



**SPECIAL PERMIT SUBMISSION
SEPTEMBER 6 2016**

**605 CONCORD AVENUE (PHASE II)
CAMBRIDGE, MA**

**DEVELOPMENT:
ACORN HOLDINGS, LLC**

**ARCHITECTURE:
PIATT ASSOCIATES, INC.**

**LEGAL:
ADAMS & RAFFERTY**

**LEGAL:
HOPE LEGAL LAW OFFICE**

**ENVIRONMENTAL:
GEOINSIGHT**

**TRAFFIC:
VANASSE HANGEN BRUSTLIN**

**LAND SURVEY:
PFS LAND SURVEYING, INC.**

**CIVIL:
EBI CONSULTING**

**LANDSCAPE:
HAN DESIGN STUDIO**

EXISTING CONDITIONS

- EC-1 VICINITY MAP
- EC-2 ADJACENT LAND USE MAP
- EC-3 AERIAL PHOTOGRAPH
- EC-4 BIRD'S EYE PHOTOGRAPH
- EC-5 EXISTING CONDITIONS PHOTOGRAPHS
- EC-6 EXISTING CONDITIONS PHOTOGRAPHS
- EC-7 EXISTING SITE SURVEY

ZONING DIAGRAMS

- Z-1 ZONING DIAGRAM: SETBACKS
- Z-2 ZONING DIAGRAM: SETBACKS PARKING
- Z-3 GROSS FLOOR AREA DIAGRAMS
- Z-4 GROSS FLOOR AREA DIAGRAMS
- Z-5 OPEN SPACE DIAGRAM

CIVIL DRAWINGS

- C-1 OVERALL SITE PLAN
- C-2 LAYOUT & MATERIALS PLAN
- C-3 GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL PLAN
- C-4 UTILITY PLAN

LANDSCAPE DRAWINGS

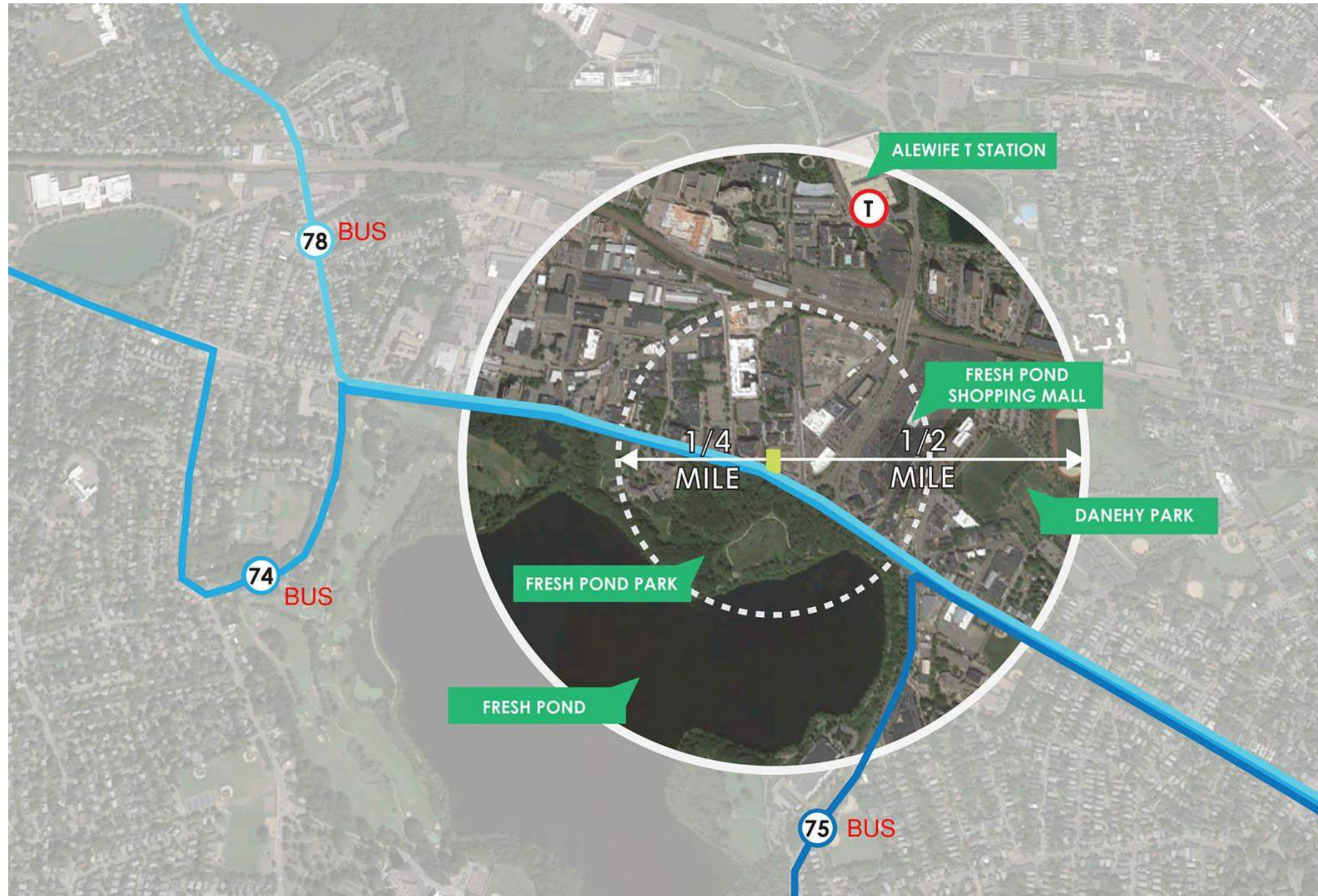
- L-1 RENDERED LANDSCAPE PLAN
- L-2 LANDSCAPE KEY PLAN
- L-3 TREES AND SHRUBS - IMAGES

