



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY -7 AM 11:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 268861

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: X Appeal:

PETITIONER: Sacramento House, LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 6 Sacramento St., Cambridge, MA

TYPE OF OCCUPANCY: Dormitory

ZONING DISTRICT: Residence B/Basement Housing Overlay

REASON FOR PETITION:

/Change in Use/Occupancy/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to convert pre-existing institutional dormitory use to multi-family residence containing seven dwelling units. Petitioner also seeks to replace existing roof headhouse. Petitioner also seeks relief from Dimensional Regulations of Off-Street Parking Spaces by permitting use of compact spaces.

Petitioner seeks to locate parking space within ten (10) feet of habitable windows and within five (5) feet of the property line. Petitioner also seeks to install window wells within the required setback.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.31.g (Multifamily Dwelling).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.34 (Compact Space Ratio).
- Article: 6.000 Section: 6.43 (Dimensions of Off-Street Parking Spaces).
- Article: 6.000 Section: 6.44.1.g (Parking Space Setbacks).
- Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
 Cambridge, MA 02139
 Tel. No. 617.492.4100
 E-Mail Address: jrafferty@adamsrafferty.com

Date: May 6, 2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sacramento House, LLC

Present Use/Occupancy: Dormitory

Location: 6 Sacramento St., Cambridge, MA

Zone: Residence B/Basement Housing Overlay

Phone: 617.492.4100

Requested Use/Occupancy: Multi-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		10,107 sf	9,894 sf	3,242 sf	(max.)
<u>LOT AREA:</u>		7,122 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.42	1.39	.5/.35	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	1,017 sf	2,500 sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	55'	no change	50'	
	<u>DEPTH</u>	126'	no change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	6.2'	no change	15'	
	<u>REAR</u>	33.7'	no change	25'	
	<u>LEFT SIDE</u>	4.5'	no change	7'6" (sum 20')	
	<u>RIGHT SIDE</u>	8.9'	no change	7'6" (sum 20')	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	43.6'	46.1'	35'	
	<u>WIDTH</u>	87.2'	no change	N/A	
	<u>LENGTH</u>	38.2'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		12	16	40	
<u>NO. OF DWELLING UNITS:</u>		0	7	2	
<u>NO. OF PARKING SPACES:</u>		3	4	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/AA	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Sacramento House, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 6 Sacramento Street

the record title standing in the name of Sacramento House, LLC

whose address is 6 Sacramento Street, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 82394 Page 330 or _____ Registry

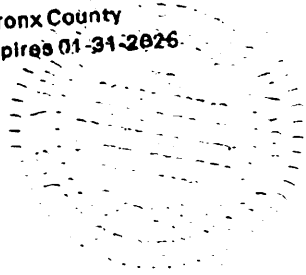
District of Land Court Certificate No. _____ Book _____ Page _____

Jack Chen
(Owner)

=====

On this 16th day of April, 2024, before me, the undersigned notary public, personally appeared Derek Si Chen proved to me through satisfactory evidence of identification, which were NY Drivers License and LLC formation document, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

ASHLEY S ACEVEDO MATOS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AC6428747
Qualified in Bronx County
My Commission Expires 01-31-2026



Ashley Acevedo
Notary Public

My commission expires:

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would restrict the use of this nearly 10,000 sf structure constructed as a six unit dwelling in 1880 to use as a two family house.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the building size and its location on the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The use of the property as a seven unit dwelling is consistent with its prior history and less impactful on the neighborhood than its prior use as a dormitory.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The use of this building for multifamily housing is consistent with the purpose of the Ordinance to "encourage the most reational use of land throughout the City".

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 6 Sacramento St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The existing parking is located within 10' feet of the structure containing operable windows. The expanded basement windows are within the left side setback.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Neither the requested modifications to the parking space dimensional requirements nor the introduction of basement windows on the nonconforming left wall will cause congestion or affect the established neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The adjacent uses include a multifamily dwelling containing eight units, a restaurant parking lot, a two family dwelling, institutional affiliated housing and an institutional study center. None of those uses would be adversely affected by the introduction of basement windows or the modification of the dimensional requirements for parking.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The building will be used as a seven unit multifamily dwelling and operate in compliance with all building code requirements.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Other multifamily housing uses exist in the immediate neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

6 SACRAMENTO: BZA APPROVAL SET

6 Sacramento St, Cambridge, MA 02138

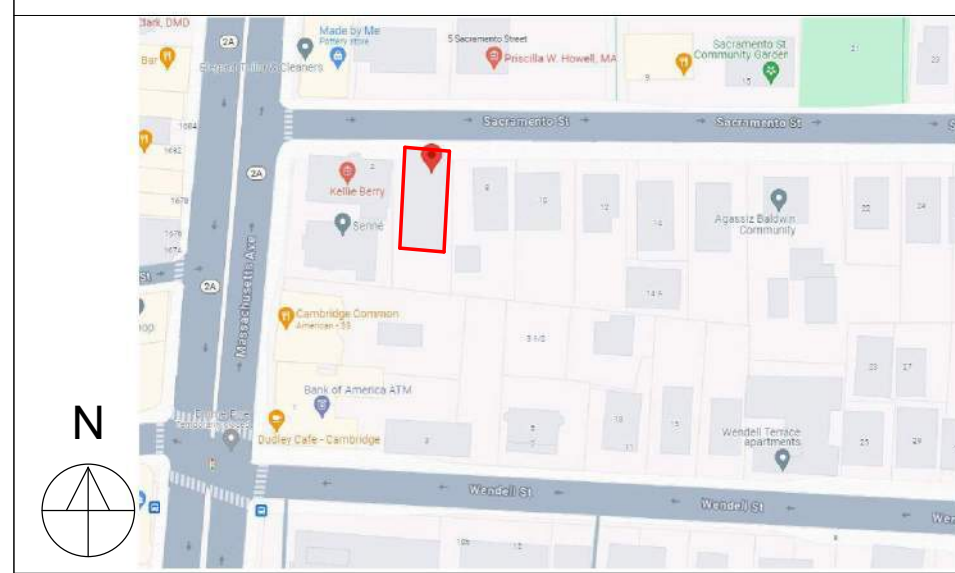
NOT FOR CONSTRUCTION



BZA SET

ISSUED	
DESCRIPTION	DATE

SITE LOCATION



CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave,
4th Floor
Cambridge MA 02139
Dan Anderson
617.354.2501

OWNER/BUILDER
Derek Chen
SACRAMENTO HOUSE LLC
205 E 59TH ST, UNIT 12C
NEW YORK, NY, 10022

PROJECT SUMMARY

PROPERTY ADDRESS:	6 Sacramento St, Cambridge, MA 02138
ZONING DISTRICT:	Res B.
PROJECT DESCRIPTION:	Renovation of an Existing 3-story wood framed building. Conversion from Dormitories to 7 Residential Dwelling Units.

DRAWING LIST

GENERAL		ARCHITECTURAL
G0.1 COVER SHEET	AX1.4 EXISTING ROOF PLAN	AX2.1 EXISTING ELEVATIONS
ZONING	AX2.2 EXISTING ELEVATIONS	AX2.3 EXISTING ELEVATIONS
Z1.1 ZONING COMPLIANCE	AX2.3 EXISTING ELEVATIONS	AX2.4 EXISTING ELEVATIONS
CIVIL	AX2.4 EXISTING ELEVATIONS	
C-0 CAMBRIDGE GIS MAP		
C-1 EXISTING CIVIL PLAN		
LANDSCAPE		
L1.1 PROPOSED LANDSCAPE	A1.0 PROPOSED FLOOR PLANS	A1.1 PROPOSED FLOOR PLANS
ARCHITECTURAL EXISTING	A1.1 PROPOSED FLOOR PLANS	A1.2 PROPOSED FLOOR PLANS
AX1.0 EXISTING FLOOR PLANS	A1.3 PROPOSED FLOOR PLANS	A1.4 PROPOSED FLOOR PLANS
AX1.1 EXISTING FLOOR PLANS	A2.1 PROPOSED ELEVATIONS	A2.2 PROPOSED ELEVATIONS
AX1.2 EXISTING FLOOR PLANS	A2.2 PROPOSED ELEVATIONS	A2.3 PROPOSED ELEVATIONS
AX1.3 EXISTING FLOOR PLANS	A2.3 PROPOSED ELEVATIONS	A2.4 PROPOSED ELEVATIONS
	A2.4 PROPOSED ELEVATIONS	

BUILDING CODE SUMMARY: 780 CMR 9TH EDITION (2015 IBC WITH MASSACHUSETTS AMENDMENTS).

BUILDING CONSTRUCTION - TYPE VA/VB	
CHAPTER 3 - BUILDING PLANNING	
SECTION R302	FIRE-RESISTANT CONSTRUCTION R302.3 Dwelling units shall be separated by a 1-hour fire-resistance rated wall. R302.7 Enclosed space under stairs that is accessed by door or access panel shall be covered with 1/2" gypsum board.
R302.11	Fireblocking shall be provided per code.
SECTION R303	LIGHT, VENTILATION AND HEATING R303.3 Mechanical ventilation shall be provided. R303.10 Dwelling units shall be provided with required heating.
SECTION R304	MINIMUM ROOM AREAS All habitable room areas shall comply with code.
SECTION 305	CEILING HEIGHT R305.1 Ceiling heights shall be equal to, or greater than, minimum requirements.
SECTION 306	SANITATION Toilet fixtures, kitchens, sewage disposal, and water supply to fixtures shall be provided.
SECTION 307	TOILET, BATH AND SHOWER SPACES Toilet, baths, and showers spaces shall comply with code.
SECTION 308	GLAZING All glazing shall comply with code.
SECTION 309	GARAGES AND CARPORTS This section of the code is not applicable to the proposed design.
SECTION 310	EMERGENCY ESCAPE AND RESCUE OPENINGS R310.2.1 Emergency and escape rescue openings shall have net clear openings that comply with code.
SECTION 311	MEANS OF EGRESS R311.1 Each dwelling unit shall be provided with a primary and secondary means of egress with clear widths that comply with code. Code Reference 1006.2.1 in Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 9.3.3.1.2 and the common path of egress travel does not exceed 125 feet. R311.2.1 All interior doors shall have nominal widths and heights that comply with code. R311.7.5.1-2 Riser heights shall not be more than 81/4". Tread depths shall not be less than 9". Winder treads shall have a minimum tread depth of 3" at any point.
SECTION 312	GUARDS AND WINDOW FALL PROTECTION Guard locations and heights, and window openings and fall protections shall comply with code.
SECTION 313	AUTOMATIC FIRE SPRINKLER SYSTEMS R313.2 The proposed design will have a sprinkler system to meet code requirements.
SECTION R314	SMOKE ALARMS R314.3 Smoke alarms shall be provided and located as required.
SECTION 315	CARBON MONOXIDE ALARMS R315.3 Carbon monoxide alarms shall be provided and located as required.
SECTION 316	FOAM PLASTIC GC shall verify that any form plastics used shall comply with code.
SECTION 317	PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY GC shall verify that construction complies with code.
SECTION 318	PROTECTION AGAINST SUBTERRANEAN TERMITES GC shall verify that construction complies with code.
SECTION 319	SITE ADDRESS All units shall be provided with address identification that complies with code.
SECTION 320	ACCESSIBILITY This section is not applicable to the proposed design.
SECTION 321	ELEVATORS AND PLATFORM LIFTS This section is not applicable to the proposed design.
SECTION 322	FLOOD-RESISTANT CONSTRUCTION The basement shall be constructed to anticipate the estimated seasonal high ground water level.
SECTION 323	STORM SHELTERS This section is not applicable to the proposed design.
SECTION 324	SOLAR ENERGY SYSTEMS This section is not applicable to the proposed design.
SECTION 325	MEZZANINES This section is not applicable to the proposed design.
SECTION 326	SWIMMING POOLS, SPAS AND HOT TUBS This section is not applicable to the proposed design.
SECTION 327	STATIONARY STORAGE BATTERY SYSTEMS This section is not applicable to the proposed design.
CHAPTER 4 - FOUNDATIONS GC shall verify that construction complies with code.	
CHAPTER 5 - FLOORS GC shall verify that construction complies with code.	
CHAPTER 6 - WALL CONSTRUCTION GC shall verify that construction complies with code.	
CHAPTER 7 - WALL COVERINGS GC shall verify that construction complies with code.	
CHAPTER 8 - ROOF-CEILING CONSTRUCTION GC shall verify that construction complies with code.	
CHAPTER 9 - ROOF ASSEMBLIES GC shall verify that construction complies with code.	
CHAPTER 10 - CHIMNEY AND FIREPLACES GC shall verify that construction complies with code.	
CHAPTER 11 - ENERGY EFFICIENCY N1101.1 GC shall use the energy efficiency requirements of 780 CMR 110 Appendix AA. AA104 The proposed design is the alteration, renovation, addition, and repair of an existing building.	
ENERGY CODE COMPLIANCE 225V CMR 22.00 (IECC 2021 and 2021 CH 11 with MA amendments) CH 5003.1.5 Existing Building - IRC appendix J - A1501.3 extensive alteration Compliance path R401.2.3 Performance HERS max score 55 R403.6 - GC shall provide Mechanical Ventilation to meet code requirements -ERVs to be installed as required R404.4 - Project is to be EV ready RC105.3 - Solar Zone Area The total Solar Zone Area shall be not less than 300 square feet exclusive of mandatory access or setback areas	



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

Project: **6 Sacramento St**
Address: **6 Sacramento St,
Cambridge, MA 02138**

Title: **COVER SHEET**

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	LB

G0.1

NOT FOR CONSTRUCTION

ZONING COMPLIANCE - CAMBRIDGE				
LOT SIZE:	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RES-B	-	-	-
USE	RESIDENTIAL	R-2 - DORMITORY	R-2 - RESIDENTIAL	COMPLIES
MIN. LOT SIZE	5,000 SQFT	≈ 7,122 SQFT	≈ 7,122 SQFT	COMPLIES
MIN. LOT AREA PER DWELLING UNIT	2,500 SQFT	N/A	1,017 SQFT	RELIEF REQUESTED
MAX. FLOOR AREA RATIO (FAR)	0.5/0.35	1.42	1.39	REDUCTION OF EXISTING NON-COMPLYING
MAX. BUILDING HEIGHT	35.0'	43.6'	46.1'	RELIEF REQUESTED
MIN. YARD SETBACKS				
FRONT	15.0'	6.2'	6.2'	EXISTING NON-COMPLIANT
DRIVEWAY SIDE	7.5' (SUM 20.0')	8.9'	8.9'	COMPLIES
SIDE	7.5' (SUM 20.0')	2.7'	2.7'	EXISTING NON-COMPLIANT
REAR	25.0'	33.7'	33.7'	COMPLIES
MIN. LOT WIDTH	50.0'	55.0'	55.0'	COMPLIES
PRIVATE OPEN SPACE, MIN. % OF LOT (50% OF OPEN SPACE IN RES B REQUIRED TO BE 15X15' - EXISTING NON-COMPLYING)	40%	829 SQFT (12%) 15x15' (0%)	1,153 SQFT (16%) 15x15' (0%)	REDUCTION OF EXISTING NON-COMPLYING
PARKING REQUIREMENTS	N/A	3 SPACES	4 SPACES	EXISTING NON-COMPLYING RELIEF REQUESTED
BICYCLE PARKING REQUIREMENTS	1.0 LONG TERM PER DWELLING UNIT 0.1 SHORT TERM SPACE PER DWELLING UNIT	0 SPACES	7 LONG TERM SPACES 1 SHORT TERM SPACE	COMPLIES

PROPOSED GFA SCHEDULE	
LEVEL	AREA
FIRST FLOOR	3298 SF
SECOND FLOOR	3298 SF
THIRD FLOOR	3298 SF
BUILDING TOTAL	9893 SF

BASEMENT AREAS ARE EXCLUDED FROM GROSS SQUARE FOOTAGE.
(PER CITY OF CAMBRIDGE ZONING ORDINANCE SECTION 5.25.2 AND SECTION 22.BC.
LTFE IS BELOW FINISHED BUILDING GRADE PER CITY ENGINEERING PARCEL FLOOD DATA).

