



# 6 BROOKLINE STREET

client  
**CSQ REALTY LLC**

title  
**COVER**

project  
**6 BROOKLINE STREET**

dh architects, llc  
700 LaGrange Street, Boston MA 02134

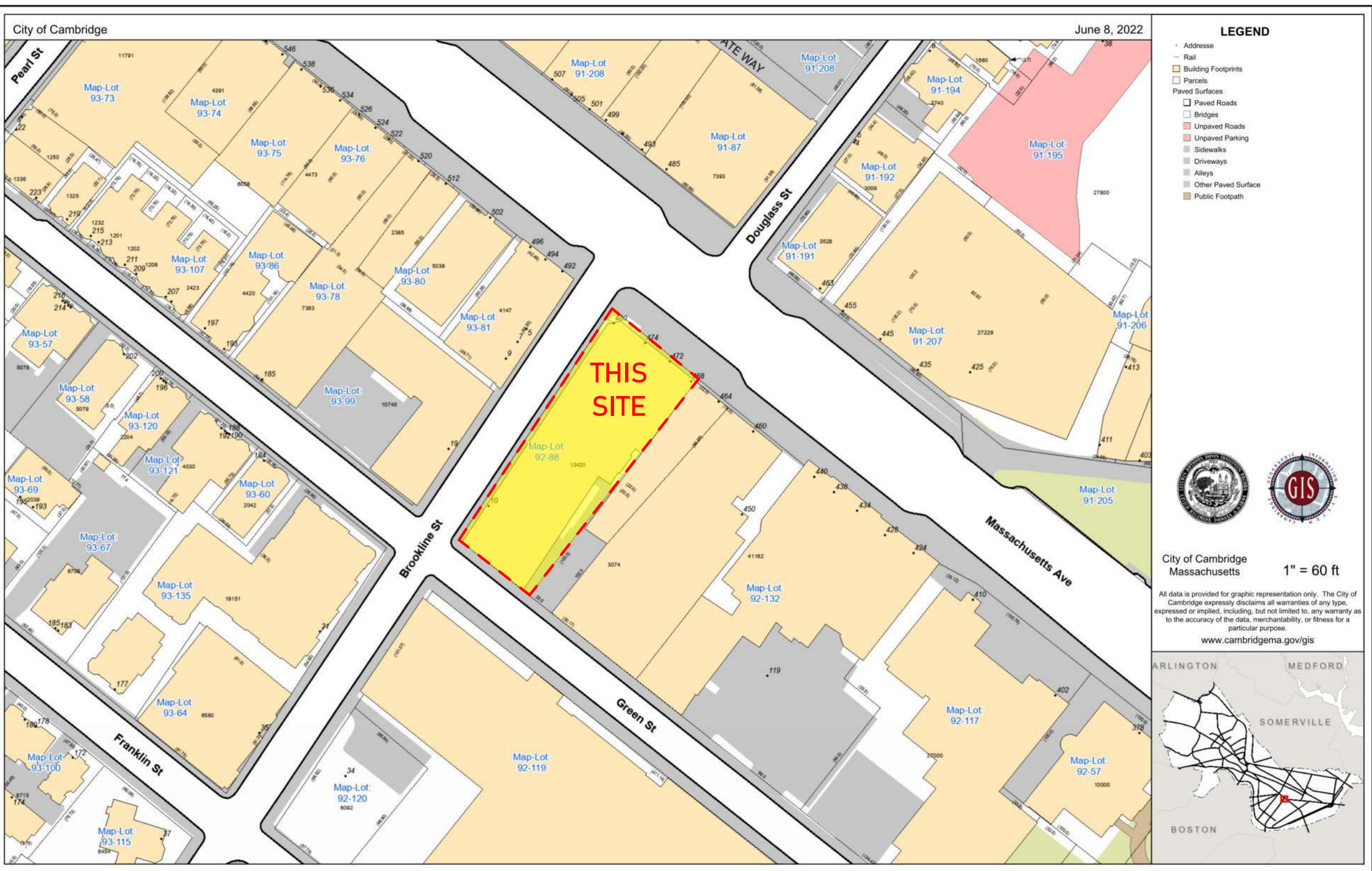
job number  
**22050**

scale

set issue date  
**08/16/22**

sheet issue date  
**06/21/22**

Sheet no.  
**A000**



client **CSQ REALTY LLC**

title **ASSESSORS PLOT PLAN**  
 project **6 BROOKLINE STREET**

dh architects, llc  
 100 Cambridge Street, Boston, MA 02142  
 job number **22050**  
 scale  
 set issue date **08/16/22**  
 sheet issue date **06/08/22**  
 Sheet no. **A001**

8/16/2022 1:07:03 PM

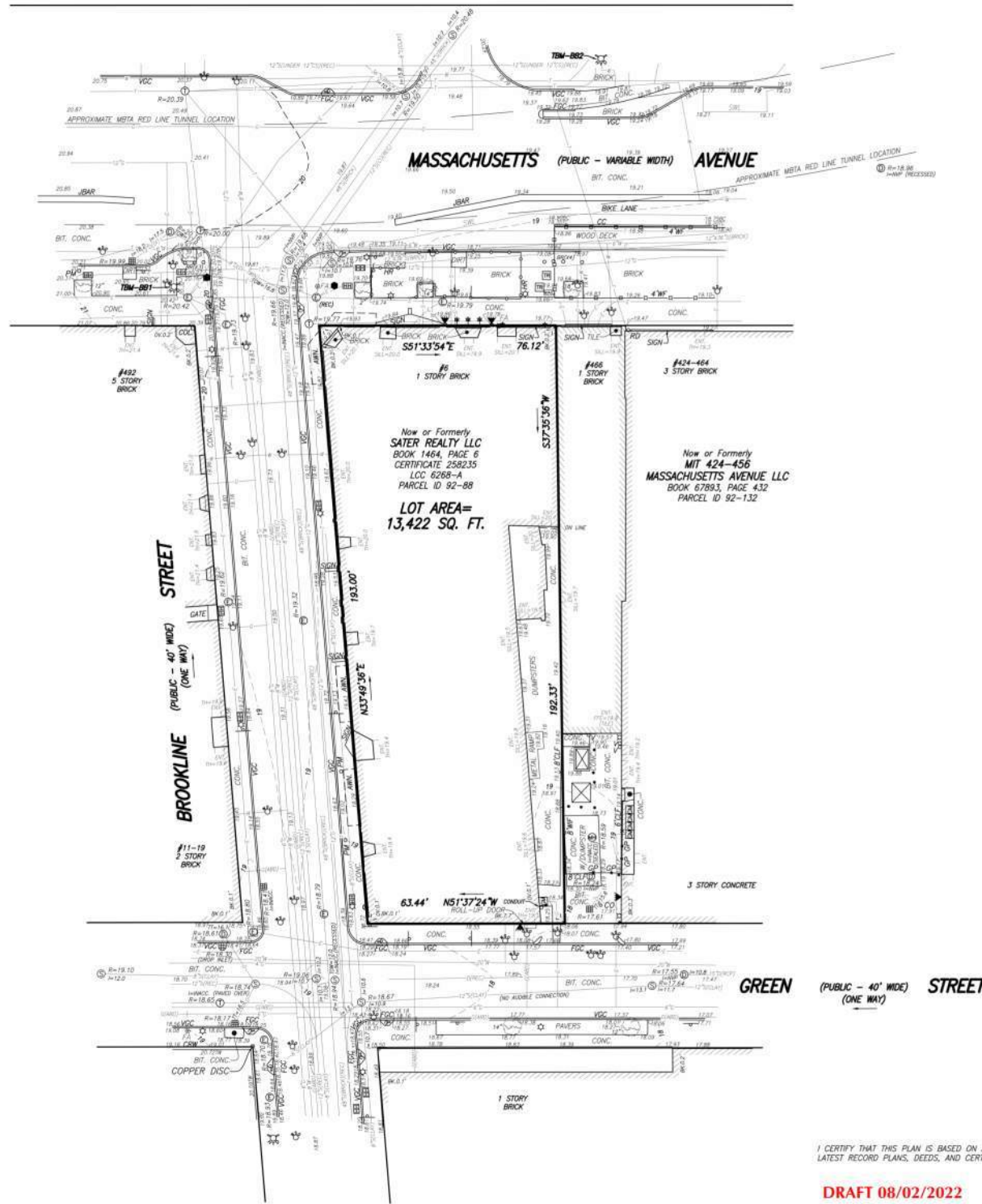


**NOTES:**

- 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 250105579E, 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 AFORESAID RECORDED 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 DIG 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		ARWIN
	DRAIN MANHOLE		BC		BACK
	ELECTRIC MANHOLE		BIT		BRICK
	TELEPHONE MANHOLE		CC		CLF
	HYDRANT		CONC		CONC
	WATER SHUT OFF/WATER GATE		COL		COW
	GAS SHUT OFF/GAS GATE		COW		ENT
	CATCH BASIN		FEE		FGC
	D-FRAME CATCH BASIN		HR		IN
	TRAFFIC SIGNAL		INACC		JBAR
	LIGHT POLE		LCC		MBTA
	WALK LIGHT		NVP		OV
	ELECTRIC HANDHOLE		R=		(REC)
	BOLLARD		(REC)		SWL
	POST		SQ. FT.		TBM
	MAIL BOX		TC		TH
	SIGN		TOW		TOW
	CLEAN OUT		TT=		TW
	COAL CHUTE		TW		VGC
	FIRE ALARM		VGC		WF
	BIKE RACK		WIF		C
	ROOF DRAIN		C		D
	PARKING METER		D		E
	VENT		E		G
	COPPER DISC		G		S
	SECURITY CAMERA		S		T
	FLOOD LIGHT		T		W
	TRANSFORMER		W		(S&M)
	GAS METER		(S&M)		PIPE SIZE AND MATERIAL
	TRASH RECEPTACLE		PIPE SIZE AND MATERIAL		CI
	DECIDUOUS TREE		CI		DI
	HANDICAP RAMP		DI		M
	GATE POST		M		WF
	IRRIGATION CONTROL VALVE		WF		WIF
	CURB RETURN		WIF		
	SPRINKLER CONNECTION				
	JERSEY BARRIER				



