

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



PETER QUINN ARCHITECTS LLC
200 ELM STREET, SUITE 201
SOMERVILLE, MA 02144
PH 617-888-8888

DATE:

CONTRACT:

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

PREPARED FOR:
**95-99 ELMWOOD
STREET LLC**

480 MASSACHUSETTS AVE,
SUITE 200
CAMBRIDGE, MA

DRAWING TITLE:

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACW	REVIEWED BY PQ

SHEET:

T1.0



FRONT VIEW

PREPARED BY:

ARCHITECT

**PETER QUINN
ARCHITECTS LLC**

250 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354-3988

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	REV 03 05/23/16
GENERAL				
T1.0 COVER SHEET	X	X	X	X
Z1.1 ZONING COMPLIANCE	X	X		X
Z1.2 ZONING COMPLIANCE	X	X		X
1 OF 1 PLAN OF EXISTING CONDITIONS	X	X		X
EX.1 EXISTING CONDITION PHOTOS	X	X		X
EX.2 EXISTING CONDITION PHOTOS	X	X		X
L-1 LANDSCAPE SITE PLAN		X		X
L-2 TREE SURVEY		X		X
L-3 TREE MITIGATION PLAN (Pending City Approval)		X		X
ARCHITECTURAL				
A0.1 RENDERED SOUTH & WEST ELEVATION	X	X		X
A0.2 BIKE SHELTER PLAN & ELEVATION		X	X	X
A0.3 3D VIEWS	X	X		X
A0.4 3D VIEWS	X	X		X
A0.4a 3D VIEWS				X
A0.5 SHADOW STUDY MARCH/SEPT		X		X
A0.6 SHADOW STUDY JULY		X		X
A0.7 SHADOW STUDY DECEMBER		X		X
A0.8 SCHEMATIC LIGHTING & FENCE PLAN		X		X
A0.9 MATERIAL SELECTION		X	X	X
A1.1 PARKING FLOOR PLAN	X	X	X	X
A1.2 FIRST FLOOR PLAN	X	X	X	X
A1.3 SECOND FLOOR PLAN	X	X	X	X
A1.4 THIRD FLOOR PLAN	X	X	X	X
A1.5 FOURTH FLOOR PLAN	X	X		X
A2.1 SOUTH, WEST ELEVATION & SECTION	X	X		X
A2.2 NORTH & EAST ELEVATION	X	X		X
A2.3 ELMWOOD STREET ELEVATION				X



LOCUS PLAN

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

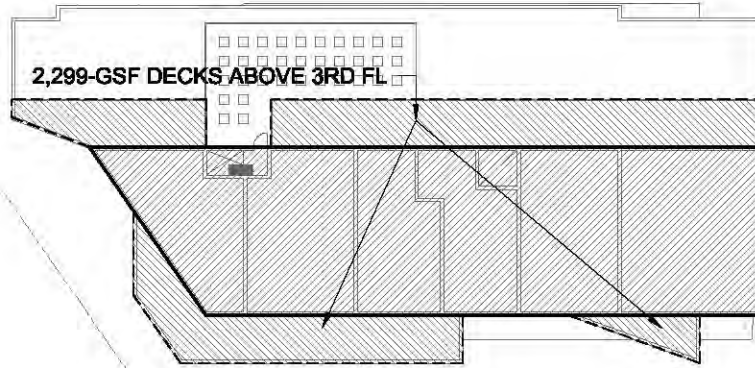
ZONING
 COMPLIANCE

SCALE AS NOTED

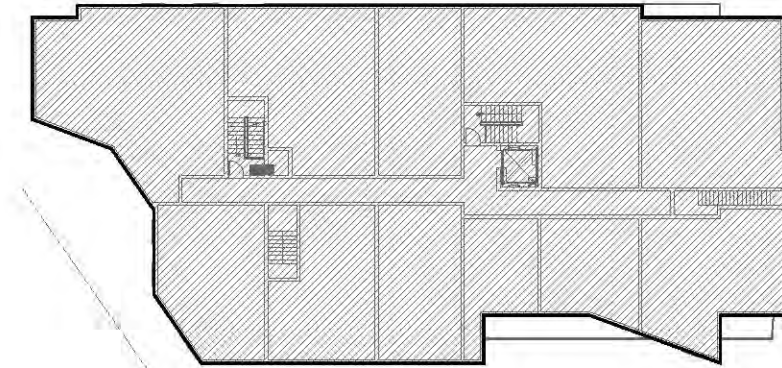
REVISION	DATE
SP APPLIC	01/25/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY MY	REVIEWED BY PQ

SHEET

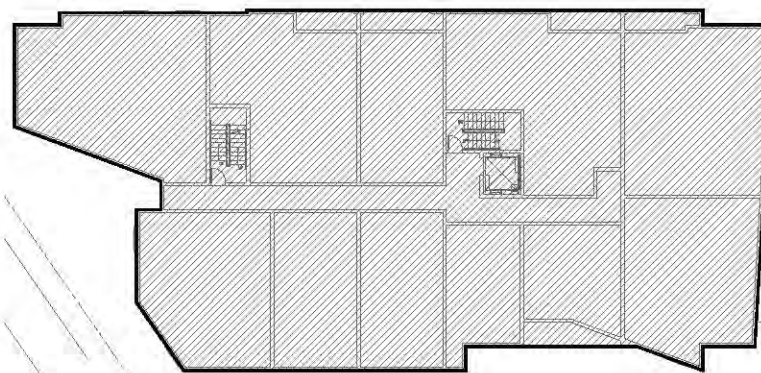
Z1.1



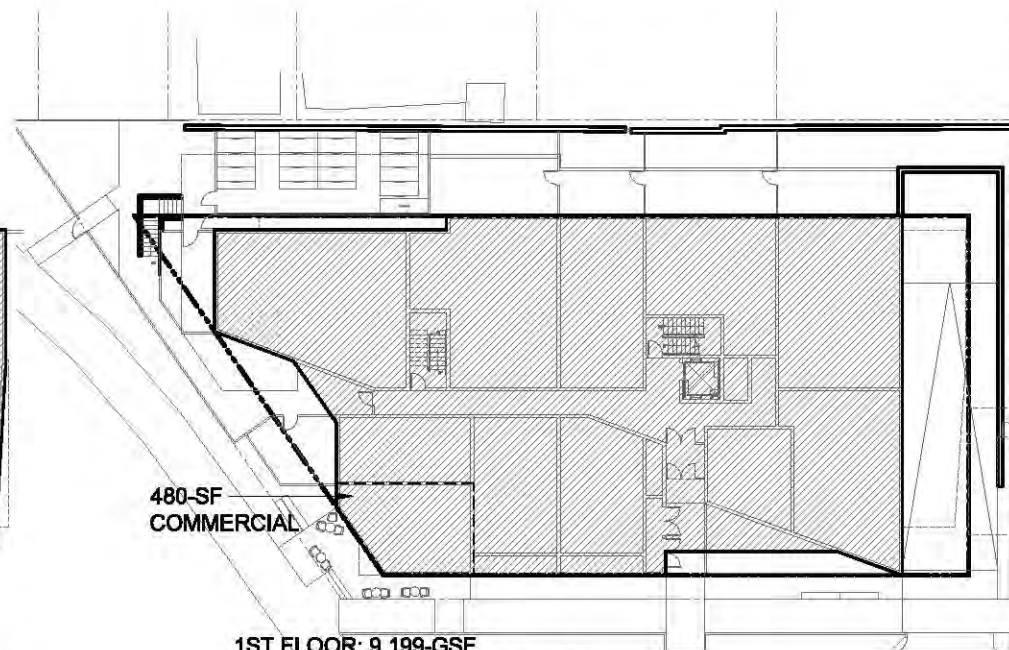
4TH FLOOR: 6,810-GSF
 INCLUDES 2,299-GSF DECKS ABOVE 3RD FL



