



PROJECT: RESIDENTIAL APARTMENT
37-39 Essex St
Cambridge, MA
CLIENT: 37-39 Essex St

ARCHITECTS

OWNER

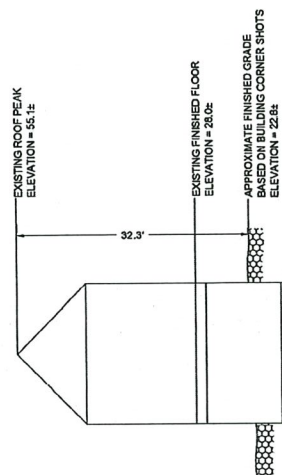
COVER SHEET

SHEET TITLE -



AMINENI
CONSTRUCTION

A0



NOT TO SCALE

Location Details
 Address: 37 Lincoln St
 Map Loc: 92.173

Ground Elevation
 Elev: 21.5
 Elev: 26.3

[illegible]

Long-Term Flood Elevations
1% LPI: 23.4
10% LPI: N/A

HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED FROM
AN ON-THE GROUND SURVEY.



S. VAKA, P.L.S. #51616

NOT FOR CONSTRUCTION

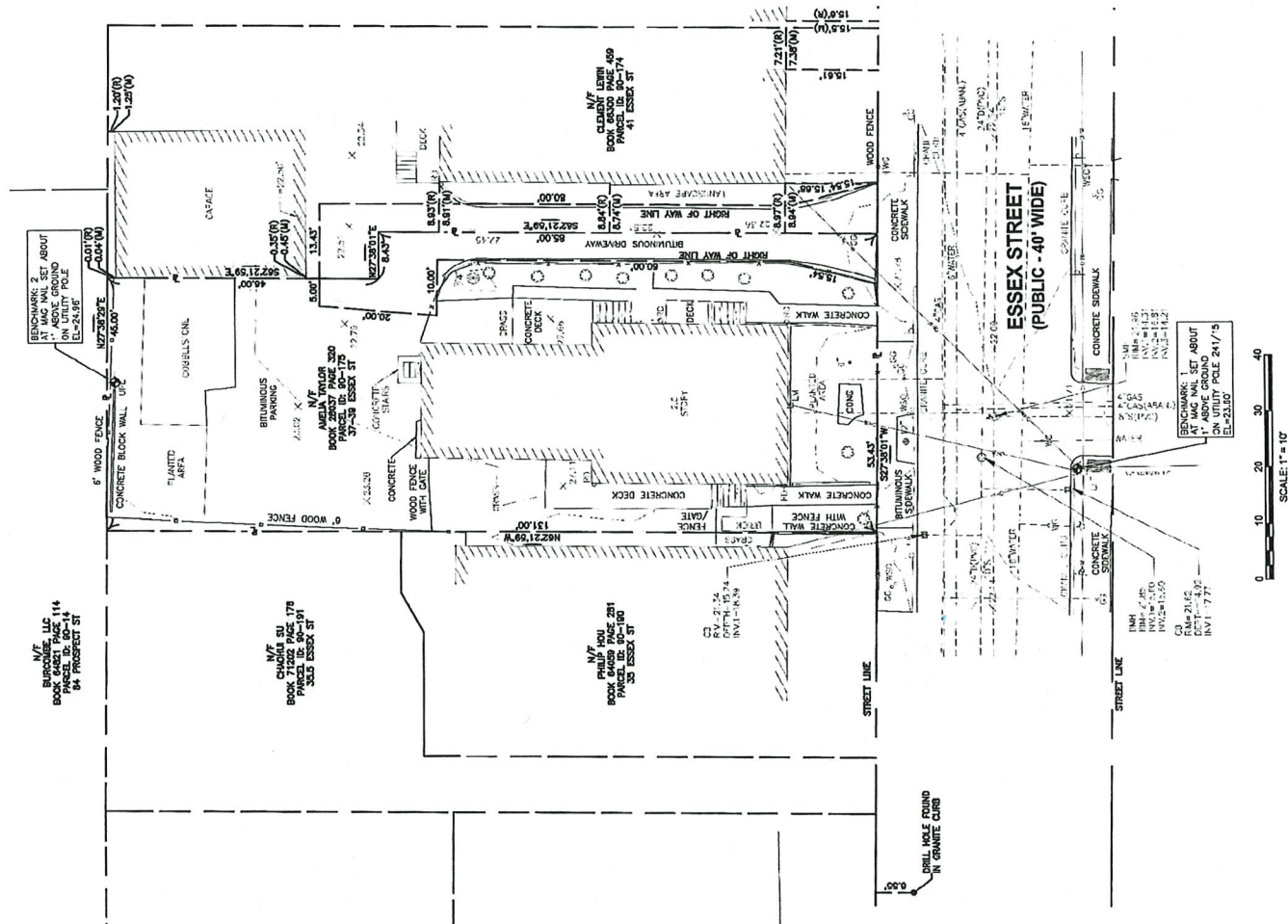
PREPARED FOR:
AMINENI CONSTRUCTION
37-39 ESSEX STREET, CAMBRIDGE, MA 02139

DRAWING TITLE:
EXISTING CONDITIONS
PLAN OF LAND

PREPARED BY:
ALPA CONSULTING LLC
40 Salem Street Bldg 2, Suite 18
Lynnfield, Massachusetts 01940
(978) 301-6100
Alpa-llc.com

SCALE AS NOTED	FIELD CHIEF	EM
DATE 11/04/2025	DRAWN BY:	GL
PROJECT NO. 37-30	CHECKED BY:	SV

SHEET NO
C1



BOUNDARY	BOUNDARY	WAG LINE	WAG LINE
BURR	BURR	UNDOGRADED AREA	UNDOGRADED AREA
CL	CL	150	150
CL	CL	100	100
CL	CL	50	50
CL	CL	25	25
CL	CL	12.5	12.5
CL	CL	6.25	6.25
CL	CL	3.125	3.125
CL	CL	1.5625	1.5625
CL	CL	0.78125	0.78125
CL	CL	0.390625	0.390625
CL	CL	0.1953125	0.1953125
CL	CL	0.09765625	0.09765625
CL	CL	0.048828125	0.048828125
CL	CL	0.0244140625	0.0244140625
CL	CL	0.01220703125	0.01220703125
CL	CL	0.006103515625	0.006103515625
CL	CL	0.0030517578125	0.0030517578125
CL	CL	0.00152587890625	0.00152587890625
CL	CL	0.000762939453125	0.000762939453125
CL	CL	0.0003814697265625	0.0003814697265625
CL	CL	0.00019073486328125	0.00019073486328125
CL	CL	0.000095367431640625	0.000095367431640625
CL	CL	0.0000476837158203125	0.0000476837158203125
CL	CL	0.00002384185791015625	0.00002384185791015625
CL	CL	0.000011920928955078125	0.000011920928955078125
CL	CL	0.0000059604644775390625	0.0000059604644775390625
CL	CL	0.00000298023223876953125	0.00000298023223876953125
CL	CL	0.000001490116119384765625	0.000001490116119384765625
CL	CL	0.0000007450580596923828125	0.0000007450580596923828125
CL	CL	0.00000037252902984619140625	0.00000037252902984619140625
CL	CL	0.000000186264514923095703125	0.000000186264514923095703125
CL	CL	0.0000000931322574615478515625	0.0000000931322574615478515625
CL	CL	0.00000004656612873077392578125	0.00000004656612873077392578125
CL	CL	0.000000023283064365386962890625	0.000000023283064365386962890625
CL	CL	0.0000000116415321826934814453125	0.0000000116415321826934814453125
CL	CL	0.00000000582076609134674072265625	0.00000000582076609134674072265625
CL	CL	0.000000002910383045673370361328125	0.000000002910383045673370361328125
CL	CL	0.0000000014551915228366851806640625	0.0000000014551915228366851806640625
CL	CL	0.00000000072759576141834259033203125	0.00000000072759576141834259033203125
CL	CL	0.000000000363797880709171295166015625	0.000000000363797880709171295166015625
CL	CL	0.0000000001818989403545856475830078125	0.0000000001818989403545856475830078125
CL	CL	0.00000000009094947017729282379150390625	0.00000000009094947017729282379150390625
CL	CL	0.000000000045474735088646411895751953125	0.000000000045474735088646411895751953125
CL	CL	0.0000000000227373675443232059478759765625	0.0000000000227373675443232059478759765625
CL	CL	0.00000000001136868377216160297393798828125	0.00000000001136868377216160297393798828125
CL	CL	0.000000000005684341886080801486968994140625	0.000000000005684341886080801486968994140625
CL	CL	0.000000000002842170943040400743484497072265625	0.000000000002842170943040400743484497072265625
CL	CL	0.0000000000014210854715202003717422485361328125	0.0000000000014210854715202003717422485361328125
CL	CL	0.00000000000071054273576010018587112426806640625	0.00000000000071054273576010018587112426806640625
CL	CL	0.000000000000355271367880050092935562134033203125	0.00000000000035527136788005



HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED FROM
AN-ON-THE GROUND SURVEY.



