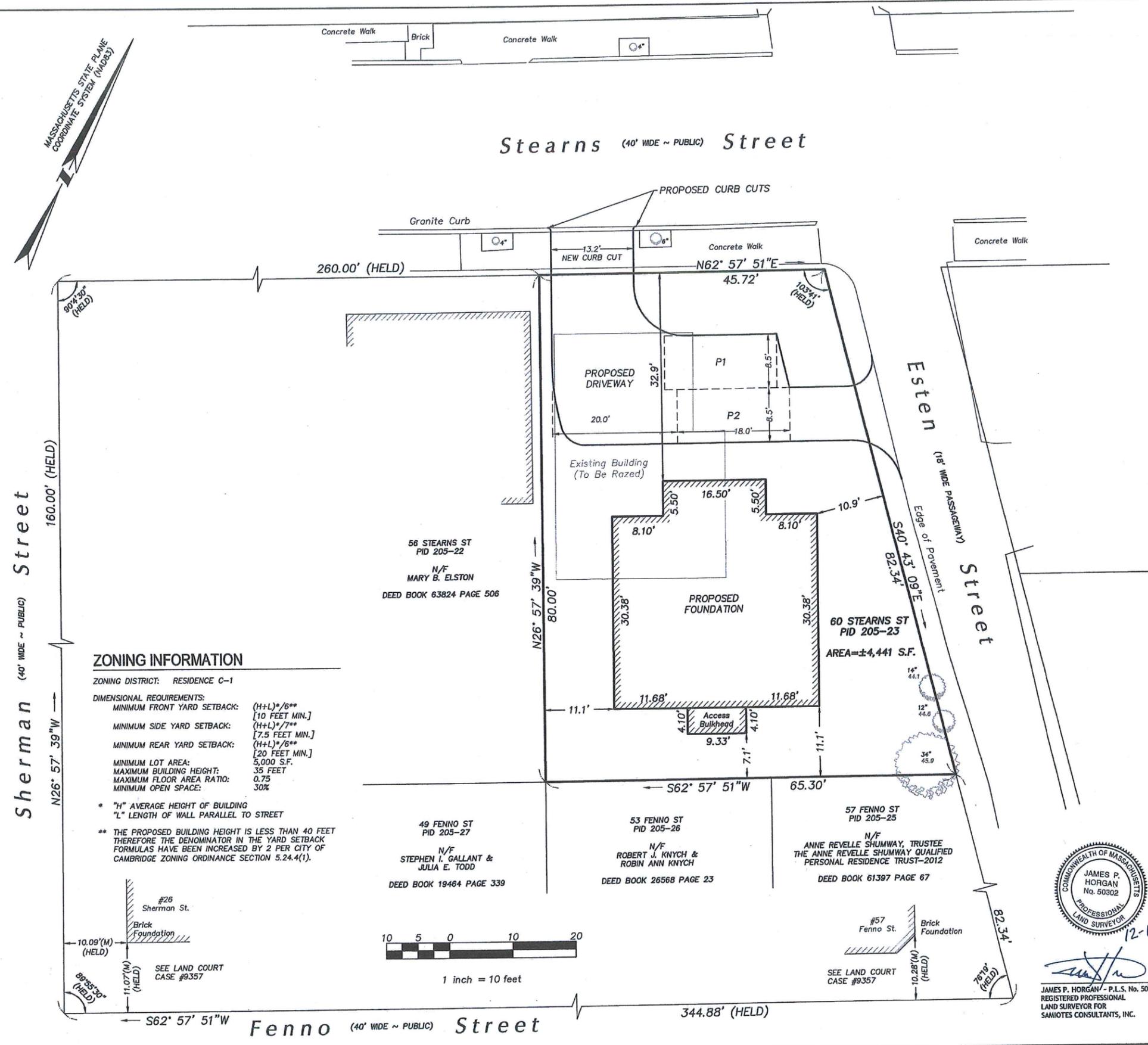


58-60 Stearns Street

Neighborhood Map		P.00	GROUP DESIGN BUILD
Project number	201811		
Date	12/12/2018		
Scale	1" = 20'-0"		
CHC Review			

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ZONING INFORMATION

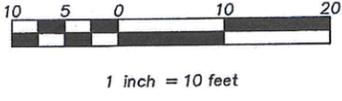
ZONING DISTRICT: RESIDENCE C-1

DIMENSIONAL REQUIREMENTS:

- MINIMUM FRONT YARD SETBACK: $(H+L) \times 6^{**}$
[10 FEET MIN.]
- MINIMUM SIDE YARD SETBACK: $(H+L) \times 7^{**}$
[7.5 FEET MIN.]
- MINIMUM REAR YARD SETBACK: $(H+L) \times 6^{**}$
[20 FEET MIN.]
- MINIMUM LOT AREA: 5,000 S.F.
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MAXIMUM FLOOR AREA RATIO: 0.75
- MINIMUM OPEN SPACE: 30%

* "H" AVERAGE HEIGHT OF BUILDING
"L" LENGTH OF WALL PARALLEL TO STREET

** THE PROPOSED BUILDING HEIGHT IS LESS THAN 40 FEET
THEREFORE THE DENOMINATOR IN THE YARD SETBACK
FORMULAS HAVE BEEN INCREASED BY 2 PER CITY OF
CAMBRIDGE ZONING ORDINANCE SECTION 5.24.4(1).



REVISION	

**60 Stearns Street
Cambridge, MA**

**Plot Plan Showing
Proposed Foundation**

JOB # 18090.00
DATE: 12.13.18
SCALE: 1"=10'
DRAWN BY: CY/JH
REVIEWED BY: JH

CPP

FILE:18090.00 60 STEARNS STREET CAMBRIDGE CPP.DWG



Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com

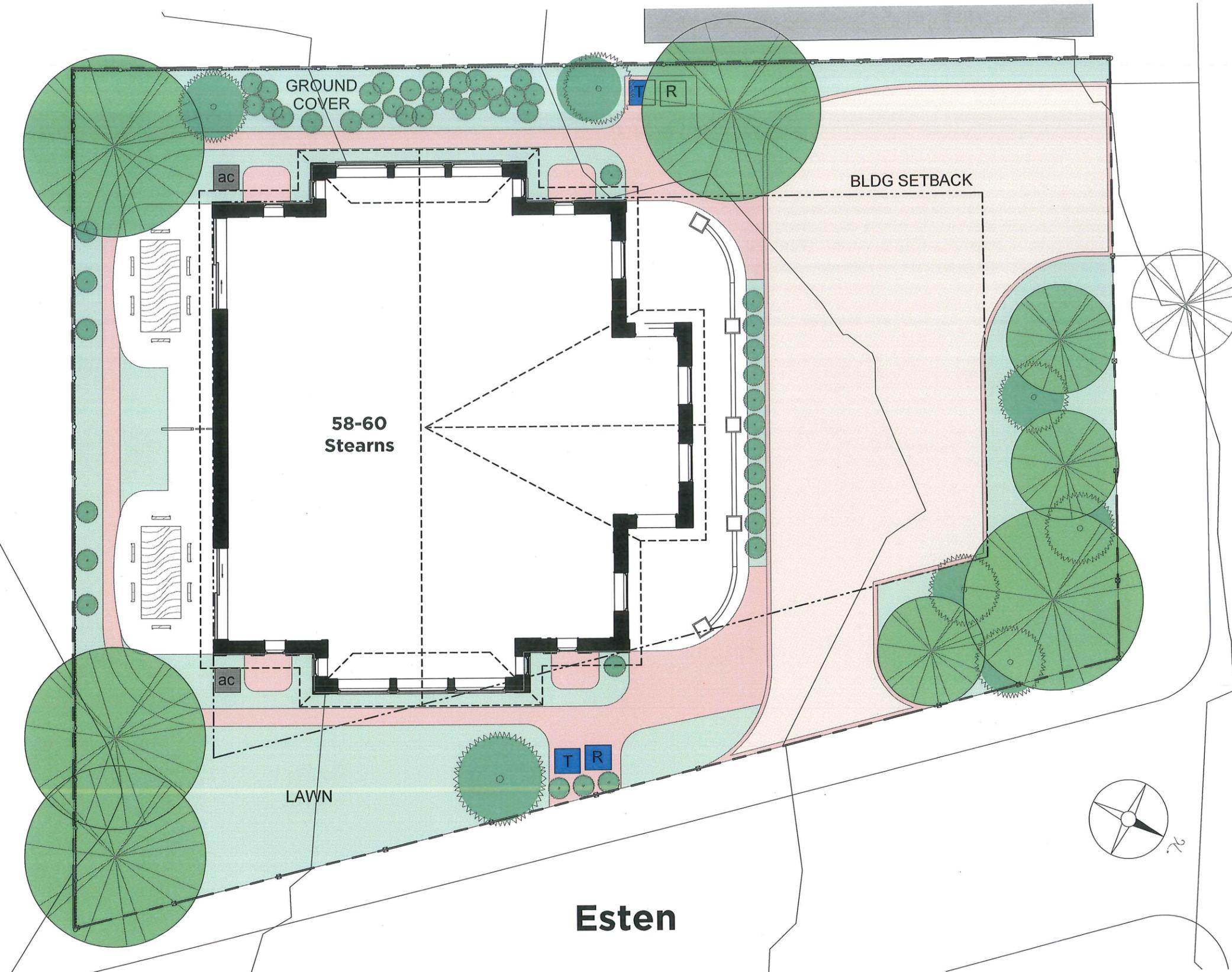
NOTES:

