

# THE COMMONS AT PROSPECT HILL



**PROJECT NAME**  
**The Commons at Prospect Hill**

**PROJECT ADDRESS**  
 434 MCGRATH HIGHWAY  
 SOMERVILLE MA

**CLIENT**  
**MBP Realty Trust**

**ARCHITECT**  
**KHALSA DESIGN INC.**



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

**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
 x  
 x  
 T: x  
 W: x

**CIVIL ENGINEER**  
 x  
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 T: x  
 F: x

**STRUCTURAL ENGINEER**  
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 T: x  
 F: x

**MEP ENGINEER**  
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 F: x  
 W: x

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Project number 12048  
 Date 10-1-14  
 Drawn by WC/AB  
 Checked by JSK  
 Scale

**REVISIONS**

No.	Description	Date

## 10-16-2014 PRESENTATION

**ARCHITECT**  
**KHALSA DESIGN INC.**  
 17 IVALOO STREET, SUITE 400  
 SOMERVILLE, MA 02143  
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**DESIGN CONSULTANTS INC.**  
 120 MIDDLESEX AVENUE  
 SOMERVILLE, MA 02145  
 T:(617)-776-3350

**LANDSCAPE ARCHITECTS**  
**BLAIR HINE DESIGN ASSOCIATES, LLC**  
 1318 HARVARD STREET SUITE 25  
 BROOKLINE, MA 02446  
 T:(617)-735-1180

**CLIENT**  
**MBP REALTY TRUST**  
 PO BOX 45251  
 SOMERVILLE, MA 02145

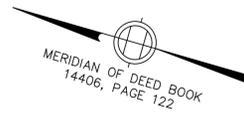
**DRAWING LIST**

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	EXISTING SURVEY PLAN
	LANDSCAPE PLAN
L-1	ZONING ANALYSIS
A-001	RENDERED SITE PLAN
A-002	GARAGE FLOOR PLAN
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SHD	

