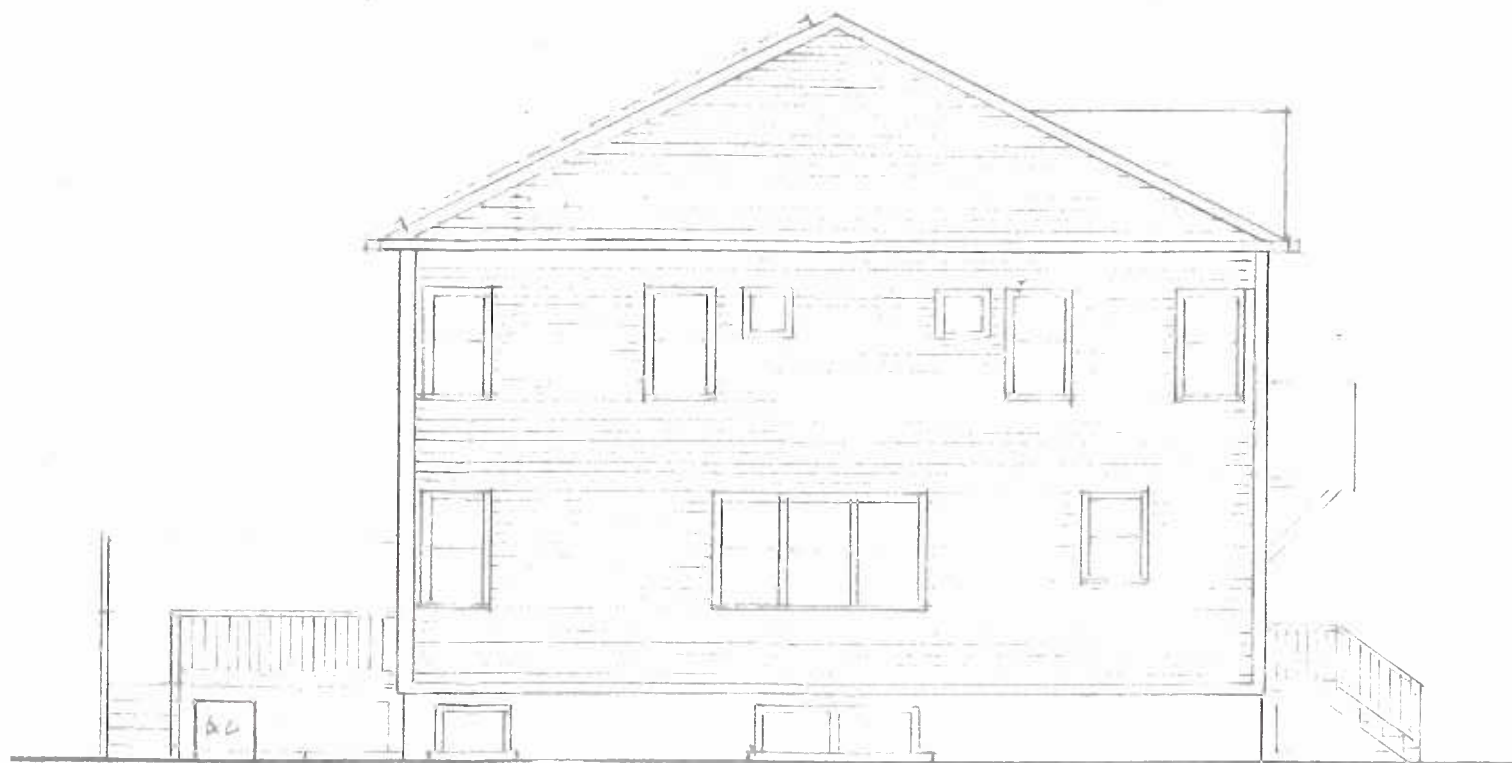


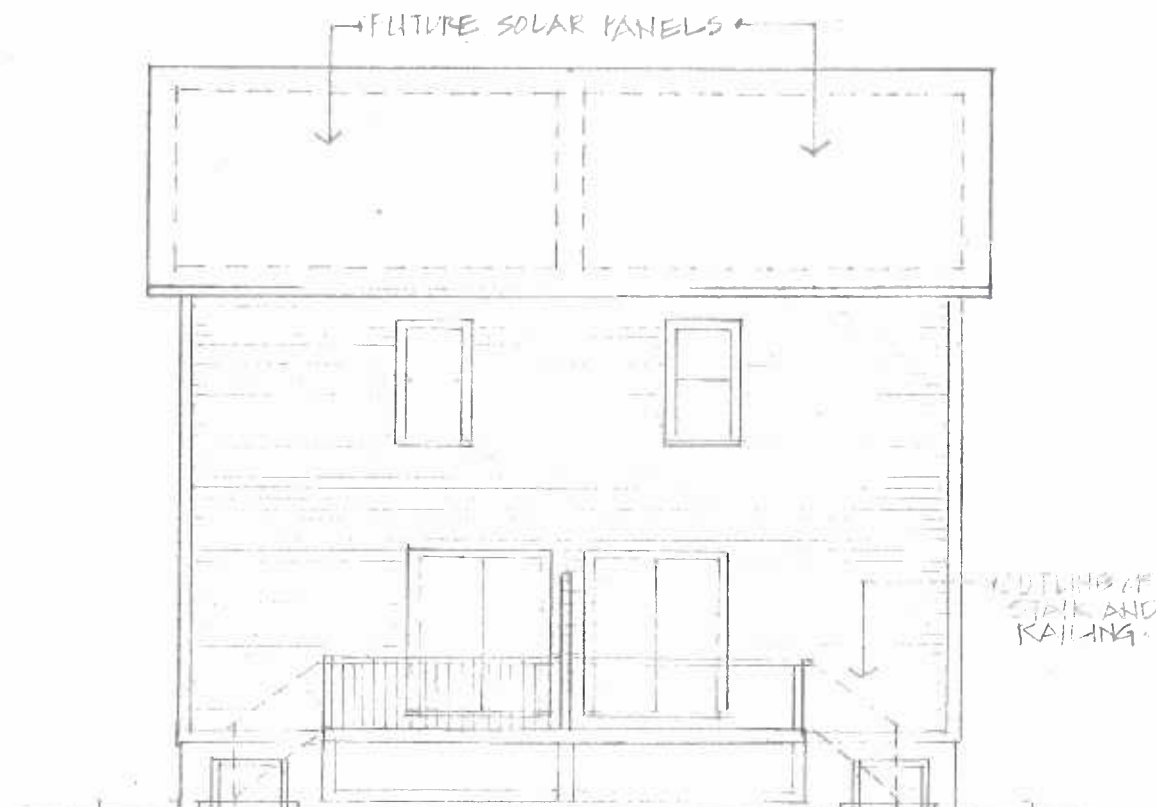
SIDE ELEVATION – WEST



FRONT ELEVATION



SIDE ELEVATION - EAST



REAR ELEVATION



| | | |
|--|---|--|
| <p>BARON+ASSOCIATES, INC. 174 Garden Street Cambridge, MA 02138</p> | <p>TITLE: EXTERIOR ELEVATIONS DATE: August 8, 2018 SCALE: 1/8" = 1'-0"</p> | <p>AMADOR DEVELOPMENT 199 PEMBERTON STREET CAMBRIDGE, MASSACHUSETTS</p> |
|--|---|--|

