

12 POND STREET, ASHLAND, MA 01721

LOT SIZE: 30,000 SQ. FT.  
 ZONING DISTRICT: PSMUOD  
 # OF STORIES: 3-STORY WOOD FRAME

	1-BED	2-BED	TOTAL
1ST FL.	COMMERCIAL		
2ND FL.	0	8	8
3RD FL.	0	8	8
	0	16	16

2-BEDROOM AVG. SQ.FT. = 1,350 SQ.FT.

# OF PARKING: GARAGE: 32 SPACES  
 EXT. SITE: 19 SPACES  
 RESIDENTIAL PARKING SPACE:  
 -16 UNIT @ 1.5 PARKING/DWELLING  
 = 24 REQUIRED PARKING  
 = 32 PROPOSED PARKING

COMMERCIAL SPACE:  
 4,202 LEASE-ABLE SPACE  
 -1 SPACE REQUIRED FOR 250 SF  
 = 17 REQUIRED PARKING

TOTAL PROJECT REQUIRED PARKING: 41  
 PROPOSED PARKING: 51

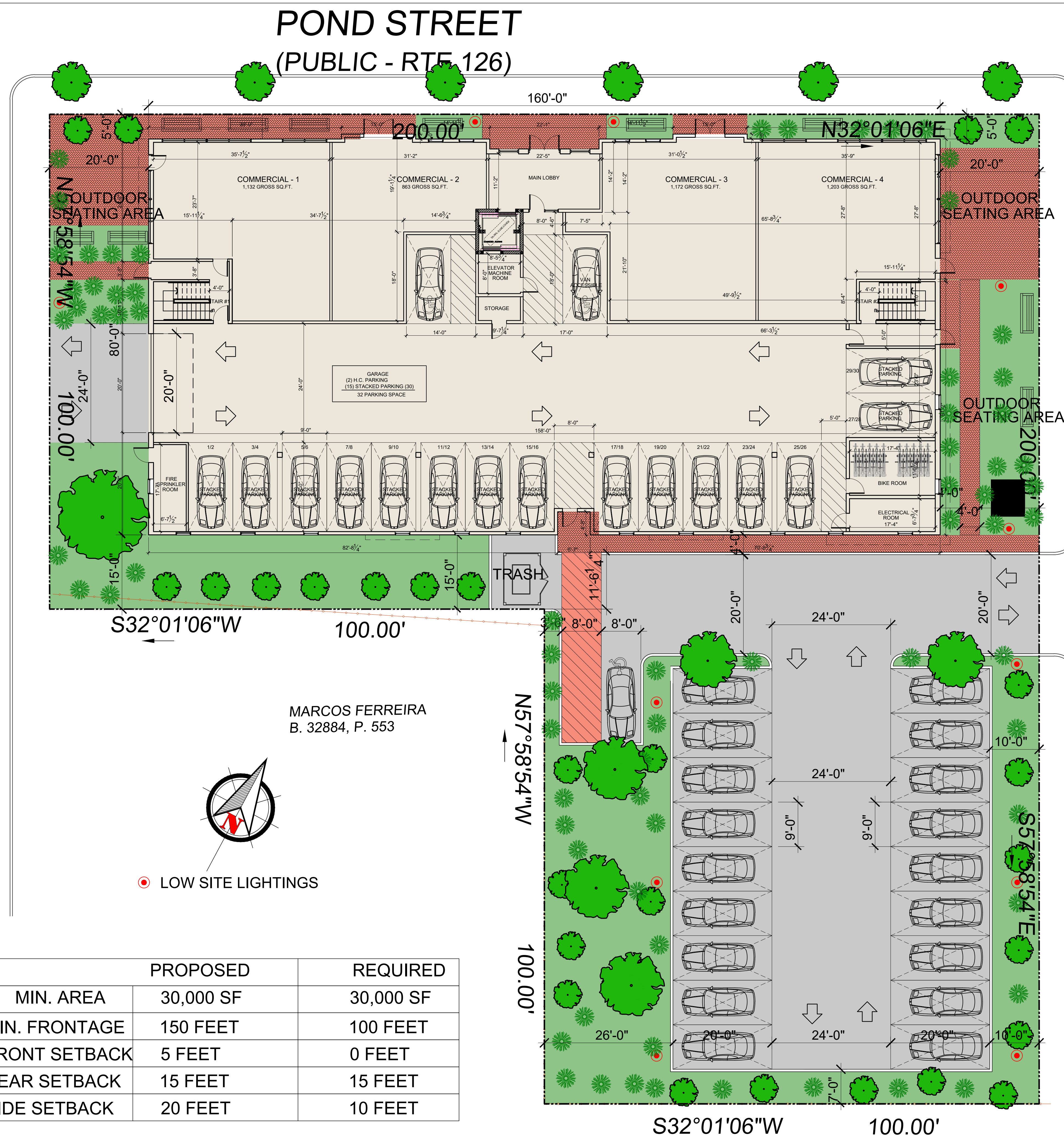
FIRST FLOOR GROSS SQ.FT. = 12,799 SQ.FT.  
 -COMMERCIAL-#1: 1,993 SF  
 -COMMERCIAL-#2: 2,209 SF

