

# 56 WALDEN RESIDENCES

56 WALDEN STREET  
CAMBRIDGE, MA

CHC REVIEW PACKAGE  
HEARING DATE: NOVEMBER 07, 2019

## DIMENSIONAL TABLE

56 Walden Street  
Residence C-1A District

|                           | Ordinance Requirement | Proposed Condition | Note              |
|---------------------------|-----------------------|--------------------|-------------------|
| <b>Lot Area</b>           | 5,000                 | 4,760              | Complies via 5.21 |
| <b>Lot Width</b>          | 50                    | 48.4               | Complies via 5.21 |
| <b>FAR</b>                | 1.25                  | 1.25 max           | Complies          |
| <b>GFA</b>                | 5,950                 | 5,950 max          | Complies          |
| <b>Lot/DU</b>             | 1,000                 | 1,190              | Complies          |
| <b>Units</b>              | 4                     | 4                  | Complies          |
| <b>Front Setback</b>      | 10                    | 10 min             | Complies          |
| <b>Left Setback</b>       | 7.5                   | 7.5 min            | Complies          |
| <b>Right Setback</b>      | 7.5                   | 7.5 min            | Complies          |
| <b>Rear Setback</b>       | (H+L)/5               | (H+L)/5 min        | Complies          |
| <b>Height</b>             | 45                    | 45 max             | Complies          |
| <b>Private Open Space</b> | 15%                   | 15%+               | Complies          |
| <b>Parking</b>            | 1 per unit            | 4                  | Complies          |

## DRAWING LIST

| COV          | COVER PAGE          |
|--------------|---------------------|
| <b>E-001</b> | SITE PHOTOS         |
| <b>E-002</b> | SITE PHOTOS         |
| <b>E-003</b> | EXISTING ELEVATIONS |
| <b>E-004</b> | EXISTING ELEVATIONS |
| <b>E-005</b> | EXISTING SITE PLAN  |
| <b>A-001</b> | PROPOSED SITE PLAN  |
| <b>A-002</b> | PROPOSED ELEVATION  |
| <b>A-003</b> | PROPOSED ELEVATION  |
| <b>A-004</b> | PROPOSED ELEVATION  |
| <b>A-005</b> | PROPOSED ELEVATION  |

RECEIVED

OCT 29 2019

CAMBRIDGE HISTORICAL COMMISSION

| ARCHITECT   | DESIGNER   | OWNER   | PROJECT  | DRAWING TITLE                | SHEET NO.                            |
|---|--|---|--|------------------------------|--------------------------------------|
| HAMMER DESIGN & DEVELOPMENT LLC<br>556 FRANKLIN STREET #3<br>CAMBRIDGE, MA 02139<br>AHAMMER@HAMMERDEVELOPMENT.COM | SUZUMORI ARCHITECTURE PLLC<br>540 PRESIDENT STREET 3FL<br>BROOKLYN, NY 11215<br>SHUJI@SUZUMORI.COM | 56 WALDEN ST VENTURES LLC<br>907 MASSACHUSETTS AVENUE<br>3RD FLOOR<br>CAMBRIDGE, MA 02139 | CHC REVIEW<br>56 WALDEN RESIDENCES<br>56 WALDEN STREET<br>CAMBRIDGE MA 02140 | COVER PAGE<br><br>SCALE: NTS | <b>COV</b><br>DATE: OCTOBER 25, 2019 |



56 WALDEN STREET - FRONT VIEW



56 WALDEN STREET - FRONT/RIGHT VIEW

ARCHITECT

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CHC REVIEW  
 56 WALDEN RESIDENCES  
 56 WALDEN STREET  
 CAMBRIDGE MA 02140

DRAWING TITLE

EXISTING SITE PHOTOS -  
 FRONT AND RIGHT SIDE  
 SCALE: NTS

SHEET NO.

