

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



FRONT VIEW

PREPARED BY:

ARCHITECT

**PETER QUINN
ARCHITECTS LLC**

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

SURVEYOR

**PRIME ENGINEERING
INC.**

350 BEDFORD ST.
LAKEVILLE, MA 02347
PH (508) 947-0050

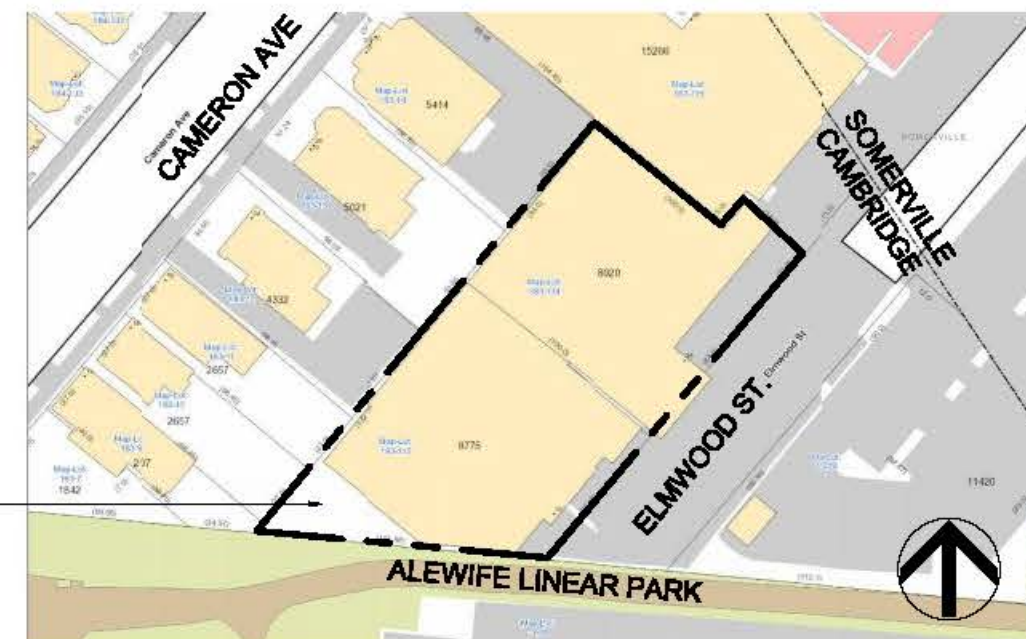
LANDSCAPE ARCHITECT

**BLAIR HINES DESIGN
ASSOCIATES**

318 HARVARD ST. SUITE 25
BROOKLINE, MA 02446
PH (617) 735-1180

**95-99 ELMWOOD
STREET**

LIST OF DRAWINGS	NEIGH. MTG 01/13/16	SP APPLIC 02/01/16	REV 01 03/30/16
GENERAL			
T1.0 COVER SHEET	X	X	
Z1.1 ZONING COMPLIANCE	X	X	
Z1.2 ZONING COMPLIANCE	X	X	
1 OF 1 PLAN OF EXISTING CONDITIONS	X	X	
EX.1 EXISTING CONDITION PHOTOS	X	X	
EX.2 EXISTING CONDITION PHOTOS	X	X	
L-1 LANDSCAPE SITE PLAN		X	
L-2 TREE SURVEY		X	
L-3 TREE MITIGATION PLAN (Pending City Approval)		X	
ARCHITECTURAL			
A0.1 RENDERED SOUTH & WEST ELEVATION	X	X	
A0.2 BIKE SHELTER PLAN & ELEVATION		X	X
A0.3 3D VIEWS	X	X	
A0.4 3D VIEWS	X	X	
A0.5 SHADOW STUDY MARCH/SEPT		X	
A0.6 SHADOW STUDY JULY		X	
A0.7 SHADOW STUDY DECEMBER		X	
A0.8 SCHEMATIC LIGHTING PLAN		X	
A0.9 MATERIAL SELECTION		X	
A1.1 PARKING FLOOR PLAN	X	X	X
A1.2 FIRST FLOOR PLAN	X	X	X
A1.3 SECOND FLOOR PLAN	X	X	X
A1.4 THIRD FLOOR PLAN	X	X	X
A1.5 FOURTH FLOOR PLAN	X	X	X
A2.1 SOUTH, WEST ELEVATION & SECTION	X	X	
A2.2 NORTH & EAST ELEVATION	X	X	



LOCUS PLAN

SCALE

CONSULTANT

PROJECT

**Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA**

PREPARED FOR

**95-99 ELMWOOD
STREET LLC**

415 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

REV 01 03/30/16

SP APPLIC 02/01/16

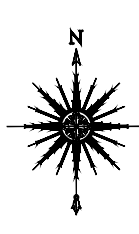
NEIGH MTG 01/13/16

CCD MTG 12/02/15

DRAWN BY ACW REVIEWED BY PQ

SHEET

T1.0



CAMERON AVE

EXISTING CURB

EXISTING CURB

SOMERVILLE
CAMBRIDGE

TANNERY BROOK ROW - RIGHT OF WAY FOR SEWER AND DRAINAGE
(SEE BK. 2485 PG. 80 & BK. 3215 PG. 187)

EXISTING CURB

EXISTING CURB

0 ELMWOOD STREET

N/F JOSE FERNANDES
76 CAMERON AVE
SOMERVILLE, MA
MAP 13 - BLOCK D - LOT 27

N/F NANCY PARISI
73 CAMERON AVE
SOMERVILLE, MA
MAP 13 - BLOCK D - LOT 24

N/F SHIRLEY E. MCCLLOUD
80 CAMERON AVE
SOMERVILLE, MA
MAP 13 - BLOCK D - LOT 26

LOT AREA
7,200 SQ.FT.
0.165 AC. ±
MAP 13 - BLOCK D - LOT 25
DEED BK. 30909 - PG. 508

SEWER/RAIN
MANHOLE
RIM=96.12
CL-TROUGH=86.22

SEWER MANHOLE
RIM=96.09
CL-TROUGH=85.81

LEGEND

- x 160 SPOT ELEVATION
- 160--- CONTOUR LINES
- x x x CHAIN LINK FENCE
- SUBSURFACE PIPE
- - - - - APPROX. TOWN LINE
- PROPERTY LINE
- OH— OVERHEAD WIRES
- G— NATURAL GAS LINE
- ⊗ GAS GATE
- ⊗ WATER GATE
- ⊙ POWER POLE
- ⊕ MANHOLE
- ⊕ ROUND CATCH BASIN
- ⊕ CATCH BASIN
- ⊕ MONITORING WELL
- BOLLARD

NOTES:

1. THE SUBJECT PROPERTIES ARE SHOWN AS LOT 114 AND LOT 115 ON THE CITY OF CAMBRIDGE ASSESSORS' MAP 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 SCALED 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 SCALED 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 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.

