

TEAM

OWNER/ DEVELOPER:
Dinosaur Capital Partners, LLC
101 Huntington Avenue, Boston MA 02199

ARCHITECT: ICON architecture, inc
38 Chauncy Street, Boston MA 02111

CIVIL/LANDSCAPE: Stantec
141 Portland Street, Boston MA 02114

ELECTRICAL ENGINEER: Vincent A. Dilorio, Inc.
89 Access Road, Suite 18, Norwood MA 02062

STRUCTURAL ENGINEER: Souza True and Partners, Inc.
653 Mount Auburn Street, Watertown, MA 02472

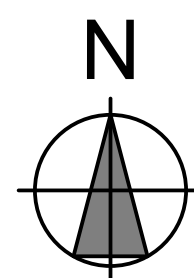
MECHANICAL/PLUMBING AND FIRE PROTECTION:
R.W. Sullivan Engineering
529 Main St. Suite 203, Boston, MA 02129



RESIDENCES AT 240 SIDNEY STREET CAMBRIDGE, MA SPECIAL PERMIT APPLICATION MARCH 13, 2013

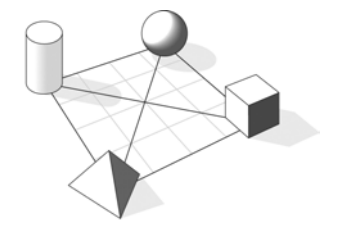
DRAWING LIST

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240 SIDNEY STREET
CAMBRIDGE, MA

DINOSAUR CAPITAL PARTNERS LLC



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STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	2013-03-13	SPECIAL PERMIT

PROJECT NO.: 21207
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SHEET TITLE

PROJECT DATA

G-002

ZONING DIMENSIONAL FORM

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	54,130	5,000	54,130	
Lot Width (ft)	300	50	300	
Total Gross Floor Area (sq ft)	36,408	105,554	101,551	
Residential Base	0	81,195	78,116	
Non-Residential Base	36,408	n/a	n/a	
Inclusionary Housing Bonus	0	24,359	23,435	
Total Floor Area Ratio	0.67	1.95	1.88	
Residential Base	n/a	1.50	1.45	
Non-Residential Base	0.67	n/a	n/a	
Inclusionary Housing Bonus	n/a	.45	.43	
Total Dwelling Units	0	107	107	
Base Units	0	83	83	
Inclusionary Bonus Units	0	24	24	
Base Lot Area / Unit (sq ft)	0	650	652	
Total Lot Area / Unit (sq ft)	0	506	506	
Building Height(s) (ft)	26'	45'/60' *	35'/45'	
Front Yard Setback (ft)	0	10'	10'	
Side Yard Setback -(ft)	n/a	n/a	n/a	
Side Yard Setback -(ft)	n/a	n/a	n/a	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	<3%	15%	30%	
Private Open Space	0	n/a	5%	
Permeable Open Space	<3%	n/a	25%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	67	107 / 1 per d.u.	96 / .9 per d.u.	
Bicycle Parking Spaces	0	54 / 2 per d.u.	107 / 1 per d.u.	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:

*45' height within 100' of Residential C-1 District, @ centerline of Sidney Street

BUILDING AREA:

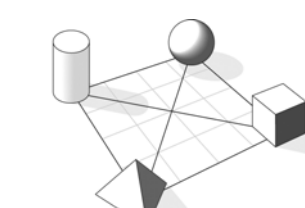
	GSF
Garage	27,435
1st	27,116
2nd	27,618
3rd	27,618
4th	16,812
Roof Terrace	2,387
	101,551 GSF

UNIT MIX:

Unit Mix	Studio	1Bedroom	2Bedroom	
Ground	0	18	7	25
Second	4	16	12	32
Third	4	13	14	31
Fourth	0	9	10	19
Total	8	56	43	107
	7%	52%	40%	

