



**NOT FOR  
CONSTRUCTION**

PROJECT:  
RESIDENTIAL APARTMENT

37-39 Essex St  
Cambridge, MA

CLIENT:  
37-39 Essex St

Rev No.	Date
1	11/3/2025
2	11/21/2025
3	1/16/2026

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

DATE: 02/02/2026

ENGINEER:

SHEET TITLE - COVER SHEET



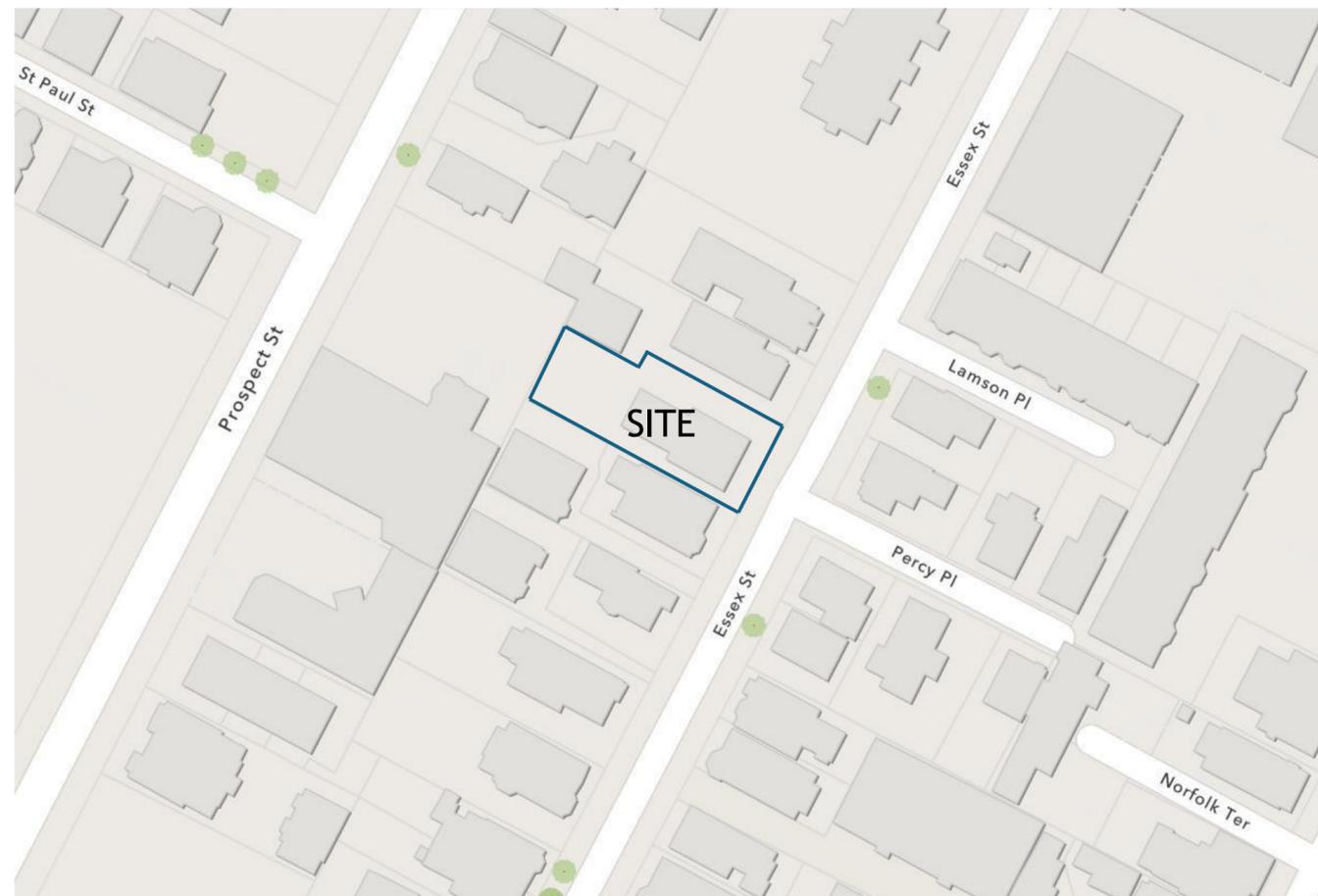
SHEET NO.:

**A0**

**ARCHITECTURAL DRAWING LIST**

SHEET NO	SHEET NAME	SHEET ISSUE DATE
A0	COVER SHEET	02/02/2026
C1	EXISTING CONDITIONS	02/02/2026
A1	PROPOSED SITE PLAN	02/02/2026
A2	EXISTING PLOT PLAN & DEMOLITION PLAN	02/02/2026
A3	EXISTING BUILDING FLOOR PLANS	02/02/2026
A4	EXISTING BUILDING FLOOR PLANS	02/02/2026
A5	ADDITION - FLOOR PLANS	02/02/2026
A6	EXISTING ELEVATIONS	02/02/2026
A7	PROPOSED ELEVATIONS	02/02/2026
A8	3D RENDERS & MATERIALS	02/02/2026
A9	3D VIEWS WITH ABUTTING PROPERTIES	02/02/2026

**LOCUS PLAN**



**PROJECT :**  
**37-39 ESSEX STREET**  
**CAMBRIDGE, MASSACHUSETTS**

**ARCHITECTS**

AMINENI CONSTRUCTION  
ADDRESS : 1179 BROADWAY,  
SOMERVILLE, MA, 02144

**OWNER**

AMELIA TAYLOR TRUST  
ADDRESS : 37-39 ESSEX ST,  
CAMBRIDGE, MA, 02139.



**GENERAL NOTES**

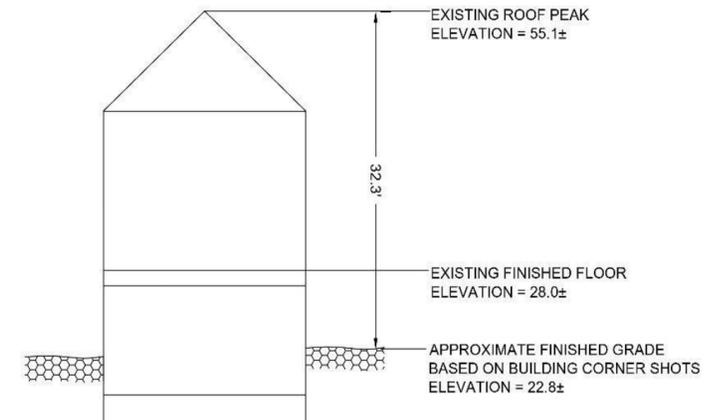
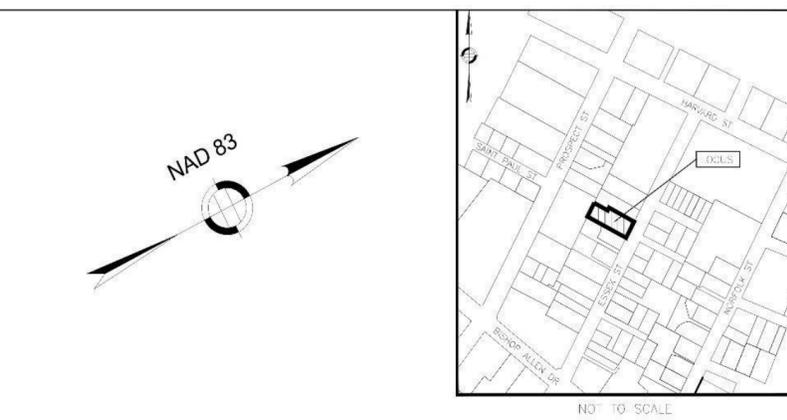
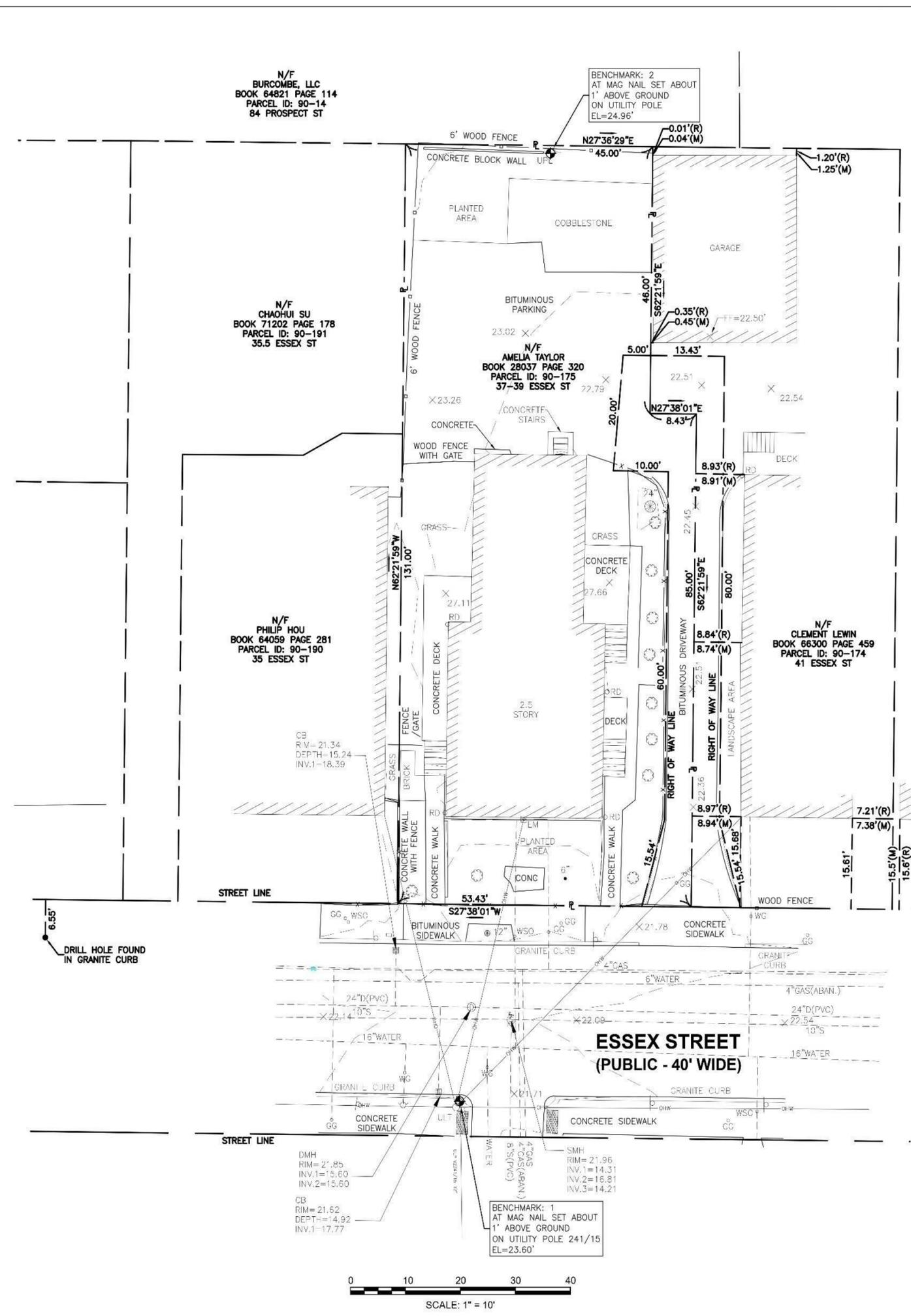
- EXISTING CONDITION SURVEY AND THE PROPERTY LINES SHOWN HERE ARE THE DIRECT RESULT OF ON-THE-GROUND FIELD SURVEY PERFORMED BY ALPA CONSULTING LLC ON SEPTEMBER 12, 2025.
- BEARINGS ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND) NAD83 (2011), 2010.00 EPOCH. VERTICAL DATUM IS BASED ON CAMBRIDGE CITY BASE (COMPUTED USING GPS METHOD).

