

TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOLS

HISTORIC COMMISSION APPLICATION

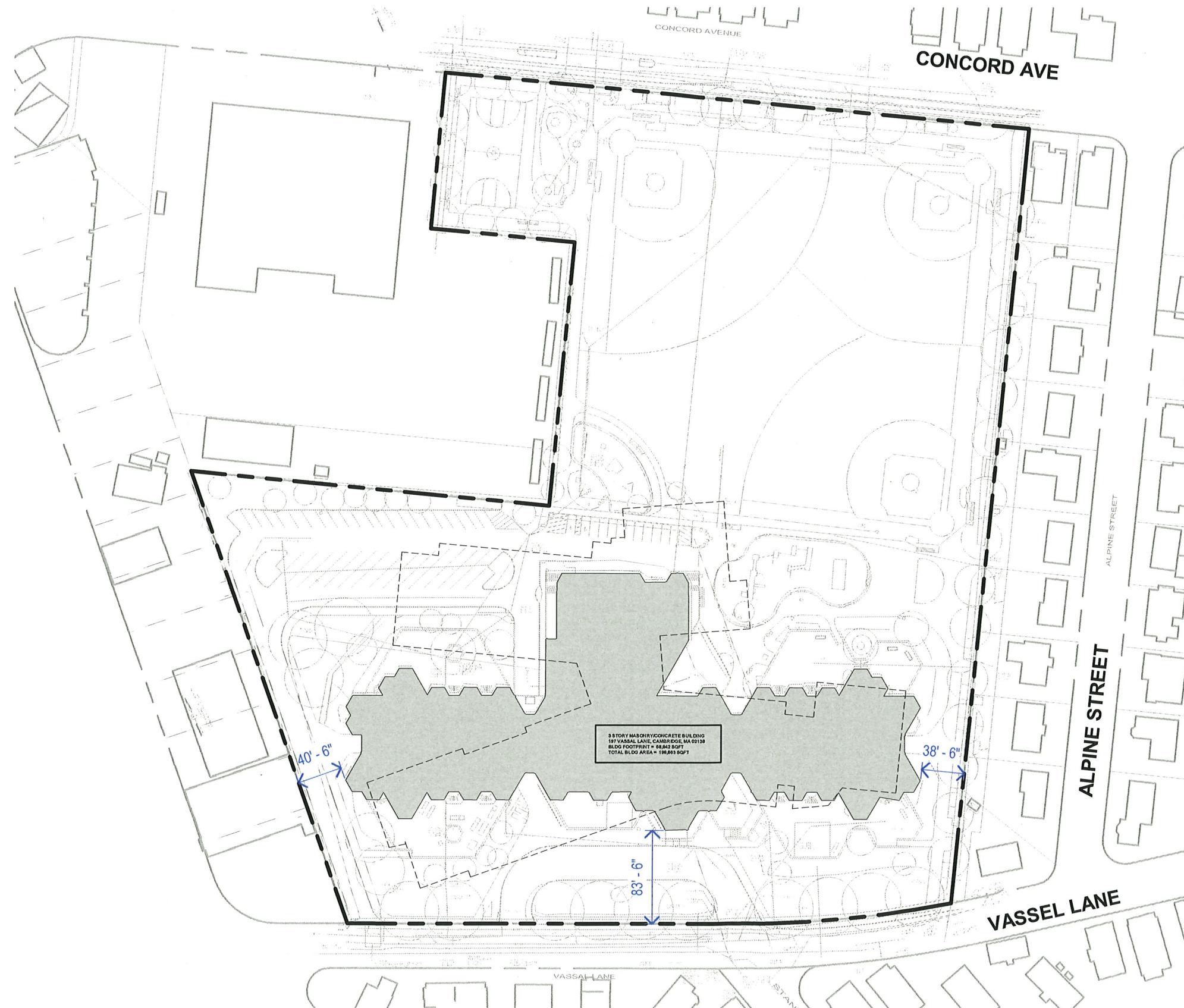





DRAWING LIST

- 1 - COVER
- 2a - SITE SURVEY (EXISTING AND PROPOSED)
- 2b - SITE - AERIAL (EXISTING)
- 2c - SITE - EXISTING PARCEL MAP
- 3 - SITE PLAN - NEW BUILDING
- 4a - EXISTING CONDITIONS - Aerials North & South
- 4b - EXISTING CONDITIONS - Aerials East & West
- 5a - EXISTING CONDITIONS - exterior photos
- 5b - EXISTING CONDITIONS - exterior photos
- 6 - EXISTING CONDITIONS - interior photos
- 7a - EXISTING ELEVATION - South
- 7b - EXISTING ELEVATION - North
- 7c - EXISTING ELEVATION - North (Gym)
- 8a - EXISTING ELEVATION - East
- 8b - EXISTING ELEVATION - West
- 9 - EXISTING ELEVATIONS - East & West
- 10- ELEVATIONS - SOUTH (Proposed)
- 11 - ELEVATION - NORTH (Proposed)
- 12 - ELEVATION - EAST (Proposed)
- 13 - ELEVATION - WEST (Proposed)
- 14 - RENDERED VIEW - SOUTH (from Vassal Lane)
- 15 - RENDERED VIEW - SOUTH (entry detail)
- 16 - RENDERED VIEW - NORTH ENTRY
- 17 - RENDERED VIEW - WEST & PRESCHOOL ENTRIES
- 18 - RENDERED VIEW - NORTH ENTRY

APPLICATION APPENDIX

- A - BZA DIMENSIONAL FORM (from application)
- B - Existing Conditions Structural Report, By FBR -
Dated: March 29, 2019. Please refer to this link:
https://www.cambridgema.gov/-/media/Files/historicalcommission/pdf/chcmeetingfiles/Tobin_AppendixB.pdf
- C - MEP - Existing Conditions Assessment, By RFS -
Dated: March 11, 2020. Please refer to this link:
https://www.cambridgema.gov/-/media/Files/historicalcommission/pdf/chcmeetingfiles/Tobin_AppendixC.pdf
- D - Hazardous Building Materials Inspection Report,
By Fuss & O'Neill - Dated: August 19, 2021. Please refer to this link:
https://www.cambridgema.gov/-/media/Files/historicalcommission/pdf/chcmeetingfiles/Tobin_AppendixD.pdf



LEGEND	
	EXISTING BUILDING TO BE DEMOLISHED
	PROPERTY LINE
	NEW BUILDING FOOTPRINT

Site Survey (Existing and Proposed)

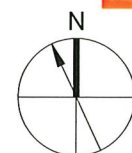
Tobin Montessori and Vassel Lane Upper Schools

0' 50' 100' 200' 300'



SCALE : 1" = 100'-0"

PERKINS — EASTMAN





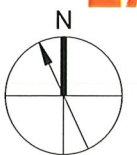
Site - Aerial (Existing)
Tobin Montessori and Vassal Lane Upper Schools

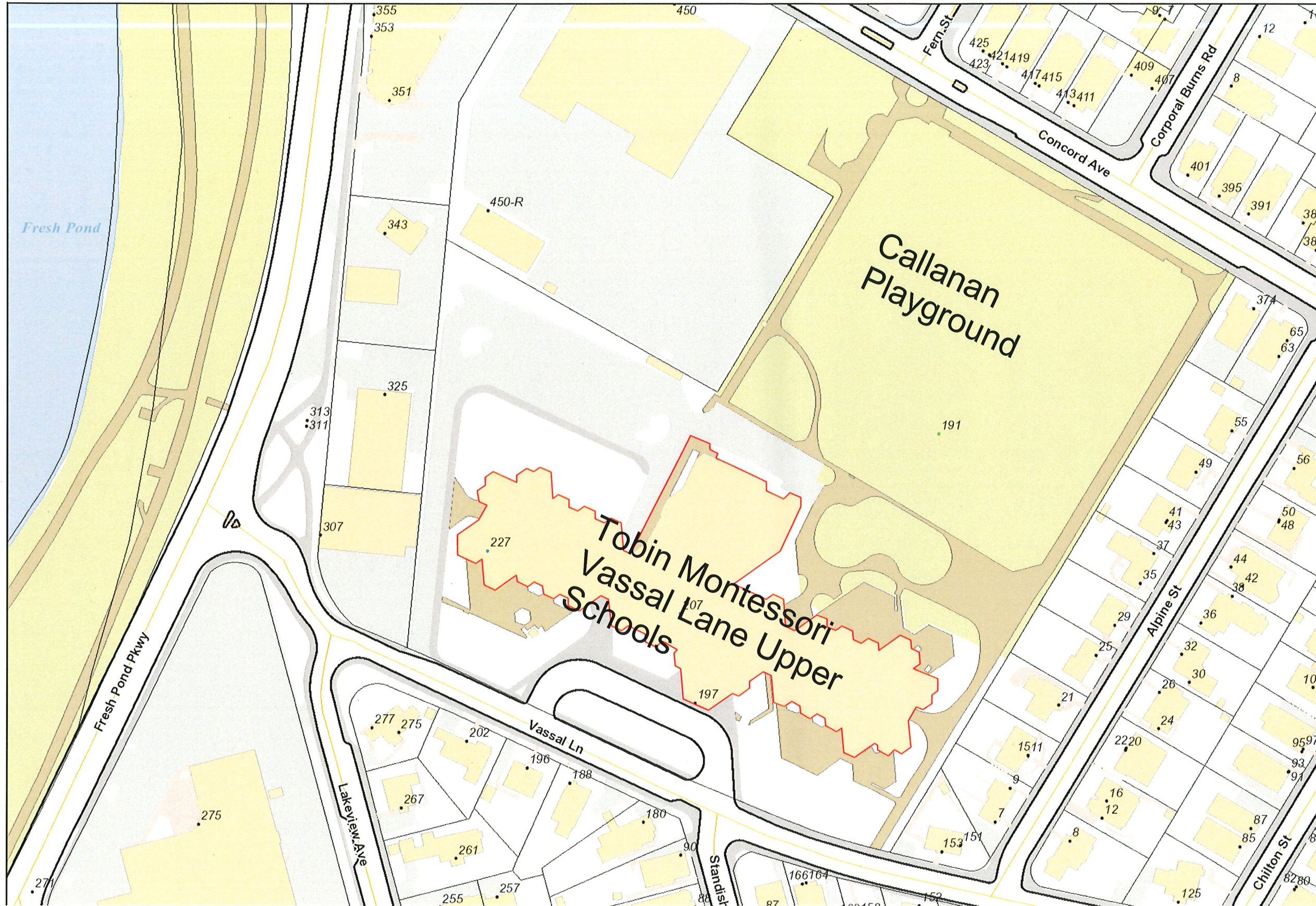
0' 100' 200' 400' 600'



