

## DRAWING LIST

### GENERAL

G001 COVER SHEET AND DRAWING LIST  
G002 SURVEY

### CIVIL

C-100 CIVIL UTILITY PLAN

### LANDSCAPE

L-101 PRELIMINARY LANDSCAPE PLAN

### ARCHITECTURAL

A101 FIRST FLOOR PLAN  
A102 SECOND FLOOR PLAN  
A103 TYPICAL FLOOR PLAN  
A104 SIXTH FLOOR PLAN  
A105 ROOF PLAN  
A106 NEIGHBORHOOD MAPS

A201 PERSPECTIVES  
A202 PERSPECTIVES

A301 SECTIONS

## Zoning

	Required	Proposed
	55' Principal Plane	65' Principal Plane
Building Height	85' Beyond Setback	70.5' Beyond Setback
Front Setback	25'	25'
Side Setback	10'	10'
Rear Setback	10'	10'
FAR	2.0	2.89

## Site & Building

	AREA
Building Footprint	19,152
Building GSF	
Untempered Garage	13,227
Garage Conditioned	778
First Floor	17,227
Second Floor	19,538
Third Floor	19,152
Fourth Floor	19,152
Fifth Floor	19,152
Sixth Floor	15,815
Roof Deck	1,235
Total Conditioned	110,814
Total Built	125,276
Open Space	10,746
Surface Parking	19,739
Total Parcel Size	43,398
FAR	Total built / Parcel Size = 2.89

## Parking

	Compact	Standard	Handicapped	Total	Unit: Space Ratio
Surface Parking	13	17		30	
Covered Parking	18	13	4	35	
<b>Total on Site</b>	<b>31</b>	<b>30</b>	<b>4</b>	<b>65</b>	<b>0.66</b>
<b>Required</b>	<b>33 MAX</b>		<b>4</b>	<b>98</b>	<b>1</b>

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term
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## Unit Mix

	1BR	2BR	3BR	
1st Floor	3	4	5	12
2nd Floor	7	8	4	19
3rd Floor	7	8	4	19
4th Floor	7	8	4	19
5th Floor	7	9	3	19
6th floor	1	8	1	10
	<b>32</b>	<b>45</b>	<b>21</b>	<b>98 UNITS</b>
Percentage	33%	46%	21%	
Average SF	625 SF	845 SF	1175 SF	

