CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2021 MAY 25 PM 3:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 122191

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: 1043 Cambridge Street LLC C/O James Heffernan

PETITIONER'S ADDRESS: Rich May PC, Boston, MA 02116

LOCATION OF PROPERTY: **1043-1059 Cambridge Street , Cambridge, MA**

TYPE OF OCCUPANCY: Commercial/Abandoned **ZONING DISTRICT:** Business A/Residence C-2B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests to extend previously approved Variance releif to locate the residential portion of its Mixed-Use development (also approved by the Planning Board (Case No. 336) within the side yard setbacks, and further to request Variance relief for the elevator roof access for accessibility and access to the previously approved roof decks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): _____
(Petitioner(s) / Owner)

James Heffernan
(Print Name)

Address:

Tel. No. 617-803-7622
E-Mail Address: jheffernan@richmaylaw.com

Date: 5/21/21

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 418 Real Estate LLC
(OWNER)

Address: 250 DORCHESTER AVENUE, SOUTH BOSTON, MA 02127

State that I/We own the property located at 1043-1065 Cambridge Street, Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of 418 Real Estate LLC
Euzenando Azevedo as Sole Member

*Pursuant to a deed of duly recorded in the date 11/19/20213 and 9/10/20214, Middlesex South County Registry of Deeds at Book 62948, Page 253 and Book 64210, Page 361; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Suffolk

The above-name Euzenando Azevedo personally appeared before me, this 21st of MAY, 2021, and made oath that the above statement is true.

Linda A. Graham Notary

My commission expires 1-23-26 (Notary Seal).

LINDA A. GRAHAM
MY COMMISSION EXPIRES
JAN 23 2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner because the lot (two combined parcels) is irregularly shaped containing as many as five (5) side yards abutting three streets sited on a corner lot. Without relief the required side yards setback for the residential portion of the building would severely limit the buildable footprint thereby eliminating the residential development including the three affordable units. The addition of the elevators on roof are to provide access to the roof for all users.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owning to the odd shape of the lot that creates onerous setbacks for residential uses on the site. Further the building faces a Cambridge Street and the Planning Board (Case No. 336) required ground floor retail which also impacts the location of the residential dwellings on the upper floors. ADA requirements also added the additional elevator to the roof for access.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Desirable relief may be grated without substantial detriment to the public good because the project contains active ground floor retail and residential units which supports the character of Cambridge Street without overcrowding, nuisance or congestion. Elevator on the roof benefits all members of the community, including those with accessibility needs.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Desirable relief may be granted without nullifying or derogating from the intent or purpose of this Ordinance because the Planning Board in its approval found that the project satisfied all the Urban Design requirements of Article 19.20 and supported the site of the residential units despite being within the setbacks.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 1043 Cambridge Street LLC

Present Use/Occupancy: Commercial/Abandoned

Location: Rich May PC

Zone: Business A/Residence C-2B Zone

Phone: 617-803-7622

Requested Use/Occupancy: Mixed-Use

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		7000	29866	29866	(max.)
LOT AREA:		15686	15686	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: 2		0.45	1.86	1.86	
LOT AREA OF EACH DWELLING UNIT		n/a	600	600	
SIZE OF LOT:	WIDTH	140	140	n/a	
	DEPTH	138	138	n/a	
SETBACKS IN FEET:	FRONT	0/10	0/10	0/10	
	REAR	n/a	n/a	n/a	
	LEFT SIDE	0	28.46	h+1/5	
	RIGHT SIDE	0	25.3	h+1/5	
SIZE OF BUILDING:	HEIGHT	16	45	45	
	WIDTH	65	106	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	15%	15%	
NO. OF DWELLING UNITS:		0	18	26	
NO. OF PARKING SPACES:		0	13	18	
NO. OF LOADING AREAS:		1	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM

CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017003-2018

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ **Variance :** √ **Appeal :** _____

PETITIONER : 418 Media Real Estate LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 1043-1059 Cambridge St Cambridge, MA

TYPE OF OCCUPANCY : 4.35/4.31 **ZONING DISTRICT :** Business A/Residence C-2B Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner request Variance relief to locate the residential portion of its Mixed-Use Development approved by the Planning Board (Case No. 336) within the side yard setback(s).

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) : _____
(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617.492.0220

E-Mail Address : sean@hopelegal.com

Date : August 20, 2018

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 418 Media LLC
(OWNER)

Address: 250 Dorchester Ave, 2nd floor Boston, MA 02127

State that I/We own the property located at 1043-1059 Cambridge St Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 418 Media LLC

*Pursuant to a deed of duly recorded in the date 11/2013, Middlesex South County Registry of Deeds at Book 62948, Page 253; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

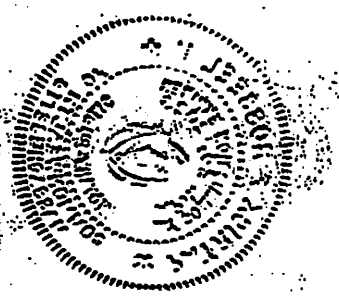
The above-name Sean D Hope personally appeared before me, this 22 of August, 2018, and made oath that the above statement is true.

Notary

My commission expires April 2025 (Notary Seal).

PATRICK F BOSSEEL II
Notary Public
Commonwealth of Massachusetts
My Commission Expires

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner because the lot (two combined parcels) is irregularly shaped containing as many as five (5) side yards abutting three streets sited on a corner lot. Without relief the required side yards setback for the residential portion of the building would severely limit the buildable footprint thereby eliminating the residential development including the three affordable units.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owning to the odd shape of the lot that creates onerous setbacks for residential uses on the site. Further the building faces a Cambridge Street and the Planning Board (Case No. 336) required ground floor retail which also impacts the location of the residential dwellings on the upper floors.

C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

1) Substantial detriment to the public good for the following reasons:

Desirable relief may be grated without substantial detriment to the public good because the project contains active ground floor retail and residential units which supports the character of Cambridge Street without overcrowding, nuisance or congestion.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Desirable relief may be granted without nullifying or derogating from the intent or purpose of this Ordinance because the Planning Board in its approval found that the project satisfied all the Urban Design requirements of Article 19.20 and supported the site of the reisdential units despite being within the setbacks.

* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Commercial

LOCATION: 1043 Cambridge St Cambridge, MA **ZONE:** Business A/Residence C-2B Z

PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Mixed-Use

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		7,000	29,866*	29,866sf	(max.)
LOT AREA:		15,686sf	15,686sf	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.45	1.75	1.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		n/a	600	600	(min.)
SIZE OF LOT:	WIDTH	140'	140'	n/a	(min.)
	DEPTH	**138'+/-	138'+/-	n/a	
SETBACKS IN FEET:	FRONT	0'/10'	0'/10'	0'/10'	(min.)
	REAR	n/a	n/a	n/a	(min.)
	LEFT SIDE	0	28.46	h+1/5	(min.)
	RIGHT SIDE	0	25.3	h+1/5	(min.)
SIZE OF BLDG.:	HEIGHT	16'	45'	45'	(max.)
	LENGTH	65'	106'	n/a	
	WIDTH	100'	93'6"	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	15%	15%	(min.)
NO. OF DWELLING UNITS:		0	18	26	(max.)
NO. OF PARKING SPACES:		0	13	18	(min./max)
NO. OF LOADING AREAS:		1	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

*include the 30% density bonus allowed by section 11.30.
**depth of the lot varies because of its irregular shape.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Tuesday, June 29, 2021 1:16 PM
To: Pacheco, Maria
Subject: Letter of Opposition to BZA-122191

To the BZA,

It appears that this application (BZA-122191) includes a new item for the addition of an unsightly 14' mechanical elevator bulkhead that was not approved by the planning board during the initial presentation on 5/15/18 nor is it shown in all of the applicants attached isometric, perspective, and renderings.

As a corner property, this addition is highly visible from the street, unsightly, presents a detriment to the public good and its addition does not meet the requirements for a variance particularly as there is no hardship requirement for it; roof access is not a requirement particularly as roof access can be accommodated on the second floor amenity deck. The wording of this proposal is disingenuous as it purports that the planning board supports all the changes in the application.

Please reject or continue this application until the petitioner can seek approval at the planning board.

Sincerely,

Joe Rose

Spring St, Cambridge

EAST CAMBRIDGE BUSINESS ASSOCIATION

www.EastCambridgeBA.com

EXECUTIVE DIRECTOR

Jason Alves
Executive Director
baecamb@gmail.com
Office (857) 242-6651

BOARD AND OFFICERS

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Atwood's Tavern
ecbapresident@gmail.com

Lenny Frisoli, Clerk
Frisoli Associates PC

Michelle Lower, Treasurer
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The Lexington/Puritan & Company

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Fairlane Properties

Virginia Johnson
Gather Here Stitch Lounge

Stephen LaMaster
Vinfen

Michael J. Ring
The Law Office of Michael J. Ring

Mark Rogers
Rogers Properties Group

July 12, 2021

Board of Zoning Appeals
Massachusetts Ave
Cambridge, MA 02139

Members of the Board:

I am writing on behalf of the East Cambridge Business Association (ECBA) to lend our support for the application (CASE NO. BZA-122191) by 1043 Cambridge St LLC which will allow the redevelopment of the former University Monument site.

The proposal would allow the transformation of a one story abandoned parcel into 18 units of housing with ground floor commercial space. This project will help enliven this intersection which is poised to become an important corridor between Cambridge Street and the new Union Square Green Line Station. Businesses will see a benefit from active commercial space and an influx of new residents right on Cambridge Street. The new owners are committed to bringing this project to fruition.

This project was granted similar approvals that the previous owners allowed to expire. A new request will bring greater accessibility to the upper floors which we fully support. The ECBA is excited to welcome new ownership that is ready to move forward and revitalize this parcel.

Thank you for taking this into consideration. We hope you find favor with, and approve this application

Sincerely,

Jason Alves
Executive Director
East Cambridge Business Association

East Cambridge Business Association P.O.Box 410386 Cambridge, MA 02141
email: baecamb@gmail.com ~ Office Phone (857) 242-6651

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

3 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

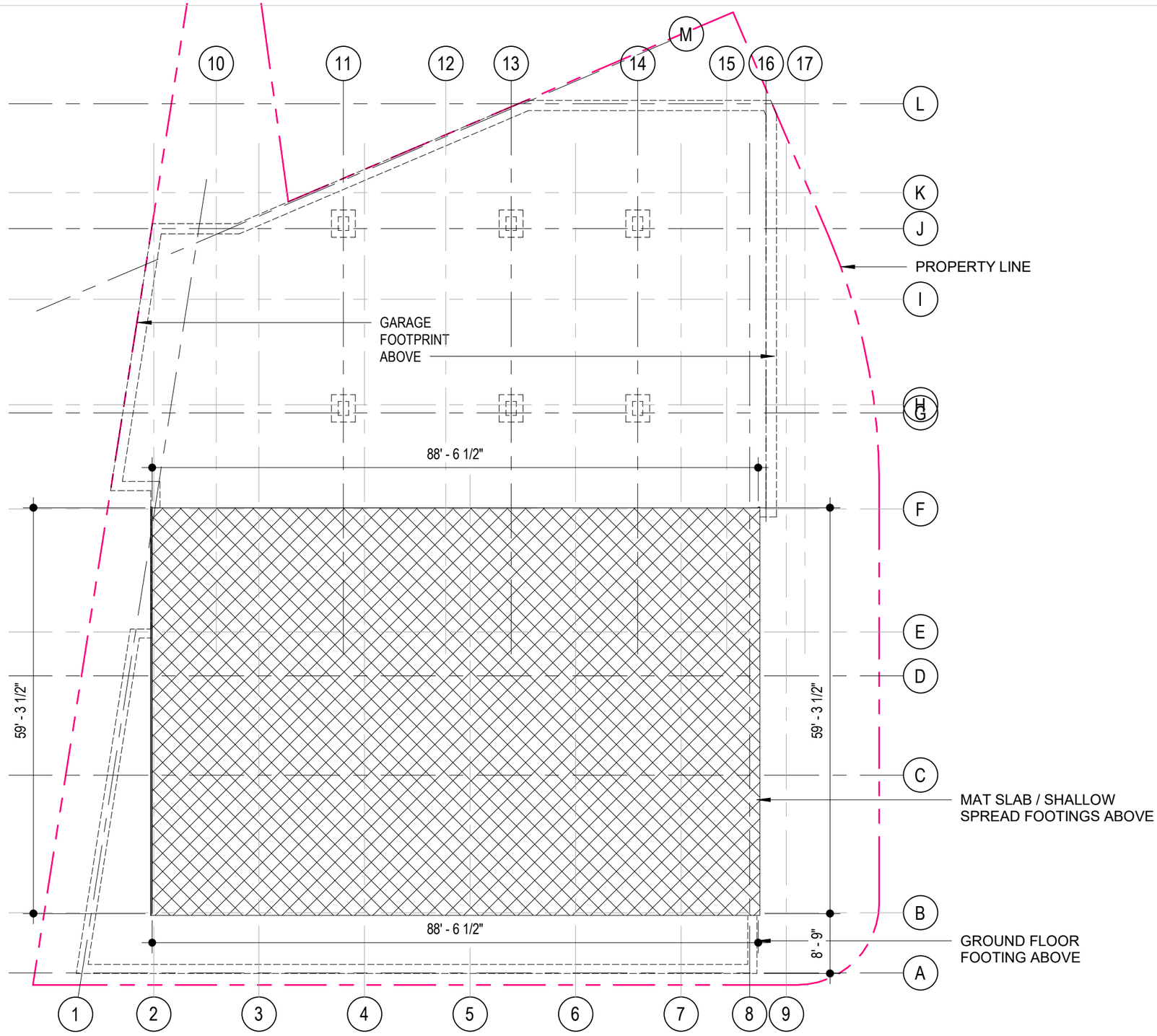
Name: SEAN GRIFFEN **Date:** 6/24/21
(Print)

Address: 1043-1059 Cambridge St.

Case No. BZA-122191

Hearing Date: 7/15/21

Thank you,
Bza Members



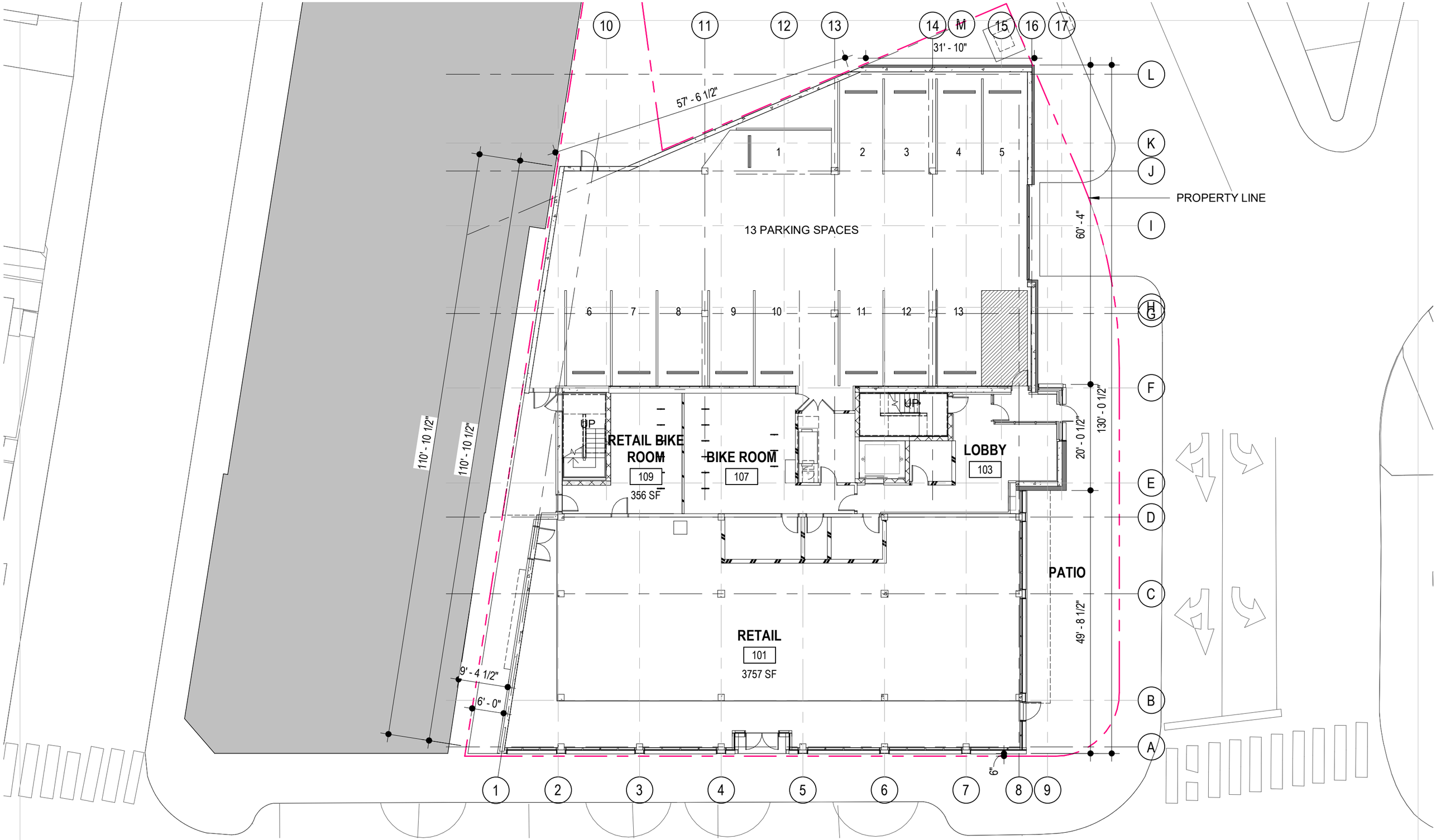
Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A100 - BASEMENT PLAN
05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

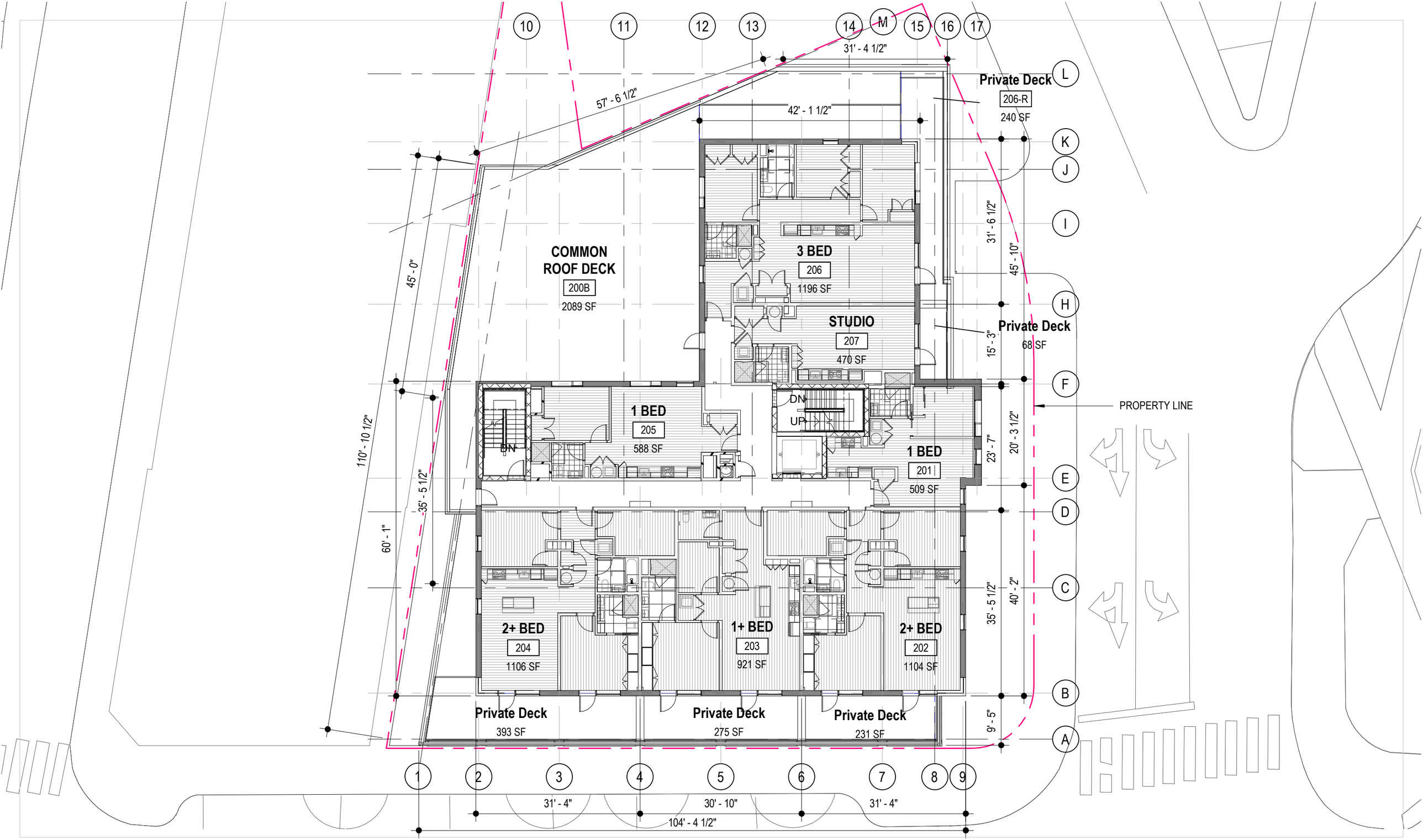
418 Real Estate LLC

A101 - GROUND FLOOR PLAN

05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



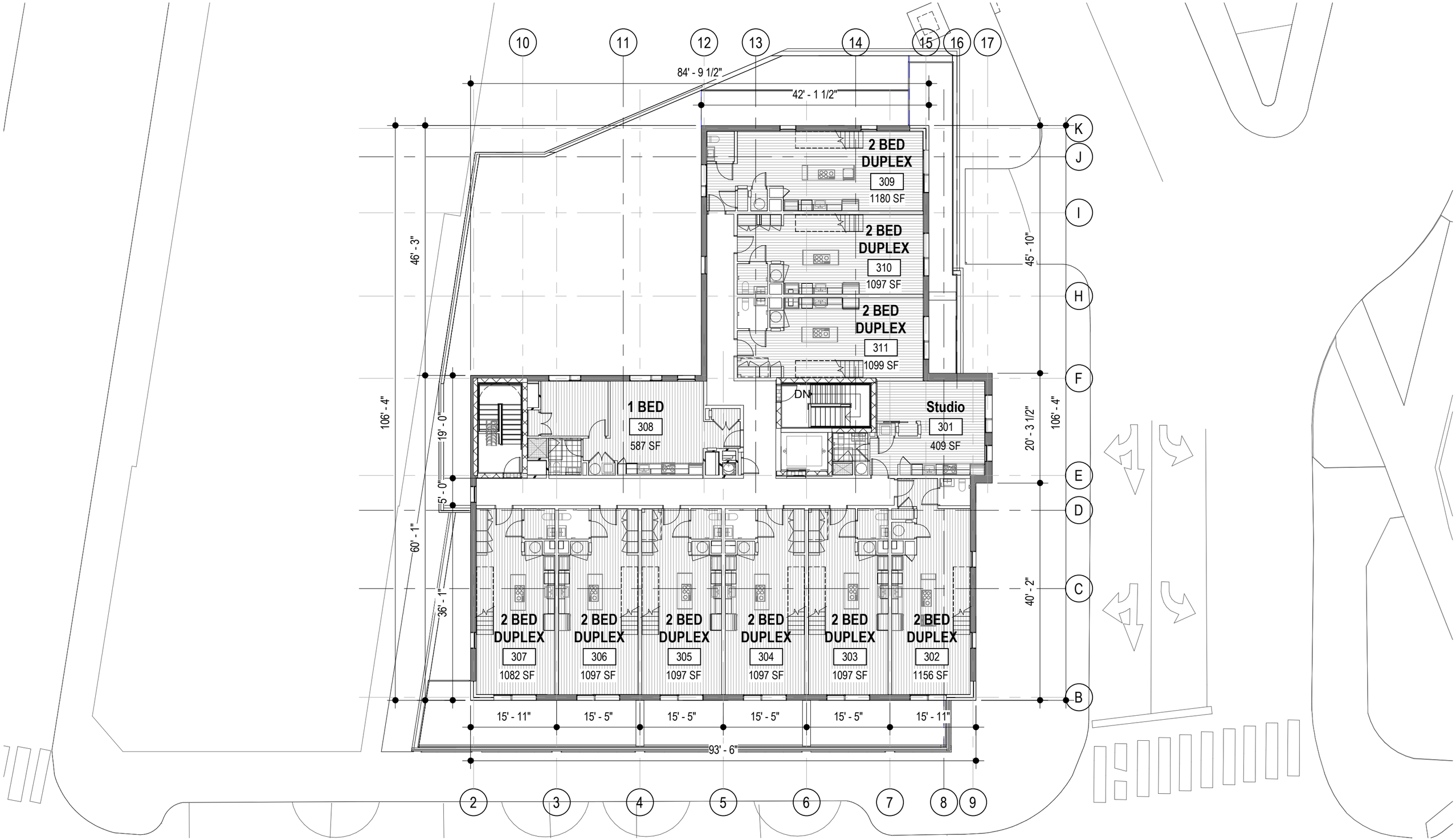
Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A102 - FLOOR 2
05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning

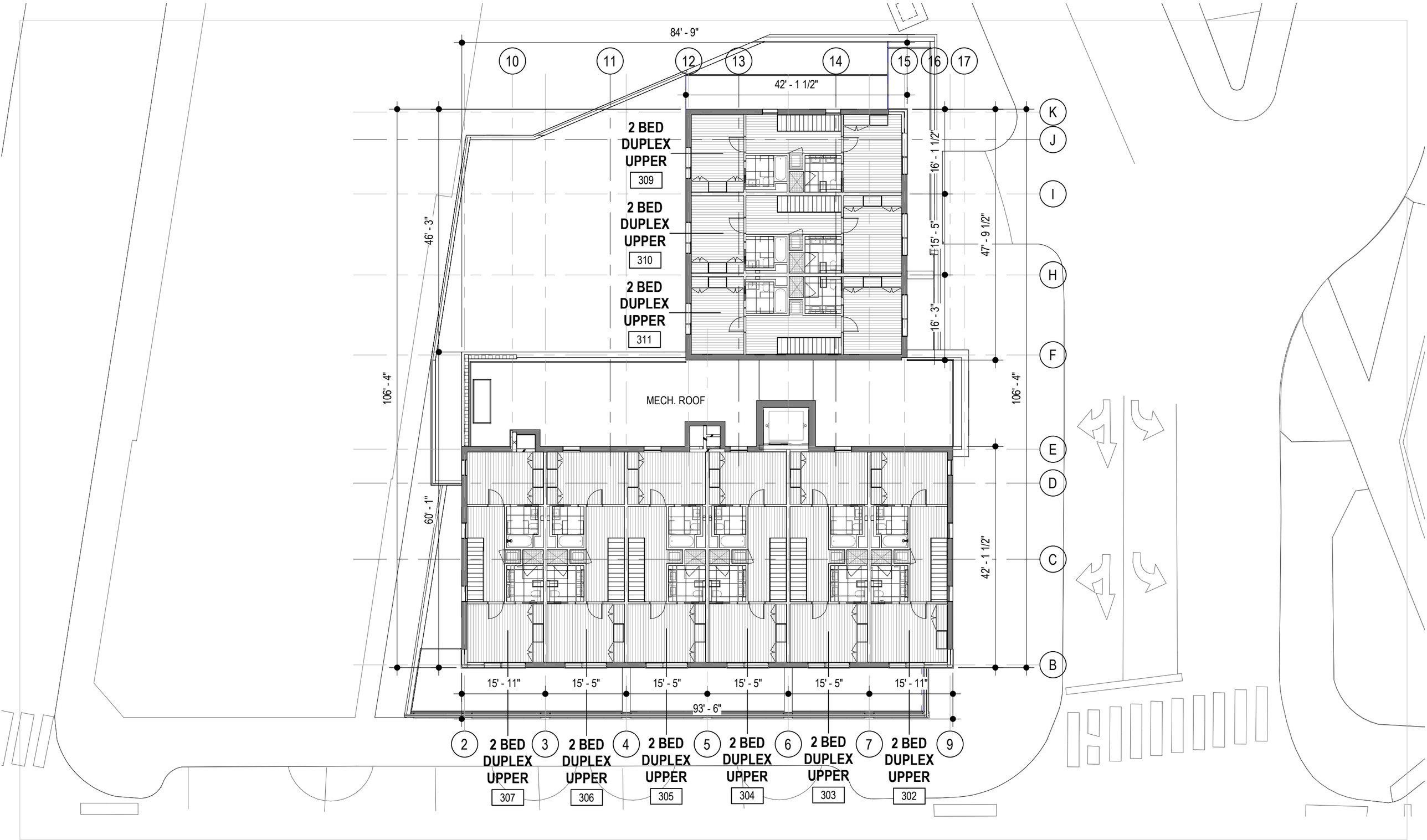


Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

A103 - FLOOR 3
04/14/2021

0 10' 20' 40'

utile
Architecture & Planning



Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

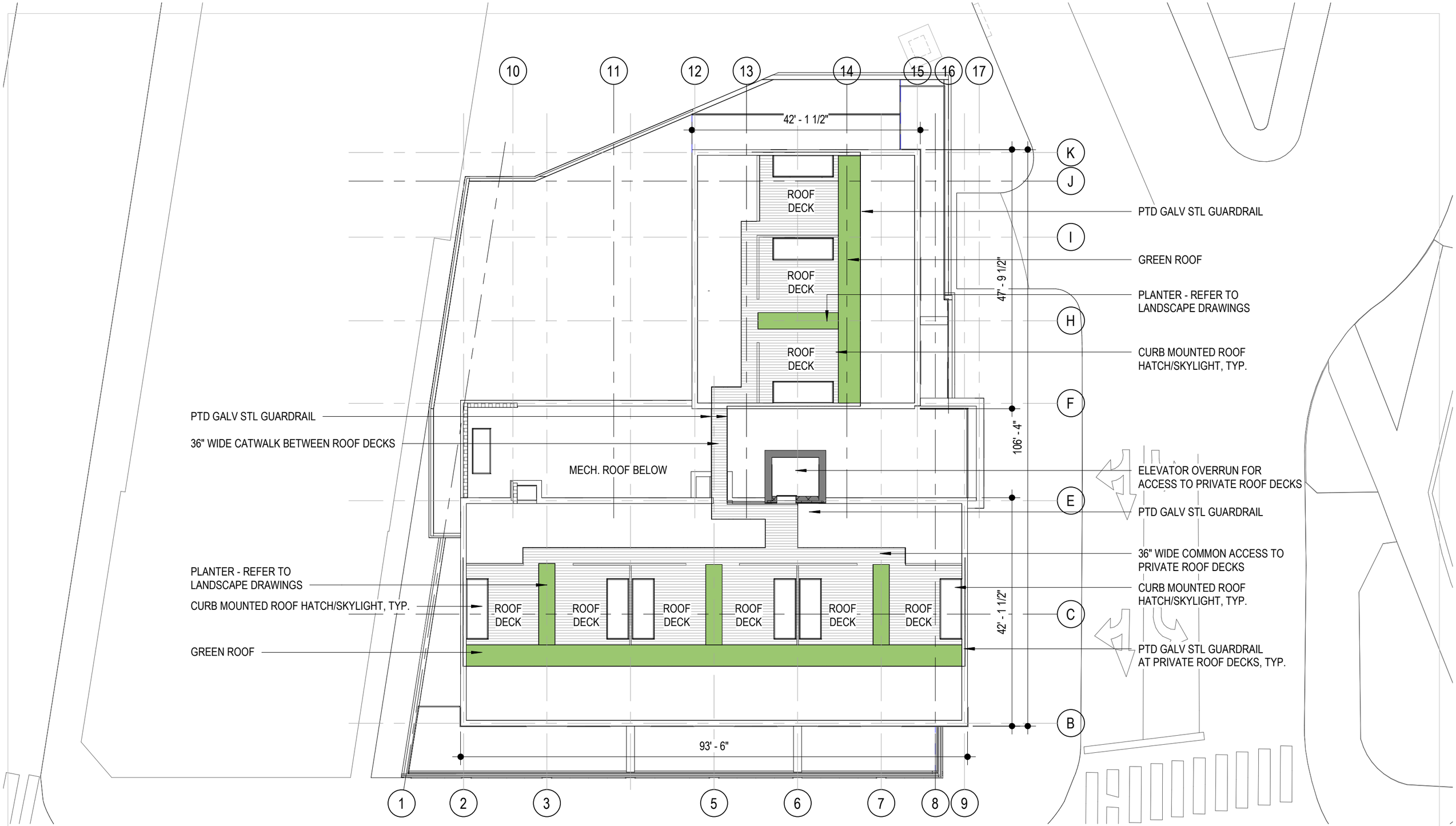
418 Real Estate LLC

A104 - FLOOR 4

05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



Roof Plan

1/16" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

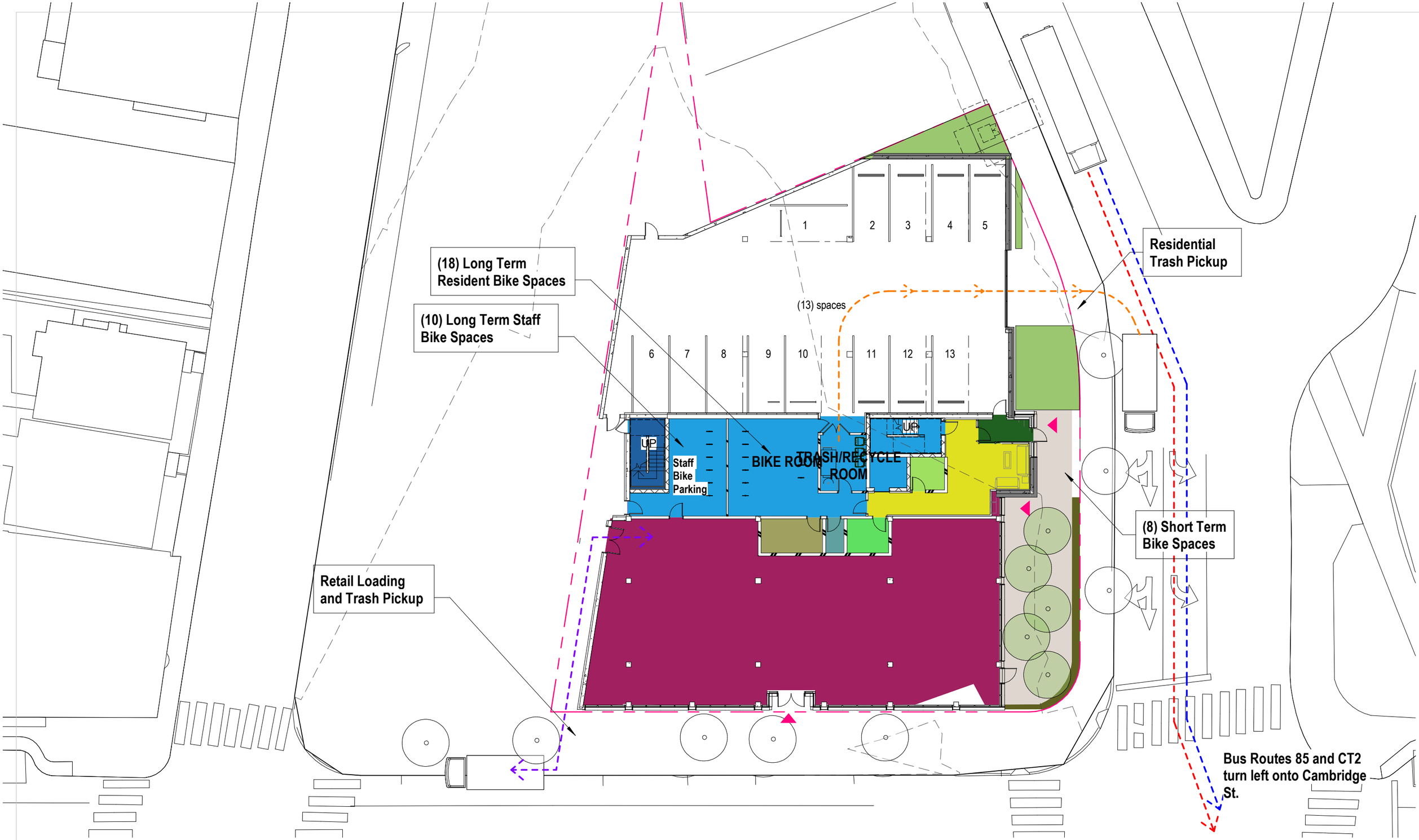
418 Real Estate LLC

A105 - ROOF PLAN

05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



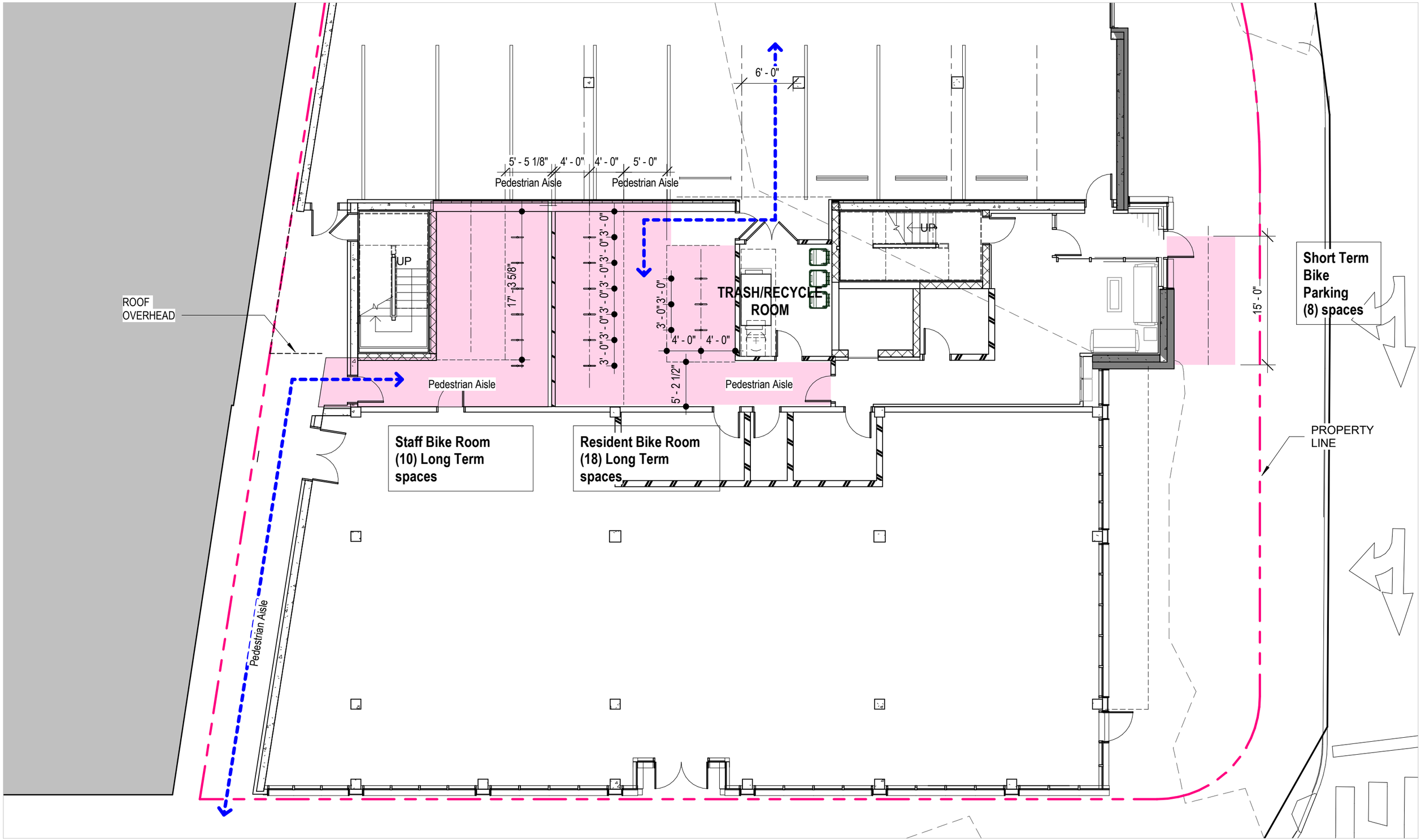
Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A110 - Parking and Access Plan
05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

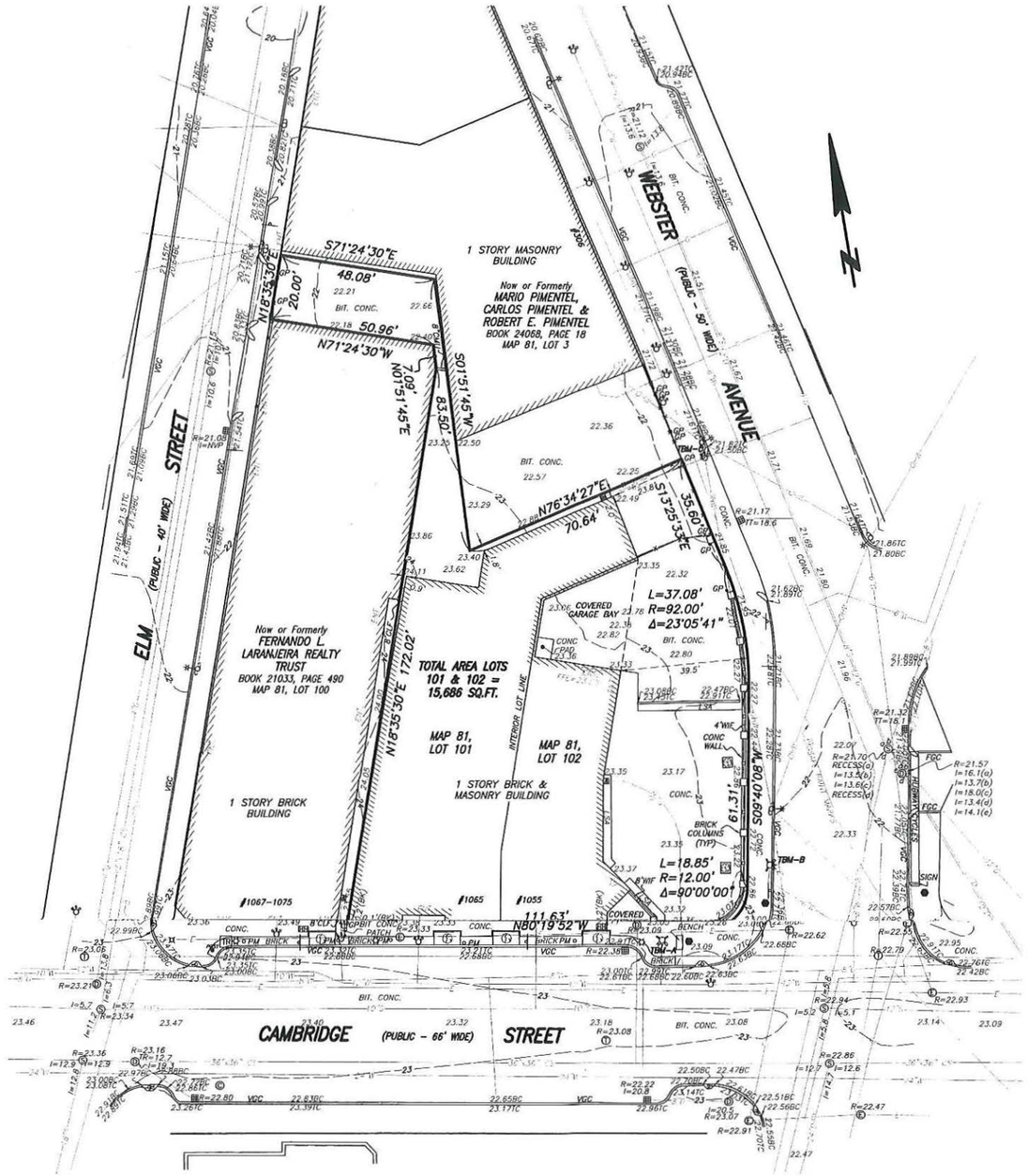
A111 - Bicycle Parking Plan
05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning

LEGEND

- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CABLE TV MANHOLE
- MANHOLE
- HYDRANT
- GAS VALVE
- WATER VALVE
- WATER SHUT OFF
- GAS SHUT OFF
- STAND PIPE/SIAMESE CONNECTION
- CATCH BASIN
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- LIGHT POLE
- ELECTRIC HANDHOLE
- BOLLARD
- SIGN
- PM PARKING METER
- TRASH RECEPTACLE
- HANDICAP RAMP
- CLF CHAIN LINK FENCE
- WIF WROUGHT IRON FENCE
- LSA LANDSCAPED AREA
- REC RECORD
- CALC CALCULATED
- VGC VERTICAL GRANITE CURB
- BIT BITUMINOUS
- CONC CONCRETE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- I= INVERT ELEVATION
- NVP NO VISIBLE PIPES
- TT= TOP OF TRAP
- TR= CENTERLINE OF TROUGH
- TVP= TOP OF VERTICAL PIPE
- INACC. INACCESSIBLE
- SQ. FT. SQUARE FEET
- R= RADIUS OR RIM ELEVATION
- L= LENGTH
- FGC FLUSH GRANITE CURB
- —X——X— METAL FENCE
- —S—— SEWER
- —D—— DRAIN
- —CS—— COMBINED SEWER
- —W—— WATER
- —G—— GAS
- —E—— ELECTRIC
- —T—— TELEPHONE
- —C—— CABLE TELEVISION



REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 62948, PAGE 253
BOOK 21801, PAGE 446

PLAN NO. 994 OF 1981

MASSACHUSETTS LAND COURT
LCC 8331 C
CERTIFICATE OF TITLE #232916

NOTES:

1) BENCH MARK INFORMATION:

BENCH MARK USED:
BM–1: X–CUT ON HYDRANT CAP BOLT AT THE CORNER OF CAMBRIDGE & ELM STREETS, ELEVATION = 25.10

TEMPORARY BENCH MARKS SET:
TBM–A: HYDRANT – BOLT OVER MAIN OUTLET, ELEVATION = 25.05
TBM–B: HYDRANT – BOLT OVER MAIN OUTLET, ELEVATION = 25.16
TBM–C: U–POLE – SPIKE SET 1.0' A.G., ELEVATION = 22.82

2) ELEVATIONS REFER TO CITY OF CAMBRIDGE DATUM.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0576E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0576E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUB–SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB–SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1–888–344–7233 SEVENTY–TWO HOURS PRIOR TO EXCAVATION.

