

# CAMBRIDGE HISTORICAL COMMISSION APPLICATION REDEVELOPMENT OF 169 RINDGE AVE

169 RINDGE AVE, CAMBRIDGE, MA 02140

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



VIEW FROM RINDGE AVE

LIST OF DRAWINGS	CHC APPL			
	11 FEB 2020			
<b>ARCHITECTURAL</b>				
T1	TITLE SHEET	X		
	EXISTING PLOT PLAN	X		
	3D VIEWS (2 SHEETS)	X		
A0.1	RENDERED SITE PLAN	X		
A0.2	STREET ELEVATION	X		
A1	UNIT 1 - FLOOR PLANS	X		
A2	UNIT 1 - ELEVATIONS	X		
A3	UNIT 2 - FLOOR PLANS	X		
A4	UNIT 2 - ELEVATIONS	X		
A5	UNIT 3 - FLOOR PLANS	X		
A6	UNIT 3 - ELEVATIONS	X		
A7	UNIT 4 - FLOOR PLANS	X		
A8	UNIT 4 - ELEVATIONS	X		
A9	UNIT 5 - FLOOR PLANS	X		
A10	UNIT 5 - ELEVATIONS	X		
A11	UNIT 6 - FLOOR PLANS	X		
A12	UNIT 6 - ELEVATIONS	X		

SEAL

CONSULTANT

PROJECT

**RINDGE 169**

169 RINDGE AVE.  
CAMBRIDGE, MA 02140

PREPARED FOR

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE

CHC APPL	11 FEB 2020
DRAWN BY	REVIEWED BY
MY	PQ

SHEET

# T1

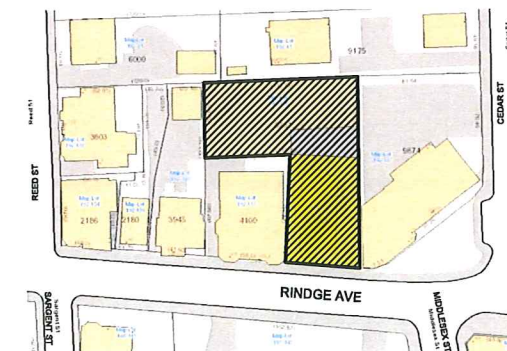
**PREPARED BY:**

ARCHITECT

**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

**OTTE & DWYER, INC.**  
P.O. BOX 982  
SAUGUS, MA 01906  
PH (781) 233-8155



**LOCUS PLAN**



PLAN NO. 1314 OF 1954

n/f  
Yu Luo and George Stylianopoulos, Trustees  
George Stylianopoulos Living Trust  
13-15 Reed Street  
Book 65485 Page 2  
Parcel ID: Block 192 Lot 21

### LEGEND

These standard symbols will be found in the drawing.

	STRUCTURE EXISTING		GAS GATE
	CONTOUR EXISTING		GAS METER
	PAVEMENT EDGE		UTILITY POLE
	EASEMENT EXISTING		ELECTRIC METER
	FENCE CHAIN LINK		ELECTRIC MANHOLE
	FENCE IRON		SEWER MANHOLE
	FENCE WOOD		MANHOLE UNKNOWN
	TREE LINE		WATER GATE
	OVER HEAD WIRES		CATCH BASIN
	UTIL GAS		TREE DECIDUOUS
	UTIL ELECTRIC		SIGN: BUS STOP
	UTIL SEWER		BOLLARD
	UTIL WATER		SPOT ELEVATION
			BENCHMARK
			BENCHMARK: X-CUT ON END GRAN CURB Elevation=21.38'

n/f  
The 63-65 Cedar Street Condominium  
63-65 Cedar Street  
Book 35162 Page 484  
Parcel ID: Block 192 Lot 15

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.—LAND SURVEYORS ON OCTOBER 3, 2019.

PROFESSIONAL LAND SURVEYOR  
FOR OTTE & DWYER, INC.

### GENERAL NOTES

OWNER OF RECORD: STEVEN F. McNULTY & KATHERINE M. BERSETH  
60-62 MT. PLEASANT STREET, CAMBRIDGE, MA

DEED REFERENCE: BOOK 28007, PAGE 270 (169R+171 RINGE)  
BOOK 28007, PAGE 304 (169 RINDGE)

PLAN REFERENCE: BOOK 7416, PAGE 285  
BOOK 8306, PAGE 449

TAX MAP REFERENCE: MAP 192 LOTS 156&158

DATUM REFERENCE: NAVD 88

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAP No. 25017C0419E, DATED JUNE 4, 2010 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X". (OUTSIDE THE .2% ANNUAL CHANCE)

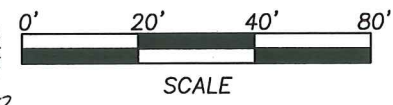
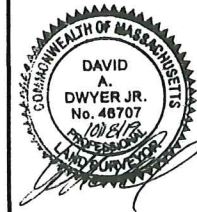
### GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

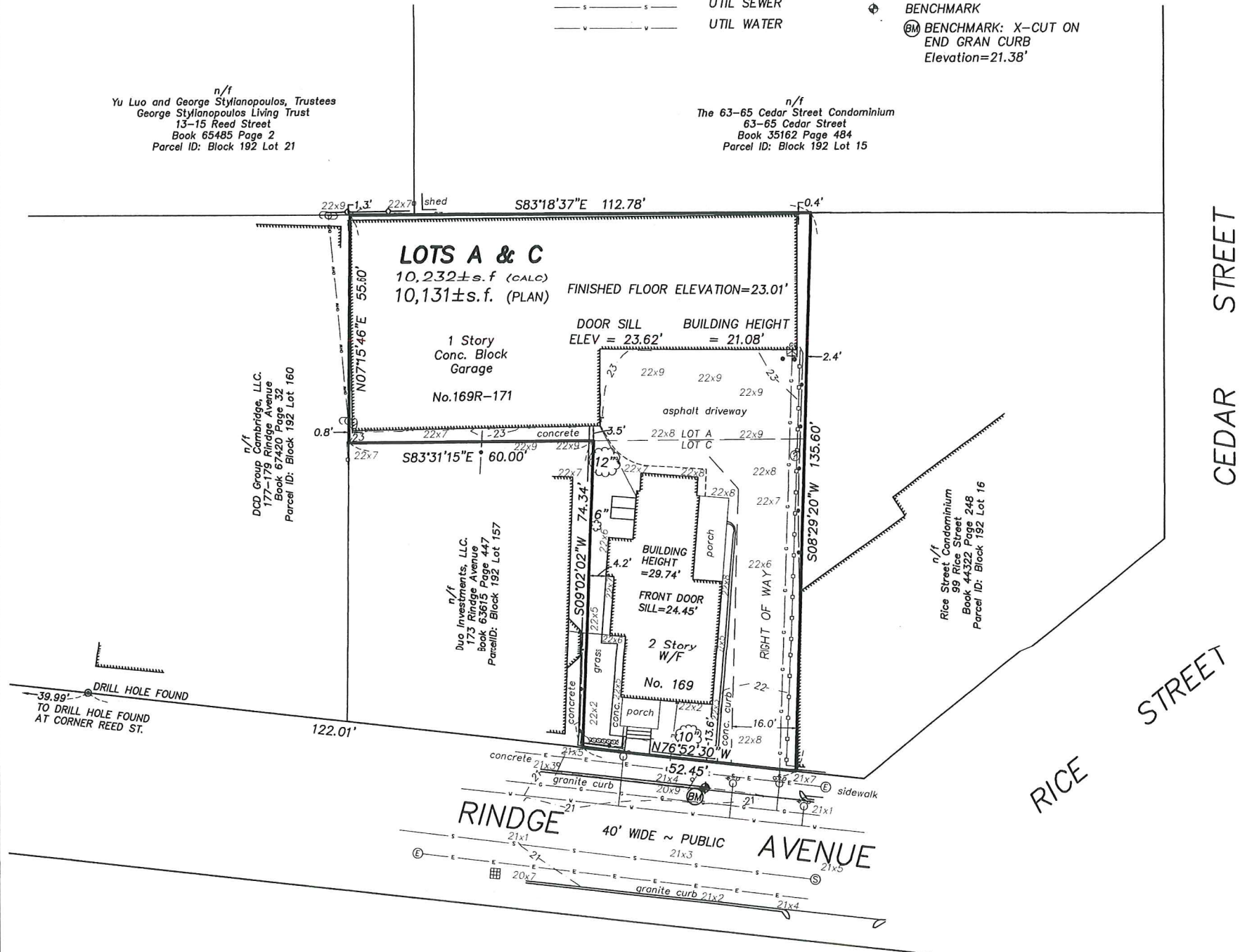
EXISTING CONDITIONS  
PLAN OF LAND  
**169-171R RINDGE AVENUE  
CAMBRIDGE MASS. 01240**

