

# 12 FAYETTE STREET

## CAMBRIDGE, MA

MCNCD SUBMISSION  
APRIL 29, 2021

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
555 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
COVER SHEET

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
APRIL 29 2021

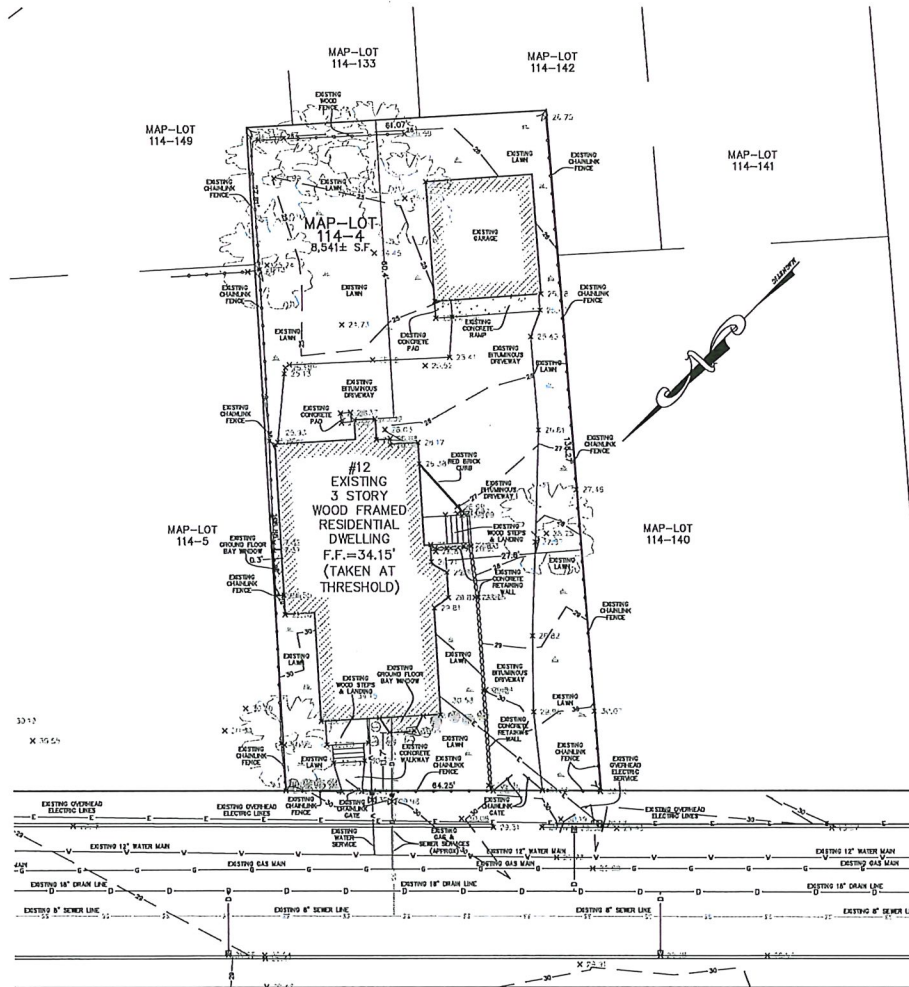
SHEET NO.  
G-000

SHEET LIST	
NO.	TITLE
G-000	COVER
G-100	SURVEY
G-101	ASSESSOR'S MAP 1:100
G-102	ASSESSOR'S MAP 1:40
A-000	SITE PLAN
A-100	EXISTING PLANS
A-101	PROPOSED RENOVATION PLANS
A-102	PROPOSED NEW CONSTRUCTION PLANS
A-200	EXISTING & PROPOSED ELEVATIONS
A-201	EXISTING & PROPOSED ELEVATIONS
A-202	PROPOSED NEW CONSTRUCTION ELEVATIONS
A-301	NEW CONSTRUCTION PLAN COMPARISON
A-302	NEW CONSTRUCTION ELEVATION COMPARISON 01
A-303	NEW CONSTRUCTION ELEVATION COMPARISON 02
A-304	SITE ELEVATIONS
R-000	MASSING COMPARISON 01
R-001	MASSING COMPARISON 02
L-1	OVERALL LANDSCAPE PLAN
L-2	UNIT ONE ENTRY (LANDSCAPE)
L-3	UNIT TWO ENTRY (LANDSCAPE)
L-4	VIEWS TO ABUTTERS

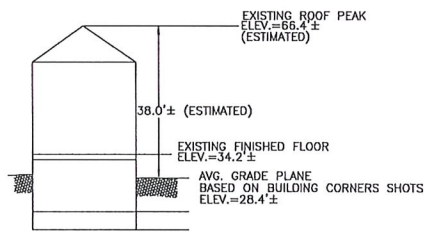


**EXISTING LEGEND**

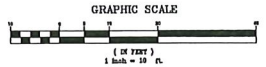
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
—	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
—	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MIR)
—	CONTOUR LINE (NIN)
X	SPOT GRADE
⊙	DRAIN MANHOLE
—	HYDRANT
—	TRUCK



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01/05/2021.
  2. DEED REFERENCE: BOOK 72377, PAGE 479, PLAN REFERENCE: BOOK 1352, PAGE 602, 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 2501700576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
  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 THAN 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. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE  
NOT TO SCALE



FAYETTE STREET  
(PUBLIC WAY—40' WIDE)

SCALE	1"=40'		
DATE	01/13/2021	REVISION	BY
SHEET	1		
PLAN NO.	12 FAYETTE STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO. <b>1</b>
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
CHECK BY	601 CHAMBERS STREET, SUITE 103 BROOKLINE MA 02133 PHONE: 857 891 7478/617 782 1533 FAX: 617 292 5911 EMAIL: pnolan@pnasurveyors.com		
APP'D BY			

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
696 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 9 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02445

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

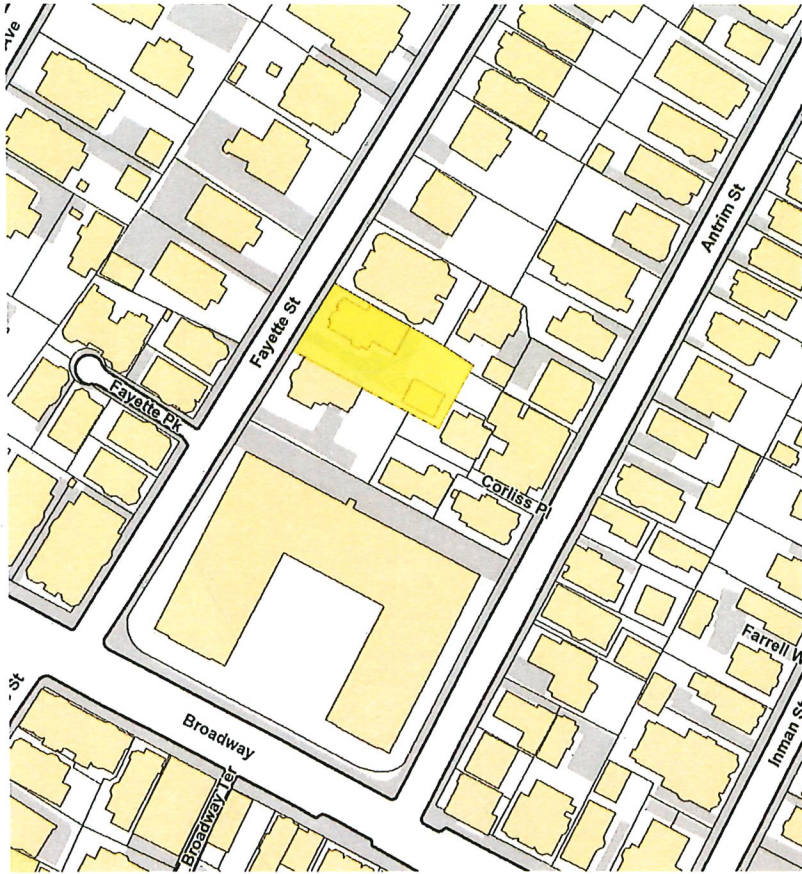
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SITE SURVEY

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

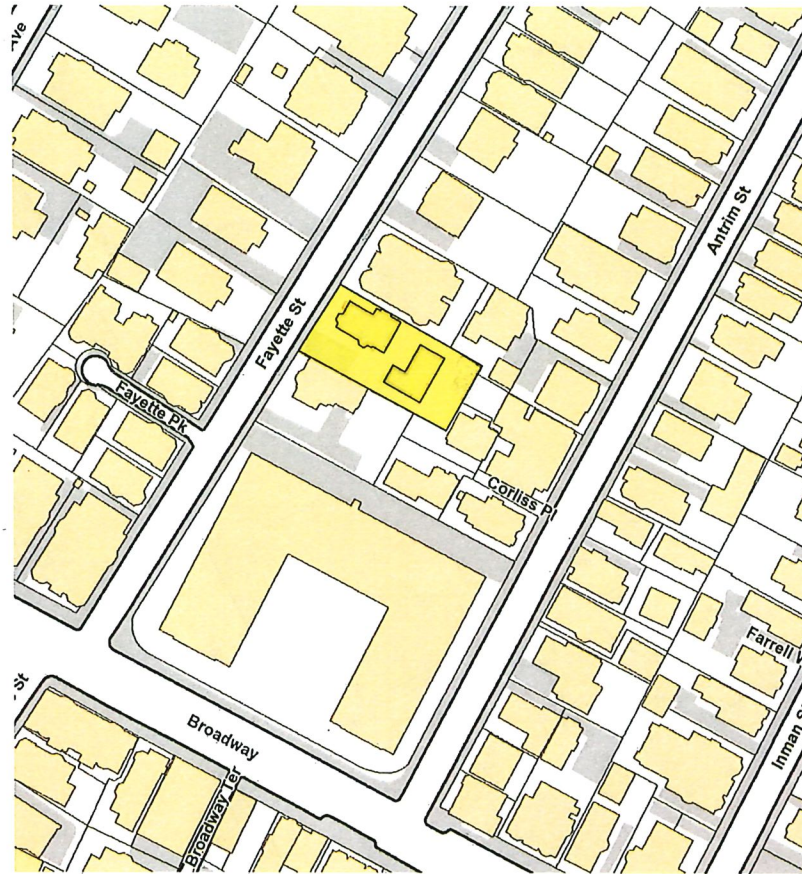
SCALE  
AS NOTED

ISSUE DATE  
APRIL 29 2021

SHEET NO.  
**G-100**



2 EXISTING SITE IN ASSESSOR MAP  
1:100



1 PROPOSED SITE IN ASSESSOR MAP  
1:100

**CLIENT**

12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
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**ARCHITECT**

HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

**CONSULTANT**

SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

**CIVIL ENGINEER**

DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
ASSESSOR'S MAP 1:100

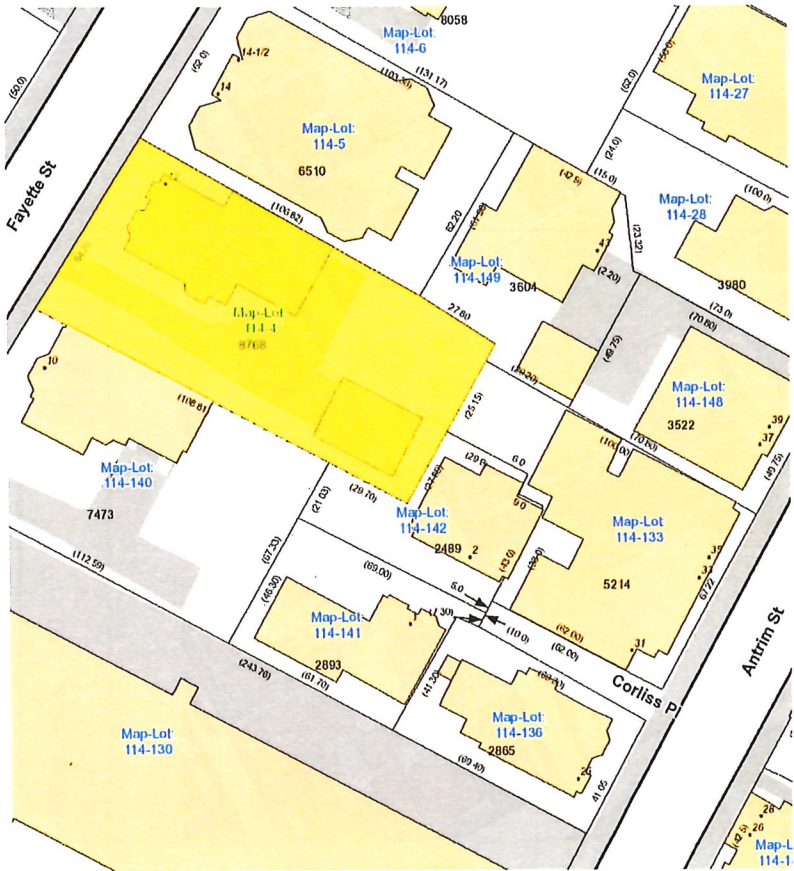
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

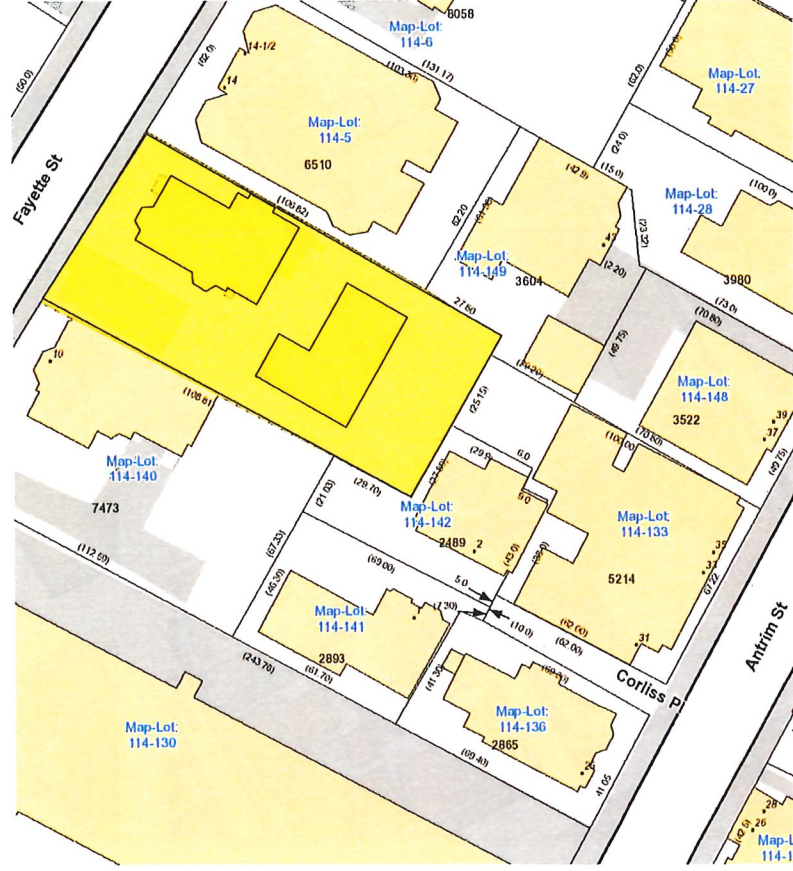
ISSUE DATE  
APRIL 29 2021

SHEET NO.

G-101



2 EXISTING SITE IN ASSESSOR MAP  
1:40



1 PROPOSED SITE IN ASSESSOR MAP  
1:40

**CLIENT**  
 12 FAYETTE STREET  
 VENTURES LLC  
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 ARCHITECTURE PLLC  
 540 PRESIDENT ST 3 FL  
 BROOKLYN, NY 11215

