



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 25 PM 3:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 relief 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.

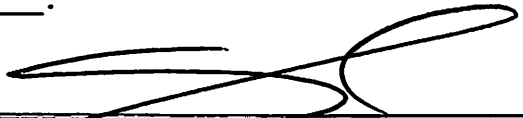
I/We 418 Real Estate LLC
(OWNER)

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).



• If ownership is not shown in recorded deed, e.g. if by court order, receipt, 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 owing 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 granted 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

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

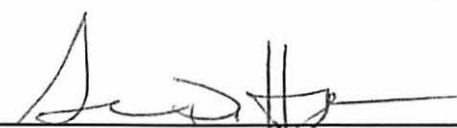
REASON FOR PETITION :
 New Structure

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*

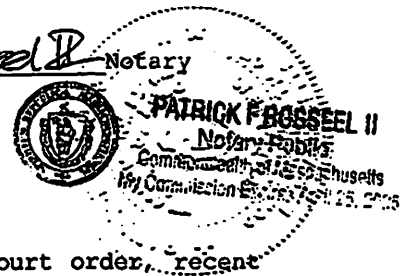
**Written evidence of Agent's standing to represent petitioner may be requested.*

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).



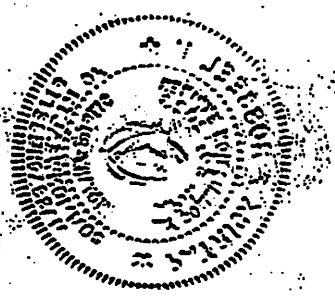
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

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Faint, illegible text, possibly a main body paragraph.

Faint, illegible text, possibly a concluding paragraph.

[Handwritten signature]



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 owing 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 granted 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 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 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

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

July 12, 2021

EXECUTIVE DIRECTOR

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

BOARD AND OFFICERS

Patrick Magee, President
Atwood's Tavern
ecbapresident@gmail.com

Lenny Frisoli, Clerk
Frisoli Associates PC

Michelle Lower, Treasurer
Alexandria Real Estate Equities

Rebecca Millette
The Lexington/Puritan & Company

Carl Fantasia
New Deal Fish Market

Paul Ferreira
Cambridge Printing Co.

Michael Grill
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

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



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

March 30, 2015

Mr. H. Theodore Cohen
Chair
Planning Board
City of Cambridge
344 Broadway
Cambridge, MA 02139

RE: *Special Permit (PB#336) for 1043-1059 Cambridge Street*

Dear Members of the Board,

As Chairman of the 432 Columbia Street Condominium Trust, which is the owner of 1035 Cambridge Street, I provide my concerns about the petitioner's proposal to convert the existing industrial building at 1043-1059 Cambridge Street to mixed use with multifamily dwellings. 1035 Cambridge Street is located across Columbia Street and Webster Avenue from 1043-1059 Cambridge Street. I have served as Chairman of the Condo Trust since 2008 and since that time I have seen encouraging changes in the economic vitality of our neighborhood and was in support of the redevelopment of 305 Webster Avenue. I am also Manager of Fairlane Columbia, LLC which owns approximately 76,000 square feet of the 110,000 square feet at 1035 Cambridge Street and over 57% of the condominium interest in 1035 Cambridge Street. Since 1997, I have been President of Fairlane Properties, Inc., a commercial real estate company with approximately 1,000,000 square feet of commercial real estate acquisitions in the Boston area.

I am also a member of the East Cambridge Business Association (ECBA) and have had numerous conversations with Jason Alves, Executive Director of that organization and various Board members regarding my concerns about the proposed development. In May 2017, the proponent provided a presentation to an ECBA monthly meeting at which I raised the many of the issues in this letter. In June 2017, Jason Alves sent a letter to Assistant City Manager Farooq about these similar concerns.

Second Floor Setback on Cambridge Street: While the proposed design of 1043-1059 Cambridge Street is an improvement over current conditions, current City zoning prohibits the City from realizing the full potential of these two development parcels. I have not found anyone who is excited or who speaks favorably about the ten-foot, second-floor Cambridge Street setback required by the Business A zoning at 1043-1059 Cambridge Street. We feel that this is not in character with the rest of the commercial character of Cambridge Street or residential streetscape of Columbia Street, south of Cambridge Street. Existing and ongoing development along Webster Avenue toward the Union Square Green Line station have no second-floor setback with the entire height of new development, such as 305 Webster Avenue which holds the street at a four-story height. The resulting design with second-floor balconies seems more appropriate at a hotel or seaside resort than in Inman Square. I can find no other properties in the East Cambridge and Inman Square neighborhoods that have a ten-foot setback of the second floor. I understand that the proponents believe that requesting the appropriate City variances to remove the ten-foot setback from the design is too difficult and too much work given other


approvals required by the City of Cambridge. **I request that the Planning Board require the proponent to seek the necessary City of Cambridge approvals necessary remove the ten-foot setback from its design.**

Patio Setback at a Critical Intersection: BNV Corporation's proposal for patio space of approximately 50' x 20' on the Webster Avenue first floor frontage also needs additional review. While patio seating for a restaurant can positively activate the streetscape during summer months, a defining building edge at this intersection is more important for the next 50 years of this neighborhood's development. I believe that this intersection, which will become a critical nexus between the commercial districts of Cambridge Street and Union Square, requires a hard building edge to complement the strong triangular edge of the 305 Webster Avenue and the grassy City of Cambridge mini-park across Webster Avenue on Cambridge Street. Even the black fence and strong tree line at 1035 Cambridge Street provide a strong edge to this intersection.

While BNV Corporation is required to provide open space, ECBA suggests that BNV's architect investigate other areas of the site, rather than provide this open space at the most visible and important frontage at the intersection of the three roadways discussed above. One possibility of creating a strong building edge, while providing outdoor seating, would be to construct the building to the corner lot line with residential units above and provide floor-to-ceiling, glass-paneled folding doors for the first floor restaurant. These folding doors could be opened during spring, summer and fall months, increasing the time period of an 'outdoor' seating experience. At the development members expressed realistic concerns about the maintenance of the outdoor patio area in the eight months of the year when this corner is not in use. As we describe below, BNV has provided years of evidence of disregard of neighborhood standards for maintenance and ECBA is very concerned that an open patio in the off-seasons will be left to accumulate piles of unattended snow and trash.

Columbia Street During Construction: The petitioner's counsel has informed us that the existing 6" main will need to be replaced by an 8" water main. It is critical to the ongoing operation of 1035 Cambridge Street that two lanes of traffic on Columbia Street remain open during construction of the new water line and as well as during the construction of the multifamily development. I suggest that the parking spaces on the east side of Columbia Street be removed during this water line installation to ensure two lanes of open traffic. Likewise, during construction of 305 Webster Avenue, if construction activity needs to occupy a portion of Columbia Street, I suggest that the parking spaces on the east side of Columbia (toward 1035) be removed so that traffic in and out of our building's lots and loading area is unimpeded.

Sincerely,


Michael S. Grill
Chairman, 432 Columbia Street Condominium Trust
Manager, Fairlane Columbia, LLC
President, Fairlane Properties, Inc.

July 14, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Variance (BZA-122191) for 1043-1059 Cambridge Street

Dear Members of the Board.

As Chairman of the 432 Columbia Street Condominium Trust, which is the owner of 1035 Cambridge Street, I support petitioner's request for a variance as stated in the Notice of Public Hearing for the Virtual Hearing on July 15, 2021. I will be unable to attend that Virtual Hearing.

In my letter dated March 30, 2015 to the Planning Board, I previously provided my concerns about the previous petitioner's proposal to convert the existing industrial building at 1043-1059 Cambridge Street to mixed use with multifamily dwellings. I have attached that letter.

Sincerely,



Michael S. Grill
Chairman, 432 Columbia Street Condominium Trust
Manager, Fairlane Columbia, LLC
President, Fairlane Properties, Inc.

cc: Jason Alves, East Cambridge Business Association
Patrick Magee, East Cambridge Business Association

Pacheco, Maria

From: Chris Shachoy <chris@cmspartnersllc.com>
Sent: Wednesday, July 14, 2021 4:14 PM
To: Pacheco, Maria
Subject: BZA Case#122191 ~ 1043 Cambridge Street Cambridge, MA

Maria:
Thanks for your time this afternoon on the telephone. Please pass along the below email to the BZA for tomorrow night's hearing. Many thanks.
Best,
Chris

Mr. Constatine Alexander
Chair
City of Cambridge
Board of Zoning Appeals
Cambridge, MA

Re: 1043 Cambridge Street BZA Case # 122191

Dear Chairman Alexander & Honorable Members of the BZA

My name is Christopher Shachoy. I reside at 120 Brattle Street in Cambridge. I am writing in support of the above-captioned project at 1043 Cambridge Street and particularly the changes that are being requested to the project by the proponents this evening. The changes requested will provide elevator access to the previously approved roof deck and amenity spaces at the project known as 1043 Cambridge Street previously approved by this Board and the Planning Board. My understanding is that these changes were recommended by the Access Board and probably should be implemented. This project will be an extremely welcome addition to what has become a somewhat blighted corner location on Cambridge Street near Columbia Street and Webster Avenue just east of Inman Square and just South of Union Square and the Somerville line. Our company owns and manages a neighboring property at 1030 Cambridge Street. We are located diagonally across the intersection of Columbia Street and Cambridge Street from the project. We are very much looking forward to seeing this project come to fruition. The current owners and builders of the project (TCR Development) have a terrific reputation and a tremendous track record of doing really thoughtful and well-received small projects in the Boston area for which they have received numerous awards and accolades. We would like to give TCR a warm welcome to Cambridge and we look forward to seeing the fruits of their labor in the coming months. We think this project will really be a truly wonderful addition to this section of Cambridge Street. Thank you for your consideration and thank you for all the good work that you as a Board do for the people of the City of Cambridge. Many thanks

Best,
Chris
Christopher M. Shachoy
CMS Partners
P.O. Box 382265
Cambridge, MA 02238
617/945-0009 – office
617/834-5116 – mobile
chris@cmspartnersllc.com

City of Cambridge
Commission for Persons with Disabilities
51 Inman Street · Cambridge, MA · 02139-1732
617-349-4692 voice · 492-0235 tty · 349-4766 fax



Rachel Tanenhaus
Executive Director/ADA Coordinator

Kate Thurman
Disability Project Coordinator

July 15, 2021

Secretary
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Case No. BZA-122191, 1043-1059 Cambridge Street

To the Members of the Board of Zoning Appeal:

On behalf of the Cambridge Commission for Persons with Disabilities, I am writing to express our support for the variance application submitted for 1043-1059 Cambridge Street. I have met virtually with architects Brendan Willis and Michael LeBlanc to discuss the application.

We specifically support the portion of the request pertaining to variance relief for the elevator roof access for accessibility and access to the previously approved roof decks. Granting this relief will enable occupants with and without disabilities to access all features and amenities of the building equitably. Elevator access to the roof deck is essential to inclusive use of the facility.

Thank you for your consideration of these remarks on this application. If you have any questions or need any additional information, please don't hesitate to contact me.

Sincerely,

Rachel H. Tanenhaus
Executive Director/ADA Coordinator

Cc: Brendan Willis, Utile
Michael LeBlanc, Utile





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 JUL 20 PM 12:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-122191

Address: 1043-1059 Cambridge St.

Owner, Petitioner, or Representative: James Hefferman
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: July 20, 2021

James Hefferman
Signature

* * * * *

(7:50 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Laura Wernick, and Slater
W. Anderson

CONSTANTINE ALEXANDER: The Chair now will call
Case No. #122191 -- 1043-1059 Cambridge Street. Anyone
wishing to be heard on this matter?

JAMES HAFFERNAN: Mr. Chairman and members of the
Board, Jim Haffernan here from Rich May, PC representing the
applicant. May I proceed?

CONSTANTINE ALEXANDER: Before we get into it --
can you hear me?

JAMES HAFFERNAN: Yes.

CONSTANTINE ALEXANDER: -- presentation, I believe
this case has to be continued. You appeared before the
Planning Board with regard to the relief that is being
sought.

We haven't received a report from the Planning
Board, and it's my understanding that the Planning Board
wants to defer their meeting with you, with your client, I
should say.

1 Further, there's been a letter of objection by a
2 neighbor or abutter, who points out that what is being
3 proposed on these plans is a 14-foot-high chimney or
4 enclosure or elevator to be constructed if we granted the
5 relief. That is rather obtrusive, given the location of the
6 lot, given the surrounding area.

7 I would like to hear from the Planning Board and
8 see what their views are with regard to this.

9 So bottom line is you have a date for your
10 Planning Board hearing the next hearing?

11 JAMES HAFFERNAN: Well, that's tentative. And if
12 I may, we were instructed to come to you, and simultaneously
13 the Planning Board has approved and is waiting for us to
14 update them whether this gets approved here. So we would
15 like to proceed with the condition that we continue going
16 with the Planning Board.

17 They had approved roof decks, and as we would like
18 to explain tonight, having gone towards the final end, the
19 final hurdle of this process going back to ISD with the
20 Accessibility Review, the elevator needed to go up one more
21 floor to the roof to provide accessibility to all residents
22 of the building, which we've now received a number of

1 letters of support, including just around 5:00 tonight from
2 the City of Cambridge Commission on the Persons with
3 Disabilities.

4 So it's our belief from speaking with ISD that we
5 can simultaneously go through the Planning Board and BZA
6 and, we're encouraged to come to you first. The Planning
7 Board is looking for an update from us. So it's been
8 approved, but we need to go back for a plan change,
9 depending on how you rule.

10 So presenting kind of a chicken or an egg problem
11 if we're being asked to then go to Planning Board first.

12 CONSTANTINE ALEXANDER: The dilemma as I see it is
13 that we always would like the views of the Planning Board
14 before we make our decision. And what's being asked of us
15 is to flip that. And, you know, particularly where there's
16 a design issue here, I would like to hear from the Planning
17 Board.

18 I'm speaking for myself, but other members of the
19 Board may feel otherwise. But I think we should hear from
20 the Planning Board something in writing with their views on
21 this project, and then we can take up the zoning issues.
22 Anyone -- any members of the Board feel otherwise?

1 BRENDAN SULLIVAN: [Brendan Sullivan,] no I concur
2 with the Chair on the reasoning, and also the added value of
3 having it go before the Planning Board first and then come
4 to us.

5 CONSTANTINE ALEXANDER: Any other members of the
6 Board have any views they want to express?

7 LAURA WERNICK: Mr. Chair, is there a specific
8 reason -- I didn't quite understand why the Planning Board
9 was waiting for something specifically they're waiting for
10 us to do before they can proceed?

11 CONSTANTINE ALEXANDER: I don't know as well.
12 Maybe -- all I know is that we were advised that the
13 Planning Board -- there were to be a further hearing at the
14 Planning Board and because of we don't have the final
15 decision, certainly not in writing from the Planning Board,
16 it seemed to me and I guess it seems to Mr. Sullivan, that
17 we should defer this case until that happens.

18 Unless I can tell --

19 JAMES HAFFERNAN: If I may, we were encouraged to
20 get everyone's changes, but the Planning Board had approved
21 the roof deck, and then go into ISD. It was determined that
22 we needed a variance for the elevator to provide

1 accessibility.

2 The Planning Board was open-minded to either
3 option of how we proceed, but we wanted to wait and see how
4 everyone would come together, if it wouldn't or not. So
5 that's kind of presenting us a different avenue, as we
6 expressed with the ISD.

7 The project was already approved. This is a
8 change to the roof deck, sure, but it is a reason that's
9 justified and providing accessibility to the residents.

10 I should also note we have a separate request, and
11 I just want to extend the previously approved variance
12 granted on the setback. So there is a note that answers
13 your question before. We've kind of given direction to get
14 your take on the elevator, and we will present that to the
15 Planning Board, which is tentatively scheduled for [2:10:43
16 audio unclear]

17 CONSTANTINE ALEXANDER: Well again, I don't -- you
18 know, I -- the Planning Board generally gives us their --
19 they always give us their views on a case in writing, or
20 they may tell us in writing they have no views. Fine. We
21 haven't had any of that in this case, and we do have a
22 neighborhood or a neighbor opposition.

1 To be sure you're right, there's letters of
2 support, but there is a letter of opposition. And I would
3 like, myself, as a member of this Board, to hear from the
4 Planning Board or some sort of written communication
5 regarding the relief you're seeking.

6 So again, I would continue this case, but I --
7 unless other members of the Board feel otherwise, Mr.
8 Sullivan agrees the case should be continued, and I haven't
9 heard anything to the contrary from other Board members.

10 So I would again -- I guess I'll make a -- I will
11 say we're going to make a motion to continue the case to a
12 future date. Do you have any idea, sir, when you will hear
13 from the Planning Board? Do you have your further
14 communication when you would want to, in short, continue the
15 case to; what date?

16 JAMES HAFFERNAN: Again, we were told August 10
17 tentatively. I understand they're having scheduling
18 conflicts given summer and the schedules that come with
19 summer. Again, if I may, I would like to get at least the
20 extension on the already approved variance through, just for
21 timing reasons.

22 CONSTANTINE ALEXANDER: I don't want to do that.

1 This will make it a case heard. If we're going to continue
2 the case, we'll have to figure out a way to get all five
3 members of the Board -- this five members -- sitting on the
4 case.

5 I can tell you August 10 I will not be available.
6 So the case will not go. That's why I'm trying to continue
7 the case now. But to have a case on August 10 if you get
8 the advice, and you do what we have to do to continue the
9 case.

10 If you force us to start the case tonight and we
11 have to continue it, it's going to be continued at least
12 until September. I don't think that's in your interest.

13 JAMES HAFFERNAN: I understand. Again, we're
14 hoping to have the hearing on August 10 with the Planning
15 Board. So we would like as soon as possible before this
16 Board, soon after. I know you've already earlier tonight
17 --

18 CONSTANTINE ALEXANDER: We have -- the only
19 hearing --

20 JAMES HAFFERNAN: I'm sorry --

21 CONSTANTINE ALEXANDER: -- we have in August,
22 August what? We don't have any schedule? I thought we did.

1 SISIA DAGLIAN: The nineteenth, we asked for it.

2 CONSTANTINE ALEXANDER: Oh, okay. So we have to
3 continue the case until September, I'm advised. It would be
4 the first session of September, which would be September 2,
5 two weeks later. So the Chair moves that we continue this
6 case --

7 BRENDAN SULLIVAN: If I can -- this is Brendan
8 Sullivan, if I can interject here -- if we were to hear this
9 tonight and say we were to grant the variance, there's
10 probably no need to go back to the Planning Board, because
11 you've already got the relief that you're requesting.

12 The other tact is that the Planning Board approve
13 a portion of this -- the decks and so on and so forth, but
14 without this particular element. You take this new element
15 and what they approve toto as a single package. They may
16 have had a different opinion, a different tact, and also
17 possibly modified the design a bit.

18 So I think -- what I think is where the Chair is
19 going is that because you're modifying something -- an
20 element, adding an element that the Planning Board did not
21 see, that they should have the opportunity to opine on that.
22 And that correspondence -- that opinion really directs our

1 opinion or our action.

2 So that's sort of my thinking on the issue.

3 CONSTANTINE ALEXANDER: You expressed it better
4 than I did. And that's my thinking as well. So --

5 BRENDAN SULLIVAN: So we're into September.

6 CONSTANTINE ALEXANDER: September 2.

7 BRENDAN SULLIVAN: Seven?

8 CONSTANTINE ALEXANDER: Second.

9 BRENDAN SULLIVAN: Second -- September 2.

10 CONSTANTINE ALEXANDER: September 2. Okay. The
11 Chair moves that we continue this case as a case not heard
12 until 6:00 p.m. on September 2, subject to the following
13 conditions:

14 That the petitioner sign a waiver of time for
15 decision. It's a standard form that we use, and has been
16 signed by every person who continues the case. Just simply
17 waives the time for a decision prior to September 2.

18 That waiver, which can be obtained from the
19 Building Department must be signed and delivered to the
20 Building Department no later than 5:00 p.m. on Monday a week
21 from this coming Monday. Failure to do that would mean this
22 case would be dismissed.

1 Second, that a new posting sign or a modification
2 of the existing posting sign will be erected and maintained
3 for the 14 days prior to September 2, and that to the extent
4 that any new or modified plans, drawings or specifications
5 are not in our files as of tonight, must be in our files by
6 no later than 5:00 p.m. on the Monday before September 2.

7 Brendan, how do you vote?

8 BRENDAN SULLIVAN: Brendan Sullivan yes to the
9 continuance. Now it's at September 2 at what time? 6:00
10 p.m., yep. Yes.

11 CONSTANTINE ALEXANDER: Slater?

12 SLATER ANDERSON: Slater Anderson [2:16:32 audio
13 unclear]

14 CONSTANTINE ALEXANDER: I'm sorry, I can't hear
15 you.

16 SLATER ANDERSON: Slater Anderson votes in favor
17 of the continuance.

18 CONSTANTINE ALEXANDER: Thank you. Laura?

19 LAURA WERNICK: Laura Wernick yes to the
20 continuance.

21 CONSTANTINE ALEXANDER: Wendy?

22 WENDY LEISERSON: Wendy Leiserson yes to the

1 continuance.

2 CONSTANTINE ALEXANDER: And the Chair of course
3 votes yes for the continuance as well.

4 [All vote YES]

5 CONSTANTINE ALEXANDER: So the case is continued
6 until 6:00 p.m. on September 2, provided that the petitioner
7 signs a waiver of time for decision that I earlier referred
8 to, and otherwise satisfies the conditions of the vote we
9 just took, and namely that a new posting sign or a modified
10 posting sign be erected and maintained for 14 days prior to
11 September 2.

12 And lastly, to the extent that there's been a
13 change in any of the plans, specs and the like to a part of
14 the file now they must be -- those modifications must be in
15 our files no later than 5:00 p.m. on the Monday before
16 September 2.

17 Brendan, how do you vote?

18 BRENDAN SULLIVAN: Yes to the continuance.

19 CONSTANTINE ALEXANDER: Slater?

20 SLATER ANDERSON: Slater Anderson yes to the
21 continuance.

22 CONSTANTINE ALEXANDER: Laura?

1 LAURA WERNICK: Laura yes to the continuance.

2 CONSTANTINE ALEXANDER: And the Chair votes -- oh,
3 Wendy. I'm sorry.

4 WENDY LEISERSON: Wendy Leiserson yes to the
5 continuance.

6 CONSTANTINE ALEXANDER: And the Chair votes yes as
7 well.

8 [All vote YES]

9 CONSTANTINE ALEXANDER: I would note from my
10 fellow Board members, since a number of you are sitting
11 tonight as substitutes, that there's no need for you to sit
12 on the case come September 2, unless we have vacancies at
13 the time and you're so kind as to agree to sit.

14 Case over. See you on September 2.

15 JAMES HAFFERNAN: See you September 2. Thank you.

16 CONSTANTINE ALEXANDER: Yes. At 6:00 p.m.

17

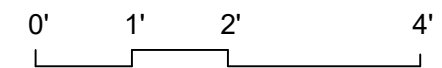
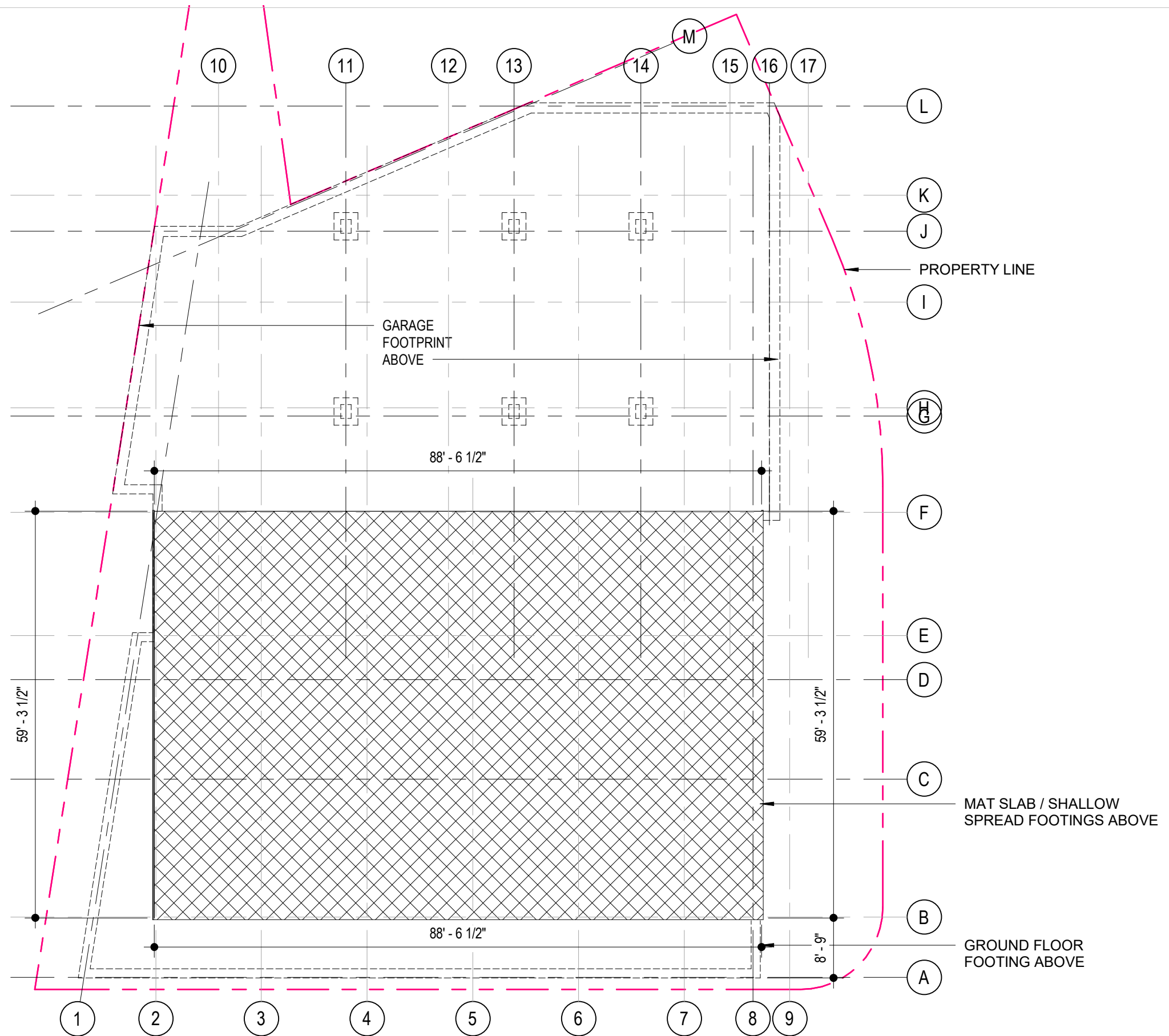
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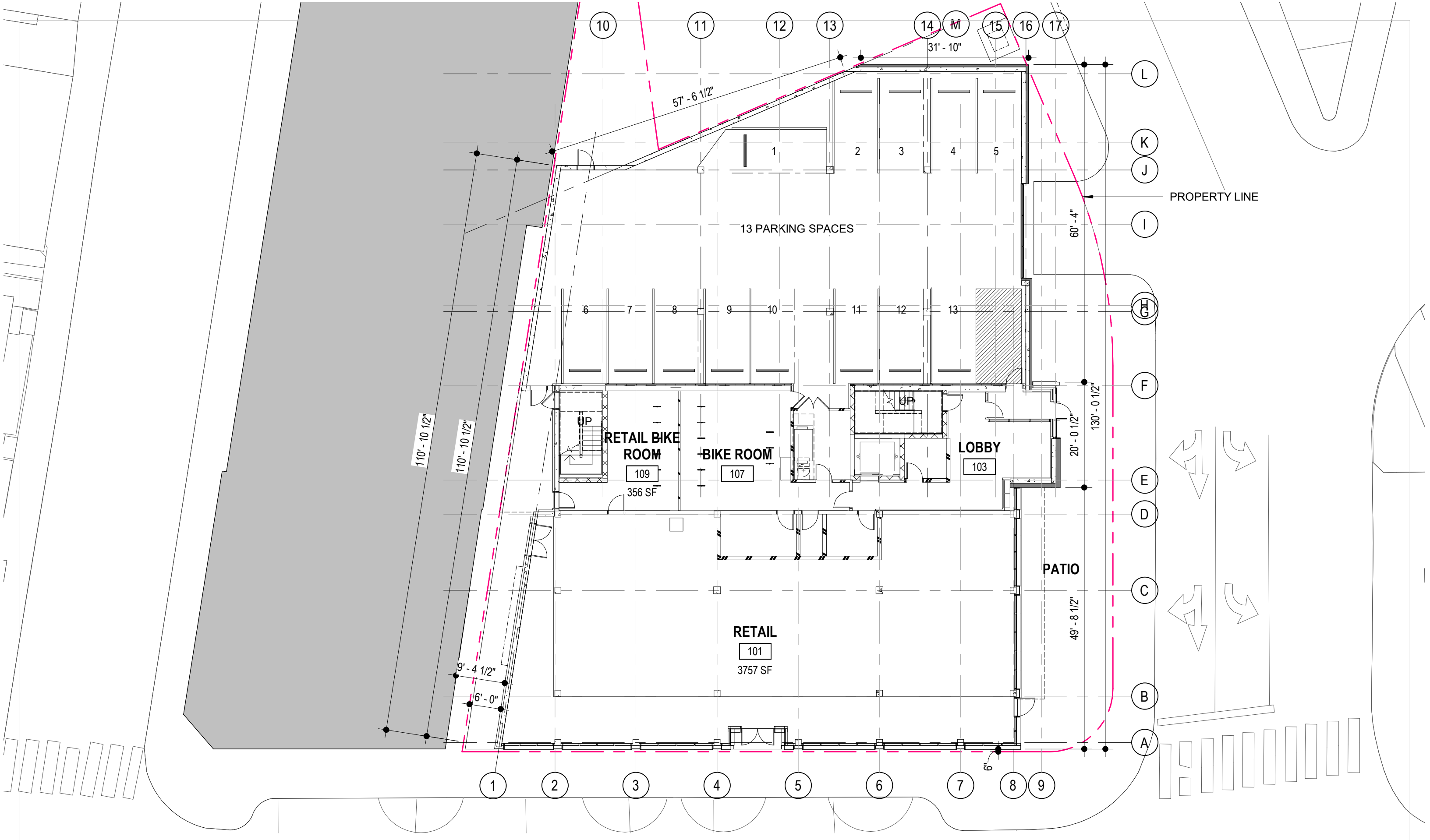
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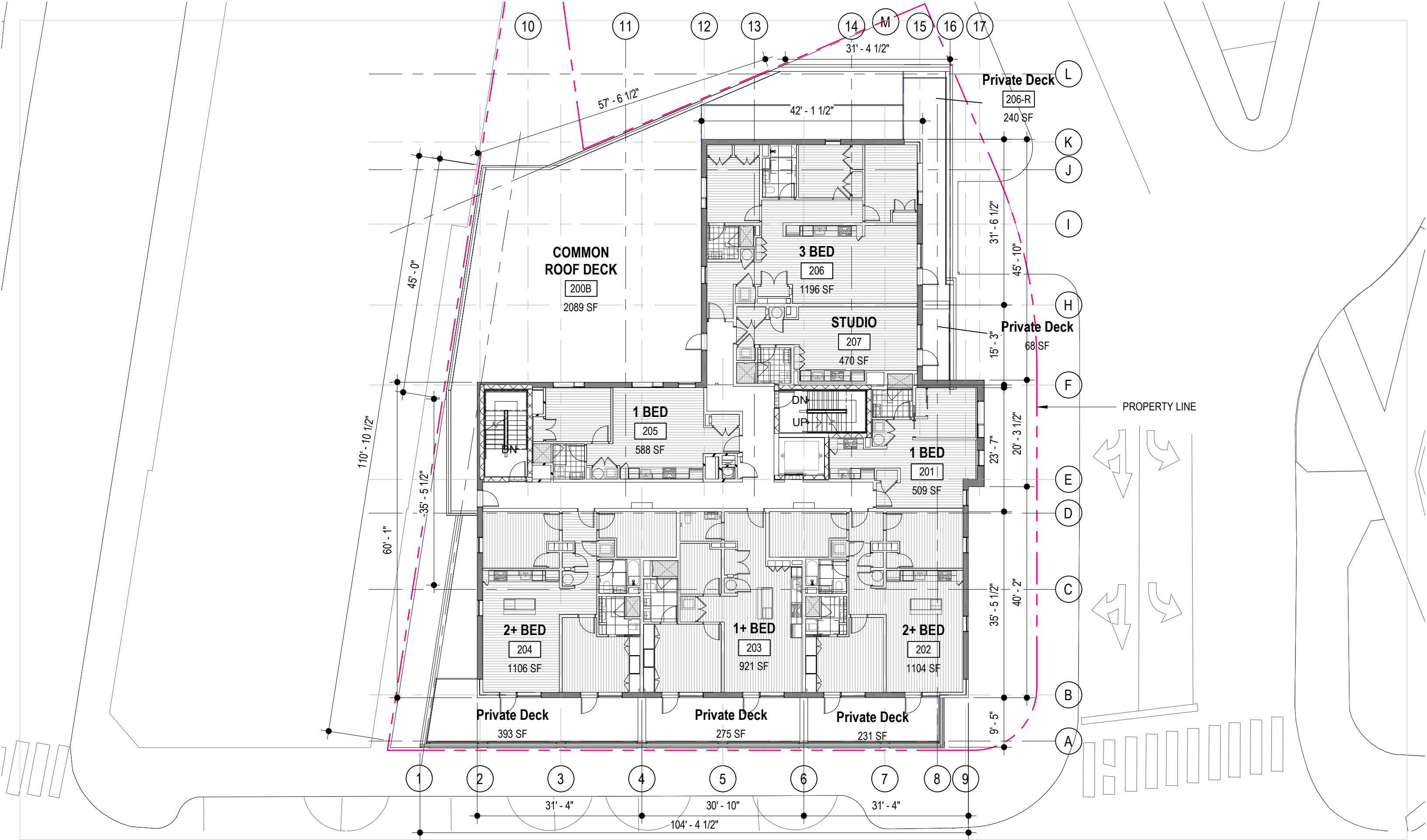
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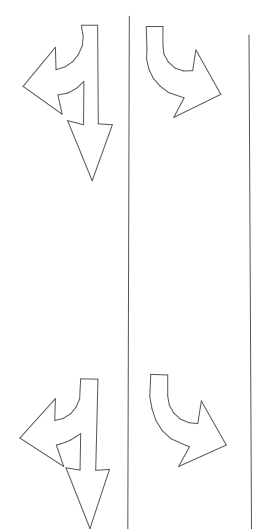
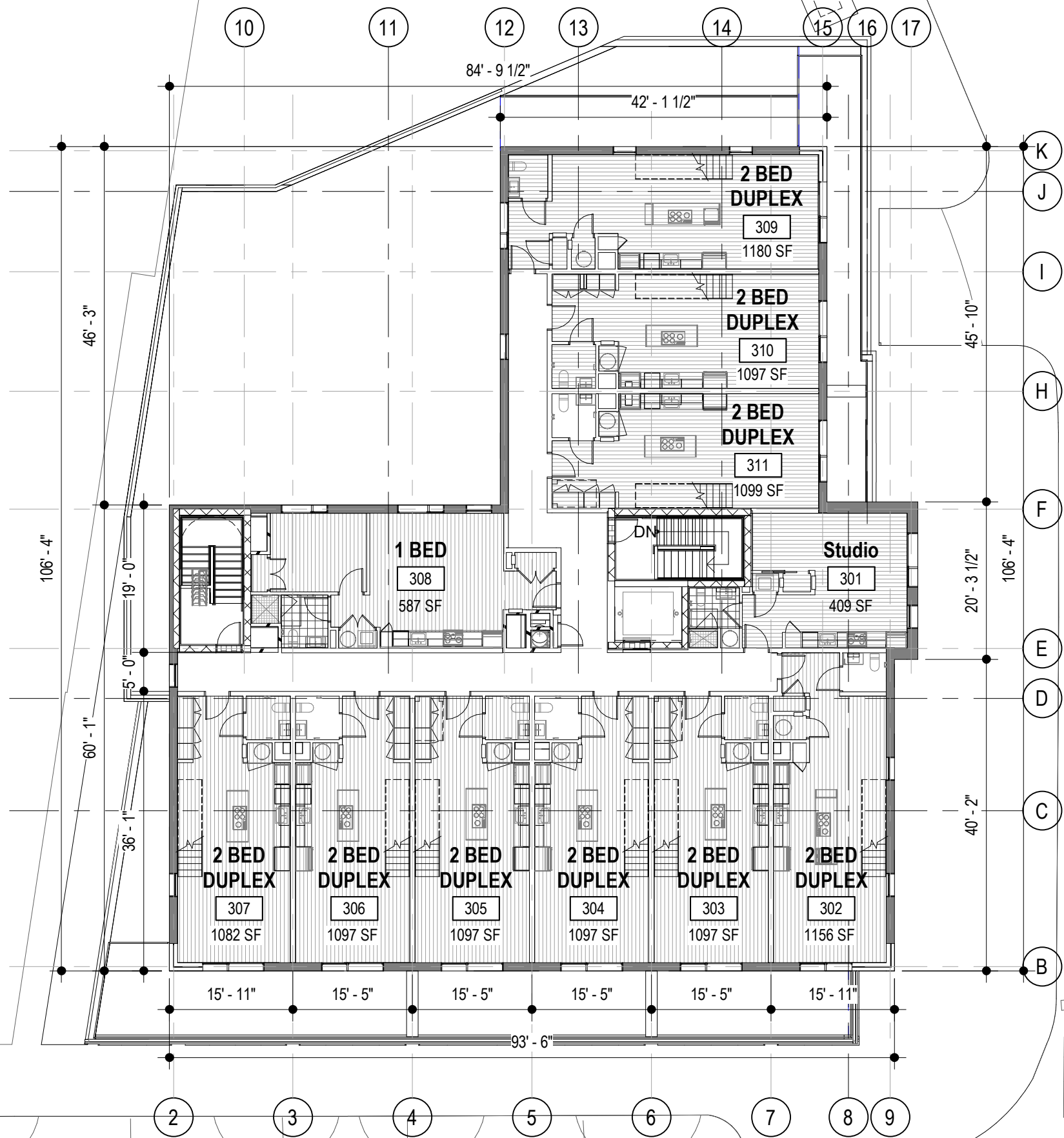
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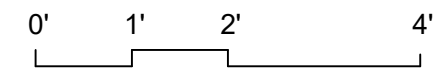
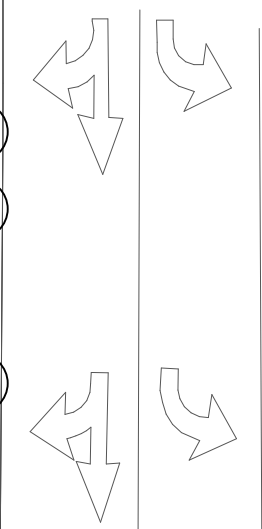
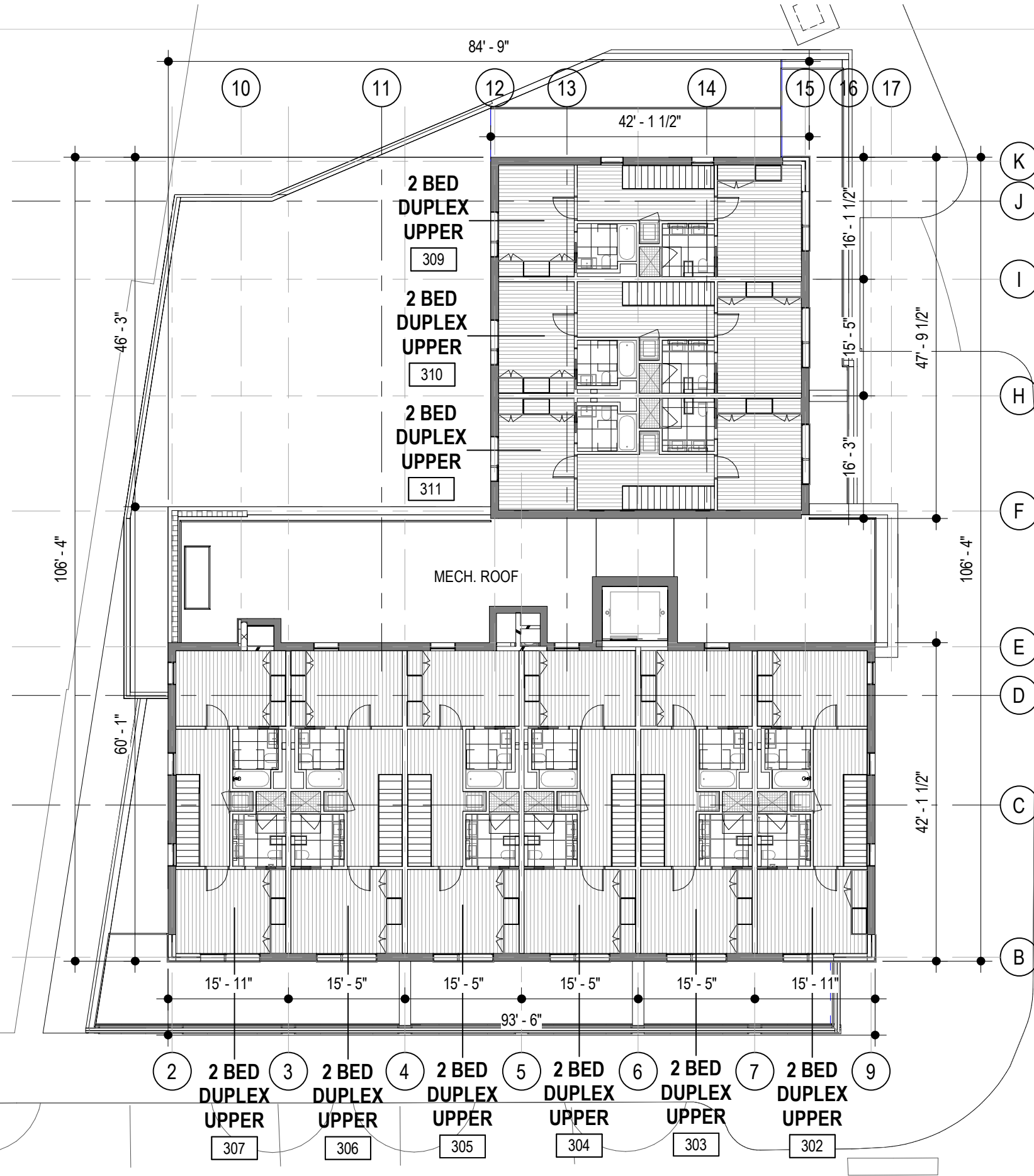
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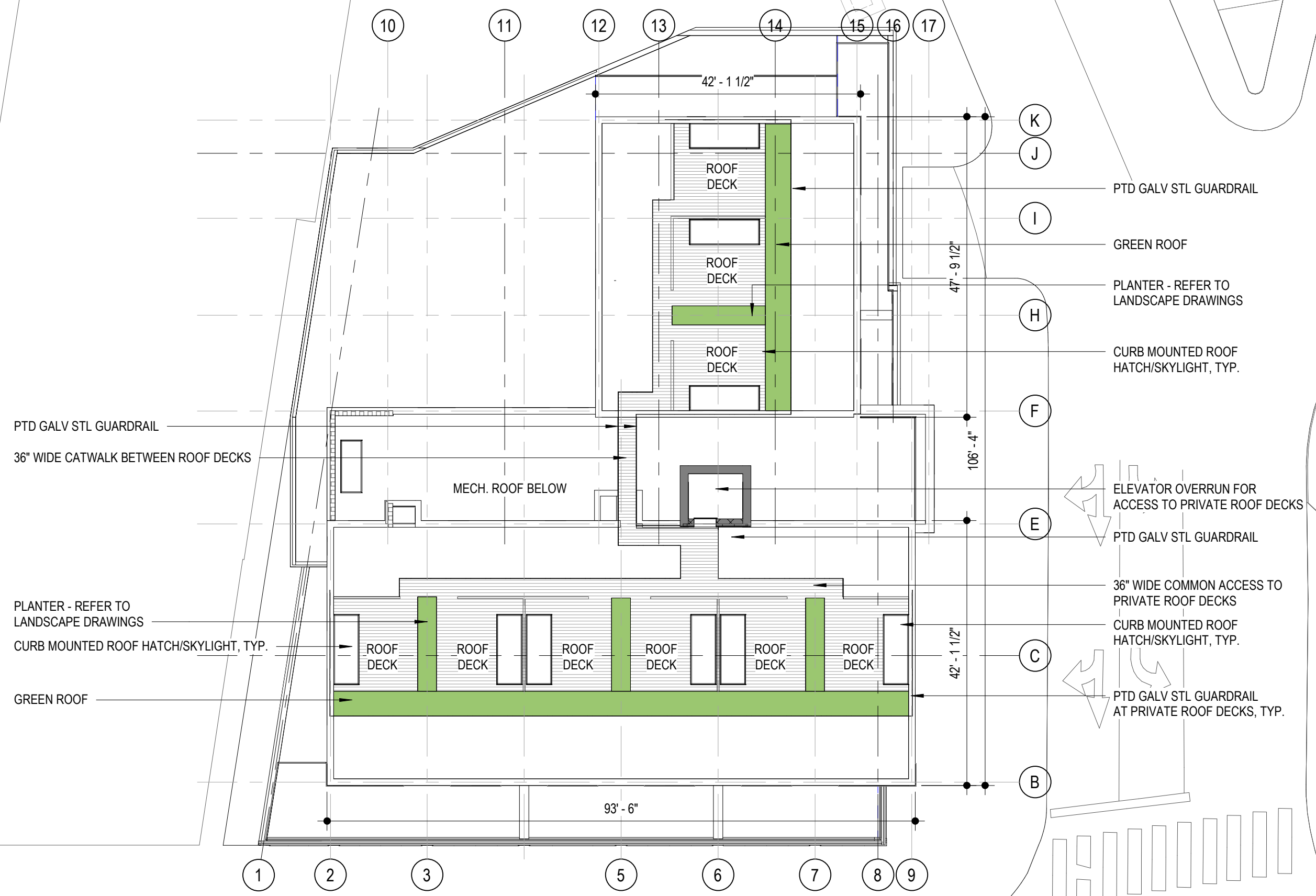












