

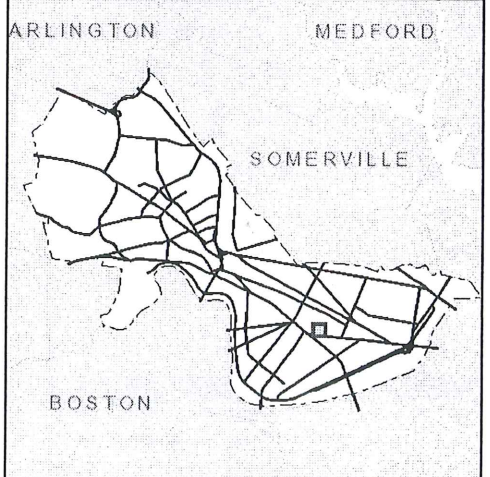
City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



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.

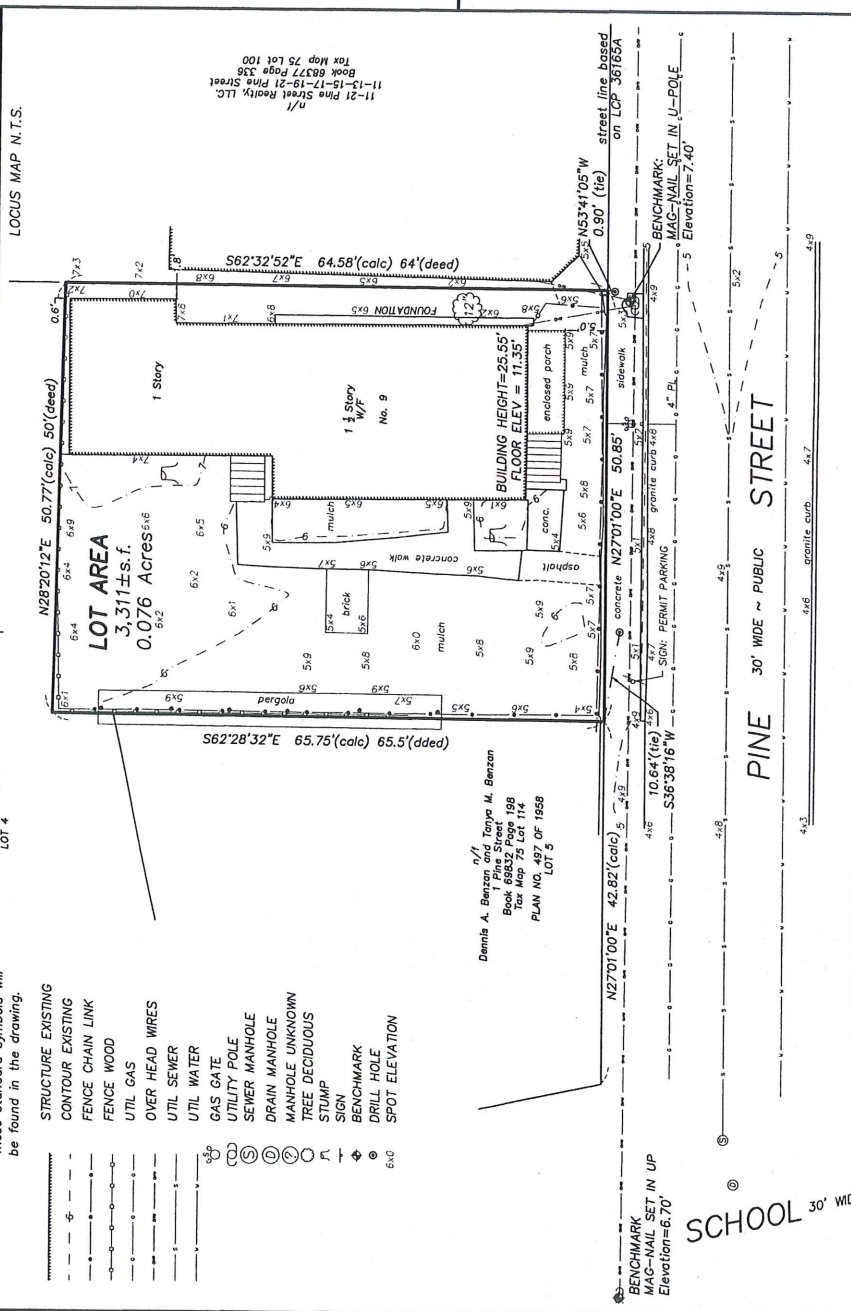
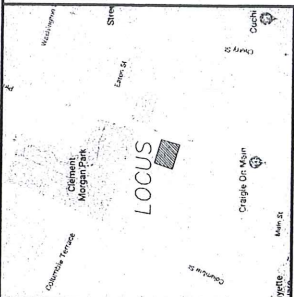
n/i
Mary C. Butts
Book 69832 Page 483
Tax Map 75 Lot 115
PLAN NO. 497 OF 1958
LOT 4

n/i
Warren E. Tolman and Carolyn B. Tolman
Book 69832 Page 553
Tax Map 75 Lot 100
PLAN NO. 497 OF 1958
LOT 2

LEGEND

These standard symbols will be found in the drawing.