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 7th & 12th, 2018.
- ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
- THE SUBJECT LAND AS SHOWN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 419E FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND CITY OF CAMBRIDGE ENGINEERING DEPARTMENT.
 - Plan Book 68 Plan 4
 - Land Court Case 9357
 - Land Court Case 11347
 - City Fieldbook 115 Page 93
 - City Fieldbook 160 Page 156
 - Stearns Street Acceptance (dated June 5, 1903)
 - Fenno Street Acceptance (dated June 6, 1904)
- THE CURRENT RECORD OWNER IS ALBERT J. & LILLIAN M. LARONDE FOR LOCUS DEED, SEE BOOK 11418 PAGE 37 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- SEE FLOOR PLANS FOR EXACT BUILDING DIMENSIONS.
- THE PROPERTY LINE OFFSET DIMENSIONS SHOWN ON THIS PLAN ARE TO THE FACE OF THE CONCRETE FOUNDATION. SEE FLOOR PLANS FOR DIMENSIONS OF DECKS, PATIOS AND OTHER BUILDING PROJECTIONS.



[Signature]
12-13-18
JAMES P. HORGAN - P.L.S. No. 50302
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

Stearns Street



58-60 Stearns Street

Esten

Graphic Site Plan	
Project number	201811
Date	12/12/2018
Scale	1/8" = 1'-0"
CHC Review	

P.01

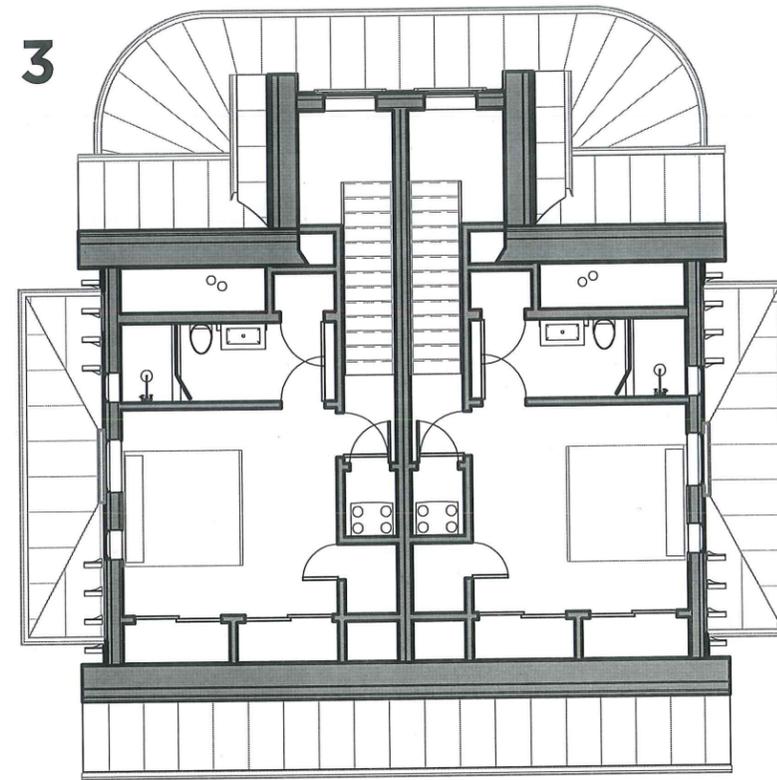
**GROUP
DESIGN
BUILD**

STEARNS STREET

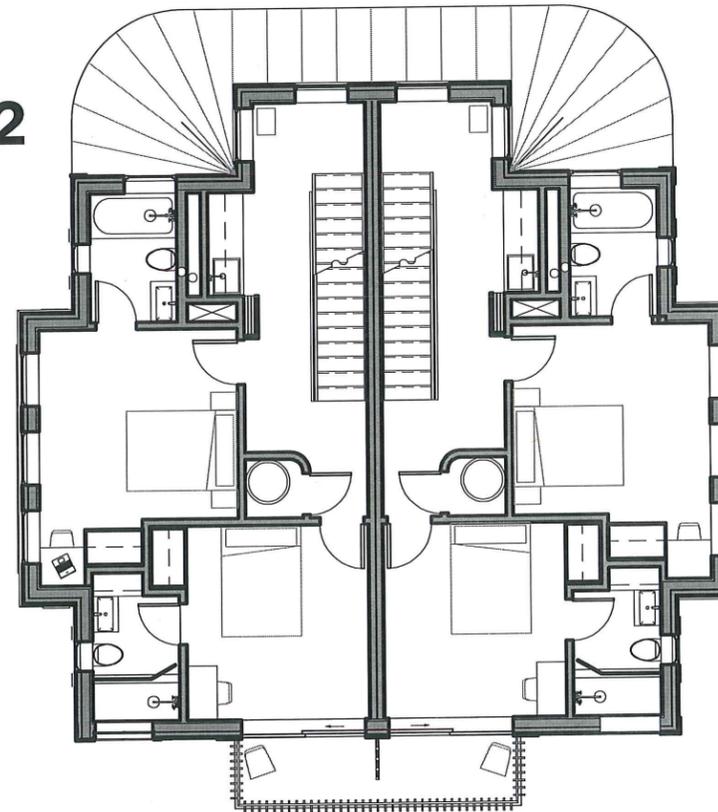
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ESTEN STREET

