



**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 Louis Ferraro (OWNER)

Address: 10 Soden St., G-7, Cambridge, MA 02139

State that I/We own the property located at 8-12 Soden St., which is the subject of this zoning application.

The record title of this property is in the name of 10 Soden Street Trust

\*Pursuant to a deed of duly recorded in the date 6/1/1970, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 132465 Book 292 Page 115.

[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

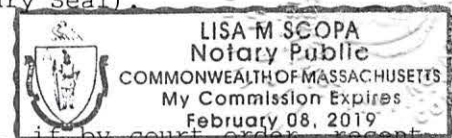
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Louis Ferraro personally appeared before me, this 27<sup>th</sup> of April, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 2/8/19 (Notary Seal).



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

NOTARIAL CERTIFICATE - PUBLIC NOTARY

of the State of New York, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of [ ] State of New York.

Witness my hand and the seal of my office this [ ] day of [ ] 19[ ]

Notary Public for the State of New York

My Commission Expires on [ ] day of [ ] 19[ ]

Notary Public for the State of New York

My Commission Expires on [ ] day of [ ] 19[ ]

Notary Public for the State of New York

My Commission Expires on [ ] day of [ ] 19[ ]

Notary Public for the State of New York

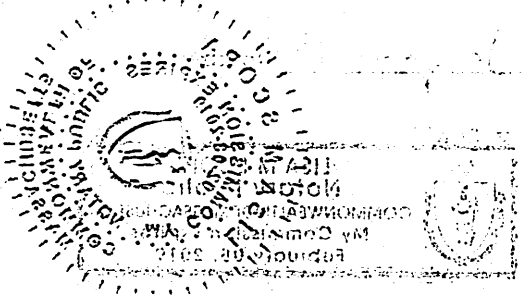
My Commission Expires on [ ] day of [ ] 19[ ]

Notary Public for the State of New York

My Commission Expires on [ ] day of [ ] 19[ ]

Notary Public for the State of New York

My Commission Expires on [ ] day of [ ] 19[ ]



## **BZA APPLICATION FORM**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 10 Soden St Cambridge, MA 02139 (location) would not be a detriment to the public interest because:

**A)** Requirements of the Ordinance can or will be met for the following reasons:

The proposed enlargement of windows on the three non-conforming facades is consistent with the existing residential use and will not result in any enlargement of the existing structure or further encroach on the side and front yard setbacks.

The proposed reduction of parking spaces is consistent with the goals of positive environmental impact and preservation of open space as defined in the Ordinance for the following reasons: 1) Reduction in parking will allow for the addition of bike parking on site, of which there is currently none. This will create a more even mix of accommodations for residents who use different modes of transportation. In addition, the building site benefits from its close proximity to public transportation: it is within 0.3 miles of the Central Square MBTA station and within 500 ft of multiple bus lines. 2) Parking reduction allows for the addition of accessible parking spaces and accessible ramps for building access, of which there are currently none. These accessibility improvements are required by Massachusetts code. Open space that will be taken up by ramps can be gained back by removing some vehicular parking. 3) Reduction of surface parking decreases the total impervious area on the site, decreasing stormwater runoff and reducing heat island effect.

**B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Because parking spaces will be reduced, traffic volume will not increase due to additional cars. The parking lot in its current state is underutilized and does not reach full capacity. Patterns of access or egress would will remain consistent, as the parking configuration would be largely unchanged.

**C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed enlargement of windows will not have any adverse effect on the neighborhood, as it is an aesthetic improvement to the property.

The proposed reduction in parking will not alter the existing multifamily residential use. Adjacent developments/uses will not be negatively impacted because the parking lot is underutilized as-is.

**D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Enlargement of the existing windows is in conformance with all building and life safety codes and will improve upon the environmental (light and air) qualities of the building.

The reduction of vehicular parking and addition of bike parking is consistent with the Ordinance's goals of pedestrian and bicycle-friendly development. This change is a net benefit to the health, safety, and welfare of building residents as well as the City at large.

**E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed reduction in parking will help to bring into balance an already underutilized parking lot. On average, only 12 out of the 45 spaces are used by building tenants, while the rest of the spaces are rented by a mix of neighborhood residents and commuters. The lot is only at 75% capacity on a month-to-month basis. As demonstrated by these statistics, the neighborhood will not be adversely affected by this reduction.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** BH+A **PRESENT USE/OCCUPANCY:** Multifamily Dwelling

**LOCATION:** 10 Soden St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Multifamily Dwelling

		<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		38,158 sf	38,158 sf	19,682 sf	(max.)
<u>LOT AREA:</u>		26,243 sf	26,243 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>		1.45	1.45	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		546 sf	546 sf	1500 sf	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	150'	150'	50'	(min.)
	<u>DEPTH</u>	200' / 150'	200' / 150'	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	38'-11"	38'-11"	39'-1"	(min.)
	<u>REAR</u>	46'-10"	46'-10"	39'-1"	(min.)
	<u>LEFT SIDE</u>	21'-6"	21'-6"	21'-8"	(min.)
	<u>RIGHT SIDE</u>	21'-4"	21'-4"	21'-8"	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	49'-3"	49'-3"	35'	(max.)
	<u>LENGTH</u>	107'	107'	n/a	
	<u>WIDTH</u>	59'	59'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		11.5%	11.8%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		48	48	17	(max.)
<u>NO. OF PARKING SPACES:</u>		45	32	48	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

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

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'.



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

BZA APPLICATION FORM

Plan No: BZA-016336-2018

GENERAL INFORMATION

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

Special Permit :   V   Variance :            Appeal :           

PETITIONER : Bargmann, Hendrie + Archetype, Inc. - C/O Aaron Honsaker, AIA

PETITIONER'S ADDRESS : 9 Channel Center Street, Suite 300 Boston, MA 02210

LOCATION OF PROPERTY : 10 Soden St Cambridge, MA 02139

TYPE OF OCCUPANCY : Multifamily Dwelling ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Elargement of windows

DESCRIPTION OF PETITIONER'S PROPOSAL :

We propose a reduction in the number of off-street parking spaces from 45 to 32.  
We also propose to enlarge the existing apartment windows on all sides of the building.  
The existing North, East, and South walls are are non-conforming to the front and side  
yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35.1 (Reduction of Required Parking).

Article 6.000 Section 6.36.1 (Schedule of Parking Requirements).

Article 8.000 Section 8.22.2.C (Non-conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

2018 MAY -7 PM 3:25  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Original Signature(s) :

*Aaron Honsaker* *Louis Ferrao*

(Petitioner(s) / Owner)

Aaron Honsaker (BH+A) Louis Ferrao  
(Print Name)

Address :

BH+A

9 Channel Center Street, Suite 300, Boston, MA

Tel. No. :

617-456-2223

02210

E-Mail Address :

ahonsaker@hplus.com

Date :