**E-001**

DATE: OCTOBER 25, 2019



56 WALDEN STREET - REAR VIEW



56 WALDEN STREET - FRONT/LEFT VIEW

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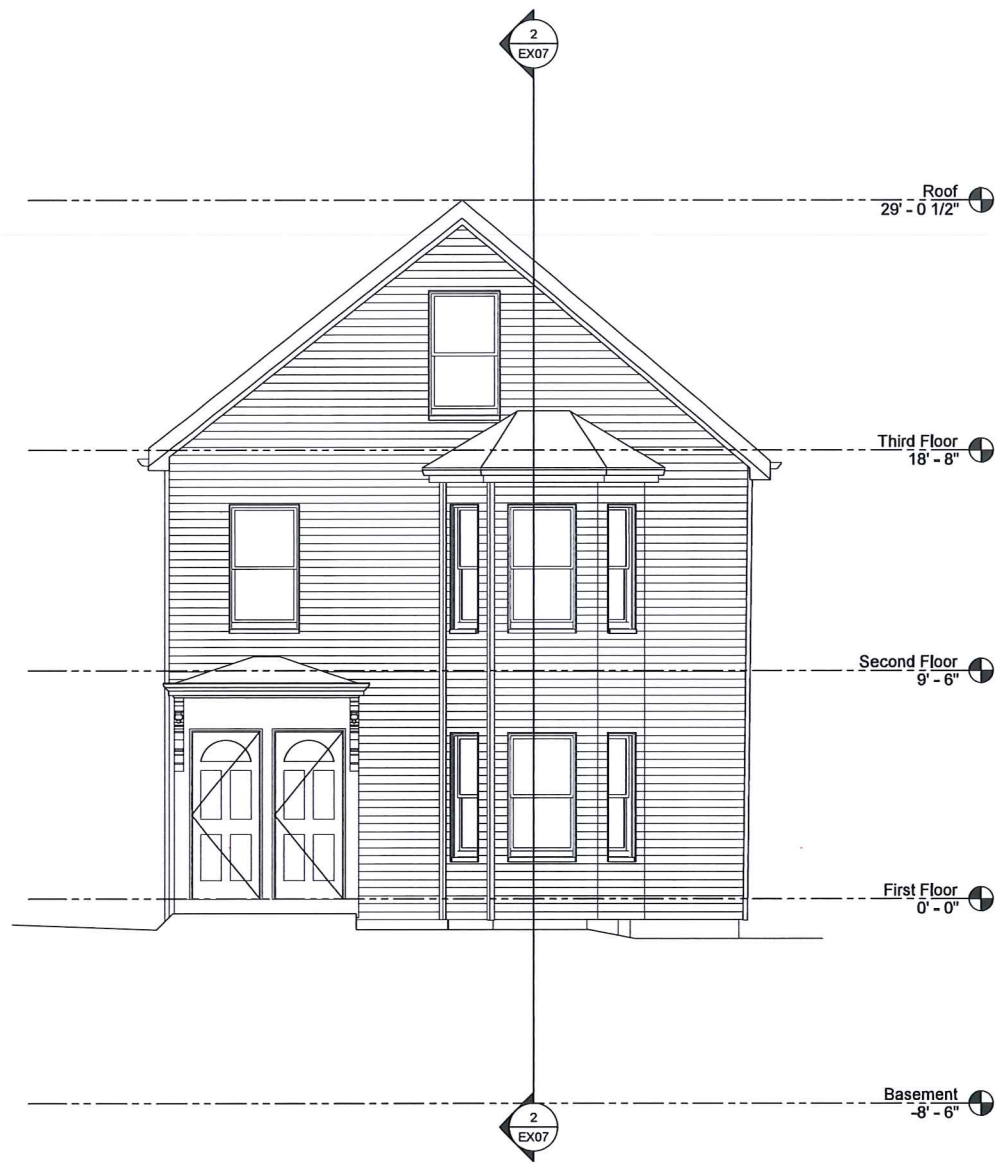
DRAWING TITLE