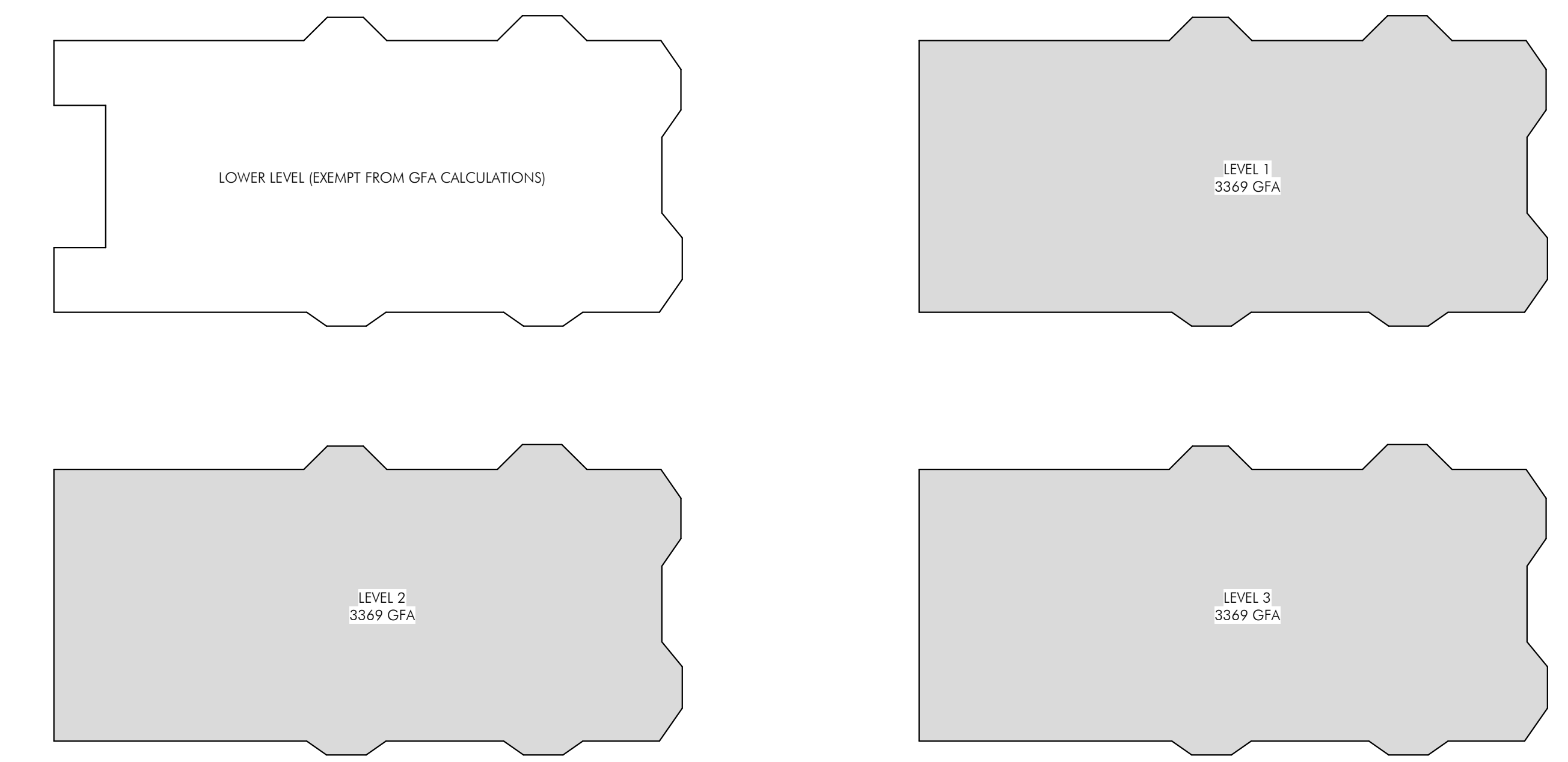
SQUARE FOOTAGE BREAKDOWN BY UNIT		
UNIT NAME	UNIT LEVEL	AREA
UNIT TYPE A - ONE BEDROOM	FIRST FLOOR	533 SF
UNIT TYPE B - TWO BEDROOM	FIRST FLOOR/BASEMENT	1612 SF
UNIT TYPE C - THREE BEDROOM	FIRST FLOOR/BASEMENT	2187 SF
UNIT TYPE D - TWO BEDROOM	SECOND FLOOR	1543 SF
UNIT TYPE E - TWO BEDROOM	SECOND FLOOR	1443 SF
UNIT TYPE D - TWO BEDROOM	THIRD FLOOR	1543 SF
UNIT TYPE E - TWO BEDROOM	THIRD FLOOR	1443 SF

CITY PARCEL FLOOD DATA	
(1 of 2)	
Address: 6 Sacramento St	
Ground Elevation Min:	32.3 ft-CCB
Ground Elevation Max:	37.0 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 156-63	
Selected Address: 6 Sacramento St	
Zoom to ***	

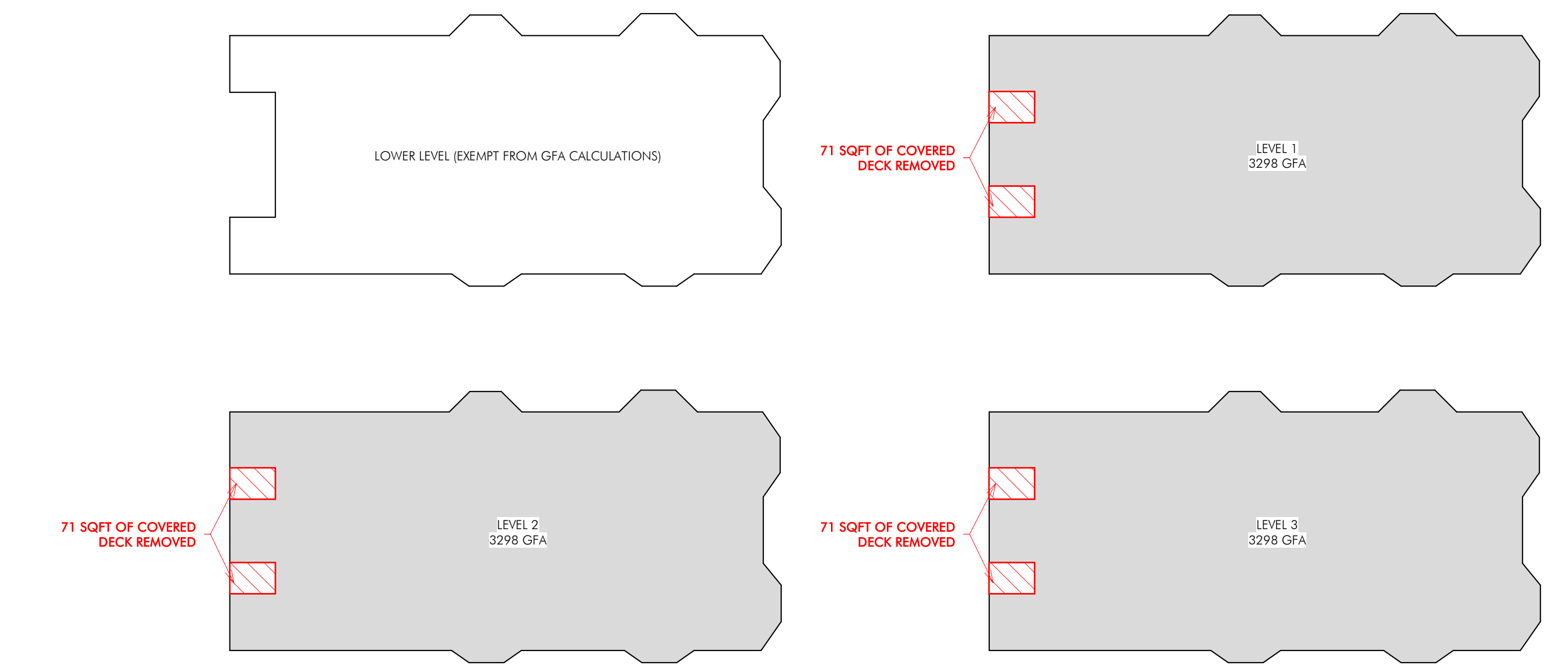


① ZONING ELEVATION
1/4" = 1'-0"

GFA PLANS



② EXISTING GFA PLANS
1/16" = 1'-0"



③ PROPOSED GFA PLANS
1/16" = 1'-0"

BZA SET

ISSUED	
DESCRIPTION	DATE



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

Project: 6 Sacramento St
Address: 6 Sacramento St, Cambridge, MA 02138

Title: ZONING COMPLIANCE

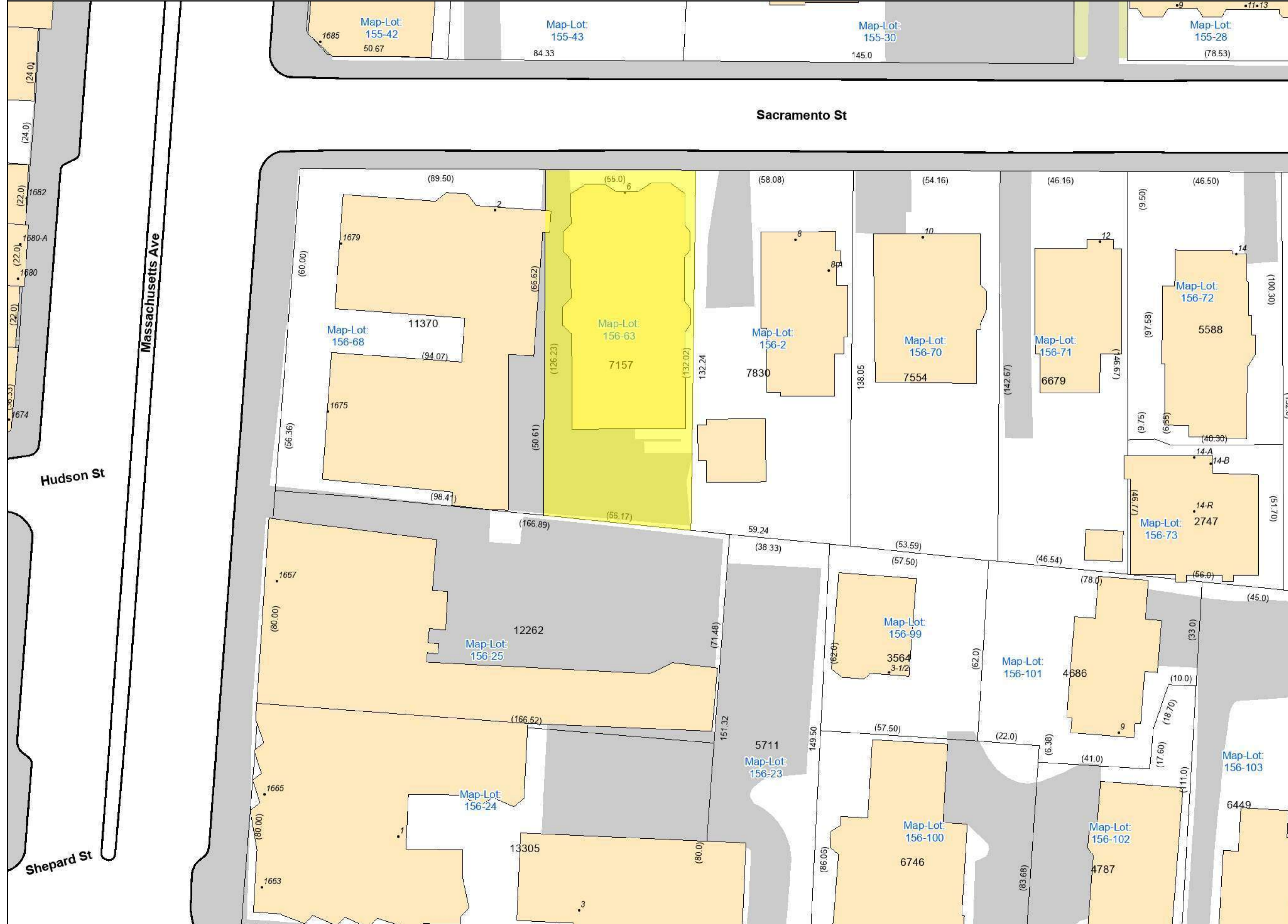
Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2401
Date: 2024.04.30
Scale: As indicated
Drawn by: DS, LB

Z1.1

LEGEND

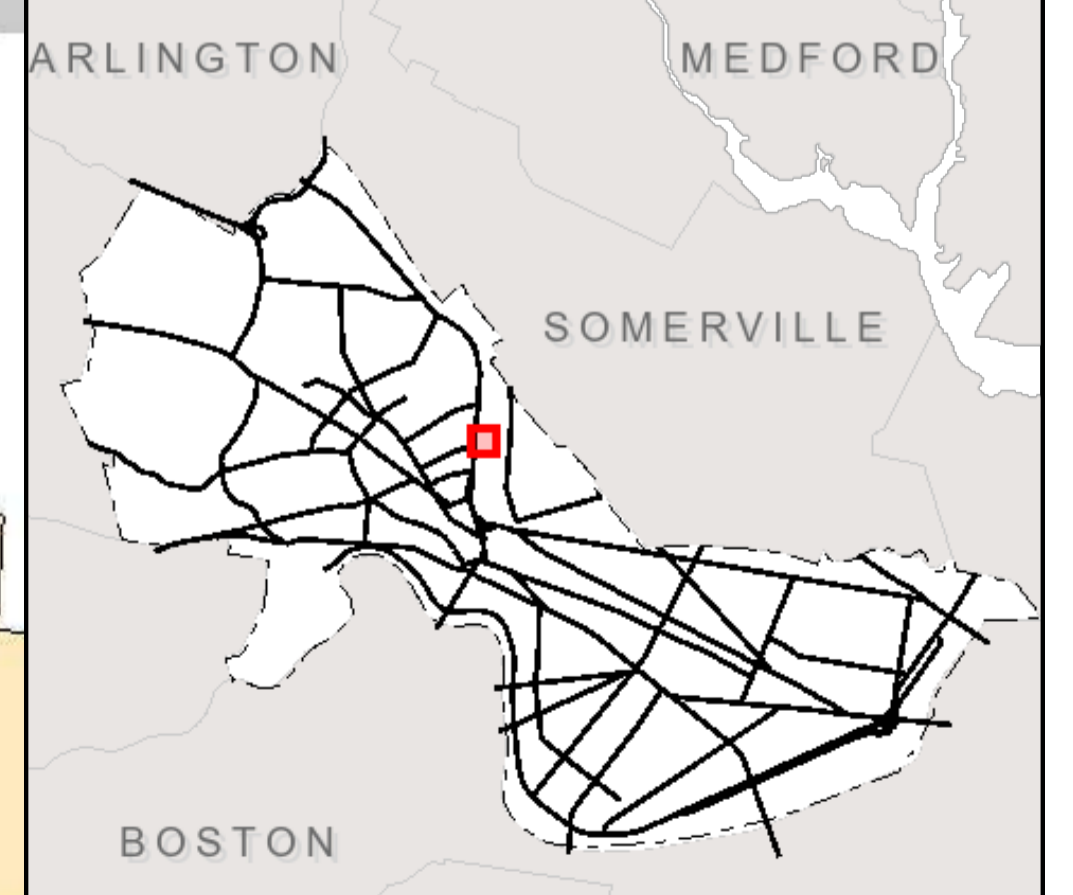
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



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.

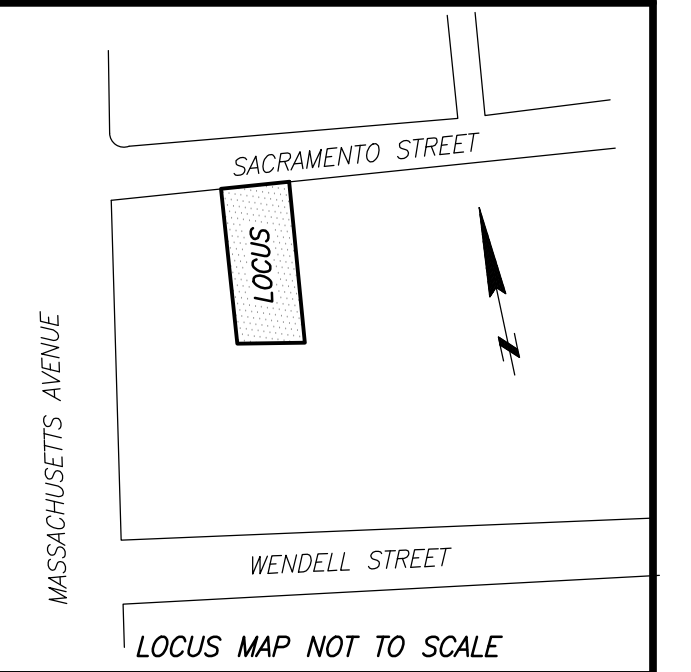
www.cambridgema.gov/gis



BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com

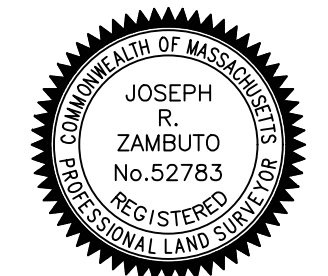


TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 10, 11(A), 13, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 26, 2023.

FELDMAN GEOSPATIAL

JOSEPH R. ZAMBUTO, PLS
(MA# 52783)
JZAMBUTO@FELDMANGEO.COM
11/7/2023
DATE



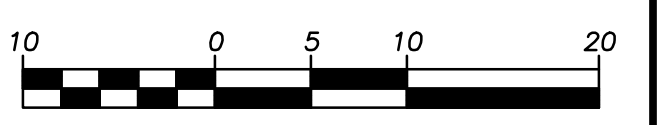
DRAWING NAME:

**ALTA/NSPS
LAND TITLE SURVEY**
**6 SACRAMENTO STREET
CAMBRIDGE, MASS.**

DATE: OCTOBER 26, 2023

REVISIONS:

FILENAME:	2301208-ALTA.dwg		
RESEARCH:	DH	FIELD CHIEF:	AM
PROJ MGR:	JRZ	APPROVED:	
CALC:	DH	CADD:	TRA
FIELD CHK:		CRD FILE:	2300734



SCALE: 1"=10'

SHEET NO. 1 OF 1

NOTES:

- BENCH MARK USED:
TBM-01: BOTTOM LEFT FRONT CORNER OF GRANITE STEP IN FRONT OF #1637 MASSACHUSETTS AVENUE. (FELDMAN PROJECT ID: 2200365)
ELEVATION = 36.07
TBM-02: BOTTOM RIGHT FRONT CORNER OF GRANITE STEP IN FRONT OF #5 MELLEEN STREET. (FELDMAN PROJECT ID 2200365)
ELEVATION = 36.43
TEMPORARY BENCH MARKS SET:
TBM-1: MAG NAIL SET IN UTILITY POLE ON THE NORTHERLY SIDE OF SACRAMENTO STREET, AS SHOWN HEREON.
ELEVATION = 36.28
TBM-2: MAG NAIL SET IN UTILITY POLE ON THE NORTHERLY SIDE OF SACRAMENTO STREET, AS SHOWN HEREON.
ELEVATION = 37.13
ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SACRAMENTO STREET, A DEDICATED PUBLIC WAY.
- 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 250170439E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0439E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- ZONING INFORMATION WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6(A) OF TABLE "A" IN THE 2021 ALTA SURVEY REQUIREMENTS.
- BUILDING HEIGHT SHOWN HEREON IS CALCULATED AS THE DIFFERENCE BETWEEN THE HIGHEST POINT OF THE ROOF AND A GRADE SPOT ELEVATION DIRECTLY BELOW AT THE LOCATION AS SHOWN HEREON.
- NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES; NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
- NO PARTY WALLS WERE OBSERVED ON THE SUBJECT PROPERTY.
- UTILITY INFORMATION SHOWN IS BASED ON A FIELD SURVEY ONLY. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT SHOWN HEREON. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN 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	B	BOTTOM
⊕	DRAIN MANHOLE	[X.X']	BUILDING DIMENSION
⊕	WATER SHUT OFF/WATER GATE	BFA	BUILDING FOOTPRINT AREA
⊕	GAS SHUT OFF/GAS GATE	BH	BUILDING HEIGHT
⊕	GUY WIRE	BIT.	BITUMINOUS
⊕	WALK LIGHT	BK	BACK
⊕	BOLLARD	BW	BOTTOM OF WALL
⊕	AREA DRAIN	(C)	CALCULATED
⊕	FUEL FILL	CONC.	CONCRETE
⊕	FIRE ALARM	CRW	CONCRETE RETAINING WALL
⊕	ROOF DRAIN	ENT	ENTRANCE
⊕	MAGNAIL	I=	INVERT ELEVATION
⊕	BOUND FOUND WITH DRILL HOLE	IR	IRON ROD
⊕	IRON ROD	OV	OVER
⊕	SECURITY CAMERA	R=	RIM ELEVATION
⊕	UTILITY POLE W/ LIGHT	(R)	RECORD
⊕	GAS METER	(REC)	RECORD
⊕	ELECTRIC METER	S	SET
⊕	SATELLITE DISH	SB	STONE BOUND
⊕	EXCEPTION NUMBER LISTED IN TITLE COMMITMENT	SQ. FT.	SQUARE FEET
		T	TOP
		TBM	TEMPORARY BENCH MARK
		TH	THRESHOLD
		TW	TOP OF WALL
		VGC	VERTICAL GRANITE CURB
		D	DRAIN
		G	GAS
		OHW	OVERHEAD WIRES
		S	SEWER
		W	WATER
		FP	FIRE PROTECTION
		F/O	FIBER OPTIC

