

MIDDLESEX SOUTH REGISTRY OF DEEDS

#21
DEED REFERENCE
BOOK 23833 PAGE 101

PLAN REFERENCE
BOOK 10521 PAGE 441

OWNER OF RECORD
JOHN P. MEARN, JR. & NANCY L. MEARN

#25
DEED REFERENCE
BOOK 14072 PAGE Q38

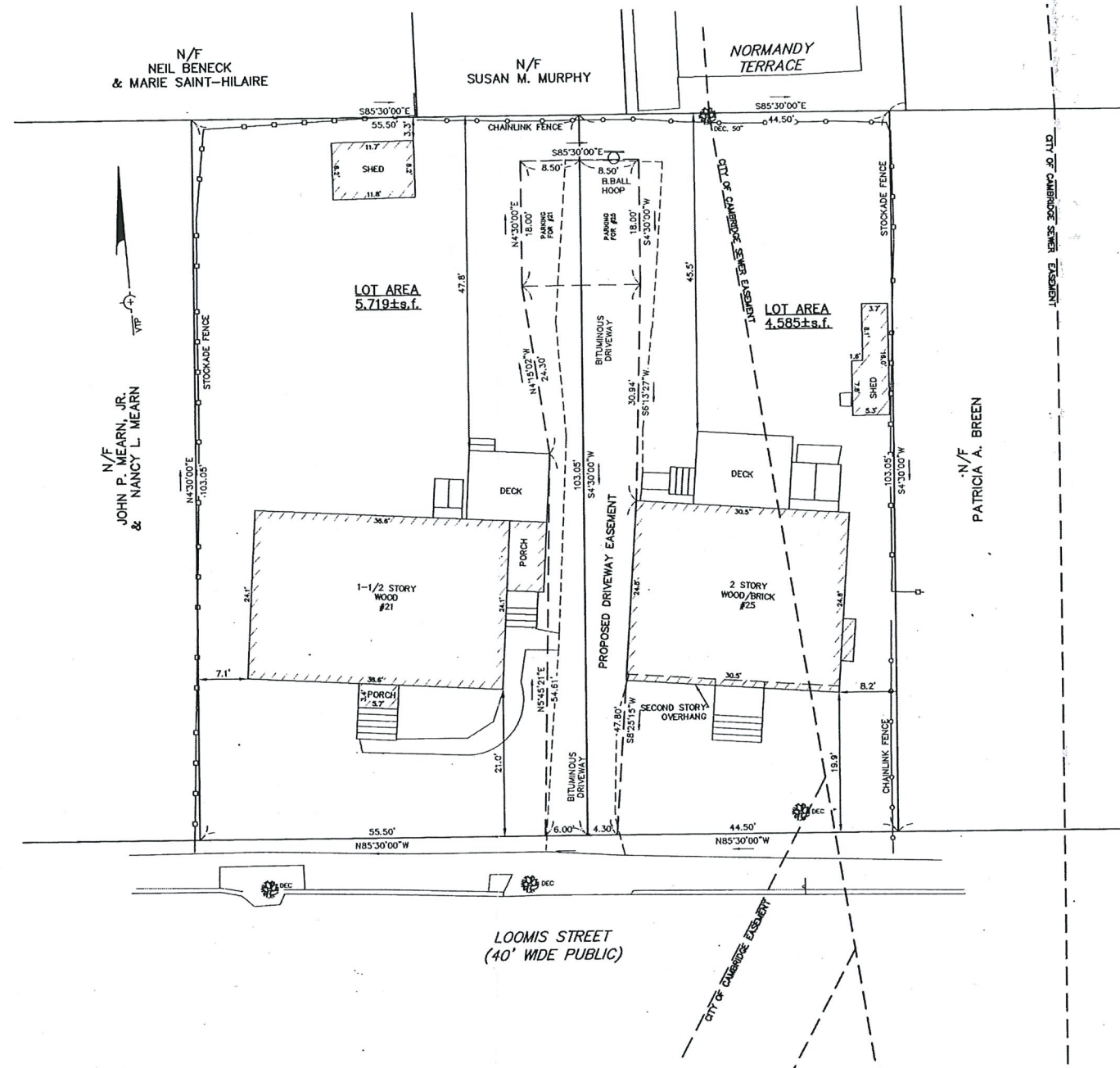
PLAN REFERENCE
BOOK 10521 PAGE 441

OWNER OF RECORD
JAMES H. SOUSA, JR

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 419 of 2018
Rec'd 5-23 2018
at 11 H 26 M A M

Attest
Alison A. Costello
Register

RESERVED FOR REGISTRY USE



LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Joseph R. Porter
JOSEPH R. PORTER PLS



4/30/18
DATE

LOOMIS STREET
(40' WIDE PUBLIC)

EASEMENT PLAN
CAMBRIDGE, MASSACHUSETTS
SHOWING PROPOSED EASEMENT AT
#21-25 LOOMIS STREET

SCALE: 1in.=10ft. DATE: APRIL 30, 2018
PROJECT: 218125

VTP
ASSOCIATES
INC.

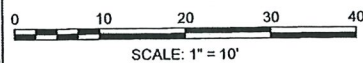
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