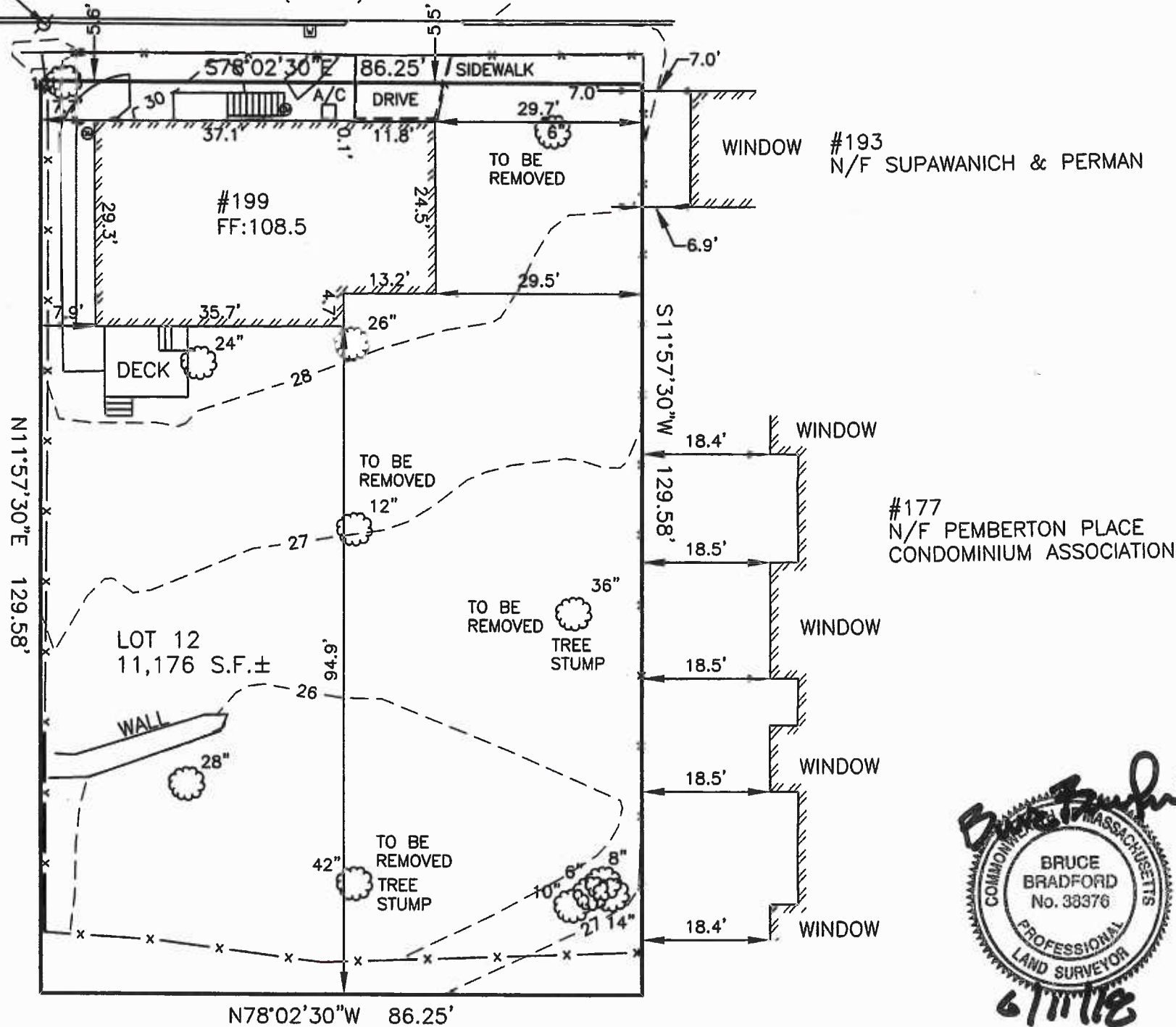


BENCHMARK
MAG SET IN UP
ELEV 30.30
CITY OF CAMBRIDGE BASE

PEMBERTON STREET

RIM 28.70
INV 13.78 (RECORD)