**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



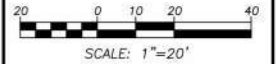
ADDRESS:  
**6 BROOKLINE STREET  
CAMBRIDGE, MASS.**

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  
799 Cambridge Street, Boston MA 02142

job number  
**22050**

scale  
**1" = 100'-0"**

set issue date  
**08/16/22**

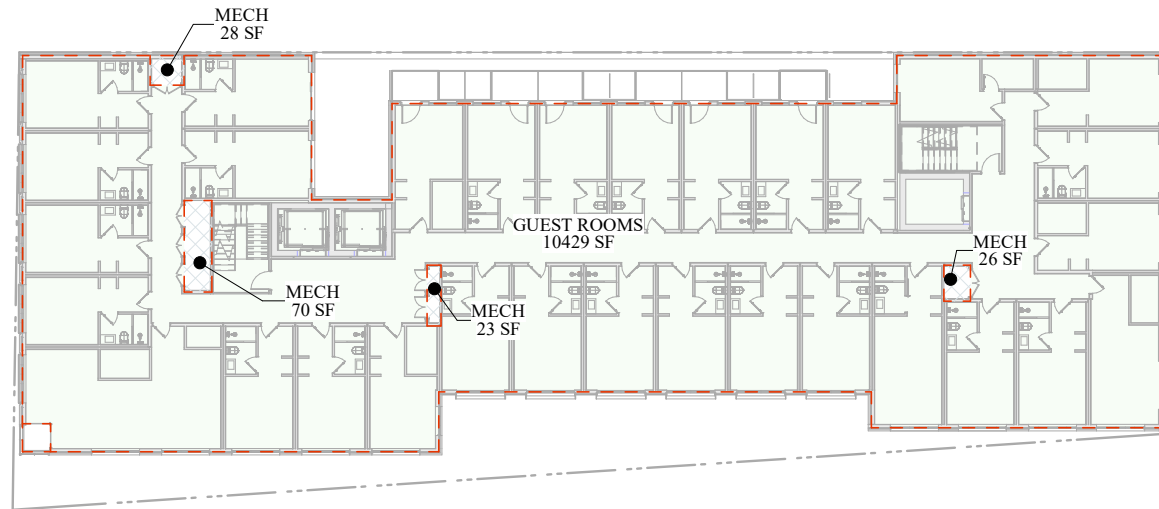
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Sheet no.  
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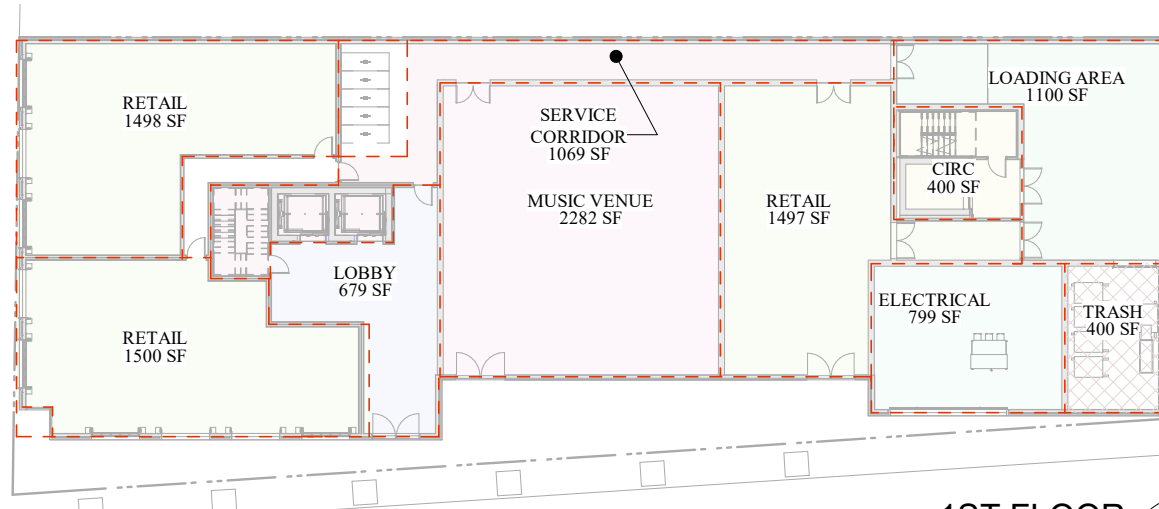
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**DISTRICT F.A.R. 4.0**  
**ALLOWABLE GFA 53,688 S.F.**

**BUILDING AREA SCHEDULE - GFA**

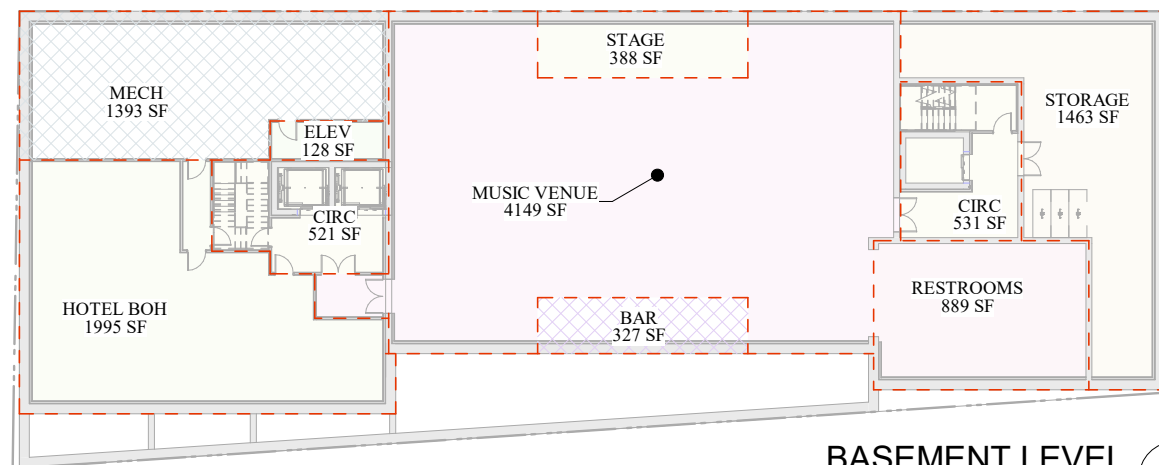
1ST FLOOR	
MUSIC VENUE	2282 SF
SERVICE CORRIDOR	1069 SF
TRASH	400 SF
CIRC	400 SF
LOBBY	679 SF
4830 SF	
2ND FLOOR	
GUEST ROOMS	10429 SF
10429 SF	
3RD FLOOR	
GUEST ROOMS	10436 SF
10436 SF	
4TH FLOOR	
GUEST ROOMS	10425 SF
10425 SF	
5TH FLOOR	
GUEST ROOMS	10422 SF
10422 SF	
6TH FLOOR	
KITCHEN	1605 SF
CIRCULATION	415 SF
RESTROOMS	239 SF
RESTROOMS	244 SF
MECH	160 SF
BAR/RESTAURANT	4184 SF
CIRCULATION	458 SF
7305 SF	
53847 SF	