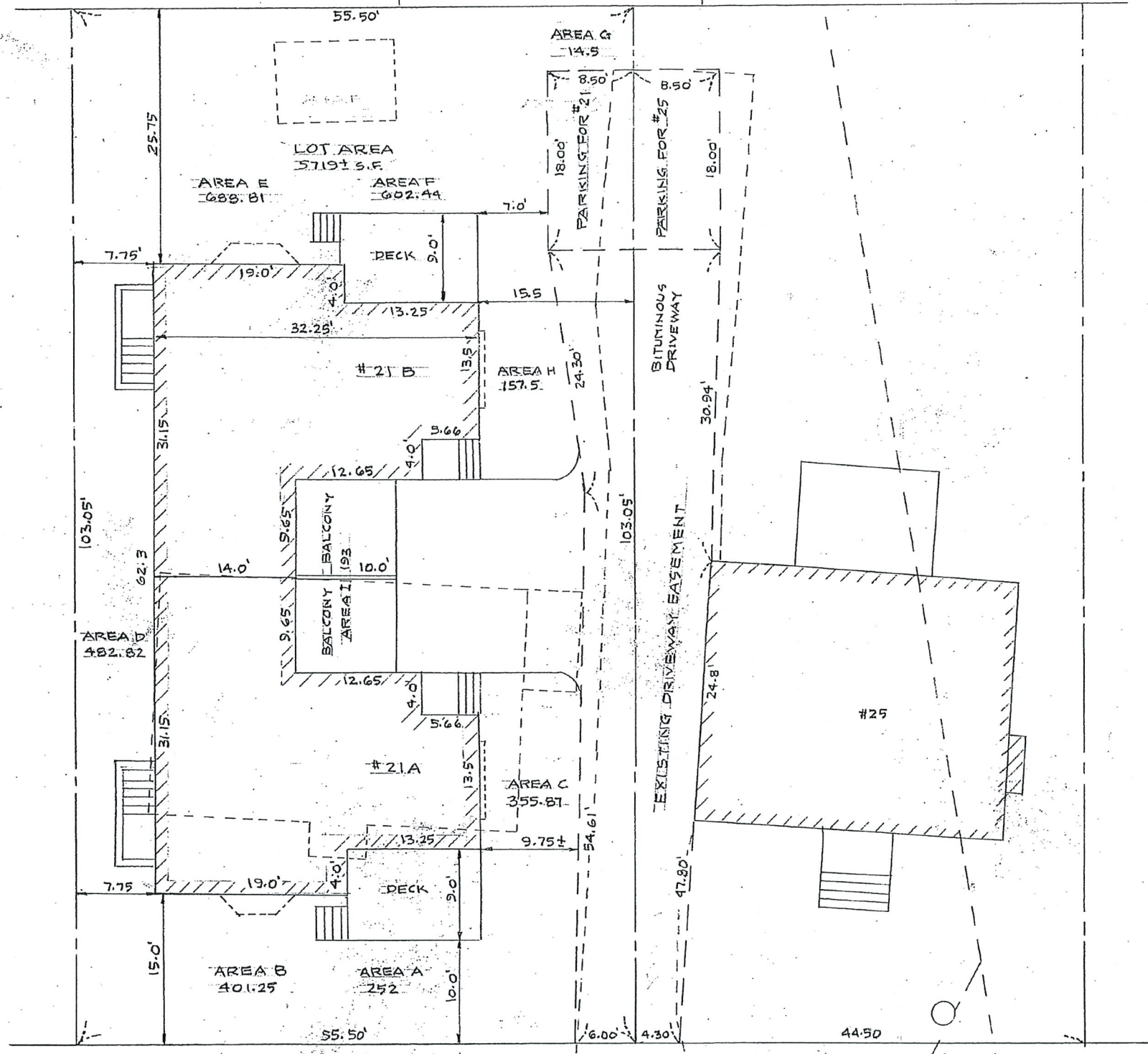
SHEET 1 OF 1

419 of 2018

MD

© 2017 VTP ASSOCIATES, INC.





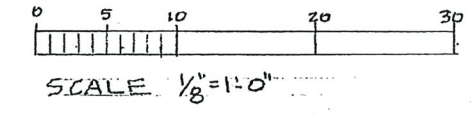
MINIMUM OPEN SPACE
 LOT 5719.27 S.F. 40% = 2287.71 S.F.

GRID A	19' X 13.25'	= 252.5 S.F.
GRID B	15' X 26.75'	= 401.25 S.F.
GRID C	9.75' X 36.5'	= 355.87 S.F.
GRID D	7.75' X 62.3'	= 482.82 S.F.
GRID E	26.75' X 25.75'	= 688.81 S.F.
GRID F	20.25' X 29.75'	= 602.44 S.F.
GRID G	8.50' X 6.0±'	= 14.5 S.F.
GRID H	17.5' X 9.0±'	= 157.5 S.F.
GRID I	10' X 19.3'	= 193 S.F.
TOTAL OPEN SPACE		3149.5 S.F.

LOOMIS STREET
 (40' WIDE PUBLIC)

SITE PLAN
 CAMBRIDGE MASSACHUSETTS

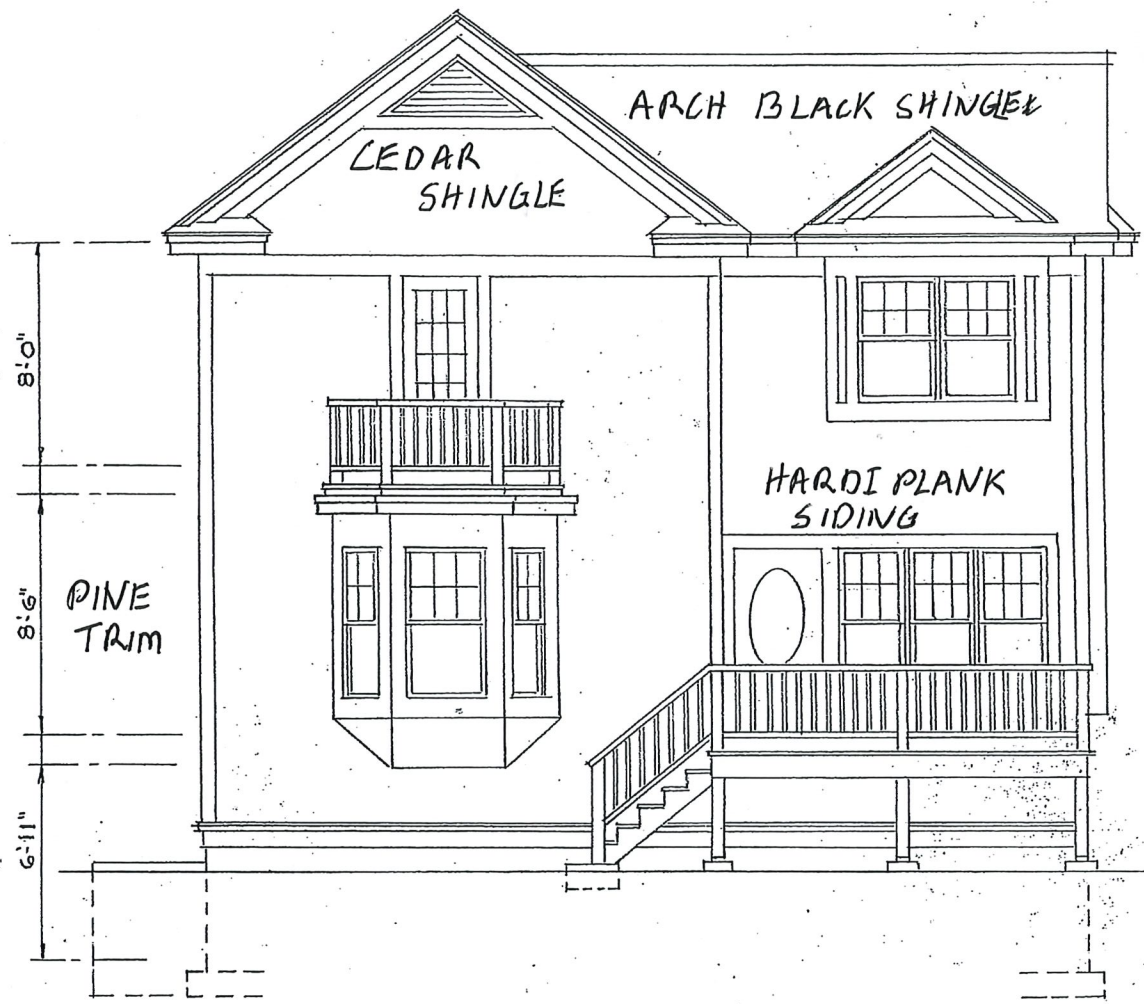
INFORMATION FROM A PLAN BY
 VTP ASSOCIATES, LAND SURVEYORS
 DATED APRIL 30, 2018



RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON, MA.

DUPLEX HOME FOR
 EMERY HOMES
 21A & 21B LOOMIS STREET CAMBRIDGE, MA.

SCALE 1/8" = 1'-0"
 DATE 3/2021
 C1



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

DUPLEX HOME FOR EMERY HOMES 21A & 21B LOOMIS ST, CAMBRIDGE, MA.	RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST. WILMINGTON, MA.	SCALE 1/4" = 1'-0" DATE 3 2021 A 1
-----------------------------------------------------------------------	-----------------------------------------------------------------------------	------------------------------------------



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

A2	DUPLEX HOME FOR EMERY HOMES 21A & 21B LOOMIS ST. CAMBRIDGE, MA.	RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST. WILMINGTON, MA.	SCALE 1/4"=1'-0" DATE 3-2021 A2



LEFT SIDE ELEVATION

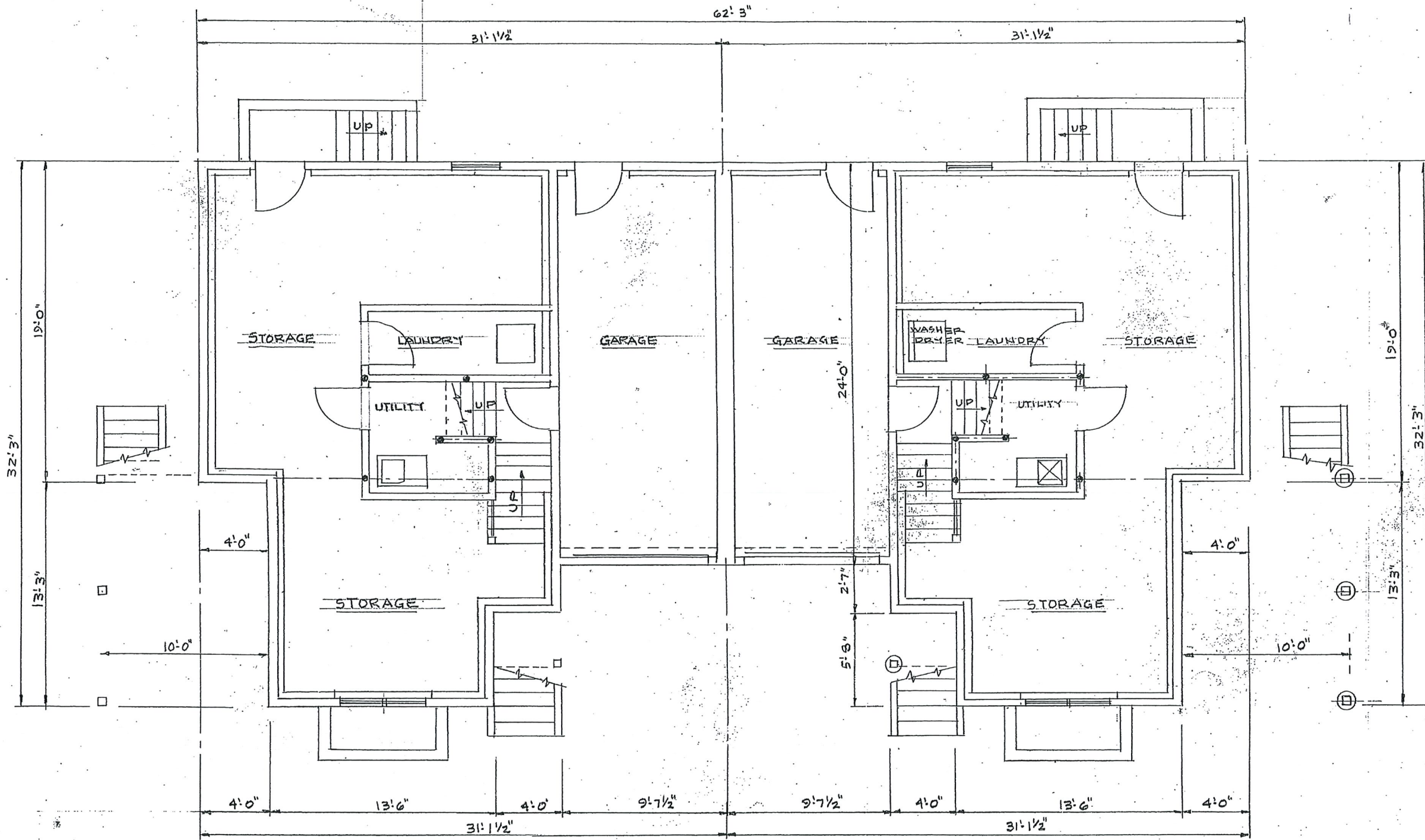
SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"
DATE 3 2021
A3

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

DUPLEX HOME FOR
EMERY HOMES
21A-21B LOOMIS ST. CAMBRIDGE, MA.