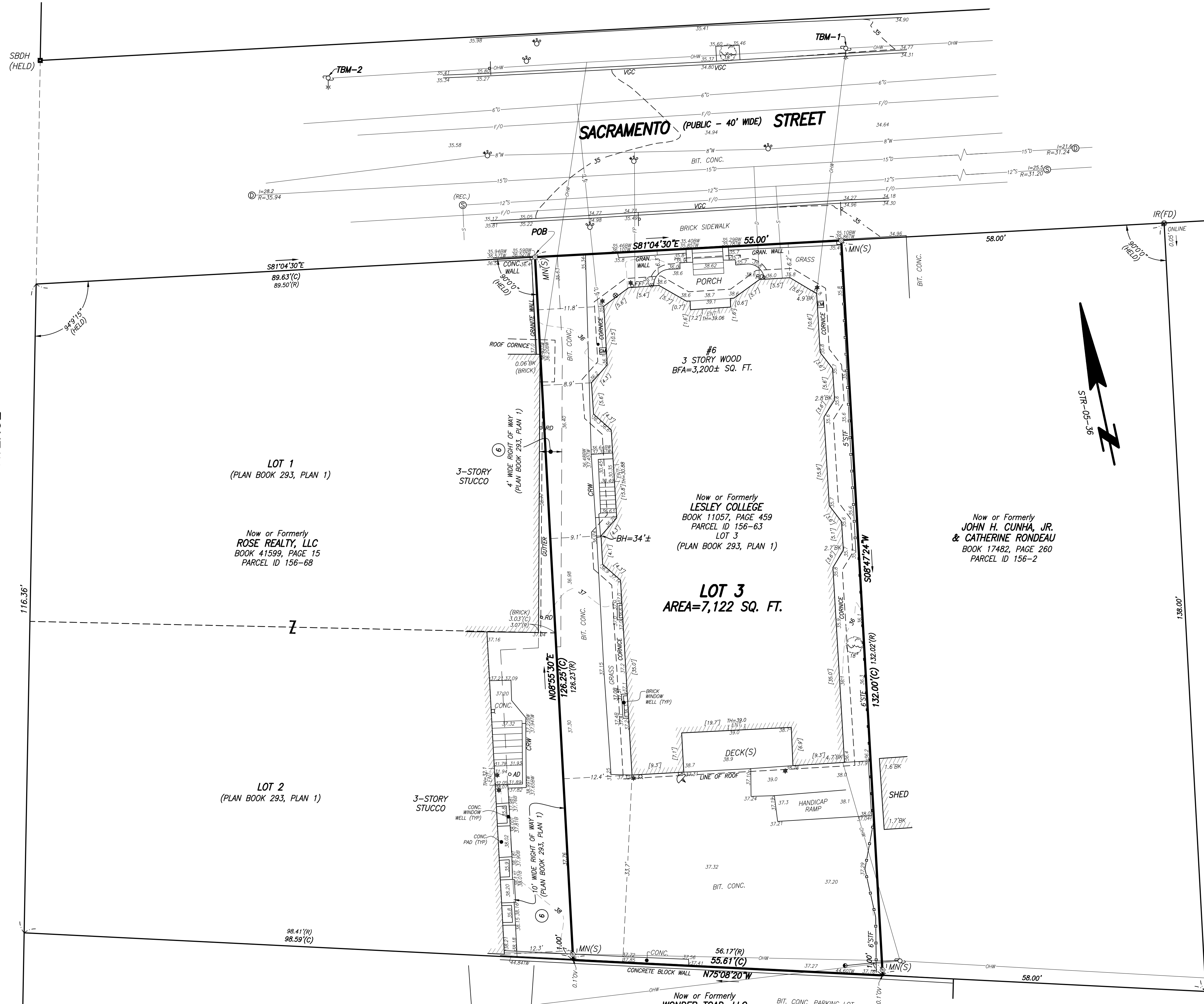
BOUNDARY DESCRIPTION PER COMMITMENT NO. BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.

THE LAND WITH THE BUILDINGS THEREON SITUATED ON SACRAMENTO STREET, CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT 3 ON A PLAN ENTITLED "PLAN OF PREMISES IN CAMBRIDGE, BELONGING TO THE ESTATE OF WILLIAM G. MACLEOD", DATED FEBRUARY, 1921, BY W.A. MASON & SON, SURVEYORS, RECORDED IN PLAN BOOK 293, PLAN 1.

TOGETHER WITH THE BENEFIT OF RIGHTS OF WAY SET FORTH IN THE ABOVE REFERENCED DEED AND SHOWN ON PLAN BOOK 293, PLAN 1, INsofar AS THE SAME ARE STILL IN FORCE AND APPLICABLE.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II LISTED IN TITLE COMMITMENT NO. BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.

RIGHTS OF OTHERS IN AND TO THE RIGHTS OF WAY DESCRIBED IN A DEED FROM DOROTHY E. MCMANAMY TO LESLEY COLLEGE (K/N/A LESLEY UNIVERSITY) DATED MARCH 1, 1966 AND RECORDED IN BOOK 11057, PAGE 459. SEE PLAN RECORDED IN PLAN BOOK 293, PLAN 1. - (AS SHOWN HEREON)



REFERENCES

- SOUTHERN MIDDLESEX COUNTY REGISTRY OF DEEDS
 - PLAN NO. 542 OF 1936
 - PLAN NO. 805 OF 1971
 - PLAN NO. 860 OF 1971
 - PLAN NO. 1587 OF 1988
 - PLAN BOOK 2A, PLAN 15
 - PLAN BOOK 4A, PLAN 25
 - PLAN BOOK 68, PLAN 2
 - PLAN BOOK 293, PLAN 1
- FIELD BOOK 15, PAGE 162
- FIELD BOOK 174, PAGE 40
- FIELD BOOK 174, PAGE 40
- FIELD BOOK 174, PAGE 143
- FIELD BOOK 177, PAGE 108
- FIELD BOOK 177, PAGE 154
- STR-05-36
- STR-05-38
- STR-08-03

LIST OF POSSIBLE ENCROACHMENTS

- SACRAMENTO STREET**
 - OVERHEAD WIRES CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GRANITE WALLS CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GRANITE STEPS CROSS THE BOUNDARY.
- NOW OR FORMERLY JOHN H. CUNHA, JR. & CATHERINE RONDEAU**
 - OVERHEAD WIRES CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GUY WIRE CROSSES THE BOUNDARY.
- NOW OR FORMERLY WONDER TOAD, LLC**
 - OVERHEAD WIRES CROSS THE BOUNDARY.
 - CONCRETE BLOCK WALL CROSSES THE BOUNDARY.
- NOW OR FORMERLY NOW OR FORMERLY ROSE REALTY, LLC**
 - CONCRETE PAD CROSSES INTO THE 10' RIGHT OF WAY.
 - CONCRETE STEPS, WALL, AND LANDING CROSS INTO THE 10' RIGHT OF WAY.
 - ROOF OVERHANG AND GUTTER CROSS THE BOUNDARY.
 - OVERHEAD WIRES CROSS THE BOUNDARY.

BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT ALONG THE SOUTHERLY SIDELINE OF SACRAMENTO STREET, SAID POINT BEING S 81°04'30" E, A DISTANCE OF 89.63 FEET FROM THE INTERSECTION OF SAID SACRAMENTO STREET AND THE EASTERLY SIDELINE OF MASSACHUSETTS AVENUE, THENCE;
RUNNING S 81°04'30" E, BY SAID SACRAMENTO STREET, A DISTANCE OF 55.00 FEET TO A POINT;
THENCE TURNING AND RUNNING S 08°47'24" W, BY LAND NOW OR FORMERLY OF JOHN H. CUNHA, JR., AND CATHERINE RONDEAU, A DISTANCE OF 132.00 FEET TO A POINT;
THENCE TURNING AND RUNNING N 75°08'20" W, BY LAND NOW OR FORMERLY OF WONDER TOAD, LLC, A DISTANCE OF 55.61 FEET TO A POINT;
THENCE TURNING AND RUNNING N 08°55'30" E, BY LAND NOW OR FORMERLY OF ROSE REALTY, LLC, A DISTANCE OF 126.25 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING AN AREA OF 7,122 SQUARE FEET.

NOT FOR CONSTRUCTION

BZA SET

ISSUED	
DESCRIPTION	DATE



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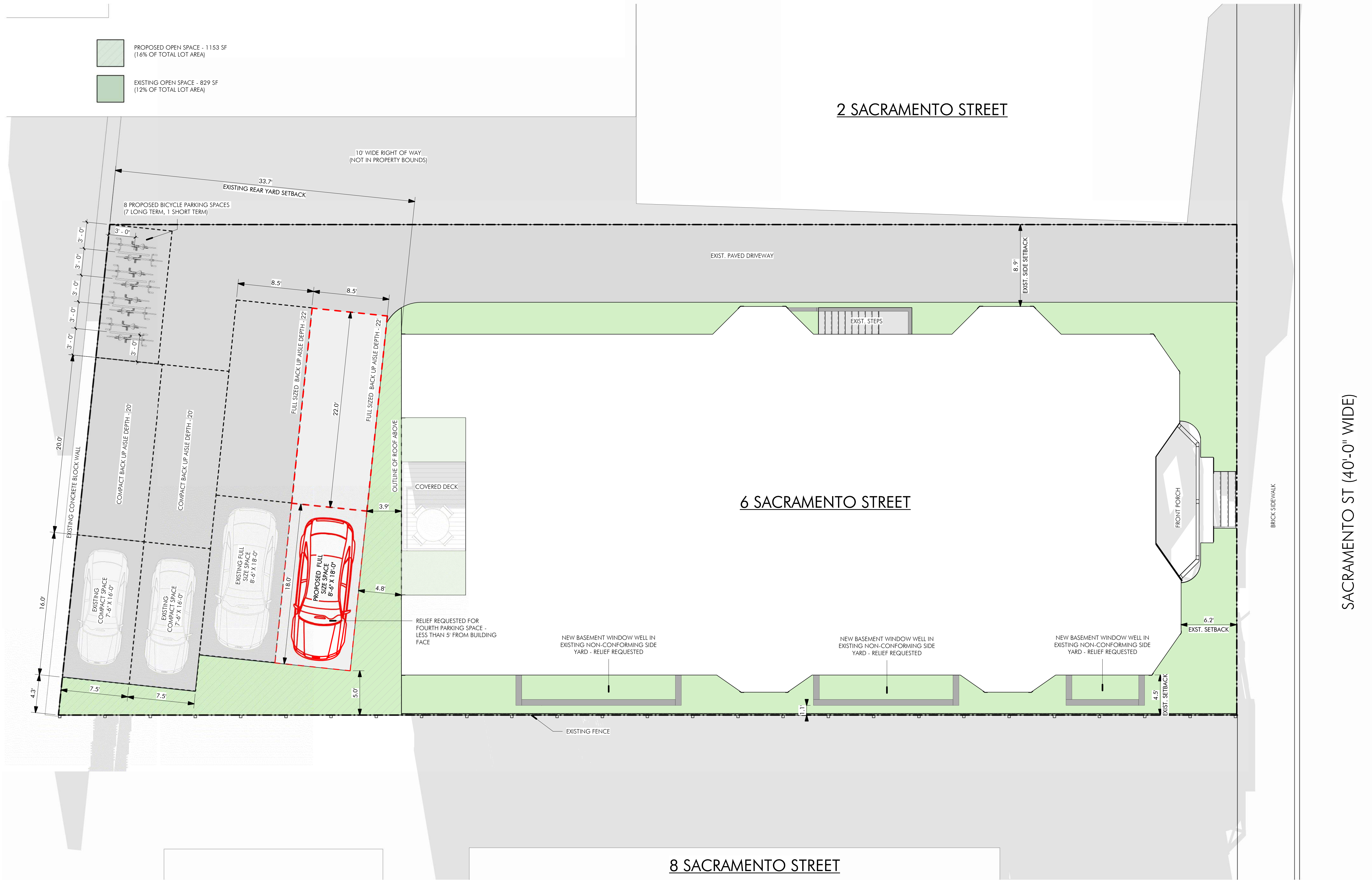
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: PROPOSED LANDSCAPE

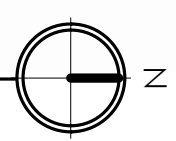
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Project #: 2401
Date: 2024.04.30
Scale: 3/16" = 1'-0"
Drawn by: DS, LB

L1.1

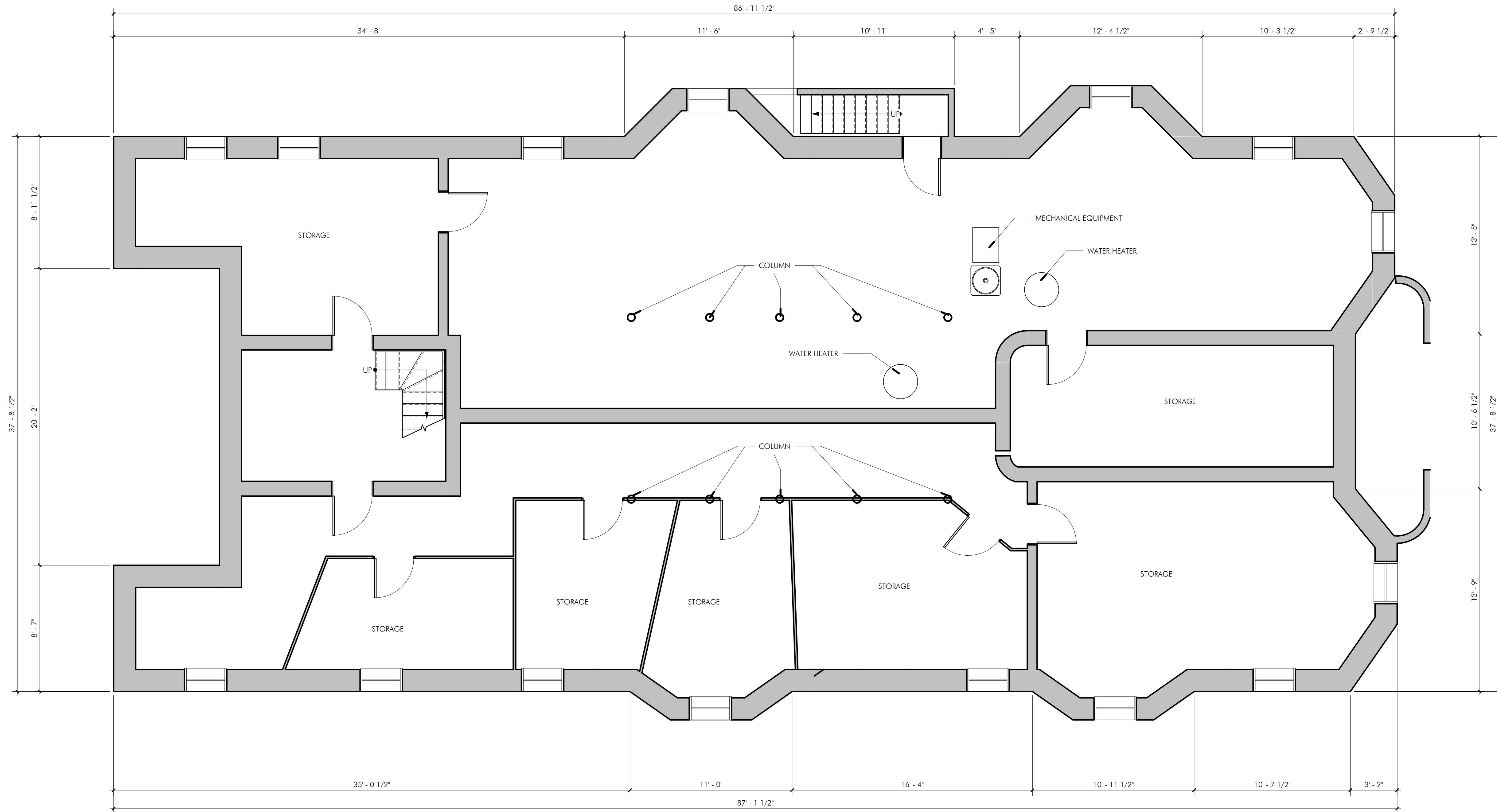
- PROPOSED OPEN SPACE - 1153 SF
(16% OF TOTAL LOT AREA)
- EXISTING OPEN SPACE - 829 SF
(12% OF TOTAL LOT AREA)



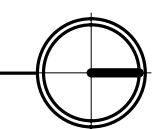
1 PROPOSED SITE PLAN
3/16" = 1'-0"



