

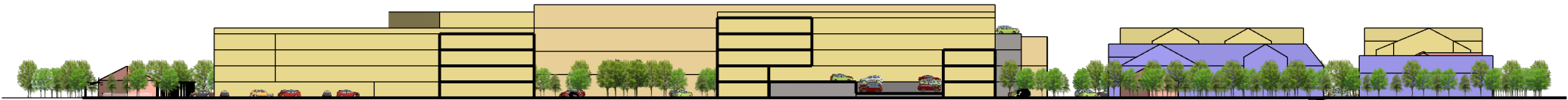
Site Master Plan



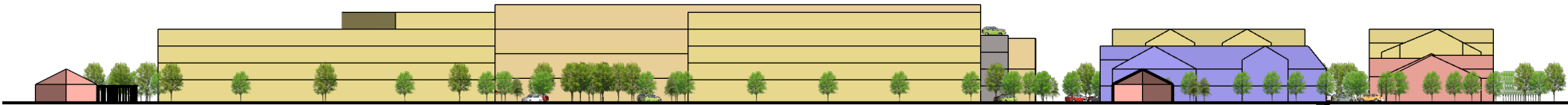




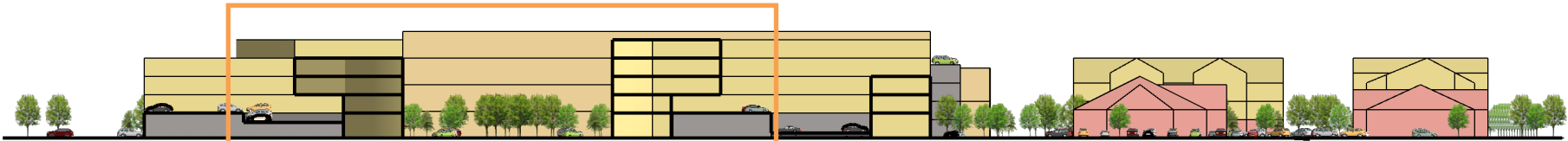
Site Sections



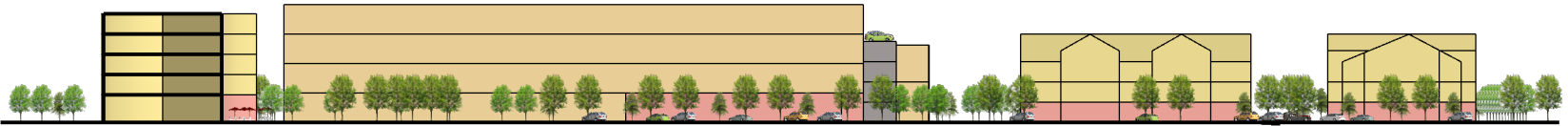
Site Section 1



Site Section 2



Site Section 3

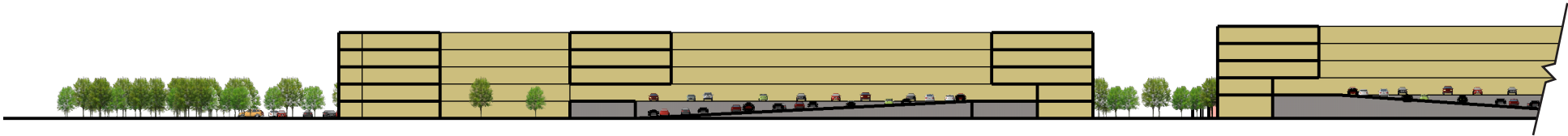


Site Section 4

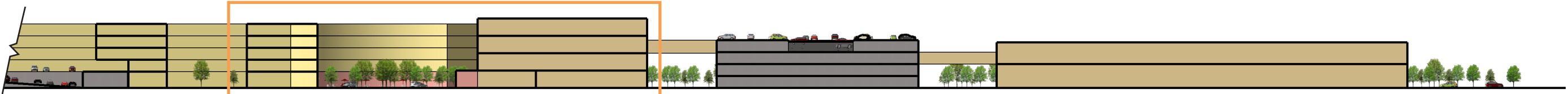


Key Plan

Section Perspective 1



Section Perspective 2



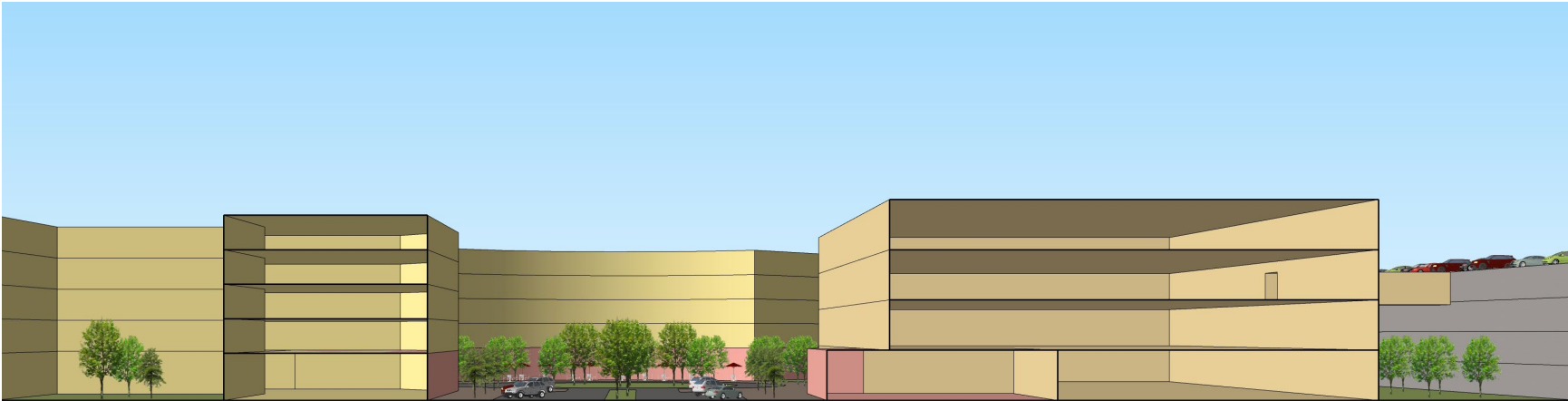
Site Section 5



Section Perspective 1



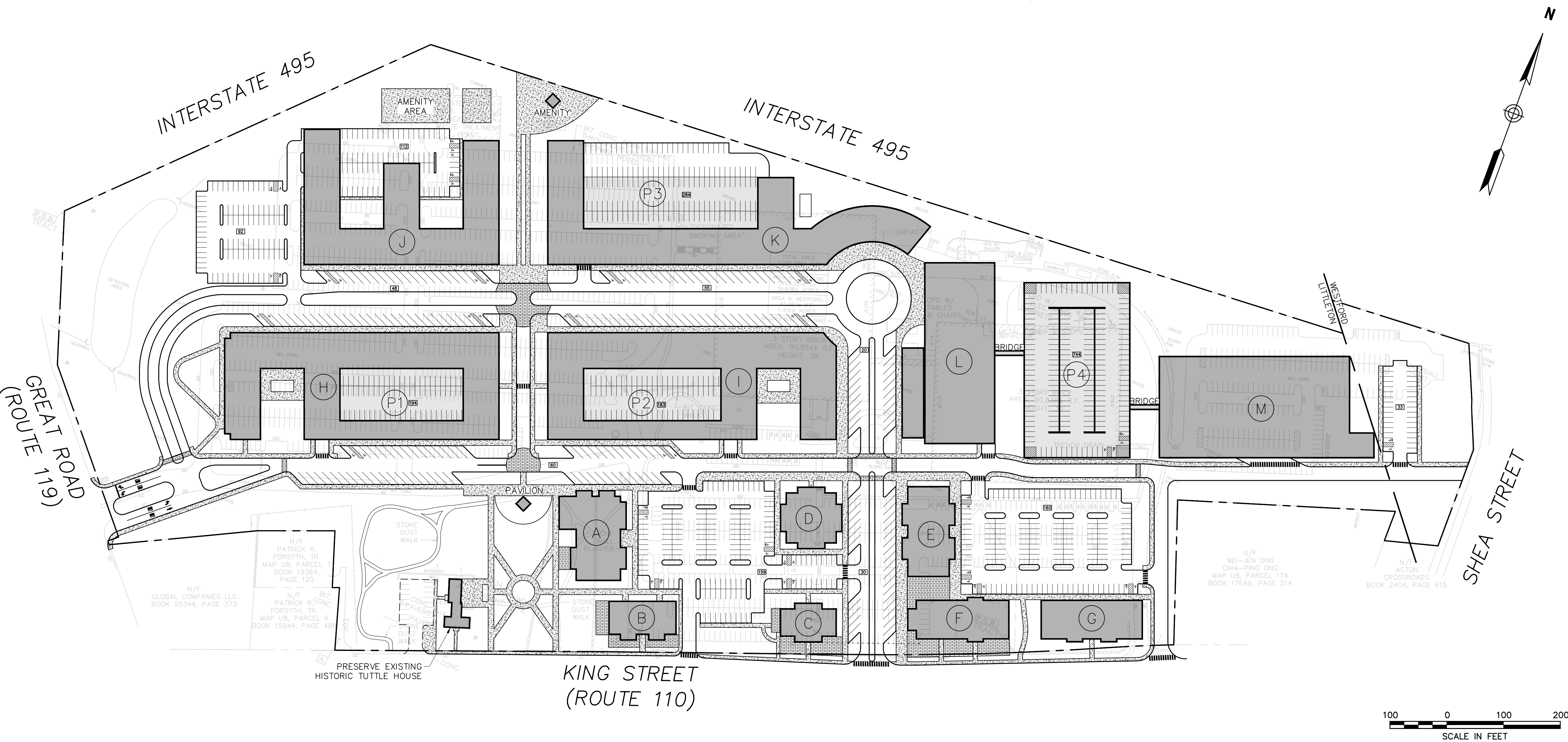
Perspective A



Section Perspective 2



Perspective B



BUILDING PROGRAM	
BUILDING	USE
(A)	47,100 SF OFFICE (2-STORY W/ BASEMENT)
(B)	15,600 SF RETAIL/COMMERCIAL (2-STORY)
(C)	12,000 SF RETAIL/COMMERCIAL (2-STORY)
(D)	20,200 SF RETAIL/COMMERCIAL (2-STORY)
(E)	1ST FLOOR: 13,600 SF RETAIL/COMMERCIAL 2ND & 3RD FLOOR: 16 RESIDENTIAL UNITS
(F)	1ST FLOOR: 12,450 SF RETAIL/COMMERCIAL 2ND & 3RD FLOOR: 14 RESIDENTIAL UNITS
(G)	36 RESIDENTIAL UNITS (3-STORY)
(H)	140 RESIDENTIAL UNITS (5-STORY)