ARCHITECTURAL DRAWINGS

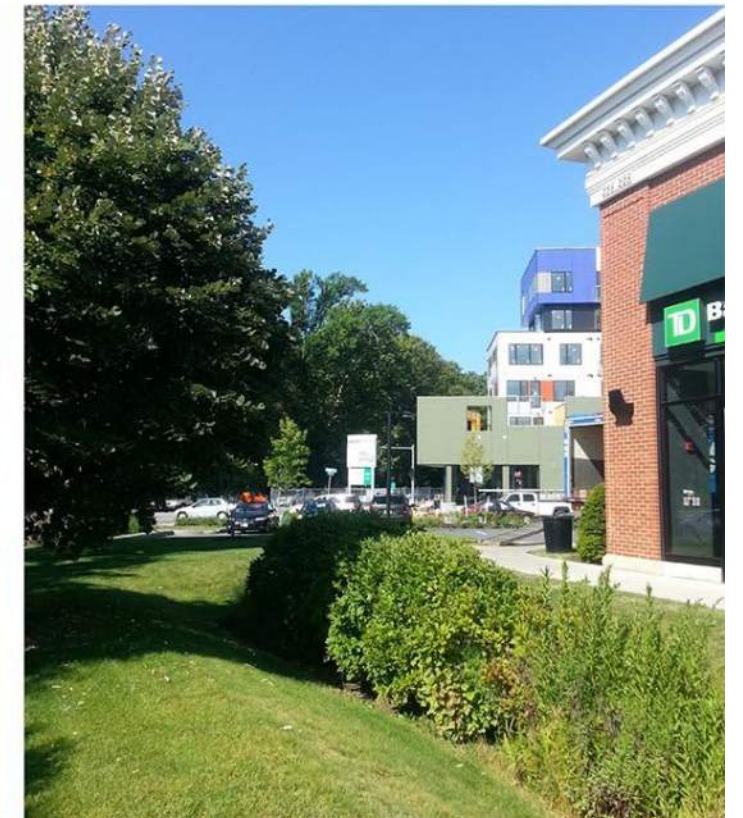
- A-1 GARAGE FLOOR PLAN
- A-2 GROUND FLOOR PLAN
- A-3 GROUND FLOOR PLAN CONCORD 605
- A-3A GROUND FLOOR PLAN CONCORD 605 COLOR
- A-4 2ND FLOOR PLAN - UNIT TYPES
- A-5 3RD FLOOR PLAN - UNIT TYPES
- A-6 4TH FLOOR PLAN - UNIT TYPES
- A-7 5TH FLOOR PLAN - UNIT TYPES
- A-8 6TH FLOOR PLAN - UNIT TYPES
- A-9 GROUND FLOOR LIGHTING PLAN
- A-10 2ND, 3RD, 4TH FLOOR LIGHTING PLAN
- A-11 5TH FLOOR AND ROOF DECK LIGHTING PLAN
- A-12 ROOF PLAN
- A-13 BICYCLE PARKING PLANS
- A-14 SOUTH ELEVATION
- A-15 NORTH ELEVATION
- A-16 EAST ELEVATION
- A-17 WEST ELEVATION
- A-18 ELEVATION DETAIL DRAWINGS
- A-19 ELEVATION DETAIL DRAWINGS
- A-20 ELEVATION DETAIL DRAWING
- A-21 ELEVATION SIGNAGE
- A-22 MATERIALS - IMAGES
- A-23 PERSPECTIVE - LOOKING FROM SOUTHEAST
- A-24 PERSPECTIVE - LOOKING FROM SOUTHWEST
- A-25 PERSPECTIVES (VIEW FROM CONCORD AVE + VIEW FROM WHEELER ST)
- A-26 PERSPECTIVE - VIEW FROM CONCORD AVE. SIDEWALK
- A-27 SHADOW STUDIES - PLANS
- A-28 SHADOW STUDIES - PERSPECTIVES



