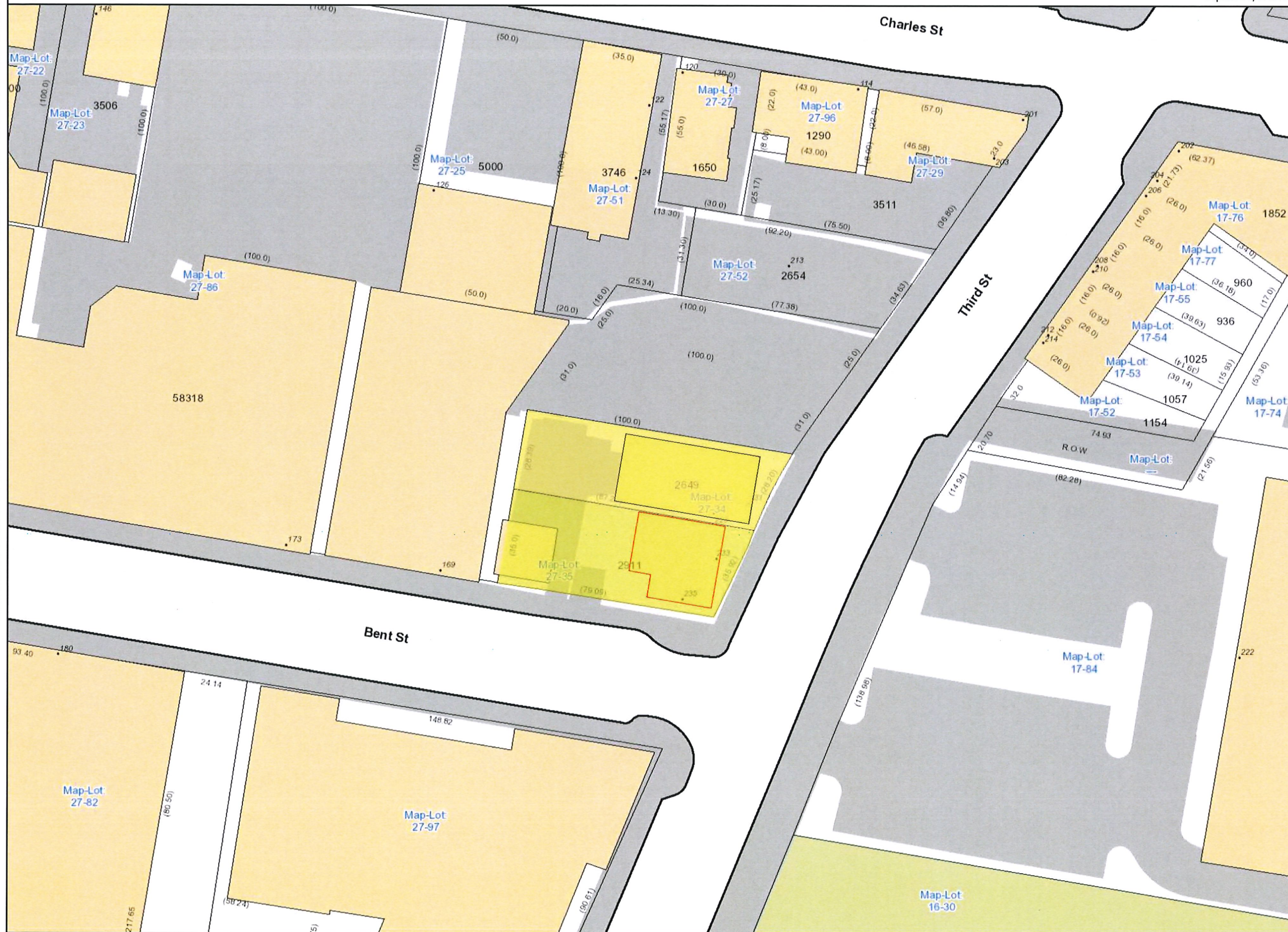






**LEGEND**

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



City of Cambridge  
Massachusetts 1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

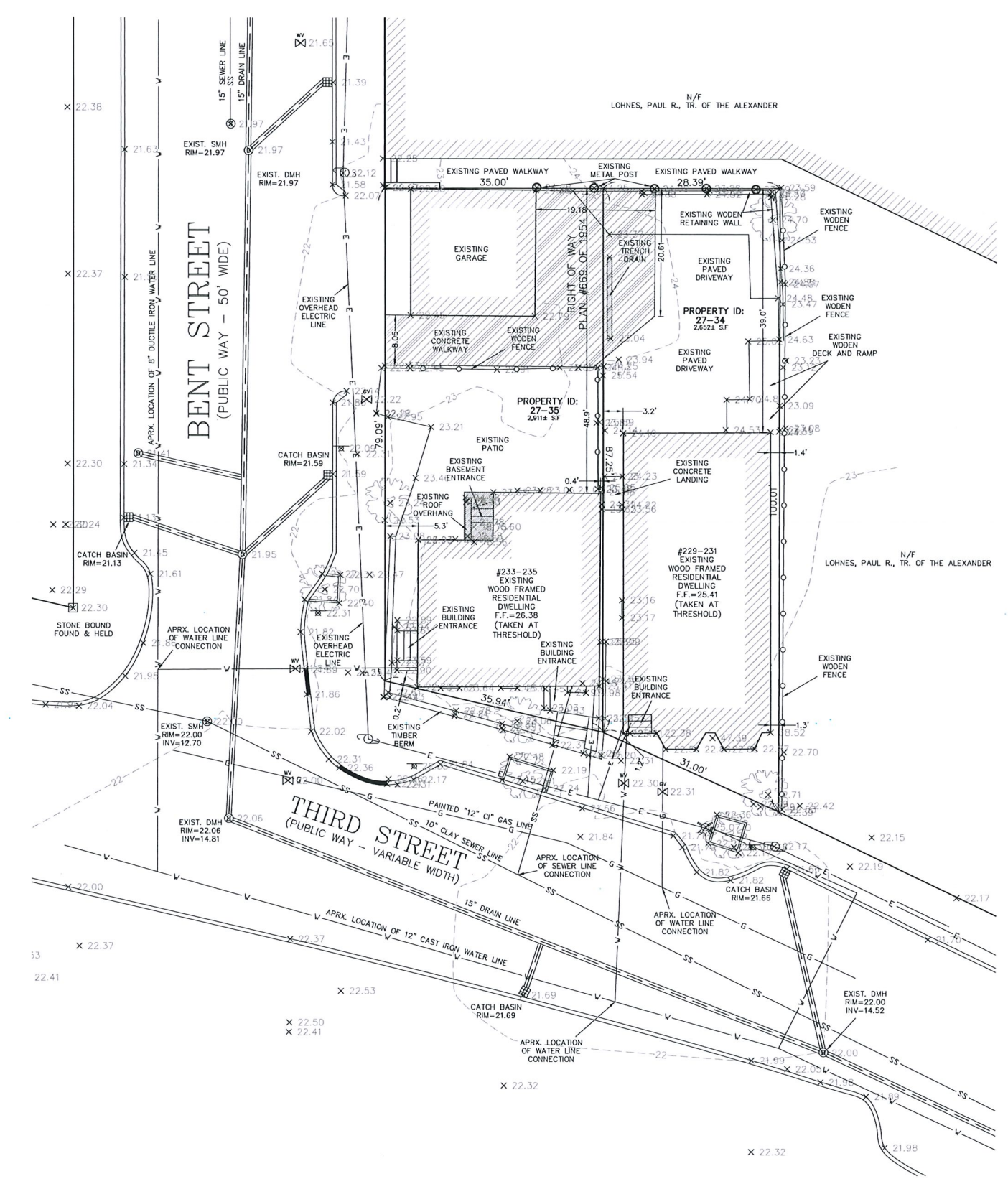
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