PREPARED FOR  
**HUSAM AZZAM**  
BY  
**OTTE & DWYER, INC.**  
LAND SURVEYORS

WWW.OTTEDWYER.COM  
59 APPLETON STREET SAUGUS, MA 01906  
P.O. BOX 982 (781)233-8155  
SCALE: 1"=20' OCTOBER 18, 2019



SCALE  
This map or plat is not valid without the seal and signature of the responsible surveyor.







4,108-SF  
PERMEABLE SPACE  
10,232-SF LOT SIZE  
40%  
(15% min)

1,749-SF (17%)  
PRIVATE OPEN SPACE  
(1,535-sf min)

PROPOSED BUILDING AREA SUMMARY						
UNIT	BASEMENT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL (EXCLUDING BASEMENT)	MAX ALLOWED
1	457 S.F.	472 S.F.	472 S.F.	324 S.F.	1,268 S.F.	
2	453 S.F.	468 S.F.	468 S.F.	324 S.F.	1,260 S.F.	
3	449 S.F.	464 S.F.	464 S.F.	324 S.F.	1,252 S.F.	
4	439 S.F.	449 S.F.	449 S.F.	363 S.F.	1,261 S.F.	
5	462 S.F.	473 S.F.	473 S.F.	359 S.F.	1,305 S.F.	
6	445 S.F.	459 S.F.	459 S.F.	342 S.F.	1,260 S.F.	
TOTAL AREA	2,705 S.F.	2,785 S.F.	2,785 S.F.	2,036 S.F.	7,606 S.F.	7,673 S.F.
FAR					0.74 FAR	0.75 FAR

**RENDERED SITE PLAN**  
SCALE: 1/16" = 1'-0"













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**RINDGE 169**

169 RINDGE AVE.  
CAMBRIDGE, MA 02140

PREPARED FOR

OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE

**RENDERED STREET ELEVATION**

SCALE AS NOTED

REVISION	DATE

CHC APPL 11 FEB 2020

DRAWN BY CV REVIEWED BY PQ

SHEET

**A0.2**



173 RIDGE AVE

169 RIDGE AVE

111 RICE STREET

105 RICE STREET



**RENDERED STREET ELEVATION**

SCALE: 1/16" = 1'-0"





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**RINDGE 169**

169 RINDGE AVE.  
CAMBRIDGE, MA 02140

PREPARED FOR

DRAWING TITLE  
**UNIT 1**

**FLOOR PLANS**

SCALE AS NOTED

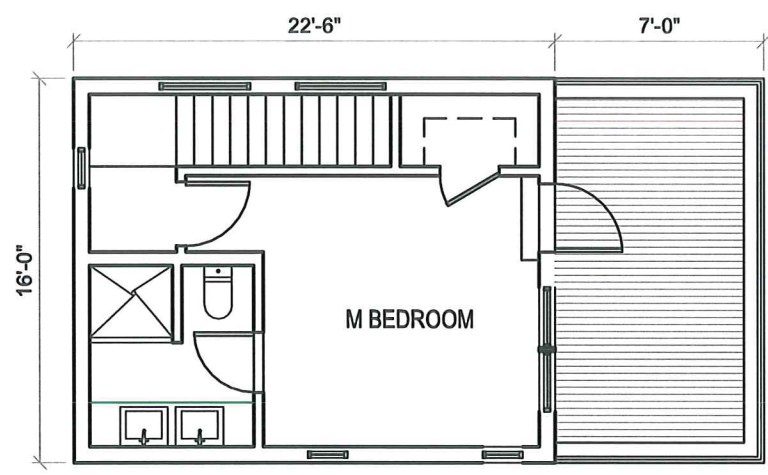
REVISION	DATE

CHC APPL 11 FEB 2020

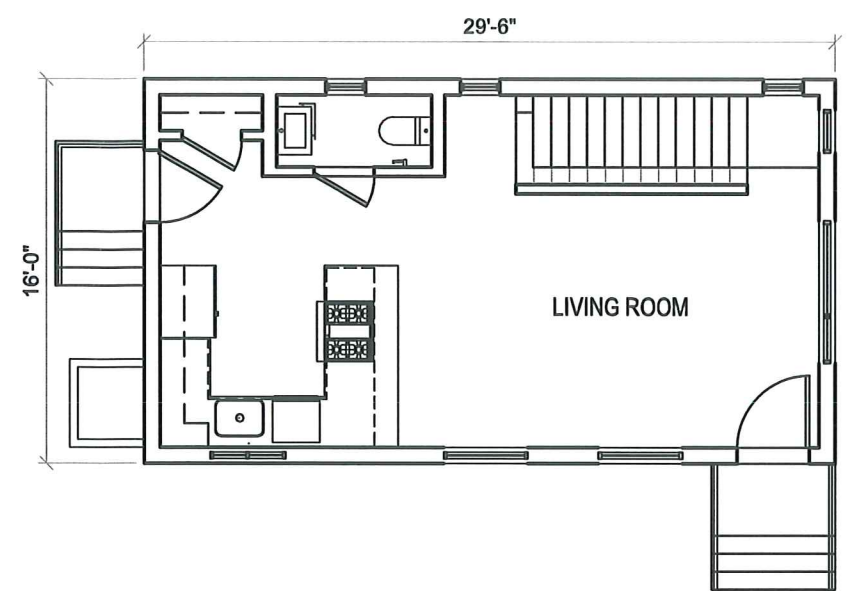
DRAWN BY MY REVIEWED BY PQ

SHEET

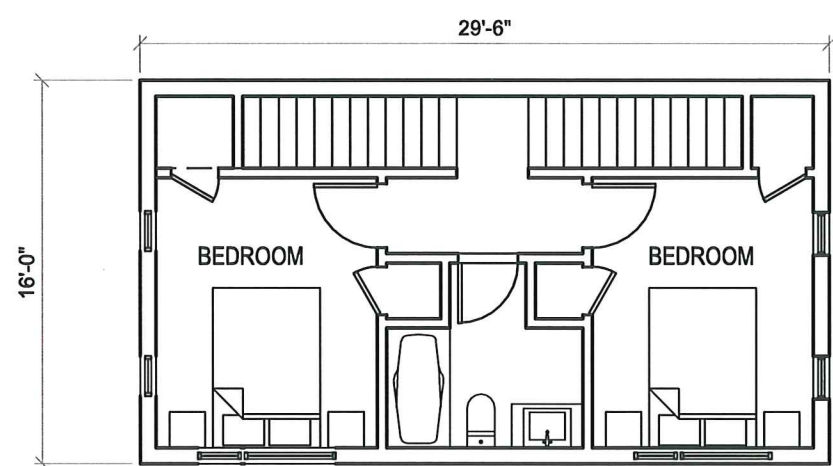
**A1**



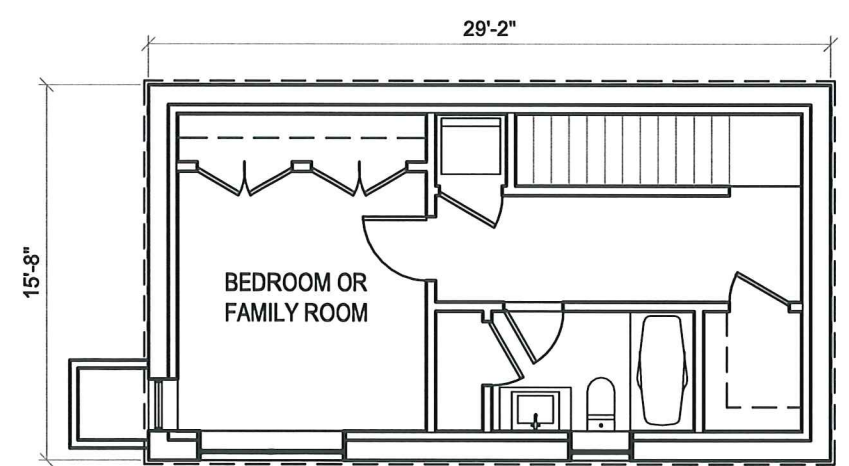
**4 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 1



