

DIMENSIONAL FORM

RECEIVED

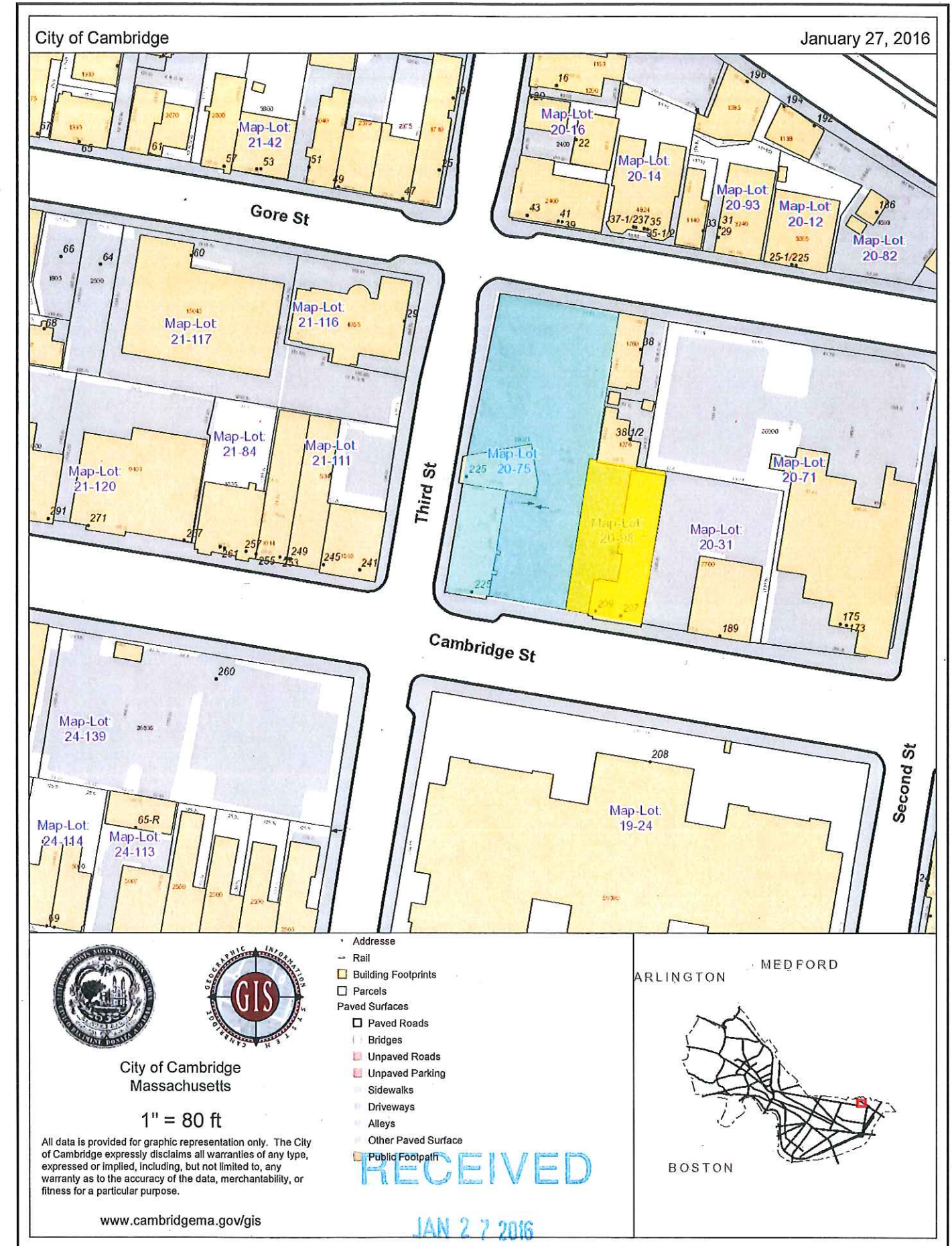
APPLICANT: _____ PRESENT USE/OCCUPANCY: _____
 LOCATION: _____ ZONE: _____
 PHONE: _____ REQUESTED USE/OCCUPANCY: CAMBRIDGE HISTORICAL COMMISSION

