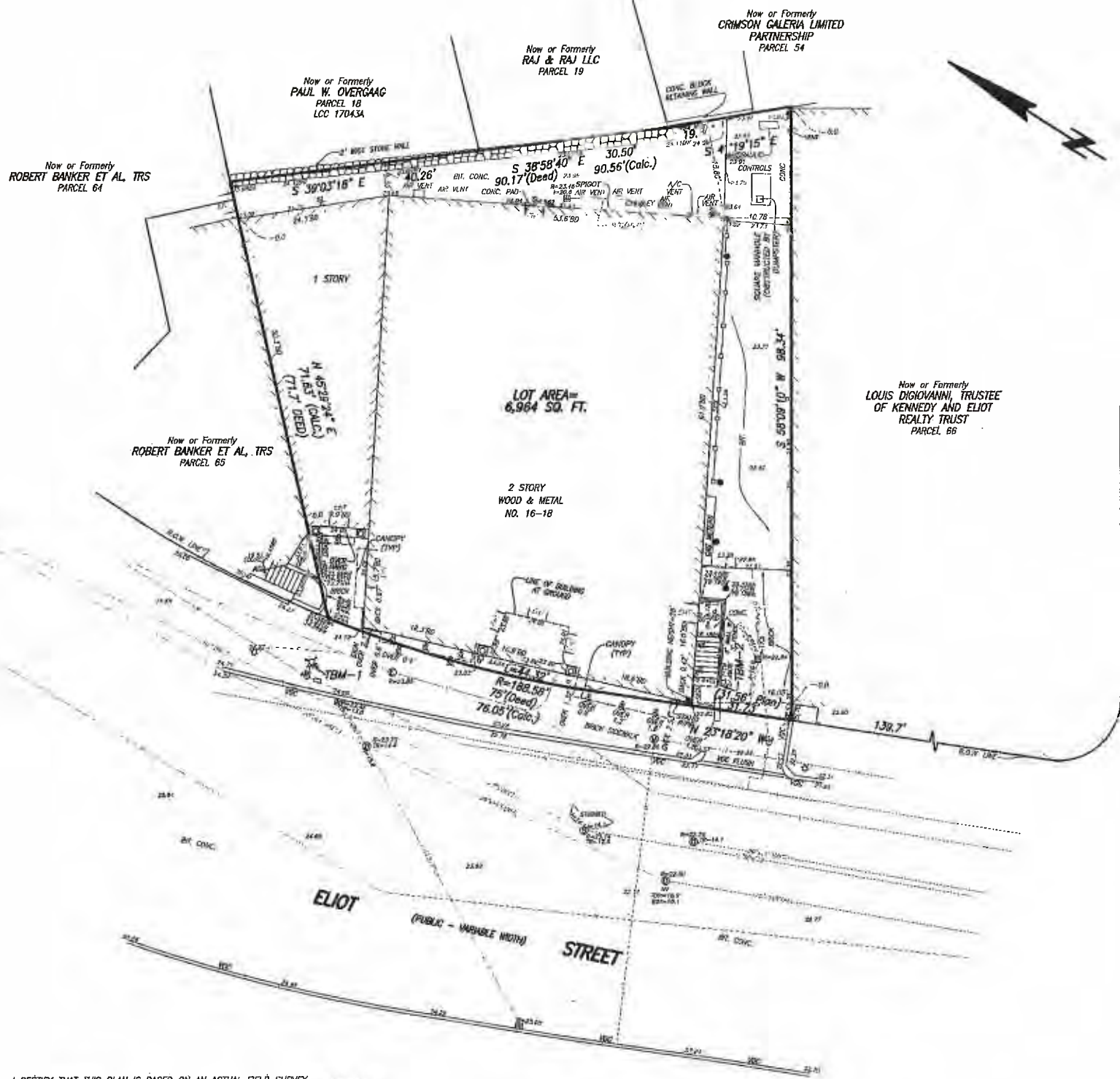


PROPERTY REFERENCES:

- DEEDS:**
 BOOK 8580 PAGE 187
 BOOK 11310 PAGE 033
 BOOK 12846 PAGES 575-577
 BOOK 22554 PAGE 502
 BOOK 22554 PAGE 513
 BOOK 22554 PAGE 514
- PLANS:**
 BOOK 5871 PAGE 519
 BOOK 6293 PAGE 377
 PLAN BOOK 131 PAGE 011
 PLAN BY HARRY R. FELDMAN, INC
 DATED FEBRUARY 5, 1973.
- LAND COURT:**
 L.C.C. 37098
 L.C.C. 37099
 L.C.C. 17043A

LEGEND:

- VC SECURITY CAMERA
- SM SEWER MANHOLE
- DM DRAIN MANHOLE
- EM ELECTRIC MANHOLE
- MBTA MBTA MANHOLE
- EH ELECTRIC HAND HOLD
- CB CATCH BASIN
- GS GAS SHUT OFF
- WS WATER SHUT OFF
- HY HYDRANT
- LP LIGHT POLE
- BOLL BOLLARD
- SL SPOTLIGHT
- FP FLAG POLE
- AC AIR CONDITIONING
- BD BUILDING DIMENSION
- BIT BITUMINOUS
- BEV BOTTOM ELEVATION
- BS BOTTOM OF STEPS
- BW BOTTOM OF WALL
- CALC CALCULATED
- CONC CONCRETE
- ENT ENTRANCE
- IN INVERT ELEVATION
- L LENGTH
- LCC LAND COURT CASE
- NVP NO VISIBLE PIPES
- R RADIUS OR RIM ELEVATION
- SQ. FT. SQUARE FEET
- TOW TOP OF WATER
- TR CENTERLINE OF TROUGH
- TS TOP OF STEPS
- TW TOP OF WALL
- TYP TYPICAL
- VGC VERTICAL GRANITE CURB
- D DRAIN
- E ELECTRIC
- G GAS
- M MBTA
- S SEWER
- W WATER
- GR GUARD RAIL



**ZONING CLASSIFICATION - "BB" BUSINESS B
 HARVARD SQUARE OVERLAY DISTRICT**

DIMENSIONAL TABLE PER - "BB" BUSINESS B

MAXIMUM FLOOR AREA RATIO	2.75/3.00
MINIMUM LOT SIZE	NONE
MINIMUM LOT AREA/DWELLING UNITS	300
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM REAR YARD	NONE
MAXIMUM HEIGHT	80
MINIMUM OPEN SPACE	NONE

* SEE ARTICLE 5.30 OF THE CITY OF CAMBRIDGE ZONING ORDINANCE.

- NOTES:**
- BENCH MARK INFORMATION:**
 BENCH MARK USED:
 STONE BOUND FOUND AT THE CORNER OF MILTON PLACE AND MOUNT AUBURN STREET. ELEVATION=24.25
 TEMPORARY BENCH MARKS SET:
 TBM-1: "X"-CUT SET ON HYDRANT BOLT OVER MAIN OUTLET, AS SHOWN HEREON. ELEVATION=26.34
 TBM-2: CHISELED SQUARE ON SOUTHWEST CORNER OF CONCRETE WALL, AS SHOWN HEREON. ELEVATION=23.72
 - ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
 - CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0576E, CITY OF BOSTON COMMUNITY NUMBER 250186, PANEL NUMBER 0576E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF CAMBRIDGE ZONING ORDINANCE, AS DOWNLOADED FROM www.cambridgema.gov ON SEPTEMBER 22, 2014.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

JOHN F. KENNEDY BLVD.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE FOR FELDMAN LAND SURVEYORS.