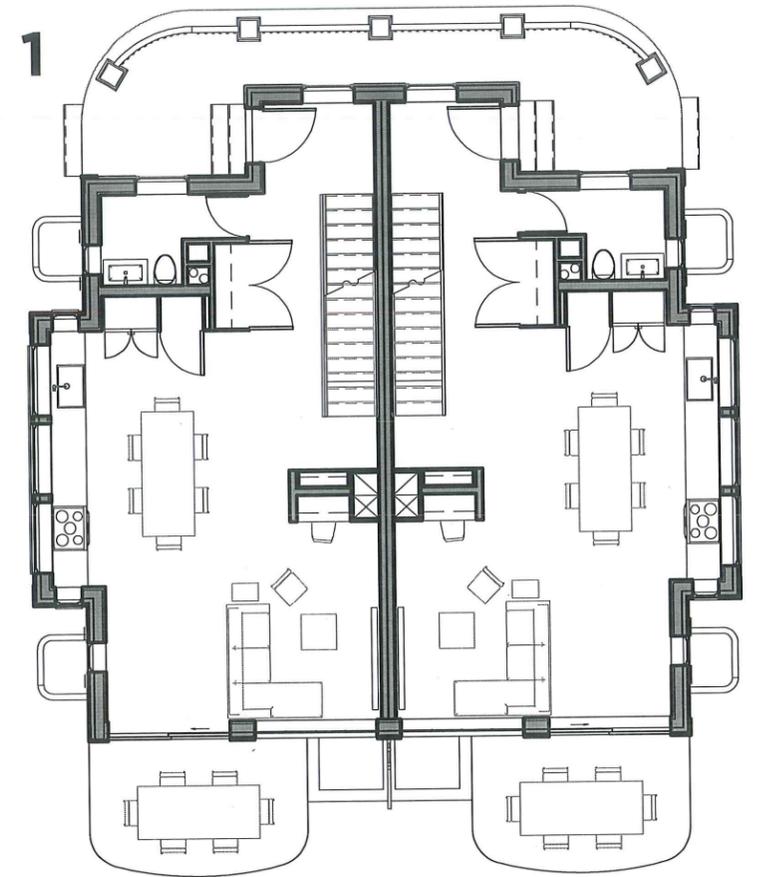
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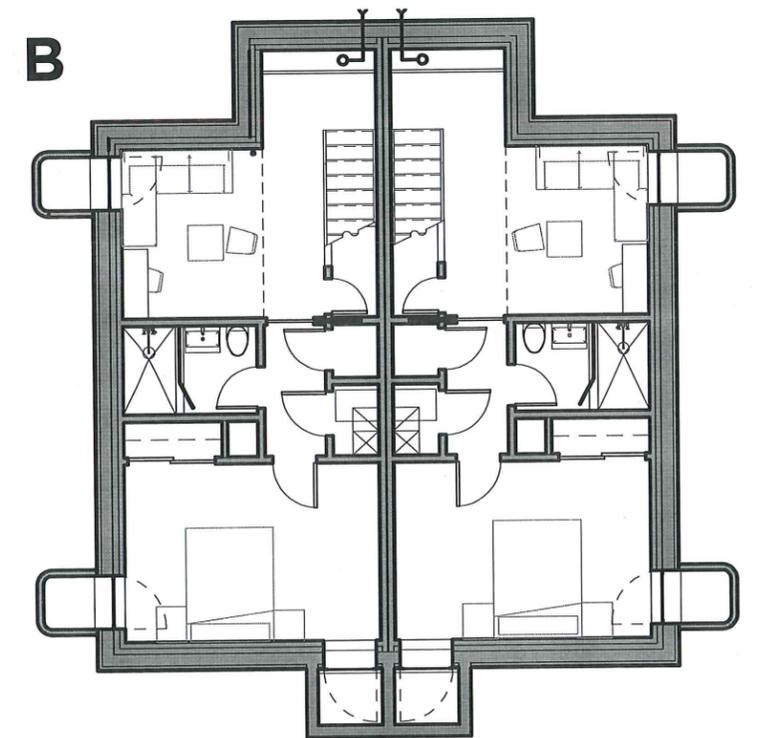
2