SECOND FLOOR GROSS SQ.FT. = 12,799 SQ.FT.  
 THIRD FLOOR GROSS SQ.FT. = 12,799 SQ.FT.

TOTAL BUILDING SQ.FT. = 38,397 SQ.FT.

38,397 / 30,000 SQ = 1.28 F.A.R.

GREENHALGE ROAD (PUBLIC)



	PROPOSED	REQUIRED
MIN. AREA	30,000 SF	30,000 SF
MIN. FRONTAGE	150 FEET	100 FEET
FRONT SETBACK	5 FEET	0 FEET
REAR SETBACK	15 FEET	15 FEET
SIDE SETBACK	20 FEET	10 FEET

DOUGLAS ROAD (PUBLIC)

General Notes

...L1The Blocks\JM CHEN 51071 STAMP.jpg

2	DWG. REVISION	10/19/19
1	DWG. REVISION	5/27/19
No.	Revision/Issue	Date

Site Name and Address

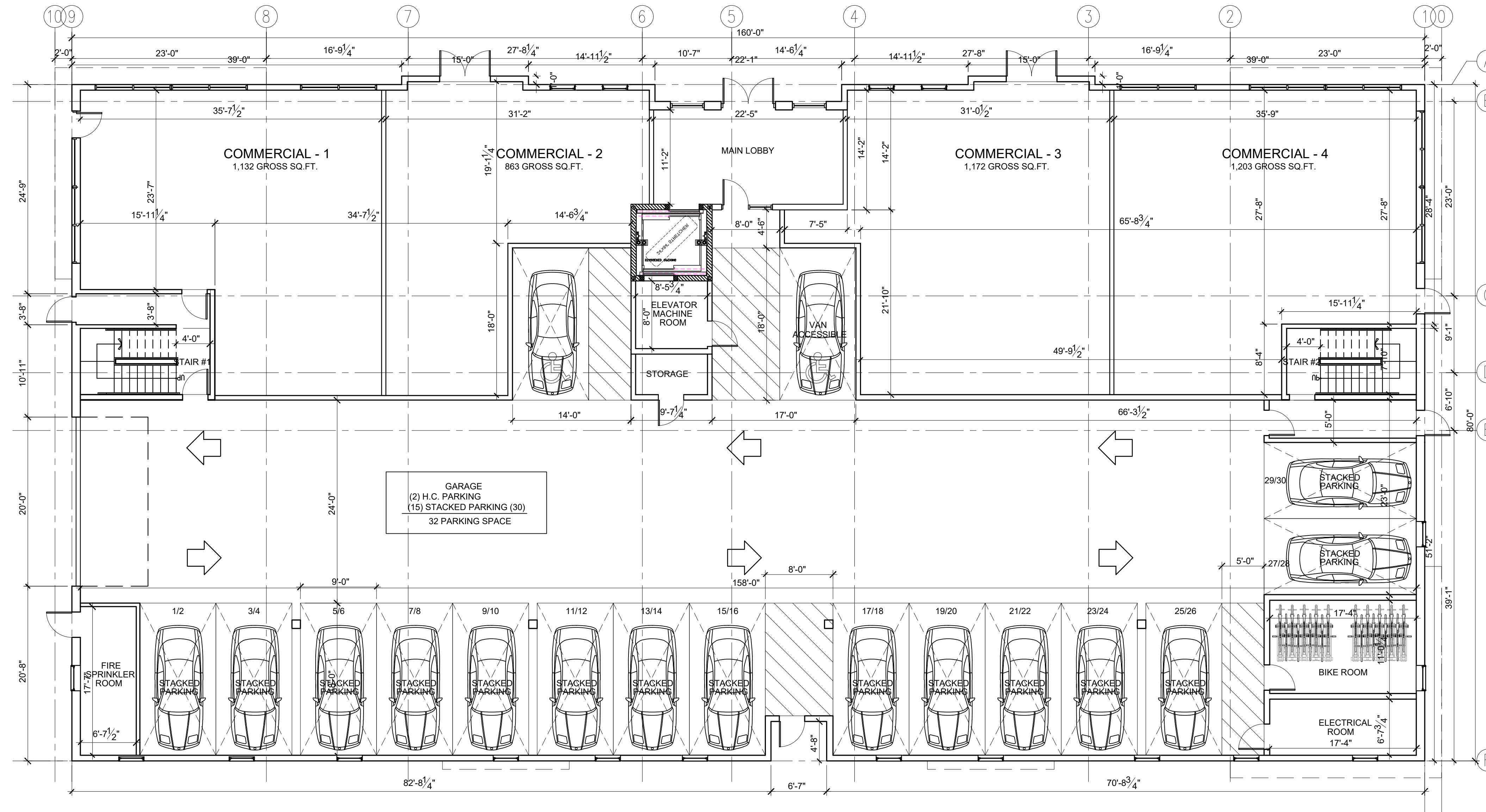
730 HANCOCK STREET  
 QUINCY, MA 01720  
 TEL: (617) 444-3852  
 EMAIL: JIM.CHEN@JCARCHITECT.COM

