

37 BROOKLINE ST.

CAMBRIDGE, MA



PROPOSED BUILDING



EXISTING BUILDING

ZONING TABLE

Project Address	37 Brookline St. Cambridge MA, 02139			
Applicant	Just A Start			
	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Building Designation (per plans)	Multifamily Housing			
Type of Alteration Proposed	Demolition and New Construction			
Building Use(s)	Residential	Residential	Residential	Residential
Ground Story Use(s)	Residential	Residential	Residential	Residential
Gross Floor Area (GFA), in sq. ft.	4968 +/-	(calculated for lot)	(calculated for lot)	14,361
Dwelling Units	1	(calculated for lot)	(calculated for lot)	13
Affordable Dwelling Units	0	(calculated for lot)	(calculated for lot)	13
Stories Above Grade ¹	3	4	9	4
Building Height, in ft.	33' +/-	45', 4 stories	49', 4 stories (45' AHO plus an additional 4' from flood res.)	46' - 6", 4 stories
Ground Story – floor-to-floor, in ft.	9'-6" +/-	NA	NA	10'-9" (habitable level to second floor)
Building Setbacks, in ft. ²				
Front Yard (Along Brookline St.)	18'	10'	NA	9'-7"
Side Yard (Franklin St. Adj.)	20'	5'	NA	9'-0"
Side Yard (Brookline St. Adj.)	27'	5'	NA	4'-5"
Front Yard (Along Franklin St.)	16'	10'	NA	12'-0"
Distance to nearest building, in ft.	28'	NA	NA	16'-8"
Building length along Brookline street, in ft.	37'	NA	NA	64' 5.25"
Building length along Franklin street, in ft.	44'	NA	NA	60'-9 5/8"
Fenestration, as % of façade area facing Brookline Street	NA	NA	20%	20.70%
Fenestration, as % of façade area facing Franklin Street	NA	NA	20%	20.20%
Where Ground-Story non-residential uses are proposed in a Business district: ³				
Frontage, as % of total façade length	N/A	N/A	N/A	N/A
Depth from facade, in feet	N/A	N/A	N/A	N/A

DRAWING LIST

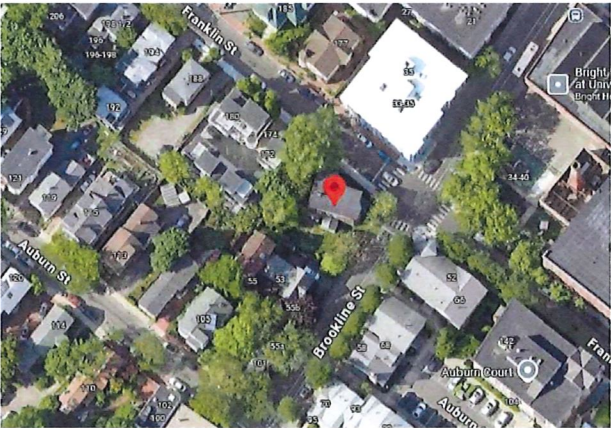
G000	COVER SHEET
E100	EXISTING SITE PLAN
E101	EXISTING ELEVATIONS
A000	SURROUNDING BUILDINGS
A001	SITE CONTEXT PLAN
A002	PROPOSED SITE PLAN
A003	LANDSCAPE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A200	BROOKLINE FRONT ELEVATION
A201	FRANKLIN STREET ELEVATION
A202	REAR ELEVATION
A203	SIDE ELEVATION
A204	FACADE MASSING DIAGRAM
A300	BROOKLINE ST MATERIALS
A301	BROOKLINE ST MATERIALS
A500	BROOKLINE ST RENDER
A501	FRANKLIN STREET RENDER
A502	FRANKLIN ST RENDER W/MURAL

