



6 BROOKLINE STREET

client
CSQ REALTY LLC

title
COVER

project
6 BROOKLINE STREET

dh architects, llc
300 LaGrange Street, Boston MA 02124

job number
22050

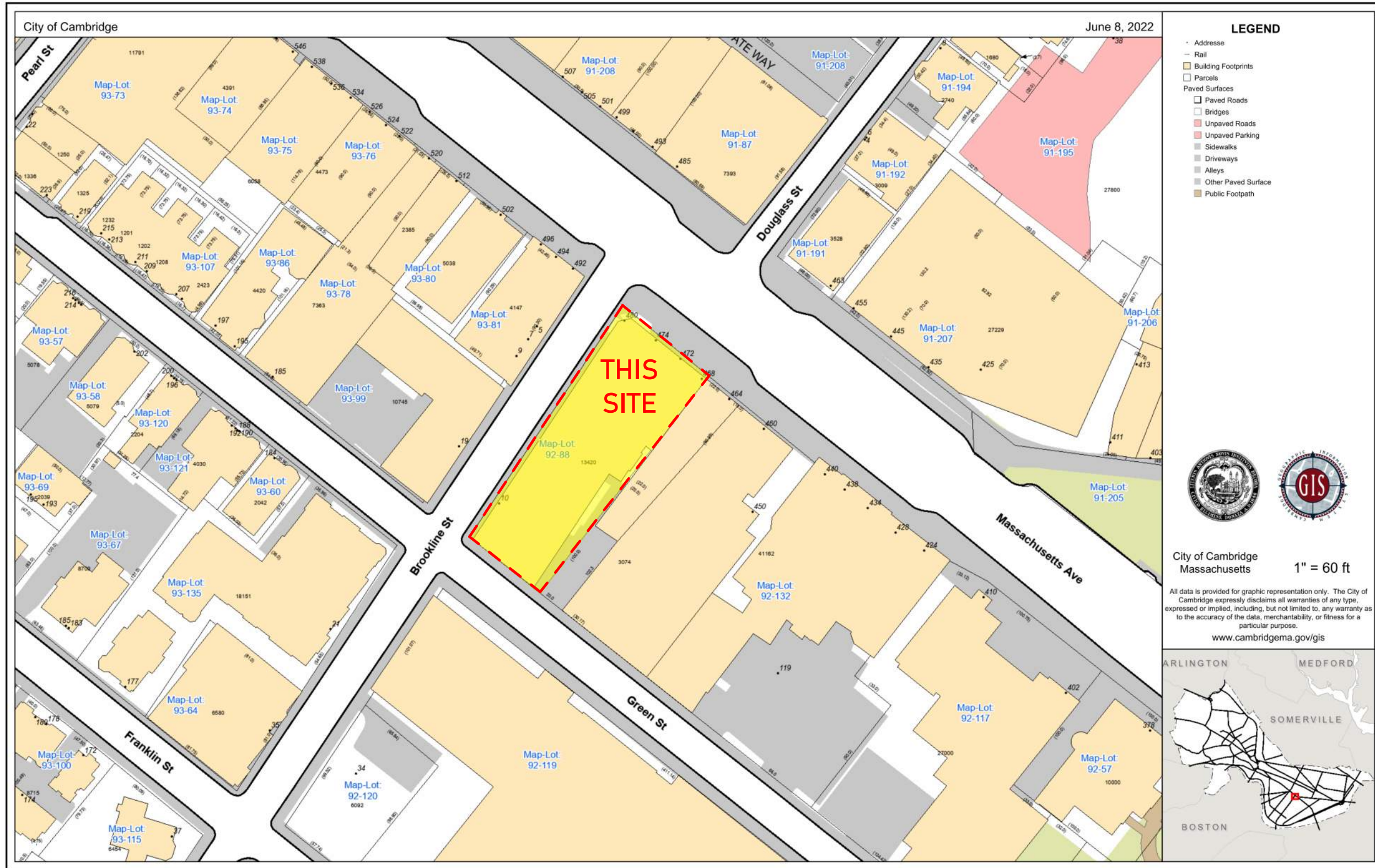
scale

set issue date
09/28/22

sheet issue date
09/28/22

Sheet no.
A000

9/29/2022 1:54:07 PM



client
CSQ REALTY LLC

title
ASSESSORS PLOT PLAN
project
6 BROOKLINE STREET

dh architects, llc
110 LaGrange Street, Boston MA 02114

job number
22050

scale

set issue date
09/28/22

sheet issue date
06/08/22

Sheet no.
A001

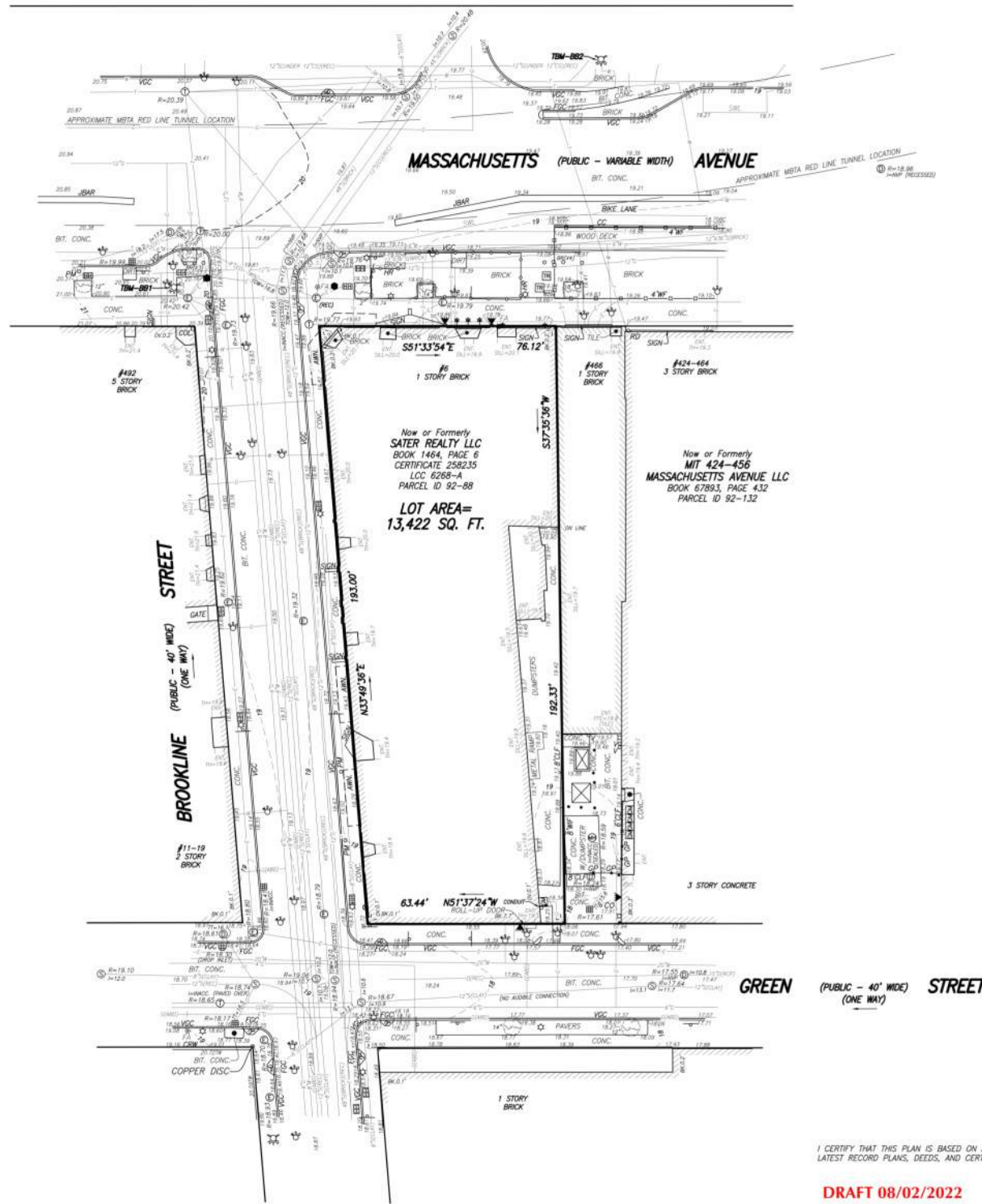


NOTES:

- BENCH MARK INFORMATION:**
ELEVATION DATUM TAKEN FROM FELDMAN JOB #11737.
TEMPORARY BENCH MARKS SET:
TBM-BB1- RIGHT BOLT OVER MAIN OUTLET ON A HYDRANT AT THE SOUTH WEST INTERSECTION OF MASSACHUSETTS AVENUE AND BROOKLINE STREET, AS SHOWN HEREON. ELEVATION=22.57
TBM-BB2- RIGHT BOLT OVER MAIN OUTLET ON A HYDRANT ON THE NORTH SIDE OF MASSACHUSETTS AVENUE ACROSS FROM LOCUS, AS SHOWN HEREON. ELEVATION=22.62
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE (CCB).
- 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 250120557RE, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0576, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIS SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S 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 GEOSPATIAL.

