

# 75 First Street

PUD 231A APPLICATION FOR AMENDMENT #7 (MAJOR)

3/21/23

## Final Development Plan



Revisions:		#	Reason	Date



5 Essex Green Drive  
Suite 11A  
Peabody, MA 01960  
Phone: 978-965-3470

75 First Street  
75 First Street  
Cambridge, MA 02141  
Schematic Design

COVER SHEET  
- UPDATED  
Scale: \_\_\_\_\_  
Date: 03/21/2023  
Drawn By: DMS Team

Ao.00A  
Page 1

**Client**

**URBAN SPACES**  
55 Bent Street,  
Cambridge, MA 02141

**Architect**

**DMS design, llc**  
5 Essex Green Drive, Suite 11A,  
Peabody, MA, 01960

**Structural**

**LA Fuess Partners**  
211 Congress Street, Suite 810,  
Boston, MA 02110

**MEP / FP**

**BLW Engineers**  
311 Great Road Littleton, MA  
01460

**Acoustical**

**Interk/ATI**  
50 Summer St. Boston MA  
02110

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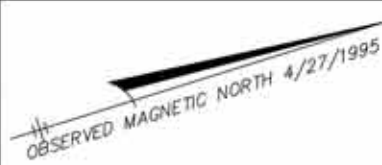
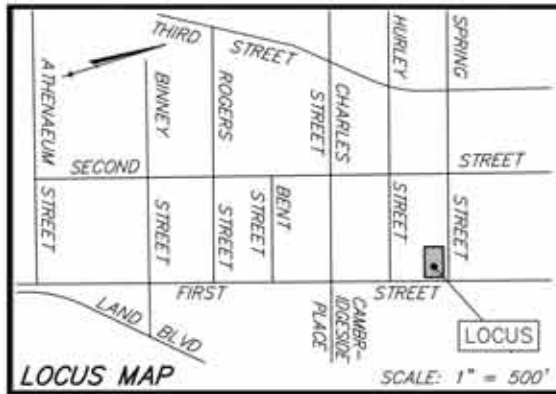
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# Existing Conditions Map



- POSSIBLE ENCROACHMENTS:**
- A) ABUTTING PARKING LOT PAVEMENT EXTENDS ONTO LOCUS.
  - B) BUILDING EXTENDS INTO SPRING STREET RIGHT OF WAY.
  - C) DOORS OPEN INTO ABUTTING STREET RIGHTS OF WAY.
  - D) SIGNS ON BUILDING OVERHANG INTO ABUTTING STREET RIGHTS OF WAY.
  - E) AWNING ON BUILDING OVERHANGS INTO FIRST STREET RIGHT OF WAY.
  - F) LIGHTS ON BUILDING OVERHANG INTO FIRST STREET RIGHT OF WAY.
  - G) UTILITY BOX ON BUILDING OVERHANGS INTO SPRING STREET RIGHT OF WAY.
  - H) BIT. CONC. WALK BETWEEN BUILDING IS ACCESS TO REAR ABUTTING PARKING LOT. NO EASEMENT OF RECORD WAS NOTED.
  - I) END OF WOODEN STOCKADE FENCE (PRESUMABLY FOR THE BENEFIT OF THE PREMISES) CROSSES INTO THE SPRING STREET RIGHT OF WAY.
  - J) WOODEN FENCE/GATE CROSSES FROM CORNER OF THE BUILDING ON THE PREMISES TO ABUTTING BUILDING.

**ASSESSORS:** MAP 18, LOT 64

**ZONING:** 1A-A PUD-4B & BA PUD-4B

**REFERENCES:** DEED BOOK 45347, PAGE 419  
PLAN #352 OF 1944

**RECORD OWNER:** LINDA SAXE

**NOTES:**

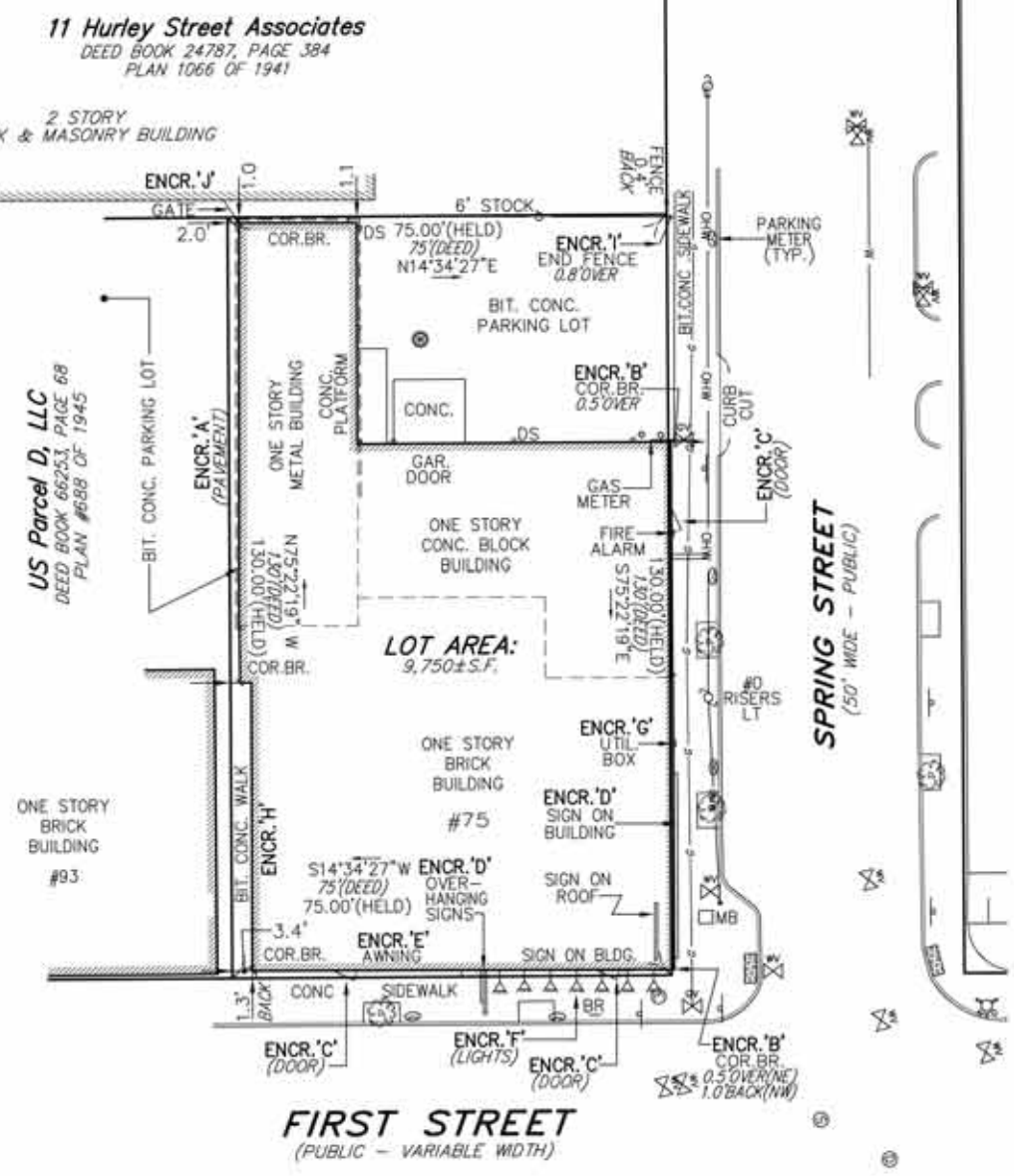
- 1) THIS PLAN HAS BEEN PREPARED FOR THE PROPERTY AT 75 FIRST STREET WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W. AND UTILITY COMPANIES. ONLY LIMITED INFORMATION WAS AVAILABLE WITH REGARD TO UTILITY SERVICES TO THE BUILDING; OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "CALL BEFORE YOU DIG" AT B11 PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN, DEMOLITION OR CONSTRUCTION PURPOSES.
- 3) NO CERTIFICATION IS MADE AS TO THE EXTENT AND POSSIBLE ENCROACHMENT OF BELOW GRADE BUILDING FEATURES.
- 4) ZONING INFORMATION LISTED HEREON PROVIDED BY CLIENT.
- 5) PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. B17-119 EFFECTIVE DATE MARCH 1, 2017.

**75 First Street**  
Cambridge, Massachusetts

PREPARED FOR:  
**US PARCEL E, LLC**  
c/o Urban Spaces, LLC  
111 First Street  
Cambridge, Massachusetts 021412

**HANCOCK ASSOCIATES**  
Civil Engineers  
Land Surveyors  
Wetland Scientists  
185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM

- LEGEND**
- BOLLARD
  - △ SIGN
  - PARKING METER
  - ☆ LIGHT POLE
  - LIGHT FIXTURE
  - ROOF DRAIN DOWN SPOUT
  - MONITORING WELL
  - DECIDUOUS TREE
  - MB MAIL BOX (CONC. PAD)
  - BR BIKE RACK
  - (C) CALCULATED
  - (R) RECORD
  - (R/H) RECORD AND HELD
  - (D) DEED DIMENSION
  - MANHOLE (UNKNOWN UTILITY)
  - "WARNING" TILE AT HANDICAP RAMP
  - ROUND & D-GRATE CATCH BASINS
  - EDGE OF PAVEMENT
  - 6" STOCKADE WOOD STOCKADE FENCE (WITH HEIGHT)
  - VGC VERTICAL GRANITE CURB LINE
  - 8" SS SEWERLINE & MANHOLE WITH PIPE SIZE & FLOW DIRECTION
  - 12" SD DRAINLINE WITH PIPE SIZE & FLOW DIRECTION, CATCHBASIN & MANHOLE
  - 6" W WATER LINE WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
  - 10" G GAS MAIN WITH SIZE & GATE VALVE
  - OHW UTILITY POLE WITH OVERHEAD WIRES & GUY ANCHOR / POLE
  - E ELECTRIC MANHOLE, UNDERGROUND ELECTRIC LINES AND HANDHOLE
  - T TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES



TO: URBAN SPACES, LLC, US PARCEL E, LLC & COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,8,11 & 13, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2017.

I CERTIFY THAT THE PREMISES SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 25017C0577E AS REVISED TO JUNE 4, 2010 BY F.E.M.A.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR FOR REGISTRY USE

**RECORD LEGAL DESCRIPTION:**  
THE LAND IN CAMBRIDGE, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY FIRST STREET, SEVENTY-FIVE (75) FEET;  
NORTHEASTERLY BY SPRING STREET, ONE-HUNDRED THIRTY (130) FEET;  
NORTHWESTERLY BY LOT B ON PLAN HERINAFTER MENTIONED, SEVENTY-FIVE (75) FEET; AND  
SOUTHWESTERLY BY LAND NOW OR FORMERLY OF RICHARD A. HEMSTREET, ONE-HUNDRED THIRTY (130) FEET;

CONTAINING 9,750 SQUARE FEET

BEING PART OF LOT A SHOWN ON A PLAN OF LAND IN CAMBRIDGE, MADE BY M. WATERS, C.E., DATED AUGUST 8, 1941, RECORDED WITH SAID DEEDS, IN BOOK 6546, PAGE 207.

5/15/17 DATE PROFESSIONAL LAND SURVEYOR 45717 REGISTRATION NO.

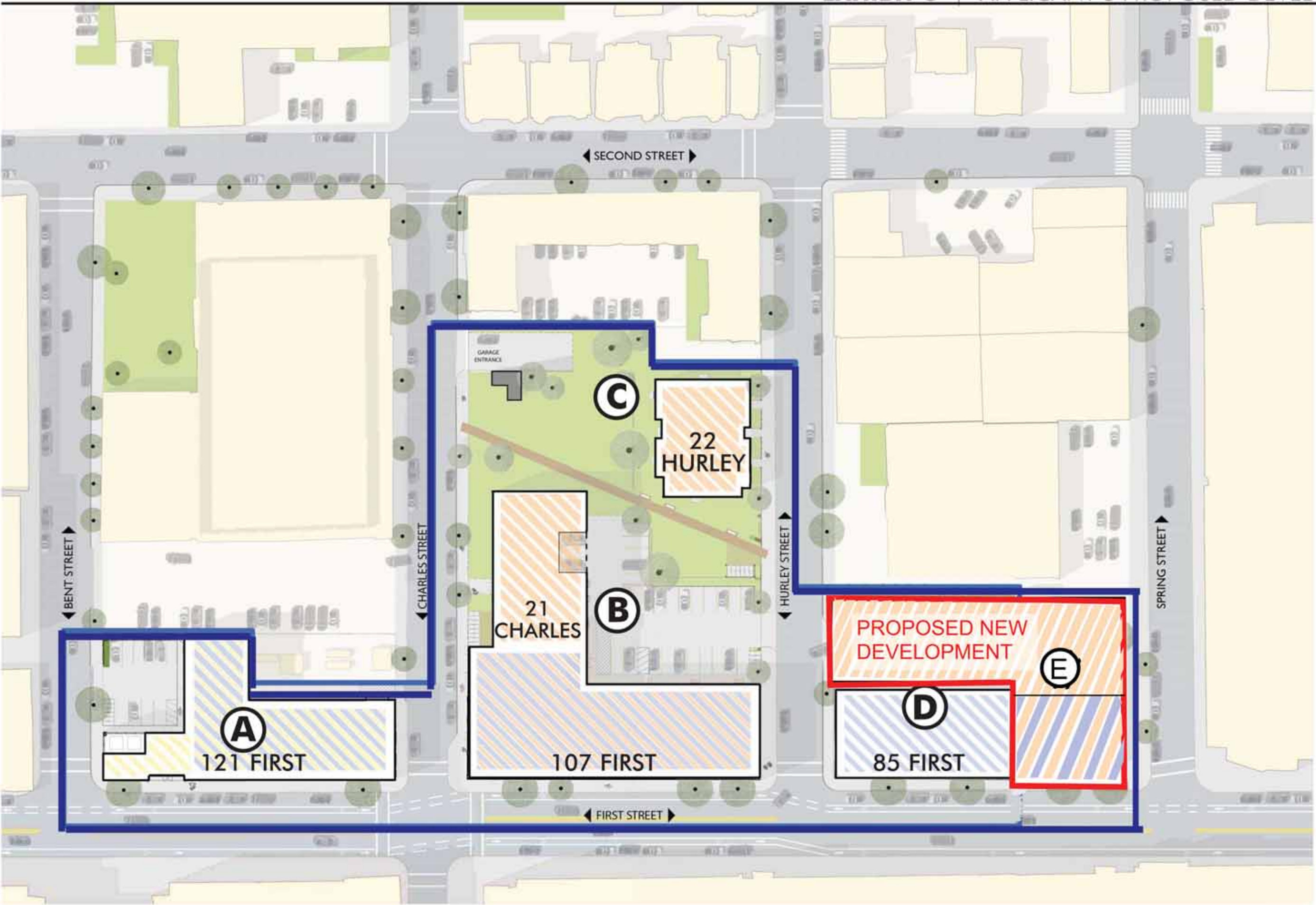
SCALE: 1" = 20'