#203
N/F 203 PEMBERTON STREET
CONDOMINIUM ASSOCIATION



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

PLAN REFERENCE:
BOOK 77 PAGE 309
RECORDED JULY 31, 1920

DEED REFERENCE:
BOOK 22144 PAGE 132

PLAN OF LAND IN CAMBRIDGE, MA

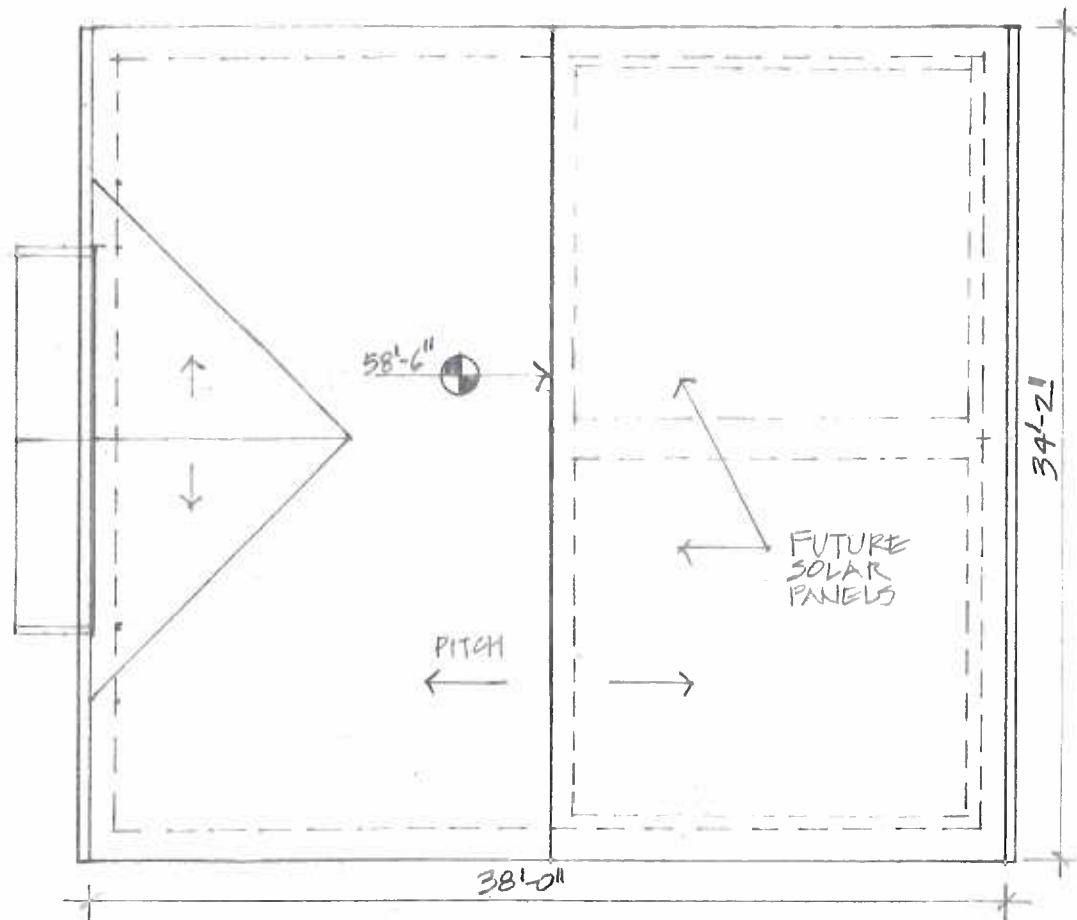
199 PEMBERTON STREET
EXISTING CONDITION

SCALE: 1 IN. = 20 FT.
DATE: JUNE 11, 2018
DRAWN: GA
CHECK: BB

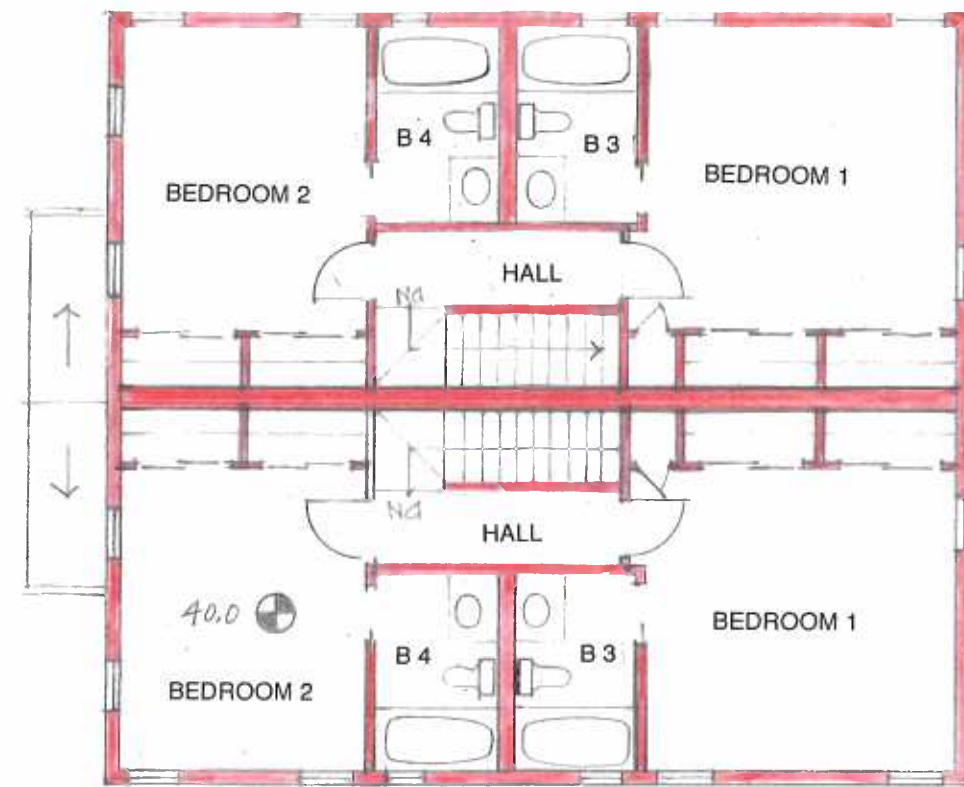
REVISIONS:

| | | |
|--|--|--|
| | | |
| | | |
| | | |

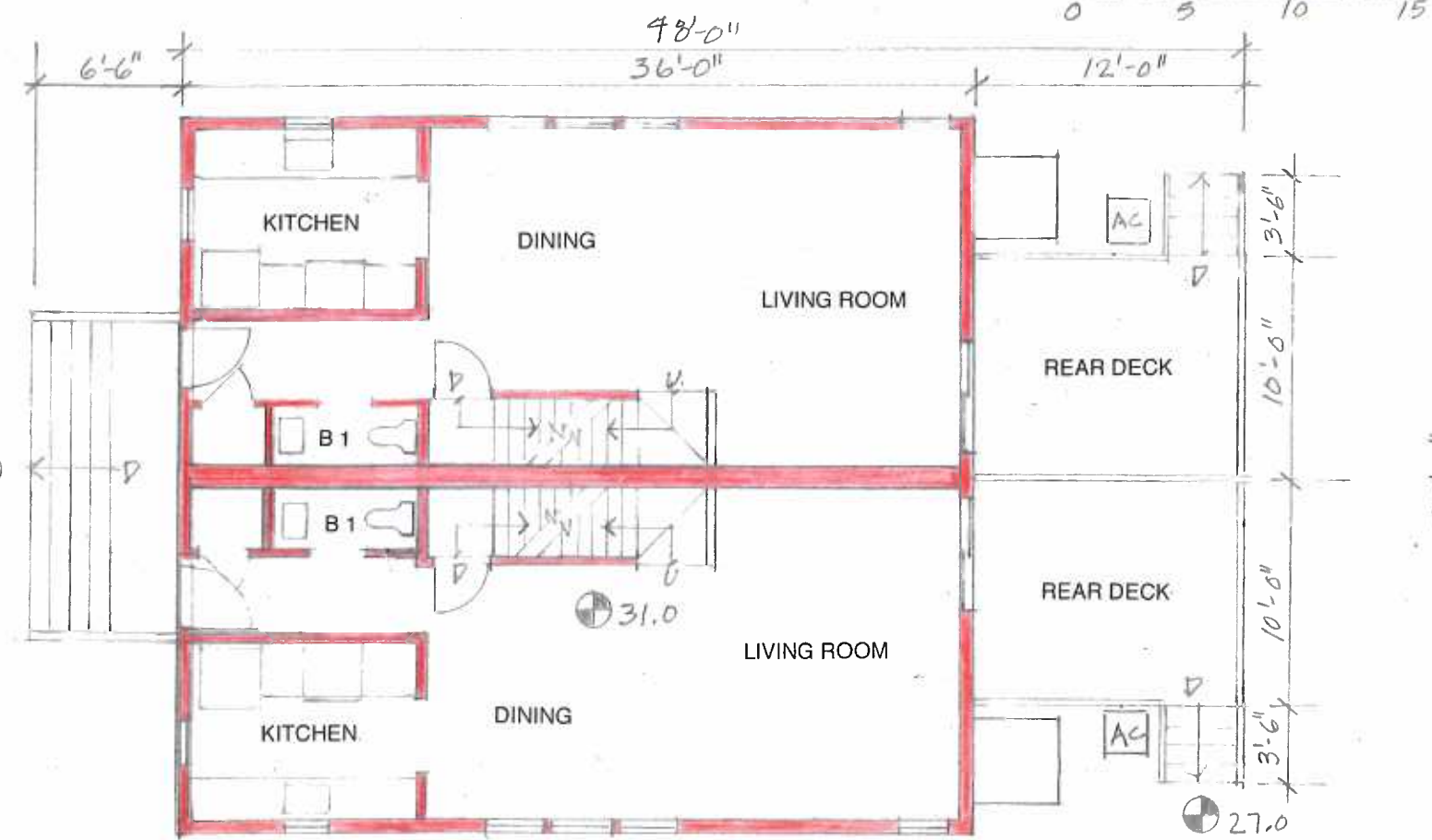
PROJECT NO. 25334



