



33 COTTAGE PARK AVENUE

OWNER GROUP

TYLER COURT LIMITED
PARTNERSHIP
1 TYLER COURT
CAMBRIDGE 02140

REAL ESTATE DEVEL. GROUP

NORBLOM COMPANY
STEVE LOGAN, PM
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BURLINGTON, MA 01803
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CONSERVATION SVC. GROUP
GABE BALDWIN, PM
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TEL: 978.474.8800

ARTICLE 19 PROJECT NARRATIVE

This is an application by Tyler Court Ltd. for a Special Permit to allow for the construction of a multifamily residential building at 33 Cottage Park Avenue containing sixty seven (67) dwelling units with parking for 71 motor vehicles and 83 bicycles. The property is situated along the Linear Park in North Cambridge and lies within Special District 2.

The project will involve the redevelopment of the Fawcett Oil distribution facility and offices and portions of the former Norberg Greenhouses lot into a generously landscaped site containing a single structure with principal entrances on both Whittemore Avenue on the west and Cottage Park Avenue on the east. The new building will consist of a three and four story Mansard design totaling approximately 83,500 square feet. Vehicular access to the property will be from Cottage Park Avenue and Whittemore Avenue. Parking facilities will consist of surface parking lots on the eastern and western edges of the site and a controlled access parking facility abutting the building containing at grade and covered parking.

The landscape will result in the creation of a park like setting throughout the site with significant and open green spaces dedicated to active play as well as passive enjoyment. Enhanced pedestrian access to the abutting Linear Park will be created at the end of Cottage Park Avenue. The remainder of the Norberg Greenhouse lot has been subdivided into four separate lots of 5,000 square feet and are under separate ownership. Those lots are intended to be sold and developed as single or two family dwellings. They are not included in this application.

DIMENSIONAL FORM

DIMENSIONAL FORM

Project Address: 33 Cottage Park Avenue Application Date: 1/15/2013

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	130,079	5,000	Unchanged	Yes
Lot Width (ft)	See Site Plan	50'	Unchanged	Yes
Total Gross Floor Area (sq ft)	34,365	83,528.57	83,067	Yes
Residential Base	n/a	64,252.75	64,027	Yes
Non-Residential Base	34,365	n/a	n/a	
Inclusionary Housing Bonus	n/a	19,275.82	19,040	
Total Floor Area Ratio	0.265	0.642	0.639	Yes
Residential Base	n/a	0.50	0.5	
Non-Residential Base	0.265	n/a	n/a	
Inclusionary Housing Bonus	n/a	0.15	0.15	
Total Dwelling Units	0	67	67	Yes
Base Units	0	51	51	Yes
Inclusionary Bonus Units	0	8 (inc) + 8 bonus = 16 Units	16 total	
Base Lot Area / Unit (sq ft)	n/a	2500	2500	
Total Lot Area / Unit (sq ft)	n/a	1941.4	1941.4	Yes
Building Height(s) (ft)	30'	40'/35'*	40'/30'	
Front Yard Setback (ft)	0' (see site plan)	15'	52.9'	
Side Yard Setback - (ft)	Varies (see site)	7.5' (sum 20)	Varies (see site)	
Side Yard Setback - (ft)	Varies (see site)	7.5' (sum 20)	Varies (see site)	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	32,649+/-	52,031 (40%)	64,776+/-	Yes
Usable Open Space	NA	26,016 (20%)	44,075+/-	
Permeable Open Space	32,649 +/-	26,016 (20%)	43,400+/-	
Other Open Space (Specify)	NA	n/a	NA	n/a
Off-Street Parking Spaces	66	67	71	Yes
Bicycle Parking Spaces	0	34	83	Yes
Loading Bays	0	n/a	0	

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

* 35' height limit within 50' of an abutting zone with a lower height req.

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

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client
TYLER COURT LTD
1 TYLER CT
CAMBRIDGE, MA 02140

PROJECT INFORMATION
33 COTTAGE PARK AVENUE, CAMBRIDGE MA

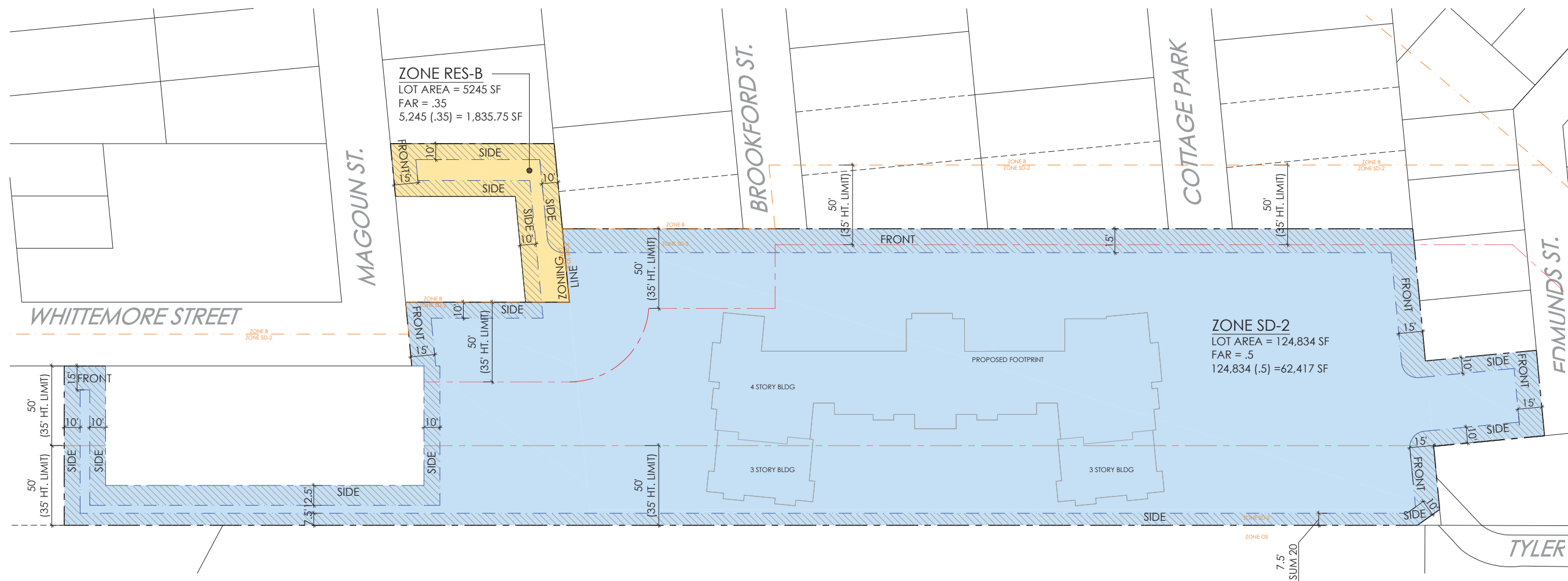


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16730

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date issued
01.02.13

sheet no.
A000



ZONE RES-B
 LOT AREA = 5,245 SF
 FAR = .35
 5,245 (.35) = 1,835.75 SF

ZONE SD-2
 LOT AREA = 124,834 SF
 FAR = .5
 124,834 (.5) = 62,417 SF

TABLE OF ALLOWABLE FAR & UNIT COUNT RES-B / SD-2

LOT AREA BY ZONE	
RES-B LOT AREA =	5,245 SF
SD-2 LOT AREA =	124,834 SF
TOTAL LOT AREA =	130,079 SF

ALLOWABLE FLOOR AREA			
ZONE	LOT AREA	FAR	ALLOWABLE GFA
Res B	5245	0.35	1835.75
SD-2	124834	0.50	62417.00
TOTAL	130079		64252.75

