# 69 DANA STREET: HISTORICAL APPLICATION

## CAMBRIDGE, MA, 02138



Project: 69 DANA STREET REAR ADDITION
Drawing: COVER SHEET
Date: 2026.10.15
Scale: 12" = 1'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.0

BLOCK 139




City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
139 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2025 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

N

0 20 40 80 Feet

1:510

Parcel Block Map

**139**

Project: 69 DANA STREET REAR ADDITION
Drawing: GIS MAP
Date: 2026.10.15
Scale: 1" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.1

## Location Details

Address: 69 Dana St
Map-Lot: 139-23

## Ground Elevation

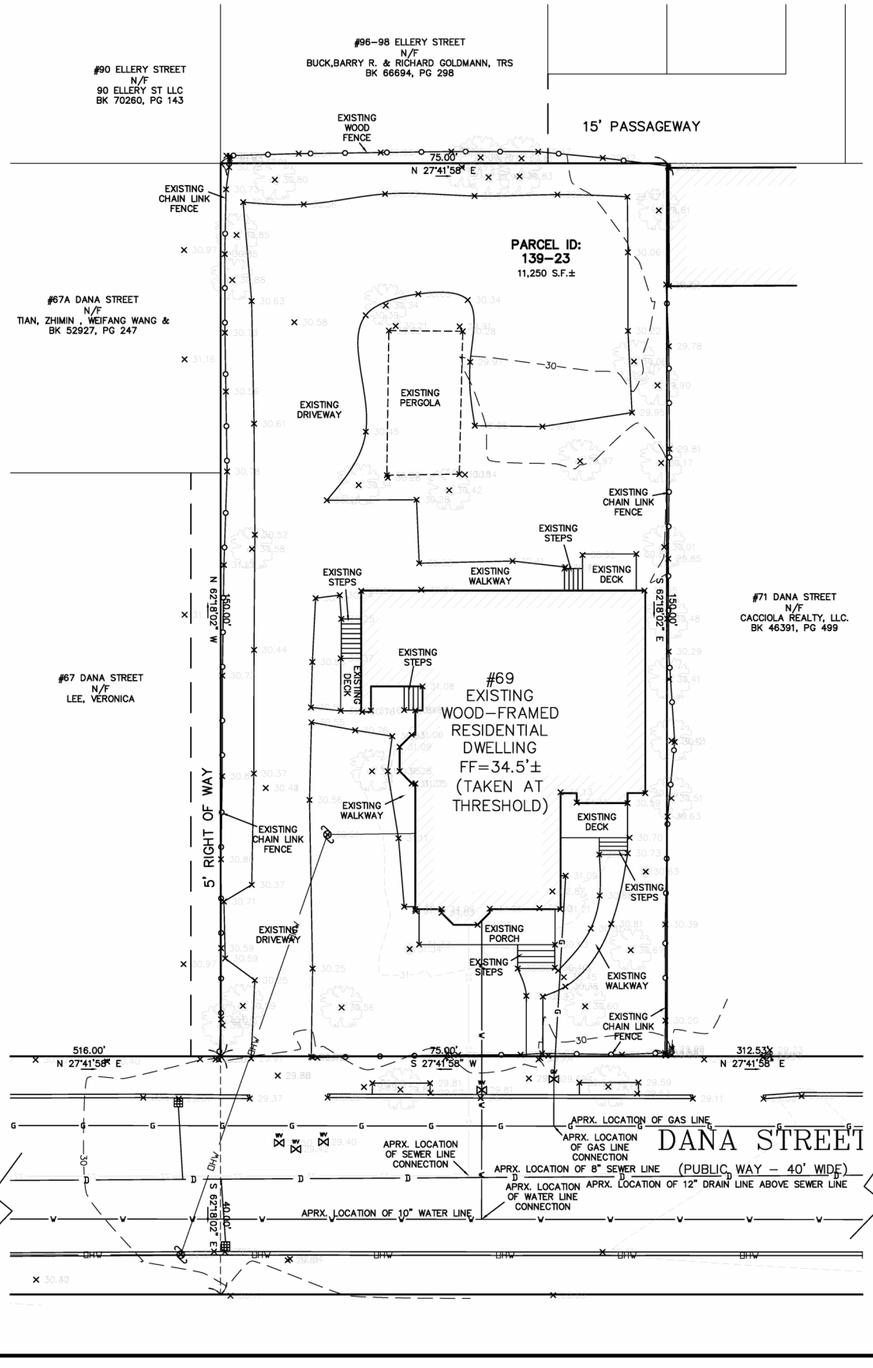
Min: 29.1
Max: 31.5
*Note: All elevations are in ft-CCB[1]*

## Flood Elevation Data

| | |
|---|---|
| 2070 - 1% - SLR/SS | N/A |
| 2070 - 1% - Precip | 29.3 |
| 2070 - 10% - SLR/SS | N/A |
| 2070 - 10% - Precip | N/A |
| 2050 - 1% - SLR/SS | N/A |
| 2050 - 1% - Precip | 29.3 |
| 2050 - 10% - SLR/SS | N/A |
| 2050 - 10% - Precip | N/A |
| Present Day - 1% - Precip | N/A |
| Present Day - 10% - Precip | N/A |
| FEMA 500-Year | N/A |
| FEMA 100-Year | N/A |

## Long-Term Flood Elevations

1% - LTFE: **29.3**
10% - LTFE: **N/A**




## LEGEND

| | |
|---|---|
| | BOUND |
| | IRON PIN/PIPE |
| | STONE POST |
| | TREE |
| | TREE STUMP |
| | SHRUBS/FLOWERS |
| | SIGN |
| | BOLLARD |
| S | SEWER MANHOLE |
| D | DRAIN MANHOLE |
| | CATCH BASIN |
| W | WATER MANHOLE |
| W | WATER VALVE |
| | HYDRANT |
| G | GAS VALVE |
| E | ELECTRIC MANHOLE |
| E | ELECTRIC HANDHOLE |
| | UTILITY POLE |
| | LIGHT POLE |
| M | MANHOLE |
| 30.00 | SPOT GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| | EXISTING BUILDING |
| | RETAINING WALL |
| | STONE WALL |
| | FENCE |
| | TREE LINE |
| S | SEWER LINE |
| D | DRAIN LINE |
| W | WATER LINE |
| G | GAS LINE |
| E | UNDERGROUND ELECTRIC LINE |
| OHW | OVERHEAD WIRES |
| 145 | CONTOUR LINE (MJR) |
| 146 | CONTOUR LINE (MNR) |

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5/26/2026.

