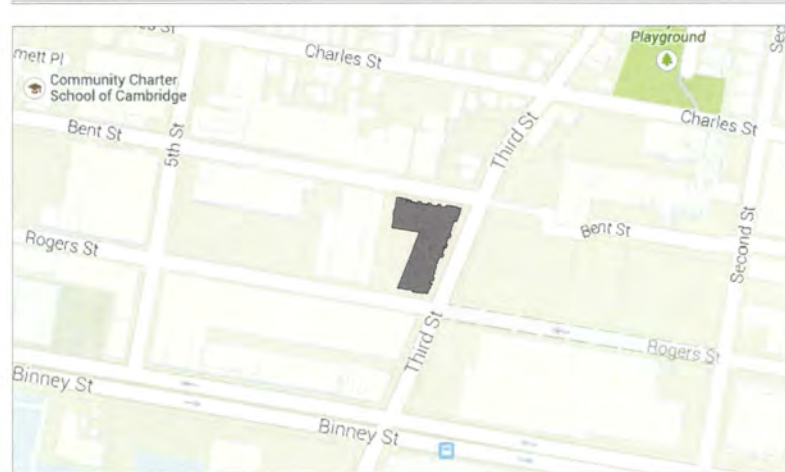


LOCUS MAP:



DRAWING LIST

- G-000 COVER
- G-001 PROPOSED PERSPECTIVE VIEWS
- G-002 PROPOSED PERSPECTIVE VIEWS
- G-003 PROPOSED PERSPECTIVE VIEWS
- G-004 PROPOSED PERSPECTIVE VIEWS
- G-005 SITE CONTEXT MAP
- G-006 EXISTING VIEWS
- SP-001 PLAN OF THE LAND
- SP-001 SCHEMATIC SITE PLAN

- L-1.00 LANDSCAPE PLANTING PLAN

- A-101 FIRST FLOOR PLAN
- A-101.1 BIKE STORAGE LAYOUT
- A-102 SECOND FLOOR PLAN
- A-103 THIRD FLOOR PLAN
- A-104 FOURTH FLOOR PLAN
- A-105 FIFTH FLOOR PLAN
- A-106 ROOF PLAN
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING ELEVATIONS
- A-203 STREET ELEVATION



Residences at 249 Third Street

East Cambridge, MA

Equity Residential June 17, 2015

PROJECT TEAM:

OWNER/DEVELOPER:

Equity Residential
50 Staniford St.
Boston, MA 02114

ARCHITECT:

ICON Architecture
101 Summer St.
Boston, MA 02110

LANDSCAPE ARCHITECT:

Copley Wolff Design Group
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3rd Floor
Boston, MA 02116

CIVIL ENGINEER:

Highpoint Engineering, Inc.
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Suite 140
Canton, MA 02021

STRUCTURAL ENGINEER:

JML Engineering
20 Winthrop St.
Winchester, MA 01890

MECHANICAL/ PLUMBING/ ELECTRICAL AND FIRE PROTECTION:

R.W. Sullivan Engineering
529 Main St.
Suite 203
Boston, MA 02129





THIRD STREET & ROGERS STREET CORNER



THIRD STREET & BENT STREET CORNER

Residences at 249 Third Street

East Cambridge, MA

Equity Residential

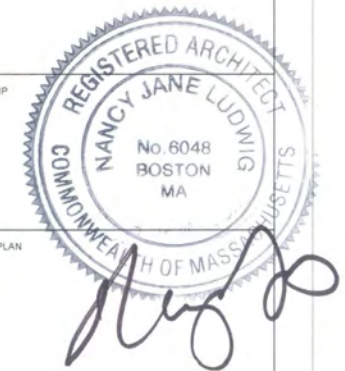
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KEY PLAN

MARK	DATE	DESCRIPTION
	06/17/2015	Special Permit

PROJECT NUMBER: 21412
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SHEET TITLE

Perspective Views

G-001



BENT STREET AT THE FOUNDRY WORKS BUILDING



ROGERS STREET AT THE FOUNDRY WORKS BUILDING

Residences at 249 Third Street

East Cambridge, MA

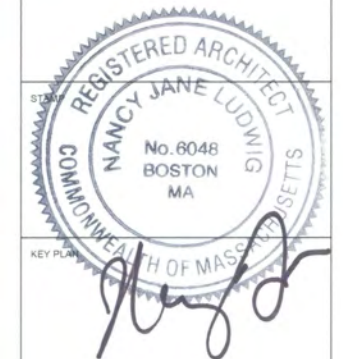
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Perspective Views

G-002



ENLARGED ENTRY VIEW ON THIRD STREET



249 THIRD STREET FROM ROGERS STREET PARK

Residences at
249 Third Street

East Cambridge, MA

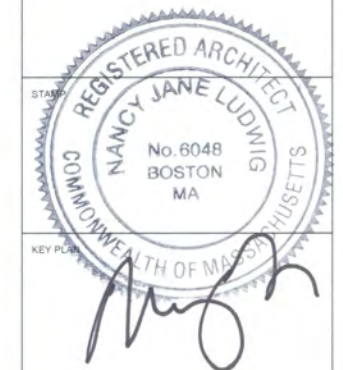
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Perspective Views

G-003

Residences at
249 Third Street

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LOBBY VIEW FROM THIRD STREET

