

ZONING ANALYSIS TABLE

ZONING DISTRICT	BUSINESS A (BA) ZONING DISTRICT RETAIL USES ALLOWED BY RIGHT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	21,102 SF	NO CHANGE
MIN. LOT WIDTH	NONE	200 FT	NO CHANGE
MIN. LOT DEPTH	NONE	82 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	0 FT	NO CHANGE
MIN. SIDE SETBACK	NONE	0 FT	NO CHANGE
MIN. REAR SETBACK	NONE	0 FT	NO CHANGE
MAX. BUILDING HEIGHT	35 FT	UNKNOWN	33.5 FT
MAX. F.A.R.	1.0/1.75	0.50	0.58
MIN. INTERNAL LANDSCAPE	5%	0%	7.3%
PARKING SPACES	23 (M) / 56 (W)	21 (E)	16 (E)
PARKING CRITERIA (8.5x18)	MIN: 1 SPACE PER 500 SF = 13,597 / 500 = 27.2 OR 28 SPACES REQUIRED MAX: 1 SPACE PER 250 SF = 13,597 / 250 = 55.8 OR 56 SPACES REQUIRED		
LOADING AREA	1	UNKNOWN	1
ACCESSIBLE PARKING SPACES	1	1	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-12x18' W/ 8' ACCESS AISLE) (VAN ACCESSIBLE SPACE-12x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES = 1/6 SPACES		

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE (E)					
Q1	2	CORNUS BREVILIS 'YASDHAK'	PRINCE OF WALES RED	3" CAL.	BIB
SUBTOTAL:	2				
ENDORSEMENT (S) (E)					
JSC	24	JANUS HORIZONTAL 'SEA ORE'	SEA ORE JANUS	24"	BIB
JH	14	JANUS HORIZONTAL 'YOUNGWOOD'	ANORA JANUS	18-24" SPD	B3 CA
PLW	15	PERS JAPONICA 'DOROTHY WOOD'	DOROTHY WOOD JAPANESE ANEMONE	30-36"	BIB
IPC	22	INDOCKINGTON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	24"	B3 CA
SUBTOTAL:	75				

CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS

SECTION OF BYLAW	DESCRIPTION	REQUIRED	PROPOSED
SECTION 6.47.1	OFF STREET PARKING FACILITIES CONTAINING FIVE OR MORE SPACES SHALL BE EFFECTIVELY SCREENED FROM ADJUTING STREETS AND LOTS BY: A) A LANDSCAPE STRIP AT LEAST 5 FEET WIDE AND DENSELY PLANTED WITH SHRUBS OR TREES WHICH ARE AT LEAST 2 FEET HIGH AT THE TIME OF PLANTING AND ARE OF A TYPE THAT MAY BE EXPECTED TO FORM A CONTINUOUS, UNBROKEN, YEAR ROUND VISUAL SCREEN B) AN OPACQUE WALL, BARRIER, OR FENCE 4.5 FEET IN HEIGHT	YES	YES
SECTION 6.47.2	SCREENING SHALL BE LOCATED SO AS NOT TO OBSTRUCT VEHICLE SITE DISTANCES, ENTRANCES, AND EXITS, SUCH SCREENING SHALL NOT BE HIGHER THAN 2 FEET WITHIN 30 FEET OF AN INTERSECTION OR 10 FEET OF A DRIVEWAY	YES	YES
SECTION 6.48.1	THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST (1) 3" INL. CALIPER TREE FOR EVERY 10 PARKING SPACES 16 SPACES / 10 = 1.6 TREES	2 TREES	2 TREES

**12,600 SF NON-PROTO
NO DRIVE-THRU**

STORE NUMBER: 225

203, 207 & 227 CAMBRIDGE STREET
CAMBRIDGE,
MIDDLESEX COUNTY, MA

PROJECT TYPE: TK
DEAL TYPE: RELO
CS PROJECT NUMBER: 88186

ARCHITECT OF RECORD:

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DEVELOPER

**CAMBRIDGE
DEVELOPMENT,
LLC**

W.D. GOEBEL

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE NO. 4044
RHODE ISLAND LICENSE NO. 7268
CONNECTICUT LICENSE NO. 21554
NEW HAMPSHIRE LICENSE NO. 10104
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NEW YORK LICENSE NO. 97184-1
FLORIDA LICENSE NO. 65102

REVISIONS

REV.	DATE:	COMMENT:	BY:
1	12/07/15	NEW BUILDING	CFD

CHECKED BY: RMM/JGS

DRAWN BY: CFD

DATE: 10/20/2015

JOB NUMBER: W141800

TITLE: **SITE PLAN**

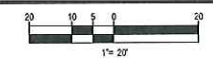
SHEET NUMBER: **1**

COMMENTS:
NOT FOR CONSTRUCTION

811

Know what's below.
Call before you dig.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



