

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

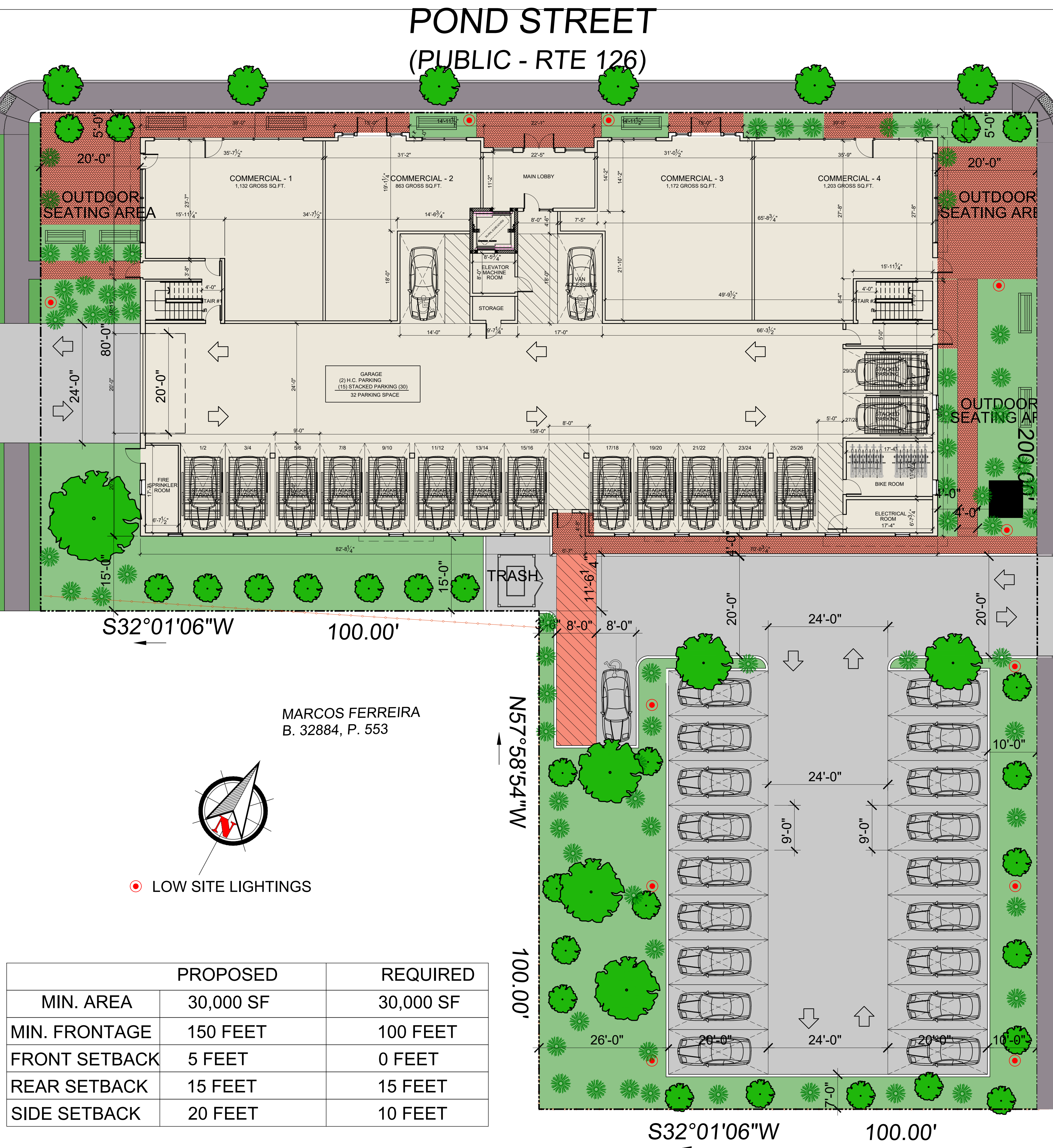
TOTAL PROJECT REQUIRED PARKING: 41  
 PROPOSED PARKING: 51

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.