123-6  
WITTIG, RYAN J. & GAL ZHOUNIROUSKY  
33 KINNAIRD ST  
CAMBRIDGE, MA 02139

123-9  
SCHLISSEL, SCOTT J. & CAROLE VINCENT  
27-29 KINNAIRD ST. UNIT #2  
CAMBRIDGE, MA 02139

123-9  
MURPHY, MATTHEW T.  
27-29 KINNAIRD ST #5  
CAMBRIDGE, MA 02139

124-20  
AHMED, MOHAMMED IQBAL  
1 SOLOMON PIERCE RD  
LEXINGTON, MA 02420

124-24  
ANZALONE, JAMES E.  
127 WESTERN AVE  
CAMBRIDGE, MA 02139

124-28  
CANE, DAVID A. & ALETA FEINSOD CANE  
TRUSTEES, CANE FAMILY NOM TRUST  
32 KINNAIRD ST  
CAMBRIDGE, MA 02139

124-59  
SOONES, CLAUDE J. & MANDELL SOONES  
3 SODEN STREET  
CAMBRIDGE, MA 02139

124-62  
THORNHILL, CARLYLE & GLENDA ALLSOPP &  
ROBERTA I PINA, TRUSTEES  
28 BOWER ST  
MEDFORD, MA 02155

124-63  
SHAH, MOHAMMAD SALMAN  
348 FRANKLIN ST, UNIT #C  
CAMBRIDGE, MA 02139

124-63  
WEST, DANIEL C.  
348 FRANKLIN ST #1B  
CAMBRIDGE, MA 02139

123-7  
TELINGATOR, CYNTHIA J.  
31 KINNAIRD ST  
CAMBRIDGE, MA 02139

123-9  
BRAITHWAITE, GAVIN J. C. &  
MARY ANGELA CARINI, TRUSTEE  
27 KINNAIRD ST., #3  
CAMBRIDGE, MA 02139

123-9  
KWOKA, JOHN E.  
27 KINNAIRD STREET., UNIT #6  
CAMBRIDGE, MA 02139

124-20  
STEELE, CHRISTINA B.  
16 SODEN ST #2  
CAMBRIDGE, MA 02139

124-25  
BLUEPOWER, LLC  
55 HAGAN RD  
NEWTON, MA 02459

124-29  
KINNAIRD ST. ASSOCIATES, LLC  
34 KINNAIRD ST.  
CAMBRIDGE, MA 02139

124-60  
WALCOTT, CHRISTINE LYNCH.  
5 SODEN ST.  
CAMBRIDGE, MA 02139

124-63  
BASS, HENRY J., PATRICIA S. NAPIER  
TRS OF BASS FRANKLIN REALTY TR  
5 WOLF RD  
BOURNE, MA 02532

124-63  
GUNTHER, RACHEL L.  
27 PLEASANT ST #1  
CAMBRIDGE, MA 02139

124-63  
PROVIDENCE, BRENDON A.  
348 FRANKLIN ST, UNIT #1C  
CAMBRIDGE, MA 02139

*Petitioner*  
BARGMANN, HENDRIE + ARCHETYPE, INC.  
C/O AARON HONSAKER, AIA  
9 CHANNEL CENTER STREET - SUITE 300  
BOSTON, MA 02210

123-9  
DICKSON, LISA C.  
C/O PROVENCHER, MICHEL & DENISE ETHIER  
27-29 KINNAIRD ST., #4  
CAMBRIDGE, MA 02139

123-10  
BROOKS, VELMER M.,  
TRS VELMER M. BROOKS 2014 REV TRUST  
155 WESTERN AVE  
CAMBRIDGE, MA 02139

124-20  
FREED, ROBERT J. & WYNNE L. FREED  
16 SODEN ST #3  
CAMBRIDGE, MA 02139

124-26  
QUIGLEY, GARY J.  
141 WESTERN AVE  
CAMBRIDGE, MA 02139

124-30  
MANGLANI, RAJIV & MIRIAM MANGLANI  
36 KINNAIRD ST  
CAMBRIDGE, MA 02139

124-61  
CAPLAN, ANNIQUE R. & SIMONE ABRAHAM,  
TRUSTEES, THE ANNIQUE R. CAPLAN REV TRS  
9 SODEN ST  
CAMBRIDGE, MA 02139

124-63  
BAVARO, AUDENO  
348 FRANKLIN ST UNIT #B  
CAMBRIDGE, MA 02139

124-63  
HWANG, SHYH-YUAN HENRY &  
SHIHKEROU CAROL HWANG  
348 FRANKLIN ST., #1A  
CAMBRIDGE, MA 02139

124-63  
WU, KERRY & CHEN YI JANE LEE,  
TRS THE CAMBRIDGE 348 FRANKLIN ST #1D NOM TR  
4 DAVID BROOK DR.  
NATICK, MA 01760

10 Soden St.

124-63  
MORRISON, RYAN E. & LAURA M. MORRISON  
348 FRANKLIN ST., #2A  
CAMBRIDGE, MA 02139

124-63  
ZHAO, SHU XIAN & DEBBIE CHOW  
119 BRAYTON RD  
BRIGHTON, MA 02135

124-63  
HUNT, JOSEPH MICHAEL &  
IMAM HAYAT, TRUSTEES  
59 EDWIN ST.  
DORCHESTER, MA 02124

124-63  
KLINE, DALE P.  
348 FRANKLIN STREET, UNIT 2D  
CAMBRIDGE, MA 02139

124-63  
LI, YE & RUI WANG  
348 FRANKLIN ST., #3A  
CAMBRIDGE, MA 02139

124-63  
MANION, JANICE M.  
348 FRANKLIN ST., #3B  
CAMBRIDGE, MA 02139

124-63  
FLORENTIN, DAVID  
348 FRANKLIN ST., #3C  
CAMBRIDGE, MA 02139

124-63  
ZHAO, SHU QING  
348 FRANKLIN ST.#3D  
CAMBRIDGE, MA 02139

124-63  
HEFFERNAN, ROSEMARY  
348 FRANKLIN STREET.,UNIT #4A  
CAMBRIDGE, MA 02139

124-63  
YAZDY, MAHSA  
348 FRANKLIN ST. UNIT#4B  
CAMBRIDGE, MA 02139

124-63  
HSING, JEFF  
348 FRANKLIN ST. UNIT #4C  
CAMBRIDGE, MA 02139

124-63  
GATES, NICHOLAS  
348 FRANKLIN ST., UNIT #4D  
CAMBRIDGE, MA 02139

124-75  
GOUGHRABOU, AHMED &  
LATIFA GOUGHRABOU  
149 WESTERN AVE  
CAMBRIDGE, MA 02139

124-76  
GOUGHRABOU, AHMED &  
LATIFA GOUGHRABOU  
149 WESTERN AVE  
CAMBRIDGE, MA 02139

124-84  
HILL, FREDERICK HUGH  
14 SODEN ST  
CAMBRIDGE, MA 02139

124-85  
LEUCHNER, MARC & COURYNEY HITE  
14R SODEN ST  
CAMBRIDGE, MA 02139

124-91  
FERRARO, ANTHONY L.  
TRUSTEE OF 10 SODEN ST. TRUST  
64 FLETCHER ROAD  
BELMONT, MA 02478

124-93  
TURLEY, KAREN K. & DAVID LAURILA  
38 KINNAIRD ST., #1  
CAMBRIDGE, MA 02139

124-93  
SPARKES, MATTHEW K. & SUSAN P. SPARKES  
38 KINNAIRD ST., UNIT #2  
CAMBRIDGE, MA 02139

124-93  
BUSH, DEVON M. HILLARY J. HURST  
38 KINNAIRD ST, #3  
CAMBRIDGE, MA 02139

123-9  
CARPENTER, THOMAS H. &  
NANCY WEILAND CARPENTER  
27-29 KINNAIRD ST., #1  
CAMBRIDGE, MA 02139

## LEGEND:

## SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

CONTOUR  
SEWER LINE  
GAS LINE  
WATER LINE  
CHAIN LINK FENCE  
OVERHEAD WIRES

SEWER MANHOLE  
DRAIN MANHOLE  
CATCH BASIN  
UTILITY POLE  
UTILITY POLE WITH RISER  
HYDRANT  
WATER VALVE  
GAS VALVE  
SIGN  
NUMBER OF PARKING SPACES

CONCRETE BOUND W/DRILLHOLE  
IRON PIPE  
IRON ROD

SPOT ELEVATION  
FINISHED FLOOR ELEVATION  
THRESHOLD ELEVATION  
RIM ELEVATION  
LANDSCAPED AREA  
EXISTING  
FOUND  
SQUARE-FOOT NOW OR FORMERLY  
CENTERLINE  
RIGHT OF WAY  
NOW OR FORMERLY