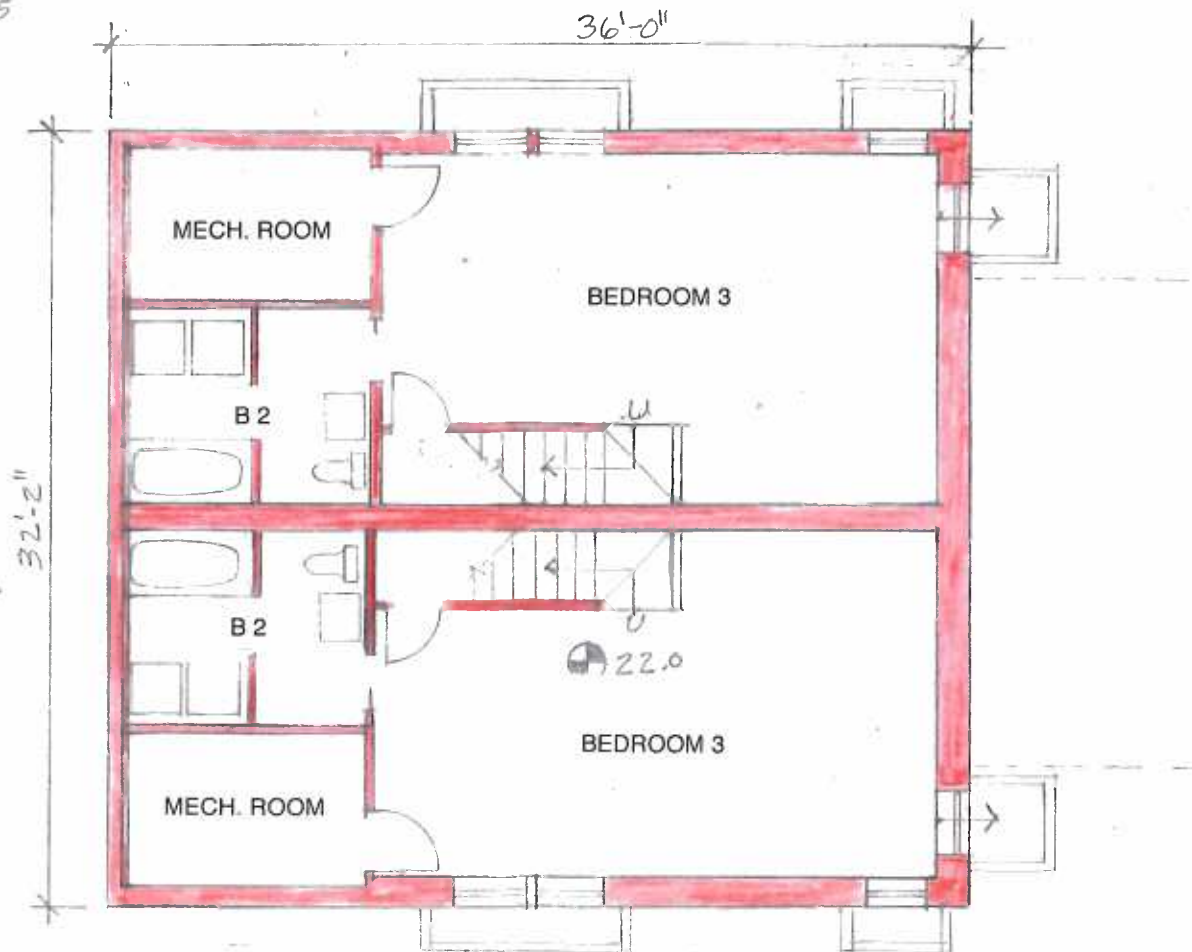
ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