EXISTING SITE PHOTOS -  
 REAR AND LEFT SIDE  
 SCALE: NTS

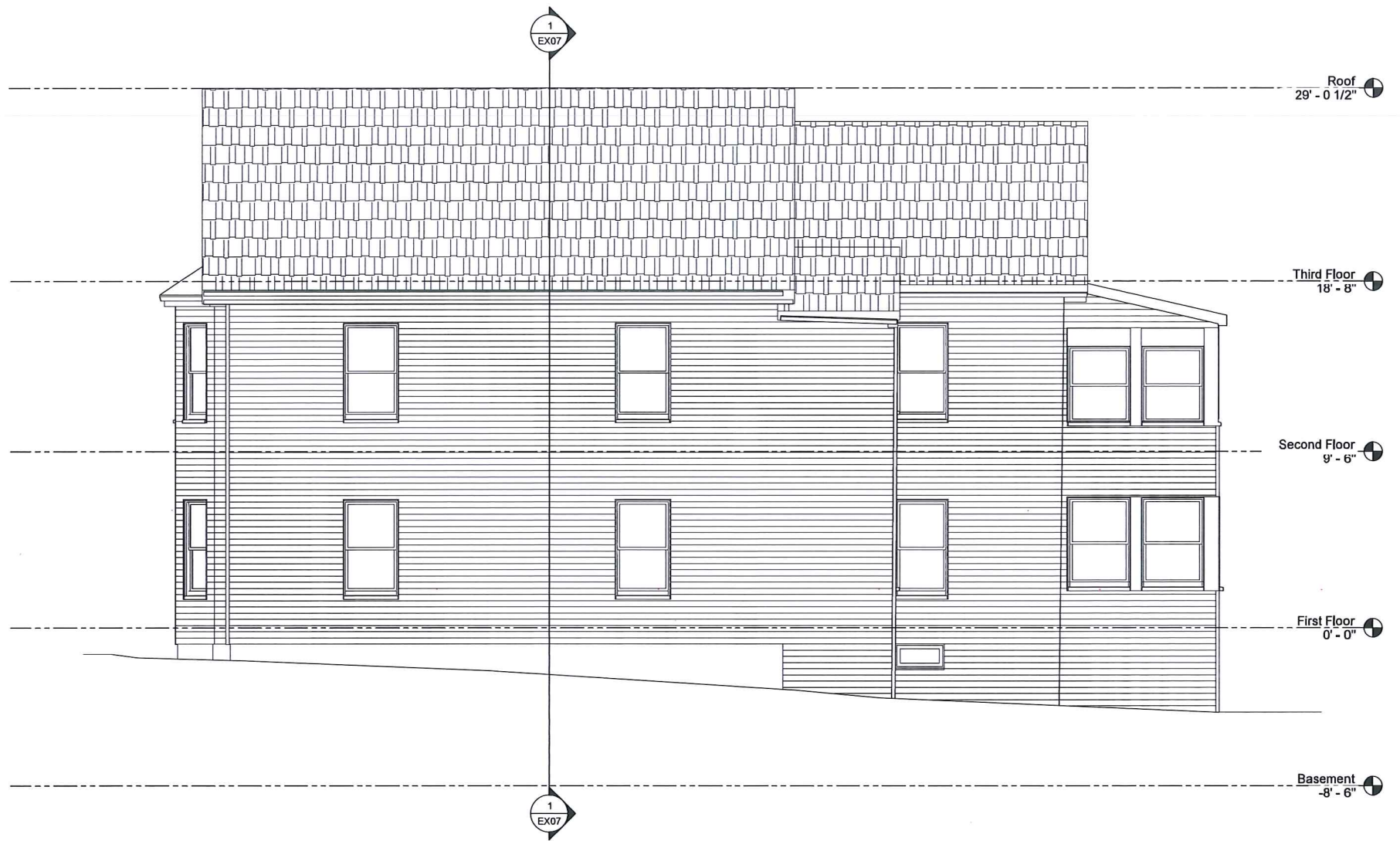
SHEET NO.