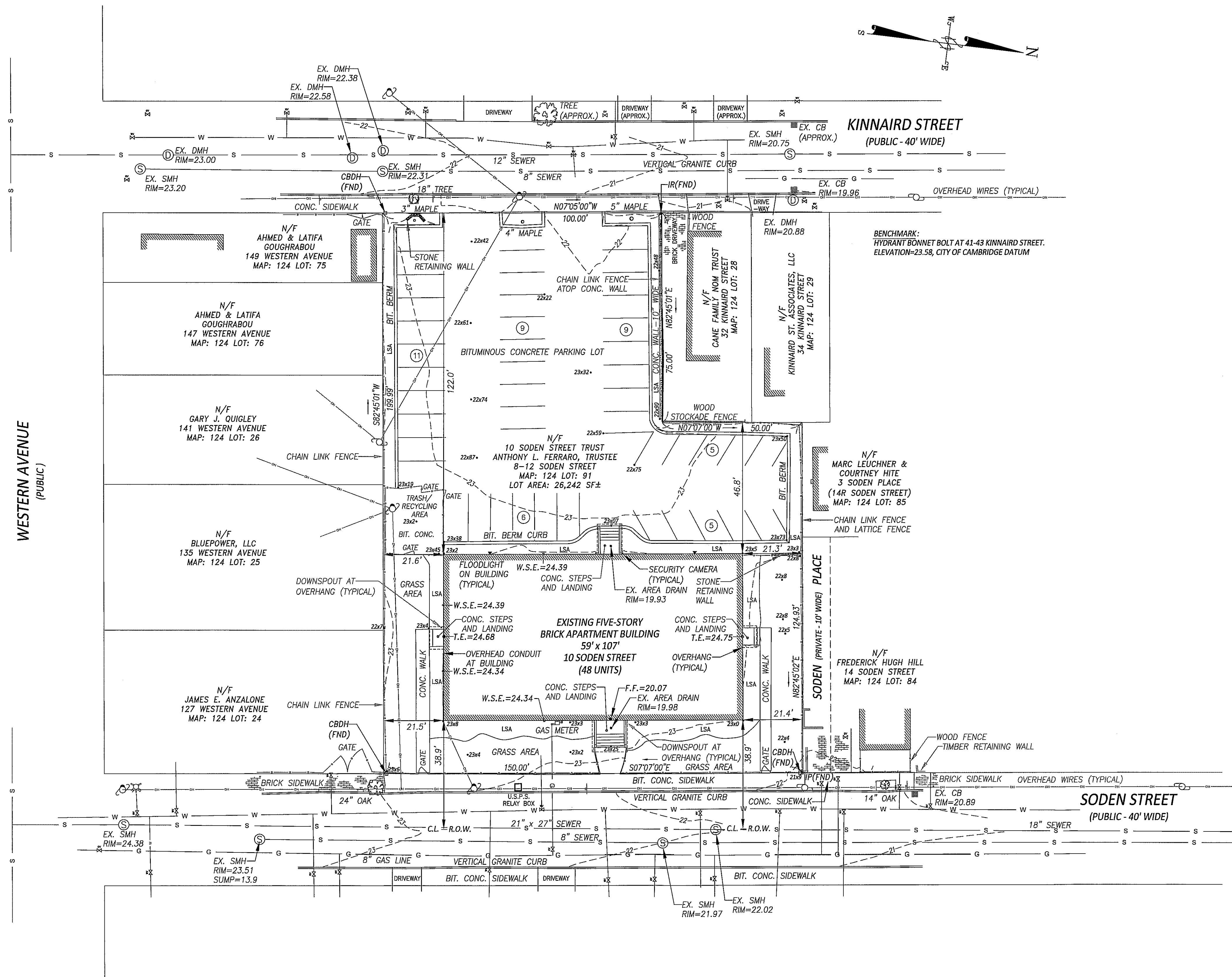
## GENERAL NOTES:

- TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY DANA F. PERKINS, INC. ON MARCH 26, 2018.
- UNDERGROUND UTILITY LINES SHOWN HEREON TAKEN FROM FIELD-LOCATED PAINT MARKS AND FROM PLANS PROVIDED BY THE CITY OF CAMBRIDGE. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- BENCHMARK: HYDRANT BONNET BOLT AT 41-43 KINNAIRD STREET. ELEVATION=23.58, CITY OF CAMBRIDGE DATUM.

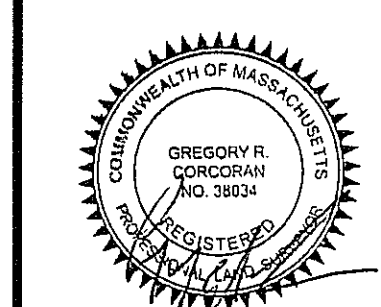
## UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DATE BY REVISION



I HEREBY CERTIFY THAT THE EXISTING BUILDING AND IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.



PROFESSIONAL LAND SURVEYOR

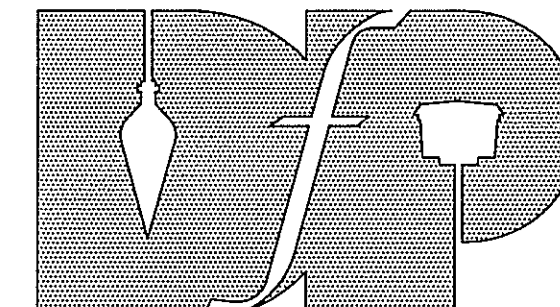
**CERTIFIED**  
PLOT PLAN  
10 SODEN STREET  
CAMBRIDGE, MASSACHUSETTS

SCALE: 1" = 20' DATE: MARCH 28, 2018

**DANA F. PERKINS, inc.**  
Consulting Engineers & Land Surveyors  
1057 EAST STREET - TEWSBURY, MASSACHUSETTS 01876  
TEL: 978-858-0680 FAX: 978-640-0237  
DANAFPERKINS.COM

PREPARED FOR:  
G. GREENE CONSTRUCTION CO., INC.  
240 LINCOLN STREET  
ALLSTON, MA 02134

JOB NO. 51822 SHEET 1 OF 1

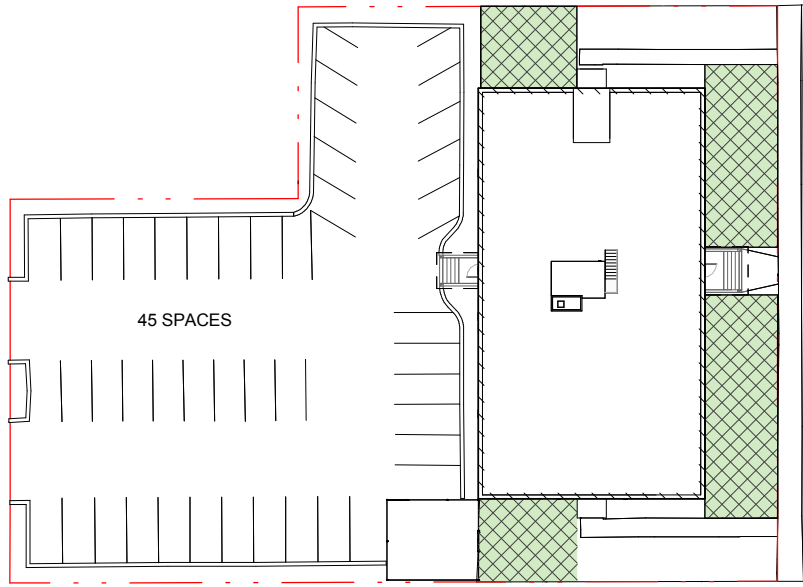


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PRIVATE OPEN SPACE:  
EXISTING

