

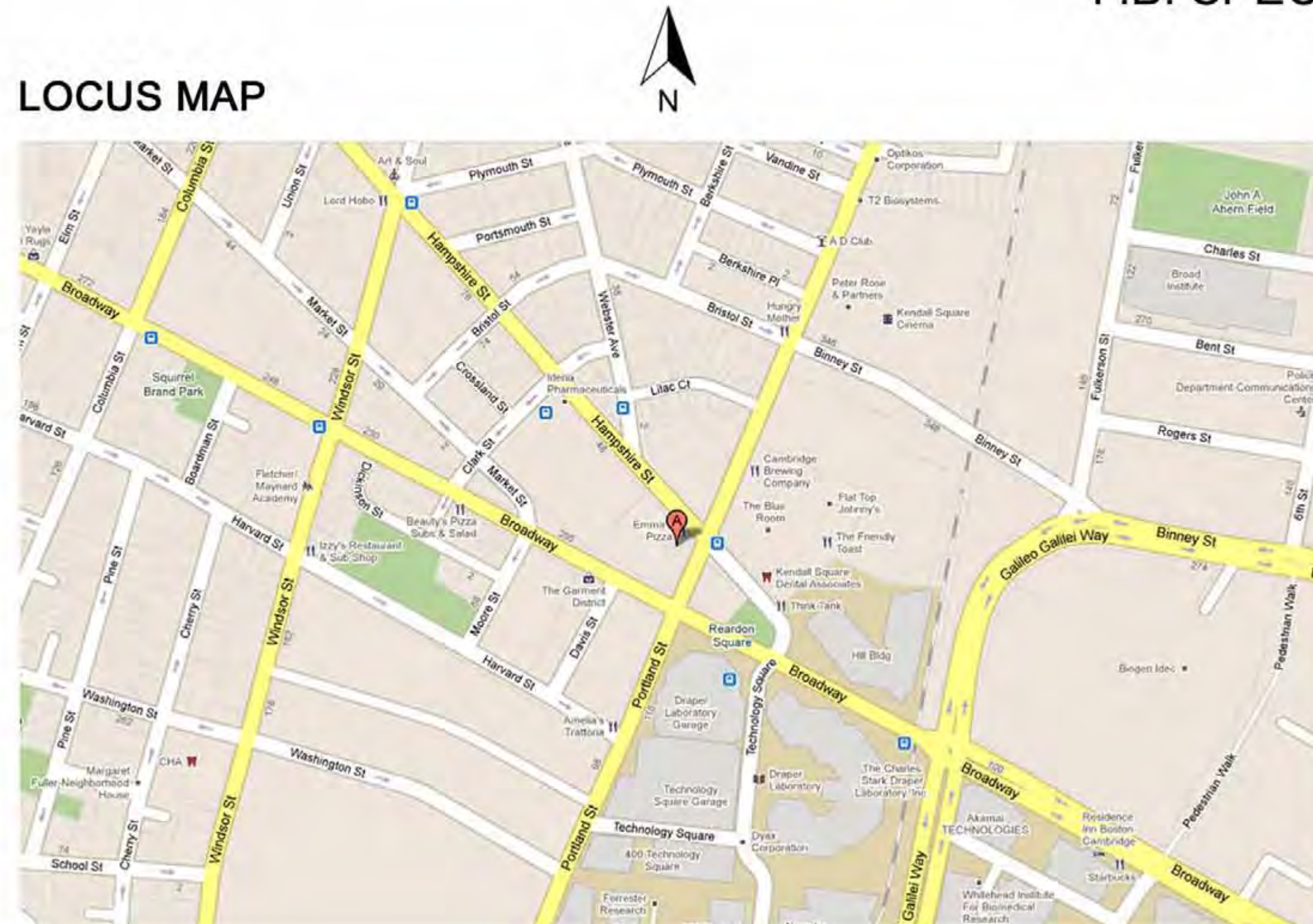
# 34-36 HAMPSHIRE ST

## CAMBRIDGE, MA

### MIXED-USE DEVELOPMENT

P.B. SPECIAL PERMIT APPLICATION

LOCUS MAP



| LIST OF DRAWINGS                    | SP PERMIT   | SP REV-1   |  |
|-------------------------------------|-------------|------------|--|
|                                     | 28 JAN 2011 | 1 MAR 2011 |  |
| COVER SHEET                         | X           | X          |  |
| EXISTING CONDITIONS PLAN            | X           | X          |  |
| A-0.1 MASSING AND ORIENTATION MODEL |             | X          |  |
| A-0.2 3-D CONTEXT IMAGE             |             | X          |  |
| A-0.3 2-D CONTEXT ELEVATION         |             | X          |  |
| Z-1 ZONING COMPLIANCE               | X           | X          |  |
| A-1 FLOOR PLANS                     | X           | X          |  |
| A-2 ELEVATIONS                      | X           | X          |  |
| A-2A COLOR RENDERED ELEVATION       | X           | X          |  |
| CE-1 SIGHT LINE & EXISTING DIAGRAM  |             | X          |  |
| CE-2 VEHICLE TURNING DIAGRAMS       |             | X          |  |
| EC SITE PHOTOS                      | X           | X          |  |

**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

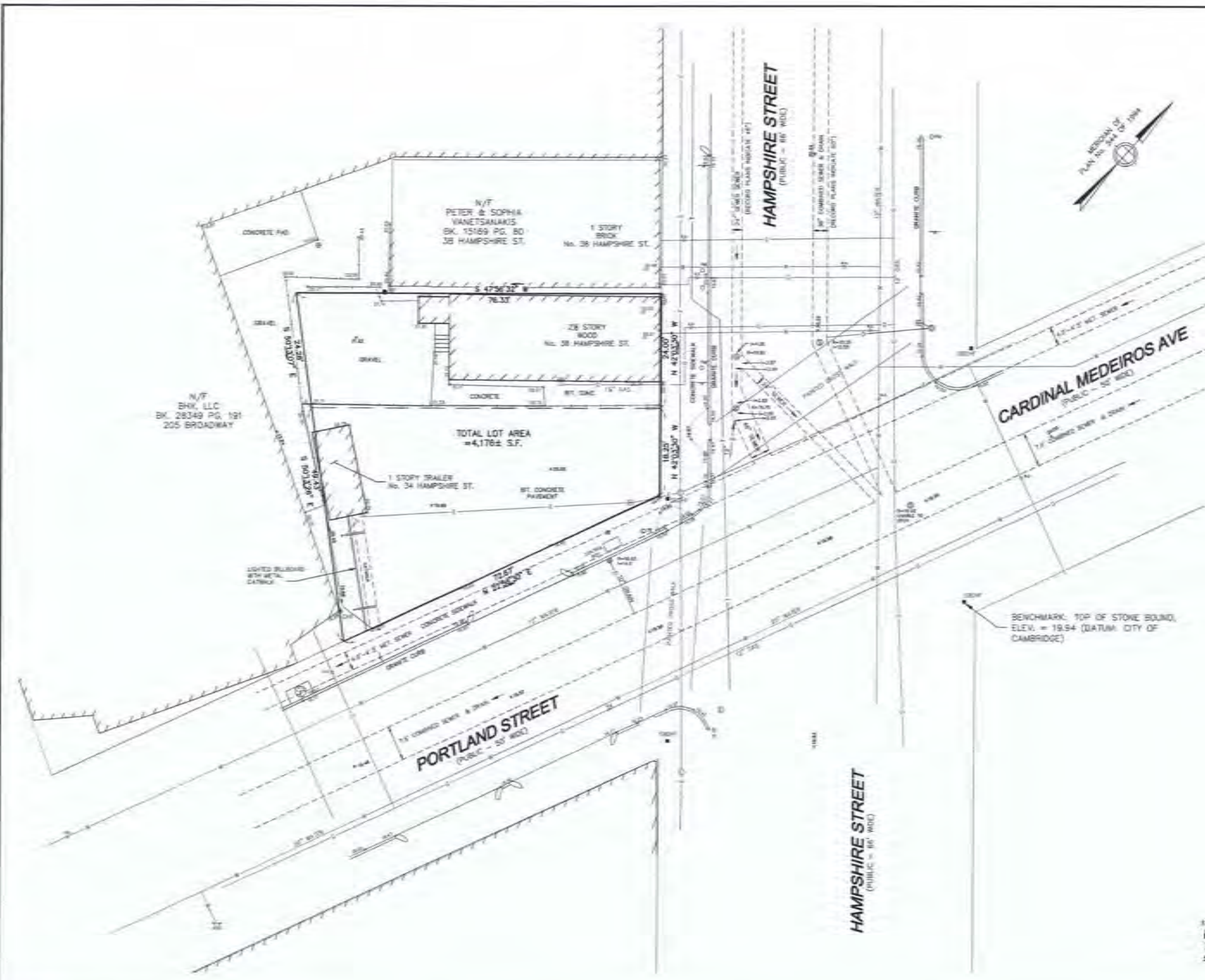
SEAL

CONSULTANT

PROJECT  
MIXED-USE DEVELOPMENT  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR  
GRIFFIN ENTERPRISES  
2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE  
COVER SHEET



**LEGEND**

- CLF — CHAIN LINK FENCE
- S — SANITARY SEWER
- CS — COMBINED SEWER & DRAIN
- D — DRAIN LINE
- W — WATER LINE
- E — ELECTRIC LINE
- G — GAS LINE
- ⊙ — SANITARY SEWER MANHOLE
- ⊙ — DRAIN MANHOLE
- ⊙ — UNKNOWN MANHOLE
- ⊙ — ELECTRIC MANHOLE
- ⊙ — HAND HOLE
- ⊙ — LIGHT POLE
- ⊙ — FIRE HYDRANT
- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — PARKING METER
- ⊙ — TRAFFIC SIGNAL POLE
- ⊙ — DECIDUOUS TREE
- — SPOT ELEVATION

**NOTES**

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 19 & AUGUST 5, 2010, BY DESIGN CONSULTANTS INC.

P.L.S. *Everett J. Chandler*  
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783  
 DATE: 1/31/11



**PLAN REFERENCES:**

PLAN BK. 34 PLAN 37  
 BK. 3000 PG. 198

**LOCUS TITLE INFORMATION**

**36 HAMPSHIRE STREET**  
 OWNER: 36 HAMPSHIRE STREET NOMINEE TRUST  
 DEED REFERENCE: BK. 50615 PG. 415  
 PLAN REFERENCE: BK. 10176 PG. 582  
 ASSESSORS: MAP 42, LOT 6

**34 HAMPSHIRE STREET**  
 OWNER: ANTHONY J. & REGINA A. MASTERS  
 DEED REFERENCE: BK. 15571 PG. 342  
 ASSESSORS: MAP 42, LOT 7

BENCHMARK: TOP OF STONE BOUND,  
 ELEV. = 19.94 (DATUM: CITY OF  
 CAMBRIDGE)



Copyright 2010, Design Consultants, Inc.