**SURVEY**  
 PETER NOLAN AND  
 ASSOCIATES LLC  
 27 NEWTON ST  
 BRIGHTON, MA 02135

**LANDSCAPE**  
 VERDANT LANDSCAPE  
 ARCHITECTURE  
 318 HARVARD ST #20  
 BROOKLINE, MA 02446

**CIVIL ENGINEER**  
 DESIGN CONSULTANTS, INC  
 120 MIDDLESEX AVE #20  
 SOMERVILLE, MA 02145

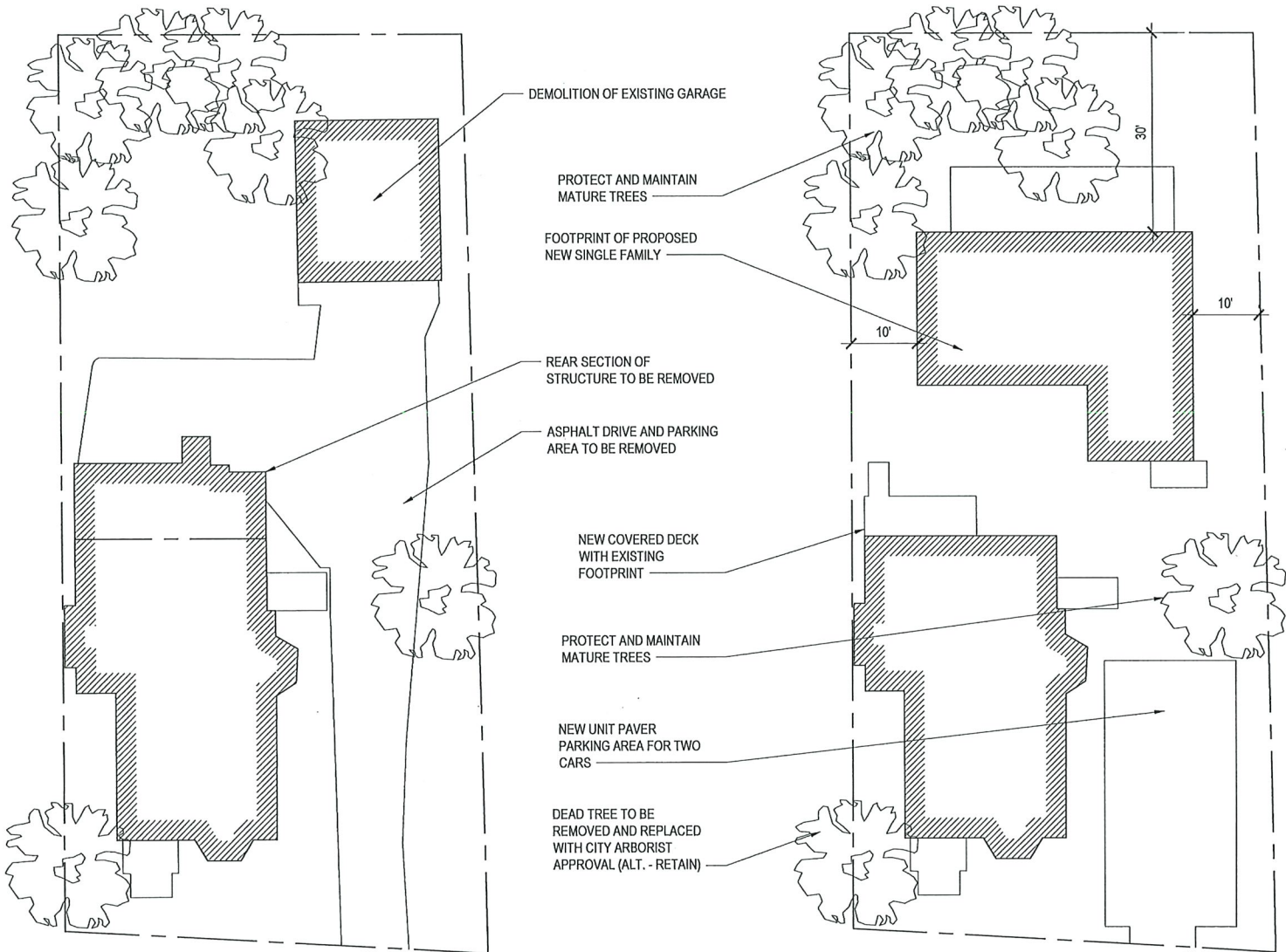
DRAWING TITLE  
**ASSESSOR'S MAP 1:40**

PROJECT  
**FAYETTE STREET RESIDENCES  
 12 FAYETTE STREET, CAMBRIDGE, MA 02139**

SCALE  
 AS NOTED

ISSUE DATE  
 APRIL 29 2021

SHEET NO.  
**G-102**



2 EXISTING SITE PLAN  
1/16"=1'-0"

1 PROPOSED SITE PLAN  
1/16"=1'-0"

CLIENT

12 FAYETTE STREET  
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ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02448

CIVIL ENGINEER

DESIGN CONSULTANTS, INC  
123 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
SITE PLAN

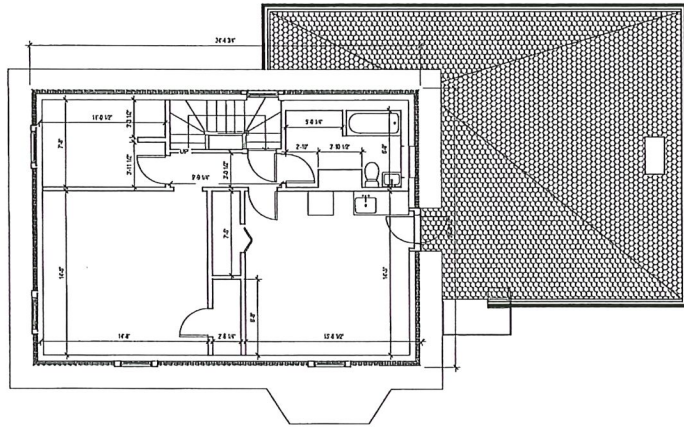
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

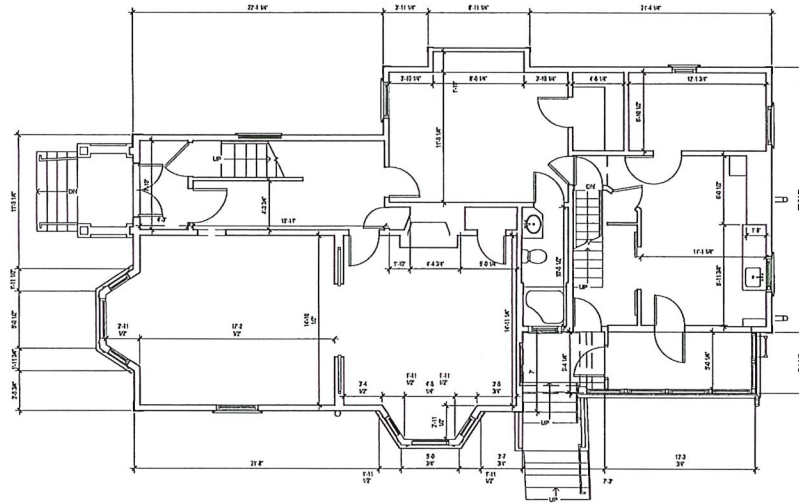
ISSUE DATE  
APRIL 29 2021

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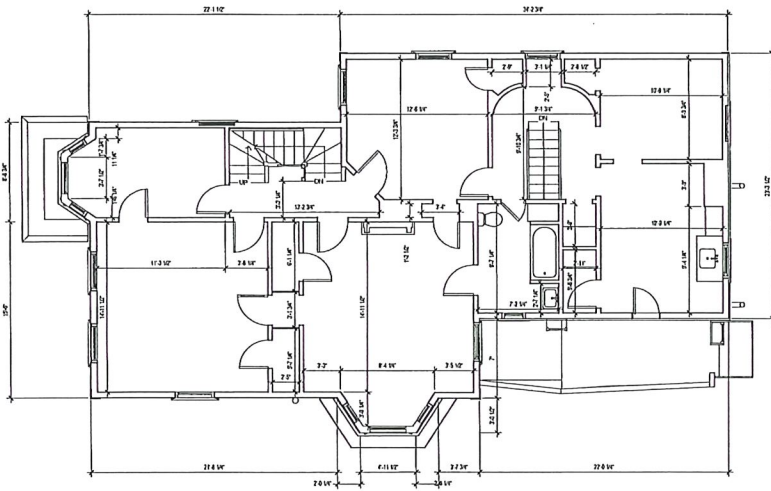
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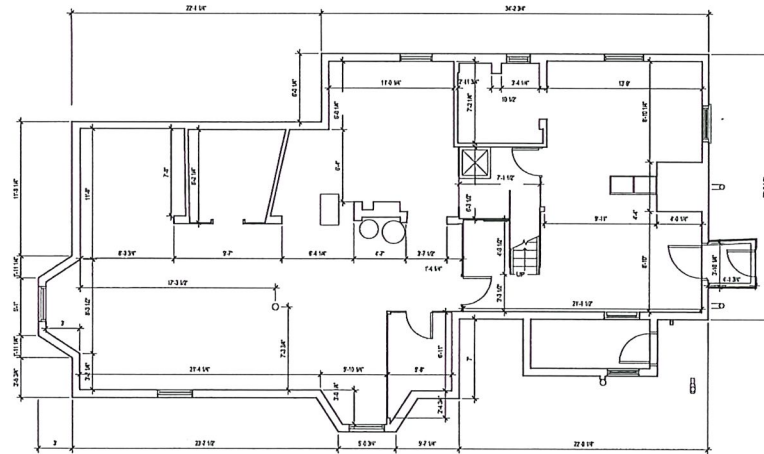
4 THIRD FLOOR PLAN  
3/32"=1'-0"



2 FIRST FLOOR PLAN  
3/32"=1'-0"



3 SECOND FLOOR PLAN  
3/32"=1'-0"



1 BASEMENT PLAN  
3/32"=1'-0"

CLIENT

12 FAYETTE STREET  
VENTURES LLC  
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ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
656 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI  
ARCHITECTURE PLLC  
640 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
EXISTING PLANS

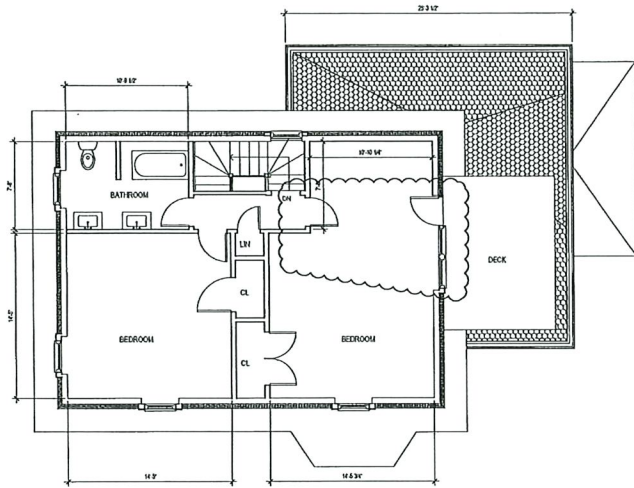
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

