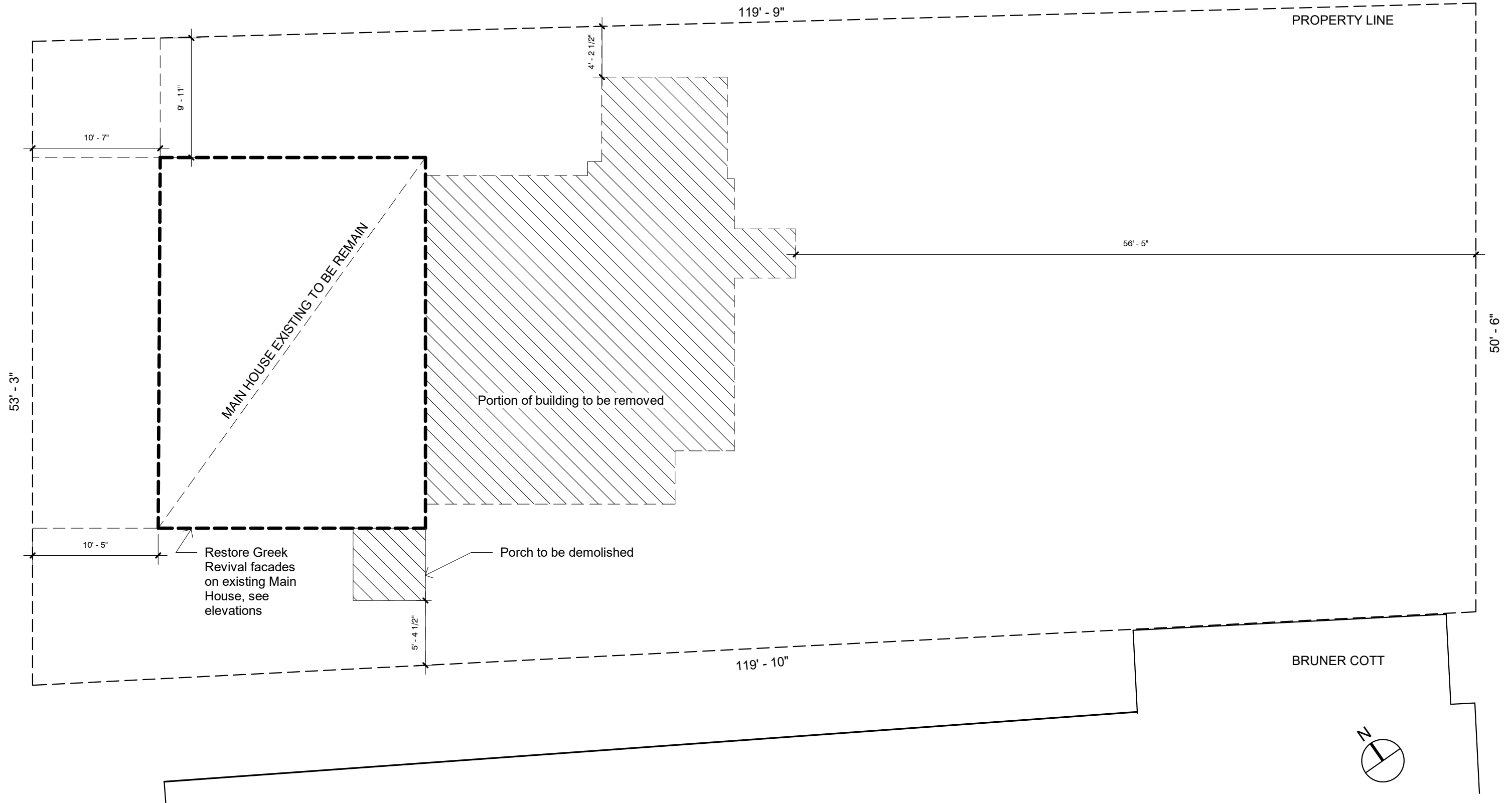


BZA Hearing March 22nd, 2018

140 Prospect Street, Cambridge **Zone O.1**
 Peter Martin Architect (617) 308 4440

Zoning Data			
Dimensional Information	Existing Conditions	Requested Conditions	Ordinance Requirements
Total Gross Floor Area	2,895sf	7,640sf	4,665sf
Lot Area	6,220sf	6,220sf	5,000sf
FAR	.47	1.23	.75
Lot Area for Each Dwelling Unit	3,110sf	1,224sf	1,200sf
Size of Lot	W. 50.5'min, D 119.7'min	50.5'min, 119.7'	50', 100'
Front Set Back	10'-5"	5'-5"	10'-0"
Rear Set Back	58'-6"	20'-3"	20'-0"
Left Side Set Back – North Side	4'-2"	10'-0"	17'-10"
Right Side Set Back – South Side	5'-4"	11'-0"	17'-10"
Height of Building	29'-6"	34'-0"	35'-0"
Ratio of Usable Open Space to Lot Area	29%	0	15%
No. of Dwellings	2	5	5
No. of Parking Spaces	5	5	5
Distance of Nearest Building on Same Lot	N/A	N/A	N/A
Permeable Site (Parking Space)		3,200sf (51%) (600sf)	
(Open Space)		(2,600sf)	