PROJECT DIRECTORY

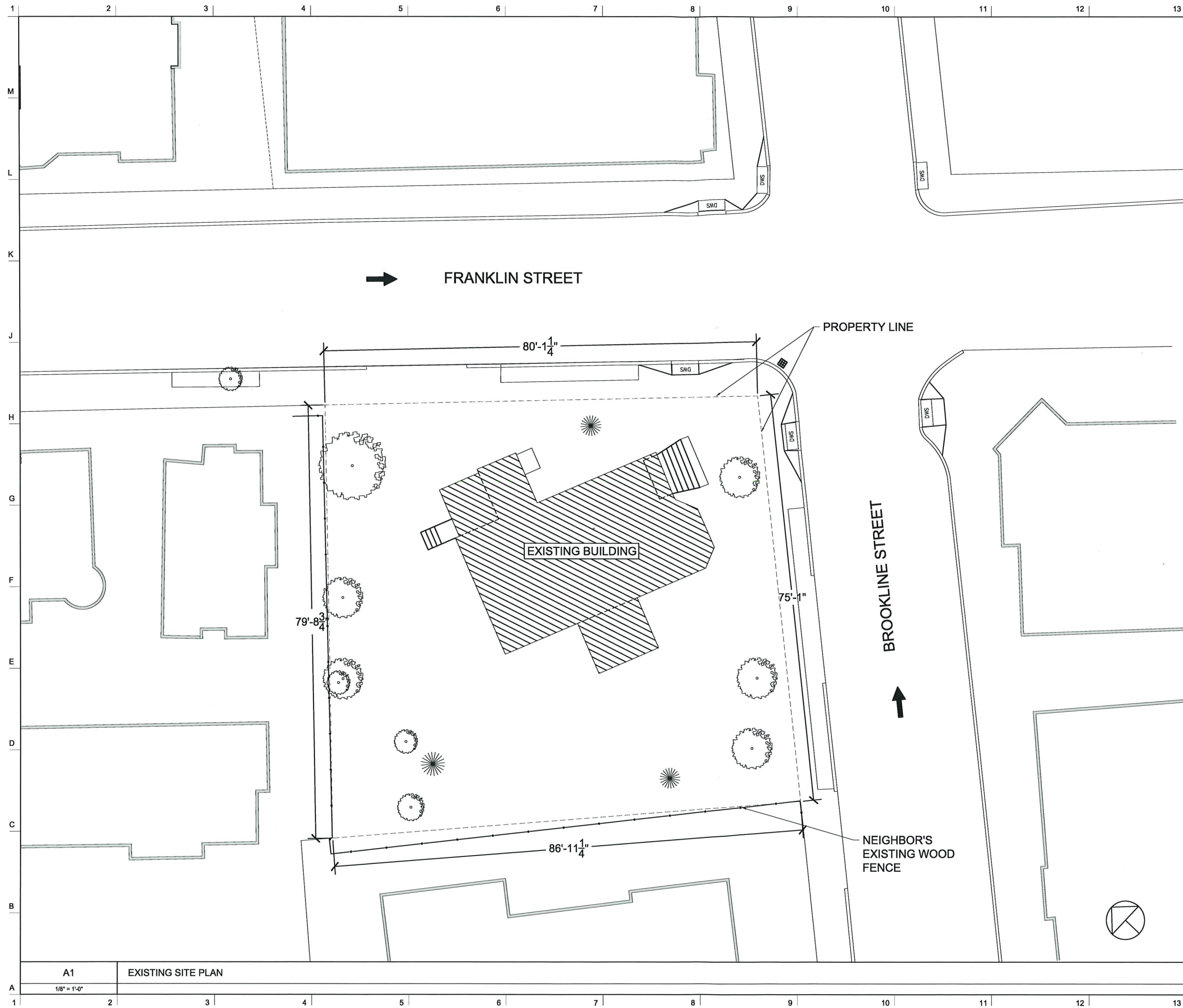
Owner:
JUST A START
430 Rindge Ave, Suite #301, Cambridge MA 02140
(617) 494-0444

Architect:
Davis Square Architects
240A Elm Street, Somerville, MA 02144
617.628.5700

LOCATION MAP



HISTORIC SET
04-07-25



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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ARCHITECTS

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Somerville, MA 02144
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www.davissquarearchitects.com