**REFERENCES:**

- MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS:
- DEED REFERENCE: PLAN REFERENCE:
- BOOK 28037 PAGE 320
  - BOOK 66300 PAGE 459
  - BOOK 64059 PAGE 281
  - BOOK 71202 PAGE 178
  - BOOK 64821 PAGE 114
  - PLAN 14 OF 1836
  - PLAN 785 OF 1950
  - PLAN 637 OF 1989
  - PLAN 20 OF 2007
  - PLAN 1539 OF 1980
  - L.C. PLAN 16530A

**LEGEND & ABBREVIATIONS**

- BM# BENCHMARK
- BUSH BUSH
- BOUND (CONC, STONE, LAND COURT, ETC.) BOUND (CONC, STONE, LAND COURT, ETC.)
- CB CATCH BASIN
- CONTOUR LINE CONTOUR LINE
- RECORD RECORD
- (R) DRILL HOLE
- DMH DRAIN MANHOLE
- EHM ELECTRIC HAND HOLE
- EM ELECTRIC METER
- EX EXISTING
- CL CENTER LINE
- EL ELEVATION
- FF FINISH FLOOR
- GG GAS GATE
- N/F NOW OR FORMERLY
- MMAG MAG NAIL
- (M) MEASURED
- LSA LANDSCAPED AREA
- RD ROOF DRAIN
- SMH SEWER MANHOLE
- TRAV. TRAVERSE POINT
- 22" TREE
- SIGN SIGN
- UPL# UTILITY POLE
- UPL# UTILITY POLE WITH LIGHT
- PROPERTY LINE
- VGC VERTICAL GRANITE CURB
- WDF WOOD FENCE
- WG WATER GATE
- WSO WATER SHUTOFF



**Location Details**  
Address: 37 Essex St  
Map Loc: 90-175

**Ground Elevation**  
Min: 21.5  
Max: 24.3  
Note: All elevations are in ft-CCB!

**Flood Elevation Data**

Year	SLR/55	Precip	Elevation
2070 - 1%	SLR/55		23.4
2070 - 1%		Precip	22.5
2070 - 10%	SLR/55		N/A
2070 - 10%		Precip	N/A
2050 - 1%	SLR/55		N/A
2050 - 1%		Precip	22.2
2050 - 10%	SLR/55		N/A
2050 - 10%		Precip	N/A
Present Day - 1%		Precip	N/A
Present Day - 10%		Precip	N/A
FEMA 500/Year			N/A
FEMA 100/Year			N/A

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

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

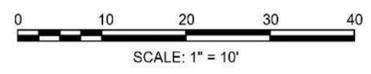


S. VAKA, P.L.S. #51616

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2025)  
- CAMBRIDGE CITY BASE (FT-CCB) DATUM

**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	SHEET NO. <b>C1</b>
DATE: 11/04/2025	DRAWN BY: GL	
PROJECT NO: 37-39	CHECKED BY: SV	



**PROJECT NARRATIVE -**

The redevelopment project involves the Retaining the front existing building and the construction of a addition of 4 story apartment building with flat rooftops. 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.

**Flood Elevation Data**

2070 - 1% - SLR/SS	23.4
2070 - 1% - Precip	22.5
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2050 - 1% - SLR/SS	N/A
2050 - 1% - Precip	22.2
2050 - 10% - SLR/SS	N/A
2050 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A

**Long-Term Flood Elevations**

1% - LTFE: 23.4  
10% - LTFE: N/A



**SITE PLAN LEGEND**

- PRIVATE OPEN SPACE
- PROPOSED FOOTPRINT
- PERMEABLE
- LANDSCAPE
- REQUIRED SETBACKS
- TRASH ENCLOSURE

**NOTE:**  
THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS INFORMATION WAS DEVELOPED USING PUBLICLY AVAILABLE INFORMATION; A LICENSED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. THIS ZONING CODE ANALYSIS IS A SUMMARY OF THE REQUIREMENTS OF THE CITY OF CAMBRIDGE ZONING CODE FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.

**OPEN SPACE BREAKDOWN:**  
30% (6,612 x .30 = 1,984 SF) OPEN SPACE,  
OF WHICH:

(882.9 SF) NEEDS TO MEET THE DEFINITION  
OF PRIVATE OPEN SPACE  
&  
(1,102 SF) MUST BE PERMEABLE OPEN SPACE

1,102 SF OPEN SPACE @ GROUND LEVEL  
(PERMEABLE)

238 SF PRIVATE OPEN SPACE AT GRADE  
978 SF PRIVATE OPEN SPACE AT ROOF  
1,216 SF PRIVATE OPEN SPACE TOTAL

2,318 SF TOTAL OPEN SPACE (35%)

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 - 3,608 SF (INCLUDING PORCHES)**