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KEY PLAN

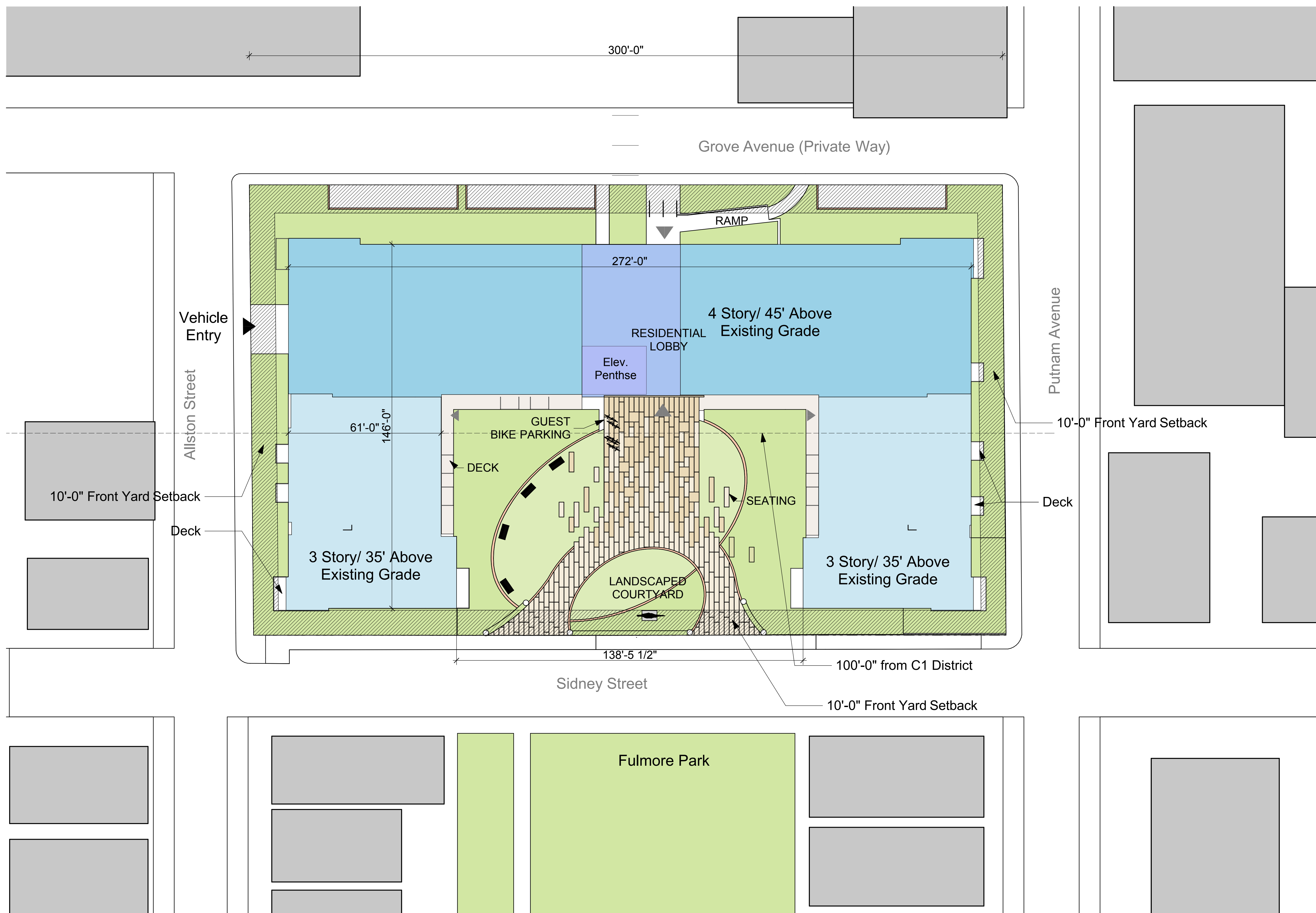
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