S. VAKA, P.L.S. #51616

**NOT FOR
CONSTRUCTION**

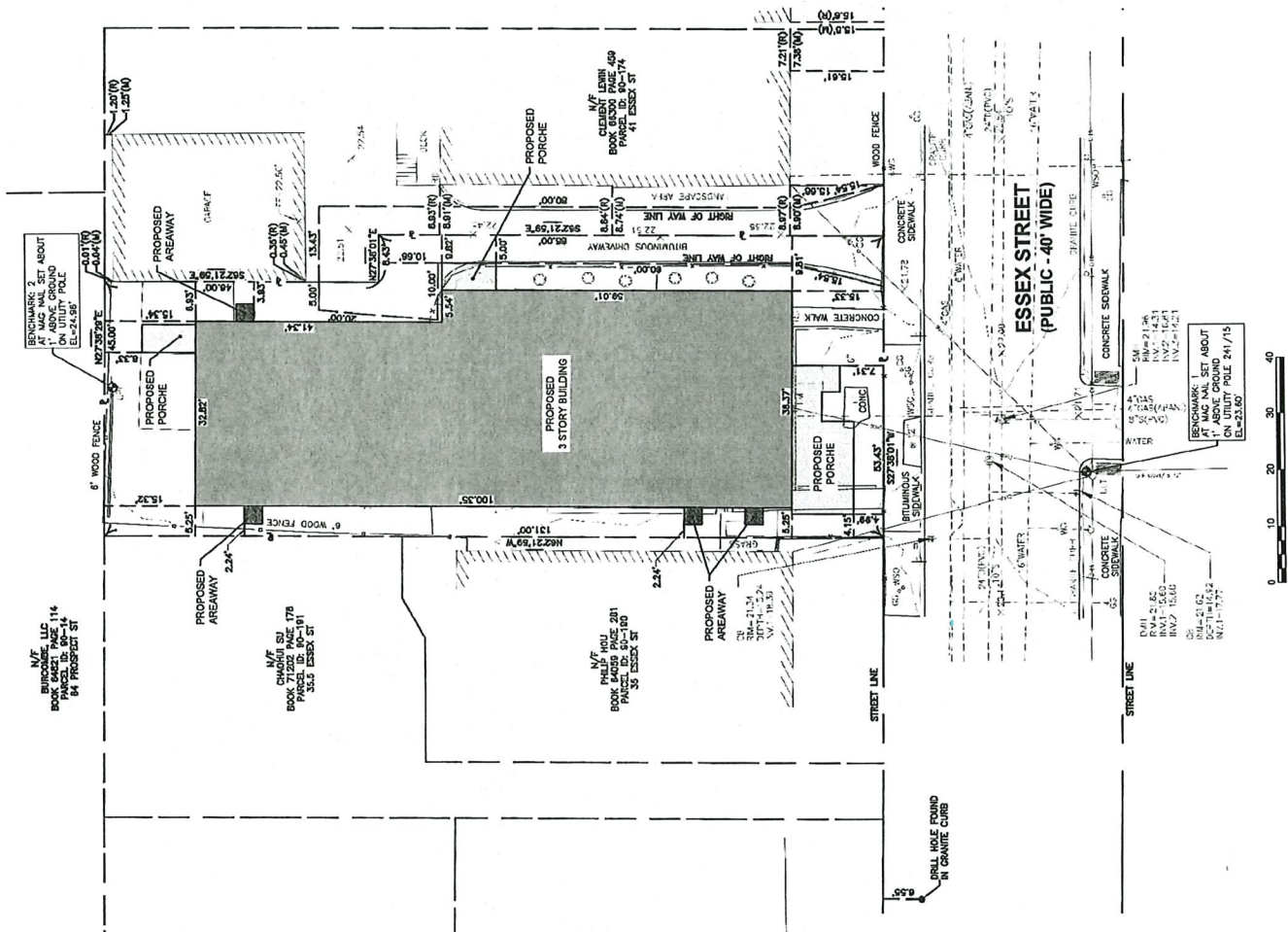
PREPARED FOR:
AMINENI CONSTRUCTION
37-39 ESSEX STREET, CAMBRIDGE, MA 02139

DRAWING TITLE:
PROPOSED NEW RESIDENTIAL APARTMENTS

PREPARED BY:

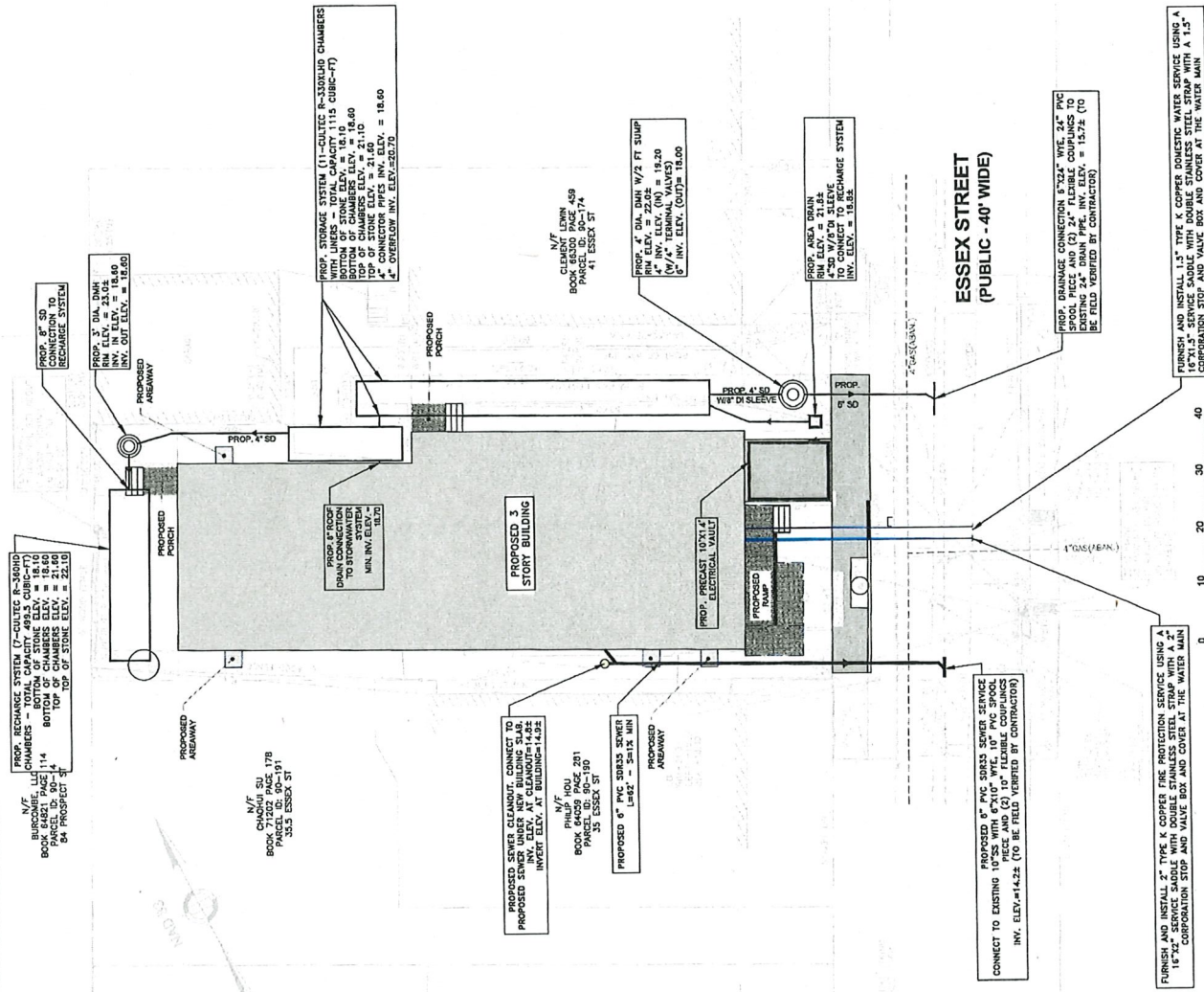
ALPA CONSULTING LLC
40 Salem Street Bldg 2, Suite 18
Wynfield, Massachusetts 01940
(978) 301-6100
Alpa-llc.com

SCALE: AS NOTED	FIELD CHIEF: EM	SHEET NO. C2
DATE 11/03/2025	DRAWN BY: GL	
PROJECT NO. 37-39	CHECKED BY: SV	



SCALE: 1" = 10'

- N/E
 BURCOMBE, LLC
 BOOK 64821 PAGE 114
 PARCEL ID: 80-14
 S4 PROSPECT ST
- | |
|--|
| PROP. RECHARGE SYSTEM (7-CULTEC R-360HD)
CHAMBERS - TOTAL CAPACITY 499.5 CUBIC-FT
BOTTOM OF STONE ELEV. = 18.10
BOTTOM OF CHAMBERS ELEV. = 18.60
TOP OF CHAMBERS ELEV. = 21.60
TOP OF STONE ELEV. = 22.10 |
|--|



**NOT FOR
CONSTRUCTION**

PROGRESS PRINT - FOR DISCUSSION AND
COORDINATION ONLY - NOT TO BE USED FOR
CONSTRUCTION

PROJECT NAME:	NEW RESIDENTIAL APARTMENTS AT 37-39 ESSEX STREET
SHEET TITLE:	SITE UTILITY PLAN
PREPARED FOR:	AMINEN CONSTRUCTION
PREPARED BY:	ALFA CONSULTING, LLC 42 Solomon Street, Building 2, Suite 114, Liverpool, MA 01904
DRAWN BY: JMS CHECKED BY: JMS	SCALE: 1"=10' DATE: 11/21/25 PROJECT NO.: 2025-19 C-2

SCALE: 1" = 10'



REGION	1990	1991	1992
1. Africa	1.0	1.0	1.0
2. Asia	1.0	1.0	1.0
3. Europe	1.0	1.0	1.0
4. Latin America	1.0	1.0	1.0
5. Middle East	1.0	1.0	1.0
6. North America	1.0	1.0	1.0
7. Oceania	1.0	1.0	1.0
8. South America	1.0	1.0	1.0
9. Total	1.0	1.0	1.0

DRAWING INFORMATION
ISSUE:
DATE: 11/4/76
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: TERRY MANDERS

DRAWING TITLE
TREE REMOVAL
PLAN

DRAWING NUMBER

1

© Verdant Landscape Architecture

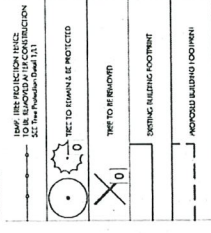
Tree Survey of 37.59 Acres						
Location	DBH (inches)	Species	Action	Status	Below Applicable	
1	13"	Gringo	Prune + Stake + Protect	Significant	Yes	
2	12"	River Birch	Significant Protect	Significant	Yes	
3	23.5	Climax Maple	to be removed	Significant	Yes	
4	12.5	More Locust	Prune + Protect	Significant	Yes	
Tree Mitigation						
		College of Trees To Be Removed		Total College of Proposed Trees		
		23.5"		12.0		
Existing Tree TMR (DBH)		Proposed Trees				

NOTES:

1. Trees 1 and 2 are located on two properties
2. Tree 4 is an off-site public shade tree

DBH = Diameter of Breast Height – trunk diameter measured 4.5 feet from the ground. For multiple trunk trees, DBH is the aggregate diameter
CAL – Caliper – trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.

LEGEND:



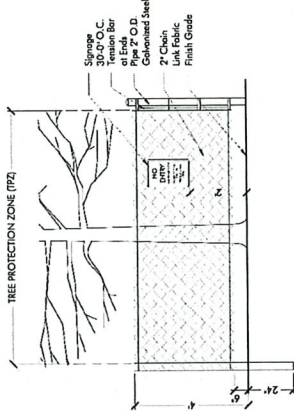
Time Protection Prior to Site Work:

Before installing the work, the Contractor shall install a 1% chain link construction fence as shown on the plan to establish the Free Protection Zone (TPZ). The contractor shall not enter the free protection zone with equipment, labor or materials until the TPZ for the duration of the construction project. The TPZ shall be maintained throughout the construction period and may only be removed as specifically directed by the Landscape Architect or Town Engineer.

1. In locations where the excavation and construction work will be within the Free Protection Zone (TPZ), the following shall apply:

- a. All excavations and construction activities shall be enclosed by a chain-link fence or other approved barrier within the TPZ except as approved and directed by the Landscape Architect. Should construction work be required within the TPZ, a certified Abolish shall be hired to provide an effective plan for protection, such as pneumatic excavation.