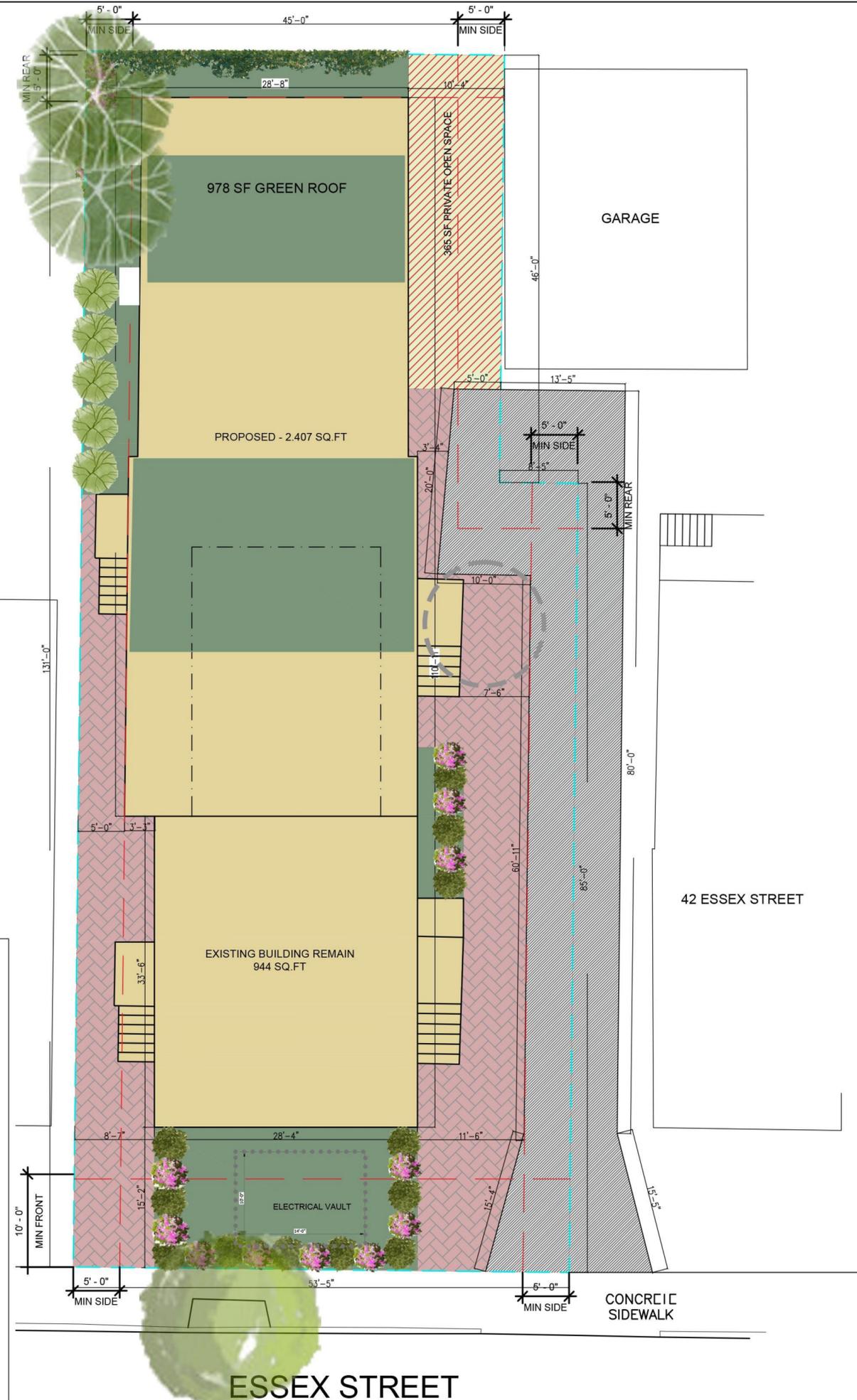
35 ESSEX STREET

**ZONING CHART**

ZONE : C-1	REQUIRED (C1)	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	EXISTING - *UNIT-101 (3 BEDROOM UNIT) -1,430 SQ.FT *UNIT-102 (3 BEDROOM UNIT) -1,578 SQ.FT ADDITION - *1,025 SQ.FT - 3DU (3 BEDROOM) *871 SQ.FT - 3DU (2 BEDROOM) *1,336 SQ.FT - 3 BEDROOM UNIT DUPEX *1,682 SQ.FT - 4 BEDROOM UNIT DUPEX	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)	35% (2,318 S.F) 1,102 SF AT GRADE 978 SF AT ROOF	COMPLIES
MAX HEIGHT	45'	EXISTING - 32'-3" ADDITION - 44'-10"	COMPLIES
BICYCLE PARKING	1 SPACE / DU	1 SPACE / DU	COMPLIES

**LANDSCAPE LEGENDS**

- Kalimia lotifolia 'Nipmuck'  
Common Name - Nipmuck Mountain Laurel  
Mature Height : 4'-5' Ht
- Ilex glabra 'Compacta'  
Common Name - Compact Inkberry  
Mature Height : 3'-4' Ht
- Liriodendron styraciflua 'Slender Silhouette'  
Common Name - Slender Silhouette Sweetgum  
Mature Height : 50' Ht x 8' Spread
- Campsis Radicans  
Common Name - Trumpet vine  
Mature Height : Twining + Clinging
- Existing Trees - Ginkgo
- Existing Trees - Honey Locust
- Existing Trees - Crimson Maple  
(To be removed)



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ENGINEER: NAZEIH R HAMMOURI

**SHEET TITLE - SITE PLAN**

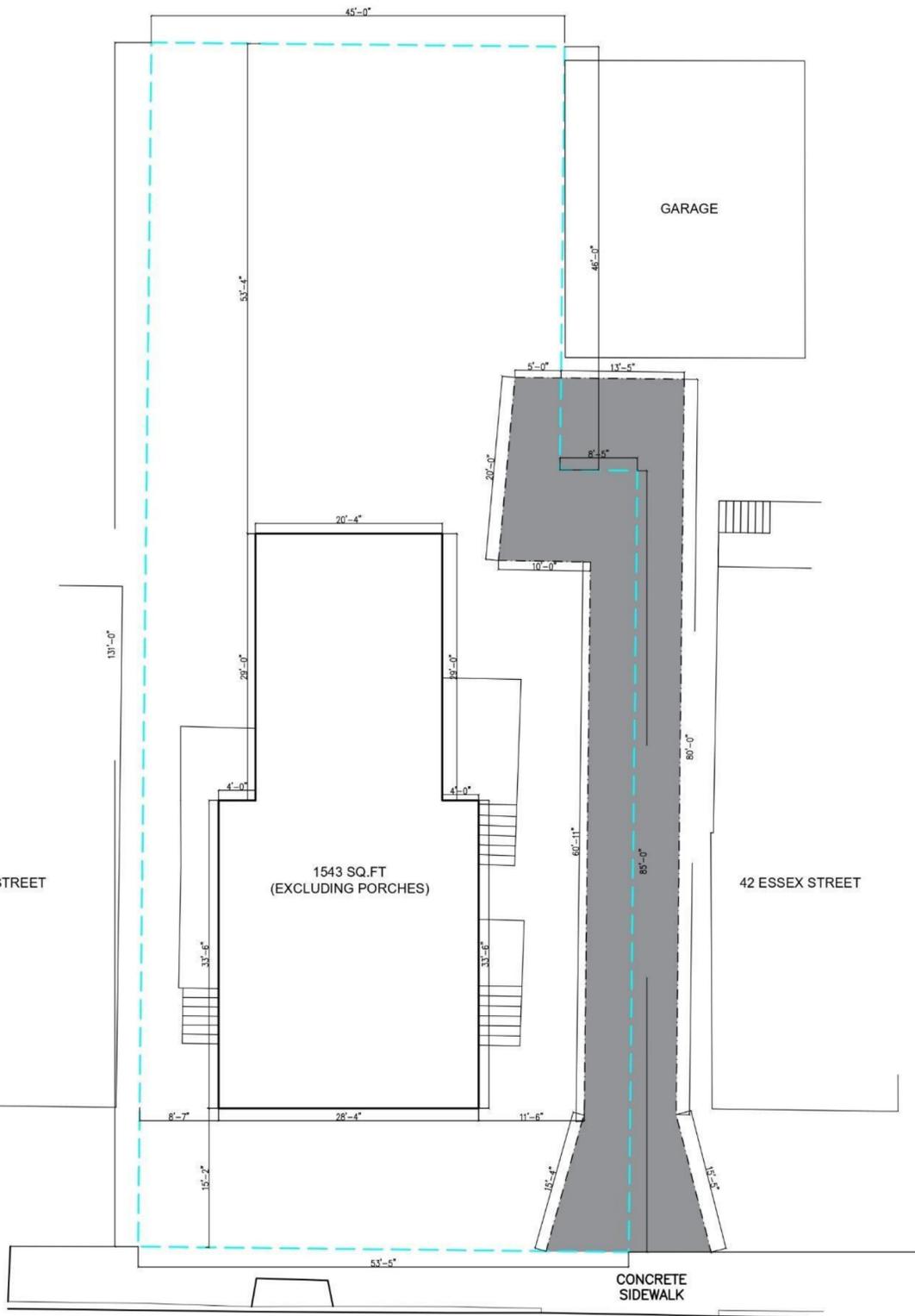


SHEET TITLE: SITE PLAN

SHEET NO.:

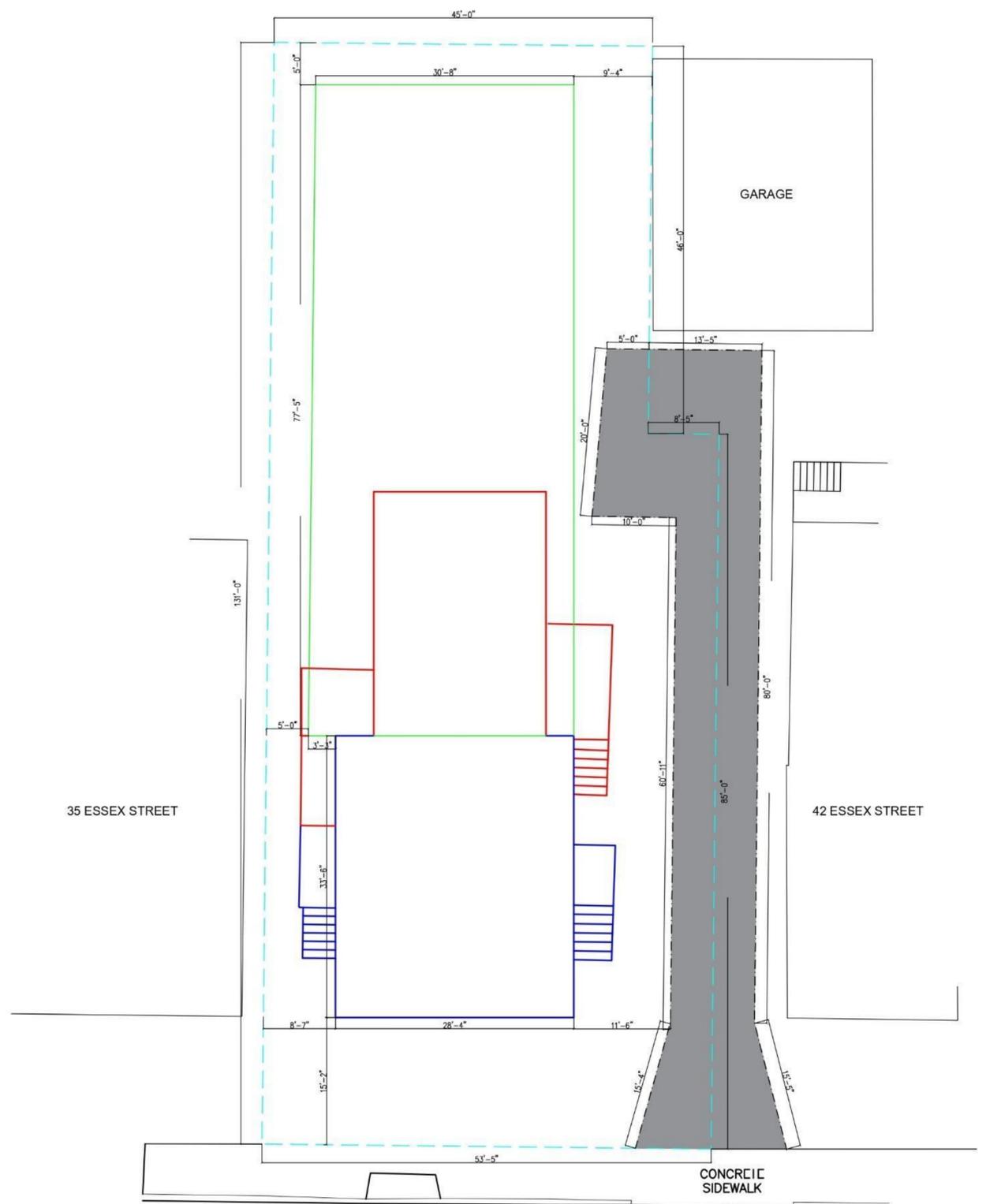
**A1**

LOT AREA -6,612 SQ.FT



EXISTING PLOT PLAN

LOT AREA -6,612 SQ.FT



DEMOLITION PLOT PLAN

LEGENDS -

- EXISTING BUILDING RETAIN 944 SQ.FT
- EXISTING BUILDING DEMOLISHED
- PROPOSED - 2,407 SQ.FT



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ENGINEER:

SHEET TITLE - EXISTING & DEMOLITION PLOT PLAN



SHEET TITLE: EXISTING & DEMO PLOT PLAN

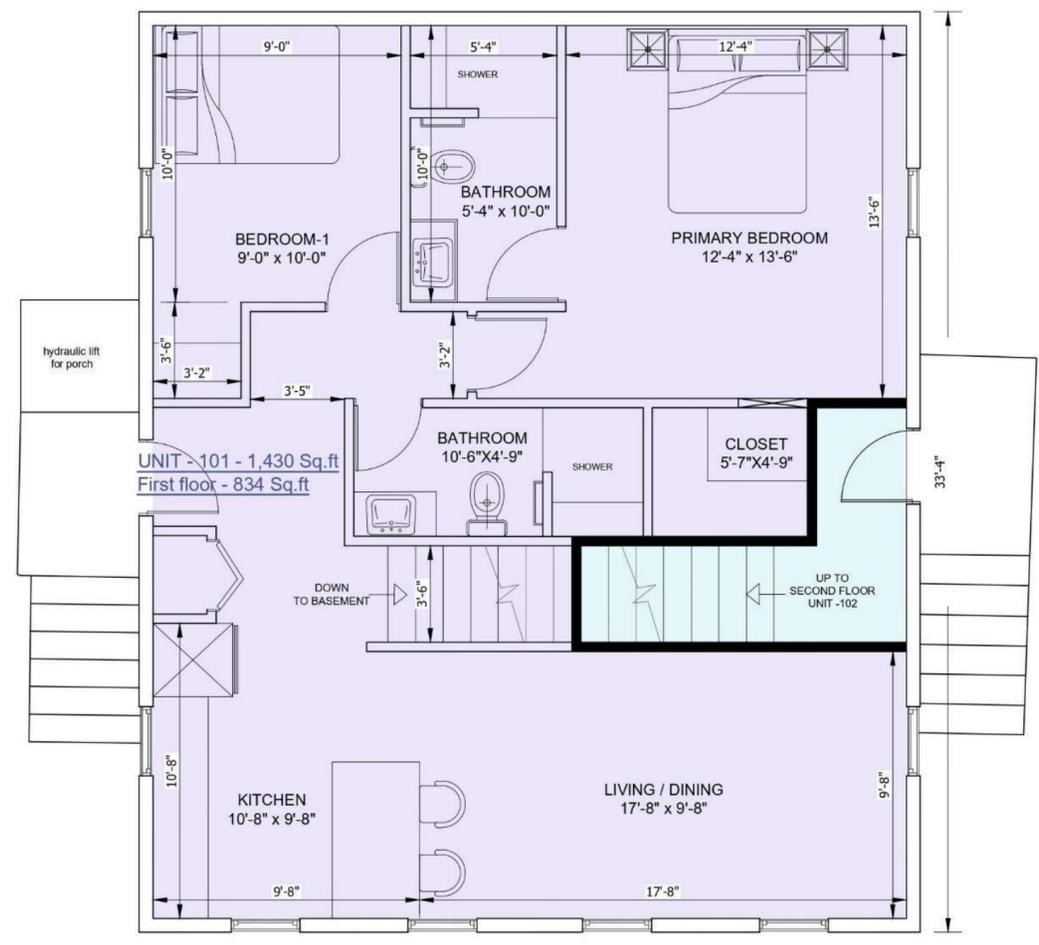
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A2



