





PROJECT NAME

**78 OTIS RESIDENCES**

PROJECT ADDRESS  
**78 OTIS STREET  
 CAMBRIDGE, MA**

CLIENT

**NAD**

ARCHITECT



**ARCHITECTURE**

17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682

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REGISTRATION

Project number 26X  
 Date 04/06/2026  
 Drawn by Author  
 Checked by Checker  
 Scale

REVISIONS

No.	Description	Date

CONTEXT

**A-010**

78 OTIS RESIDENCES



74 OTIS STREET




SITE: 78 OTIS STREET



80 OTIS STREET

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**A-011**  
 78 OTIS RESIDENCES



### ZONING CHART

ZONE : C-1	REQUIRED (C1)	PROPOSED	REMARKS
LOT AREA, MIN S.F.	±3,450 SF LOT		
LOT AREA, MIN S.F. / DU	NONE	11 DU / 313 SF PER DU	COMPLIES
MAX. FAR	NONE	8,888 S.F. (2.58)	COMPLIES
<b>SETBACKS</b>			
MIN. FRONT YARD (OTIS ST)	10'	±0' @ EX 12' @ NEW	COMPLIES
MIN SIDE YARD (LEFT)	5'	5' 10"	COMPLIES
MIN SIDE YARD (RIGHT)	5'	±6" (ETR)	COMPLIES
MIN REAR YARD	5'	1' 6" @ EX 6' 9" @ NEW	COMPLIES
MAX HEIGHT	35'-0" or 45'-0" W/ NEIGHBORHOOD MEETING	45'	COMPLIES (NEIGHBORHOOD MEETING)
MIN RATIO OF OPEN SPACE TO LOT AREA	30% (1,035 S.F.)	45.7% (1,580 S.F.)	COMPLIES
MIN <b>PERMEABLE</b> OPEN SPACE	1/2 OF REQUIRED (15%) (518 SF)	16.4% OF LOT AREA (567 SF)	COMPLIES
MIN <b>PRIVATE</b> OPEN SPACE	1/2 OF REQUIRED (15%) (518 SF)	29.4% OF LOT AREA (1013 SF)	COMPLIES
PARKING	NO MIN / NO MAX	NONE	COMPLIES
BICYCLE PARKING	1 / DU (11 REQ'D)	12 SHOWN	COMPLIES

**OPEN SPACE BREAKDOWN:**  
 30% (3,450 x .30 = 1,035 SF) OPEN SPACE, OF WHICH:  
 - 1/2 (518 SF / 47 SF PER DU) NEEDS TO MEET THE DEFINITION OF PRIVATE OPEN SPACE  
 - & 1/2 (518 SF) MUST BE PERMEABLE OPEN SPACE

567 SF OPEN SPACE @ GROUND LEVEL (PERMEABLE)  
 1,013 SF PRIVATE OPEN SPACE @ BALCONIES & ROOF DECK  
 1,580 SF OPEN SPACE GRAND TOTAL

**Location Details**  
 Address: 212 Hamilton St  
 Map Lot: 102 58

**Ground Elevation**  
 Min: 19.8  
 Max: 24.2  
 Note: All elevations are in R.C.C.M'

**Flood Elevation Data**

2070 - 1% SLR/SS	23.5
2070 - 1% Precip	21.4
2070 - 10% SLR/SS	21.8
2070 - 10% Precip	N/A
2050 - 1% SLR/SS	N/A
2050 - 1% Precip	21.2
2050 - 10% SLR/SS	N/A
2050 - 10% Precip	N/A
Present Day - 1% Precip	20.8
Present Day - 10% Precip	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A