Cover Sheet

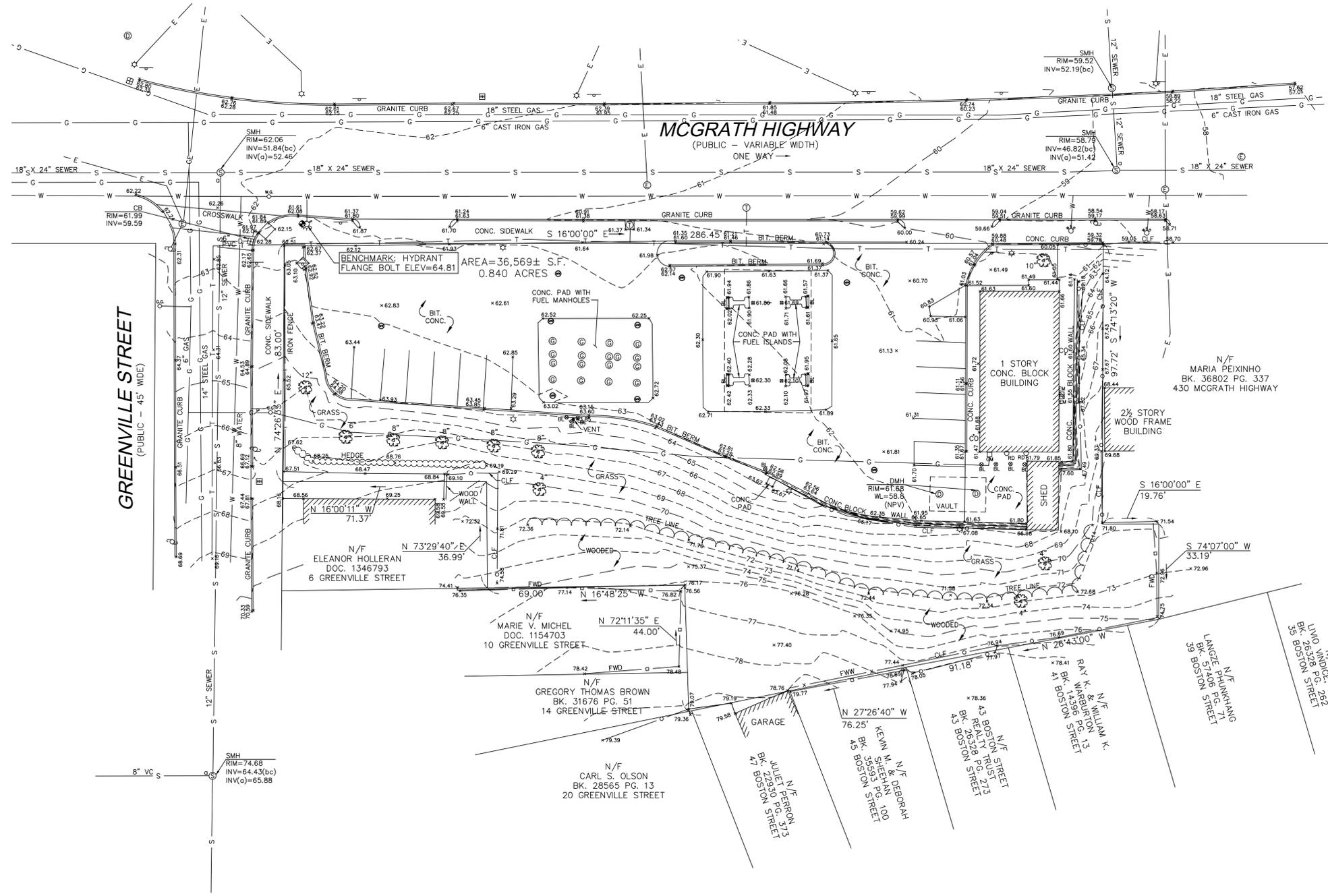
**A-000**

The Commons at Prospect Hill



**LEGEND**

- ☐ HAND HOLE
- ⊕ UTILITY POLE
- ⊕ ELECTRIC METER
- ⊕ LIGHT
- ⊕ HYDRANT
- ⊕ WATER SHUT OFF
- ⊕ WATER GATE
- ⊕ MONITORING WELL
- ⊕ ROOF DRAIN
- ⊕ CATCH BASIN (CB)
- ⊕ DRAIN MANHOLE (DMH)
- ⊕ SEWER MANHOLE (SMH)
- ⊕ GAS FILL CAP
- ⊕ ELECTRIC MANHOLE
- ⊕ GAS FILL CAP
- ⊕ TELEPHONE MANHOLE
- ⊕ GAS GATE
- ⊕ GAS METER
- ⊕ DECIDUOUS TREE
- ⊕ BOLLARD
- ⊕ SIGN
- WOOD FENCE
- CHAIN LINK FENCE
- SEWER LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- DRAIN LINE
- CHAIN LINK FENCE
- FWD WOOD FENCE
- FWW WOVEN WIRE FENCE
- BIT. BITUMINOUS
- CONC. CONCRETE
- INV INVERT
- WL WATER LEVEL
- (bc) BOTTOM CENTER
- NPV NO PIPES VISIBLE
- + 61.05 SPOT GRADE



**PLAN REFERENCES**

- PLAN 1753 OF 1954
- L.C. PLAN NO. 5926 A & B
- L.C. PLAN NO. 17071A

**LOCUS TITLE INFORMATION**

**434 MCGRATH HIGHWAY**  
 OWNER: ARDPROP, INC.  
 DEED REFERENCE: BK. 14406 PG. 122  
 ASSESSORS: MAP 80, BLOCK B, LOTS 1, 4 & 27

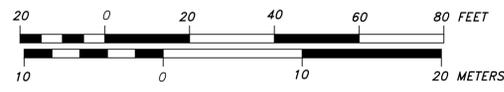
**NOTES**

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER DATUM.

ABUTTERS INFORMATION WAS TAKEN FROM CITY OF SOMERVILLE ASSESSOR'S INFORMATION BETWEEN FEBRUARY 22, 2013 AND MARCH 12, 2013 UNDER SNOW AND ICE CONDITIONS.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MARCH, BY DESIGN CONSULTANTS, INC.



P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE \_\_\_\_\_

**Design Consultants, Inc.**  
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
 SOMERVILLE, MA 02145  
 617-776-3350

68 PLEASANT STREET  
 NEWBURYPORT, MA 01950  
 978-358-7173

SCALE:			
HORIZ: 1" = xx'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: LG  
 CALCS: AR  
 CHECKED: EJC  
 APPROVED: EJC

**EXISTING CONDITIONS PLAN**

**434 MCGRATH HIGHWAY**

PLAN OF LAND IN  
 SOMERVILLE, MASSACHUSETTS

SURVEYED FOR  
 MBP REALTY TRUST

PROJECT NO.  
 2013-009

DATE: MAR. 13, 2013

SHEET NO.  
 1 OF 1



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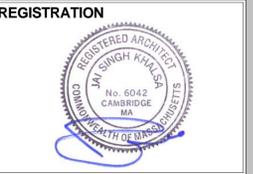
**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
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 W: x