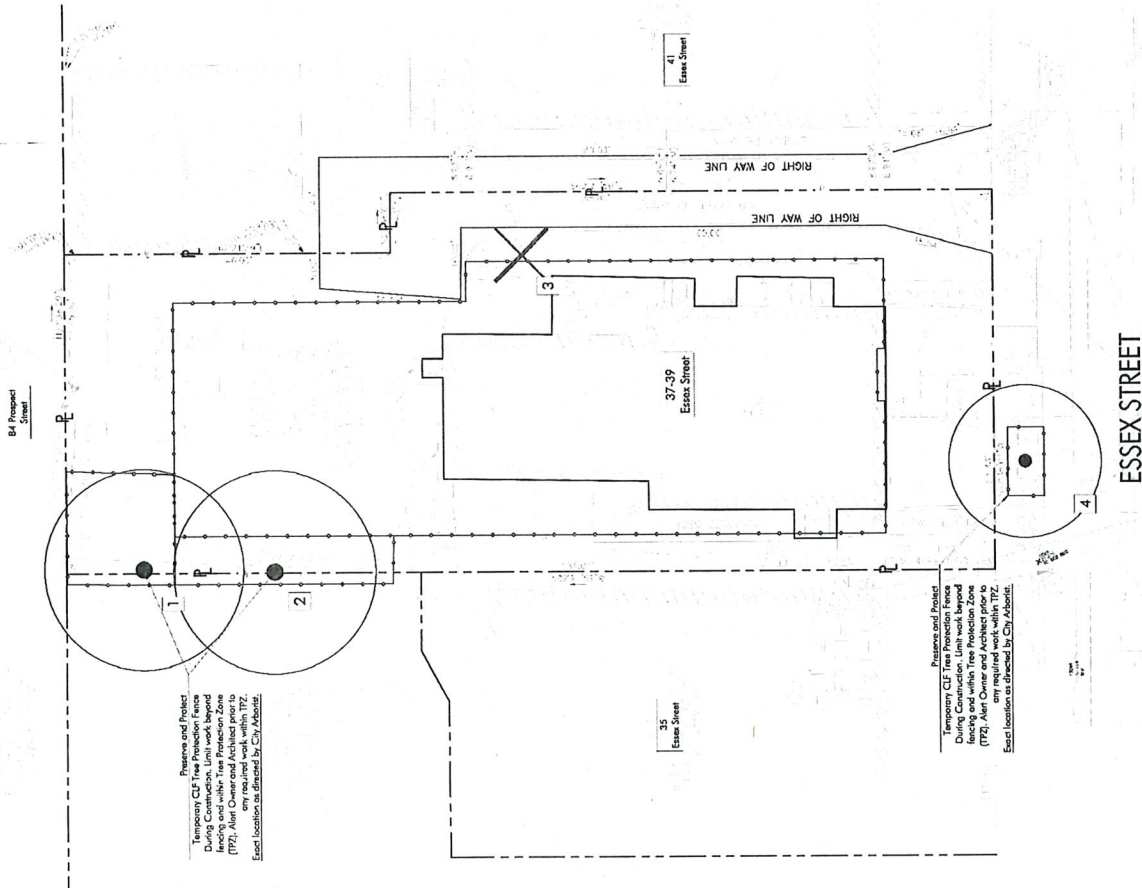
2. Identified subjects shall be listed to cut and remove lines and junctions that may hinder construction operations or create safety hazards. The Contractor shall identify and remove the lines and junctions that may hinder construction operations or create safety hazards.
3. Identified subjects shall be listed to cut and remove lines and junctions that may hinder construction operations or create safety hazards. The Contractor shall identify and remove the lines and junctions that may hinder construction operations or create safety hazards.
4. Identified subjects shall be listed to cut and remove lines and junctions that may hinder construction operations or create safety hazards. The Contractor shall identify and remove the lines and junctions that may hinder construction operations or create safety hazards.
5. Identified subjects shall be listed to cut and remove lines and junctions that may hinder construction operations or create safety hazards. The Contractor shall identify and remove the lines and junctions that may hinder construction operations or create safety hazards.



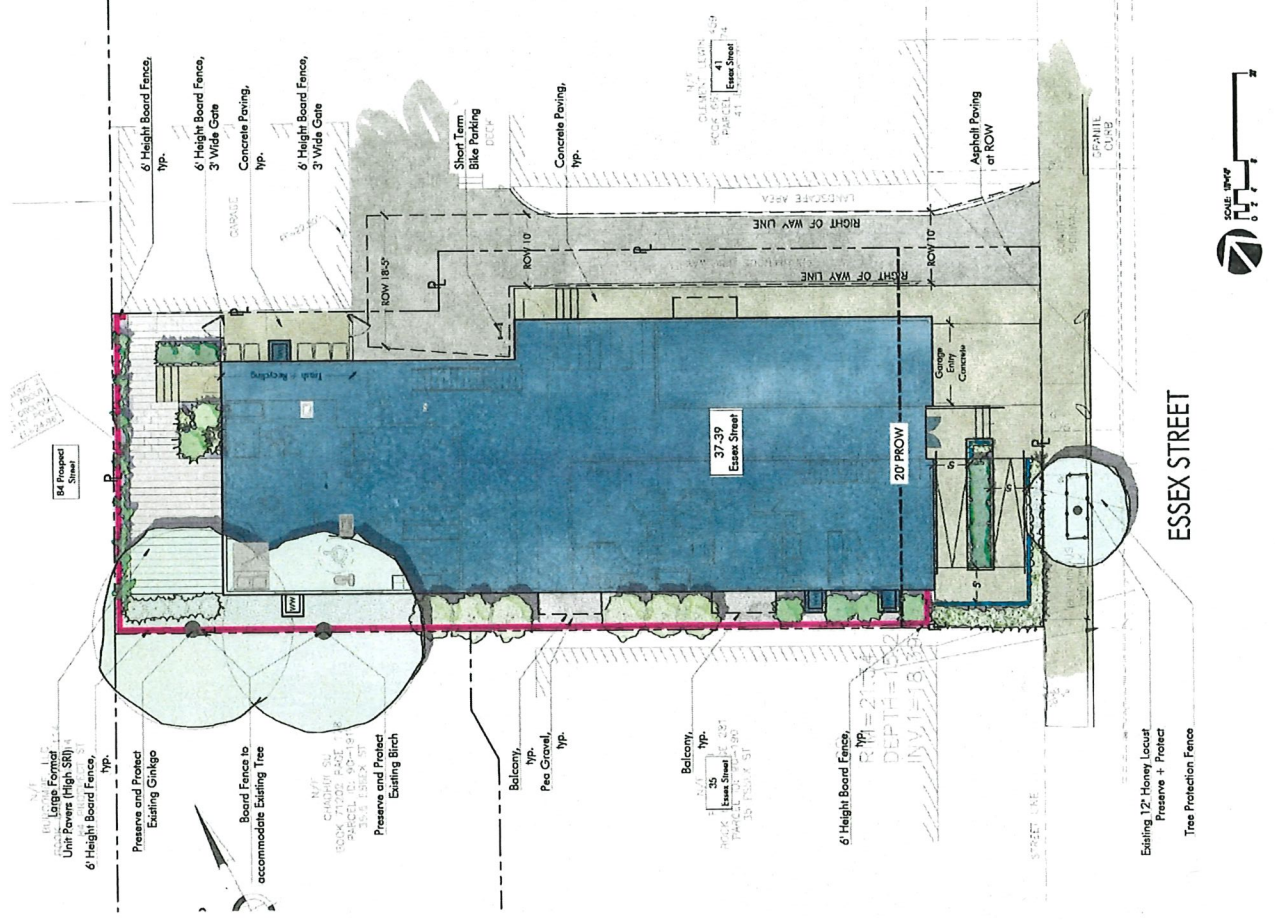
NOTES:

1. Initiated tree protection must be in place prior to any tree work (including demolition), one approved by landscape architect. Tree protection must remain in place until tree removal is complete. Remedial tree care treatment, after approval by landscape architect.
2. Actual location of tree protection within tree protection zone must be approved and shown on Drawings, and as approved by Landscape Architect and Architect prior to construction.
3. To determine proper siting of materials, parking of vehicles or location of temporary structures shall not occur at any time within the drip-line of trees to remain.
4. Work within drip line must be done by hand.
5. Tree spacing a maximum of 6' on center, minimum four posts per tree.
6. Actual location and depth of posts to avoid adjacent trees to be determined by landscape architect.
7. Sign material to be weather resistant.

1 Tree Protection Zone
SCALE: 1/2" = 1'-0"



ESSEX STREET



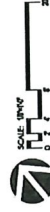
Concrete Paving
SRI 35



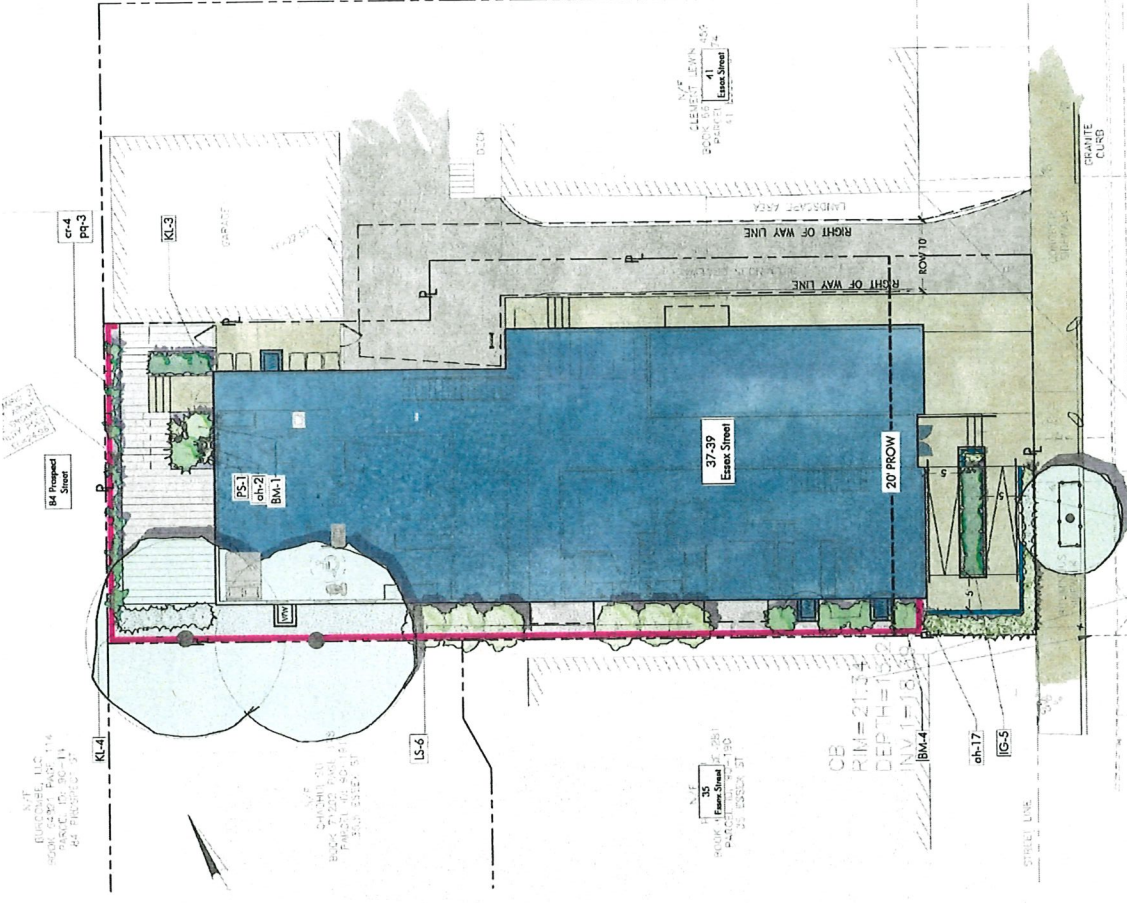
Large Format Paver: XL Smooth 'Platinum'
by Cambridge Pavers SRI 35



