

Owner

**City of Cambridge**

City Manager: Louis DePasquale  
 Deputy City Manager: Lisa Peterson  
 Owner's Project Manager: Michael J. Black

**City Council**

Sumbul Siddiqui, Mayor  
 Alanna M. Mallon, Vice Mayor  
 Dennis J. Carlone  
 Marc C. McGovern  
 Patricia M. Nolan  
 E. Denise Simmons  
 Jivan Sobrinho-Wheeler  
 Timothy J. Toomey, Jr.  
 Quinton Y. Zondervan

Operator

**Cambridge Redevelopment Authority**

Executive Director: Tom Evans

**The Foundry Consortium**

**The Foundry Building**  
**101 Rogers Street, Cambridge, MA 02142**  
**SPECIAL PERMIT SUBMISSION**

MARCH 12, 2020

**DRAWING LIST**

G-0	COVER	A-1	GROUND FLOOR PLAN
G-1	EXISTING CONDITIONS SURVEY	A-2	SECOND FLOOR PLAN
G-2	EXISTING CONDITIONS MAP	A-3	THIRD FLOOR PLAN
G-3	SITE CONTEXT MAP	A-4	ROOF PLAN
G-4	SITE PLAN	A-5	EXISTING ELEVATIONS
G-5	SHARED STREET PLAN	A-6	EXISTING ELEVATIONS
		A-7	ELEVATIONS
L-1	LANDSCAPE PLAN	A-8	ELEVATIONS
		A-9	ENLARGED ELEVATION – HISTORIC
EX-1	EXISTING BASEMENT PLAN	A-10	ENLARGED ELEVATION – ADDITION
EX-2	EXISTING FIRST FLOOR PLAN	A-11	EXTERIOR METAL PANEL PRECEDENT IMAGES
EX-3	EXISTING SECOND FLOOR PLAN	A-12	BUILDING SECTION
EX-4	EXISTING THIRD FLOOR PLAN	A-13	EXISTING CONDITIONS PHOTOGRAPHS
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EX-6	EXISTING SITE	A-15	PERSPECTIVE RENDERINGS
		A-16	PERSPECTIVE RENDERINGS
		A-17	PERSPECTIVE RENDERINGS

Architect

**CambridgeSeven**  
 Cambridge, MA

Structural Engineer

**Simpson Gumpertz & Heger**  
 Waltham, MA

MEP/FP Engineer

**AKF Group**  
 Boston, MA

Landscape Architect

**Mikyoung Kim Design**  
 Boston, MA

Civil Engineer/  
 Surveying

**Nitsch Engineering**  
 Boston, MA

Envelope Consultant

**Simpson Gumpertz & Heger**  
 Waltham, MA

Code Consultant

**Jensen Hughes**  
 Framingham, MA

Lighting Designer

**Lam Partners**  
 Cambridge, MA



Owner **City of Cambridge**  
 Operator **Cambridge Redevelopment Authority**  
**The Foundry Consortium**

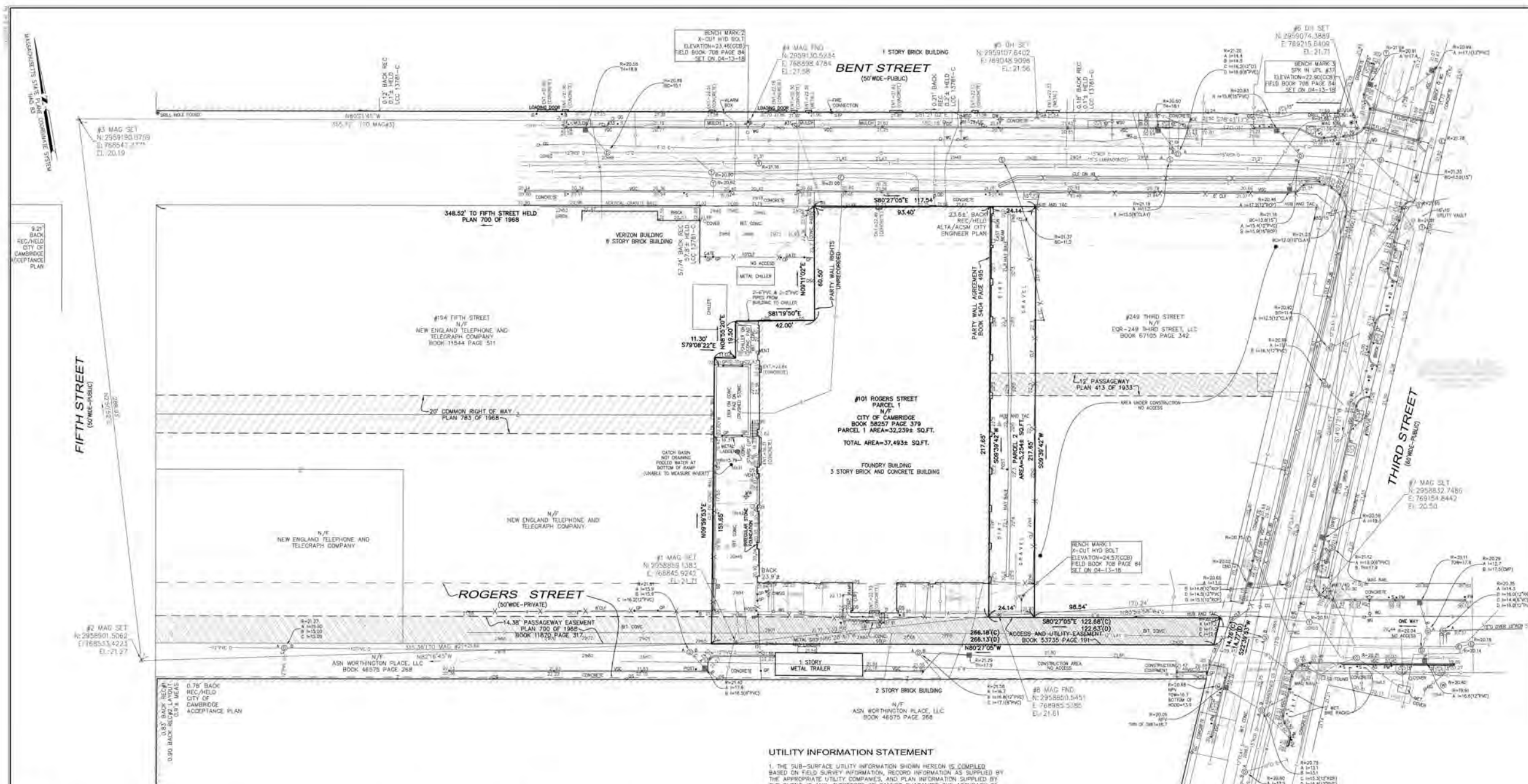
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		A-17	PERSPECTIVE RENDERINGS

Architect	<b>CambridgeSeven</b> Cambridge, MA
Structural Engineer	<b>Simpson Gumpertz &amp; Heger</b> Waltham, MA
MEP/FP Engineer	<b>AKF Group</b> Boston, MA
Landscape Architect	<b>Mikyoung Kim Design</b> Boston, MA
Civil Engineer/ Surveying	<b>Nitsch Engineering</b> Boston, MA
Envelope Consultant	<b>Simpson Gumpertz &amp; Heger</b> Waltham, MA
Code Consultant	<b>Jensen Hughes</b> Framingham, MA
Lighting Designer	<b>Lam Partners</b> Cambridge, MA



**NOTES**

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCHE ENGINEERING, IT IS ISSUED TO CAMBRIDGE SEVEN ASSOCIATES, INC. FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCHE ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH CAMBRIDGE SEVEN ASSOCIATES, INC. FOR PROFESSIONAL LAND SURVEYING SERVICES FOR THE REDEVELOPMENT OF THE FOUNDRY BUILDING. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCHE ENGINEERING.
2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED BETWEEN APRIL 11-25, 2018.
3. HORIZONTAL COORDINATES REFER TO MASSACHUSETTS STATE PLANE (NAD83) BASED ON GPS RTK OBSERVATIONS.
4. ELEVATION REFERS TO CAMBRIDGE CITY BASE (CCB) VERTICAL BASED ON BENCHMARK PROVIDED BY CITY OF CAMBRIDGE BENCH PLAN 0833.
5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 240702027E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2016, FOR COMMUNITY NO.220706, IN MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
6. THE INFORMATION CONTAINED ON THE CDK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCHE ENGINEERING.

**LEGEND**

Symbol	DESCRIPTION	Symbol	DESCRIPTION
Circle with cross	CATCH BASIN	Circle with dot	SHAIN LINK FENCE
Circle with X	CABLE TELEVISION MANHOLE	Circle with horizontal lines	BUTYRANOUS CONCRETE RETM
Circle with vertical lines	DRAIN MANHOLE	Circle with vertical lines and dots	VERTICAL GRANITE CURB
Circle with diagonal lines	ELECTRIC MANHOLE	Circle with vertical lines and dots	WHEELCHAIR RAMP
Circle with diagonal lines	MISCELLANEOUS MANHOLE	Circle with vertical lines and dots	RM ELEVATION EQUALS
Circle with diagonal lines	SEWER MANHOLE	Circle with vertical lines and dots	INVERT ELEVATION EQUALS
Circle with diagonal lines	WATER MANHOLE	Circle with vertical lines and dots	NO PIPES VISIBLE
Circle with diagonal lines	AREA DRAIN	Circle with vertical lines and dots	TOP OF HOOD ELEVATION EQUALS
Circle with diagonal lines	GAS SHUT-OFF	Circle with vertical lines and dots	TOP OF WALL ELEVATION
Circle with diagonal lines	WATER SHUT-OFF	Circle with vertical lines and dots	UNDERGROUND CABLE TELEVISION LINE
Circle with diagonal lines	GAS GATE	Circle with vertical lines and dots	UNDERGROUND DRAIN LINE
Circle with diagonal lines	WATER GATE	Circle with vertical lines and dots	UNDERGROUND ELECTRIC LINE
Circle with diagonal lines	FIRE HYDRANT	Circle with vertical lines and dots	UNDERGROUND GAS LINE
Circle with diagonal lines	DOWN SPOUT	Circle with vertical lines and dots	UNDERGROUND SEWER LINE
Circle with diagonal lines	UTILITY POLE WITH CONDUIT LINE TO GROUND	Circle with vertical lines and dots	UNDERGROUND TELEPHONE LINE
Circle with diagonal lines	LIGHT POLE	Circle with vertical lines and dots	UNDERGROUND WATER LINE
Circle with diagonal lines	LIGHT ROLLER	Circle with vertical lines and dots	OVERHEAD WIRES
Circle with diagonal lines	HAND HOLE	Circle with vertical lines and dots	MONITORING WELL
Circle with diagonal lines	TRASH CAN	Circle with vertical lines and dots	BENCH MARK
Circle with diagonal lines	PARKING METER	Circle with vertical lines and dots	
Circle with diagonal lines	SON POST	Circle with vertical lines and dots	
Circle with diagonal lines	DEODOROUS TREE WITH TRUNK DIAMETER	Circle with vertical lines and dots	
Circle with diagonal lines	HANDICAP PARKING	Circle with vertical lines and dots	
Circle with diagonal lines	SPOT ELEVATION	Circle with vertical lines and dots	

**UTILITY INFORMATION STATEMENT**

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT. IF ANY, THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACY.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILED OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILED UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DGC SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
8. AS OF THE DATE OF THIS PLAN RECORD, INFORMATION HAS NOT BEEN RECEIVED BY NITSCHE ENGINEERING FOR THE FOLLOWING UTILITIES: EVERSOURCE CABLE.

**REFERENCES**

MIDDLESEX SOUTH REGISTRY OF DEEDS	LAND COURT
PL 18 OF 1984	LCC 3873
PL 270 OF 2001	LCC 8093
PL 276 OF 2013	LCC 13781
PL 410 OF 1982	LCC 17039
PL 477 OF 1982	LCC 39724
PL 477 OF 1995	LCC 35681
PL 577 OF 2003	
PL 595 OF 2009	
PL 624 OF 2009	
PL 645 OF 1997	
PL 659 OF 1954	
PL 700 OF 1986	
PL 783 OF 1968	
PL 795 OF 2012	
PL 827 OF 1956	
PL 847 OF 1973	
PL 1511 OF 1983	

**EXISTING CONDITIONS SURVEY**  
**FOUNDRY BUILDING**  
**101 ROGERS STREET, CAMBRIDGE, MA**

PREPARED FOR:  
**CAMBRIDGE SEVEN ASSOCIATES**  
 1050 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

