

LEGEND

- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



City of Cambridge  
Massachusetts 1" = 35 ft

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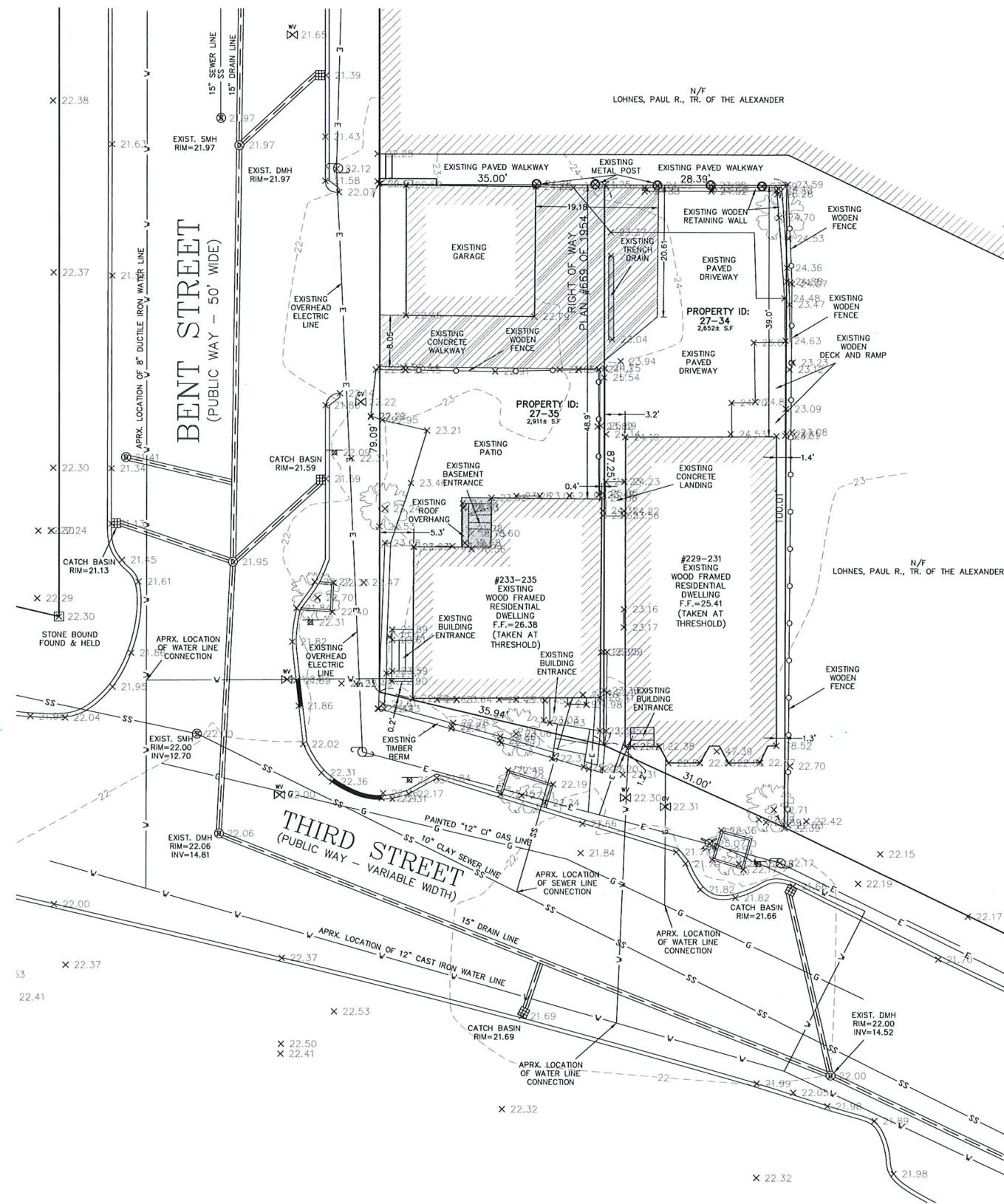
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