**E-002**

DATE: OCTOBER 25, 2019



EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION

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DRAWING TITLE

EXISTING ELEVATIONS

SCALE: NTS

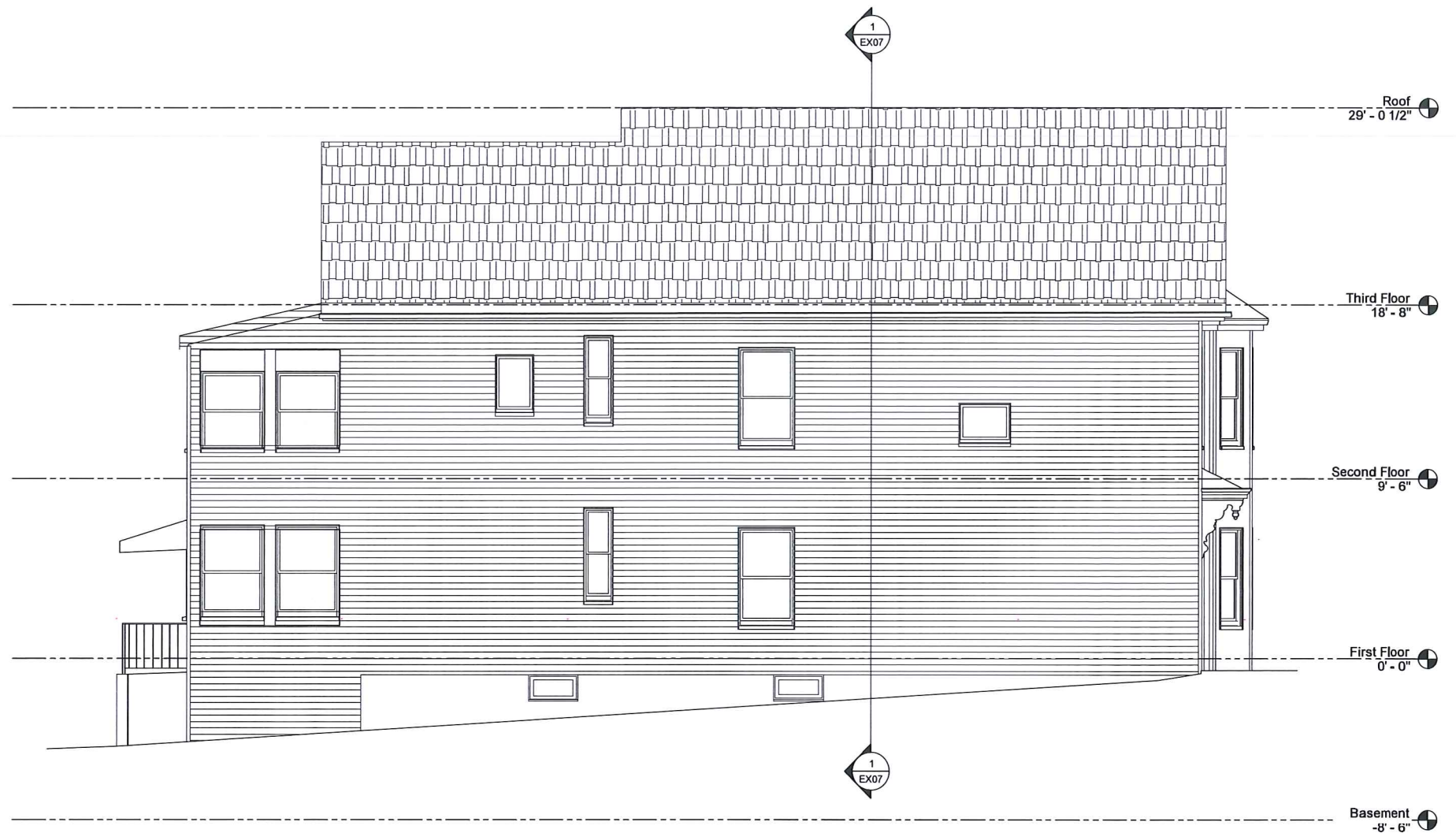
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DATE: OCTOBER 25, 2019