6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

KARL A. MCCARTHY, PLS (MA# 38714)
kam@feldmansurveyors.com

03-25-2016
DATE

COMMONWEALTH OF MASSACHUSETTS — KARL A. McCARTHY — NO. 38714 — REGISTERED PROFESSIONAL LAND SURVEYOR

3-25-2016	WATER LINE REVISED IN CAMBRIDGE STREET
3-25-2016	DRAIN & SEWER LINES REVISED IN WEBSTER AVENUE

EXISTING CONDITIONS PLAN
1055–1065 CAMBRIDGE STREET
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

JUNE 15, 2015
PHONE: (617)357–9740
www.feldmansurveyors.com

FELDMAN LAND SURVEYORS

20 0 10 20 40 80
SCALE: 1"=20'

RESEARCH	FIELD CHIEF AC	PROJ MGR KAM	APPROVED	SHEET NO. 1 OF 1
CALC	CADD MDS	FIELD CHECKED	CRD FILE 14703	JOB NO. 14703

FILENAME: S:\PROJECTS\14700s\14703\DWG\14703-EC.dwg

SOUTH ELEVATION - Presentation

1/16" = 1'-0"

EAST ELEVATION - Presentation

1/16" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A201 - EXTERIOR ELEVATIONS 1

05/20/2021

0' 1' 2' 4'

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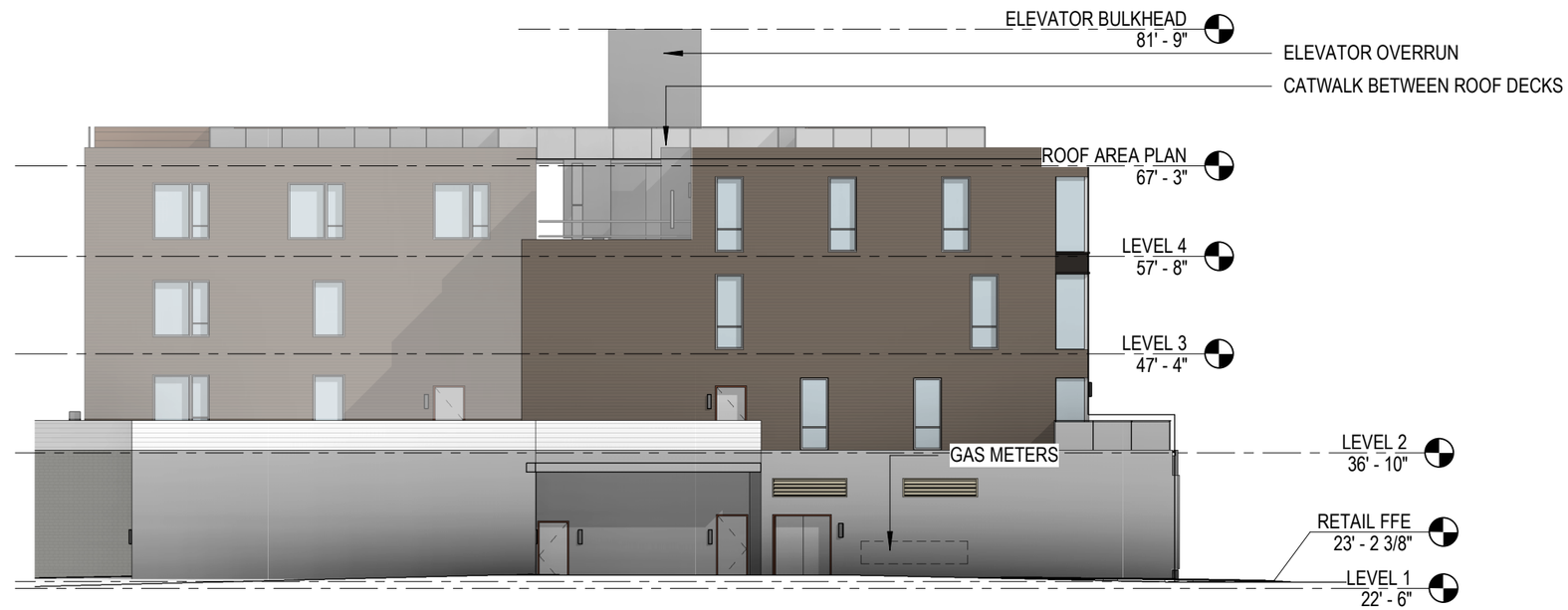
NORTH ELEVATION - Presentation

1/16" = 1'-0"



WEST ELEVATION - Presentation

1/16" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A202 - EXTERIOR ELEVATIONS 2

05/20/2021

0' 1' 2' 4'

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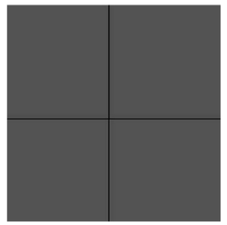
1. Fiber-Reinforced Concrete Panel



2. Dark Metal Panel System

3. Painted Aluminum Window System

4. Cast-In-Place Concrete

5. Ground Face CMU

6. Frosted Glass Garage Door System

7. Fiber Cement Clad Planters

8. Perforated/ Opaque Metal Railing

9. Aluminum Storefront System

EAST ELEVATION - Materials Palette

1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A203 - BUILDING MATERIAL PALETTE

05/20/2021

0' 1' 2' 4'

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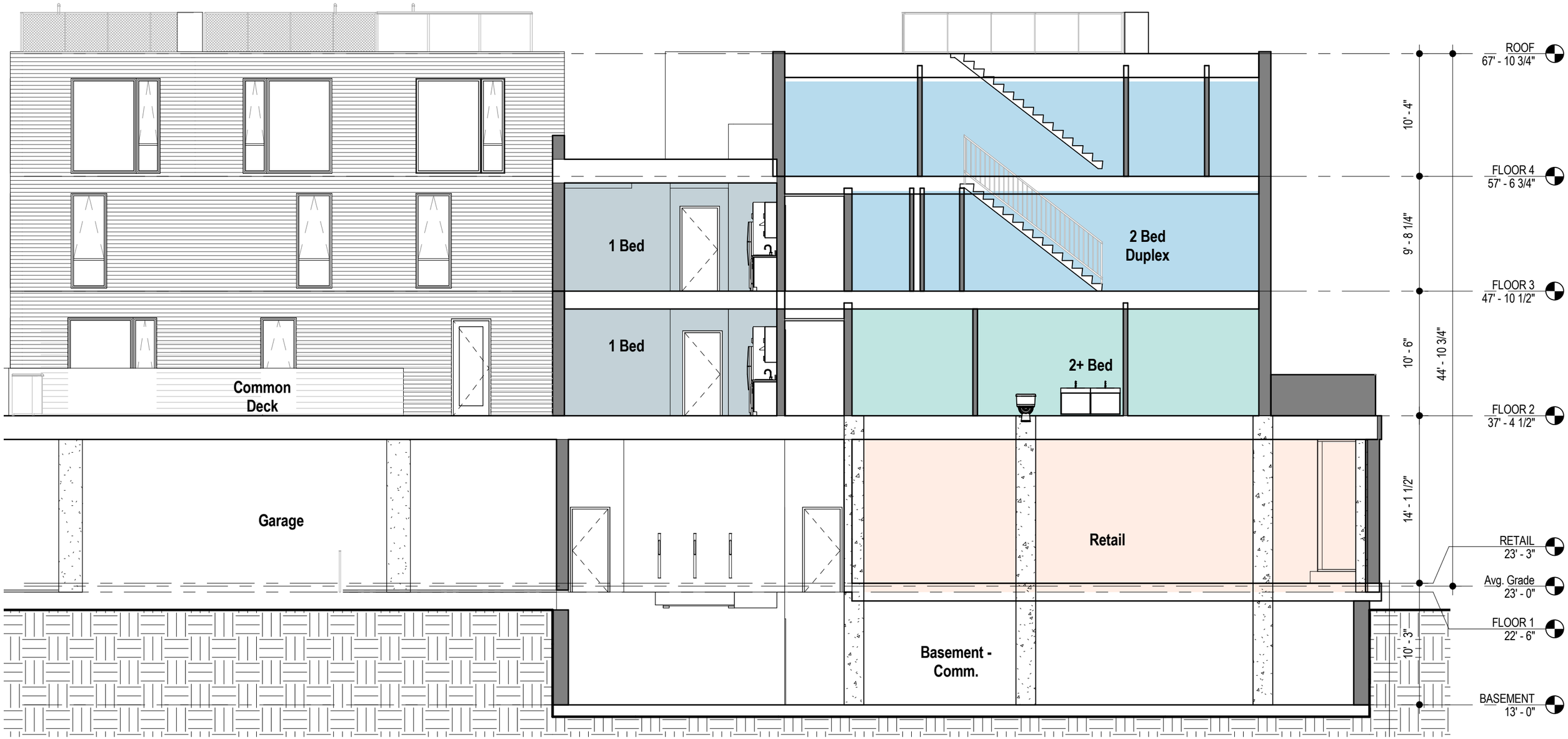

Cambridge St Mixed-Use
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Cambridge, MA, 02139

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A204 - Section
Special Permit Application - Revised
07/03/18

0' 4' 8' 16'

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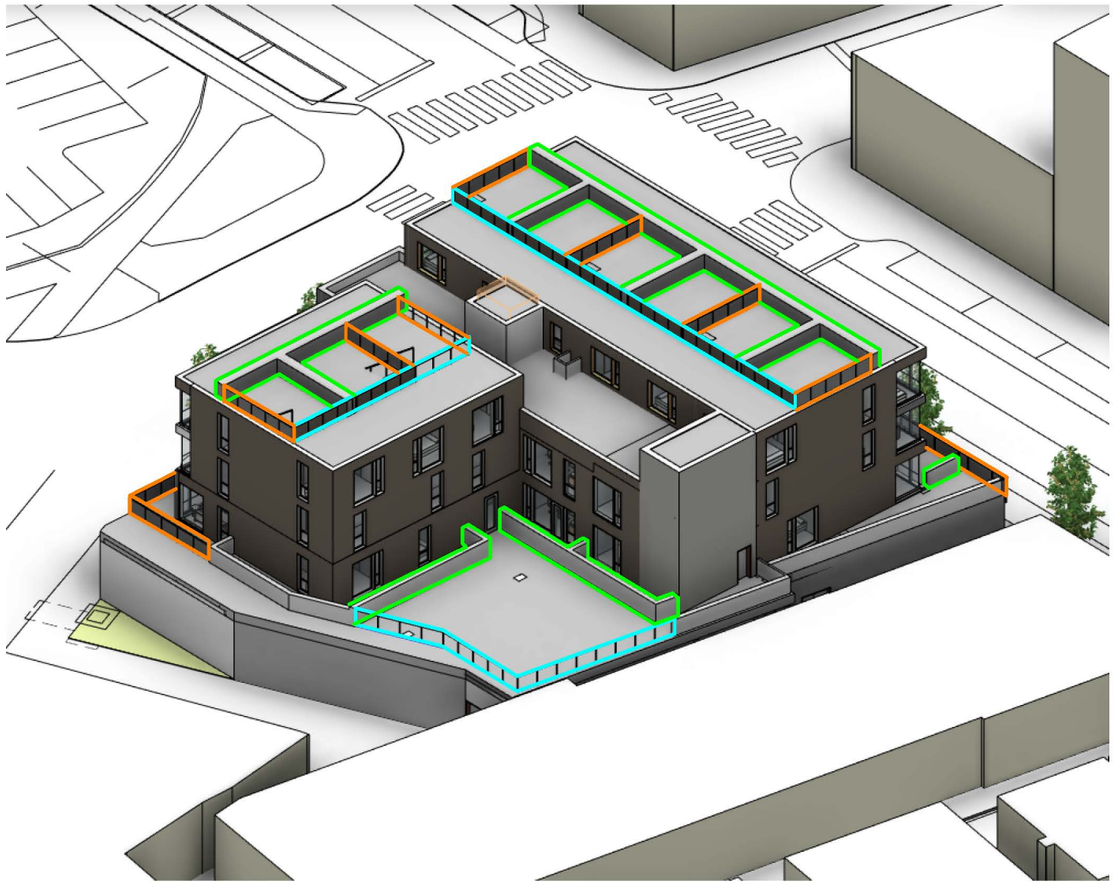

FIBER CEMENT CLAD PLANTERS

OPAQUE METAL RAILING

PERFORATED METAL RAILING

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

A205 - Railings and Screening
06/28/18

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Looking East on Cambridge St

Building Entrance and Patio

Looking Southwest on Webster

Looking North Across Cambridge St

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A301 - Perspective Views

05/20/2021

0' 1' 2' 4'

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Looking North from Columbia Street

Looking West from Cambridge Street

Aerial View

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A302 - Perspective Views
05/20/2021

0' 1' 2' 4'

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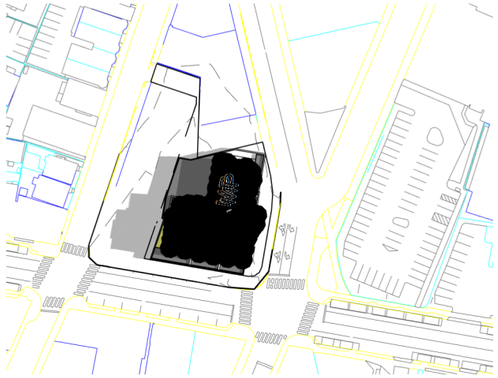
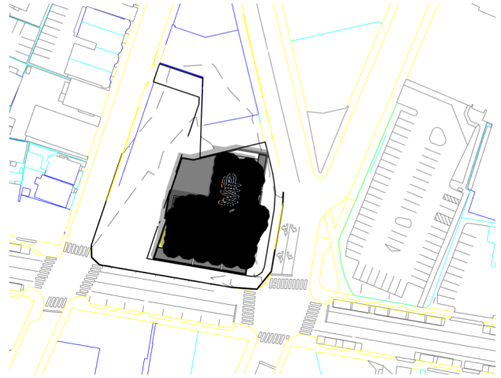
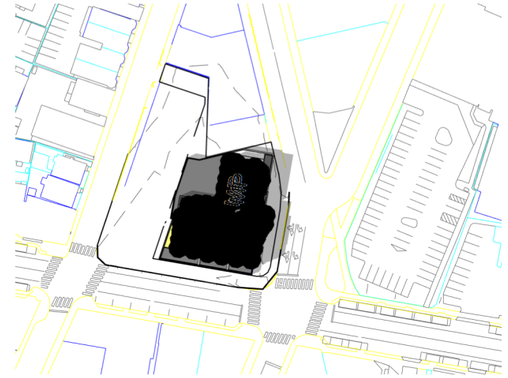


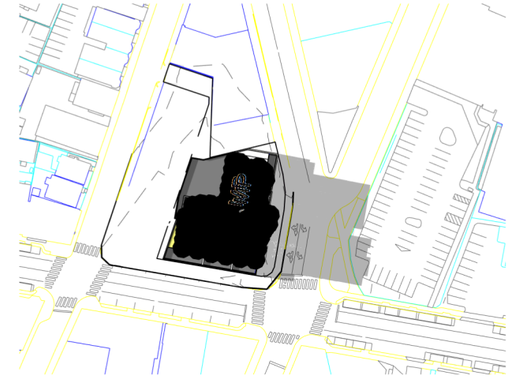
Summer Solstice - 9am



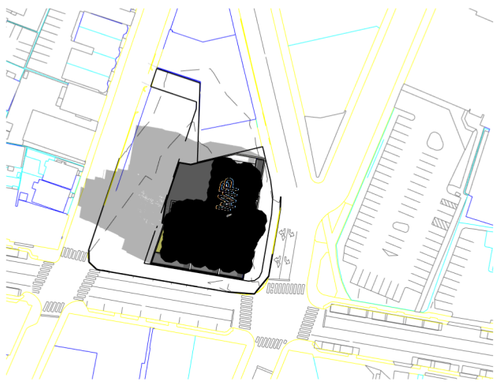
Summer Solstice - 12pm



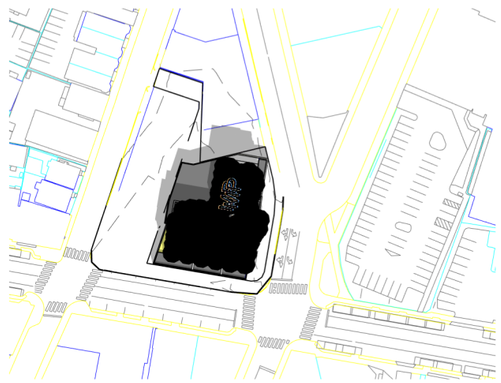
Summer Solstice - 3pm



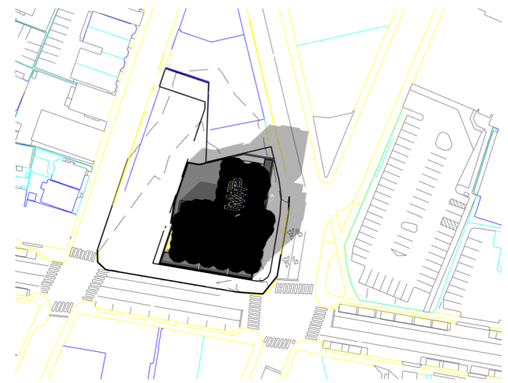
Summer Solstice - 6pm



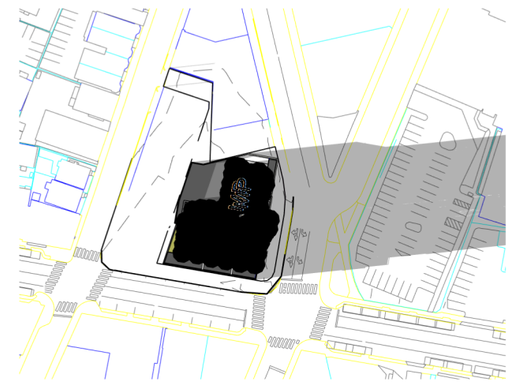
Fall/Spring Equinox - 9am



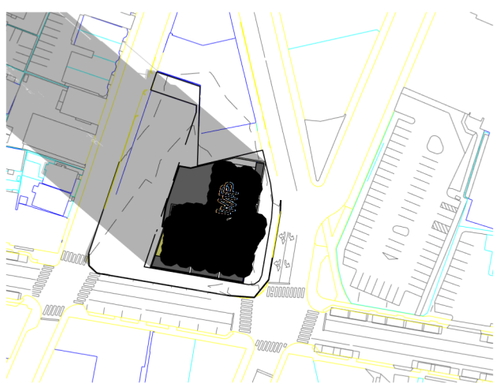
Fall/Spring Equinox - 12pm



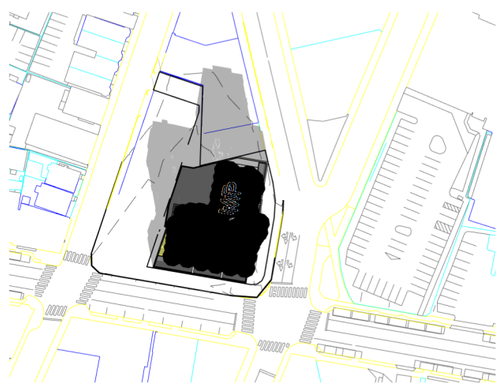
Fall/Spring Equinox - 3pm



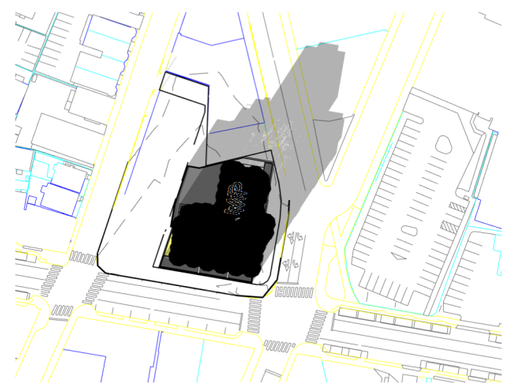
Fall/Spring Equinox - 6pm



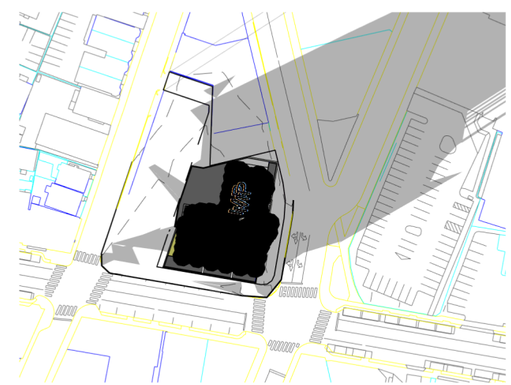
Winter Solstice- 9am



Winter Solstice - 12pm



Winter Solstice - 3pm



Winter Solstice - 6pm

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

A303 - Shadow Study
11/22/17

0 80' 160' 320'

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Cambridge St. Mixed-Use

1043-1059 Cambridge St.
Cambridge, MA, 02139

A400 - Rendering - Day

03/29/18

DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept. This scheme assumes zoning relief will be required. as will all zoning relief, the architect cannot guarantee zoning relief will be achieved.

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Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

A401 - Rendering - Evening
06/29/18

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Project Summary:

4-story mixed-use building of approx. 29,000 GSF with 4300 sf ground floor retail space, 18 residential units, and 13 enclosed residential parking spaces

DRAWING LIST

Architectural Plans

A000 - COVER SHEET
A001 - EXISTING PLAN
A002 - SITE PLAN
A003 - SIDE YARD SETBACK WEST
A004 - SIDE YARD SETBACK NORTH
A005 - OPEN SPACE
A011 - EXISTING CONDITIONS PHOTOS
A100 - BASEMENT PLAN
A101 - GROUND FLOOR PLAN
A102 - FLOOR 2 PLAN
A103 - FLOOR 3 PLAN
A104 - FLOOR 4 PLAN
A105 - ROOF PLAN
A110 - PARKING AND ACCESS PLAN
A111 - BICYCLE PARKING PLAN
A112 - ELM ST LOT EXTENSION
A201 - EXTERIOR ELEVATIONS 1
A202 - EXTERIOR ELEVATIONS 2
A203 - BUILDING MATERIAL PALETTE
A204 - SECTION
A205 - RAILINGS AND SCREENING
A301 - PERSPECTIVE VIEWS
A302 - PERSPECTIVE VIEWS
A303 - SHADOW STUDY
A400 - RENDERING - DAY
A401 - RENDERING - EVENING
A700 - UNIT PLANS
A701 - UNIT PLANS
A702 - UNIT PLANS
A703 - UNIT PLANS
A704 - UNIT PLANS

SPECIAL PERMIT APPLICATION
Volume II: Plans and Drawings
Revised: May 20th 2021

Civil Plans

C1.00 Soil Erosion Control and Utility Preparation Plan
C2.00 Site Utilities Plan
C3.00 Layout Plan
C3.10 Grading Plan
C4.01 Civil Details
C4.02 Civil Details

Landscape Plans

L0.0 Key Plan
L1.1 Layout and Materials
L1.2 Layout and Materials
L1.3 Planting

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A000 - Cover Sheet
05/20/2021

0' 1' 2' 4'

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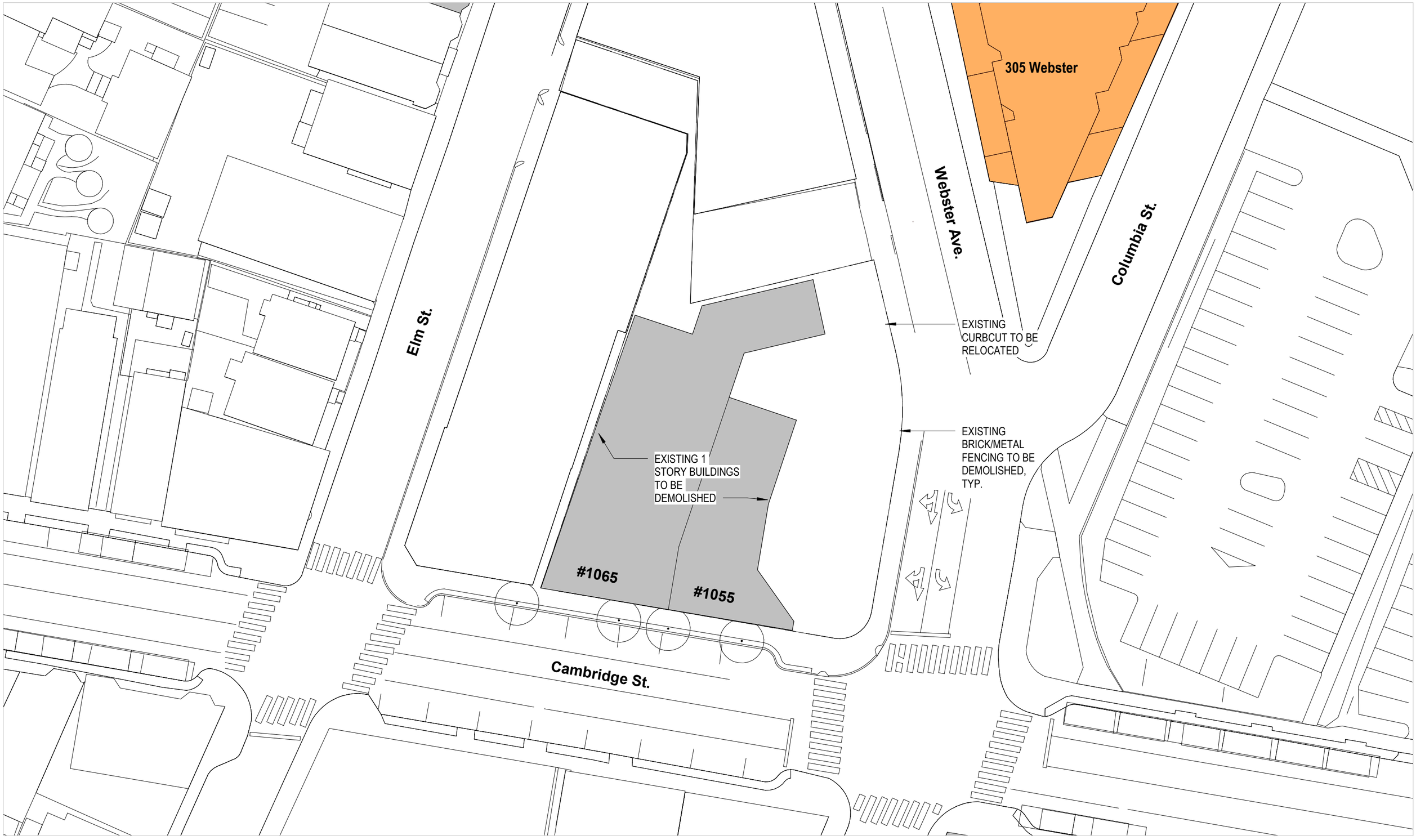