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



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



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

8/16/2022 1:07:17 PM

client  
**CSQ REALTY LLC**

title  
**ZONING AREA CALCULATIONS**  
 project  
**6 BROOKLINE STREET**

dh architects, llc  
 700 South Orange Street, Boston, MA 02118

job number  
**22050**

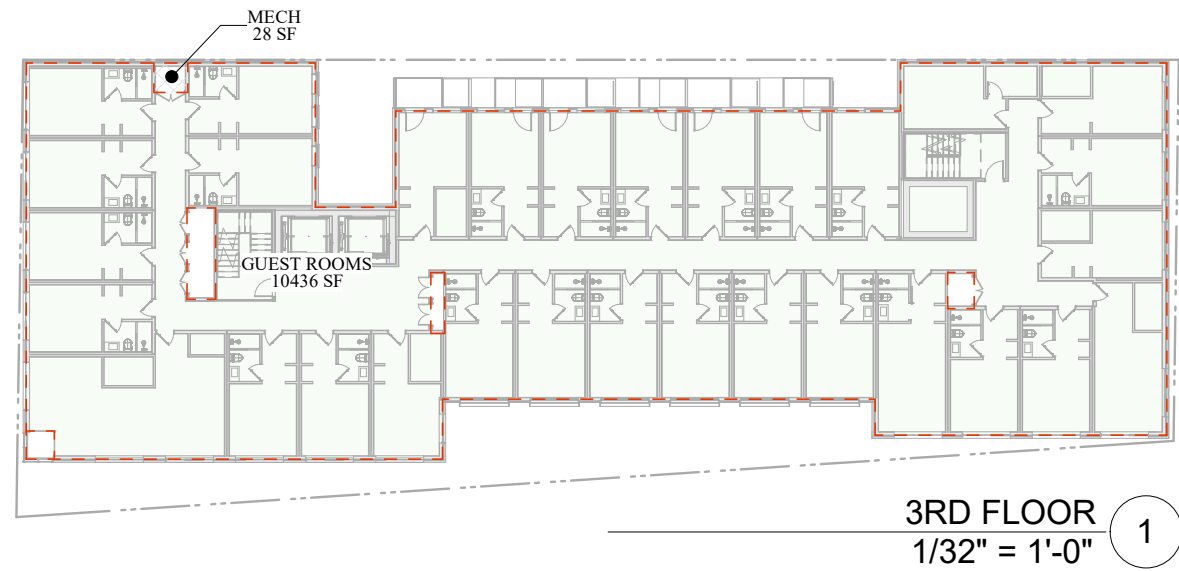
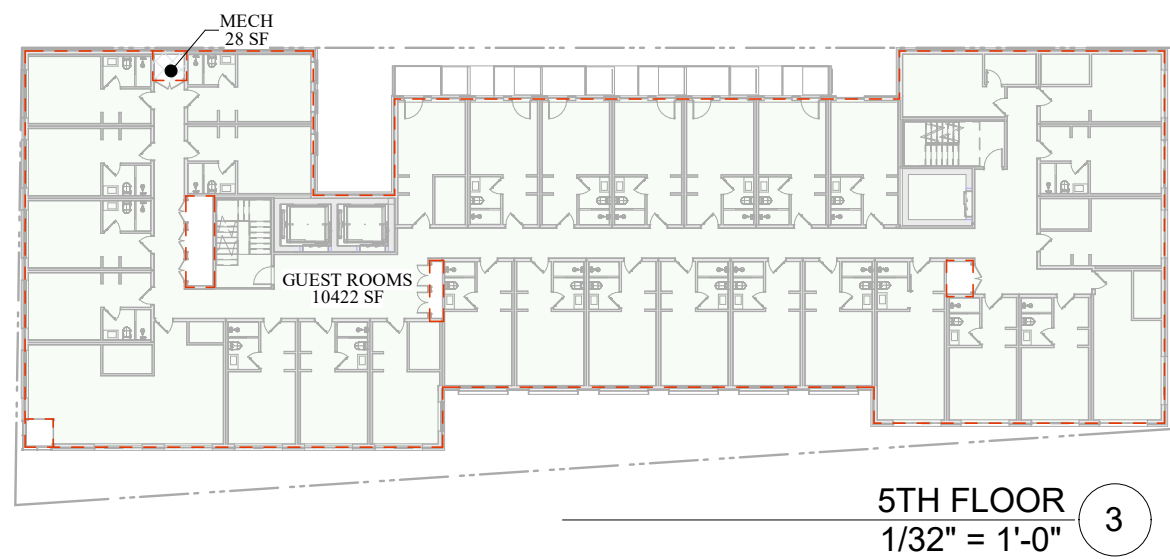
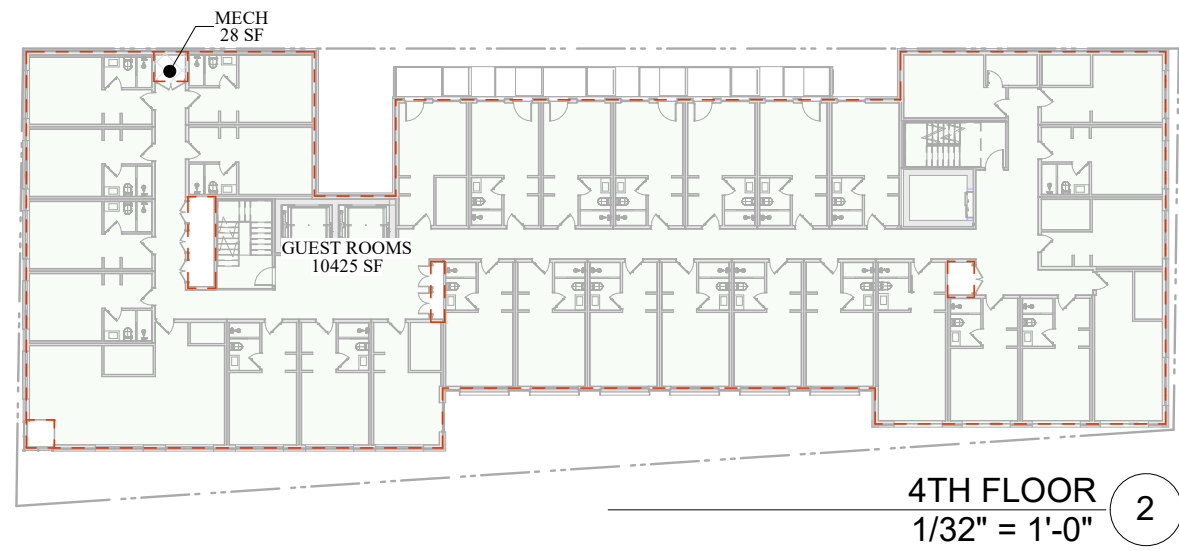
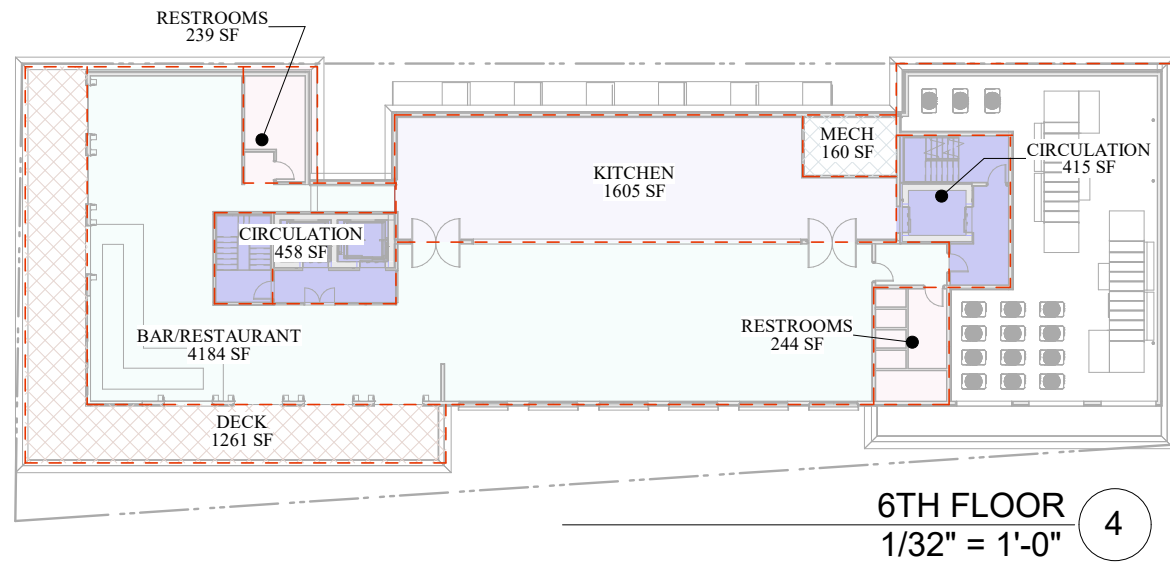
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set issue date  
**08/16/22**

sheet issue date  
**11/03/17**

Sheet no.  
**A010**

8/16/2022 1:07:48 PM



client  
CSQ REALTY LLC

title  
ZONING AREA CALCULATIONS  
project  
6 BROOKLINE STREET

dh architects, llc  
700 LaGrange Street, Boston, MA 02142

job number  
22050

scale  
1/32" = 1'-0"