NOT FOR CONSTRUCTION



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



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ISSUED	
DESCRIPTION	DATE



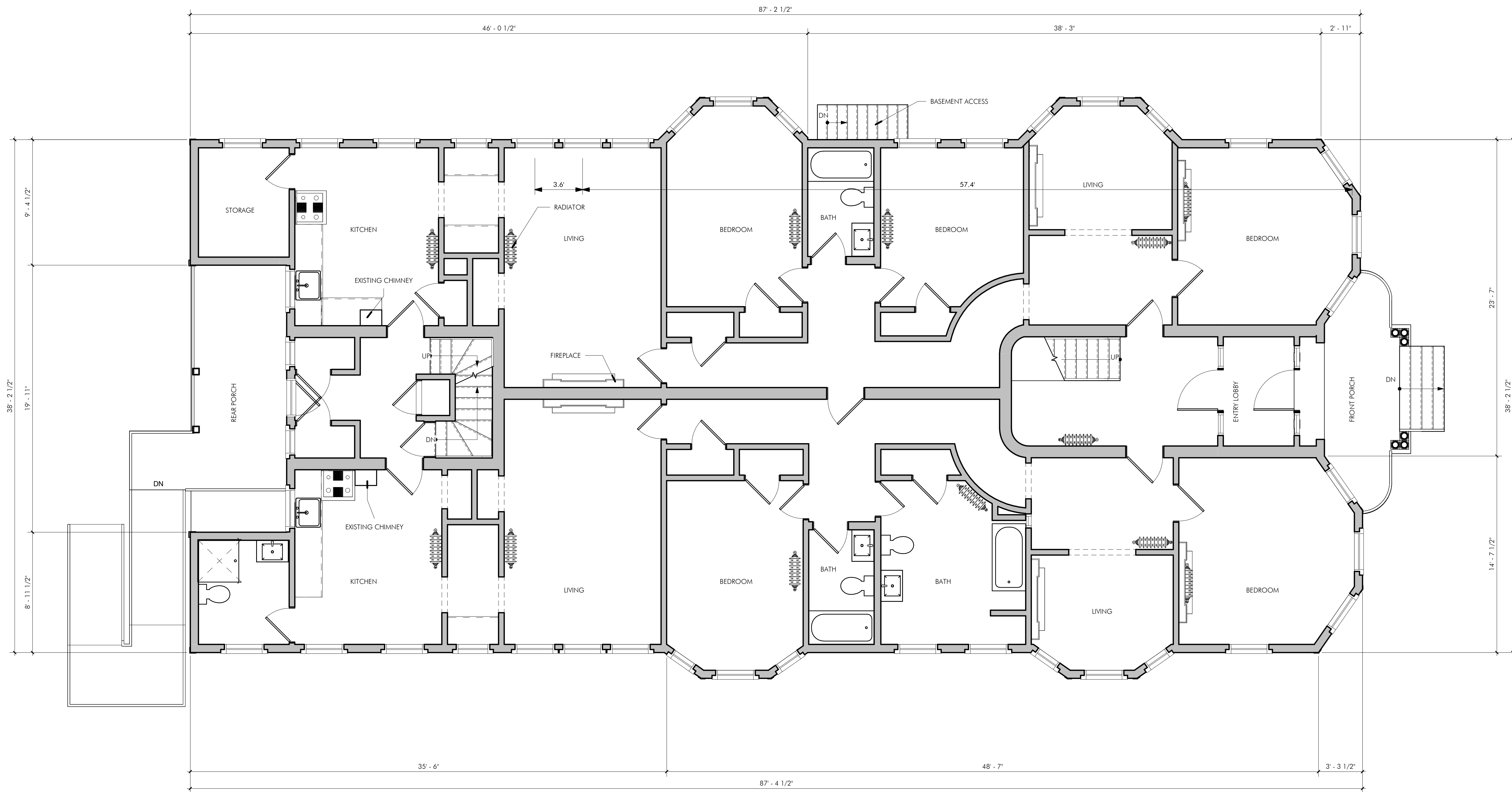
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Project: 6 Sacramento St
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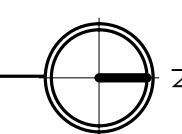
Title: EXISTING FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2401	Drawn No.
Date:	2024.04.30	
Scale:	1/4" = 1'-0"	AX1.0
Drawn by:	Author	

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1 EXISTING FIRST FLOOR
1/4" = 1'-0"



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Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401 Drawn No.
Date: 2024.04.30
Scale: 1/4" = 1'-0" AX1.1
Drawn by: Author

NOT FOR CONSTRUCTION

BZA SET

ISSUED	
DESCRIPTION	DATE



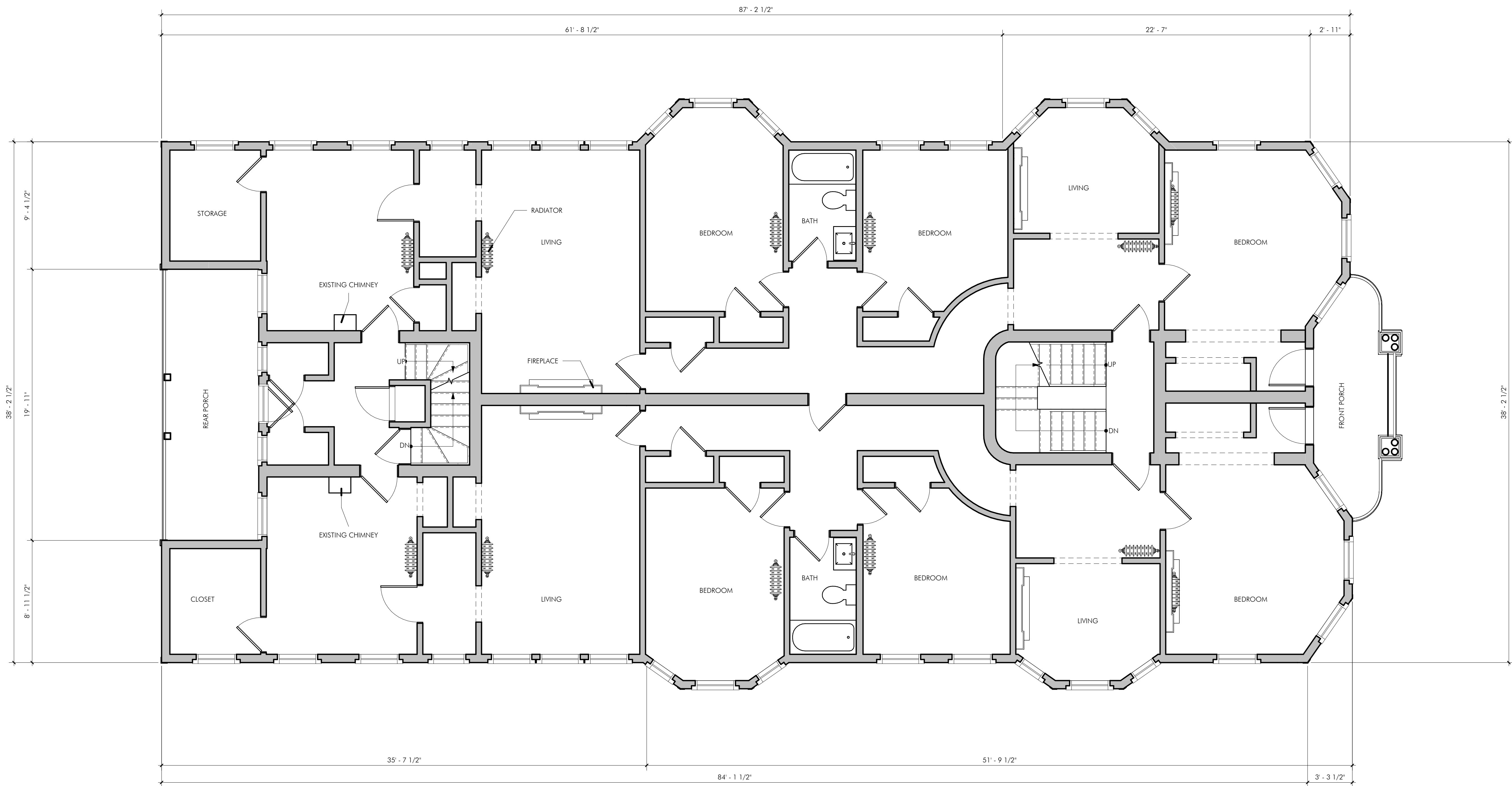
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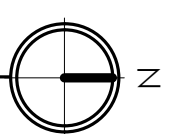
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Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401 Drawn No.
Date: 2024.04.30
Scale: 1/4" = 1'-0" Author
Drawn by: Author

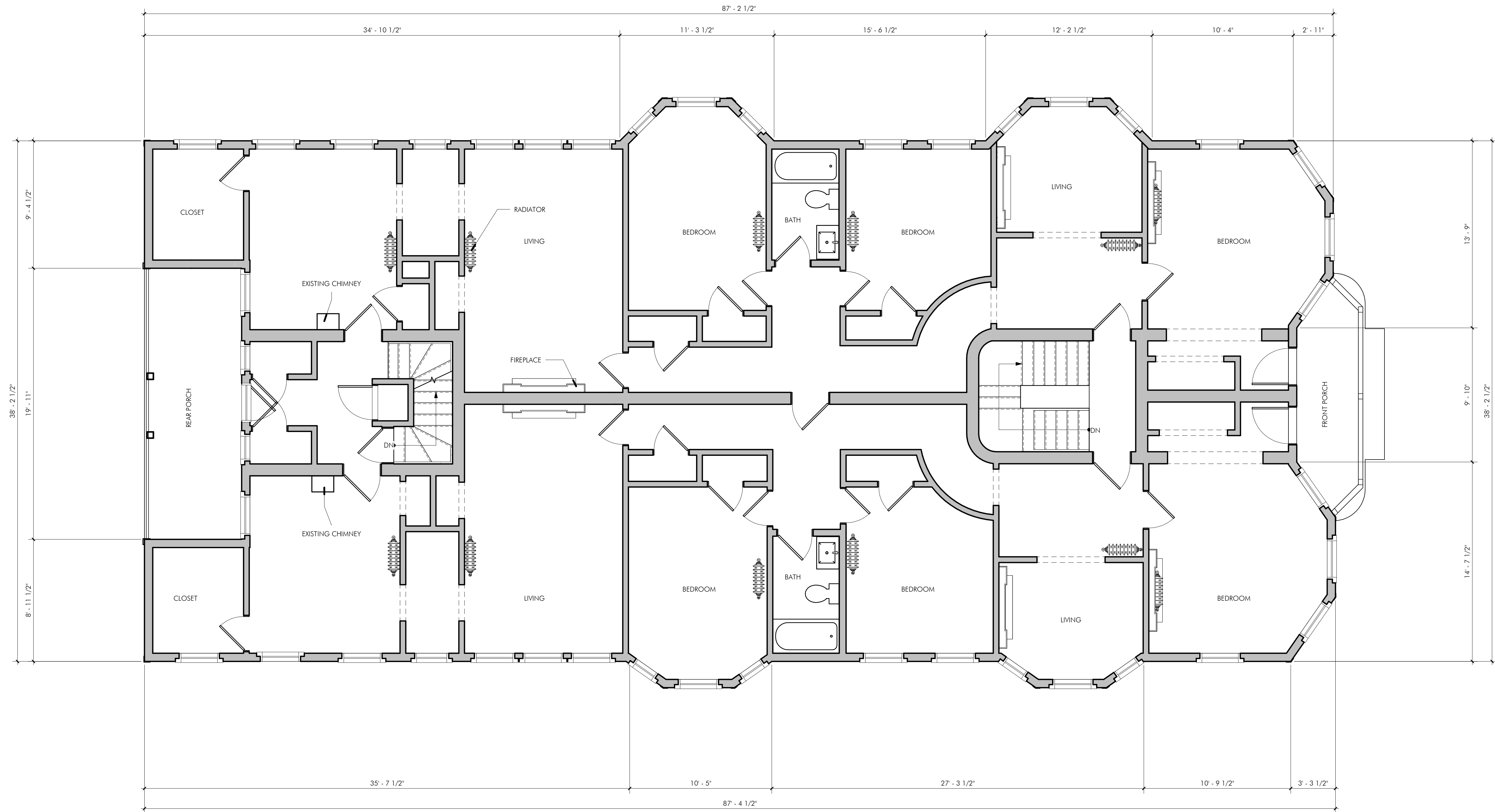
AX1.2



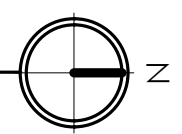
1 EXISTING SECOND FLOOR
1/4" = 1'-0"



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1 EXISTING THIRD FLOOR
1/4" = 1'-0"



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Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

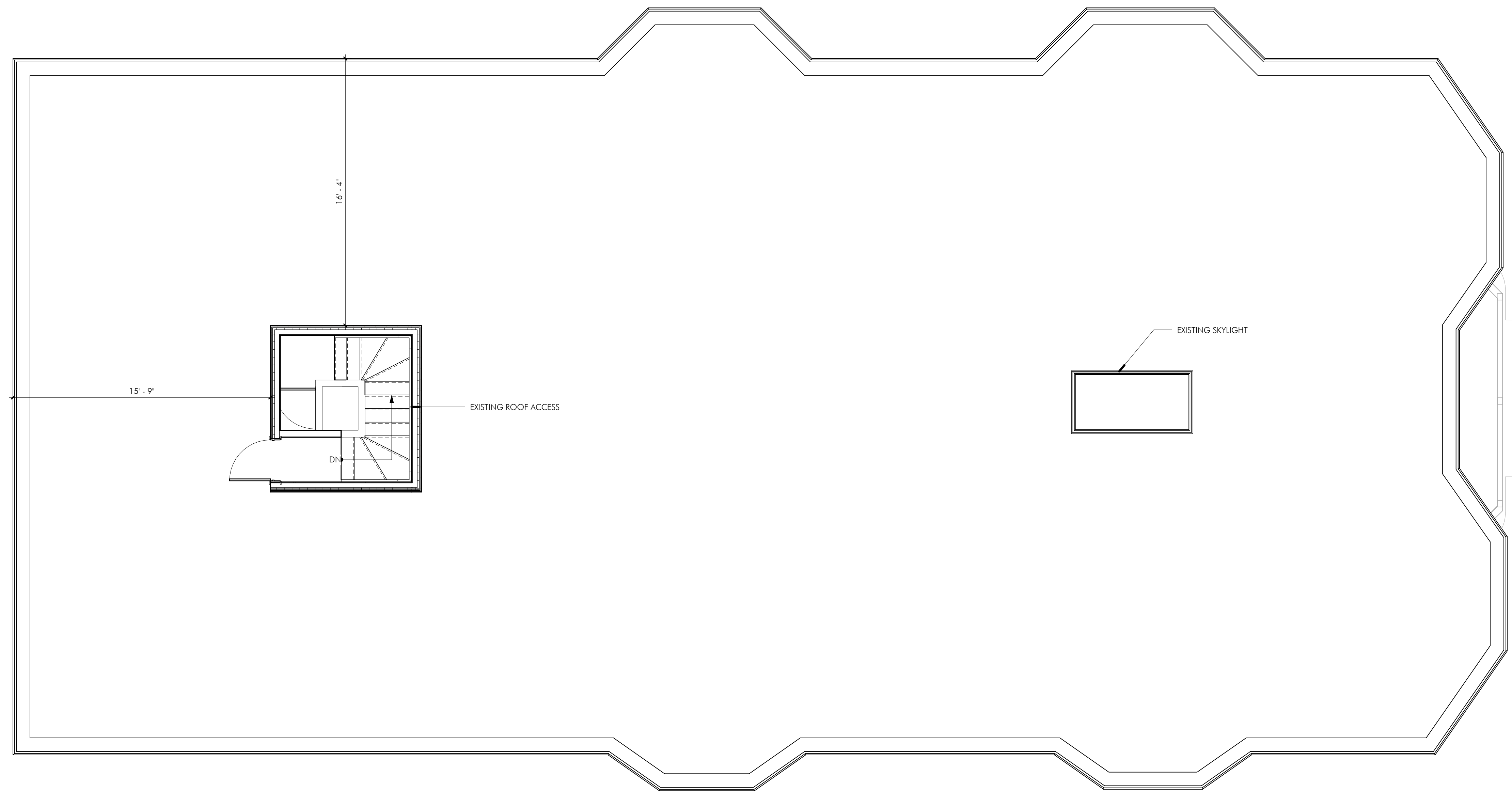
Project #: 2401 Drawn No.

Date: 2024.04.30

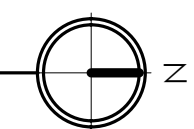
Scale: 1/4" = 1'-0" AX1.3

Drawn by: Author

NOT FOR CONSTRUCTION



1 TOP OF ROOF
1/4" = 1'-0"



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Title: EXISTING ROOF PLAN

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401 Drawn No.
Date: 2024.04.30
Scale: 1/4" = 1'-0" **AX1.4**
Drawn by: Author

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
DESCRIPTION	DATE



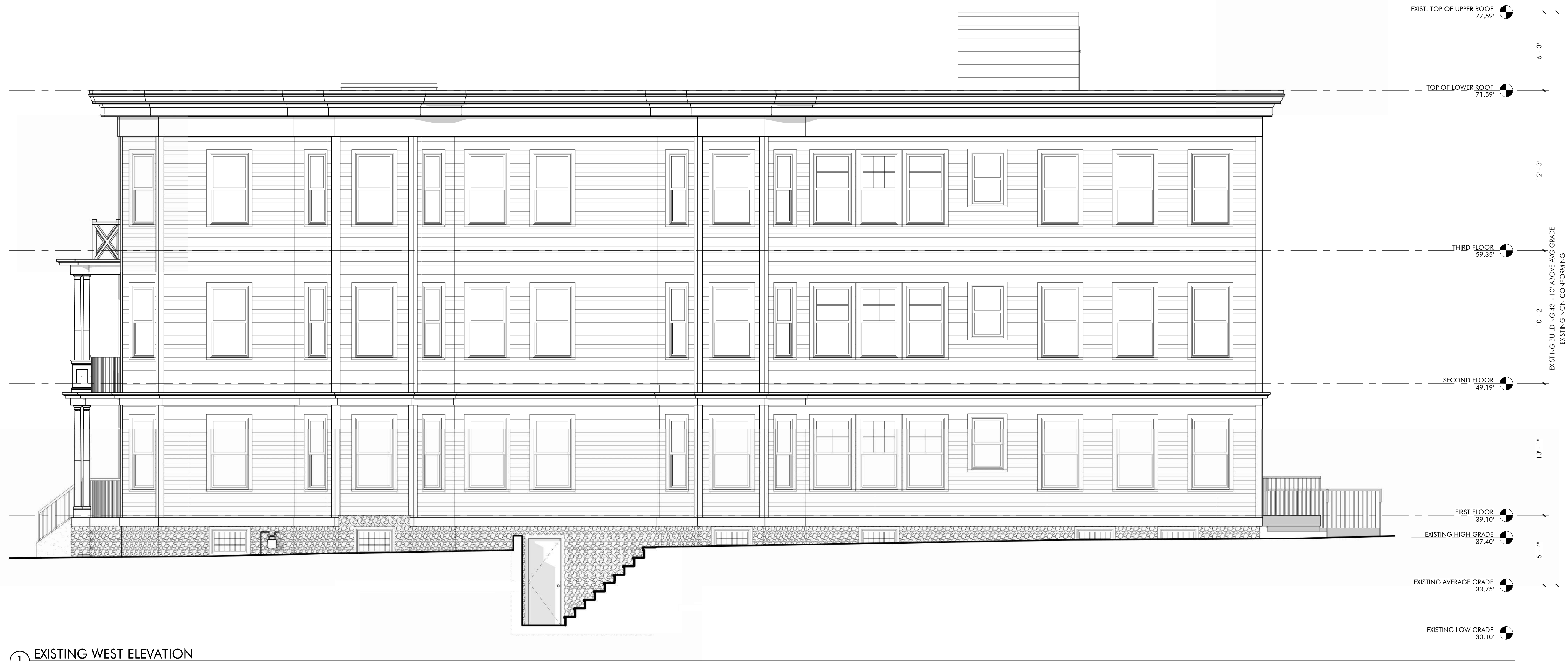
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Title: EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2401	Drawn No.
Date:	2024.04.30	
Scale:	1/4" = 1'-0"	AX2.1
Drawn by:	Author	