1



B



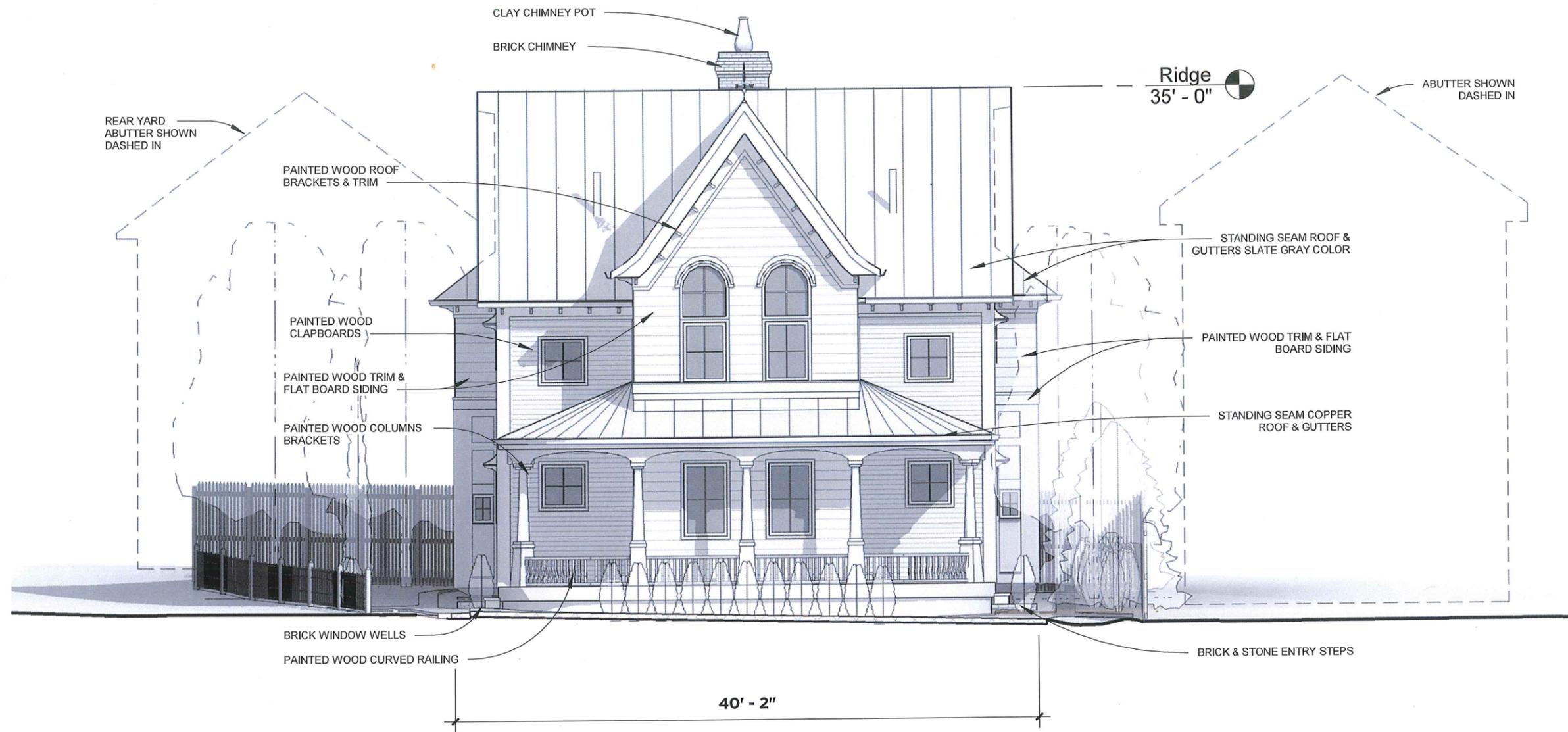
58-60 Stearns Street

Floor Plans

Project number 201811
 Date 12/12/2018
 Scale 1" = 10'-0"
 CHC Review

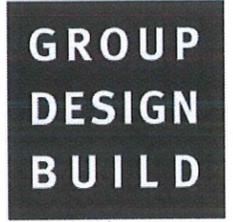
P.02

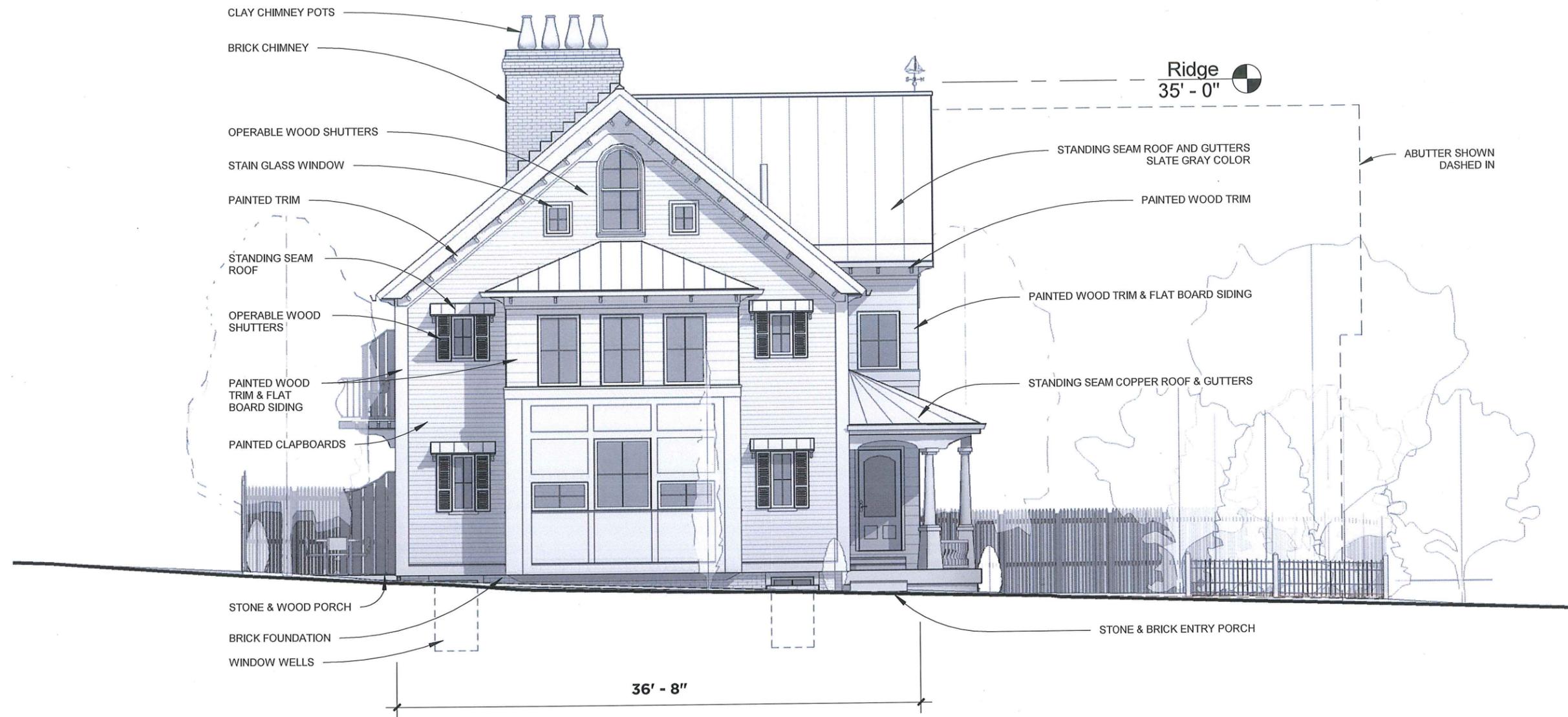
GROUP
DESIGN
BUILD



58-60 Stearns Street

Proposed North Elevation		P.04
Project number	201811	
Date	12/12/2018	
Scale	1/8" = 1'-0"	
CHC Review		