Consultant

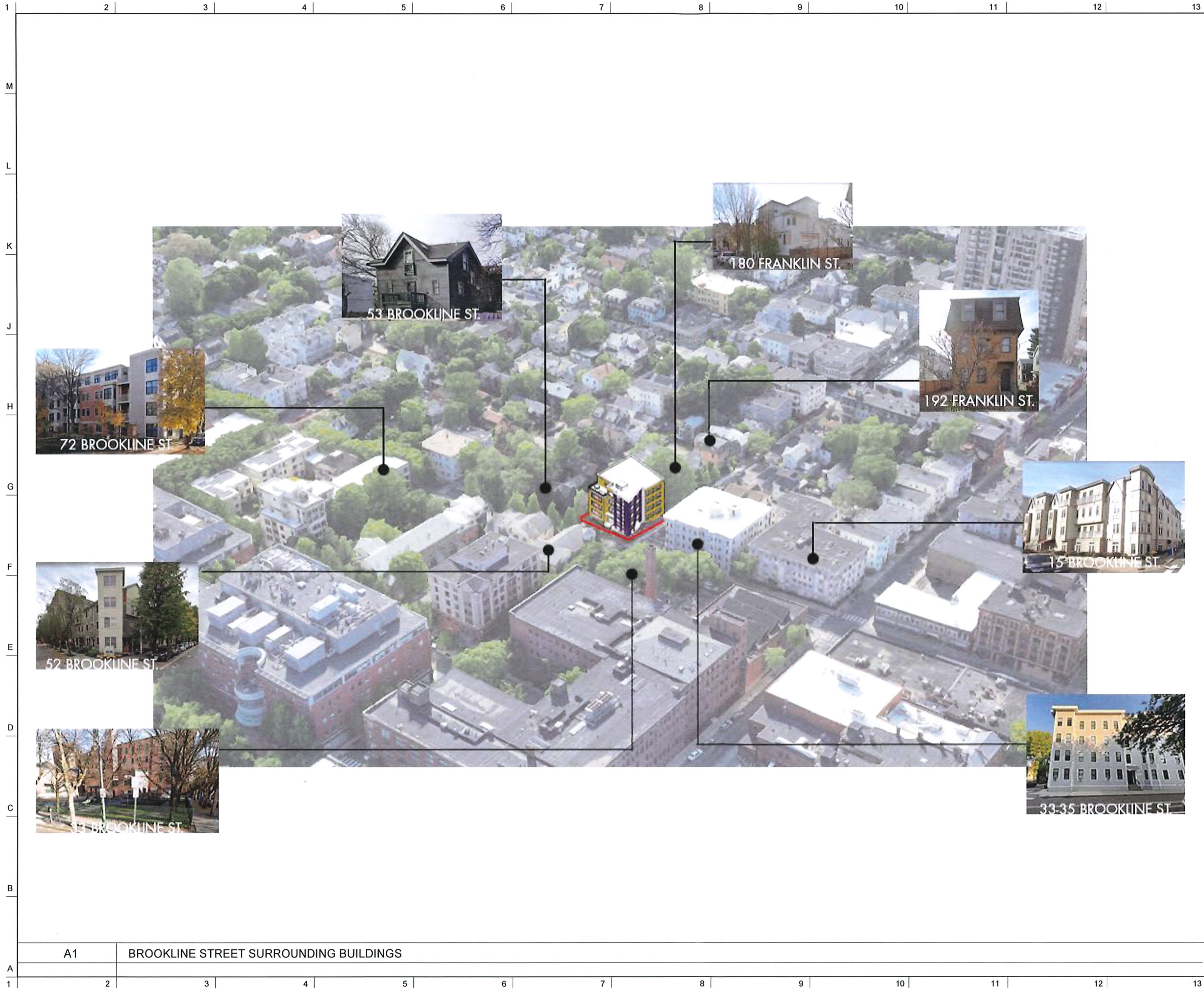
Project
37 BROOKLINE ST.
CAMBRIDGE, MA

Title
EXISTING SITE PLAN

Drawn By	
Checked By	
Project No.	2023036.00
Scale	AS NOTED
Date	03-04-25

Drawing No.

E100



NOTES

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Project
37 BROOKLINE ST
CAMBRIDGE, MA

Title
SURROUNDING BUILDINGS

Designed Designer Checked Architect Project No. 2023036.00 Scale 1/4" = 1'-0" Date 04-07-25	Drawing No. A000
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NOTES

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- PROPOSED BUILDING
- EXISTING BUILDING

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Project 37 BROOKLINE ST.
CAMBRIDGE, MA

Title SITE CONTEXT PLAN

Design
A11

Checked
JR

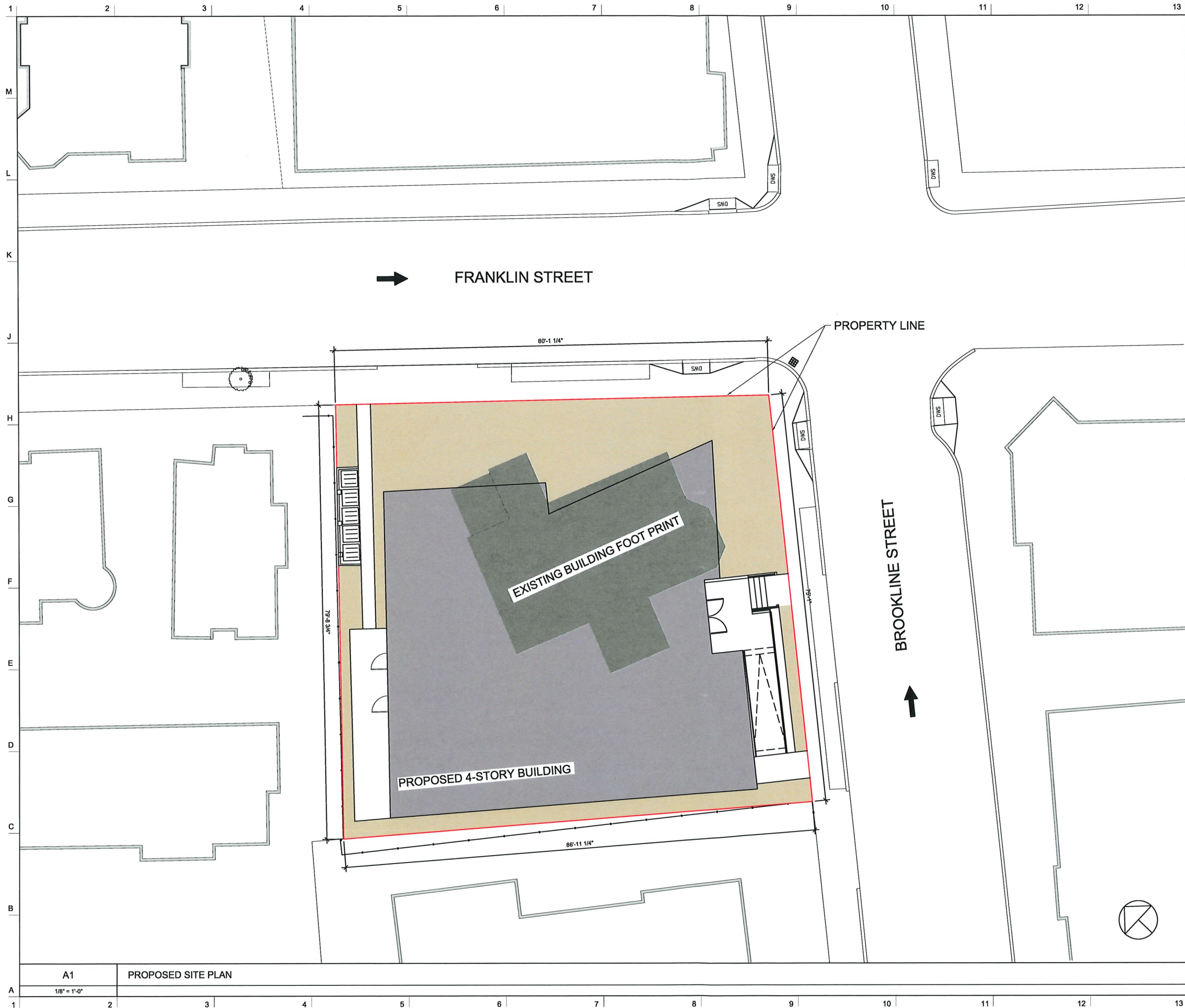
Project No.
2023036.00

Scale
AS NOTED

Date
04-07-25

Drawing No.