(I)	1ST FLOOR: 12,050 SF RETAIL/COMMERCIAL 1ST-5TH FLOOR: 150 RESIDENTIAL UNITS
(J)	130 RESIDENTIAL UNITS (4-STORY)
(K)	1ST FLOOR: 12,667 SF RETAIL/COMMERCIAL 2ND-5TH FLOOR: 120 RESIDENTIAL UNITS
(L)	1ST FLOOR: 12,350 SF RETAIL/COMMERCIAL, 33,150 SF OFFICE 2ND-4TH FLOOR: 120,000 SF OFFICE
(P1)	PARKING STRUCTURE (2-STORY)
(P2)	PARKING STRUCTURE (2-STORY)
(P3)	PARKING STRUCTURE (2-STORY)
(P4)	PARKING STRUCTURE (4-STORY)
(M)	122,840 SF GMP/MANUFACTURING (2-STORY)

ZONING TABLE		
ZONING DISTRICT	KING STREET COMMON	
PROPOSED USE	MULTI-USE	
PROPOSED USE ALLOWABLE BY	BY RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
PRIMARY FRONT SETBACK	10 FT (MIN), 20 FT (MAX)	10 FT (MIN), 20 FT (MAX)
SECONDARY FRONT SETBACK	10 FT (MIN), 20 FT (MAX)	10 FT (MIN), 20 FT (MAX)
SIDE SETBACK	15 FT (MIN)	95 FT
REAR SETBACK	15 FT (MIN)	15 FT
PRIMARY PARKING SETBACK	20 FT	52 FT
SECONDARY PARKING SETBACK	20 FT	22 FT
LOT COVERAGE	80% (MAX)	65%
BUILDING COVERAGE	50% (MAX)	31%
FACADE BUILD OUT	60% (MIN)	39%
BUILDING HEIGHT	6 STORIES/75 FT (MAX)	5 STORIES/70 FT

