

# 12 FAYETTE STREET

CAMBRIDGE, MA

MCNCD SUBMISSION  
MARCH 17, 2021

SHEET LIST	
NO.	TITLE
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A-301	SITE ELEVATIONS



**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  
COVER SHEET

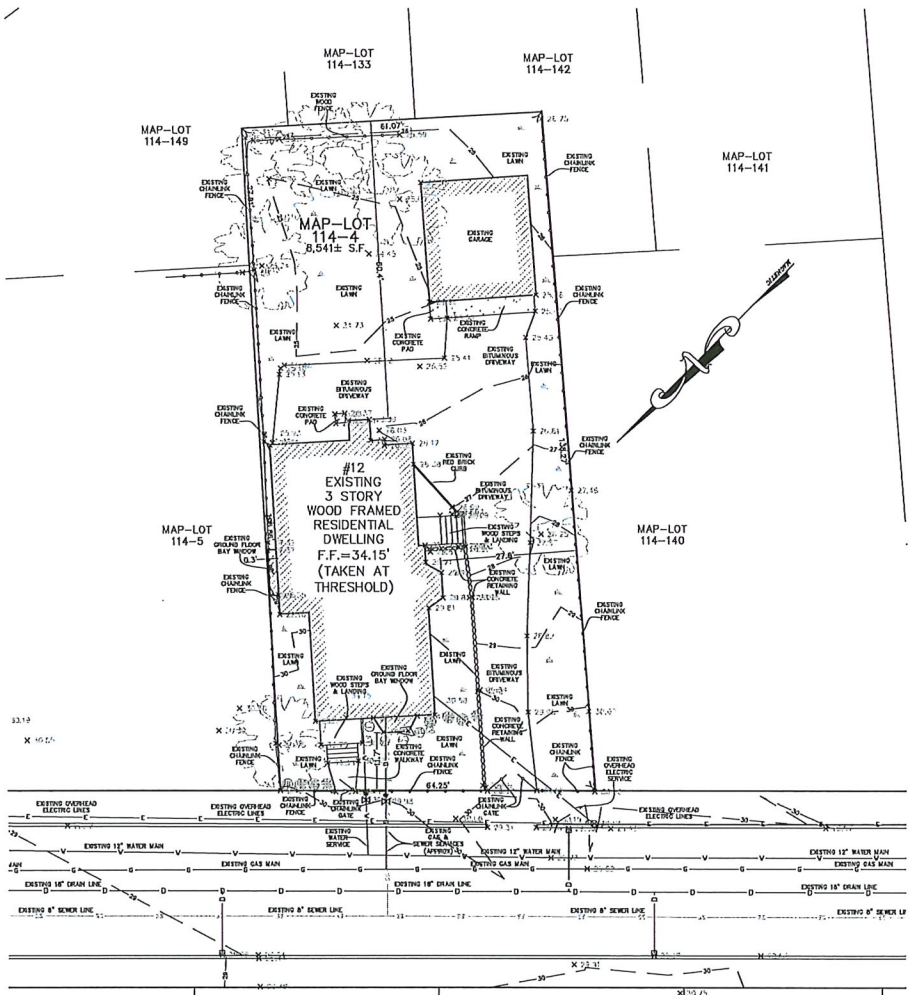
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

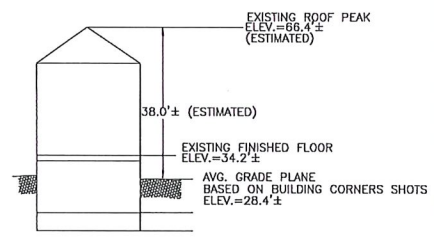
ISSUE DATE  
MARCH 17, 2021

SHEET NO.  
G-000

EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MFT)
—	CONTOUR LINE (MM)
×	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



- 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: 250169, 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 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. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE  
NOT TO SCALE

GRAPHIC SCALE  
1" = 40' FEET  
1" = 10' FEET

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COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC

FAYETTE STREET  
(PUBLIC WAY-40' WIDE)

SCALE	1"=40'				
DATE	01/12/2021	REVISION		BY	
SHEET	1	12 FAYETTE STREET CAMBRIDGE MASSACHUSETTS EXISTING CONDITIONS SITE PLAN			
PLAN NO.	1 of 1	SHEET NO. 1			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 607 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 617 891 7476/617 782 1535 FAX: 617 292 5581 EMAIL: pnolan@pnasurveyors.com				

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WAKEFIELD, MA 01880

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& DEVELOPMENT LLC  
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CAMBRIDGE, MA 02139

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

**SURVEY**  
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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 SURVEY

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

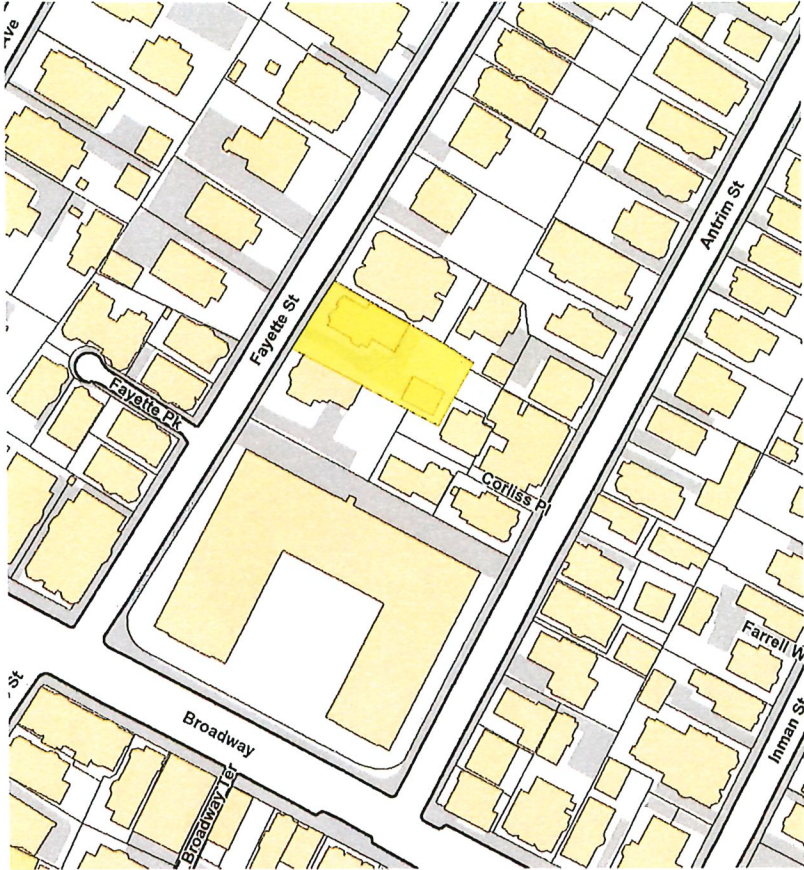
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AS NOTED