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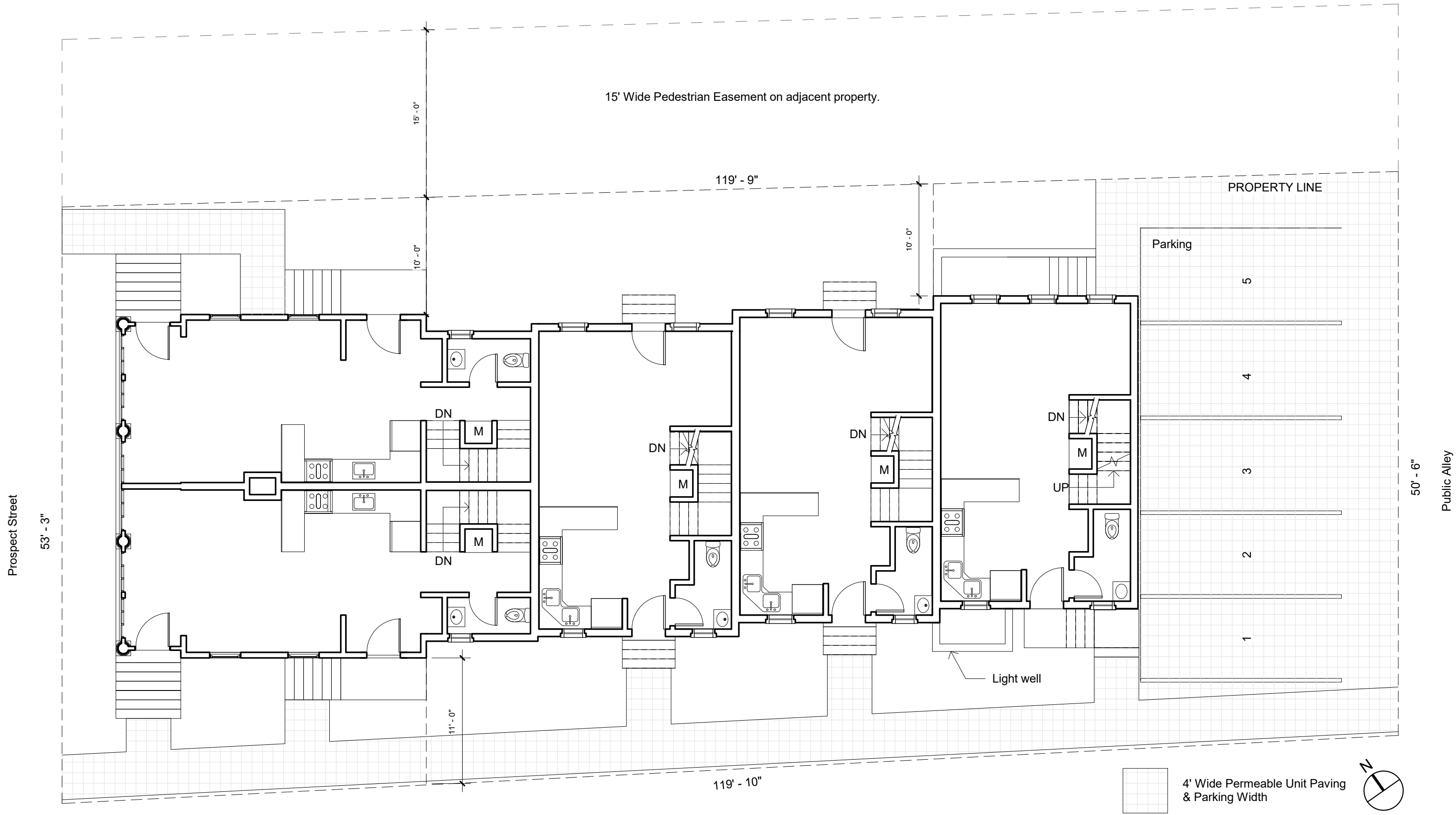
140 Prospect Street, Cambridge