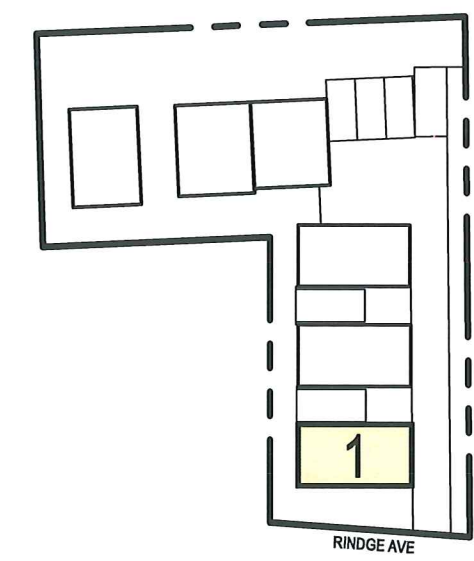
**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 1



**3 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 1



**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0" UNIT 1





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PREPARED FOR

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UNIT 1

ELEVATIONS

SCALE AS NOTED

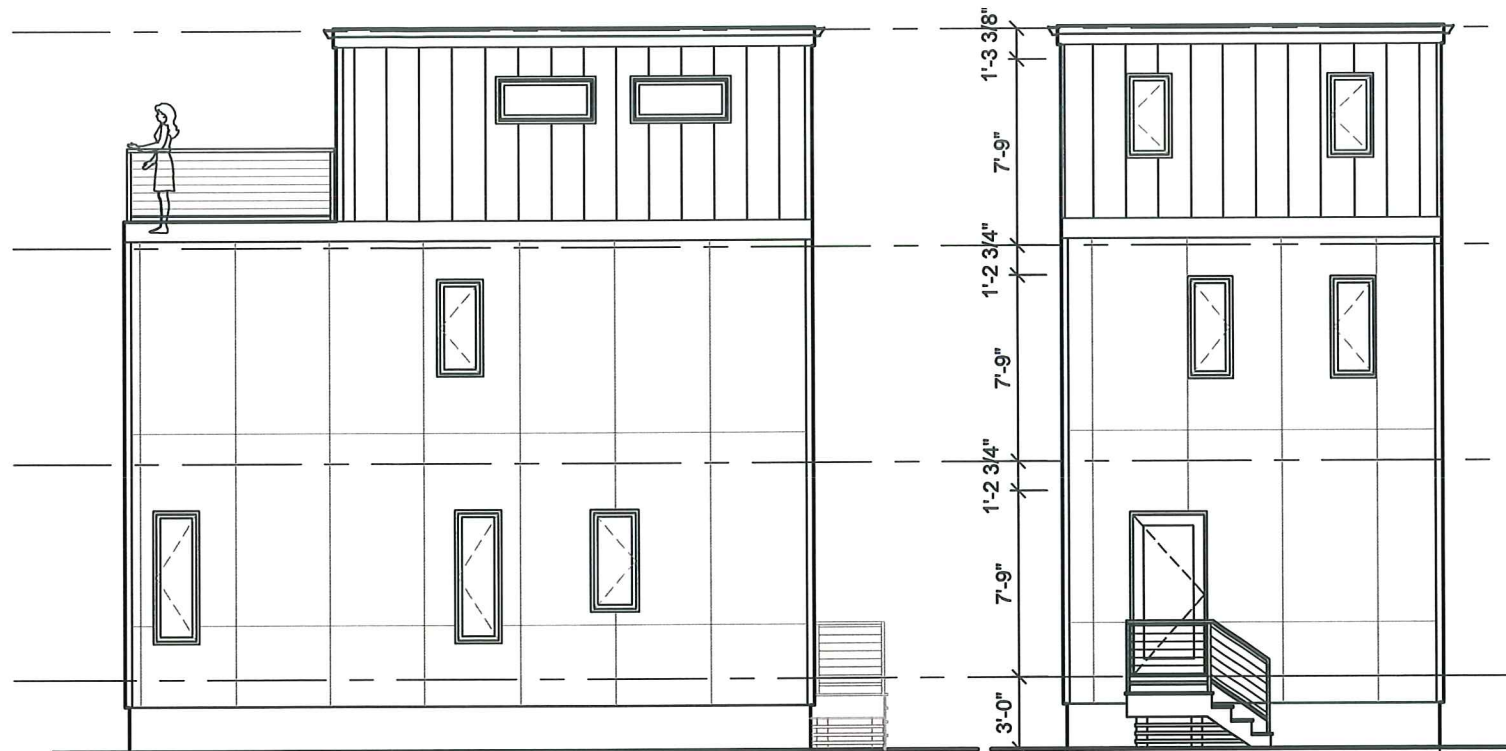
REVISION	DATE

CHC APPL	11 FEB 2020
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DRAWN BY MY	REVIEWED BY PQ
----------------	-------------------

SHEET

A2



④ NORTH ELEVATION  
SCALE: 1/8"=1'-0" UNIT 1

② WEST ELEVATION  
SCALE: 1/8"=1'-0" UNIT 1



③ SOUTH ELEVATION  
SCALE: 1/8"=1'-0" UNIT 1

① EAST ELEVATION  
SCALE: 1/8"=1'-0" UNIT 1



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**UNIT 2**

**FLOOR PLANS**

SCALE AS NOTED

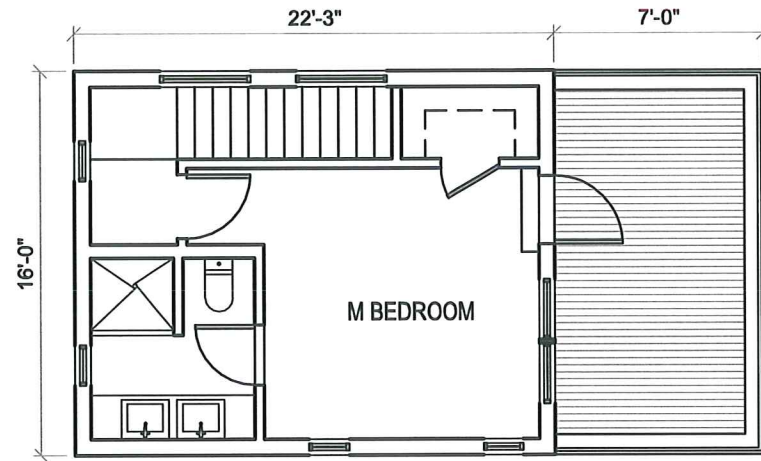
REVISION	DATE

CHC APPL	11 FEB 2020
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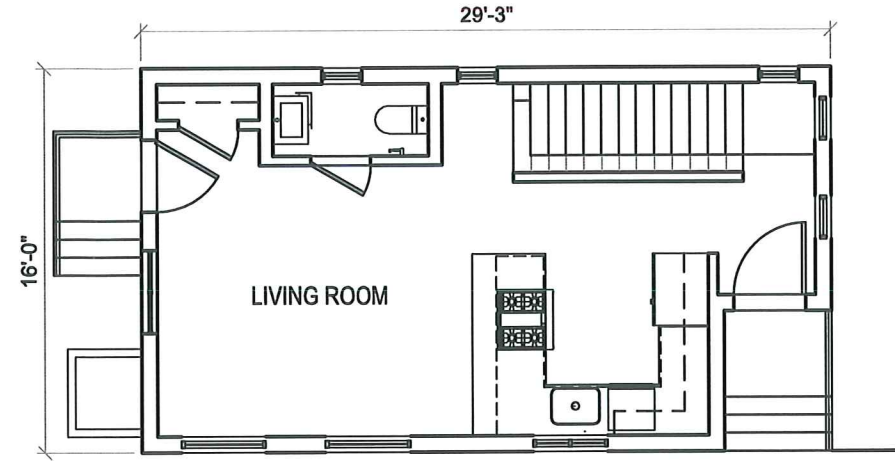
DRAWN BY MY	REVIEWED BY PQ
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SHEET