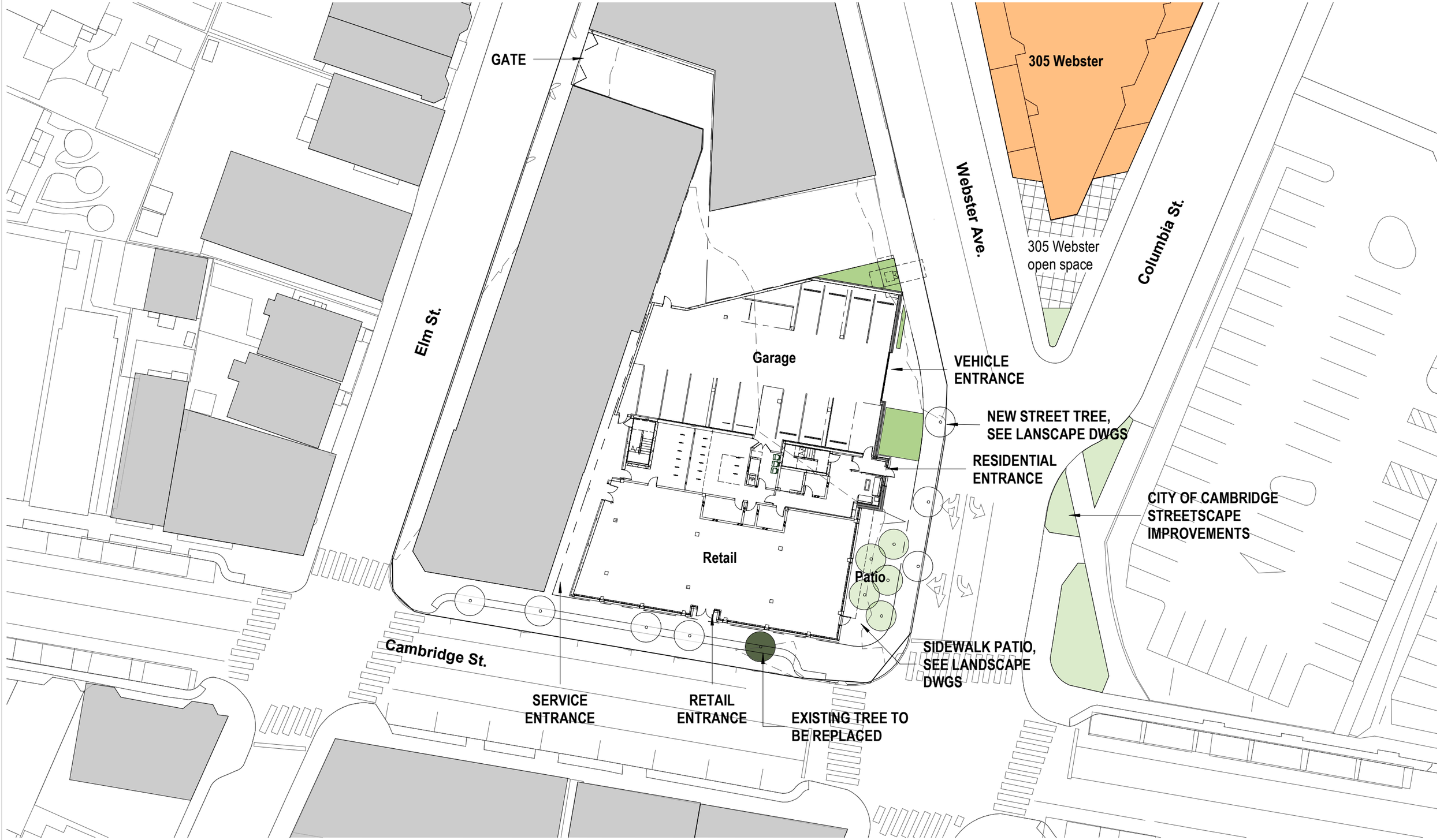
Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A001 - Existing Plan
05/20/2021

0' 1' 2' 4'

utile
Architecture & Planning



Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A002 - Site Plan
05/20/2021

0' 1' 2' 4'

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Key

S	Setback
FA	Facing Area (LxH)
L	Length
H	Height

5.24.4 Multiple vertical planes calculation

(S1xFA1) + (S2xFA2) >= ((Single plane S) x (Single plane FA))

(10.65x(59.85x30.65)) + (44.49x(45.20x30.65)) >= (28.46 x (111.65x30.65))

81,171.95 ≯= 97,392.18

Single plane setback

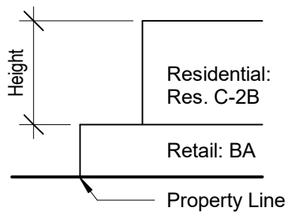
(H+L)/5

(30.65+111.65)/5 = 28.46

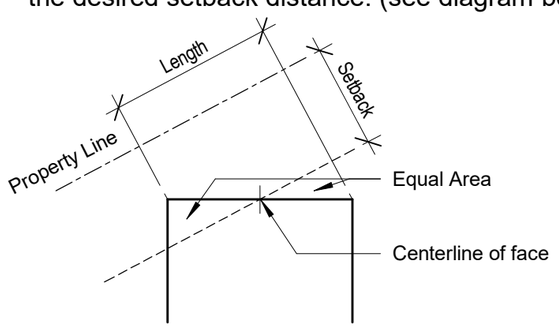
Note:

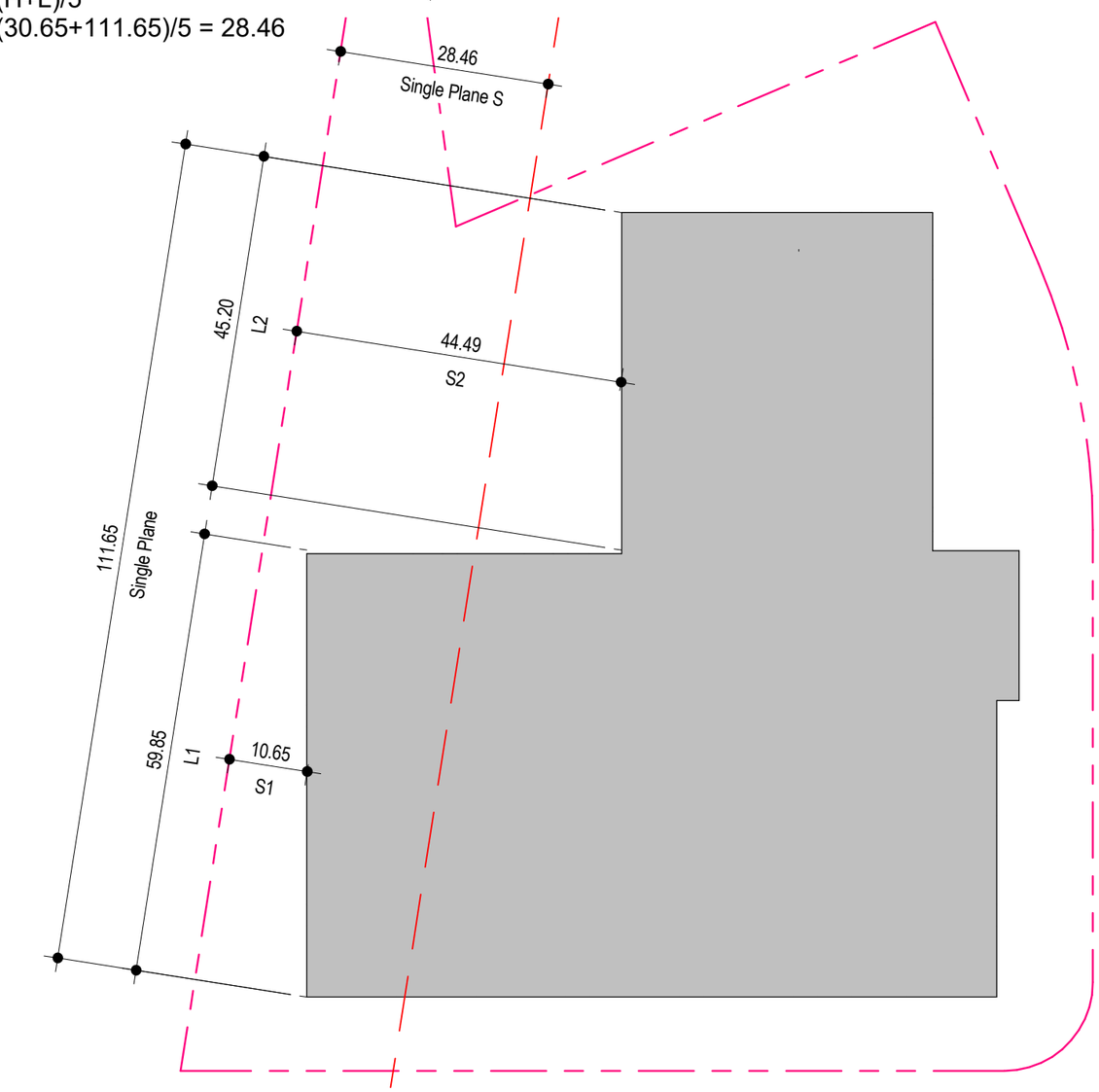
Setback formula in accordance with 5.24.4

Height + facing area (FA) are calculated from the top of floor 1 to roof (see diagram below)



Due to the irregular shape of the site and non-parallel nature of the building faces to the property line:
Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)





Sideyard Setbacks West

1" = 20'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A003 - Side Yard Setback West

05/20/2021

0' 1' 2' 4'

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Key

S	Setback
FA	Facing Area (LxH)
L	Length
H	Height

5.24.4 Multiple vertical planes calculation

(S1xFA1) + (S2xFA2) + (S3xFA3) >= ((Single plane S) x (Single plane FA))

(15.17x(38.70x30.65)) + (28.01x(17.95x30.65)) + (40.77x(39.18x30.65)) >= (25.30 x (95.83x30.65))

82,363.51 >= 74,310.89

Single plane setback

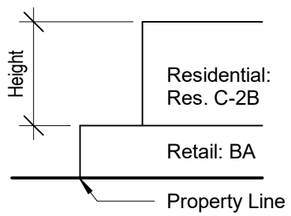
(H+L)/5

(30.65+95.83)/5 = 25.30

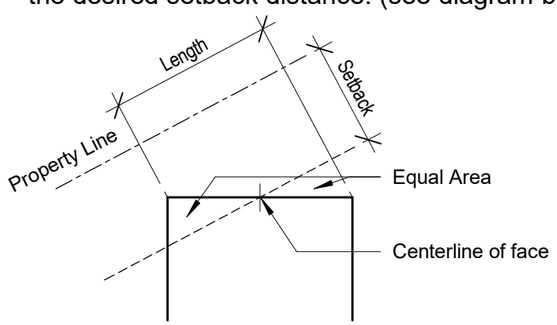
Note:

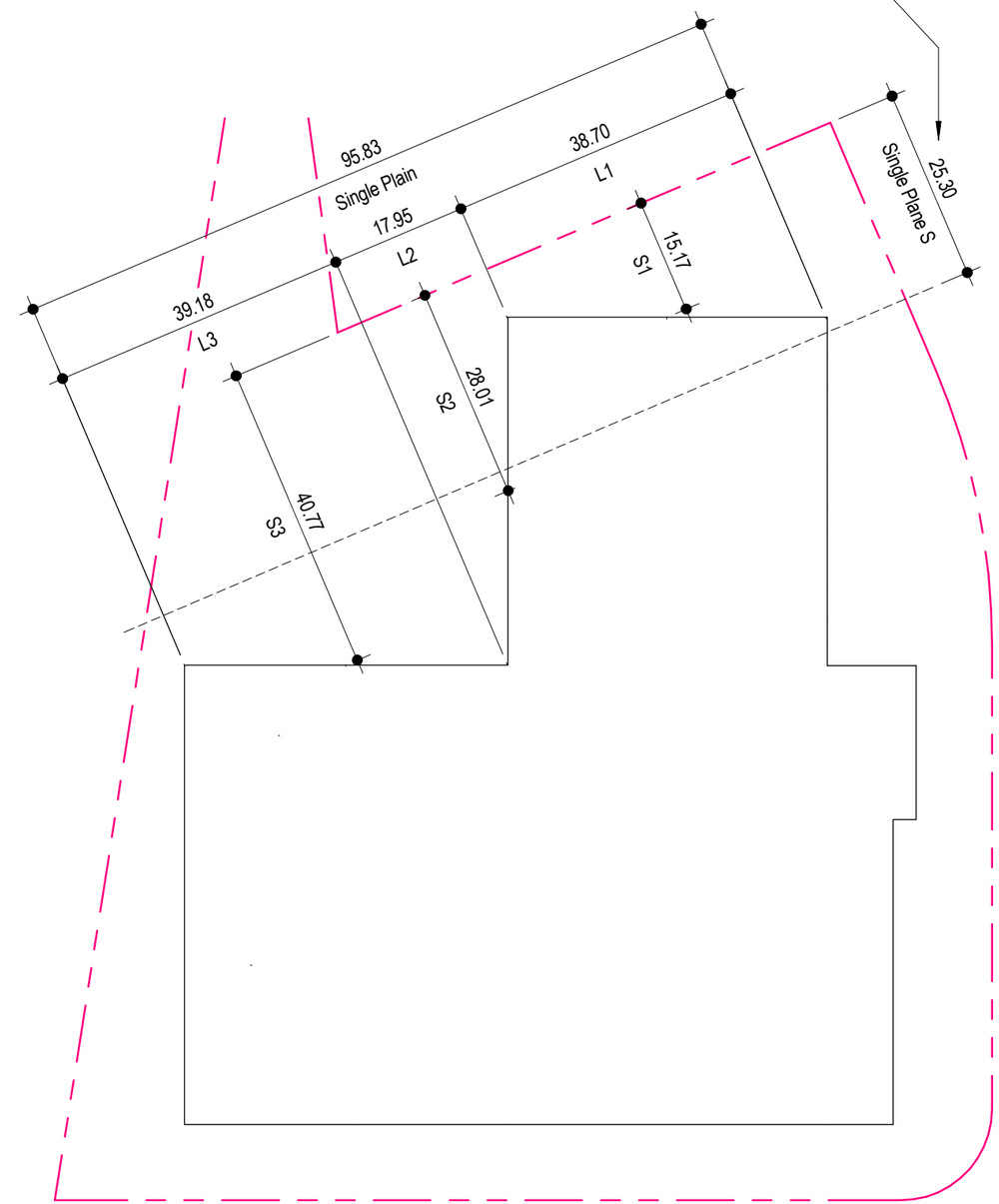
Setback formula in accordance with 5.24.4

Height + facing area (FA) are calculated from the top of floor 1 to roof (see diagram below)



Due to the irregular shape of the site and non-parallel nature of the building faces to the property line: Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)





Sideyard Setbacks North

1" = 20'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A004 - Side Yard Setback North

05/20/2021

0' 1' 2' 4'

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Open Space Requirements:

Section 5.22.1
- Open Spaces must measure 15' x 15' minimum, except for balconies
- At least 1/2 of total area must be at ground level or w/in 10' of lowest residential level

Section 5.22.2
- In mixed use buildings, open space for residential buildings shall be calculated in relation to the portion of the lot which the residential floor area is to the total area of the building

Section 5.31
- Residential District C-2B - 15% min of Lot Area to be Private Open space

Total Building Area - 29,256 sf
Total Residential Building Area - 24,892 sf

Residential area as a percentage of total building area - 24,892/29,256 = 85.08%

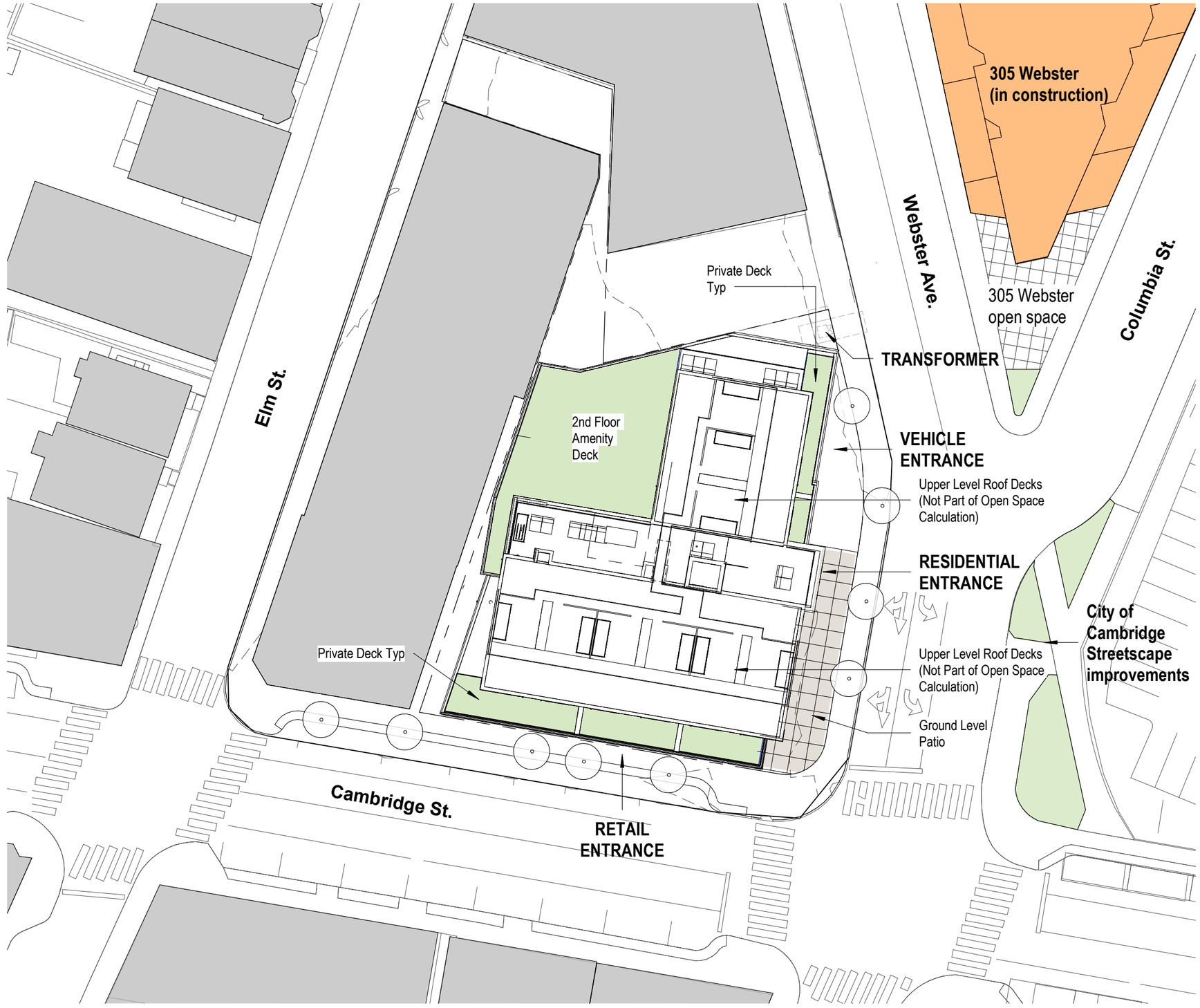
Total Site Area - 15,686 sf
Site Area required for residential open space calculation - 15,686 x 85% = 13,333 sf

Total required private open space - 13,333 x 15% = **2,000 sf**

PROPOSED RESIDENTIAL OPEN SPACES

2nd Level Amenity Deck (Accessible to All Tenants) - 2,089 sf
Balconies (Private) - 1,207 sf

Total Area - **3,296 sf**
Total Percentage - 3,249/13,333 = **25%**



Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

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A005 - Open Space
05/20/2021

0' 1' 2' 4'

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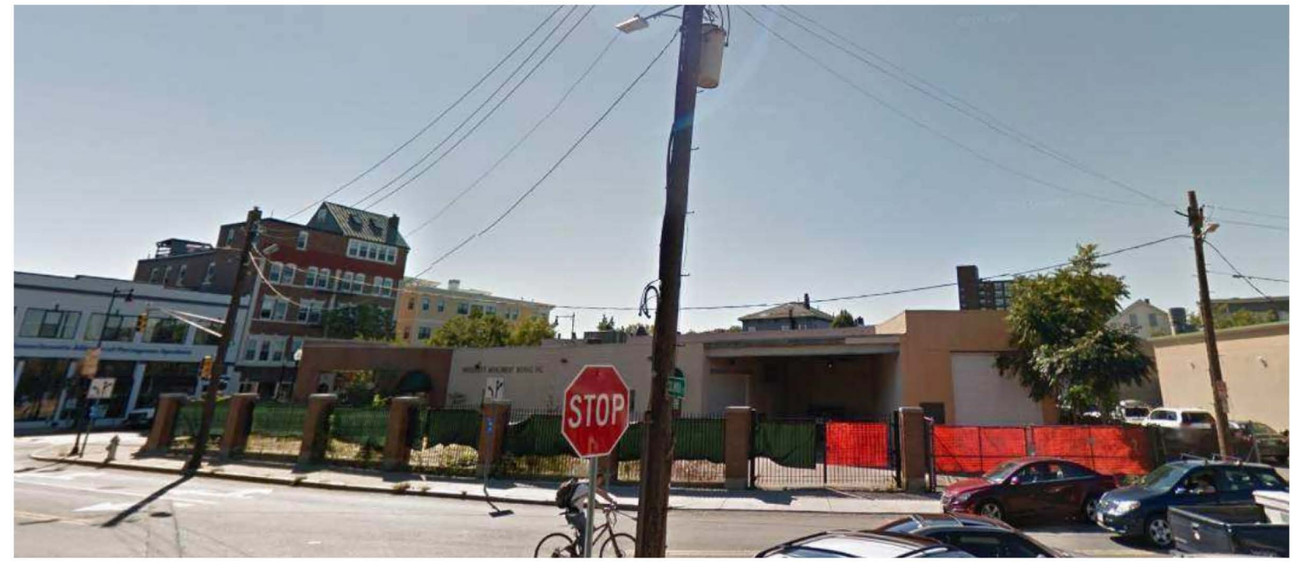
View from Webster Street



View from Columbia Street

View from Cambridge Street

View from Cambridge Street

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A011 - Existing Conditions Photos

05/20/2021

0' 1' 2' 4'

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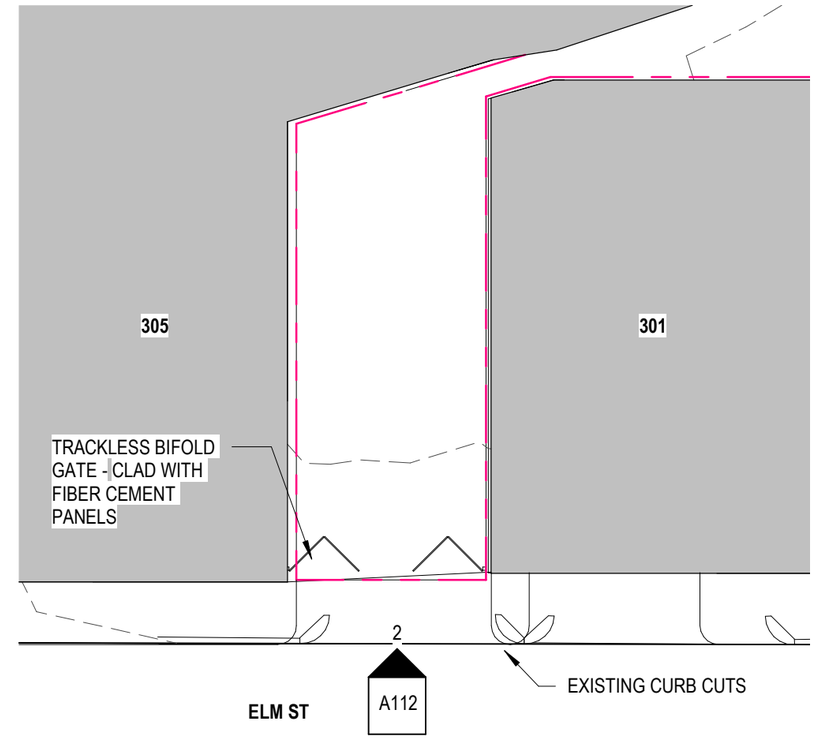
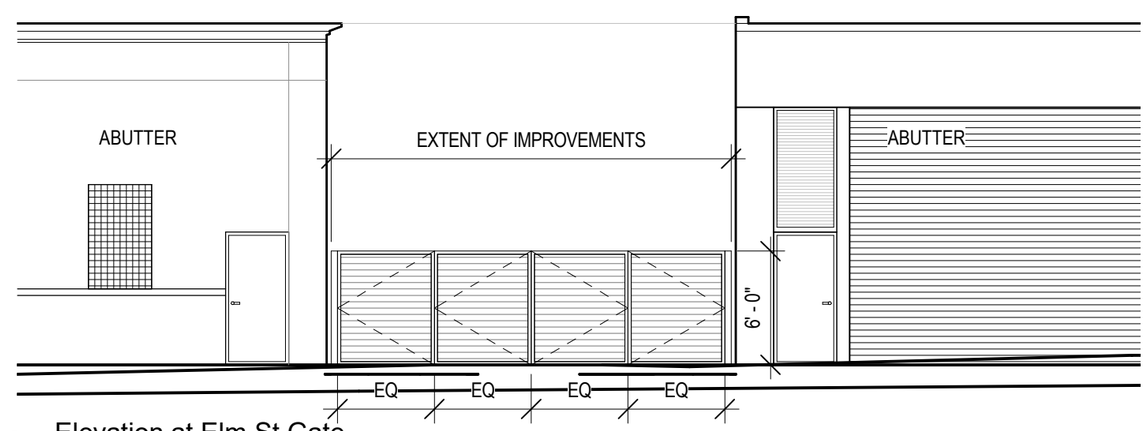
Perspective - Exist. Conditions at Elm St Lot