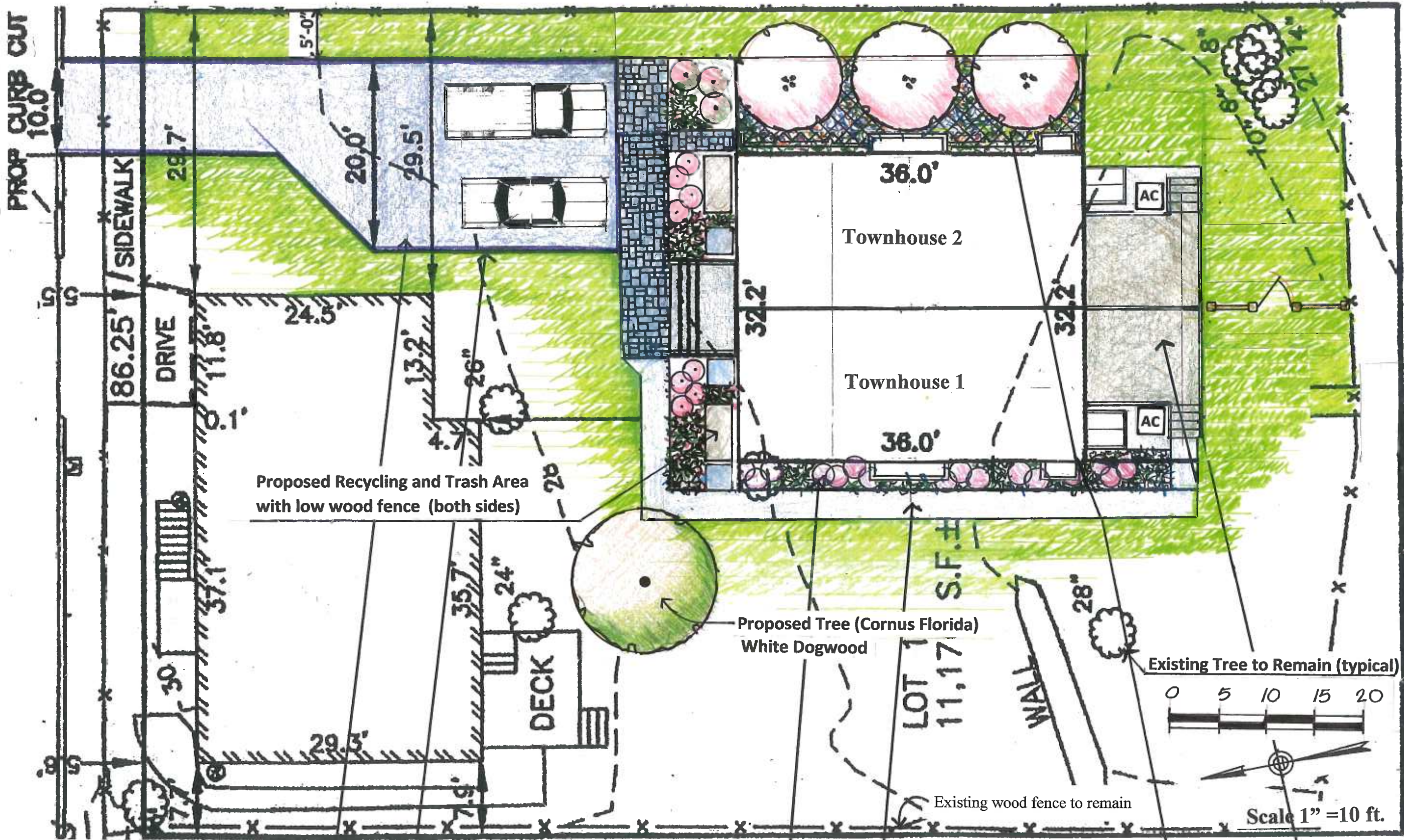


BASEMENT FLOOR PLAN



| | |
|--|---|
| <p>BARON+ASSOCIATES, INC. 174 Garden Street Cambridge, MA 02138</p> | <p>TITLE: TOWNHOUSE FLOOR PLANS DATE: August 8, 2018 SCALE: 1/8" = 1'-0"</p> |
| <p>AMADOR DEVELOPMENT 199 PEMBERTON STREET CAMBRIDGE, MASSACHUSETTS</p> | <p>A-1</p> |

Pemberton Street



Permeable Driveway Surface

- Crushed Stone or Decomposed Granite

Granite Cobble Curb

- Full length drive and auto court

Plant Bed Between Unit and Walkway

- 3 ft. width to soften edge between architecture and site

3 Ft. Width Walkway

- This walk connects north and south entrances of Unit 1
- Crushed Gravel or Decomposed Granite

Plant and Ground Cover Bed

- 3 Amelanchier Canadensis (Juneberry) with multiple stems 8 ft. to 10 ft. height when planted
- GC varieties include: Periwinkle or Big Leaf Wintercreeper
- 5 ft. width lawn panel

Wood Decks

BARON+ASSOCIATES, INC.
174 Garden Street
Cambridge, MA 02138

TITLE: PROPOSED LANDSCAPE PLAN
DATE: June 22, 2018
SCALE: 1" = 10'-0"

AMADOR DEVELOPMENT
199 PEMBERTON STREET
CAMBRIDGE, MASSACHUSETTS

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

ZONING DISTRICT B
PRIVATE OPEN SPACE 53%

PLAN REFERENCE:
BOOK 77 PAGE 309
RECORDED JULY 31, 1920

DEED REFERENCE:
BOOK 22144 PAGE 132

PLAN OF LAND IN CAMBRIDGE, MA

199 PEMBERTON STREET
PROPOSED 2 TOWNHOUSES

SCALE: 1 IN. = 20 FT.