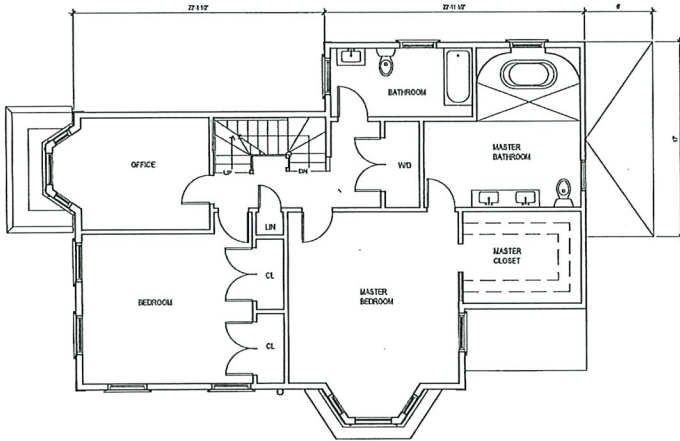
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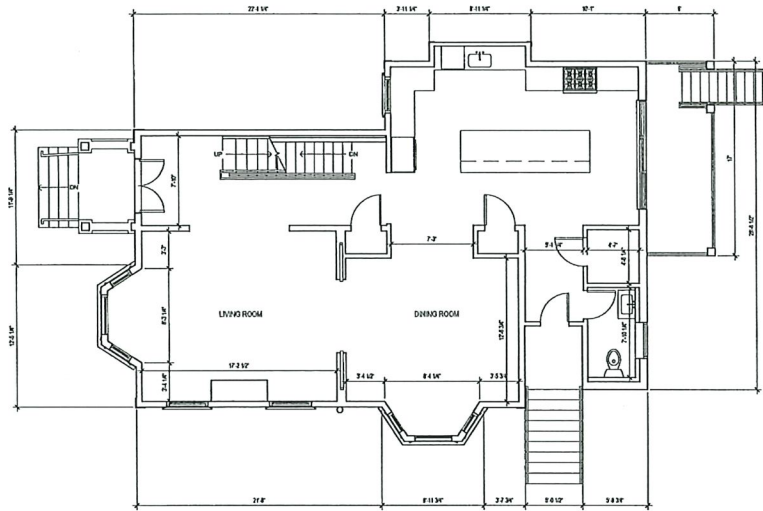
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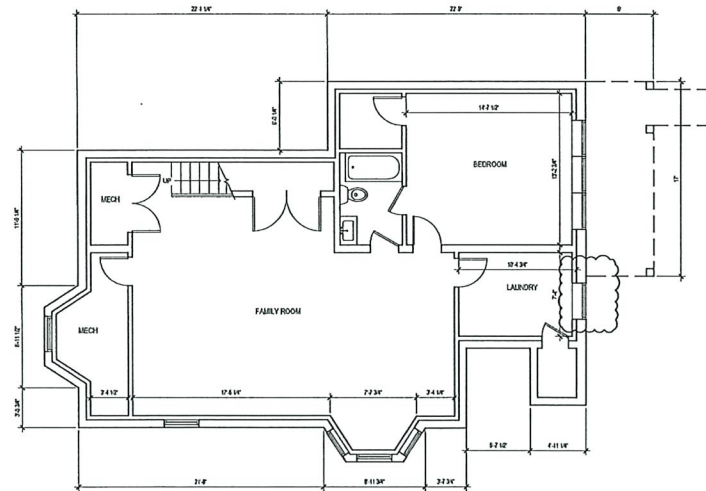
4 THIRD FLOOR PLAN  
3/32"=1'-0"



3 SECOND FLOOR PLAN  
3/32"=1'-0"



2 FIRST FLOOR PLAN  
3/32"=1'-0"



1 BASEMENT PLAN  
3/32"=1'-0"

CLIENT

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VENTURES LLC  
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ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
558 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUKIHO  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER

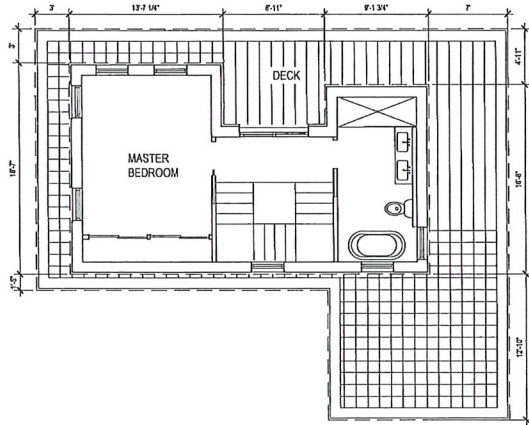
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
PROPOSED PLANS

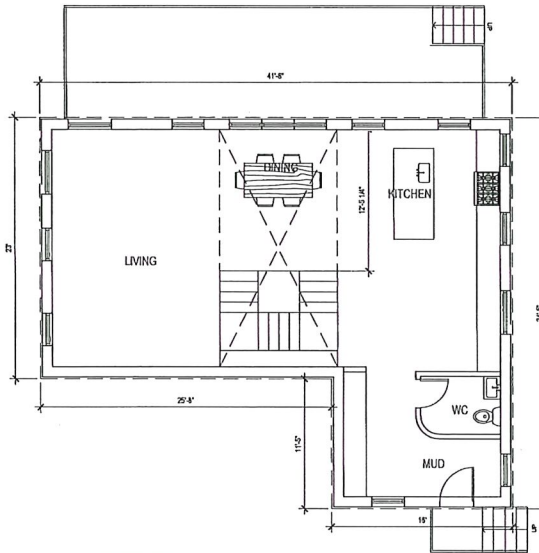
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
APRIL 29 2021

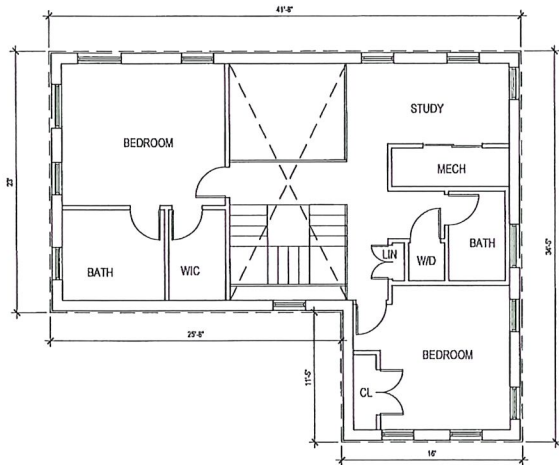
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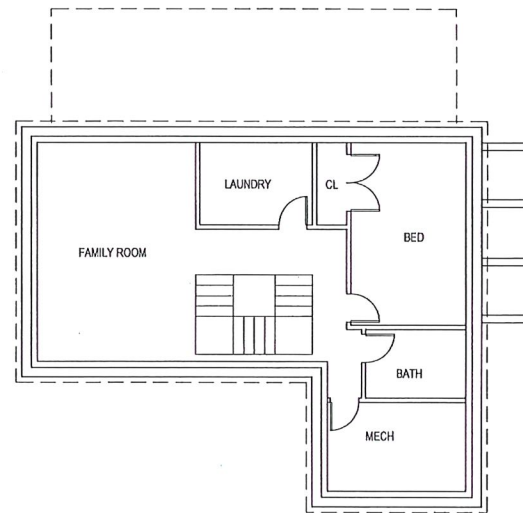
4 PROPOSED THIRD FLOOR  
3/32"=1'-0"



2 PROPOSED FIRST FLOOR  
3/32"=1'-0"



3 PROPOSED SECOND FLOOR  
3/32"=1'-0"



1 PROPOSED BASEMENT  
3/32"=1'-0"

CLIENT  
12 FAYETTE STREET  
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CONSULTANT  
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540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

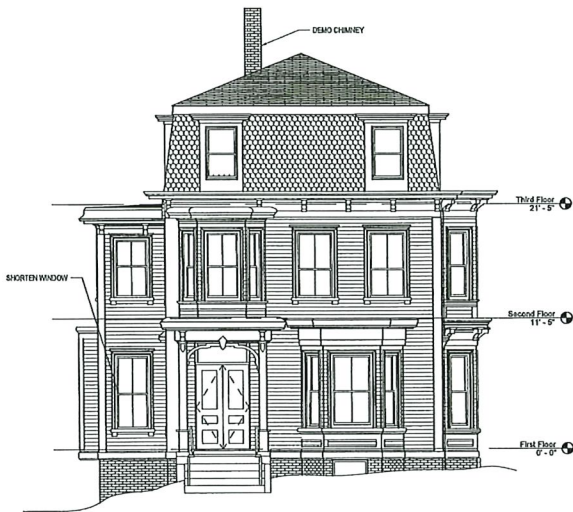
DRAWING TITLE  
NEW CONSTRUCTION PROPOSED  
PLANS

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
APRIL 29 2021  
SHEET NO.

A-102

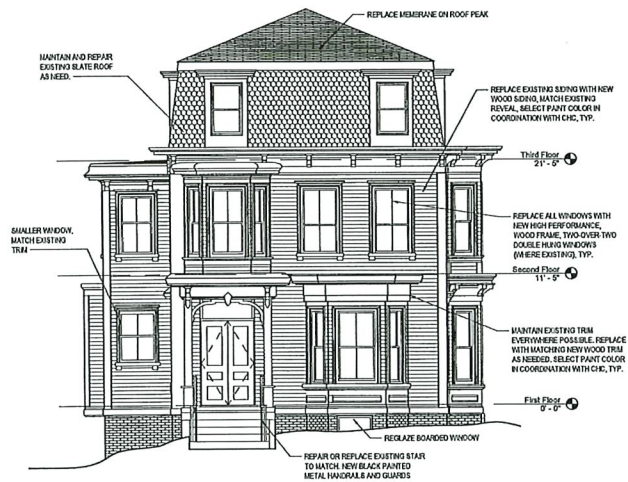




4 EXISTING FRONT ELEVATION  
3/32"=1'-0"



2 EXISTING RIGHT ELEVATION  
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION  
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION  
3/32"=1'-0"

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01860

ARCHITECT  
HAMMER DESIGN  
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LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
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CIVIL ENGINEER  
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SOMERVILLE, MA 02145