**ALTA / NSPS LAND TITLE SURVEY IN CAMBRIDGE, MA**

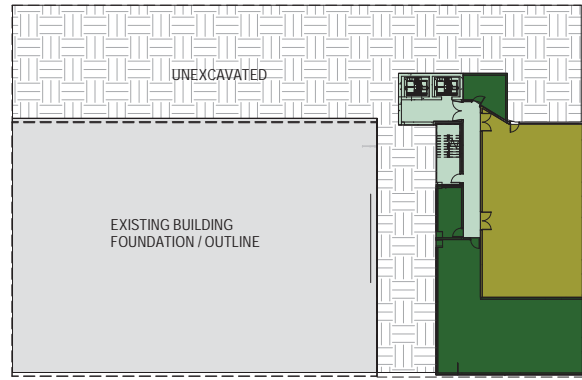
PLOT DATE: May 15, 2017 9:08 am  
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DWG: 16849ti5.dwg  
LAYOUT: 75 First  
SHEET: 1 OF 1  
PROJECT NO.: 20236

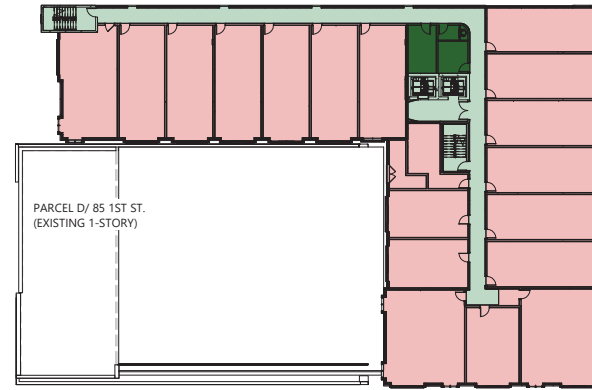
Site Context Map



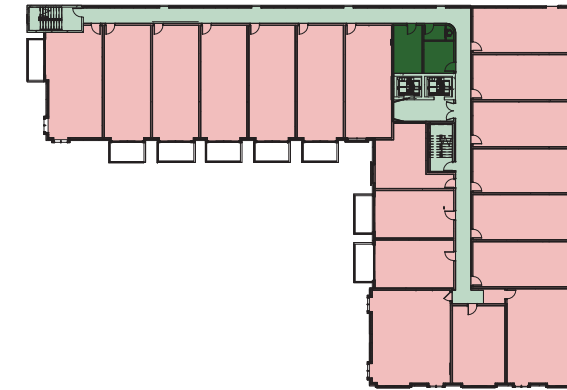
# GFA Calculations and Floor Plans



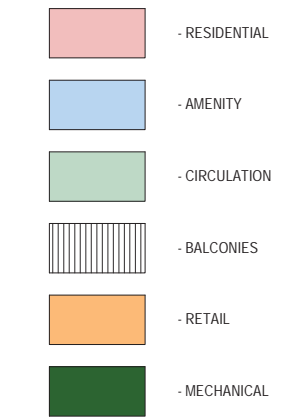
1. BASEMENT FLOOR - GFA  
1" = 30'-0"



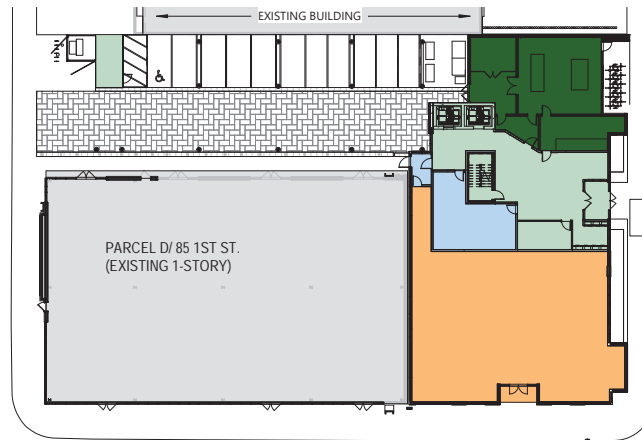
4. THIRD FLOOR - GFA  
1" = 30'-0"



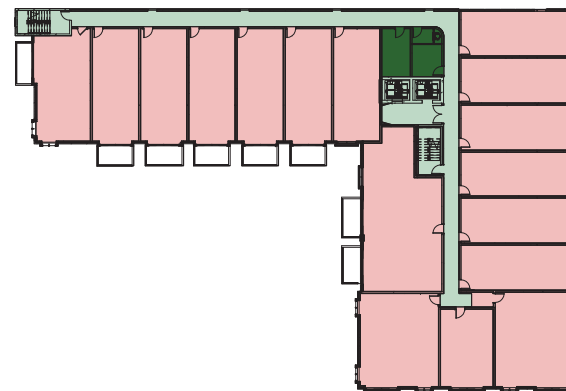
7. SIXTH FLOOR - GFA  
1" = 30'-0"



GFA LEGEND  
1/8" = 1'-0"



2. FIRST FLOOR - GFA  
1" = 30'-0"

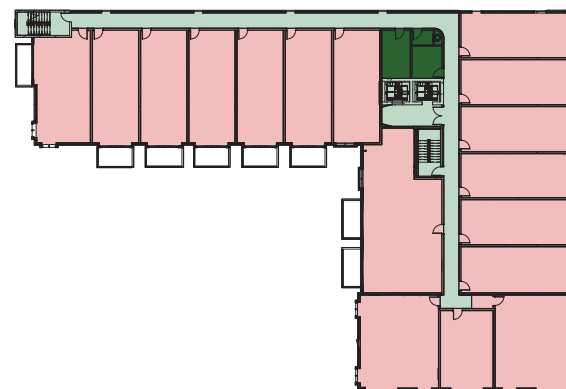


5. FOURTH FLOOR - GFA  
1" = 30'-0"

75 First Street GFA									
	RESIDENTIAL (SF)	AMENITY (SF)	CIRCULATION (SF)	SUBTOTAL (SF)	BALCONY	RETAIL (SF)	GFA (SF)	MECHANICAL (SF)	TOTAL
BASEMENT	0	2,226	854	3,080	0	0	3,080	1,963	5,043
FIRST FLOOR	0	1,090	2,160	3,250	0	3,483	6,693	1,482	8,175
SECOND FLOOR	11,737	457	2,089	14,283	0	0	14,283	362	14,645
THIRD FLOOR	12,274	0	2,007	14,281	711	0	14,992	362	15,354
FOURTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	362	15,354
FIFTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	362	15,354
SIXTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	362	15,354
ROOF DECK	0	0	0	0	2,271	0	0	0	2,271
<b>TOTAL</b>	<b>60,833</b>	<b>3,733</b>	<b>13,131</b>	<b>77,697</b>	<b>5,115</b>	<b>3,483</b>	<b>84,024</b>	<b>5,254</b>	<b>91,349</b>



3. SECOND FLOOR - GFA  
1" = 30'-0"



6. FIFTH FLOOR - GFA  
1" = 30'-0"

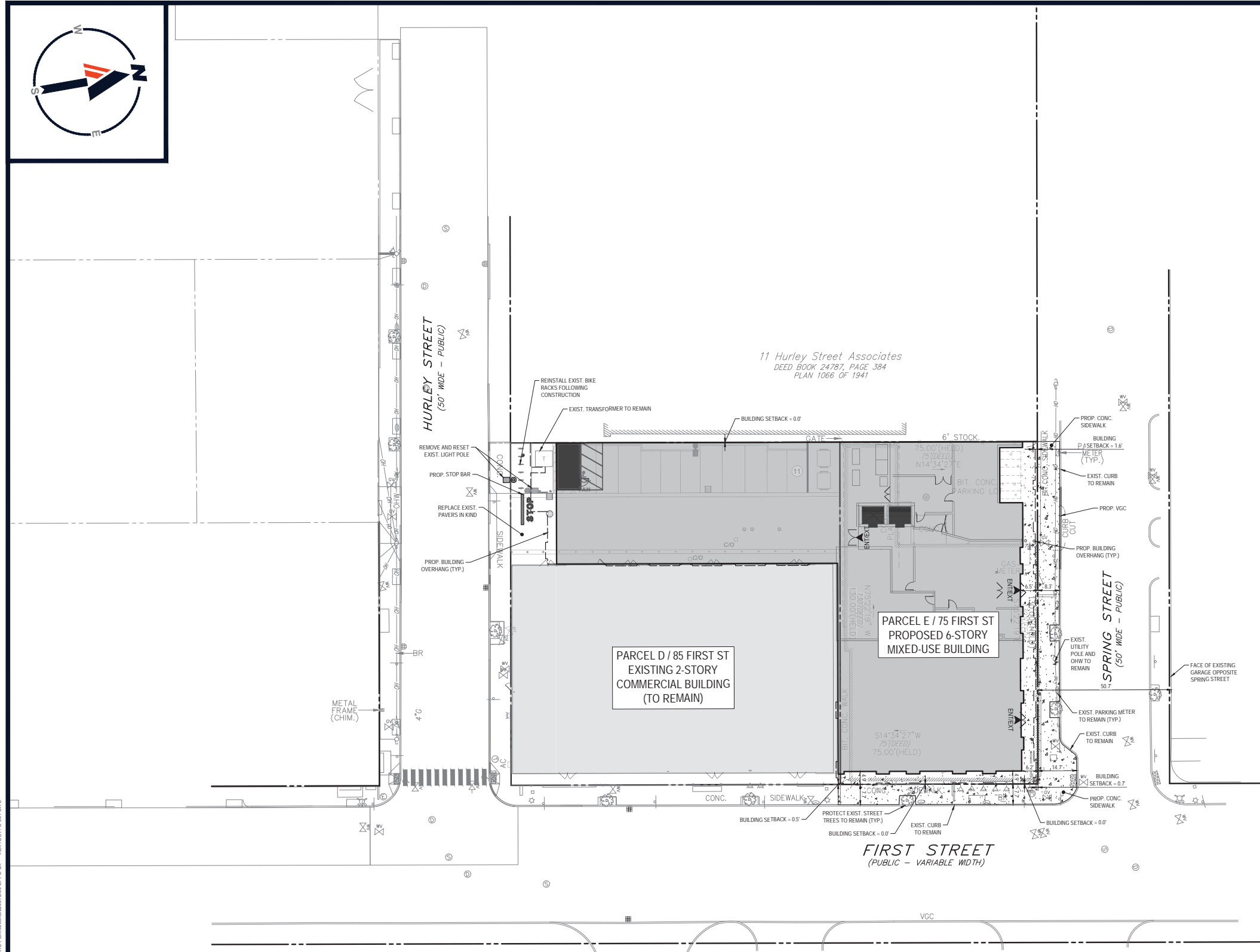
Revisions:	
#	Date



5 Essex Green Drive  
Suite 11A  
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Phone: 978-965-3470

75 First Street  
75 First Street  
Cambridge, MA 02141  
Schematic Design

KEY PLAN - UPDATED
Scale: As indicated
Date: 03/21/2023
Drawn By: DMS Team



SITE INFORMATION

- 1. APPLICANT:  
US PARCEL E, LLC  
111 FIRST STREET  
CAMBRIDGE, MA 02141
- 2. OWNER:  
US PARCEL E, LLC  
111 FIRST STREET  
CAMBRIDGE, MA 02141
- 3. PARCEL:  
MAP 10 & 18 AND LOT 64 & 65  
75 & 85 FIRST STREET  
CAMBRIDGE, MA 02141

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 98484  
STATE OF MASSACHUSETTS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10487  
STATE OF MASSACHUSETTS

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811  
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAB220072  
 DRAWN BY: BEJRM  
 CHECKED BY: MMW  
 DATE: 07/27/2022  
 CAD LD.: MAB220072-X-TTB

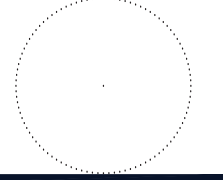
PROPOSED SITE PLAN DOCUMENTS

FOR

**US PARCEL E, LLC**  
 PROPOSED MIXED-USE DEVELOPMENT

MAP: 10 & 18, LOT: 64 & 65  
 75 & 85 FIRST STREET,  
 CITY OF CAMBRIDGE,  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**  
 45 FRANKLIN STREET, 5th FLOOR  
 BOSTON, MA 02110  
 Phone: (617) 849-8040  
 www.BohlerEngineering.com



SHEET TITLE:

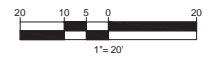
SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 07/27/2022

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



Project Site Plan

I:\BOHLER\NET\US\PARCEL E\PROJECTS\220072\220072-001\PLAN SET\CIVIL SITE PLAN\MAB220072-001\PPD-04.dwg - LA YOUT: C-301 SITE