set issue date  
08/16/22

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

8/16/2022 1:07:48 PM

client  
CSQ REALTY LLC

title  
SITE PHOTOS  
project  
6 BROOKLINE STREET

dh architects, llc  
700 LaGrange Street, Boston, MA 02134

job number  
22050

scale

set issue date  
08/16/22

sheet issue date  
08/15/22

Sheet no.  
A012



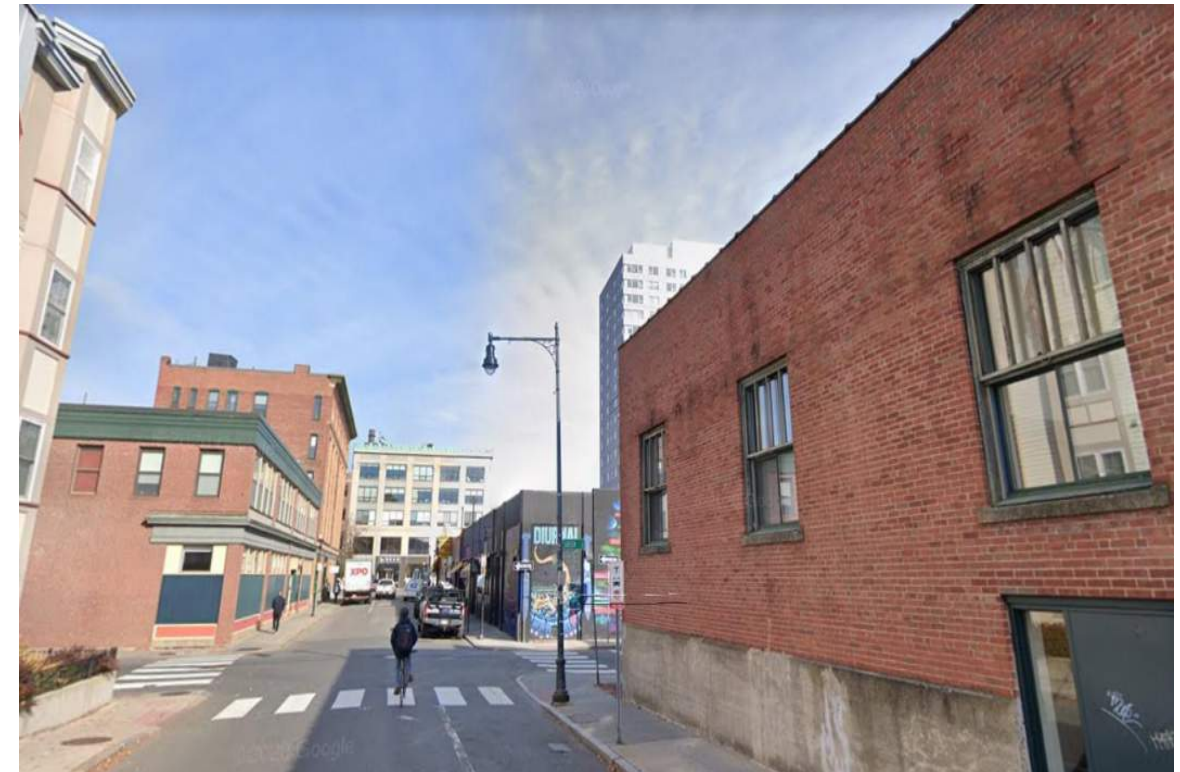
494 MASS AVE



VIEW OF PROPERTY FROM GREEN STREET



VIEW SOUTHEAST FROM BROOKLINE STREET



VIEW NORTHEAST FROM BROOKLINE STREET

8/16/2022 1:07:48 PM

client  
CSQ REALTY LLC

title  
SITE PHOTOS  
project  
6 BROOKLINE STREET

dh architects, llc  
700 LaGrange Street, Boston, MA 02133

job number  
22050

scale

set issue date  
08/16/22

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

8/16/2022 1:07:48 PM

client  
CSQ REALTY LLC

title  
SITE PHOTOS  
project  
6 BROOKLINE STREET

dh architects, llc

job number  
22050

scale

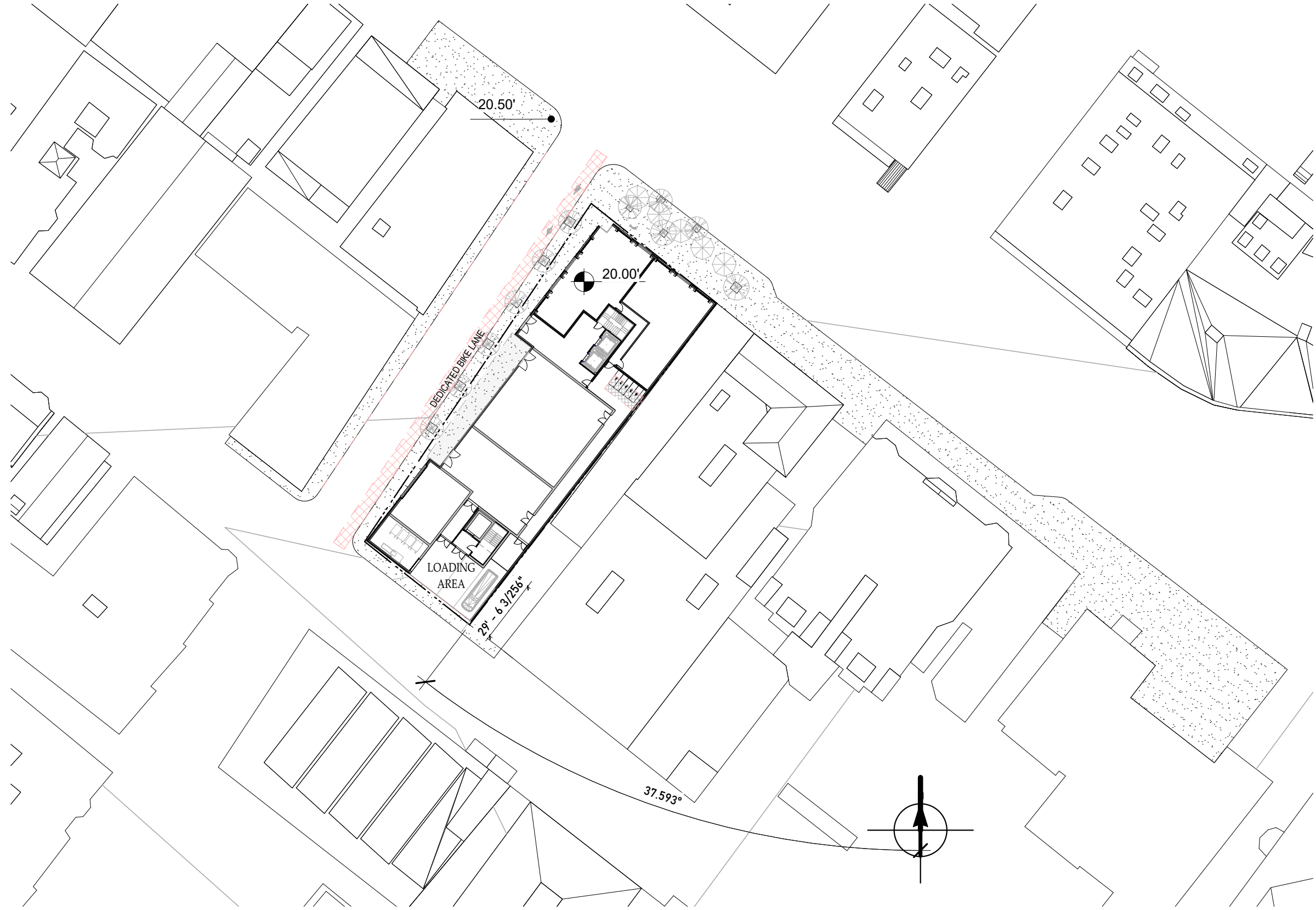
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08/16/22

sheet issue date  
08/16/22

Sheet no.  
A014



8/16/2022 1:08:02 PM



PROPOSED SITE  
1" = 50'-0" 1

client  
**CSQ REALTY LLC**

title  
**SITE PLAN**  
project  
**6 BROOKLINE STREET**

dh architects, llc  
708 LaGrange Street, Boston MA 02116

job number  
**22050**

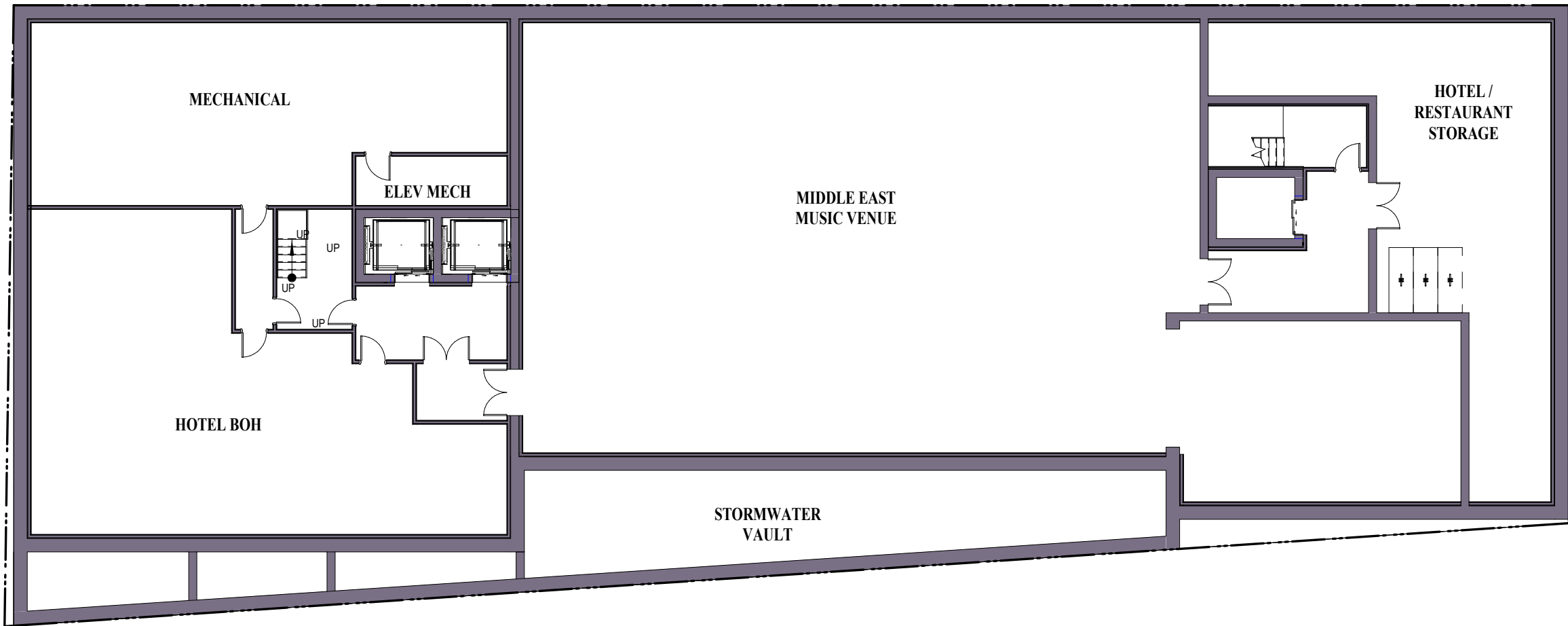
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**1" = 50'-0"**