Roof Plan
 1/16" = 1'-0"



(18) Long Term Resident Bike Spaces

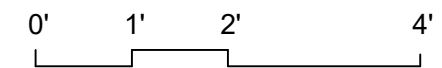
(10) Long Term Staff Bike Spaces

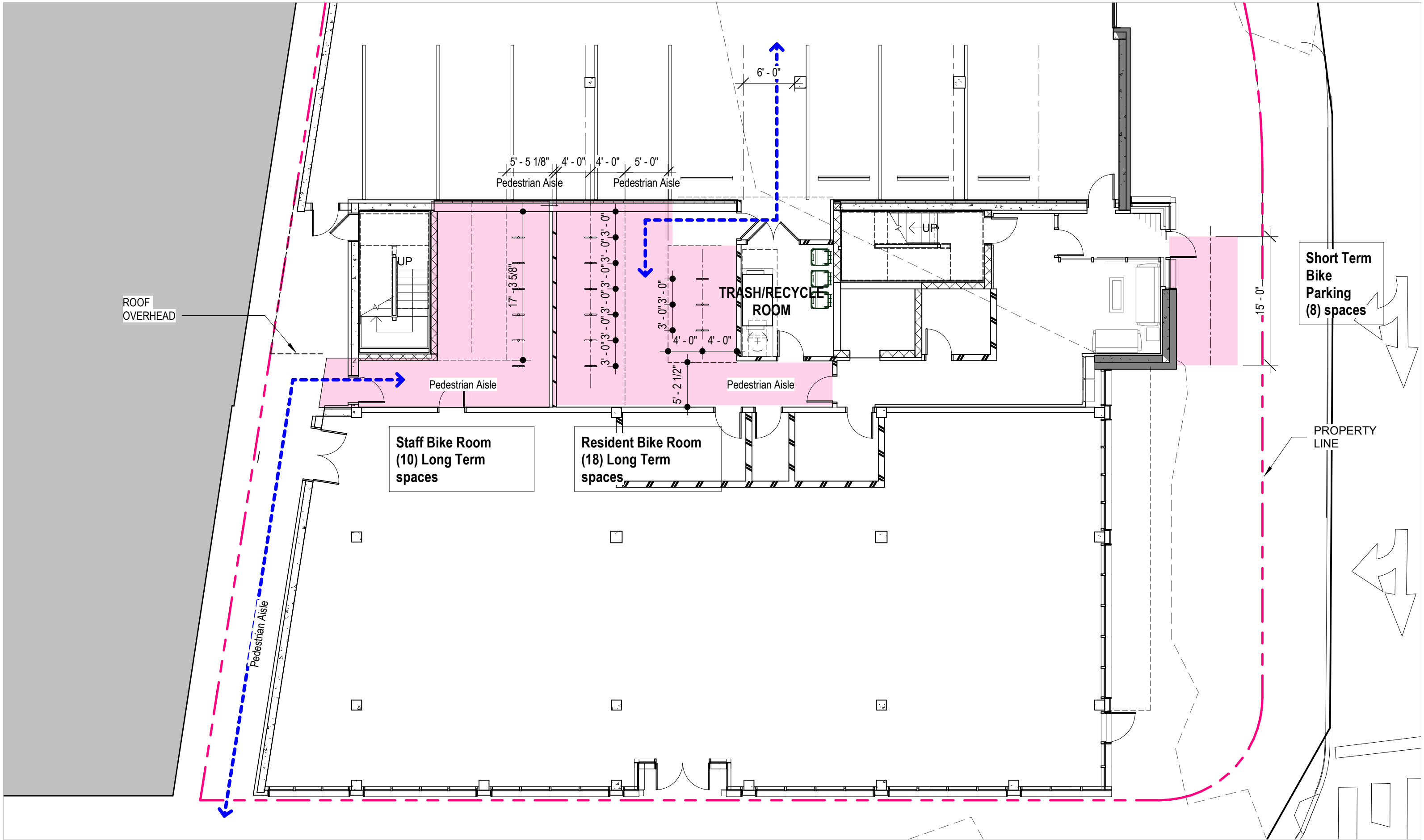
Residential Trash Pickup

Retail Loading and Trash Pickup

(8) Short Term Bike Spaces

Bus Routes 85 and CT2 turn left onto Cambridge St.





ROOF OVERHEAD

5' - 5 1/8" Pedestrian Aisle
4' - 0" Pedestrian Aisle
4' - 0" Pedestrian Aisle
5' - 0"

6' - 0"

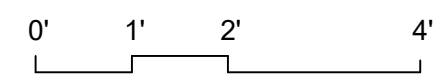
**Staff Bike Room
(10) Long Term
spaces**

**Resident Bike Room
(18) Long Term
spaces**

**TRASH/RECYCLE
ROOM**

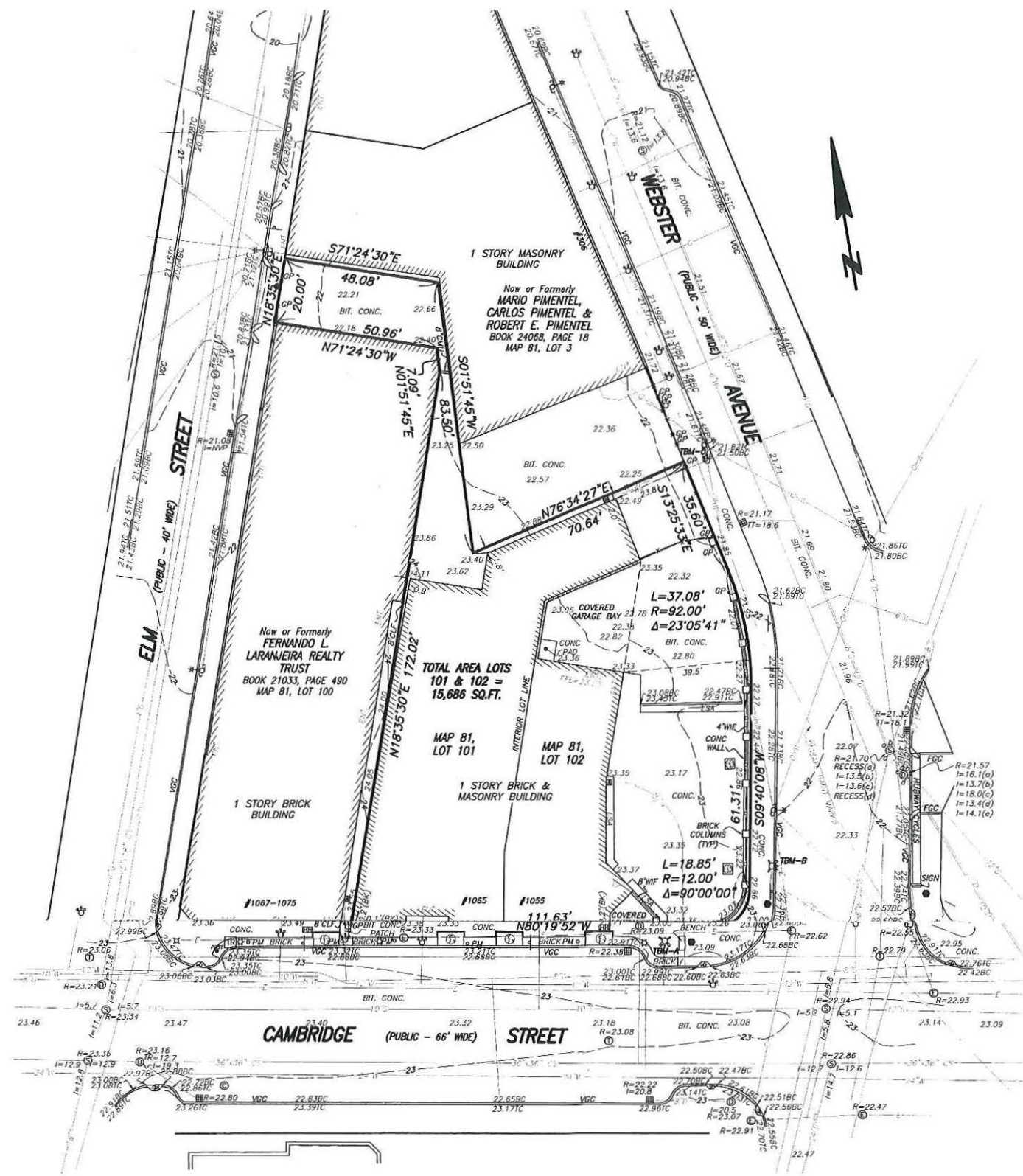
**Short Term
Bike
Parking
(8) spaces**

PROPERTY LINE



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 B331 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
 KARL A. MCCARTHY, PLS (MA# 38714)
 kam@feldmansurveyors.com
 03-25-2016
 DATE

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				
 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\14700a\14703\DWG\14703-EC.dwg				



SOUTH ELEVATION - Presentation
1/16" = 1'-0"

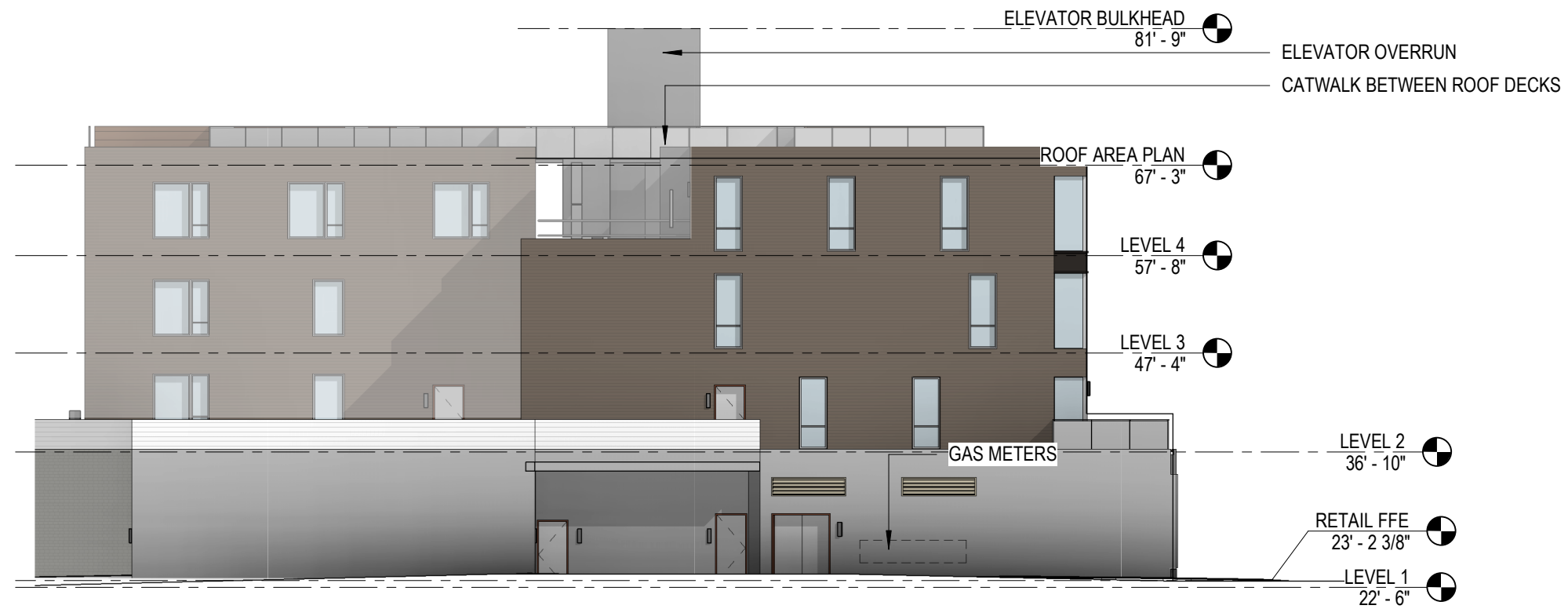


EAST ELEVATION - Presentation
1/16" = 1'-0"



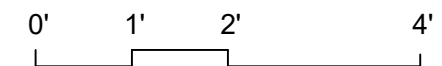
NORTH ELEVATION - Presentation

1/16" = 1'-0"



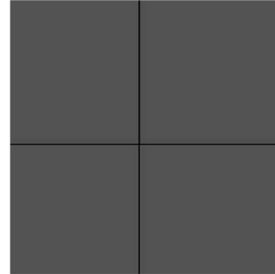
WEST ELEVATION - Presentation

1/16" = 1'-0"





1. Fiber-Reinforced Concrete Panel



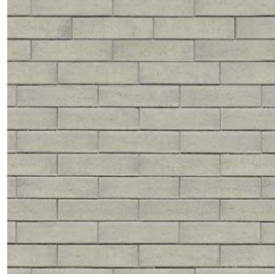
2. Dark Metal Panel System



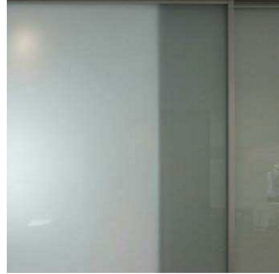
3. Painted Aluminum Window System



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

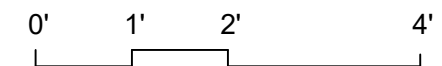


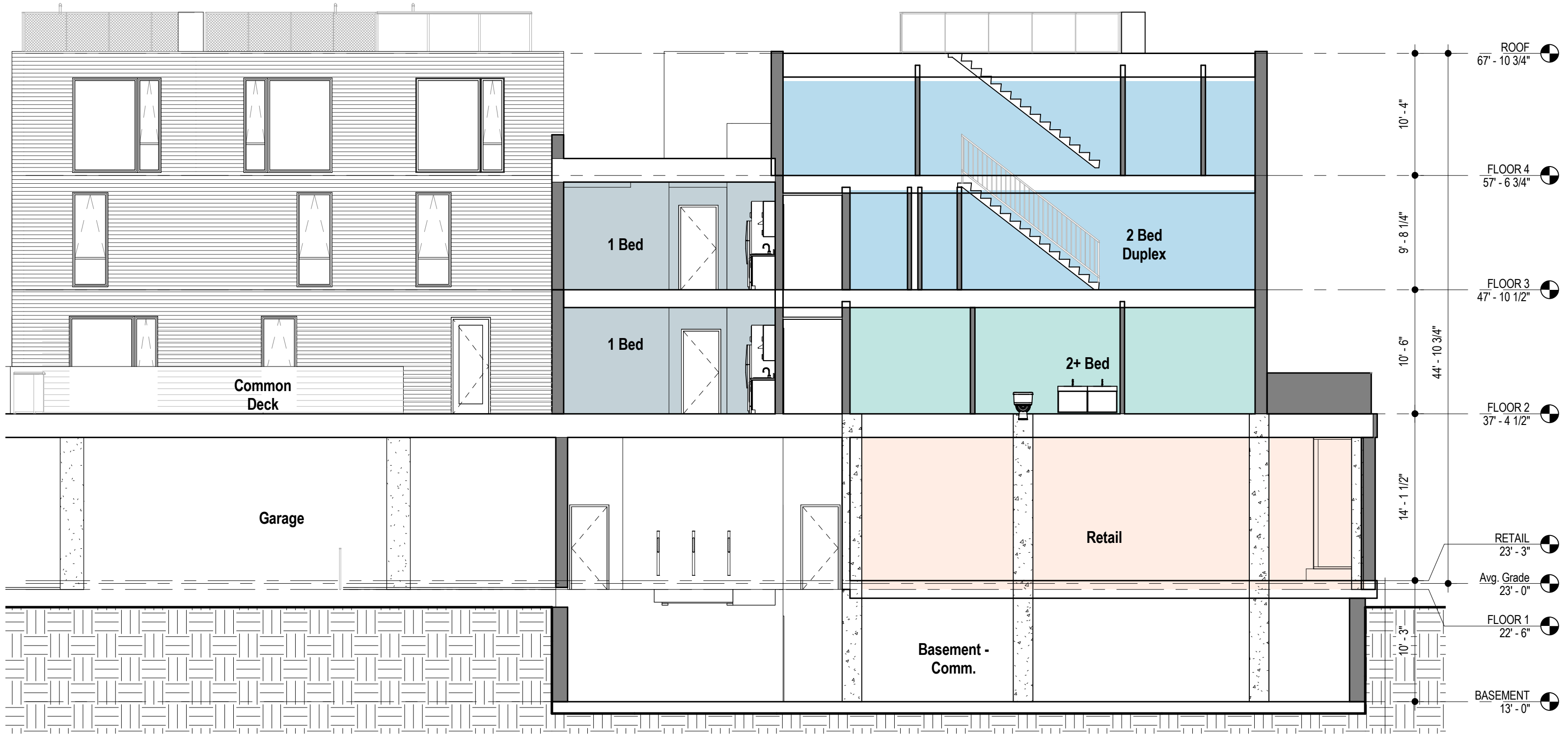
9. Aluminum Storefront System

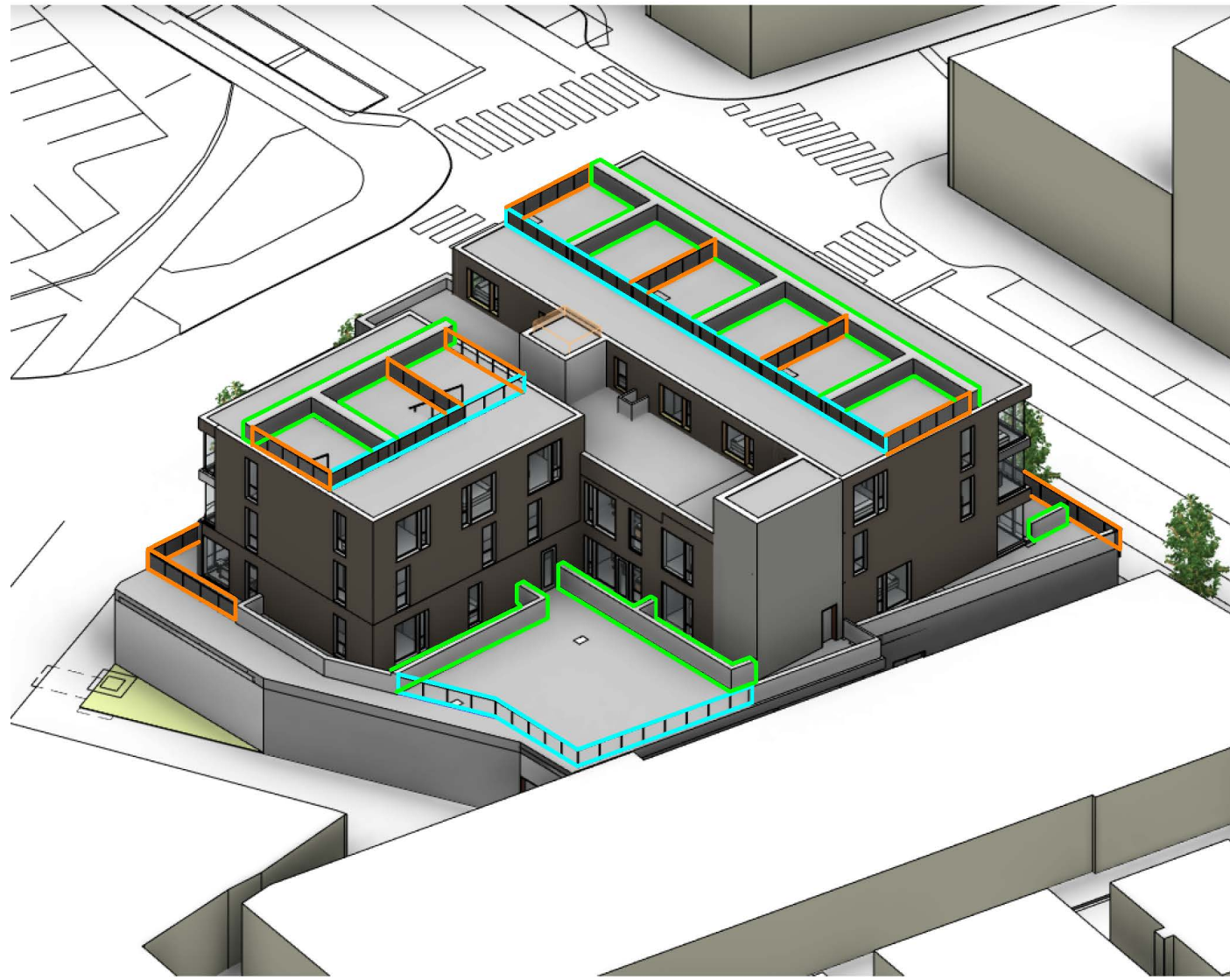


EAST ELEVATION - Materials Palette

1/8" = 1'-0"



