

# 168 - 174 Hampshire Street Cambridge, MA 02139

NOTE: Design reflects conditions requiring zoning variance

ISSUE DATE: October 12, 2011  
FOR PLANNING & ZONING REVIEW

Architect:

## EvB Design

Edrick vanBeuzekom, AIA  
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Somerville, MA 02143  
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Developer:

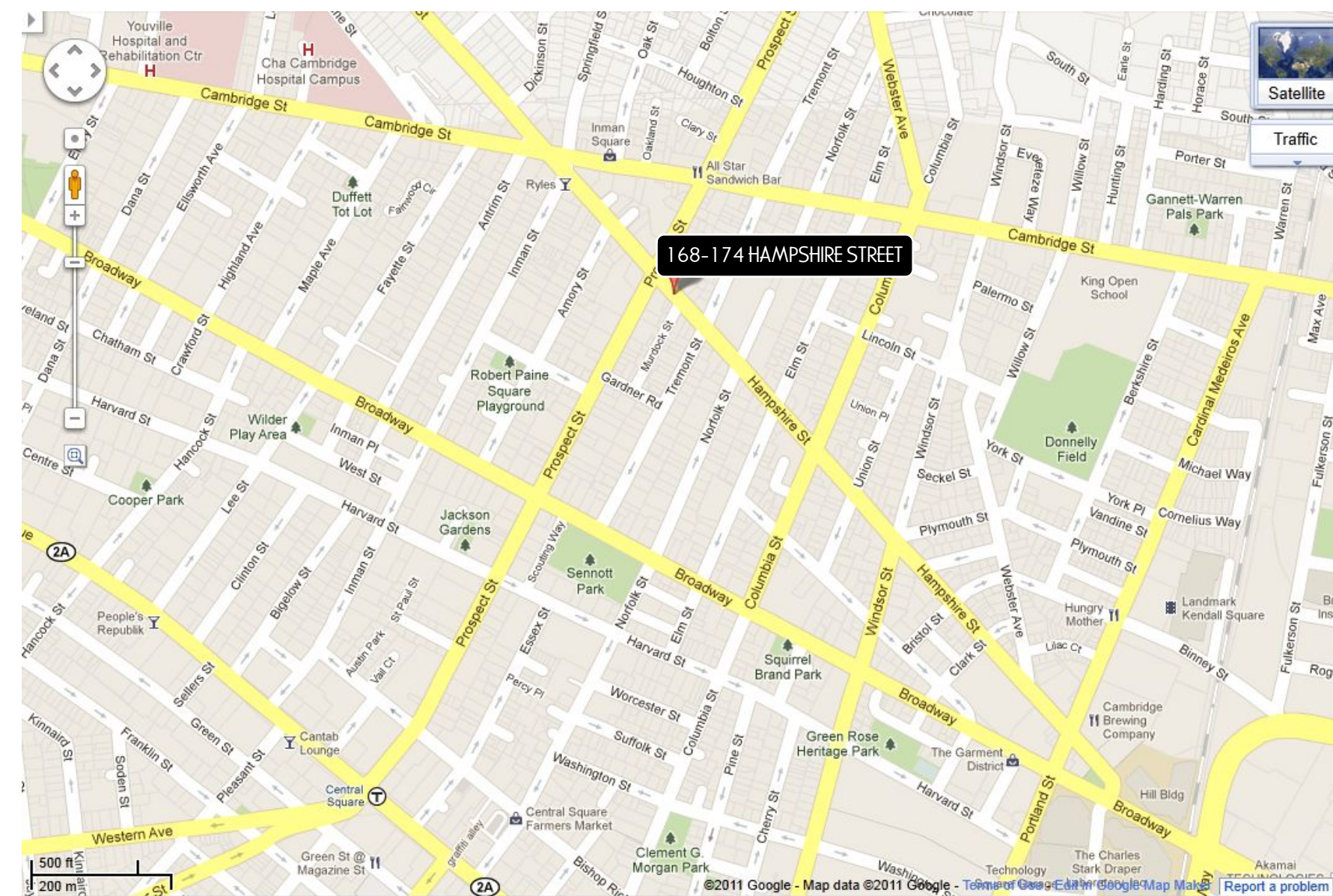
## Agnosis LLC

David Aposhian  
138 Pleasant Street  
Cambridge, MA 02139  
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List Of Drawings:

- Cover Sheet
- C1.0 Existing Site Survey
- C1.1 Proposed Site Plan
- A1.0 Proposed Basement / Parking Plan
- A1.1 Proposed 1st & 2nd Floor Plans
- A1.2 Proposed 4th Floor & Mezzanine Plan
- A2.0 Proposed Building Sections
- A3.0 Proposed Front Elevations (2)
- A3.1 Proposed Side Elevations (2)