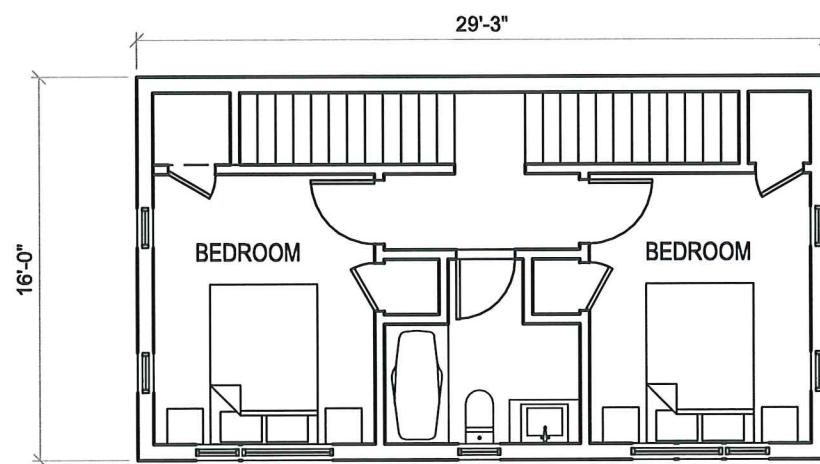
**A3**



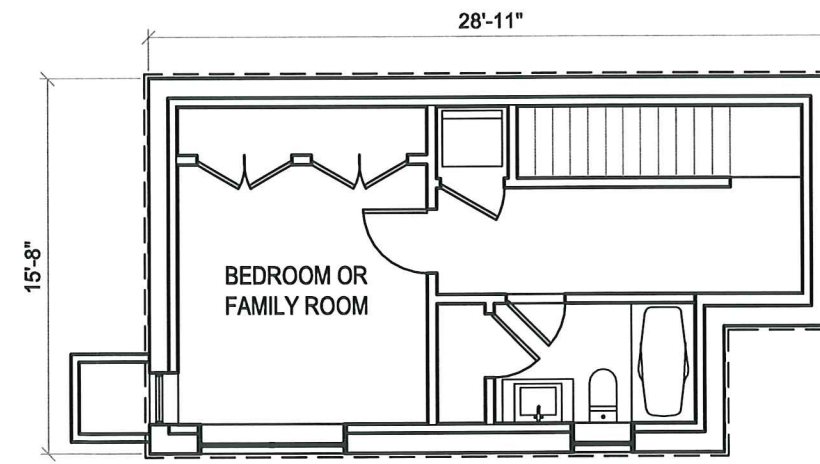
**4 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 2



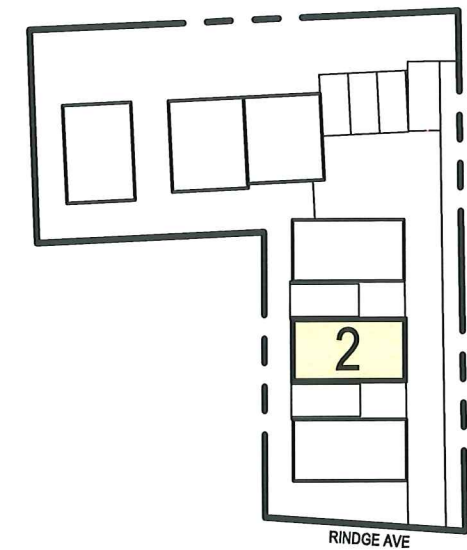
**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 2



**3 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 2



**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0" UNIT 2



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**UNIT 2**

**ELEVATIONS**

SCALE AS NOTED

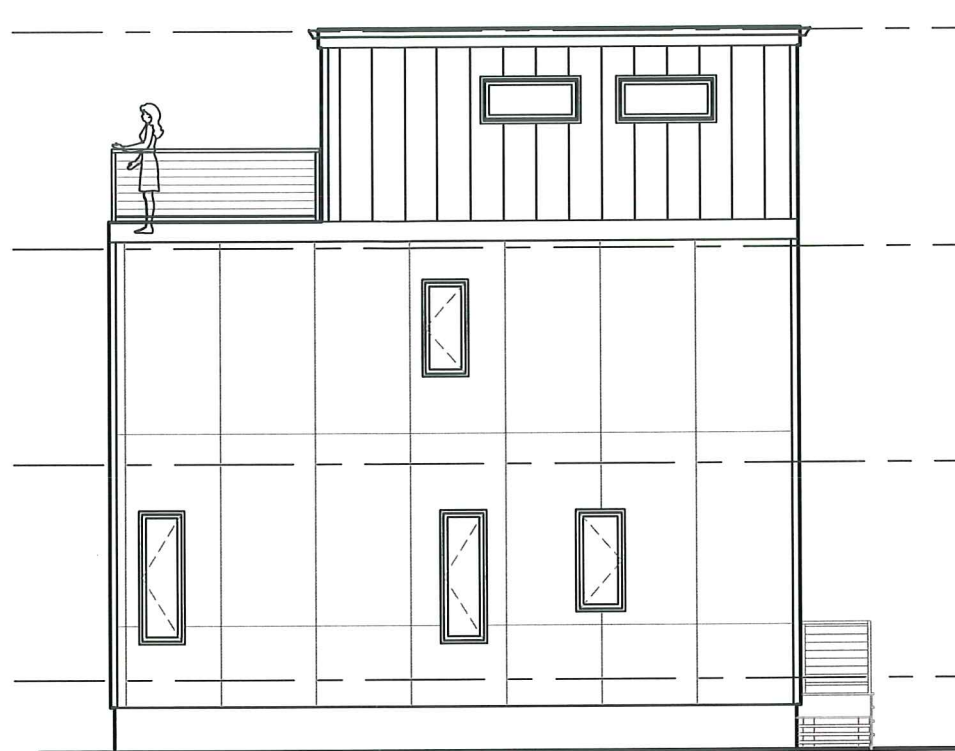
REVISION	DATE

CHC APPL	11 FEB 2020
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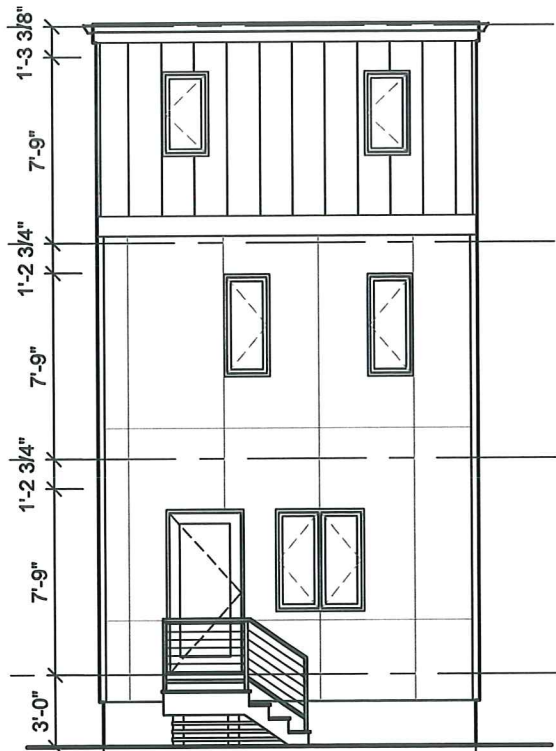
DRAWN BY MY	REVIEWED BY PQ
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SHEET