JAN 21 2016

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	10,557 sf	13,957 sf	None
LOT AREA:	21,192 sf	No Change	None
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	0.50	0.66	1.0 / 1.75
LOT AREA FOR EACH DWELLING UNIT:	N/A	N/A	600 sf
SIZE OF LOT:	WIDTH: 200+/- ft DEPTH: 82+/- ft	No Change No Change	None N/A
SET-BACKS: (in feet)	FRONT: 0 ft REAR: 0 ft LEFT SIDE: 0 ft RIGHT SIDE: 0 ft	0 ft 0 ft 0 ft 0 ft	None None None None
SIZE OF BUILDING:	HEIGHT: unknown LENGTH: varies WIDTH: varies	33.5ft 129.0ft 97.3ft	35 ft Max. N/A N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	N/A	N/A	None
MIN. INTERIOR LANDSCAPING	0%	7.3%	5%
NO. OF DWELLING UNITS:	N/A	N/A	N/A
NO. OF PARKING SPACES:	21+/-	16	28min / 55max
NO. OF LOADING AREAS:	unknown	1	1
DISTANCE TO NEAREST BLDG.:	0 ft	0 ft	N/A
SIZE OF BLDGS. ADJACENT ON SAME LOT:	unknown	N/A	N/A

Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
² TOTAL GROSS FLOOR AREA (NDLUCING BASEMENT 7'3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5") DIVIDED BY LOT AREA.
³ OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CAMBRIDGE HISTORICAL COMMISSION

Existing Plan w/ surrounding context



RELO
 STORE NUMBER: 225
 207-209 CAMBRIDGE STREET
 CAMBRIDGE, MA
 PROJECT TYPE: RELO
 DEAL TYPE: TURKEY
 CS PROJECT NUMBER: 88186



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 e-mail : bka@bkaarch.com

CONSULTANT:

DEVELOPER:
 CAMBRIDGE DEVELOPMENT LLC.

SEAL:

REVISIONS:

DRAWING BY: AJ
 DATE: 1/21/16
 JOB NUMBER: 215238

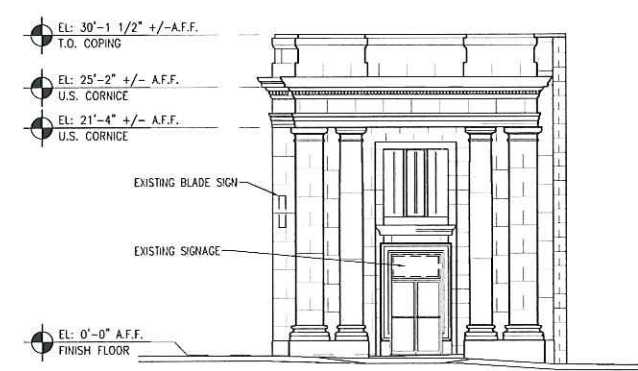
TITLE:
 227 Cambridge St.
 EXISTING ELEVATIONS

SHEET NUMBER:
 EX-4.1

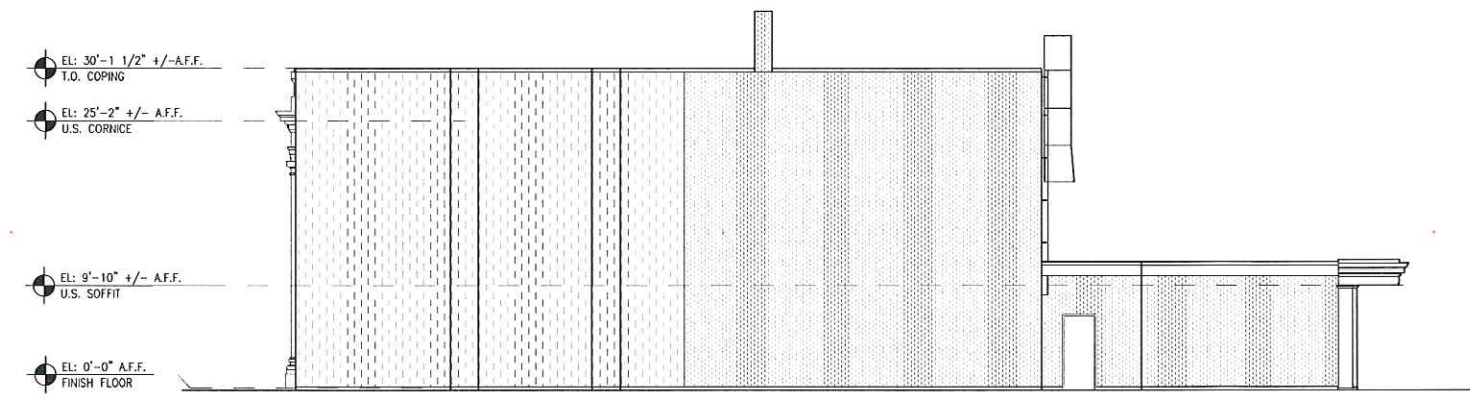
COMMENTS:



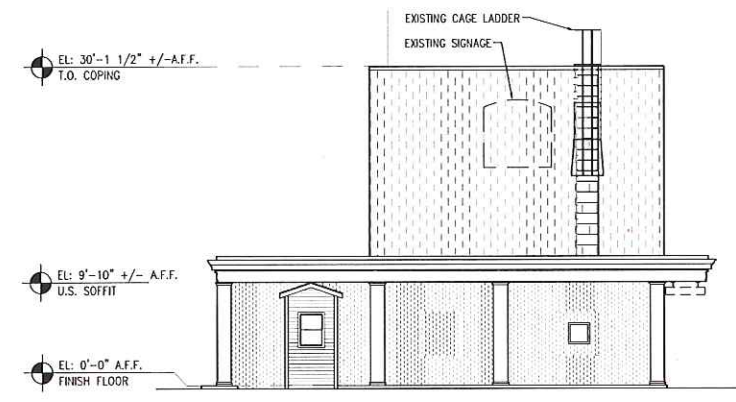
1 THIRD ST ELEVATION (WEST)
 A-4.1 SCALE: 1/8" = 1'-0"



2 CAMBRIDGE ST ELEVATION (SOUTH)
 A-4.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 A-4.1 SCALE: 1/8" = 1'-0"

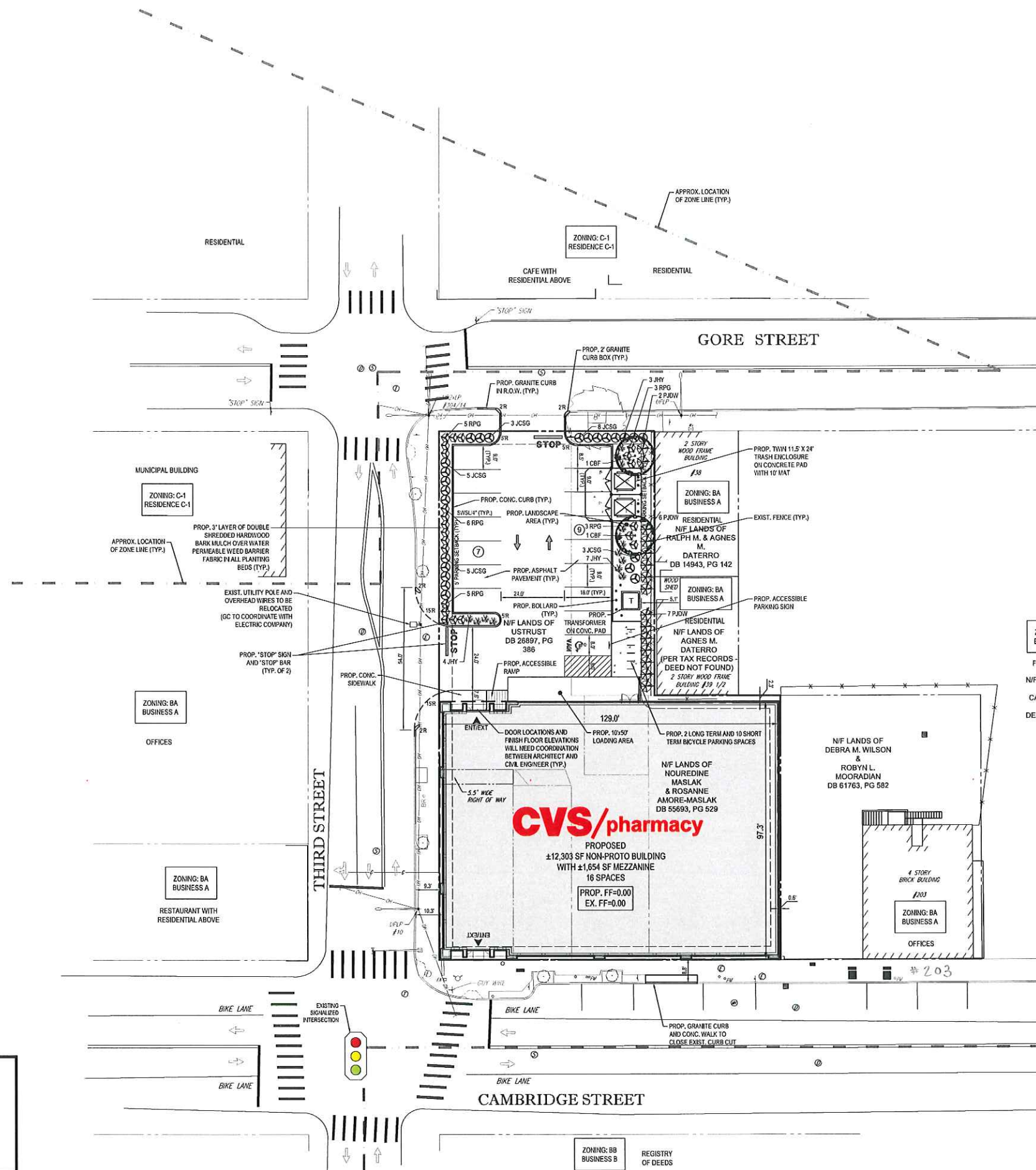


4 GORE ST ELEVATION (NORTH)
 A-4.1 SCALE: 1/8" = 1'-0"

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JAN 27 2016

CAMBRIDGE HISTORICAL COMMISSION



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	0.66
MIN. INTERNAL LANDSCAPE	5%	0%	7.3%
PARKING SPACES	28 MIN. / 56 MAX.	21 (E)	16 (SF)
PARKING CRITERIA (S.114)	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	1	-	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 124 FT ² IN 5' ACCESSIBLE (MIN ACCESSIBLE SPACE: 124 FT ² W/ 8' ACCESSIBLE))	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE MIN ACCESSIBLE SPACES = 1/8 SPACES		

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHAD. TREES					
CAF	2	CARPANUS BETULUS 'TASTIGUA'	PYRAMID EUROPEAN HORNBEAM	3' CAL.	B+B
SUBTOTAL:	2				
EVERGREEN SHRUBS					
JCS	24	JANIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JANIPE	24"	B+B
JAT	14	JANIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDOPHA JANIPE	18-24" SPD	B+CN
PJM	15	PERSEA JAPONICA 'DARWIN WIGOT'	DORISHT WIGOT JAPANESE ANDROMEDA	30-32"	B+B