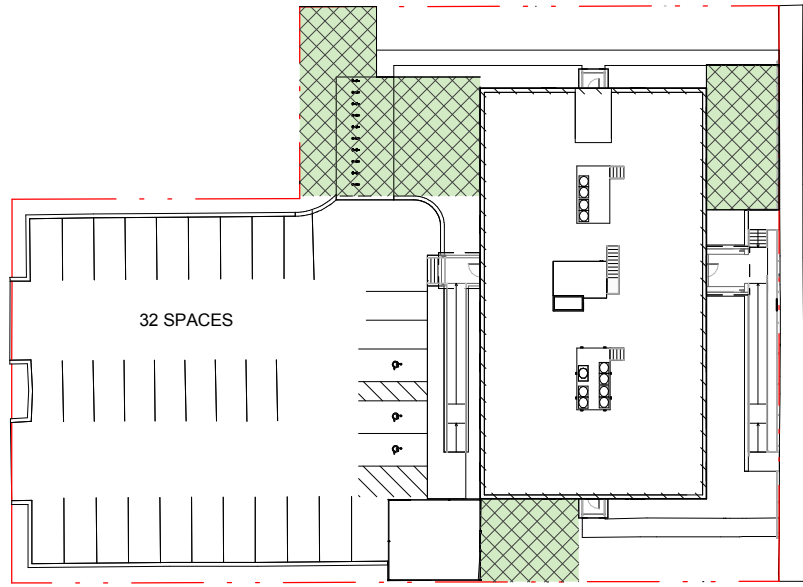
3,023 SF = 11.5%



= PRIVATE OPEN SPACE

PRIVATE OPEN SPACE:  
PROPOSED

3,095 SF = 11.8%



KINNAIRD STREET

PUBLIC NOTIFICATION  
PANEL LOCATION #2

EXISTING PARKING  
CONFIGURATION

EXISTING PARKING  
CONFIGURATION

32 PARKING  
SPACES  
PROPOSED

PROPOSED  
HANDICAP PARKING  
SPACES

EXISTING  
TRASH/  
RECYCLING  
ENCLOSURE

PROPOSED RAMP TO  
MEET ACCESSIBILITY  
REQUIREMENTS

PROPOSED BIKE PARKING:  
19 SPACES

PERMEABLE  
PAVING

LANDSCAPED AREA

LANDSCAPED AREA

LANDSCAPED AREA

LANDSCAPED AREA

EXISTING CANOPY  
FOOTPRINT

PUBLIC NOTIFICATION  
PANEL LOCATION #1

PROPOSED RAMP TO  
MEET ACCESSIBILITY  
REQUIREMENTS

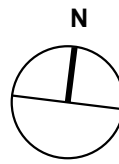
SODEN STREET

C.L. OF STREET

1

PROPOSED SITE PLAN  
1/8" = 1'-0"

0' 10' 20'



ARCHITECT

**bh+a**

Bargmann Hendrie + Archetype, Inc.  
9 Channel Center Street  
Boston, MA 02210  
617 350-0450 Tel  
617 350-0215 Fax  
www.bhplus.com

PROJECT NAME

**10 Soden Street**

Cambridge, MA 02139

CLIENT

**Ferraro Realty  
Management,  
Inc.**

10 Soden St, G-7  
Cambridge, MA 02139  
617-547-6070

PROJECT TEAM

**Civil Engineer**  
H.W. Moore Associates, Inc.  
121 E. Berkeley St, 4th Floor  
Boston, MA 02118  
P: 617-357-8145

**Structural Engineer**  
Bolton & DiMartino  
100 Grove Street  
Worcester, MA 01605  
P: 508-756-8972

**Mechanical, Electrical, Plumbing &  
Fire Protection Engineer**  
Allied Consulting Engineering  
215 Boston Post Road  
Sudbury, MA 01776  
P: 978-443-7888

**Acoustic Consultant**  
Acentech  
33 Moulton Street  
Cambridge, MA 02138  
P: 617-499-8000

**Code Consultant**  
Commercial Construction  
Consultants (C3)  
313 Congress St  
Boston, MA 02210  
P: 617-330-9390

REVISIONS

1	
2	
3	
4	
5	DATE

DRAWING TITLE

**Site Plan**

DRAWING INFORMATION

May 4, 2018  
DATE OF ISSUE  
Special Permit Application  
DESCRIPTION  
As indicated Author  
SCALE DRAWN BY  
Project Number 10 Soden St, Inc.  
PROJECT # FILE NAME

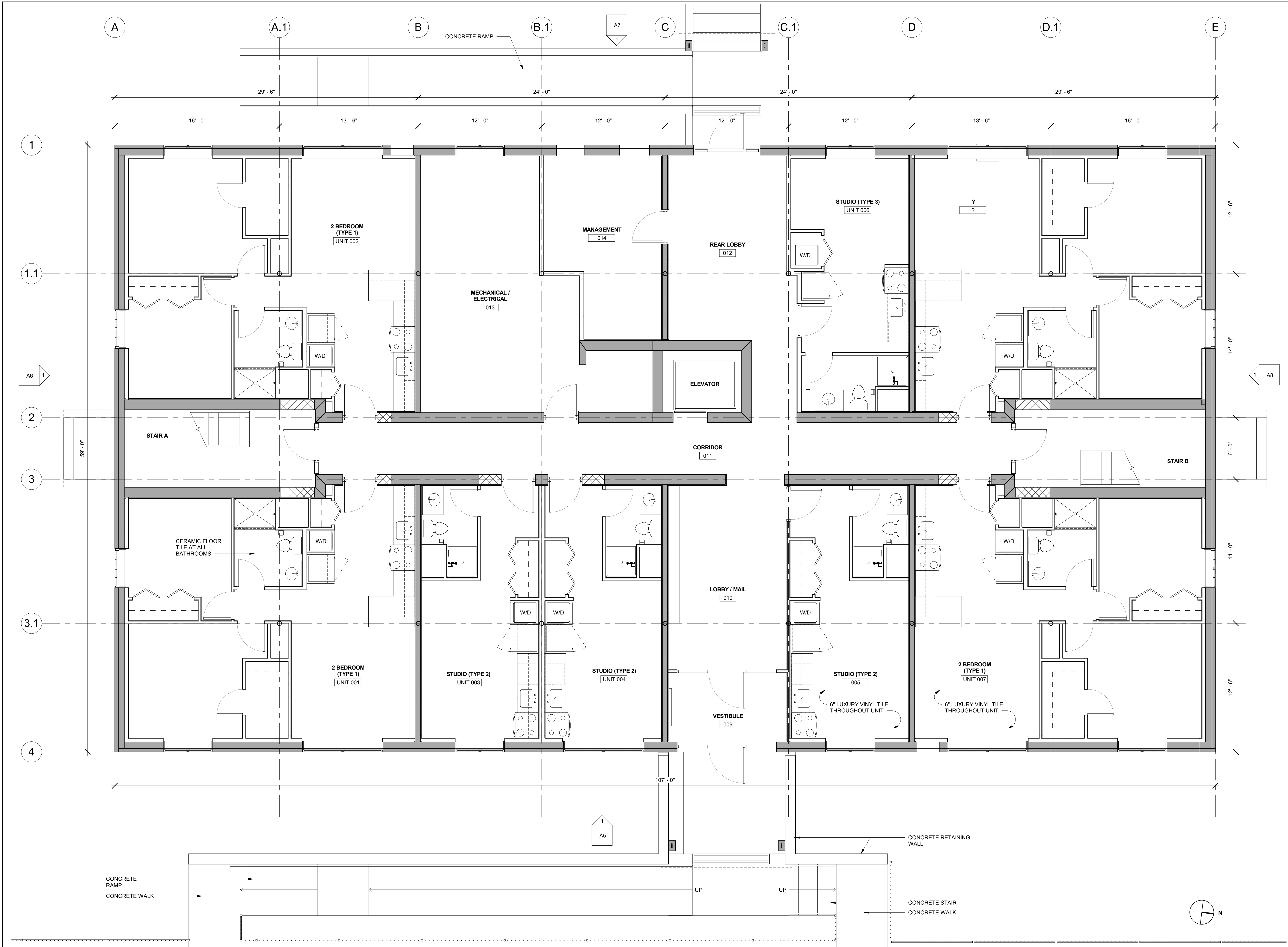
DRAWING NUMBER

**A1**

Copyright BH+A, Inc.