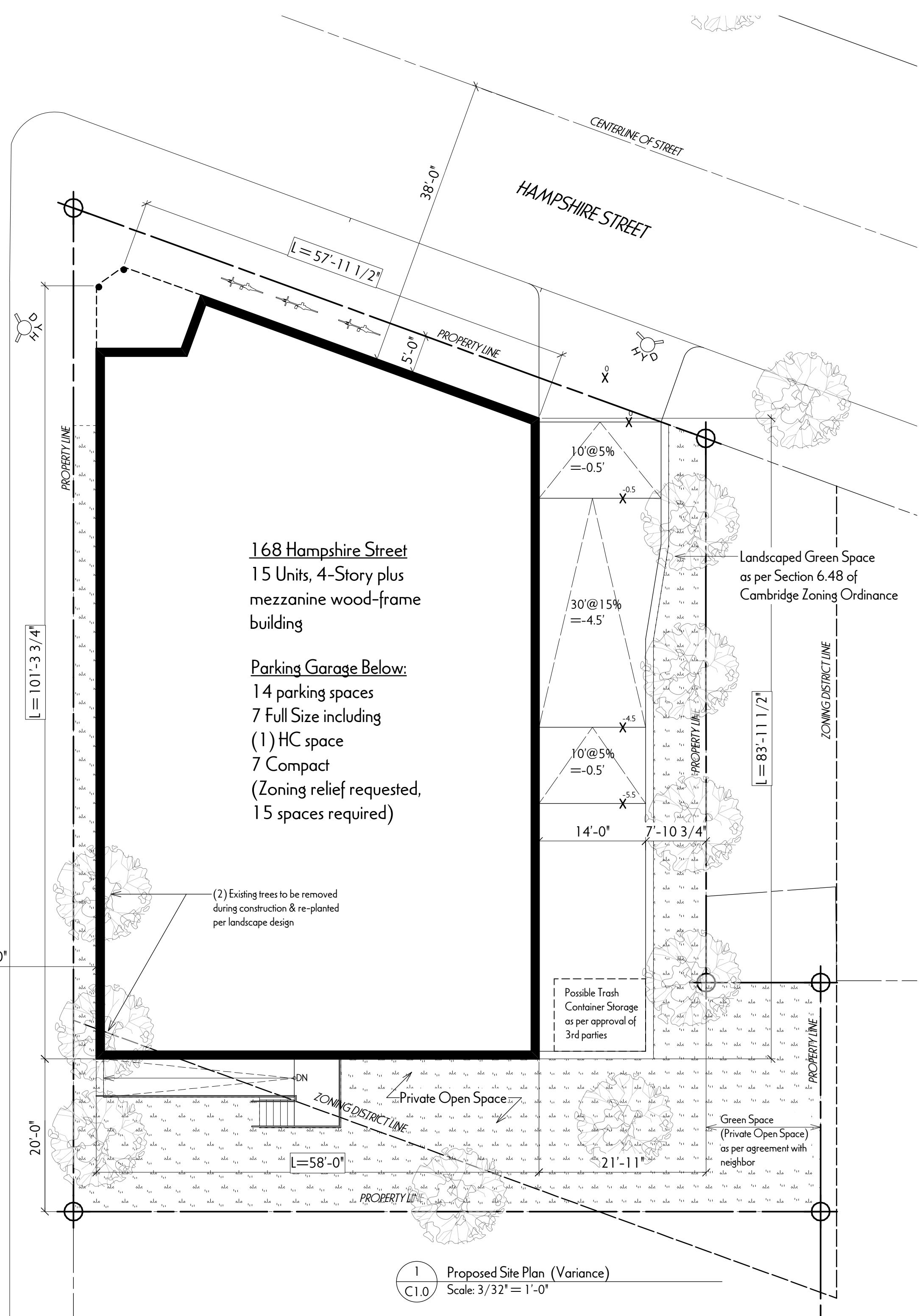
Locus Plan



ZONING ANALYSIS	F.A.R.	Lot Area	Lot Area / D.U.	Lot Width	Yard Dims (min)				Bldg. Height**	Open Space
					Front 1 Hampshire St	Front 2 Prospect St	Side 1	Side 2		
Zone Requirement (Res. C-2B)	1.75	5,000sqft (min.)	600sqft (min.)	50' (min.)	H+L 4 or 10' min.	H+L 4 or 10' min.	H+L 5	H+L 5	65' max for lots abutting Hampshire St.	15% (min.) = 1,385.6 sqft
Zone Requirement (Res. C-1)	0.75	5,000sqft (min.)	1500sqft (min.)	50' (min.)	H+L 4 or 10' min.	H+L 4 or 10' min.	H+L 5	H+L 5		30% (min.) = 258.9 sqft
Existing Conditions	0.17	10,100 Total 9237 in C-2B, 863 in C-1	9237/600 = 15.40 863/1500 = 0.56 (15 DUs allowed)	Varies 82.9' to 131.5'	9.9'	2.9'	51.75'	39.7'		833 sqft Non-compliant
Proposed Conditions	See Calcs below	no change	15 dwelling units Complies	no change	5' (38' to street centerline) See Calcs based on multiple planes Variance Requested	3' (28' to street centerline) See Calcs based on multiple planes Variance Requested	19.89' See Calcs based on multiple planes Variance Requested	20' See Calcs based on multiple planes Complies	53.466' (Avg.) Complies	2,683 sqft Complies  (1,644.5 sqft Total Required)
Max allowable FAR: (9237sq ft in Business A (Res C-2B)x 1.75) + (863sq ft in Res. C-1x 0.75) = 16,165 + 647 = 16,812 sq ft FAR bonus for Affordable Units (30%): 16,812sq ft x 1.30 = 21,856sq ft max. allowable FAR (= 2.164) Proposed GFA = 23,543 sq ft. FAR = 2.33 Variance requested (exceeds allowable by 7.7%)										