**A4**



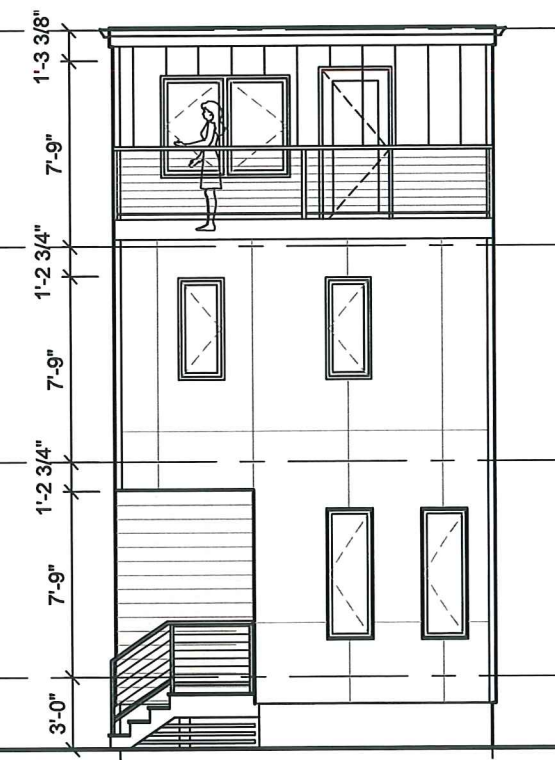
**4 NORTH ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 2



**2 WEST ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 2



**3 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 2



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 2



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**RINDGE 169**

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**UNIT 3**

**FLOOR PLANS**

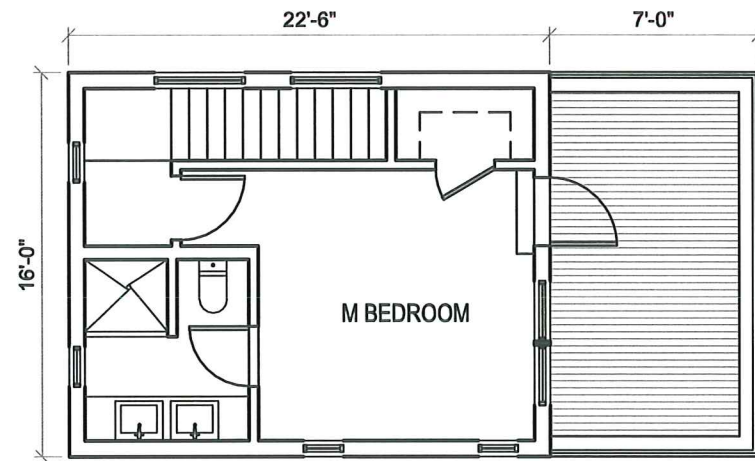
SCALE AS NOTED

REVISION	DATE

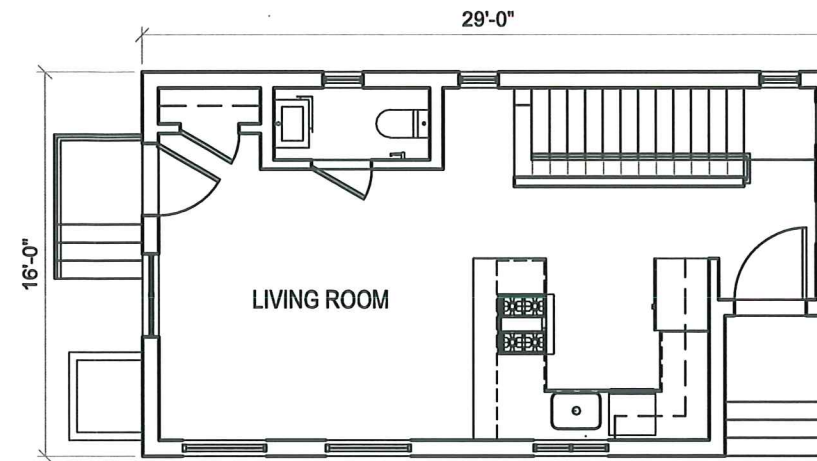
CHC APPL	11 FEB 2020
DRAWN BY MY	REVIEWED BY PQ

SHEET

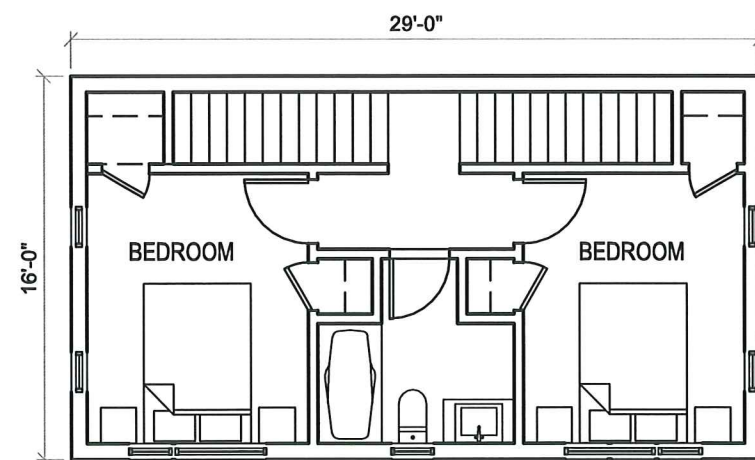
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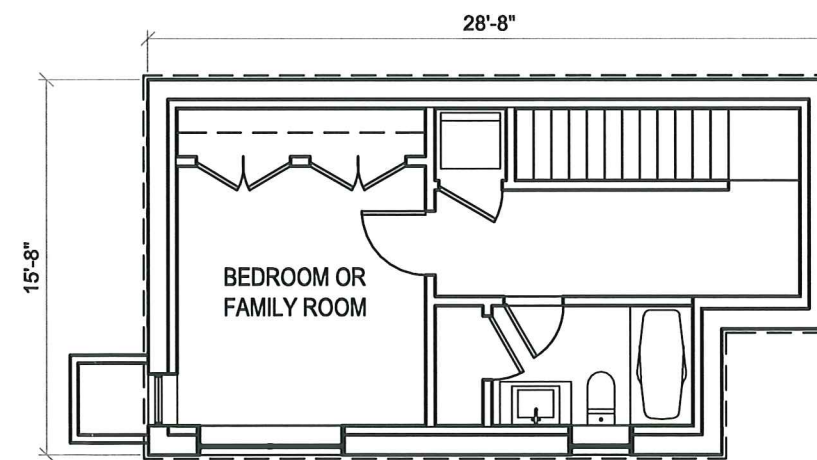
**4 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 3



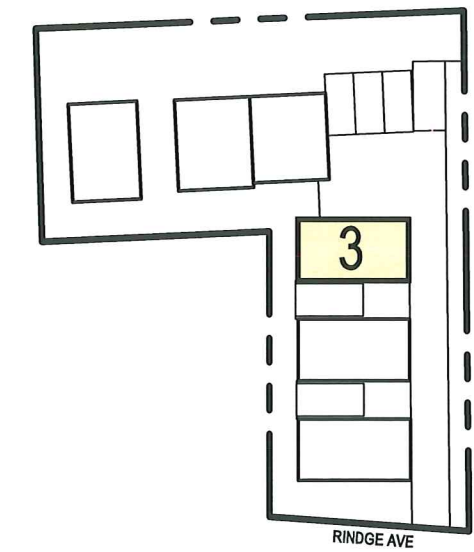
**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 3