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SHEET TITLE

Perspective Views

G-004

Residences at
249 Third Street

East Cambridge, MA

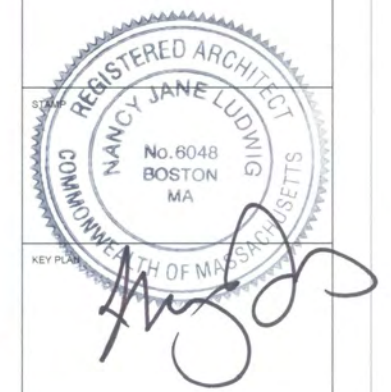
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SHEET TITLE

Existing Views

G-005

Residences at 249 Third Street

East Cambridge, MA

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ARCHITECTURE

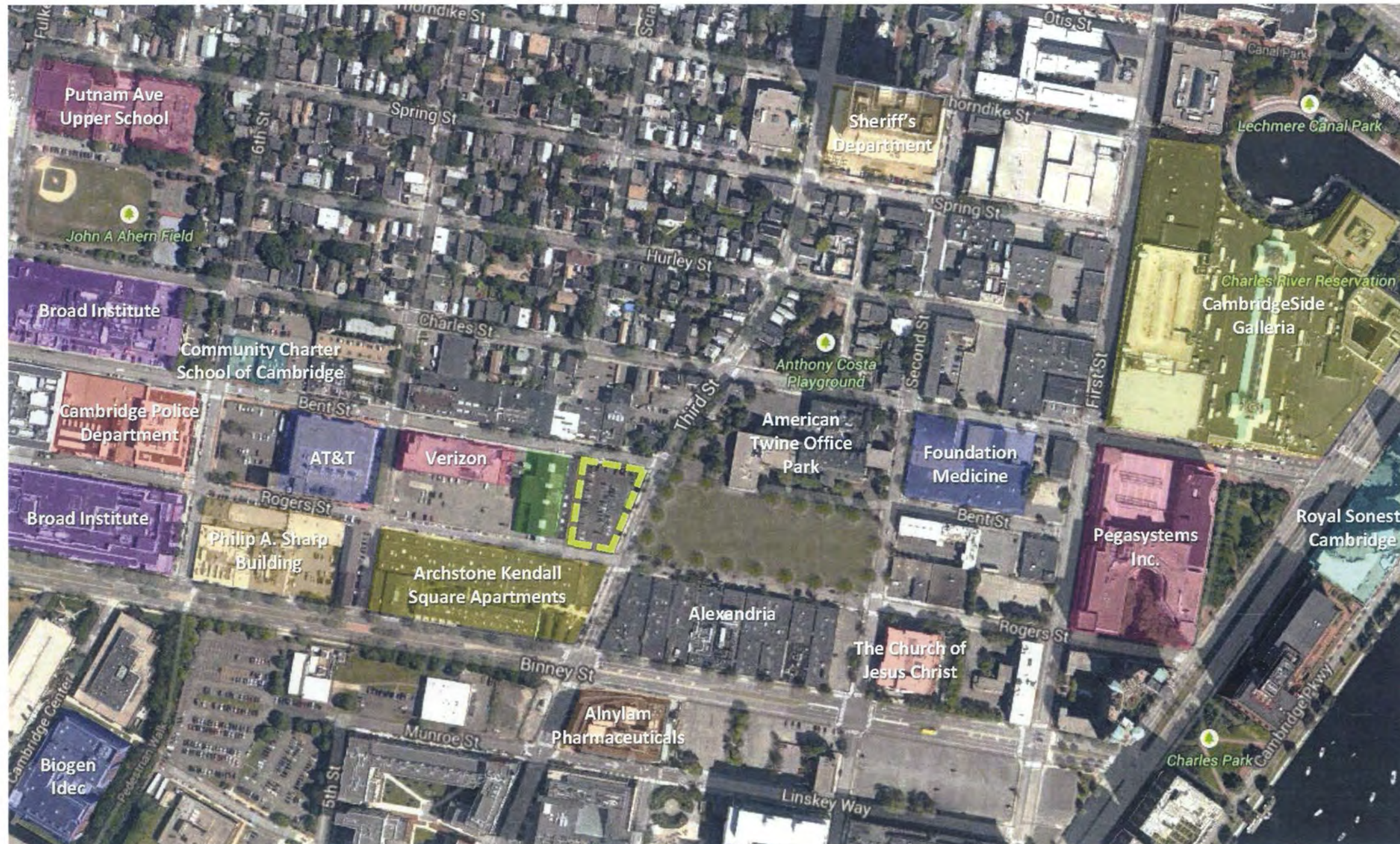
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	06/17/2015	Special Permit

PROJECT NUMBER: 21412
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SHEET TITLE