UNIT COUNT	
RES-B LOT AREA:	5,245 SF
5,245 / 4,000:	1.31 UNITS

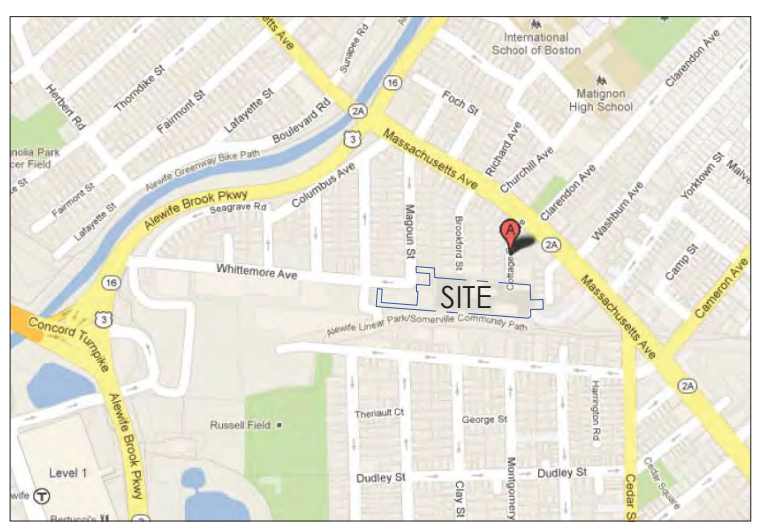
SD-2 LOT AREA:	124,834 SF
124,834 SF / 2,500:	49.93 UNITS

BASE UNITS:	1.31 + 49.93 = (51.24)	51 UNITS
INCLUSIONARY UNITS:	51.24 X .15 = (7.68)	8 UNITS
BONUS UNITS:	(7.68)	8 UNITS
TOTAL UNITS:		67 UNITS

SITE PLAN KEY

- INDICATES SETBACK [Hatched Box]
- SETBACK LINE [Dashed Blue Line]
- PROPERTY LINE [Dashed Black Line]
- 35' HT. LIMIT (W/1 50' OF MORE RESTRICTIVE ZONE) [Red Dashed Line]
- ZONING LINE [Orange Dashed Line]
- RESIDENCE B ZONE [Yellow Box]
- SD-2 ZONE [Blue Box]

KEY PLAN - NORTH CAMBRIDGE



REQUIRED OPEN SPACE	
USEABLE (MINIMUM)	130,079 SF X 20% = 26,015.8 SF
PERMEABLE	130,079 SF X 20% = 26,015.8 SF
TOTAL OPEN SPACE	130,079 SF X 40% = 52,031.6 SF

ALLOWABLE FLOOR AREA W. INCLUSIONARY	
BASE GFA:	64,252.75 SF
INCLUSIONARY	64,252.75 X .15 = 9,637.91 SF
BONUS GFA:	+ 9,637.91 SF
TOTAL GFA:	83,528.57 SF

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ZONING ANALYSIS SITE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA



job number 16730

scale 1/32" = 1'-0"

date issued 01.28.13

sheet no. **A001**

ZONING ANALYSIS SITE PLAN

1/32" = 1'-0"



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TYLER GREEN SITE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA



job number 16730

scale 1/32" = 1'-0"

date issued 01.28.13

sheet no. A101

CONTEXT SITE PLAN

1/32" = 1'-0"





NEIGHBORHOOD CONTEXT PLAN

1" = 50'

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project
 TYLER GREEN SITE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS
 thirty bow street
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 fax: (617) 629-8201

job number 16730

scale 1/32" = 1'-0"

date issued 01.28.13

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A102





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NEIGHBORHOOD CONTEXT PHOTOS
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS

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 phone: (617) 629-8203
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job number 16730

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date issued 01.02.13

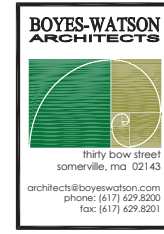
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PROPOSED GROUND FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

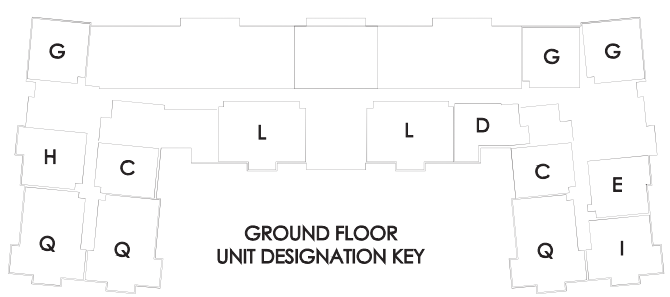
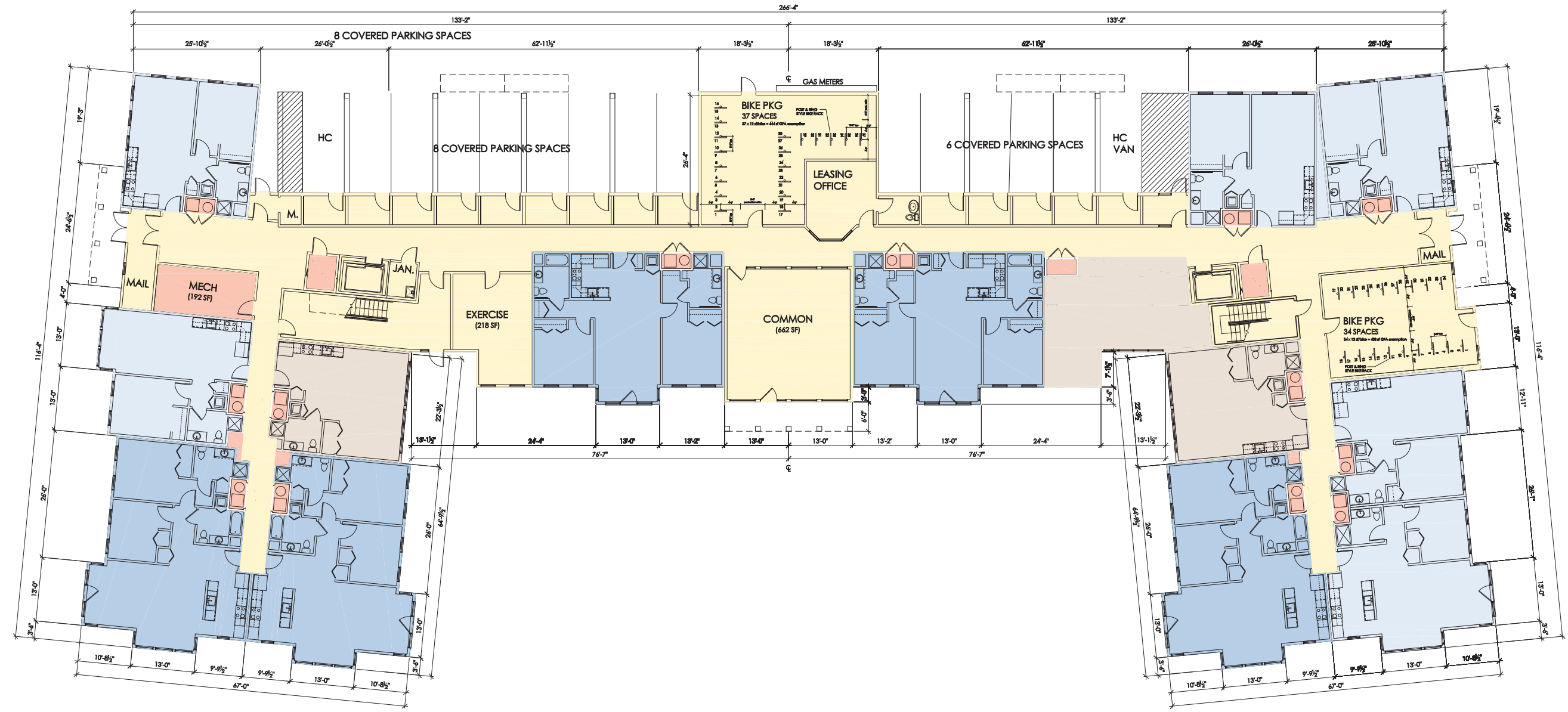