**GRAPHIC SCALE**  
 0 10 20 30 40 50

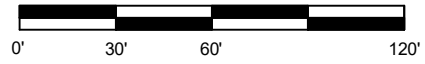
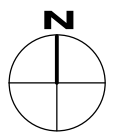
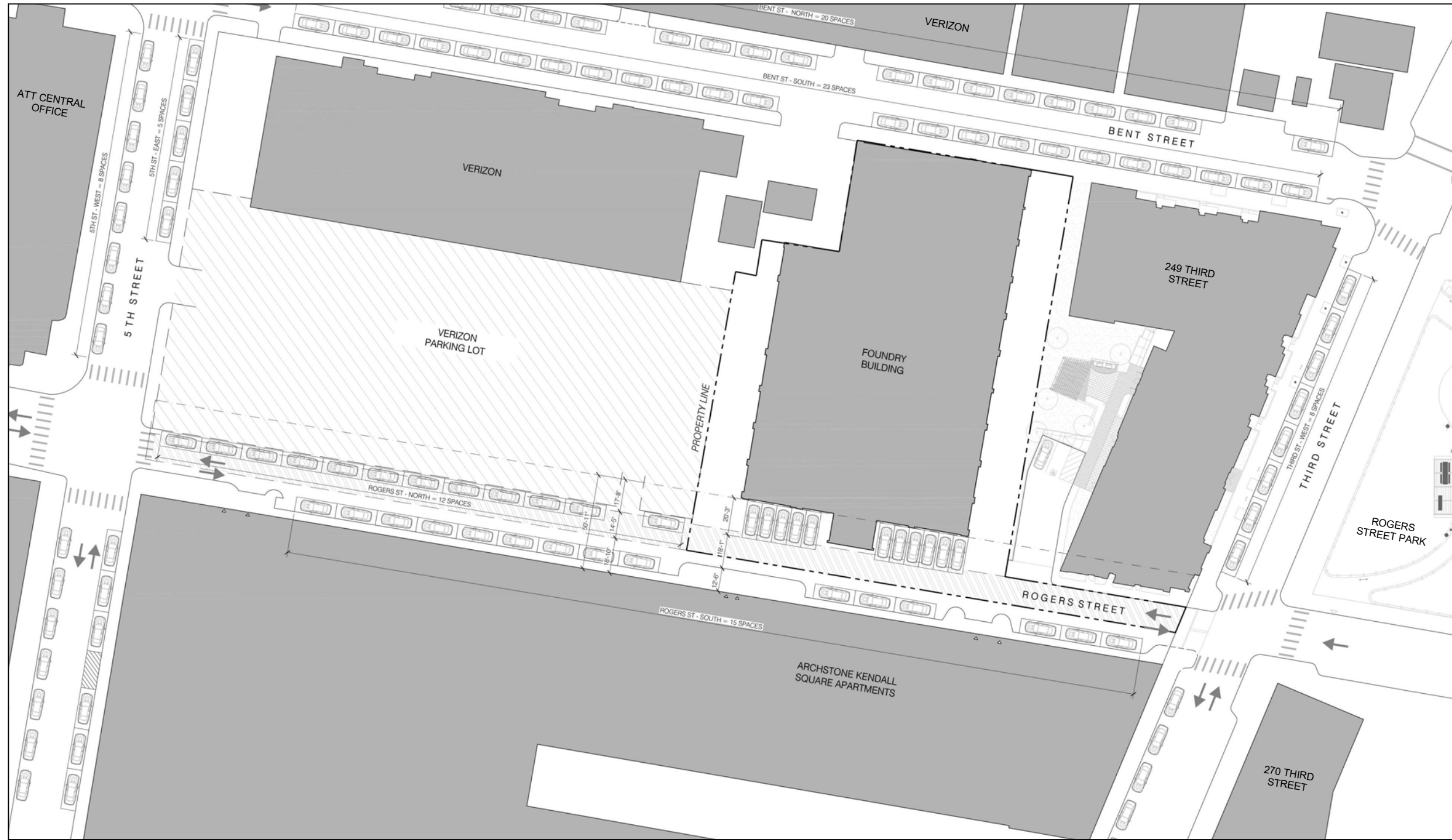
**SHEET 1**  
**EX-1**

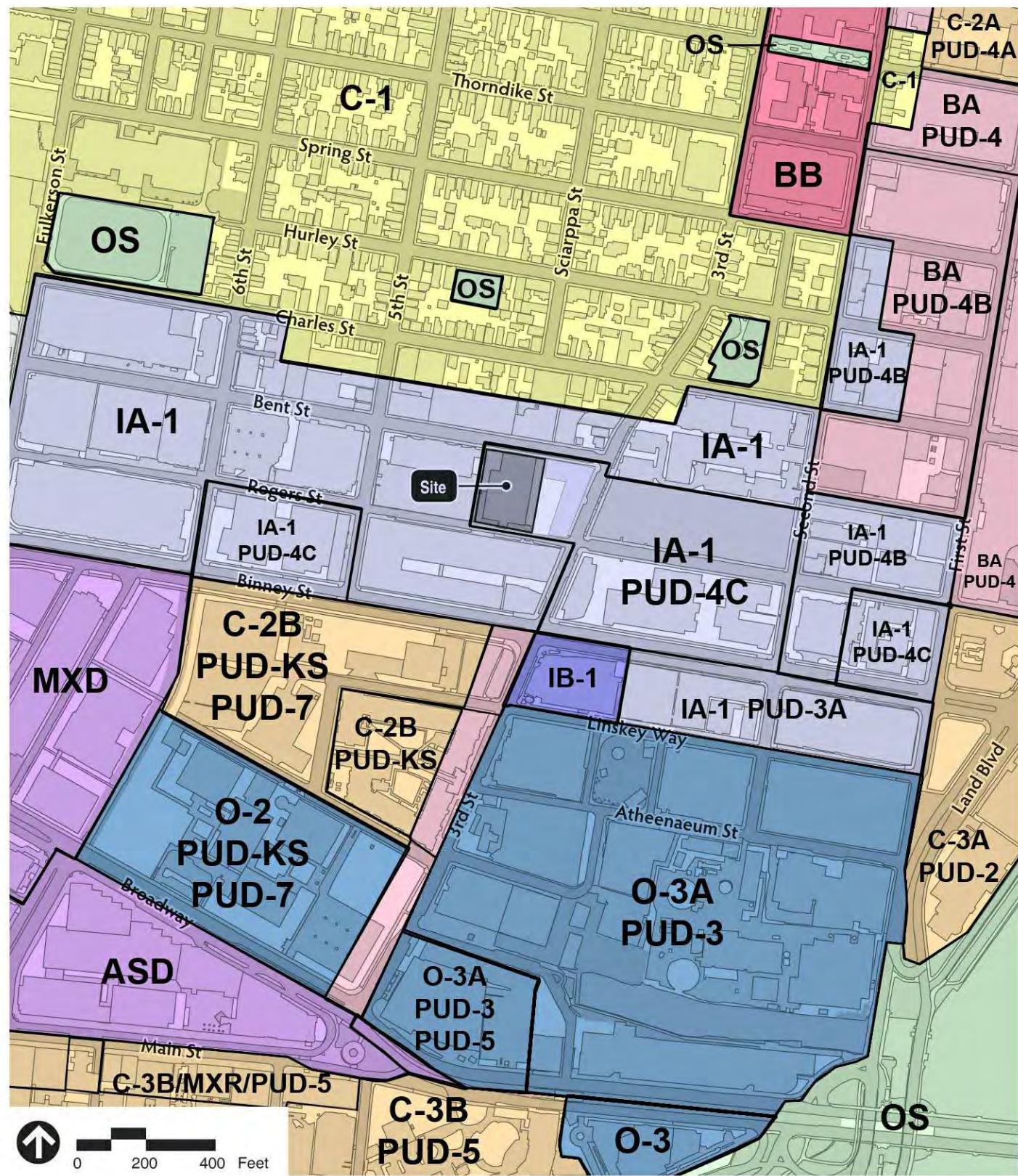
**Nitsch Engineering**  
 www.nitscheng.com  
 2 Center Plaza, Suite 430  
 Boston, MA 02108  
 T: (617) 338-0063  
 F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

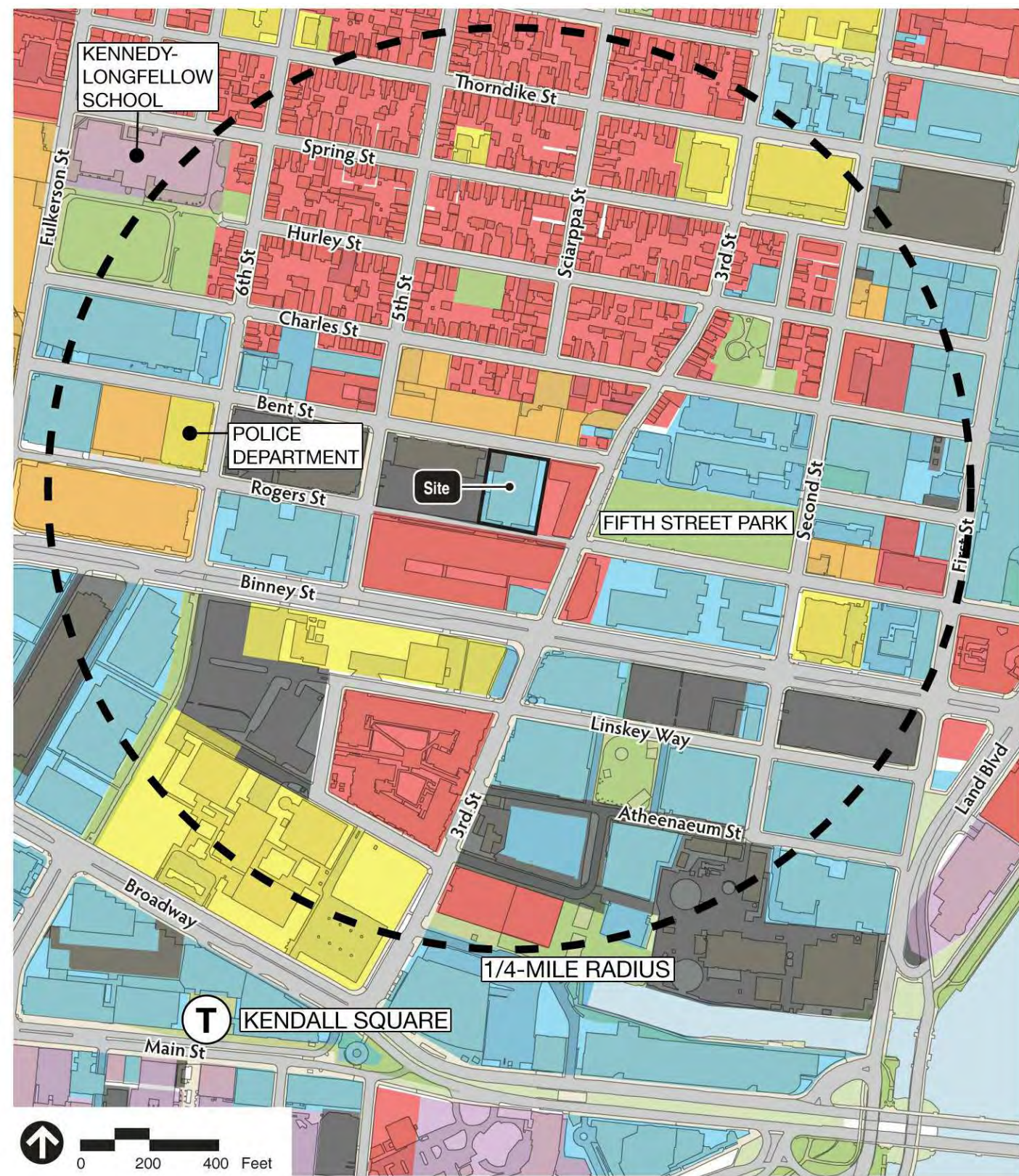
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FILE	12501.1_TPO01.dwg
SCALE	3/32"
DATE	MAY 2018
PROJECT MANAGER	RGM
FIELD BOOK	708
DRAFTED BY	MD
CHECKED BY	RGM

REVISION	DATE
A	Additional Telephone Line Plans Received
B	Comments



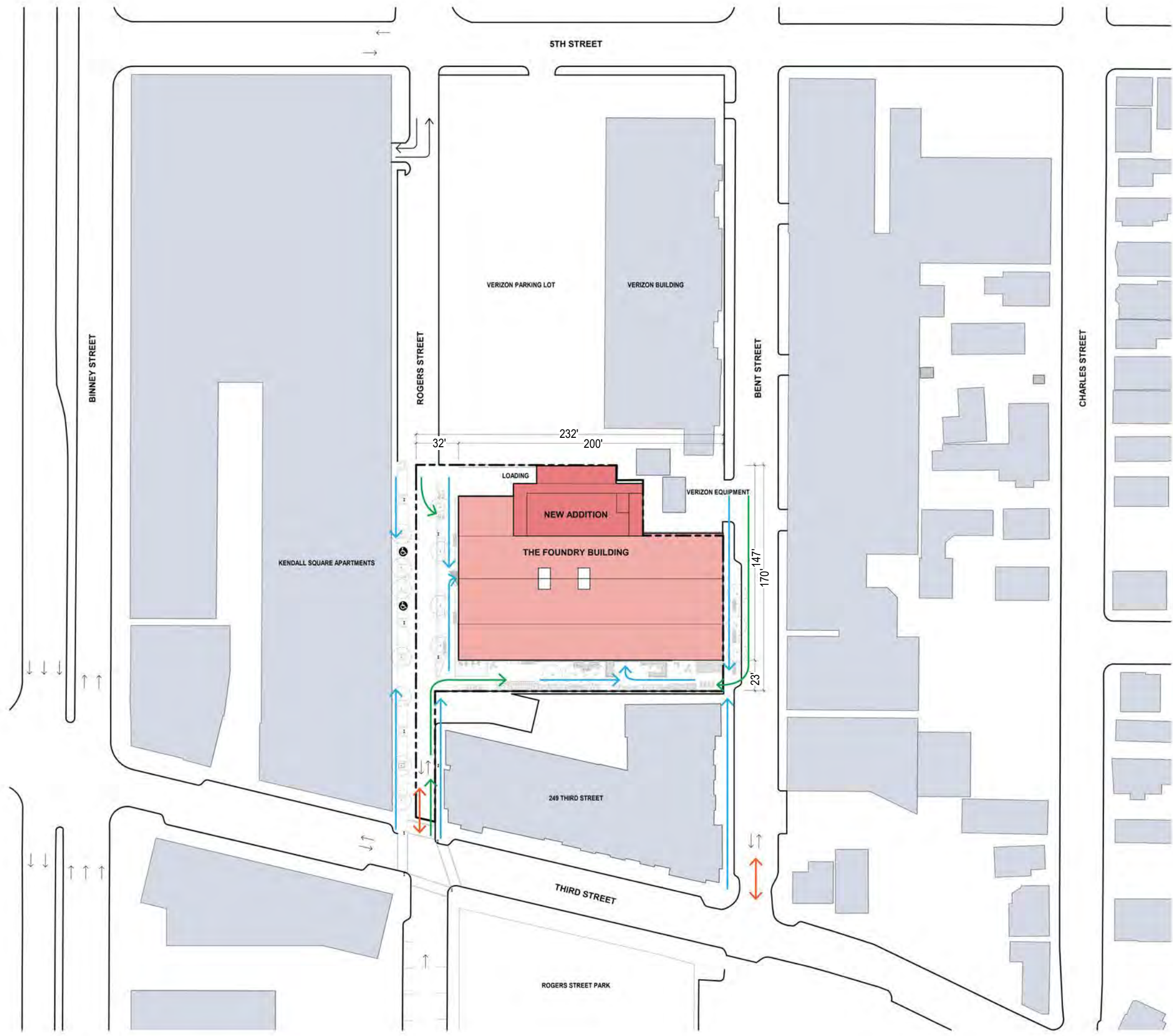


<b>C-1</b> Residence C-1	<b>O-2</b> Office-2	<b>MXD</b> Mixed Use Development
<b>C-2A</b> Residence C-2A	<b>O-3</b> Office-3	<b>ASD</b> Ames Street District
<b>C-2B</b> Residence C-2B	<b>O-3A</b> Office-3A	<b>PUD</b> Planned Unit Development Overlay
<b>C-3A</b> Residence C-3A	<b>BB</b> Business B	<b>MXR</b> Mixed Use Residential Overlay
<b>C-3B</b> Residence C-3B	<b>IA-1</b> Industry A-1	<b>OS</b> Open Space
	<b>IB-1</b> Industry B-1	