SCALE: 1" = 200'-0"

PERKINS — EASTMAN





- LEGEND**
- Addresses
 - Building
 - Call Box
 - Other
 - Park
 - Private Walkways
 - Rail
 - Parcels
 - Building Footprints
 - Paved Surfaces
 - ▣ Paved Roads
 - ▣ Bridges
 - ▣ Unpaved Roads
 - ▣ Unpaved Parking
 - ▣ Sidewalks
 - ▣ Driveways
 - ▣ Alleys
 - ▣ Other Paved Surface
 - ▣ Public Footpath



City of Cambridge
Massachusetts 1" = 100 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.
www.cambridgema.gov/gis



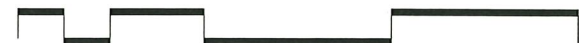
Site- Existing Parcel Map
Tobin Montessori and Vassal Lane Upper Schools
0' 50' 100' 200' 300'
SCALE : 1" = 100'-0"





Site Plan - New Building
Tobin Montessori and Vassal Lane Upper School

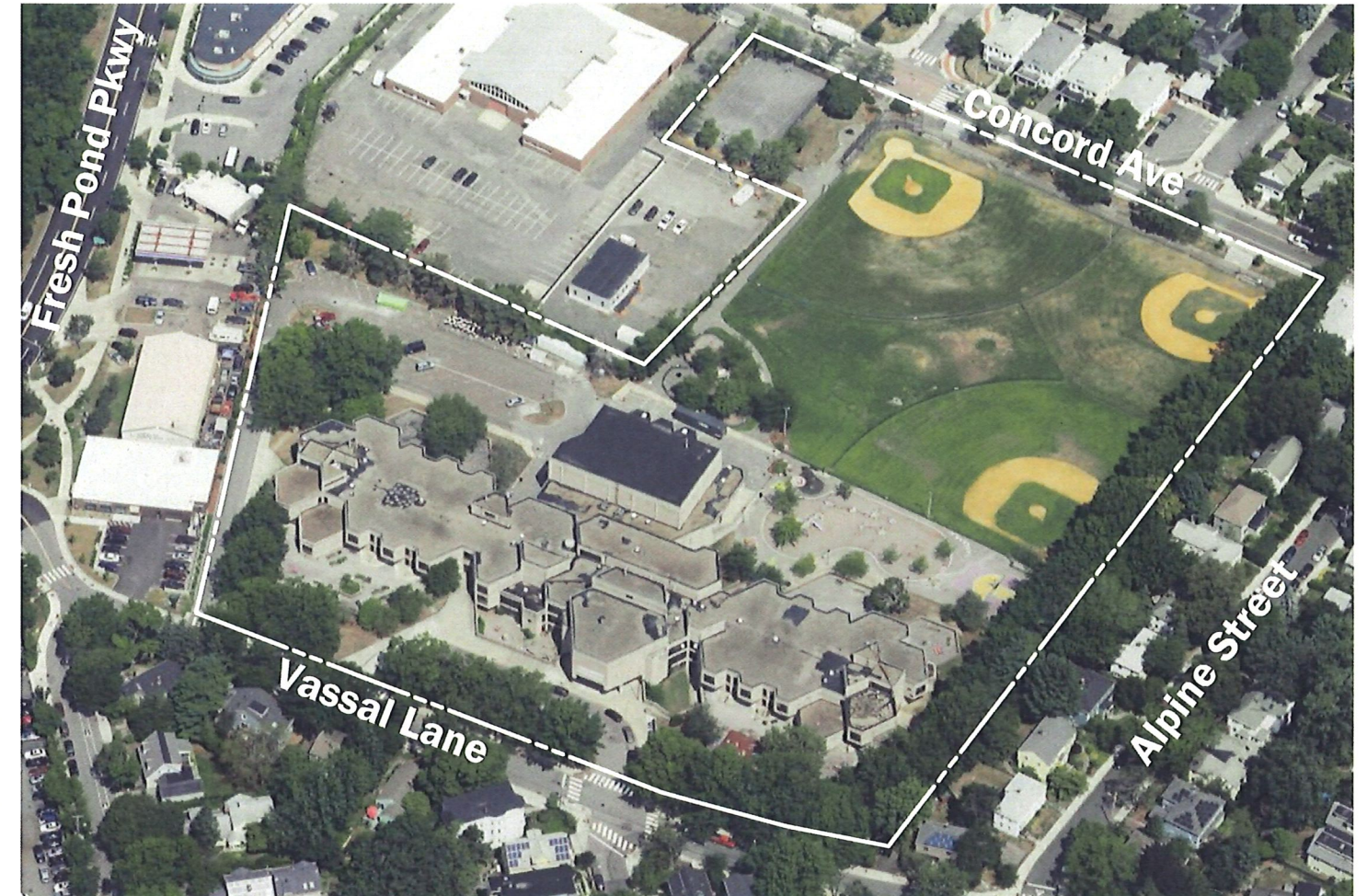
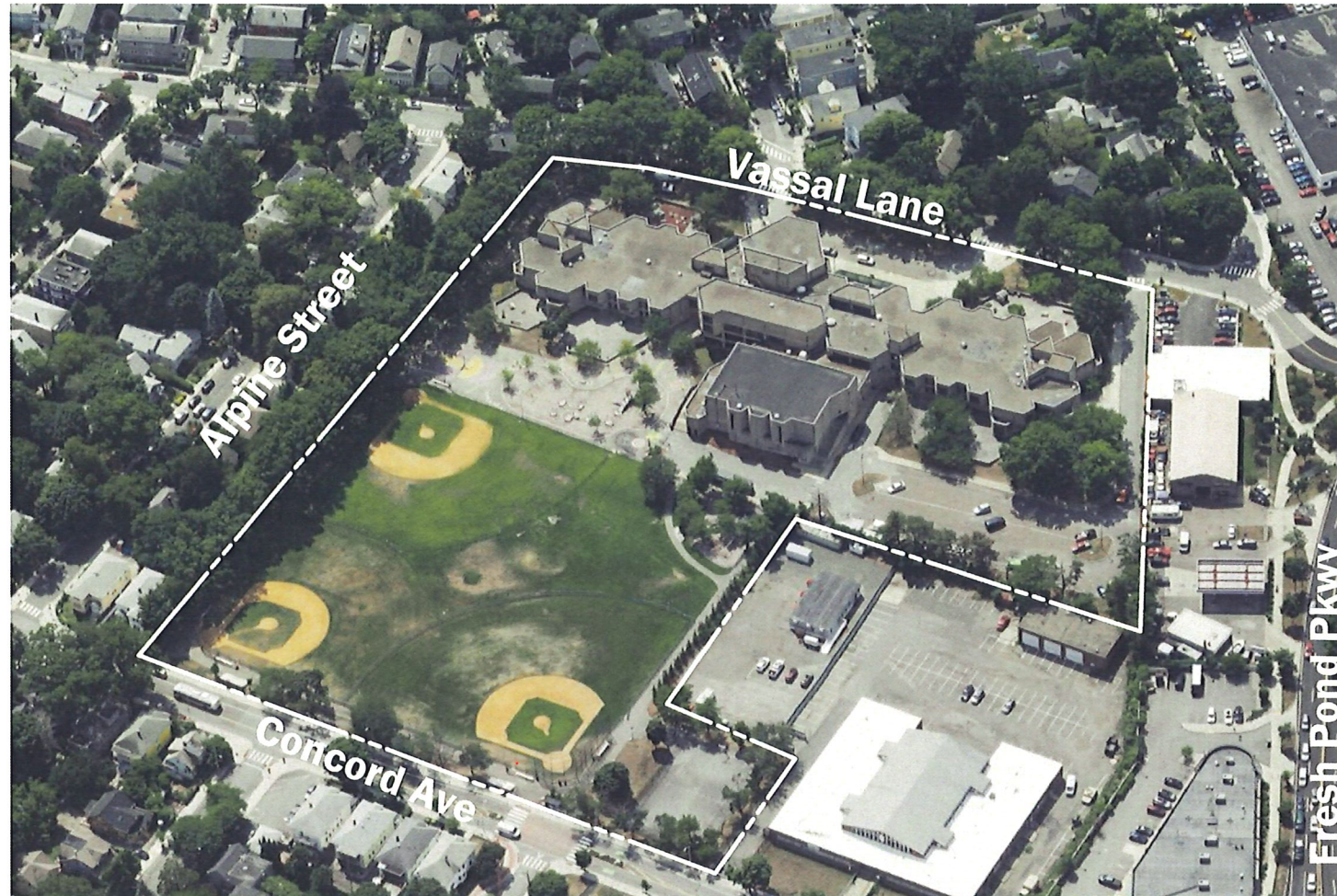
0' 50' 100' 200' 300'



