

75 First Street

PUD 231A APPLICATION FOR AMENDMENT #7 (MAJOR)

3/21/23

With Additional Images From 4/11/23



#	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: 04/11/2023
Drawn By: DMS Team

Ao.00A

Final Development Plan - Responses to Planning Board and Departmental Comments



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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Revisions:		#	Reason	Date

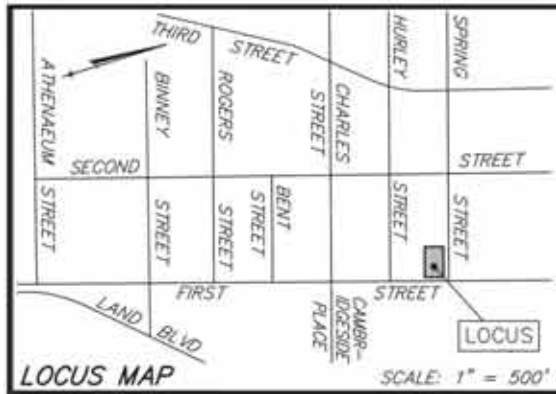


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Existing Conditions Map



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

- THIS PLAN HAS BEEN PREPARED FOR THE PROPERTY AT 75 FIRST STREET WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 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 811 PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN, DEMOLITION OR CONSTRUCTION PURPOSES.
- NO CERTIFICATION IS MADE AS TO THE EXTENT AND POSSIBLE ENCROACHMENT OF BELOW GRADE BUILDING FEATURES.
- ZONING INFORMATION LISTED HEREON PROVIDED BY CLIENT.
- 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

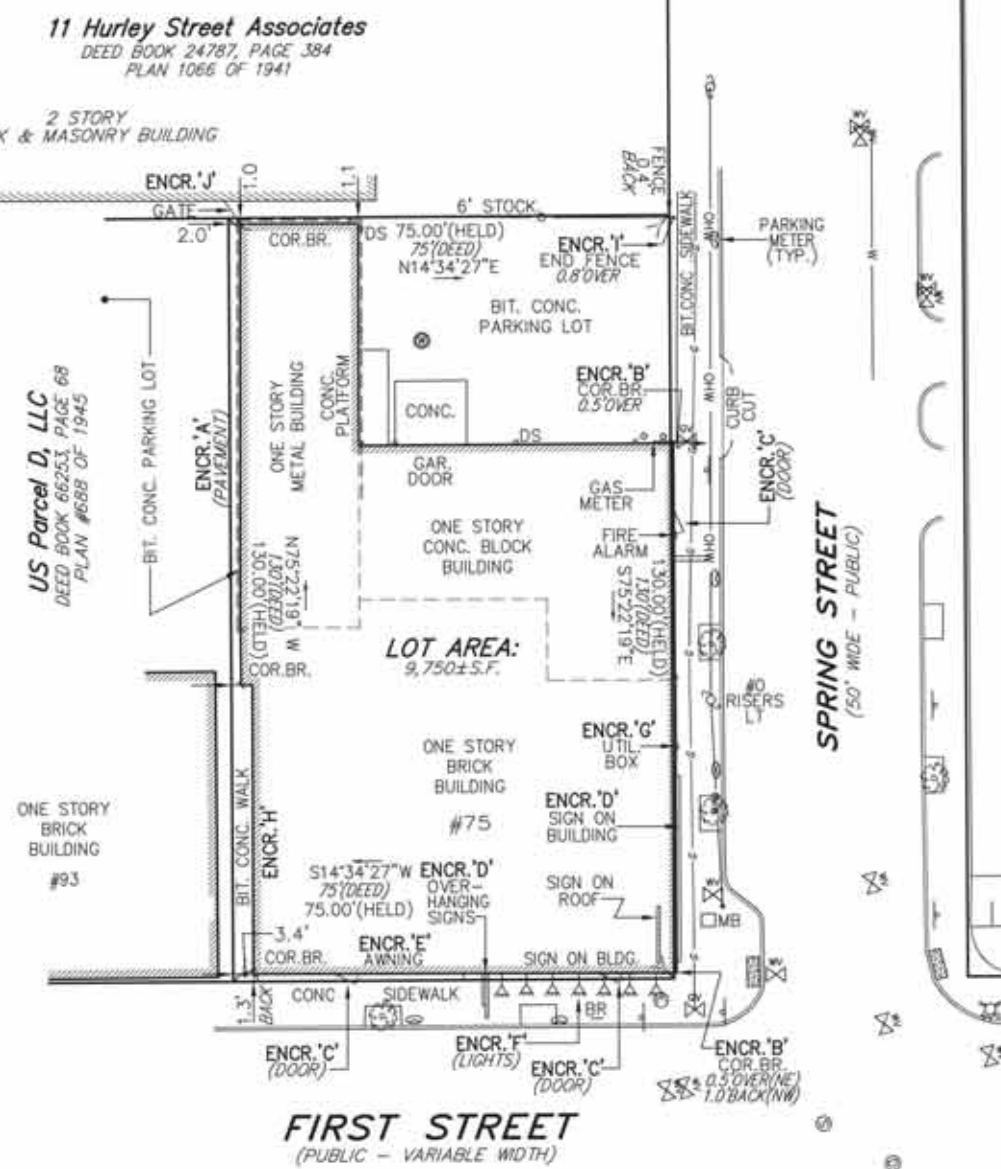
Civil Engineers
 Land Surveyors
 Wetland Scientists

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
 - 6" STOCKADE — EDGE OF PAVEMENT
 - 6" 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

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

DATE _____ PROFESSIONAL LAND SURVEYOR FOR REGISTRY USE



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).

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 REGISTRATION NO. 45717

SCALE: 1" = 20'

0 20 40 80

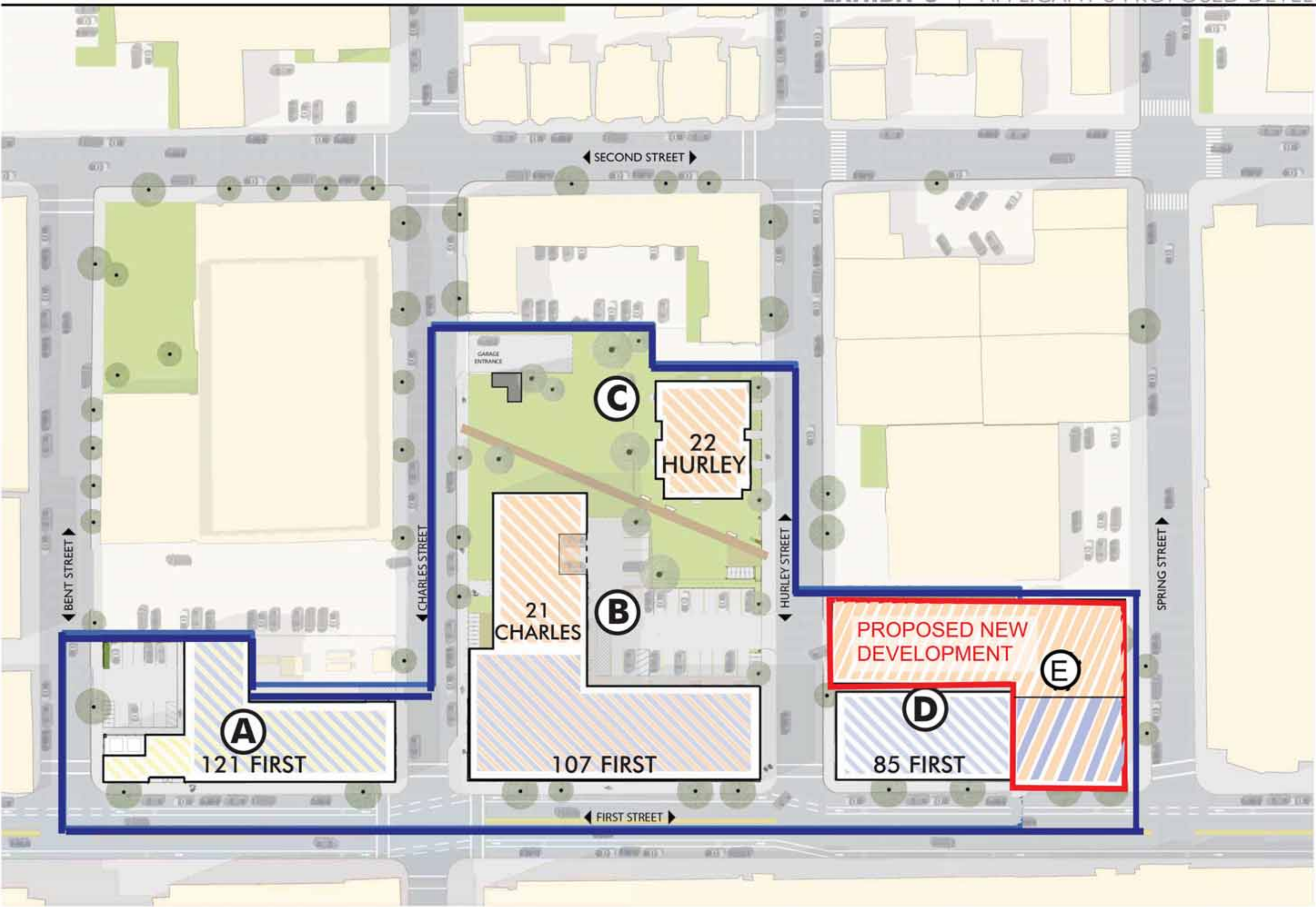
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			3/15/17	DRAWN BY: JMS
				CHECK BY: WCJ

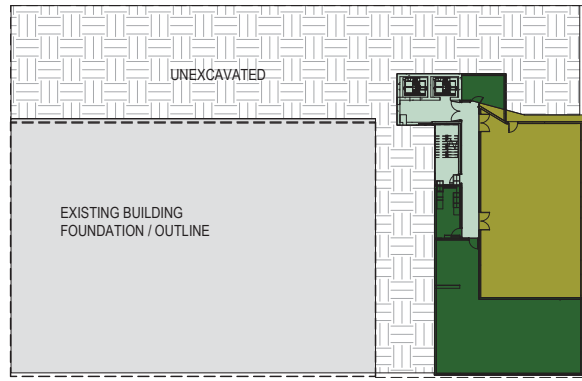
ALTA / NSPS
 LAND TITLE SURVEY
 IN
 CAMBRIDGE, MA

PLOT DATE: May 15, 2017 5:08 pm
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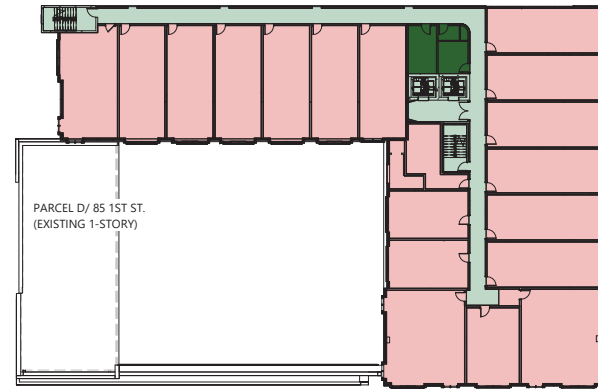
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 LAYOUT: 75 First
 SHEET: 1 OF 1
 PROJECT NO.: 20236