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Existing Conditions

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140Pst

E1



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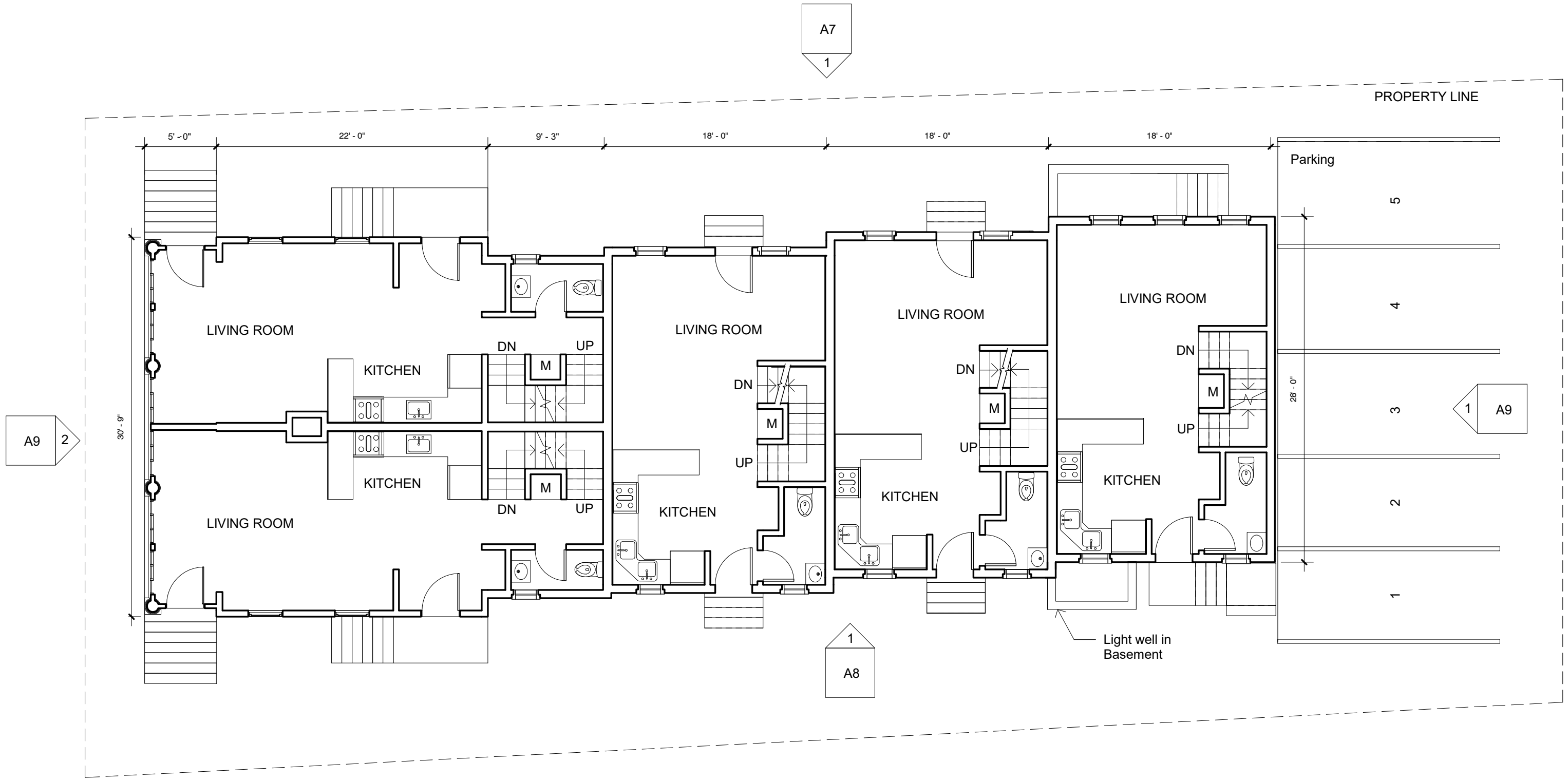
140 Prospect Street, Cambridge