SCALE : 1" = 100'-0"

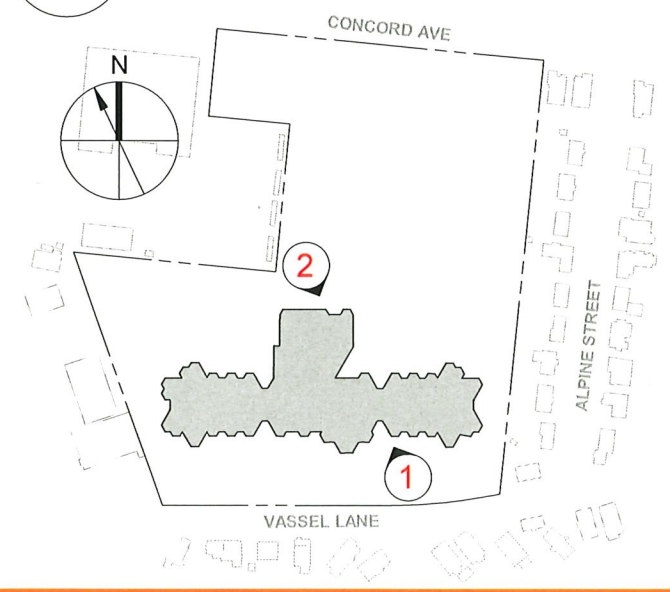
PERKINS — EASTMAN



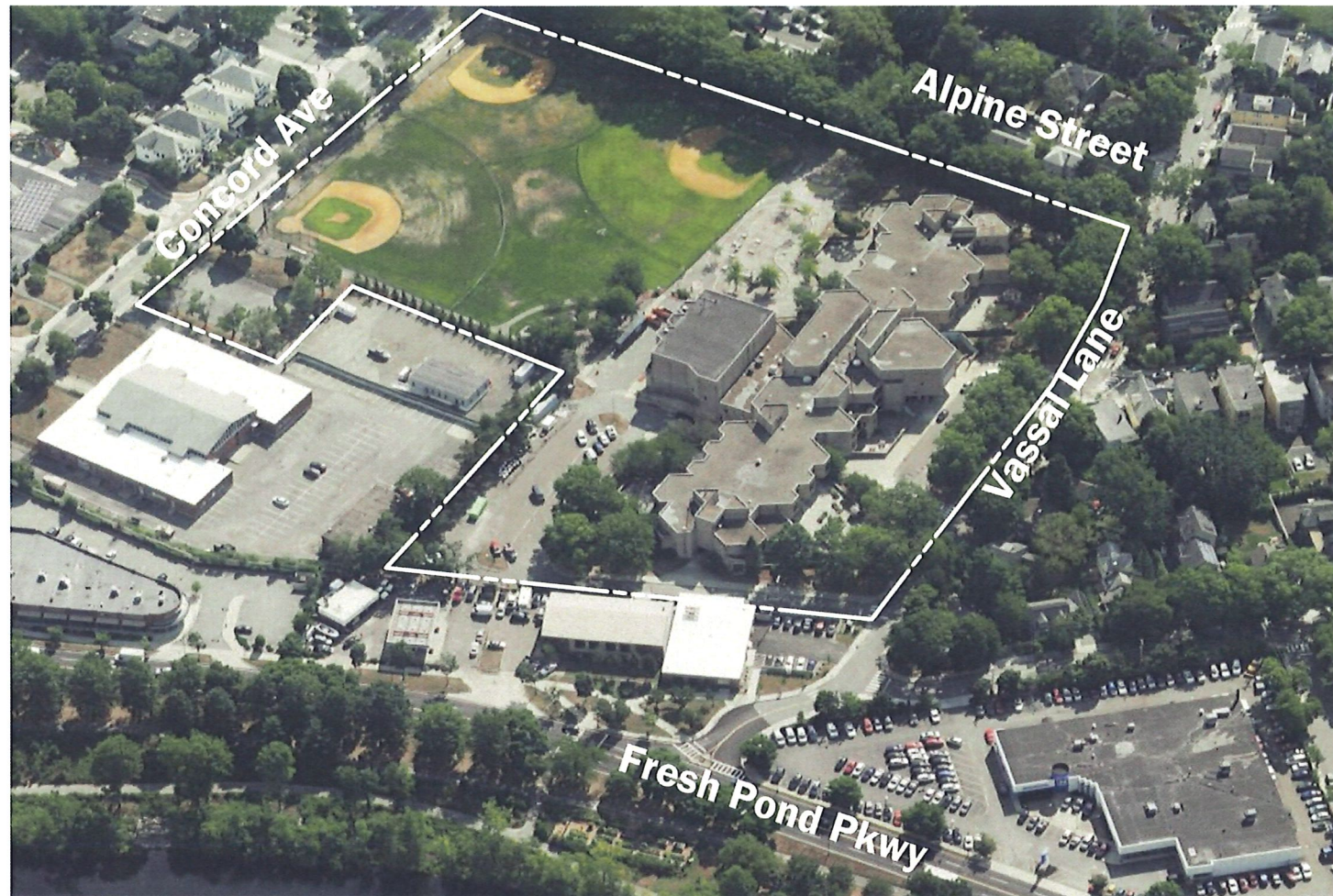


2 EXISTING VIEW-NORTH-AERIAL

1 EXISTING VIEW-SOUTH-AERIAL



EXISTING CONDITIONS - Aerials North & South
 Tobin Montessori and Vassal Lane Upper Schools

