

# 12 FAYETTE STREET

## CAMBRIDGE, MA

MCNCD APPLICATION  
FEBRUARY 10, 2021

SHEET LIST	
NO.	TITLE
G-000	COVER
G-100	SURVEY
G-101	ASSESSOR'S MAP 1:100
G-102	ASSESSOR'S MAP 1:40
A-000	SITE PLAN
A-100	EXISTING PLANS
A-101	PROPOSED RENOVATION PLANS
A-102	PROPOSED NEW CONSTRUCTION PLANS
A-200	EXISTING & PROPSD ELEVATIONS
A-201	EXISTING & PROPOSED ELEVATIONS
A-202	PROPOSED NEW CONSTRUCTION ELEVATIONS



CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
COVER SHEET

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

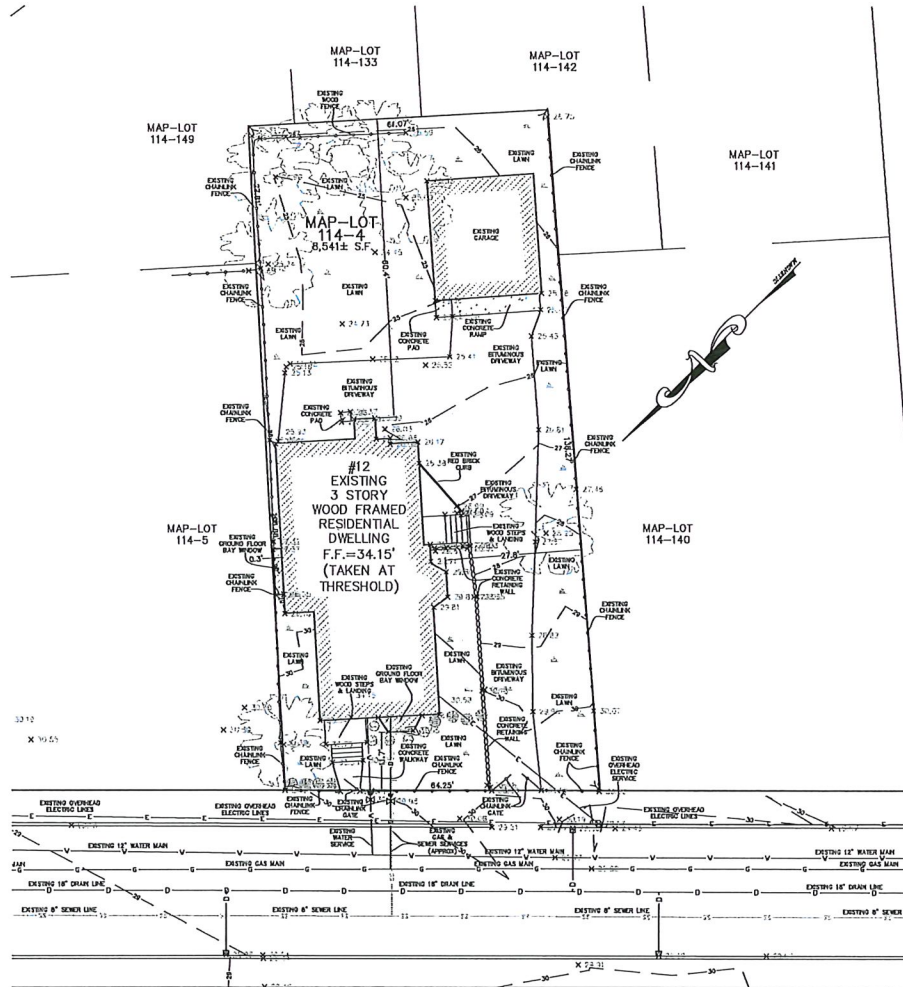
SCALE  
AS NOTED

ISSUE DATE  
FEB. 10, 2021

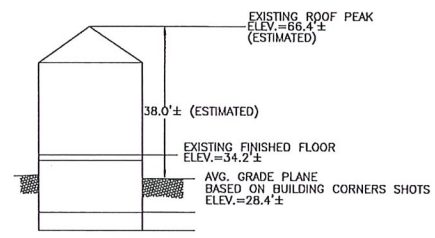
SHEET NO.  
G-000

**EXISTING LEGEND**

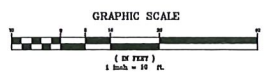
--- 15 ---	SEWER LINE
⊙	SEWER MANHOLE
— V —	WATER LINE
— G —	GAS LINE
— U —	UTILITY POLE
⊕	GAS VALVE
⊕	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—	FENCE
— 100 —	CONTOUR LINE (MIR)
— 100 —	CONTOUR LINE (MIR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



- NOTES:**
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01/05/2021.
  2. DEED REFERENCE: BOOK 72377, PAGE 479, PLAN REFERENCE: BOOK 1352, PAGE 602, 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 2501700576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 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. ZONING DISTRICT = RESIDENCE C-1



**EXISTING PROFILE**  
NOT TO SCALE



**FAYETTE STREET**  
(PUBLIC WAY—40' WIDE)

SCALE	1"=10'				
DATE	01/13/2021	REV	DATE	REVISION	BY
SHEET	12 FAYETTE STREET CAMBRIDGE MASSACHUSETTS				
PLAN NO.	EXISTING CONDITIONS				
CLIENT	SITE PLAN				
DRAWN BY	PETER NOLAN & ASSOCIATES LLC				
QADD BY	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS				
APP'D BY	601 CAMBRIDGE STREET, SUITE 103 BOSTON MA 02135				
	PHONE: 617 831 7478/617 782 1533 FAX: 617 202 5691				
	EMAIL: pnolan@pnasurveyors.com				
				SHEET NO.	<b>1</b>

**CLIENT**  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

**ARCHITECT**  
HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

**CONSULTANT**  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**  
VERDANT LANDSCAPE  
ARCHITECTURE  
310 HARVARD ST #25  
BROOKLINE, MA 02446