DATE: OCTOBER 30, 2018

DRAWN: GA

CHECK: BB

REVISIONS:

| | | |
|----------|---------|--|
| 6/25/18 | VARIOUS | |
| 8/15/18 | VARIOUS | |
| 10/30/18 | VARIOUS | |

PROJECT NO. 25334

BENCHMARK
MAG SET IN UP
ELEV 30.30
CITY OF CAMBRIDGE BASE

EDGE OF NEW CURB CUT
45.7'

RIM 28.70
INV 13.78 (RECORD)

EXIST CURB CUT
16'

PROP CURB CUT
10.0'

PEMBERTON STREET

#203
N/F 203 PEMBERTON STREET
CONDOMINIUM ASSOCIATION

#199
BASEMENT 28.7

WINDOW #193
N/F SUPAWANICH & PERMAN

PROP DRIVEWAY

PROP WALK

PROP PORCH

PROP 2
TOWNHOUSES

LOT 12
11,176 S.F.±

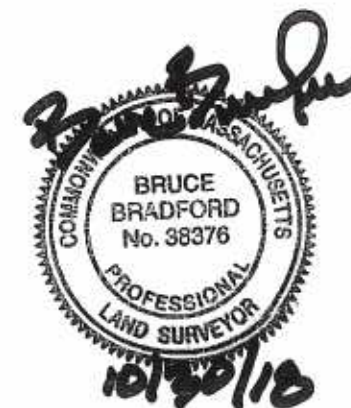
PRIVATE OPEN SPACE
6,075 S.F.

#177
N/F PEMBERTON PLACE
CONDOMINIUM ASSOCIATION

WINDOW

WINDOW

WINDOW



N78°02'30"W 86.25'

4.0'

N11°57'30"E 129.58'

S11°57'30"W

578°02'30"E 86.25' SIDEWALK

37.1' 11.8' 29.7'

24.5' 20.0' 29.5'

13.2' 26" 13.2'

35.7' 24" 26"

7.9' 28' 28'

29.3' 24" 28'

16.0' 15.0'

32.0' 15.0'

36.0' 36.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

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32.0' 15.0'

32.0' 15.0'

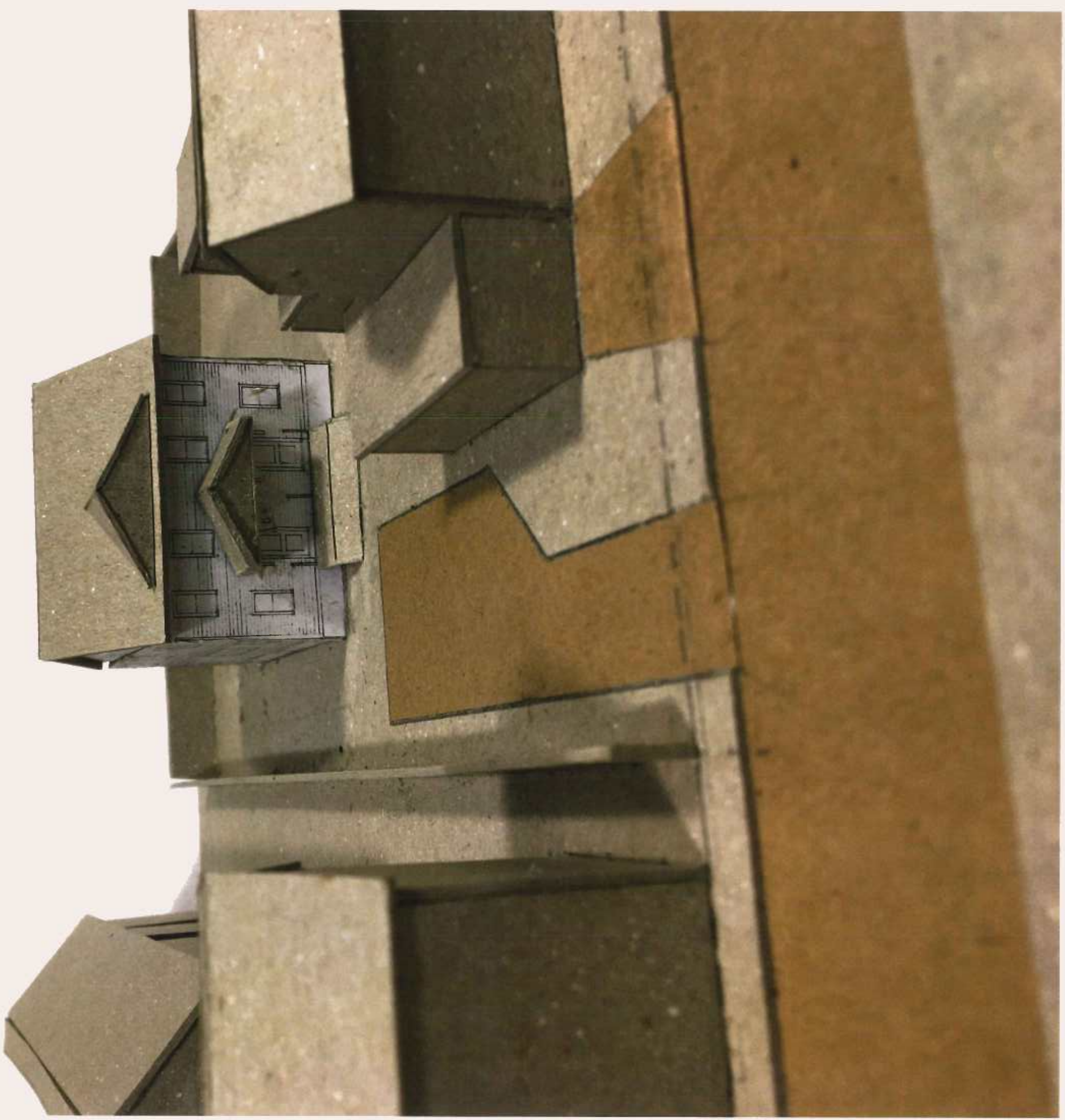
32.0' 15.0'