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND

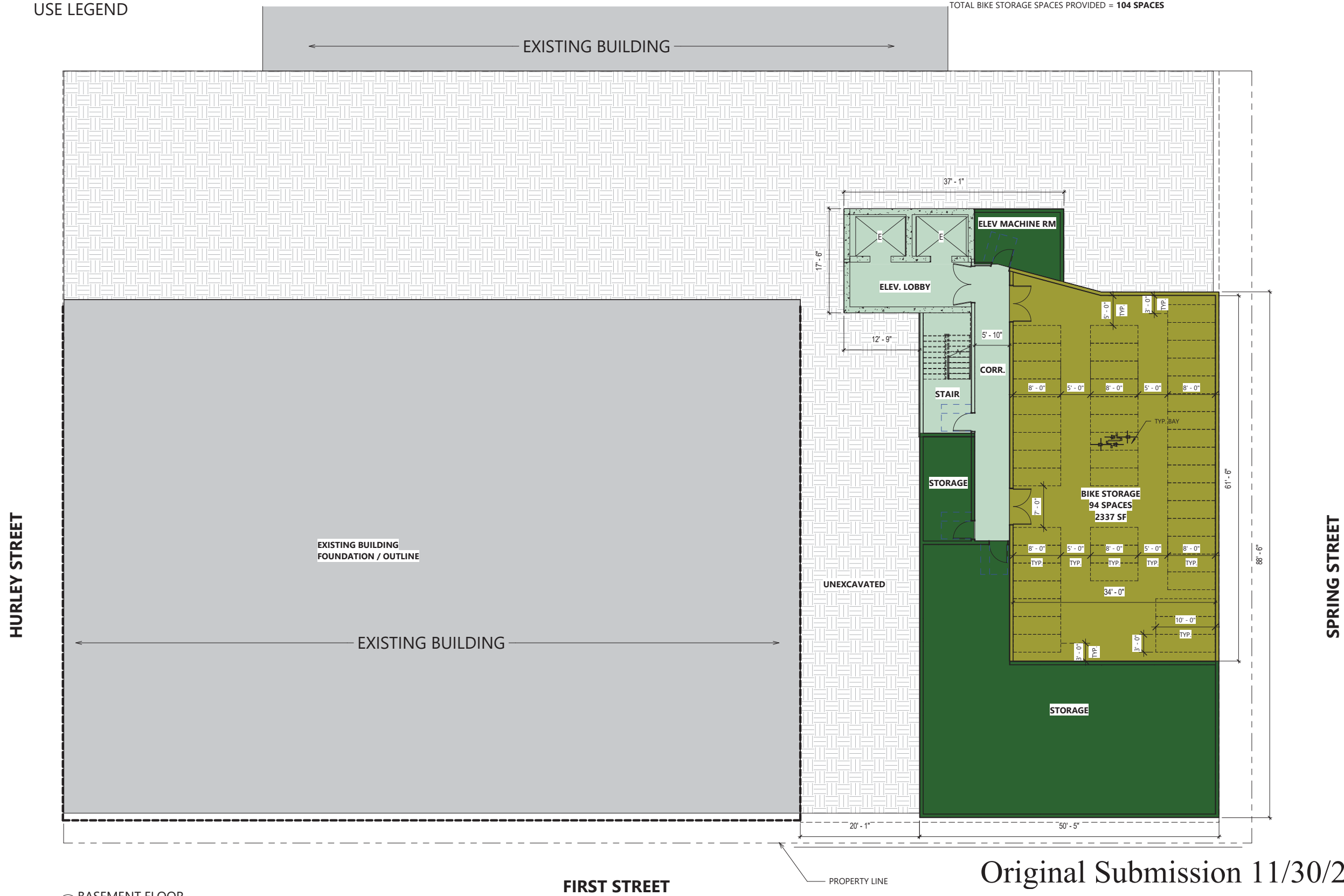
BIKE STORAGE CALCULATIONS

LONG TERM BIKE SPACES  
 1 SPACE PER UNIT FOR THE FIRST 20 UNITS = 20 SPACES  
 1.05 SPACES PER EACH UNIT OVER 20 = 74 SPACES  
 TOTAL SPACES REQUIRED = 94 SPACES  
 5% TO BE 3'x10' FOR TANDEM AND TRAILERS = 5 SPACES  
 LONG TERM SPACES PROVIDED = **94 SPACES**

TOTAL UNITS : 90

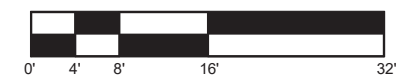
SHORT TERM BIKE SPACES  
 TOTAL LONG TERM SPACES PROVIDED = 94 SPACES  
 10% OF LONG TERM STORAGE = 10 SPACES  
 TOTAL SHORT TERM SPACES PROVIDED = **10 SPACES**

TOTAL BIKE STORAGE SPACES PROVIDED = **104 SPACES**



1 BASEMENT FLOOR  
 1/8" = 1'-0"

Original Submission 11/30/22



Revisions:	
#	Date



5 Essex Green Drive  
 Suite 11A  
 Peabody, MA 01960  
 Phone: 978-965-3470

75 First Street  
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 Schematic Design

BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

**USE LEGEND**

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

**BIKE STORAGE CALCULATIONS**

TOTAL UNITS : 90

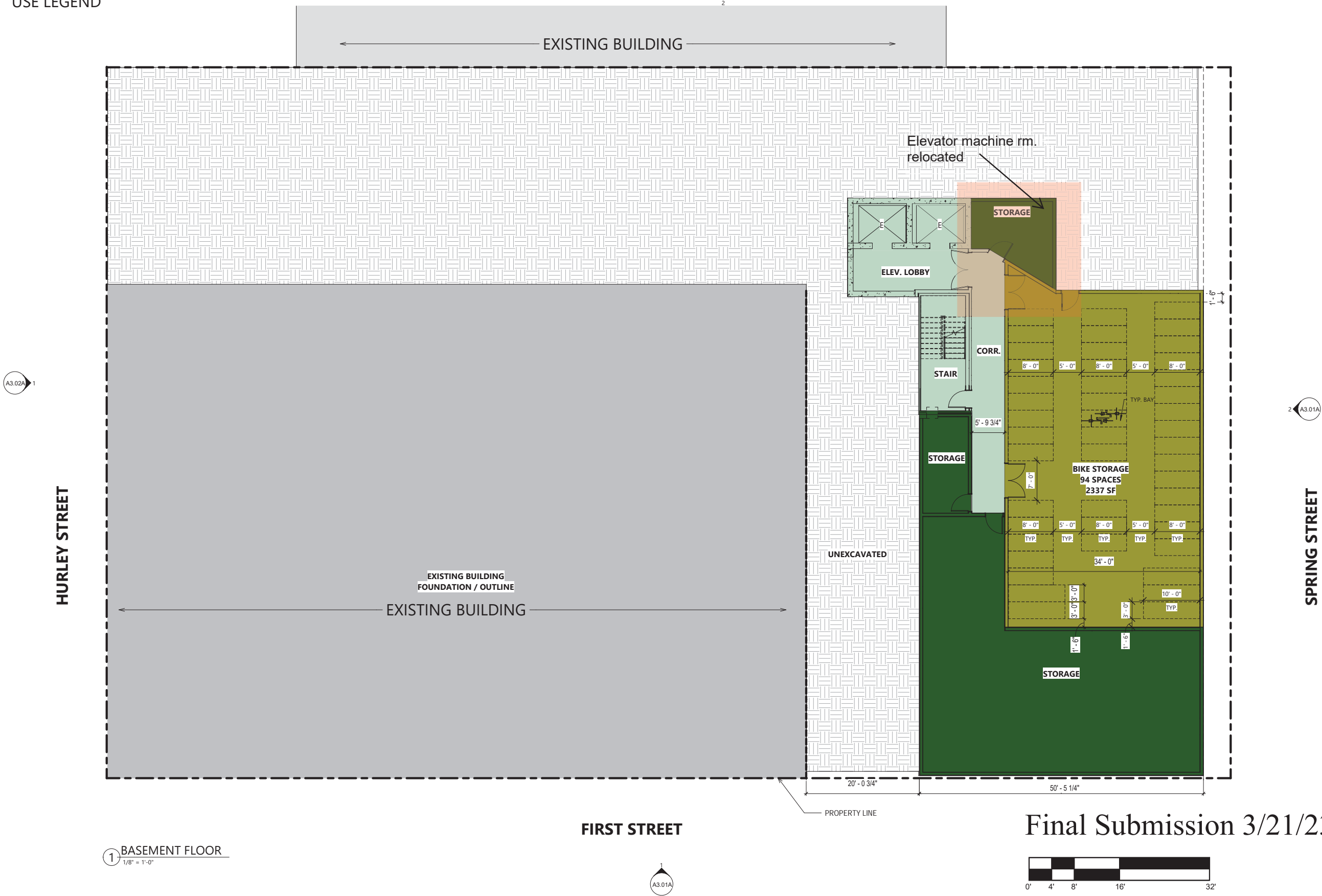
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SHORT TERM BIKE SPACES

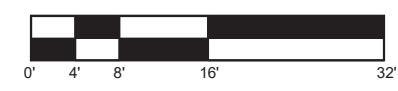
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1 BASEMENT FLOOR  
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Final Submission 3/21/23



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**BASEMENT FLOOR PLAN - UPDATED**

Scale: 1/8" = 1'-0"
Date: 03/21/2023
Drawn By: DMS Team



- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

### BIKE STORAGE CALCULATIONS

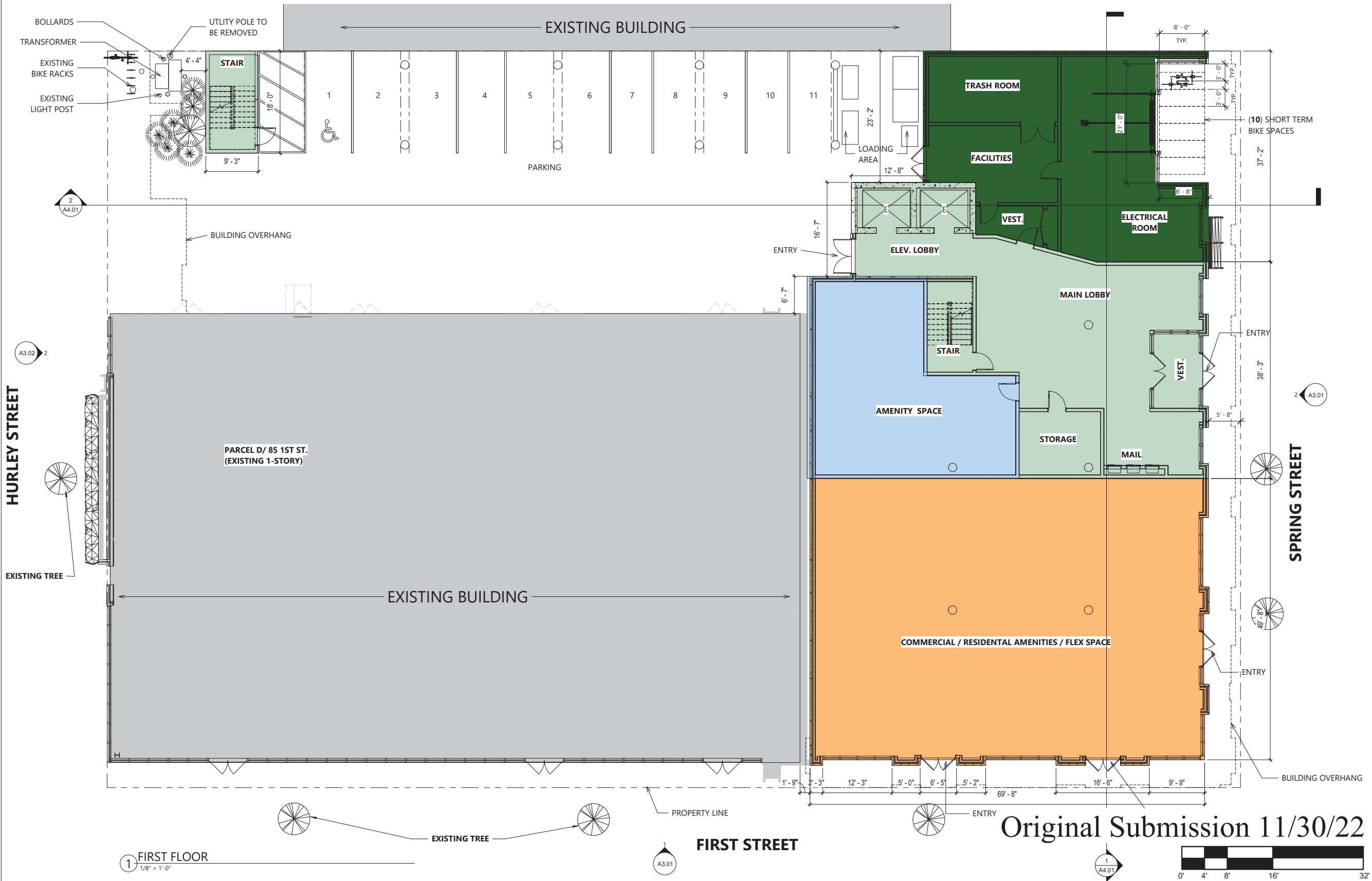
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TOTAL UNITS : 90

SHORT TERM BIKE SPACES  
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TOTAL BIKE STORAGE SPACES PROVIDED = 104 SPACES

### USE LEGEND



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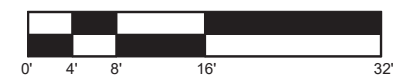


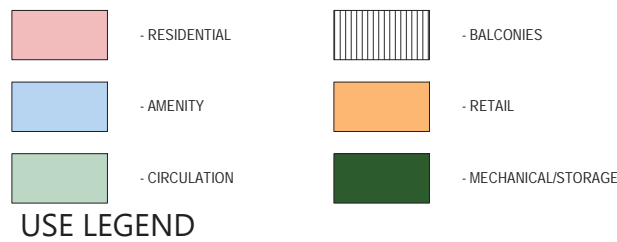
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<b>FIRST FLOOR PLAN</b>
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

Original Submission 11/30/22





### TREE PROTECTION GENERAL NOTES

- TRUNK/ROOT PROTECTION**- 2"x4"x6' WOOD STRAPPING SHOULD BE INSTALLED VIA WIRE AROUND THE TRUNK OF EACH TREE. NO FASTENERS (SCREWS/NAILS) SHOULD BE INSTALLED INTO THE TRUNK. WIRING SHOULD NOT BE IN CONTACT WITH THE STEM AT ANY POINT AND SHOULD BE MONITORED THROUGHOUT CONSTRUCTION. (1"x3"x6' WOOD STRAPPING MAY BE SUBSTITUTED ON SMALL DIAMETER TREES). FENCING SHOULD BE INSTALLED AROUND EACH TREE TO PROTECT BOTH THE TRUNK/CANOPY AS WELL AS THE OPEN TREE PIT (EXPOSED SOIL). FENCING SHOULD BE 6' CHAIN LINK AND ENCIRCLE EACH TREE. TYING OF BRANCHING MAY BE NECESSARY TO INSTALL PROTECTIVE FENCING.
- PRUNING**- REDUCTION AND OR REMOVAL OF BRANCHES SHOULD BE COMPLETED ONLY WHEN NECESSARY AND BE IN ACCORDANCE WITH ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARDS. THE CITY OF CAMBRIDGE TO BE NOTIFIED AND APPROVE OF ANY REQUESTED PRUNING PRIOR TO THE START OF WORK. PRUNING TO BE COMPLETED IF NECESSARY BY AN ISA CERTIFIED ARBORIST.
- ROOT PROTECTION**- UPON REMOVAL OF ANY SIDEWALK AND OR EXISTING INFRASTRUCTURE, AN ISA CERTIFIED ARBORIST TO BE ONSITE IF WORK IS WITHIN THE CRITICAL ROOT ZONE (CRZ OR 5X DIAMETER AT BREAST HEIGHT) OF ALL TREES. ANY REMOVAL WITHIN THIS ZONE SHOULD BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND BE COMPLETED BY HAND. IF ROOTS ARE ENCOUNTERED GREATER THAN 2" IN DIAMETER THE CITY OF CAMBRIDGE TO BE NOTIFIED PRIOR TO ANY ROOT REMOVAL AND OR PRUNING.
- MONITORING**- TREE SHOULD BE MONITORED BY AN ISA CERTIFIED ARBORIST ON A MONTHLY BASIS THROUGHOUT ALL PHASES OF CONSTRUCTION. TREES TO BE EVALUATED FOR THE PRESENCE OF PEST AND DISEASE IN ADDITION TO CULTURAL CONDITIONS (I.E. SOIL MOISTURE). IF REMEDIAL RECOMMENDATIONS ARE NEEDED TO SUPPRESS PEST AND OR DISEASE, THE CITY OF CAMBRIDGE TO BE NOTIFIED PRIOR TO ANY APPLICATION.