**Long-Term Flood Elevations**  
 1% LFE: 23.5  
 10% LFE: 21.8

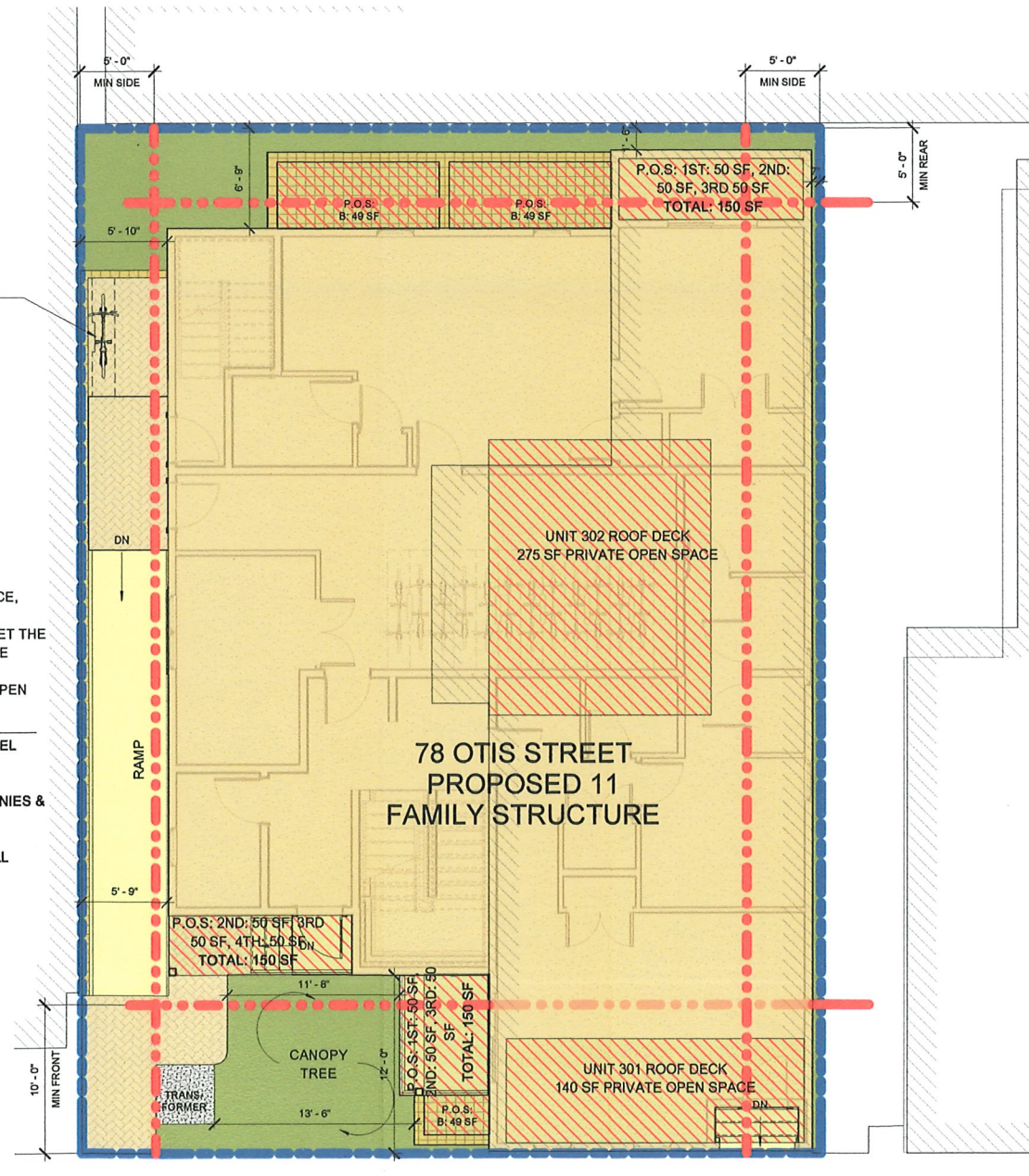
\*Cambridge City Base datum is a standard vertical datum used by the City of Cambridge. This datum is 11.68 feet above the North American Vertical Datum (NAVD) of 1988, which is approximately 0.3 ft above the mean sea level (MSL) in the Boston area.

**SITE PLAN LEGEND**

- PROPOSED FOOTPRINT
- PROPOSED FOOTPRINT (ABOVE)
- PROPOSED PORCHES
- PROPOSED AREAWAYS
- IMPERVIOUS
- PAVERS
- LANDSCAPE
- REQUIRED SETBACKS

**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.



OTIS STREET

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**ARCHITECT**



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Date	04/08/2026
Drawn by	Author
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Scale	As indicated

