

HISTORIC APP. - 231-235 THIRD STREET

231-235 Third Street, Cambridge MA 02142

ANDERSON
PORTER
DESIGN



NOT FOR CONSTRUCTION

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	DET	DETAIL	GA	GAUGE	NIC	NOT IN CONTRACT	SC	SOLID CORE	W/	WITH
ADD	ADDITIONAL	DF	DRINKING FOUNTAIN	GALV	GALVANIZED	NO	NUMBER	SECT	SECTION	WC	WATER CLOSET
ADJ	ADJUSTABLE	DIA	DIAMETER	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	SHT	SHEET	WD	WOOD
AFF	ABOVE FINISH FLOOR	DN	DOWN	GL	GLASS	OC	ON CENTER	SIM	SIMILAR	WDD	WINDOW
ALUM	ALUMINUM	DR	DOOR	GW	GYP	OD	OVERFLOW DRAIN	SPEC	SPECIFICATIONS	WF	WIDE FLANGE
APPK	APPROXIMATELY	DWG	DRAWING	GL	GYP	OHG	OVERHEAD DOOR	SQ	SQUARE	W/O	WITHOUT
BC	BRICK COURSE	EA	EACH	HC	HOLLOW CORE	OHG	OVERHEAD GRILLE	STA	STATION	WFR	WATERPROOFING
BD	BOARD	EJ	EXPANSION JOINT	HDW	HARDWARE	OPNG	OPENING	STD	STANDARD	WUB	WALL UTILITY BOX
BIT	BITUMINOUS	EL	ELEVATION	HM	HOLLOW METAL	OPP	OPPOSITE	STL	STEEL	WWF	WELD WIRE FABRIC
BLDG	BUILDING	ELEV	ELEVATOR	HORIZ	HORIZONTAL	STOR	STORAGE	STRUC	STRUCTURAL	&	AND
BLKG	BLOCKING	ENC	ENCLOSURE	HP	HIGH POINT	SUSP	SUSPENDED	THK	THICKNESS	<	ANGLE
BM	BEAM	EQ	EQUAL	HT	HEIGHT	TBD	TO BE DETERMINED	TO	TO	.	INCH
BO	BOTTOM OF	EQUIP	EQUIPMENT	HTR	HEATER	PL	PLATE	TOF	TOP OF	@	FOOT
BOT	BOTTOM	ERD	EMERGENCY ROOF DRAIN	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	PLUM	PLUMBER	TOC	TOP OF CONCRETE	CL	CENTERLINE
BUR	BUILT-UP ROOFING	EWC	ELECTRIC WATER COOLER	IN	INCH	PLY	PLYWOOD	TOF	TOP OF FOOTING		CHANNEL
CAB	CABINET	EXIST	EXISTING	INCAN	INCANDESCENT	PT	PAINT	TOW	TOP OF WALL	#	NUMBER
CB	CATCH BASIN	EXP	EXTERIOR	INCL	INCLUDING	PTD	PAINTED	TRT	TREATED	Ø	DIAMETER
CEM	CEMENT	EXT	EXTERIOR	INSUL	INSULATION	PVN	POLYVINYL CHLORIDE	TYP	TYPICAL		
CI	CAST IRON	FC	FURRING CHANNEL	INT	INTERIOR	QT	QUARRY TILE	TOR	TOP OF RAIL		
CIP	CAST-IN-PLACE	FD	FLOOR DRAIN	JC	JANITOR'S CLOSET	QTY	QUANTITY	TOF	TOP OF STEEL		
CJ	CONTROL JOINT	FE	FIRE EXTINGUISHER	JT	JOINT	RA	RADIUS	TOS	TOP OF WALL		
CLG	CEILING	FEC	FIRE EXTINGUISHER CABINET	LAM	LAMINATED	RD	ROOF DRAIN	TRT	TREATED		
CLR	CLEARANCE	FFT	FINISH FLOOR TRANSITION	LAV	LAVATORY	REG	REGISTER	TRT	TREATED		
CLO	CLOSET	FHC	FIRE HOSE CABINET	LINQ	LINOLEUM	REV	REVISION	TYP	TYPICAL		
CMU	CONCRETE MASONRY UNIT	FIN	FINISH	LTG	LIGHTING	REIN	REINFORCING	UNO	UNLESS NOTED OTHERWISE		
CO	CLEAN OUT	FIN	FINISH			REQD	REQUIRED	VCT	VINYL COMPOSITION TILE		
COL	COLUMN	FR	FIRE RATED			REQD	REQUIRED	VERT	VERTICAL		
COMP	COMPRESSIBLE	FT	FEET			RN	RAIN LEADER	VF	VERIFY IN FIELD		
CONC	CONCRETE	FTG	FOOTING			ROOM	ROOM	VV	VENER PLASTER		
CONST	CONSTRUCTION	FUB	FLOOR UTILITY BOX			RO	ROUGH OPENING	VWC	VINYL WALL COVERING		
CONT	CONTINUOUS					RSL	RESILIENT FLOORING				
CRP	CARPET										
CRS	COURSES										
CT	CERAMIC TILE										
CTB	COLUMN UTILITY BOX										