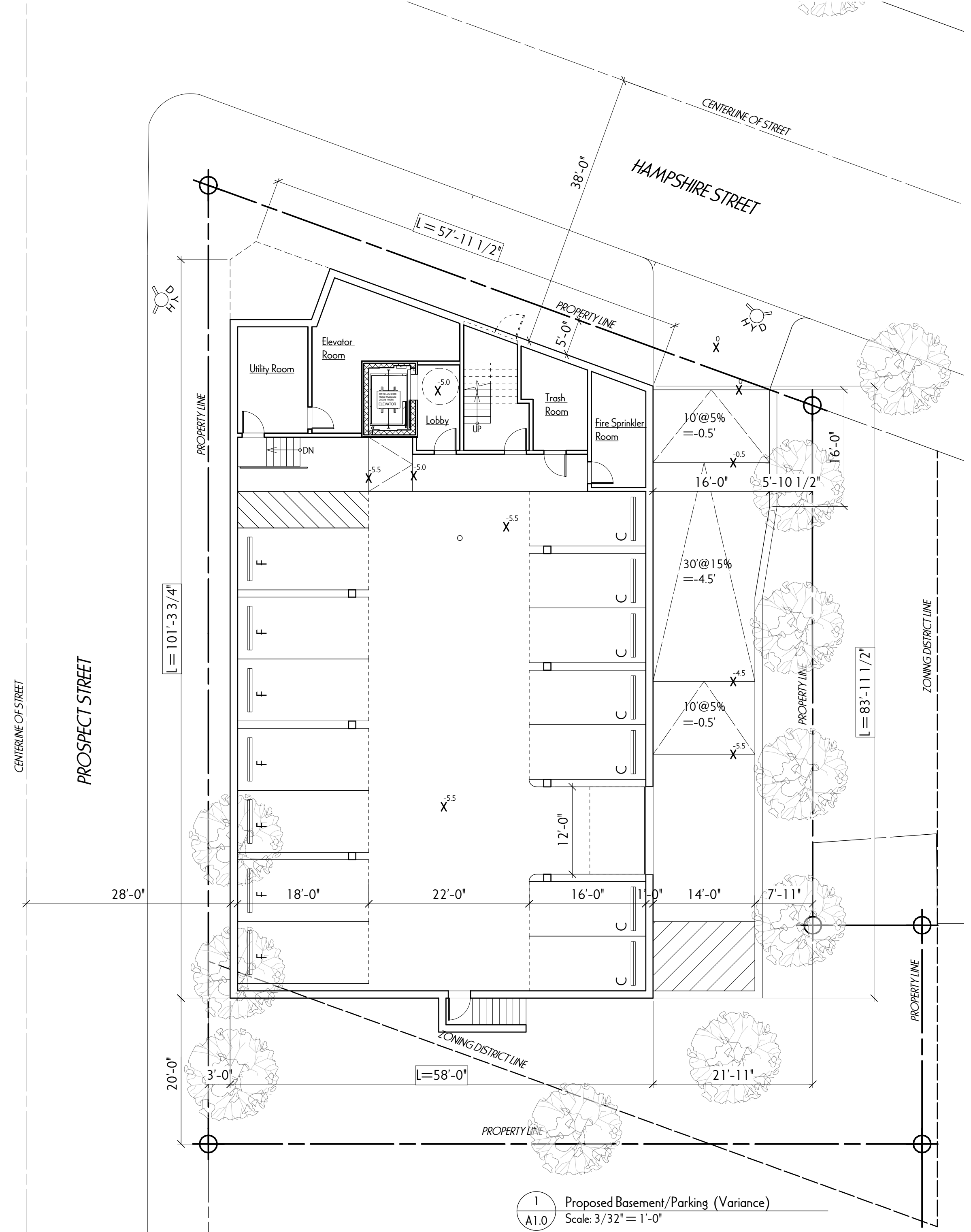
AREA ANALYSIS	Proposed GFA
Basement	418 sq ft
1st Floor	4,497 sq ft
2nd Floor	5,488
3rd Floor	5,488
4th Floor	5,488
Penthouse	2,164 [ 1,422 (penthouse) + 742 (decks) ]
Total	23,543

INCLUSIONARY HOUSING BONUS**	Proposed DUs	Inclusionary DUs (15%)	FAR Bonus	Allowable FAR
	15	2 Units	3 Units proposed	+ 30%
			2,522 sq ft min. designated for inclusionary units (50% of 5,044 FAR bonus)	