DAMIEN J. RUFFEL, PLS (MA# 49829)
 djr@feldmansurveyors.com
 9/23/2014
 DATE

**EXISTING CONDITIONS PLAN
 16-18 ELIOT STREET
 CAMBRIDGE, MASS.**

FELDMAN LAND SURVEYORS SEPTEMBER 9, 2014
 112 SHAWMUT AVENUE PHONE: (617)357-9740
 BOSTON, MASS. 02118 www.feldmansurveyors.com

**FELDMAN
 LAND SURVEYORS**

10 0 5 10 20 40
 SCALE: 1"=10'

RESEARCH RGA	FIELD CHIEF JA	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CALC RGA	CHD RGA/ABD	FIELD CHECKED	CRD FILE 14333	JOB NO. 14333
FILENAME: S:\PROJECTS\14300a\14333\DWG\14333-EX.dwg				

SEAL

CONSULTANT

PROJECT
18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR
18 ELIOT LLC

P.O. BOX 408
SHARON, MA 02067

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

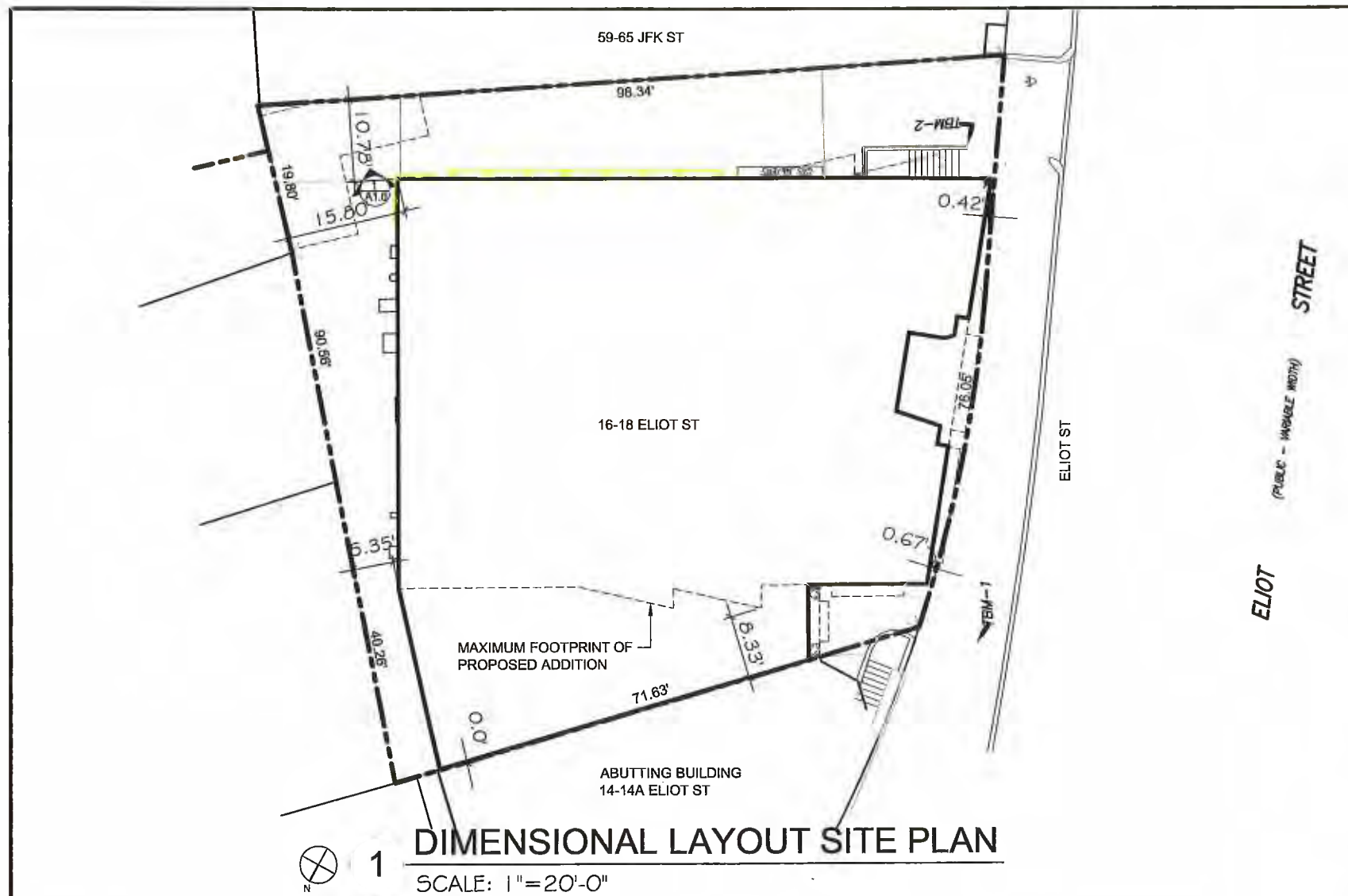
REVISION	DATE

PB APPL	14 MAY 2015
HC APPL	25 FEB 2015

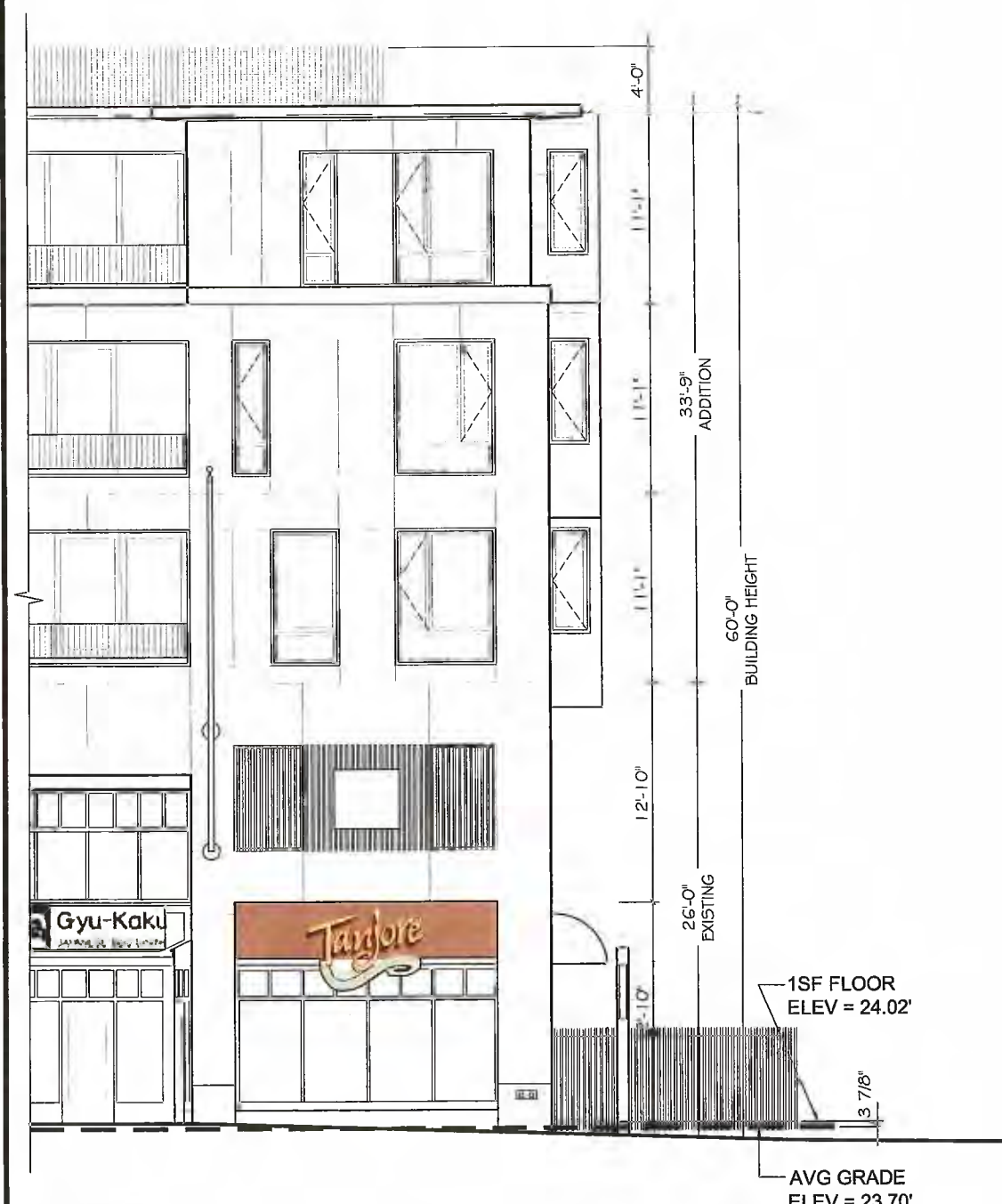
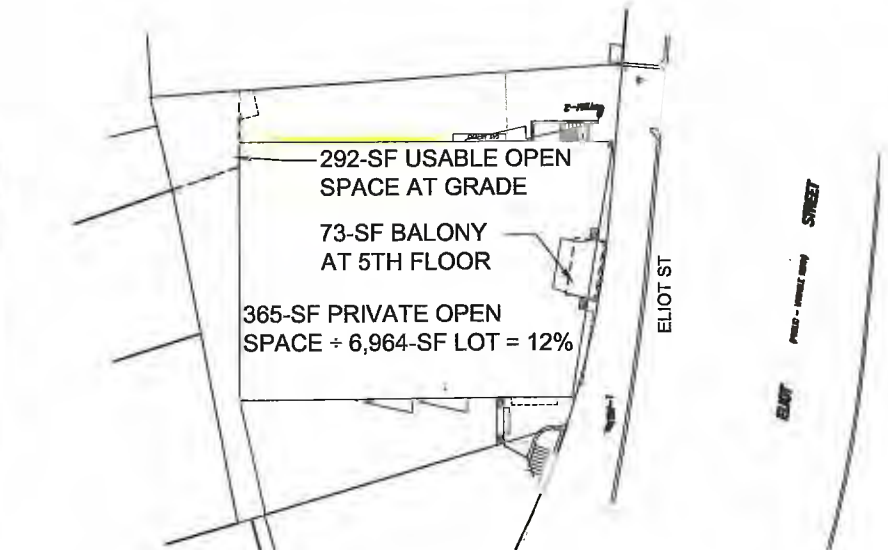
DRAWN BY MY	REVIEWED BY PQ
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SHEET



BASED ON EXISTING CONDITIONS PLAN BY
FELDMAN LAND SURVEYORS, 112 SHAWMUT
AVE, BOSTON, MA 02118 DATED 9 SEP 2014



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3969

