CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 14 PM 3:26
CITY CLERK'S OFFICE
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 126224

General Information

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

Special Permit: _____ Variance: __X__ Appeal: _____

PETITIONER: Urban Spaces C/O FASTSIGNS of Quincy / Frank Meroney

PETITIONER'S ADDRESS: 70 Quincy Ave, Quincy, MA 02169

LOCATION OF PROPERTY: 107 First St , Cambridge, MA

TYPE OF OCCUPANCY: RES-DEV-LAND **ZONING DISTRICT:** Business A Zone

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Install (2) Mesh banners. Each are 140 sq. ft., 35'x4' and wrap around the corners of the building.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.B (Size Limitation/Wall Signs).

Original Signature(s): _____

(Petitioner (s) / Owner)

FRANK MERONEY

(Print Name)

Address:

Tel. No. 6173022882

E-Mail Address: 2095@fastsigns.com

Date: 7/8/21

DIMENSIONAL INFORMATION

Applicant: Urban Spaces
Location: 70 Quincy Ave
Phone: 6173022882

Present Use/Occupancy: RES-DEV-LAND
Zone: Business A Zone
Requested Use/Occupancy: RES-DEV-LAND

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		N/A	N/A	N/A	(max.)
LOT AREA:		N/A	N/A	N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		N/A	N/A	N/A	
LOT AREA OF EACH DWELLING UNIT		N/A	N/A	N/A	
SIZE OF LOT:	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
SETBACKS IN FEET:	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
SIZE OF BUILDING:	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/A	N/A	N/A	
NO. OF DWELLING UNITS:		N/A	N/A	N/A	
NO. OF PARKING SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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

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

Adding leasing contact information will help the client occupy the building faster. This is a large project and having the location at low occupancy for too long will be a detriment to the client.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or

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 US Parcel B, LP
(OWNER)

Address: 55 Bent St. Cambridge MA. 02141

State that I/We own the property located at 107 First St. Cambridge MA 02141,

which is the subject of this zoning application.

The record title of this property is in the name of US Parcel B, LP

*Pursuant to a deed of duly recorded in the date 10/20/15, Middlesex South County Registry of Deeds at Book 66253, Page 173; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Jeff Hirsch
Duly Authorized 5/10/21
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

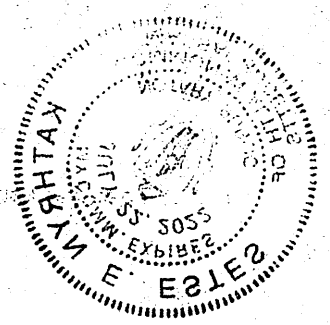
The above-name Jeff Hirsch personally appeared before me, this 10th of May, 2021, and made oath that the above statement is true.

Notary

My commission expires July 22, 2022 (Notary Seal).

KATHRYN E. ESTES
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES JULY 22, 2022

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



KATHRYN E. ESTES
MY COMM. EXPIRES
JULY 22, 2022
NOTARY PUBLIC
FOR THE
STATE OF

SUPPORTING STATEMENT FOR A VARIANCE

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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:

Adding leasing contact information will help the client occupy the building faster. This is a large project and having the location at low occupancy for too long will be a detriment to the client.

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:

Unknown

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:

The banners will not affect public way or be of physical harm to the general public. They do not cause a visual nuisance. The aesthetics are neutral and fit the location and neighborhood.

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

The size of the banners are within scale of the building. In order for the copy to be read from a comfortable distance the size of the banners need to be larger to accommodate the copy size.

***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: Urban Spaces
Location: 70 Quincy Ave
Phone: 6173022882

Present Use/Occupancy: RES-DEV-LAND
Zone: Business A Zone
Requested Use/Occupancy: RES-DEV-LAND

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		N/A	N/A	N/A	(max.)
LOT AREA:		N/A	N/A	N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		N/A	N/A	N/A	
LOT AREA OF EACH DWELLING UNIT		N/A	N/A	N/A	
SIZE OF LOT:	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
SETBACKS IN FEET:	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
SIZE OF BUILDING:	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/A	N/A	N/A	
NO. OF DWELLING UNITS:		N/A	N/A	N/A	
NO. OF PARKING SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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

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BZA Application Form

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

Owner:	Construction Manager:	Civil / Site:	Landscape:	Structural:	Mechanical & Plumbing:	Electrical:	Lighting Consultant:	Food Service:	Planning / Zoning:	Envelope Consultant:	Code Consultant:	Acoustical Consultant:
U.S. Parcel B, LP		**Bohler Engineering**	**Wagner Hodgson**	**L.A. Fuess Partners**	**R.W. Sullivan**	**R.W. Sullivan**			**Boyes-Watson Architects**	**R. J. Kenney Associates**	**R.W. Sullivan**	
111 First Street Cambridge, MA 02141		75 Federal Street, Boston, MA 02110	7 Marble Avenue Burlington, VT 05401	101 Federal Street Suite 502 Boston, MA 02110	529 Main Street, Suite 203 Boston, MA 02129	529 Main Street, Suite 203 Boston, MA 02129			30 Bow Street Somerville, MA	72 Washington Street, Plainville, MA 02762	529 Main Street, Suite 203 Boston, MA 02129	

DRAWING SCHEDULE



VOLUME 1

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

ADDENDUM 5

PROJECT No. 54862
15 MAY 2019

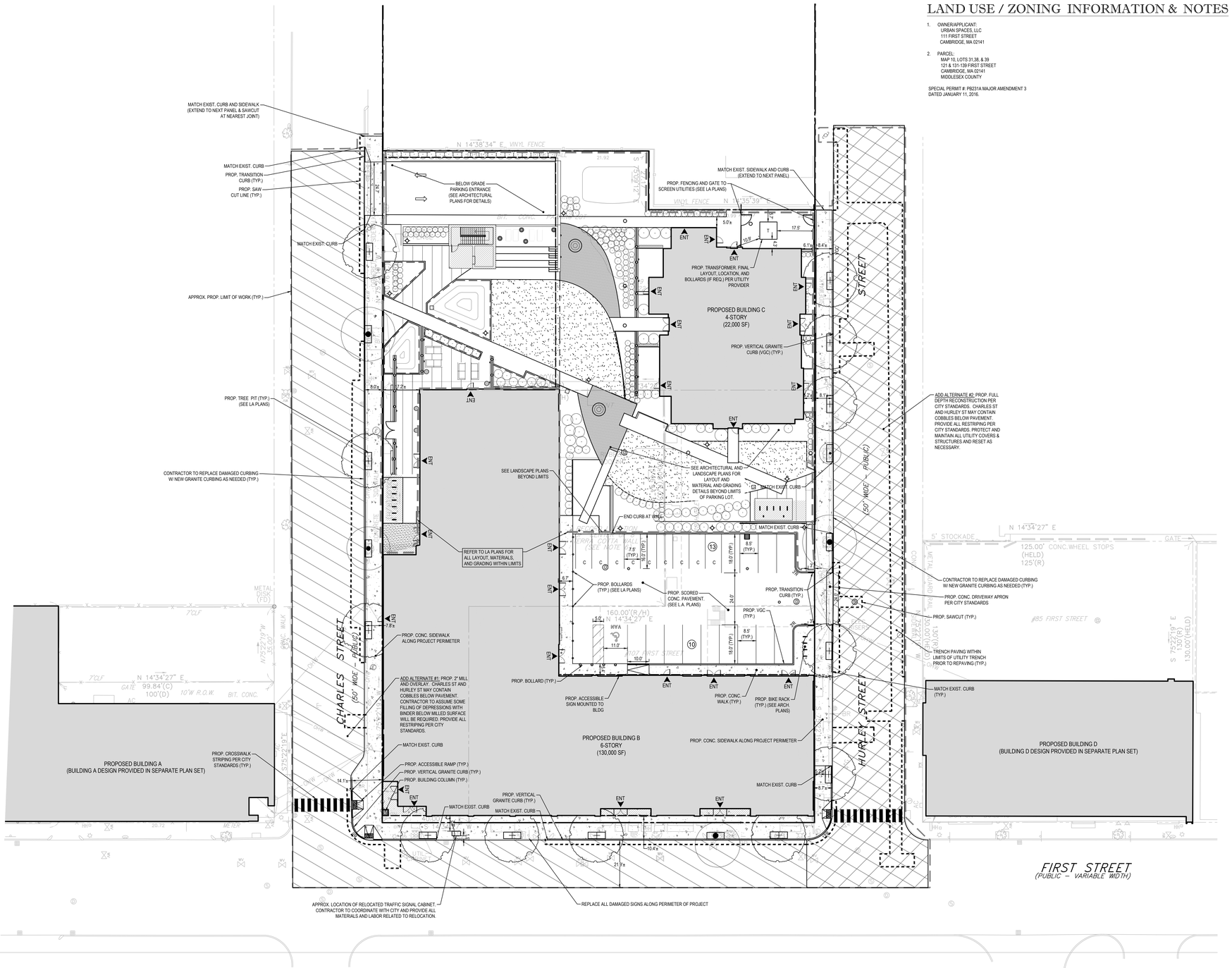


LAND USE / ZONING INFORMATION & NOTES

1. OWNER/APPLICANT:
   URBAN SPACES, LLC
   111 FIRST STREET
   CAMBRIDGE, MA 02141

2. PARCEL:
   MAP 10, LOTS 31,38, & 39
   121 & 131-139 FIRST STREET
   CAMBRIDGE, MA 02141
   MIDDLESEX COUNTY

SPECIAL PERMIT # PB231A MAJOR AMENDMENT 3
DATED JANUARY 11, 2016.



REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
1"= 20'

811 Know what's below. Call before you dig.

C:\REVIT LOCAL\Parcel B - Residential_R16_p.romains.rvt
4/17/2018 11:29:40 AM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

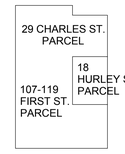
Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500

KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

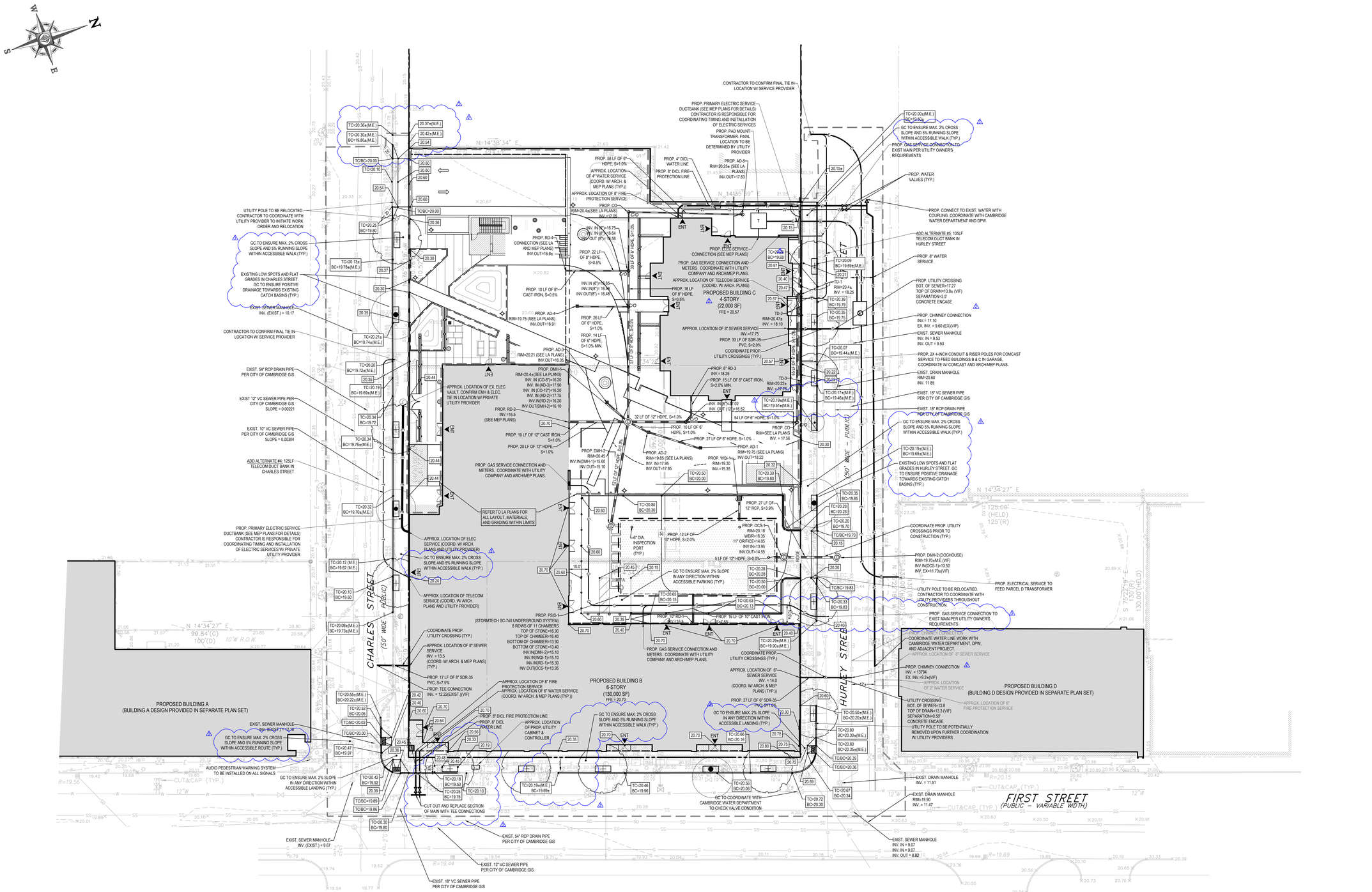
SITE PLAN

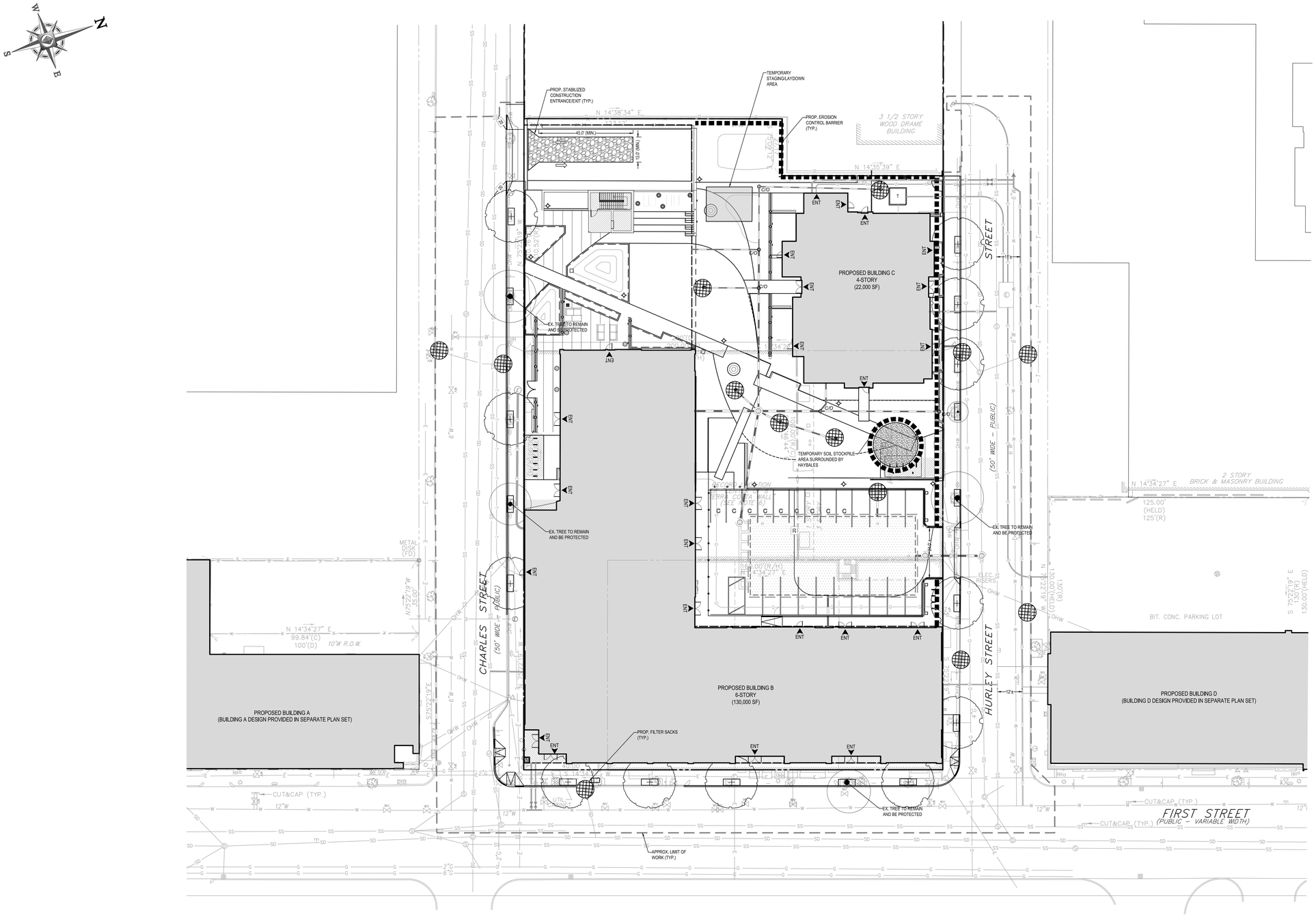
DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:

C-3


PROPOSED BUILDING C
4-STORY
(22,000 SF)
FFE = 20.57
PROPOSED BUILDING A
(BUILDING A DESIGN PROVIDED IN SEPARATE PLAN SET)
PROPOSED BUILDING B
6-STORY
(130,000 SF)
FFE = 20.70
PROPOSED BUILDING D
(BUILDING D DESIGN PROVIDED IN SEPARATE PLAN SET)
CHARLES STREET (50' WIDE - PUBLIC)
HURLEY STREET (50' WIDE - PUBLIC)
FIRST STREET (PUBLIC - VARIABLE WIDTH)
CONTRACTOR TO CONFIRM FINAL TIE IN LOCATION W/ SERVICE PROVIDER
PROP. PRIMARY ELECTRIC SERVICE DUCTBANK (SEE MEP PLANS FOR DETAILS) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TIMING AND INSTALLATION OF ELECTRIC SERVICES
PROP. PAD MOUNT TRANSFORMER, FINAL LOCATION TO BE DETERMINED BY UTILITY PROVIDER
PROP. 4" DICL WATER LINE
PROP. 8" DICL FIRE PROTECTION LINE
PROP. AD-5 RIM=20.25± (SEE LA PLANS) INV. OUT=17.63
PROP. WATER VALVES (TYP.)
PROP. CONNECT TO EXIST. WATER WITH COUPLING. COORDINATE WITH CAMBRIDGE WATER DEPARTMENT AND DPW.
ADD ALTERNATE #5: 105LF TELECOM DUCT BANK IN HURLEY STREET
PROP. 8" WATER SERVICE
PROP. UTILITY CROSSING BOT. OF SEWER=17.27 TOP OF DRAIN=13.8± (VIF) SEPARATION=3.0' CONCRETE ENCASE
PROP. CHIMNEY CONNECTION INV.= 17.10 EX. INV. = 9.60 (EX)(VIF)
EXIST. SEWER MANHOLE INV. IN = 9.53 INV. OUT = 9.53
PROP. 2X 4-INCH CONDUIT & RISER POLES FOR COMCAST SERVICE TO FEED BUILDINGS B & C IN GARAGE. COORDINATE W/ COMCAST AND ARCH/MEP PLANS.
EXIST. DRAIN MANHOLE RIM=20.60 INV. 11.85
EXIST. 15" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS
EXIST. 18" RCP DRAIN PIPE PER CITY OF CAMBRIDGE GIS
GC TO ENSURE MAX. 2% CROSS SLOPE AND 5% RUNNING SLOPE WITHIN ACCESSIBLE WALK (TYP.)
EXISTING LOW SPOTS AND FLAT GRADES IN HURLEY STREET. GC TO ENSURE POSITIVE DRAINAGE TOWARDS EXISTING CATCH BASINS (TYP.)
PROP. ELECTRICAL SERVICE TO FEED PARCEL D TRANSFORMER
UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS THROUGHOUT CONSTRUCTION.
PROP. GAS SERVICE CONNECTION TO EXIST MAIN PER UTILITY OWNER'S REQUIREMENTS
COORDINATE WATER LINE WORK WITH CAMBRIDGE WATER DEPARTMENT, DPW, AND ADJACENT PROJECT
APPROX. LOCATION OF 6" SEWER SERVICE
PROP. CHIMNEY CONNECTION INV. = 13794 EX. INV. =9.2±(VIF)
APPROX. LOCATION OF 2" WATER SERVICE
APPROX. LOCATION OF 6" FIRE PROTECTION SERVICE
UTILITY CROSSING BOT. OF SEWER=13.8 TOP OF DRAIN=13.3 (VIF) SEPARATION=0.50' CONCRETE ENCASE
UTILITY POLE TO BE POTENTIALLY REMOVED UPON FURTHER COORDINATION W/ UTILITY PROVIDERS
UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO INITIATE WORK ORDER AND RELOCATION
GC TO ENSURE MAX. 2% CROSS SLOPE AND 5% RUNNING SLOPE WITHIN ACCESSIBLE WALK (TYP.)
EXISTING LOW SPOTS AND FLAT GRADES IN CHARLES STREET GC TO ENSURE POSITIVE DRAINAGE TOWARDS EXISTING CATCH BASINS (TYP.)
EXIST. SEWER MANHOLE INV. (EXIST.) = 10.17
CONTRACTOR TO CONFIRM FINAL TIE IN LOCATION W/ SERVICE PROVIDER
EXIST. 54" RCP DRAIN PIPE PER CITY OF CAMBRIDGE GIS
EXIST 12" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS SLOPE = 0.00221
EXIST. 10" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS SLOPE = 0.00304
ADD ALTERNATE #4: 125LF TELECOM DUCT BANK IN CHARLES STREET
PROP. PRIMARY ELECTRIC SERVICE DUCTBANK (SEE MEP PLANS FOR DETAILS) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TIMING AND INSTALLATION OF ELECTRIC SERVICES W/ PRIVATE UTILITY PROVIDER
GC TO ENSURE MAX. 2% CROSS SLOPE AND 5% RUNNING SLOPE WITHIN ACCESSIBLE WALK (TYP.)
APPROX. LOCATION OF ELEC SERVICE (COORD. W/ ARCH. PLANS AND UTILITY PROVIDER)
APPROX. LOCATION OF TELECOM SERVICE (COORD. W/ ARCH. PLANS AND UTILITY PROVIDER)
COORDINATE PROP. UTILITY CROSSING (TYP.)
APPROX. LOCATION OF 8" SEWER SERVICE INV. = 13.5 (COORD. W/ ARCH. & MEP PLANS) (TYP.)
PROP. 17 LF OF 8" SDR-35 PVC; S=7.5%
PROP. TEE CONNECTION INV. = 12.22(EXIST.)(VIF)
EXIST. SEWER MANHOLE INV. (EXIST.) = 12.10
GC TO ENSURE MAX. 2% CROSS SLOPE AND 5% RUNNING SLOPE WITHIN ACCESSIBLE ROUTE (TYP.)
AUDIO PEDESTRIAN WARNING SYSTEM TO BE INSTALLED ON ALL SIGNALS
GC TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE LANDING (TYP.)
EXIST. SEWER MANHOLE INV. (EXIST.) = 9.67
CUT OUT AND REPLACE SECTION OF MAIN WITH TEE CONNECTIONS
EXIST. 54" RCP DRAIN PIPE PER CITY OF CAMBRIDGE GIS
EXIST. 12" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS
EXIST. 18" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS
REFER TO LA PLANS FOR ALL LAYOUT, MATERIALS, AND GRADING WITHIN LIMITS
PROP. 58 LF OF 6" HDPE, S=1.0%
APPROX. LOCATION OF 4" WATER SERVICE (COORD. W/ ARCH. & MEP PLANS (TYP.))
APPROX. LOCATION OF 8" FIRE PROTECTION SERVICE
PROP. CO RIM=20.4±(SEE LA PLANS) INV.=17.05
PROP. RD-4 CONNECTION (SEE LA AND MEP PLANS) INV.OUT=16.8±
PROP. 22 LF OF 8" HDPE, S=0.5%
PROP. 10 LF OF 8" CAST IRON, S=0.5%
PROP. AD-4 RIM=19.75 (SEE LA PLANS) INV.OUT=16.91
PROP. 36 LF OF 6" HDPE, S=1.0%
PROP. 14 LF OF 6" HDPE, S=1.0% MIN.
PROP. AD-3 RIM=20.21 (SEE LA PLANS) INV.OUT=18.05
PROP. DMH-1 RIM=20.4±(SEE LA PLANS) INV. IN (CO-6")=16.20 INV. IN (AD-3)=17.90 INV. IN (CO-12")=16.20 INV. IN (AD-2)=17.75 INV.IN(RD-2)=16.20 INV.OUT(DMH-2)=16.10
PROP. RD-2 INV.=15.5 (SEE MEP PLANS)
PROP. 10 LF OF 12" CAST IRON, S=1.0%
PROP. 20 LF OF 12" HDPE, S=1.0%
PROP. GAS SERVICE CONNECTION AND METERS. COORDINATE WITH UTILITY COMPANY AND ARCH/MEP PLANS.
APPROX. LOCATION OF EX. ELEC VAULT. CONFIRM EMH & ELEC. TIE IN LOCATION W/ PRIVATE UTILITY PROVIDER
PROP. DMH-2 RIM=20.45 INV.IN(DMH-1)=15.60 INV.OUT=15.10
PROP. PSIS-1 (STORMTECH SC-740 UNDERGROUND SYSTEM) 8 ROWS OF 11 CHAMBERS TOP OF STONE=16.90 TOP OF CHAMBER=16.40 BOTTOM OF CHAMBER=13.90 BOTTOM OF STONE=13.40 INV.IN(DMH-2)=15.10 INV.IN(WQI-1)=15.10 INV.IN(RD-1)=15.30 INV.OUT(OCS-1)=13.95
PROP. 30 LF OF 8" HDPE, S=1.0%
PROP. 27 LF OF 6" HDPE, S=1.0%
PROP. AD-2 RIM=19.85 (SEE LA PLANS) INV. IN=17.95 INV.OUT=17.85
PROP. WQI-1 RIM=19.30 INV.=15.35
PROP. 12 LF OF 10" HDPE, S=2.0%
4' DIA. INSPECTION PORT (TYP.)
PROP. OCS-1 RIM=20.18 WEIR=16.35 11" ORIFICE=14.05 INV.IN=13.95 INV.OUT=14.55
5 LF OF 12" HDPE, S=0.0%
GC TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING (TYP.)
PROP. 10" RD-1 INV.=15.5
PROP. 18 LF OF 10" CAST IRON, S=7.5%
PROP. GAS SERVICE CONNECTION AND METERS. COORDINATE WITH UTILITY COMPANY AND ARCH/MEP PLANS.
APPROX. LOCATION OF 8" FIRE PROTECTION SERVICE
APPROX. LOCATION OF 6" WATER SERVICE (COORD. W/ ARCH. & MEP PLANS (TYP.))
PROP. 8" DICL FIRE PROTECTION LINE
PROP. 6" DICL WATER LINE
APPROX. LOCATION OF PROP. UTILITY CABINET & CONTROLLER
GC TO ENSURE MAX. 2% CROSS SLOPE AND 5% RUNNING SLOPE WITHIN ACCESSIBLE WALK (TYP.)
GC TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE LANDING (TYP.)
PROP. 27 LF OF 12" RCP, S=3.9%
PROP. 27 LF OF 6" HDPE, S=1.0%
PROP. 32 LF OF 12" HDPE, S=1.0%
PROP. 54 LF OF 6" HDPE, S=1.0%
PROP. 10 LF OF 6" HDPE, S=1.0%
PROP. CO RIM=SEE LA PLANS INV. = 17.56
PROP. AD-1 RIM=19.75 (SEE LA PLANS) INV.OUT=18.22
PROP. 6" RD-3 INV.=18.25
PROP. 15 LF OF 6" CAST IRON, S=2.0% MIN.
PROP. 33 LF OF SDR-35 PVC; S=2.0%
APPROX. LOCATION OF 8" SEWER SERVICE INV.=17.75
COORDINATE PROP. UTILITY CROSSINGS (TYP.)
PROP. 27 LF OF 8" SDR-35 PVC; S=7.5%
PROP. 16 LF OF 8" HDPE, S=0.5%
PROP. 30 LF OF 8" HDPE, S=1.0%
PROPOSED BUILDING C 4-STORY (22,000 SF) FFE = 20.57
PROP. LEED SERVICE CONNECTION (SEE MEP PLANS)
PROP. GAS SERVICE CONNECTION AND METERS. COORDINATE WITH UTILITY COMPANY AND ARCH/MEP PLANS.
APPROX. LOCATION OF TELECOM SERVICE (COORD. W/ ARCH. PLANS)
INV. IN (6")= 16.75 INV. IN (8")= 16.64 INV. OUT (8")= 16.58
INV. IN (6")= 16.65 INV. IN(3")= 16.30 INV. OUT(8") = 16.45
APPROX. LOCATION OF SEWER SERVICE INV.= 14.0 (COORD. W/ ARCH. & MEP PLANS (TYP.))
PROP. 27 LF OF 8" SDR-35 PVC; S=7.5%
GC TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE LANDING (TYP.)
GC TO COORDINATE WITH CAMBRIDGE WATER DEPARTMENT TO CHECK VALVE CONDITION
EXIST. DRAIN MANHOLE INV. = 11.51
EXIST. DRAIN MANHOLE RIM=19.90 INV. = 11.47
EXIST. SEWER MANHOLE INV. IN = 9.07 INV. IN = 9.07 INV. OUT = 8.82
PROP. 12" RCP DRAIN PIPE PER CITY OF CAMBRIDGE GIS
PROP. 12" VC SEWER PIPE PER CITY OF CAMBRIDGE GIS
PROP. 8" WATER SERVICE
PROP. 2" WATER SERVICE
PROP. 6" RD-3 INV.=18.25
PROP. 15 LF OF 6" CAST IRON, S=2.0% MIN.
PROP. 6" DICL FIRE PROTECTION LINE
PROP. 8" DICL WATER LINE
PROP. 4" DICL WATER LINE
PROP. 8" DICL FIRE PROTECTION LINE
PROP. 6