set issue date  
**08/16/22**

sheet issue date  
**11/03/17**

Sheet no.  
**A100**

8/16/2022 1:08:02 PM



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

1

client  
**CSQ REALTY LLC**

title  
**BASEMENT FLOOR PLAN**

project  
**6 BROOKLINE STREET**

dh architects, llc  
 200 South Orange Street, Boston MA 02108

job number  
 22050

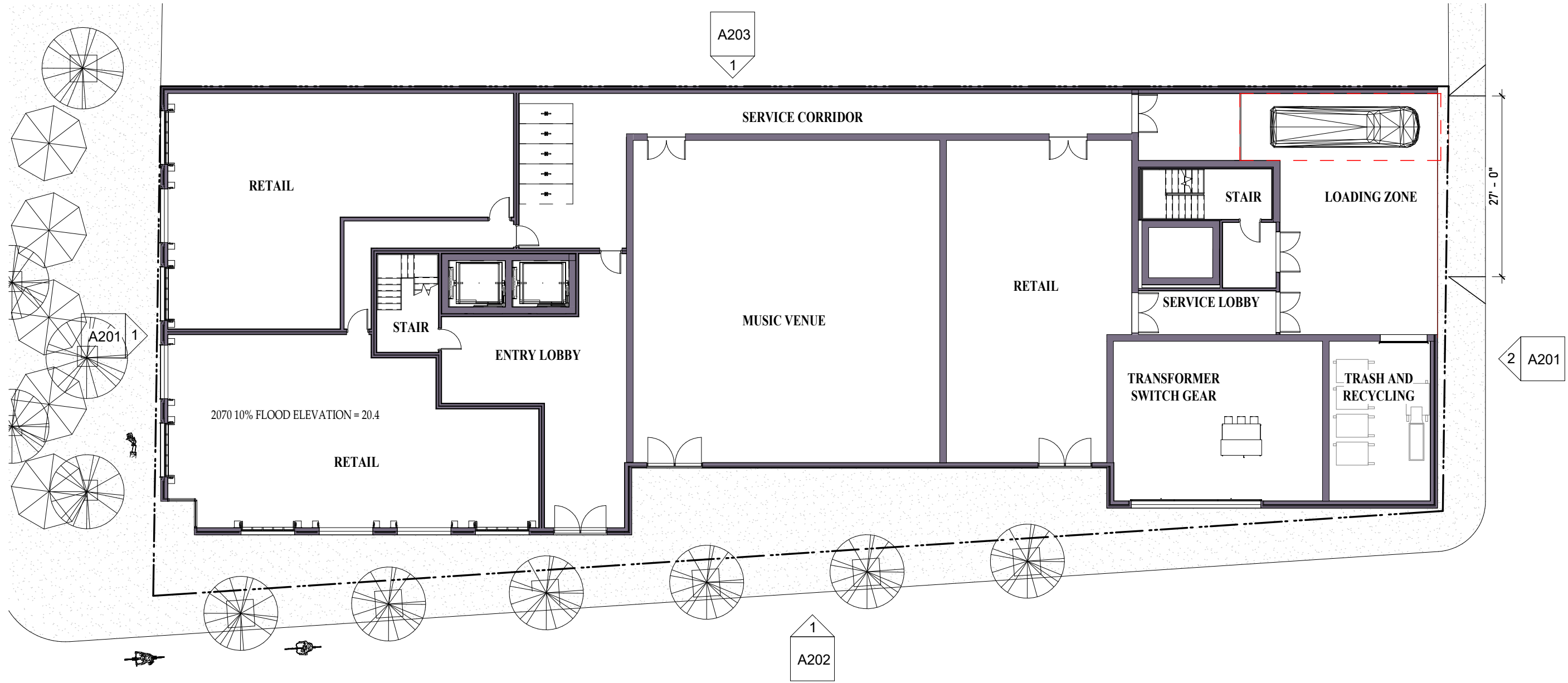
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set issue date  
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sheet issue date  
 11/03/17

Sheet no.  
**A101**

8/16/2022 1:08:03 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 02119

job number  
 22050

scale  
 1/16" = 1'-0"

set issue date  
 08/16/22

sheet issue date  
 11/03/17

Sheet no.  
 A102

8/16/2022 1:08:06 PM



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

client  
**CSQ REALTY LLC**

title  
**2ND FLOOR PLAN**  
project  
**6 BROOKLINE STREET**

dh architects, llc  
700 LaGrange Street, Boston MA 02134

job number  
**22050**

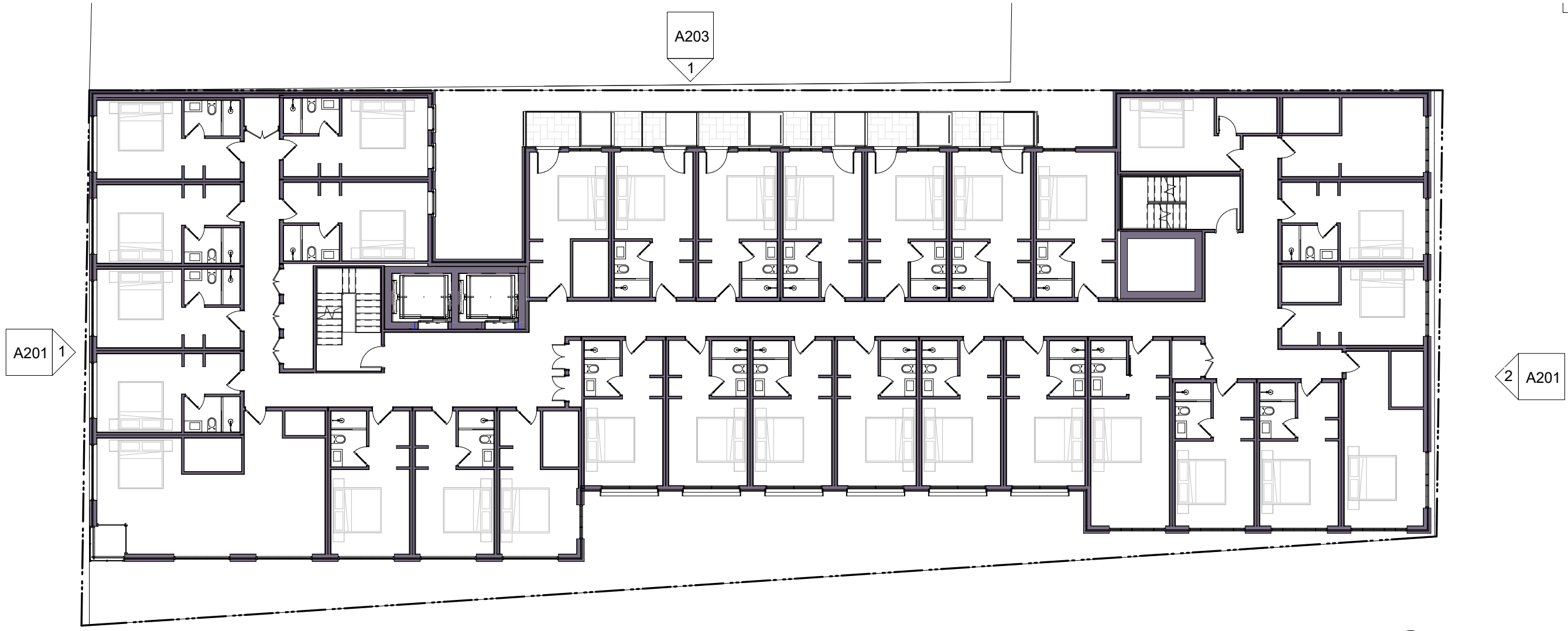
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**08/16/22**

sheet issue date  
**05/31/22**

Sheet no.  
**A103**

8/16/2022 1:08:10 PM



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

client  
**CSQ REALTY LLC**

title  
**3RD FLOOR PLAN**

project  
**6 BROOKLINE STREET**

dh architects, llc  
 200 LaGrange Street, Boston, MA 02114

job number  
**22050**

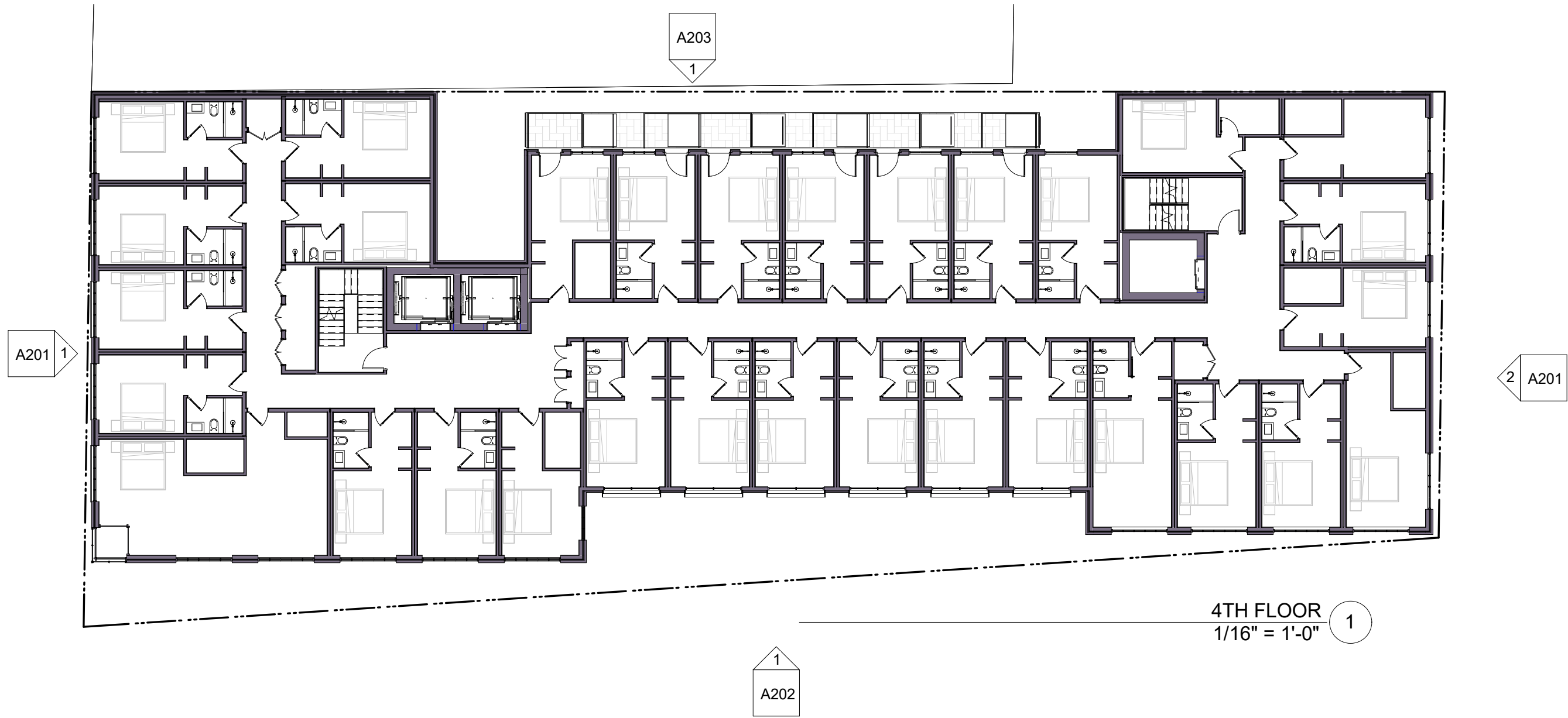
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set issue date  
**08/16/22**

