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855 Cambridge Street, Cambridge, Massachusetts

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Narrative

855 Cambridge Development
855 Cambridge Street
Cambridge, MA 02141



Project Narrative

855 Cambridge Street, Cambridge, Massachusetts

Project Overview

The proposed development at 855 Cambridge Street is designed to fit into the changing character of the area while respecting its history and identity. Located within the CAM-6 and C-1 zoning districts, the project follows all zoning requirements and supports the City of Cambridge's goals for more diverse housing, walkable neighborhoods, and active street life.

The project will be built on a 5,894-square-foot lot and will include about 31,000 square feet of space. It will have 27 homes, including a mix of one-bedroom, two-bedroom, and two-bedroom duplex units. This variety is intended to accommodate different types of households and contribute to the city's housing needs.

On the ground floor, retail space along Cambridge Street will help support local businesses and create a more lively and engaging street. Large windows and inviting storefronts will make the space feel open and connected to the sidewalk, encouraging foot traffic and adding to the neighborhood's energy.

Above the ground floor, the building is designed to blend in with its surroundings while still feeling current. It takes cues from nearby buildings in terms of materials and proportions but introduces a more modern look in a subtle way. The overall shape is broken up to reduce its visual size and to better fit alongside both older and newer buildings on the street.

The project does not include car parking, which reflects its convenient access to public transportation and nearby amenities, as well as the city's sustainability goals. Instead, there will be 36 bicycle parking spaces in the basement to support cycling as an alternative to driving.

Overall, the development aims to balance respect for the past with the needs of today. It will add new housing, support local businesses, and contribute to a more active and connected Cambridge Street, making it a strong addition to the neighborhood.

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Compliance with Zoning

This memo details how the project complies with section 17.700 – Business A and Cam-6 (Cambridge Street Overlay Districts)

17.701 Scope.

This Section 17.700 regulates development within the Cambridge Street Districts (CAM-6, CAM-10, and CAM-12) as shown on the Zoning Map of the City of Cambridge, as amended. The regulations of this Section shall apply equally to all Cambridge Street Districts except where otherwise specified.

17.702 Purpose.

The Cambridge Street Districts are meant to encourage patterns of development consistent with the vision of the Our Cambridge Street Planning Study (2023). This Section establishes the following goals for the Cambridge Street corridor:

- a) Maintain established patterns of land use while allowing new infill development that complements existing buildings; Page 4
- b) Encourage residential and mixed-use development while incentivizing additional density for development that includes active ground floor retail uses;
- c) Promote a dynamic urban streetscape and an accessible public realm through building and site design, and;
- d) Allow the production of a diverse mix of economically viable ground floor retail uses.

17.703 Use Regulations.

17.703.1 Permitted Uses. The following uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be permitted as-of-right:

- a) Residential Uses: All uses in Section 4.31.a through 4.31.i.
- b) Tourist house (Section 4.31.1.a) only within the CAM-10 District.
- c) Radio and television studio, Section 4.32.f.
- d) Transportation Uses: Bus or railroad passenger station, Section 4.32.a, all uses in Section 4.32.k through 4.32.n.
- e) Institutional Uses: All uses in Section 4.33 except Municipal service facility (Section 4.33.f.4) and Institutional use not listed in any other category (Section 4.33.h.4).
- f) Office and Laboratory Uses: All uses in Section 4.34.
- g) Retail or Consumer Service Establishments: All uses in Section 4.35 except Animal Services Facility (4.35.l) and Retail or Consumer Service Establishment not otherwise defined. A Craft Retail and Production Shop (4.35.b) shall be permitted as-of-right if it occupies no more than 2,500 square feet of Gross Floor Area, including storage areas, and does not involve the use of equipment that produces dust, fumes, odors, smoke, vapors, noise, vibration, flashing, light trespass, or glare outside of the premises.
- h) Outdoor Retail or Consumer Service Establishments: Open-Lot Retail Sales Establishment (Section 4.36.a) and Temporary Outdoor Retail or Consumer Service Use (Section 4.36.j).
- i) Cannabis Delivery Operator Establishment (Section 4.37.o).

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- Residential and Retail Use is being proposed on the site

17.703.3 Ground Story Active Uses.

The following uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be considered Active Uses for the purposes of this Section 17.700.

- a) Institutional Uses: All uses in Section 4.33
- b) Office of a physician, dentist or other medical practitioner, Section 4.34.a.
- c) Office of an accountant, attorney, or other non-medical professional person, Section 4.34.b.
- d) Real Estate, insurance or other agency office, Section 4.34.c
- e) Retail or Consumer Service Establishments: All uses in Section 4.35.
- f) Radio and television studio, Section 4.32.f.
- g) Other uses upon the issuance of a special permit by the Planning Board if the Planning Board finds that the use serves the purpose of providing services to the general public and promoting pedestrian activity along Cambridge Street, with necessary conditions to ensure those objectives are met.

- Retail or Consumer Service Establishment is the proposed active use on the ground floor of the building

17.704 Development Standards.

17.704.1 FAR Limitations. The maximum FAR devoted to non-residential uses shall be 1.0 except as listed below. There shall be no maximum FAR for residential uses or for Religious Purposes listed in Section 4.33.a. FAR limits shall be applied in accordance with Section 5.25.4.

- a) The maximum FAR for Dormitory uses (Section 4.33.b.7), shall be 1.75. Page 6
- b) Within a CAM-10 district, the maximum FAR for Transient Accommodations (Section 4.31.1) and Institutional uses except Religious Purposes (Section 4.33 except 4.33.a) shall be 1.75.

- Residential use is being proposed on the site so no maximum FAR is required

17.704.2 Building Height.

Building height in feet above grade and Stories Above Grade shall be limited by the Table of Height Limitations below. The provisions of Section 5.23 shall govern the application of height limits.

- See below

17.704.2.1 Additional Height for Ground Story Active Uses.

As set forth in the Table of Height Limitations, greater height shall be permitted for portions of buildings containing Residential Uses if the Ground Story is occupied by one or more Active Uses, as defined in Section 17.703.3, comprising at least 60% of the interior portion of the Ground Story that is within 50 feet of a Primary Street.

- Additional height not utilized

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- Interior portion of the ground story within the first 50 feet equals 2,054 sqft. 60% of interior portion equals 1,232 sqft. The ground floor retail will be 1,249 sqft in total

17.704.2.2 Inclusionary Housing.

Building heights exceeding 6 stories above grade or 75 feet above grade shall only be permitted if portions of the building used as Residences comply with the Inclusionary Housing Requirements in Section 11.203 of this Zoning Ordinance, regardless of whether it exceeds the size threshold requiring compliance.

- Not applicable

17.704.3 Table of Height Limitations.

	CAM-6 *	CAM-10	CAM-12
Non-Residential Uses (Section 4.30 except 4.31 a-j, 4.33.b.7 & 4.33.a)	35 feet and 3 stories above grade	45 feet and 4 stories above grade	35 feet and 3 stories above grade
Dormitory Uses (Section 4.33.b.7)	45 feet and 4 stories above grade	45 feet and 4 stories above grade	45 feet and 4 stories above grade
Residential Uses (Section 4.31 a-j.) & Religious Purposes Uses (Section 4.33.a)	75 feet and 6 stories above grade	75 feet and 6 stories above grade	75 feet and 6 stories above grade
Residential Uses with Ground Story Active Uses (Section 17.703.3) *	75 feet and 6 stories above grade *	120 feet and 10 stories above grade	145 feet and 12 stories above grade

- Building Height to the top of the roof will be 68'-0"

17.705 Building and Site Plan Standards.

17.705.1 General Provisions.

17.705.1.1 Applicability.

The standards of this Section 17.705 shall apply to new construction, including buildings and additions to buildings. Buildings in existence before the adoption of this Section do not need to be modified to meet the standards of this Section, but shall not be modified in a way that further violates the standards of this Section unless approved by special permit from the Planning Board.

17.705.1.2 Other Standards.

The general development standards of Article 5.000 shall apply except as otherwise set forth in this Section 17.705. The applicable Sustainable development standards in Article 22.000 shall be met. The standards of Section 19.50 shall not apply except as set forth in this Section.

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17.705.1.3 Modifications.

The Planning Board may approve modifications to the standards of this Section 17.705 by special permit upon finding that: (i) the criteria in Section 17.707.2 are met and (ii) such modifications respond to unique site specific conditions that result in a design that is equally supportive of the purpose of the Cambridge Street Districts. Approved modifications shall be specifically enumerated in the special permit decision.

17.705.2 Site Plan Standards.

17.705.2.1 Street Types.

For the purposes of this Section 17.700, there shall be Primary Streets and Secondary Streets as defined below:

- a) Primary Streets shall include Cambridge Street, North First Street, Hampshire Street, Monsignor O’Brien Highway, and Prospect Street.
 - Cambridge Street is the designated primary street
- b) Secondary Streets shall include all streets not identified as Primary Streets.

17.705.2.2 Open Space.

Lots shall be subject to a minimum ratio of total open space to lot area as set forth in the table below. The application of open space requirements shall be governed by Section 5.22. Some lots shall have a minimum requirement for Publicly Beneficial Open Space or Public Open Space as set forth in the table Page 8 below, expressed as a minimum ratio of open space to lot area but included within the total open space requirement. Such required Public Open Space or Publicly Beneficial Open Space shall be accessible for use by the general public during reasonable times of day for the purposes for which the space is designed. The intent of such Open Space shall be to provide small-scale neighborhood amenities such as pocket parks, plazas, playgrounds, and other similar uses.

- See table of site plan standards below

17.705.2.3 Front Yards.

Minimum required front yard setback distances are set forth in the table below. Such setback distances shall be measured in feet from front lot lines (or street lines). Different standards may apply based on the street type from which the setback is measured.

- See table of site plan standards below

17.705.2.4 Side and Rear Yards.

Minimum required side and rear yard setback distances are set forth in the table below. Such setback distances shall be measured in feet from side or rear lot lines. Different standards may apply based on whether or not the portion of the lot line from which the setback is measured is located within 85 feet of a front lot line abutting a Primary Street, measured perpendicularly from the front lot line.

- See table of site plan standards below

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17.705.2.5 Upper Story Setbacks.

Minimum setback distances are set forth in the table below that apply to portions of buildings above a specified height above grade. Such setback distances shall be measured in feet horizontally from either the front lot line, varying by street type, or from a zoning district boundary adjoining a Residence district. Where development is impacted by the Flood Resilience Standards in Section 22.80, the heights at which upper story setbacks are required shall be adjusted according to the provisions of Section 5.23.2.

- See table of site plan standards below

17.705.2.6 Yard Exceptions and Projections.

In general, the yard provisions of Section 5.24 shall apply to yard setbacks but not to upper story setbacks. However, portions of buildings may project into a required front setback or upper story setback from a Primary Street, notwithstanding Paragraph 5.24.1(f), if the following limitations are met:

- a) Projections shall not be allowed at or below the ground story.
 - No projections at or below ground story
- b) Projections shall not extend more than 4 feet into the required setback.
 - No projections more than 4 feet into setbacks
- c) Projections shall not occur over more than 50% of the total area of the façade facing a Primary Street.
 - 50% of the total area of Cambridge Street is projected into the required 4' setback from floors 2-5
- d) In a CAM-10 or CAM-12 district, the Planning Board may approve additional, limited projections into a yard setback or upper story setback upon granting a special permit if it is found to provide spatial definition of larger or broader streets, parks, or squares or to emphasize significant locations such as major street intersections, prominent bends in streets, and termina of major view corridors.
 - Page 9
 - Not applicable

17.705.2.7 Upper Story Floorplates.

Portions of buildings above a specified height shall have a maximum floorplate area in square feet as set forth in the table below. For the purpose of this Section, the floorplate above a specified height shall mean the Gross Floor Area of any contiguous story of the building located partially or completely above the specified height. A building may have multiple noncontiguous stories above the specified height so long as each contiguous story does not exceed the maximum floorplate area. Where development is impacted by the Flood Resilience Standards in Section 22.80, the heights at which floorplates are limited shall be adjusted according to the provisions of Section 5.23.2.

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17.705.3 Table of Site Plan Standards.

	CAM-6 *	CAM-10	CAM-12
Minimum Open Space as a percentage of lot area			
Lots with no buildings more than 6 stories above grade *	none *	none	none
Lots with a building 7 or more stories above grade	N/A	15% total	15% total
Lots with a building 9 or more stories above grade	N/A	15% total 10% public or publicly beneficial	15% total 10% public or publicly beneficial
Minimum Yard Setbacks in feet *			
Front, Primary Streets *	4' *	4'	4'
Front, Secondary Streets *	2' *	none	2'
Side or Rear, within 85 feet of a Primary Street *	none *	none	none
Side or Rear, not within 85 feet of a Primary Street *	5' *	none	5'

- 4' front yard setback along Cambridge Street
- 2' front yard setback along Hunting Street
- No setback on the side yard within the first 85' of Cambridge Street
- 5' setback on the side yard after the first 85' of Cambridge Street and on rear yard

	CAM-6 *	CAM-10	CAM-12
Minimum Upper Story Setbacks			
Setback from Primary Street – Cambridge St, Hampshire St or Prospect St *	none *	14' above 75' 44' above 100'	14' above 75' 44' above 100'
Setback from Secondary Street	none *	10' above 100'	12' above 75' 32' above 100'
Setback from Residence District Boundary	none *	none	15' above 75'
Maximum Upper Story Floorplates in square feet *			
Maximum Floorplate	No maximum	15,000 sf. above 100'	15,000 sf. above 100'

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17.705.4 Building and Site Design Standards.

17.705.4.1 Location of Uses.

The standards for location of uses set forth in Section 19.53 of this Zoning Ordinance shall be met.

17.705.4.2 Maximum Building Length.

A building footprint exceeding 200 feet in length, measured parallel to a street line, shall contain a massing recess extending back at least 15 feet in depth measured from and perpendicular to the front lot line and at least 15 feet in width measured parallel to the front lot line so that the maximum length of unbroken façade is 200 feet.

- Not applicable

17.705.4.3 Front Yard Design.

- (a) The area directly between a front lot line and the principal wall plane of the building nearest to that front lot line shall consist of any combination of hardscaped walkways, landscaped areas, and usable spaces such as seating, benches, canopies, awnings, porches, patios accessible to pedestrians, or bicycle parking, and may contain elevated porches, walkways, stairs, and/or ramps to provide a transition from the sidewalk Grade to portions of the Ground Story that are elevated above grade.
 - Front yard is designed with landscaping and hardscaping, as well as direct entrances to the ground floor units. A ramp is provided at the rear of the building for egress where the floor plane is above ground level
- (b) Parking and circulation for automobiles shall not be permitted in a front yard with the exception of access drives to parking facilities located elsewhere on the lot, which shall be limited to a total of 30 feet of width for each 100 feet of lot frontage
 - One parking space is provided, beginning after the 2' secondary front setback, for staff and/or maintenance

17.705.4.4 Overall Façade Transparency.

At least 20% of the total area of building façades facing a public street or public open space shall consist of clear glass windows. This figure shall be increased to 30% for non-residential portions of the building, if any. No minimum requirement shall be imposed for portions of buildings containing uses identified in Paragraph 19.50(2)(c).

- The total area of clear glass windows is +/- 6,911 sqft, where the total area of the façade is +/- 21,052 sqft, allowing a façade transparency of roughly 33%

17.705.4.5 Ground Story Façade Transparency.

For the portion of the Ground Story façade facing a Primary Street, the following additional standards shall apply: (a) Where the Ground Story contains non-residential uses, the portion of the façade between 2 feet and 10 feet above the finished floor shall consist of at least 50% transparent glass windows. (b) There shall be no section of the façade more than 25 feet in

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length, measured parallel to the street, that does not contain at least one transparent window or pedestrian entryway.

- The total area of the ground floor façade facing Cambridge Street is 485 sqft, and 441 sqft is glazed. The ground floor façade transparency is 91%

17.705.4.6 Ground Story Finished Floor Grade.

Ground Stories shall not have a finished floor below the mean Grade of the adjacent sidewalk on a Primary Street. Ground Stories containing only residential uses may be elevated no more than 4 feet above the mean Grade of the adjacent sidewalk or to the 1%-LTFE as described in the Flood Resilience Standards in Section 22.80 of this Zoning Ordinance, whichever is greater. Ground Stories containing non-residential uses may be elevated above the sidewalk grade no higher than the 1%-LTFE, where applicable.

- The residential portion of the ground floor is elevated 2'-6" above grade, 3" above the 1%-LTFE described in section 22.80 for this parcel

17.705.4.7 Ground Story Height.

The minimum height of a Ground Story shall be 15 feet, measured from the Grade of the adjacent sidewalk on a Primary Street to the finished floor of the second Story Above Grade.

