

## TEAM

### OWNER/ DEVELOPER:

Dinosaur Capital Partners, LLC  
101 Huntington Avenue, Boston MA 02199

ARCHITECT: ICON architecture, inc  
38 Chauncy Street, Boston MA 02111

CIVIL/LANDSCAPE: Stantec  
141 Portland Street, Boston MA 02114

ELECTRICAL ENGINEER: Vincent A. Dilorio, Inc.  
89 Access Road, Suite 18, Norwood MA 02062

STRUCTURAL ENGINEER: Souza True and Partners, Inc.  
653 Mount Auburn Street, Watertown, MA 02472

MECHANICAL/PLUMBING AND FIRE PROTECTION:  
R.W. Sullivan Engineering  
529 Main St. Suite 203, Boston, MA 02129



# RESIDENCES AT 240 SIDNEY STREET CAMBRIDGE, MA SPECIAL PERMIT APPLICATION UPDATE July 30, 2013

## DRAWING LIST

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# ZONING DIMENSIONAL FORM

Project Address: 240 Sidney Street Application Date: 15 March 2013 (Revised 7/30/13)

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	54,130	5,000	54,130	
Lot Width (ft)	300	50	300	
Total Gross Floor Area (sq ft)	36,408	105,554	96,431	
Residential Base	0	81,195	74,178	
Non-Residential Base	36,408	n/a	n/a	
Inclusionary Housing Bonus	0	24,359	22,253	
Total Floor Area Ratio	0.67	1.95	1.78	
Residential Base	n/a	1.50	1.37	
Non-Residential Base	0.67	n/a	n/a	
Inclusionary Housing Bonus	n/a	.45	.41	
Total Dwelling Units	0	107	96	
Base Units	0	83	74	
Inclusionary Bonus Units	0	24	22	
Base Lot Area / Unit (sq ft)	0	650	731	
Total Lot Area / Unit (sq ft)	0	506	564	
Building Height(s) (ft)	26'	45'/60' <sup>1</sup>	35'/45'	
Front Yard Setback (ft)	0	10'	10'/21' <sup>2</sup>	
Side Yard Setback –(ft)	n/a	n/a	n/a	
Side Yard Setback –(ft)	n/a	n/a	n/a	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	<3%	15%	30%	
Private Open Space	0%	n/a	5%	
Permeable Open Space	<3%	n/a	10%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	67	1 per d.u. / 96	1.1 per d.u. / 106	
Bicycle Parking Spaces	0	1+ per d.u. / 100	1+ per d.u. / 100	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:

<sup>1</sup> First value in this cell and in adjacent cell to right refers to height within 100 feet of centerline of Sidney Street, second value to height on balance of the Site.  
<sup>2</sup> First value in this cell refers to setbacks on Allston Street, Sidney Street, and Putnam Avenue; second value in this cell refers to the setback on Grove Avenue.

# BUILDING AREA:

	GROSS SQ/FT
PARKING	-
1ST FLOOR	28,350
2ND FLOOR	28,718
3RD FLOOR	28,355
4TH FLOOR	10,158
4TH FLOOR ROOFDECKS	850
TOTAL GROSS FLOOR AREA PER ZONING (NOT INCL.PARKING)	96,431

# UNIT MIX:

	S	1BR	1BR +	2BR	3BR	TOTAL
1ST FLOOR	0	12	2	6	7	27
2ND FLOOR	5	11	0	10	1	27
3RD FLOOR	5	17	0	10	1	33
4TH FLOOR	0	4	0	4	1	9
TOTAL	10	44	2	30	10	96

240 SIDNEY STREET  
CAMBRIDGE, MA

DINOSAUR CAPITAL PARTNERS LLC



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STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	2013-07-31	SP UPDATE
	2013-04-15	SP ADDENDUM (G-013 ONLY)
	2013-03-22	SPECIAL PERMIT

PROJECT NO.: 21207  
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SHEET TITLE