SITE LOCATION



CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave, 4th Floor
Cambridge MA 02139
Dan Anderson
617.354.2501

OWNER
DND Homes LLC
1 Garfield Circle, Unit 6
Burlington, MA 01803
Trina Murphy
781.460.8437

DRAWING LIST

- GENERAL
- G1.0 COVER SHEET
- LANDSCAPE
- L1.1 PROPOSED LANDSCAPE PLAN
- L1.2 ENLARGED LANDSCAPE PLAN
- ARCHITECTURAL
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A1.3 PROPOSED FLOOR PLANS
- A1.4 PROPOSED FLOOR PLANS
- A1.5 PROPOSED FLOOR PLANS
- A1.6 PROPOSED ROOF PLAN
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 THIRD AND BENT STREET ELEVATIONS
- A9.1 3D VIEWS
- A9.2 3D VIEWS
- A9.3 3D VIEWS

ZONING SUMMARY

PROPERTY ADDRESS:	231-235 THIRD STREET, CAMBRIDGE MA 02142
ZONING DISTRICT:	Ind. A-1
PROJECT DESCRIPTION:	Construction of a new 19 Unit multi-family residence

HISTORIC APP.

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project:
231-235 THIRD STREET

Address:
**231-235 THIRD STREET,
CAMBRIDGE MA 02142**

Title:
COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.:
Date: 2023.05.17
Scale: As indicated **G1.0**
Drawn by: DA/DS

