



Cambridge Housing Authority

362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

November 28, 2017

Constantine Alexander, Chairman
Cambridge Board of Zoning Appeals
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: 2050-2070 Massachusetts Avenue, Cambridge
Comprehensive Permit Case # 4874
Project Change and Request for Determination that Project Change is Insubstantial

2017 NOV 28 PM 1:59
CITY OF CAMBRIDGE
COMMUNITY SERVICES

Dear Mr. Alexander:

The Cambridge Housing Authority (CHA) is requesting approval for the addition of a single unit as an insubstantial change to an existing Comprehensive Permit issued January 1982, as allowed under 760 CMR 56. The changes are being made to the current Comprehensive Permit for the Leonard J. Russell Apartments to increase the number of affordable elderly oriented dwelling units from 51 to 52.

Approval of the additional unit as an insubstantial change is appropriate because all alterations are within the existing structure, no structural changes are proposed, the alteration results in only a nominal change to the ratio of gross floor area to lot area, and the proposal results in the addition of a much-needed elderly/disabled housing unit. Although the 10 existing parking spaces, approved under the original Comprehensive Permit, do not meet the minimum standard for elderly housing, the project's location in Porter Square provides ample access to public transportation, and usage trends since the building's construction show that the 10 spaces more than meet the building's needs.

The following documents are attached in support of this application:

- Assessors GIS Block Map
- Dimensional Form
- Plot Plan
- Floor Plan
- Elevations
- Photographs

Background

The Leonard J. Russell Apartments are an elderly/ADA accessible development consisting of 51 dwelling units (all one bedroom) in one building. The building mass is comprised of 4, 5 and 6

story sections, and is located at 2050 Massachusetts Avenue. At the time the building was erected, it was located in a Business C District; this zoning district required two significant variances from the residential requirements of the Business C District that were obtained: an increase above the units allowed, from twenty four to fifty one; and an increase in the permitted height from thirty five feet to approximately fifty eight feet. The BZA approved the zoning relief on January 4, 1982 and issued a comprehensive permit under MGL Chapter 40B, Sections 20-22.

The building is currently located in a Business A-2 District; the building has a gross floor area of 44,151 square feet, of which 41,909 square feet is residential use, and 2,242 square feet is occupied by the North Cambridge Senior Center. The building is situated on a 15,234 square foot lot; where the first floor occupies 6,462 square feet, a raised patio area occupies 1,363 square feet, the remainder of the lot features a driveway accessed from Massachusetts Avenue that leads to 10 parking spaces in the rear of the building. The current ratio of gross floor area to lot area is 2.89%, and the lot area for each dwelling unit is 298.7. The Ratio of usable open space to lot area is 9%. The width of the lot is 148.74 feet and the minimum depth of the lot is 95.75 feet.

CHA has recently received funding to perform a large scale renovation of the existing building. The scope of work consists of new systems and selective upgrades, including a roof replacement and exterior repairs to existing masonry cladding, upgraded unit interiors including new kitchens, bathrooms, and finishes; an elevator replacement; upgraded common areas and management office; upgraded landscaping; and upgraded plumbing, electrical, HVAC, and fire protection systems.

A part of the proposed work includes adding one affordable elderly housing unit by converting underutilized common space to residential space. The two story high common space on the third floor is proposed to be converted to a unit. 173 square feet of additional dwelling space will be created by a partial infill, within the structure, at the fourth floor. Please see A-103 and A-104, Architectural Third and Fourth Floor Plans, and A-461, Architectural Enlarged Unit E Plan, attached. Like the existing units, the proposed additional unit will meet the definition of Elderly Oriented Housing. The addition of one unit changes the ratio of gross floor area to lot area from 2.89 to 2.91%, and the lot area for each dwelling unit from 298.7 to 292.9.

Continuing Comprehensive Permit Eligibility

The Project continues to meet the standards of the original Comprehensive Permit: meeting the need for elderly housing, reasonable density and use for the area, and consistency with local needs. The Russell Apartments will continue to serve the elderly population in Cambridge. The project continues to be regulated by DHCD and HUD and subject to low income housing requirements as a result of a new LIHTC allocation and Rental Assistance Demonstration (RAD) vouchers, and will continue to be operated by the Cambridge Housing Authority. Because all of the facts on which the Board originally determined the Project to be eligible for a Comprehensive Permit continue to be applicable, the Board continues to have jurisdiction to review changes to the Project and even to grant additional zoning relief in the form of an amendment to the Comprehensive Permit, if needed.

Determination of Insubstantial Change

The DHCD regulations applicable to Comprehensive Permits provide, at 760 CMR 56.05(11), that if an applicant desires to change the details of its project as approved by the Board of Zoning Appeals after a Comprehensive Permit is granted, the applicant may notify the Board in writing, describing the proposed change and request that the Permit be amended to include the change. If the changes do not significantly expand the scope of relief granted in the original permit, 760 CMR 56.05(11) allows the Board to determine that it is an “insubstantial change”, and the Permit may be amended to include the changes, without further action. CHA is therefore requesting the Board’s determination that the above described changes to the Russell Apartments project are insubstantial under 760 CMR 56.05(11), and that plans for the building renovation may be so amended.

Very Truly Yours:

A handwritten signature in black ink, appearing to read 'MJ Johnston', with a stylized flourish at the end.

Michael J. Johnston
Executive Director

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cambridge Housing Authority **PRESENT USE/OCCUPANCY:** Residential/Community Center

LOCATION: 2050 Massachusetts Avenue **ZONE:** Business A-2

PHONE: 617-303-1147 (Judy OMara) **REQUESTED USE/OCCUPANCY:** Residential/Community Center

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>44,151</u>	<u>44,324</u>	<u> </u> (max.)
<u>LOT AREA:</u>	<u>15,234</u>		<u> </u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>2.9</u>	<u>2.9</u>	<u>1.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>299</u>	<u>293</u>	<u>300</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>148.74</u>		<u>95.75</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>0</u>	<u>0</u>	<u>0</u> (min.)
REAR	<u>33.92</u>	<u>33.92</u>	<u>20</u> (min.)
LEFT SIDE	<u>3.87</u>	<u>3.87</u>	<u>10</u> (min.)
RIGHT SIDE	<u>3.87</u>	<u>3.87</u>	<u>10</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>58.5</u>	<u>141</u>	<u>61.83</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>9%</u>	<u>9%</u>	<u>None</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>51</u>	<u>52</u>	<u>50</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>10</u>	<u>10</u>	<u>13</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>1</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)

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

The first floor of the building contains 2,242 square feet of space occupied by the North Cambridge

Senior Center.

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'.

10-22
12-28
1981

RECEIVED BY
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DEC 10 1 17 PM '81

R10. ✓
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

BK 14504 PG 359

Case No.: 4874
Location: 2050-2070 Massachusetts Avenue - Bus. C and Res. B Zones
Middlesex County Registry of Deeds Book 14194, Page 151
Petitioner: Cambridge Housing Authority
Petition: Comprehensive Permit under Chapter 774 of the State Law
to permit construction of fifty-one low-income elderly
housing units.
Date of Filing of Petition: November 4, 1981
Dates of Public Notice: November 5 and 12, 1981
Date of Public Hearing: November 19, 1981
Members of the Board: Hugh Adams Russell, Chairperson
Brendan Sullivan
P. L. Clauson
Melvin Gadd

At the public hearing held on November 19, 1981, the four-member Board heard Frederick Putnam, Director, Planning and Development Department of the Cambridge Housing Authority; George Metzger, Architect, Hill, Miller, Friedlaender, Hollander, Inc., developers; and Attorney Hollis Young, Counsel for Cambridge Housing Authority.

The Cambridge Housing Authority proposes to construct fifty-one units of elderly housing on vacant city-owned land. Two significant variances from the residential requirements of the Business C District are required, an increase above the units allowed, from twenty-four to fifty-one, and an increase in the permitted height from thirty-five feet to approximately fifty-eight feet. Petitioner requests a Comprehensive Permit under Chapter 774 of the State Law for the development with all variances necessary included. The State Executive Office of Communities and Development has granted 2.2 million dollars for the development which would provide much needed housing for the elderly in Cambridge.

Mr. Metzger said that they have tried to reach a design that is compatible to the community and has had several meetings with the neighbors and with the Cambridge Community Development Department to discuss the design. The proposed building consists of fifty-one one-bedroom apartments in a six and four story building with approximately 1300 square feet of commercial/public use space on the first floor and twelve off-street parking spaces at the rear of the building.

The Board received reports from the following City Departments: Chief Daniel Reagan of Cambridge Fire Department, who recommended more room for a ladder truck at the rear of the building; L. M. Preston, Traffic Engineer, Department of Traffic and Parking who recommended nine-foot parking spaces to make access and egress easier; Commissioner Conrad Fagone, Department of Public Works and Chairman Paul Ryan of Cambridge Council on Aging, who were in favor. Commissioner Joseph Cellucci of the Building Department stated that building permits must be obtained and the plans submitted at that time must comply with the State Building Code. Chairman Arthur C. Parris, Cambridge Planning Board found that the proposal would be a positive contribution to the physical and social environment of the neighborhood and would fulfill a need for elderly housing in the City.

Edward F. DeLuca, President of the Cambridge Committee of Elders, Inc., 15 Pearl Street, and Edward W. Abbott, 13 Creighton Street, immediate abutter to the site, wrote letters in favor of the petition. Councillor David Sullivan, Member of Cambridge City Council, Richard Griffin, from the Council of Aging and four neighbors spoke at the hearing in favor.

In opposition, a petition with twenty nine signatures was submitted to the Board. Neighbors who spoke at the hearing stated that they felt that the location of elderly housing on busy Massachusetts Avenue was inappropriate; that the density and height violated their residential district; that this would result in overcrowding of the area which has been the site of several large residential developments recently; and that the property should be privately developed and remain on the City tax rolls.

After hearing the testimony presented, the Board finds:

1. That there is a need for elderly housing.
2. That the proposed development is in reasonable density and use for the area.
3. That the application is consistent with local needs.

THEREFORE, the Board of Zoning Appeal voted unanimously to Grant the Comprehensive Permit and hereby requests the Superintendent of Buildings to issue the necessary permit for construction of fifty-one units of elderly housing on premises known as 2050-2070 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS in accordance with the Massachusetts State Building Code and the Cambridge Zoning Ordinance, with the following conditions:

1. That the petitioner continue to meet with the community on a regular basis to discuss any changes in design.
2. That, if the design is changed from the design shown to the Board at this hearing in terms of height, number of units, exterior design and materials and general use of the land area of this site, the petitioner submit those changes to the Board of Zoning Appeal for approval before obtaining a building permit. At the same time, petitioner submit to the Board a statement indicating the review process with the community that has taken place and the results of such a process. This is not intended to limit the right of any member of the community to submit letters of explanation at that time for consideration by the Board of Zoning Appeal.

Hugh Adams Russell
Hugh Adams Russell, Chairman

ATTEST: A true and correct copy of decision filed with the office of the City Clerk and Planning Board on January 4, 1982 by Robert M. Murphy, Secretary.

Date: JAN 4 1982

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ☒

Appeal has been filed and dismissed or denied ☐

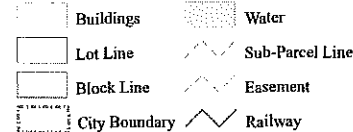
Paul J. Leahy
City Clerk, City of Cambridge





City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139



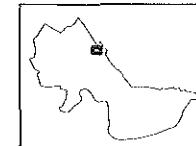
10 Lot Number
200 Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was extracted from existing Assessors' Maps as of 10/01/2011 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 15 30 60 Feet
1 inch = 38 feet



Parcel Block Map

200



Front Elevation on Massachusetts Avenue



East Elevation



Front Ramp, Stair and Sidewalk at Russell Apartment Entrance



Front Entrance at North Cambridge Senior Center



South Elevation at Parking Area



South Elevation at Driveway



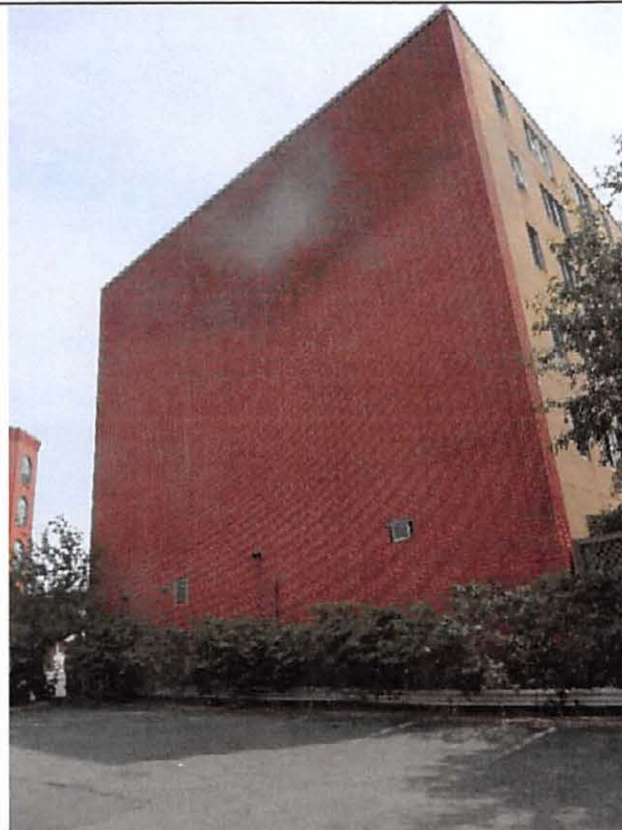
South Elevation at East Stair Exit



South Elevation At Raised Outdoor Patio



Outdoor Raised Patio



West Elevation



South Elevation (west side)



