	20 FT (LEFT) 5 FT (RIGHT)	COMPLIES
REAR (MIN)	10 FT	10 FT	10 FT	COMPLIES
MAIN BODY				
BUILDING WIDTH (MAX.)	200 FT	200 FT	95'	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-	-		
FRONT STREET	80 %	80 %	TBD	TBD
SIDE STREET	65 %	65 %	TBD	TBD
FLOOR PLATE (MAX.)	15,000 SF	20,000 SF	8,286 SF	COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	3 STORIES	6 STORIES	DOES NOT COMPLY
BUILDING HEIGHT, STORIES (MAX.)	4 STORIES	5 STORIES		
GROUND STORY HEIGHT (MIN.)	14 FT	14 FT	14 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	10 FT	10.2 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	45 FT	65 FT	65 FT	DOES NOT COMPLY
ROOF TYPE	FLAT	FLAT	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN.)	70 %	70 %	TBD	TBD
UPPER STORY FENESTRATION (MIN./ MAX.)	20% / 50%	20% / 50%	TBD	TBD
BLANK WALL (MAX.)	20 FT	20 FT	TBD	TBD
USE & OCCUPANCY				
GROUND STORY ENTRANCE SPACING (MAX.)	30 FT	30 FT	TBD	TBD
COMMERCIAL SPACE DEPTH (MIN.)	30 FT	30 FT	33 FT	COMPLIES
DENSITY FACTOR	--	--		
BASE	1,500 S.F. / DU (32 Units Max)	1,500 S.F. / DU (32 Units Max)		
100% AFFORDABLE	1,125 S.F. / DU (42.9 Units Max)	1,125 S.F. / DU (42.9 Units Max)		
SUSTAINABLE BUILDING	850 S.F. / DU (56.8 Units Max)	850 S.F. / DU (56.8 Units Max)	862 SF (56 DU)	
OUTDOOR AMENITY SPACE (MIN.)	1/ DU	1/ DU	TBD	TBD
PARKING (RESIDENTIAL)				
MIN SHORT TERM BICYCLE PARKING	0.1/DU (5 SPACES)		6 SPACES	COMPLIES 0 VEHICULAR SPACES, 56 LONG TERM BIKE SPACES, & 5 SHORT TERM BIKE SPACES PROVIDED
MIN LONG TERM BICYCLE PARKING	1 /DU (56 SPACES)		56 SPACES	
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/DU (62 SPACES MAX)		0 SPACES	
PARKING (COMMERCIAL) - VARIES BY USE -RESTAURANT USE:				COMMERCIAL PARKING COUNT IS DETERMINED BY THE OCCUPANCY OF THE SPACE-6 VEHICULAR PARKING SPACES, 4 LONG TERM BIKE SPACES, & 5 SHORT TERM BIKE SPACES PROVIDED
MIN SHORT TERM BICYCLE PARKING	1/1,000 S.F. (4 SPACES)		5 SPACES	
MIN LONG TERM BICYCLE PARKING	1/5,000 S.F. (1 SPACE)		4 SPACES	
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/500 S.F. (8 SPACES MAX)		6 SPACES	
PARKING (COMMERCIAL) - VARIES BY USE -CONSUMER GOOD RETAIL USE:				
MIN SHORT TERM BICYCLE PARKING	1/2,500 S.F. (3 SPACES)		5 SPACES	
MIN LONG TERM BICYCLE PARKING	1/10,000 S.F. (1 SPACE)		4 SPACES	
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/750 S.F. (5 SPACES MAX)		6 SPACES	

ZONING DIMENSIONAL TABLE-CURRENT ZONING:			
	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	BA		
USE		MULTIFAMILY RESIDENTIAL	MORE THAN 7 UNITS REQUIRES SPSR
MIN LOT SIZE	N/A	12,143 S.F.	COMPLIES
MIN LOT PER DWELLING (1-9 UNITS)	1,000 SF/ DU (12 DU)	233 S.F./DU (52 DU)	DOES NOT COMPLY
MAX GROUND COVERAGE	80% / 9,714 S.F.	69% / 8,416 S.F.	COMPLIES
LANDSCAPE AREA, MIN % OF LOT	10% / 1,214 S.F.	11% / 1,292 S.F. +/-	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0 / 24,286 S.F.	3.2 / 38,826 S.F.	DOES NOT COMPLY
MAX BUILDING HEIGHT	4 ST / 50'	6 ST / 65'	DOES NOT COMPLY
MIN. YARD SETBACKS (3 STORIES)			
FRONT	N/A	2'	COMPLIES
LEFT SIDE	N/A	20'	COMPLIES
RIGHT SIDE	N/A	5'	COMPLIES
REAR	10'+2' PER STORY = 22'	10'	DOES NOT COMPLY
MIN FRONTAGE	N/A	120'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	N/A	TBD	COMPLIES

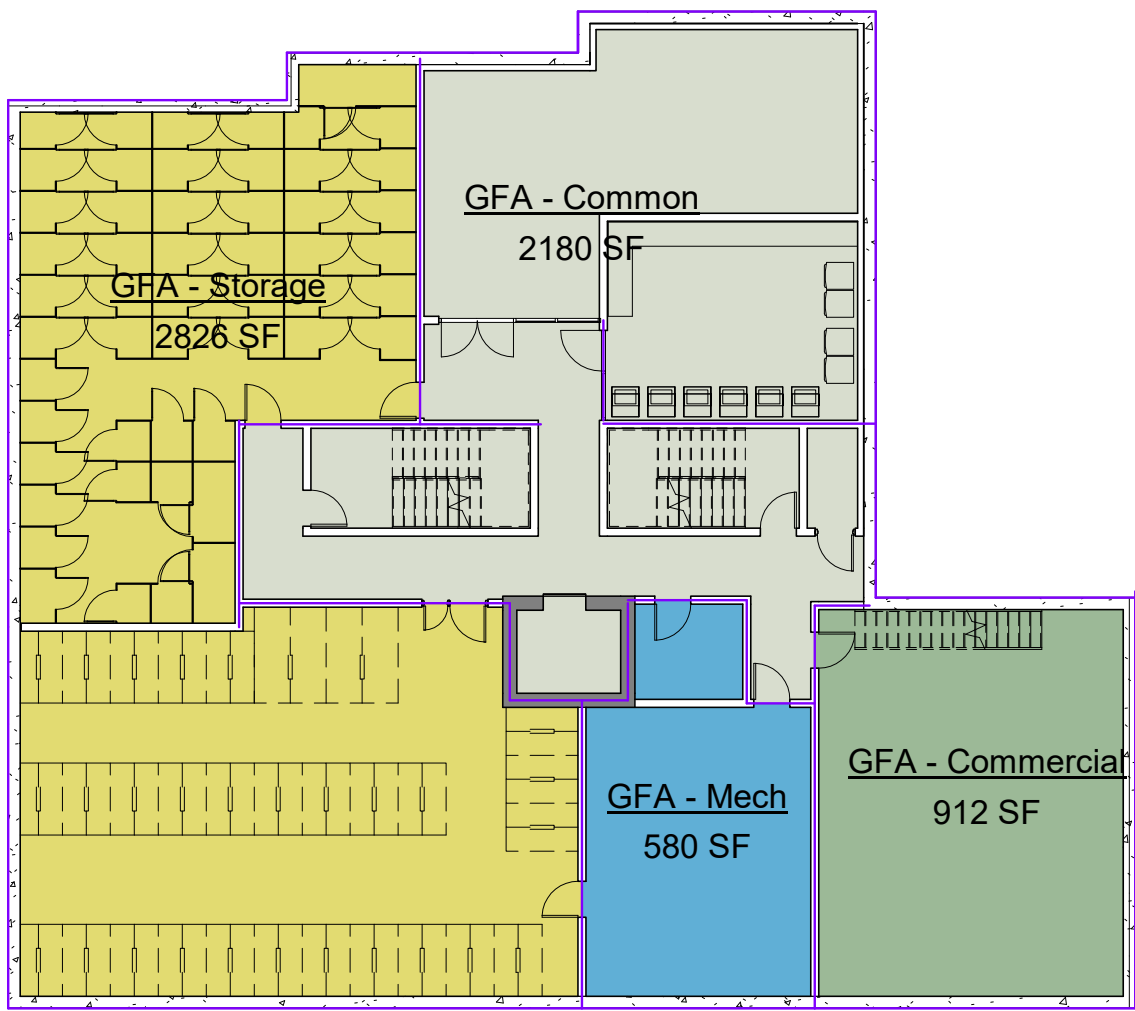
PARKING REQUIREMENTS (CURRENT ZONING)		
1.0 / STUDIO	6 SPACES	DOES NOT COMPLY
1.5/ DU W/ 1 OR 2 BEDROOMS		
2.0/ DU W/ 3 OR MORE BEDROOMS		
17 STUDIOS = 17 SPACES		
28 1 BEDROOM = 42 SPACES		
3 2 BEDROOM=4.5 SPACES		
2 3 BEDROOM=4 SPACES		
<u>67.5 SPACES TOTAL</u>		