LEGEND

⊙	SEWER MANHOLE	AWN	AWNING
⊙	DRAIN MANHOLE	BC	BOTTOM OF CURB
⊙	ELECTRIC MANHOLE	BIT	BITUMINOUS
⊙	TELEPHONE MANHOLE	BR	BRICK
⊙	MAHOLE	CC	CONCRETE CURB
⊙	HYDRANT	CLF	CHAIN LINK FENCE
⊙	WATER SHUT OFF/WATER GATE	CONC	CONCRETE
⊙	GAS SHUT OFF/GAS GATE	COL	COLUMN
⊙	CATCH BASIN	CRW	CONCRETE RETAINING WALL
⊙	D-FRAME CATCH BASIN	ENT	ENTRANCE
⊙	TRAFFIC SIGNAL	FEE	FINISH FLOOR ELEVATION
⊙	LIGHT POLE	FGC	FLUSH GRANITE CURB
⊙	WALK LIGHT	HR	HAND RAIL
⊙	ELECTRIC HANDHOLE	IN	INVERT ELEVATION
⊙	BOLLARD	INACC	INACCESSIBLE
⊙	POST	JBAR	JERSEY BARRIER
⊙	MAIL BOX	LCC	LAND COURT CASE
⊙	SIGN	MBTA	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
⊙	CLEAN OUT	NVP	NO VISIBLE PIPES
⊙	COAL CHUTE	OV	OVER
⊙	FIRE ALARM	R=	RIM ELEVATION
⊙	BIKE RACK	(REC)	RECORD
⊙	ROOF DRAIN	SWL	SOLID WHITE LINE
⊙	PARKING METER	SQ. FT.	SQUARE FEET
⊙	VENT	TBM	TEMPORARY BENCH MARK
⊙	COPPER DISC	TC	TOP OF CURB
⊙	SECURITY CAMERA	TH	THRESHOLD
⊙	FLOOD LIGHT	TOW	TOP OF WATER
⊙	TRANSFORMER	TT=	TOP OF TRAP
⊙	GAS METER	TW	TOP OF WALL
⊙	TRASH RECEPTACLE	VGC	VERTICAL GRANITE CURB
⊙	DECIDUOUS TREE	WF	WOOD FENCE
⊙	HANDICAP RAMP	WIF	WROUGHT IRON FENCE
⊙	GATE POST	C	CABLE TELEVISION
⊙	IRRIGATION CONTROL VALVE	D	DRAIN
⊙	CURB RETURN	E	ELECTRIC
⊙	SPRINKLER CONNECTION	G	GAS
⊙	JERSEY BARRIER	S	SEWER
		T	TELEPHONE
		W	WATER
		(S)ABD	ABANDONED
		-12"(C)	PIPE SIZE AND MATERIAL
		CI	CAST IRON
		DI	DUCTILE IRON
		M	METAL FENCE
		WF	WOOD FENCE
		WIF	WROUGHT IRON FENCE



REFERENCES

- MASSACHUSETTS LAND COURT
LCC 6268A
LCC 7974A
LCC 9196A
- CAMBRIDGE ENGINEERING DEPARTMENT
FIELD BOOK 167, PAGE 11
FILE: SURVEY0135
FILE: STR-04-01
FILE: STR-05-06
LAYOUT 573



BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com



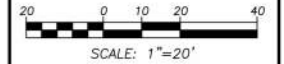
ADDRESS:
**6 BROOKLINE STREET
CAMBRIDGE, MASS.**

RESEARCH: CEM	FIELD CHIEF: BB
PROJ MGR: JRZ	APPROVED:
CALC: CEM	CADD: CEM
FIELD CHK:	CRD FILE: 2200677

REVISIONS:

DRAWING NAME:
**EXISTING CONDITIONS
PLAN OF LAND**

DATE: AUGUST 02, 2022



SHEET NO. 1 OF 1

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

DRAFT 08/02/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM

client
CSQ REALTY LLC

title
PROPERTY SURVEY (BY OTHERS)

project
6 BROOKLINE STREET

dh architects, llc
788 LaGrange Street, Boston MA 02134

job number
22050

scale
1" = 100'-0"

set issue date
09/28/22

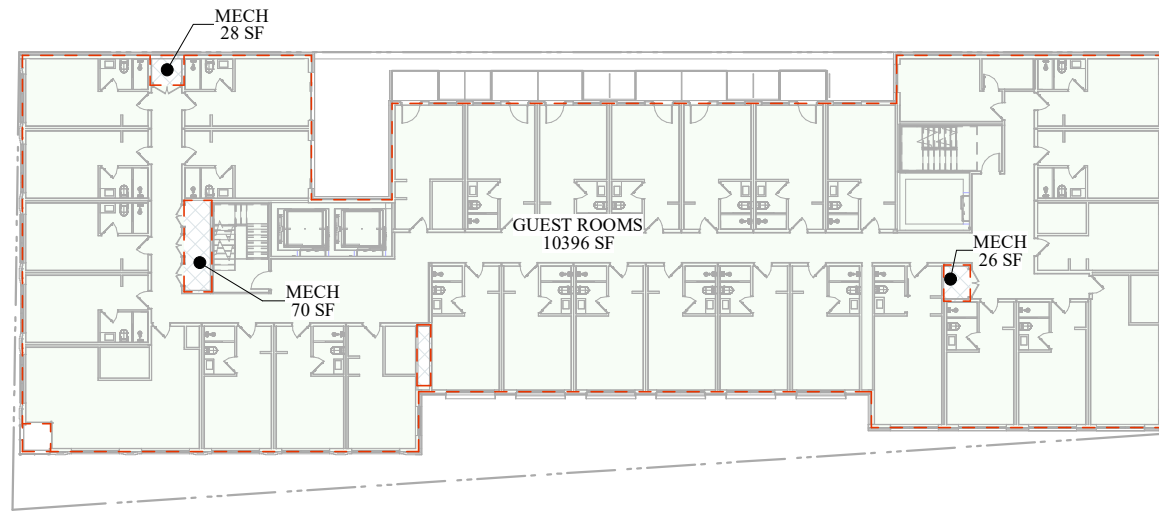
sheet issue date
08/16/22

Sheet no.
A002

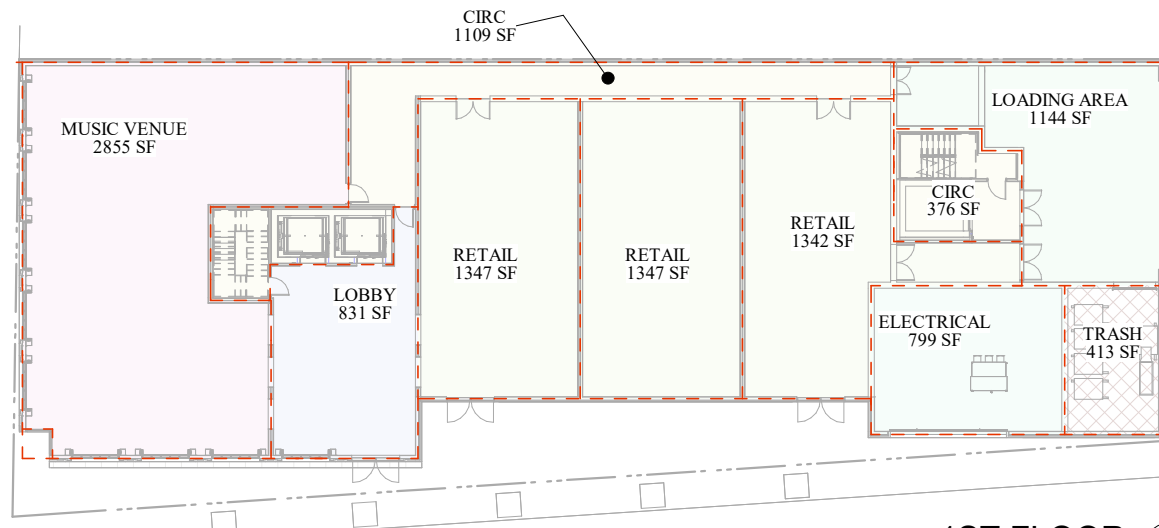
SITE AREA 13,422 S.F.
DISTRICT F.A.R. 4.0
ALLOWABLE GFA 53,688 S.F.

BUILDING AREA SCHEDULE - GFA

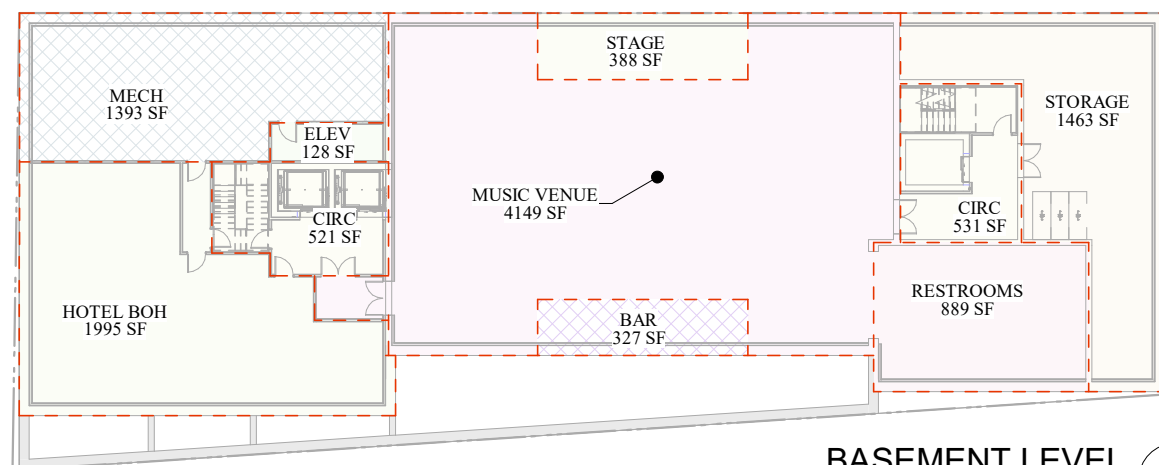
1ST FLOOR	
MUSIC VENUE	2855 SF
CIRC	1109 SF
LOBBY	831 SF
4795 SF	
2ND FLOOR	
GUEST ROOMS	10396 SF
10396 SF	
3RD FLOOR	
GUEST ROOMS	10405 SF
10405 SF	
4TH FLOOR	
GUEST ROOMS	10393 SF
10393 SF	
5TH FLOOR	
GUEST ROOMS	10388 SF
10388 SF	
6TH FLOOR	
KITCHEN	1544 SF
CIRCULATION	415 SF
RESTROOMS	239 SF
RESTROOMS	241 SF
BAR/RESTAURANT	4151 SF
CIRCULATION	458 SF
7048 SF	
53423 SF	