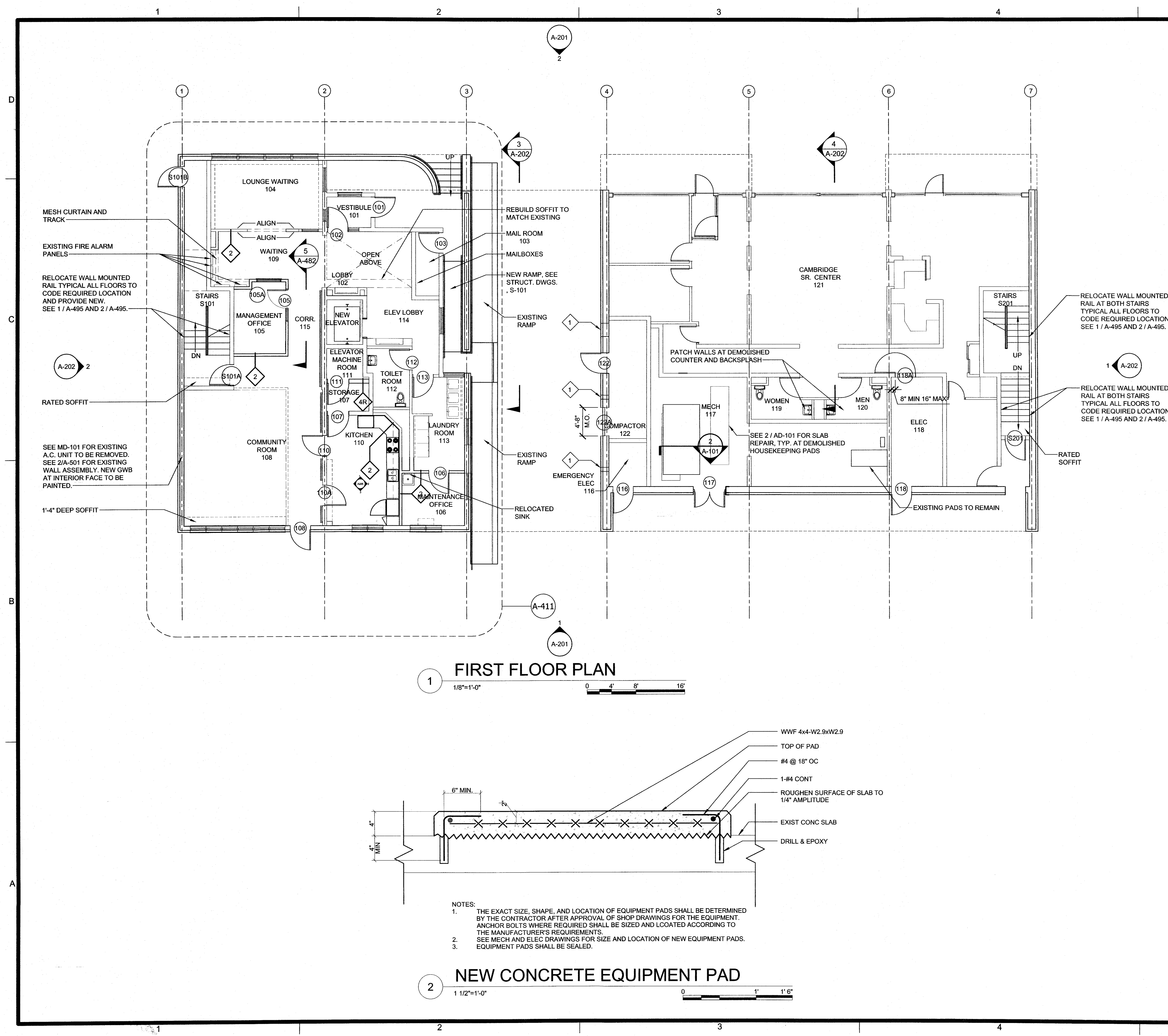
South Elevation (east side)



Parking Area (looking east)



Parking Area (looking west)



SHEET NOTES

- 1. FURNITURE, N.I.C.
- 2. SCOPE OF WORK IN CAMBRIDGE SENIOR CENTER INCLUDES PROVIDING NEW ACT CEILING AND DOOR FRAME AND HARDWARE FOR ELEC ROOM 118.
- 3. SEE 2 / AD-101 FOR SLAB REPAIR AT DEMOLISHED HOUSEKEEPING PADS.

KEY NOTES

- 1. PROVIDE NEW LOUVER IN NEW OPENING. SEE MECHANICAL DRAWINGS FOR SIZES.

One Financial Center
Boston MA 02111
617.482.7293

CONSULTANTS

OWNER

Cambridge Housing Authority
362 Green Street
Cambridge MA 02139

SEALS

PROJECT IDENTIFICATION

PROJECT 1308
RENOVATION OF RUSSELL
APARTMENTS
2050 MASSACHUSETTS AVENUE
CAMBRIDGE MA

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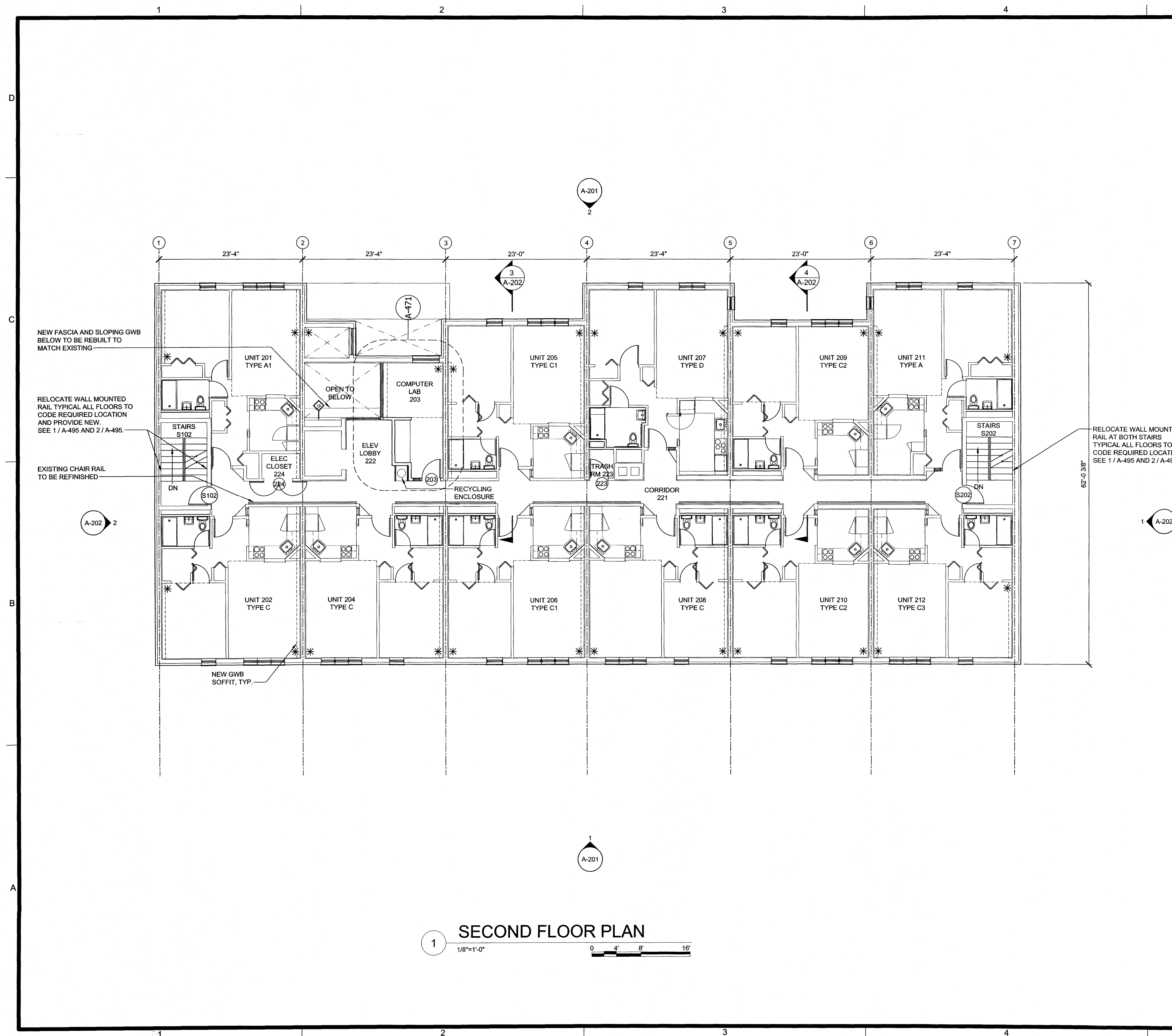
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SHEET TITLE

ARCHITECTURAL
FIRST FLOOR
PLAN

A-101

	EXISTING WALLS
	NEW WALLS
	CHANGE IN CEILING HEIGHT ABOVE



SHEET NOTES

1. TRASH CHUTE LATCH TO BE FITTED WITH ADA LATCH LEVER, TYPICAL FLOORS SECOND TO SIXTH.
 2. TRASH ROOM DOOR HARDWARE TO BE REPLACED WITH HANDICAPPED OPERATOR, DOOR OPENER/CLOSER TO BE LOCATED ON TRASH ROOM SIDE, TYPICAL FLOORS SECOND TO SIXTH.
 3. FURNITURE, N.I.C.
 4. SEE 2 / A-421 FOR PLAN ENLARGEMENT OF UNIT TYPE C.
 5. SEE 2 / A-431 FOR PLAN ENLARGEMENT OF UNIT TYPE A.
 6. SEE 2 / A-441 FOR PLAN ENLARGEMENT OF UNIT TYPE D.
- ✱ INDICATES INSTALLATION OF 3' W X 8' H AREA OF NEW GWB TO ALLOW INSTALLATION OF NEW HYDRONIC PIPING. SEE MECHANICAL DRAWINGS FOR DETAILS.

KEY NOTES



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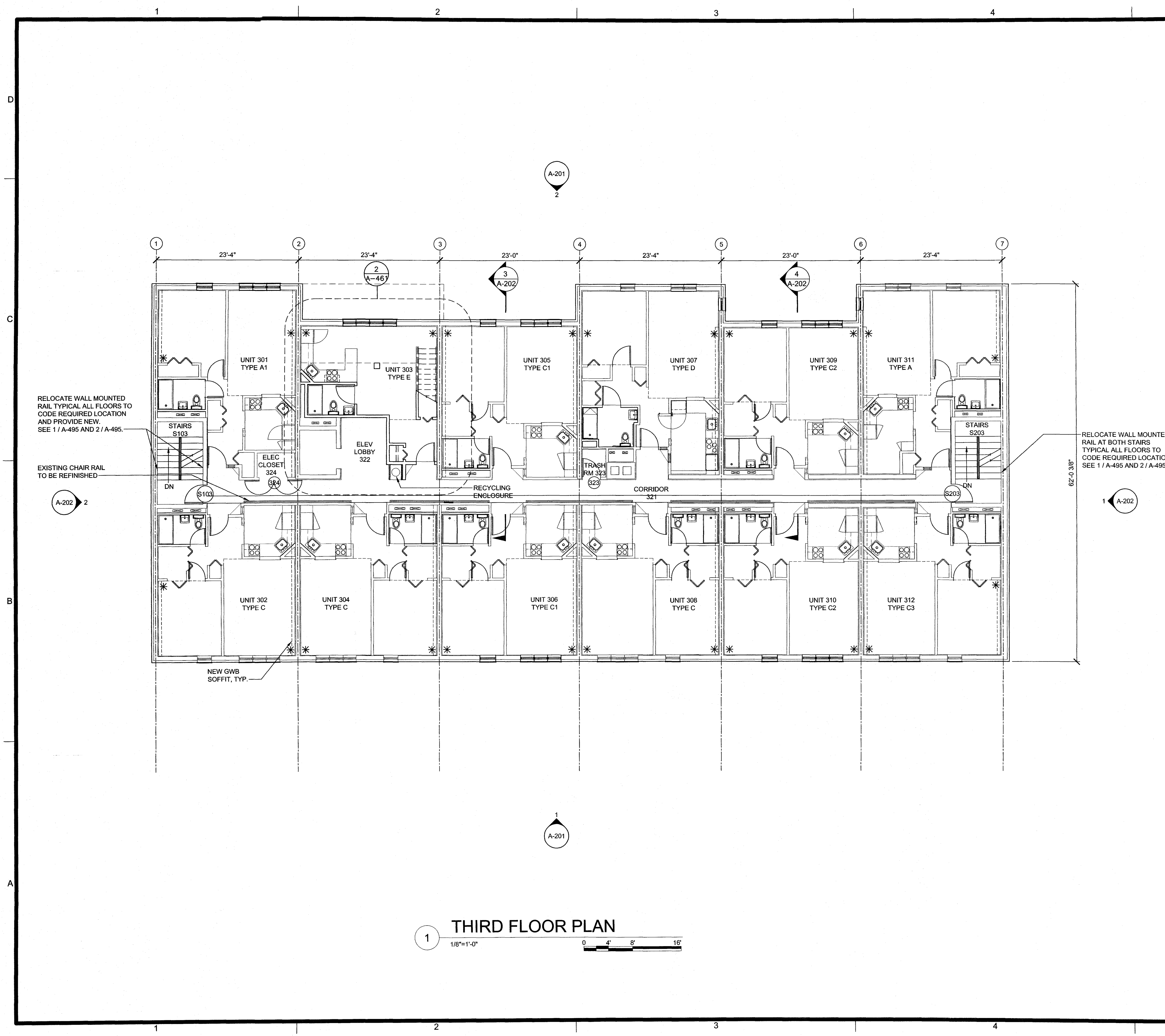
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SHEET TITLE

ARCHITECTURAL SECOND FLOOR PLAN

A-102



SHEET NOTES

1. TRASH CHUTE LATCH TO BE FITTED WITH ADA LATCH LEVER. TYPICAL FLOOR; SECOND TO SIXTH.
 2. TRASH ROOM DOOR HARDWARE TO BE REPLACED WITH HANDICAPPED OPERATOR. DOOR OPENER/CLOSER TO BE LOCATED ON TRASH ROOM SIDE, TYPICAL FLOORS SECOND TO SIXTH.
 3. FURNITURE, N.I.C.
 4. SEE 2 / A-421 FOR PLAN ENLARGEMENT OF UNIT TYPE C.
 5. SEE 2 / A-431 FOR PLAN ENLARGEMENT OF UNIT TYPE A.
 6. SEE 2 / A-441 FOR PLAN ENLARGEMENT OF UNIT TYPE D.
 7. SEE 2 / A-461 FOR PLAN ENLARGEMENT OF STUDIO APARTMENT.
- * INDICATES INSTALLATION OF 3' W X 8' H AREA OF NEW GWB TO ALLOW INSTALLATION OF NEW HYDRONIC PIPING. SEE MECHANICAL DRAWINGS FOR DETAILS.