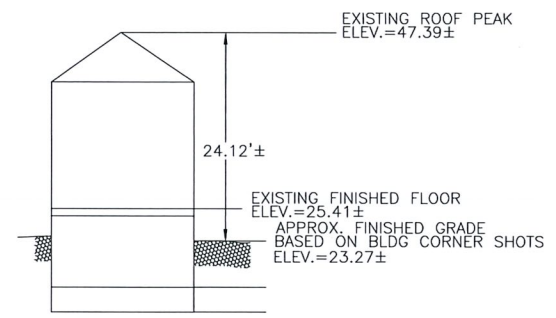


LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
⊙	TREE
⊙	TREE STUMP
⊙	SHRUBS/FLOWERS
⊙	SIGN
●	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE
S	SEWER LINE
D	DRAIN LINE
V	WATER LINE
G	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

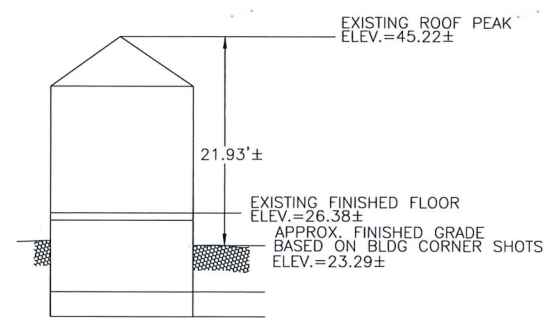
PLAN No. 1511 OF 1983



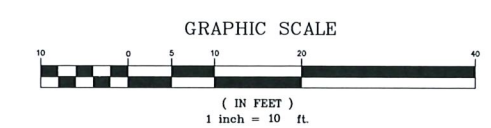
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
  2. DEED REFERENCE: BOOK 50410, PAGE 470  
DEED REFERENCE: BOOK 54778 PAGE 343  
PLAN REFERENCE 1: PLAN No. 669 OF 1954  
PLAN REFERENCE 2: PLAN No. 108 OF 1983  
PLAN REFERENCE 3: PLAN No. 1511 OF 1983  
PLAN REFERENCE 4: PLAN No. 507 OF 2007  
PLAN REFERENCE 5: LAND COURT PLAN No. 9830-A  
PLAN REFERENCE 6: LAND COURT PLAN No. 13781-A
  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 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
  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. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE #229-231  
NOT TO SCALE



EXISTING PROFILE #233-235  
NOT TO SCALE



SCALE	1"=10'		
DATE	1/19/2022		
SHEET	1		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS PLAN		
DRAWN BY	KK		
CHKD BY	ETS		
APPD BY	PJN		
REV	DATE	REVISION	BY
229-231 & 233-235 THIRD STREET CAMBRIDGE MASSACHUSETTS			
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			SHEET NO. <b>1</b>



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**SPECIAL PERMIT**

REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142  
Title: EXISTING SITE PHOTOS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #	2106
Date	2023.01.13
Scale	A-9.1
Drawn by:	DA/DS