**REVISIONS**

No.	Description	Date

**ARCHITECTURAL SITE PLAN**

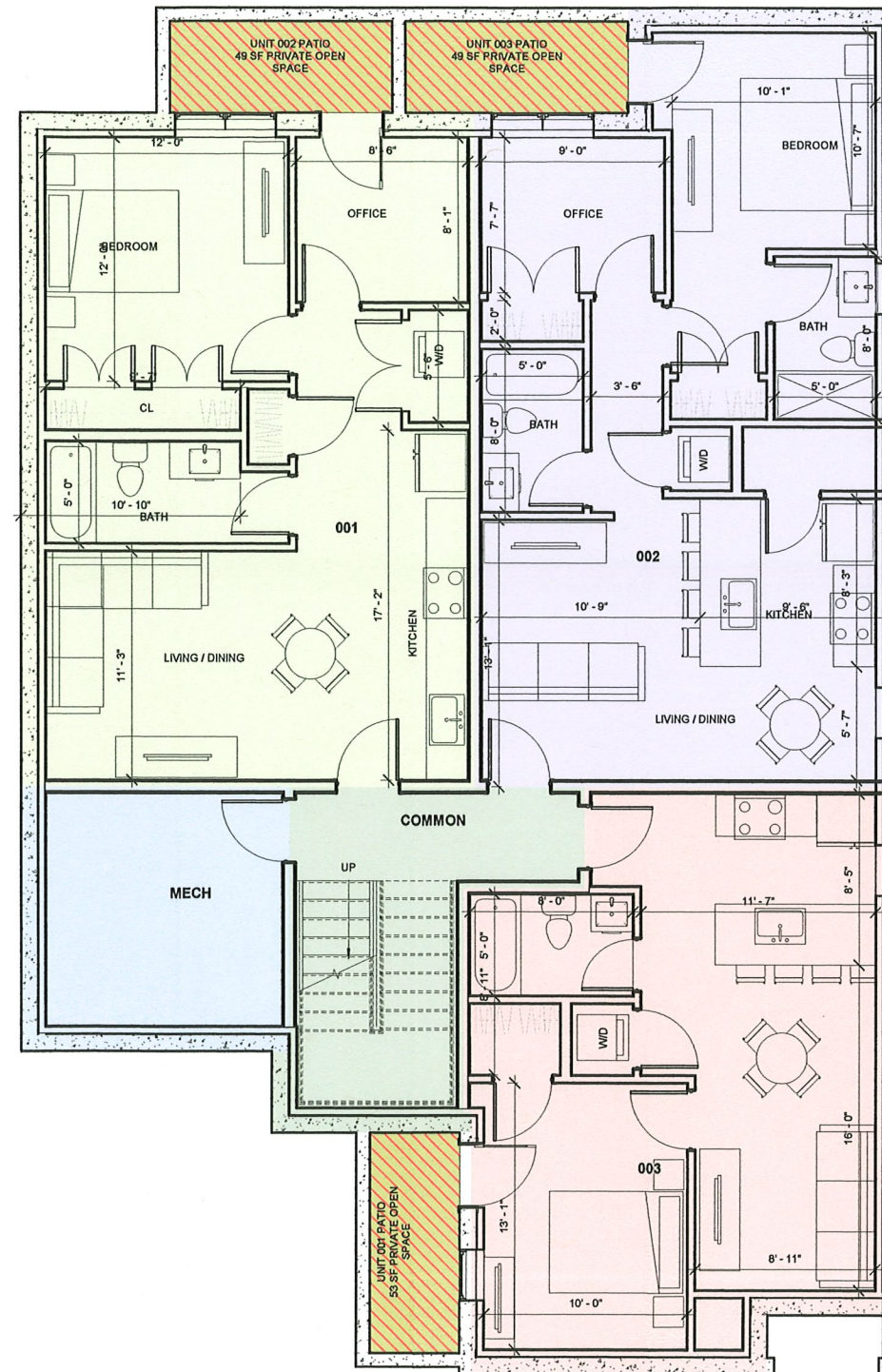
**A-020**

78 OTIS RESIDENCES





**GENERAL FOUNDATION PLAN NOTES:**  
 1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.  
 2. COORDINATE ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION.