**LEGEND**

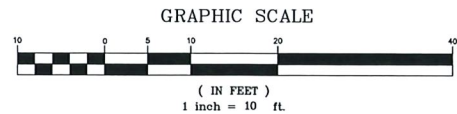
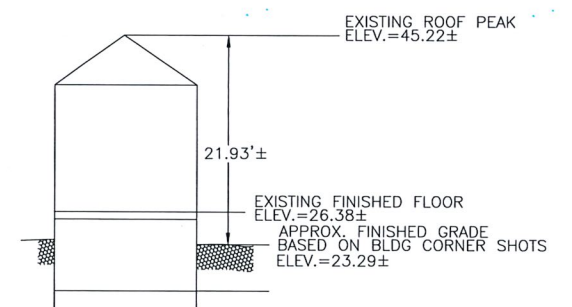
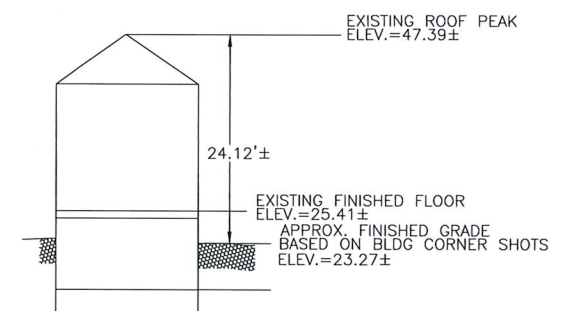
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

PLAN No. 1511 OF 1983



**NOTES:**

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
- DEED REFERENCE: BOOK 50410, PAGE 470  
DEED REFERENCE: BOOK 54778 PAGE 343  
PLAN REFERENCE 1: PLAN No. 669 OF 1954  
PLAN REFERENCE 2: PLAN No. 108 OF 1983  
PLAN REFERENCE 3: PLAN No. 1511 OF 1983  
PLAN REFERENCE 4: PLAN No. 507 OF 2007  
PLAN REFERENCE 5: LAND COURT PLAN No. 9830-A  
PLAN REFERENCE 6: LAND COURT PLAN No. 13781-A
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 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 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
- 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 THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 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.
- THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



SCALE	1"=10'		
DATE	1/19/2022		
SHEET	1		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS PLAN		
DRAWN BY	KK		
CHKD BY	ETS		
APPD BY	PJN		
REV	DATE	REVISION	BY
229-231 & 233-235 THIRD STREET CAMBRIDGE MASSACHUSETTS			
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
SHEET NO.			1

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SPECIAL PERMIT

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: EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106 Drawn By:  
Date: 2023.01.13  
Scale: A-9.1  
Drawn by: DA/DS