**3 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 3



**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0" UNIT 3



PROJECT NORTH



Z:\CADD\WSS\Rindge-169\169 Unit 1-3 Plans Elev-202121.dwg, UNIT 3 ELEV, 2/10/2020 4:40:34 PM, DWG To PDF.pc3

PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

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UNIT 3

ELEVATIONS

SCALE AS NOTED

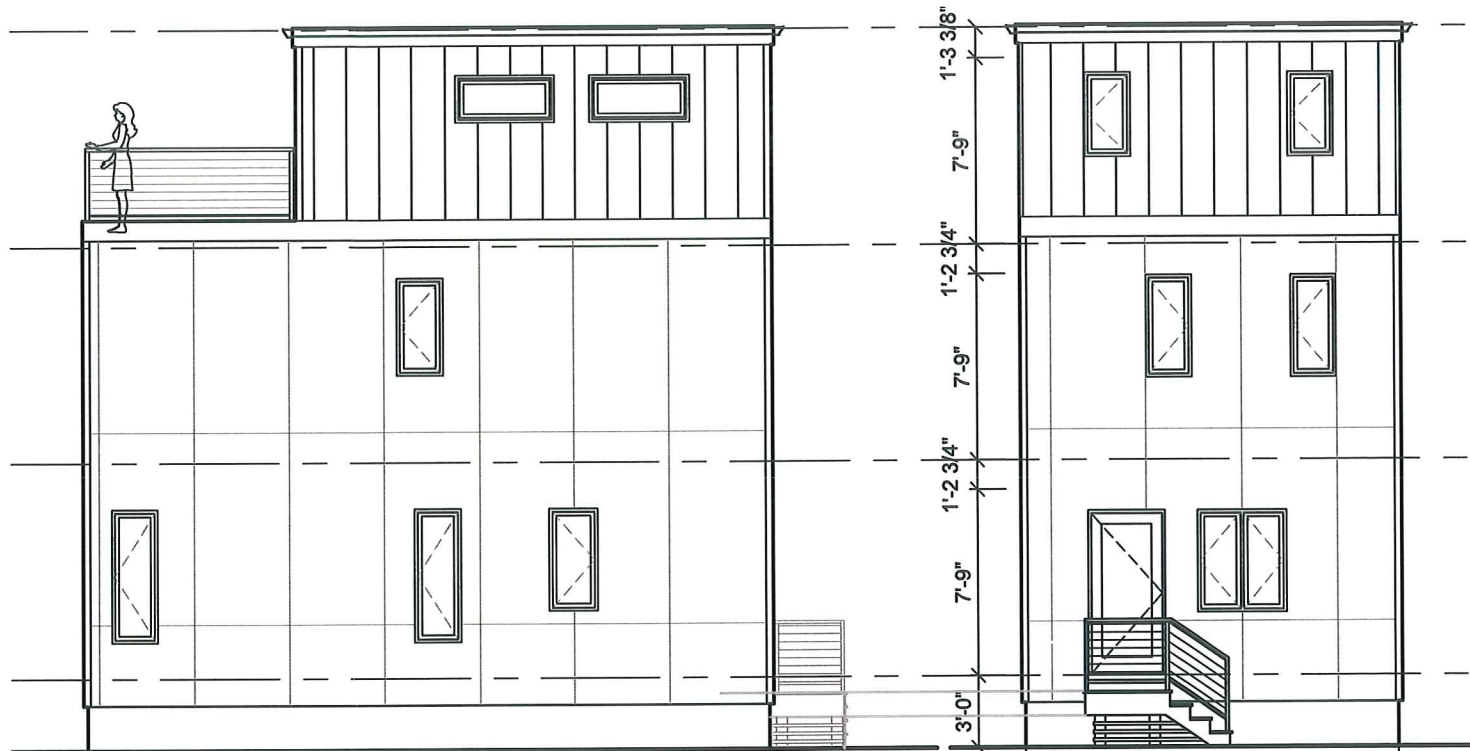
REVISION	DATE

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SHEET

A6



④ NORTH ELEVATION  
SCALE: 1/8"=1'-0" UNIT 3

② WEST ELEVATION  
SCALE: 1/8"=1'-0" UNIT 3



③ SOUTH ELEVATION  
SCALE: 1/8"=1'-0" UNIT 3

① EAST ELEVATION  
SCALE: 1/8"=1'-0" UNIT 3



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RINDGE 169

169 RINDGE AVE.  
CAMBRIDGE, MA 02140

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UNIT 4

FLOOR PLANS

SCALE AS NOTED

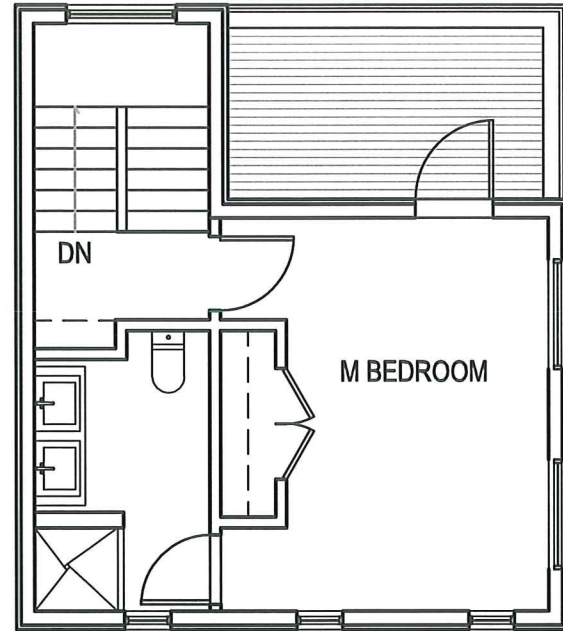
REVISION	DATE

CHC APPL 11 FEB 2020

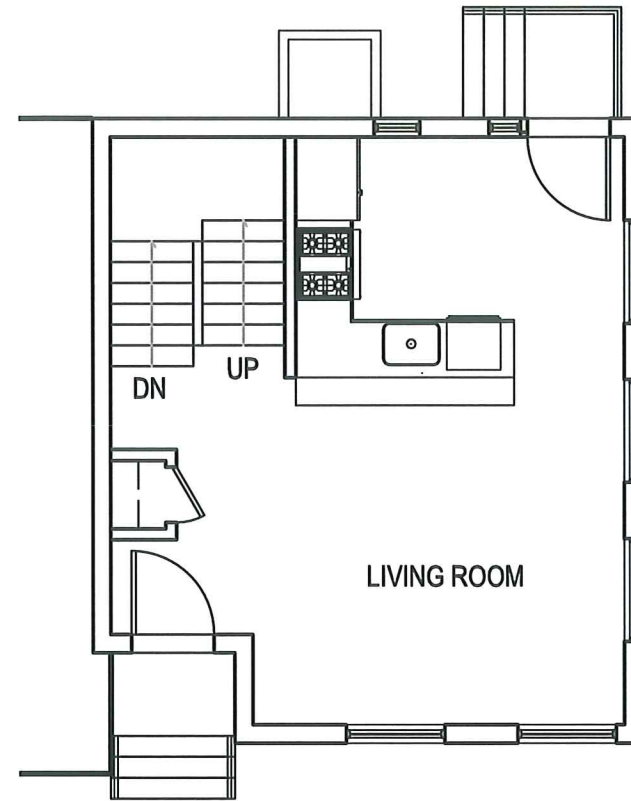
DRAWN BY MY REVIEWED BY PQ