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16730

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3/32" = 1'-0"

date issued
01.28.13

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A301



PLAN KEY

- COMMON AREA
- STUDIO UNIT
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- MECHANICAL

UNIT MIX

UNIT TYPE	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	TOTAL
STUDIO	3	2	2	2	9
1 BED	6	3	3	3	15
2 BED	5	10	10	6	31
3 BED	0	4	4	4	12
TOTAL	14	19	19	15	67



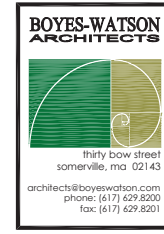
GROUND FLOOR PLAN
 3/32" = 1'-0"

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PROPOSED SECOND FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

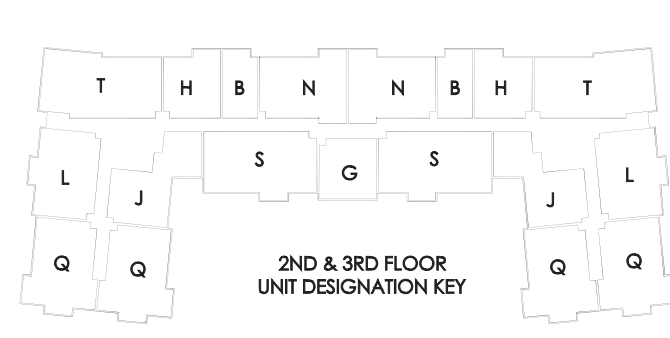
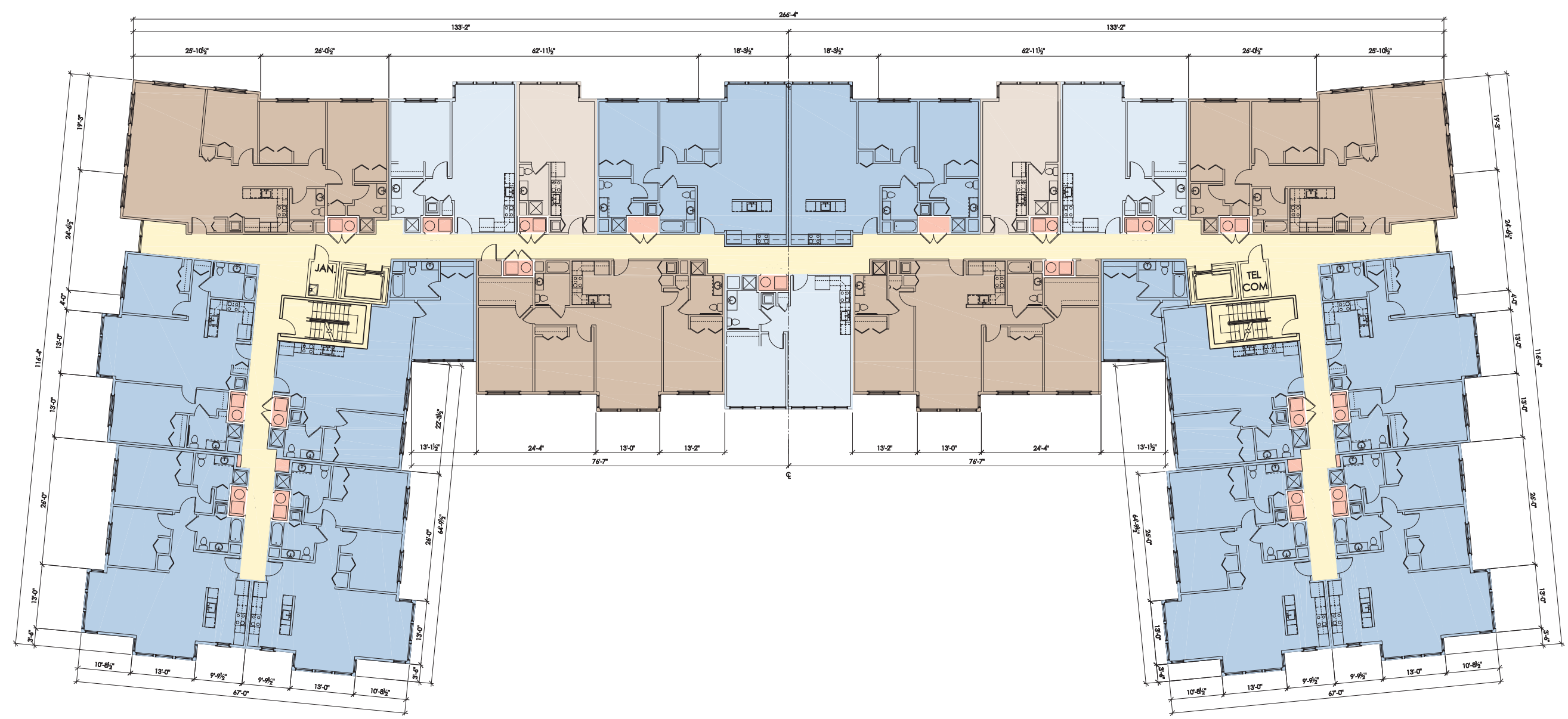


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date issued
01.28.13

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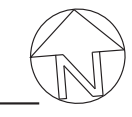


PLAN KEY

- COMMON AREA
- STUDIO UNIT
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- MECHANICAL

UNIT MIX

UNIT TYPE	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	TOTAL
STUDIO	3	2	2	2	9
1 BED	6	3	3	3	15
2 BED	5	10	10	6	31
3 BED	0	4	4	4	12
TOTAL	14	19	19	15	67



2ND & 3RD FLOOR PLANS

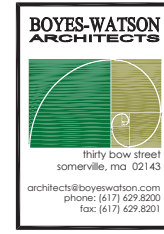
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PROPOSED THIRD FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