- STRUCTURE EXISTING
- CONTOUR EXISTING
- FENCE CHAIN LINK
- FENCE WOOD
- UTIL GAS
- OVER HEAD WIRES
- UTIL SEWER
- UTIL WATER
- GAS GATE
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- MANHOLE UNKNOWN
- TREE DECIDUOUS
- STUMP
- SIGN
- BENCHMARK
- DRILL HOLE
- SPOT ELEVATION



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 guarantee that underground utilities depicted on this plan are in the exact location, area, either in service or abandoned. The surveyor 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.

GENERAL NOTES

OWNER OF RECORD: NINE PINE CAMBRIDGE, LLC.
1979 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DEED REFERENCE: BOOK 73407, PAGE 316
PLAN REFERENCE: END OF BOOK 156
TAX MAP REFERENCE: MAP 75 LOT 15
DATUM REFERENCE: NAVD88

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A C-1 ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING
MINIMUM FRONT YARD (FT.)	H+L/4 (10' MIN)	5.0'
MINIMUM SIDE YARD (FT.)	H+L/5 (7.5' MIN)	1.8'
MINIMUM REAR YARD (FT.)	H+L/4 (20' MIN)	0.6'
MIN. OPEN SPACE RATIO (%)	30%	38%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSES ONLY. OTTE & DWYER, INC. MAKES NO OPINION OR CERTIFICATION TO ZONING COMPLIANCE. THE INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAP NO. 25017C0576E, DATED JUNE 4, 2010, THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X" (OUTSIDE OF 0.2% CHANCE).

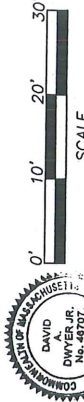
EXISTING CONDITIONS PLAN OF LAND

9 PINE STREET
CAMBRIDGE, MASS. 02139
PREPARED FOR
NINE PINE CAMBRIDGE, LLC

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=10' OCTOBER 18, 2019
REVISED: 10-24-19 CHANGE PREPARED FOR NAME