SHEET

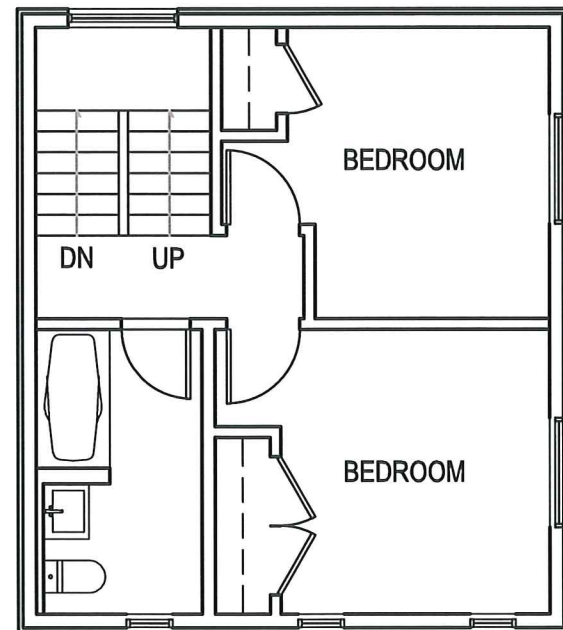
A7



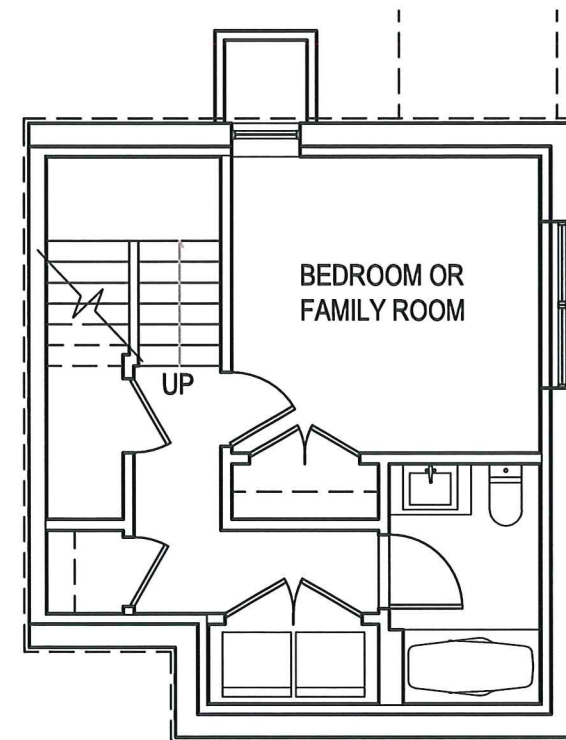
4 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0" UNIT 4



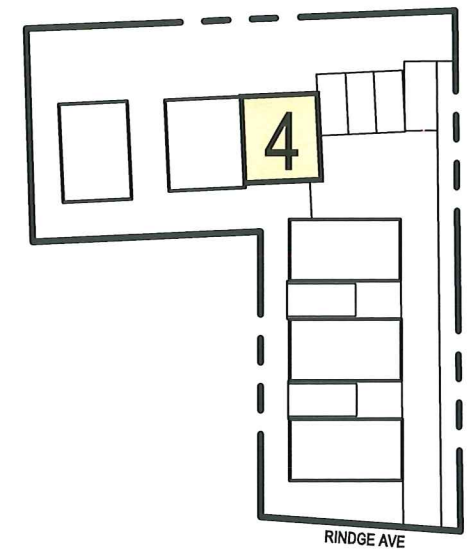
2 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" UNIT 4



3 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0" UNIT 4



1 BASEMENT PLAN  
SCALE: 1/8"=1'-0" UNIT 4





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**UNIT 4**

**ELEVATIONS**

SCALE AS NOTED

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CHC APPL 11 FEB 2020

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SHEET

**A8**

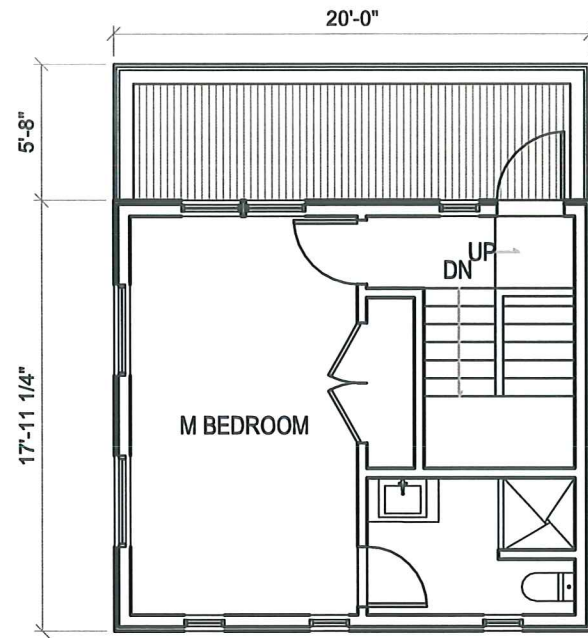


**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 4

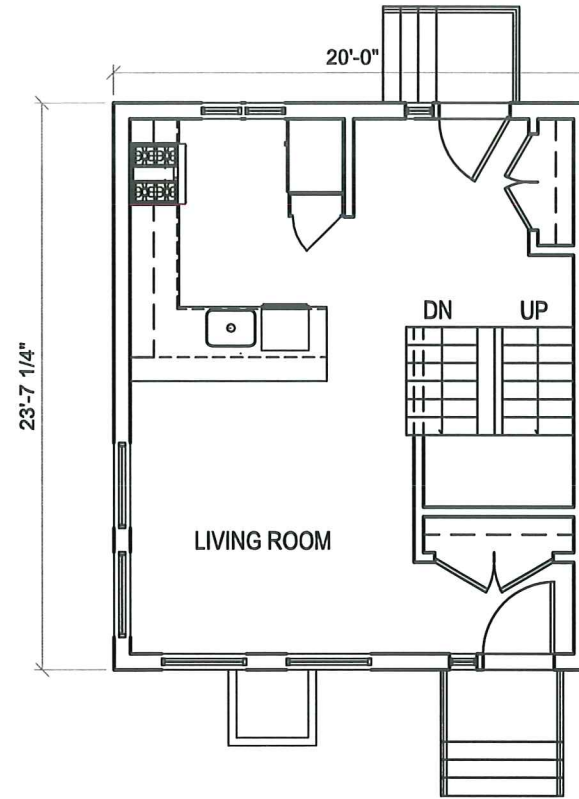
**EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 4

**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 4

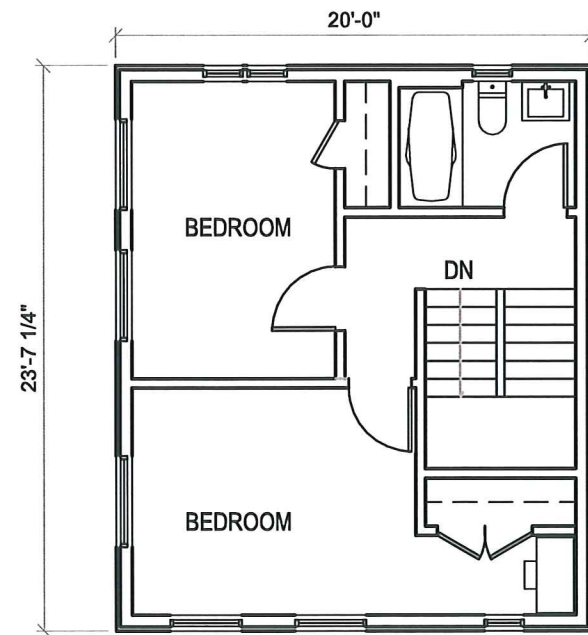




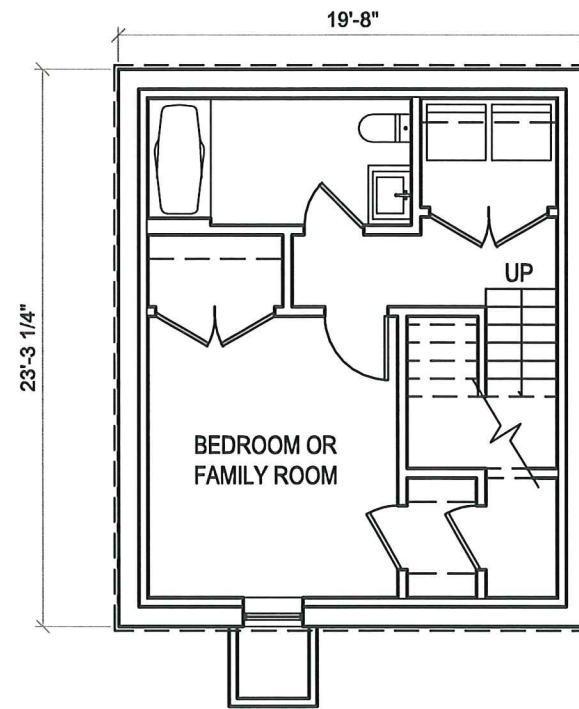
**4 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 5