### BIKE STORAGE CALCULATIONS

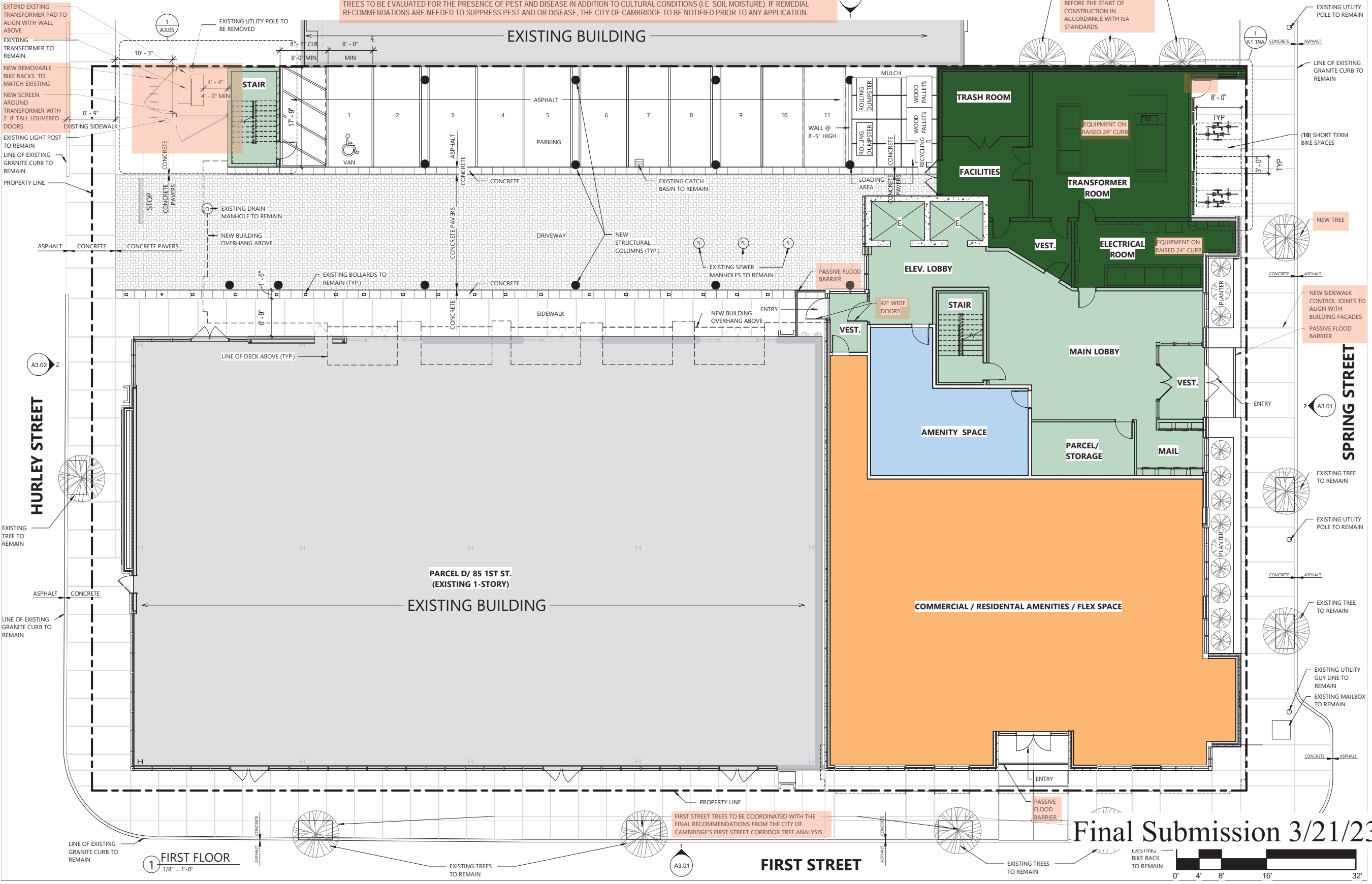
LONG TERM BIKE SPACES

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FIRST FLOOR PLAN -  
UPDATED

Scale: 1/8" = 1'-0"  
Date: 03/21/2023  
Drawn By: DMS Team

A1.01A

Page 10

Final Submission 3/21/23



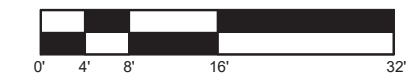
- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

**USE LEGEND**



1 SECOND FLOOR  
1/8" = 1'-0"

Original Submission 11/30/22



Revisions:

#	Reason	Date



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Phone: 978-965-3470

75 First Street  
75 First Street  
Cambridge, MA 02141  
Schematic Design

SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

**USE LEGEND**

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE



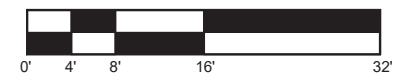
HURLEY STREET

SPRING STREET

1 SECOND FLOOR  
1/8" = 1'-0"

FIRST STREET

Final Submission 3/21/23



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SECOND FLOOR PLAN -  
UPDATED  
Scale: 1/8" = 1'-0"  
Date: 03/21/2023  
Drawn By: DMS Team

A1.02A

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND



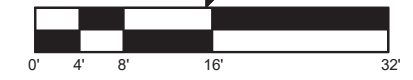
HURLEY STREET

SPRING STREET

FIRST STREET

1 THIRD FLOOR  
1/8" = 1'-0"

Original Submission 11/30/22



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THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

A1.03

**USE LEGEND**

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

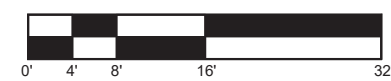


1 THIRD FLOOR  
1/8" = 1'-0"

FIRST STREET

A3.01

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THIRD FLOOR PLAN -  
UPDATED

Scale: 1/8" = 1'-0"  
Date: 03/21/2023  
Drawn By: DMS Team

A1.03A

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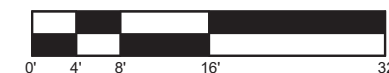
- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND



1 FOURTH FLOOR  
1/8" = 1'-0"

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FOURTH FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

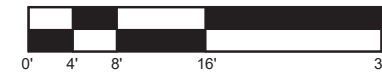
- RESIDENTIAL
- BALCONIES
- AMENITY
- RETAIL
- CIRCULATION
- MECHANICAL/STORAGE

USE LEGEND



1 FIFTH FLOOR  
1/8" = 1'-0"

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FIFTH FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

A1.05



**USE LEGEND**

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

**USE LEGEND**



**UNIT MATRIX**

UNIT TYPE	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL
STUDIO	3	2	0	0	3	8
1BD	14	14	14	14	14	70
2BD	2	2	2	2	2	10
3BD	0	0	1	1	0	2
<b>TOTAL</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>90</b>

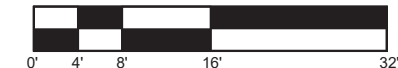
**HURLEY STREET**

**SPRING STREET**

**FIRST STREET**

① **SIXTH FLOOR**  
1/8" = 1'-0"

**Original Submission 11/30/22**



**Revisions:**

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**SIXTH FLOOR PLAN**  
Scale: 1/8" = 1'-0"  
Date: 10/27/2022  
Drawn By: DMS Team

**A1.06**

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**USE LEGEND**

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE



UNIT MATRIX						
UNIT TYPE	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL
STUDIO	3	2	0	0	3	8
1BD	14	14	14	14	14	70
2BD	2	2	2	2	2	10
3BD	0	0	1	1	0	2
<b>TOTAL</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>90</b>

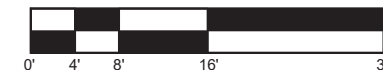
HURLEY STREET

SPRING STREET

FIRST STREET

① SIXTH FLOOR  
1/8" = 1'-0"

Final Submission 3/21/23



Revisions:

#	Reason	Date



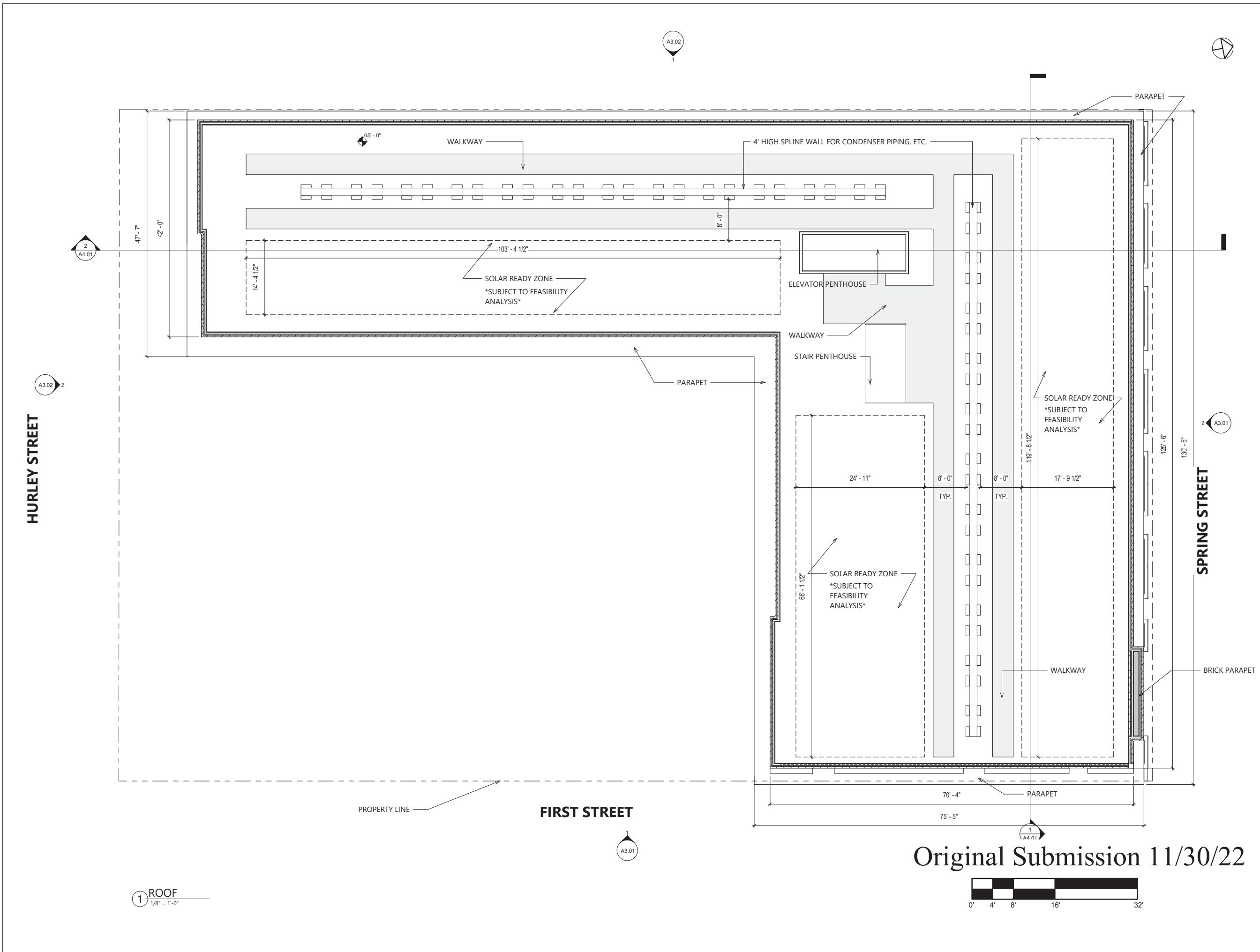
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SIXTH FLOOR PLAN -  
UPDATED

Scale: 1/8" = 1'-0"  
Date: 03/20/2023  
Drawn By: DMS Team

A1.06A



1 ROOF  
1/8" = 1'-0"

Original Submission 11/30/22



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#	Reason	Date



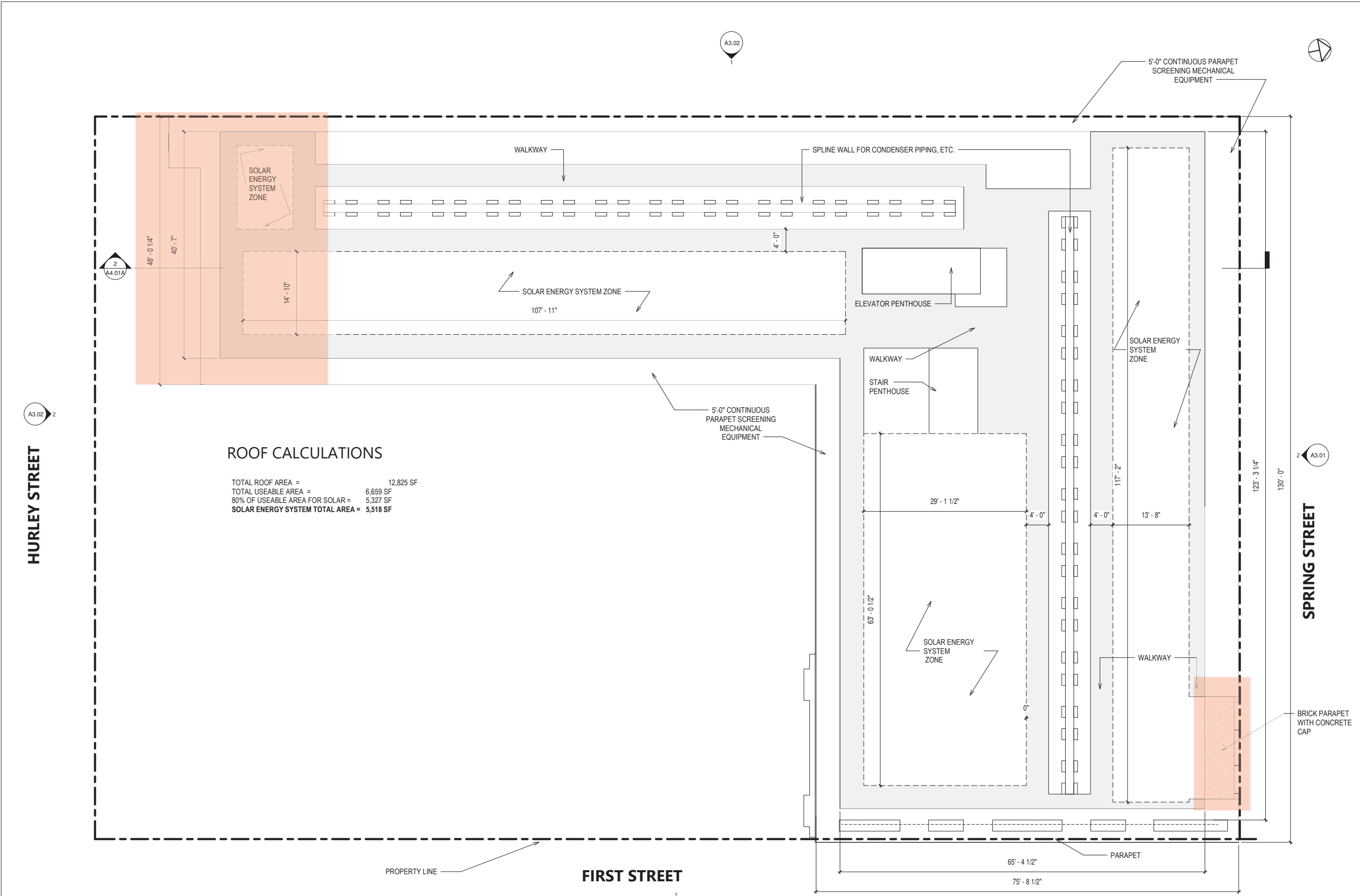
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ROOF PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