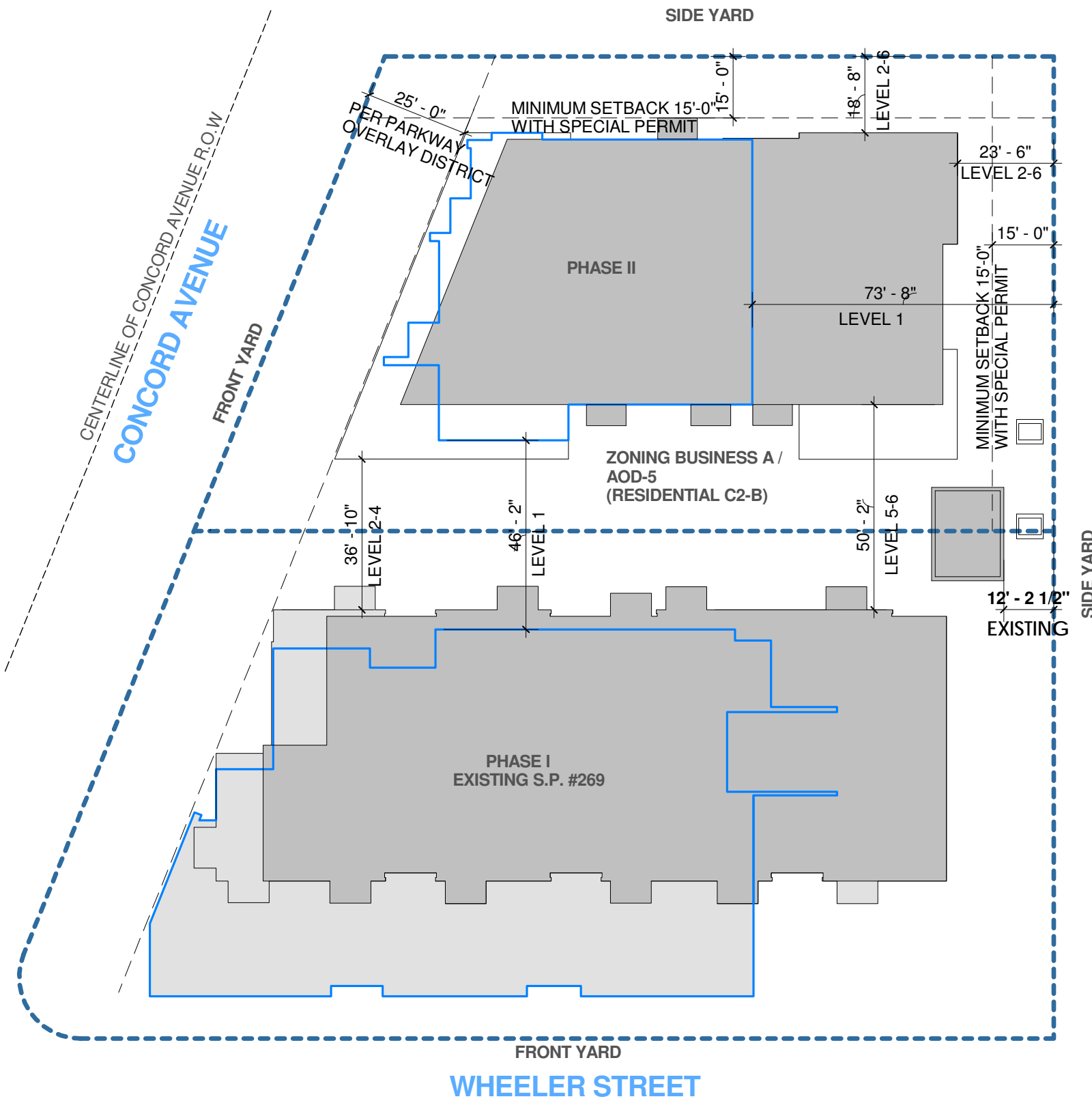










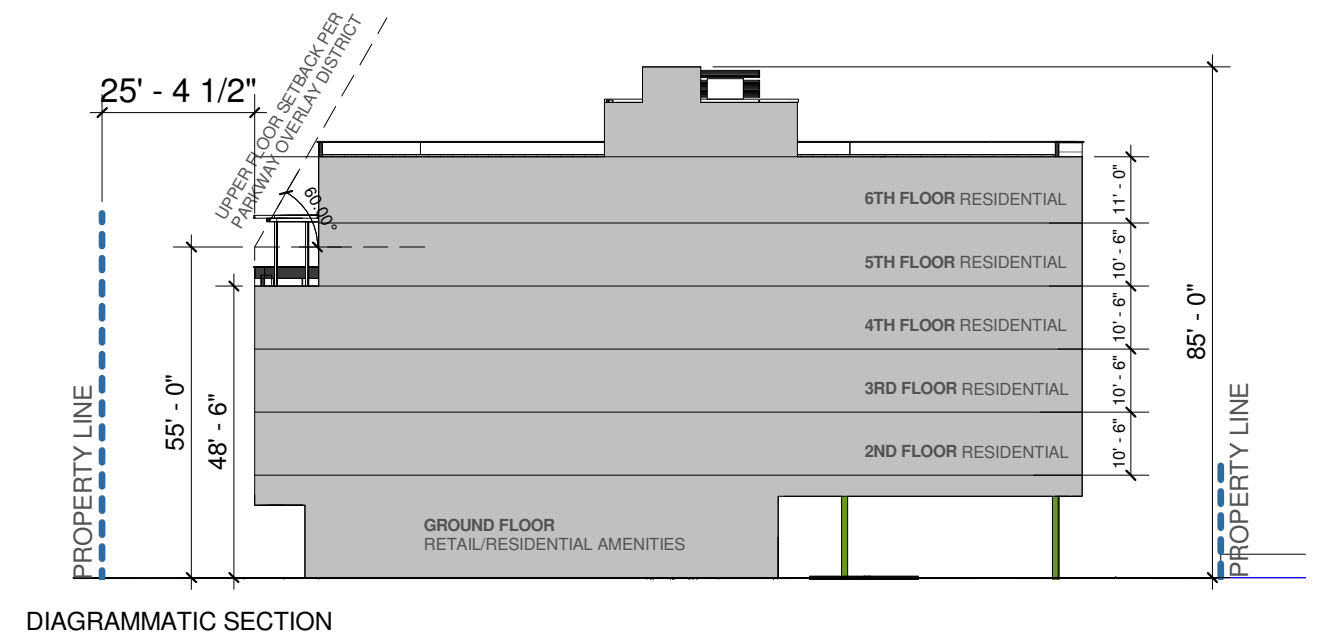


- ZONING:**
- BUSINESS - A
(RESIDENTIAL USES IN BUSINES "A" DISTRICT TO FOLLOW RESIDENCE C-2B GUIDELINES FOR DIMENSIONS)
 - ALEWIFE OVERLAY DISTRICT (AOD-5)
 - SHOPPING CENTER DISTRICT
 - PARKWAY OVERLAY DISTRICT

HEIGHT: ALLOWED 85'-0" (by special Permit) PROPOSED 85'-0" (To top of Elevator Headhouse)

GROSS FLOOR AREA
Refer to Attached Dimensional Form for Building Areas

UNIT COUNT: PHASE I 603 CONCORD 61
PHASE II 605 CONCORD 49
TOTAL: 110





1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

KEY

- PHASE II RESIDENTIAL
- PHASE I RESIDENTIAL ADDED DURING PHASE II
- BALCONIES, TERRACES, DECK PHASE II
- BALCONIES PHASE I ADDED DURING PHASE II
- RETAIL PH II / RETAIL DEDICATED PARKING

| FLOOR | GFA PH I (sq ft) | GFA PH II ADDED TO PH I (sq ft) | GFA PH II (sq ft) | |