① FOUNDATION  
 1/4" = 1'-0"

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**BASEMENT FLOOR PLAN**

**A-100**  
 78 OTIS RESIDENCES

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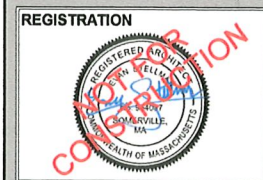
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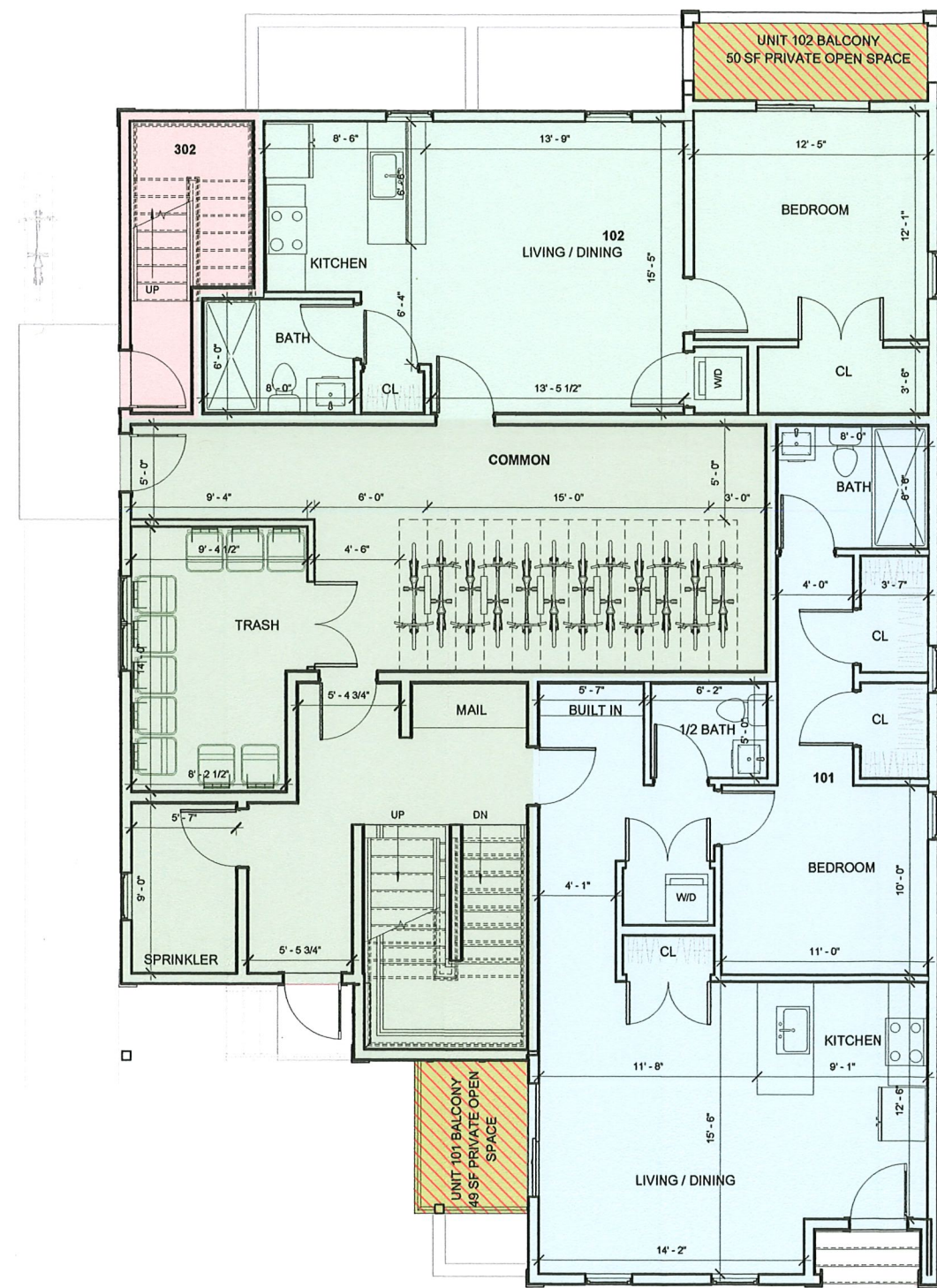
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REVISIONS