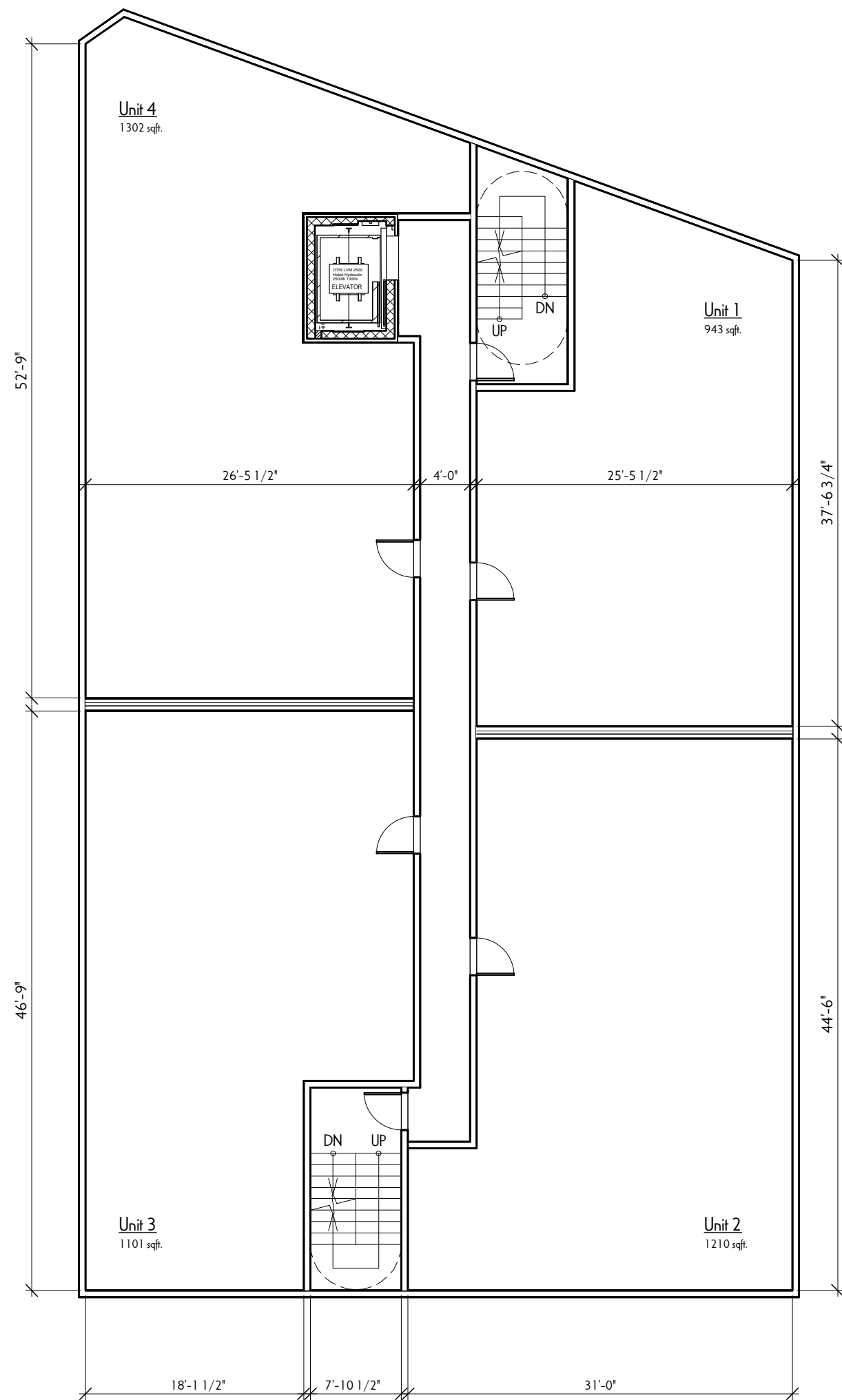
1 Proposed Site Plan (Variance)  
Scale: 3/32" = 1'-0"