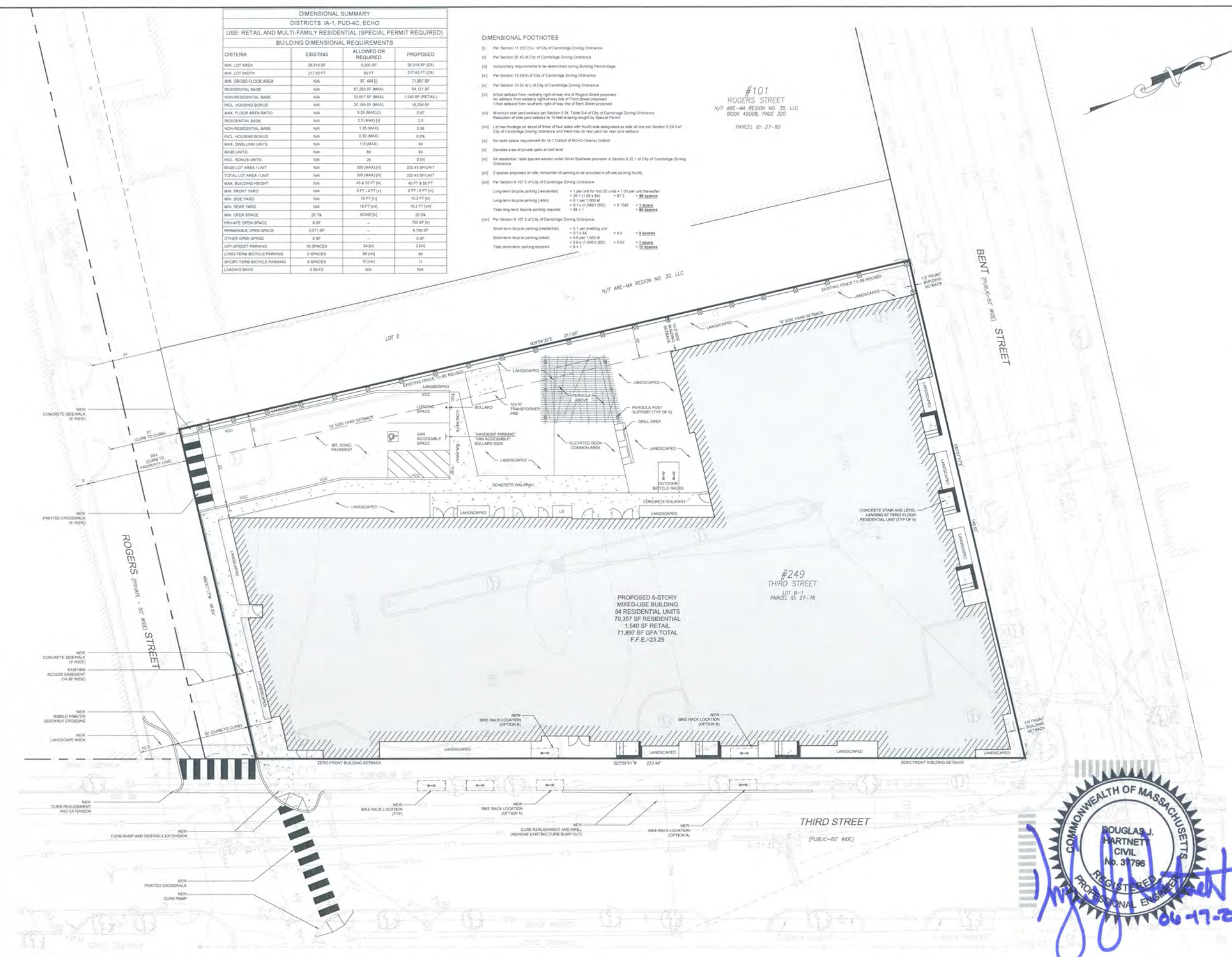
Site Context Map

G-006

DIMENSIONAL SUMMARY			
DISTRICTS: IA-1, PUD-4C, ECHO			
USE: RETAIL AND MULTI-FAMILY RESIDENTIAL (SPECIAL PERMIT REQUIRED)			
BUILDING DIMENSIONAL REQUIREMENTS			
CRITERIA	EXISTING	ALLOWED OR REQUIRED	PROPOSED
MIN. LOT AREA	26,914 SF	5,000 SF	26,914 SF (EX)
MIN. LOT WIDTH	217.65 FT	50 FT	217.65 FT (EX)
MIN. GROSS FLOOR AREA	N/A	81,484 [I]	71,897 SF
RESIDENTIAL BASE	N/A	67,265 SF (MAX)	54,121 SF
NON-RESIDENTIAL BASE	N/A	33,637 SF (MAX)	1,540 SF (RETAIL)
INCL. HOUSING BONUS	N/A	30,189 SF (MAX)	16,258 SF
MAX. FLOOR AREA RATIO	N/A	3.25 (MAX) [I]	2.67
RESIDENTIAL BASE	N/A	2.5 (MAX) [I]	2.5
NON-RESIDENTIAL BASE	N/A	1.25 (MAX)	0.56
INCL. HOUSING BONUS	N/A	0.30 (MAX)	0.9%
MAX. DWELLING UNITS	N/A	115 (MAX)	84
BASE UNITS	N/A	80	84
INCL. BONUS UNITS	N/A	26	2 (2)
BASE LOT AREA / UNIT	N/A	269 (MAX) [I]	320.43 SF/UNIT
TOTAL LOT AREA / UNIT	N/A	300 (MAX) [I]	320.43 SF/UNIT
MAX. BUILDING HEIGHT	N/A	45 & 55 FT [H]	45 FT & 55 FT
MIN. FRONT YARD	N/A	0 FT / 4 FT [H]	0 FT / 8 FT [H]
MIN. SIDE YARD	N/A	10 FT [H]	10.2 FT [H]
MIN. REAR YARD	N/A	10 FT [H]	10.2 FT [H]
MIN. OPEN SPACE	20.7%	NONE [H]	20.3%
PRIVATE OPEN SPACE	0 SF	-	750 SF [H]
PERMEABLE OPEN SPACE	5,571 SF	-	4,708 SF
OTHER OPEN SPACE	0 SF	-	0 SF
OFF-STREET PARKING	78 SPACES	84 [H]	7 (H)
LONG-TERM BICYCLE PARKING	0 SPACES	89 [H]	89
SHORT-TERM BICYCLE PARKING	0 SPACES	10 [H]	11
LOADING BAYS	0 BAYS	N/A	N/A