235 THIRD STREET

231 THIRD STREET

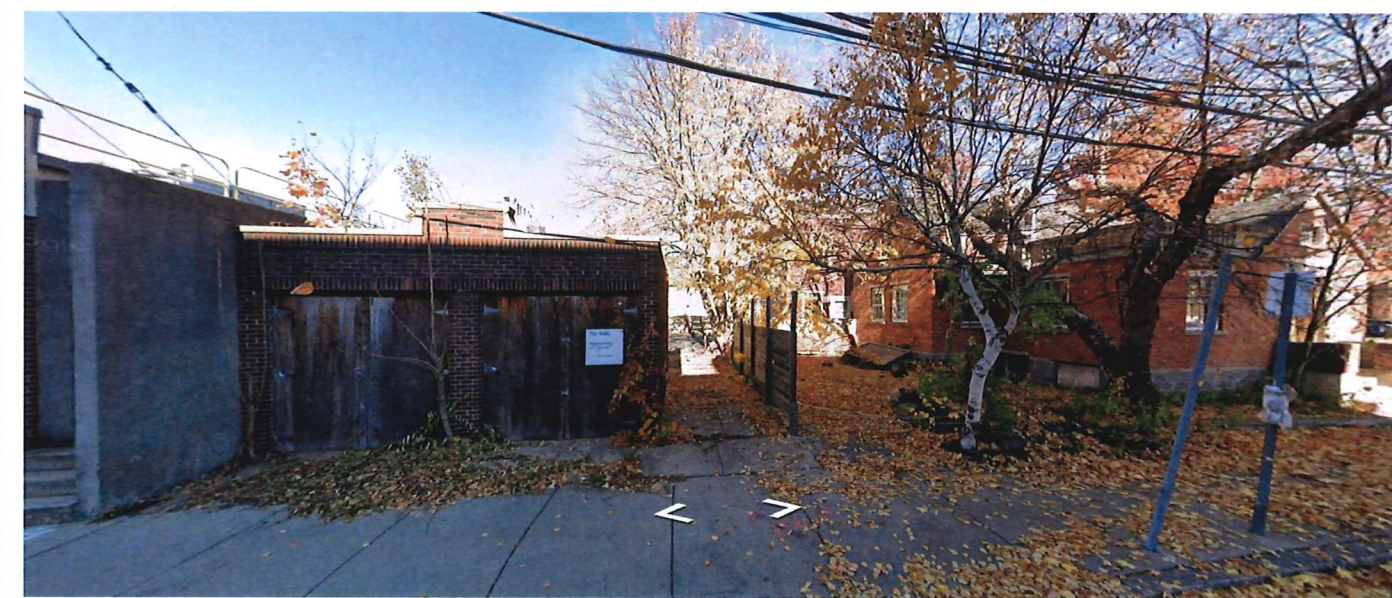


235 THIRD STREET AT CORNER OF BENT



235 THIRD STREET

231 THIRD STREET



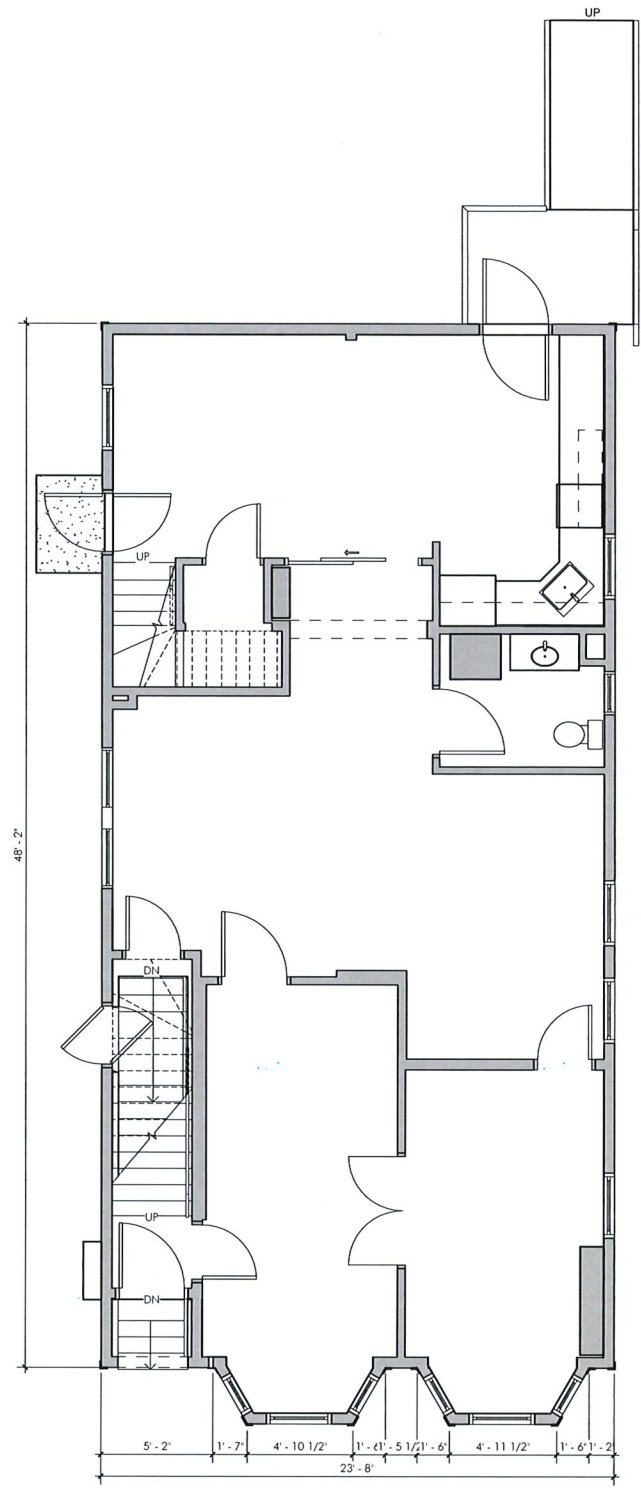
GARAGE FROM BENT STREET

235 THIRD STREET FROM BENT

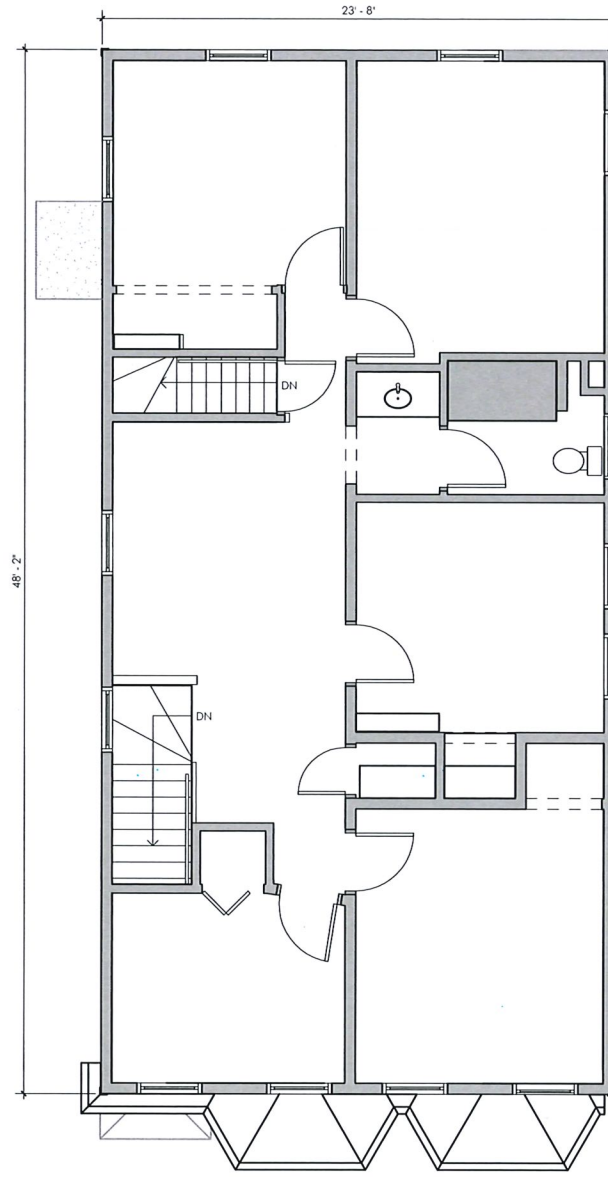


PARKING LOT AT THIRD STREET





① EXISTING FIRST FLOOR  
1/4" = 1'-0"



③ EXISTING SECOND FLOOR  
1/4" = 1'-0"

EXISTING CONDITIONS

REVISIONS		
No.	Description	Date

AndersonPorterDesign  
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Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231 THIRD STREET  
Address: 231 THIRD STREET  
CAMBRIDGE, MA 02142

Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2131  
Date: 12/17/2021  
Scale: 1/4" = 1'-0"  
Drawn by: A.R.S.