H:\2010 Projects\2010-062 36 Hampshire St Cambridge\dwg\_title\10-062.dwg

| <b>Design Consultants, Inc.</b><br>Consulting Engineers and Surveyors<br>DESIGN CONSULTANTS BUILDING<br>285 WILFORD STREET<br>SOMERVILLE, MA 02143<br>(617) 776-3356 | SCALE:<br>HORIZ: 1" = 10'<br>VERT: _____              | <table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>REVISIONS</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> | NO.  | DATE  | BY | REVISIONS |  |  |  |  |  |  |  |  |  |  |  |  | FIELD: SC<br>CALC: ML<br>CHECKED: ML<br>APPROVED: EJC | <b>EXISTING CONDITIONS PLAN</b><br><br><b>34-36 HAMPSHIRE STREET</b> | <b>PLAN OF LAND IN</b><br><b>CAMBRIDGE, MASSACHUSETTS</b><br>SURVEYED FOR<br><b>GRIFFIN PROPERTIES</b> | PROJECT NO.<br>2010-062<br>DATE: NOV. 22, 2010<br>SHEET NO.<br>1 OF 1 |
|--|---|---|--|---|----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|---|
|  |   |   | NO.  | DATE  | BY | REVISIONS |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |   |
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|  |   |   |  |   |    |           |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |   |
| NO. DATE BY REVISIONS  | FIELD: SC<br>CALC: ML<br>CHECKED: ML<br>APPROVED: EJC | <b>EXISTING CONDITIONS PLAN</b><br><br><b>34-36 HAMPSHIRE STREET</b>  | <b>PLAN OF LAND IN</b><br><b>CAMBRIDGE, MASSACHUSETTS</b><br>SURVEYED FOR<br><b>GRIFFIN PROPERTIES</b> | PROJECT NO.<br>2010-062<br>DATE: NOV. 22, 2010<br>SHEET NO.<br>1 OF 1 |    |           |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |   |



VIEW LOOKING EAST



VIEW LOOKING SOUTH

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1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3095 FAX 617-868-0280

PROJECT  
**MIXED-USE DEVELOPMENT**  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR  
GRIFFIN ENTERPRISES  
2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE  
**MASSING & ORIENTATION MODEL**

SCALE AS NOTED  
REVISION / ISSUE DATE

|             |                |
|-------------|----------------|
| SP REV-1    | MAR 1 2011     |
| DRAWN BY YC | APPROVED BY PQ |

SHEET

**A-0.1**



VIEW LOOKING WEST ON HAMPSHIRE ST



VIEW LOOKING SOUTH ON PORTLAND ST



VIEW LOOKING SOUTHEAST FROM HAMPSHIRE ST

**PETER  
QUINN  
ARCHI  
TECTS**

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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
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PROJECT

MIXED-USE DEVELOPMENT  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR

GRIFFIN ENTERPRISES  
2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE

3-D CONTEXT  
IMAGES

- 
- 
- 

SCALE AS NOTED

REVISION / ISSUE DATE

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|  |  |

SP REV-1 MAR 1 2011

DRAWN BY YC APPROVED BY PQ

SHEET

**A-0.2**



1 NORTH ELEVATION  
SCALE: 1"=20'-0"



2 EAST ELEVATION  
SCALE: 1"=20'-0"

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ARCHI  
TECTS

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PLANNING  
COMMUNITY DESIGN

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CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT

PROJECT

MIXED-USE DEVELOPMENT  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR

GRIFFIN ENTERPRISES  
2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE

2D CONTEXT  
ELEVATION

- 
- 
- 

SCALE AS NOTED

REVISION / ISSUE DATE

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|--|--|
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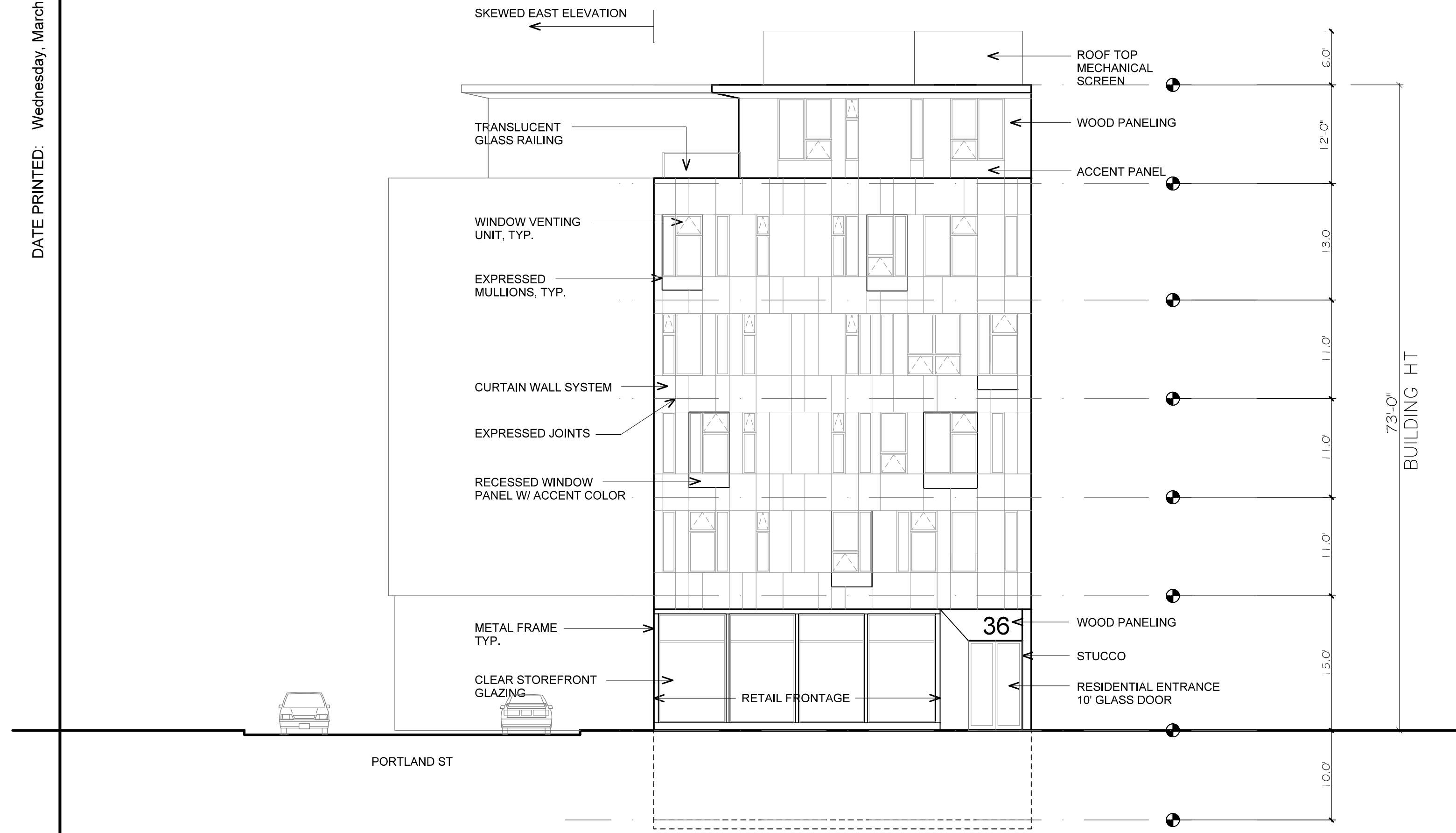
SP REV-1 MAR 1 2011