D:\Revit\10 Soden  
Street\_R17\_ahonsaker@bhplus.com.rvt  
5/4/2018 9:21:09 AM  
Author

D:\Revit\10 Soden  
Street\_R17\_ahonsaker@bhplus.com.nvt  
5/4/2018 9:21:11 AM  
Author



ARCHITECT

**bh+ a**

Bargmann Hendrie + Archetype, Inc.  
9 Channel Center Street  
Boston, MA 02210  
617 350-0450 Tel  
617 350-0215 Fax  
www.bhplus.com

PROJECT NAME

**10 Soden Street**

Cambridge, MA 02139

CLIENT

**Ferraro Realty Management, Inc.**

10 Soden St, G-7  
Cambridge, MA 02139  
617-547-6070

PROJECT TEAM

**Civil Engineer**

H.W. Moore Associates, Inc.  
121 E. Berkeley St, 4th Floor  
Boston, MA 02118  
P: 617-357-8145

**Structural Engineer**

Bolton & DiMartino  
100 Grove Street  
Worcester, MA 01605  
P: 508-756-8972

**Mechanical, Electrical, Plumbing & Fire Protection Engineer**

Allied Consulting Engineering  
215 Boston Post Road  
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REVISIONS

1	
2	
3	
4	
5	DATE

DRAWING TITLE

**Ground Floor Plan**

DRAWING INFORMATION

May 4, 2018

DATE OF ISSUE

Special Permit Application

DESCRIPTION

1/4" = 1'-0"

SCALE

Project Number

PROJECT #

Author

DRAWN BY

10 Soden St.nvt

FILE NAME

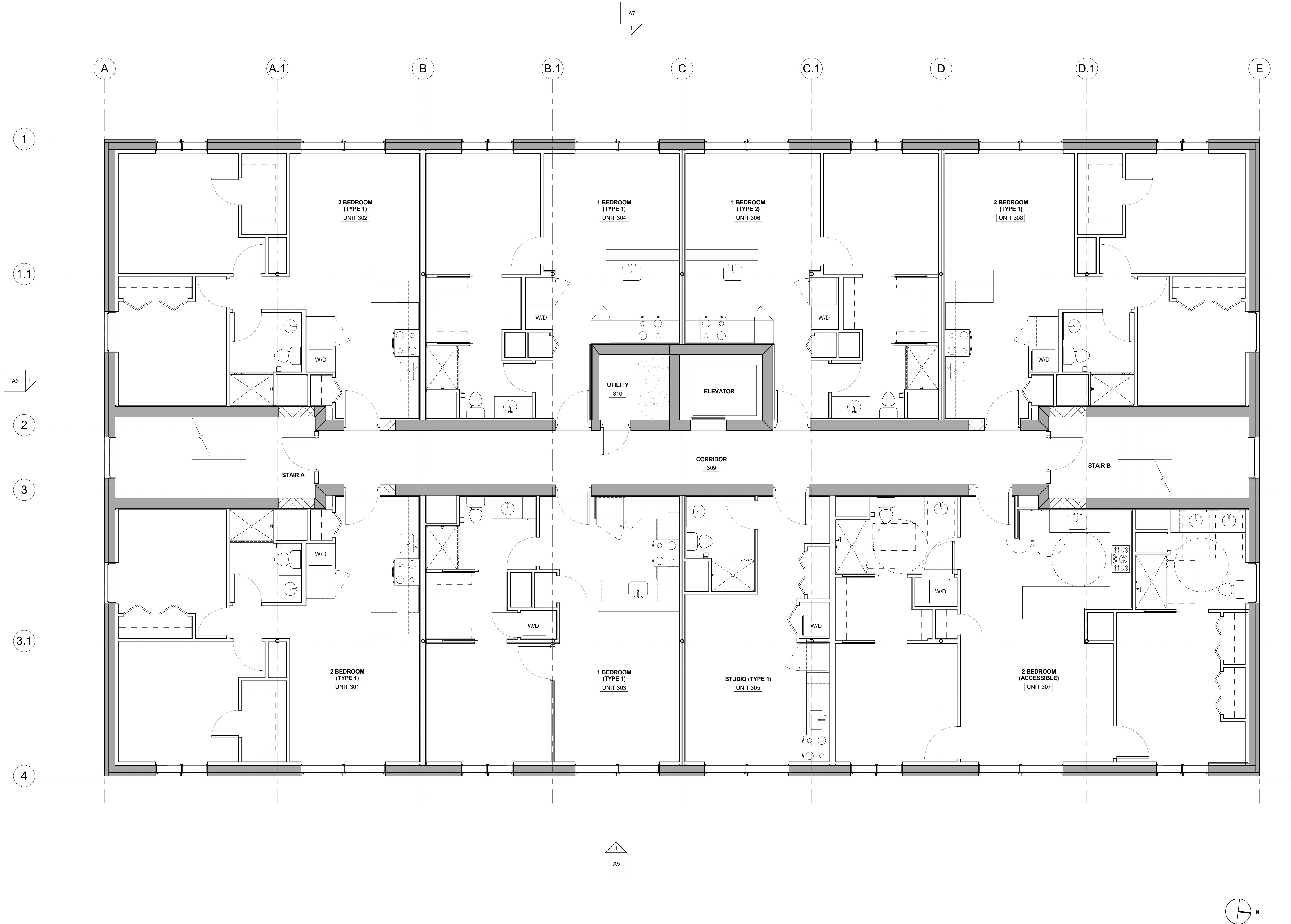
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REVISIONS

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4	
5	DATE

DRAWING TITLE

**Typical Upper  
Floor Plan**

DRAWING INFORMATION

May 4, 2018  
DATE OF ISSUE  
Special Permit Application  
DESCRIPTION  
1/4" = 1'-0"  
SCALE  
Project Number  
PROJECT #