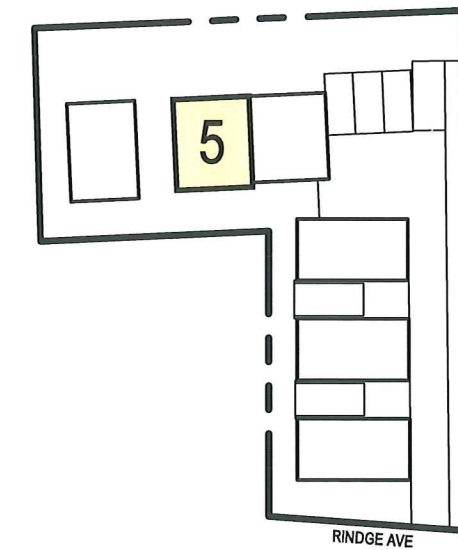
**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 5



**3 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 5



**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0" UNIT 5



↑  
PROJECT NORTH

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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RINDGE 169

169 RINDGE AVE.  
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DRAWING TITLE

UNIT 5

FLOOR PLANS

SCALE AS NOTED

REVISION	DATE

CHC APPL 11 FEB 2020

DRAWN BY	REVIEWED BY
MY	PQ

SHEET

**A9**



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**UNIT 5**

**ELEVATIONS**

SCALE AS NOTED

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DRAWN BY MY	REVIEWED BY PQ

SHEET

**A10**



**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 5

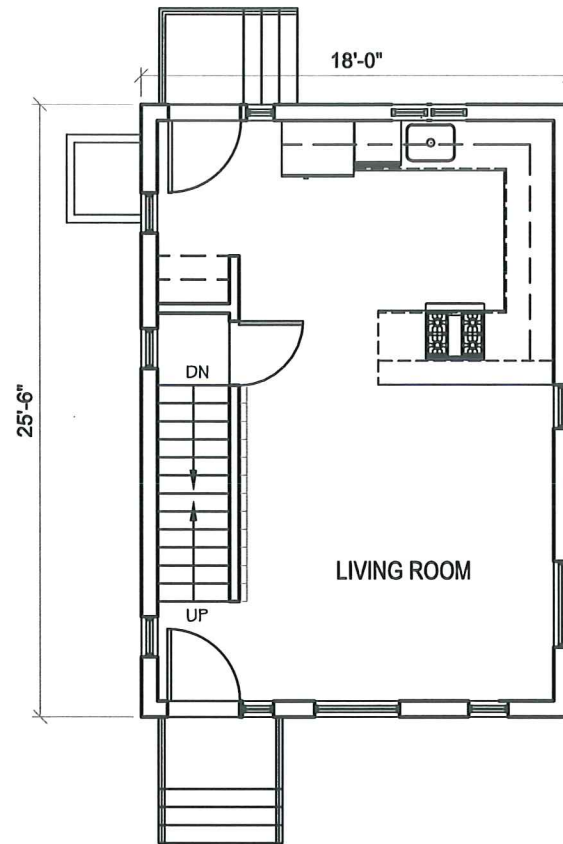
**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 5

**3 NORTH ELEVATION**  
SCALE: 1/8"=1'-0" UNIT 5

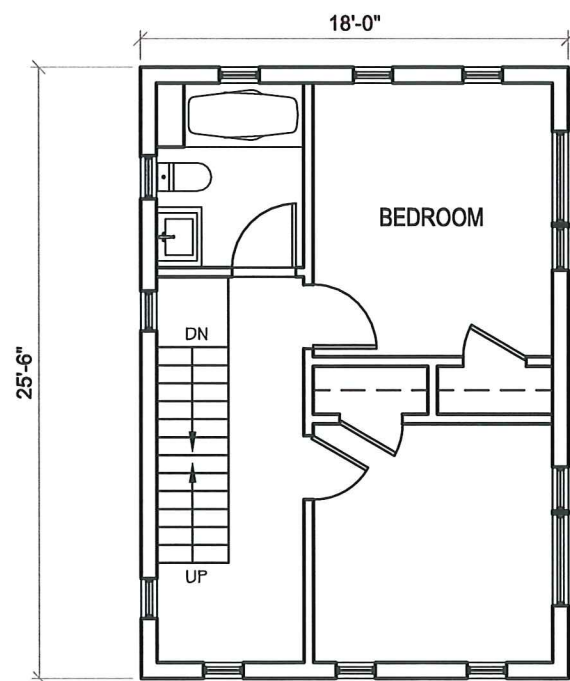




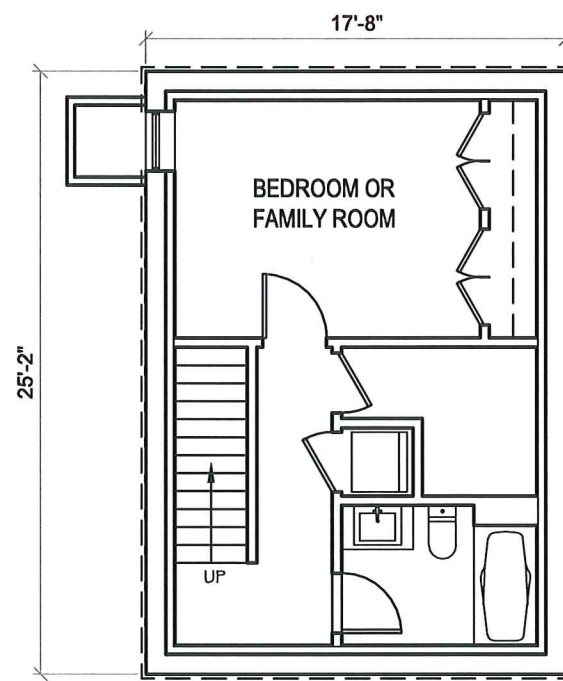
**4 THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 6



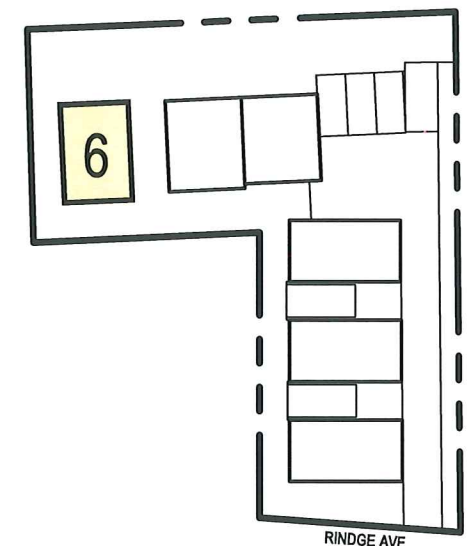
**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 6



**3 SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" UNIT 6



**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0" UNIT 6



PROJECT NORTH

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**UNIT 6**

FLOOR PLANS

SCALE AS NOTED

REVISION	DATE

CHC APPL	11 FEB 2020
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

**A11**



SEAL

CONSULTANT

PROJECT  
**RINDGE 169**

169 RINDGE AVE.  
CAMBRIDGE, MA 02140

PREPARED FOR

DRAWING TITLE  
**UNIT 6**

ELEVATIONS

SCALE AS NOTED

REVISION	DATE

CHC APPL 11 FEB 2020

DRAWN BY MY REVIEWED BY PQ

SHEET

**A12**



① **NORTH ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 6

② **WEST ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 6

③ **SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 6

④ **EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
UNIT 6