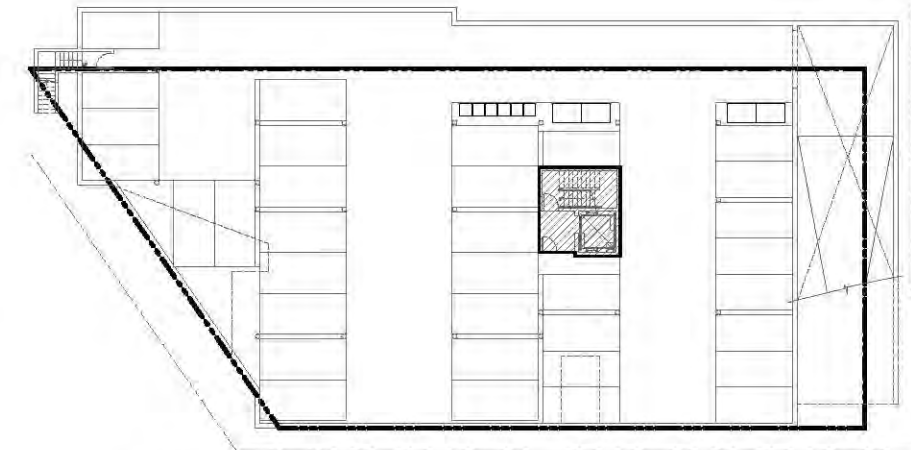
3RD FLOOR: 9,904-GSF



2ND FLOOR: 10,054-GSF



1ST FLOOR: 9,199-GSF
 INCLUDES 480-SF COMMERCIAL

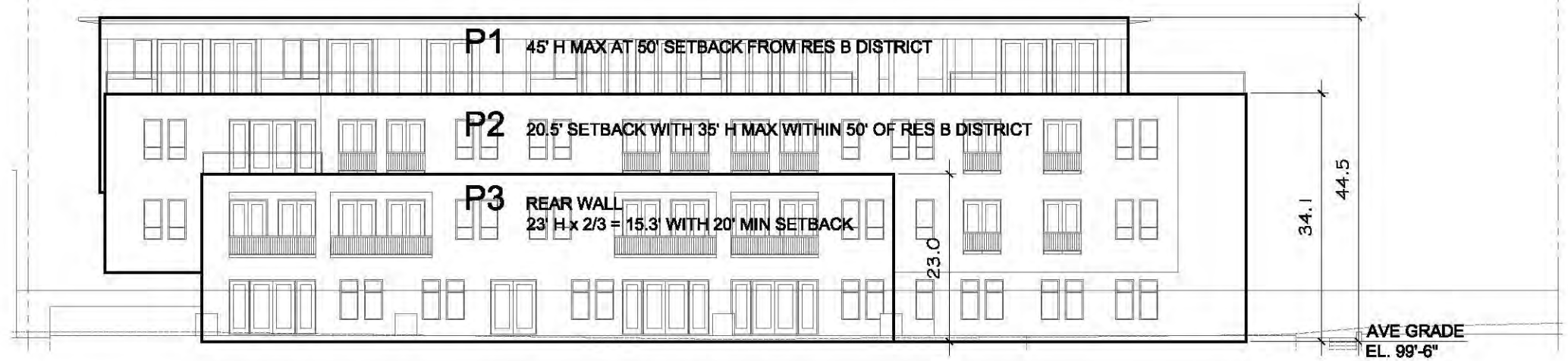


GARAGE: 307-GSF

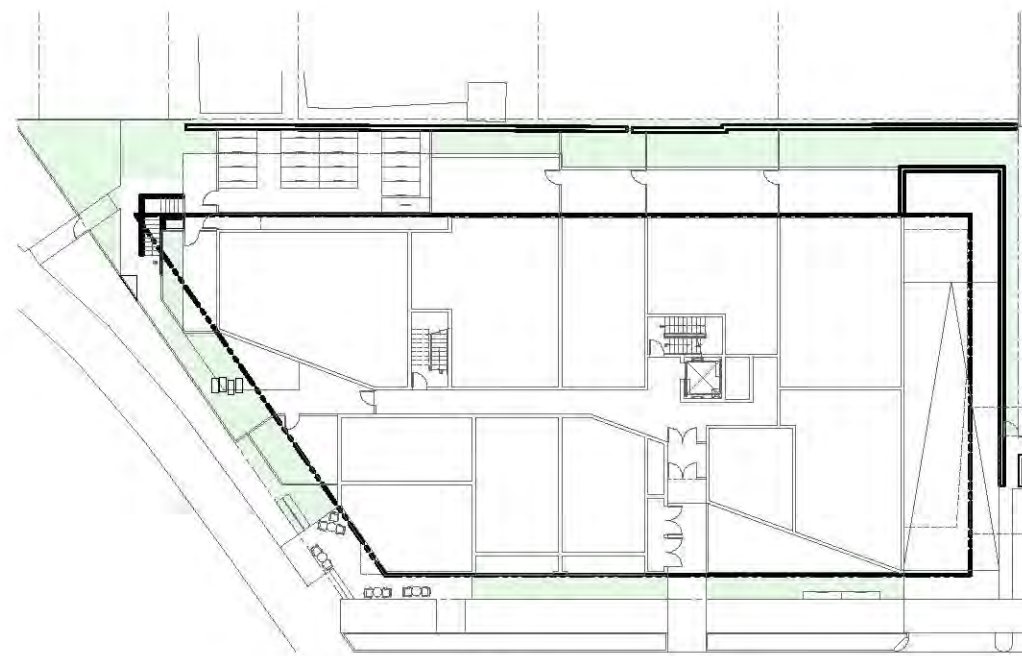
PLAN NORTH
 1 **NET SQUARE FOOTAGE CALC**
 SCALE: 1"=40'-0"

GROSS SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED NSF
4TH FL	6,810
3RD FL	9,904
2ND FL	10,054
1ST FL	9,199
GARAGE	307
TOTAL	36,274-GSF
COMMERCIAL	480-SF
RESIDENTIAL	35,794-SF



1 REAR ELEVATION SETBACK CALC
SCALE: 1"=20'-0"



LANDSCAPE AREA 2,766 SF = 15%
17,535 LOT SF

2 OPEN SPACE CALC
SCALE: 1"=40'-0"

SEAL

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STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE
ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.2



CAMERON AVE

SOMERVILLE
CAMBRIDGE

0 ELMWOOD STREET

95 ELMWOOD STREET

99 ELMWOOD STREET

ELMWOOD STREET

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

SEWER MANHOLE
RIM=96.09
CL-TROUGH=85.81

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= 93.31

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

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.



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.



VIEW 01



VIEW 04



VIEW 02



VIEW 05



VIEW 03



VIEW 06



AERIAL VIEW

LEGEND

AERIAL VIEW

- VIEW 01 : CAMERON AVE. ABUTTING LOTS
- VIEW 02: CAMERON AVE. ABUTTING LOTS
- VIEW 03: ELMWOOD ST. TANNERY BROOK PARKING AREA & BUILDING BEYOND
- VIEW 04: 95-99 ELMWOOD ST
- VIEW 05: ELMWOOD ST TOWARDS CITY OF SOMERVILLE
- VIEW 06: ALEWIFE LINEAR PARK TOWARDS MASSACHUSETTS AVE.

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

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	REVIEWED BY
ACW	PQ

SHEET

EX.1

SEAL

CONSULTANT

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PHOTOS

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SHEET

EX.2



VIEW 07



VIEW 10



VIEW 08



VIEW 11



VIEW 09



VIEW 12



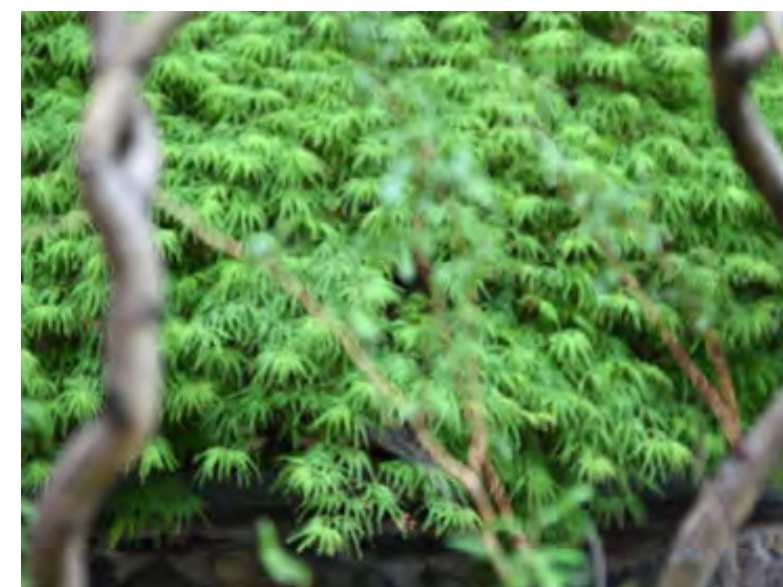
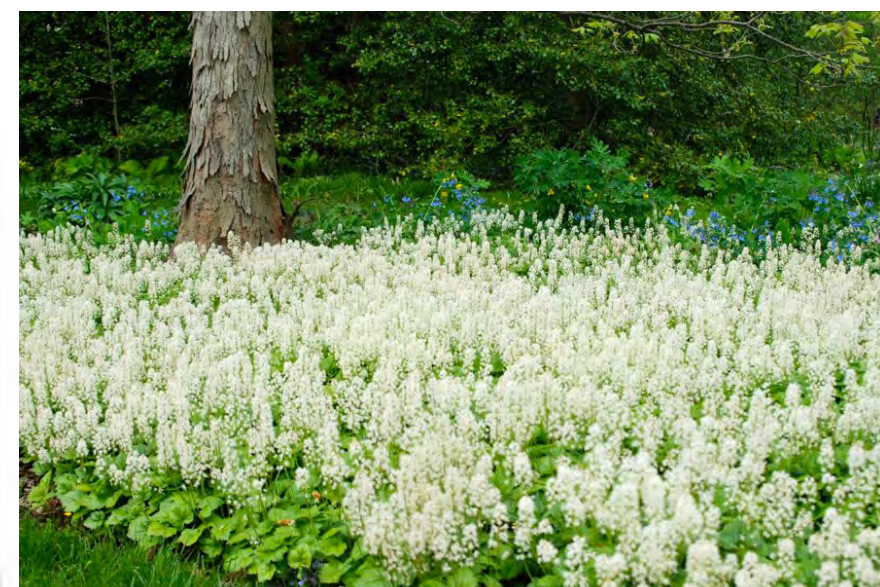
AERIAL VIEW

LEGEND

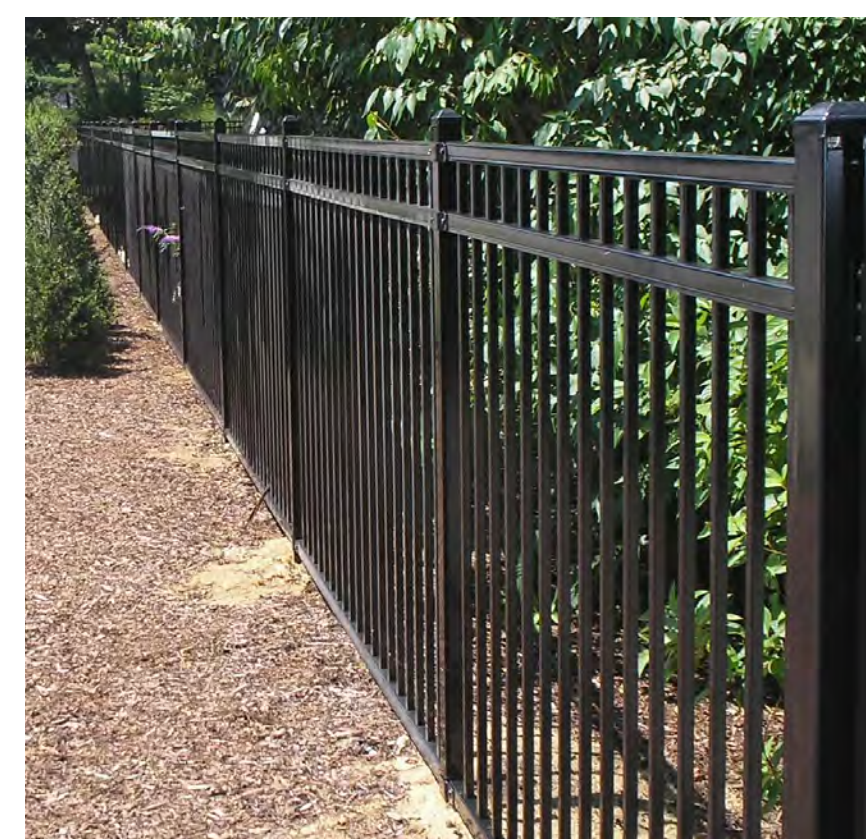
- AERIAL VIEW
- VIEW 07: ALEWIFE LINEAR PARK TOWARDS MASSACHUSETTS AVE.
- VIEW 08: ALEWIFE LINEAR PARK, TROLLEY SQUARE
- VIEW 09: 7 CAMERON ST APARTMENTS
- VIEW 10: ALEWIFE LINEAR PARK, TROLLEY SQUARE TOWARDS DAVIS ST.
- VIEW 11: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX
- VIEW 12: ALEWIFE LINEAR PARK, TANNERY BROOK COMPLEX