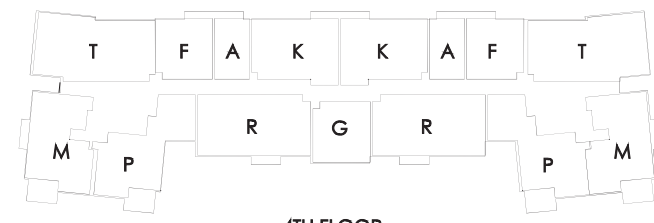
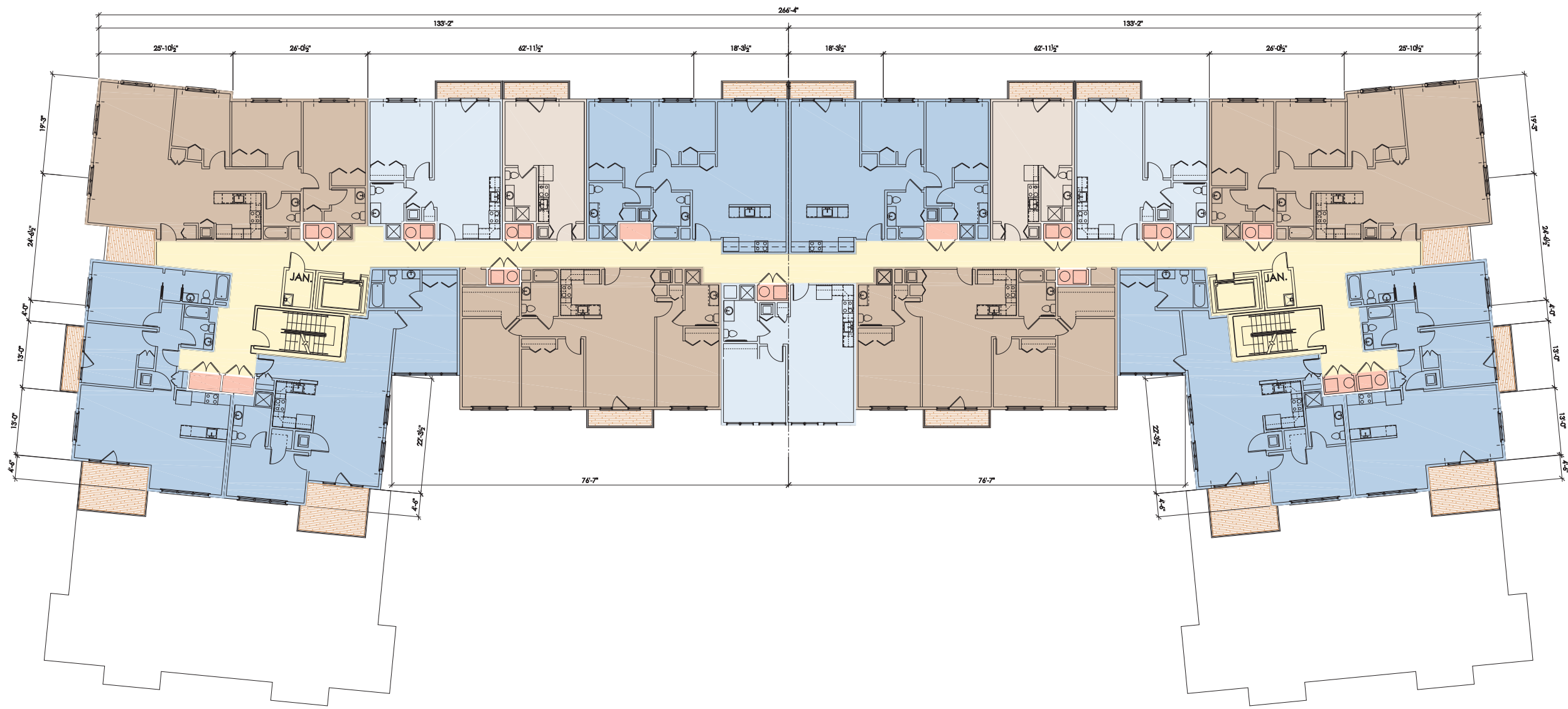


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3/32" = 1'-0"

date issued
01.28.13

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A303



4TH FLOOR
UNIT DESIGNATION KEY

PLAN KEY

- COMMON AREA
- STUDIO UNIT
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- MECHANICAL
- ROOF DECK

UNIT MIX

UNIT TYPE	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	TOTAL
STUDIO	3	2	2	2	9
1 BED	6	3	3	3	15
2 BED	5	10	10	6	31
3 BED	0	4	4	4	12
TOTAL	14	19	19	15	67



4TH FLOOR PLAN

3/32" = 1'-0"

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file
PROPOSED ROOF PLAN
 project
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS

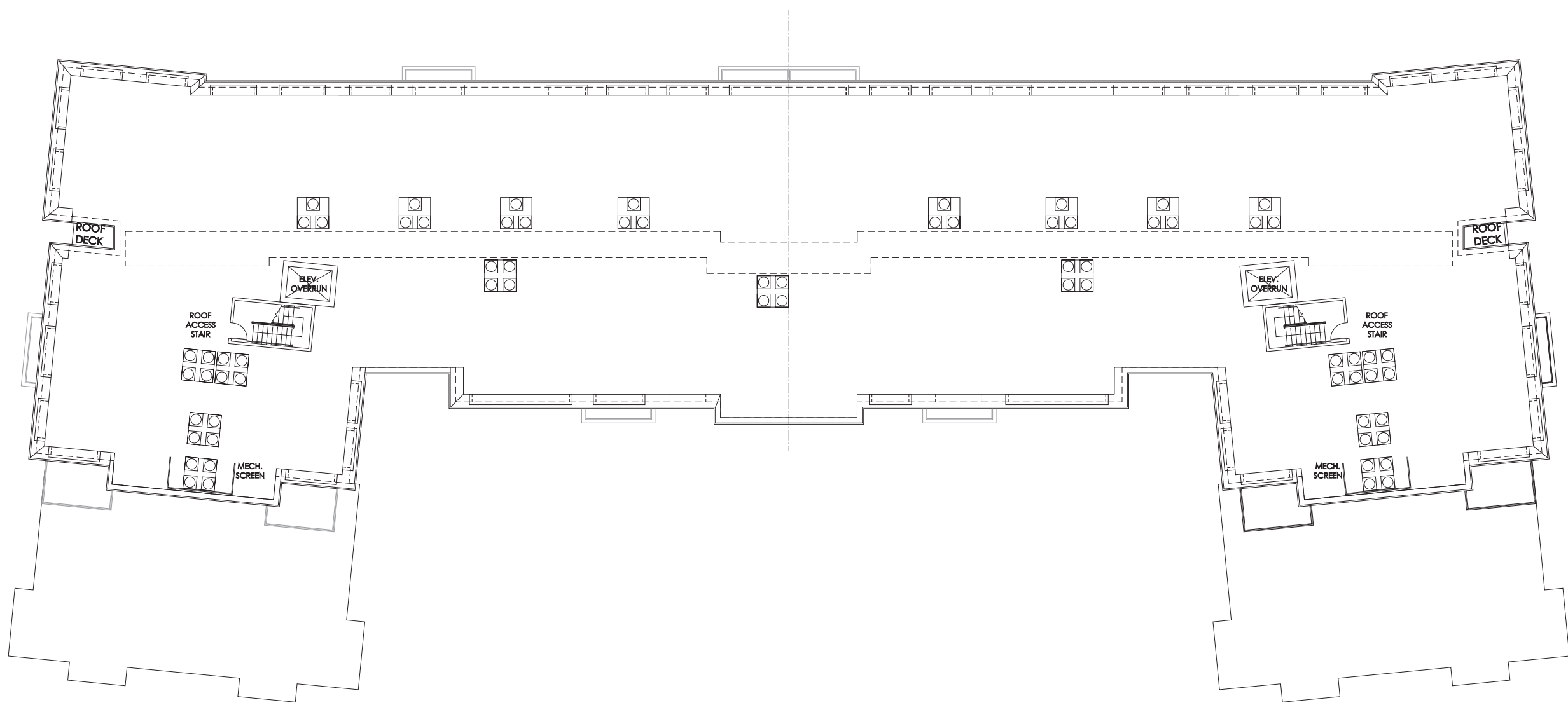
 thirty bow street
 somerville, ma 02143
 architects@boyeswatson.com
 phone: (617) 629-8200
 fax: (617) 629-8201

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scale
 3/32" = 1'-0"

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sheet no.
A304



ROOF PLAN

3/32" = 1'-0"



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PROPOSED ELEVATIONS - EAST BUILDING
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS
 thirty bow street
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 phone: (617) 629-8200
 fax: (617) 629-8201

job number 16730

scale 3/32" = 1'-0"

date issued 01.28.13

sheet no. A401



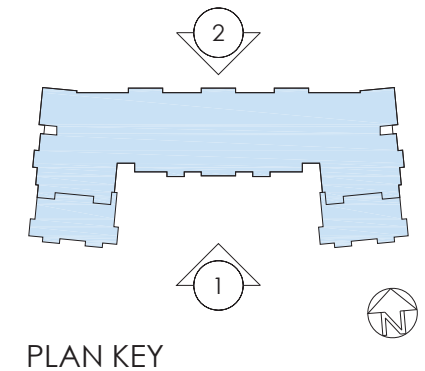
2 NORTH ELEVATION



1 SOUTH ELEVATION

MATERIALS KEY

- ASPHALT SHINGLES
- PAINTED TRIM
- CLAPBOARDS
- BRICK VENEER
- GLAZING OR BALCONY RAIL (TBD)