ISSUE DATE  
MARCH 17, 2021

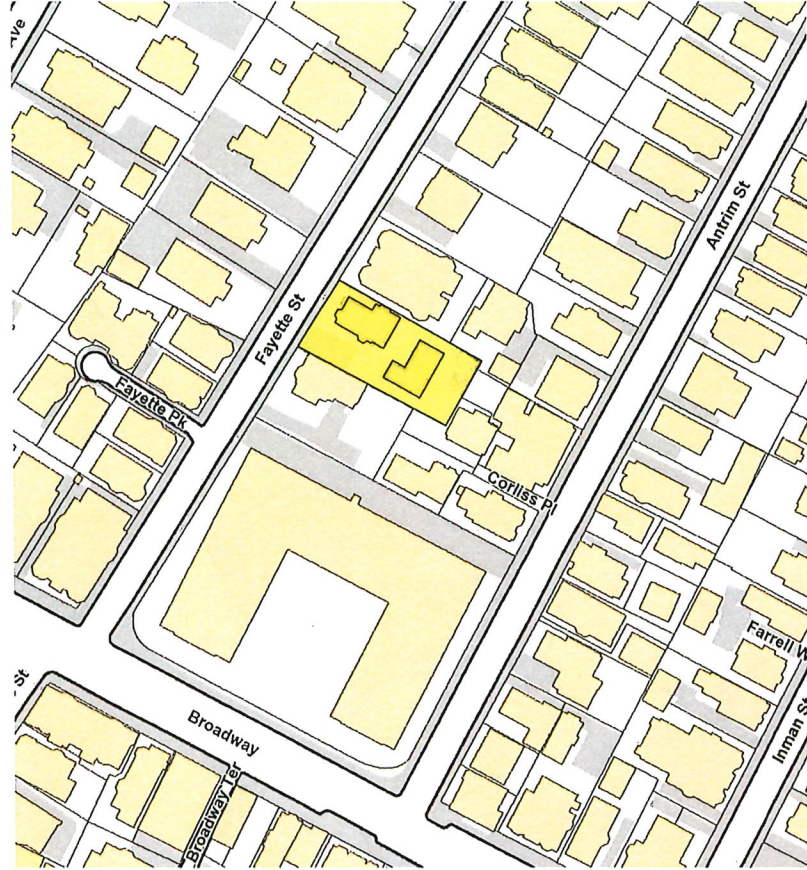
SHEET NO.  
1

G-100





2 EXISTING SITE IN ASSESSOR MAP  
1:100



1 PROPOSED SITE IN ASSESSOR MAP  
1:100

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12 FAYETTE STREET  
VENTURES LLC  
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DRAWING TITLE  
ASSESSOR'S MAP 1:100

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

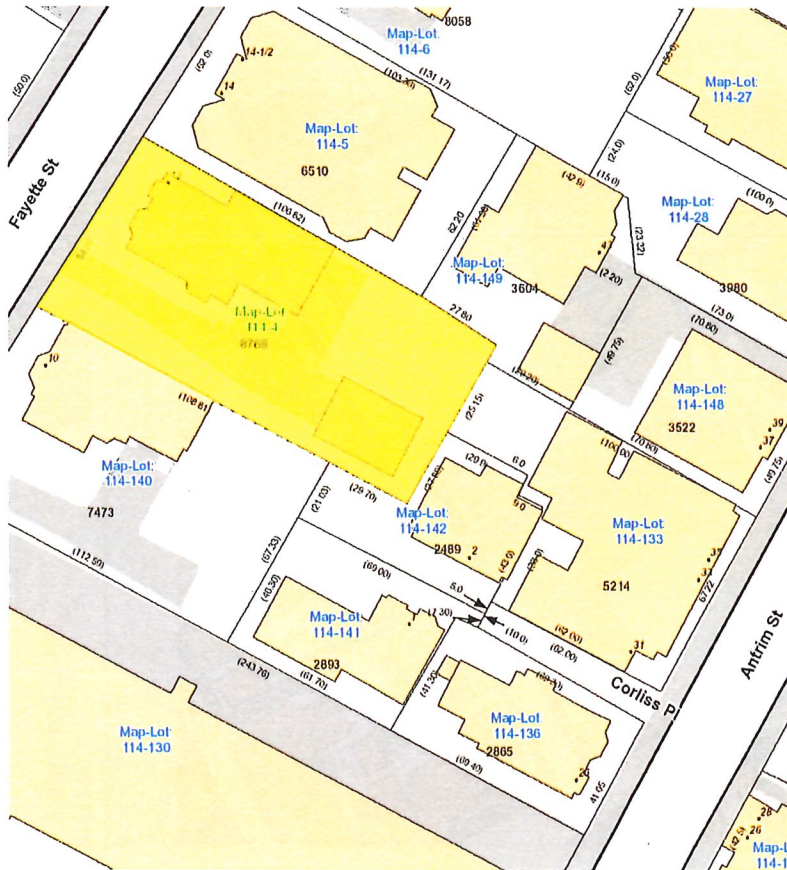
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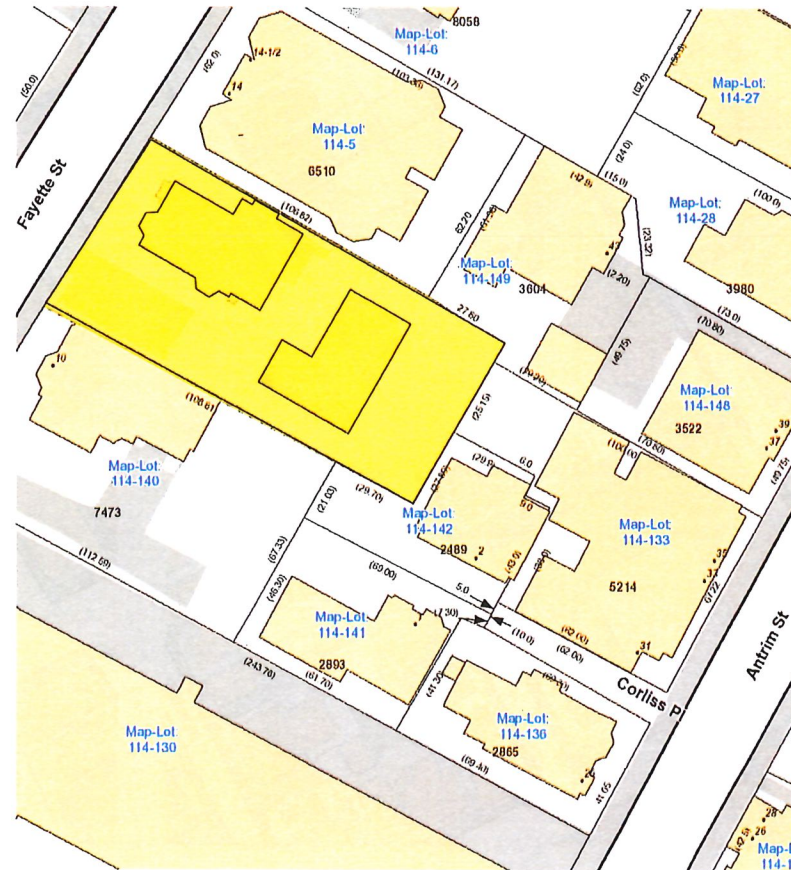
SHEET NO.