2. DEED REFERENCE: BOOK 55339, PAGE 263
PLAN REFERENCE 1: PLAN BOOK 11, PLAN 19
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. 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 25017C0575F, IN COMMUNITY NUMBER: 250186, DATED 7/8/2025.

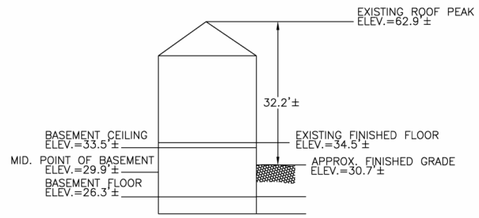
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. 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.

8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD OF ALL VISIBLES STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERMENTS AGENCIES.

9. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.




EXISTING PROFILE
NOT TO SCALE

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ASSURANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

COPYRIGHT (C) 2026 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

| | | | | |
|---|---|---|---|---|
| SCALE 1"=10' | | | | |
| DATE 6/25/2026 | REV | DATE | REVISION | BY |
| SHEET 1 | | | | |
| PLAN NO. 1 OF 1 | | | | |
| CLIENT: | | | | |
| DRAWN BY D.O.K | | | | |
| CHKD BY PJN | | | | |
| APPD BY PJN | | | | |

69 DANA STREET
CAMBRIDGE
MASSACHUSETTS

EXISTING CONDITION
PLAN

SHEET NO. 1

**PETER NOLAN & ASSOCIATES LLC**
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1, NEWTON, MA. 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com

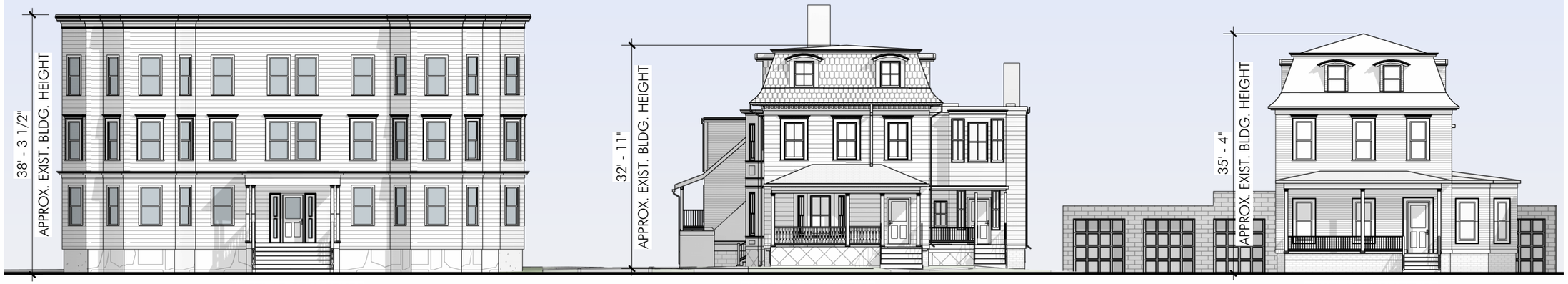
COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

Project: 69 DANA STREET REAR ADDITION
Drawing: CIVIL PLAN
Date: 2026.10.15
Scale:

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.2




EXISTING STRUCTURE
67 DANA STREET

EXISTING STRUCTURE
69 DANA STREET

EXISTING STRUCTURE
71 DANA STREET

Project: 69 DANA STREET REAR ADDITION
Drawing: EXISTING EAST ELEVATION
Date: 2026.10.15
Scale: 1/16" = 1'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.4

DANA STREET

PROPERTY LINE, TYP.

PROPERTY SETBACK, TYP.

EXISTING 67 DANA STREET

150'

5' - 0" SETBACK

6' - 0"

EXIT.IT

20'

PROPOSED PERMEABLE DRIVEWAY

PROPOSED PERMEABLE WALKWAY, TYP.

PROPOSED 69 DANA STREET (REAR BLDG.)

SUBDIVIDED LOT = +/-6,586 SF

10' - 0" SETBACK

5' - 0" SETBACK

10' - 0" SETBACK

55'

75'

58.67'

EXIT

EXIT

MAIN ENTRYRY

EXISTING 69 DANA STREET

SUBDIVIDED LOT = +/-.4,665 SF

14' - 3"

5' - 0" SETBACK

5' - 0" SETBACK

83.58'

66.42'

EXISTING 71 DANA STREET

N

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED SITE PLAN
Date: 2026.10.15
Scale: 3/32" = 1'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.5