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

SEAL

CONSULTANT

PROJECT
9 PINE ST

9 PINE STREET
CAMBRIDGE, MA 02139

PREPARED FOR

DRAWING TITLE

**PROPOSED
SITE PLAN**

SCALE AS NOTED

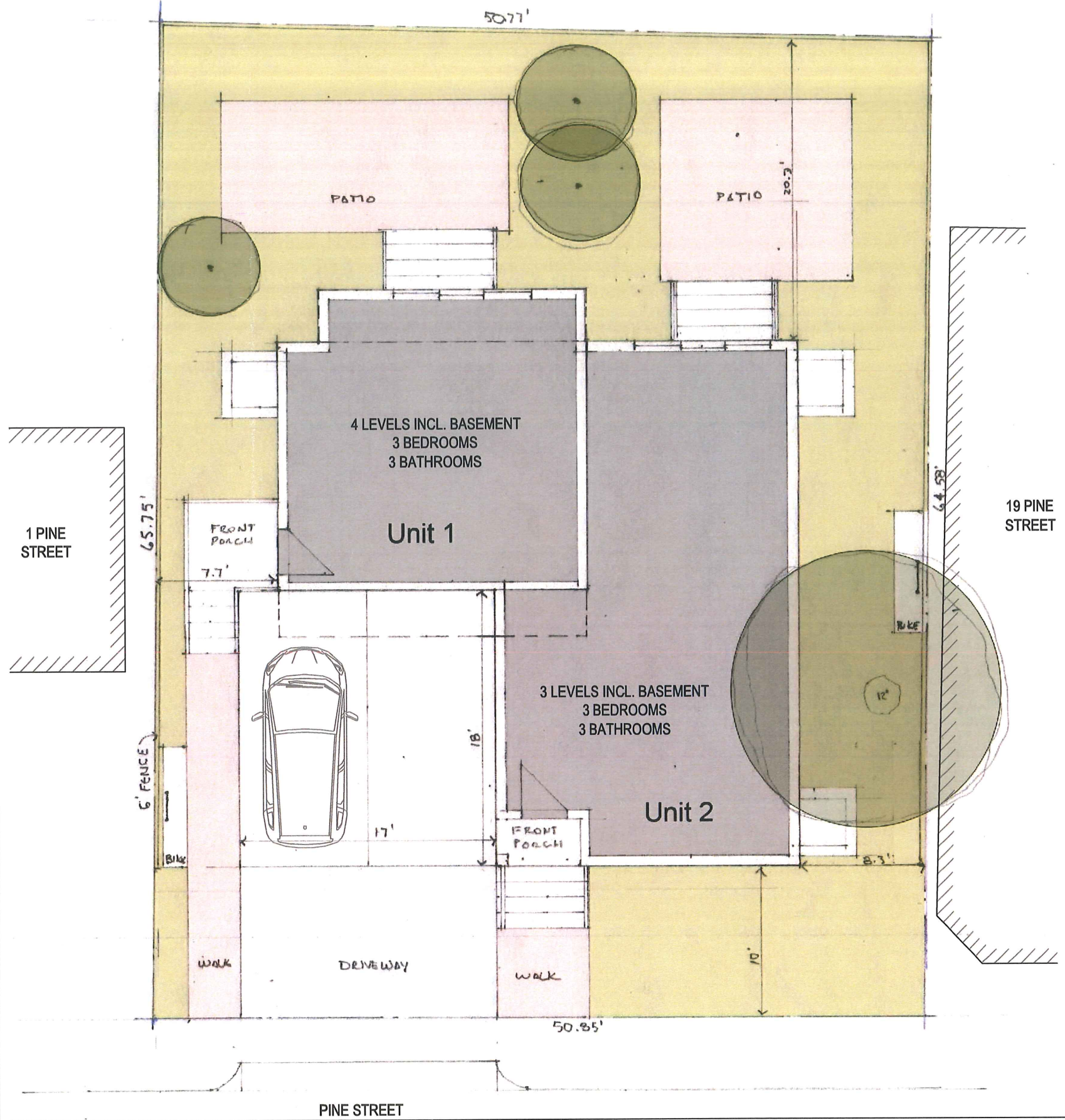
REVISION	DATE

CHC APPL.	14 NOV 2019
-----------	-------------

DRAWN BY	REVIEWED BY
CV	PQ

SHEET

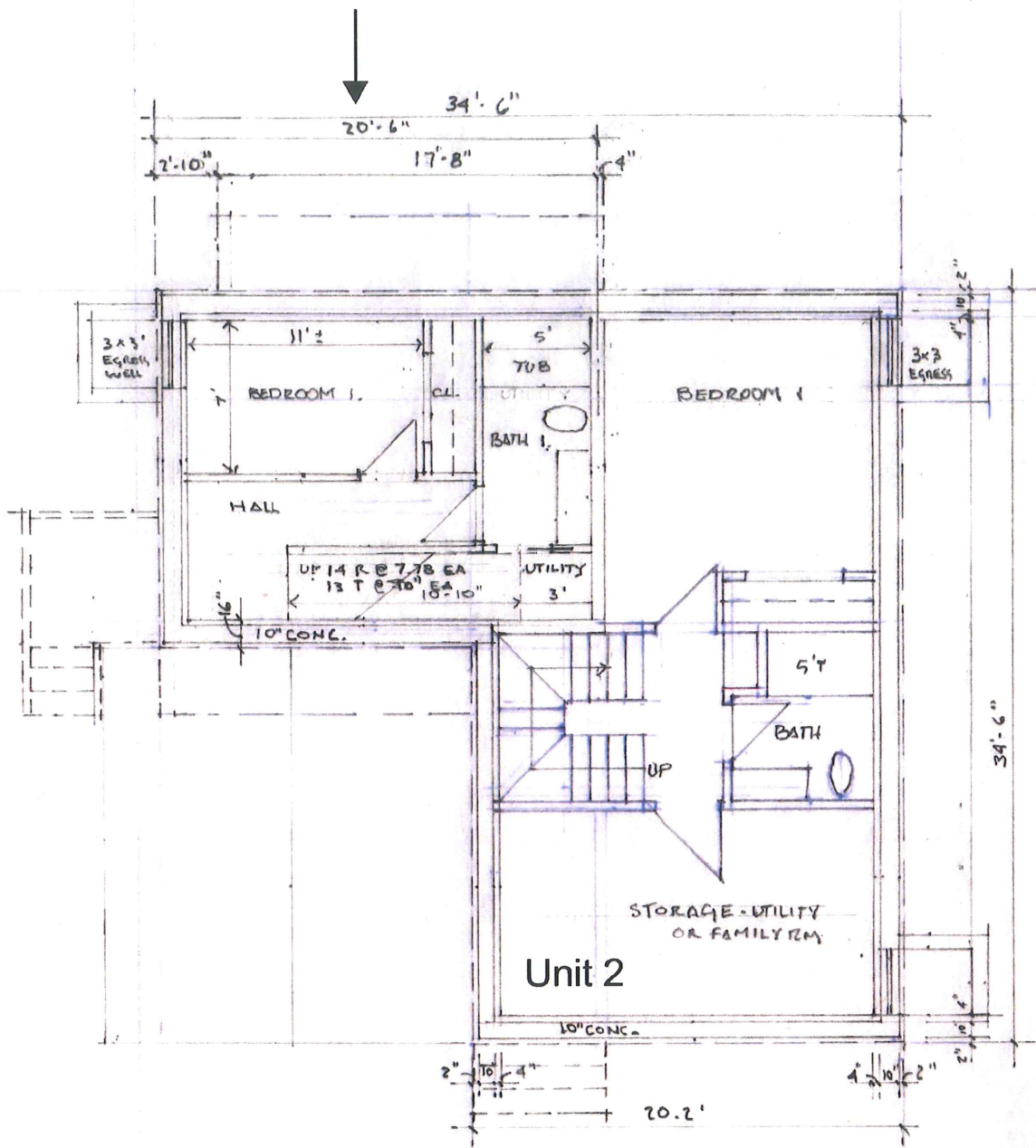
A1



Unit 1
 4 levels including basement
 3 bedrooms
 3 bathrooms

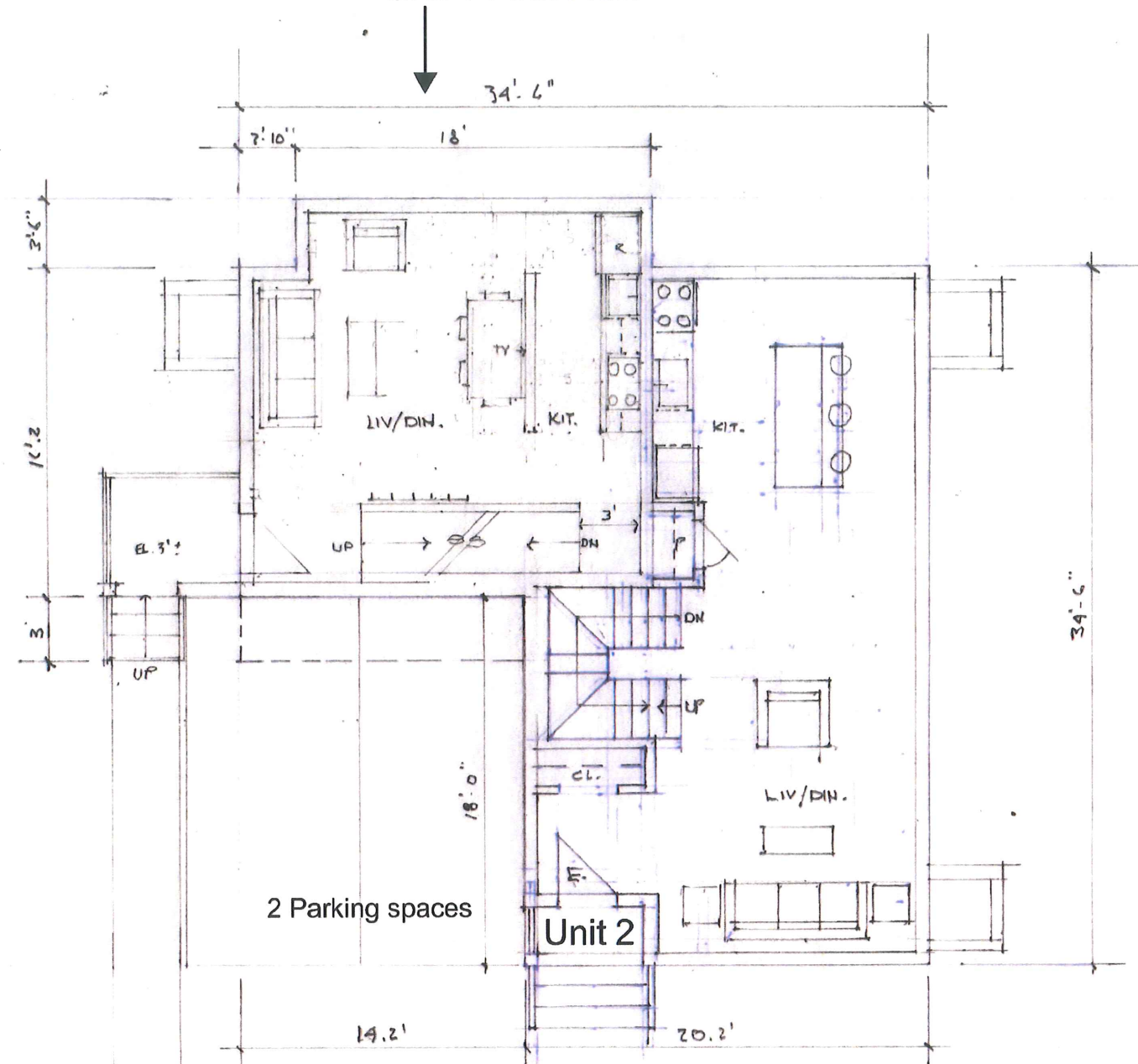
Unit 2
 3 levels including basement
 3 bedrooms
 3 bathrooms

Unit 1 Basement



Pine Street

Unit 1 First Floor



Pine Street

9 Pine St
 Floor Plans - Unit 1 and Unit 2 Draft
 New Construction Two Family

Basement and First Floor Plans
 1/8th Scale

PETER QUINN ARCHITECTS

ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT
9 PINE ST
 9 PINE STREET
 CAMBRIDGE, MA 02139

PREPARED FOR

DRAWING TITLE
PROPOSED BASEMENT & FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