95 ELMWOOD STREET
LOT AREA
8,100 SQ.FT.
0.186 AC. ±
MAP 183 - LOT 114
DEED BK. 30779 - PG. 54

N/F OLES & GINETTE BERLEUS & MARIE G. THELISMOND
28 CAMERON AVE
CAMBRIDGE, MA
MAP 183 - LOT 13

N/F SERGUT WOLDE-YOHANNES, JONATHAN A. AZZARITI, EMILY BELANGER
(3 UNIT CONDOMINIUM)
24 CAMERON AVE
CAMBRIDGE, MA
MAP 183 - LOT 12

N/F KERRY MACCOURTAIN, DAVID ZLOTOLUSKY,
(2 UNIT CONDOMINIUM)
18 - 20 CAMERON AVE
CAMBRIDGE, MA
MAP 183 - LOT 11

N/F JACENA MIKULKA & RAYMOND H. YOUNG TRUST
16 CAMERON AVE
CAMBRIDGE, MA
MAP 183 - LOT 10

N/F COMMONWEALTH GAS COMPANY
PROPERTY TAX DEPT.
14 CAMERON AVE
CAMBRIDGE, MA
MAP 183 - LOT 9

99 ELMWOOD STREET
LOT AREA
9,435 SQ.FT.
0.217 AC. ±
MAP 183 - LOT 115
DEED BK. 30779 - PG. 52

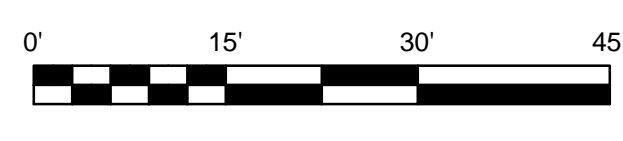
MANHOLE
RIM=96.22
4"METAL INV.= 94.78
BOTTOM OF STRUCTURE=88.11
NO PIPE OUT VISIBLE

CATCH BASIN
RIM=96.10
6"PVC IN= 94.25
6"PVC ELBOW IN= 93.3±

CATCH BASIN
RIM=95.85
BOTTOM OF STRUCTURE=88.60
NO PIPES IN OR OUT VISIBLE

SITE BENCHMARK
SPIKE SET IN PP#113-11/1
ELEV. = 100.00 (ASSUMED)

CATCH BASIN
RIM=99.86
12"RCP INV.=95.13



DRAWING TITLE		PLAN OF EXISTING CONDITIONS		SCALE:	1" = 15'
PROJECT		95 & 99 ELMWOOD STREET CAMBRIDGE, MA		DATE:	NOV. 6, 2015
CLIENT		ADAMS REAL ESTATE MANAGEMENT CAMBRIDGE, MASSACHUSETTS		DRAWN BY:	BNP
DESIGNED BY:				CHECKED BY:	RJR
APPROVED BY:				PROJECT NO.	2130-01-01
SHEET NO.		1 OF 1		PROJECT NO.	



REV.	DATE	DESCRIPTION	BY	APP.

SEAL

CONSULTANT

PROJECT

Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION	DATE
SP APPLIC	01/25/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

SHEET



VIEW #7



VIEW #10



VIEW #8



VIEW #11



VIEW #9



VIEW #12

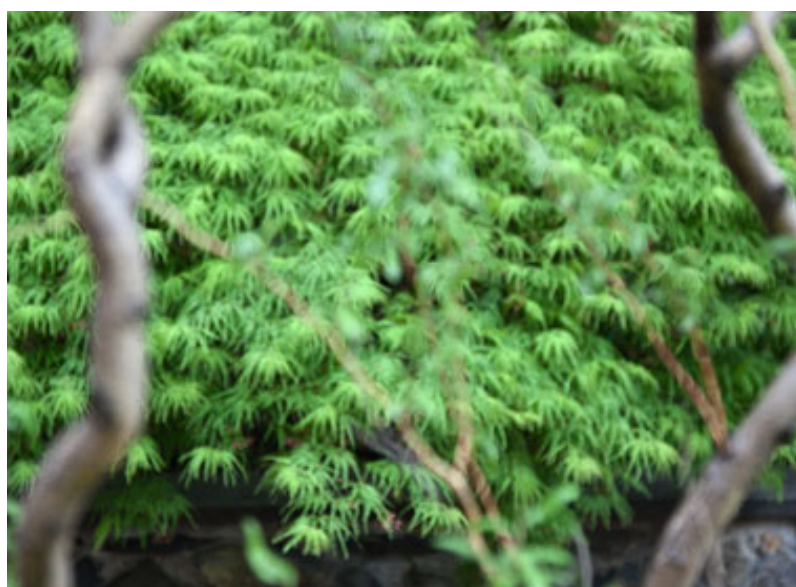


AERIAL VIEW

LEGEND

AERIAL VIEW

- VIEW #7: ALEWIFE LINEAR PARK TOWARDS MASSACHUSETTS AVE.
- VIEW #8: ALEWIFE LINEAR PARK, TROLLEY SQUARE
- VIEW #9: 7 CAMERON ST APARTMENTS
- VIEW #10: ALEWIFE LINEAR PARK, TROLLEY SQUARE TOWARDS DAVIS SQ.
- VIEW #11: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX
- VIEW #12: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX



Close Board Fence
6' height, typical
Aluminium Fence
5' height, typical
Key access Gate
5' height

Plantings outside property line
Along Alewife Linear Pathway

Aluminium Fence
5' height, typical
Close Board Fence
5' height, typical

Bike Parking (2)

Private Patios,
with gas fire bowl,
typical
Close Board Fence
4' height, typical

6' height cmu wall,
repurposed from
existing autobody shop,
topped with close board
fence

Bollards
Transformer

Close Board Fence
4' height, typical
ADA Van Space

Concrete Sidewalk

Curb and Curb Cut

Garage Entry

Bike Parking (1)
Bike Parking (1)