A101



NOTES

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- PROPOSED OPEN SPACE
- PROPOSED BUILDING
- EXISTING BUILDING

No.	REVISIONS/SUBMISSIONS	Date



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Project
**37 BROOKLINE ST.
CAMBRIDGE, MA**

Title
PROPOSED SITE PLAN

Des. **AM**

Check. **IR**

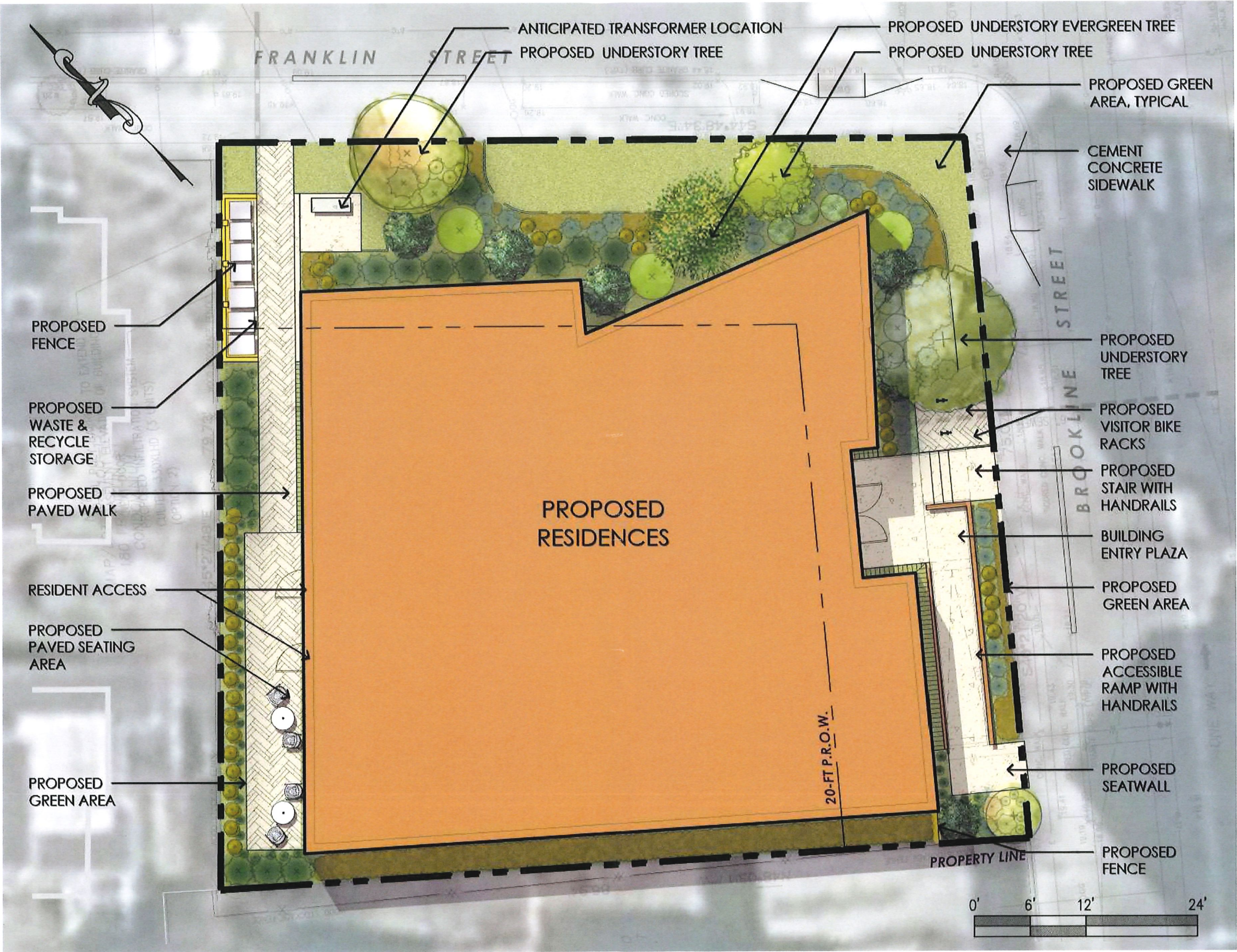
Project No.
2023036.00