LONGITUDINAL BUILDING ELEVATIONS

3/32" = 1'-0"

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1 TYLER CT
CAMBRIDGE, MA 02140

PROPOSED ELEVATIONS - WEST BUILDING
33 COTTAGE PARK AVENUE, CAMBRIDGE MA



job number 16730

scale 3/32" = 1'-0"

date issued 01.28.13

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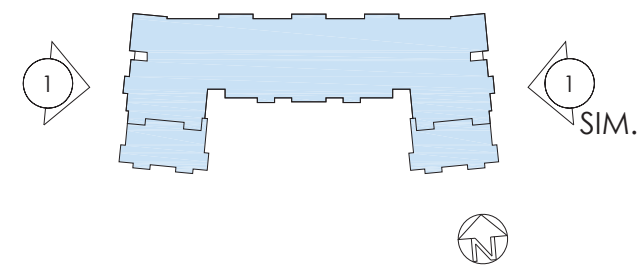
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1 WEST ELEVATION - WHITTEMORE AVE. ENTRANCE
(EAST ELEVATION SIMILAR)

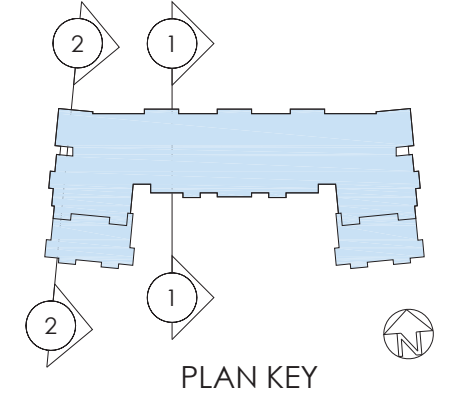
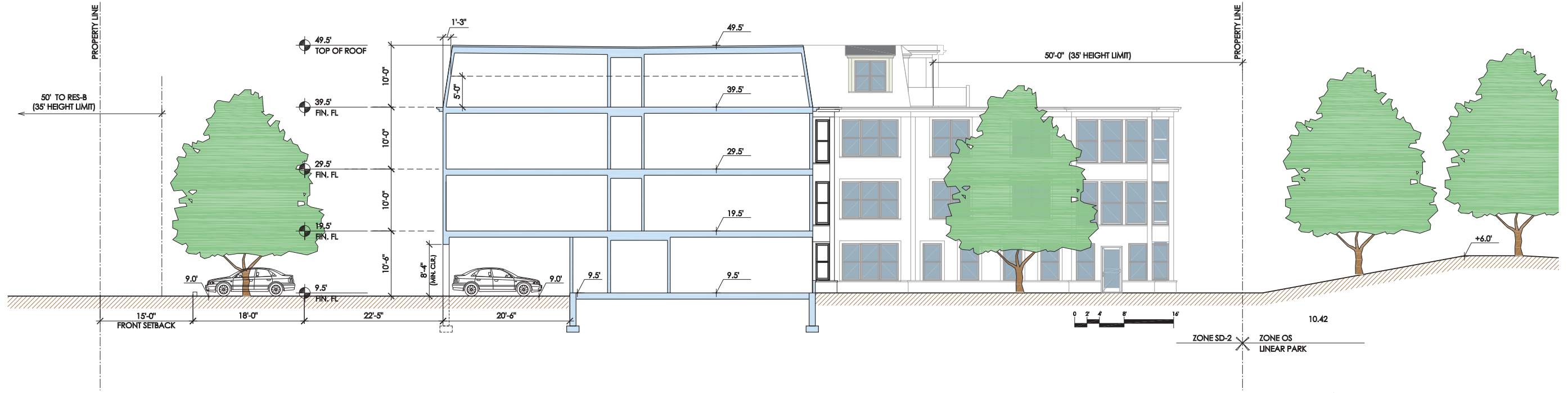
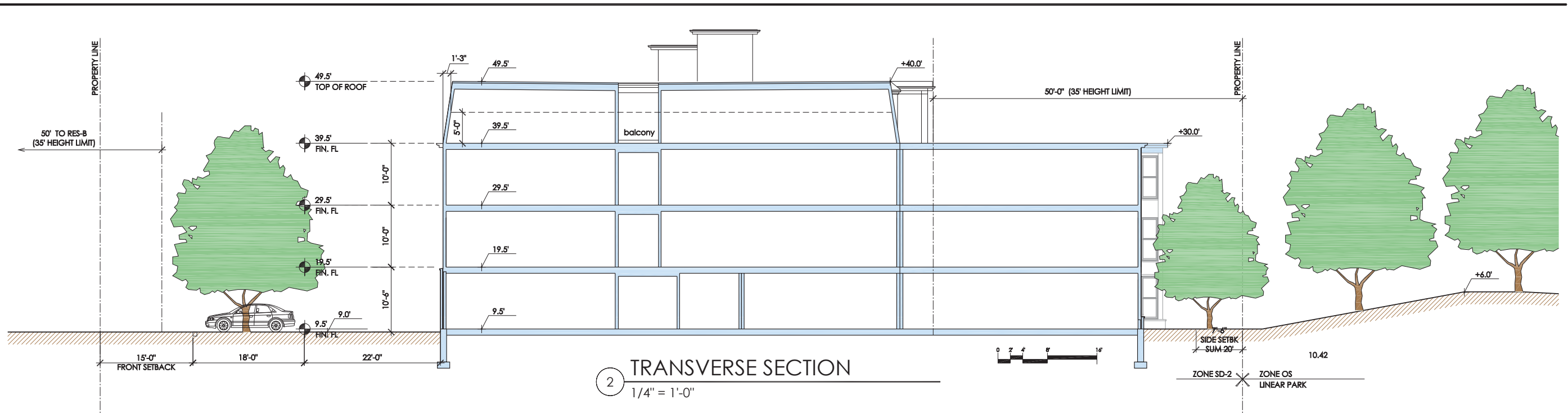
MATERIALS KEY

- ASPHALT SHINGLES
- PAINTED TRIM
- CLAPBOARDS
- BRICK VENEER
- GLAZING OR BALCONY RAIL (TBD)



ENLARGED BUILDING ELEVATION

1/4" = 1'-0"



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TYLER COURT LTD
1 TYLER CT.
CAMBRIDGE, MA 02140

PROPOSED BUILDING SECTIONS
33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS
thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629-2200
fax: (617) 629-8201

job number 16730

scale 3/32" = 1'-0"

date issued 01.28.13

sheet no. A501

BUILDING SECTIONS
AS NOTED

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PROPOSED BUILDING SECTIONS
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma 02143
 architects@boyeswatson.com
 phone: (617) 629-2200
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job number 16730

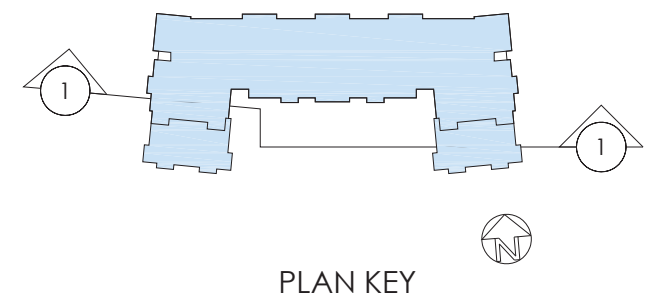
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date issued 01.28.13

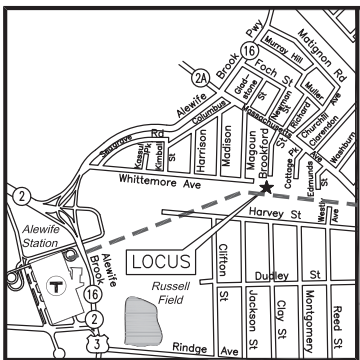
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1 LONGITUDINAL SECTION
 3/32" = 1'-0"