NOT FOR CONSTRUCTION



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

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EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2401	Drawn No.
Date:	2024.04.30	
Scale:	1/4" = 1'-0"	AX2.2
Drawn by:	Author	

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

BZA SET

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Title: EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2401	Drawn No.
Date:	2024.04.30	
Scale:	1/4" = 1'-0"	AX2.3
Drawn by:	Author	

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
DESCRIPTION	DATE



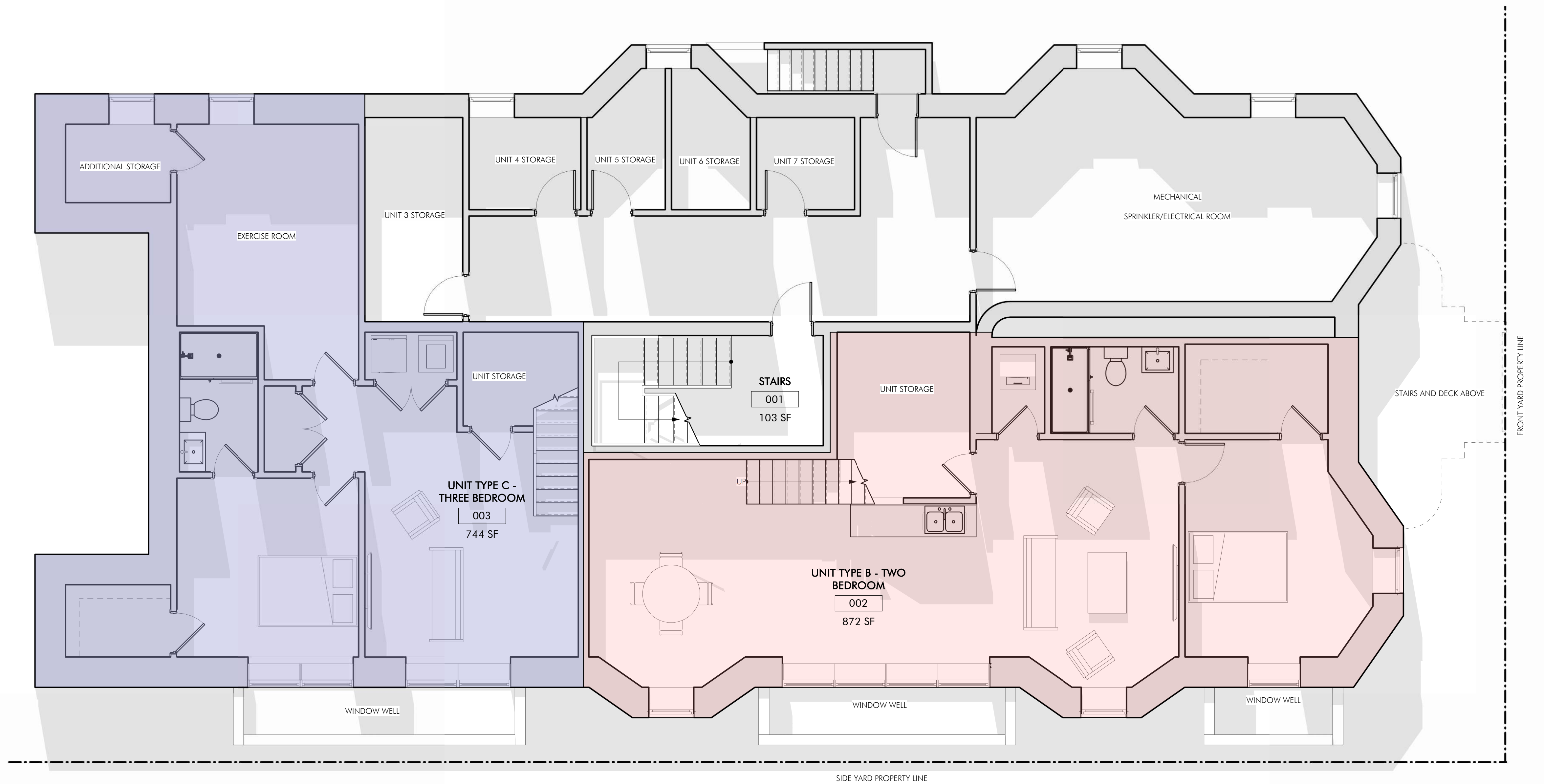
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Project: 6 Sacramento St
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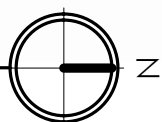
EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2401	Drawn No.
Date:	2024.04.30	
Scale:	1/4" = 1'-0"	AX2.4
Drawn by:	Author	

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1 PROPOSED BASEMENT
1/4" = 1'-0"



BZA SET

ISSUED	
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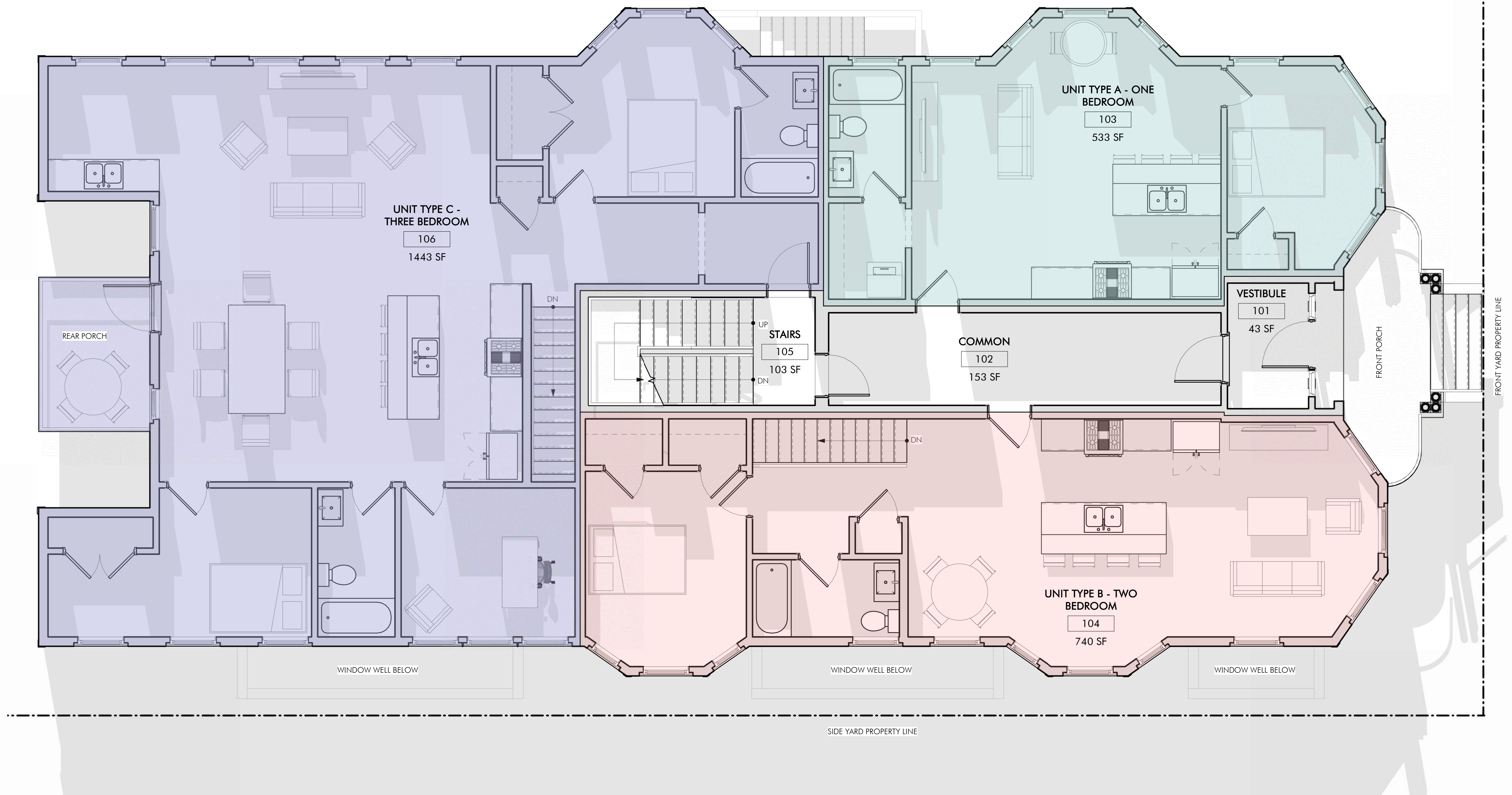
Project: 6 Sacramento St
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PROPOSED FLOOR PLANS

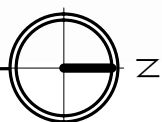
Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	DS, LB

A1.0

NOT FOR CONSTRUCTION



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"



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ISSUED	
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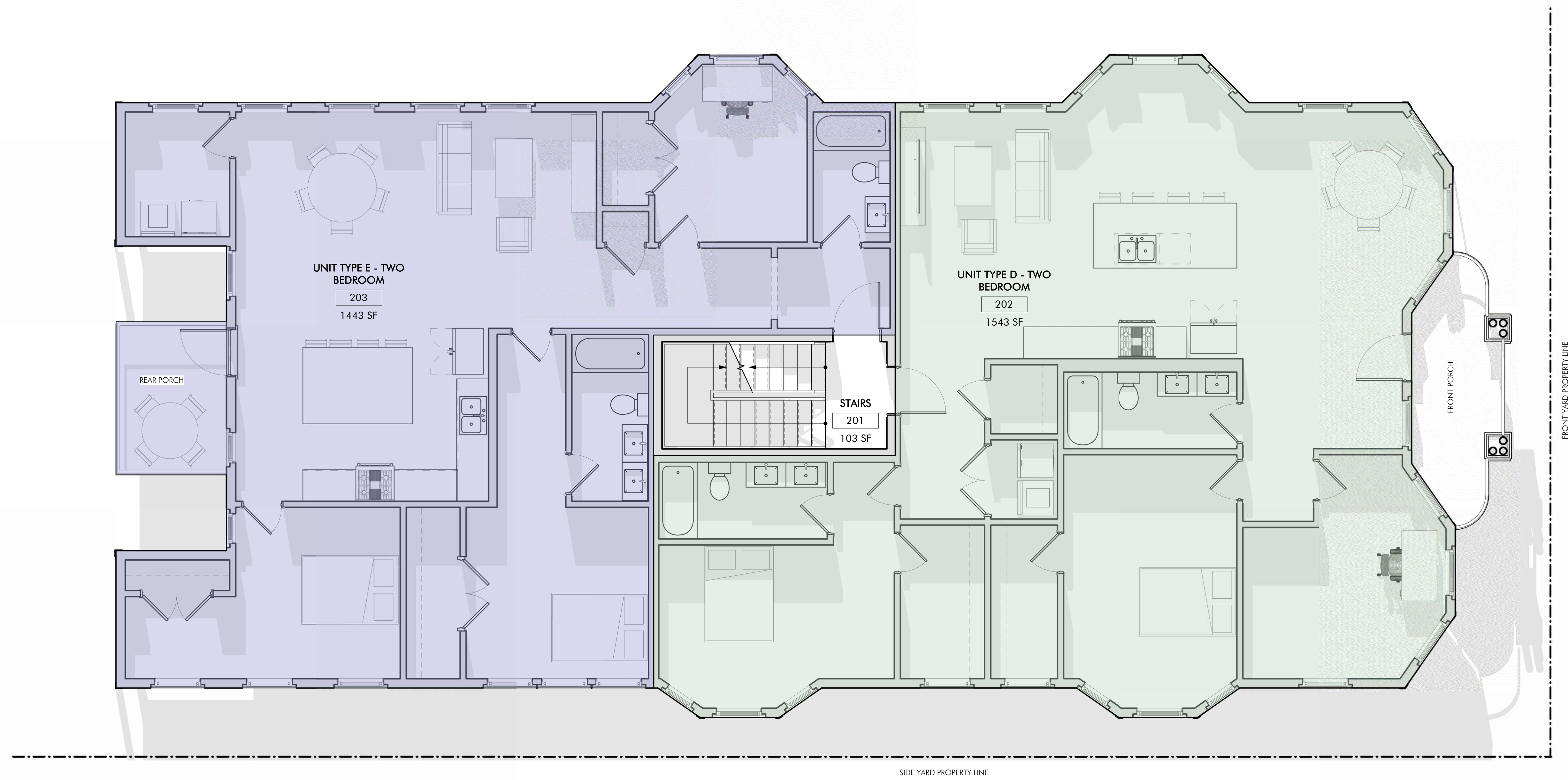
Project: 6 Sacramento St
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PROPOSED FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	DS, LB

A1.1

NOT FOR CONSTRUCTION



1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401
Date: 2024.04.30
Scale: 1/4" = 1'-0"
Drawn by: DS, LB

A1.2

NOT FOR CONSTRUCTION



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

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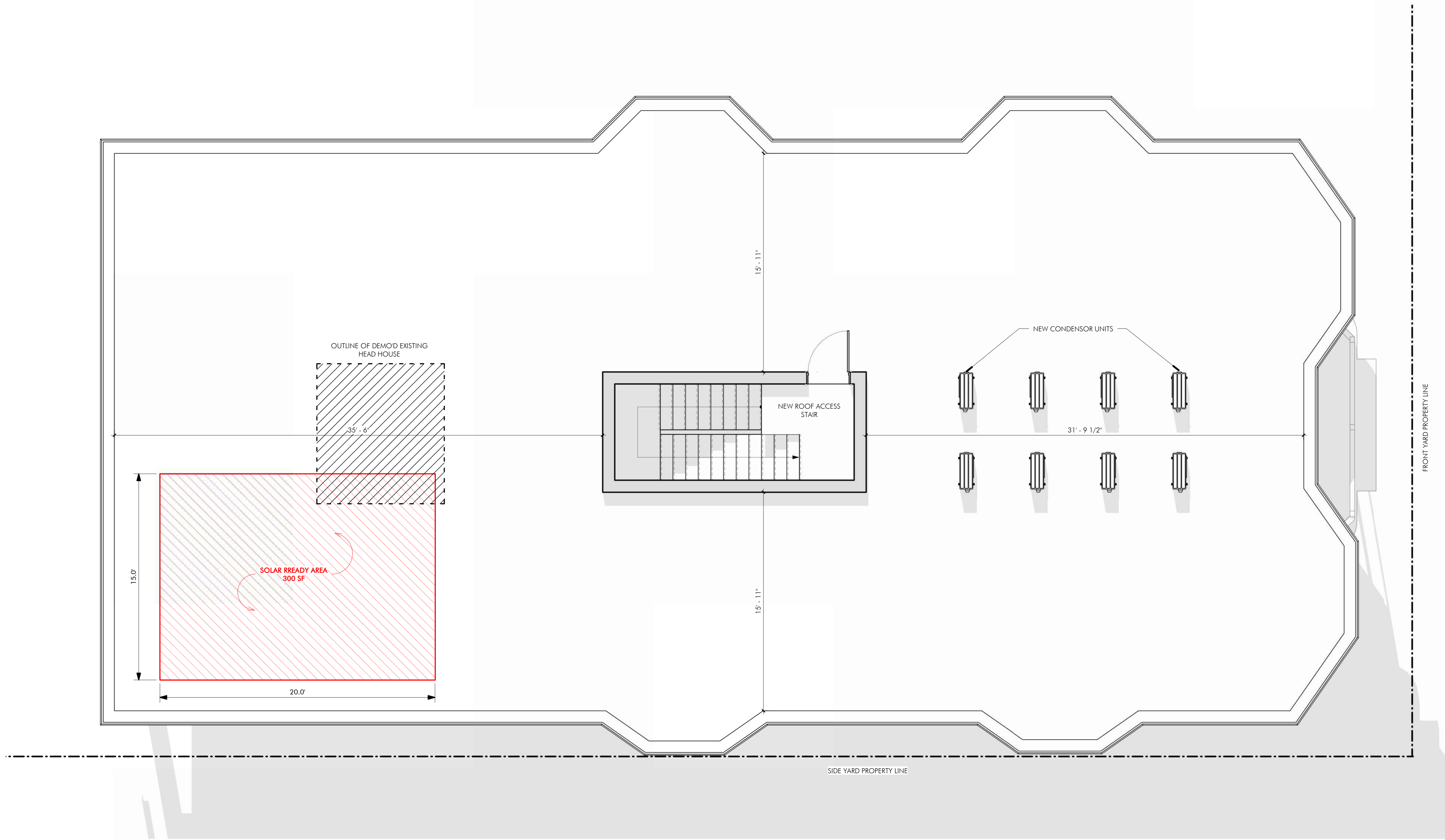
Project: 6 Sacramento St
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Title: PROPOSED FLOOR PLANS

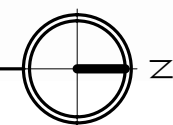
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401
Date: 2024.04.30
Scale: 1/4" = 1'-0"
Drawn by: DS, LB

A1.3

NOT FOR CONSTRUCTION



1 PROPOSED TOP OF ROOF
1/4" = 1'-0"



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Title: PROPOSED ROOF PLAN

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.23
Scale:	1/4" = 1'-0"
Drawn by:	Author

A1.4

NOT FOR CONSTRUCTION



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

BZA SET

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Project: 6 Sacramento St
Address: 6 Sacramento St,
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Title: PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.1

NOT FOR CONSTRUCTION



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

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Project: 6 Sacramento St
Address: 6 Sacramento St,
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Title: PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.3

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.04.30
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.4

NOT FOR CONSTRUCTION

ZONING COMPLIANCE - CAMBRIDGE				
LOT SIZE:	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RES-B	-	-	-
USE	RESIDENTIAL	R-2 - DORMITORY	R-2 - RESIDENTIAL	COMPLIES
MIN. LOT SIZE	5,000 SQFT	≈ 7,122 SQFT	≈ 7,122 SQFT	COMPLIES
MIN. LOT AREA PER DWELLING UNIT	2,500 SQFT	N/A	1,017 SQFT	RELIEF REQUESTED
MAX. FLOOR AREA RATIO (FAR)	0.5/0.35	1.42	1.39	REDUCTION OF EXISTING NON-COMFORMING
MAX. BUILDING HEIGHT	35.0'	43.6'	46.1'	RELIEF REQUESTED
MIN. YARD SETBACKS				
FRONT	15.0'	6.2'	6.2'	EXISTING NON-COMPLIANT
DRIVEWAY SIDE	7.5' (SUM 20.0)	8.9'	8.9'	COMPLIES
SIDE	7.5' (SUM 20.0)	2.7'	2.7'	EXISTING NON-COMPLIANT
REAR	25.0'	33.7'	33.7'	COMPLIES
MIN. LOT WIDTH	50.0'	55.0'	55.0'	COMPLIES
PRIVATE OPEN SPACE, MIN. % OF LOT (50% OF OPEN SPACE IN RES B REQUIRED TO BE 15X15' - EXISTING NON-COMFORMING)	40%	829 SQFT (12%) 15x15' (0%)	1,153 SQFT (16%) 15x15' (0%)	REDUCTION OF EXISTING NON-COMFORMING
PARKING REQUIREMENTS	N/A	3 SPACES	4 SPACES	EXISTING NON-COMFORMING RELIEF REQUESTED
BICYCLE PARKING REQUIREMENTS	1.0 LONG TERM PER DWELLING UNIT 0.1 SHORT TERM SPACE PER DWELLING UNIT	0 SPACES	7 LONG TERM SPACES 1 SHORT TERM SPACE	COMPLIES

PROPOSED GFA SCHEDULE	
LEVEL	AREA
FIRST FLOOR	3298 SF
SECOND FLOOR	3298 SF
THIRD FLOOR	3298 SF
BUILDING TOTAL	9893 SF

BASEMENT AREAS ARE EXCLUDED FROM GROSS SQUARE FOOTAGE.
(PER CITY OF CAMBRIDGE ZONING ORDINANCE SECTION 5.25.2 AND SECTION 22.8C.
LTFE IS BELOW FINISHED BUILDING GRADE PER CITY ENGINEERING PARCEL FLOOD DATA).

