

REVISIONS

1	Revision #1	May 5, 2013
2		
3		
4		
5		

DRAWING TITLE
Zoning Diagram

DRAWING INFORMATION

DESCRIPTION

SCALE	RN
3086	McGrath_R2013.rvt
PROJECT #	FILE NAME

DRAWING NUMBER

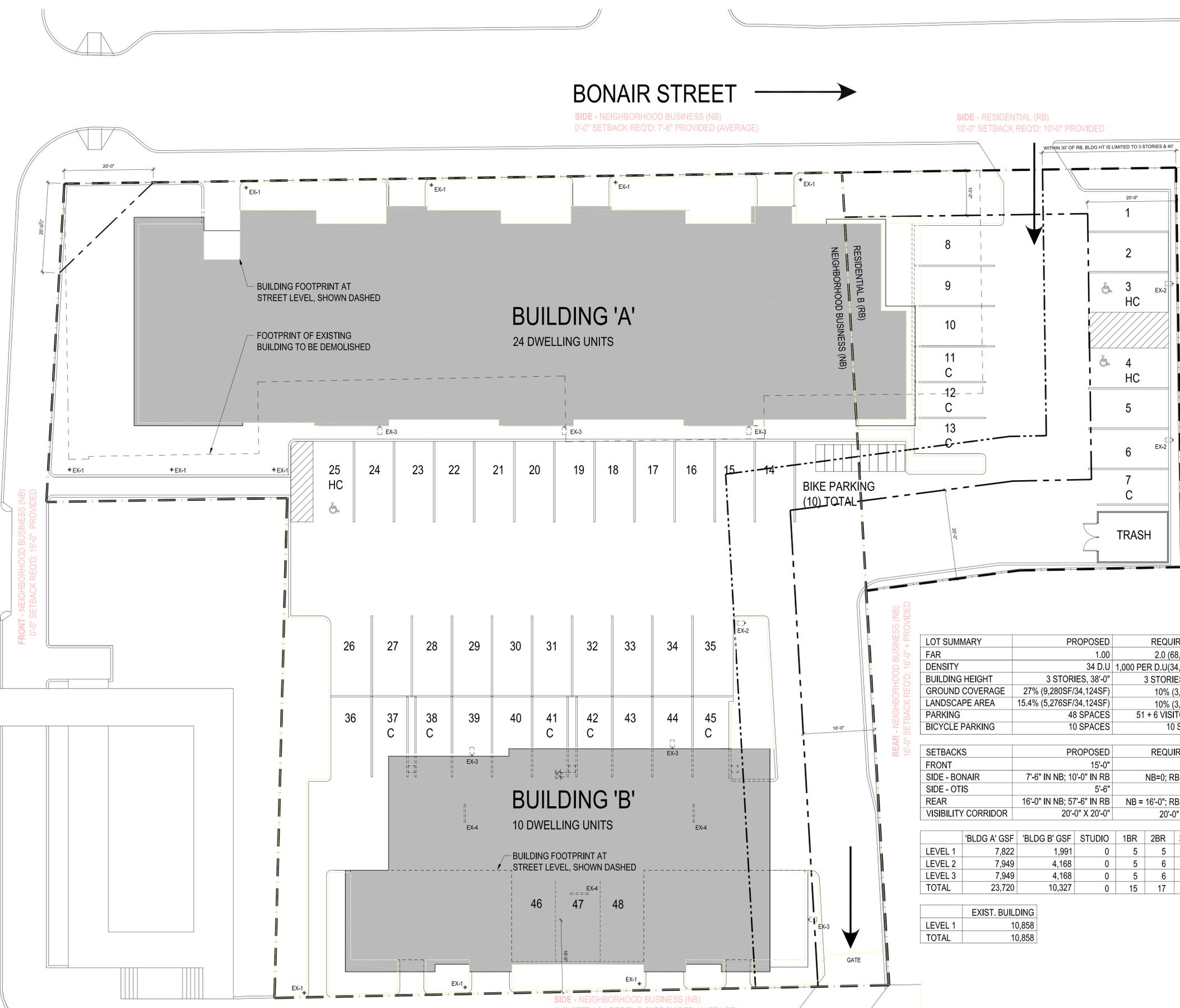
A010

BONAIR STREET →

SIDE - NEIGHBORHOOD BUSINESS (NB)
 0'-0" SETBACK REQ'D; 7'-6" PROVIDED (AVERAGE)