**CIVIL ENGINEER**  
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**STRUCTURAL ENGINEER**  
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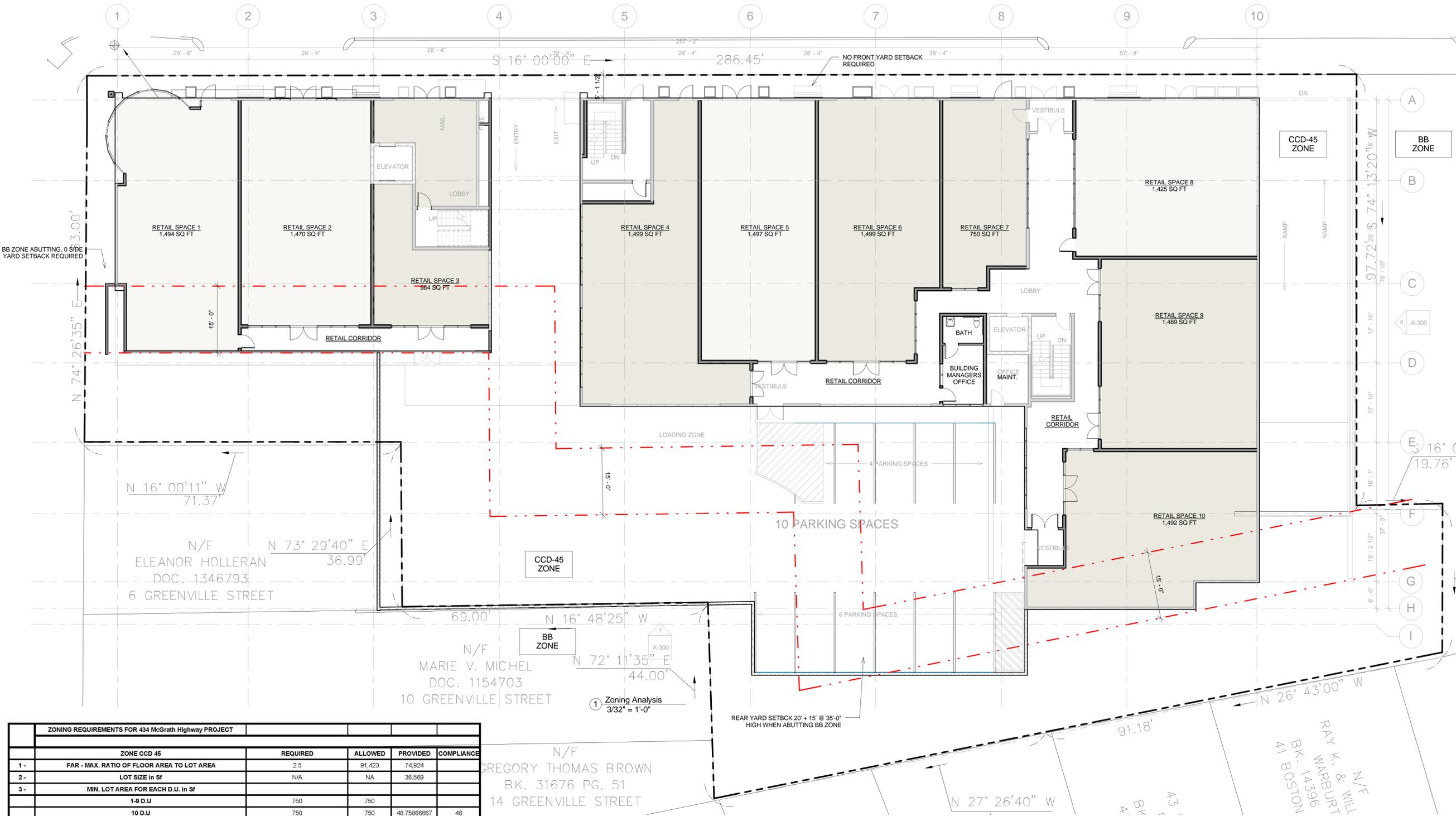
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No.	Description	Date

**ZONING ANALYSIS**

**A-001**

The Commons at Prospect Hill



ZONING REQUIREMENTS FOR 434 McGrath Highway PROJECT				
ZONE CCD 45				
	REQUIRED	ALLOWED	PROVIDED	COMPLIANCE
1- FAR - MAX. RATIO OF FLOOR AREA TO LOT AREA	2.5	91,423	74,924	
2- LOT SIZE in S <sup>f</sup>	N/A	NA	36,569	
3- MIN. LOT AREA FOR EACH D.U. in S <sup>f</sup>				
1-9 D.U.	750	750		
10 D.U.	750	750	48,758,666	48
4- MIN. LOT WIDTH in Ft	N/A			
5- MINIMUM YARD in Ft				
FRONT	N/A	NA	0	
SIDE (22) (6.1.22 G)	20	20	20 / 0	
20' SETBACK AND 15' ADDITIONAL SETBACK AT 35' HIGH WHEN ABUTTING RB ZONE	35	35	20 / 0	
REAR (22) (6.1.22 G)	20	20	20	
20' SETBACK AND 15' ADDITIONAL SETBACK AT 35' HIGH WHEN ABUTTING RB ZONE	35	35	35	
7- MAXIMUM HEIGHT IN FEET	45		45/35	
NO ST. REQ.	N/A	N/A		
(3) WHEN ABUTTING RB ZONE -35 FT	35	35	35	
8- MAXIMUM GROUND COVERAGE	80%	80%	29,255	
9- PARKING				
CARS (RES)	1 per du	48	49	
CARS (RETAIL 1 PER 1500SQ FT)	Retail	10	11	
TOTAL		58	59	60
BIKES (RES)	0.5 PER UNIT	24	24	
BIKES (RETAIL)	1 PER 6000 SF			