# HRI Concord Highlands

671-675 Concord Avenue,  
Cambridge MA 02138

**COMPREHENSIVE PERMIT**  
JANUARY 19, 2017



### CLIENT

Homeowner's Rehab, Inc.  
280 Franklin Street  
Cambridge, MA 02139

### ARCHITECT

ICON architecture, inc.  
101 Summer Street, Fifth Floor  
Boston, MA 02110

### CIVIL ENGINEER

Nitsch Engineering, Inc.  
2 Center Plz #430  
Boston, MA 02108

### LANDSCAPE DESIGNER

Klopfert Martin Design Group, LLC  
214 Cambridge Street  
Boston, MA 02114

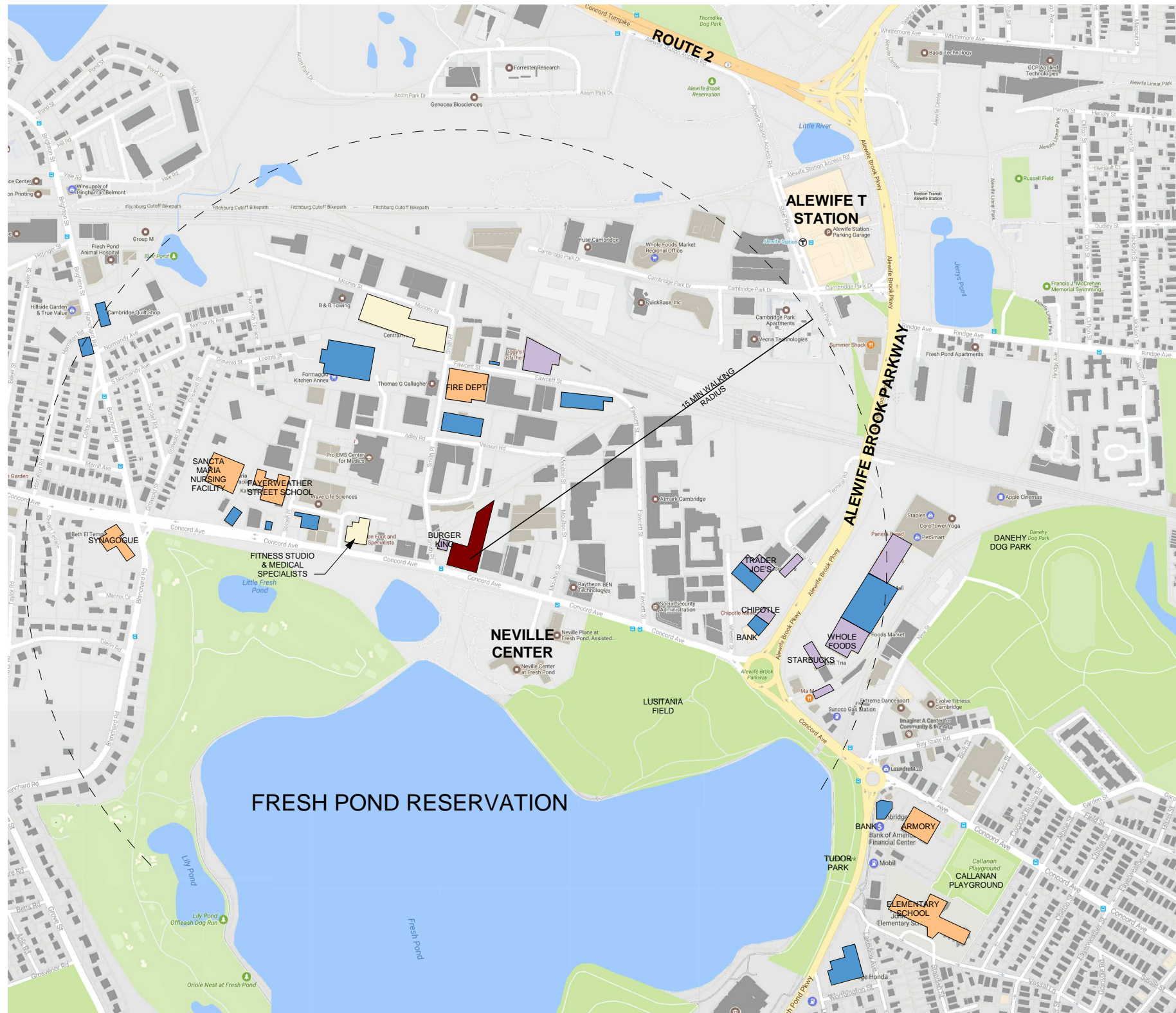
### MECHANICAL/ELECTRICAL/PLUMBING

Lim Consultants, Inc.  
6 Pleasant Street, Suite 520  
Malden, MA 02148

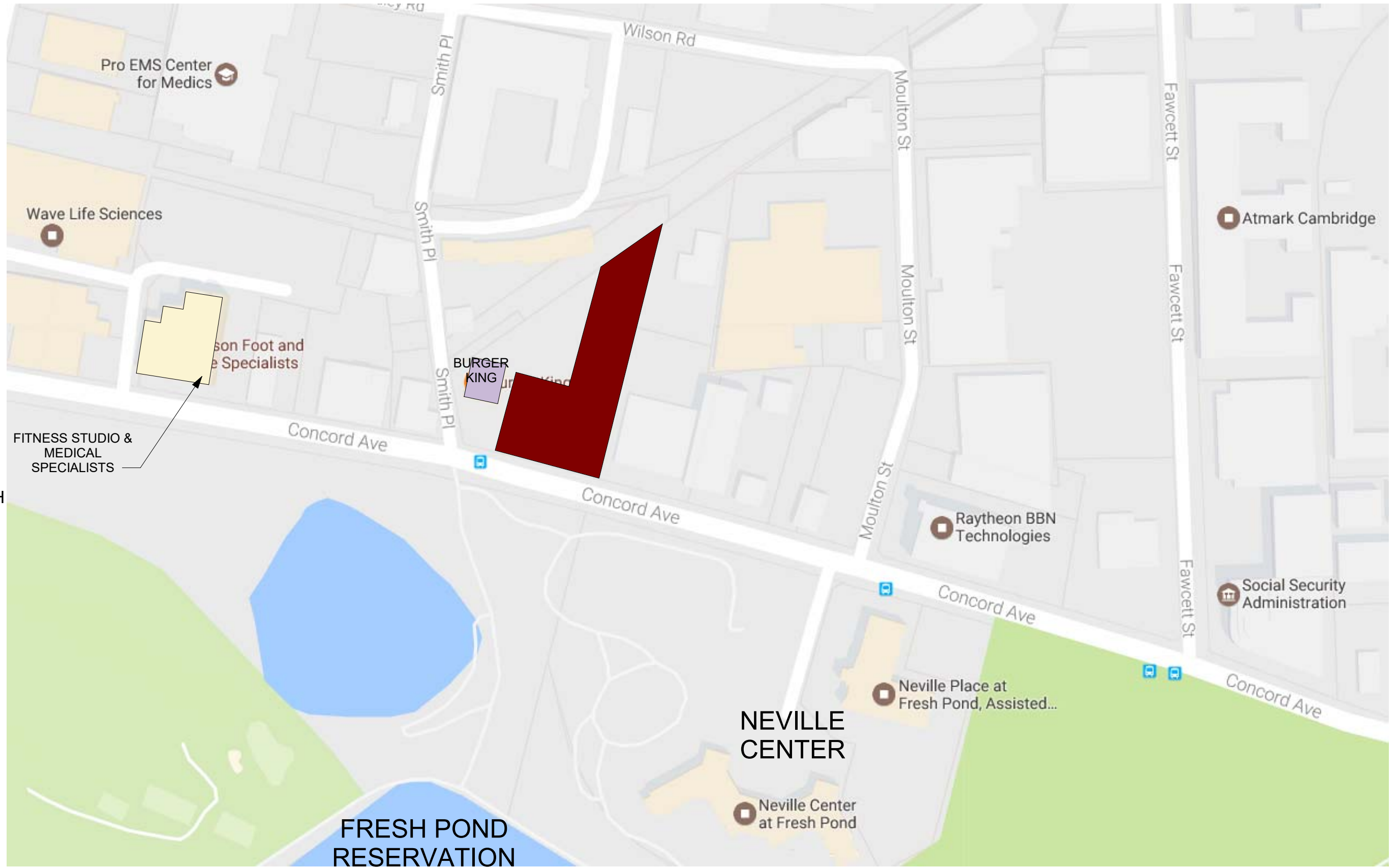
### STRUCTURAL ENGINEER

Petersen Engineering  
PO Box 4774  
Portsmouth, NH 03802

- SITE
- RETAIL
- PUBLIC/ SCHOOL
- GROCERY/  
RESTAURANT
- FITNESS/HEALTH
- OPEN SPACE



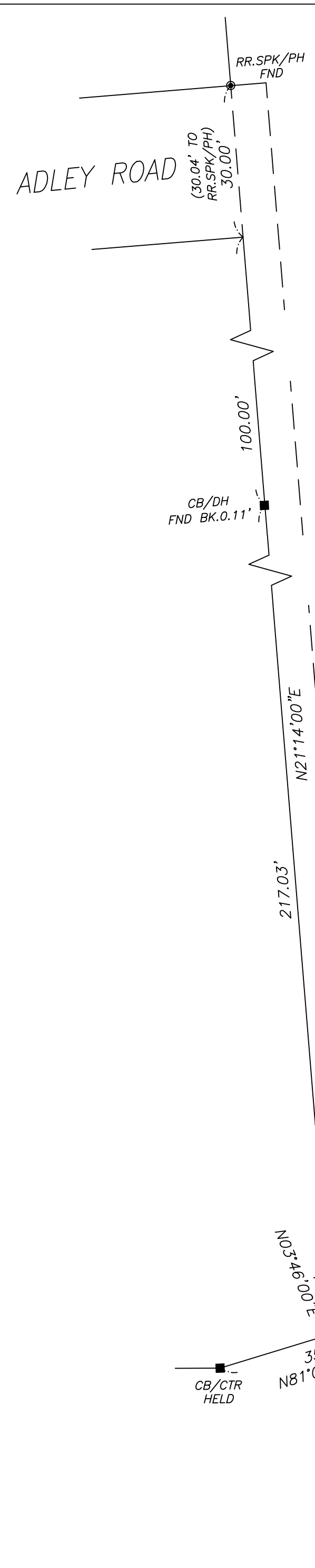
- SITE
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RESTAURANT
- FITNESS/HEALTH



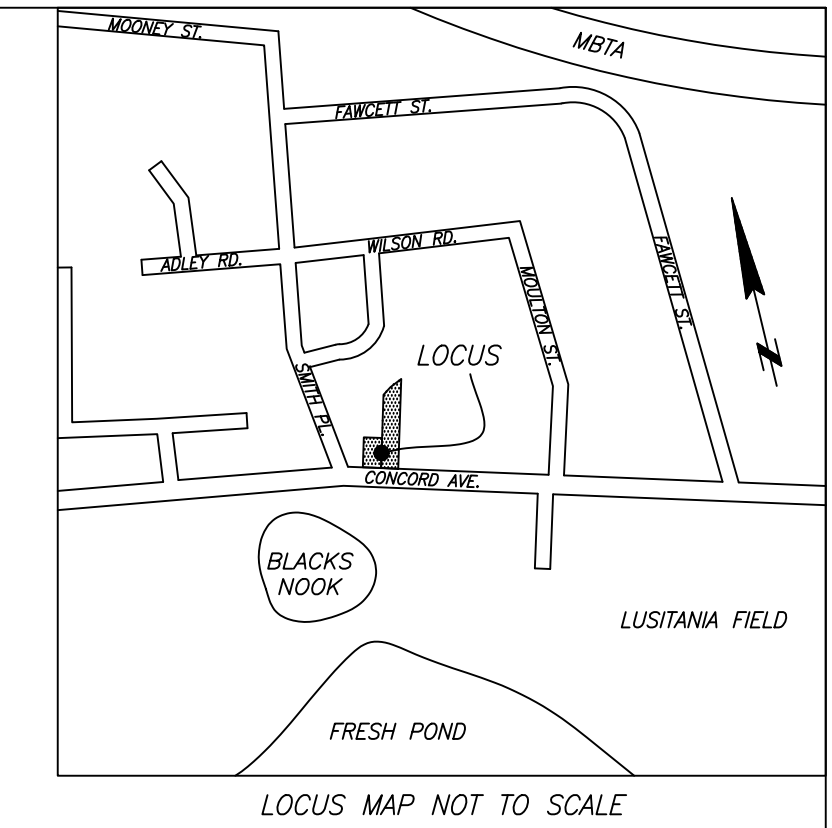
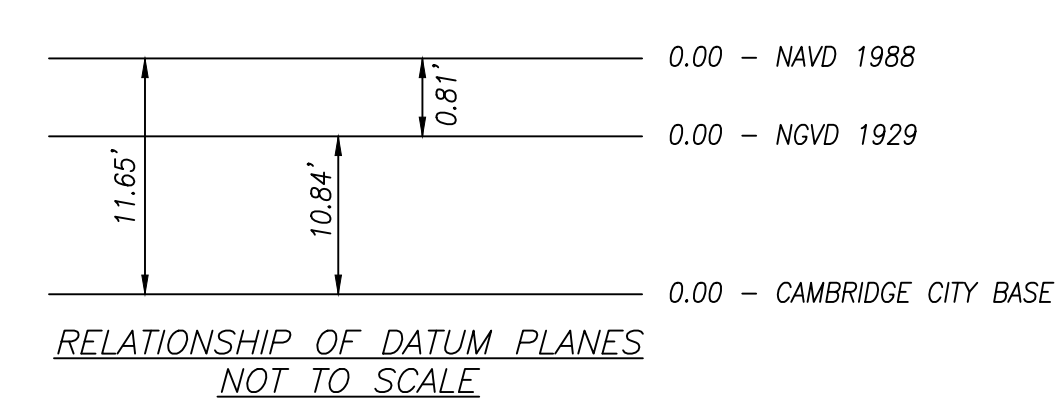
Concord Ave

Homeowner's Rehab, Inc.