2ND FLOOR
 1/32" = 1'-0" 3



1ST FLOOR
 1/32" = 1'-0" 2



BASEMENT LEVEL
 1/32" = 1'-0" 1

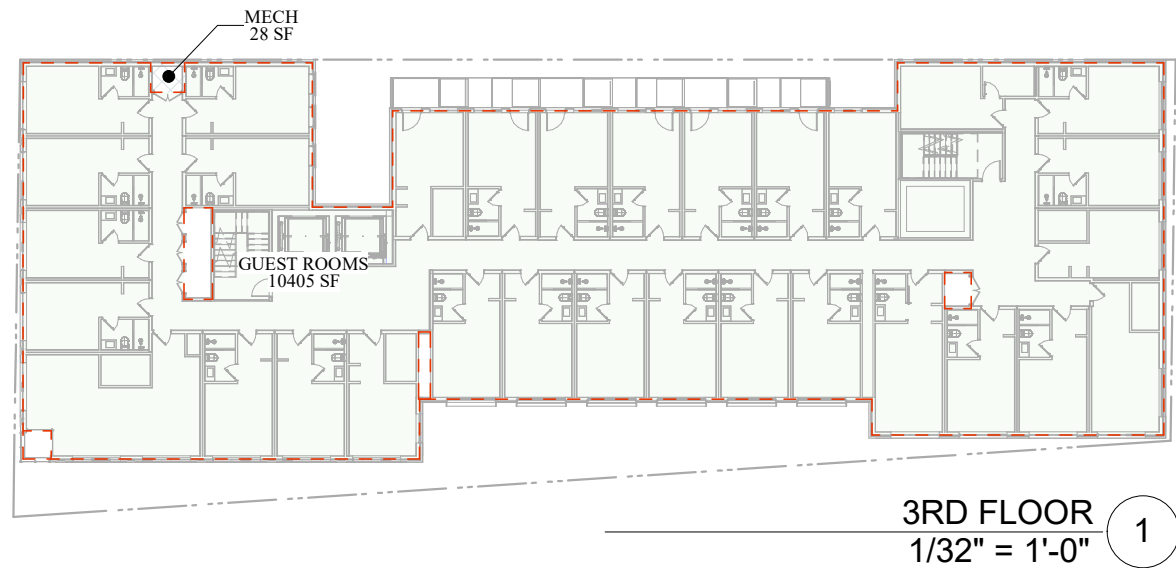
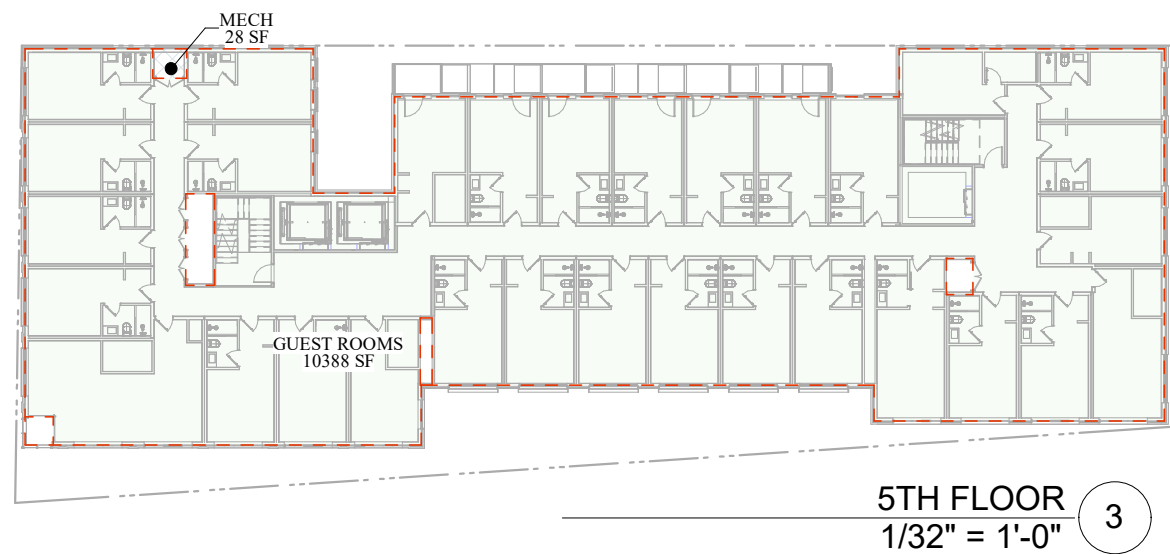
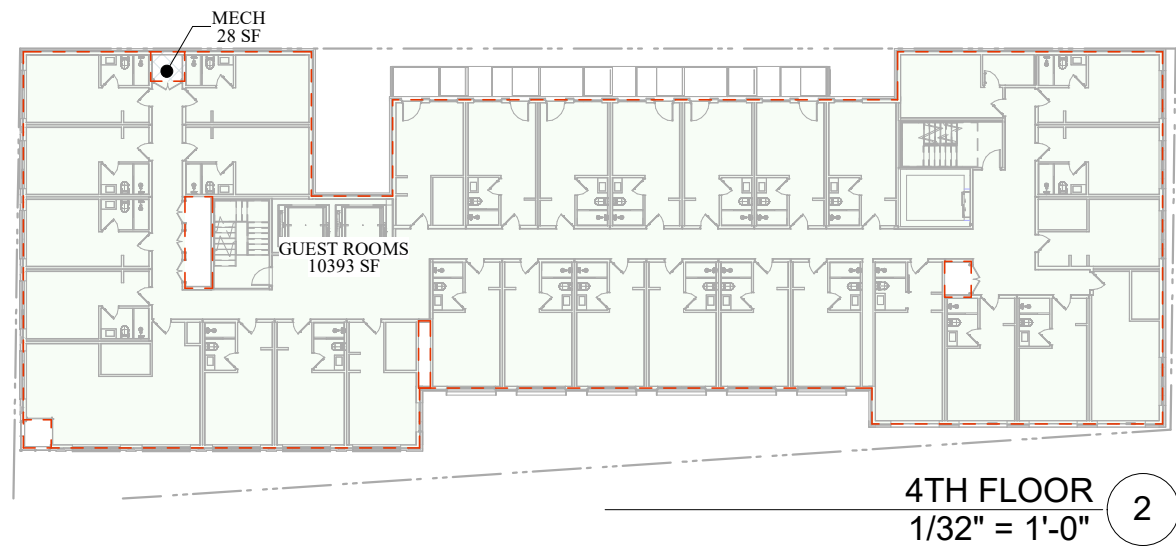
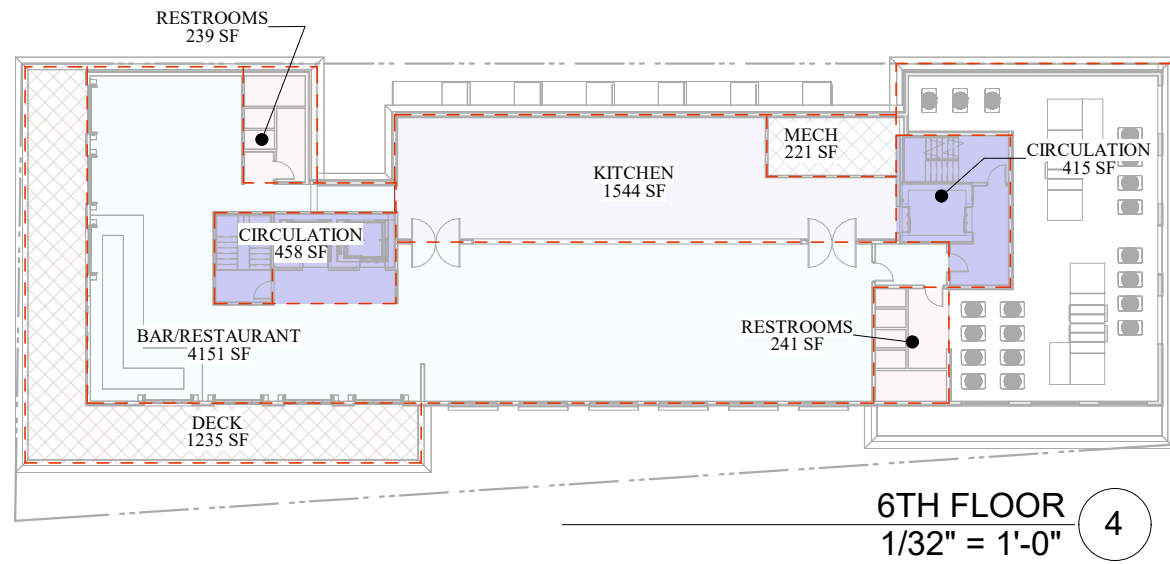
client
CSQ REALTY LLC

title
ZONING AREA CALCULATIONS
 project
6 BROOKLINE STREET

dh architects, llc
 200 LaGrange Street, Boston MA 02116
 job number
22050
 scale
1/32" = 1'-0"
 set issue date
09/28/22
 sheet issue date
11/03/17
 Sheet no.
A010

9/29/2022 1:54:14 PM

9/29/2022 1:54:29 PM



client
CSQ REALTY LLC

title
ZONING AREA CALCULATIONS
project
6 BROOKLINE STREET

dh architects, llc
100 LaGrange Street, Boston MA 02148

job number
22050

scale
1/32" = 1'-0"

