

# 1781-1791 MASSACHUSETTS AVE

1781-1791 Massachusetts Avenue

Cambridge, MA 02140

November 30, 2017

## COMPREHENSIVE PERMIT

### DRAWING LIST

GENERAL	
G-000	COVER SHEET
EXISTING CONDITIONS	
V-100	EXISTING CONDITIONS PLAN
CIVIL	
C-100	CIVIL UTILITY SITE PLAN
C-101	TREE PROTECTION EXHIBIT
C-200	OPEN SPACE PLAN
LANDSCAPE	
L-100	LANDSCAPE ILLUSTRATIVE
L-101	FROST TERRACE LANDSCAPE
ARCHITECTURAL	
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-103	FLOOR PLANS
A-104	FLOOR PLANS
A-301	EXTERIOR ELEVATIONS - 1791 BUILDING
A-302	EXTERIOR ELEVATIONS - 1791 BUILDING
A-304	EXTERIOR ELEVATIONS - 1781 HOUSES
A-401	BUILDING SECTION

### ZONING

	Required	Proposed
Building Height	35'-0"	35', 45', 55'
Front Setback	15'-0"	22'-0" (Bay found)
Side Setback	7'-6" (Sum of 20)	0' (Keep existing building)
Rear Setback	35'-0"	0' (Keep existing building)
FAR	0.5 (Max) , 0.35 (Min)	1.82

### SITE & BUILDING

Building Footprint	Area (SF)	40,253
Building GSF	First Floor	10,112
	Second Floor	10,601
	Third Floor	9,385
	Fourth Floor	6,282
	Fifth Floor	3,873
	Total Built	40,253
Total Parcel Size		22,068
FAR	Total Built / Parcel Size =	1.82

### PARKING

	Compact	Standard	Handicapped	Total
Surface Parking	0	0	3	3
<b>Total on Site</b>	0	0	3	3
<b>Required</b>	N/A	N/A	N/A	N/A
Bike Parking	42 Long-Term, 8 Short-Term			50

### UNIT MIX

	1BR	2BR	2BR (DUPLX)	3BR	3BR (DUPLX)	
First Floor	1	3	2	1	4	11
Second Floor	3	2	2	2	3	12
Third Floor	2	2		2		6
Fourth Floor	4	3				7
Fifth Floor	3	1				4
	<b>13</b>	<b>11</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>40 UNITS</b>
Percentage (%)	32%	38%		30%		
Average SF	629 SF	907 SF		1123 SF		



#### Project Team

##### OWNER

CC HRE 1791 Mass Ave  
Tenant LLC

C/O Capstone Communities LLC  
1155 Walnut Street #31  
Newton Highlands, MA 02461  
617 513 6320

##### ARCHITECT

Bruner/Cott & Associates

C/O Hope Real Estate Enterprises LLC  
675 Massachusetts Avenue  
Cambridge, MA 02139  
617 492 0220

##### CIVIL

BSC Group

99 High Street, 10th Floor  
Boston, MA 02110  
617 728 7777

##### LANDSCAPE

Lemon Brooke LLC

31 Oxbow Rd  
Concord, MA  
978 222 3700

##### STRUCTURAL ENGINEER

Veitas and Veitas Engineers,  
Inc.

639 Granite Street  
Braintree, MA 02184  
781 535 5814