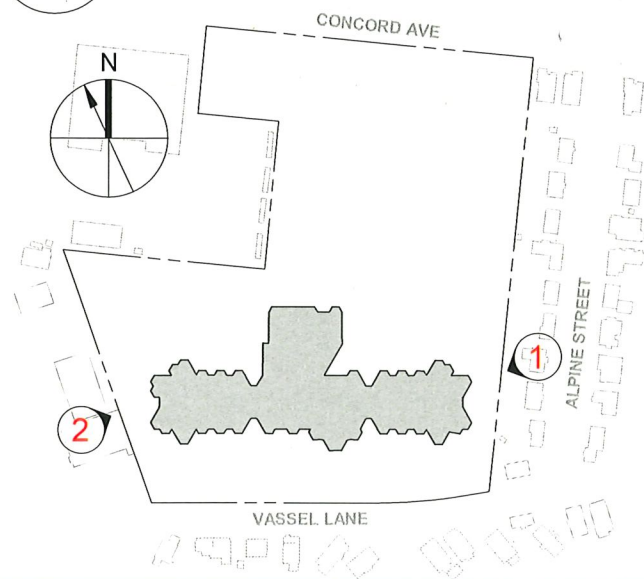


2

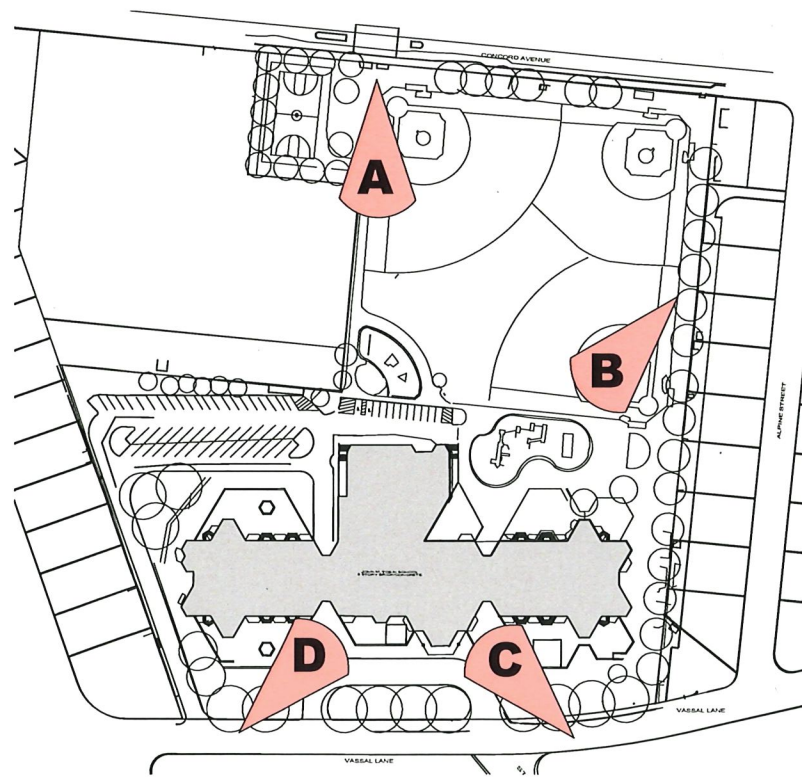
EXISTING VIEW-WEST-AERIAL

1

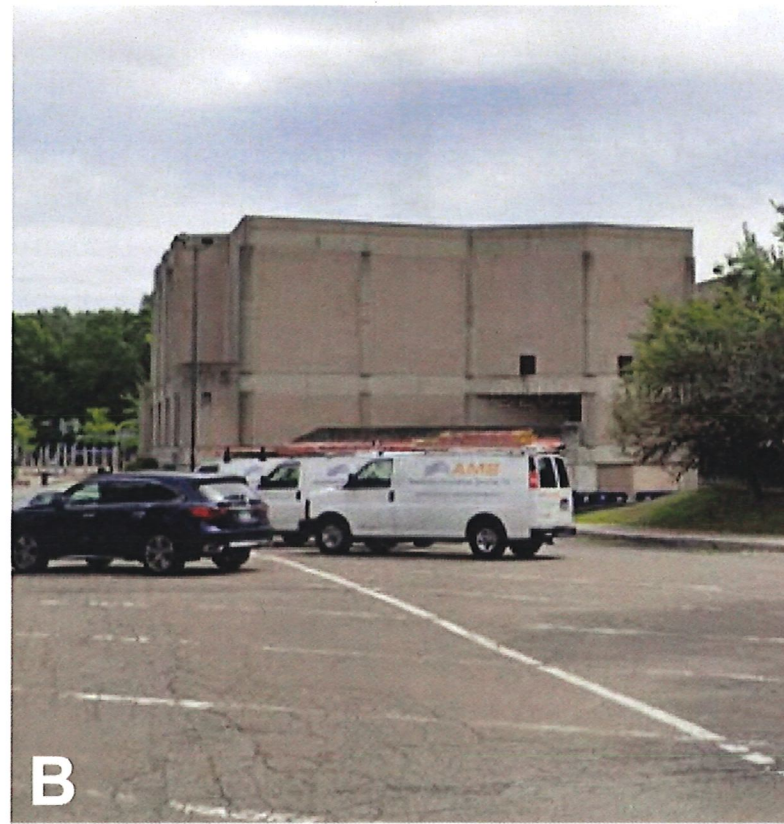
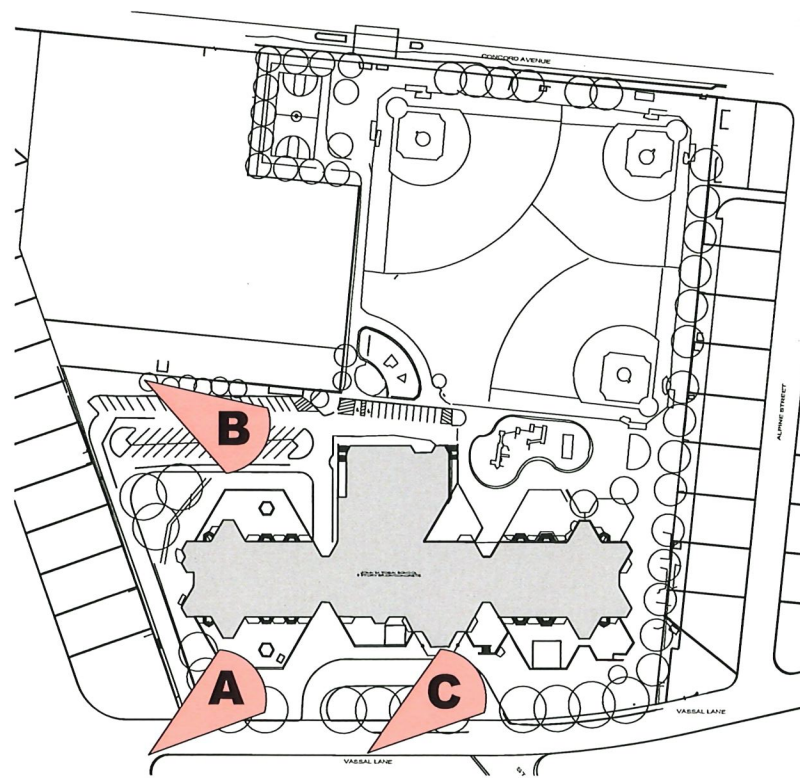
EXISTING VIEW-EAST-AERIAL



EXISTING CONDITIONS - Aerials East & West
 Tobin Montessori and Vassal Lane Upper Schools



Existing Conditions - Exterior Photos
Tobin Montessori and Vassal Lane Upper School



Existing Conditions - Exterior Photos
Tobin Montessori and Vassal Lane Upper School



1 - EXISTING VIEW - LIBRARY



2 - EXISTING VIEW - CAFE



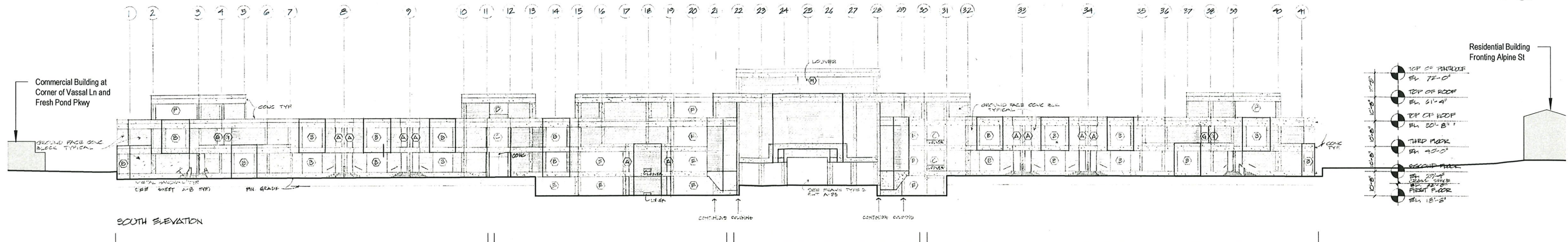
3 - EXISTING VIEW - CLASSROOM



4 - EXISTING VIEW - CORRIDOR

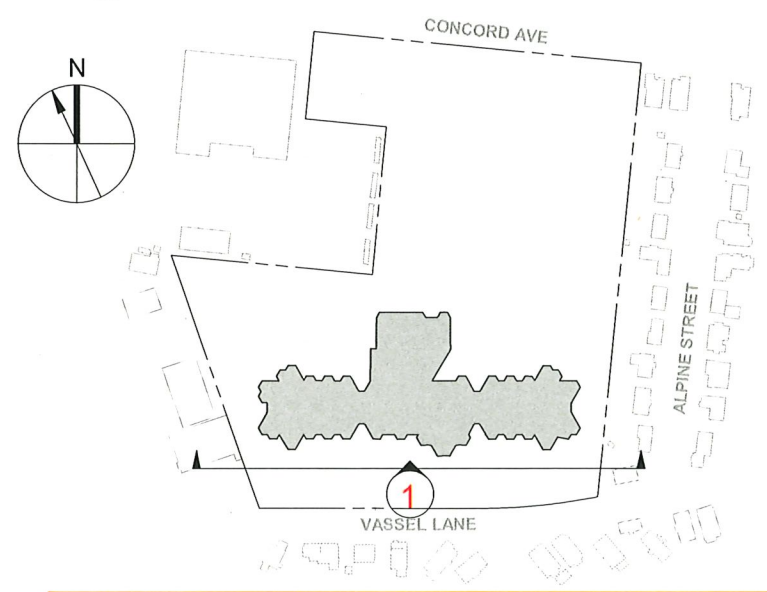


5 - EXISTING VIEW - ENTRANCE RAMP



1 SOUTH ELEVATION-EXISTING
1" = 40'-0"

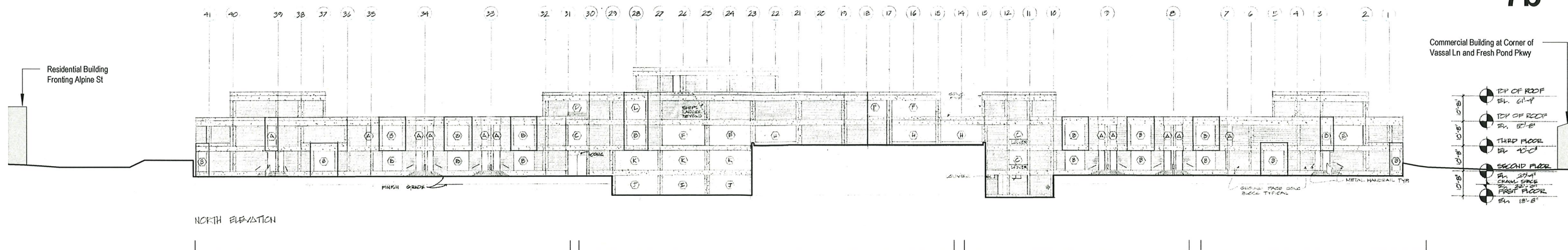
Notes:
1) drawing copied from original building prints
2) graphics for some surrounding buildings and streets added for general context