	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

MARCOS FERREIRA  
 B. 32884, P. 553

REINALDO ROSADO, JR.  
 B. 56143, P. 379

General Notes

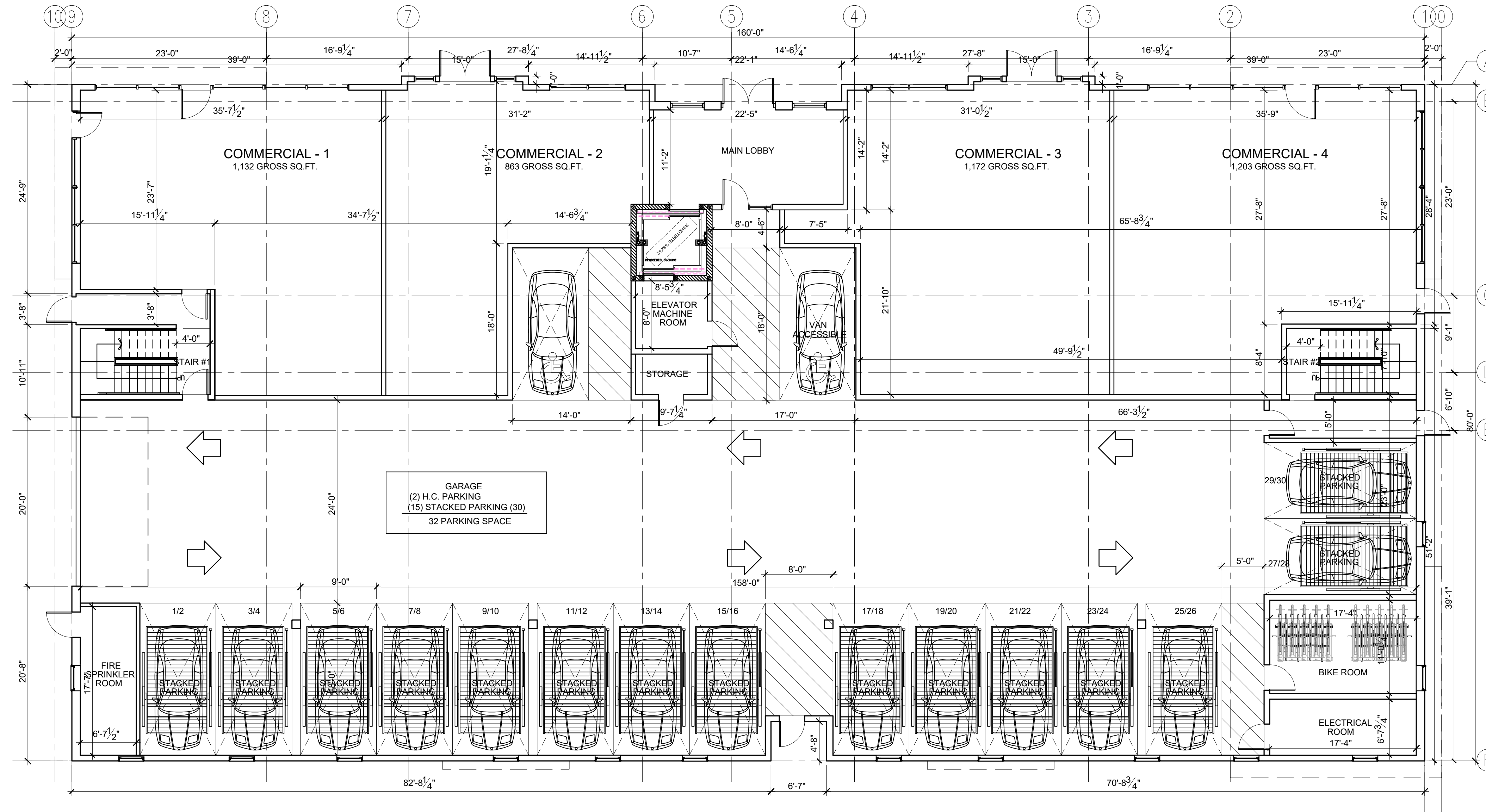


No.	Revision/Issue	Date
3	DWG. REVISIONS	12/09/19
2	DWG. REVISIONS	10/19/19
1	DWG. REVISIONS	05/27/19