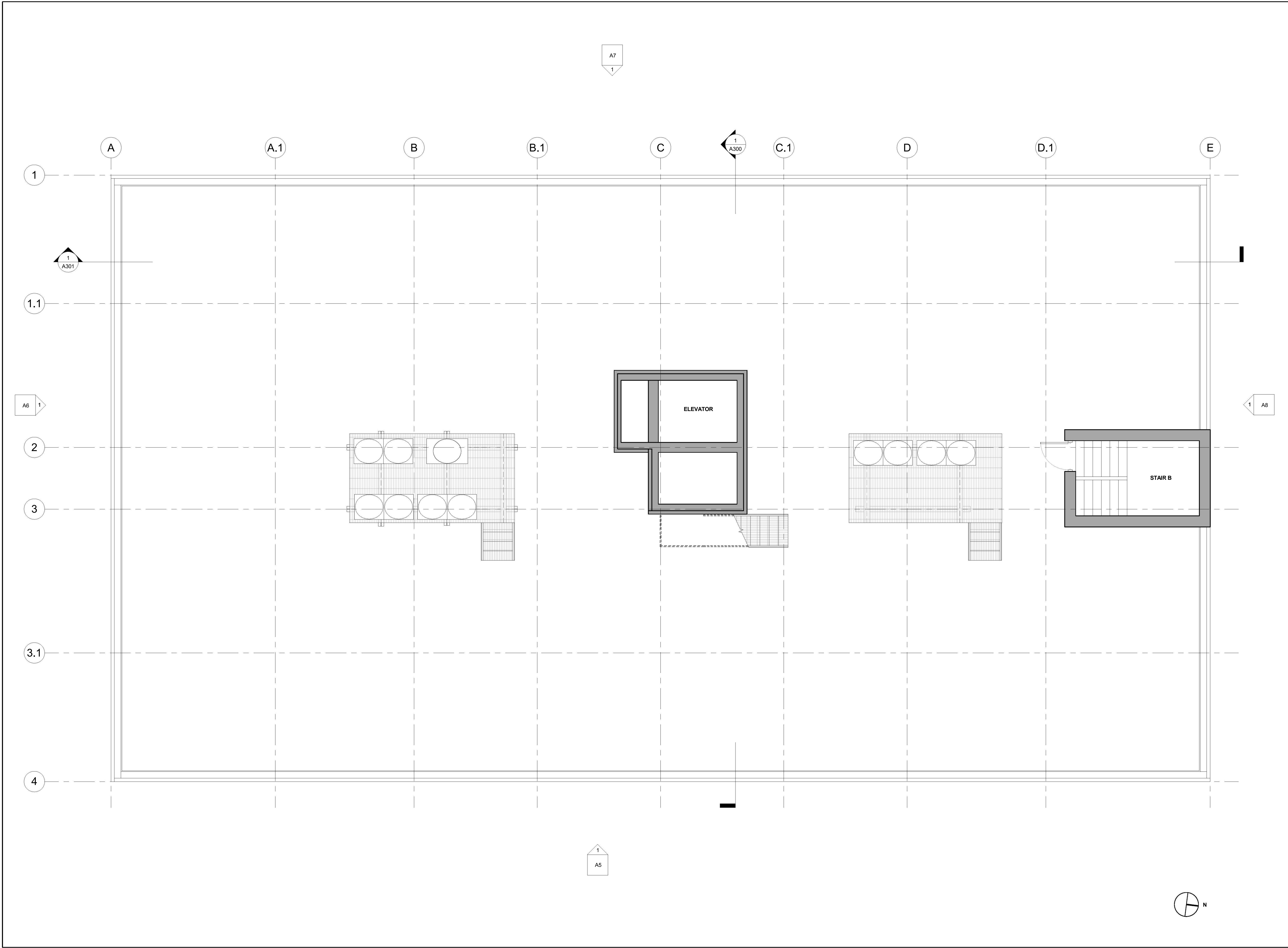
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DRAWING TITLE  
**Roof Plan**

DRAWING INFORMATION	
May 4, 2018	
DATE OF ISSUE	
Special Permit Application	
DESCRIPTION	
1/4" = 1'-0"	Author
SCALE	DRAWN BY
Project Number	10 Soden St.rvt
PROJECT #	FILE NAME

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DRAWING TITLE

**East Elevation**

DRAWING INFORMATION

DATE OF ISSUE	May 4, 2018
SPECIAL PERMIT APPLICATION	Special Permit Application
DESCRIPTION	14" = 1'-0"
SCALE	Author
PROJECT NUMBER	DRAWN BY
PROJECT #	10 Soden St, Inc
FILE NAME	

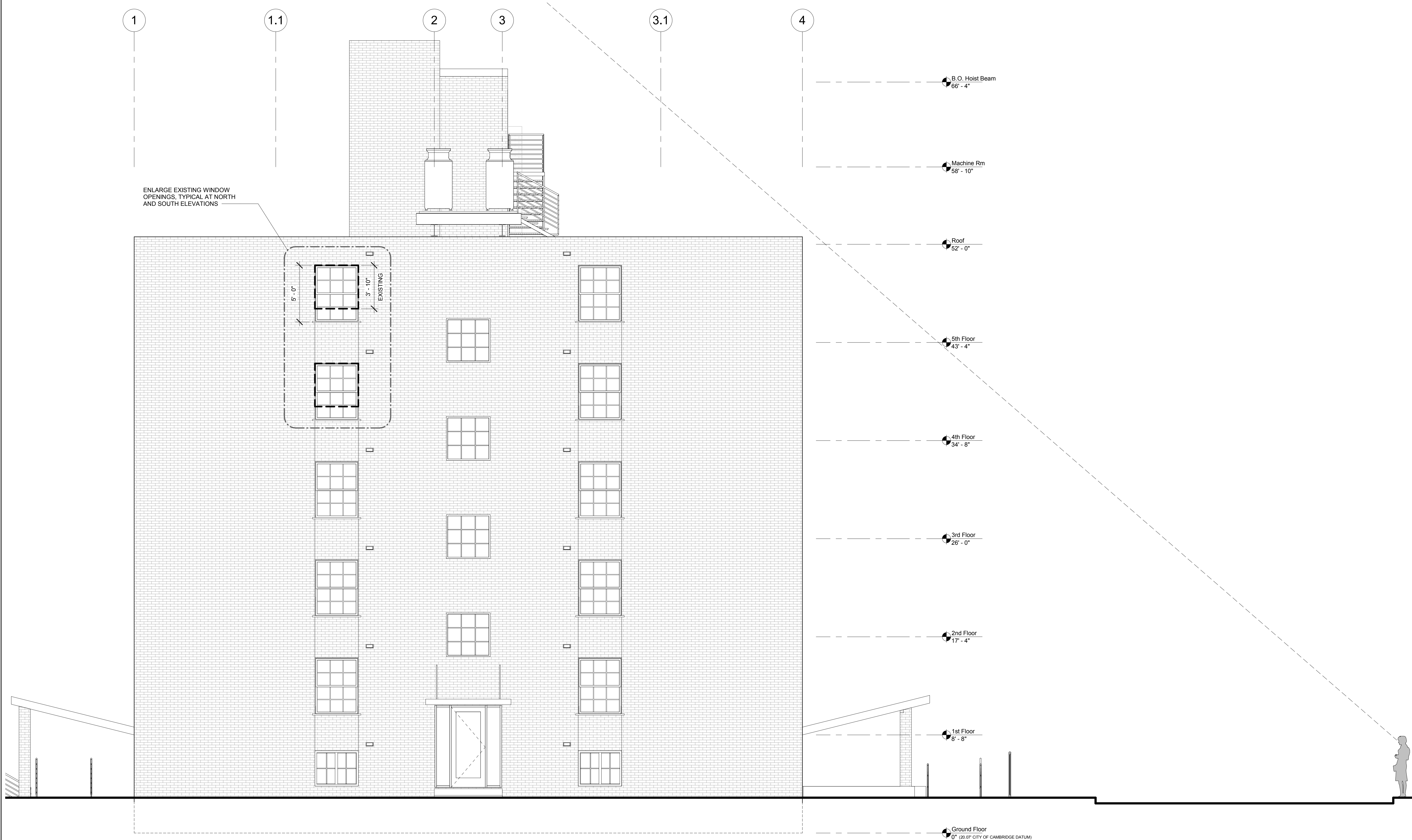
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5	DATE