235 THIRD STREET

231 THIRD STREET



235 THIRD STREET AT CORNER OF BENT



235 THIRD STREET

231 THIRD STREET

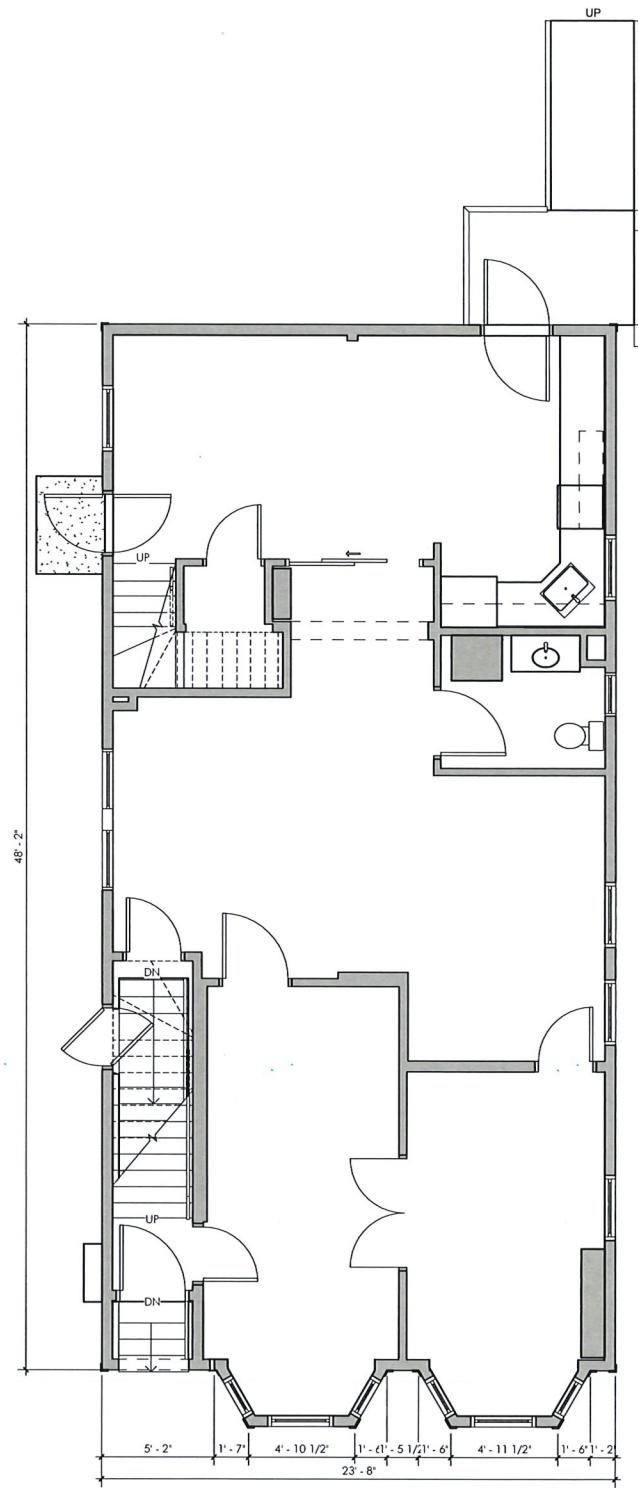


GARAGE FROM BENT STREET

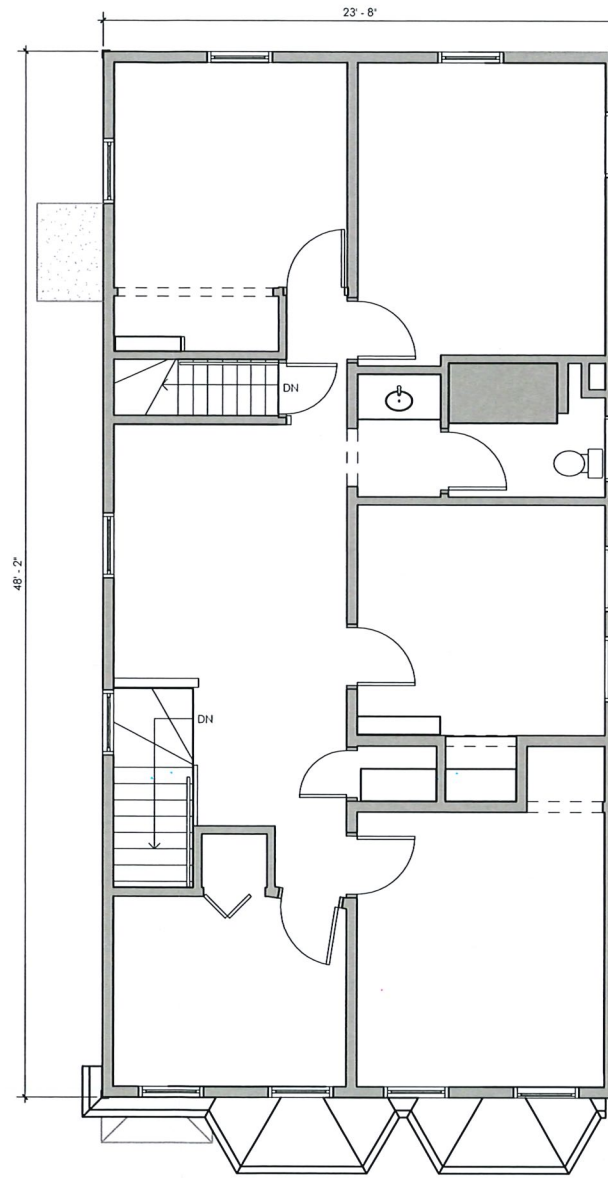
235 THIRD STREET FROM BENT



PARKING LOT AT THIRD STREET



② EXISTING FIRST FLOOR  
1/4" = 1'-0"



③ EXISTING SECOND FLOOR  
1/4" = 1'-0"