Classic Close Board Fence at Side and Rear
Property Lines



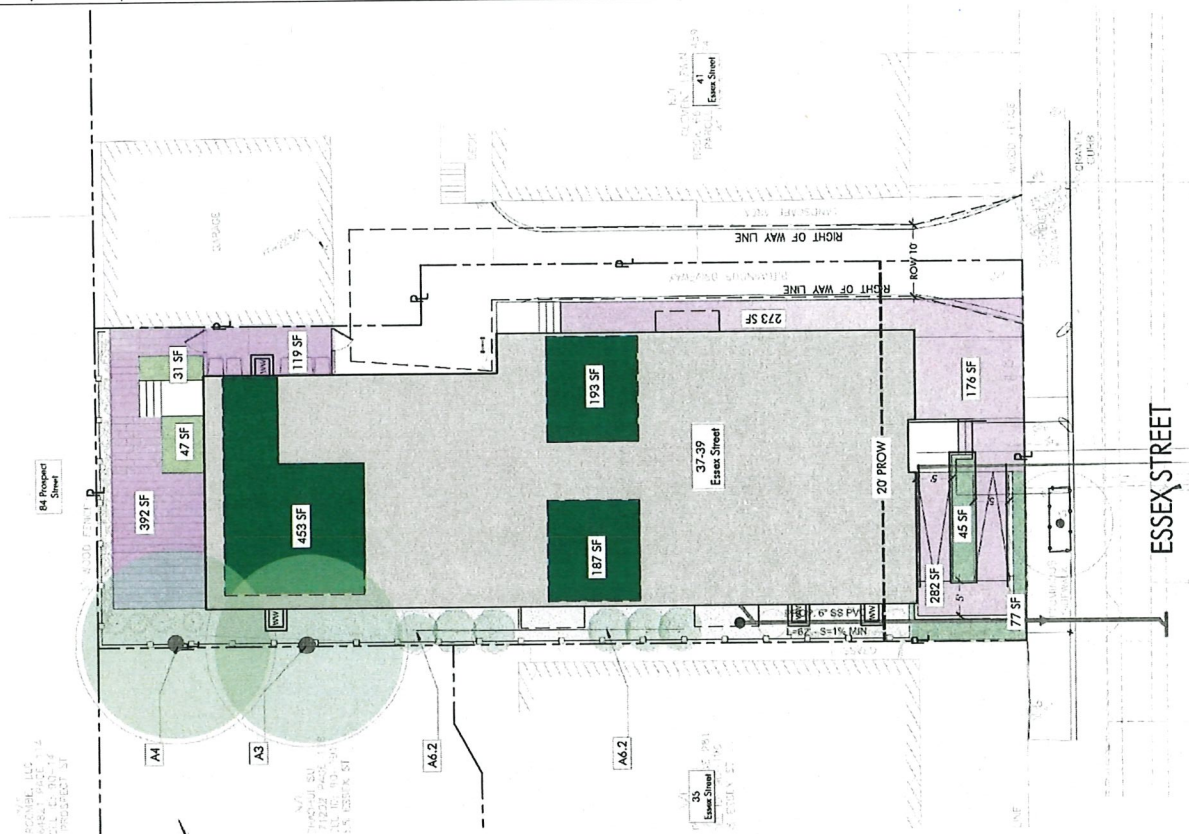
ESSEX STREET



LS: Native Sweetgum Liquidambar styraciflua
50' Ht. x 8" at maturity

SYMBOL	PLANT LIST	COMMON NAME	NOTES	SPREAD
LS	6	Liquidambar styraciflua 'Slender Silhouette'	2" cal.	8' Native
SHRUBS:				
BM	5	Miss Ruby Butterfly Bush	5 gal.	MATURE: 4-5' Ht.
IG	5	Compact Highberry	5 gal.	3-4' Ht.
KL	7	Nipmuck Mountain Laurel	5 gal.	4-5' Ht.
VINES				
cr	4	Compass radicans	2 gal. Twining + Clinging	
pr	3	Parthenocarpus quercifolia	2 gal. Twining + Clinging	
oh	19	Amorpha tuberosa	2 gal.	2-3' Ht. at

All Plants available from Corvicio



ESSEX STREET

[illegible]

UNIVERSITY OF CALIFORNIA, BERKELEY									
Faculty		Department		Section		Term		Grading	
Section	Section	Section	Section	Section	Section	Section	Section	Section	Section
Section	Section	Section	Section	Section	Section	Section	Section	Section	Section
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210
211	212	213	214	215	216	217	218	219	220
221	222	223	224	225	226	227	228	229	230
231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250
251	252	253	254	255	256	257	258	259	260
261	262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279	280
281	282	283	284	285	286	287	288	289	290
291	292	293	294	295	296	297	298	299	300
301	302	303	304	305	306	307	308	309	310
311	312	313	314	315	316	317	318	319	320
321	322	323	324	325	326	327	328	329	330
331	332	333	334	335	336	337	338	339	340
341	342	343	344	345	346	347	348	349	350
351	352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369	370
371	372	373	374	375	376	377	378	379	380
381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400
401	402	403	404	405	406	407	408	409	410
411	412	413	414	415	416	417	418	419	420
421	422	423	424	425	426	427	428	429	430
431	432	433	434	435	436	437	438	439	440
441	442	443	444	445	446	447	448	449	450
451	452	453	454	455	456	457	458	459	460
461	462	463	464	465	466	467	468	469	470
471	472	473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488	489	490
491	492	493	494	495	496	497	498	499	500
501	502	503	504	505	506	507	508	509	510
511	512	513	514	515	516	517	518	519	520
521	522	523	524	525	526	527	528	529	530
531	532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549	550
551	552	553	554	555	556	557	558	559	560
561	562	563	564	565	566	567	568	569	570
571	572	573	574	575	576	577	578	579	580
581	582	583	584	585	586	587	588	589	590
591	592	593	594	595	596	597	598	599	600
601	602	603	604	605	606	607	608	609	610
611	612	613	614	615	616	617	618	619	620
621	622	623	624	625	626	627	628	629	630
631	632	633	634	635	636	637	638	639	640
641	642	643	644	645	646	647	648	649	650
651	652	653	654	655	656	657	658	659	660
661	662	663	664	665	666	667	668	669	670
671	672	673	674	675	676	677	678	679	680
681	682	683	684	685	686	687	688	689	690
691	692	693	694	695	696	697	698	699	700
701	702	703	704	705	706	707	708	709	710
711	712	713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728	729	730
731	732	733	734	735	736	737	738	739	740
741	742	743	744	745	746	747	748	749	750
751	752	753	754	755	756	757	758	759	760
761	762	763	764	765	766	767	768	769	770
771	772	773	774	775	776	777	778	779	780
781	782	783	784	785	786	787	788	789	790
791	792	793	794	795	796	797	798	799	800
801	802	803	804	805	806	807	808	809	810
811	812	813	814	815	816	817	818	819	820
821	822	823	824	825	826	827	828	829	830
831	832	833	834	835	836	837	838	839	840
841	842	843	844	845	846	847	848	849	850
851	852	853	854	855	856	857	858	859	860
861	862	863	864	865	866	867	868	869	870
871	872	873	874	875	876	877	878	879	880
881	882	883	884	885	886	887	888	889	890
891	892	893	894	895	896	897	898	899	900
901	902	903	904	905	906	907	908	909	910
911	912	913	914	915	916	917	918	919	920
921	922	923	924	925	926	927	928	929	930
931	932	933	934	935	936	937	938	939	940
941	942	943	944	945	946	947	948	949	950
951	952	953	954	955	956	957	958	959	960
961	962	963	964	965	966	967	968	969	970
971	972	973	974	975	976	977	978	979	980
981	982	983	984	985	986	987	988	989	990
991	992	993	994	995	996	997	998	999	1000
1001	1002	1003	1004	1005	1006	1007	1008	1009	1010
1011	1012	1013	1014	1015	1016	1017	1018	1019	1020
1021	1022	1023	1024	1025	1026	1027	1028	1029	1030
1031	1032	1033	1034	1035	1036	1037	1038	1039	1040
1041	1042	1043	1044	1045	1046	1047	1048	1049	1050
1051	1052	1053	1054	1055	1056	1057	1058	1059	1060
1061	1062	1063	1064	1065	1066	1067	1068	1069	1070
1071	1072	1073	1074	1075	1076	1077	1078	1079	1080
1081	1082	1083	1084	1085	1086	1087	1088	1089	1090
1091	1092	1093	1094	1095	1096	1097	1098	1099	1100
1101	1102	1103	1104	1105	1106	1107	1108	1109	1110
1111	1112	1113	1114	1115	1116	1117	1118	1119	1120
1121	1122	1123	1124	1125	1126	1127	1128	1129	1130
1131	1132	1133	1134	1135	1136	1137	1138	1139	1140
1141	1142	1143	1144	1145	1146	1147	1148	1149	1150
1151	1152	1153	1154	1155	1156	1157	1158	1159	1160
1161	1162	1163	1164	1165	1166	1167	1168	1169	1170
1171	1172	1173	1174	1175	1176	1177	1178	1179	1180
1181	1182	1183	1184	1185	1186	1187	1188	1189	1190
1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
1201	1202	1203	1204	1205	1206	1207	1208	1209	1210
1211	1212	1213	1214	1215	1216	1217	1218	1219	1220
1221	1222	1223	1224	1225	1226	1227	1228	1229	1230
1231	1232	1233	1234	1235	1236	1237	1238	1239	1240
1241	1242	1243	1244	1245	1246	1247	1248	1249	1250
1251	1252	1253	1254	1255	1256	1257	1258	1259	1260
1261	1262	1263	1264	1265	1266	1267	1268	1269	1270
1271	1272	1273	1274	1275	1276	1277	1278	1279	1280
1281	1282	1283	1284	1285	1286	1287	1288	1289	1290
1291	1292	1293	1294	1295	1296	1297	1298	1299	1300
1301	1302	1303	1304	1305	1306	1307	1308	1309	1310
1311	1312	1313	1314	1315	1316	1317	1318	1319	1320
1321	1322	1323	1324	1325	1326	1327	1328	1329	1330
1331	1332	1333	1334	1335	1336	1337	1338	1339	1340
1341	1342	1343	1344	1345	1346	1347	1348	1349	1350
1351	1352	1353	1354	1355	1356	1357	1358	1359	1360
1361	1362	1363	1364	1365	1366	1367	1368	1369	1370
1371	1372	1373	1374	1375	1376	1377	1378	1379	1380
1381	1382	1383	1384	1385	1386	1387	1388	1389	1390
1391	1392	1393	1394	1395	1396	1397	1398	1399	1400
1401	1402	1403	1404	1405	1406	1407	1408	1409	1410
1411	1412	1413	1						