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

20 10 5 0 20
1"= 20'

811 Know what's below. Call before you dig.

C:\REVIT LOCAL\Parcel B - Residential_R16_p.romains.rvt
4/17/2018 11:29:40 AM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

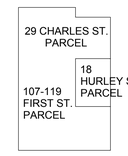
Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500

KEY PLAN:



SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

EROSION & SEDIMENT CONTROL PLAN

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:

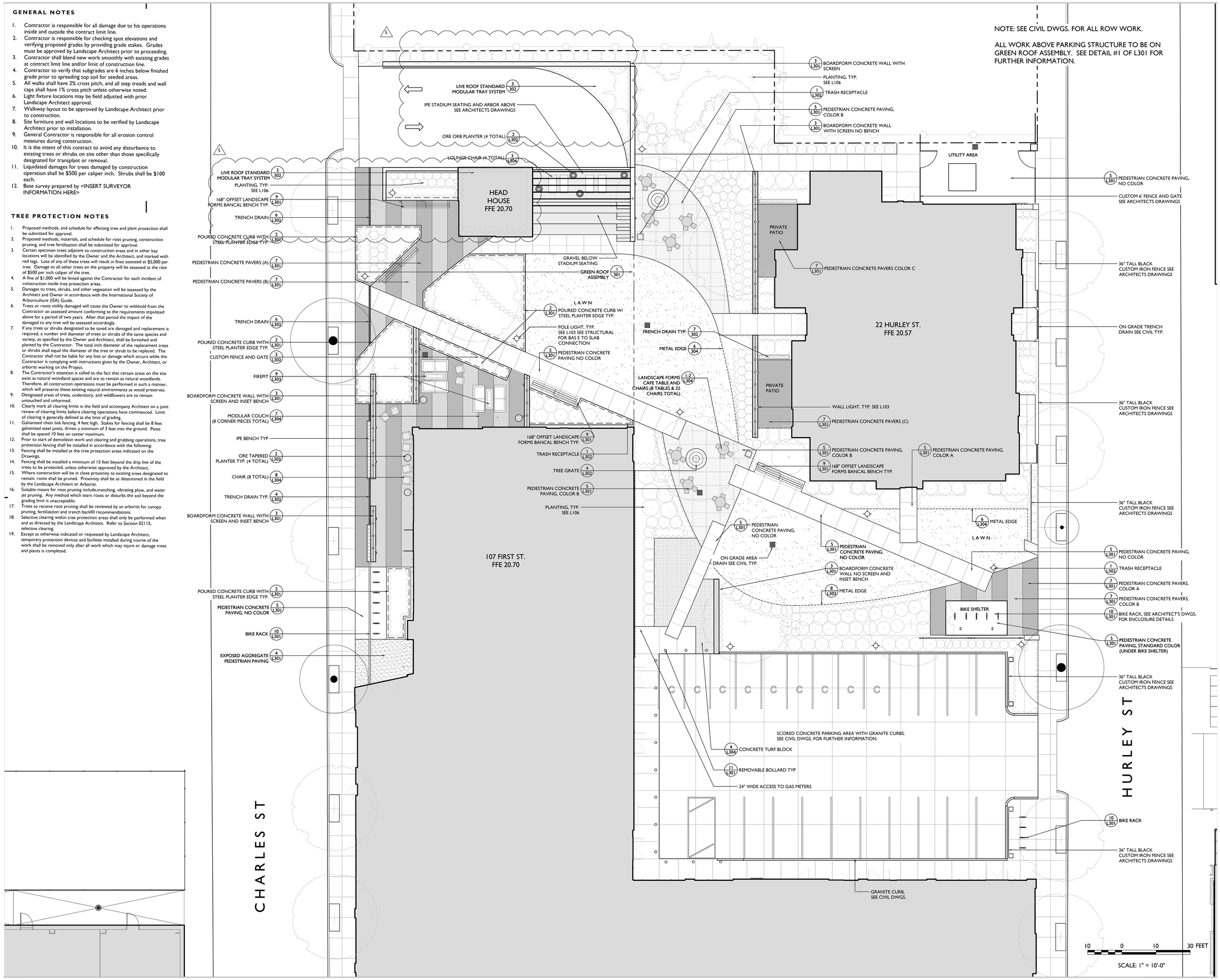
C-5

GENERAL NOTES

1. Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
2. Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
3. Contractor shall blend new work smoothly with existing grades at contract limit line and/or limit of construction line.
4. Contractor to verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
5. All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1% cross pitch unless otherwise noted.
6. Light fixture locations may be field adjusted with prior Landscape Architect approval.
7. Walkway layout to be approved by Landscape Architect prior to construction.
8. Site furniture and wall locations to be verified by Landscape Architect prior to installation.
9. General Contractor is responsible for all erosion control measures during construction.
10. It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
11. Liquidated damages for trees damaged by construction operation shall be $500 per caliper inch. Shrubs shall be $100 each.
12. Base survey prepared by <INSERT SURVEYOR INFORMATION HERE>

TREE PROTECTION NOTES

1. Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
2. Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
3. Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at $5,000 per tree. Damage to all other trees on the property will be assessed at the rate of $500 per inch caliper of the tree.
4. A fine of $1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
5. Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
6. Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
7. If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
8. The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
9. Designated areas of trees, understory, and wildflowers are to remain untouched and unharmed.
10. Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
11. Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
12. Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
13. Fencing shall be installed at the tree protection areas indicated on the Drawings.
14. Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
15. Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
16. Suitable means for root pruning include,trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
17. Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
18. Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
19. Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.



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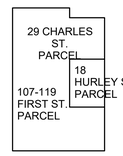
KEY PLAN:



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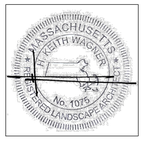


PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

MATERIALS PLAN

DRAWING HISTORY:

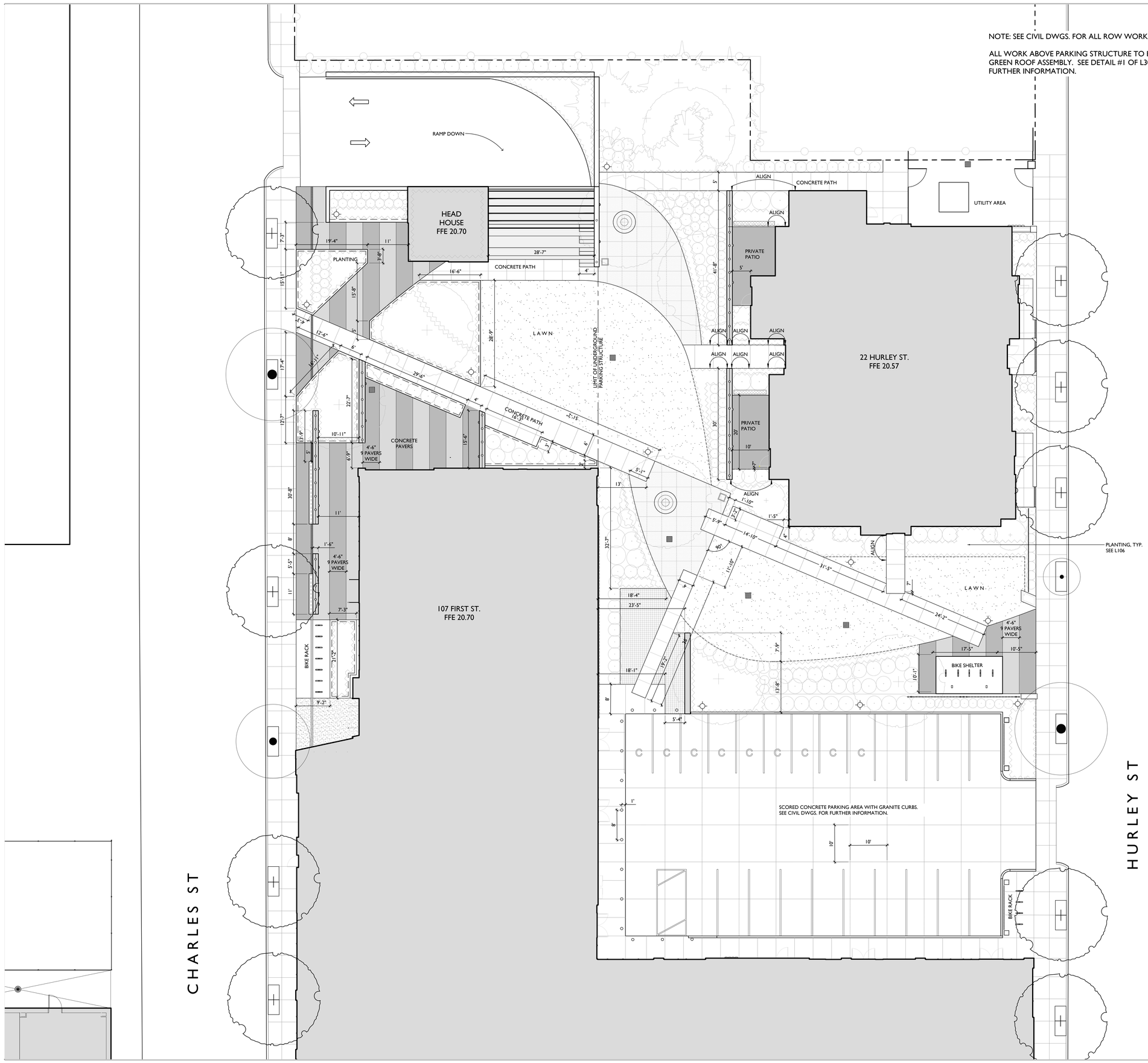
NO.	DATE	DESCRIPTION
5	5/15/2019	ADDENDUM #5

SHEET #:

L-100.0

NOTE: SEE CIVIL DWGS. FOR ALL ROW WORK.

ALL WORK ABOVE PARKING STRUCTURE TO BE ON GREEN ROOF ASSEMBLY. SEE DETAIL #1 OF L301 FOR FURTHER INFORMATION.



10 0 10 30 FEET

SCALE: 1" = 10'-0"

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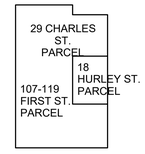

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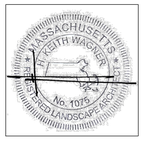


PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

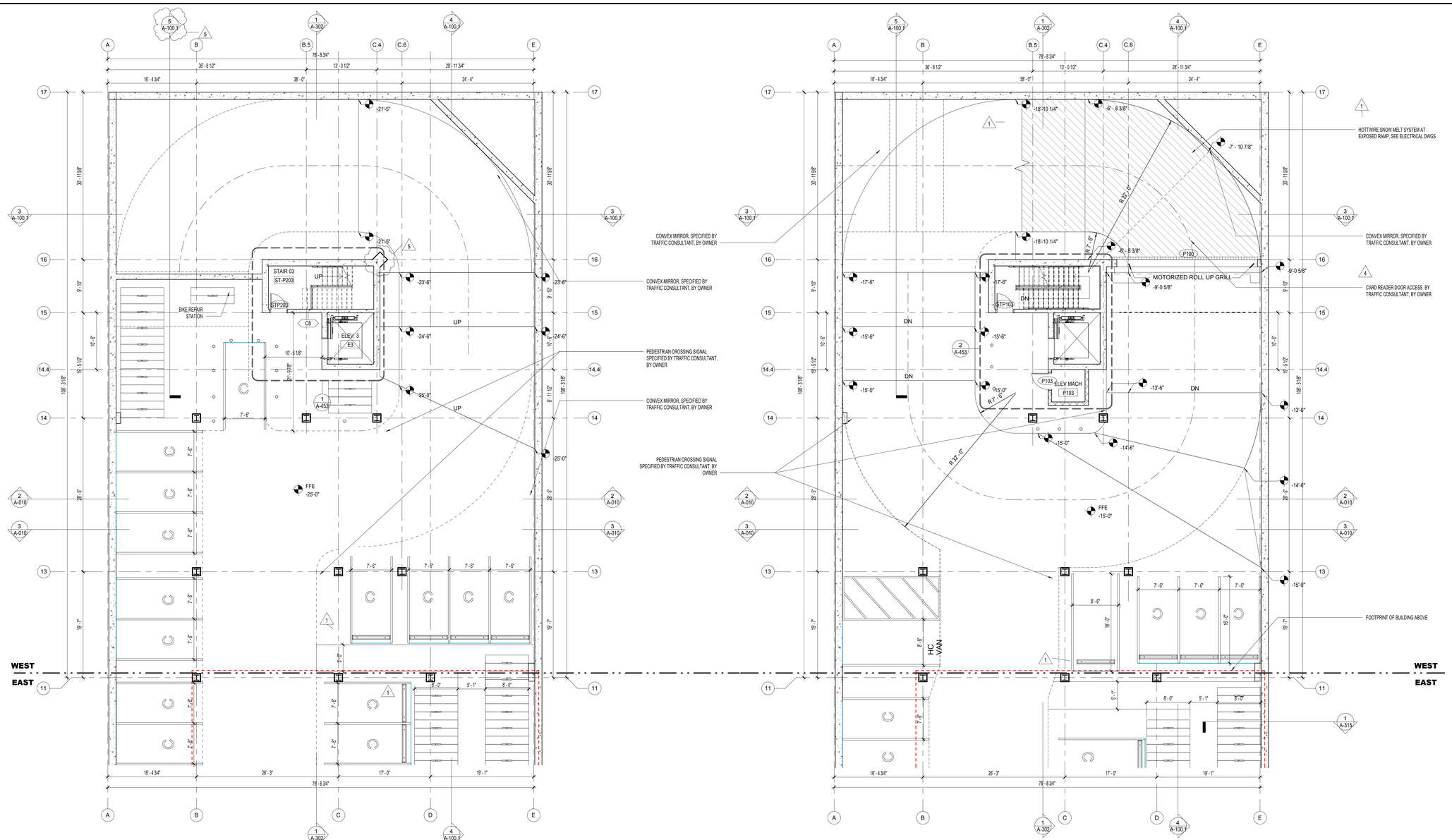
LAYOUT PLAN

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
5	5/15/2019	ADDENDUM #5

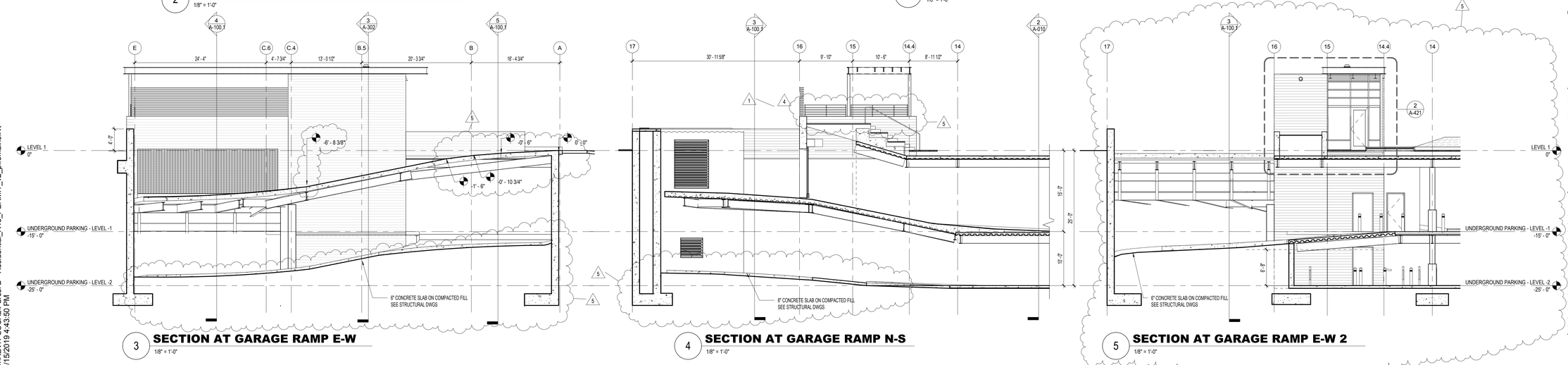
SHEET #:

L-101.0



2 **UNDERGROUND PARKING WEST - LEVEL P2**
1/8" = 1'-0"

1 **UNDERGROUND PARKING WEST - LEVEL P1**
1/8" = 1'-0"



3 **SECTION AT GARAGE RAMP E-W**
1/8" = 1'-0"

4 **SECTION AT GARAGE RAMP N-S**
1/8" = 1'-0"

5 **SECTION AT GARAGE RAMP E-W 2**
1/8" = 1'-0"

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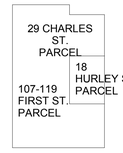
KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

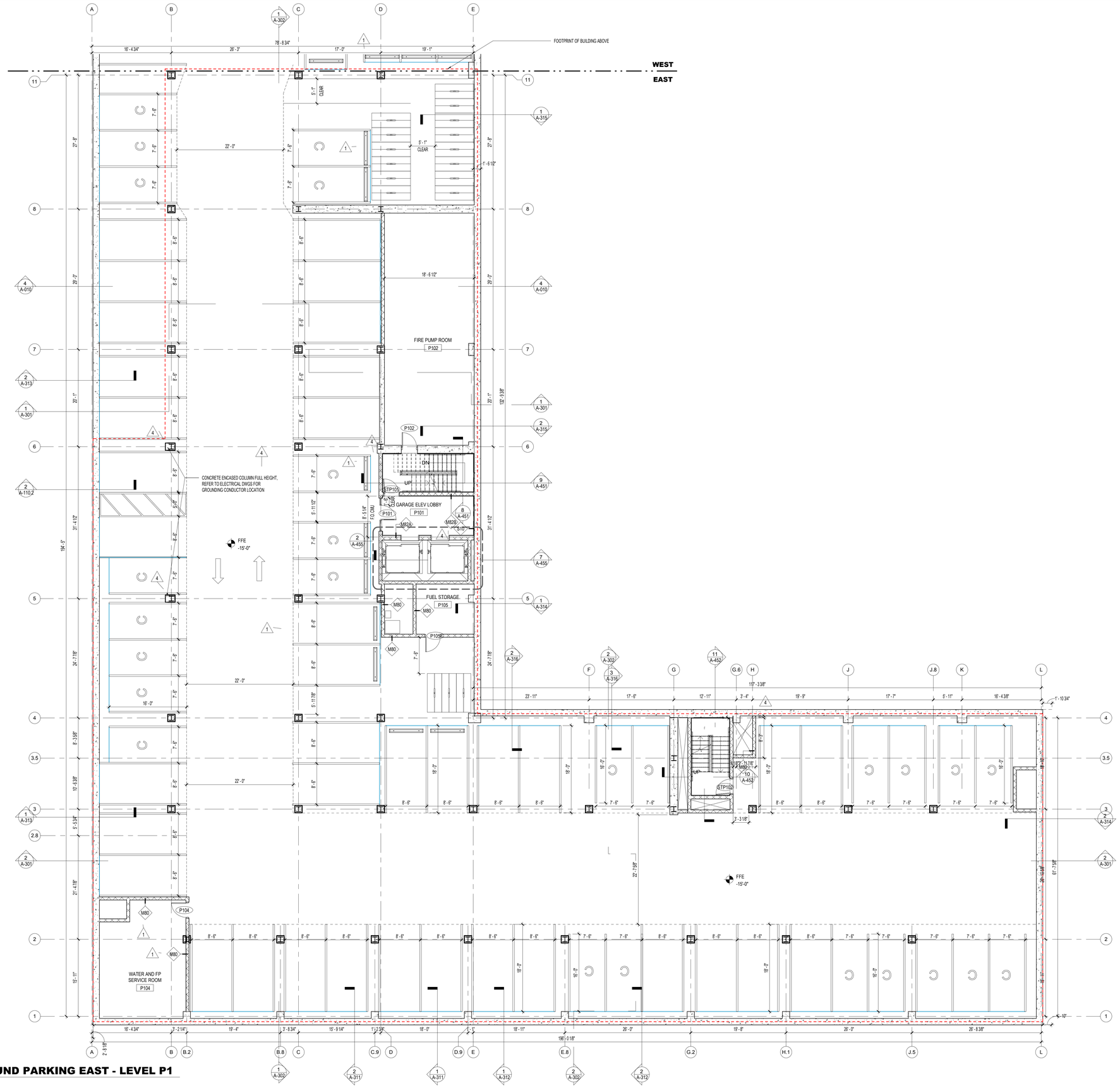
PARKING LEVEL PLANS - WEST

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-100.1



1 **UNDERGROUND PARKING EAST - LEVEL P1**
1/8" = 1'-0"

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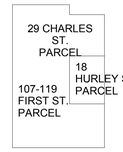


NORTH

SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

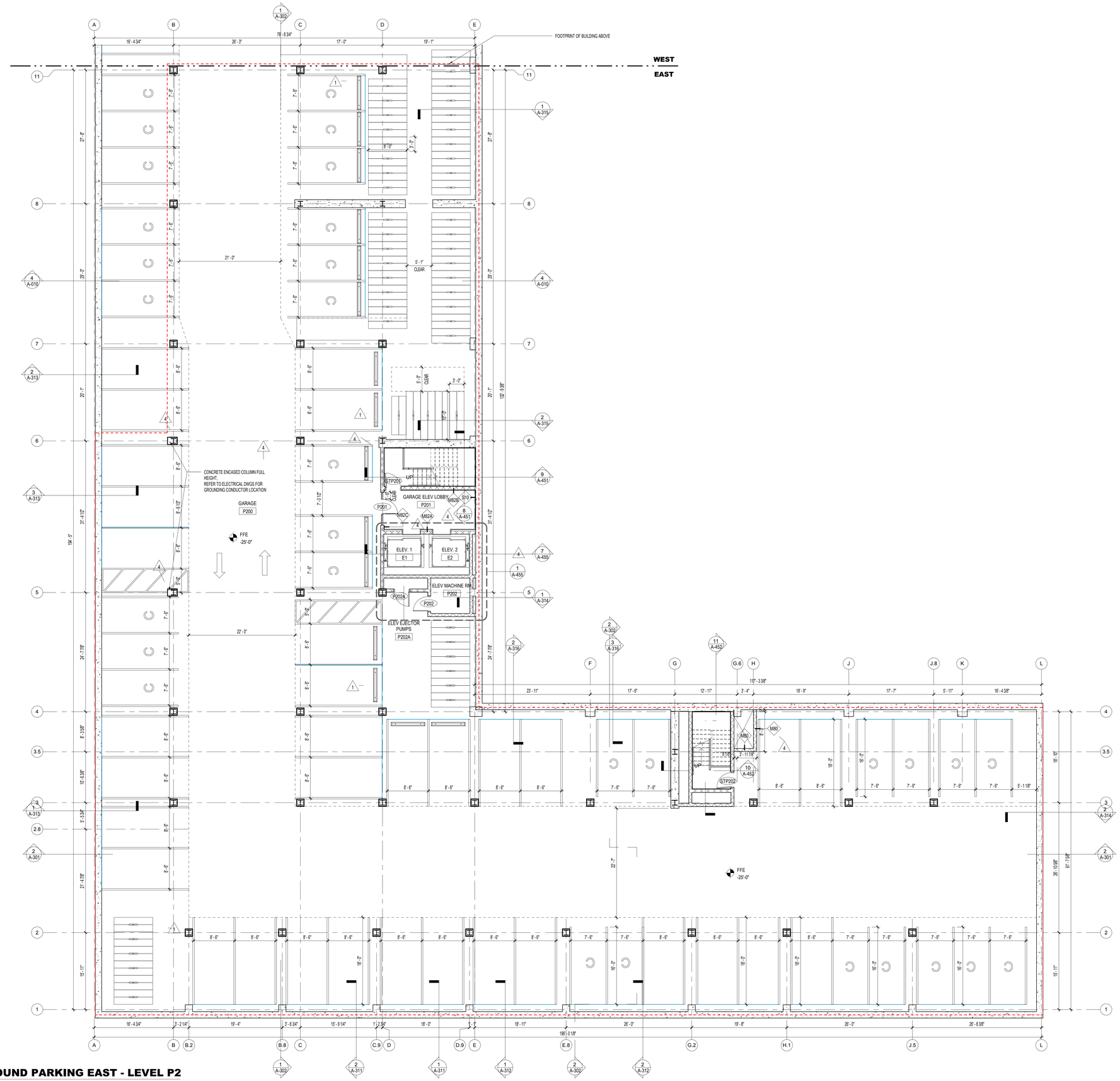
DRAWING INFORMATION:

PARKING LEVEL -1 PLAN - EAST

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

SHEET #: **A-100.2**



1 **UNDERGROUND PARKING EAST - LEVEL P2**
1/8" = 1'-0"

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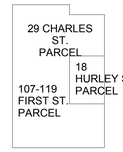


SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

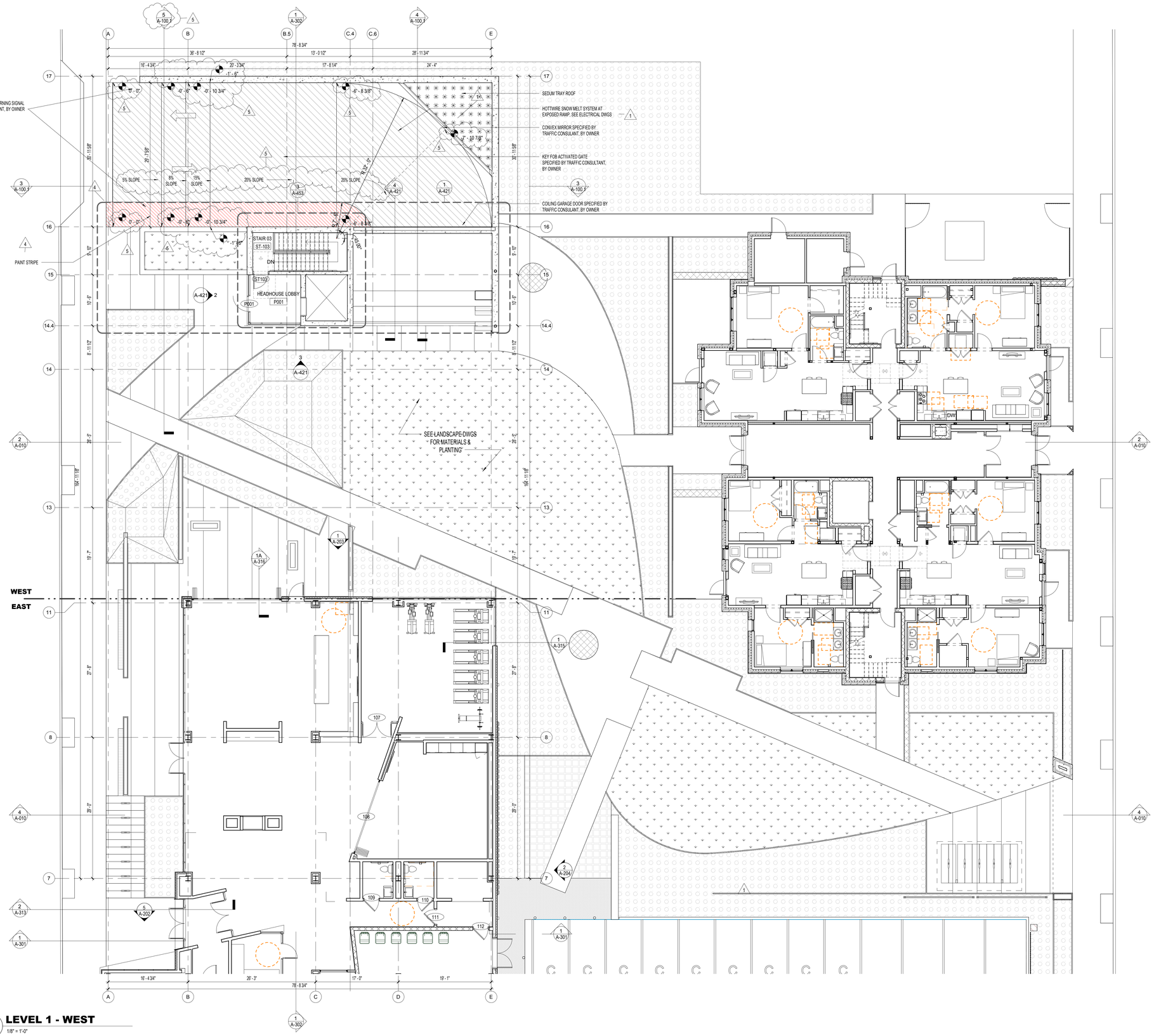
DRAWING INFORMATION:

PARKING LEVEL -2 PLAN - EAST

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

SHEET #: **A-100.3**



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

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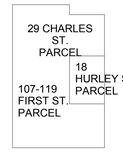


SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

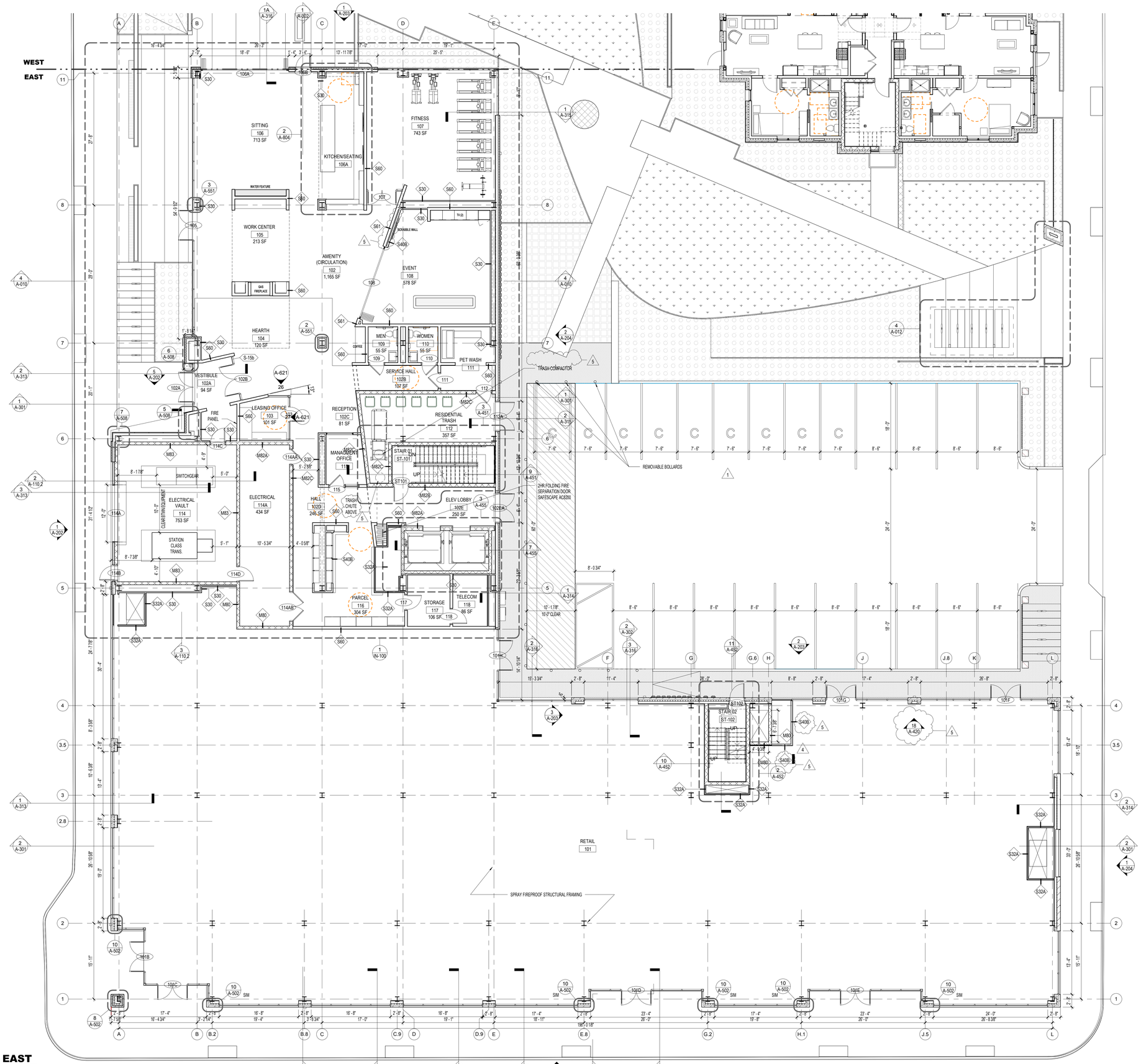
LEVEL 1 - WEST

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-101.1



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

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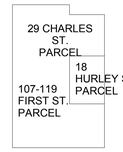

SEAL:

PROJECT INFORMATION:

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PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

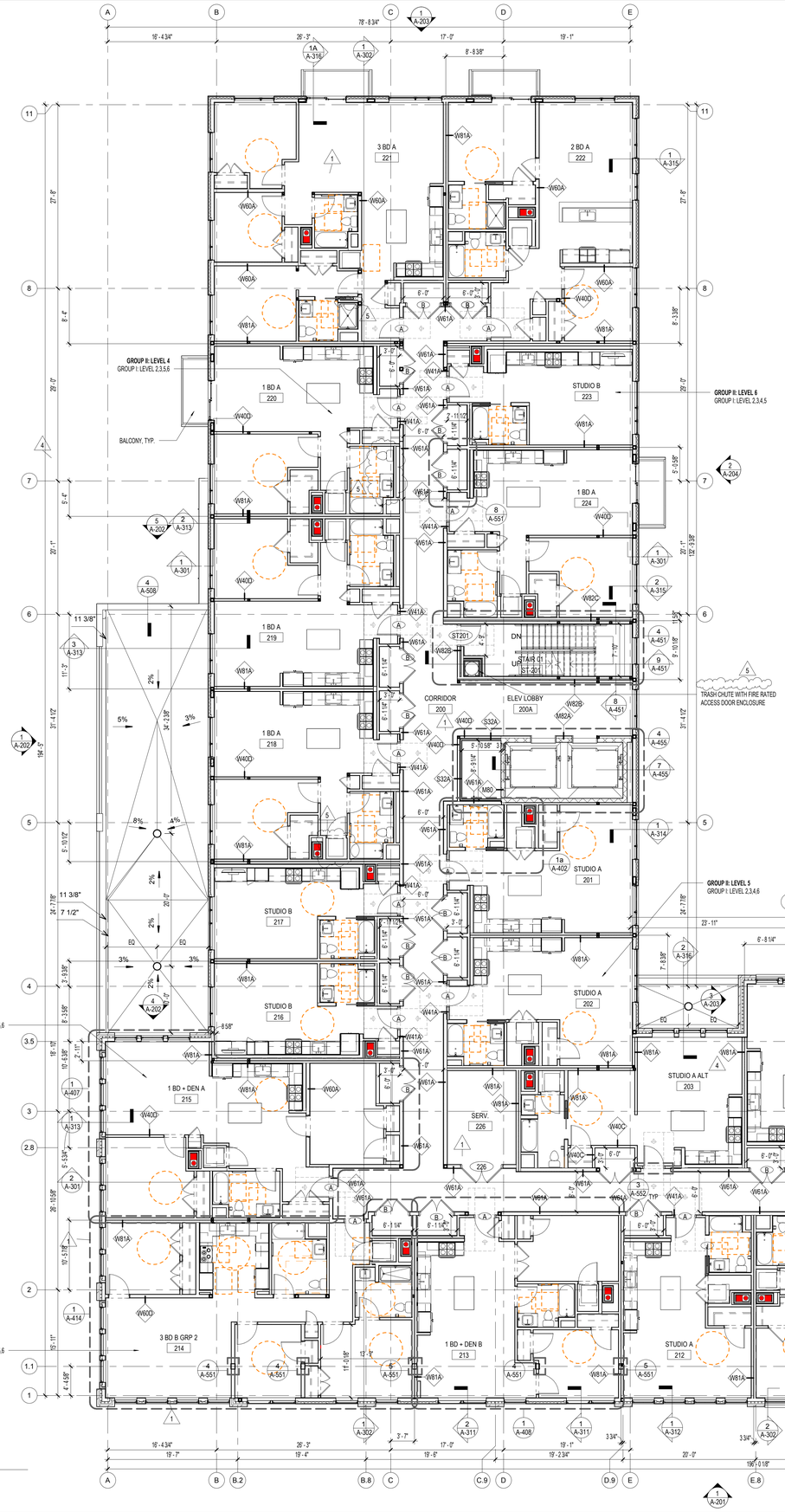
LEVEL 1 - EAST

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-101.2



1 **LEVEL 2**
1/8" = 1'-0"

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GENERAL PLAN NOTES:
1. REFER TO UNIT PLANS FOR VERTICAL SHAFT LOCATIONS
2. REFER TO A-551 FOR SHAFT WALL DETAILS

PERKINS — EASTMAN
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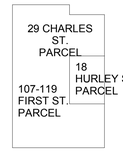

NORTH

SEAL:

PROJECT INFORMATION:

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107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

LEVEL 2

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-102



1 **LEVEL 3**
1/8" = 1'-0"

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5/15/2019 4:44:34 PM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

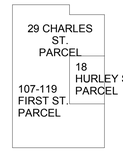
Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500

KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

LEVEL 3

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-103.1**



1 **LEVEL 4**
1/8" = 1'-0"

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20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

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617-523-8227

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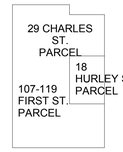
KEY PLAN:



NORTH

SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

LEVEL 4

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: 5 **A-103.2**



1 **LEVEL 5**
1/8" = 1'-0"

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PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
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Landscape
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802-864-0010

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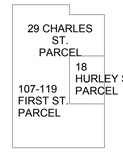
KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

LEVEL 5

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: 5 **A-103.3**



1 **LEVEL 6**
1/8" = 1'-0"

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PROJECT TEAM:

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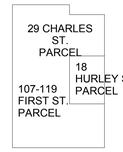


SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

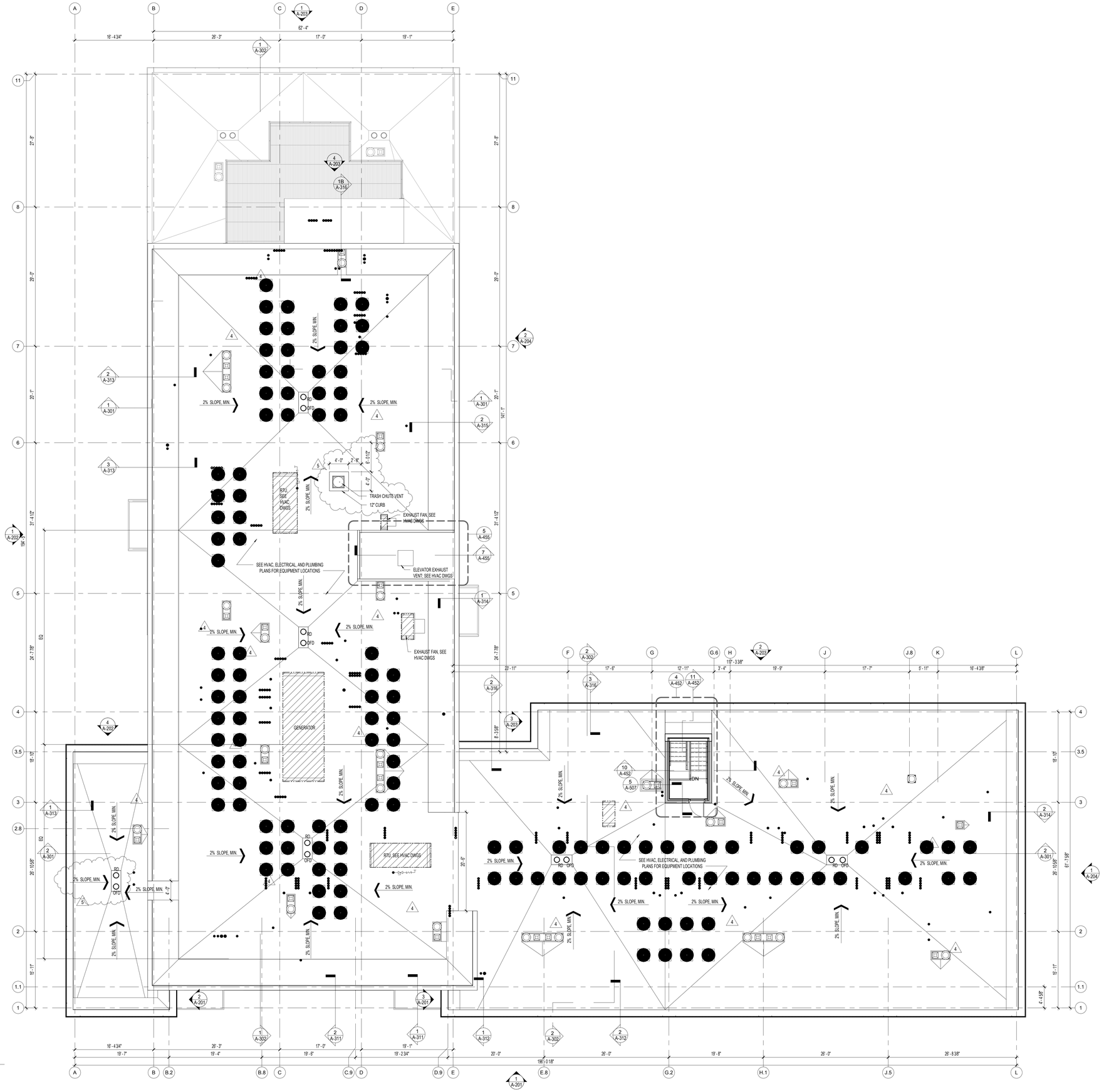
LEVEL 6

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-104



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

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5/15/2019 4:45:34 PM

PERKINS — EASTMAN
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PROJECT TEAM:

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Westborough, MA 01581
508-836-9500

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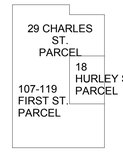


NORTH

SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

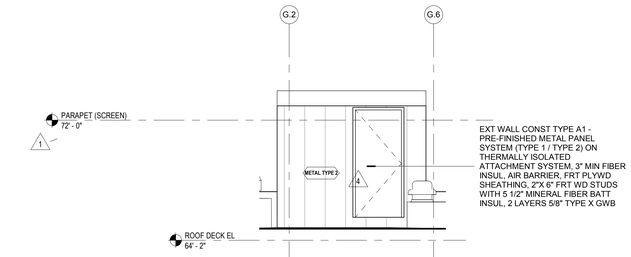
DRAWING INFORMATION:

ROOF

DRAWING HISTORY:

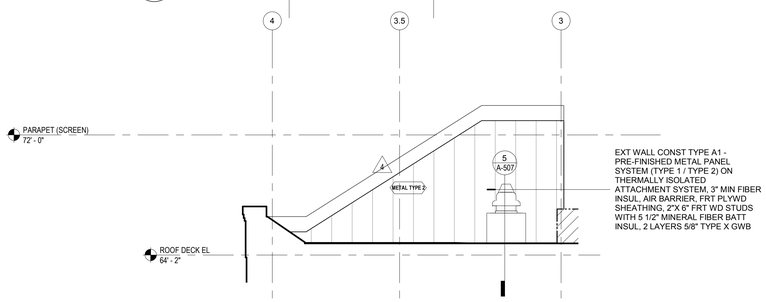
NO.	DATE	DESCRIPTION
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-105**



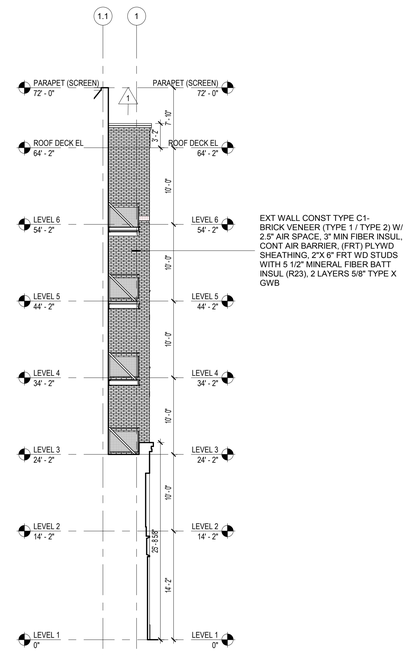
4 STAIR 02 HEAD HOUSE - EAST ELEVATION

1/4" = 1'-0"



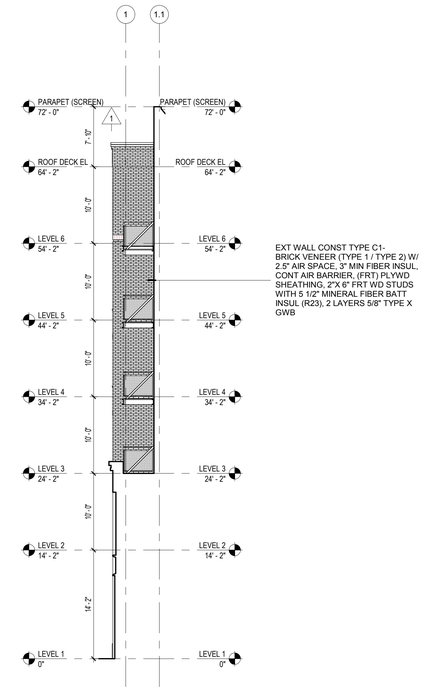
5 STAIR 02 HEAD HOUSE - SOUTH ELEVATION

1/4" = 1'-0"



3 SOUTH ELEVATION (FIRST STREET INSET)

1/8" = 1'-0"



2 NORTH ELEVATION (FIRST STREET INSET)

1/8" = 1'-0"



1 EAST ELEVATION (FIRST ST)

1/8" = 1'-0"

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5/15/2019 4:51:19 PM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

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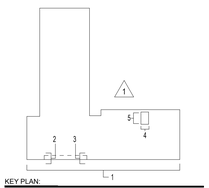
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500



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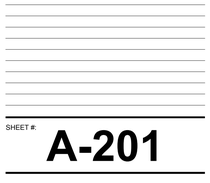


SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

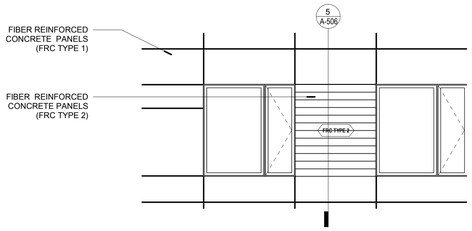
EAST (FIRST STREET) ELEVATIONS

DRAWING HISTORY:

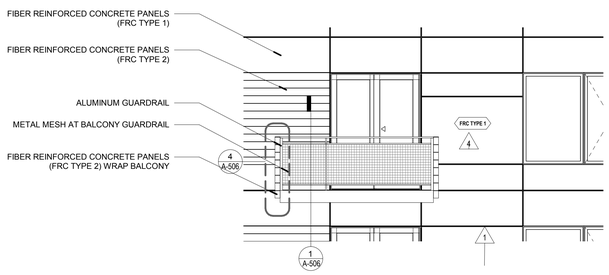
NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

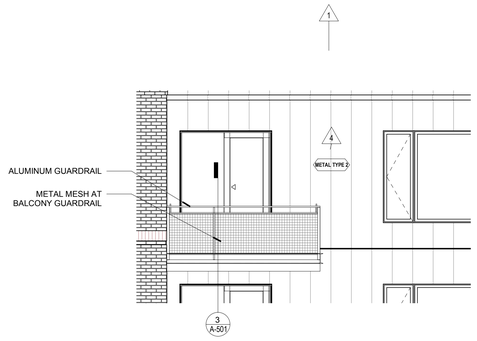
A-201



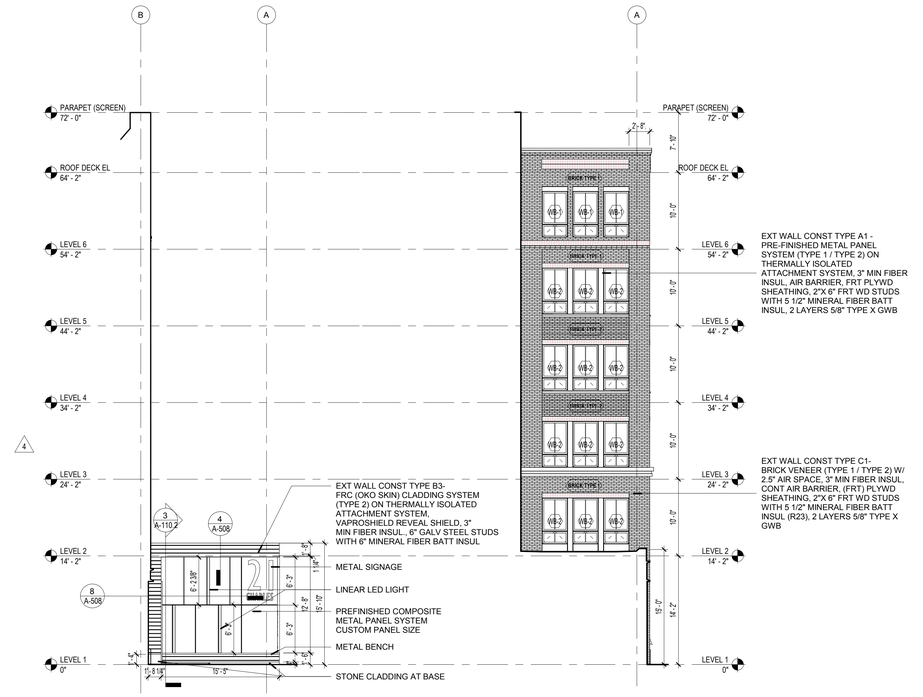
3 TYPICAL CHARLES ST WINDOW PANEL
1/4" = 1'-0"



2 BALCONY ELEVATION - TYPE A
1/4" = 1'-0"

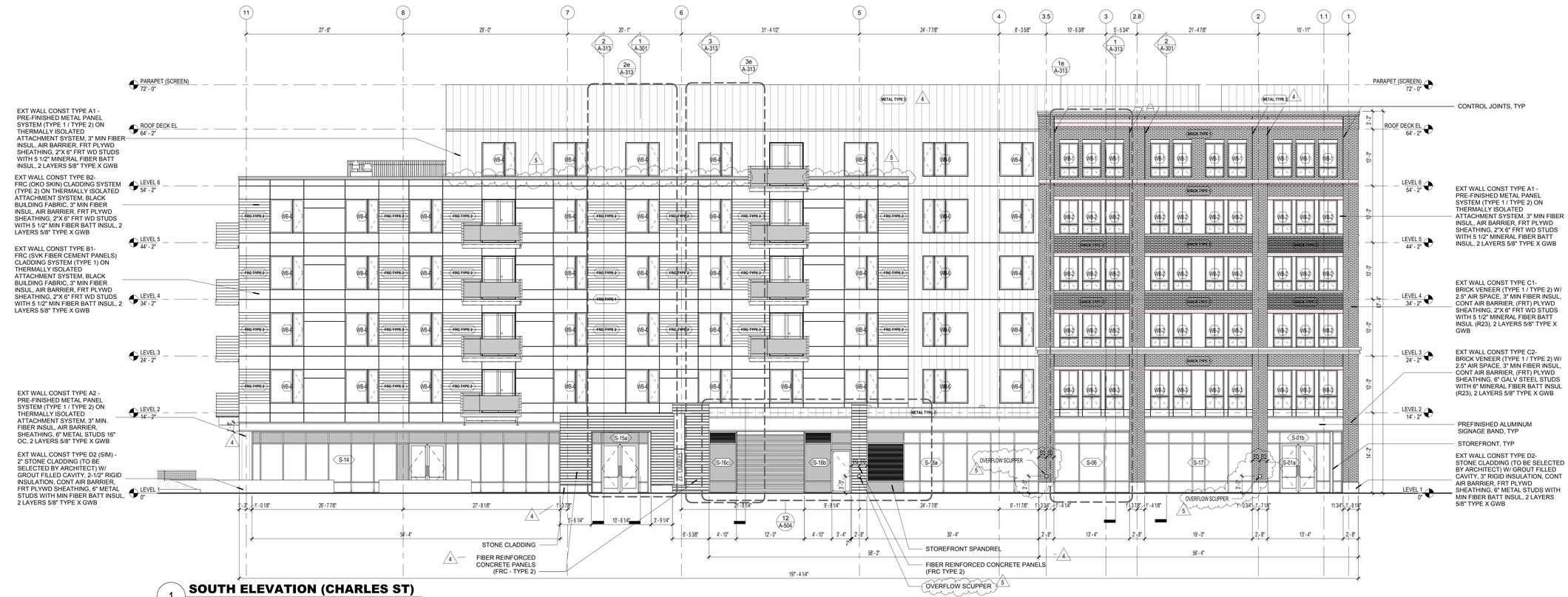


6 BALCONY ELEVATION - TYPE B
1/4" = 1'-0"



5 WEST ELEVATION (CHARLES STREET ENTRY)
1/8" = 1'-0"

4 WEST ELEVATION (CHARLES ST INSET)
1/8" = 1'-0"



1 SOUTH ELEVATION (CHARLES ST)
1/8" = 1'-0"

PERKINS — EASTMAN
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PROJECT TEAM:

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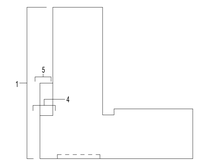

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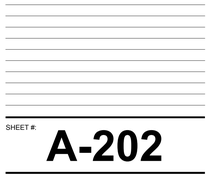