A3

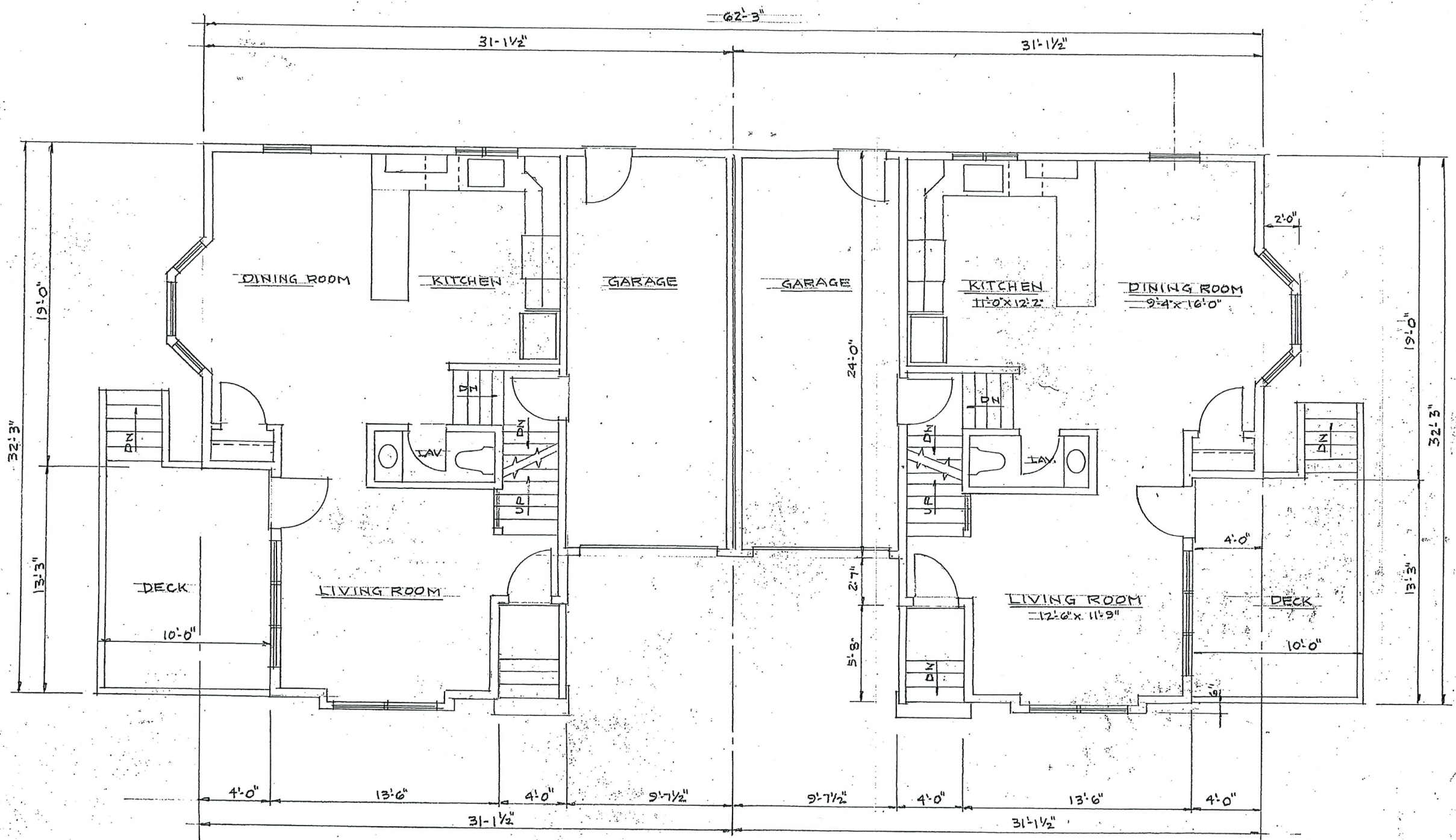


B A S E M E N T / F O U N D A T I O N P L A N
 SCALE 1/4" = 1'-0"

DUPLEX HOME FOR
 EMERY HOMES
 21A & 21B LOOMIS ST. CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON, MA.

SCALE 1/4" = 1'-0"
 DATE 3-2021
 A4



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

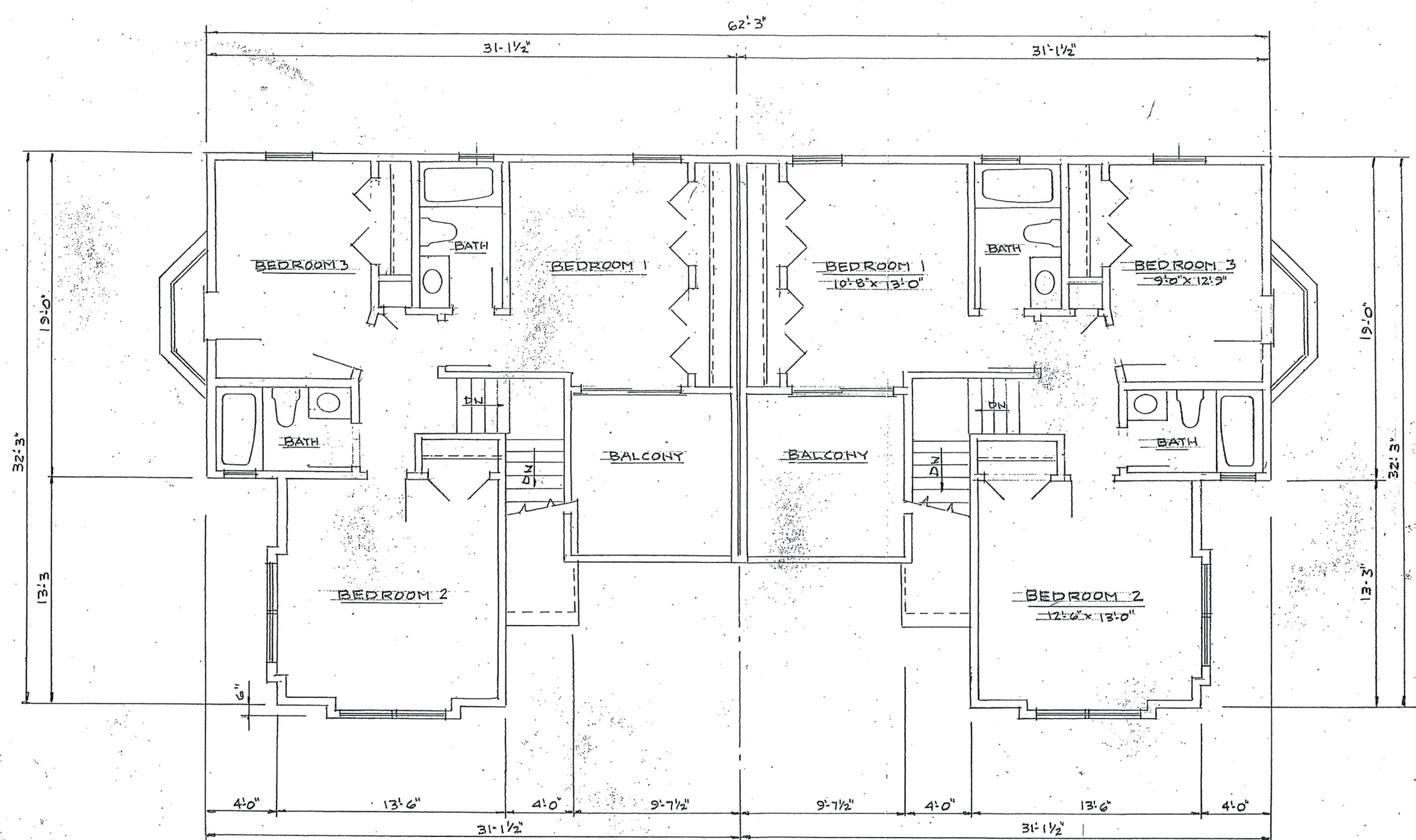
13.5 X 5.66	73.58
17.5 X 7.583	132.70
19.0 X 21.5	408.5
2.0 X 6.0 (BAY)	12
5 X 8	4
TOTAL EACH SIDE	630.78
TOTAL X 2	1261.56
2ND FLOOR	1461
TOTAL BOTH FL	2722.56
TOTAL ALLOWED	2751