Curbed Planter

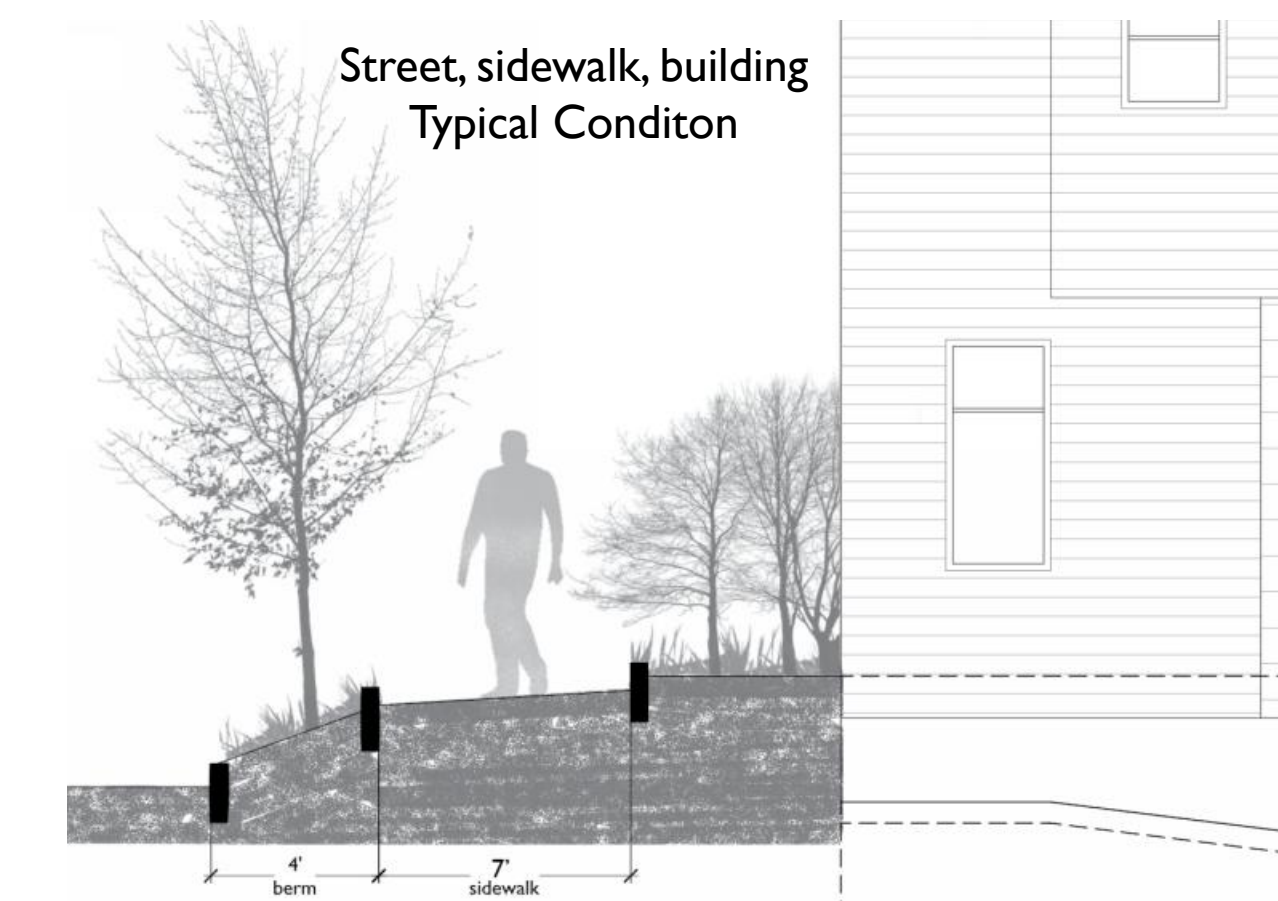
Street Tree, typical

Blair Hines Design
Associates
LANDSCAPE ARCHITECTS

Aluminium Fence 5' height, typical

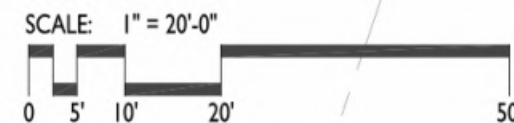
LEGEND:

	Property line		board fence
	concrete walk paving		deciduous tree
	unit pavers		evergreen tree
	asphalt paving		furniture
	curb		bike parking



SITE PLAN

95-99 Elmwood | Cambridge



LEGEND:

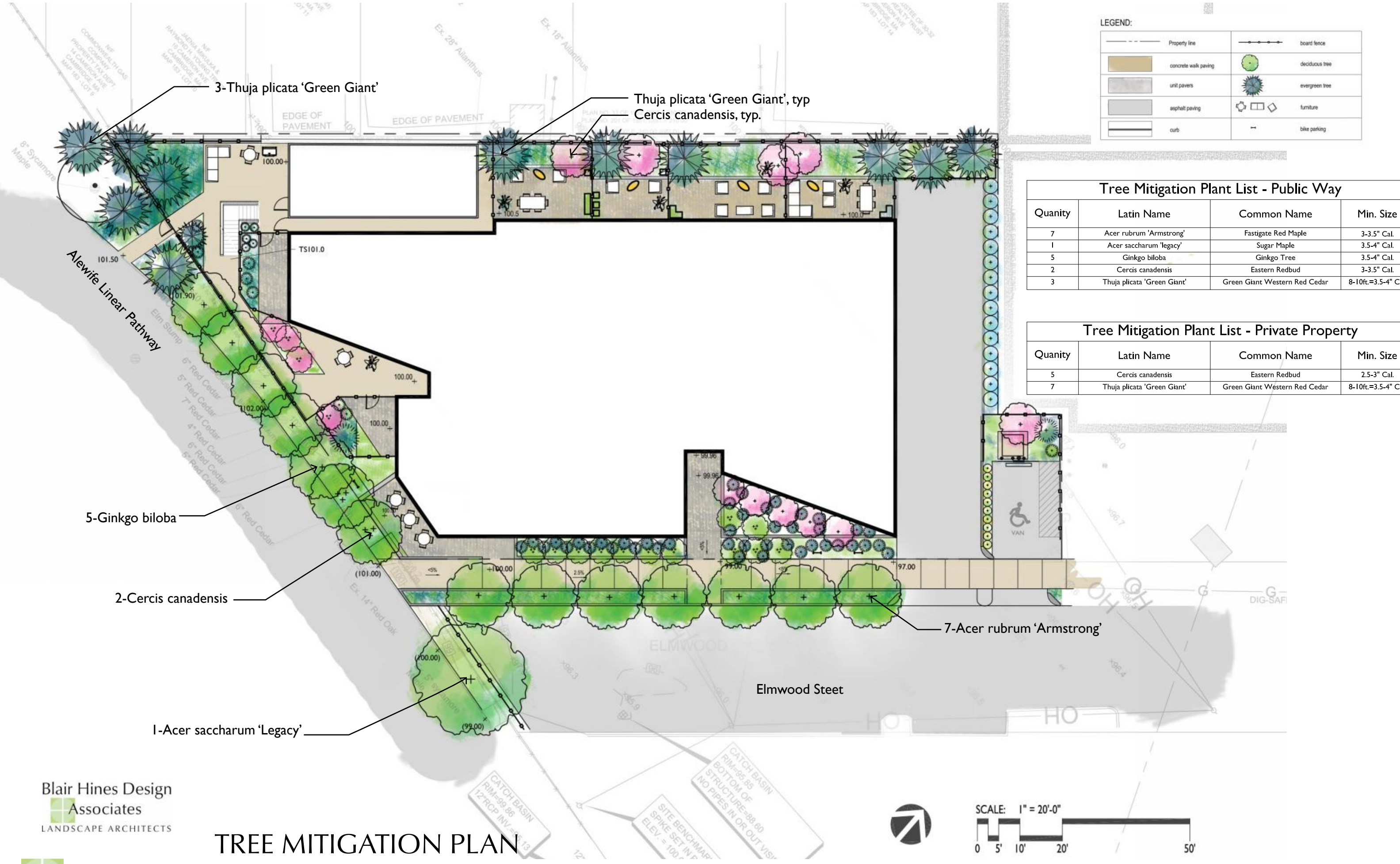
	Property line		board fence
	concrete walk paving		deciduous tree
	unit pavers		evergreen tree
	asphalt paving		furniture
	curb		bike parking

Tree Mitigation Plant List - Public Way

Quantity	Latin Name	Common Name	Min. Size
7	<i>Acer rubrum</i> 'Armstrong'	Fastigate Red Maple	3-3.5" Cal.
1	<i>Acer saccharum</i> 'legacy'	Sugar Maple	3.5-4" Cal.
5	<i>Ginkgo biloba</i>	Ginkgo Tree	3.5-4" Cal.
2	<i>Cercis canadensis</i>	Eastern Redbud	3-3.5" Cal.
3	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	8-10ft.=3.5-4" Cal.