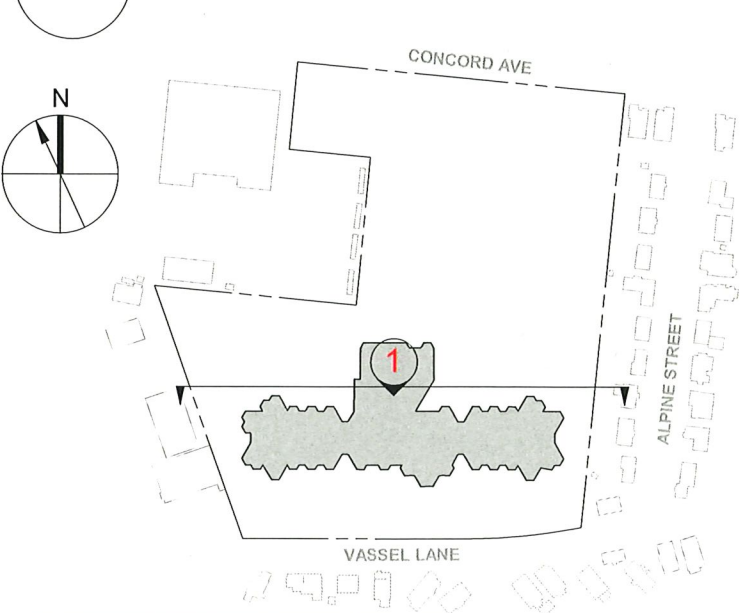
Existing Elevation
Tobin Montessori and Vassel Lane Upper Schools

0' 20' 40' 80' 120'

SCALE : 1" = 40'-0"



1 NORTH ELEVATION-EXISTING

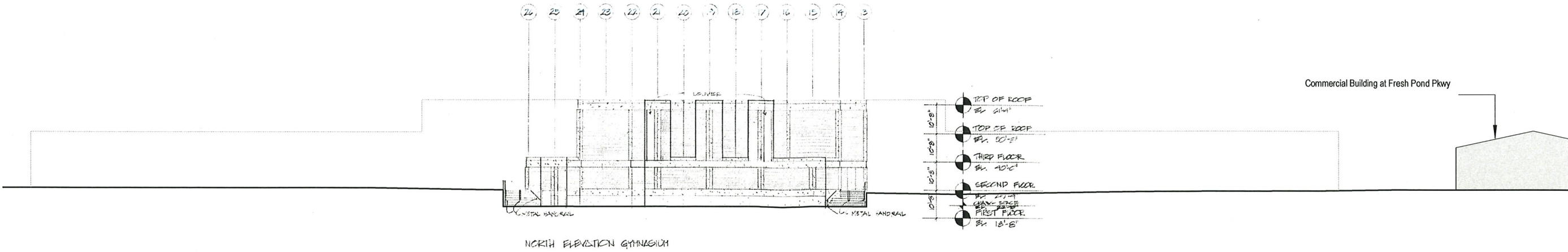


Notes:
 1) drawing copied from original building prints
 2) graphics for some surrounding buildings and streets added for general context

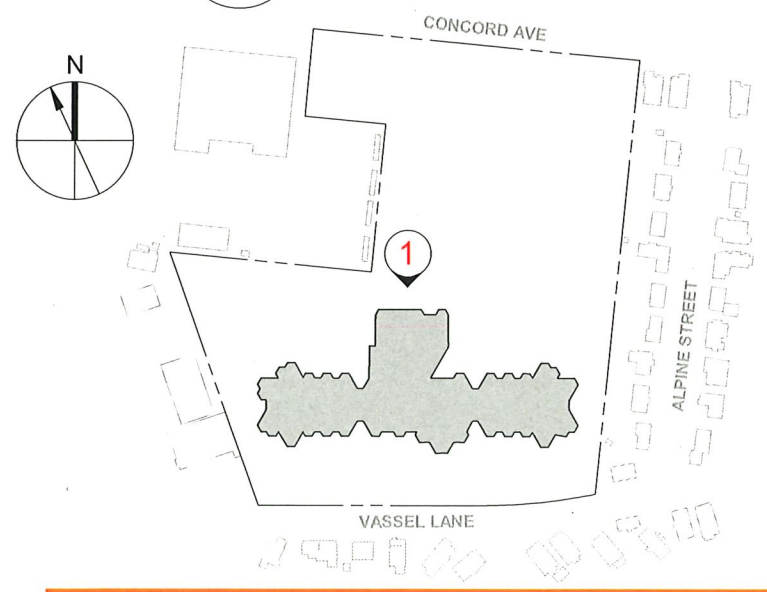
Existing Elevation
 Tobin Montessori and Vassal Lane Upper Schools

0' 20' 40' 80' 120'

SCALE : 1" = 40'-0"

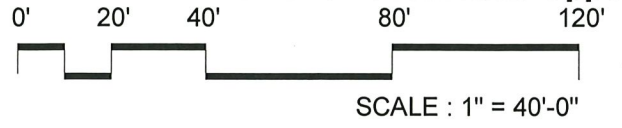


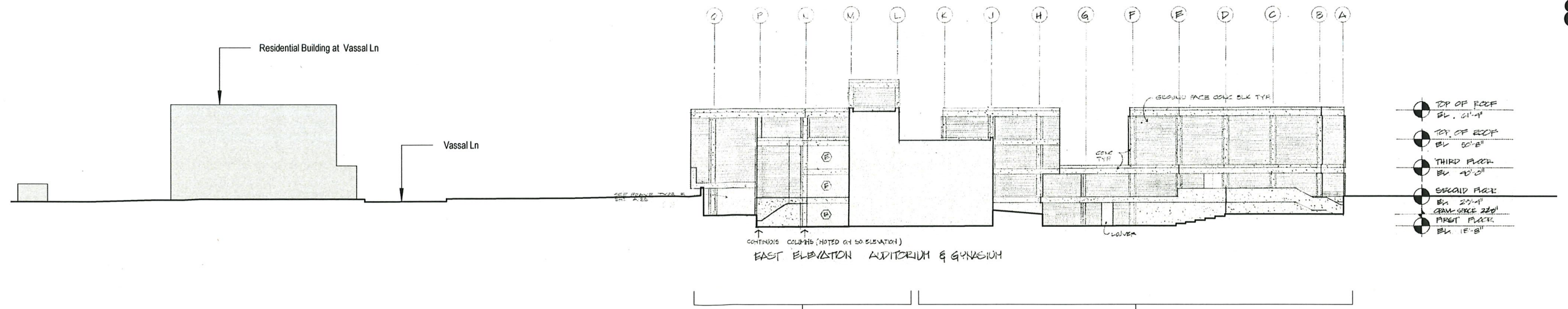
1 NORTH ELEVATION GYMNASIUM-EXISTING



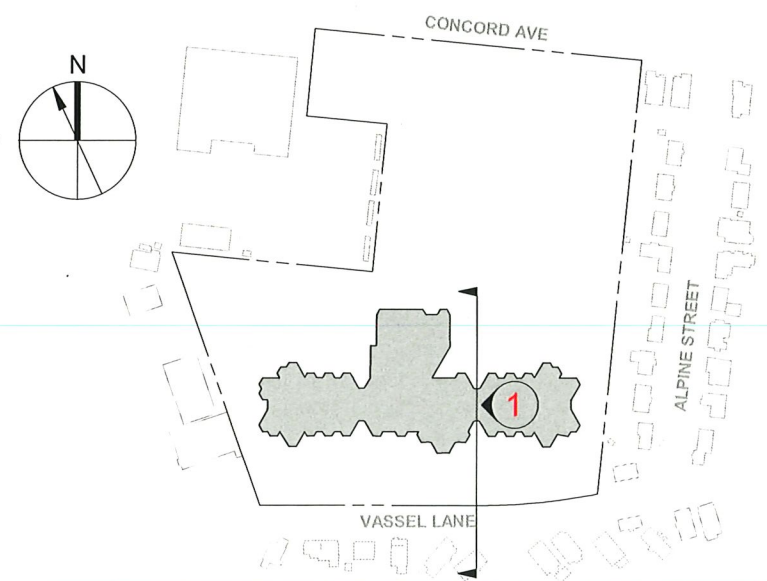
Notes:
 1) drawing copied from original building prints
 2) graphics for some surrounding buildings and streets added for general context

