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<td>Winter Solstice Shadow Study</td>
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**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

**LANDSCAPE ARCHITECT:**
VERDANT LANDSCAPE ARCHITECTURE
ADDRESS:
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446

**TRAFFIC:**
DESIGN CONSULTANTS, INC
ADDRESS:
120 MIDDLESEX AVE, SUITE 20
SOMERVILLE, MA 02145

**Development Review Set:**
04/24/2020
1. **Lot Dimensions**
   - Width: 50 ft
   - Lot Coverage ( Min.): 15% (1,821 sq ft)
   - Lot Coverage (Max.): 31% (3,793 sq ft)

2. **Building Setbacks**
   - Maximum parking (within transit area): 850 sq ft / DU (58 units max)
   - Minimum short term bike parking: 850 sq ft / (9 spaces min)

3. **Density Factor**
   - Building height, stories (min): 3 stories
   - Building height, stories (max): 6 stories
   - Green factor (min): 80%
   - Lot coverage (max): 81%

4. **Parking (Commercial)**
   - N/A

5. **Parking (Residential)**
   - Base:
     - Employees: 1,125 sq ft / (65 unv. min)
     - Residents: 1,125 sq ft / (65 unv. min)
   - Commercial space depth (min): 75 ft
   - Upper story height (min): 12 ft
   - Upper story height (max): 14 ft
   - Roof type: Flat

6. **Parking (Residential - Non Commercial)**
   - N/A

7. **Building Height, Feet (max):**
   - 65 ft

8. **Uses & Features**
   - N/A

9. **Lot Standards**
   - N/A

10. **Zoning Dimensional Table-Proposed Zoning:**
    - **BASE**
      - 1,125 sq ft / (65 unv. min)
      - 1,125 sq ft / (65 unv. min)
    - **COMMERICAL SPACE DEPTH**
      - 75 ft
    - **UPPER STORY HEIGHT**
      - 12 ft
    - **ROOF TYPE**
      - Flat

11. **General Building**
    - **T**
      - **R**
      - **S**
      - **U**
      - **E**

12. **Proposed Site Plan**
    - **Secured Parking**
      - 5 spaces
    - **Open Space**
      - 15% (1,821 sq ft)
    - **Green Score Area**
      - 850 sq ft / (9 spaces min)
Abutting Context Analysis

**Massing Permitted by Zoning Code**

**Proposed Massing**

**Adjusted Ground Floor Footprint**

**Allowed Left Side Setback:** 0'

**Proposed Left Side Setback:** 5'

**MIN Rear Setback:** 20' @ 1st-3rd Floors / 30' @ 4th Floor

**Proposed Rear Setback:** 10'

**Allowed Right Side Setback:** 0'

**Proposed Left Side Setback:** 18' to Bays / 20' to Main Facade

**Proposed Ground Floor Footprint**

**Property Line**

**Pearl Street**

**Medford Street**

**Project Name:** Good Gas Residences

**Project Address:** 345 Medford Street, Somerville, MA

**Client:** 345 Medford ST LLC

**Architect:** Khalsa Design Inc.

**Alamat:**
17 Valco Street Suite 400
Somerville, MA 02143

**Telephone:** 617-591-8682

**Fax:** 617-591-2086

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Abutting Context Analysis

ALLOWED GROUND FLOOR FOOTPRINT

MEDFORD STREET

MEDFORD STREET

PEARL STREET

PEARL STREET

MIN REAR SETBACK: 20' @ 1ST-3RD

FLOORS / 30' @ 4TH FLOOR

PROPOSED REAR SETBACK: 10'

ALLOWED LEFT SIDE SETBACK: 0'

PROPOSED LEFT SIDE SETBACK: 5'

ALLOWED RIGHT SIDE SETBACK: 0'

PROPOSED LEFT SIDE SETBACK: 18' TO BAYS / 20' TO MAIN FACADE

PROPOSED GROUND FLOOR FOOTPRINT

ALLOWED MASSING PERMITTED BY ZONING CODE

PROPOSED MASSING
NATIVE PLANT COMMUNITIES

Biodiversity and Wildlife friendly plantings & practices with a range of groundcovers, that can help support biodiversity in the neighborhood.

SITE FENCE
Horizontal board fence at Abutters for screening and privacy.