Tree Mitigation Plant List - Private Property

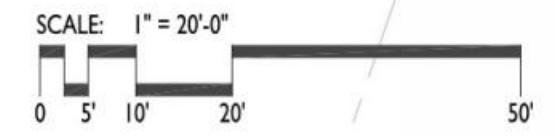
Quantity	Latin Name	Common Name	Min. Size
5	<i>Cercis canadensis</i>	Eastern Redbud	2.5-3" Cal.
7	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	8-10ft.=3.5-4" Cal.



Blair Hines Design
Associates
LANDSCAPE ARCHITECTS

TREE MITIGATION PLAN

95-99 Elmwood | Cambridge





1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
Development 95-99 ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA
PREPARED FOR
95-99 ELMWOOD STREET LLC
485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE
RENDERED SOUTH, WEST ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

SHEET
A0.1

SEAL

CONSULTANT

PROJECT

Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

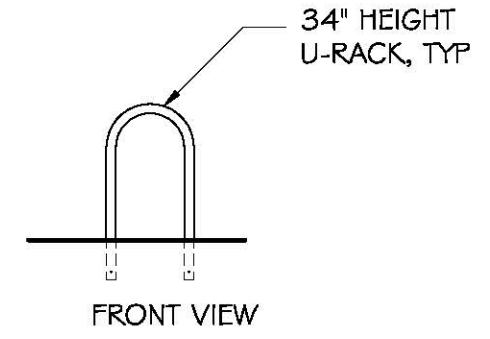
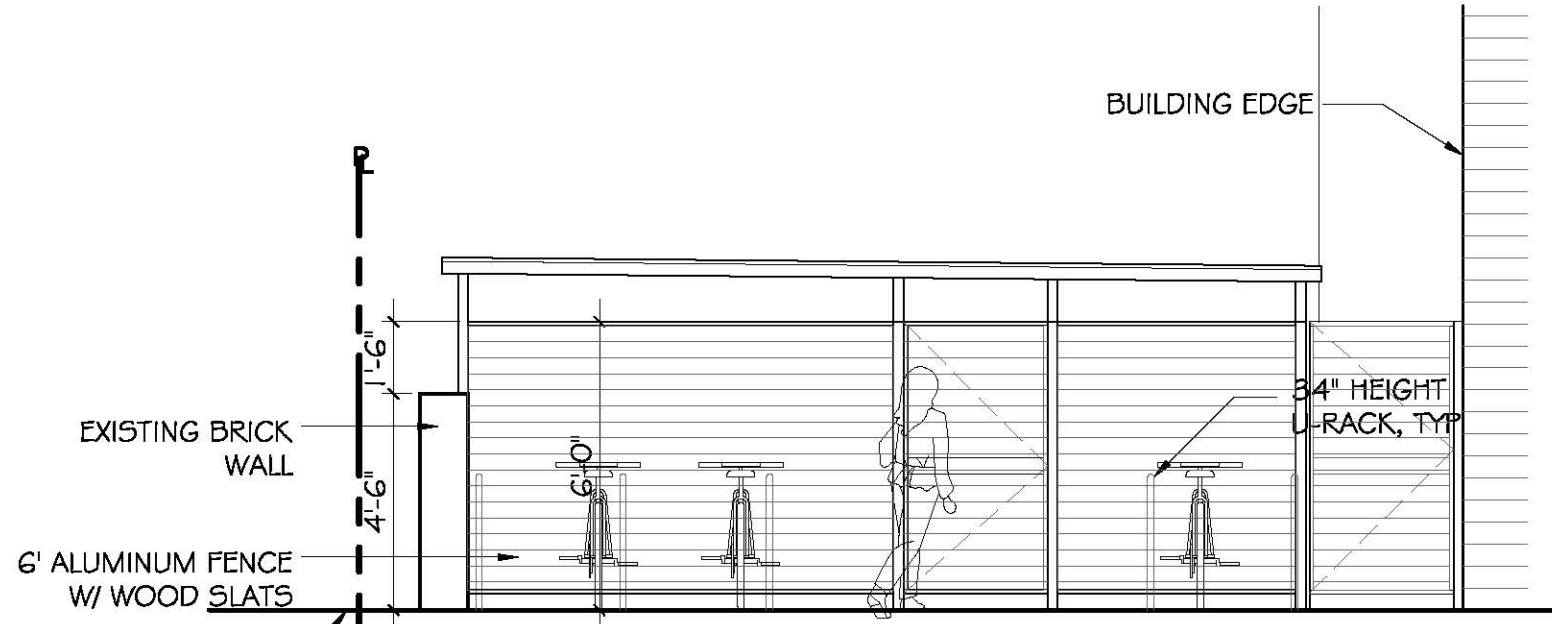
**BIKE SHELTER
PLAN &
ELEVATION**