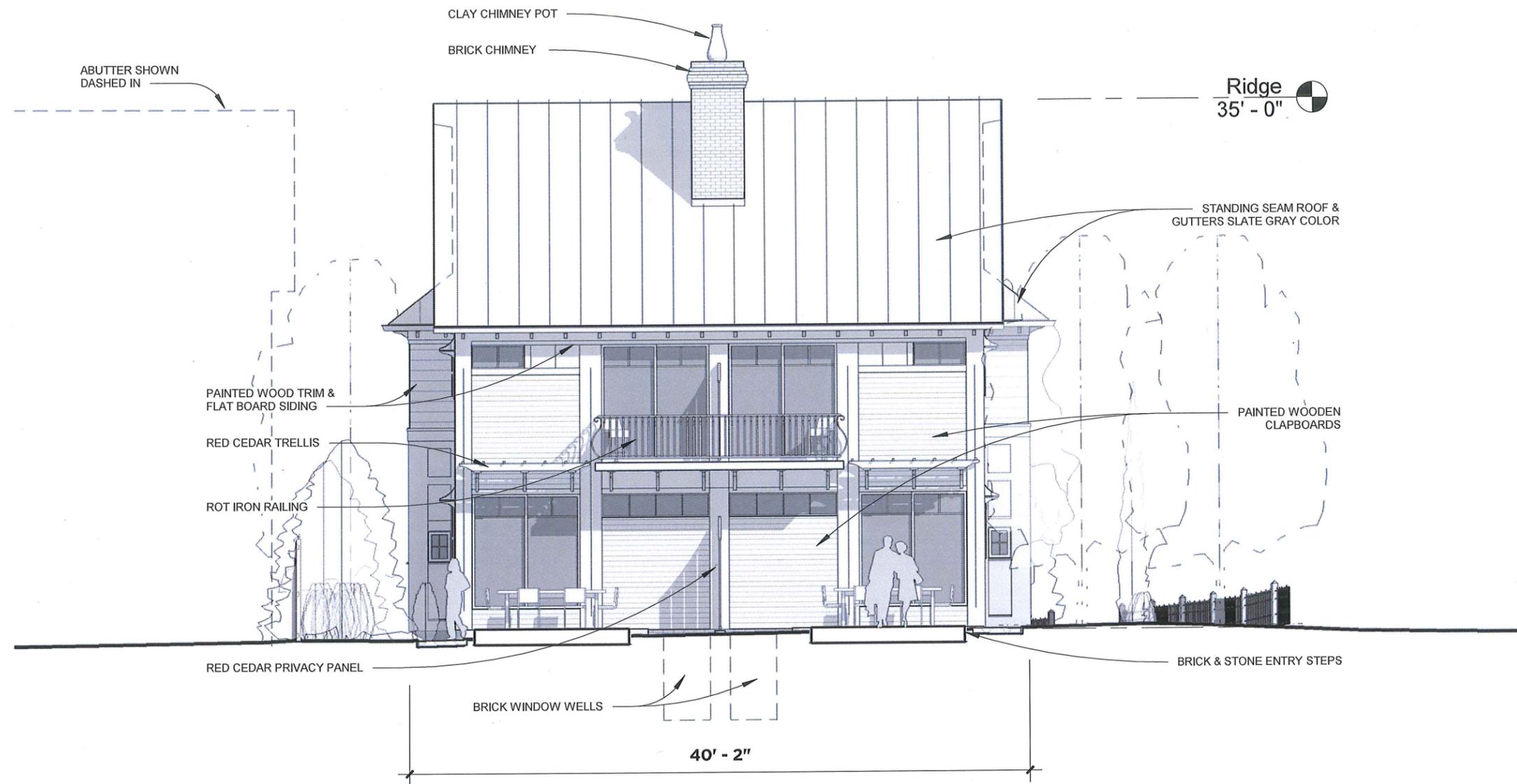
58-60 Stearns Street

Proposed East Elevation

Project number 201811
 Date 12/12/2018
 Scale 1/8" = 1'-0"
 CHC Review

P.05

**GROUP
 DESIGN
 BUILD**



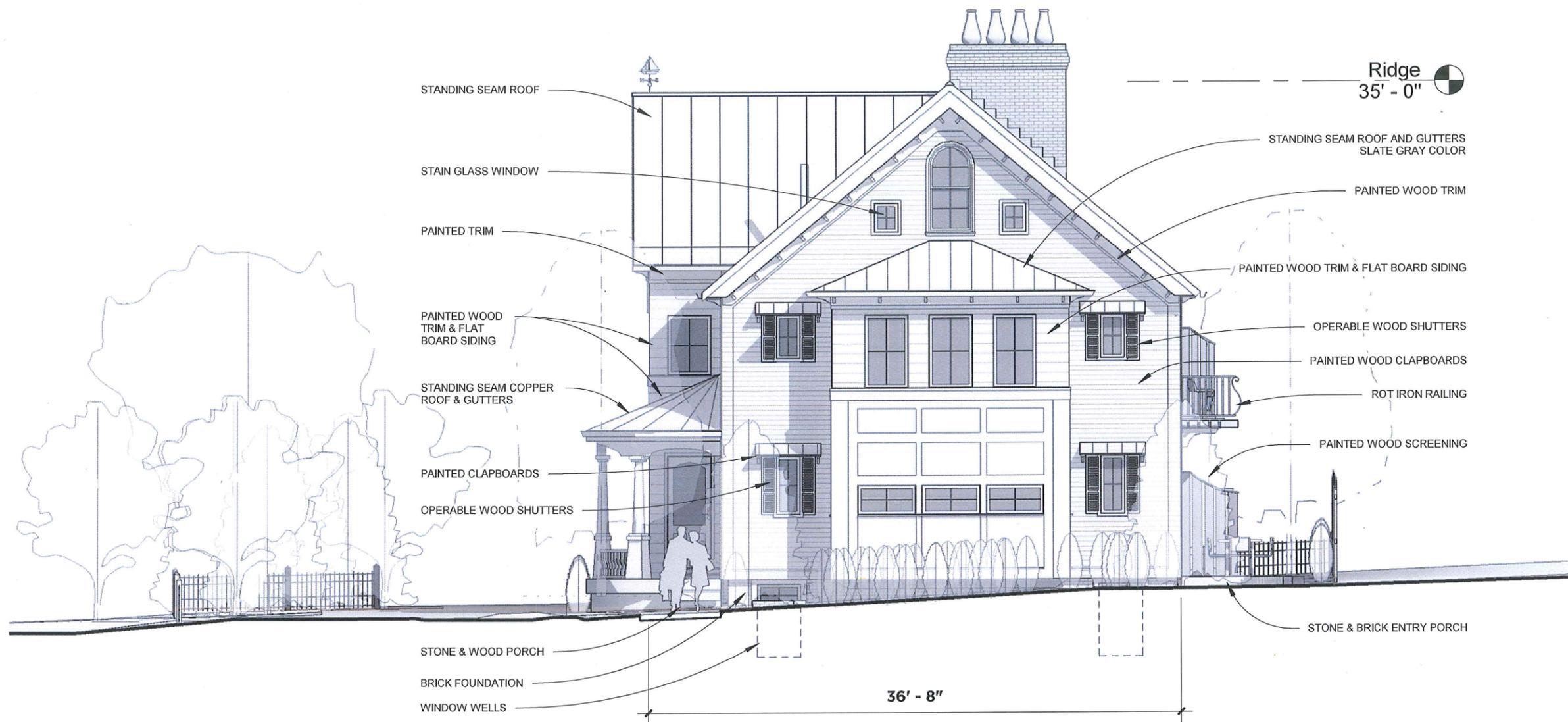
58-60 Stearns Street

Proposed South Elevation

Project number 201811
 Date 12/12/2018
 Scale 1/8" = 1'-0"
 CHC Review

P.06

**GROUP
 DESIGN
 BUILD**



58-60 Stearns Street

Proposed West Elevation

Project number 201811
 Date 12/12/2018
 Scale 1/8" = 1'-0"
 CHC Review

P.07

GROUP
 DESIGN
 BUILD



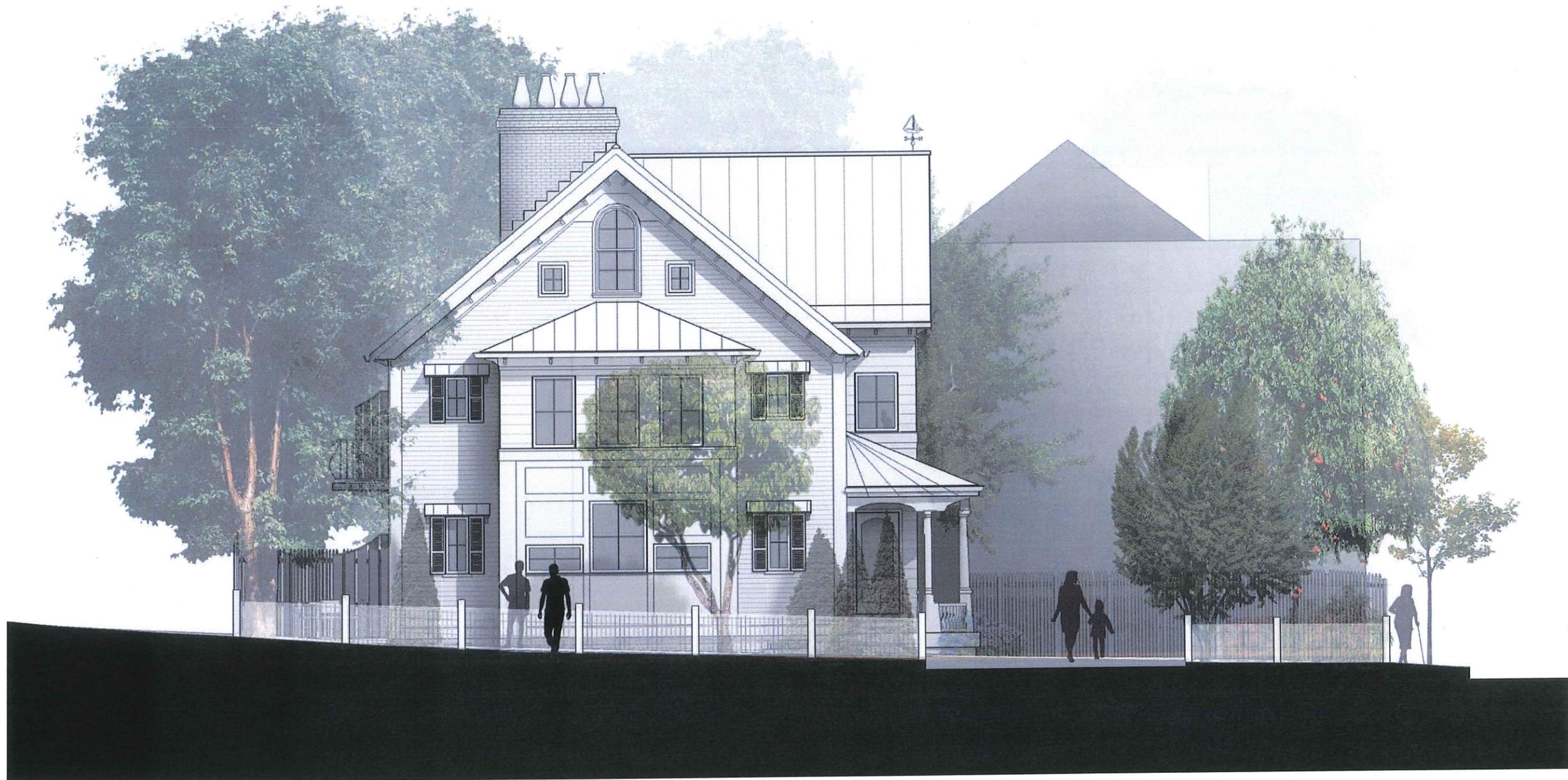
58-60 Stearns Street

Proposed North Presentation

Project number 201811
 Date 12/12/2018
 Scale 1/8" = 1'-0"
 CHC Review

P.08

**GROUP
 DESIGN
 BUILD**



58-60 Stearns Street

Proposed East Presentation		P.09
Project number	201811	
Date	12/12/2018	
Scale	1/8" = 1'-0"	
CHC Review		