**CIVIL ENGINEER**  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
**SITE SURVEY**

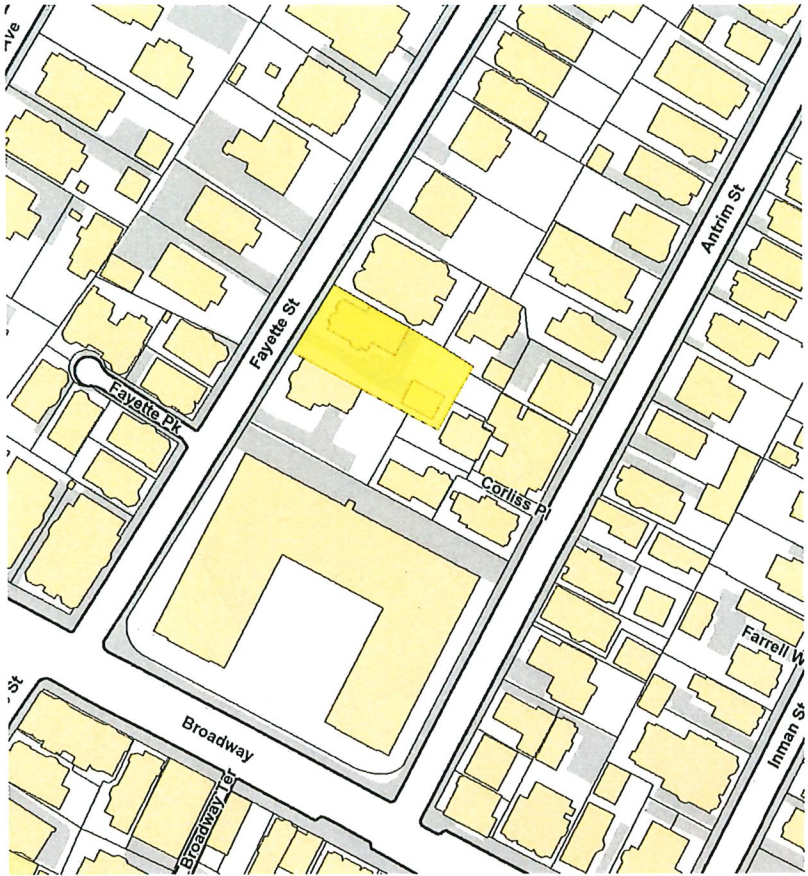
PROJECT  
**FAYETTE STREET RESIDENCES**  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

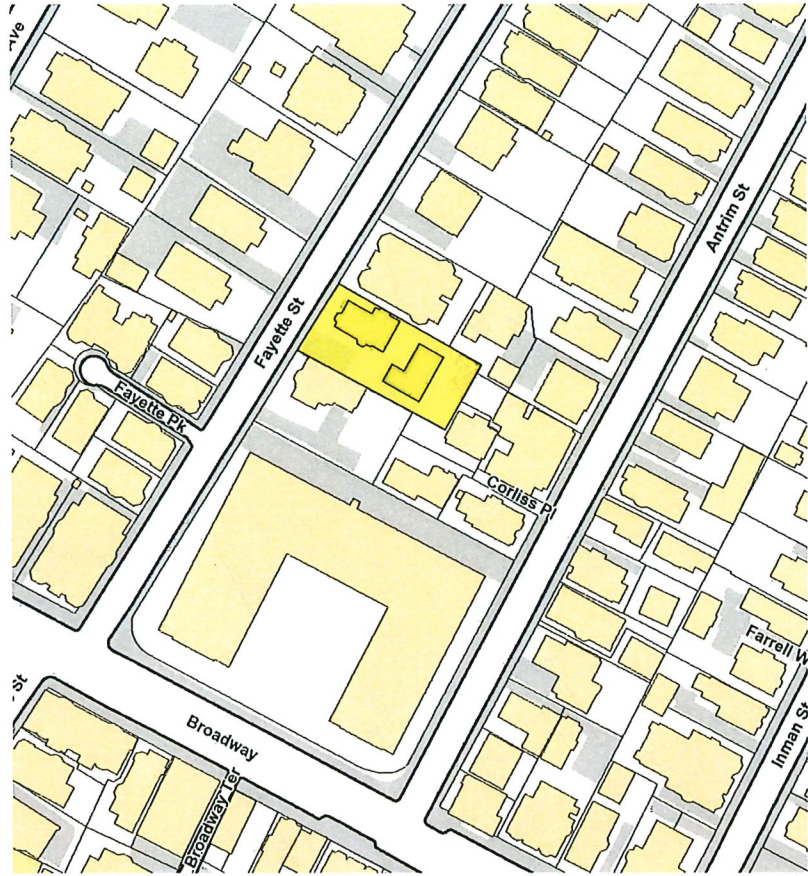
ISSUE DATE  
FEB. 10, 2021

SHEET NO.

**G-100**



2 EXISTING SITE IN ASSESSOR MAP  
1:100



1 PROPOSED SITE IN ASSESSOR MAP  
1:100

**CLIENT**

12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

**ARCHITECT**

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& DEVELOPMENT LLC  
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**CONSULTANT**

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BROOKLYN, NY 11215

**SURVEY**

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #225  
BROOKLINE, MA 02446

**CIVIL ENGINEER**

DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

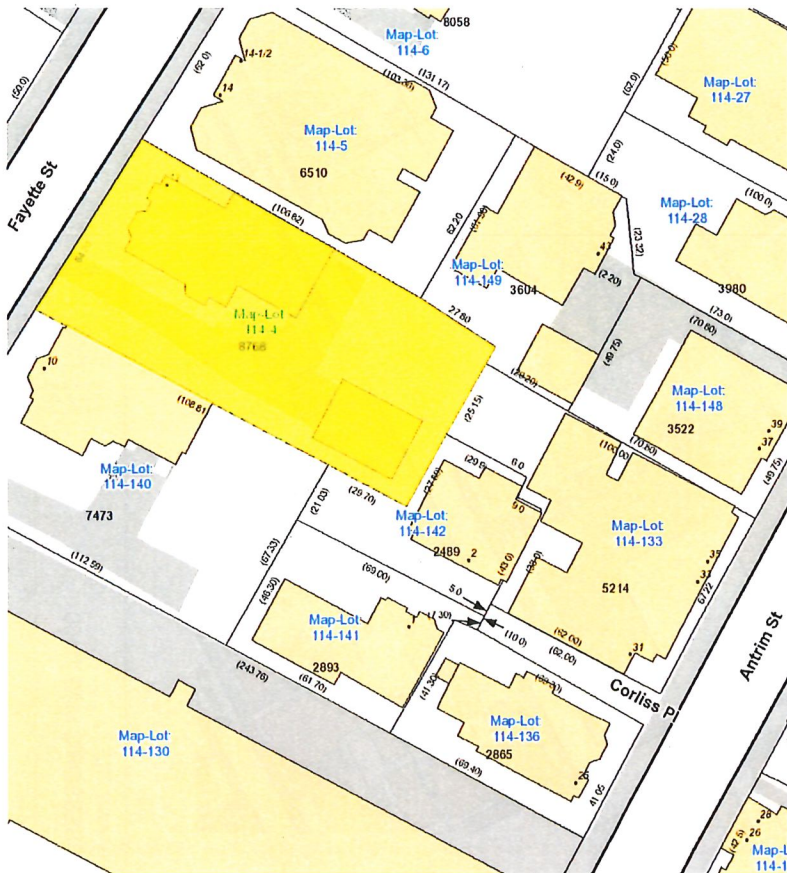
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ASSESSOR'S MAP 1:100