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

SOUTH (CHARLES STREET) ELEVATIONS

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-202

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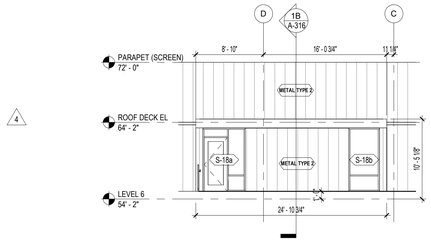
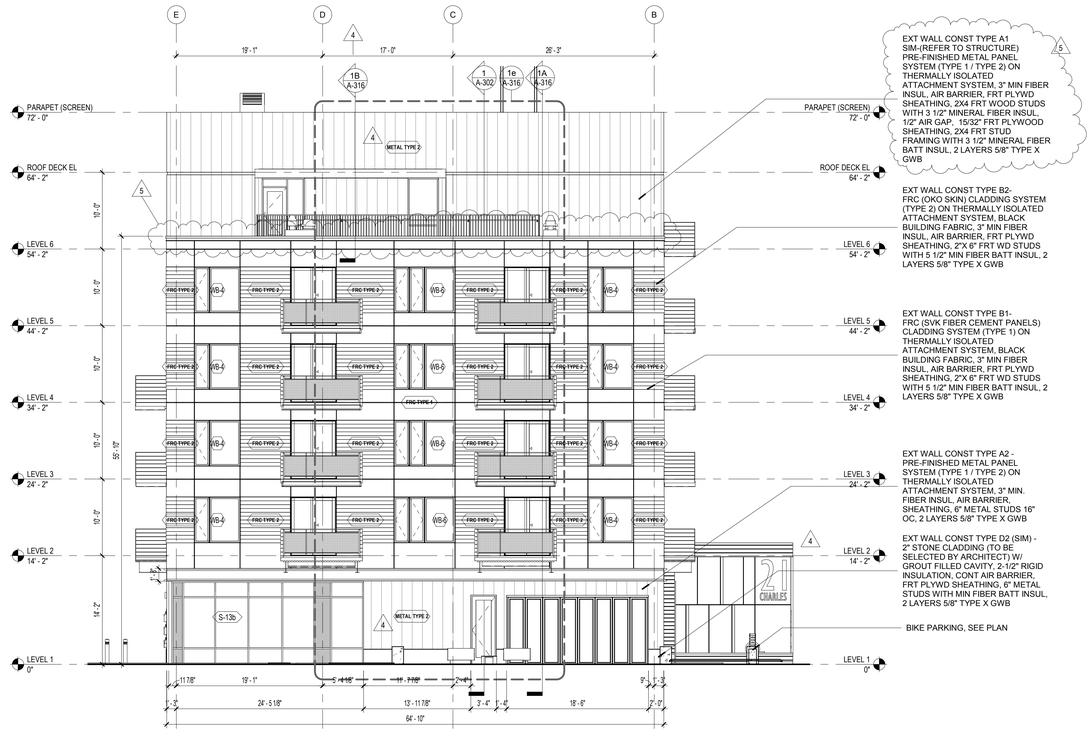


4 **WEST ELEVATION (LVL 6 HEAD HOUSE)**

1/8" = 1'-0"



1 **WEST ELEVATION (MID-BLOCK)**

1/8" = 1'-0"



2 **WEST ELEVATION (PARK)**

1/8" = 1'-0"

3 **SOUTH ELEVATION (PARK)**

1/8" = 1'-0"

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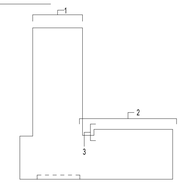

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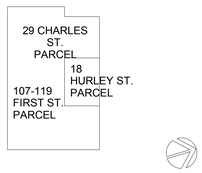

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

WEST (PARK) ELEVATIONS

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-203

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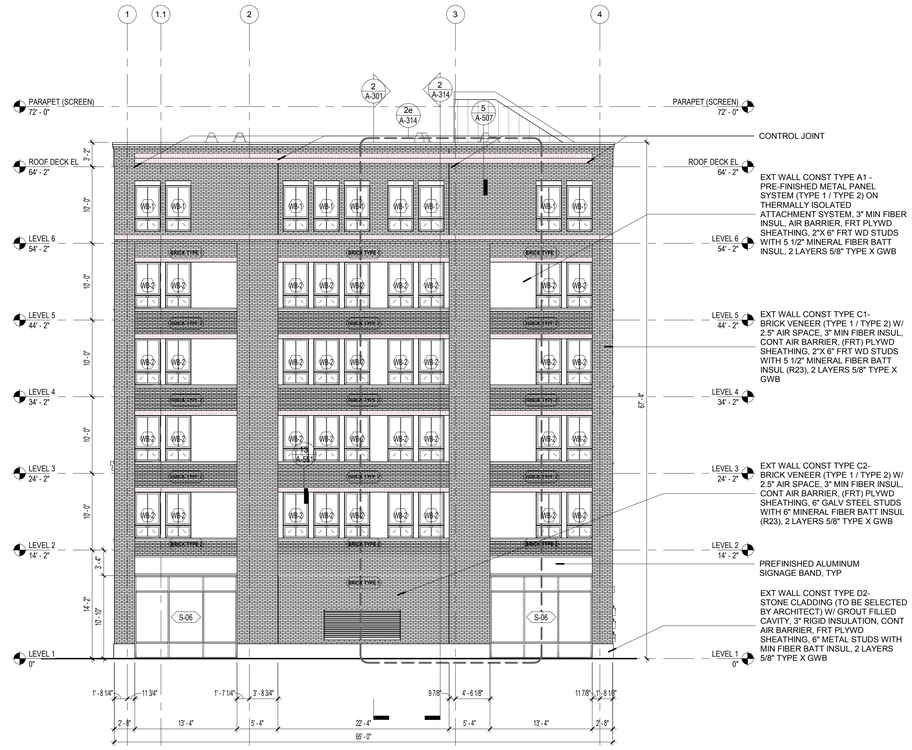

1 **NORTH ELEVATION (HURLEY ST)**
1/8" = 1'-0"



2 **NORTH ELEVATION (PARK)**
1/8" = 1'-0"

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5/15/2019 4:52:17 PM

PERKINS — EASTMAN
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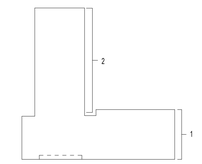

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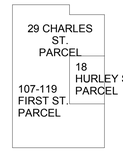


SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

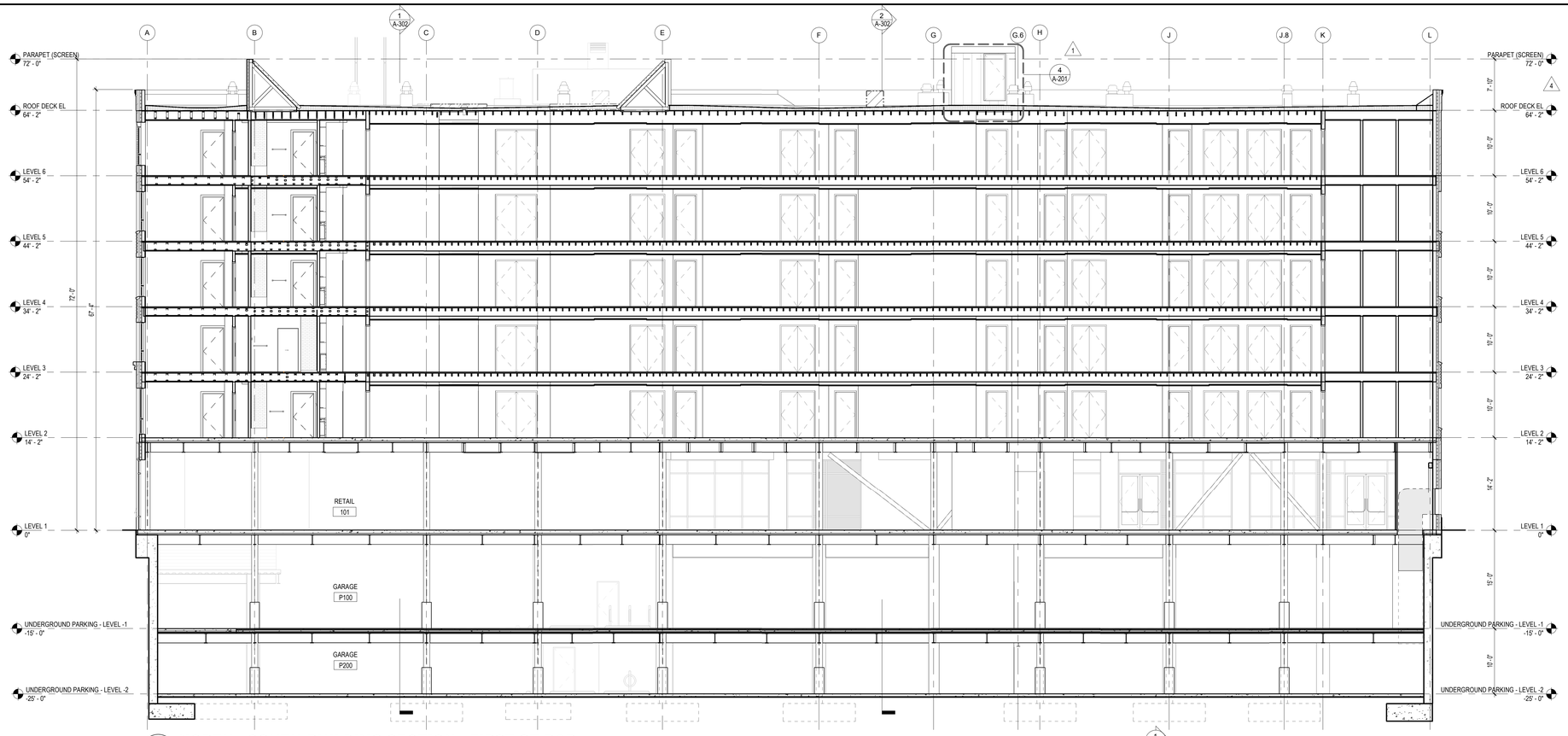
NORTH (HURLEY STREET) ELEVATIONS

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

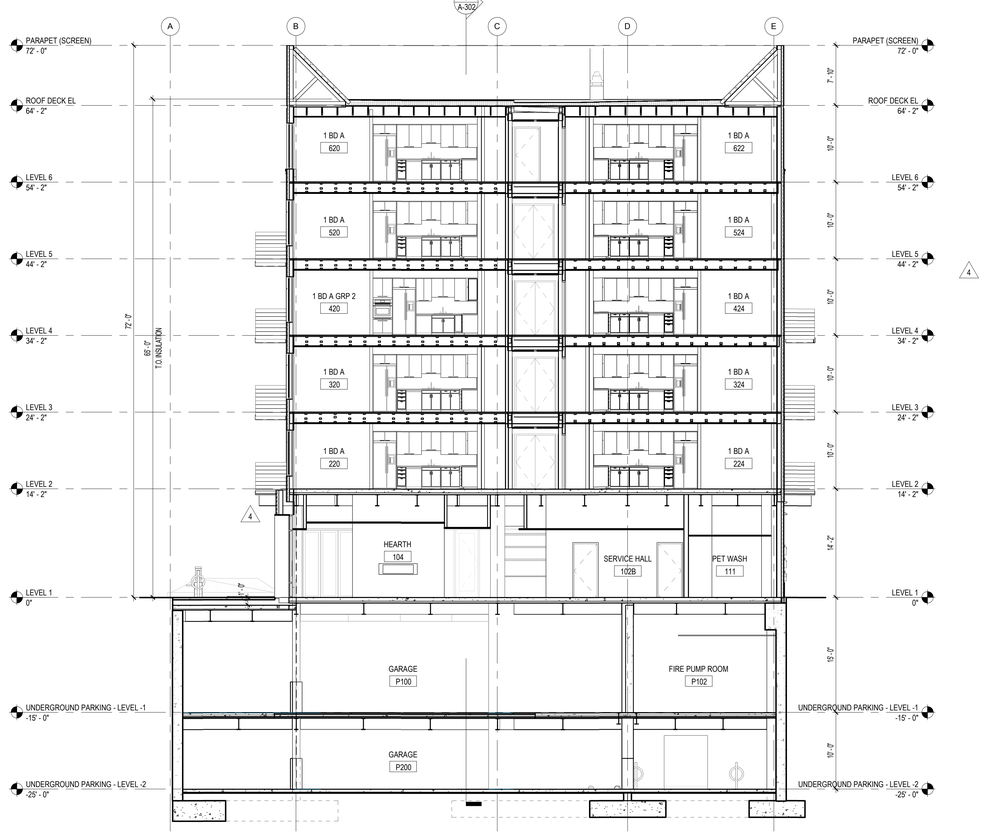
SHEET #:

A-204



2 **NORTH - SOUTH BUILDING SECTION - FIRST ST BAR**

1/8" = 1'-0"



1 **NORTH - SOUTH BUILDING SECTION - CHARLES ST BAR**

1/8" = 1'-0"

C:\REVIT LOCAL\Parcel B - Residential_R18_PERMIT_v2_p.romains.rvt
5/15/2019 4:53:19 PM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

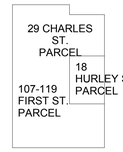
Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500

KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

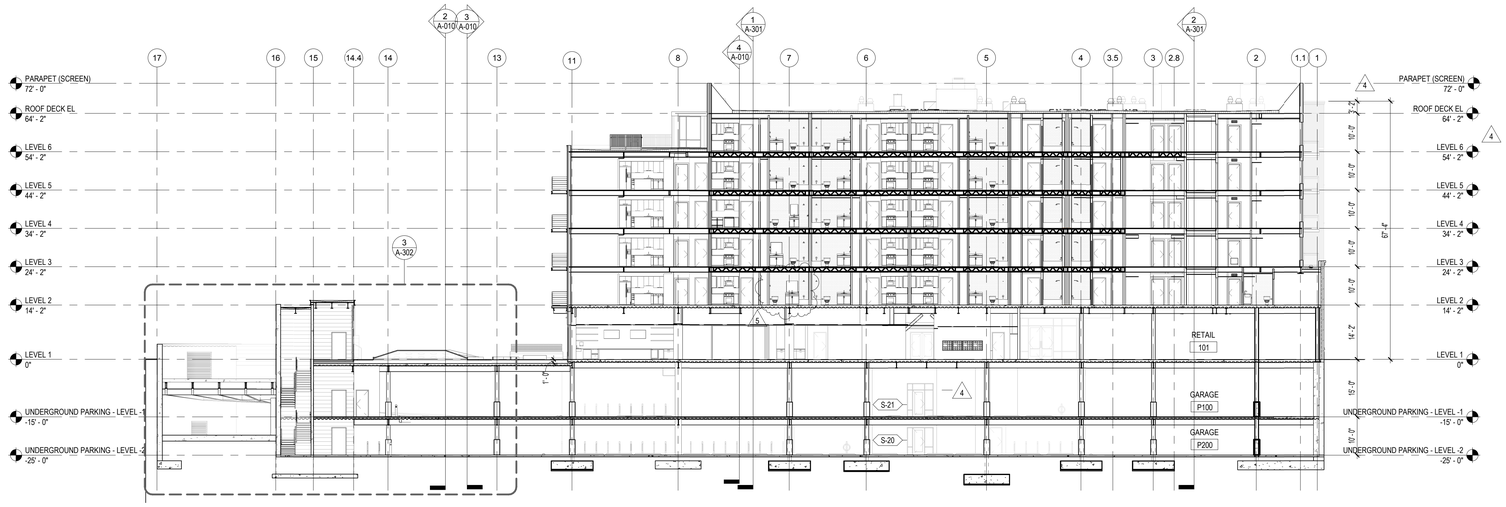
NORTH-SOUTH BUILDING SECTIONS

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

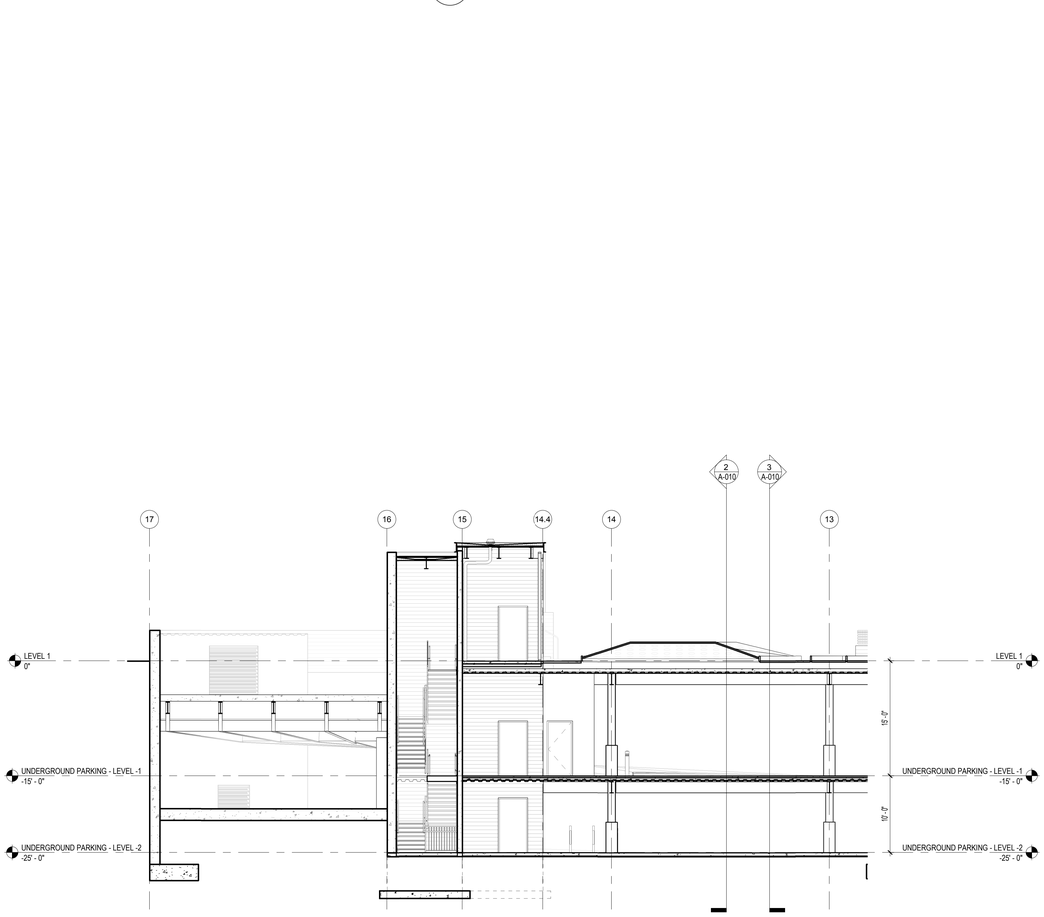
SHEET #:

A-301



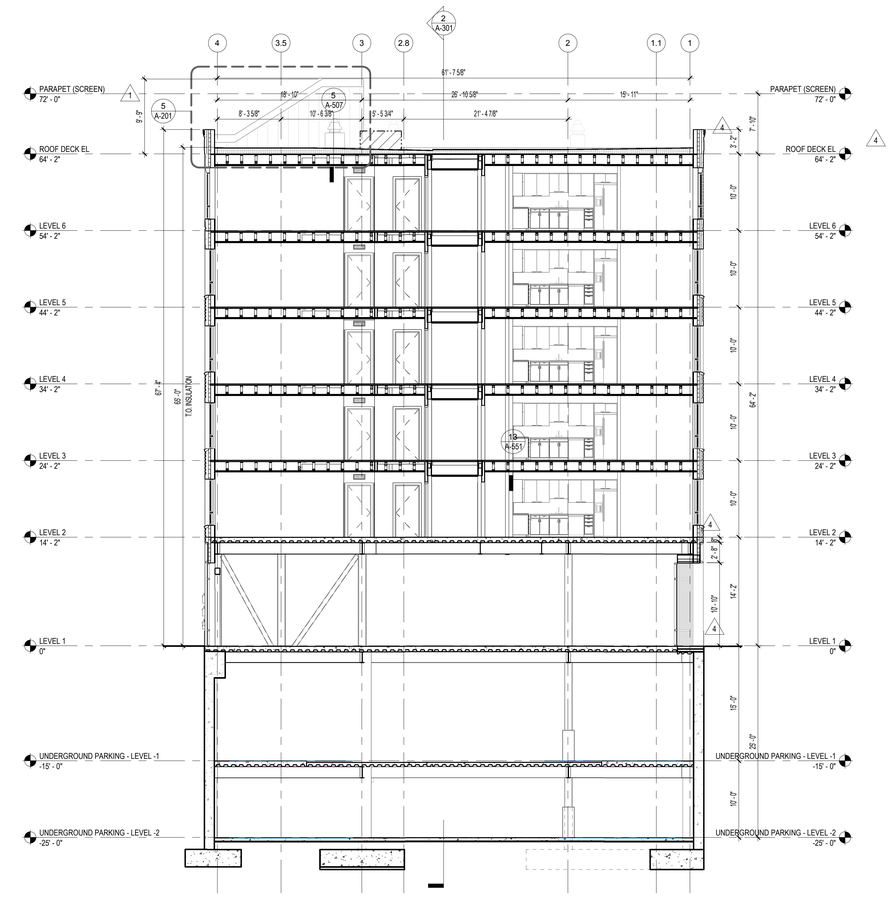
1 EAST - WEST BUILDING SECTION - CHARLES ST BAR

1/16" = 1'-0"



3 EAST - WEST SECTION @ GARAGE HEADHOUSE

1/8" = 1'-0"



2 EAST - WEST BUILDING SECTION - FIRST ST BAR

1/8" = 1'-0"

C:\REVIT LOCAL\Parcel B - Residential_R18_PERMIT_v2_p.romains.rvt
5/15/2019 5:27:40 PM

PERKINS — EASTMAN
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PROJECT TEAM:

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U.S. Parcel B, LP
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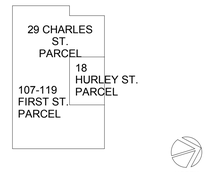
KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

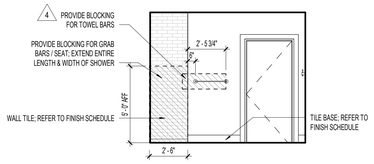
EAST-WEST BUILDING SECTIONS

DRAWING HISTORY:

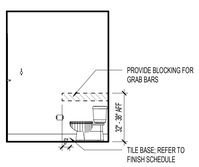
NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

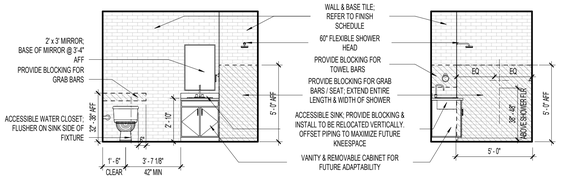
A-302



20 **BATHROOM E1**
1/4" = 1'-0"

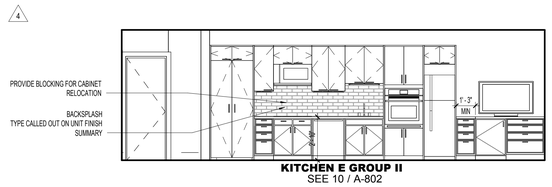


19 **BATHROOM E1**
1/4" = 1'-0"

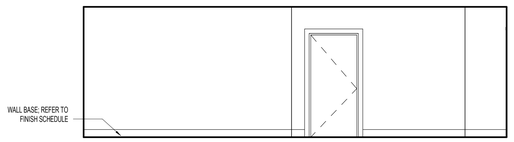


18 **BATHROOM E1**
1/4" = 1'-0"

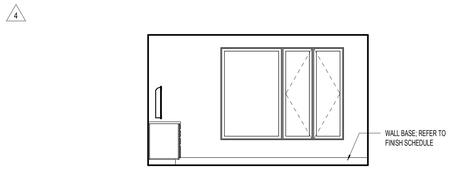
17 **BATHROOM E1**
1/4" = 1'-0"



16 **STUDIO B KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



14 **STUDIO B KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



15 **STUDIO B KITCHEN/LIVING (GROUP II)**
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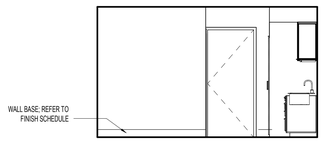
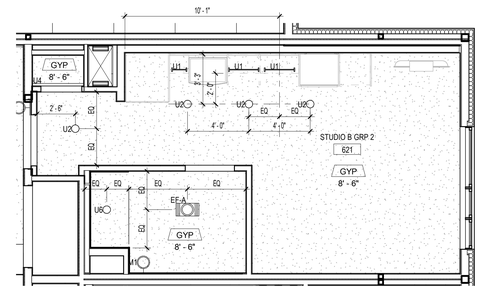
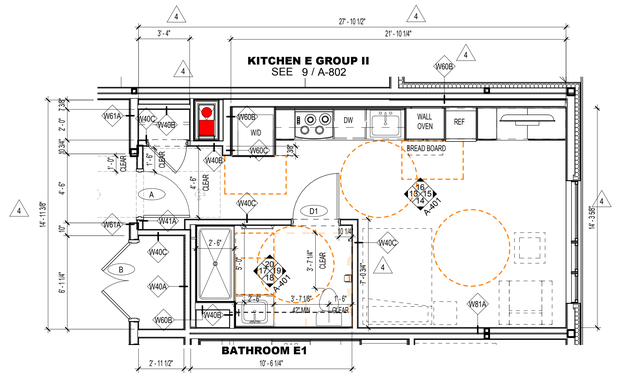


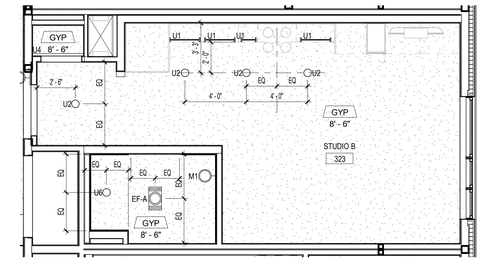
13 **STUDIO B KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



12 **ENLARGED RCP - STUDIO B GROUP II**
1/4" = 1'-0"



11 **ENLARGED PLAN - STUDIO B GROUP II**
1/4" = 1'-0"



2 **ENLARGED RCP - STUDIO B GROUP I**
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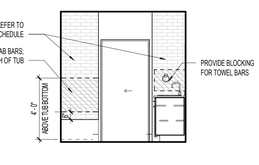
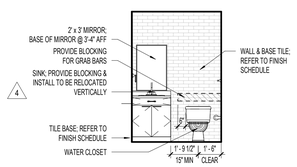
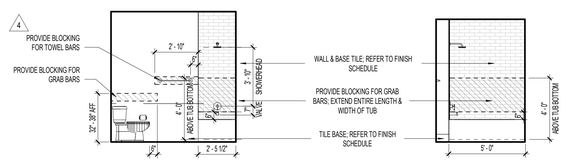


10 **BATHROOM B**
1/4" = 1'-0"

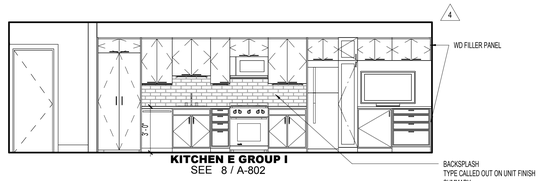


9 **BATHROOM B**
1/4" = 1'-0"

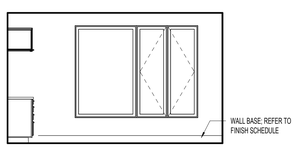


8 **BATHROOM B**
1/4" = 1'-0"

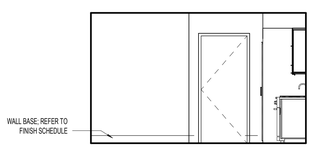
7 **BATHROOM B**
1/4" = 1'-0"



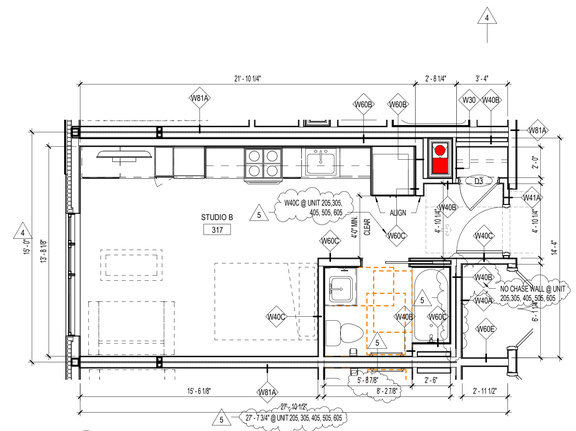
6 **STUDIO B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