EXISTING STRUCTURE
67 DANA STREET

EXISTING/PROPOSED STRUCTURE
NEW AND EXISTING 69 DANA STREET

EXISTING STRUCTURE
71 DANA STREET

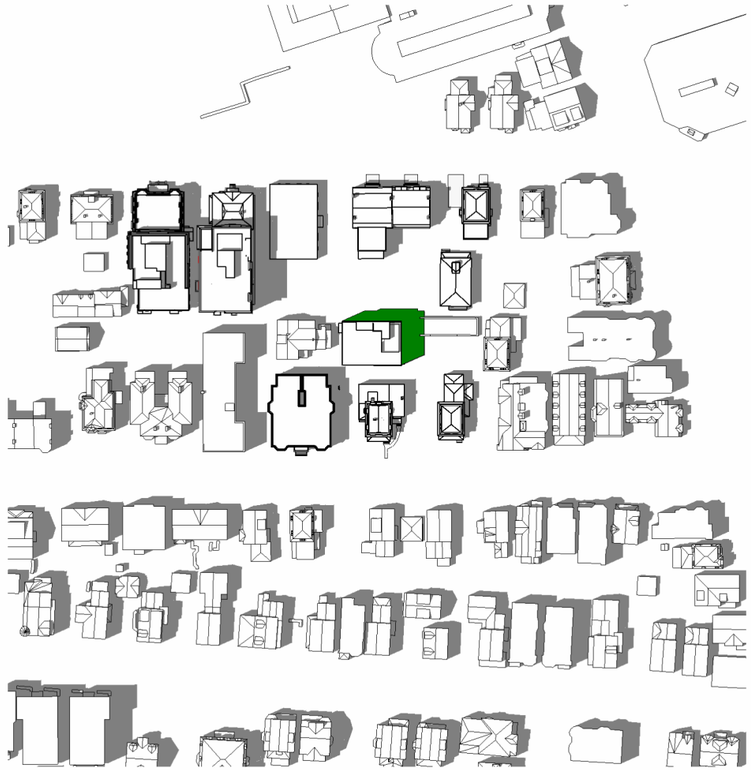
Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED EAST ELEVATION
Date: 2026.10.15
Scale: 1/16" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.6



SUMMER SOLSTICE 8AM



SUMMER SOLSTICE 12PM



SUMMER SOLSTICE 4PM

Project: 69 DANA STREET REAR ADDITION
Drawing: SUMMER SOLSTICE
Date: 2026.10.15
Scale: 1" = 160'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.7



WINTER SOLSTICE 8AM



WINTER SOLSTICE 12PM

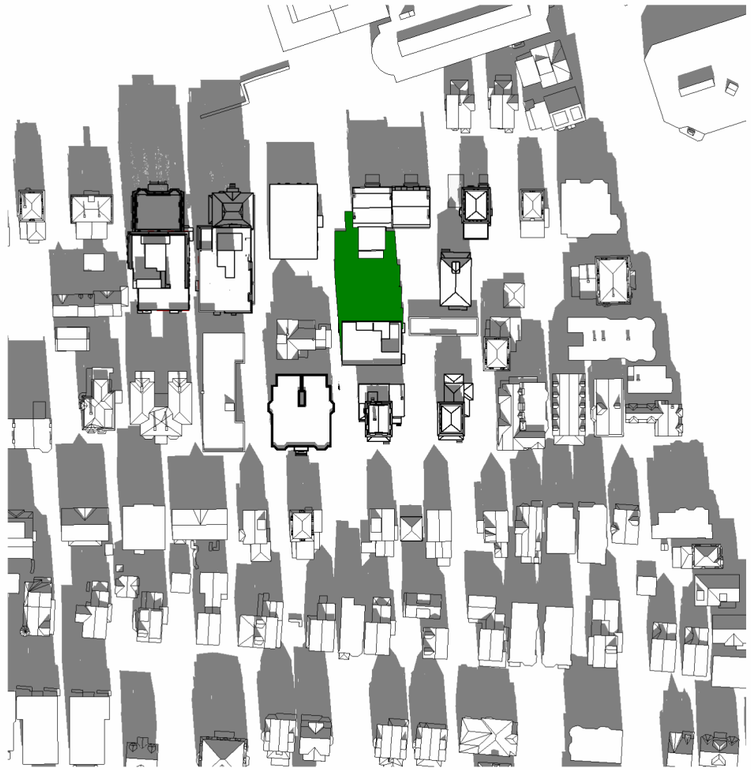


WINTER SOLSTICE 4PM

Project: 69 DANA STREET REAR ADDITION
Drawing: WINTER SOLSTICE
Date: 2026.10.15
Scale: 1" = 160'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.8