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

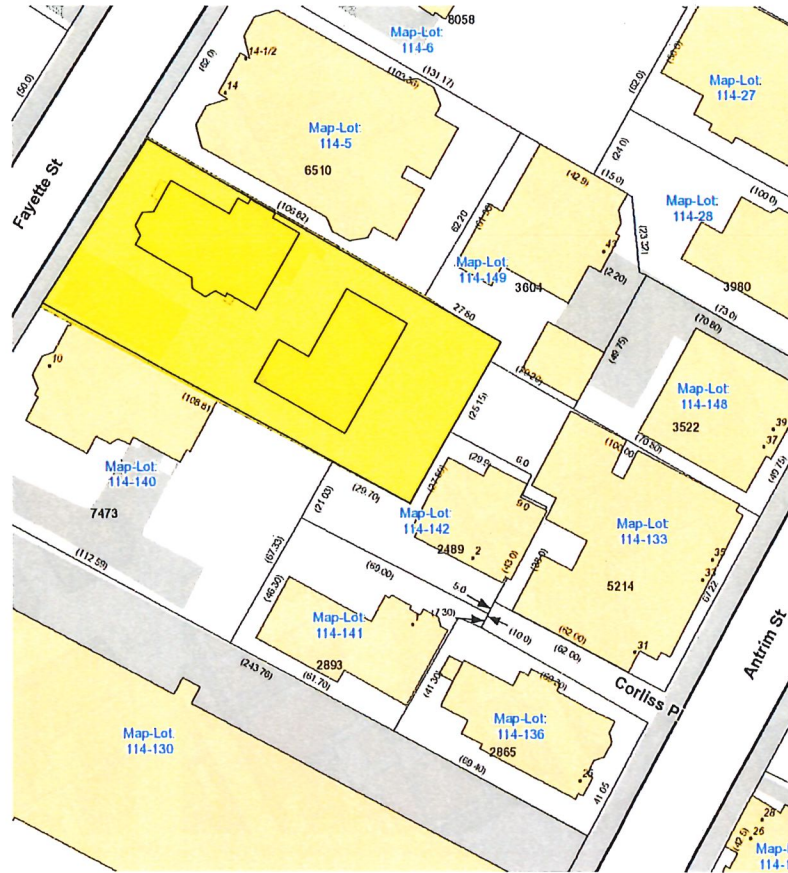
SCALE  
AS NOTED

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SHEET NO.  
G-101



2 EXISTING SITE IN ASSESSOR MAP  
1:40



1 PROPOSED SITE IN ASSESSOR MAP  
1:40

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12 FAYETTE STREET  
VENTURES LLC  
7 MORPISON ROAD WEST  
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**ARCHITECT**  
HAMMER DESIGN  
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556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

**CONSULTANT**  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**  
PETER NOLAN AND  
ASSOCIATES LLC  
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BRIGHTON, MA 02135

**LANDSCAPE**  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

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120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