Existing Elevation
 Tobin Montessori and Vassel Lane Upper Schools



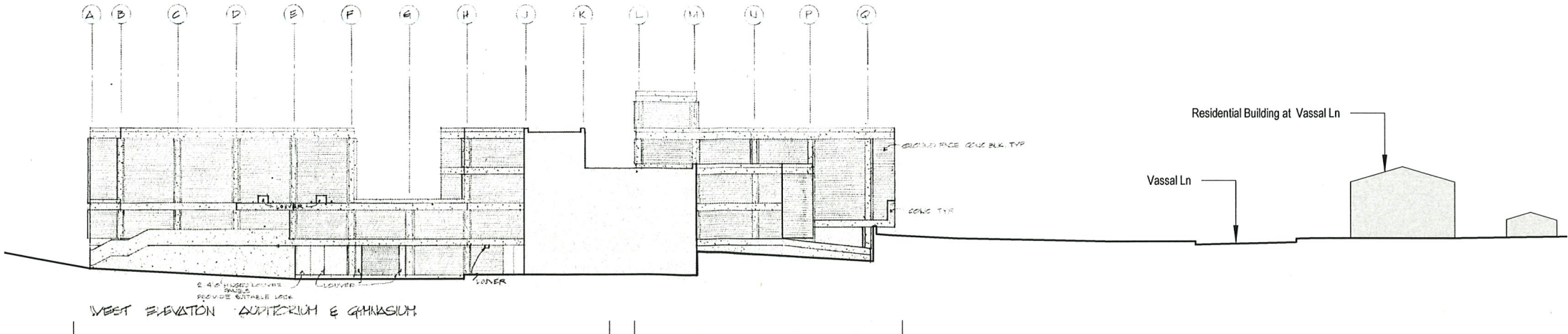


1 EAST ELEVATION - AUDITORIUM & GYMNASIUM-EXISTING
 1" = 40'-0"



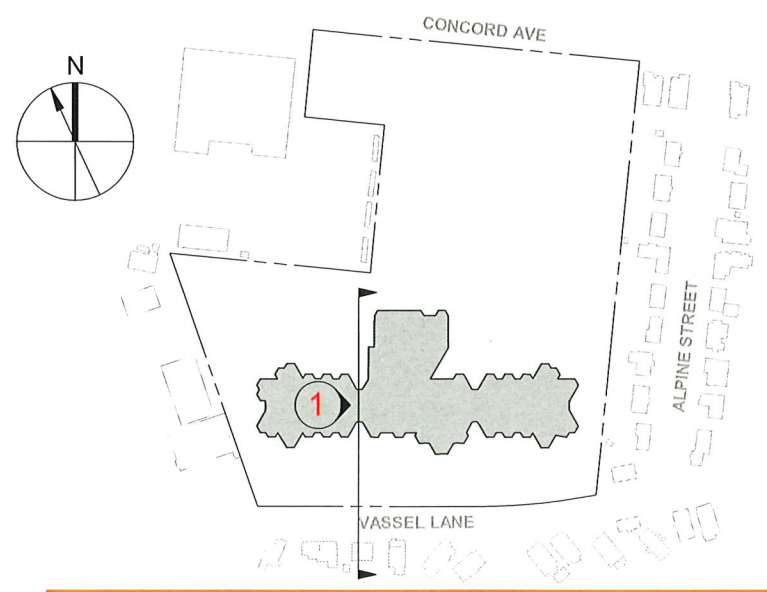
- Notes:
 1) drawing copied from original building prints
 2) graphics for some surrounding buildings and streets added for general context

Existing Elevation
Tobin Montessori and Vassal Lane Upper Schools
 0' 20' 40' 80' 120'
 SCALE : 1" = 40'-0"



1 **WEST ELEVATION - AUDITORIUM & GYMNASIUM-EXISTING**

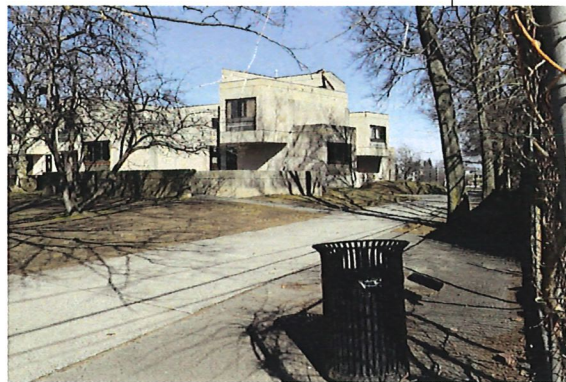
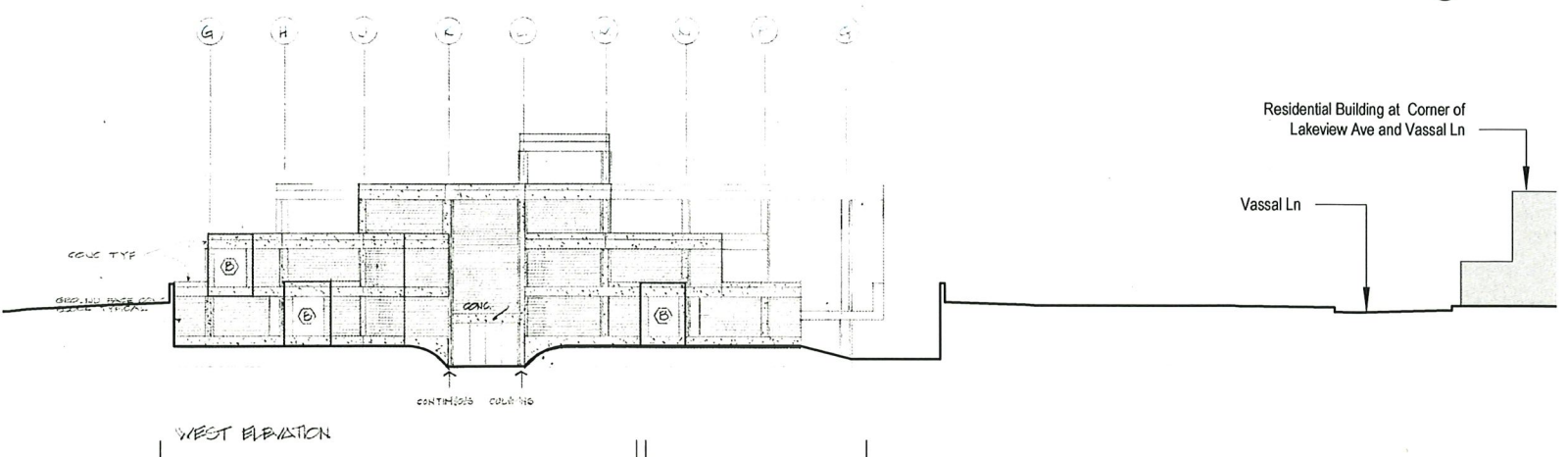
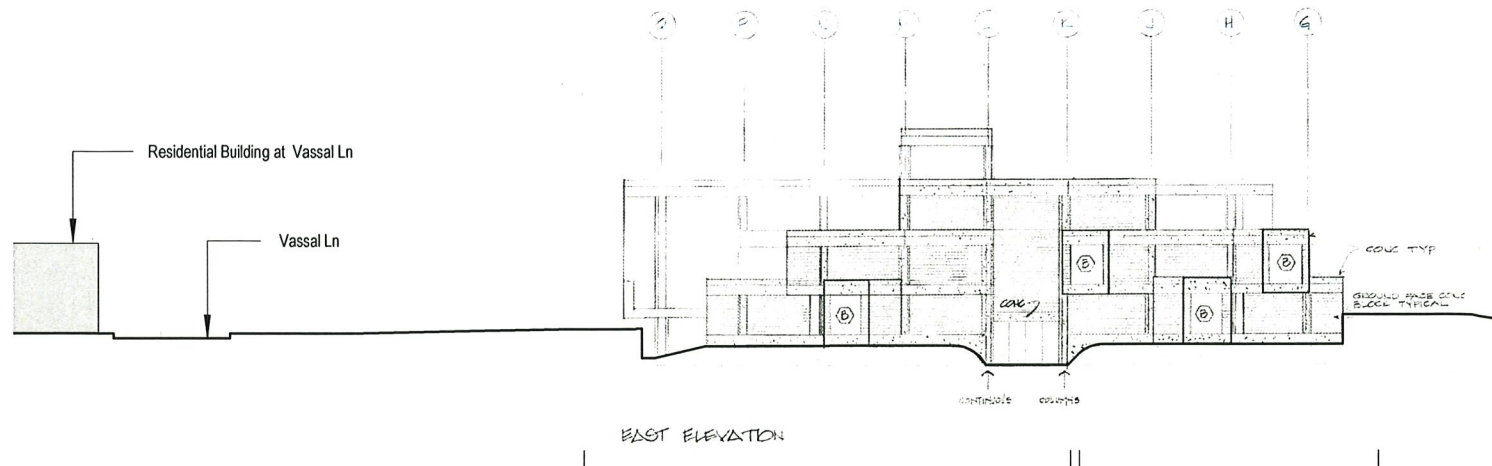
Notes:
 1) drawing copied from original building prints
 2) graphics for some surrounding buildings and streets added for general context