AX1.1

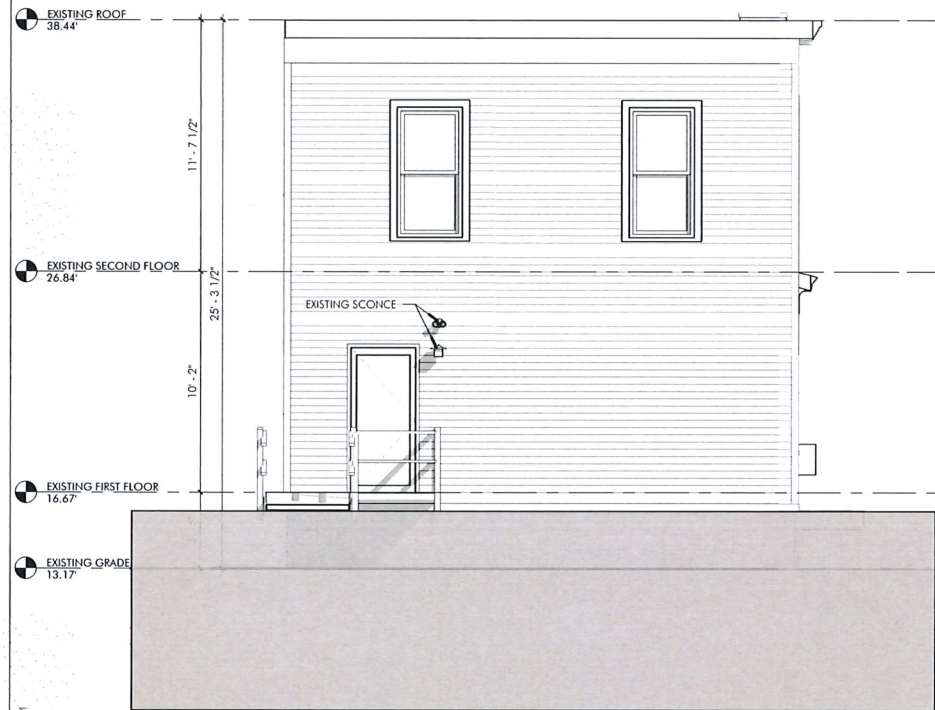




① EXISTING EAST ELEVATION  
1/4" = 1'-0"



② EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



③ EXISTING EAST ELEVATION  
1/4" = 1'-0"



④ EXISTING NORTH ELEVATION  
1/4" = 1'-0"

EXISTING CONDITIONS

REVISIONS		
No.	Description	Date

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Tel. 617.354.2501 Fax. 617.354.2509

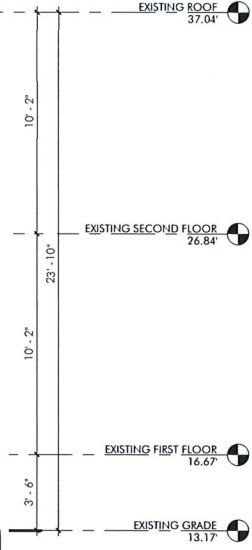
Project: 231 THIRD STREET  
Address: 231 THIRD STREET  
CAMBRIDGE, MA 02142

Title: EXISTING ELEVATIONS

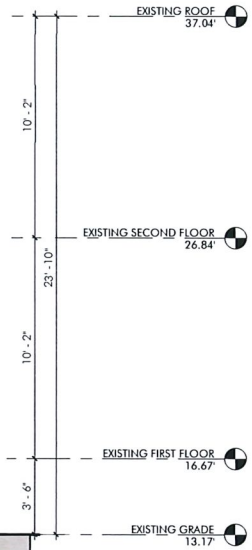
Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2131  
Date: 12/17/2021  
Scale: 1/4" = 1'-0"  
Drawn by: A.R.S.