SEAL

CONSULTANT

PROJECT
18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR
18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE

**STREET VIEW
(ACROSS
ELIOT STREET)**

SCALE AS NOTED

REVISION	DATE

PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY YC	REVIEWED BY PQ

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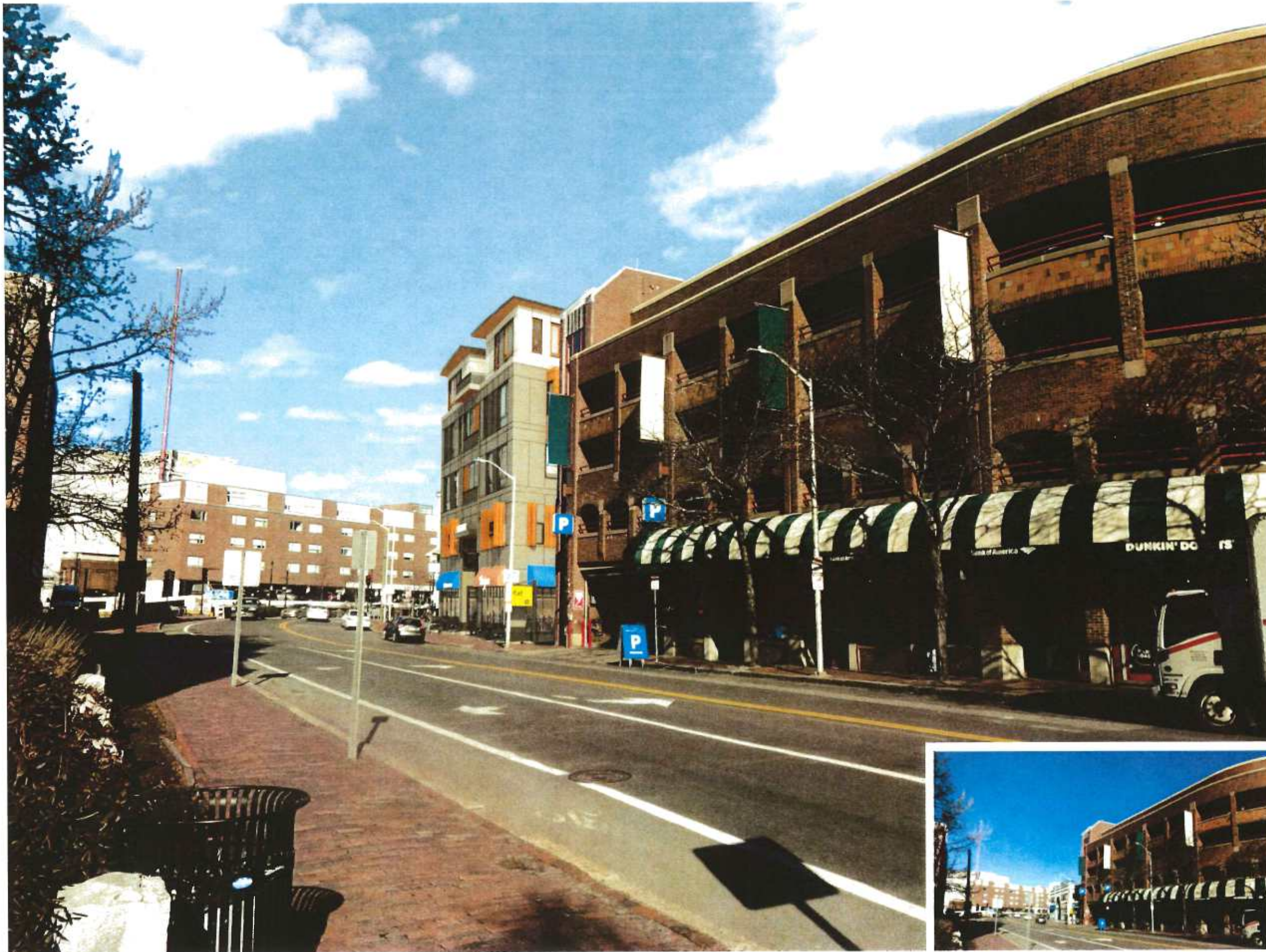
SHEET

A0.b



PROPOSED VIEW

EXISTING VIEW



PROPOSED VIEW

EXISTING VIEW

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PROJECT

18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR

18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02087

DRAWING TITLE

STREET VIEW
(LOWER
ELIOT STREET)

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
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SHEET

A0.d



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18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR
18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE
**RENDERED
FRONT
ELEVATION**

SCALE AS NOTED

REVISION	DATE

PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
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SHEET