- Ground story height is 15 feet above grade on Cambridge Street

17.705.4.8 Ground Story Entrances.

Each use at the Ground Story shall have a pedestrian entrance directly from the public sidewalk of a Primary Street, or of a Secondary Street where the use does not have direct frontage onto a Primary Street. All pedestrian entrances shall be accessible by way of routes that are separated from parking areas or motor vehicle access drives. Where the Ground Story is elevated above the Grade of the existing sidewalk, access to Ground Story uses shall be provided from the sidewalk using exterior or interior ramps, stairs, lifts, or other means that meet accessibility standards

- There are entrances to the building and retail space on both Cambridge Street and Hunting Street

17.705.4.9 Structured Parking Restrictions.

- (a) Structured parking in Stories Above Grade, whether as a principal or accessory use, shall not be permitted to have direct frontage on a Primary Street but shall be permitted if it is shielded from a Primary Street by a building or portion of a building containing principal non-residential or residential uses, pedestrian lobbies and common areas, or other areas devoted to non-vehicular use with a depth of at least 20 feet measured from the building façade to the above-grade parking facility in a direction perpendicular to the Primary Street. Driveway access shall be permitted as allowed in Section 17.705.4.3.
- (b) Structured parking in Stories Below Grade shall be permitted but must be fully screened from a Primary Street by an exterior wall wherever the story extends above the sidewalk grade.
- (c) All permitted structured parking, where not fully enclosed within a building, shall be screened from view from adjacent public streets by fences, plantings, fabric, or similar decorative elements that are at least 50% opaque across the visible Page 12 portion of the structured parking with the exception of vehicular entrances and exits.
 - Not applicable

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17.705.4.10 Fences.

Fences within a front, side, or rear yard shall meet the following standards:

- (a) No fence shall be made primarily of chain-link or wire.
- (b) Fences may be provided for the purpose of screening parking areas, driveways, or on-grade mechanical or electrical equipment but shall be less than 7 feet in height above grade and may be partially or fully opaque. Any opaque fence shall be reviewed by the Cambridge Department of Transportation to ensure that it does not compromise safety by impeding views for motor vehicle drivers.
- (c) Fences may be provided for the purpose of containing or protecting planted areas, including trees, as well as for delineating Private Open Space for the use of occupants of the lot, but may be no more than 30% opaque and may be no more than 4 feet in height above grade if located in a front yard. Fences may be partially or fully opaque and may be no more than 7 feet above grade if located in a side or rear yard.
- (d) Fences not meeting the standards or serving the purposes described in paragraphs (a) through (c) above shall require a special permit from the Planning Board

➤ Not applicable

17.705.4.11 Street Tree Planting.

New buildings containing 25,000 square feet of Gross Floor Area or more shall incorporate tree plantings on public sidewalks directly adjacent to the lot or otherwise needing to be rebuilt as part of the development to the extent feasible, subject to approval by the Department of Public Works in accordance with the Cambridge Urban Forest Master Plan.

➤ Existing street trees will remain and be protected during construction. Additional trees will be planted on site at the ground floor on Hunting Street, and four 5'x5' planters will be added to the roof in lieu of street trees where not able to be included due to restricted dimensions of existing sidewalk

17.705.4.12 Mechanical Equipment, Refuse Storage, and Loading Areas.

All mechanical equipment, refuse storage, or loading areas serving the building or its occupants that are (1) carried above the roof, (2) located at the exterior building wall or (3) located outside the building, shall meet the requirements listed below. Mechanical equipment includes, but is not limited to, ventilation equipment including exhaust fans and ducts, air conditioning equipment, elevator bulkheads, heat exchangers, transformers and any other equipment that, when in operation, potentially creates a noise detectable off the lot. The equipment and other facilities:

- (1) Shall not be located within any required setback. Where no setback is required, it shall not be located closer than 10 feet to any property line or it shall be entirely contained within the building. This Paragraph (1) shall not apply to electrical equipment whose location is mandated by a recognized public utility.

➤ Transformer will be 10' away from the property line on the ground floor. All other equipment will be set on the roof and screened

- (2) When on the ground, shall be permanently screened from view from adjacent public streets that are within 100 feet of the building, or from the view from abutting property in separate ownership at the property line. The screening shall consist of densely planted shrubs or trees equal or greater in height at the time of installation than the equipment or

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facilities to be screened, or a fence of equal or greater height that is comparable in quality to the materials used on the principal facades of the building, with no more than twenty-five (25) percent of the face of the fence open.

When carried above the roof, shall be permanently screened from view, from the ground, from adjacent public streets and any abutting residentially used lot or lots in a residential zoning district. The screening shall be at least 50% opaque, uniformly distributed across the screening surface.

- Equipment on ground floor and roof shall be permanently screened and comply with the opacity requirements set forth above

(3) Shall be designed to meet all city, state and federal noise regulations, as applicable, as certified by a professional acoustical engineer if the Department of Inspectional Services deems such certification necessary.

(4) That handle trash and other waste, shall be contained within the building or screened as required in this Section 19.58 until properly disposed of.

- There will be a dedicated trash room located at the rear of the interior of the building

17.706.1 Off-Street Parking, Bicycle Parking, and Loading.

The off-street parking, bicycle parking, and loading requirements of the Business A district as set forth in Article 6.000 of the Zoning Ordinance shall apply equally to the Cambridge Street Districts, except as set forth below.

- One parking space is provided, beginning after the 2' secondary front setback, for staff and/or maintenance
- 31 permanent bike parking spaces will be provided in the basement of the building and designed in accordance with the standards set forth in 6.105.1 and 6.105.2. One short-term bike rack will be provided on site on Hunting Street, and existing short-term bike parking on Cambridge Street will remain and be protected during construction

17.706.2 Waiver of Off-Street Loading Requirements.

The Planning Board may, upon issuing a special permit, waive any requirements for the amount, location, and Page 13 design of loading facilities, and may permit loading facilities to be shared across various uses and lots within the Cambridge Street Districts, upon finding that such waiver would reduce the negative impacts of loading activities on pedestrian access to the public sidewalk. The special permit may include conditions to ensure this criterion is met.

- Not applicable

19.43 PUBLIC ADVISORY CONSULTATION

Project Address: 855 CAMBRIDGE STREET CAMBRIDGE, MA **Zoning District:** CAM-6 & BUS-A

Detailed description of Submission Materials is included in Section 19.43 in the Cambridge Zoning Ordinance.

Provide all materials in **electronic draft form** to be reviewed by CDD staff for completeness. **Public Advisory Consultation will be scheduled after a complete set of materials is received.**

Public Advisory Consultation	Required Submissions (Include a Table of Contents for each Volume)
NARRATIVE VOLUME <i>(8.5x11 page size, portrait)</i>	<ul style="list-style-type: none"><input type="checkbox"/> Table of Contents<input type="checkbox"/> Dimensional Form <i>(Download from CDD website)</i><input type="checkbox"/> Project Overview
Project Narrative <i>Pages must include:</i> <ul style="list-style-type: none">• <i>Project title/address</i>• <i>Page number</i>	<ul style="list-style-type: none"><input type="checkbox"/> Compliance with Zoning<input type="checkbox"/> Green Building Report (Section 22.20)<input type="checkbox"/> Green Factor Documentation <i>(Section 22.90)</i><input type="checkbox"/> Flood Resilience Documentation <i>(Section 22.80)</i>
GRAPHIC VOLUME <i>(11x17 page size, landscape)</i>	<ul style="list-style-type: none"><input type="checkbox"/> Table of Contents<input type="checkbox"/> Site Locus Map/Context Plan<input type="checkbox"/> Existing Conditions Site Plan<input type="checkbox"/> Existing Condition Photographs<input type="checkbox"/> Proposed Site Plan with parking and bicycle parking locations<input type="checkbox"/> Proposed Open Space Plan <i>(Section 5.22)</i><input type="checkbox"/> Proposed Floor Plans<input type="checkbox"/> Proposed Roof Plan with Green Roof compliance information<input type="checkbox"/> Proposed Landscaping Plan<input type="checkbox"/> Proposed Cross-sections<input type="checkbox"/> Proposed Elevations
Project Plans and Illustrations <i>Pages must include:</i> <ul style="list-style-type: none">• <i>Title</i>• <i>Date</i>• <i>Author</i>• <i>Graphic scale</i>• <i>North arrow</i>• <i>Labeled dimensions</i>	

The Applicant shall provide the following for the final submission:

- Electronic copy of all submission materials certified complete by CDD in digital format (via email)

19. 43 PUBLIC ADVISORY CONSULTATION

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby requests the Public Advisory Consultation for the premises indicated below.

Parcel Address(s):	855 Cambridge Street, Cambridge, MA 02141	
Base Zoning District(s):	CAM-6; Residential C-1	
Overlay Zoning District(s):	None	
Owner Name:	Cambridge Hunting Street Realty Trust	
Owner Address:	855 Cambridge Street, Cambridge, MA 02141	
Applicant Name:	Matt Drosselmeier - Joe the Architect, LLC	
Applicant Address:	343 Medford Street, Somerville, MA 02145	
Contact Information:	Matt Drosselmeier	617-764-5822
	Name matt@joethearchitect.com	Telephone #
	Email Address	

Brief description of the project:

The development at 855 Cambridge Street consists of a new six-story, 27 residential unit building with a mixture of 1 bedroom and 2 bedroom dwellings condominiums. The ground floor will offer a dedicated lobby, mail & package room, tenant amenity space, as well as ground floor retail space. The basement level will offer tenants dedicated, secured bicycle parking and available storage cages. Residential units are distributed across all six occupy-able floors, and an amenity roof deck is proposed for the top level.

All new streetscape improvements are planned along Cambridge Street and Hunting Street to create pleasing outdoor spaces and positive-impact vegetation throughout the site.

Denote other City of Cambridge Board/Commission Review Needed:

- Board of Zoning Appeal Conservation Commission Historical Commission



04/27/2025

Signature of Applicant

Date

**19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION
19.50 BUILDING AND SITE PLAN REQUIREMENTS**

This dimensional form is intended to demonstrate zoning compliance for projects that are subject to Section 19.40 and Section 19.50 of the Cambridge Zoning Ordinance.

Project Address: 855 Cambridge Street, Cambridge, MA 02141 **Zoning District:** Bus-A; Res C-1

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	5,894	5,000 (min)	5,894
Total Gross Floor Area (sq ft)	n/a	No Max.	31,013
Residential Uses	3,082	No Max.	31,013
Non-Residential Uses	n/a	No Max.	n/a
Total Floor Area Ratio (FAR)	----	No Max.	5.2
Residential Uses	----	No Max.	5.2
Non-Residential Uses	n/a	No Max.	n/a
Total Dwelling Units	0	No Max.	28
Total Stories Above Grade	0	4 6	6
Max. Height – Residential (ft)	0	74	68
Max. Height – Non-Residential (ft)	n/a	n/a	n/a
Front Yard Setback(s) (ft)*	n/a	0	3.4
Side Yard Setback(s) (ft)*	n/a	5	5
Rear Yard Setback(s) (ft)*	n/a	0	0
Total Open Space (% of Lot Area)**	100%	20%	28%
Private Open Space	n/a	15%	44%
Permeable Open Space	n/a	15%	55%
Publicly Beneficial Open Space	n/a	15%	33%
Off-Street Parking Spaces	0	none	1
Long-term Bicycle Parking Spaces	0	1.3 space / du	36
Short-term Bicycle Parking Spaces	0	.10 space / du	2
Loading Bays	n/a	n/a	n/a

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:

Green Factor Certification Form

This is for projects that are subject to the Green Factor Standard in Section 22.90 of the Cambridge Zoning Ordinance, which requires site and landscape design features that reduce urban heat.

Review Section 22.90 of the Cambridge Zoning Ordinance and the Cambridge Cool Score Information and Guidelines before completing this form. When submitting a completed form, attach the supporting materials listed in the Green Factor Checklist.

Project Address/Location: 855 Cambridge Street, Cambridge, MA 02141

Planning Board (PB) and/or Board of Zoning Appeal (BZA) case number (if applicable): _____

Developer Name and Contact Information

Name: Cambridge Hunting Street Realty Trust

Mailing Address: 855 Cambridge Street, Cambridge, MA 02141

Email Address: cpereira@cfsfinances.com

Telephone #: _____

Applicability: Section 22.92 & Section 5.22.5

Is this project subject to Green Building Requirements (Section 22.20)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does this project involve the construction of a new building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does this project enlarge an existing building’s footprint by at least 50%?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this project involve the creation of new surface parking area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Answer the questions below if the answer is “Yes” to any of the above

Requirements

Cool Roof Requirement

Does this project involve the construction of a new building roof or replacement of more than 50% of an existing roof?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has this project received a Certificate of Appropriateness from the Cambridge Historical Commission or a Neighborhood Conservation District Commission, or a determination of adverse effect by the Executive Director of the Cambridge Historical Commission? [if “Yes,” attach the document to your submission]	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Last Updated: March 2024

How much of the new or replaced roof area (in sq. ft.) has a slope (rise:run) of less than 2:12? [Cool Roof Requirement is not applicable to roof area with a 2:12 or steeper slope]	1,200 square feet
What is the initial Solar Reflectance Index (SRI) of the proposed roof surface material for the area described above, excluding any solar energy systems or green roof area? [Minimum is 82]	1,273 square feet

Cool Score – Base information on the attached Cool Score Sheet and Site/Roof Plan

What is the Cool Score of the proposed site design? [Minimum is 1.0 except per below]	1.81
What is the Cool Score of the existing site? [Only answer if the project does not involve a new building or enlargement of a building footprint. The proposed Cool Score must not be less than the Cool Score of the existing site]	N/A

Modifications to Requirements

Has the project received, or will the project seek, a special permit from the Planning Board to modify the Green Factor Standard for this proposal?	<input type="checkbox"/> Received SP (date: _____) <input type="checkbox"/> Seeking SP <input checked="" type="checkbox"/> No modification
-----------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------



Signature of Applicant

5/1/2026

Date

Green Factor Checklist

Project Phase	Required Submissions
<input type="checkbox"/> Special Permit/Design Review (if applicable)	<input checked="" type="checkbox"/> Green Factor Certification Form <input checked="" type="checkbox"/> Cool Score Sheet <input checked="" type="checkbox"/> Site and Roof Plans
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Green Factor Certification Form (updated from prior version) <input checked="" type="checkbox"/> Cool Score Sheet (updated from prior version) <input checked="" type="checkbox"/> Site and Roof Plans (updated from prior version) <input checked="" type="checkbox"/> Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas <input checked="" type="checkbox"/> Specifications of roof surface material including initial Solar Reflectivity Index (SRI) <input checked="" type="checkbox"/> Specifications of paving material including SRI (if applicable) <input checked="" type="checkbox"/> Specifications of green roof installation with operations and maintenance plan (if applicable)
<input type="checkbox"/> Certificate of Occupancy	<p><i>All materials updated based on as-built conditions:</i></p> <input type="checkbox"/> Green Factor Certification Form (updated from prior version) <input type="checkbox"/> Cool Score Sheet (based on as-built conditions) <input type="checkbox"/> Site and Roof Plans (based on as-built conditions) <input type="checkbox"/> Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas <input type="checkbox"/> Specifications of roof surface material including initial Solar Reflectivity Index (SRI) <input type="checkbox"/> Specifications of paving material including SRI (if applicable) <input type="checkbox"/> Specifications of green roof installation with operations and maintenance plan (if applicable)

Last Updated: March 2024

Project Address	Special Permit Number	Total Lot Area (SF)
855 Cambridge Street	PB-XXX	5,836
Applicant Name	Phone Number	Open Space Requirement (%)
Sample	000-000-0000	30%
Applicant Contact / Address	Email Address	Zoning District
Sample	sample@sample.com	Residence C-1 / Business
Project Description	Result	
Sample run to demonstrate how the form works.	Pass	

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-
	A2	Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60	-
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00	-
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
	A6	Understory tree	0	0.60	+		1.20	-
A7	Canopy tree	0	0.70	+	2	1.40	1,960	
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	0	0.30	+	0	0.60	-
	B2	Low Planting Area	0	0.40	+	221	0.80	177
	B3	High Planting Area	69	0.50	+	164	1.00	199
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-
	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof Area	327	0.30	+	1,081	0.60	747
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	0	N/A				
	D2	High-SRI Paving	822	0.1				82
	D3	Shaded Area	0	0.2	+	0	0.40	-
Project Summary	Portion of lot area utilizing green strategies		53%		Total Contributing Area		3,164	
	Portion of score from green strategies		97%		Total Area Goal		1,751	
	Portion of score from trees		62%		COOL FACTOR SCORE		1.81	
	Portion of score contributing to public realm cooling		93%					