5/17/2023

ZONING LEGEND

OPEN SPACE AREA - 1,692 SF
 TOTAL LOT AREA - 5,563 SF
 - 29% OPEN

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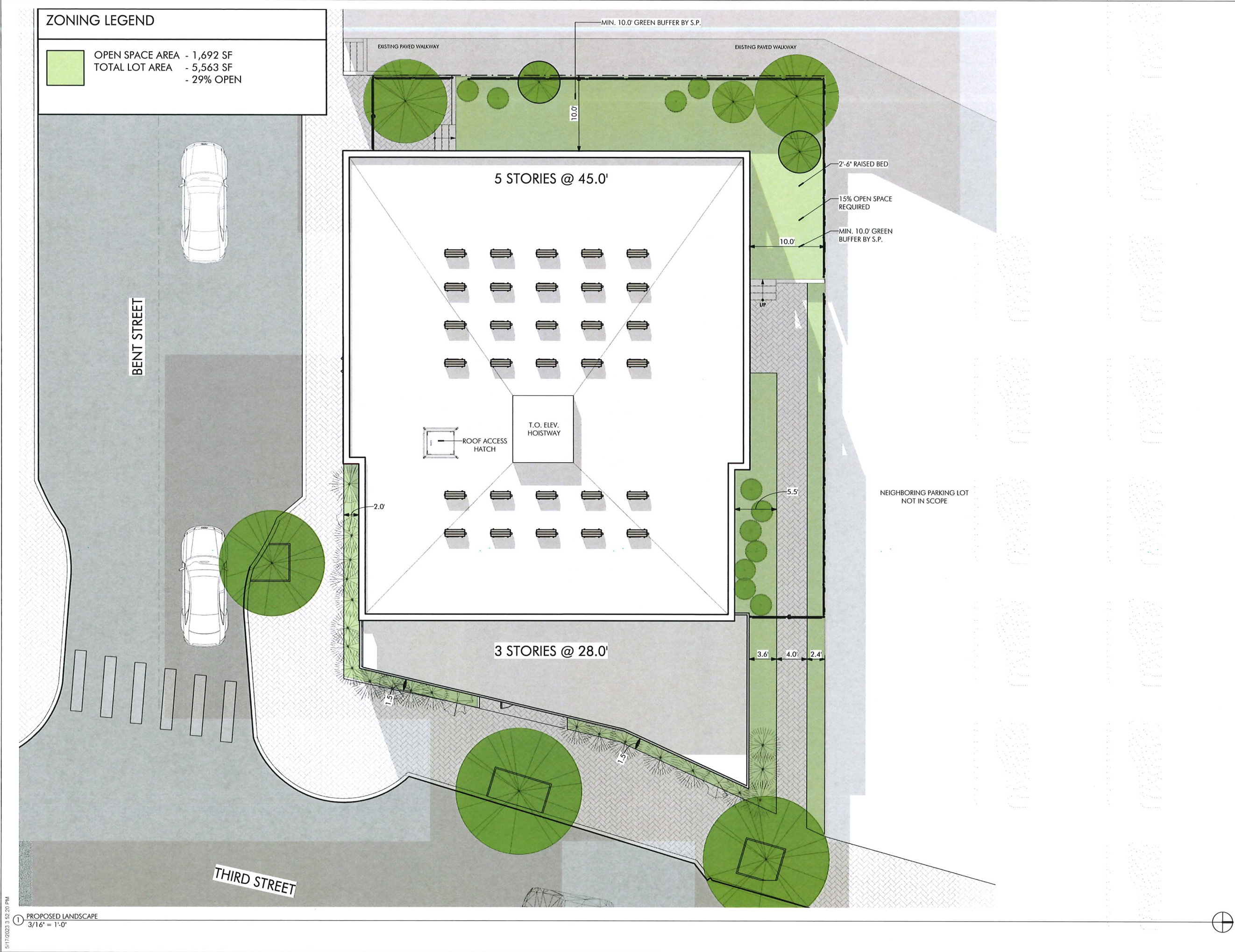
AndersonPorterDesign
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 Cambridge, MA 02140
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET
 Address: 231-235 THIRD STREET,
 CAMBRIDGE MA 02142

Title: PROPOSED LANDSCAPE PLAN

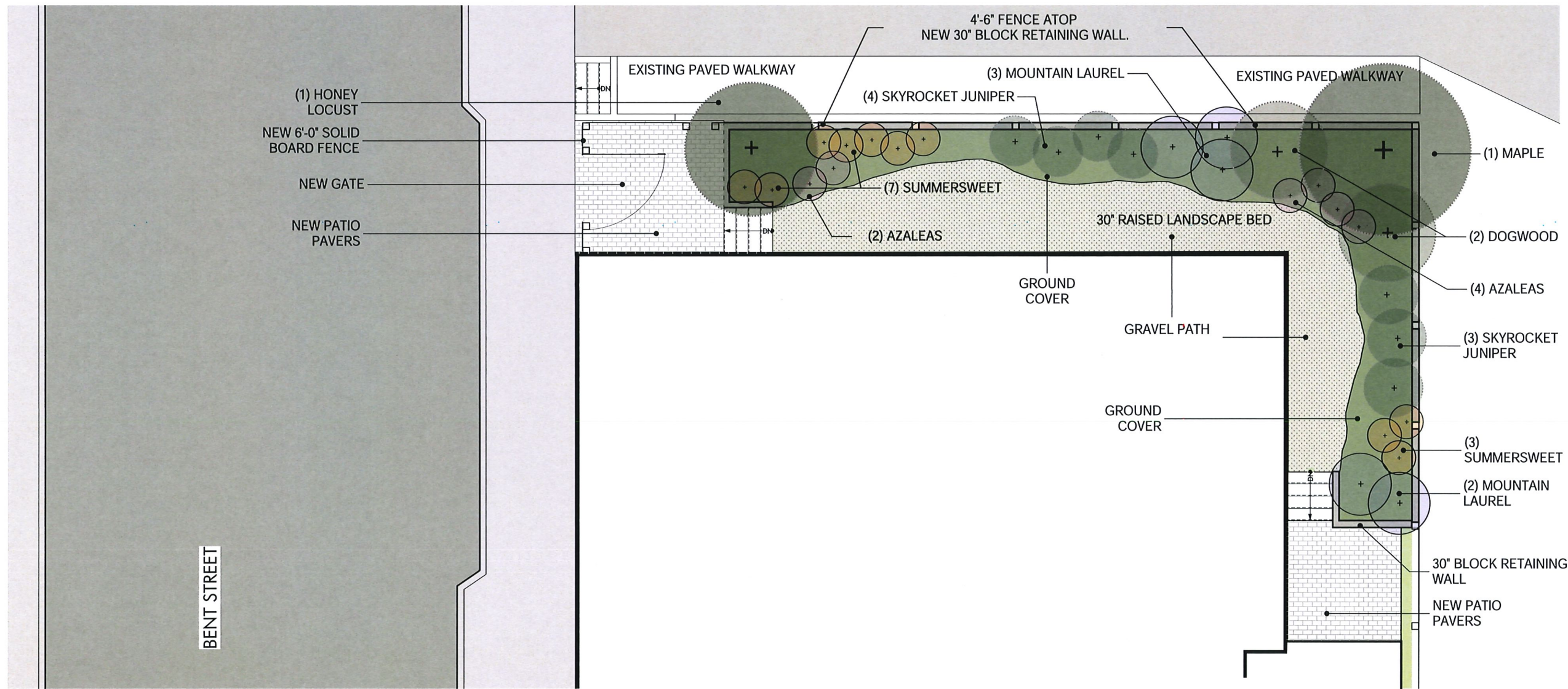
Drawing Issued By: ANDERSON PORTER DESIGN
 Project #: 2106
 Date: 2023.05.17
 Scale: 3/16" = 1'-0"
 Drawn by: DS