Perspective - Proposed Gate at Elm St lot



1 Enlarged Plan at Elm St Parking Zone
1/16" = 1'-0"



2 Elevation at Elm St Gate
1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

A112 - Elm St Lot Extension
05/20/2021

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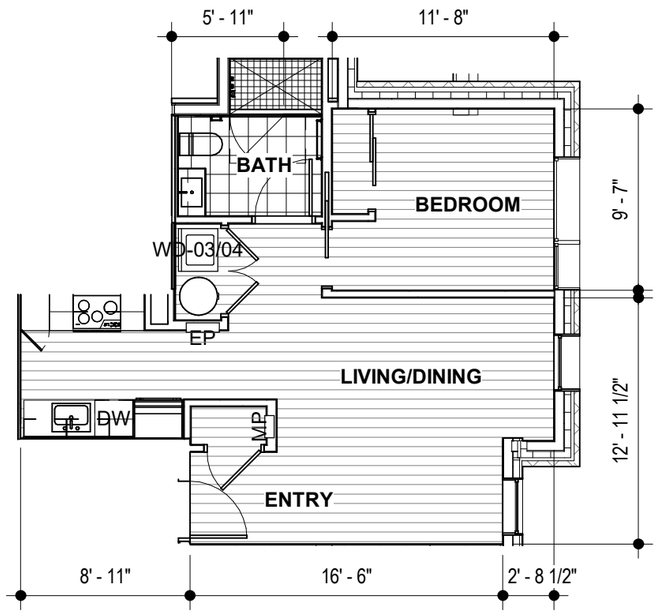
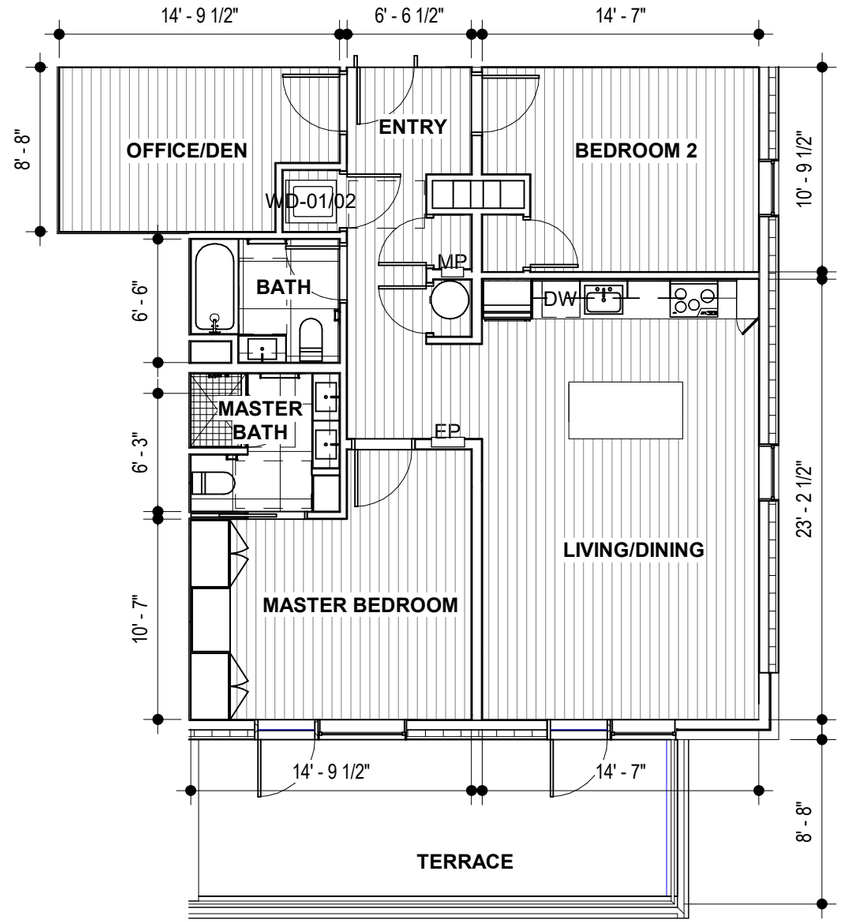
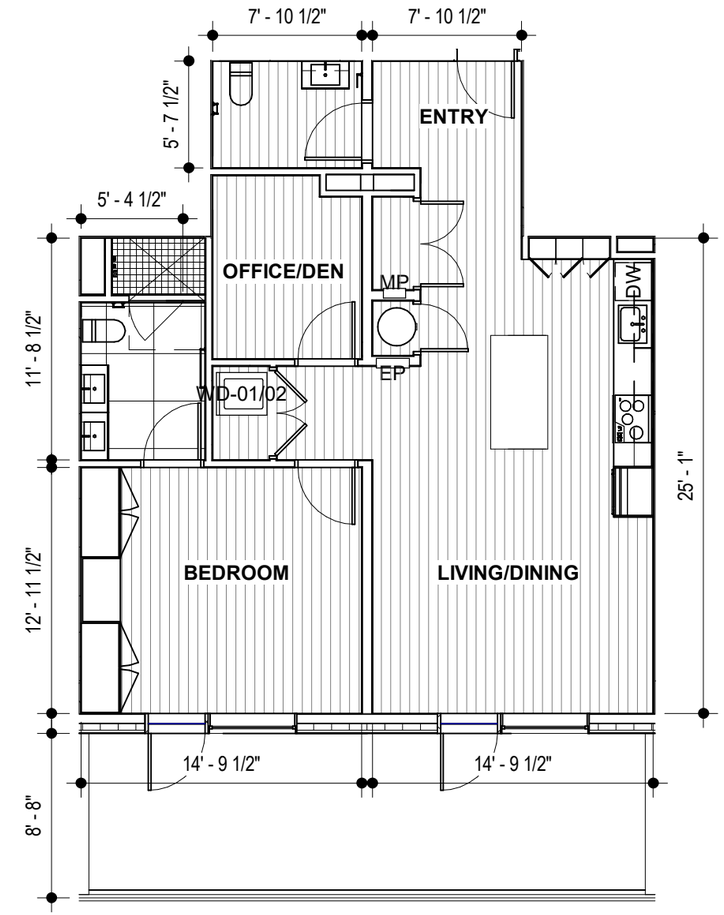
Architecture & Planning



1 PLAN - UNIT 201
1/8" = 1'-0"



2 PLAN - UNIT 202
1/8" = 1'-0"



3 PLAN - UNIT 203
1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A700 - UNIT PLANS
05/20/2021

0' 1' 2' 4'

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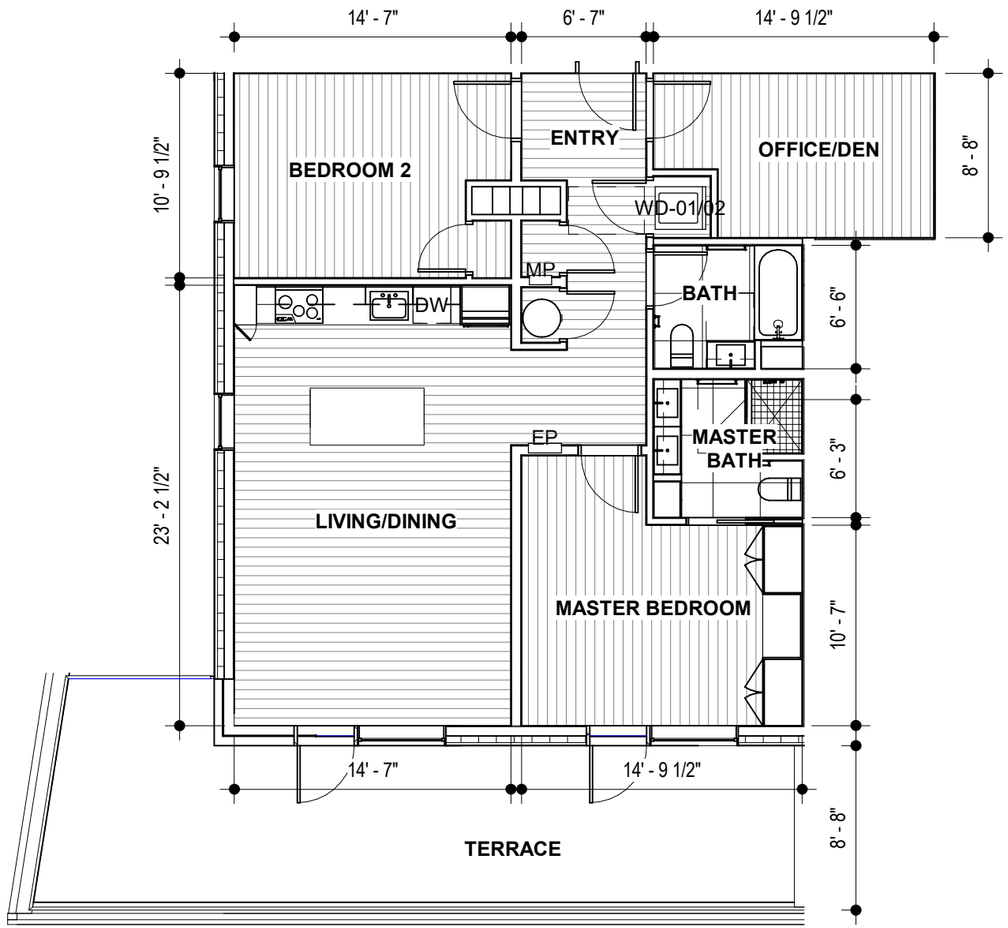
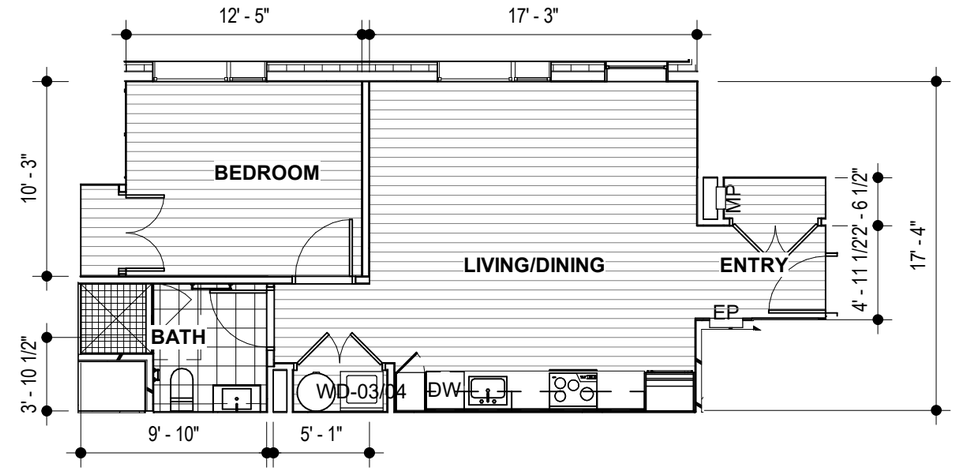
Architecture & Planning



1 PLAN - UNIT 204

1/8" = 1'-0"



2 PLAN - UNIT 205, 308

1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

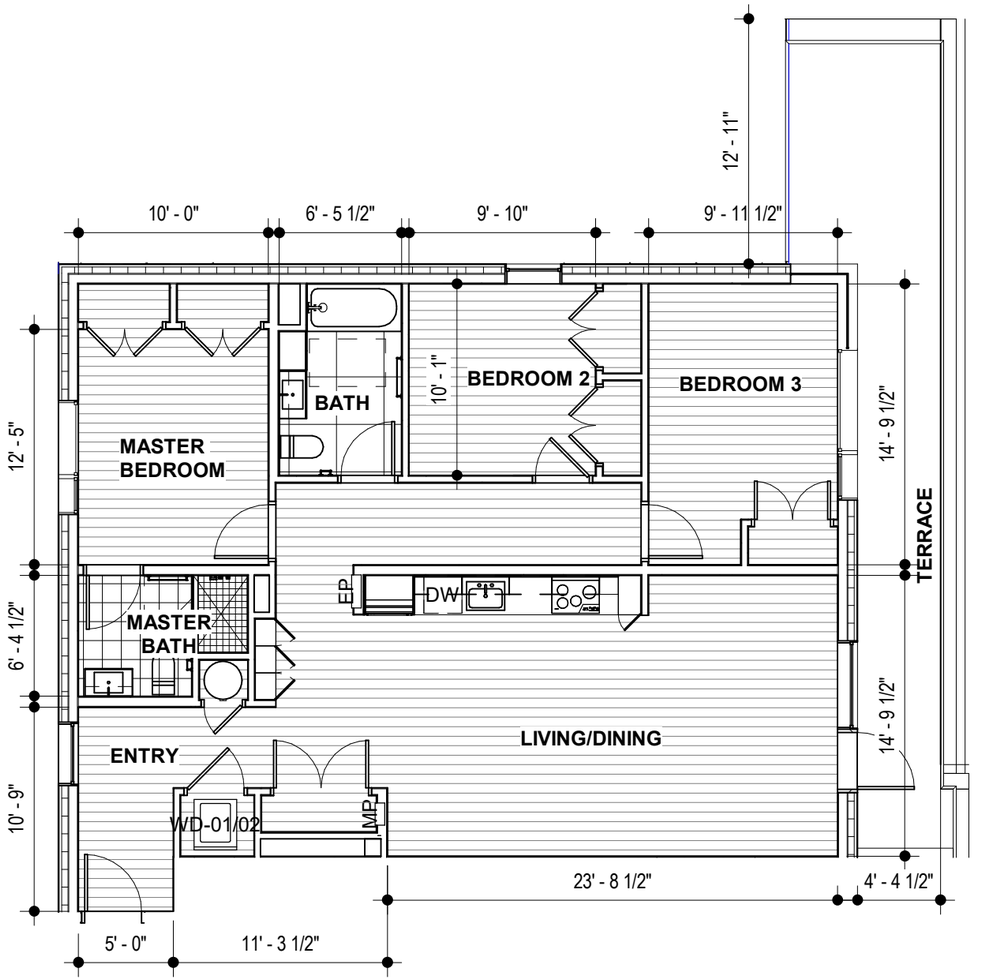
418 Real Estate LLC

A701 - UNIT PLANS

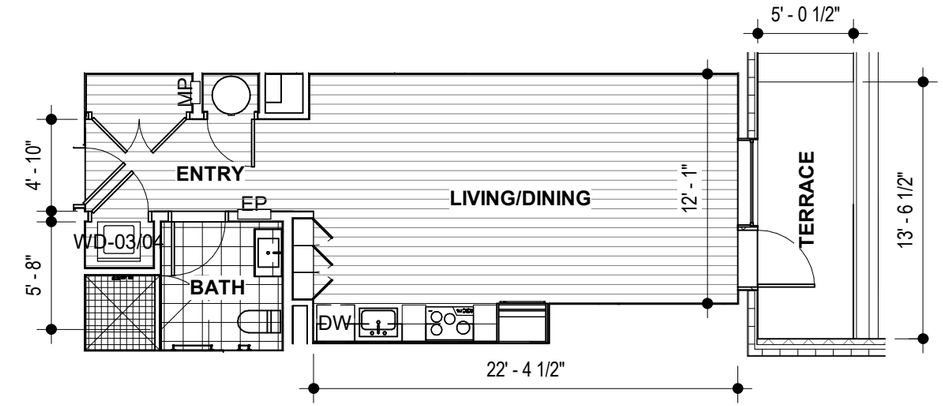
05/20/2021

0' 1' 2' 4'

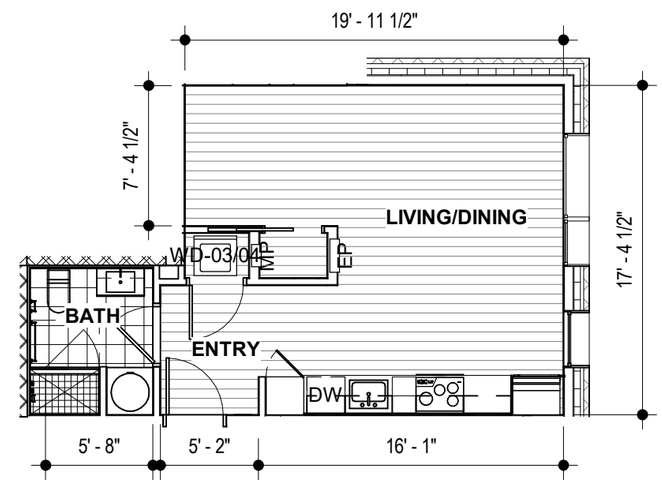
utile
Architecture & Planning



1 PLAN - UNIT 206
1/8" = 1'-0"



2 PLAN - UNIT 207
1/8" = 1'-0"



3 PLAN - UNIT 301
1/8" = 1'-0"

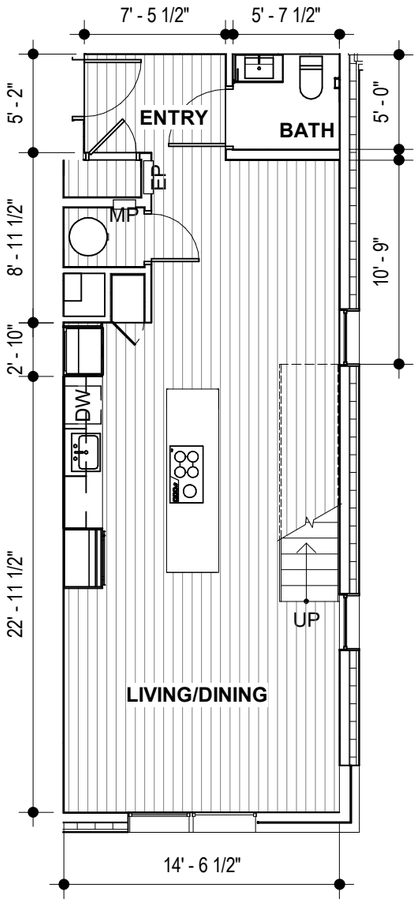
Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

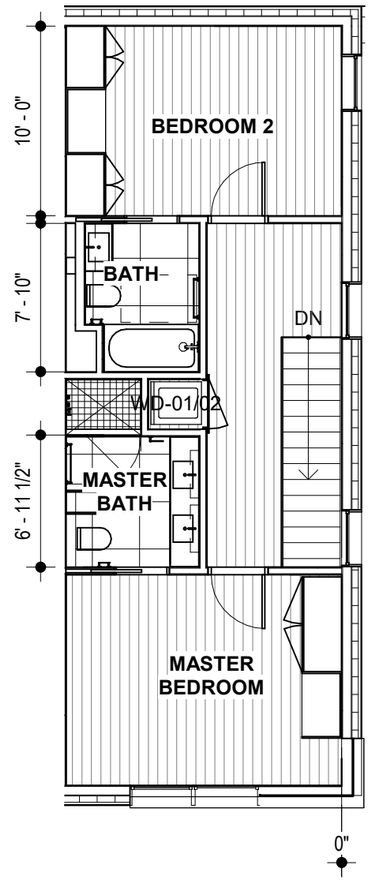
A702 - UNIT PLANS
05/20/2021

0' 1' 2' 4'

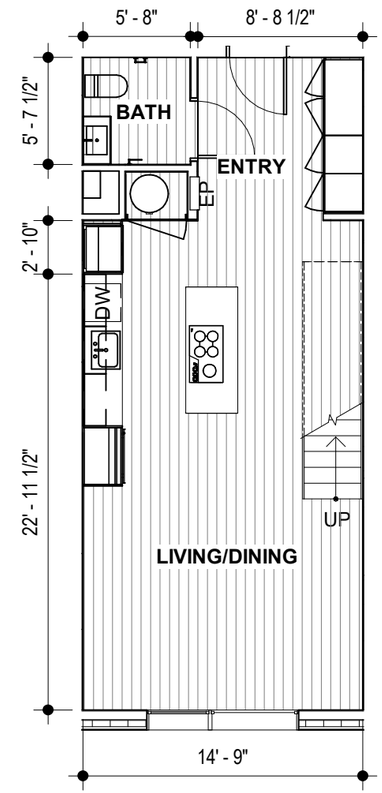
utile
Architecture & Planning



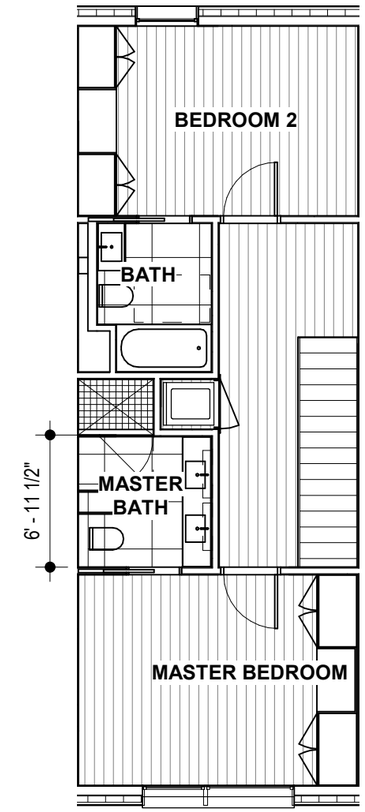
1 PLAN - UNIT 302 LOWER
1/8" = 1'-0"



2 PLAN - UNIT 302 UPPER
1/8" = 1'-0"



3 PLAN - TYPICAL DUPLEX LOWER
1/8" = 1'-0"



4 PLAN - TYPICAL DUPLEX UPPER
1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A703 - UNIT PLANS
05/20/2021

0' 1' 2' 4'

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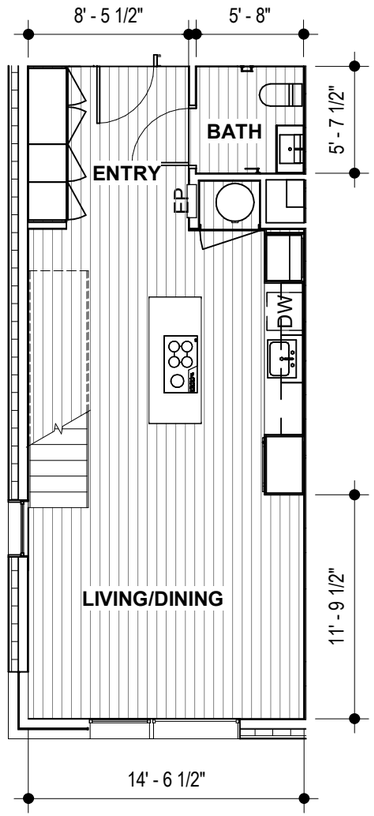
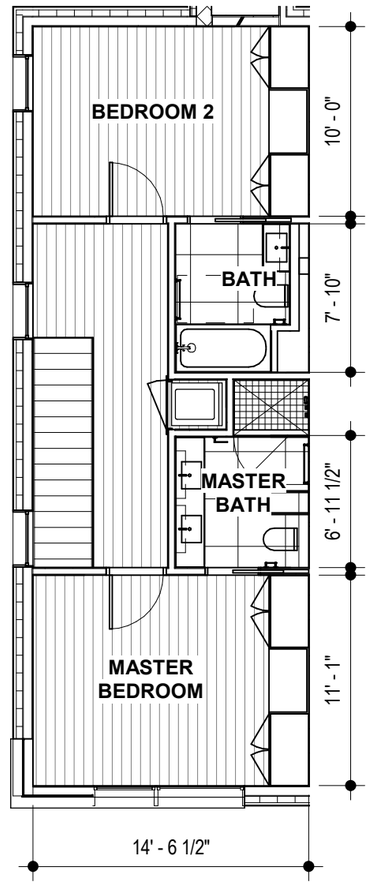
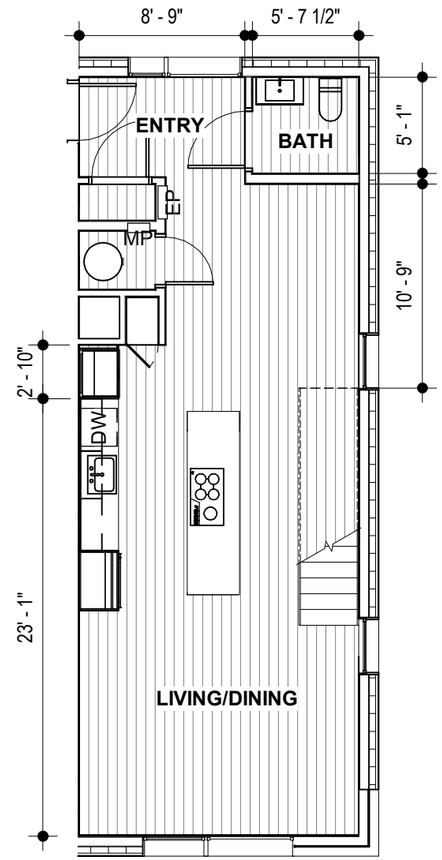
Architecture & Planning



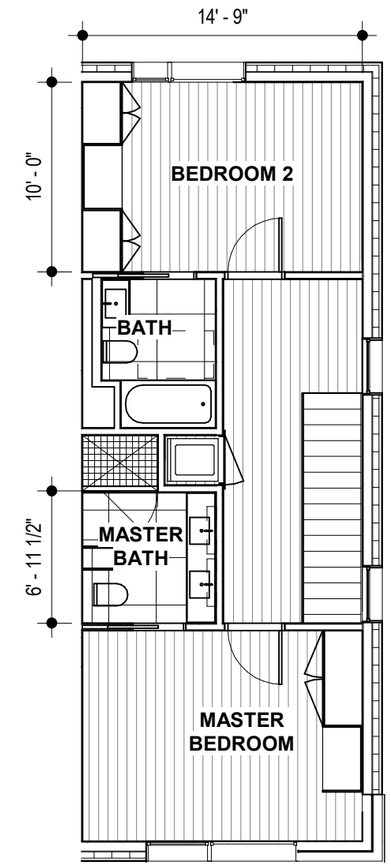
1 PLAN - UNIT 307 LOWER
1/8" = 1'-0"