A0.1

1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



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PROJECT

18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR

18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE

**RENDERED
RIGHT SIDE
ELEVATION**

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A0.2

1 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
SCALE 1/8" = 1'-0"

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PH 617-354-3989

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18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR

18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02087

DRAWING TITLE

RENDERED
LEFT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
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SHEET

A0.3



1 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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SHARON, MA 02067

DRAWING TITLE

RENDERED
REAR
ELEVATION

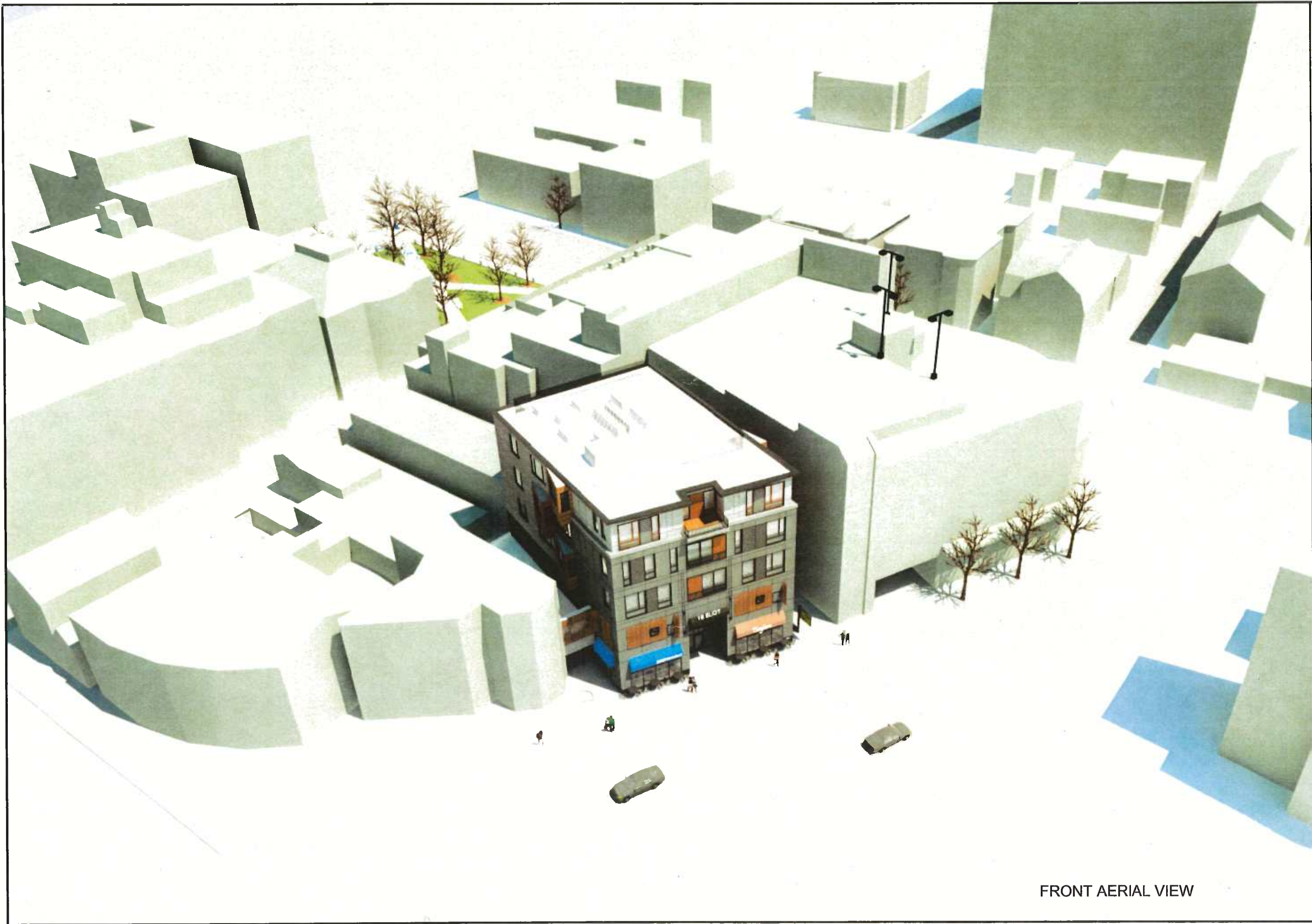
SCALE AS NOTED

REVISION	DATE

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A0.4



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18 ELIOT

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CAMBRIDGE, MA 02138

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P.O. BOX 409
SHARON, MA 02087

DRAWING TITLE

AERIAL VIEW

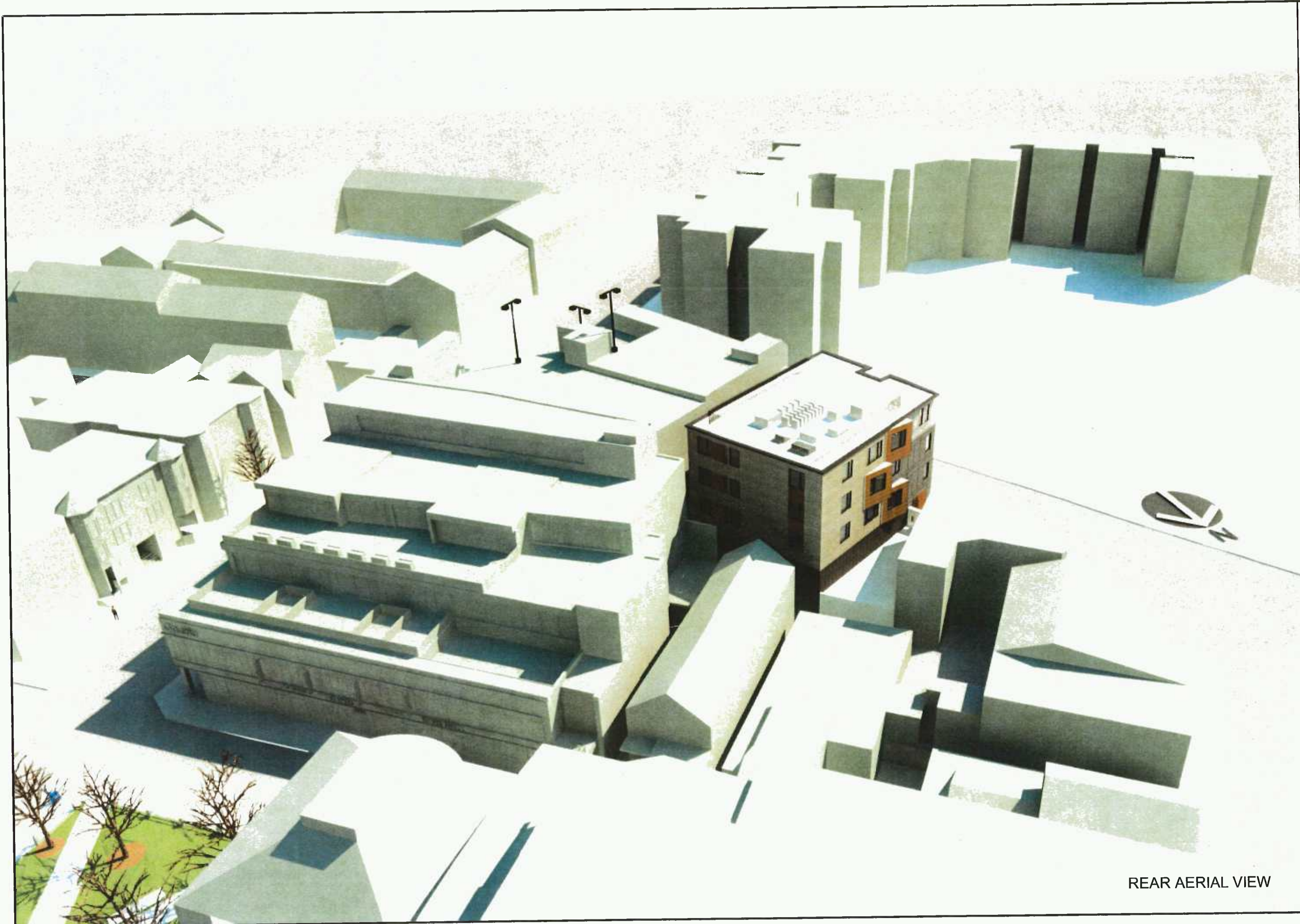
SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
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SHEET