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

855 CAMBRIDGE STREET



855 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

PROJECT NUMBER: 25098
FOR APPROVAL
DATE: 04/26/26

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SHEET NUMBER	SHEET NAME
01-GENERAL	
G 0.01	GENERAL NOTES, STANDARDS & ABBREVIATIONS
04-ARCHITECTURAL	
A 3.02	OVERALL ELEVATION
0 0.00	COVER SHEET & 3D VIEW
A 0.10	SURVEY PLAN
A 0.11	SITE & ZONING ANALYSIS
A 0.12	FLOOD RESILIENCE DIAGRAM
A 1.00	FLOOR PLAN
A 1.01	FLOOR PLAN
A 1.02	FLOOR PLAN
A 3.00	EXTERIOR ELEVATIONS
A 3.01	EXTERIOR ELEVATIONS
A 3.10	BUILDING SECTIONS
A 9.00	RENDERINGS

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www.joethearchitect.com



855 CAMBRIDGE STREET
PROJECT NUMBER: 25098
DATE: 04/06/26

LANDSCAPE ARCHITECT
COMPANY NAME
MDLA LANDSCAPE ARCHITECTURE
179 LINCOLN ST SUITE 302, BOSTON, MA 02111
(203) 592.4788-T

CONTACT: MICHAEL D'ANGELO
EMAIL: MICHAEL@M-D-L-A.COM

ARCHITECT
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CONTACT: CONTACT NAME
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CLIENT
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855 CAMBRIDGE ST
CAMBRIDGE, MA 02141
(781) 272.3018 ext. 1130-T

CONTACT: CARLOS PEREIRA
EMAIL: CPEREIRA@CFSFINANCES.COM

CAMBRIDGE HUNTING STREETS REALTY TRUST



Joe The Architect, LLC 343 Medford Street, Suite 4C Somerville, MA 02145

DESIGN FIRM

CONSULTANT



MDLA 179 LINCOLN ST SUITE 302, BOSTON, MA 02111

SEAL

PROJECT INFORMATION

855 CAMBRIDGE STREET

855 CAMBRIDGE STREET CAMBRIDGE, MA 02141

FOR APPROVAL

4/21/2026 10:06:13 AM

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ISSUE CHART

Table with columns: ISSUE, DATE, PROJECT NUMBER, CHECKED, APPROVED, SCALE, SHEET NAME

GENERAL NOTES, STANDARDS & ABBREVIATIONS

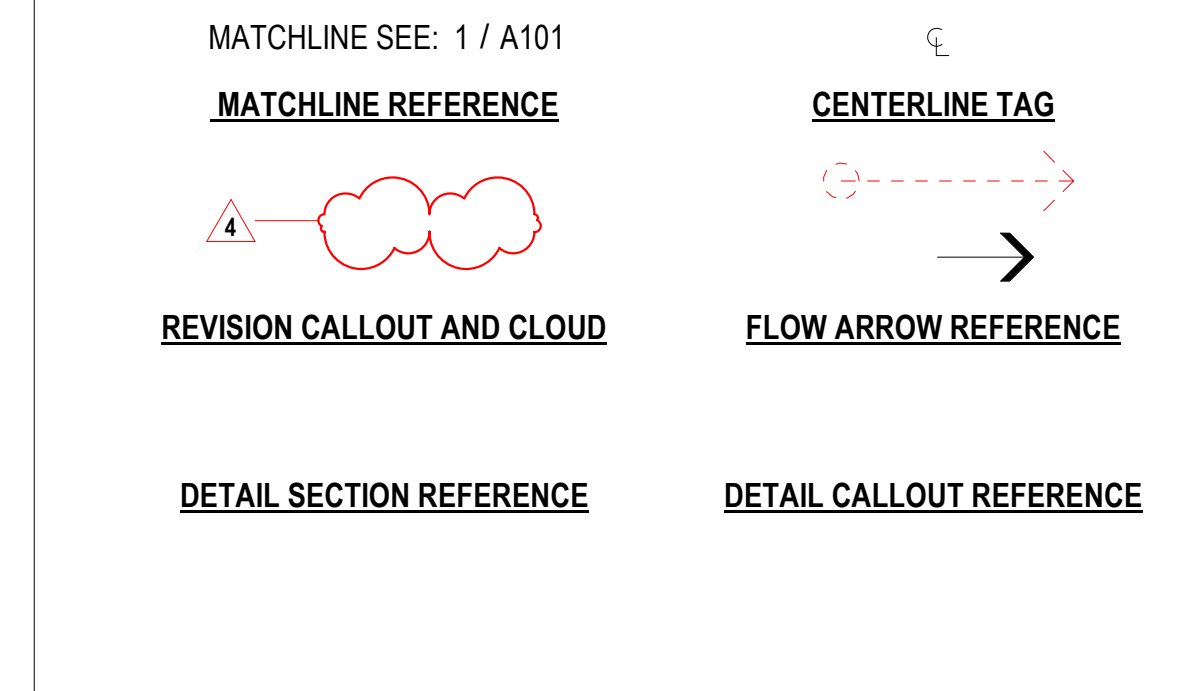
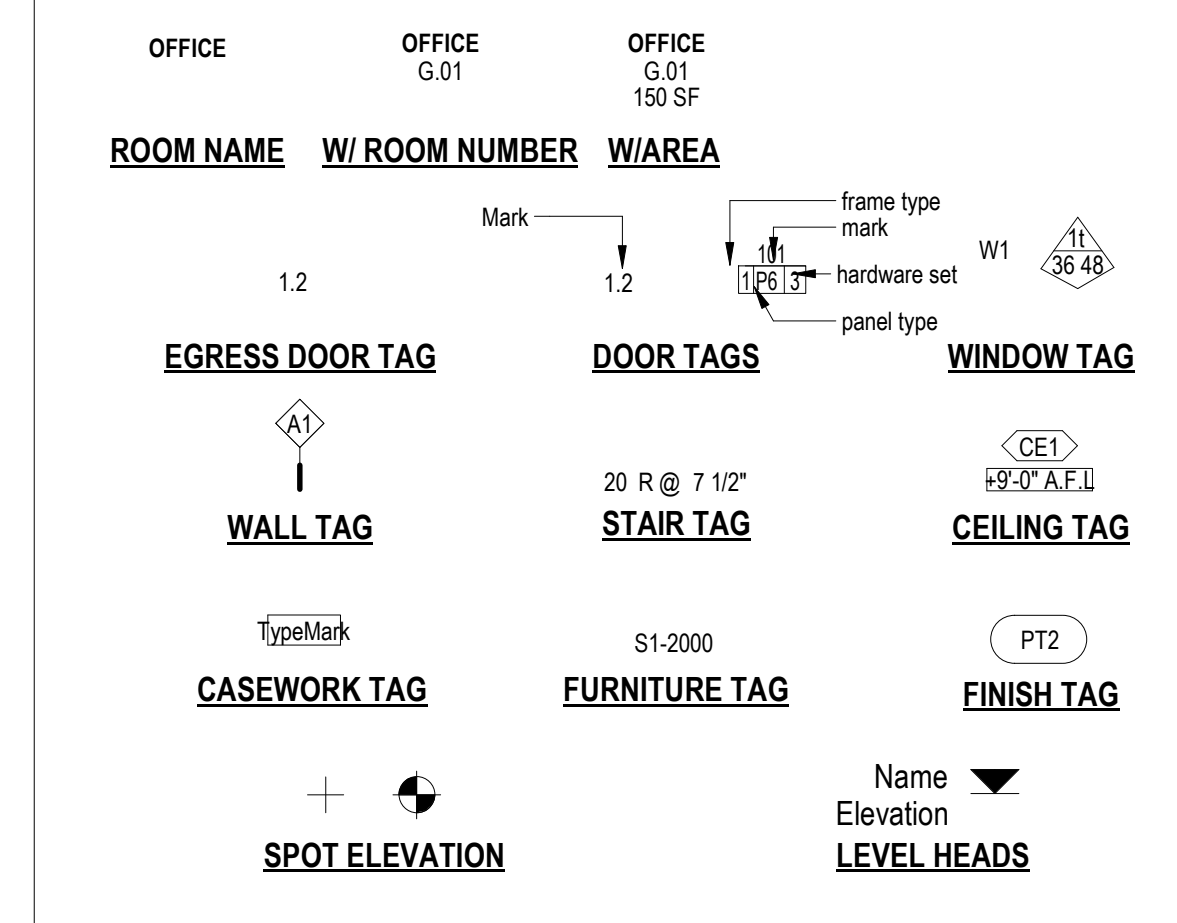
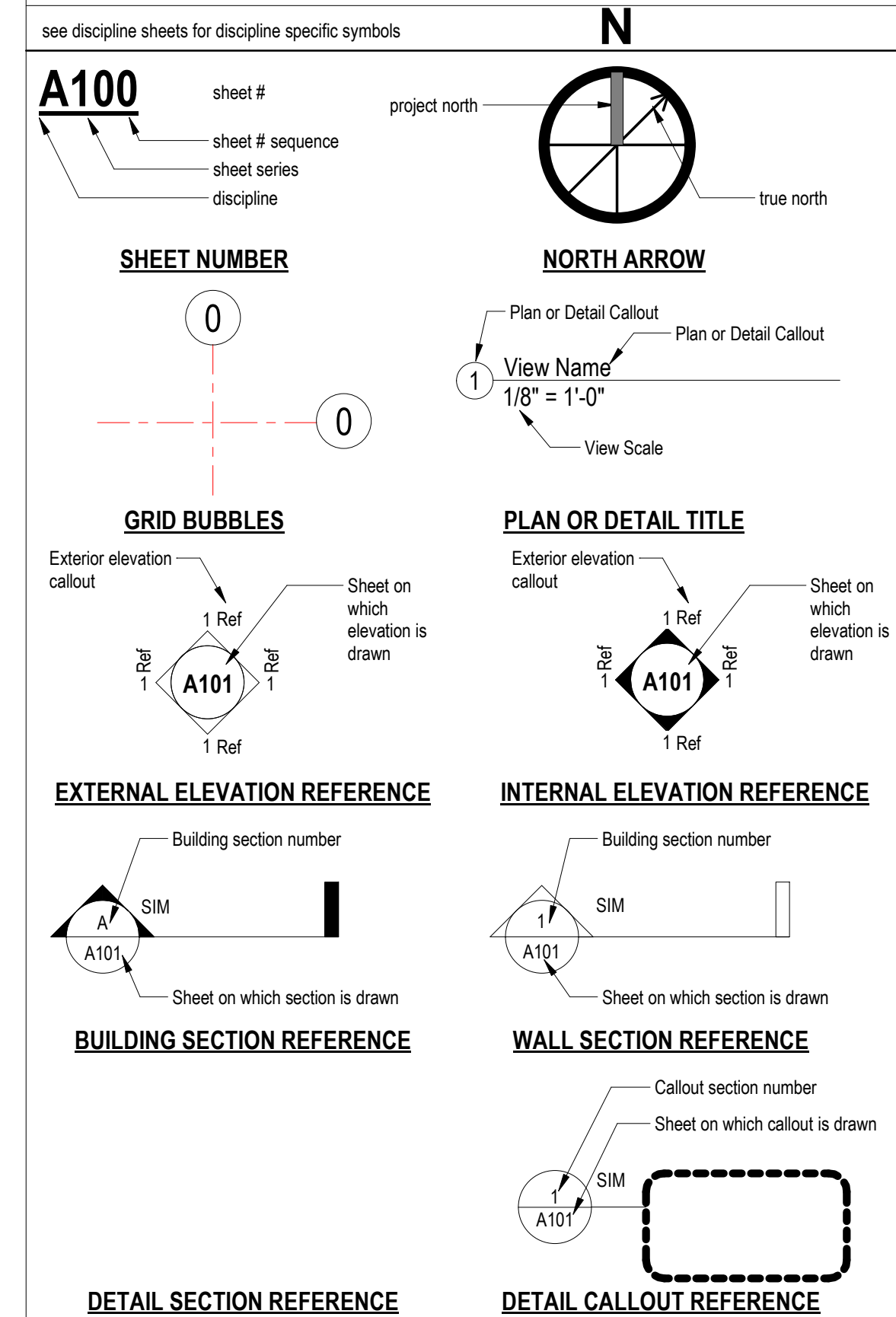
SHEET NUMBER

G 0.01

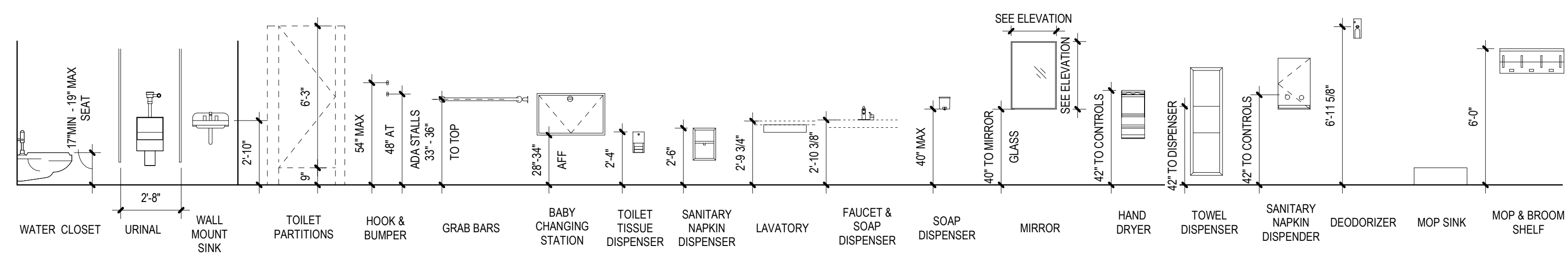
GENERAL NOTES AND LEGENDS ABBREVIATIONS

Large table of abbreviations and their meanings, organized by letter (A-Z).

GENERAL NOTES AND LEGENDS SYMBOL LEGEND



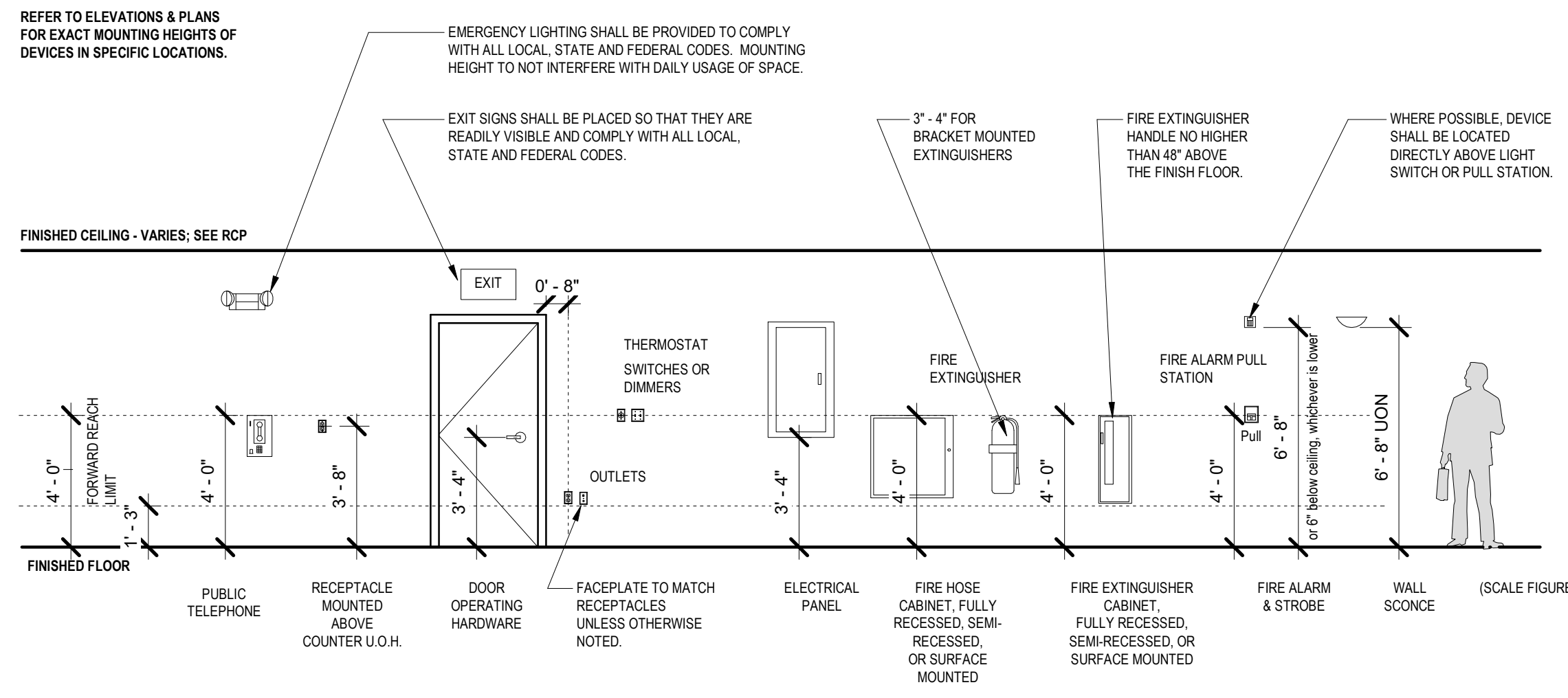
MOUNTING HEIGHTS - RESTROOMS ACCESSORIES