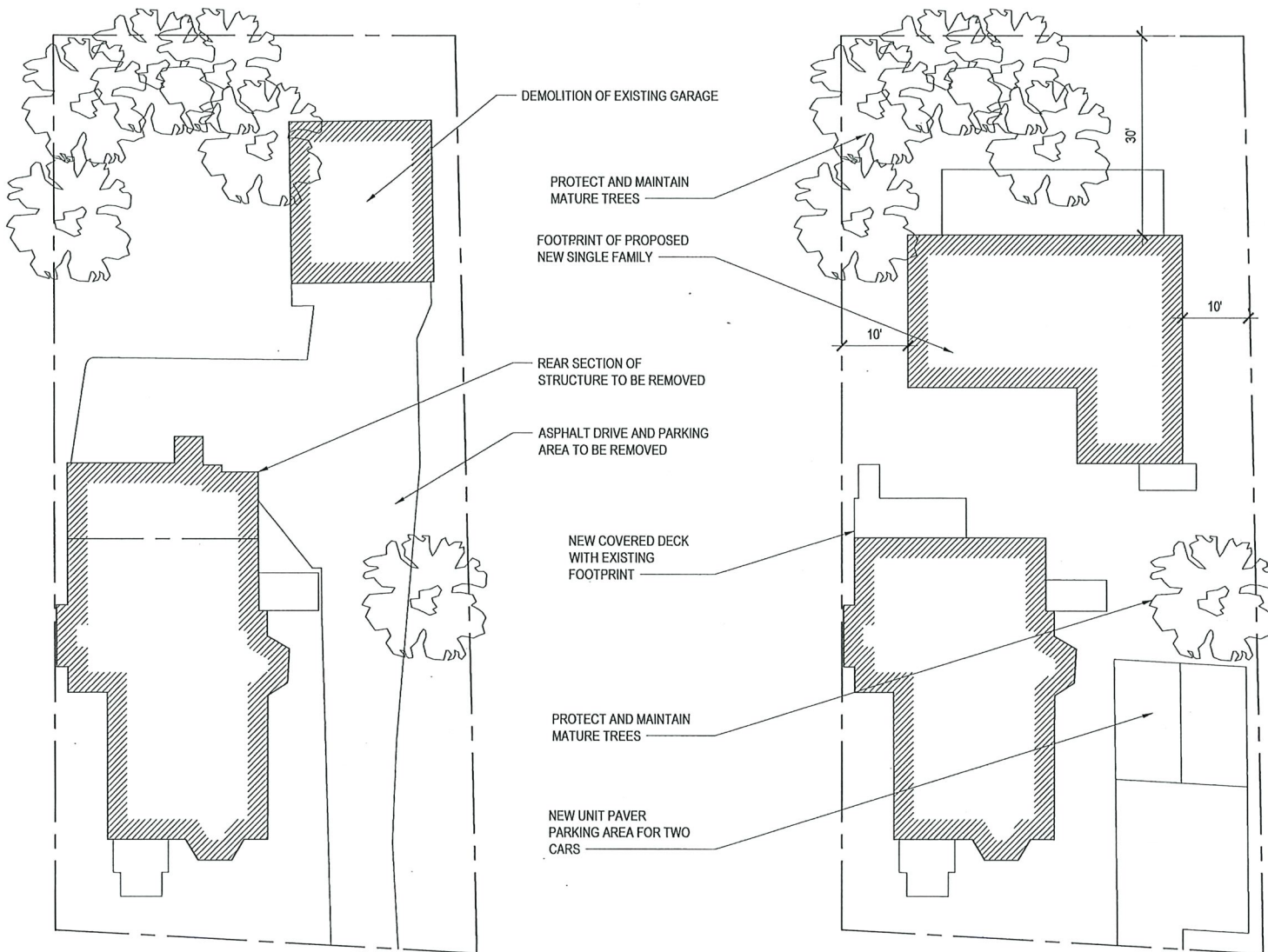
DRAWING TITLE  
ASSESSOR'S MAP 1:40

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
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G-102



2 EXISTING SITE PLAN  
1/16"=1'-0"

1 PROPOSED SITE PLAN  
1/16"=1'-0"

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12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
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& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
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**CONSULTANT**  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

**CIVIL ENGINEER**  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

**DRAWING TITLE**  
SITE PLAN

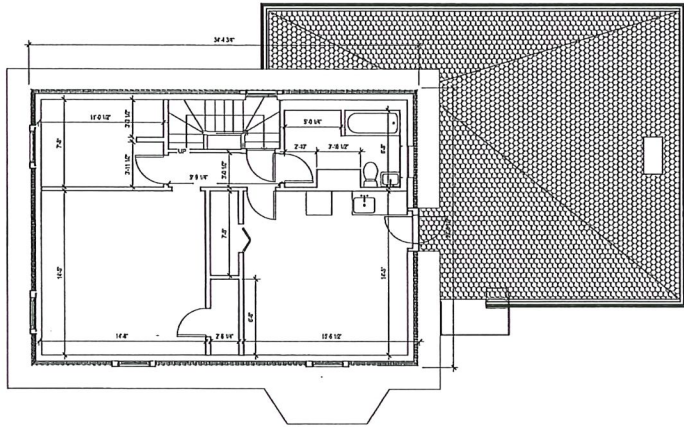
**PROJECT**  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

**SCALE**  
AS NOTED

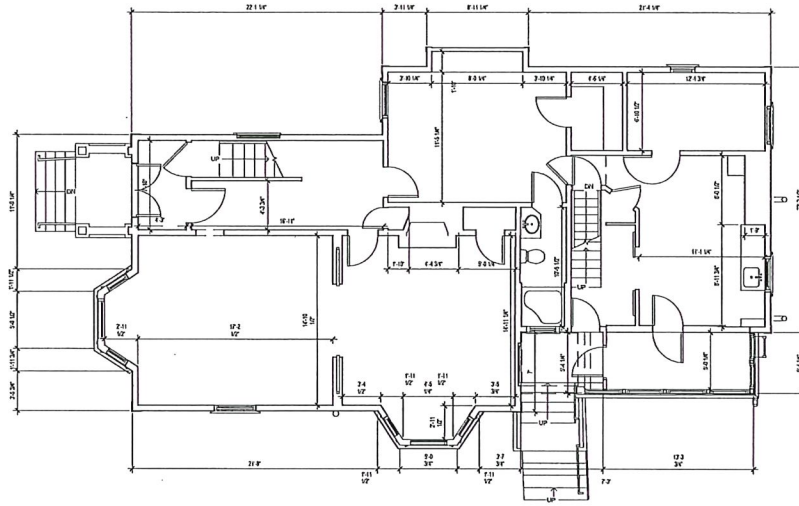
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FEB. 10, 2021

**SHEET NO.**

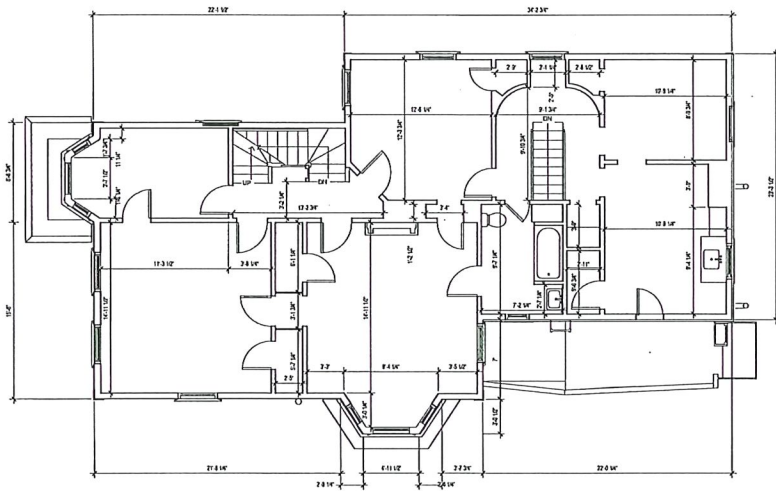
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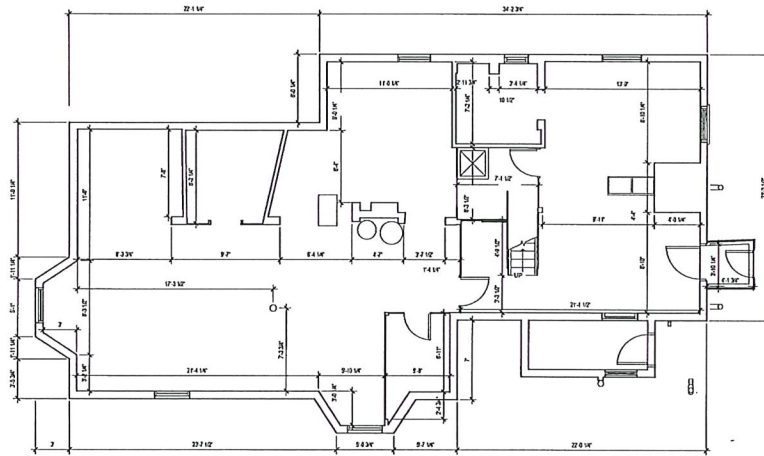
4 THIRD FLOOR PLAN  
3/32"=1'-0"