A0.5

FRONT AERIAL VIEW



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18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

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18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE

AERIAL VIEW

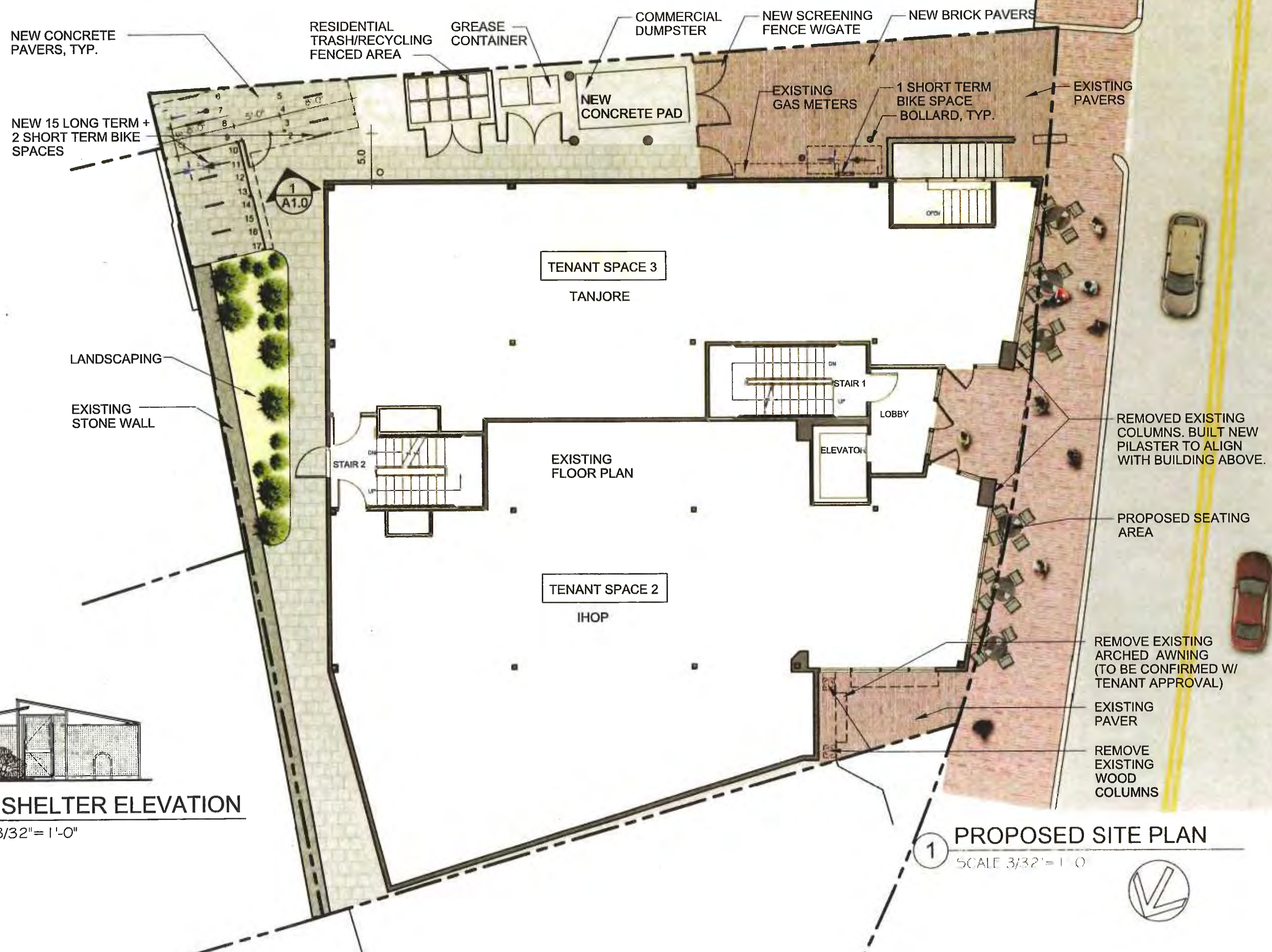
SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.6

REAR AERIAL VIEW



NEW CONCRETE PAVERS, TYP.

NEW 15 LONG TERM + 2 SHORT TERM BIKE SPACES

RESIDENTIAL TRASH/RECYCLING FENCED AREA

GREASE CONTAINER

COMMERCIAL DUMPSTER

NEW SCREENING FENCE W/GATE

NEW BRICK PAVERS

NEW CONCRETE PAD

EXISTING GAS METERS

1 SHORT TERM BIKE SPACE BOLLARD, TYP.

EXISTING PAVERS

TENANT SPACE 3
TANJORE

LANDSCAPING

EXISTING STONE WALL

STAIR 2

EXISTING FLOOR PLAN

ELEVATOR

LOBBY

STAIR 1

REMOVED EXISTING COLUMNS. BUILT NEW PILASTER TO ALIGN WITH BUILDING ABOVE.

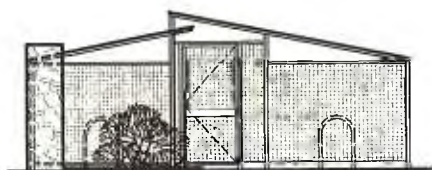
PROPOSED SEATING AREA

TENANT SPACE 2
IHOP

REMOVE EXISTING ARCHED AWNING (TO BE CONFIRMED W/ TENANT APPROVAL)