SP APPL JAN 28 2011

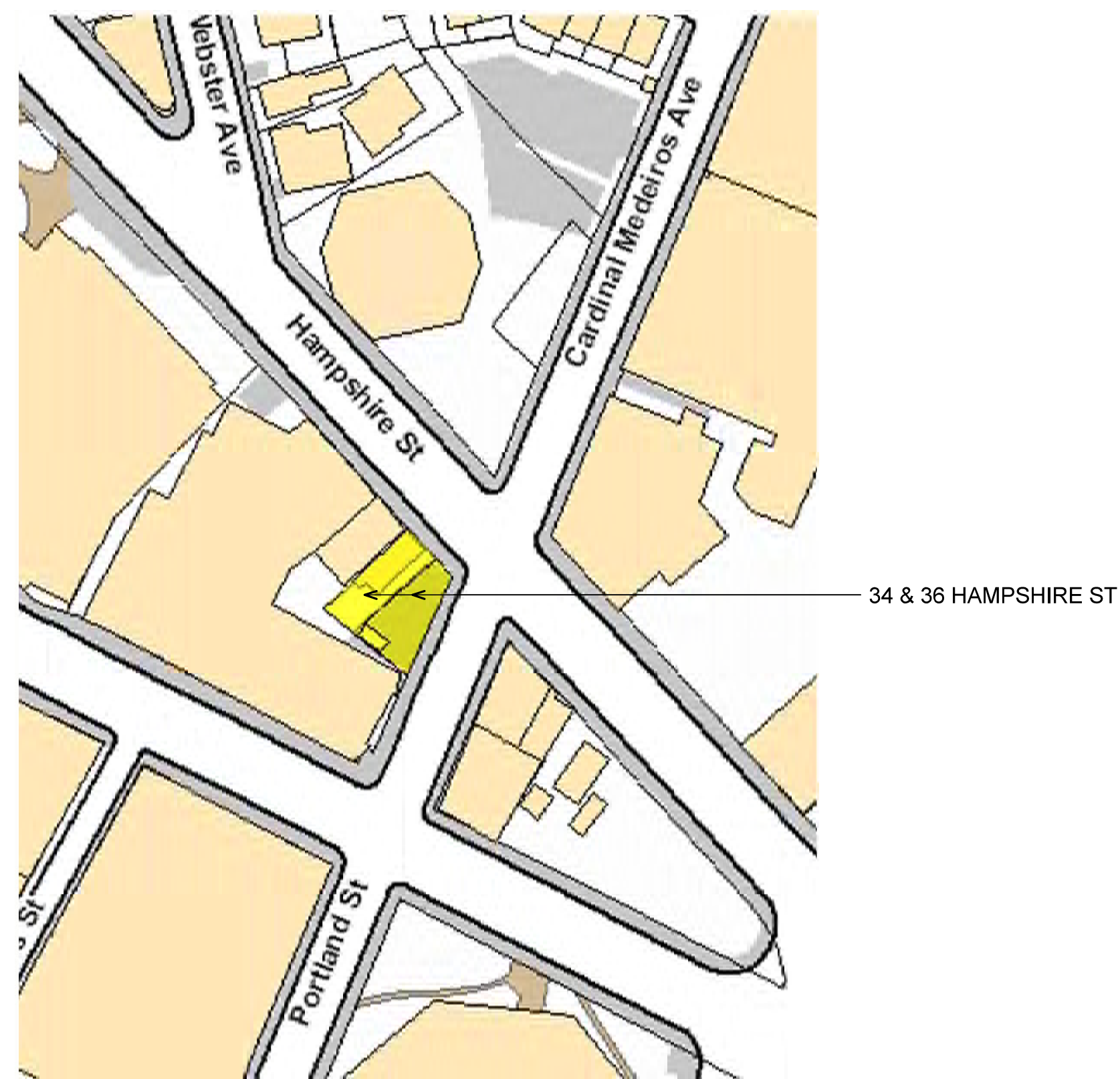
DRAWN BY YC REVIEWED BY PQ

SHEET

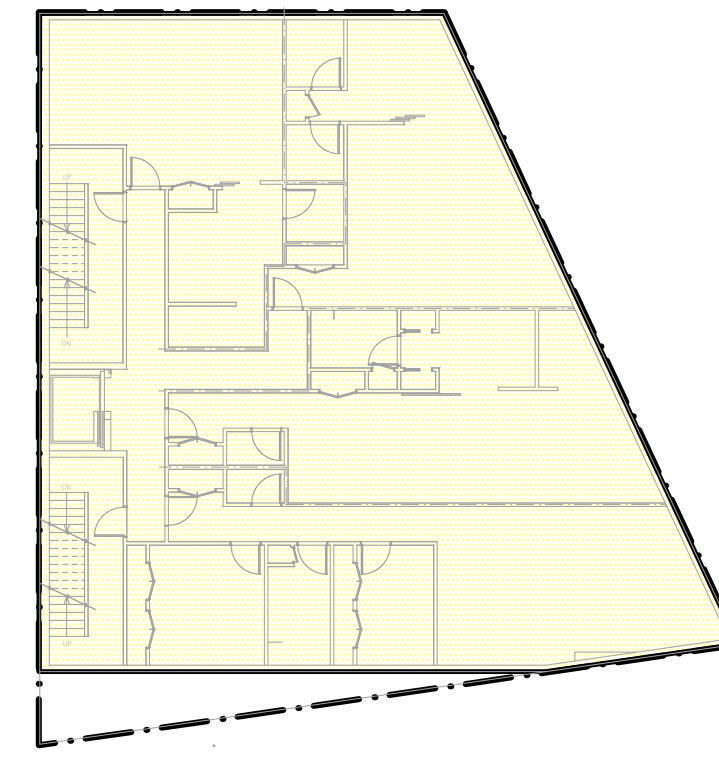
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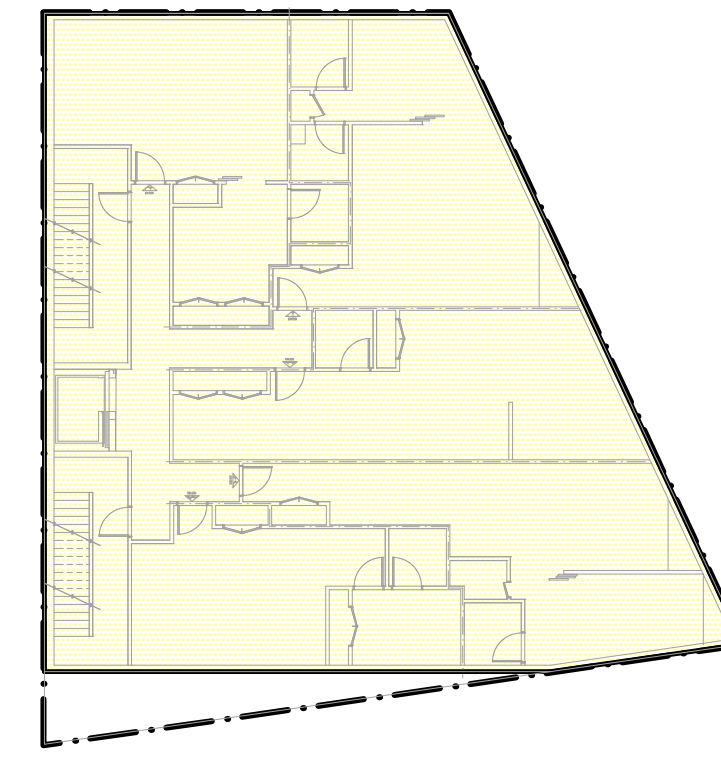
7 BUILDING HEIGHT DIAGRAM  
SCALE 1 : 10



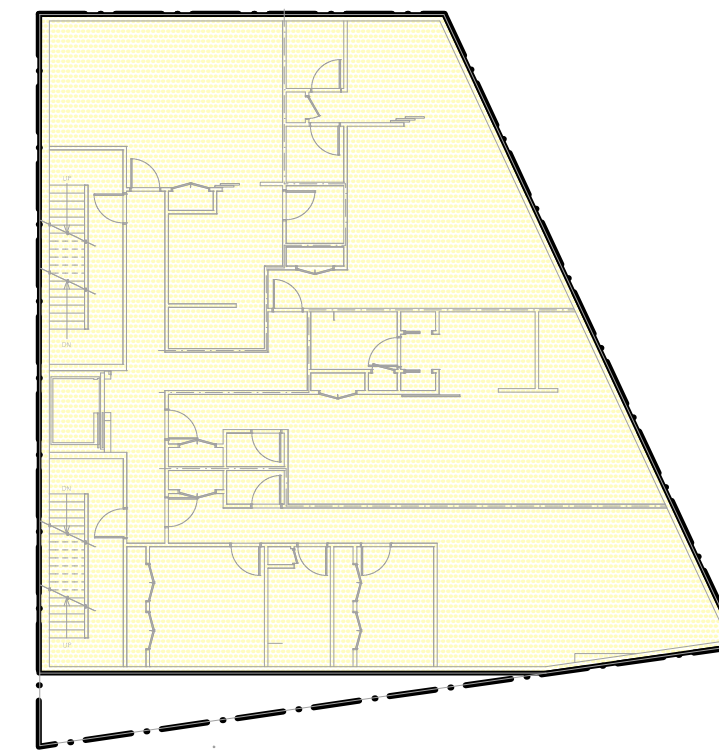
8 LOCUS PLAN  
SCALE = 1/80



4 FOURTH FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA = 3,960 SF



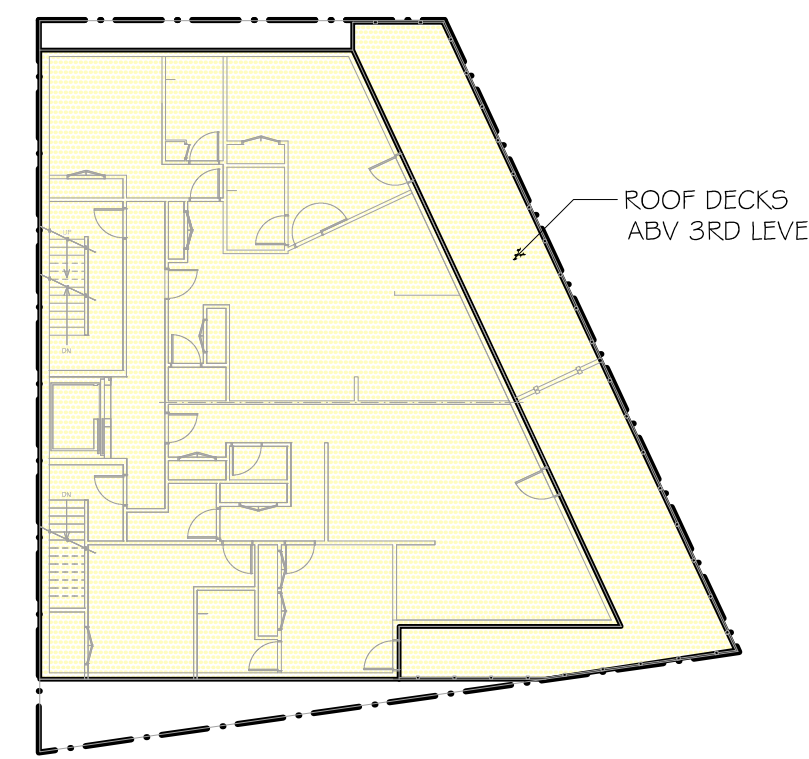
3 THIRD FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA = 3,960 SF



5 FIFTH FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA = 3,960 SF



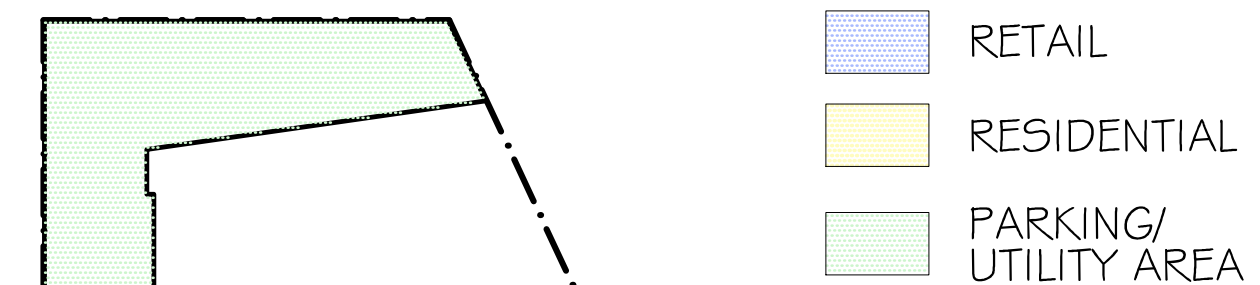
2 SECOND FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA = 3,960 SF



6 SIXTH FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA  
RESIDENTIAL = 3,041 SF  
DECK = 860 SF  
TOTAL = 3,901 SF