|------------------|------------------|---------------------------------|-------------------------|---------------|
| GARAGE | 20,605 | | | |
| 1ST FLOOR | 10,558 | RES.LOBBY/OFFICE 811 | GFA | 7,557 |
| 2ND FLOOR | 11,181 | BALCONIES** 288 | GFA | 9,638 |
| 3RD FLOOR | 11,216 | BALCONIES** 460 | BALCONIES | 358 |
| 4TH FLOOR | 11,216 | BALCONIES** 288 | GFA | 9,638 |
| 5TH FLOOR | 10,419 | BALCONIES** 288 | BALCONIES | 300 |
| 6TH FLOOR | 9,599 | BALCONIES** 230 | GFA | 7,890 |
| ROOF | | | BALCONY + TERRACES | 949 |
| | | | GFA | 7,890 |
| | | | BALCONIES | 58 |
| | | | GFA | 290 |
| | | | DECK | 750 |
| | | | GFA PH II ADDED TO PH I | 2,365 |
| TOTAL GFA | 64,189 | 2,365 | | 57,679 |

** - 57.5 sq ft PER BALCONY

RETAIL

| | |
|----------------------------------|---------------|
| PHASE I sq ft: *** | 6,574 |
| PHASE II sq ft:*** | 4,128 |
| TOTAL RETAIL PH I + PH II | 10,702 |