SIDE - RESIDENTIAL (RB)
 10'-0" SETBACK REQ'D; 10'-0" PROVIDED

↑
McGRATH HIGHWAY



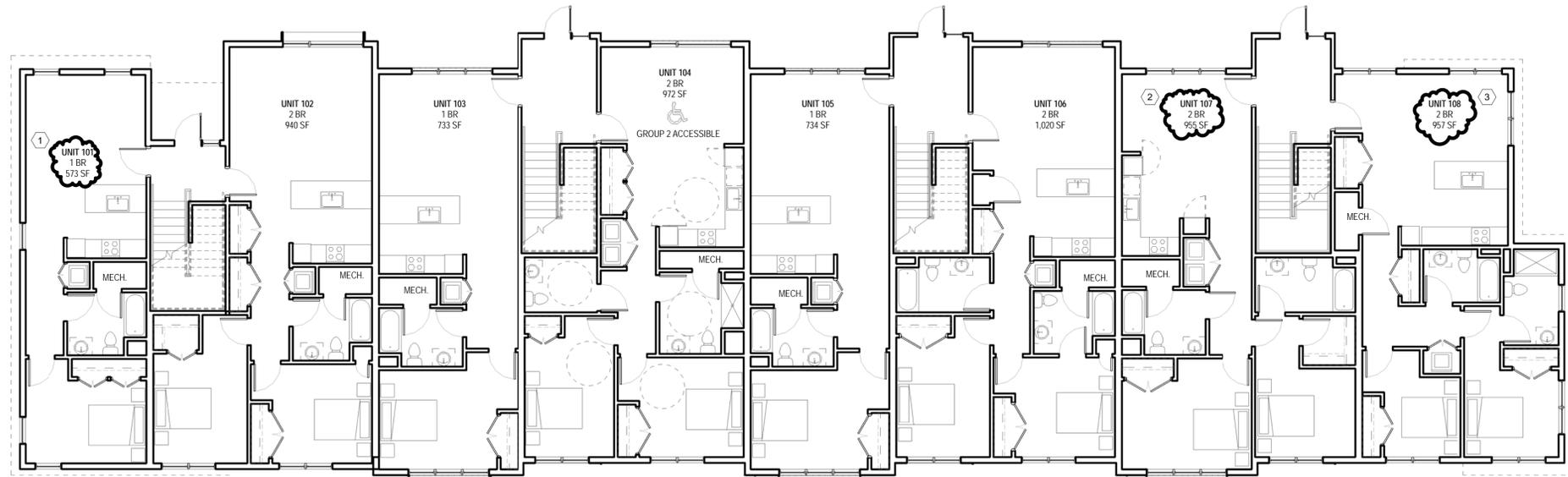
LOT SUMMARY	PROPOSED	REQUIREMENT	EXIST. BUILDING
FAR	1.00	2.0 (68,270 SF)	.32
DENSITY	34 D.U	1,000 PER D.U.(34,000 SF)	N/A
BUILDING HEIGHT	3 STORIES, 38'-0"	3 STORIES, 40'-0"	1 STORY, 19'-2"
GROUND COVERAGE	27% (9,280SF/34,124SF)	10% (3,414 SF)	32%
LANDSCAPE AREA	15.4% (5,276SF/34,124SF)	10% (3,414 SF)	0%
PARKING	48 SPACES	51 + 6 VISITOR = 57	15
BICYCLE PARKING	10 SPACES	10 SPACES	N/A

SETBACKS	PROPOSED	REQUIREMENT	EXIST. BUILDING
FRONT	15'-0"	0'-0"	0'-0"
SIDE - BONAIR	7'-6" IN NB; 10'-0" IN RB	NB=0; RB = 10'-0"	0'-0"
SIDE - OTIS	5'-6"	0'-0"	122'-0"
REAR	16'-0" IN NB; 57'-6" IN RB	NB = 16'-0"; RB = 20'-0"	44'-1"
VISIBILITY CORRIDOR	20'-0" X 20'-0"	20'-0" X 20'-0"	NOT PROVIDED