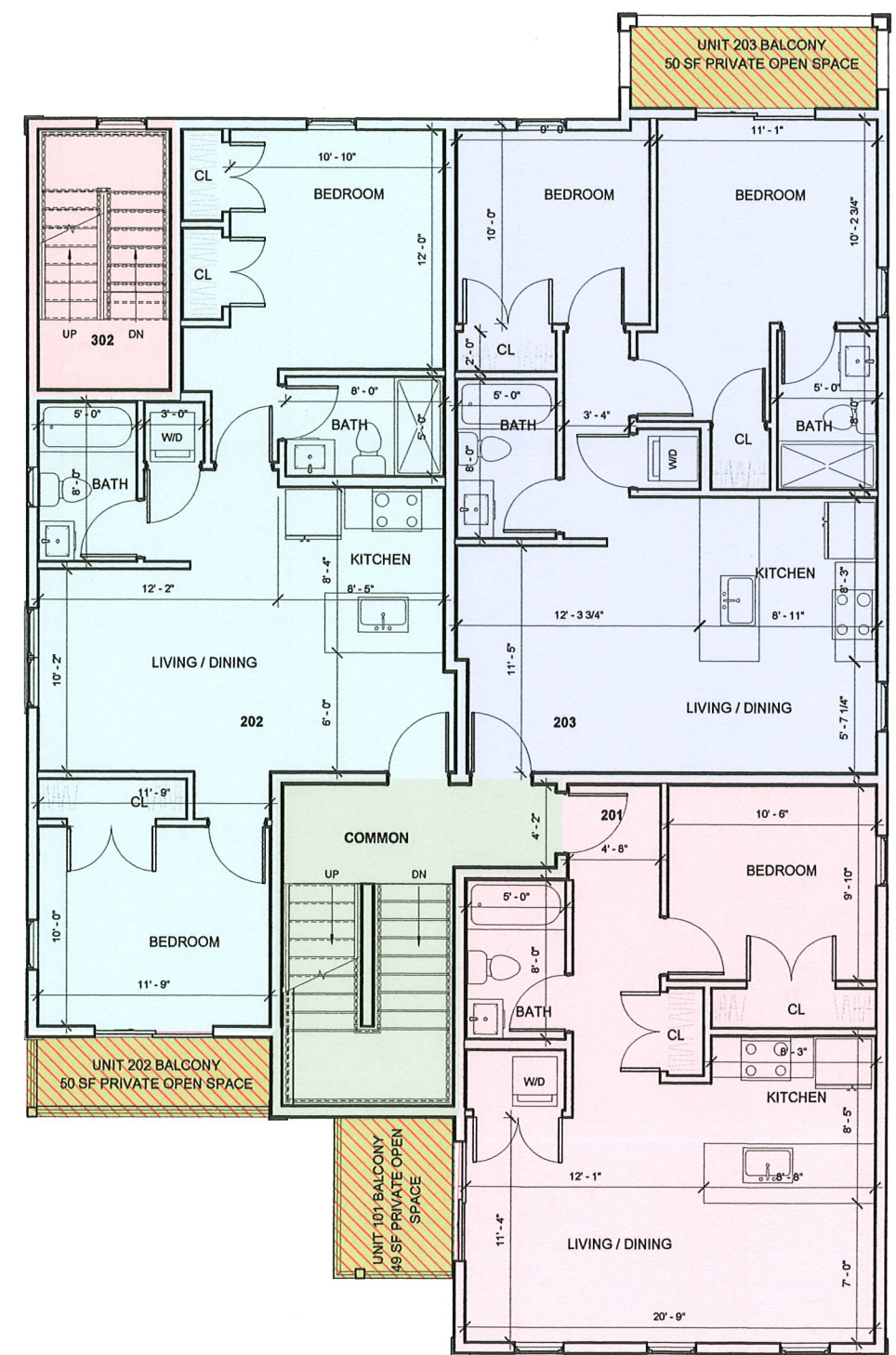
No.	Description	Date

1ST & 2ND  
 FLOOR PLANS