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION

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EXISTING ELEVATION

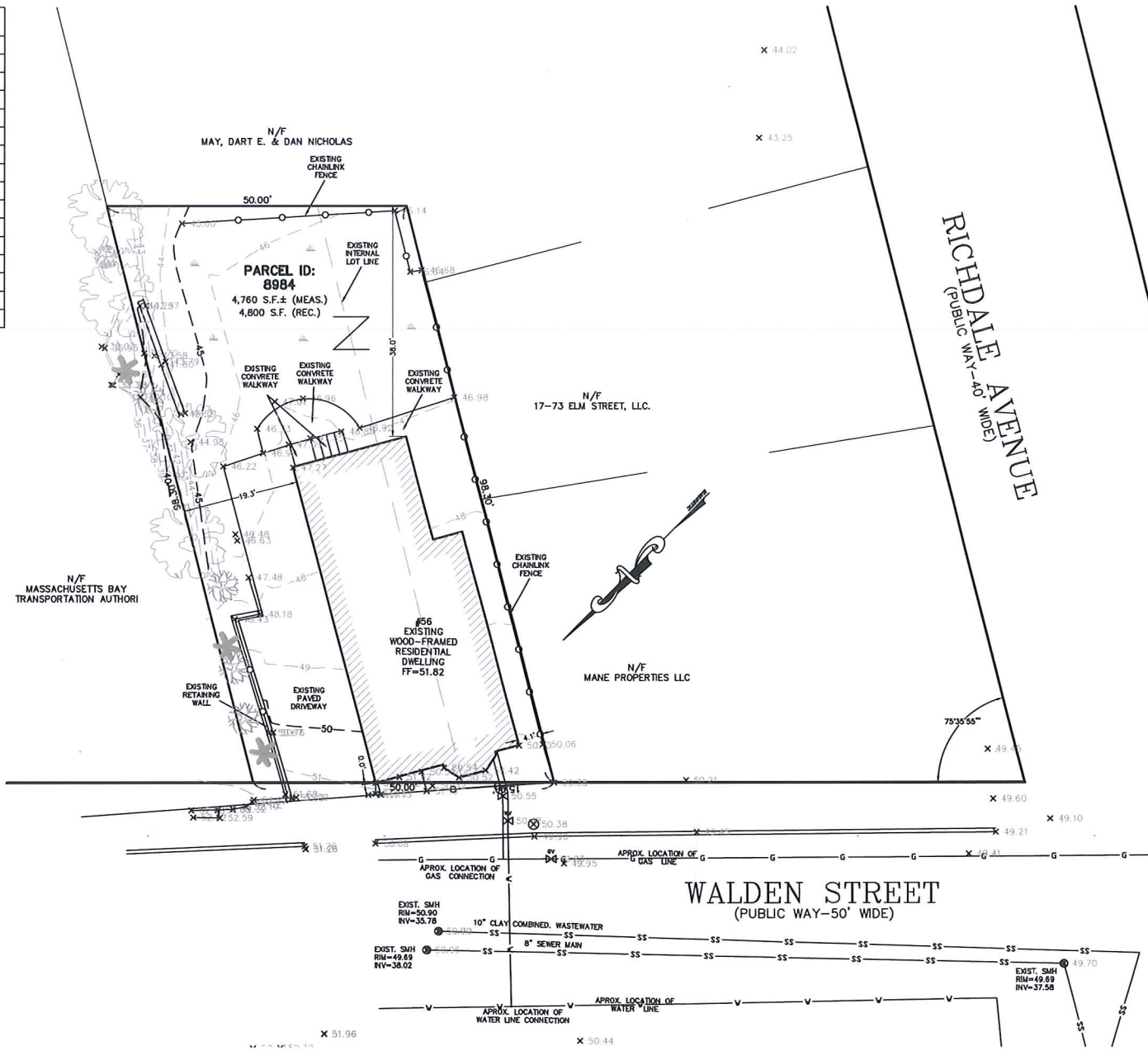
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SHEET NO.