EQUINOX 8AM



EQUINOX 12PM



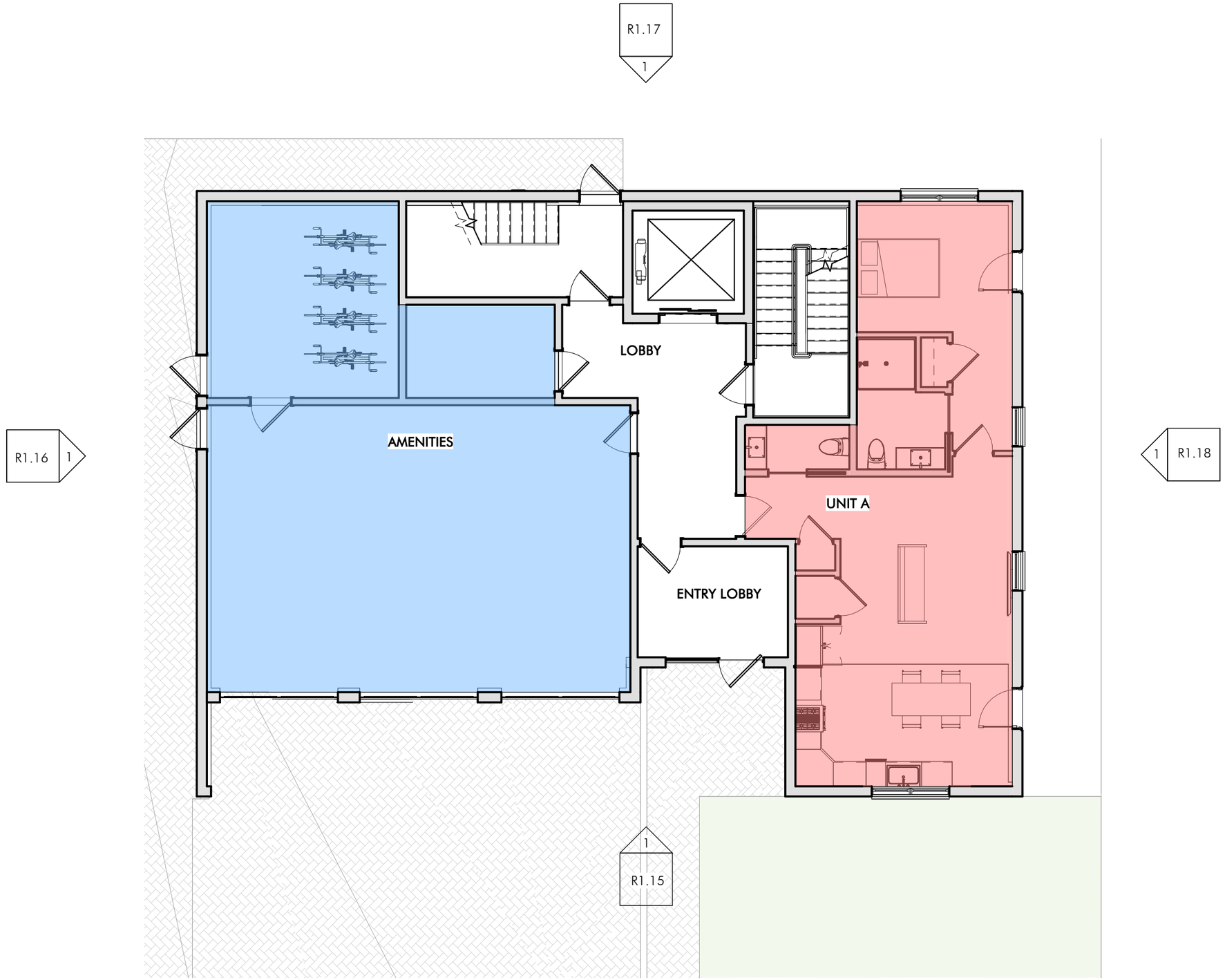
EQUINOX 4PM

Project: 69 DANA STREET REAR ADDITION
Drawing: EQUINOX
Date: 2026.10.15
Scale: 1" = 160'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.9




Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED ENTRY/ LEVEL 1
Date: 2026.10.15
Scale: 1/8" = 1'-0"

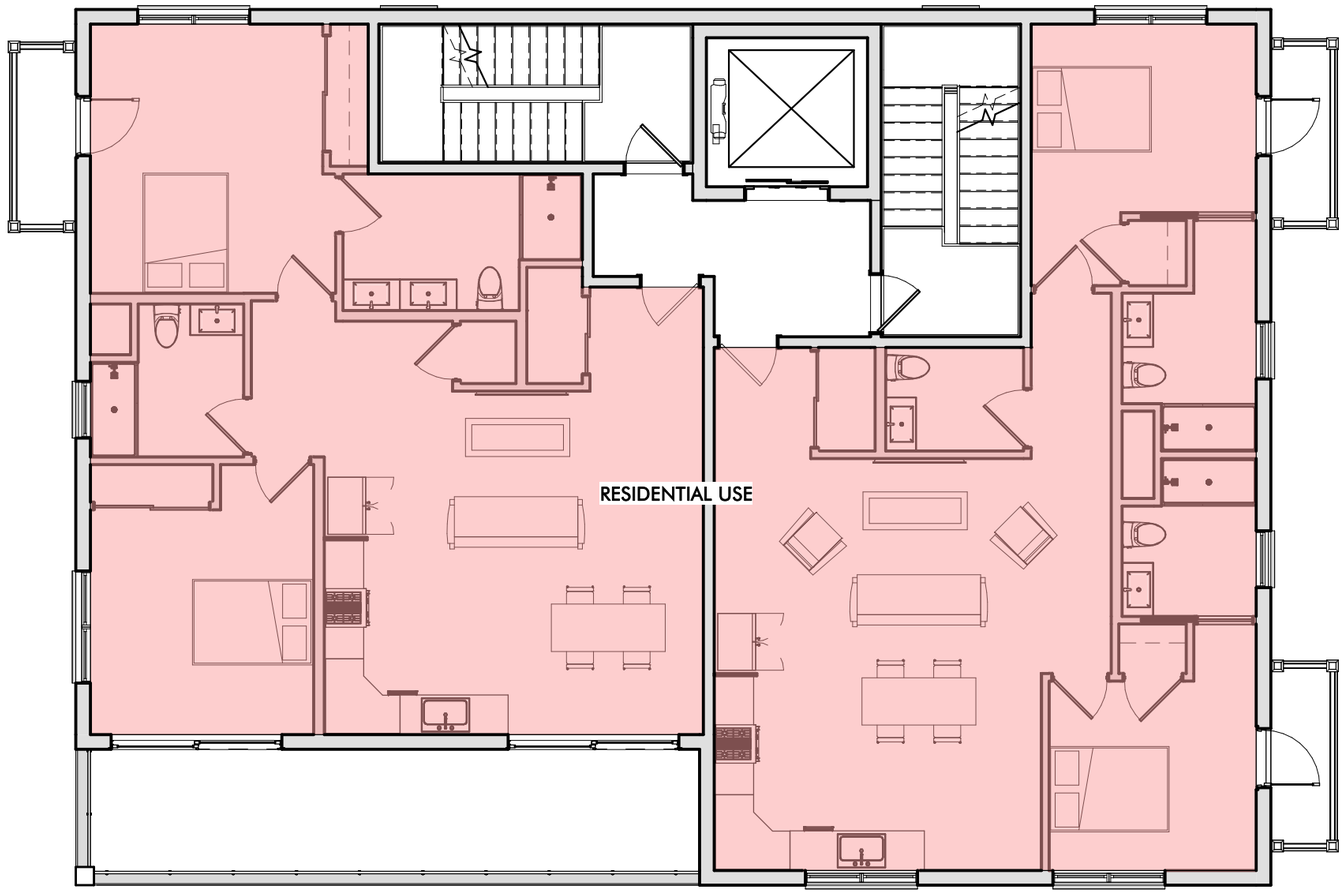
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.10