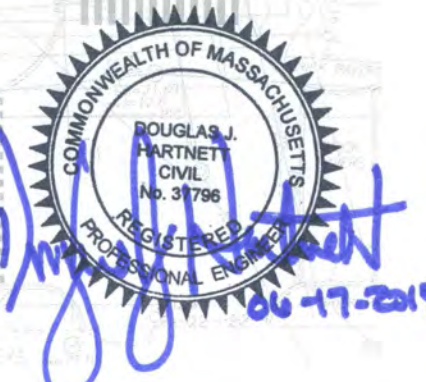
- DIMENSIONAL FOOTNOTES**
- [I] Per Section 11.203.2.6: of City of Cambridge Zoning Ordinance
 - [H] Per Section 20.43 of City of Cambridge Zoning Ordinance
 - [EX] Inclusionary requirements to be determined during Building Permit stage
 - [H] Per Section 13.54.4 of City of Cambridge Zoning Ordinance
 - [H] Per Section 13.51.4 of City of Cambridge Zoning Ordinance
 - [H] 6-foot setback from northern right-of-way line of Rogers Street proposed; 10-foot setback from westerly right-of-way line of Third Street proposed; 1-foot setback from southerly right-of-way line of Bent Street proposed
 - [H] Minimum side yard setback per Section 5.34, Table 5-4 of City of Cambridge Zoning Ordinance. Reduction of side yard setback to 10 feet is being sought by Special Permit
 - [H] Lot has frontage on street of three of four sides with fourth side designated as side lot line per Section 5.24.3 of City of Cambridge Zoning Ordinance and therefor has no rear yard setback
 - [N] No open space requirement for IA-1 District of ECHO Overlay District
 - [H] Denotes area of private patio at roof level
 - [H] 84 residential, retail spaces waived under Small Business provision in Section 8.32.1 of City of Cambridge Zoning Ordinance
 - [H] 2 spaces proposed on site, remainder of parking to be provided in off-site parking facility
 - [H] Per Section 6.107.2 of City of Cambridge Zoning Ordinance
 - Long term bicycle parking (residential) = 1 per unit for first 20 units + 1.0% per unit thereafter = 20 + (1.0% x 64) = 87.2 = 88 spaces
 - Long term bicycle parking (retail) = 0.1 per 1,000 sf = 0.1 x (1,540 / 1,000) = 0.1540 = 1 space
 - Total long-term bicycle parking required = 88 + 1 = 89 spaces
 - [H] Per Section 6.107.3 of City of Cambridge Zoning Ordinance
 - Short term bicycle parking (residential) = 0.1 per dwelling unit = 0.1 x 84 = 8.4 = 8 spaces
 - Short term bicycle parking (retail) = 0.8 per 1,000 sf = 0.8 x (1,540 / 1,000) = 1.232 = 1 space
 - Total short term parking required = 8 + 1 = 9 + 1 = 11 spaces

#101
ROGERS STREET
N/F ARE-MA REGION NO. 33, LLC
BOOK 45008, PAGE 320
PARCEL ID: 27-82



N/F ARE-MA REGION NO. 33, LLC

#249
THIRD STREET
LOT B-1
PARCEL ID: 27-76
PROPOSED 5-STORY MIXED-USE BUILDING
84 RESIDENTIAL UNITS
70,357 SF RESIDENTIAL
1,540 SF RETAIL
71,897 SF GFA TOTAL
F.F.E.+23.25



HIGHPOINT
HIGHPOINT ENGINEERING, INC.
DARTON CORPORATE PLACE
45 SAN HOSE 1 CAMBRIDGE, MA 02114
TEL: 781.279.0100 | www.highpointeng.com

EQUITY RESIDENTIAL
90 STANFORD STREET, 400
BOSTON, MA 02114
www.equityapartments.com

MULTI-FAMILY BUILDING
EQR THIRD STREET
249 THIRD STREET
CAMBRIDGE, MASSACHUSETTS
OWNER/APPLICANT: Equity Residential

REV	DATE	DESCRIPTION

ISSUE TYPE:
SPECIAL PERMIT
ISSUE DATE:
JUNE 17, 2015
PROJECT NUMBER:
14027
DRAWN BY: JJA
CHECKED BY: MAF
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SHEET TITLE:

SCHEMATIC
SITE PLAN

SHEET NUMBER:
SP002

249 Third Street

East Cambridge, MA

ARCHITECT

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CONSULTANT

CW Copley Wolff Design Group
DG Landscape Architects & Planners

STAMP

KEY PLAN



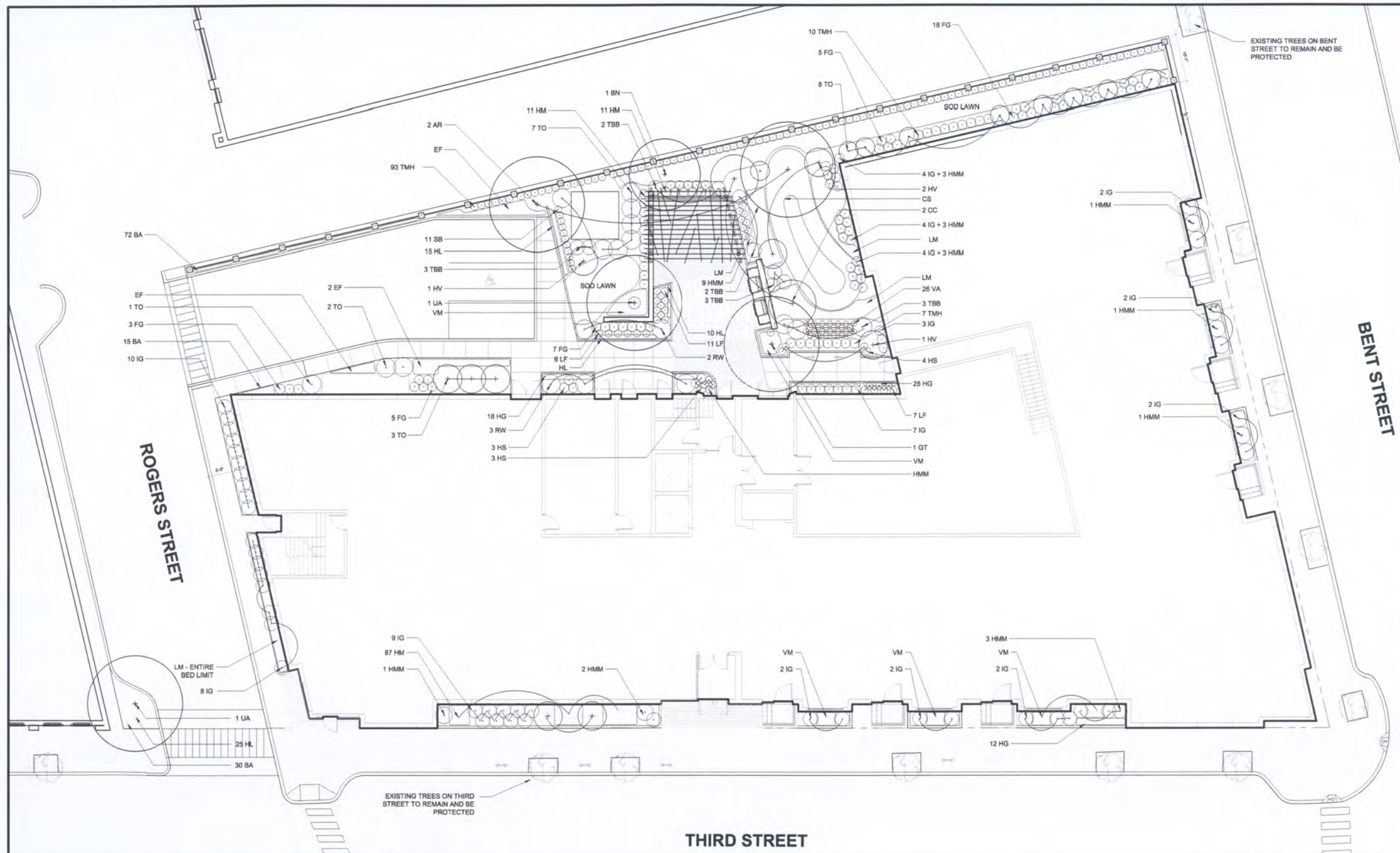
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	06/17/2015	

PROJECT NUMBER: 21412
DRAWN BY: JH
CHECKED BY: DS
SCALE: 1" = 10'-0"

SHEET TITLE

LANDSCAPE PLANTING PLAN

L1.00



PLANT LIST

TREES				
Qty.	Sym.	Scientific Name	Common Name	Size
	AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3.5"-4" cal.
	UA	Ulmus Americana 'Princeton'	Princeton American Elm	3.5"-4" cal.
	BN	Betula Nigra	River Birch	10-12' HGT.
	CC	Cercis Canadensis	Eastern Redbud	10-12' HGT.
	GT	Gleditsia Triacanthos	Honey Locust	3.5"-4" cal.
	HV	Hamamelis Virginiana	American Witch-hazel	8-10' HGT
	TO	Thuja occidentalis	American Arborvitae	10-12' HGT
SHRUBS				
Qty.	Sym.	Scientific Name	Common Name	Size
	FG	Fothergilla gardenii	Fothergilla	3' B&B
	IG	Ilex Glabra 'Densa'	Dense Inkberry	3' B&B
	HS	Hibiscus syriacus 'White Chiffon'	Rose-of-Sharon	6' Hgt. B&B - "White"
	HMM	Hydrangea Macrophylla 'Mariesii'	Lacecap Hydrangea	3', B&B
	SB	Spiraea japonica 'Goldflame'	Goldflame Spirea	24-30" Hgt & SPD
	LF	Leucothoe fontansiana 'Nana'	Dwarf Fetterbush	24-30" SPD
	RW	Rhododendron x laetvirens	Wilson Rhododendron	30"-36 SPD

SHRUBS, continued				
Qty.	Sym.	Scientific Name	Common Name	Size
	TBB	Taxus baccata "Repens"	Spreading Taxus	36" SPD
	TMH	Taxus media "Hicksii"	Hedge Taxus	30" HGT
	VA	Vaccinium angustifolium	Low-bush blueberry	2 Gal. 8" O.C.