set issue date
09/28/22

sheet issue date
06/02/22

Sheet no.
A011



VIEW OF SUBJECT PROPERTY FROM MASS AVE



VIEW FROM BROOKLINE STREET



VIEW FROM BROOKLINE STREET



VIEW FROM BROOKLINE STREET

9/29/2022 1:54:29 PM

client
CSQ REALTY LLC

title
SITE PHOTOS
project
6 BROOKLINE STREET

dh architects, llc
300 LaGrange Street, Boston MA 02124

job number
22050

scale

set issue date
09/28/22

sheet issue date
08/15/22

Sheet no.
A012



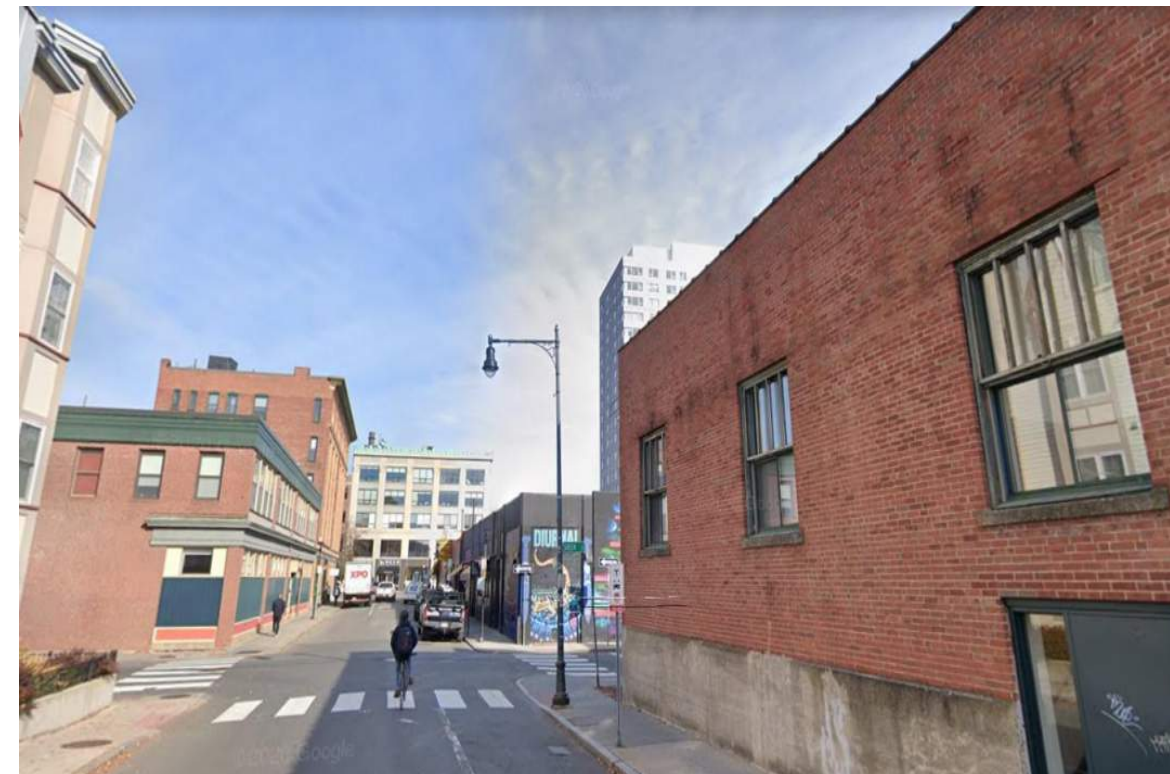
494 MASS AVE



VIEW OF PROPERTY FROM GREEN STREET



VIEW SOUTHEAST FROM BROOKLINE STREET



VIEW NORTHEAST FROM BROOKLINE STREET

9/29/2022 1:54:29 PM

client
CSQ REALTY LLC

title
SITE PHOTOS
project
6 BROOKLINE STREET

dh architects, llc
200 LaGrange Street, Boston MA 02119

job number
22050

scale

set issue date
09/28/22

sheet issue date
08/15/22

Sheet no.
A013



428 MASS AVE



440 MASS AVE



VIEW NORTHWEST FROM MASS AVE



VIEW SOUTHEAST FROM MASS AVE

9/29/2022 1:54:30 PM

client
CSQ REALTY LLC

title
SITE PHOTOS

project
6 BROOKLINE STREET

dh architects, llc
200 LaGrange Street, Boston MA 02116

job number
22050

scale

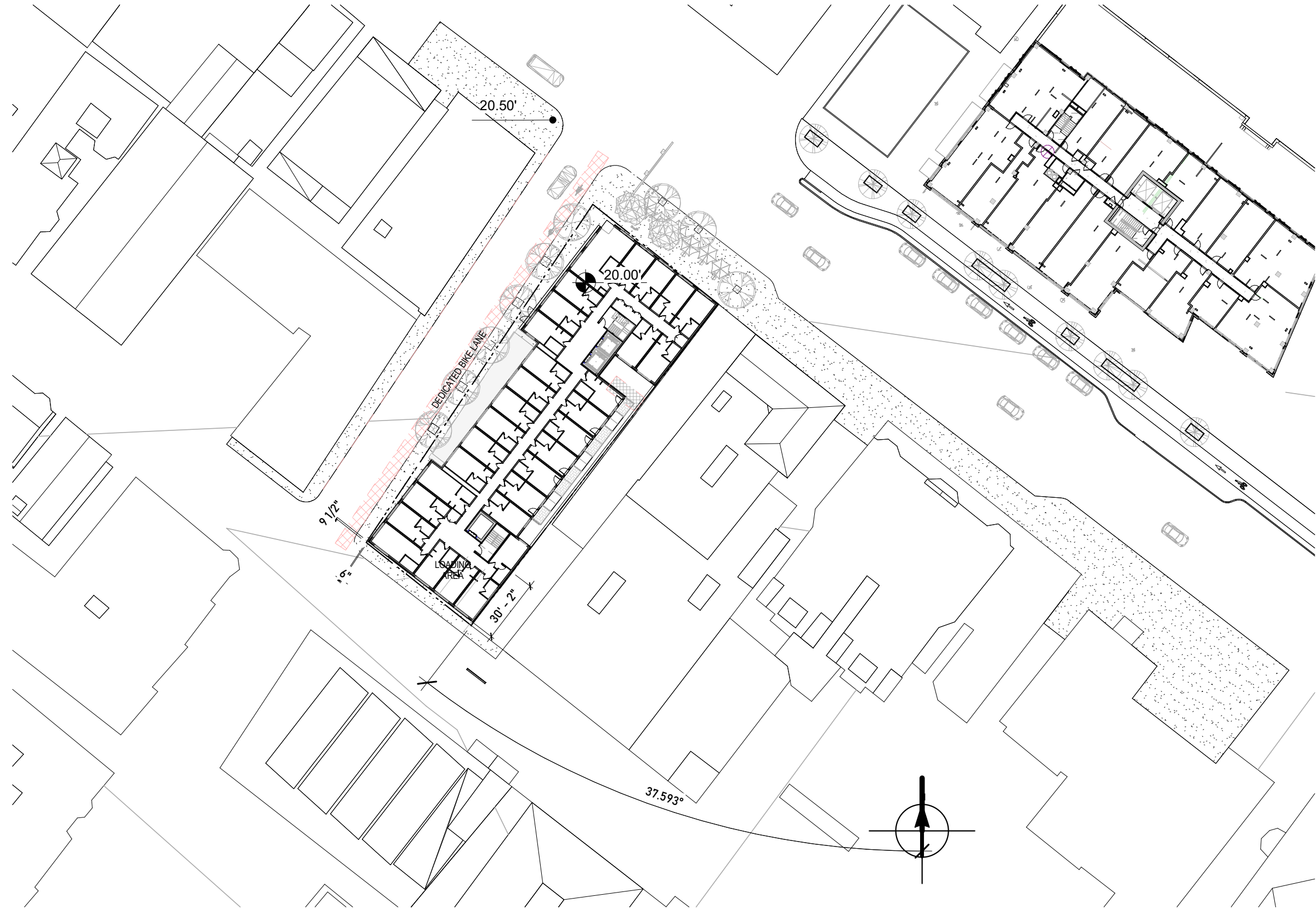
set issue date
09/28/22

sheet issue date
08/16/22

Sheet no.

A014

9/29/2022 1:54:39 PM



PROPOSED SITE
1" = 50'-0"

1

client
CSQ REALTY LLC

title
SITE PLAN
project
6 BROOKLINE STREET

dh architects, llc
200 LaGrange Street, Boston MA 02116

job number
22050

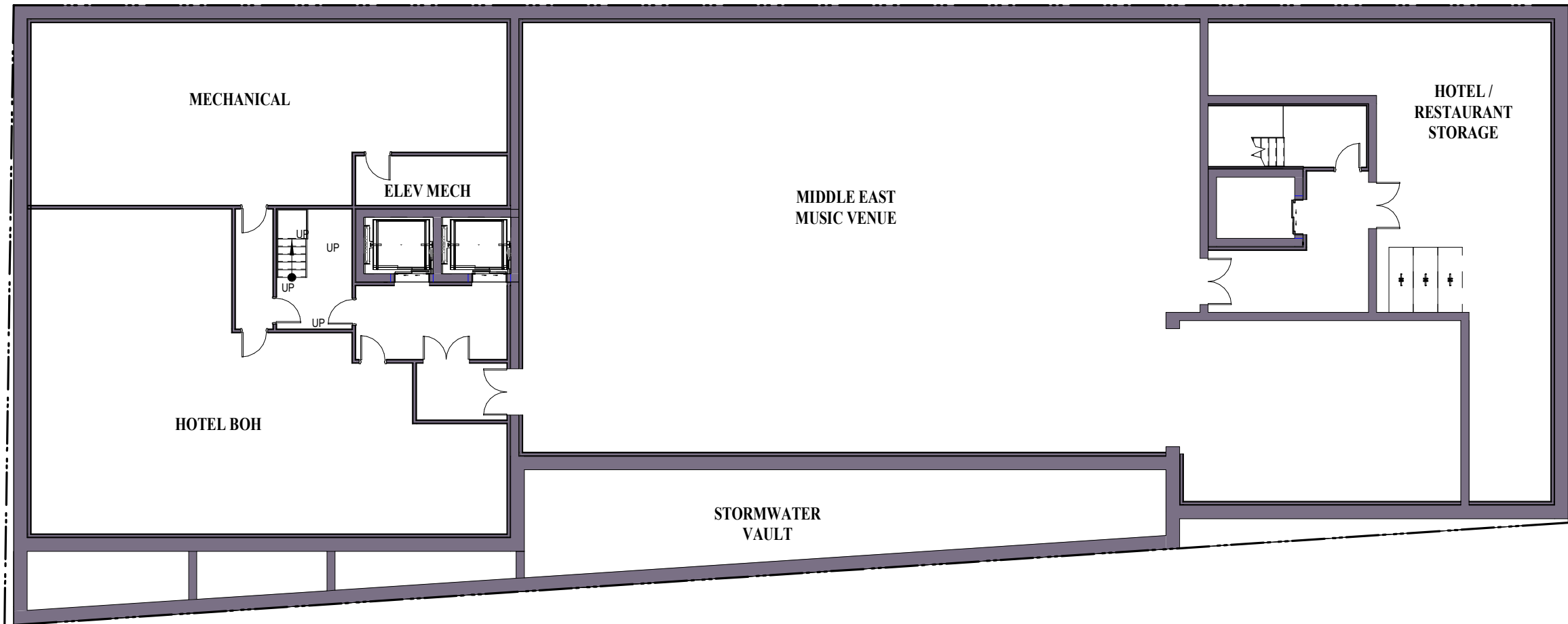
scale
1" = 50'-0"

set issue date
09/28/22

sheet issue date
11/03/17

Sheet no.
A100

9/29/2022 1:54:39 PM



BASEMENT LEVEL
1/16" = 1'-0"