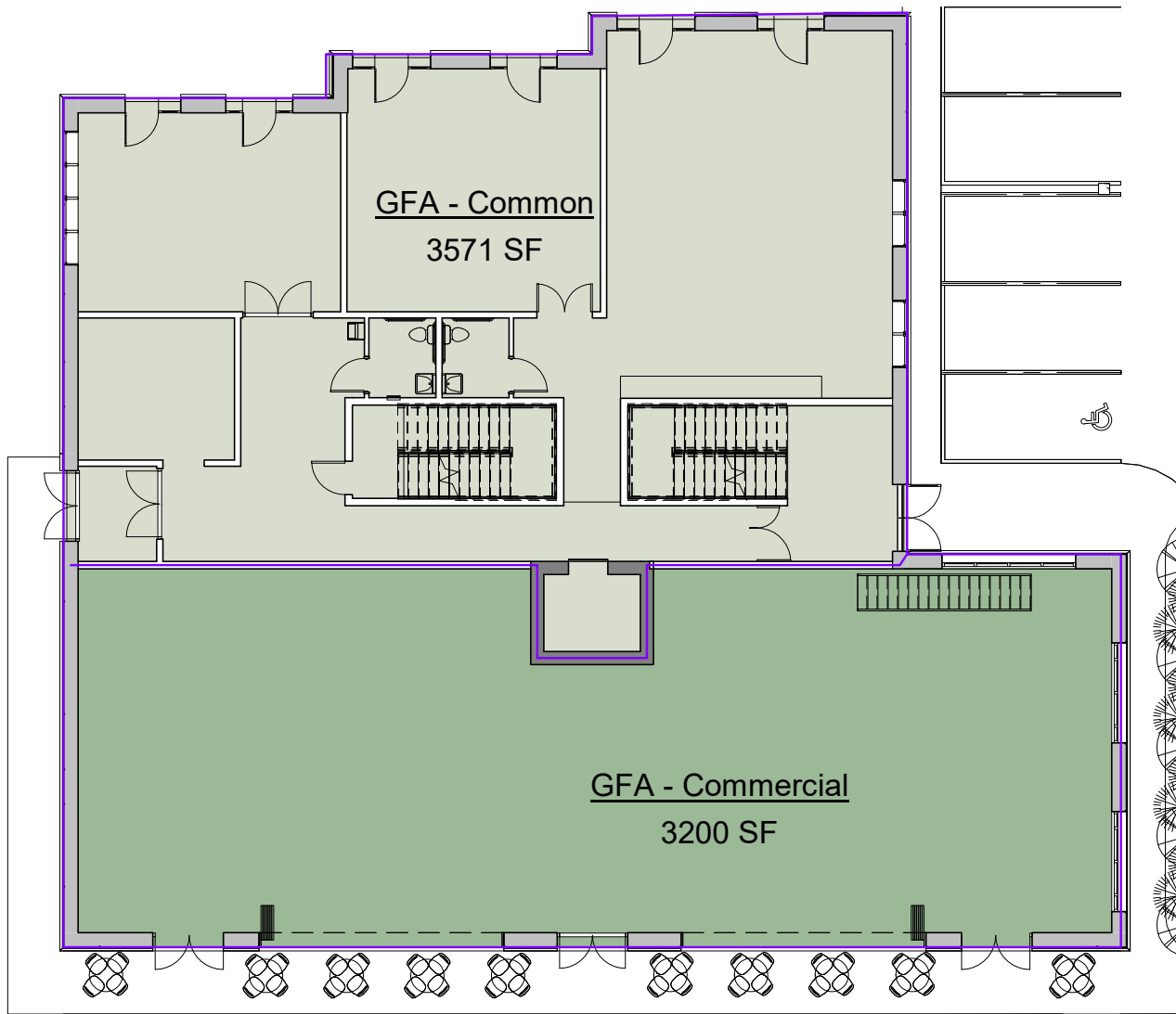
## Good Gas Residences



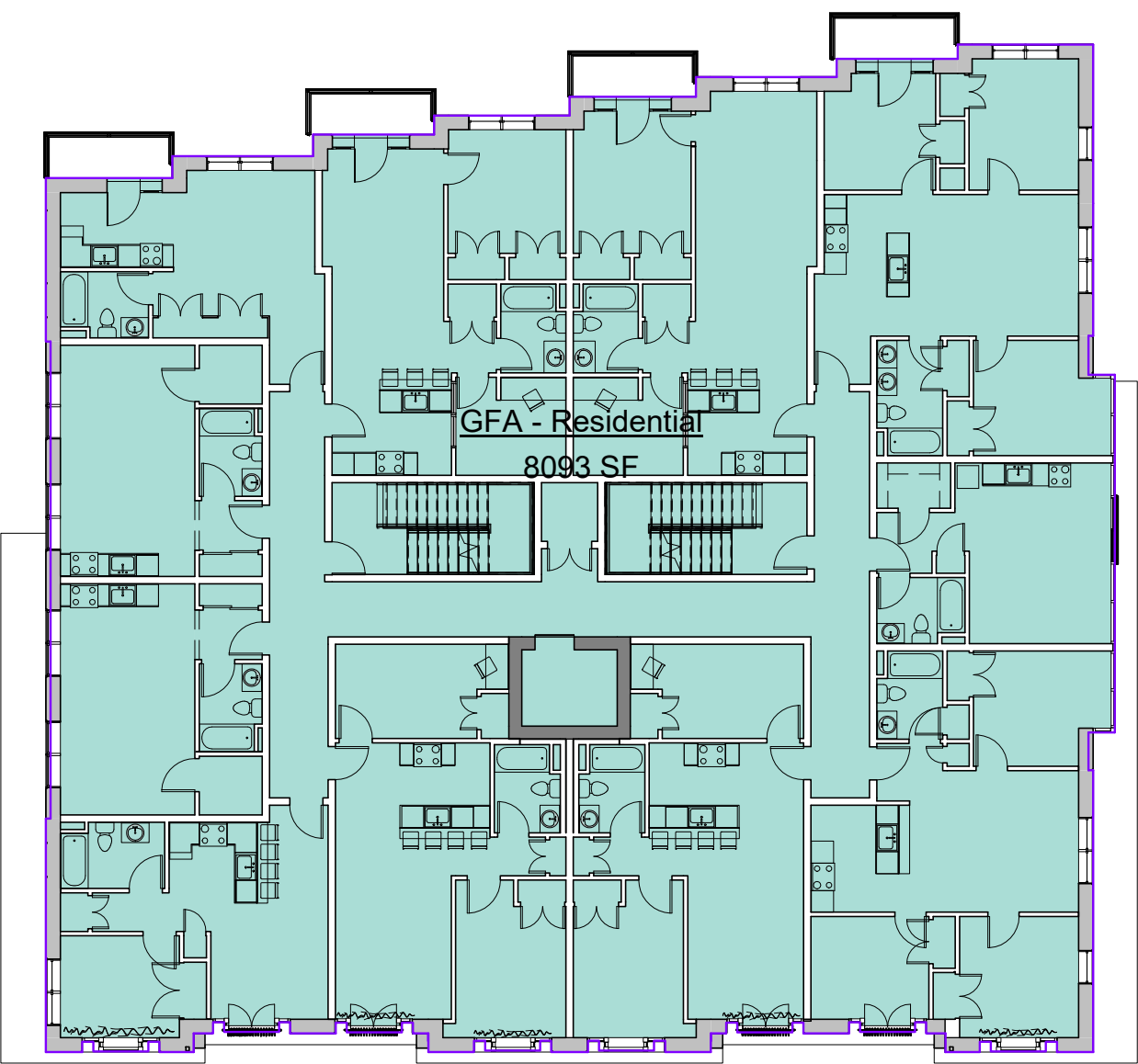
GROSS FLOOR AREA



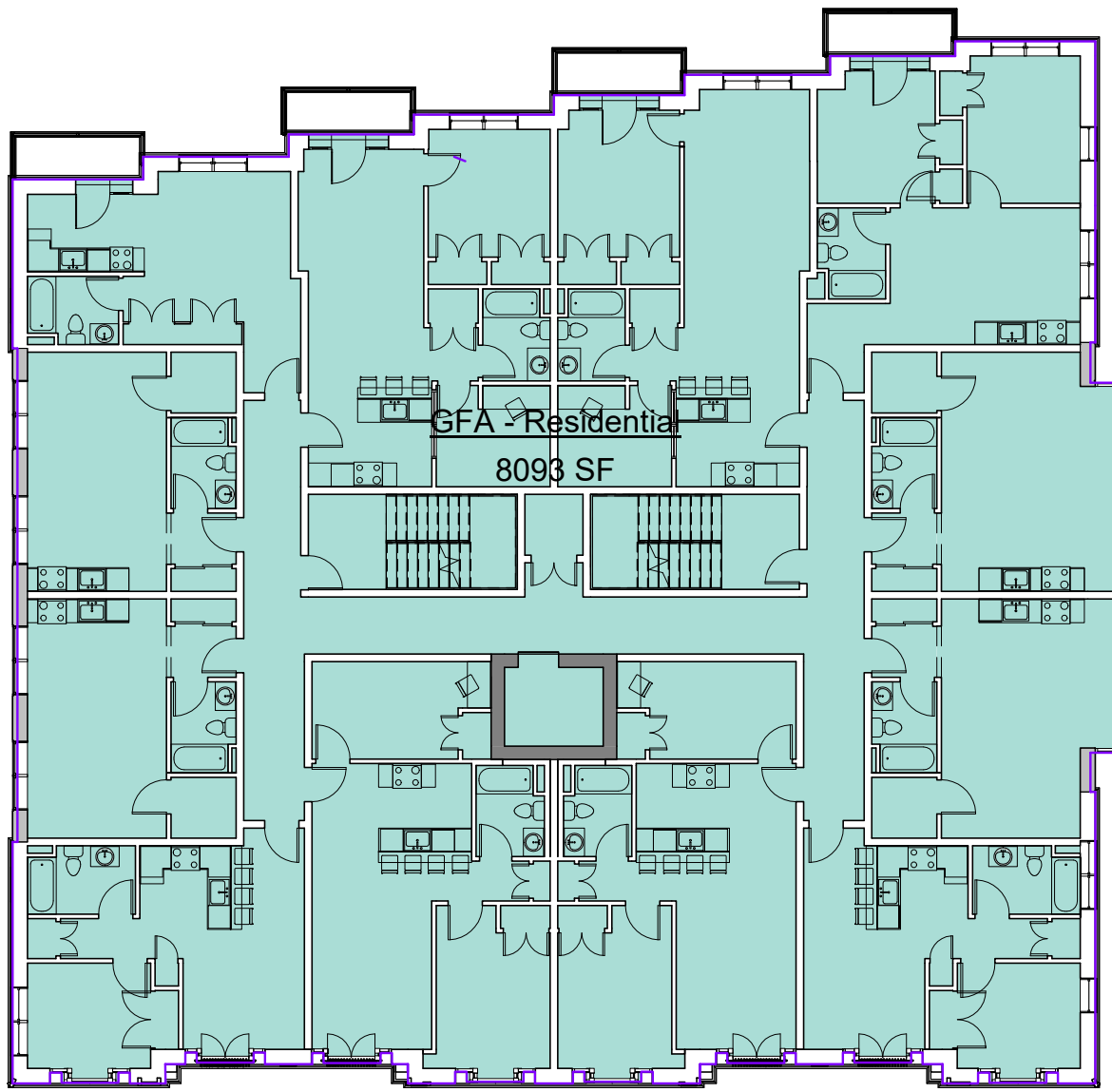
1 Basement Level  
1/16" = 1'-0"