DRAWING TITLE  
**South Elevation**

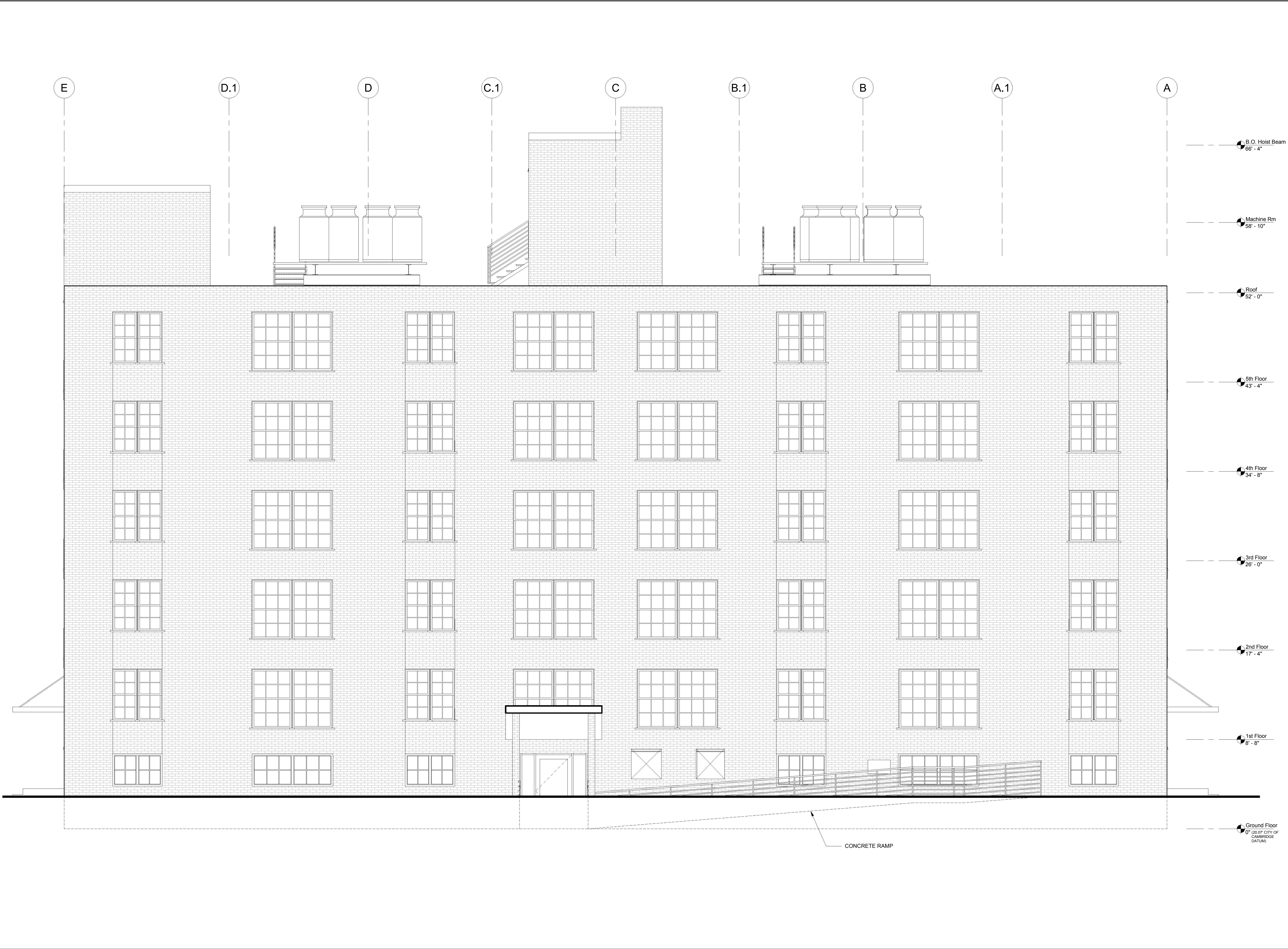
DRAWING INFORMATION	
May 4, 2018	
DATE OF ISSUE	
Special Permit Application	
DESCRIPTION	
1/4" = 1'-0"	Author
SCALE	DRAWN BY
Project Number	10 Soden St.nvt
PROJECT #	FILE NAME

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REVISIONS	
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5	DATE

DRAWING TITLE  
**West Elevation**

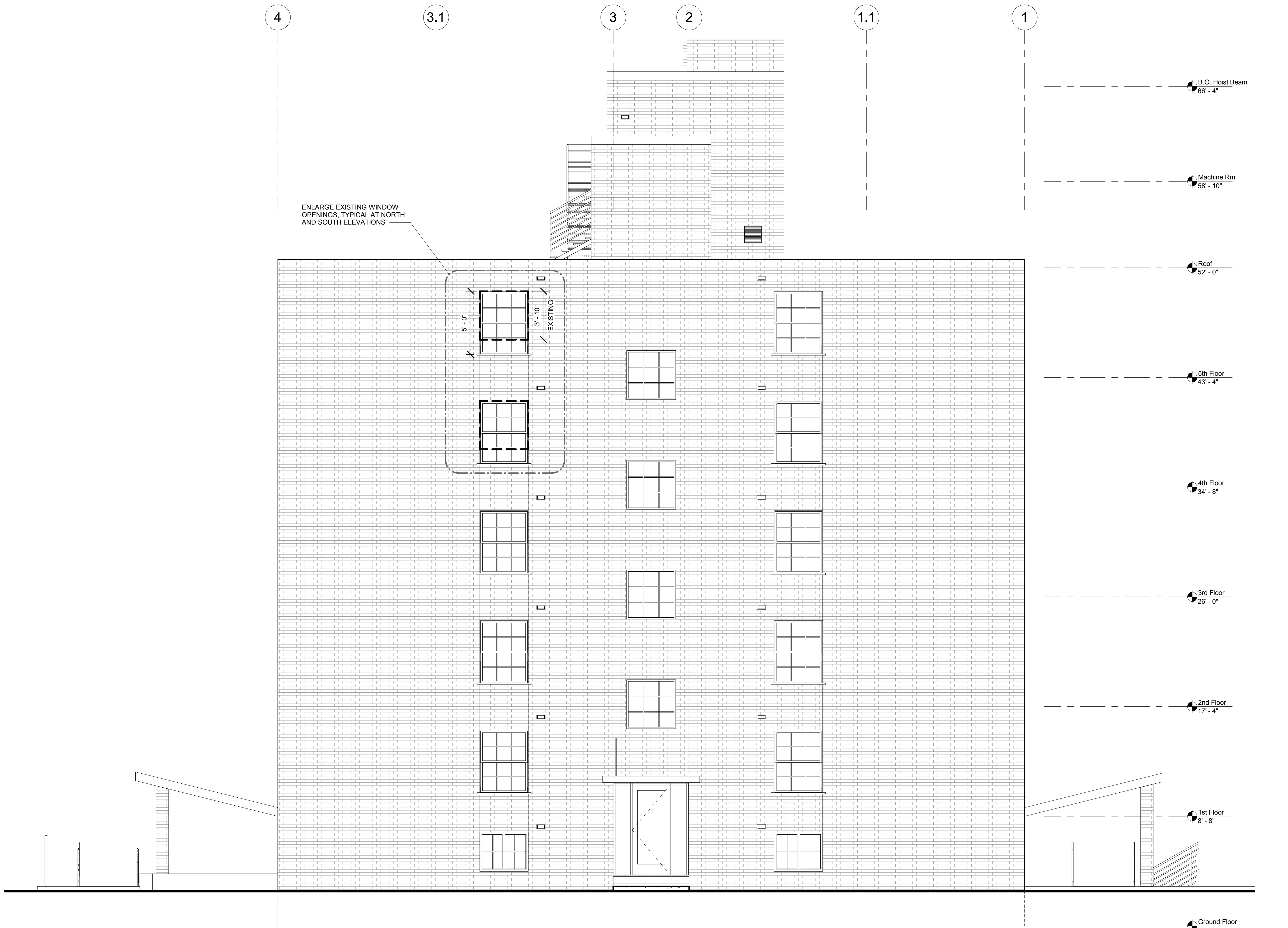
DRAWING INFORMATION	
May 4, 2018	
DATE OF ISSUE	
Special Permit Application	
DESCRIPTION	
1/4" = 1'-0"	Author
SCALE	DRAWN BY
Project Number	10 Soden St/nt
PROJECT #	FILE NAME