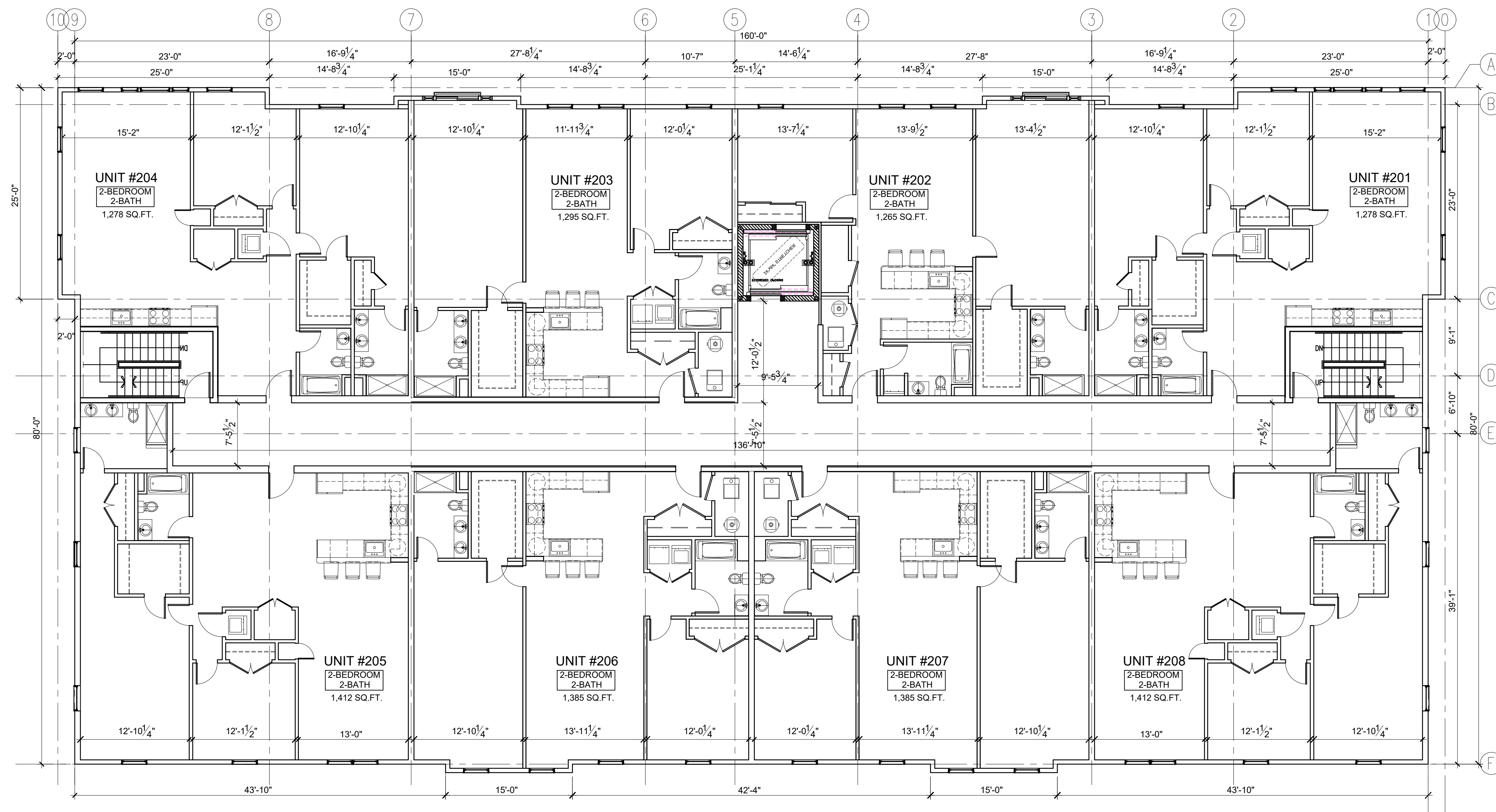
Firm Name and Address  
**J.C. ARCHITECT**  
 730 HANCOCK STREET  
 QUINCY, MA 02170  
 TEL: (617) 642-3882  
 EMAIL: JIM.CHEVENS@GMAIL.COM