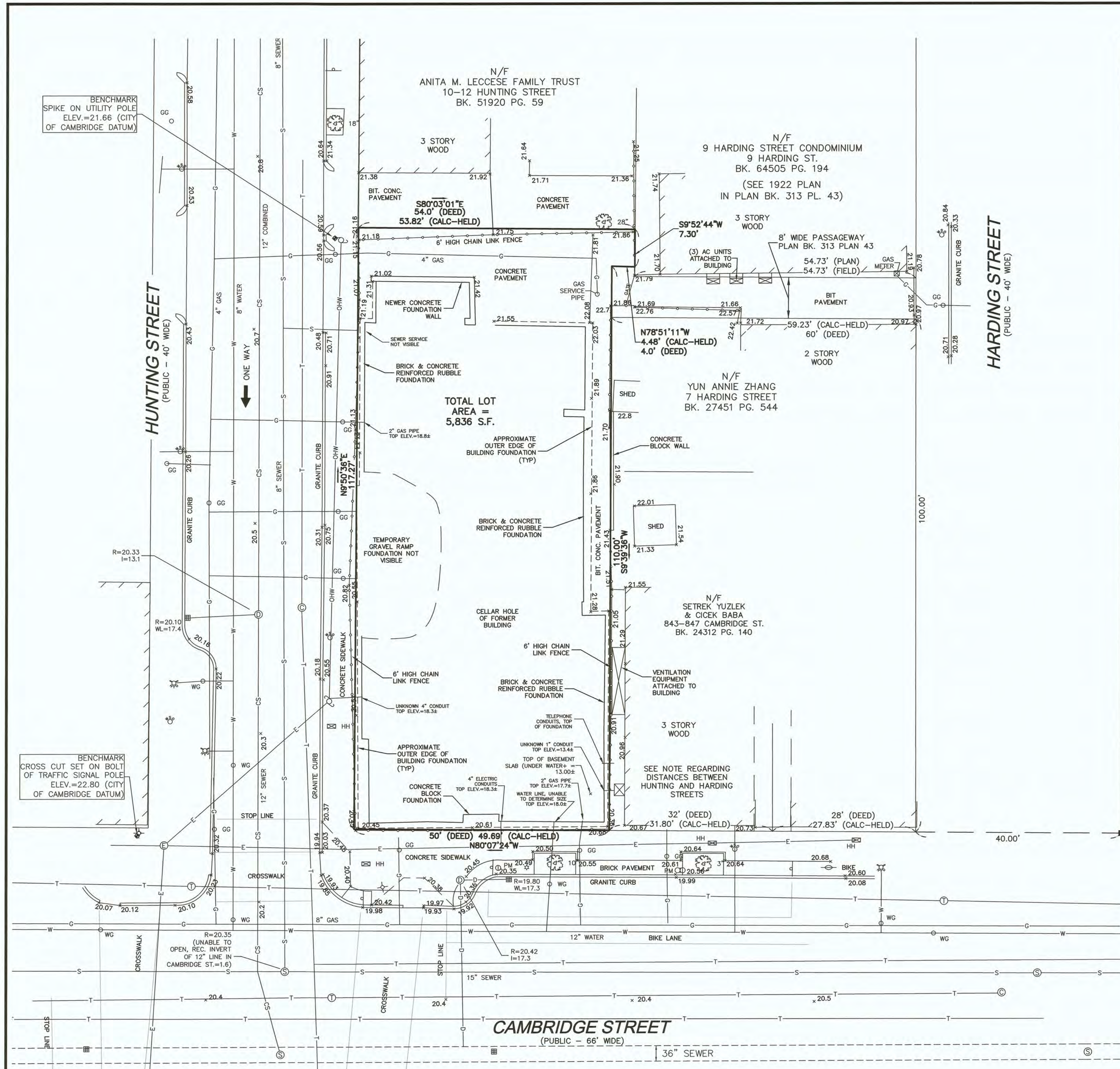


GENERAL NOTES AND LEGENDS

- List of general notes and legends regarding drawing standards, contractor responsibilities, and specific construction details.

MOUNTING HEIGHTS - GENERAL COMPONENTS





- LEGEND**
- CS — COMBINED SEWER & DRAIN
 - S — SANITARY SEWER
 - D — DRAIN LINE
 - W — WATER LINE
 - E — ELECTRIC LINE
 - G — GAS LINE
 - T — TELECOMMUNICATIONS LINE
 - ⊙ — SANITARY MANHOLE
 - ⊙ — DRAIN MANHOLE
 - ⊙ — UNKNOWN MANHOLE
 - ⊙ — ELECTRIC MANHOLE
 - ⊙ — TELEPHONE MANHOLE
 - ⊙ — CATCH BASIN
 - WL — WATER LEVEL ELEVATION
 - ⊙ — DECIDUOUS TREE
 - ⊙ — FIRE HYDRANT
 - ⊙ — WATER GATE
 - ⊙ — GAS GATE
 - ⊙ — PARKING METER
 - ⊙ — TRAFFIC SIGNAL
 - ⊙ — LIGHT POLE
 - ⊙ — HANDHOLE
 - ⊙ — SPOT GRADE

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MAY 1, AND JUNE 10, 2019 BY DESIGN CONSULTANTS, INC. (DCI).

STREET RIGHT OF WAY LINES OF HUNTING STREET, HARDING STREET AND CAMBRIDGE STREET WERE ESTABLISHED FROM RECORD TIES AND MONUMENTS AS SHOWN ON LAND COURT PLANS NO. 6167A - 6167B AND 42726A. THE RESULTING DISTANCES BETWEEN HUNTING & HARDING STREET ARE LESS THAN WHAT RECORD DEEDS AND PLANS INDICATE. DISTANCES WERE PROPORTIONED, APPORTIONED AND COMPARED TO LINES OF OCCUPATION. THE RESULTING CALCULATED DISTANCES (CALC) ARE SHOWN WITH THE THE RECORD DEED DISTANCES (DEED).

THE "APPROXIMATE OUTER EDGE OF BUILDING FOUNDATION" LINE SHOWN HEREON WAS LOCATED FROM VISIBLE EDGES OF OLD CONCRETE SIDEWALK LINES AND PAVEMENT EDGES AS COULD BE BEST IDENTIFIED IN THE FIELD. ACTUAL EDGES OF RUBBLE FOUNDATIONS LINES MOST LIKELY EXTEND FARTHER OUT. INSIDE FOUNDATION EDGES ARE APPROXIMATE DUE TO MULTIPLE FOUNDATION WALLS TYPES. ADDITIONAL WALL LOCATIONS WILL BE NECESSARY AFTER REVIEW BY A STRUCTURAL ENGINEER BEFORE DESIGN CAN BE FINALIZED.

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY DESIGN CONSULTANTS, INC. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

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P.L.S. *Matthew Lowry*
 MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
 DATE: 6-12-2019



PLAN REFERENCES:

- PLAN NO. 577 OF 2005
- PLAN NO. 1284 OF 2000
- PLAN NO. 584 OF 1991
- PLAN NO. 200 OF 1984
- PLAN NO. 121 OF 1969
- PLAN NO. 1905 OF 1950
- PLAN BOOK 313 PLAN 43
- PLAN NO. 38 OF 1876
- LAND COURT PLAN 42726A
- LAND COURT PLAN 6167A
- LAND COURT PLAN 6167B
- LAND COURT PLAN 4283A

LOCUS TITLE INFORMATION

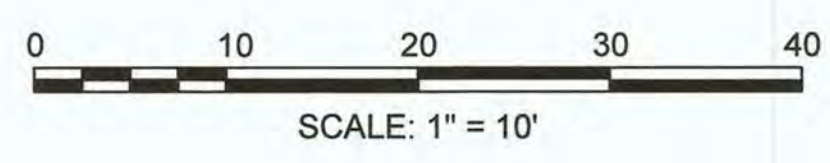
849-851 CAMBRIDGE STREET

OWNER: FERNANDO P. CASTANHEIRA, JR.
 DEED REFERENCE: BK. 69163 PG. 555

PLAN REFERENCE: PLAN NO. 38 OF 1876
 ASSESSORS: MAP 36 LOT 266

6 HUNTING STREET

OWNER: FERNANDO P. CASTANHEIRA, JR.
 DEED REFERENCE: BK. 63943 PG. 193
 PLAN REFERENCE: PLAN NO. 1905 OF 1950
 ASSESSORS: MAP 36 LOT 217



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P:\2019 Projects\2019-042 851 Cambridge St Cambridge\DWG\SURVEYING\19-042ec.dwg

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

SCALE:			
HORIZ: 1" = 10'			
VERT: _____			
NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ER
CHECKED: ML
APPROVED: ML

EXISTING CONDITIONS PLAN

**851 CAMBRIDGE STREET/
 6 HUNTING STREET**

LAND LOCATED IN
CAMBRIDGE, MASSACHUSETTS

SURVEYED FOR
CAMBRIDGE HUNTING STS RLTY TR

PROJECT NO. 2019-042
DATE: JUNE 12, 2019
SHEET NO. 1 OF 1

CAMBRIDGE HUNTING STREETS REALTY TRUST
855 CAMBRIDGE ST
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CONSULTANT



MDLA
179 LINCOLN ST SUITE 302, BOSTON, MA 02111

SEAL



KEY PLAN

PROJECT INFORMATION

855 CAMBRIDGE STREET

855 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

FOR APPROVAL

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ISSUE CHART

N	ISSUE	DATE
	25098	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	As indicated	SCALE
		SHEET NAME

SITE & ZONING ANALYSIS

SHEET NUMBER

A 0.11

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	25098
Project Title	855 Cambridge Street Development
Project Address	855 Cambridge Street, Cambridge, MA 02141
Client Name	Cambridge Hunting Streets Realty Trust
Client Address	855 Cambridge Street, Cambridge, MA 02141

PROJECT DESCRIPTION

The development at 855 Cambridge Street consists of a new six-story, 28 residential unit building with a mixture of 1 bedroom and 2 bedroom dwellings condominiums. The ground floor will offer a dedicated lobby, mail & package room, and tenant amenity space. The basement level will offer tenants dedicated, secured bicycle parking and available storage cages. Residential units are distributed across all six occupy-able floors, and an amenity roof deck is proposed for the top level.

All new streetscape improvements are planned along Cambridge Street and Hunting Street to create pleasing outdoor spaces and positive-impact vegetation throughout the site.

APPLICABLE CODES & REGULATIONS (10th EDITION 780 CMR)

Code Type	Applicable Code
MA Building	780 CMR: Massachusetts State Building Code - 10th Edition As a reminder, the new, ninth edition code is based on modified versions of the following 2023 codes as published by the International Code Council (ICC).
Mechanical	2021 International Mechanical Code (IMC 2021)
Plumbing	248 CMR 10.00: Uniform State Plumbing Code
Energy	International Energy Conservation Code (IECC 2021)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations

PROJECT ZONING INFORMATION (LOCAL REGULATIONS)

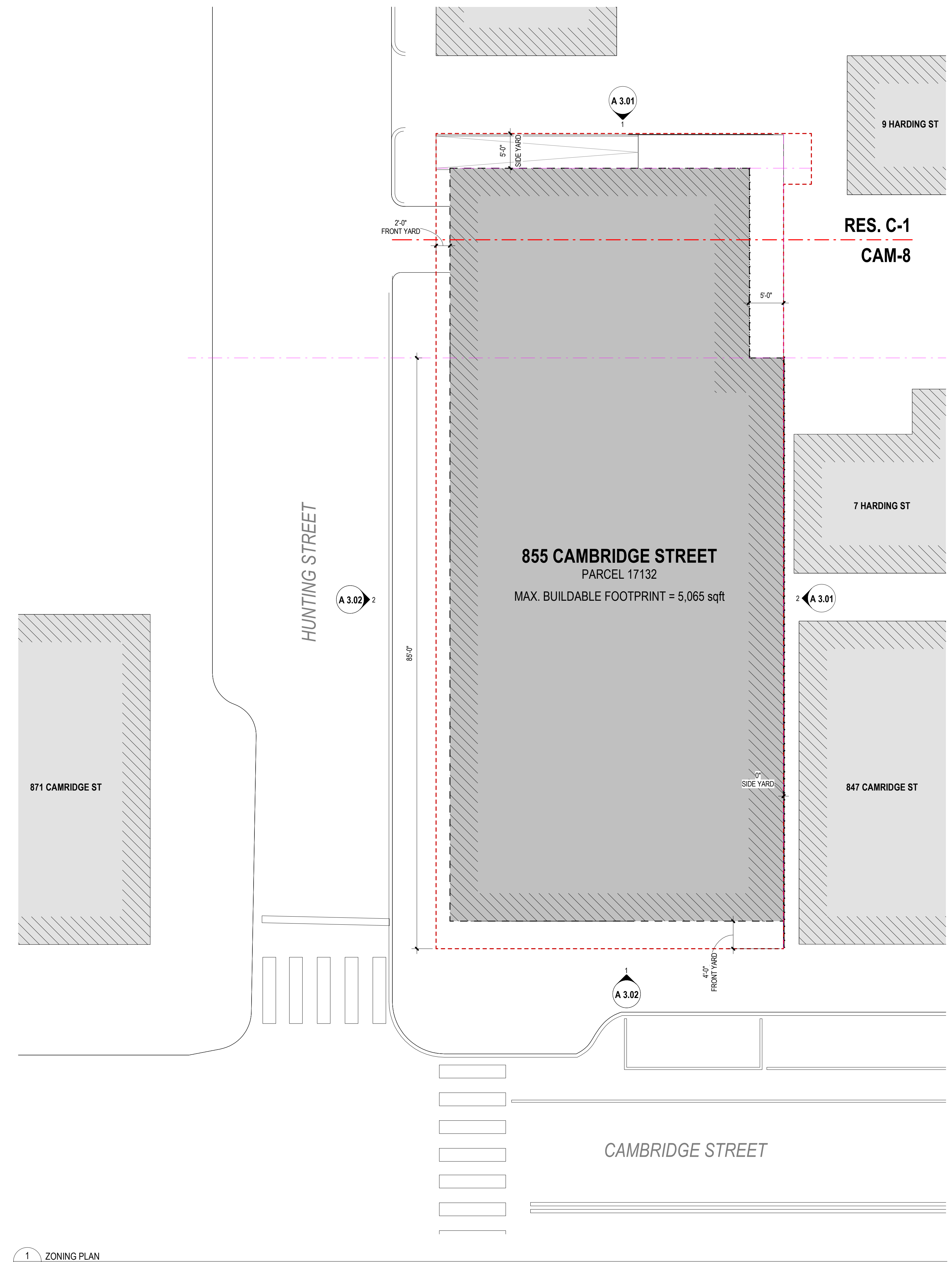
Property Class	Zoning Ordinance - City of Cambridge				
Map/Lot	36-217				
Parcel ID	17132				
Zoning District	CAM-8 (Cambridge Street 8) & C-1 (Residence C-1 District)				
Use & Lot	Zoning Data		Required	Proposed	Compliance
	Use	Residential	Residential	Residential	Y
# of Dwelling Units	no max.	units	28	units	Y
Lot Area	5,000	sqft	5,894	sqft	Y
Open Space (min.)	20	%	28	%	Y
Ground Coverage (max.)	60	%	72	%	Y
Private Open Space (min.)	15	%	44	%	Y
Pervious Open Space (min.)	15	%	55	%	Y
Gross Floor Area	no max.	gsf	31,013	gsf	Y
Floor Area Ratio (FAR)	no max.		5.2		Y
Building Height **	74	ft	68*	ft	Y
Front Yard Setback **	5	ft	5	ft	Y
Rear Yard Setback	0	ft	0	ft	Y
Side Yard Setback (left)	5	ft	5	ft	Y
Side Yard Setback (right)	n/a	ft	n/a	ft	Y
Street Frontage	none	ft	48	ft	Y
# of Parking Spaces	no min.		1		Y
# of Bicycle Parking Spaces	1.3 space / du		36		Y

Additional Information
* 6 Stories & 74' Height allowed for buildings on lots greater than 5K sqft and meeting min. inclusionary housing requirements. (5.40 footnote 2)
** Or the average value of adjacent lots (5.40 footnote 3)
*** Average building height to top of roof along Cambridge