sheet issue date  
**06/02/22**

Sheet no.  
**A104**

8/16/2022 1:08:13 PM



client  
**CSQ REALTY LLC**

title  
**4TH FLOOR PLAN**  
project  
**6 BROOKLINE STREET**

dh architects, llc  
700 LaGrange Street, Boston MA 02134

job number  
**22050**

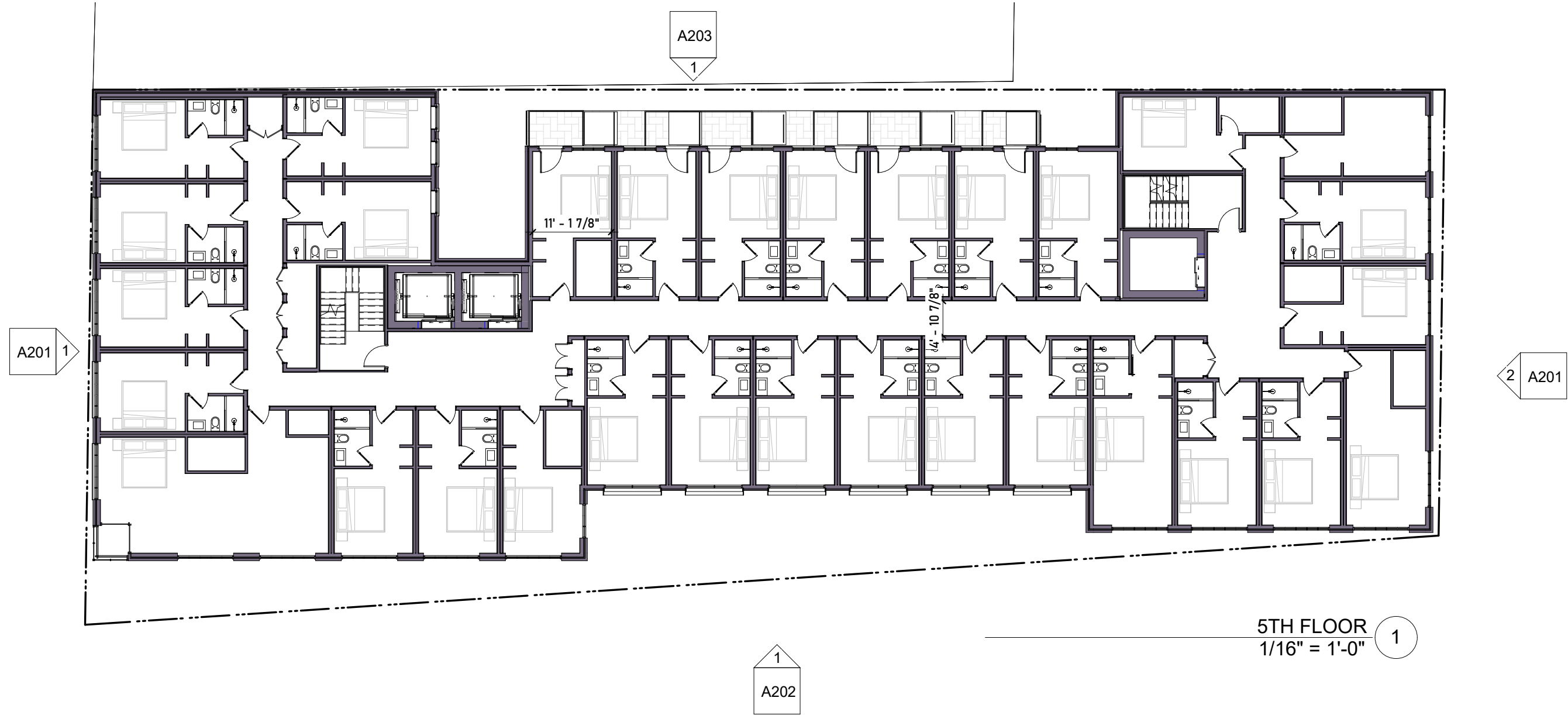
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**08/16/22**

sheet issue date  
**06/02/22**

Sheet no.  
**A105**

8/16/2022 1:08:17 PM



5TH FLOOR ①  
 1/16" = 1'-0"

client  
**CSQ REALTY LLC**

title  
**5TH FLOOR PLAN**  
 project  
**6 BROOKLINE STREET**

dh architects, llc  
 200 LaGrange Street, Boston, MA 02119

job number  
**22050**

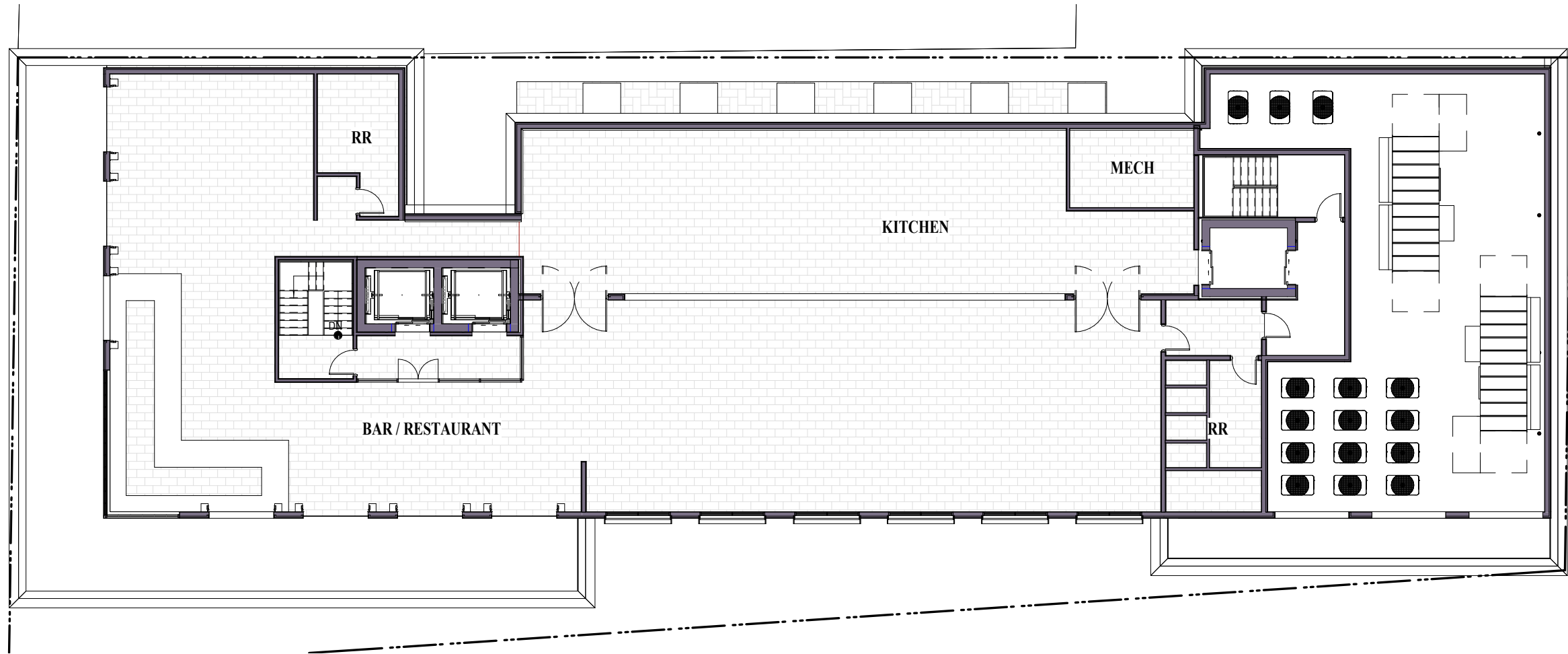
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**08/16/22**