2 FIRST FLOOR PLAN  
3/32"=1'-0"



3 SECOND FLOOR PLAN  
3/32"=1'-0"



1 BASEMENT PLAN  
3/32"=1'-0"

CLIENT

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VENTURES LLC  
7 MORRISON ROAD WEST  
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ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST. # 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER

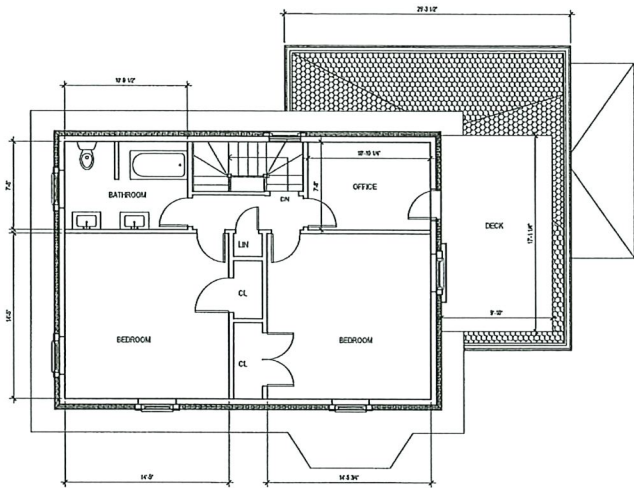
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
EXISTING PLANS

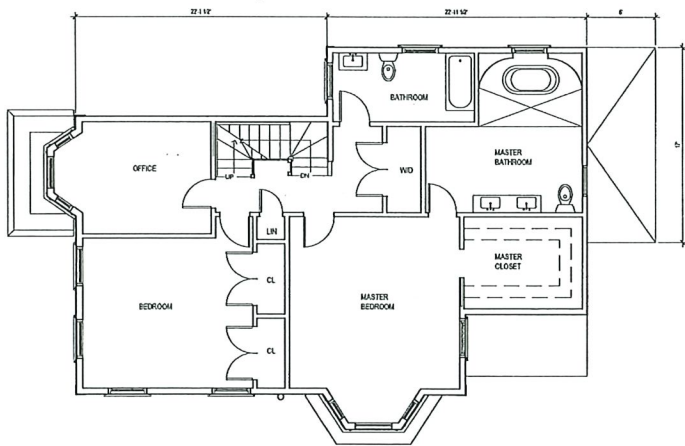
PROJECT  
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12 FAYETTE STREET, CAMBRIDGE, MA 02139

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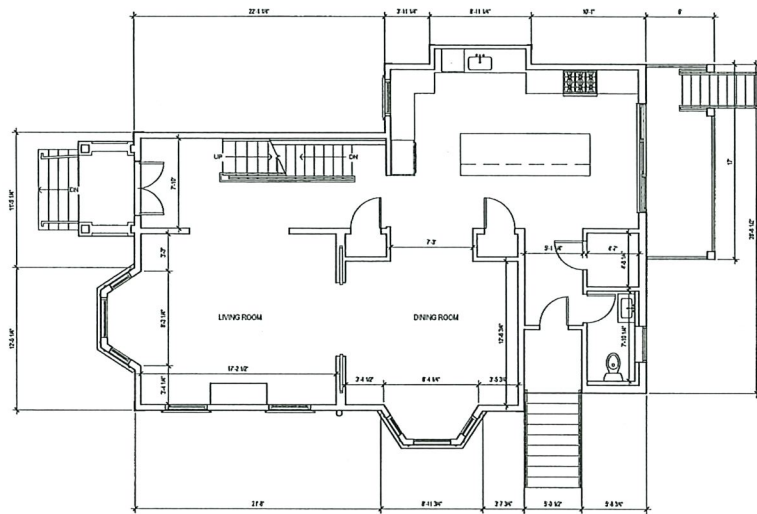
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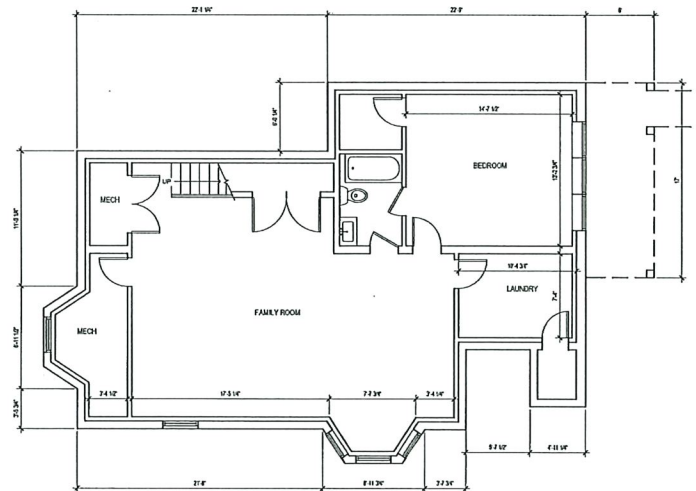
4 THIRD FLOOR PLAN  
3/32"=1'-0"



3 SECOND FLOOR PLAN  
3/32"=1'-0"



2 FIRST FLOOR PLAN  
3/32"=1'-0"



1 BASEMENT PLAN  
3/32"=1'-0"

**CLIENT**  
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VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

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& DEVELOPMENT LLC  
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**CONSULTANT**  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**  
VEROANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