SCALE 1/4"=1'-0"
DATE 3 2021
A 5

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

DUPLEX HOME FOR
EMERY HOMES
21A & 21B LOONIS ST. CAMBRIDGE, MA.

A 5



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

13.5 X 13.25	=	179	#
19.0 X 21.5	=	408.5	#
9.625 X 14.0	=	135	#
.5 X 8 X 2	=	8	#
EACH SIDE		730.5	
TOTAL X 2		1461	#

SCALE 1/4"=1'-0"
DATE 3-20-21
A 6

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

DUPLEX HOME FOR
EMERY HOMES
21A & 21B LOONIS ST. CAMBRIDGE MA

A 6



Animal Hospital

21 Loom
Cambrid

Sunset Rd

elli Pl

Adle

A small map overlay in the bottom-left corner of the image. It shows a street map with a location pin and a person icon. The text "Animal Hospital" is at the top, "21 Loom" and "Cambrid" are next to the pin, and "Sunset Rd", "elli Pl", and "Adle" are visible on the map.

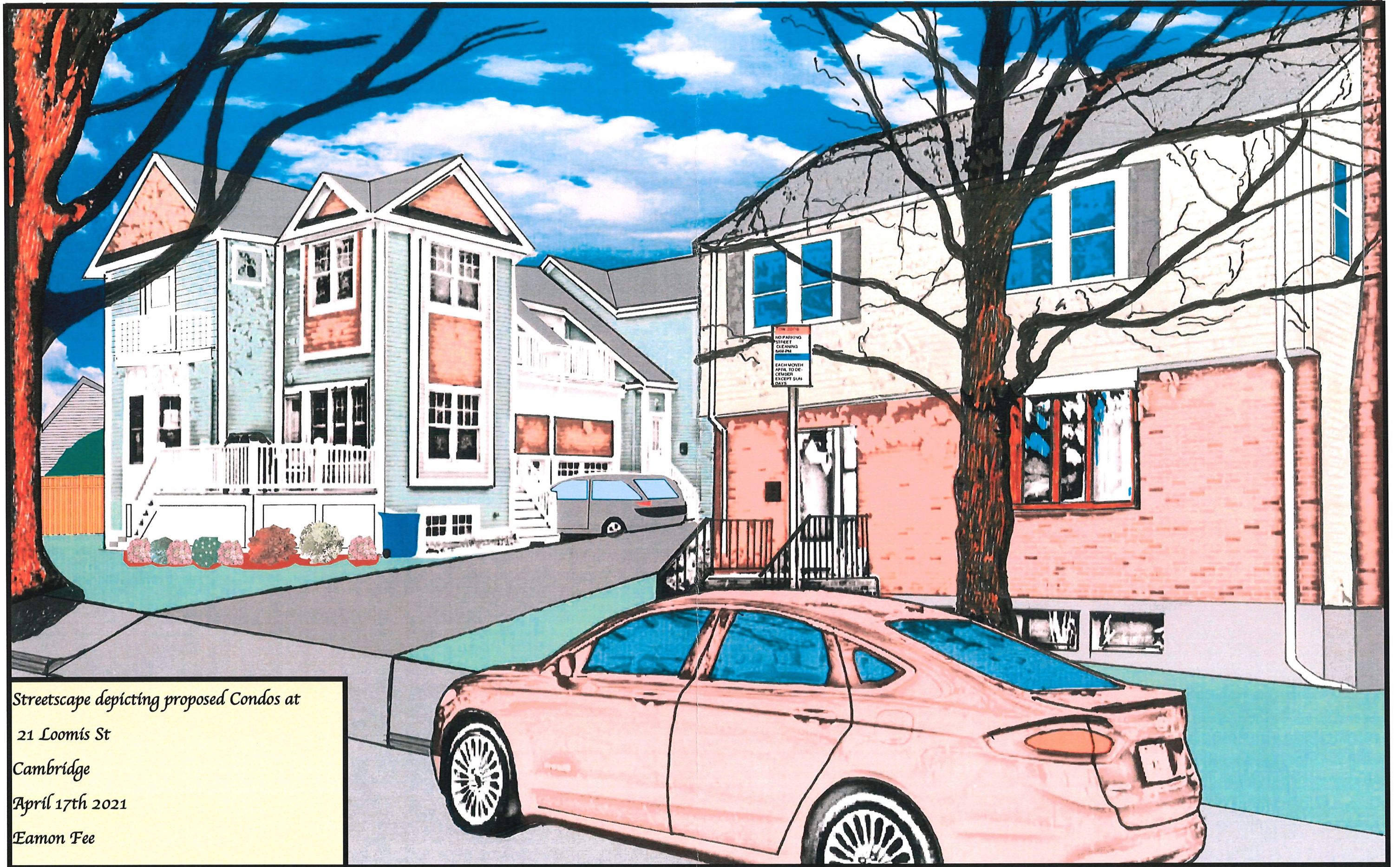
A set of navigation controls in the bottom-right corner. It includes a compass icon, a zoom-in button with a plus sign (+), and a zoom-out button with a minus sign (-).