**GROUP
DESIGN
BUILD**



58-60 Stearns Street

Proposed South Presentation

Project number 201811
Date 12/12/2018
Scale 1/8" = 1'-0"
CHC Review

P.10

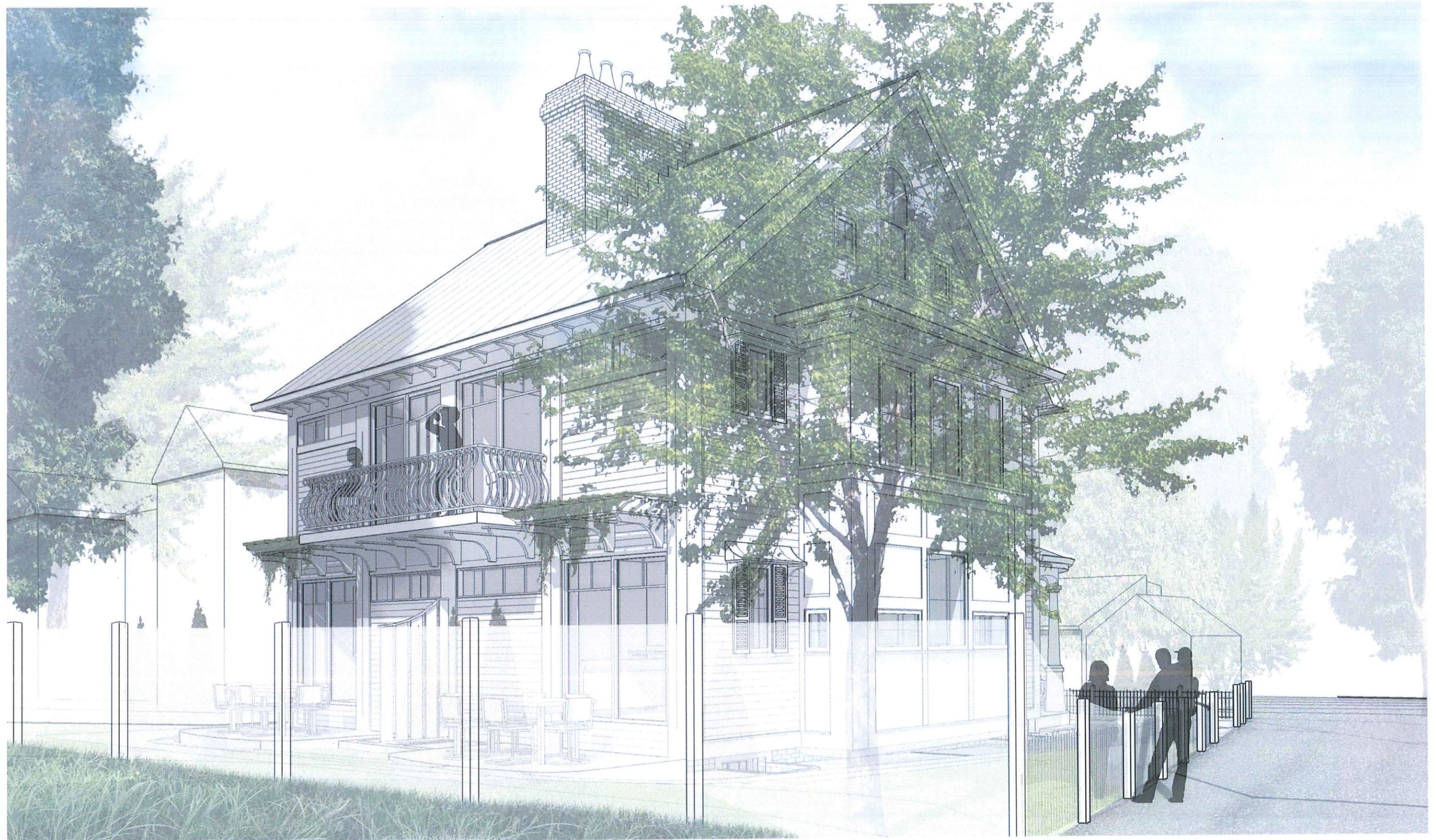
GROUP
DESIGN
BUILD



58-60 Stearns Street

Proposed West Presentation		P.11
Project number	201811	
Date	12/12/2018	
Scale	1/8" = 1'-0"	
CHC Review		