CHC APPL. 14 NOV 2019

DRAWN BY CV REVIEWED BY PQ

SHEET

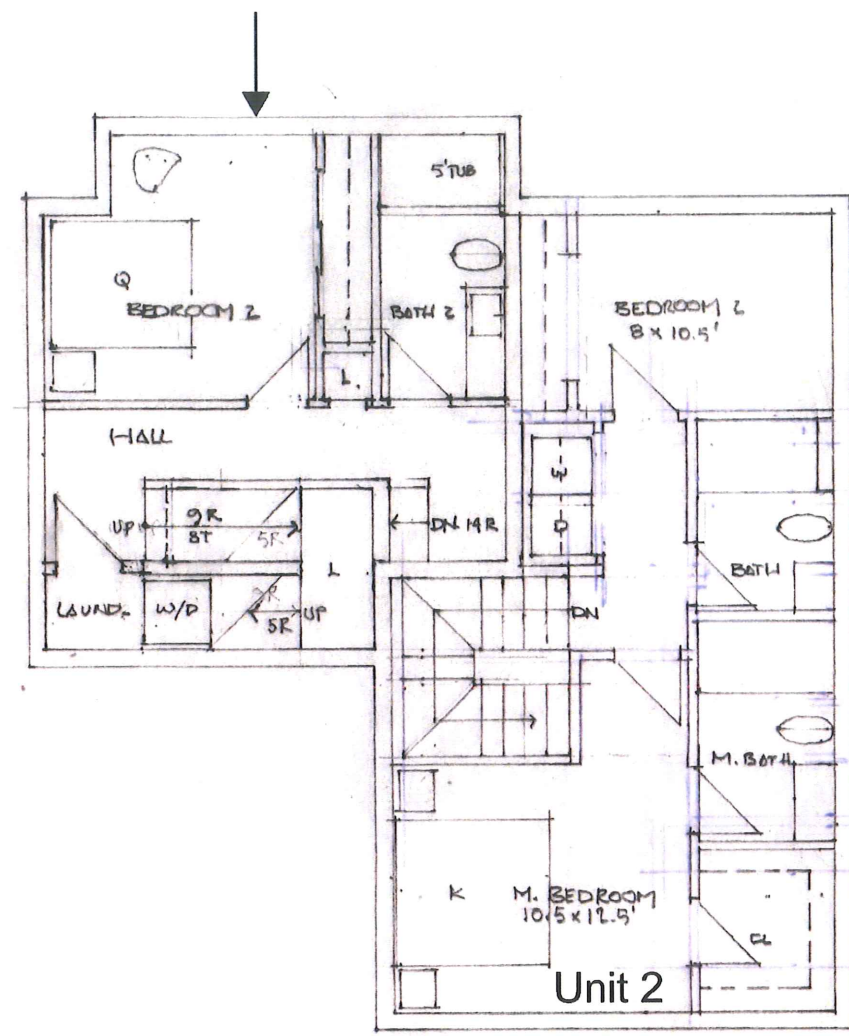
A2

PQA

Unit 1
 4 levels including basement
 3 bedrooms
 3 bathrooms

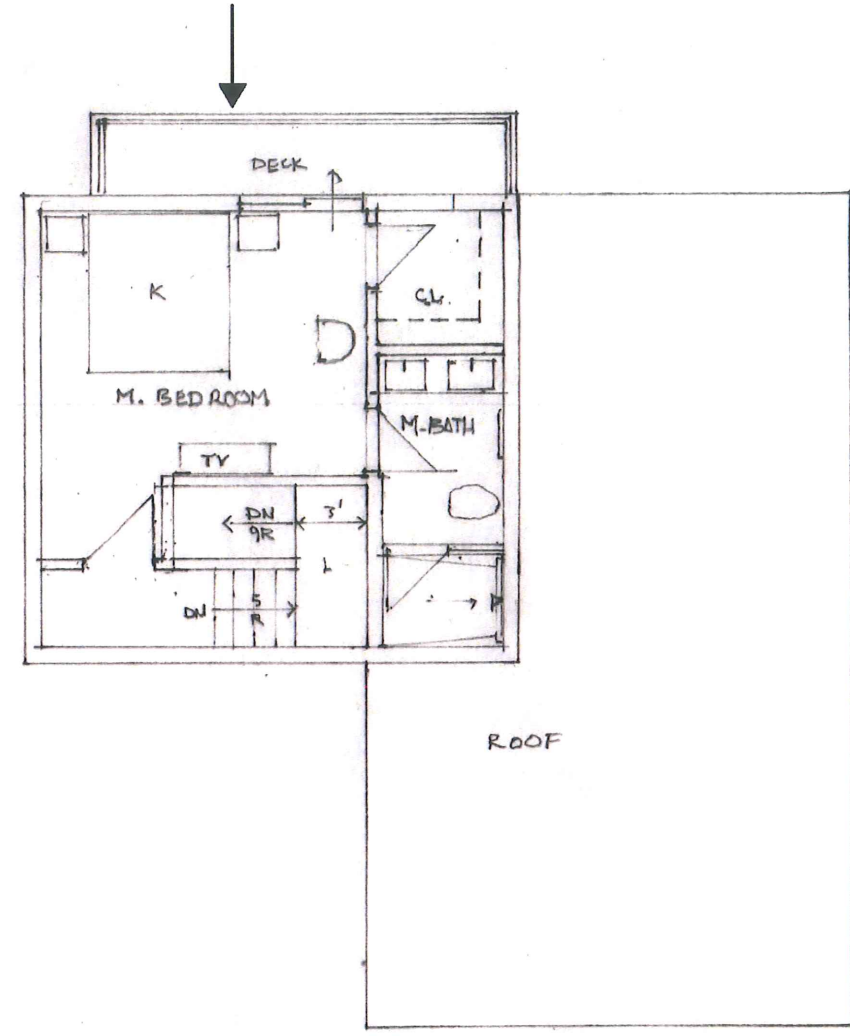
Unit 2
 3 levels including basement
 3 bedrooms
 3 bathrooms

Unit 1 Second Floor



Pine Street

Unit 1 Third Floor



Pine Street

9 Pine St
 Floor Plans - Unit 1 and 2 Draft
 New Construction Two Family

Second and Third Floor Plans
 1/8th Scale

PQA

SEAL
 CONSULTANT

PROJECT
9 PINE ST

9 PINE STREET
 CAMBRIDGE, MA 02139

PREPARED FOR

DRAWING TITLE
PROPOSED SECOND & THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