168 Hampshire Street Cambridge, MA 02139	 33 1/2 Union Square Somerville, MA 02143	Date:	C1.0
		10/12/11	



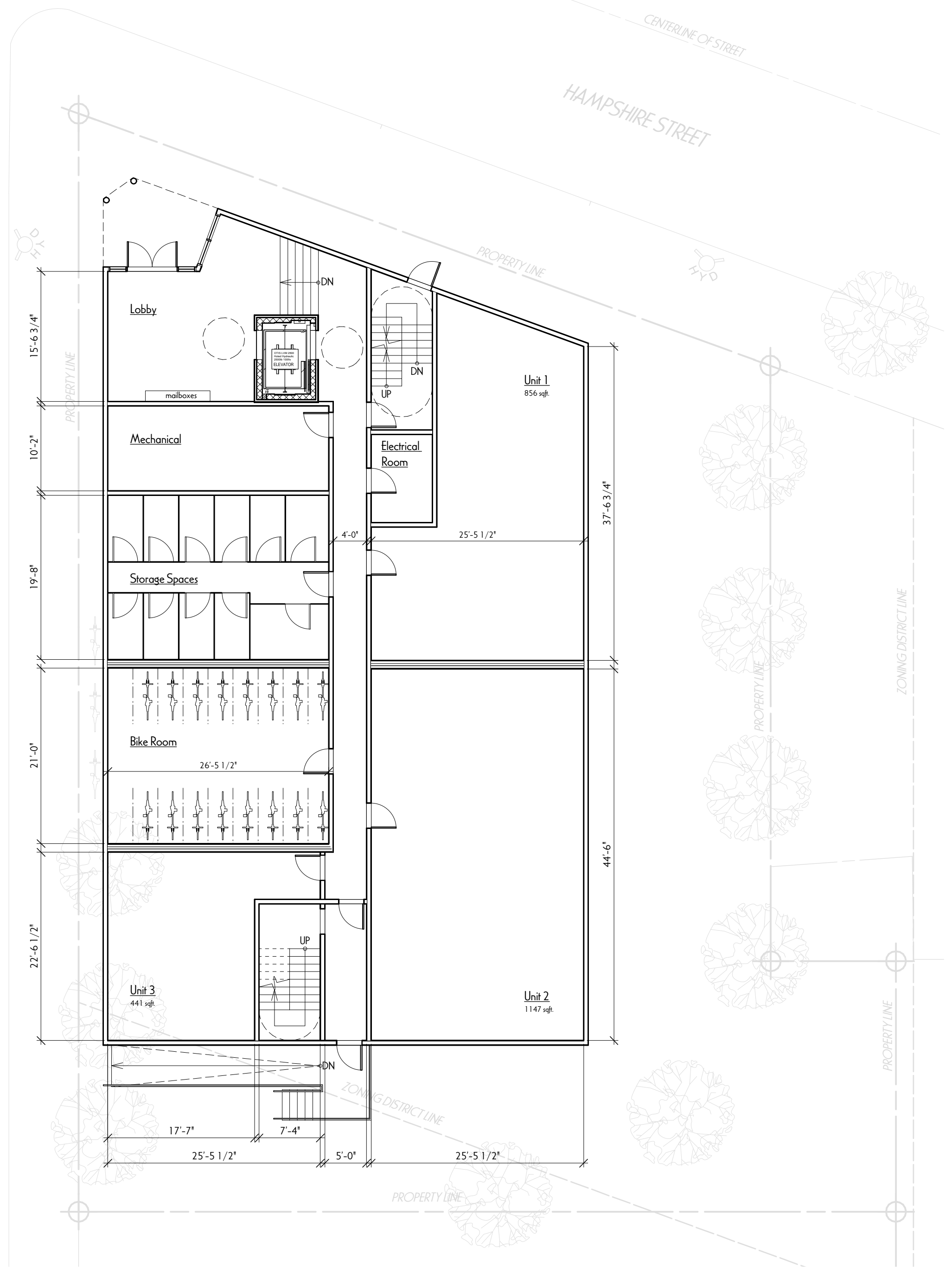
1 Proposed Basement/Parking (Variance)  
 A1.0 Scale: 3/32" = 1'-0"