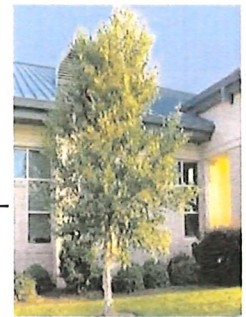
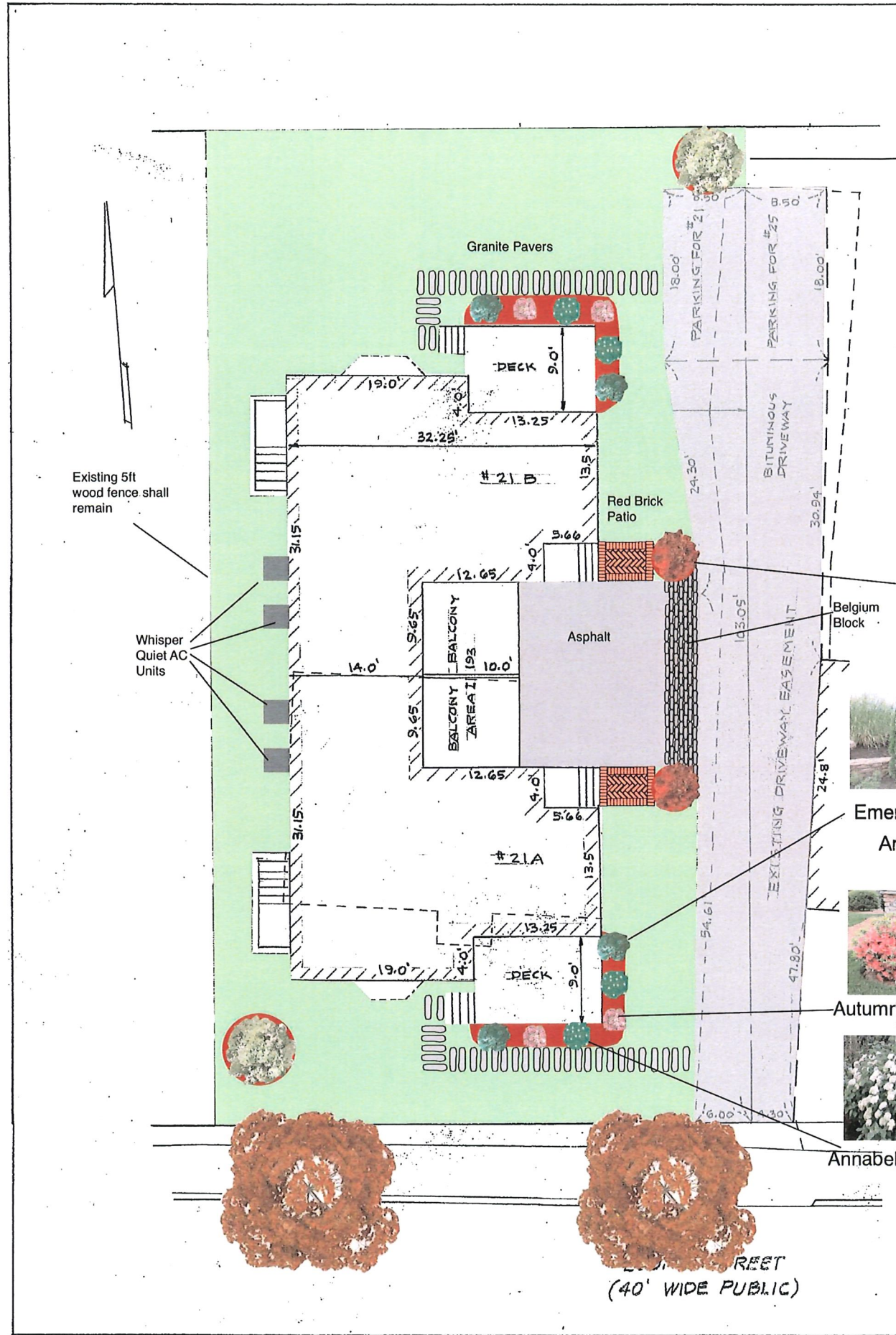


*Streetscape depicting proposed Condos at
21 Loomis St
Cambridge
April 19th 2021
Eamon Fee*

Rec'd 4/20/21



*Streetscape depicting proposed Condos at
21 Loomis St
Cambridge
April 17th 2021
Eamon Fee*