EXISTING PAVER

REMOVE EXISTING WOOD COLUMNS



1 BIKE SHELTER ELEVATION
SCALE 3/32" = 1'-0"

1 PROPOSED SITE PLAN
SCALE 3/32" = 1'-0"



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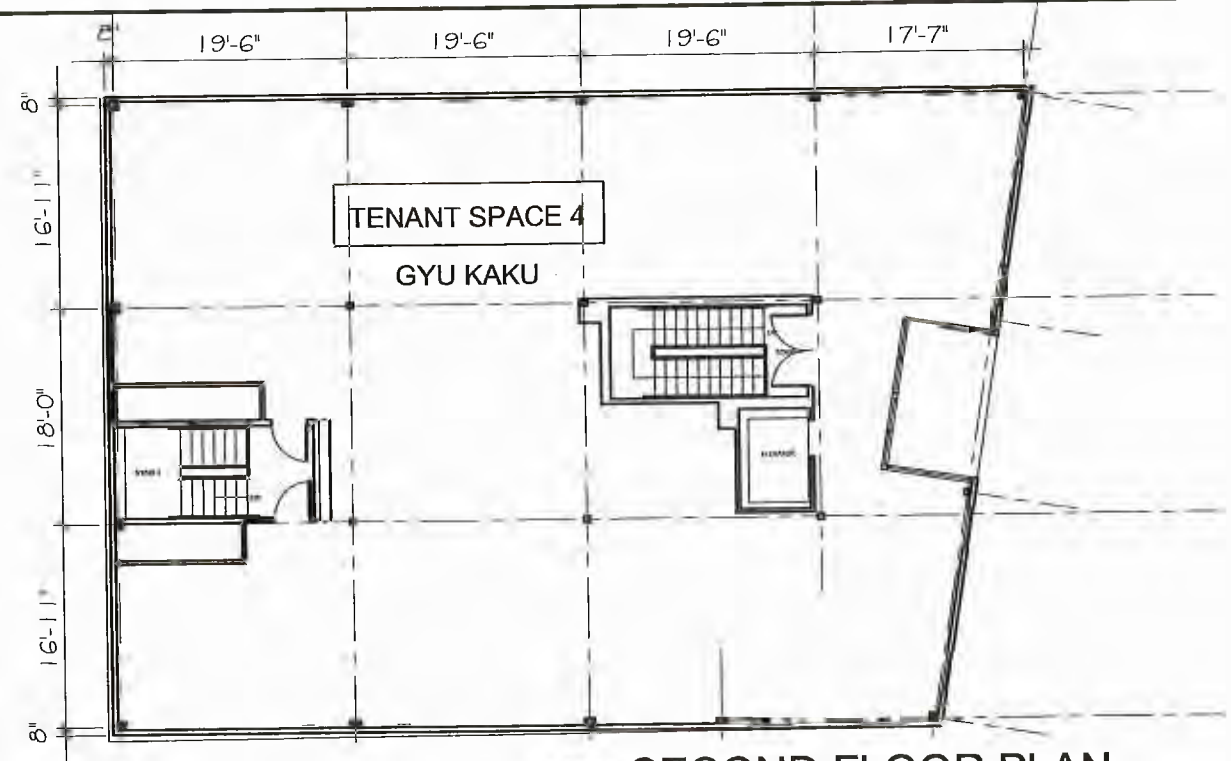
DRAWING TITLE
**EXISTING
BASEMENT,
FIRST &
SECOND
FLOOR PLAN**

SCALE AS NOTED

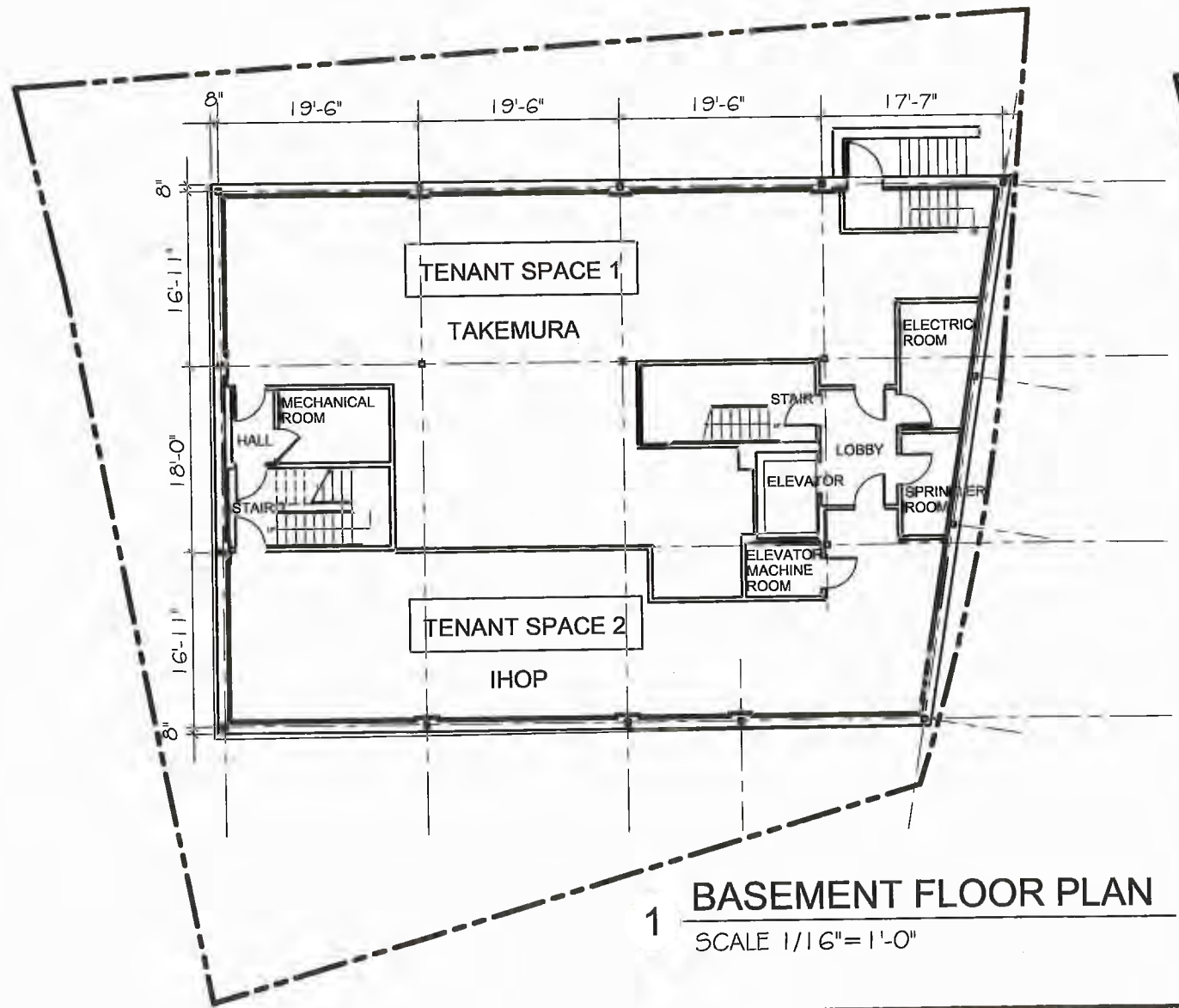
REVISION	DATE
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HC APPL	25 FEB 2015
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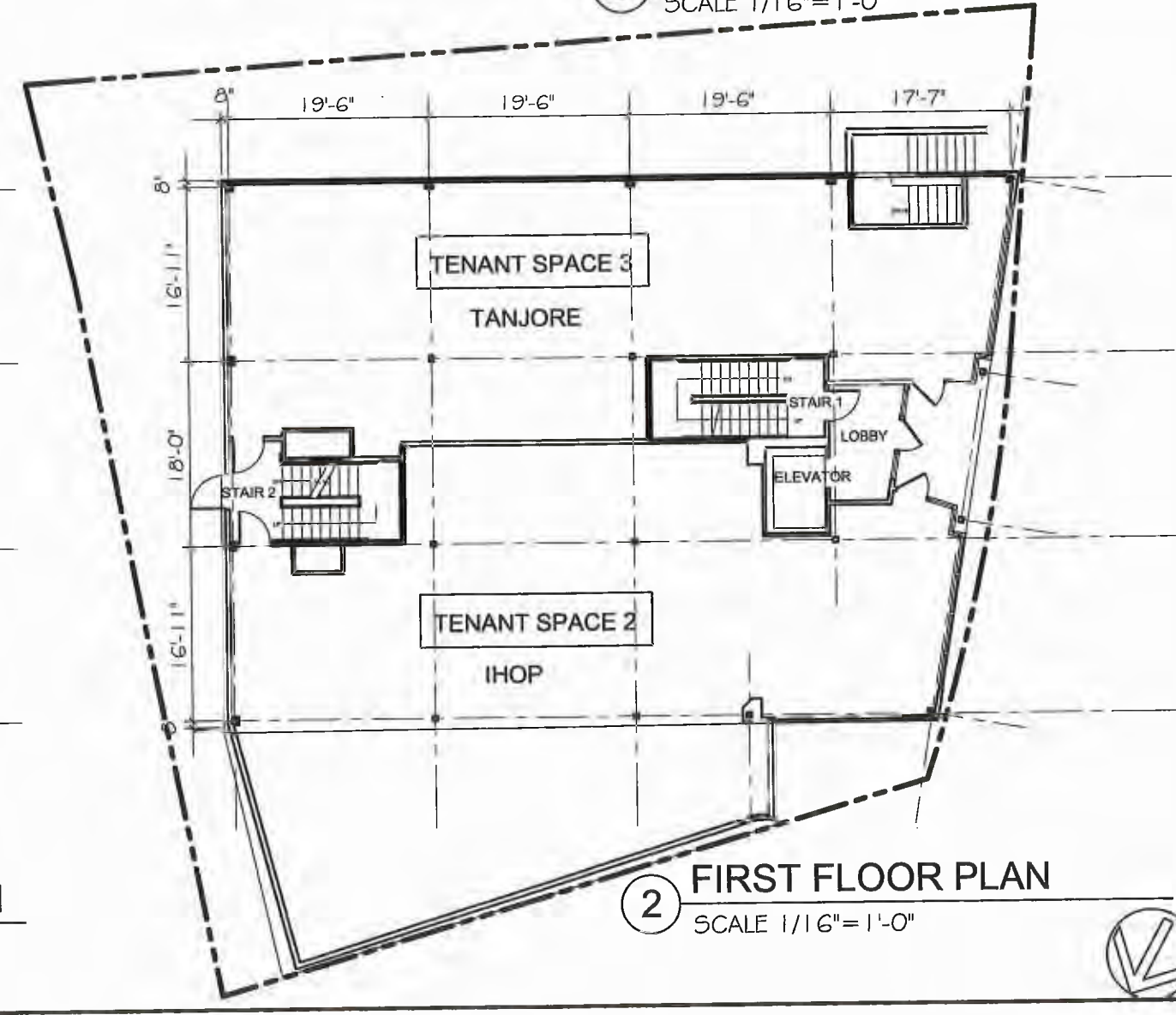
A1.1