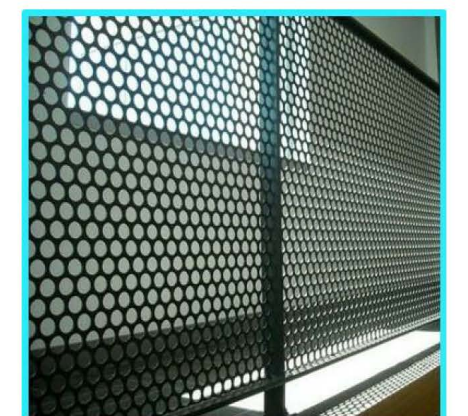




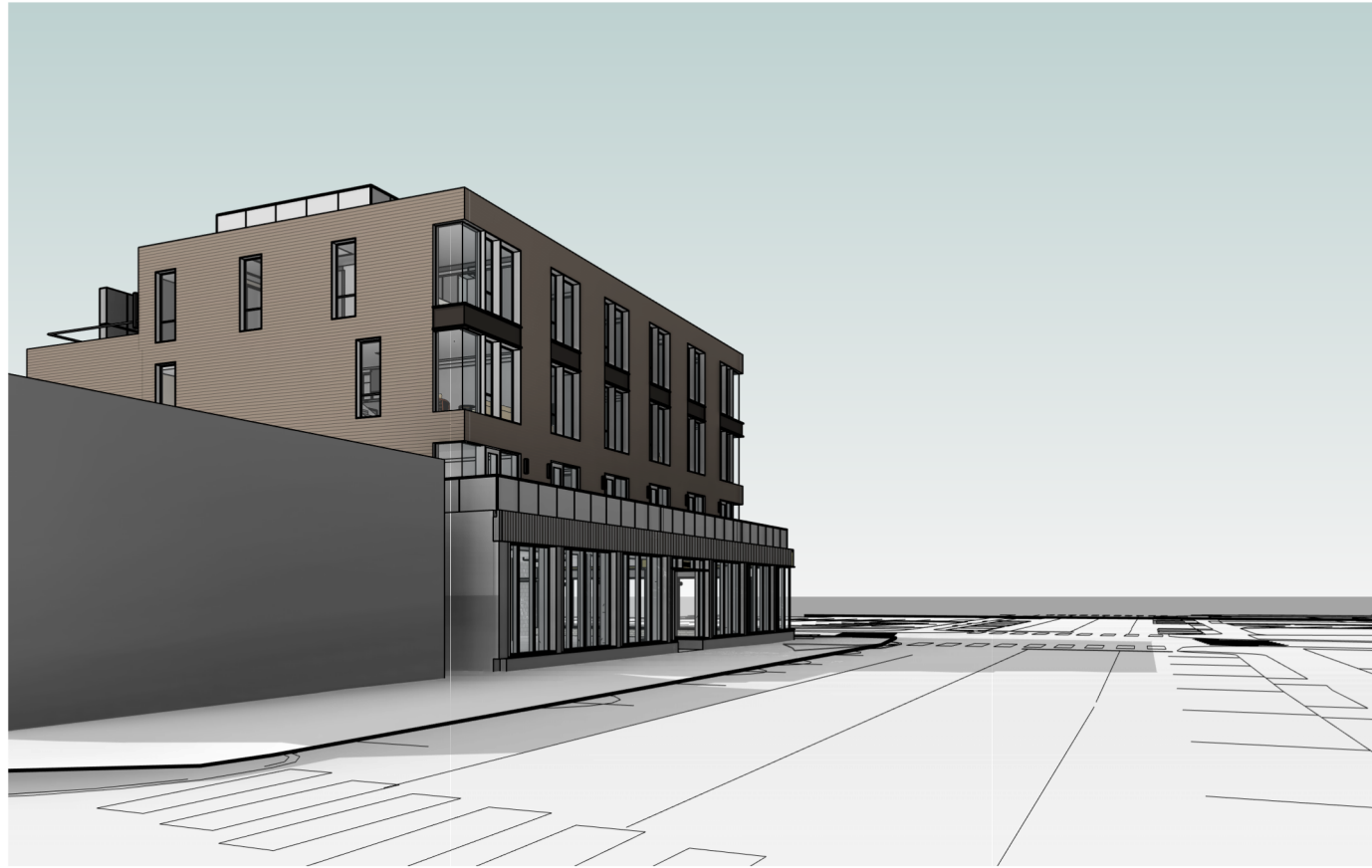
FIBER CEMENT CLAD PLANTERS



OPAQUE METAL RAILING



PERFORATED METAL RAILING



Looking East on Cambridge St



Building Entrance and Patio

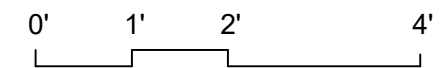


ELEVATOR OVERRUN
PROVIDING ACCESSIBLE
ACCESS TO ROOF DECKS

Looking Southwest on Webster



Looking North Across Cambridge St

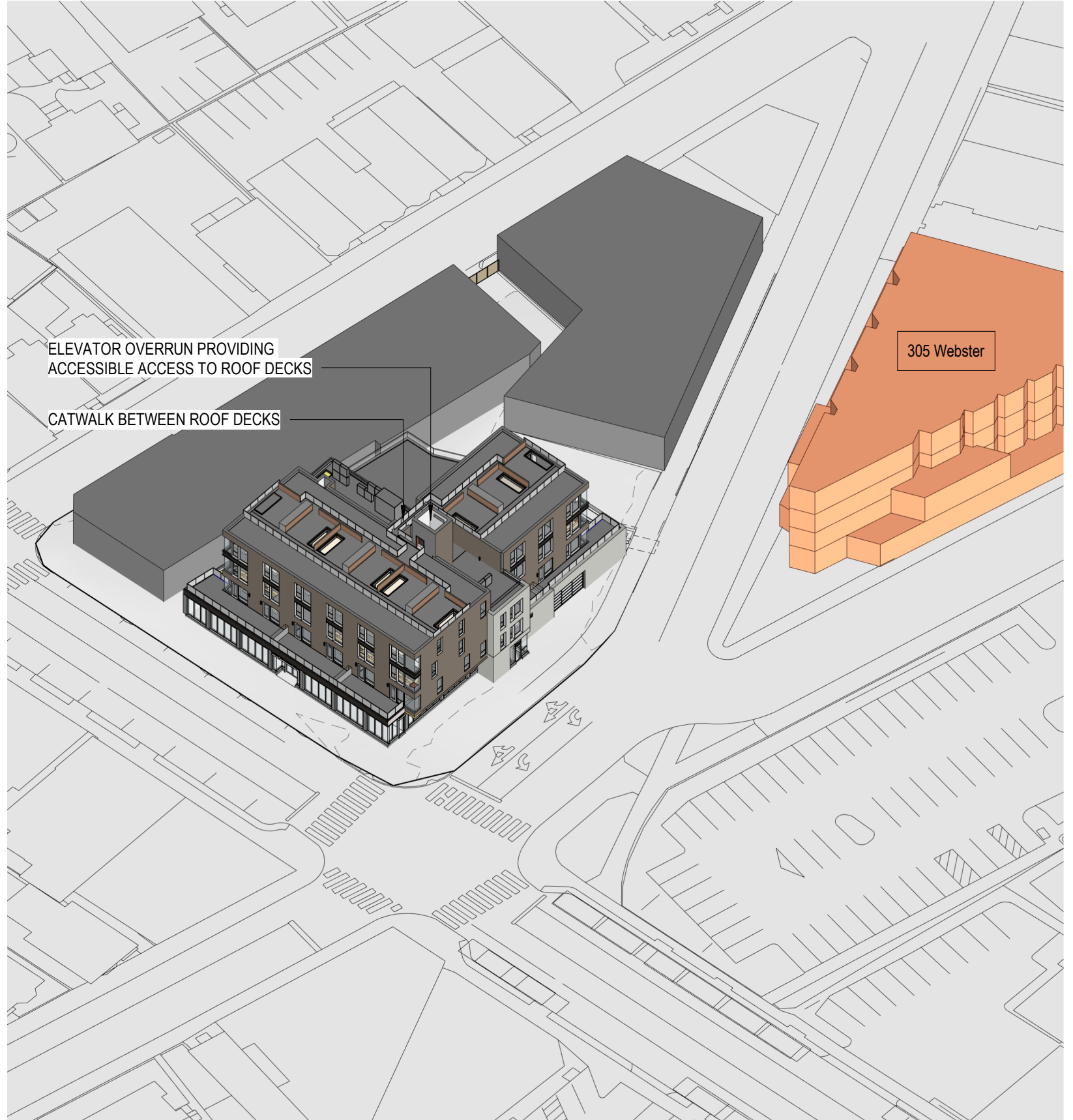




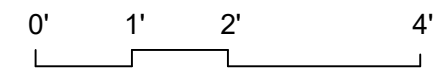
Looking North from Columbia Street

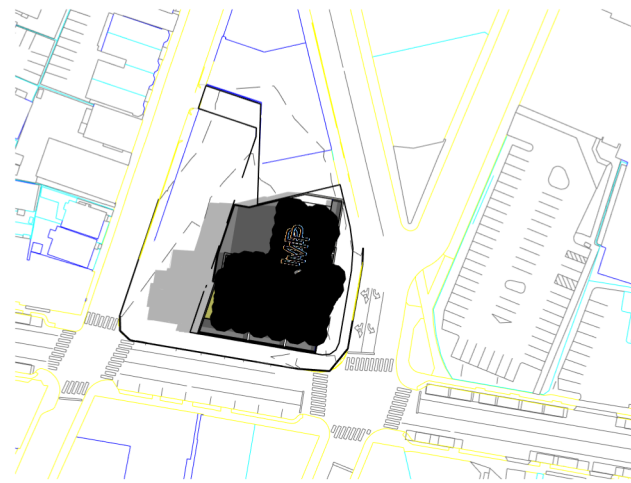


Looking West from Cambridge Street

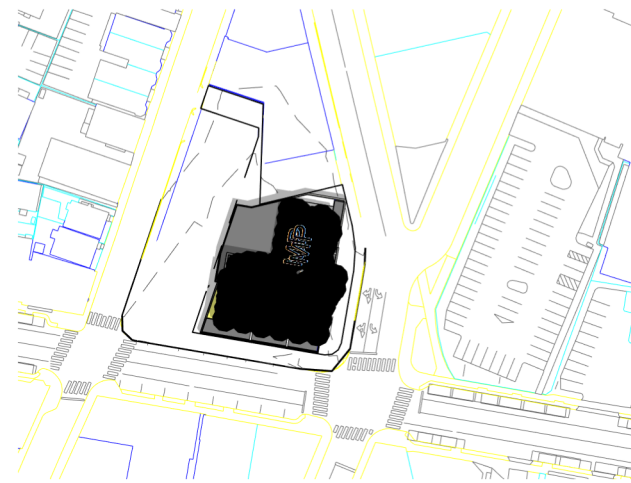


Aerial View

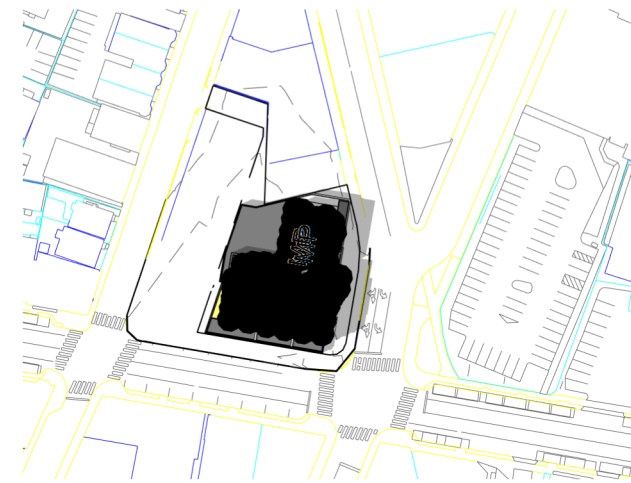




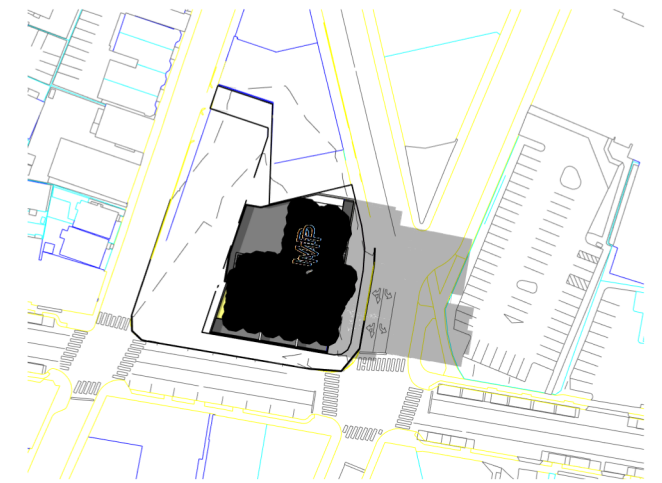
Summer Solstice - 9am



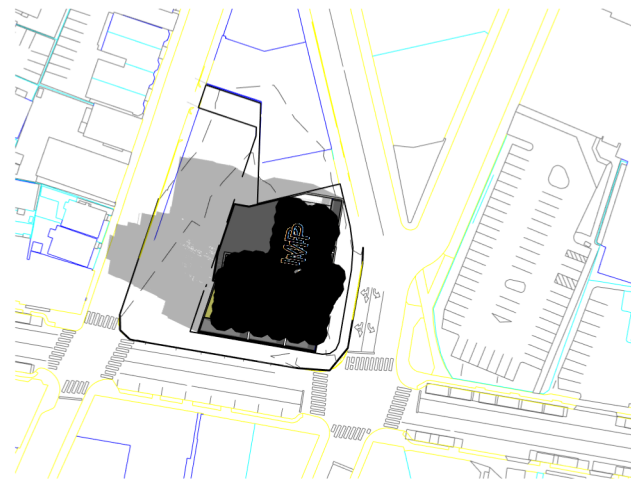
Summer Solstice - 12pm



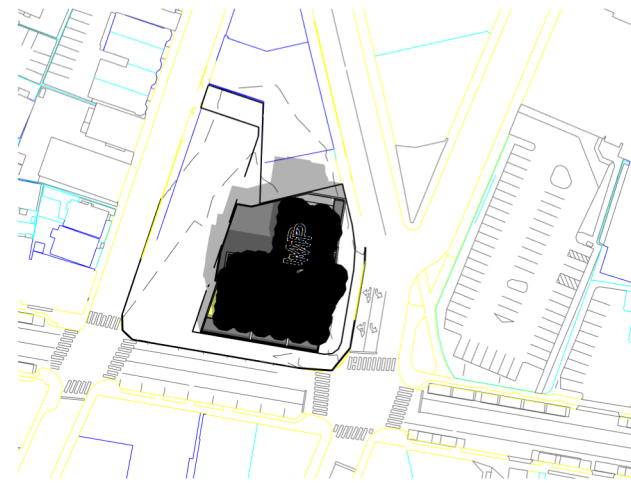
Summer Solstice - 3pm



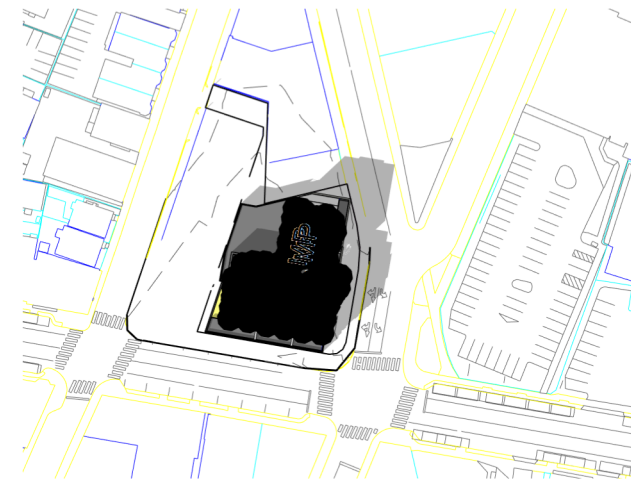
Summer Solstice - 6pm



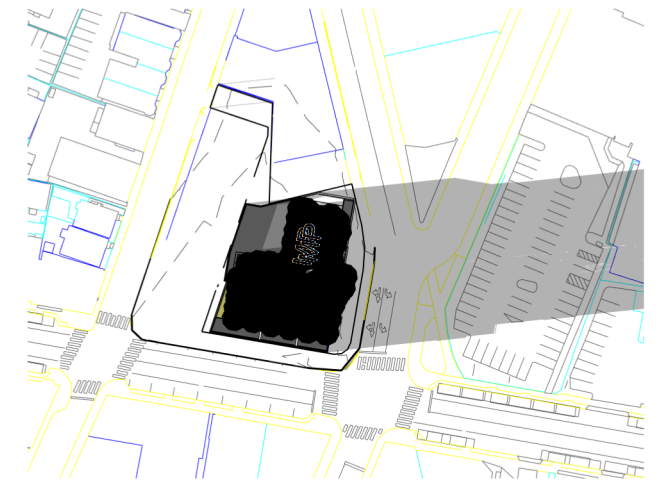
Fall/Spring Equinox - 9am



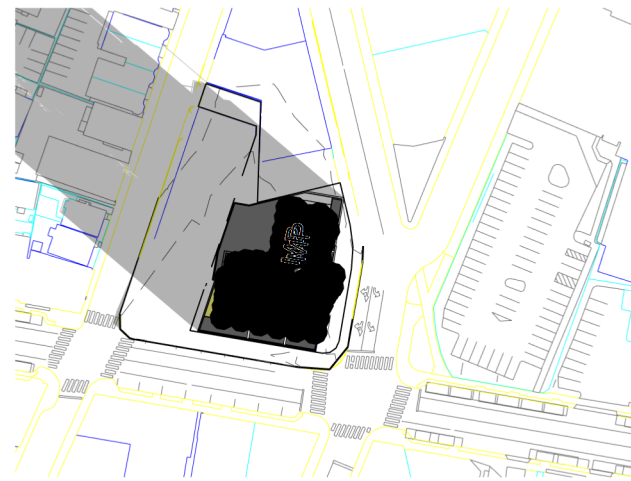
Fall/Spring Equinox - 12pm



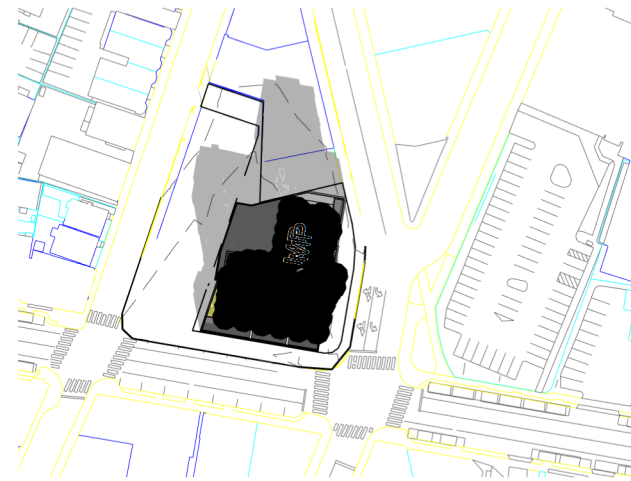
Fall/Spring Equinox - 3pm



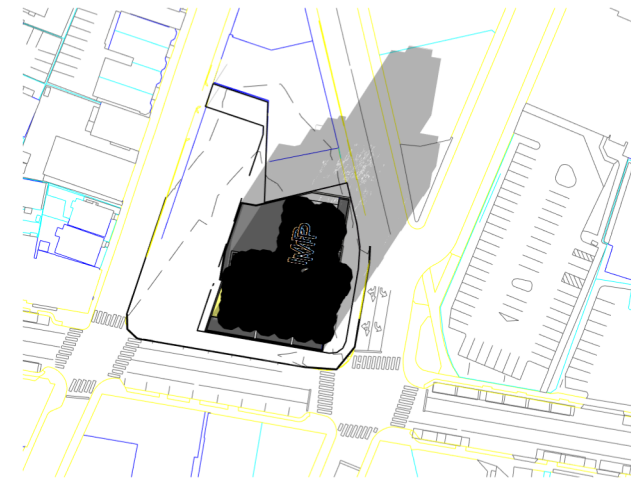
Fall/Spring Equinox - 6pm



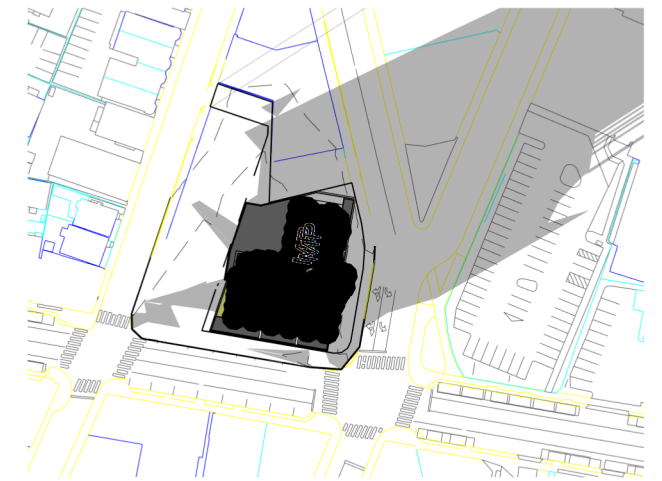
Winter Solstice - 9am



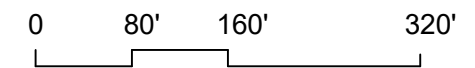
Winter Solstice - 12pm



Winter Solstice - 3pm



Winter Solstice - 6pm





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

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

utile
Architecture & Planning

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

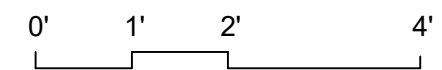
Civil Plans

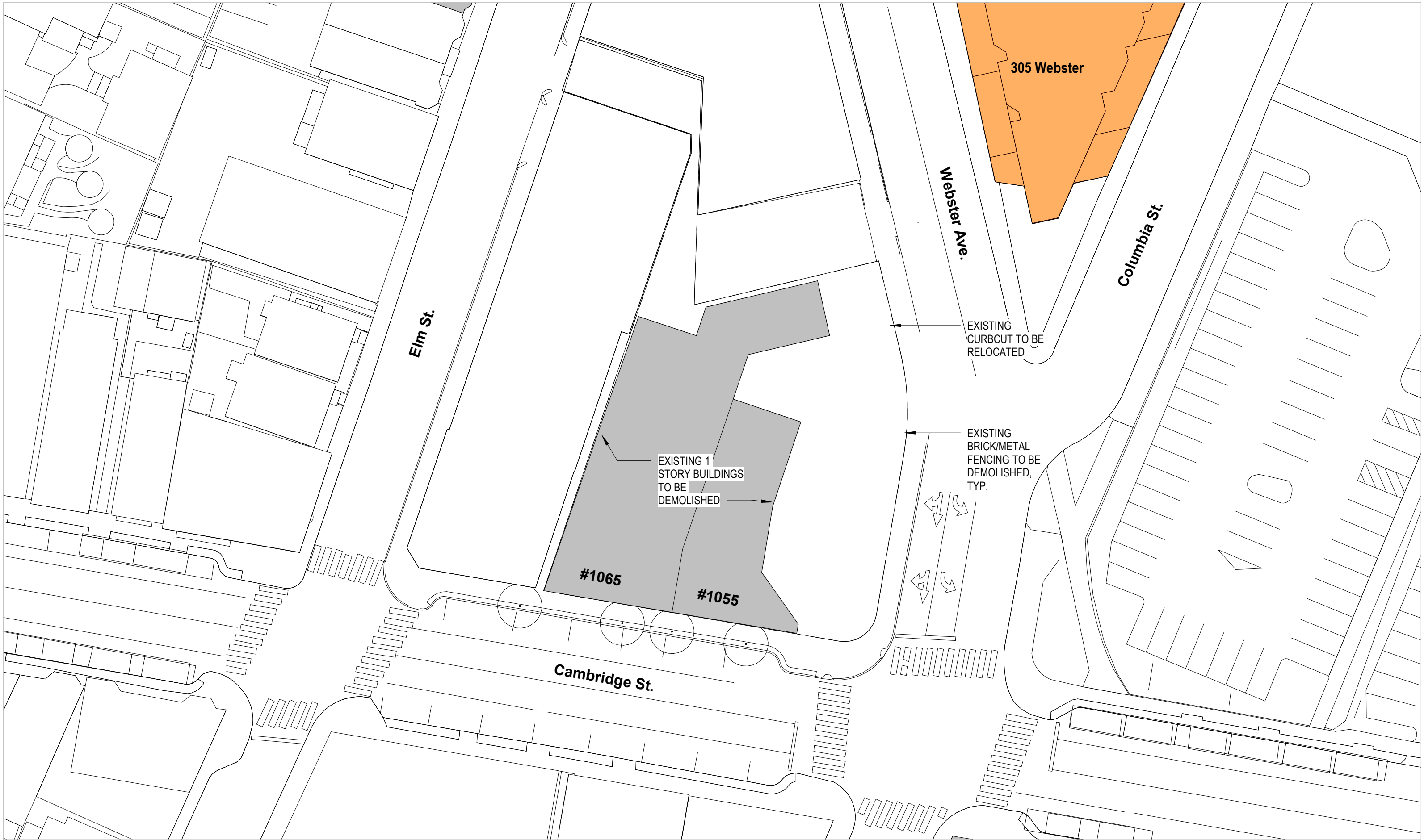
- C1.00 Soil Erosion Control and Utility Preparation Plan
- C2.00 Site Utilities Plan
- C3.00 Layout Plan
- C3.10 Grading Plan
- C4.01 Civil Details
- C4.02 Civil Details

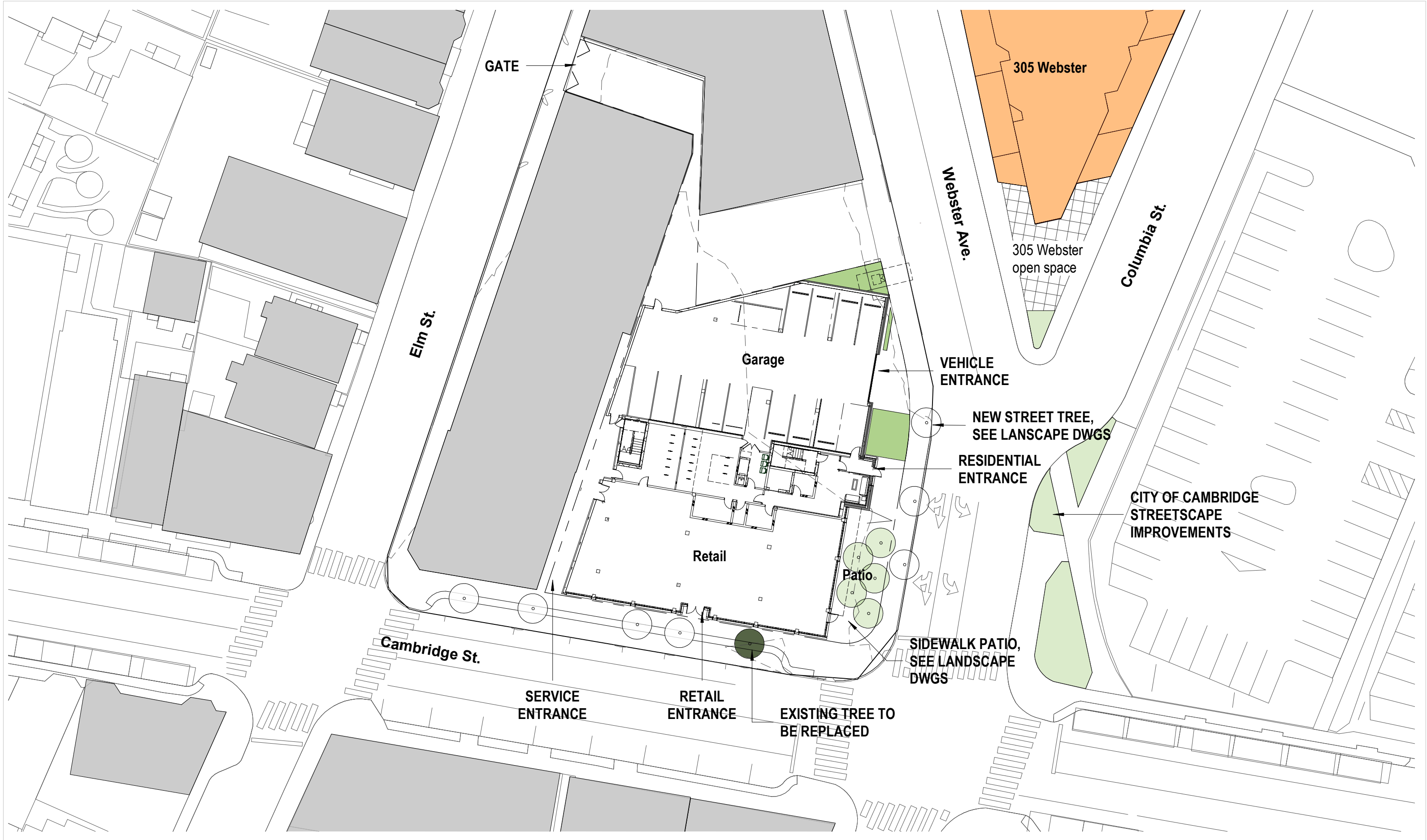
Landscape Plans

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

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







Key

S Setback

FA Facing Area (LxH)

L Length

H Height

5.24.4 Multiple vertical planes calculation

$$(S1 \times FA1) + (S2 \times FA2) \geq ((\text{Single plane } S) \times (\text{Single plane } FA))$$

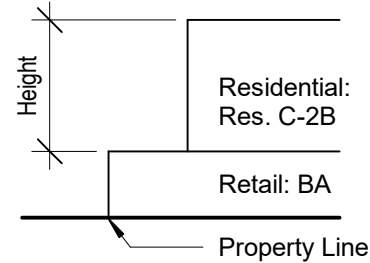
$$(10.65 \times (59.85 \times 30.65)) + (44.49 \times (45.20 \times 30.65)) \geq (28.46 \times (111.65 \times 30.65))$$

$$81,171.95 \geq 97,392.18$$

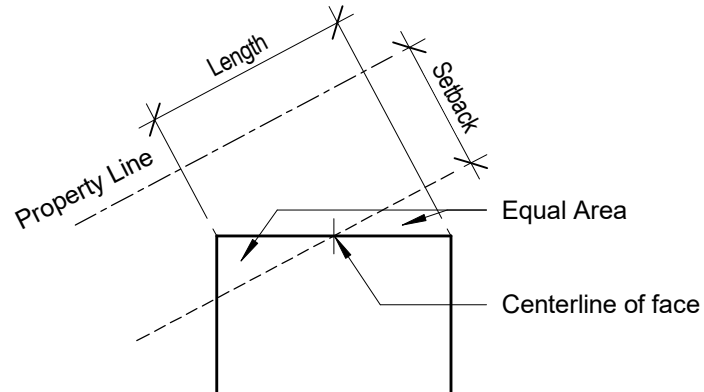
Note:

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)



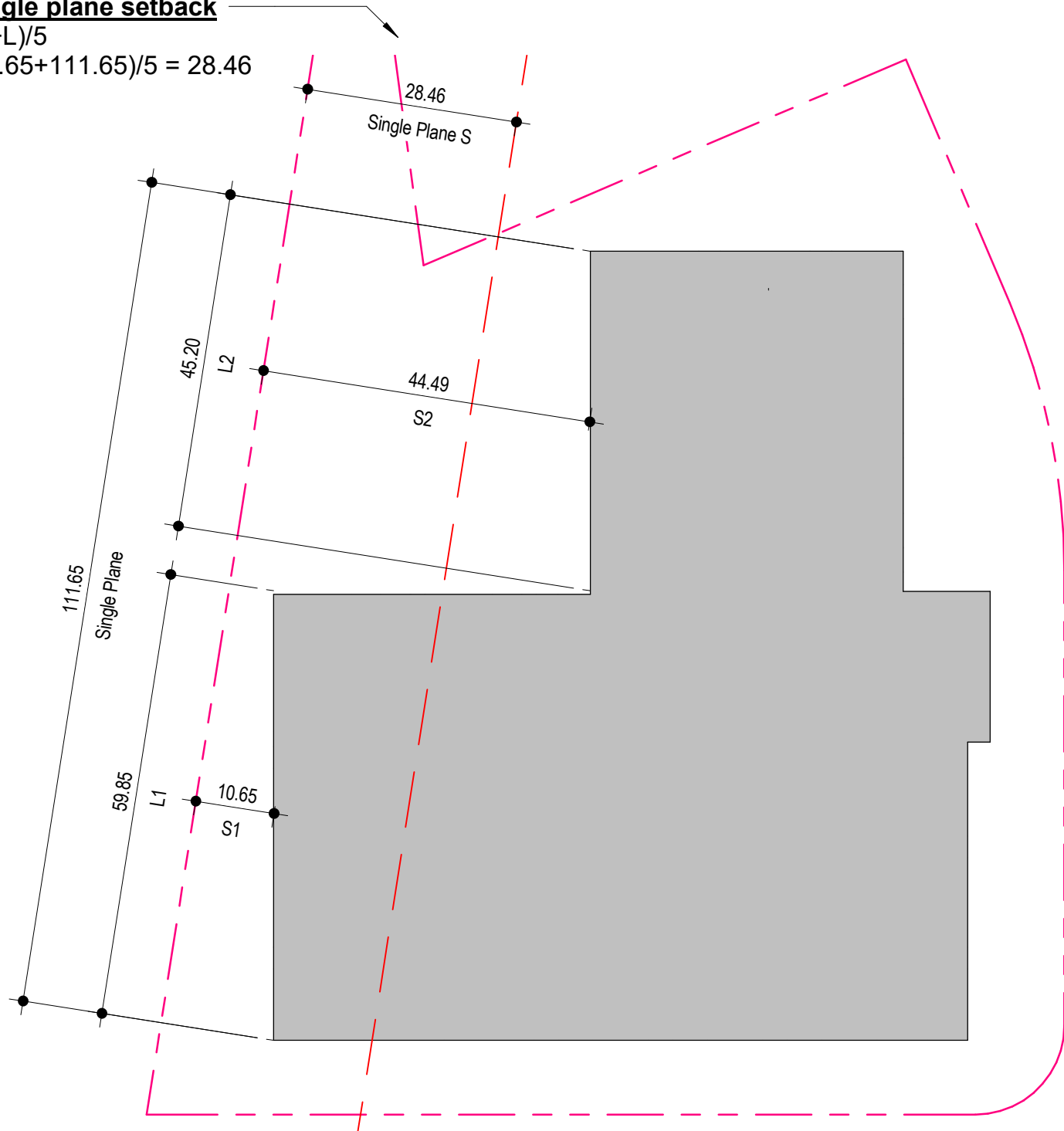
Due to the irregular shape of the site and non-parallel nature of the building faces to the property line: Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)



Single plane setback

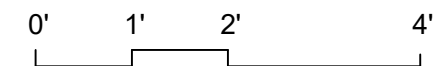
$$(H+L)/5$$

$$(30.65+111.65)/5 = 28.46$$



Sideyard Setbacks West

1" = 20'-0"



Key

S Setback

FA Facing Area (LxH)

L Length

H Height

5.24.4 Multiple vertical planes calculation

$$(S1 \times FA1) + (S2 \times FA2) + (S3 \times FA3) \geq ((\text{Single plane } S) \times (\text{Single plane } FA))$$

$$(15.17 \times (38.70 \times 30.65)) + (28.01 \times (17.95 \times 30.65)) + (40.77 \times (39.18 \times 30.65)) \geq (25.30 \times (95.83 \times 30.65))$$

$$82,363.51 \geq 74,310.89$$

Single plane setback

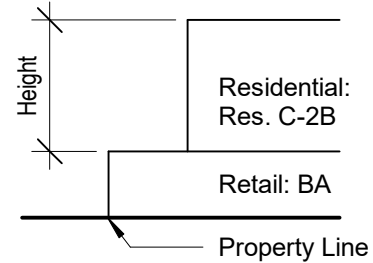
$$(H+L)/5$$

$$(30.65+95.83)/5 = 25.30$$

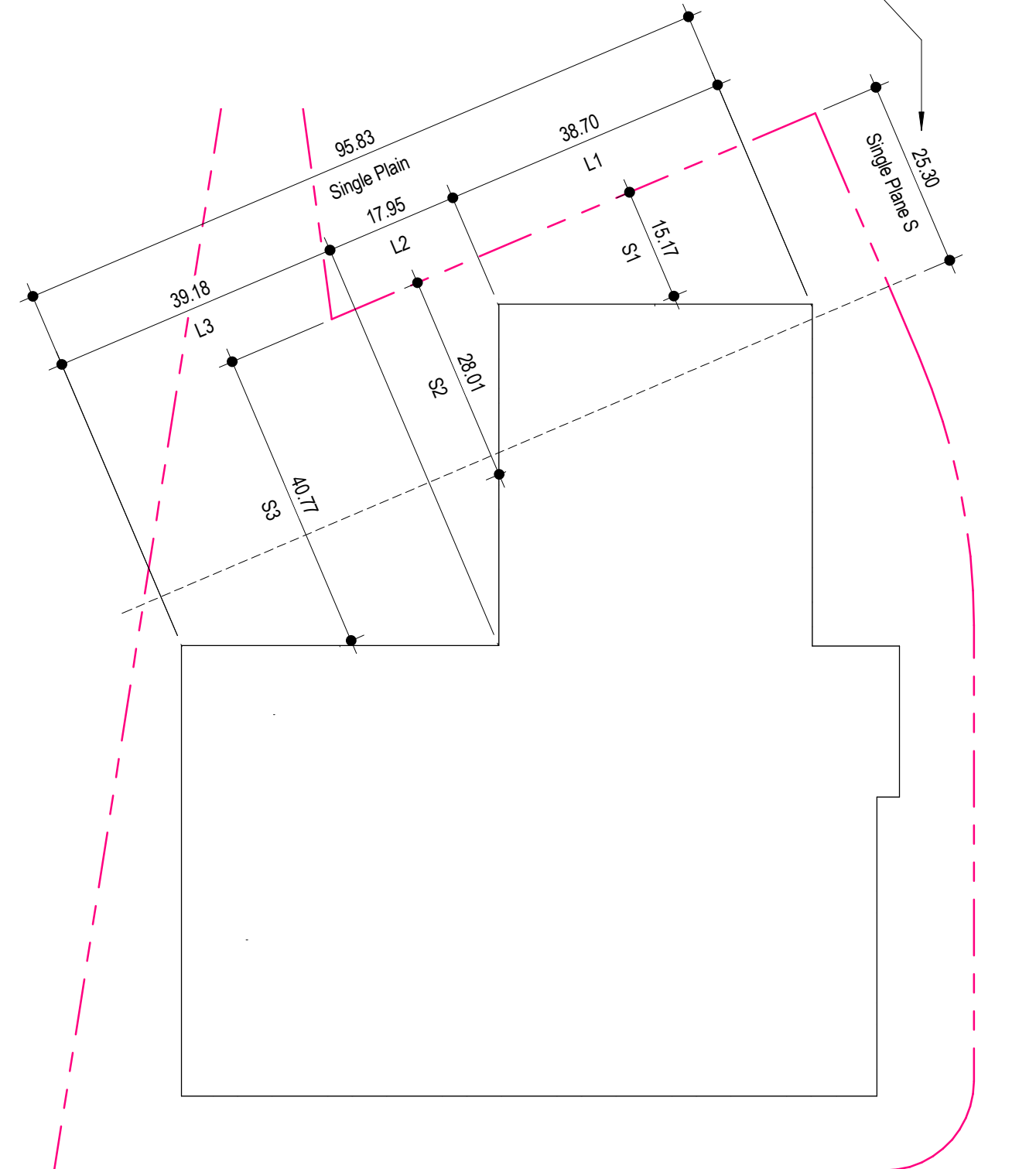
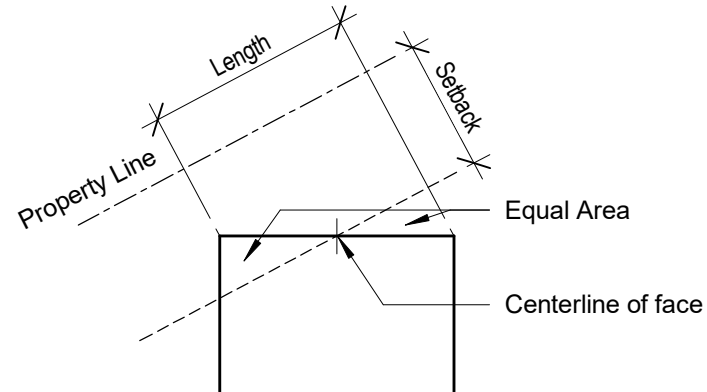
Note:

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)

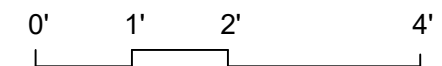


Due to the irregular shape of the site and non-parallel nature of the building faces to the property line: Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)



Sideyard Setbacks North

1" = 20'-0"



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 - $15,686 \times 85\% = 13,333$ sf

Total required private open space - $13,333 \times 15\% = 2,000$ sf

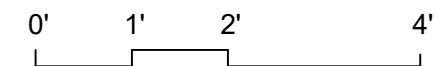
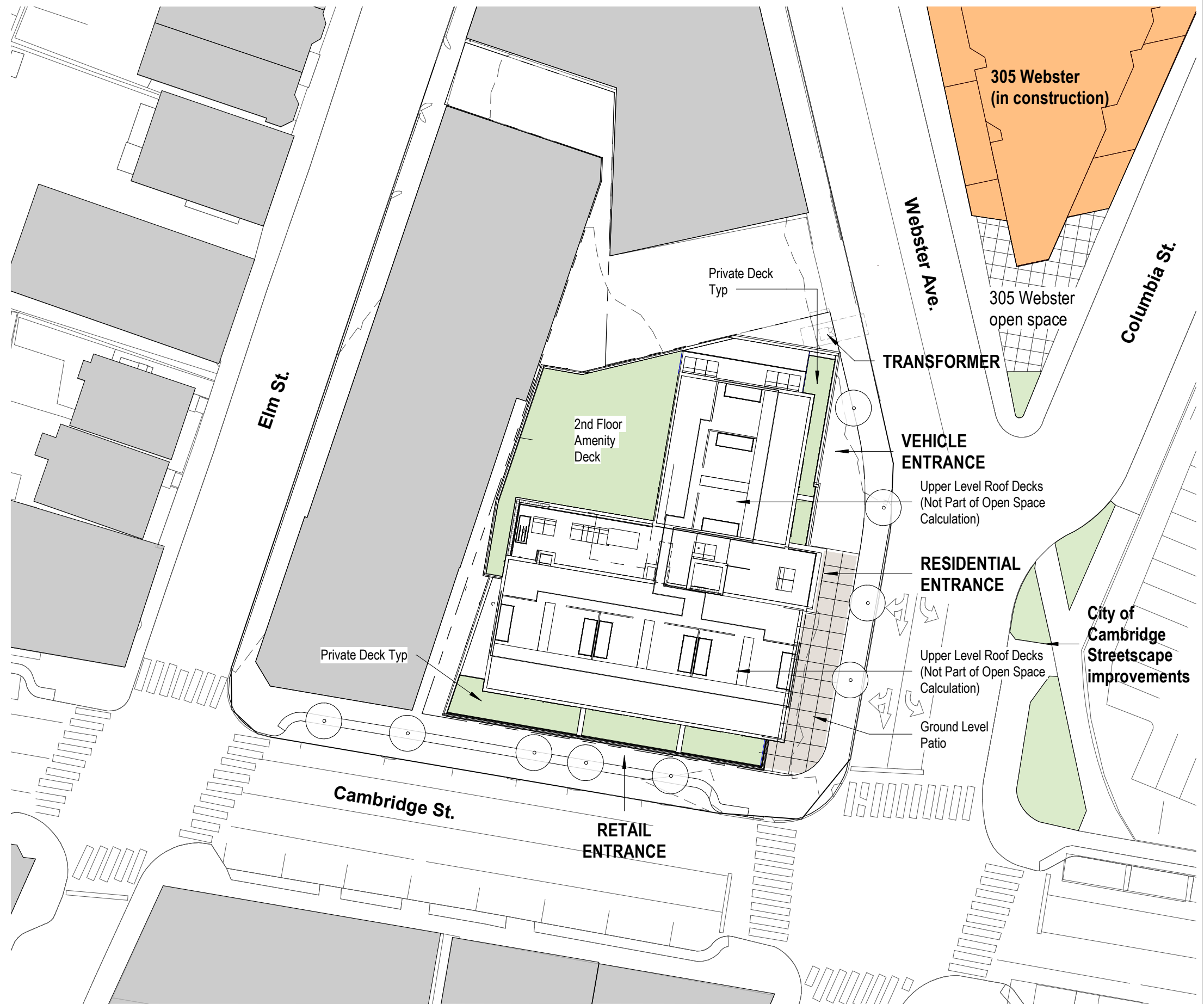
PROPOSED RESIDENTIAL OPEN SPACES