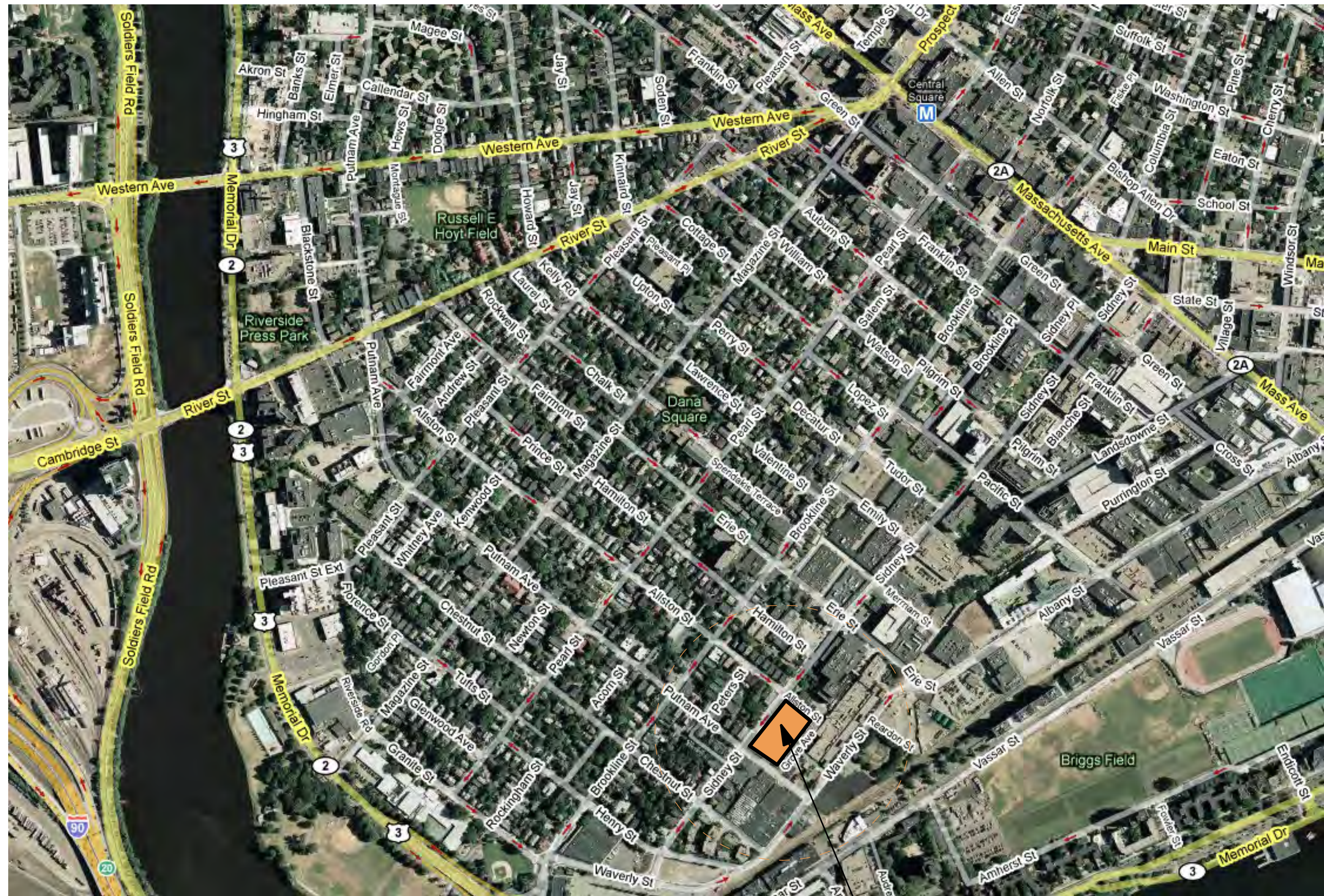
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ZONING DIAGRAM