R1.17
1

R1.16 1



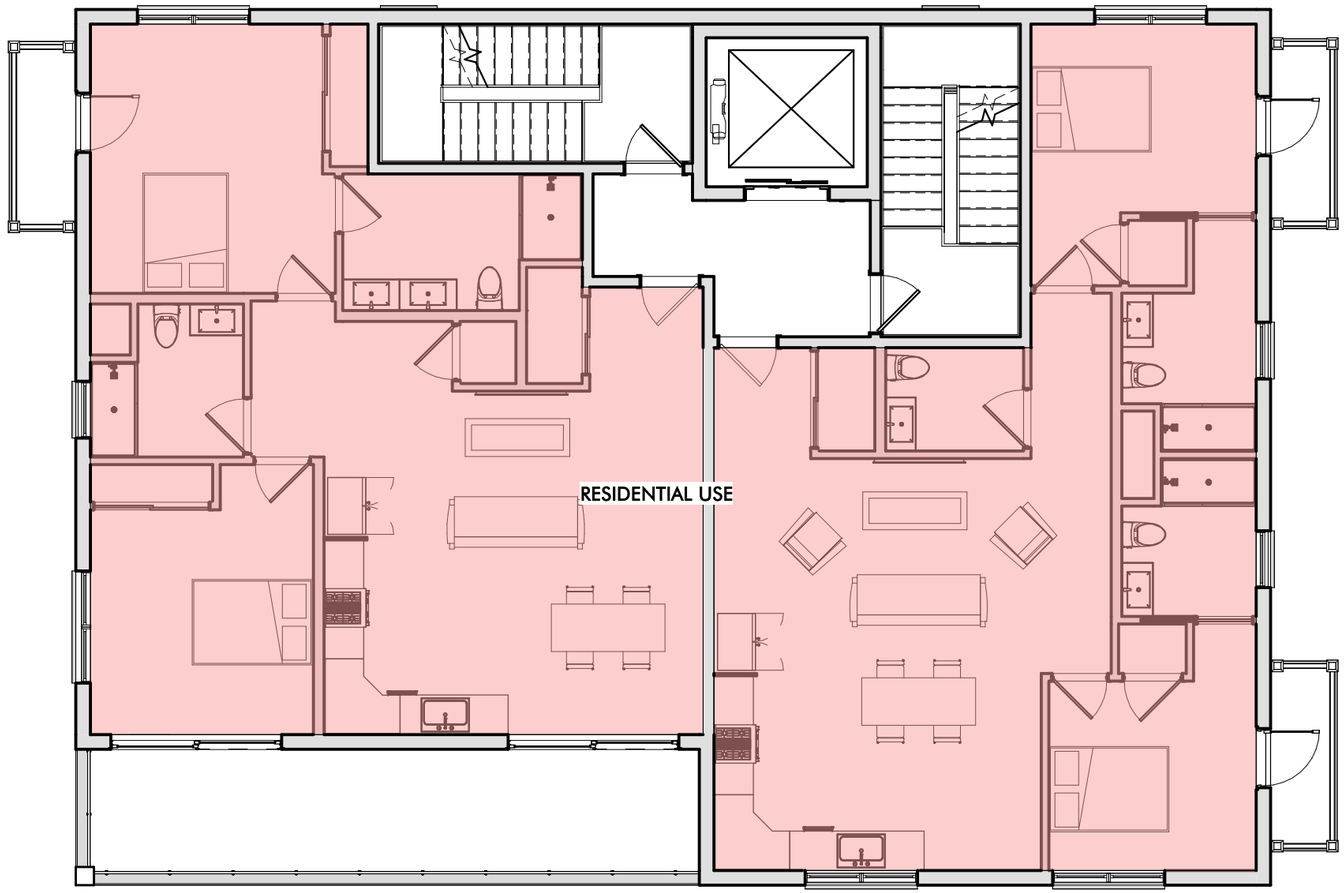

1 R1.18

1
R1.15

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED LEVEL 2
Date: 2026.10.15
Scale: 1/8" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.17
1