PROJECT DATA

G-002

240 SIDNEY STREET  
CAMBRIDGE, MA

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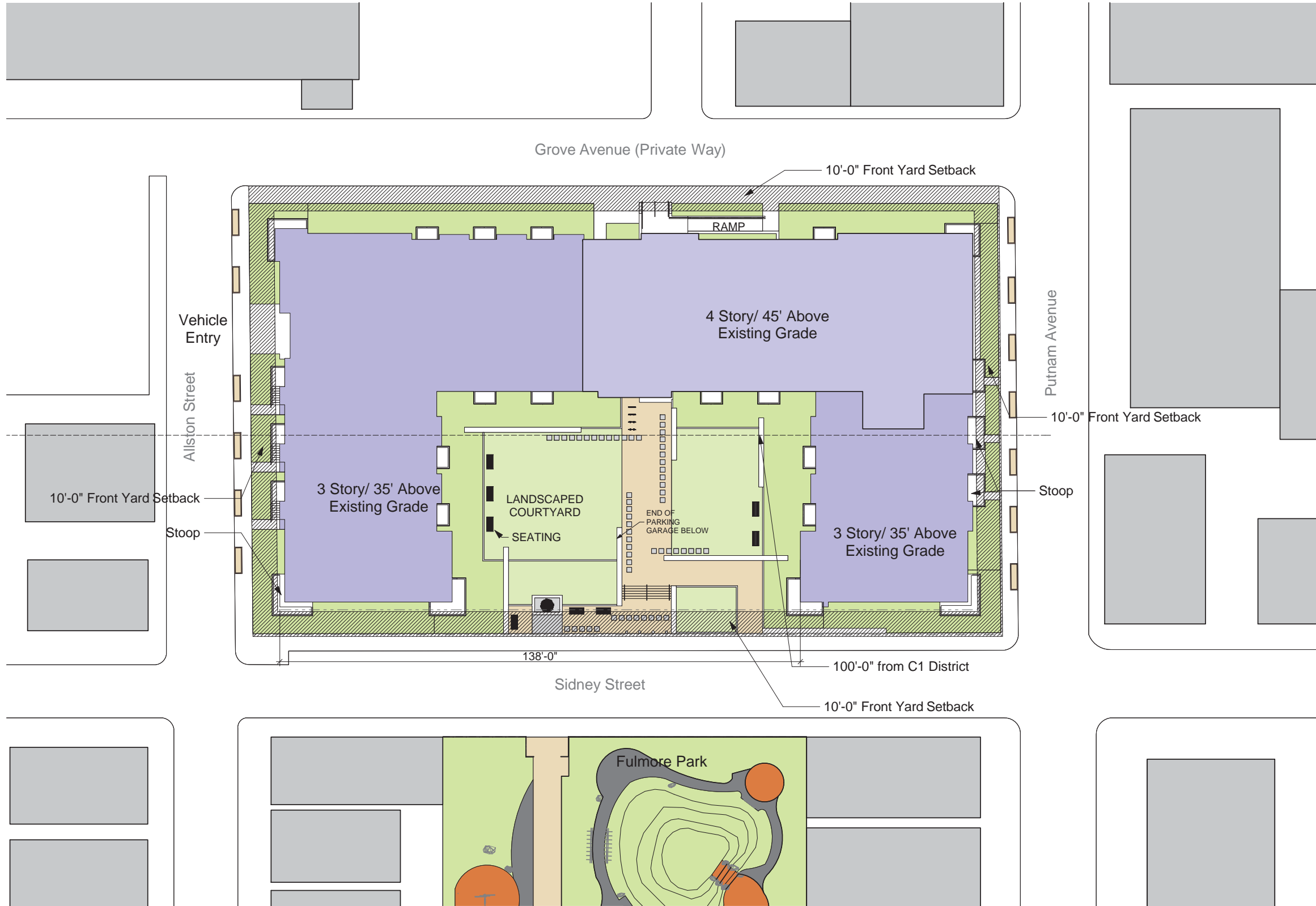
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ZONING DIAGRAM