Blair Hines Design
Associates
LANDSCAPE ARCHITECTS

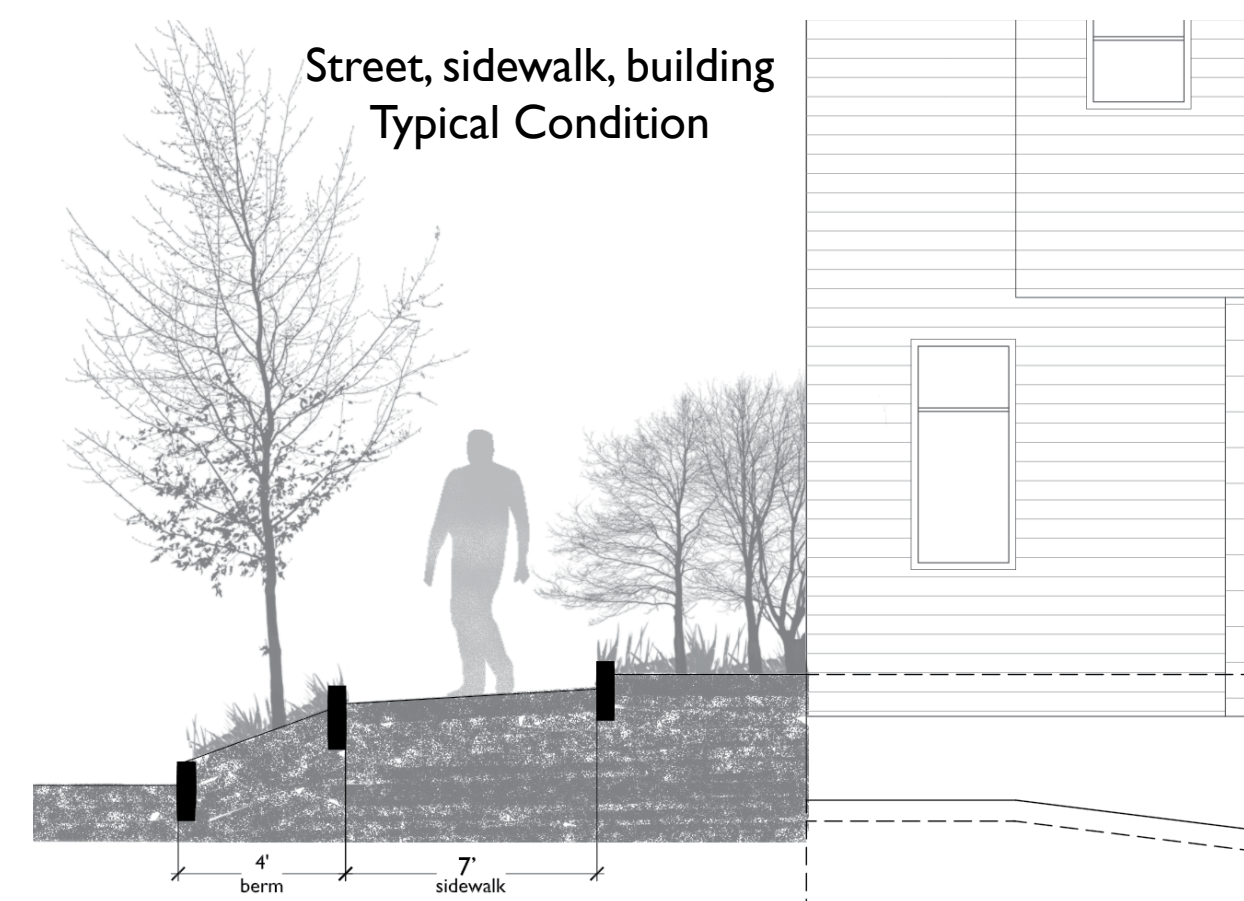


Aluminium Fence 3' height, typical



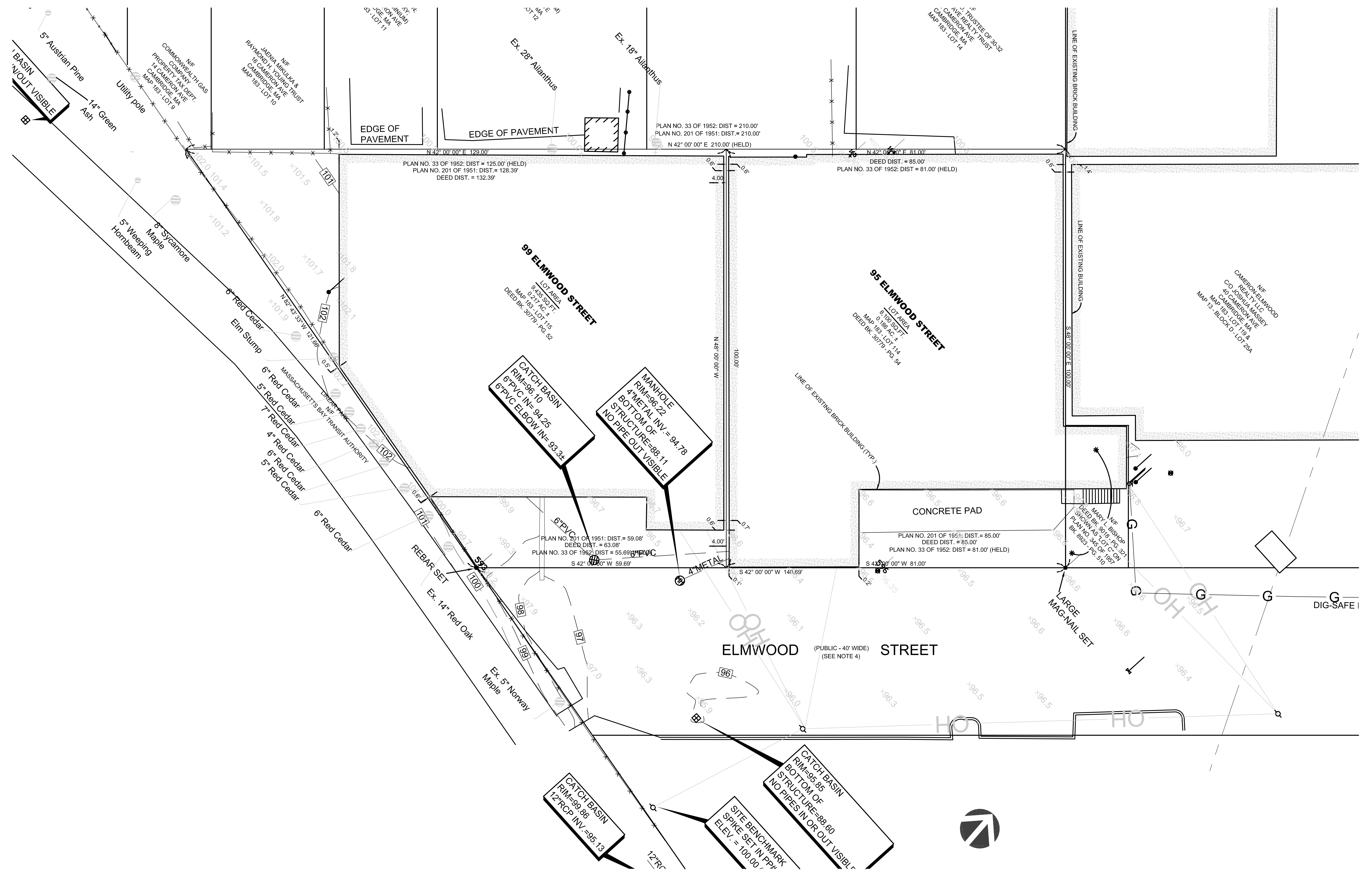
LEGEND:

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



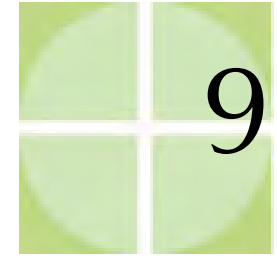
SITE PLAN

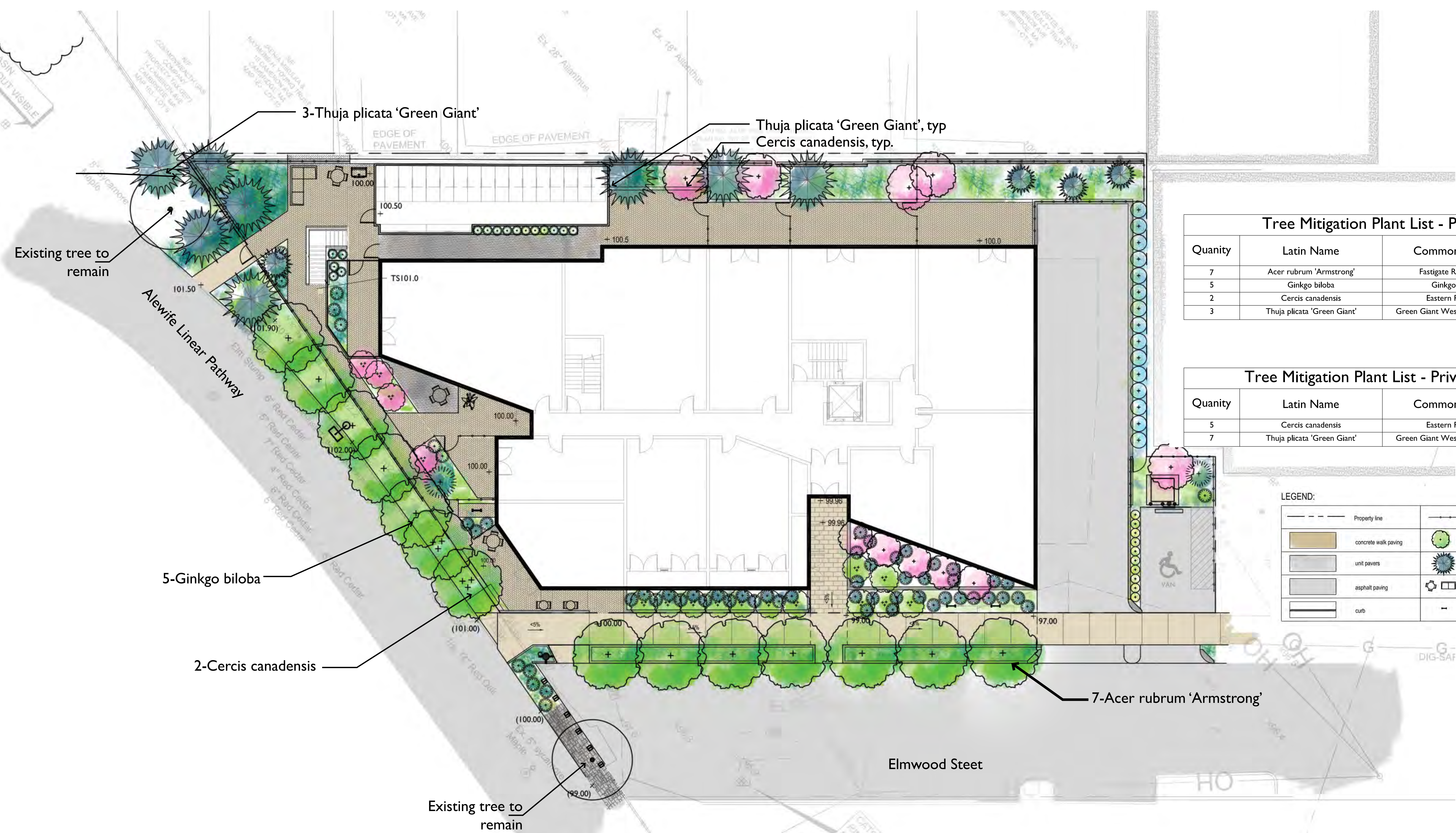
95-99 Elmwood | Cambridge



TREE SURVEY

95-99 Elmwood | Cambridge





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.
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.

LEGEND:

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

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
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259 ELM STREET, SUITE 301
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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

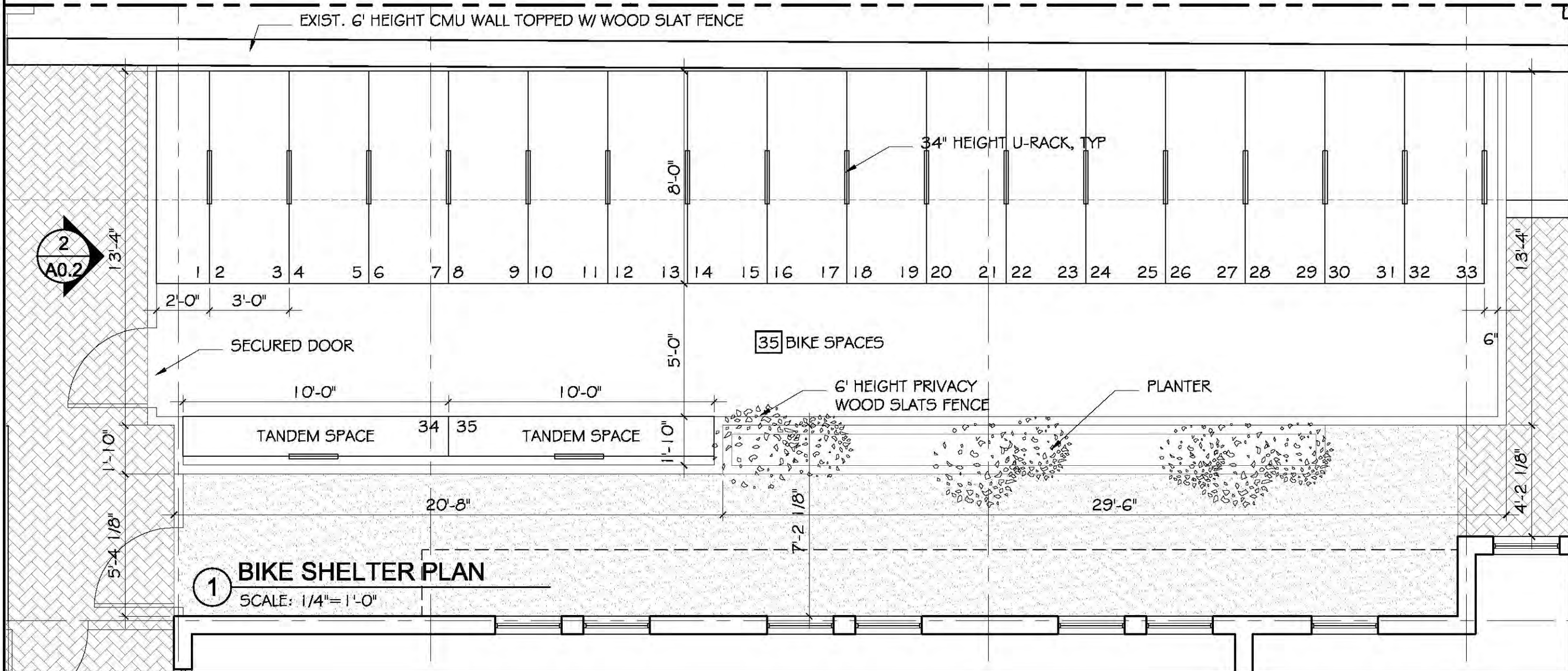
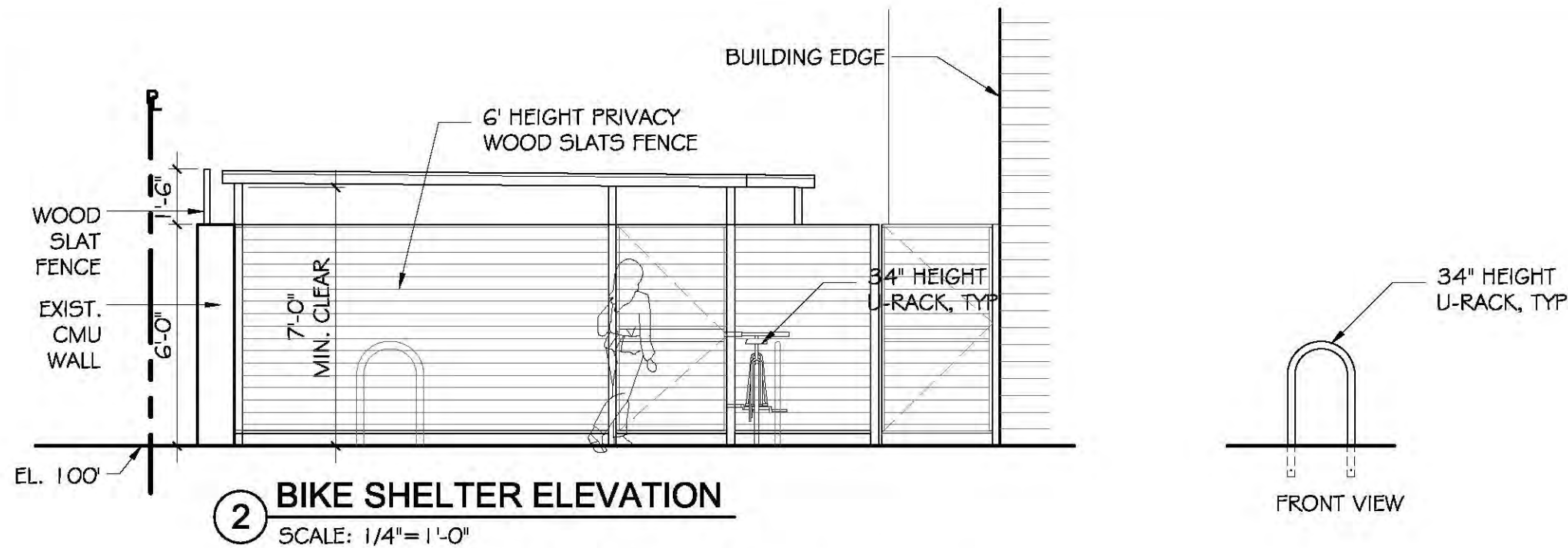
BIKE SHELTER
PLAN &
ELEVATION

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
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SHEET

A0.2



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

STREET VIEWS

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
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



AERIAL VIEW FROM ELMWOOD STREET



AERIAL VIEW FROM ALEWIFE LINEAR PARK



AERIAL VIEW FROM WEST ALEWIFE LINEAR PARK

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3009

SEAL

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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
AERIAL
VIEWS

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
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REV 01	03/30/16
SP APPLIC	02/01/16
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DRAWN BY YC	REVIEWED BY PQ

SHEET
A0.4

Z:\DCADDWG\Elmwood-95\Drawings\Current Schematic Design\Current 3D Views.dwg, 5/20/2016 5:16:09 PM



VIEW FROM 24 CAMERON AT 3RD FLOOR DECK



VIEW FROM 32 CAMERON AT 1ST FLOOR (4' ABOVE GRADE)



EXISTING CONDITION

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL

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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
FROM REAR
NEIGHBORHOOD

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.4a

9:00 AM

12:00 PM

3:00PM

PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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STREET LLC