**NOT FOR CONSTRUCTION**

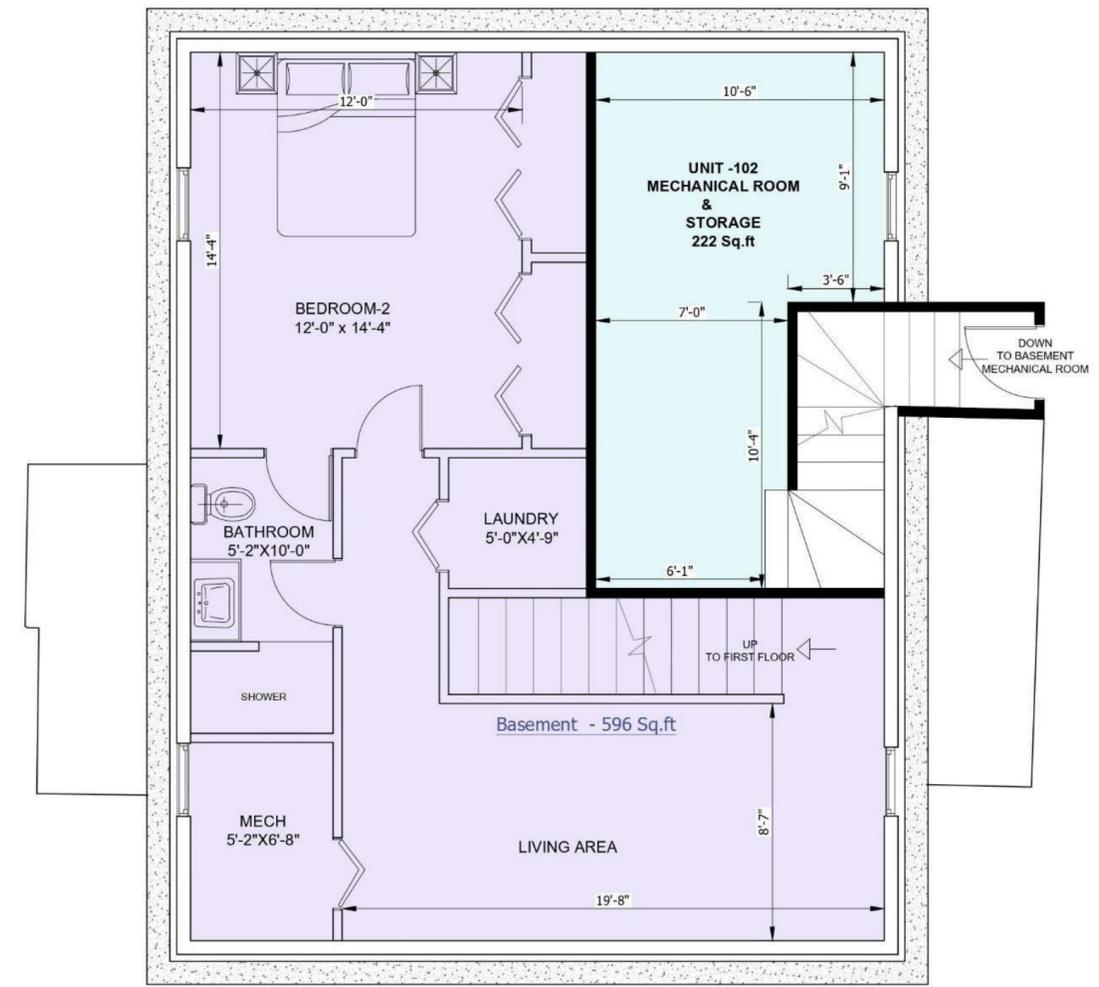
# UNIT -101



## FIRST FLOOR PLAN

$\frac{1}{8}'' = 1'-0''$

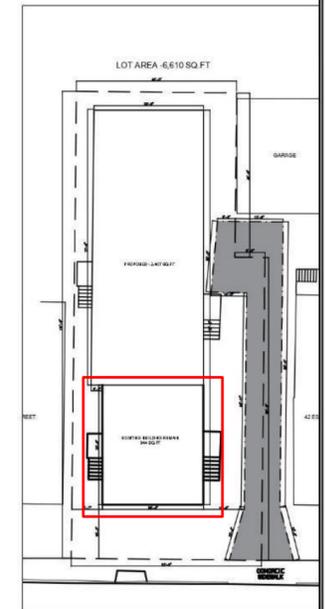
- UNIT-101 834 SQ.FT  
-1,430 SQ.FT
- UNIT-102 LOBBY -57 SQ.FT



## BASEMENT FLOOR PLAN

$\frac{1}{8}'' = 1'-0''$

- UNIT-101 BASEMENT - 596 SQ.FT
- UNIT-102 BASEMENT MECHANICAL ROOM-222 SQ.FT



KEY PLAN

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 ENGINEER:

# EXISTING BUILDING FLOOR PLANS

SHEET TITLE -

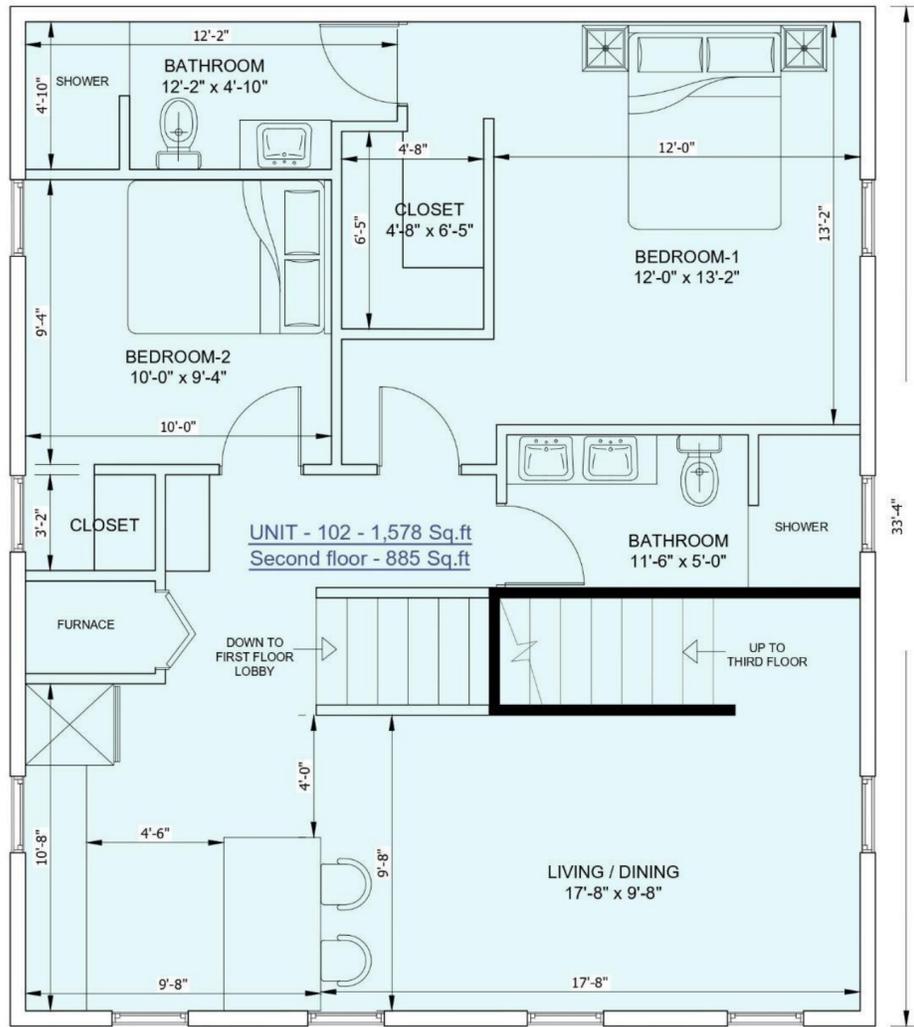


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SHEET NO:

**A3**

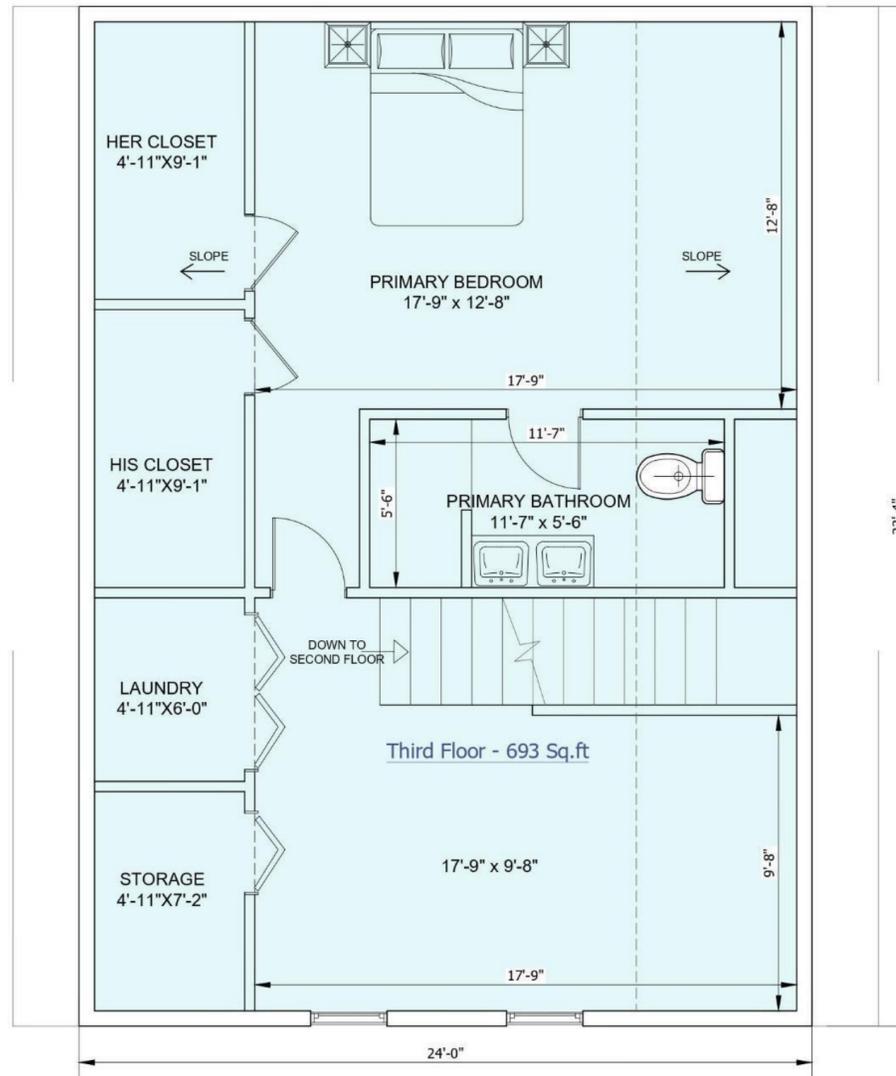
# UNIT -102



**SECOND FLOOR PLAN**

1/8" = 1'-0"