**GROUP
DESIGN
BUILD**



58-60 Stearns Street

South East Perspective

Project number 201811
Date 12/12/2018
Scale
CHC Review

P.12

GROUP
DESIGN
BUILD



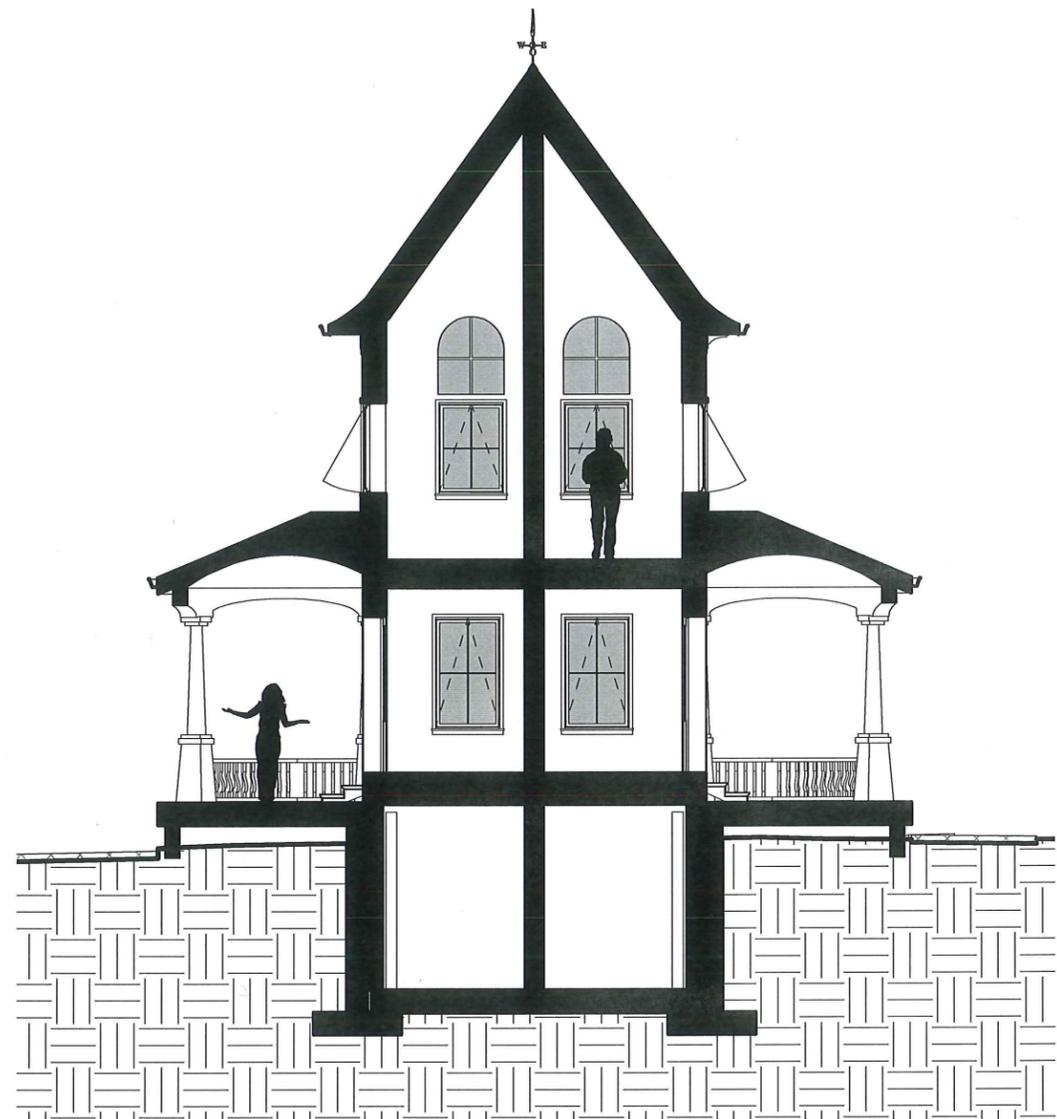
58-60 Stearns Street

North East Perspective

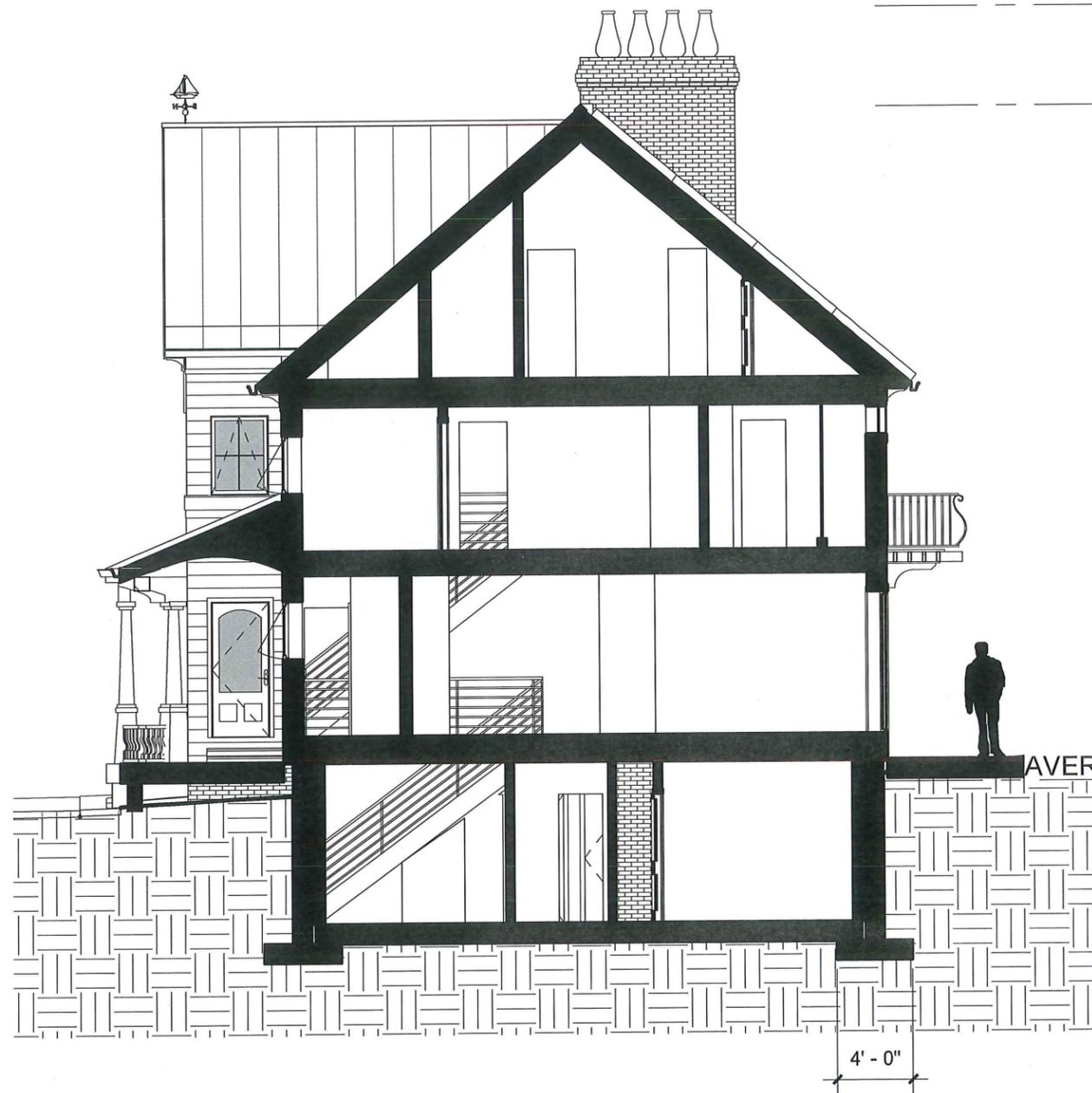
Project number	201811
Date	12/12/2018
Scale	
CHC Review	

P.13

**GROUP
DESIGN
BUILD**



① FRONT BUILDING SECTION
1/8" = 1'-0"



② LONG BUILDING SECTION
1/8" = 1'-0"

EXIST. ROOF
HEIGHT
40' - 1 7/8" 

Ridge
35' - 0" 

AVERAGE GRADE
0' - 0" 

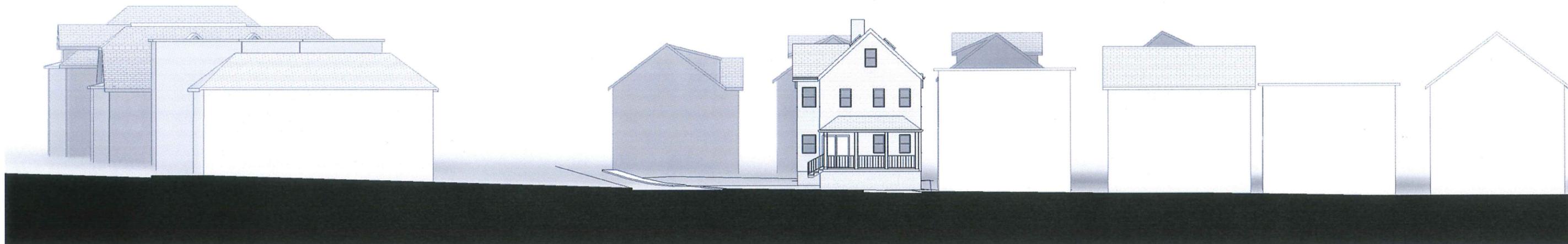
58-60 Stearns Street

Proposed Building Sections

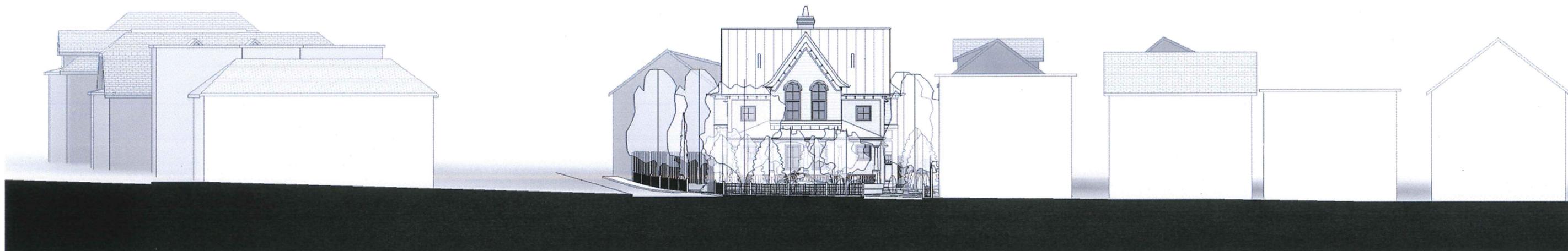
Project number 201811
Date 12/12/2018
Scale 1/8" = 1'-0"
CHC Review

P.14

GROUP
DESIGN
BUILD



② EXISTING STREET VIEW
 3/64" = 1'-0"



① PROPOSED STREET VIEW
 3/64" = 1'-0"