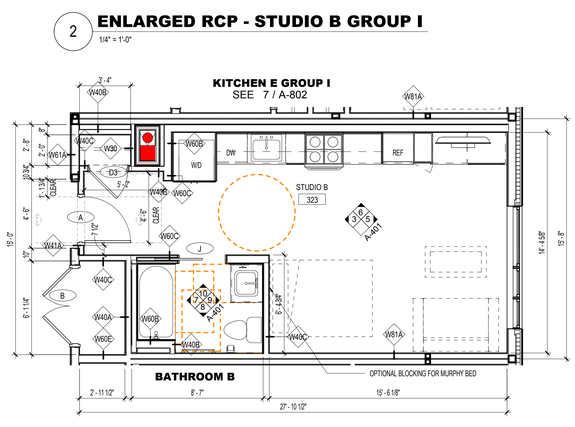
5 **STUDIO B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



3 **STUDIO B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



21 **ENLARGED PLAN - STUDIO B GROUP I TYPICAL**
1/4" = 1'-0"



1 **ENLARGED PLAN - STUDIO B GROUP I**
1/4" = 1'-0"
TYPICAL PLAN FOR UNITS 223,323,423 AND 523

PERKINS — EASTMAN
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PROJECT TEAM:

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CLEAResult
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Westborough, MA 01581
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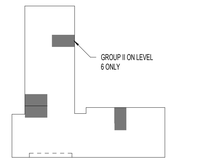

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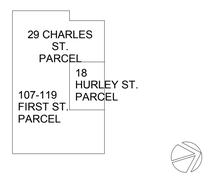

SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - STUDIO B

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

1 SHEET #: **A-401**

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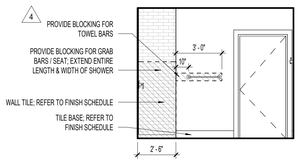
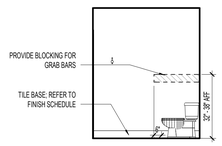
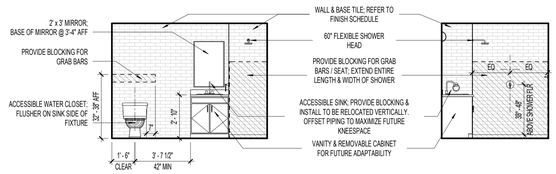


20 **BATHROOM E1**
1/4" = 1'-0"

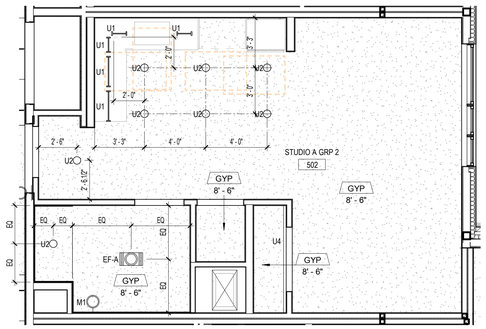


19 **BATHROOM E1**
1/4" = 1'-0"

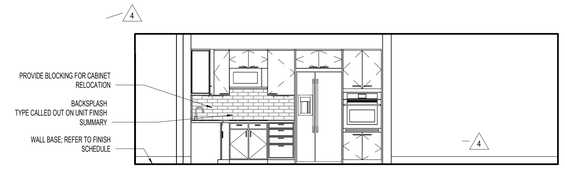


18 **BATHROOM E1**
1/4" = 1'-0"

17 **BATHROOM E1**
1/4" = 1'-0"

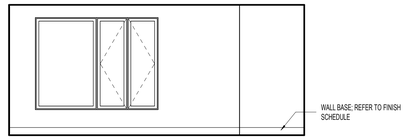


12 **ENLARGED RCP - STUDIO A GROUP II**
1/4" = 1'-0"

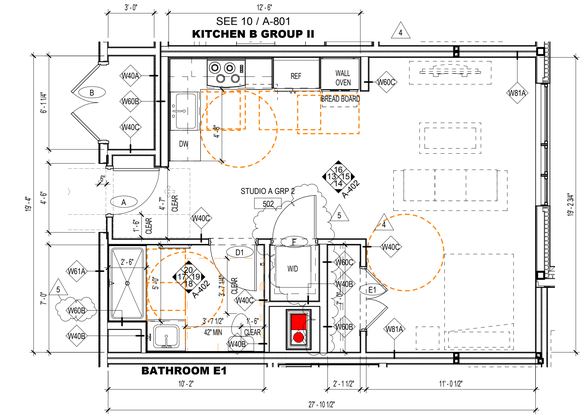


KITCHEN B GROUP II
SEE 11 / A-801

16 **STUDIO A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



15 **STUDIO A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



11 **ENLARGED PLAN - STUDIO A GROUP II**
1/4" = 1'-0"

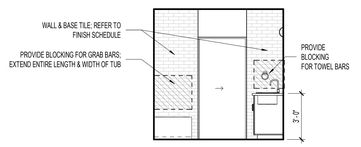


14 **STUDIO A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

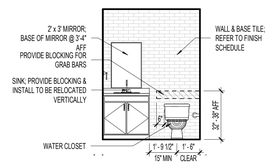


KITCHEN B GROUP II
SEE 12 / A-801

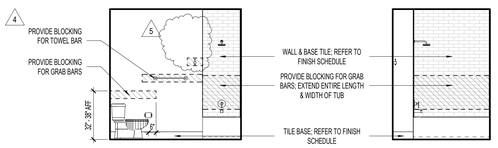
13 **STUDIO A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



10 **BATHROOM B**
1/4" = 1'-0"

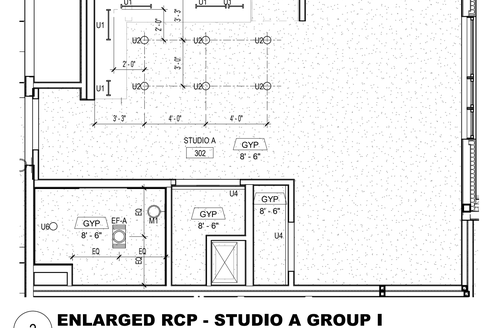


9 **BATHROOM B**
1/4" = 1'-0"

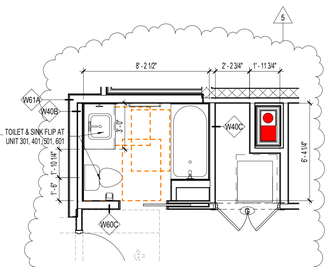


8 **BATHROOM B**
1/4" = 1'-0"

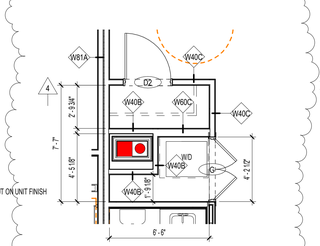
7 **BATHROOM B**
1/4" = 1'-0"



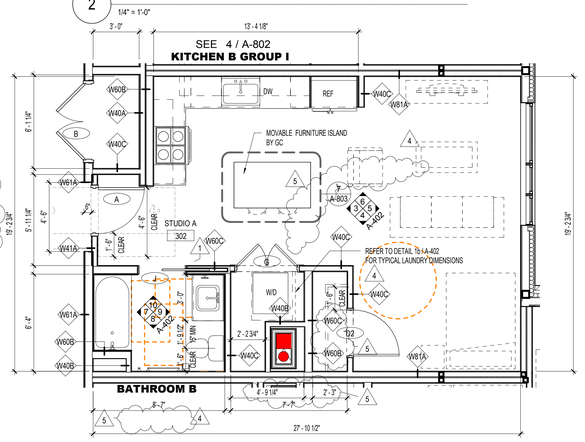
2 **ENLARGED RCP - STUDIO A GROUP I**
1/4" = 1'-0"



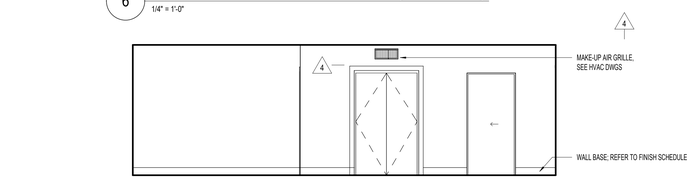
1a **BATHROOM B (UNIT 201)**
1/4" = 1'-0"
UNIT 201: BATHROOM OH CONFIGURATION - TOILET & SINK AS SHOWN ABOVE
UNIT 301, 401, 501, 601: BATHROOM OH CONFIGURATION - TOILET & SINK FLIP
SEE OVERALL FLOOR PLANS



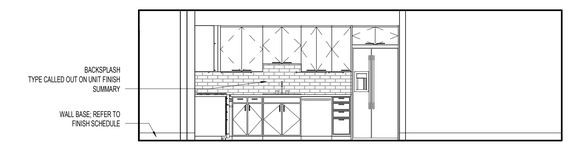
1b **TYPICAL LAUNDRY**
1/4" = 1'-0"
ALL UNITS EXCEPT UNIT 202, 302, 402, 502, 602



1 **ENLARGED PLAN - STUDIO A GROUP I**
1/4" = 1'-0"

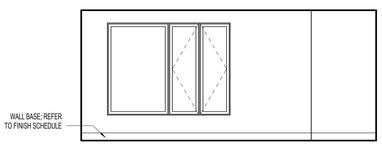


4 **STUDIO A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



KITCHEN B GROUP I
SEE 8 / A-801

6 **STUDIO A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



5 **STUDIO A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



KITCHEN B GROUP I
SEE 9 / A-801

3 **STUDIO A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
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PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

Landscape
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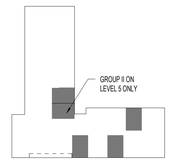
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500



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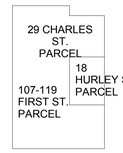

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - STUDIO A

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-402**

C:\REVIT LOCAL\Parcel B - Residential_R18_PERMIT_v2_p.romains.rvt
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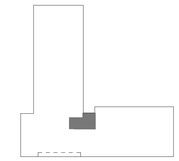

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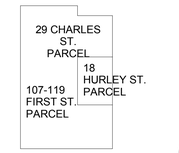


SEAL:

NORTH

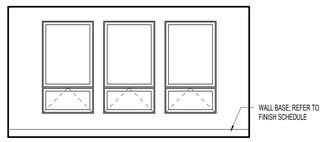
11 **BATHROOM B** 1/4" = 1'-0"

10 **BATHROOM B** 1/4" = 1'-0"

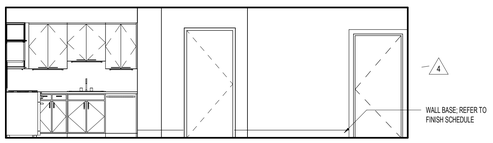
9 **BATHROOM B** 1/4" = 1'-0"

8 **BATHROOM B** 1/4" = 1'-0"

7 **BATHROOM B** 1/4" = 1'-0"

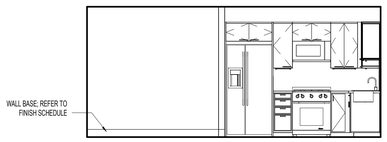


6 **STUDIO A KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"



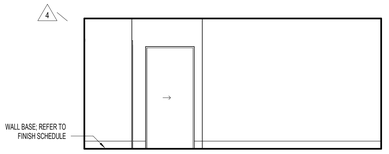
KITCHEN D GROUP I
SEE 3 / A-803

4 **STUDIO A KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"

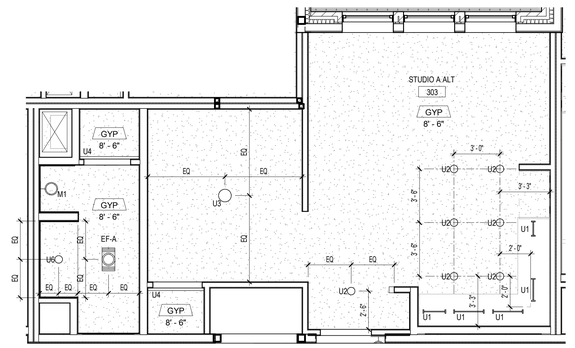


KITCHEN D GROUP I
SEE 2 / A-803

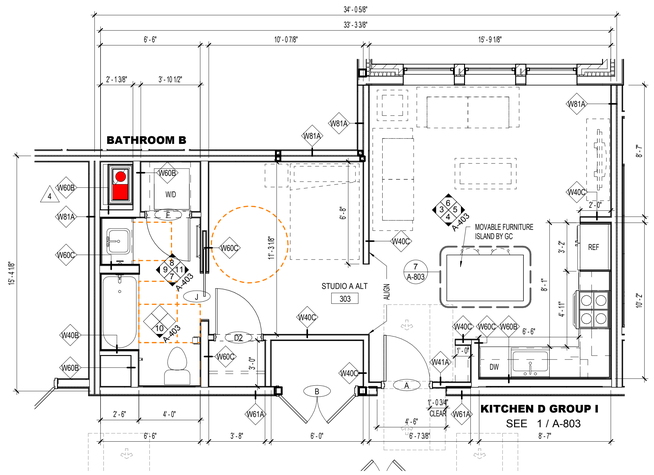
5 **STUDIO A KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"



3 **STUDIO A KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"



2 **ENLARGED RCP - STUDIO A (ALTERNATE) GROUP I** 1/4" = 1'-0"



1 **ENLARGED PLAN - STUDIO A (ALTERNATE) GROUP I** 1/4" = 1'-0"

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PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - STUDIO A (ALTERNATE)

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

SHEET #:

A-403

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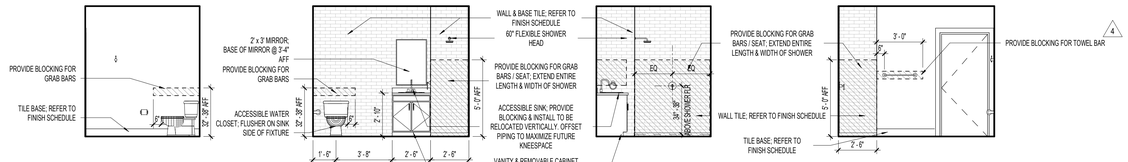
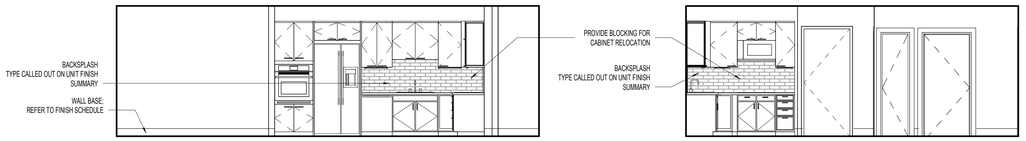


20 **BATHROOM E1**
1/4" = 1'-0"

19 **BATHROOM E1**
1/4" = 1'-0"

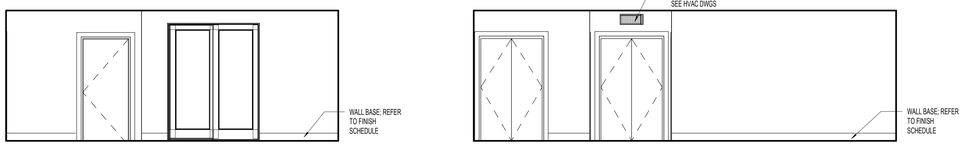
18 **BATHROOM E1**
1/4" = 1'-0"

17 **BATHROOM E1**
1/4" = 1'-0"



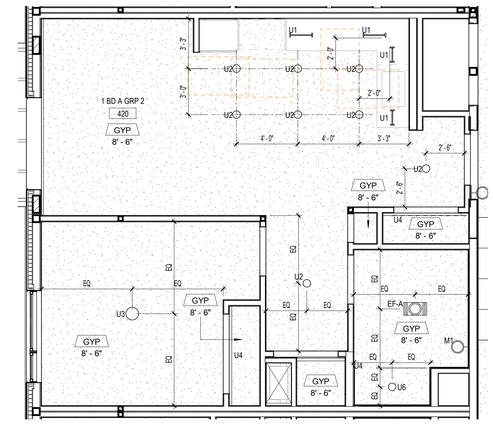
16 **1 BED A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

15 **1 BED A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

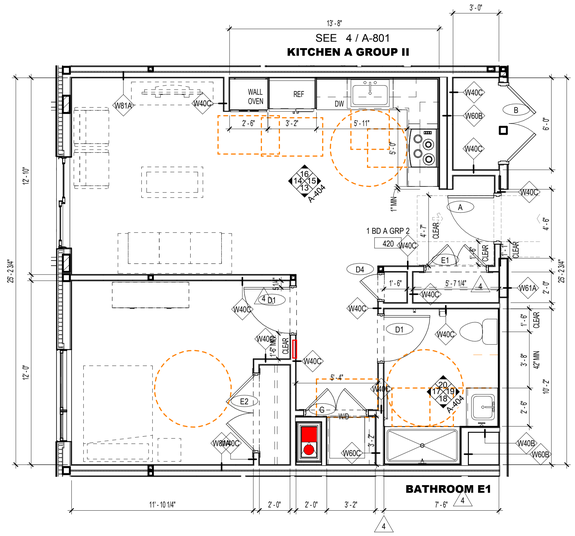


14 **1 BED A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

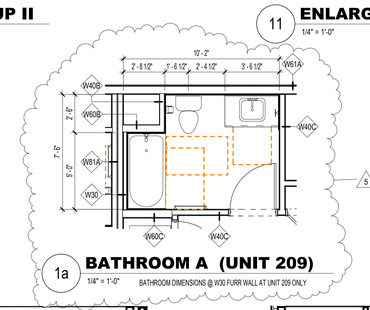
13 **1 BED A KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



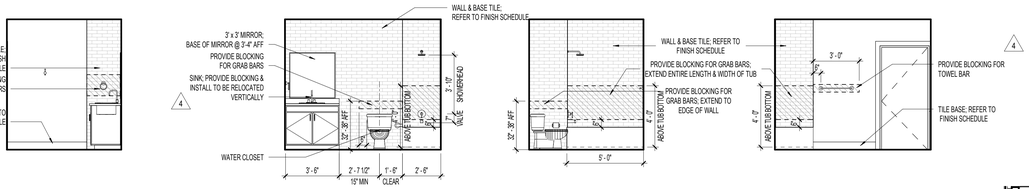
12 **ENLARGED RCP - 1 BED A GROUP II**
1/4" = 1'-0"



11 **ENLARGED PLAN - 1 BED A GROUP II**
1/4" = 1'-0"



1a **BATHROOM A (UNIT 209)**
1/4" = 1'-0" BATHROOM DIMENSIONS @ W30 FURR WALL AT UNIT 209 ONLY

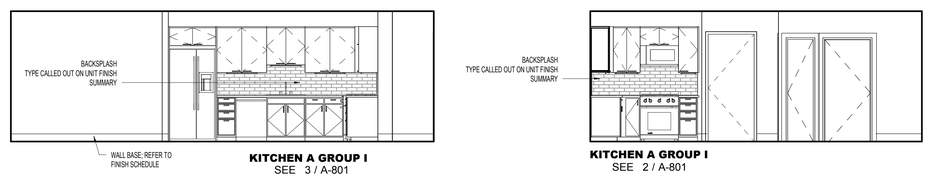


10 **BATHROOM A**
1/4" = 1'-0"

9 **BATHROOM A**
1/4" = 1'-0"

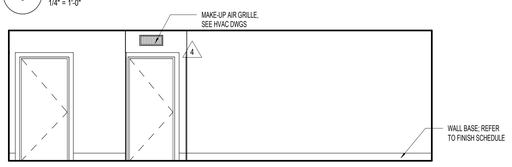
8 **BATHROOM A**
1/4" = 1'-0"

7 **BATHROOM A**
1/4" = 1'-0"

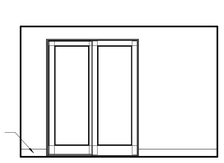


6 **1 BD A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

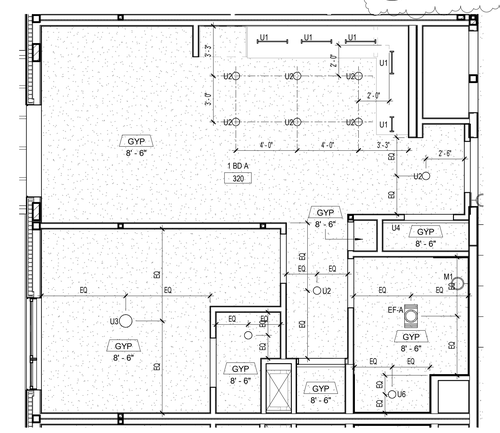
5 **1 BD A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



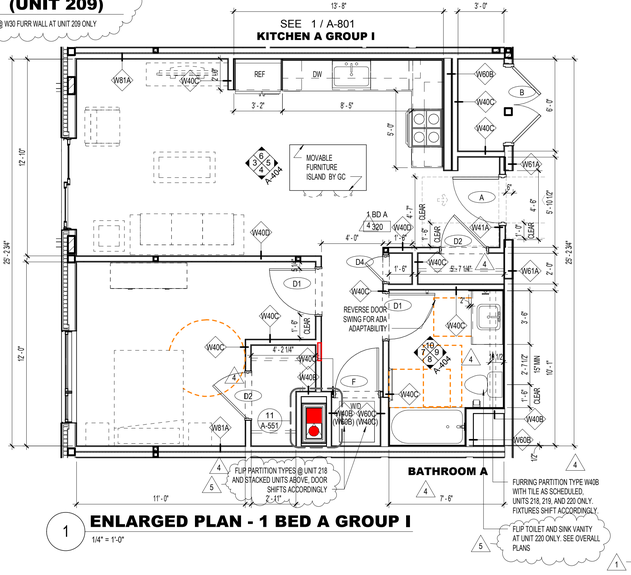
4 **1 BD A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



3 **1 BD A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



2 **ENLARGED RCP - 1 BED A GROUP I**
1/4" = 1'-0"



1 **ENLARGED PLAN - 1 BED A GROUP I**
1/4" = 1'-0"

PERKINS — EASTMAN
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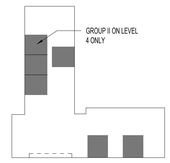

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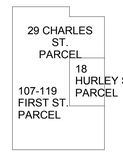

SEAL:

NORTH

PROJECT INFORMATION:

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PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 1 BD A

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-404

C:\REVIT LOCAL\Parcel B - Residential_R18_PERMIT_v2_p.romains.rvt
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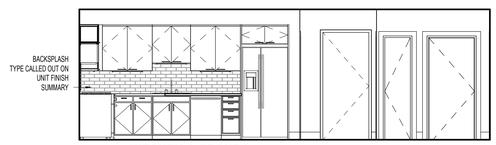
10 **BATHROOM A**
1/4" = 1'-0"

9 **BATHROOM A**
1/4" = 1'-0"

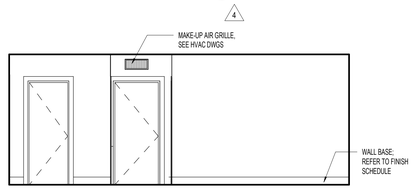
8 **BATHROOM A**
1/4" = 1'-0"

7 **BATHROOM A**
1/4" = 1'-0"



KITCHEN A GROUP I
SEE 3 / A-801

6 **1 BED B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



5 **1 BED B KITCHEN/LIVING (GROUP I)**
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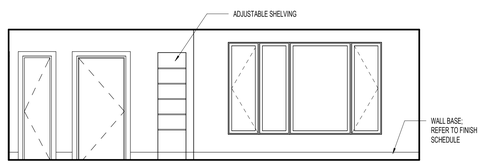
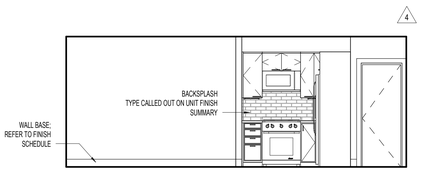
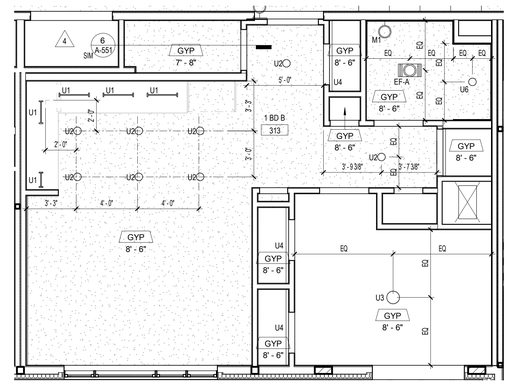


4 **1 BED B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

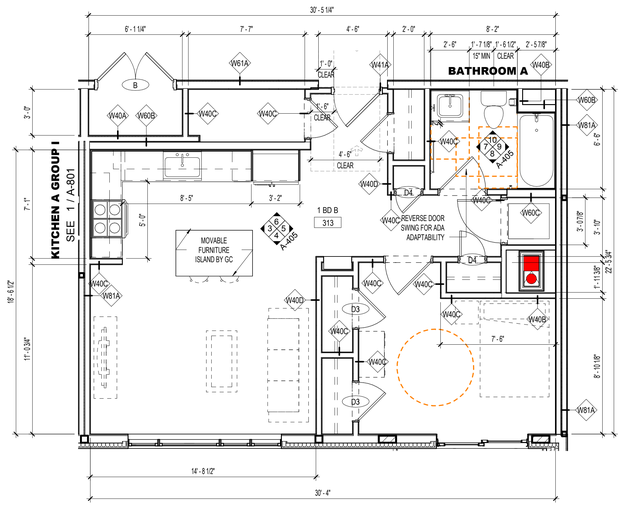


KITCHEN A GROUP I
SEE 2 / A-801

3 **1 BED B KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



2 **ENLARGED RCP - 1 BED B GROUP I**
1/4" = 1'-0"



1 **ENLARGED PLAN - 1 BED B GROUP I**
1/4" = 1'-0"

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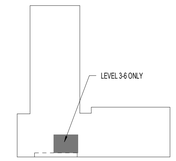
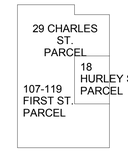


KEY PLAN:



NORTH

SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 1 BD B

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

SHEET #: **A-405**

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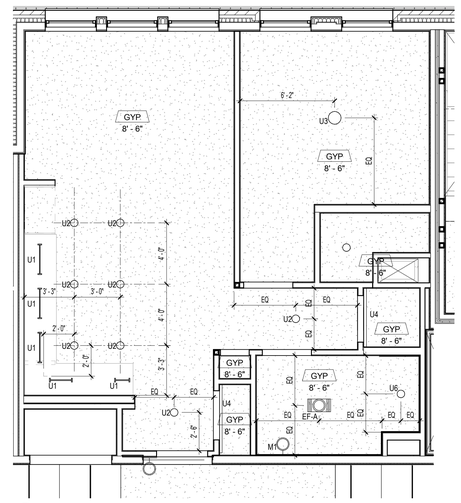
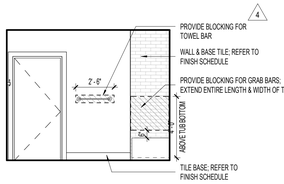
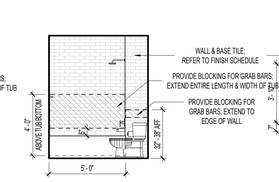


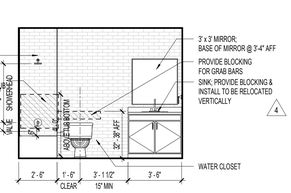
2 **ENLARGED RCP - 1 BED C GROUP I**
1/4" = 1'-0"



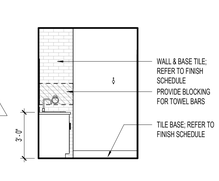
10 **BATHROOM A**
1/4" = 1'-0"



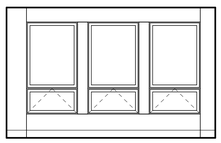
9 **BATHROOM A**
1/4" = 1'-0"



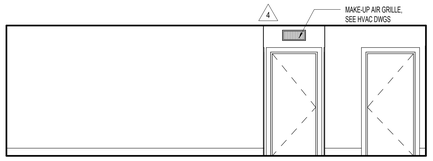
8 **BATHROOM A**
1/4" = 1'-0"