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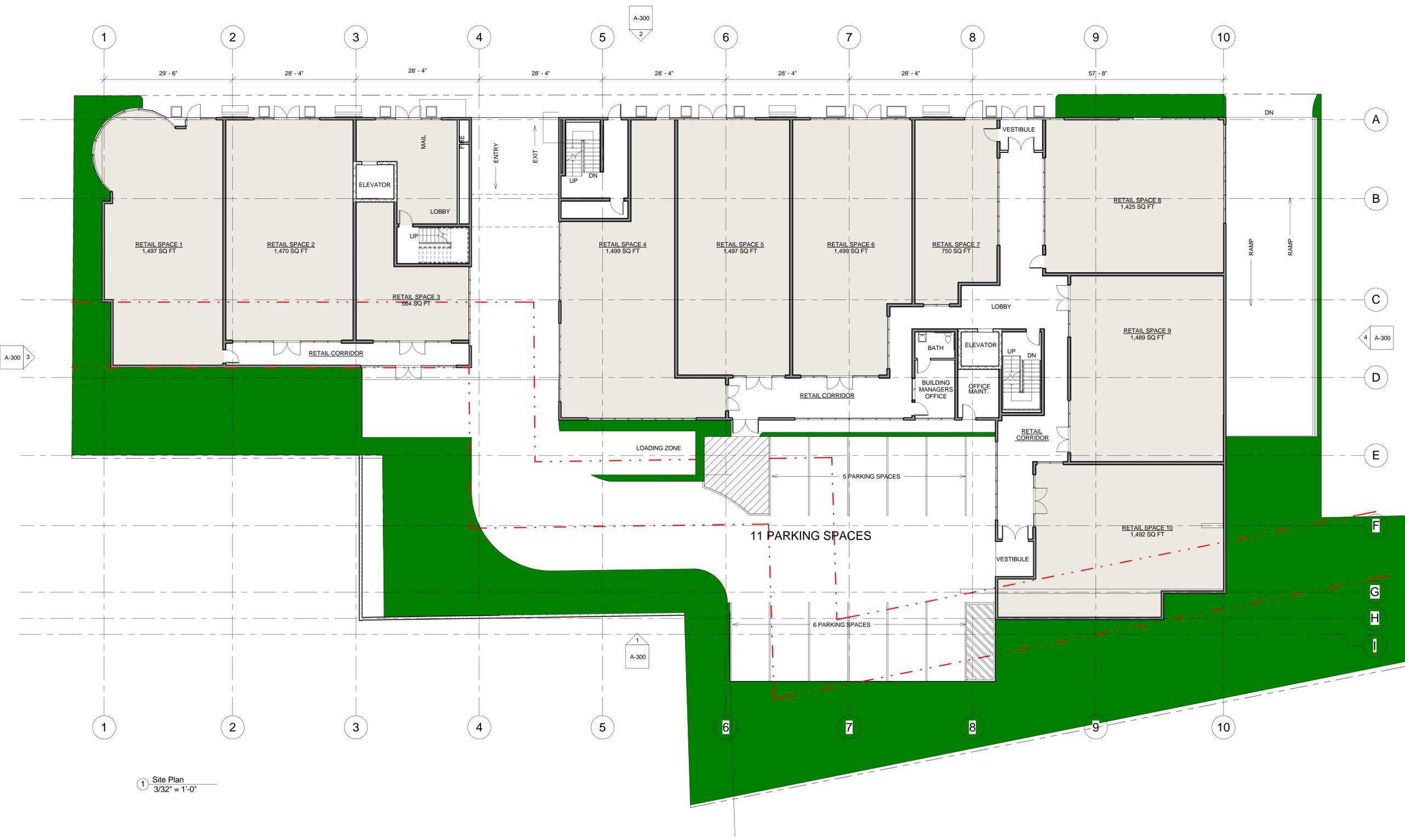
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No.	Description	Date