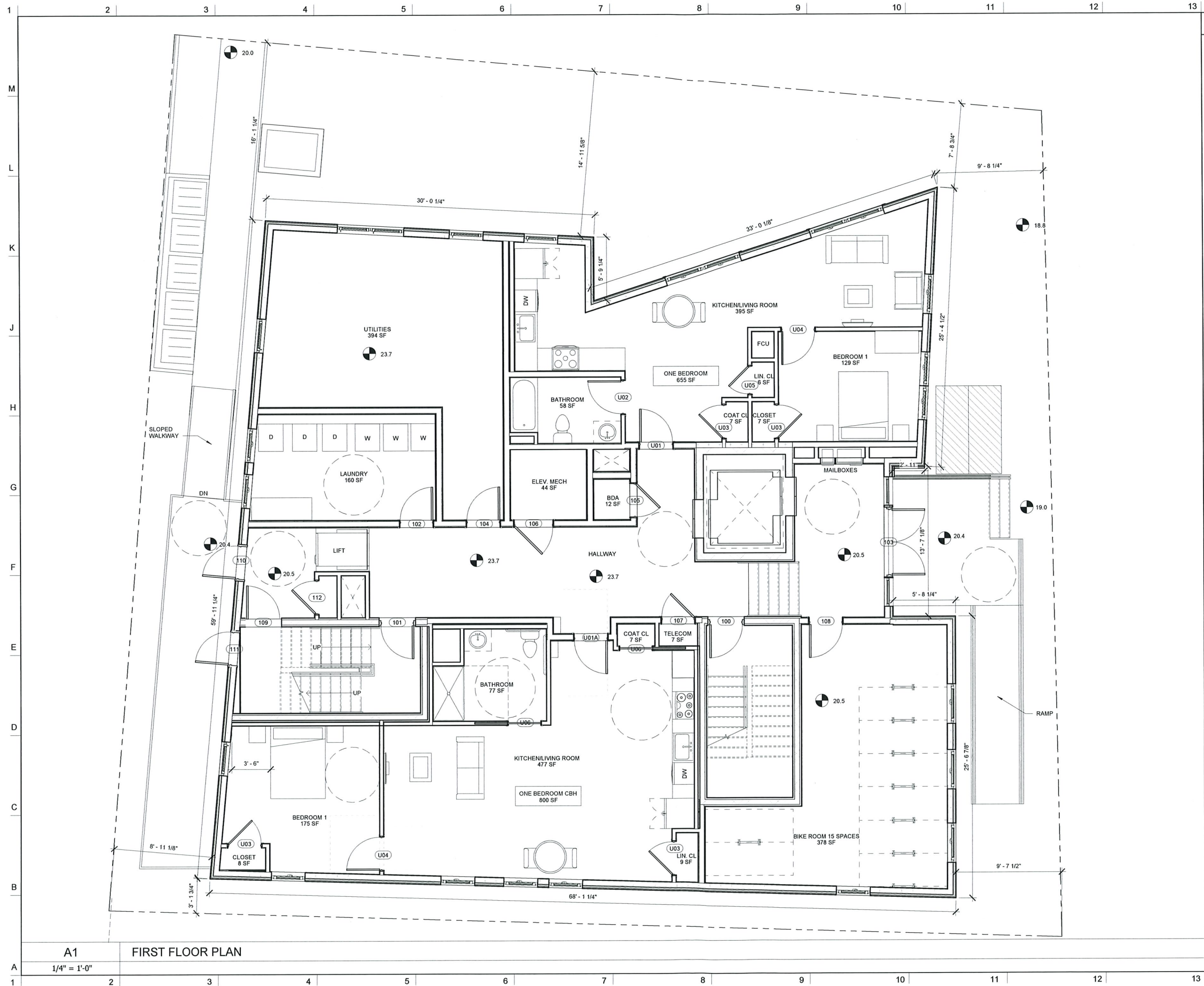
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AS NOTED

Date
07-16-24

Drawing No.

A100





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Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

FIRST FLOOR PLAN

Designed
By
Checked
By
Author
Project No.
Scale
Date

2023036.00
1/4" = 1'-0"
02/27/25

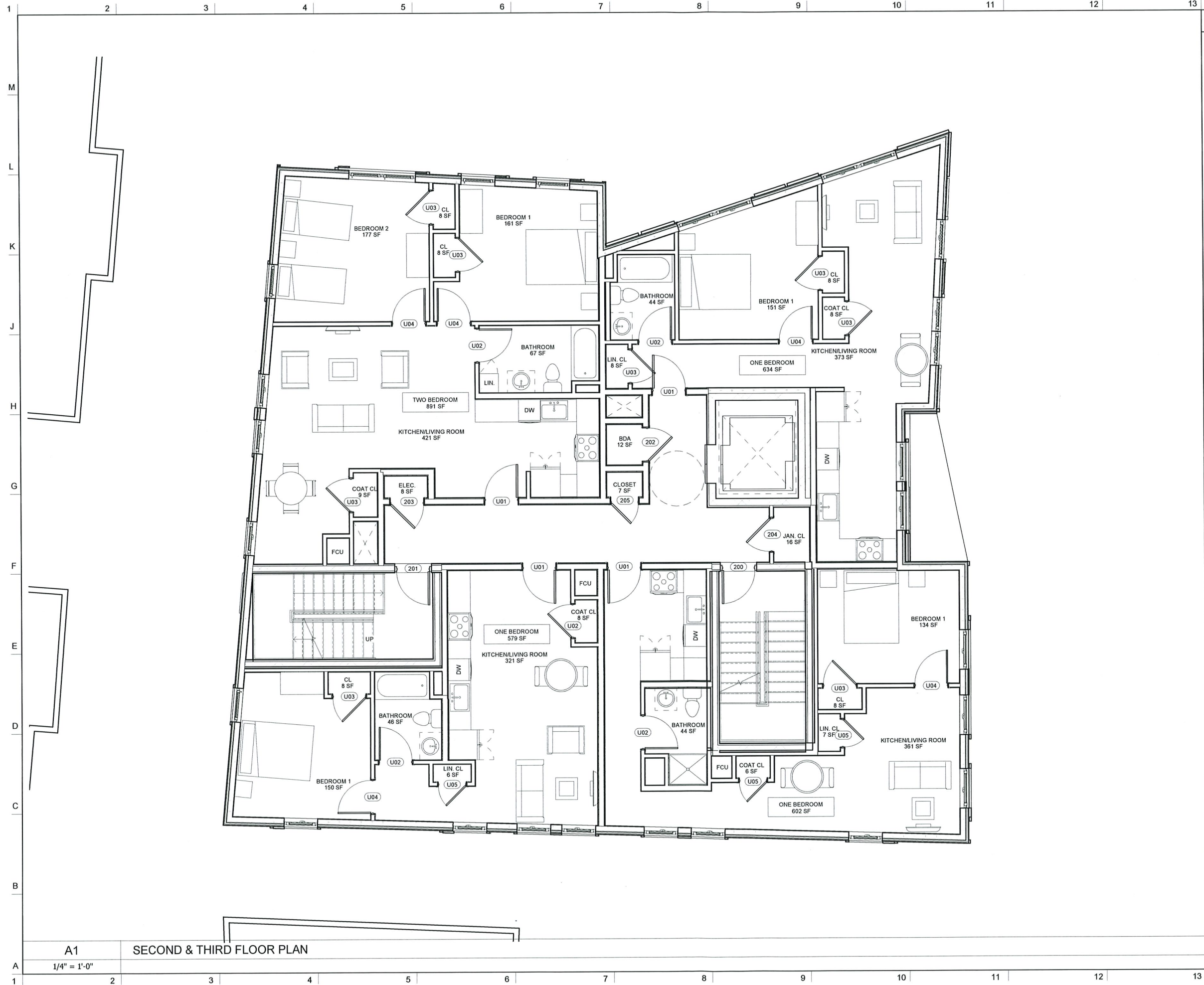
Drawing No.