L1.1



5/17/2023 3:52:20 PM
 1 PROPOSED LANDSCAPE
 3/16" = 1'-0"

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BENT STREET

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Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET, CAMBRIDGE MA 02142
Title: PROPOSED LANDSCAPE PLAN

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2106
Date:	2023.05.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

L1.2

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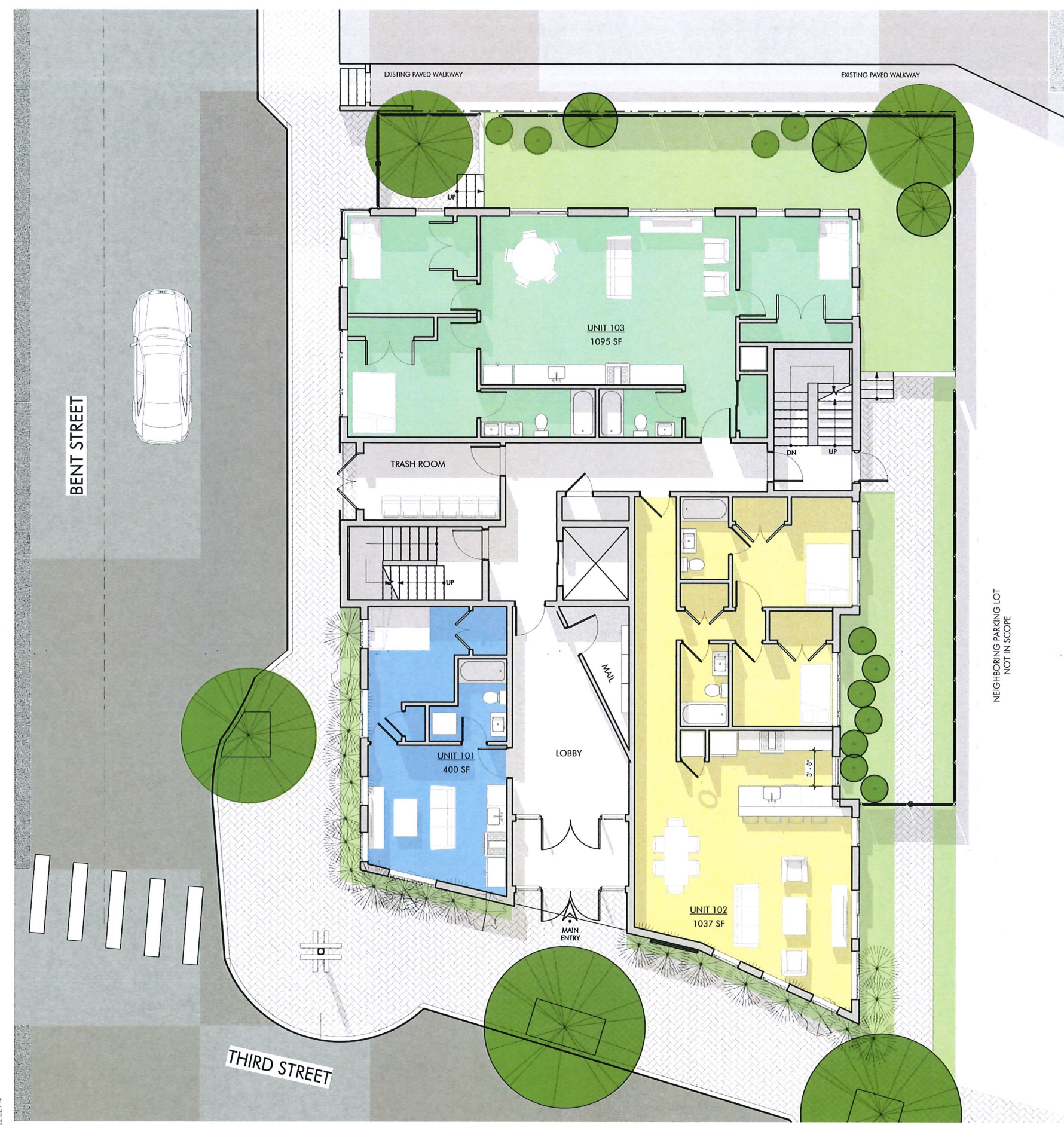
Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.
Date: 2023.05.17
Scale: As indicated A1.1
Drawn by: DS

LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,879 GSF	400 SF	1037 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 3 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 4 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
LEVEL 5 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
TOTAL (19 UNITS)	18,056 GSF	13,469 NSF			

 AFFORDABLE UNIT
20% NET SF AFFORDABLE
13,469 X .20 = 2,694 RSF



1 PROPOSED LEVEL 1
3/16" = 1'-0"



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UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,879 GSF	400 SF	1037 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 3 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 4 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
LEVEL 5 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
TOTAL (19 UNITS)	18,056 GSF	13,469 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,469 X .20 = 2,694 RSF



BENT STREET

THIRD STREET

NEIGHBORING PARKING LOT
NOT IN SCOPE

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1 PROPOSED LEVEL 2
3/16" = 1'-0"

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Address: 231-235 THIRD STREET,
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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Drawn No.
Date: 2023.05.17
Scale: As indicated A1.2
Drawn by: DS

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LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,879 GSF	400 SF	1037 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 3 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 4 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
LEVEL 5 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
TOTAL (19 UNITS)	18,056 GSF	13,469 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,469 X .20 = 2,694 RSF

BENT STREET

THIRD STREET

5/17/2023 3:55:26 PM

1 PROPOSED LEVEL 3
3/16" = 1'-0"

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Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Drawn No.
Date: 2023.05.17
Scale: As indicated
Drawn by: G.A.

A1.3

UNIT BREAKDOWNS		CITY DEFINED NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,879 GSF	400 SF	1037SF	1095 SF	
LEVEL 2 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 3 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 4 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
LEVEL 5 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
TOTAL (19 UNITS)	18,056 GSF	13,469 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,469 X .20 = 2,694 RSF

BENT STREET

THIRD STREET



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Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	Project #: 2106	Drawn No.
Date: 2023.05.17	Scale: As indicated	A1.4
Drawn by: G.A.		


5/17/2023 3:53:55 PM

1 PROPOSED LEVEL 4
3/16" = 1'-0"



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LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,879 GSF	400 SF	1037 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 3 (4 UNITS)	3,879 GSF	798 SF	1037 SF	506 SF	712 SF
LEVEL 4 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
LEVEL 5 (4 UNITS)	3,210 GSF	538 SF	661 SF	506 SF	712 SF
TOTAL (19 UNITS)	18,056 GSF	13,469 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,469 X .20 = 2,694 RSF

BENT STREET

THIRD STREET



① PROPOSED LEVEL 5
 3/16" = 1'-0"

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Project: 231-235 THIRD STREET
 Address: 231-235 THIRD STREET,
 CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
 Project #: 2106 Drawn No:
 Date: 2023.05.17
 Scale: As Indicated A1.5
 Drawn by: G.A.