EXISTING CONDITIONS

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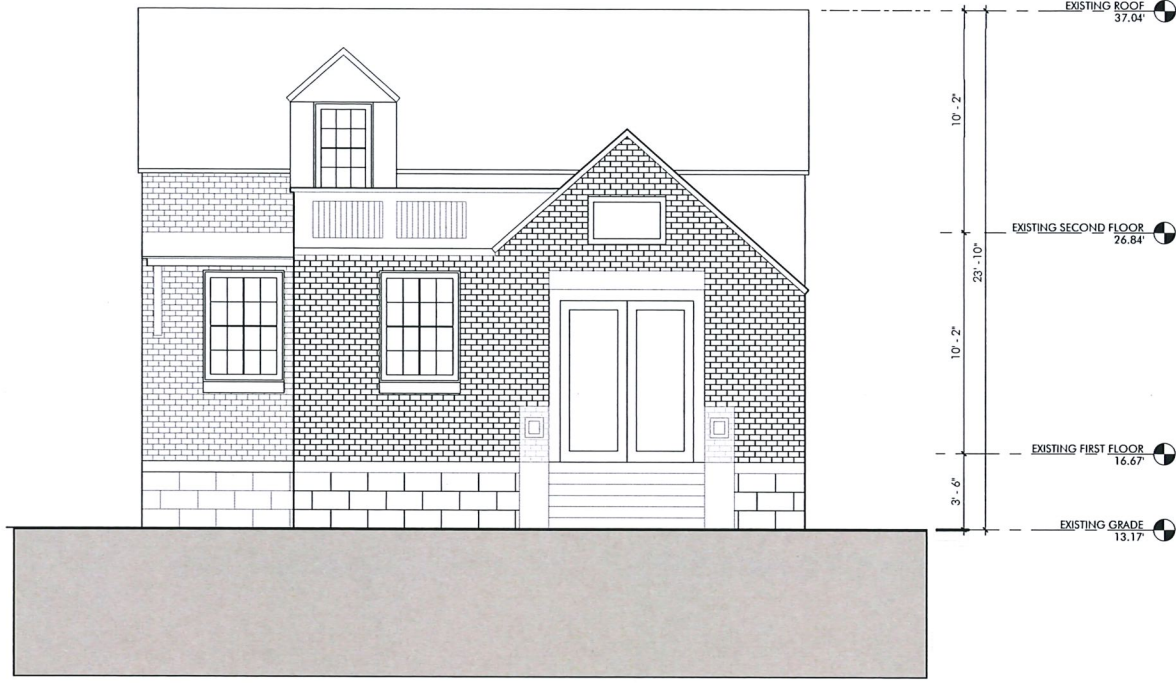
Project: 231 THIRD STREET  
Address: 231 THIRD STREET  
CAMBRIDGE, MA 02142

Title: EXISTING FLOOR PLANS

Project #:	2131	Drawn No.:	
Date:	12/17/2021		
Scale:	1/4" = 1'-0"		
Drawn by:	AR.S.		