LOCUS MAP



855 Cambridge Street, Cambridge, MA



1 ZONING PLAN
A 0.11 1/8" = 1'-0"



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MDLA
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855 CAMBRIDGE STREET

855 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

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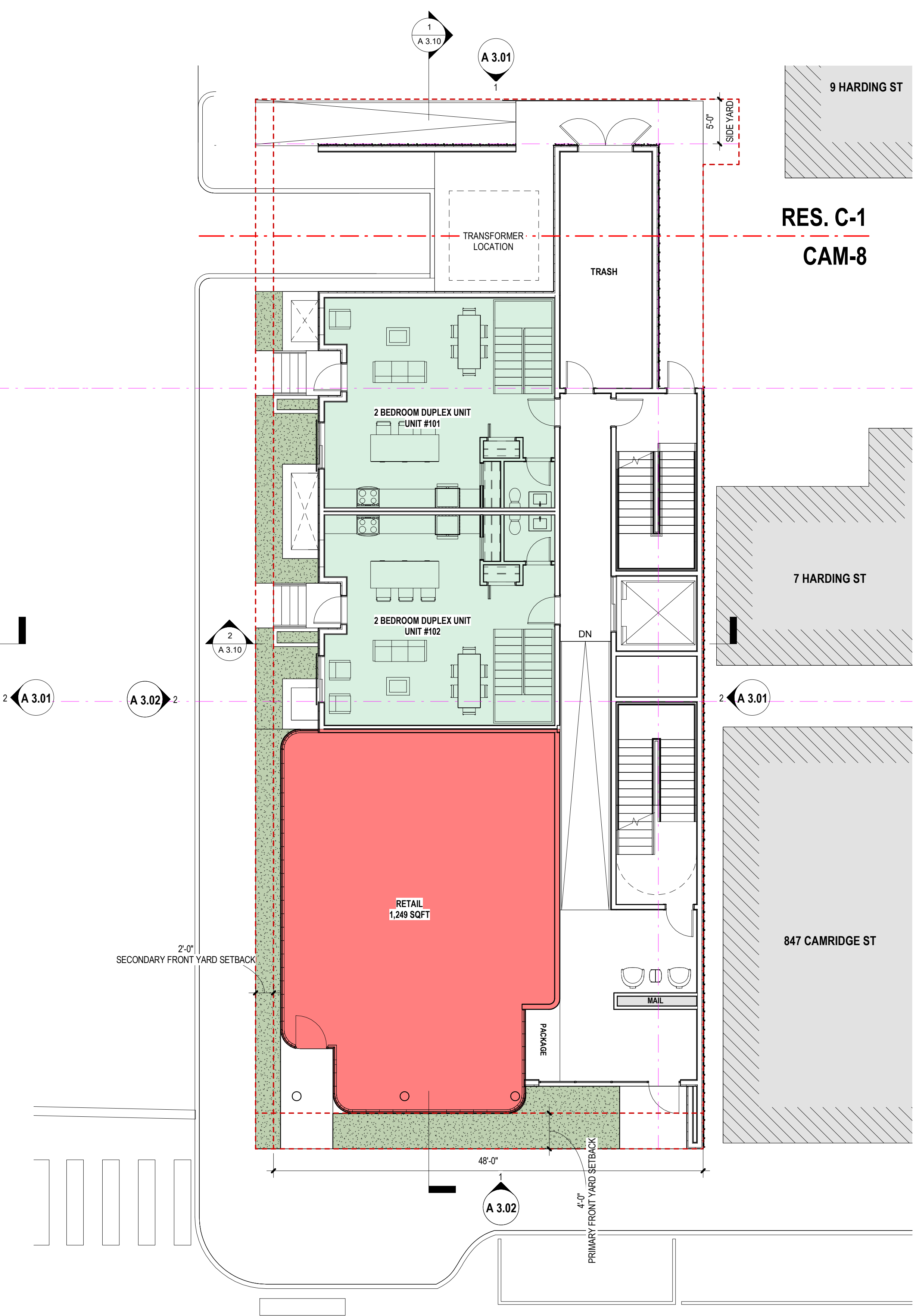
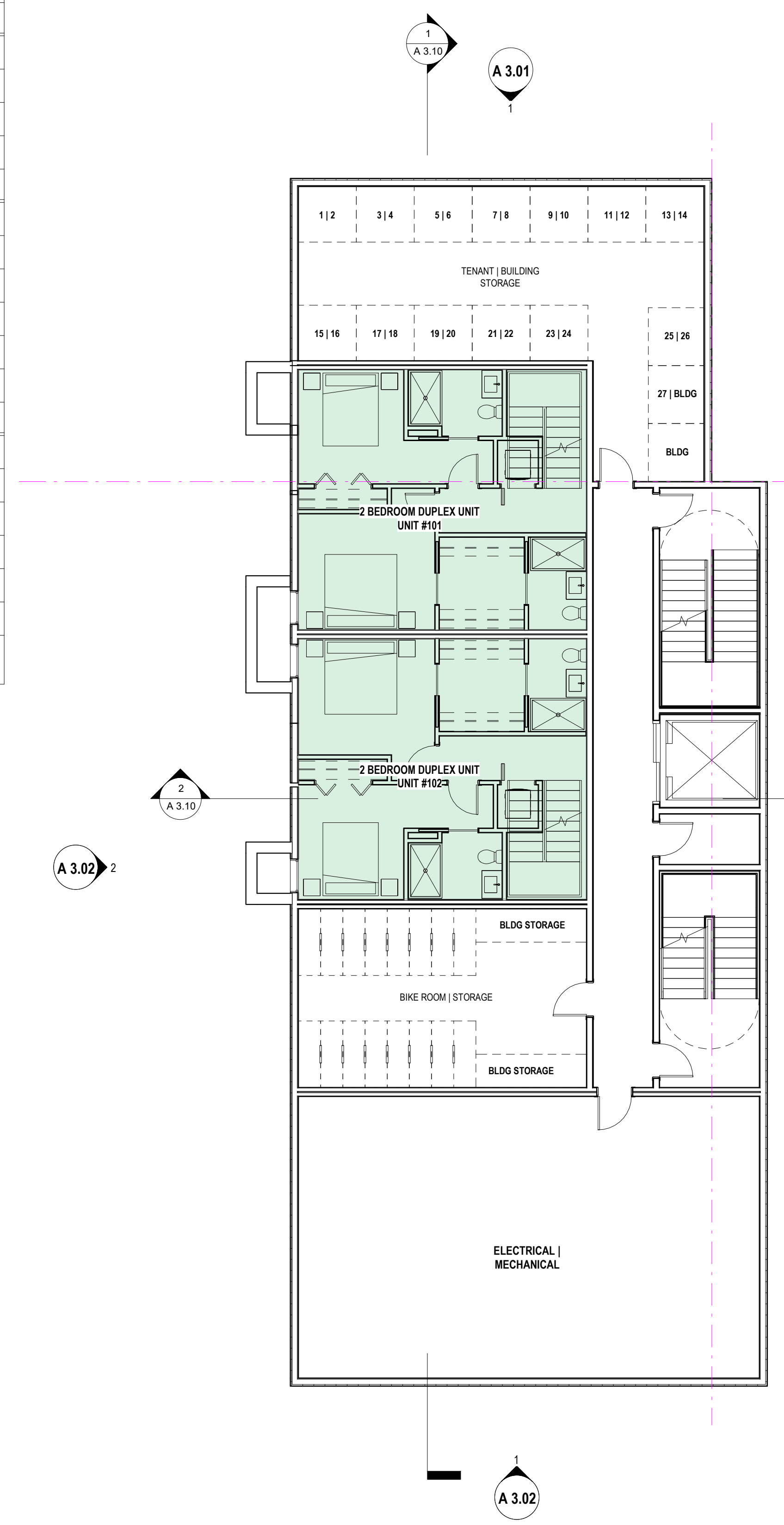
ISSUE	DATE
25098	PROJECT NUMBER
Checker	CHECKED
Approver	APPROVED
1/8" = 1'-0"	SCALE
	SHEET NAME

FLOOR PLAN

A 1.00

SQUARE FOOTAGE & UNIT AREA LEGEND

LEVEL	TYPE	SQUARE FOOTAGE
BASEMENT	2 BEDROOM DUPLEX	608 SQFT
BASEMENT	2 BEDROOM DUPLEX	608 SQFT
BASEMENT	COMMON	3,085 SQFT
TOTAL BASEMENT		4,301 SQFT
LEVEL 01	2 BEDROOM DUPLEX	585 SQFT
LEVEL 01	2 BEDROOM DUPLEX	585 SQFT
LEVEL 01	RETAIL	1,246 SQFT
LEVEL 01	COMMON	1,479 SQFT
TOTAL LEVEL 01		3,895 SQFT
LEVEL 02-04	1 BEDROOM	546 SQFT
LEVEL 02-04	1 BEDROOM	614 SQFT
LEVEL 02-04	1 BEDROOM	646 SQFT
LEVEL 02-04	2 BEDROOM	1,088 SQFT
LEVEL 02-04	2 BEDROOM	953 SQFT
LEVEL 02-04	COMMON	808 SQFT
TOTAL PER LEVEL 02-04		4,655 SQFT
LEVEL 05-06	1 BEDROOM	614 SQFT
LEVEL 05-06	1 BEDROOM	614 SQFT
LEVEL 05-06	1 BEDROOM	604 SQFT
LEVEL 05-06	2 BEDROOM	1,088 SQFT
LEVEL 05-06	2 BEDROOM	953 SQFT
LEVEL 05-06	COMMON	808 SQFT
TOTAL PER LEVEL 05-06		4,681 SQFT



CAMBRIDGE HUNTING STREETS
REALTY TRUST
855 CAMBRIDGE ST
CAMBRIDGE, MA 02141

DESIGN FIRM



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CONSULTANT



MDLA
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SEAL

KEY PLAN

PROJECT INFORMATION

855 CAMBRIDGE STREET

855 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

FOR APPROVAL

4/21/2026 10:06:37 AM

WARNING:
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ISSUE CHART

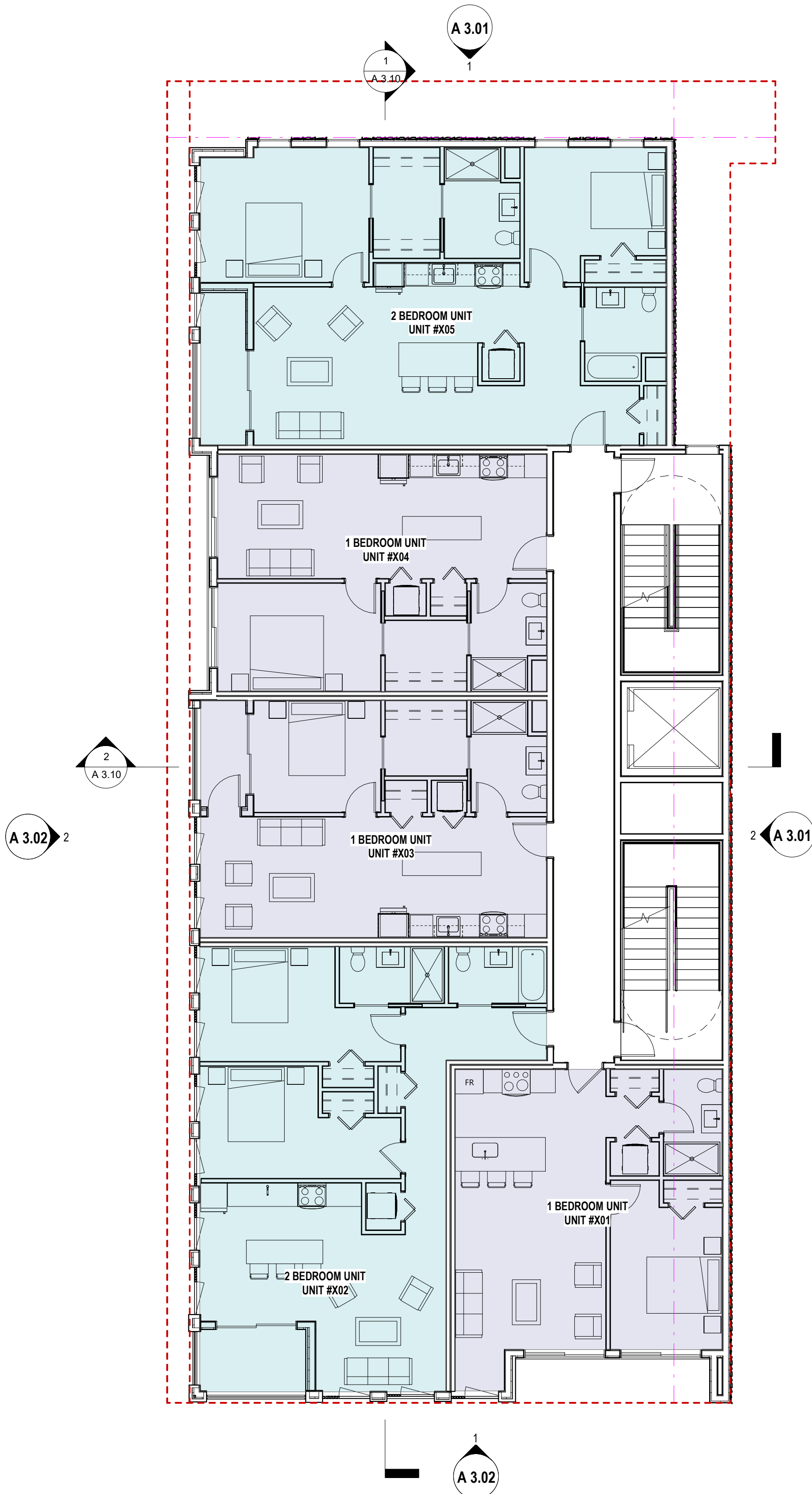
ISSUE	DATE
PROJECT NUMBER	25098
CHECKED	Checker
APPROVED	Approver
SCALE	1/8" = 1'-0"
SHEET NAME	