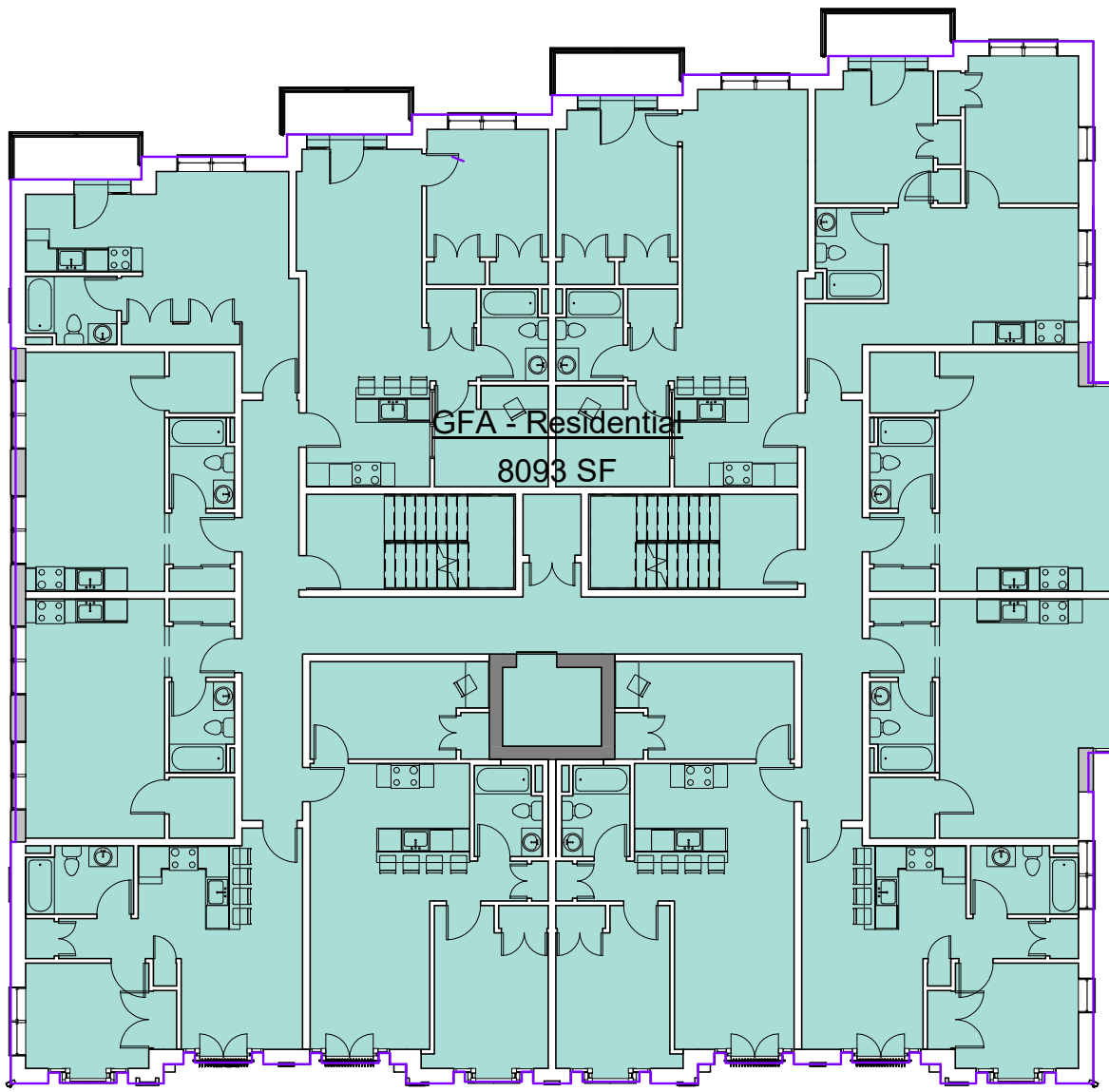
2 1st Floor Level  
1/16" = 1'-0"



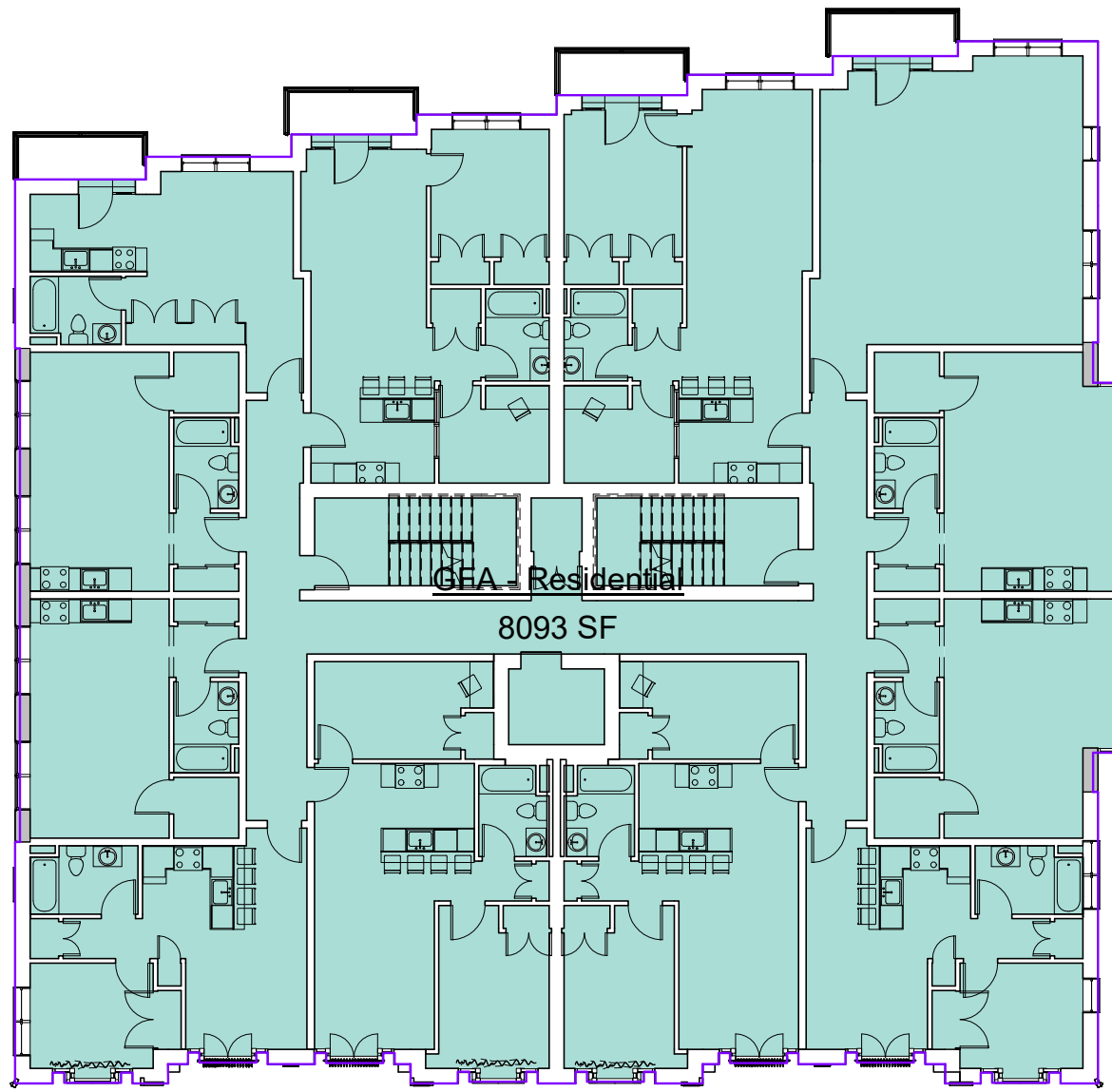
3 2nd Floor Level  
1/16" = 1'-0"



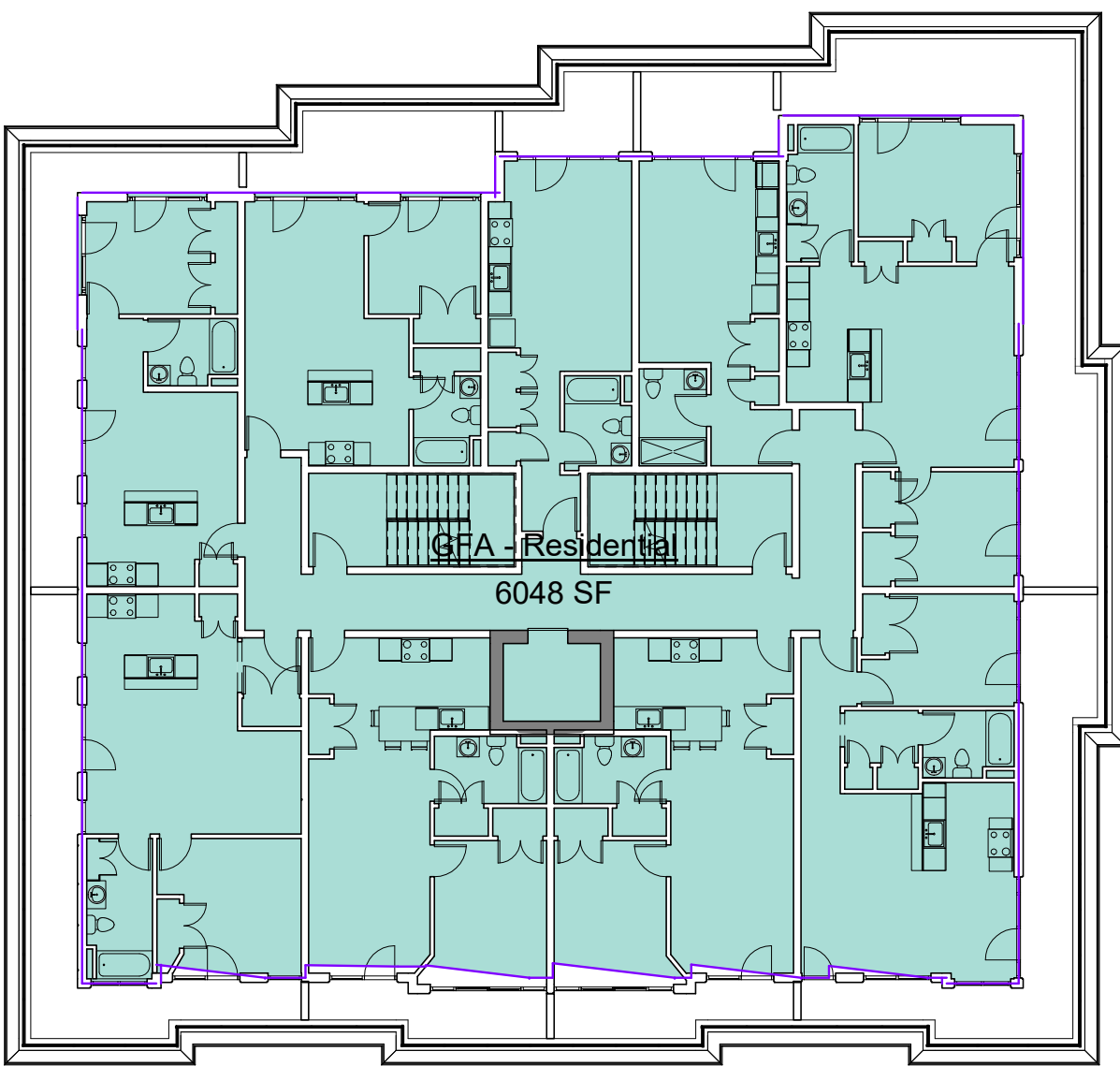
4 3rd Floor Level  
1/16" = 1'-0"