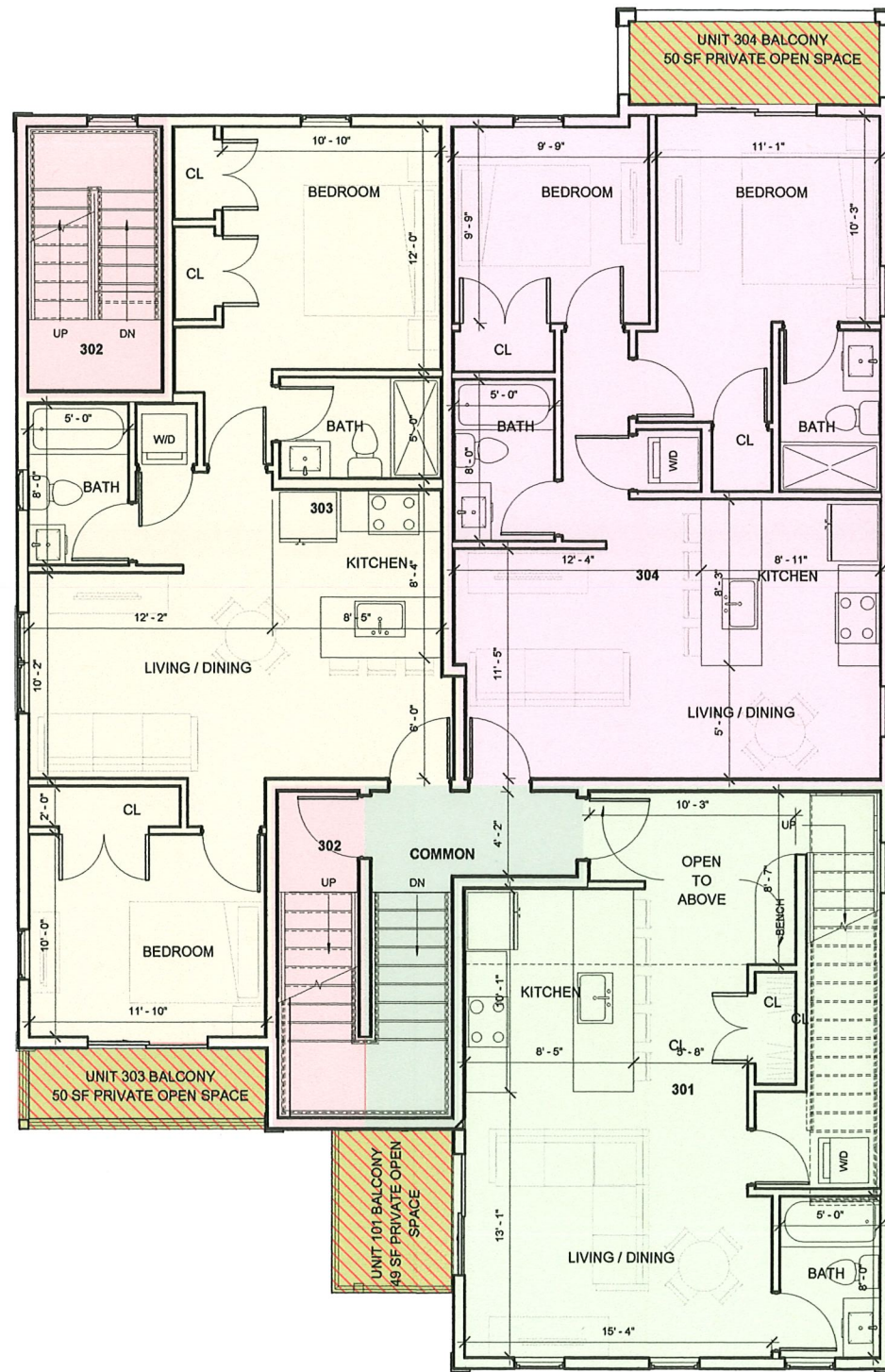
**A-101**  
 78 OTIS RESIDENCES



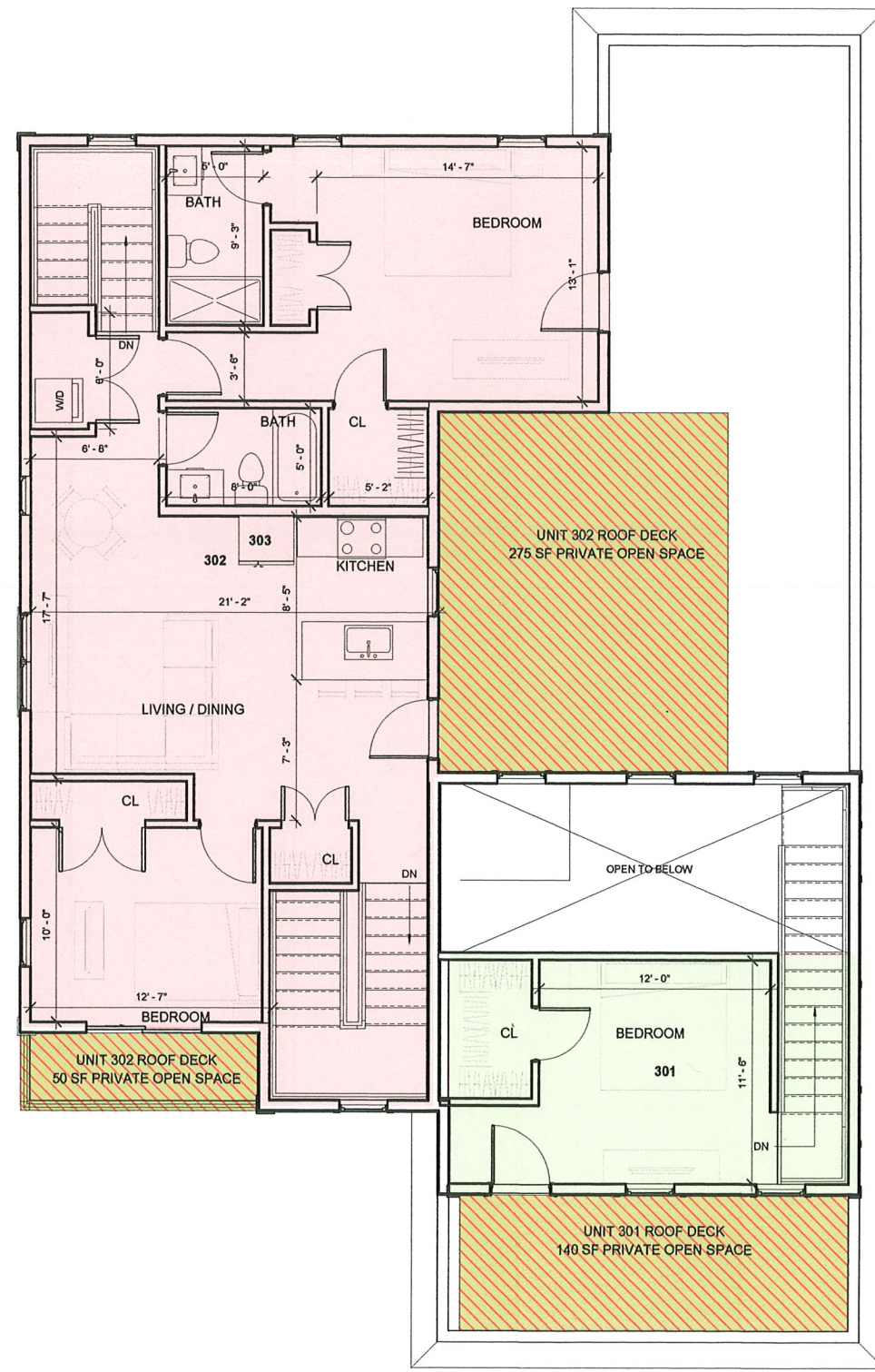
② 1ST FLOOR  
 1/4" = 1'-0"



① 2ND FLOOR  
 1/4" = 1'-0"



② 3RD FLOOR  
1/4" = 1'-0"



① 4TH FLOOR  
1/4" = 1'-0"