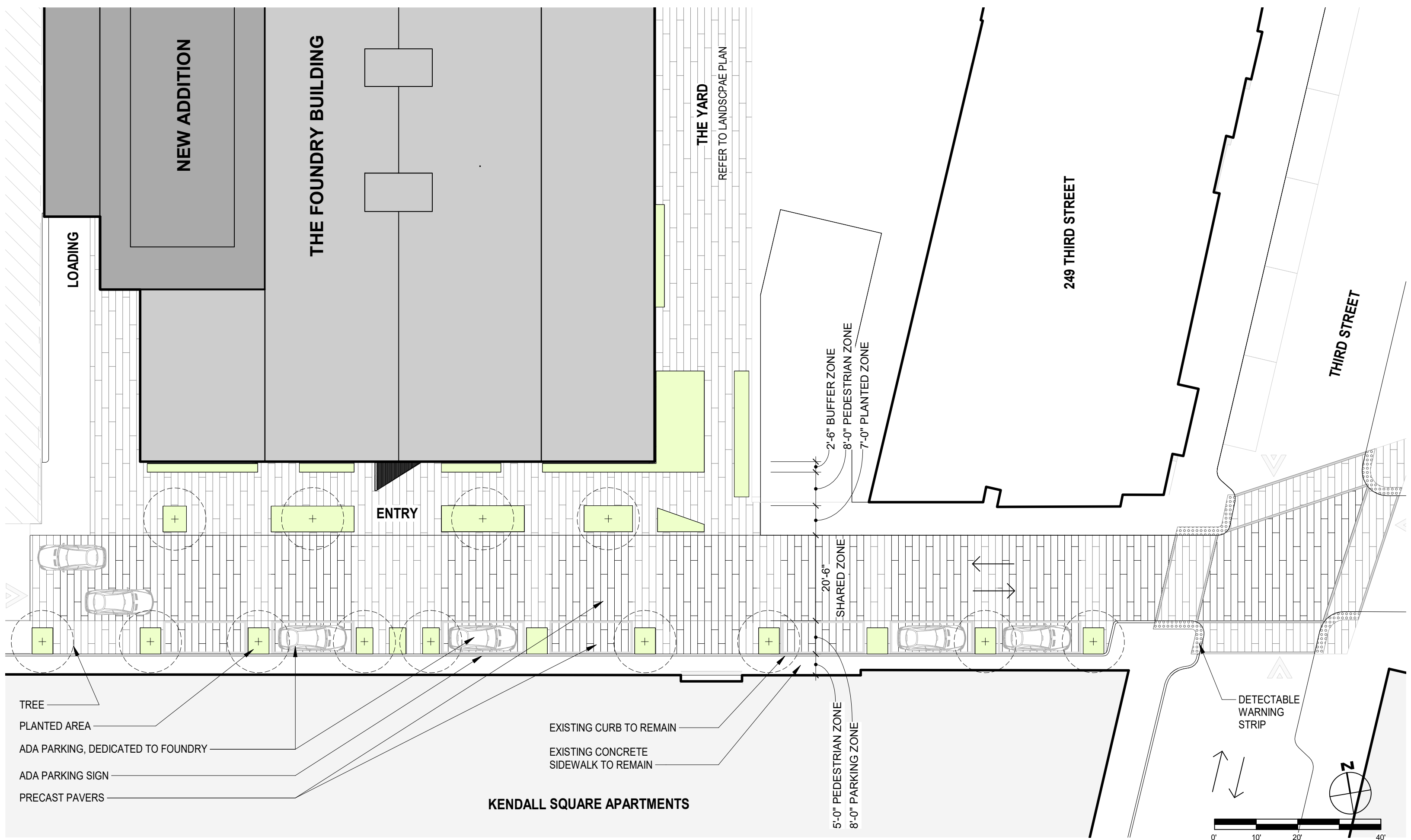


Source: City of Cambridge

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<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Commercial/Office	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Open Space
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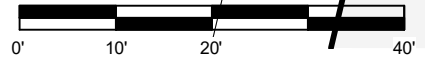
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- ← BICYCLE CIRCULATION
- ← VEHICLE CIRCULATION

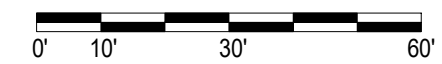


- TREE
- PLANTED AREA
- ADA PARKING, DEDICATED TO FOUNDRY
- ADA PARKING SIGN
- PRECAST PAVERS

- EXISTING CURB TO REMAIN
- EXISTING CONCRETE SIDEWALK TO REMAIN

**KENDALL SQUARE APARTMENTS**







198'-9"

138'-11"

59'-10"

PROPERTY LINE

EXISTING DOOR

EXISTING CONCRETE FOOTING

EXISTING BRICK WALL

EXISTING 1980's VESTIBULE TO BE DEMOLISHED

UP

EL. 17'-8"

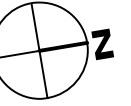
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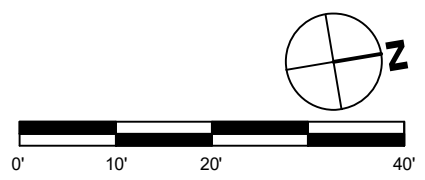
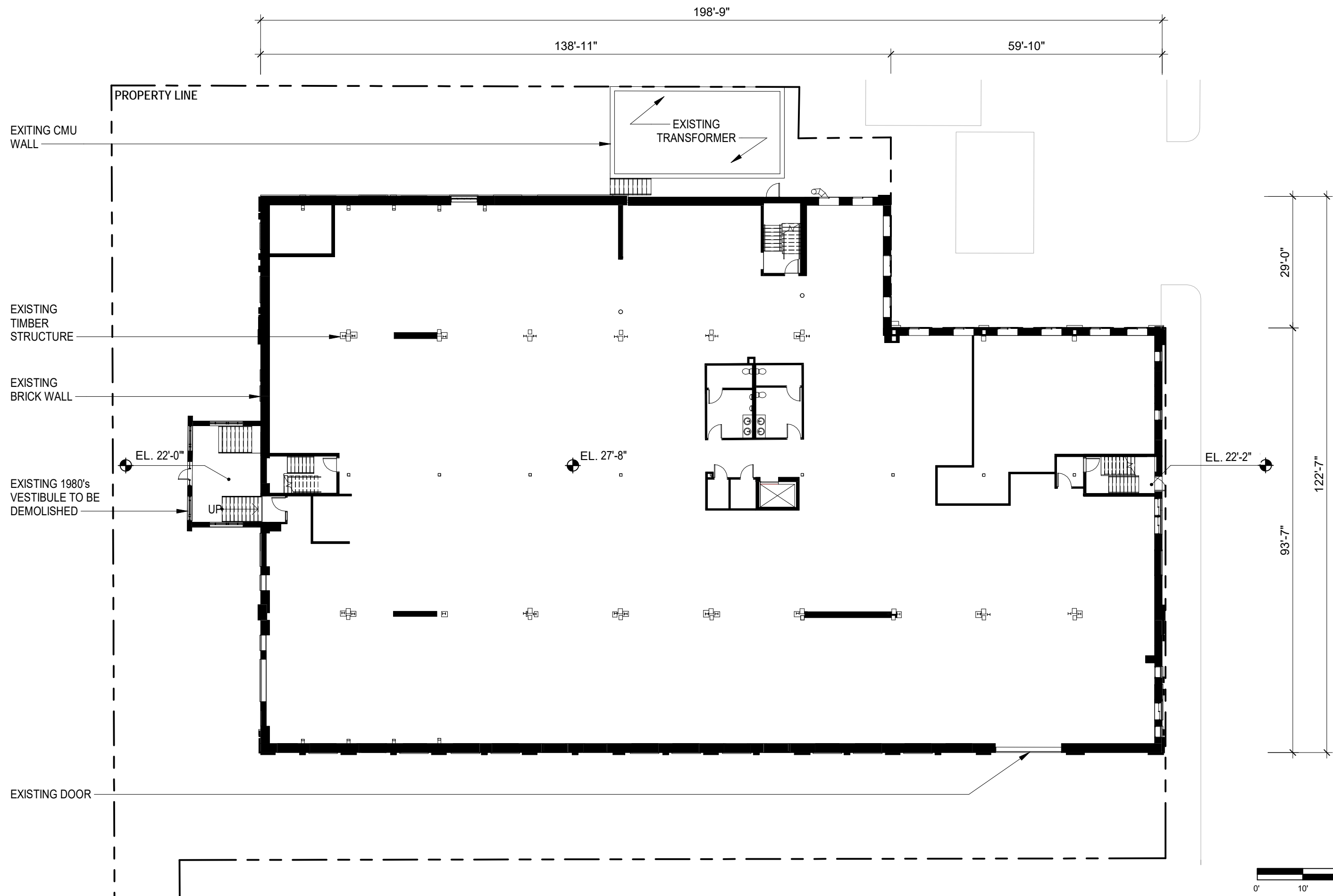
EL. 17'-8"

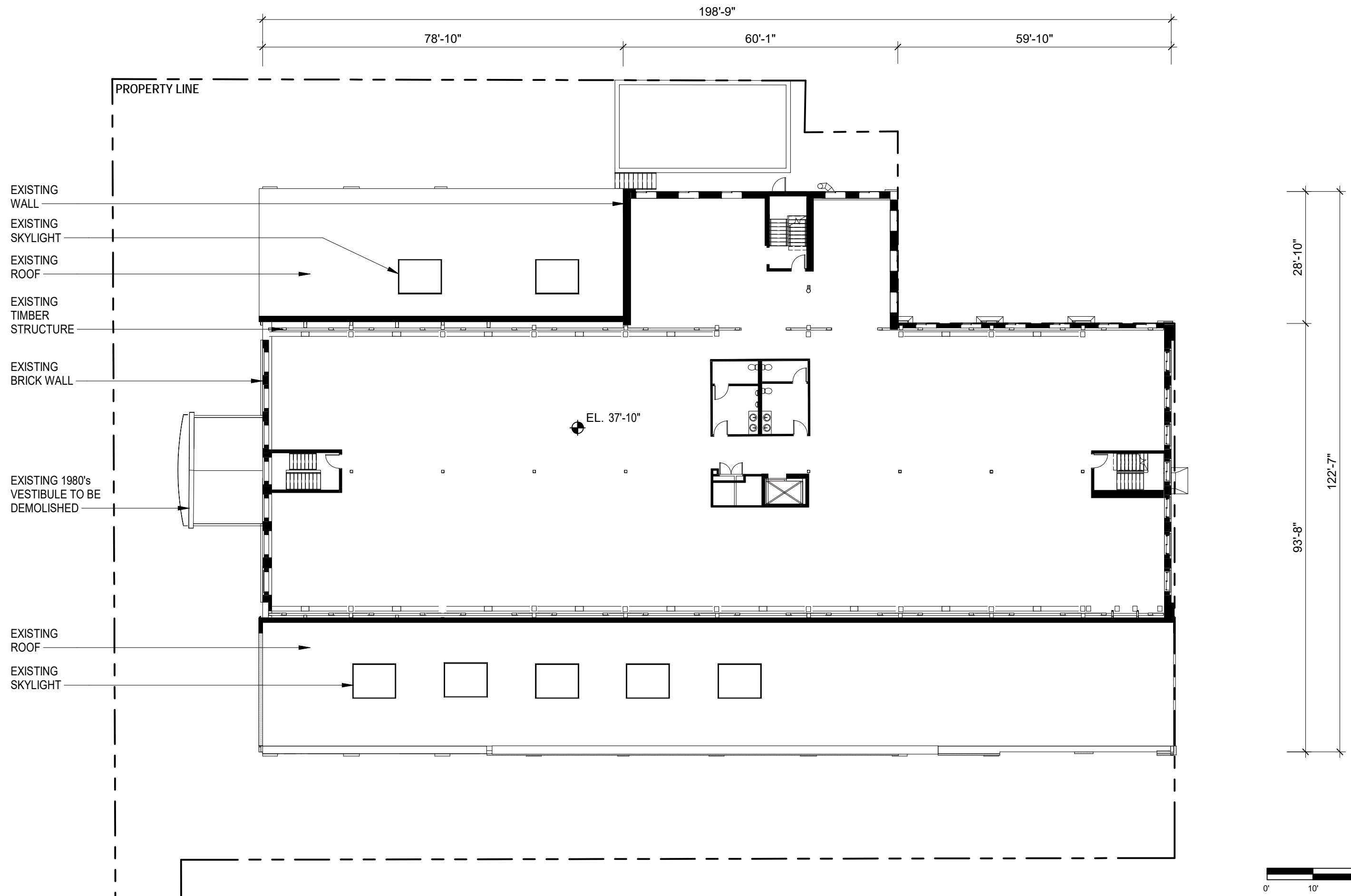
UP

UP

29'-0"  
122'-7"  
93'-7"







198'-9"