1

client
CSQ REALTY LLC

title
BASEMENT FLOOR PLAN

project
6 BROOKLINE STREET

dh architects, llc
700 LaGrange Street, Boston MA 02134

job number
22050

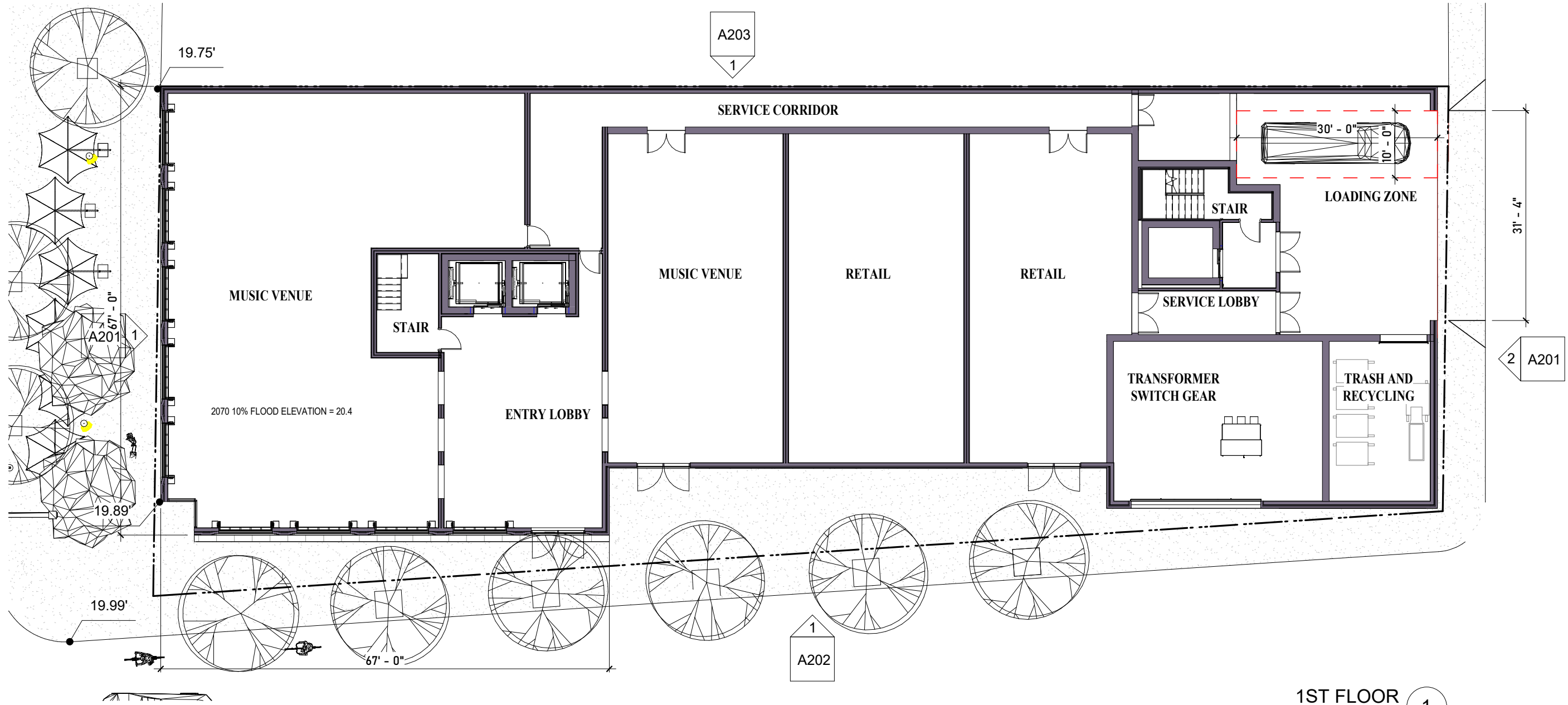
scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
11/03/17

Sheet no.
A101

9/29/2022 1:54:40 PM



1ST FLOOR 1
 1/16" = 1'-0"

client
CSQ REALTY LLC

title
1ST FLOOR PLAN
 project
6 BROOKLINE STREET

dh architects, llc
 200 LaGrange Street, Boston MA 02124

job number
22050

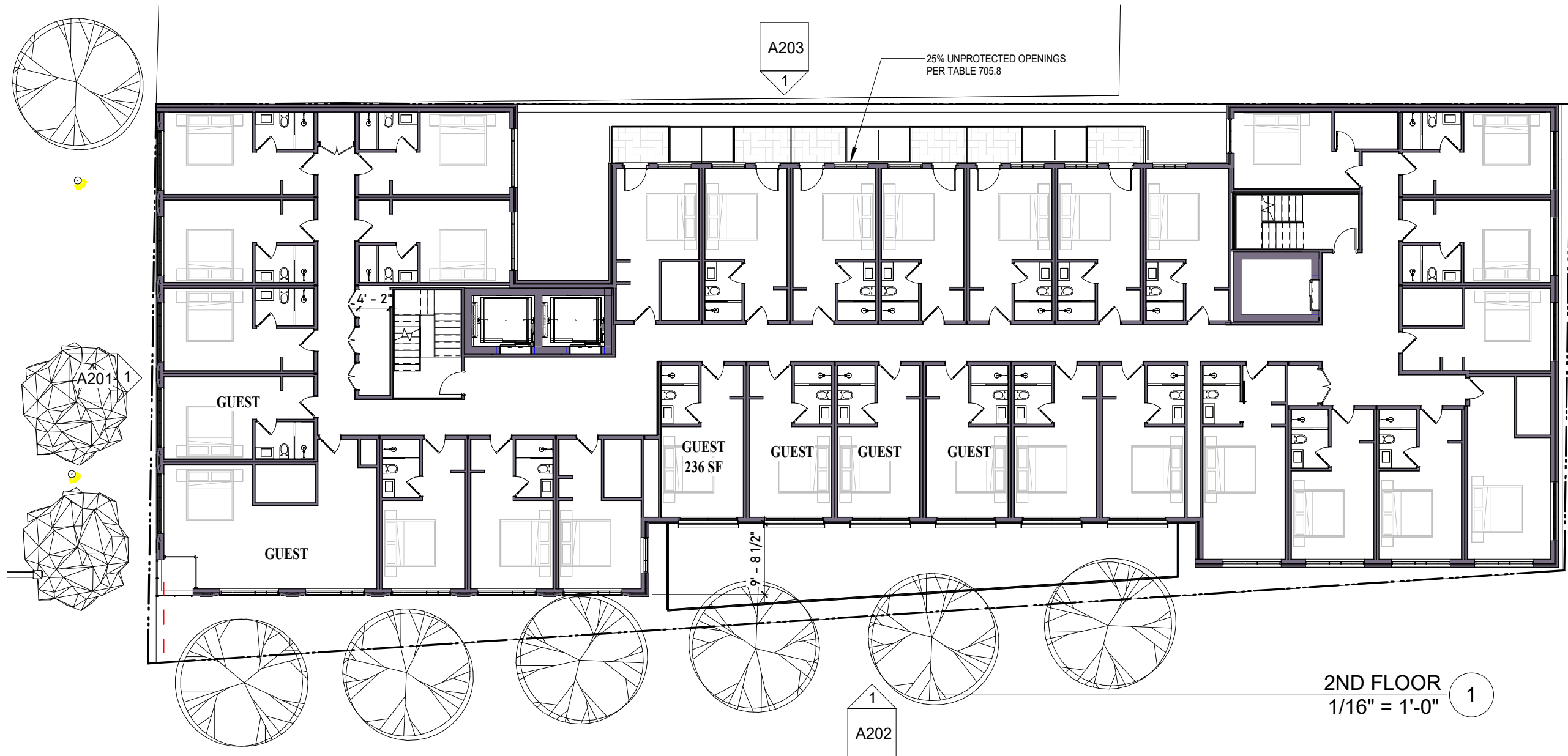
scale
 1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
11/03/17