Site Map



LEGEND	
(S)	SEWER MANHOLE
(D)	DRAIN MANHOLE
(E)	ELECTRIC MANHOLE
(T)	TELEPHONE MANHOLE
(W)	WATER SHUT OFF/WATER GATE
(G)	GAS SHUT OFF/GAS GATE
(C)	CATCH BASIN
(U)	UTILITY POLE
(L)	UTILITY POLE W/ LIGHT
(P)	LIGHT POLE
(H)	ELECTRIC HANDHOLE
(B)	BOLLARD
(F)	FUEL FILL
(C)	CLEAN OUT
(A)	FIRE ALARM
(B)	BOUND FOUND
(B)	BORING
(O)	OBSERVATION WELL
(T)	DECIDUOUS TREE
(C)	VISIBLE ENCROACHMENT
[X.X']	BUILDING DIMENSION
BFA	BUILDING FOOTPRINT AREA
BH	BUILDING HEIGHT
BT	BTUMINOUS
BK	BACK
BOT	BOTTOM ELEVATION
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CALC	CALCULATED
CB	CONCRETE BOUND
CC	CONCRETE CURB
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CONST.	CONSTRUCTION
DR	DRAIN
LCC	LAND COURT CASE
FND	FOUND
IN	INVERT ELEVATION
LCC	LAND COURT CASE
LST	LANDSCAPE TIMBER
M&S	MULCH & SHRUBS
NVP	NO VISIBLE PIPES
OV	OVER
PH	PIV HOLE
RW	RM ELEVATION
REC	RECORD
RR	RAILROAD
RSP	RISER
SPK	SPIKE
SO. FT.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEPS
TR	TOP OF TRAP
ENT	ENTRANCE
FND	FOUND
IN	INVERT ELEVATION
LCC	LAND COURT CASE
LST	LANDSCAPE TIMBER
D	DRAIN
E	ELECTRIC
G	GAS
OHW	OVERHEAD WIRES
S	SEWER
T	TELEPHONE
W	WATER
12"(C)	PIPE SIZE AND MATERIAL
S(ABC)	ABANDONED
DI	DUCTILE IRON
PVC	POLYVINYL CHLORIDE
DSW	DISSAFE WATER
X	CHAIN LINK FENCE
M	METAL FENCE
G	GUARD RAIL



- REFERENCES**
- MIDDLESEX COUNTY REGISTRY OF DEEDS
    - PLAN BOOK 293 PLAN 18
    - PLAN BOOK 339 PLAN 36
    - PLAN NO. 108 OF 1928
    - PLAN NO. 381 OF 1935
    - PLAN NO. 757 OF 1948
    - PLAN NO. 946 OF 1981
    - PLAN NO. 335 OF 2001
    - PLAN NO. 950 OF 2001
    - PLAN NO. 515 OF 2002
    - PLAN NO. 493 OF 2014
  - MASSACHUSETTS LAND COURT
    - LCC 7191B
    - LCC 7191-14
  - CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
    - FIELD BOOK 205 PAGE 55
    - PLAN NO. STR-19-37
    - PLAN NO. STR-19-39a
    - PLAN NO. 8016
    - PLAN NO. 9013

- NOTES:**
- BENCH MARK INFORMATION:
    - TEMPORARY BENCH MARKS SET:
      - TBM 118: X-CUT ON THE NORTHEAST ANCHOR BOLT ON LIGHT POLE NO. 118, ALONG THE SOUTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON. ELEVATION = 25.43
      - TBM 119: X-CUT ON THE SOUTHEAST ANCHOR BOLT ON LIGHT POLE NO. 119, ALONG THE NORTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON. ELEVATION = 23.53
  - ELEVATIONS WERE DERIVED FROM GPS AND CONVERTED TO CAMBRIDGE CITY BASE.
  - CONTOUR INTERVAL EQUALS ONE (1) FOOT.
  - NO DEFINED PARKING SPACES WERE OBSERVED ON EITHER OF THE SUBJECT PROPERTIES.
  - COMCAST UTILITIES WITHIN THE SCOPE OF THIS SURVEY ARE NOT PLOTTABLE BASED ON THE AVAILABLE RECORD INFORMATION.
  - EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLITIONS WERE OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF THIS SURVEY.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
  - BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A "ZONE X" (SHADED), AN AREA OF THE 0.2% ANNUAL CHANCE FLOOD AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 250720418E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
  - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CONCORD AVENUE, A DEDICATED PUBLIC STREET.
  - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
  - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE APPROPRIATELY RECORDED PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

**BOUNDARY DESCRIPTIONS PER COMMITMENT NO. NCS-778340-B051, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016:**

REAL PROPERTY LOCATED AT 671-675 CONCORD AVENUE IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

PARCEL ONE - 671 CONCORD AVENUE, CAMBRIDGE, MA:  
 THE LAND TOGETHER WITH ALL THE BUILDINGS, PUMPS, TANKS, AND IMPROVEMENTS THEREON, NOW KNOWN AS AND NUMBERED 671 CONCORD AVENUE, SITUATED IN CAMBRIDGE, IN MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN ON A PLAN ENTITLED "PLAN OF LAND, CAMBRIDGE, MASS., SCALE 1" = 50', DATED JANUARY, 1928, BY C.H. GANNETT CO., CIVIL ENGINEERS, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 5202, PAGE 516, AND BOUNDED AND DESCRIBED AS FOLLOWS:  
 SOUTHERLY BY CONCORD AVENUE, AS SHOWN ON SAID PLAN, EIGHTY (80) FEET;  
 WESTERLY BY LAND NOW OR FORMERLY OF THOMAS LYONS, THREE HUNDRED FORTY-TWO AND 51/100 (342.51) FEET;  
 NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD ON TWO LINES, AS SHOWN ON SAID PLAN, MEASURING RESPECTIVELY FIFTY-FIVE AND 82/100 (55.82) FEET, AND FIFTY-FIVE AND 50/100 (55.50) FEET; AND  
 EASTERLY BY LAND NOW OR FORMERLY OF F.H. MOUTON AND R.J. FAWCETT AS SHOWN ON SAID PLAN, FOUR HUNDRED NINETEEN AND 7/100 (419.07) FEET, CONTAINING 30,767 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN.  
 PARCEL TWO - 675 CONCORD AVENUE, CAMBRIDGE, MA:  
 A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, NOW KNOWN AS AND NUMBERED 675 CONCORD AVENUE, BEING A PORTION OF LOT 3 ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASS., BELONGING TO WILLIAM HOAG DATED FEBRUARY 28, 1920 BY W. H. BACON, CIV. ENGR., RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 293, PLAN 18, BOUNDED AND DESCRIBED AS FOLLOWS:  
 SOUTHERLY BY CONCORD AVENUE, 85.80 FEET;  
 WESTERLY BY LAND OF TRAVA AND OWNERS UNKNOWN, 140 FEET;  
 NORTHERLY BY LAND NOW OR FORMERLY OF FLANDERS FUEL CO., 85.80 FEET; AND  
 EASTERLY BY LAND NOW OR FORMERLY OF HALE, 140 FEET.  
 CONTAINING 12,012 SQUARE FEET OF LAND.

**EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. NCS-778340-B051, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016:**

NO SURVEY RELATED EXCEPTIONS

**LIST OF VISIBLE ENCROACHMENTS NO. 671-675 CONCORD AVENUE**

- CONCORD AVENUE:
- SIGN CROSSES THE BOUNDARY LINE.
  - LAND NOW OR FORMERLY OF MSJ-BK, LLC.
  - LANDSCAPE TIMBERS CROSS THE BOUNDARY LINE.
  - CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
  - OVERHEAD WIRES CROSS THE BOUNDARY LINE.
  - CONSTRUCTION DEBRIS CROSSES THE BOUNDARY LINE.
  - CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.
- LAND NOW OR FORMERLY OF ARA REALTY CORP.:
- CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.
  - UTILITY POLE LIES ON THE BOUNDARY LINE.
  - GRAVEL YARD CROSSES THE BOUNDARY LINE.
- LAND NOW OR FORMERLY OF BMR-FRESH POND RESEARCH PARK, LLC:
- OVERHEAD WIRES CROSS THE BOUNDARY LINE.
  - HEDGES CROSS THE BOUNDARY LINE.
  - CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
  - BITUMINOUS CONCRETE PARKING LOT CROSSES THE BOUNDARY LINE.
- 671-675 CONCORD AVENUE:
- UTILITY POLE ON PROPERTY.
  - SEWER MANHOLE & SEWER PIPE ON PROPERTY.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 12, 2016.