GROUNDCOVERS & VINES				
Qty.	Sym.	Scientific Name	Common Name	Size
	BA	Baptisia australis	False Indigo	1 Gal. @ 10" O.C.
	EF	Euonymus Fortunei 'Coloratus'	Wintercreeper	1 Gal. @ 12" O.C.
	HG	Hosta 'Guacamole'	Guacamole Hosta	2 Gal. 12" O.C.
	VA	Vaccinium Angustifolium "Burgundy"	Lowbush Blueberry	2 Gal. 12" O.C.
	LM	Liriope Muscari 'Variegata'	Variegated Liriope	1 Gal. 12" O.C.
	HM	Hakonechloa Macra	Hakone Grass	2 Gal. 12" O.C.
	HL	Hemerocallis Lilioasphodelus	Yellow Daylily	2 Gal. 18" O.C.
	VM	Vinca minor	Periwinkle	1 Gal. 10" O.C.
	CS	Carex stricta	Tussock Sedge - wet	1 Gal. 18" O.C.

Residences at 249 Third Street

East Cambridge, MA

Equity Residential

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PROJECT NUMBER: 21412
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CHECKED BY: DS

SHEET TITLE

1st Floor Plan

A-101



1 Level 1
1" = 10'-0"

6/24/2015 12:24:50 PM

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East Cambridge, MA

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KEY PLAN
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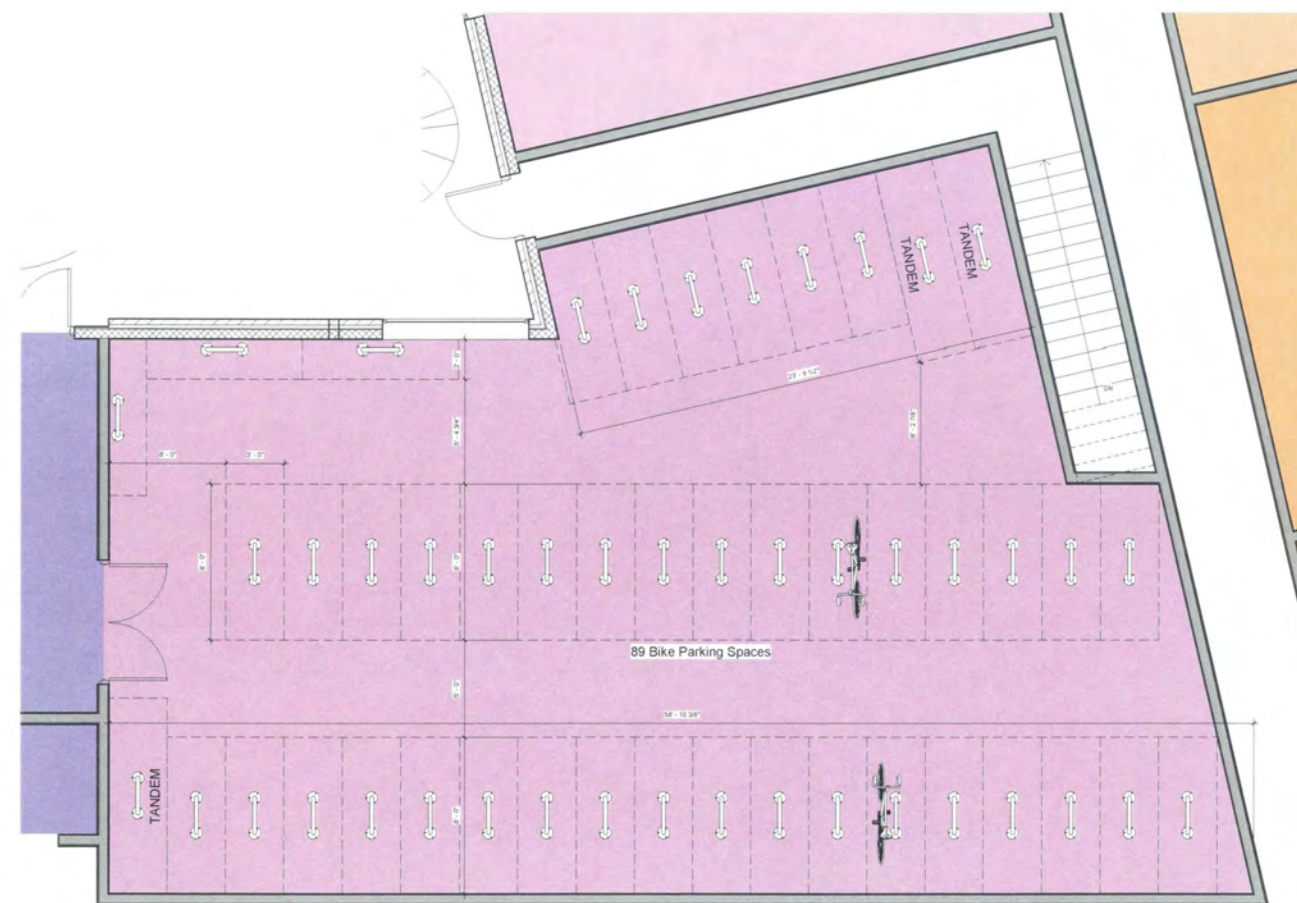
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SHEET TITLE