AX2.1

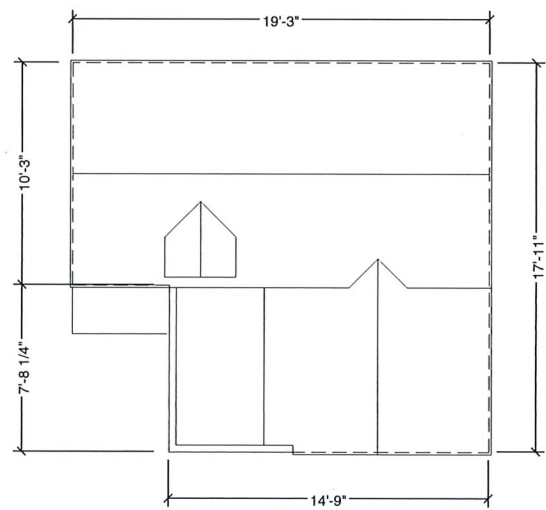




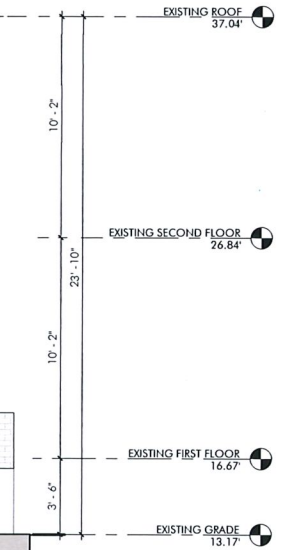
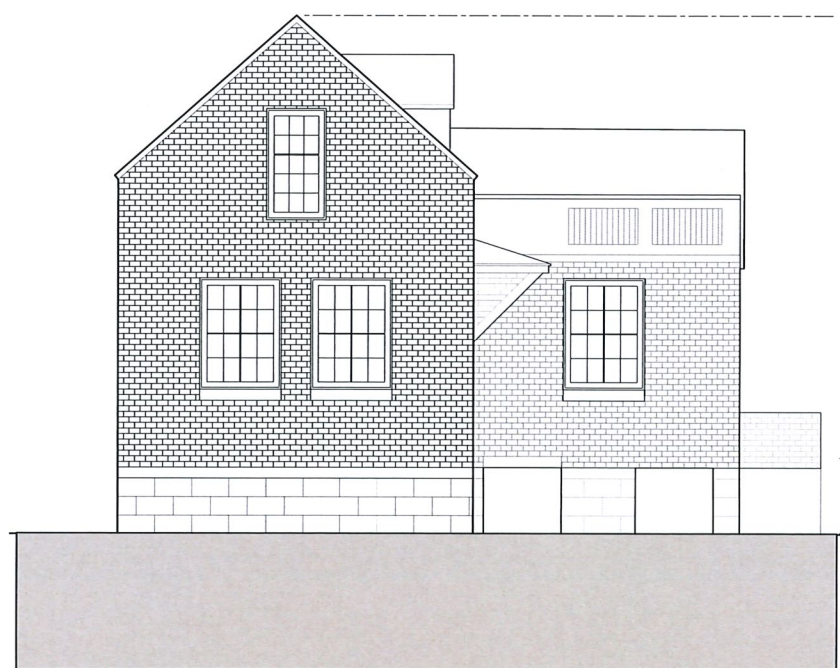
① EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



② EXISTING EAST ELEVATION  
1/4" = 1'-0"



EXISTING PLAN  
1/4" = 1'-0"



③ EXISTING WEST ELEVATION  
1/4" = 1'-0"

EXISTING CONDITIONS

REVISIONS		
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Tel. 617.354.2501 Fax. 617.354.2509

Project: 235 THIRD STREET  
Address: 235 THIRD STREET  
CAMBRIDGE, MA 02142

EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2131
Date:	12/17/2021
Scale:	1/4" = 1'-0"
Drawn by:	AR.S.

AX2.1



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**HISTORIC APP.**

REVISIONS		
No.	Description	Date

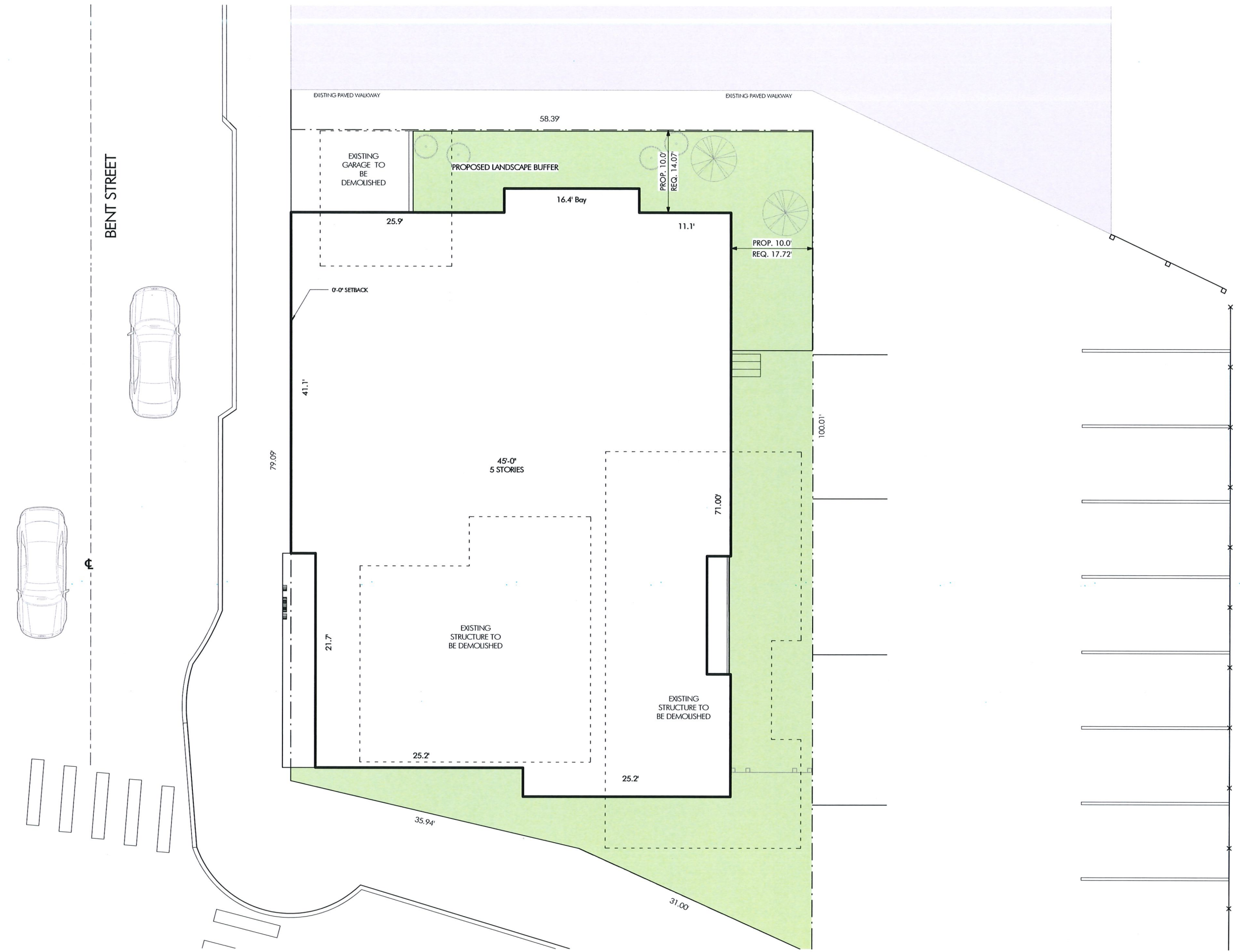
AndersonPorterDesign  
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Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.01  
Scale: 3/16" = 1'-0"  
Drawn by: DS

Z0.1



① ZONING LANDSCAPE PLAN  
3/16" = 1'-0"