**RENDERED SITE PLAN**

**A-002**

The Commons at Prospect Hill



1 Site Plan  
 3/32" = 1'-0"

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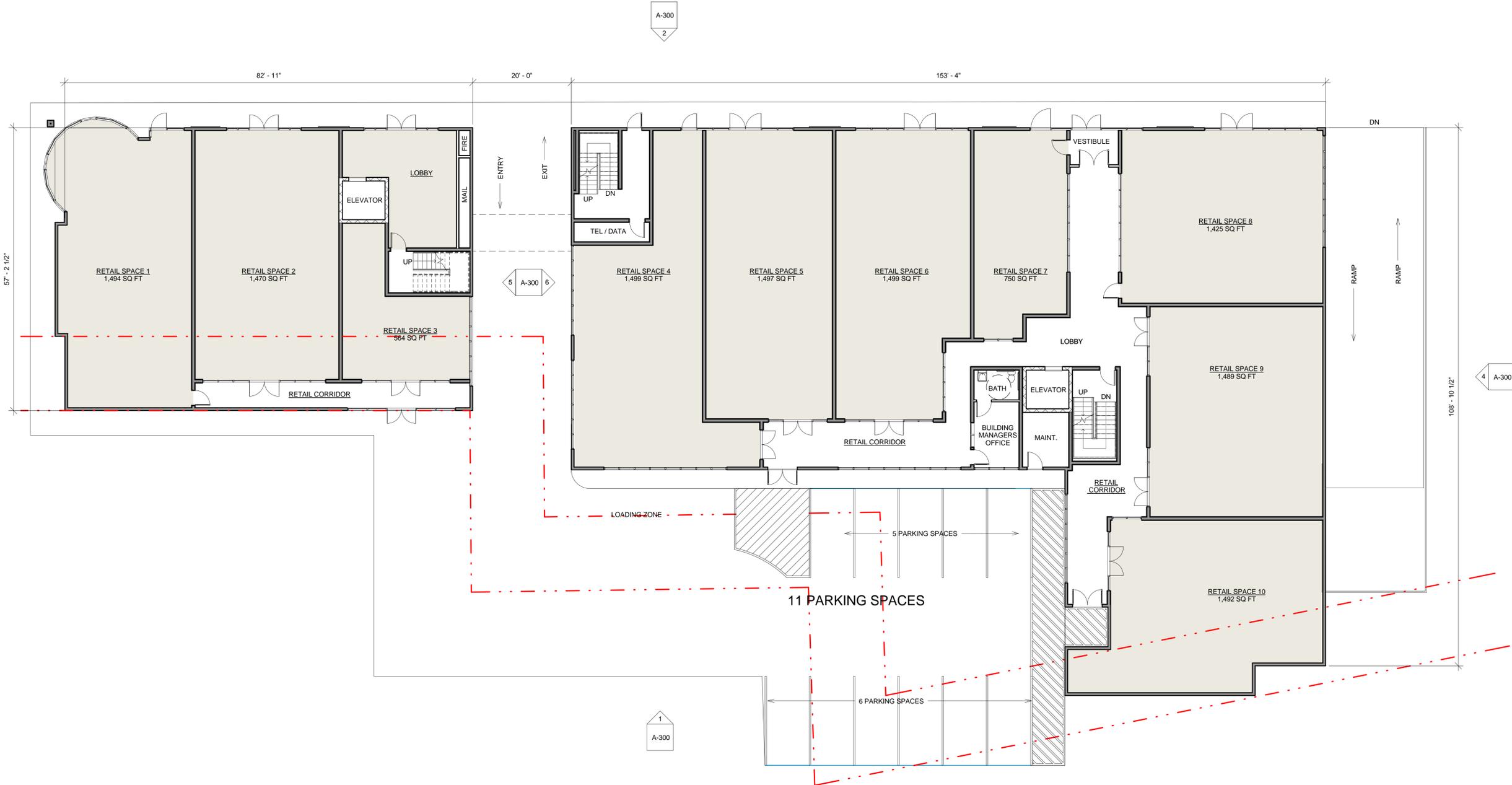
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No.	Description	Date

**FIRST FLOOR PLAN**

**A-101**

The Commons at Prospect Hill



1 1st Floor level  
 3/32" = 1'-0"

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HIGHWAY  
SOMERVILLE MA

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CONSULTANTS:

LANDSCAPE ARCHITECT  
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T: x  
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CIVIL ENGINEER

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STRUCTURAL ENGINEER

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MEP ENGINEER

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No.	Description	Date

**SECOND FLOOR  
PLAN**

**A-102**

The Commons at Prospect Hill



① 2nd Floor Level  
3/32" = 1'-0"

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SOMERVILLE, MA 02143  
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**CONSULTANTS:**