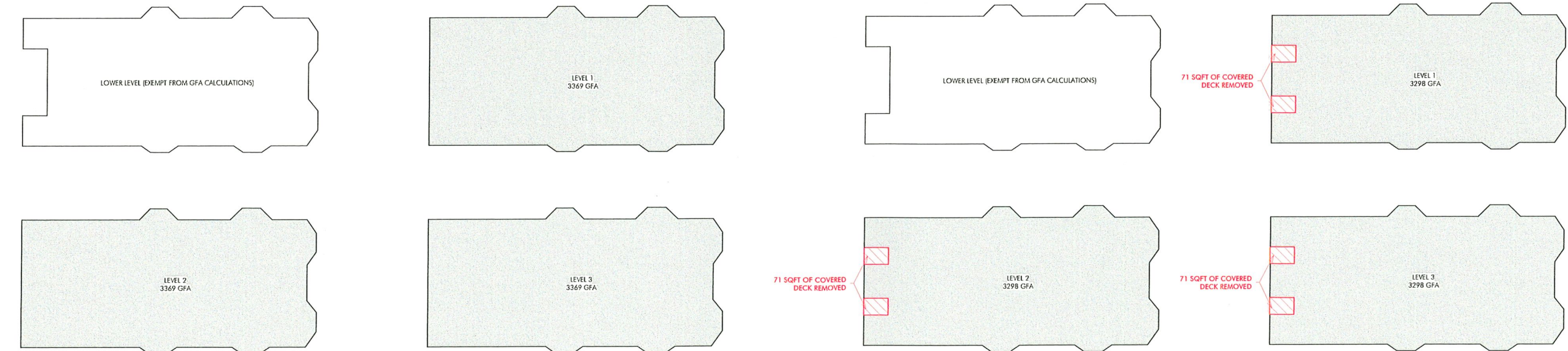
SQUARE FOOTAGE BREAKDOWN BY UNIT		
UNIT NAME	UNIT LEVEL	AREA
UNIT TYPE A - ONE BEDROOM	FIRST FLOOR	533 SF
UNIT TYPE B - TWO BEDROOM	FIRST FLOOR/BASEMENT	1612 SF
UNIT TYPE C - THREE BEDROOM	FIRST FLOOR/BASEMENT	2187 SF
UNIT TYPE D - TWO BEDROOM	SECOND FLOOR	1543 SF
UNIT TYPE E - TWO BEDROOM	SECOND FLOOR	1443 SF
UNIT TYPE D - TWO BEDROOM	THIRD FLOOR	1543 SF
UNIT TYPE E - TWO BEDROOM	THIRD FLOOR	1443 SF

CITY PARCEL FLOOD DATA	
(1 of 2)	
Address: 6 Sacramento St	
Ground Elevation Min:	32.3 ft-CCB
Ground Elevation Max:	37.0 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 0% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot:	156-63
Selected Address:	6 Sacramento St



① ZONING ELEVATION
1/4" = 1'-0"

GFA PLANS



② EXISTING GFA PLANS
1/16" = 1'-0"

③ PROPOSED GFA PLANS
1/16" = 1'-0"

BZA SET

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DESCRIPTION	DATE



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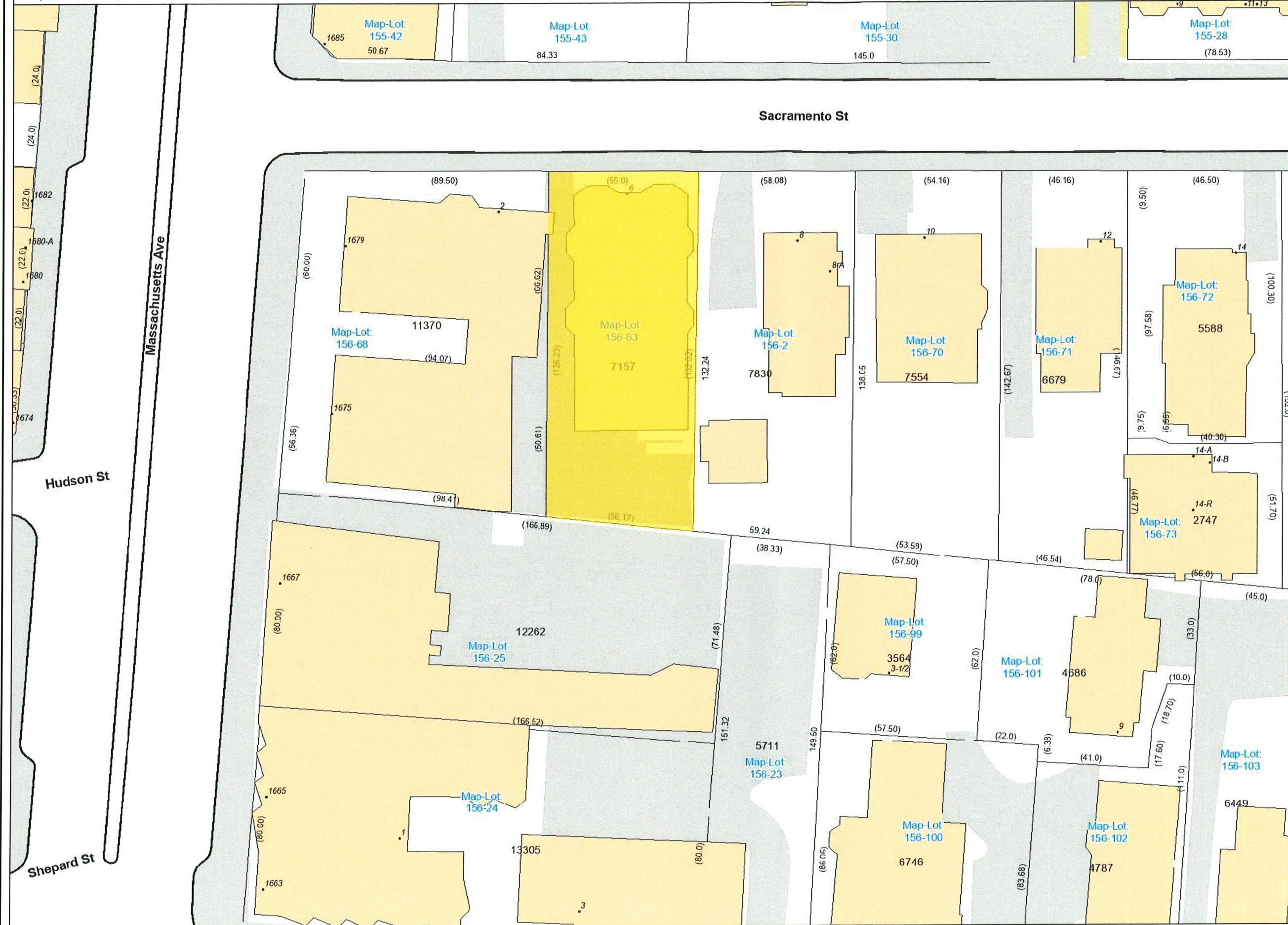
Project
6 Sacramento St
Address
6 Sacramento St,
Cambridge, MA 02138

Title
ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401
Date: 2024.06.17
Scale: As Indicated
Drawn by: DS, LB

LEGEND

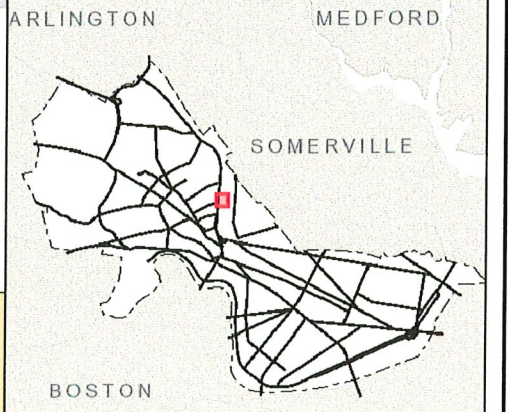
- Adresse
- Rail
- ▭ Building Footprints
- ▭ Parcels
- Paved Surfaces
 - ▭ Paved Roads
 - ▭ Bridges
 - ▭ Unpaved Roads
 - ▭ Unpaved Parking
 - ▭ Sidewalks
 - ▭ Driveways
 - ▭ Alleys
 - ▭ Other Paved Surface
 - ▭ Public Footpath



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.

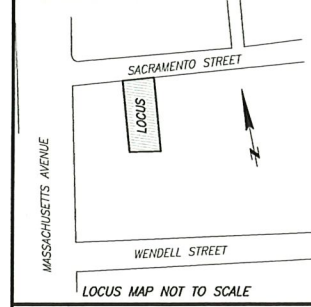
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152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com



TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 10, 11(A), 13, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 26, 2023.

FELDMAN GEOSPATIAL
JOSEPH R. ZAMBUTO, PLS
DATE 11/7/2023
(MA# 52783)
JZAMBUTO@FELDMANGEO.COM

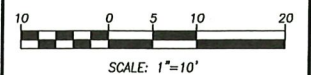


**ALTA/NSPS
LAND TITLE SURVEY**
6 SACRAMENTO STREET
CAMBRIDGE, MASS.

DATE: OCTOBER 26, 2023

REVISIONS:	

FILENAME: 2301208-ALTA.dwg	
RESEARCH: DH	FIELD CHIEF: AM
PROJ MGR: JRZ	APPROVED:
CALC: DH	CADD: TRA
FIELD CHK:	CRD FILE: 2300734



SCALE: 1"=10'
SHEET NO. 1 OF 1

NOTES:

- BENCH MARK USED:
TBM-CA1: BOTTOM LEFT FRONT CORNER OF GRANITE STEP IN FRONT OF #1637 MASSACHUSETTS AVENUE. (FELDMAN PROJECT ID: 2200365) ELEVATION = 36.07
TBM-CA2: BOTTOM RIGHT FRONT CORNER OF GRANITE STEP IN FRONT OF #5 MELLEEN STREET. (FELDMAN PROJECT ID 2200365) ELEVATION = 36.43
TEMPORARY BENCH MARKS SET:
TBM-1: MAG NAIL SET IN UTILITY POLE ON THE NORTHERLY SIDE OF SACRAMENTO STREET, AS SHOWN HEREON. ELEVATION = 36.28
TBM-2: MAG NAIL SET IN UTILITY POLE ON THE NORTHERLY SIDE OF SACRAMENTO STREET, AS SHOWN HEREON. ELEVATION = 37.13
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SACRAMENTO STREET, A DEDICATED PUBLIC WAY.
- 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 (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0438E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- ZONING INFORMATION WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6(A) OF TABLE "A" IN THE 2021 ALTA SURVEY REQUIREMENTS.
- BUILDING HEIGHT SHOWN HEREON IS CALCULATED AS THE DIFFERENCE BETWEEN THE HIGHEST POINT OF THE ROOF AND A GRADE SPOT ELEVATION DIRECTLY BELOW AT THE LOCATION AS SHOWN HEREON.
- NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
- NO PARTY WALLS WERE OBSERVED ON THE SUBJECT PROPERTY.
- UTILITY INFORMATION SHOWN IS BASED ON A FIELD SURVEY ONLY. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT SHOWN HEREON. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN 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 | ⊖ | BOTTOM |
| ⊕ | DRAIN MANHOLE | [X.X'] | BUILDING DIMENSION |
| ⊙ | WATER SHUT OFF/WATER GATE | BFA | BUILDING FOOTPRINT AREA |
| ⊕ | GAS SHUT OFF/GAS GATE | BH | BUILDING HEIGHT |
| ⊙ | GUY WIRE | BIT. | BITUMINOUS |
| ⊕ | WALK LIGHT | BK | BACK |
| ⊙ | BOLLARD | BW | BOTTOM OF WALL |
| ⊕ | SIGN | (C) | CALCULATED |
| ⊙ | AREA DRAIN | CONC. | CONCRETE |
| ⊕ | FUEL FILL | CRW | CONCRETE RETAINING WALL |
| ⊙ | FIRE ALARM | ENT | ENTRANCE |
| ⊕ | ROOF DRAIN | I= | INVERT ELEVATION |
| ⊙ | MAGNAIL | IR | IRON ROD |
| ⊕ | BOUND FOUND WITH DRILL HOLE | OV | OVER |
| ⊙ | IRON ROD | R= | RIM ELEVATION |
| ⊕ | SECURITY CAMERA | (R) | RECORD |
| ⊙ | UTILITY POLE W/ LIGHT | (REC) | RECORD |
| ⊕ | GAS METER | S | SET |
| ⊙ | ELECTRIC METER | SB | STONE BOUND |
| ⊕ | SATELLITE DISH | SO. FT. | SQUARE FEET |
| (X) | EXCEPTION NUMBER LISTED IN TITLE COMMITMENT | T | TOP |
| | | TBM | TEMPORARY BENCH MARK |
| | | TH | THRESHOLD |
| | | TW | TOP OF WALL |
| | | VGC | VERTICAL GRANITE CURB |
| | | D | DRAIN |
| | | G | GAS |
| | | OHW | OVERHEAD WIRES |
| | | S | SEWER |
| | | W | WATER |
| | | FP | FIRE PROTECTION |
| | | F/O | FIBER OPTIC |

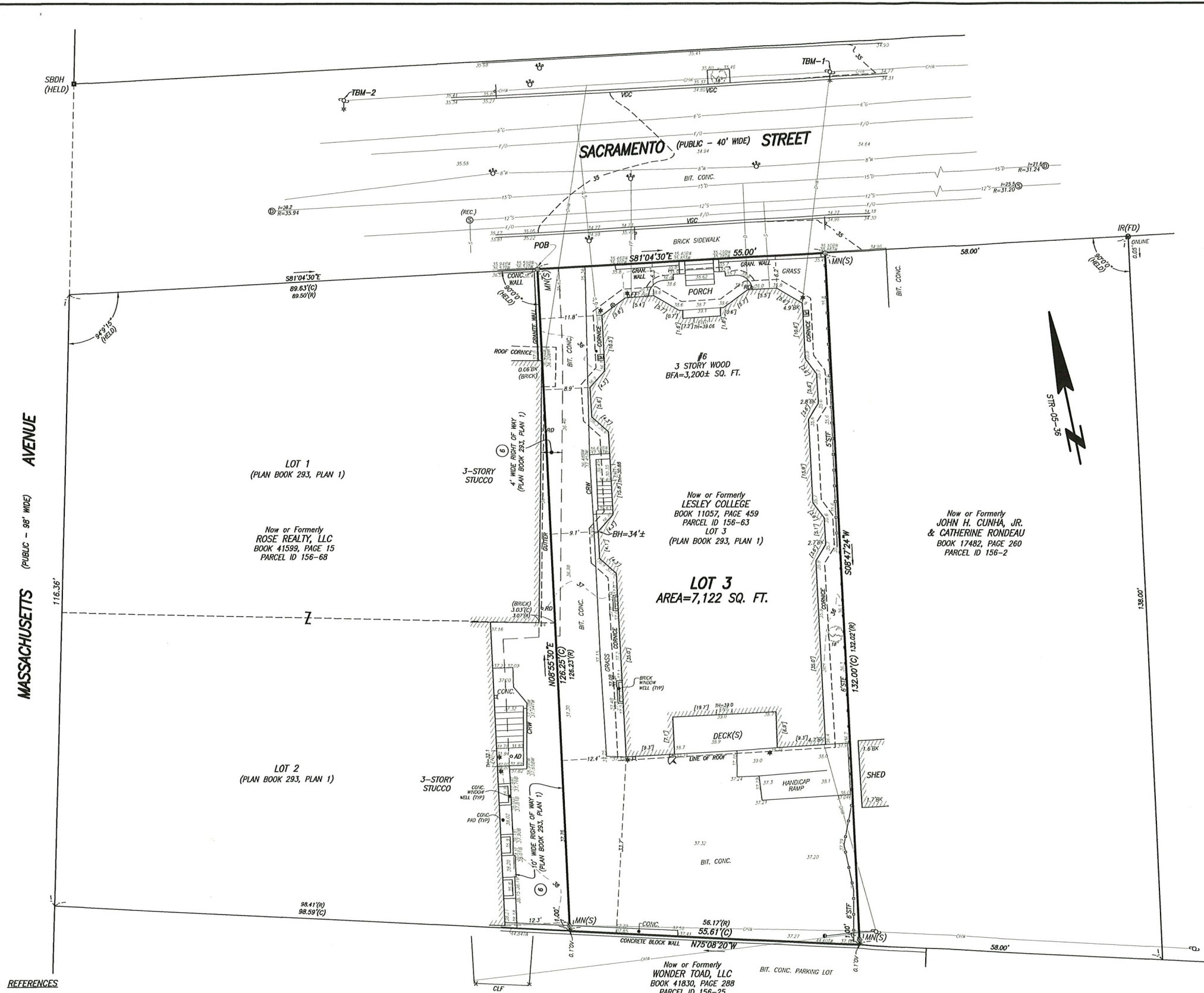
BOUNDARY DESCRIPTION PER COMMITMENT NO. BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.