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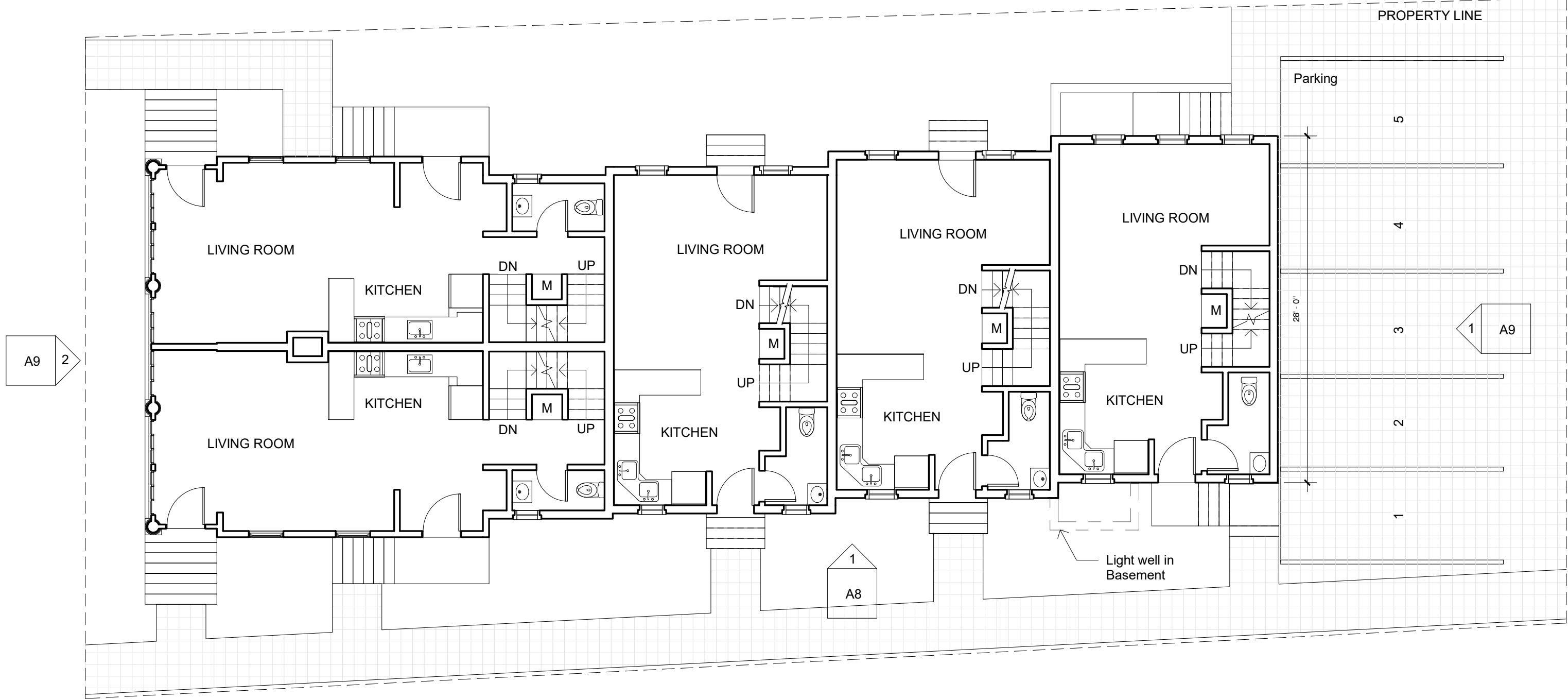
Site Plan

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PSt

A1



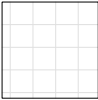
A7
1



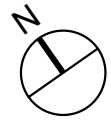
A9
2

1
A9

1
A8



4' Wide Permeable Unit Paving & Parking Width



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Site with Paths

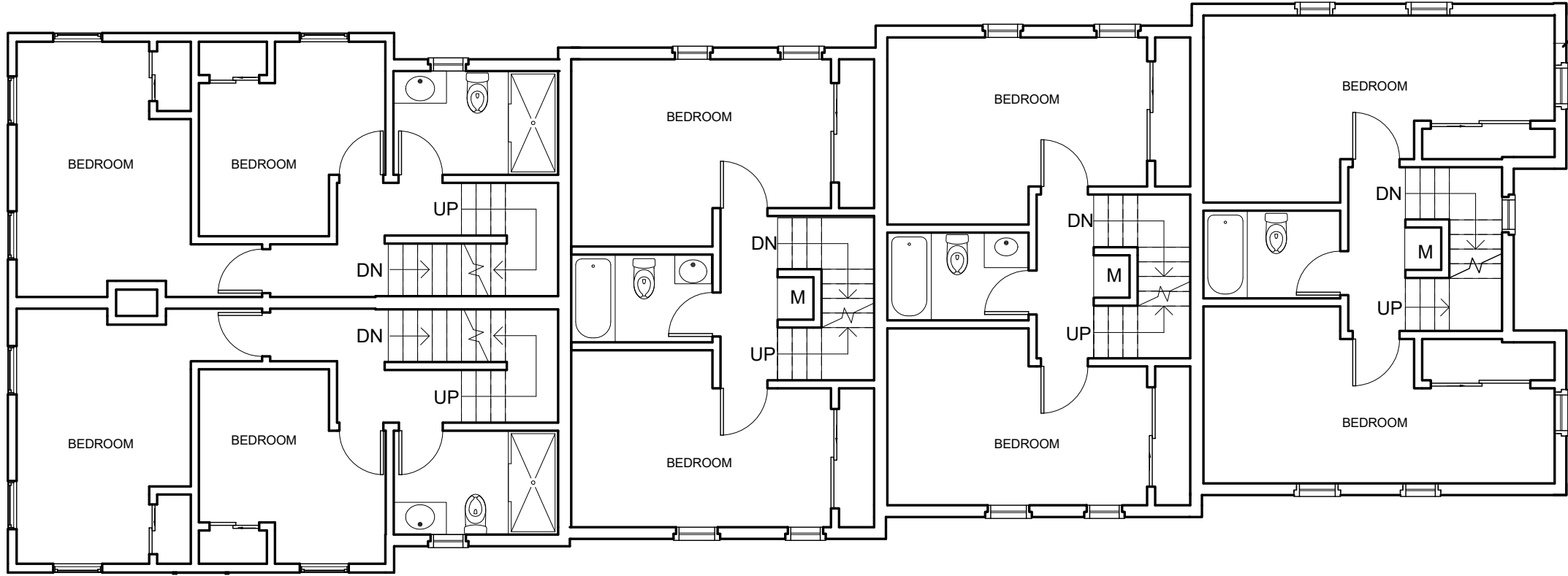
DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PSt

