

LOT SIZE: 8487 SQ FT

OPEN SPACE :  
1369 SQ FT = 16.1%

LANDSCAPED AREA:  
850 SQ FT = 10%

1 Site plan-Ground Level  
1/8" = 1'-0"

ZONING REQUIREMENTS FOR 70 PROSPECT STREET PROJECT					
	ZONE CCD	REQUIRED	ALLOWED	PROVIDED	COMPLIANCE
1-	<b>FAR - MAX. RATIO OF FLOOR AREA TO LOT AREA</b>	3	25,461	20,873	YES
	INCLUSIONARY FAR				
	BONUS FAR				
	TOTAL FAR	3	25,461	20,873	YES
2-	<b>LOT SIZE in Sf</b>	N/A	NA	8487	YES
3-	<b>MIN. LOT AREA FOR EACH D.U. in Sf</b>				YES
	1-9 D.U.	600	600+	600+	YES
	10 D.U.	600	600+	600+	YES
	NUMBER OF D.U. ALLOWED		25	14	YES
	INCLUSIONARY D.U.				
	BONUS D.U.				
	TOTAL D.U.			14 D.U.	YES
4-	<b>MIN. LOT WIDTH in Ft</b>	N/A			YES
5-	<b>MINIMUM YARD in Ft</b>				
	<b>FRONT</b>	N/A	NA	0	YES
	<b>SIDE (22) (6.1.22 G)</b>	20	20	20 / 0	NO
	20' SETBACK AND 15' ADDITIONAL SETBACK AT 35' HIGH WHEN ABUTTING RB ZONE	35	35	20 / 0	NO
	<b>REAR (22) (6.1.22 G)</b>	20	20	20	YES
	20' SETBACK AND 15' ADDITIONAL SETBACK AT 35' HIGH WHEN ABUTTING RB ZONE	35	35	35	YES
7-	<b>MAXIMUM HEIGHT IN FEET</b>	55		55/35	YES
	NO ST. REQ.	N/A	N/A	5	YES
	(3) WHEN ABUTTING RB ZONE - 35 FT	35	35	35	YES
8-	<b>MAXIMUM GROUND COVERAGE</b>	80%	80%	65%	YES
9-	<b>PARKING</b>				YES
	CARS (RES)	14	14	14	YES
	CARS (RETAIL 1 PER 1500 SQ FT)	1	1	0	NO
	TOTAL	15	15	14	NO
	BIKES (RES)	0.5 PER UNIT	7	7	YES
	BIKES (RETAIL)	1 PER 6000 SF	1	1	YES

**PROJECT NAME**  
Prospect St residences

**PROJECT ADDRESS**  
70 PROSPECT ST.  
SOMERVILLE MA

**CLIENT**  
DG/ Real Estate Development  
14 Ibbetson St. #3  
Somerville, MA 02143

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



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

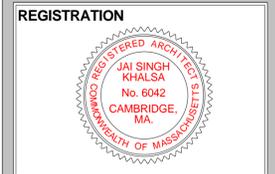
**CONSULTANTS:**

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**REGISTRATION**

Project number 12026  
Date 04/18/2013  
Drawn by KK  
Checked by JSK  
Scale 1/8" = 1'-0"  
Phase Pre Design

**REVISIONS**

No.	Description	Date
1	DRC Comments	01-10-13

Site plan

**A101.1**

Prospect St residences

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① East Elevation  
1/8" = 1'-0"



⑤ South Elevation  
1/8" = 1'-0"

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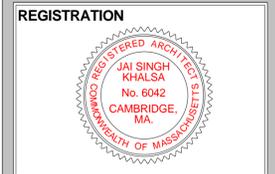
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REVISIONS