FELDMAN LAND SURVEYORS  
 DRAFT - 3/31/2016

DAMEN J. RAFFLE, PLS (MA# 49629) DATE  
 dj@feldmansurveyors.com

ALTA/NSPS LAND TITLE SURVEY  
 671-675 CONCORD AVENUE  
 CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS  
 112 SHAWMUT AVENUE  
 BOSTON, MASS. 02118  
 PHONE: (617)357-9740  
 www.feldmansurveyors.com

OWNER OF RECORD  
 PONDRAW REALTY, LLC  
 BOOK 65437 PAGE 163  
 BOOK 66186 PAGE 361

SCALE: 1"=20'

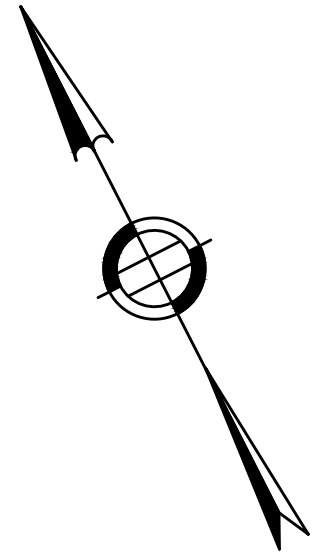
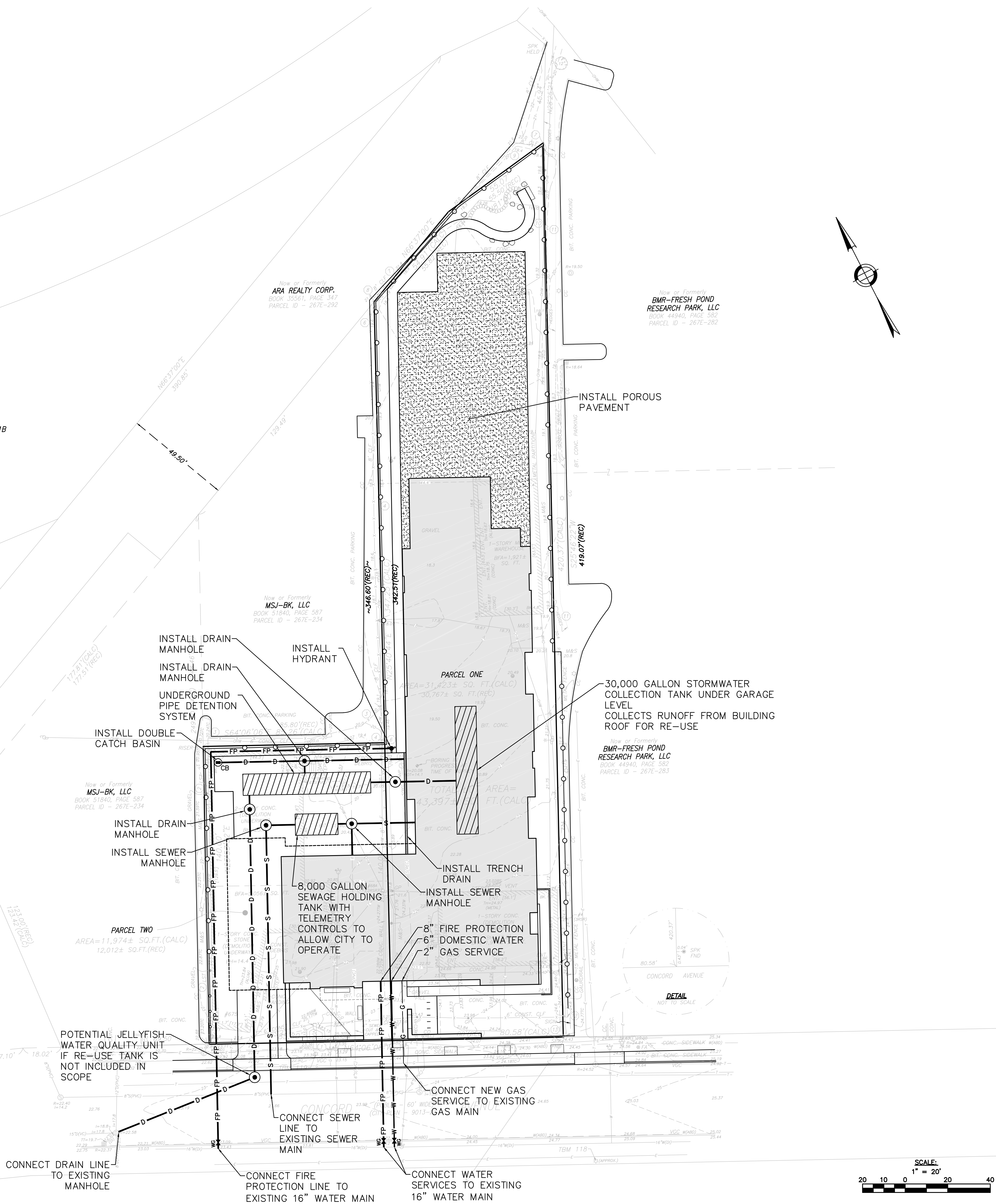
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**UTILITY NOTES:**

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING.
2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 800-488-8888-DIG-SAFE.
3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF CAMBRIDGE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
4. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
5. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE CITY OF CAMBRIDGE.
6. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
7. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
8. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE. THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
9. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
11. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
12. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
13. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
14. SIZES OF ALL TANKS, UNDERGROUND DETENTION SYSTEM AND UNDERGROUND PIPING ARE PRELIMINARY. FINAL SIZING TO BE DONE DURING DESIGN PHASES OF THE PROJECT.

**COST ESTIMATING NOTES:**

1. ALL WATER LINES ARE DUCTILE IRON UNLESS OTHERWISE NOTED. ASSUME ALL WATER LINES INSTALLED WITH 5' OF COVER.
2. ASSUME ALL ROADWAY DRAINAGE LINES ARE 12" PVC UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 6' OF COVER.
3. ASSUME ALL ROOF DRAINAGE LINES ARE 12" CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 4' OF COVER.
4. ASSUME THAT ALL SEWER LINES ARE 8" PVC. ASSUME ALL SEWER LINES INSTALLED WITH 6' OF COVER.
5. ASSUME ALL STRUCTURES ARE 4' INSIDE DIAMETER, EXCEPT FOR DOUBLE CB'S AND STRUCTURES THAT ARE DIRECTLY CONNECTED TO THE UNDERGROUND DETENTION SYSTEM. ASSUME THOSE STRUCTURES ARE 6' INSIDE DIAMETER.
6. SEE MEP PLANS FOR ROUTING & SIZING ELECTRIC, CABLE, TELEPHONE AND LIGHTING.



**HRI Concord Highlands**

671-675 Concord Avenue,  
Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



*AG*

NOT FOR CONSTRUCTION

KEY PLAN

MARK	DATE	DESCRIPTION
	01/13/2017	DRAFT SD

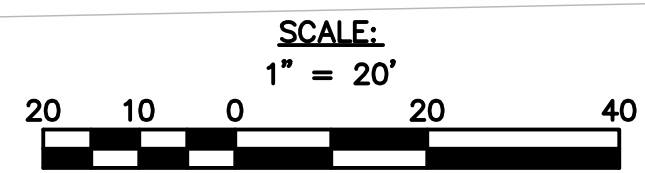
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DRAWN BY: EB  
CHECKED BY: AG