KEY NOTES

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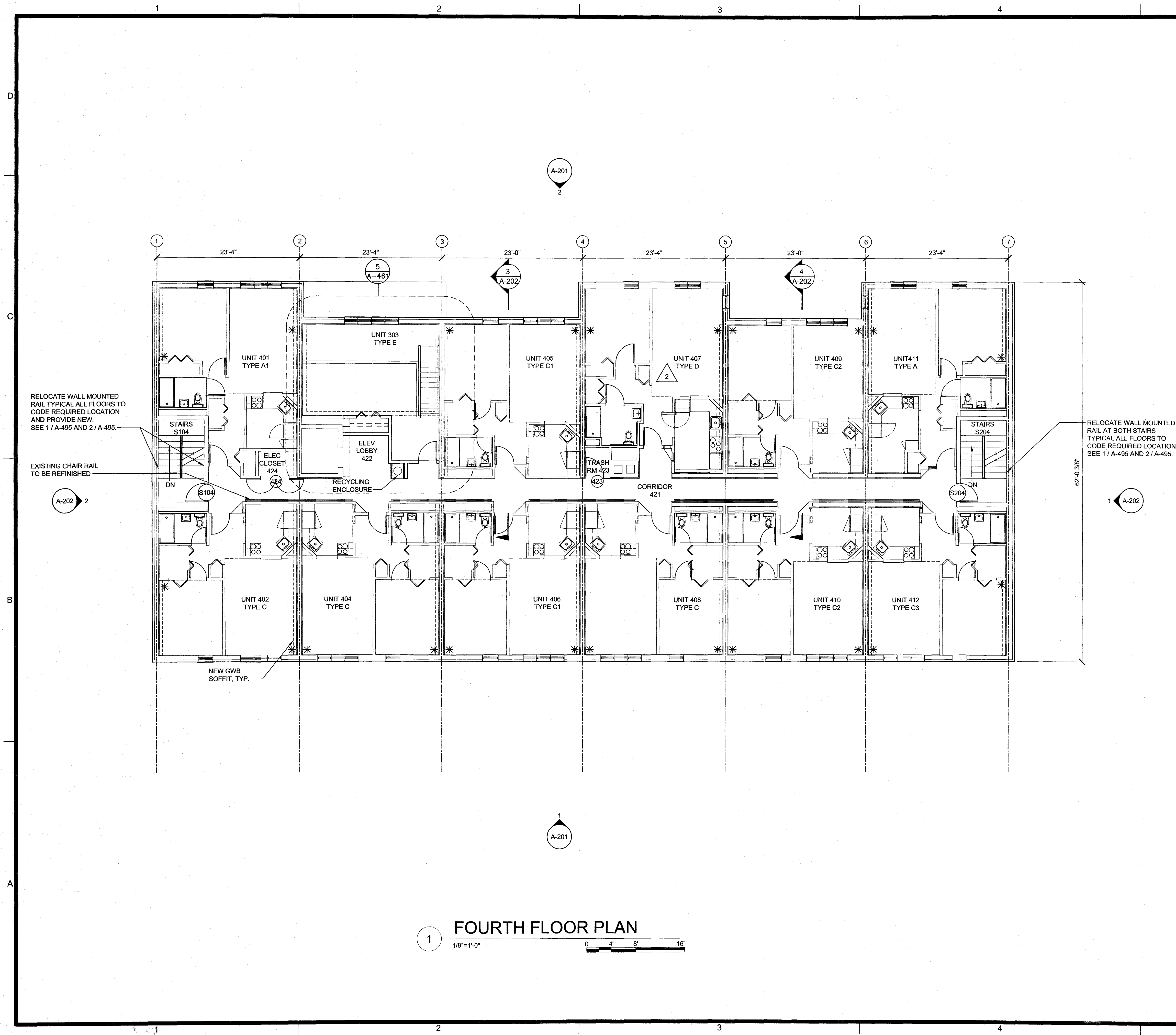
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SHEET TITLE

ARCHITECTURAL
THIRD FLOOR
PLAN

A-103



SHEET NOTES

1. TRASH CHUTE LATCH TO BE FITTED WITH ADA LATCH LEVER. TYPICAL FLOORS SECOND TO SIXTH.
2. TRASH ROOM DOOR HARDWARE TO BE REPLACED WITH HANDICAPPED OPERATOR. DOOR OPENER/CLOSER TO BE LOCATED ON TRASH ROOM SIDE, TYPICAL FLOORS SECOND TO SIXTH.
3. FURNITURE, N.I.C.
4. SEE 2 / A-421 FOR PLAN ENLARGEMENT OF UNIT TYPE C.
5. SEE 2 / A-431 FOR PLAN ENLARGEMENT OF UNIT TYPE A.
6. SEE 2 / A-441 FOR PLAN ENLARGEMENT OF UNIT TYPE D.
7. SEE 5 / A-461 FOR PLAN ENLARGEMENT OF STUDIO APARTMENT.

* INDICATES INSTALLATION OF 3' W X 8' H AREA OF NEW GWB TO ALLOW INSTALLATION OF NEW HYDRONIC PIPING. SEE MECHANICAL DRAWINGS FOR DETAILS.

KEY NOTES



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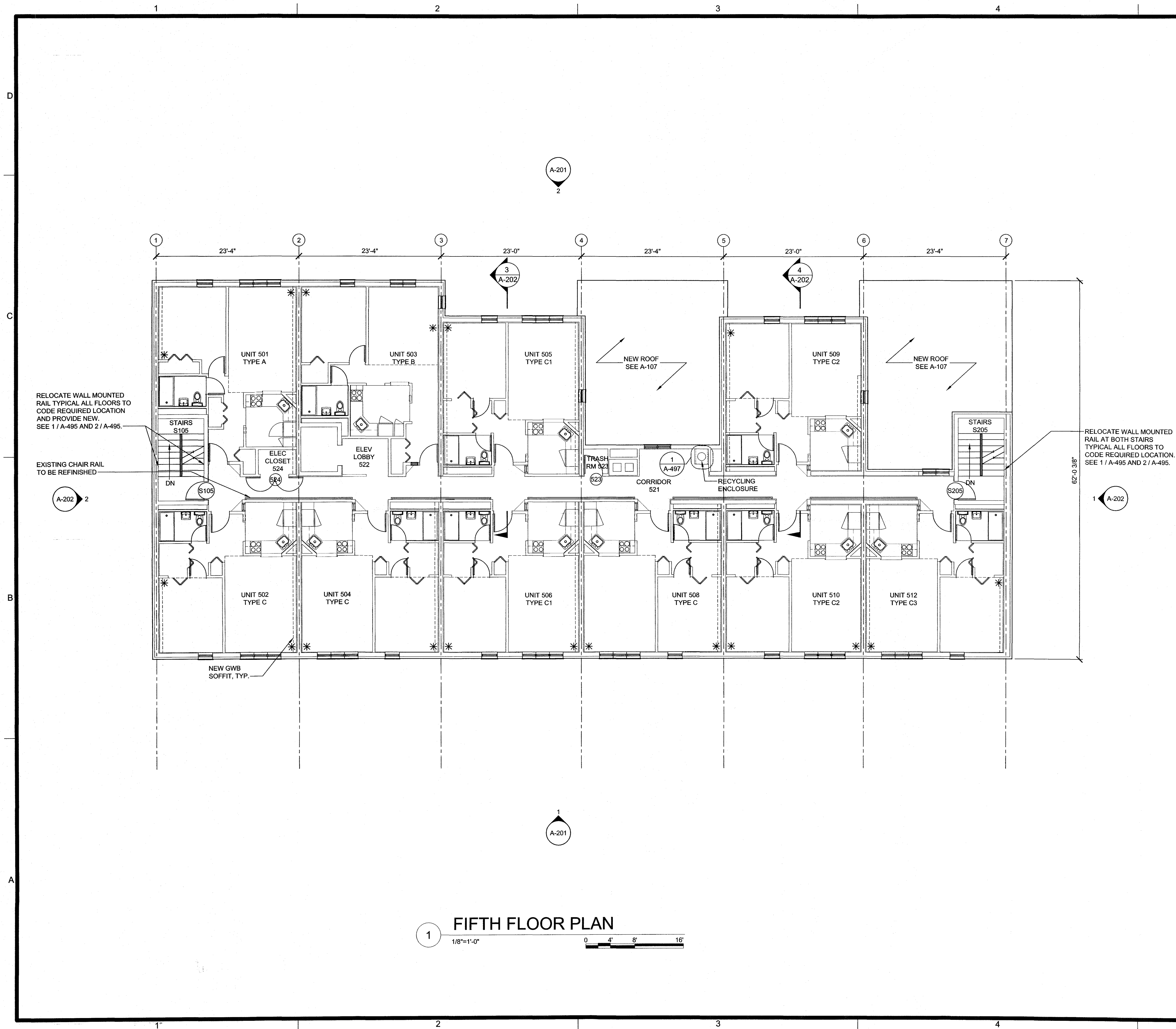
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ARCHITECTURAL
FOURTH FLOOR
PLAN

A-104



1 FIFTH FLOOR PLAN
1/8"=1'-0"

SHEET NOTES

1. TRASH CHUTE LATCH TO BE FITTED WITH ADA LATCH LEVER. TYPICAL FLOORS SECOND TO SIXTH.
2. TRASH ROOM DOOR HARDWARE TO BE REPLACED WITH HANDICAPPED OPERATOR. DOOR OPENER/CLOSER TO BE LOCATED ON TRASH ROOM SIDE, TYPICAL FLOORS SECOND TO SIXTH.
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4. SEE 2 / A-421 FOR PLAN ENLARGEMENT OF UNIT TYPE C.
5. SEE 2 / A-431 FOR PLAN ENLARGEMENT OF UNIT TYPE A.
6. SEE 2 / A-441 FOR PLAN ENLARGEMENT OF UNIT TYPE D.
7. SEE 2 / A-451 FOR PLAN ENLARGEMENT OF UNIT TYPE B.

* INDICATES INSTALLATION OF 3' W X 8' H AREA OF NEW GWB TO ALLOW INSTALLATION OF NEW HYDRONIC PIPING. SEE MECHANICAL DRAWINGS FOR DETAILS.

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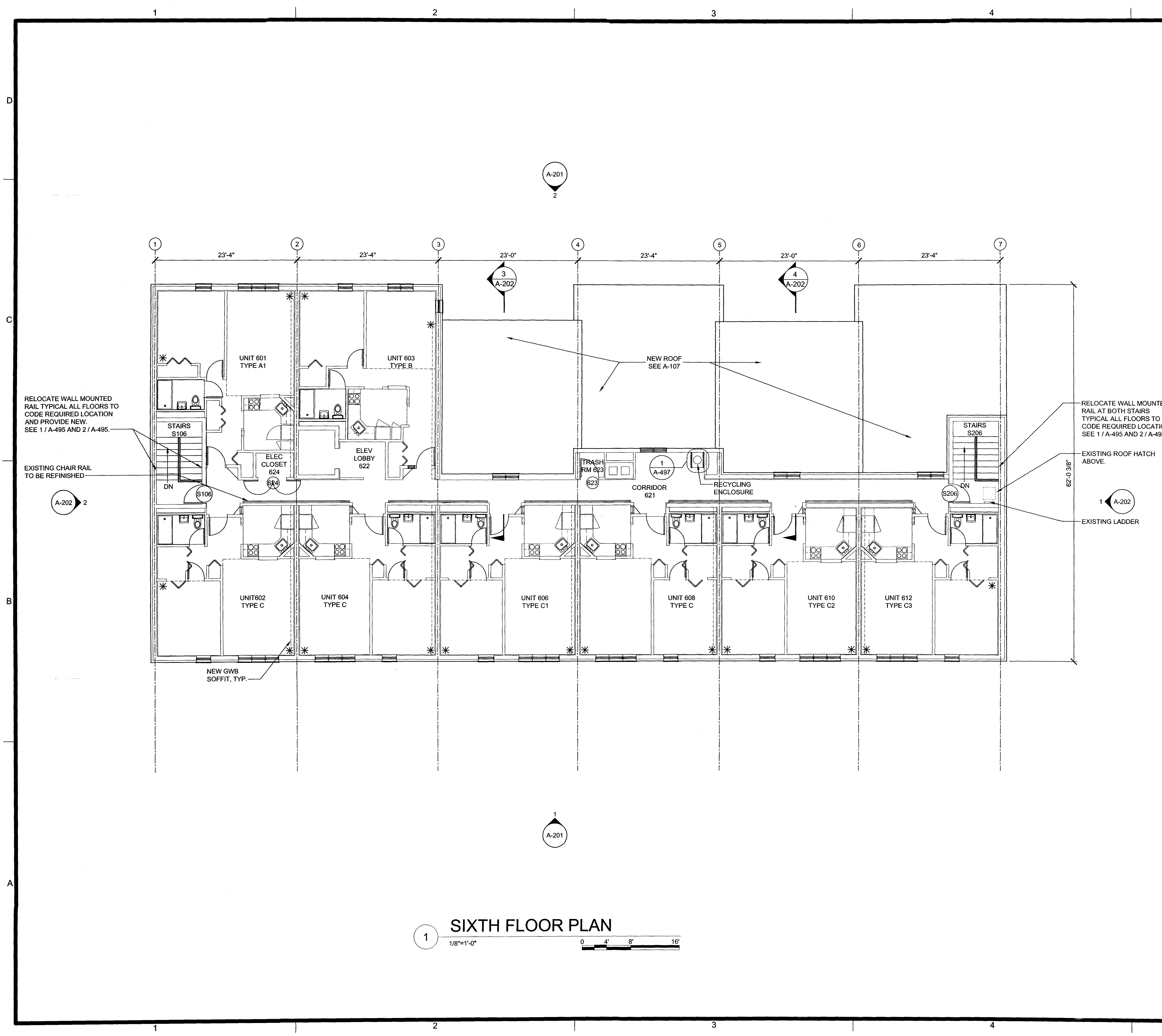
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ARCHITECTURAL
FIFTH FLOOR
PLAN