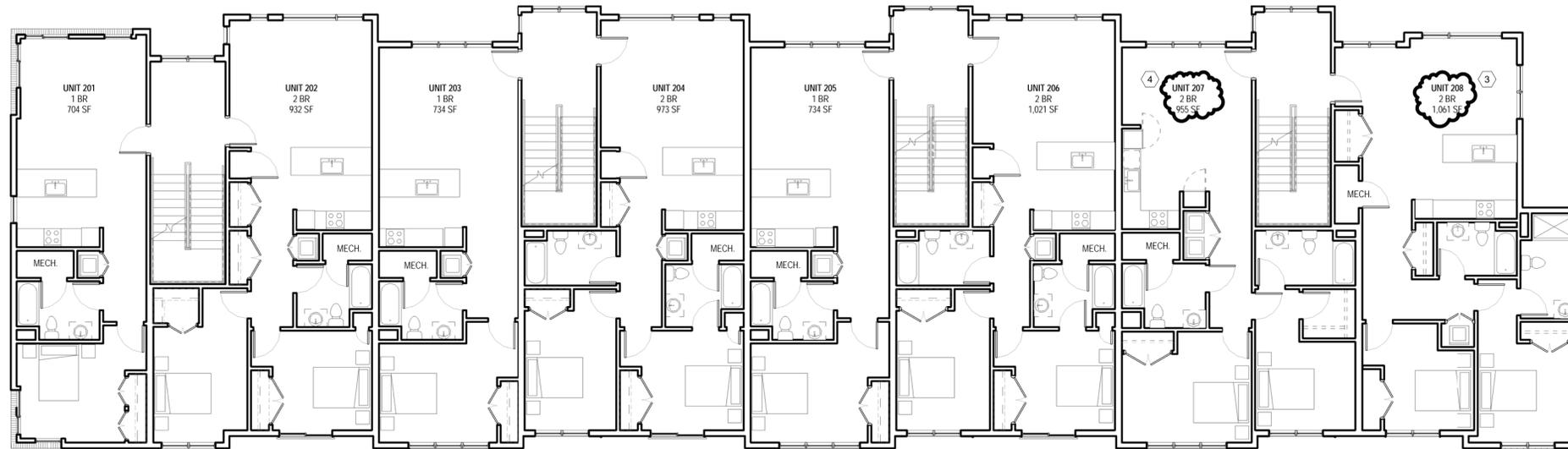
	'BLDG A' GSF	'BLDG B' GSF	STUDIO	1BR	2BR	3BR	TOTAL
LEVEL 1	7,822	1,991	0	5	5	0	10
LEVEL 2	7,949	4,168	0	5	6	1	12
LEVEL 3	7,949	4,168	0	5	6	1	12
TOTAL	23,720	10,327	0	15	17	2	34

	EXIST. BUILDING
LEVEL 1	10,858
TOTAL	10,858

←
OTIS STREET



2 FIRST FLOOR BUILDING 'A'
1/8" = 1'-0"



1 SECOND/THIRD FLOOR BUILDING 'A'
1/8" = 1'-0"

ID	CHANGE DESCRIPTION	REASON FOR CHANGE
1	PREVIOUSLY, THIS UNIT WAS A STUDIO. NOW IT IS A 1 BEDROOM.	REVISIONS TO UNIT MIX.
2	PREVIOUSLY, THIS WAS A 1 BEDROOM GROUP 2A FULLY ACCESSIBLE UNIT. NOW IT IS A 2 BEDROOM GROUP 1 UNIT.	REVISIONS TO UNIT MIX.
3	PREVIOUSLY, THIS WAS 3 BEDROOM UNIT. NOW IT IS A 2 BEDROOM UNIT.	REVISIONS TO UNIT MIX.
4	PREVIOUSLY, THIS WAS 1 BEDROOM UNIT. NOW IT IS A 2 BEDROOM UNIT.	REVISIONS TO UNIT MIX.