*** - INCLUDES PARKING AREA DEDICATED TO RETAIL

RESIDENTIAL

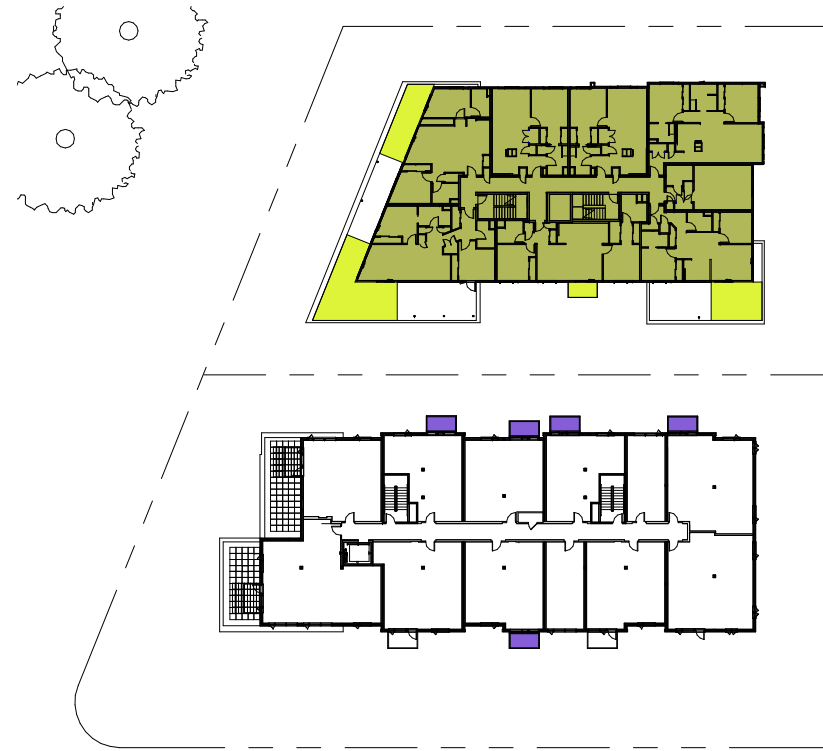
| | |
|---------------------------------------|----------------|
| PHASE I sq ft: | 57,615 |
| PHASE II sq ft: | 53,551 |
| TOTAL RESIDENTIAL PH I + PH II | 111,166 |

LOT SIZE

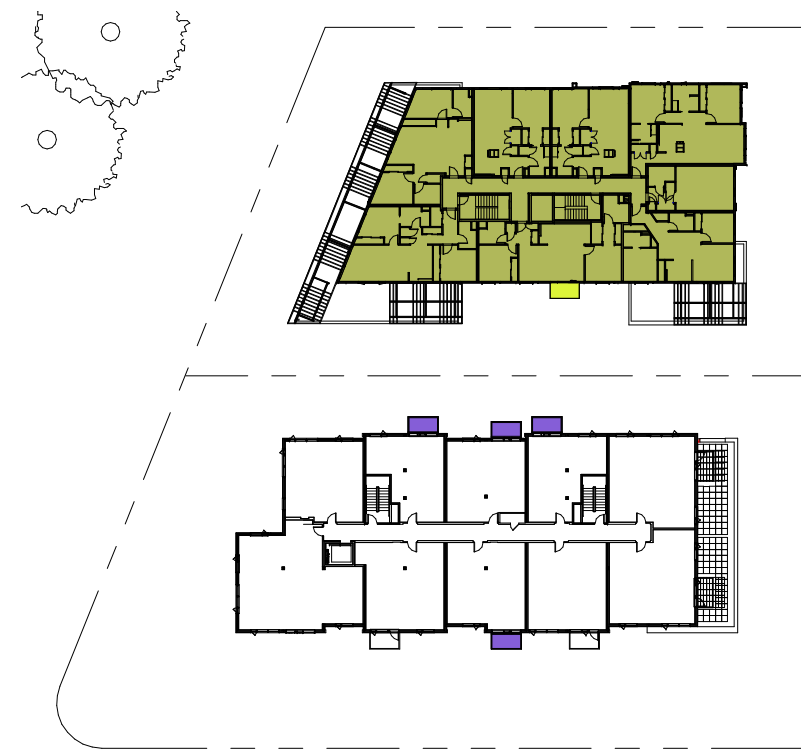
| | |
|-------------------------------|---------------|
| PHASE I (CONCORD 603) sq ft: | 29,034 |
| PHASE II (CONCORD 605) sq ft: | 21,666 |
| TOTAL | 50,700 |