Type	Color	Description
C1	NA	Green Facade (1'5" x 10' Wide)
C2	NA	Living Wall
C3	Green Roof	Green Roof
C4	NA	Short Intensive Green Roof Area
C5	NA	Intensive Green Roof Area
D2	High SRI Paving	
D3	Shaded Area	

Keywords: Low; Slope and Sign; Slope; Roof

Type	Color	Description
D1		Low Slope Roof (<2:12)
		Steep Slope Roof (>2:12)

SITE AREA: 6612 SQUARE FEET

Type	Species	Description/Size
A1	NA	Undulatory Tree, currently < 10' Canopy
A2	NA	Undulatory Tree, currently > 10' Canopy
A3	NA	Undulatory Tree, currently < 15' Canopy
A4	See Plan	Canopy Tree, currently between 15' and 25' Canopy
A5	NA	Canopy Tree, currently > 25' Canopy
A6.1	NA	Undulatory Tree
A6.2	See Plan	Undulatory Tree
A7	NA	Canopy Tree
B1	NA	Lawn Area
B2	NA	Low Planting Area, min. 12" Soil Depth, Mature Plant Height < 8' max.
B3	NA	Mature Plant Height > 8' max. 18" Soil Depth,

PROPOSED PLANT LIST 37-39 ESSEX			NOTES		SPREAD AT MATURE	
SYM.	#	LATIN NAME	COMMON NAME	2' cal.	B&B	8' Native
LS	6	<i>Liriodendron styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum			
SHRUBS:						
BM	5	Buddleia 'Miss Ruby'	Miss Ruby Butterfly Bush	5 gal.	Pots	MATURE HEIGHT 4-5' Ht.
IG	5	llex glabra 'Compacta'	Compact Hollyhwy	5 gal.	Pots	3-4' Ht.
KL	7	Kalmia latifolia 'Nipmuck'	Nipmuck Mountain Laurel	5 gal.	Pots	4-5' Ht.
VINES						
cr	4	Campsis radicans	Trompet Vine	2 gal.	Twining	Clinging
pq	3	Parthenocissus quercifolia	Virginia Creeper	2 gal.	Twining	Clinging
PRENNIALS						
ah	19	Anemone huibrichtii	Willow Blue Star	2 gal.	Pots	2-3' Ht. at Maturity
All Plants available from Conrichio						

All Plants available from Cavicchio



ATLAS
SOLUTIONS
DSET LABORATORIES
10000 North 47th Avenue
Phoenix, Arizona 85027 U.S.A.
Phone: +1 602-551-3304-6025
Fax: +1 602-551-3311 (U.S. only)
www.atlas-mts.com

CAMBRIDGE PAVERS, INC
Report No.: 43519-0
Order No.: AE43519
Client Reference: SRI SAMPLES
Date: May 15, 2024
Page 5 of 5

HEMISPHERICAL SPECTRAL REFLECTANCE AND
TOTAL EMITTANCE TEST REPORT

4.0 RESULTS

Reflectance and SRI Data:

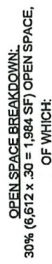
Specimen Code	% Solar Reflectance	SRI		
		Low	Medium	High
TITANIUM	55.0	65	66	66
PLATINUM	31.6	34	35	36
NATURAL	25.6	26	27	28

Emittance Data:

Specimen Code	Reflectance (ρ) Measured	Hemispherical Emittance (ε) @300°K
TITANIUM	.10	.90
PLATINUM	.10	.90
NATURAL	.10	.90



The redevelopment project involves the demolition of the existing building and the construction of a three-story apartment building with flat roofroofs. Portions of the flat roof will include green roof areas. The project will also include new landscaping (green space) and the installation of permeable pavers. The landscaped areas will incorporate multiple soil layers designed to promote water infiltration and enhance the site's overall previous surface area.



**-1/2 (992 SF) NEEDS TO MEET THE DEFINITION
OF PRIVATE OPEN SPACE**

1/2 (992 SF) MUST BE PERMEABLE OPEN SPACE

1,110 SF OPEN SPACE @ GROUND LEVEL
(PERMEABLE)

533 SF PRIVATE OPEN SPACE AT GRADE
432 SF PRIVATE OPEN SPACE AT ROOF
965 SF PRIVATE OPEN SPACE TOTAL

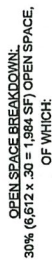
2,075 SF TOTAL OPEN SPACE (31.3%)

SITE IS SUBJECT TO CAMBRIDGE LONG TERM FLOOD ELEVATION
MINIMUM GROUND STORY HEIGHT: 23.4'
HABITABLE SPACE BELOW ELEVATION 23.4' MUST BE PROTECTED
AGAINST FUTURE FLOODING
ESTIMATED ELEVATION CONTOUR AT FRONT OF SITE: 22'
PROPOSED GROUND FLOOR ELEVATION: 24'

LOT COVERAGE - 3,917 SF (INCLUDING PORCHES)

ZONING CHART				
ZONE : C-1		REQUIRED (C-1)	PROPOSED	REMARKS
		6,612 SQ.FT		
LOT AREA, MIN S.F		5,000 SQ.FT	6,612 SQ.FT	COMPLIES
LOT AREA, MIN S.F/DU		NONE	2,757 SQ.FT / 2DU 3,052 SQ.FT / 4DU 3,285 SQ.FT / 3DU	N/A
MIN LOT WIDTH		NONE	53'-4"	N/A
MIN FRONT YARD		10'	10'	COMPLIES
MIN SIDE YARD (LEFT)		5'	5'	COMPLIES
MIN SIDE YARD (RIGHT)		5'	5'	COMPLIES
MIN REAR YARD		5'	5'	COMPLIES
MIN RATIO OF OPEN SPACE TO LOT AREA		30% (1984 S.F)	31.3% (2075 S.F) 1,100 SF AT GRADE 965 SF AT 3RD FLOOR	COMPLIES
MAX HEIGHT		45'	43'-1"	COMPLIES
PARKING		NO MIN / NO MAX	6 SPACES SHOWN	COMPLIES
BI-CYCLIST PARKING		1 SPACE / DU	1 SPACE / DU	COMPLIES

The redevelopment project involves the demolition of the existing building and the construction of a three-story apartment building with flat roofroofs. Portions of the flat roof will include green roof areas. The project will also include new landscaping (green space) and the installation of permeable pavers. The landscaped areas will incorporate multiple soil layers designed to promote water infiltration and enhance the site's overall previous surface area.



**-1/2 (992 SF) NEEDS TO MEET THE DEFINITION
OF PRIVATE OPEN SPACE**

1/2 (992 SF) MUST BE PERMEABLE OPEN SPACE

1,110 SF OPEN SPACE @ GROUND LEVEL
(PERMEABLE)

533 SF PRIVATE OPEN SPACE AT GRADE
432 SF PRIVATE OPEN SPACE AT ROOF
965 SF PRIVATE OPEN SPACE TOTAL

2,075 SF TOTAL OPEN SPACE (31.3%)

SITE IS SUBJECT TO CAMBRIDGE LONG TERM FLOOD ELEVATION
MINIMUM GROUND STORY HEIGHT: 23.4'
HABITABLE SPACE BELOW ELEVATION 23.4' MUST BE PROTECTED
AGAINST FUTURE FLOODING
ESTIMATED ELEVATION CONTOUR AT FRONT OF SITE: 22'
PROPOSED GROUND FLOOR ELEVATION: 24'

LOT COVERAGE - 3,917 SF (INCLUDING PORCHES)

ZONING CHART				
ZONE : C-1		REQUIRED (C-1)	PROPOSED	REMARKS
		6,612 SQ.FT		
LOT AREA, MIN S.F		5,000 SQ.FT	6,612 SQ.FT	COMPLIES
LOT AREA, MIN S.F/DU		NONE	2,757 SQ.FT / 2DU 3,052 SQ.FT / 4DU 3,285 SQ.FT / 3DU	N/A
MIN LOT WIDTH		NONE	53'-4"	N/A
MIN FRONT YARD		10'	10'	COMPLIES
MIN SIDE YARD (LEFT)		5'	5'	COMPLIES
MIN SIDE YARD (RIGHT)		5'	5'	COMPLIES
MIN REAR YARD		5'	5'	COMPLIES
MIN RATIO OF OPEN SPACE TO LOT AREA		30% (1984 S.F)	31.3% (2075 S.F) 1,100 SF AT GRADE 965 SF AT 3RD FLOOR	COMPLIES
MAX HEIGHT		45'	43'-1"	COMPLIES
PARKING		NO MIN / NO MAX	6 SPACES SHOWN	COMPLIES
BI-CYCLIST PARKING		1 SPACE / DU	1 SPACE / DU	COMPLIES

[illegible]