Site Context Map

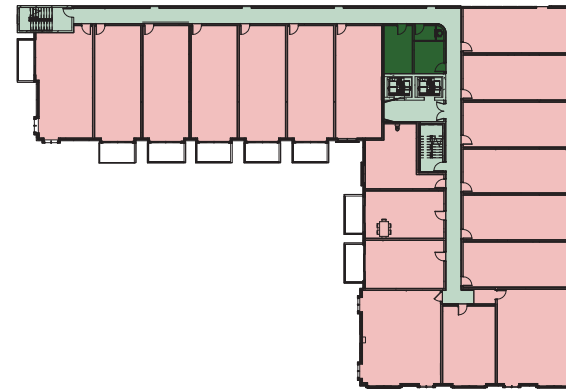




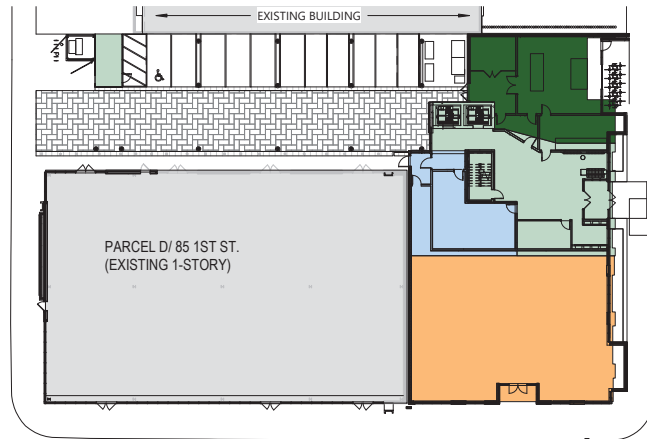
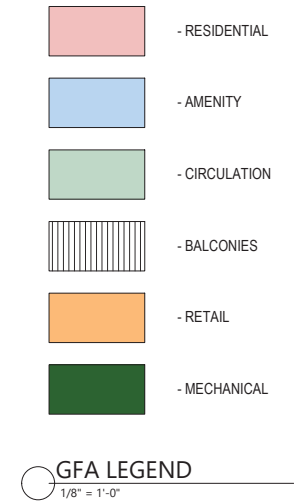
1 BASEMENT FLOOR - GFA
1" = 30'-0"



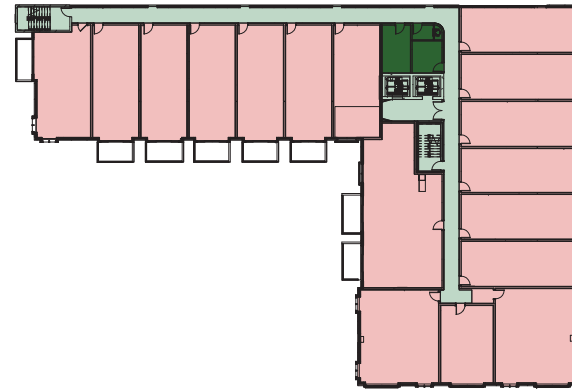
4 THIRD FLOOR - GFA
1" = 30'-0"



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



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

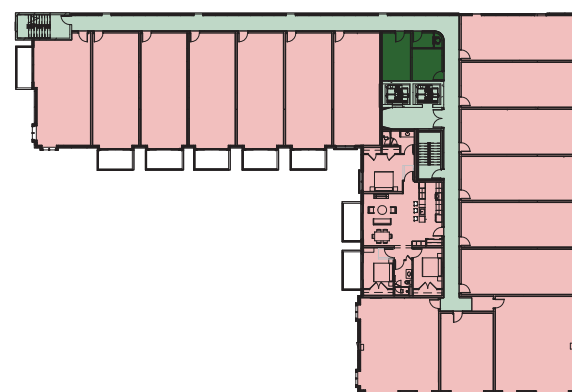


5 FOURTH FLOOR - GFA
1" = 30'-0"

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	1,962	5,042
FIRST FLOOR	0	1,050	2,160	3,210	0	3,483	6,693	1,482	8,175
SECOND FLOOR	11,737	451	2,089	14,283	0	0	14,283	862	14,645
THIRD FLOOR	12,274	0	2,007	14,281	711	0	14,992	862	15,354
FOURTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	862	15,354
FIFTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	862	15,354
SIXTH FLOOR	12,274	0	2,007	14,281	711	0	14,992	862	15,354
ROOF DECK	0	0	0	0	2,271	0	0	0	2,271
TOTAL	60,833	3,733	11,131	77,697	5,115	3483	64,024	5,754	81,549



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



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

Revisions:	
#	Date

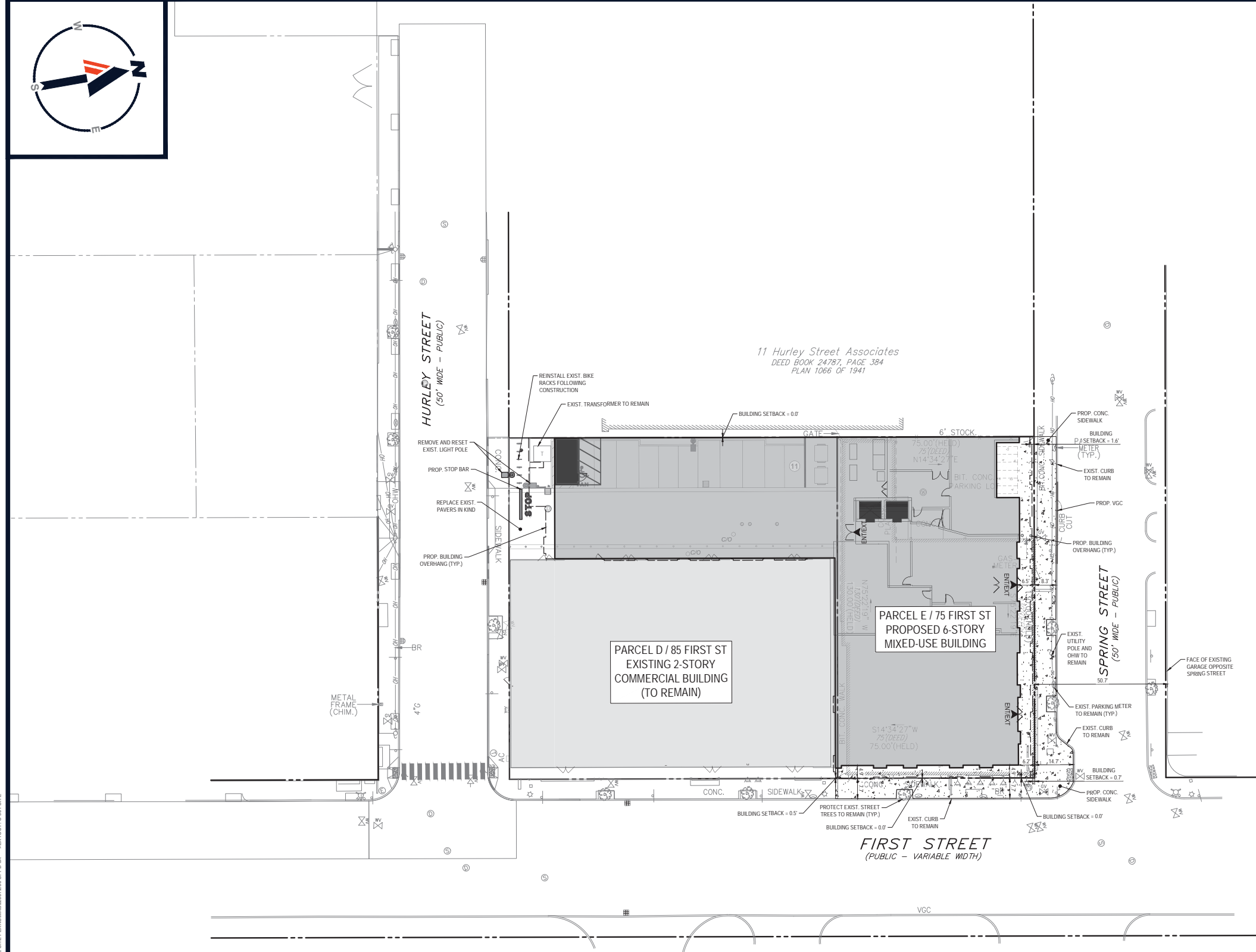


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Schematic Design

KEY PLAN - UPDATED
Scale: As indicated
Date: 04/11/2023
Drawn By: DMS Team

A0.05A



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
THE

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

111 HURLEY STREET, SUITE 200, CAMBRIDGE, MASSACHUSETTS 02141
TEL: 617.452.0000 FAX: 617.452.0001

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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:	BEJ/RM
CHECKED BY:	MMW
DATE:	07/27/2022
CAD LD.:	MAB220072-X-TTB

PROPOSED SITE PLAN DOCUMENTS

FOR

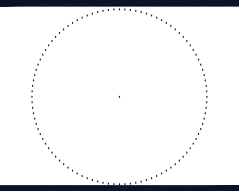
US PARCEL E, LLC

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

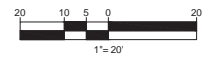


SHEET TITLE:
SITE LAYOUT PLAN

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\USPARE\BMA-PROJECTS\B220072\B220072_06\PPD-04-14\YOUT-C-301-SITE

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

USE LEGEND

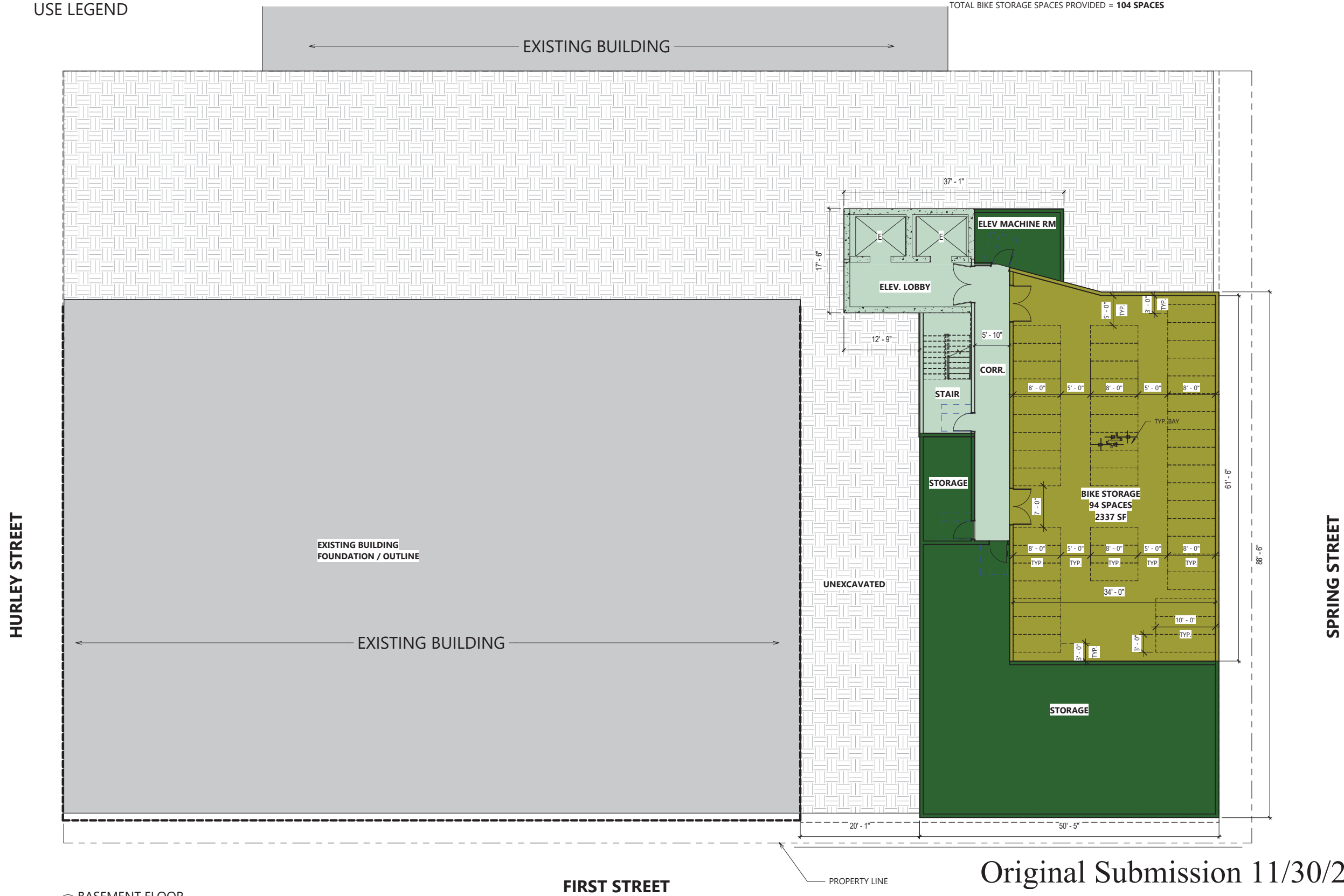
BIKE STORAGE CALCULATIONS

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

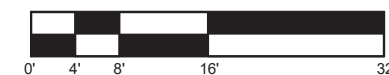
SHORT TERM BIKE SPACES
 TOTAL LONG TERM SPACES PROVIDED = 94 SPACES
 10% OF LONG TERM STORAGE = 10 SPACES
 TOTAL SHORT TERM SPACES PROVIDED = **10 SPACES**