G-101





2 EXISTING SITE IN ASSESSOR MAP  
1:40



1 PROPOSED SITE IN ASSESSOR MAP  
1:40

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ARCHITECTURE  
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DRAWING TITLE  
ASSESSOR'S MAP 1:40

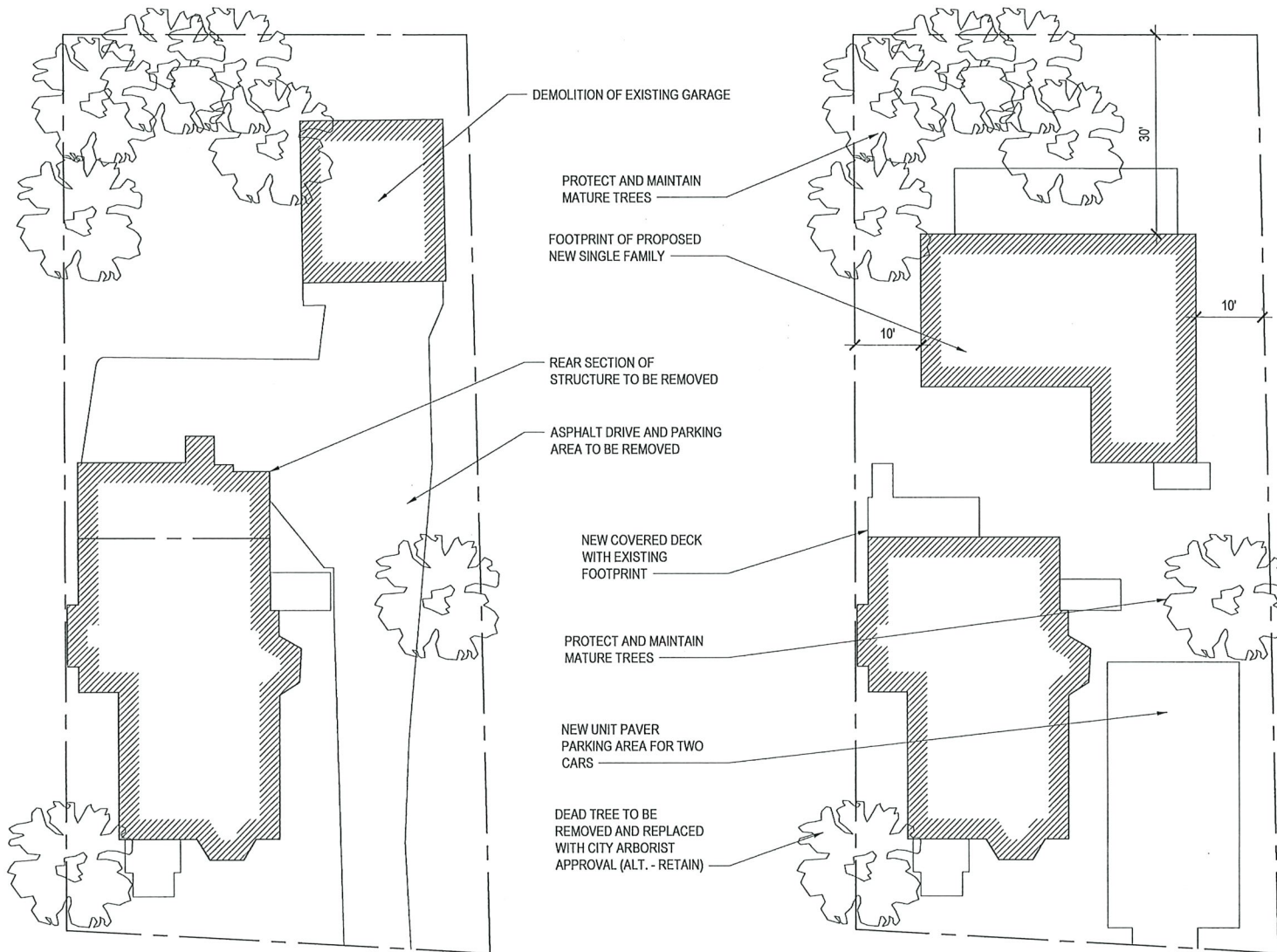
PROJECT  
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SCALE  
AS NOTED

ISSUE DATE  
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SHEET NO.  
G-102





DEMOLITION OF EXISTING GARAGE

PROTECT AND MAINTAIN MATURE TREES

FOOTPRINT OF PROPOSED NEW SINGLE FAMILY

REAR SECTION OF STRUCTURE TO BE REMOVED

ASPHALT DRIVE AND PARKING AREA TO BE REMOVED

NEW COVERED DECK WITH EXISTING FOOTPRINT

PROTECT AND MAINTAIN MATURE TREES

NEW UNIT PAVER PARKING AREA FOR TWO CARS

DEAD TREE TO BE REMOVED AND REPLACED WITH CITY ARBORIST APPROVAL (ALT. - RETAIN)