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DRAWING TITLE

SHADOW STUDY
MARCH/SEPT

SCALE AS NOTED

REVISION DATE

SP APPLIC 01/25/16

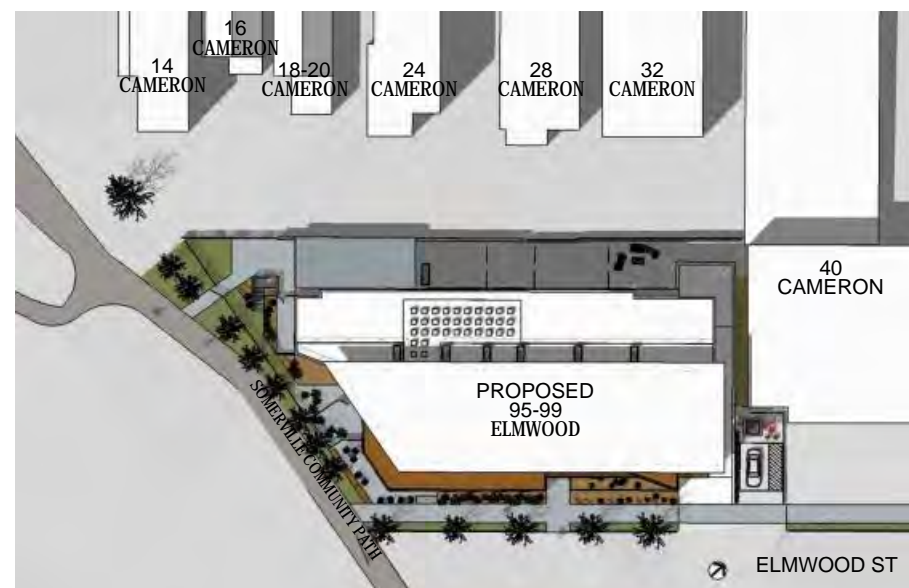
NEIGH MTG 01/13/16

CCD MTG 12/02/15

DRAWN BY ACW REVIEWED BY PQ

SHEET

A0.5



ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21/ SEPT 21 EQUINOX

9:00 AM

12:00 PM

3:00PM



ADDITIONAL SHADOW

SEAL

CONSULTANT

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Development
95-99 ELMWOOD
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95-99 ELMWOOD STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
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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

SHADOW STUDY - JUNE 21

A0.6

9:00 AM

12:00 PM

3:00PM

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ARCHITECTURE PLANNING COMMUNITY DESIGN

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SHADOW STUDY
DECEMBER

SCALE AS NOTED

REVISION DATE

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NEIGH MTG 01/13/16

CCD MTG 12/02/15

DRAWN BY ACW REVIEWED BY PQ

SHEET

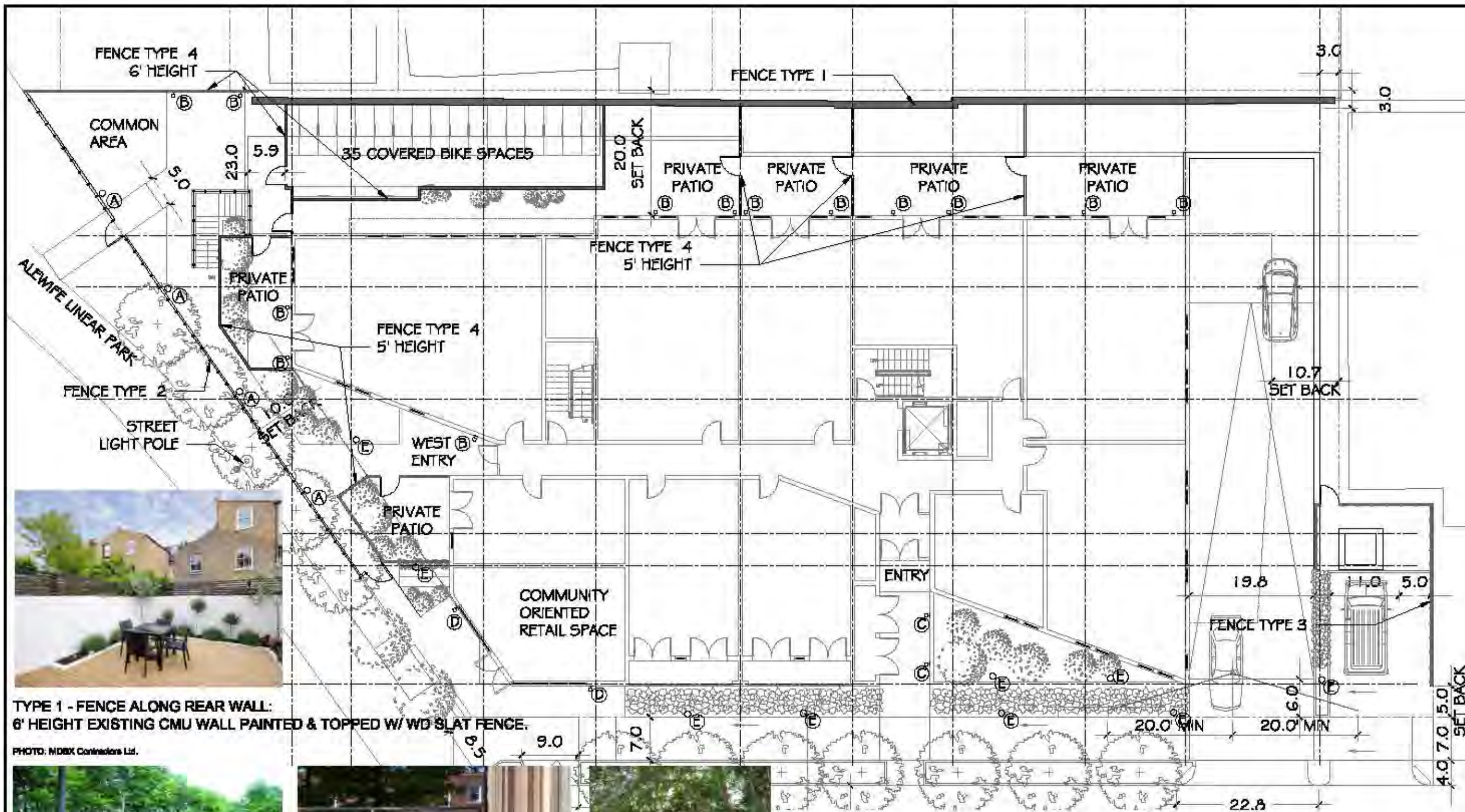
A0.7



ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACM	REVIEWED BY PQ



TYPE 1 - FENCE ALONG REAR WALL:
6' HEIGHT EXISTING CMU WALL PAINTED & TOPPED W/ WD SLAT FENCE.

PHOTO: NDBX Contractors Ltd.



TYPE 2 - FENCE ALONG LINEAR PARK:
3' HEIGHT METAL FENCE.

PHOTO: Ideal Fence



TYPE 3 - FENCE NEAR HC VAN SPACE:
3' HEIGHT OPEN WOOD SLAT FENCE.

PHOTO: Matthew Cunningham Landscape Design LLC



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

PHOTO: Jo Cowen Architects



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

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

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

DRAWN BY ACW	REVIEWED BY PQ
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SHEET

A0.9



SOUTH ELEVATION



FIBER CEMENT LAP SIDING



FIBER CEMENT LAP SIDING COLOR [1]



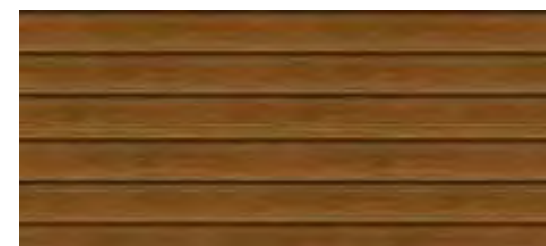
FIBER CEMENT LAP SIDING COLOR [2]



METAL FRENCH
BALCONIES



FIBER GLASS CASEMENT WINDOWS



FIBER CEMENT WOOD FINISH SIDING



FIBER CEMENT PANEL [] FIBER
CEMENT WOOD FINISH SIDING

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Development
95-99
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STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

PARKING
FLOOR PLAN

SCALE AS NOTED

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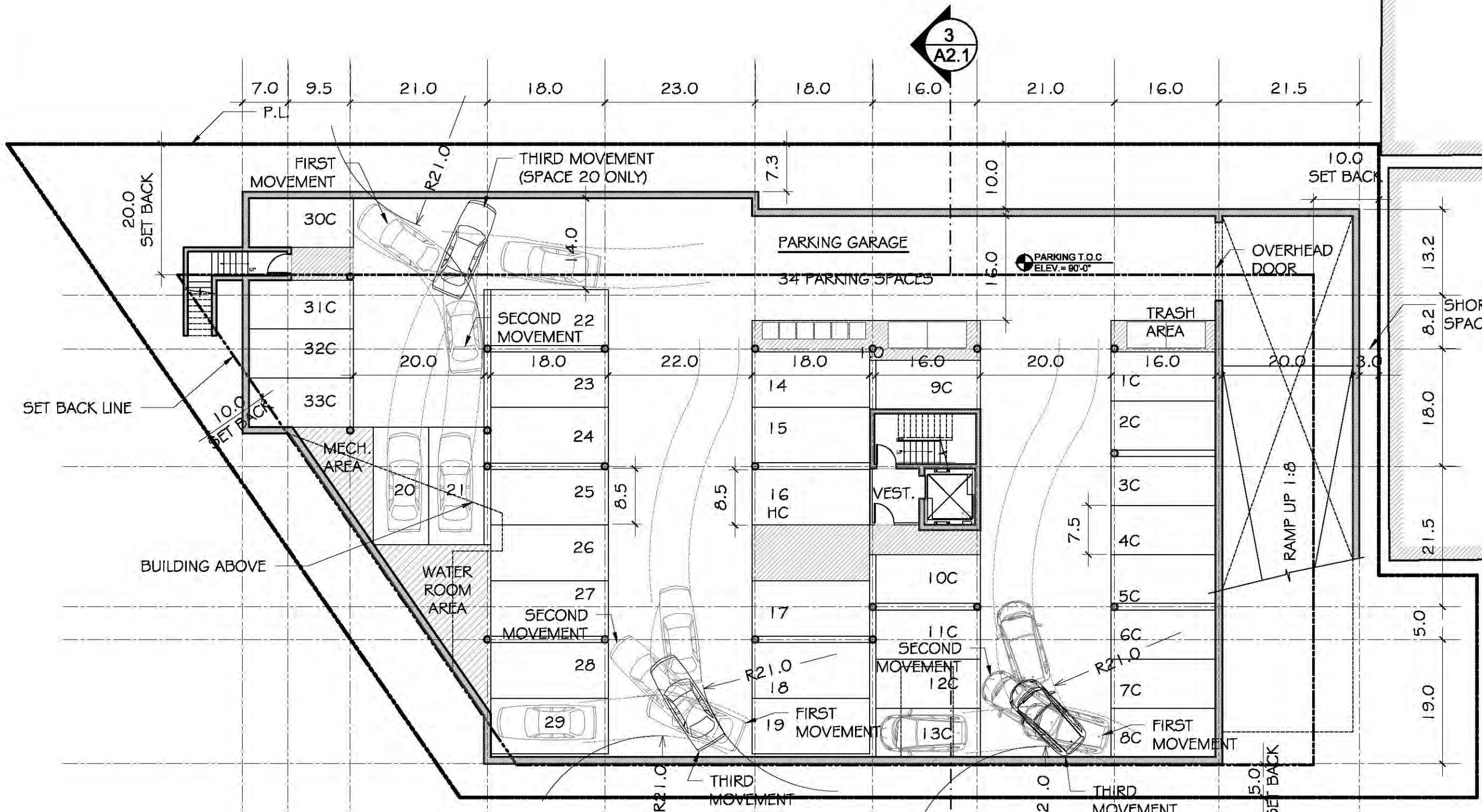
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CCD MTG	12/02/15
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DRAWN BY	REVIEWED BY
ACW	PQ

