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JUL 10 2017

CAMBRIDGE HISTORICAL COMMISSION



PERSPECTIVE VIEW

**CVS pharmacy**  
Cambridge, MA

CAMBRIDGE DEVELOPMENT LLC

Rendered Perspective  
Drawn by: KLP

BKA # 215238

Date: 06/29/2017

R-2

**BKA** / ARCHITECTS

Boston + Brockton  
142 Crescent Street  
Brockton, MA 02302  
508.583.5603  
bkearchitects.com

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CAMBRIDGE HISTORICAL COMMISSION



CAMBRIDGE ST. ELEVATION

CVS pharmacy  
Cambridge, MA

CAMBRIDGE DEVELOPMENT LLC

Rendered Elevations  
Drawn by: KLP

BAK # 215238

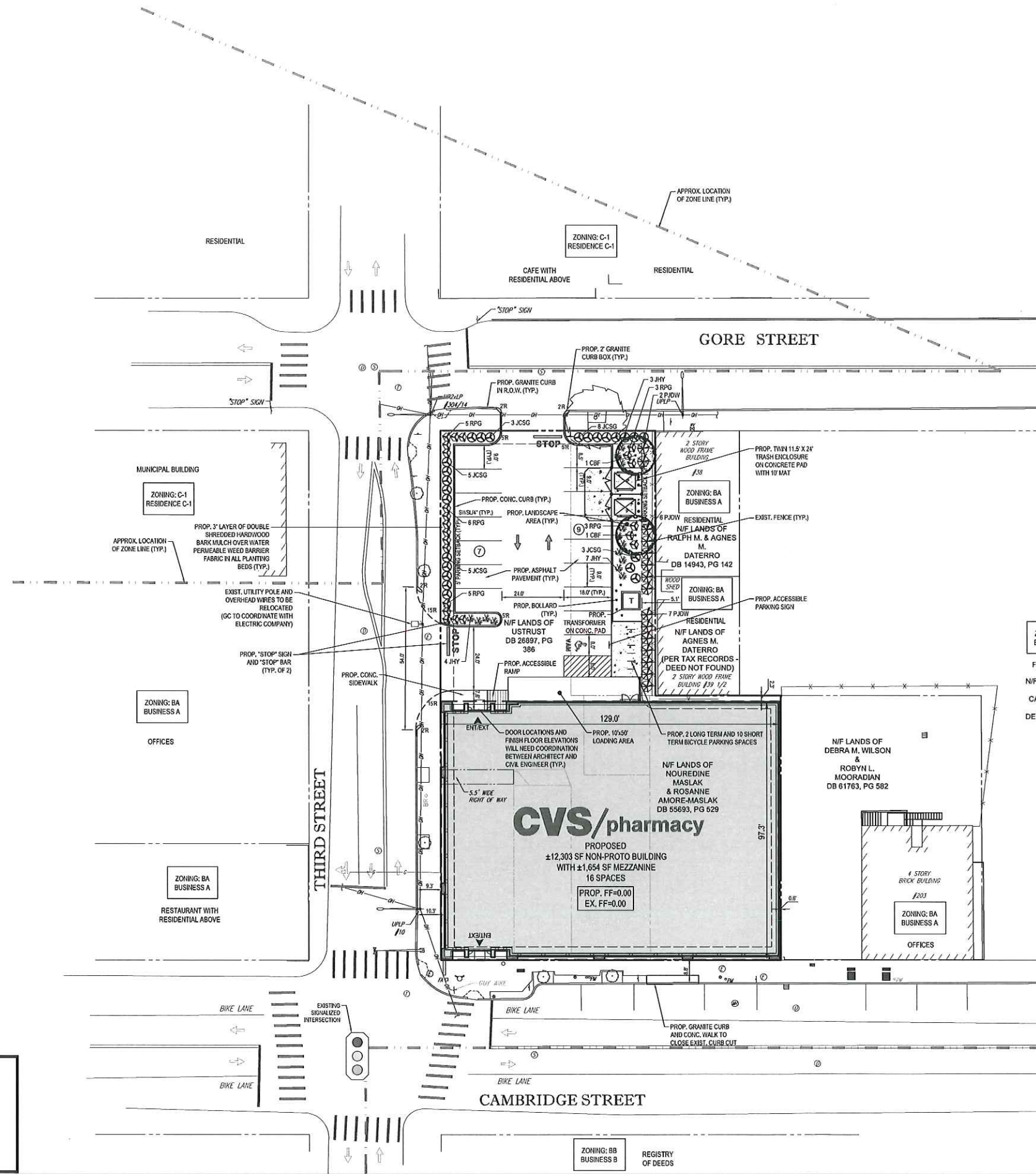
Date: 06/29/2017

R-1

BAK ARCHITECTS

Boston + Brockton  
142 Crescent Street  
Brockton, MA 02302  
508.583.5603  
bkaarchitects.com





### ZONING ANALYSIS TABLE

ZONING DISTRICT	BUSINESS A (BA) ZONING DISTRICT RETAIL USES ALLOWED BY RIGHT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	21,192 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	0.56
MIN. INTERNAL LANDSCAPE	5%	0%	7.3%
PARKING SPACES	28 MIN/56 MAX.	21 (E)	16 (SP)
PARKING CRITERIA (A.5.14)	MIN: 1 SPACE PER 500 SF = 13,957 / 500 = 27.9 OR 28 SPACES REQUIRED MAX: 1 SPACE PER 250 SF = 13,957 / 250 = 55.8 OR 56 SPACES REQUIRED		
LOADING AREA	1	UNKNOWN	1
ACCESSIBLE PARKING SPACES	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1/8 SPACES		
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-12X18 W/ 5 ACCESSIBLE VAN ACCESSIBLE SPACE-12X18 W/ 8 ACCESSIBLE SPACE)			

### LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SPACE TREES					
CF	2	CARPANUS BETULUS 'ASTIGIA'	PIYALAL EUROPEAN HORSEBEAM	3" CAL	B1B
SUBTOTAL:	2				
EMERSON SHRUBS					
JCS	24	JANIPERUS OBLONGUS 'SEA CREEK'	SEA CREEK JANYER	24"	B1B
JH	14	JANIPERUS HORIZONTALIS 'YOUNGSTOWN'	INDOOR JANYER	18-24" SPD	B3 CA
PKM	15	PERIS JAPONICA 'DOROTHY WOOD'	DOROTHY WOODY JAPANESE ANEMONE	30-35"	B1B