**CIVIL ENGINEER**  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
**PROPOSED PLANS**

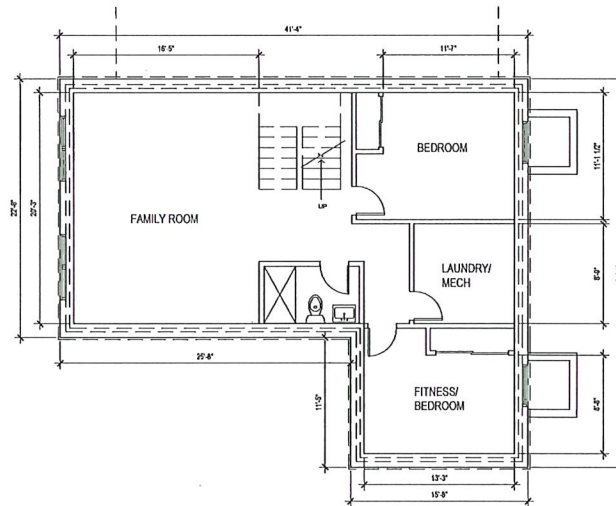
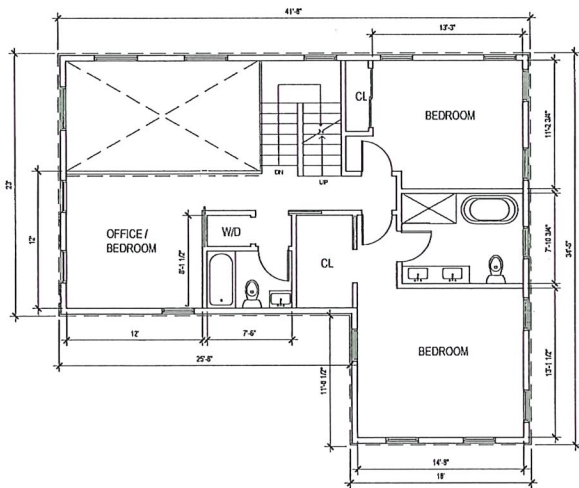
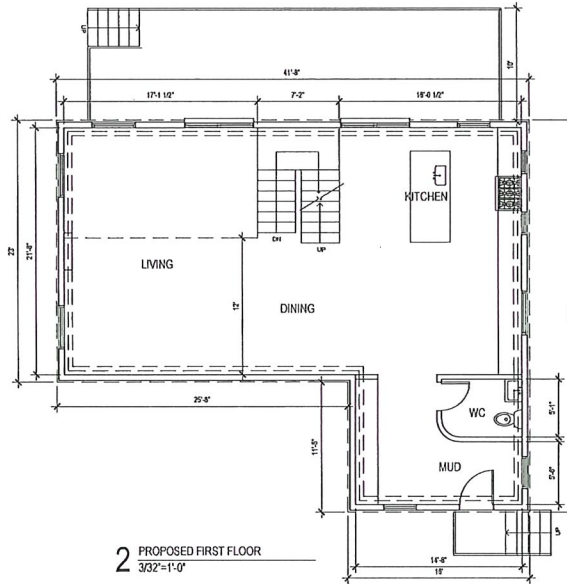
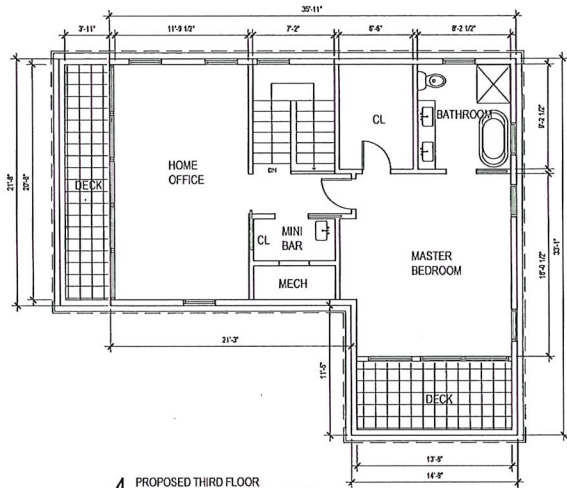
PROJECT  
**FAYETTE STREET RESIDENCES**  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

ISSUE DATE  
FEB. 10, 2021

SHEET NO.

**A-101**



CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
555 FRANKLIN ST NO. 3  
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SUZUMORI  
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BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
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LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

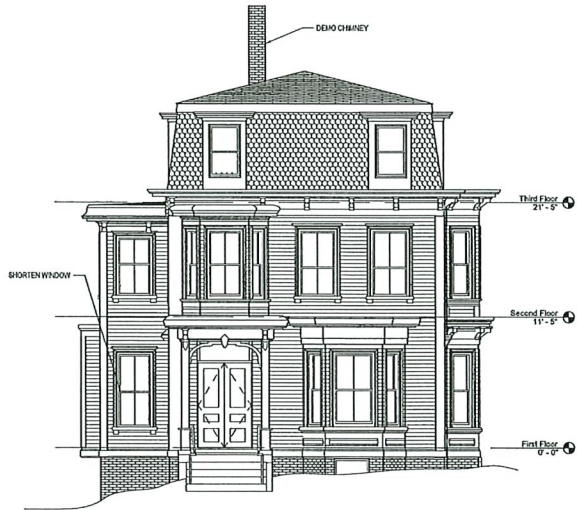
CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
NEW CONSTRUCTION PROPOSED  
PLANS  
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
FEB. 10, 2021