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



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

Original Submission 11/30/22



Revisions:

#	Reason	Date



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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

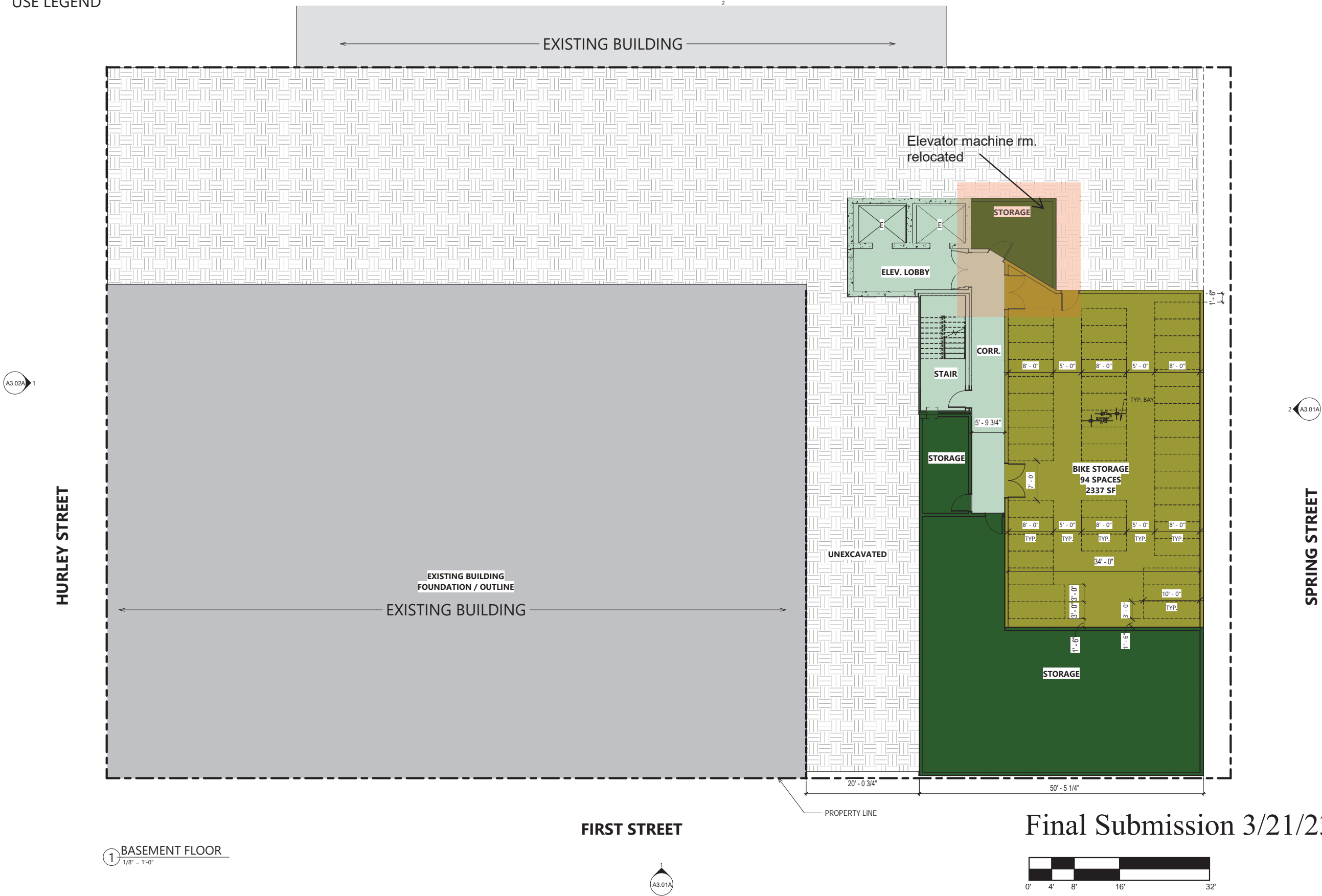
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TOTAL BIKE STORAGE SPACES PROVIDED = 104 SPACES



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
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- MECHANICAL/STORAGE

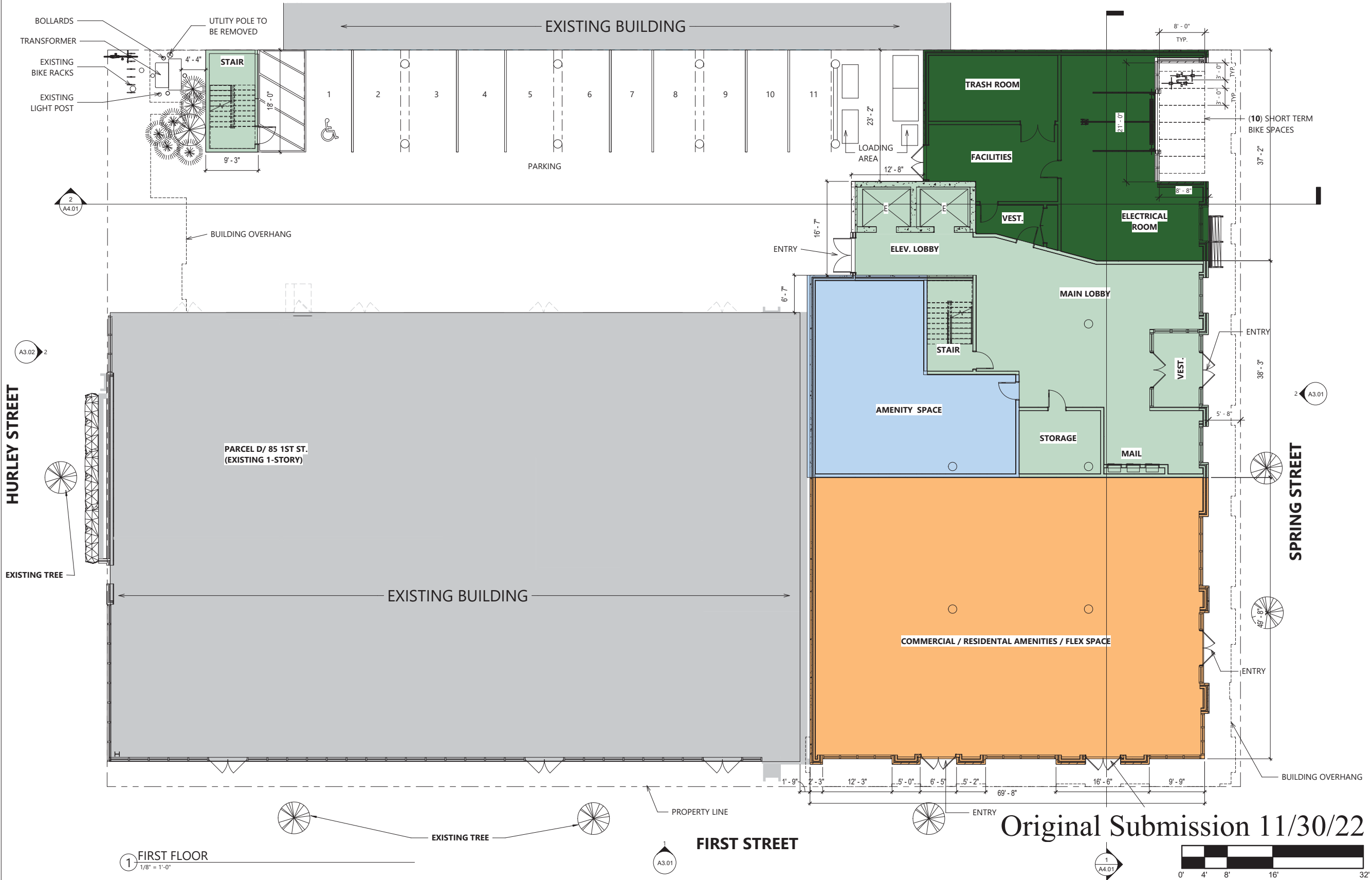
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TOTAL UNITS : 90
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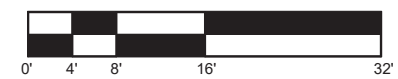
TOTAL BIKE STORAGE SPACES PROVIDED = 104 SPACES

USE LEGEND



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

Original Submission 11/30/22



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

USE LEGEND

- RESIDENTIAL
- AMENITY
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- MECHANICAL/STORAGE

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

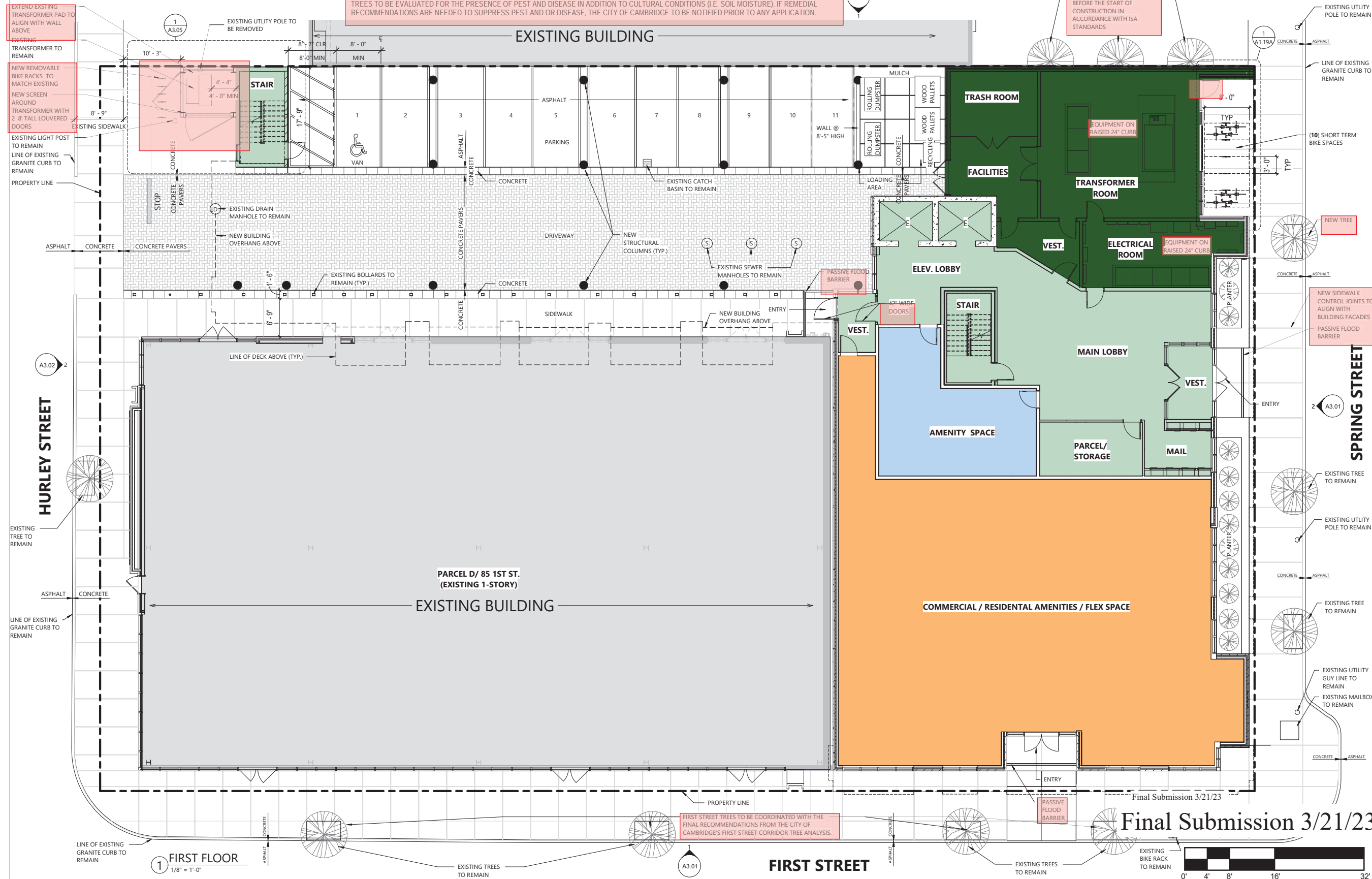
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FIRST FLOOR PLAN -
UPDATED