KEY

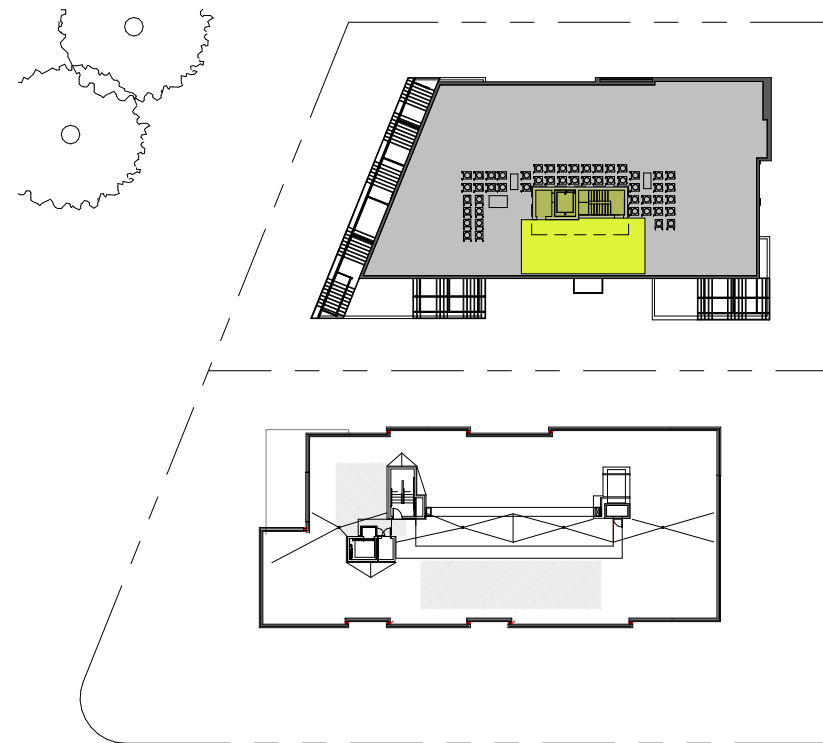
- PHASE II RESIDENTIAL
- PHASE I RESIDENTIAL ADDED DURING PHASE II
- BALCONIES, TERRACES, DECK PHASE II
- BALCONIES PHASE I ADDED DURING PHASE II
- RETAIL PH II / RETAIL DEDICATED PARKING