A1.07  
Page 19



**ROOF CALCULATIONS**

TOTAL ROOF AREA = 12,825 SF  
 TOTAL USEABLE AREA = 6,659 SF  
 80% OF USEABLE AREA FOR SOLAR = 5,327 SF  
 SOLAR ENERGY SYSTEM TOTAL AREA = 5,518 SF

1 ROOF  
 1/8" = 1'-0"

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ROOF PLAN - UPDATED

Scale: 1/8" = 1'-0"
Date: 03/21/2023
Drawn By: DMS Team

A1.07A

Original Submission 11/30/22



3RD FLOOR BALCONY VIEW OF ROOFDECK



5TH FLOOR BALCONY VIEW OF ROOFDECK



① ROOF DECK  
1/8" = 1'

Revisions:	
#	Date



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ROOF DECK
Scale: 1/8" = 1'
Date: 10/27/2022
Drawn By: DMS Team

A1.08

Page 21

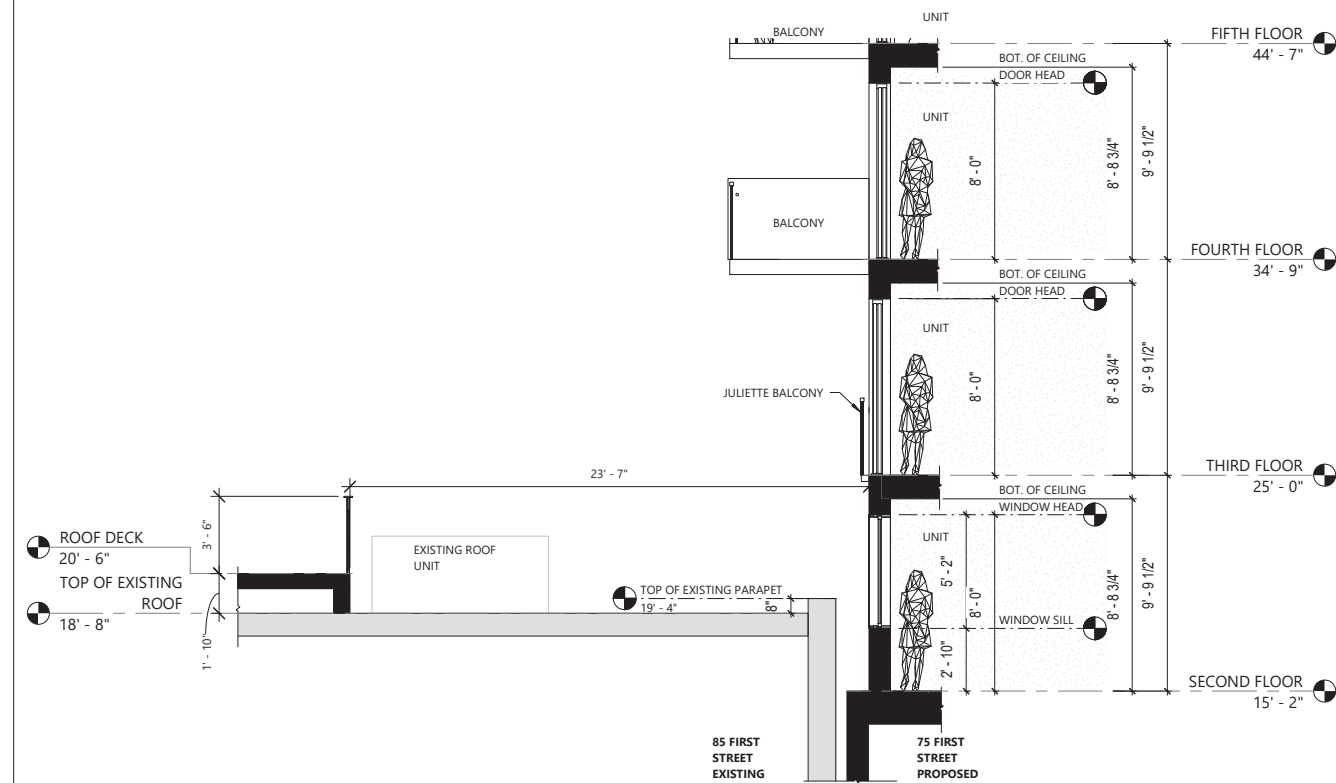
COLOR RENDERING TO BE UPDATED FOR BETTER COLOR CLARITY AND DESIGN.

COLOR RENDERING TO BE UPDATED FOR BETTER COLOR CLARITY AND DESIGN.

Final Submission 3/21/23



1 ROOF DECK  
1/8" = 1'-0"



2 SECTION THROUGH NEW AND EXISTING BUILDINGS  
1/4" = 1'-0"

IN  
PROGRESS  
SHEET

Revisions:	
#	Date

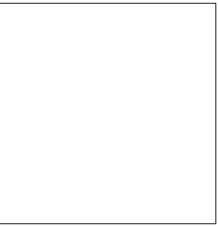


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ROOF DECK - UPDATED	Scale: 1/4" = 1'-0"
	Date: 03/21/2023
	Drawn By: DMS Team

A1.08A



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HURLEY &  
FIRST ST.  
PERSPECTIVE  
Scale: 1/2" = 1'-0"  
Date: 10/27/2022  
Drawn By: DMS Team

A1.09

IN  
PROGRESS  
SHEET

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COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

75 First Street  
75 First Street  
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Schematic Design

HURLEY AND FIRST ST. PERSPECTIVE - UPDATED
Scale:
Date: 03/21/2023
Drawn By: DMS Team

A1.09A





Revisions:

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Schematic Design

FIRST & SPRING ST.  
PERSPECTIVE  
Scale: 1/2" = 1'-0"  
Date: 10/27/2022  
Drawn By: Author



COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

IN  
PROGRESS  
SHEET

Revisions:

#	Reason	Date



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Schematic Design

FIRST & SPRING ST.  
PERSPECTIVE -  
UPDATED

Scale: \_\_\_\_\_  
Date: 03/21/2023  
Drawn By: DMS Team

A1.10A

# Original Submission 11/30/22



① VIEW FROM FIRST STREET & HURLEY STREET  
12" = 1'-0"



④ VIEW FROM FIRST & SPRING STREET  
12" = 1'-0"



② HURLEY STREET VIEW  
12" = 1'-0"



③ SPRING STREET VIEW  
12" = 1'-0"

Revisions:	
#	Date



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STREET VIEW PERSPECTIVES	
Scale: 12" = 1'-0"	
Date: 10/27/2022	
Drawn By: Author	

A1.11

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS  
FINISHES  
MATERIALS.

IN  
PROGRESS  
SHEET

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	#	Reason



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Schematic Design

STREET VIEW PERSPECTIVES - UPDATED	Scale:	Date: 03/21/2023	Drawn By: DMS Team
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A1.11A



75 FIRST STREETFRONT VIEW



SPRING STREET STOREFRONT VIEW

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Schematic Design

Storefront Perspectives

Scale:	
Date:	10/27/2022
Drawn By:	Author

A1.12

Final Submission 3/21/23

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS FINISHES MATERIALS.



② 3D STREET CORNER

COLOR RENDERING IN PROGRESS  
TOWER ELEMENT CREATED



① 3D BIKE STOR

COLOR RENDERING IN PROGRESS

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS FINISHES MATERIALS.

IN  
PROGRESS  
SHEET

Revisions:		Date
#	Reason	

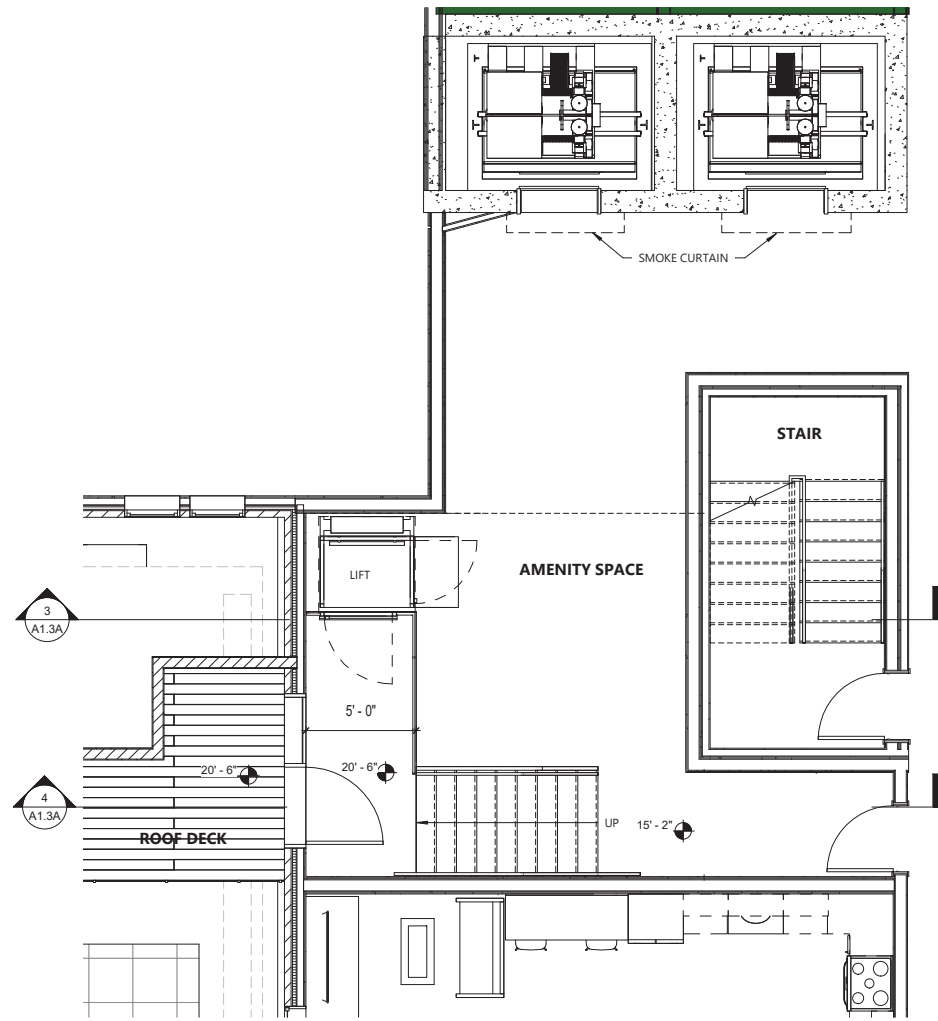


5 Essex Green Drive  
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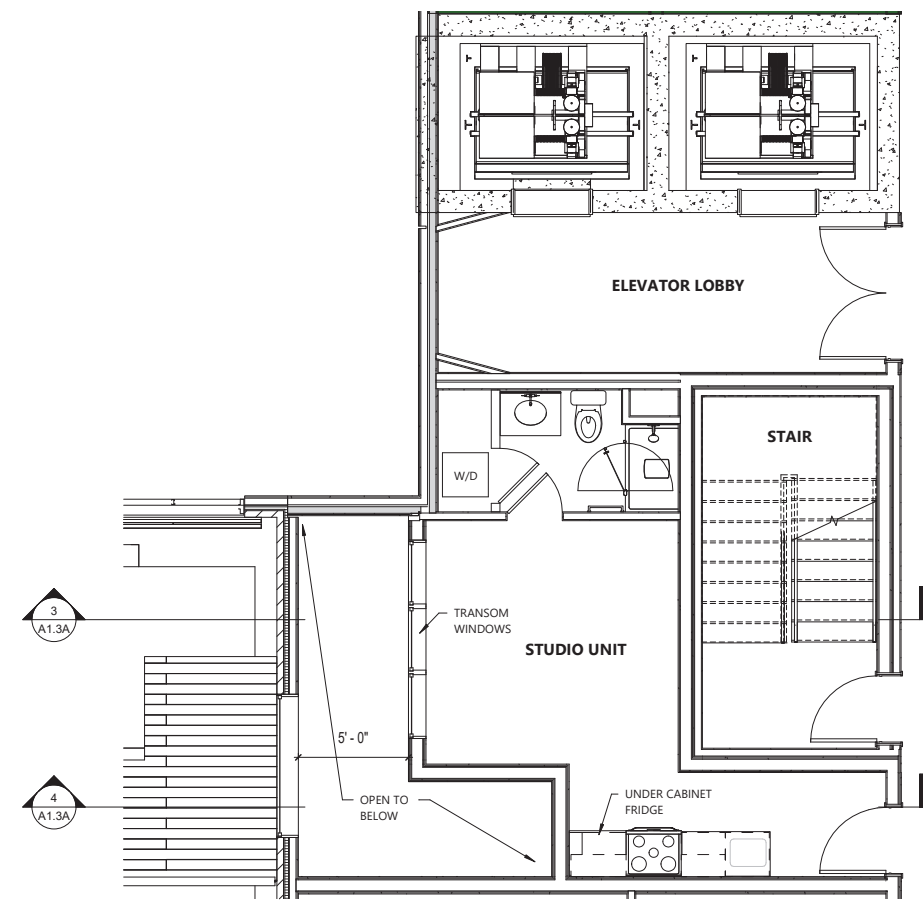
75 First Street  
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STOREFRONT PERSPECTIVES - UPDATED	Scale:	Date: 03/21/2023;	Drawn By: DMS Team
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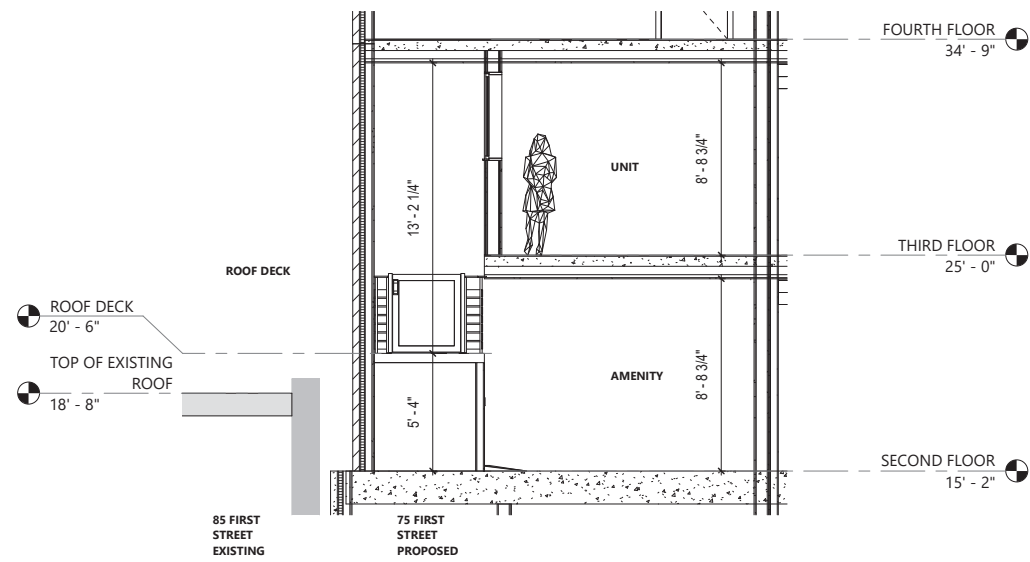
A1.12A



