SPECIAL PERMIT APPLICATION
DEVELOPMENT OF 95-99 ELMWOOD STREET
CAMBRIDGE, MASSACHUSETTS

FRONT VIEW

PREPARED BY:
ARCHITECT
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LANDSCAPE ARCHITECT
BLAIR HINES DESIGN ASSOCIATES
318 HARVARD ST, SUITE 25
BROOKLINE, MA 02446
PH (617) 735-1160

LIST OF DRAWINGS

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CAMERON AVE.

LOCUS PLAN

95-99 ELMWOOD STREET

ALEWIVE LINEAR PARK
NOTES:
1. THE SUBJECT PROPERTIES ARE SHOWN AS LOT 114 AND LOT 115 ON THE CITY OF CAMBRIDGE ASSESSOR'S MAP No. 183.
2. THE SUBJECT PROPERTIES SHOWN HEREON ARE SHOWN AS "LOT C" AND "LOT D" ON PLAN NO. 201 OF 1951, RECORDED IN BOOK 7707, PAGE 396. THE LOT LINES OF BOTH LOT C AND LOT D WERE RECONFIGURED ON A SUBSEQUENT PLAN RECORDED AS PLAN NO. 33 OF 1952, BOOK 7850-END. THE LINES AS SHOWN ON PLAN NO. 33 OF 1952 WERE HELD HEREON.
3. THE ABUTTING PARCEL SHOWN HEREON AS OWNED BY MARY L. BISHOP IS SHOWN ON PLAN NO. 345 OF 1957 AS "LOT C". NO RECORD OF FURTHER CONVEYANCE BY MARY L. BISHOP WAS FOUND BY THE UNDERSIGNED AS HAVING BEEN RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
4. THE CITY OF CAMBRIDGE HAS NO RECORD OF ACCEPTANCE FOR THAT PORTION OF ELMWOOD STREET LOCATED IN CAMBRIDGE AS PER THE TOWN CLERK'S OFFICE OF THE CITY OF CAMBRIDGE.
5. THE SUBJECT PROPERTIES ARE ZONED BA-2, AS SHOWN FROM THE CITY OF CAMBRIDGE ZONING MAP.
6. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN FROM THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 419 OF 656, MAP NUMBER 25017-C-0419E, EFFECTIVE DATE: JUNE 4, 2010.
7. THE VERTICAL DATUM SHOWN IS ASSUMED.
8. ALL SUBSURFACE UTILITIES SHOWN ARE BASED ON EVIDENCE AS OBSERVED FROM THE GROUND SURFACE AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE UNDERSIGNED MAKES NO PROFESSIONAL OR OTHER CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY SUBSURFACE UTILITY. THIS PLAN SHOULD NOT BE SOLELY RELIED UPON FOR ANY SUBSURFACE EXCAVATION. IT IS THE RESPONSIBILITY OF ANY CONTRACTOR PERFORMING SUBSURFACE WORK TO CONTACT DIG-SAFE PRIOR TO ANY SUBSURFACE EXCAVATION.
Sloped walk less than 5% for Alewife Linear Park access. Replace fence with guardrail to Alewife Linear Park Standards. Proposed Cobblestone stabilizing 3:1 slope. Existing tree to remain. Proposed Cobblestone stabilizing 3:1 slope. Existing tree to remain.SITE PLAN
95-99 Elmwood | Cambridge
TREE MITIGATION PLAN

95-99 Elmwood | Cambridge
BIKE SHELTER ELEVATION

SCALE: 1/4" = 1'-0"

BIKE SHELTER PLAN

SCALE: 1/4" = 1'-0"

WALL

WOOD SLAT FENCE

EXIST. CMU WALL

6' HEIGHT PRIVACY WOOD SLATS FENCE

34' HEIGHT U-RACK, TY

FRONT VIEW

BIKE SHELTER PLAN

5' BIKE SPACES

TANDEM SPACE

SECURED DOOR

6' HEIGHT PRIVACY WOOD SLATS FENCE

PLANTER

TANDEM SPACE

7'-2" (10'-0"

20'-6"

34 35 36
ADDITIONAL SHADOW

PROPOSED

95-99 ELMWOOD

SOMERVILLE COMMUNITY PATH

EXISTING

ELMWOOD ST

EXISTING

CAMERON

40

32

28

24

18-20

16

14

CAMERON

40

32

28

24

18-20

16

14

CAMERON

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX

A0.5
SHADOW STUDY - JUNE 21
SHADOW STUDY - DECEMBER 21
TYPE 1 - FENCE ALONG REAR WALL. 6' HEIGHT EXISTING CMU WALL PAINTED & TOPPED W/ WD SLAT FENCE. 3" x 11" E FENCE.

TYPE 2 - FENCE ALONG LINEAR PARK. 3' HEIGHT METAL FENCE. 3' HEIGHT OPEN WOOD SLAT FENCE.

TYPE 3 - FENCE NEAR HC VAN SPACE. 3' HEIGHT OPEN WOOD SLAT FENCE. WD SLAT FENCE, HEIGHTS VARY.

TYPE 4 - FENCE AROUND PRIVATE PATIOS: WD SLAT FENCE, HEIGHTS VARY.

OUTDOOR LIGHTING: ALL TO BE DARK SKY COMPLIANT & LED
A) 30" HEIGHT BOLLARD ALONG LINEAR PARK
B) WALL SCONCE ON PRIVATE PATIOS
C) LOW WALL SCONCE AT ENTRIES
D) WALL SCONCE ON RETAIL SPACE
E) SPOT LIGHT ON LANDSCAPED AREAS
FIBER CEMENT LAP SIDING

FIBER CEMENT LAP SIDING COLOR #1

FIBER CEMENT LAP SIDING COLOR #2

FIBER GLASS CASEMENT WINDOWS

FIBER GLASS CASEMENT WINDOWS

FIBER CEMENT WOOD FINISH SIDING

FIBER CEMENT WOOD FINISH SIDING

METAL FRENCH BALCONIES

SOUTH ELEVATION

FIBER CEMENT PANEL & FIBER GLASS CASEMENT WINDOWS
FIRST FLOOR PLAN

UNIT COUNT

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34 PARKING SPACES
35 COVERED BIKE SPACES
4 SHORT TERM BIKE SPACES

NOTE FOR PLANNING PURPOSES. BASED ON PLAN OF EXISTING CONDITIONS BY PRIM ENGINEERING, INC. P.O. BOX 1086, 350 BEDFORD ST, LAKEVILLE, MA 02347.