5 4th Floor Level  
1/16" = 1'-0"



12 5th Floor Level  
1/16" = 1'-0"



6 6th Floor Level  
1/16" = 1'-0"

Gross Floor Area		
Area	Level	Name
GFA - Commercial		
912 SF	Basement Level	GFA - Commercial
3200 SF	1st Floor Level	GFA - Commercial
4112 SF		
GFA - Common		
2180 SF	Basement Level	GFA - Common
3571 SF	1st Floor Level	GFA - Common
5751 SF		
GFA - Mech		
580 SF	Basement Level	GFA - Mech
580 SF		
GFA - Residential		
8093 SF	2nd Floor Level	GFA - Residential
8093 SF	3rd Floor Level	GFA - Residential
8093 SF	4th Floor Level	GFA - Residential
8093 SF	5th Floor Level	GFA - Residential
6048 SF	6th Floor Level	GFA - Residential
38422 SF		
GFA - Storage		
2826 SF	Basement Level	GFA - Storage
2826 SF		
51690 SF		

TOTAL GFA OF COMMERCIAL, RESIDENTIAL, & COMMON  
(EXCLUDES STORAGE & MECHANICAL):  
48,284 S.F. / 52 DU = 862 S.F. / DU

PROJECT NAME

Good Gas  
Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

345 MEDFORD ST  
LLC

ARCHITECT



17 IVALOO STREET SUITE 400  
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REVISIONS

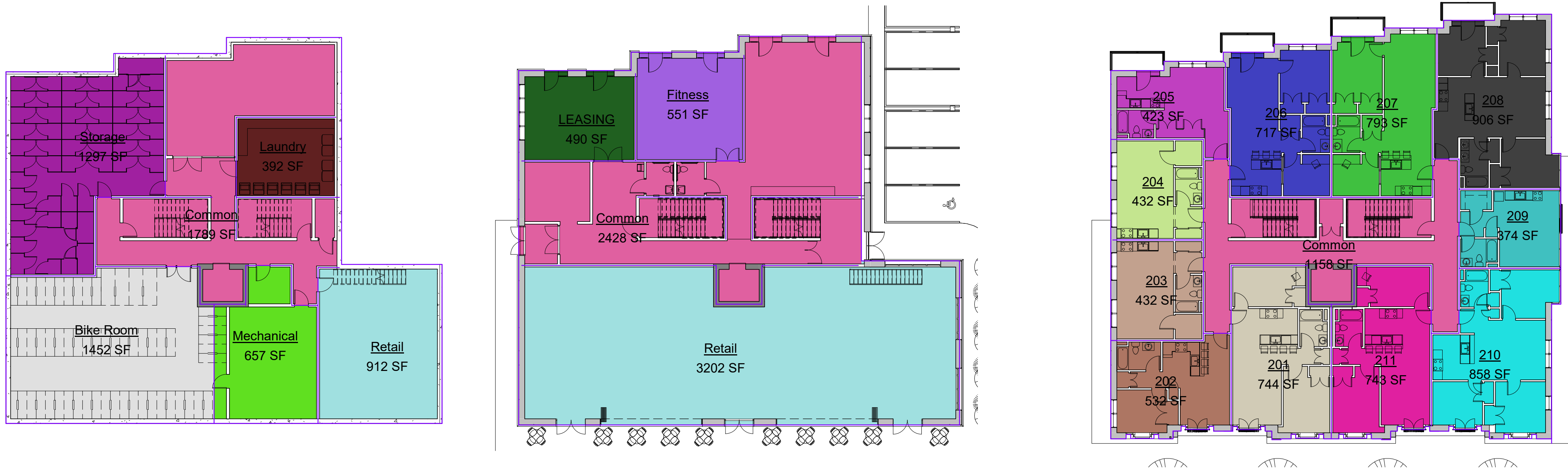
No.	Description	Date

Gross Floor Area  
Plans

A-021

Good Gas Residences

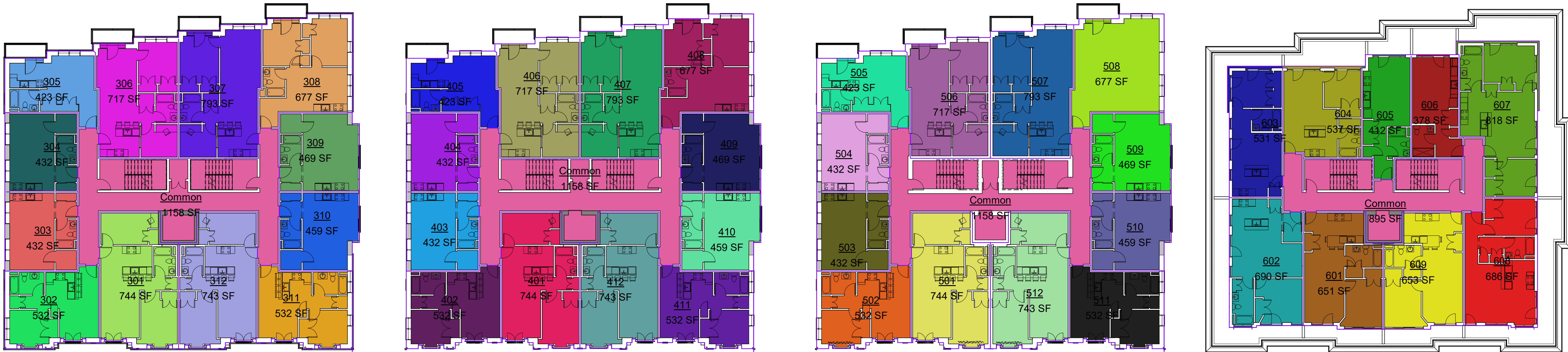




① Basement Level  
1/16" = 1'-0"

② 1st Floor Level  
1/16" = 1'-0"

③ 2nd Floor Level  
1/16" = 1'-0"



④ 3rd Floor Level  
1/16" = 1'-0"

⑤ 4th Floor Level  
1/16" = 1'-0"

⑥ 5th Floor Level  
1/16" = 1'-0"

⑦ 6th Floor Level  
1/16" = 1'-0"

Unit Areas		
Name	Area	Comments

Basement Level		
Bike Room	1452 SF	64 Bike Spaces
Common	1789 SF	
Laundry	392 SF	
Mechanical	657 SF	
Retail	912 SF	
Storage	1297 SF	62 Storage Closets
	6498 SF	
1st Floor Level		
Common	2428 SF	
Fitness	551 SF	
LEASING	490 SF	3 Bedrooms / 2 Bathrooms
Retail	3202 SF	
	6670 SF	

Unit Areas		
Name	Area	Comments

2nd Floor Level		
201	744 SF	1 Bedroom + Study / 1 Bathroom
202	532 SF	1 Bedroom / 1 Bathroom
203	432 SF	Studio
204	432 SF	Studio
205	423 SF	Studio
206	717 SF	1 Bedroom + Study / 1 Bathroom
207	793 SF	1 Bedroom + Study / 1 Bathroom
208	906 SF	3 Bedrooms / 1 Bathroom
209	374 SF	Studio
210	858 SF	3 Bedrooms / 1 Bathroom
211	743 SF	1 Bedroom + Study / 1 Bathroom
Common	1158 SF	
	8112 SF	

Unit Areas		
Name	Area	Comments

3rd Floor Level		
301	744 SF	1 Bedroom + Study / 1 Bathroom
302	532 SF	1 Bedroom / 1 Bathroom
303	432 SF	Studio
304	432 SF	Studio
305	423 SF	Studio
306	717 SF	1 Bedroom + Study / 1 Bathroom
307	793 SF	1 Bedroom + Study / 1 Bathroom
308	677 SF	2 Bedrooms / 1 Bathroom
309	469 SF	Studio
310	459 SF	Studio
311	532 SF	1 Bedroom / 1 Bathroom
312	743 SF	1 Bedroom + Study / 1 Bathroom
Common	1158 SF	

Unit Areas		
Name	Area	Comments

8112 SF		
4th Floor Level		
401	744 SF	1 Bedroom + Study / 1 Bathroom
402	532 SF	1 Bedroom / 1 Bathroom
403	432 SF	Studio
404	432 SF	Studio
405	423 SF	Studio
406	717 SF	1 Bedroom + Study / 1 Bathroom
407	793 SF	1 Bedroom + Study / 1 Bathroom
408	677 SF	2 Bedrooms / 1 Bathroom
409	469 SF	Studio
410	459 SF	Studio
411	532 SF	1 Bedroom / 1 Bathroom
412	743 SF	1 Bedroom + Study / 1 Bathroom
Common	1158 SF	