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#### PROJECT NAME

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#### CLIENT

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#### DRAWING TITLE

**North Elevation**

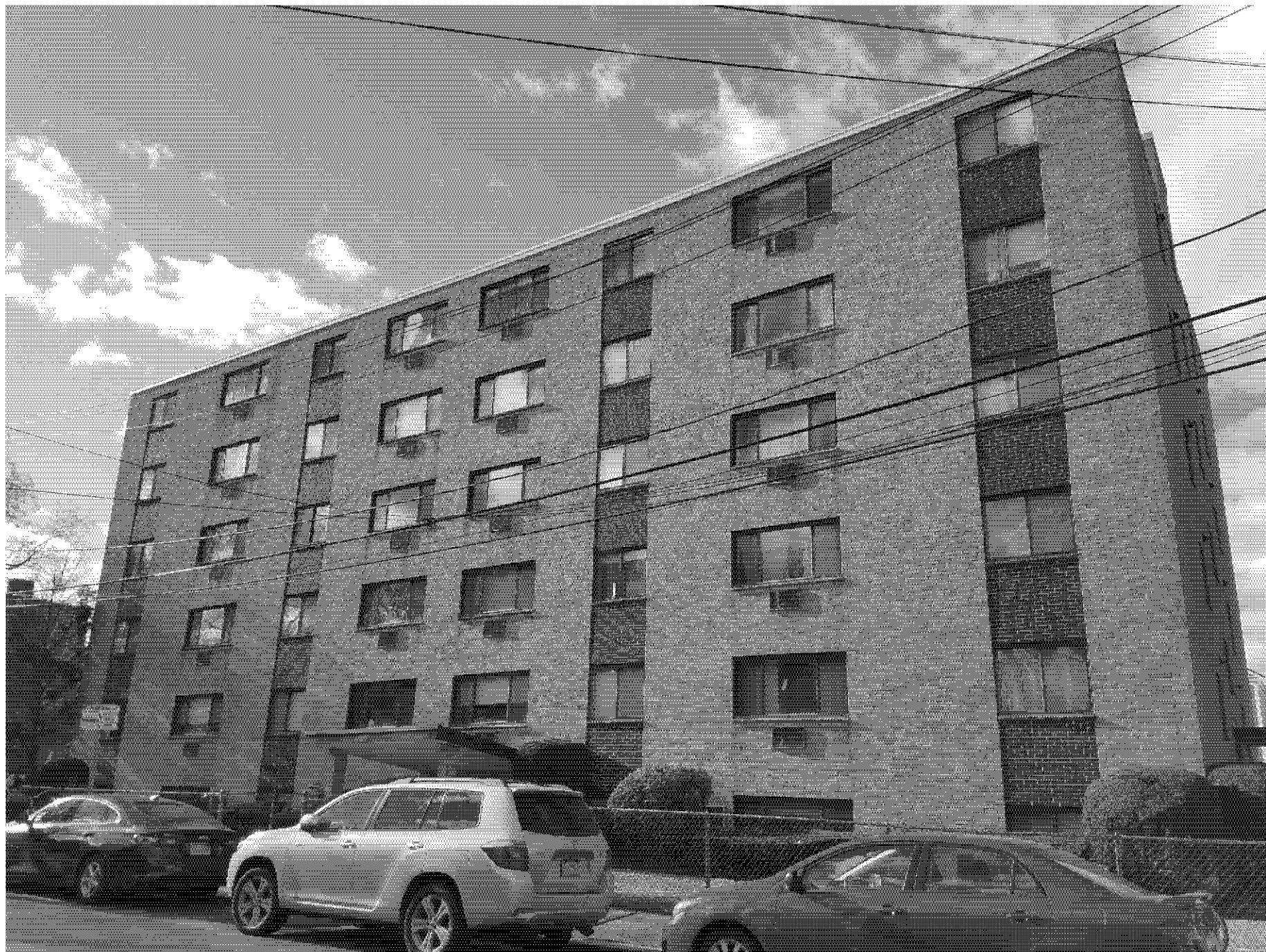
#### DRAWING INFORMATION

May 4, 2018	
DATE OF ISSUE	
Special Permit Application	
DESCRIPTION	Author
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SCALE	DRAWN BY
Project Number	10 Soden St.rvt
PROJECT #	FILE NAME

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East Facade (Soden St)





East & North Facades



Front Entrance (Soden St)





Front Entrance (Soden St)





North Entrance



Parking Lot & West Facade





Parking Lot and West Facade



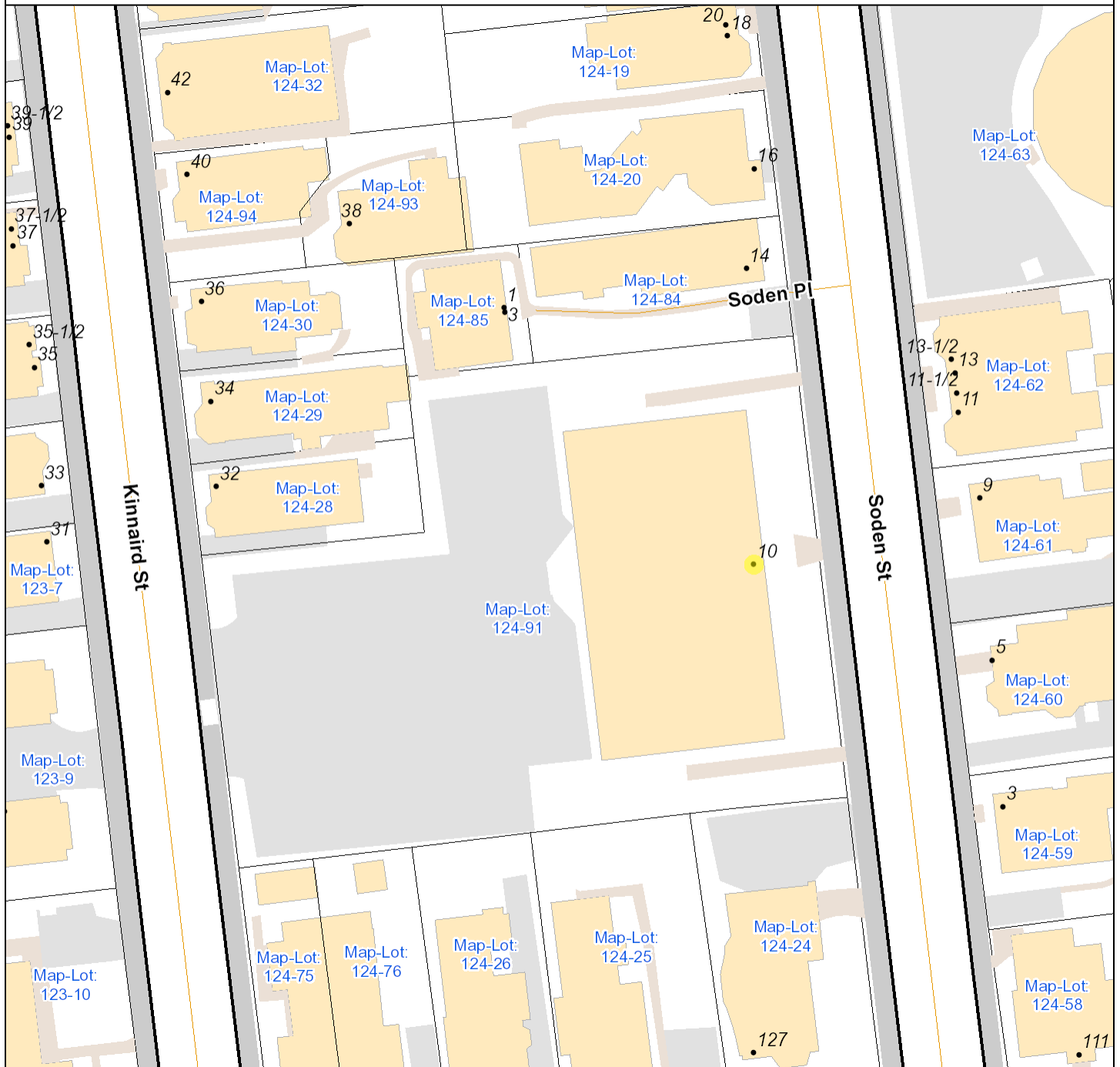
Parking Lot (spaces proposed to be removed)





Parking Lot





City of Cambridge  
Massachusetts

1" = 48 ft

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- Call Box
- Other
- Park

Private Walkways

Rail

Parcels

Building Footprints

Paved Surfaces

Paved Roads

Bridges

Unpaved Roads

Unpaved Parking

Sidewalks

Driveways

Alleys

Other Paved Surface

Public Footpath