2nd Level Amenity Deck (Accessible to All Tenants) - 2,089 sf

Balconies (Private) - 1,207 sf

Total Area - **3,296 sf**

Total Percentage - $3,296/13,333 = 25\%$





View from Webster Street



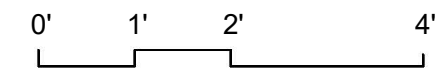
View from Columbia Street



View from Cambridge Street



View from Cambridge Street

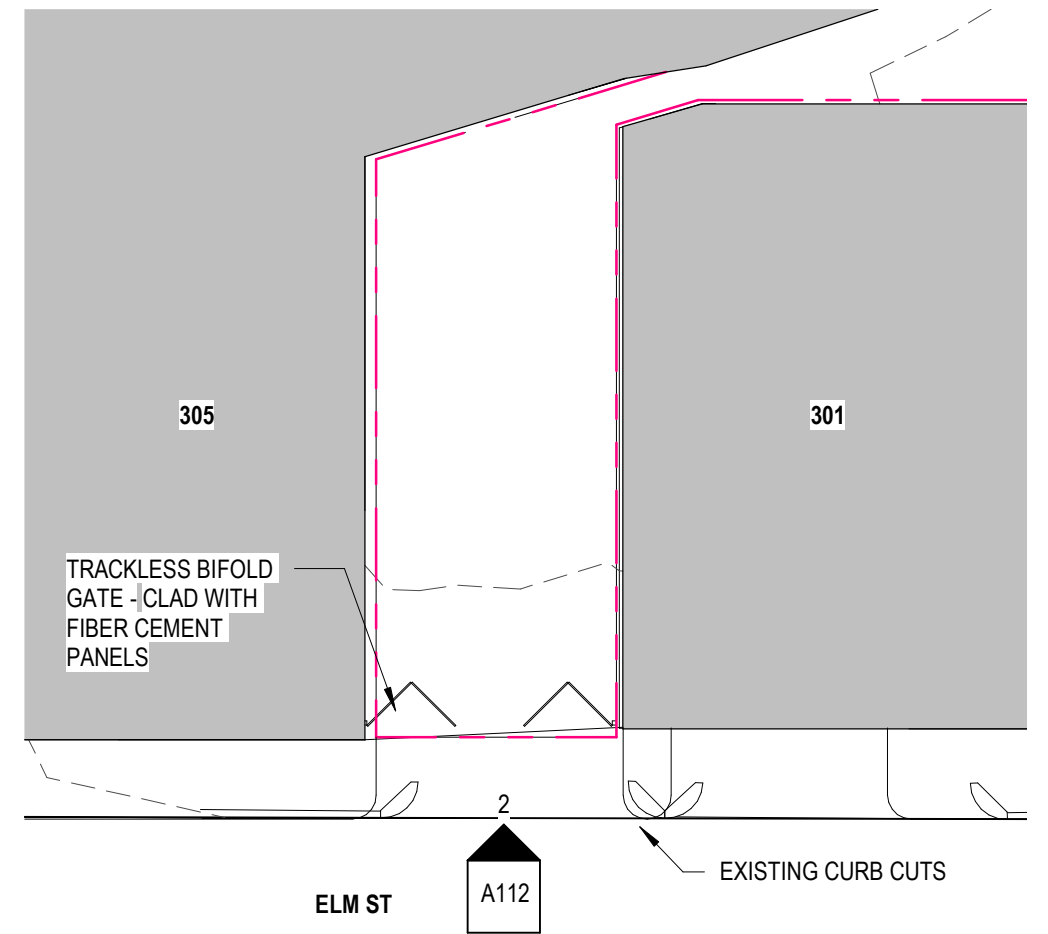




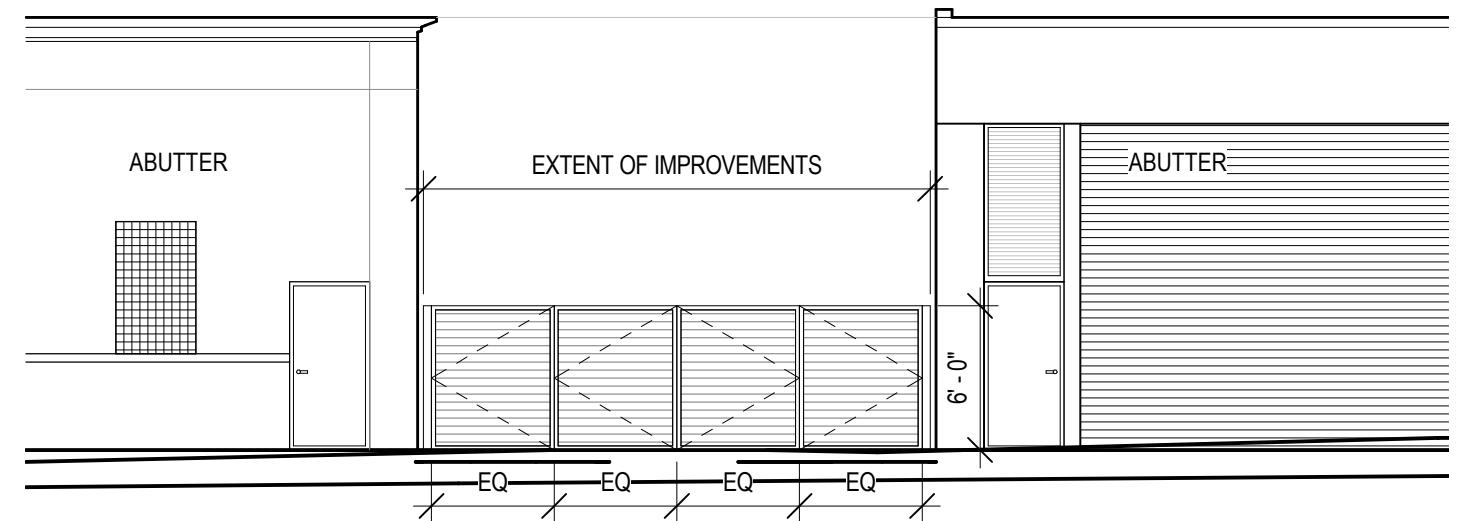
Perspective - Exist. Conditions at Elm St Lot



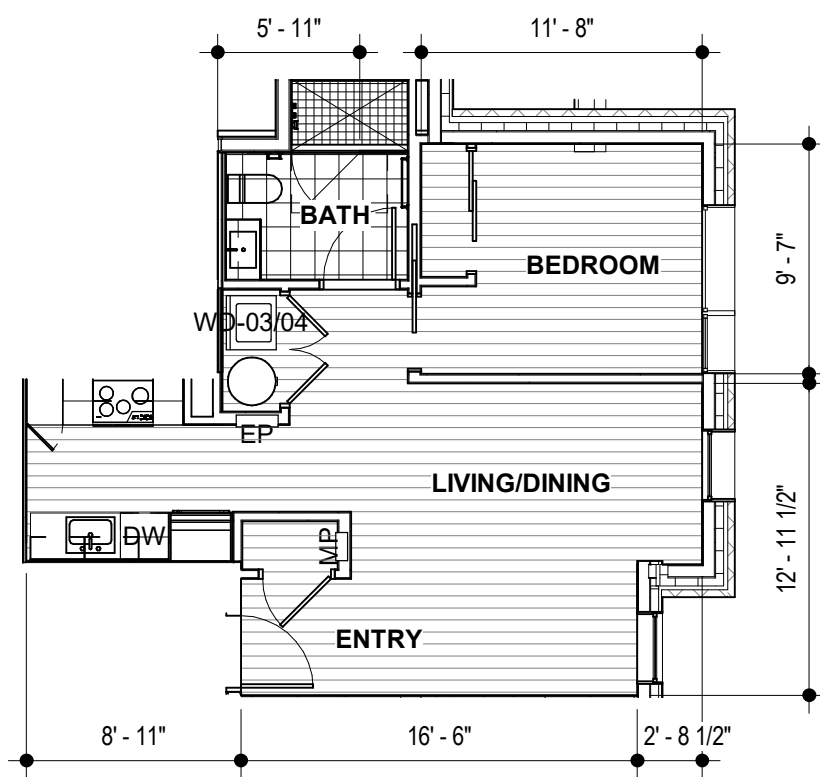
Perspective - Proposed Gate at Elm St lot



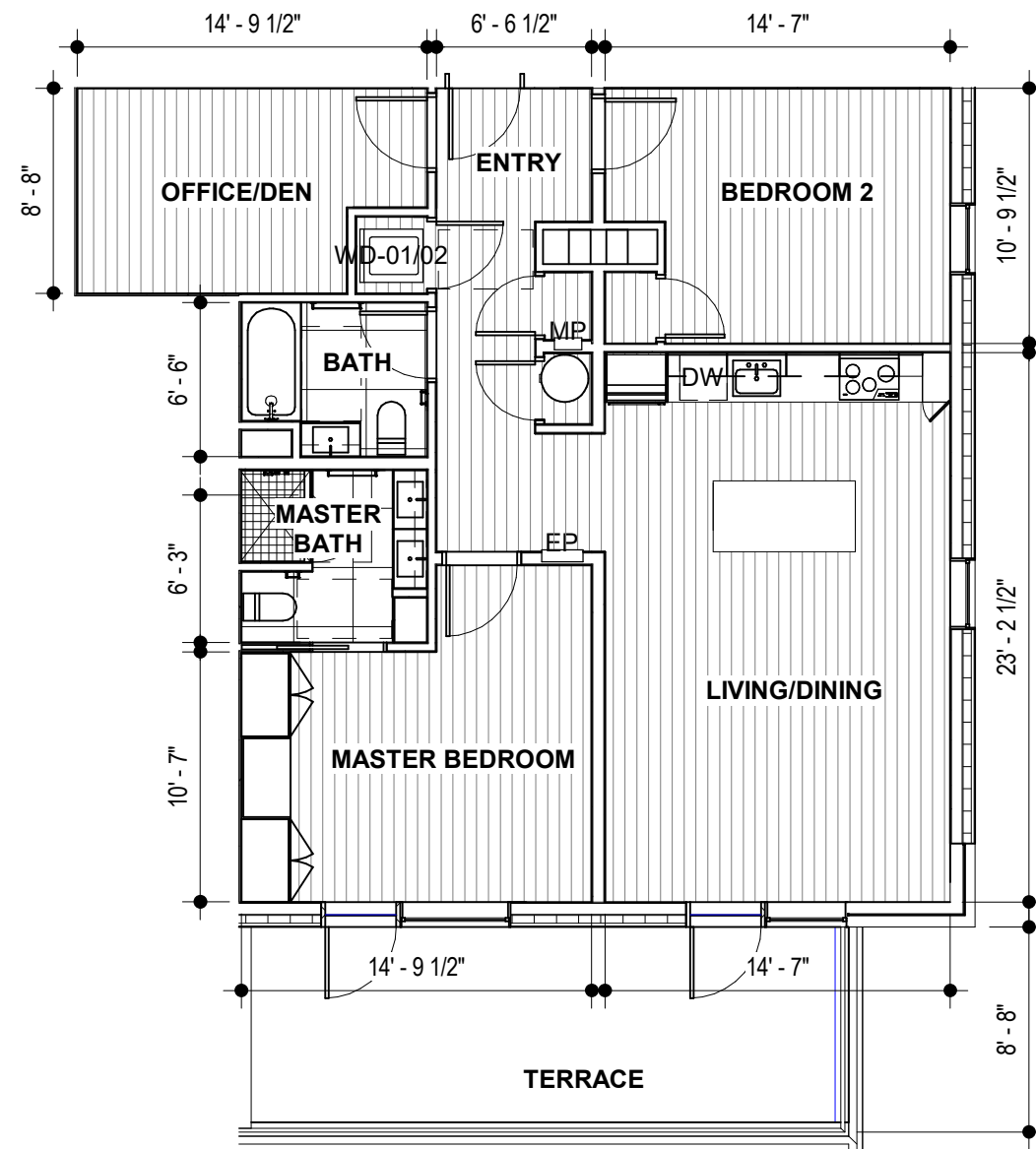
1 Enlarged Plan at Elm St Parking Zone
1/16" = 1'-0"



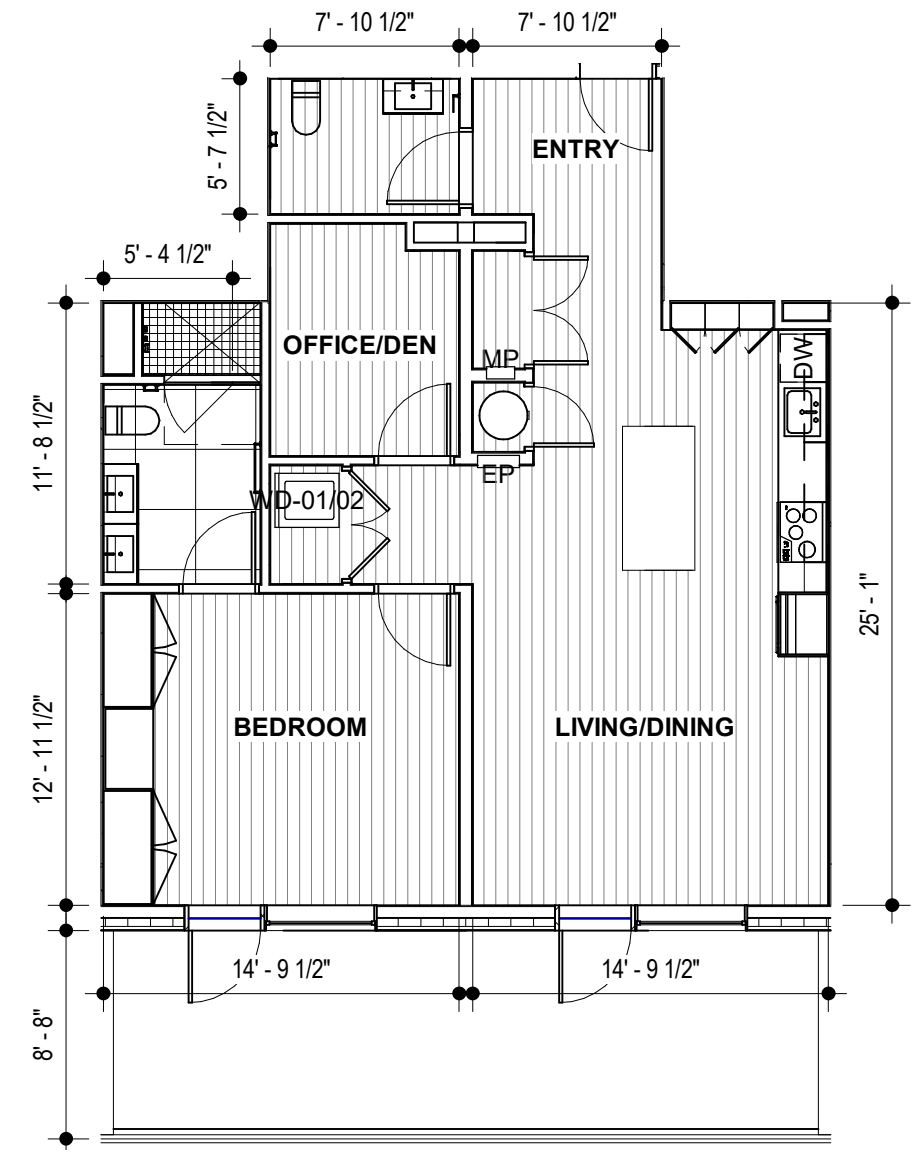
2 Elevation at Elm St Gate
1/8" = 1'-0"



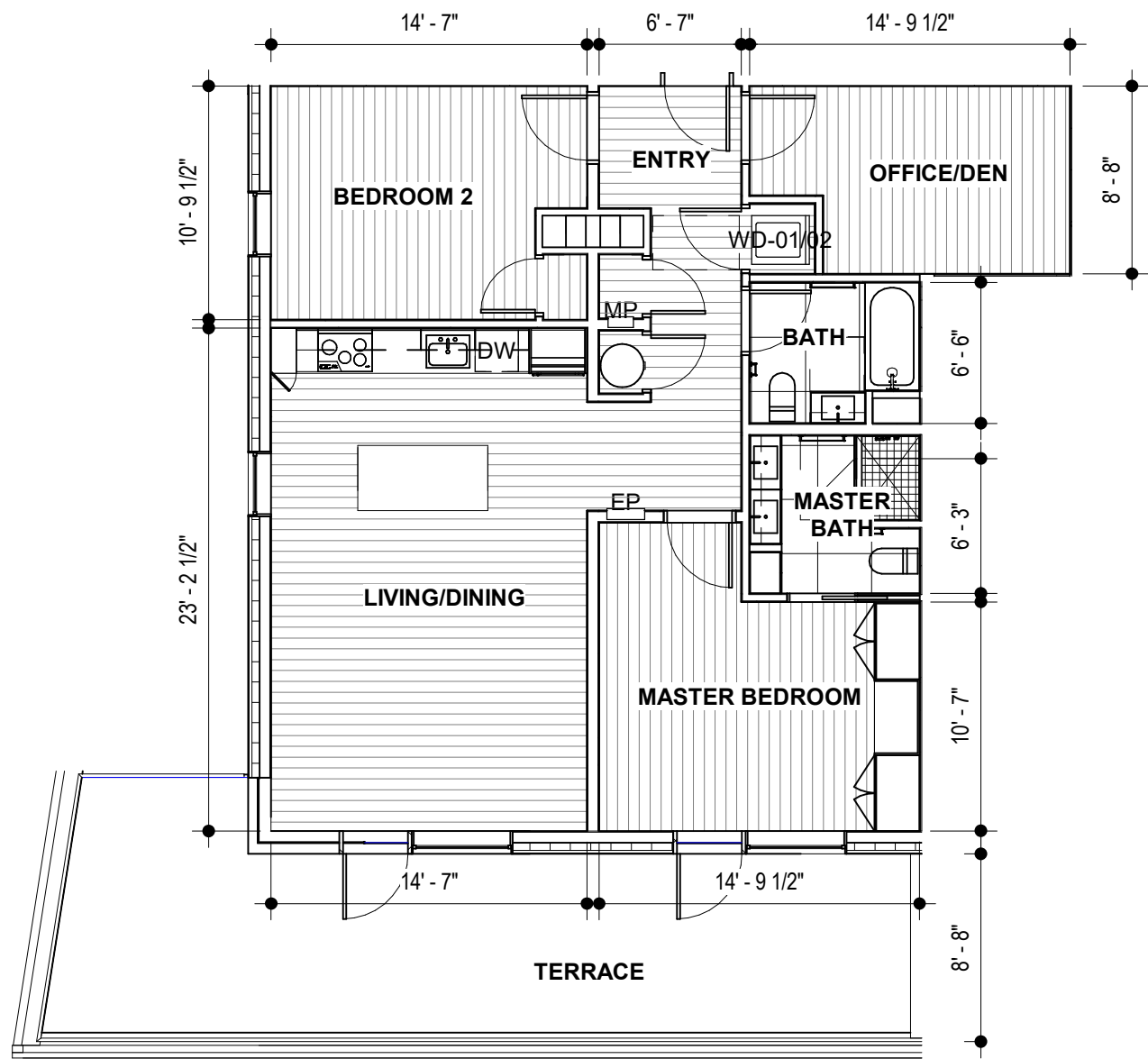
1 PLAN - UNIT 201
1/8" = 1'-0"



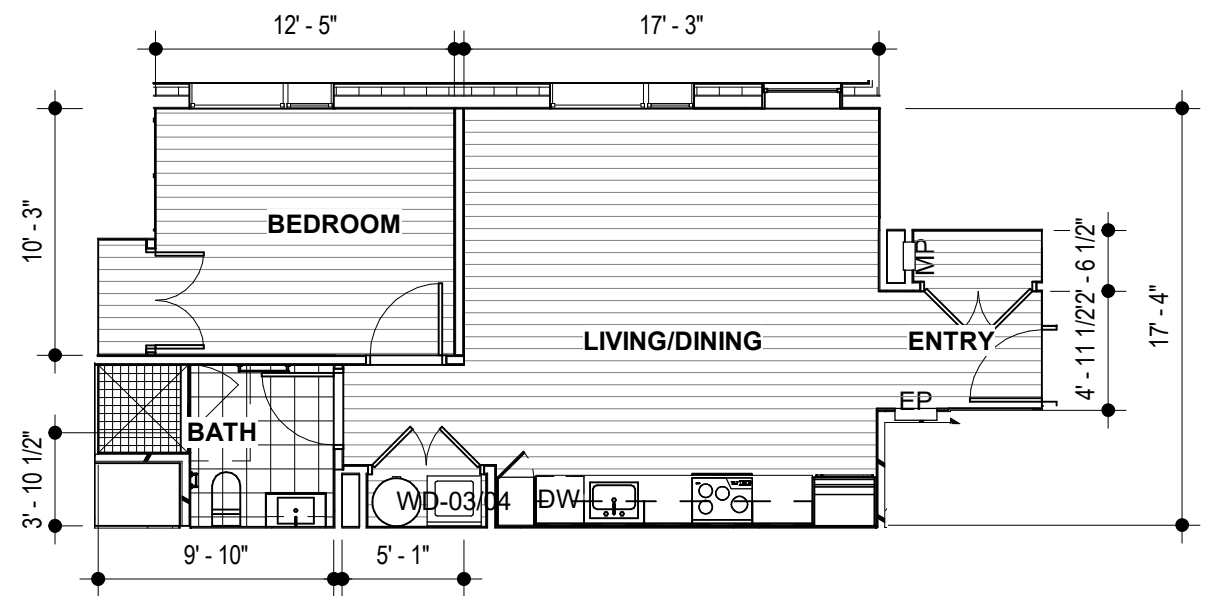
2 PLAN - UNIT 202
1/8" = 1'-0"



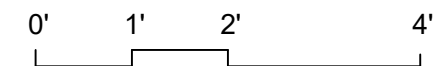
3 PLAN - UNIT 203
1/8" = 1'-0"

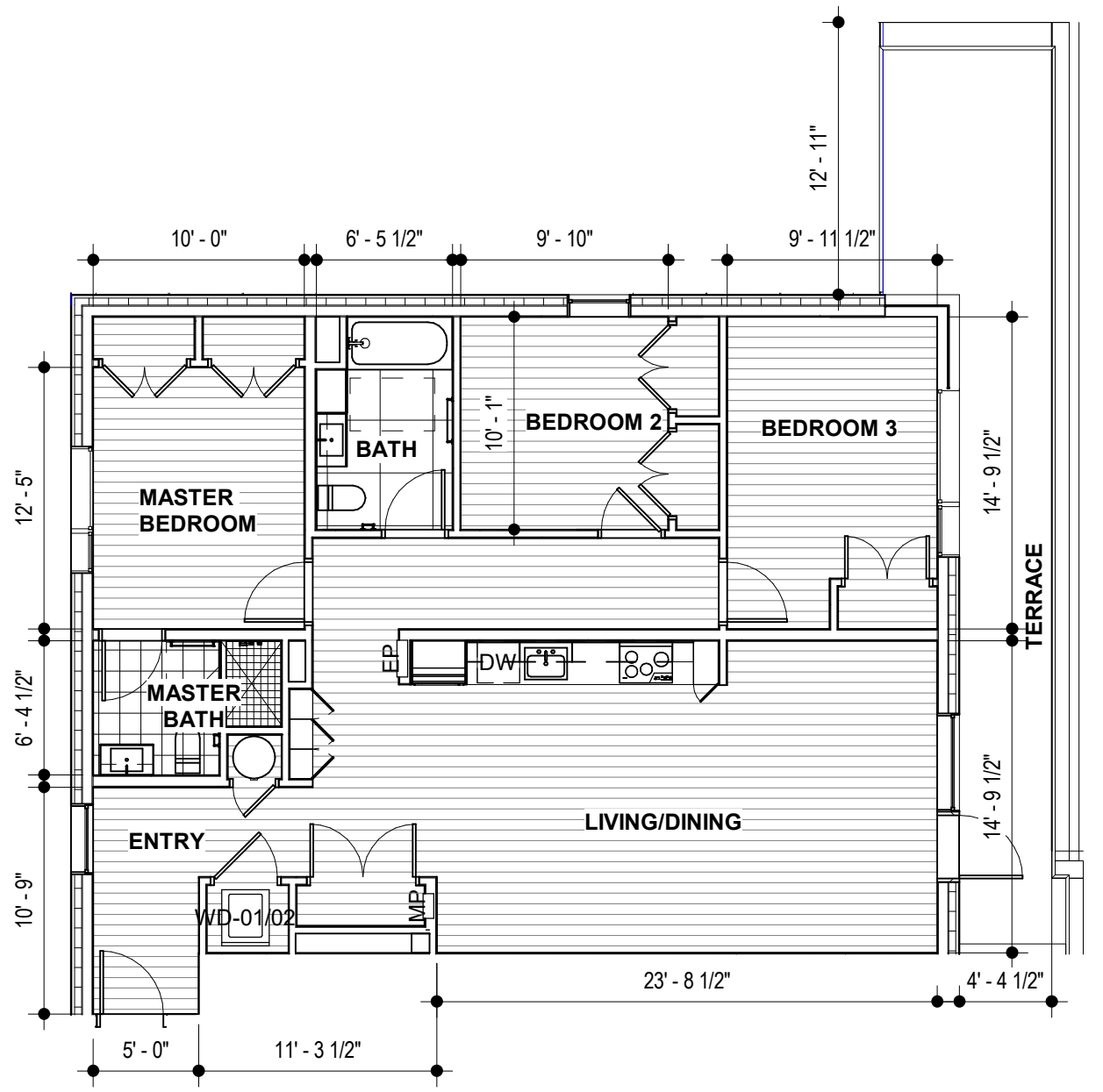


1 PLAN - UNIT 204
1/8" = 1'-0"

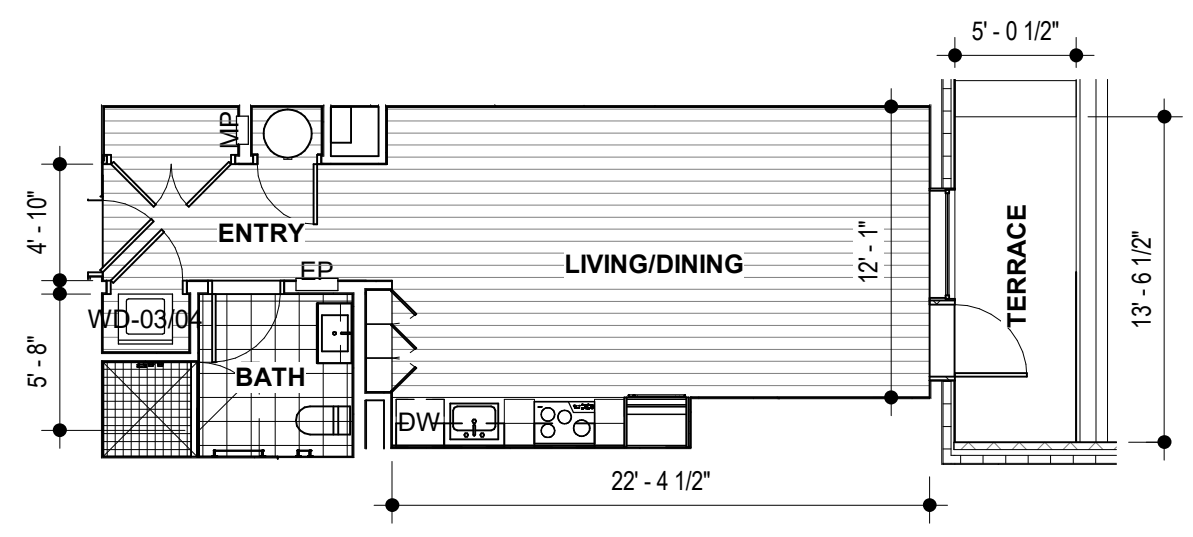


2 PLAN - UNIT 205, 308
1/8" = 1'-0"

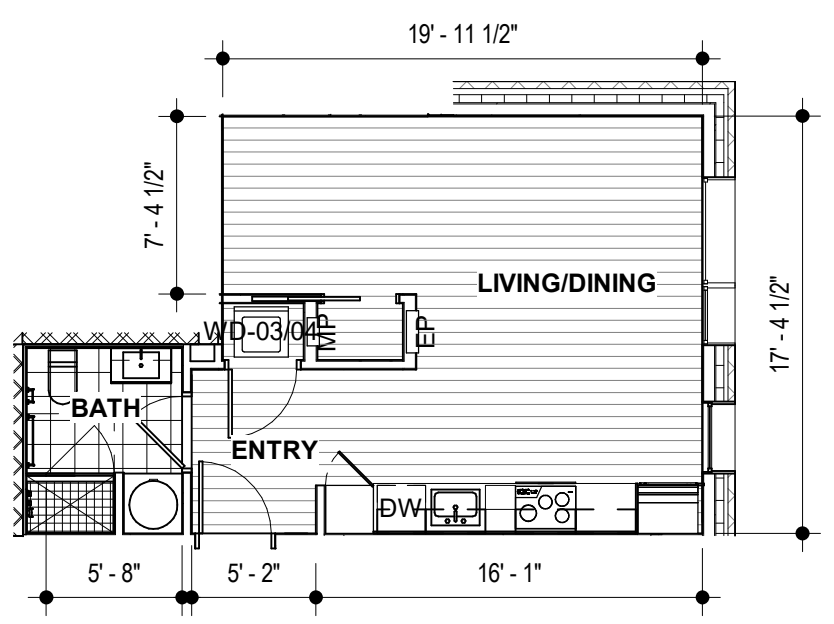




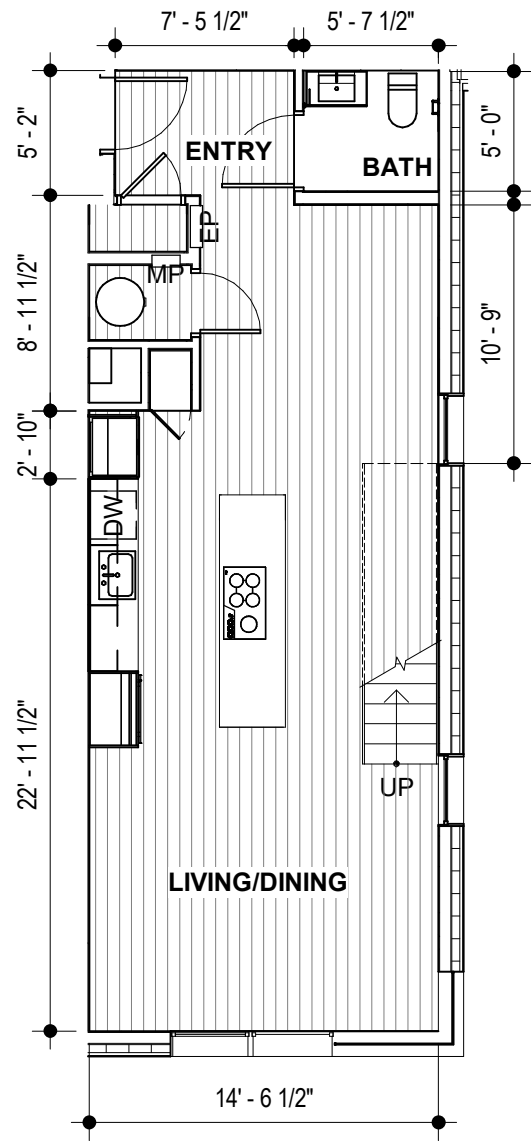
1 PLAN - UNIT 206
1/8" = 1'-0"



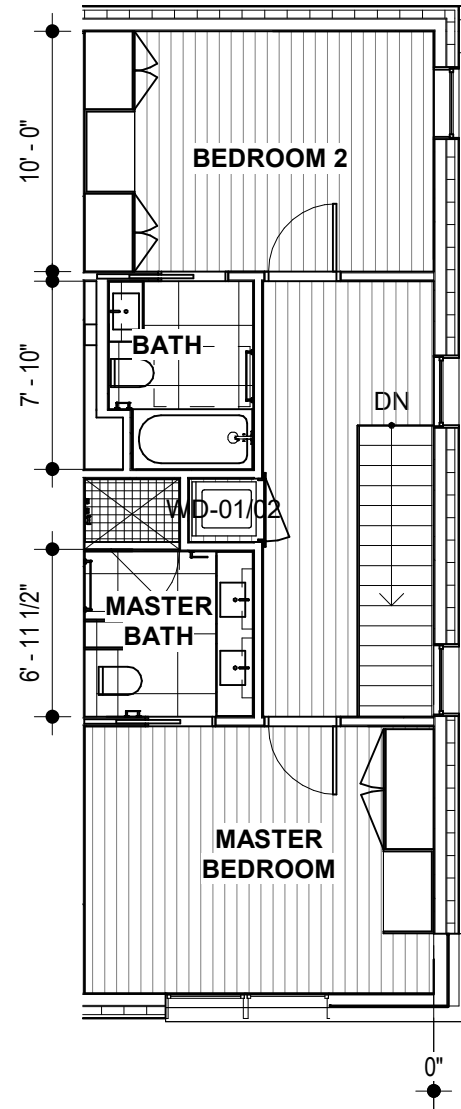
2 PLAN - UNIT 207
1/8" = 1'-0"



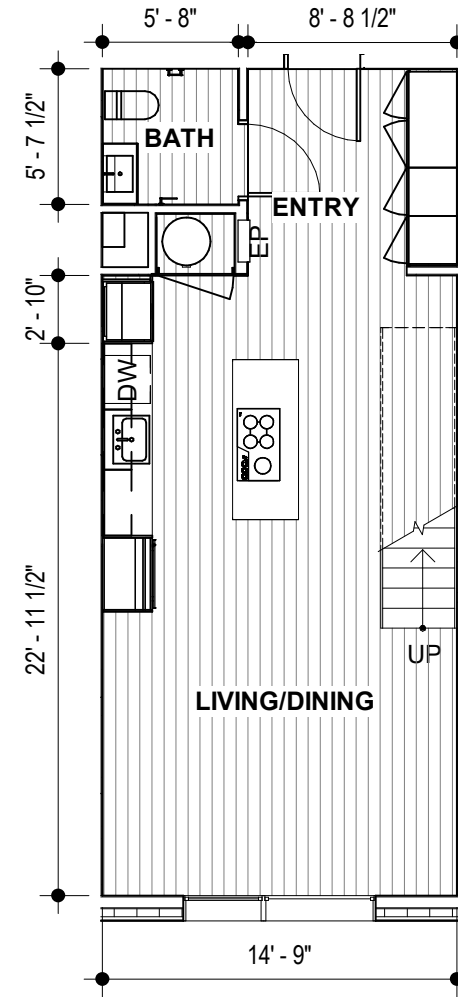
3 PLAN - UNIT 301
1/8" = 1'-0"



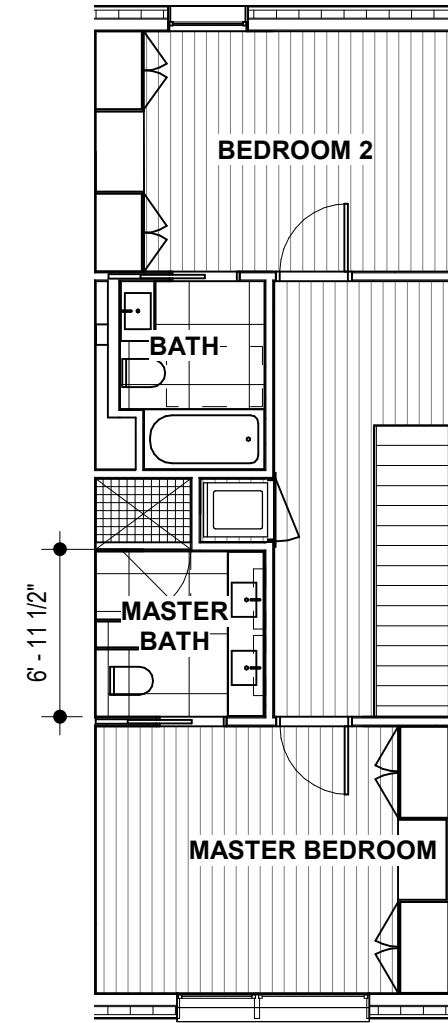
1 PLAN - UNIT 302 LOWER
1/8" = 1'-0"



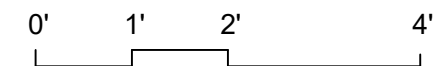
2 PLAN - UNIT 302 UPPER
1/8" = 1'-0"