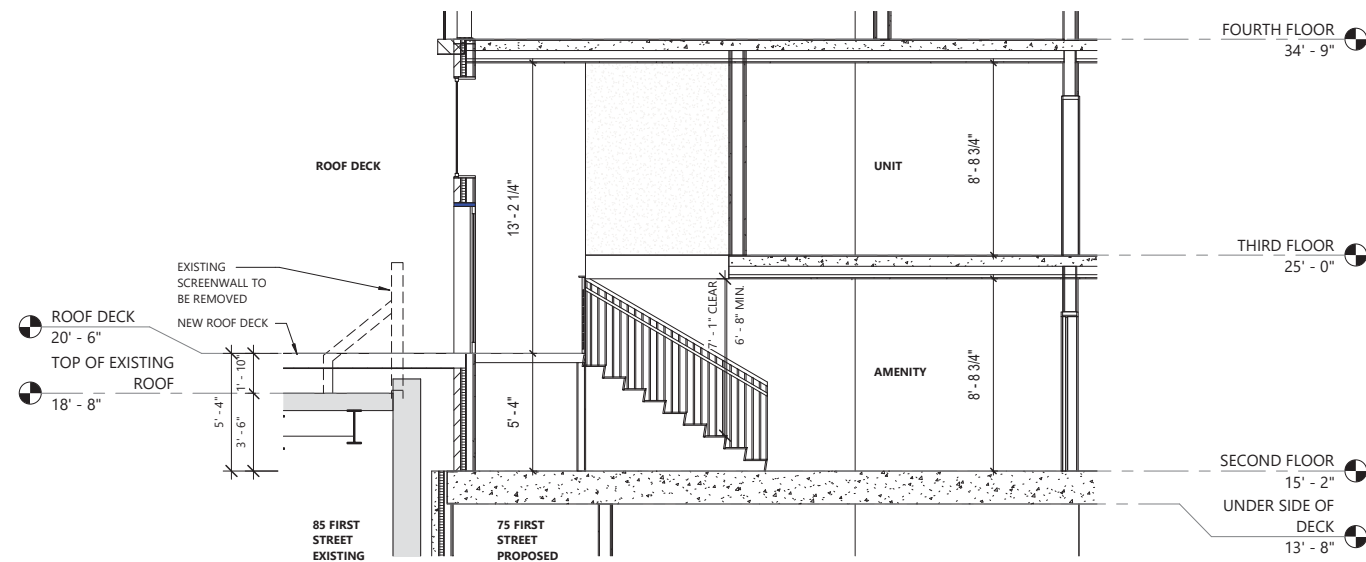
1 SECOND FLOOR - ROOF DECK ENTRY  
1/4" = 1'-0"



2 THIRD FLOOR BUMP UP PLAN  
1/4" = 1'-0"



3 ROOF DECK SECTION @ UNIT  
1/4" = 1'-0"



4 ROOF DECK ENTRY SECTION  
1/4" = 1'-0"

Revisions:

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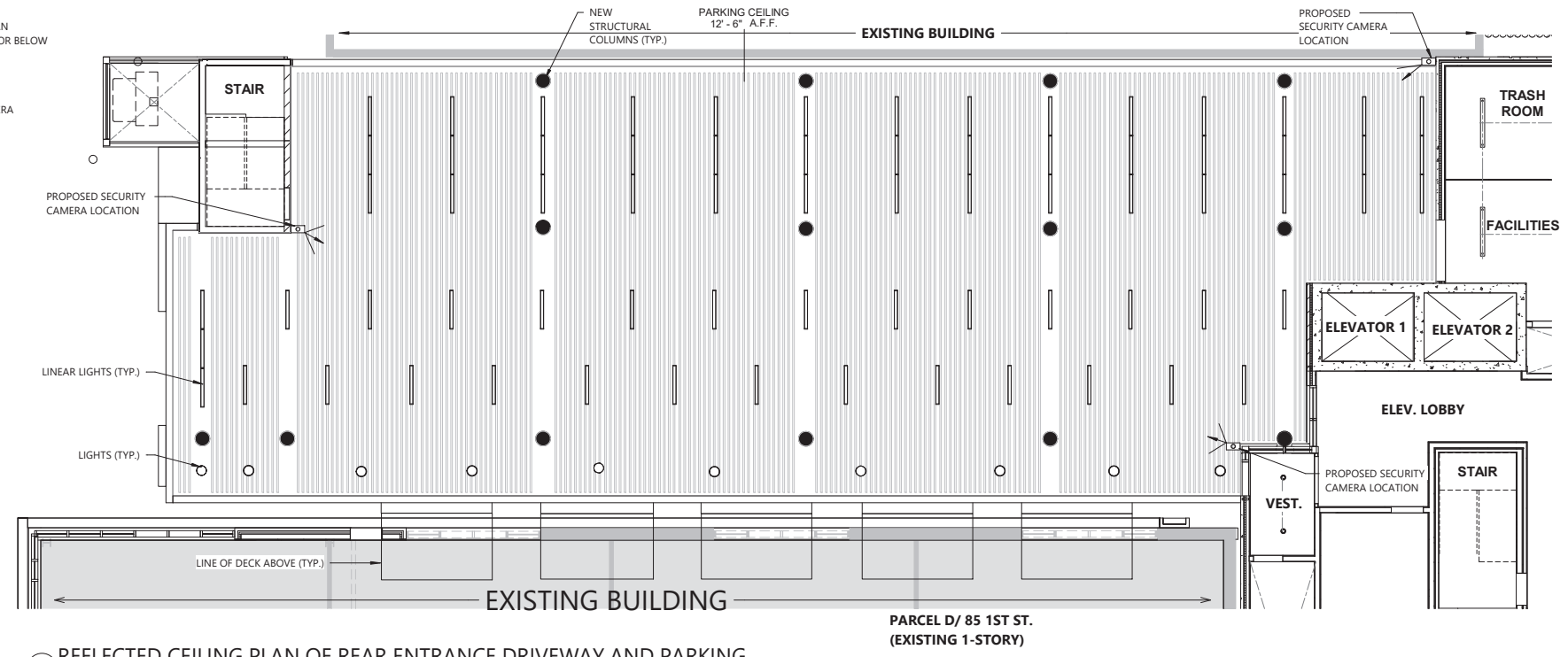
75 First Street  
75 First Street  
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Schematic Design

ROOF DECK ENTRY

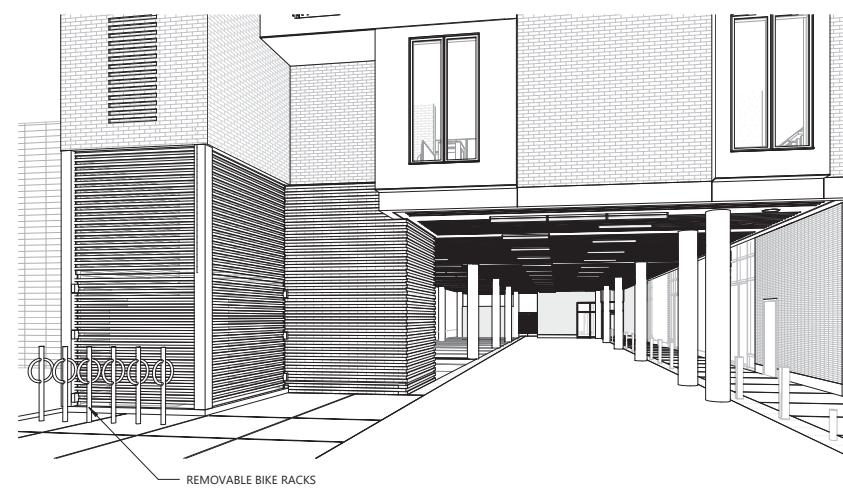
Scale: 1/4" = 1'-0"  
Date: 03/21/2023  
Drawn By: DMS Team

A1.3A

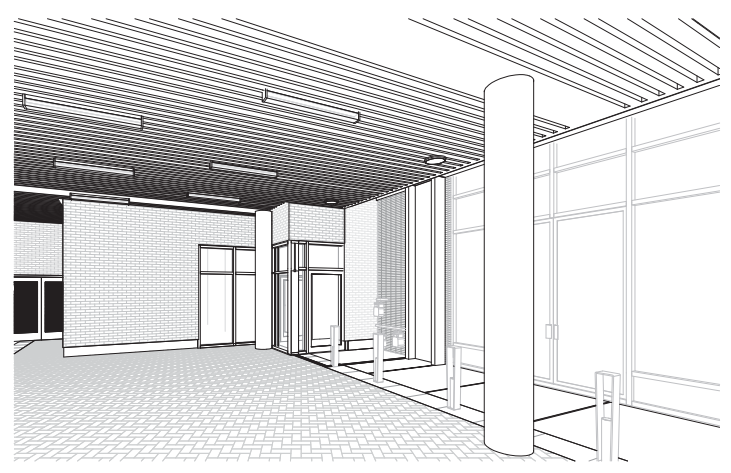
**NOTES:**  
 THE PARKING / DRIVEWAY CAN ACCOMMODATE TRUCKS AT OR BELOW 12'-6" HIGH CLEAR  
 - MAIL TRUCK = 7'-1"  
 - BOX TRUCK = 7'-0" - 8'-6"  
 [Symbol] = PROPOSED SECURITY CAMERA LOCATIONS



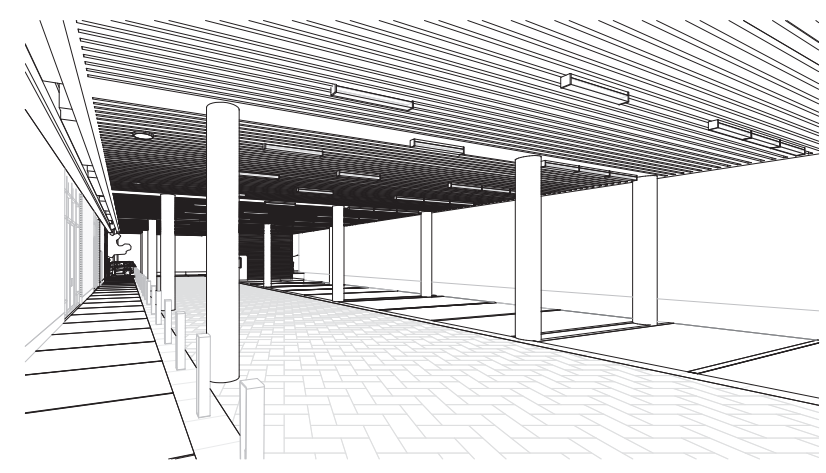
1 REFLECTED CEILING PLAN OF REAR ENTRANCE DRIVEWAY AND PARKING  
 1/8" = 1'-0"



3 VIEW OF DRIVEWAY AND TRANSFORMER



4 VIEW OF BUILDING REAR ENTRY



5 VIEW OF DRIVEWAY & PARKING SPACES

Revisions:

#	Reason	Date



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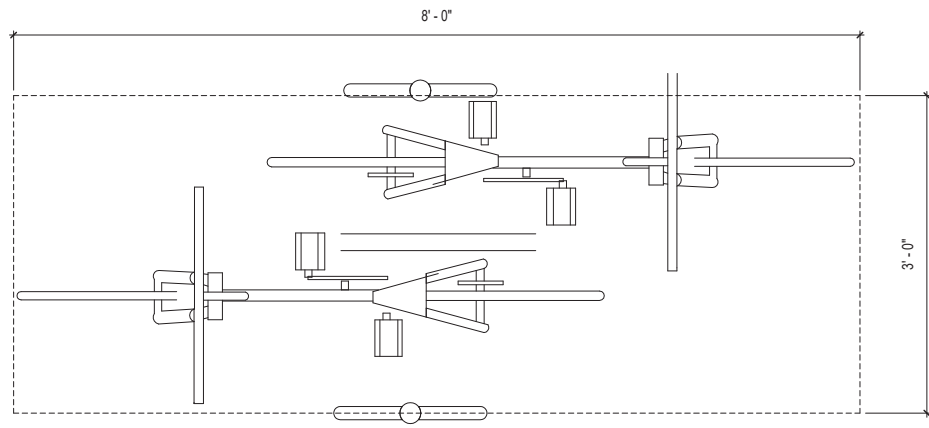
BACK ENTRY  
 PERSPECTIVES  
 Scale: 1/8" = 1'-0"  
 Date: 03/21/2023  
 Drawn By: DMS Team