G-003

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PROPOSED - GROVE STREET LOOKING SOUTH

240 SIDNEY  
STREET  
CAMBRIDGE, MA

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AERIAL VIEW FROM  
THE PARK

G-009



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SHEET TITLE

TOWNHOUSE VIEW FROM PUTNAM AVENUE

G-010



EXISTING - SIDNEY STREET LOOKING NORTH



PROPOSED - SIDNEY STREET LOOKING NORTH



EXISTING - SIDNEY STREET LOOKING SOUTH



PROPOSED - SIDNEY STREET LOOKING SOUTH

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BUILDING VIEWS  
EXISTING &  
PROPOSED

G-011



EXISTING - PUTNAM AVENUE LOOKING WEST



PROPOSED - PUTNAM AVENUE LOOKING WEST



EXISTING - GROVE STREET LOOKING SOUTH



PROPOSED - GROVE STREET LOOKING SOUTH

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BUILDING VIEWS  
EXISTING &  
PROPOSED

G-012

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SHEET TITLE

BICYCLE PARKING PLAN

G-013



1 LONGTERM BIKE PARKING  
DERO HOOP RACK  
ACCESSED VIA ELEVATOR  
(100 BIKE SPACES)



2 SHORT TERM BIKE PARKING  
DERO ARC RACK  
(10 SPACES)



0 1/2" 1" 2" TOTAL BIKE PARKING : 110





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**NEIGHBORHOOD CONTEXT PLAN**

**L-001**





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LANDSCAPE SITE  
PLAN

L-002



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SHEET TITLE

LANDSCAPE COURTYARD PLAN

L-003



SHRUBS & GROUNDCOVER

BENCH MATERIAL:  
• WOOD  
• METAL  
• RECYCLED PAPER

GROUNDCOVER, PERENNIALS & ORNAMENTAL GRASSES

SHADE / STREET TREES:  
• GINKGO  
• TULIP  
• MAPLE

FEATURE AREA:  
• SCULPTURE  
• FOUNTAIN  
• REFLECTING POOL

ORNAMENTAL TREES:  
• STEWARTIA  
• DOGWOOD  
• PAPERBARK MAPLE  
• MAGNOLIA

PAVING PATTERN:  
• LINEAR  
• SQUARE  
• ANGLED  
• MULTI SIDED

PERENNIALS & ORNAMENTAL GRASSES

LIGHTING:  
RECESSED WALL LIGHTS  
POLE LIGHTS  
BOLLARD LIGHTS

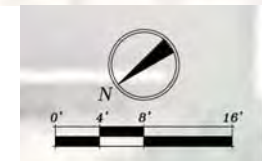
LAWN MATERIAL:  
• NATURAL TURF  
• SYNTHETIC W/ORGANIC INFILL