G-003

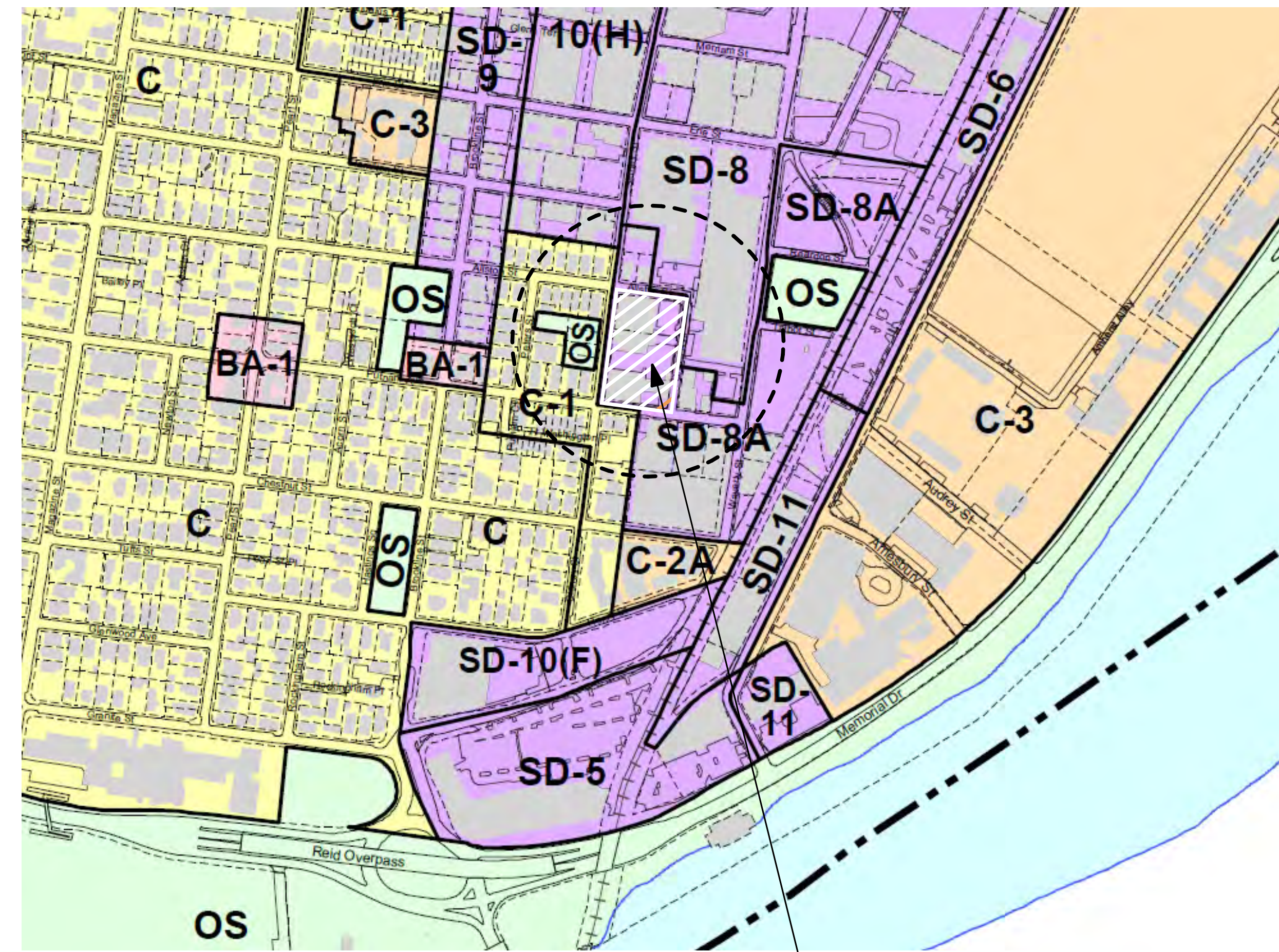


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CONTEXT

SITE

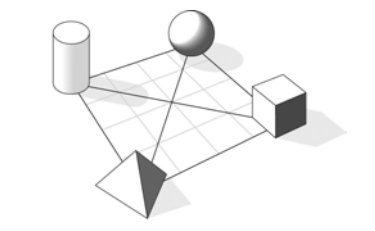


ZONING MAP

SITE

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SHEET TITLE

LOCATION AND LINKAGE

G-004

2&3 STORY RESIDENTIAL

1-3 STORY LIGHT INDUSTRIAL



LOCATION OF ADJACENT BUS & TRANSIT STOPS



1 SIDNEY STREET LOOKING SOUTH



2 PUTNAM AVENUE LOOKING EAST



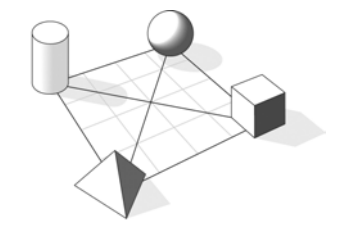
3 GROVE STREET



4 ON SITE PARKING

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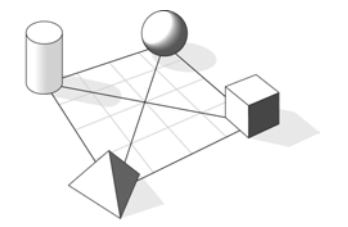
EXISTING SITE AND CONTEXT

G-005



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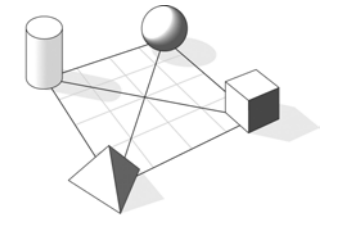
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NEIGHBORHOOD CONTEXT
LARGE SCALE