SHEET TITLE

**DRAFT CIVIL UTILITY PLAN**

**C-100**

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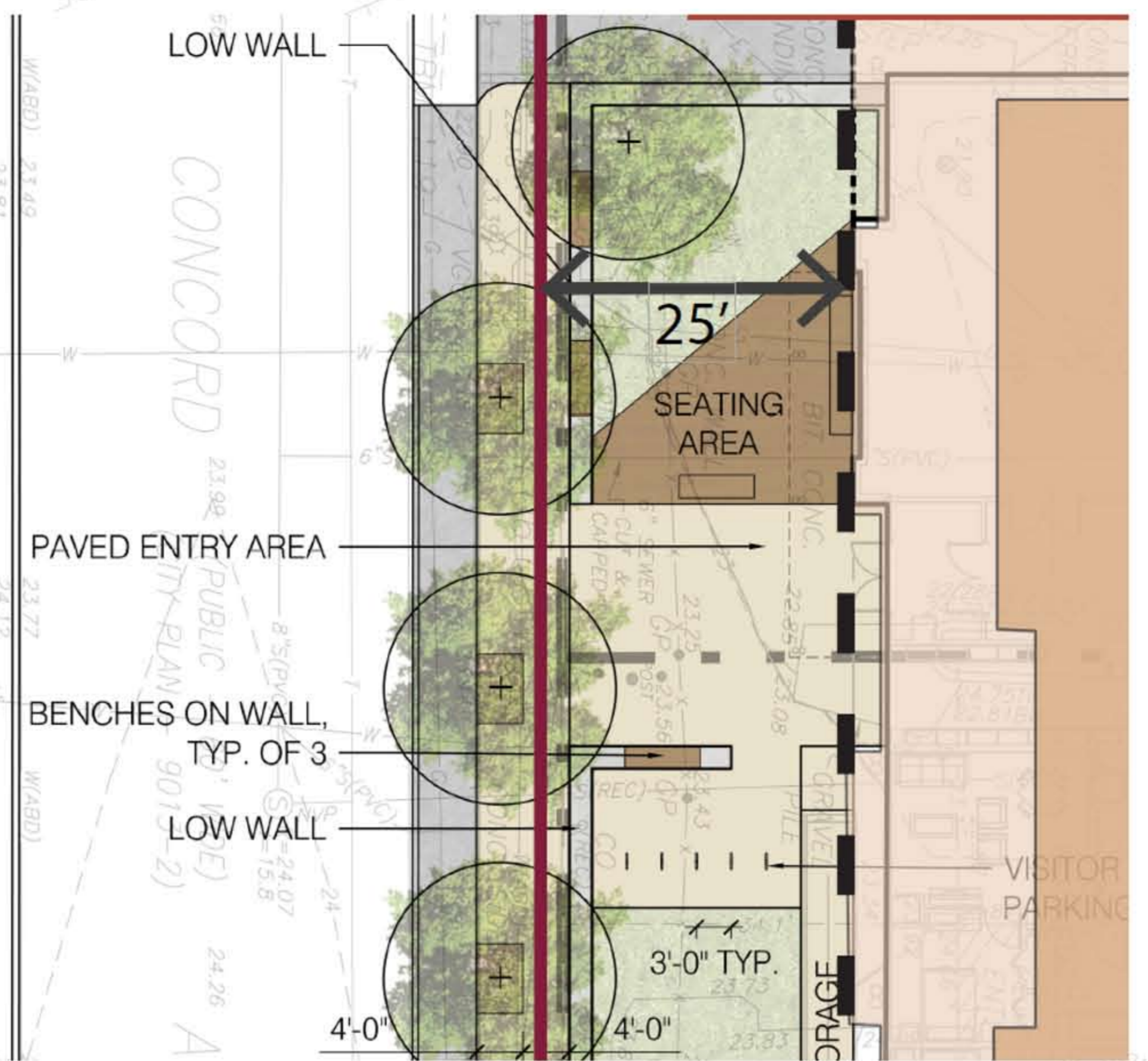
NOT FOR  
CONSTRUCTION

MARK	DATE	DESCRIPTION
	01/13/2017	DRAFT SD

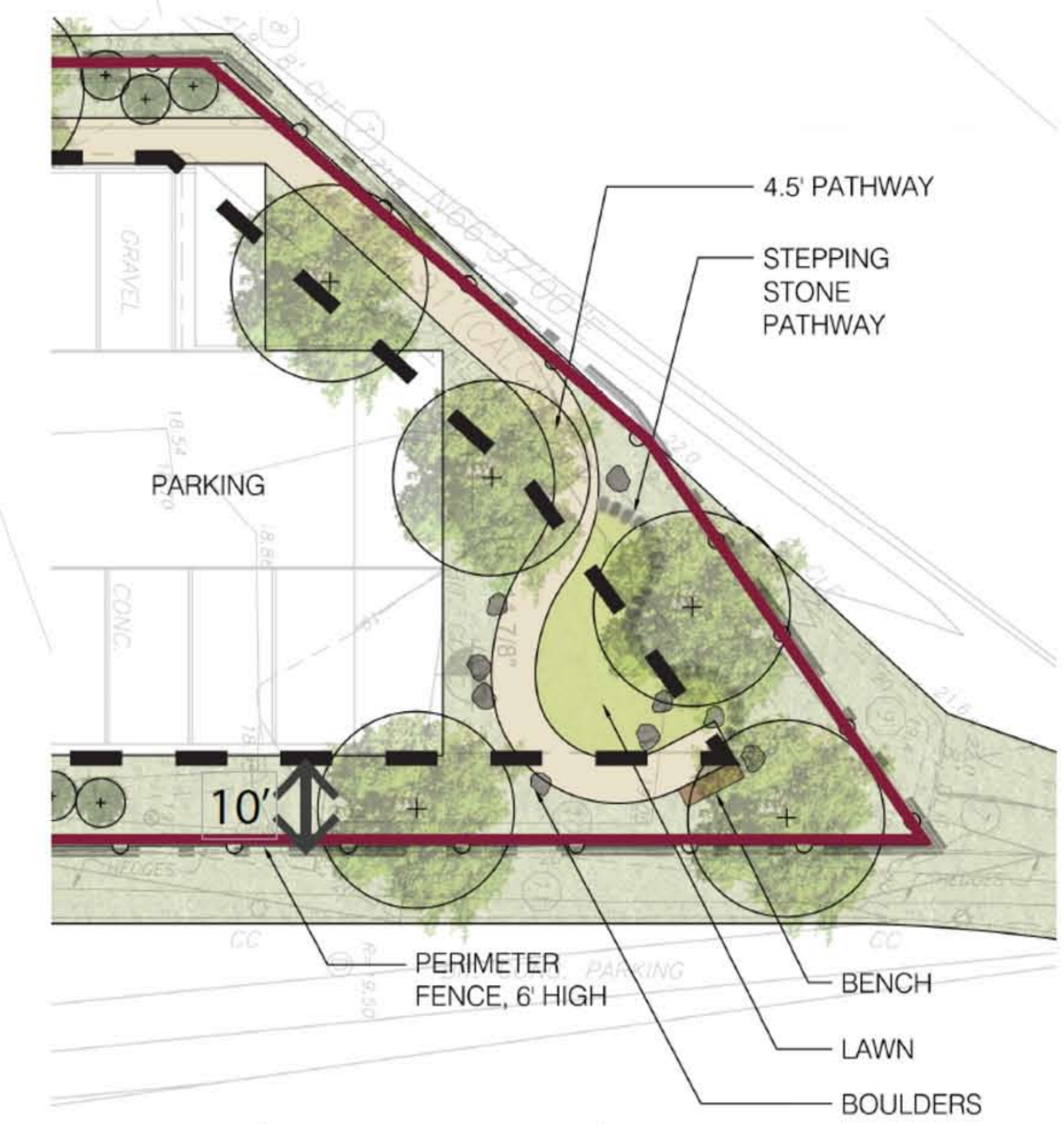
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DRAWN BY: EH  
CHECKED BY: MW