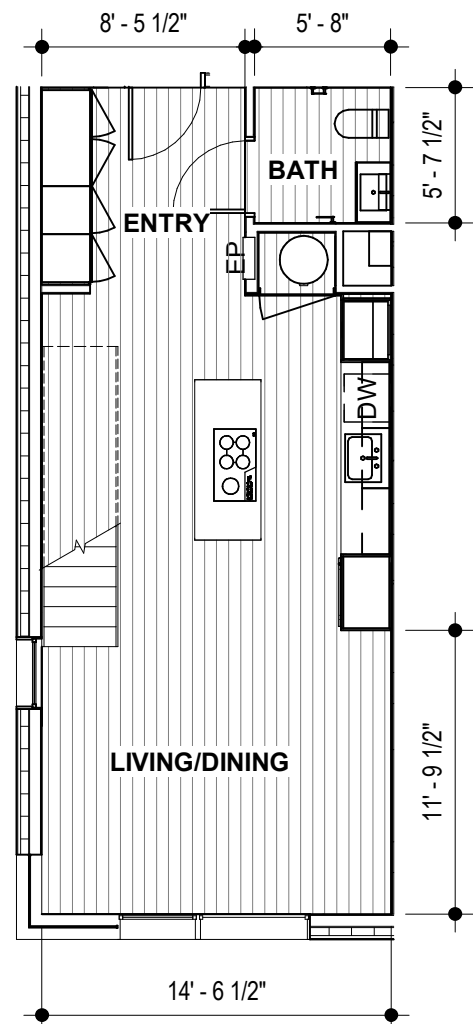


3 PLAN - TYPICAL DUPLEX LOWER
1/8" = 1'-0"

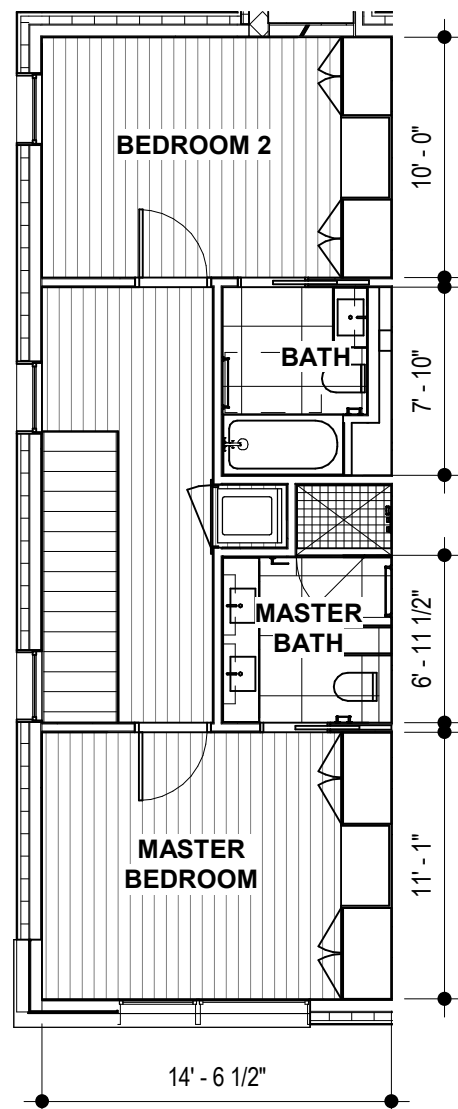


4 PLAN - TYPICAL DUPLEX UPPER
1/8" = 1'-0"

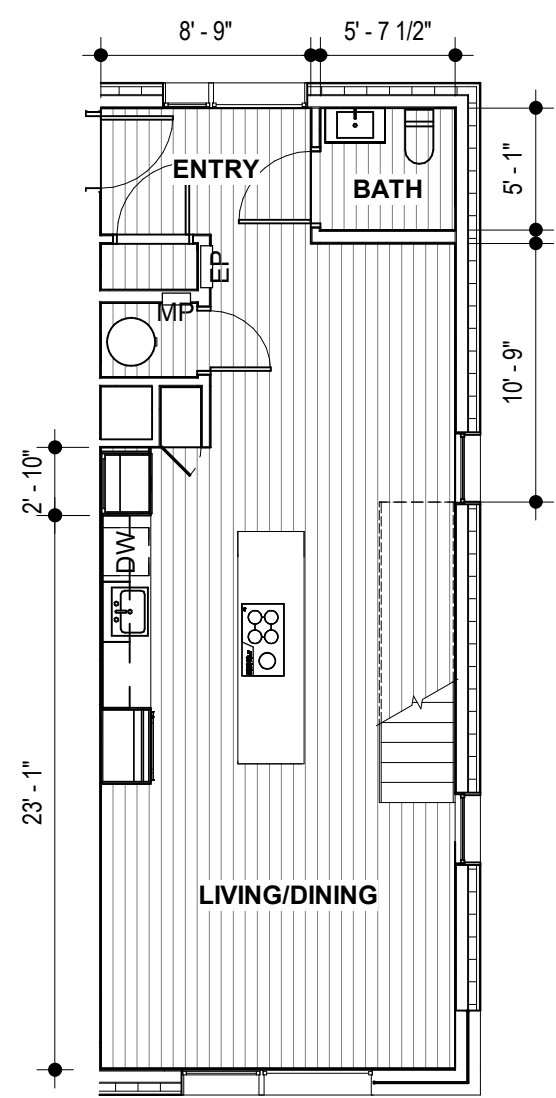




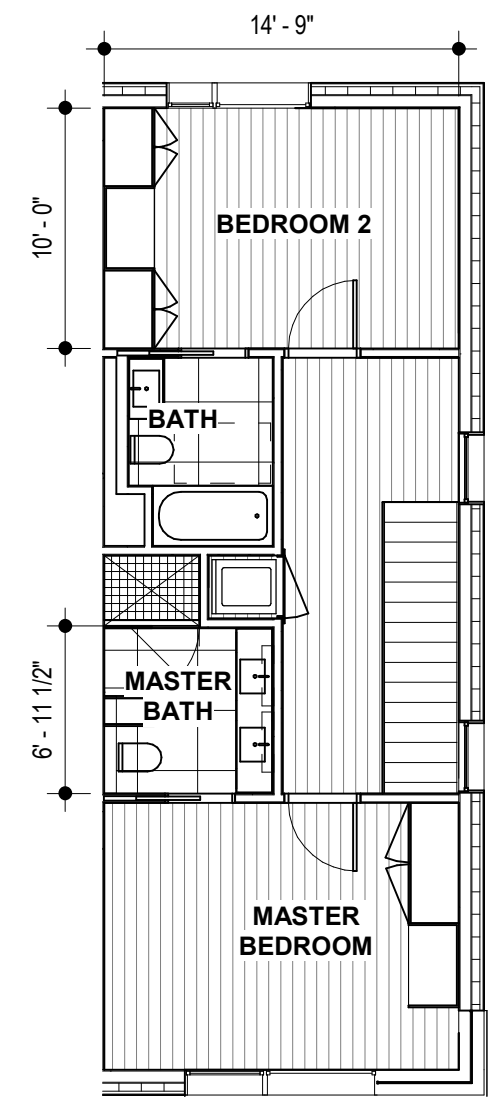
1 PLAN - UNIT 307 LOWER
1/8" = 1'-0"



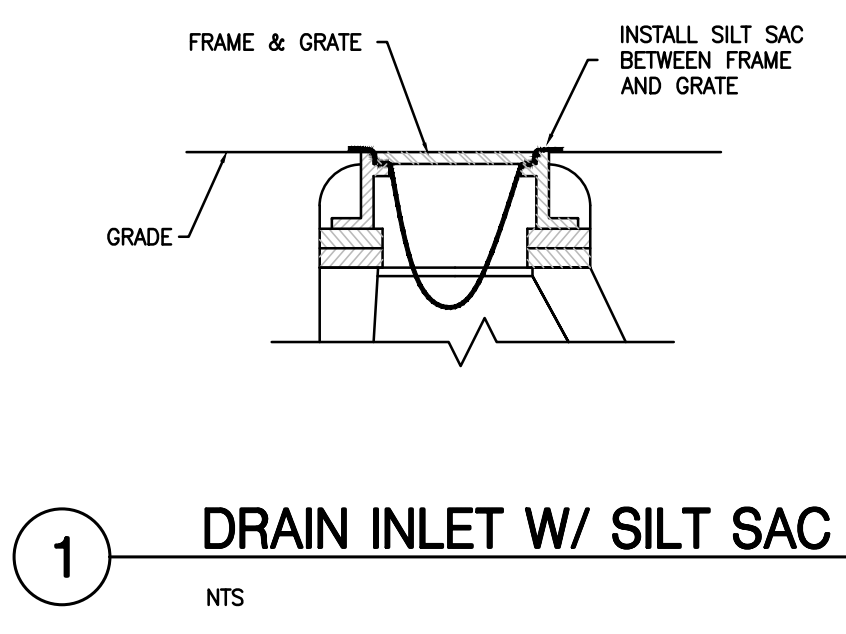
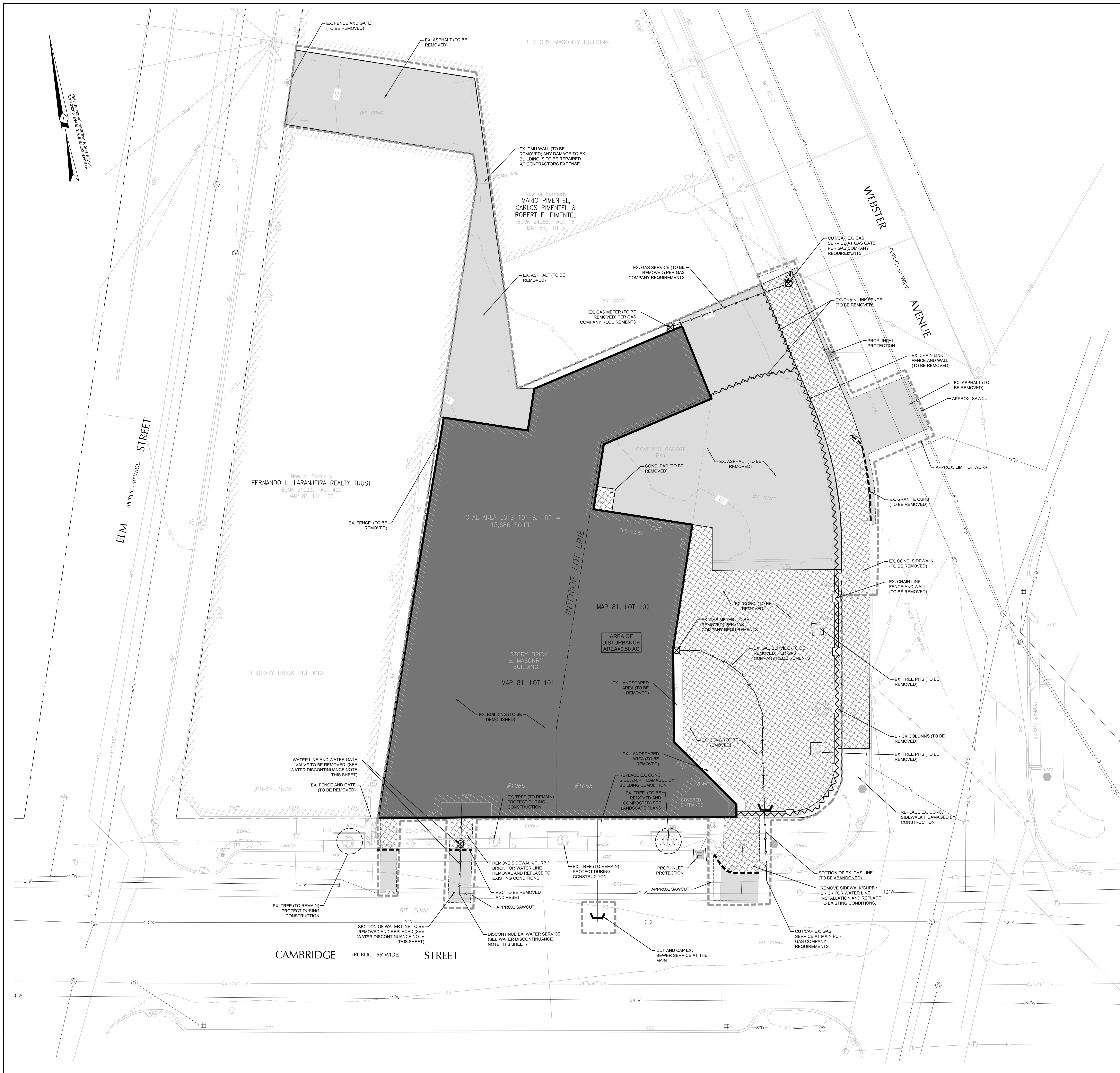
2 PLAN - UNIT 307 UPPER
1/8" = 1'-0"



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 PROJECT

418 Real Estate LLC OWNER

250 DORCHESTER AVE, 2ND FL
BOSTON, MA 02127
P 857 496 1160

utile
ARCHITECTURE + URBAN DESIGN

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

SAMOTES ARCHITECT

20 A ST
FRAMINGHAM, MA 01701
P 508 877.6688 CIVIL

G2 COLLABORATIVE LANDSCAPE

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

RSE ASSOCIATES STRUCTURAL

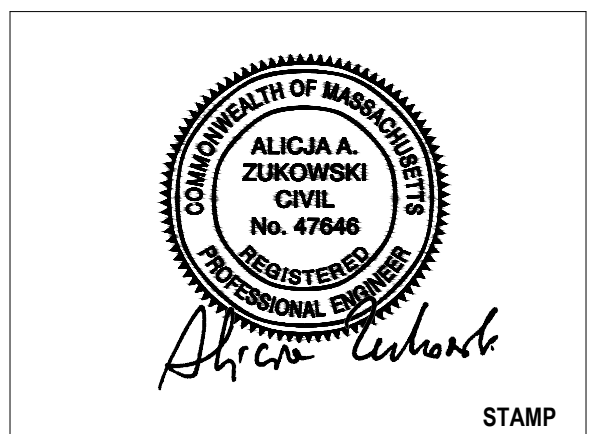
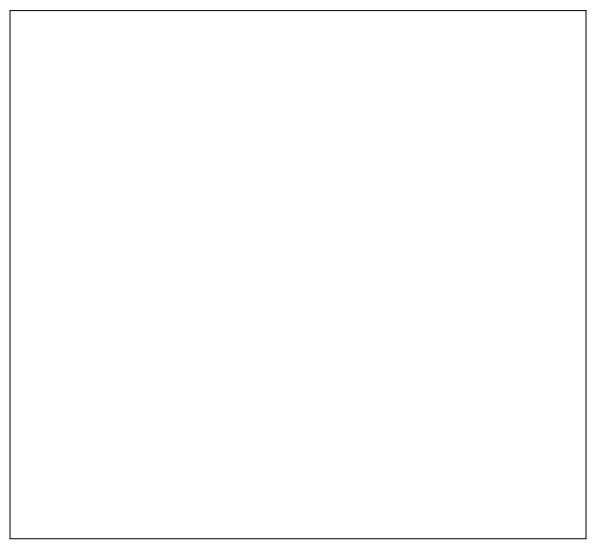
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300

BLW ENGINEERS MEP-FP

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

KALIN ASSOCIATES, INC. SPECIFICATIONS

1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477



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

REVISIONS ON SHEET

SCALE	UTILITE PROJECT NUMBER
1" = 10'	1918

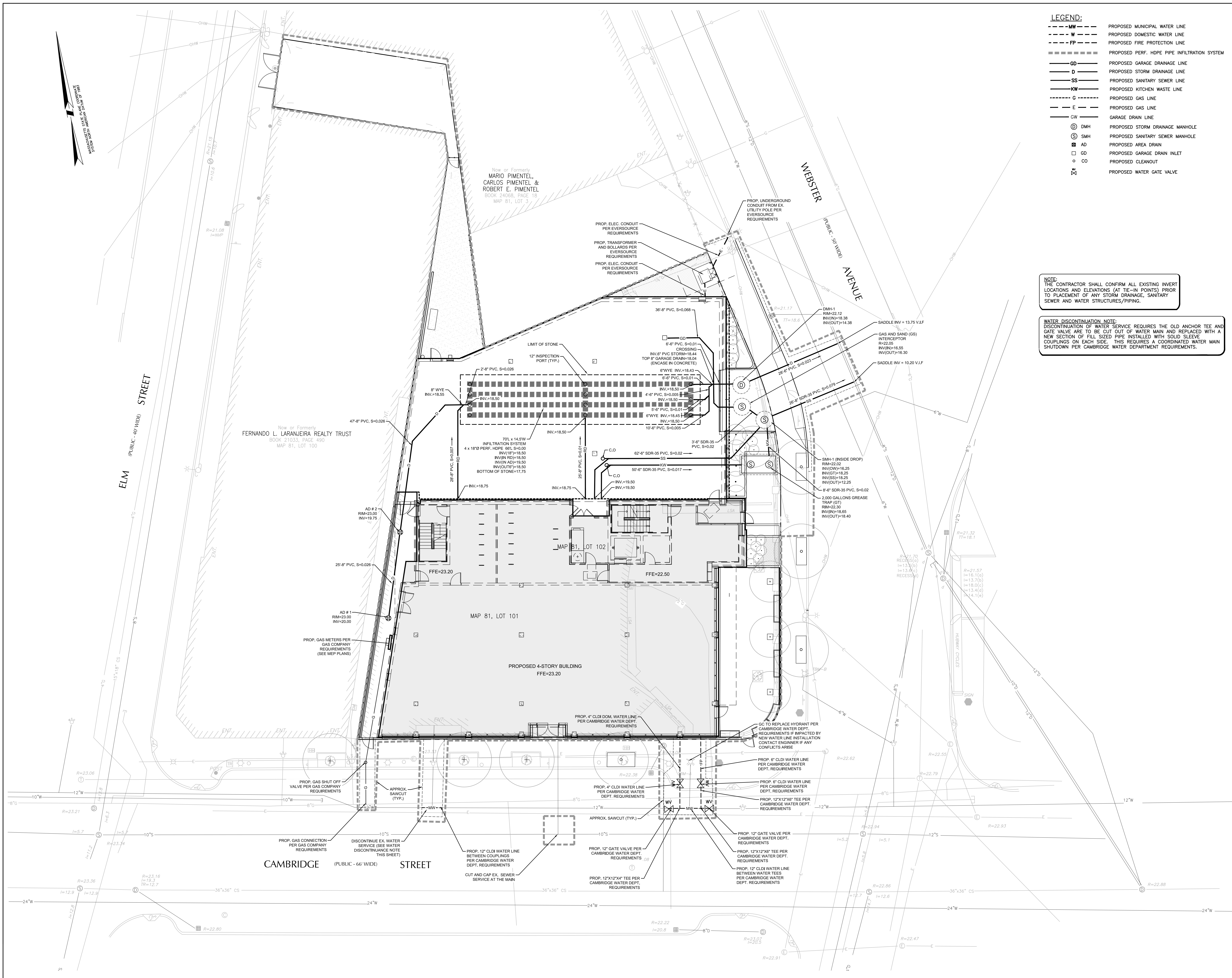
SOIL EROSION CONTROL AND UTILITY PREPARATION PLAN

C 1.00

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 FULL 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
 - PROPERTY LINE / LIMIT OF WORK

- NOTES:**
- THE CONTRACTOR SHALL PHASE ALL DEMOLITION AND REMOVAL WORK TO ALLOW FOR THE CONTINUING OPERATION OF ALL STRUCTURES.
 - 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.



LEGEND:

--- MW ---	PROPOSED MUNICIPAL WATER LINE
--- W ---	PROPOSED DOMESTIC WATER LINE
--- FP ---	PROPOSED FIRE PROTECTION LINE
-----	PROPOSED PERF. HDPE PIPE INFILTRATION SYSTEM
--- GD ---	PROPOSED GARAGE DRAINAGE LINE
--- D ---	PROPOSED STORM DRAINAGE LINE
--- SS ---	PROPOSED SANITARY SEWER LINE
--- KW ---	PROPOSED KITCHEN WASTE LINE
--- G ---	PROPOSED GAS LINE
--- E ---	PROPOSED GAS LINE
--- GW ---	GARAGE DRAIN LINE
⊙ DMH	PROPOSED STORM DRAINAGE MANHOLE
⊙ SMH	PROPOSED SANITARY SEWER MANHOLE
⊙ AD	PROPOSED AREA DRAIN
⊙ GD	PROPOSED GARAGE DRAIN INLET
○ CO	PROPOSED CLEANOUT
⊙	PROPOSED WATER GATE VALVE

NOTE:
THE CONTRACTOR SHALL CONFIRM ALL EXISTING INVERT LOCATIONS AND ELEVATIONS (AT TIE-IN POINTS) PRIOR TO PLACEMENT OF ANY STORM DRAINAGE, SANITARY SEWER AND WATER STRUCTURES/PIPING.

WATER DISCONTINUATION NOTE:
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WALTHAM, MA 02453
P 817 373.5945 LANDSCAPE

RSE ASSOCIATES

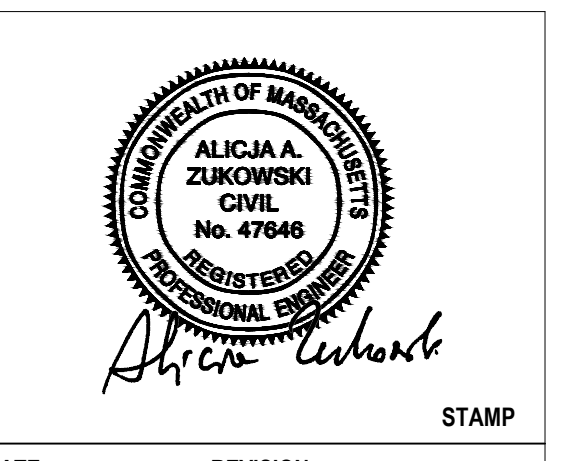
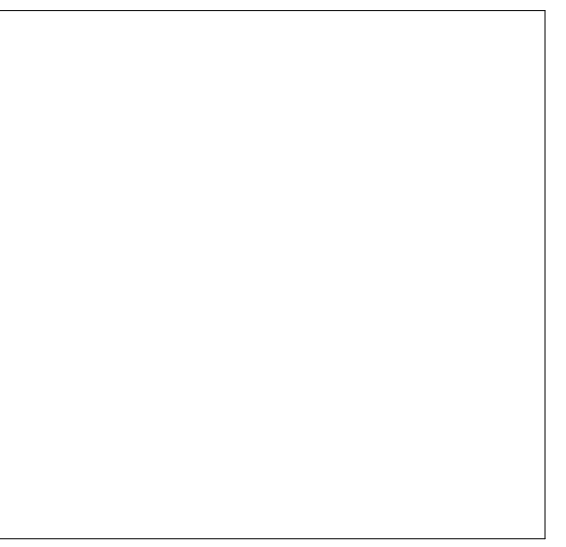
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300 STRUCTURAL

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



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

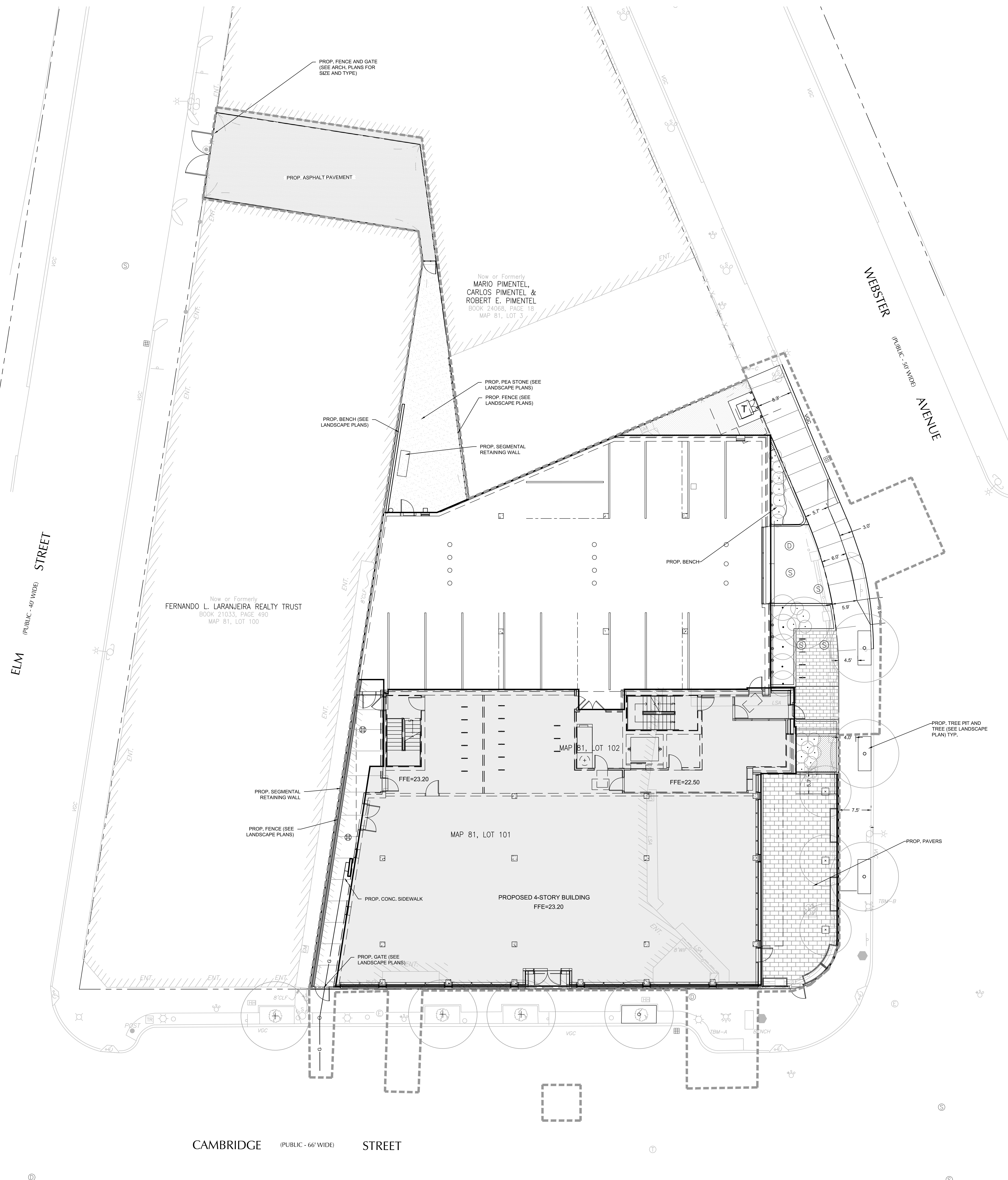
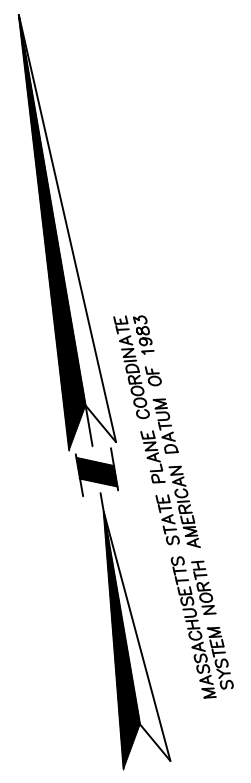
REVISIONS ON SHEET	

SCALE 1" = 10'

UTILE PROJECT NUMBER 1918

SITE UTILITIES PLAN

C 2.00



LEGEND:

— VGC — PROPOSED VERTICAL GRANITE CURB

- - - - - LIMIT OF WORK

□ T PROPOSED SIGN

□ T PROPOSED TRANSFORMER (SEE ELECTRICAL DWGS)

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
BOSTON, MA 02127 OWNER
P 857 496.1160

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ARCHITECTURE + URBAN DESIGN

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SAMOTES

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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

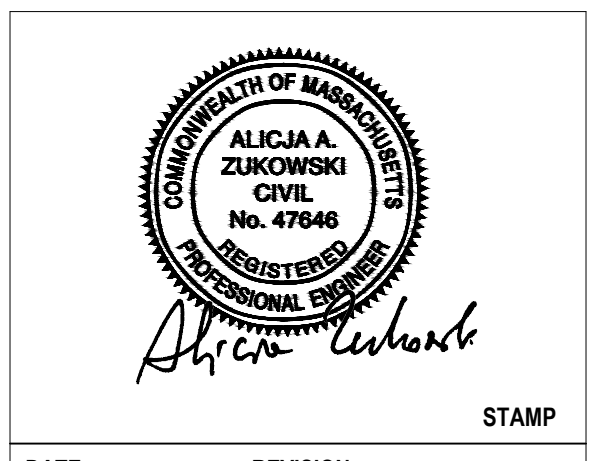
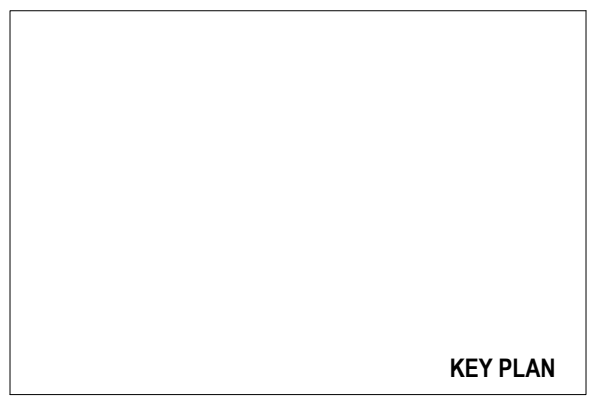
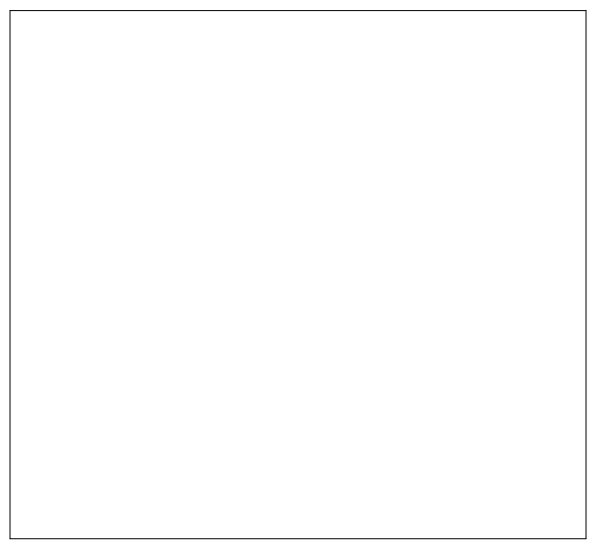
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300 STRUCTURAL

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



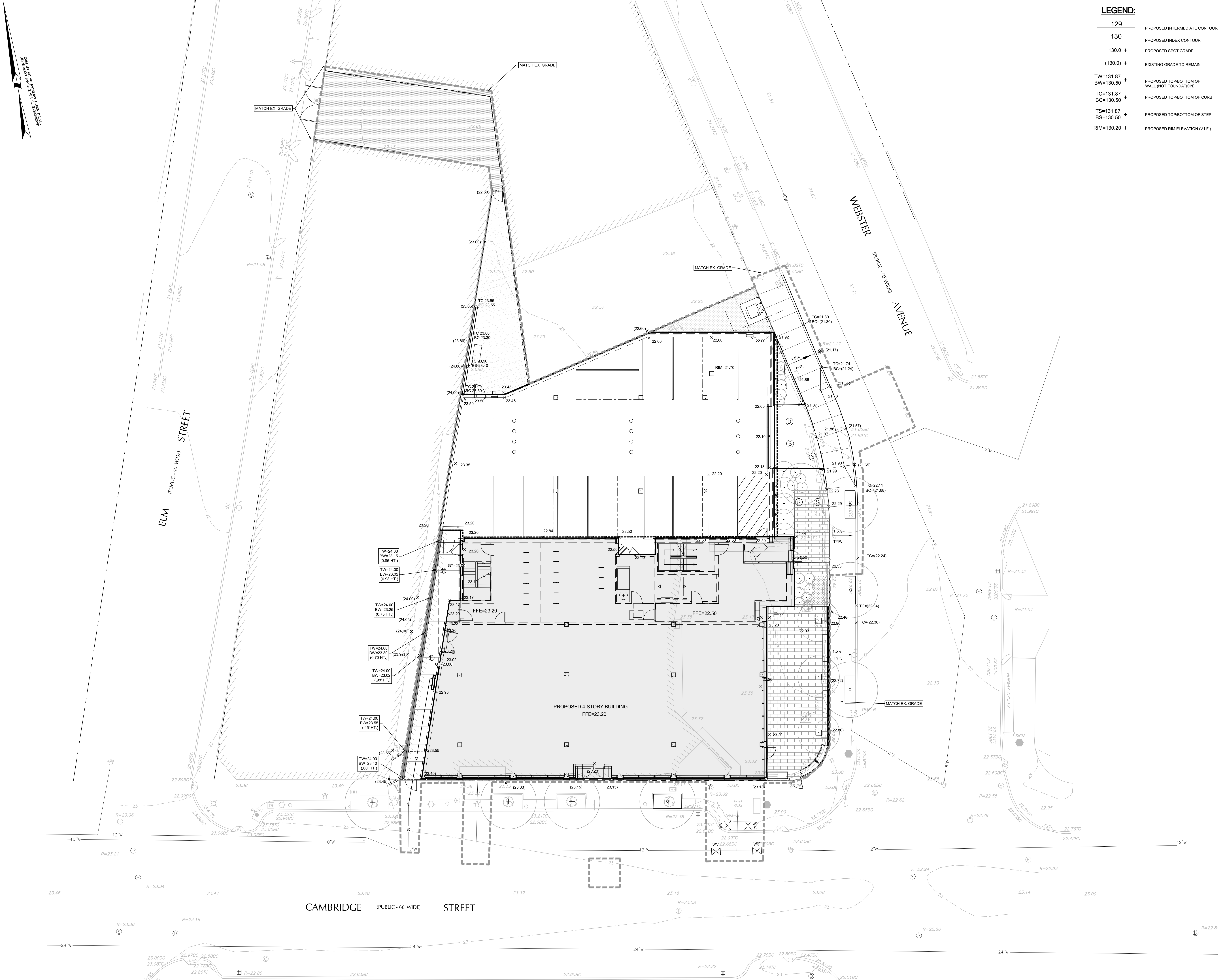
DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

REVISIONS ON SHEET

LAYOUT PLAN

SCALE 1" = 10'
UTILE PROJECT NUMBER 1918

C 3.00



LEGEND:

129	PROPOSED INTERMEDIATE CONTOUR
130	PROPOSED INDEX CONTOUR
130.0 +	PROPOSED SPOT GRADE
(130.0) +	EXISTING GRADE TO REMAIN
TW=131.87 BW=130.50 +	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
TC=131.87 BC=130.50 +	PROPOSED TOP/BOTTOM OF CURB
TS=131.87 + BS=130.50 +	PROPOSED TOP/BOTTOM OF STEP
RIM=130.20 +	PROPOSED RIM ELEVATION (V.L.F.)

Cambridge St Mixed-Use

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139 PROJECT

418 Real Estate LLC OWNER

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G2 COLLABORATIVE LANDSCAPE

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

RSE ASSOCIATES STRUCTURAL

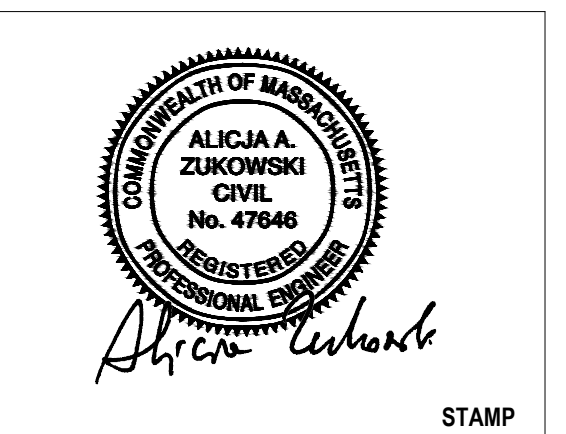
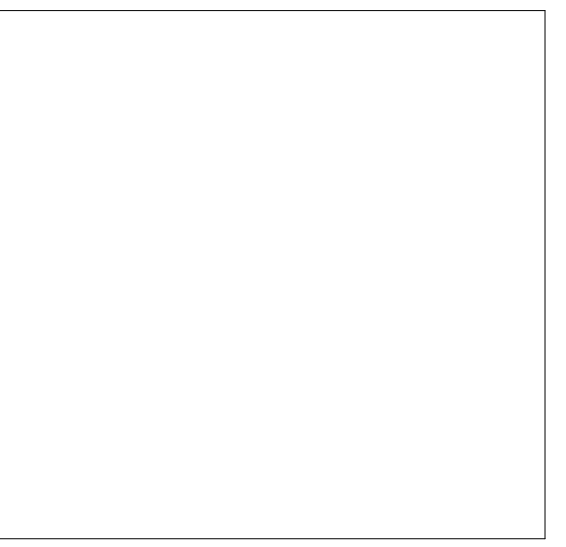
63 PLEASANT ST
WATERTOWN, MA 02472
P 617 926.9300

BLW ENGINEERS MEP-FP

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

KALIN ASSOCIATES, INC. SPECIFICATIONS

1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477



DATE	REVISION
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4/17/2020	Permit Set

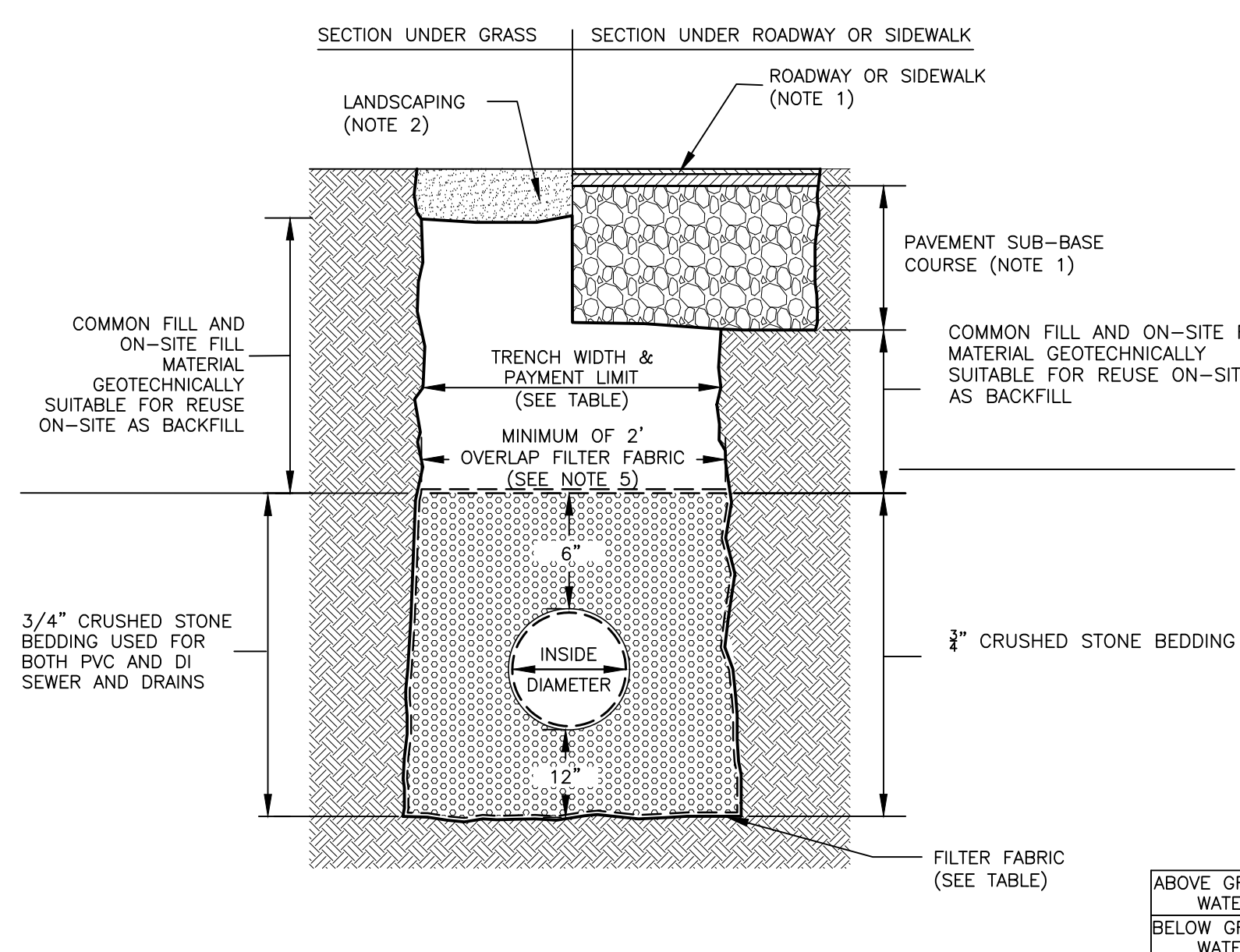
REVISIONS ON SHEET

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.