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

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

CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01680

ARCHITECT  
HAMMER DESIGN  
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CAMBRIDGE, MA 02139

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540 PRESIDENT ST 3 FL  
BROOKLYN, NY 11215

SURVEY  
PETER NOLAN AND  
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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 PLAN

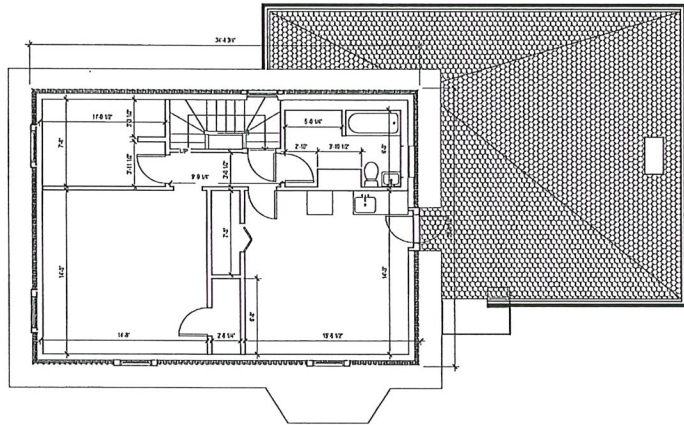
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

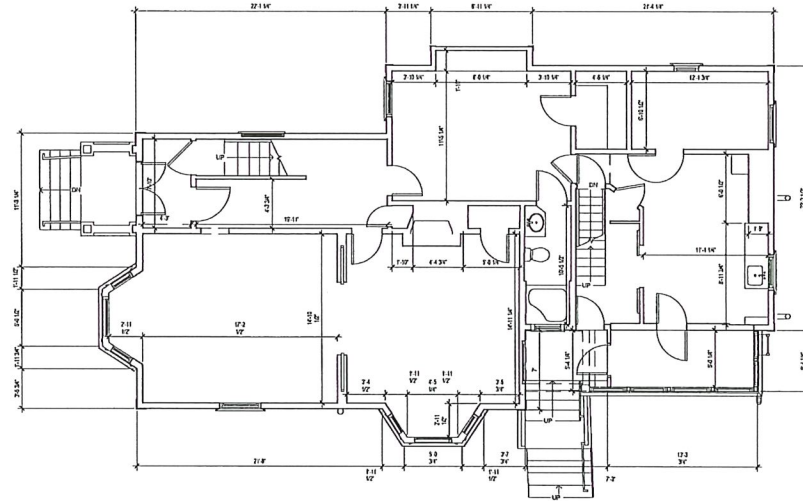
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MARCH 17, 2021

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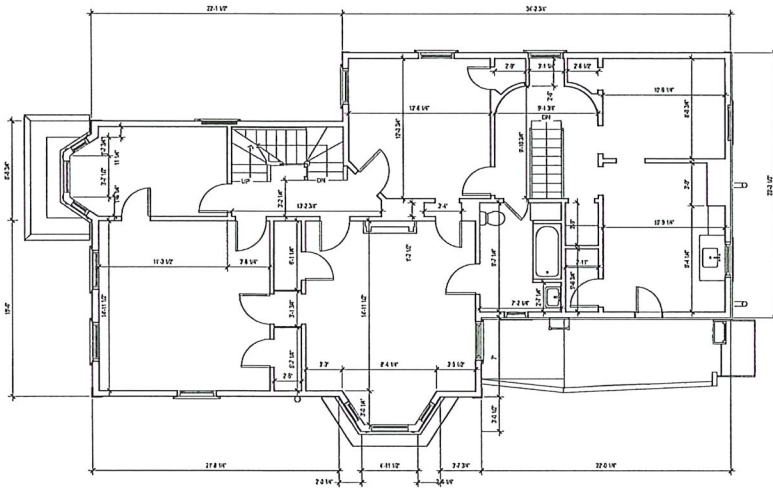
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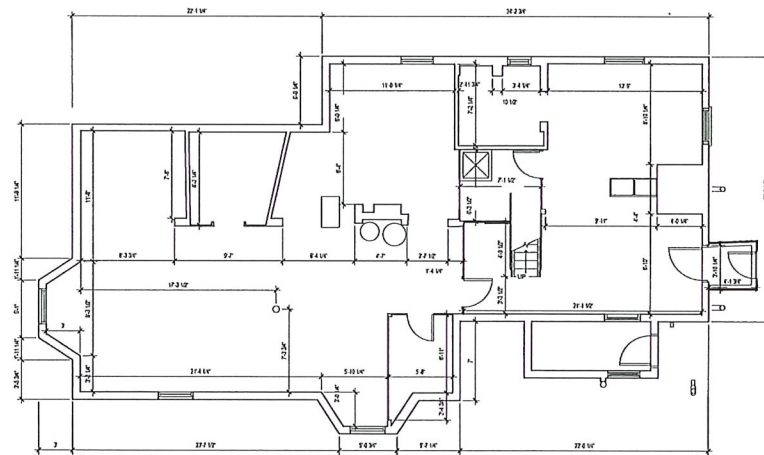
4 THIRD FLOOR PLAN  
3/32"=1'-0"



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



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



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

CLIENT  
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VENTURES LLC  
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VERDANT LANDSCAPE  
ARCHITECTURE  
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BROOKLINE, MA 02446

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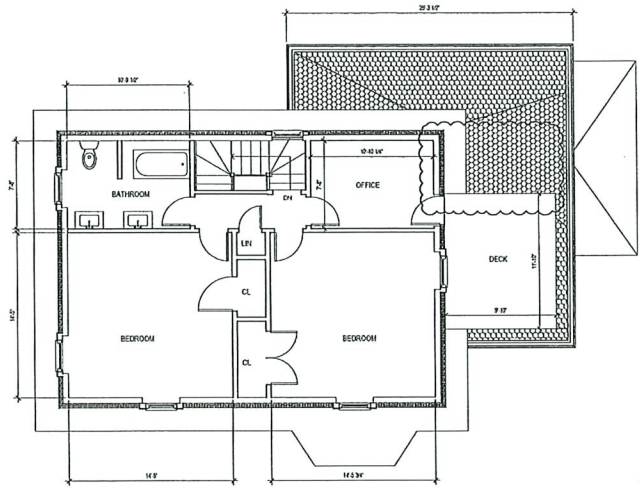
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EXISTING PLANS