1 FIRST FLOOR PLAN  
SCALE 1 : 20  
HATCHED AREA  
RETAIL = 360 SF  
RESIDENTIAL = 872 SF  
PARKING = 2,918 SF



B BASEMENT PLAN  
SCALE 1 : 20  
HATCHED AREA = 800 SF

SEE DIMENSIONAL FORM FOR AREA SUMMARY

|      |  |
|------|--|
| SEAL |  |
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|            |  |
|------------|--|
| CONSULTANT |  |
|------------|--|

|         |  |
|---------|--|
| PROJECT | MIXED-USE DEVELOPMENT<br>34-36 HAMPSHIRE ST<br>CAMBRIDGE, MA |
|---------|--|

|              |  |
|--------------|--|
| PREPARED FOR | GRIFFIN ENTERPRISES<br>2307 MASS AVE<br>CAMBRIDGE, MA, 02140 |
|--------------|--|

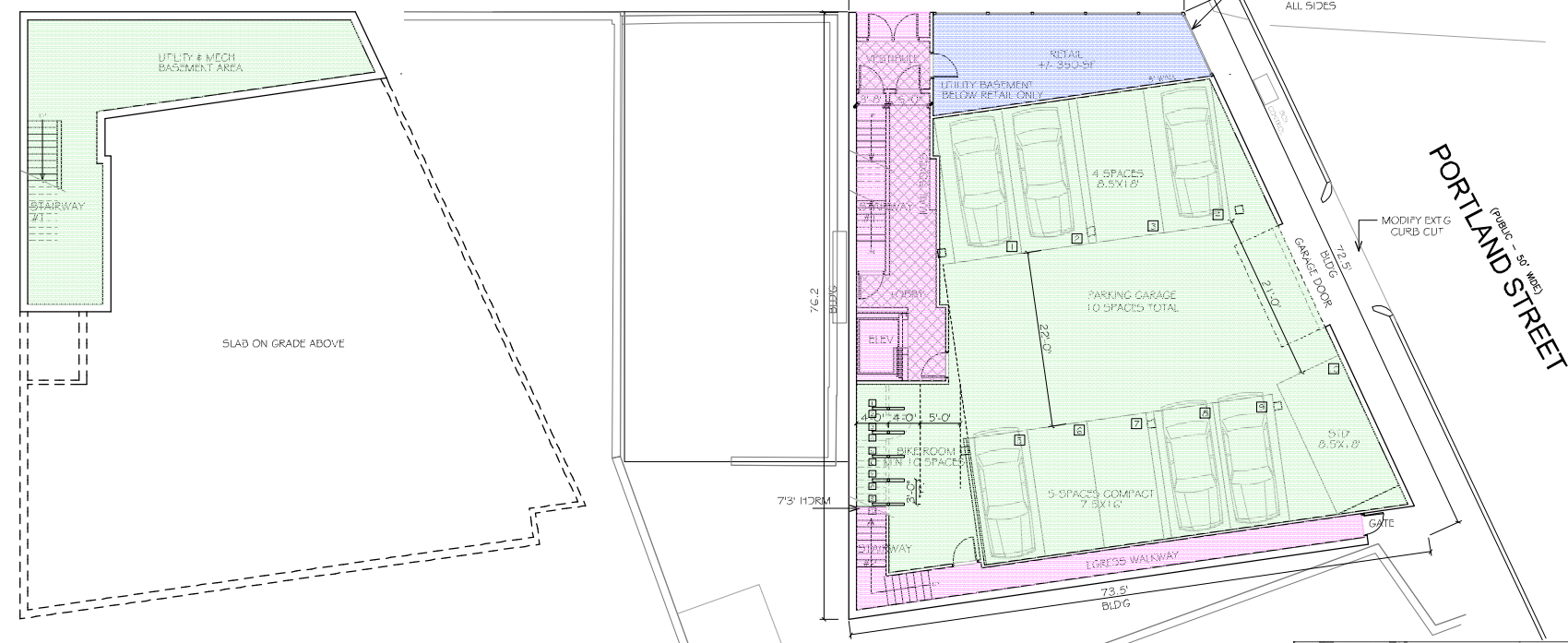
|               |                   |
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| DRAWING TITLE | ZONING COMPLIANCE |
|---------------|-------------------|

|                       |             |
|-----------------------|-------------|
| SCALE AS NOTED        |             |
| REVISION / ISSUE DATE |             |
| SP REV - 1            | MAR 1 2011  |
| SP APPL               | JAN 28 2011 |
| DRAWN BY              | JH          |
| REVIEWED BY           | PQ          |

|       |     |
|-------|-----|
| SHEET | Z-1 |
|-------|-----|

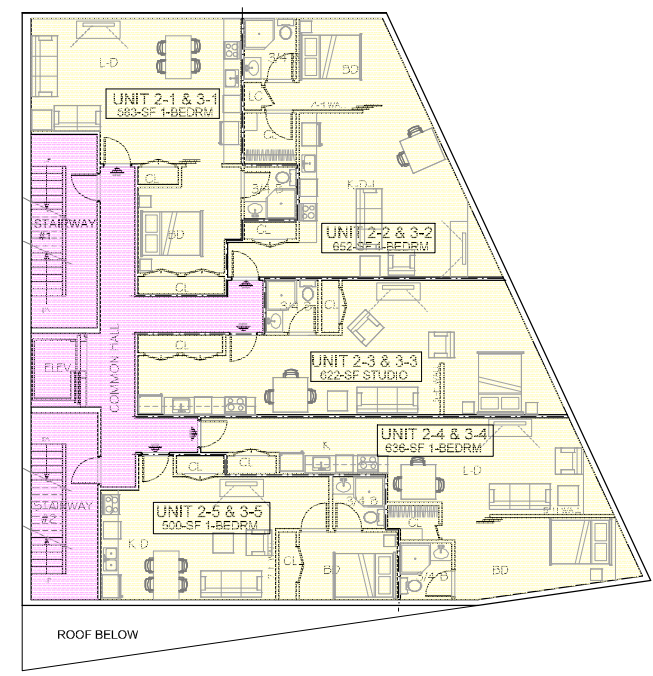
HAMPSHIRE STREET

PORTLAND STREET



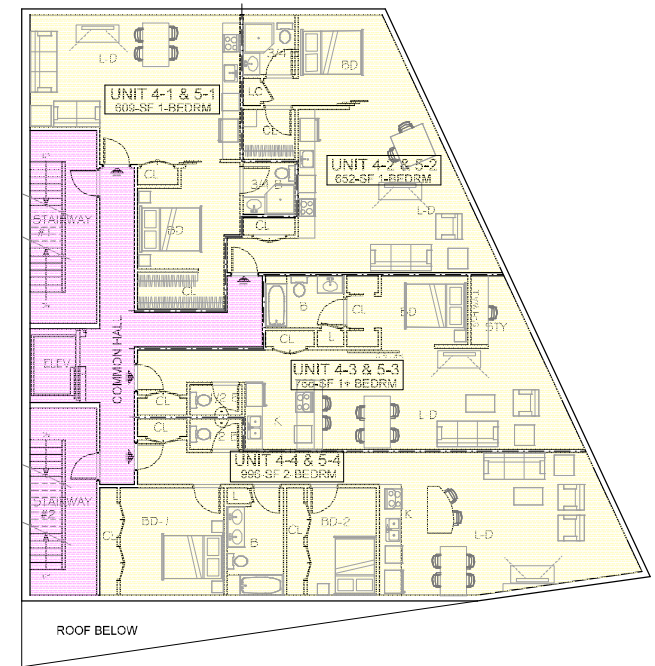
1 PROPOSED BASEMENT  
SCALE: 1"=10'-0"