sheet issue date  
**06/02/22**

Sheet no.  
**A106**

8/16/2022 1:08:19 PM



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

client  
**CSQ REALTY LLC**

title **6TH FLOOR PLAN**  
 project **6 BROOKLINE STREET**

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

job number  
**22050**

scale  
**1/16" = 1'-0"**

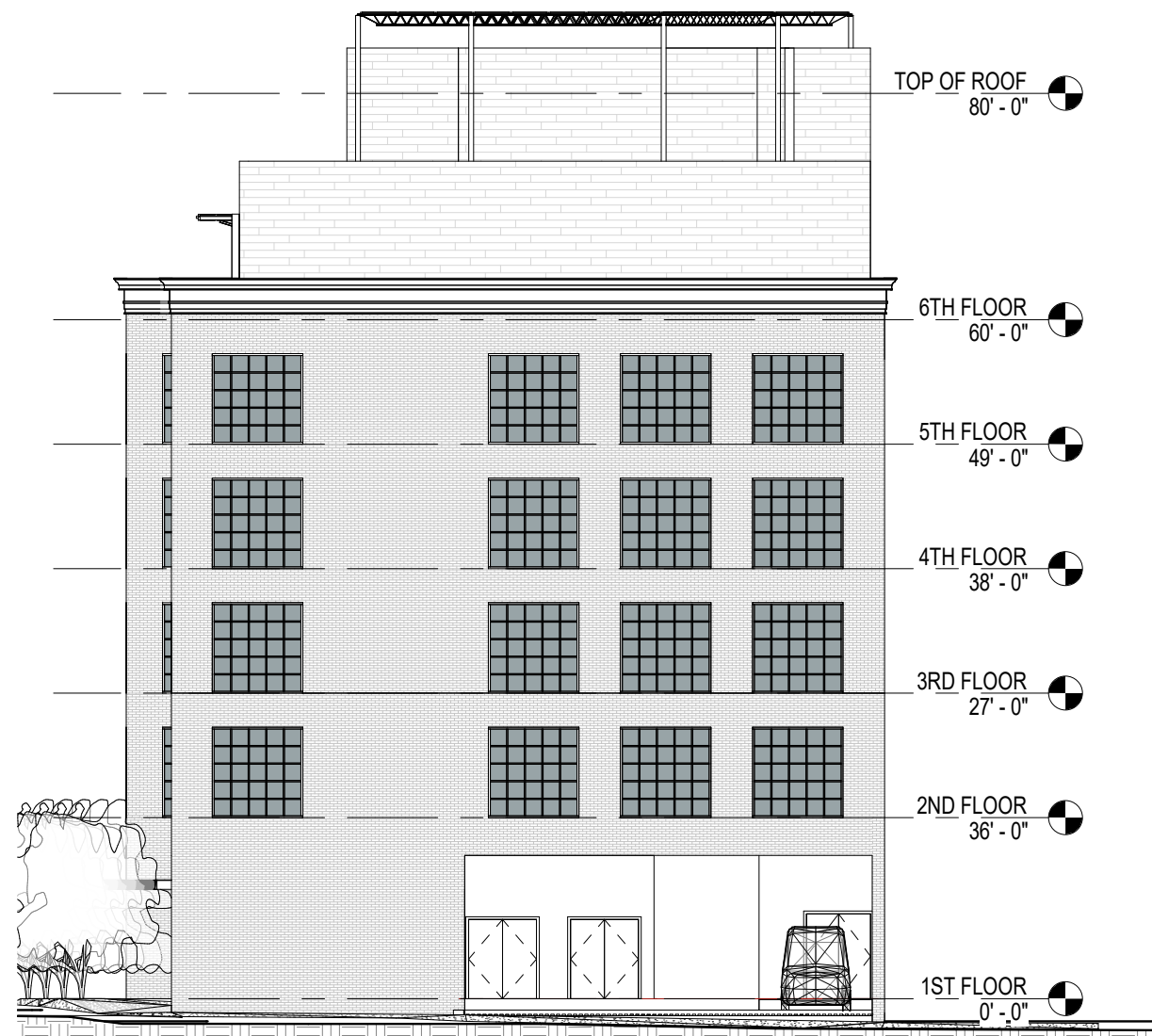
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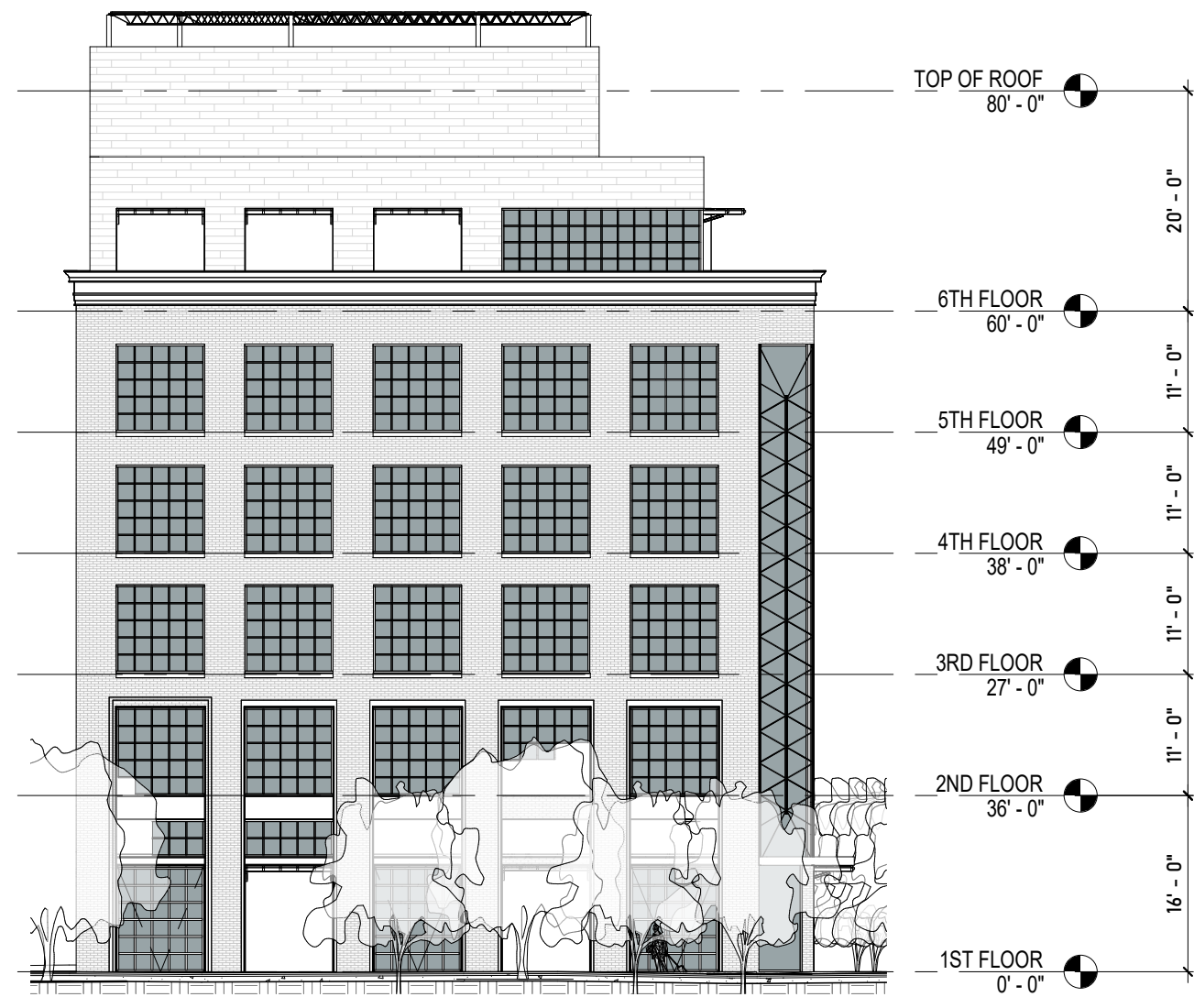
Sheet no.  
**A107**



8/16/2022 1:08:31 PM



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



① MASS AVE ELEVATION  
1/16" = 1'-0"

client  
**CSQ REALTY LLC**

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

dh architects, llc  
700 LaGrange Street, Boston MA 02142

job number  
**22050**

scale  
**1/16" = 1'-0"**

set issue date  
**08/16/22**

sheet issue date  
**08/15/22**

Sheet no.  
**A201**

8/16/2022 1:21:11 PM



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 02119
job number 22050
scale 1/16" = 1'-0"
set issue date 08/16/22
sheet issue date 08/15/22
Sheet no. A202