LANDSCAPE ARCHITECT

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T: x  
W: x

CIVIL ENGINEER

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STRUCTURAL ENGINEER

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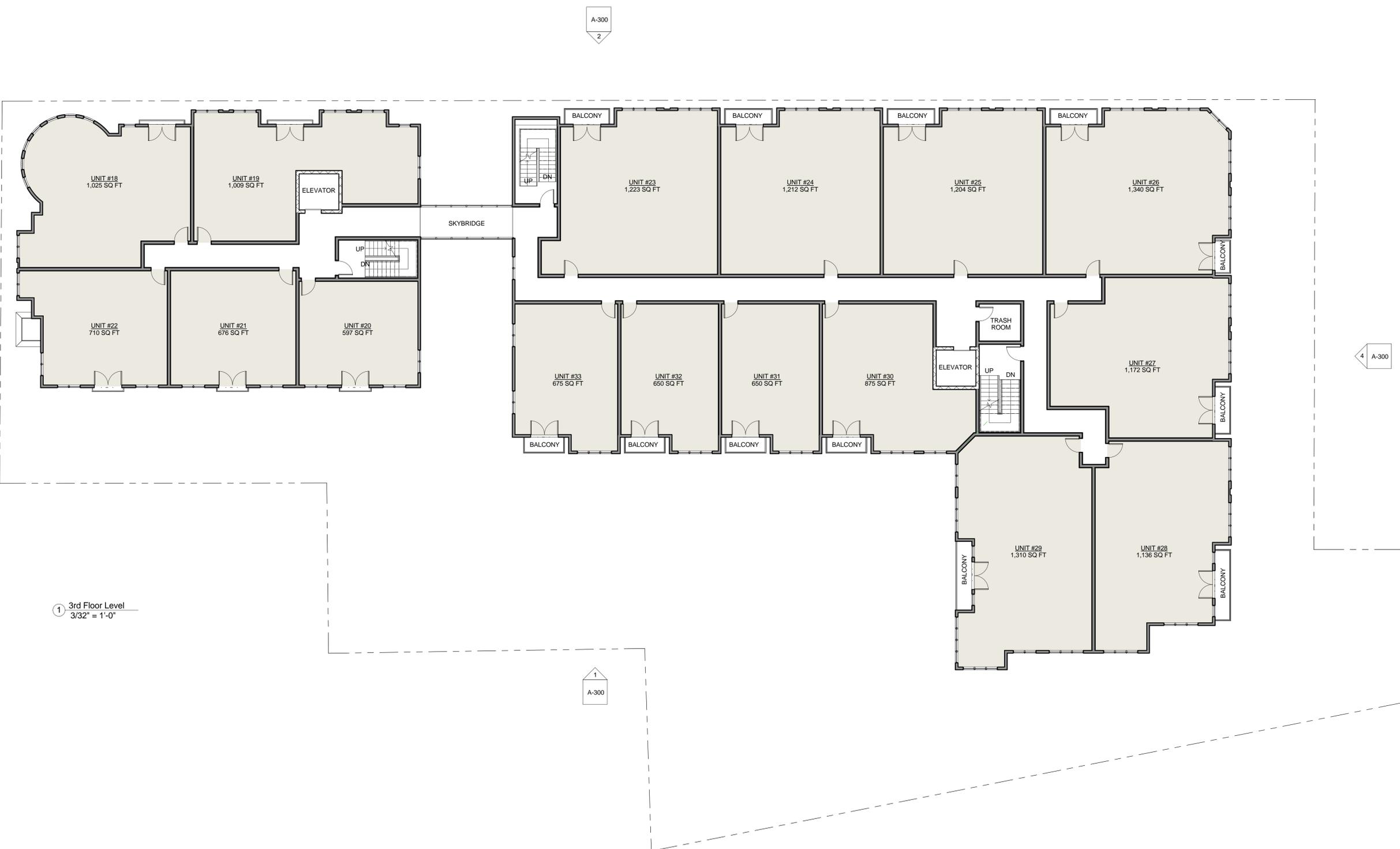
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No.	Description	Date

**THIRD FLOOR PLAN**

**A-103**

The Commons at Prospect Hill



1 3rd Floor Level  
3/32" = 1'-0"

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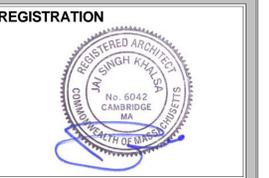
**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
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 W: x