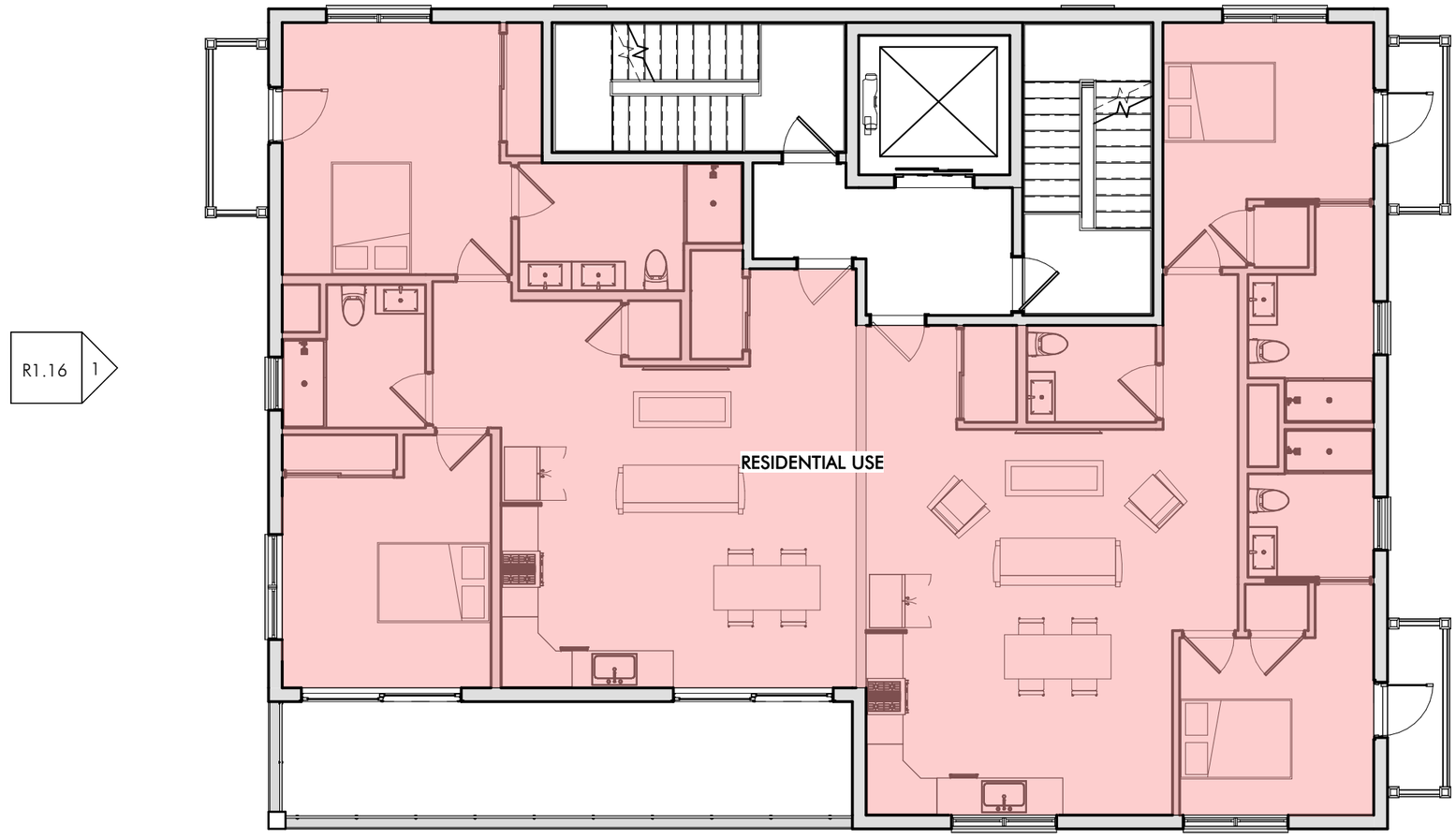



R1.16 1
1 R1.18
1
R1.15

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED LEVEL 3
Date: 2026.10.15
Scale: 1/8" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