2 PLAN - UNIT 307 UPPER
1/8" = 1'-0"



3 PLAN - UNIT 309 LOWER
1/8" = 1'-0"



4 PLAN - UNIT 309 UPPER
1/8" = 1'-0"

Cambridge St. Mixed-Use
1043-1059 Cambridge St.
Cambridge, MA, 02139

418 Real Estate LLC

A704 - UNIT PLANS
05/20/2021

0' 1' 2' 4'

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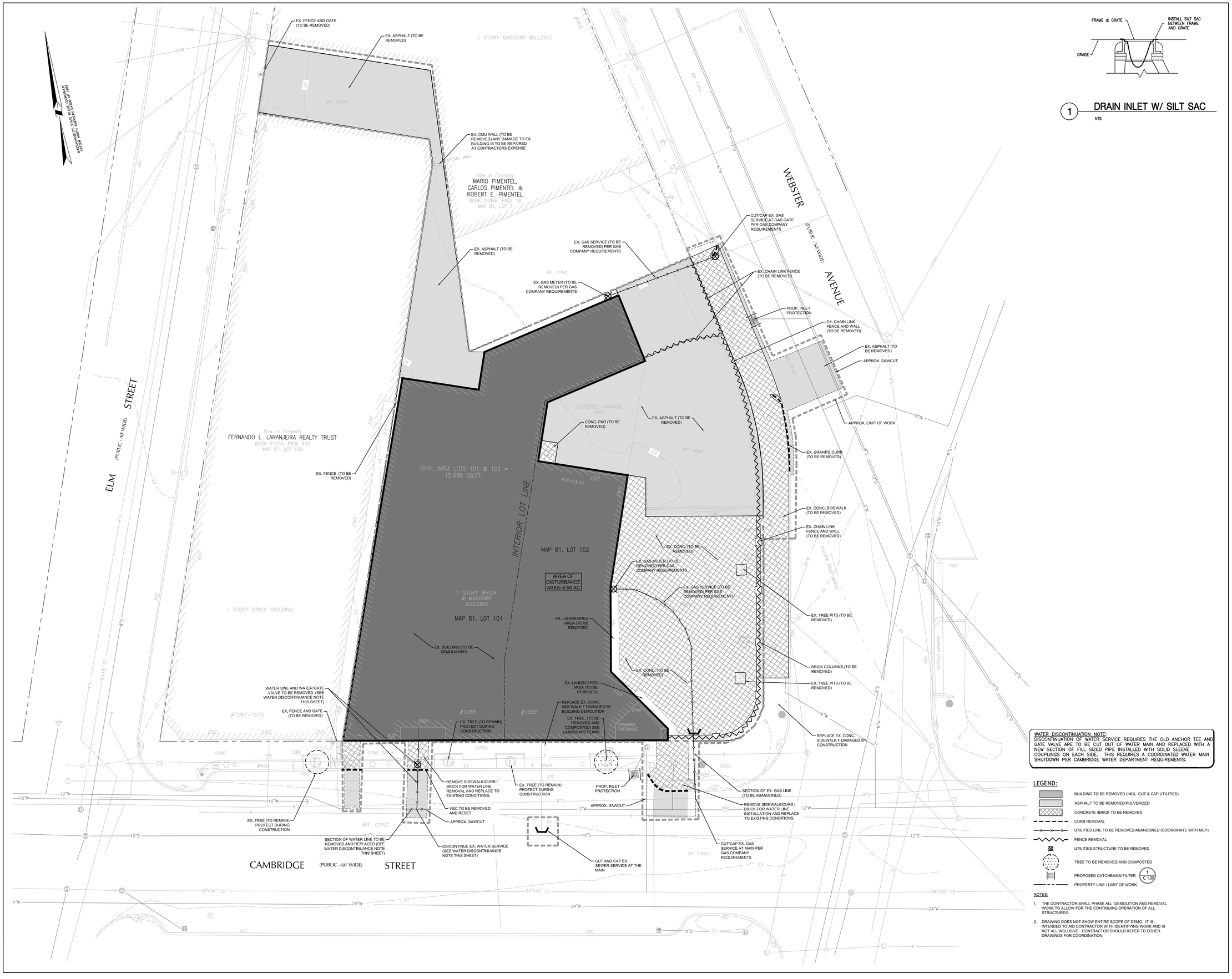
Architecture & Planning



WATER DISCONTINUATION NOTE:
DISCONTINUATION OF WATER SERVICE REQUIRES THE OLD ANCHOR TEE AND GATE VALVE ARE TO BE CUT OUT OF WATER MAIN AND REPLACED WITH A NEW SECTION OF FILL SIZED PIPE INSTALLED WITH SOLID SLEEVE COUPLINGS ON EACH SIDE. THIS REQUIRES A COORDINATED WATER MAIN SHUTDOWN PER CAMBRIDGE WATER DEPARTMENT REQUIREMENTS.

LEGEND:

- BUILDING TO BE REMOVED (INCL. CUT & CAP UTILITIES)
- ASPHALT TO BE REMOVED/PULVERIZED
- CONCRETE /BRICK TO BE REMOVED
- CURB REMOVAL
- UTILITIES LINE TO BE REMOVED/ABANDONED (COORDINATE WITH MEP)
- FENCE REMOVAL
- UTILITIES STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED AND COMPOSTED
- PROPOSED CATCHBASIN FILTER (1 / C 1.00)
- PROPERTY LINE / LIMIT OF WORK

NOTES:

1. THE CONTRACTOR SHALL PHASE ALL DEMOLITION AND REMOVAL WORK TO ALLOW FOR THE CONTINUING OPERATION OF ALL STRUCTURES.
2. DRAWING DOES NOT SHOW ENTIRE SCOPE OF DEMO. IT IS INTENDED TO AID CONTRACTOR WITH IDENTIFYING WORK AND IS NOT ALL INCLUSIVE. CONTRACTOR SHOULD REFER TO OTHER DRAWINGS FOR COORDINATION.

Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139
PROJECT

418 Real Estate LLC

250 DORCHESTER AVE, 2ND FL
BOSTON, MA 02127
P 857 496.1160
OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 **F** 617 423.1414
utiledesign.com
ARCHITECT

SAMIOTES

20 A ST
FRAMINGHAM, MA 01701
P 508 877.6688
CIVIL

G2 COLLABORATIVE

282 MOODY ST, SUITE 308
WALTHAM, MA 02453
P 781 373.5945
LANDSCAPE

RSE ASSOCIATES

63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300
STRUCTURAL

BLW ENGINEERS

311 GREAT ROAD
P.O. BOX #1551
LITTLETON, MA 01460
P 978 486.4301
MEP-FP

KALIN ASSOCIATES, INC.

1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477
SPECIFICATIONS

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
ALICIA A. ZUKOWSKI
CIVIL
No. 47646
REGISTERED PROFESSIONAL ENGINEER

STAMP

DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

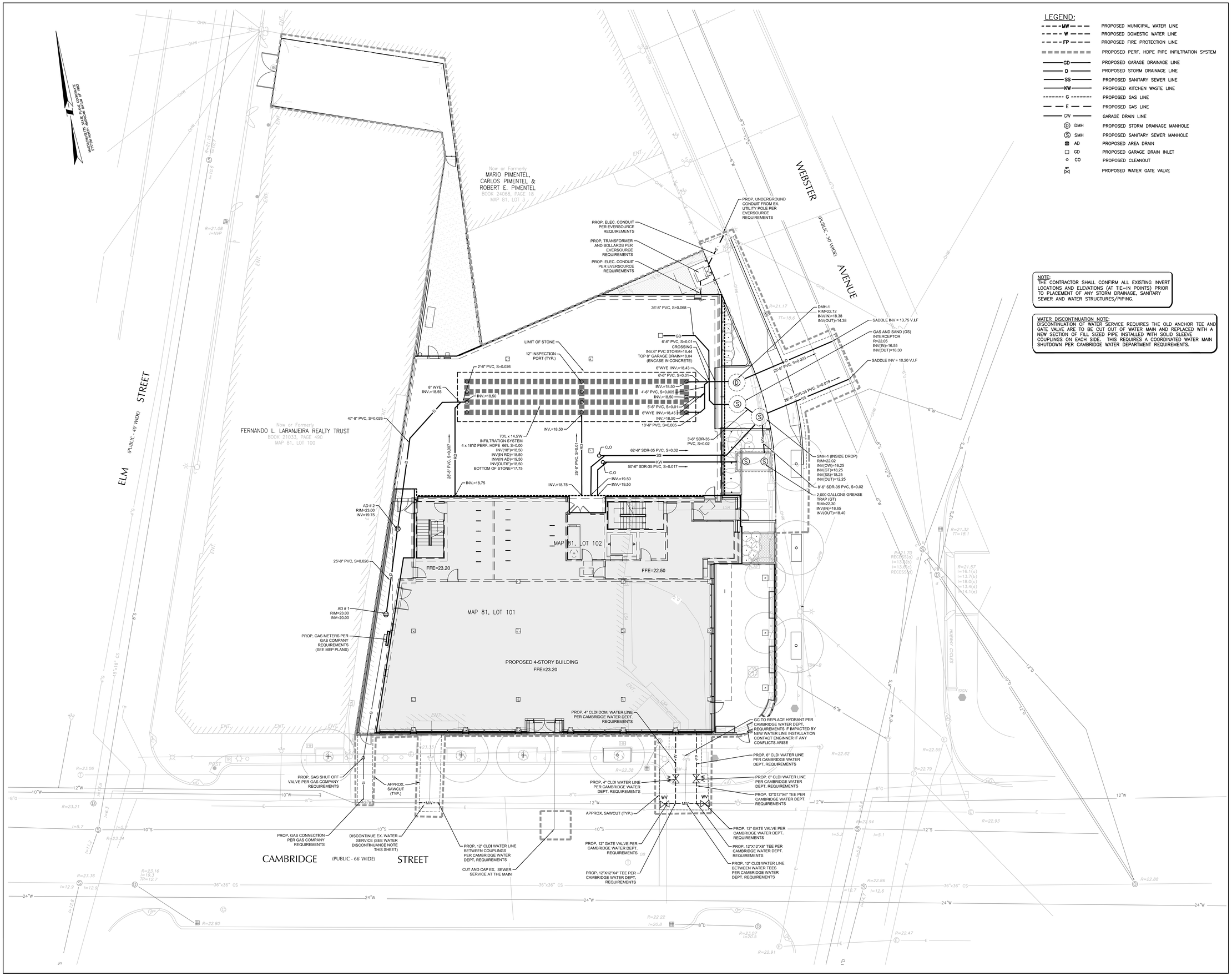
REVISIONS ON SHEET

SCALE 1" = 10'

UTILE PROJECT NUMBER **1918**

SOIL EROSION CONTROL AND UTILITY PREPARATION PLAN

C 1.00



Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139

PROJECT

418 Real Estate LLC

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NEWTON, MA 02465
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CIVIL
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REGISTERED PROFESSIONAL ENGINEER

STAMP

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4/17/2020	Permit Set

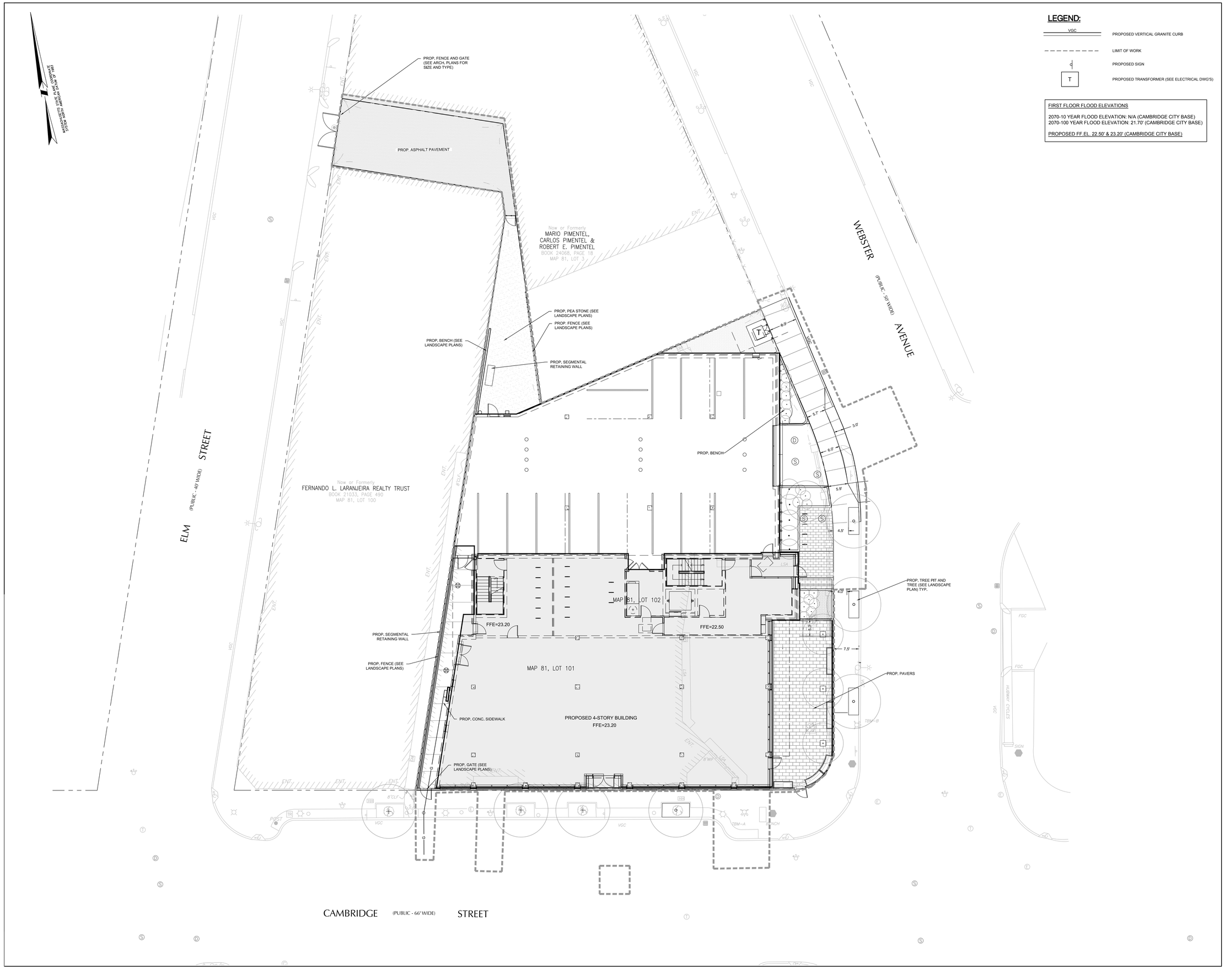
REVISIONS ON SHEET

SCALE
1" = 10'

UTILE PROJECT NUMBER
1918

SITE UTILITIES PLAN

C 2.00



LEGEND:

VGC	PROPOSED VERTICAL GRANITE CURB
	LIMIT OF WORK
	PROPOSED SIGN
T	PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)

FIRST FLOOR FLOOD ELEVATIONS

2070-10 YEAR FLOOD ELEVATION: N/A (CAMBRIDGE CITY BASE)
2070-100 YEAR FLOOD ELEVATION: 21.70' (CAMBRIDGE CITY BASE)

PROPOSED FF.EL. 22.50' & 23.20' (CAMBRIDGE CITY BASE)

Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139

PROJECT

418 Real Estate LLC

250 DORCHESTER AVE, 2ND FL
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OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 **F** 617 423.1414
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ARCHITECT

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20 A ST
FRAMINGHAM, MA 01701
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CIVIL

G2 COLLABORATIVE

282 MOODY ST, SUITE 308
WALTHAM, MA 02453
P 781 373.5945

LANDSCAPE

RSE ASSOCIATES

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KALIN ASSOCIATES, INC.

1121 WASHINGTON STREET
NEWTON, MA 02465
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SPECIFICATIONS

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
ALICJA A. ZUKOWSKI
CIVIL
No. 47646
REGISTERED PROFESSIONAL ENGINEER

STAMP

DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Constituction Documents
4/17/2020	Permit Set

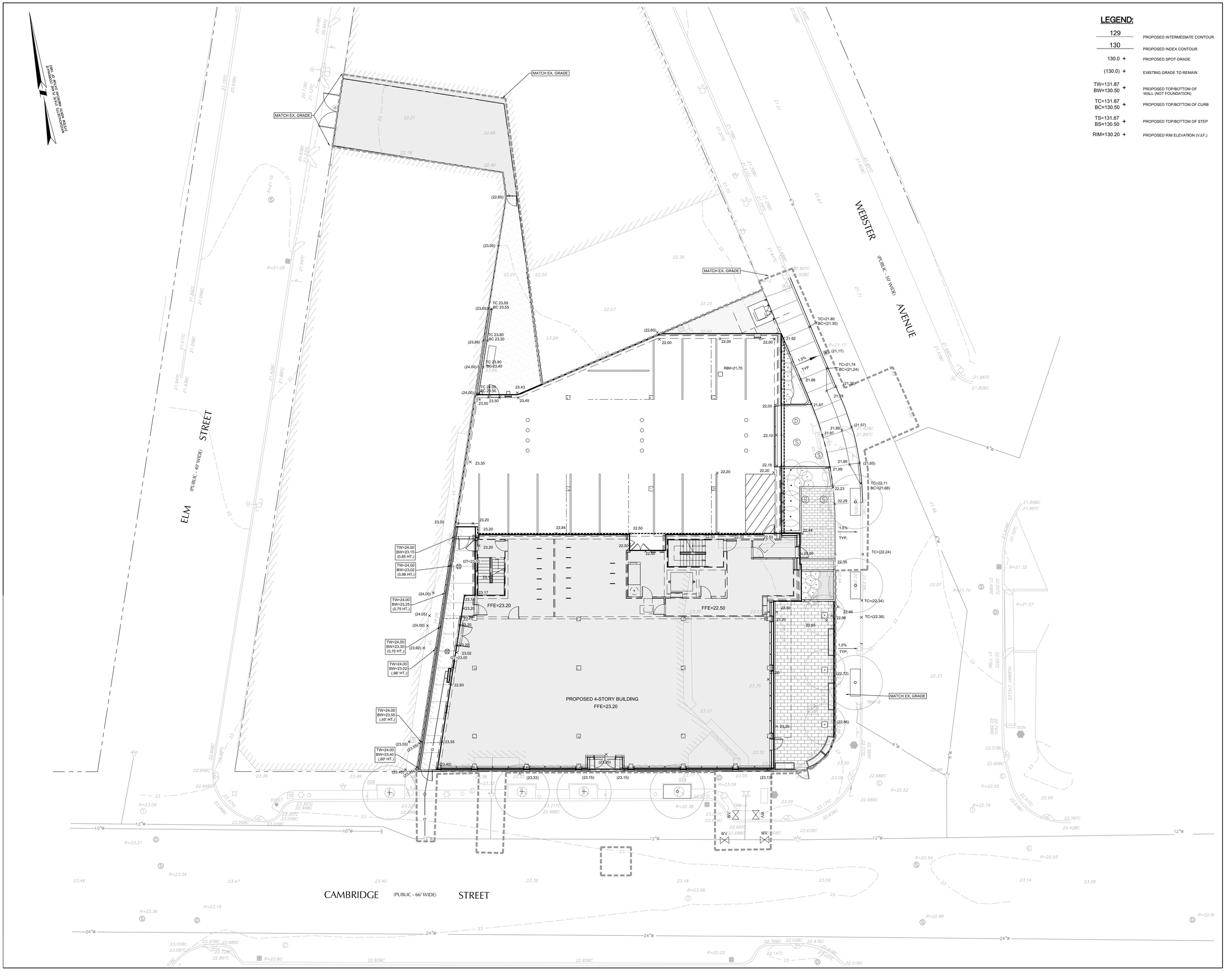
REVISIONS ON SHEET

LAYOUT PLAN

SCALE
1" = 10'

UTILE PROJECT NUMBER
1918

C 3.00



Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139

PROJECT

418 Real Estate LLC

250 DORCHESTER AVE, 2ND FL
BOSTON, MA 02127
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STRUCTURAL

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311 GREAT ROAD
P.O. BOX #1551
LITTLETON, MA 01460
P 978 486.4301

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KALIN ASSOCIATES, INC.

1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477

SPECIFICATIONS

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
ALICIJA A. ZUKOWSKI
CIVIL
No. 47646
REGISTERED PROFESSIONAL ENGINEER

STAMP

DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

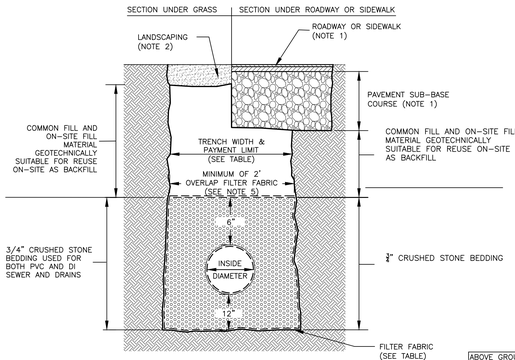
REVISIONS ON SHEET

GRADING PLAN

SCALE
1" = 20'

UTILE PROJECT NUMBER
1918

C 3.10



NOTES:
1. REFER TO PAVING AND SURFACING, AND CURBS, WALKS AND DRIVEWAYS REQUIREMENTS.
2. REFER TO LANDSCAPING REQUIREMENTS
3. REFER TO "TRENCH PAY LIMIT TABLE FOR PIPES" FOR PAYMENT OF ALL ITEMS IN WHICH PAY TRENCH WIDTH IS A VARIABLE FOR CALCULATIONS OF QUANTITIES EXCEPT FOR TRENCH PAVEMENT
4. REFER TO TRENCH PAVEMENT DETAIL FOR PAVEMENT PAYMENT WIDTHS

TRENCH PAY LIMIT TABLE FOR PIPES

PIPE SIZE (DIA.)	MAX TRENCH WIDTH
LESS THAN 2"	2'-0"
2" TO 6"	3'-0"
8" TO 22"	4'-0"
24" & GREATER	I.D. + 2'-0"

I.D. = INSIDE DIMENSION

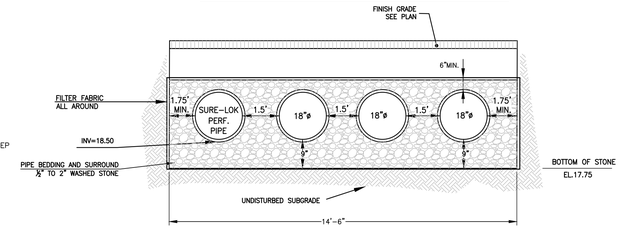
FOR TRENCHES GREATER THAT 5' DEEP ADD MAXIMUM 3' FOR TEMPORARY SUPPORT OF EXCAVATION

FILTER FABRIC USE

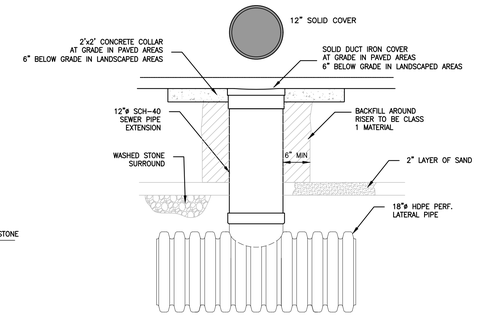
	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

1 TRENCH SECTION- PVC GRAVITY PIPE
NTS

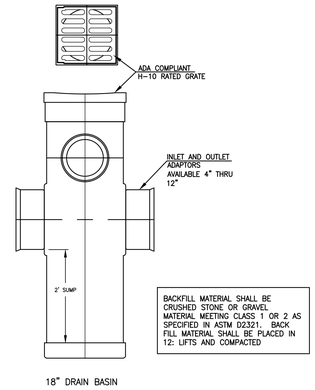
NOTE:
ALL PIPE AND FITTINGS SHALL BE HANCOR SURE-LOK ST OR APPROVED EQUAL



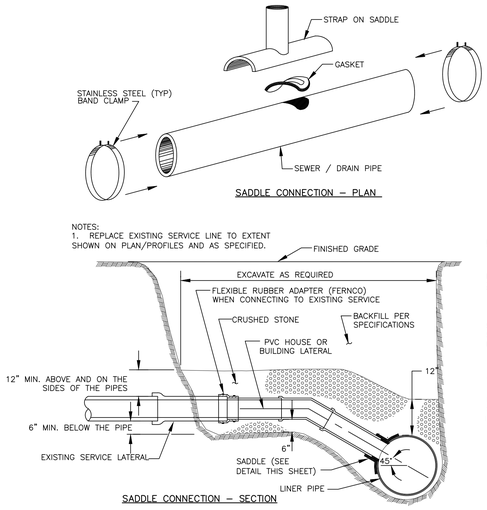
2 INFILTRATION - 18" PERFORATED HDPE SYSTEM
NTS