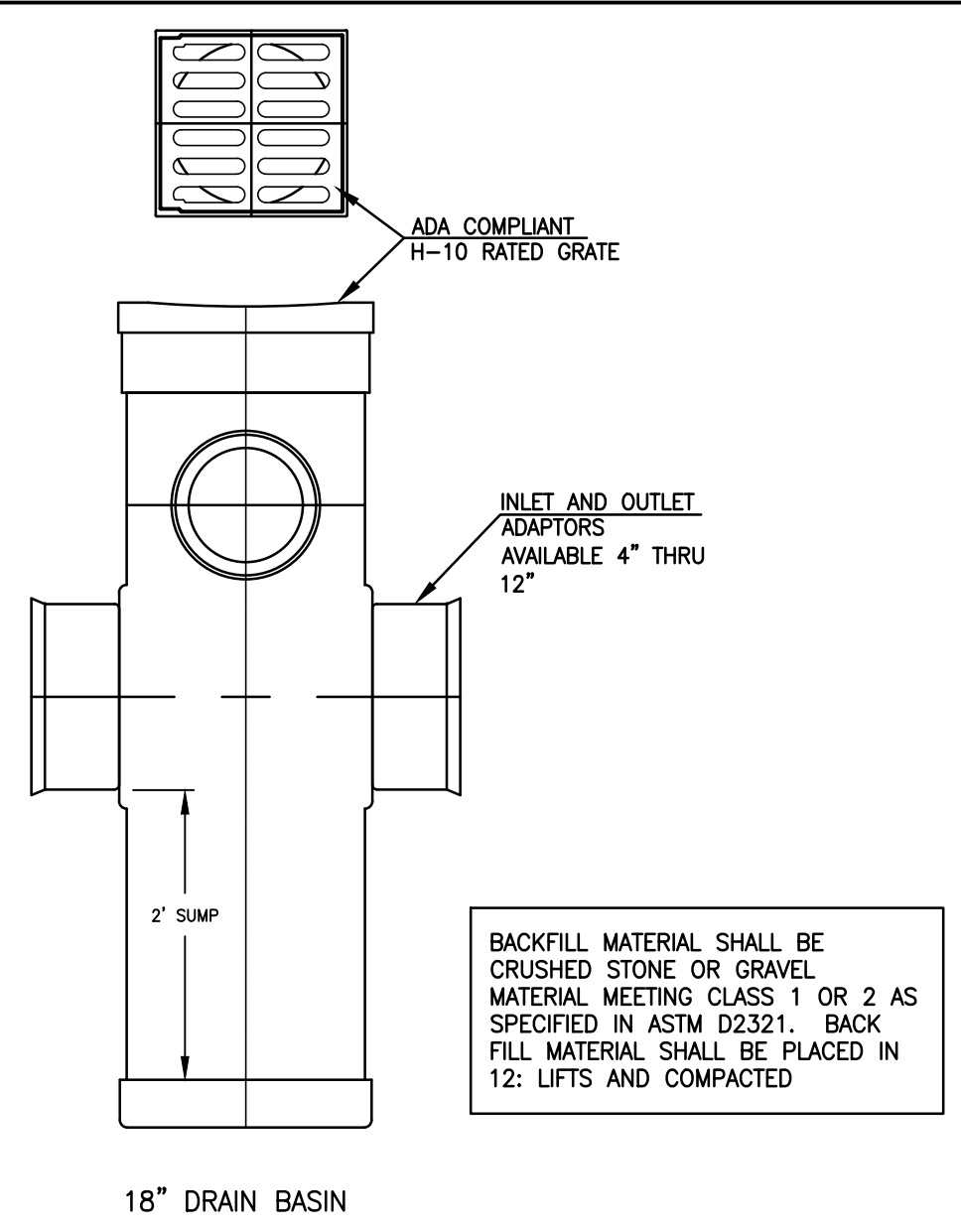
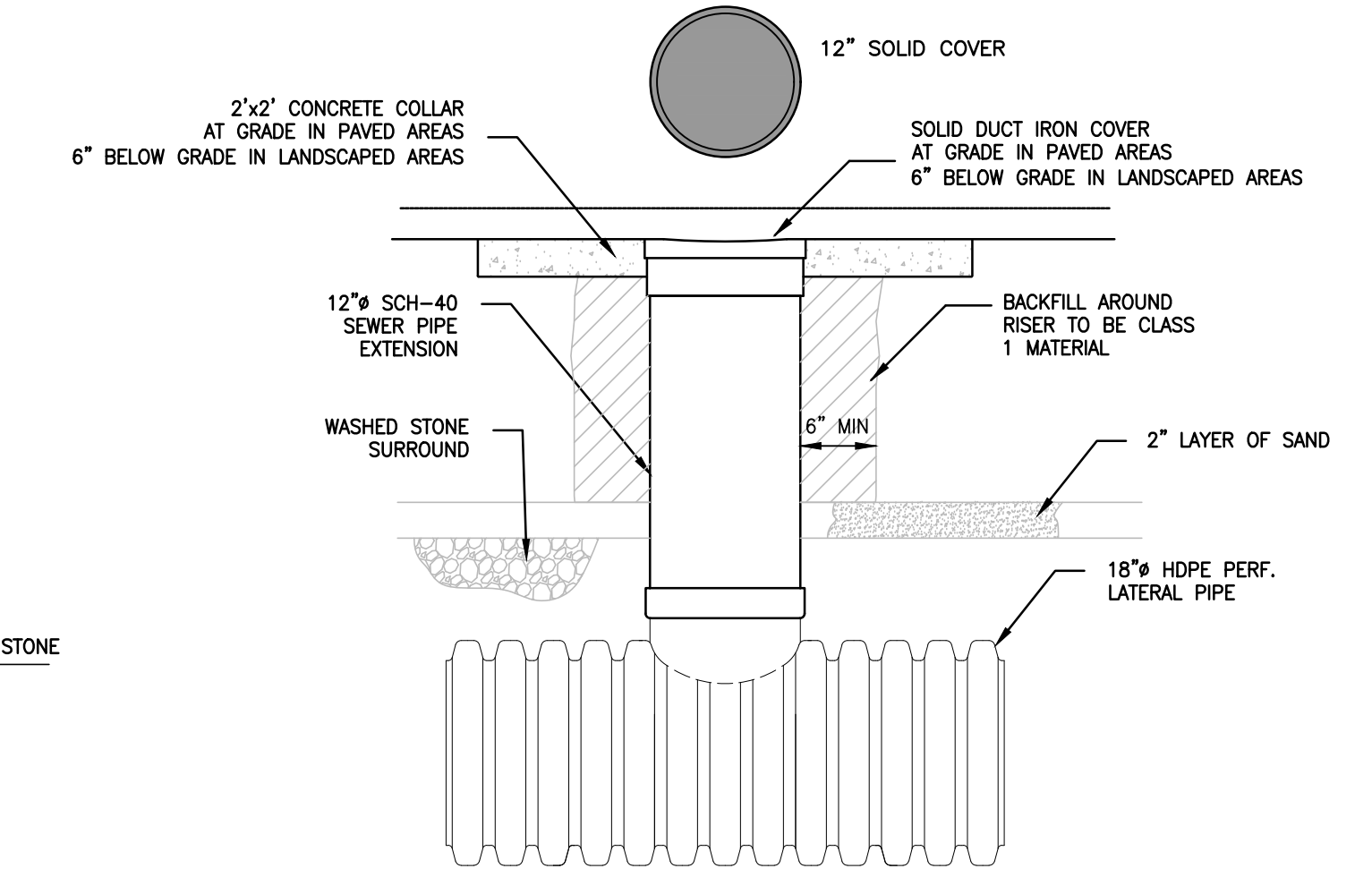
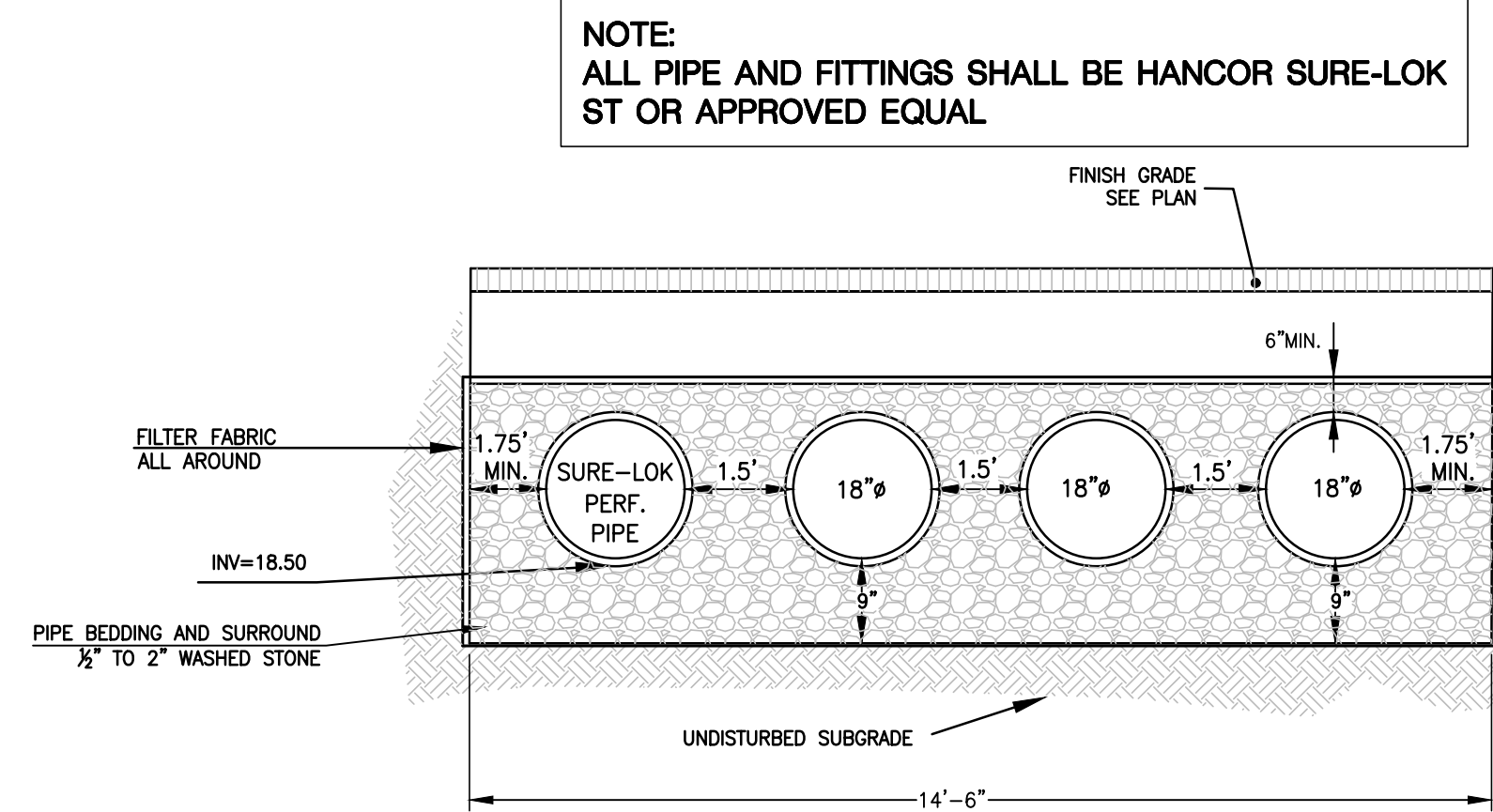
TRENCH PAY LIMIT TABLE FOR PIPES

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 THAN 5' DEEP ADD MAXIMUM 3' FOR TEMPORARY SUPPORT OF EXCAVATION

FILTER FABRIC USE

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

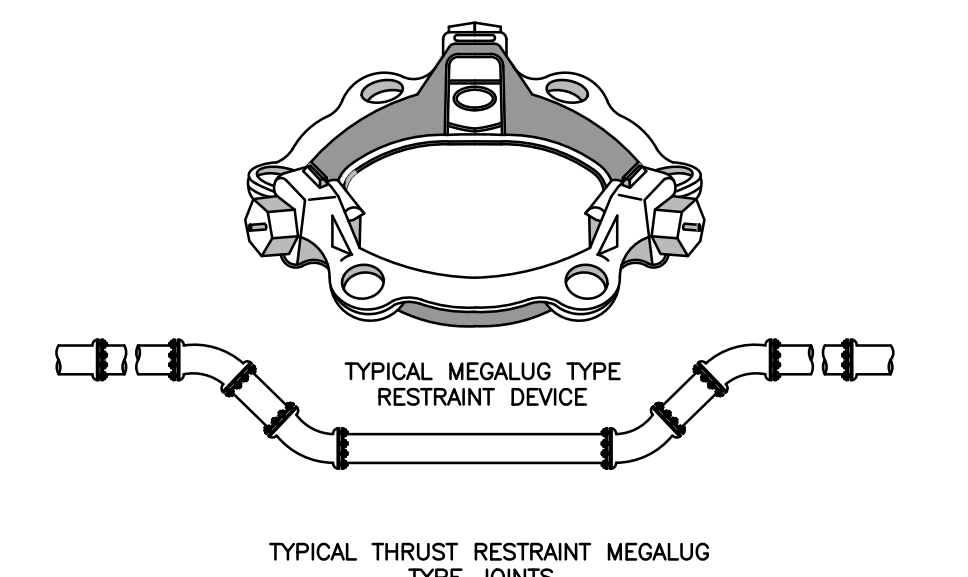
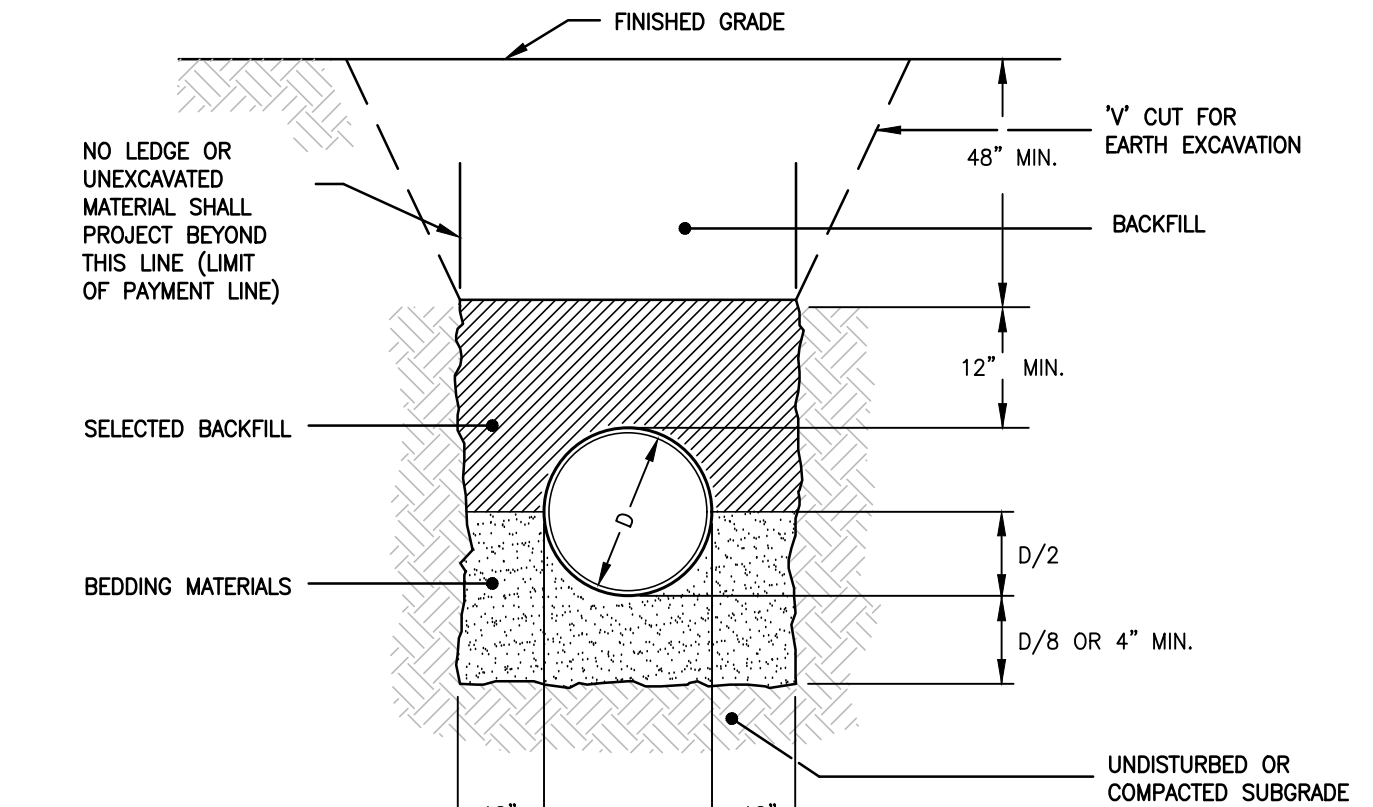
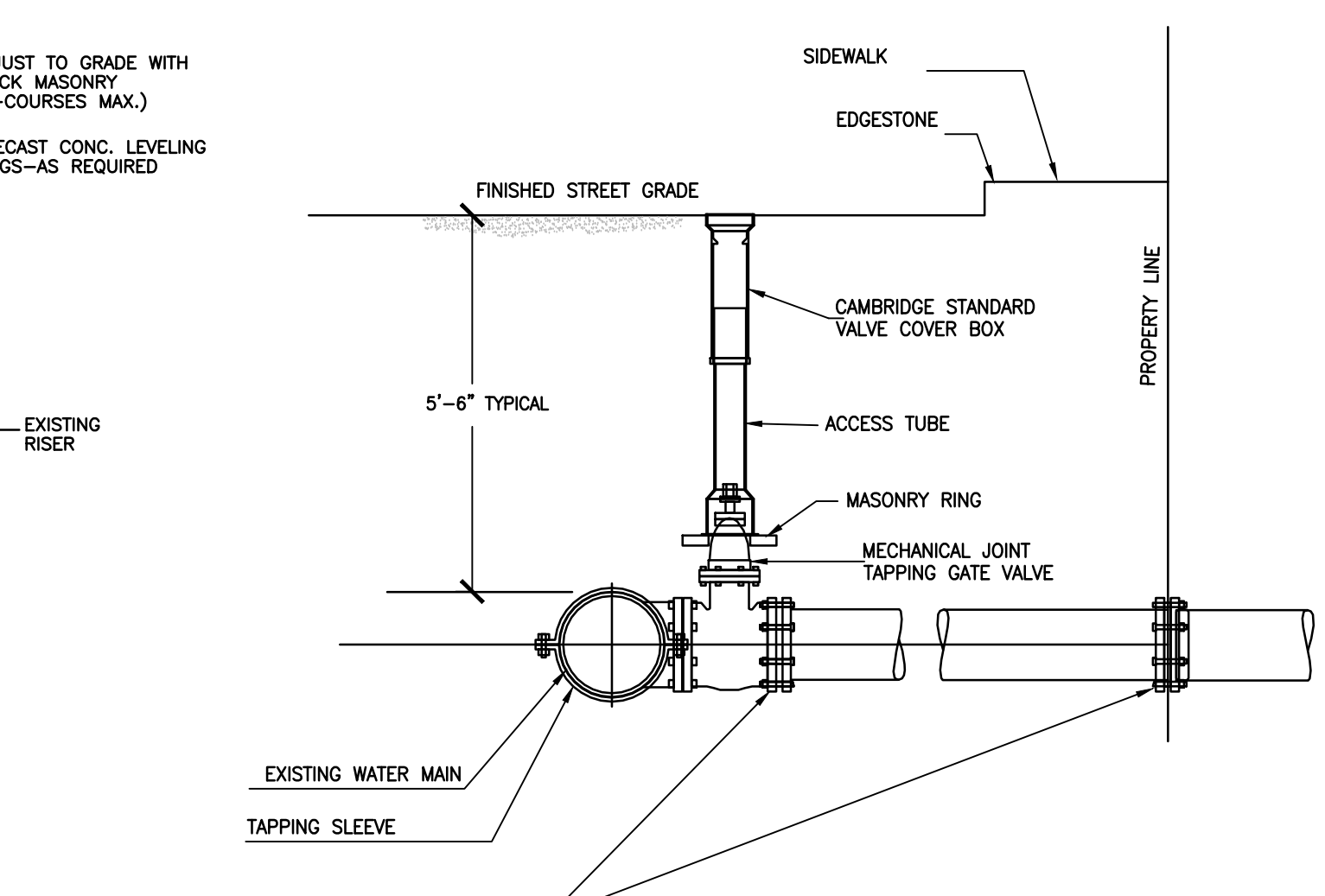
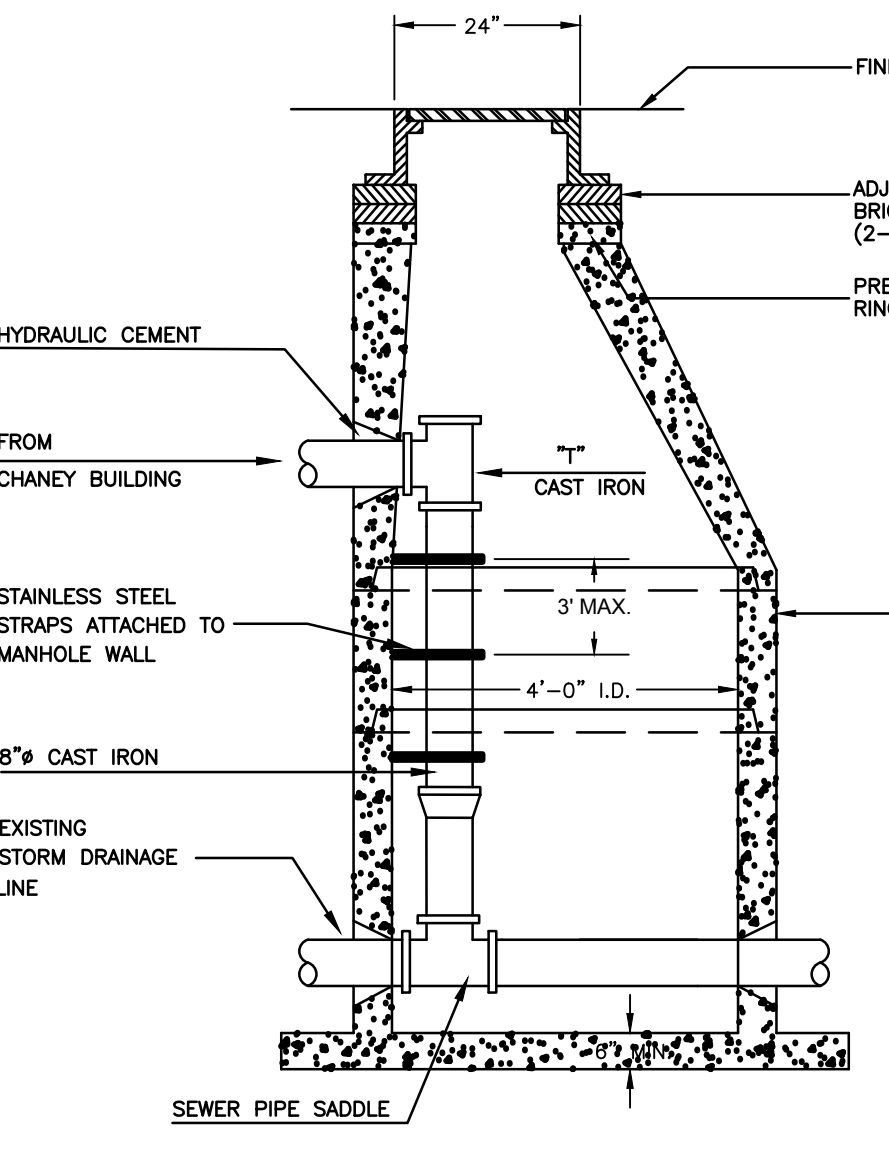
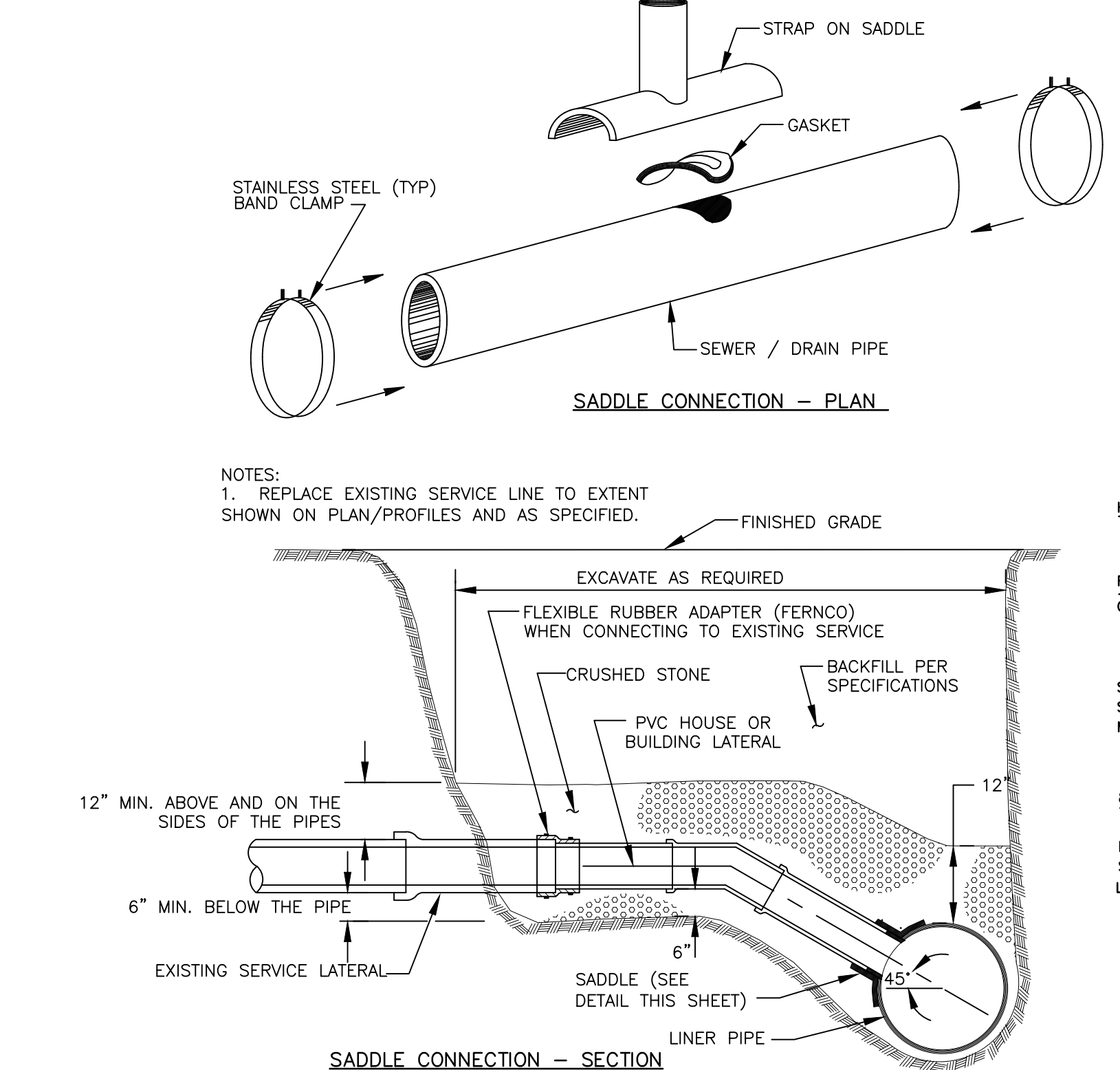


1 TRENCH SECTION- PVC GRAVITY PIPE
NTS

2 INFILTRATION - 18" PERFORATED HDPE SYSTEM
NTS

3 DETENTION SYSTEM CLEANOUT RISER DETAIL
NTS

4 'NYLOPLAST' AREA DRAIN
NTS



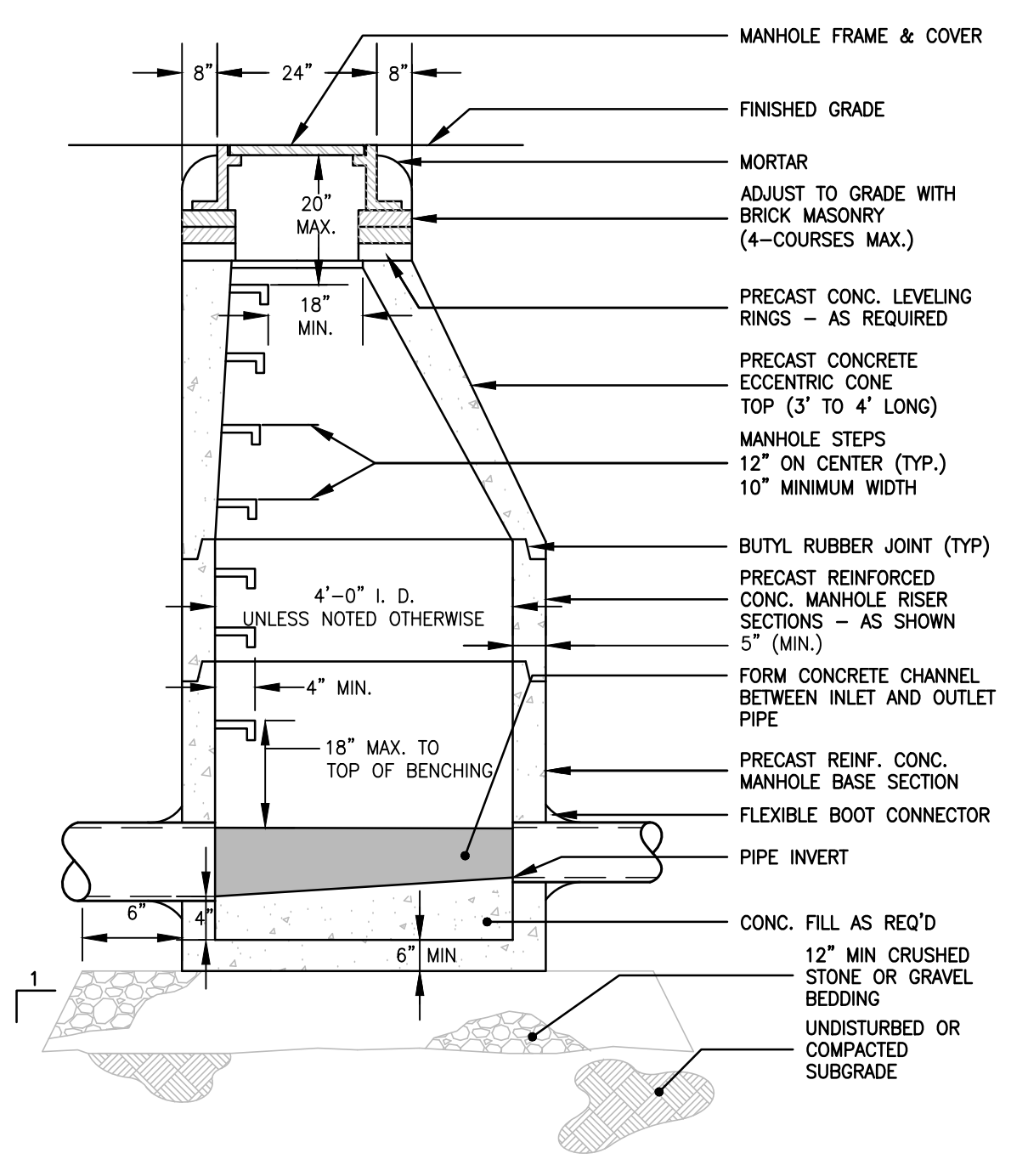
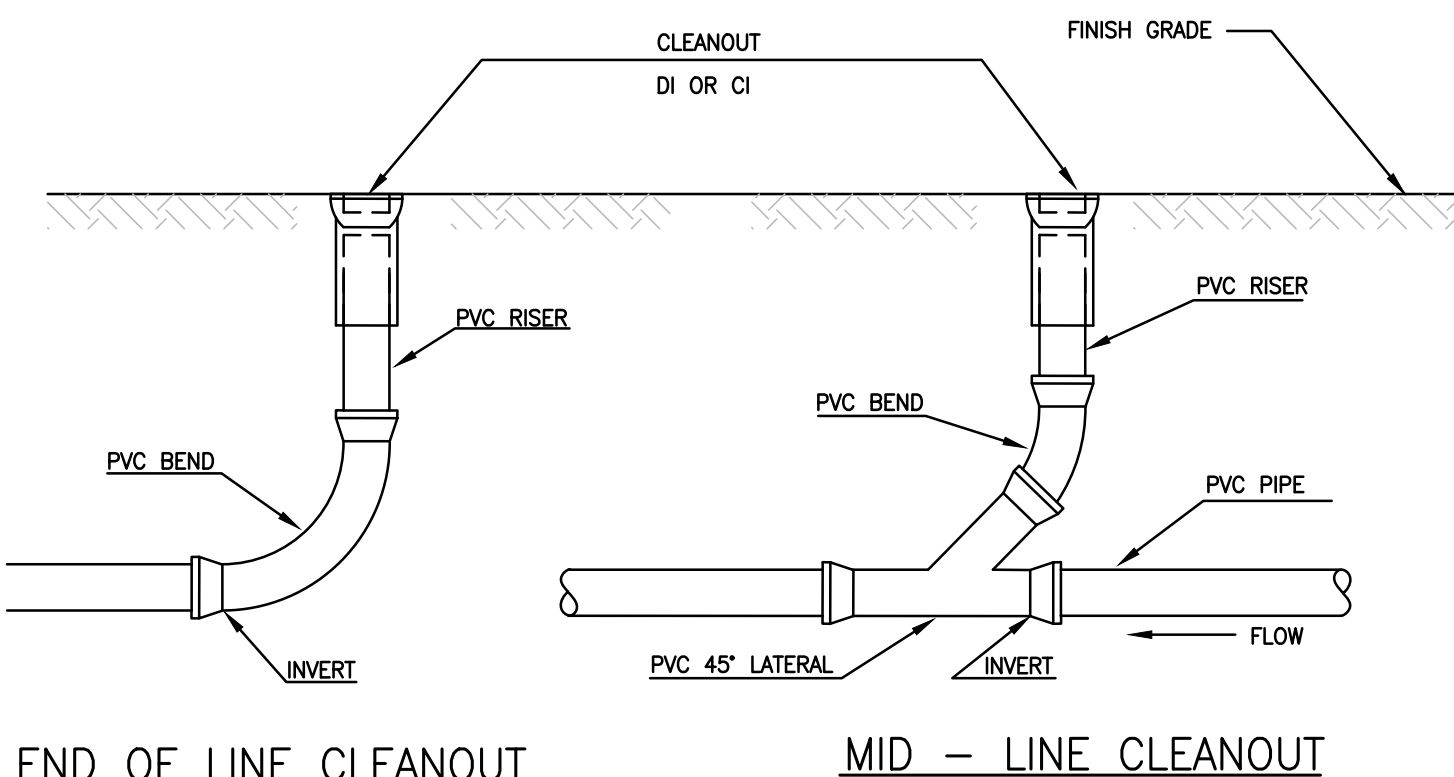
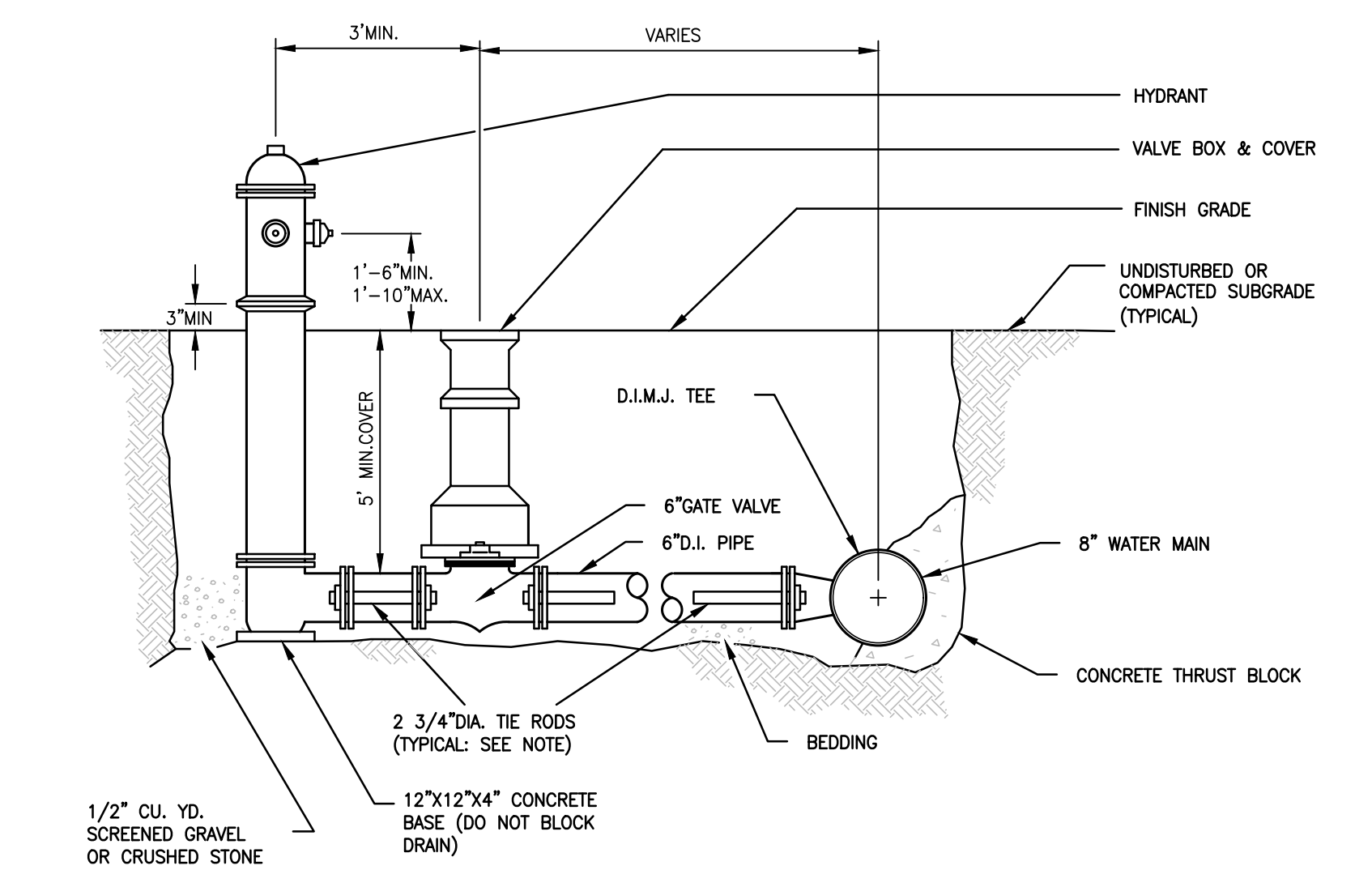
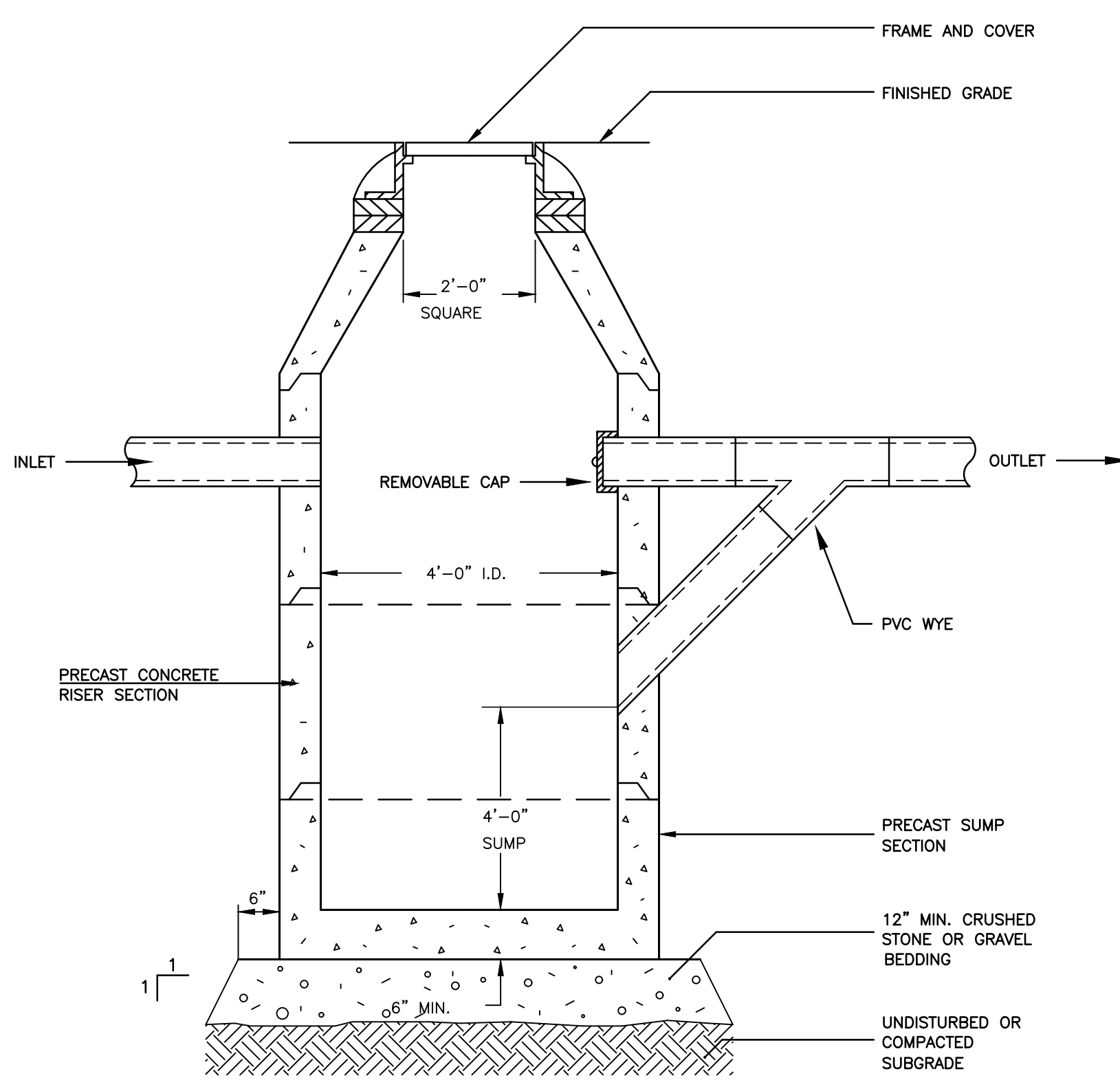
5 CONNECTION TO SEWER/DRAIN
NTS