A3.1

A7
1

PROPERTY LINE

20' - 4"



A9
2

1
A9

1
A8



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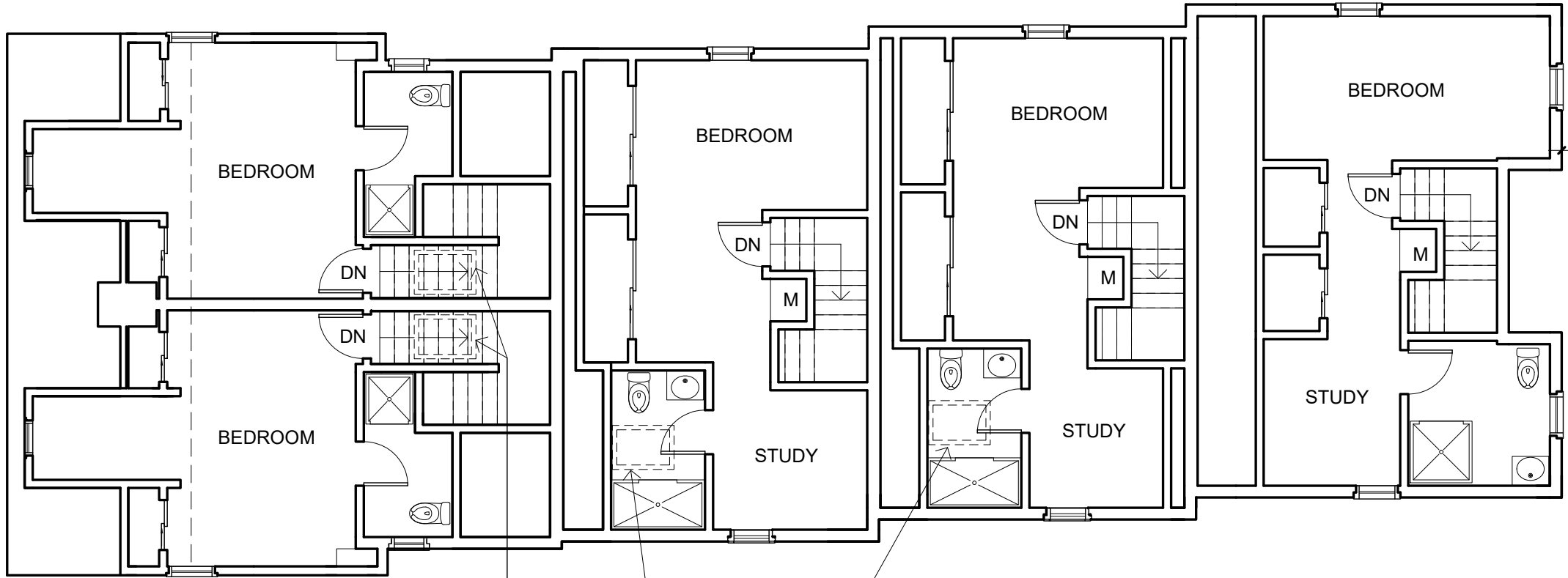
Level 2

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PSt

A4

A7
1

PROPERTY LINE



20' - 3"