Bike Storage Layout

A-101.1



6/24/2015 12:24:56 PM

1 Bike Storage
1/4" = 1'-0"

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249 Third Street

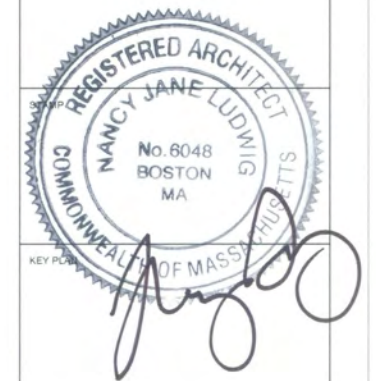
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KEY PLAN



1 Level 2
1" = 10'-0"

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SHEET TITLE

2nd Floor Plan

A-102

Residences at
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East Cambridge, MA

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KEY PLAN

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SHEET TITLE

3rd Floor Plan

A-103



1 Level 3
1" = 10'-0"

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East Cambridge, MA

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	06/17/2015	Special Permit

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SHEET TITLE

4th Floor Plan

A-104



1 Level 4
1" = 10'-0"

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East Cambridge, MA

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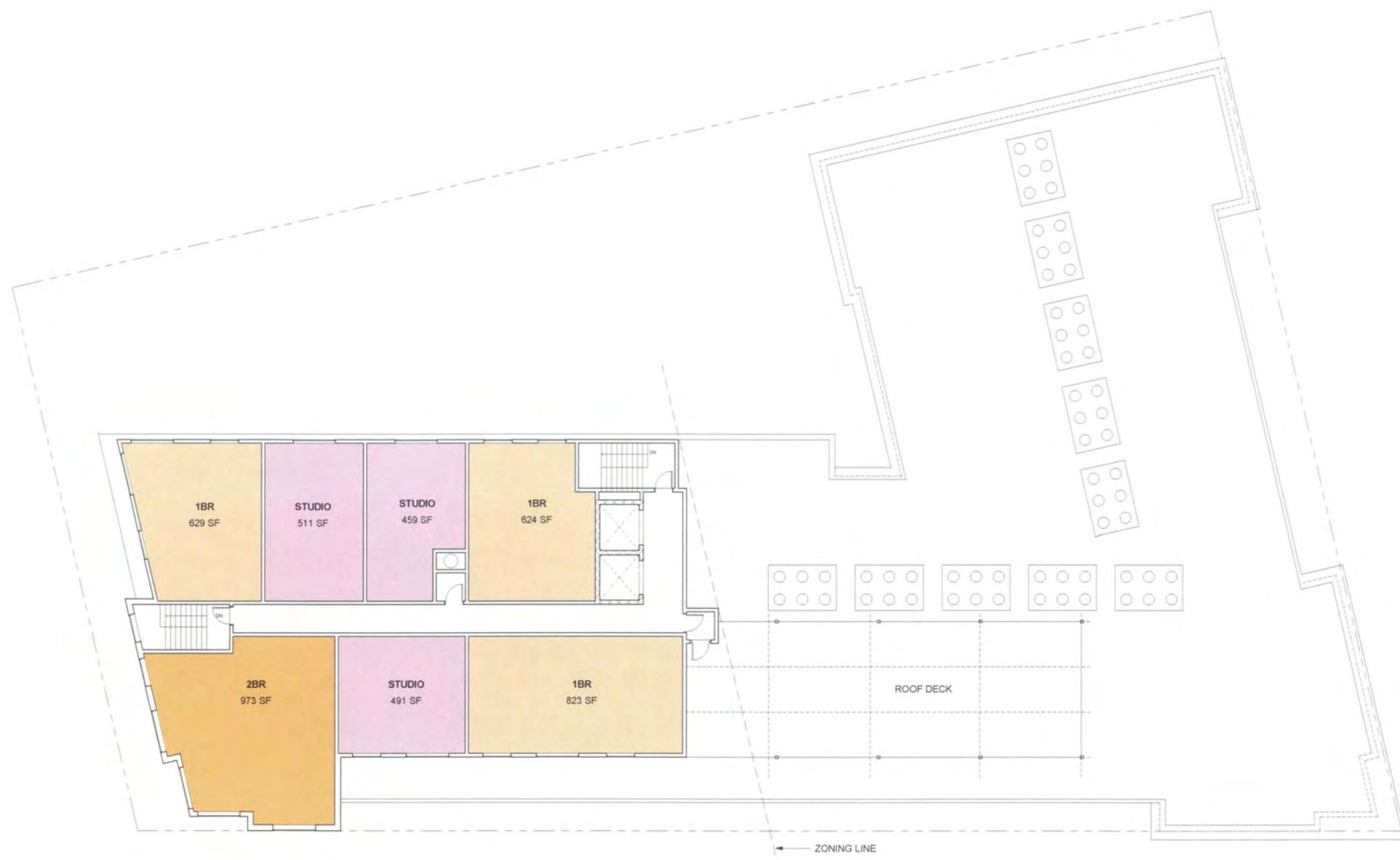
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	06/17/2015	Special Permit