2/6/2023 6:22:28 PM

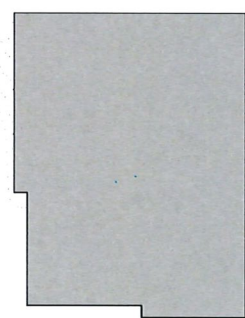


ZONING CHART - CAMBRIDGE				
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	IA-1	IA-1 ZONE	IA-1 ZONE	COMPLIES
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE	5,000 SF	±5,563 SF	±5,563 SF	COMPLIES
MIN LOT AREA PER DWELLING UNIT	300 SF/DU PER ECHO (PLUS INCREASE BY IHP)	±292.8 SF	±2,781.5 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.25/1.50	1.9	2.25 (1.25 X 2 PER ECHO) X (1.3 PER 11.2)	COMPLIES
MAX BUILDING HEIGHT	45'	25.3'	45'	COMPLIES
MIN. YARD SETBACKS				
FRONT (THIRD ST)	0.0'	0.2'	0	COMPLIES
FRONT SIDE (BENT ST)	0.0'	5.3'	0	COMPLIES
SIDE 1 (THIRD ST)	H+L/7 OR 10' BY SPECIAL PERMIT	1.3'	45' + 53.5/5 = 19.7'	SPECIAL PERMIT
SIDE 2 (BENT ST)	H+L/7 OR 10' BY SPECIAL PERMIT	39'	45' + 79.09/5 = 24.81'	SPECIAL PERMIT
MIN LOT WIDTH	50'	63.4'	63.4'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	0% REQUIRED	544 SF	1,348 SF Not including balconies or roof decks (15x15' minimum indicated on Landscape Plan)	COMPLIES
BICYCLE PARKING	1/DWELLING UNIT	N/A	20 LONG TERM SPACES + 6 short TERM	COMPLIES

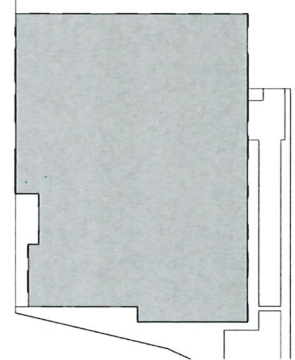
GROSS FLOOR AREA	
Level	Area
PROPOSED LEVEL 1	3589 SF
PROPOSED LEVEL 2	3617 SF
PROPOSED LEVEL 3	3624 SF
PROPOSED LEVEL 4	3625 SF
PROPOSED LEVEL 5	3625 SF
	18080 SF

FOOTNOTES:

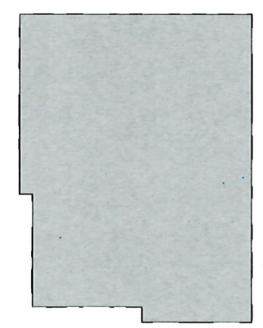
ZONING CHART  
12" = 1'-0"



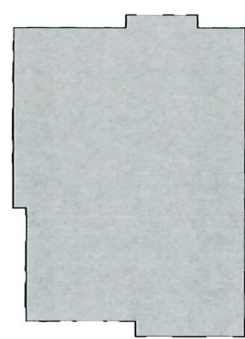
① LOWER LEVEL = 3,604 GFA (EXCLUDED FROM FAR)  
1" = 20'-0"



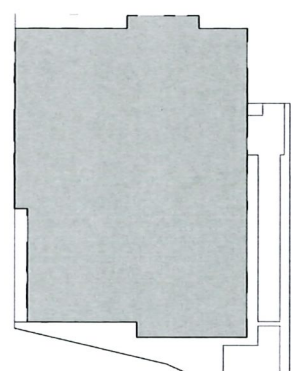
② PROPOSED LEVEL 1 = 3,584 GFA  
1" = 20'-0"



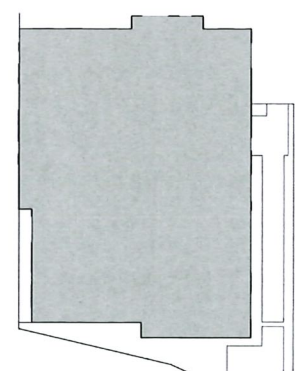
③ PROPOSED LEVEL 2 = 3,604 GFA  
1" = 20'-0"



④ PROPOSED LEVEL 3 = 3,604 GFA  
1" = 20'-0"



⑤ PROPOSED LEVEL 4 = 3,604 GFA  
1" = 20'-0"



⑥ PROPOSED LEVEL 5 = 3,604 GFA  
1" = 20'-0"



⑦ PROPOSED SOUTH ELEVATION Copy 1  
1/8" = 1'-0"

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Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: ZONING COMPLIANCE

Drawn by: DS	Checked by: DS
Project #: 2106	Drawn by: DS
Date: 2023.02.01	Scale: As indicated
Scale: As indicated	Drawn by: DS

Z1.1



ZONING LEGEND

OPEN SPACE AREA - 1,348 SF  
TOTAL LOT AREA - 5,563 SF  
- 24% OPEN



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Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: PROPOSED LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.01  
Scale: 3/16" = 1'-0"  
Drawn by: DS