A9
2

1
A9

2 x 2' x 3'
Skylights over
each stair

2 x 2' x 3'
Skylights over
each bathroom

1
A8



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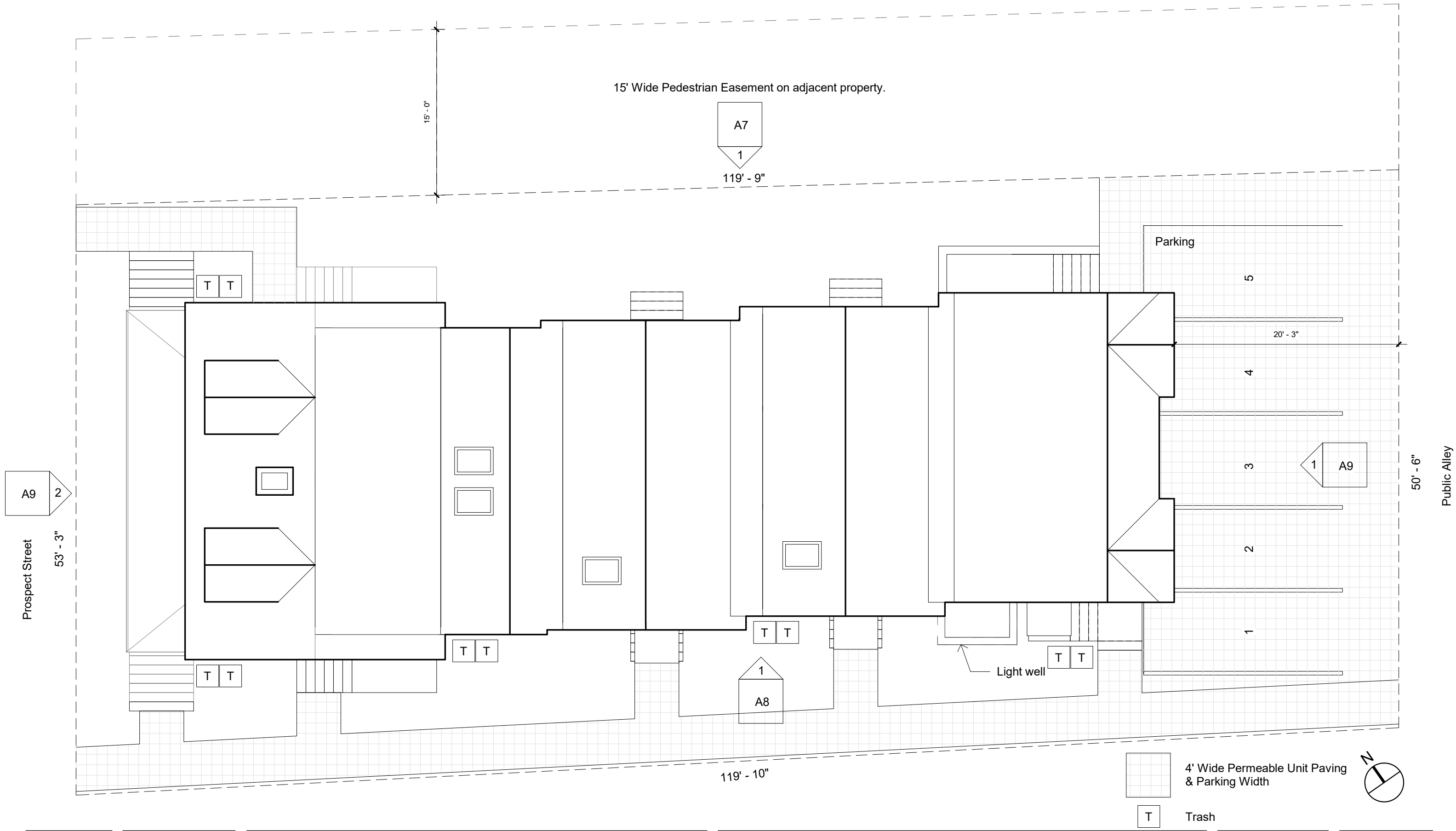
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Level 3