A-105



1 SIXTH FLOOR PLAN
1/8"=1'-0"

SHEET NOTES

1. TRASH CHUTE LATCH TO BE FITTED WITH ADA LATCH LEVER. TYPICAL FLOORS SECOND TO SIXTH.
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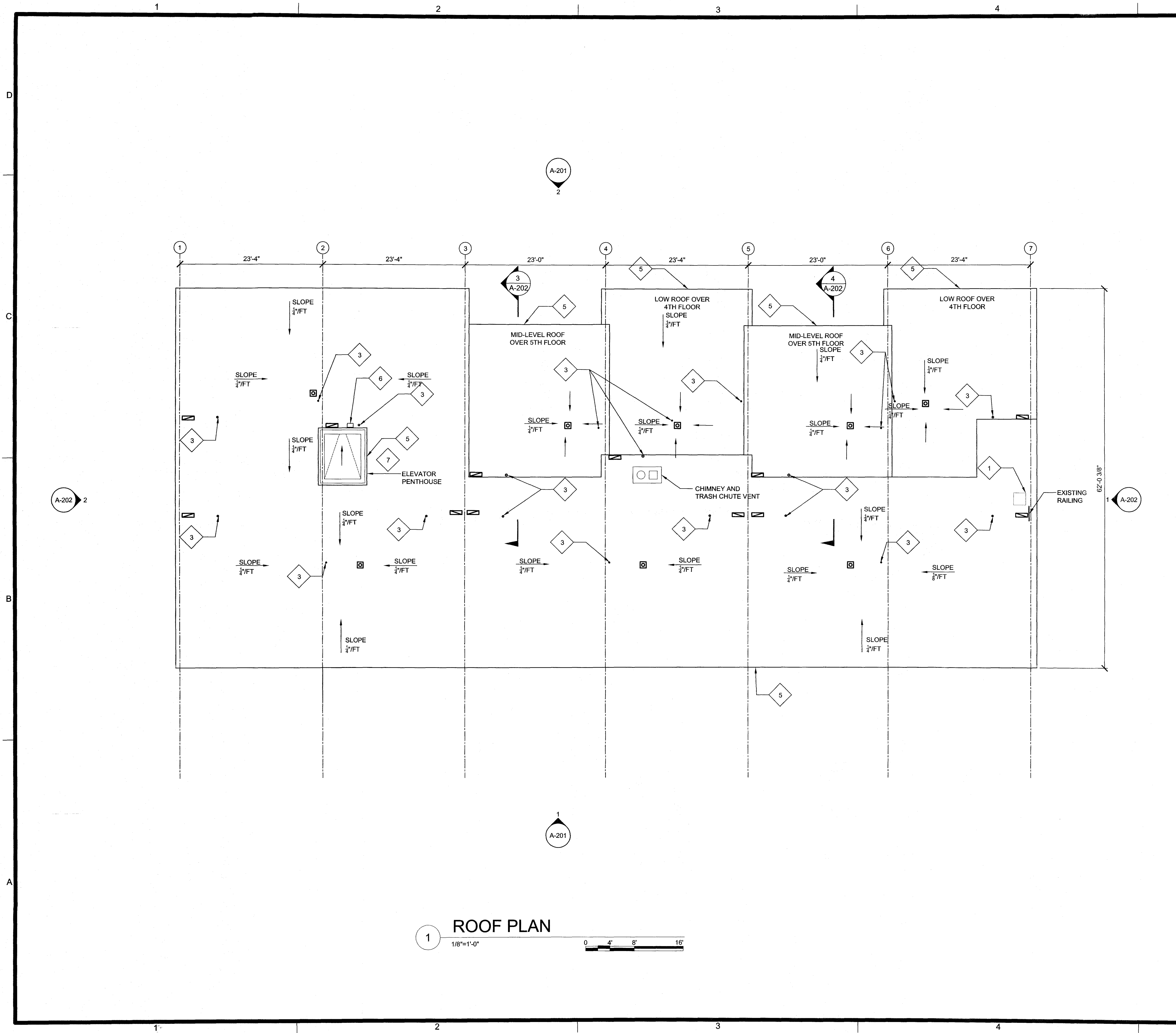
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SHEET TITLE

ARCHITECTURAL
SIXTH FLOOR
PLAN

A-106



SHEET NOTES

KEY NOTES

- 1 EXISTING ROOF HATCH AND RAILING
- 2 NOT USED.
- 3 PLUMBING VENT.
- 4 NOT USED.
- 5 PROVIDE FULLY ADHERED WHITE EDPM OR TPO OVER 1/2" COVERBOARD AND R-30 TAPERED INSULATION, SET IN LOW RISE FOAM OVER SELF-ADHERED VAPOR RETARDER. SYSTEM TO MEET FMI-60. PROVIDE 0.040" ALUM. EDGE METAL WITH CONT. CLEAT.
- 6 SCUPPER AND DOWNSPOUT AND SPLASH BLOCK.
- 7 REPLACE ELEVATOR SHAFT LOUVER, SEE MECHANICAL DRAWINGS.



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1	10/02/17	CONFORMED CONTRACT DOCUMENTS	
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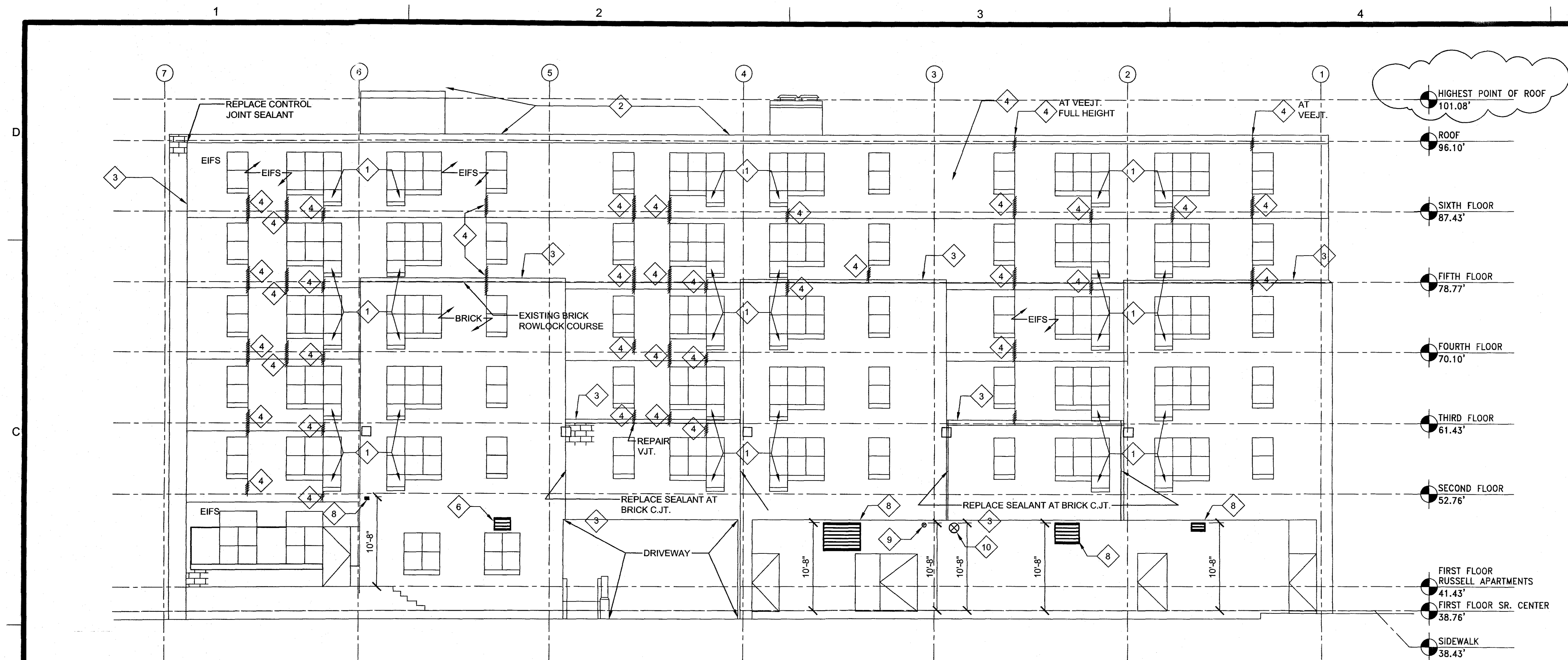
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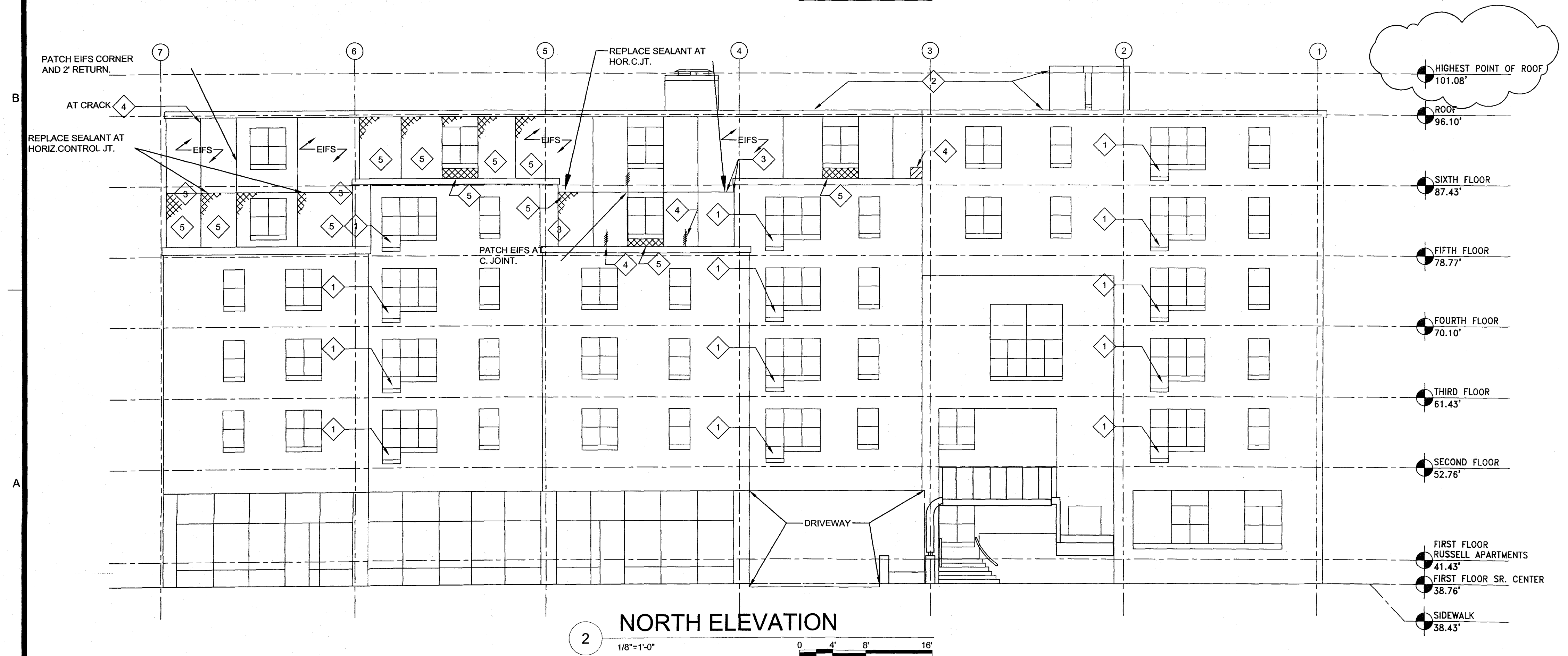
SHEET TITLE

ARCHITECTURAL
ROOF PLAN

A-107



1 SOUTH ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"

SHEET NOTES

SCOPE OF WORK:
1. REPLACE SMALL FIXED WINDOWS WITH ALUM. CLAD INSULATION PANEL. TYP. NORTH AND SOUTH ELEVATIONS.
2. REPLACE SEALANT AT BRICK/BRICK OR BRICK/EIFS CONTROL JOINTS. ALL ELEVATIONS.

KEY NOTES

- 1 REPLACE SMALL FIXED WINDOWS WITH ALUM. CLAD INSULATION PANEL. (TYP.) FINISH INTERIOR WITH G.W.B. SEE 1/A-501
- 2 REPLACE ROOF EDGE METAL AND ROOFING. SEE ROOF PLAN.
- 3 REPLACE SEALANT AT CONTROL JOINTS. SEE 5/A-501
- 4 EIFS: PATCH, CLEAN, AND RECOAT. SEE 4/A-501
- 5 EIFS: REPLACE 4" THICK EIFS. SEE 3/A-501
- 6 PROVIDE LOUVER IN EXISTING OPENING
- 7 INCLUDE REPLACEMENT OF 20% OF THE WINDOW TRIM
- 8 PROVIDE LOUVER IN NEW OPENING
- 9 PROVIDE VENT IN NEW OPENING
- 10 PROVIDE INTAKE IN NEW OPENING