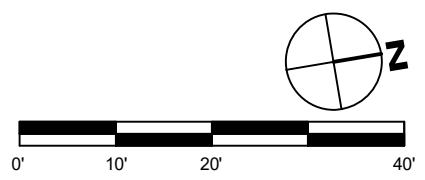
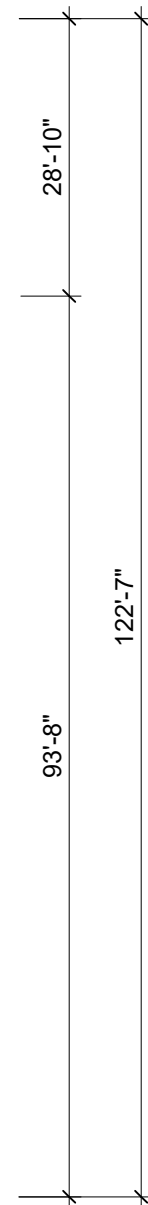
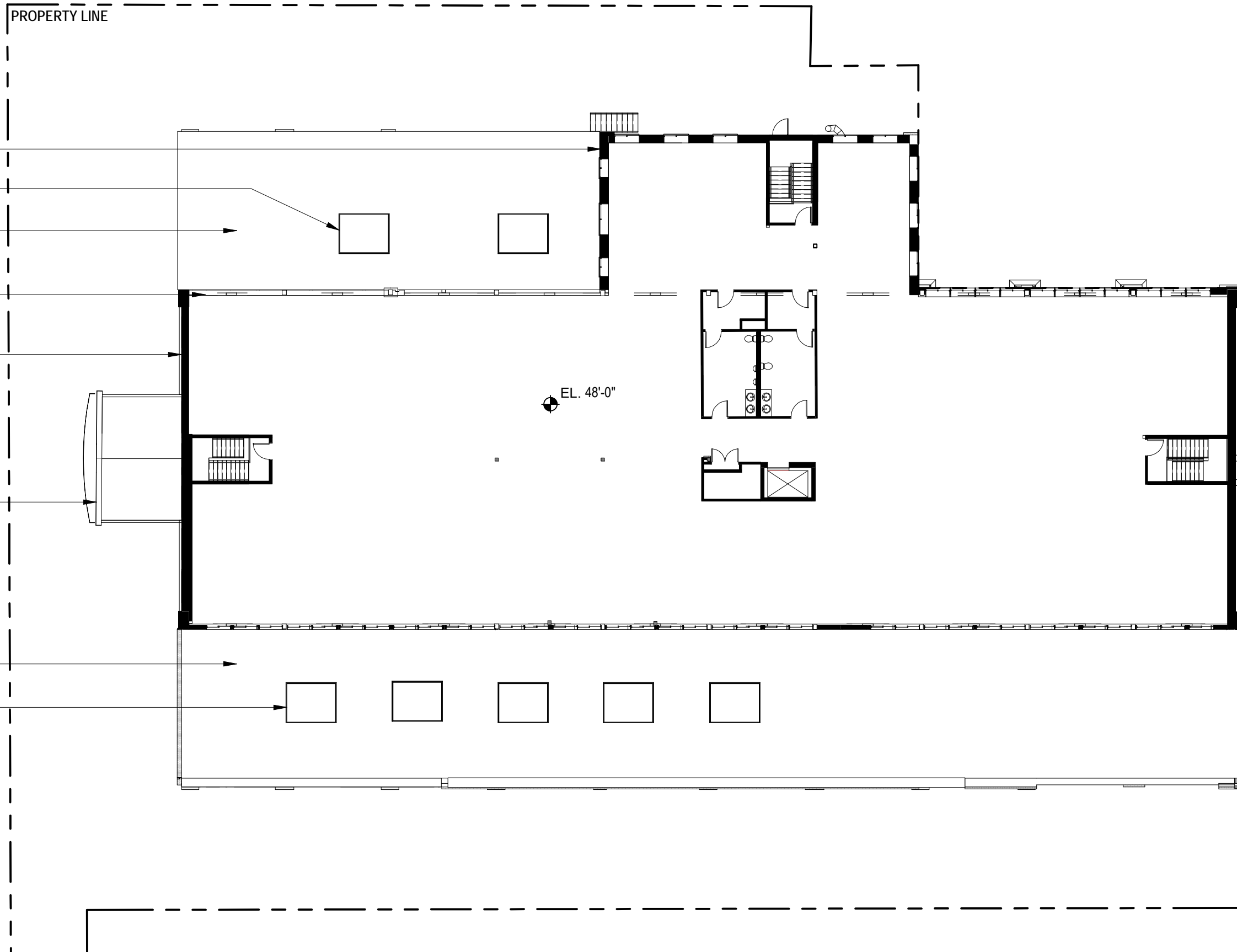
78'-10"

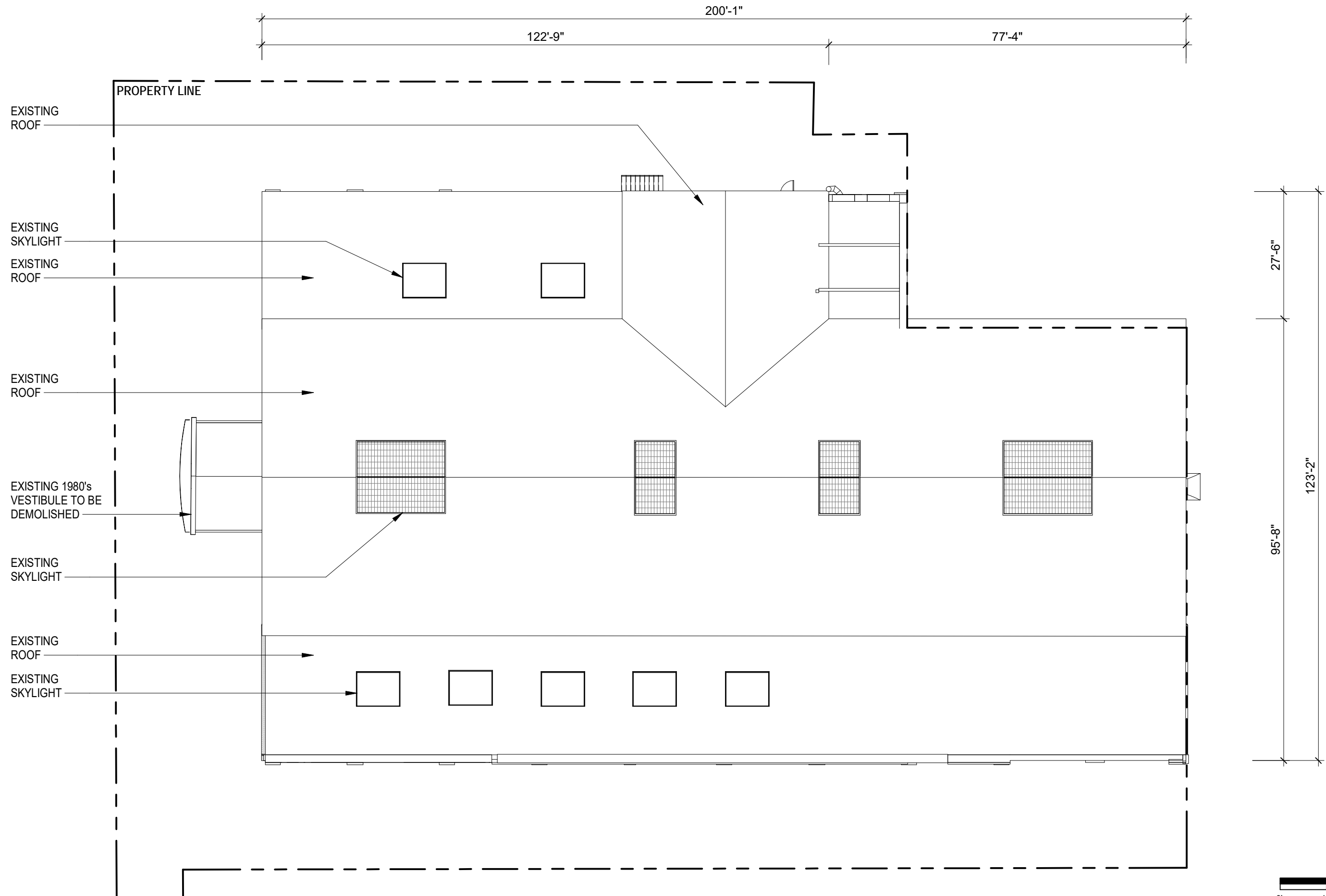
60'-1"

59'-10"

PROPERTY LINE

- EXISTING WALL
- EXISTING SKYLIGHT
- EXISTING ROOF
- EXISTING TIMBER STRUCTURE
- EXISTING BRICK WALL
- EXISTING 1980's VESTIBULE TO BE DEMOLISHED
- EXISTING ROOF
- EXISTING SKYLIGHT

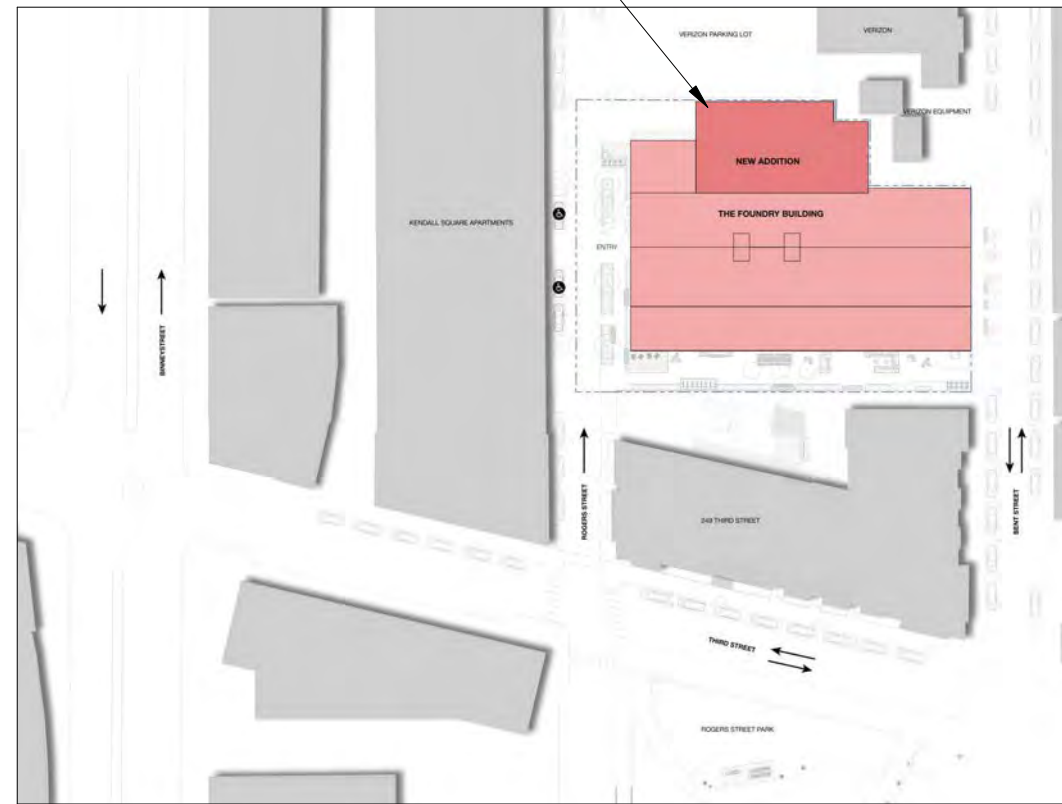
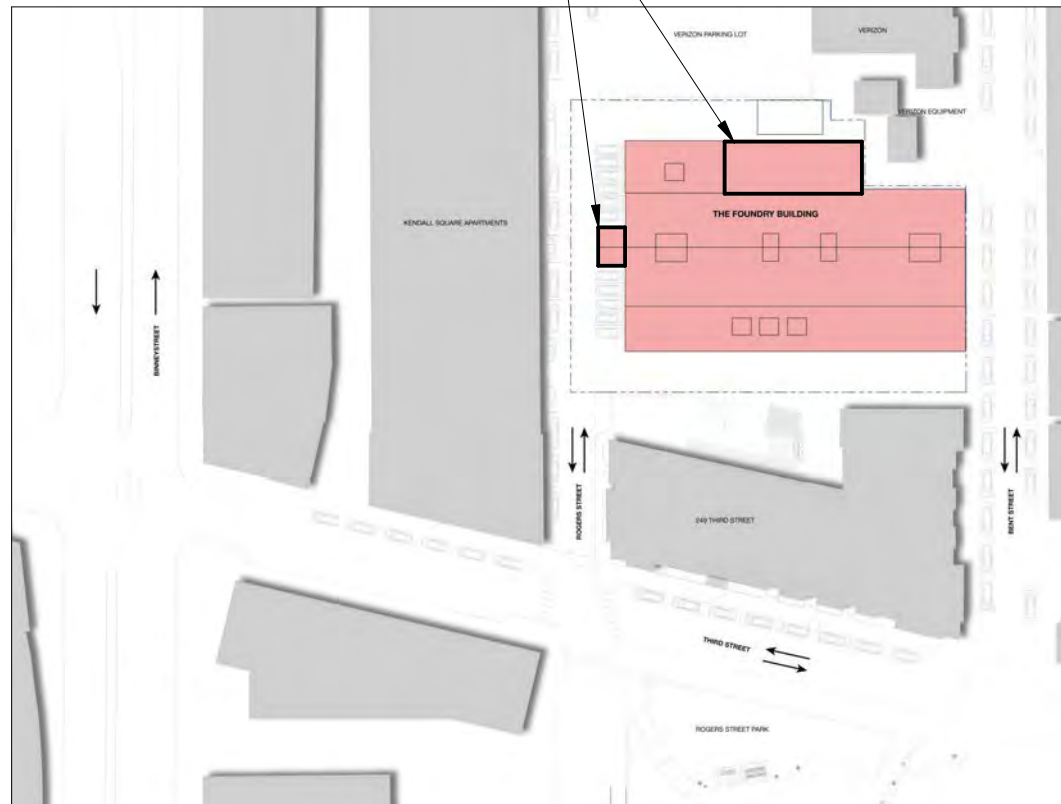
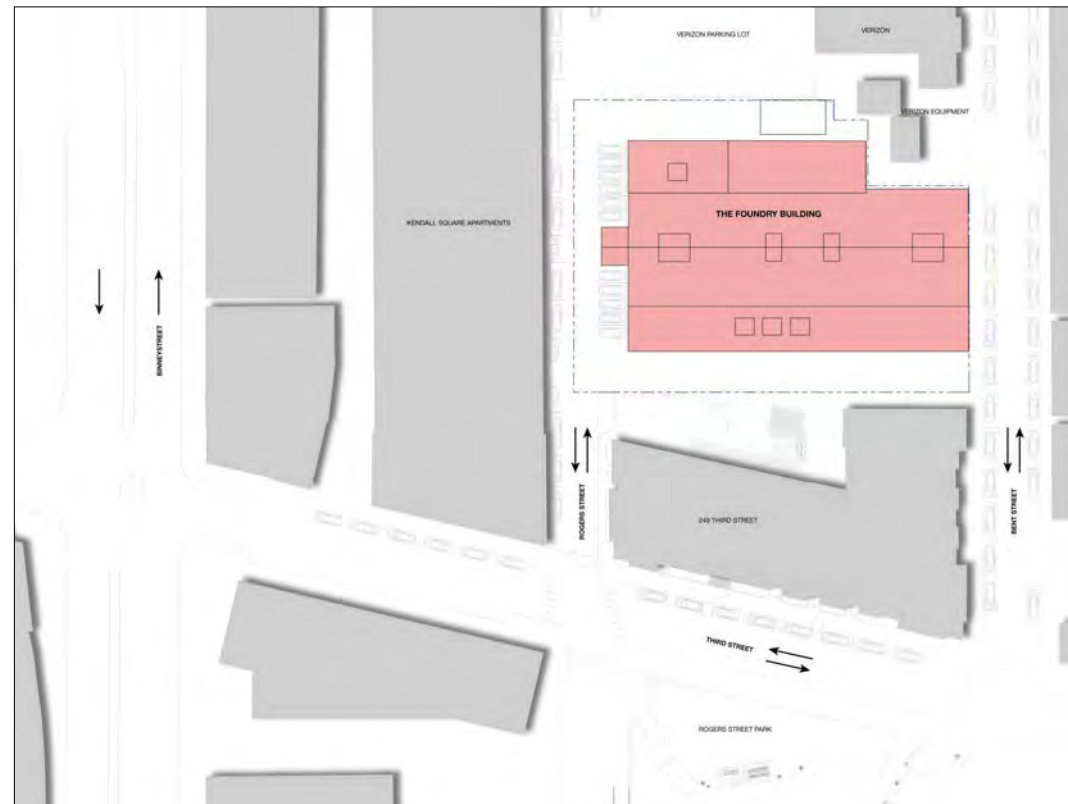