SHEET

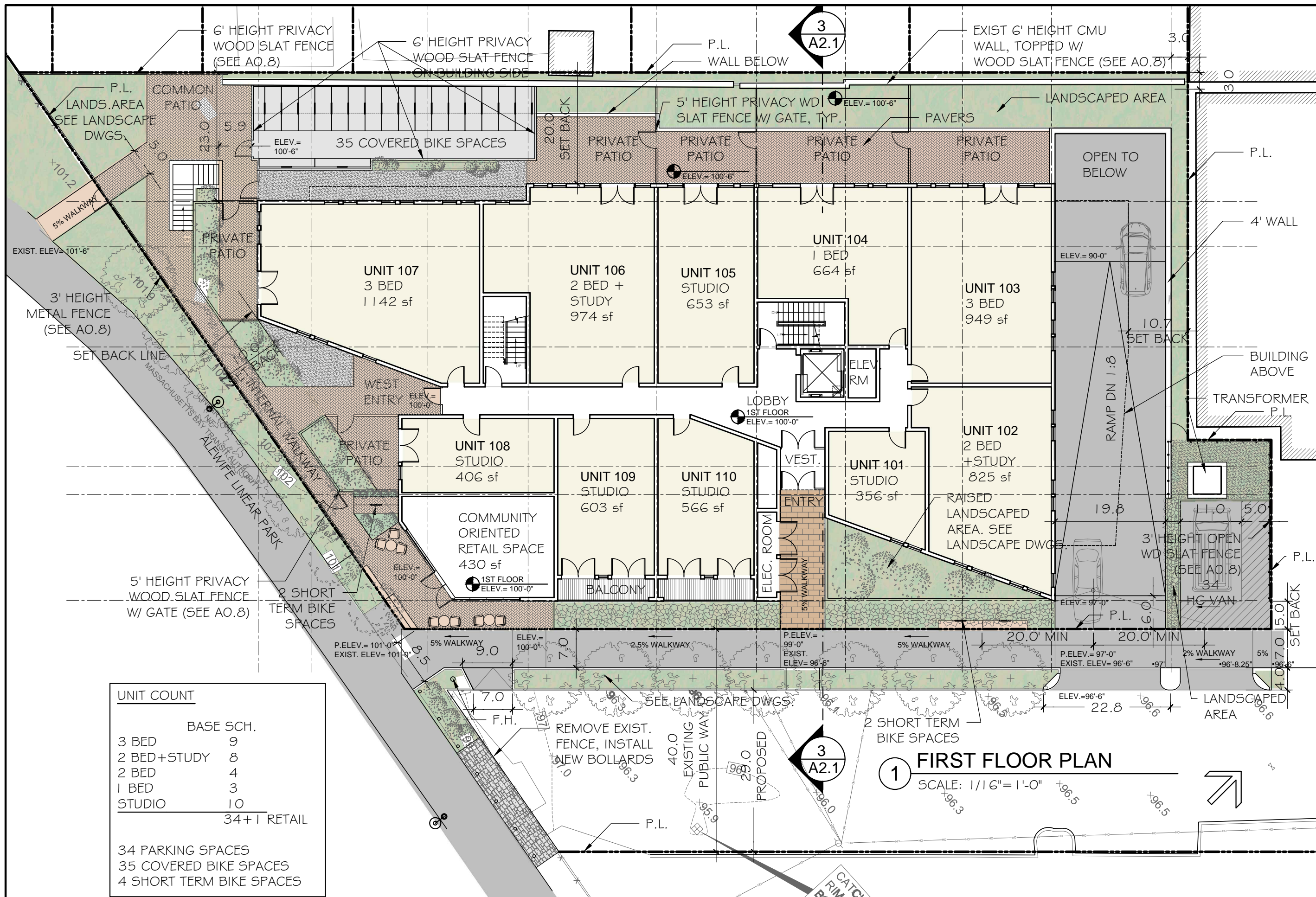
A1.1



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

3
A2.1

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACW	REVIEWED BY PQ



UNIT COUNT	
	BASE SCH.
3 BED	9
2 BED+STUDY	8
2 BED	4
1 BED	3
STUDIO	10
	34+1 RETAIL
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 1088, 350 BEDFORD ST, LAKEVILLE, MA 02347.

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

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485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

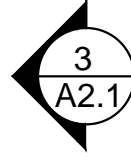
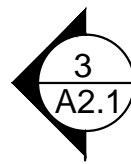
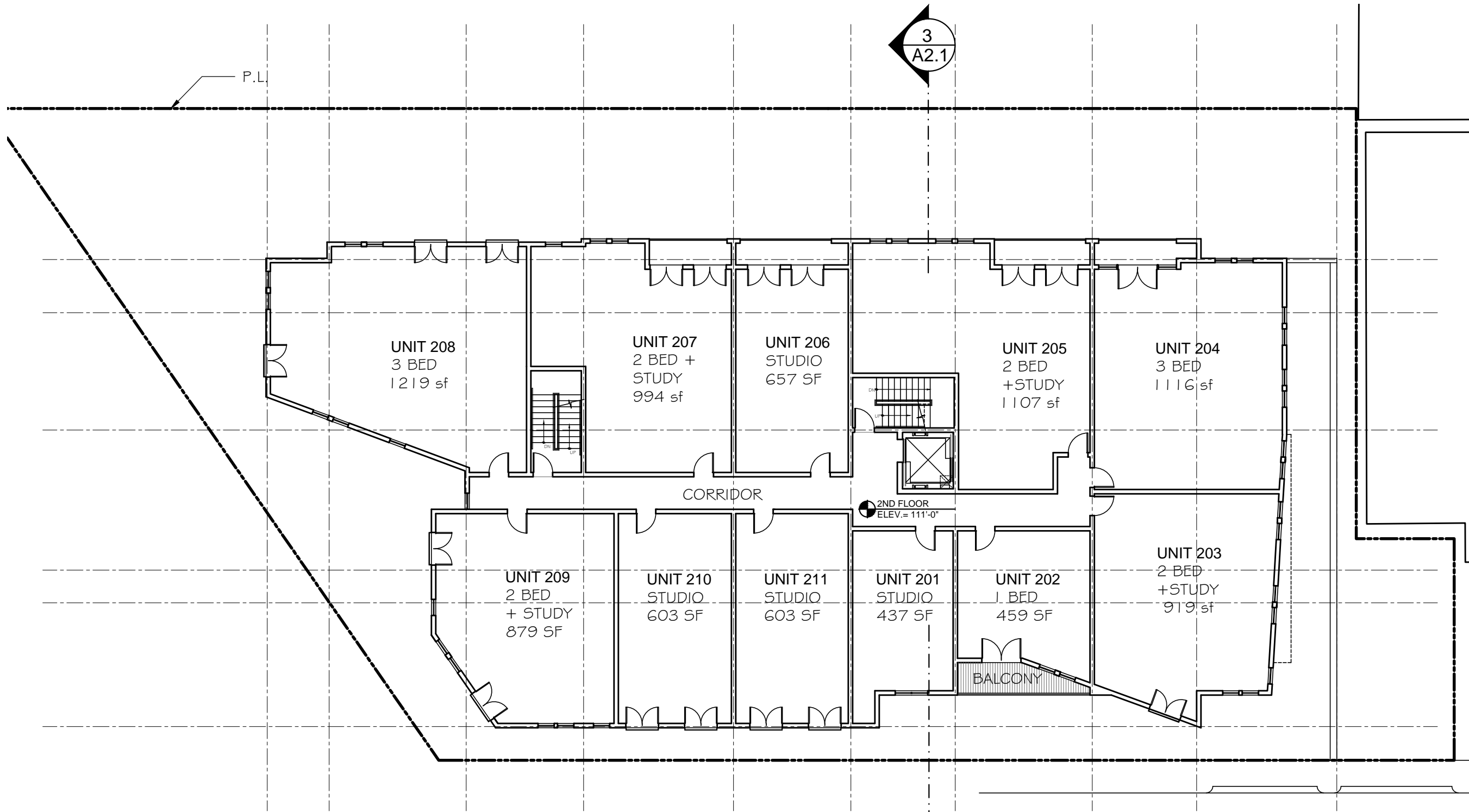
**SECOND
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
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SHEET

A1.3



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



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STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