Unit Areas		
Name	Area	Comments

8112 SF		
5th Floor Level		
501	744 SF	1 Bedroom + Study / 1 Bathroom
502	532 SF	1 Bedroom / 1 Bathroom
503	432 SF	Studio
504	432 SF	Studio
505	423 SF	Studio
506	717 SF	1 Bedroom + Study / 1 Bathroom
507	793 SF	1 Bedroom + Study / 1 Bathroom
508	677 SF	2 Bedrooms / 1 Bathroom
509	469 SF	Studio
510	459 SF	Studio
511	532 SF	1 Bedroom / 1 Bathroom
512	743 SF	1 Bedroom + Study / 1 Bathroom

Unit Areas		
Name	Area	Comments

Common		
	1158 SF	
8112 SF		
6th Floor Level		
601	651 SF	1 Bedroom / 1 Bathroom
602	690 SF	1 Bedroom / 1 Bathroom
603	531 SF	1 Bedroom / 1 Bathroom
604	537 SF	1 Bedroom / 1 Bathroom
605	412 SF	Studio
606	378 SF	Studio
607	818 SF	2 Bedrooms / 1 Bathroom
608	686 SF	1 Bedroom / 1 Bathroom
609	653 SF	1 Bedroom / 1 Bathroom
Common	895 SF	
	6252 SF	
	51868 SF	

PROJECT NAME

**Good Gas  
Residences**

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

**345 MEDFORD ST  
LLC**

ARCHITECT



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REVISIONS

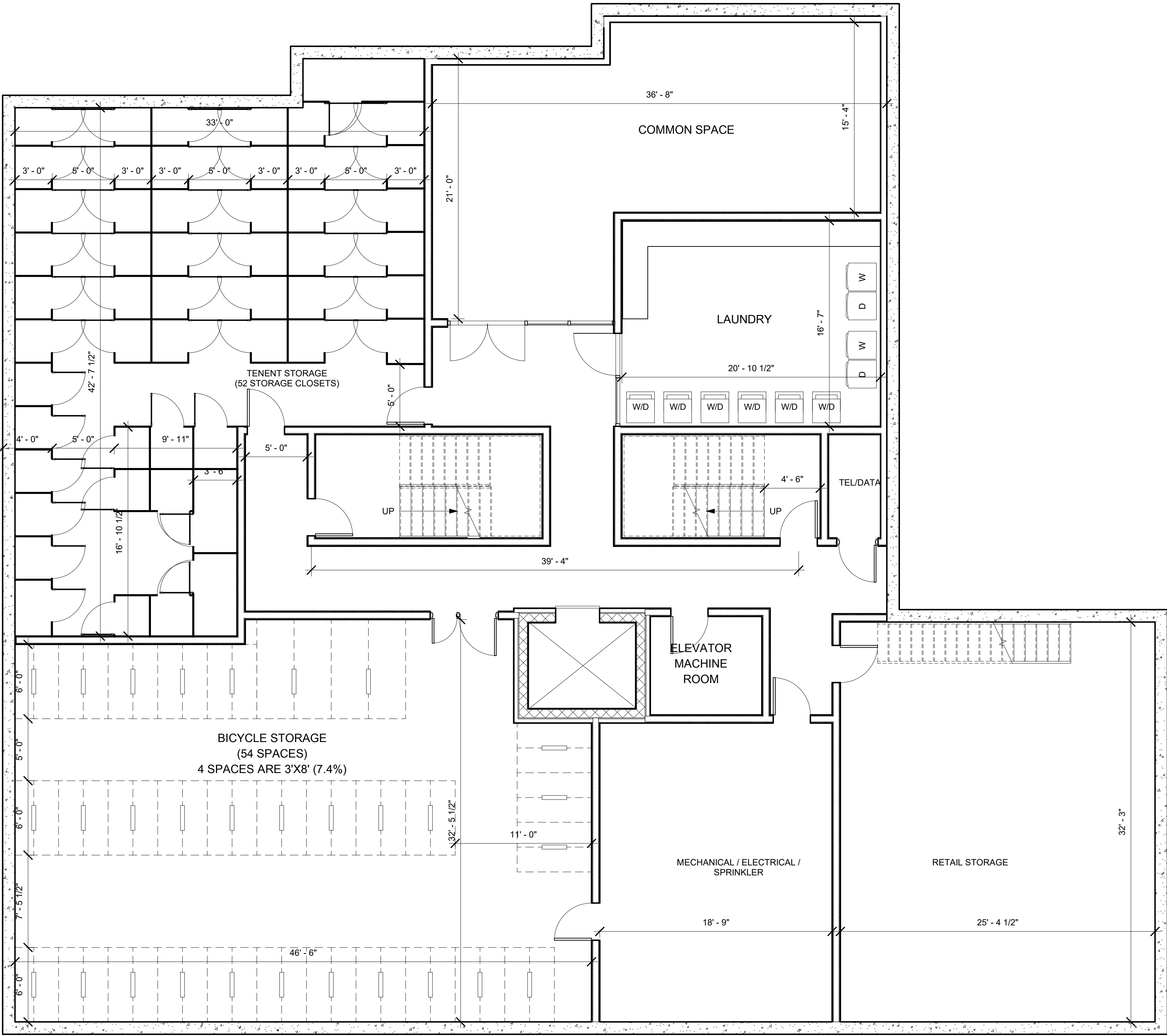
No.	Description	Date

Unit Floor Areas

**A-022**

Good Gas Residences





1 0-Basement Level  
3/16" = 1'-0"

PROJECT NAME

Good Gas  
Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

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REVISIONS

No.	Description	Date

Basement Plan

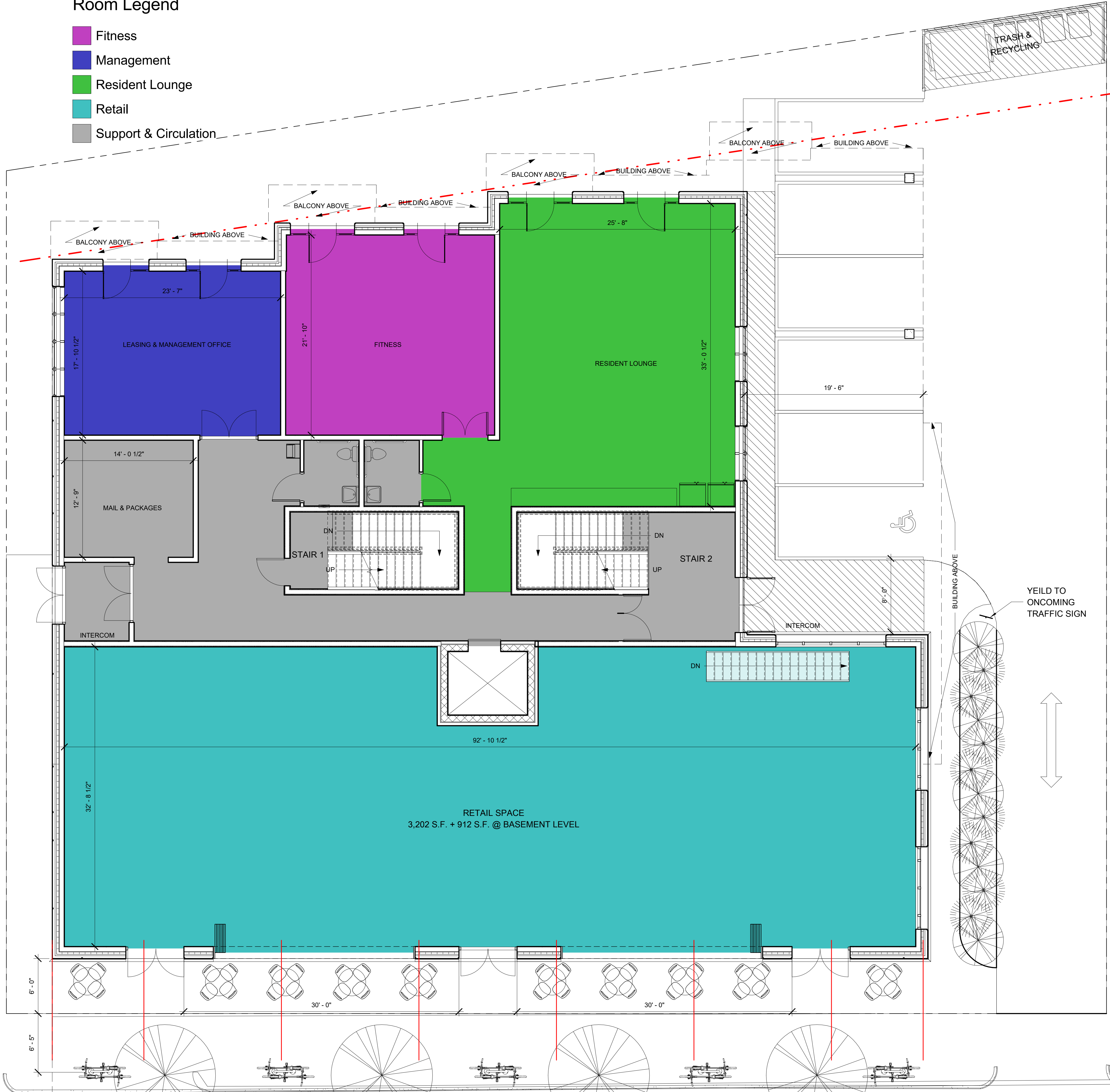
A-100

Good Gas Residences



Room Legend

- Fitness
- Management
- Resident Lounge
- Retail
- Support & Circulation



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**Good Gas Residences**

PROJECT ADDRESS  
345 Medford Street  
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**345 MEDFORD ST LLC**

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**DESIGN**  
**KHALSA**

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REVISIONS		
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1st Floor Plan

**A-101**

Good Gas Residences



Room Legend

- 1 Bedroom + Study / 1 Bathroom
- 1 Bedroom / 1 Bathroom
- 3 Bedrooms / 1 Bathroom
- Studio

FLOOR	STUDIO UNITS	1 BEDROOM UNITS	1 BEDROOM + STUDY UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TOTAL
2	4	1	4	0	2	11
3	5	2	4	1	0	12
4	5	2	4	1	0	12
5	5	2	4	1	0	12
6	2	6	0	1	0	9
TOTAL	21	13	16	4	2	56
MAAB GROUP 2 UNITS (5%)	1	1	1	0	0	3
AFFORDABLE UNITS (20%)	4	2	3	0	2	11