DRAWING TITLE  
EXISTING & PROPOSED ELEVATIONS

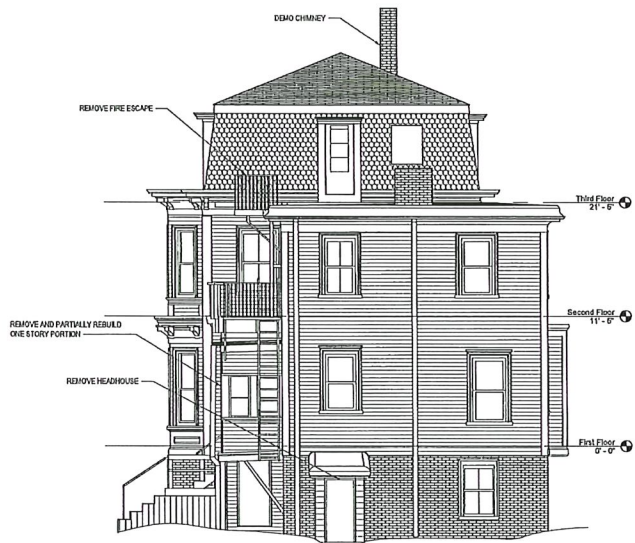
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
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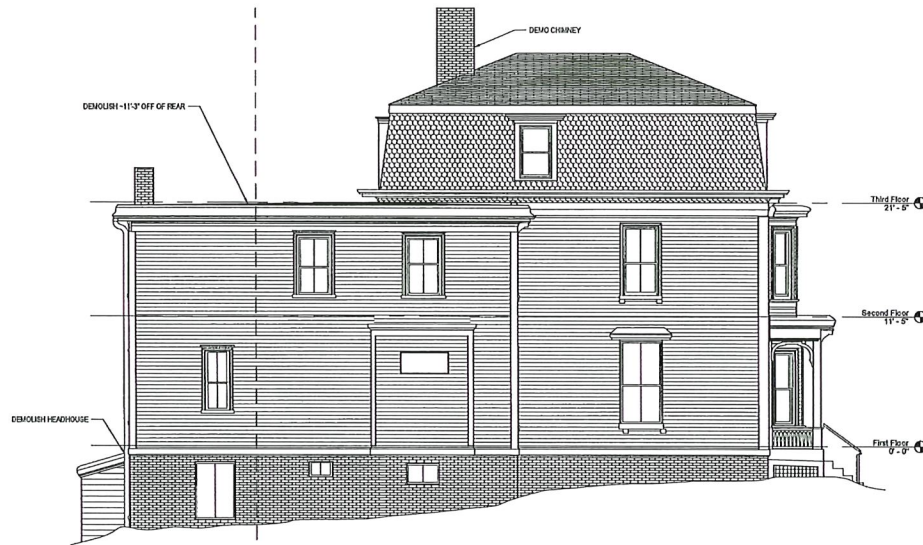
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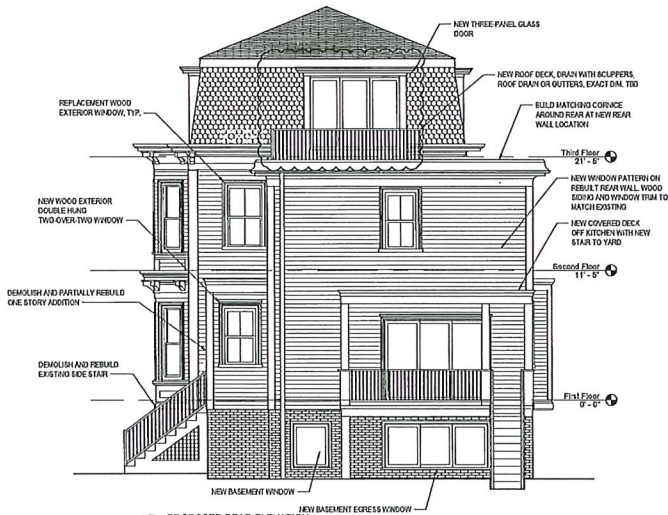
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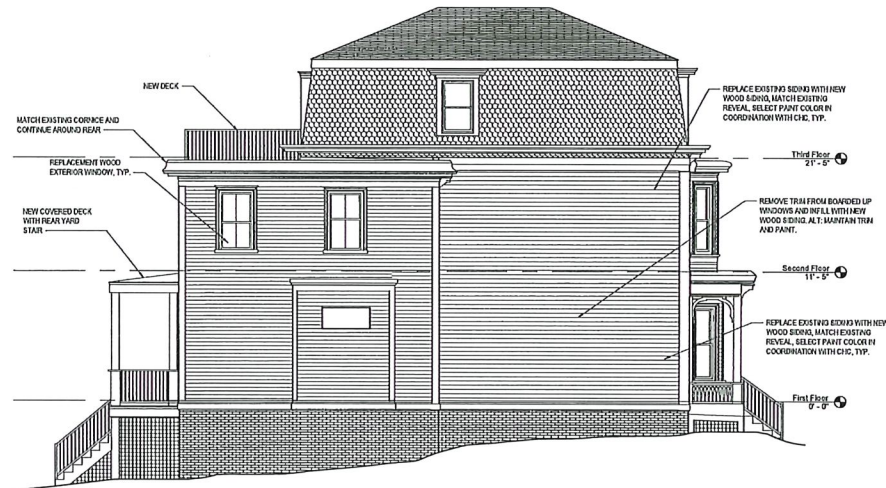
4 EXISTING REAR ELEVATION  
3/32"-1'-0"



2 EXISTING LEFT ELEVATION  
3/32"-1'-0"



3 PROPOSED REAR ELEVATION  
3/32"-1'-0"



1 PROPOSED LEFT ELEVATION  
3/32"-1'-0"

CLIENT

12 FAYETTE STREET  
VENTURES LLC  
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ARCHITECT

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DRAWING TITLE  
EXISTING & PROPOSED ELEVATIONS

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE

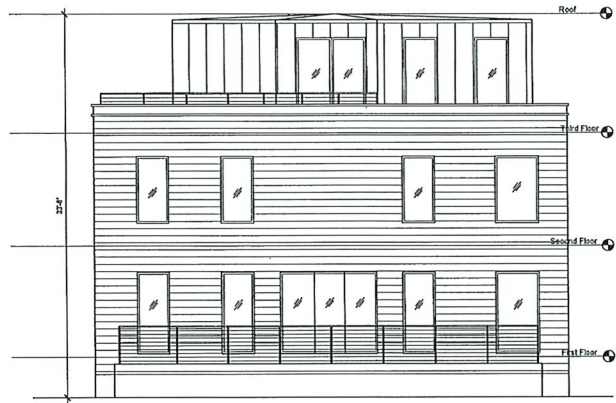
AS NOTED

ISSUE DATE

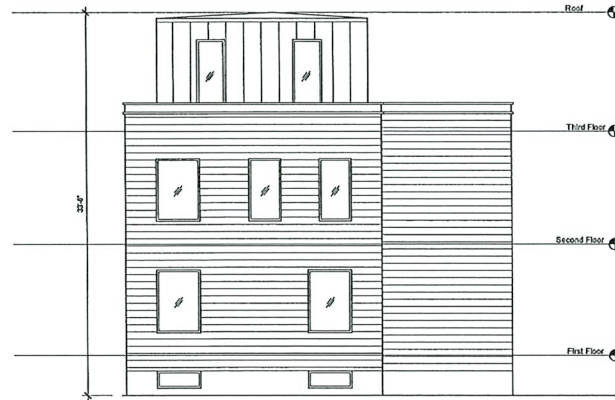
APRIL 29 2021

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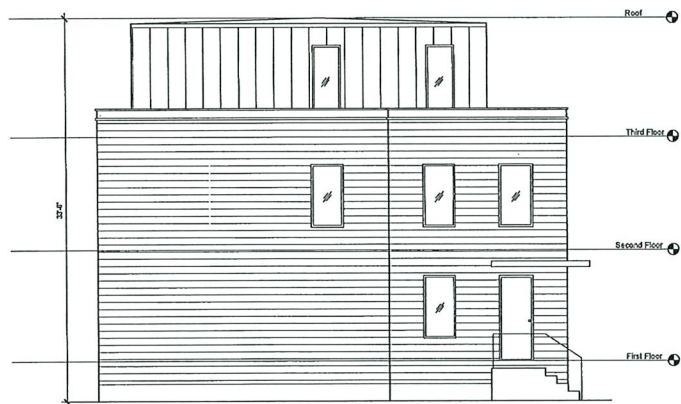
A-201



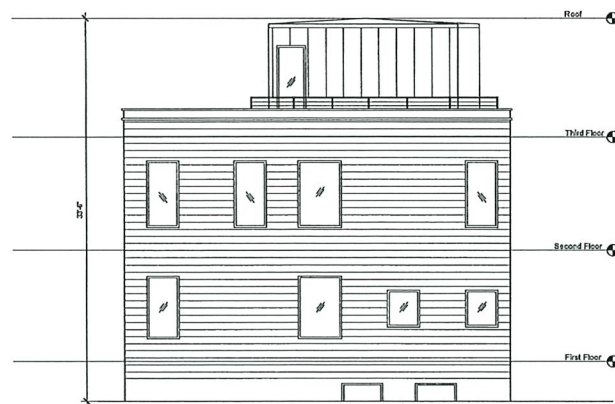
4 PROPOSED REAR ELEVATION  
3/32"=1'-0"



2 PROPOSED LEFT ELEVATION  
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION  
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION  
3/32"=1'-0"

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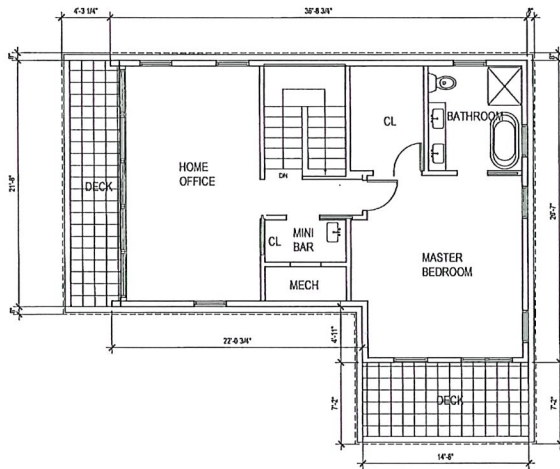
DRAWING TITLE  
NEW CONSTRUCTION PROPOSED  
ELEVATIONS  
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

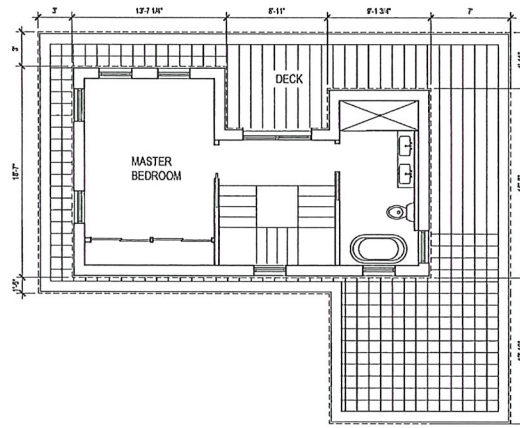
ISSUE DATE  
APRIL 29 2021

SHEET NO.