CHC APPL. 14 NOV 2019

DRAWN BY CV REVIEWED BY PQ

SHEET

A3

SEAL

CONSULTANT

PROJECT
9 PINE ST

9 PINE STREET
CAMBRIDGE, MA 02139

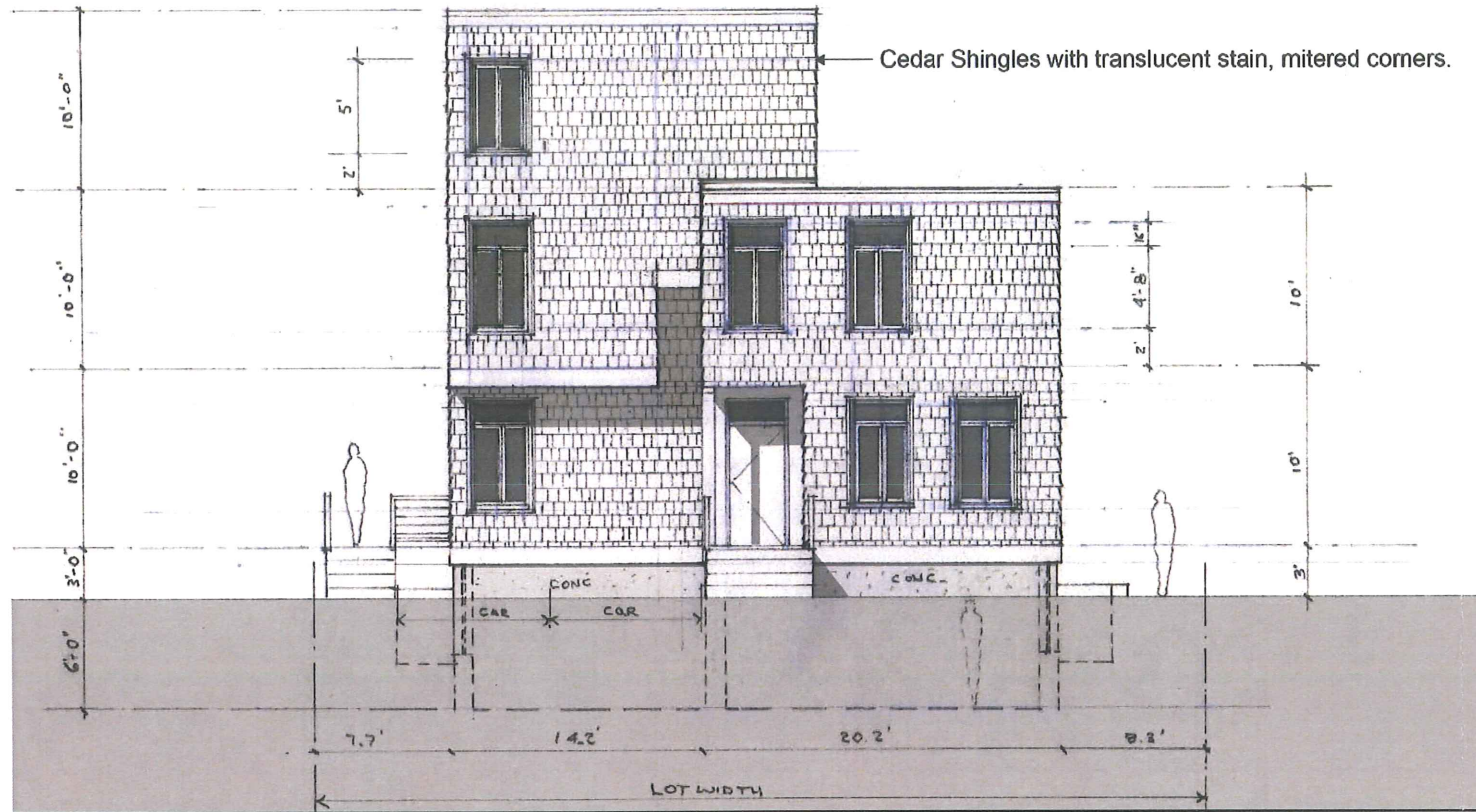
PREPARED FOR

DRAWING TITLE

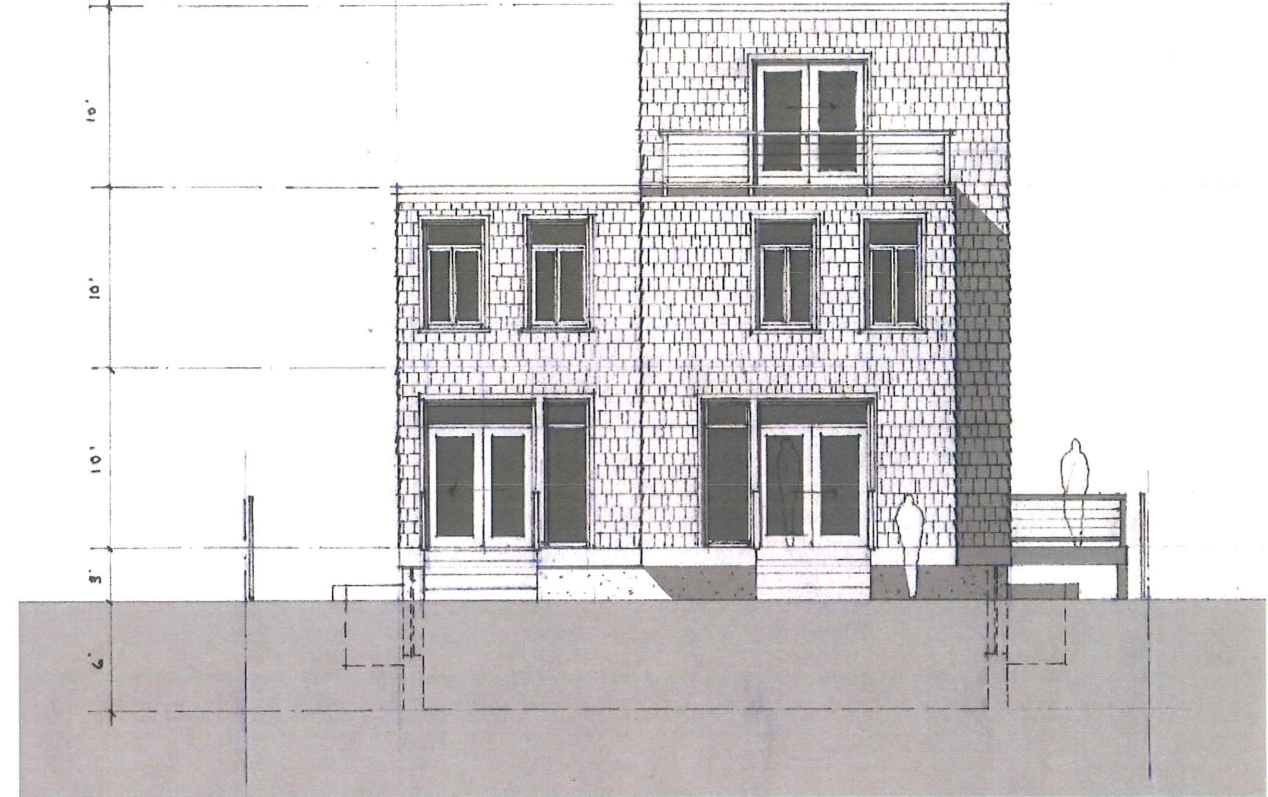
PROPOSED ELEVATIONS

SCALE AS NOTED

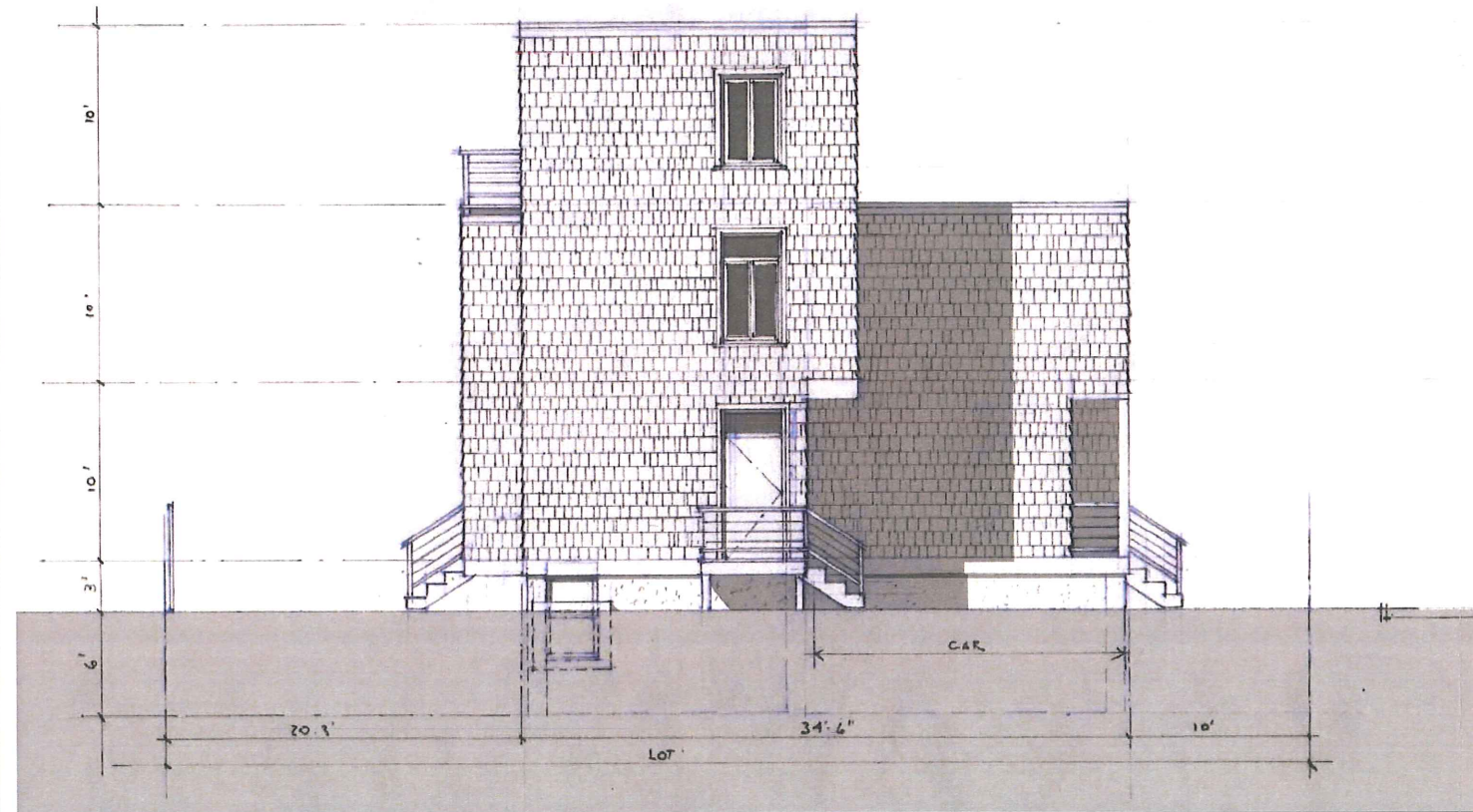