Heritage River Birch



Autumn Brilliance Serviceberry



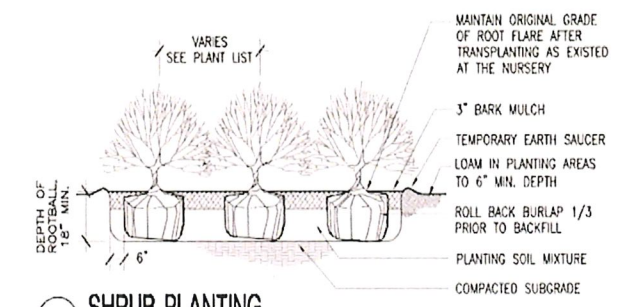
Emerald Green Arborvitae



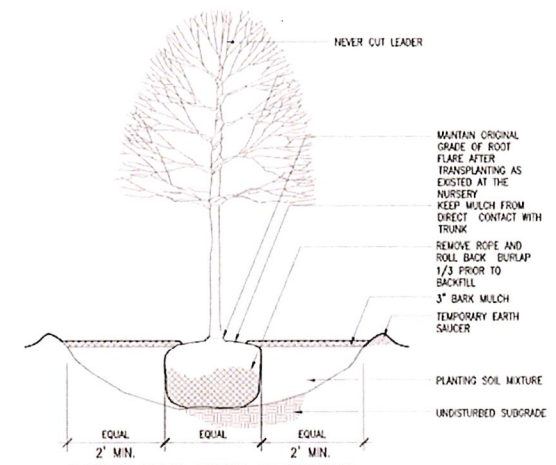
Autumn Amethyst



Annabelle Hydrangea



4 SHRUB PLANTING
SCALE: NOT TO SCALE

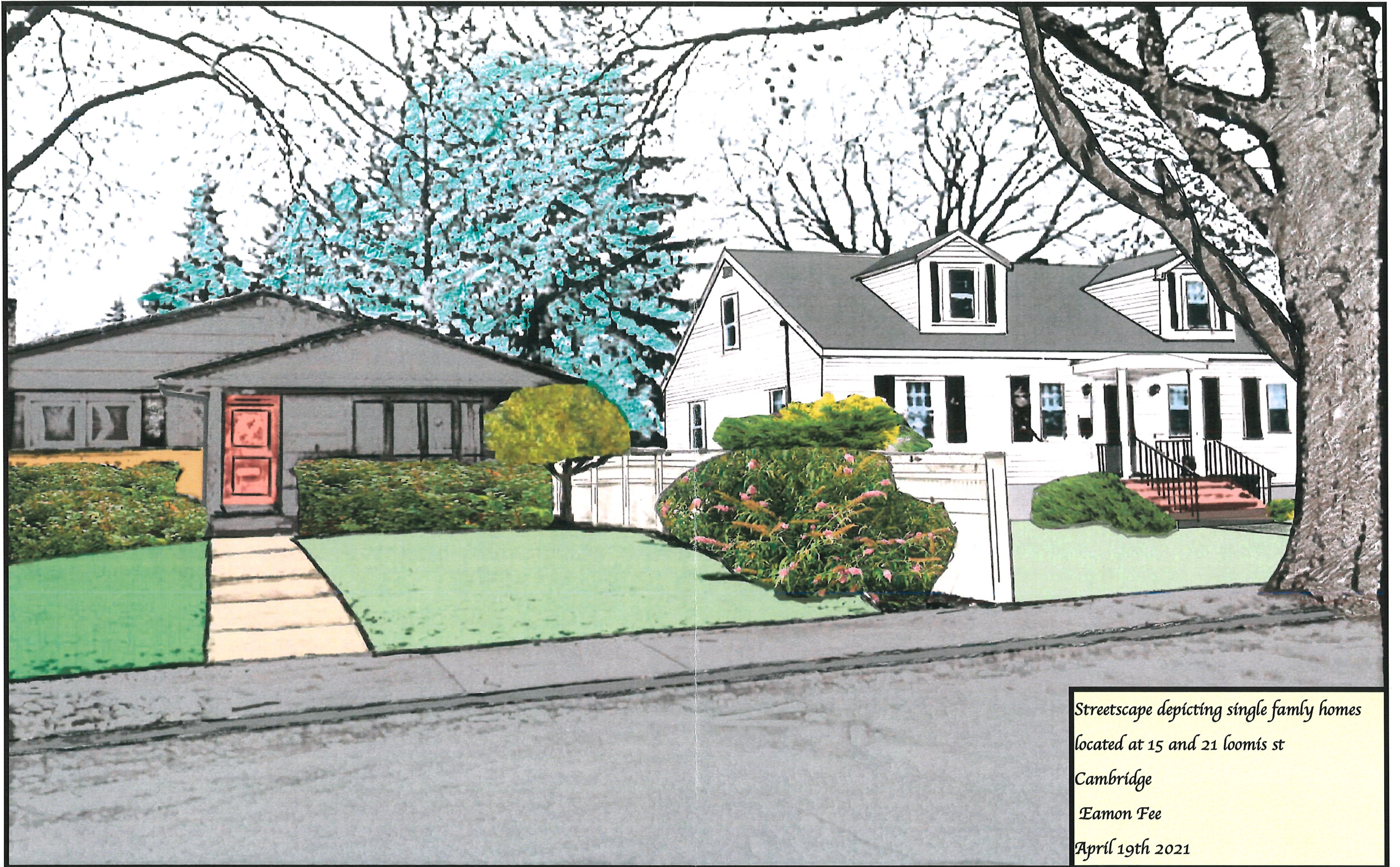


3 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

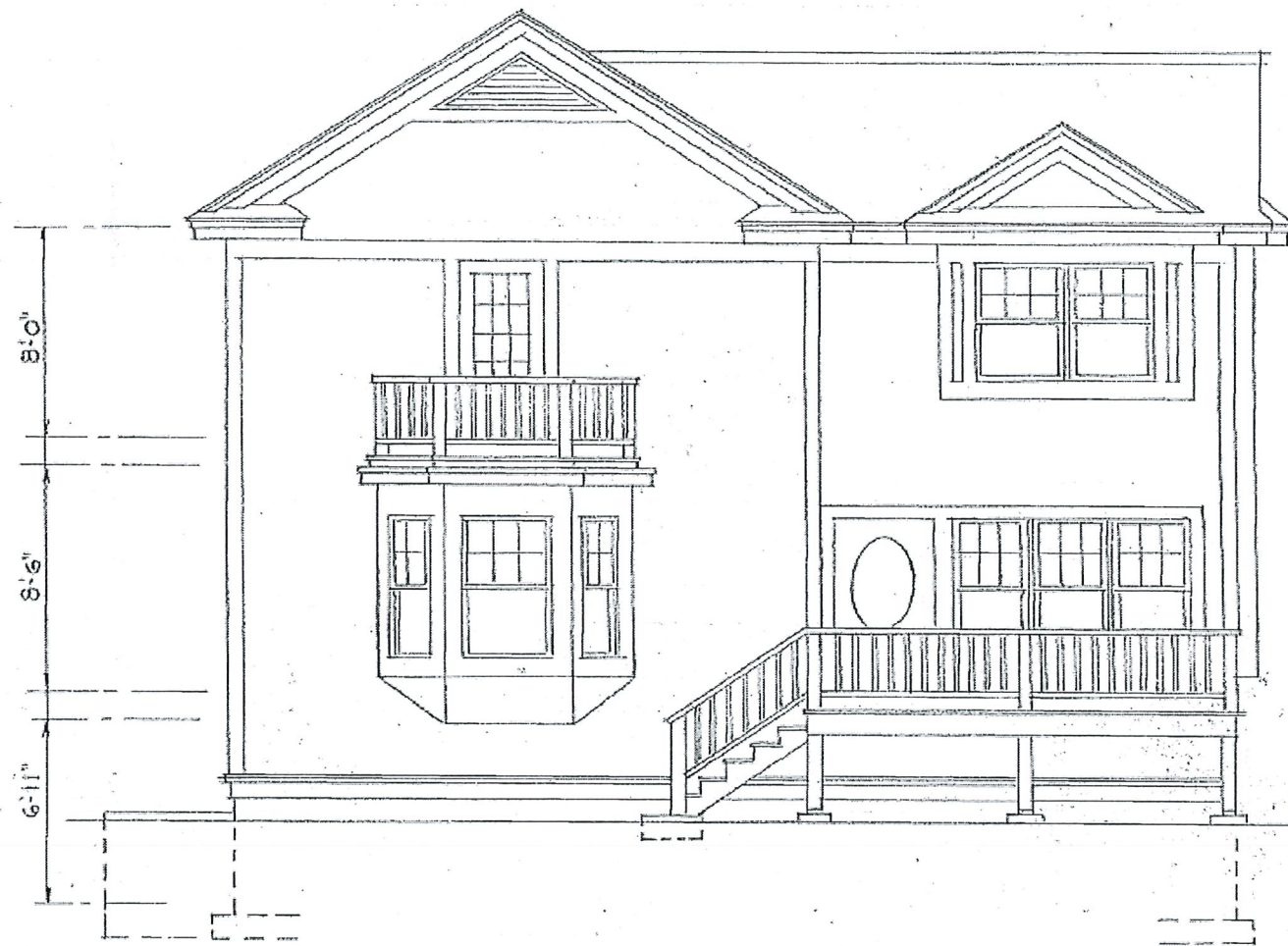
- All plants shall be located as shown on the plan.
- Final grading of topsoil shall be completed before any planting commences.
- All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
- If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
- The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
- In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
- All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
- All planting mix shall have a ratio of two parts topsoil and one part compost.
- All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
- Stakes will be located around treetrunks and shall be tied off to the stakes to give planting stability.
- The entire lawn areas shall be hydroseeded and shall be watered twice a day.
- Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier course while the body of the area shall have a herringbone design.
- The substrata shall include a 4" layer of sand and cement.
- A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow deris from tires before entering the driveway.
- The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.