AX1.1

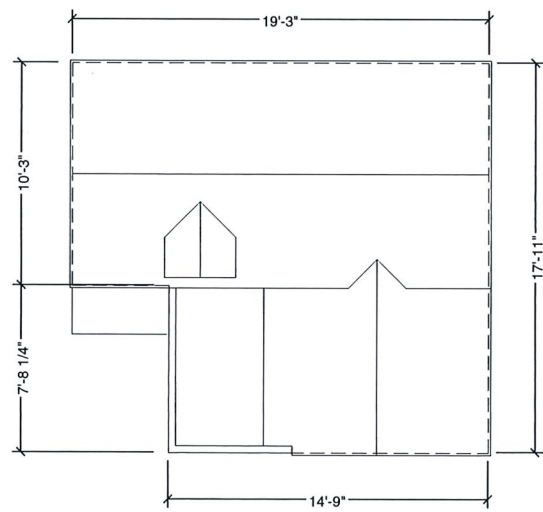




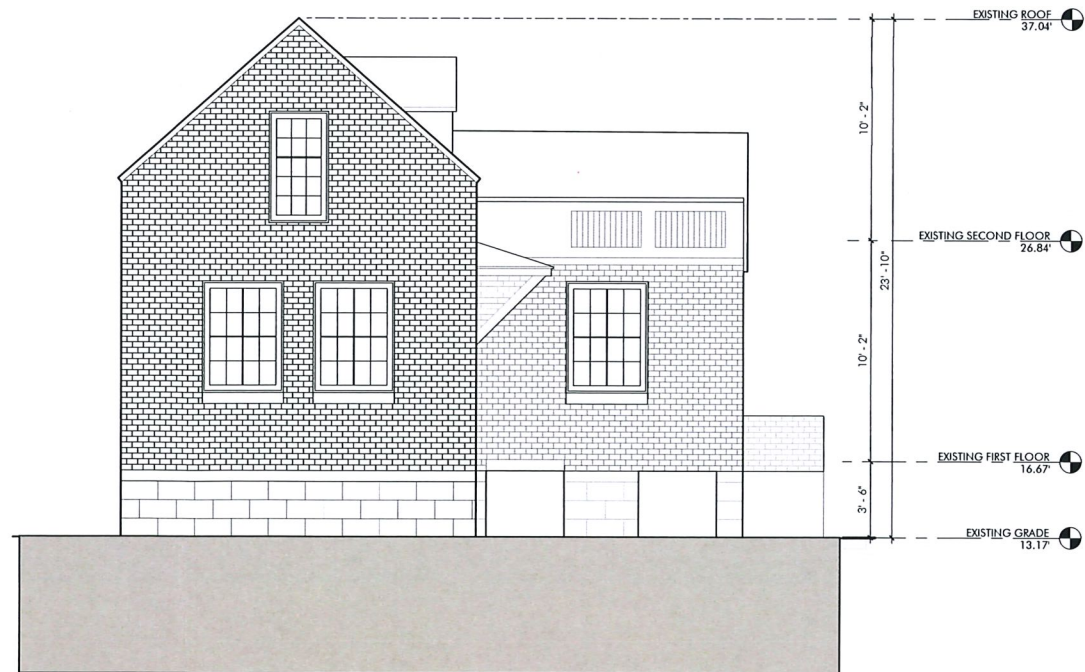
① EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



② EXISTING EAST ELEVATION  
1/4" = 1'-0"



EXISTING PLAN  
1/4" = 1'-0"



③ EXISTING WEST ELEVATION  
1/4" = 1'-0"

EXISTING CONDITIONS

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Tel. 617.354.2501 Fax. 617.354.2509

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

Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2131  
Date: 12/17/2021  
Scale: 1/4" = 1'-0"  
Drawn by: AR.S.