BUILDING SECTION
 AS NOTED

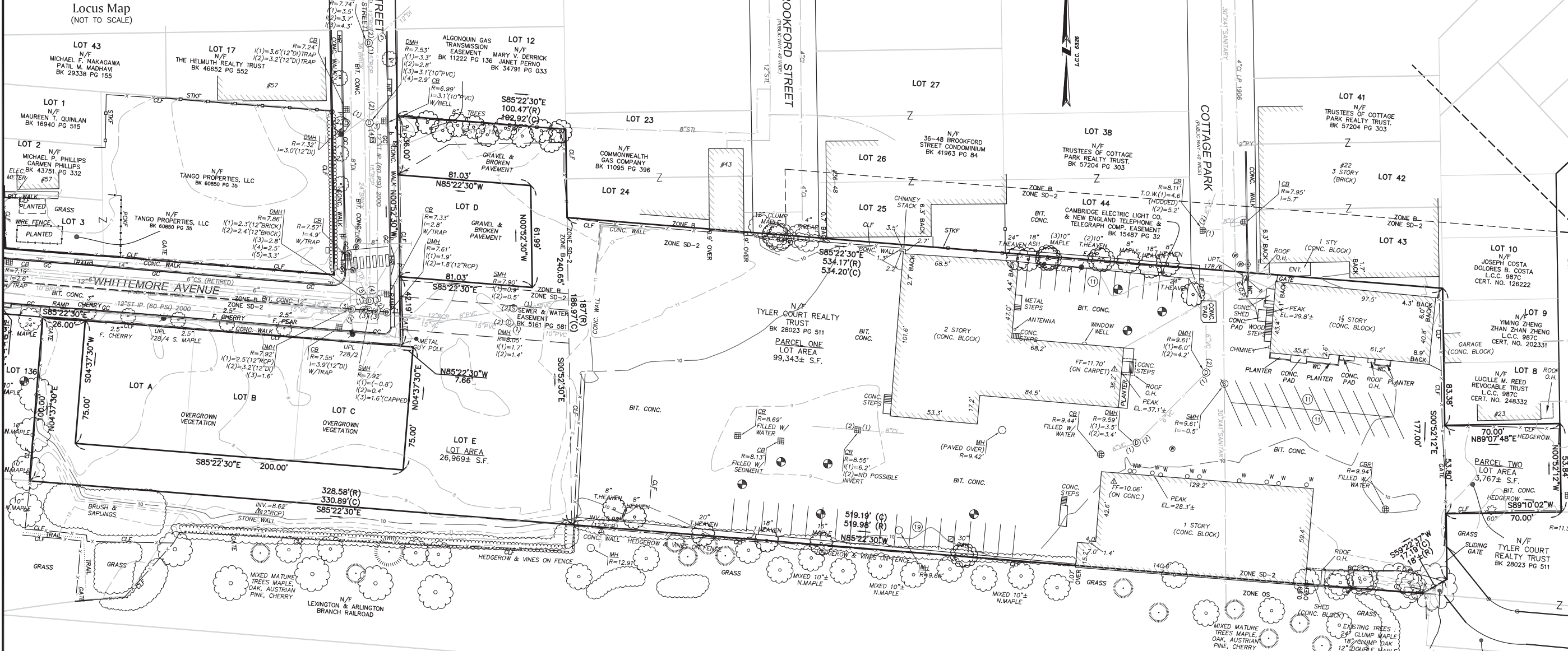


UTILITY NOTE
 EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

REVISIONS

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stamp
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 1 TYLER CT.
 CAMBRIDGE, MA 02140



EXISTING CONDITIONS PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BSC GROUP
 15 Eliot Street
 Boston, Massachusetts
 02127 517.896.4300

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job number	2.067.04
scale	1" = 30'
date issued	01.11.13
sheet no.	V-001

LEGEND

- | | | |
|--------------------------------|--------------------------------|--------------------------------|
| BIT. CONC. BITUMINOUS CONCRETE | ● IRON ROD | ○ UTILITY POLE |
| BC BITUMINOUS CURB | * LAMP | ○ UTILITY POLE W/LIGHT |
| CB CATCH BASIN | ○ LIGHT POLE | ○ UTILITY POLE W/TRANSFORMER |
| CONC. CONCRETE | ○ MAIL BOX | ○ VENT PIPE |
| □ CONCRETE BOUND | ○ MANHOLE | ○ WATER GATE |
| □ CONCRETE BOUND W/DRILL HOLE | ○ METAL POST | ○ WOOD POST |
| ○ DECIDUOUS TREE | ○ MONITORING WELL | — WATER LINE |
| ○ DRAIN MANHOLE | ○ NOW OR FORMERLY | — TELEPHONE LINE |
| ○ DRILL HOLE | ○ O.H. OVERHANG | — DRAIN LINE |
| E.O.P. EDGE OF PAVEMENT | ○ PK NAIL | — SEWER LINE |
| ○ ELECTRIC HANDHOLE | ○ RAILROAD SPIKE | — GAS LINE |
| ○ ELECTRIC MANHOLE | ○ RECORD INFORMATION | — UNDERGROUND ELECTRIC CONDUIT |
| EL ELEVATION | ○ RIM ELEVATION | — OVERHEAD WIRE |
| ENT. ENTRANCE | ○ SEWER MANHOLE | — TREELINE |
| FF= FINISHED FLOOR ELEVATION | ○ SHRUB | — BRUSHLINE |
| ○ GAS GATE | ○ SIGN | — CHAIN LINK FENCE |
| ○ GUY ANCHOR | □ STONE BOUND | — STOCKADE FENCE |
| ○ GUY POLE | □ STONE BOUND W/DRILL HOLE | — WOOD GUARDRAIL |
| ○ HANDHOLE | □ STONE BOUND W/ESCUTCHEON PIN | — STEEL GUARDRAIL |
| ○ HANDICAP PARKING SPACE | ○ STUMP | |
| ○ HYDRANT | T.O.W. TOP OF WATER | |
| ○ INVERT | ○ TELEPHONE MANHOLE | |
| ○ IRON PIPE | ○ UTILITY ACCESS PANEL | |

PLAN REFERENCES

LAND COURT PLAN 987C
 LAND COURT PLAN 5236F
 LAND COURT PLAN 5236N
 LAND COURT PLAN 6151B
 LAND COURT PLAN 9944B
 LAND COURT PLAN 16059A
 LAND COURT PLAN 16108A
 PLAN BOOK 22 PLAN 14
 PLAN BOOK 63 PLAN 9
 PLAN BOOK 63 PLAN 10
 BOOK 2482 PAGE END
 BOOK 11222 PAGE 137
 PLAN NO. 51 OF 1972
 PLAN NO. 378 OF 1980
 PLAN NO. 881 OF 1987
 PLAN NO. 433 OF 1988
 PLAN NO. 1410 OF 1989
 PLAN OF MAGOUN STREET (1901) (STR-15-19)
 PLAN OF COTTAGE PARK AVENUE (1901) (STR-15-36)
 PLAN OF BROOKFORD STREET (1904) (STR-16-24)
 PLAN OF WHITTEMORE AVENUE (1905) (STR-16-30)
 PLAN OF WHITTEMORE AVENUE (1930) (STR-20-06)
 PLAN OF EDMUNDS STREET (1912) (PLAN NO. 4937)
 PLAN OF TYLER COURT (CITY OF CAMBRIDGE NO. 8013)

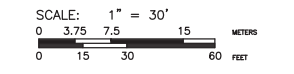
GENERAL NOTES

- ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
BENCHMARK USED: MONEL RIVET #635 SET IN THE NORTHEAST EDGE OF GRANITE CAPSTONE OF ARCH BRIDGE OVER ALEWIFE BROOK AT MASSACHUSETTS AVENUE (ELEV.= 11.29').
TBM #1 SET: X-CUT IN FIRE HYDRANT BOLT AT CORNER OF MAGOUN STREET AND WHITTEMORE AVENUE (ELEV.= 10.81').
TBM #2 SET: X-CUT IN FIRE HYDRANT BOLT AT END OF COTTAGE PARK AVENUE (ELEV.= 11.30').
- THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN JUNE 2008 AND AUGUST, 2012.
- UTILITIES SHOWN ON WHITTEMORE AVE, MADISON AVE, AND MAGOUN ST. ARE REFERENCED FROM A PLAN WITH MARK-UPS BY CAMBRIDGE DEPARTMENT OF PUBLIC WORKS DATED JANUARY 15, 2010.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY.