SCALE AS NOTED

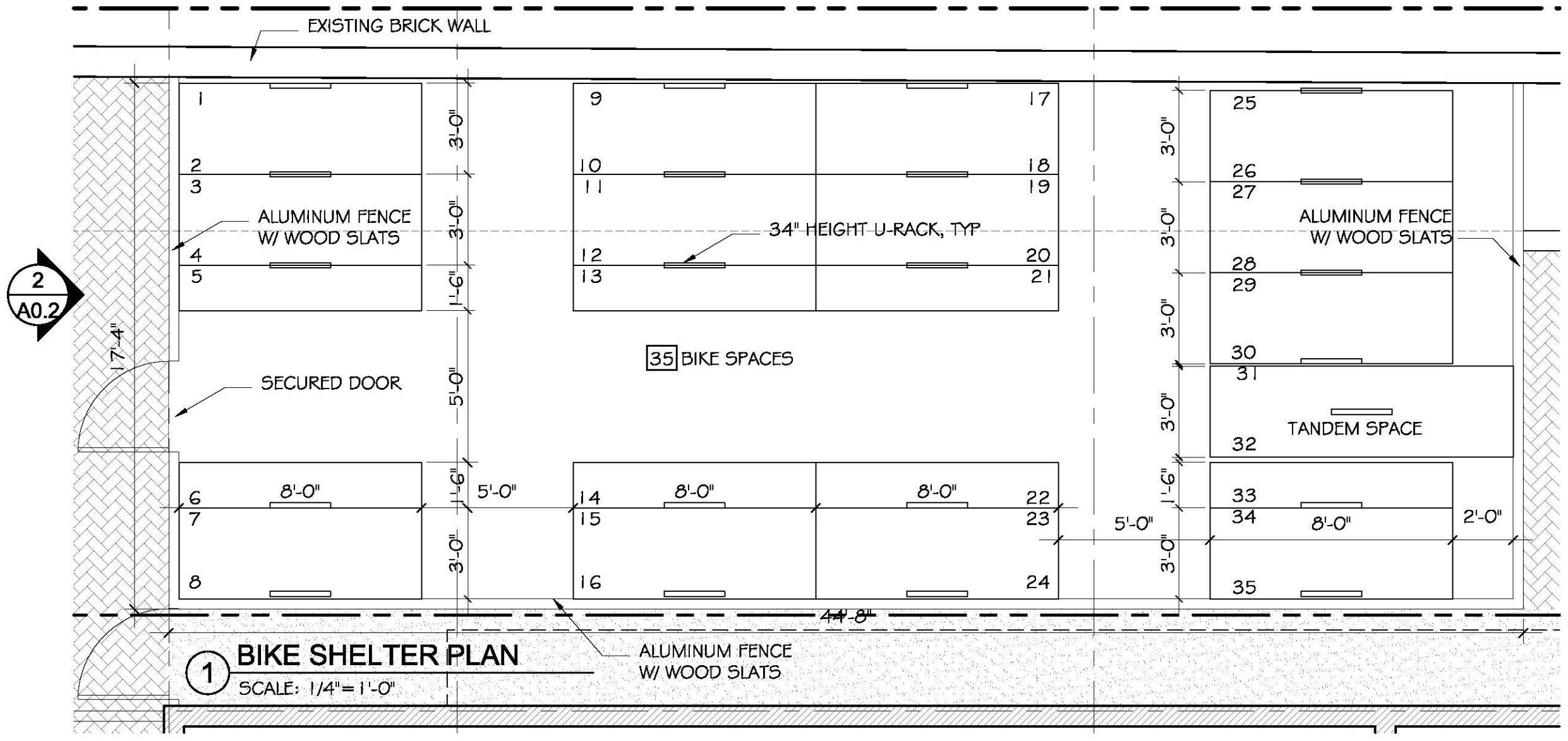
REVISION	DATE
REV 01	03/8/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.2



2 BIKE SHELTER ELEVATION
SCALE: 1/4" = 1'-0"



1 BIKE SHELTER PLAN
SCALE: 1/4" = 1'-0"

SEAL

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PROJECT

Development
95-99

ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

STREET VIEWS

SCALE AS NOTED

REVISION	DATE

SP APPLIC 02/01/16

NEIGH MTG 01/13/16

CCD MTG 12/02/15

DRAWN BY YC REVIEWED BY PQ

SHEET

A0.3



VIEW LOOKING WEST ON ALEWIFE LINEAR PARK



VIEW FROM ELMWOOD STREET



COMMERCIAL ENTRY



VIEW LOOKING EAST ON ALEWIFE LINEAR PARK

9:00 AM

12:00 PM

3:00PM



 ADDITIONAL SHADOW

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN
 PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989

SEAL
 CONSULTANT

PROJECT
Development
95-99 ELMWOOD
 95-99 ELMWOOD STREET
 CAMBRIDGE, MA
 PREPARED FOR
 95-99 ELMWOOD STREET LLC
 485 MASSACHUSETTS AVE,
 SUITE 309
 CAMBRIDGE, MA

DRAWING TITLE
SHADOW STUDY
JUNE

SCALE AS NOTED

REVISION	DATE
SP APPLIC	01/25/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

SHEET
A0.6

SHADOW STUDY - JUNE 21

DATE

CONTRACT

PROJECT
Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR
95-99 ELMWOOD
STREET LLC

400 MASSACHUSETTS AVE,
SUITE 300
CAMBRIDGE, MA

DRAWING TITLE

SCHEMATIC
LIGHTING
PLAN

SCALE AS NOTED

REVISION	DATE

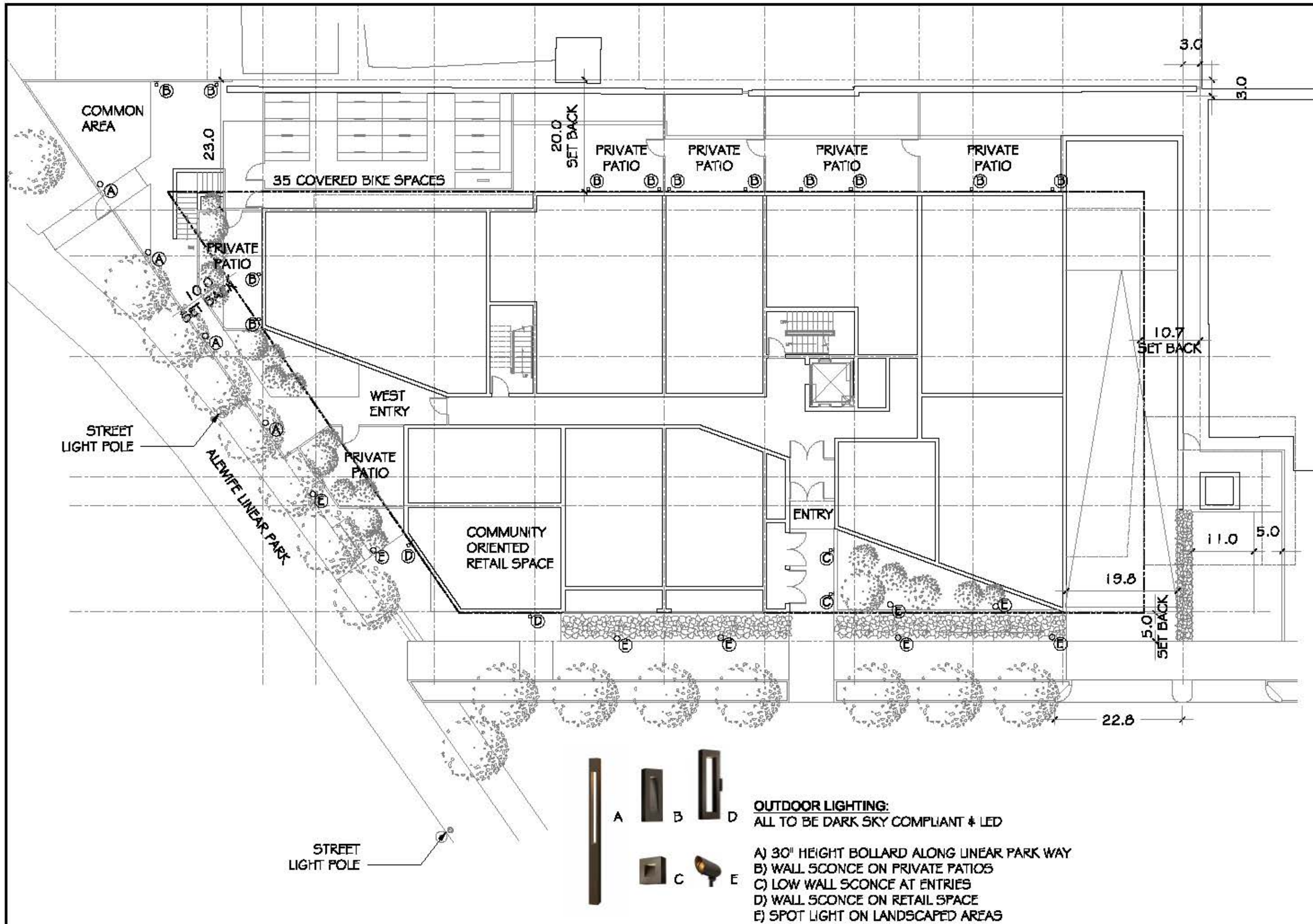
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/16
DRAWN BY ACW	REVIEWED BY PQ