2 PROPOSED FIRST FLOOR  
SCALE: 1"=10'-0"

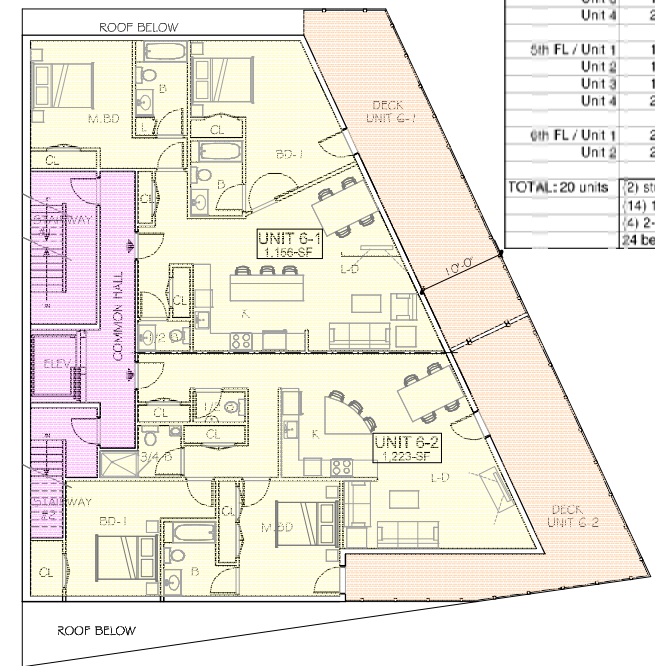


3 PROPOSED 2ND & 3RD FLOOR PLAN (5-UNIT)  
SCALE: 1"=10'-0"

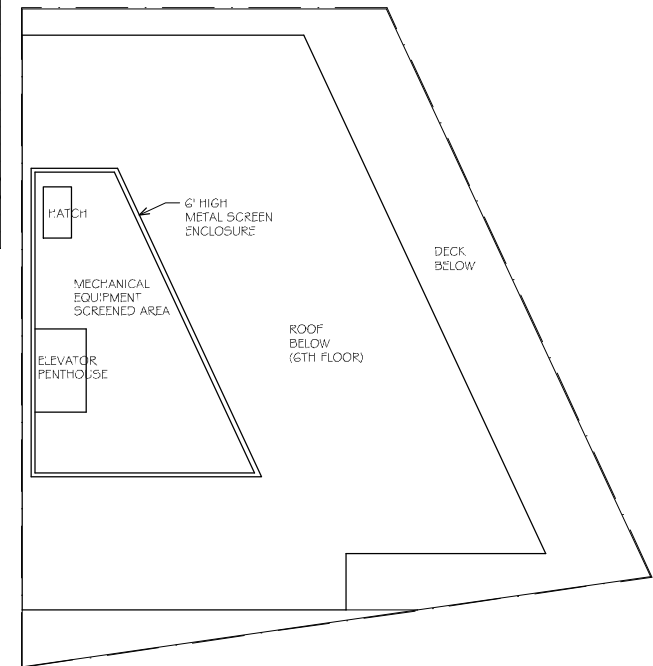
| Floor / #       | Description   | Bedroom # | Net Interior Area (SF) |
|-----------------|---|-----------|------------------------|
| 2nd FL / Unit 1 | 1-bedroom   | 1         | 583                    |
| Unit 2          | 1-bedroom   | 1         | 652                    |
| Unit 3          | studio  | 1         | 622                    |
| Unit 4          | 1-bedroom   | 1         | 638                    |
| Unit 5          | 1-bedroom   | 1         | 495                    |
| 3rd FL / Unit 1 | 1-bedroom   | 1         | 583                    |
| Unit 2          | 1-bedroom   | 1         | 652                    |
| Unit 3          | studio  | 1         | 622                    |
| Unit 4          | 1-bedroom   | 1         | 638                    |
| Unit 5          | 1-bedroom   | 1         | 495                    |
| 4th FL / Unit 1 | 1-bedroom   | 1         | 609                    |
| Unit 2          | 1-bedroom   | 1         | 652                    |
| Unit 3          | 1-bedroom   | 1         | 768                    |
| Unit 4          | 2-bedroom   | 2         | 996                    |
| 5th FL / Unit 1 | 1-bedroom   | 1         | 609                    |
| Unit 2          | 1-bedroom   | 1         | 652                    |
| Unit 3          | 1-bedroom   | 1         | 768                    |
| Unit 4          | 2-bedroom   | 2         | 996                    |
| 6th FL / Unit 1 | 2-bedroom   | 2         | 1,155                  |
| Unit 2          | 2-bedroom   | 2         | 1,223                  |
| TOTAL: 20 units | (2) studio<br>(14) 1-bedroom<br>(4) 2-bedroom<br>24 bedroom total | 24        | 14,403                 |



4 PROPOSED 4TH & 5TH FLOOR PLAN (4-UNIT)  
SCALE: 1"=10'-0"



5 PROPOSED 6TH FLOOR PLAN (PENTHOUSE)  
SCALE: 1"=10'-0"



6 PROPOSED ROOF PLAN  
SCALE: 1"=10'-0"

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ARCHITECTURE  
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PROJECT  
MIXED-USE DEVELOPMENT  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

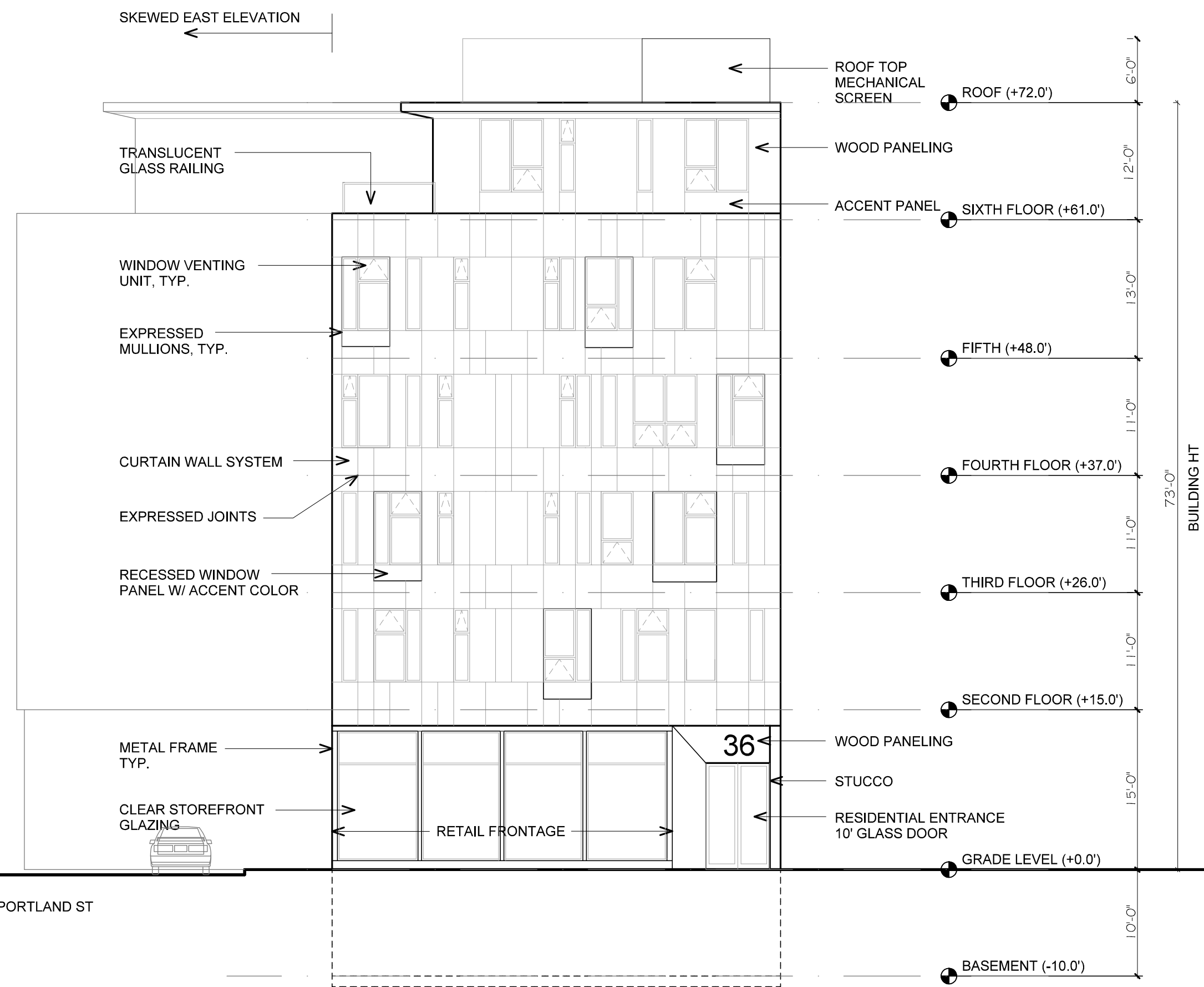
PREPARED FOR  
GRIFFIN ENTERPRISES  
2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE  
FLOOR PLANS  
RESIDENTIAL  
RETAIL  
PARKING & UTILITY AREAS  
DECK / BALCONY

SCALE AS NOTED

| REVISION / ISSUE DATE |                |
|-----------------------|----------------|
| SP REV - 1            | MAR 1 2011     |
| SP APPL               | JAN 28 2011    |
| DRAWN BY YC           | REVIEWED BY PQ |