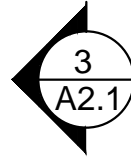
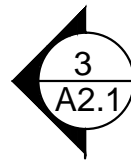
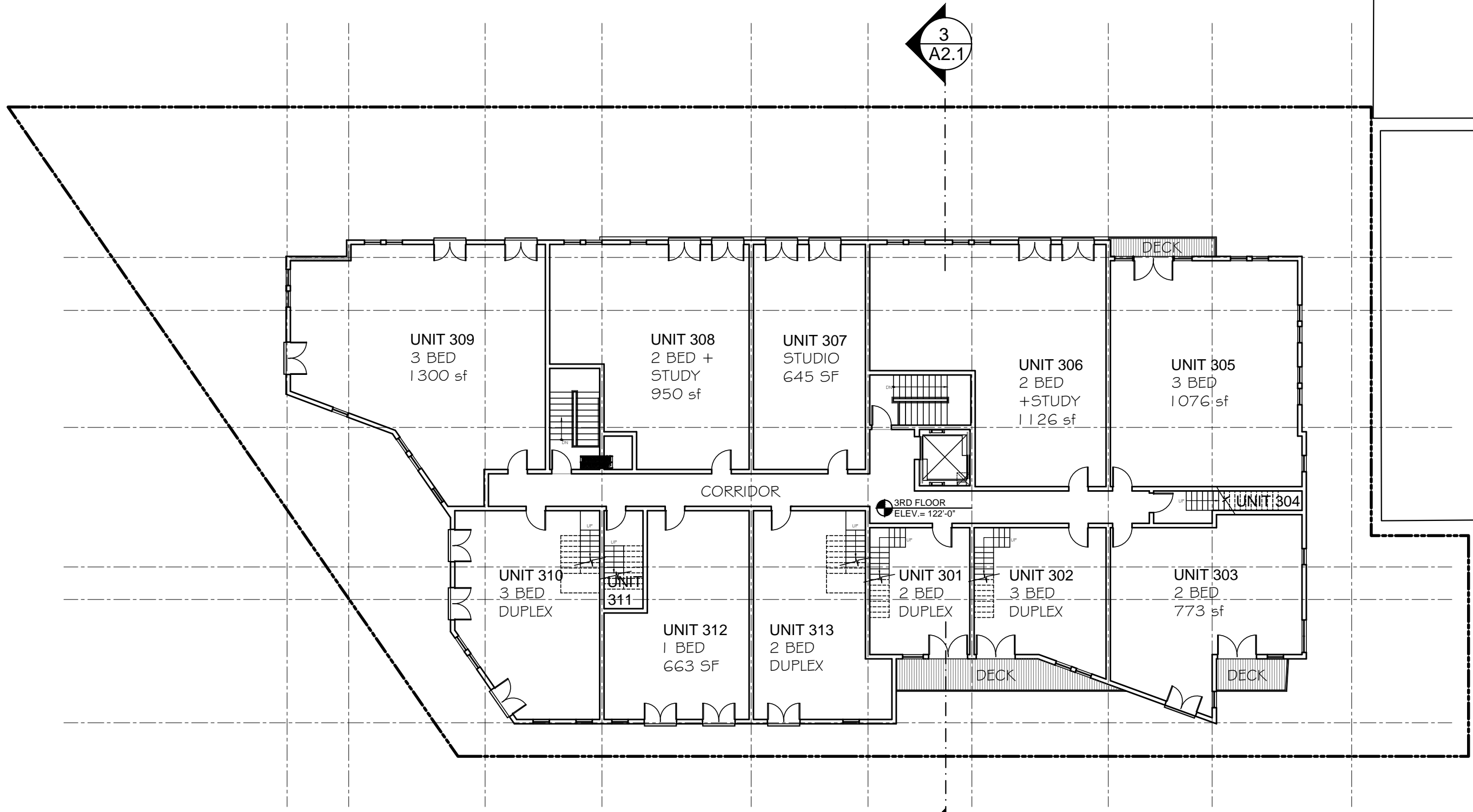
THIRD
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.4



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



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SUITE 309
CAMBRIDGE, MA

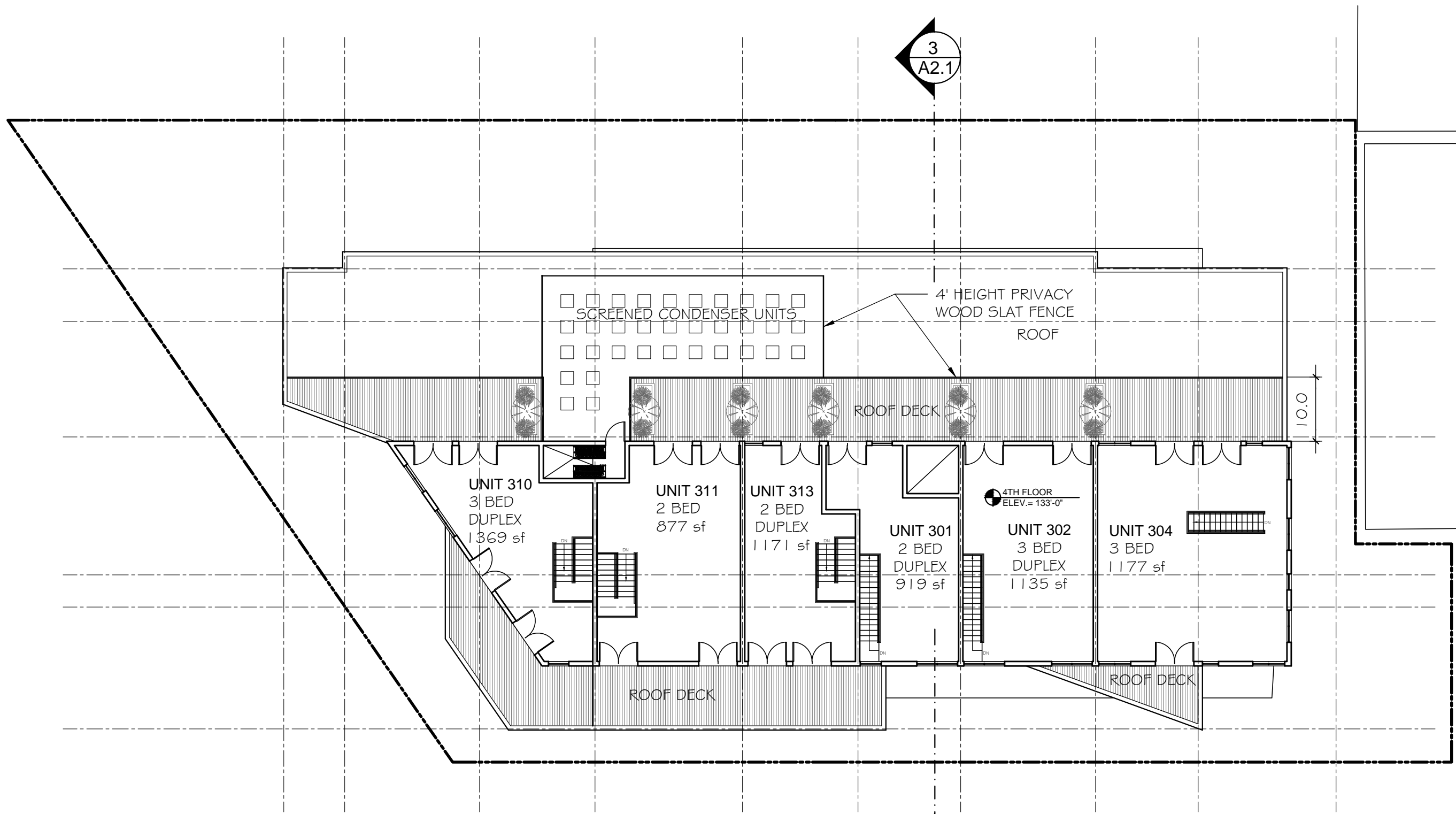
DRAWING TITLE
FOURTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A1.5



3
A2.1

3
A2.1

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



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95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
SUITE 309
CAMBRIDGE, MA

DRAWING TITLE

SOUTH,
WEST
ELEVATIONS
& SECTION

SCALE AS NOTED

REVISION	DATE

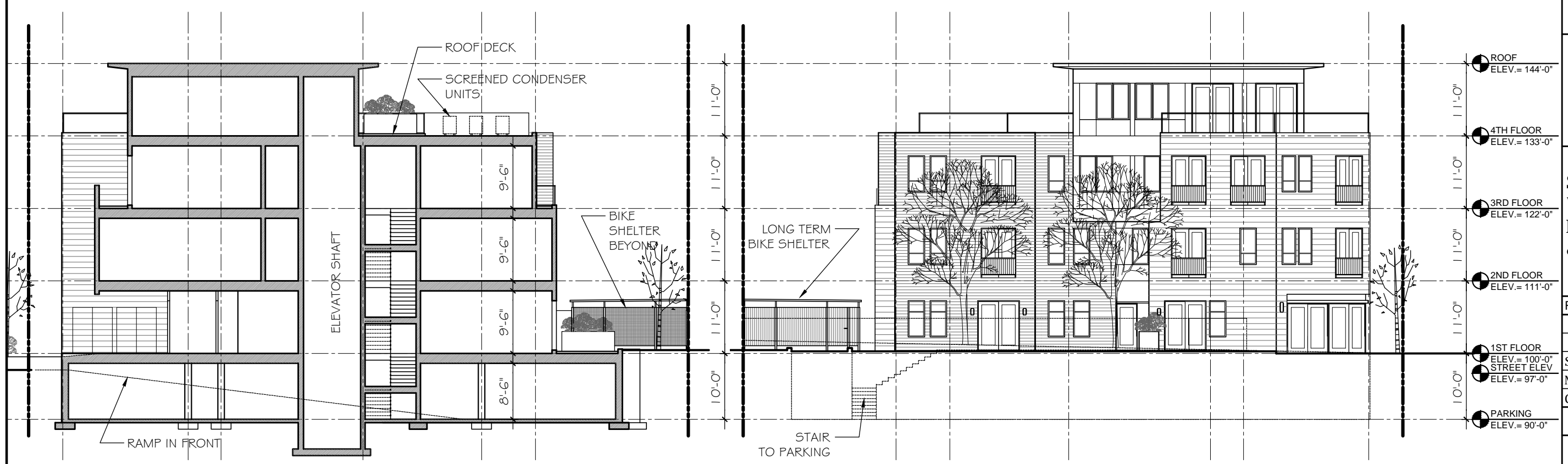
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
CCD MTG	12/02/15
DRAWN BY	REVIEWED BY
ACW	PQ

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"

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Development
95-99
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 CAMBRIDGE, MA