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

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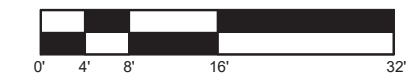
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USE LEGEND



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

Original Submission 11/30/22



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SECOND FLOOR PLAN

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

USE LEGEND

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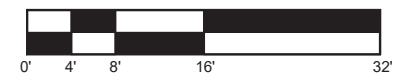
HURLEY STREET

SPRING STREET

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

FIRST STREET

Final Submission 3/21/23



Revisions:

#	Reason	Date



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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



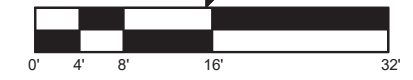
HURLEY STREET

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

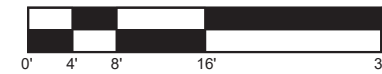
USE LEGEND

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



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

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

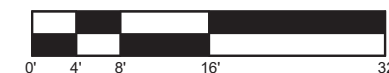
- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

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

USE LEGEND

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



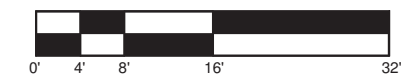
HURLEY STREET

SPRING STREET

FIRST STREET

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

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FOURTH FLOOR PLAN -
UPDATED

Scale: 1/8" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team

A1.04A

Page 16

- 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
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USE LEGEND

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



HURLEY STREET

FIRST STREET

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

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FIFTH FLOOR PLAN - UPDATED

Scale: 1/8" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team

A1.05A
Page 18

USE LEGEND

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

USE LEGEND

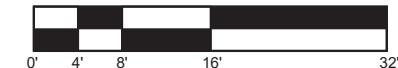


UNIT MATRIX

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
TOTAL	19	18	17	17	19	90

① SIXTH FLOOR
1/8" = 1'-0"

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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
TOTAL	19	18	17	17	19	90

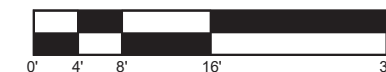
HURLEY STREET

SPRING STREET

FIRST STREET

① SIXTH FLOOR
1/8" = 1'-0"

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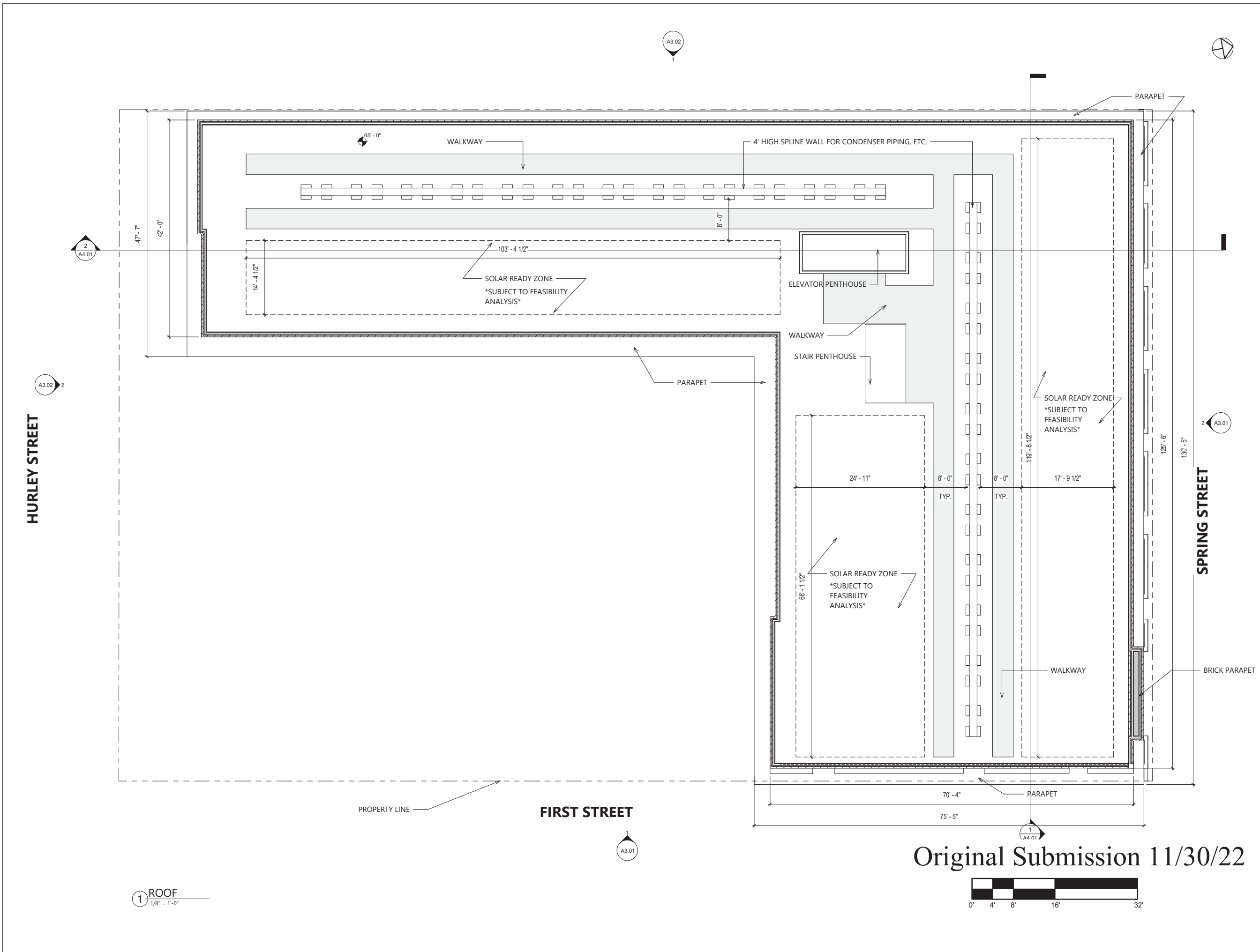
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SIXTH FLOOR PLAN -
UPDATED

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

A1.06A



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#	Reason	Date

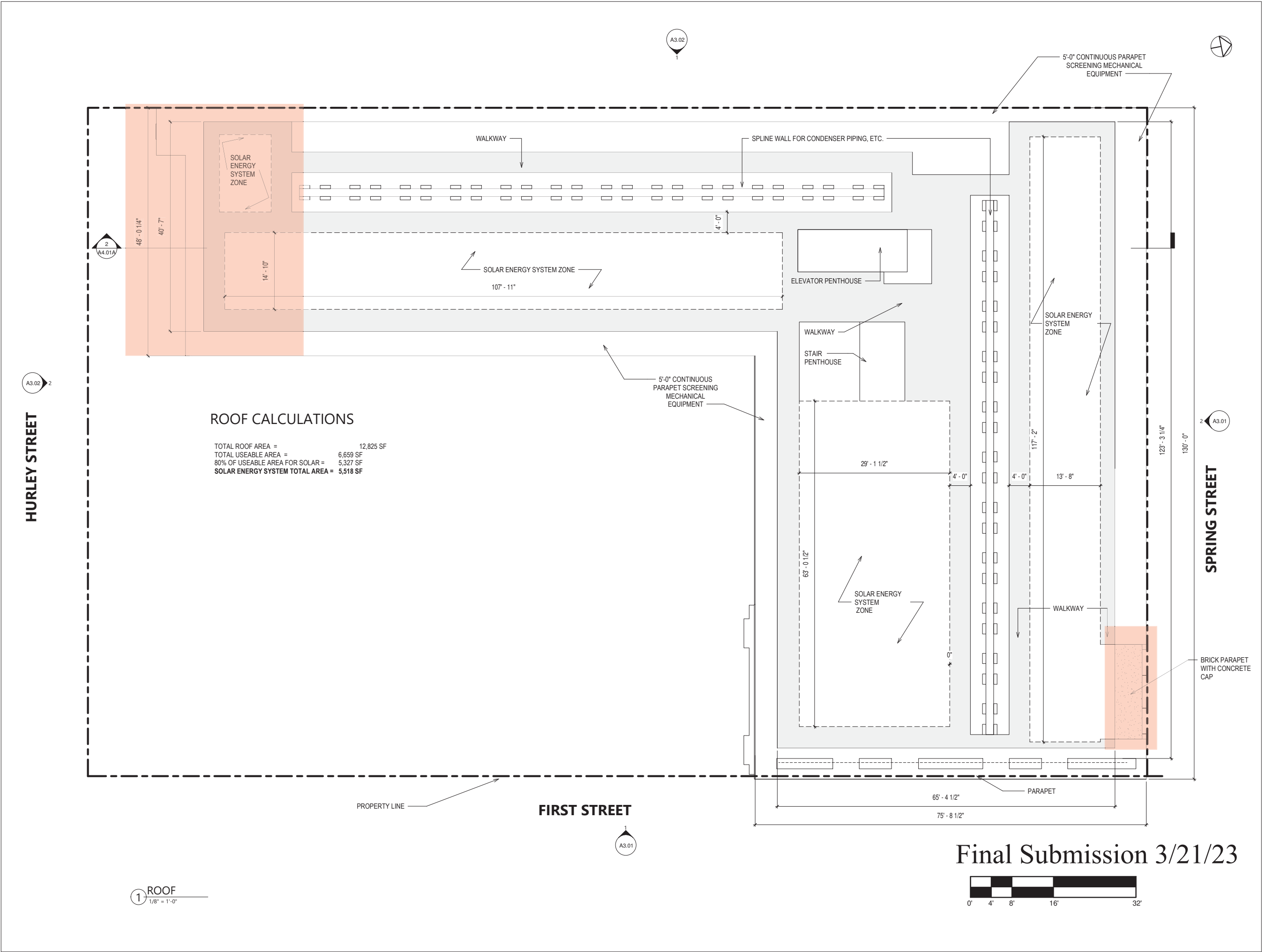


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ROOF PLAN
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

A1.07
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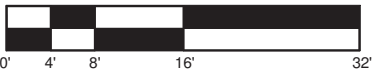