	PATCH	4/A-501
	REPLACE	3/A-501

One Financial Center
Boston MA 02111
617.482.7293

CONSULTANTS

Cambridge Housing Authority
362 Green Street
Cambridge MA 02139

SEALS

PROJECT IDENTIFICATION

PROJECT 1308
RENOVATION OF RUSSELL
APARTMENTS
2050 MASSACHUSETTS AVENUE
CAMBRIDGE MA

MARK	DATE	CONFORMED CONTRACT DOCUMENTS	DESCRIPTION	BY
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1	10/02/17			

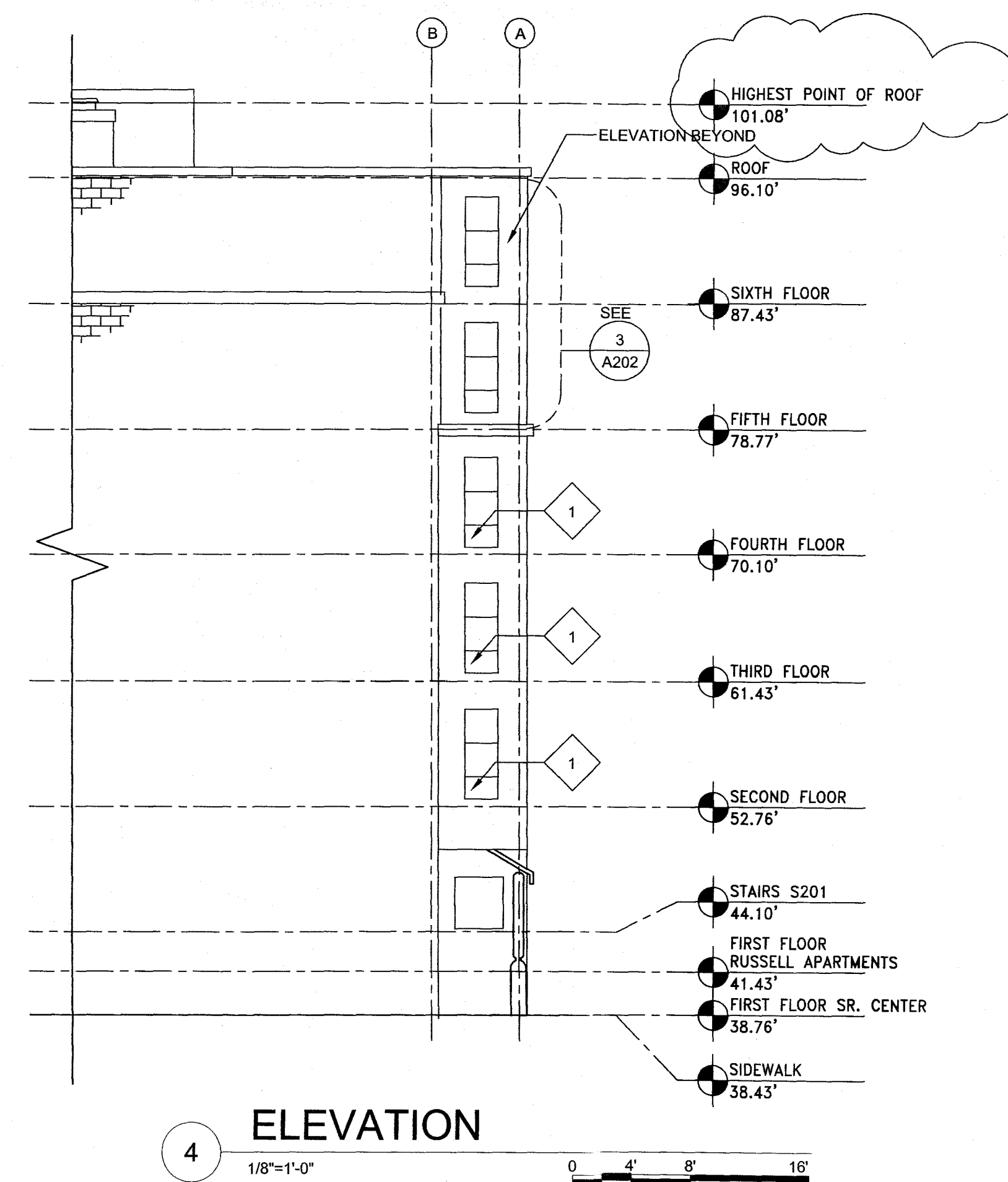
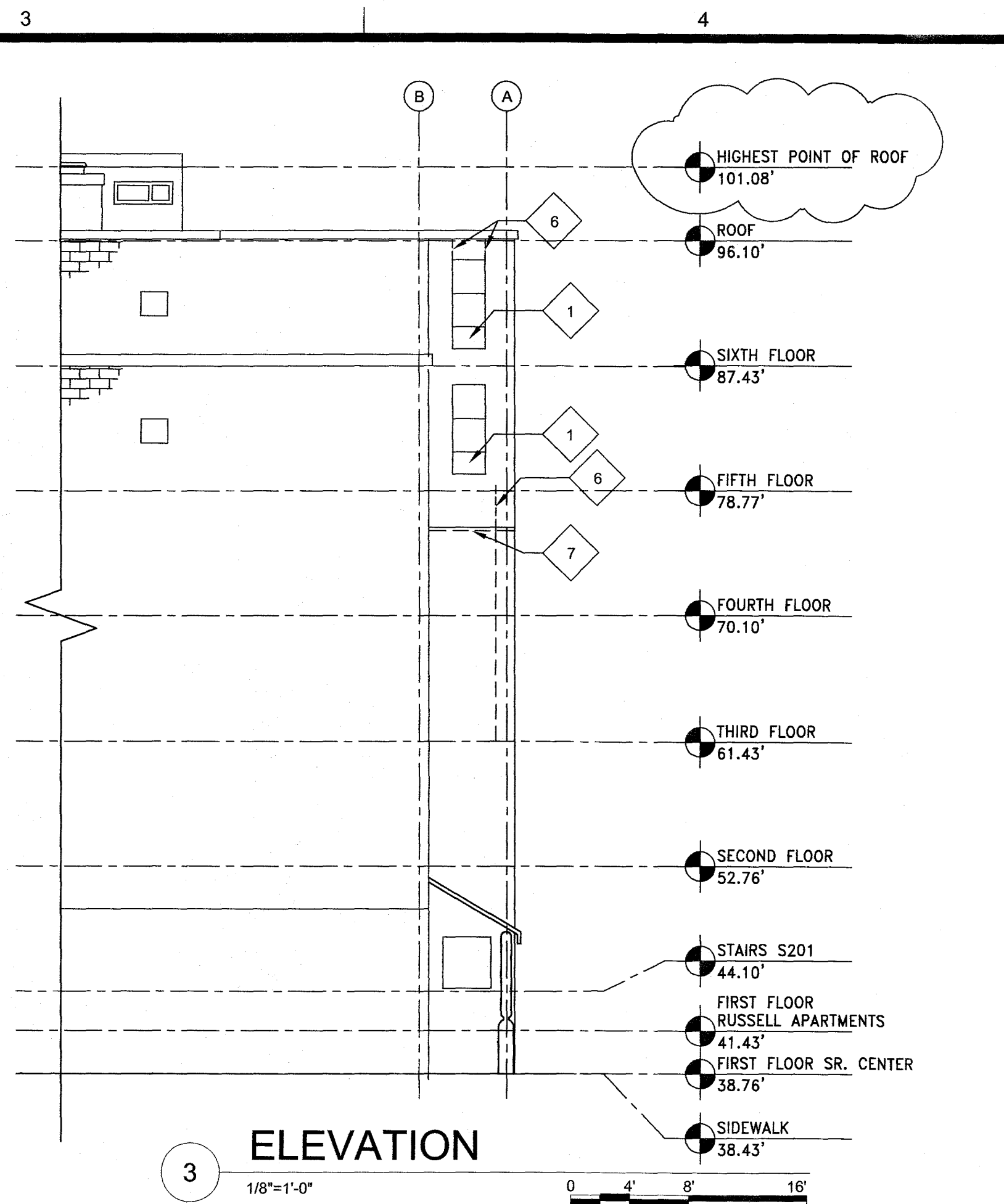
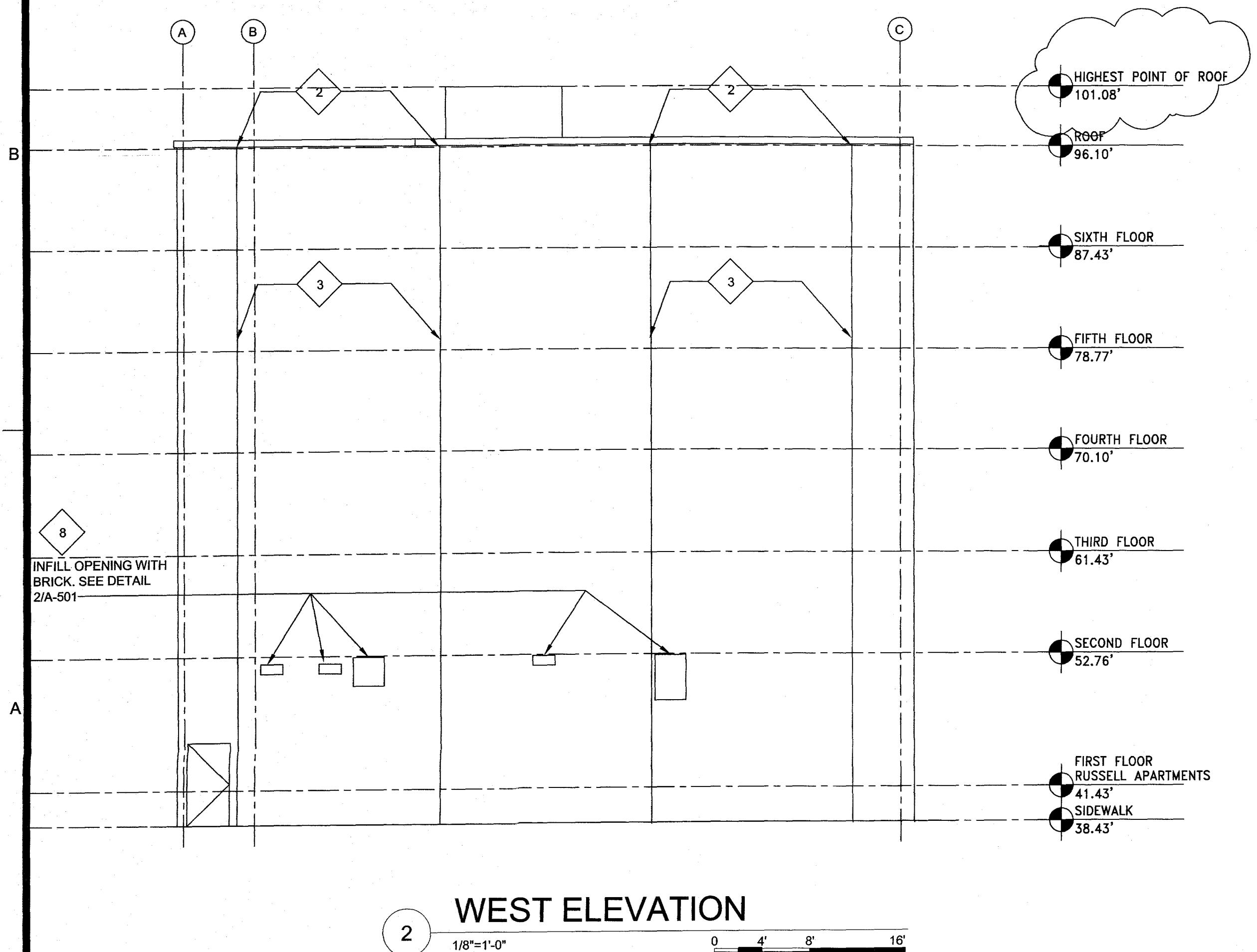
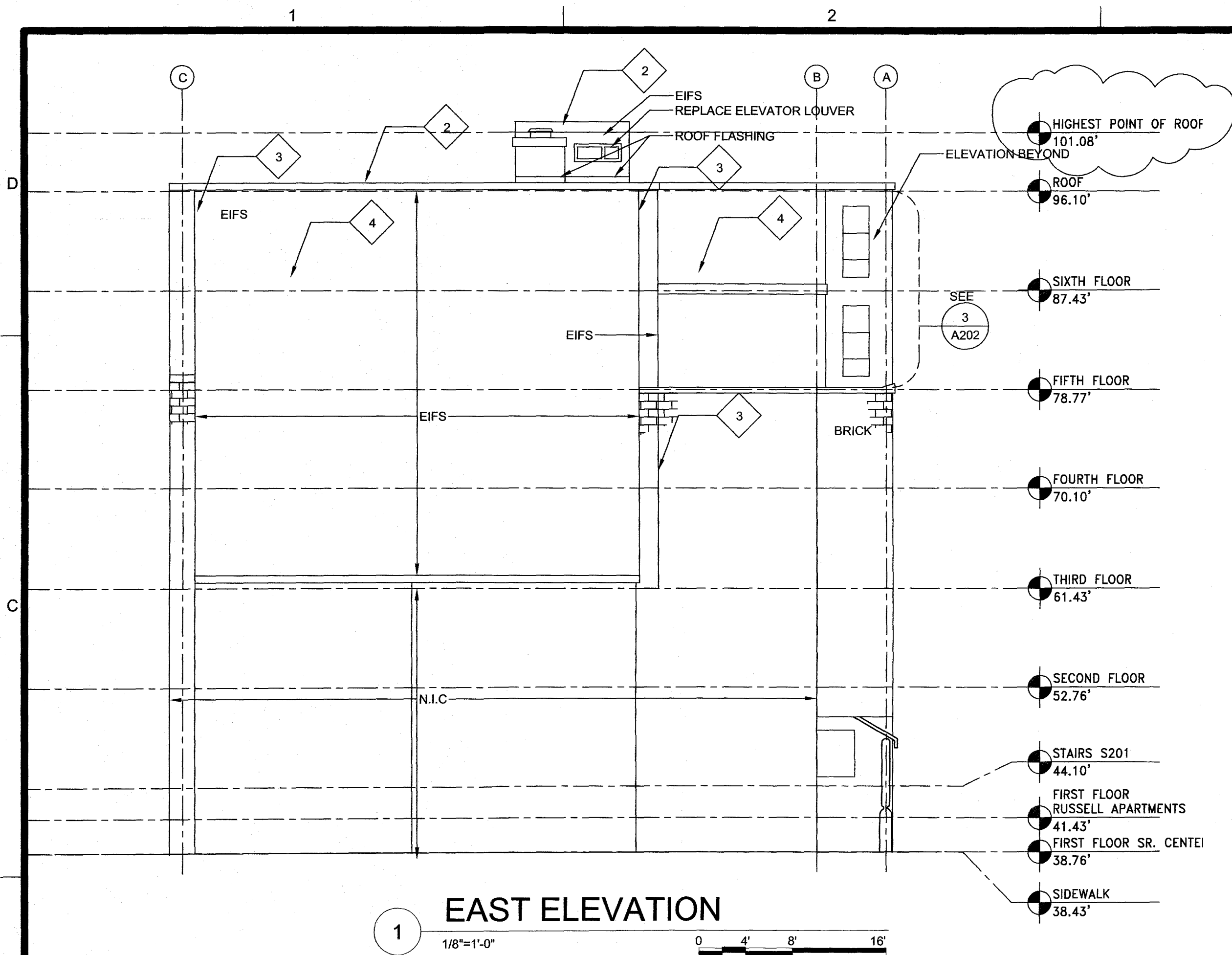
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SHEET TITLE

ARCHITECTURAL
BUILDING
ELEVATIONS

A-201



SHEET NOTES

SCOPE OF WORK:
1. REPLACE SEALANT AT BRICK/BRICK OR BRICK/EIFS CONTROL JOINTS. ALL ELEVATIONS.