FLOOR PLAN

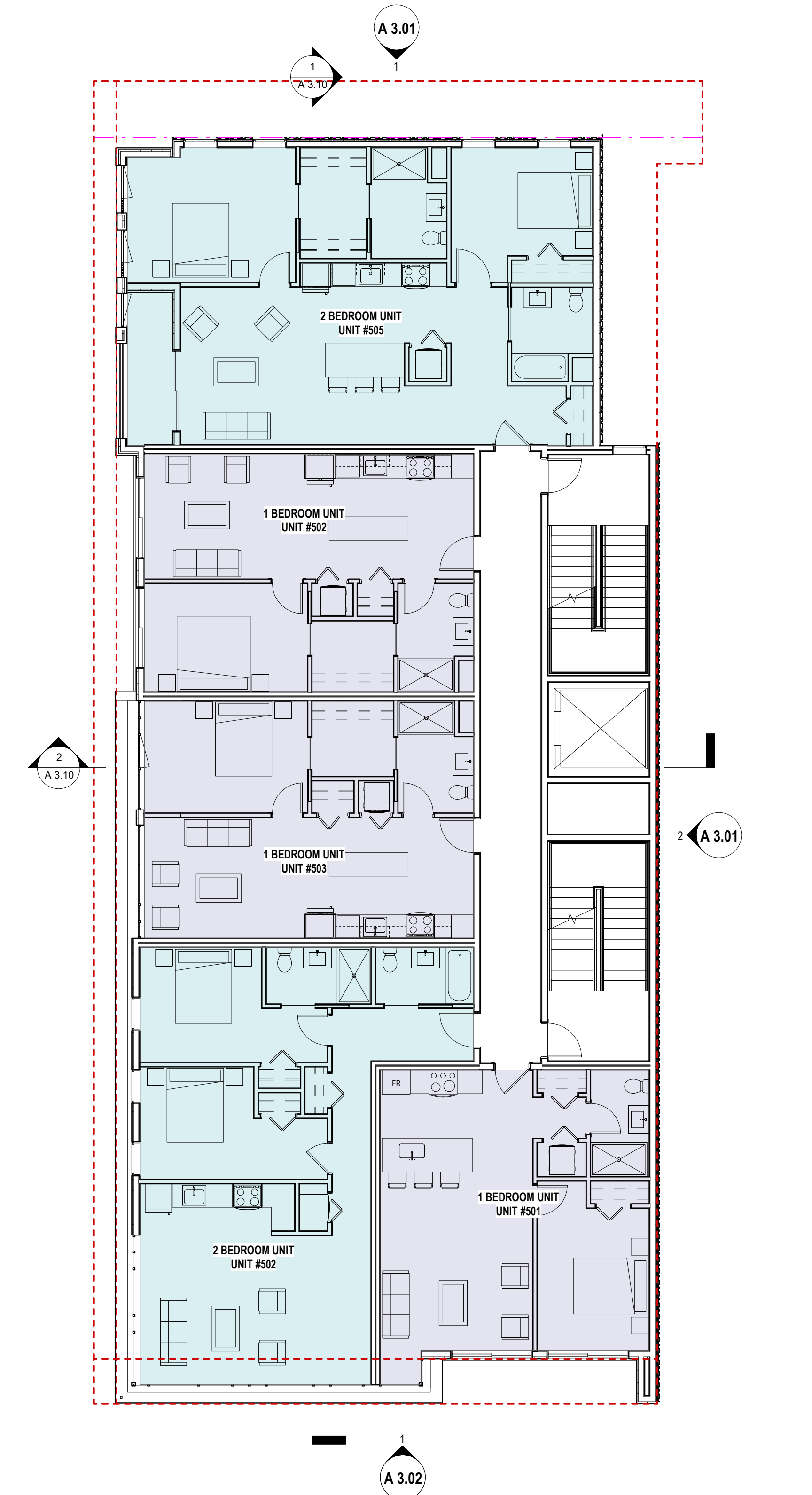
SHEET NUMBER

A 1.01

SQUARE FOOTAGE & UNIT AREA LEGEND		
LEVEL	TYPE	SQUARE FOOTAGE
BASEMENT	2 BEDROOM DUPLEX	608 SQFT
BASEMENT	2 BEDROOM DUPLEX	608 SQFT
BASEMENT	COMMON	3,085 SQFT
TOTAL BASEMENT		4,301 SQFT
LEVEL 01	2 BEDROOM DUPLEX	585 SQFT
LEVEL 01	2 BEDROOM DUPLEX	585 SQFT
LEVEL 01	RETAIL	1,246 SQFT
LEVEL 01	COMMON	1,479 SQFT
TOTAL LEVEL 01		3,895 SQFT
LEVEL 02-04	1 BEDROOM	546 SQFT
LEVEL 02-04	1 BEDROOM	614 SQFT
LEVEL 02-04	1 BEDROOM	646 SQFT
LEVEL 02-04	2 BEDROOM	1,088 SQFT
LEVEL 02-04	2 BEDROOM	953 SQFT
LEVEL 02-04	COMMON	808 SQFT
TOTAL PER LEVEL 02-04		4,655 SQFT
LEVEL 05-06	1 BEDROOM	614 SQFT
LEVEL 05-06	1 BEDROOM	614 SQFT
LEVEL 05-06	1 BEDROOM	604 SQFT
LEVEL 05-06	2 BEDROOM	1,088 SQFT
LEVEL 05-06	2 BEDROOM	953 SQFT
LEVEL 05-06	COMMON	808 SQFT
TOTAL PER LEVEL 05-06		4,681 SQFT



1 Floor 02_Floor Plan
A 1.01 1/8" = 1'-0"



2 Floor 05_Floor Plan
A 1.01 1/8" = 1'-0"

N	ISSUE	DATE
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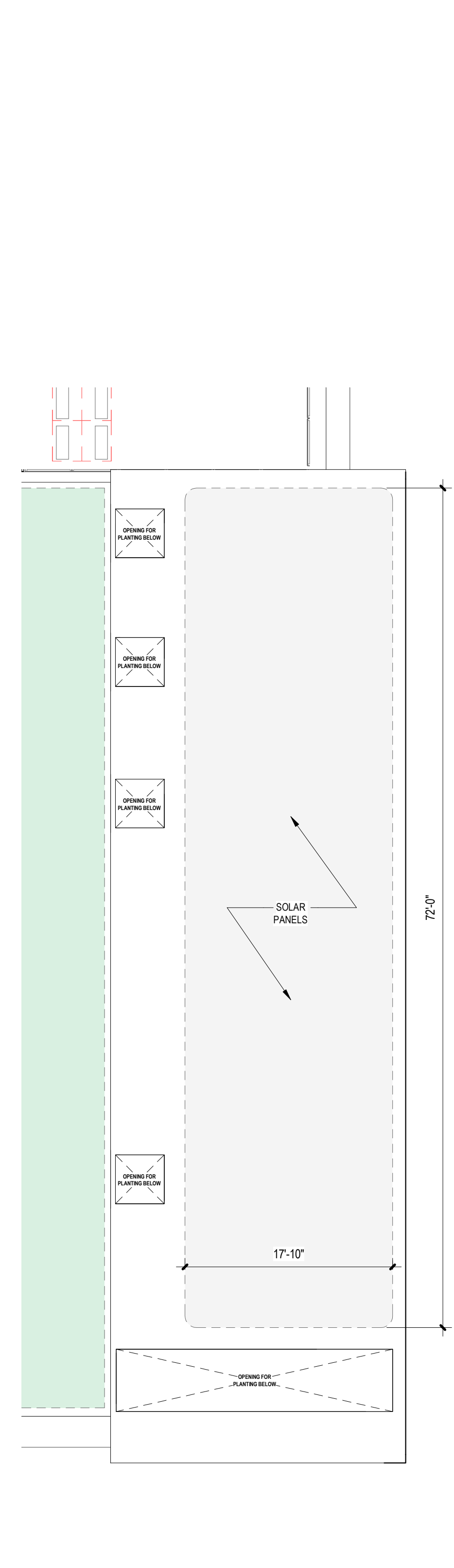
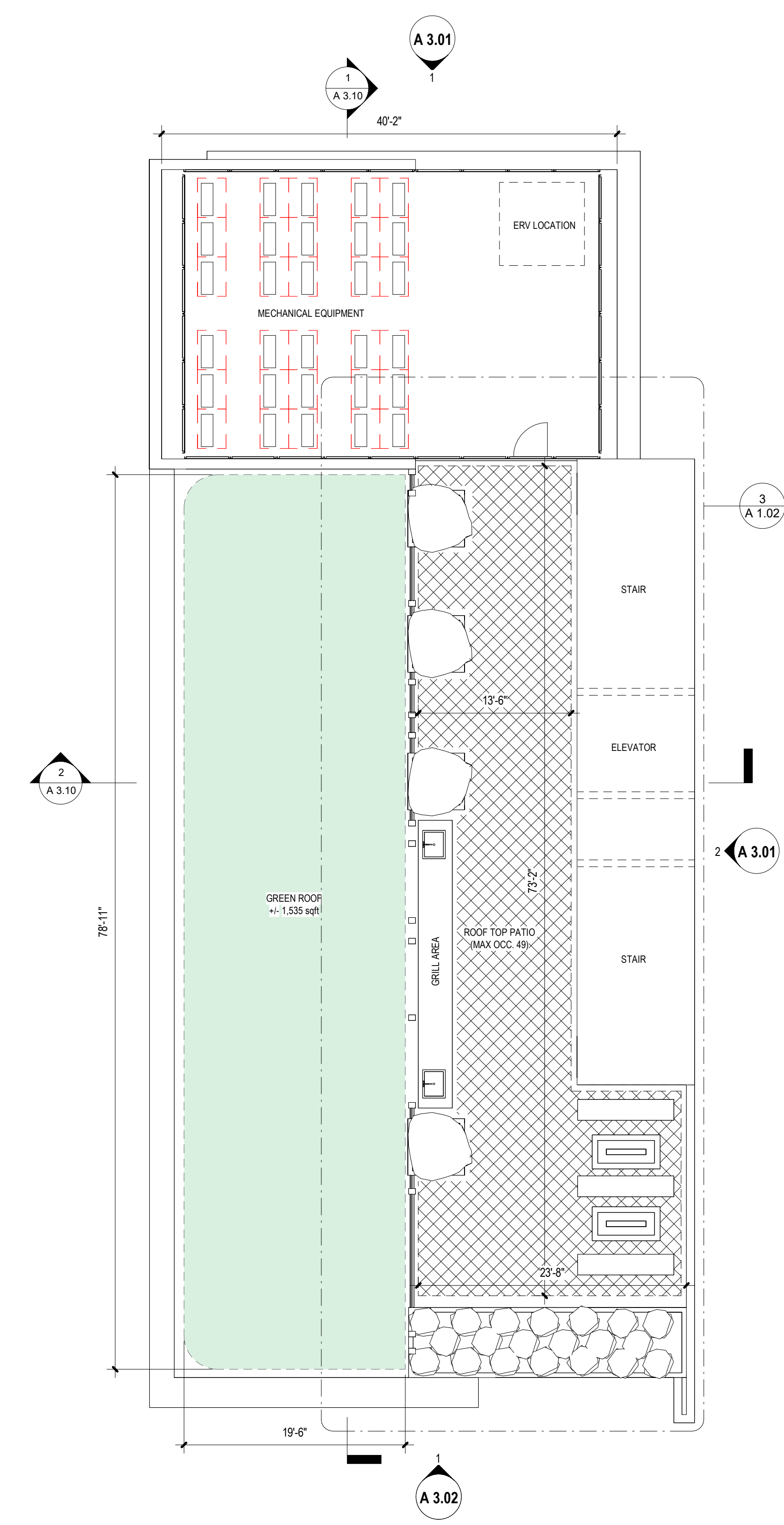
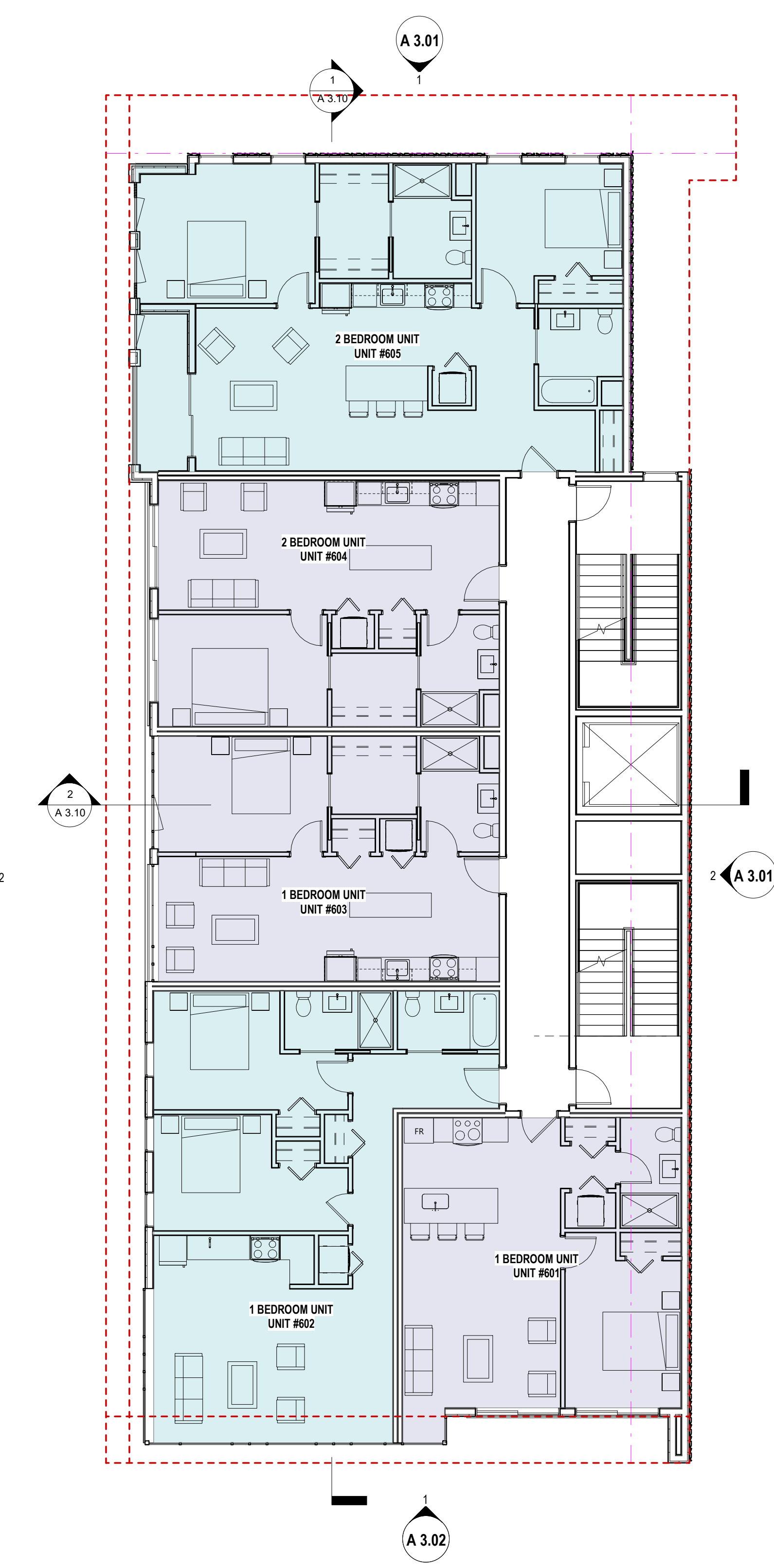
FLOOR PLAN

SQUARE FOOTAGE & UNIT AREA LEGEND

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GREEN ROOF CALCULATION

TOTAL ROOF AREA	4,968 SQFT
PORTION OF ROOF FOR USE BY OCCUPANTS	1,410 SQFT
22.35.2 Green Roof Requirement.	
(a) At least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed below, shall be devoted to Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems.	
1. Areas having a slope greater than 3 in 12 or twenty-five percent (25%).	
2. Areas designed and managed for use by building occupants or the general public.	
3. Vehicular parking decks.	
4. Chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, in addition to conduit, visual and acoustical screening, access routes for maintenance and service, and other areas that must be clear of obstruction to comply with applicable building and safety codes.	
ROOF AREA (excluding above)	3,558 SQFT - 100%
GREEN ROOF SQUARE FOOTAGE	1,535 SQFT - 44%
SOLAR PANEL AREA SQUARE FOOTAGE	1,281 SQFT - 36%
TOTAL AREA DEDICATED TO GREEN ROOF OR SOLAR ENERGY SYSTEMS	2,816 SQFT - 80%



**CAMBRIDGE HUNTING STREETS
REALTY TRUST**
855 CAMBRIDGE ST
CAMBRIDGE, MA 02141

DESIGN FIRM



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www.joethearchitect.com

CONSULTANT



MDLA
179 LINCOLN ST SUITE 302, BOSTON, MA 02111

SEAL

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855 CAMBRIDGE STREET

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CAMBRIDGE, MA 02141

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ISSUE CHART

N	ISSUE	DATE
	25098	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	1/8" = 1'-0"	SCALE
	SHEET NAME	

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A 3.00



2 HUNTING STREET ELEVATION
A 3.00 1/8" = 1'-0"

1 CAMBRIDGE STREET ELEVATION
A 3.00 1/8" = 1'-0"

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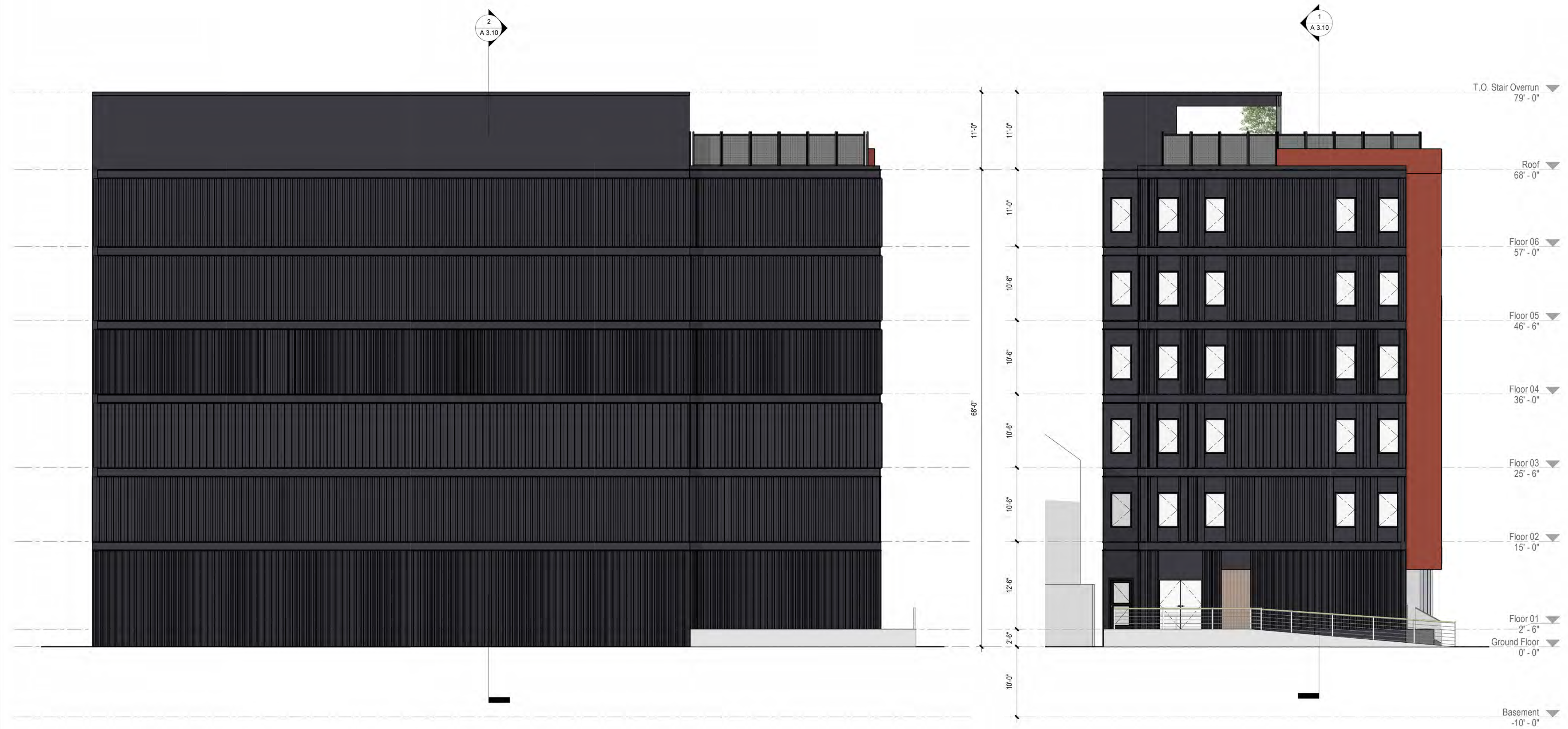
ISSUE CHART