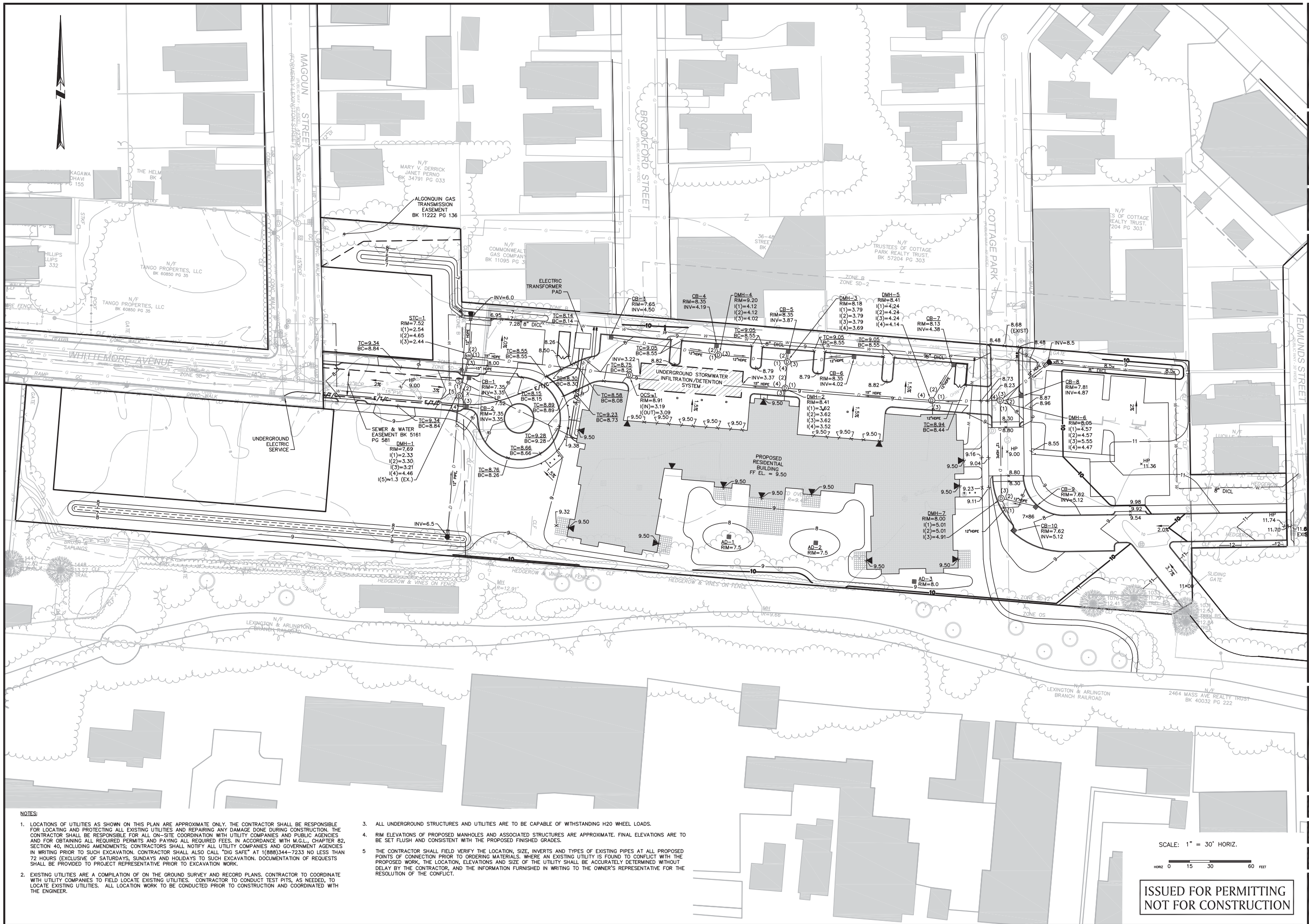
REGISTERED LAND SURVEYOR
 FOR BSC GROUP, INC.

DATE



ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Drawing name: P:\PROJECTS\Survey\Boscam\130704\130704.dwg
 Plotted on: Thursday, January 10, 2013 - 10:42am by BSM



revisions
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stamp

client

TYLER COURT LLC
1 TYLER CT.
CAMBRIDGE, MA 02140

CIVIL SITE PLAN

33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BSC GROUP
15 Blinn Street
Boston, Massachusetts
02127 517.896.4300

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job number
2.067.04

scale
1" = 30'

date issued
01.11.13

sheet no.
C-002

- NOTES:**
- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT 1(888)344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
 - EXISTING UTILITIES ARE A COMPILATION OF ON THE GROUND SURVEY AND RECORD PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES. CONTRACTOR TO CONDUCT TEST PITS, AS NEEDED, TO LOCATE EXISTING UTILITIES. ALL LOCATION WORK TO BE CONDUCTED PRIOR TO CONSTRUCTION AND COORDINATED WITH THE ENGINEER.
 - ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
 - RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
 - THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.

SCALE: 1" = 30' HORIZ.
HORIZ 0 15 30 60 FEET

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Drawing name: P:\130670\CAD\Civil\Drawings\20130104-02.dwg
Printed on: Thursday, January 10, 2013 1:53pm by DB/M