A-202



2 ORIGINAL THIRD FLOOR - 850 SF GFA  
3/32"=1'-0"



1 PROPOSED THIRD FLOOR - 460 SF GFA  
3/32"=1'-0"

CLIENT

12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
NEW CONST. PLAN COMPARISON

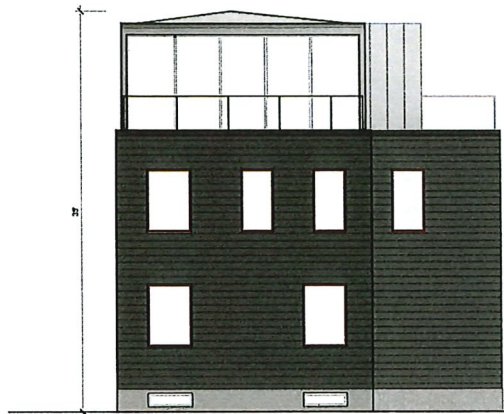
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

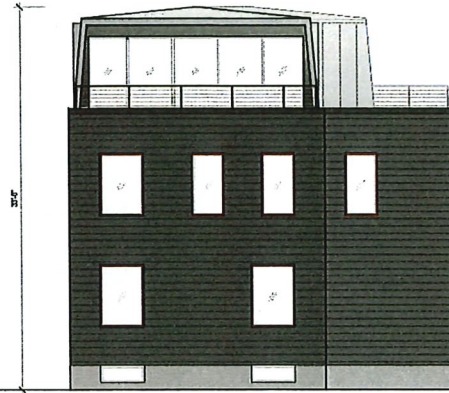
ISSUE DATE  
APRIL 29 2021

SHEET NO.

A-301



6 ORIGINAL LEFT ELEVATION  
3/32"=1'-0"



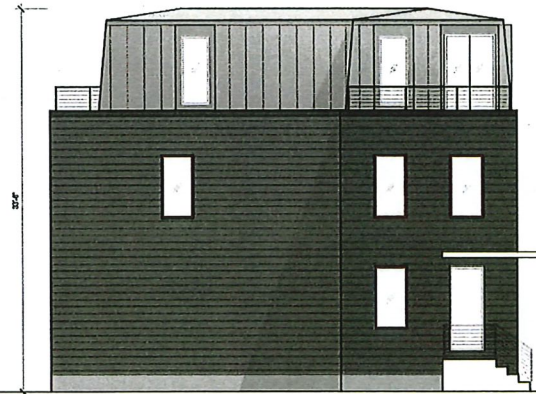
4 REVISED LEFT ELEVATION  
3/32"=1'-0"



2 PROPOSED LEFT ELEVATION  
3/32"=1'-0"



5 ORIGINAL FRONT ELEVATION  
3/32"=1'-0"



3 REVISED FRONT ELEVATION  
3/32"=1'-0"



1 PROPOSED FRONT ELEVATION  
3/32"=1'-0"

**CLIENT**  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

**ARCHITECT**  
HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

**CONSULTANT**  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

**SURVEY**  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

**LANDSCAPE**  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

**CIVIL ENGINEER**  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
NEW CONSTRUCTION ELEVATION  
COMPARISON 01

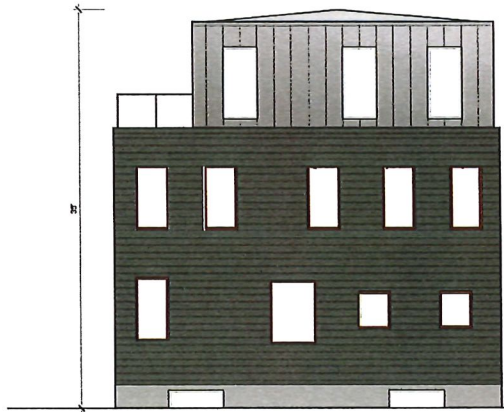
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

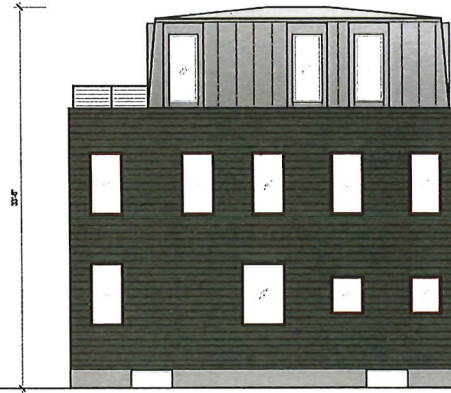
ISSUE DATE  
APRIL 29 2021

SHEET NO.

A-302



6 ORIGINAL RIGHT ELEVATION  
3/32"=1'-0"



4 REVISED RIGHT ELEVATION  
3/32"=1'-0"



2 PROPOSED RIGHT ELEVATION  
3/32"=1'-0"



5 ORIGINAL REAR ELEVATION  
3/32"=1'-0"



3 REVISED REAR ELEVATION  
3/32"=1'-0"



1 PROPOSED REAR ELEVATION  
3/32"=1'-0"

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
558 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT  
SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

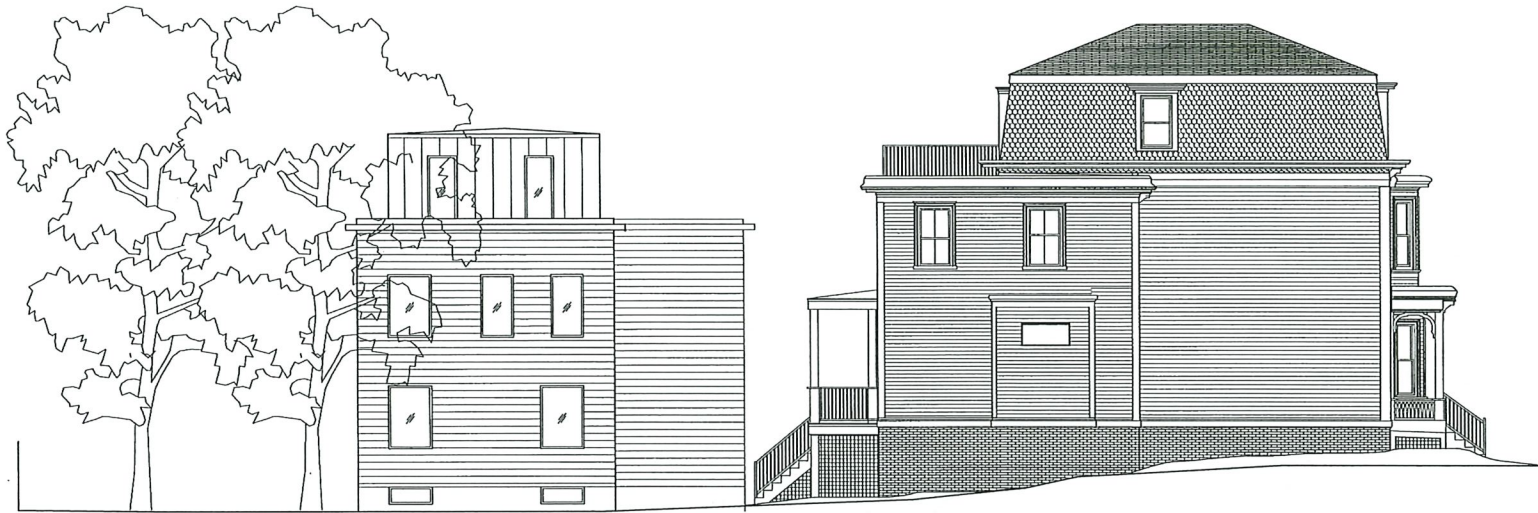
LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
NEW CONSTRUCTION ELEVATION  
COMPARISON 02  
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
APRIL 29 2021

SHEET NO.  
A-303



2 LEFT SIDE SITE ELEVATION  
3/32"=1'-0"



1 RIGHT SIDE SITE ELEVATION  
3/32"=1'-0"

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT  
HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT  
SUZUMORI  
ARCHITECTURE PLLC  
640 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
SITE ELEVATIONS

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

ISSUE DATE  
APRIL 29 2021

SHEET NO.