KEY NOTES

- 1 REPLACE SMALL FIXED WINDOWS WITH ALUMINUM-CLAD INSULATION PANEL (TYP). FINISH INTERIOR WITH GWB.
- 2 REPLACE ROOF EDGE METAL AND ROOFING. SEE ROOF PLAN.
- 3 REPLACE SEALANT AT CONTROL JOINTS. SEE 5/A-501
- 4 EIFS: PATCH, CLEAN, AND RECOAT. SEE 4/A-501
- 5 EIFS: REPLACE 4" THICK EIFS. SEE 3/A-501
- 6 CRACKED BRICK: CUT AND POINT, REPLACE BRICK.
- 7 CREATE 1/2" SOFT JOINT. SEE 7/A-501
- 8 INFILL OPENING IN BRICK WALL. TOOTH INTO SURROUNDING BRICK. SEE DETAIL 2/A-501
- 9 INCLUDE REPLACEMENT OF 20% OF THE EXTERIOR WINDOW TRIM



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CONSULTANTS

OWNER



Cambridge Housing Authority
362 Green Street
Cambridge MA 02139

SEALS

PROJECT IDENTIFICATION

PROJECT 1308
RENOVATION OF RUSSELL
APARTMENTS
2050 MASSACHUSETTS AVENUE
CAMBRIDGE MA

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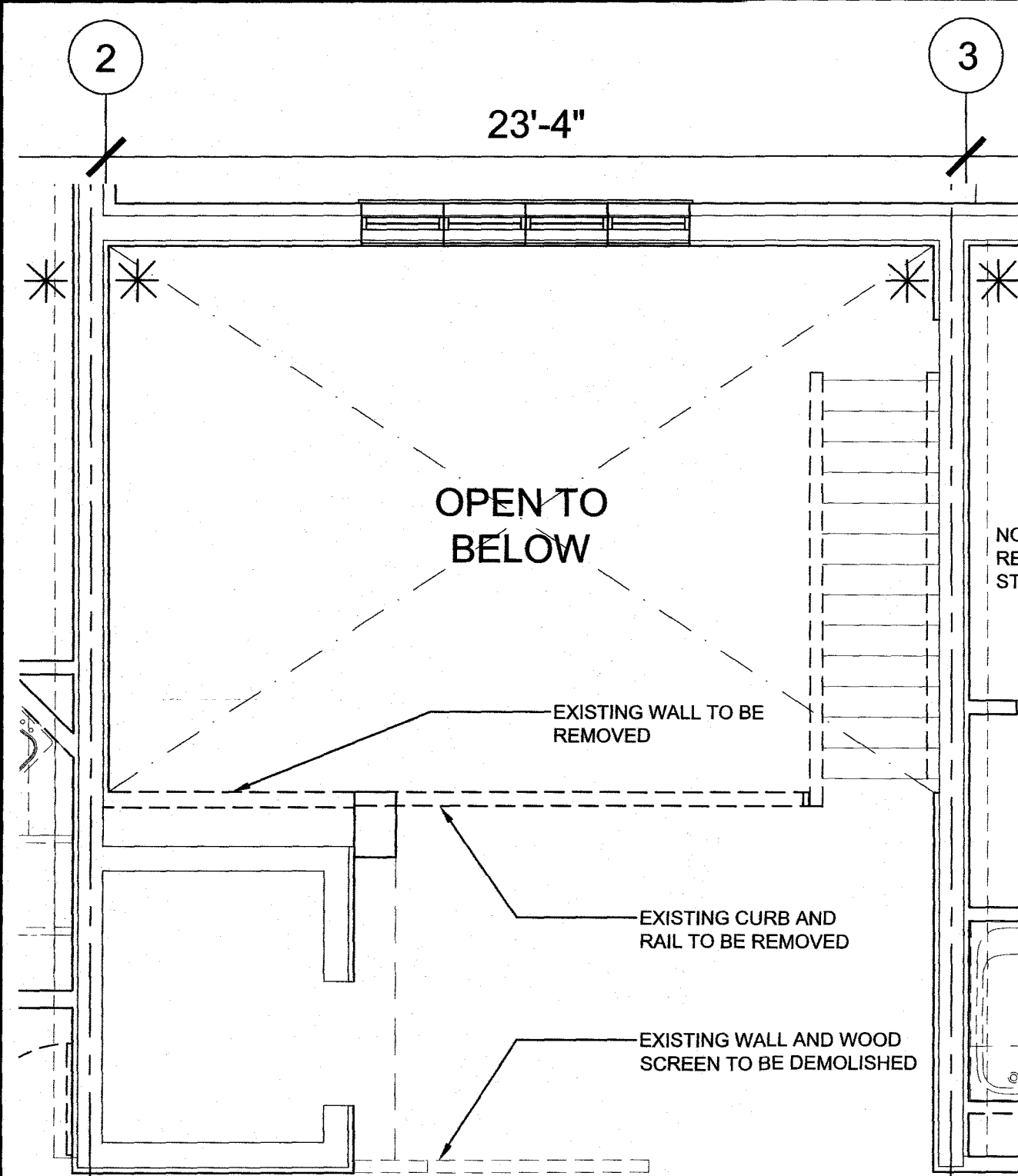
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SHEET TITLE

ARCHITECTURAL
BUILDING
ELEVATIONS

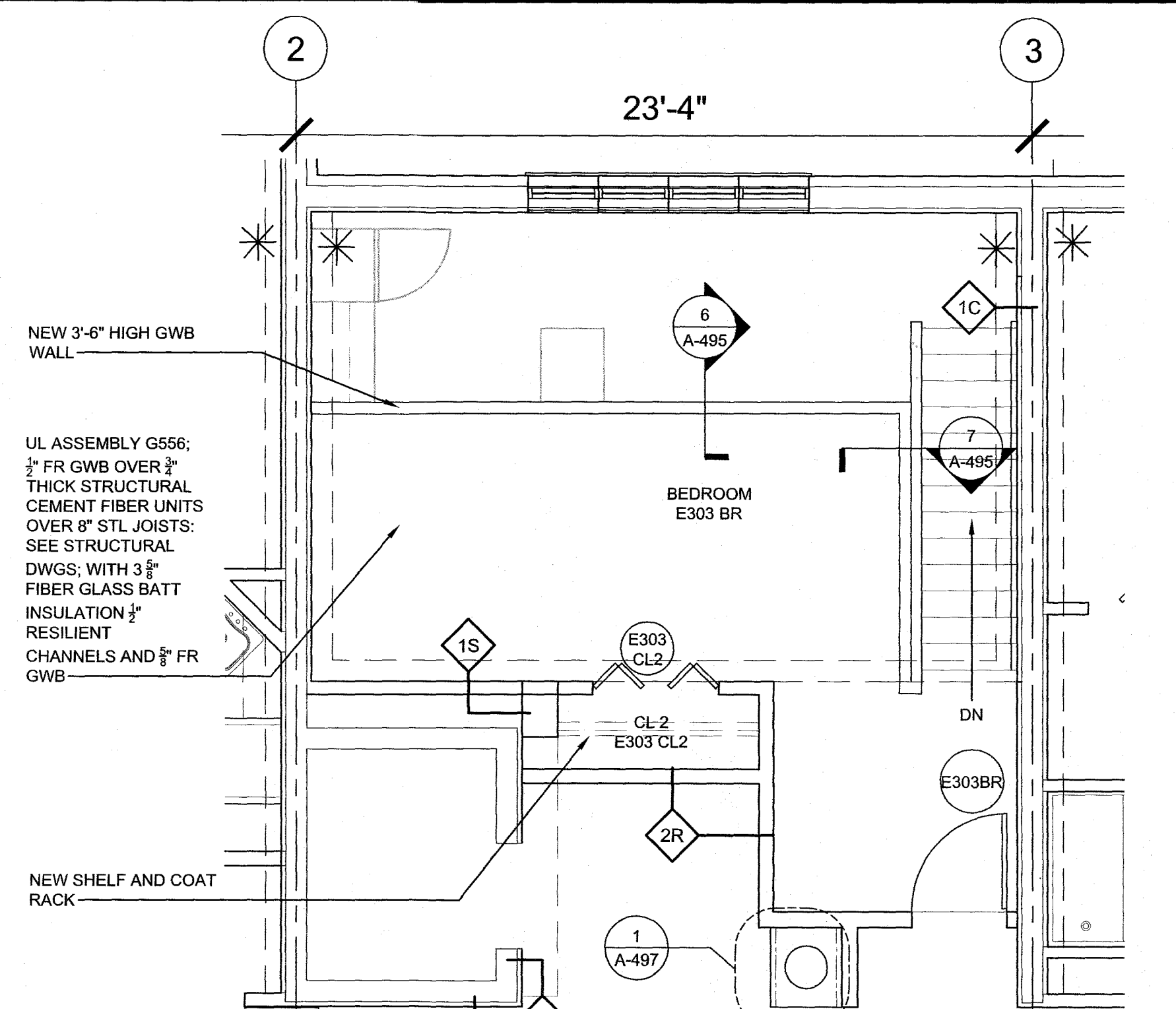
A-202



FOURTH FLOOR-UNIT E303 DEMOLITION PLAN

1/4"=1'-0"

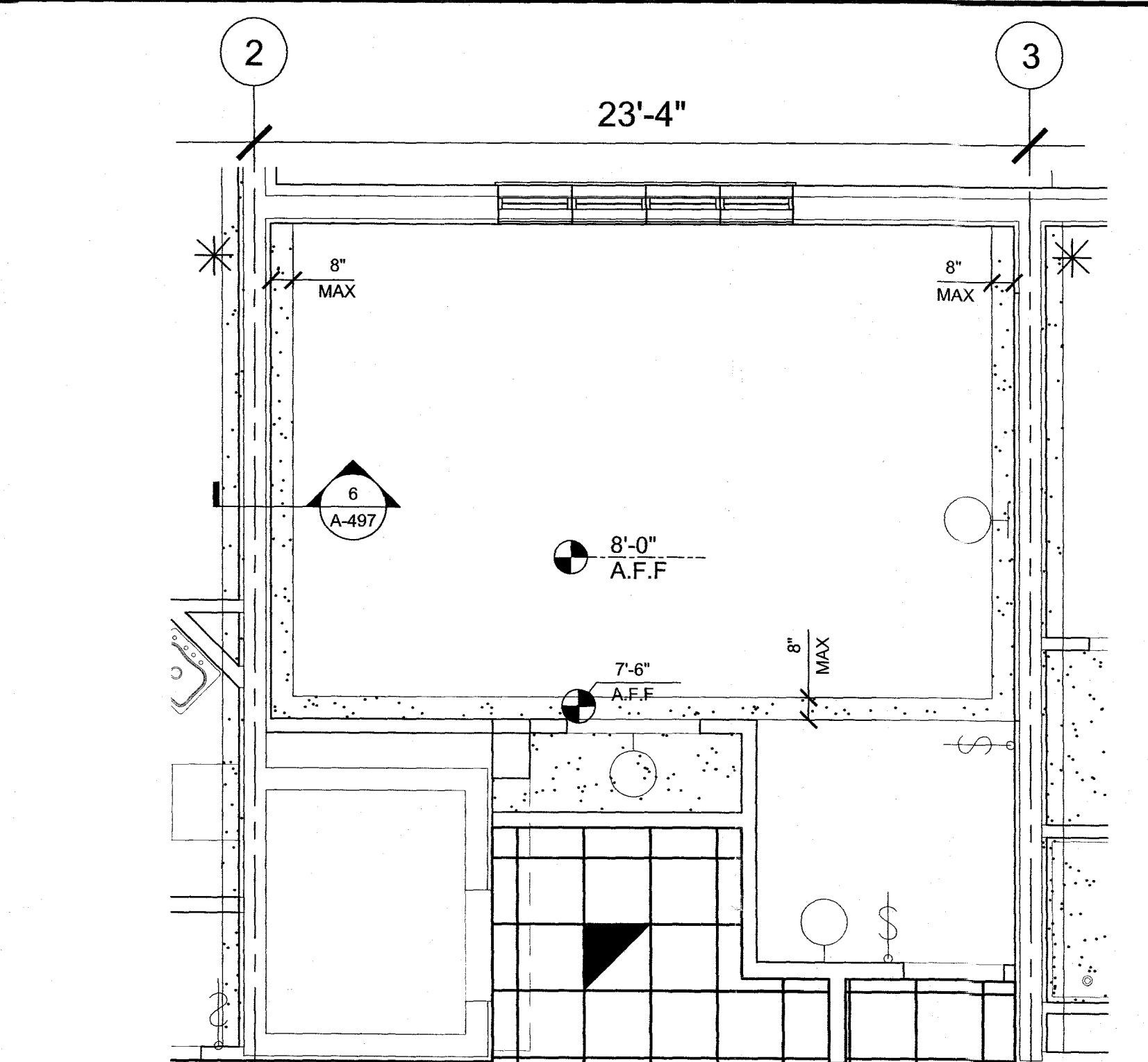
0 2' 4' 8'



FOURTH FLOOR-UNIT E303 NEW PLAN

1/4"=1'-0"