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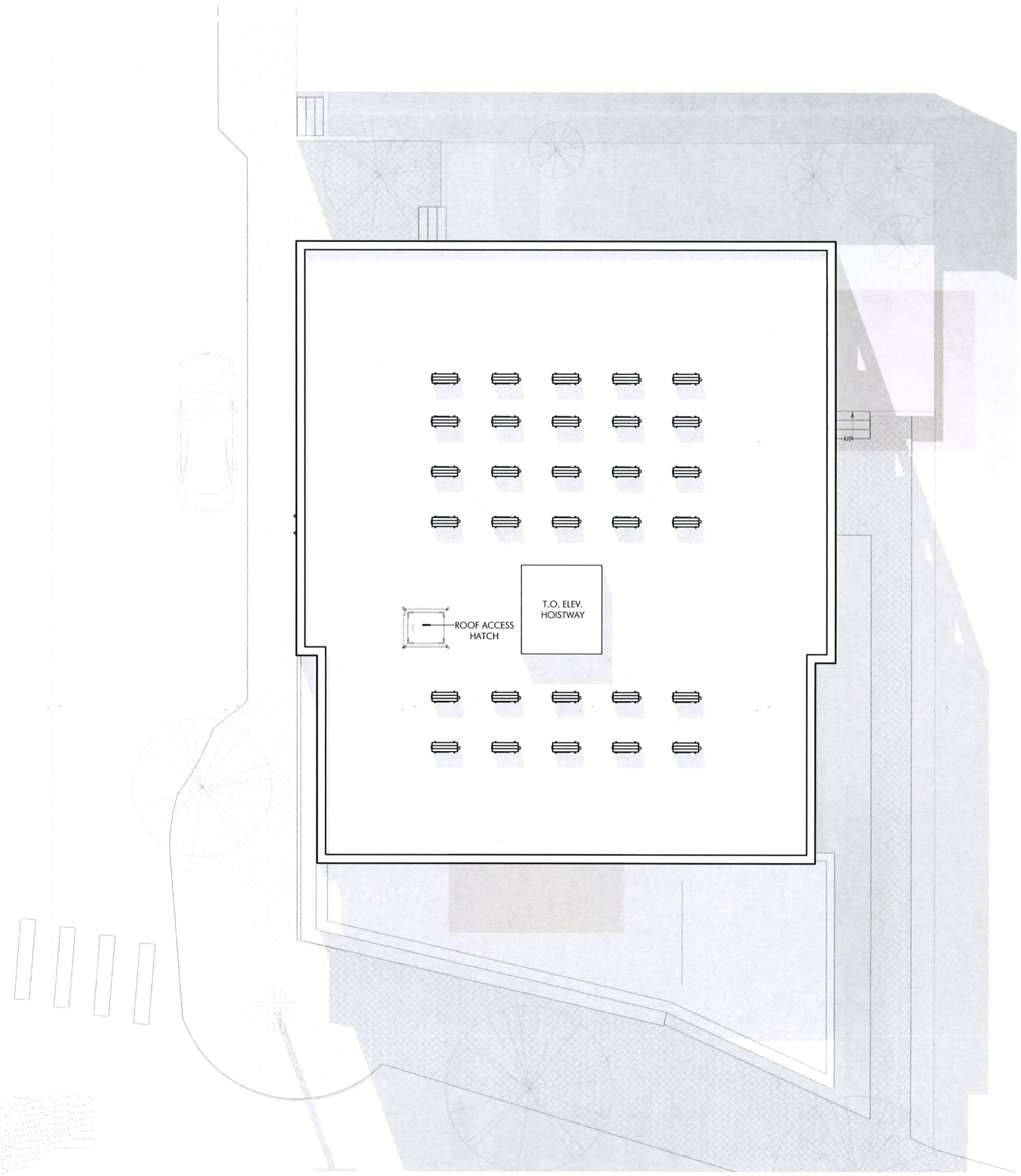
Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED ROOF PLAN

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.
Date: 2023.05.17
Scale: 3/16" = 1'-0" A1.6
Drawn by: G.A.