THE LAND WITH THE BUILDINGS THEREON SITUATED ON SACRAMENTO STREET, CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT 3 ON A PLAN ENTITLED "PLAN OF PREMISES IN CAMBRIDGE, BELONGING TO THE ESTATE OF WILLIAM G. MACLEOD", DATED FEBRUARY, 1921, BY W.A. MASON & SON, SURVEYORS, RECORDED IN PLAN BOOK 293, PLAN 1.

TOGETHER WITH THE BENEFIT OF RIGHTS OF WAY SET FORTH IN THE ABOVE REFERENCED DEED AND SHOWN ON PLAN BOOK 293, PLAN 1, IN SO FAR AS THE SAME ARE STILL IN FORCE AND APPLICABLE.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II LISTED IN TITLE COMMITMENT NO. BOS-20230814-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2023.

- RIGHTS OF OTHERS IN AND TO THE RIGHTS OF WAY DESCRIBED IN A DEED FROM DOROTHY E. MCNAMANY TO LESLEY COLLEGE (K/N/A LESLEY UNIVERSITY) DATED MARCH 1, 1966 AND RECORDED IN BOOK 11057, PAGE 459. SEE PLAN RECORDED IN PLAN BOOK 293, PLAN 1. - (AS SHOWN HEREON)



REFERENCES

- SOUTHERN MIDDLESEX COUNTY REGISTRY OF DEEDS
- PLAN NO. 542 OF 1936
 - PLAN NO. 805 OF 1971
 - PLAN NO. 860 OF 1971
 - PLAN NO. 1587 OF 1988
 - PLAN BOOK 2A, PLAN 15
 - PLAN BOOK 4A, PLAN 25
 - PLAN BOOK 68, PLAN 2
 - PLAN BOOK 293, PLAN 1
- FIELD BOOK 15, PAGE 162
FIELD BOOK 174, PAGE 40
FIELD BOOK 174, PAGE 143
FIELD BOOK 177, PAGE 108
FIELD BOOK 177, PAGE 154
- STR-05-36
STR-05-38
STR-08-03
- PLAN ENTITLED, "PLAN OF LAND IN CAMBRIDGE SURVEYED FOR FRANCIS A. HOCKADAY," DATED APRIL 17, 1948 BY DONALD J. REARDON, SURVEYOR.
- PLAN ENTITLED, "CERTIFIED PLOT PLAN, 1607 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138," DATED SEPTEMBER 14, 2016 BY NITSCH ENGINEERING.
- FIELD BOOK 5, PAGE 135
FIELD BOOK 15, PAGE 154-158

LIST OF POSSIBLE ENCROACHMENTS

- SACRAMENTO STREET**
- OVERHEAD WIRES CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GRANITE WALLS CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GRANITE STEPS CROSS THE BOUNDARY.
- NOW OR FORMERLY JOHN H. CUNHA, JR. & CATHERINE RONDEAU**
- OVERHEAD WIRES CROSS THE BOUNDARY IN MULTIPLE LOCATIONS.
 - GUY WIRE CROSSES THE BOUNDARY.
- NOW OR FORMERLY WONDER TOAD, LLC**
- OVERHEAD WIRES CROSS THE BOUNDARY.
 - CONCRETE BLOCK WALL CROSSES THE BOUNDARY.
- NOW OR FORMERLY NOW OR FORMERLY ROSE REALTY, LLC**
- CONCRETE PAD CROSSES INTO THE 10' RIGHT OF WAY.
 - CONCRETE STEPS, WALL, AND LANDING CROSSES INTO THE 10' RIGHT OF WAY.
 - ROOF OVERHANG AND GUTTER CROSS THE BOUNDARY.
 - OVERHEAD WIRES CROSS THE BOUNDARY.

BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT ALONG THE SOUTHERLY SIDELINE OF SACRAMENTO STREET, SAID POINT BEING S 81°04'30" E, A DISTANCE OF 89.63 FEET FROM THE INTERSECTION OF SAID SACRAMENTO STREET AND THE EASTERLY SIDELINE OF MASSACHUSETTS AVENUE, THENCE;

RUNNING S 81°04'30" E, BY SAID SACRAMENTO STREET, A DISTANCE OF 55.00 FEET TO A POINT;

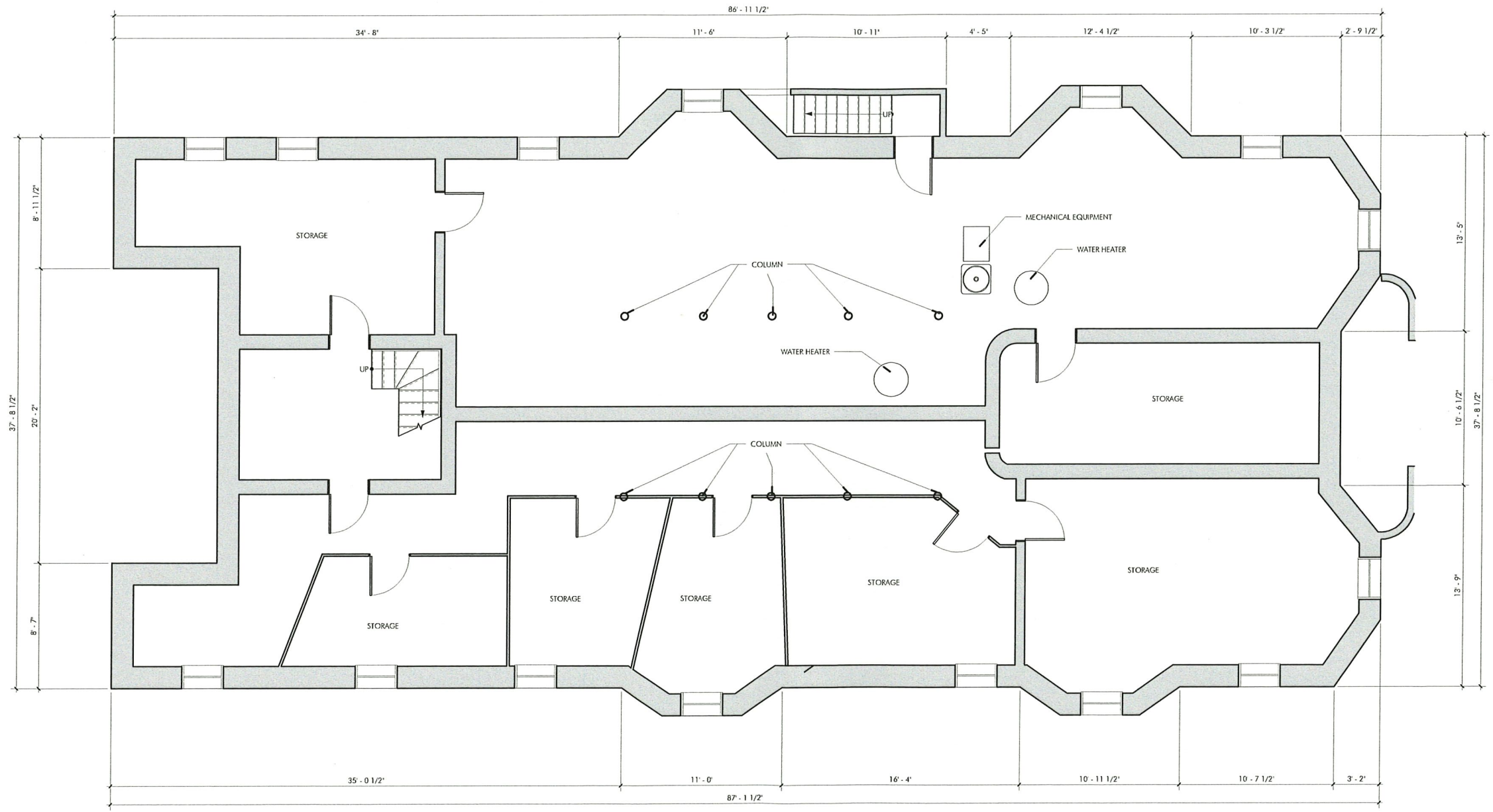
THENCE TURNING AND RUNNING S 08°47'24" W, BY LAND NOW OR FORMERLY OF JOHN H. CUNHA, JR., AND CATHERINE RONDEAU, A DISTANCE OF 132.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 75°08'20" W, BY LAND NOW OR FORMERLY OF WONDER TOAD, LLC, A DISTANCE OF 55.61 FEET TO A POINT;

THENCE TURNING AND RUNNING N 08°55'30" E, BY LAND NOW OR FORMERLY OF ROSE REALTY, LLC, A DISTANCE OF 126.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 7,122 SQUARE FEET.

NOT FOR CONSTRUCTION



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



BZA SET

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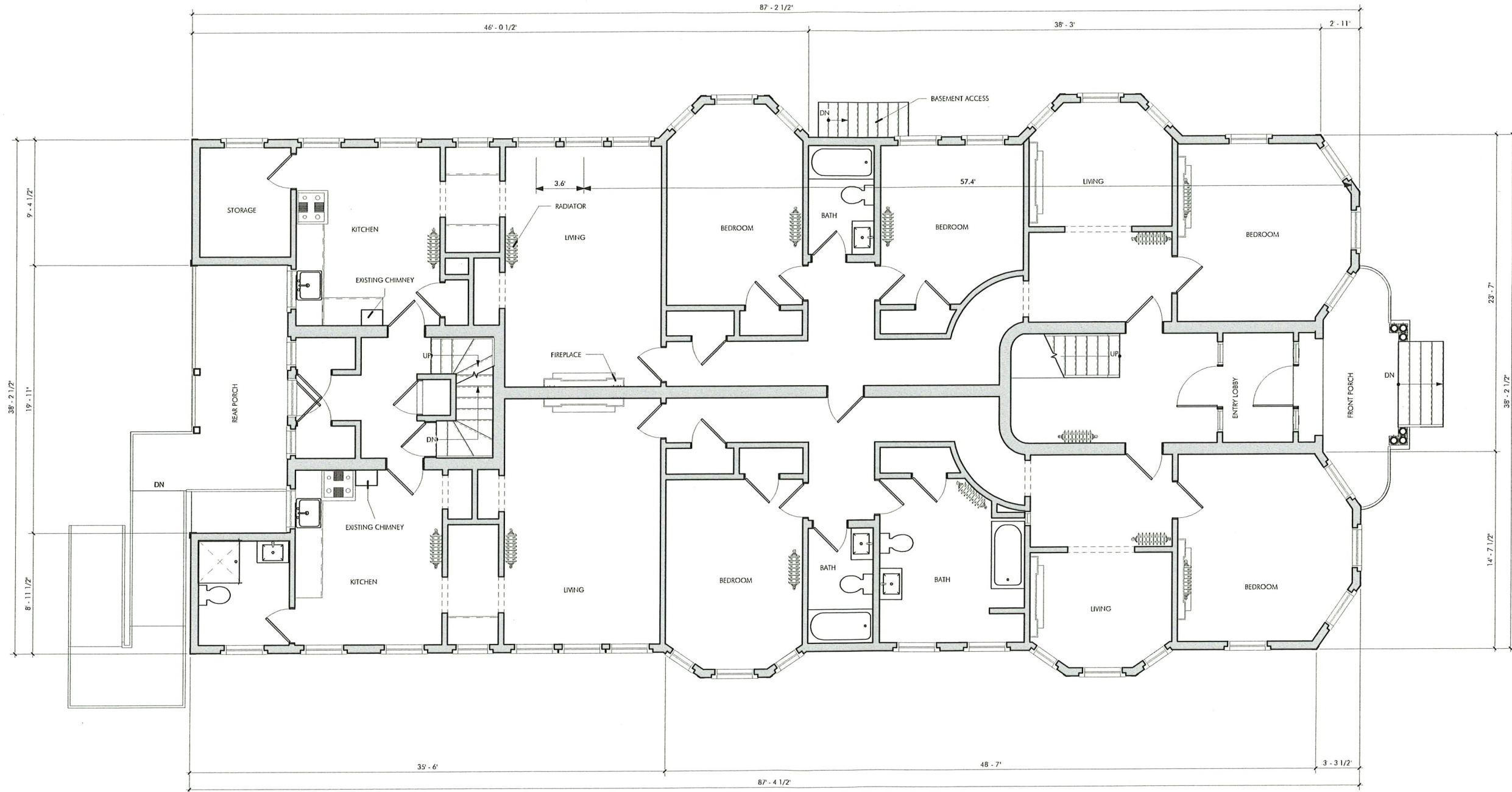
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Address: 6 Sacramento St,
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Title: EXISTING FLOOR PLANS

Drawing Board By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.05.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

AX1.0

NOT FOR CONSTRUCTION



1 EXISTING FIRST FLOOR
1/4" = 1'-0"



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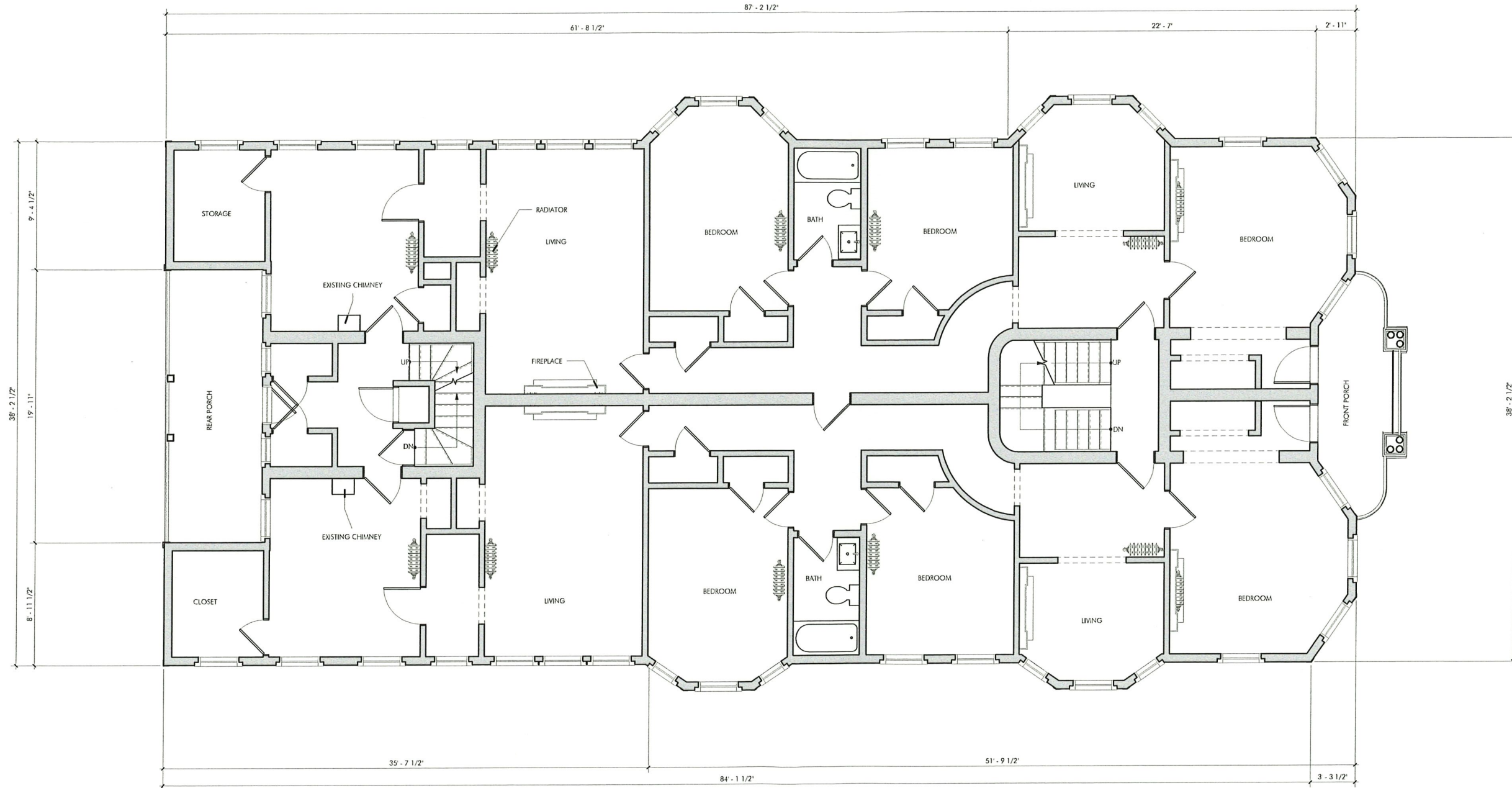
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Title: EXISTING FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
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Scale:	1/4" = 1'-0"
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AX1.1