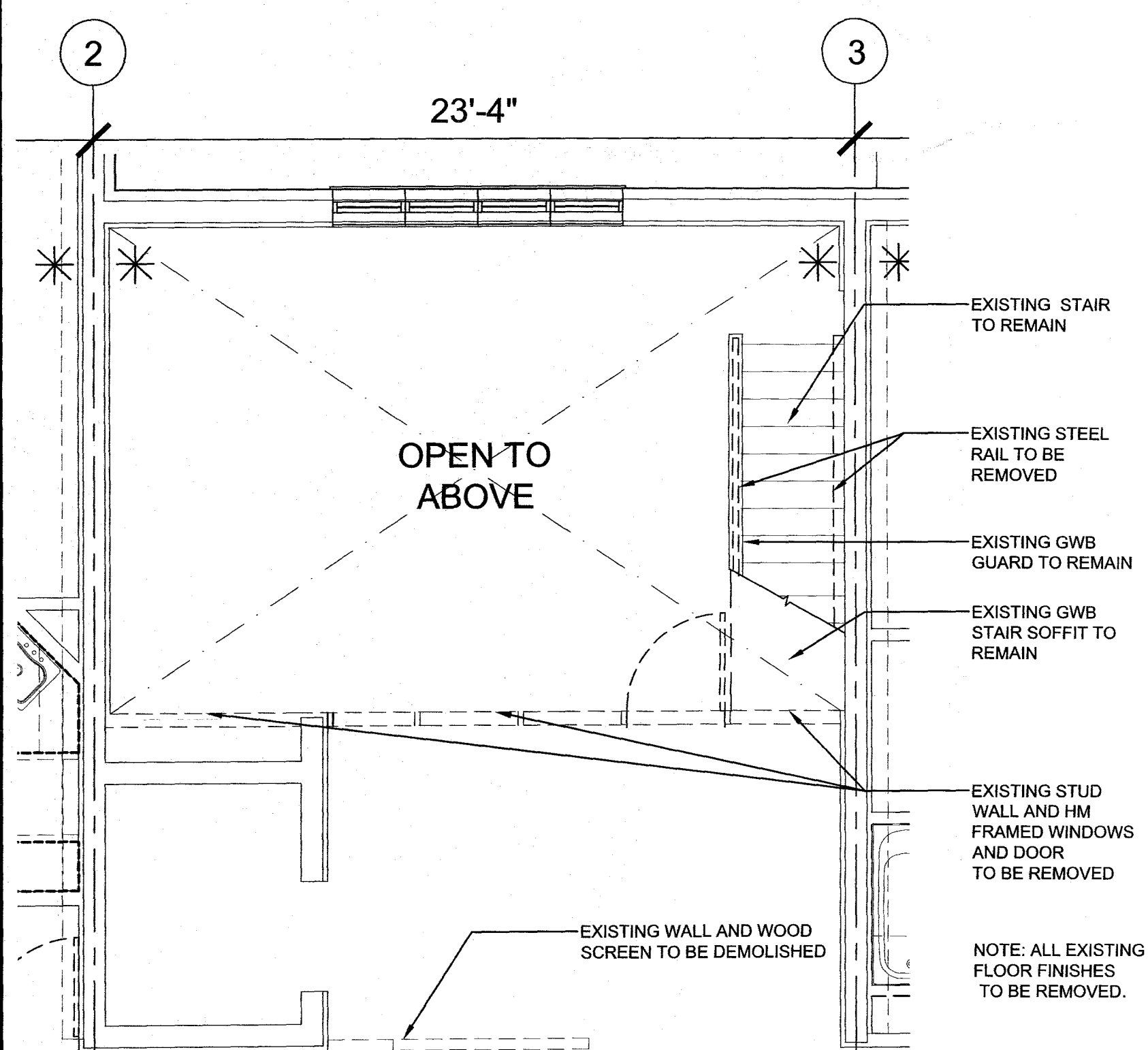
0 2' 4' 8'



FOURTH FLOOR-UNIT E303 NEW RCP

1/4"=1'-0"

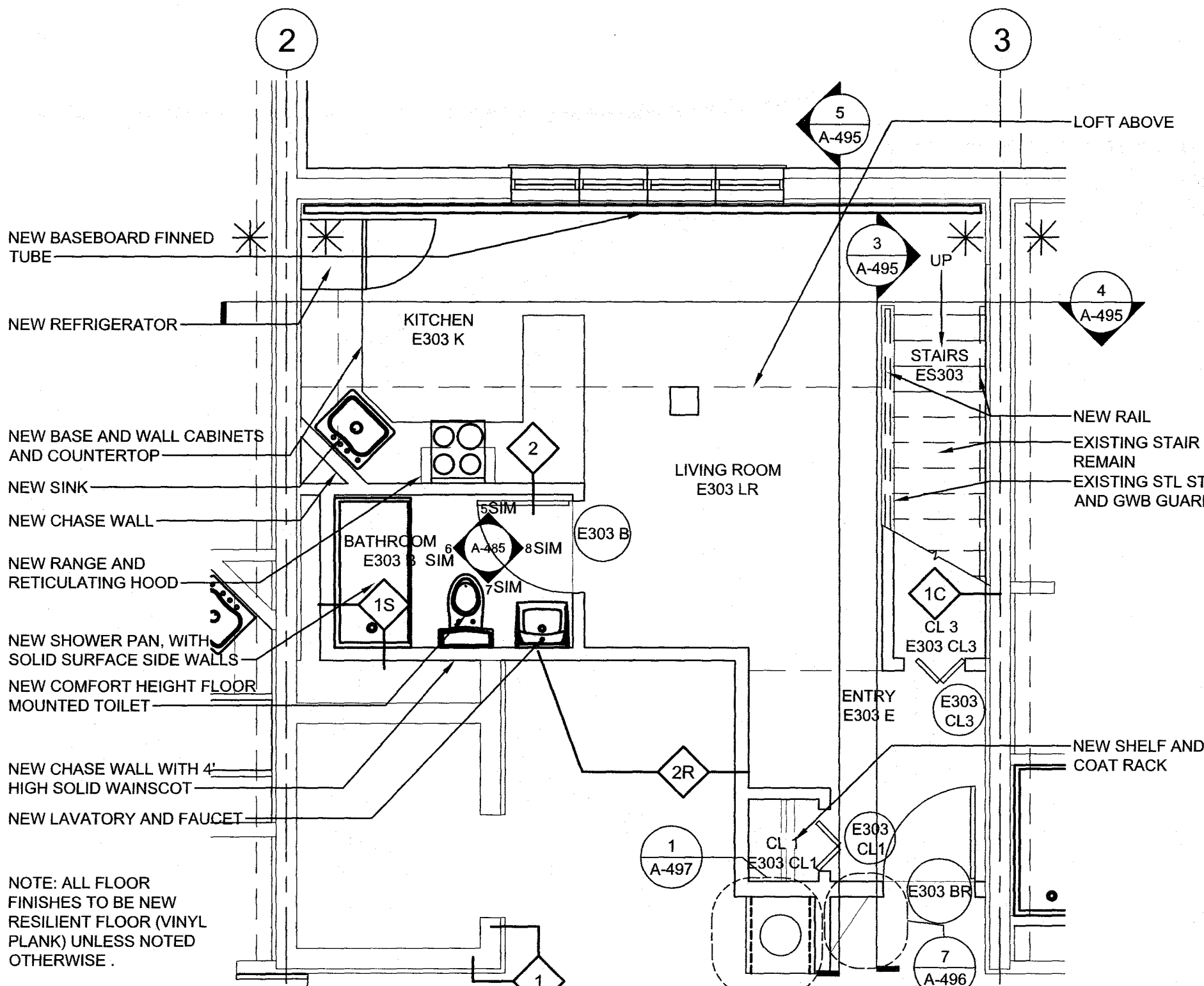
0 2' 4' 8'



THIRD FLOOR -UNIT E303 DEMOLITION PLAN

1/4"=1'-0"

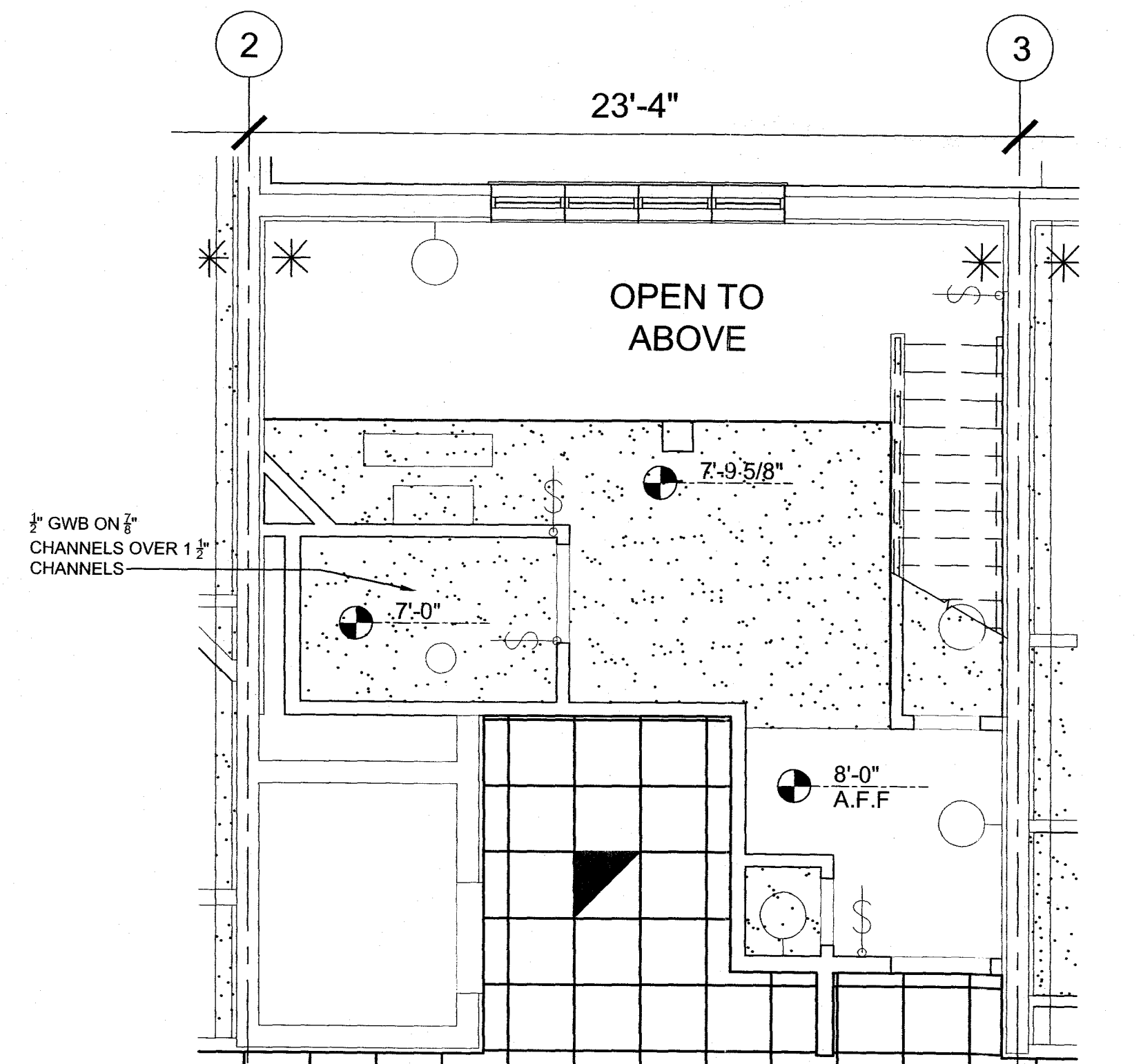
0 2' 4' 8'



THIRD FLOOR - UNIT E303 NEW PLAN

1/4"=1'-0"

0 2' 4' 8'



THIRD FLOOR - UNIT E303 NEW RCP

1/4"=1'-0"

0 2' 4' 8'

	EXISTING WALLS
	DEMOLISHED WALLS
	NEW WALLS
	CHANGE IN CEILING HEIGHT ABOVE
	LOWERED CEILING

	2' X 2' ACT CEILING TILE
	EXISTING PLANK, STRUCTURE

NOTE:

* SEE ARCHITECTURAL FLOOR PLANS FOR REMOVAL OF EXISTING GWB AND REPLACEMENT WITH NEW GWB TO ALLOW FOR REPLACEMENT OF HYDRONIC PIPING; SEE ARCHITECTURAL FLOOR PLANS FOR REMOVAL AND REPLACEMENT OF ASSOCIATED SOFFITS.