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

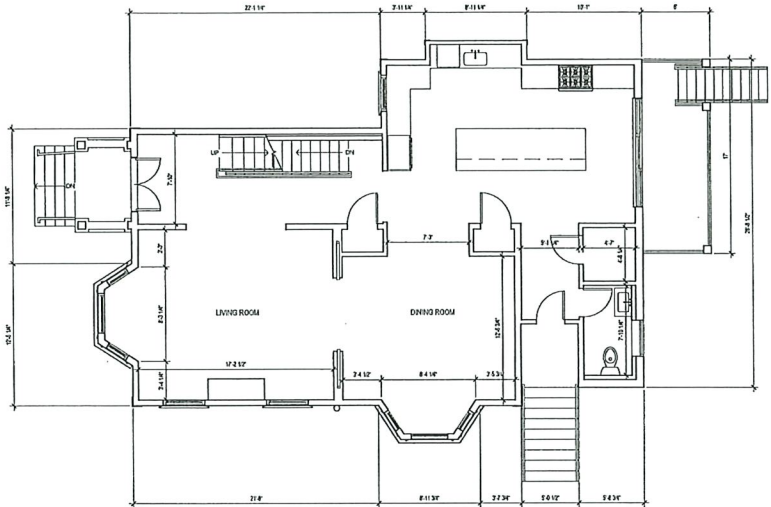
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SHEET NO.

A-100

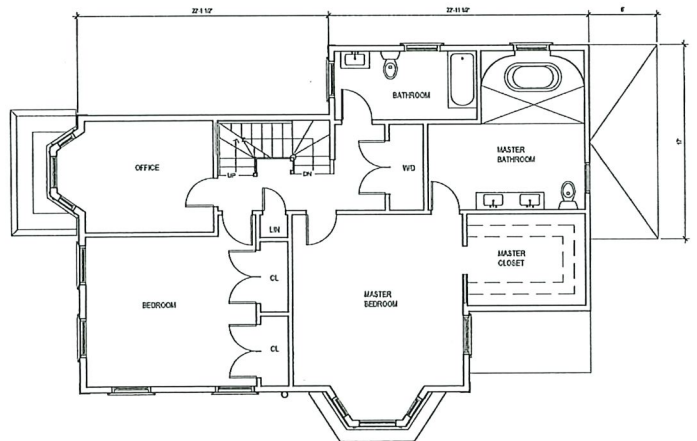




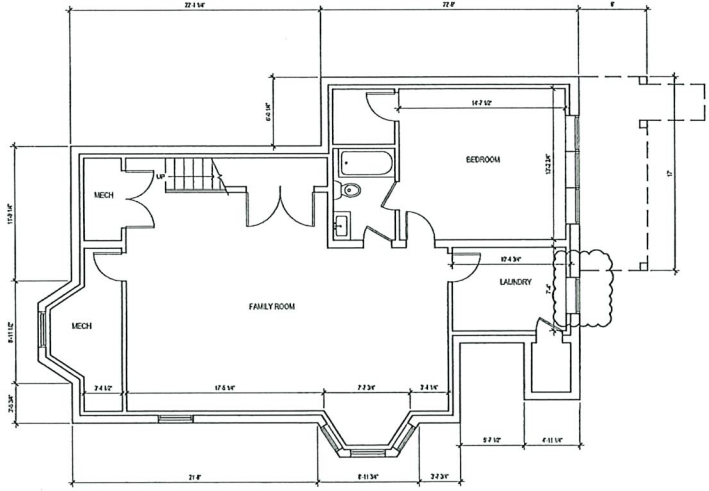
4 THIRD FLOOR PLAN  
3/32"=1'-0"



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



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



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

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**LANDSCAPE**  
VERDANT LANDSCAPE  
ARCHITECTURE  
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BROOKLINE, MA 02446

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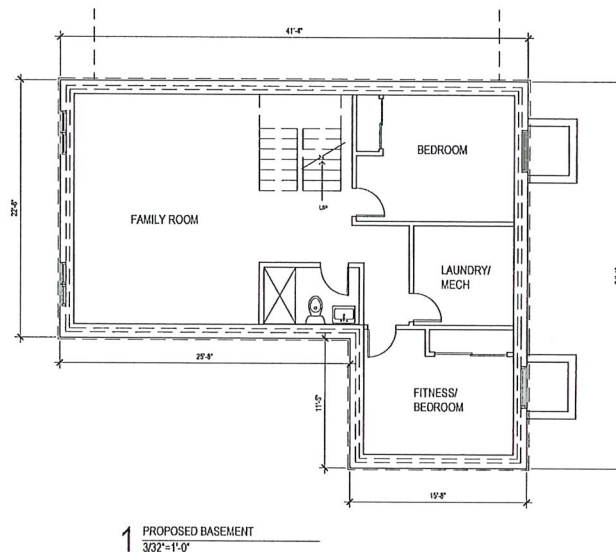
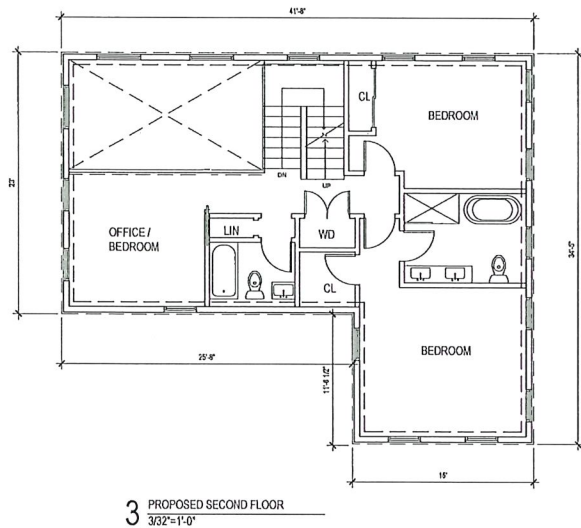
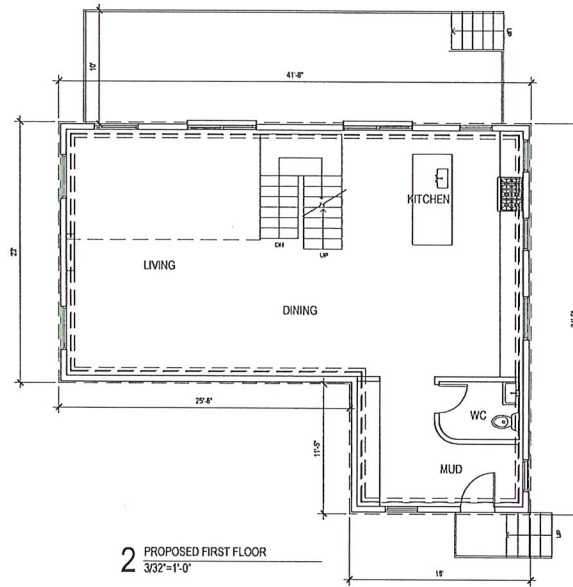
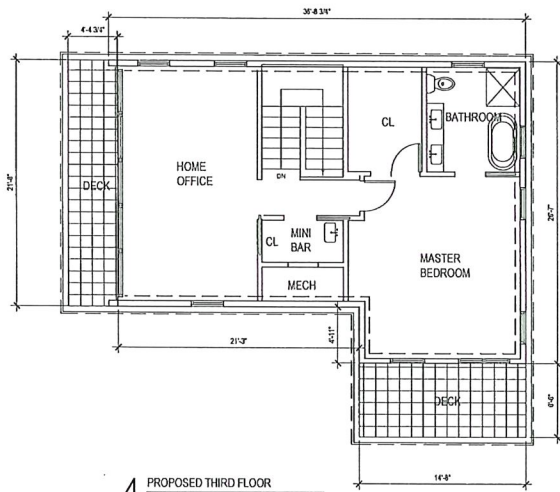
DRAWING TITLE  
**PROPOSED PLANS**