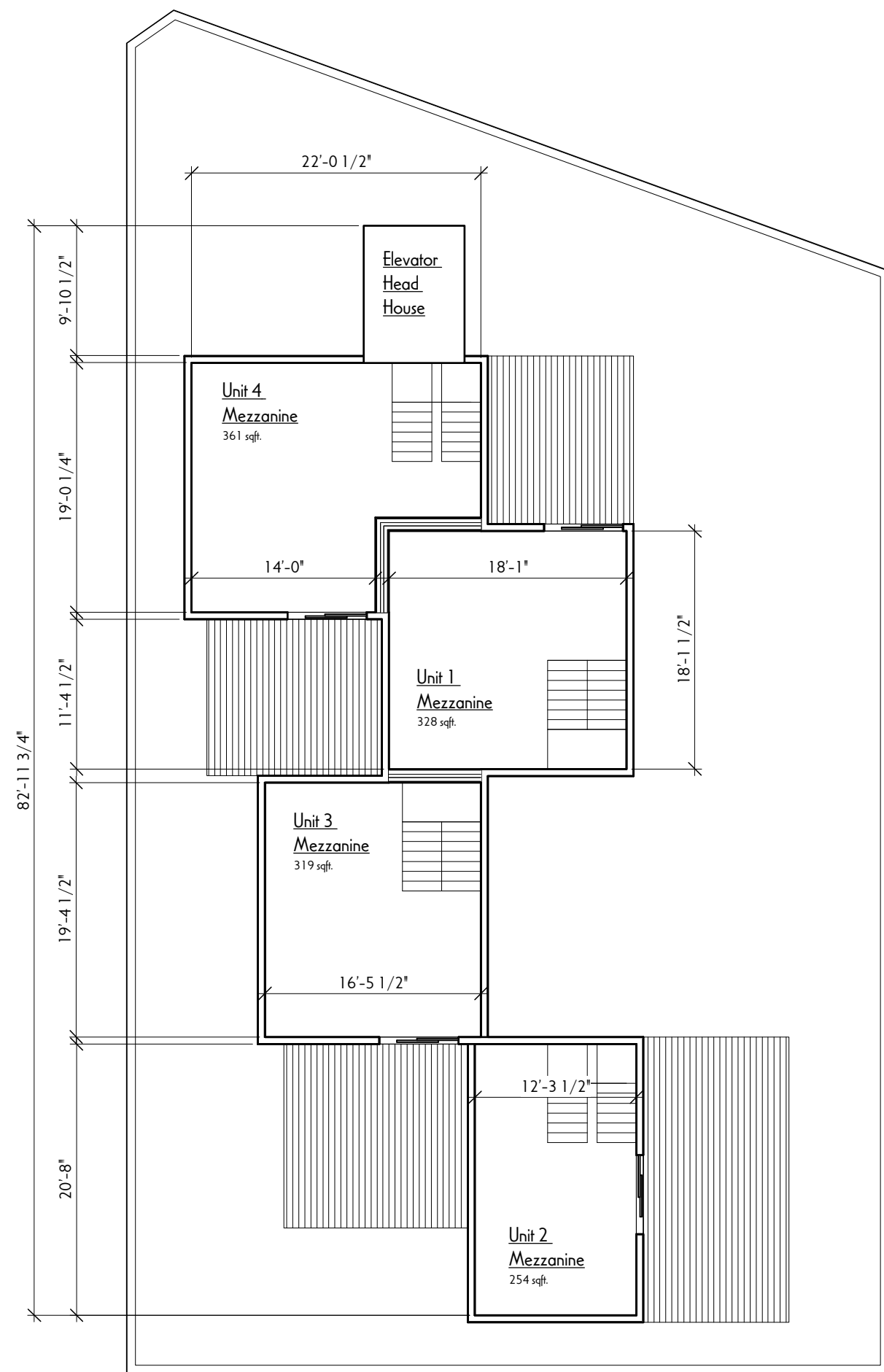


2 Proposed Typical Floor Plan (Variance)  
A1.1 Scale: 3/32" = 1'-0"

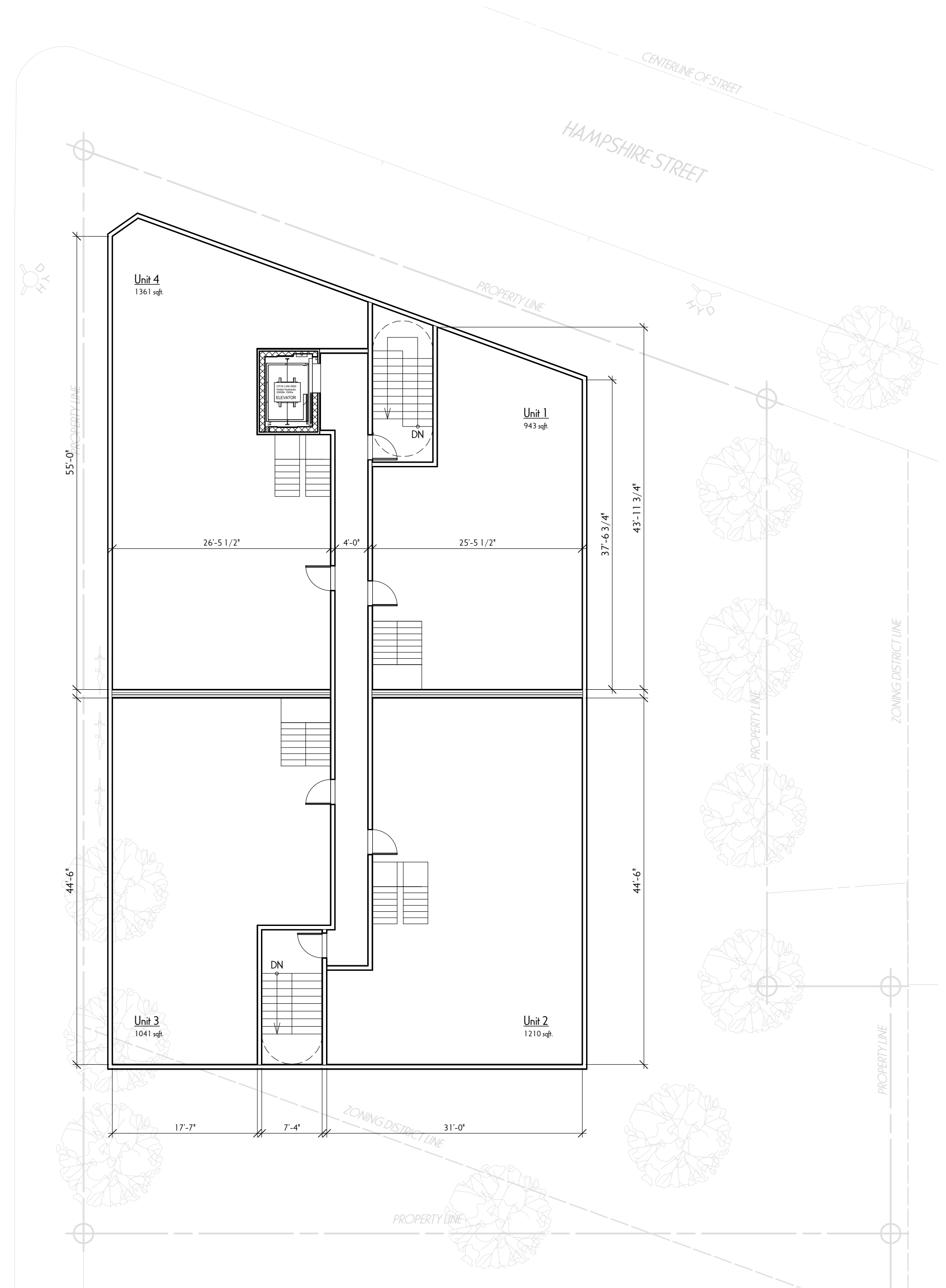
PROSPECT STREET



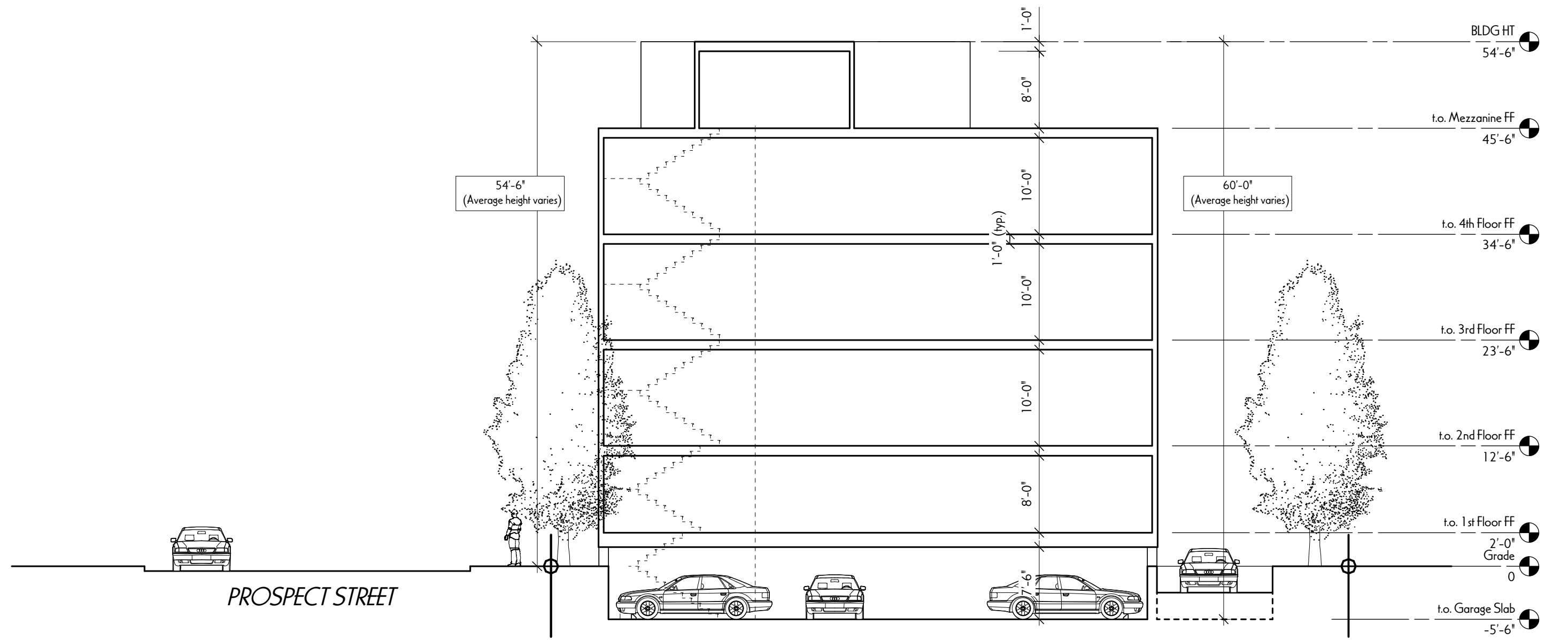