8/16/2022 1:08:45 PM



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

1

client  
**CSQ REALTY LLC**

title  
**PROPOSED BUILDING ELEVATIONS**

project  
**6 BROOKLINE STREET**

dh architects, llc  
 200 LaGrange Street, Boston, MA 02119

job number  
**22050**

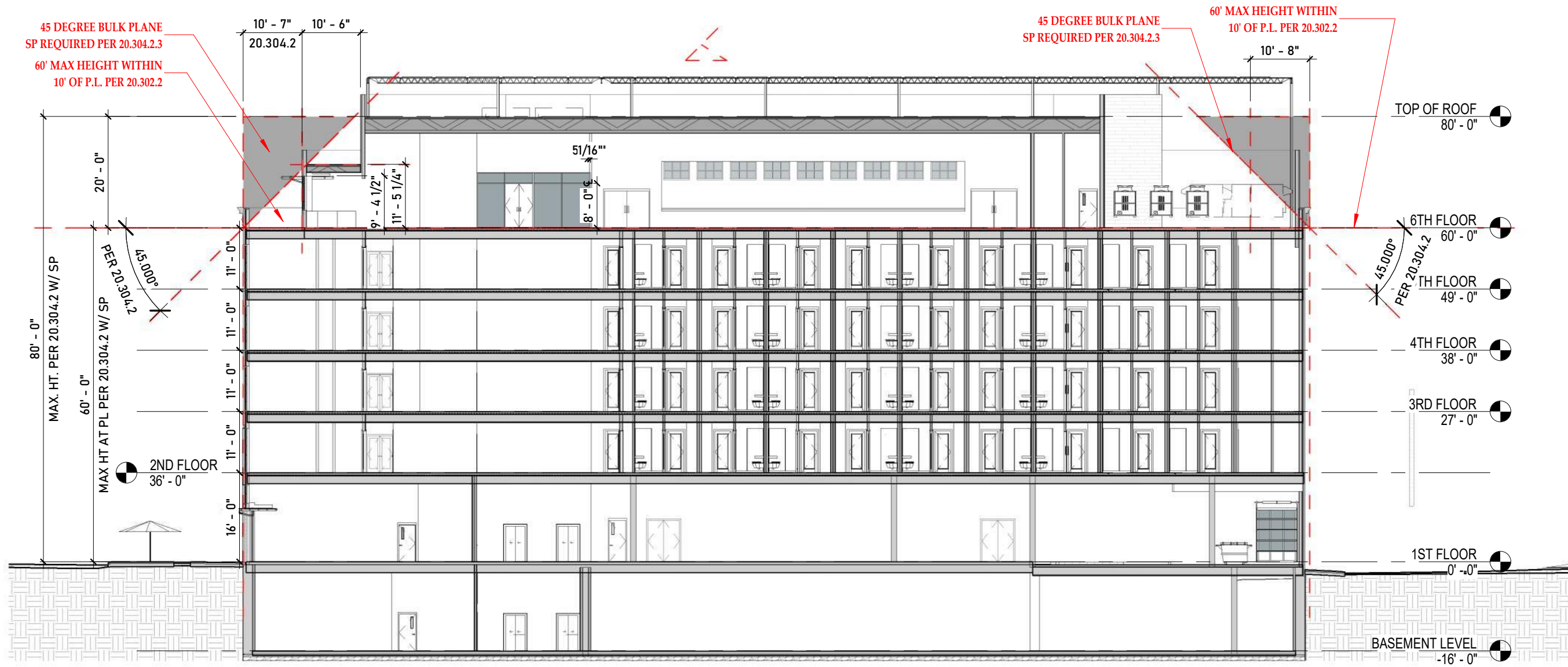
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set issue date  
**08/16/22**

sheet issue date  
**08/15/22**

Sheet no.  
**A203**

8/16/2022 1:08:52 PM



BUILDING SECTION  
1" = 20'-0" 1

client  
CSQ REALTY LLC

title  
LONGITUDINAL SECTION  
project  
6 BROOKLINE STREET

dh architects, llc  
200 Cambridge Street, Boston MA 02114

job number  
22050

scale  
1" = 20'-0"

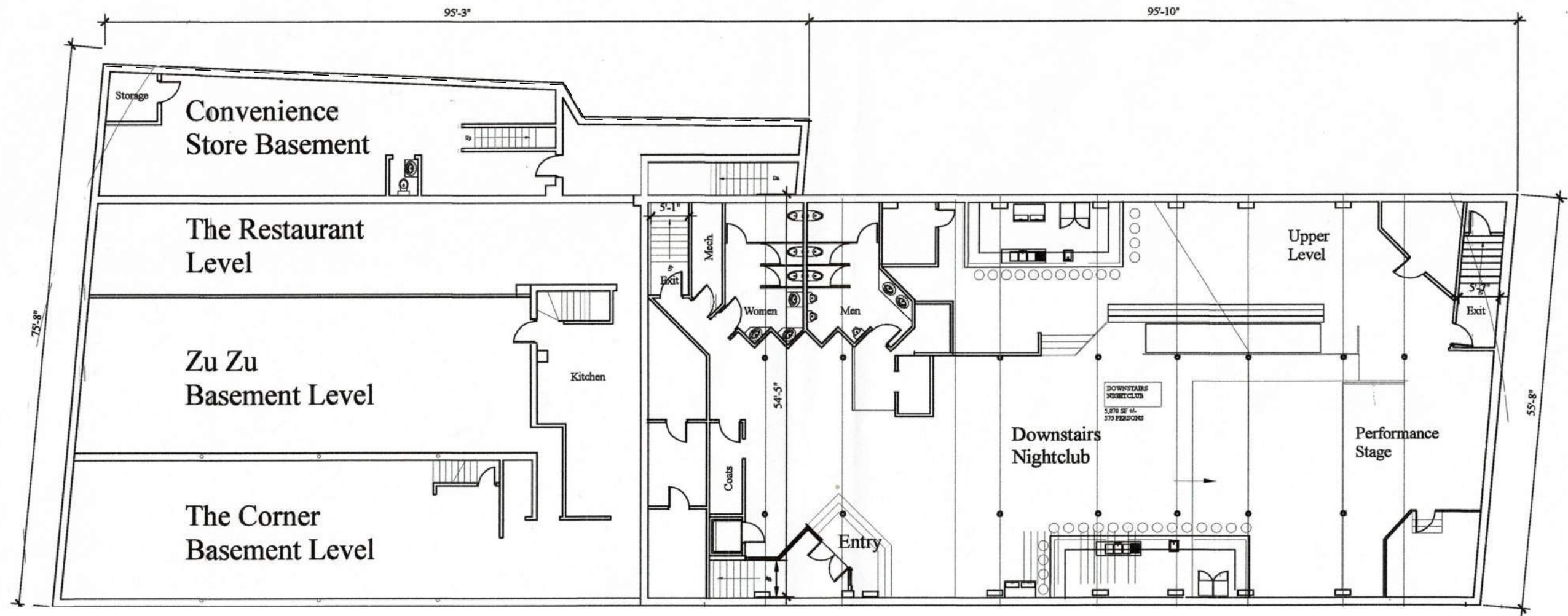
set issue date  
08/16/22

sheet issue date

Sheet no.

A301

8/16/2022 1:08:53 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  
 700 LaGrange Street, Boston, MA 02134

job number  
 22050

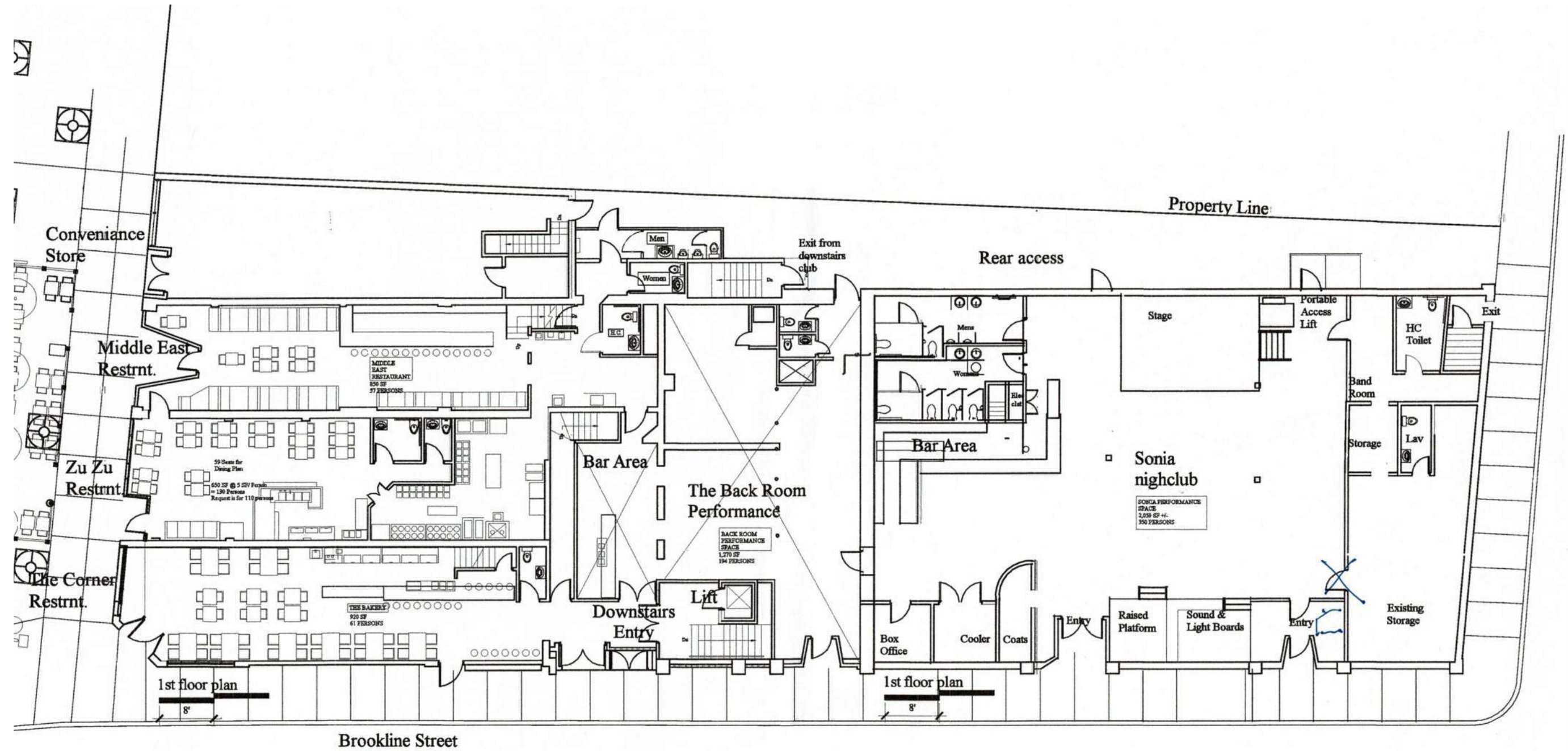
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set issue date  
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sheet issue date  
 11/03/17

Sheet no.  
 R101

8/16/2022 1:08:53 PM



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

1

client  
 CSQ REALTY LLC

title  
 EXISTING FLOOR PLANS  
 project  
 6 BROOKLINE STREET

dh architects, llc  
 700 LaGrange Street, Boston MA 02124

job number  
 22050

scale  
 1/16" = 1'-0"

set issue date  
 08/16/22

sheet issue date  
 11/03/17

Sheet no.  
 R102