A-304



ORIGINAL MASSING FROM STREET



PROPOSED MASSING FROM STREET

**CLIENT**

12 FAYETTE STREET  
 VENTURES LLC  
 7 MORRISON ROAD WEST  
 WAKEFIELD, MA 01880

**ARCHITECT**

HAMMER DESIGN  
 & DEVELOPMENT LLC  
 556 FRANKLIN ST NO. 3  
 CAMBRIDGE, MA 02139

**CONSULTANT**

SUZUMORI  
 ARCHITECTURE PLLC  
 540 PRESIDENT ST 3 FL  
 BROOKLYN, NY 11215

**SURVEY**

PETER NOLAN AND  
 ASSOCIATES LLC  
 27 NEWTON ST  
 BRIGHTON, MA 02135

**LANDSCAPE**

VERDANT LANDSCAPE  
 ARCHITECTURE  
 318 HARVARD ST #25  
 BROOKLINE, MA 02446

**CIVIL ENGINEER**

DESIGN CONSULTANTS, INC  
 120 MIDDLESEX AVE #20  
 SOMERVILLE, MA 02146

DRAWING TITLE  
 MASSING COMPARISON 01

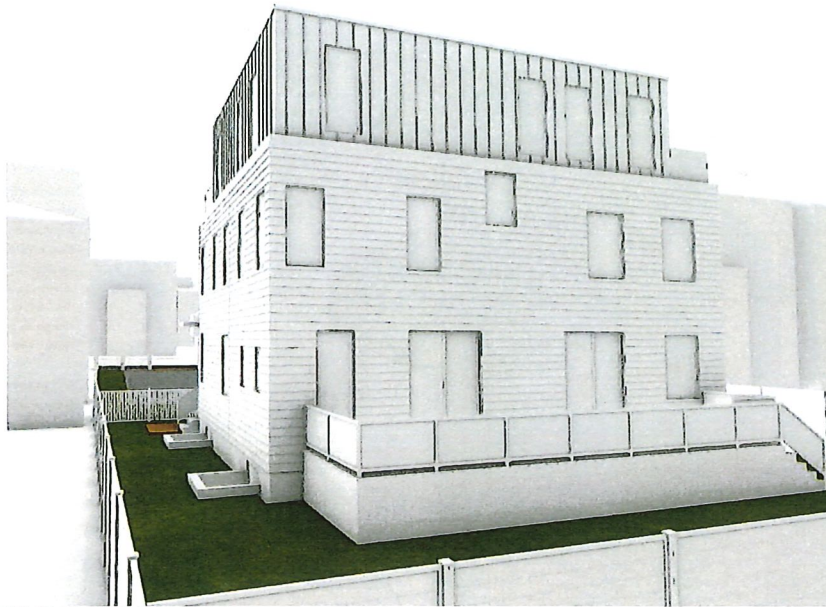
PROJECT  
 FAYETTE STREET RESIDENCES  
 12 FAYETTE STREET CAMBRIDGE, MA 02139

SCALE  
 AS NOTED

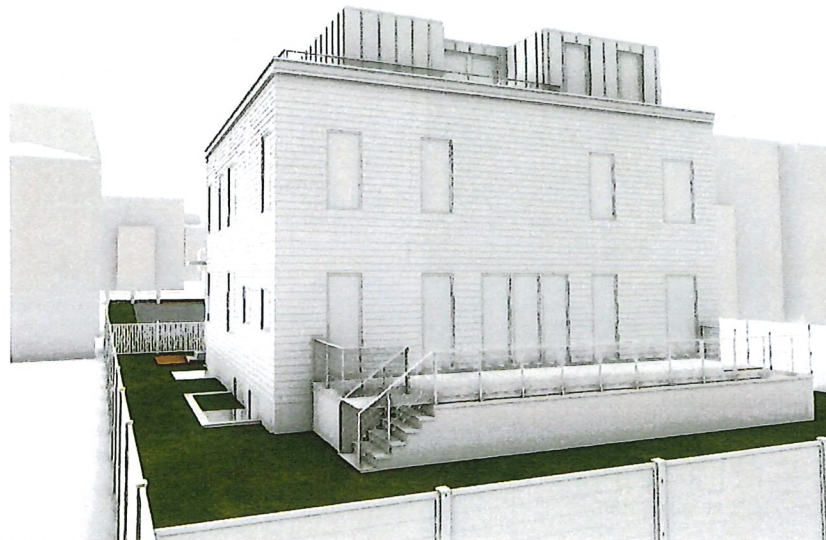
ISSUE DATE  
 APRIL 29 2021

SHEET NO.  
 R-000





ORIGINAL MASSING FROM CORLISS PL



PROPOSED MASSING FROM CORLISS PL

CLIENT

12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN  
& DEVELOPMENT LLC  
556 FRANKLIN ST NO. 3  
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI  
ARCHITECTURE PLLC  
540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND  
ASSOCIATES LLC  
27 NEWTON ST  
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC  
120 MIDDLESEX AVE #20  
SOMERVILLE, MA 02145