PRG	22	HYDRANGEA 'PURPLE GEM'	PURPLE GEM HYDRANGEA	24"	B+CN
SUBTOTAL:	75				

CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS			
SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
SECTION 6.47.1	OFF STREET PARKING FACILITIES CONTAINING FIVE OR MORE SPACES SHALL BE EFFECTIVELY SCREENED FROM ADJACENT 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 6.47.2	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 50 FEET OF AN INTERSECTION OR 10 FEET OF A DRIVEWAY	YES	YES
SECTION 6.48.1	THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST (1) 3" MIN CALIPER TREE FOR EVERY 10 PARKING SPACES. 16 SPACES / 10 = 1.6 TREES	2 TREES	2 TREES

ZONING: BA BUSINESS A
FIRE STATION
N/F LANDS OF CITY OF CAMBRIDGE FIRE DEPARTMENT

RECEIVED
JAN 27 2016
CAMBRIDGE HISTORICAL COMMISSION

CVS pharmacy
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:
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DEVELOPER
CAMBRIDGE DEVELOPMENT, LLC

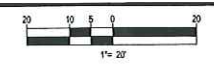
W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 42844
RHODE ISLAND LICENSE NO. 7268
CONNECTICUT LICENSE NO. 21854
NEW HAMPSHIRE LICENSE NO. 10236
NEW JERSEY LICENSE NO. 9490
NEW YORK LICENSE NO. 071834-1
FLORIDA LICENSE NO. 66202