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No.	Description	Date

2nd Floor Plan

A-102

Good Gas Residences



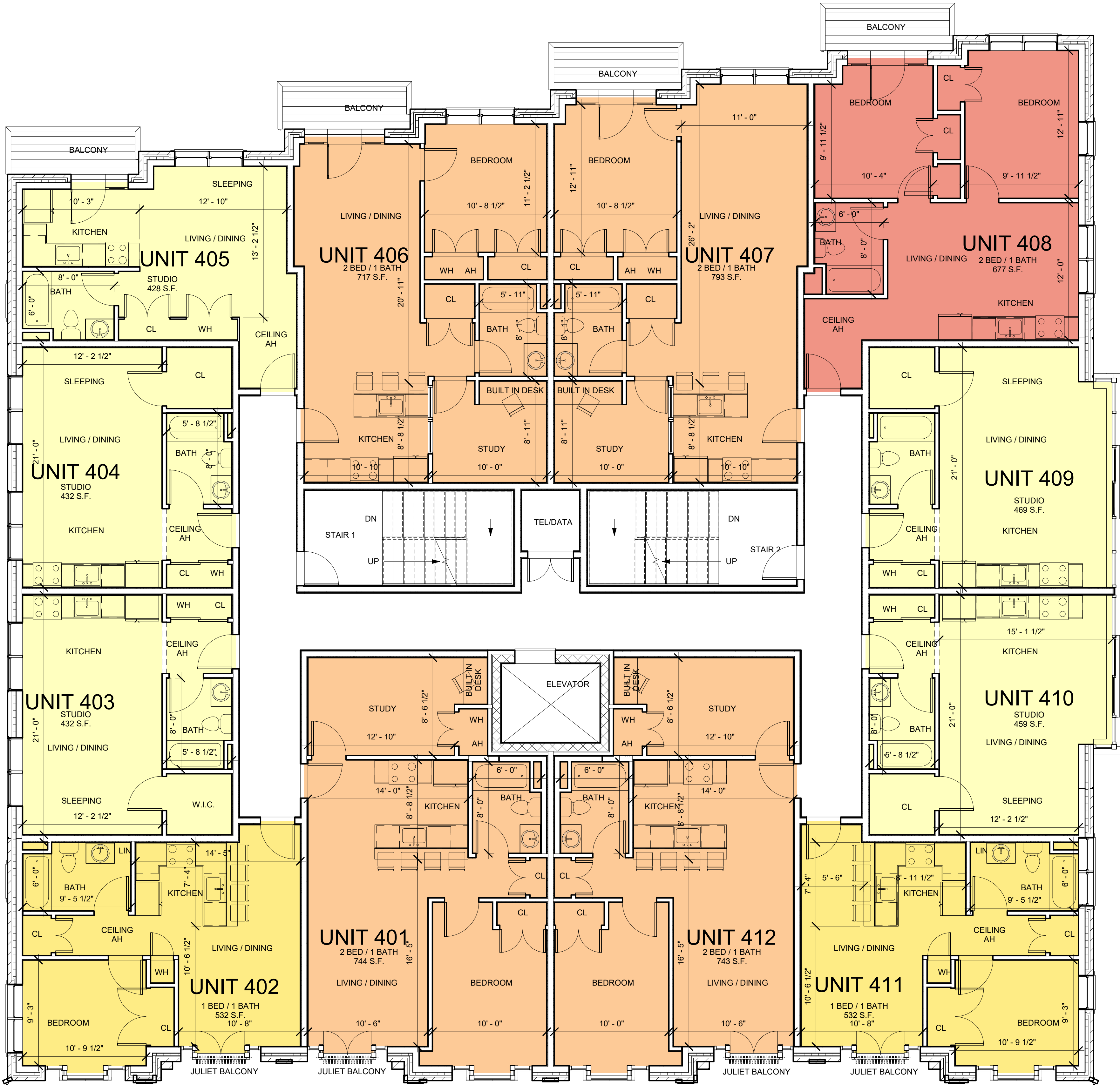
1 2nd Floor Level  
3/16" = 1'-0"



Room Legend

- 1 Bedroom + Study / 1 Bathroom
- 1 Bedroom / 1 Bathroom
- 2 Bedrooms / 1 Bathroom
- Studio

FLOOR	STUDIO UNITS	1 BEDROOM UNITS	1 BEDROOM + STUDY UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TOTAL
2	4	1	4	0	2	11
3	5	2	4	1	0	12
4	5	2	4	1	0	12
5	5	2	4	1	0	12
6	2	6	0	1	0	9
TOTAL	21	13	16	4	2	56
MAAB GROUP 2 UNITS (5%)	1	1	1	0	0	3
AFFORDABLE UNITS (20%)	4	2	3	0	2	11



① 4th Floor Level  
3/16" = 1'-0"

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No.	Description	Date

3rd - 5th Floor  
Plans

A-103

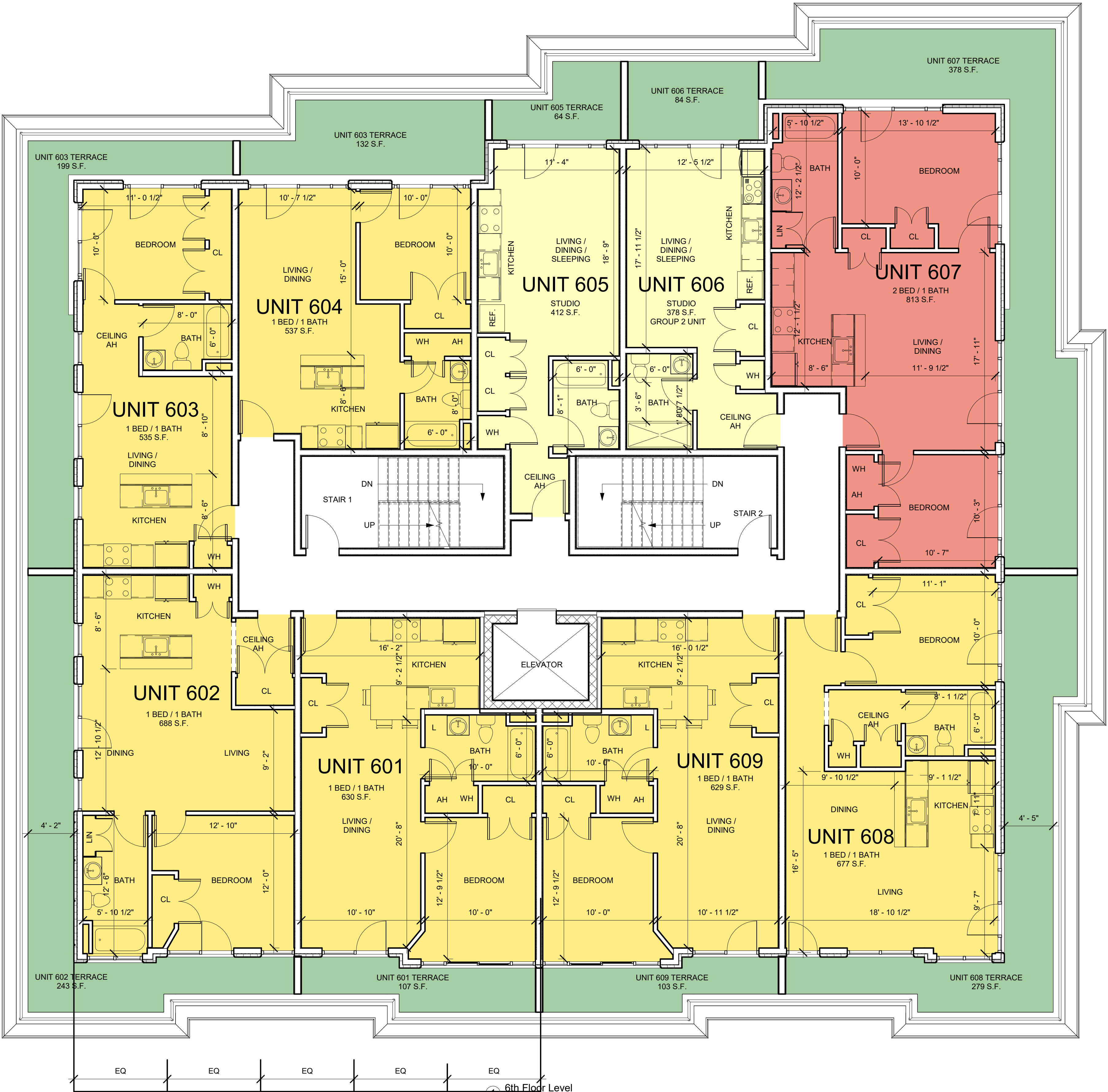
Good Gas Residences



Room Legend

- 1 Bedroom / 1 Bathroom
- 2 Bedrooms / 1 Bathroom
- Studio

FLOOR	STUDIO UNITS	1 BEDROOM UNITS	1 BEDROOM + STUDY UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TOTAL
2	4	1	4	0	2	11
3	5	2	4	1	0	12
4	5	2	4	1	0	12
5	5	2	4	1	0	12
6	2	6	0	1	0	9
TOTAL	21	13	16	4	2	56
MAAB GROUP 2 UNITS (5%)	1	1	1	0	0	3
AFFORDABLE UNITS (20%)	4	2	3	0	2	11



PROJECT NAME

Good Gas Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

345 MEDFORD ST  
LLC

ARCHITECT

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

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REGISTRATION

Project number	18150
Date	07/31/2019
Drawn by	Author
Checked by	Checker
Scale	As indicated