FURNACE BUILDING

1980's ENTRY FOYER

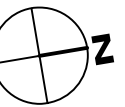
NEW ADDITION

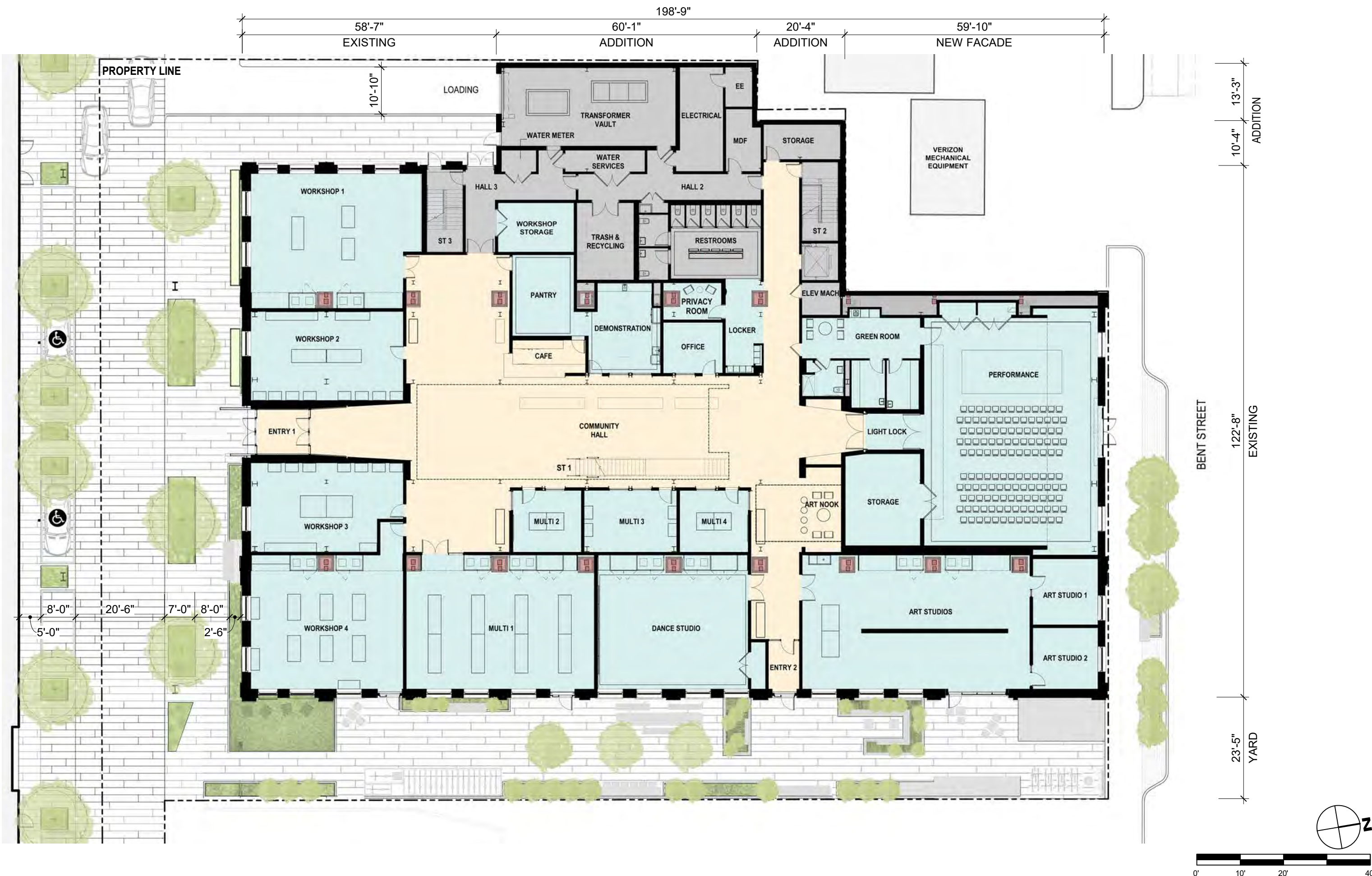


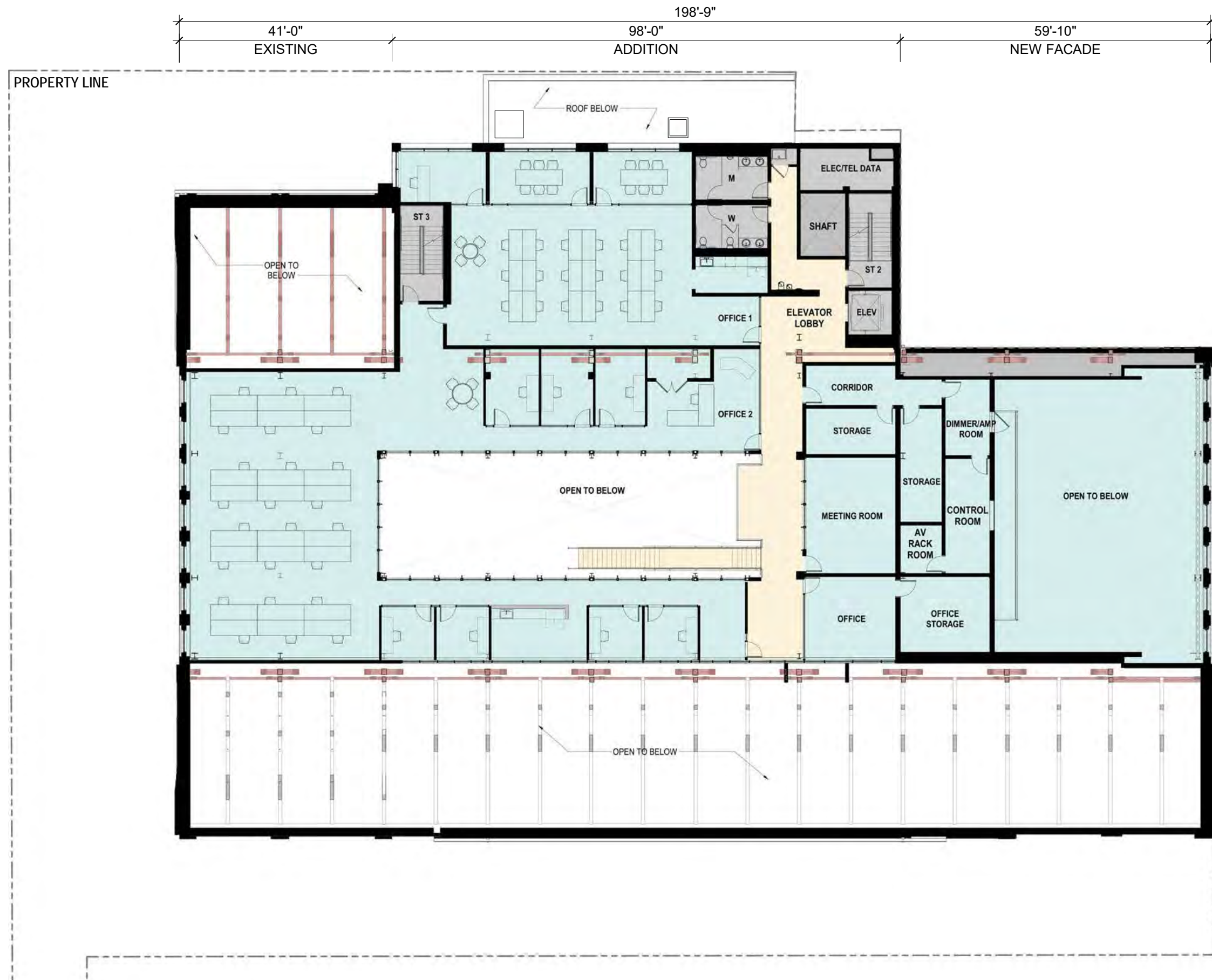
EXISTING SITE

REMOVALS PLAN

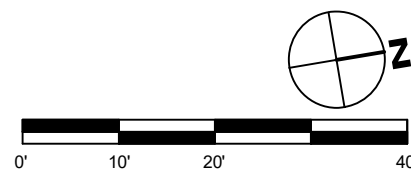
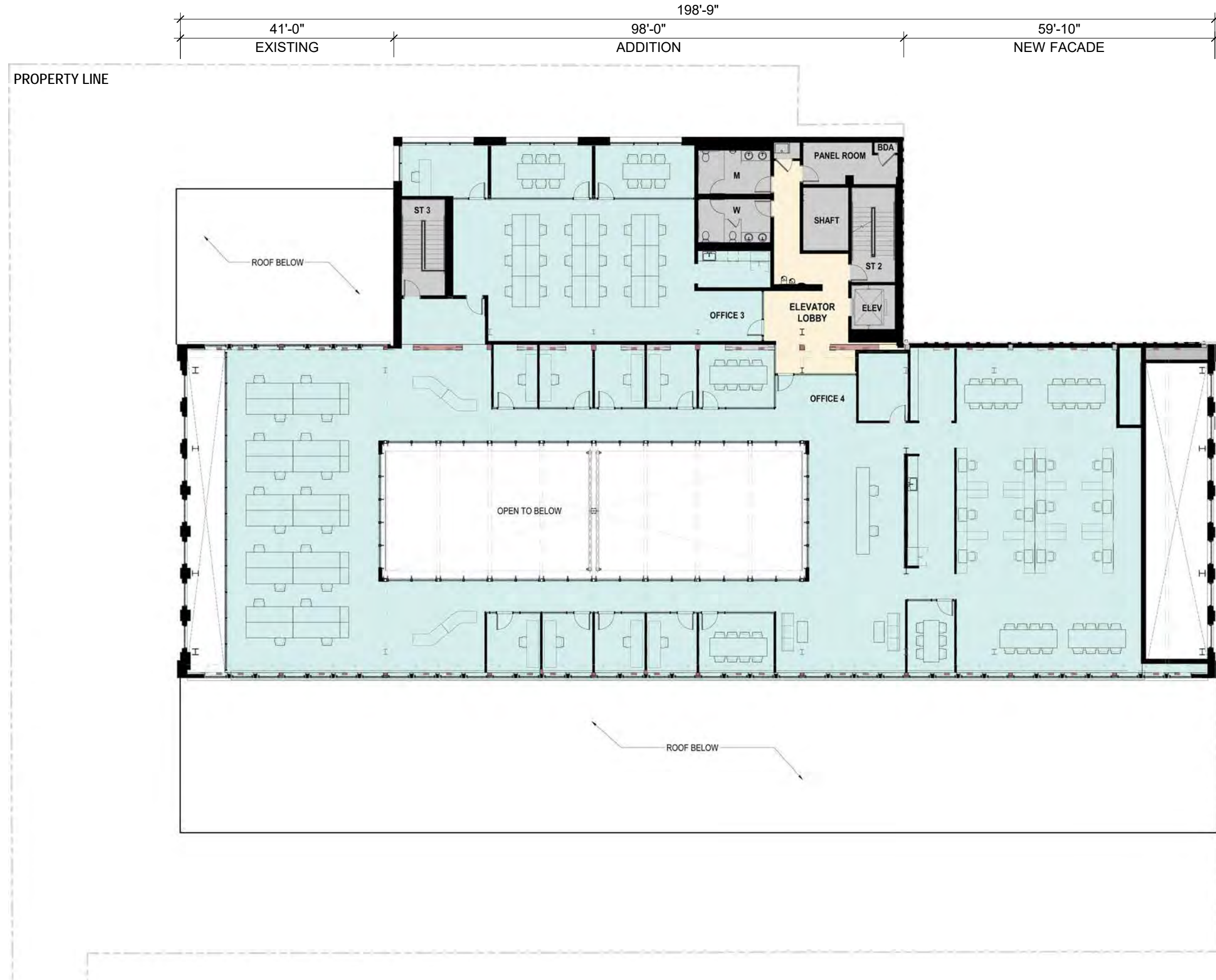
PROPOSED SITE