Sheet no.
A102

9/29/2022 1:54:42 PM



2ND FLOOR
 1/16" = 1'-0" 1

client
CSQ REALTY LLC

title
2ND FLOOR PLAN
 project
6 BROOKLINE STREET

dh architects, llc
 200 LaGrange Street, Boston MA 02124

job number
22050

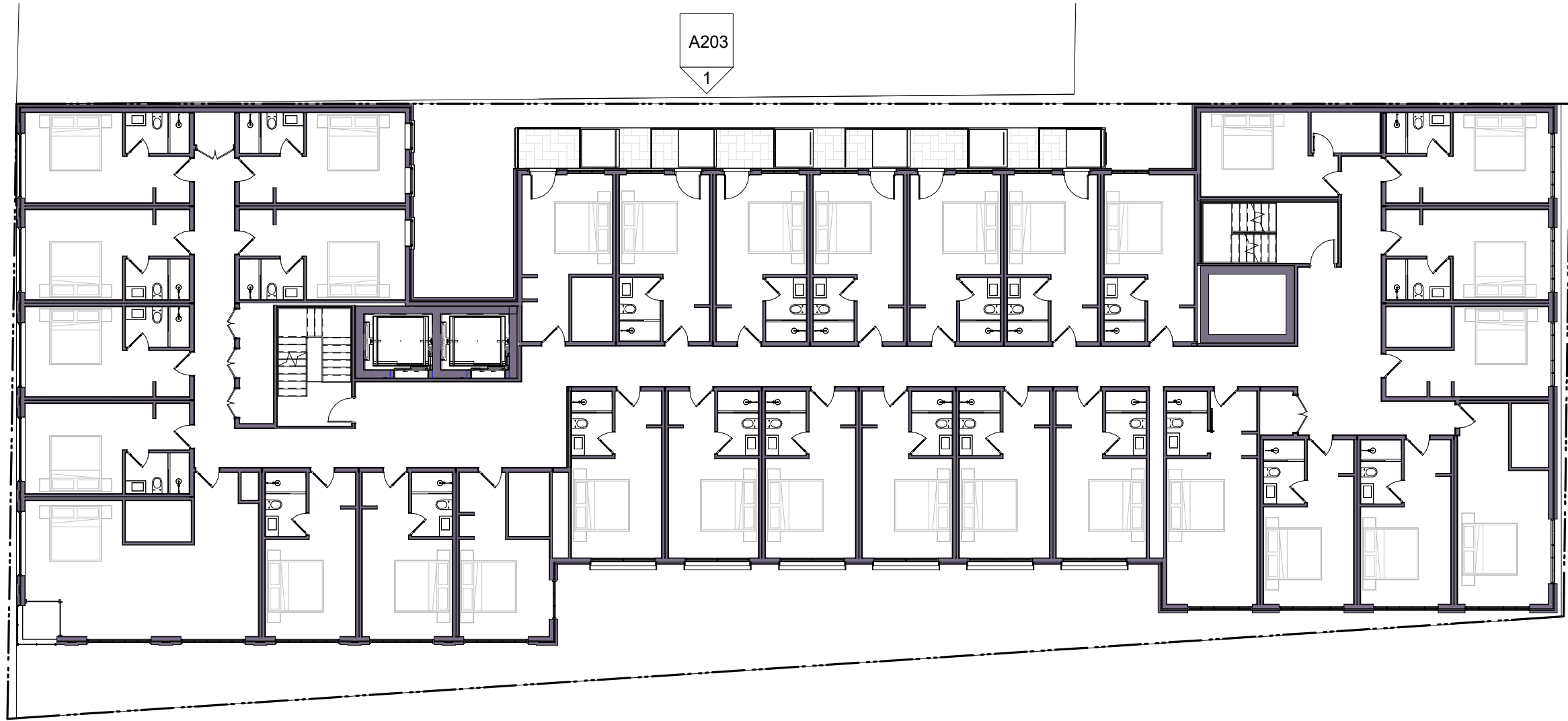
scale
 1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
05/31/22

Sheet no.
A103

9/29/2022 1:54:45 PM



A203
1

2 A201

1
A202

3RD FLOOR
1/16" = 1'-0" 1

client
CSQ REALTY LLC

title
3RD FLOOR PLAN
project
6 BROOKLINE STREET

dh architects, llc
700 LaGrange Street, Boston MA 02134

job number
22050

scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
06/02/22

Sheet no.
A104

9/29/2022 1:54:49 PM



A203
1

2 A201

1
A202

4TH FLOOR
1/16" = 1'-0" 1

client
CSQ REALTY LLC

title
4TH FLOOR PLAN
project
6 BROOKLINE STREET

dh architects, llc
700 LaGrange Street, Boston MA 02134

job number
22050

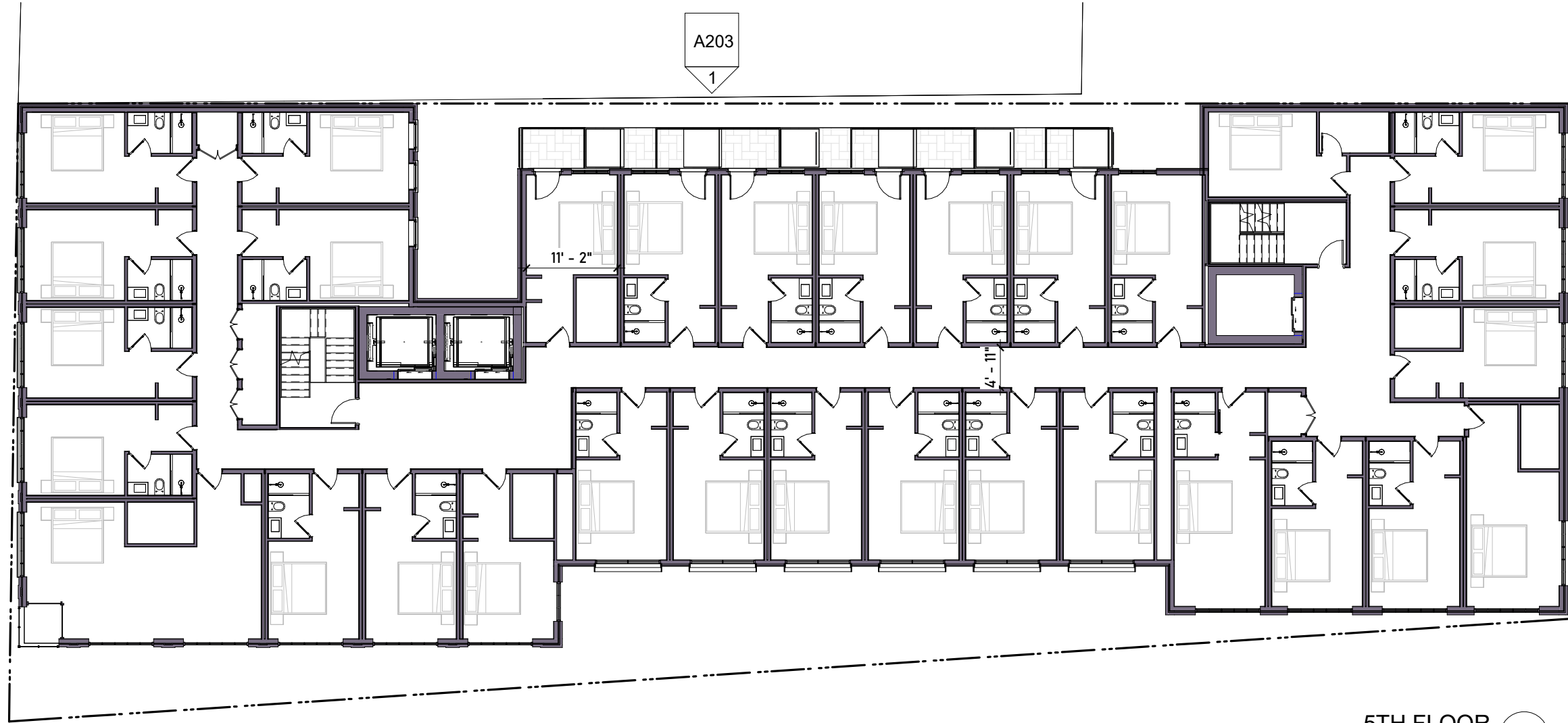
scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
06/02/22

Sheet no.
A105

9/29/2022 1:54:52 PM



A203
1

2 A201

1
A202

5TH FLOOR
1/16" = 1'-0" 1

client
CSQ REALTY LLC

title
5TH FLOOR PLAN

project
6 BROOKLINE STREET

dh architects, llc
700 LaGrange Street, Boston MA 02134

job number
22050

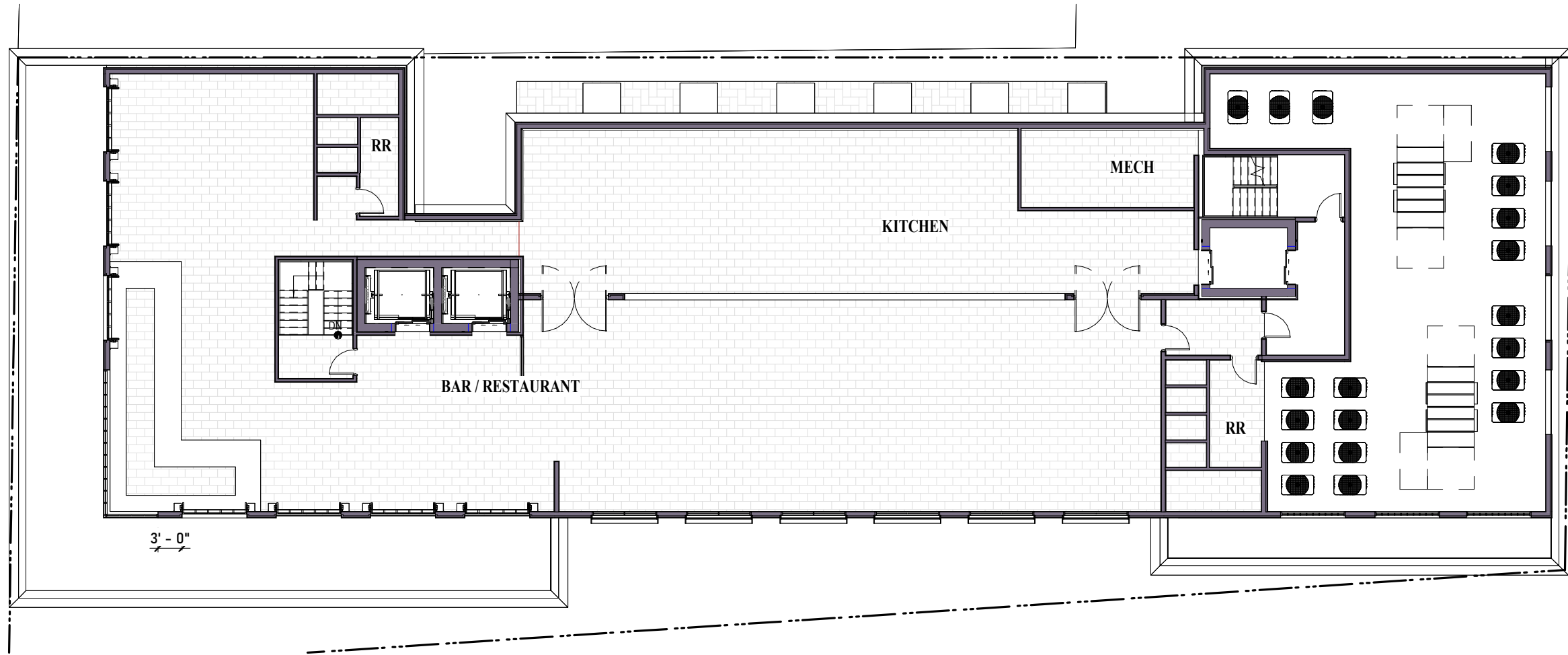
scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
06/02/22

Sheet no.
A106

9/29/2022 1:54:54 PM



6TH FLOOR
1/16" = 1'-0"