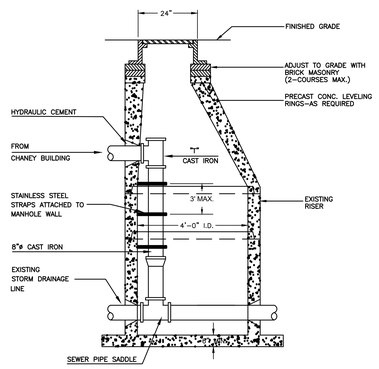
3 DETENTION SYSTEM CLEANOUT RISER DETAIL
NTS



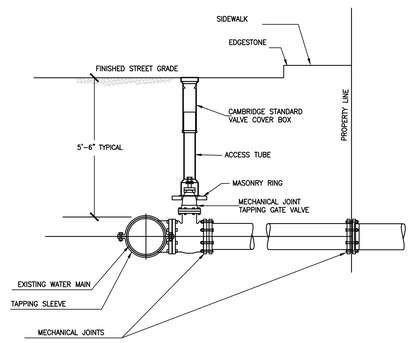
4 'NYLOPLAST' AREA DRAIN



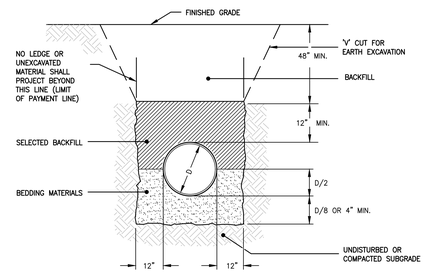
5 CONNECTION TO SEWER/DRAIN
NTS



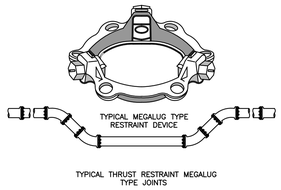
6 INSIDE DROP SEWER MANHOLE
NTS



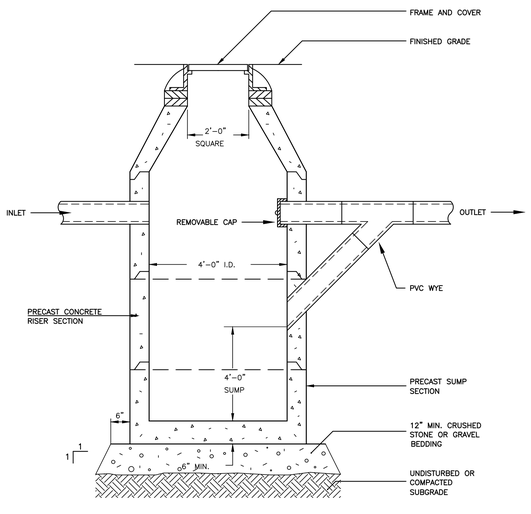
7 WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE



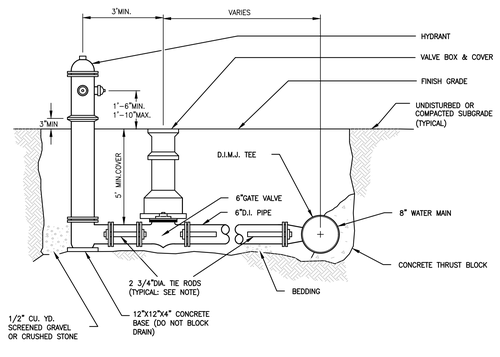
8 TRENCH SECTION - C.L.D.I. WATER PIPE
NTS



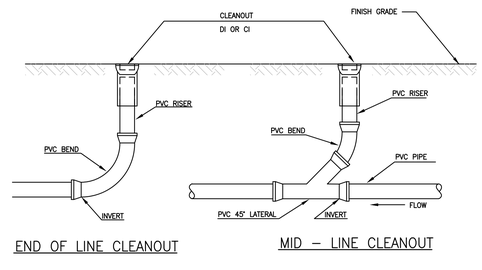
9 MEGALUG DETAIL
NTS



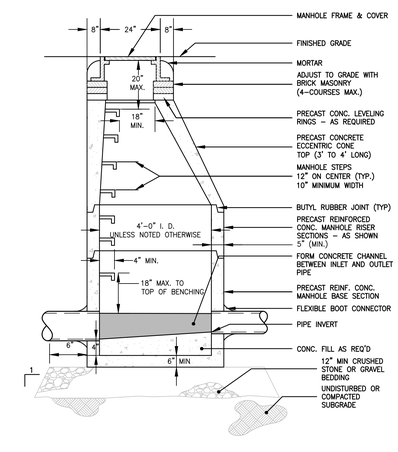
10 SEDIMENT AND OIL SEPARATOR
NTS



11 HYDRANT (IF NECESSARY)
NTS



12 CLEANOUT
NTS



13 PRECAST STORM DRAIN MANHOLE
NTS

Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139
PROJECT

418 Real Estate LLC

250 DORCHESTER AVE, 2ND FL
BOSTON, MA 02127
P 857 496.1160
OWNER

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BOSTON, MA 02111
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ARCHITECT

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20 A ST
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CIVIL

G2 COLLABORATIVE
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WALTHAM, MA 02453
P 781 373.5945
LANDSCAPE

RSE ASSOCIATES
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300
STRUCTURAL

BLW ENGINEERS
311 GREAT ROAD
P.O. BOX #1551
LITTLETON, MA 01460
P 978 486.4301
MEP-FP

KALIN ASSOCIATES, INC.
1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477
SPECIFICATIONS

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
ALICJA A. ZUKOWSKI
CIVIL
No. 47646
REGISTERED PROFESSIONAL ENGINEER
STAMP

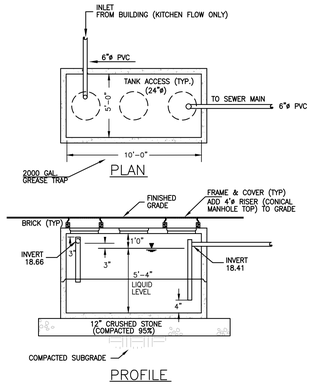
DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

REVISIONS ON SHEET

SCALE AS NOTED
UTILE PROJECT NUMBER 1918

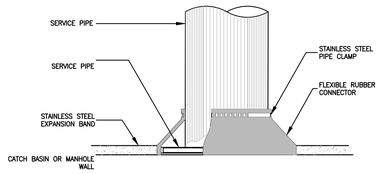
CIVIL DETAILS

C 4.01



1 2,000 GALLON GREASE TRAP

NTS



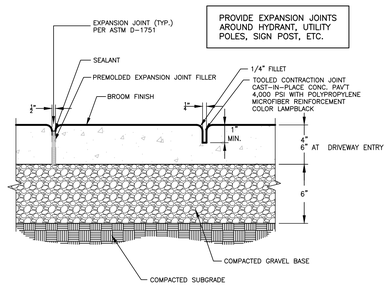
NOTES:

1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL.
3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE WALL

2 PIPE CONNECTION TO MANHOLE

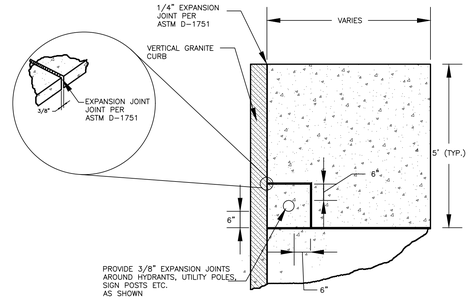
NTS

PROVIDE EXPANSION JOINTS AROUND HYDRANT, UTILITY POLES, SIGN POST, ETC.



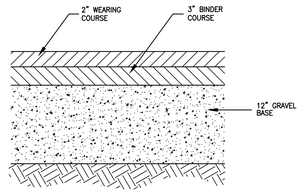
3 BROOM FINISH CONCRETE WALKWAY

NTS



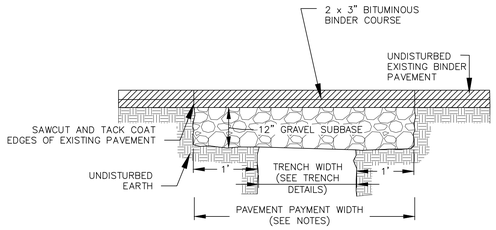
4 EXPANSION JOINTS

NTS



5 BITUMINOUS PAVEMENT

NTS

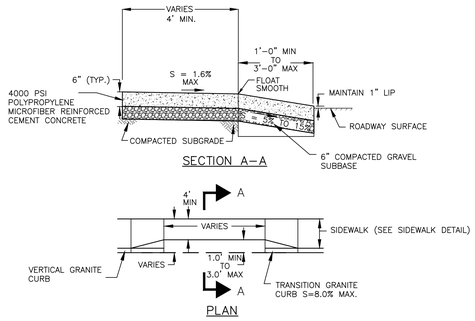


NOTES:

1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED. RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

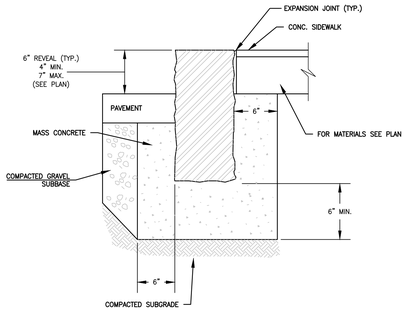
6 TRENCH PATCHING DETAIL

NTS



7 CONCRETE DRIVEWAY APRON

NTS



8 VERTICAL GRANITE CURB

NTS

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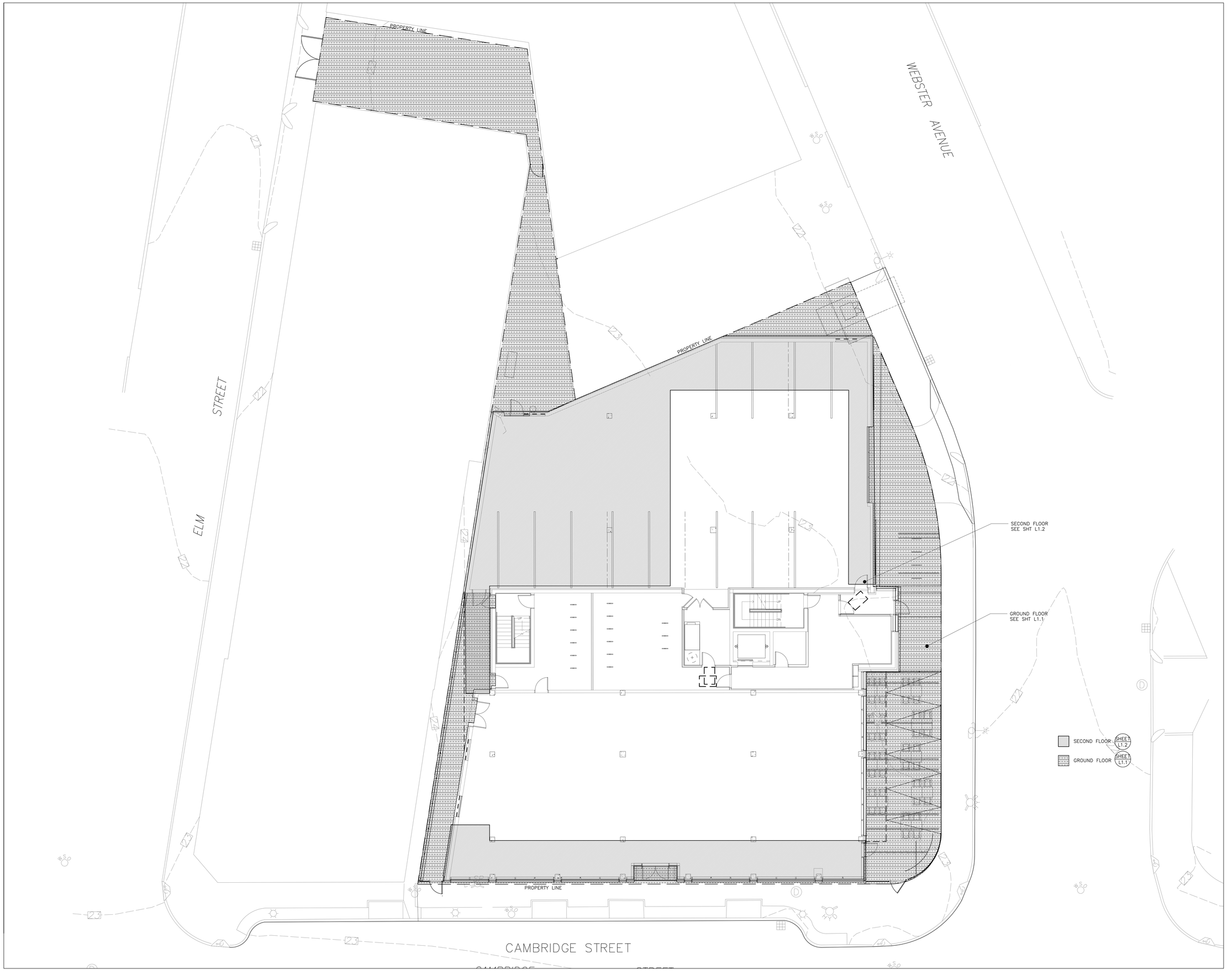
CIVIL DETAILS

SCALE
AS NOTED

UTILE PROJECT NUMBER
1918

C 4.02



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0 8 16

SCALE 1/8"=1'-0"

UTILE PROJECT NUMBER ---- 1918

KEY PLAN

L0.0

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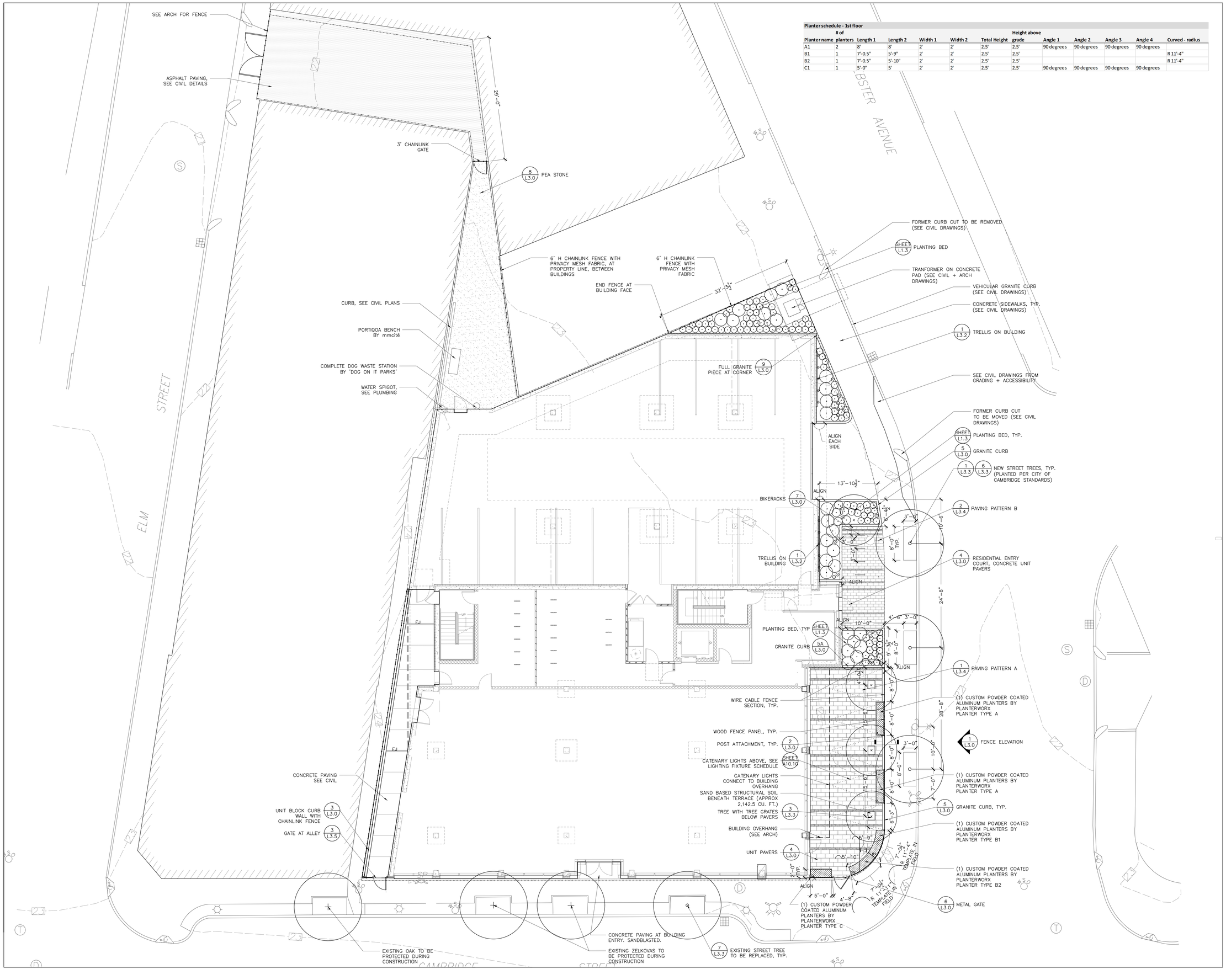
Planter schedule - 1st floor												
Planter name	# of planters	Length 1	Length 2	Width 1	Width 2	Total Height	Height above grade	Angle 1	Angle 2	Angle 3	Angle 4	Curved - radius
A1	2	8'	8'	2'	2'	2.5'	2.5'	90 degrees	90 degrees	90 degrees	90 degrees	
B1	1	7'-0.5"	5'-9"	2'	2'	2.5'	2.5'					R 11'-4"
B2	1	7'-0.5"	5'-10"	2'	2'	2.5'	2.5'					R 11'-4"
C1	1	5'-0"	5'	2'	2'	2.5'	2.5'	90 degrees	90 degrees	90 degrees	90 degrees	



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SCALE 1/8"=1'-0"

UTILE PROJECT NUMBER ---- 1918

LAYOUT AND MATERIALS

GROUND FLOOR

L1.1

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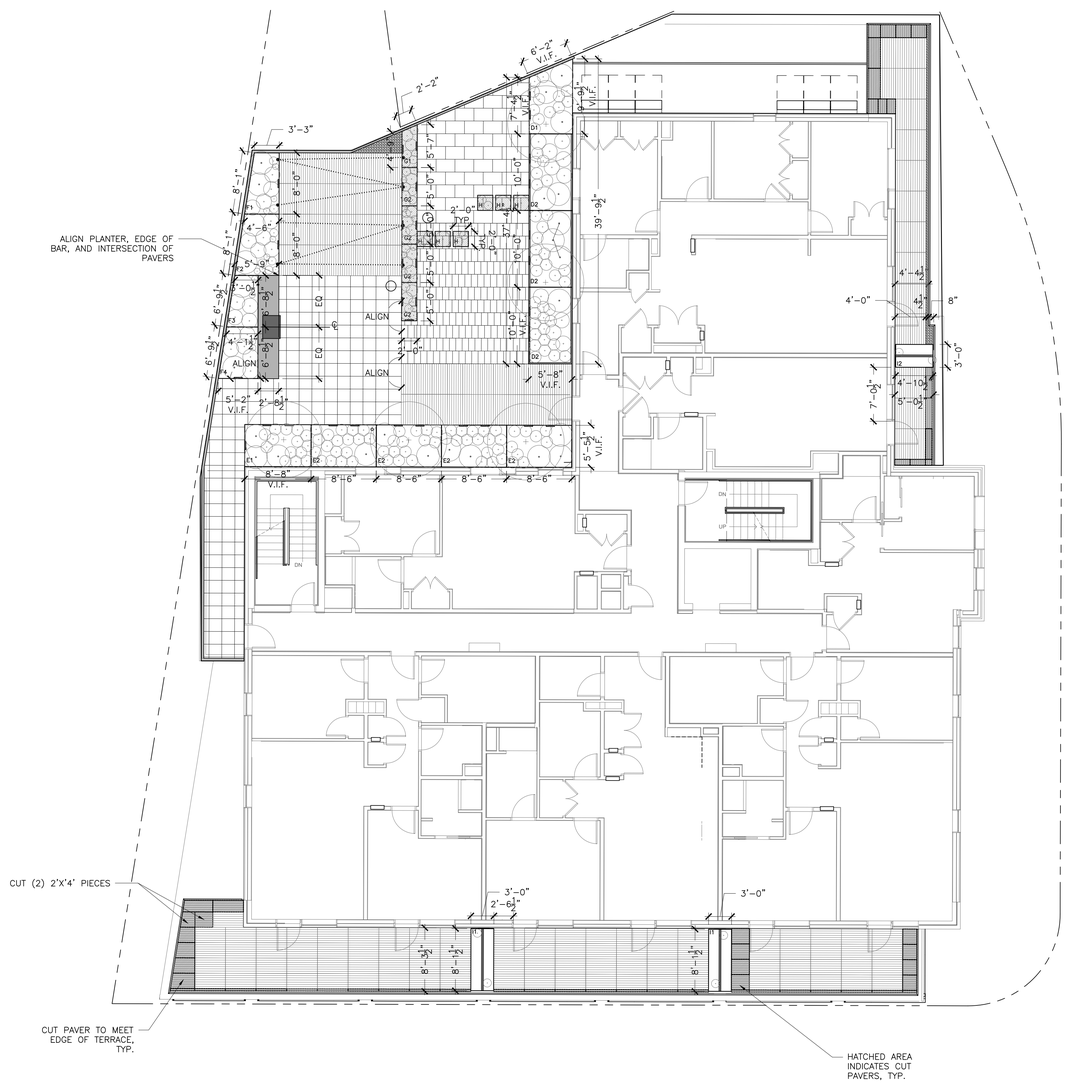
Planter schedule - 2nd floor common deck

Planter name	# of planters	Length 1	Length 2	Width 1	Width 2	Total Height	Height above grade	Angle 1	Angle 2	Angle 3	Angle 4
D1	1	7'-4.5"	9'-9.5"	5'-8"	6'-2"	3'-2"	2'-0"	67 degrees	90 degrees	90 degrees	113 degrees
D2	3	10'-0"	10'-0"	5'-8"	5'-8"	3'-2"	2'-0"	90 degrees	90 degrees	90 degrees	90 degrees
E1	1	8'-8"	8'-8"	5'-5.5"	5'-5.5"	3'-2"	2'-0"	90 degrees	90 degrees	90 degrees	90 degrees
E2	4	8'-6"	8'-6"	5'-5.5"	5'-5.5"	3'-2"	2'-0"	90 degrees	90 degrees	90 degrees	90 degrees
F1	1	8'-1"	8'-0"	3'-3"	4'-6"	4'-8"	3'-6"	90 degrees	90 degrees	81 degrees	90 degrees
F2	1	8'-1"	8'-0"	4'-6"	5'-9"	4'-8"	3'-6"	90 degrees	90 degrees	81 degrees	99 degrees
F3	1	6'-9.5"	6'-8.5"	3'-0.5"	4'-1.5"	4'-8"	3'-6"	90 degrees	90 degrees	81 degrees	99 degrees
F4	1	6'-9.5"	4'-1.5"	5'-5"	5'-2"	4'-8"	3'-6"	90 degrees	90 degrees	81 degrees	99 degrees
G1	1	4'-9"	5'-7"	2'-2"	2'-0"	4'-8"	3'-6"	67 degrees	90 degrees	90 degrees	113 degrees
G2	4	5'-0"	5'-0"	2'-0"	2'-0"	4'-8"	3'-6"	90 degrees	90 degrees	90 degrees	90 degrees
H	6	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	90 degrees	90 degrees	90 degrees	90 degrees

Planter schedule - 2nd floor private decks

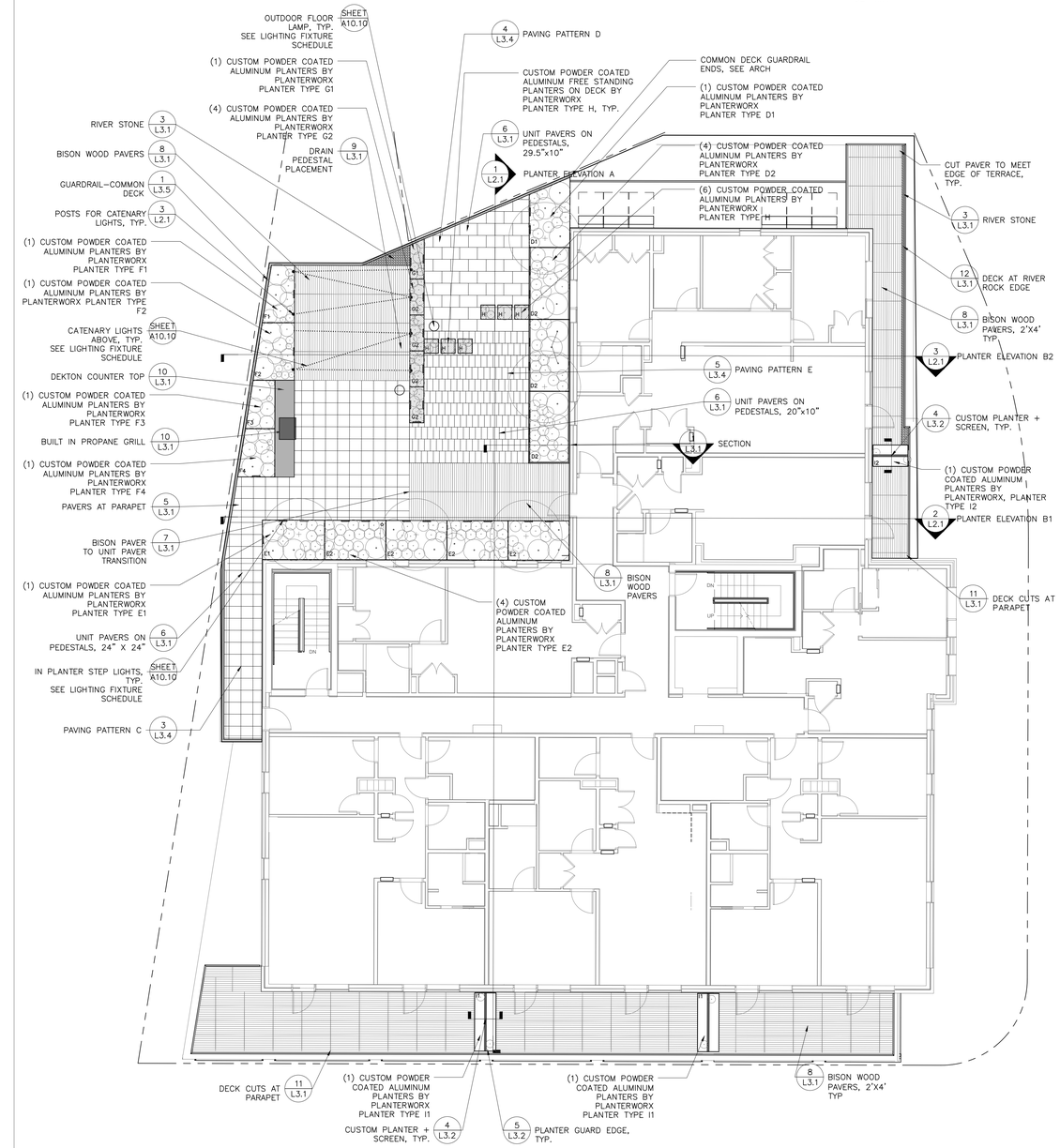
Planter name	# of planters	Length 1	Length 2	Width 1	Width 2	Total Height	Height above grade	Angle 1	Angle 2	Angle 3	Angle 4
I1	2	8'-0"	8'-0"	3'-0"	3'-0"	3'-10"	3'-4"	90 degrees	90 degrees	90 degrees	90 degrees
I2	1	8'-0"	8'-0"	3'-0"	3'-0"	3'-10"	3'-4"	90 degrees	90 degrees	90 degrees	90 degrees

NOTES ON CUTTING WOOD PAVERS:
– ALL PAVER CUTS TO BE STRAIGHT, CLEAN CUTS IN CLEAR, CONTINUOUS ALIGNMENT WITH ADJACENT PAVER
– FULLY SUPPORT ALL BACK SIDES OF PAVER CUTS PER MANUFACTURER RECOMMENDATIONS TO PREVENT WARPING AND WEAK POINTS



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

– ALLOW FOR ELECTRIC OUTLETS IN OUTDOOR BAR
– PROVIDE IRRIGATION DRIP LINES TO ALL PLANTERS
– ALL FINAL PLANTER DIMENSIONS TO BE V.I.F.