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SHEET TITLE

5th Floor Plan

A-105



1 Level 5
1" = 10'-0"

6/24/2015 12:24:59 PM

Residences at
249 Third Street

East Cambridge, MA

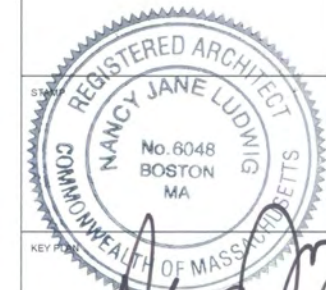
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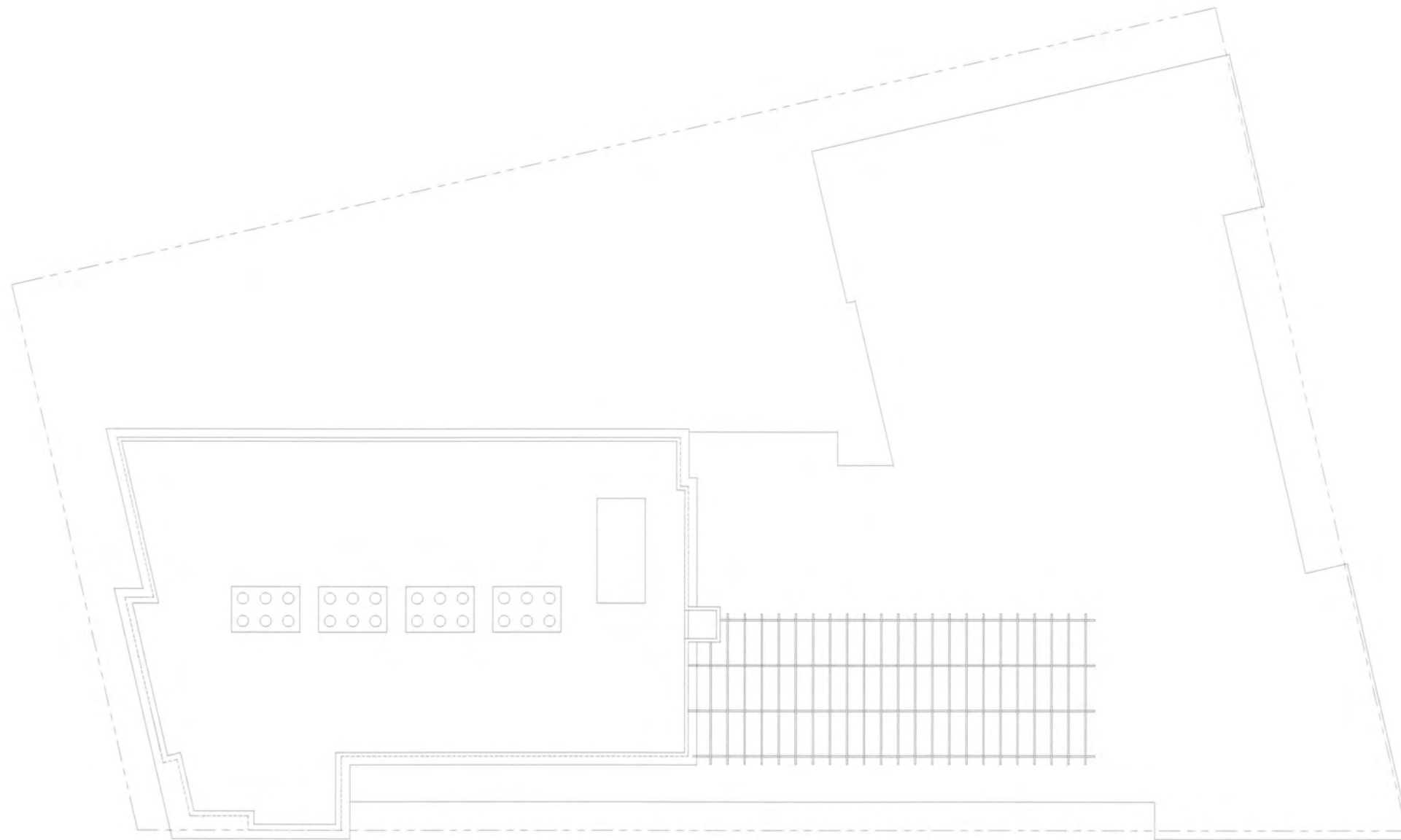
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SHEET TITLE

Roof Plan

A-106



1 Roof Plan
1" = 10'-0"

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SHEET TITLE

Building Elevations

A-201



2 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

6/24/2015 12:25:17 PM

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[Handwritten Signature]

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SHEET TITLE

Street Elevations

A-203



1 Third Street Elevation
1/16" = 1'-0"



2 Rogers Street Elevation
1/16" = 1'-0"



3 Bent Street Elevation
1/16" = 1'-0"