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

SCALE  
AS NOTED

ISSUE DATE  
MARCH 17, 2021

SHEET NO.  
**A-101**



CLIENT  
12 FAYETTE STREET  
VENTURES LLC  
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SURVEY  
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LANDSCAPE  
VERDANT LANDSCAPE  
ARCHITECTURE  
318 HARVARD ST #25  
BROOKLINE, MA 02446

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

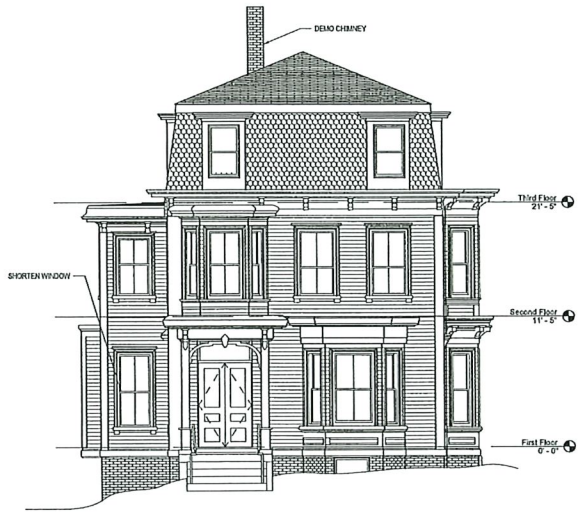
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NEW CONSTRUCTION PROPOSED  
PLANS  
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED

ISSUE DATE  
MARCH 17, 2021

SHEET NO.  
A-102

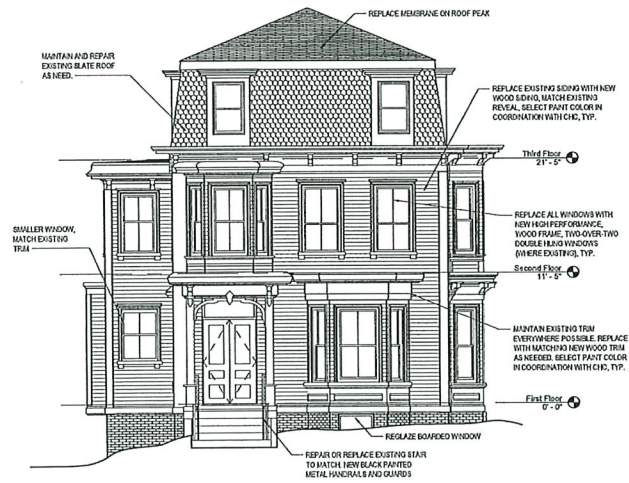




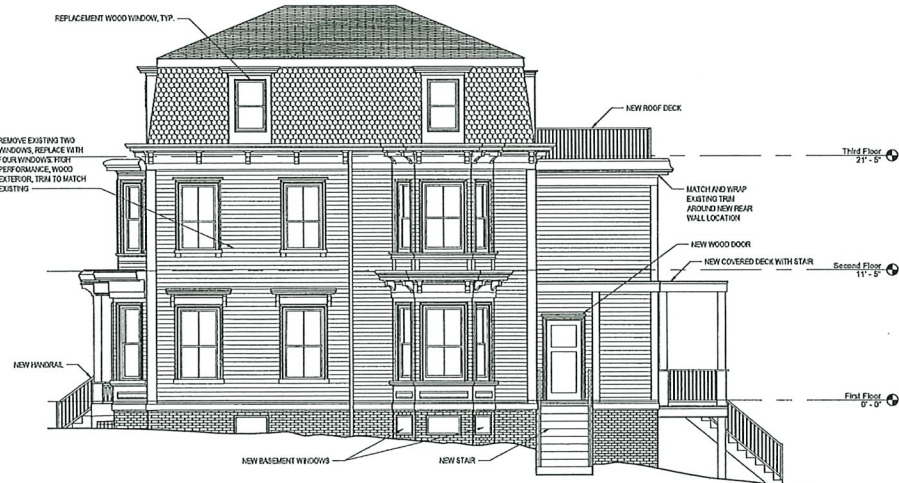
4 EXISTING FRONT ELEVATION  
3/32"=1'-0"