1 Proposed 1st Floor Plan (Variance)  
A1.1 Scale: 3/32" = 1'-0"



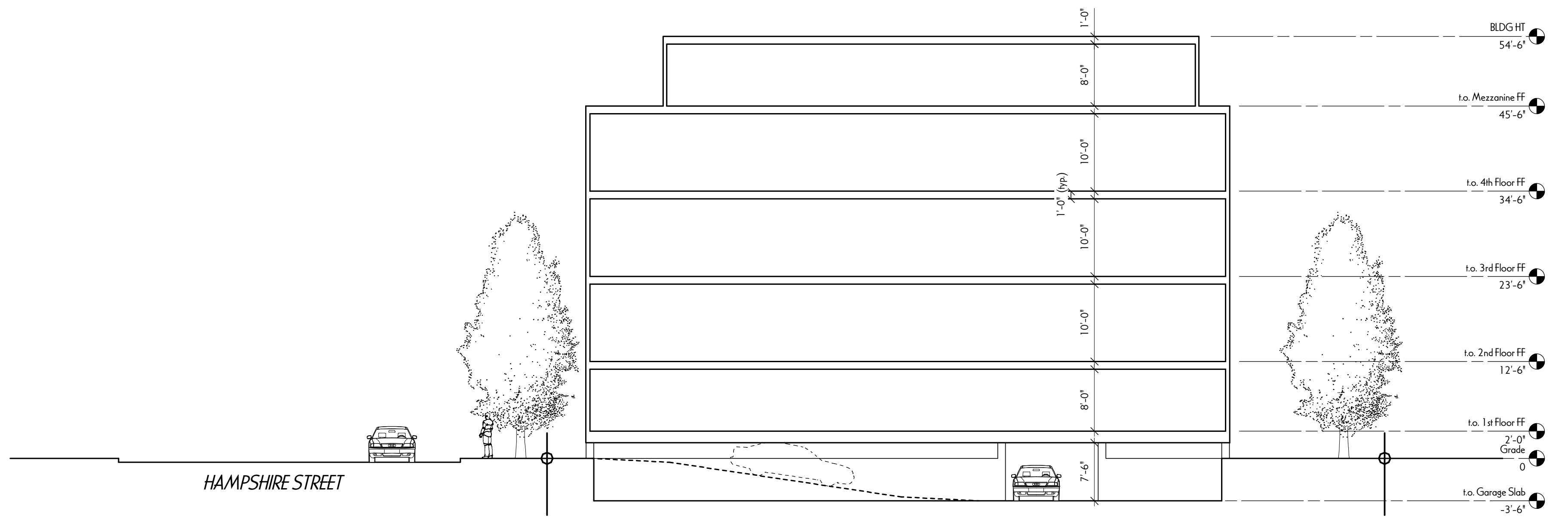
2 Proposed Mezzanine Floor Plan (Variance)  
 A1.2 Scale: 3/32" = 1'-0"