SHEET NO.  
A-102

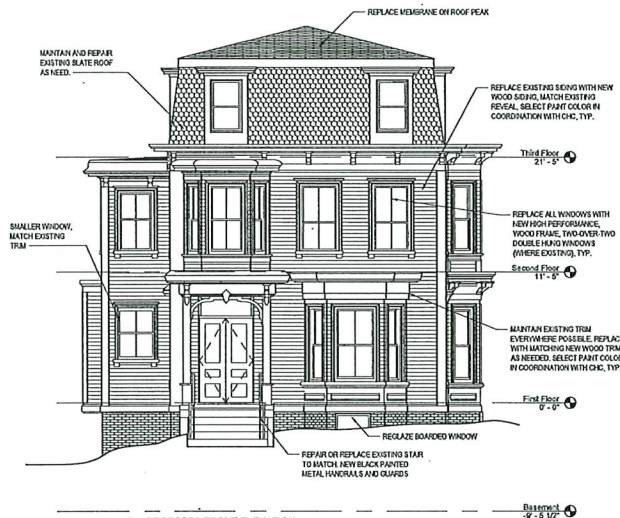




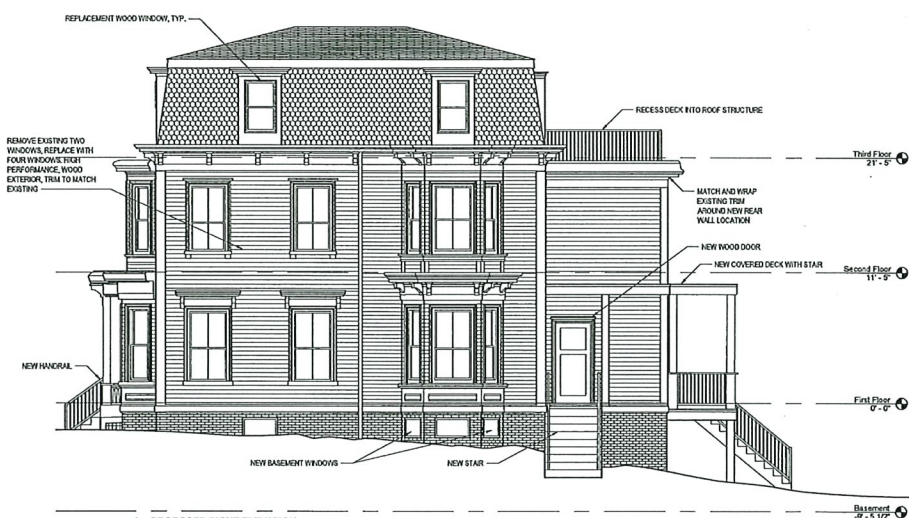
4 EXISTING FRONT ELEVATION  
3/32"=1'-0"



2 EXISTING RIGHT ELEVATION  
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION  
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION  
3/32"=1'-0"

**CLIENT**  
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**ARCHITECT**  
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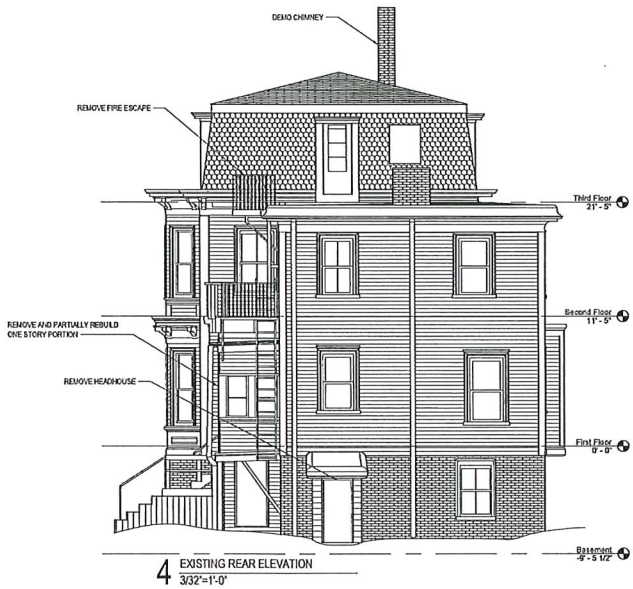
DRAWING TITLE  
**EXISTING & PROPOSED ELEVATIONS**

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

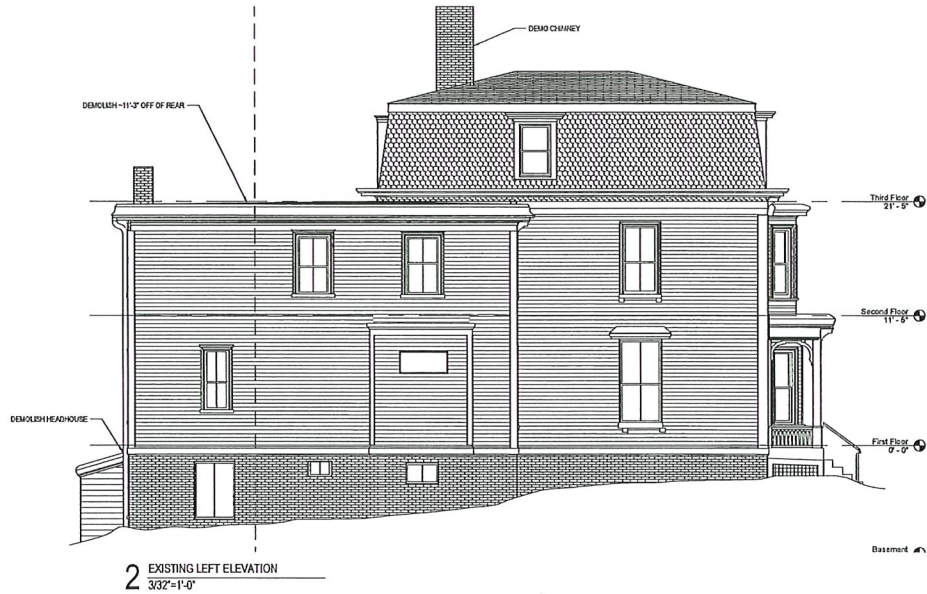
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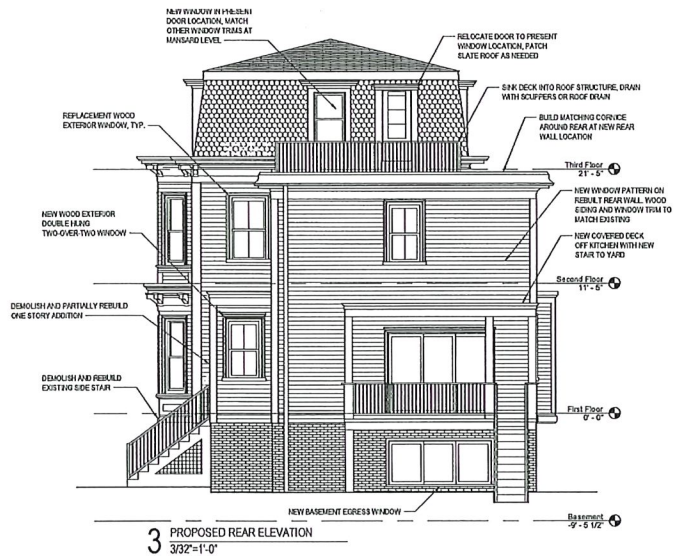
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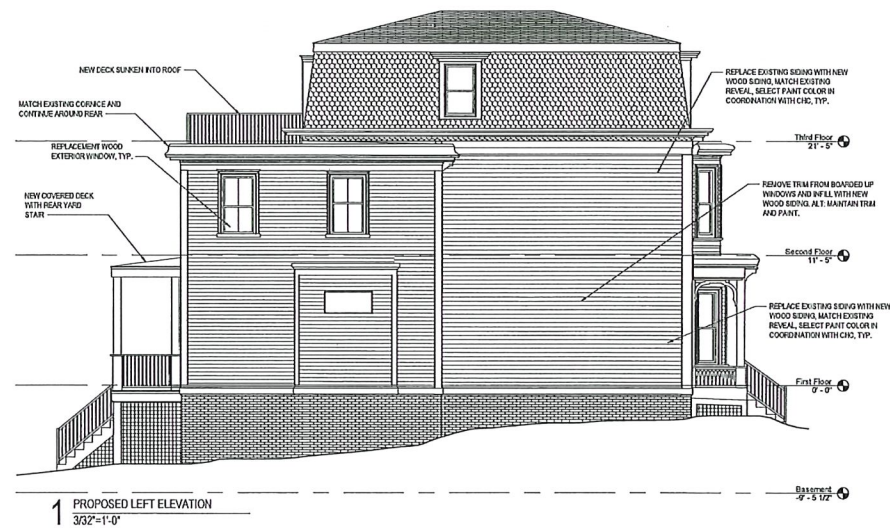
4 EXISTING REAR ELEVATION  
3/32"=1'-0"