OVERHEAD TRELLIS/PERGOLA
At Cafe Rear Patio

STREETScape IMPROVEMENTS
Following Somerville By Design Complete Streets Goals

STREETScape IMPROVEMENTS
Concrete Sidewalks, Simple and well maintained.
Pervious Paving at Pedestrian zones inside property line
5 Bike Racks in Furnishing
Modular Suspended Pavement System
Zone = 10 bike parking

MEDFORD STREET FRONTAGE
- Pervious Pavers for Stormwater infiltration
- Ride Share Space
- 2 Street Parking Spaces
- Small Curb Cut promotes pedestrian and cycling experience
- 2 Street Trees Silva Cell Tree Trenches
- 5 Bike Racks - 10 spaces

REAR + SIDE YARD
- Horizontal Board Fencing
- Overhead Trellis/Pergola at Rear Outdoor Cafe Patio
- Fastigate Trees along rear Property Line
- Stone Dog Urinal
- Native Perennials & shrubs

L1
5 Bike Racks in Furnishing Zone = 10 bike parking
345 MEDFORD STREET ROOF DECK
- Pedestal Paver and Curb System
- Screen Component for AC units
- Roof Ballast
- Guard for Fall Protection
- Extensive Green Roof
- Assorted Planters

FURNITURE
- HDPE Recycled Furniture
- Drink Rail and Hightop Chairs
- Chaise Loungers and Umbrellas

PLANTER CUBES
Integrate perfectly with modular Pedestal Deck System

Kemper System with Sky Blue Color finished with dynamic striping

Curb System

Pedestal Paver System

Roof Ballast

Extensive Green Roof

Signature Planters

Drink Rail
Hightop Chairs

345 MEDFORD STREET SKY GARDEN

ROOF SCREEN
Horizontal board screen for AC units

Integrate perfectly with modular Pedestal Deck System
Biodiversity and Wildlife-friendly plantings & practices with a range of groundcovers, that can help support biodiversity in the neighborhood.

**SITE FENCE**
Horizontal board fence at Abutters for screening and privacy.

**OVERHEAD TRELLIS/PERGOLA**
At Cafe Rear Patio

**STREETScape IMPROVEMENTS**
Following Somerville By Design Complete Streets Goals

**STREETScape IMPROVEMENTS**
- Concrete Sidewalks, Simple and well maintained.
- Pervious Paving at Pedestrian zones inside property line
- 5 Bike Racks in Furnishing
- Modular Suspended Pavement System
- Zone = 10 bike parking

**MEDFORD STREET FRONTAGE**
- Pervious Pavers for Stormwater infiltration
- Ride Share Space
- 2 Street Parking Spaces
- Small Curb Cut promotes pedestrian and cycling experience
- 2 Street Trees Silva Cell Tree Trenches
- 5 Bike Racks - 10 spaces

**REAR + SIDE YARD**
- Horizontal Board Fence
- Overhead Trellis/Pergola at Rear
- Outdoor Cafe Patio
- Fastigate Trees along rear Property Line
- Stone Dog Urinal
- Pervious Paver
- Native Shrubs + perennials

**345 MEDFORD STREET LANDSCAPE PLAN**

**SITE FENCE**
Horizontal board fence at Abutters for screening and privacy.

**OVERHEAD TRELLIS/PERGOLA**
At Cafe Rear Patio

**STREETScape IMPROVEMENTS**
Following Somerville By Design Complete Streets Goals

**STREETScape IMPROVEMENTS**
- Concrete Sidewalks, Simple and well maintained.
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**MEDFORD STREET FRONTAGE**
- Pervious Pavers for Stormwater infiltration
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345 MEDFORD STREET ROOF DECK
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- Chaise Loungers and Umbrellas

ROOF SCREEN
Horizontal board screen for AC units

PLANTER CUBES
Integrate perfectly with modular Pedestal Deck System

Signature Planters

Drink Rail Hightop Chairs

Kemper System with Sky Blue Color finished with dynamic striping

Curb System

Pedestal Paver System

Roof Ballast

Extensive Green Roof
Room Legend
- Resident Lounge
- Retail
- Support & Circulation

STAIR 1
STAIR 2
TRASH & RECYCLING
RETAIL SPACE
3,973 S.F. + 1,202 S.F. @ BASEMENT LEVEL

1st Floor Plan
A-101
VERNAL EQUINOX (MARCH 21)

9 AM

12 PM

3 PM

CUMULATIVE (HOURLY 9 AM - 3PM)
SUMMER SOLSTICE (JUNE 21)

CUMULATIVE (HOURLY 9 AM - 6PM)

AUTUMNAL EQUINOX (SEPTEMBER 21)

CUMULATIVE (HOURLY 9 AM - 6PM)
AUTUMNAL EQUINOX (DECEMBER 21)

9 AM

12 PM

3 PM

6 PM

AUTUMNAL EQUINOX (DECEMBER 21)

9 AM

12 PM

3 PM

6 PM

AV-9

Autumnal Equinox
Shadow Study

Good Gas Residences

345 Medford Street
Somerville, MA

CLIENT

ARCHITECT

CONSULTANTS:

VERDANT LANDSCAPE
ARCHITECTURE
318 Harvard Street, Suite 25
Brookline, MA 02446

DESIGN CONSULTANTS, INC
120 Middlesex Ave, Suite 20
Somerville, MA 02145

PROJECT NAME

PROJECT ADDRESS

REVISIONS

REGISTRATION

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591-
8682

12" = 1'-0"