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PSt

A5



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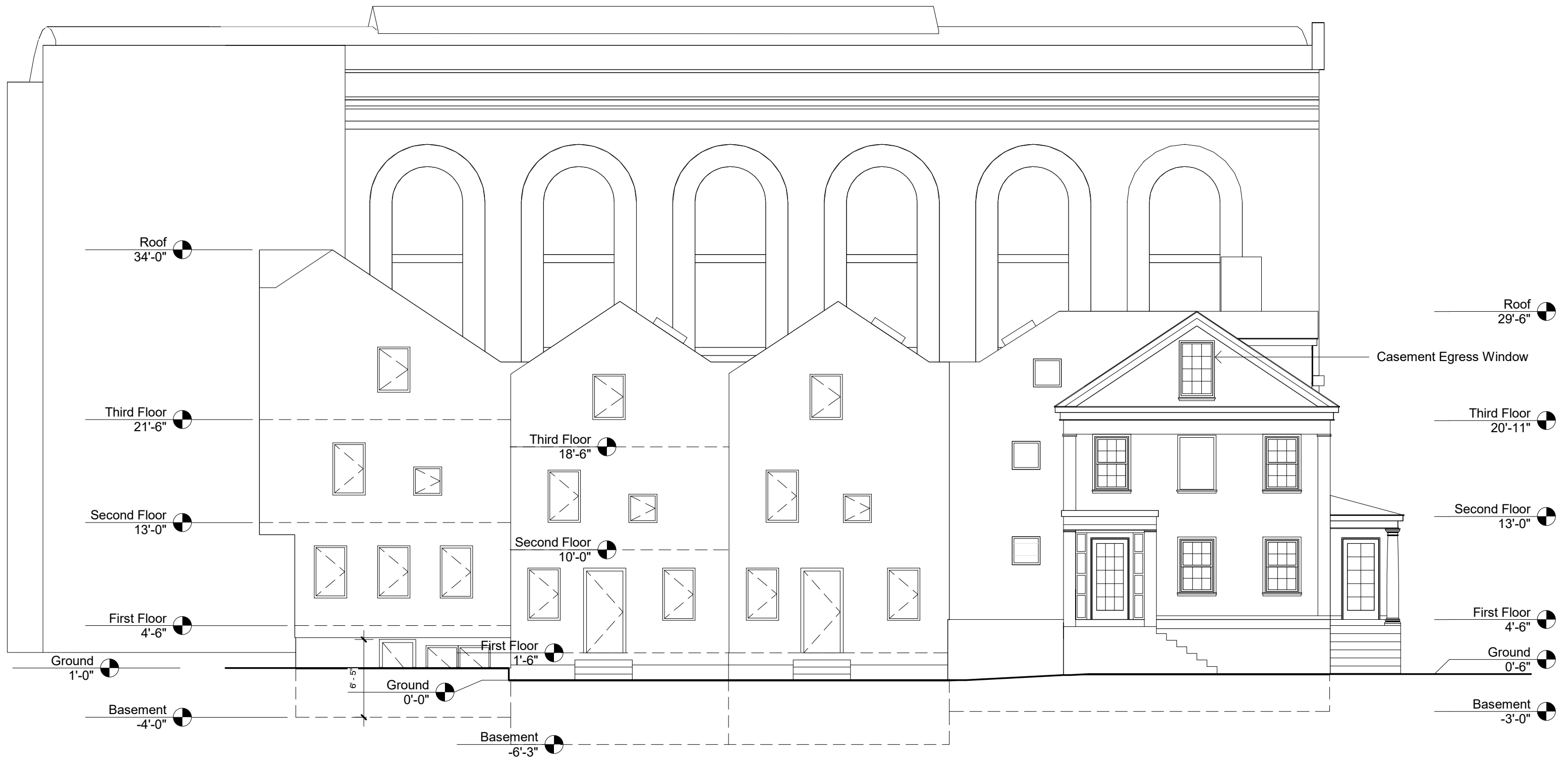
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Roof Plan

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PST

A6



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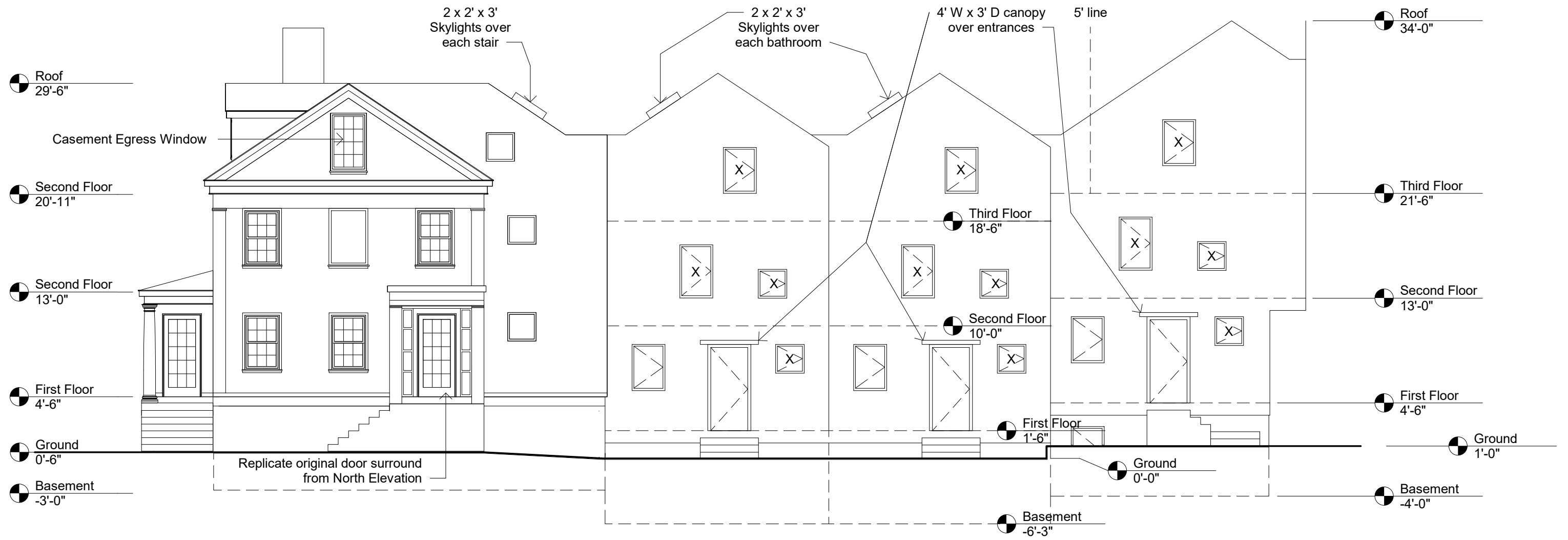
140 Prospect Street, Cambridge