G-006

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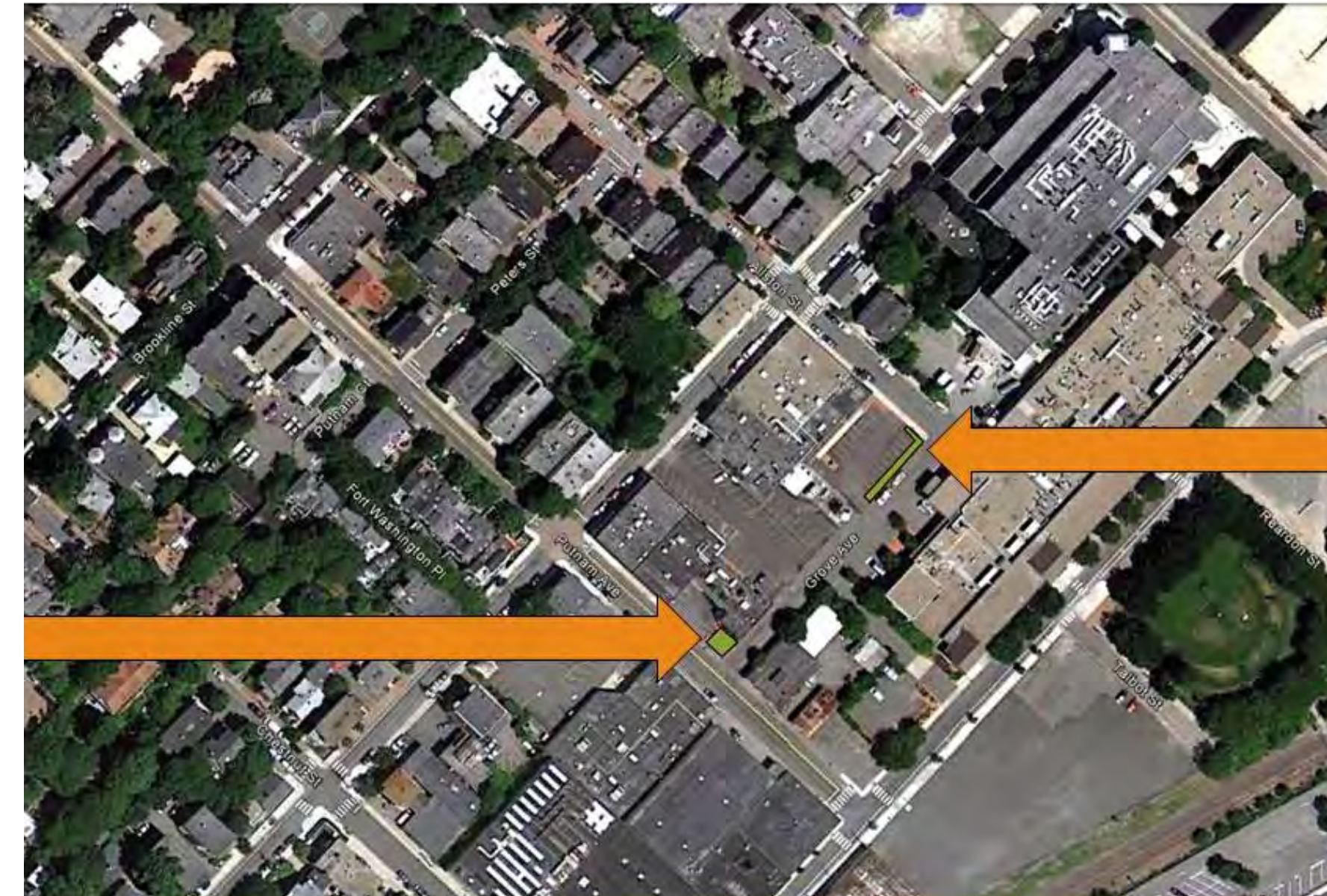
SITE CONCEPT

G-008

Existing Conditions - Parking & Access
(Currently 66 surface parking spaces)



Existing Conditions - Open Space (Currently less than 5%)