**CIVIL ENGINEER**  
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**STRUCTURAL ENGINEER**  
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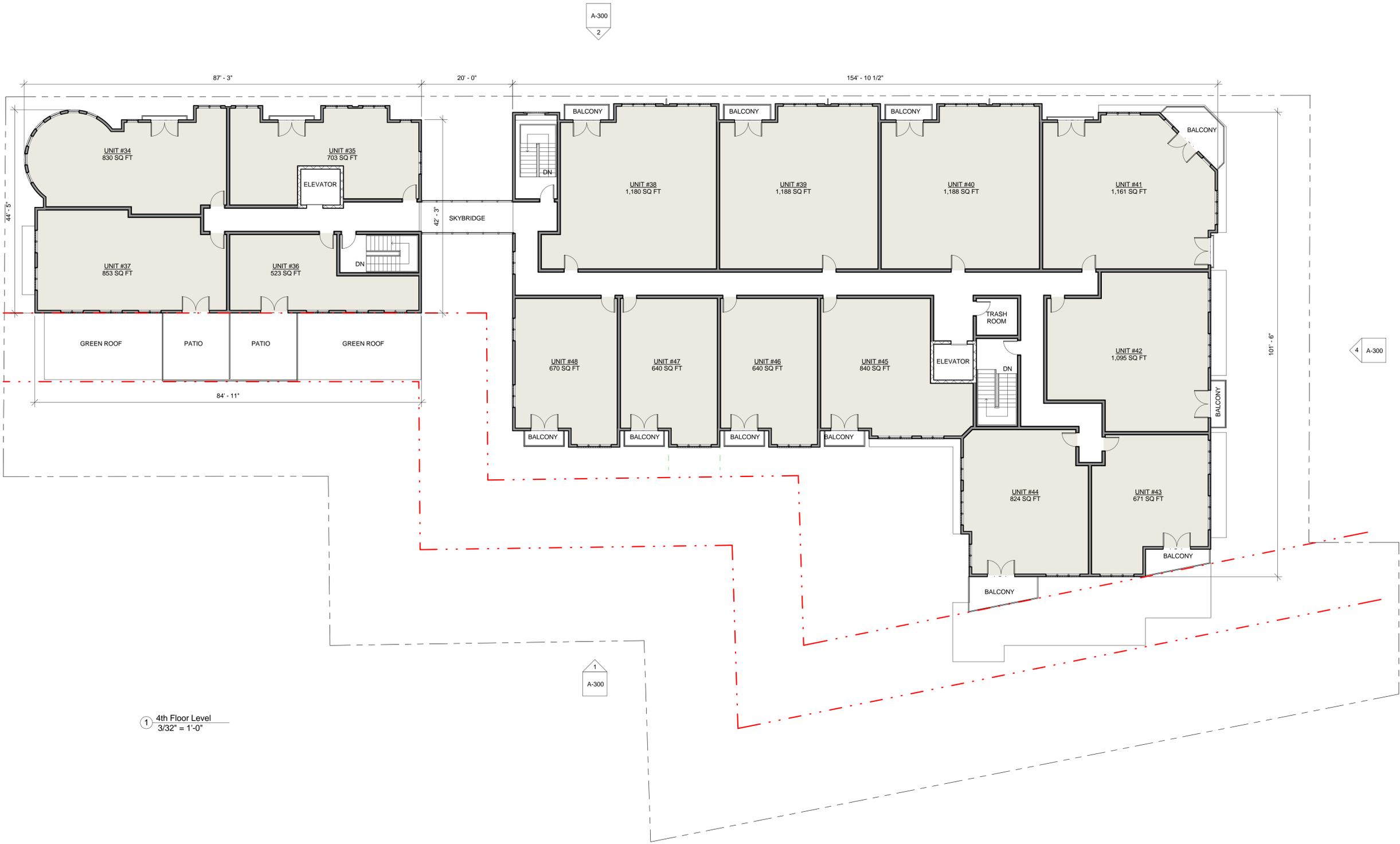
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No.	Description	Date

**FOURTH FLOOR PLAN**

**A-104**

The Commons at Prospect Hill



① 4th Floor Level  
 3/32" = 1'-0"

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**CONSULTANTS:**

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x  
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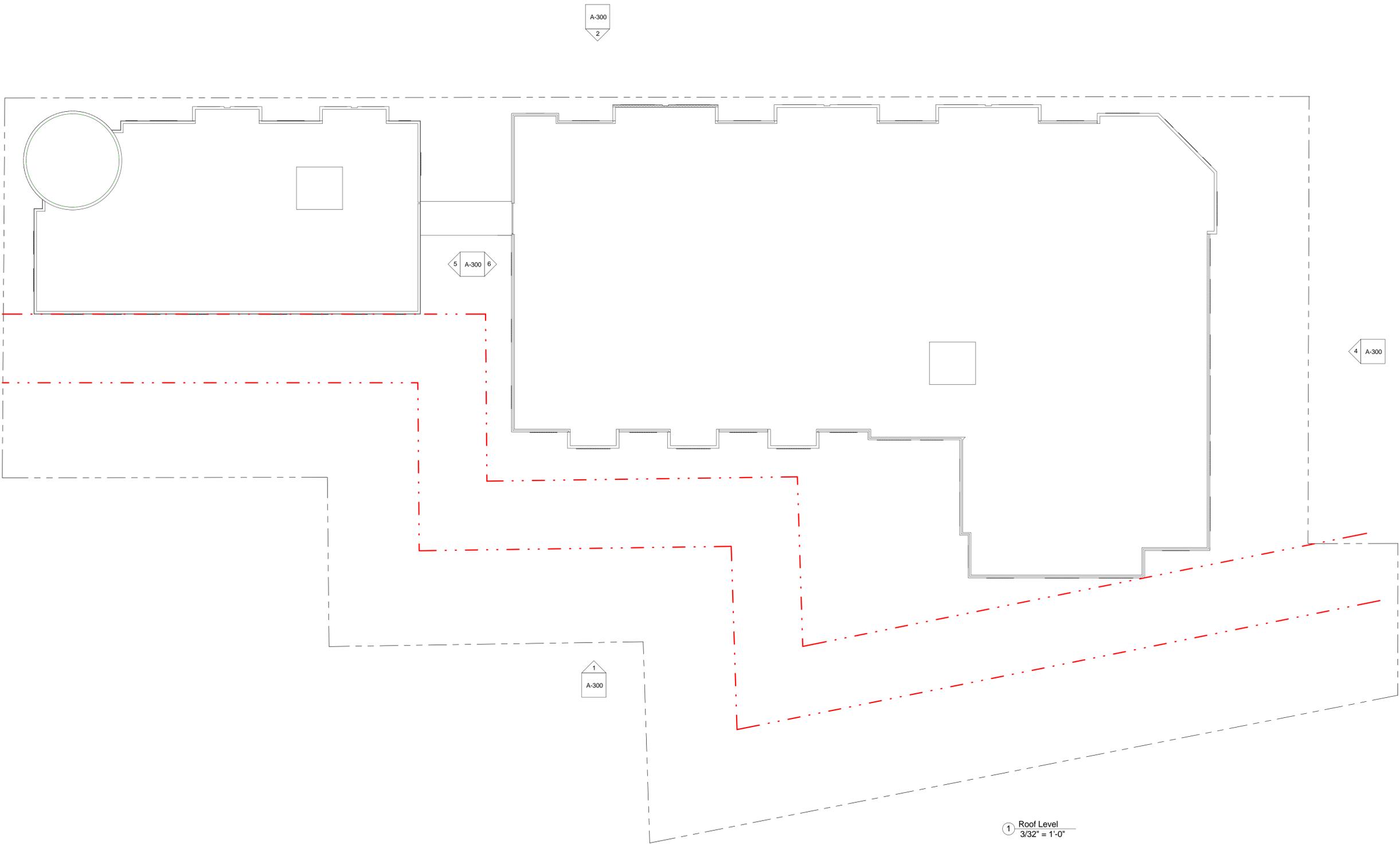
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**ROOF PLAN**