PARKING TABLE		
REQUIRED PARKING	RETAIL/COMMERCIAL: 110,917 SF X 3 SP/1,000 SF = 332 SPACES	
	OFFICE: 200,250 SF X 3 SP/1,000 SF = 600 SPACES	
PROPOSED PARKING	RESIDENTIAL: 656 UNITS X 1.25 SP/UNIT = 820 SPACES	
	GMP/MANUFACTURING: 122,840 SF (200 EMPLOYEES) X 1.25 SP/EMPLOYEE = 250 SPACES	
PARKING REQUIREMENTS	TOTAL REQUIRED PARKING = 2,002 SPACES	
	STREET PARKING: 213 SPACES	
HANDICAP ACCESSIBLE SPACES	ON-GRADE PARKING: 571 SPACES	
	STRUCTURED PARKING:	
AISLE WIDTH	P1 = 194 SPACES	
	P2 = 183 SPACES	
STALL WIDTH	P3 = 284 SPACES	
	P4 = 744 SPACES	
LENGTH OF SPACE	TOTAL = 1,405 SPACES	
	TOTAL PROPOSED PARKING = 2,189 SPACES	
PARKING REQUIREMENTS	REQUIRED	PROVIDED
	83	90
AISLE WIDTH	24 FT	24 FT
	9 FT	9 FT
STALL WIDTH	9 FT	9 FT
	18 FT	18 FT

DESIGNED BY CPR
DRAWN BY MWP
CHECKED BY RJF
DATE 3/17/2022
SCALE 1"=100'

PREPARED FOR

550 King Street, LLC
290 Merrimack Street
Lawrence, MA 01843

REVISIONS

ISSUED FOR
Permitting

PROJECT TITLE
Proposed Site Development

PROJECT LOCATION
550 King Street, Littleton, MA

DRAWING TITLE
Site Master Plan