Project Name and Address  
**MIXED-USE BUILDING**  
 12 POND STREET  
 ASHLAND, MA

Project	Sheet
1918	L-1
Date: 03/09/2019	
Scale: As Noted	

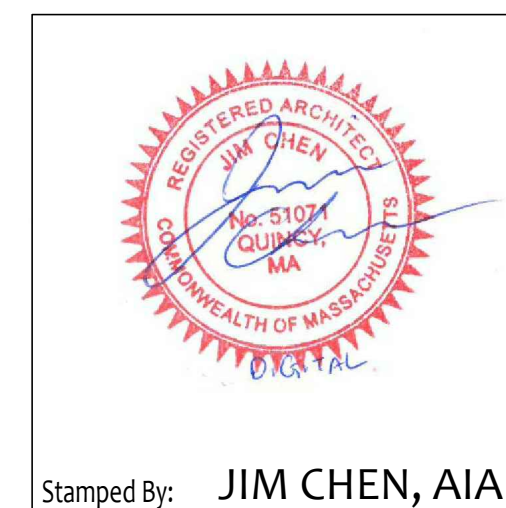


Revisions	
4	DWG. REVISIONS 12/09/19
3	DWG. REVISIONS 11/30/19
2	DWG. REVISIONS 10/19/19
1	DWG. REVISIONS 05/27/19



**MIXED-USE BUILDING**  
COMMERCIAL + RESIDENTIAL

12 POND STREET  
ASHLAND, MA 01721



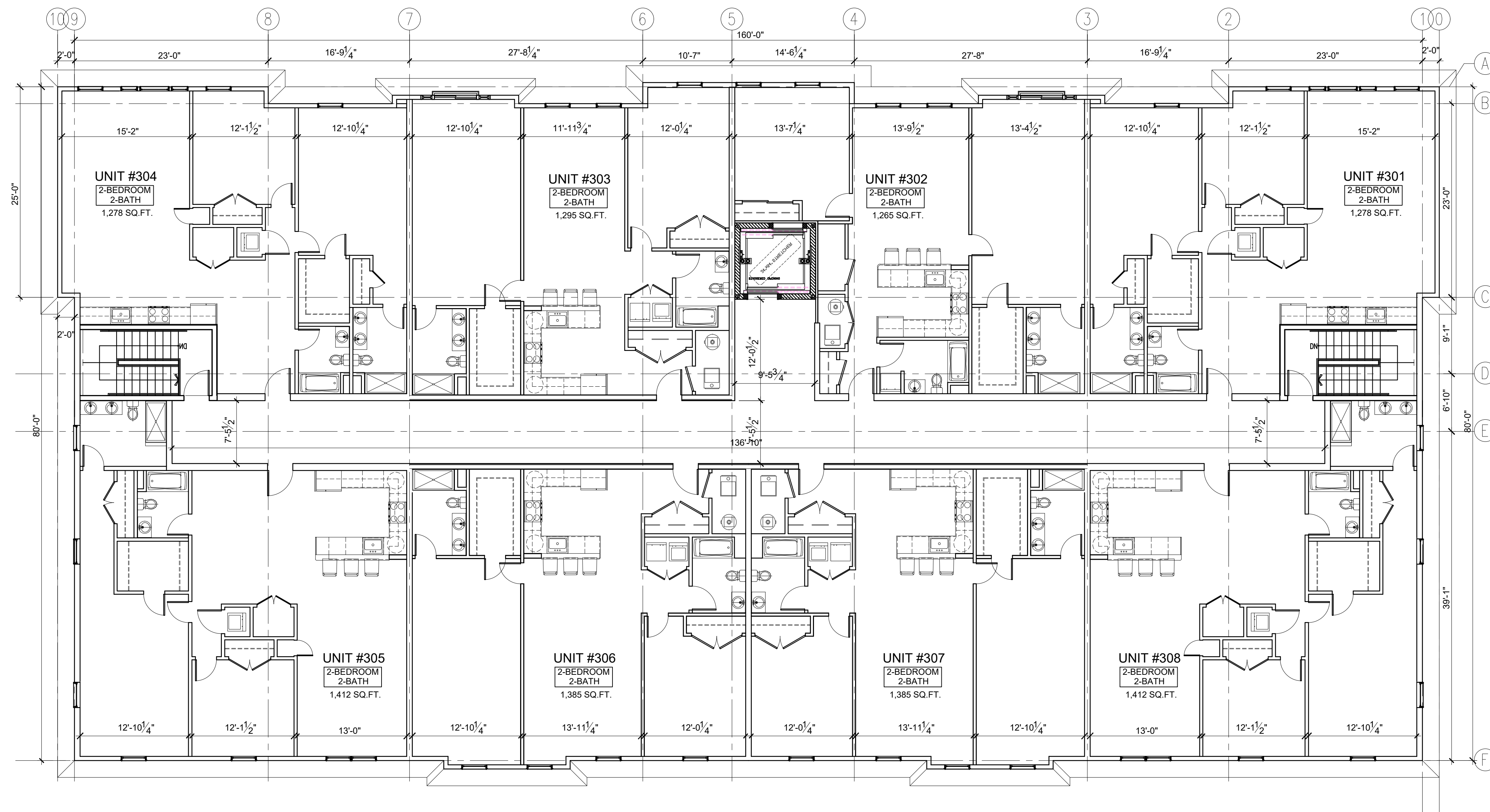
Drawn By: J.C.  
Checked By:  
Date: 03/09/2019