PRELIMINARY  
LANDSCAPE PLAN

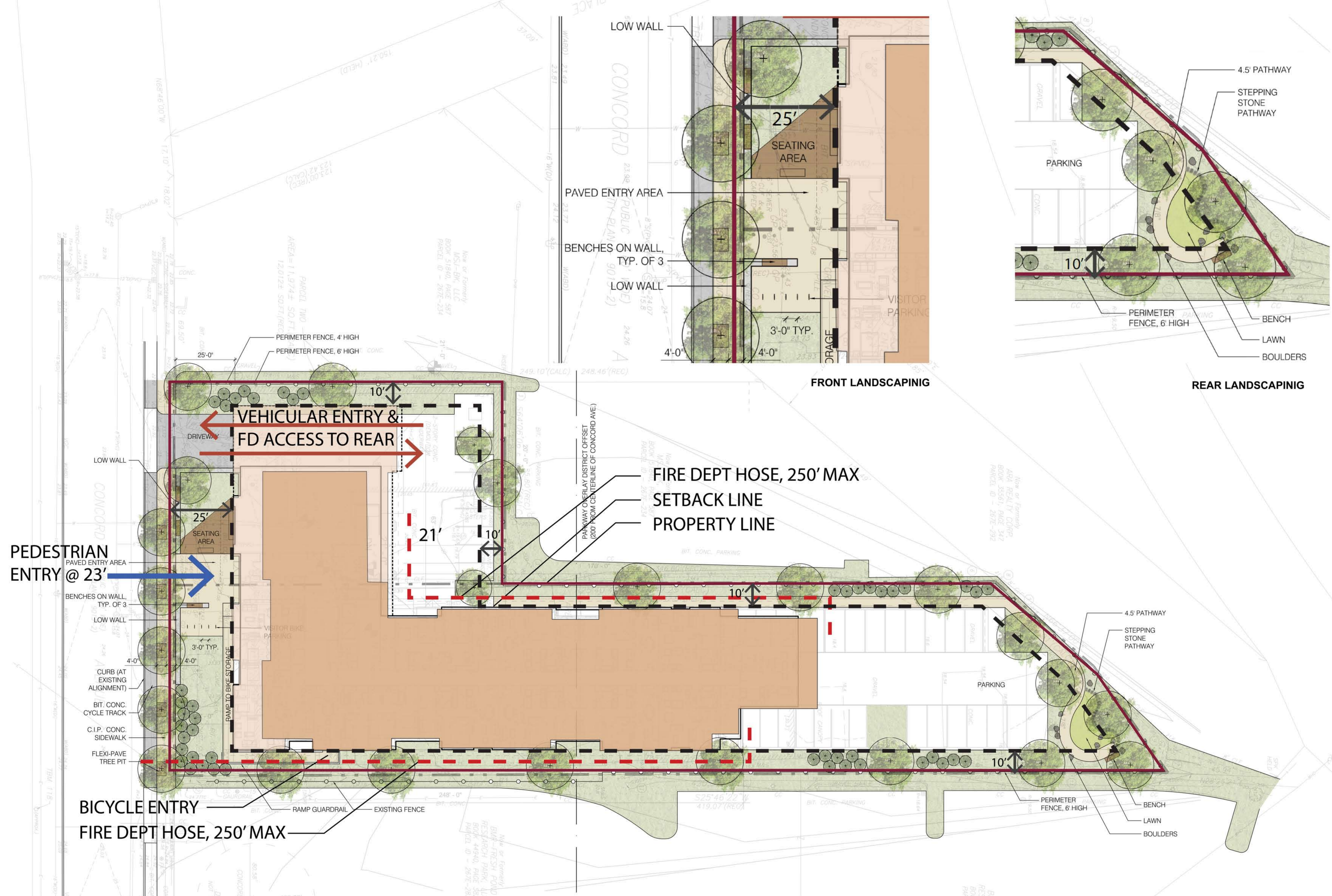
L-101



FRONT LANDSCAPING



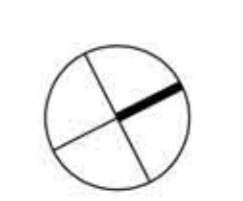
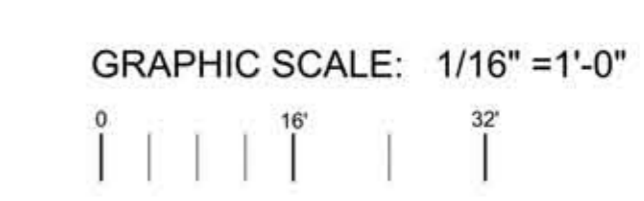
REAR LANDSCAPING



- Zoning Districts:**
- SE Quadrangle of AOD
  - Parkway Overlay
  - Alewife Overlay

	Dimensional Requirements	
	Required	Proposed
Building Height	55' Principal Plane	65' Principal Plane
Front Setback	85' Beyond Setback	70.5' Beyond Setback
Side Setback	25'	25'
Rear Setback	10'	10'
FAR	2.0	2.89

**Parking Requirements:**  
Cars – 1:1 ratio  
**Proposed .66:1**  
Bicycles >1:1 ratio



# HRI Concord Highlands

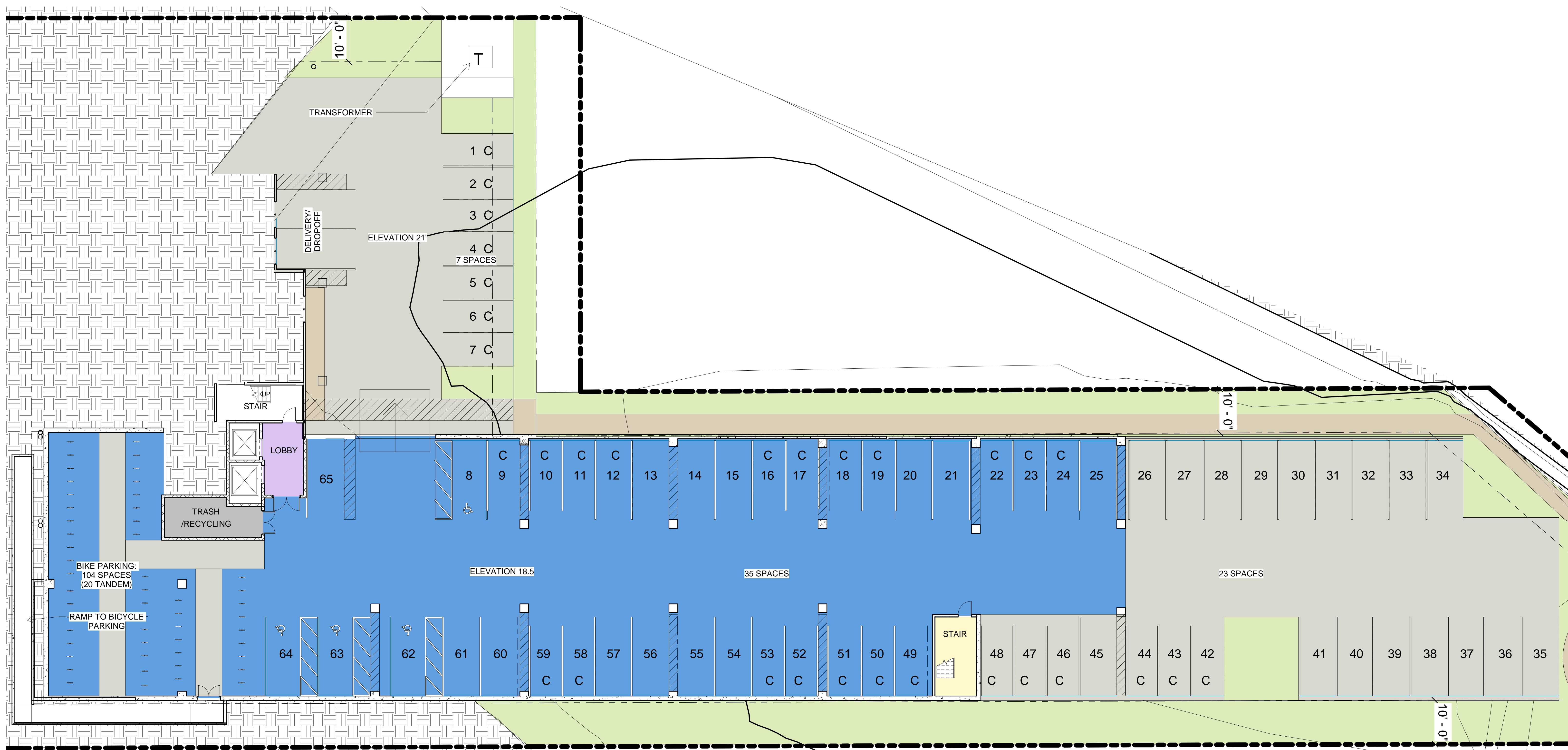
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Homeowner's Rehab, Inc.

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Covered Parking	18	13	4	35	
<b>Total on Site</b>	<b>31</b>	<b>30</b>	<b>4</b>	<b>65</b>	<b>0.66</b>
<b>Required</b>	<b>33 MAX</b>		<b>4</b>	<b>98</b>	<b>1</b>

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term
--------------	-----------------------------------	---------------



1 Ground Level  
3/32" = 1'-0"

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**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

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KEY PLAN

MARK	DATE	DESCRIPTION
	01/13/2017	DRAFT SD
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET TITLE