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

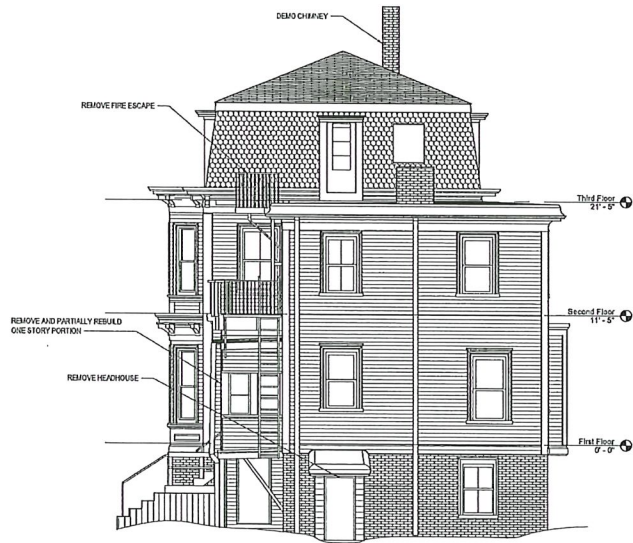
CIVIL ENGINEER  
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DRAWING TITLE  
EXISTING & PROPOSED ELEVATIONS

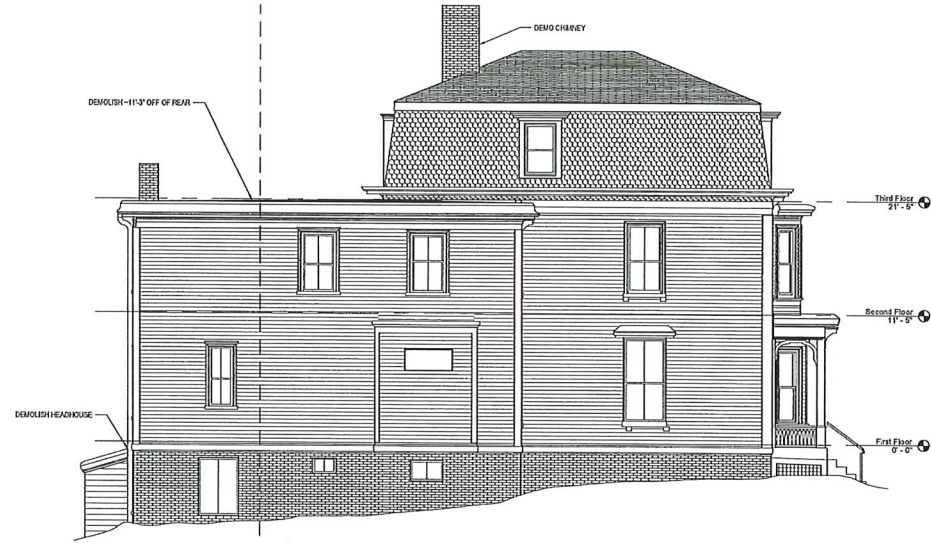
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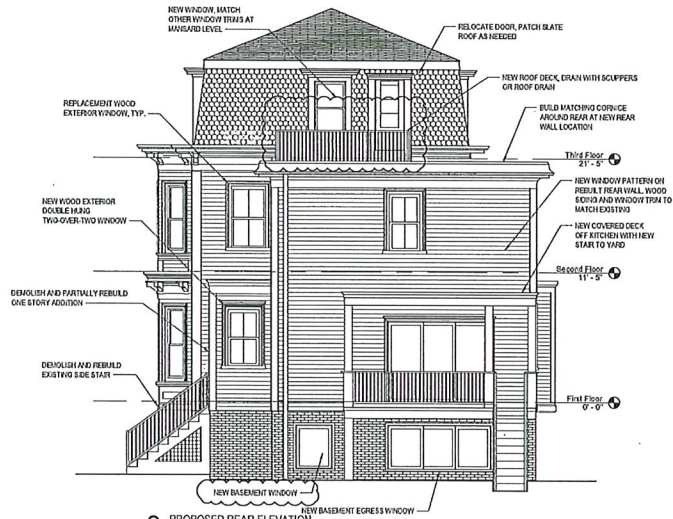
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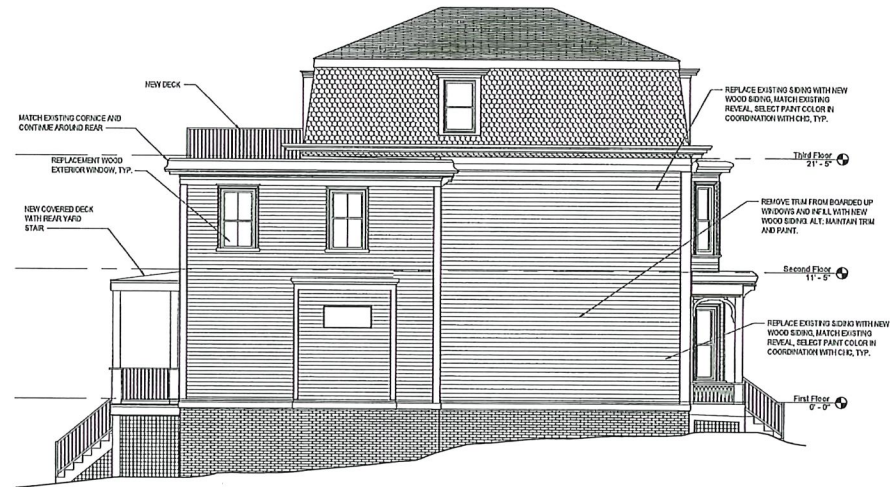
4 EXISTING REAR ELEVATION  
3/32'=1'-0"



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



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



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

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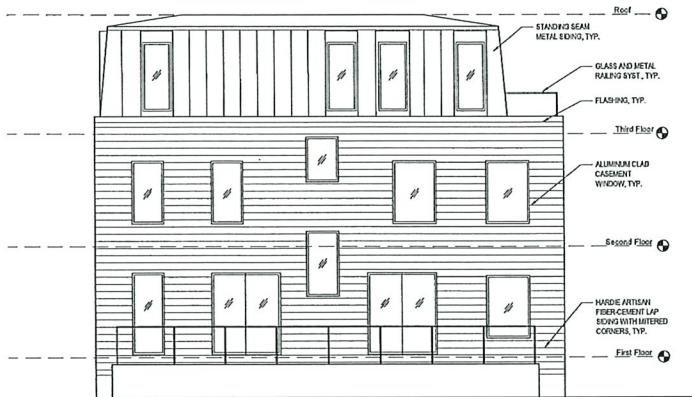
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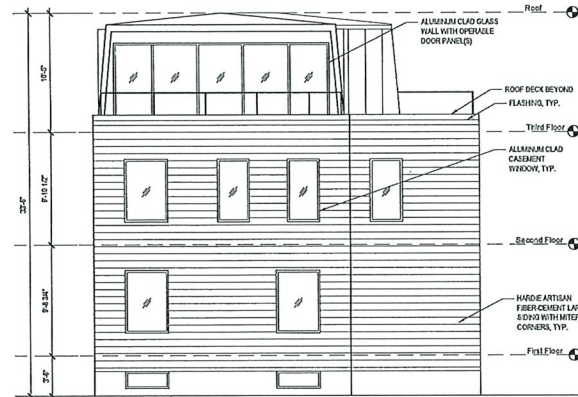
SHEET NO.