AX2.1





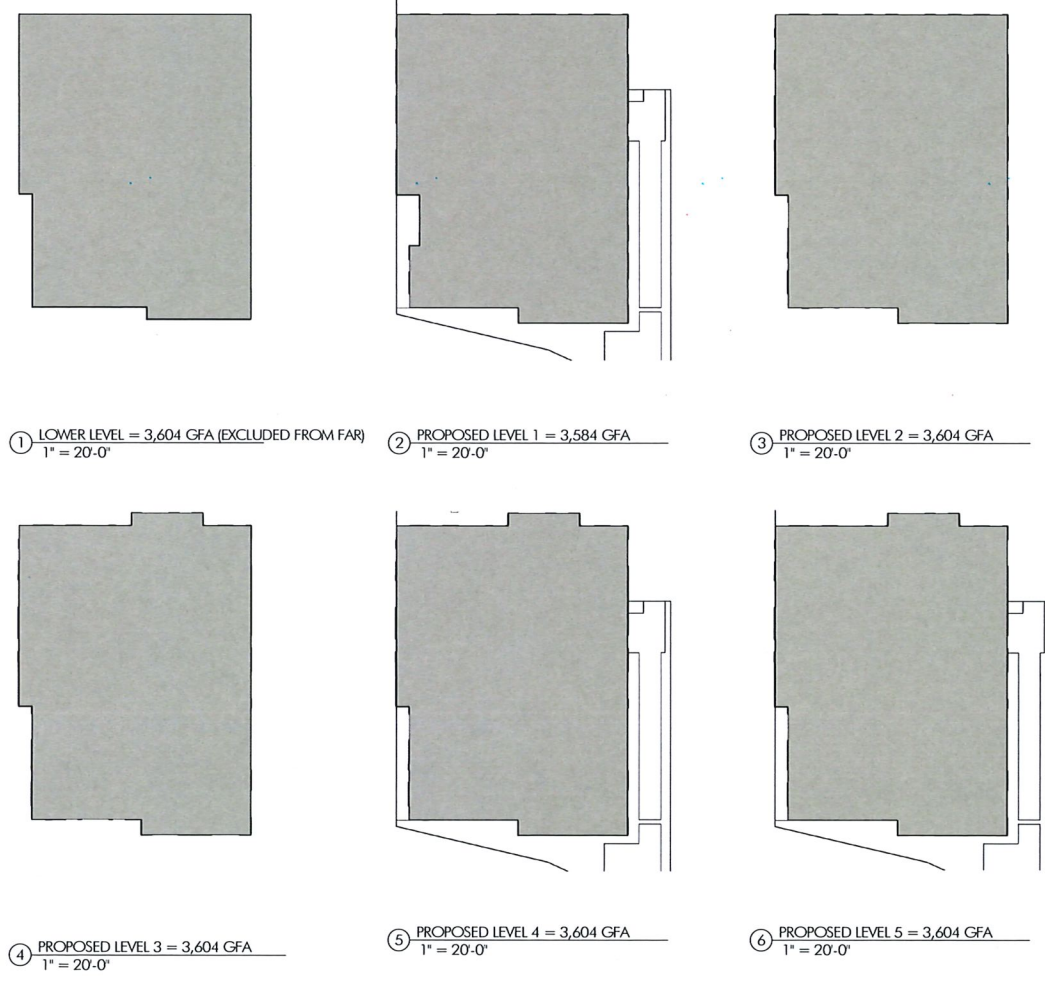
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ZONING CHART - CAMBRIDGE				
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	IA-1	1A-1 ZONE	1A-1 ZONE	COMPLIES
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE	5,000 SF	±5,563 SF	±5,563 SF	COMPLIES
MIN LOT AREA PER DWELLING UNIT	300 SF/DU PER ECHO (PLUS INCREASE BY IHP)	±292.8 SF	±2,781.5 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.25/1.50	1.9	2.25 (1.25 X 2 PER ECHO) X (1.3 PER 11.2)	COMPLIES
MAX BUILDING HEIGHT	45'	25.3'	45'	COMPLIES
MIN. YARD SETBACKS			Calculated	Actual
FRONT (THIRD ST)	0.0'	0.2'	0	0.0'
FRONT SIDE (BENT ST)	0.0'	5.3'	0	0.0'
SIDE 1 (THIRD ST)	H+L/7 OR 10' BY SPECIAL PERMIT	1.3'	45' + 53.5/7 = 14.07'	10.0'
SIDE 2 (BENT ST)	H+L/7 OR 10' BY SPECIAL PERMIT	39'	45' + 79.09/7 = 17.72'	10.0'
MIN LOT WIDTH	50'	63.4'	63.4'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	0% REQUIRED	544 SF	1,348 SF Not including balconies or roof decks (15x15' minimum indicated on Landscape Plan)	COMPLIES
BICYCLE PARKING	1/DWELLING UNIT	N/A	20 LONG TERM SPACES + 6 short TERM	COMPLIES

GROSS FLOOR AREA	
Level	Area
PROPOSED LEVEL 1	3589 SF
PROPOSED LEVEL 2	3617 SF
PROPOSED LEVEL 3	3624 SF
PROPOSED LEVEL 4	3625 SF
PROPOSED LEVEL 5	3625 SF
	18080 SF

FOOTNOTES:

○ ZONING CHART  
12" = 1'-0"



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


Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106 Drawn By:  
Date: 2023.02.01  
Scale: As indicated  
Drawn by: DS