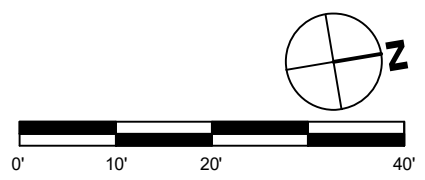
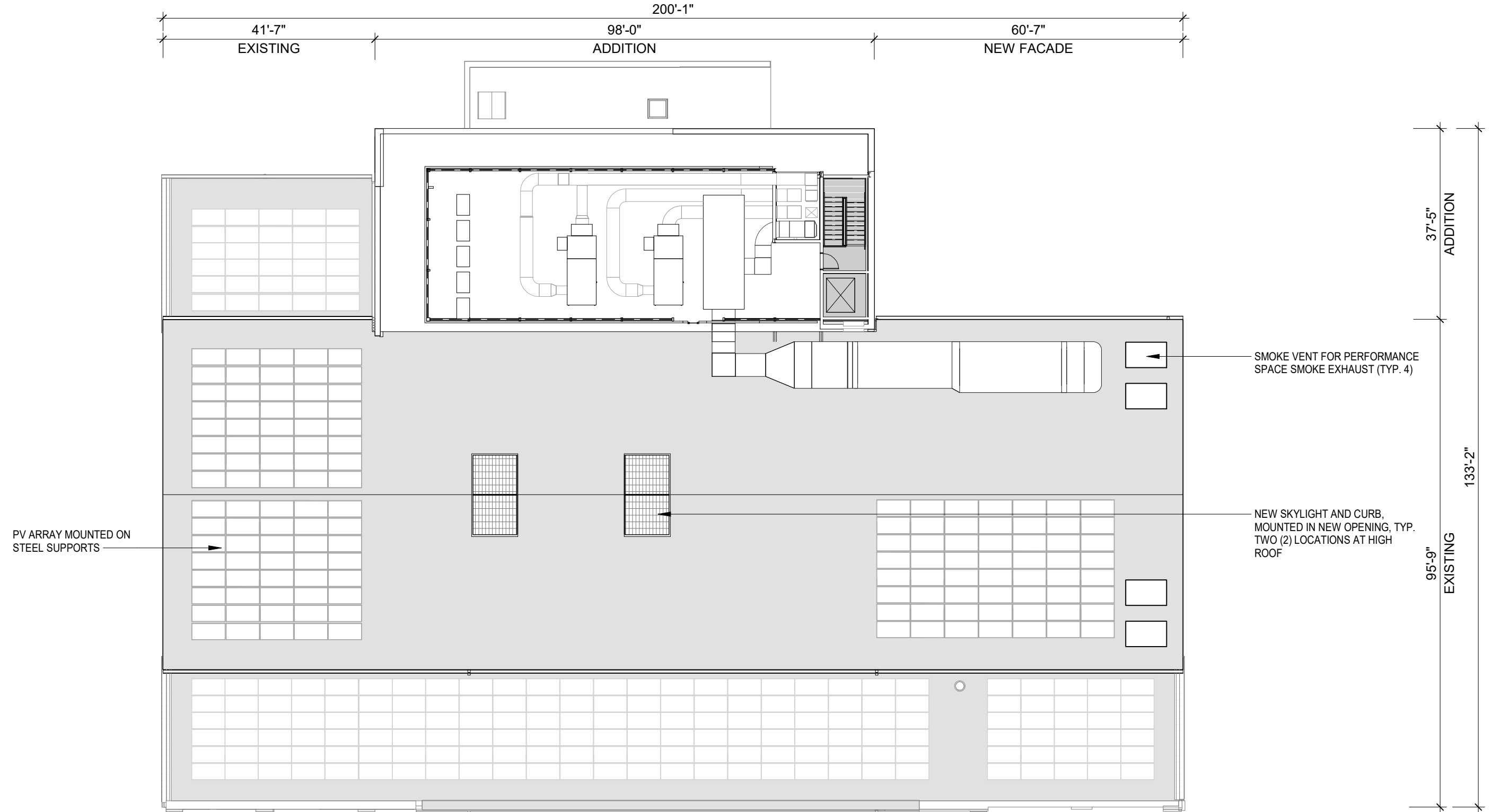


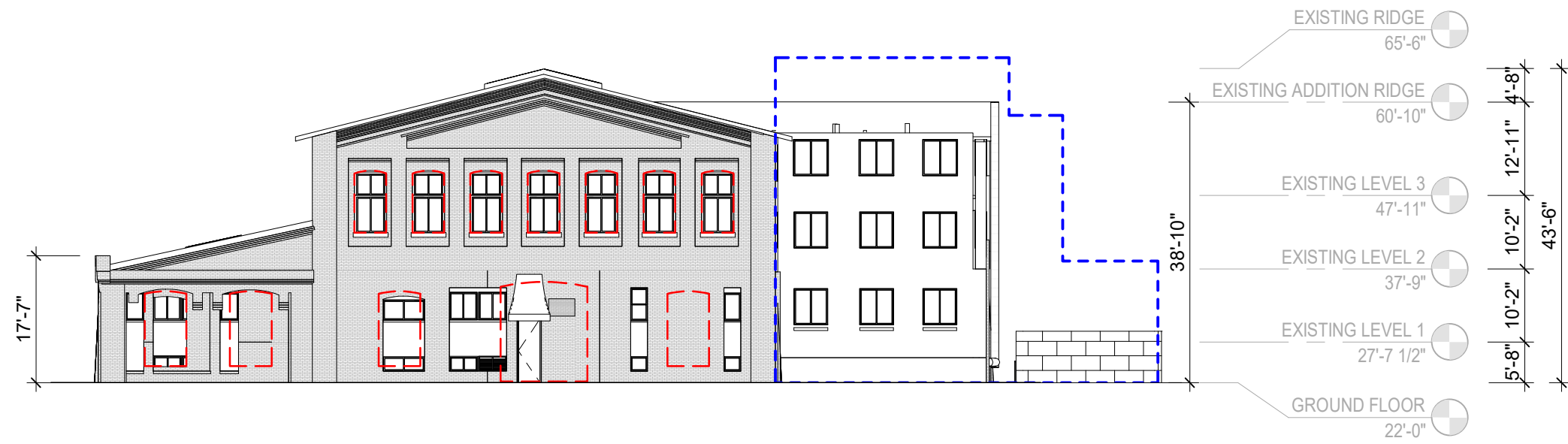










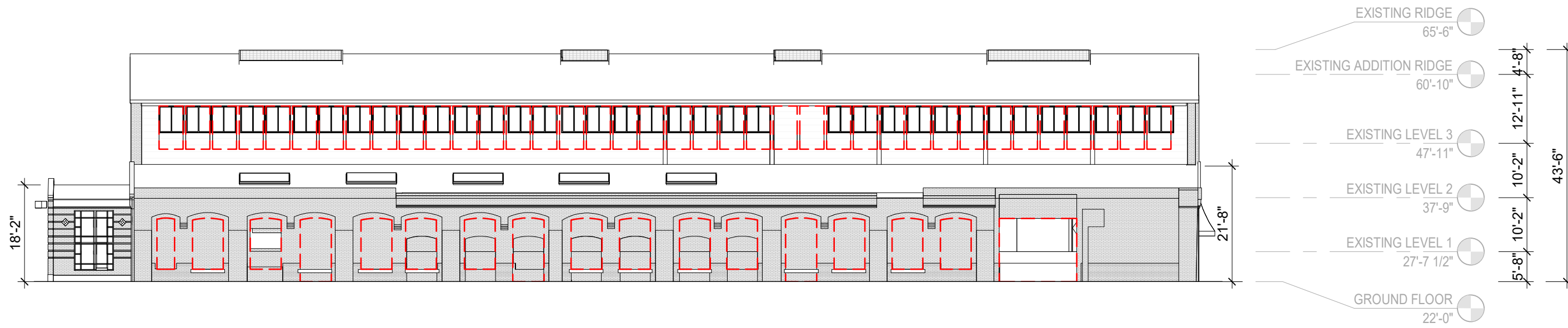


1 NORTH ELEVATION - EXISTING  
1" = 20'-0"

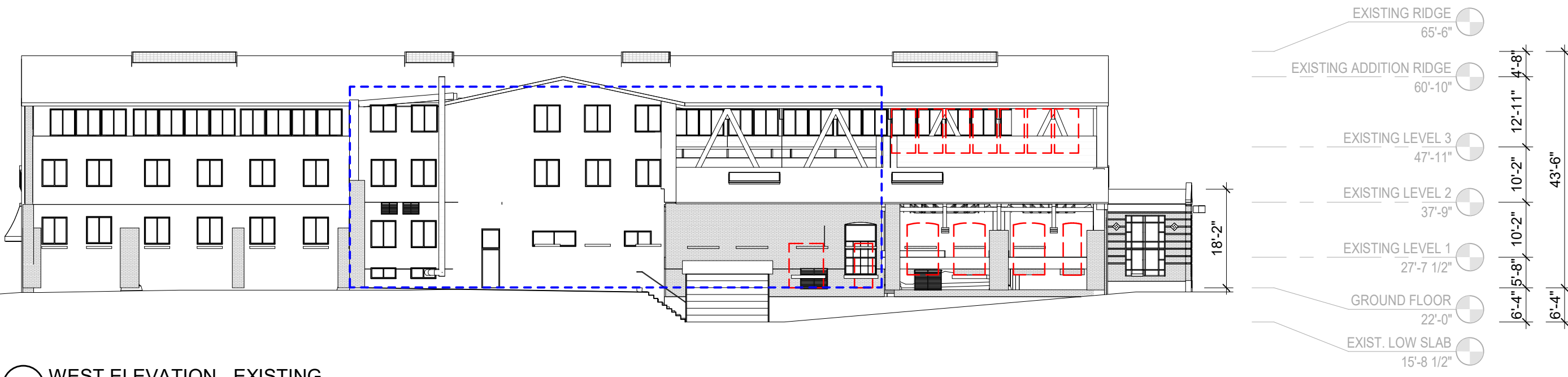


LEGEND	
	PROPOSED OPENINGS
	NEW ADDITION

2 SOUTH ELEVATION - EXISTING  
1" = 20'-0"





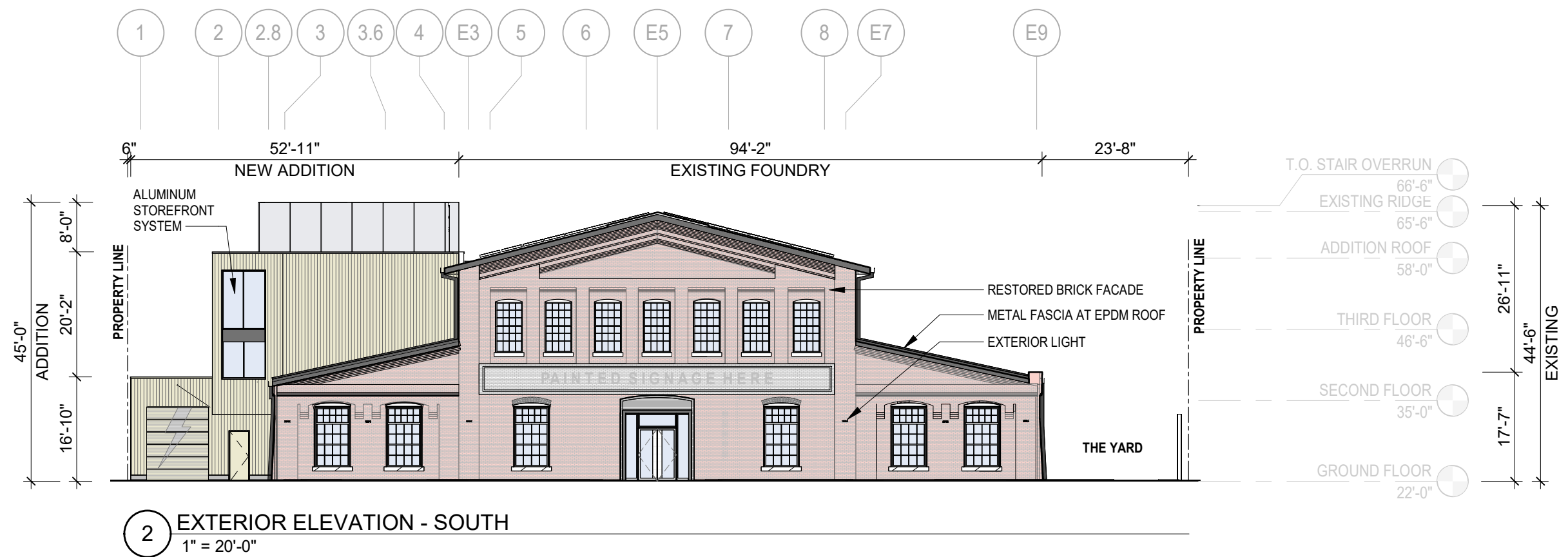
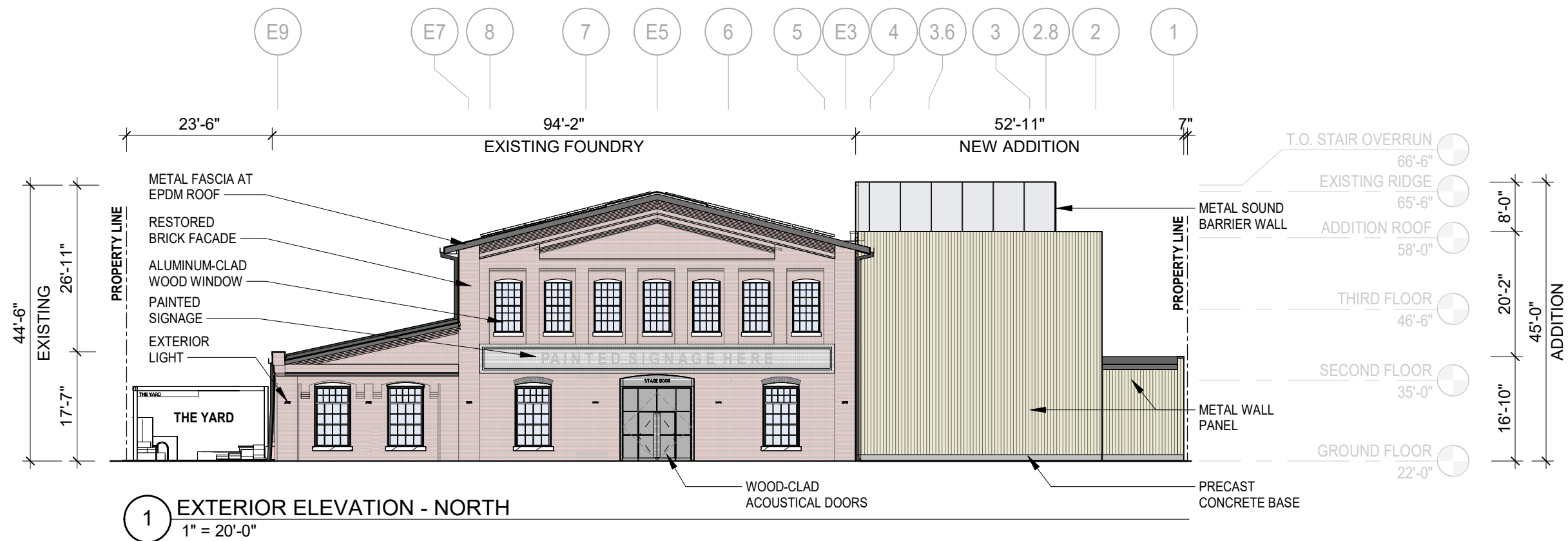
1 EAST ELEVATION - EXISTING  
1" = 20'-0"