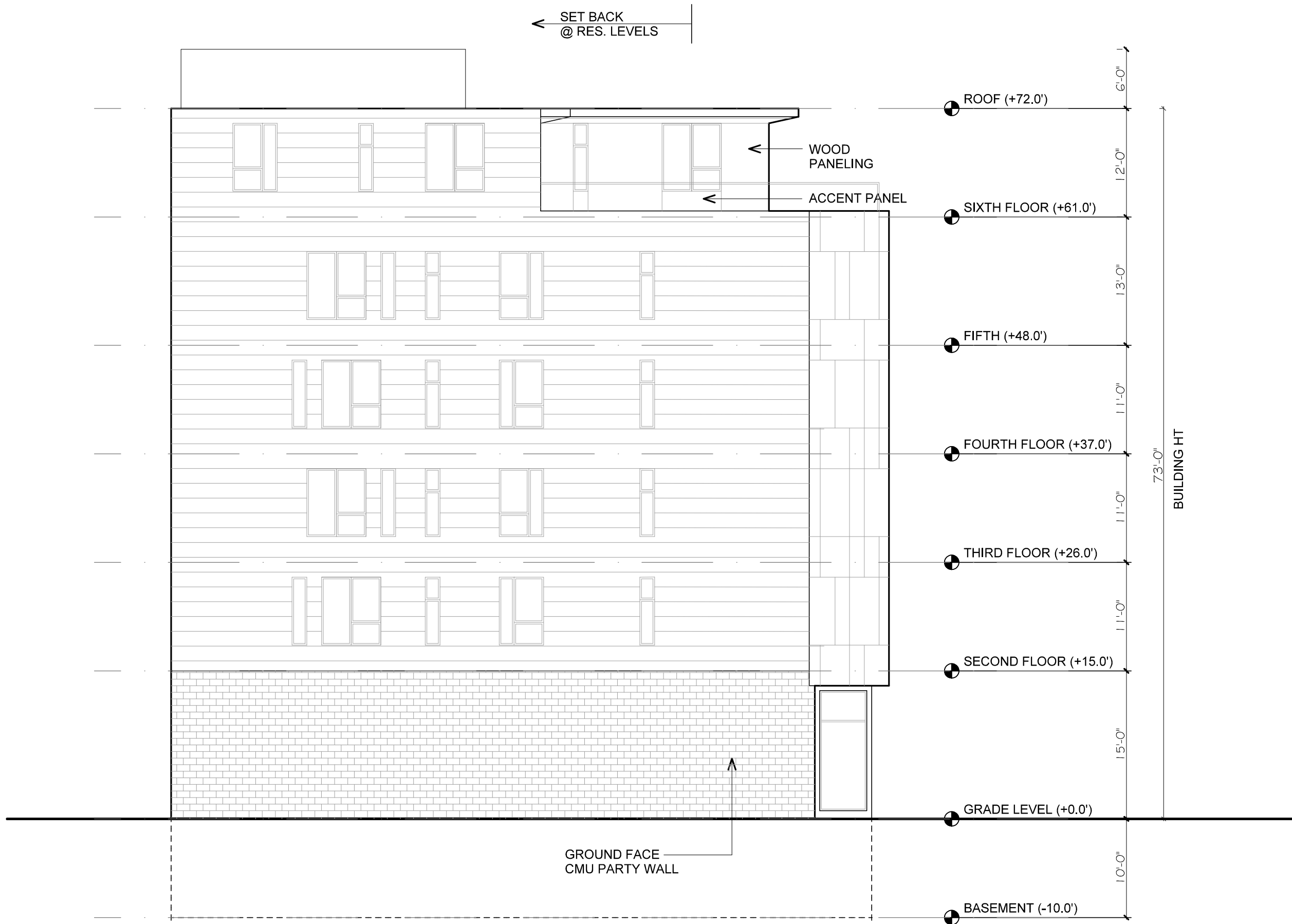
SHEET  
A-1



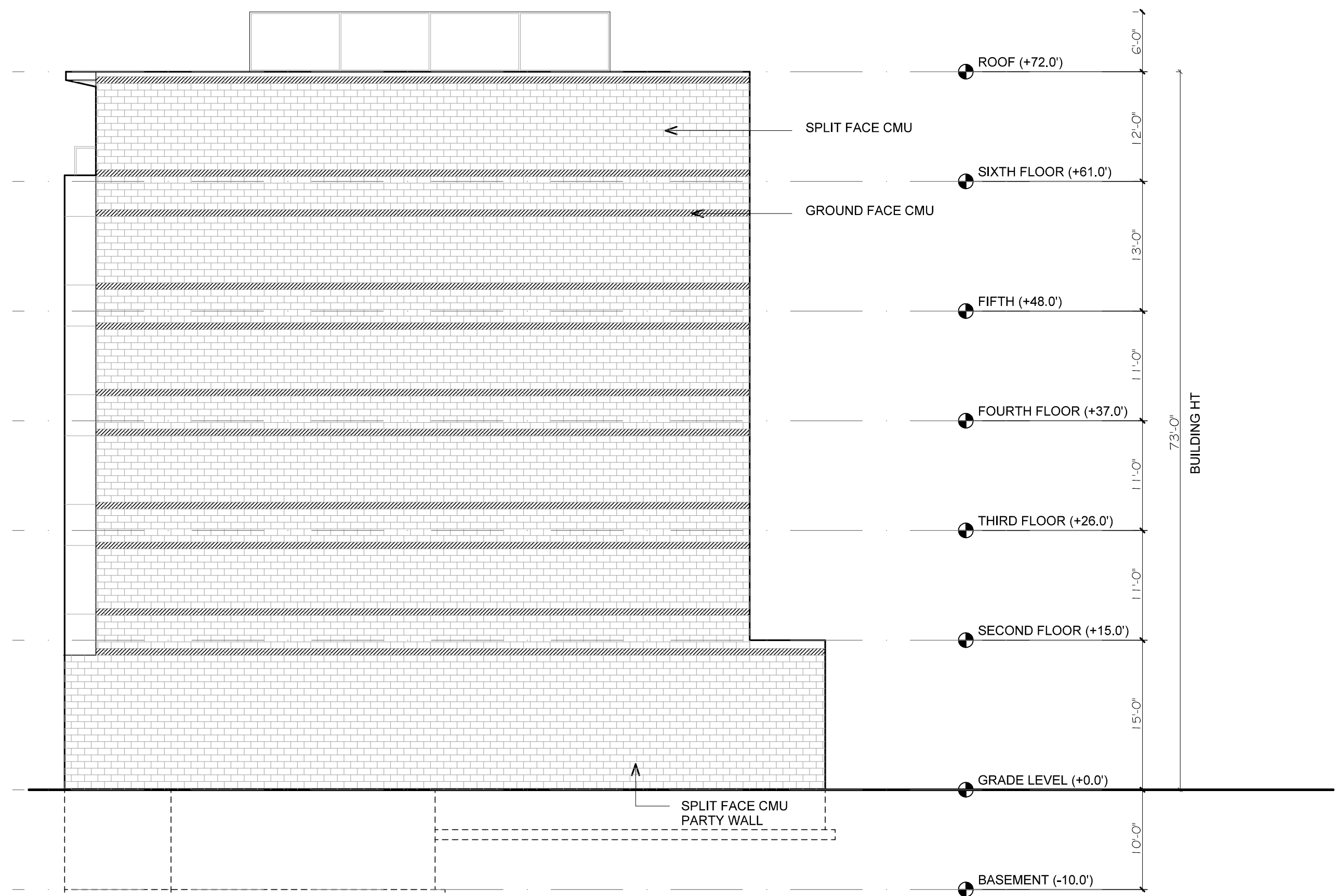
1 NORTH ELEVATION - HAMPSHIRE ST  
SCALE: 1"=10'-0"



2 EAST ELEVATION - PORTLAND ST  
SCALE: 1"=10'-0"



3 SOUTH ELEVATION (FACING PROP. LINE)  
SCALE: 1"=10'-0"



4 WEST ELEVATION (FACING PROP. LINE)  
SCALE: 1"=10'-0"

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34-36 HAMPSHIRE ST  
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PREPARED FOR  
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2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE  
**ELEVATIONS**

SCALE AS NOTED

| REVISION / ISSUE DATE |                |
|-----------------------|----------------|
|                       |                |
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| SP REV - 1            | MAR 1 2011     |
| SP APPL               | JAN 28 2011    |
| DRAWN BY YC           | REVIEWED BY PQ |

SHEET  
**A-2**





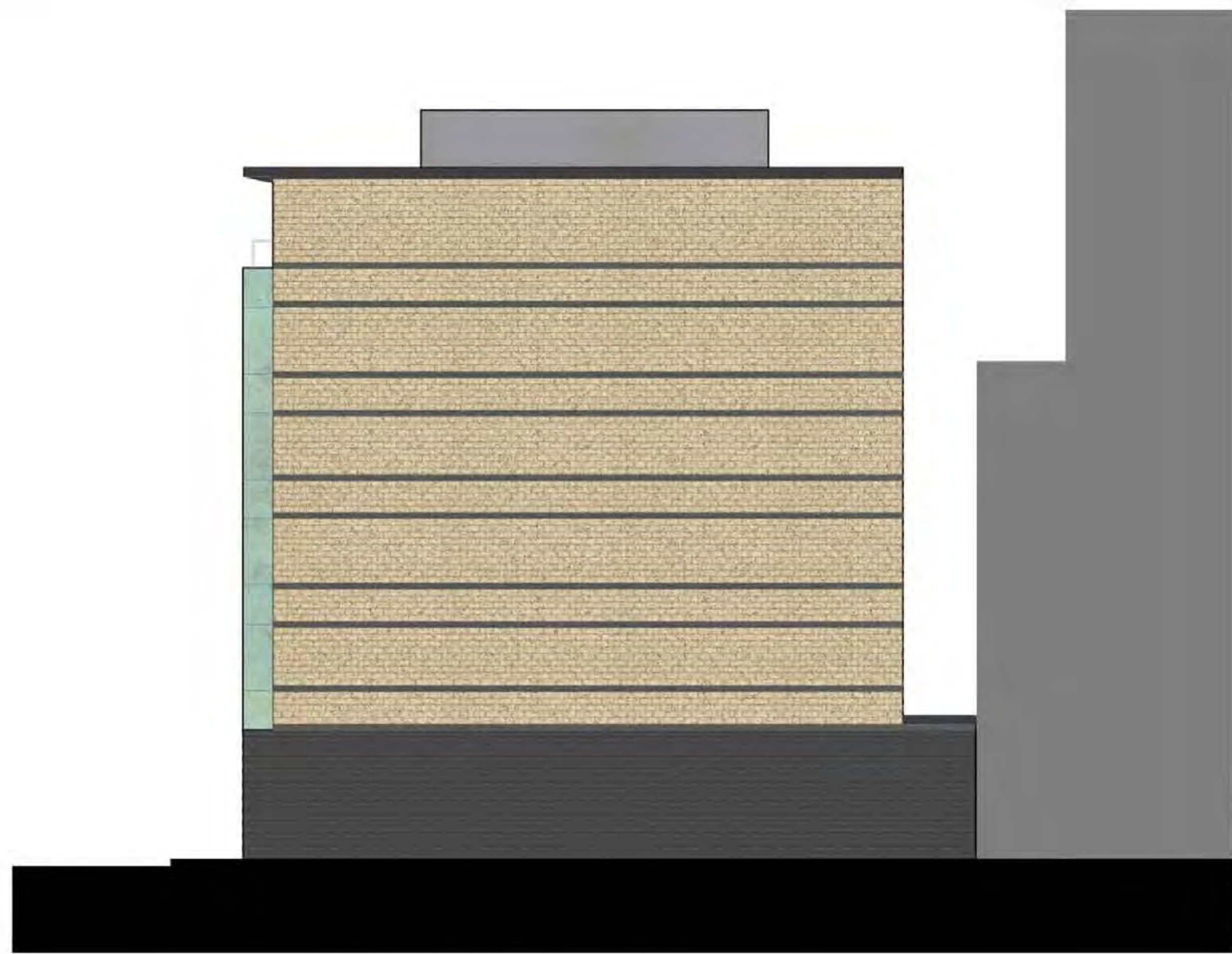
1 NORTH ELEVATION - HAMPSHIRE ST  
SCALE: 1"=10'-0"



2 EAST ELEVATION - PORTLAND ST  
SCALE: 1"=10'-0"



3 SOUTH ELEVATION (FACING PROP. LINE)  
SCALE: 1"=10'-0"



4 WEST ELEVATION (FACING PROP. LINE)  
SCALE: 1"=10'-0"

PETER  
QUINN  
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MIXED-USE DEVELOPMENT  
34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR

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2307 MASS AVE  
CAMBRIDGE, MA, 02140

DRAWING TITLE

COLOR  
RENDERED  
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV - 1 MAR 1 2011