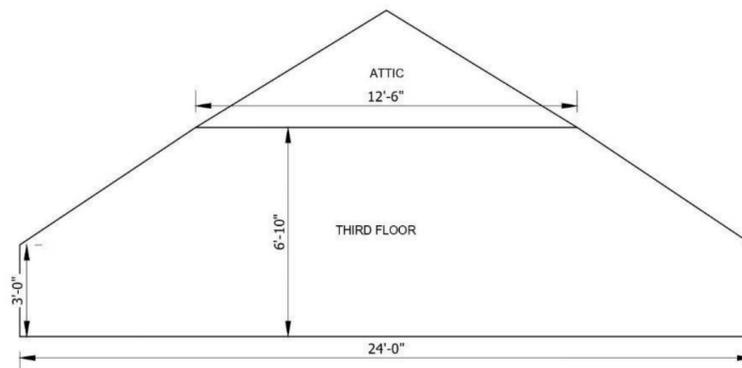
UNIT-102 -885 SQ.FT  
-1,578 SQ.FT



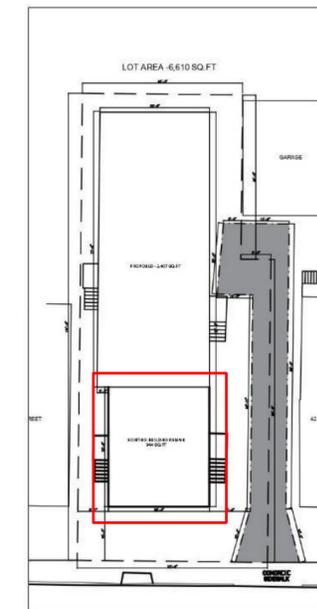
**THIRD FLOOR PLAN**

1/8" = 1'-0"

UNIT-102  
-693 SQ.FT



**THIRD FLOOR -  
ROUGH SECTION**



**KEY PLAN**



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ENGINEER:

**SHEET TITLE - EXISTING BUILDING  
FLOOR PLANS**



SHEET TITLE: FLOOR PLANS

SHEET NO:

**A4**



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DATE: **02/02/2025**

ENGINEER: **NAZEIH R HAMMOURI**

**SHEET TITLE - PROPOSED FLOOR PLANS**



SHEET TITLE: **PROPOSED FLOOR PLANS**

SHEET NO.:

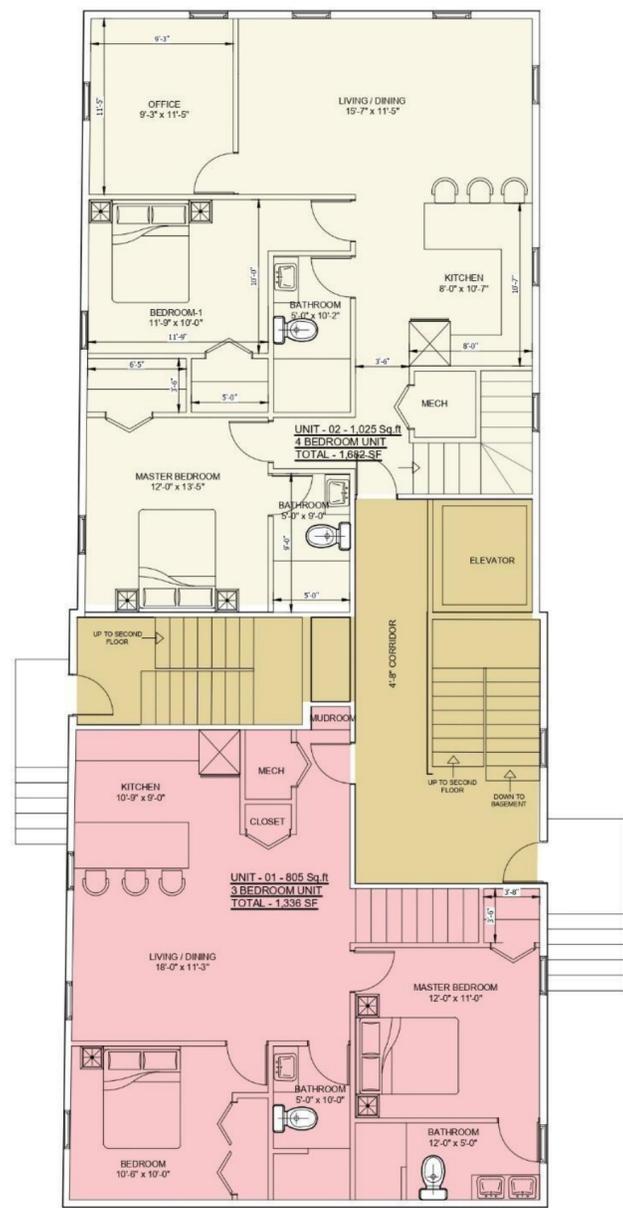
**A5**



**BASEMENT FLOOR PLAN**

**1/8" = 1'-0"**

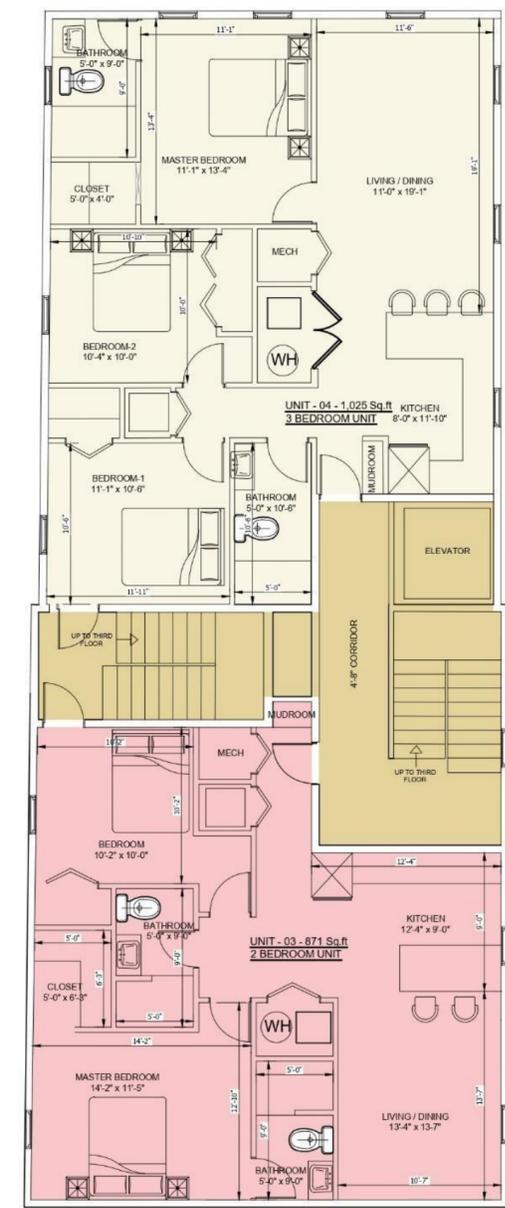
- UNIT -1 (3 BEDROOM UNIT) 531 SQ.FT
- UNIT -2 (4 BEDROOM UNIT) 657 SQ.FT
- COMMON SPACE 798 SQ.FT



**FIRST FLOOR PLAN**

**1/8" = 1'-0"**

- UNIT -01  
3 BEDROOM DUPLEX UNIT - 805 SQ.FT  
TOTAL - 1,336 SQ.FT
- UNIT -02  
4 BEDROOM DUPLEX UNIT - 1,025 SQ.FT  
TOTAL - 1,682 SQ.FT
- COMMON AREA - 449 SQ.FT



**SECOND FLOOR PLAN**

**1/8" = 1'-0"**

- UNIT -03  
2 BEDROOM UNIT - 871 SQ.FT
- UNIT -04  
3 BEDROOM UNIT - 1,025 SQ.FT
- COMMON AREA - 390 SQ.FT



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ENGINEER: **NAZEH R HAMMOURI**