ISSUE	DATE
PROJECT NUMBER	25098
CHECKED	Checker
APPROVED	Approver
SCALE	1/8" = 1'-0"
SHEET NAME	

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A 3.01



2 EAST ELEVATION
A 3.01 1/8" = 1'-0"

1 NORTH ELEVATION
A 3.01 1/8" = 1'-0"

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PROJECT INFORMATION

855 CAMBRIDGE STREET

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4/23/2026 1:40:40 PM

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ISSUE CHART

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PROJECT NUMBER	25098
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APPROVED	Approver
SCALE	3/32" = 1'-0"
SHEET NAME	

**OVERALL
ELEVATION**

SHEET NUMBER

A 3.02

4/23/2026 1:40:40 PM



CAMBRIDGE STREET

1 OVERALL CAMBRIDGE STREET ELEVATION
3/32" = 1'-0"



HUNTING STREET

2 OVERALL HUNTING STREET ELEVATION
3/32" = 1'-0"



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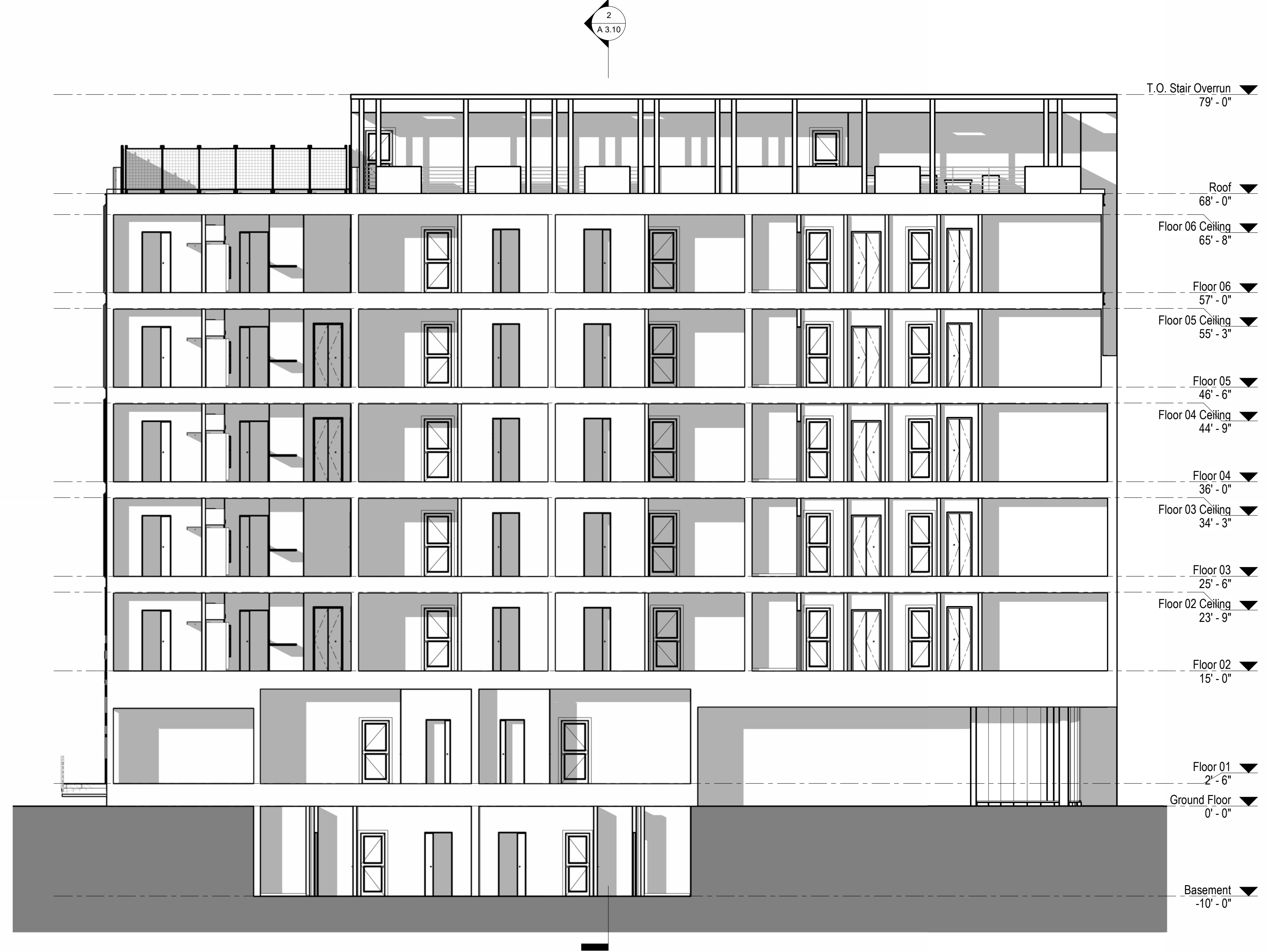
ISSUE	DATE
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SCALE	1/8" = 1'-0"
SHEET NAME	

BUILDING
SECTIONS

A 3.10



2 CROSS SECTION
A 3.10 1/8" = 1'-0"



1 LONGITUDINAL SECTION1
A 3.10 1/8" = 1'-0"

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	SCALE	
	SHEET NAME	

RENDERINGS

SHEET NUMBER

A 9.00

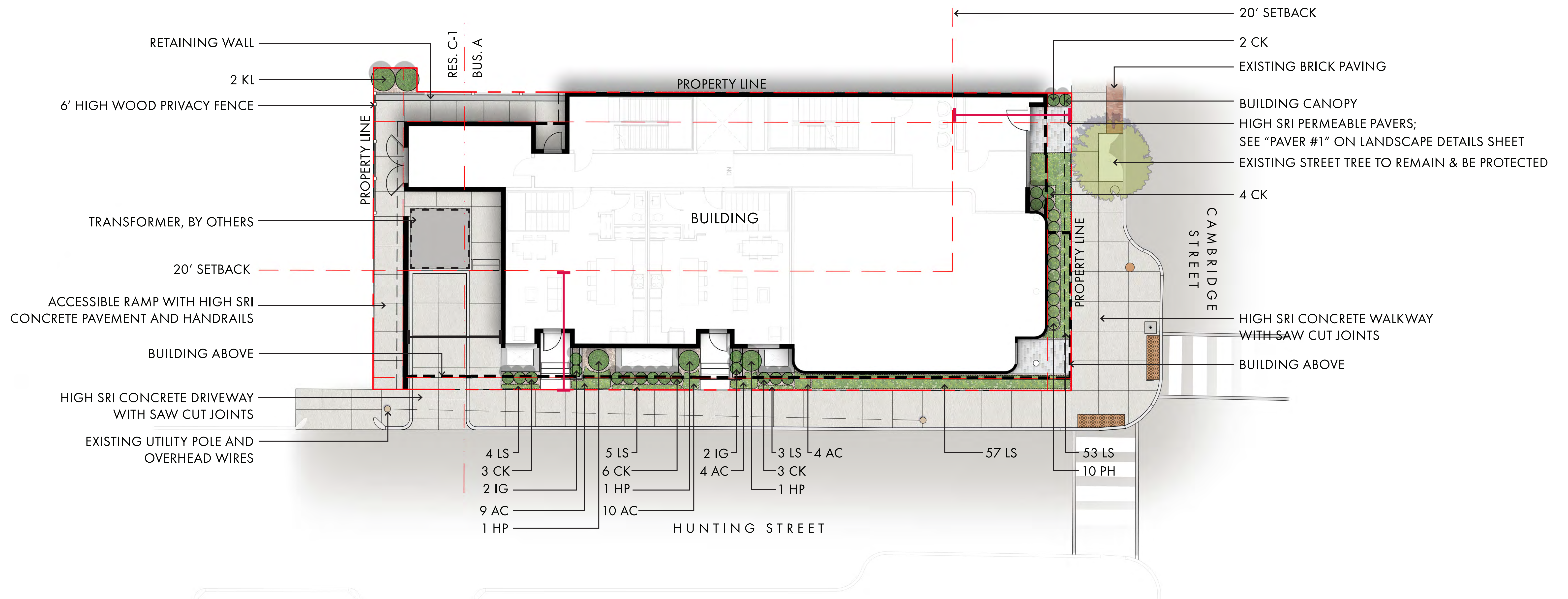


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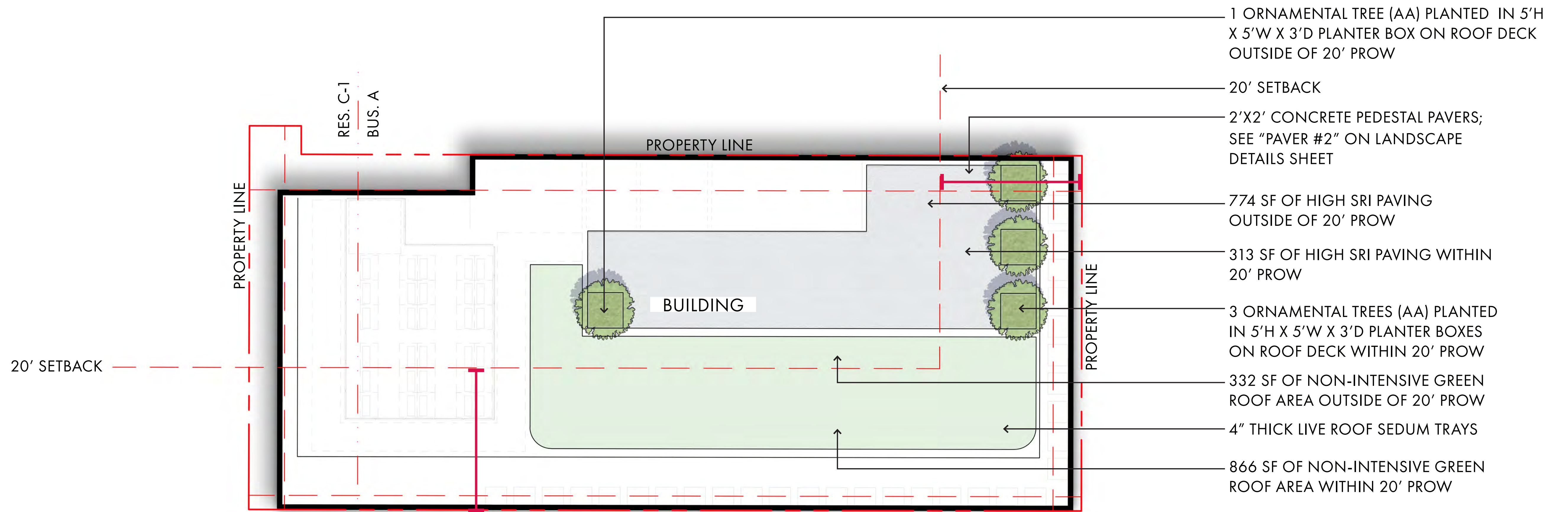
LANDSCAPE CONCEPT
03/06/2026

MDLA
LANDSCAPE ARCHITECTURE



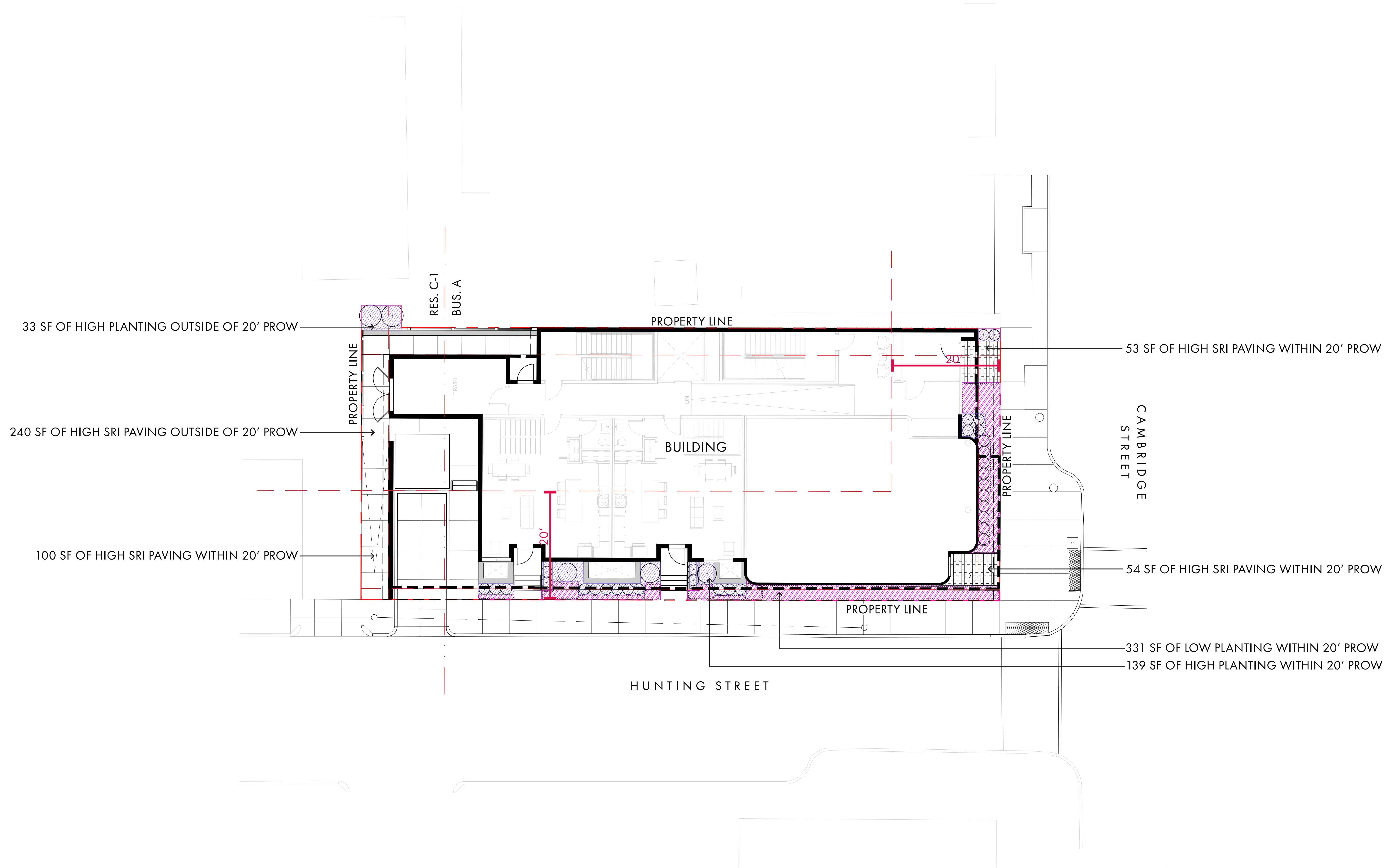


PLANT SCHEDULE (GROUND LEVEL)					
SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS AND GROUNDCOVERS					
HP	3	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME PANICLE HYDRANGEA	5 GAL.	42" O.C.; B&B
IG	4	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY	5 GAL.	30" O.C.; B&B
KL	2	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	5 GAL.	48" O.C.; B&B
PERENNIALS AND ORNAMENTAL GRASSES					
AC	27	ASTILBE CHINENSIS 'VISIONS IN WHITE'	VISIONS IN WHITE ASTILBE	1 GAL.	18" O.C. CONTAINER
CK	16	CALAMAGROSTIS X ACUTILORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	24" O.C. CONTAINER
LS	122	LIROPE SPICATA	LIROPE	1 GAL.	18" O.C. CONTAINER
PH	10	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	1 GAL.	24" O.C.; CONTAINER