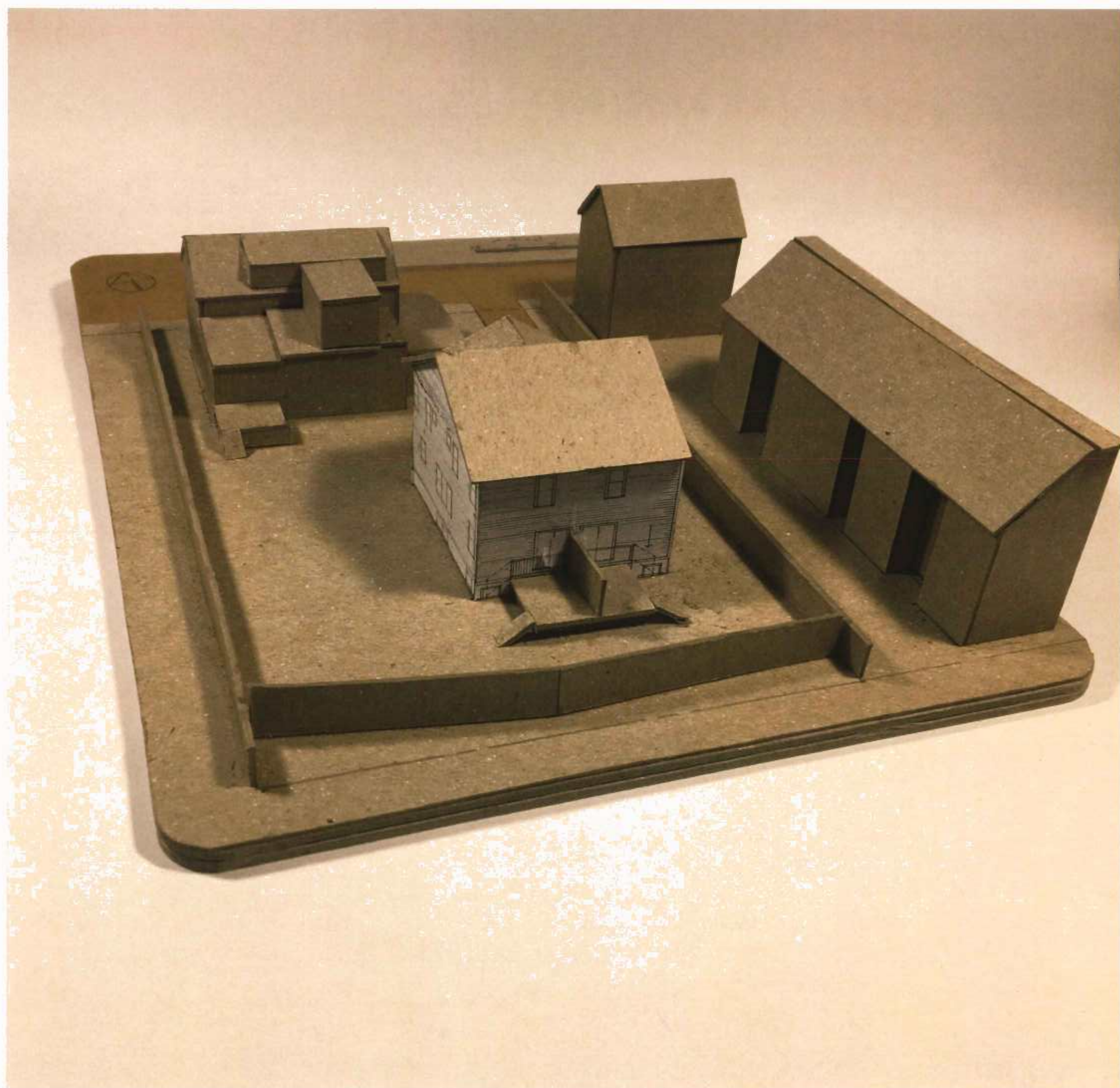
32.0' 15.0'

32.0' 15.0'

32.0' 15.0'

32.0' 15.0'





199 PEMBERTON PHOTOS

PLANNING BOARD SPECIAL PERMIT

FRONT VIEW



VIEW LOOKING EAST



SOUTH EASTERN VIEW



VIEW NORTH FROM REAR PROPERTY LINE



VIEW LOOKING NORTH EAST



VIEW LOOKING WEST