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CONSULTANTS

OWNER

Cambridge Housing Authority
362 Green Street
Cambridge MA 02139

SEALS

PROJECT IDENTIFICATION

PROJECT 1308
RENOVATION OF RUSSELL
APARTMENTS
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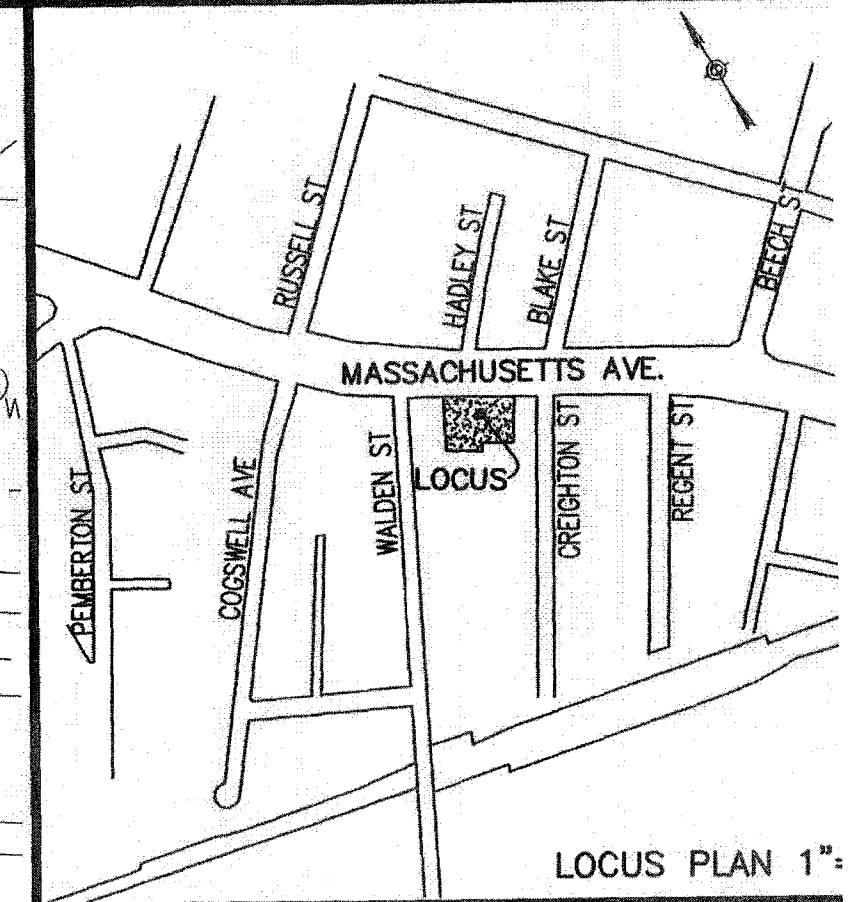
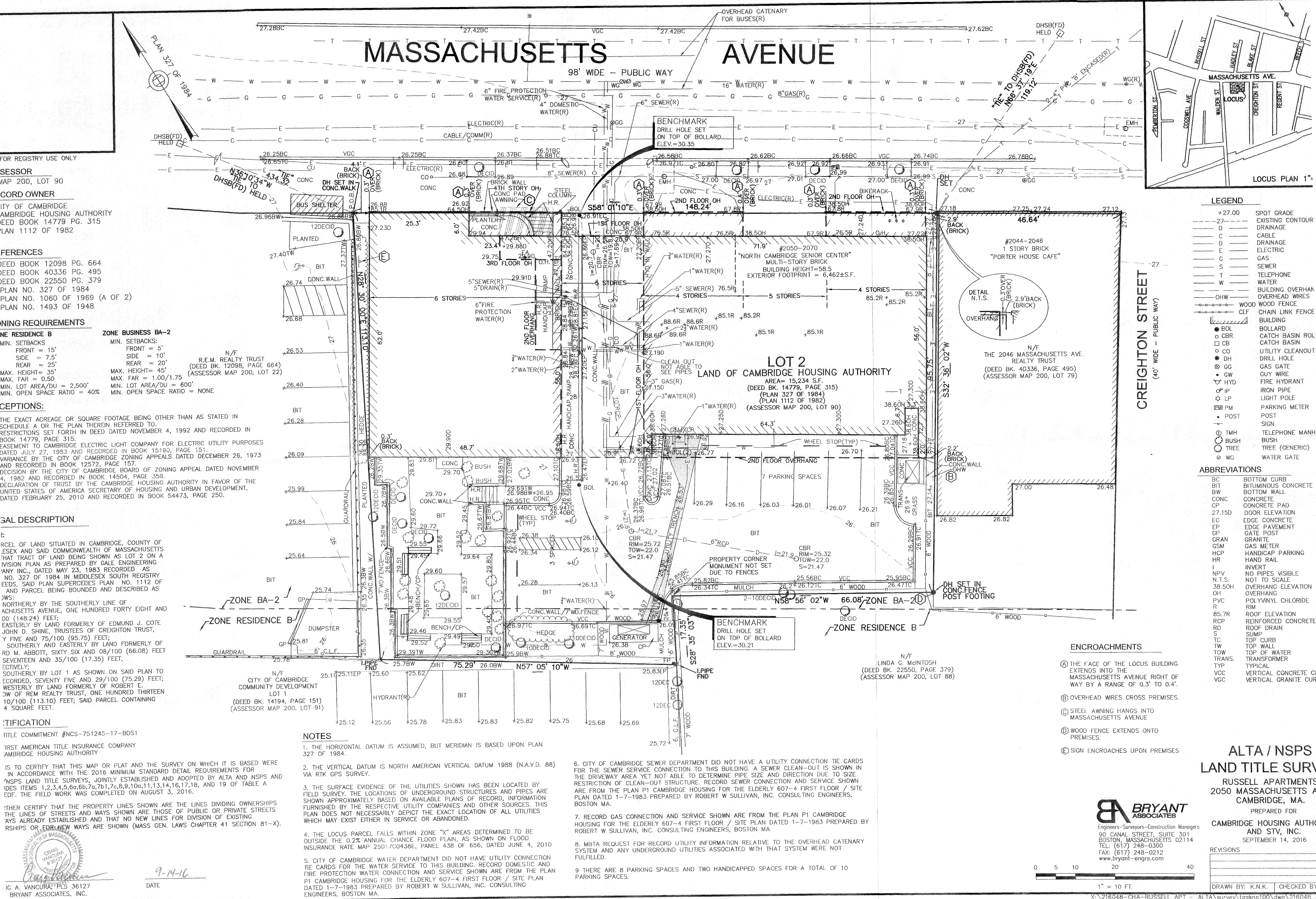
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SHEET TITLE

ARCHITECTURAL
ENLARGED UNIT
E PLANS

A-461



LEGEND	
+27.00	SPOT GRADE
-27	EXISTING CONTOUR
D	DRAINAGE
C	CABLE
D	DRAINAGE
E	ELECTRIC
G	GAS
S	SEWER
T	TELEPHONE
W	WATER
OH	BUILDING OVERHANG
OH	OVERHEAD WIRES
W	WOOD FENCE
CLF	CHAIN LINK FENCE
	BUILDING
BOL	BOLLARD
CB	CATCH BASIN ROLL
CB	CATCH BASIN
CO	UTILITY CLEANOUT
DH	DRILL HOLE
GG	GAS GATE
GW	GUY WIRE
HYD	FIRE HYDRANT
IP	IRON PIPE
LP	LIGHT POLE
PM	PARKING METER
POST	POST
SIGN	SIGN
TMH	TELEPHONE MANHOLE
BUSH	BUSH
TREE	TREE (GENERIC)
WG	WATER GATE

ABBREVIATIONS	
BC	BOTTOM CURB
BIT	BITUMINOUS CONCRETE
BW	BOTTOM WALL
CONC	CONCRETE
CP	CONCRETE PAD
27.15D	DOOR ELEVATION
EC	EDGE CONCRETE
EP	EDGE PAVEMENT
GP	GATE POST
GRAN	GRANITE
GSM	GAS METER
HCP	HANDICAP PARKING
HR	HAND RAIL
I	INVERT
NPV	NO PIPES VISIBLE
N.T.S.	NOT TO SCALE
38.50H	OVERHANG ELEVATION
OH	OVERHANG
PVC	POLYVINYL CHLORIDE
RIM	RIM
85.7R	ROOF ELEVATION
RCP	REINFORCED CONCRETE
RD	ROOF DRAIN
S	SUMP
TC	TOP CURB
TW	TOP WALL
TOW	TOP OF WATER
TRANS.	TRANSFORMER
TYP	TYPICAL
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB

- ENCROACHMENTS**
- (A) THE FACE OF THE LOCUS BUILDING EXTENDS INTO THE MASSACHUSETTS AVENUE RIGHT OF WAY BY A RANGE OF 0.3' TO 0.4'.
 - (B) OVERHEAD WIRES CROSS PREMISES.
 - (C) STEEL AWNING HANGS INTO MASSACHUSETTS AVENUE
 - (D) WOOD FENCE EXTENDS ONTO PREMISES.
 - (E) SIGN ENCROACHES UPON PREMISES

ALTA / NSPS
LAND TITLE SURVEY
RUSSELL APARTMENTS
2050 MASSACHUSETTS AVENUE
CAMBRIDGE, MA.
PREPARED FOR
CAMBRIDGE HOUSING AUTHORITY
AND STV, INC.
SEPTEMBER 14, 2016

REVISIONS

DRAWN BY: K.N.K. CHECKED BY:

FOR REGISTRY USE ONLY

SESSOR

MAP 200, LOT 90

CORD OWNER

ITY OF CAMBRIDGE

CAMBRIDGE HOUSING AUTHORITY

DEED BOOK 14779 PG. 315

PLAN 1112 OF 1982

FERENCES

DEED BOOK 12098 PG. 664

DEED BOOK 40336 PG. 495

DEED BOOK 22550 PG. 379

PLAN NO. 327 OF 1984

PLAN NO. 1060 OF 1969 (A OF 2)

PLAN NO. 1493 OF 1948

MINING REQUIREMENTS

NE RESIDENCE B

MIN. SETBACKS:

FRONT = 5'

SIDE = 10'

REAR = 20'

MAX. HEIGHT = 45'

MAX. FAR = 1.00/1.75

MIN. LOT AREA/DU = 600'

MIN. OPEN SPACE RATIO = NONE

CEPTIONS:

THE EXACT ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN THEREIN REFERRED TO.

RESTRICTIONS SET FORTH IN DEED DATED NOVEMBER 4, 1992 AND RECORDED IN BOOK 14779, PAGE 315.

EASEMENT TO CAMBRIDGE ELECTRIC LIGHT COMPANY FOR ELECTRIC UTILITY PURPOSES DATED JULY 27, 1983 AND RECORDED IN BOOK 15190, PAGE 151.

VARIANCE BY THE CITY OF CAMBRIDGE ZONING APPEALS DATED NOVEMBER 4, 1982 AND RECORDED IN BOOK 12572, PAGE 157.

AND RECORDED BY THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL DATED NOVEMBER 4, 1982 AND RECORDED IN BOOK 14504, PAGE 359.

DECLARATION OF TRUST BY THE CAMBRIDGE HOUSING AUTHORITY IN FAVOR OF THE UNITED STATES OF AMERICA SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED FEBRUARY 25, 2010 AND RECORDED IN BOOK 54473, PAGE 250.

GAL DESCRIPTION

2.

ROEL OF LAND SITUATED IN CAMBRIDGE, COUNTY OF ESSEX AND SAID COMMONWEALTH OF MASSACHUSETTS THAT TRACT OF LAND BEING SHOWN AS LOT 2 ON A DIVISION PLAN AS PREPARED BY GALE ENGINEERING ANY INC., DATED MAY 23, 1983 RECORDED AS NO. 327 OF 1984 IN MIDDLESEX SOUTH REGISTRY EEDS, SAID PLAN SUPERCEDES PLAN NO. 1112 OF AND PARCEL BEING BOUNDED AND DESCRIBED AS JWS:

NORTHERLY BY THE SOUTHERLY LINE OF ACCHUSETTS AVENUE, ONE HUNDRED FORTY EIGHT AND 00 (148.24) FEET;

EASTERLY BY LAND FORMERLY OF EDMUND J. COTE JOHN D. SHINE, TRUSTEES OF CREIGHTON TRUST, Y FIVE AND 75/100 (95.75) FEET;

SOUTHERLY AND EASTERLY BY LAND FORMERLY OF RD. M. ABBOTT, SIXTY SIX AND 08/100 (66.08) FEET SEVENTEEN AND 35/100 (17.35) FEET,

ECTIVELY:

SOUTHERLY BY LOT 1 AS SHOWN ON SAID PLAN TO ECORDED, SEVENTY FIVE AND 29/100 (75.29) FEET; WESTERLY BY LAND FORMERLY OF ROBERT E. OW OF REM REALTY TRUST, ONE HUNDRED THIRTEEN 4/100 (113.10) FEET; SAID PARCEL CONTAINING 4 SQUARE FEET.

TIFICATION

TITLE COMMITMENT #NCS-751245-17-BOS1

IRST AMERICAN TITLE INSURANCE COMPANY

AMBRIDGE HOUSING AUTHORITY

IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR 'NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND IDES ITEMS 1,2,3,4,5,6a,6b,7a,7b,7c,8,9,10a,11,13,14,16,17,18, AND 19 OF TABLE A EOF. THE FIELD WORK WAS COMPLETED ON AUGUST 3, 2016.

ITHER CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING OWNERSHIPS THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS 'AYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING RSHIPS OR FOR NEW WAYS ARE SHOWN (MASS GEN. LAWS CHAPTER 41 SECTION 81-X).

IC A. VANCURAT PLS 36127

BRYANT ASSOCIATES, INC.

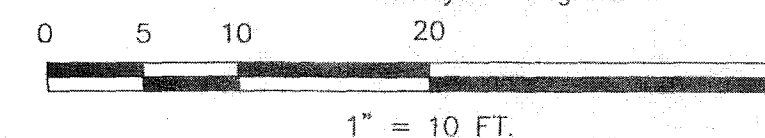
9-14-16

DAT

NOTES

1. THE HORIZONTAL DATUM IS ASSUMED, BUT MERIDIAN IS BASED UPON PLAN 327 OF 1984.
2. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL 1988 (N.A.V.D. 88) VIA RTK GPS SURVEY.
3. THE SURFACE EVIDENCE OF THE UTILITIES SHOWN HAS BEEN LOCATED BY FIELD SURVEY. THE LOCATIONS OF UNDERGROUND STRUCTURES AND PIPES ARE SHOWN APPROXIMATELY BASED ON AVAILABLE PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES AND OTHER SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST EITHER IN SERVICE OR ABANDONED.
4. THE LOCUS PARCEL FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 2501/C0438E, PANEL 438 OF 656, DATED JUNE 4, 2010
5. CITY OF CAMBRIDGE WATER DEPARTMENT DID NOT HAVE UTILITY CONNECTION TIE CARDS FOR THE WATER SERVICE TO THIS BUILDING. RECORD DOMESTIC AND FIRE PROTECTION WATER CONNECTION AND SERVICE SHOWN ARE FROM THE PLAN P1 CAMBRIDGE HOUSING FOR THE ELDERLY 607-4 FIRST FLOOR / SITE PLAN DATED 1-7-1983 PREPARED BY ROBERT W SULLIVAN, INC. CONSULTING ENGINEERS, BOSTON MA.

6. CITY OF CAMBRIDGE SEWER DEPARTMENT DID NOT HAVE A UTILITY CONNECTION TIE CARDS FOR THE SEWER SERVICE CONNECTION TO THIS BUILDING. A SEWER CLEAN-OUT IS SHOWN IN THE DRIVEWAY AREA YET NOT ABLE TO DETERMINE PIPE SIZE AND DIRECTION DUE TO SIZE RESTRICTION OF CLEAN-OUT STRUCTURE. RECORD SEWER CONNECTION AND SERVICE SHOWN ARE FROM THE PLAN P1 CAMBRIDGE HOUSING FOR THE ELDERLY 607-4 FIRST FLOOR / SITE PLAN DATED 1-7-1983 PREPARED BY ROBERT W SULLIVAN, INC. CONSULTING ENGINEERS, BOSTON MA.
7. RECORD GAS CONNECTION AND SERVICE SHOWN ARE FROM THE PLAN P1 CAMBRIDGE HOUSING FOR THE ELDERLY 607-4 FIRST FLOOR / SITE PLAN DATED 1-7-1983 PREPARED BY ROBERT W SULLIVAN, INC. CONSULTING ENGINEERS, BOSTON MA.
8. MBTA REQUEST FOR RECORD UTILITY INFORMATION RELATIVE TO THE OVERHEAD CATENARY SYSTEM AND ANY UNDERGROUND UTILITIES ASSOCIATED WITH THAT SYSTEM WERE NOT FULFILLED.
9. THERE ARE 8 PARKING SPACES AND TWO HANDICAPPED SPACES FOR A TOTAL OF 10 PARKING SPACES.



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www.bryant-engrs.com