7 **BATHROOM A**
1/4" = 1'-0"



6 **1 BED C KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

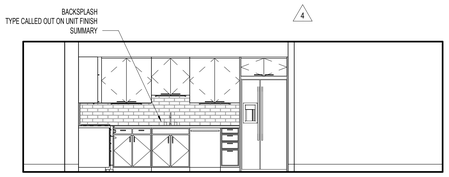


5 **1 BED C KITCHEN/LIVING (GROUP 1)**
1/4" = 1'-0"



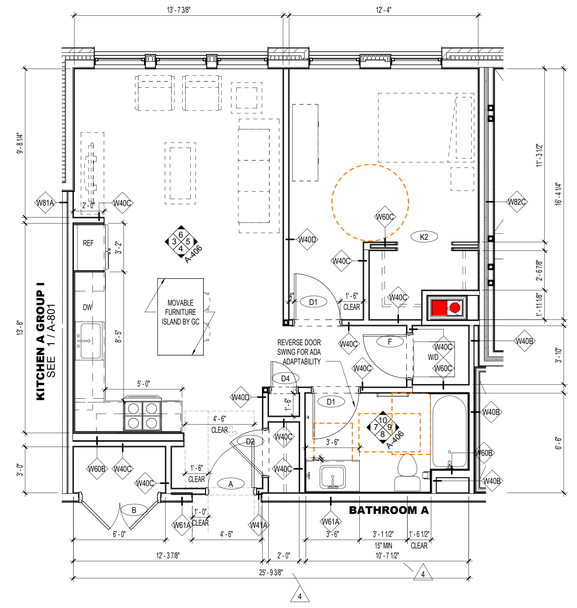
KITCHEN A GROUP I
SEE 2 / A-801

4 **1 BED C KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



KITCHEN A GROUP I
SEE 3 / A-801

3 **1 BED C KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



1 **ENLARGED PLAN - 1 BED C GROUP I**
1/4" = 1'-0"

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

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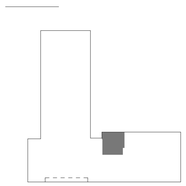

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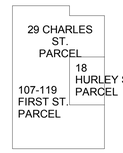

NORTH

SEAL:

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107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 1 BD C

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4

SHEET #:

A-406

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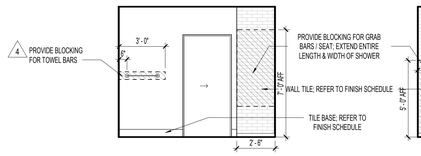
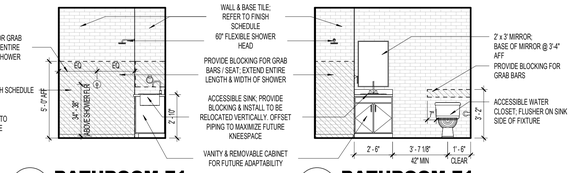
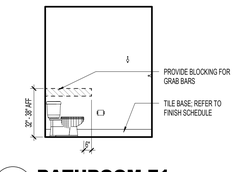


17 **BATHROOM E1**
1/4" = 1'-0"

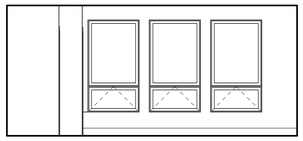


18 **BATHROOM E1**
1/4" = 1'-0"

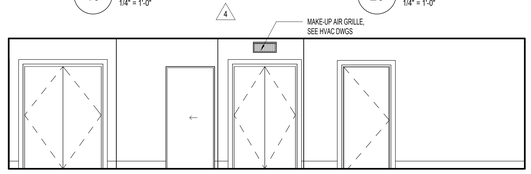
19 **BATHROOM E1**
1/4" = 1'-0"



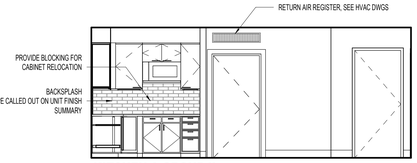
20 **BATHROOM E1**
1/4" = 1'-0"



16 **1 BED + DEN A - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

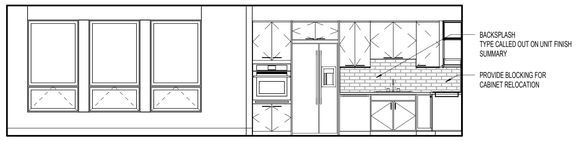


15 **1 BED + DEN A - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



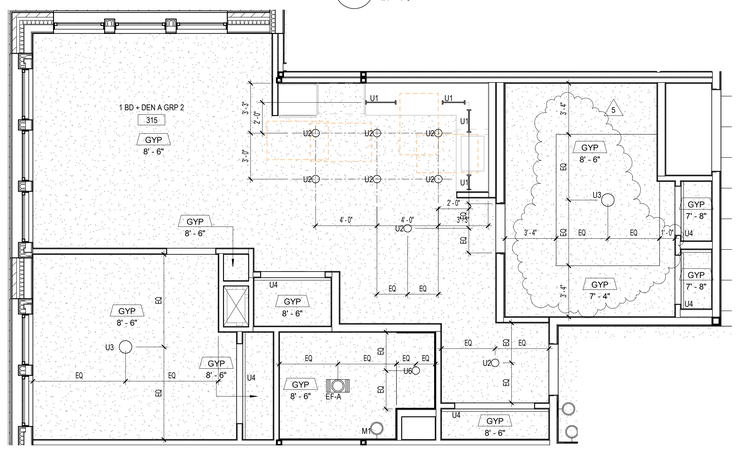
KITCHEN A GROUP II
SEE 5 / A-801

14 **1 BED + DEN A - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"

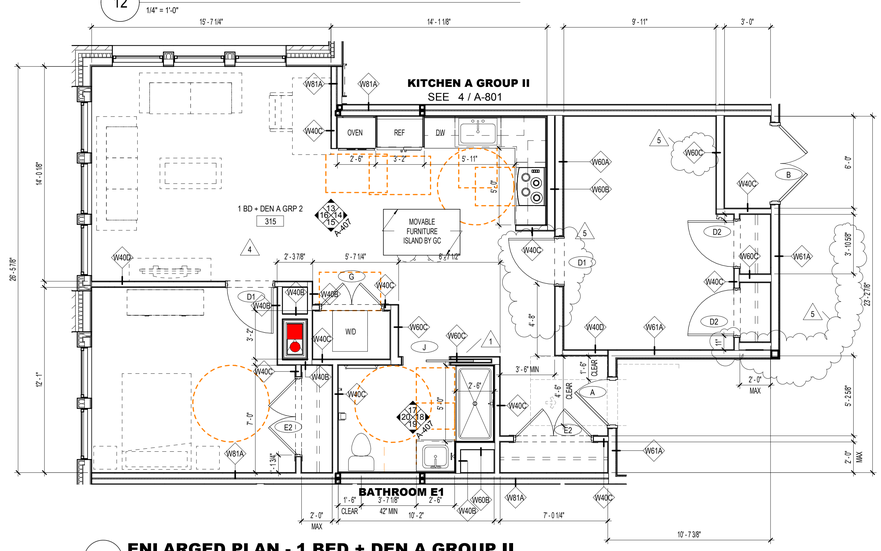


KITCHEN A GROUP II
SEE 6 / A-801

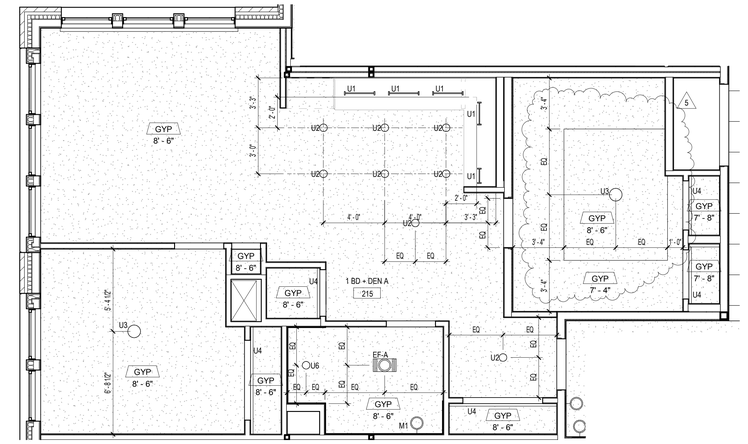
13 **1 BED + DEN A - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



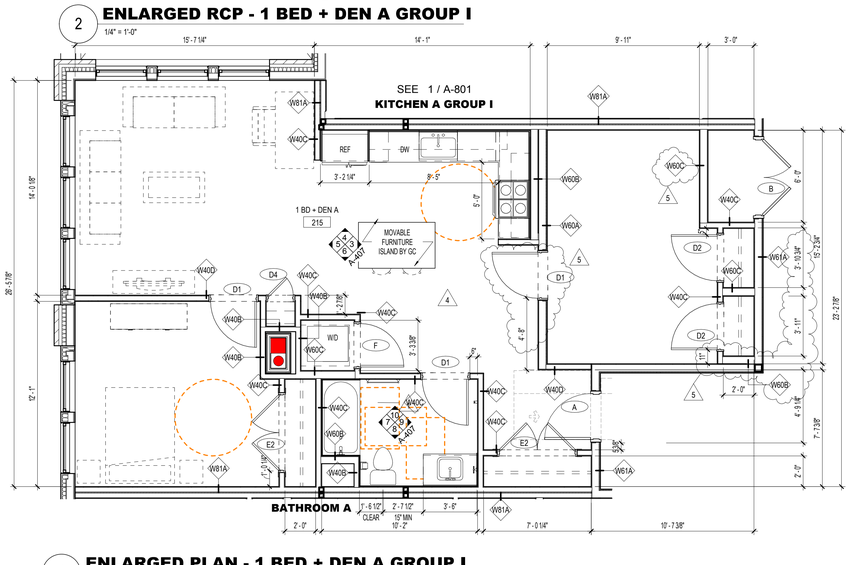
12 **ENLARGED RCP - 1 BED + DEN A GROUP II**
1/4" = 1'-0"



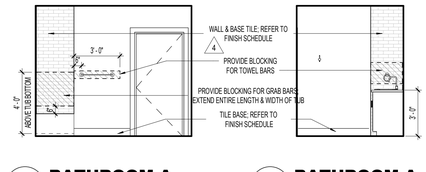
11 **ENLARGED PLAN - 1 BED + DEN A GROUP II**
1/4" = 1'-0"



2 **ENLARGED RCP - 1 BED + DEN A GROUP I**
1/4" = 1'-0"

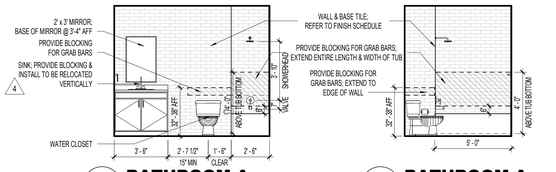


1 **ENLARGED PLAN - 1 BED + DEN A GROUP I**
1/4" = 1'-0"

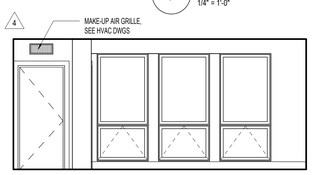


10 **BATHROOM A**
1/4" = 1'-0"

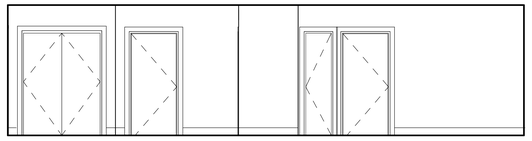
9 **BATHROOM A**
1/4" = 1'-0"



8 **BATHROOM A**
1/4" = 1'-0"

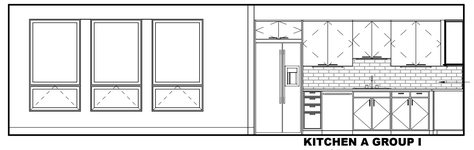


7 **BATHROOM A**
1/4" = 1'-0"

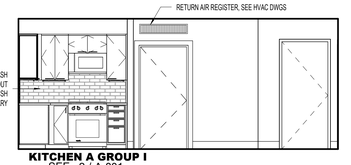


6 **1 BED + DEN A - KITCHEN / LIVING (GROUP I)**
1/4" = 1'-0"

5 **1 BED + DEN A - KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



KITCHEN A GROUP I
SEE 3 / A-801



KITCHEN A GROUP I
SEE 2 / A-801

4 **1 BED + DEN A - KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

3 **1 BED + DEN A - KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

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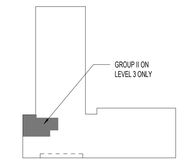

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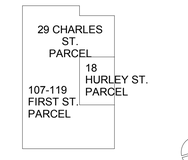

SEAL:

PROJECT INFORMATION:

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PROJECT #: 54862
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PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 1 BD + DEN A

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-407**

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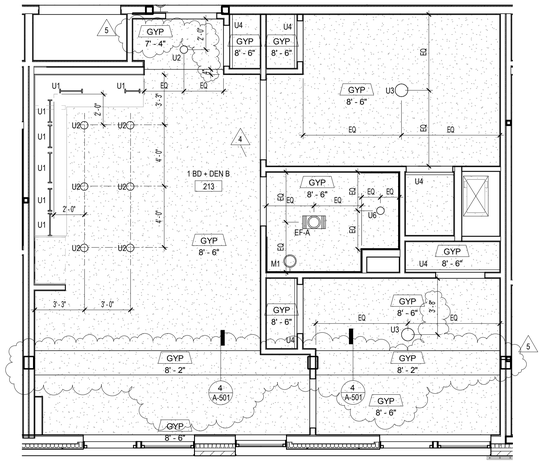
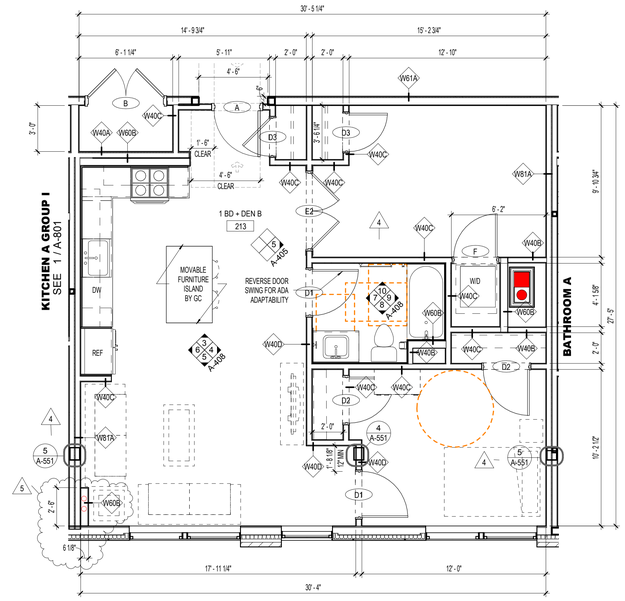


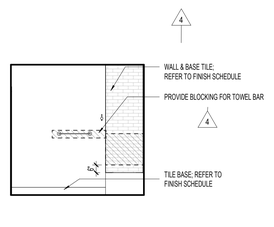
2 ENLARGED RCP - 1 BED + DEN B GROUP I

1/4" = 1'-0"



1 ENLARGED PLAN - 1 BED + DEN B GROUP I

1/4" = 1'-0"



10 BATHROOM A

1/4" = 1'-0"

9 BATHROOM A

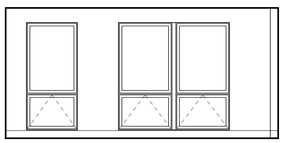
1/4" = 1'-0"

8 BATHROOM A

1/4" = 1'-0"

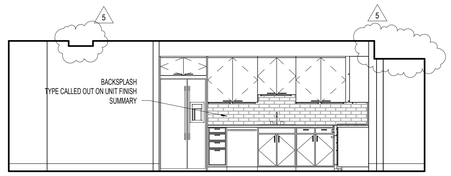
7 BATHROOM A

1/4" = 1'-0"



5 1 BED + DEN B KITCHEN/LIVING (GROUP I)

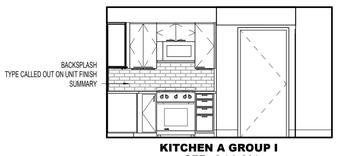
1/4" = 1'-0"



KITCHEN A GROUP I
SEE 3 / A-801

6 1 BED + DEN B KITCHEN/LIVING (GROUP I)

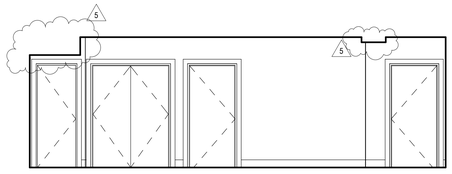
1/4" = 1'-0"



KITCHEN A GROUP I
SEE 2 / A-801

3 1 BED + DEN B KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"



4 1 BED + DEN B KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"

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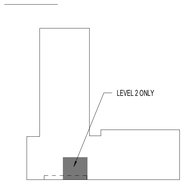
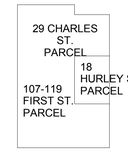


KEY PLAN:



SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 1 BD + DEN B

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-408

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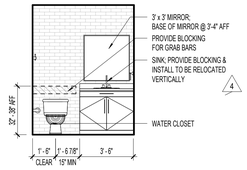
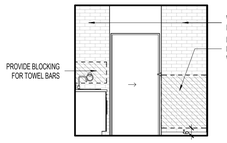
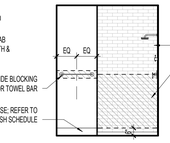


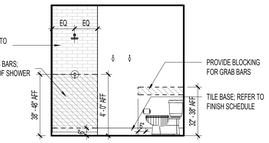
11 **BATHROOM D**
1/4" = 1'-0"



12 **BATHROOM D**
1/4" = 1'-0"

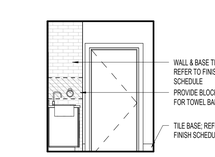


13 **BATHROOM D**
1/4" = 1'-0"

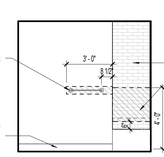


14 **BATHROOM D**
1/4" = 1'-0"

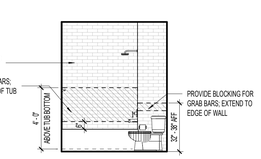
6 **BATHROOM A**
1/4" = 1'-0"



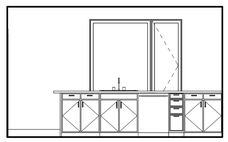
5 **BATHROOM A**
1/4" = 1'-0"



4 **BATHROOM A**
1/4" = 1'-0"

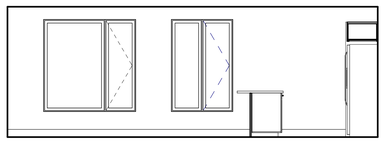


3 **BATHROOM A**
1/4" = 1'-0"

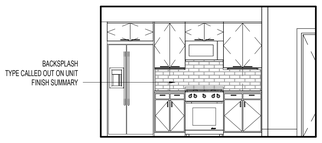


KITCHEN G GROUP I
SEE 6 / A-803

10 **2 BED A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

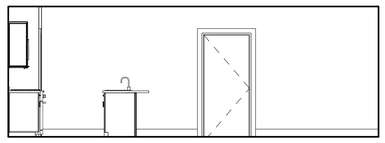


9 **2 BED A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"

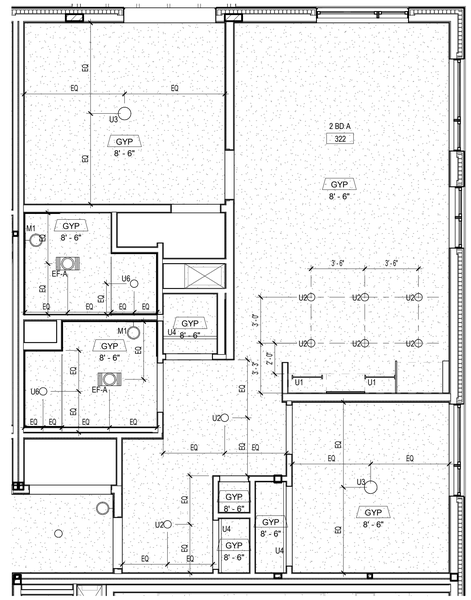


KITCHEN G GROUP I
SEE 5 / A-803

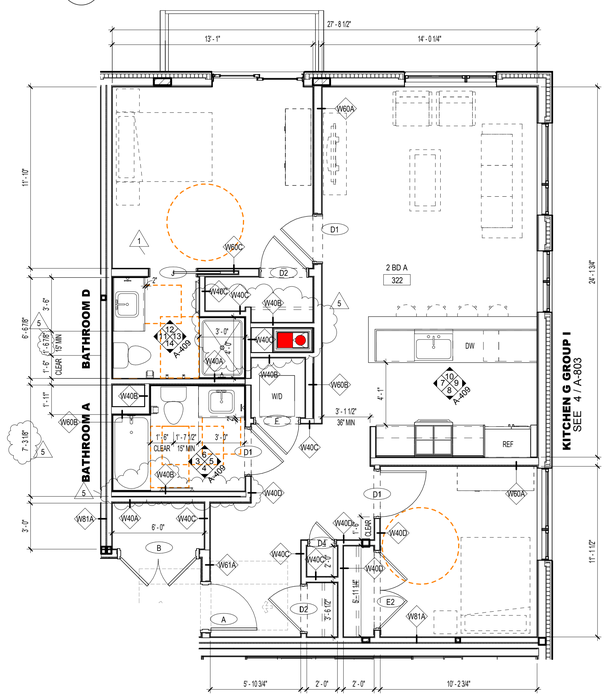
8 **2 BED A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



7 **2 BED A KITCHEN/LIVING (GROUP I)**
1/4" = 1'-0"



2 **ENLARGED RCP - 2 BED A GROUP I**
1/4" = 1'-0"



1 **ENLARGED PLAN - 2 BED A GROUP I**
1/4" = 1'-0"

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
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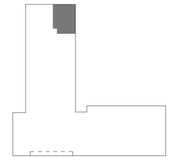
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500



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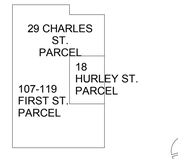

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 2 BD A

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #:

A-409

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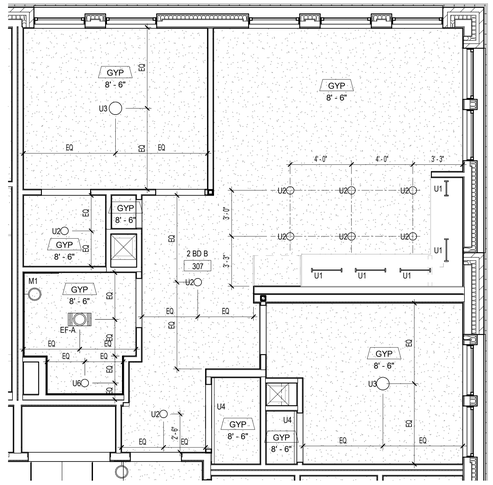
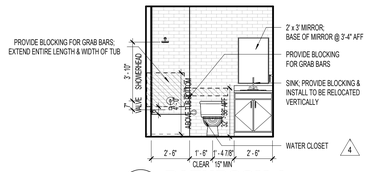


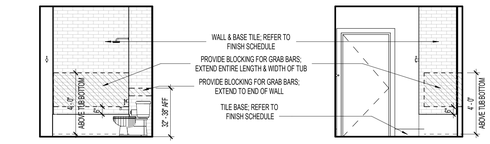
2 ENLARGED RCP - 2 BED B GROUP I

1/4" = 1'-0"



10 BATHROOM A

1/4" = 1'-0"

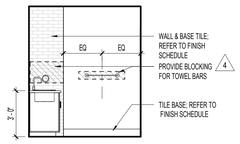


9 BATHROOM A

1/4" = 1'-0"

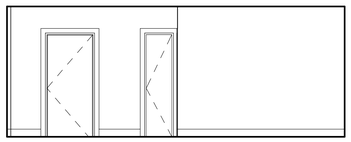
8 BATHROOM A

1/4" = 1'-0"



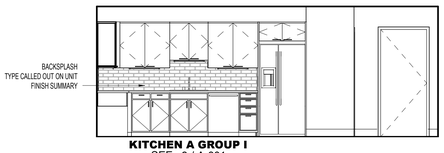
7 BATHROOM A

1/4" = 1'-0"



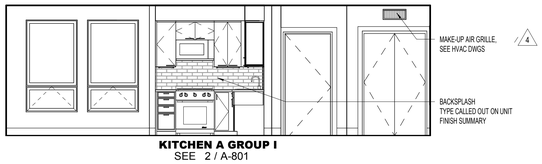
14 2 BED B - KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"



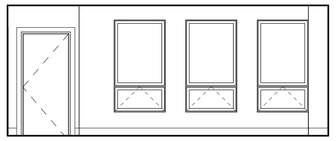
13 2 BED B - KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"



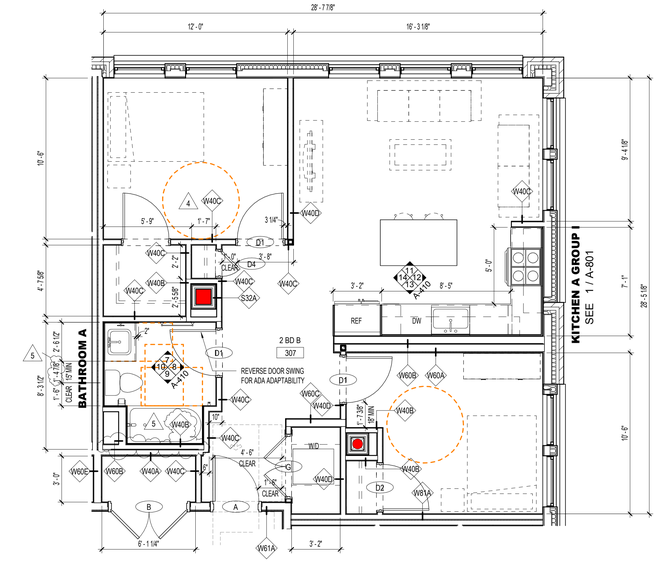
12 2 BED B - KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"



11 2 BED B - KITCHEN/LIVING (GROUP I)

1/4" = 1'-0"



1 ENLARGED PLAN - 2 BED B GROUP I

1/4" = 1'-0"

PERKINS EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

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Civil / Site
Bohler Engineering
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Landscape
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L.A. Fuess Partners
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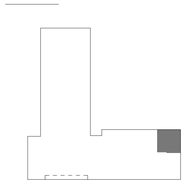

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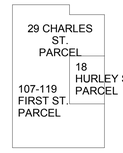

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 2 BD B

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-410**

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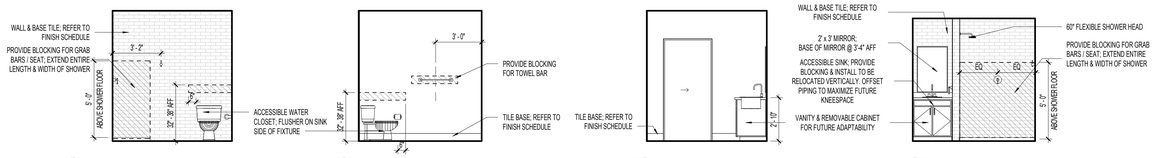
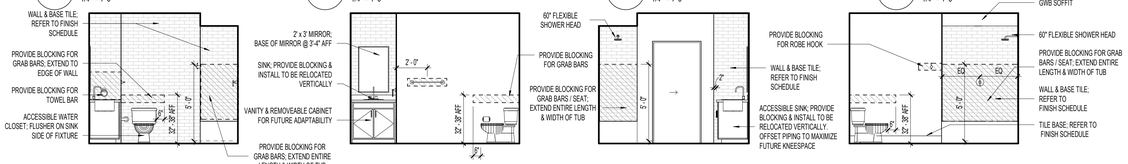


28 **BATHROOM E3** 1/4" = 1'-0"

27 **BATHROOM E3** 1/4" = 1'-0"