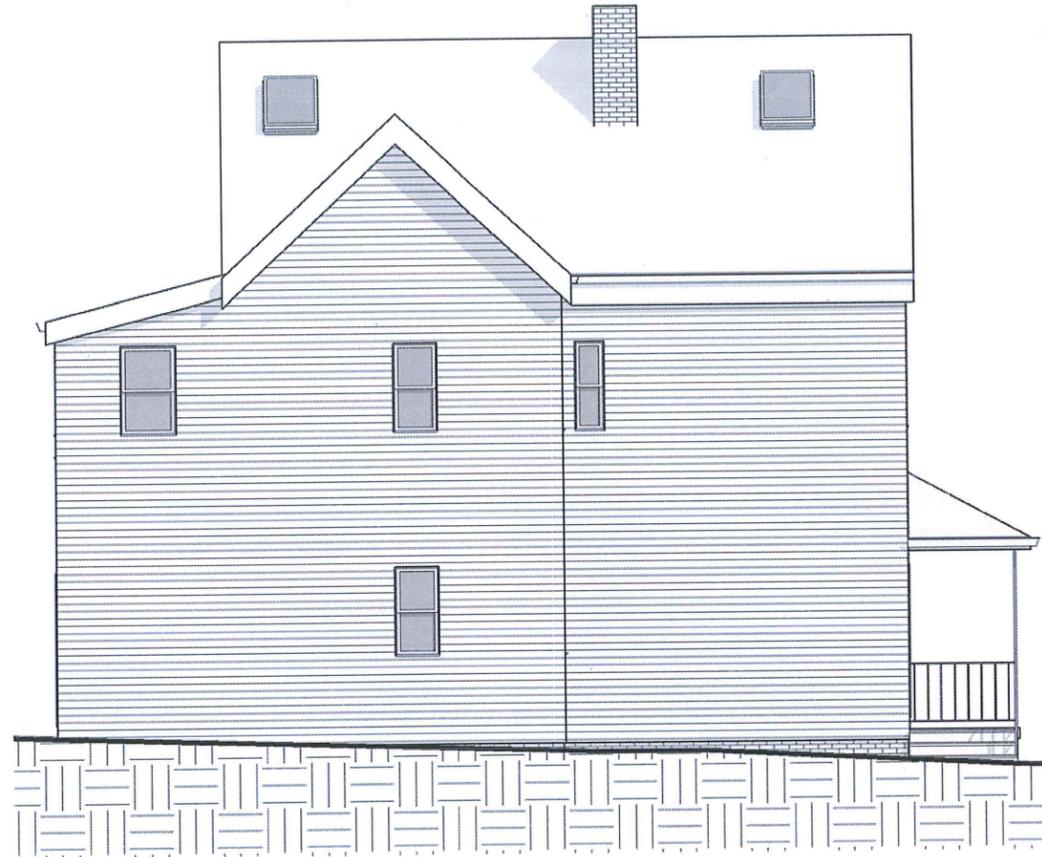
58-60 Stearns Street

Street Montage		P.15
Project number	201811	
Date	12/12/2018	
Scale	3/64" = 1'-0"	
CHC Review		





① **NORTH - EXISTING CONDITIONS**
 1/8" = 1'-0"

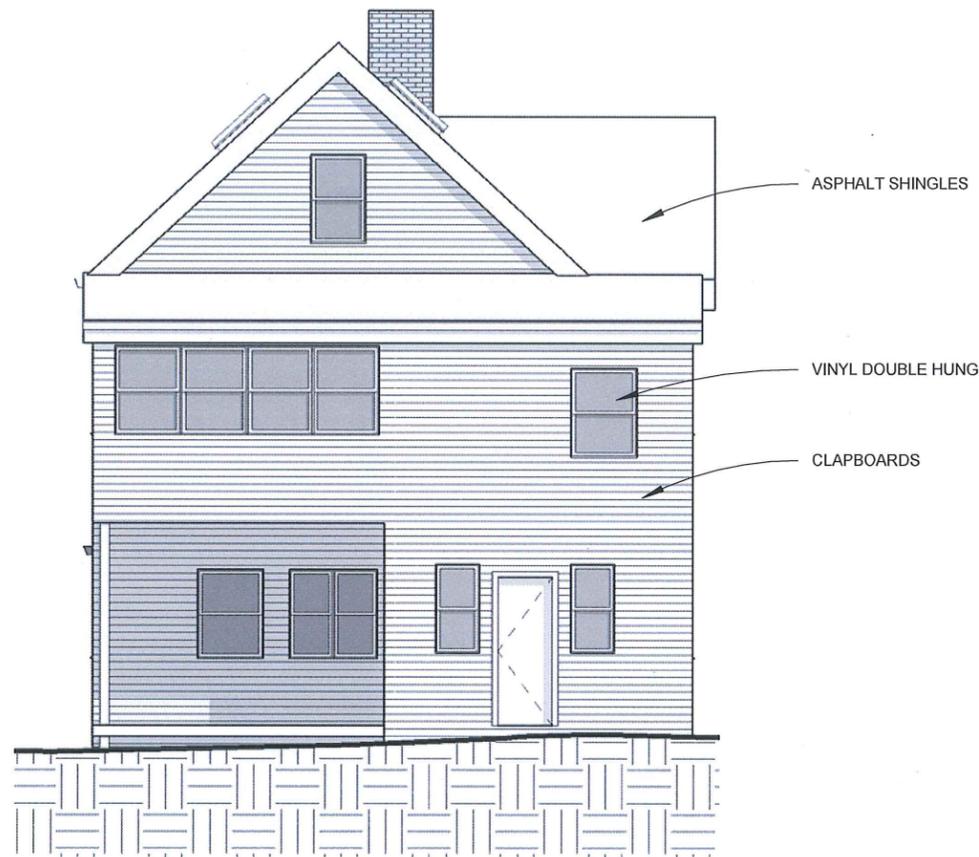


② **EAST - EXISTING CONDITIONS**
 1/8" = 1'-0"

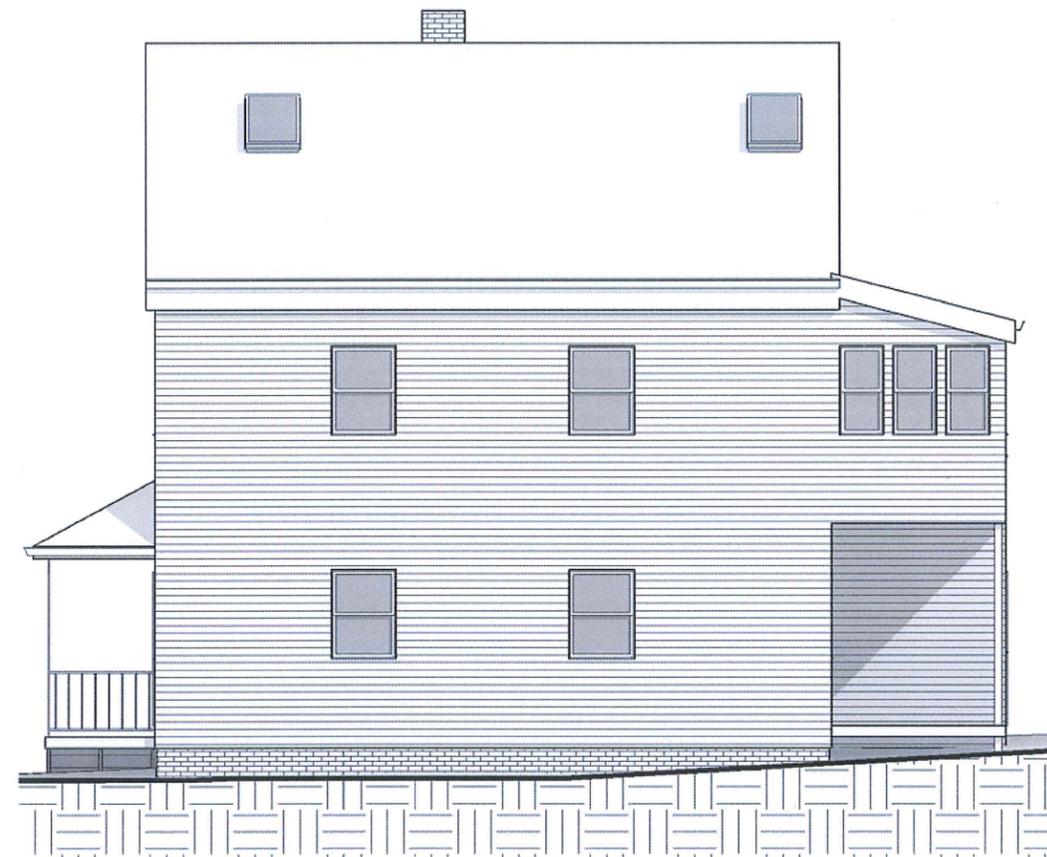
58-60 Stearns Street

Existing Elevations		PE.01
Project number	201811	
Date	12/12/2018	
Scale	1/8" = 1'-0"	
CHC Review		

**GROUP
 DESIGN
 BUILD**



① **SOUTH - EXISTING CONDITIONS**
 1/8" = 1'-0"



② **WEST - EXISTING CONDITIONS**
 1/8" = 1'-0"

58-60 Stearns Street

Existing Elevations

Project number	201811
Date	12/12/2018
Scale	1/8" = 1'-0"
CHC Review	

PE.02

**GROUP
 DESIGN
 BUILD**