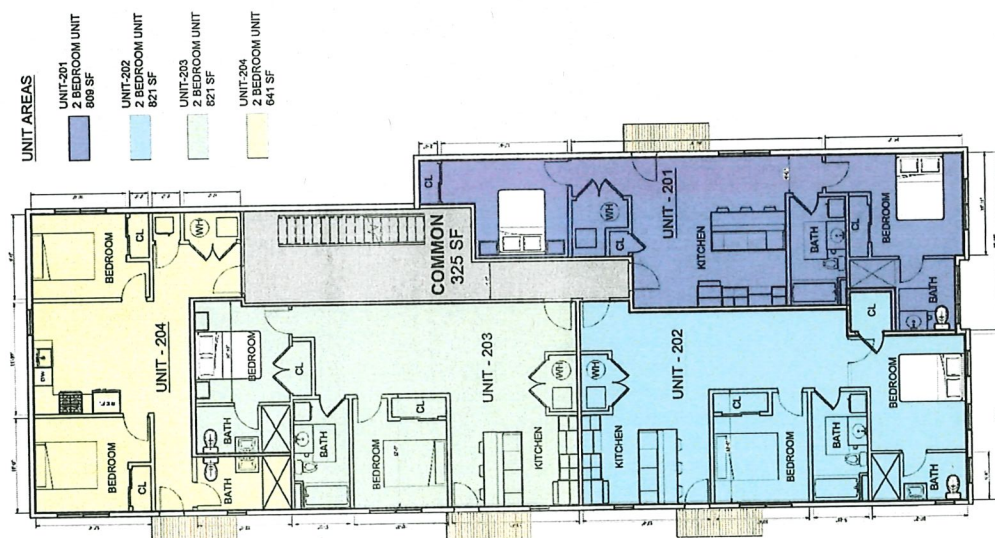
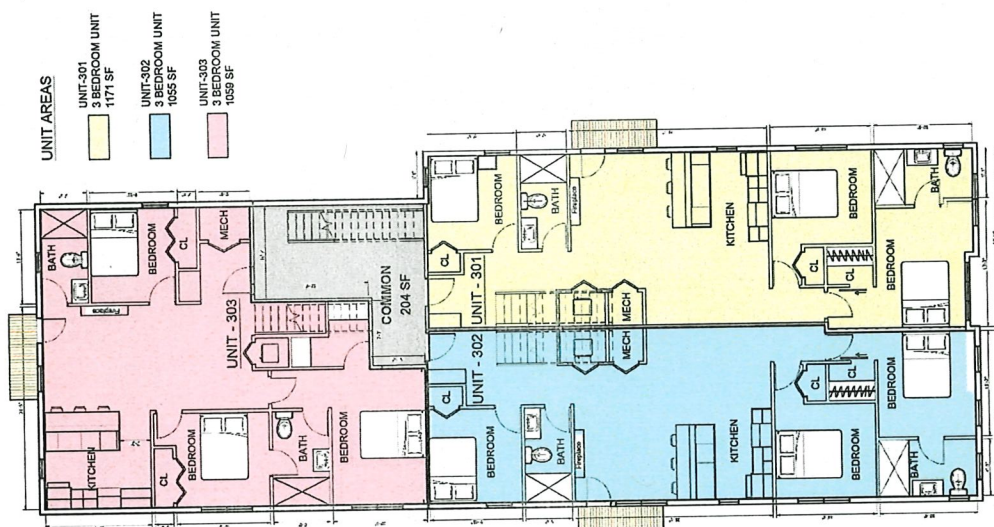
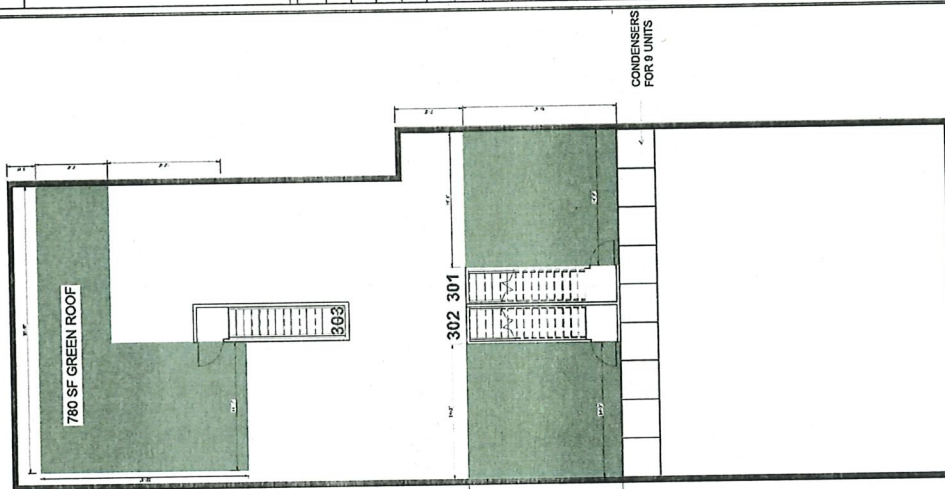


BASEMENT FLOOR

Rev No.	Date
1	11/3/2025
2	11/21/2025
SCALE 1/8" = 1'-0"	
DATE	11/21/2025
ENGINEER: JAYLEN R HAMMOURI	



BASEMENT FLOOR PLAN
1" = 1'-0"



SHEET TITLE -

EXISTING ELEVATIONS



OWNER: NATHAN R. HADDOCK

DATE: 11/3/2025

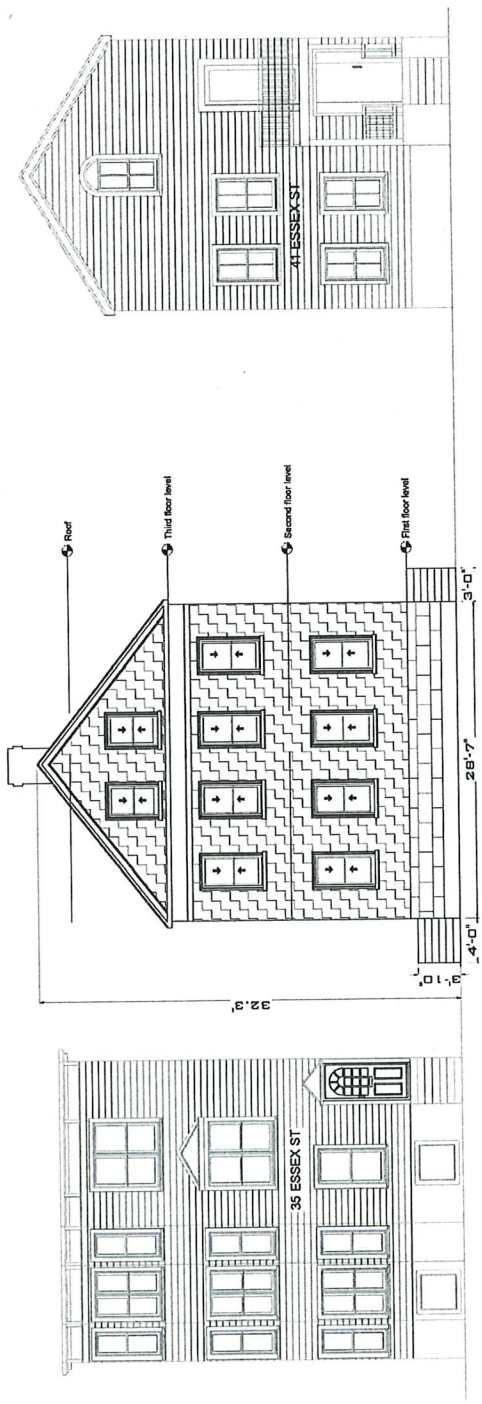
SCALE: 3/16" = 1'-0"

Rev. No.	Description	Date

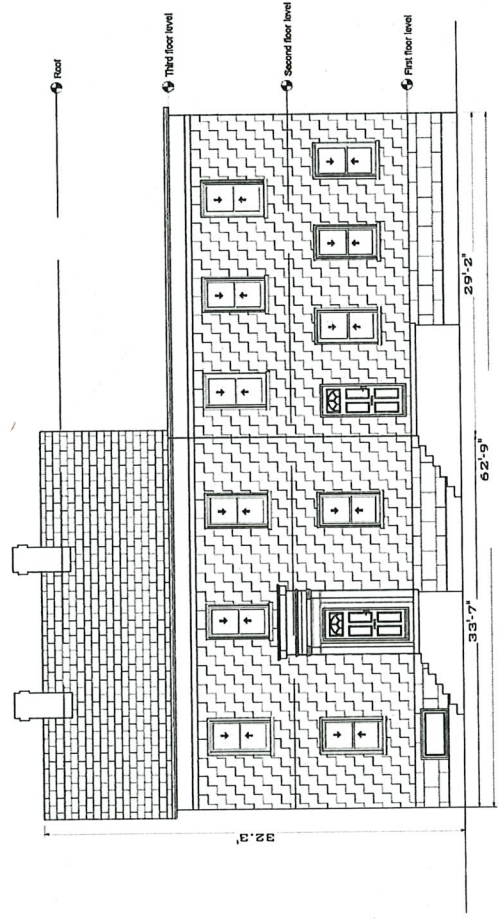
PROJECT: RESIDENTIAL APARTMENT

CLIENT: 37-39 Essex St

LOCATION: Cambridge, MA



FRONT ELEVATION



RIGHT ELEVATION

EXISTING ELEVATIONS

SHEET TITLE -



DESIGNER: HAZEN R. HAMOUD

DATE: 11/3/2025

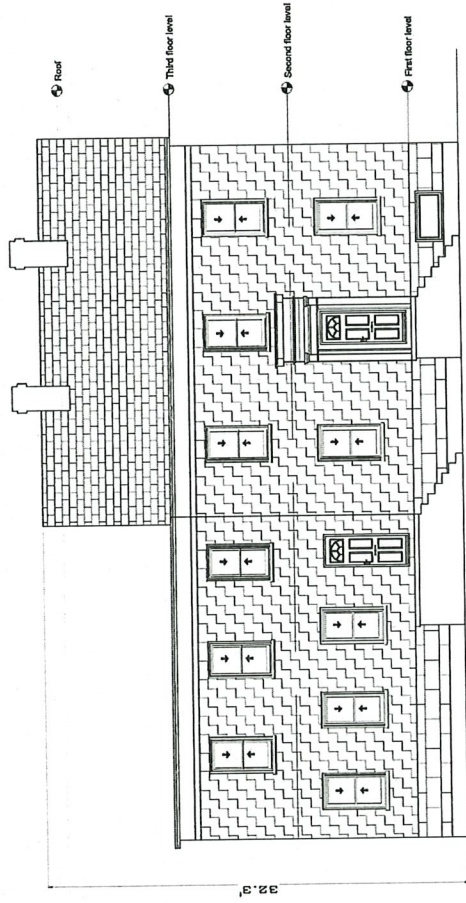
SCALE: 3/8" = 1'-0"

Rev. No.	Description	Date

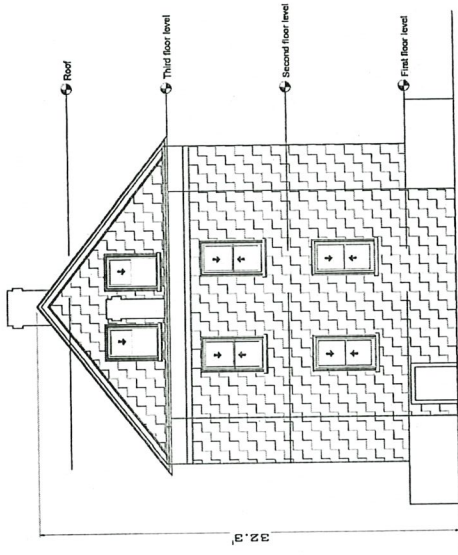
PROJECT:
RESIDENTIAL APARTMENT
37-39 Essex St
Cambridge, MA
37-39 Essex St