2 EXISTING LEFT ELEVATION  
3/32"=1'-0"



3 PROPOSED REAR ELEVATION  
3/32"=1'-0"



1 PROPOSED LEFT ELEVATION  
3/32"=1'-0"

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
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ARCHITECT  
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356 FRANKLIN ST NO. 3  
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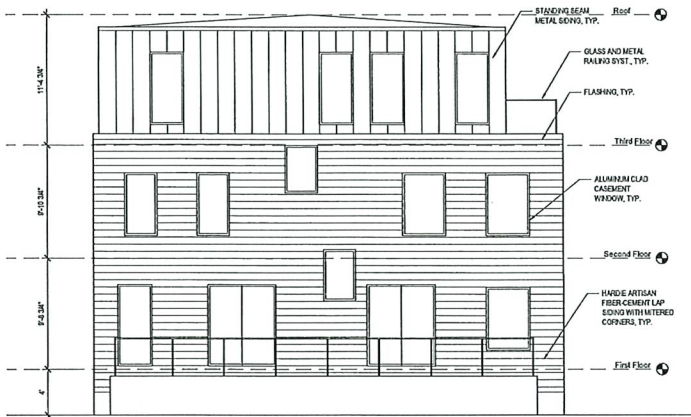
LANDSCAPE  
VERDANT LANDSCAPE  
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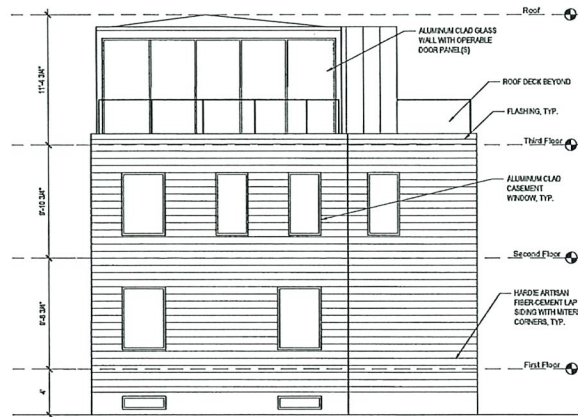
DRAWING TITLE  
EXISTING & PROPOSED ELEVATIONS  
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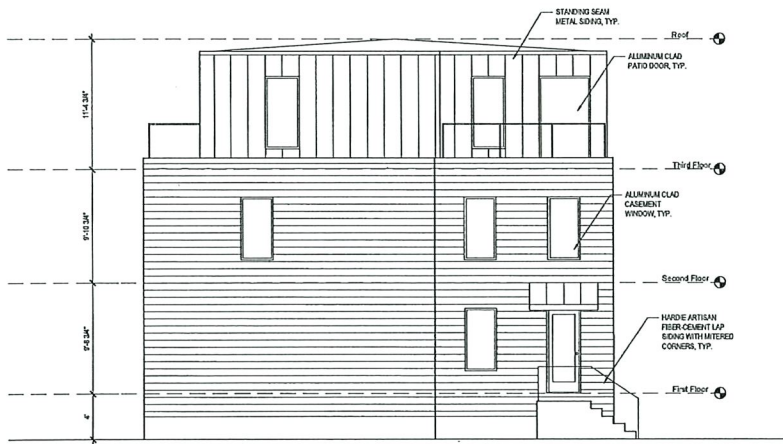
A-201



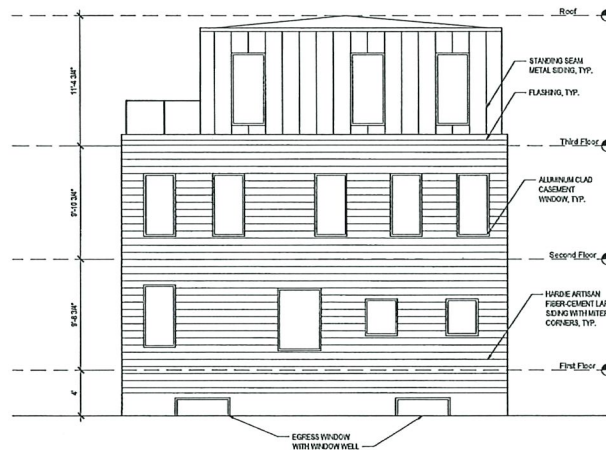
4 PROPOSED REAR ELEVATION  
3/32"=1'-0"



2 PROPOSED LEFT ELEVATION  
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION  
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION  
3/32"=1'-0"

CLIENT

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SCALE  
AS NOTED

ISSUE DATE  
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SHEET NO.  
A-202