PLANT SCHEDULE (ROOF)					
SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
AA	4	AMELANCHIER ARBOREA	SHADBUSH SERVICEBERRY	8-10' HT.	B&B, MULTI-STEM, SPECIMEN

855 CAMBRIDGE STREET | GROUND LEVEL "COOL FACTOR SCORE" DIAGRAM
 CAMBRIDGE, MA



33 SF OF HIGH PLANTING OUTSIDE OF 20' PROW

240 SF OF HIGH SRI PAVING OUTSIDE OF 20' PROW

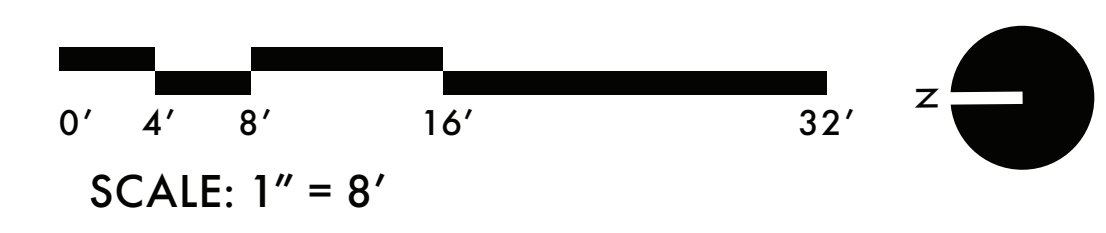
100 SF OF HIGH SRI PAVING WITHIN 20' PROW

53 SF OF HIGH SRI PAVING WITHIN 20' PROW

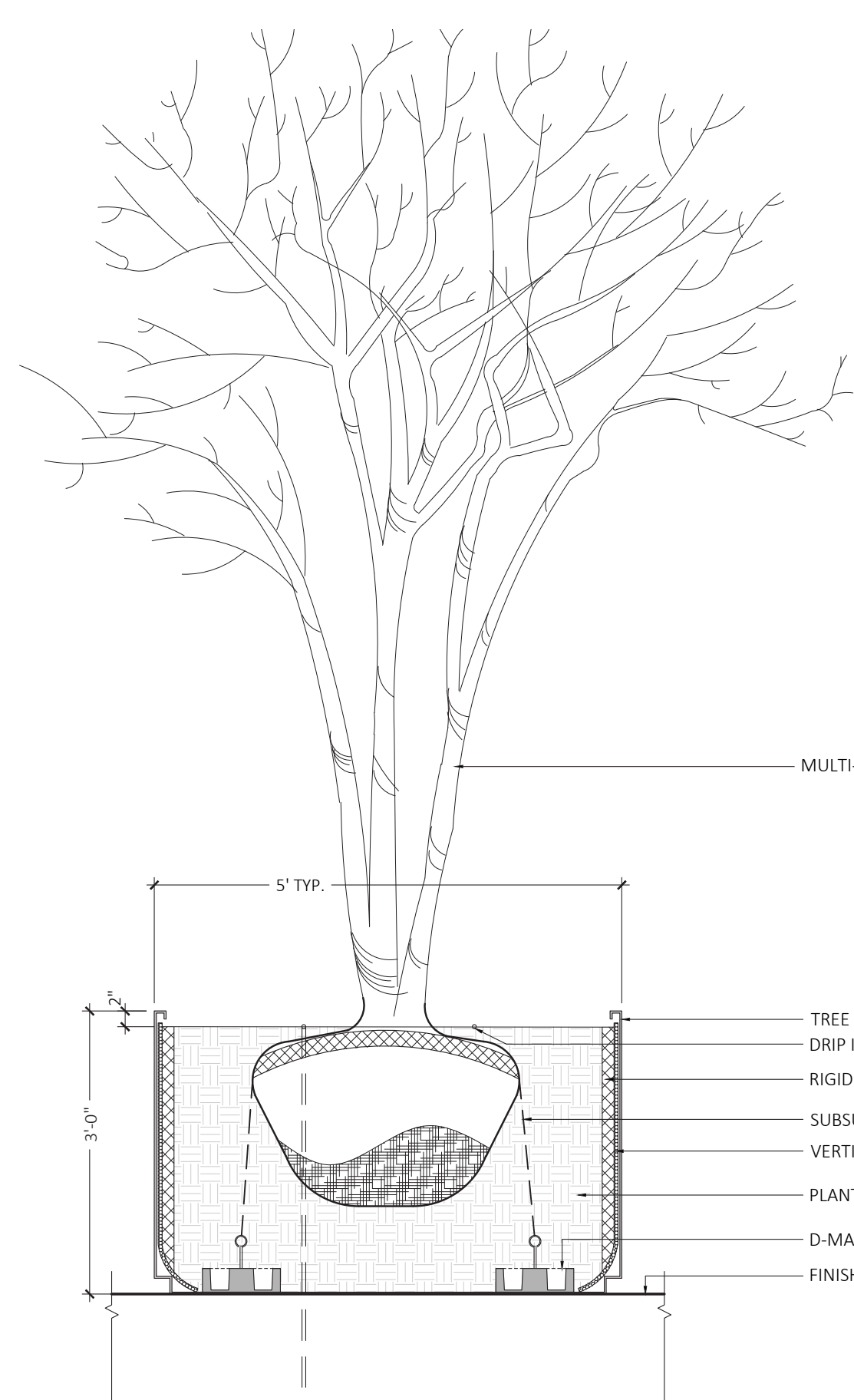
54 SF OF HIGH SRI PAVING WITHIN 20' PROW

331 SF OF LOW PLANTING WITHIN 20' PROW

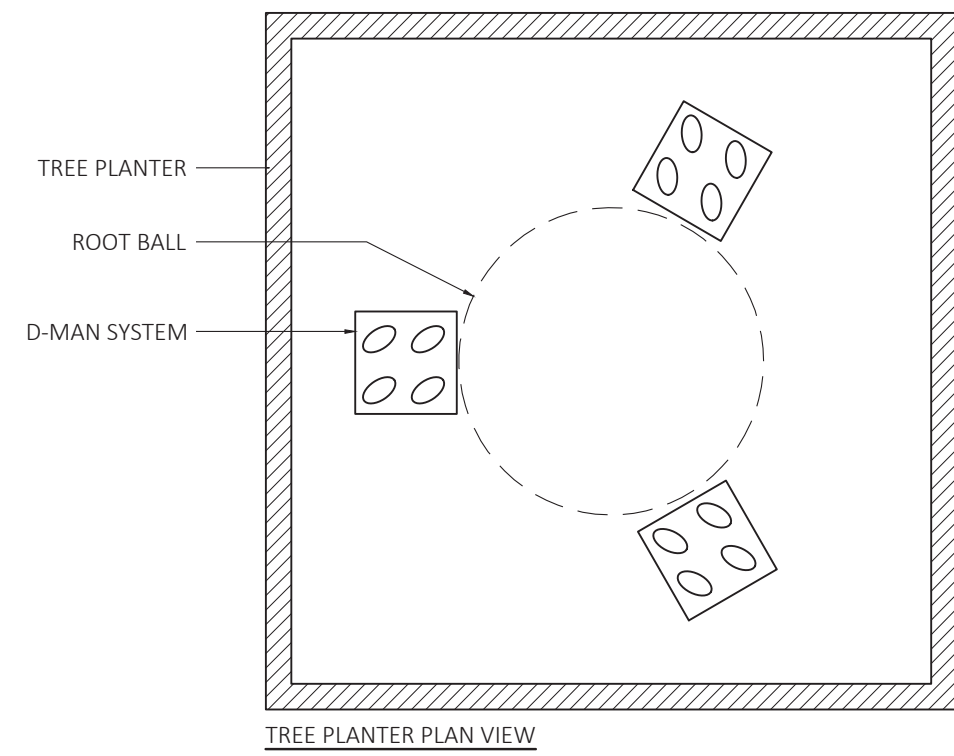
139 SF OF HIGH PLANTING WITHIN 20' PROW



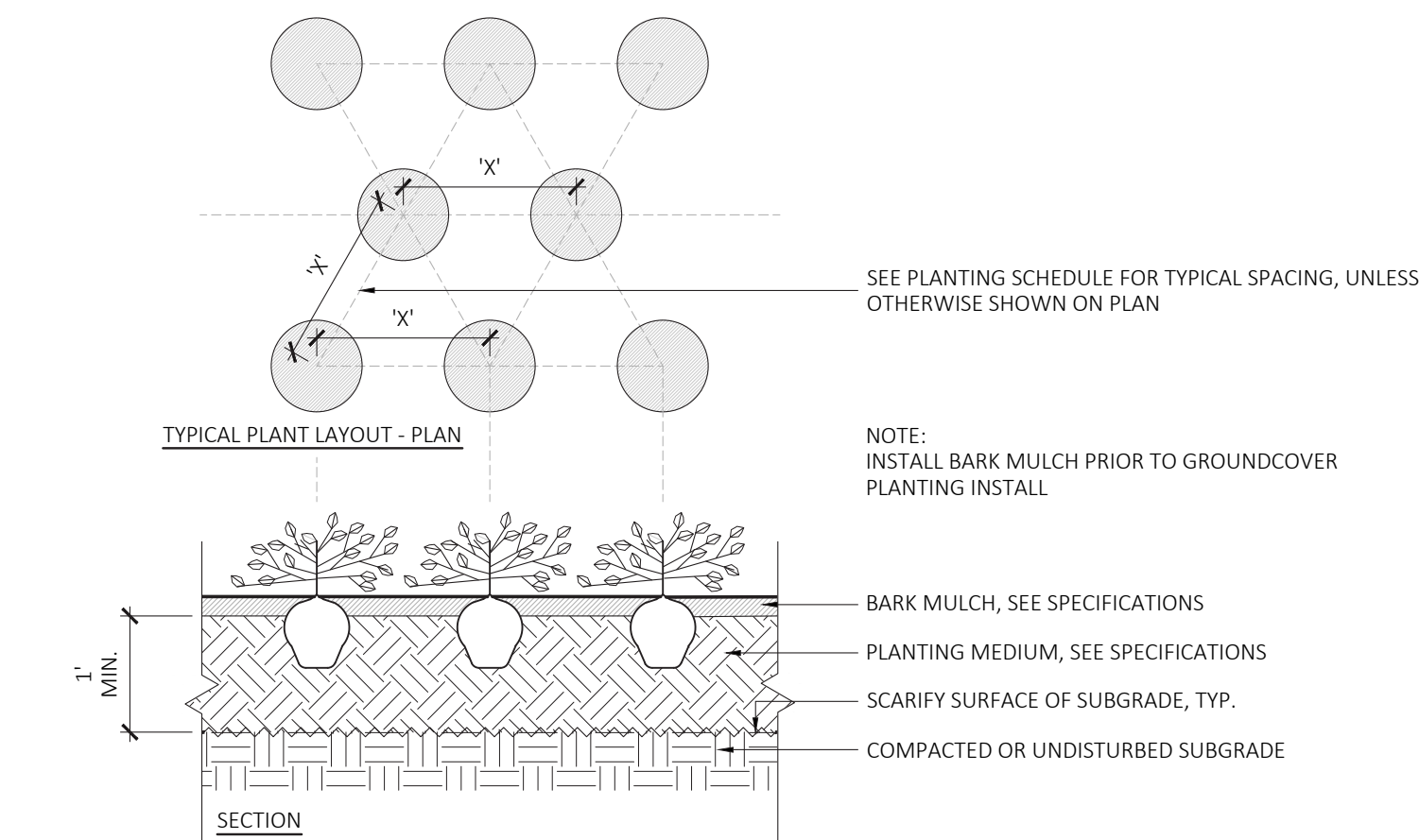
MARCH 06, 2026



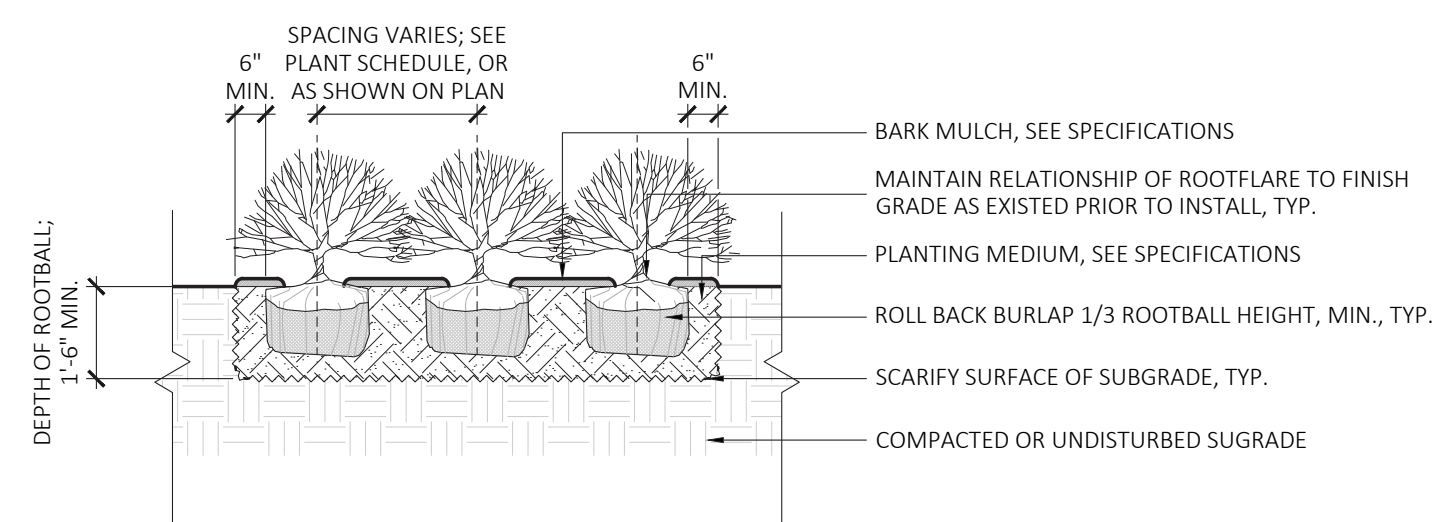
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.



1 TREE PLANTER - ON STRUCTURE
NTS



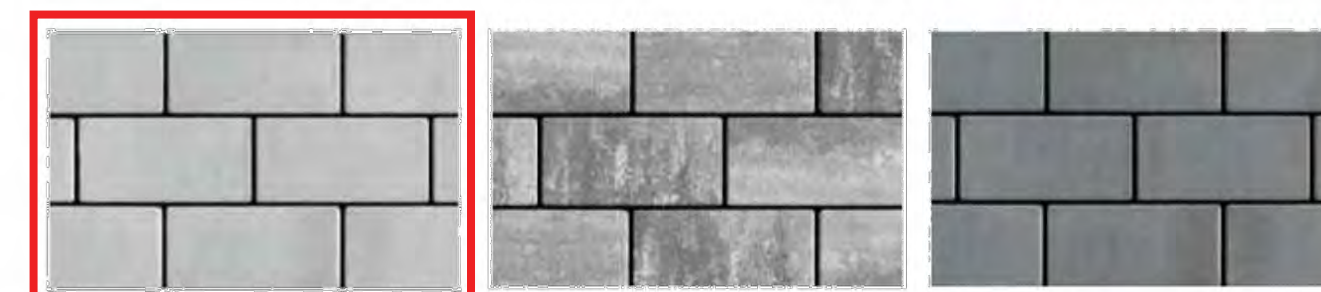
2 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"



3 SHRUB PLANTING
SCALE: 3/8" = 1'-0"



Eco-Priora® Premier ENDURACOLOR



OPAL BLEND SR: 0.48 SRI: 56
GRANITE FUSION (STEEL MOUNTAIN) SR: 0.30 SRI: 32
STEEL GREY

INDIVIDUAL UNITS DRIVE FRIENDLY

6x10
49 1/2 x 8 1/4 x 3 1/4
120 x 240 x 80mm
Color selection should be chosen from actual samples.

Eco-Priora Premier

118

4 PAVER #1 - OPAL BLEND, SRI 56
NTS



HANDOVER'S GLACIER WHITE PAVER WITH FINISH #13
Reflectance Value: 0.66, Emission Value: 0.91
SRI Value: 81

5 PAVER #2 - GLACIER WHITE, SRI 81
NTS