6 INSIDE DROP SEWER MANHOLE
NTS

7 WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NTS

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 OWNER
 250 DORCHESTER AVE, 2ND FL
 BOSTON, MA 02127
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SAMIOTES
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 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

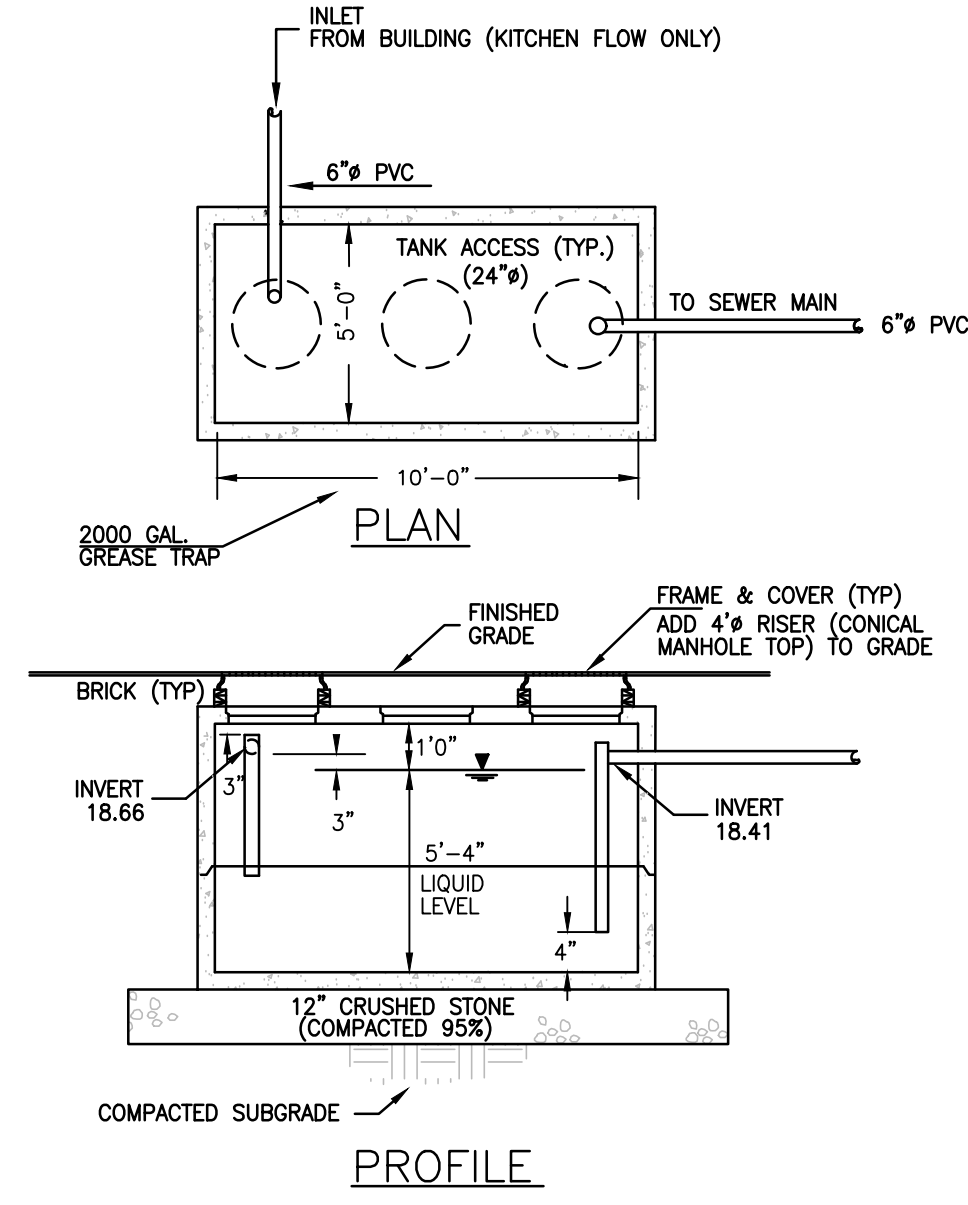
STATE OF MASSACHUSETTS
 COMMONWEALTH OF MASSACHUSETTS
 ALICJA A. ZURKOWSKI
 CIVIL
 No. 47646
 REGISTERED PROFESSIONAL ENGINEER
 12/15/2019
 Stamp

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

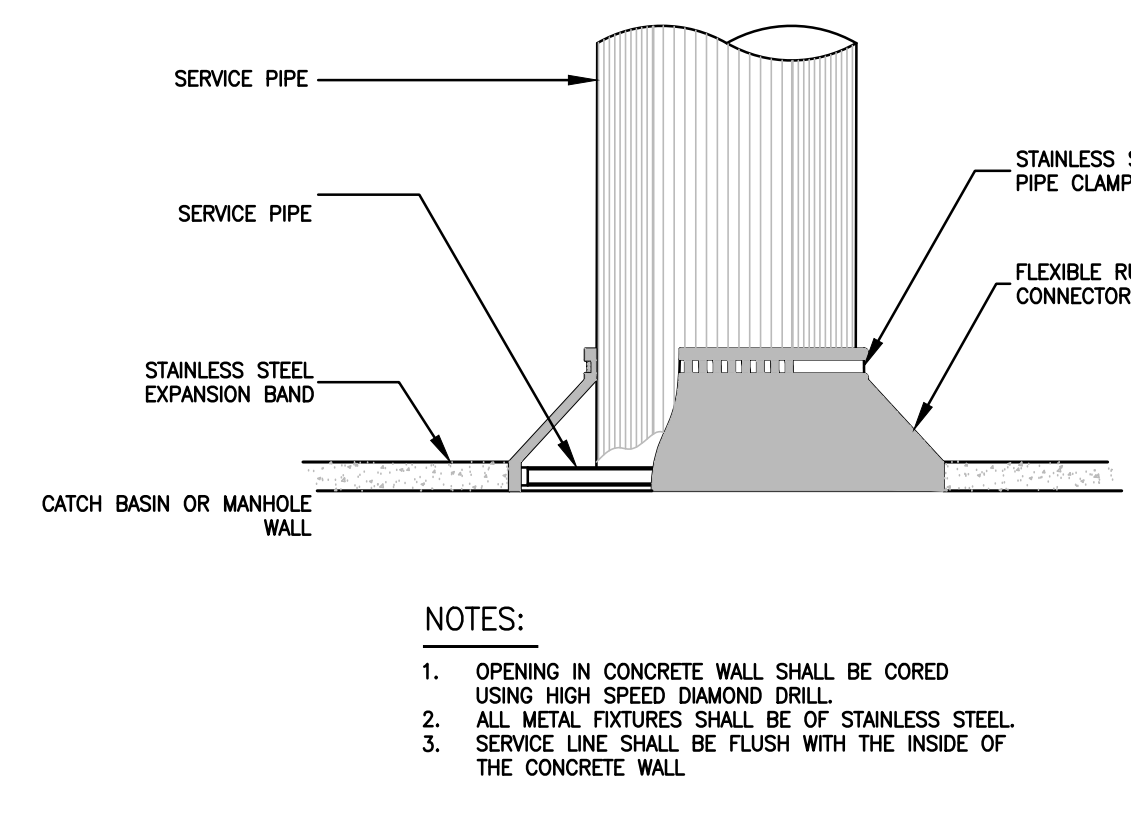
REVISIONS ON SHEET

SCALE AS NOTED UTIL PROJECT NUMBER 1918

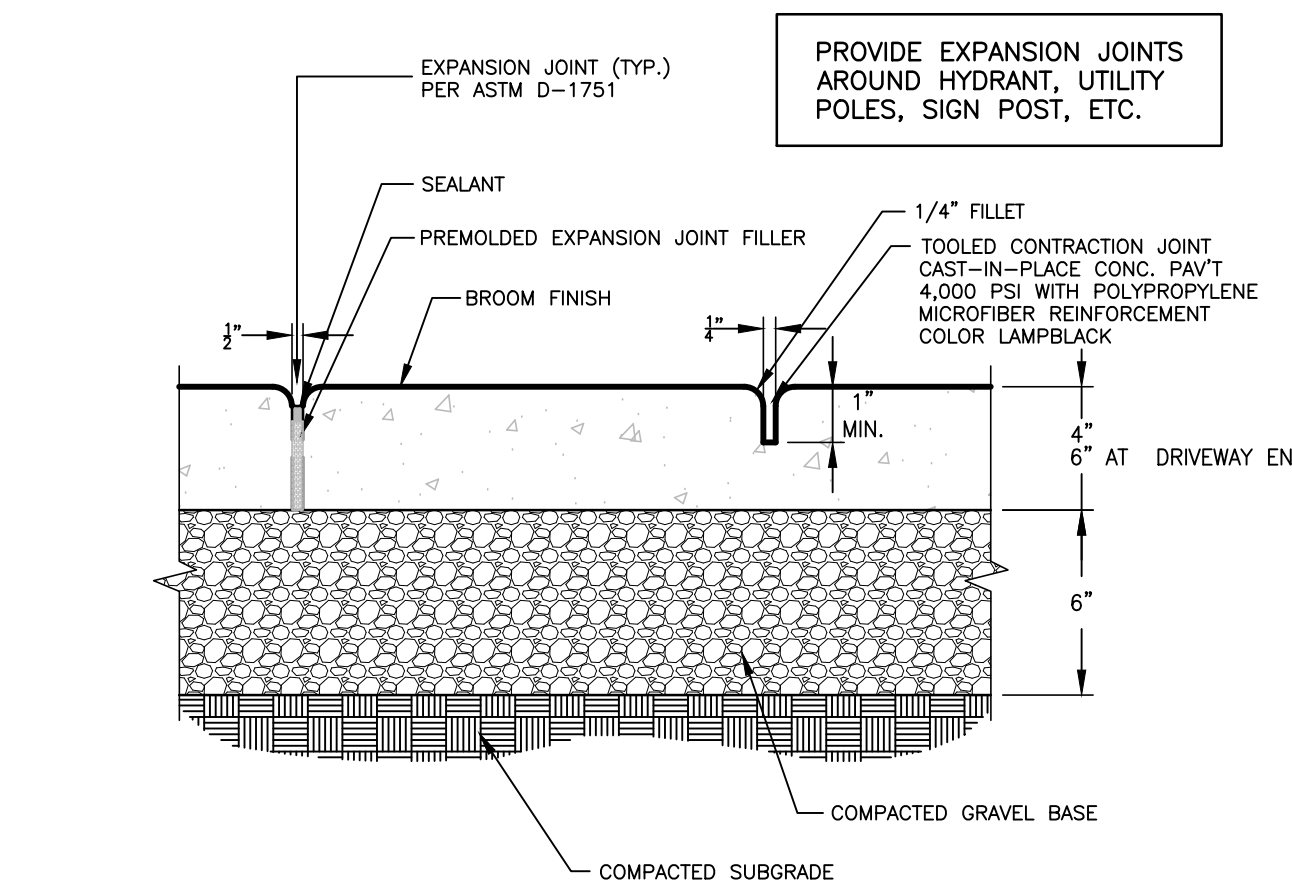
CIVIL DETAILS
C 4.01



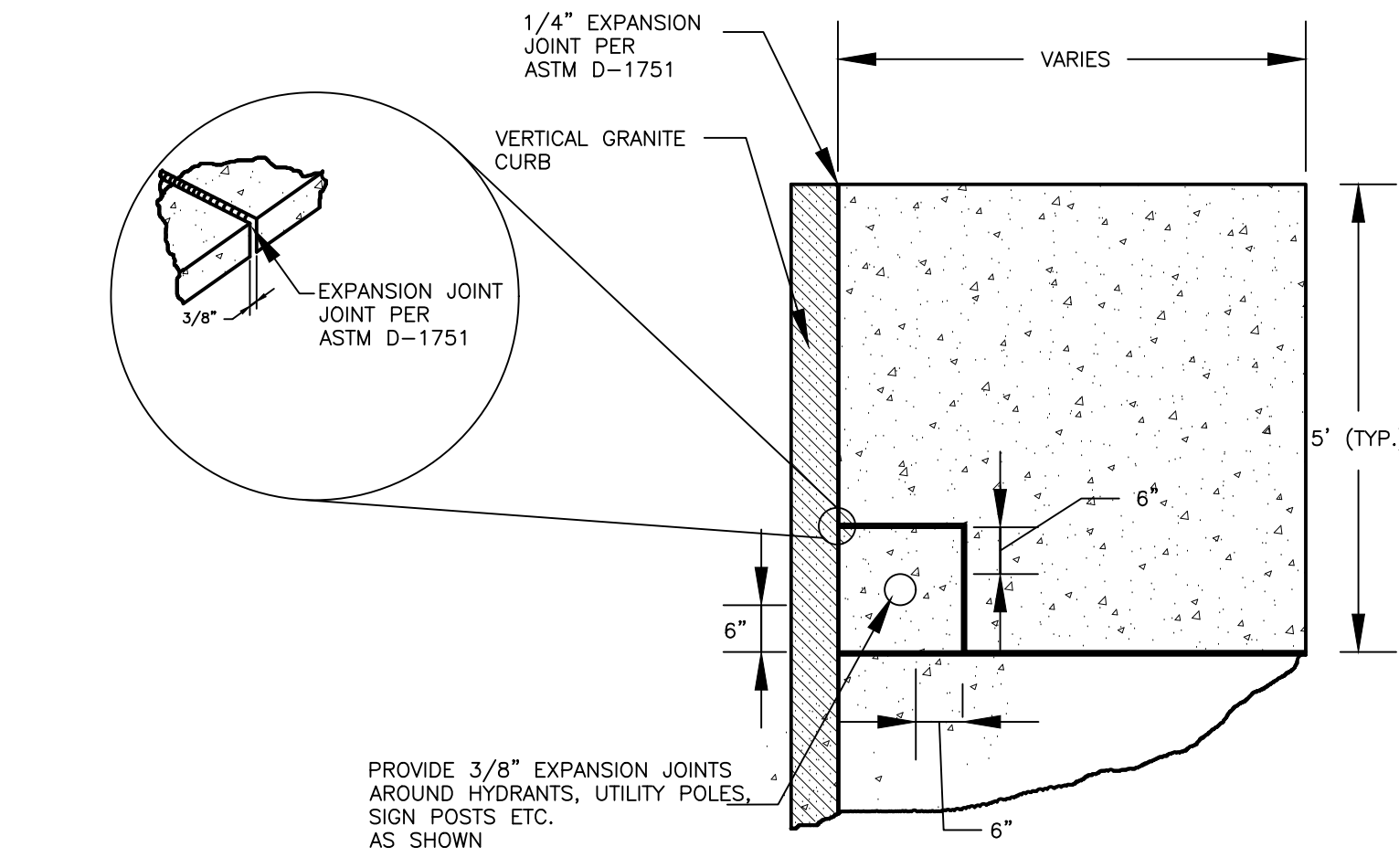
1 2000 GALLON GREASE TRAP
NTS



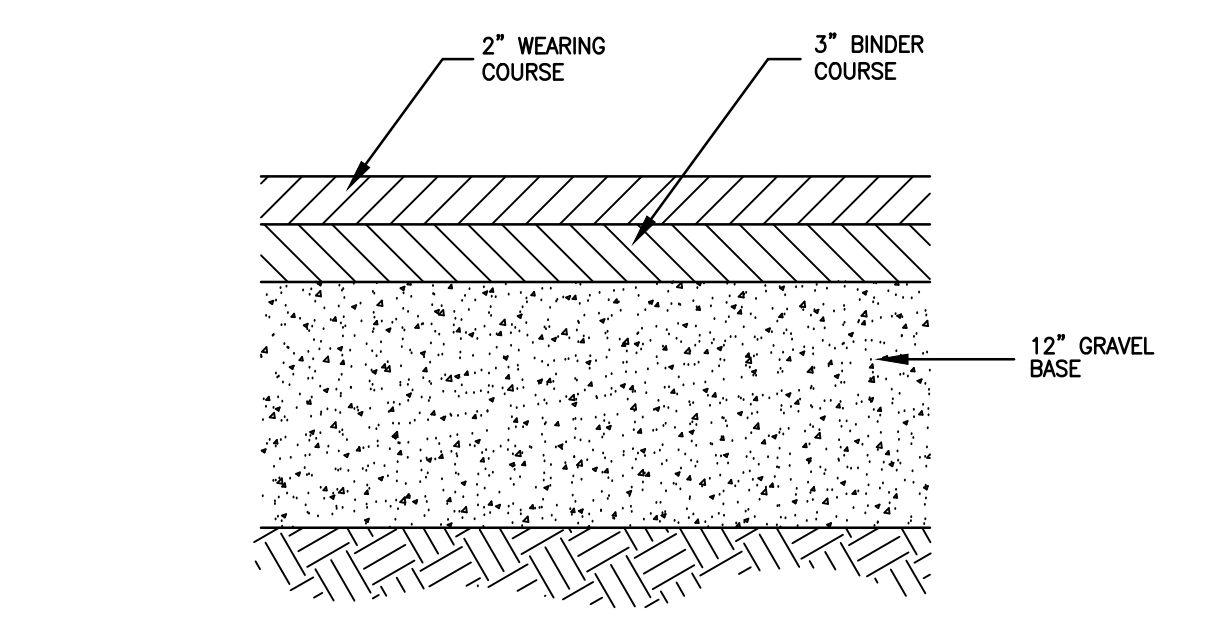
2 PIPE CONNECTION TO MANHOLE
NTS



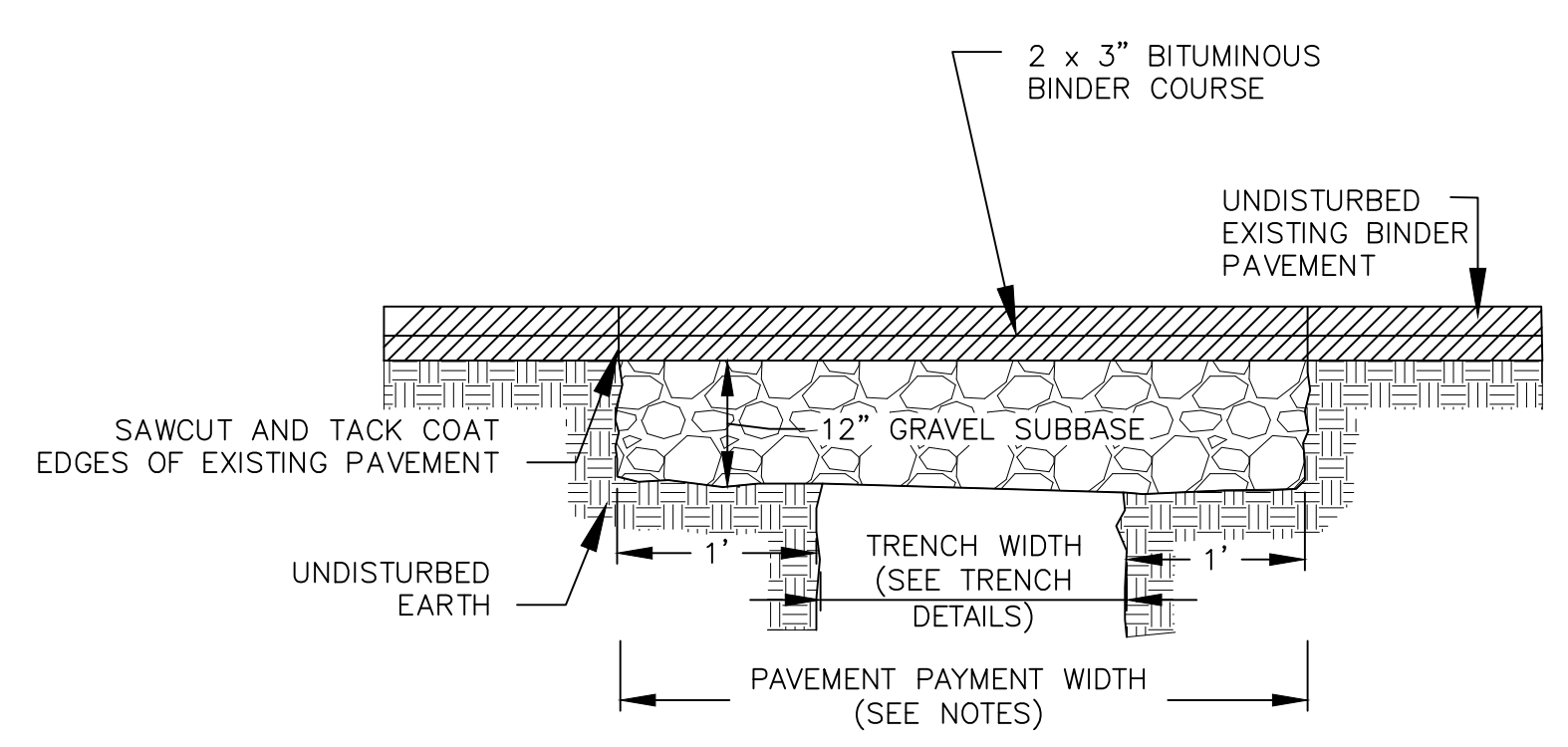
3 BROOM FINISH CONCRETE WALKWAY
NTS



4 EXPANSION JOINTS
NTS

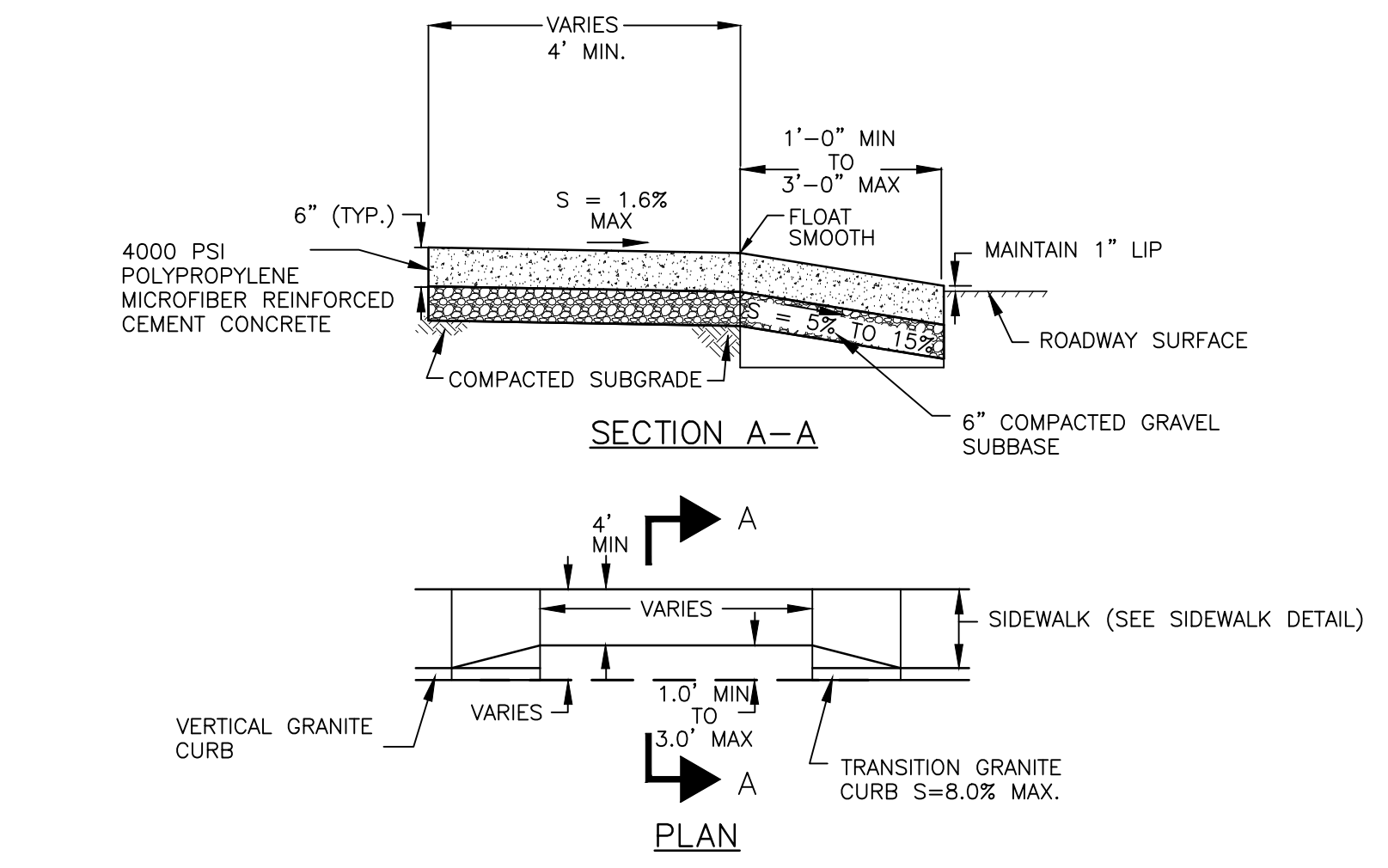


5 BITUMINOUS PAVEMENT
NTS

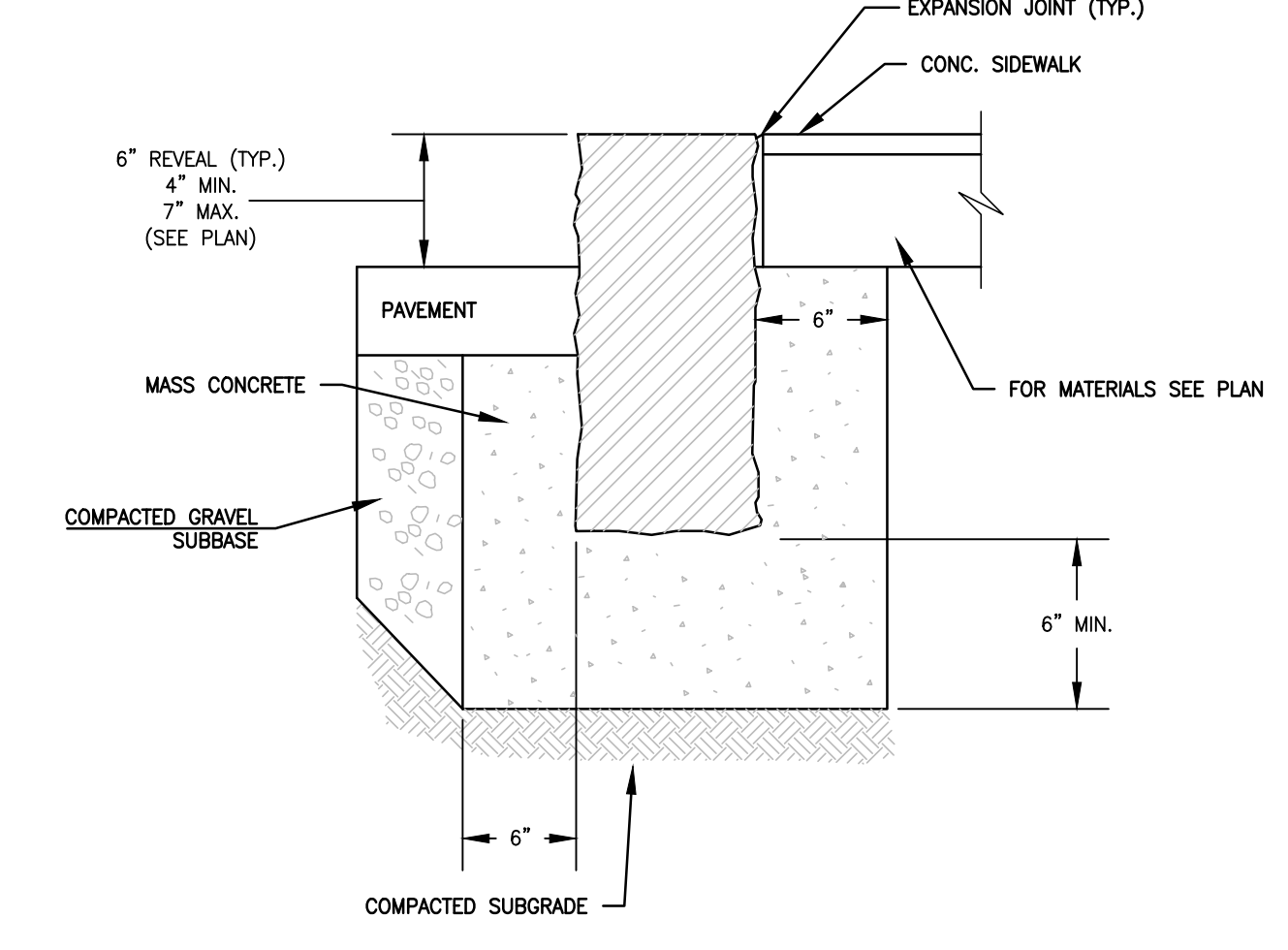


NOTES:
1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH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

6 TRENCH PATCHING DETAIL
NTS



7 CONCRETE DRIVEWAY APRON
NTS



8 VERTICAL GRANITE CURB
NTS

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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ARCHITECT

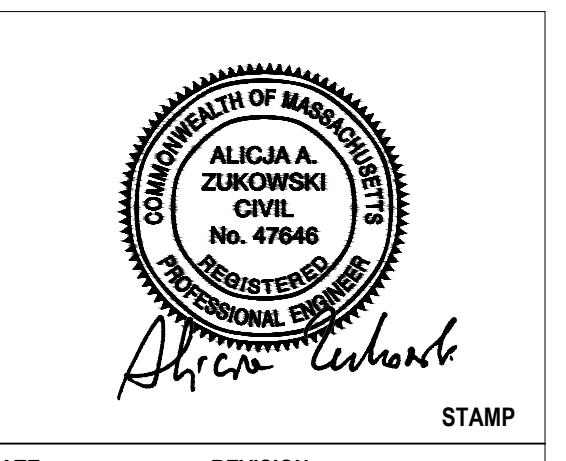
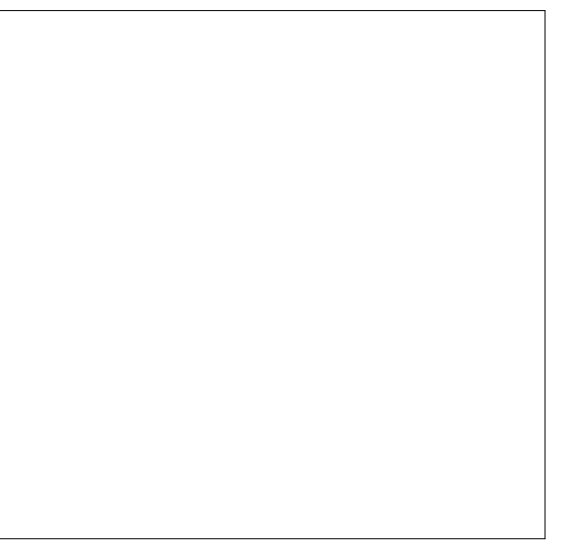
SAMIOTES
20 A ST
FRAMINGHAM, MA 01701
P 508 877.6688
CIVIL