26 **BATHROOM E3** 1/4" = 1'-0"

25 **BATHROOM E3** 1/4" = 1'-0"

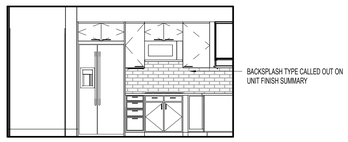


24 **BATHROOM E4** 1/4" = 1'-0"

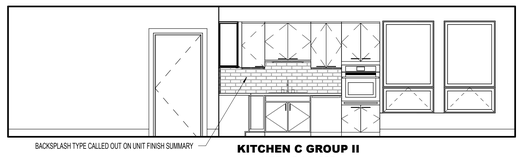
23 **BATHROOM E4** 1/4" = 1'-0"

22 **BATHROOM E4** 1/4" = 1'-0"

21 **BATHROOM E4** 1/4" = 1'-0"

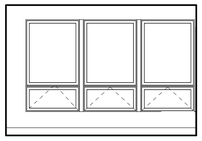


KITCHEN C GROUP II
SEE 5 / A-802

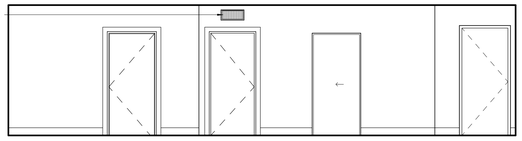


KITCHEN C GROUP II
SEE 6 / A-802

20 **2 BED C - KITCHEN/LIVING (GROUP II)** 1/4" = 1'-0"

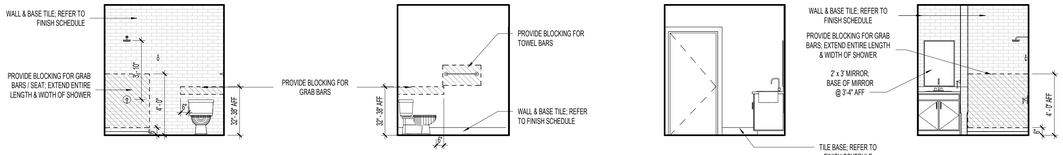


19 **2 BED C - KITCHEN/LIVING (GROUP II)** 1/4" = 1'-0"



18 **2 BED C - KITCHEN/LIVING (GROUP II)** 1/4" = 1'-0"

17 **2 BED C - KITCHEN/LIVING (GROUP II)** 1/4" = 1'-0"

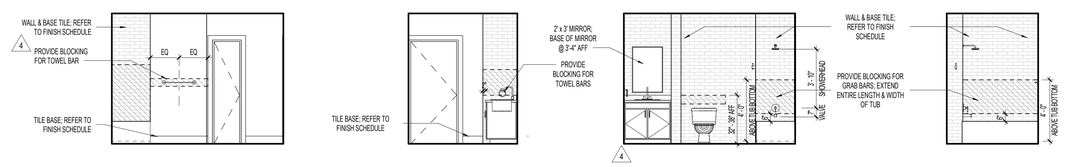


14 **BATHROOM C (SIM)** 1/4" = 1'-0"

13 **BATHROOM C (SIM)** 1/4" = 1'-0"

12 **BATHROOM C (SIM)** 1/4" = 1'-0"

11 **BATHROOM C (SIM)** 1/4" = 1'-0"

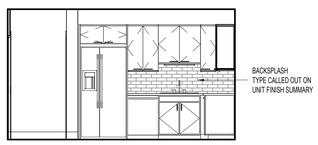


10 **BATHROOM A (SIM)** 1/4" = 1'-0"

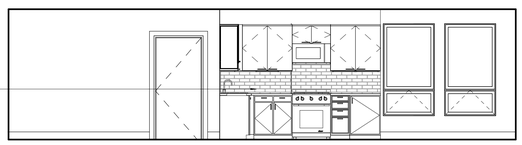
9 **BATHROOM A (SIM)** 1/4" = 1'-0"

8 **BATHROOM A (SIM)** 1/4" = 1'-0"

7 **BATHROOM A (SIM)** 1/4" = 1'-0"

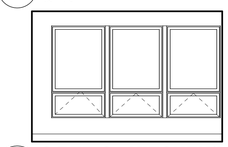


KITCHEN C GROUP I
SEE 2 / A-802

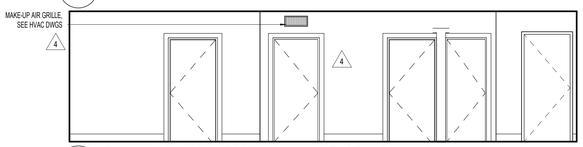


KITCHEN C GROUP I
SEE 3 / A-802

6 **2 BED C - KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"

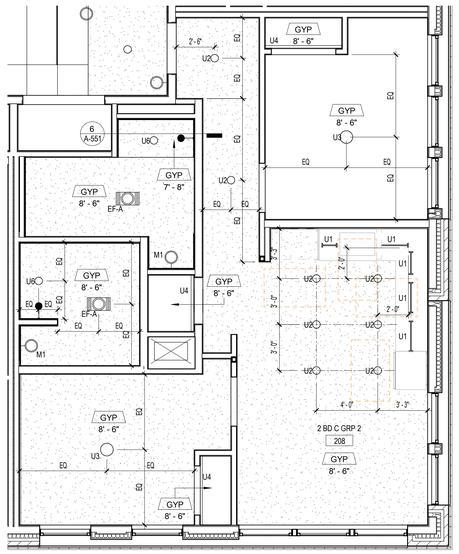


5 **2 BED C - KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"

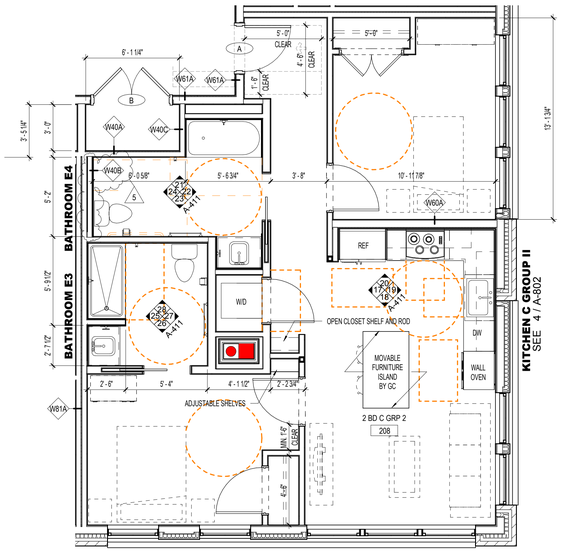


4 **2 BED C - KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"

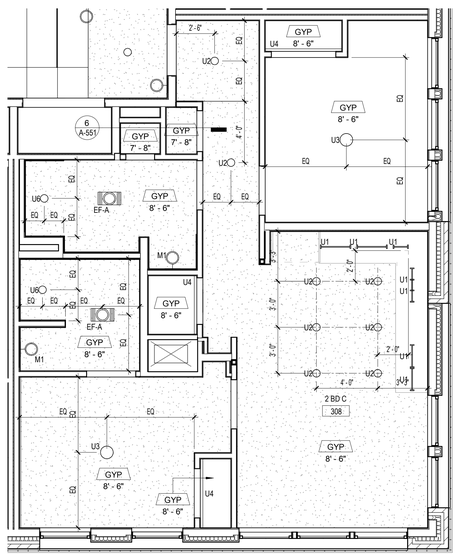
3 **2 BED C - KITCHEN/LIVING (GROUP I)** 1/4" = 1'-0"



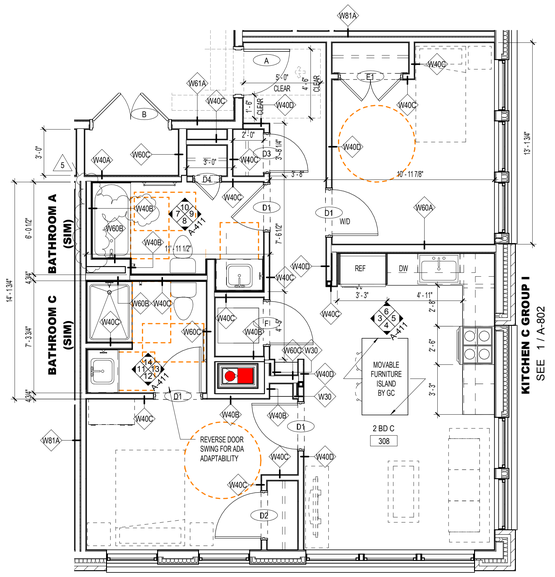
16 **ENLARGED RCP - 2 BED C GROUP II** 1/4" = 1'-0"



15 **ENLARGED PLAN - 2 BED C GROUP II** 1/4" = 1'-0"



2 **ENLARGED RCP - 2 BED C GROUP I** 1/4" = 1'-0"



1 **ENLARGED PLAN - 2 BED C GROUP I** 1/4" = 1'-0"

PERKINS — EASTMAN
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PROJECT TEAM:

OWNER:
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111 First Street, Cambridge MA 02141

Civil / Site
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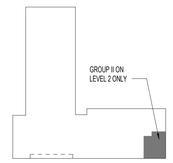

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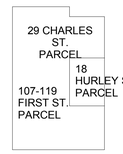

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 2 BD C

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-411** 4

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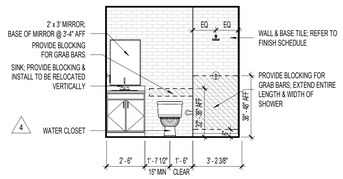
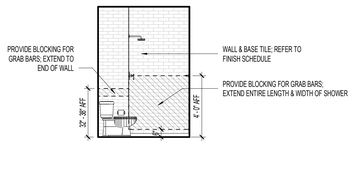
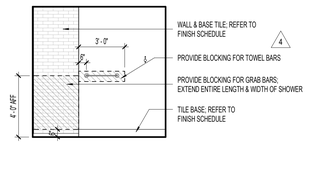


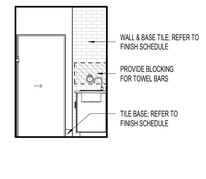
18 BATHROOM C
1/4" = 1'-0"



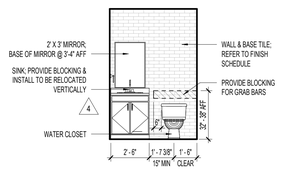
17 BATHROOM C
1/4" = 1'-0"



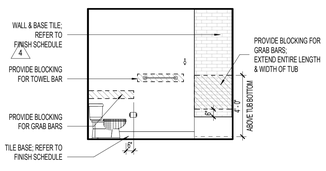
16 BATHROOM C
1/4" = 1'-0"



15 BATHROOM C
1/4" = 1'-0"



14 BATHROOM A
1/4" = 1'-0"



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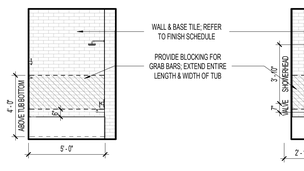
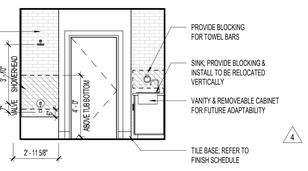
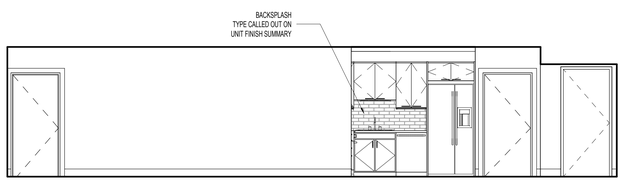
1/4" = 1'-0"



12 BATHROOM A
1/4" = 1'-0"

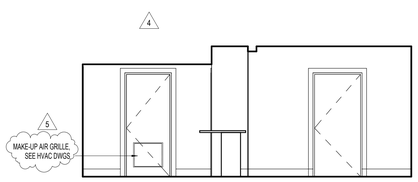


11 BATHROOM A
1/4" = 1'-0"



KITCHEN C GROUP I
SEE 2 / A-802

10 2 BED D - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"



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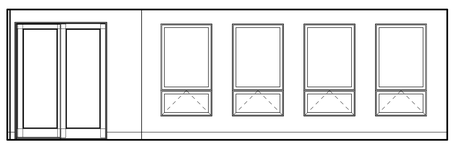
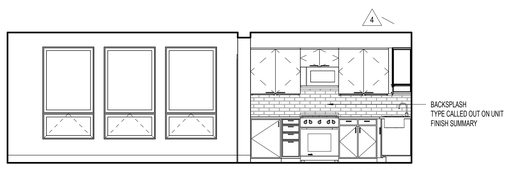
1/4" = 1'-0"

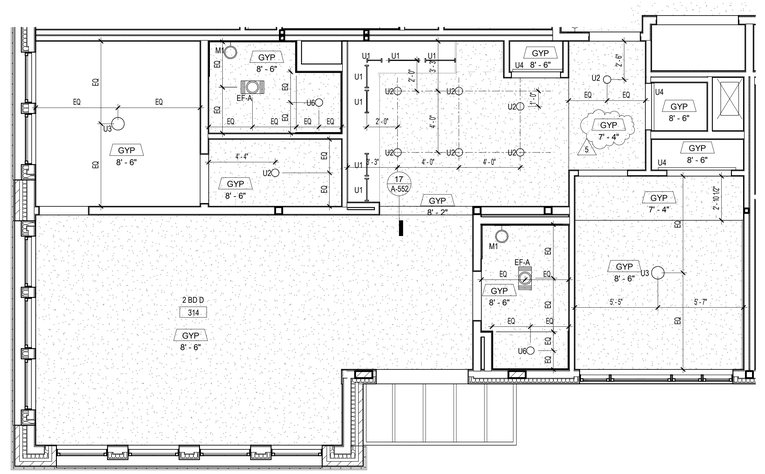


8 2 BED D - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"

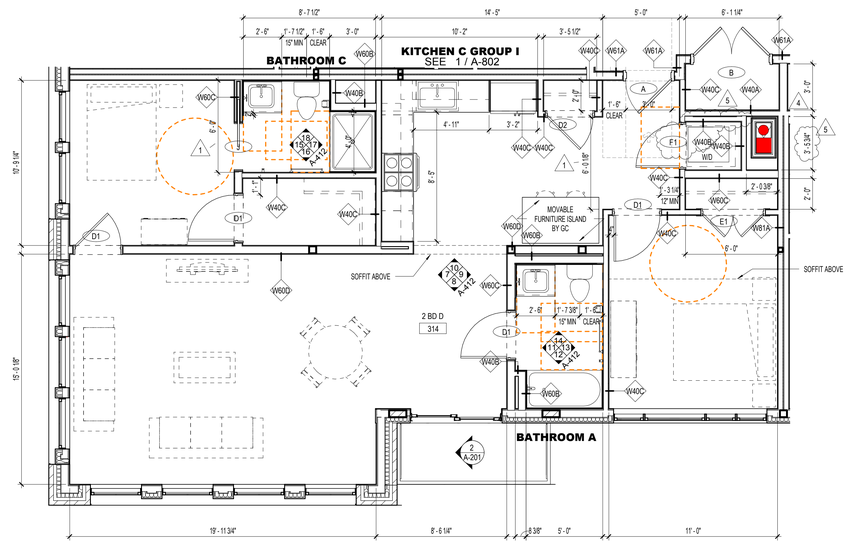


KITCHEN C GROUP I
SEE 3 / A-802

7 2 BED D - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"



2 ENLARGED RCP - 2 BED D GROUP I
1/4" = 1'-0"



1 ENLARGED PLAN - 2 BED D GROUP I
1/4" = 1'-0"

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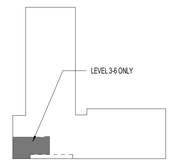

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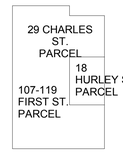

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 2 BD D

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-412**

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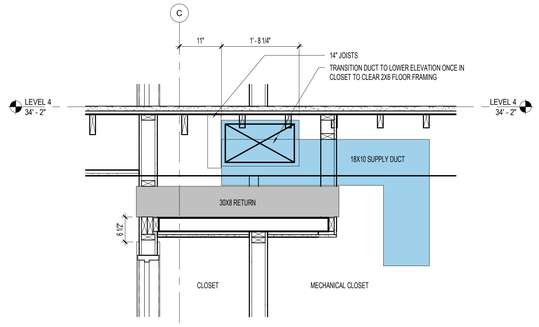
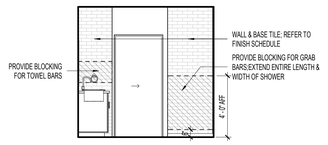
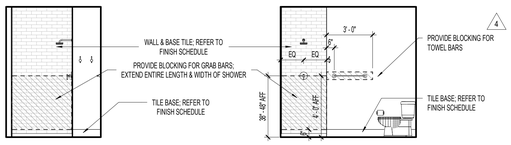


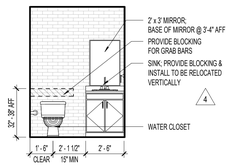
15 SECTION DETAIL THROUGH MECHANICAL CLOSET
3/4" = 1'-0"



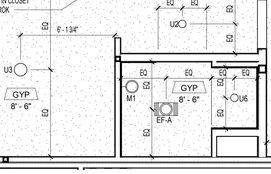
14 BATHROOM D
1/4" = 1'-0"



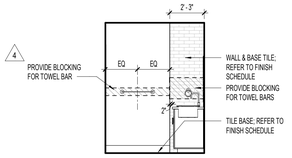
13 BATHROOM D
1/4" = 1'-0"



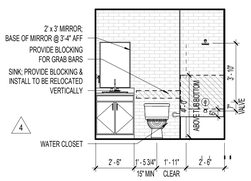
12 BATHROOM D
1/4" = 1'-0"



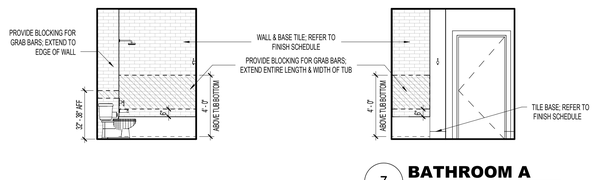
11 BATHROOM D
1/4" = 1'-0"



10 BATHROOM A
1/4" = 1'-0"

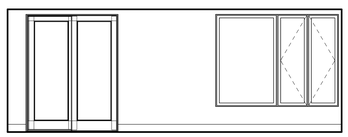


9 BATHROOM A
1/4" = 1'-0"

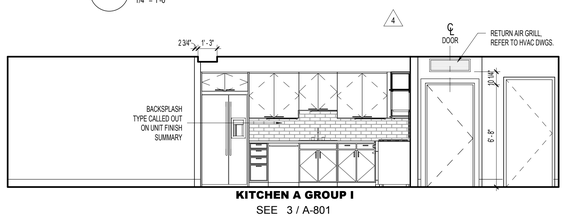


8 BATHROOM A
1/4" = 1'-0"

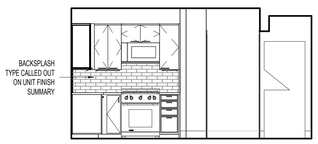
7 BATHROOM A
1/4" = 1'-0"



6 3 BED A - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"



5 3 BED A - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"



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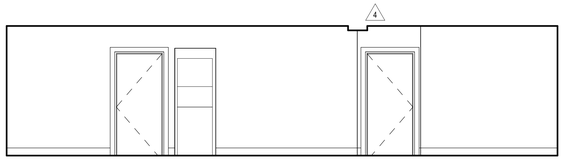
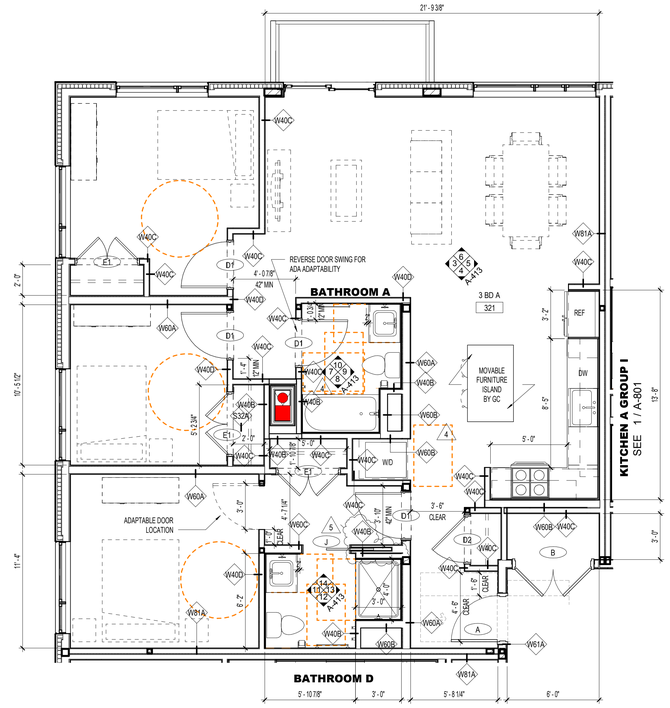
1/4" = 1'-0"



3 3 BED A - KITCHEN/LIVING (GROUP I)
1/4" = 1'-0"

2 ENLARGED RCP - 3 BED A GROUP I
1/4" = 1'-0"



1 ENLARGED PLAN - 3 BED A GROUP I
1/4" = 1'-0"

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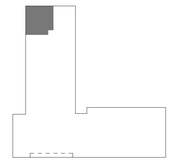

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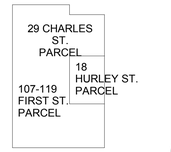

SEAL:

NORTH

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 3 BD A

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-413**

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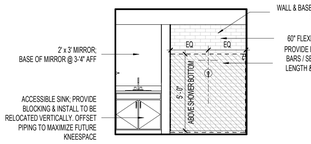
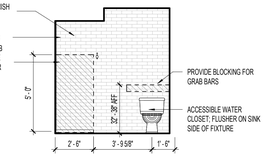
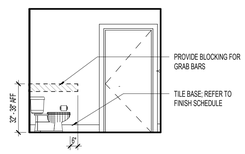


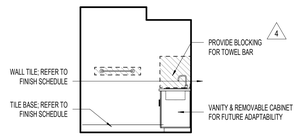
14 **BATHROOM E1**
1/4" = 1'-0"



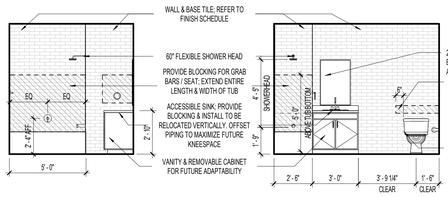
13 **BATHROOM E1**
1/4" = 1'-0"



12 **BATHROOM E1**
1/4" = 1'-0"

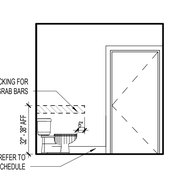


11 **BATHROOM E1**
1/4" = 1'-0"

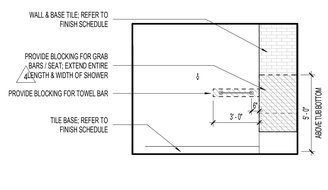


10 **BATHROOM E2**
1/4" = 1'-0"

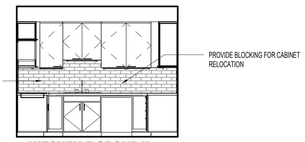
9 **BATHROOM E2**
1/4" = 1'-0"



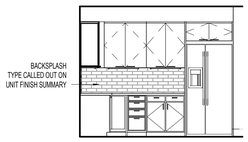
8 **BATHROOM E2**
1/4" = 1'-0"



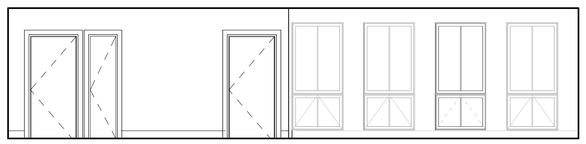
7 **BATHROOM E2**
1/4" = 1'-0"



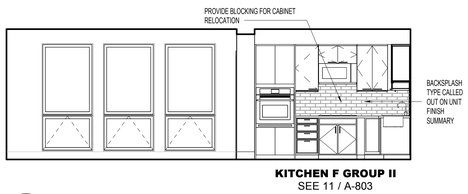
6 **3 BED B - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



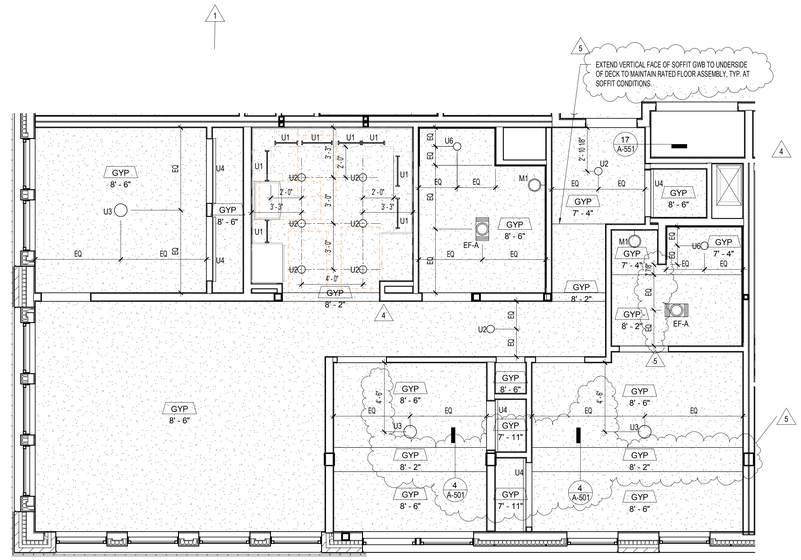
5 **3 BED B - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



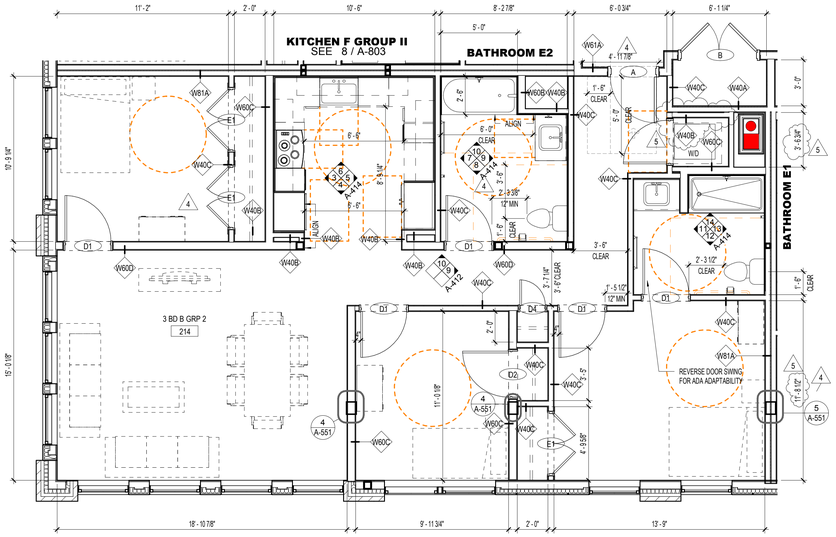
4 **3 BED B - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



3 **3 BED B - KITCHEN/LIVING (GROUP II)**
1/4" = 1'-0"



2 **ENLARGED RCP - 3 BED B GROUP II**
1/4" = 1'-0"



1 **ENLARGED PLAN - 3 BED B GROUP II**
1/4" = 1'-0"

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
111 First Street, Cambridge MA 02141

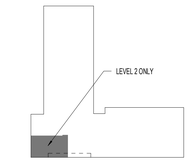
Civil / Site
Bohler Engineering
45 Franklin Street, 5th Floor Boston, MA 02110
617-849-8040

Landscape
Wagner Hodgson
7 Marble Avenue Burlington, VT 05401
802-864-0010

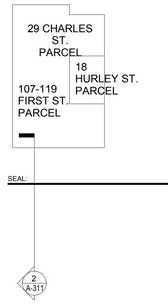
Structural
L.A. Fuess Partners
101 Federal Street Suite 502 Boston, MA 02110
617-342-7424

MEP / Code
R.W. Sullivan
529 Main Street, Suite 203 Boston, MA 02129
617-523-8227

LEED
CLEAResult
50 Washington Street, Suite 3000
Westborough, MA 01581
508-836-9500



KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

ENLARGED UNIT PLANS - 3 BD B

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	5/10/18	Addendum 1
4	4/01/19	Addendum 4
5	5/15/19	Addendum 5

SHEET #: **A-414**

C:\REVIT LOCAL\Parcel B - Residential_R18_PERMIT_v2_p.romains.rvt
5/15/2019 5:00:07 PM

April 29, 2021

Cara Cooper
Regional Marketing Director
Lincoln Property Company - Northeast
221 Crescent Street, Ste 102A
Waltham, MA 02453

Dear Cara:

As Landlord of Flats on First located at 107 First Street in Cambridge, I authorize the proposed banners to be installed on the building (locations A&B as shown below) so long as it is approved by the City of Cambridge.