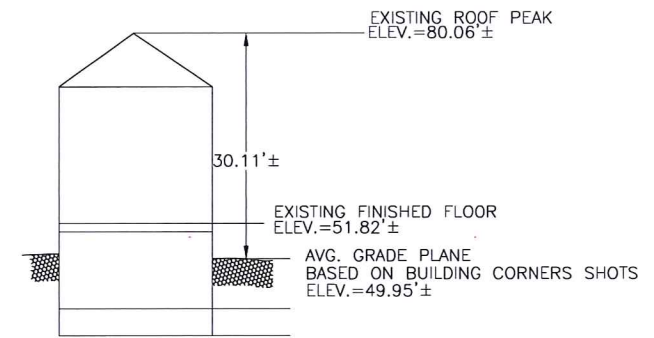
**E-003**

DATE: OCTOBER 25, 2019

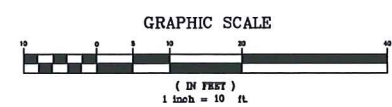
| EXISTING LEGEND |                           |
|-----------------|---------------------------|
| —S—             | SEWER LINE                |
| ⊙               | SEWER MANHOLE             |
| —W—             | WATER LINE                |
| —G—             | GAS LINE                  |
| ⊕               | UTILITY POLE              |
| ⊕               | GAS VALVE                 |
| —E—             | OVERHEAD ELECTRIC SERVICE |
| ⊕               | WATER VALVE               |
| □               | CATCH BASIN               |
| —               | FENCE                     |
| ○               | CONTOUR LINE (MJR)        |
| ○               | CONTOUR LINE (MNR)        |
| X               | SPOT GRADE                |
| ⊙               | DRAIN MANHOLE             |
| ⊕               | HYDRANT                   |
| ⊕               | TREE                      |



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8-7-2019.
  2. DEED REFERENCE BOOK 29122 PAGE 175  
PLAN REFERENCE BOOK 1947 PAGE END  
PLAN BOOK 21 PLAN 10  
LAYOUT NO. 7913  
PLAN REFERENCE BOOK 32116 PAGE 577  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250 214, DATED 06/04/2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE  
NOT TO SCALE



|          |                                  |  |                       |
|----------|----------------------------------|--|-----------------------|
| SCALE    | 1"=10'                           |  |                       |
| DATE     | 8/28/2019                        | REV  | DATE                  |
| SHEET    | 1                                | REVISION   | BY                    |
| PLAN NO. | 1 OF 1                           | 56 WALDEN STREET<br>CAMBRIDGE<br>MASSACHUSETTS   |                       |
| CLIENT:  | EXISTING CONDITIONS<br>SITE PLAN |  |                       |
| DRAWN BY | OK                               | <b>PETER NOLAN &amp; ASSOCIATES LLC</b><br>LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS<br>80 JEWETT ST, SUITE 1, NEWTON, MA 02458<br>PHONE: 857 891 7478/617 782 1533<br>EMAIL: pnolan@pnasurveyors.com | SHEET NO.<br><b>1</b> |
| CHKD BY  | PJN                              |  |                       |
| APPD BY  | PJN                              |  |                       |
|          |                                  |  |                       |