1 PROPOSED LANDSCAPE - TOP OF ROOF
3/16" = 1'-0"

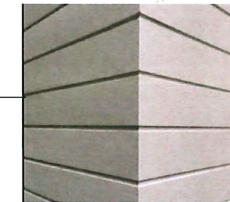
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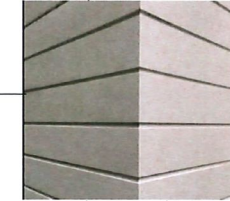
NOT FOR CONSTRUCTION



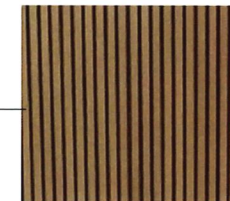
② THIRD STREET ELEVATION
3/16" = 1'-0"



Nickel Gap Siding,
4" Reveal



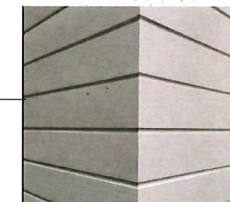
Nickel Gap Siding,
2" Reveal



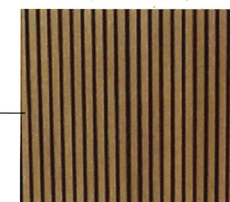
NewTechWood
European Style Cladding
"Peruvian Teak"



① BENT STREET ELEVATION
3/16" = 1'-0"



Nickel Gap Siding,
7" Reveal



NewTechWood
European Style Cladding
"Peruvian Teak"



NewTechWood
European Style Cladding
"Hawaiian Charcoal"

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CAMBRIDGE MA 02142

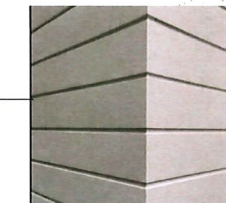
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	Project #: 2106	Drawn No.
Date: 2023.05.17	Scale: 3/16" = 1'-0"	Drawn By: DS
		A2.1

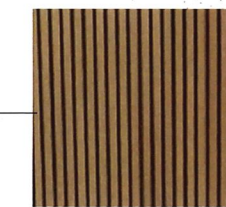
NOT FOR CONSTRUCTION



① PROPOSED WEST ELEVATION
3/16" = 1'-0"



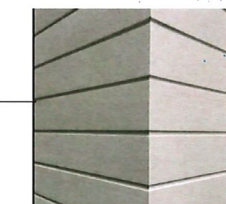
Nickel Gap Siding,
4" Reveal



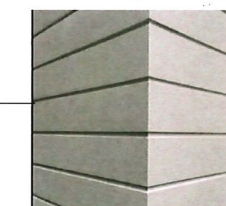
NewTechWood
European Style Cladding
"Peruvian Teak"



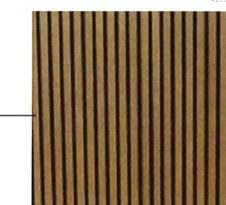
② PROPOSED NORTH ELEVATION
3/16" = 1'-0"



Nickel Gap Siding,
2" Reveal



Nickel Gap Siding,
7" Reveal



NewTechWood
European Style Cladding
"Peruvian Teak"

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Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.05.17
Scale: 3/16" = 1'-0"
Drawn by: DS

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THIRD STREET - ELEVATION SHOWING COMPARATIVE HEIGHTS



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Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142
Title: THIRD AND BENT STREET
ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Drawn No.
Date: 2023.05.17
Scale: 1/16" = 1'-0" A2.3
Drawn by: GA/DS

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Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.05.17
Scale: 1/2" = 1'-0"
Drawn by: Author

Drawn No. A9.1

1 VIEW FROM THIRD STREET
1/2" = 1'-0"

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Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.05.17
Scale: 12" = 1'-0"
Drawn by: Author

Drawn No: A9.2



① VIEW FROM BENT STREET
12" = 1'-0"

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1 BIRDS EYE VIEW
12" = 1'-0"

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Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Drawn No.
Date: 2023.05.17
Scale: 12" = 1'-0" A9.3
Drawn by: Author