No.	Description	Date
1	DRC Comments	01-10-13
2	Stair tower windows	02-28-13

BUILDING  
ELEVATIONS  
**A300**  
Prospect St residences

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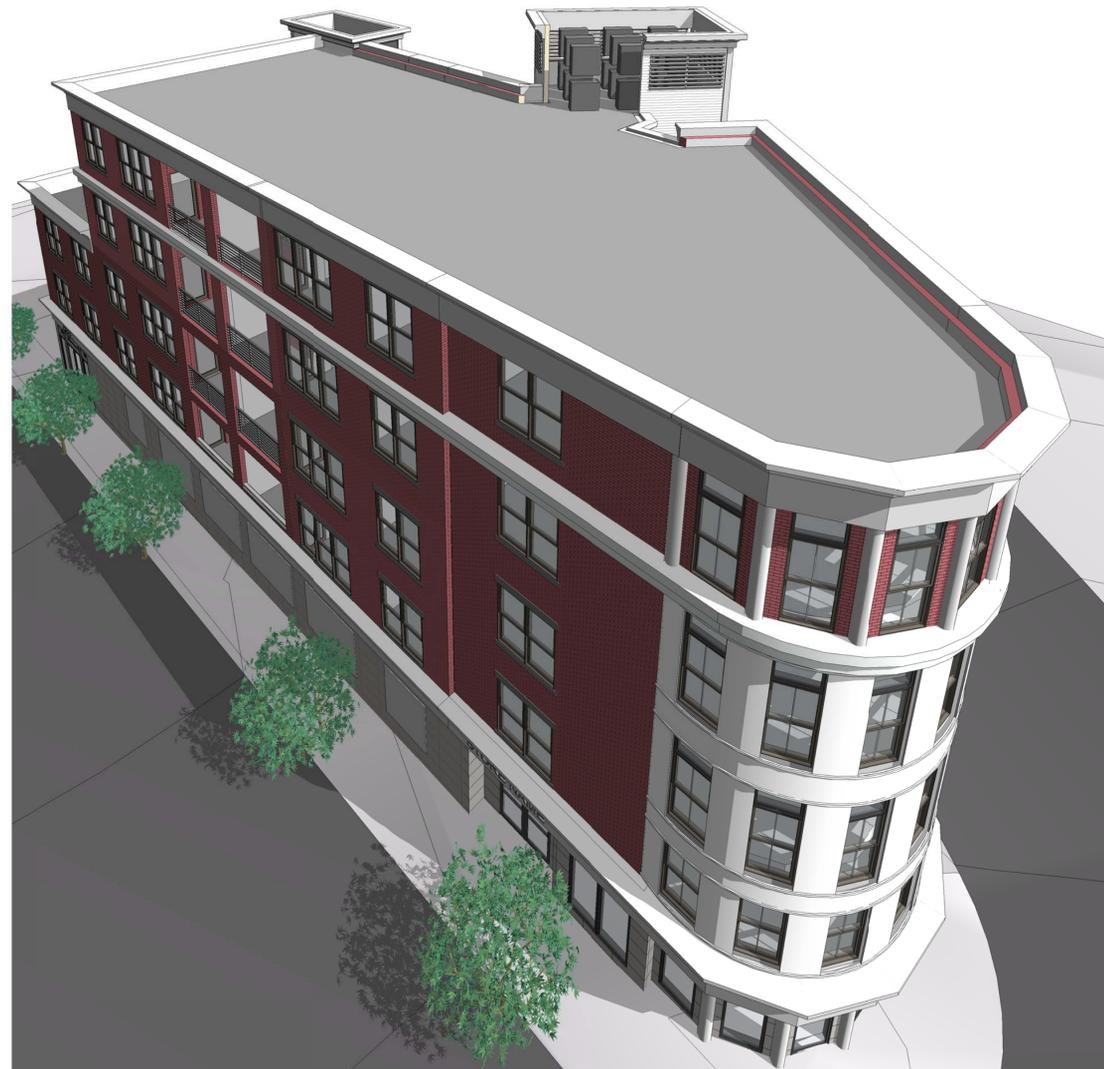
2 3D View 2



4 3D View 4



3 3D View 3



5 3D View 5



1 3D View 1

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Drawn by KK  
Checked by JSK  
Scale  
Phase Pre Design

**REVISIONS**

No.	Description	Date
1	DRC Comments	01-10-13
2	Stair tower windows	02-28-13

**PERSPECTIVE  
VIEWS**

**A900**

Prospect St residences



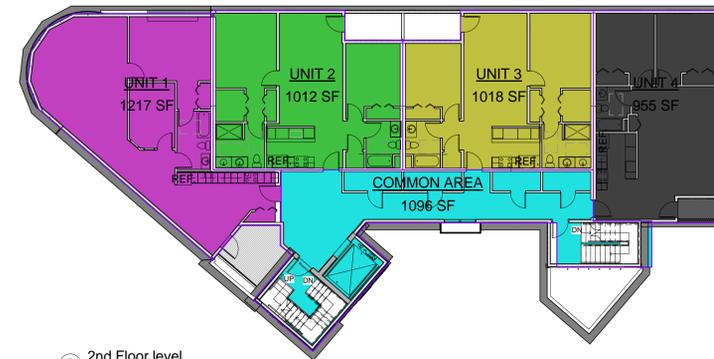
1 1-Ground Level  
1/16" = 1'-0"

Area Schedule (Rentable)

Name	Level	Area
UNIT 1	2nd Floor level	1217 SF
UNIT 2	2nd Floor level	1012 SF
UNIT 3	2nd Floor level	1018 SF
UNIT 4	2nd Floor level	955 SF
UNIT 5	3rd Floor Level	1217 SF
UNIT 6	3rd Floor Level	1012 SF
UNIT 7	3rd Floor Level	1018 SF
UNIT 8	3rd Floor Level	955 SF
UNIT 9	4th Floor Level	1217 SF
UNIT 10	4th Floor Level	1013 SF
UNIT 11	4th Floor Level	1023 SF
UNIT 12	5th Floor Level	1217 SF
UNIT 13	5th Floor Level	1013 SF
UNIT 14	5th Floor Level	1023 SF
Grand total: 14		14910 SF