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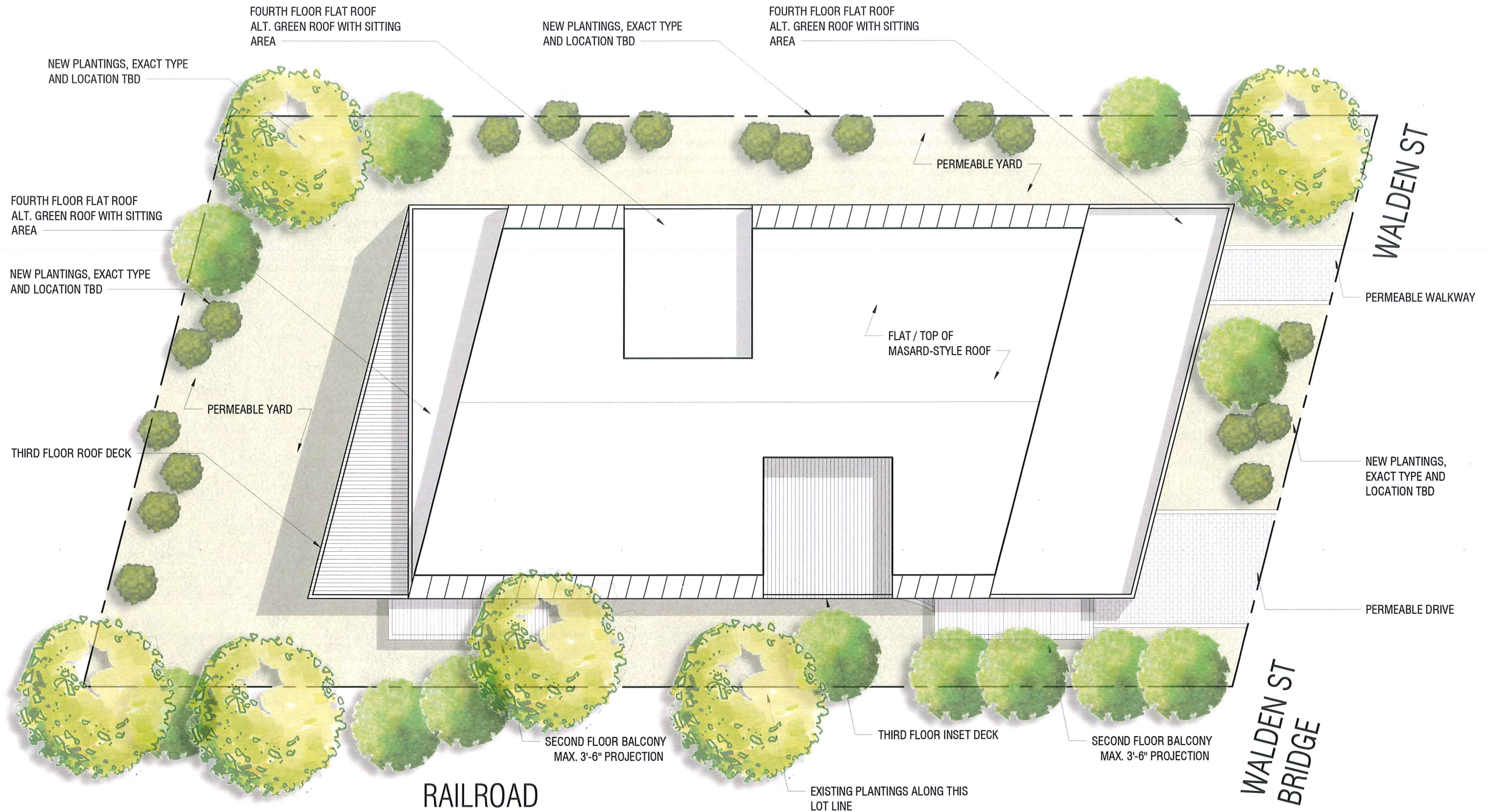
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PROJECT  
CHC REVIEW  
56 WALDEN RESIDENCES  
56 WALDEN STREET  
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DRAWING TITLE  
EXISTING SITE PLAN  
SCALE: NTS

SHEET NO.  
**E-004**  
DATE: OCTOBER 25, 2019



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DRAWING TITLE  
 PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"

SHEET NO.  
**A-001**  
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DRAWING TITLE

PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NO.