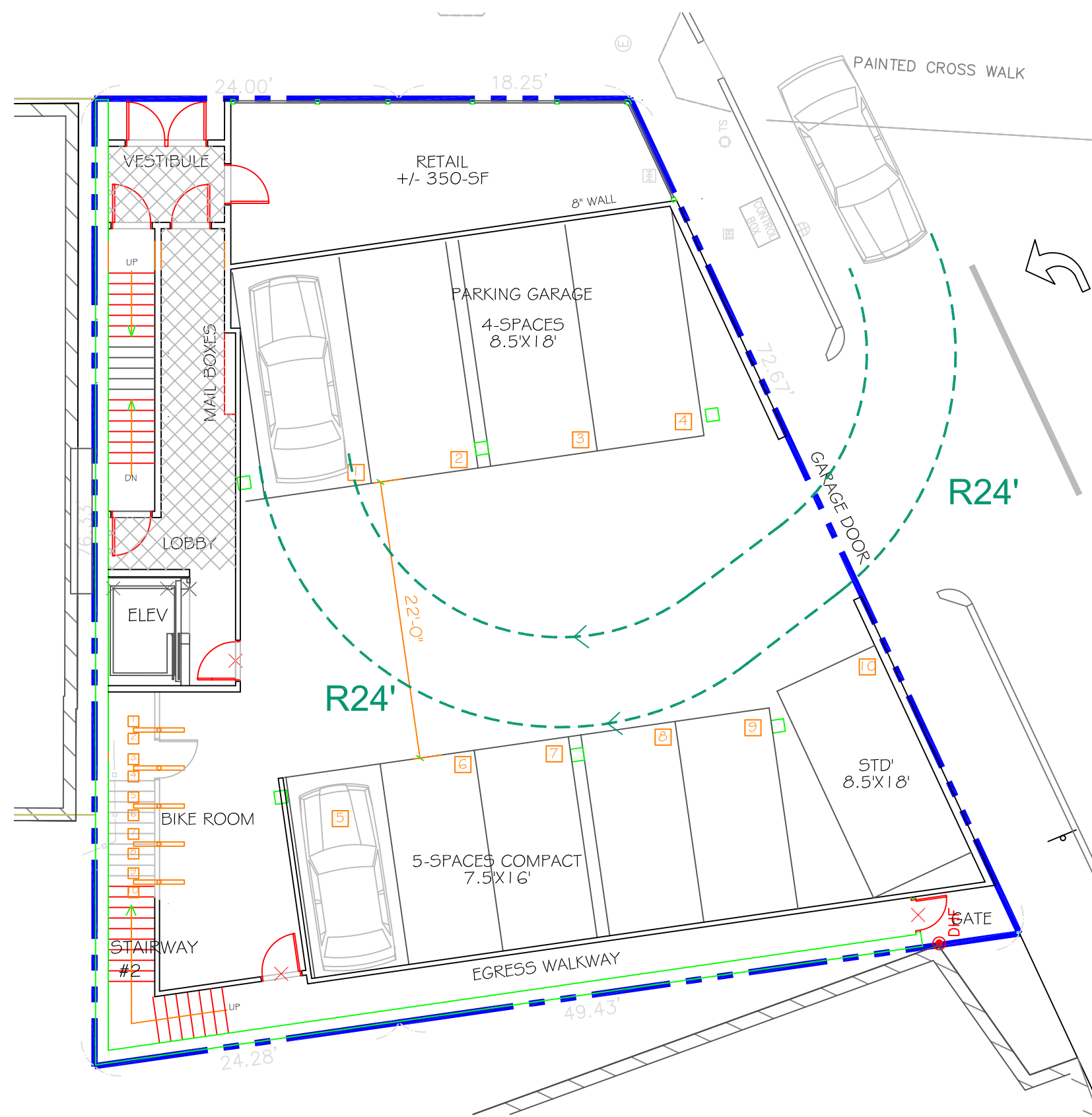
SP APPL JAN 28 2011

DRAWN BY YC REVIEWED BY PQ

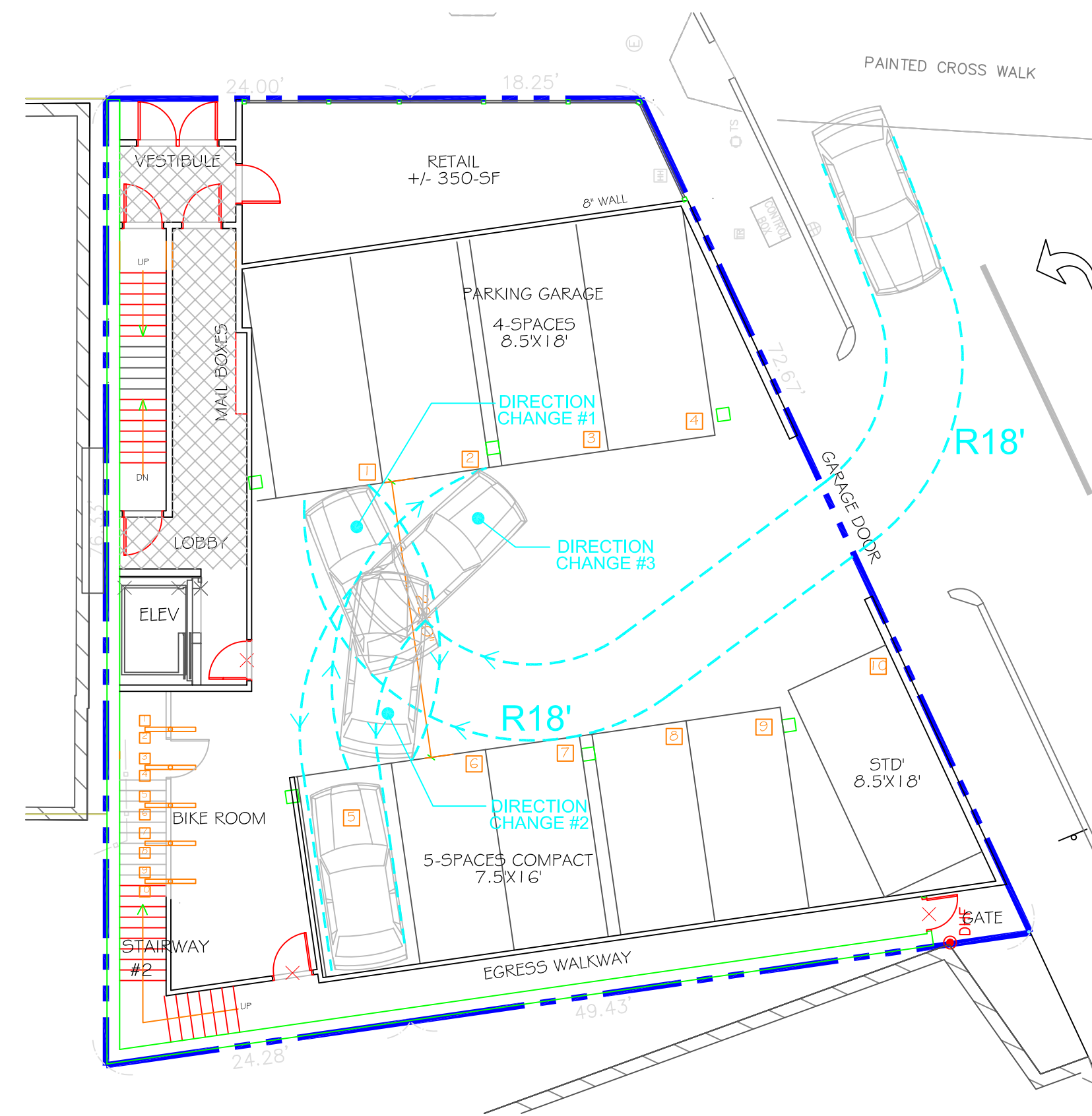
SHEET

A-2A

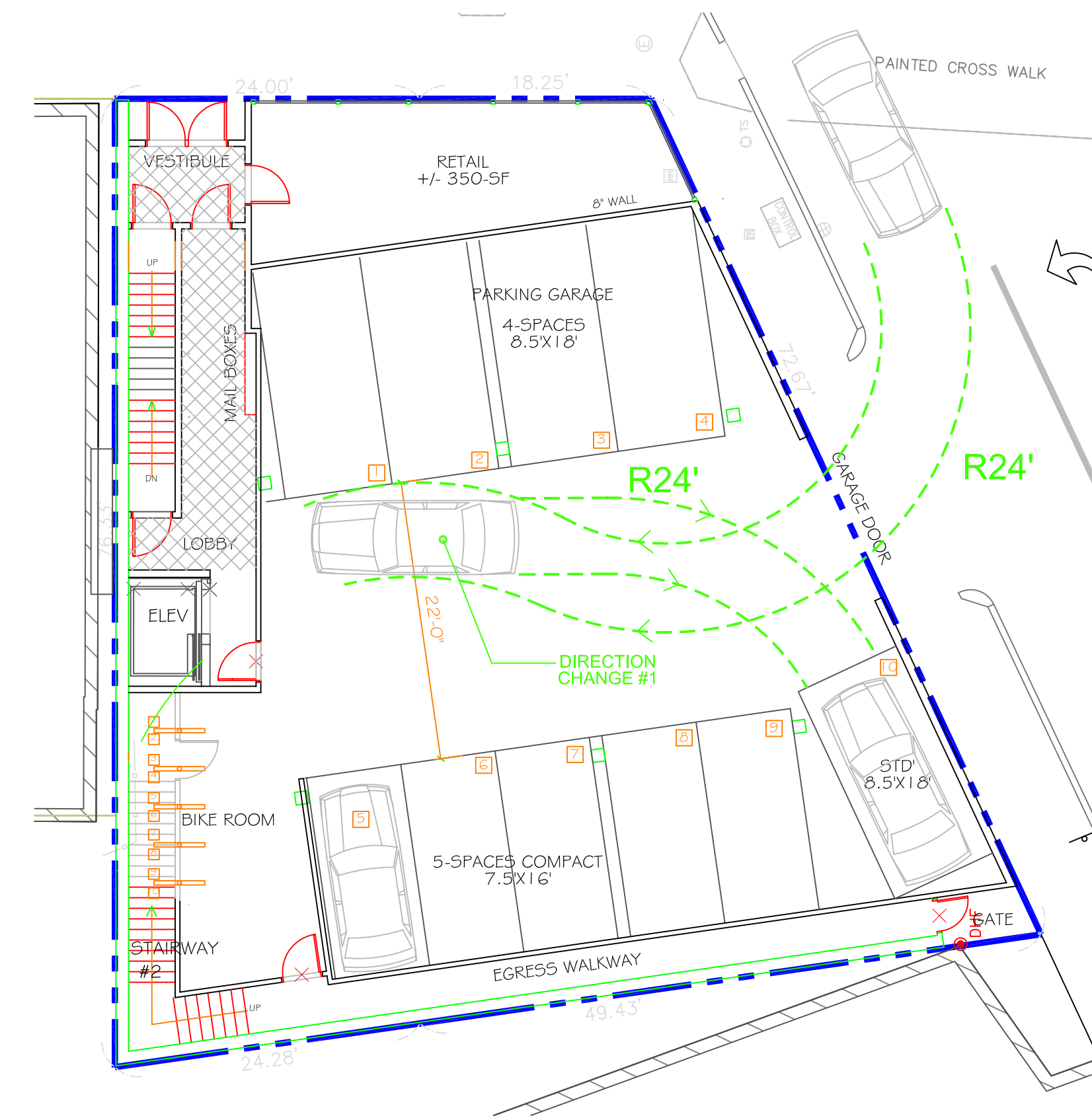




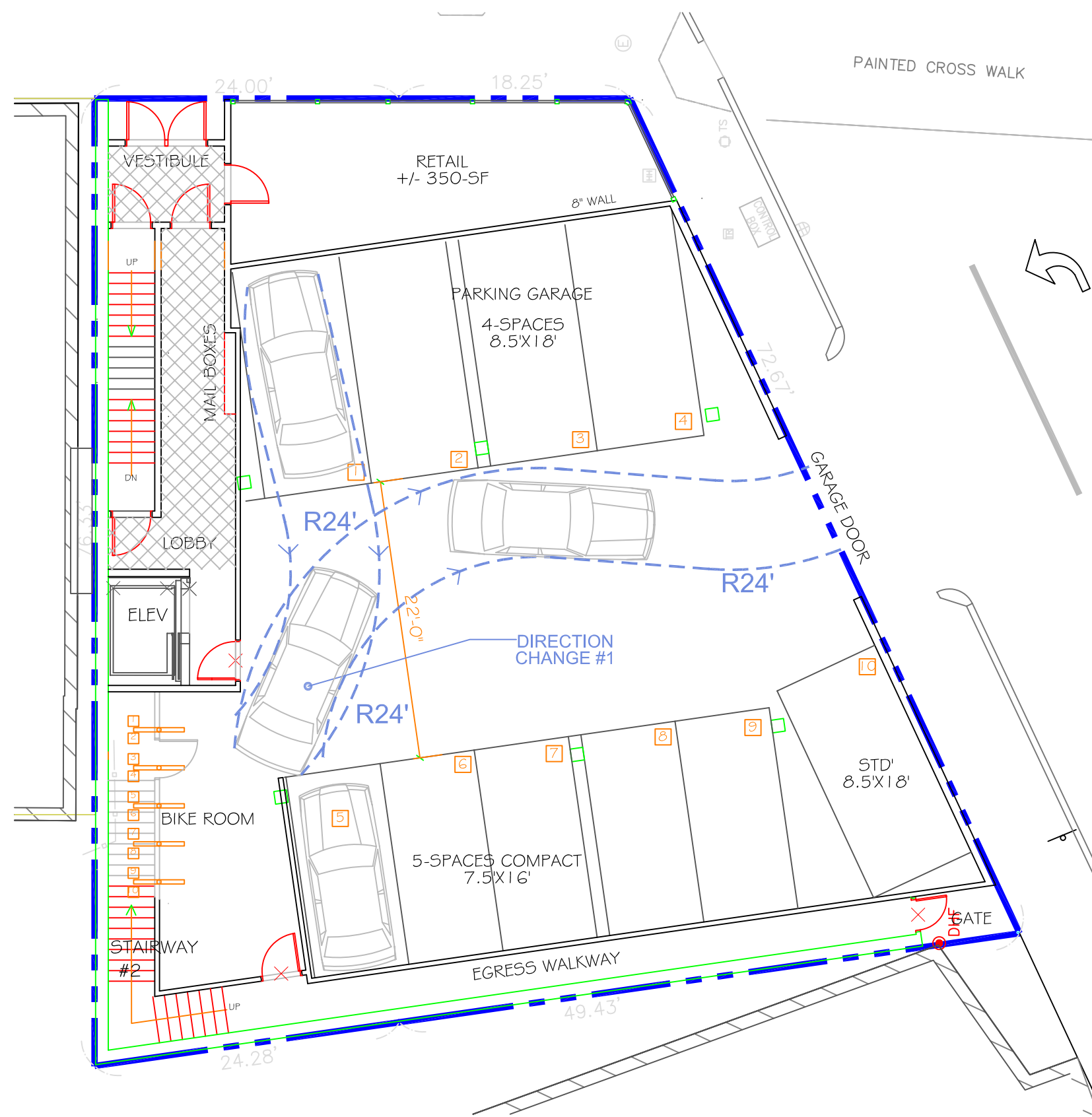
MANEUVER TO SPACE - 1 (IN)  
FULL SIZE CAR - 24' TURNING RADIUS



MANEUVER TO SPACE - 5 (IN)  
COMPACT CAR - 18' TURNING RADIUS



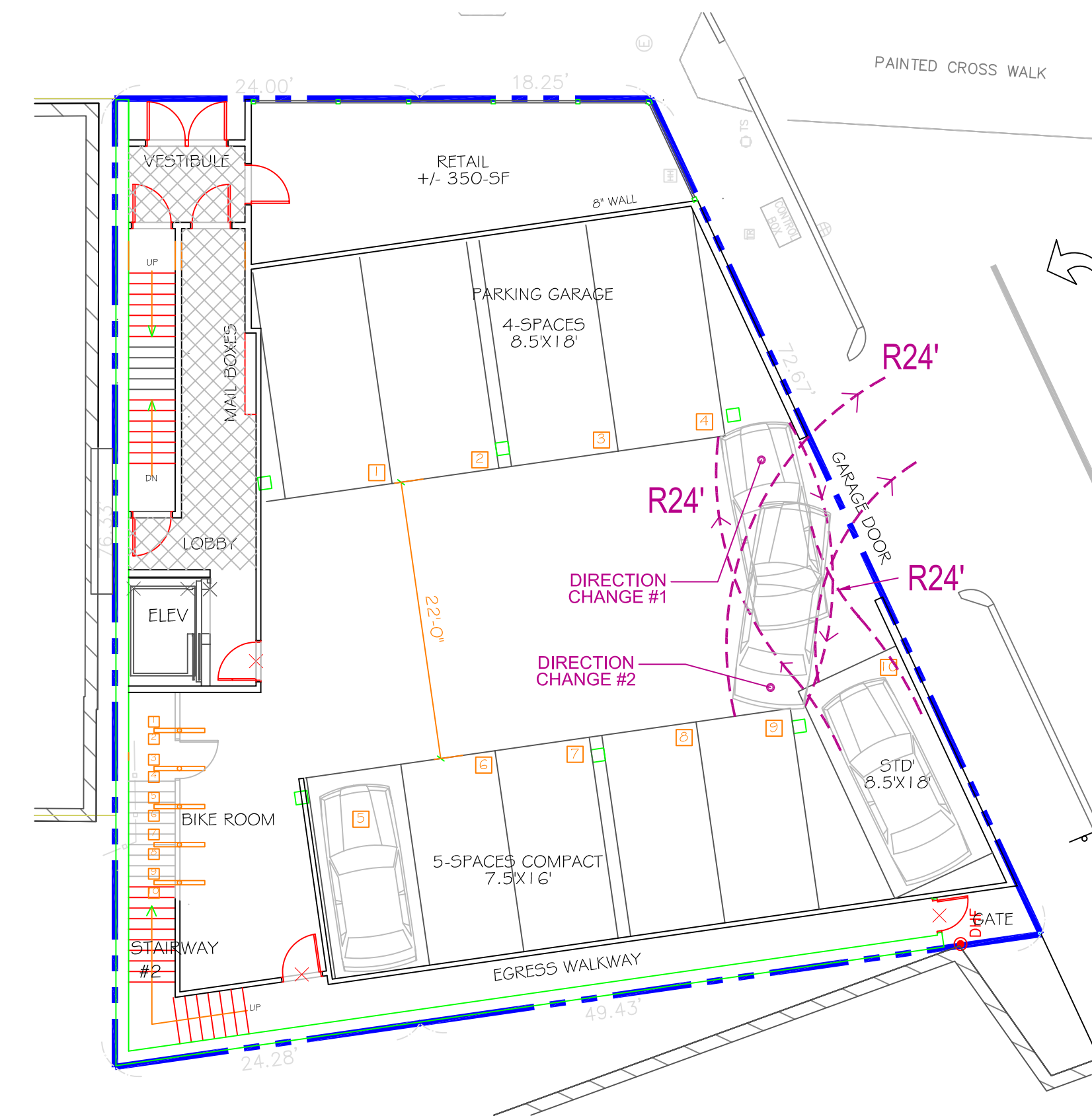
MANEUVER TO SPACE - 10 (IN)  
FULL SIZE CAR - 24' TURNING RADIUS



MANEUVER TO SPACE - 1 (OUT)  
FULL SIZE CAR - 24' TURNING RADIUS

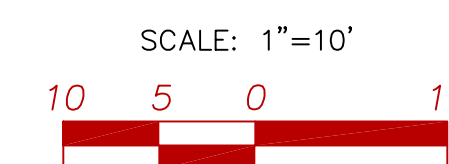


MANEUVER TO SPACE - 5 (OUT)  
COMPACT CAR - 18' TURNING RADIUS



MANEUVER TO SPACE - 10 (OUT)  
FULL SIZE CAR - 24' TURNING RADIUS

NOTE: THE DIAGRAMS SHOWN REPRESENT THE MOST DIFFICULT PARKING SPACE ACCESS.



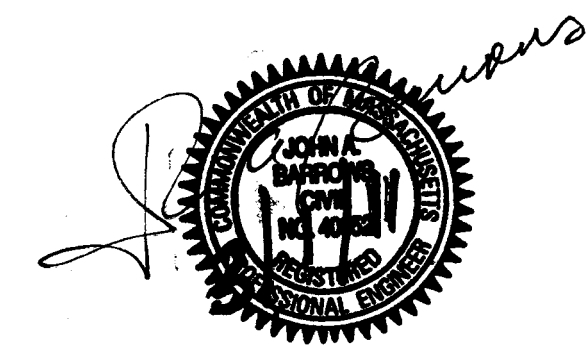
| CHK: | DATE        |
|------|-------------|
|      |             |
| DSG: | DESCRIPTION |
|      |             |
| DRW: | REV         |