A1.14A

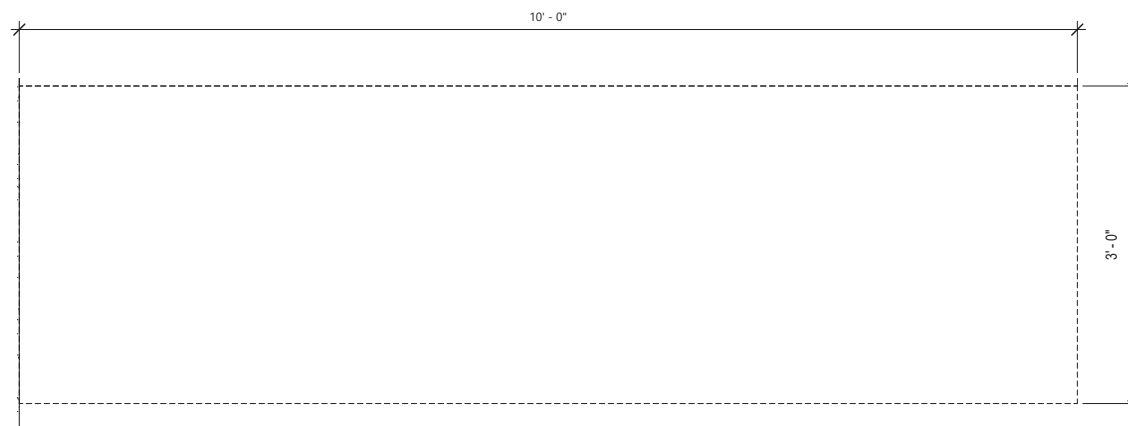








3 TYPICAL BIKE SPACE  
1:10



4 TYPICAL TANDEM BIKE SPACE  
1:10

### BIKE STORAGE CALCULATIONS

#### LONG TERM BIKE SPACES

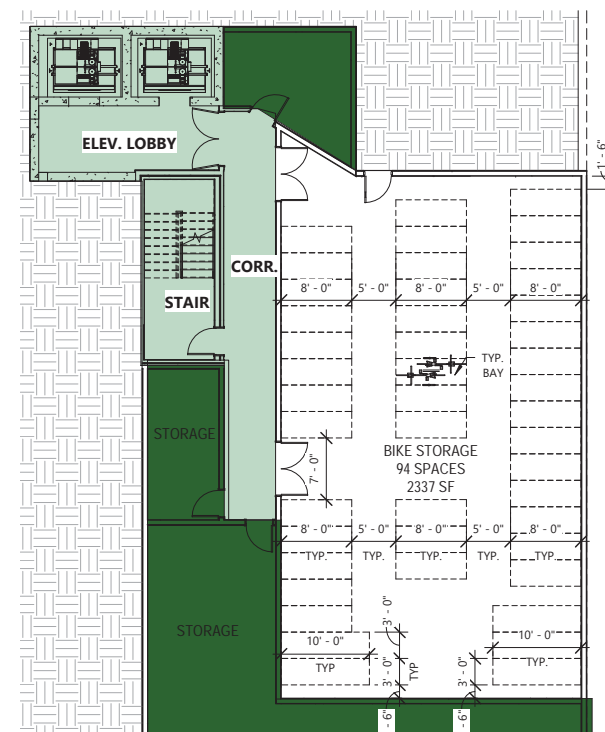
1 SPACE PER UNIT FOR THE FIRST 20 UNITS = 20 SPACES  
 1.05 SPACES PER EACH UNIT OVER 20 = 74 SPACES  
 TOTAL SPACES REQUIRED = 94 SPACES  
 5% TO BE 3'x10' FOR TANDEM AND TRAILERS = 5 SPACES  
 LONG TERM SPACES PROVIDED = 94 SPACES

TOTAL UNITS : 90

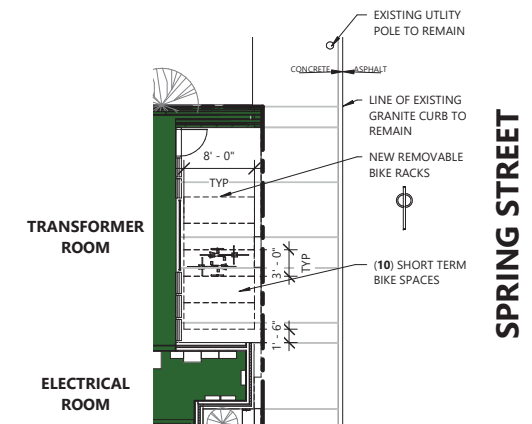
#### SHORT TERM BIKE SPACES

TOTAL LONG TERM SPACES PROVIDED = 94 SPACES  
 10% OF LONG TERM STORAGE = 10 SPACES  
 TOTAL SHORT TERM SPACES PROVIDED = 10 SPACES

TOTAL BIKE STORAGE SPACES PROVIDED = 104 SPACES



2 BASEMENT FLOOR - LONG TERM BIKE  
1" = 10'-0"



1 FIRST FLOOR - SHORT TERM BIKE  
1" = 10'-0"

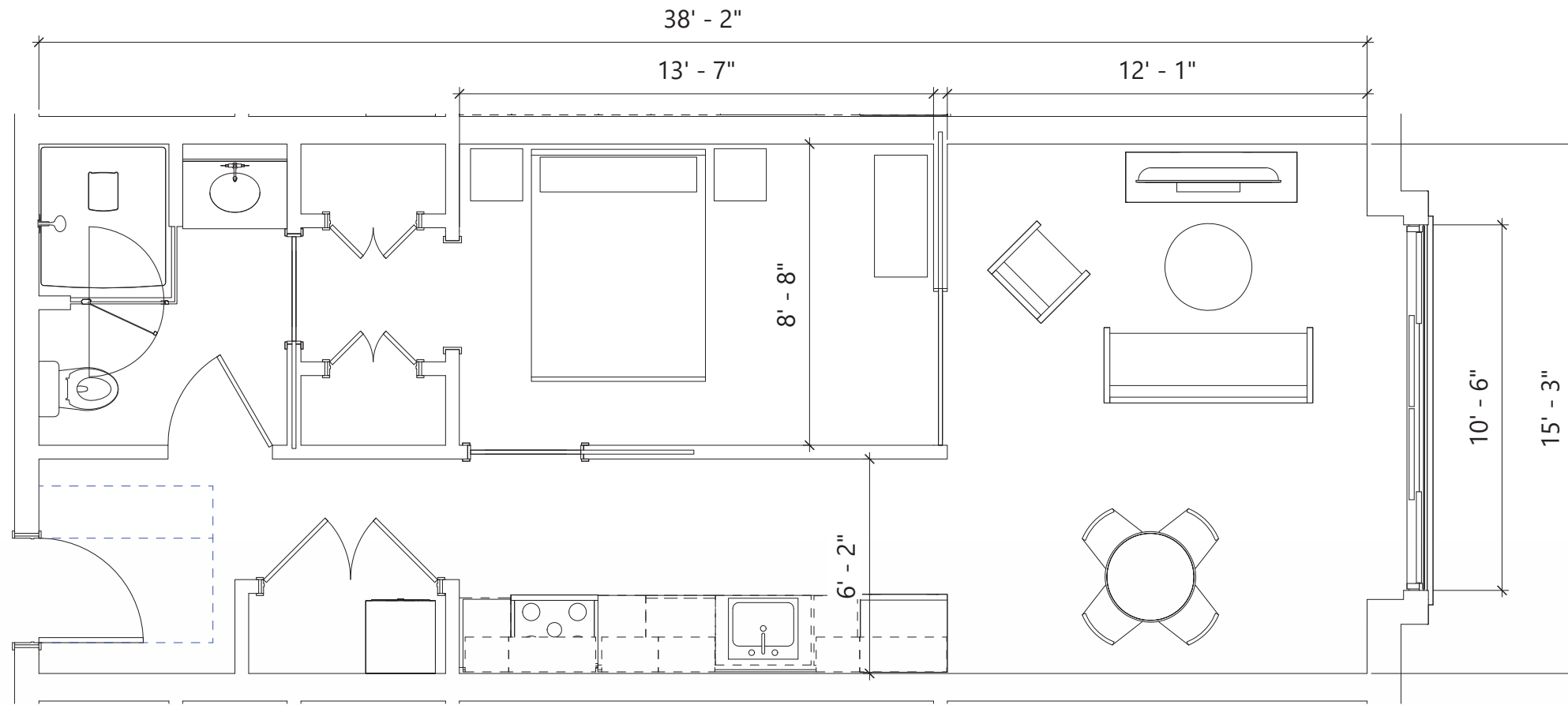
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BIKE PARKING PLAN
Scale: As indicated
Date: 03/21/2023
Drawn By: DMS Team



① TYPICAL 1 BEDROOM UNIT LAYOUT  
1/2" = 1'-0"



3D VIEW OF UNIT LAYOUT

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TYPICAL 1 BED LAYOUT
Scale: 1/2" = 1'-0"
Date: 03/21/2023
Drawn By: Author



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW FROM LIVING ROOM

Revisions:	
#	Date



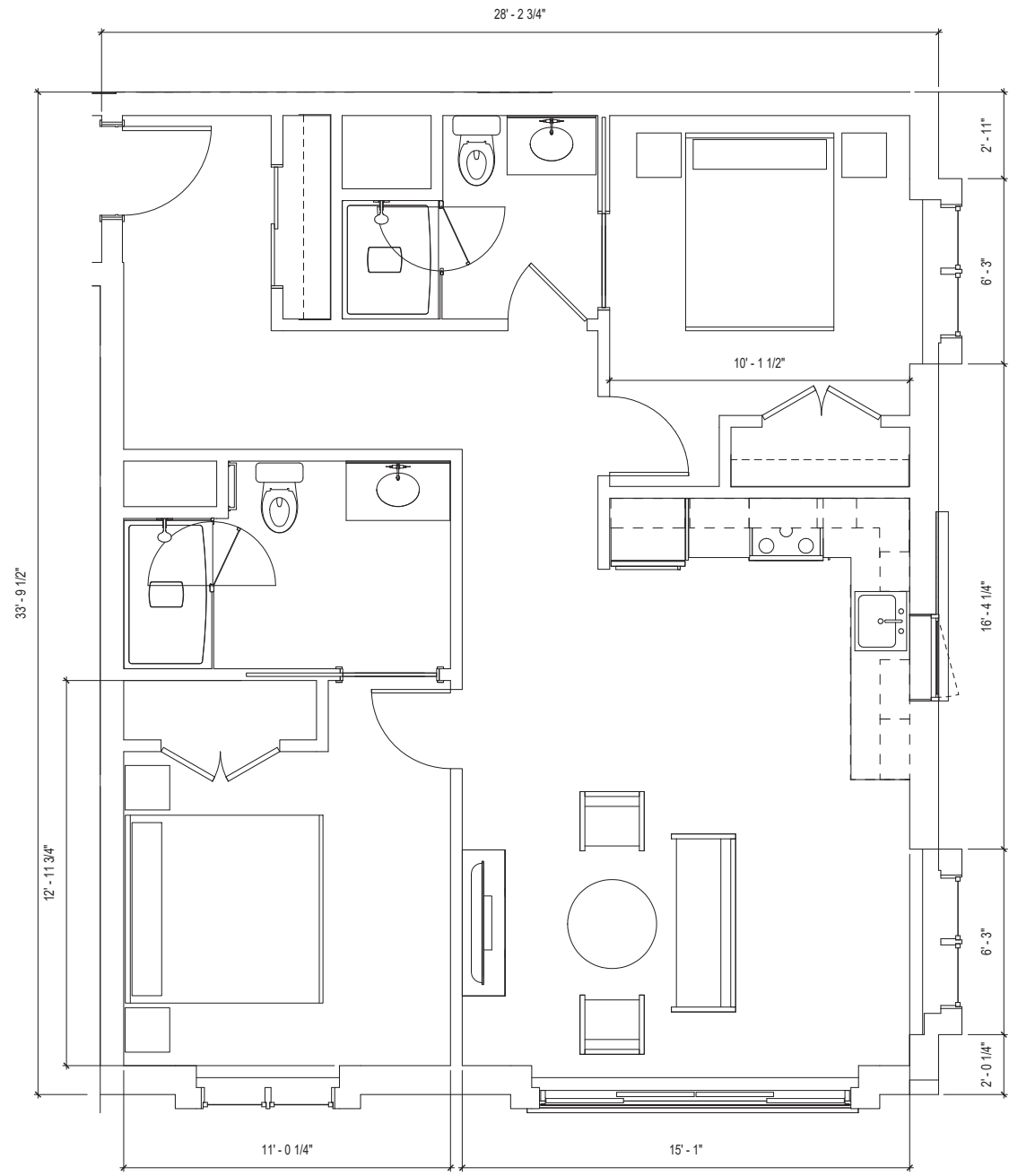
5 Essex Green Drive  
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TYPICAL 1 BED LAYOUT PERSPECTIVES
Scale:
Date: 03/21/2023
Drawn By: DMS Team

A2.11

3D VIEW OF UNIT LAYOUT



① TYPICAL 2 BEDROOM UNIT LAYOUT WITH FURNITURE  
3/8" = 1'-0"