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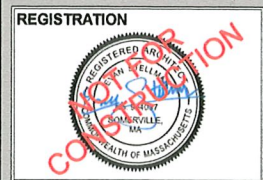
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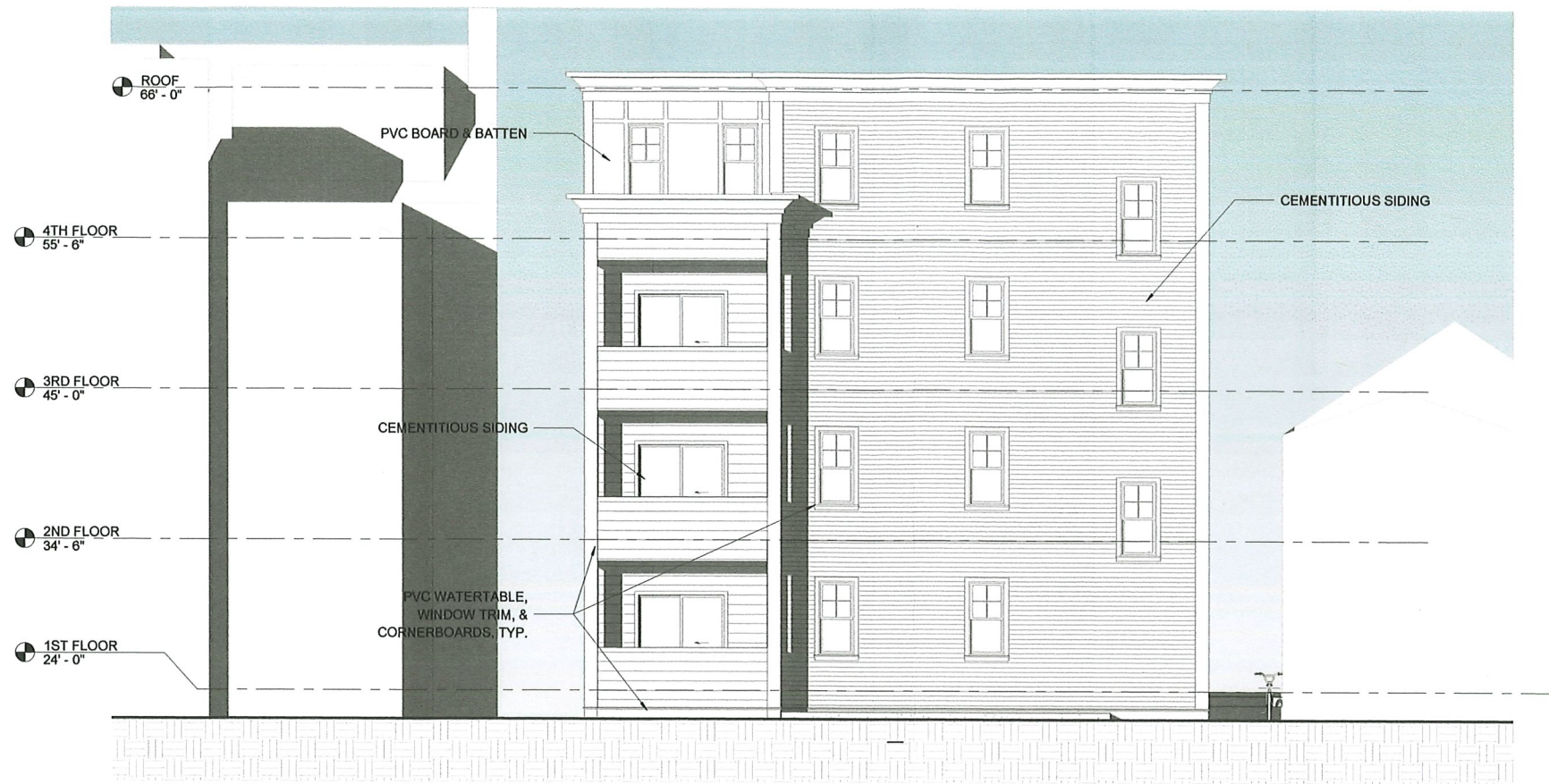
**REVISIONS**

No.	Description	Date

**3RD & 4TH FLOOR PLANS**

**A-102**  
78 OTIS RESIDENCES





① REAR ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
3/16" = 1'-0"

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ARCHITECT

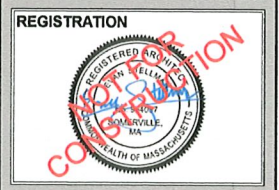


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REVISIONS

No.	Description	Date

REAR & LEFT  
SIDE  
ELEVATIONS

**A-301**


78 OTIS RESIDENCES



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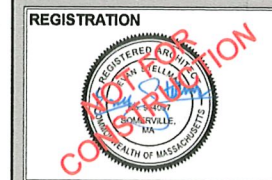
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PERSPECTIVES

**AV-1**

78 OTIS RESIDENCES