REVISION	DATE
CHC APPL.	14 NOV 2019
DRAWN BY CV	REVIEWED BY PQ
SHEET	



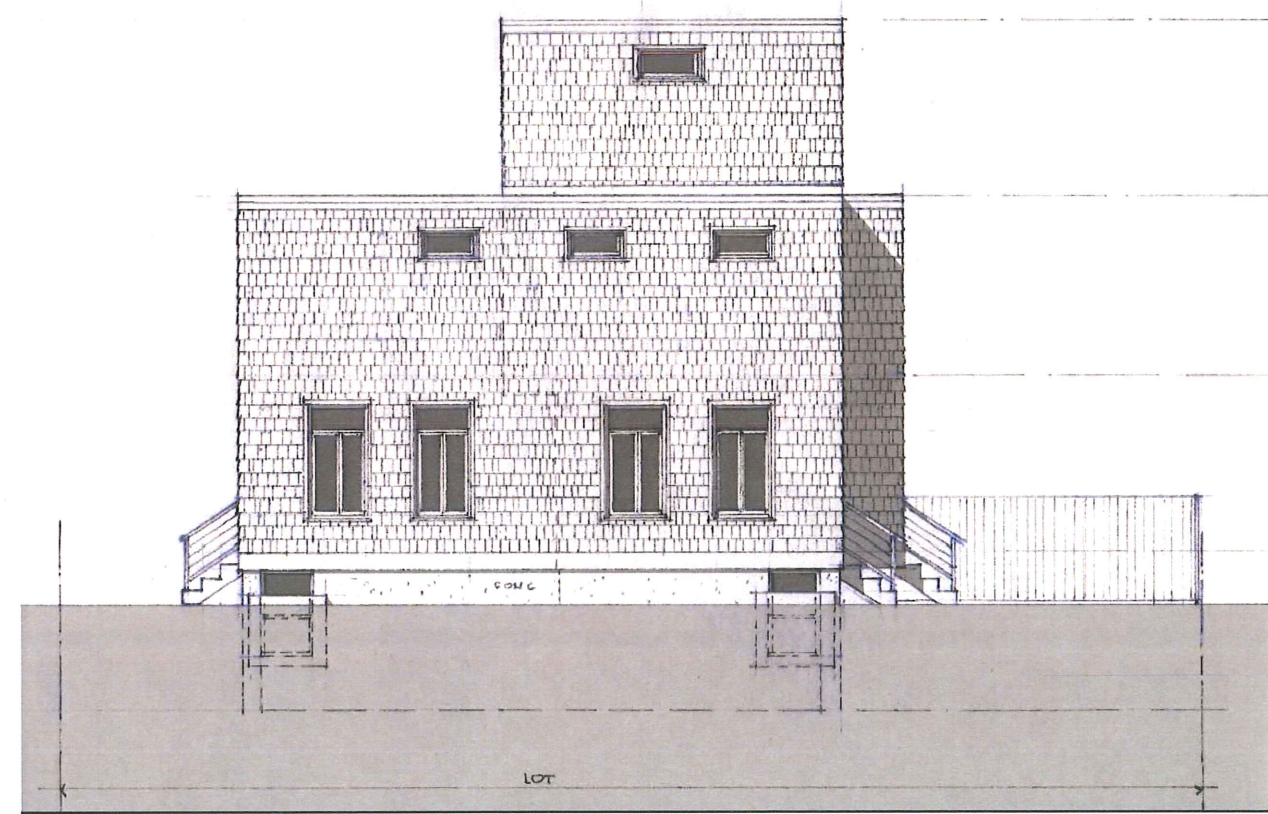
1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

SEAL

CONSULTANT

PROJECT

9 PINE ST

9 PINE STREET
CAMBRIDGE, MA 02139

PREPARED FOR

DRAWING TITLE

PROPOSED
STREET
ELEVATION

SCALE AS NOTED

REVISION	DATE

CHC APPL.	14 NOV 2019
-----------	-------------

DRAWN BY CV	REVIEWED BY PQ
----------------	-------------------

SHEET

A5



1 PINE STREET

6'-0"

1 CAR

CAR

9 PINE STREET

LOT WIDTH

19 PINE STREET

1 STREET ELEVATION
SCALE: 3/32" = 1'-0"

7.7'

14.2'

20.2'

8.3'