LEFT ELEVATION



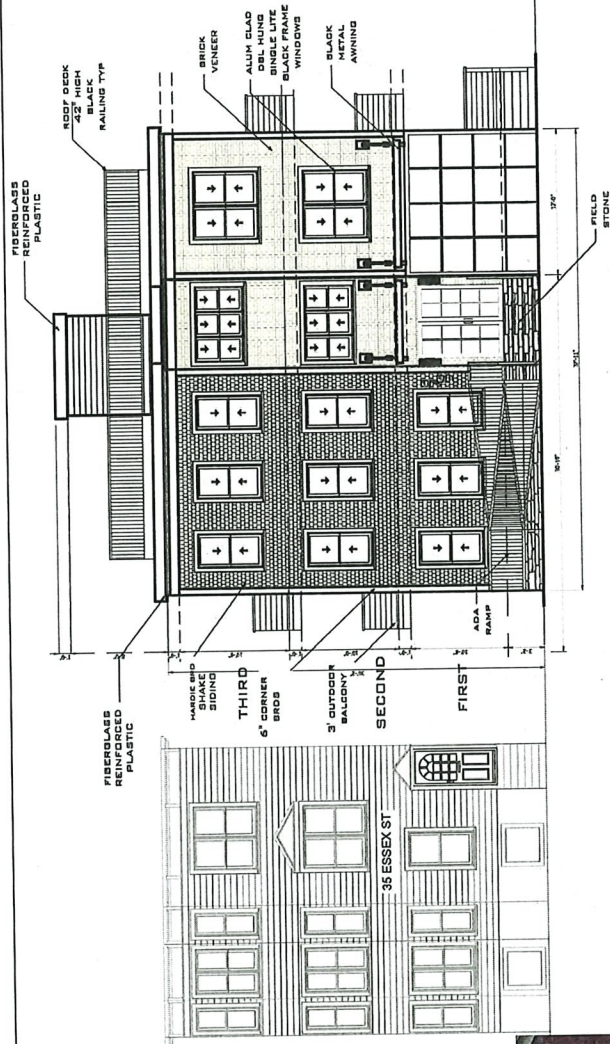
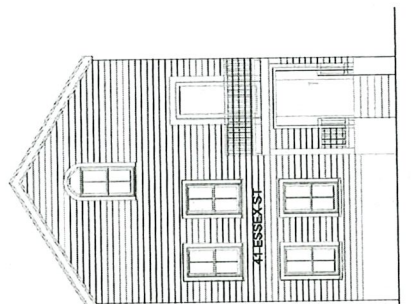
REAR ELEVATION



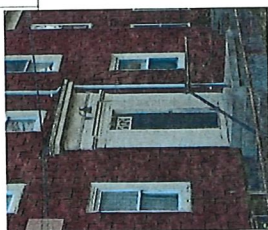
SHEET TITLE -

RESIDENTIAL APARTMENT
37-39 Essex St
Cambridge, MA
AGENT:
37-39 Essex St

Rev No.	Date
1	11/3/2025
2	11/21/2025
SCALE 3/16" = 1'-0"	
DATE	11/21/2025
ENGINEER: NAZEEM R. HANNAOUI	



FRONT ELEVATION



EXISTING HISTORIC ENTRY PROFILE

PROFILE

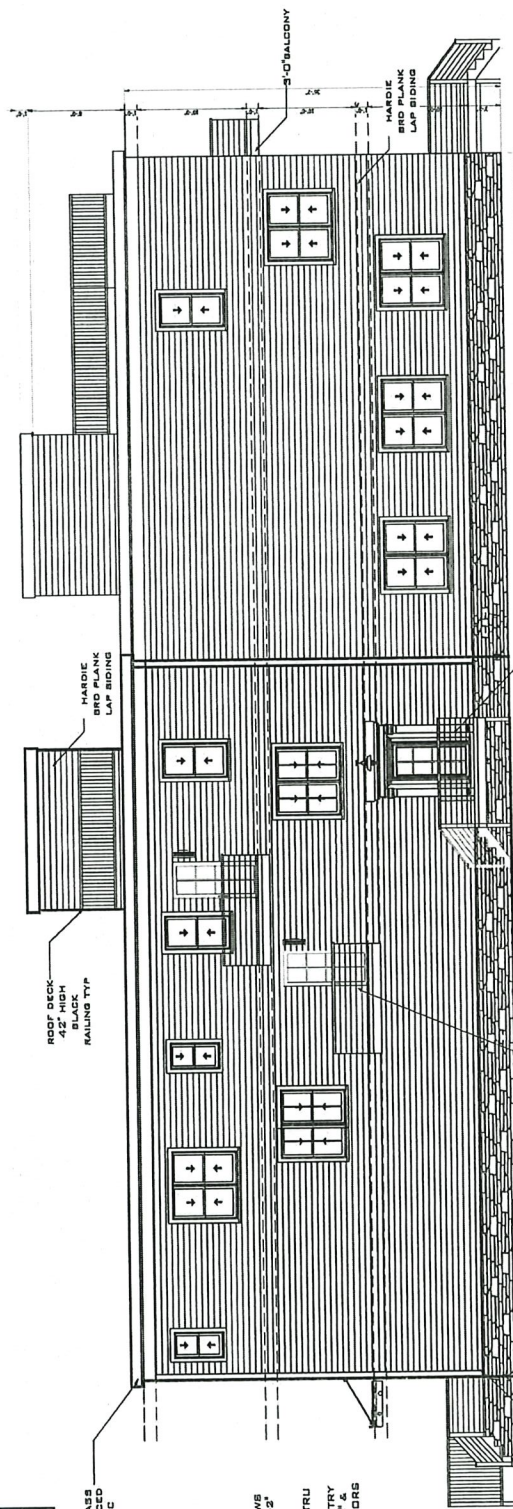
**FIBERGLASS
REINFORCED
PLASTIC**

WINDOWS:

PELLA:
BLACK SINGLE LITE
DOUBLE HUNG WINDOWS
2'-8" X 5'-2" & 2'-4" X 4'-2"

DOORS:

BLACK 8 LITE THERMA TRU
SMOOTH STAR
FIBERGLASS, THREE ENTRY
DOORS ARE 3'-0" X 6'-8" &
3'-6" X 6'-8" BALCONY DOOR



RIGHT ELEVATION

- EXISTING HISTORIC
CENTRY PROFILE TO BE
RECREATED TO
MATCH BLK
GOOSENECK LIGHTING

1 X 6 AZEK BLACK TRIM CORNER BOARD OR "QUICK CORNER" DESIGNED TO PROVIDE A CLEAN, FINISHED EDGE WHERE TWO SIDES OF SANDING MEET. ENGINEERED POLYMER THAT RESISTS MOISTURE, ROT, AND INSECTS. UNLIKE TRADITIONAL WOOD TRIM-SIDING INTEGRATES SEAMLESSLY WITH THE TRIM PIECES. THE TRIM RESTS ON A BARE OF STONE VENEER PROVIDING A CONTRASTING FOUNDATION FOR THE SIDING AND TRIM ABOVE.



PROJECT: RESIDENTIAL APARTMENT

CLIENT: 37-39 Essex St
Cambridge, MA
37-39 Essex St

Rev	No.	Date
1	1	11/19/2025
2	2	11/21/2025

SCALE: 3/16" = 1'-0"

DATE: 11/21/2025

ENGINEER: IJAZEH R. HANADIRI



PROPOSED ELEVATIONS

SHEET TITLE -

AMINENT
CONSTRUCTION

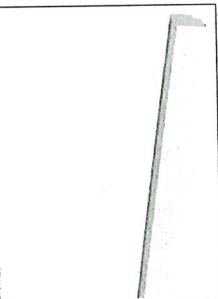
SHEET TITLE: PROPOSED ELEVATIONS

SHEET NO:

A7

WINDOW SILL

AZEK AZM6830 Historic Sill 1-3/4" x 2-1/32" 18'



WINDOW TRIM

Traditional 4 1/2-in x 4-in x 8-ft PVC Smooth Trim Board (Actual Size: 3 1/4-in x 3 1/2-in x 8-ft)

by AZEK

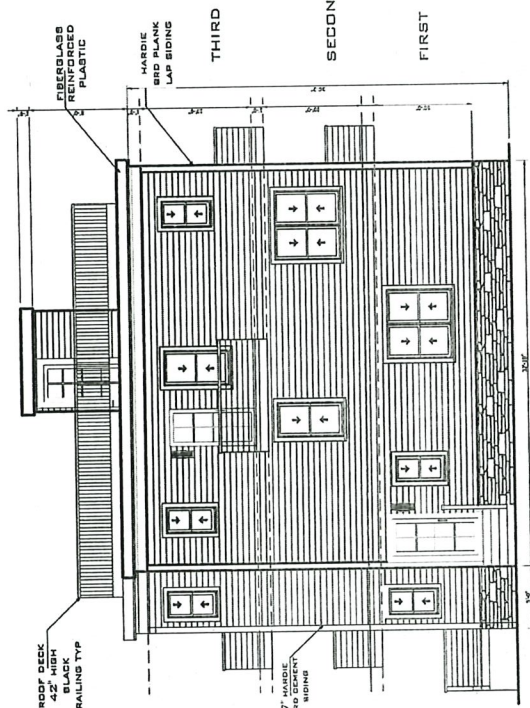
Manufacturer's Note

- ✓ 52 mil thick, Table 17, Bay 005
- Impervious to moisture, rot, and insects including termites
- Smooth semi-matte white finish on both sides
- Extruded in 8' lengths

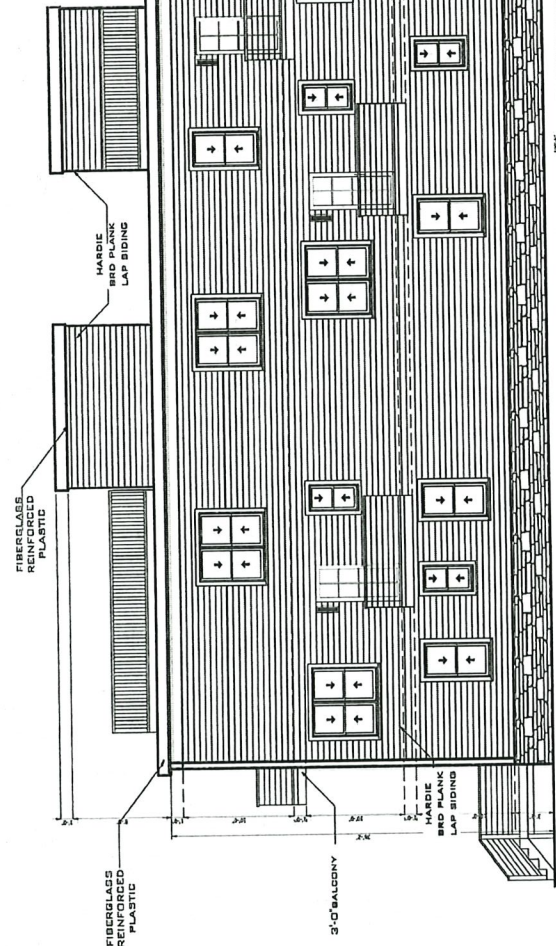
Product Weight: 1.5 lb/ft

Product Length: 8 ft

Product Width: 4 1/2 in



REAR ELEVATION



LEFT ELEVATION

SHEET TITLE -

SECTION-AA'