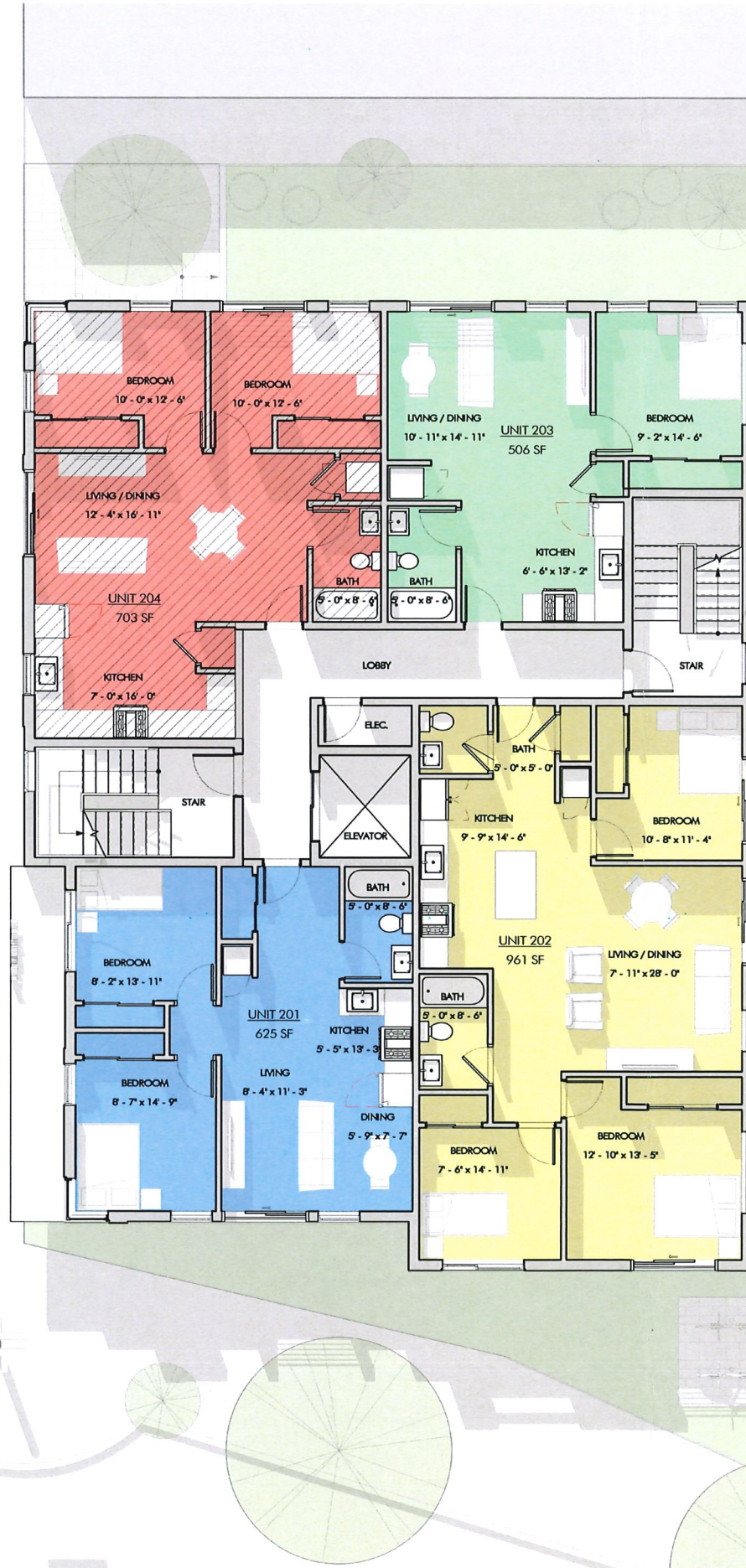




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UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,589 GSF	348 SF	961 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,616 GSF	625 SF	961 SF	506 SF	703 SF
LEVEL 3 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 4 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 5 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
<b>TOTAL (19 UNITS)</b>	<b>18,080 GSF</b>	<b>13,576 NSF</b>			

 AFFORDABLE UNIT  
 20% NET SF AFFORDABLE  
 13,576 X .20 = 2,715 RSF  
 3 UNITS = 2,715 RSF



1 PROPOSED LEVEL 2  
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  
Date: 2023.02.01  
Scale: As indicated  
Drawn by: DS

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



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

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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: 2023.02.07  
Scale: 3/16" = 1'-0"  
Drawn by: DS

A2.1

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



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

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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: 2023.02.07  
Scale: 3/16" = 1'-0"  
Drawn by: G.A.

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

Title: 3D VIEWS

Drawing based by: ANDERSON | PORTER DESIGN  
Project #: 2106 Draw No.  
Date: 2023.02.01  
Scale: A-9.3  
Drawn by: Author