1 Proposed 4th Floor Plan (Variance)  
 A1.2 Scale: 3/32" = 1'-0"



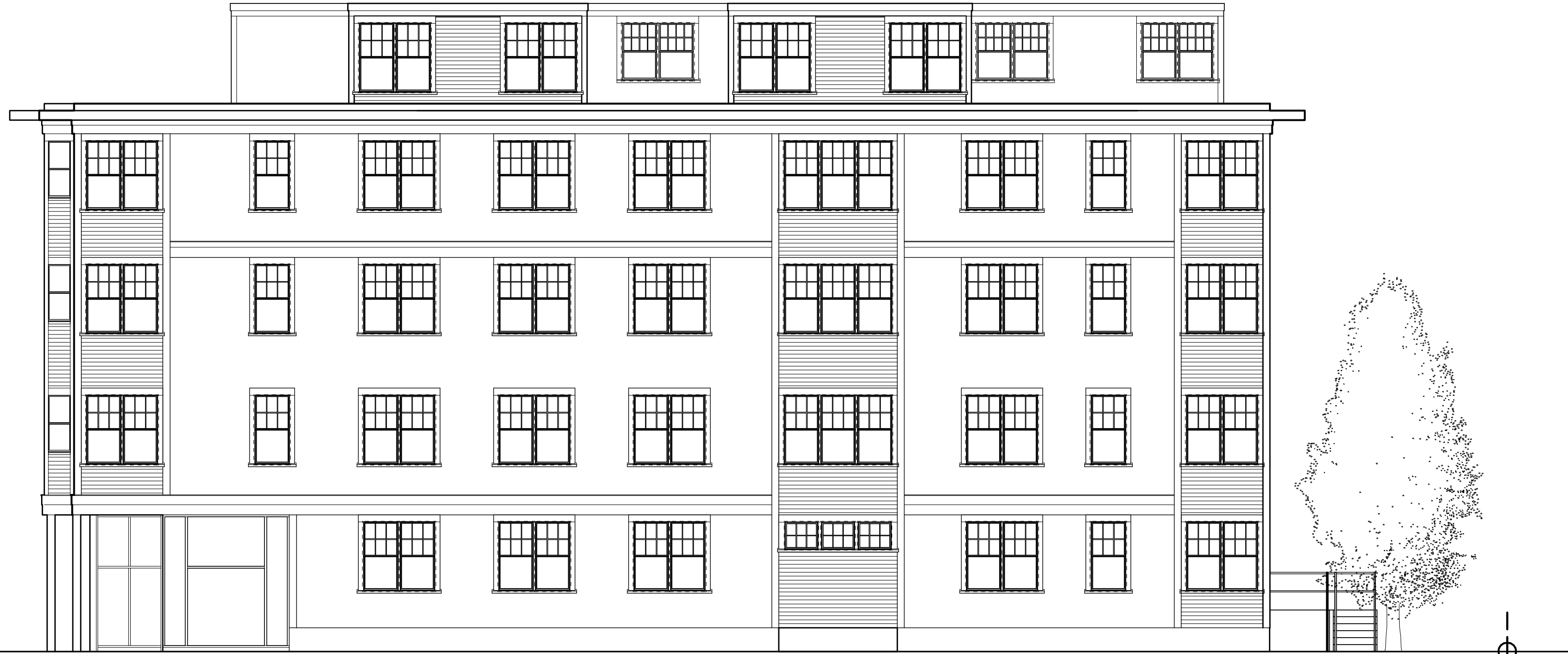
1 Prospect Street Section  
Scale: 3/32" = 1'-0"



2 Hampshire Street Section  
Scale: 3/32" = 1'-0"

168 Hampshire Street Cambridge, MA 02139	<b>EvB Design</b> <small>33 1/2 Union Square Somerville, MA 02143</small>	Date:	A2.1
		10/12/11	

168-174  
Hampshire Street  
Cambridge, MA 02139



1 Front Elevation 1 / Prospect Street (Variance)  
A3.0 Scale: 1/8" = 1'-0"



2 Front Elevation 2 / Hampshire Street (Variance)  
A3.0 Scale: 1/8" = 1'-0"

**EvB Design**

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fax: (617) 629 2971

Project no.:	
Drawn by:	CM
Date:	04/09/10
Checked by:	
Revisions:	

Notes:  
Schematic Design

A3.0

168-174  
 Hampshire Street  
 Cambridge, MA 02139

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 Schematic Design

A3.1