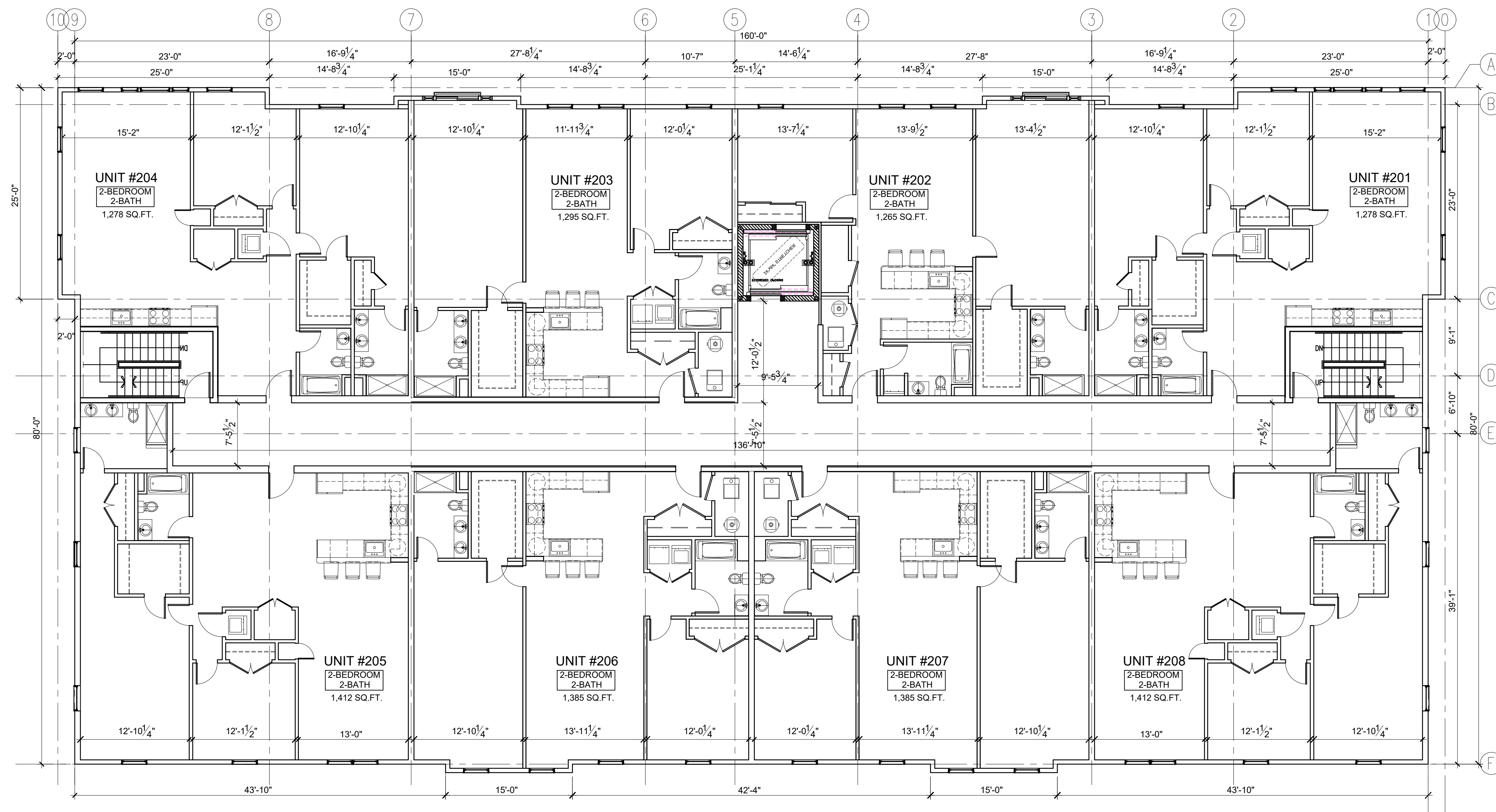
Project Name and Address

MIXED-USE BUILDING  
 COMMERCIAL & RESIDENTIAL  
 12 POND STREET  
 ASHLAND, MA 01721

Project	1018	Sheet	L-1
Date	03/05/2019	Scale	As Noted

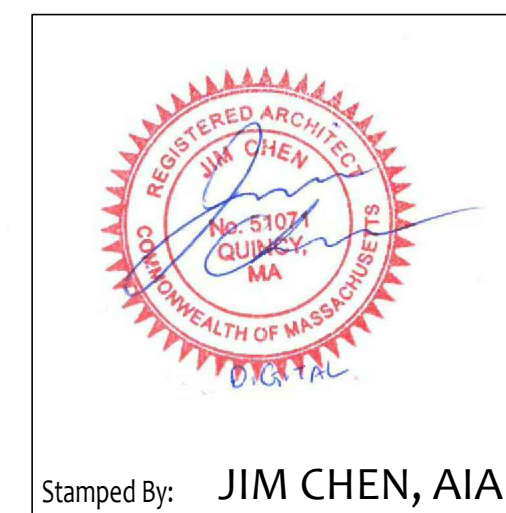
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**MIXED-USE BUILDING**  
COMMERCIAL + RESIDENTIAL