ROOF CALCULATIONS

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

Original Submission 11/30/22



3RD FLOOR BALCONY VIEW OF ROOFDECK



5TH FLOOR BALCONY VIEW OF ROOFDECK



① ROOF DECK
1/8" = 1'

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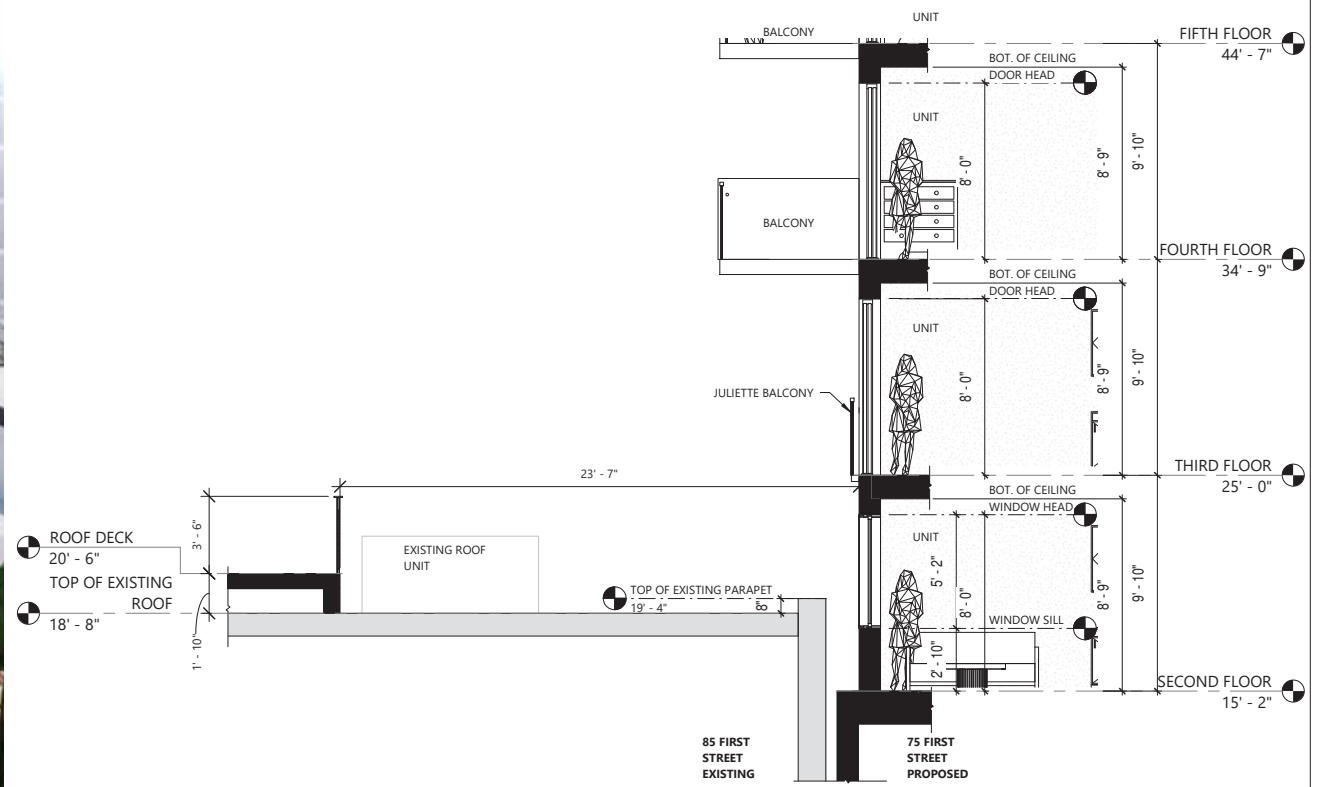
ROOF DECK	Scale:	10/27/2022
	Date:	DMS Team
	Drawn By:	

A1.08

Final Submission 3/21/23



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



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

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ROOF DECK - UPDATED

Scale: 1/4" = 1'-0"

Date: 04/11/2023

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

Final Submission 3/21/23



VIEW FROM FIRST ST. AND HURLEY ST.

Revisions:	
#	Date



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HURLEY AND FIRST ST. PERSPECTIVE - UPDATED	Scale:
	Date: 04/11/2023
	Drawn By: DMS Team

A1.09A
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FIRST & SPRING ST.
PERSPECTIVE
Scale: 1/2" = 1'-0"
Date: 10/27/2022
Drawn By: Author

A1.10

Final Submission 3/21/23



VIEW FROM FIRST ST. AND SPRING ST.

Revisions:	
#	Date



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FIRST & SPRING ST. PERSPECTIVE - UPDATED	Scale:
	Date: 04/11/2023
	Drawn By: DMS Team

A1.10A

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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

Final Submission 3/21/23



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



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



③ 3. HURLEY STREET VIEW
12" = 1'-0"



④ 4. SPRING STREET VIEW
12" = 1'-0"

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STREET VIEW
PERSPECTIVES -
UPDATED
Scale: 12" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team

A1.11A
Page 30



75 FIRST STREETFRONT VIEW



SPRING STREET STOREFRONT VIEW

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

A1.12



③ 75 FIRST STREETFRONT VIEW
12" = 1'-0"



④ 3D STREET CORNER
12" = 1'-0"



① 3D BIKE STOR
12" = 1'-0"



② SPRING STREET STOREFRONT VIEW
12" = 1'-0"

Revisions:	
#	Date



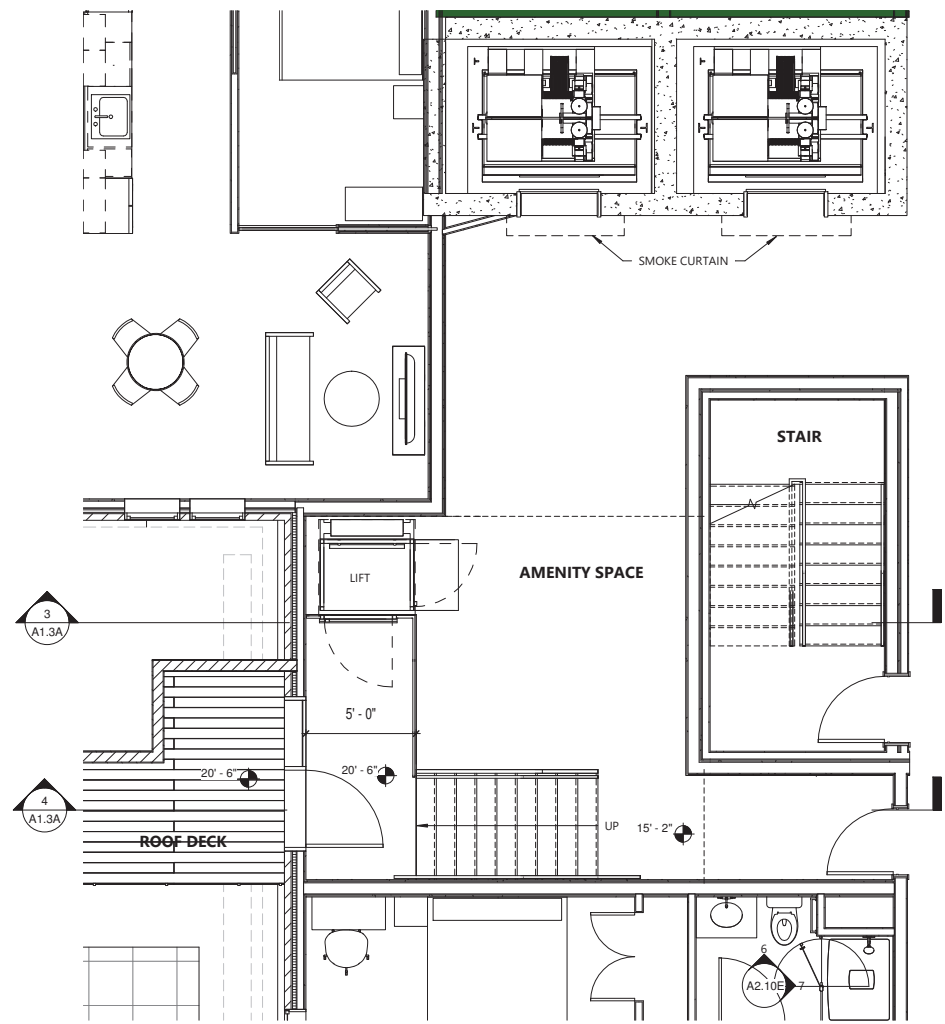
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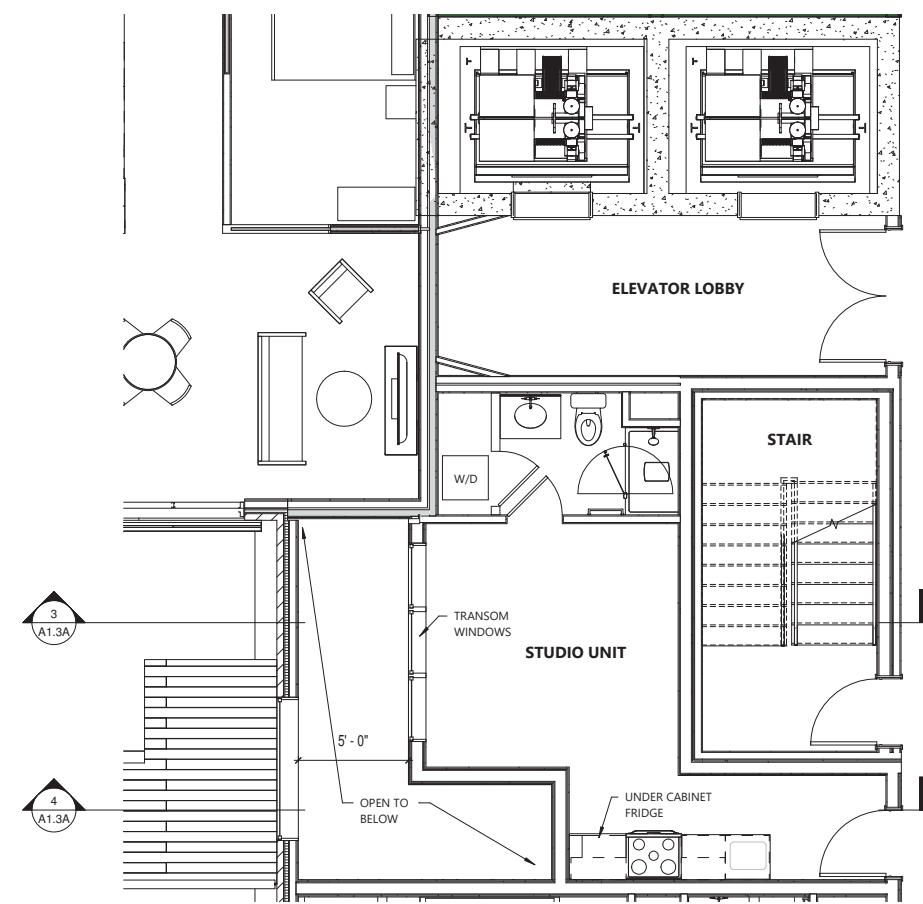
STOREFRONT PERSPECTIVES - UPDATED	Scale: 12" = 1'-0"	Date: 04/11/2023	Drawn By: DMS Team
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A1.12A