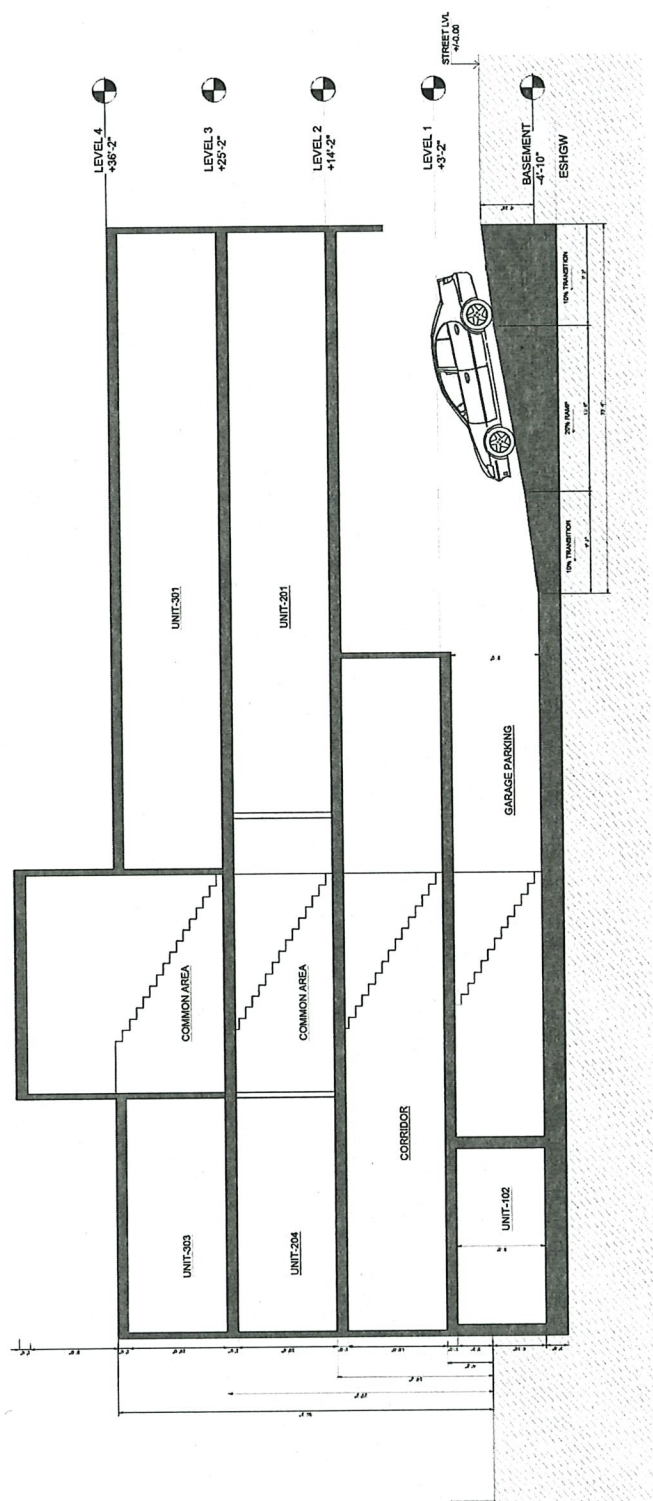
ENGINEER: MAHER R. HAMDOUR

DATE: 11/21/2025

SCALE: 3/16" = 1'-0"

Rev. No.	Date
1	11/2/2025
2	11/21/2025

PROJECT: RESIDENTIAL APARTMENT
CLIENT: 37-39 Essex St
Cambridge, MA
37-39 Essex St



SECTION-AA'



MATERIALS-



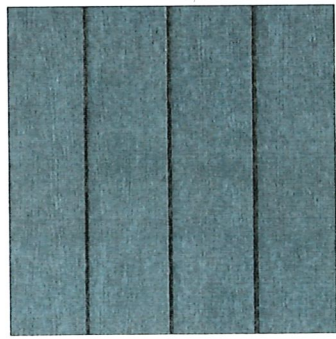
7 Inch Cedar Shake Vinyl Siding
(1/2 Square)

CEDAR SHINGLES



Aura Brick 1009. Rustic Red Brick Veneer. 1/2" Thickness.

BRICK VENEER





PROJECT: RESIDENTIAL APARTMENT
37-39 Essex St
Cambridge, MA
02142
37-39 Essex St

Rev	No.	Date
1	11/3/2025	
2	11/21/2025	

DATE	11/21/2025
ENGINEER	HAZEN R HANCOCK



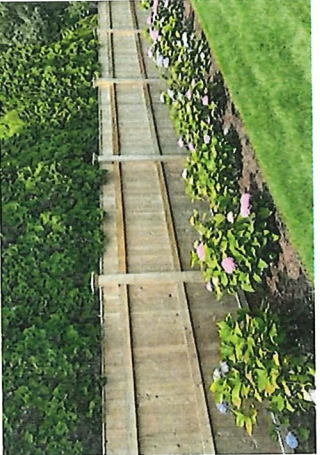
3D RENDERERS

SHEET TITLE -



SHEET NO: A9.2

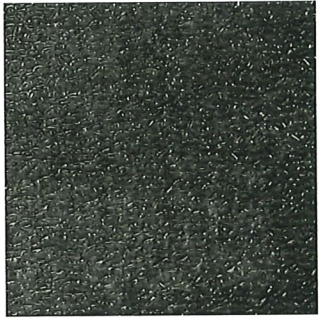
Deckorators Venture 1-in x
6-in x 12-ft Sandbar
Grooved Composite Deck
board
DECK



Classic Close Board Fence

MATERIALS -

Sequentia 48"x96"
Embossed Black
Fiberglass Reinforced
Plastic along with Drift
edge.

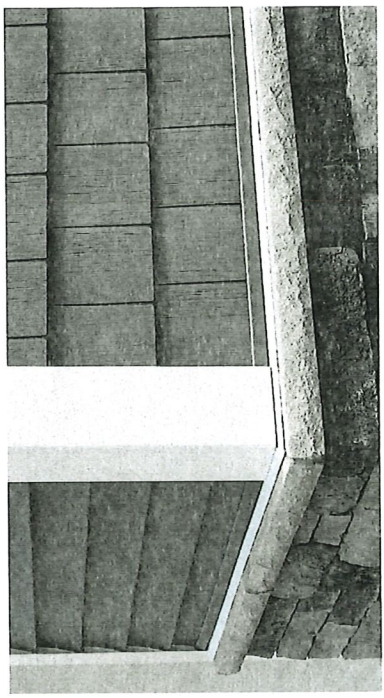




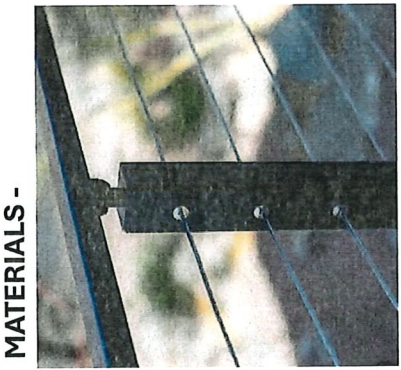
PROJECT:	37-39 Essex St
CLIENT:	Cambridge, MA
DATE:	11/21/2025
ENGINEER:	INGENIUM ENGINEERING, INC.
SCALE:	
DATE:	11/21/2025
REVISION:	
Rev. No.	1
Date	11/21/2025
Rev. No.	2
Date	11/21/2025



Example of Material transition



Metal Railings W/ Wire
Product Length – 6’
Product Thickness – 5”



MATERIALS -

PERSPECTIVE VIEW WITH ABUTTING PROPERTIES



AMINENT
CONSTRUCTION

SHEET TITLE: 3D RENDERINGS

SHEET NO:

A10

SHEET TITLE -

**3D VIEWS WITH
ABUTTING
PROPERTIES**



ENGINEER: NATHAN R. HAMDOUN

DATE: 11/21/2025

SCALE:

Rev	No.	Date
1	1	11/21/2025
2	2	11/21/2025

PROJECT: RESIDENTIAL APARTMENT
CLIENT: 37-39 Essex St
Cambridge, MA



PERSPECTIVE VIEW WITH ABUTTING PROPERTIES



AMINENI
CONSTRUCTION

SHEET TITLE: 3D RENDER
SHEET NO:

A10.1

SHEET TITLE -
**3D VIEWS WITH
ABUTTING
PROPERTIES**



Rev No.	Date
1	11/3/2025
2	11/21/2025
SOL	
DATE	11/21/2025

PROJECT
RESIDENTIAL APARTMENT
CLIENT
**37-39 Essex St
Cambridge, MA
37-39 Essex St**



PERSPECTIVE VIEW WITH ABUTTING PROPERTIES



AMINENI
CONSTRUCTION

SHEET TITLE: 3D RENDERERS

SHEET NO:
A10.2

**3D VIEWS WITH
ABUTTING
PROPERTIES**

SHEET TITLE -



ENGINEER: HAZEN & HAWKINS

DATE: 11/21/2025

SCALE:

Rev.	No.	Date
1		11/21/2025
2		11/21/2025

PROJECT:
RESIDENTIAL APARTMENT
CLIENT:
37-39 Essex St
Cambridge, MA



PERSPECTIVE VIEW WITH ABUTTING PROPERTIES



AMINENI
CONSTRUCTION

SHEET TITLE: 3D RENDERERS

SHEET NO.:

A10.3

**3D VIEWS WITH
ABUTTING
PROPERTIES**



ENGINEER: NATHAN HAMMOND

DATE: 11/21/2025

SCALE:

Rev No. Date

1 11/21/2025

2 11/21/2025

PROJECT: RESIDENTIAL APARTMENT
CLIENT: 37-39 Essex St
Cambridge, MA
37-39 Essex St



THANK YOU



Nazeih R. Hammouri, P. E.

47 Mansfield Street
Everett, MA 02149
(857) 312-9212

November 2, 2025

City of Cambridge ISD
795 Massachusetts Avenue
Cambridge, MA 01867

Re: 37-39 Essex Street
Cambridge, MA

At the request of the owner, a representative from this office visited the above-mentioned property for the purpose of performing visual structural evaluation and assessment of the overall condition of the structure, and the following was noted:

The property consisted of 2 stories, 2 family residential wooden structure supported on granite stone foundation/basement wall, the roof is sloped wood rafters and a finished attic floor.

The overall condition of the structure is in poor condition and is deemed unsafe to be occupied due to the following unsafe and deteriorated condition such as, slight tilting of the exterior wall on the right and left sides, signs of movement, water and moisture penetration bulging and cracking of the granite stone foundation wall, various cracking within interior ceiling and walls indicating water penetration, severe deflection and sagging of main carrying beams and floor joists on every floor, water stains and moisture penetration was visible within the ceiling and most interior wall, severe deterioration to the exterior siding was also visible.

in our opinion and based on our visual structural observations, the structure is in advanced deteriorated condition and we strongly recommend to demolish the structure

If you have any questions please feel free to call me.

Sincerely;



Nazeih R. Hammouri, P. E.