PREPARED FOR

95-99 ELMWOOD STREET LLC

485 MASSACHUSETTS AVE,
 SUITE 309
 CAMBRIDGE, MA

DRAWING TITLE

NORTH & EAST ELEVATIONS

SCALE AS NOTED

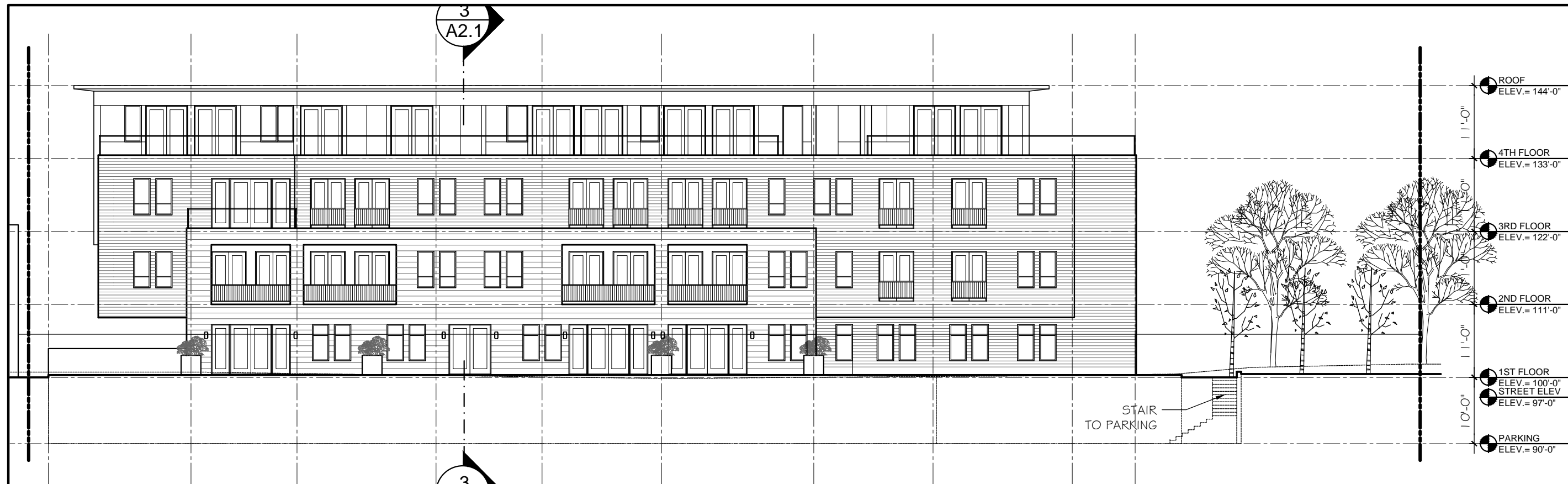
REVISION	DATE

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

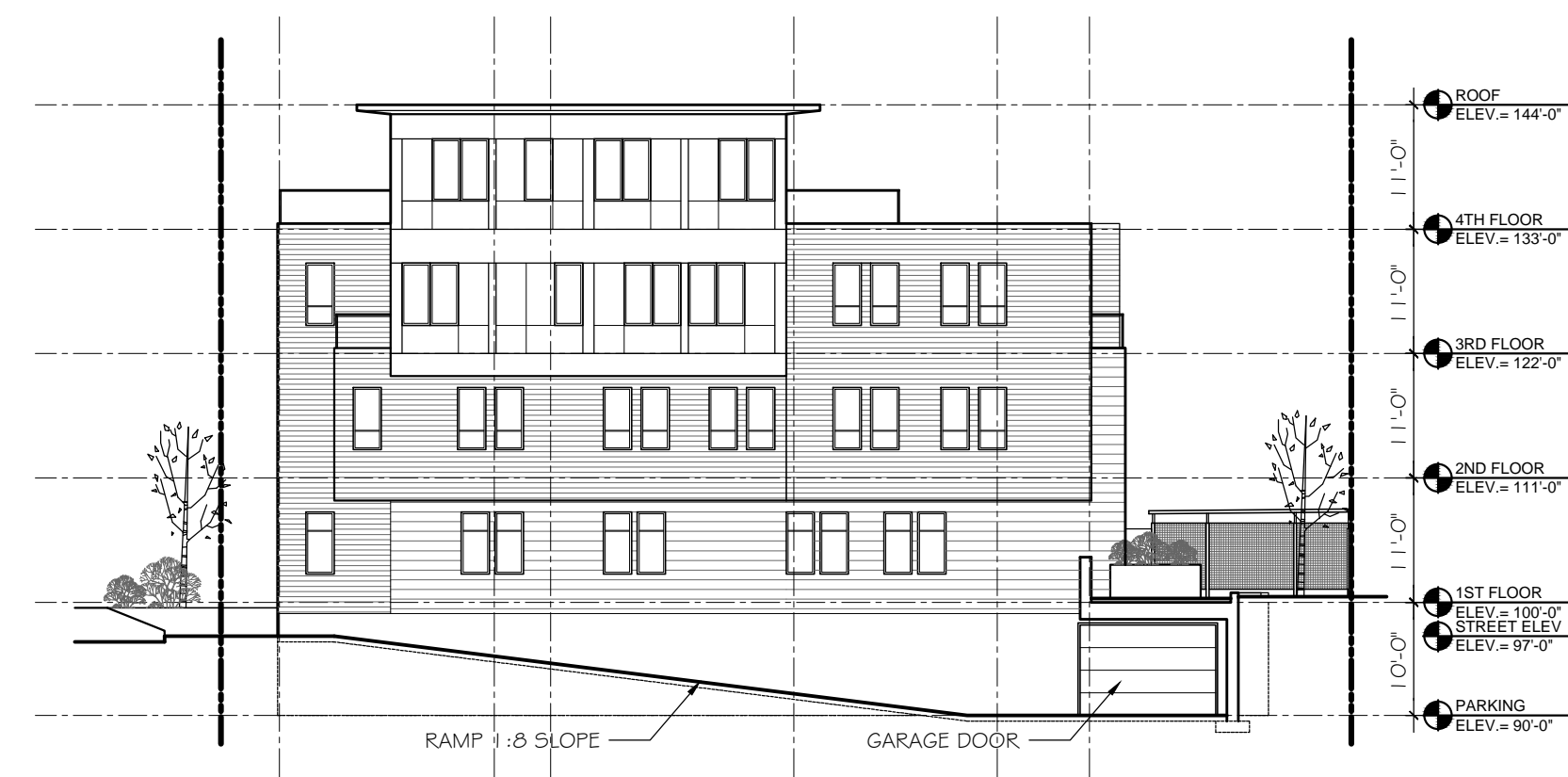
DRAWN BY ACW	REVIEWED BY PQ
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SHEET

A2.2



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



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

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PREPARED FOR
95-99 ELMWOOD
STREET LLC

485 MASSACHUSETTS AVE,
 SUITE 309
 CAMBRIDGE, MA

DRAWING TITLE
ELMWOOD
STREET
ELEVATION

SCALE AS NOTED

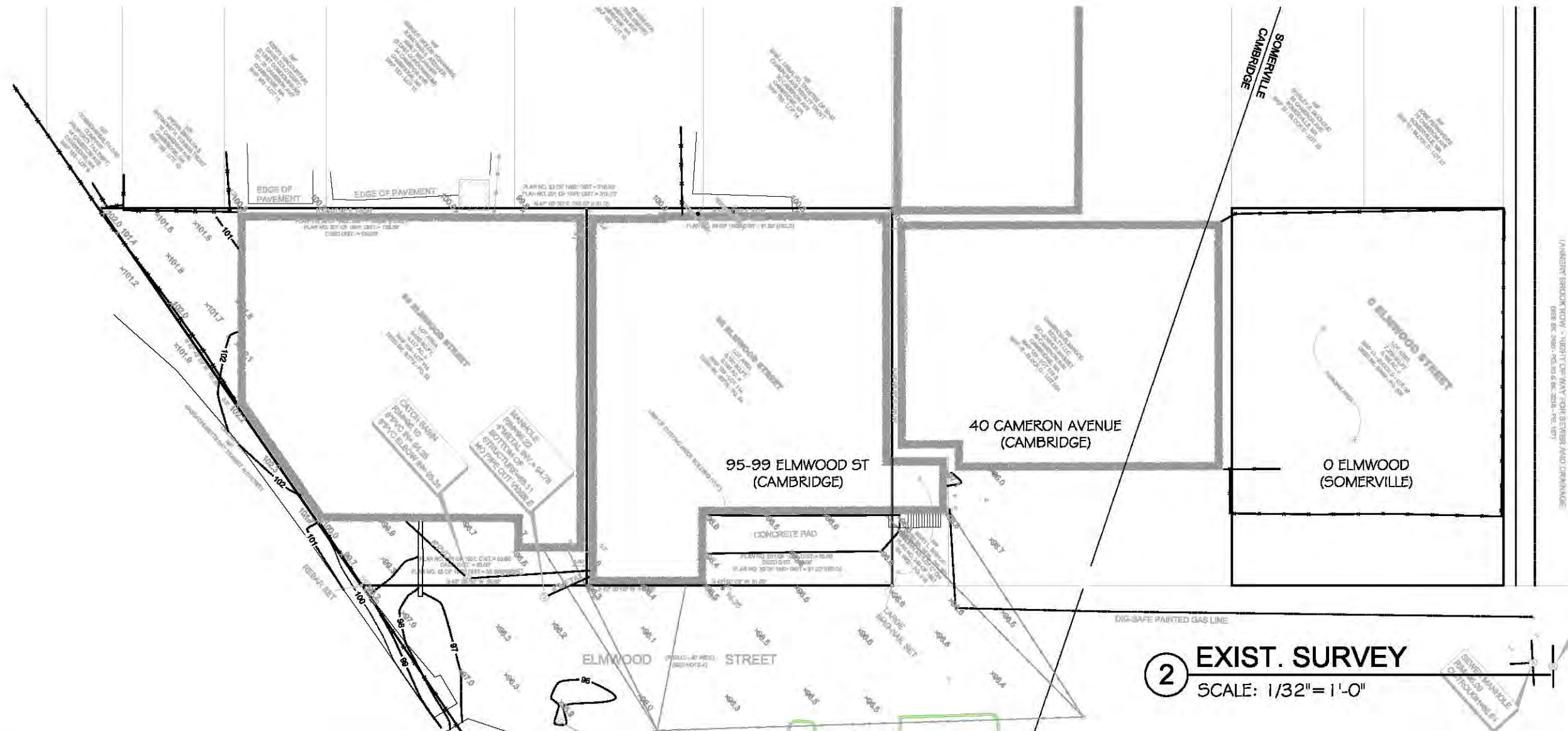
REVISION	DATE
REV 03	05/23/16
REV 02	04/28/16
REV 01	03/30/16
SP APPLIC	02/01/16
NEIGH MTG	01/13/16
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A2.3



1 **ELMWOOD ST. ELEVATION**
 SCALE: 1/32" = 1'-0"



2 **EXIST. SURVEY**
 SCALE: 1/32" = 1'-0"