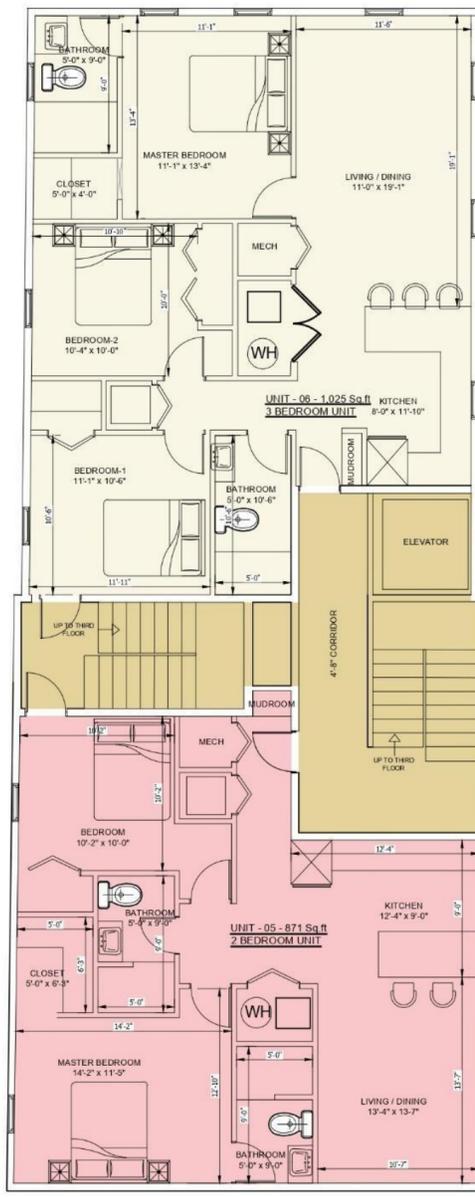
**SHEET TITLE - PROPOSED FLOOR PLANS**



SHEET TITLE: PROPOSED FLOOR PLANS

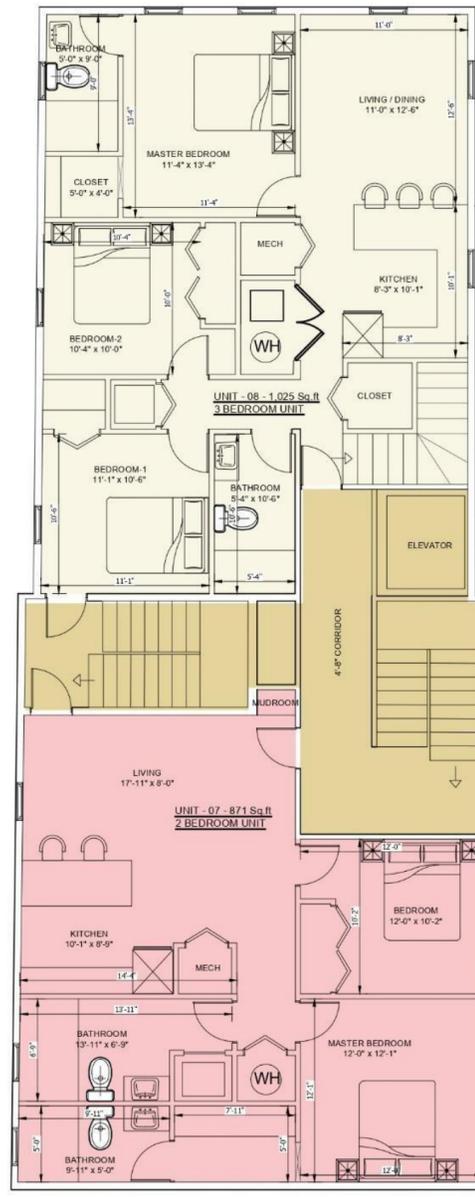
SHEET NO.:

**A5.1**



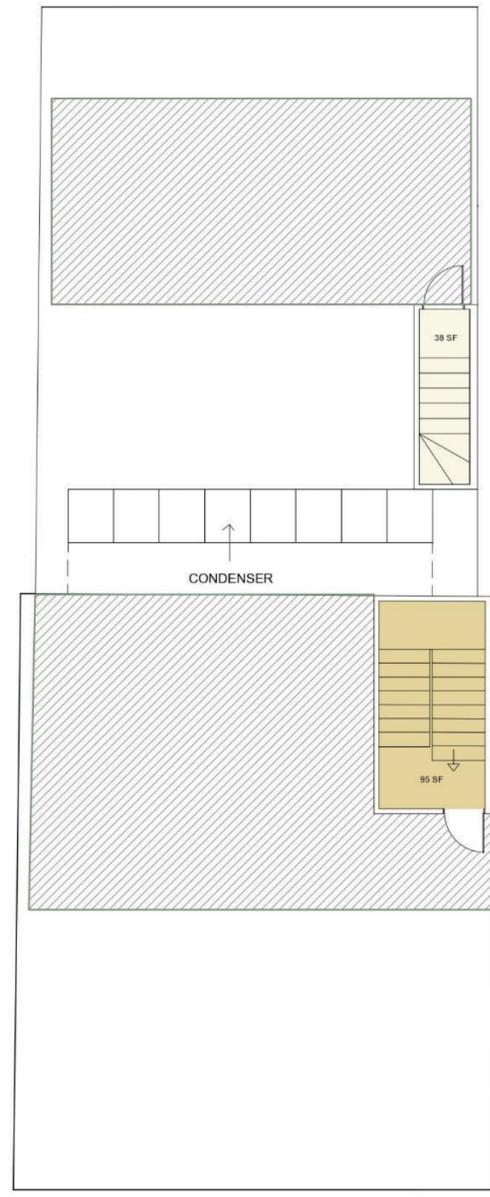
**THIRD FLOOR PLAN**  
 $\frac{1}{8}'' = 1'-0''$

- UNIT -05  
2 BEDROOM UNIT - 871 SQ.FT
- UNIT -06  
3 BEDROOM UNIT - 1,025 SQ.FT
- COMMON AREA - 390 SQ.FT



**FOURTH FLOOR PLAN**  
 $\frac{1}{8}'' = 1'-0''$

- UNIT -07  
2 BEDROOM UNIT - 871 SQ.FT
- UNIT -08  
3 BEDROOM UNIT - 1,025 SQ.FT
- COMMON AREA - 390 SQ.FT



**ROOF FLOOR PLAN**  
 $\frac{1}{8}'' = 1'-0''$

- ROOF DECK - 978 SF

The decision between a deck and a green roof is still pending, depending on which option offers a stronger cool factor.



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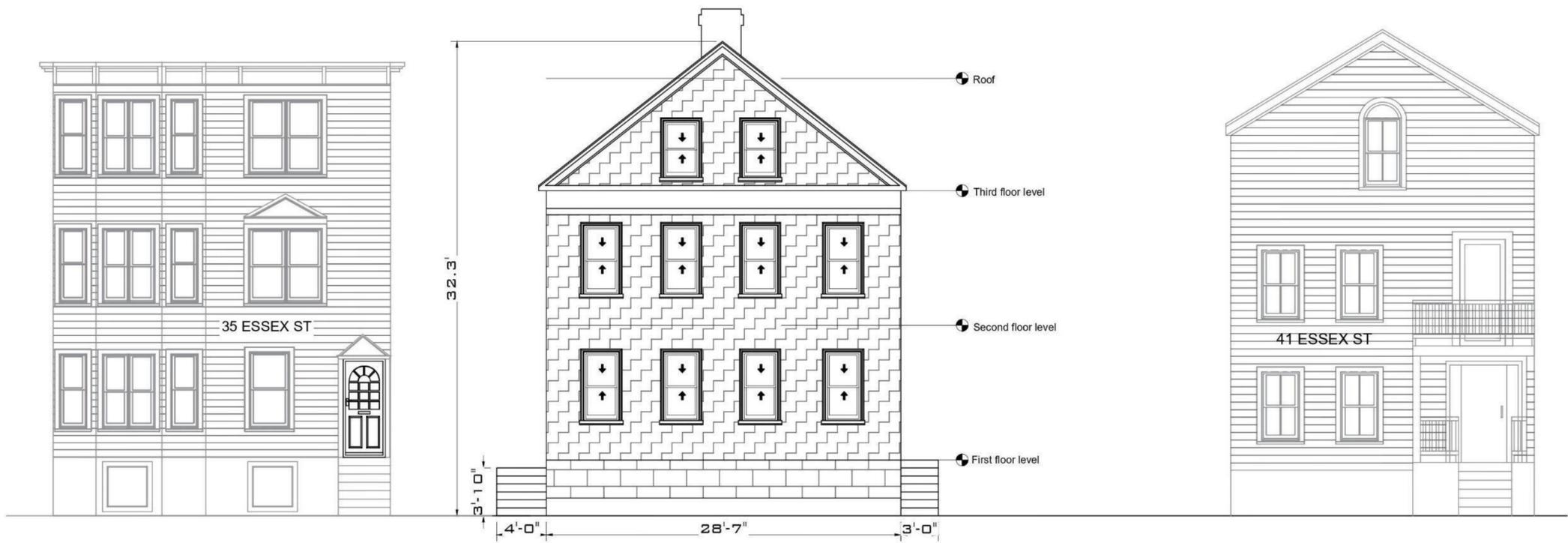
ENGINEER:

SHEET TITLE - EXISTING ELEVATIONS



SHEET NO.:

**A6**



FRONT ELEVATION



RIGHT ELEVATION



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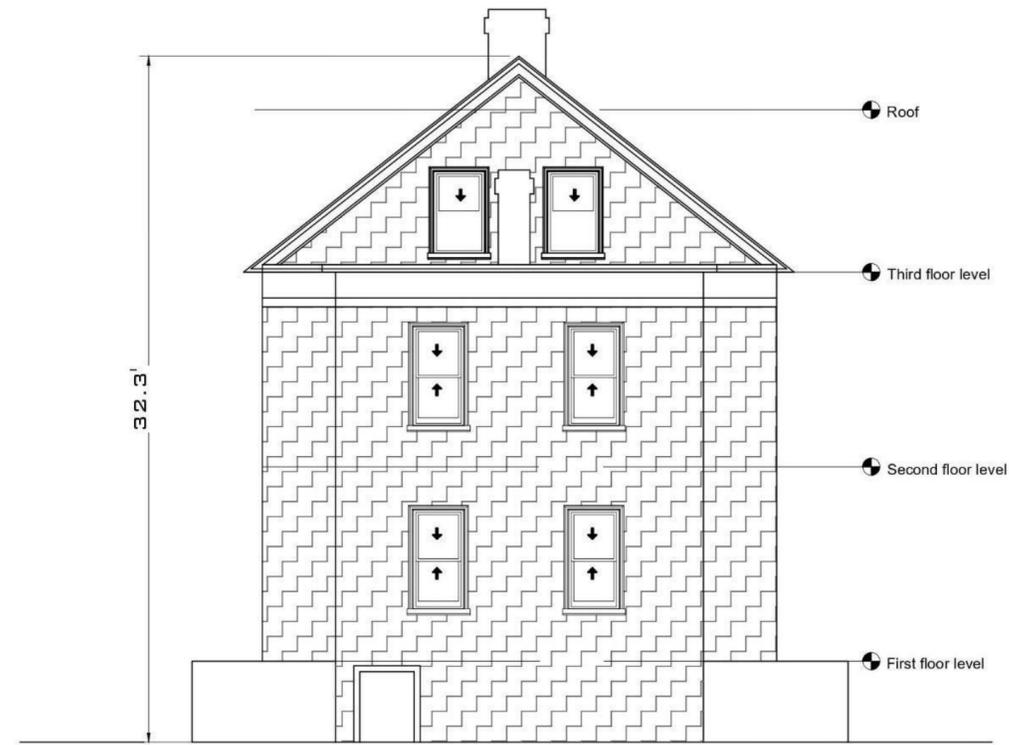
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REAR ELEVATION