DRAWING TITLE  
MASSING COMPARISON 02

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

ISSUE DATE  
APRIL 29 2021

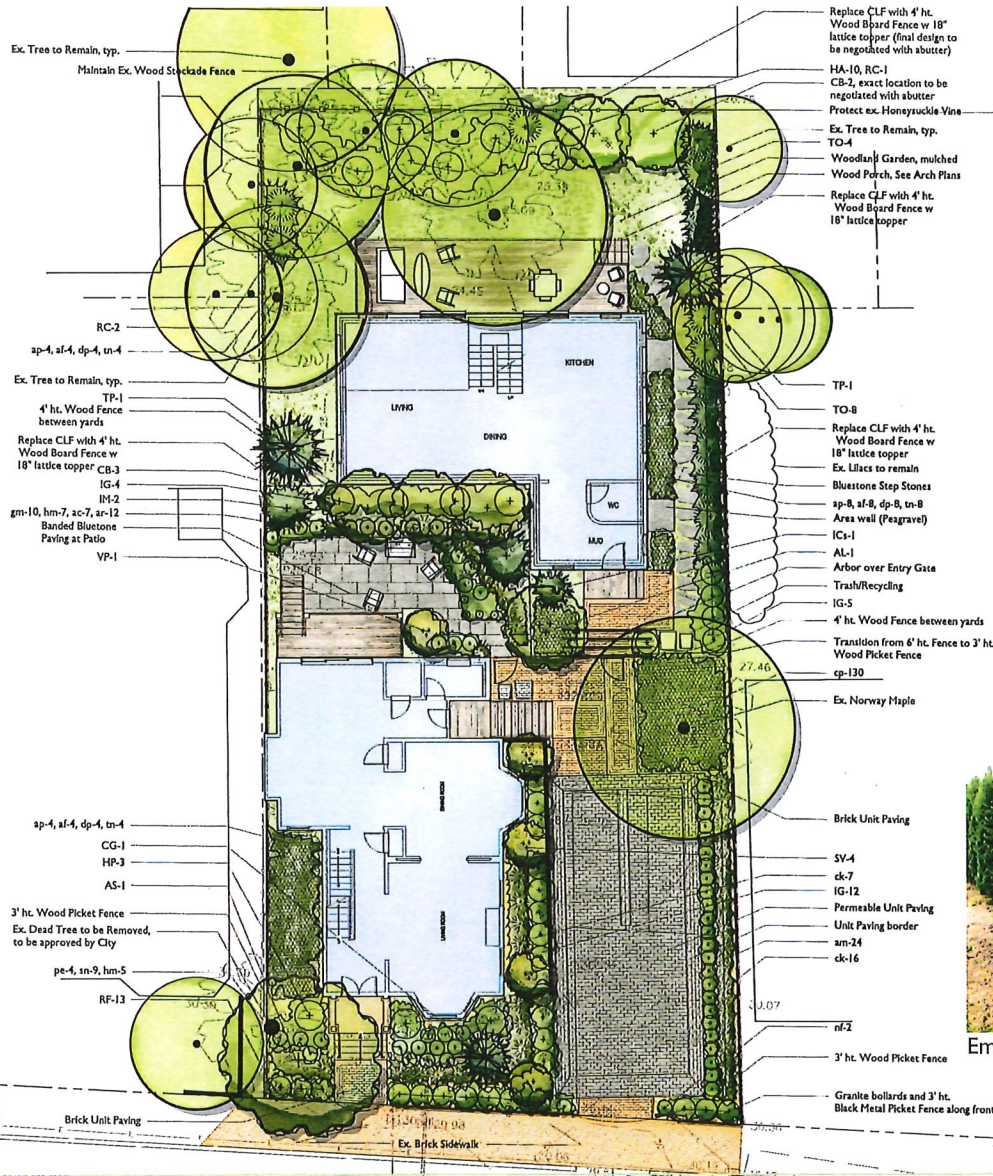
SHEET NO.  
R-001



Serviceberry



Sugar Maple

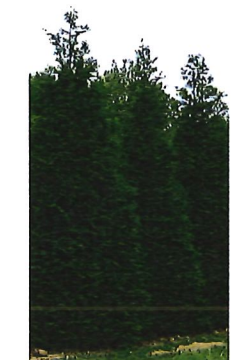


PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
AL	1	<i>Amelanchier laevis</i>	Allegheny serviceberry		
AS	1	<i>Acer saccharinum</i>	silver maple		
CB	5	<i>Carpinus betulus 'Fastigiata'</i>	Fastigiate Hornbeam	2-2.5' cal.	B&B
CG	1	<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar	7-8' hl.	
TP	2	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	7-8' HL	B&B
TO	12	<i>Thuja occidentalis 'Emerald Green'</i>	Em. Green arborvitae		
<b>SHRUBS &amp; VINES</b>					
HA	10	<i>Hydrangea arborescens 'Annabelle'</i>	smooth hydrangea		
HP	3	<i>Hydrangea paniculata 'Limelight'</i>	panicke hydrangea		
IM	2	<i>Ilex x meserveae BLUE PRINCESSIG</i>	blue holly		
ICs	1	<i>Ilex crenata 'Green Lustre'</i>	Green Lustre Holly	24" hl.	
IG	21	<i>Ilex glabra 'Shanvock'</i>	Dwarf growing Inkberry	24-30" hl.	
RC	3	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	36" hl.	
RF	13	<i>Rosa 'The Fairy'</i>	polyantha rose		
VP	1	<i>Viburnum plicatum f. tomentosum 'Mariesii'</i>	doublefile viburnum		
SV	4	<i>Syringa vulgaris</i>	Common lilac		
<b>HERBACEOUS</b>					
ac	7	<i>Anemone canadensis</i>	Canada Anemone	2 gal.	
af	16	<i>Alyxium Elix-femina</i>	Common Lady-Fern	2 gal.	Pots, 24" o.c.
ar	12	<i>Ajuga reptans</i>	Ajuga	4" pot	
am	24	<i>Achillea millefolium</i>	Lady's mantles	2 gal.	Pots, 18" o.c.
ap	16	<i>Adiantum pedatum</i>	Maidenhair Fern	2 gal.	
ck	23	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl F. Feather Reed Grass	2 gal.	Pots
cp	130	<i>Carex pensylvanica</i>	Pennsylvania Sedge	4" pot	Pots, 15" o.c.
dp	16	<i>Dennislaetia punctilobula</i>	Hay-Scented Fern	2 gal.	Pots, 24" o.c.
gm	10	<i>Geranium macrorrhizum 'Baron's Variety'</i>	Bigroot Geranium	2 gal.	Pots, 18" o.c.
hm	12	<i>Hakonachloa macra 'Aureola'</i>	Golden Hakone Grass	2 gal.	Pots
nl	2	<i>Nepeta x faassenii 'Blue Wonder'</i>	Calamin	2 gal.	Pots, 24" o.c.
pe	4	<i>Pieris japonica 'Blue Wonder'</i>	Russian Sage	2 gal.	
sn	9	<i>Salvia nemerosa</i>	Purple Sage	2 gal.	
tn	16	<i>Thelypteris noveboracensis</i>	New York Fern	1 gal.	24" o.c.



Em. Green Arborvitae

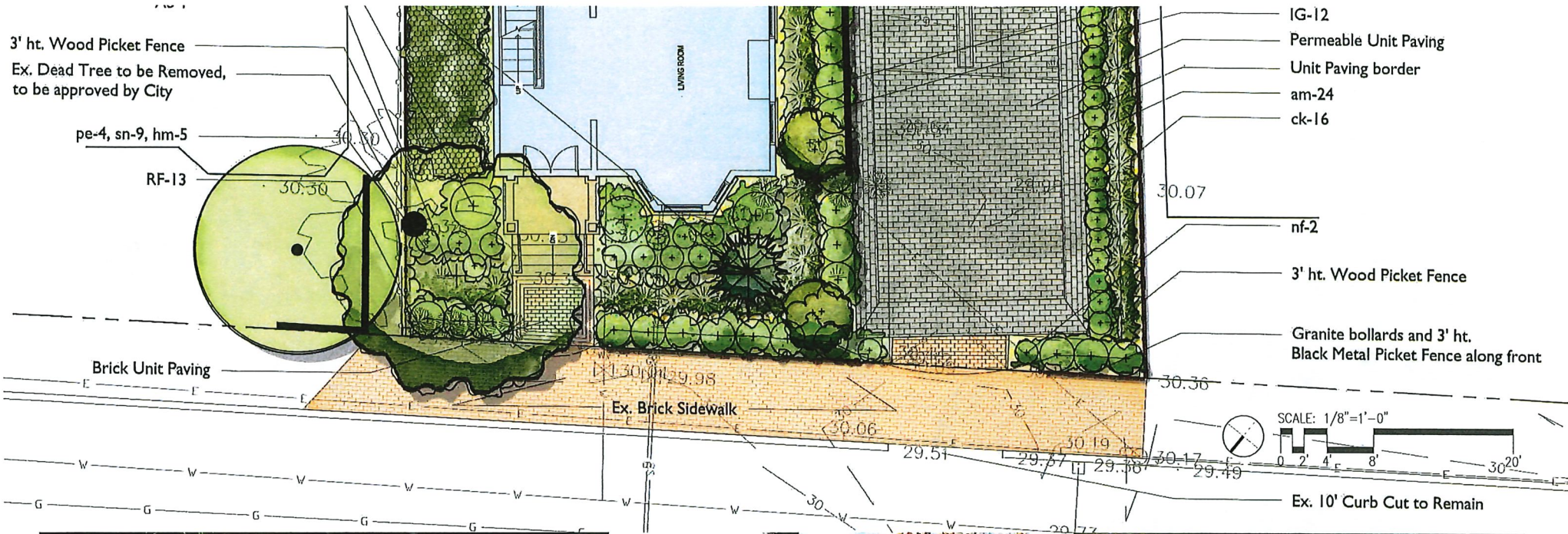


Green Giant Arborvitae



Fastigiate Hornbeam





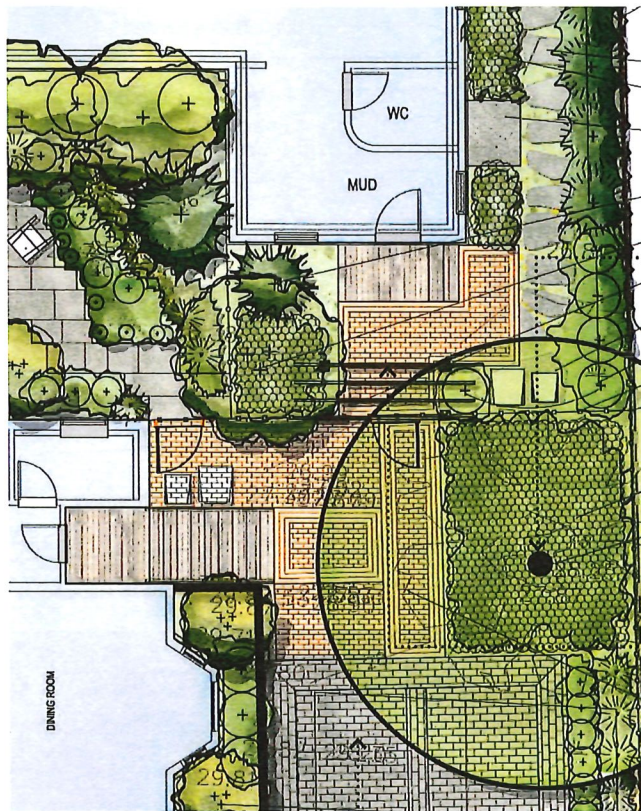
Granite Bollard and Metal Picket Fence along front



Picket Fence along sides



Rosa 'The Fairy'



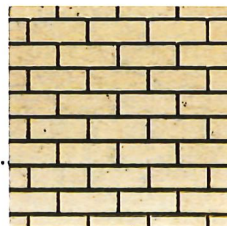
- 10 lattice topper
- Ex. Lilacs to remain
- Bluestone Step Stones
- ap-8, af-8, dp-8, tn-8
- Area well (Peagravel)
- ICs-1
- AL-1
- Arbor over Entry Gate
- Trash/Recycling
- IG-5
- 4' ht. Wood Fence between yards
- Transition from 6' ht. Fence to 3' ht. Wood Picket Fence
- cp-130
- Ex. Norway Maple
- Brick Unit Paving



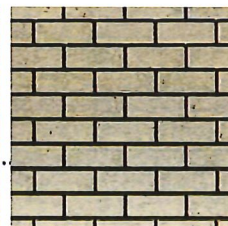
Ex. Norway Maple



Arbor Over Entry Gate

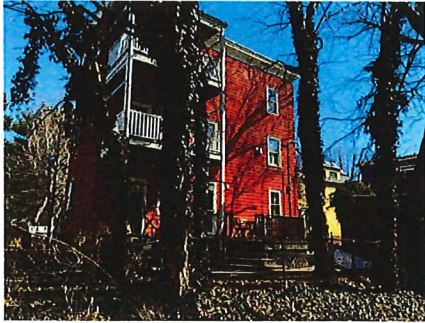


Pervious Pavers



SCALE: 1/8" = 1'-0"





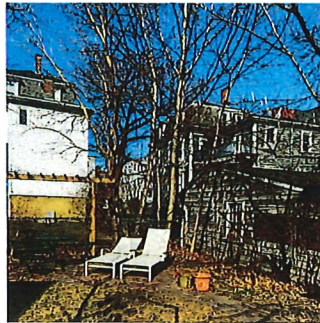
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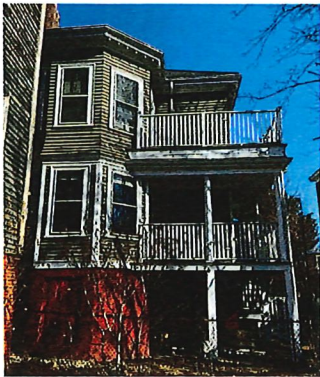
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5



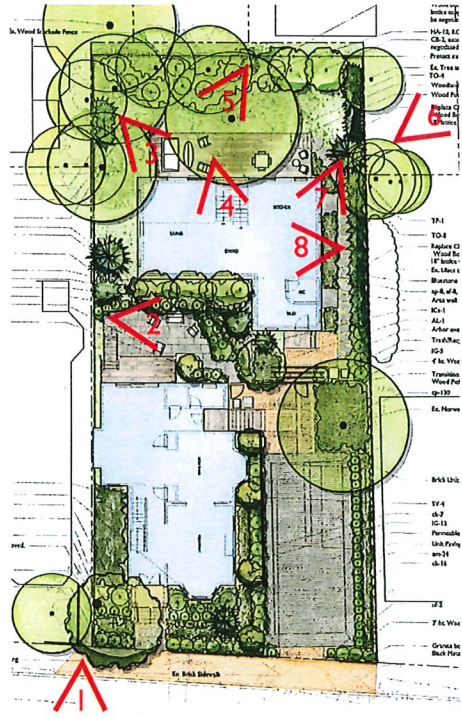
6



2



1



7



8