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



1 BASEMENT FLOOR PLAN
SCALE 1/16" = 1'-0"



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



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DRAWING TITLE

**PROPOSED
FOURTH
FLOOR PLAN**

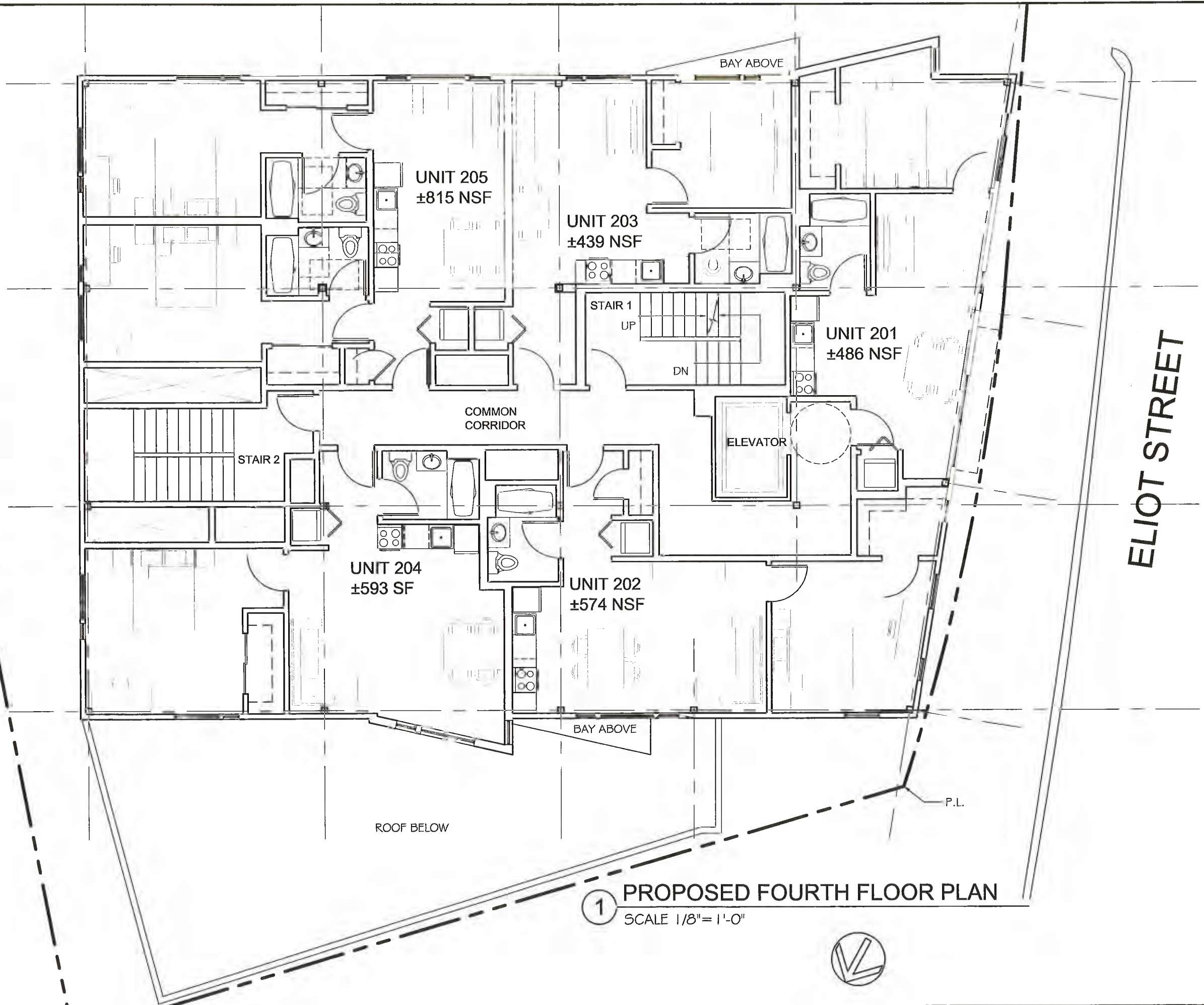
SCALE AS NOTED

REVISION	DATE

PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
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A1.3