|      |             |

VEHICLE TURNING DIAGRAMS

34 HAMPSHIRE STREET  
CAMBRIDGE, MASSACHUSETTS

DRAWN FOR  
GRIFFIN PROPERTIES

JOHN A. BARROWS, P.E.  
CIVIL ENGINEERING SERVICES  
90 PINE STREET  
DANVERS, MA 01923  
(978)204-2390



DATE: 2-28-11

SHEET CE-2



VIEW OF SITE, LOOKING SW



VIEW OF SITE, LOOKING SOUTH



VIEW OF SITE, LOOKING NE



VIEW HAMPSHIRE ST, LOOKING EAST



VIEW HAMPSHIRE ST, LOOKING NW



VIEW OF DANTE CENTER



VIEW #191 BROADWAY AT PORTLAND ST



VIEW OF ONE KENDALL SQUARE



VIEW OF PORTLAND ST AT HAMPSHIRE ST

PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
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PROJECT

MIXED-USE  
DEVELOPMENT

34-36 HAMPSHIRE ST  
CAMBRIDGE, MA

PREPARED FOR

GRIFFIN ENTERPRISES  
2307 MASS AVE.  
CAMBRIDGE, MA, 02140

DRAWING TITLE

SITE PHOTOS

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV - 1 MAR 1 2011

SP APPL JAN 28 2011

DRAWN BY APPROVED BY

SHEET