Area Schedule Ground Level

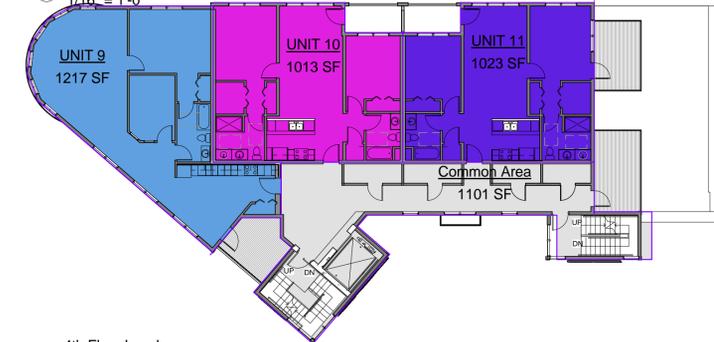
Name	Level	Area
Area	1-Ground Level	1576 SF
Common Area	1-Ground Level	766 SF
Garage	1-Ground Level	3480 SF
Open Space	1-Ground Level	1369 SF
Retail	1-Ground Level	1296 SF
Grand total: 8		8487 SF



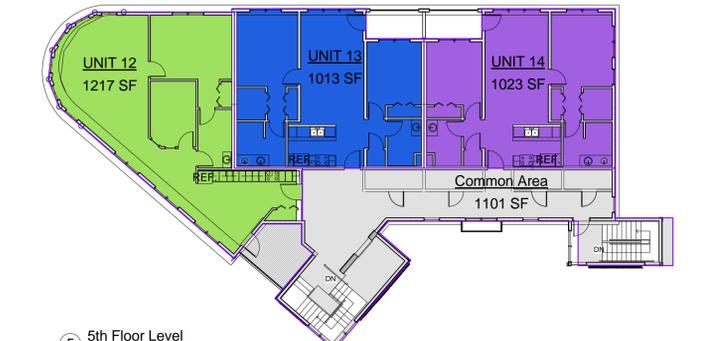
2 2nd Floor level  
1/16" = 1'-0"



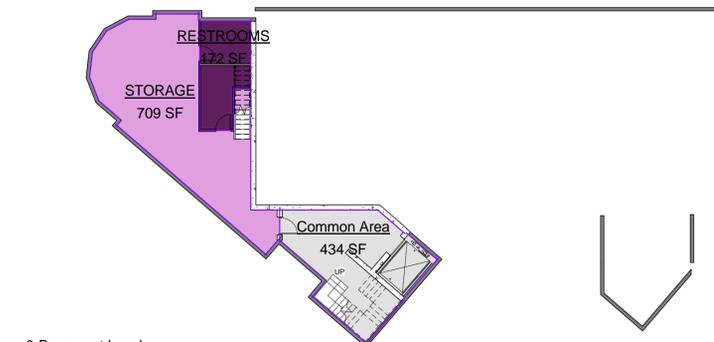
3 3rd Floor Level  
1/16" = 1'-0"



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



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



6 0-Basement Level  
1/16" = 1'-0"