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SHEET

A0.8



OUTDOOR LIGHTING:
ALL TO BE DARK SKY COMPLIANT & LED

A) 30" HEIGHT BOLLARD ALONG LINEAR PARK WAY
B) WALL SCONCE ON PRIVATE PATIOS
C) LOW WALL SCONCE AT ENTRIES
D) WALL SCONCE ON RETAIL SPACE
E) SPOT LIGHT ON LANDSCAPED AREAS

SEAL

CONSULTANT

PROJECT

Development
95-99
ELMWOOD
 95-99 ELMWOOD STREET
 CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD STREET LLC

485 MASSACHUSETTS AVE,
 SUITE 309
 CAMBRIDGE, MA

DRAWING TITLE

MATERIAL SELECTON

SCALE AS NOTED

REVISION	DATE
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.9



SOUTH ELEVATION



FIBER CEMENT LAP SIDING



FIBER CEMENT LAP SIDING COLOR #1



FIBER CEMENT LAP SIDING COLOR #2



METAL FRENCH BALCONIES



FIBER GLASS CASEMENT WINDOWS



FIBER CEMENT WOOD FINISH SIDING



FIBER CEMENT PANEL & FIBER CEMENT WOOD FINISH SIDING

REVISION	DATE
REV 01	03/4/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY ACW	REVIEWED BY PQ

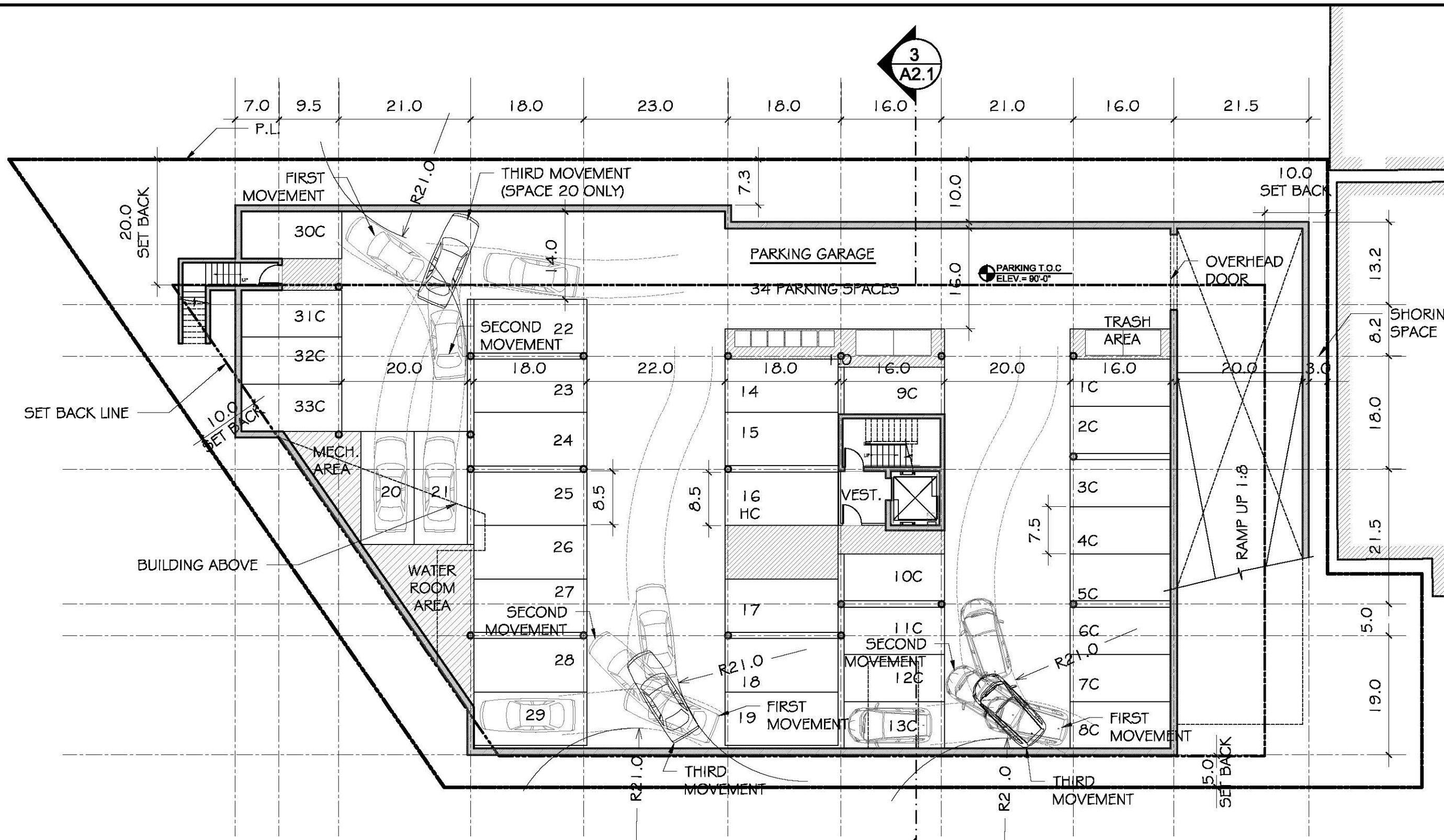
3
A2.1

3
A2.1

1

PARKING FLOOR PLAN

SCALE: 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT
Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

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95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