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
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MEP-FP

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

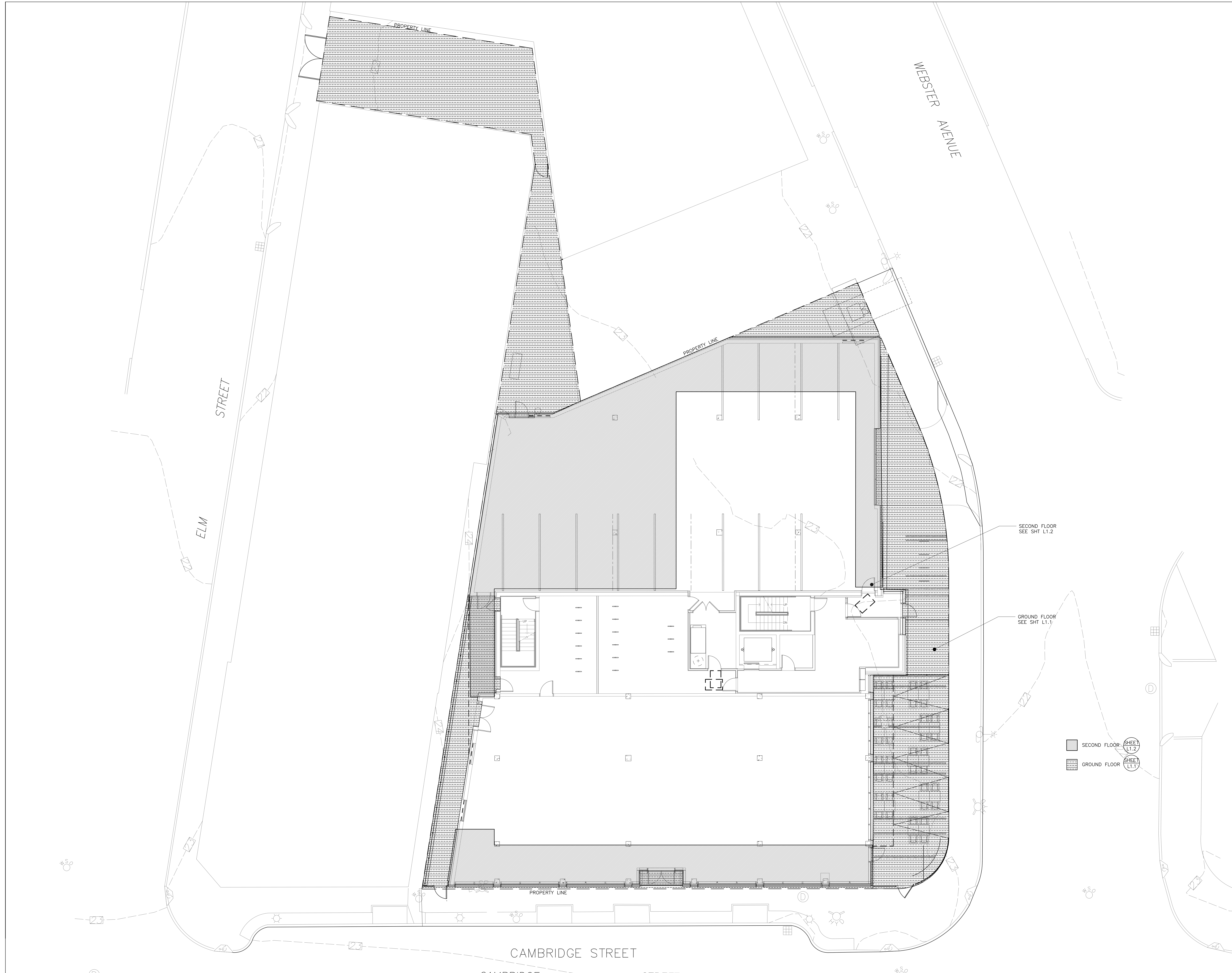


DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

REVISIONS ON SHEET
CIVIL DETAILS

SCALE AS NOTED
UTILE PROJECT NUMBER 1918

C 4.02



**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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LANDSCAPE

RSE ASSOCIATES

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STRUCTURAL

BLW ENGINEERS

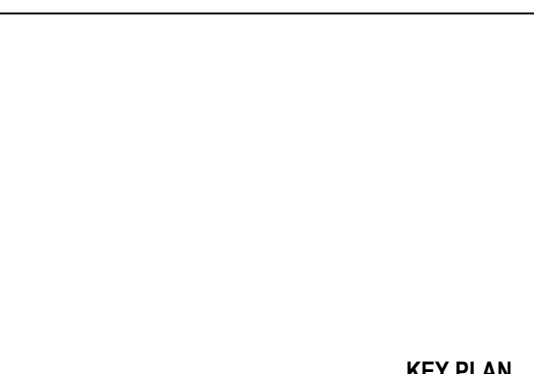
311 GREAT ROAD
P.O. BOX #1551
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P 978 486.4301

MEP-FP

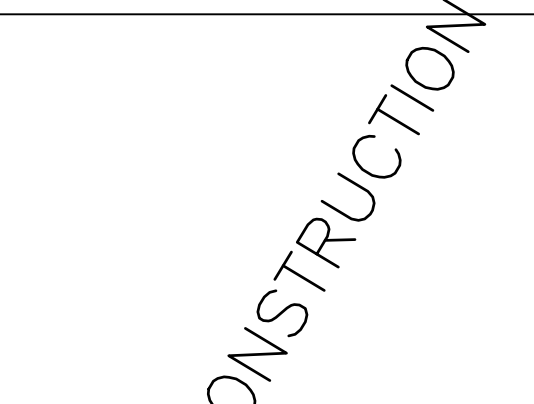
KALIN ASSOCIATES, INC.

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SPECIFICATIONS



KEY PLAN

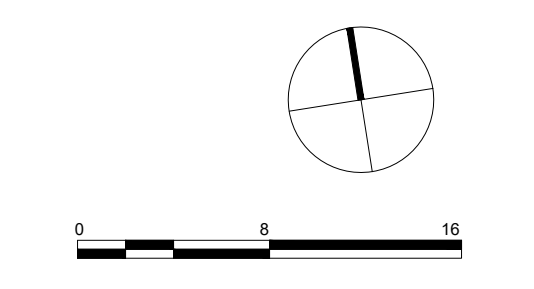


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DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set

NOT FOR CONSTRUCTION

REVISIONS ON SHEET



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

KEY PLAN

L0.0

**Cambridge St.
Mixed-Use**

1043-1059 CAMBRIDGE ST
CAMBRIDGE, MA 02139

418 Real Estate LLC

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RSE ASSOCIATES

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WATERTOWN, MA 02472
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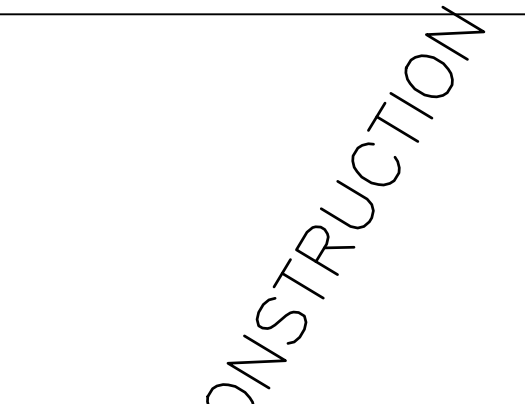
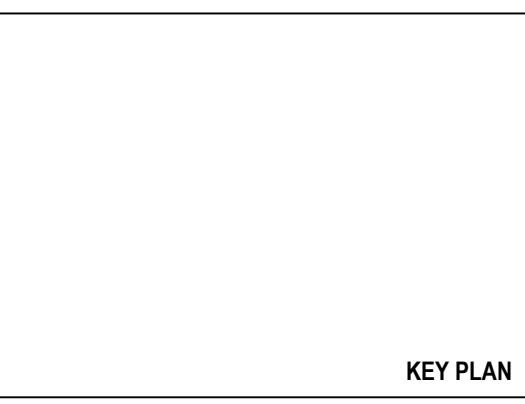
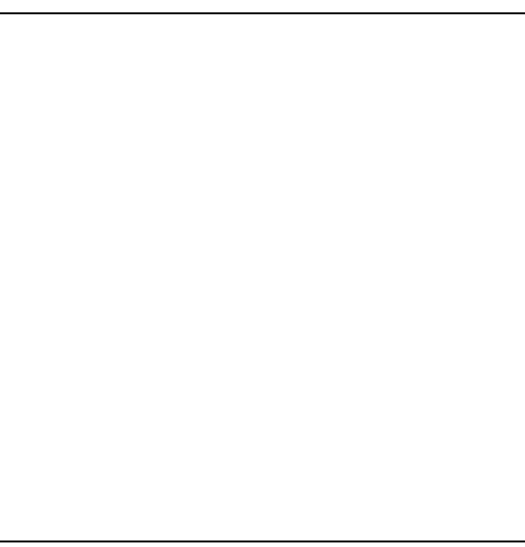
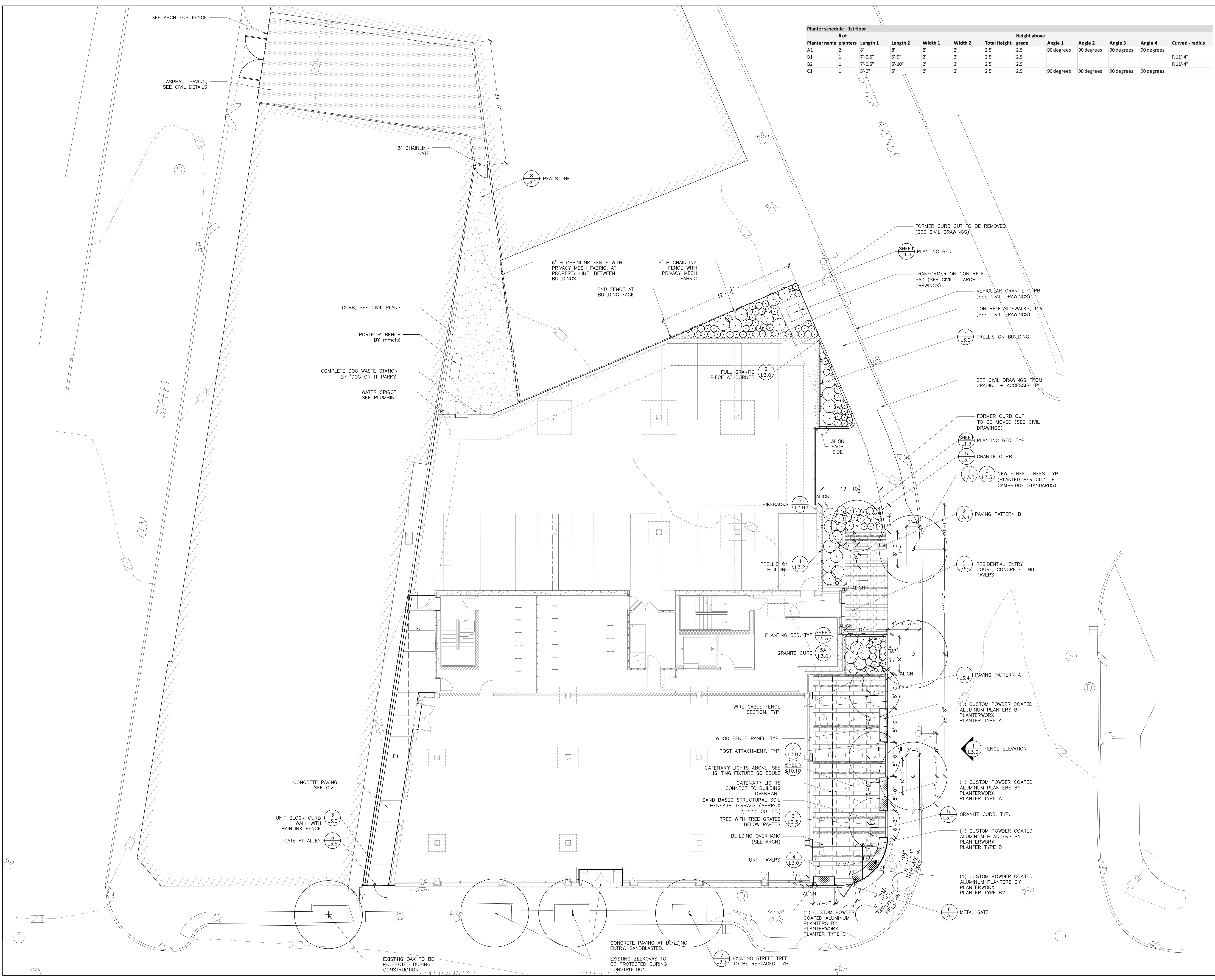
BLW ENGINEERS

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LITTLETON, MA 01460
P 978 486.4301

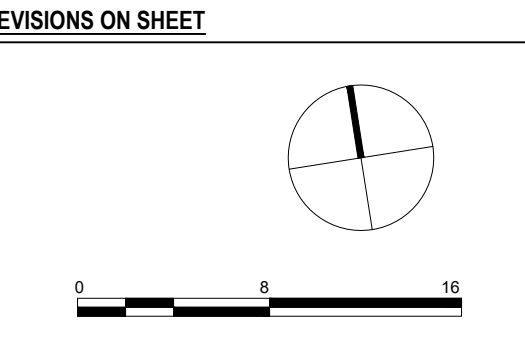
KALIN ASSOCIATES, INC.

1121 WASHINGTON STREET
NEWTON, MA 02465
P 617 964.5477

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



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4/17/2020	Permit Set



SCALE 1/8"=1'-0"
UTILITE PROJECT NUMBER 1918
LAYOUT AND MATERIALS
GROUND FLOOR

L1.1

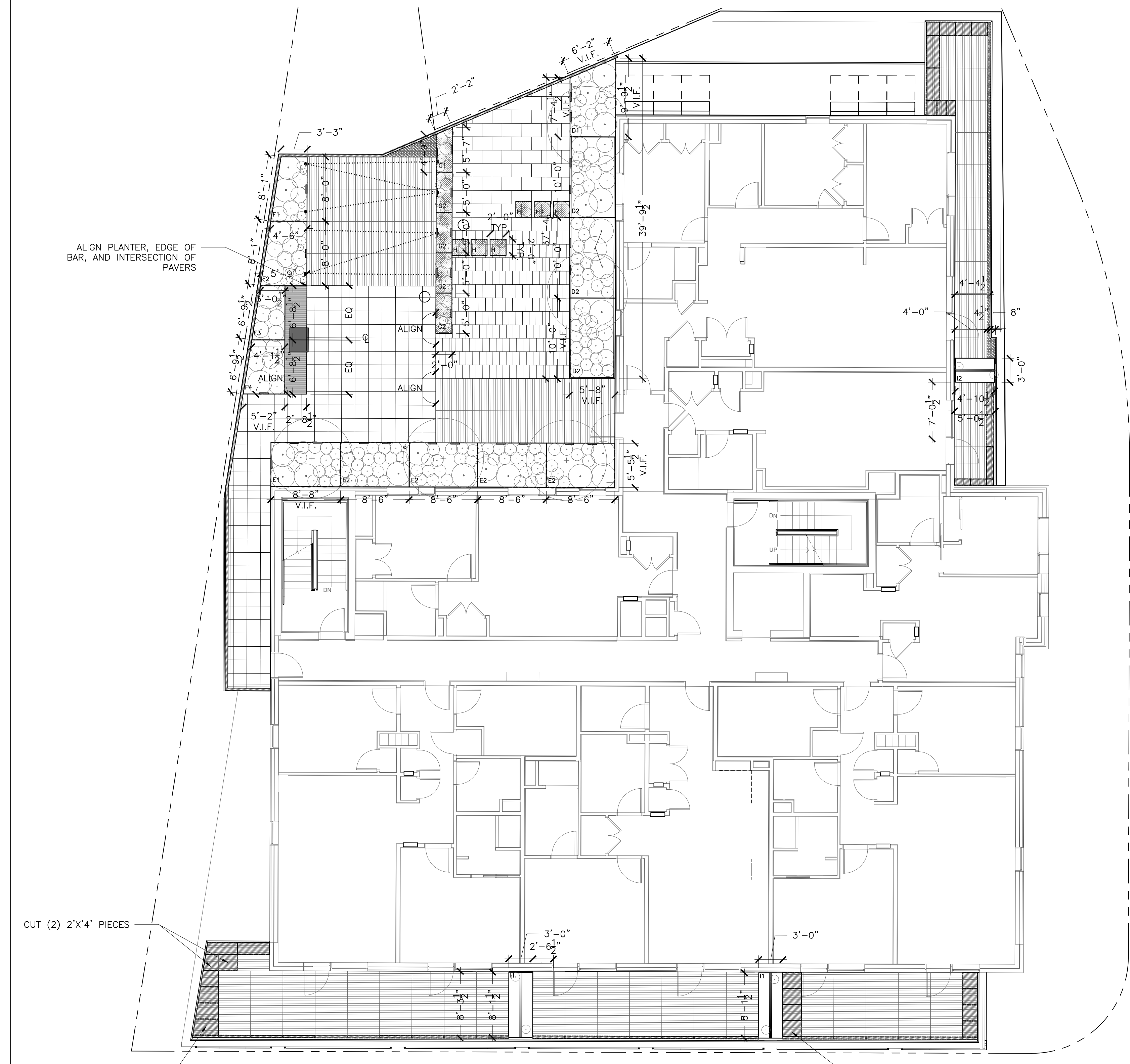
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Planter schedule - 2nd floor common deck											
Planter name	# of planters	Length 1	Length 2	Width 1	Width 2	Total Height	Height above grade	Angle 1	Angle 2	Angle 3	Angle 4
D1	1	7'-4.5"	9'-9.5"	5'-8"	6'-2"	3'-2"	2'-0"	67 degrees	90 degrees	90 degrees	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

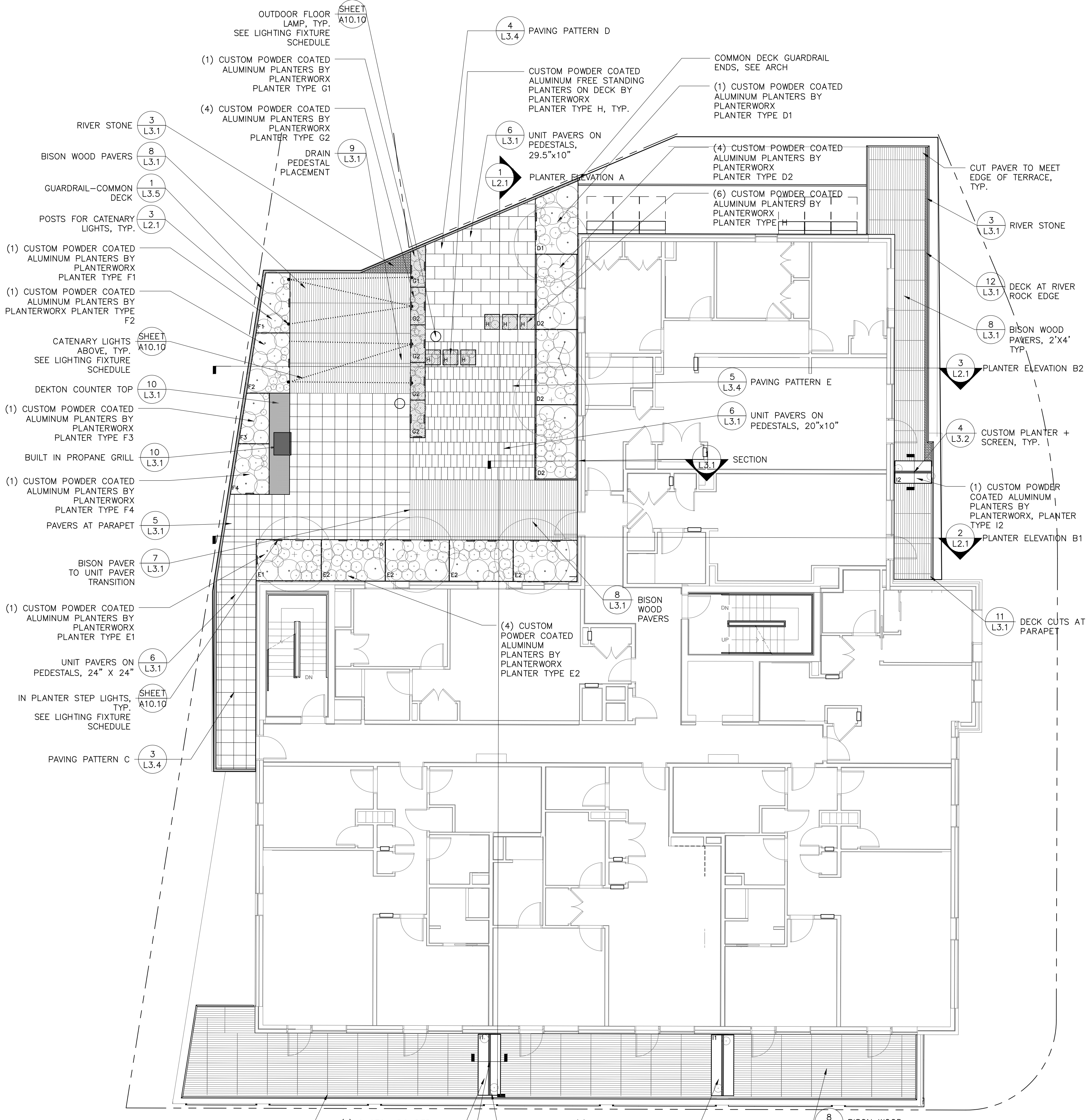
Planter schedule - 2nd floor private decks											
Planter name	# of planters	Length 1	Length 2	Width 1	Width 2	Total Height	Height above grade	Angle 1	Angle 2	Angle 3	Angle 4
I1	2	8'-0"	8'-0"	3'-0"	3'-0"	3'-10"	3'-4"	90 degrees	90 degrees	90 degrees	90 degrees
I2	1	8'-0"	8'-0"	3'-0"	3'-0"	3'-10"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

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



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



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

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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 OWNER

utile
 ARCHITECTURE + URBAN DESIGN
 115 KINGSTON ST
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 P 617 423.7200 F 617 423.1414
 utilidesign.com
 ARCHITECT

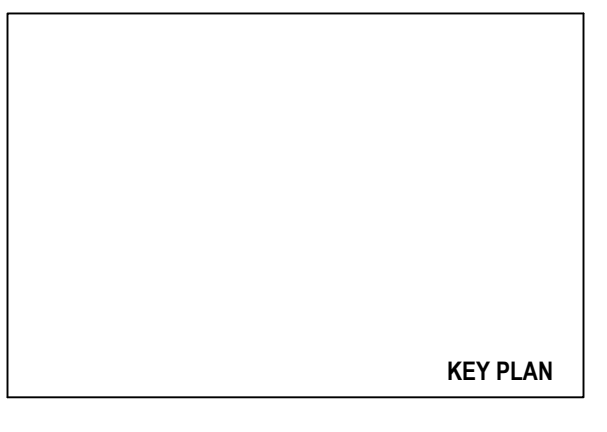
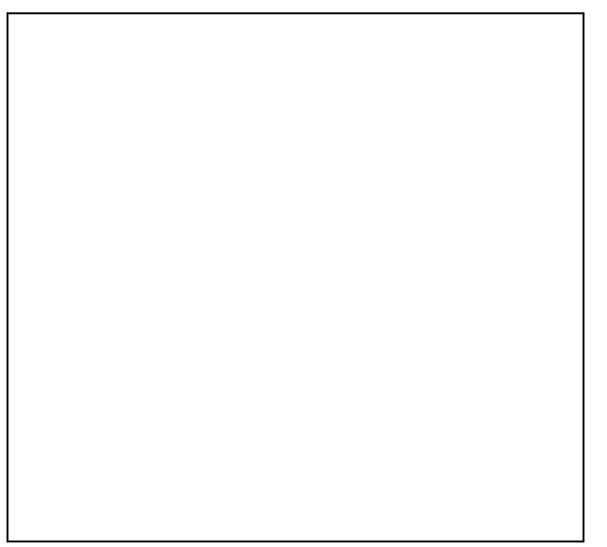
SAMIONES
 20 A ST
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 CIVIL

G2 COLLABORATIVE
 282 MOODY ST, SUITE 308
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 STRUCTURAL

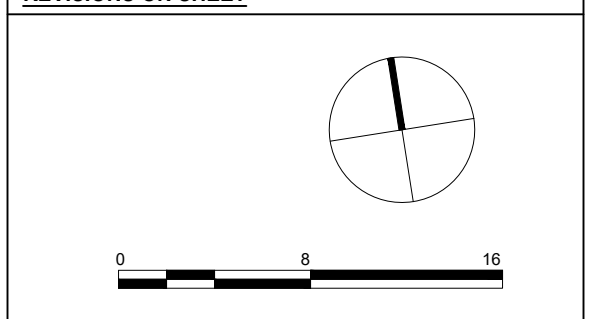
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 SPECIFICATIONS



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

REVISIONS ON SHEET	
1	ADD MATERIALS



SCALE 1/8"=1'-0"
 UTILE PROJECT NUMBER 1918
 LAYOUT AND MATERIALS
 2ND FLOOR

L1.2

PLANT SCHEDULE

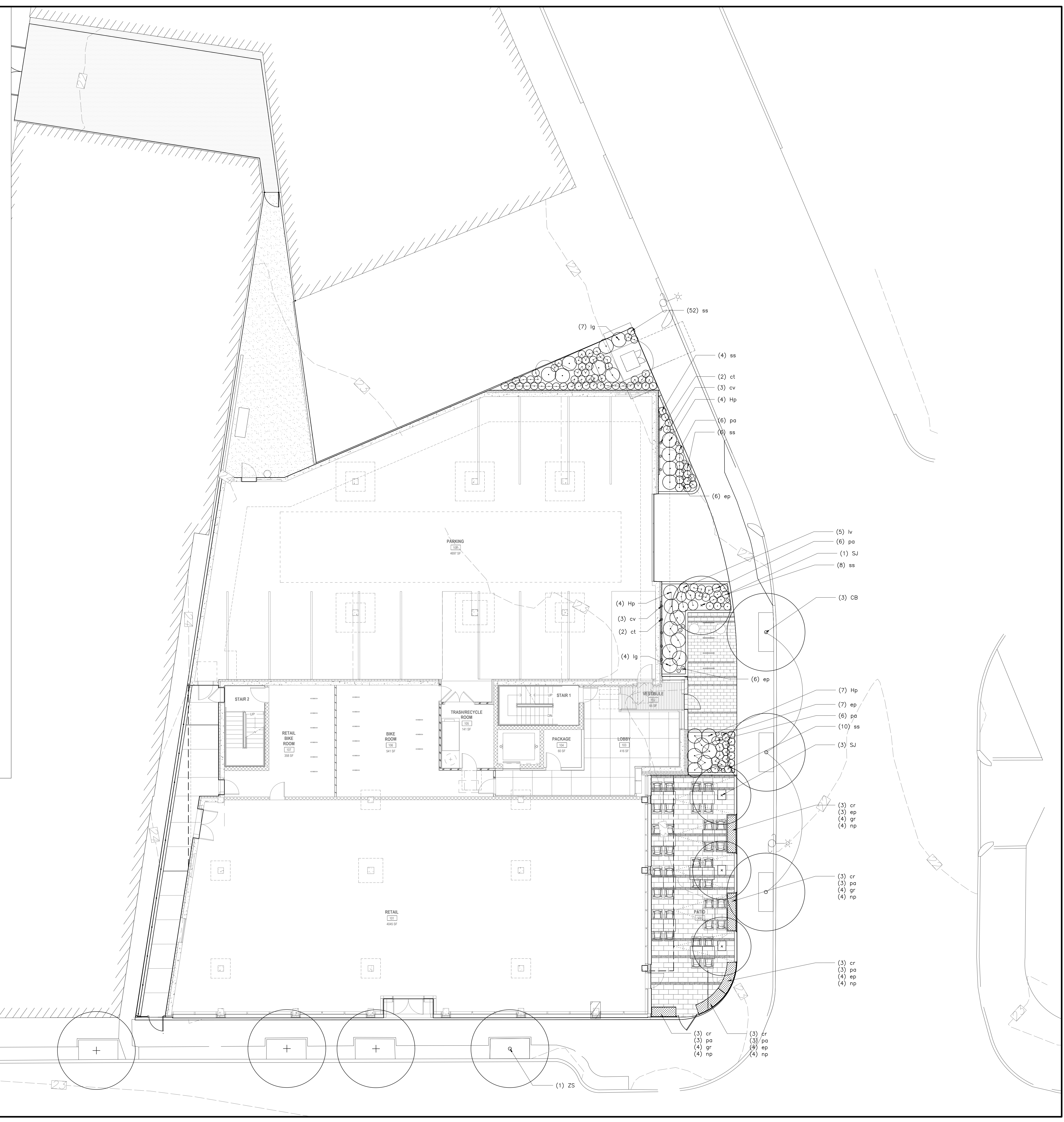
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT	COMMENTS
GROUND FLOOR						
TREES						
CB	3	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	3'-3.5" calip	B&B	
SI	4	Styrax japonicus	Japanese Snowbell	3" calip	B&B	Branching @ 6'
ZS	1	Zelkova Serrata	Japanese Zelkova	3'-3.5" calip	B&B	Branching @ 6'
SHRUBS						
pl	5	Itea virginica 'Henry's Garnet'	Dwarf Virginia Sweetpire	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	Trumpet creeper	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. DRAWINGS SUPERCEDES. PLANT COUNT ON SCHEDULE IF THERE ARE DISCREPANCIES.
9. PLANTING SOIL SAMPLES TO UMASS FOR TESTING (www.umass.edu/plants/colltest/). 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 RESPONSIBILITY 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 SDR15, 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
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OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
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utilledesign.com ARCHITECT

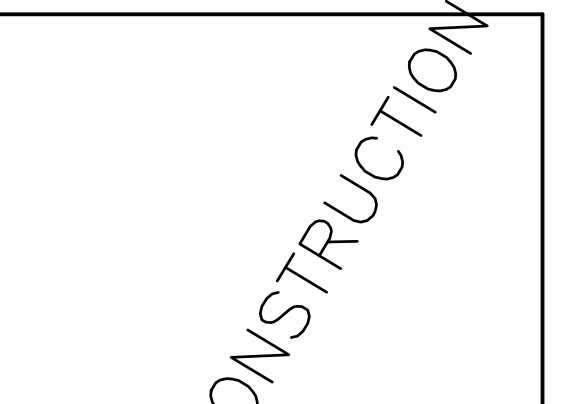
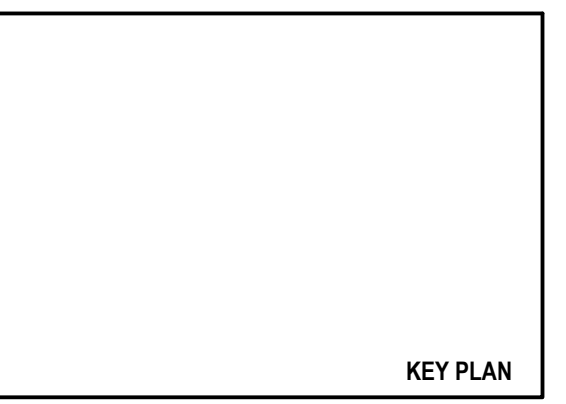
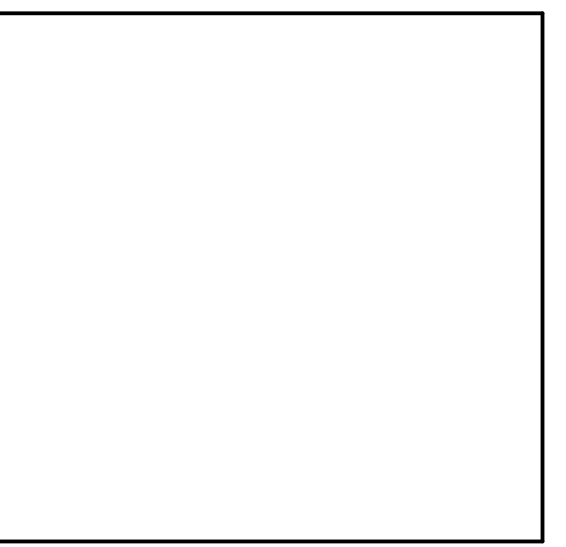
SAMIONES
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CIVIL

G2 COLLABORATIVE
282 MOODY ST, SUITE 308
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P 781.373.5945
LANDSCAPE

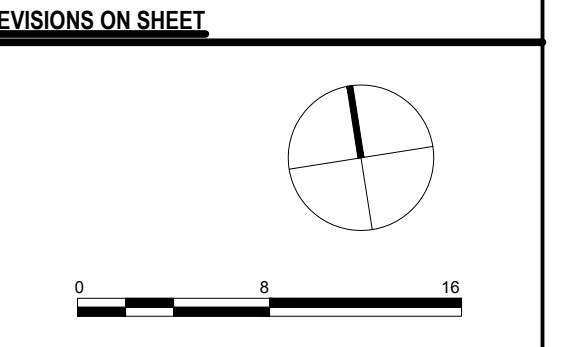
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STRUCTURAL

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MEP-PP

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P 617 964.5477
SPECIFICATIONS



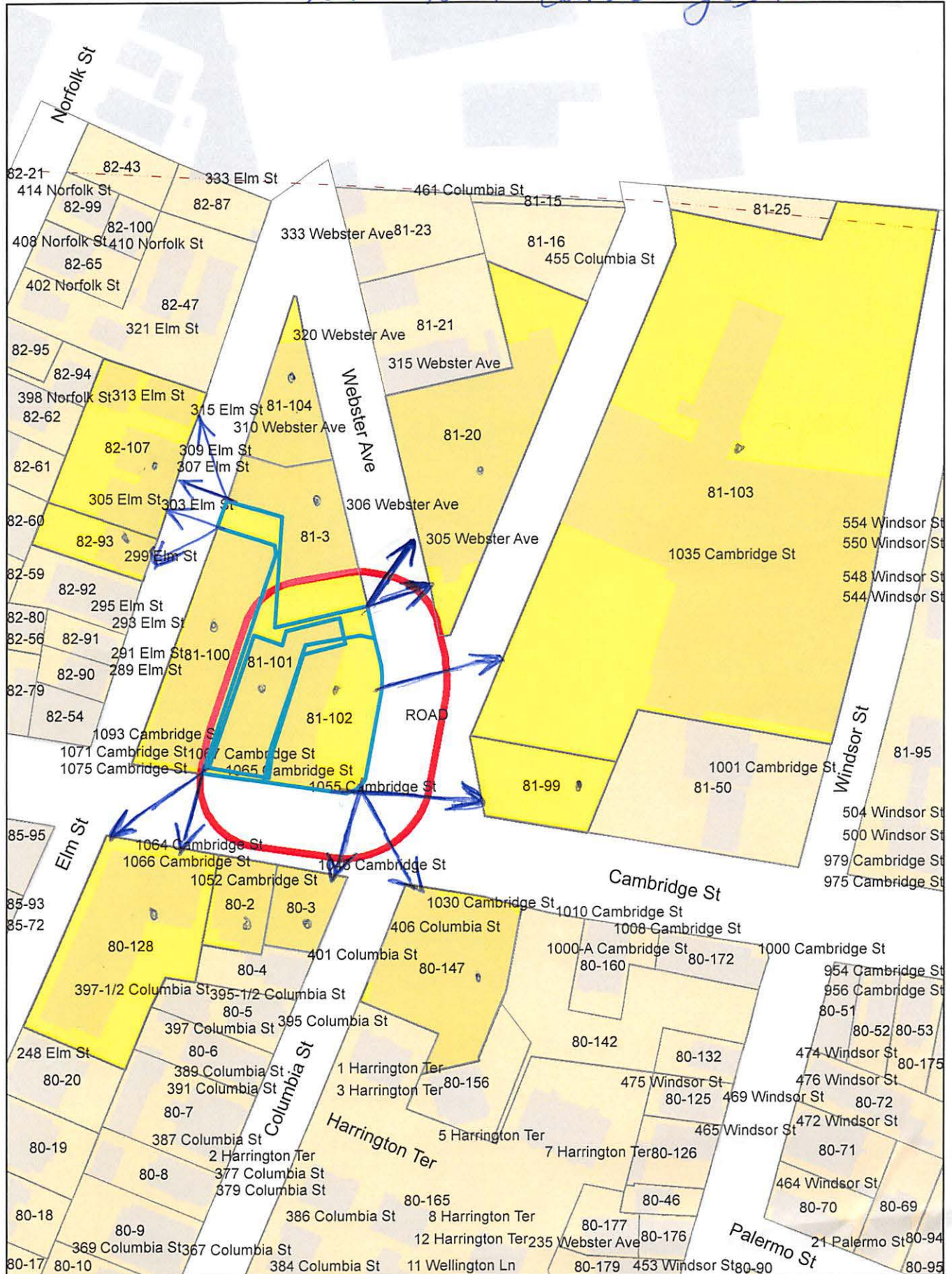
DATE	REVISION
6/28/2019	100% Design Development
8/16/2019	75% Construction Documents
4/17/2020	Permit Set



SCALE 1/8"=1'-0"
UTILITE PROJECT NUMBER 1918
PLANTING
GROUND FLOOR

L1.3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1043-1059 Camb 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
UGLJESA, 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
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82-107
CHEN, KE
303-315 ELM ST #309/3
CAMBRIDGE, MA 02139

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

82-107
WANG FRANK
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