ARCHITECT
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 Bargmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel

PROJECT NAME
625 McGrath Highway

625 McGrath Highway, Somerville, MA 02143

CLIENT
BERKELEY INVESTMENTS
 121 High Street, 3rd Floor
 Boston, MA 02110

PROJECT TEAM

REVISIONS

1	
2	
3	
4	
5	DATE

DRAWING TITLE
Building 'A' Floor Plans

DRAWING INFORMATION

May 5, 2013
 DATE OF ISSUE

DESCRIPTION
 As indicated
 SCALE 3/8" = 1'-0"
 PROJECT #

RN/TA
 DRAWN BY
 McGrath_R2013.rvt
 FILE NAME

DRAWING NUMBER

A100

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PROJECT NAME

625 McGrath Highway

625 McGrath Highway, Somerville, MA 02143

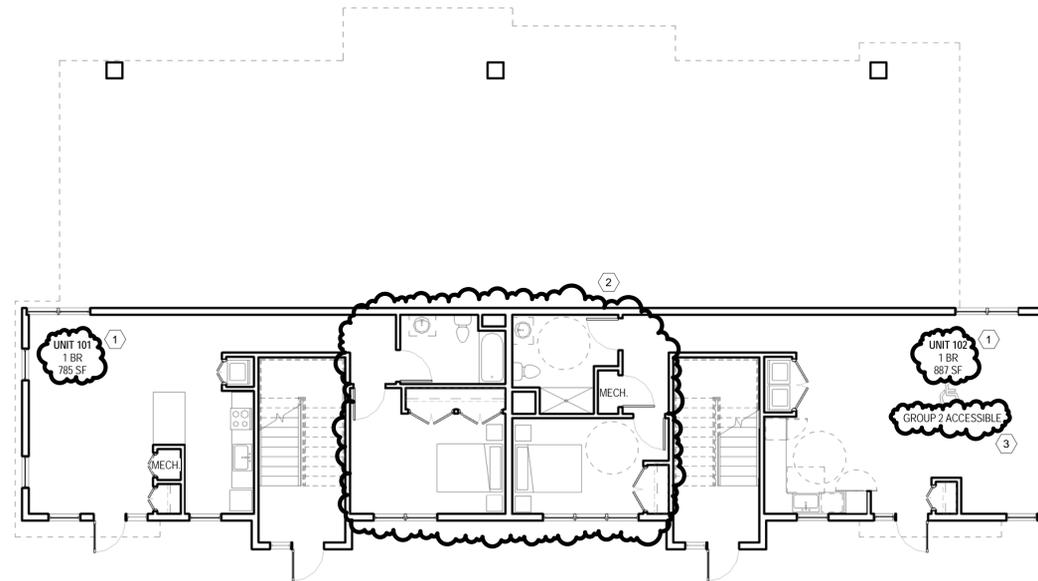
CLIENT

BERKELEY INVESTMENTS

121 High Street, 3rd Floor
Boston, MA 02110

PROJECT TEAM

ID	CHANGE DESCRIPTION	REASON FOR CHANGE
①	PREVIOUSLY, THIS UNIT WAS A STUDIO. NOW IT IS A 1 BEDROOM.	REVISIONS TO UNIT MIX.
②	PREVIOUSLY, THIS WAS OUTDOOR SPACE AND CONTAINED 3 PARKING SPACES. NOW IT IS ENCLOSED AND CREATES BEDROOMS.	REVISIONS TO UNIT MIX.
③	PREVIOUSLY, THIS WAS A GROUP 1 UNIT. NOW IT IS A GROUP 2A FULLY ACCESSIBLE UNIT.	UNIT 107 IN BUILDING A WAS CHANGED TO A 2 BEDROOM UNIT. IN ORDER TO KEEP THE REQUIRED GROUP 2A DISTRIBUTION, THIS UNIT WAS CHANGED TO A 1 BEDROOM GROUP 2A TYPE.
④	PREVIOUSLY, THIS UNIT WAS A 2 BEDROOM. NOW, IT IS A 3 BEDROOM.	REVISIONS TO UNIT MIX.



1 FIRST FLOOR BUILDING 'B'
1/8" = 1'-0"



2 SECOND/THIRD FLOOR BUILDING 'B'
1/8" = 1'-0"

REVISIONS

1	_____
2	_____
3	_____
4	_____
5	_____ DATE _____

DRAWING TITLE

**Building 'B'
Floor Plans**

DRAWING INFORMATION

May 5, 2013
DATE OF ISSUE

DESCRIPTION _____
As indicated _____ RN _____
SCALE _____ DRAWN BY _____
3086 _____ McGrath_R2013.rvt
PROJECT # _____ FILE NAME _____

DRAWING NUMBER

A101