SECOND
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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REV 01	03/30/16
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SP APPLIC	02/01/16
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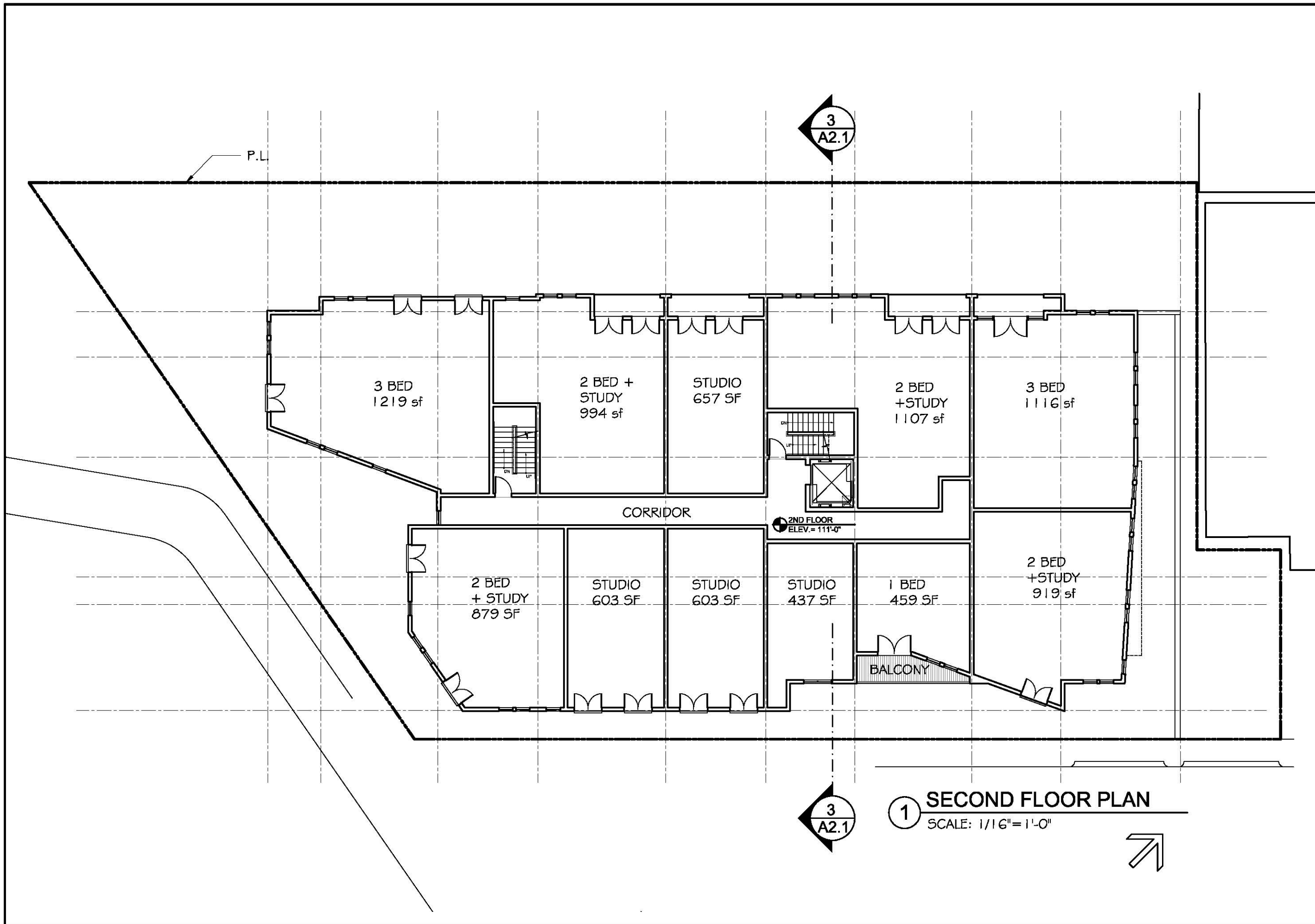
NEIGH MTG	01/13/16
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CCD MTG	12/02/15
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DRAWN BY ACW	REVIEWED BY PQ
-----------------	-------------------

SHEET

A1.3



SEAL

CONSULTANT

PROJECT
Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR
95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

THIRD
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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REV 01	03/30/16
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SP APPLIC	02/01/16
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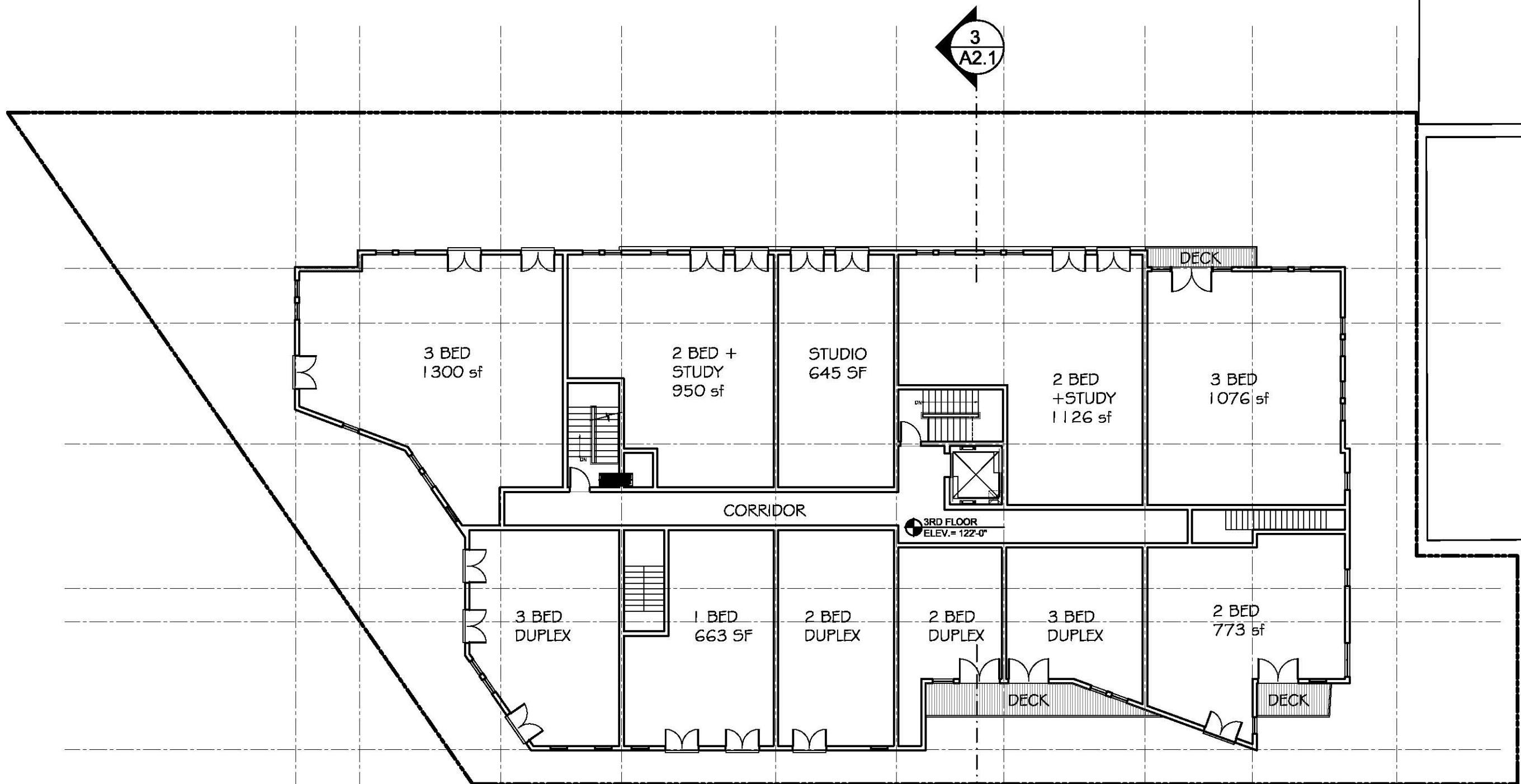
NEIGH MTG	01/13/16
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CCD MTG	12/02/15
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DRAWN BY ACW	REVIEWED BY PQ
-----------------	-------------------

SHEET

A1.4



3
A2.1

3RD FLOOR
ELEV. = 122'-0"