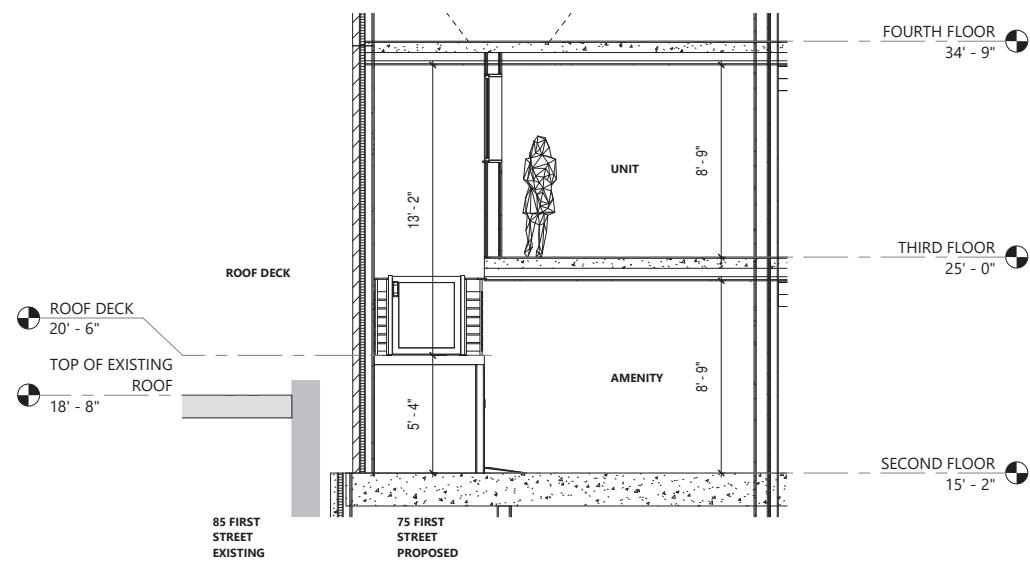
Final Submission 3/21/23



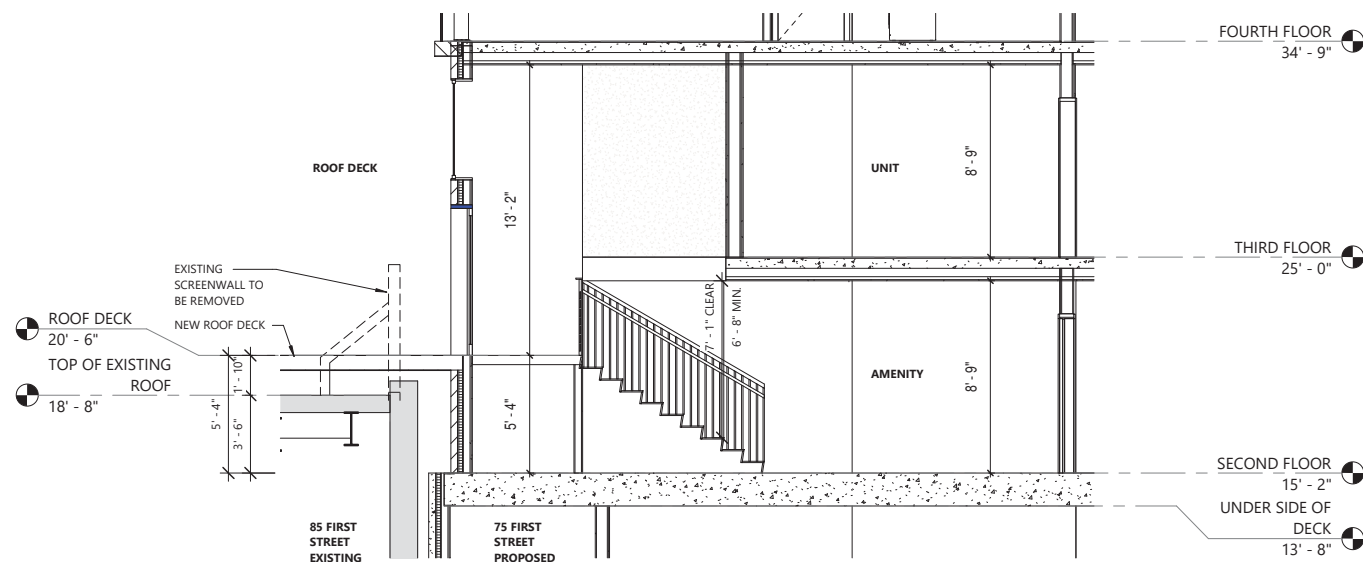
1 SECOND FLOOR - ROOF DECK ENTRY
1/4" = 1'-0"



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:

#	Reason	Date



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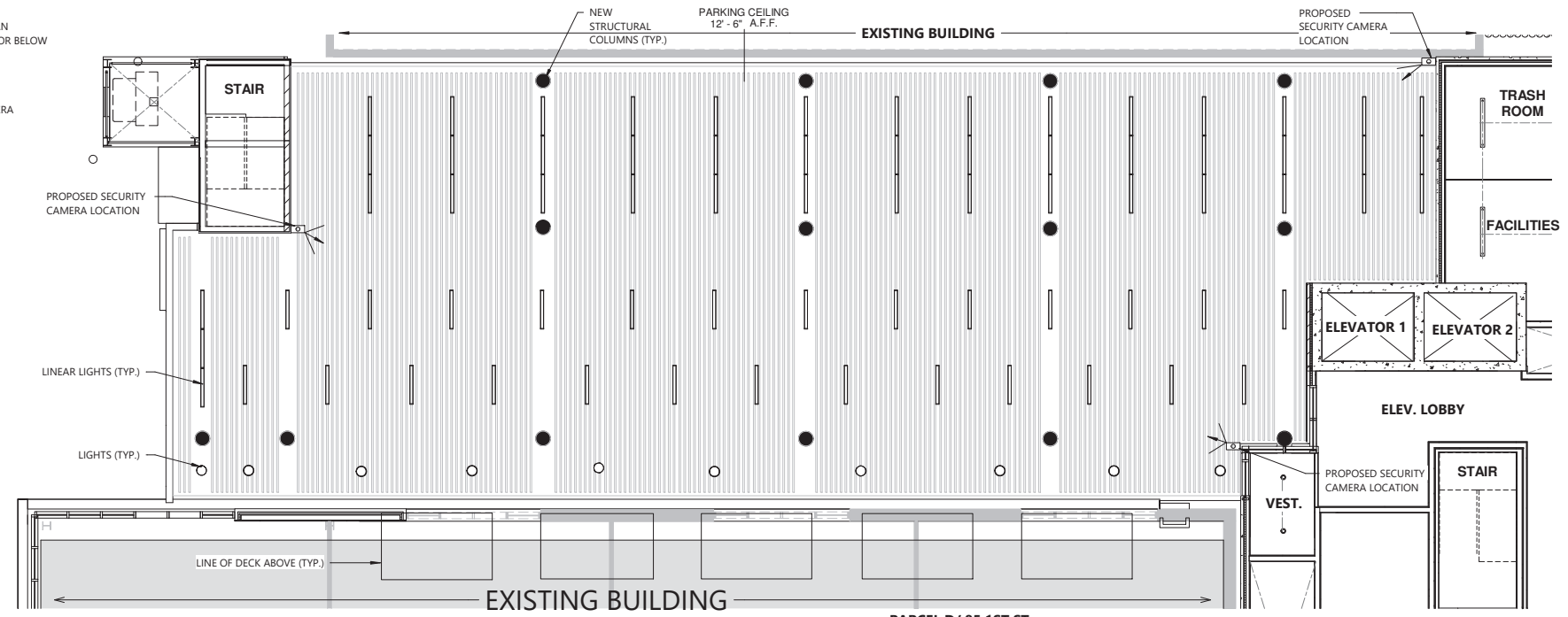
ROOF DECK ENTRY

Scale: 1/4" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team

A1.3A
Page 33

Final Submission 3/21/23

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"



2 VIEW OF DRIVEWAY AND TRANSFORMER
 12" = 1'-0"



3 VIEW OF BUILDING REAR ENTRY
 12" = 1'-0"



4 VIEW OF DRIVEWAY & PARKING SPACES
 12" = 1'-0"

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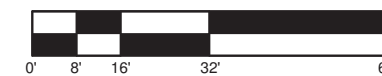
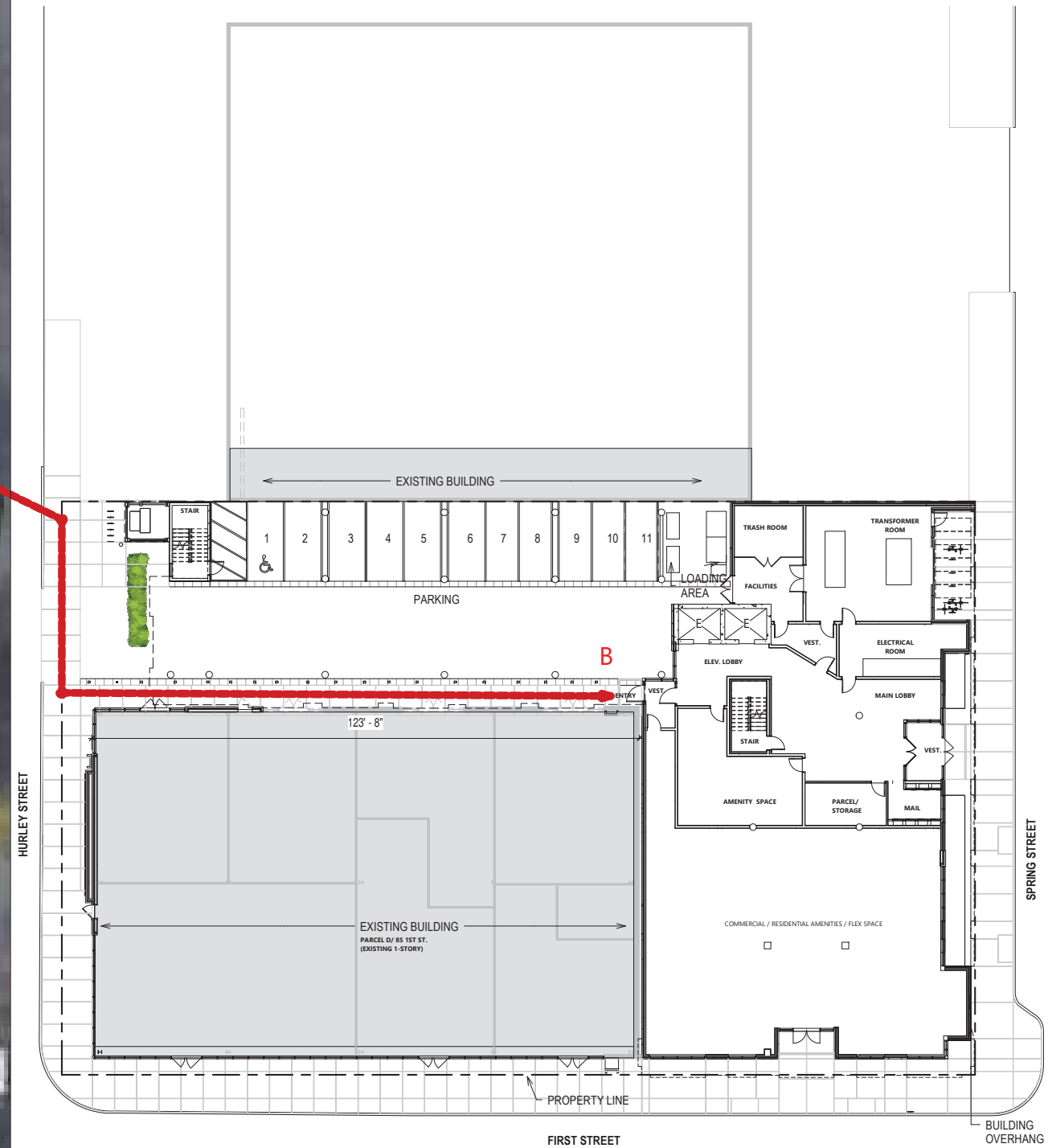
BACK ENTRY PERSPECTIVES