A101

A1

FIRST FLOOR PLAN

1/4" = 1'-0"



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Project

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CAMBRIDGE, MA

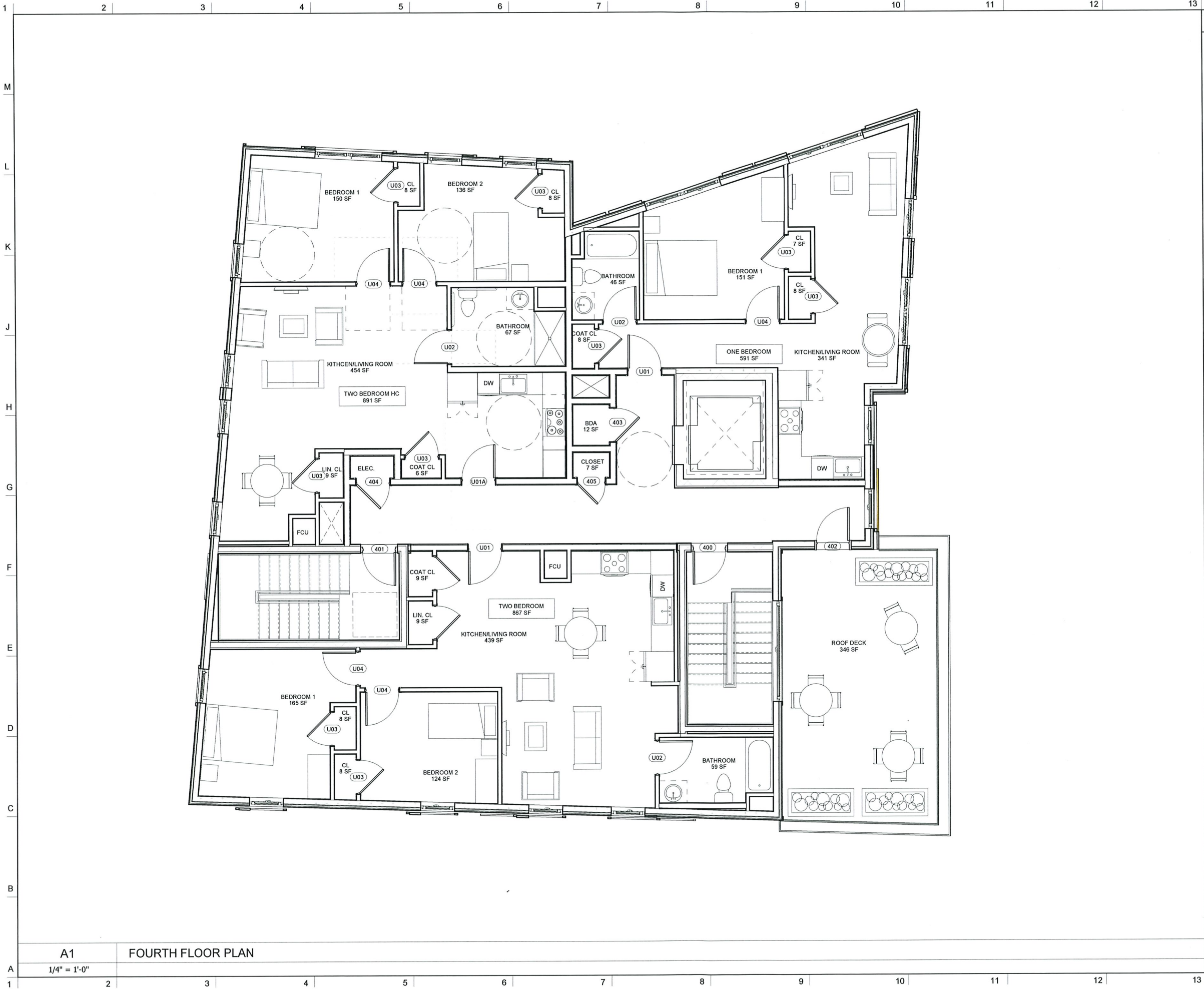
Title

SECOND FLOOR PLAN

Designed by Author	Drawing No.
Project No. 2023036.00	A102
Scale 1/4" = 1'-0"	
Date 02/27/25	

A1 SECOND & THIRD FLOOR PLAN

1/4" = 1'-0"



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Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

FOURTH FLOOR PLAN

Designed
by Designer

Checked
by Author

Project No.
2023036.00

Scale
1/4" = 1'-0"

Date
02/27/25

Drawing No.