1 PROPOSED FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



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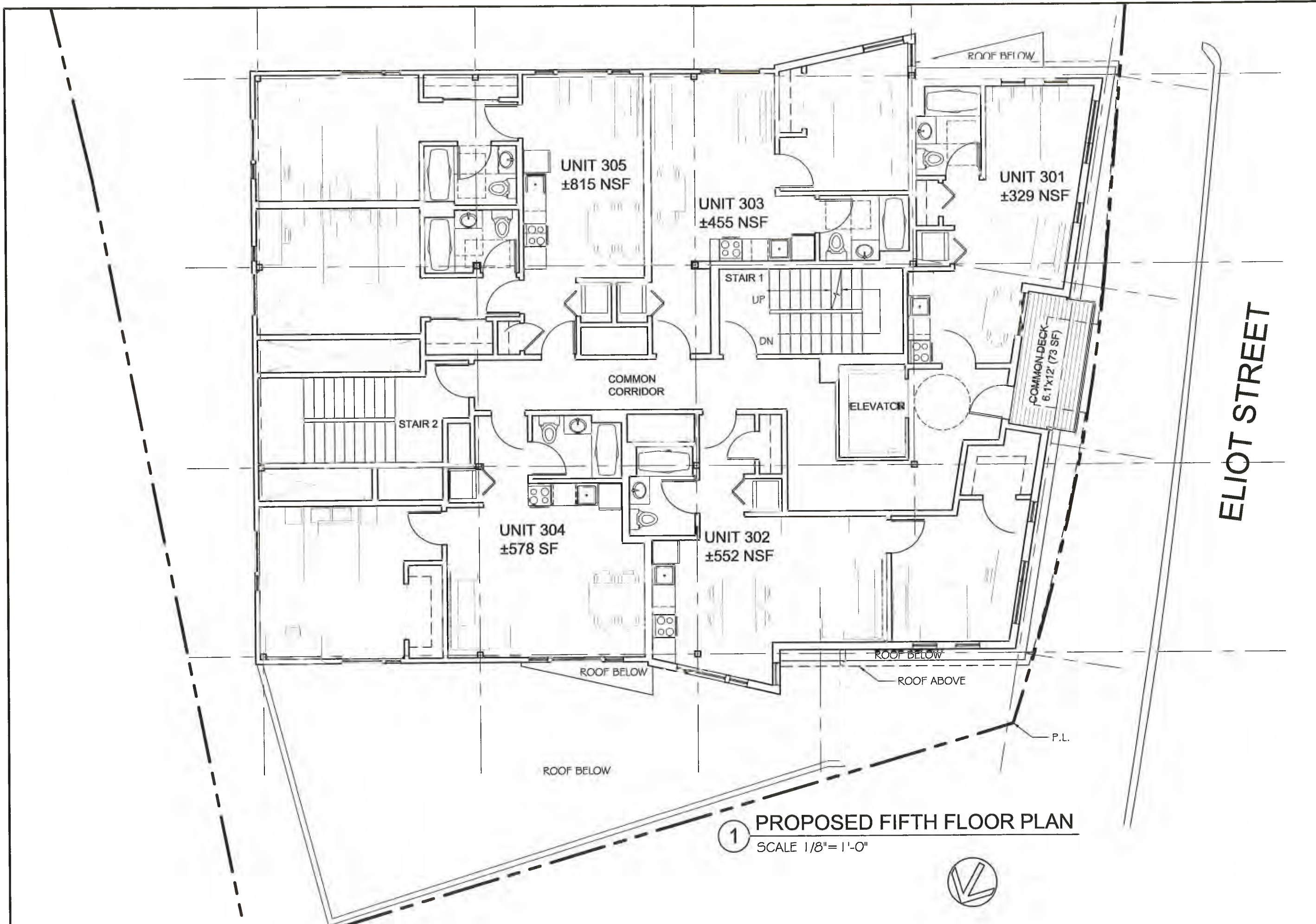
DRAWING TITLE
PROPOSED FIFTH FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACWMI	REVIEWED BY PQ

SHEET

A1.4



1 PROPOSED FIFTH FLOOR PLAN
SCALE 1/8" = 1'-0"



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PETER QUINN ARCHITECTS LLC
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PH 617-354-3889

SEAL

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PROJECT

18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR

18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE

FRONT
ELEVATION

SCALE AS NOTED

REVISION	DATE

PB APPL	14 MAY 2015
HC APPL	25 FEB 2015

DRAWN BY	REVIEWED BY
ACW	PQ

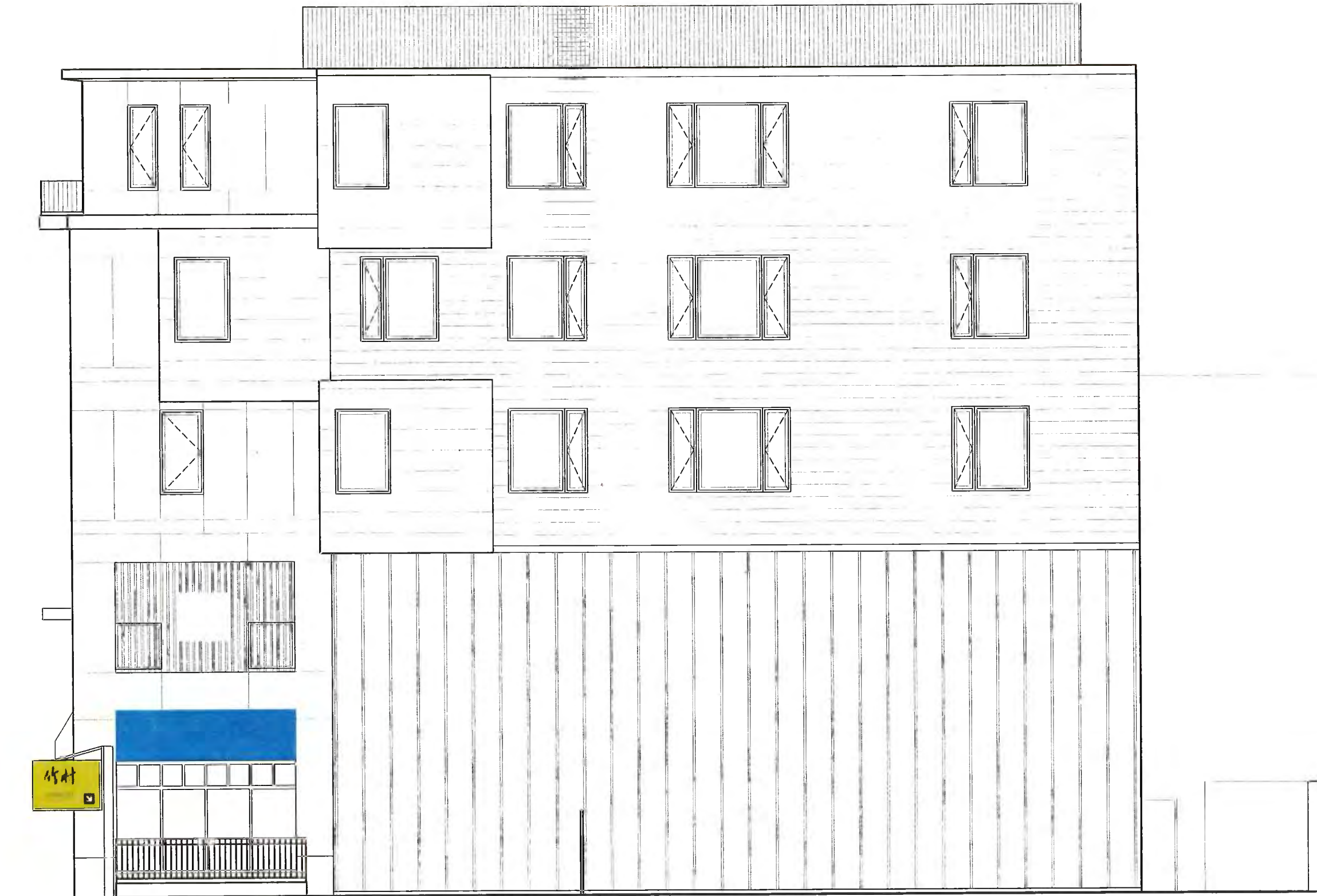
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SHEET

A2.1



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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PH 817-354-3989

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PROJECT

18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR

18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02067

DRAWING TITLE

RIGHT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
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SHEET

A2.2

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18 ELIOT

18 ELIOT STREET
CAMBRIDGE, MA 02138

PREPARED FOR
18 ELIOT LLC

P.O. BOX 409
SHARON, MA 02087

DRAWING TITLE
LEFT SIDE
ELEVATION

SCALE AS NOTED

REVISION	DATE
PB APPL	14 MAY 2015
HC APPL	25 FEB 2015
DRAWN BY ACW	REVIEWED BY PQ

SHEET

A2.3



1 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