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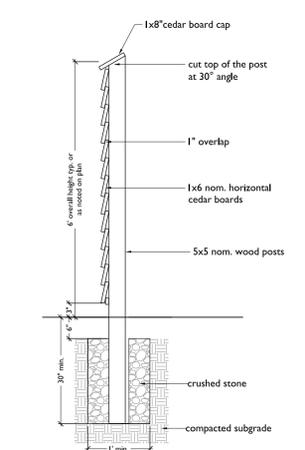
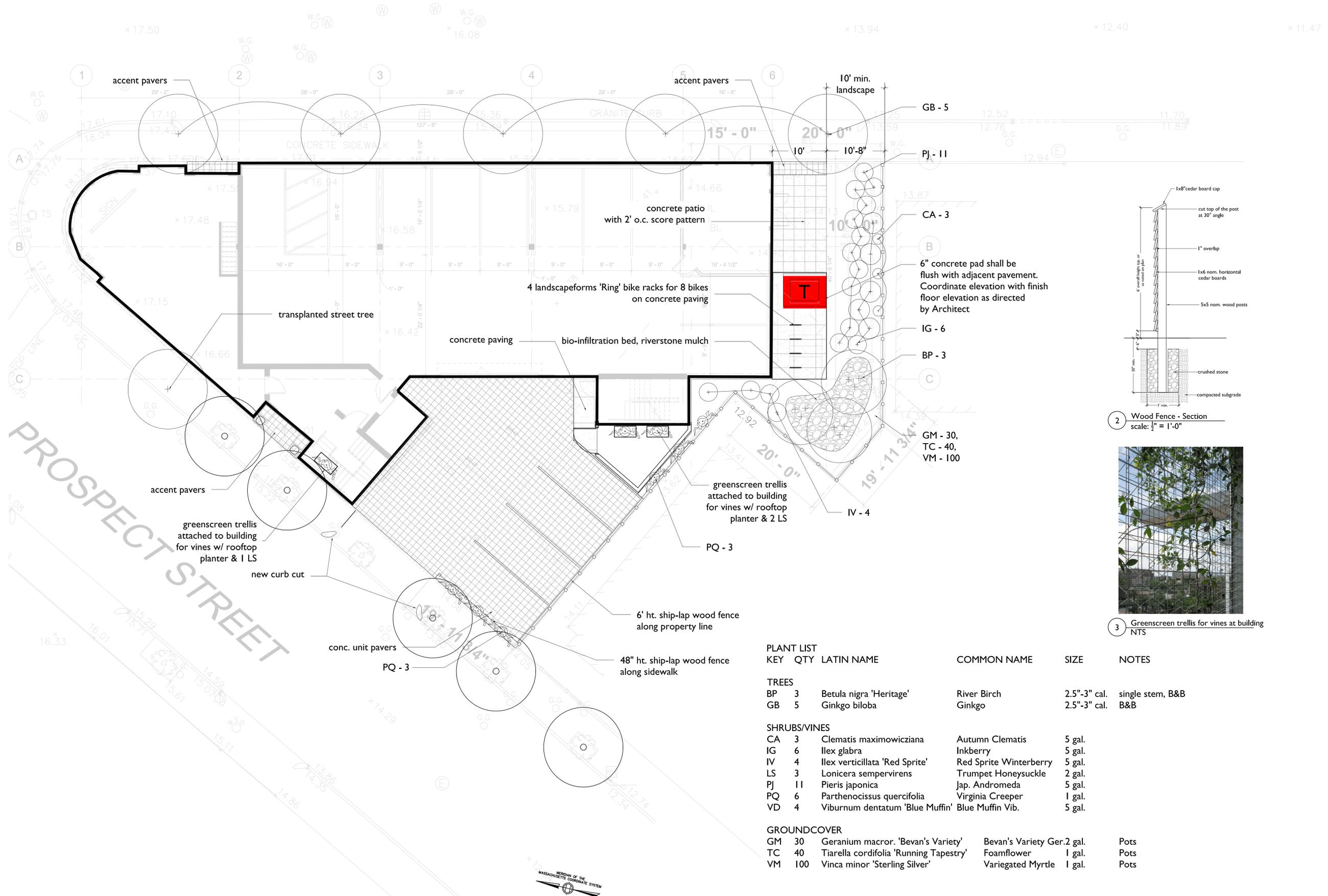
No.	Description	Date
1	DRC Comments	01-10-13

AREA PLANS

**A901**

Prospect St residences

# WEBSTER AVENUE



**PLANT LIST**

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
BP	3	Betula nigra 'Heritage'	River Birch	2.5"-3" cal.	single stem, B&B
GB	5	Ginkgo biloba	Ginkgo	2.5"-3" cal.	B&B
<b>SHRUBS/VINES</b>					
CA	3	Clematis maximowicziana	Autumn Clematis	5 gal.	
IG	6	Ilex glabra	Inkberry	5 gal.	
IV	4	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 gal.	
LS	3	Lonicera sempervirens	Trumpet Honeysuckle	2 gal.	
PJ	11	Pieris japonica	Jap. Andromeda	5 gal.	
PQ	6	Parthenocissus quercifolia	Virginia Creeper	1 gal.	
VD	4	Viburnum dentatum 'Blue Muffin'	Blue Muffin Vib.	5 gal.	
<b>GROUND COVER</b>					
GM	30	Geranium macror. 'Bevan's Variety'	Bevan's Variety Ger.	2 gal.	Pots
TC	40	Tiarella cordifolia 'Running Tapestry'	Foamflower	1 gal.	Pots
VM	100	Vinca minor 'Sterling Silver'	Variiegated Myrtle	1 gal.	Pots

70 PROSPECT STREET  
 SOMERVILLE MA  
 LANDSCAPE PLAN

Project #: Date: 2013/01/09  
 Drawn by: KP Reviewed: BH  
 Scale: 1/8" = 1'-0"

Revisions:  
 Revised 03/14/13: Switched bike racks with transformer location.  
 Revised 04/08/13: Revised parking area & arch footprint to add plantings.  
 Revised 04/18/13: Revised parking area & planting