REVISIONS
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stamp

client
 TYLER COURT LLC
 1 TYLER CT.
 CAMBRIDGE, MA 02140

project
OPEN SPACE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

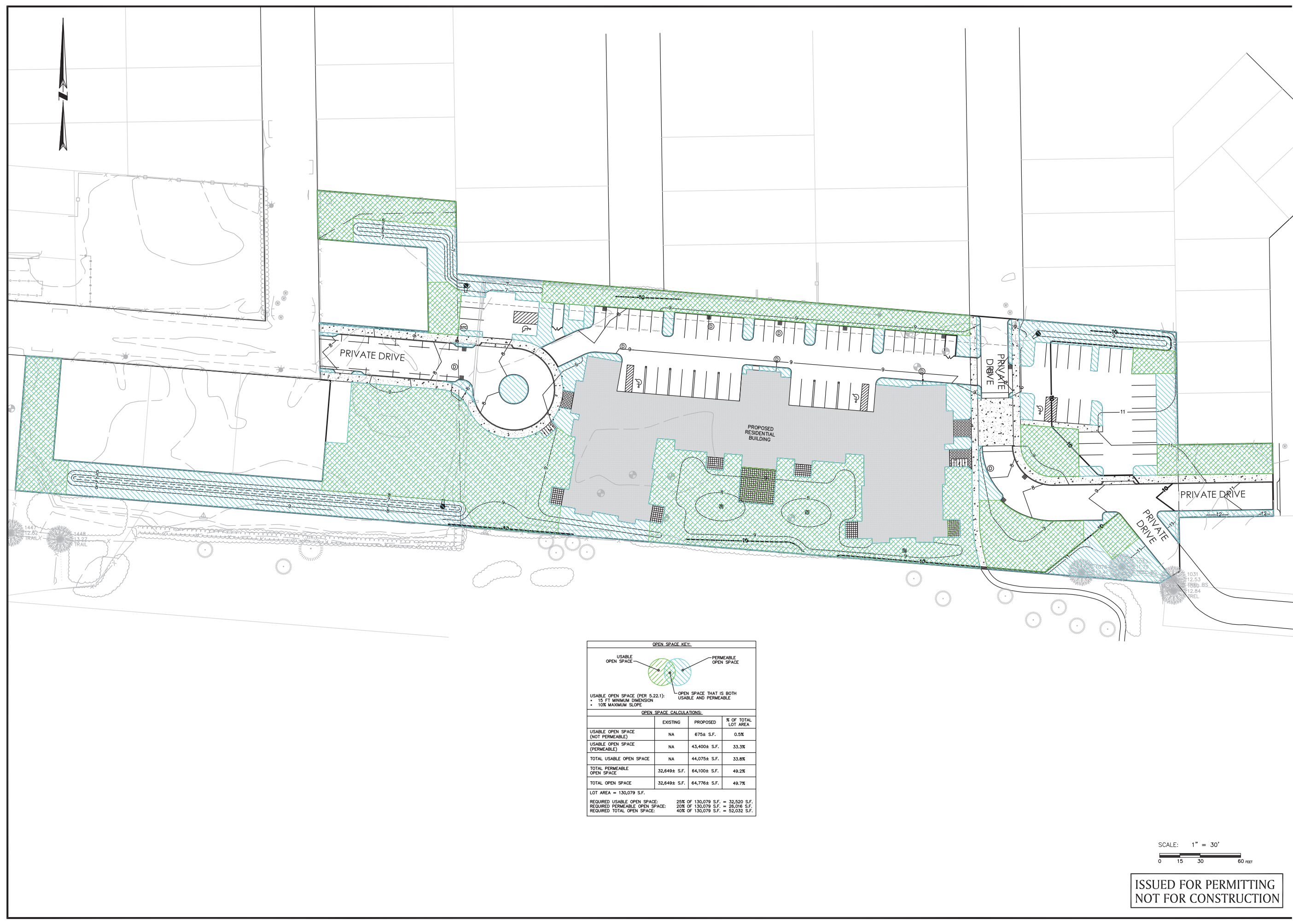
BSC GROUP
 15 Blaine Street
 Boston, Massachusetts
 02127
 517.896.4300

job number
 2.067.04

scale
 1" = 30'

date issued
 01.11.13

sheet no.
C-010



OPEN SPACE KEY:

USABLE OPEN SPACE (green hatched)
 PERMEABLE OPEN SPACE (blue hatched)
 OPEN SPACE THAT IS BOTH USABLE AND PERMEABLE (green and blue hatched)

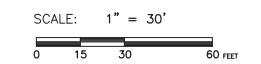
USABLE OPEN SPACE (PER 5.22.1):
 • 15 FT MINIMUM DIMENSION
 • 10% MAXIMUM SLOPE

OPEN SPACE CALCULATIONS:

	EXISTING	PROPOSED	% OF TOTAL LOT AREA
USABLE OPEN SPACE (NOT PERMEABLE)	NA	675± S.F.	0.5%
USABLE OPEN SPACE (PERMEABLE)	NA	43,400± S.F.	33.3%
TOTAL USABLE OPEN SPACE	NA	44,075± S.F.	33.8%
TOTAL PERMEABLE OPEN SPACE	32,649± S.F.	64,100± S.F.	49.2%
TOTAL OPEN SPACE	32,649± S.F.	64,776± S.F.	49.7%

LOT AREA = 130,079 S.F.

REQUIRED USABLE OPEN SPACE: 25% OF 130,079 S.F. = 32,520 S.F.
 REQUIRED PERMEABLE OPEN SPACE: 20% OF 130,079 S.F. = 26,016 S.F.
 REQUIRED TOTAL OPEN SPACE: 40% OF 130,079 S.F. = 52,032 S.F.



**ISSUED FOR PERMITTING
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Drawing name: P:\130674\CAD\Drawings\Calculations\Open Space Calc\130674-Open Space-Prop.dwg
 Plotted on: Thursday, January 10, 2013 - 1:58pm by BSMN

PLANT MATERIAL SCHEDULE

Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, NOTES. Includes sections for TREES and SHRUBS.

Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, NOTES. Includes sections for SHRUBS and ORNAMENTAL GRASS.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.

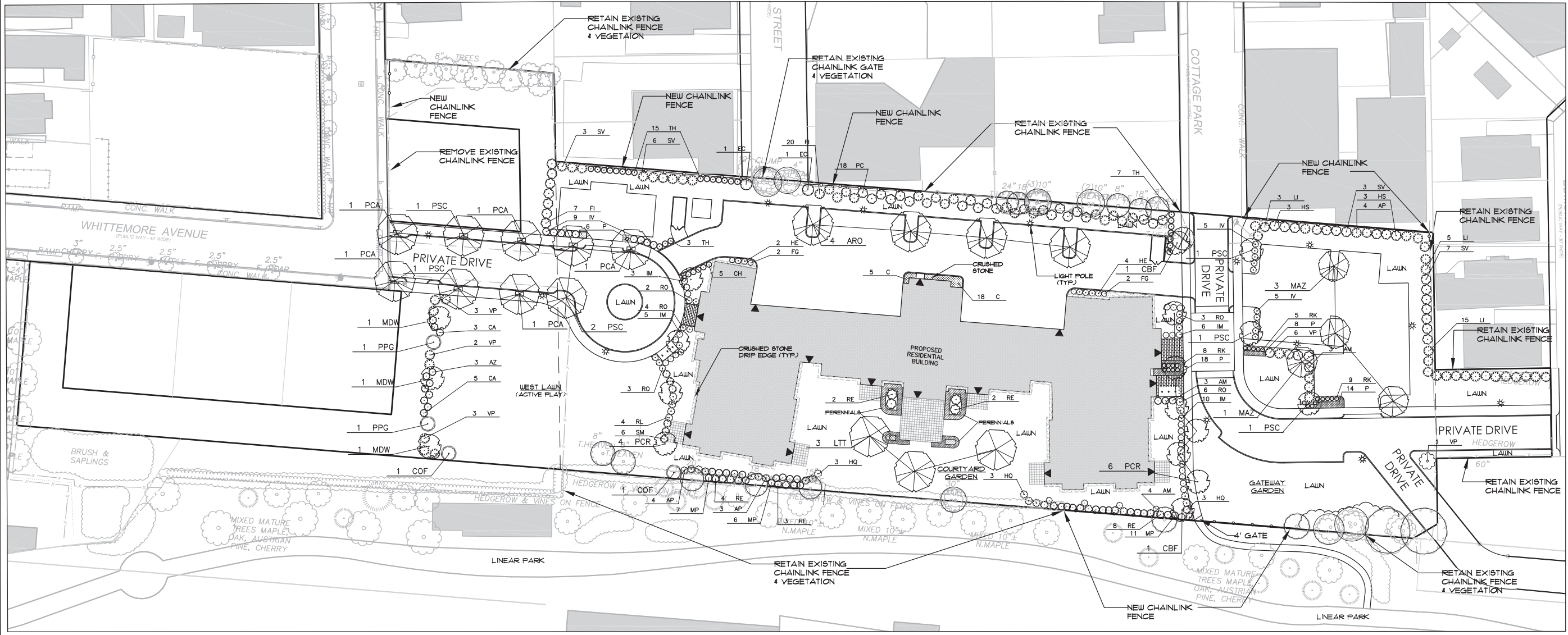
Table with 2 columns: REVISIONS, 1-10.

stamp
client
TYLER COURT LLC
1 TYLER CT.
CAMBRIDGE, MA 02140

LANDSCAPE PLAN
33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BSC GROUP
15 Eliot Street
Boston, Massachusetts 02127
617.896.4300

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job number 2.067.04
scale 1" = 30'
date issued 01.11.13
sheet no. L-001



SCALE: 1" = 30'

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