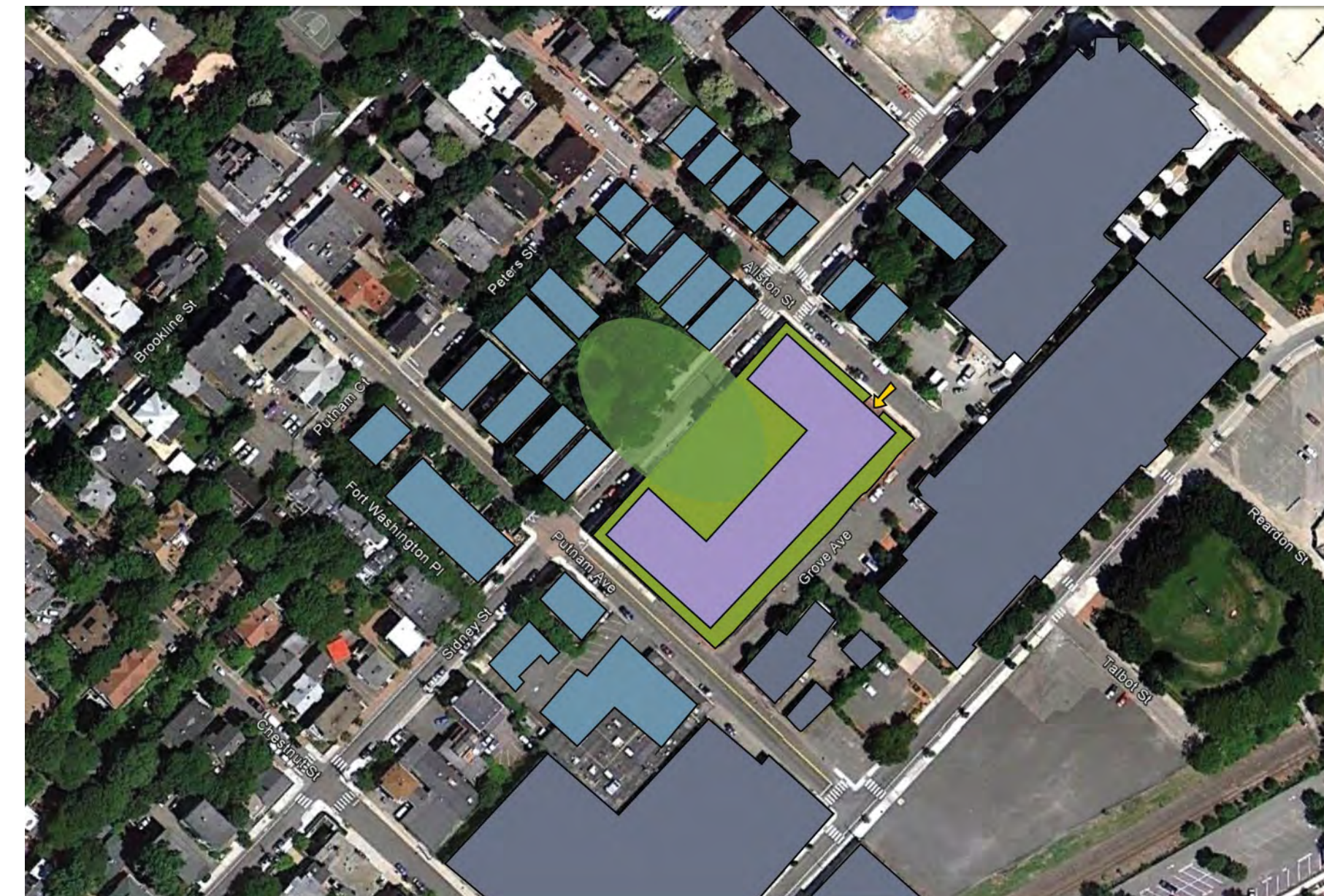
Existing Conditions - Neighborhood Context



Proposed Site Concept - Extend the Open Space



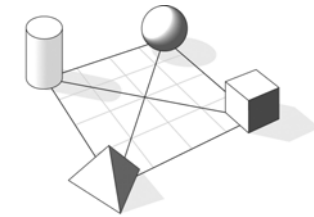
Proposed Site Concept - Frame the Streets





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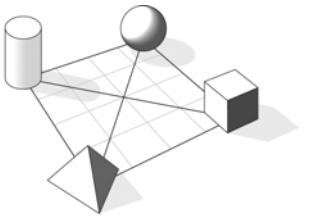
SHEET TITLE
AERIAL VIEW FROM THE NORTHWEST

G-009



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SHEET TITLE

VIEW FROM THE
PARK

G-010