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

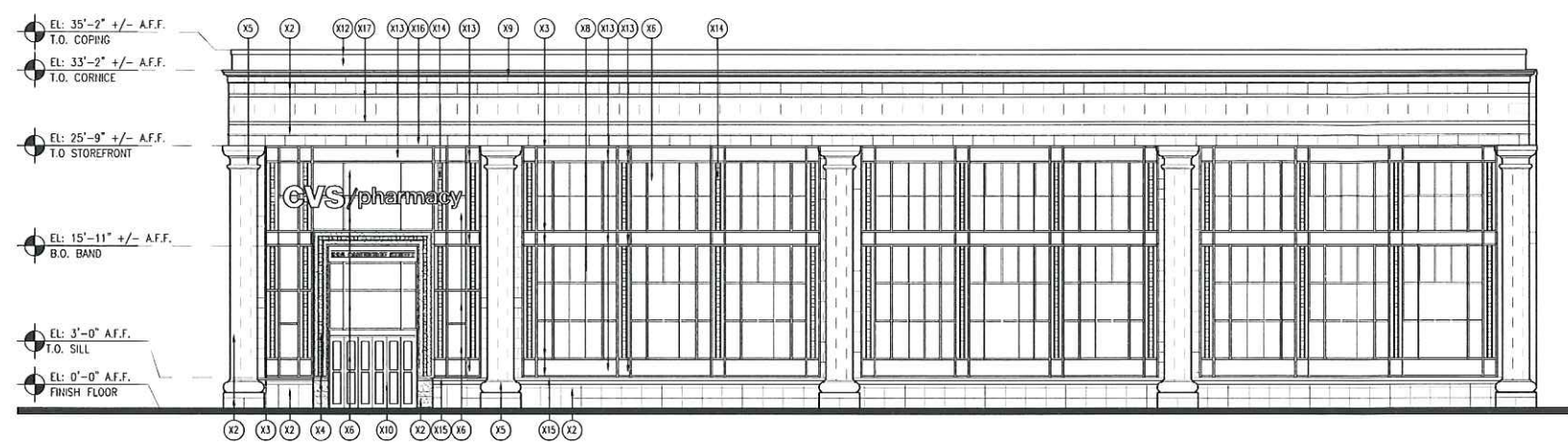
CHECKED BY: RMM/JGS
DRAWN BY: CFD
DATE: 10/20/2015
JOB NUMBER: W141800
TITLE: Proposed SITE PLAN
SHEET NUMBER: 1
COMMENTS: NOT FOR CONSTRUCTION

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

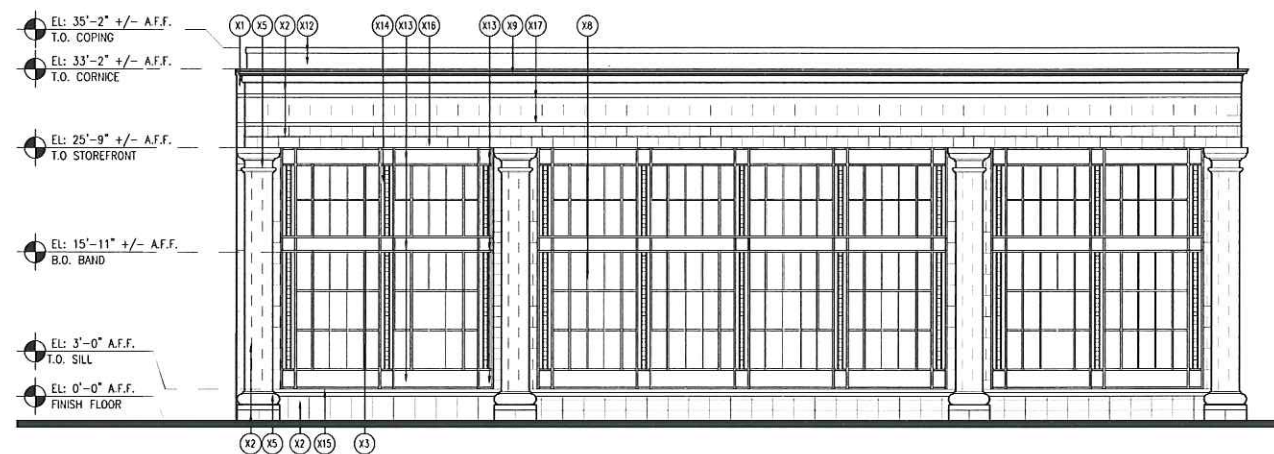


F:\CVS_Renderings\Cambridge\NEW-CVS Cambridge_A41.dwg Jun. 25, 2015 4:00 pm AUJ5ZCZAK