Preliminary Landscape Plan

SCALE	1/8"=1'-0"
DATE	3 2021
C1	
RESIDENTIAL DESIGNS BY	
ROBERT M. CONNELL	
22 NORTH ST. WILMINGTON, MA.	
DUPELX HOME FOR	
EMERY HOMES	
21A & 21B LOOMIS STREET CAMBRIDGE, MA.	
C3	

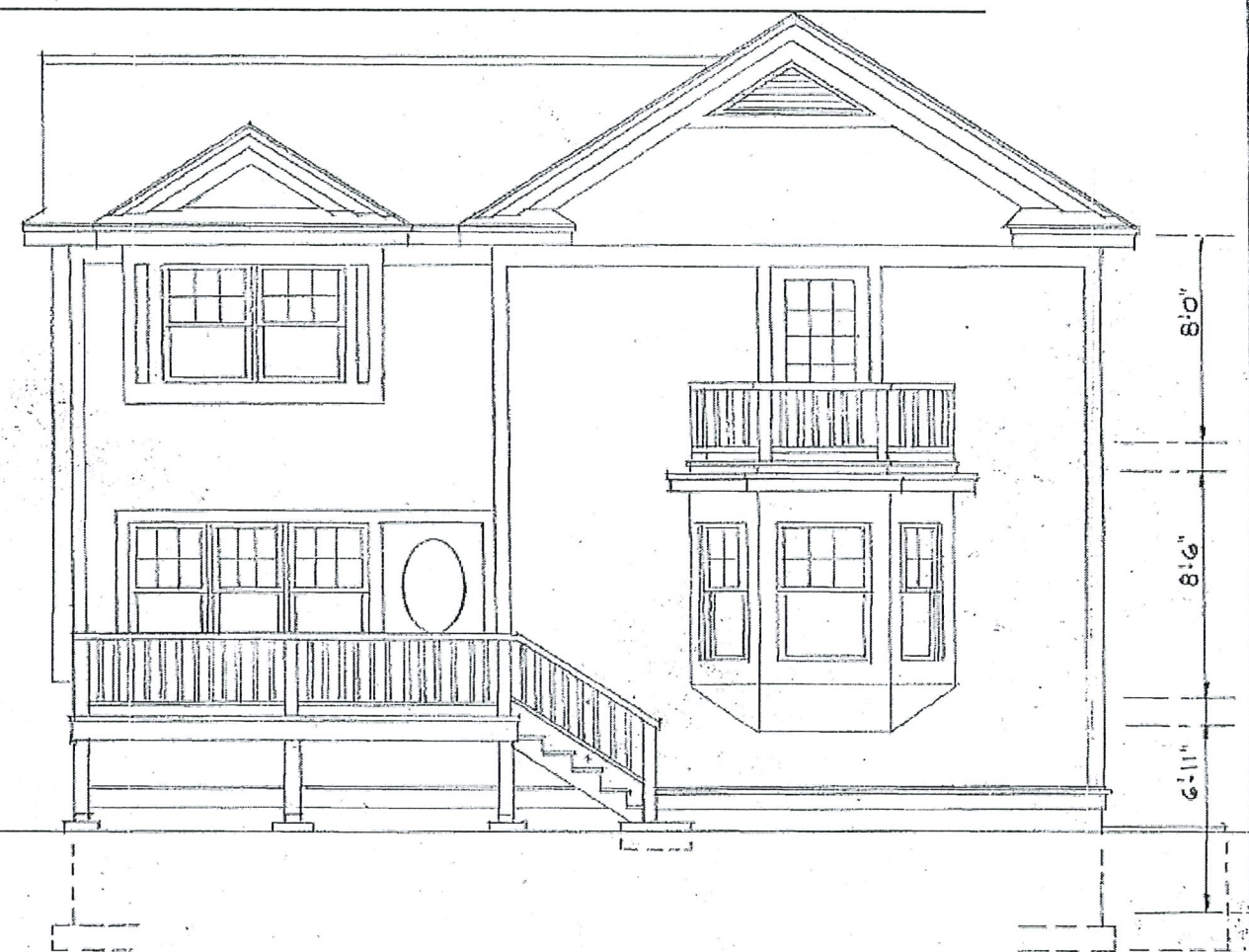


*Streetscape depicting single family homes
located at 15 and 21 Loomis St
Cambridge
Eamon Fee
April 19th 2021*



FRONT ELEVATION
SCALE 1/4"=1'-0"

30ft-8"



REAR ELEVATION
SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"
DATE 3 2021
A1

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

DUPLEX HOME FOR
EMERY HOMES
2/A 21 B LOOMIS ST. CAMBRIDGE, MA.

A1

21 Loomis St neighborhood context plan

Note: The red dotted line indicates the existing structure located at 21 Loomis St
 Note : Height of existing building 22ft-6"