Best regards,

David Notter

Cara Cooper 5.10.2021
Regional Marketing Director
Lincoln Property Company

CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for Community Development

SANDRA CLARKE
Deputy Director Chief of Administration

KHALIL MOGASSABI
Deputy Director Chief of Planning

SIGN CERTIFICATION FORM COVER SHEET

Sign Text: Flats on First - flatsonfirstapts.com

Location of Sign: 131 First St., Cambridge, MA 02141

Applicant: Frank Meroney o/b/o Fast Signs

Zoning District: Business A Overlay District: PUD-4B

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) No

Application Date: April 21, 2021

Sketch of sign enclosed: Yes X No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way*.

* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance

Contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Proposed FREESTANDING Sign

Area in Square feet: 140 SQ/FT **Dimensions:** 35' H **X** 4' W

Illumination: **Natural** X **Internal** ____ **External** ____

Height (from ground to the top of the sign): 20'

---

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a)_____. Area of signs allowed accessory to store: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the store front to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

---

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 289 Linear Feet Area of signs allowed accessory to the building facade: outside (1 x a)_____, behind windows (0.5 x a)_____ Area of all existing signs on the building facade to remain (including any freestanding sign):_____ Area of additional signs permitted:_____.

SUMMARY OF LIMITATIONS FOR FREESTANDING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 30 square feet maximum. HEIGHT ABOVE THE GROUND: 15 feet. ILLUMINATION: Natural or external only. NUMBER: Two per lot (but not exceeding 30 square feet in total area).

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

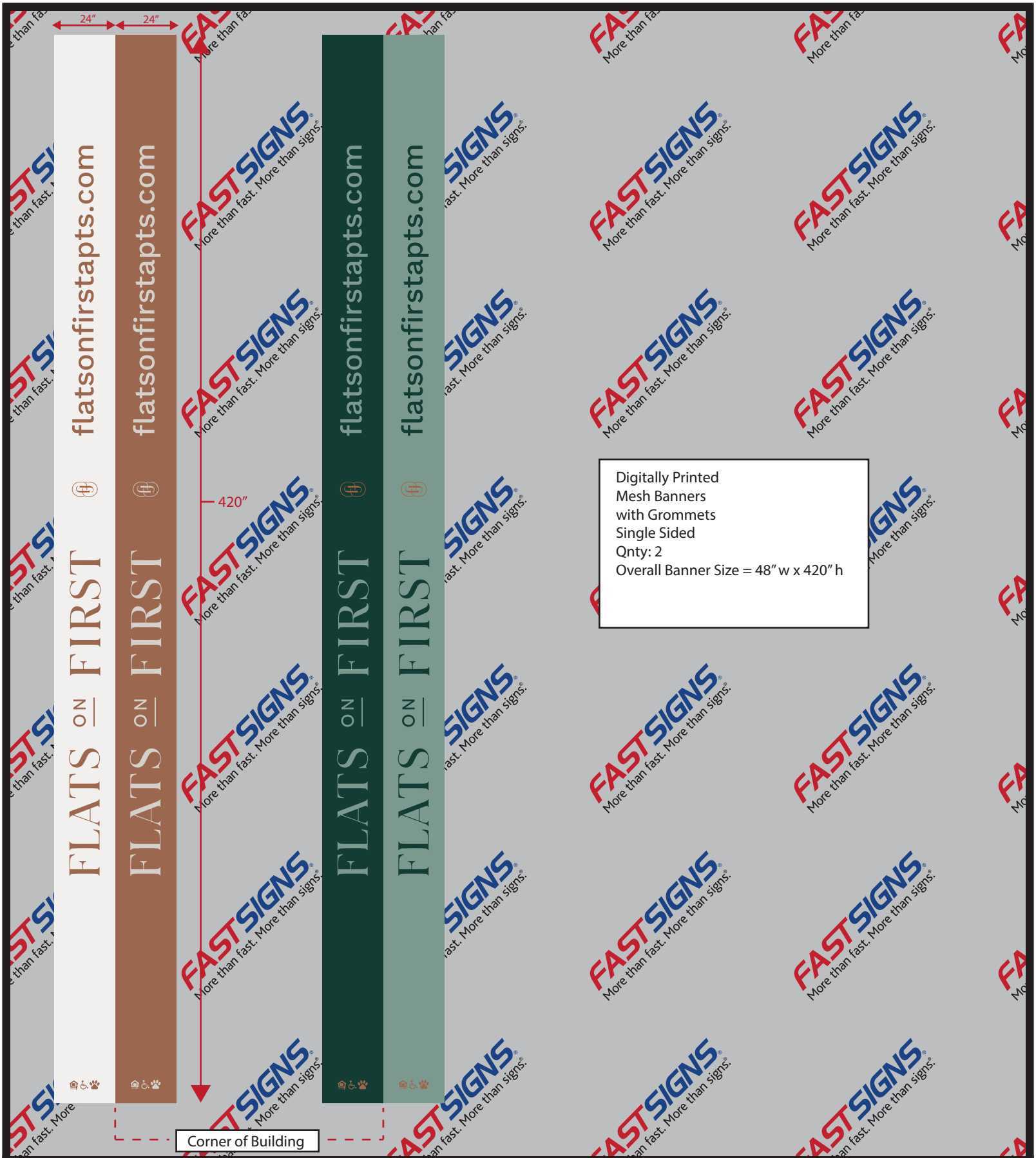
Sign conforms to requirements of Article 7.000: YES_____ NO X

Sign requires a variance from the Board of Zoning Appeal: YES X

Relevant sections: 7.16.22(B) limits the size of individual wall signs to no more than sixty (60)

COMMENTS: square feet. Proposed signage is 280 square feet (2x 140 sq/ft signs)

Date: 5-4-21 CDD Representative Daniel Messplay



Digitally Printed
Mesh Banners
with Grommets
Single Sided
Qnty: 2
Overall Banner Size = 48″ w x 420″ h

FASTSIGNS
70 Quincy Ave. Quincy, MA 02169 | 617-302-2882 | 2095@fastsigns.com | www.fastsigns.com/2095

Client: Lincoln Property
Job Number: 9057 **Date:** 04.21.2021
Project: Building Banners **Revision:** 1

Please review the entire preview carefully. Production will begin when proof approval has been received. *Fastsigns Quincy* is not responsible for approvals of Copyright, Trademark, and Licensing Agreements of artwork. All artwork is the exclusive property of *Fastsigns Quincy* and cannot be reproduced without the expressed written consent of *Fastsigns Quincy*. Actual printed colors may vary slightly due to differences in digital and pigmented colors. Location of lettering on vehicles, doors, windows and walls is a close representation of placement and is not guaranteed. Field adjustments can be required but will not change the character of the overall design. One revision can be provided free of charge if needed. Each additional revision will be subject to a $20 art charge. If cancellation is requested after proof completion, cancellation fees will be assessed. If a proof containing errors is approved, the customer is responsible for all costs, including all original costs of printing, art corrections, and reprints.


A
B
COFFEE
FIRST ST
NO TURN ON RED

Comprehensive Summary by Parcel and Phase (at time of this Major Amendment)

Completed (PUD 231A)

Parcel / Address	Lot Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
65 Bent St.	59,958	0	108,600	0	0	98	11,297
159 First St.	29,978	122,200	3,800	3,800	115	63	8,021
*29 Charles	-	-	-	-	-	-	-
TOTAL	89,936	122,200	112,400	3,800	115	161	19,318

Phase 1

Parcel	Lot Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
A	16,473	0	56,691	9,800	0	10	329
D	16,250	0	7,750	7,750	0	24	316
TOTAL	32,723	0	64,441	17,550	0	34	645
cumul.	122,659	122,200	176,841	21,350	0	195	19,963

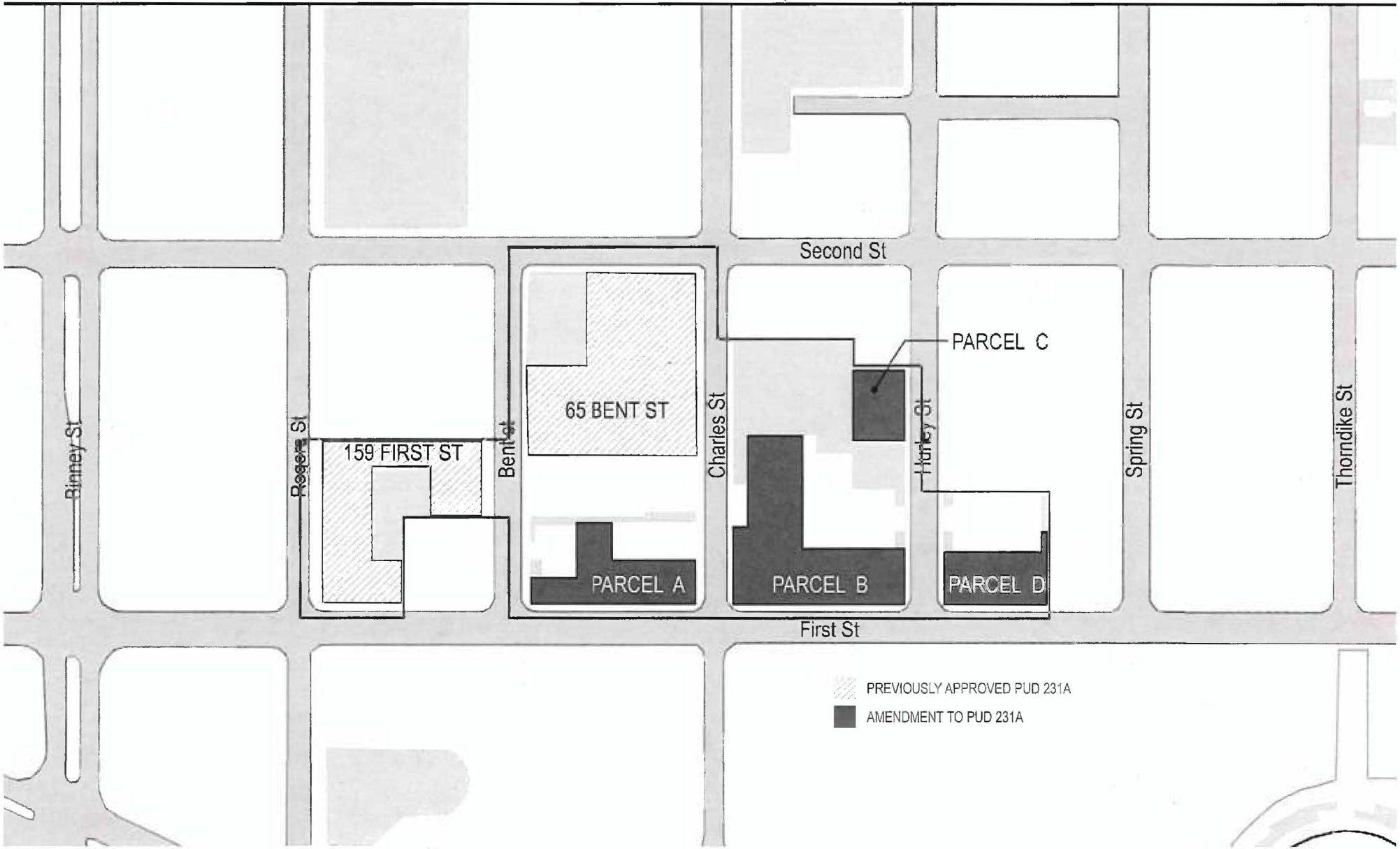
Phase 2

Parcel	Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
B	39,999	102,423	14,800	14,800	118	26	20,227
*C	20,005	18,502	0	0	18	142	137
TOTAL	60,004	120,925	14,800	14,800	136	168	20,364
cumul.	182,663	243,125	191,641	36,150	251	363	40,327

*29 Charles was previously included in ~~PUD231A, the scope of this parcel~~ has been amended and is now summarized within "Parcel C"

Lot Area = lot area of developable blocks only excluding streets (square feet)
GFA = gross floor area (square feet)
OS = public, green area or permeable open space (square feet)
D.Units = dwelling units
Pkg = motor vehicle parking spaces
"Res" refers to residential *minimum* requirements
"NR" refers to non-residential *maximum* limitations
"total" = total allowed or required within that Phase
"cumul." = cumulative development at the end of Phase

EXHIBIT 2 | PB #213A EXPANDED DEVELOPMENT PARCEL 7.24.2015



Perkins Eastman

Figure 3

DIMENSIONAL FORM

Project Address: First Street PUD #231A Major Amendement - Aggregate Dimensional Form **Application Date: 7.24.15** **Minor Amendment _Parcel D retail 10.16.2017**

	Parcel A (121 First, 131-137 First, 139 First)	Parcel B (107 First, 119 First, 18 Hurley)	* Parcel C (29 Charles)	Parcel D (85 First)	65 Bent (PUD 231A)	* 159 First (PUD 231A)	**Proposed**	**Permitted**
Lot Area (SF)	16,473	39,999	20,005	16,250	59,958	29,978	**182,663**	
Lot Width (SF)	199	199.96		125	199.72	200		
Total Gross Floor Area (SF)	56,691	117,233	18,502	9,800	108,600	126,000	**436,826**	
Residential Base	0	74,928	18,502	0	0	122,200	**215,630.00**	
Non-Residential Base	56,691	14,800	0	9,800	108,600	3,800	**193,691**	
Inclusionary Housing Bonus	0	27,505		0		included above	**27,505**	
Total Floor Area Ratio	3.1	2.26	0.92	0.6	1.81	4.20	**2.148**	
Residential Base	0	1.55	0.92	0	0	4.08	**1**	
Non-Residential Base	3.1	0.24	0	0.6	1.81	0.13	**1**	
Inclusionary Housing Bonus	0	0.45		0	0	included above	**0**	
Total Dwelling Units	n/a	118	18	n/a	0	115	**251**	
Base Units	n/a	91	15	n/a	0	100	**106**	
Inclusionary Bonus Units	n/a	27	3	n/a	0	15	**42**	
Base Lot Area / Unit (SF)	n/a	761		n/a	n/a	1,019	**761**	
Total Lot Area / Unit (SF)	n/a	593		n/a	n/a	886	**593**	
Building Height(s) (ft)	65'-0"	65'-0"	45'-0"	26'-0"	45'-0"	65'-0"	**varies**	
Front Yard setback (ft)	0	2-0"	9'-0"	2'-0"	4'	1'-9"	**varies**	
Side Yard Setback (ft)	0	18-0" (on charles street)	0	1'-0"	2'	5'	**varies**	
Side Yard Setback (ft)	0	0	10'-0"	0	2'	5'	**varies**	
Rear Yard Setback (ft)	0	2'-0"	126'-0"	50'-0"	45'	2'	**varies**	
Open Space (% of Lot Area)	1.90%	33%		1.90%	5.30%	4.00%	**23%**	
Private Open Space	329	20,227		348	11,297	8,021.00	**40,222**	
Permeable Open Space	329	0		348		316.00	**993**	
Other Open Space (specify)								
Off-Street Parking Spaces	10	26	142	11	94	64.00	**347**	
Long-Term Bicycle Parking	*16 located on Parcel C	159		1	28	78.00	**266**	
Short-Term Bicycle Parking	9	30		6		8.00	**53**	
Loading Bays	0	1	0	0	2	0.00	**3**	

* Parcel resides within Industry A1 zone. All other parcel without asterisk reside within Business A

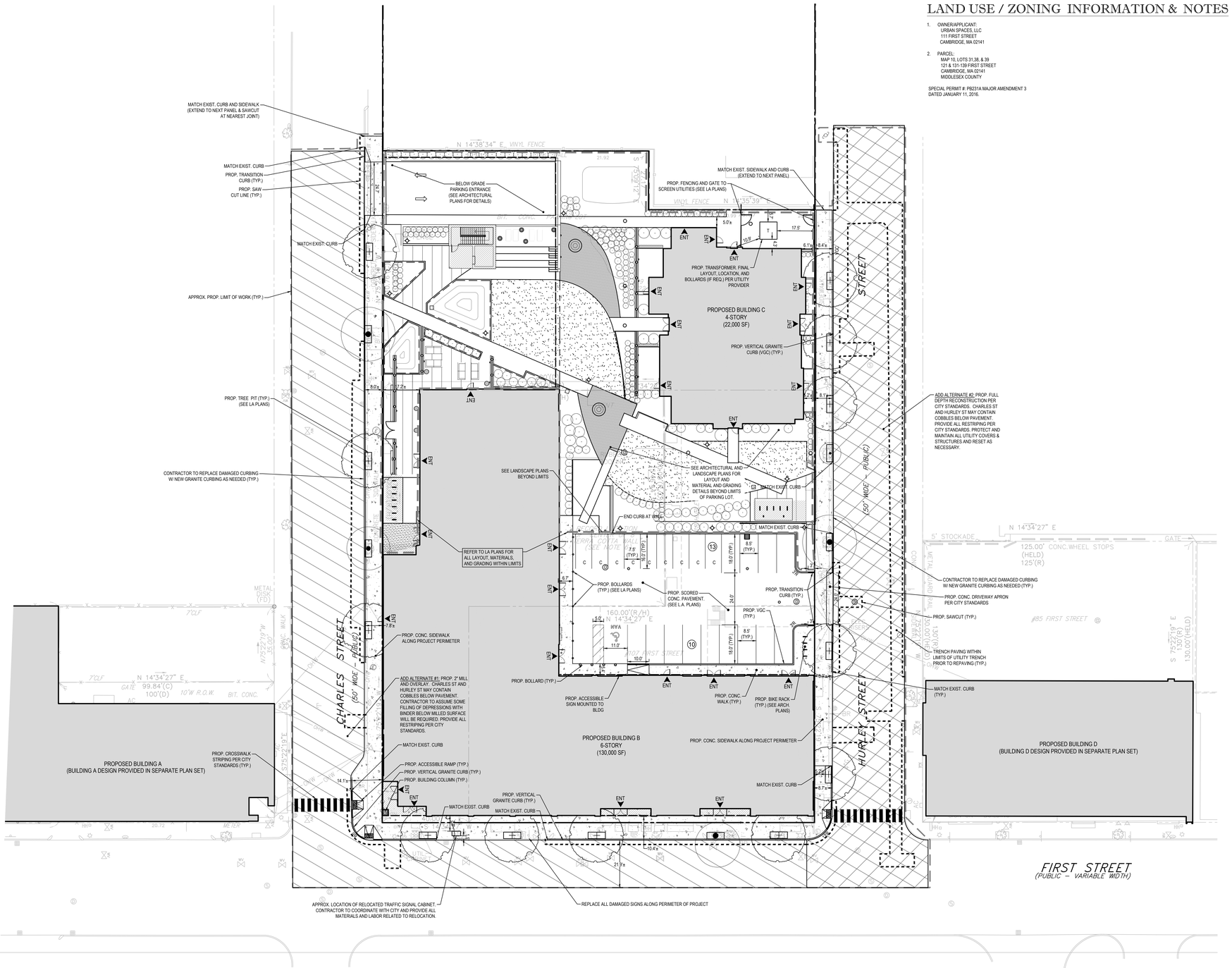


LAND USE / ZONING INFORMATION & NOTES

1. OWNER/APPLICANT:
   URBAN SPACES, LLC
   111 FIRST STREET
   CAMBRIDGE, MA 02141

2. PARCEL:
   MAP 10, LOTS 31,38, & 39
   121 & 131-139 FIRST STREET
   CAMBRIDGE, MA 02141
   MIDDLESEX COUNTY

SPECIAL PERMIT # PB231A MAJOR AMENDMENT 3
DATED JANUARY 11, 2016.



REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
1"= 20'

811 Know what's below. Call before you dig.

C:\REVIT LOCAL\Parcel B - Residential_R16_p.romains.rvt
4/17/2018 11:29:40 AM

PERKINS — EASTMAN
20 ASHBURTON PLACE, FLOOR 8 BOSTON, MA 02108
T. 617.449.4000 www.perkinseastman.com

PROJECT TEAM:

OWNER:
U.S. Parcel B, LP
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CLEAResult
50 Washington Street, Suite 3000
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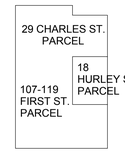
508-836-9500

KEY PLAN:



SEAL:

PROJECT INFORMATION:

107-119 FIRST STREET | FIRST STREET P.U.D.

107-119 First Street Cambridge, MA 02141

PROJECT #: 54862
PROJECT ISSUE DATE: 15 MAY 2019
PROJECT STATUS: ADDENDUM 5

DRAWING INFORMATION:

SITE PLAN

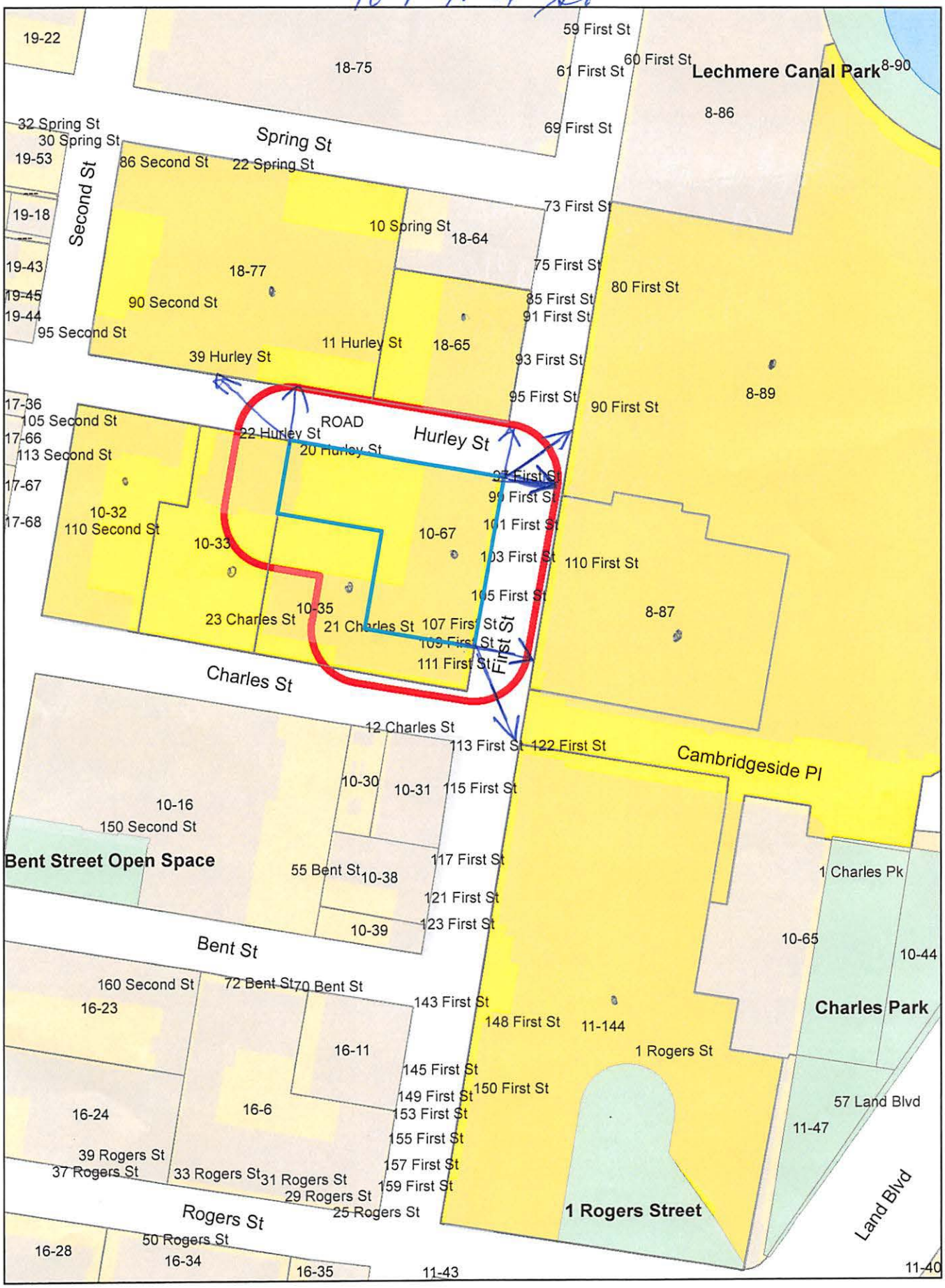
DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:

C-3

107 First St.


19-22
18-75
59 First St
60 First St
61 First St
69 First St
Lechmere Canal Park
8-90
8-86
32 Spring St
30 Spring St
Spring St
19-53
86 Second St
22 Spring St
Second St
19-18
73 First St
10 Spring St
18-64
19-43
18-77
75 First St
80 First St
19-45
19-44
90 Second St
85 First St
91 First St
95 Second St
11 Hurley St
18-65
39 Hurley St
93 First St
95 First St
90 First St
8-89
17-36
105 Second St
ROAD
22 Hurley St
Hurley St
17-66
113 Second St
20 Hurley St
17-67
97 First St
99 First St
10-32
17-68
110 Second St
101 First St
10-67
10-33
103 First St
110 First St
105 First St
10-35
23 Charles St
21 Charles St
107 First St
8-87
109 First St
First St
111 First St
Charles St
12 Charles St
113 First St
122 First St
Cambridgeside Pl
10-30
10-31
115 First St
10-16
150 Second St
Bent Street Open Space
55 Bent St
10-38
117 First St
1 Charles Pk
121 First St
10-39
123 First St
10-65
10-44
Bent St
160 Second St
72 Bent St
70 Bent St
143 First St
Charles Park
16-23
148 First St
11-144
16-11
1 Rogers St
145 First St
150 First St
149 First St
57 Land Blvd
16-24
16-6
153 First St
11-47
155 First St
39 Rogers St
37 Rogers St
33 Rogers St
31 Rogers St
157 First St
159 First St
29 Rogers St
25 Rogers St
1 Rogers Street
Land Blvd
Rogers St
50 Rogers St
16-28
16-34
16-35
11-43
11-40

107 First St.

Petitioner

FASTSIGNS OF QUINCY
C/O FRANK MERONEY
70 QUINCY AVENUE
QUINCY, MA 02169

8-89
KARP, STEPHEN R., STEPHEN C. PLUMERI &
WILLIAM H. MCCABE, JR.
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116

11-144
CHARLES PARK TWO, LLC,
C/O JONES LANG LASALLE
1 ROGERS STREET
CAMBRIDGE, MA 02142

10-32
CHARLES PASSAGE LLC,
39 BRIGHTON AVE
BOSTON, MA 02134

8-87
CAMBRIDGESIDE PARTNERS LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
ATTN: ACCOUNTING DEPT
BOSTON, MA 02116

10-67
US PARCEL B, LIMITED PARTNESHIP
C/O URBAN SPACES, LLC
55 BENT ST
CAMBRIDGE, MA 02141

18-77
ARE-MA REGION NO.55
EXCHANGE HOLDING LLC
PO BOX 847
CARLSBAD, CA 92018

10-35
IMANTA LLC
C/O HEMENWAY & BARNES LLP
75 STATE STREET BOSTON
BOSTON, MA 02109

18-65
12 JAYNE ROAD, LLC
30 WINDSOR RD
NEEDHAM , MA 02492

10-33
US PARCEL C, LLC
C/O URBAN SPACES, LLC
111 FIRST ST
CAMBRIDGE, MA 02141