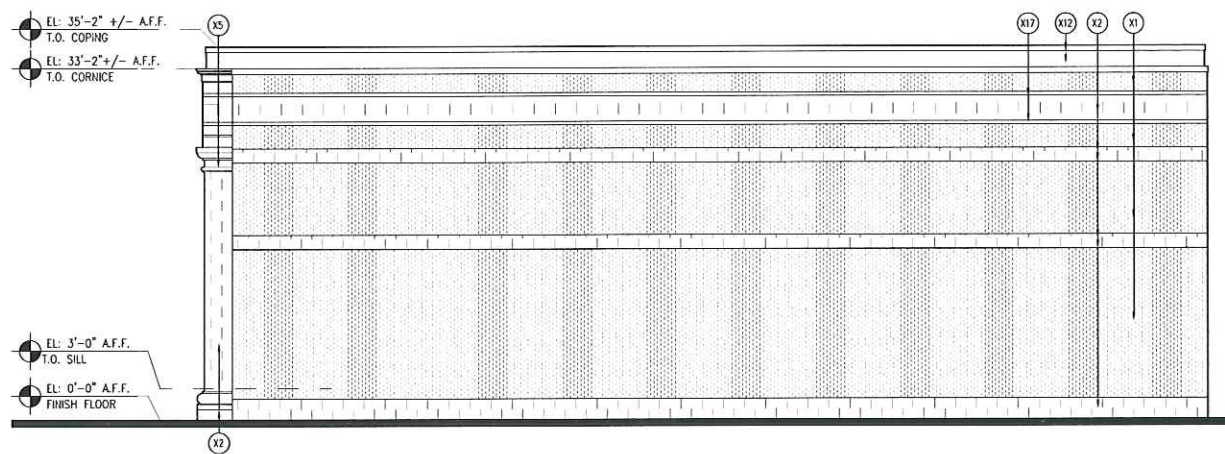


1 CAMBRIDGE ST ELEVATION (SOUTH)
A-4.1 SCALE: 1/8" = 1'-0"

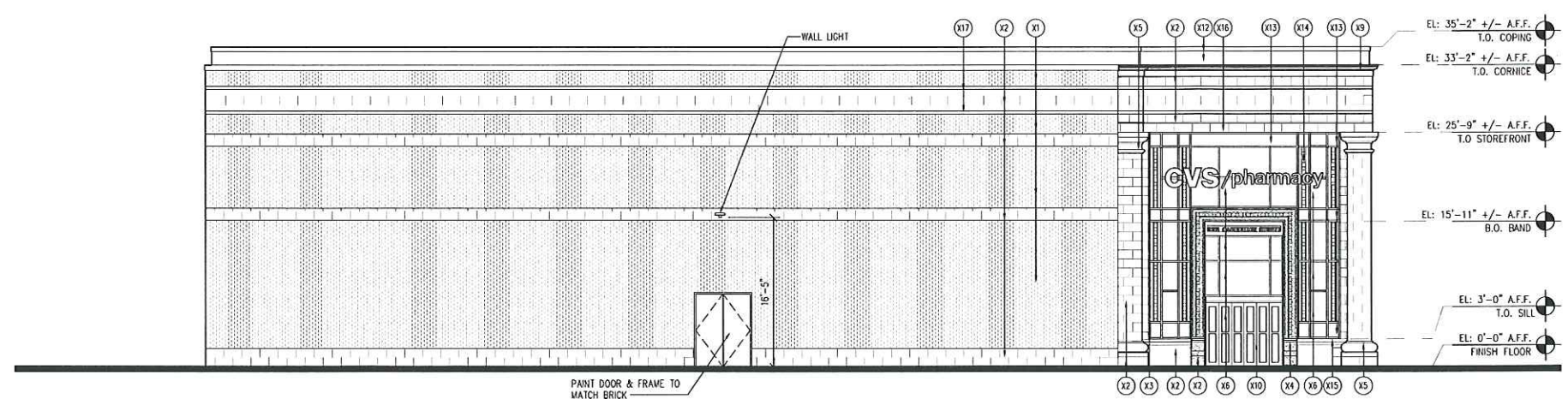
EXTERIOR FINISH KEY				
TAG	MATERIAL/WFG.	COLOR/NO.	NOTES	SYMBOL
X1	PINE HALL BRICK	TBD	3/8" CONCAVE JOINT, SET IN RUNNING BOND	
X2	CAST STONE	SMOOTH FACE, COLOR TBD	12"x24" & 4"x24" UNITS PER ELEVATIONS 3/8" CONCAVE JOINT ABOVE STOREFRONT, 3/8" FLUSH JOINT AT PIASTERS, 3/8" VERTICAL RACKED JOINT AND FLUSH HORIZONTAL JOINT AT BUILDING BASE SET IN RUNNING BOND AND STACKED BOND PER ELEVATIONS	
X3	WIND/DOOR STOREFRONT "KARNEER" TRIFAB II	TBD		
X4	CUSTOM CAST STONE DOOR SURROUND	FACTORY FINISHED COLOR TBD		
X5	CUSTOM CAST STONE CAPITAL	TBD		
X6	1" INSULATING GLASS	CLEAR	WINDOWS	
X7	AWNING	FINISHED TO MATCH STOREFRONT FRAMING		
X8	MUNTIN BAR	COLOR TBD		
X9	ARCHITECTURAL CAST STONE BANDING	COLOR TBD	CORNICE AND WHERE INDICATED	
X10	ALUM AUTOMATIC DOOR	ASSA ABLOY COLOR TBD		
X11	METAL COPING	FACTORY FINISHED COLOR TBD		
X12	ARCHITECTURAL INSULATED METAL PANEL	COLOR TBD		
X13	RAISED METAL PANEL DENTIL	COLOR TBD		
X14	ARCHITECTURAL CAST STONE BASE	(BAE) FACTORY FINISHED COLOR TBD		
X15	ARCHITECTURAL CAST STONE BANDING	FACTORY FINISHED COLOR TBD		
X16	ARCHITECTURAL CAST STONE BANDING	FACTORY FINISHED COLOR TBD		