PLAN: W141800-01 (REV. 10/20/15) DATE: 10/20/15 10:45 AM
DRAWN BY: CFD
CHECKED BY: RMM/JGS
DATE: 10/20/15 10:45 AM
JOB NUMBER: W141800
SHEET NUMBER: 1

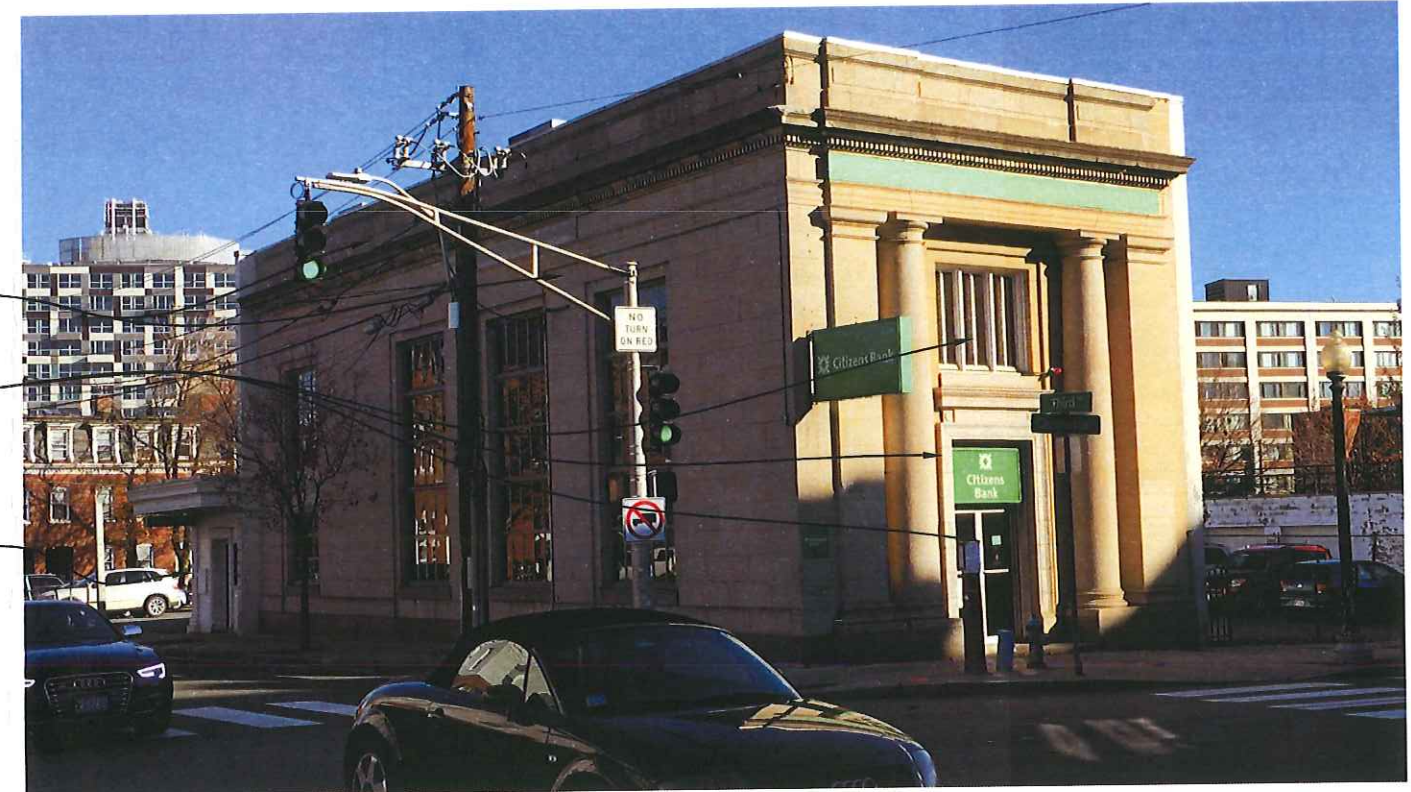
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MAR 30 2016

CAMBRIDGE HISTORICAL COMMISSION



PROPOSED



EXISTING

CAST STONE FACADE TO BE RESTORED

EXISTING BANK ENTRY, TRANSOM WINDOW AND GRANITE SURROUND TO BE REMOVED AND INFILL WITH NEW STOREFRONT AND ENTRY DOOR

SINGLE STORY REAR ADDITION TO BE REMOVED

RENDERINGS



CAMBRIDGE ST ELEVATION

EXISTING BANK BUILDING TO REMAIN
 NEW CURTAIN WALL INFILL AND ENTRY
 NEW METAL CANOPY

LIMESTONE BASE FROM BULL NOSE
 TRANSITION TO GRADE WITH EXPRESSED
 HORIZONTAL JOINTS, TYPICAL



THIRD ST ELEVATION

EXISTING BLADE SIGN

RECEIVED

MAR 30 2016

CAMBRIDGE HISTORICAL COMMISSION

ELEVATIONS