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

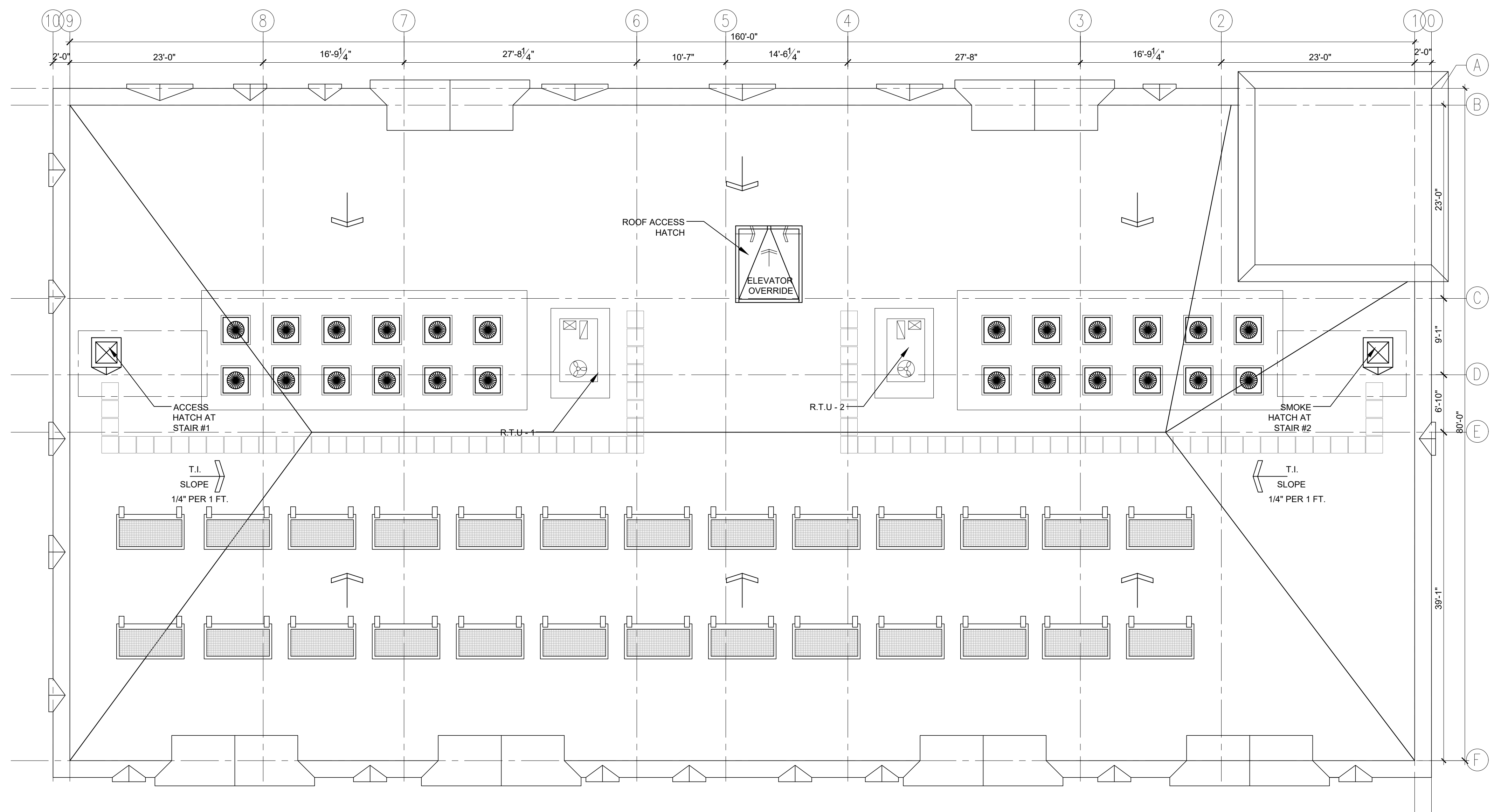
Revisions	
3	DWG. REVISIONS 11/30/19
2	DWG. REVISIONS 10/19/19
1	DWG. REVISIONS 05/27/19