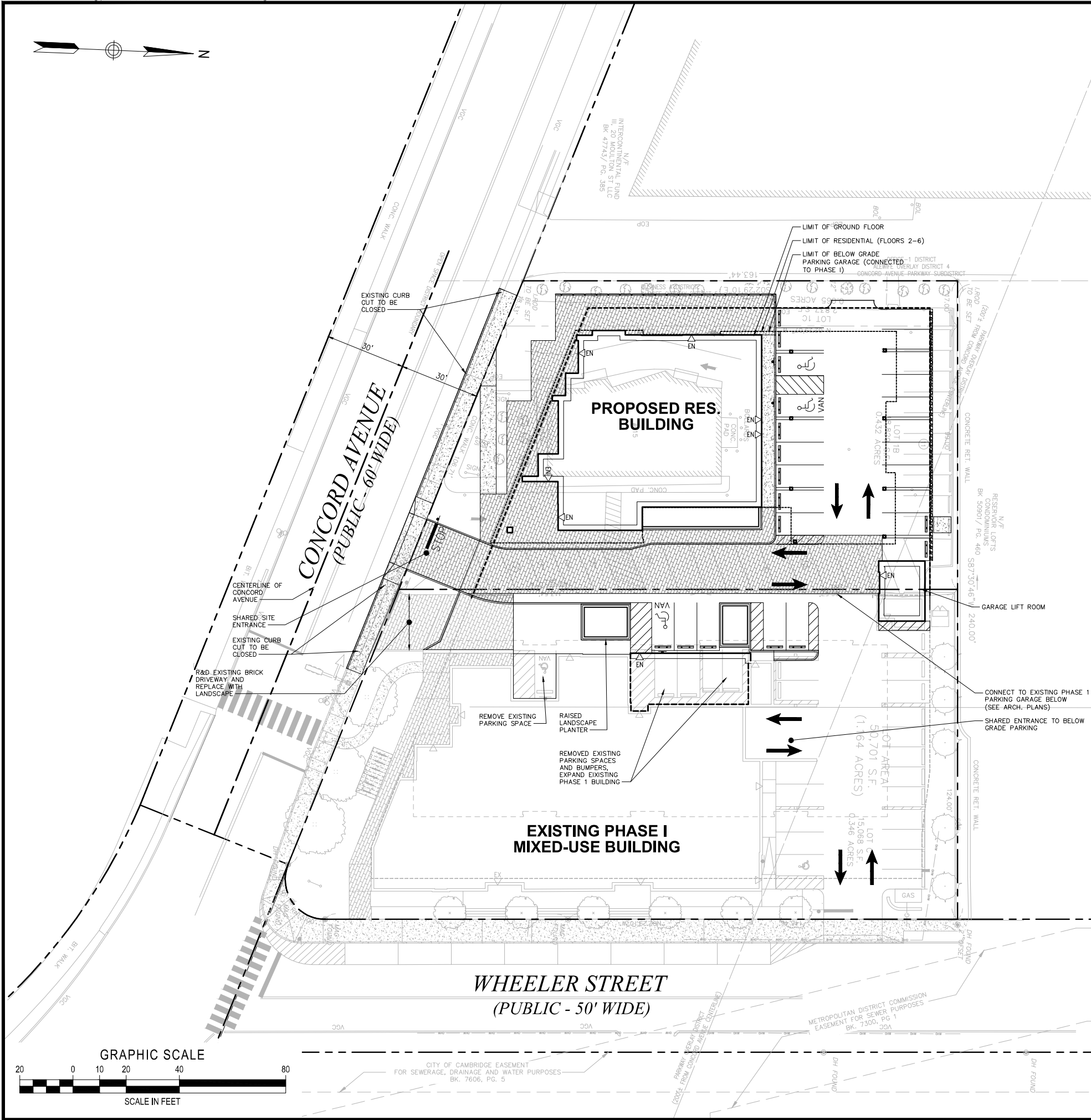
5TH FLOOR



6TH FLOOR



ROOF PLAN



NOTES

1. THE EXISTING CONDITIONS, PROPERTY LINES AND TOPOGRAPHY SHOWN FOR 605 CONCORD AVENUE, THE PROPERTIES TO THE NORTH AND WEST, AND WITHIN THE CONCORD AVENUE RIGHT-OF-WAY ARE BASED ON THE ACTUAL FIELD SURVEY PREPARED BY PFS LAND SURVEYING, INC. DATED AUGUST 10, 2011. THE CONCORD/WHEELER PHASE 1 DEVELOPMENT WAS RECENTLY CONSTRUCTED. AS SUCH, THE PHASE 1 DEVELOPMENT IS DEPICTED AS THE EXISTING CONDITION FOR THE ADJACENT PARCEL, BASED ON THE BUILDING PERMIT DESIGN PLANS AS MODIFIED DURING CONSTRUCTION, PREPARED BY EBI CONSULTING.
2. REFER TO SHEET C-4 FOR ADDITIONAL DETAIL AND NOTES APPLICABLE TO THE 605 CONCORD AVENUE PROPERTY.

PREPARED FOR:
Acorn Holdings LLC
One Gateway Center
300 Washington Street
Suite 805
Newton, MA 02458

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF EBI CONSULTING, INC. AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES NOTED ARE FOR 22" x 34" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DATE: August 18, 2016
PROJECT NUMBER: 1616000013

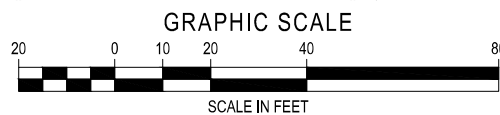
PROJECT TITLE:
**Concord Ave. / Wheeler St.
Ph. 2 Mixed-Use Development**
605 Concord Avenue
Cambridge, Massachusetts 02139
Middlesex County

ISSUED FOR:
Stormwater Control Permit
(Not Approved for Construction)

SHEET TITLE:
Overall Site Plan

SCALE: 1" = 20'
DESIGNED BY: JVC
CHECKED BY: KPS

SHEET NO:
C-1



City of Cambridge
Stormwater Control Permit Number: _____

NOTES

1. ARCHITECTURAL & STRUCTURAL COMPONENTS INCLUDING PARKING GARAGE ROOFDECK DESIGN, STAIRS, PLANTERS, ETC. ARE TO BE DESIGNED BY PROJECT ARCHITECT AND/OR STRUCTURAL ENGINEER.
2. SURFACE PAVING TYPES AND PLANTING AREAS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
3. REFER TO ZONING PLAN PREPARED BY OTHERS FOR ALL ZONING DIMENSIONAL REQUIREMENTS AND SETBACKS.
4. PROPOSED SIDEWALK SHALL MAINTAIN A MINIMUM 36" WIDTH AT OBSTRUCTIONS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
5. PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS SHALL BE OBTAINED FROM PRIVATE PROPERTY OWNERS PRIOR TO ANY WORK TO BE PERFORMED ON ADJACENT PROPERTIES.

Parking Summary Chart

| Description | Required* | Provided* (Surface) | Provided (Garage) | Provided (Total) |
|------------------------------------|-----------|---------------------|-------------------|------------------|
| TOTAL SPACES: | - | 20 | 48 | 68 |
| STANDARD SPACES (SIZE: 8.5'x18') | - | 14 | 18 | 32 |
| COMPACT SPACES (SIZE: 7.5'x16') | - | 4 | 27 | 31 |
| ACCESSIBLE SPACES (INCLUDING VAN): | 3 | 2 | 1 | 3 |
| BICYCLE SPACES: | 57 | 8 | 54 | 62 |

Parking Requirements

| | | |
|-------------------|---------------------------------------------|-----------|
| RESIDENTIAL: | 49 DWELLING UNITS x 1 SPACE / D.U. = | 49 SPACES |
| RESTAURANT: | MIN - 110 SEATS x 1 SPACE / 15 SEATS = | 8 SPACES |
| | MAX - 110 SEATS x 1 SPACE / 5 SEATS = | 22 SPACES |
| ACCESSIBLE (ADA): | FOR 51 TO 75 TOTAL SPACES = | 3 SPACES |
| BICYCLE (LOCAL): | 49 DWELLING UNITS x 1.05 SPACES/D.U. = | 52 SPACES |
| | 49 DWELLING UNITS x 0.1 GUEST SPACES/D.U. = | 5 SPACES |

*REQUIRED AND PROVIDED PARKING DOES NOT INCLUDE MODIFICATIONS TO PHASE I BUILDING AND PARKING

Sign Chart

| Sign | M.U.T.C.D. Code | Height | Width |
|------|-----------------|--------|-------|
| | R1-1 | 30" | 30" |
| | R7-8 | 18" | 12" |
| | R7-8a | 6" | 12" |