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

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REVISIONS ON SHEET

SCALE 1/8"=1'-0"
UTILE PROJECT NUMBER ---- 1918

LAYOUT AND MATERIALS

2ND FLOOR

L1.2

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PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT	COMMENTS
GROUND FLOOR						
		TREES				
CB	3	Carpinus betulus 'Fasigiata'	Columnar Hornbeam	3"-3.5" calip	B&B	
SJ	4	Styrax japonicus	Japanese Snowbell	3" calip	B&B	Branching @ 6'
ZS	1	Zelkova Serrata	Japanese Zelkova	3"-3.5" calip	B&B	Branching @ 6'
		SHRUBS				
pl	5	Itea virginica 'Henry's Garnet'	Dwarf Virginia Sweetspire	5 gal	Cont.	
Hp	11	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	5 gal	Cont.	
Ig	11	Ilex glabra 'Shamrock'	Dwarf Inkberry	2- ft ht	B&B	
Jv	5	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Red Cedar	6-7' HT	Cont.	
		GROUND COVERS + HERBACEOUS				
ct	4	Clematis terniflora	Sweet Autumn Clematis	1 Gal	Cont.	
cv	6	Clematis vyvyan pennell	'Vyvyan Pennell ' Clematis	1 Gal	Cont.	
ep	19	Echinacea purpurea	Purple coneflower	1 Gal	Cont.	plant 18" o.c.
pa	18	Perovskia atriplicifolia	Russian sage	1 Gal	Cont.	plant 24" o.c.
ss	80	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem	1 Gal	Cont.	plant 12-18" o.c.
		PLANTERS				
cr	15	Campsis radicans	Trumpetcreeper	2 Qt.	Cont.	
ep	11	Echinacea purpurea	Purple coneflower	2 Qt	Cont.	
gr	12	Geranium Rozanne	Rozanne Geranium	2 Qt	Cont.	
np	20	Nepeta x 'Psfike'	Little Trudy Catmint	2 Qt	Cont.	
pa	12	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2 Qt	Cont.	

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON PLANT LIST.
3. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTS SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO SITE. CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE TWO WEEKS IN ADVANCE OF TREE TAGGING TO SCHEDULE. LA CONTRACTOR TO LOCATE ALL PLANT MATERIAL. LA TO TAG AT NURSERY ALL TREES FOR PURCHASING. SHRUBS/GROUNDCOVERS TO BE APPROVED BY PHOTOGRAPHS PROVIDED BY LA CONTRACTOR. PLANT MATERIAL DAMAGED POST TAGGING WILL BE REJECTED. PLANT MATERIAL BROUGHT TO SITE WITHOUT LA APPROVAL MAY BE REJECTED.
5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING. ALL PLANT LOCATIONS SHALL BE APPROVED IN WRITING BY O.R. PLANT LOCATIONS TO BE SET IN THE FIELD BY LA.
7. PLANT MATERIAL SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. PLANT MATERIAL SHALL ALSO BE IN THE SAME SOLAR ORIENTATION AS AT NURSERY. MATERIAL SHALL BE TAGGED ON THE NORTH SIDE OF THE PLANT TO FACILITATE PROPER ORIENTATION.
8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. DRAWING SUPERCEDES. PLANT COUNT ON SCHEDULE IF THERE ARE DISCREPANCIES.
9. PLANTING SOIL SAMPLES TO UMASS FOR TESTING (www.umass.edu/plsoils/soiltest). SOILS TO BE AMENDED PER RECOMMENDATIONS.
10. ALL DISTURBED AREAS TO BE DECOMPACTED AND SCARIFIED PRIOR TO PLACEMENT OF PLANTING SOILS, SEE GRADING NOTES.
11. IT IS THE LA CONTRACTOR'S RESPONSIBILTY TO INFORM THE LA IN WRITING, PRIOR TO PURCHASING PLANTING MATERIAL, OF ANY CONDITIONS EXISTING ON SITE WHICH COULD BE CONSIDERED DETRIMENTAL TO THE SUCCESSFUL PLANTING AND GROWTH OF ANY OF THE MATERIAL.
12. ALL PLANT MATERIAL AND PLANT BEDS SHALL BE REMAIN IN VIGOROUS HEALTH FOR A PERIOD OF ONE YEAR AFTER LANDSCAPE ARCHITECT APPROVES SUBSTANTIAL COMPLETION. PLANT BED ADJUSTMENT AND PLANT REPLACEMENTS SHALL BE MADE, AS NECESSARY, AT THE END OF THE ONE YEAR GUARANTEE PERIOD. REPLACEMENTS SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR.
13. PERCOLATION TESTS SHALL BE PERFORMED IF DEEMED NECESSARY BY OWNER/LA OR IF WET PLANTING PITS ARE FOUND ON SITE. IF PERC TESTS FAIL, ALLOW SUBSURFACE WATER TO DRAIN OR DAYLIGHT VIA GRAVEL SUMP WITH PERF PIPE.
14. SUBMIT SAMPLES OF MULCH FOR APPROVAL.

IRRIGATION NOTES:

1. SEE PLUMBING DWGS.

2. COORDINATE WITH SITE WORK BY OTHERS, TO IDENTIFY SLEEVE LOCATION(S) (INSTALLED BY OTHERS) FOR IRRIGATION PIPE AND WIRE INSTALLATION.

3. CONNECT TO PROVIDED 1-INCH WATER SERVICE, ALL MAIN LINE, LATERAL LINES AND DRIP ZONE HEADER SHALL BE ONE (1) INCH POLYETHYLENE PIPING SIDR15, PE 4710.

4. AUTOMATIC CONTROLLER LOCATED IN MECHANICAL ROOM AS SHOWN ON THE DRAWING, CONDUIT TO OUTSIDE BY OTHERS. ELECTRICAL SERVICE CONNECT CONTROLLER TO WALL OUTLET, PROVIDED BY OTHERS.

5. DRIP-LINE: XFD-06-12 INSTALL SURFACE. IN ALL BEDS AT GRADE, INSTALL DRIP LINE IN 4" PERF PVC BELOW GRADE FOR TREES IN PAVING.

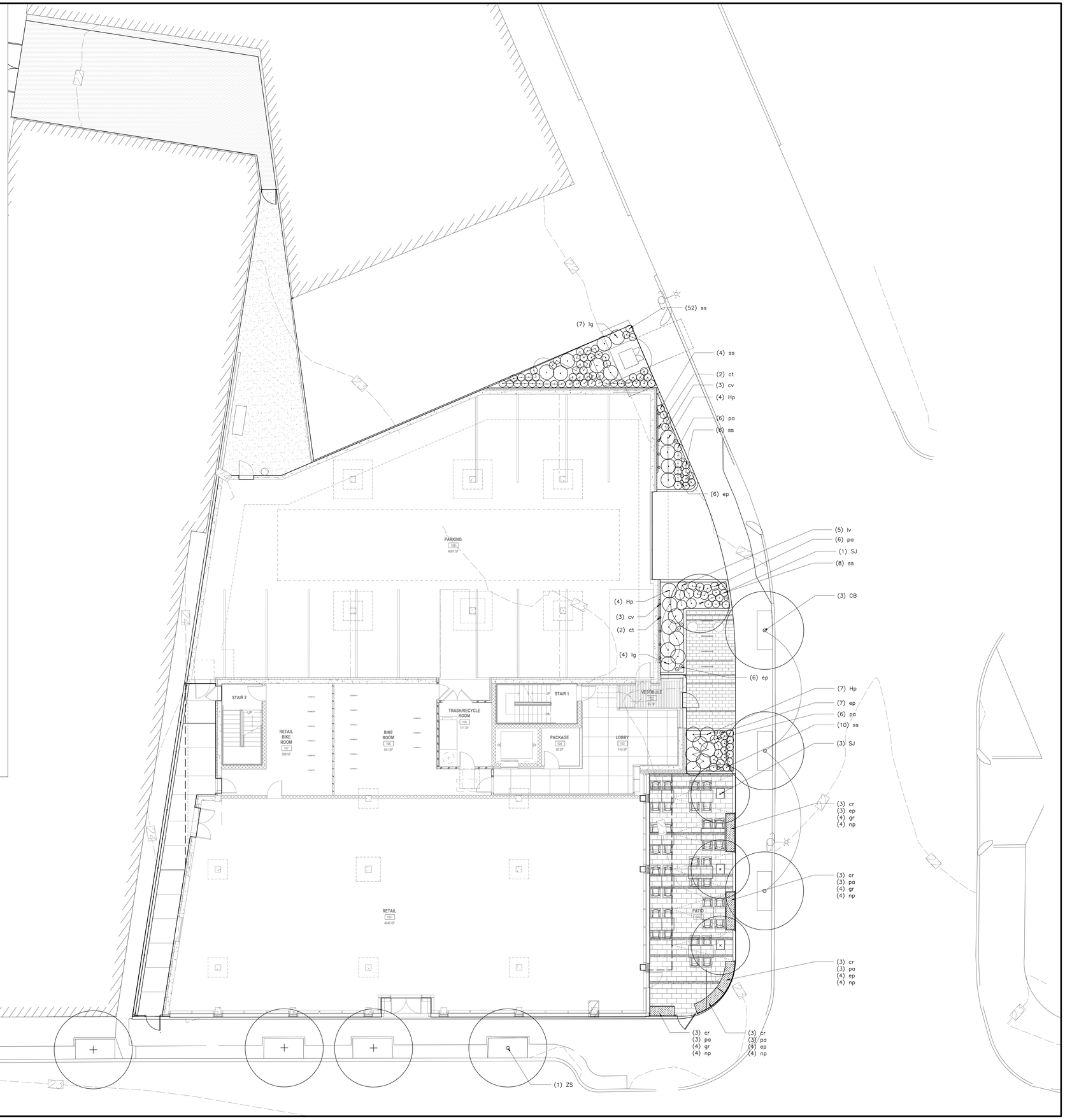
6. USE ONE (1) INCH POLYETHYLENE AS HEADER.

7. BACKFLOW PREVENTER: BACKFLOW, WATER METER AND FILTER INSTALLED TO 310 CMR SECTION 22.22, BY OTHERS. METER READER AS REQUIRED BY THE CITY OF CAMBRIDGE.

8. SPRAY HEADS RAIN BIRD 1806-SAM-P45 FOR ROTARY NOZZLES, NOZZLE CONFIGURATION AS NOTED IN LEGEND AND ON DRAWING.

9. INTENT OF IRRIGATION SYSTEM IS SHORT TERM (2-3 YEARS) FOR GROW-IN AND ESTABLISHMENT OF PLANT MATERIAL.

10. INSTALL DRIP IRRIGATION IN ALL PLANTERS.



Cambridge St. Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139
PROJECT

418 Real Estate LLC

250 DORCHESTER AVE, 2ND FL
BOSTON, MA 02127
P 857 496.1160
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com
ARCHITECT

SAMIOTES
20 A ST
FRAMINGHAM, MA 01701
P 508 877.6688
CIVIL

G2 COLLABORATIVE
282 MOODY ST, SUITE 308
WALTHAM, MA 02453
P 781 373.5945
LANDSCAPE

RSE ASSOCIATES
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300
STRUCTURAL

BLW ENGINEERS
311 GREAT ROAD
P.O. BOX #1551
LITTLETON, MA 01460
P 978 486.4301
MEP-FP

KALIN ASSOCIATES, INC.
1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477
SPECIFICATIONS

KEY PLAN

NOT FOR CONSTRUCTION
STAMP

DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

REVISIONS ON SHEET

0 8 16

SCALE 1/8"=1'-0"
UTILE PROJECT NUMBER ---- 1918

PLANTING

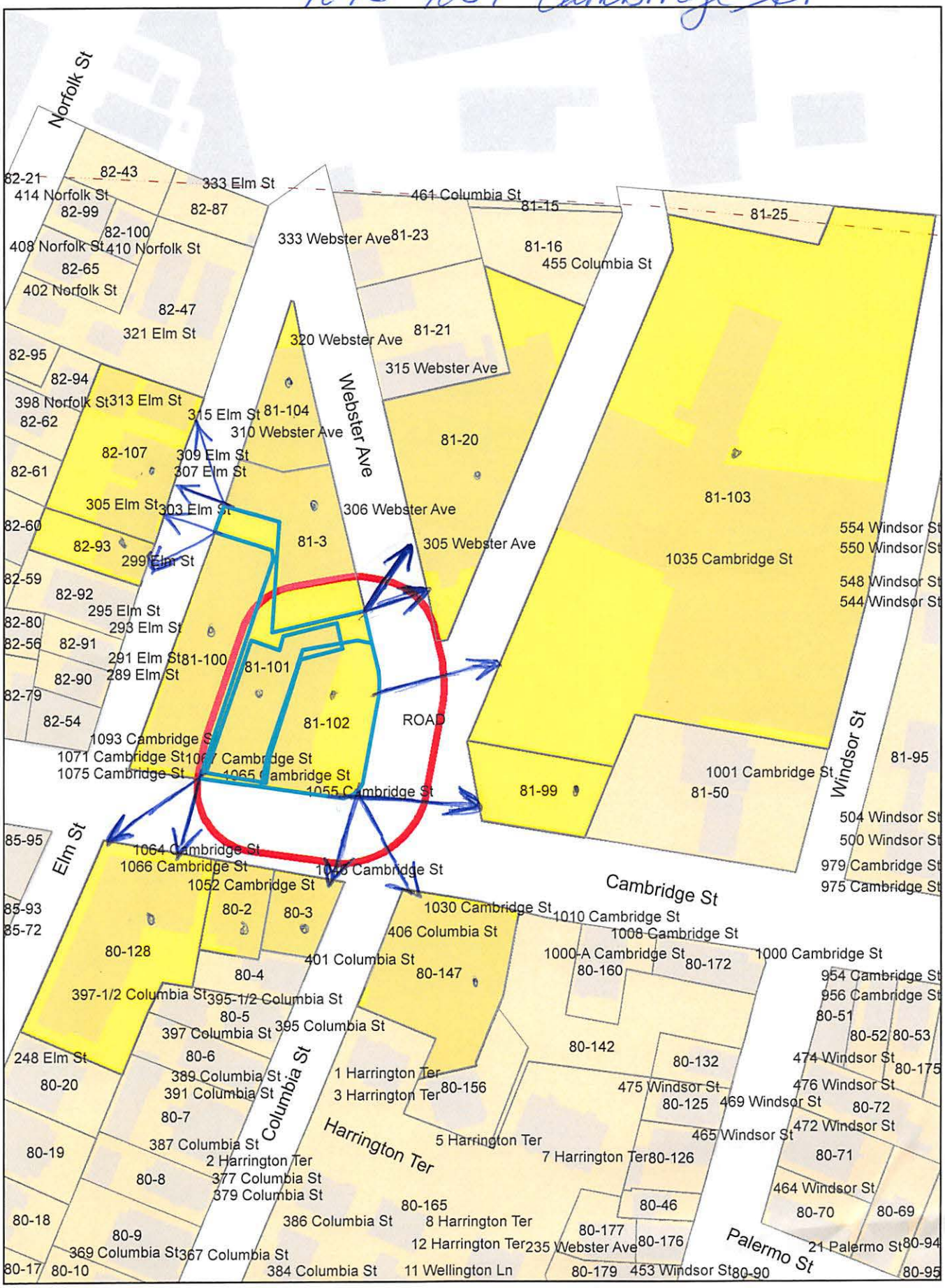
GROUND FLOOR

L1.3

4/13/2020 10:37:46 AM

4/3/2020 W:\G2 COLLABORATIVE\ACTIVE PROJECTS\CAMBRIDGE STREET_UTILE 1920\CAD\2XX GX PLOT\GR FLR - PLANTING.DWG

1043 - 1059 Cambridge St.



1043-1059 Camb. St. Petitioner

81-99
GRILL, MICHAEL S., HILLARY S. BROWN &
BRIAN BAI TRUSTEE OF 432 COLUMBIA ST TR.
C/O FAIRLANE PROPERTIES
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-100
LONG, GISELLE COSTA,
TR. THE MARIA COSTA LARANJEIRA IRREV TRS
15 POND TER
WOBURN, MA 01801

80-3
MASSACHUSETTS ALLIANCE OF PORTUGESE
SPEAKERS
1046 CAMBRIDGE
CAMBRIDGE, MA 02139

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH ST
NEW YORK, NY 10016

81-20
DASTJERDI FARYAR TAVAKOLI
305 WEBSTER AVE -UNIT 303
CAMBRIDGE, MA 02141

81-103
DALLMUS, CHRISTOPHER L. & JOHN F. GIFFORD
1035 CAMBRIDGE ST STE#18B
CAMBRIDGE, MA 02141

81-20
JAO ZEN K & JAO YU-CHIH C
TRS. CINDY YEN JAO & BRIAN CHRISTOPHER WU
305 WESBTER AVE - UNIT 306
CAMBRIDGE, MA 02141

81-20
SAWHNEY GAURAV
CYNTHIA MULLER GOLDBERG
305 WEBSTER AVE UNIT 207
CAMBRIDGE, MA 02141

81-3
PIMENTEL, MARIO, CARLOS PIMENTEL &
ROBERT E. PIMENTEL
294-306 WEBSTER AVE.
CAMBRIDGE, MA 02141

82-107
BARKLEY, SOLOMON
303-315 ELM ST., #305/3
CAMBRIDGE, MA 02139

81-103
FAIRLANE COLUMBIA LLC
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-103
RANA ASSOCIATES C/O ADMINS INC
219 LEWIS WHARF
BOSTON , MA 02110

80-128
JAS PROPERTIES
243 BROADWAY
MANAGEMENT OFFICE
CAMBRIDGE, MA 02139

81-20
BALLESTEROS MARIA
305 WEBSTER AVE - UNIT 407
CAMBRIDGE, MA 02141

82-107
SAHNI RAHUL & AMRITA SAHNI
150 CAMBRIDGE ST - UNIT A308
CAMBRIDGE, MA 02139

80-2
MARTINS FAMILY LLC
15 SUMMIT AVE
SOMERVILLE, MA 02143

81-103
JUST A START CORPORATION ATTN: L CURRY
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

82-107
XU SU
303 315 ELM ST 315-4
CAMBRIDGE, MA 02139

82-107
NOLL, MICHAEL P.
303-315 ELM ST. UNIT#303/1
CAMBRIDGE, MA 02139

82-107
BUCK, DAVID ALAN
307 ELM ST. UNIT#3
CAMBRIDGE, MA 02139

1043 CAMBRIDGE STREET LLC
C/O JAMES HEFFERNAN
18 NEWBURY STREET – NO. 4
BOSTON, MA 02170

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH ST.
NEW YORK, NY 10016

81-102-101
418 REAL ESTATE LLC
250 DORCHESTER AVE #2
BOSTON, MA 02127

81-103
KETABI, MAHMOUD & DAGFINN SAETHER,
TRS MDM REALTY TRUST
C/O ADMIN INC
219 LEWIS WHARF
BOSTON, MA 02110

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH STREET
NEW YORK, NY 10016

81-20
305 WEBSTER AVENUE CONDOMINIUMS LLC
DWM PROPERTY MGMT
60 MASSACHUSETTS AVE
ARLINGTON, MA 02474

82-93
ROSA RODRIGUES, TRS MARIA G. & ERIC D. LUIS
11 GRANT ST
SOMERVILLE, MA 02145

81-104
PIMENTEL, CARLOS, MARIO PIMENTEL,
ROBERT PIMENTEL & PAUL PIMENTEL
C/O C.L.M. AUTOMOTIVE
306 WEBSTER AVENUE
CAMBRIDGE, MA 02141

82-107
MERRIFIELD, CATHERINE G. &
MATTHEW BRADLEY MERRIFIELD
7 IVY CIR
AIKEN, SC 29803

82-107
KENSKY, EITAN & JENNIFER B. BROXMEYER
1775 MASSACHUSETTS AVE., APT #6.
CAMBRIDGE, MA 02140

1043-1059 Cambr St.

82-107
GOULD, ELLIOTT J.
25-27 CLAREMON ST
SOMERVILLE, MA 02144

82-107
BERGER, COLBY S.
44 MEACHAM RD
SOMERVILLE, MA 02144

82-107
LIU, DONG
11 WESTWOOD RD
LEXINGTON, MA 02420

82-107
IGNATIEV, KONSTANTIN
66 DIMICK ST., UNIT #1
SOMERVILLE, MA 02143

82-107
SALEHI, ROYA & ALIREZA ASIAII
303-315 ELM ST., #315/1
CAMBRIDGE, MA 02144

82-107
HAYS, DEREK
303-315 ELM STREET, UNIT 313/3
CAMBRIDGE, MA 02139

82-107
UGLIESA, ALEXANDRA
303-315 ELM ST. UNIT#313/1
CAMBRIDGE, MA 02139

82-107
HENKE, ULRICH & MARGARET HENKE
309 ELM ST., #2
CAMBRIDGE, MA 02139

82-107
CHICHIRAU, COSETTE PAULA
303-315 ELM ST. #309/1
CAMBRIDGE, MA 02139

82-107
SMITH, FRANCIS R. II
30 BRADLEY LANE
STOW, MA 01775

80-147
1030 CAMBRIDGE STREET, LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

82-107
CHEN, KE
303-315 ELM ST #309/3
CAMBRIDGE, MA 02139

81-103
G & A REALTY CAMBRIDGE LLC
9 ESTABROOK RD
WEST NEWTON, MA 02465

82-107
WANG FRANK
303-315 ELM ST - UNIT 307-2
CAMBRIDGE, MA 02139