PROPOSED SECOND FLOOR PLAN

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



Revisions	
3	DWG. REVISIONS 11/30/19
2	DWG. REVISIONS 10/19/19
1	DWG. REVISIONS 05/27/19



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PROPOSED FRONT ELEVATION (POND STREET)



PROPOSED REAR ELEVATION (REAR PARKING LOT)



PROPOSED LEFT ELEVATION (DOUGLAS ROAD)




PROPOSED RIGHT ELEVATION (GREENHALGE ROAD)

Revisions	
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 QUINCY, MA 02170  
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 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	
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1	DWG. REVISIONS 05/27/19

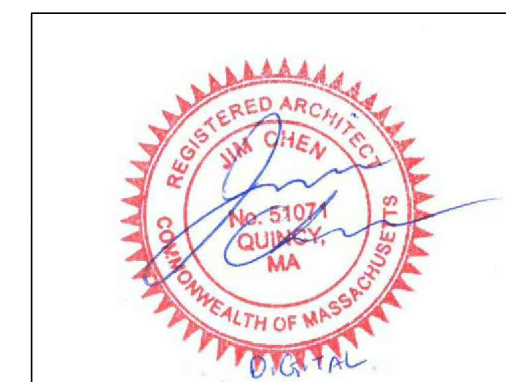
PERSPECTIVE  
 RENDERING VIEW  
 FROM POND STREET

Sheet No. **R-1**  
 Scale: N.T.S.



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



  
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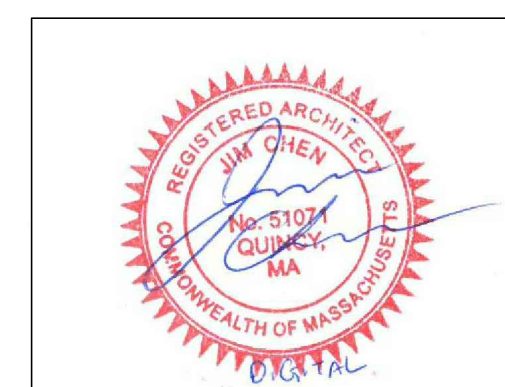
PERSPECTIVE  
 RENDERING VIEW  
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Sheet No. **R-3**  
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PERSPECTIVE  
 RENDERING VIEW  
 FROM POND STREET

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