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North Elevation

DATE: 03/22/18
SCALE: 1/8" = 1'-0"
PROJ. NO.: 000118
FILE NAME: 140PSt

A7



Note:
 X - Window to be glazed with obscured glass

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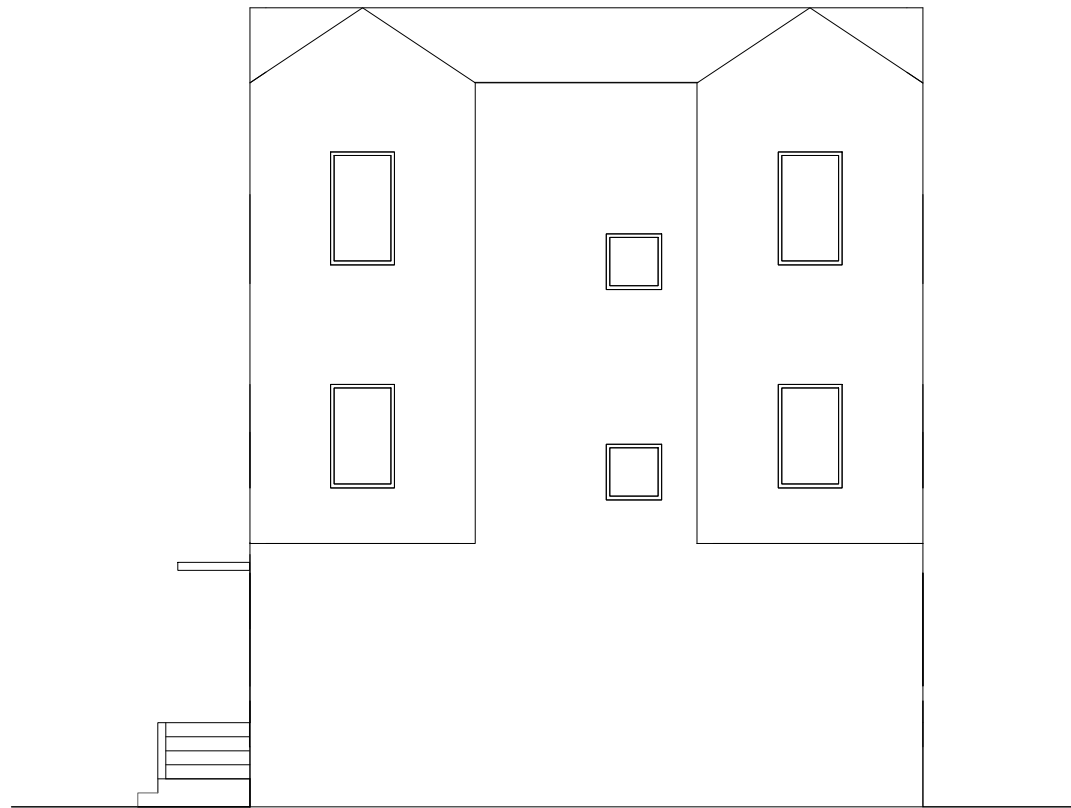
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 Cambridge BZA Hearing March 22, 2018**

South Elevation

DATE: 03/22/18
 SCALE: 1/8" = 1'-0"
 PROJ. NO.: 000118
 FILE NAME: 140PST

A8



① East
1/8" = 1'-0"



② West
1/8" = 1'-0"