2/6/2023 6:22:27 PM


1 PROPOSED LANDSCAPE  
3/16" = 1'-0"

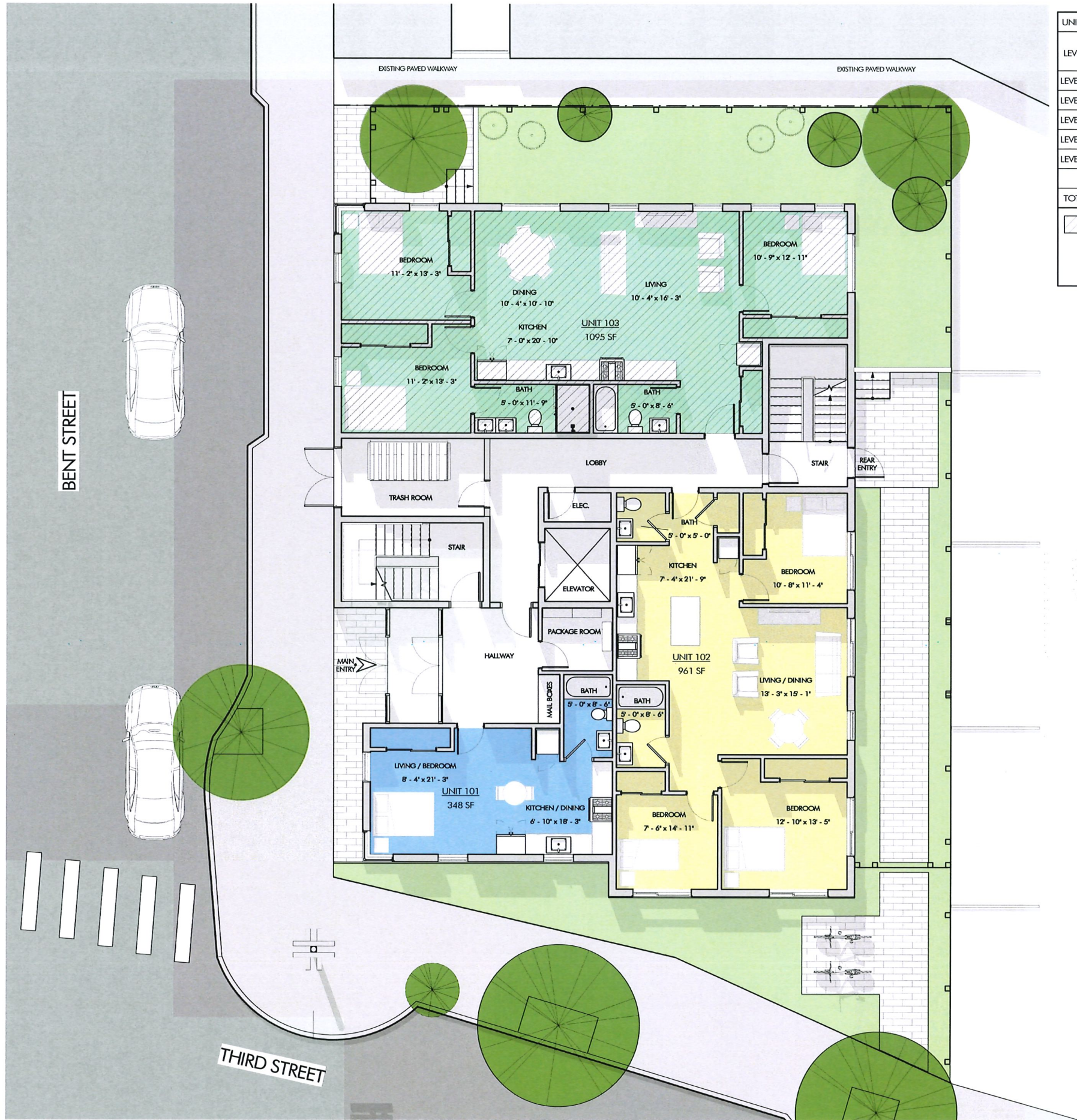
L1.1



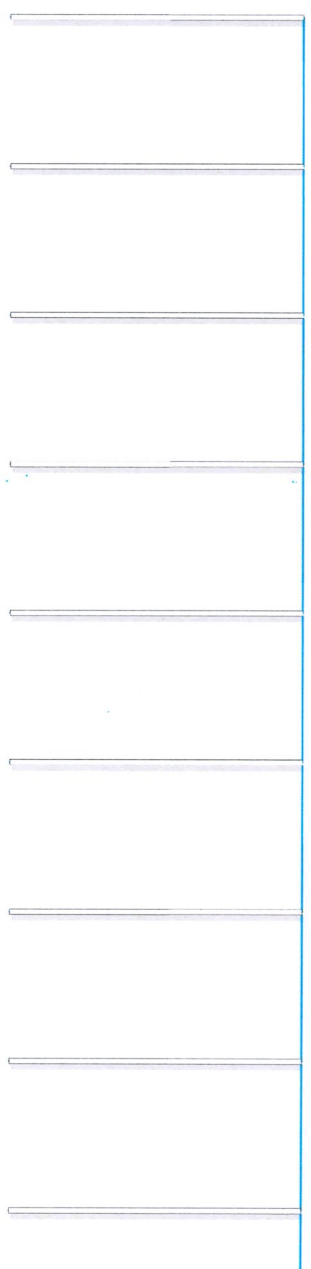
NOT FOR CONSTRUCTION

LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,589 GSF	348 SF	961 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,616 GSF	625 SF	961 SF	506 SF	703 SF
LEVEL 3 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 4 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 5 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
TOTAL (19 UNITS)	18,080 GSF	13,576 NSF			

 AFFORDABLE UNIT  
 20% NET SF AFFORDABLE  
 13,576 X .20 = 2,715 RSF  
 3 UNITS = 2,715 RSF



1 PROPOSED LEVEL 1  
3/16" = 1'-0"



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Project  
231-235 THIRD STREET  
Address  
231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title  
PROPOSED FLOOR PLANS


Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.01  
Scale: As Indicated  
Drawn by: DS