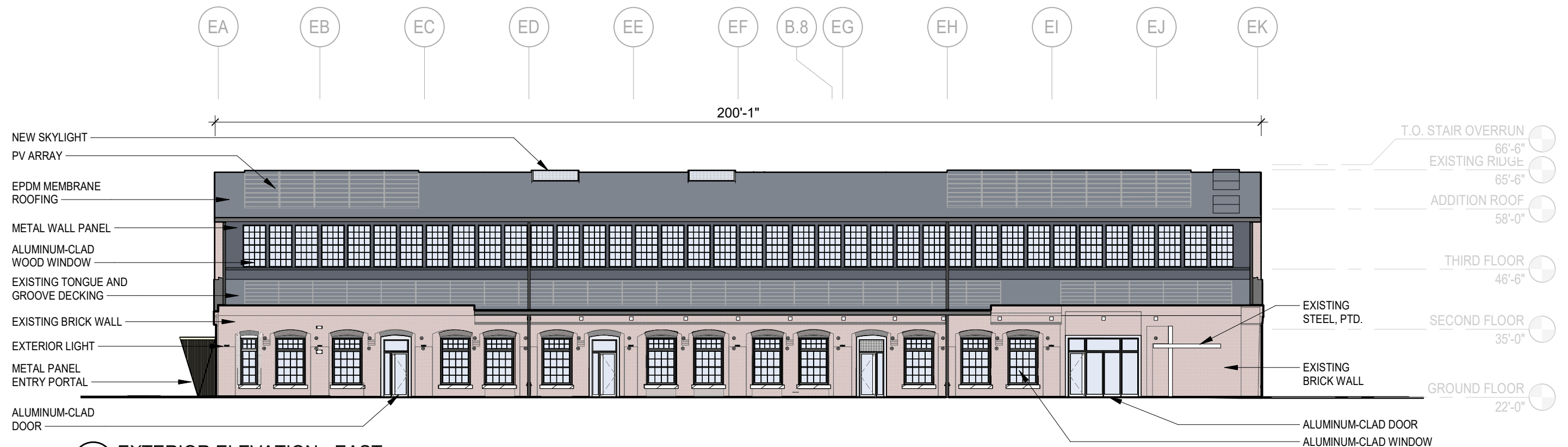


2 WEST ELEVATION - EXISTING  
1" = 20'-0"

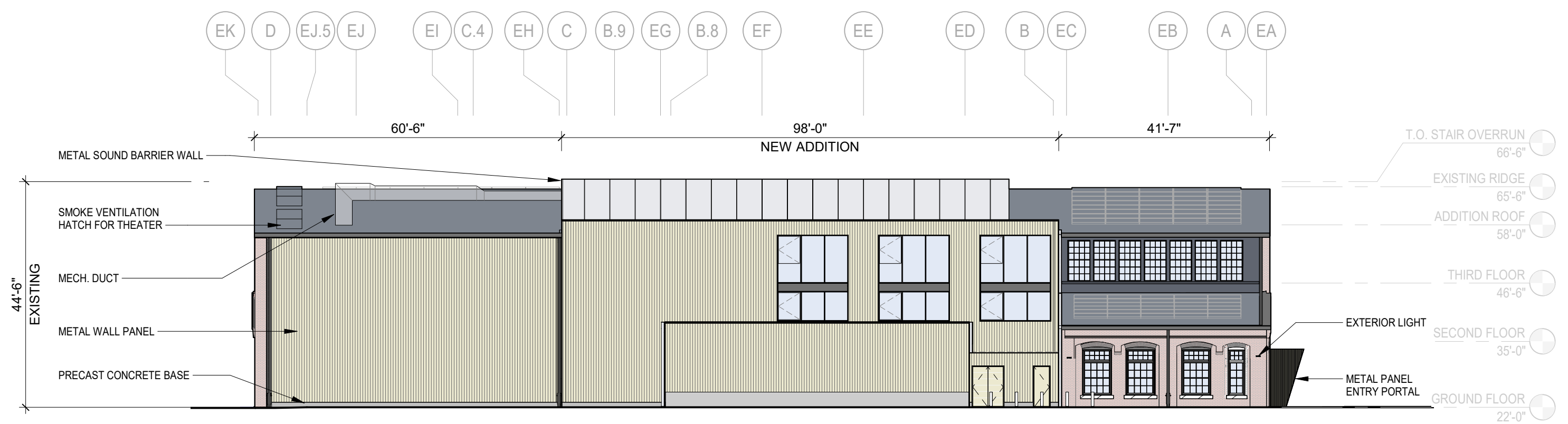
**LEGEND**

 PROPOSED OPENINGS  
 NEW ADDITION

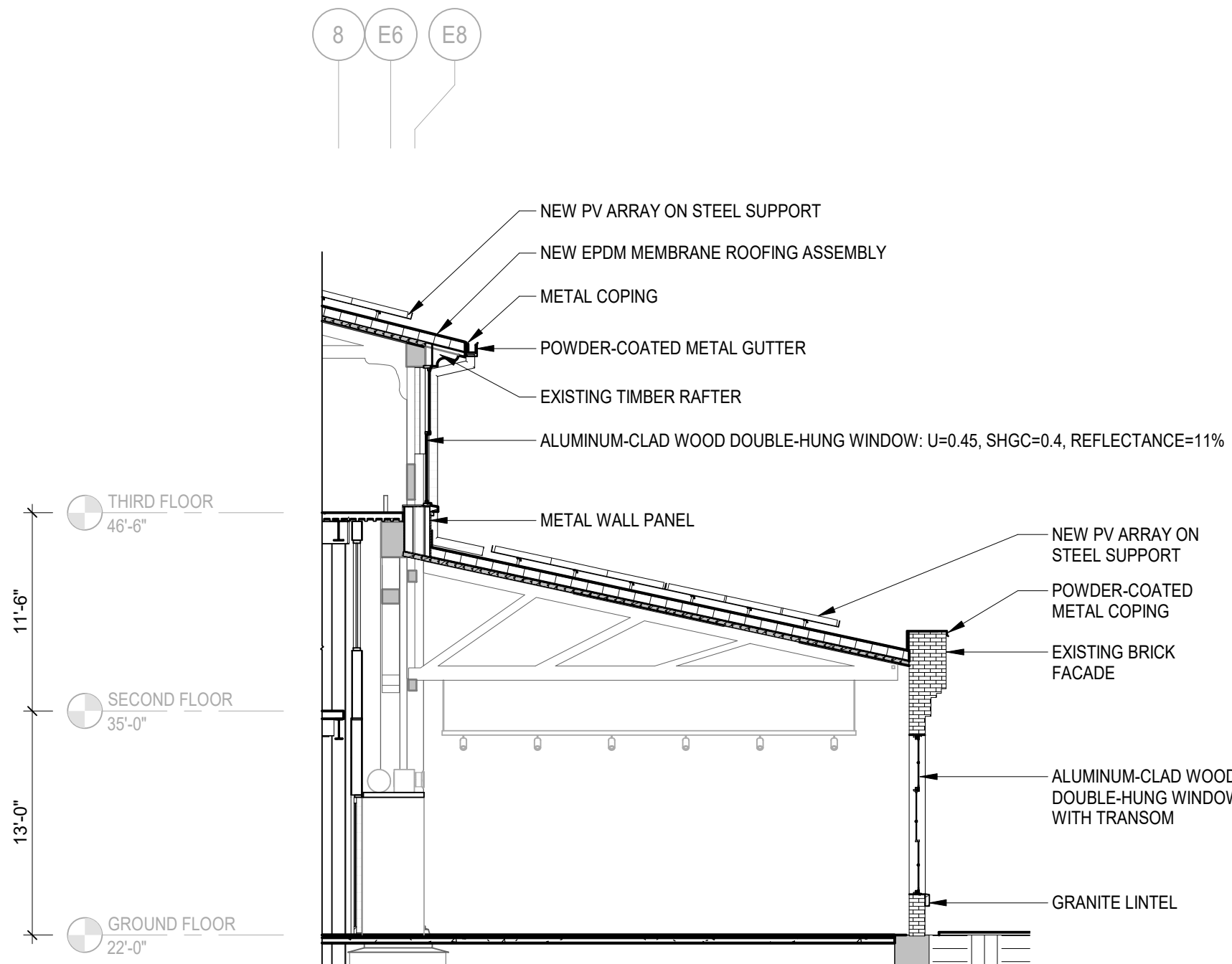




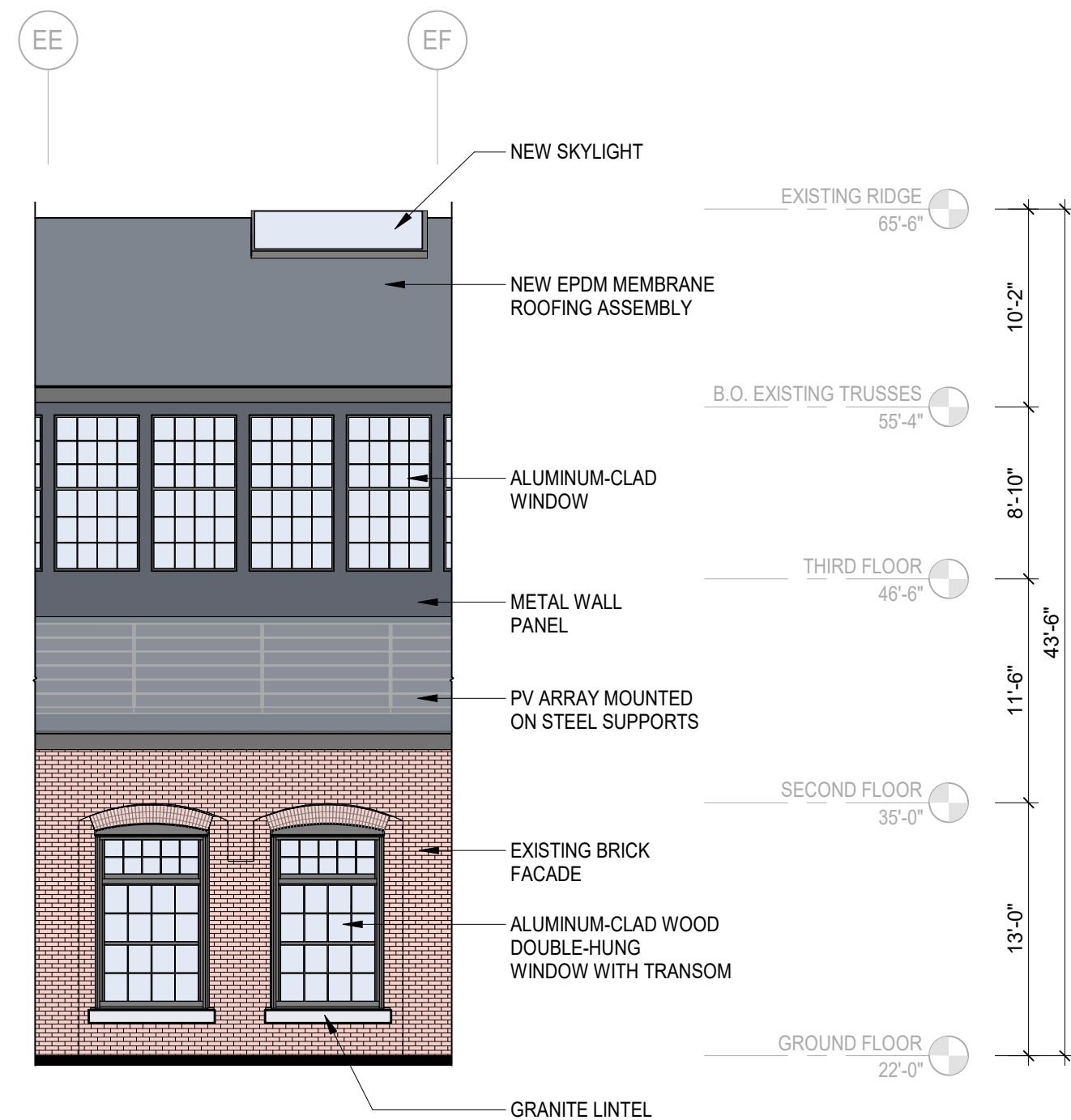
1 EXTERIOR ELEVATION - EAST  
1" = 20'-0"



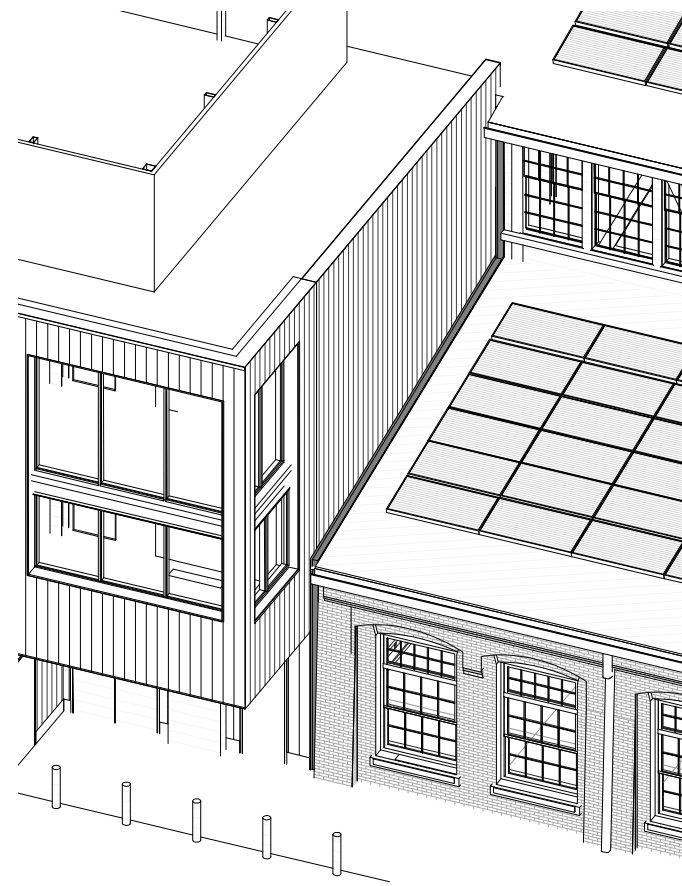
2 EXTERIOR ELEVATION - EAST  
1" = 20'-0"