WALL MATERIAL:  
• FIELDSTONE  
• BRICK  
• GRANITE

PAVING MATERIAL:  
• PERMEABLE PAVERS  
• BRICK  
• GRANITE

Sidney Street

Sidney Street



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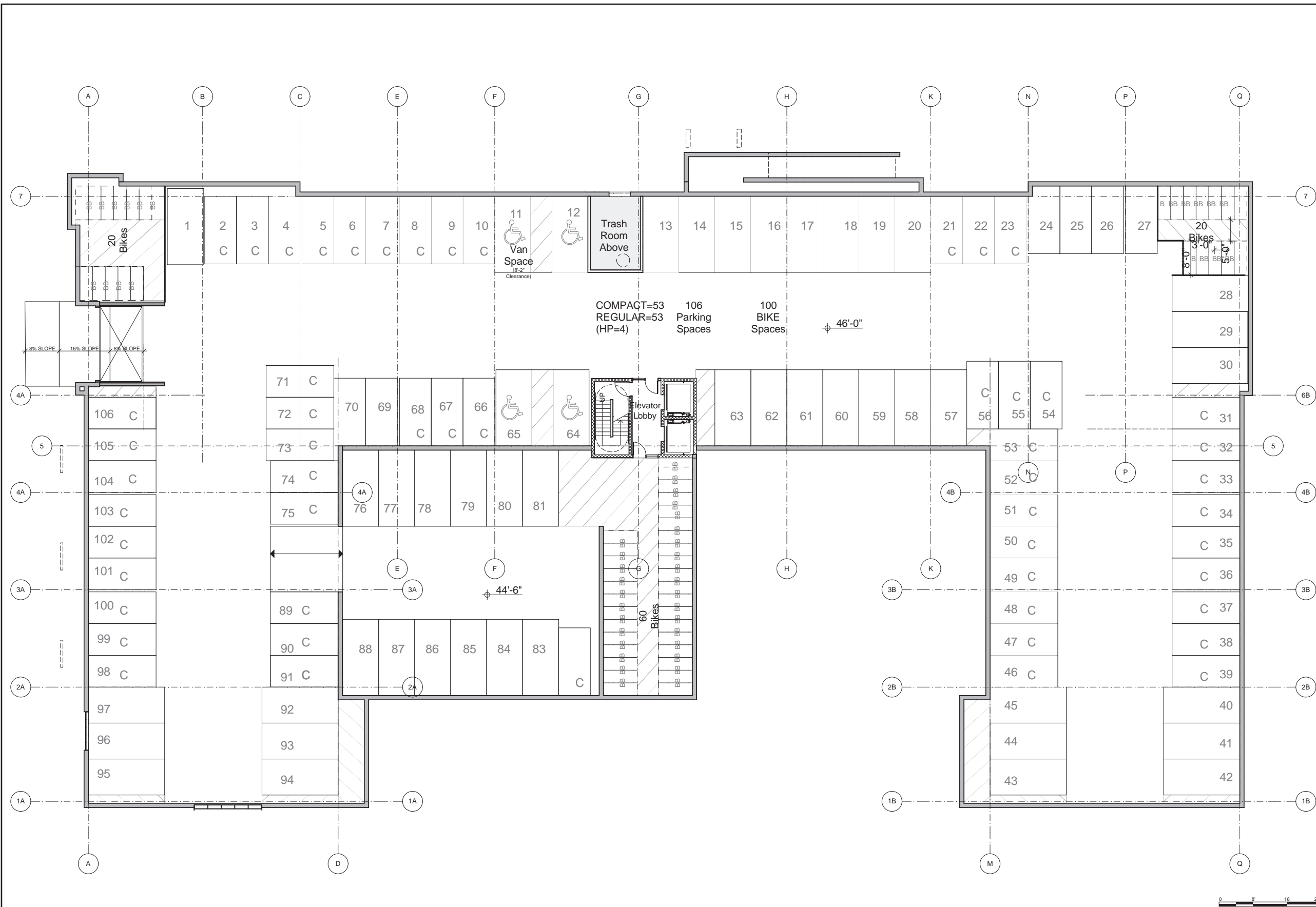
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SHEET TITLE