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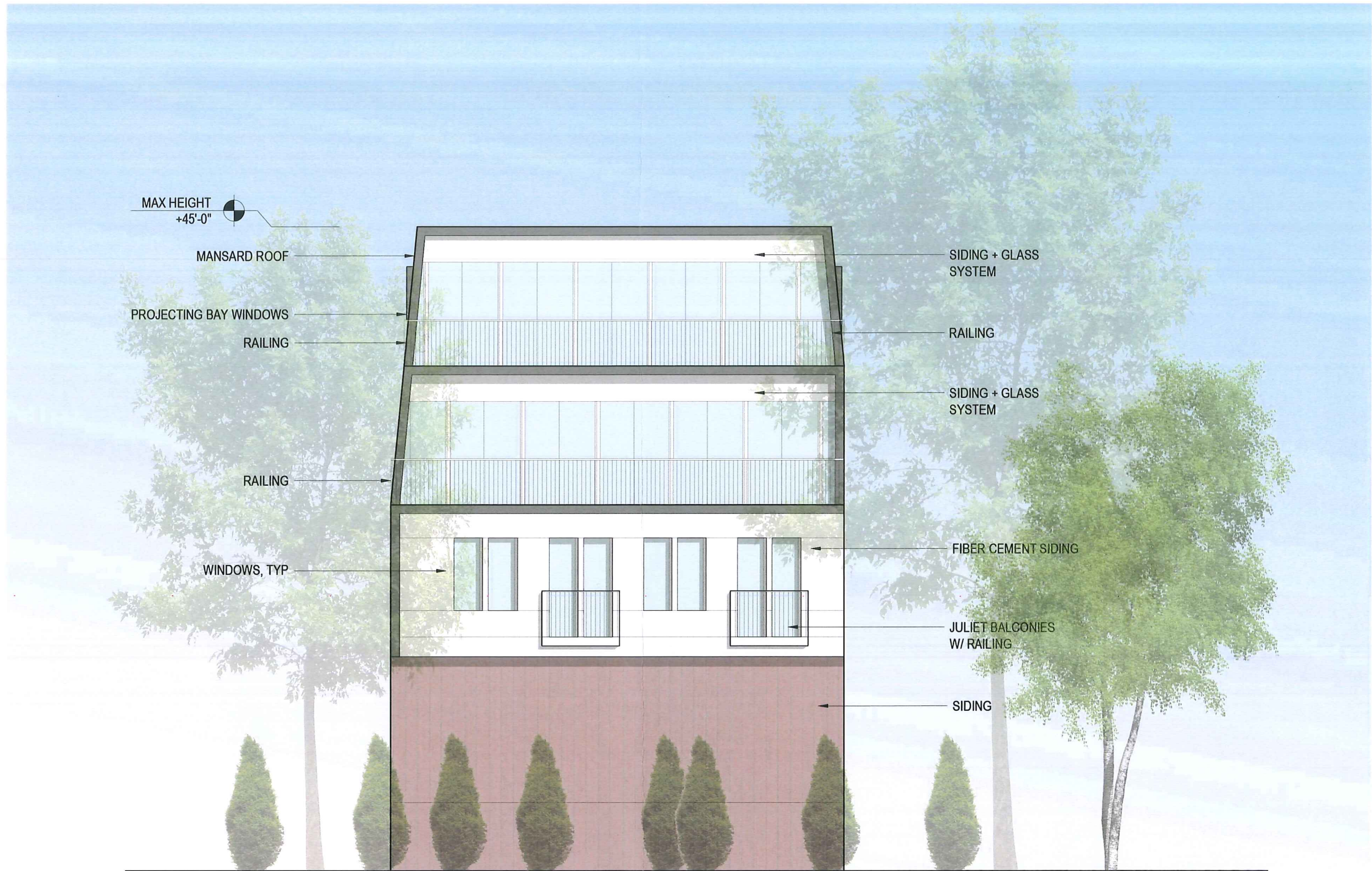
PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NO.

**A-003**

DATE: OCTOBER 25, 2019



MAX HEIGHT  
+45'-0"

MANSARD ROOF

PROJECTING BAY WINDOWS

RAILING

RAILING

WINDOWS, TYP

SIDING + GLASS SYSTEM

RAILING

SIDING + GLASS SYSTEM

FIBER CEMENT SIDING

JULIET BALCONIES W/ RAILING

SIDING

ARCHITECT

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56 WALDEN STREET  
CAMBRIDGE MA 02140

DRAWING TITLE

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NO.

**A-004**

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DRAWING TITLE

PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NO.

**A-005**

DATE: OCTOBER 25, 2019