1

client
CSQ REALTY LLC

title
6TH FLOOR PLAN

project
6 BROOKLINE STREET

title

dh architects, llc
700 LaGrange Street, Boston MA 02134

job number
22050

scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
06/02/22

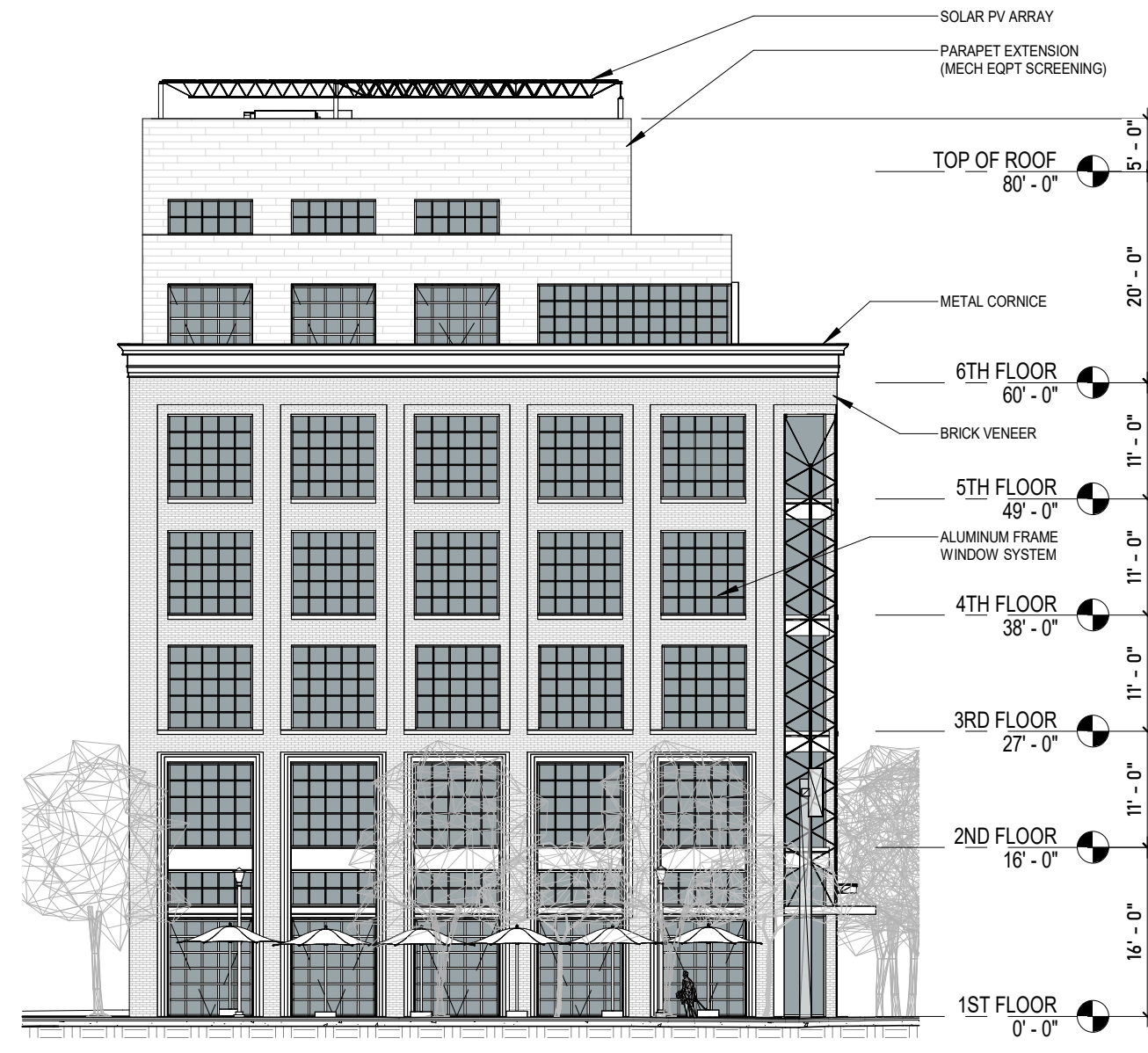
Sheet no.

A107

9/29/2022 1:55:04 PM



② GREEN STREET ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"

client
CSQ REALTY LLC

PROPOSED BUILDING ELEVATIONS
6 BROOKLINE STREET

title

dh architects, llc
200 LaGrange Street, Boston MA 02124

job number
22050

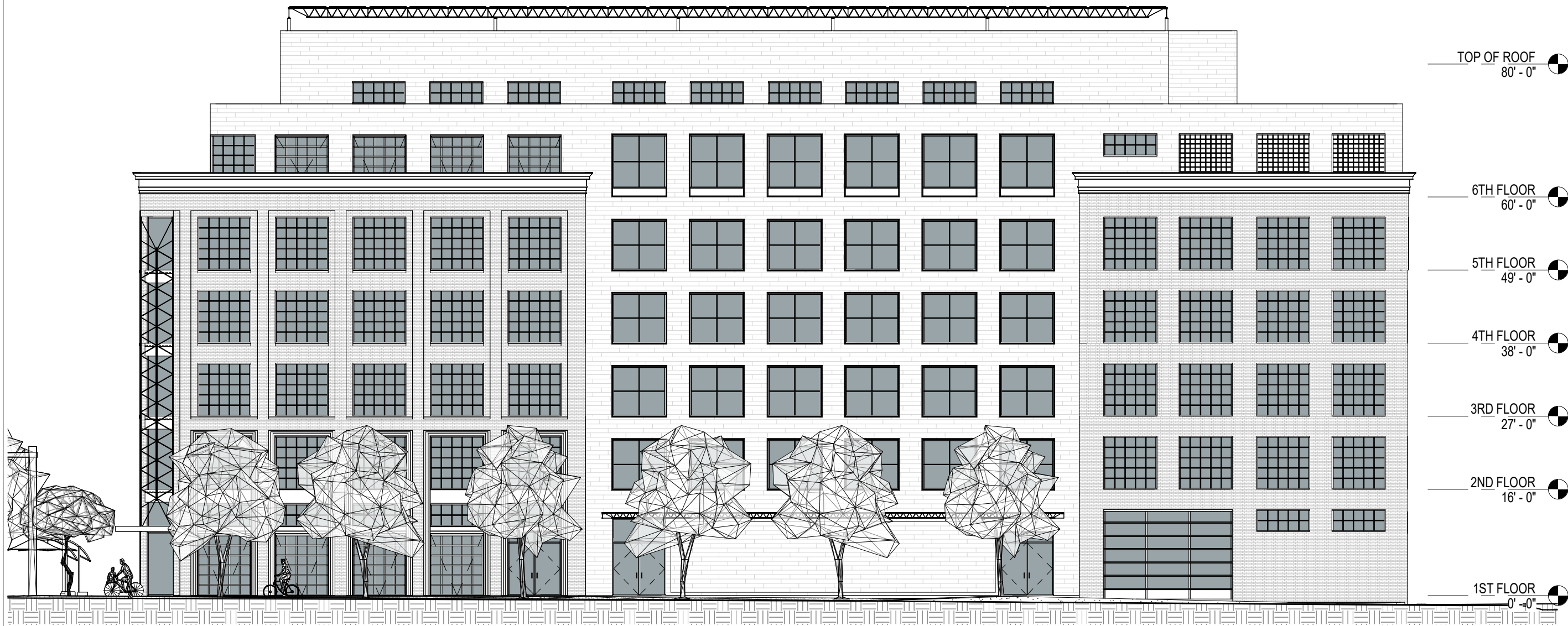
scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
08/15/22

Sheet no.
A201

9/29/2022 1:55:09 PM



- TOP OF ROOF 80' - 0"
- 6TH FLOOR 60' - 0"
- 5TH FLOOR 49' - 0"
- 4TH FLOOR 38' - 0"
- 3RD FLOOR 27' - 0"
- 2ND FLOOR 16' - 0"
- 1ST FLOOR 0' - 0"

1 BROOKLINE STREET ELEVATION
1/16" = 1'-0"

client
CSQ REALTY LLC

title
PROPOSED BUILDING ELEVATIONS

project
6 BROOKLINE STREET

dh architects, llc
200 LaGrange Street, Boston, MA 02124

job number
22050

scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
08/15/22

Sheet no.
A202

9/29/2022 1:55:13 PM



- TOP OF ROOF 80' - 0"
- 6TH FLOOR 60' - 0"
- 5TH FLOOR 49' - 0"
- 4TH FLOOR 38' - 0"
- 3RD FLOOR 27' - 0"
- 2ND FLOOR 16' - 0"
- 1ST FLOOR 0' - 0"