PARKING LEVEL PLAN

A-101



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SHEET TITLE

GROUND FLOOR PLAN

A-102



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SECOND FLOOR PLAN

A-103



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SHEET TITLE

THIRD FLOOR PLAN

A-104



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FOURTH FLOOR PLAN

A-105



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KEY PLAN

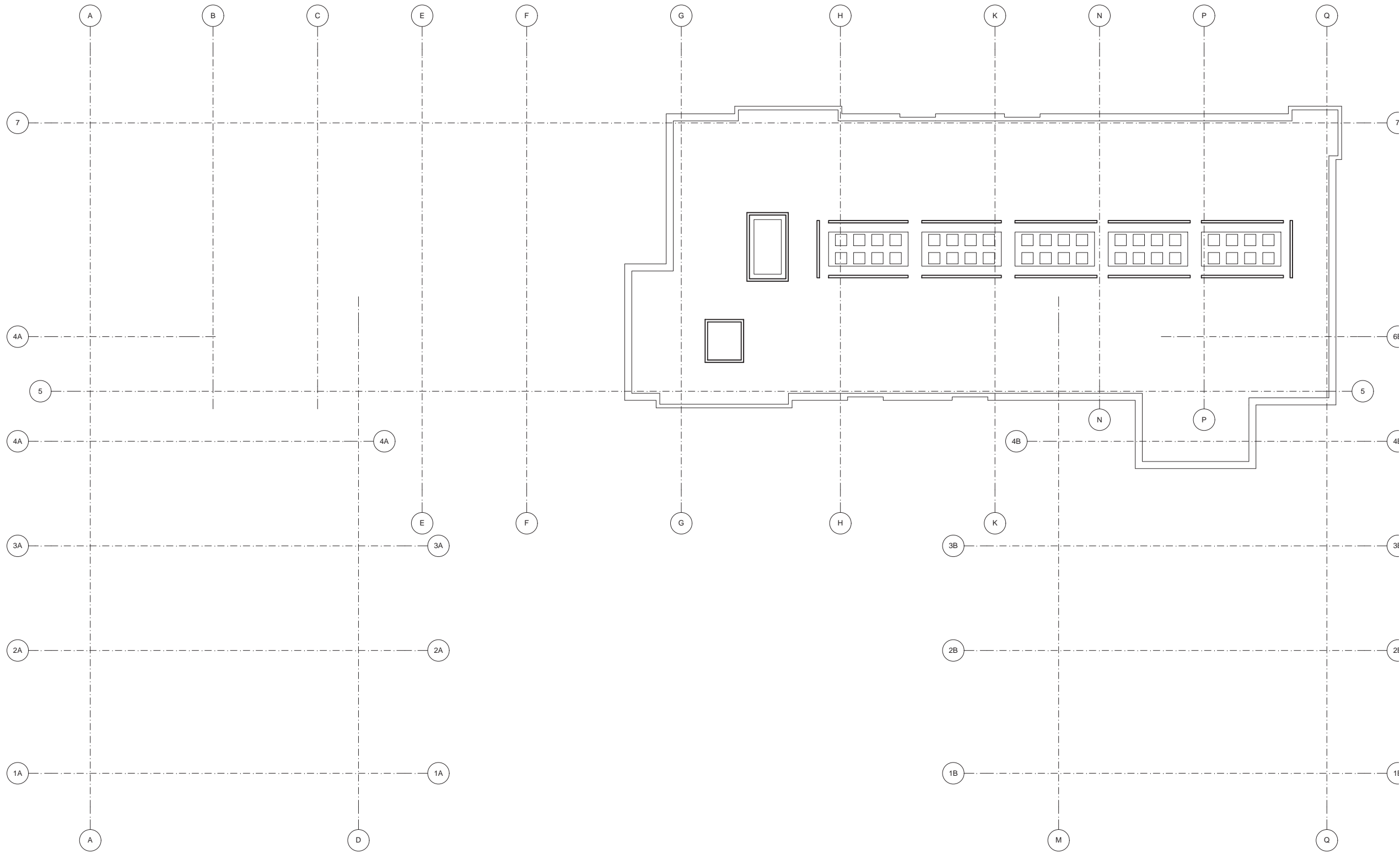
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ROOF PLAN

A-106



1 ROOF  
SCALE: 3/32" = 1'-0"

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BUILDING ELEVATIONS

A-201



2 PUTNAM AVENUE ELEVATION  
SCALE: 3/32" = 1'-0"



1 SIDNEY STREET ELEVATION  
SCALE: 3/32" = 1'-0"

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SHEET TITLE

BUILDING ELEVATIONS

A-202



2 ALLSTON STREET ELEVATION  
SCALE: 3/32" = 1'-0"



1 GROVE STREET ELEVATION  
SCALE: 3/32" = 1'-0"