A-201

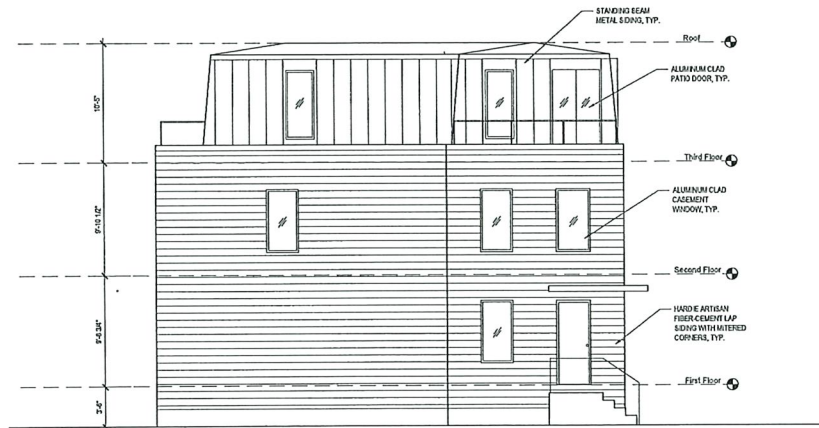




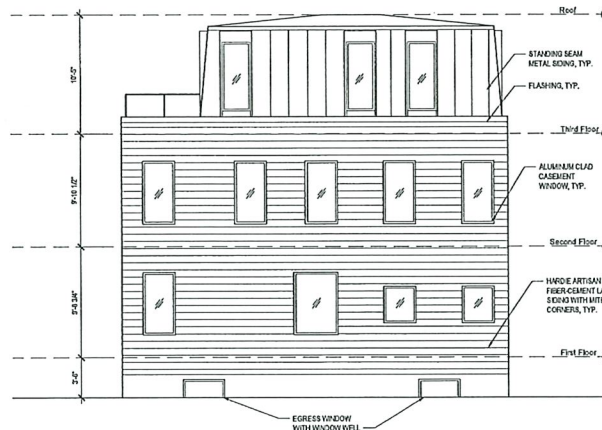
4 PROPOSED REAR ELEVATION  
3/32"=1'-0"



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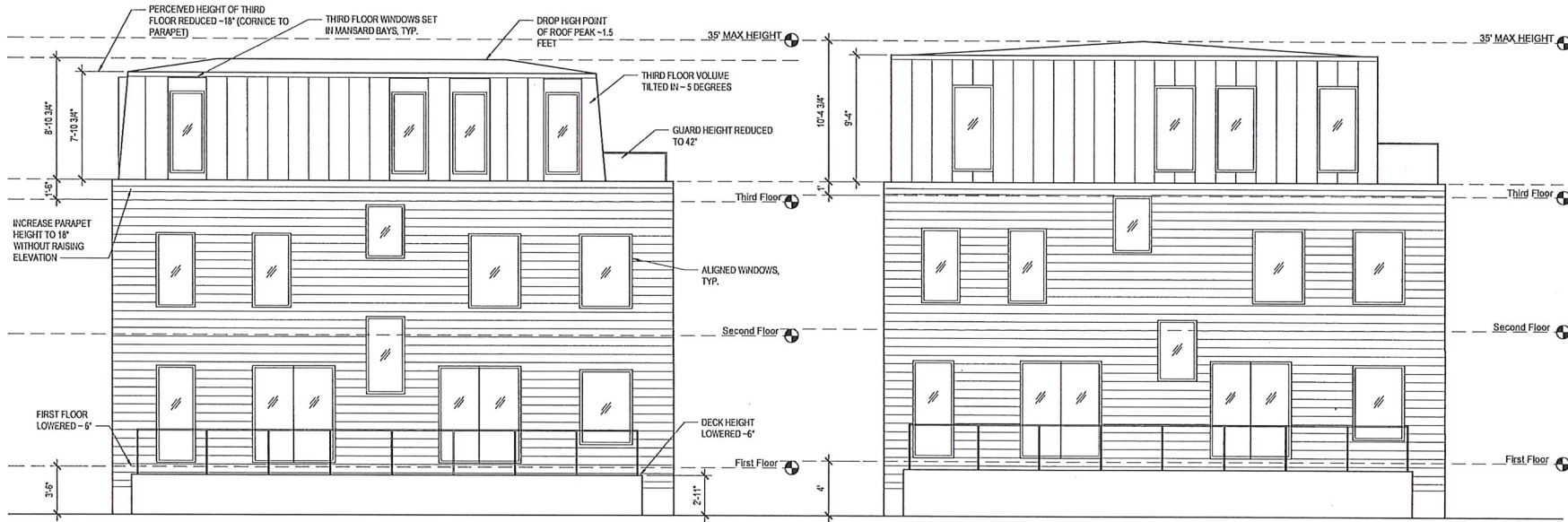
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DRAWING TITLE  
NEW CONSTRUCTION PROPOSED  
ELEVATIONS  
PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
MARCH 17, 2021  
SHEET NO.

A-202



2 CURRENT PROPOSED REAR ELEVATION  
1/8"=1'-0"

1 PREVIOUS PROPOSED REAR ELEVATION  
1/8"=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

PROJECT  
FAYETTE STREET RESIDENCES  
12 FAYETTE STREET CAMBRIDGE, MA 02139

SCALE  
AS NOTED  
ISSUE DATE  
MARCH 17, 2021  
SHEET NO.

A-203





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  
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  
SITE ELEVATIONS

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

SCALE  
AS NOTED

ISSUE DATE  
MARCH 17, 2021

SHEET NO.

A-301