PARKING LEVEL PLAN

A101

# HRI Concord Highlands

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16.140 SF	01/13/2017	DRAFT SD
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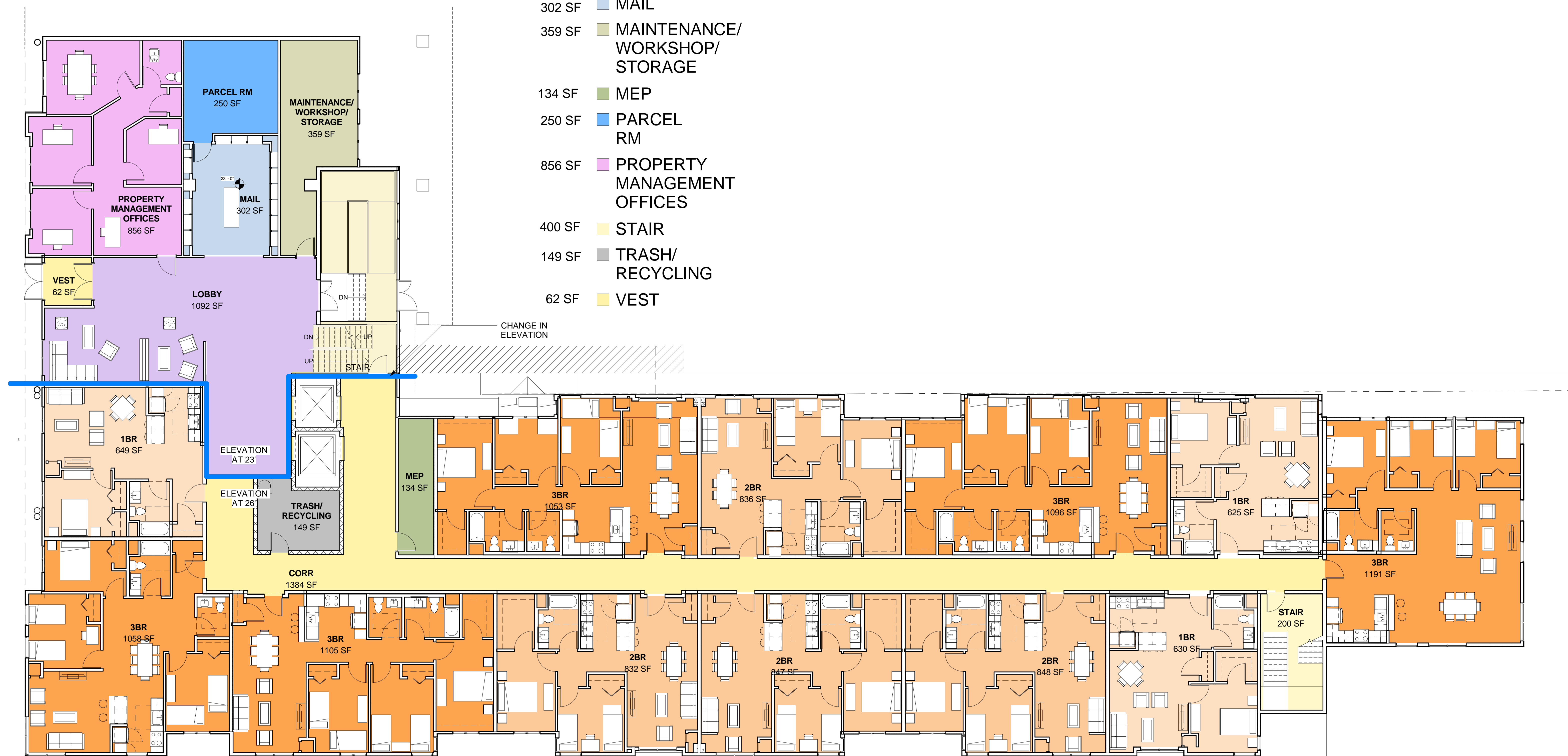
PROJECT NUMBER: 216109  
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SHEET TITLE

FIRST FLOOR PLAN

A102

- 625 SF 1BR
- 845 SF 2BR
- 1175 SF 3BR
- 1384 SF CORR
- 1092 SF LOBBY
- 302 SF MAIL
- 359 SF MAINTENANCE/  
WORKSHOP/  
STORAGE
- 134 SF MEP
- 250 SF PARCEL  
RM
- 856 SF PROPERTY  
MANAGEMENT  
OFFICES
- 400 SF STAIR
- 149 SF TRASH/  
RECYCLING
- 62 SF VEST



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



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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109  
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SHEET TITLE

TYPICAL FLOOR PLAN  
FLOORS 2,3,4 & 5

# A103



1 TYPICAL FLOOR PLAN (2-5)  
1/8" = 1'-0"

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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109  
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SHEET TITLE

SIXTH FLOOR PLAN

A104



- 625 SF 1BR
- 845 SF 2BR
- 1175 SF 3BR
- 2151 SF COMMUNITY SPACE
- 1397 SF CORR
- 444 SF LAUNDRY
- 673 SF MECHANICAL
- 400 SF STAIR
- 144 SF TRASH/RECYCLING

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

HRI Concord  
Highlands

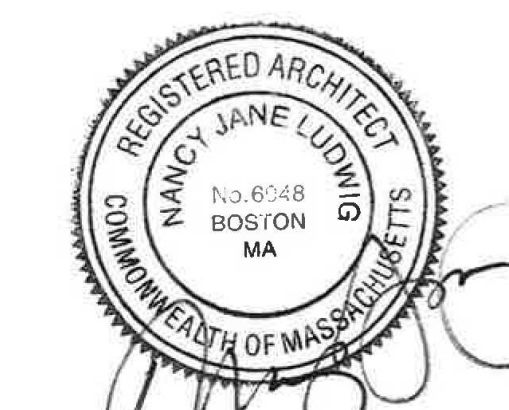
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ARCHITECTURE  
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PROJECT NUMBER: 216109  
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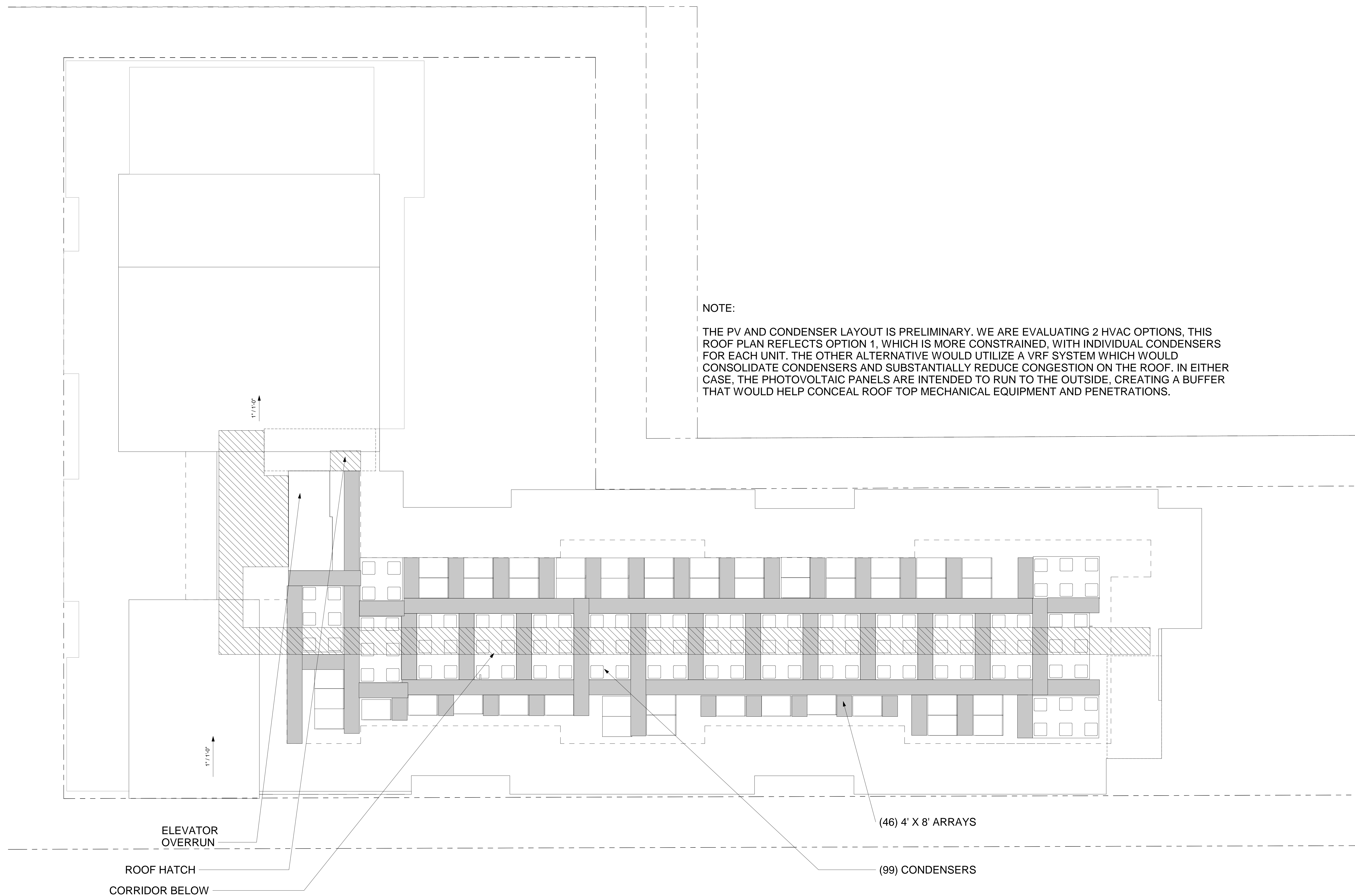
SHEET TITLE

ROOF PLAN

A105

NOTE:

THE PV AND CONDENSER LAYOUT IS PRELIMINARY. WE ARE EVALUATING 2 HVAC OPTIONS, THIS ROOF PLAN REFLECTS OPTION 1, WHICH IS MORE CONSTRAINED, WITH INDIVIDUAL CONDENSERS FOR EACH UNIT. THE OTHER ALTERNATIVE WOULD UTILIZE A VRF SYSTEM WHICH WOULD CONSOLIDATE CONDENSERS AND SUBSTANTIALLY REDUCE CONGESTION ON THE ROOF. IN EITHER CASE, THE PHOTOVOLTAIC PANELS ARE INTENDED TO RUN TO THE OUTSIDE, CREATING A BUFFER THAT WOULD HELP CONCEAL ROOF TOP MECHANICAL EQUIPMENT AND PENETRATIONS.