**A-105**

The Commons at Prospect Hill



① Roof Level  
 3/32" = 1'-0"

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**EXTERIOR ELEVATIONS**

**A-300**

The Commons at Prospect Hill



② Elevation 3 - a  
 3/32" = 1'-0"



① Elevation 1 - b  
 3/32" = 1'-0"



③ Elevation 4 - a  
 3/32" = 1'-0"



④ Elevation 2 - a  
 3/32" = 1'-0"



⑤ Elevation 1 - c  
 3/32" = 1'-0"



⑥ 2 - a  
 3/32" = 1'-0"

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**PERSPECTIVE**

**AV-1**

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 TELEPHONE: 617-591-8682 FAX: 617-591-2086

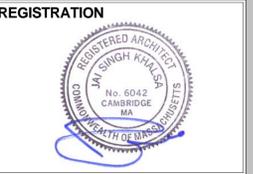
**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
 x  
 x  
 T: x  
 W: x

**CIVIL ENGINEER**  
 x  
 x  
 x  
 T: x  
 F: x

**STRUCTURAL ENGINEER**  
 x  
 x  
 T: x  
 F: x

**MEP ENGINEER**  
 x  
 x  
 T: x  
 F: x  
 W: x

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Project number 12048  
 Date 10-1-14  
 Drawn by AB  
 Checked by JSK  
 Scale

**REVISIONS**

No.	Description	Date

**PERSPECTIVE**

**AV-2**

The Commons at Prospect Hill



**PROJECT NAME**

**The Commons  
at Prospect Hill**

**PROJECT ADDRESS**  
434 MCGRATH  
HIGHWAY  
SOMERVILLE MA

**CLIENT**  
**MBP Realty Trust**

**ARCHITECT**  
**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
x  
x  
T: x  
W: x

**CIVIL ENGINEER**  
x  
x  
x  
T: x  
F: x

**STRUCTURAL ENGINEER**  
x  
x  
T: x  
F: x

**MEP ENGINEER**  
x  
x  
T: x  
F: x  
W: x

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Checked by Checker  
Scale

**REVISIONS**

No.	Description	Date

Perspective  
**AV-3**  
The Commons at Prospect Hill

# MORNING (9-10 AM)

# NOON (12 AM-1 PM)

# AFTERNOON (3-4 PM)

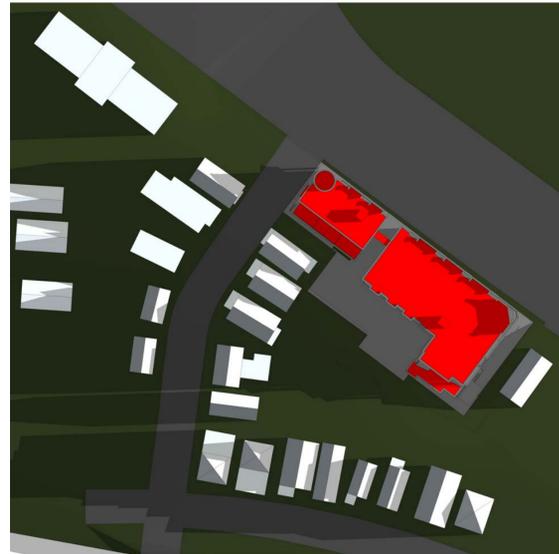
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME  
**The Commons  
at Prospect Hill**

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434 MCGRATH  
HIGHWAY  
SOMERVILLE MA

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ARCHITECT  
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CONSULTANTS:



REGISTRATION

Project number 12048  
Date 10-06-2014  
Drawn by WC/AB  
Checked by JSK  
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

**SHD**

The Commons at Prospect Hill