MASS AVE LEFT SIDE ELEVATION 1
 1/16" = 1'-0"

client
CSQ REALTY LLC

title **PROPOSED BUILDING ELEVATIONS**
 project **6 BROOKLINE STREET**

dh architects, llc
 200 LaGrange Street, Boston MA 02116

job number
22050

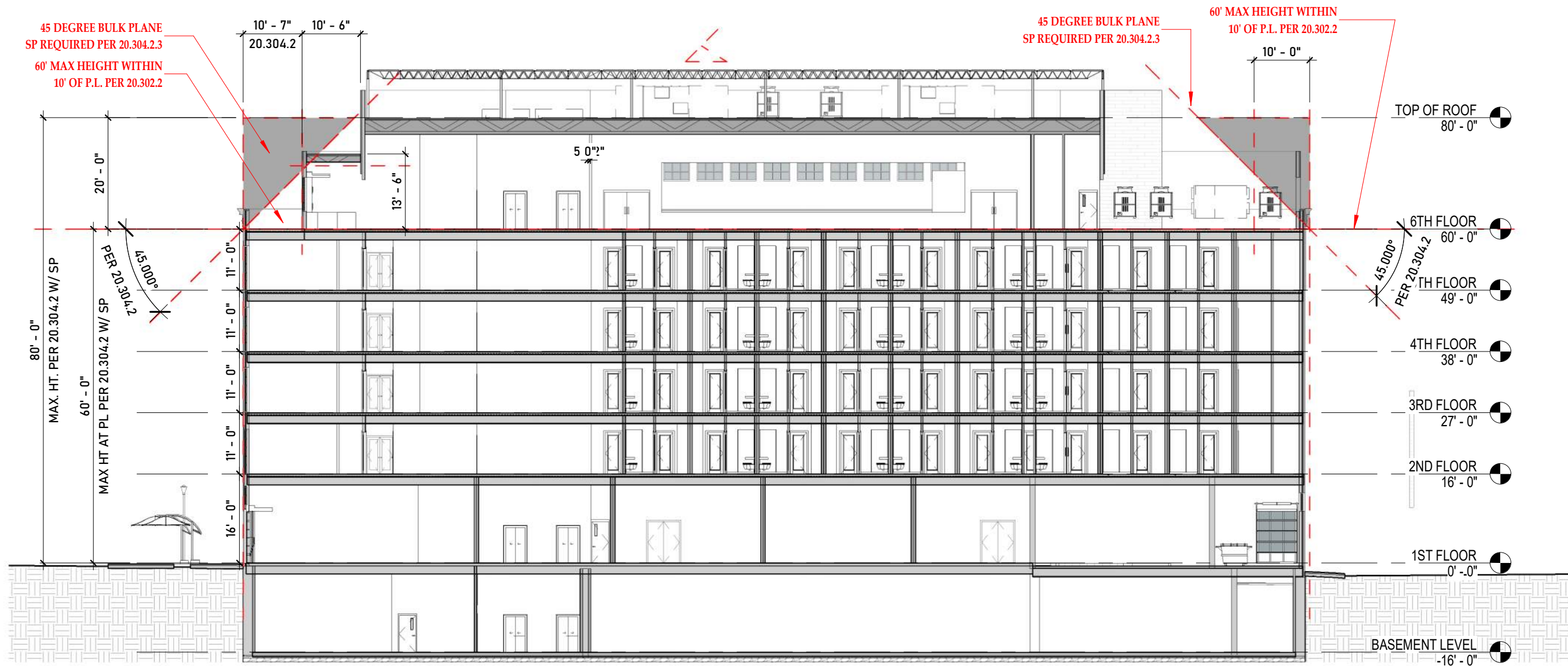
scale
1/16" = 1'-0"

set issue date
09/28/22

sheet issue date
08/15/22

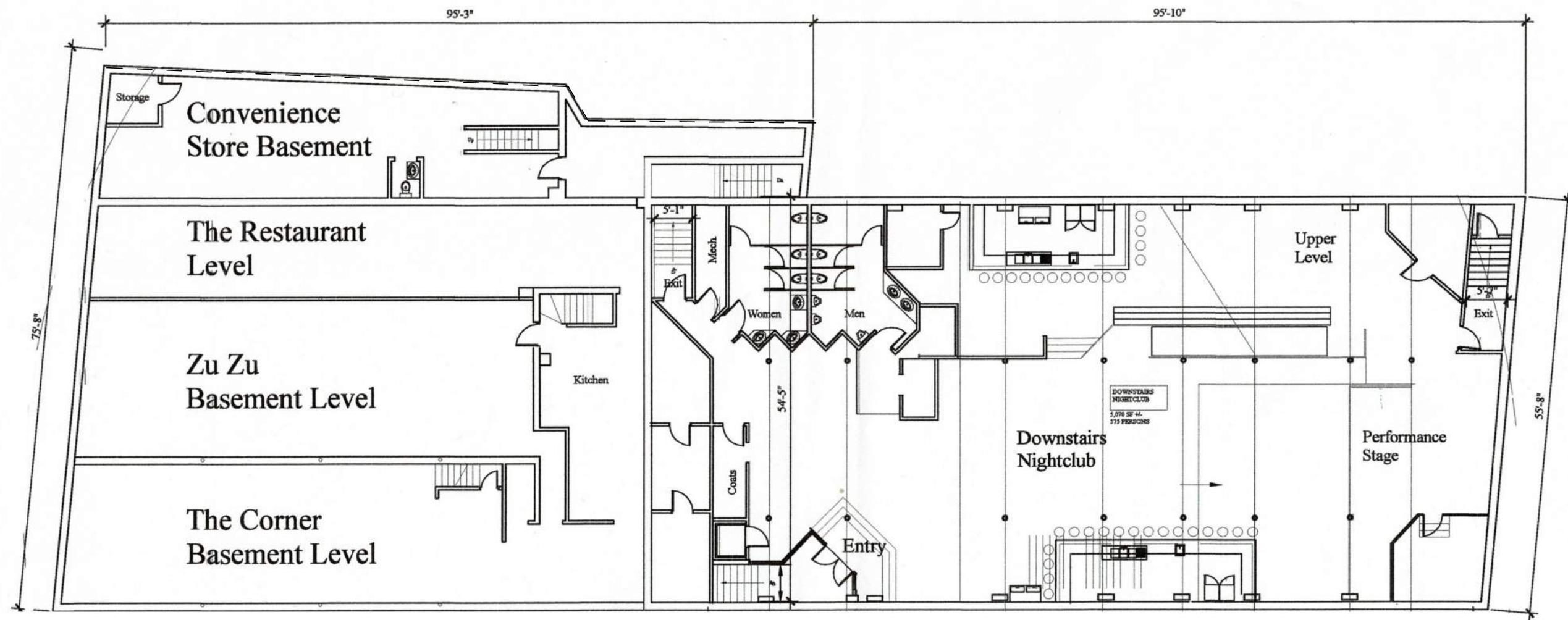
Sheet no.
A203

9/29/2022 1:55:21 PM



BUILDING SECTION
1" = 20'-0" 1

9/29/2022 1:58:22 PM



EXISTING BASEMENT LEVEL PLAN
 1/16" = 1'-0"

1

client
 CSQ REALTY LLC

title
 EXISTING FLOOR PLANS
 project
 6 BROOKLINE STREET

dh architects, llc
 708 LaGrange Street, Boston MA 02134

job number
 22050

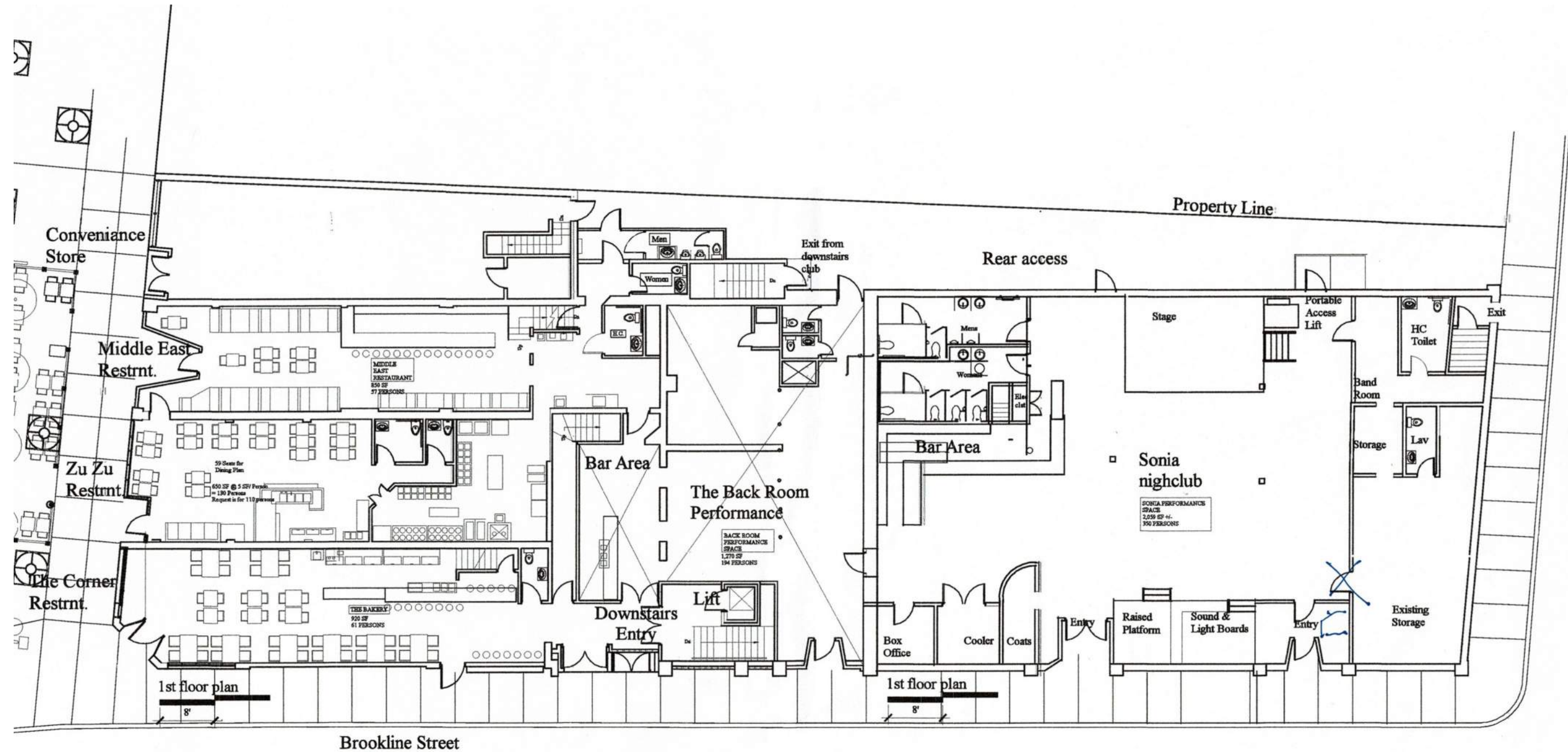
scale
 1/16" = 1'-0"

set issue date
 09/28/22

sheet issue date
 11/03/17

Sheet no.
 R101

9/29/2022 1:58:22 PM



EXISTING FIRST FLOOR PLAN 1
 1/16" = 1'-0"

client
 CSQ REALTY LLC

title
 EXISTING FLOOR PLANS
 project
 6 BROOKLINE STREET

dh architects, llc
 708 LaGrange Street, Boston MA 02134

job number
 22050

scale
 1/16" = 1'-0"

set issue date
 09/28/22

sheet issue date
 11/03/17

Sheet no.
 R102