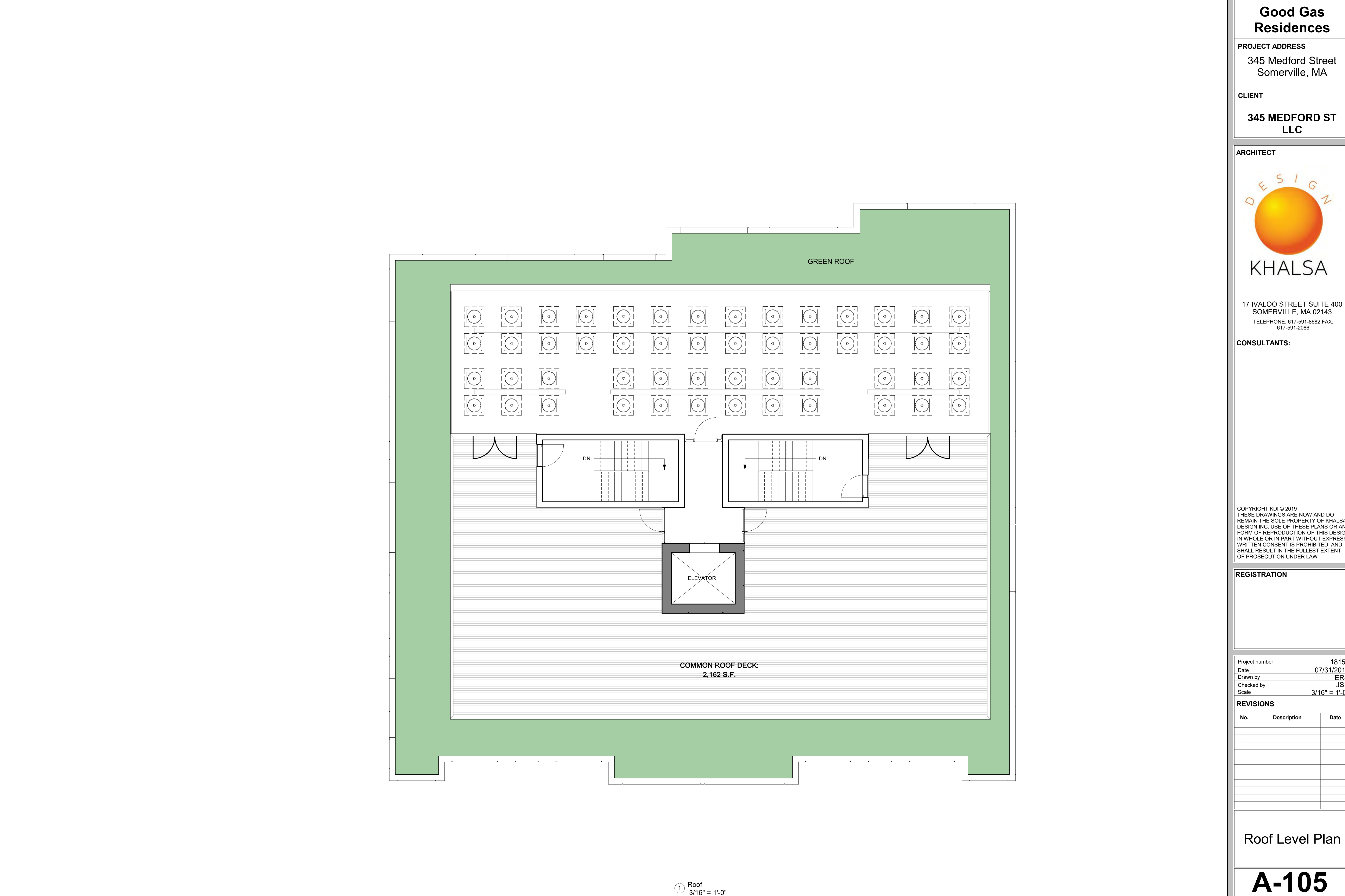
No.	Description	Date

6th Floor Plan

A-104

Good Gas Residences





PROJECT NAME

Good Gas  
Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

345 MEDFORD ST  
LLC

ARCHITECT



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Project number	18150
Date	07/31/2019
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Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date

Roof Level Plan

A-105

Good Gas Residences

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





PROJECT NAME  
**Good Gas Residences**

PROJECT ADDRESS  
345 Medford Street  
Somerville, MA

CLIENT  
**345 MEDFORD ST LLC**

ARCHITECT  
**DESIGN**  
**KHALSA**

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REGISTRATION

Project number 18150  
Date 07/31/2019  
Drawn by ERS  
Checked by JSK  
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

South & West  
Elevations

**A-300**  
Good Gas Residences





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



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

PROJECT NAME

**Good Gas  
Residences**

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

CLIENT

**345 MEDFORD ST  
LLC**

ARCHITECT



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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

**North & East  
Elevations**

**A-301**

Good Gas Residences





PROJECT NAME  
**Good Gas Residences**

PROJECT ADDRESS  
345 Medford Street  
Somerville, MA

CLIENT  
**345 MEDFORD ST LLC**

ARCHITECT

  
**KHALSA**

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Scale	

REVISIONS

No.	Description	Date

Perspectives

**AV-1**  
Good Gas Residences





PROJECT NAME

## Good Gas Residences

PROJECT ADDRESS

345 Medford Street  
Somerville, MA

**CLIENT**

**345 MEDFORD ST  
LLC**

ARCHITECT



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Date	07/31/2019
Drawn by	Author
Checked by	Checker
Scale	

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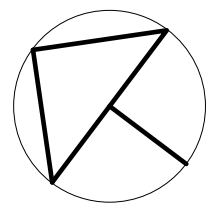
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## Streetscape Perspectives