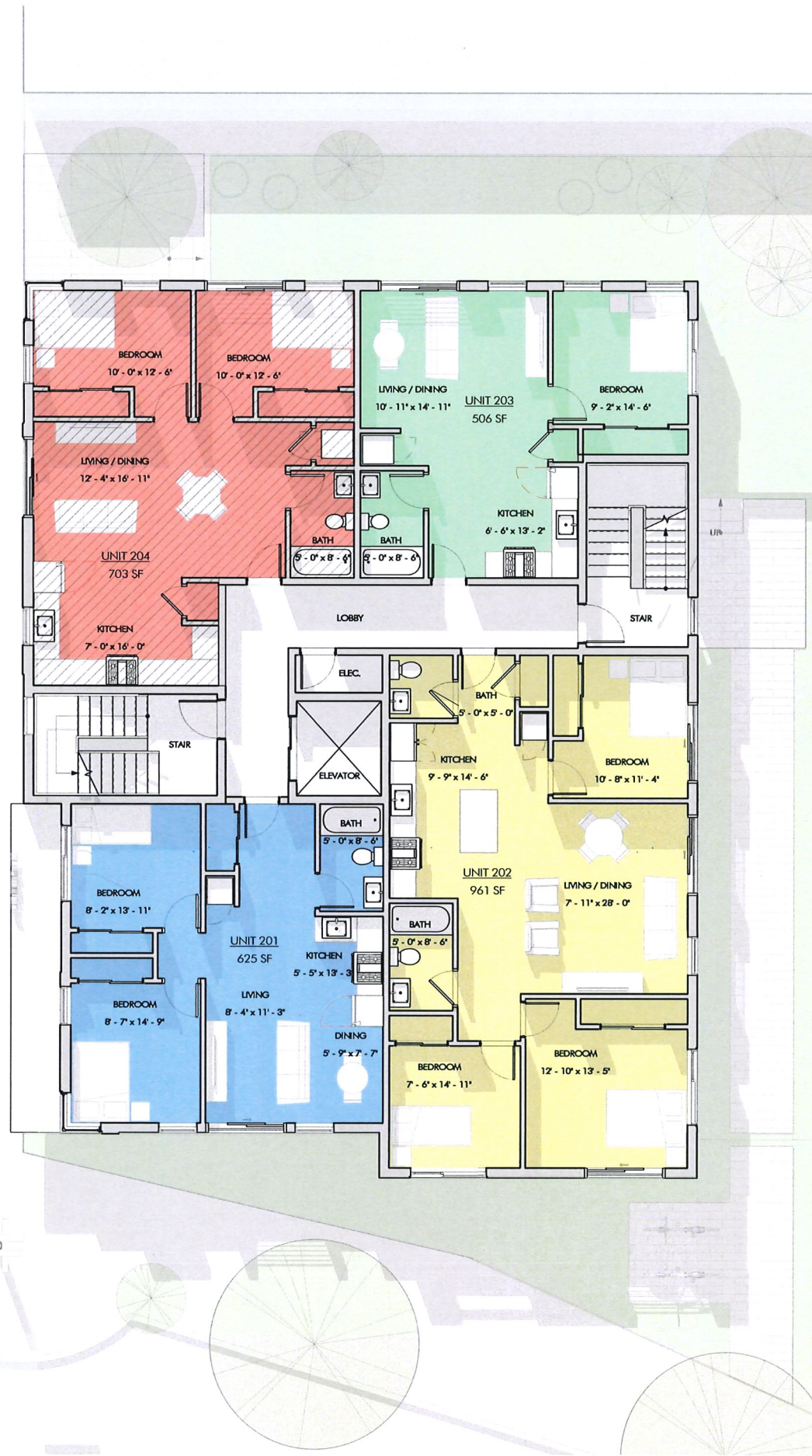
A1.1



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LEVEL	GROSS SQUARE FOOTAGE	CITY DEFINED NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	3,589 GSF	348 SF	961 SF	1095 SF	
LEVEL 2 (4 UNITS)	3,616 GSF	625 SF	961 SF	506 SF	703 SF
LEVEL 3 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 4 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
LEVEL 5 (4 UNITS)	3,625 GSF	625 SF	917 SF	549 SF	703 SF
<b>TOTAL (19 UNITS)</b>	<b>18,080 GSF</b>	<b>13,576 NSF</b>			

 AFFORDABLE UNIT  
 20% NET SF AFFORDABLE  
 13,576 X .20 = 2,715 RSF  
 3 UNITS = 2,715 RSF



1 PROPOSED LEVEL 2-5  
3/16" = 1'-0"

2/6/2023 6:18:13 PM

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Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.01  
Scale: As Indicated  
Drawn by: DS



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① THIRD STREET ELEVATION  
3/16" = 1'-0"



② BENT STREET ELEVATION  
3/16" = 1'-0"

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No.	Description	Date

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Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.07  
Scale: 3/16" = 1'-0"  
Drawn by: DS

A2.1

2/7/2023 11:14:33 AM



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① PROPOSED WEST ELEVATION  
3/16" = 1'-0"



② PROPOSED NORTH ELEVATION  
3/16" = 1'-0"

HISTORIC APP.

REVISIONS		
No.	Description	Date

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Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2106
Date:	2023.02.07
Scale:	3/16" = 1'-0"
Drawn by:	G.A.

2/7/2023 11:18:10 AM



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REVISIONS		
No.	Description	Date

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1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

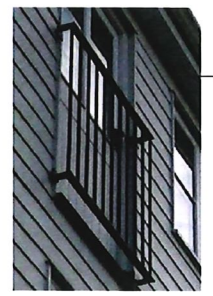
Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106 Draw No.:  
Date: 2023.02.01  
Scale: A-9.3  
Drawn by: Author



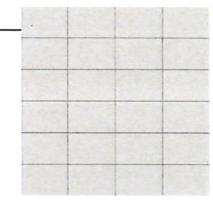
NOT FOR CONSTRUCTION



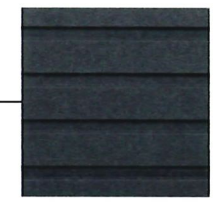
JAMES HARDIE  
ASPYRE SERIES  
VERT. BOARD  
AND BATTEN



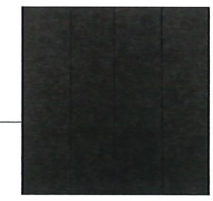
② THIRD STREET ELEVATION  
3/16" = 1'-0"



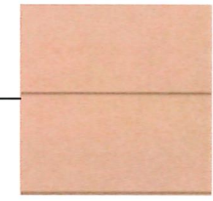
JAMES HARDIE  
ASPYRE SERIES  
PANEL



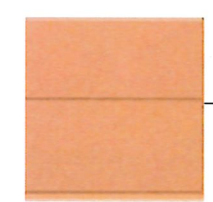
JAMES HARDIE  
ASPYRE SERIES  
HORIZONTAL  
LAP



METAL PANEL  
SYSTEM FOR  
BAYS



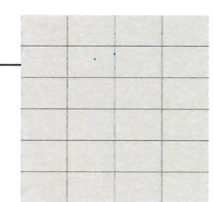
MODERN MILL  
ACRE SERIES  
NATURAL FINISH



MODERN MILL  
ACRE SERIES  
NATURAL FINISH



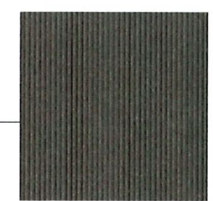
① BENT STREET ELEVATION  
3/16" = 1'-0"



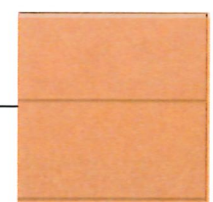
JAMES HARDIE  
ASPYRE SERIES  
PANEL



JAMES HARDIE  
ASPYRE SERIES  
HORIZONTAL  
LAP



JAMES HARDIE  
ASPYRE SERIES  
VERT. BOARD  
AND BATTEN



MODERN MILL  
ACRE SERIES  
NATURAL FINISH

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET  
Address: 231-235 THIRD STREET,  
CAMBRIDGE MA 02142

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.17  
Scale: 3/16" = 1'-0"  
Drawn by: DS

3/8/2023 2:19:18 PM