3
A2.1

1 **THIRD FLOOR PLAN**
SCALE: 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT
Development
95-99
ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR
95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

FOURTH
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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REV 01	03/30/16
--------	----------

SP APPLIC	02/01/16
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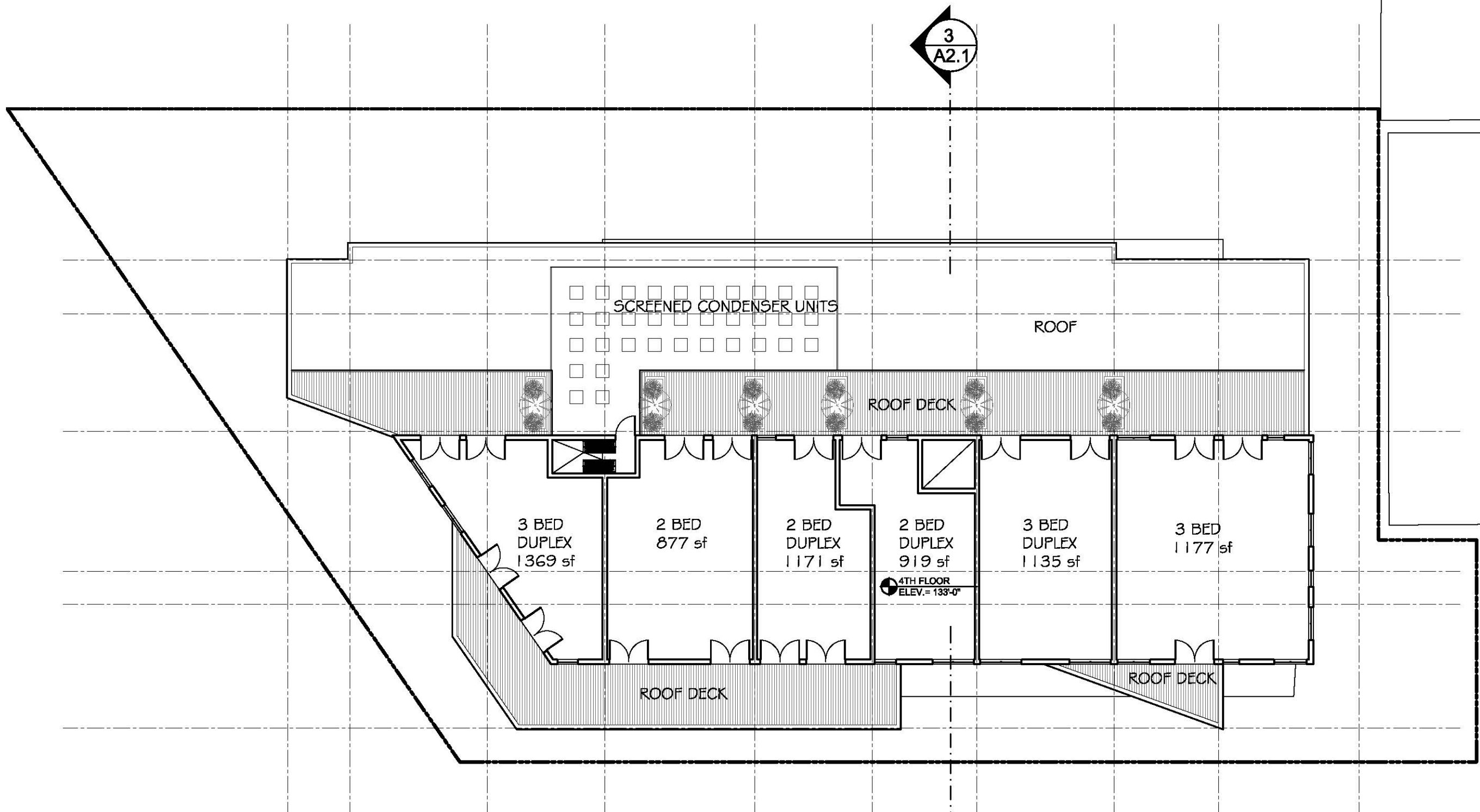
NEIGH MTG	01/13/16
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CCD MTG	12/02/15
---------	----------

DRAWN BY	REVIEWED BY
ACW	PQ

SHEET

A1.5



3
A2.1

1 **FOURTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"



SEAL

CONSULTANT

PROJECT

Development
95-99

ELMWOOD
95-99 ELMWOOD STREET
CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

**SOUTH,
WEST
ELEVATIONS
& SECTION**

SCALE AS NOTED

REVISION DATE

SP APPLIC 02/01/16

NEIGH MTG 01/13/16

CCD MTG 12/02/15

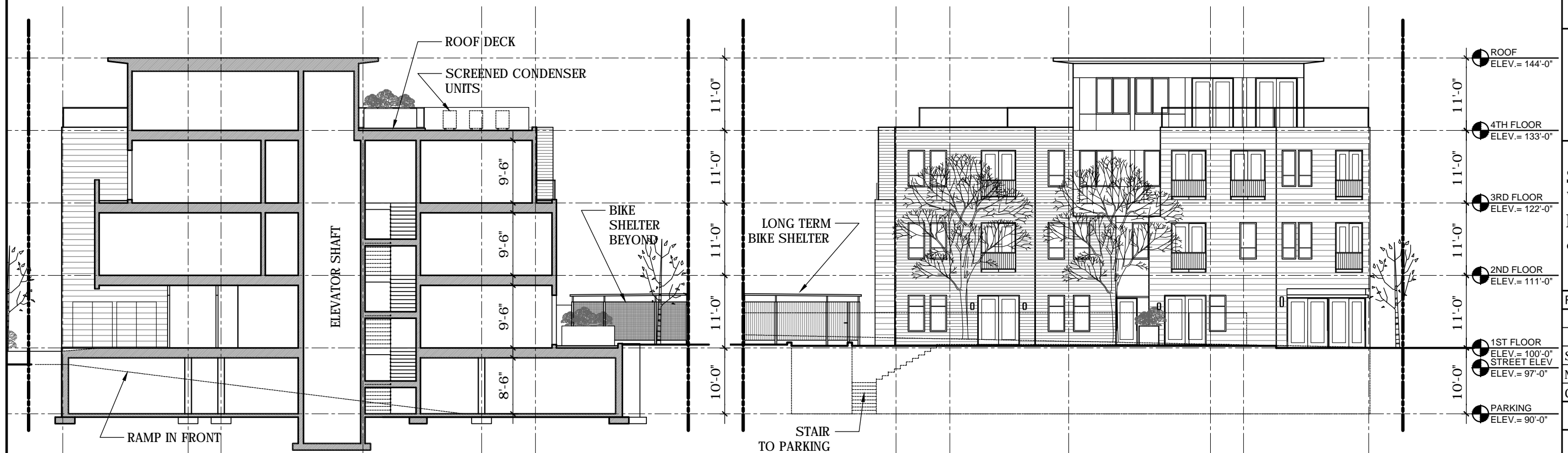
DRAWN BY ACW REVIEWED BY PQ

SHEET

A2.1



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 SECTION
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