LEFT ELEVATION

SHEET TITLE - **EXISTING ELEVATIONS**



SHEET NO.:

**A 6.1**





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ENGINEER: NAZEIH R HAMMOURI



LEFT ELEVATION

WINDOW SILL



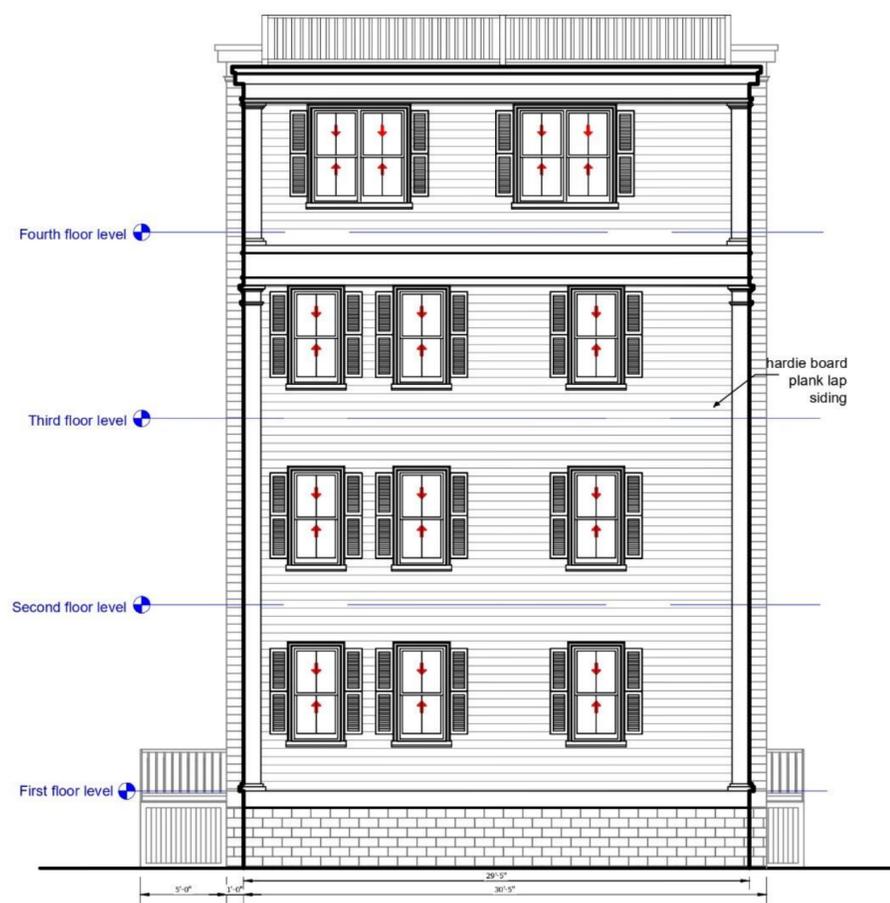
WINDOW TRIM

Traditional 4/4-in x 4-in x 8-ft PVC Smooth Trim Board (Actual Size: 3/4-in x 3 1/2-in x 8-ft)  
 by AZEK >  
 ★★★★★ (198)  
 Manchester Store  
 ✓ 57 in stock Aisle 17, Bay 005

- Impervious to moisture, mildew and insects including termites
- Smooth semi-matte white finish on both sides
- Lifetime limited warranty

Product Width (in.): 3.5 in

1.5 in 2.5 in **3.5 in**



REAR ELEVATION

SHEET TITLE - PROPOSED ELEVATIONS



SHEET TITLE: PROPOSED ELEVATIONS

SHEET NO.:

**A7.1**



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**SHEET TITLE - RENDERS**



SHEET NO.:

**A8**

**FRONT PERSPECTIVE**

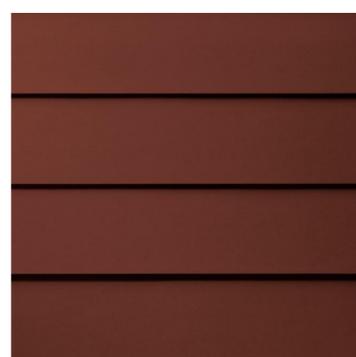


**COLOR:** Red  
**TEXTURE:** Bladetex  
**SERIES:** Classic Series  
**RANGE:** Non-Flashed

**MCAVOY BRICK**



REFERENCE FOR ELECTRICAL VAULT



Hardie Plank HZ5 8.25 in. x 144 in. Statement Collection Countrylane Red Cedarmill Fiber Cement Lap Siding

**JAMES HARDIE**



**NOT FOR  
CONSTRUCTION**

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 Cambridge, MA  
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2	11/21/2025
3	1/16/2026

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

DATE: 01/16/2026

ENGINEER:

**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8.1**

**FRONT ELEVATION**



Sequentia 48-in x 66-in Embossed White Fiberglass reinforced plastic (FRP)

**LOWE'S**



Fieldstone  
 Smith s Sons Marzshfield



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SHEET TITLE: RENDERS

SHEET NO.:

**A8.2**

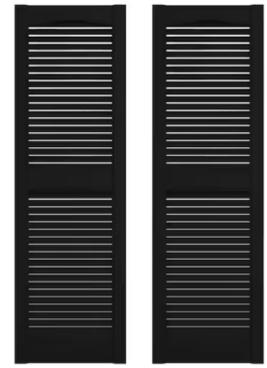


**RIGHT ELEVATION**



HZ5 Straight Fiber Cement  
Cedarmill Lap siding Pearl Gray  
8.25-in x 144-in

**JAMES HARDIE**



14.5 in. x 31 in. Louvered Vinyl Exterior  
Shutters Pair in Black

**BUILDERS EDGE - HOME DEPOT**



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SHEET TITLE: RENDERS

SHEET NO.:

**A8.3**



**REAR RIGHT VIEW**



HZ5 Straight Fiber Cement  
Cedarmill Lap siding Pearl Gray  
8.25-in x 144-in

**JAMES HARDIE**



Sequentia 48-in x 66-in Embossed  
White Fiberglass reinforced plastic  
(FRP)

**LOWE'S**



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**REAR ELEVATION**



HZ5 Straight Fiber Cement  
Cedarmill Lap siding Pearl Gray  
8.25-in x 144-in

**JAMES HARDIE**



Sequentia 48-in x 66-in Embossed  
White Fiberglass reinforced plastic  
(FRP)

**LOWE'S**

**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8 .4**



**NOT FOR  
CONSTRUCTION**

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**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8.5**



**LEFT ELEVATION**



HZ5 Straight Fiber Cement  
Cedarmill Lap siding Pearl Gray  
8.25-in x 144-in

**JAMES HARDIE**



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

**PORCH**



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ENGINEER:

**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8.6**



**LEFT SIDE VIEW**



**NOT FOR  
CONSTRUCTION**

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ENGINEER:

**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8.7**



**LEFT ENTRY PROFILE VIEW**



**RIGHT ENTRY PROFILE VIEW**



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ENGINEER:

**SHEET TITLE - RENDERS**



SHEET TITLE: RENDERS

SHEET NO.:

**A8 .8**



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ENGINEER:

**RENDERS WITH ABUTTING  
PROPERTIES**

**SHEET TITLE -**



SHEET TITLE: **RENDERS**

SHEET NO.:

**A9**



**FRONT RIGHT SIDE VIEW**



**NOT FOR  
CONSTRUCTION**

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ENGINEER:

**RENDERS WITH ABUTTING  
PROPERTIES**

**SHEET TITLE -**



SHEET TITLE: **RENDERS**

SHEET NO.:

**A9.1**



**FRONT LEFT SIDE VIEW**



**LEFT SIDE STREET VIEW**



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ENGINEER:

**RENDERS WITH ABUTTING  
PROPERTIES**

**SHEET TITLE -**



SHEET TITLE: RENDERS

SHEET NO.:

**A9.2**



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ENGINEER:

**RENDERS WITH ABUTTING  
PROPERTIES**

**SHEET TITLE -**



SHEET TITLE: **RENDERS**

SHEET NO.:

**A9.3**



**RIGHT SIDE STREET VIEW**

***THANK YOU***