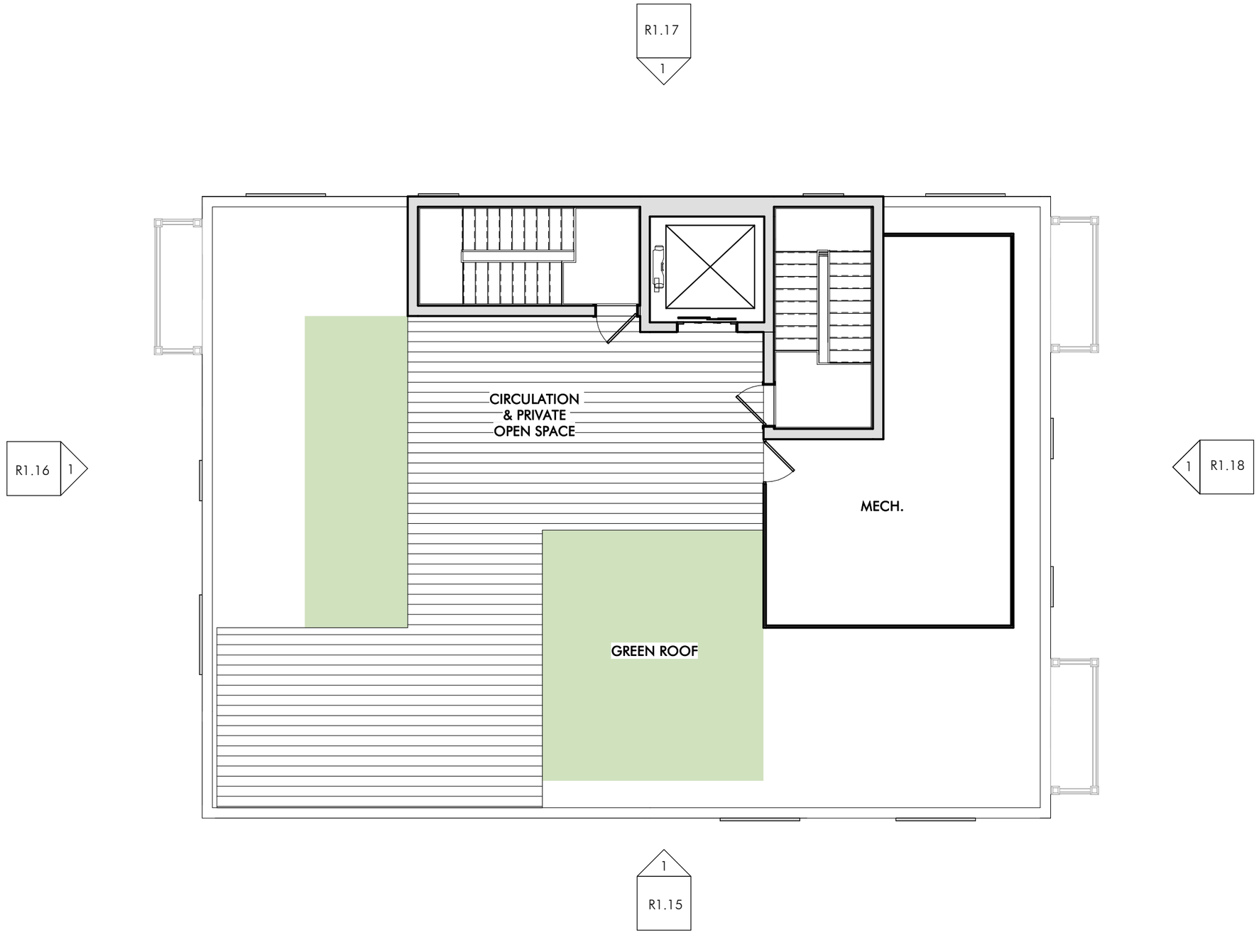
R1.17
1




R1.16 1
1 R1.18
1
R1.15

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED LEVEL 4
Date: 2026.10.15
Scale: 1/8" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501




Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED ROOF
Date: 2026.10.15
Scale: 1/8" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.14



PAINTED LIGHT PEWTER VENEER SYSTEM. RUNNING BOND BRICK VENEER WITH PAINTED WHITE FINISH AND COMPLEMENTARY MORTAR.



VERTICAL WOOD SLAT RAINSCREEN CLADDING SYSTEM. NATURAL CEDAR-TONE, NARROW PROFILE VERTICAL WOOD SLATS. TIMBERTECH CLADDING OR APPROVED EQUAL.



GRAY ALUMINUM-CLAD WINDOW AND DOOR SYSTEM. MARVIN ULTIMATE/MODERN WITH INSULATED GLAZING AND DARK EXTERIOR FINISH.



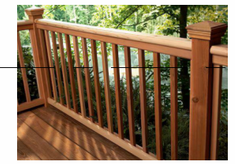
FRAMELESS,GLASS GUARDRAIL SYSTEM. CLEAR TEMPERED LAMINATED GLASS RAILING MOUNTED ABOVE MASONRY KNEE WALL. CR LAURENCE (CRL) OR APPROVED EQUAL.




PROPOPSED T.O. ELEV. HEADHOUSE
89.21'

PROPOSED HEADHOUSE
86.21'

WOOD-TONE DECKING SYSTEM. EXTERIOR-RATED WOOD OR COMPOSITE WITH RAINSCREEN CLADDING FINISH. TIMBERTECH AZEK COLLECTION OR APPROVED EQUAL.



PROPOSED ROOF
75.21'

WOOD FINISH ENTRY DOOR SYSTEM. WARM WOOD-TONE ENTRY DOOR DESIGNED TO COMPLEMENT ADJACENT RAINSCREEN CLADDING. MARVIN MODERN ENTRY DOOR OR APPROVED EQUAL.



PROPOSED LEVEL 4
63.88'

PROPOSED LEVEL 3
52.88'

GRAY OVERHEAD GARAGE DOOR SYSTEM. FLUSH PANEL OVERHEAD DOORS WITH DARK FACTORY FINISH COORDINATED WITH WINDOW SYSTEM. CLOPLAY OR APPROVED EQUAL



PROPOSED LEVEL 2
41.88'

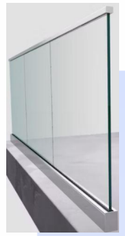
PROPOSED LEVEL 1
30.88'

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED EAST ELEVATION
Date: 2026.10.15
Scale: 3/32" = 1'-0"

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.15



GLASS GUARDRAIL SYSTEM. CLEAR TEMPERED LAMINATED GLASS RAILING MOUNTED ABOVE MASONRY KNEE WALL



PAINTED LIGHT PEWTER BRICK VENEER SYSTEM. RUNNING BOND BRICK VENEER WITH PAINTED WHITE FINISH AND COMPLEMENTARY MORTAR.



GRAY ALUMINUM-CLAD WINDOW AND DOOR SYSTEM. MARVIN ULTIMATE/MODERN WITH INSULATED GLAZING AND DARK EXTERIOR FINISH.



WOOD-TONE DECKING SYSTEM. EXTERIOR-RATED WOOD OR COMPOSITE WITH RAINSCREEN CLADDING FINISH. TIMBERTECH AZEK COLLECTION OR APPROVED EQUAL.



GRAY EXIT DOOR SYSTEM. FLUSH PANEL SINGLE DOOR WITH DARK FACTORY FINISH COORDINATED WITH WINDOW SYSTEM. MARVIN MODERN DOOR OR APPROVED EQUAL




PROPOPSED T.O. ELEV. HEADHOUSE 89.21'

PROPOSED HEADHOUSE 86.21'

PROPOSED ROOF 75.21'

PROPOSED LEVEL 4 63.88'

PROPOSED LEVEL 3 52.88'

PROPOSED LEVEL 2 41.88'

PROPOSED LEVEL 1 30.88'

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED SOUTH ELEVATION
Date: 2026.10.15
Scale: 3/32" = 1'-0"

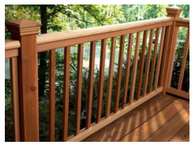
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