Existing Elevation
Tobin Montessori and Vassal Lane Upper Schools

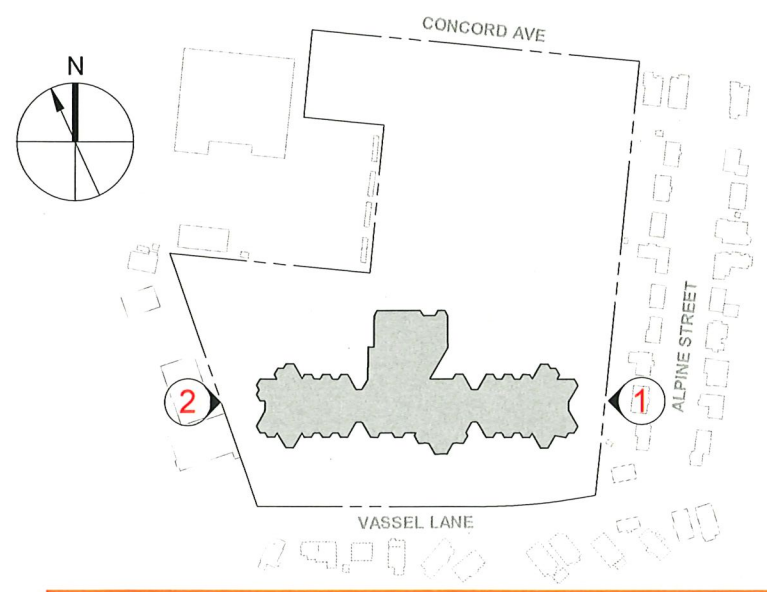
0' 20' 40' 80' 120'

SCALE : 1" = 40'-0"



1 EAST ELEVATION-EXISTING
1" = 40'-0"

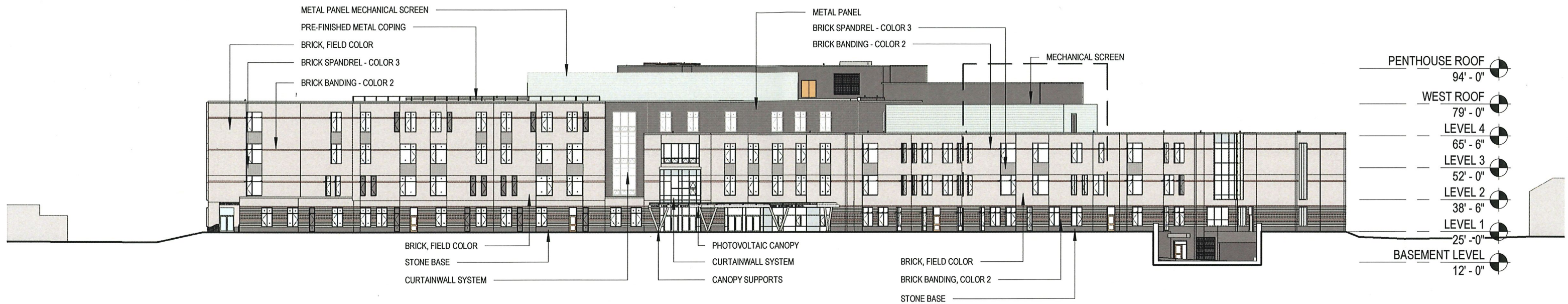
2 WEST ELEVATION-EXISTING
1" = 40'-0"



Notes:
1) drawing copied from original building prints
2) graphics for some surrounding buildings and streets added for general context

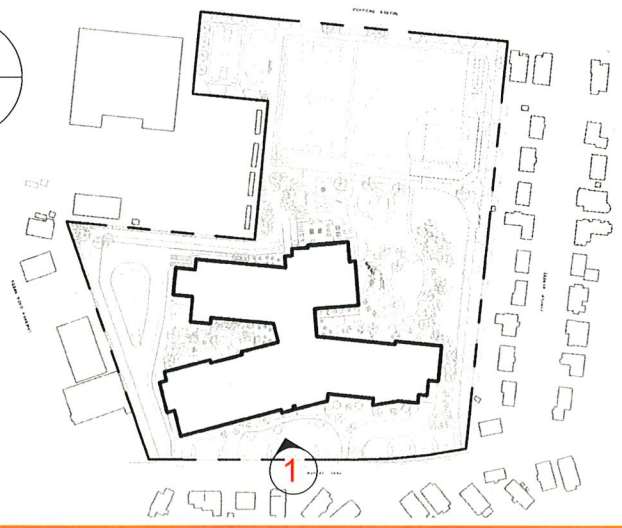
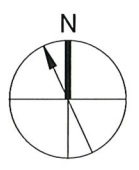
Existing Elevations
Tobin Montessori and Vassal Lane Upper Schools

SCALE : 1" = 40'-0"

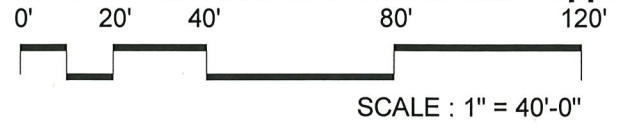


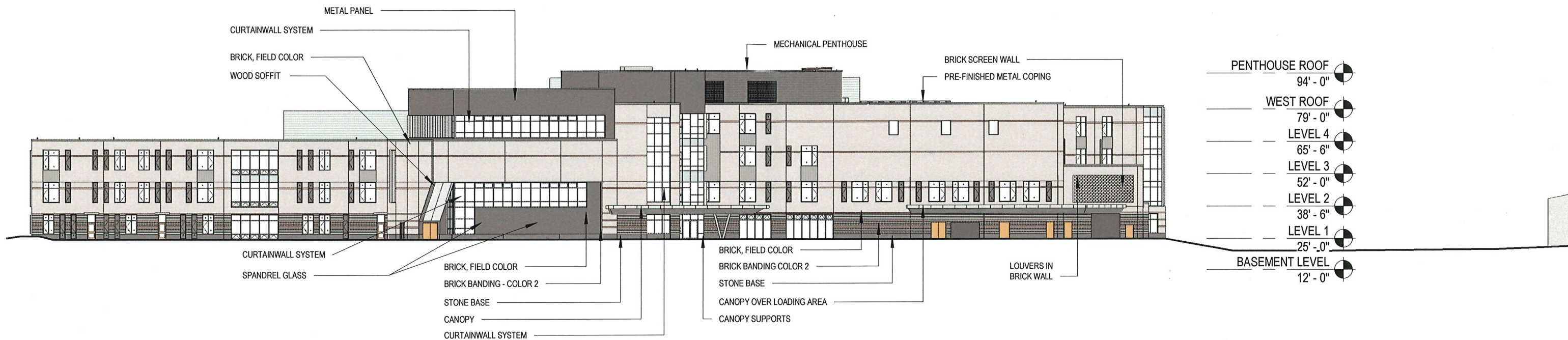
1 OVERALL EXTERIOR ELEVATION - SOUTH

1" = 40'-0"



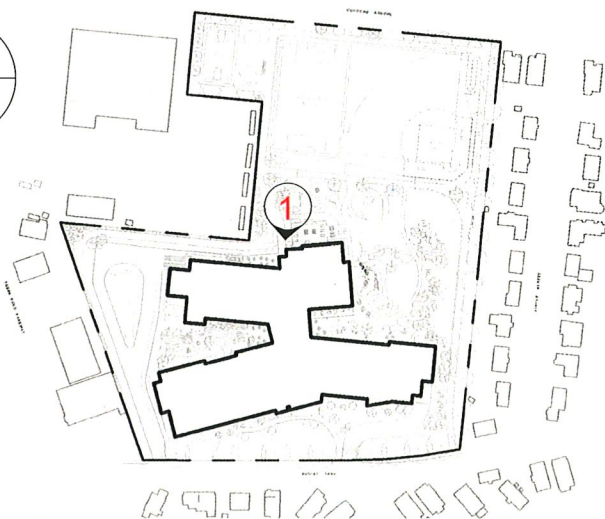
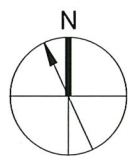
Elevations - South (Proposed)
Tobin Montessori and Vassal Lane Upper School





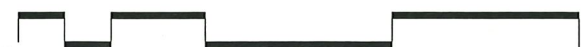
1 OVERALL EXTERIOR ELEVATION - NORTH

1" = 40'-0"