TYPICAL TWO BEDROOM  
- UPDATED

Scale: 3/8" = 1'-0"  
Date: 03/21/2023  
Drawn By: DMS Team

A2.12A

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Revisions:	
#	Date



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW OF BEDROOM

Revisions:	
#	Date



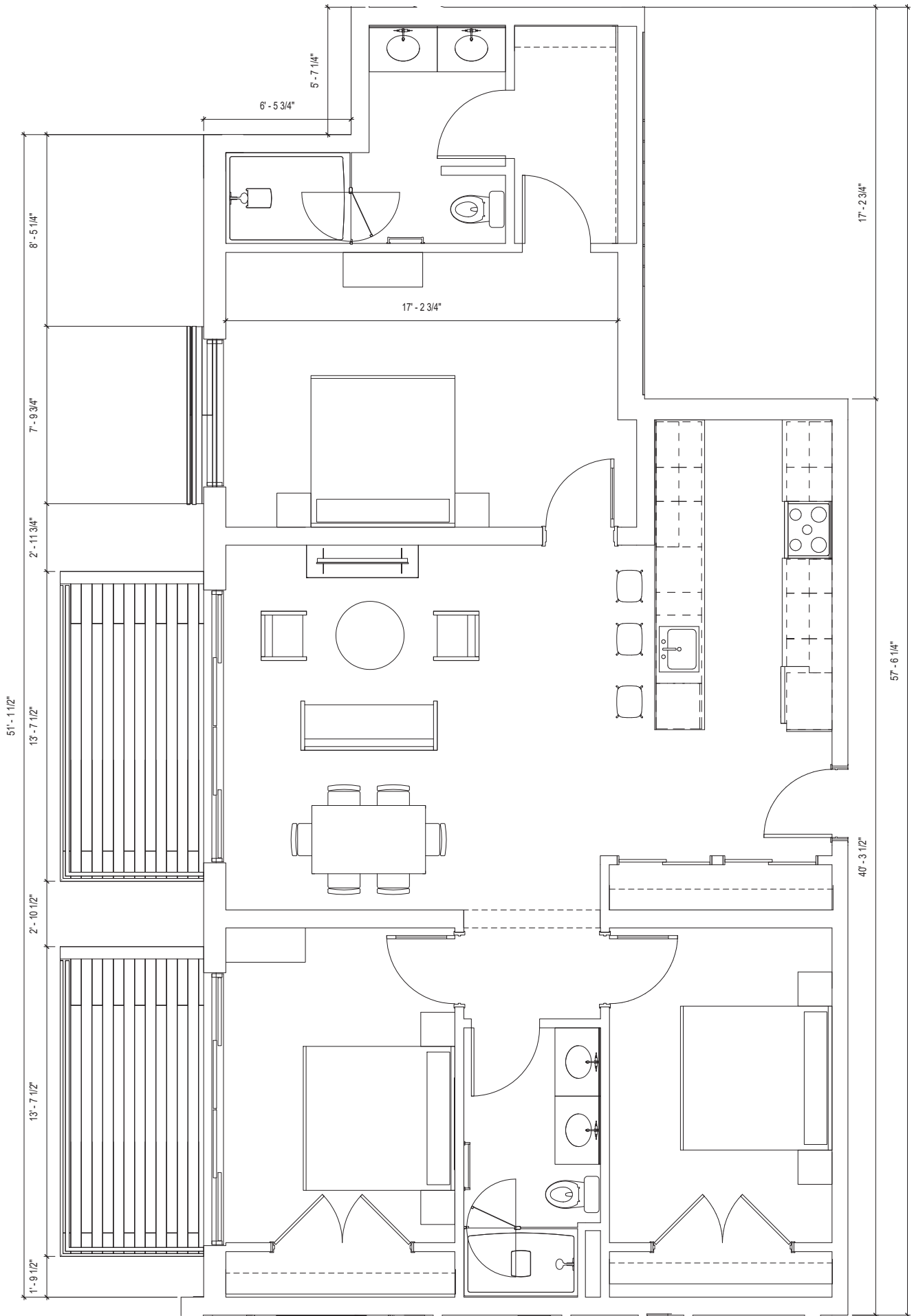
5 Essex Green Drive  
Suite 11A  
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Cambridge, MA 02141  
Schematic Design

TYPICAL 2 BED LAYOUT PERSPECTIVES - UPDATED	Scale:	Date: 03/21/2023	Drawn By: DMS Team
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3D VIEW OF UNIT LAYOUT



1 TYPICAL 3 BEDROOM UNIT LAYOUT WITH FURNITURE  
3/8" = 1'-0"

Revisions:

#	Reason	Date



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TYPICAL 3 BEDROOM -  
UPDATED

Scale: 3/8" = 1'-0"  
Date: 03/20/2023  
Drawn By: DMS Team

A2.14A





VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW OF BEDROOM

Revisions:

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TYPICAL 3 BED LAYOUT PERSPECTIVES
Scale: _____
Date: 03/17/2023
Drawn By: DMS Team

# Original Submission 11/30/22



1 FIRST ST ELEVATION (LOOKING WEST)  
3/32" = 1'-0"

- METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
- ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOALR CONTROL GLASS
- ALUMINUM STOREFRONT AND GLAZING IN DARK GREY COLOR
- WOOD VISUAL ON FACADE & BALCONIES TO MATCH TRESPA METEON WOOD DECOR DARK MAHOGONY COLOR
- KILN FIRED GLAZED BRICK TO MATCH EXISTING

- TREX PERGOLA IN WALNUT FINISH
- WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED CEDAR BOARD IN SPICED RUM COLOR
- INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
- FIBER CEMENT PANEL TO MATCH EQUITONE TECTIVA GREY COLOR TE20
- CARRARA MARBLE VENEER WALL PANELS
- ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING

2 SPRING ST ELEVATION (LOOKING SOUTH)  
3/32" = 1'-0"

EXTERIOR MATERIALS LEGEND  
1/8" = 1'-0"

Revisions:		#	Reason	Date

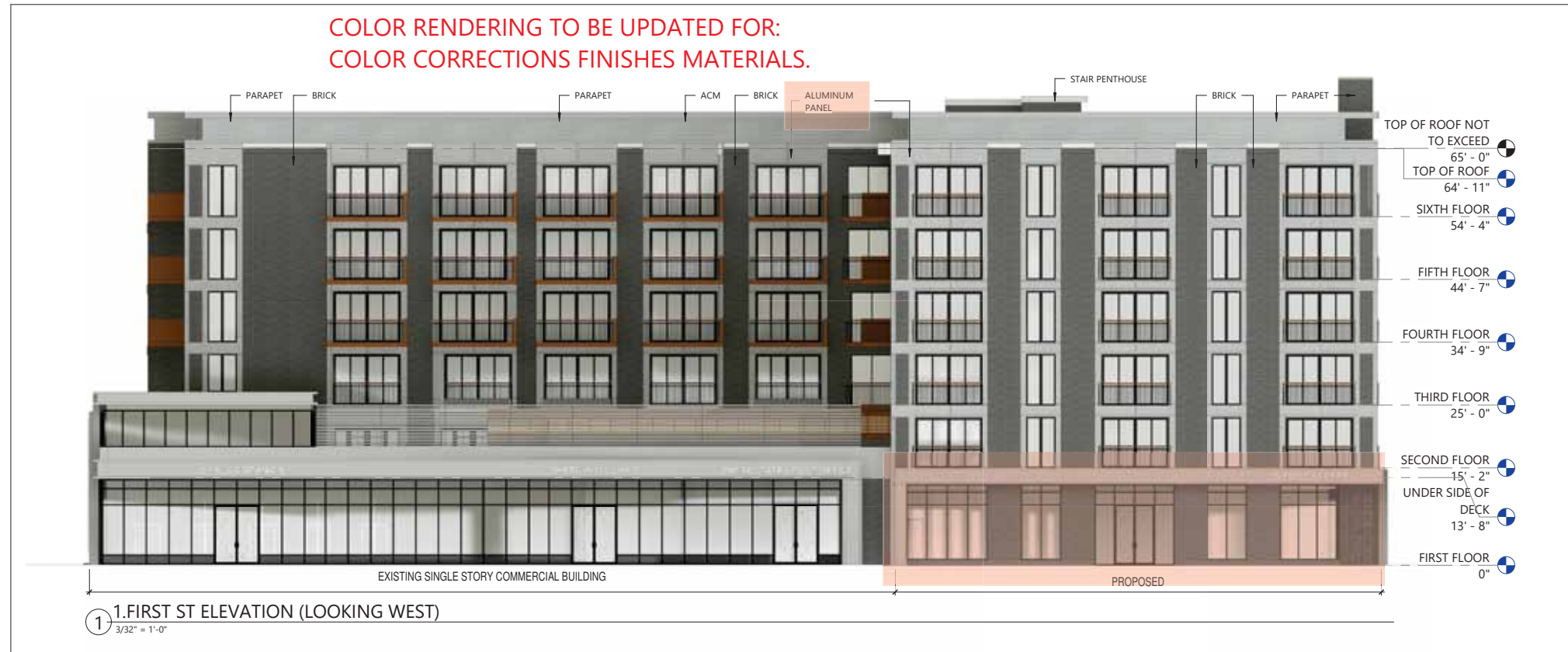






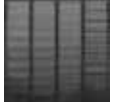


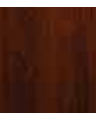

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SOUTH AND EAST ELEVATIONS	
Scale: As indicated	Date: 10/27/2022
Drawn By: DMS Team	

A3.01



-  - METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
-  - TREX PERGOLA IN WALNUT FINISH
-  - WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED EDGE BOARD IN SPICED RUM COLOR
-  - ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOALR CONTROL GLASS
-  - INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
-  - ALUMINUM STOREFRONT AND GLAZING IN DARK GREY COLOR
-  - ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING
-  - WOOD VISUAL ON FACADE & BALCONIES TO MATCH TRESPA METEON WOOD DECOR DARK MAHOGONY COLOR
-  - KILN FIRED GLAZED BRICK TO MATCH EXISTING

EXTERIOR MATERIALS LEGEND.  
1/8" = 1'-0"



Revisions:

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SOUTH AND EAST ELEVATIONS UPDATED

Scale: As indicated  
Date: 03/21/2023  
Drawn By: DMS Team

# Original Submission 11/30/22



1 REAR ELEVATION (LOOKING EAST)  
3/32" = 1'-0"



2 HURLEY ST ELEVATION (LOOKING NORTH)  
3/32" = 1'-0"

**EXTERIOR MATERIALS LEGEND**  
1/8" = 1'-0"

- METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
- TREX PERGOLA IN WALNUT FINISH
- WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED EDGE BOARD IN SPICED RUM COLOR
- INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
- FIBER CEMENT PANEL TO MATCH EQUITONE TECTIVA GRAY COLOR TE20
- CARRARA MARBLE VENEER WALL PANELS
- ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOALR CONTROL GLASS
- ALUMINUM STOREFRONT AND GLAZING IN DARK GREY COLOR
- WOOD VISUAL ON FACADE & BALCONIES TO MATCH TRESPA METEON WOOD DECOR DARK MAHOGONY COLOR
- KILN FIRED GLAZED BRICK TO MATCH EXISTING
- ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING

Revisions:

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NORTH AND WEST ELEVATIONS

Scale: As indicated
Date: 03/20/2023
Drawn By: DMS Team

COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS FINISHES MATERIALS.




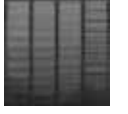


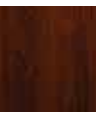
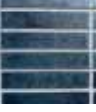


2 REAR ELEVATION (LOOKING EAST)  
3/32" = 1'-0"

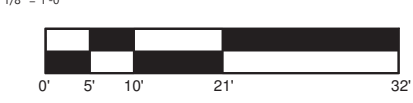
COLOR RENDERING TO BE UPDATED FOR:  
COLOR CORRECTIONS FINISHES MATERIALS.



1 HURLEY ST ELEVATION (LOOKING NORTH)  
3/32" = 1'-0"

-  - METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
-  - WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED EDGE BOARD IN SPICED RUM COLOR
-  - ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOALR CONTROL GLASS
-  - INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
-  - ALUMINUM STOREFRONT AND GLAZING IN DARK GREY COLOR
-  - ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING
-  - WOOD VISUAL ON FACADE & BALCONIES TO MATCH TRESPA METEON WOOD DECOR DARK MAHOGONY COLOR
-  - KILN FIRED GLAZED BRICK TO MATCH EXISTING

EXTERIOR MATERIALS LEGEND.



Revisions:

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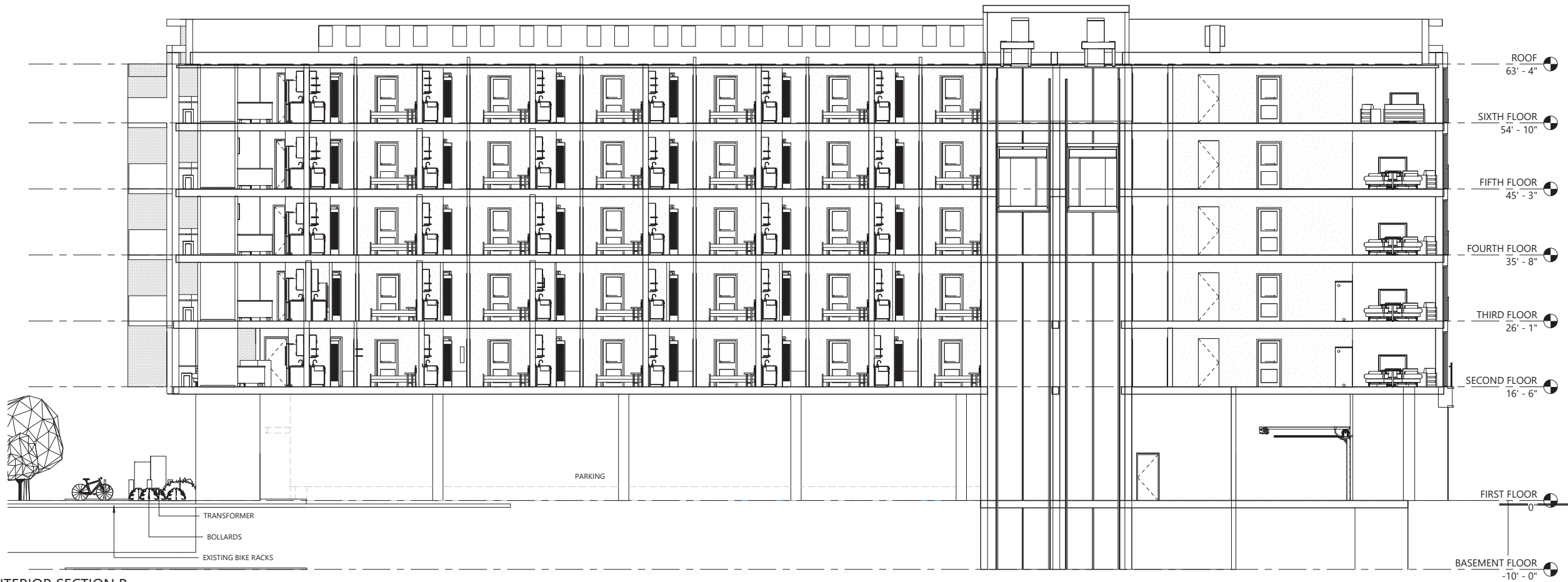
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NORTH AND WEST  
ELEVATIONS UPDATED

Scale: As indicated  
Date: 03/21/2023  
Drawn By: DMS Team



1 INTERIOR SECTION A  
1/8" = 1'-0"



2 INTERIOR SECTION B  
1/8" = 1'-0"

Revisions:	
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BUILDING SECTIONS  
Scale: 1/8" = 1'-0"  
Date: 10/27/2022  
Drawn By: DMS Team

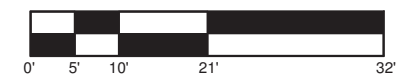
A4.01



1 INTERIOR SECTION A  
1/8" = 1'-0"



2 INTERIOR SECTION B  
1/8" = 1'-0"



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BUILDING SECTIONS -  
UPDATED

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