AndersonPorter Design

R1.16



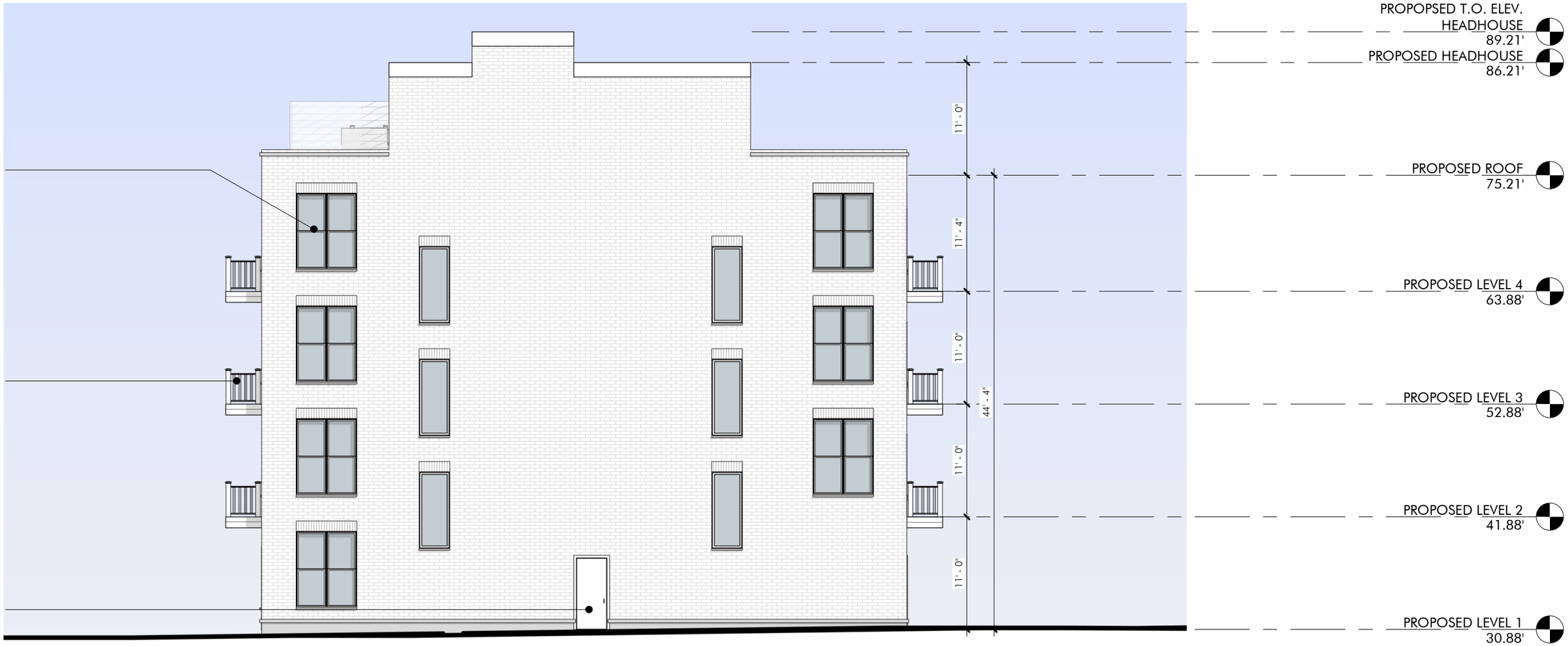
GRAY ALUMINUM-CLAD WINDOW AND DOOR SYSTEM. MARVIN ULTIMATE/MODERN WITH INSULATED GLAZING AND DARK EXTERIOR FINISH.



WOOD-TONE DECKING SYSTEM. EXTERIOR-RATED WOOD OR COMPOSITE WITH RAINSCREEN CLADDING FINISH. TIMBERTECH AZEK COLLECTION OR APPROVED EQUAL.



GRAY EXIT DOOR SYSTEM. FLUSH PANEL SINGLE DOOR WITH DARK FACTORY FINISH COORDINATED WITH WINDOW SYSTEM. MARVIN MODERN DOOR OR APPROVED EQUAL




Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED WEST ELEVATION
Date: 2026.10.15
Scale: 3/32" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

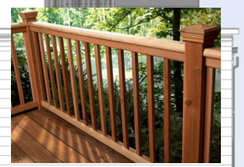
R1.17



PAINTED LIGHT PEWTER BRICK VENEER SYSTEM. RUNNING BOND BRICK VENEER WITH PAINTED WHITE FINISH AND COMPLEMENTARY MORTAR.



GRAY ALUMINUM-CLAD WINDOW AND DOOR SYSTEM. MARVIN ULTIMATE/MODERN WITH INSULATED GLAZING AND DARK EXTERIOR FINISH.



WOOD-TONE DECKING SYSTEM. EXTERIOR-RATED WOOD OR COMPOSITE WITH RAINSCREEN CLADDING FINISH. TIMBERTECH AZEK COLLECTION OR APPROVED EQUAL.





PROPOPSED T.O. ELEV. HEADHOUSE 89.21'
PROPOSED HEADHOUSE 86.21'
PROPOSED ROOF 75.21'
PROPOSED LEVEL 4 63.88'
PROPOSED LEVEL 3 52.88'
PROPOSED LEVEL 2 41.88'
PROPOSED LEVEL 1 30.88'
11' - 0"
11' - 4"
11' - 0"
44' - 4"
11' - 0"
11' - 0"

Project: 69 DANA STREET REAR ADDITION
Drawing: PROPOSED NORTH ELEVATION
Date: 2026.10.15
Scale: 3/32" = 1'-0"

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.18



Project: 69 DANA STREET REAR ADDITION
Drawing: 3D VIEWS
Date: 2026.10.15
Scale:

AndersonPorter Design

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.19



Project: 69 DANA STREET REAR ADDITION
Drawing: 3D VIEWS
Date: 2026.10.15
Scale:

AndersonPorter Design
1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

R1.20