PPC	22	PHLOXODENDRON 'PURPLE CEX'	PURPLE CEX PHLOXODENDRON	24"	B3 CA
SUBTOTAL:	75				

### CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS

SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
SECTION 6.4.1	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 OPAQUE WALL, BARRIER, OR FENCE 4-6 FEET IN HEIGHT	YES	YES
SECTION 6.4.2	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 6.4.3	THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST (1) 3" MIN. CALIBER TREE FOR EVERY 10 PARKING SPACES 16 SPACES / 10 = 1.6 TREES	2 TREES	2 TREES

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CAMBRIDGE HISTORICAL COMMISSION

# CVS

pharmacy

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:

**BKA Architects, Inc.**  
Architecture + Interiors  
142 Crescent Street  
Brockton, MA 02302  
tel : 508.583.5003  
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**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

DEVELOPER  
**CAMBRIDGE DEVELOPMENT, LLC**

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 42644  
RHODE ISLAND LICENSE No. 7269  
CONNECTICUT LICENSE No. 21854  
NEW HAMPSHIRE LICENSE No. 10062  
MAINE LICENSE No. 9499  
NEW YORK LICENSE No. 07128-4  
FLORIDA LICENSE No. 66022

REVISIONS

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

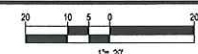
CHECKED BY:	RMM/JGS
DRAWN BY:	CFD
DATE:	10/20/2015
JOB NUMBER:	W141800
TITLE:	SITE PLAN

SHEET NUMBER:	1
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COMMENTS:  
NOT FOR CONSTRUCTION

**811**  
Know what's below.  
Call before you dig.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



P:\10011800\CVS\PH\1800\1800.dwg, Site Plan, 10/20/2015 10:17:14 AM, User: Admin, Plot File: ARCH.D, 1:1, PLOT: 10011800\CVS\PH\1800\1800.dwg, Scale: 1/8"=1'-0", Color: auto, Plot Style: acad.ctb, 11