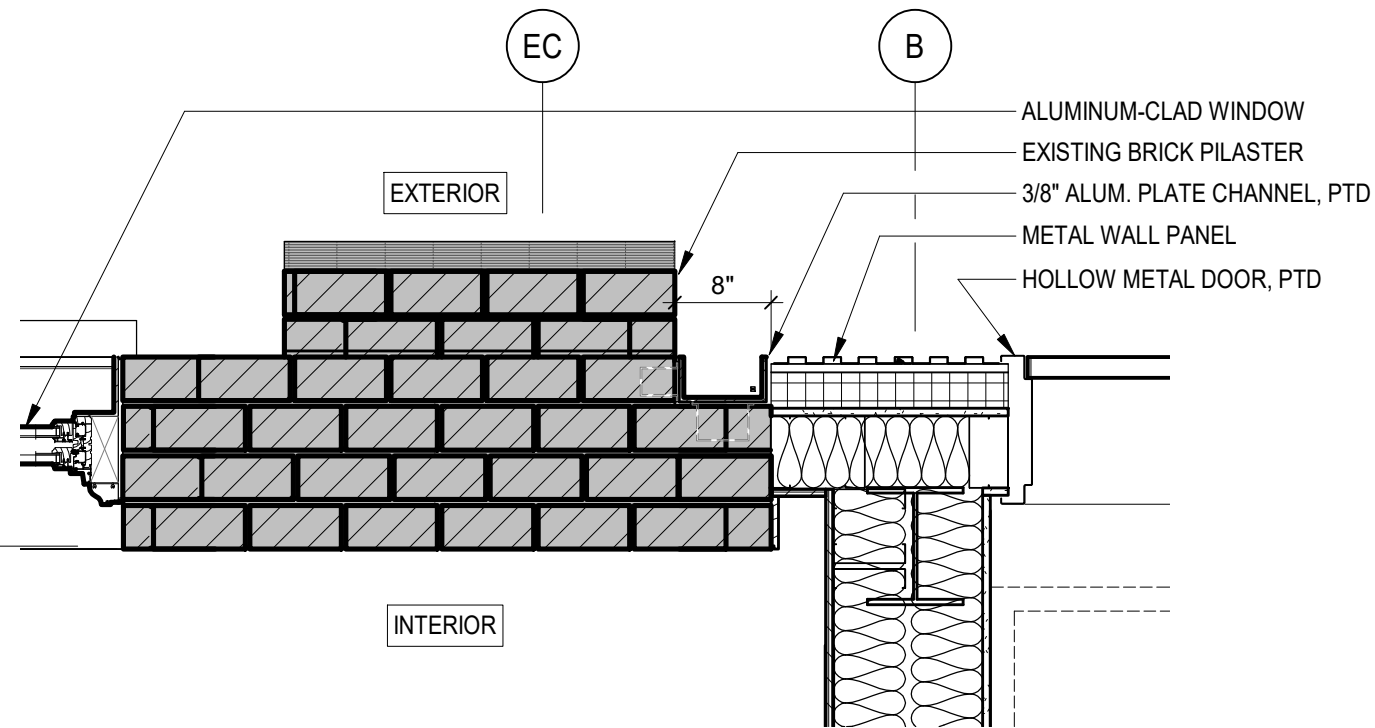
2 WALL SECTION EAST  
1/8" = 1'-0"



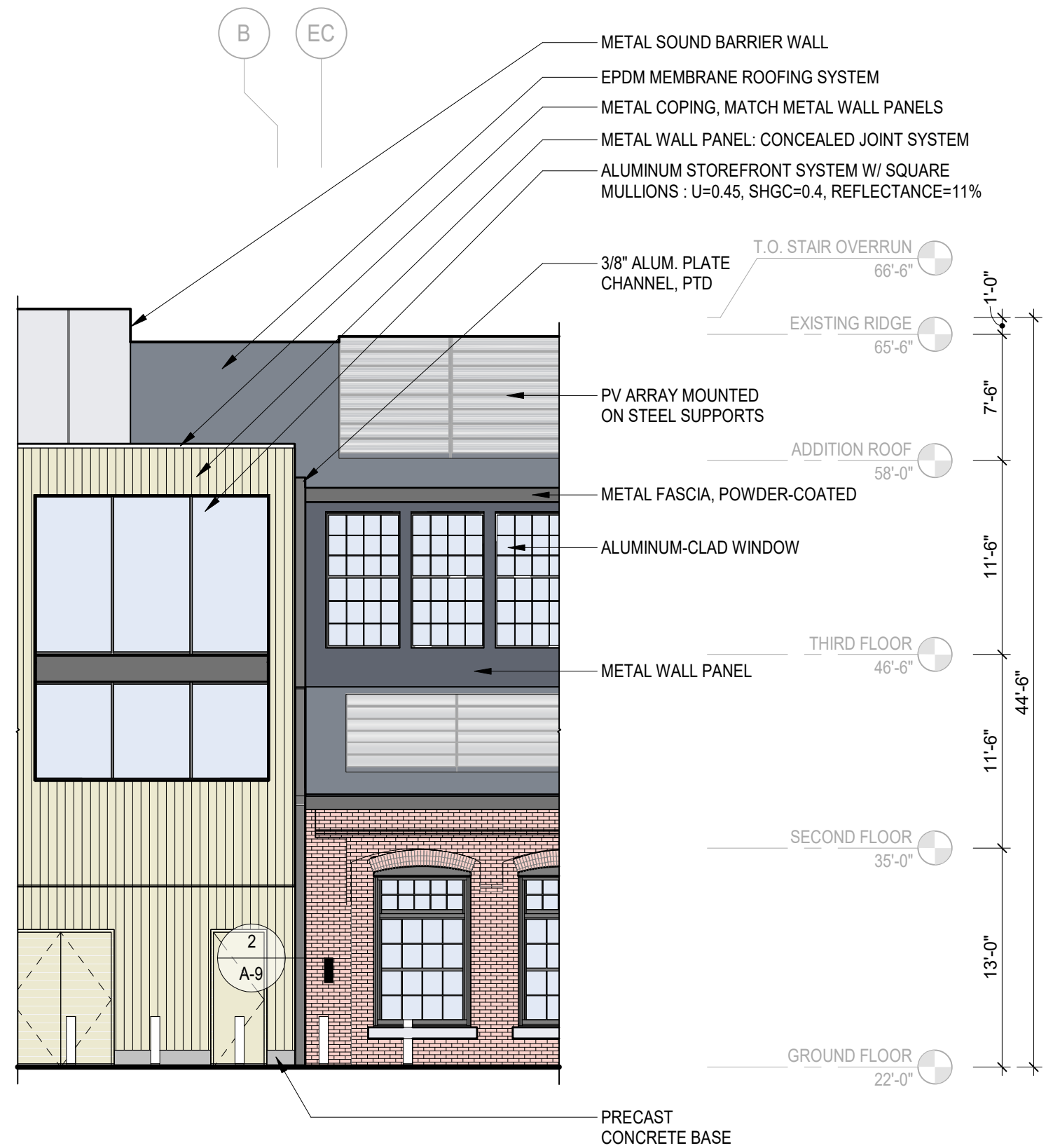
1 EAST ELEVATION  
1/8" = 1'-0"



3 AXONOMETRIC VIEW

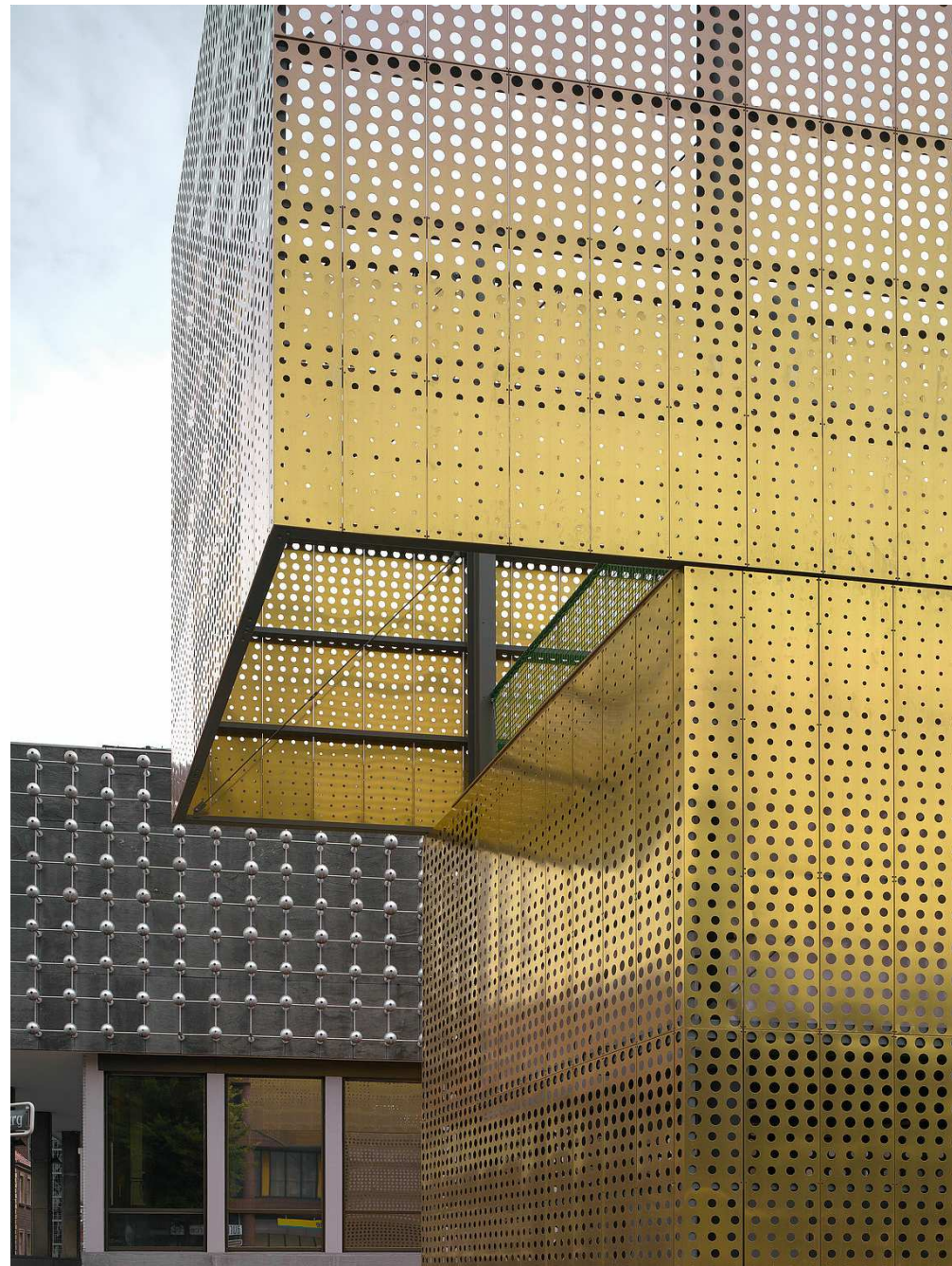


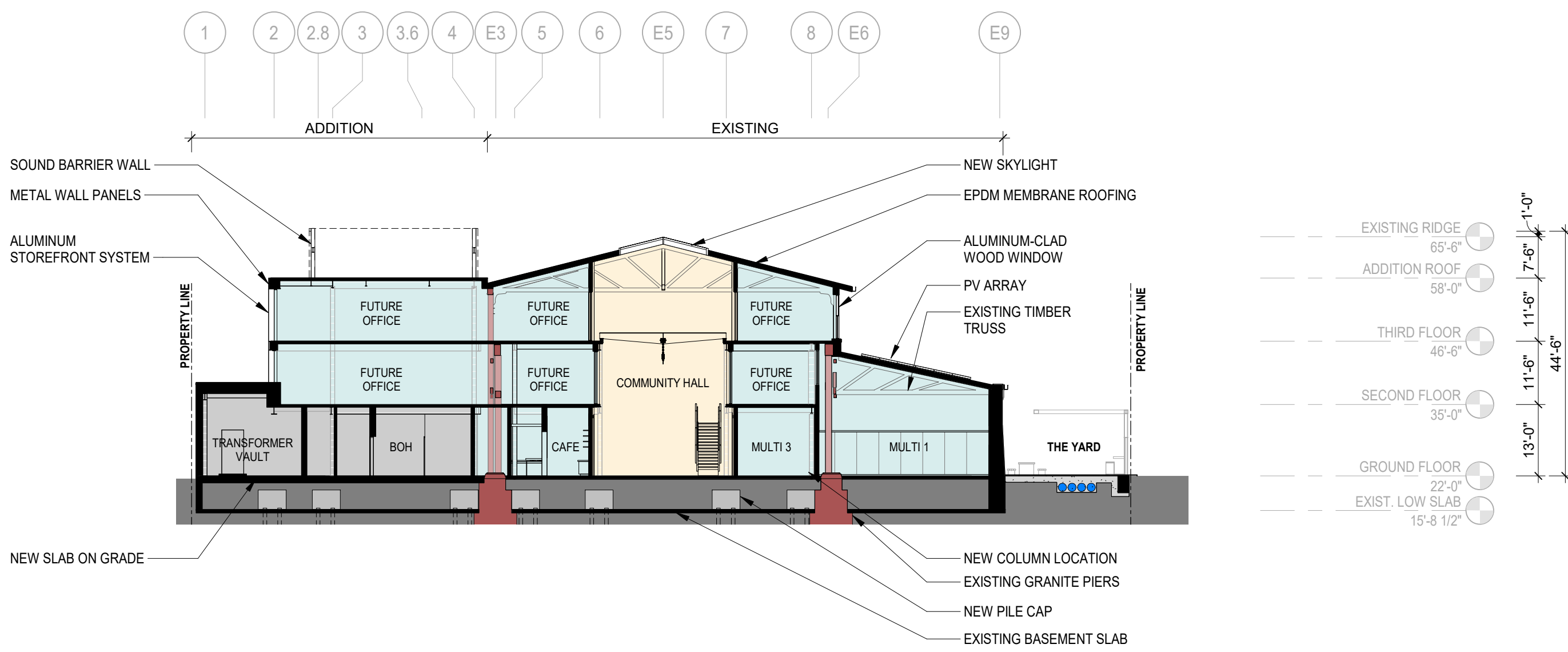
2 PLAN DETAIL  
3/4" = 1'-0"



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







ROGERS STREET TOWARDS THIRD STREET



ROGERS STREET FROM THIRD STREET



BENT STREET TOWARDS THIRD STREET



BENT STREET



ROGERS STREET TOWARDS FIFTH STREET



ROGERS STREET TOWARDS THIRD STREET



BENT STREET TOWARDS THIRD STREET



THE YARD



VIEW FROM BENT STREET



VIEW TOWARD BENT STREET