Scale: As indicated
Date: 04/11/2023
Drawn By: DMS Team



① FIRST FLOOR Tracking
1/16" = 1'-0"

DISTANCE FROM REAR ENTRANCE TO GARAGE ENTRY : 445 FEET
APPROXIMATE TIME TO TRAVEL (A-B) : 1 MINUTE 40 SECONDS



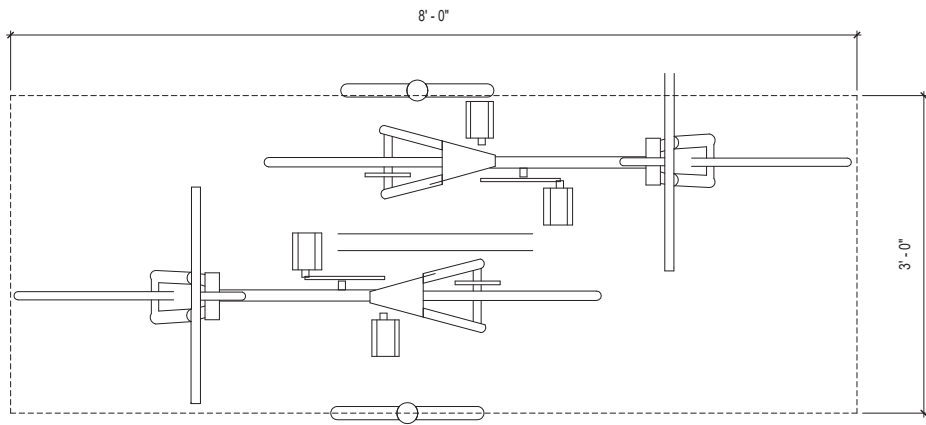
Revisions:	
#	Date



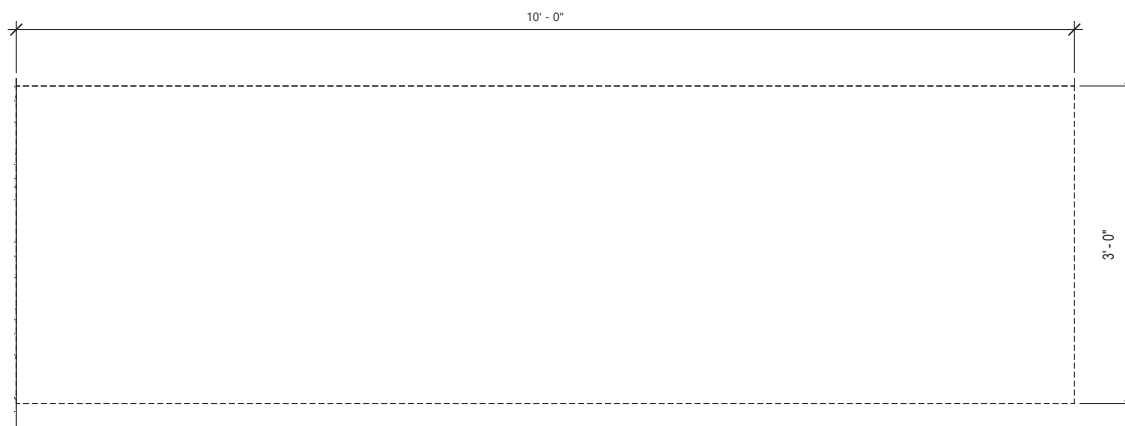
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DISTANCE TRACKING PLAN	
Scale:	1/16" = 1'-0"
Date:	04/11/2023
Drawn By:	DMS Team



3 TYPICAL BIKE SPACE
1:10



4 TYPICAL TANDEM BIKE SPACE
1:10

BIKE STORAGE CALCULATIONS

LONG TERM BIKE SPACES

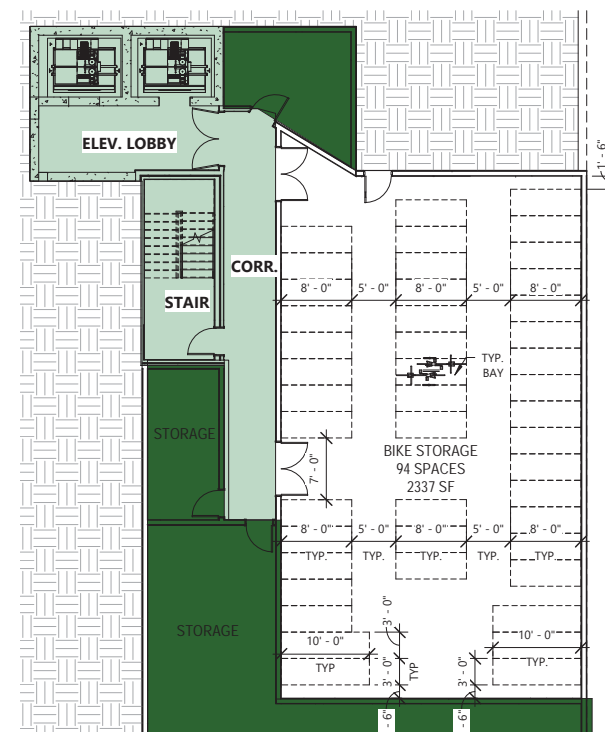
1 SPACE PER UNIT FOR THE FIRST 20 UNITS = 20 SPACES
 1.05 SPACES PER EACH UNIT OVER 20 = 74 SPACES
 TOTAL SPACES REQUIRED = 94 SPACES
 5% TO BE 3'x10' FOR TANDEM AND TRAILERS = 5 SPACES
 LONG TERM SPACES PROVIDED = 94 SPACES

TOTAL UNITS : 90

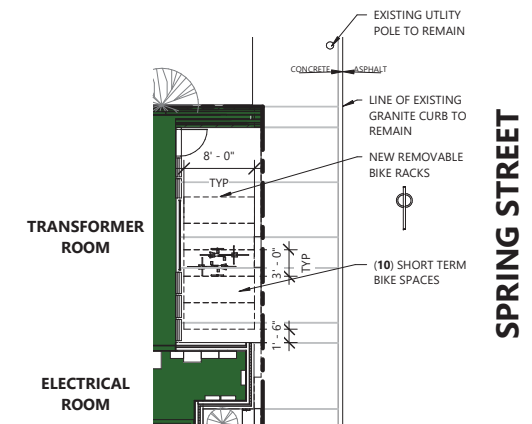
SHORT TERM BIKE SPACES

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"

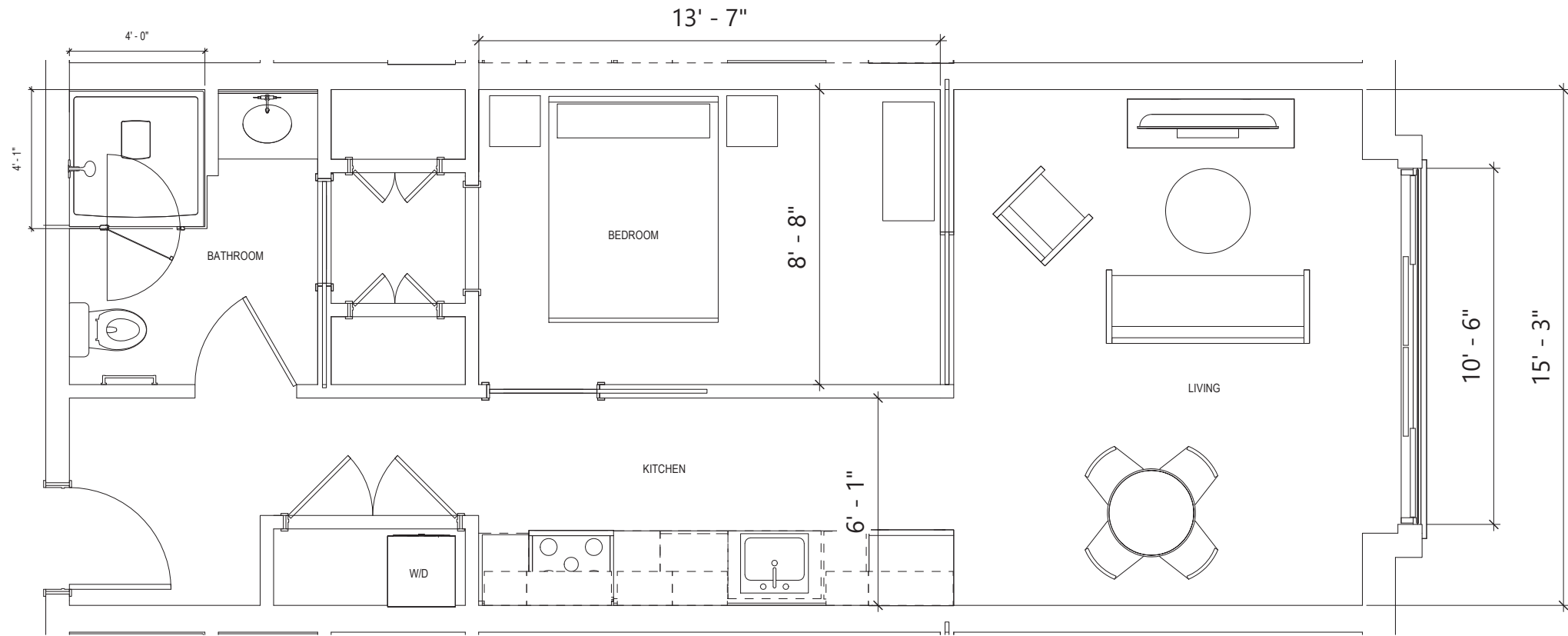
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BIKE PARKING PLAN
Scale: As indicated
Date: 03/21/2023
Drawn By: DMS Team



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



3D VIEW OF UNIT LAYOUT

Revisions:	
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TYPICAL 1 BED LAYOUT
Scale: 1/2" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW FROM LIVING ROOM