X17	ARCHITECTURAL CAST STONE BANDING	FACTORY FINISHED COLOR TBD		



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CAMBRIDGE, MA
PROJECT TYPE: RELO
DEAL TYPE: TURKEY
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CONSULTANT:

DEVELOPER:
CAMBRIDGE DEVELOPMENT LLC.

SEAL:

REVISIONS:

DRAWING BY: AJ
DATE: 01/26/16
JOB NUMBER: 215238

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JAN 27 2016

CAMBRIDGE HISTORICAL COMMISSION

TITLE:
Proposed
EXTERIOR ELEVATIONS
SHEET NUMBER:
A-4.1
COMMENTS:



PILASTER ADDED TO MIRROR EQUALLY THE ADDITIONAL LENGTH

ADDITIONAL BUILDING LENGTH ON THIRD ST BEYOND ORIGINAL BANK BUILDING

BUILDING SIGN ON THIN RACEWAY IN FRONT OF THE TRANSOM GLASS

SMALL CANOPY AT ENTRY WITH DOWN LIGHTING

FACADE TREATMENT EXPRESSING STRUCTURE WITH INFILL OF GLASS

PROPOSED

ENTRY AREA RECESSED SLIGHTLY SIMILAR TO EXISTING BANK BUILDING
 PROPOSED DOOR IS IN EXACTLY THE SAME LOCATION AS THE BANK
 WIDTH OF THE CVS ENTRANCE FROM PILASTER TO PILASTER EQUALS THE WIDTH OF THE EXISTING BANK BUILDING

THE LENGTH OF THE EXISTING BANK BUILDING IS REPRESENTED IN THE FIRST 3 PILASTERS



EXISTING

CVS / pharmacy
 CAMBRIDGE MA

CAMBRIDGE DEVELOPMENT LLC

SCALE: NO SCALE
 3 DECEMBER 2015

DRAWN BY: KLP
 PROJECT NO: 215238

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