## AV-2

## Good Gas Residences





SUMMER SOLSTICE

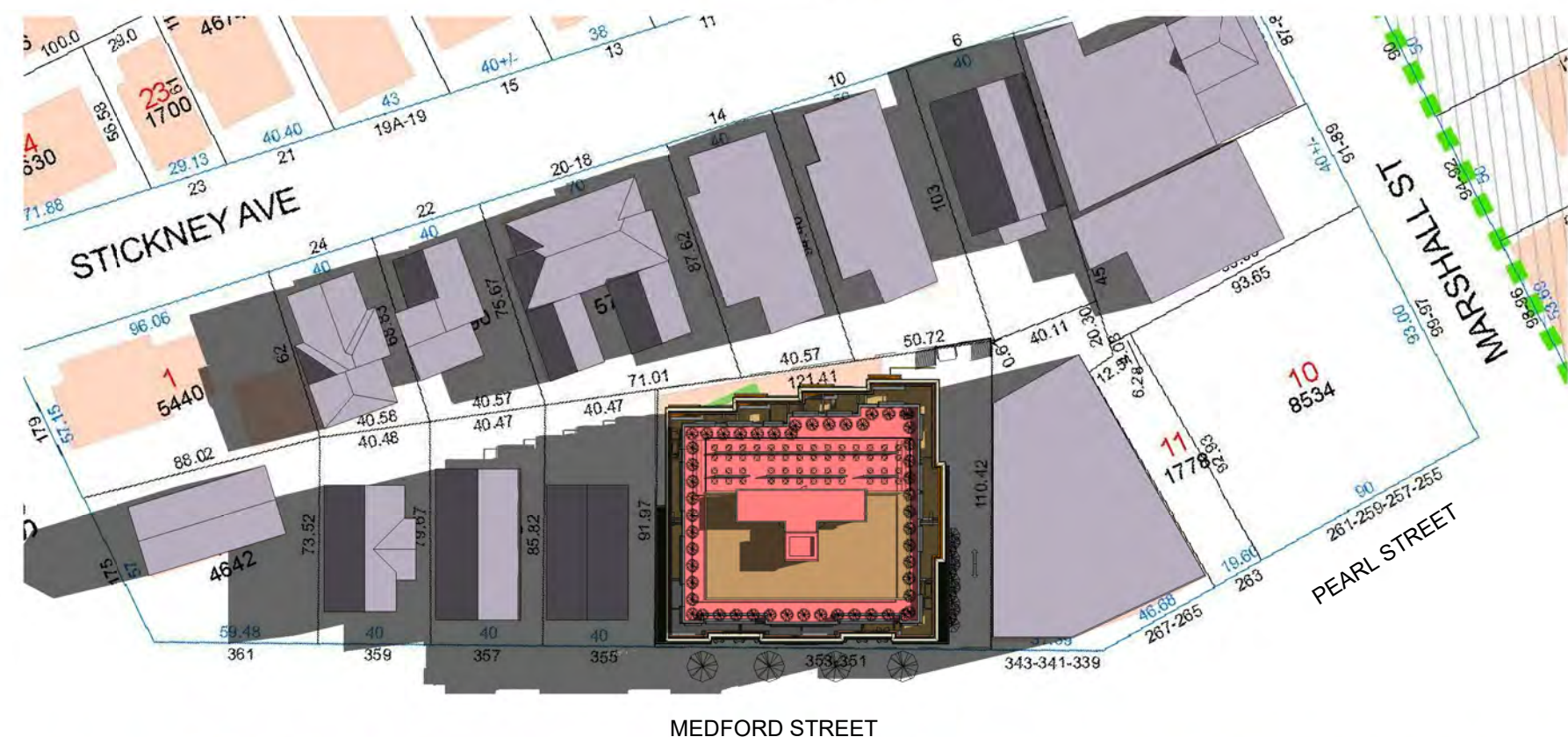
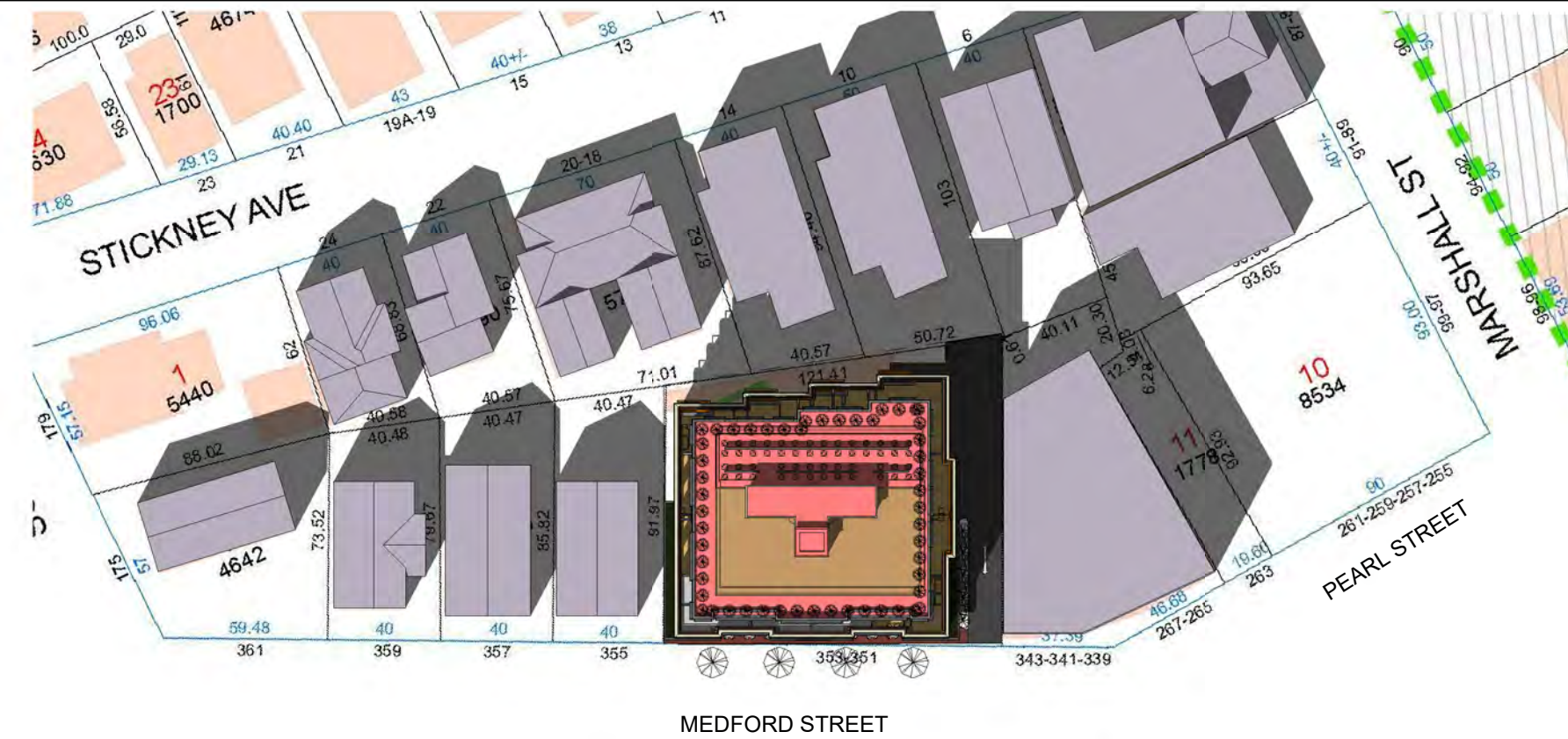
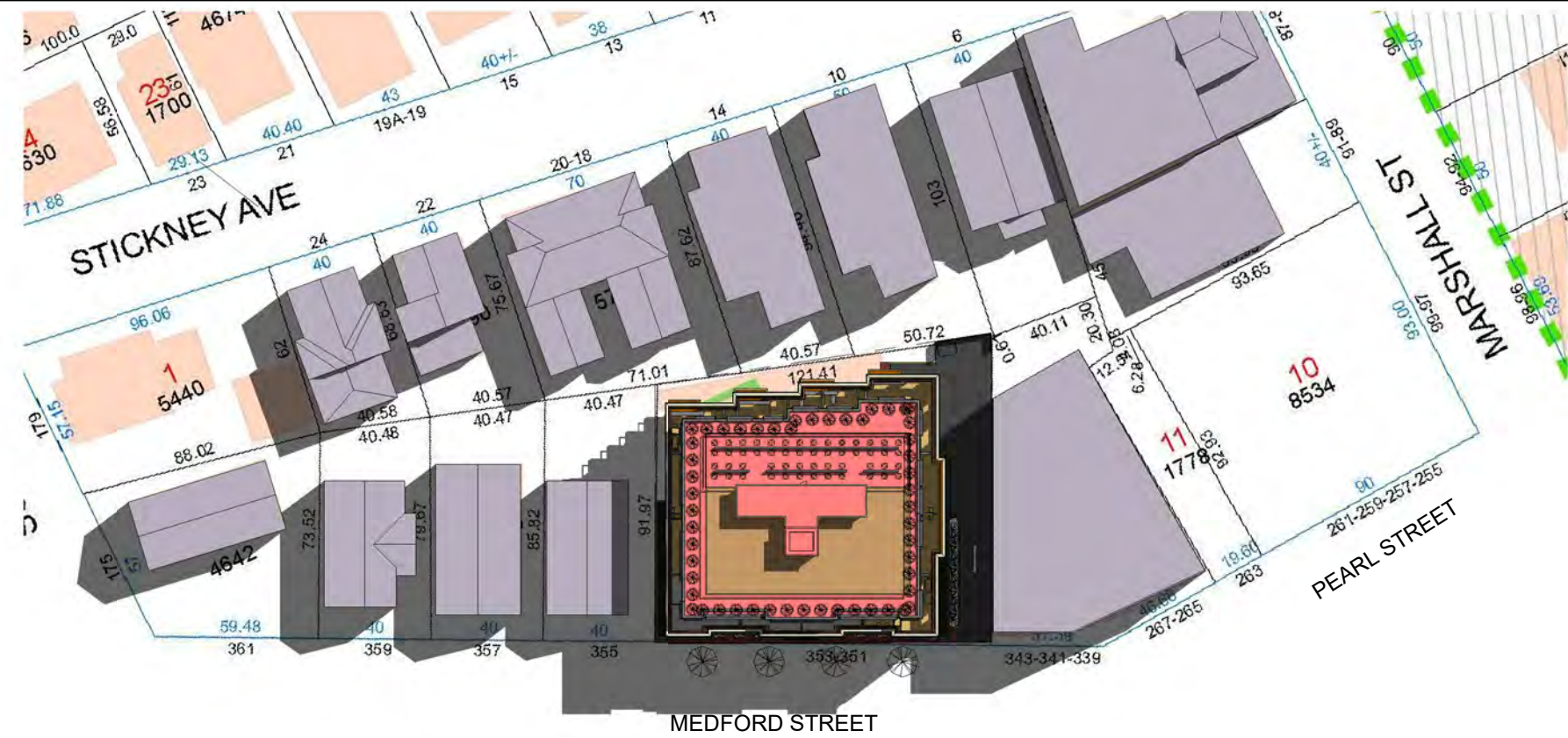
FALL / SPRING  
EQUINOX

WINTER SOLSTICE

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME

Good Gas  
Residences

PROJECT ADDRESS

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Somerville, MA

CLIENT

345 MEDFORD ST  
LLC

ARCHITECT



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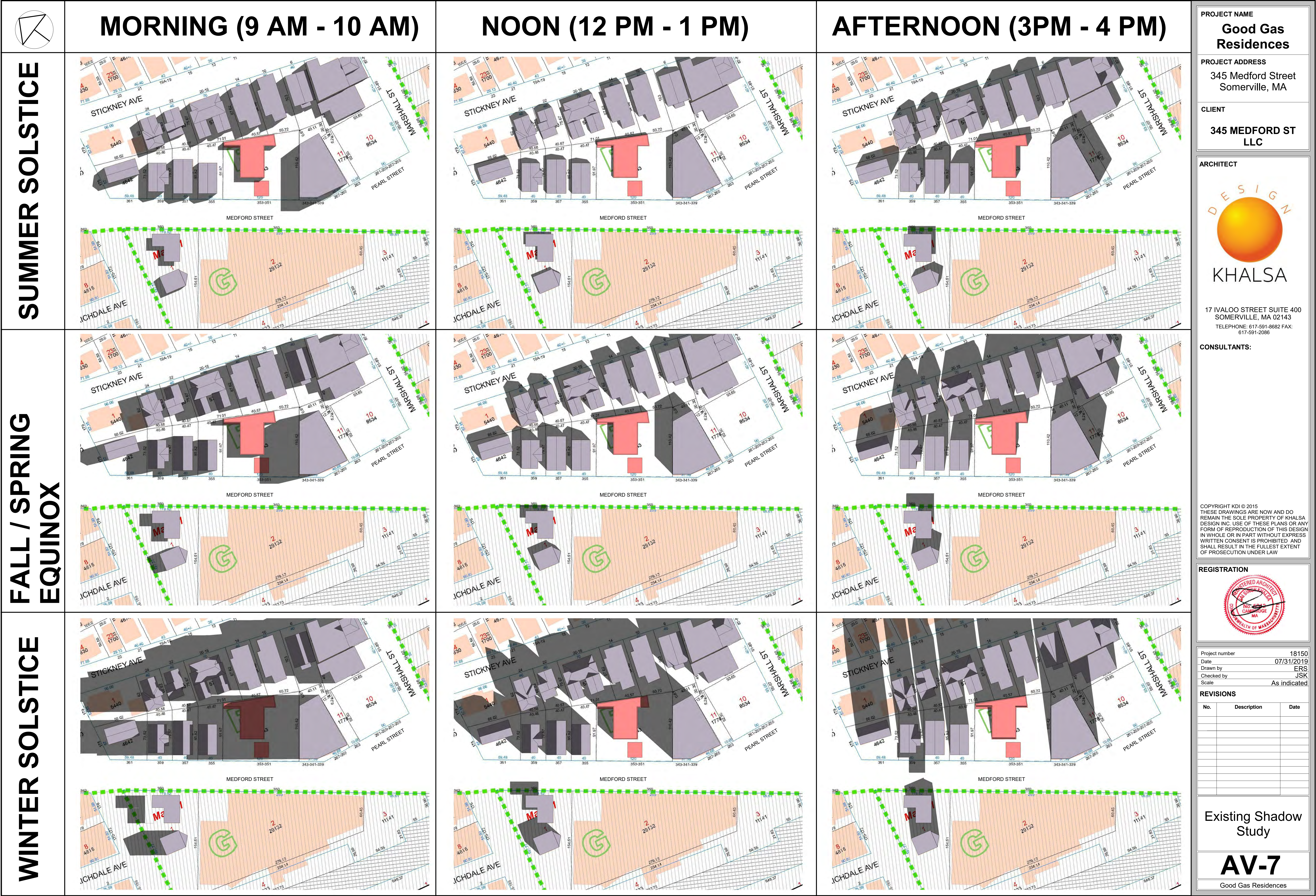
No.	Description	Date

Proposed Shadow  
Study

AV-6

Good Gas Residences





PROJECT NAME  
**Good Gas Residences**

PROJECT ADDRESS  
345 Medford Street  
Somerville, MA

CLIENT  
**345 MEDFORD ST LLC**

ARCHITECT  
**DESIGN**  
**KHALSA**

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REGISTRATION



Project number 18150  
Date 07/31/2019  
Drawn by ERS  
Checked by JSK  
Scale As indicated

REVISIONS

No.	Description	Date

Existing Shadow  
Study

**AV-7**  
Good Gas Residences