Revisions:	
#	Date



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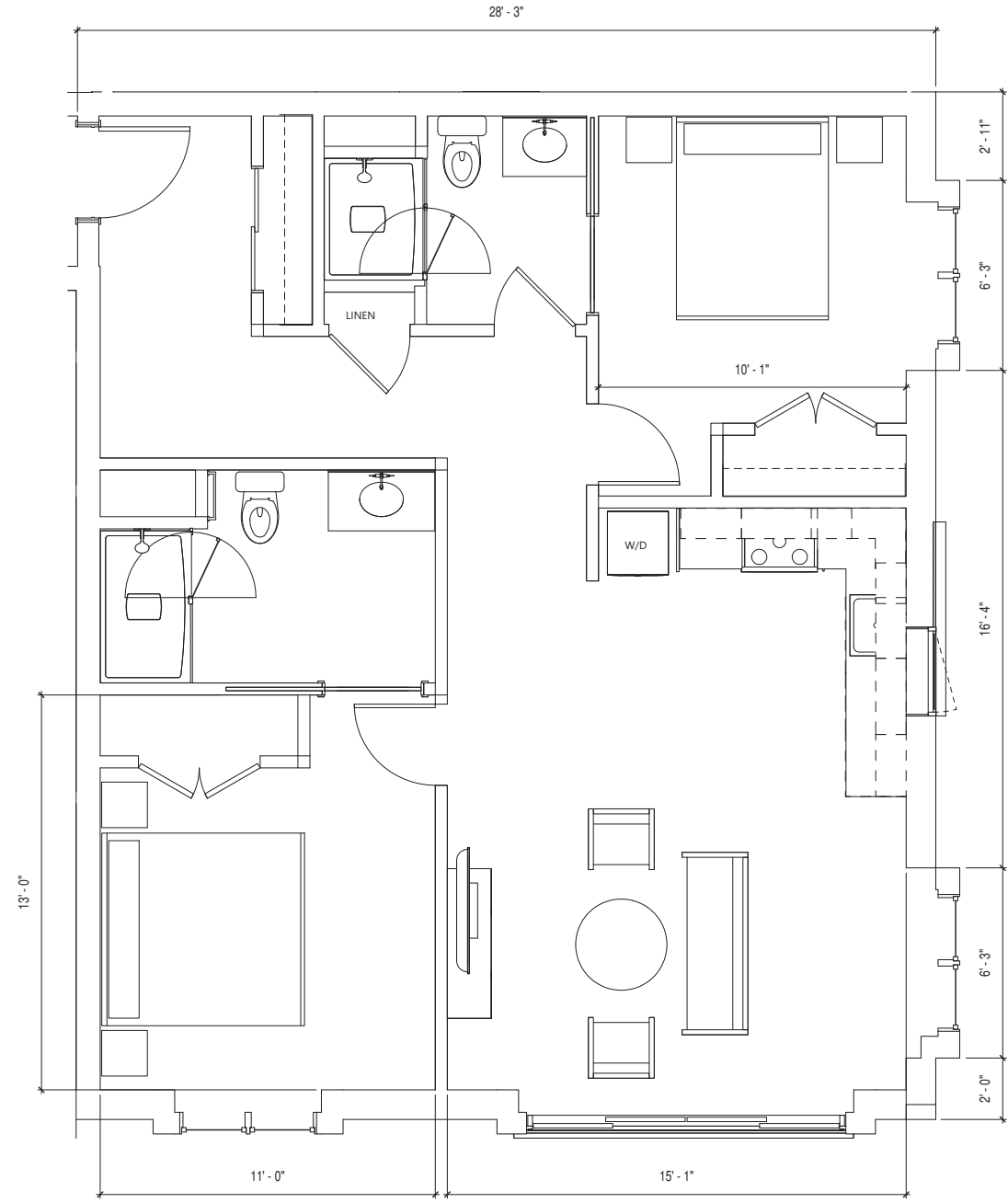
75 First Street
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TYPICAL 1 BED LAYOUT PERSPECTIVES
Scale:
Date: 03/21/2023
Drawn By: DMS Team

A2.11



3D VIEW OF UNIT LAYOUT



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

Revisions:

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TYPICAL TWO BEDROOM
- UPDATED

Scale: 3/8" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW OF BEDROOM

Revisions:	
#	Date



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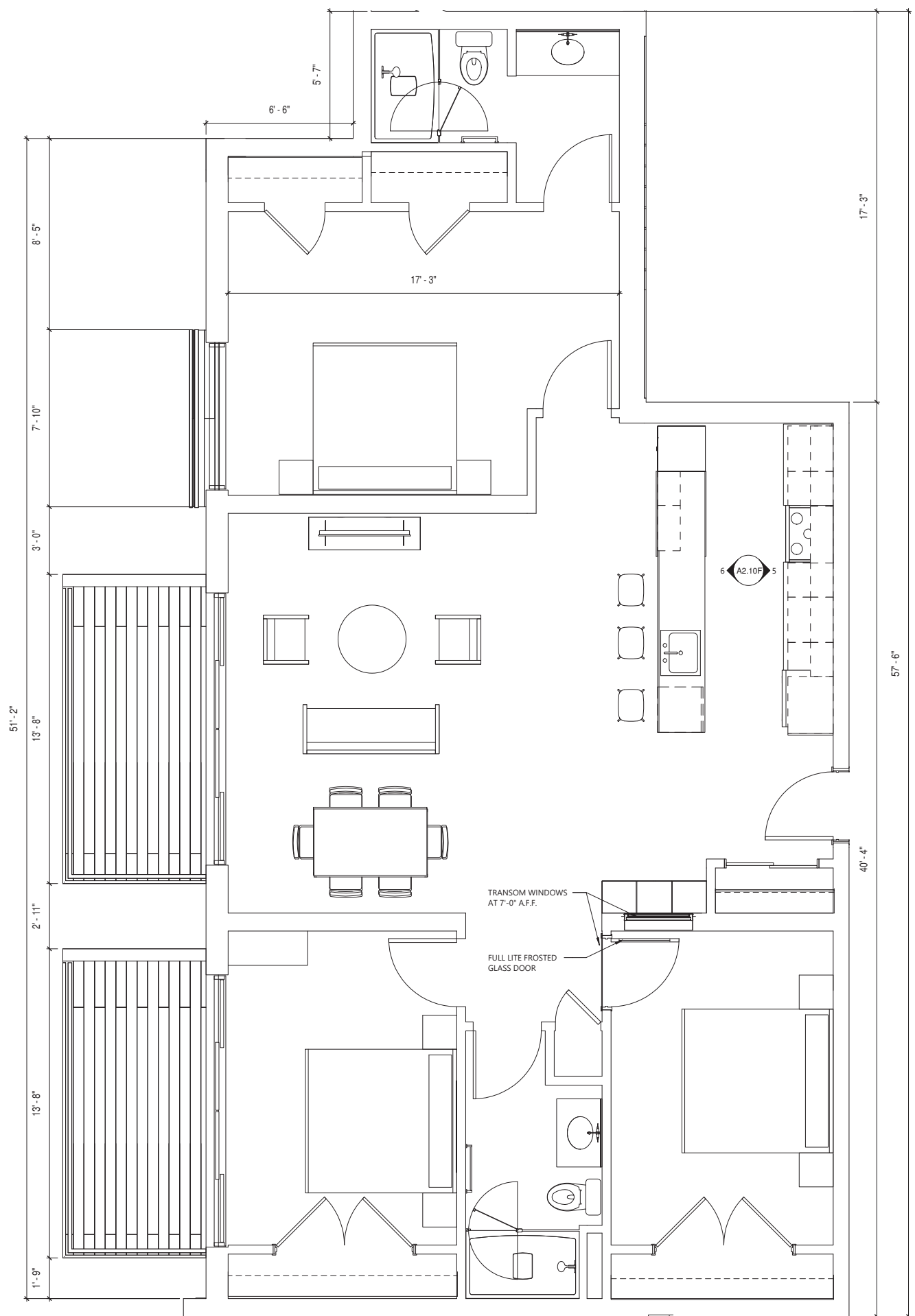
75 First Street
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TYPICAL 2 BED LAYOUT PERSPECTIVES - UPDATED	Scale:	Date: 04/11/2023	Drawn By: DMS Team
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A2.13A



3D VIEW OF UNIT LAYOUT



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

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TYPICAL 3 BEDROOM -
UPDATED

Scale: 3/8" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team

A2.14A



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW OF BEDROOM

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TYPICAL 3 BED LAYOUT PERSPECTIVES - UPDATED	Scale:	Date: 04/11/2023	Drawn By: DMS Team
---	--------	------------------	--------------------

Original Submission 11/30/22



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



2 SPRING ST ELEVATION (LOOKING SOUTH)
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
 - 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 EDGE 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

Revisions:

#	Reason	Date



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Phone: 978-965-3470

75 First Street
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Schematic Design








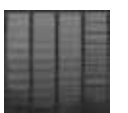

SOUTH AND EAST ELEVATIONS
Scale: As indicated
Date: 10/27/2022
Drawn By: DMS Team



3. 1.FIRST ST ELEVATION (LOOKING WEST)
12" = 1'-0"



1. 2.SPRING ST ELEVATION (LOOKING SOUTH)
12" = 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 EDGE BOARD IN SPICED RUM COLOR
-  - INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
-  - ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING

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



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SOUTH AND EAST
ELEVATIONS UPDATED

Scale: As indicated
Date: 04/11/2023
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


A3.02





③ 4. SECOND ST ELEVATION (LOOKING EAST)
1/2" = 1'-0"

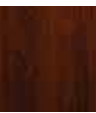



② 3. HURLEY ST ELEVATION (LOOKING NORTH)
1/2" = 1'-0"


- 


- METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
- 

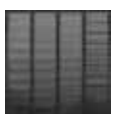
- ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOALR CONTROL GLASS
- 


- 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
- 

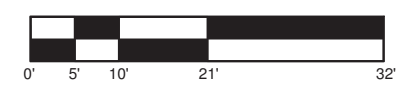
- TREX PERGOLA IN WALNUT FINISH
- 

- WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED EDGE BOARD IN SPICED RUM COLOR
- 

- INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
- 

- ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING

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



Final Submission 3/21/23

Revisions:	
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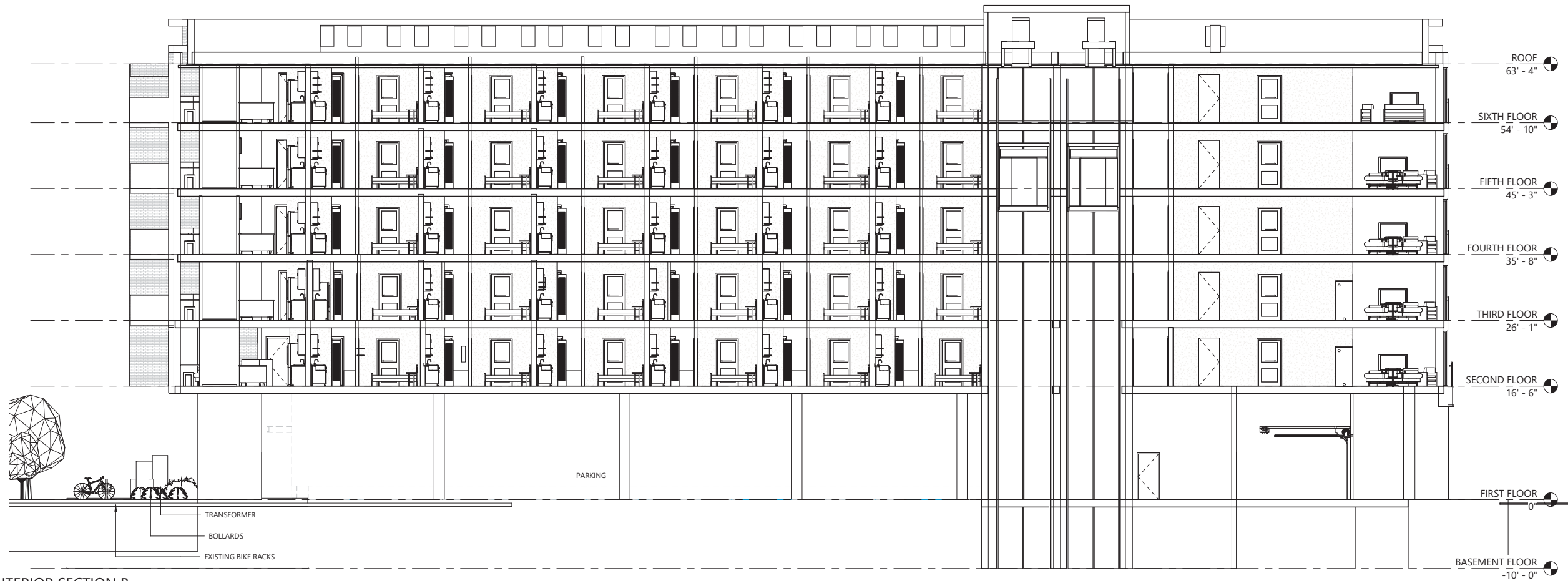
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NORTH AND WEST
ELEVATIONS UPDATED

Scale: As indicated
Date: 04/11/2023
Drawn By: DMS Team



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



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

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BUILDING SECTIONS

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

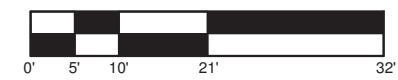
A4.01



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



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



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BUILDING SECTIONS -
UPDATED

Scale: 1/8" = 1'-0"
Date: 04/11/2023
Drawn By: DMS Team