A104

A1 FOURTH FLOOR PLAN

A104



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Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

AHO - BROOKLINE FRONT ELEVATION

Described
Designed
Checked
Author
Project No.
2023036.00
Scale
As indicated
Date
02/27/25

Drawing No.

A200

A1

FRONT ELEVATION

1/4" = 1'-0"



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Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

FRANKLIN STREET ELEVATION

Designed	Drawing No.
Designer	A201
Checked	
Project No.	
Scale	
Date	

11/27/24

A1

FRANKLIN ST ELEVATION

1/4" = 1'-0"



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Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

REAR ELEVATION

Design Des:ner Check:ed	Drawing No.
Project No. 2023036.00	A202
Scale As indicated	
Date 11/27/24	

A1

EXTERIOR REAR ELEVATION

1/4" = 1'-0"



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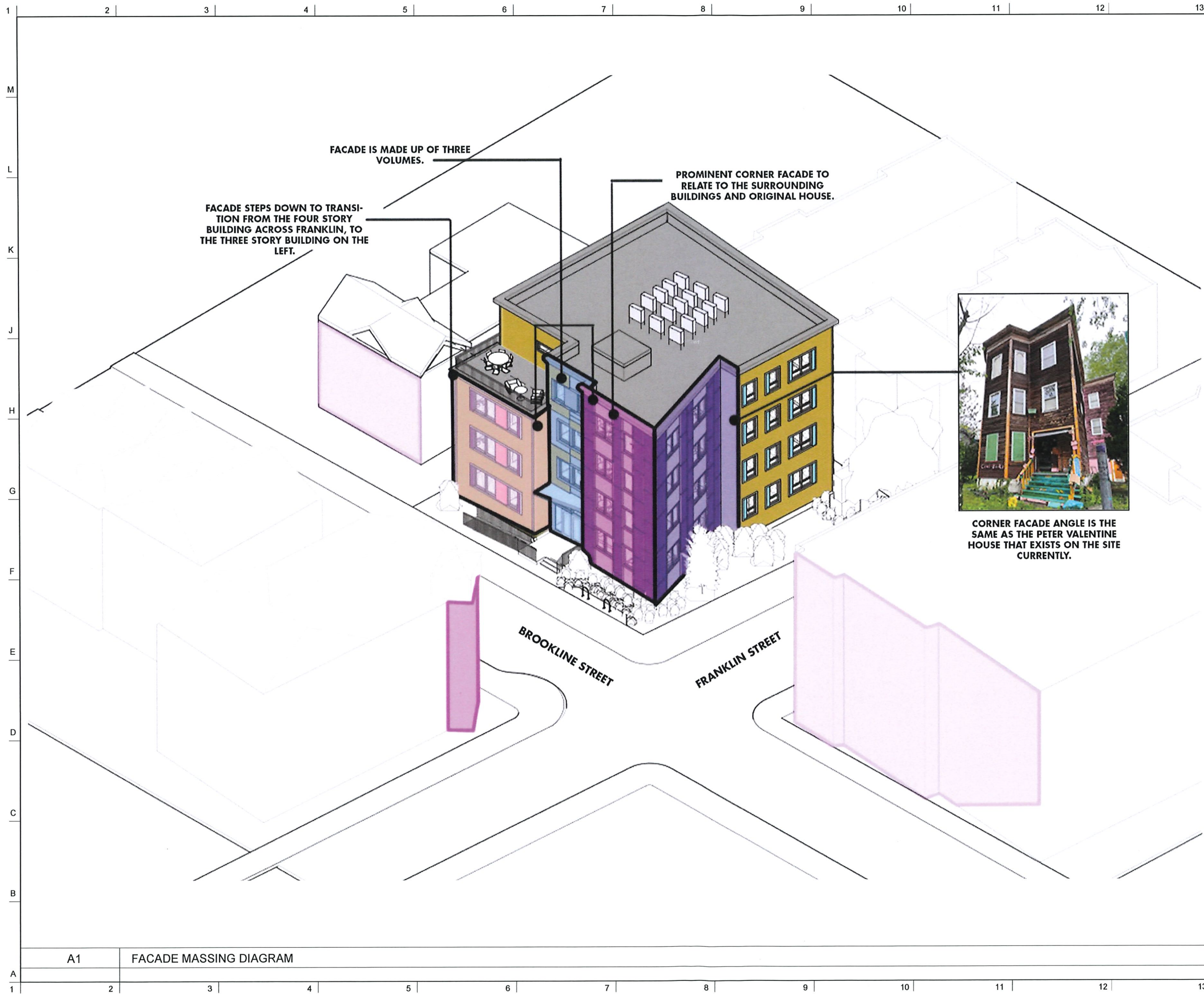
Project

37 BROOKLINE STREET
CAMBRIDGE, MA

Title

SIDE ELEVATION

Designed		Drawing No.	A203
Checked			
Project No.	2023036.00		
Scale	As indicated		
Date	11/27/24		



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Project

37 BROOKLINE ST
CAMBRIDGE, MA

Title

FACADE MASSING DIAGRAM

Designed Designer A. H. J.	Drawing No.
Check A. H. J.	A204
Project No. 2023036.00	
Scale 1/4" = 1'-0"	
Date 04-07-25	



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Project

37 BROOKLINE ST
CAMBRIDGE, MA

Title

BROOKLINE ST MATERIALS

Designed Designer Checked A. H. J. Project No. 2023036.00 Scale 1/4" = 1'-0" Date 04-07-25	Drawing No. A300
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NOTES

DO NOT SCALE DRAWINGS.