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

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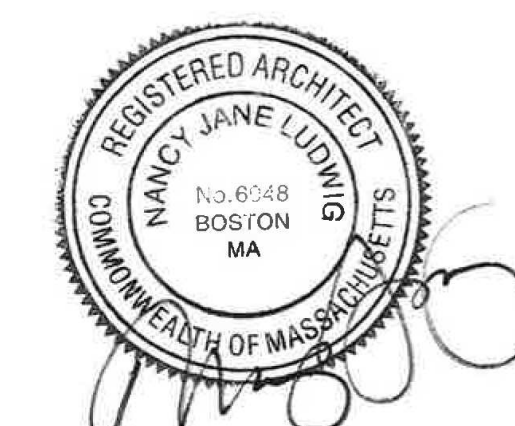
ARCHITECT

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KEY PLAN

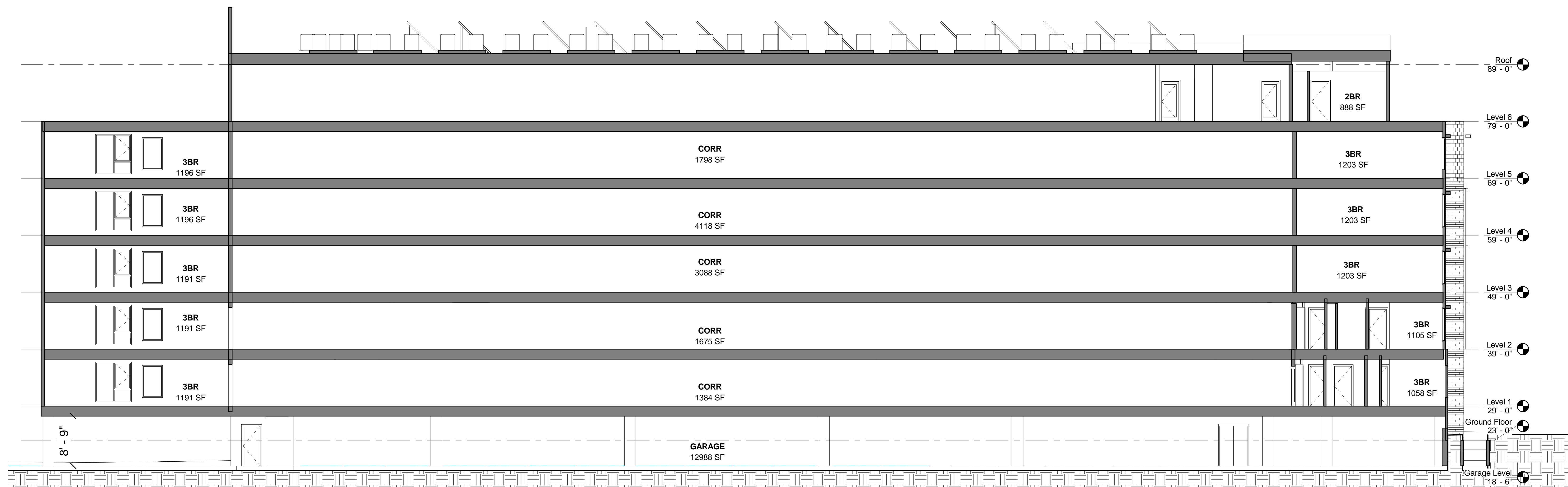
MARK	DATE	DESCRIPTION
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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109  
DRAWN BY: Author  
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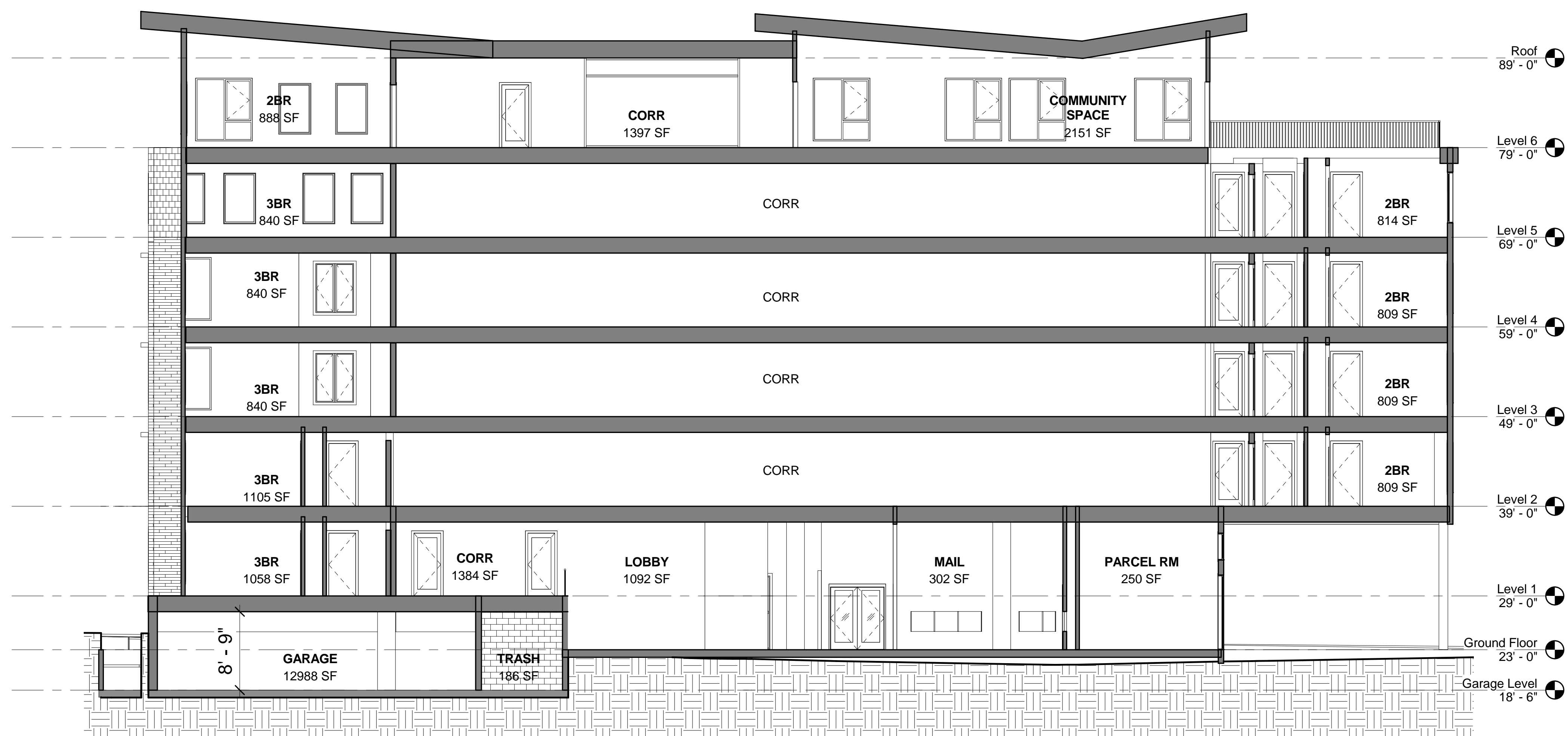
SHEET TITLE

SECTIONS

A301



3 SECTION - NORTH/SOUTH  
1/8" = 1'-0"



2 SECTION - EAST/WEST  
1/8" = 1'-0"



1 SECTION AT DRIVE LANE  
1/8" = 1'-0"

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