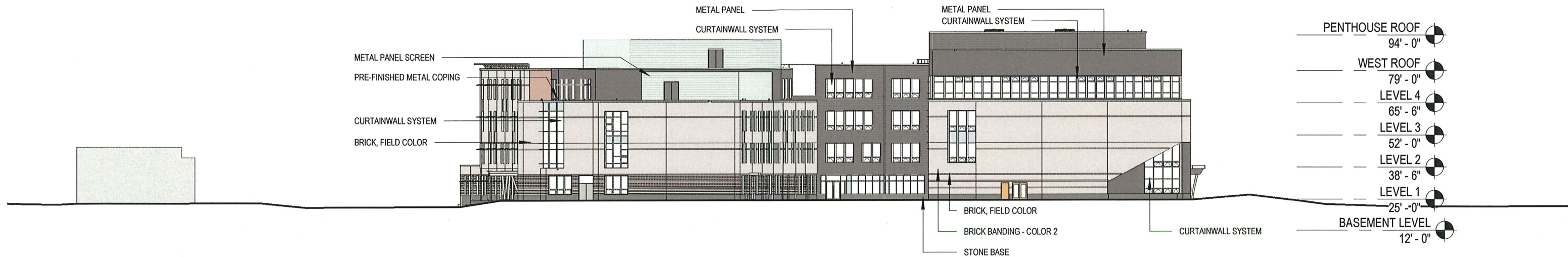


Elevations - North (Proposed)
Tobin Montessori and Vassal Lane Upper School

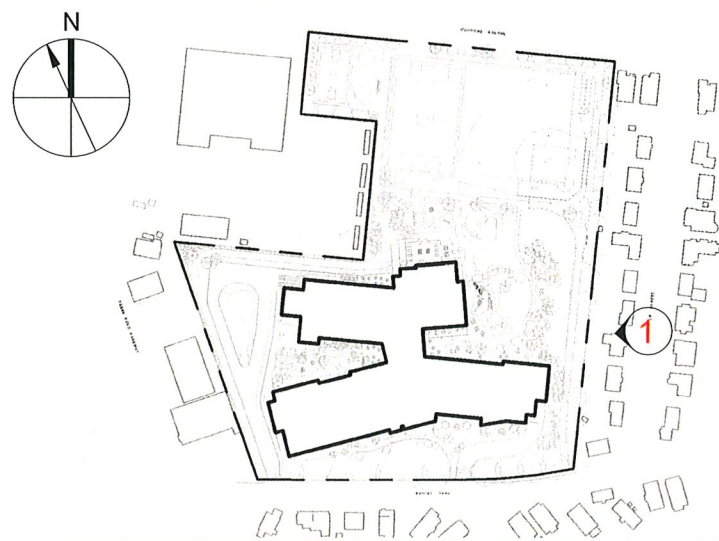
0' 20' 40' 80' 120'



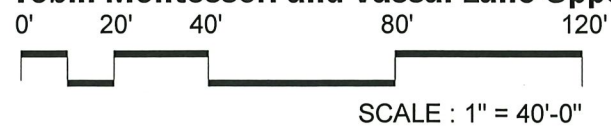
SCALE : 1" = 40'-0"

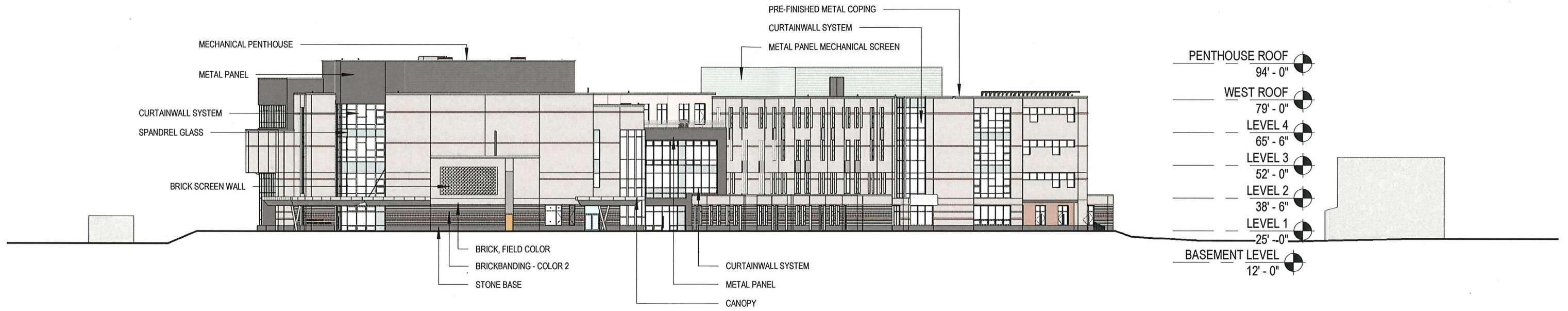


1 OVERALL EXTERIOR ELEVATION - EAST
1" = 40'-0"

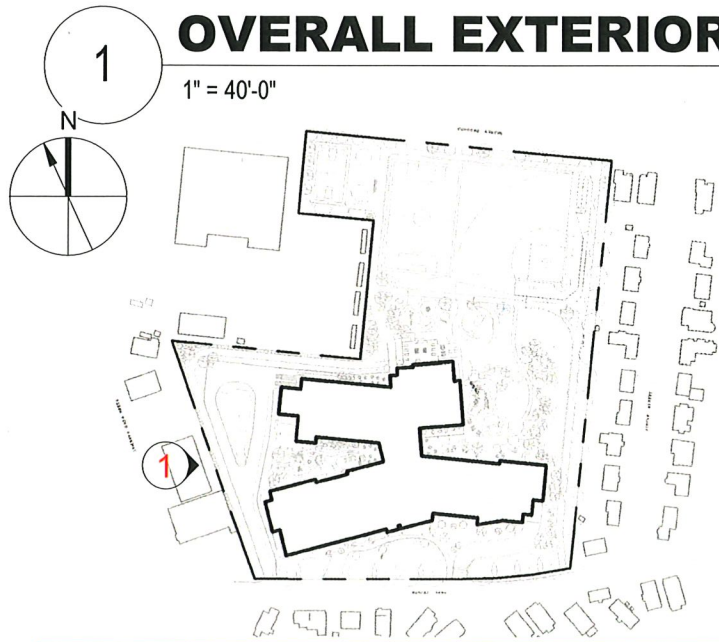


Elevations - East (Proposed)
Tobin Montessori and Vassal Lane Upper School

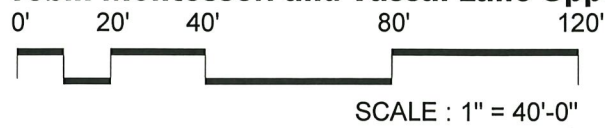




OVERALL EXTERIOR ELEVATION - WEST



Elevations - West (Proposed)
Tobin Montessori and Vassal Lane Upper School





Rendered view - South/Front view from Vassal Lane
Tobin Montessori and Vassal Lane Upper School



Rendered view - South/Front Entry Detail (Tobin and Vassal)
Tobin Montessori and Vassal Lane Upper School



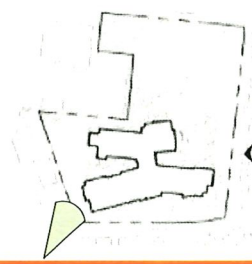
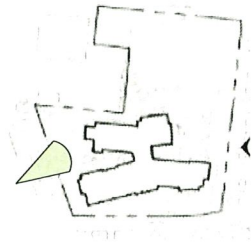
Rendered view - North Entry
Tobin Montessori and Vassal Lane Upper School



West Entry



Preschool Entry



Rendered Views - West & Preschool Entries
Tobin Montessori and Vassal Lane Upper School



Rendered view - Walk from Vassal to Concord (Alpine to the right)
Tobin Montessori and Vassal Lane Upper School

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: City of Cambridge PRESENT USE/OCCUPANCY: School

LOCATION: 197 Vassal Lane, Cambridge, MA 02138 ZONE: Residence B & OS

PHONE: 617-349-4251 REQUESTED USE/OCCUPANCY: School

	<u>EXISTING*</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>	Res B = 128,895 sf OS = 47,525 sf	Res B = 154,373 sf OS = 145,581 sf	Res B = 138,991 sf OS = 71,441 sf (max.)
<u>LOT AREA:</u>	Res B = 111,193 sf OS = 285,765 sf	Res B = 111,193 sf OS = 285,765 sf	Res B = 5,000 sf OS = 43,560 sf (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	Res B = 1.2 OS = .2	Res B = 1.4 OS = .5	Res B = 0.5 (1.2 by 5.54.1) OS = 0.25 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	NA (min.)
<u>SIZE OF LOT:</u>	Varies		Res B = 50' OS = 150' (min.)
<u>Setbacks in Feet:</u>			
			Res B = 15' OS = 25' (min.)
	NA	39'-6"	Res B = 25' OS = 25' (min.)
	NA	42'-0"	Res B = 7.5' (sum of 20') OS = 15' (min.)
	NA	53'-0"	Res B = 7.5' (sum of 20') OS = 15' (min.)
	NA	58'-0"	Res B = 35' (45' by 5.54.1.d) OS = 35' (max.)
<u>SIZE OF BLDG.:</u>	NA	Res B = 56' OS = 71'	OS = 35' (max.)
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	.602	.663	.602 (min.)
<u>NO. OF DWELLING UNITS:</u>	NA	NA	NA (max.)
<u>NO. OF PARKING SPACES:</u>	80	150	105 (min./max)
<u>NO. OF LOADING AREAS:</u>	1	2	2 (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	NA	NA (min.)

*Note: existing building to be demolished.

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

None.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.