EXISTING HOUSE INSPIRATION

AQUA STAIRS, YELLOW TRIM AND RAILINGS.

PURPLE FENCE SURROUNDING THE HOUSE.

PURPLE DOOR WITH YELLOW TRIM AND LAP SIDING.

No.	REVISIONS/SUBMISSIONS	Date

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Project

37 BROOKLINE ST
CAMBRIDGE, MA

Title

BROOKLINE ST MATERIALS

Designed
By
Designer

Checked
By
Architect

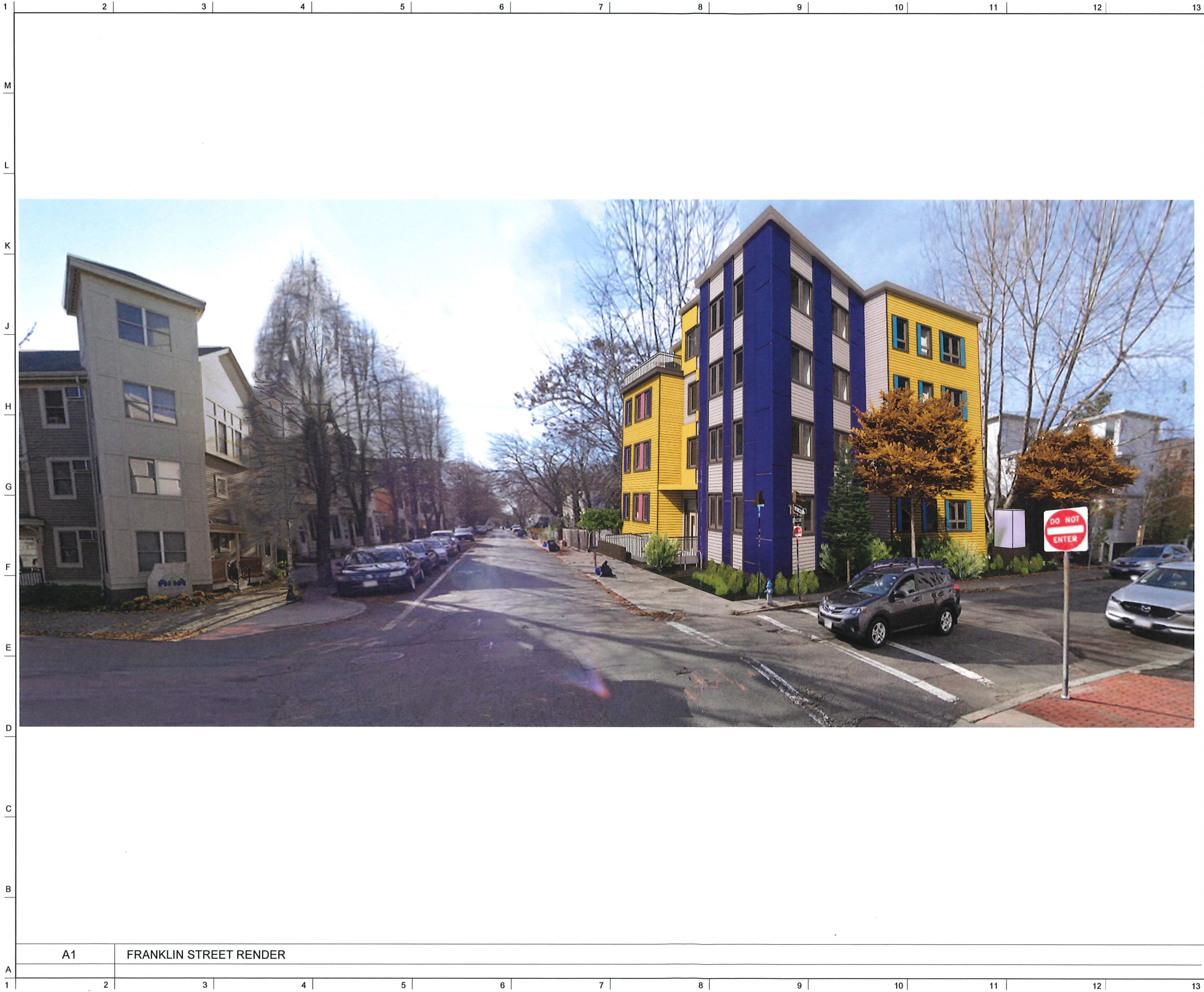
Project No.
2023036.00

Scale
1/4" = 1'-0"

Date
04-07-25

Drawing No.

A301



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Project
37 BROOKLINE ST
CAMBRIDGE, MA

Title
FRANKLIN ST RENDER

Designed Designer	Drawing No. A501
Checked Author	
Project No. 2023036.00	
Scale 1/4" = 1'-0"	
Date 03-04-25	



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Project
**37 BROOKLINE ST
CAMBRIDGE, MA**

Title
FRANKLIN ST RENDER

Design Designer Author Project No. 2023036.00 Scale 1/4" = 1'-0" Date 04-07-25	Drawing No. A502
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