PREPARED FOR:
Acorn Holdings LLC
One Gateway Center
300 Washington Street
Suite 805
Newton, MA 02458

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF EBI CONSULTING, INC. AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES NOTED ARE FOR 22" x 34" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |

DATE: August 18, 2016
PROJECT NUMBER: 1616000013

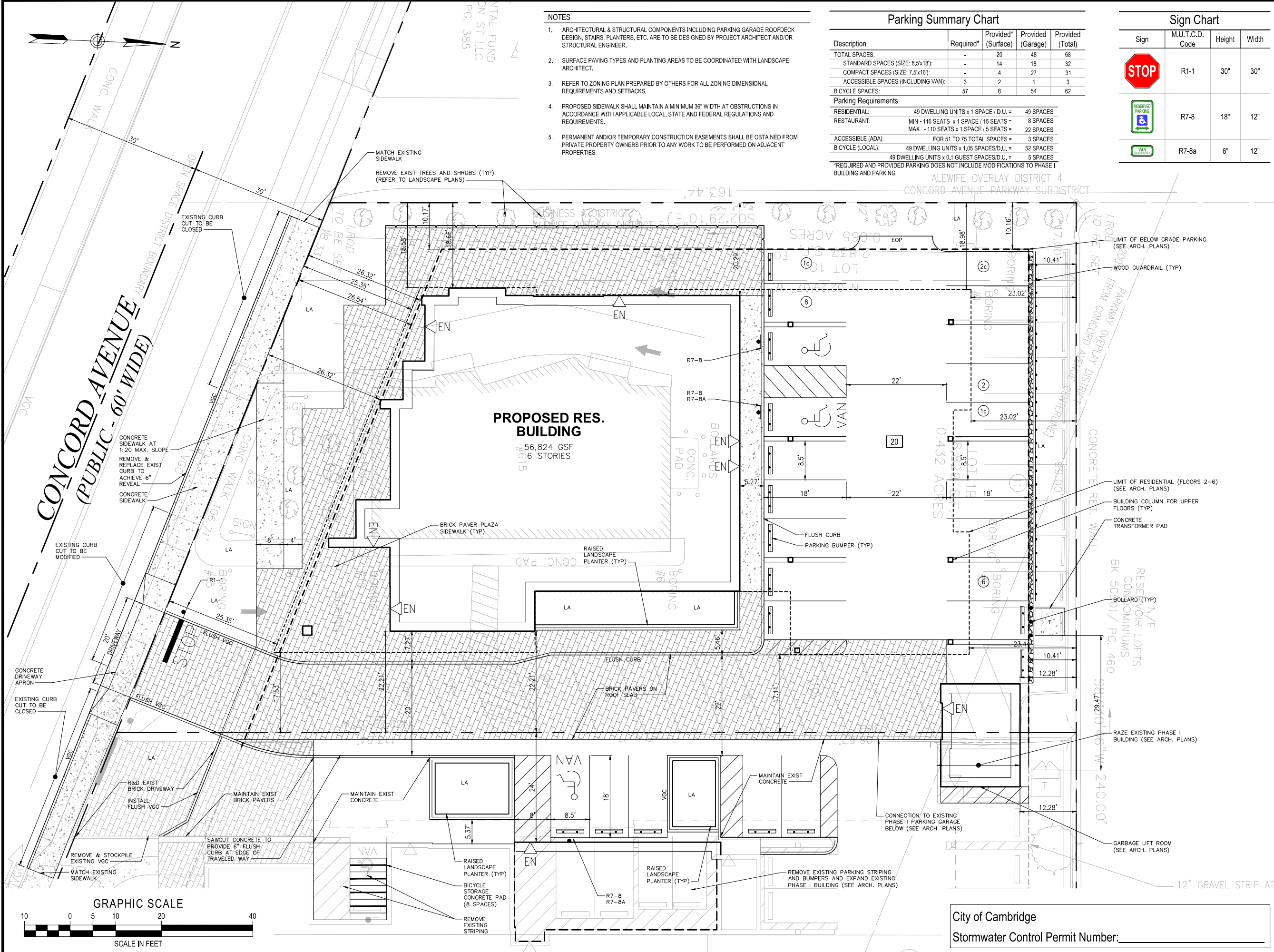
PROJECT TITLE:
**Concord Ave. / Wheeler St.
Ph. 2 Mixed-Use Development**
605 Concord Avenue
Cambridge, Massachusetts 02139
Middlesex County

ISSUED FOR:
Stormwater Control Permit
(Not Approved for Construction)

SHEET TITLE:
Layout & Materials Plan

SCALE:
1" = 10'
DESIGNED BY:
JVC
CHECKED BY:
KPS

SHEET NO:
C-2



City of Cambridge
Stormwater Control Permit Number: _____