12 POND STREET  
ASHLAND, MA 01721



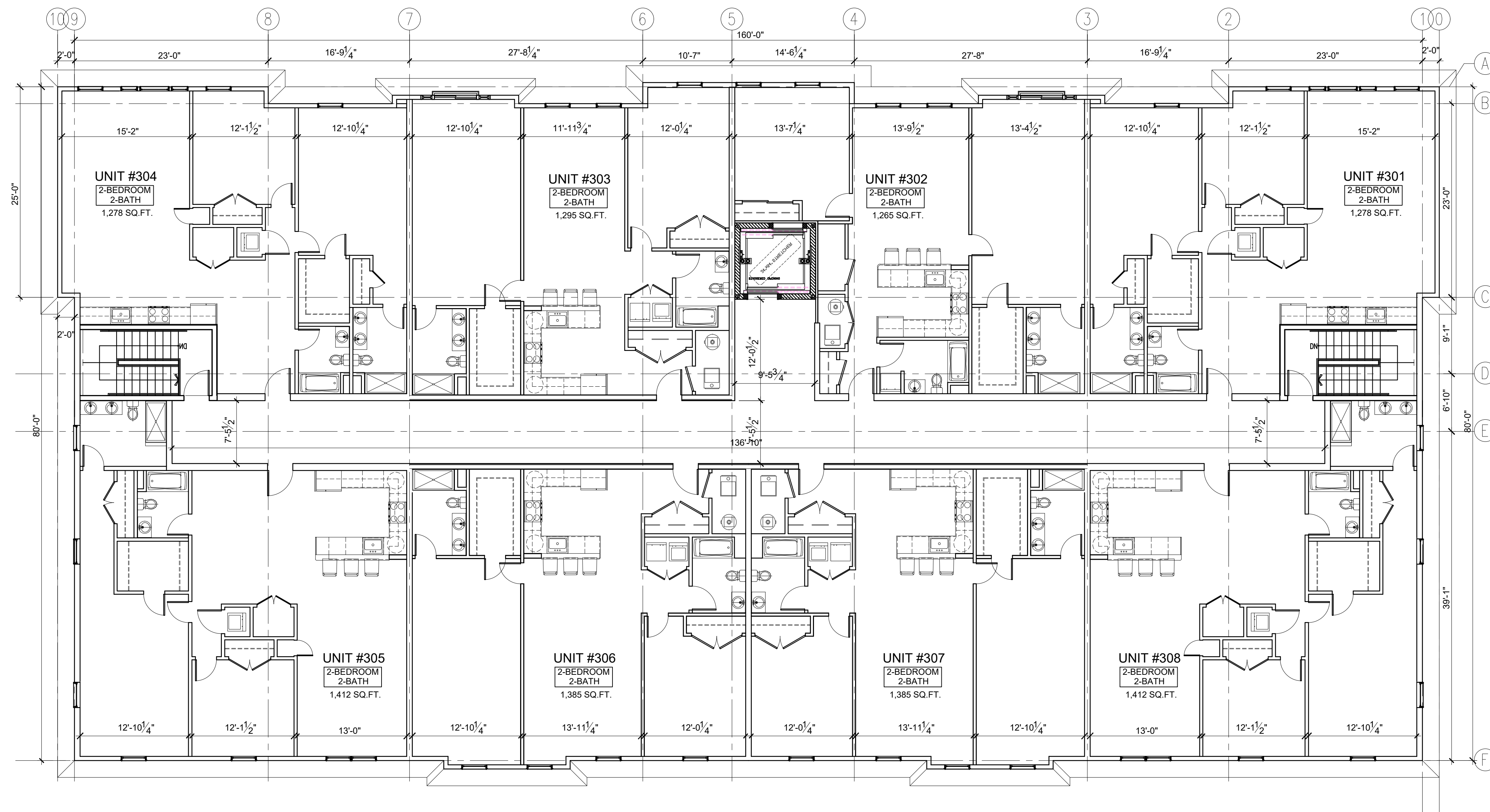
Drawn By: J.C.  
Checked By:  
Date: 03/09/2019

Project No. JCA #1918  
File Name: A-1.dwg  
Drawing Title:

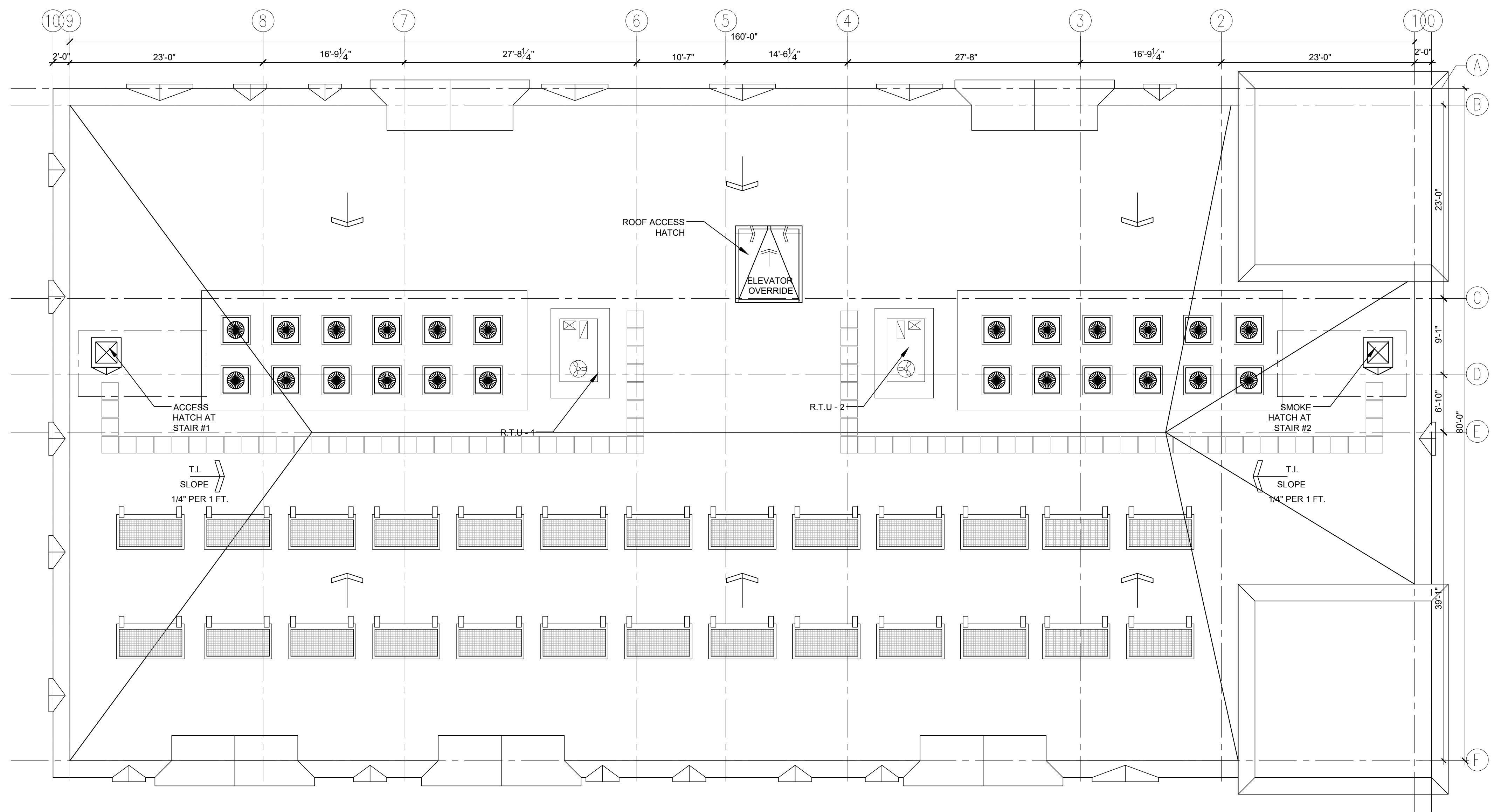
Revisions		
No.	DESCRIPTION	DATE
2	DWG. REVISIONS	10/19/19
1	DWG. REVISIONS	05/27/19

PROPOSED SECOND FLOOR PLAN

Sheet No. **A-2**  
Scale: 3/32" = 1'-0"



Revisions		
2	DWG. REVISIONS	10/19/19
1	DWG. REVISIONS	05/27/19



Revisions		
No.	DESCRIPTION	DATE
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Revisions		
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 730 HANCOCK STREET  
 QUINCY, MA 02170  
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**MIXED-USE BUILDING**  
 COMMERCIAL + RESIDENTIAL  
 12 POND STREET  
 ASHLAND, MA 01721

  
 Stamped By: JIM CHEN, AIA

Drawn By: J.C.  
 Checked By:  
 Date: 03/09/2019  
 Project No. JCA #1918  
 File Name: R-1.dwg  
 Drawing Title:

Revisions		
2	DWG. REVISIONS	10/19/19
1	DWG. REVISIONS	05/27/19

PERSPECTIVE  
 RENDERING VIEW  
 FROM POND STREET

Sheet No. **R-2**  
 Scale: N.T.S.




Revisions		
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2	DWG. REVISIONS	10/19/19
1	DWG. REVISIONS	05/27/19



  
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PERSPECTIVE  
 RENDERING VIEW  
 FROM POND STREET

Sheet No. **R-4**  
 Scale: N.T.S.