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



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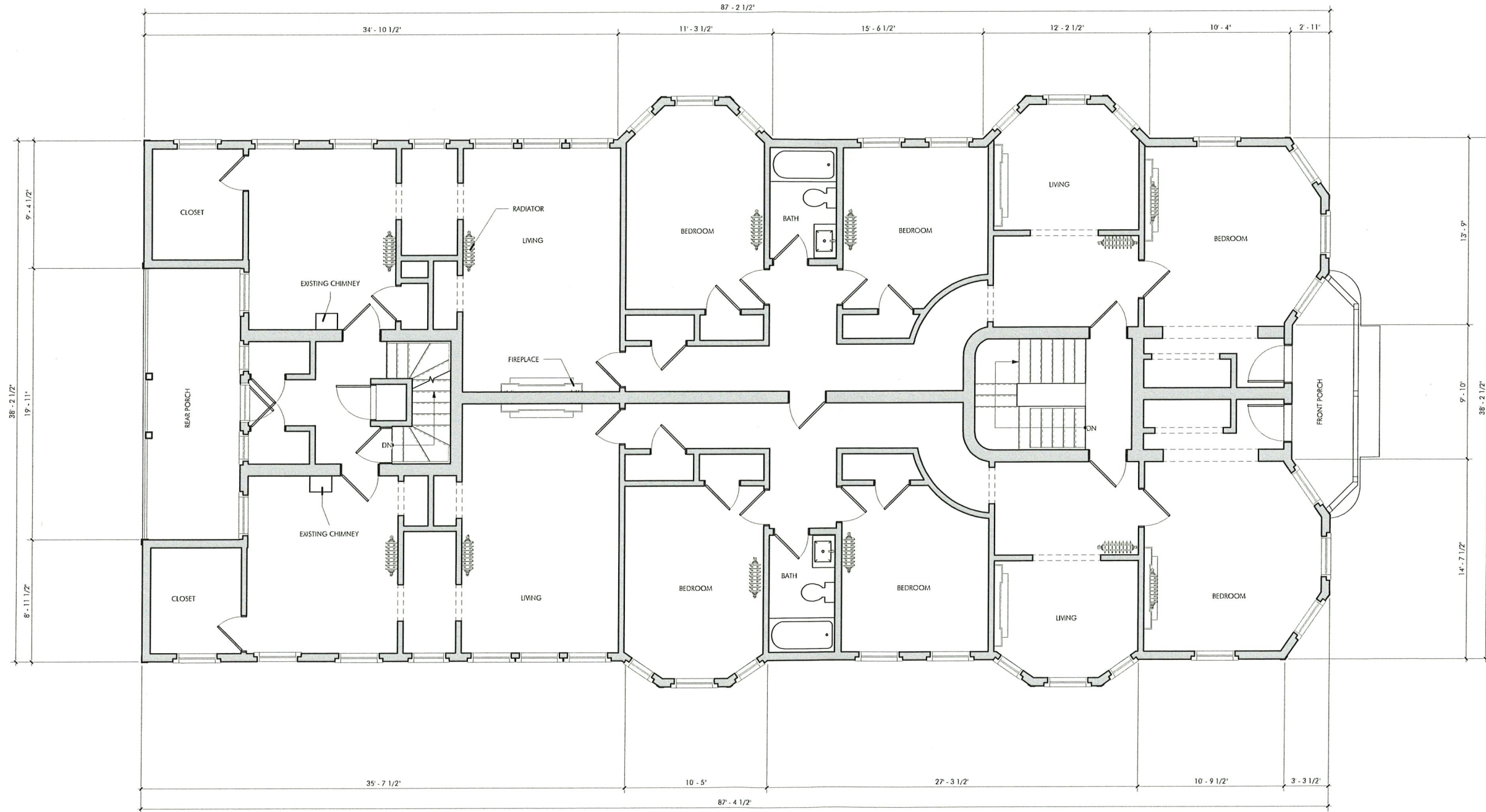
Project: 6 Sacramento St
Address: 6 Sacramento St,
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EXISTING FLOOR PLANS

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Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

AX1.2

NOT FOR CONSTRUCTION



1 EXISTING THIRD FLOOR
1/4" = 1'-0"



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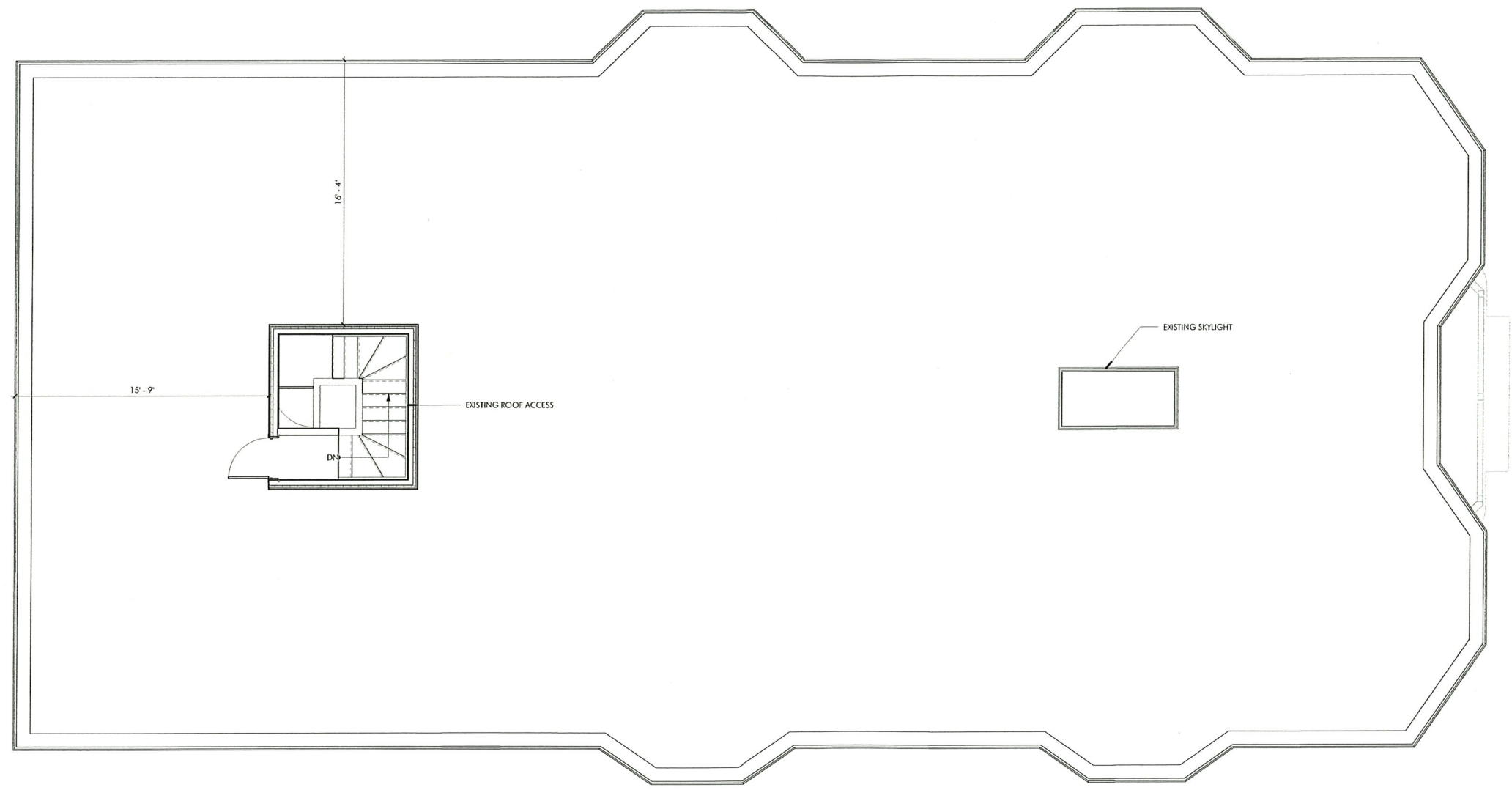
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: EXISTING FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.05.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

AX1.3

NOT FOR CONSTRUCTION



1 TOP OF ROOF
1/4" = 1'-0"



BZA SET

ISSUED	
DESCRIPTION	DATE



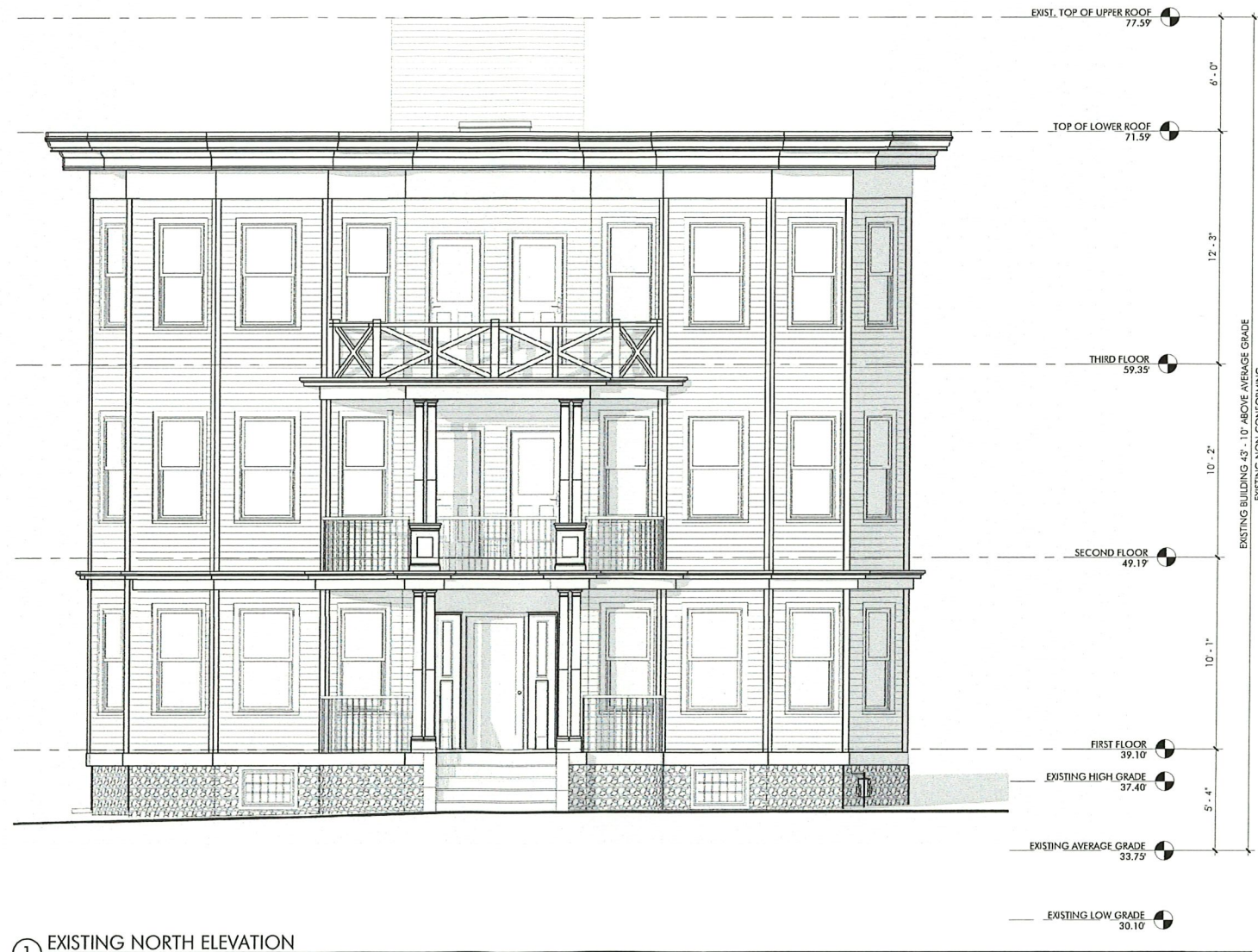
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Title: EXISTING ROOF PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #: 2401	Drawn No.:
Date: 2024.06.17	
Scale: 1/4" = 1'-0"	AX1.4
Drawn by: Author	

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
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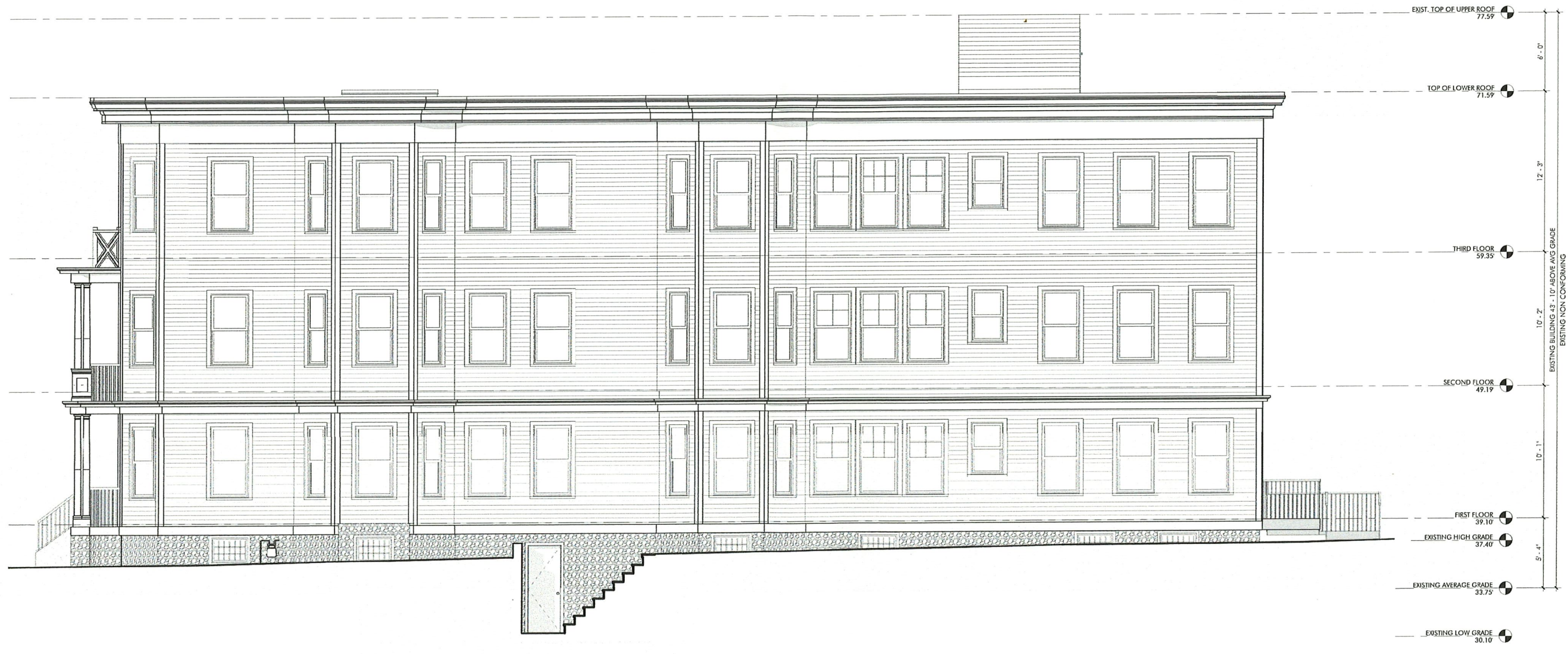
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Address: 6 Sacramento St,
Cambridge, MA 02138

Title: EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

AX2.1

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
DESCRIPTION	DATE



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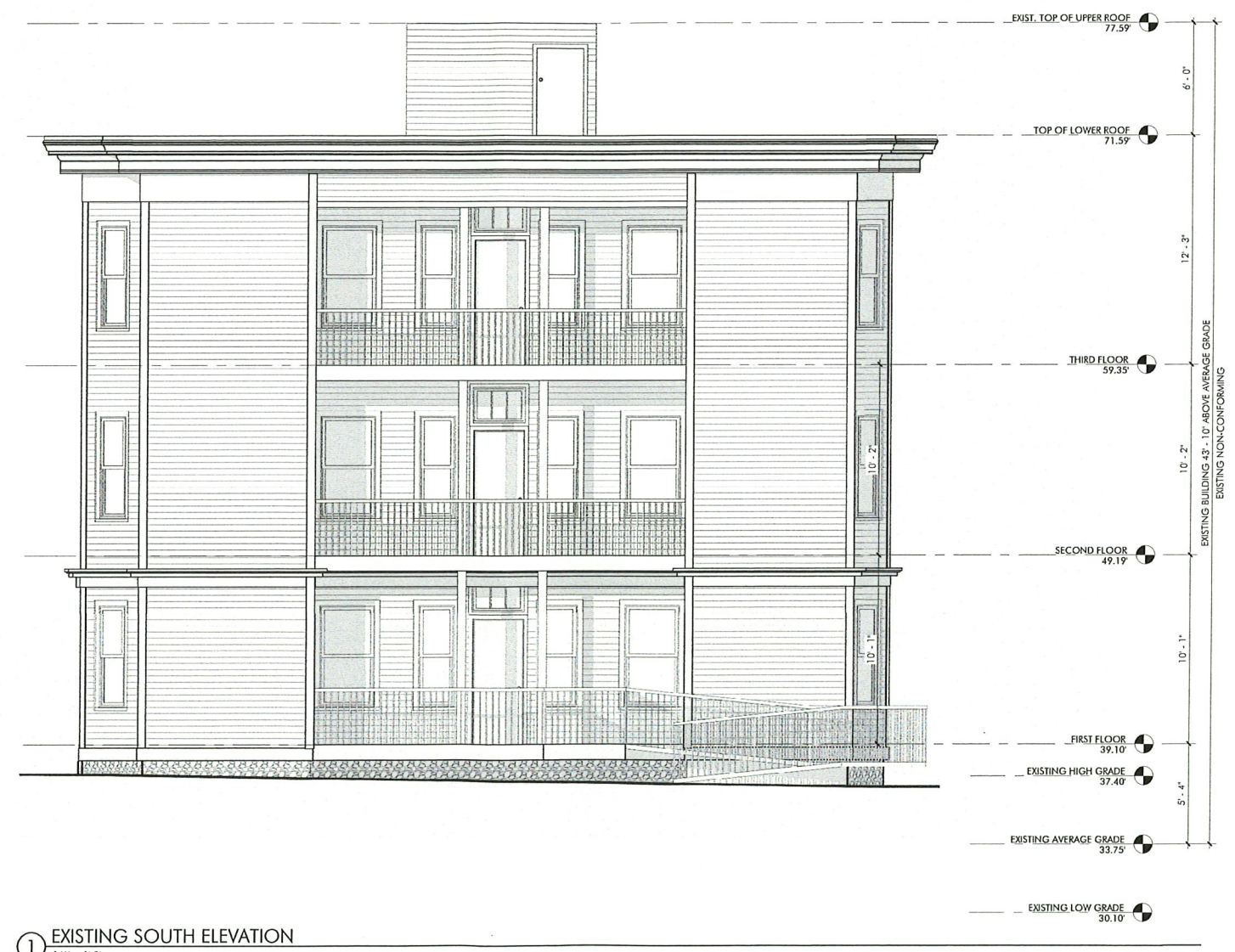
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

AX2.2

NOT FOR CONSTRUCTION



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

BZA SET

REVISED	
DESCRIPTION	DATE



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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: EXISTING ELEVATIONS

Drawing Board By: ANDERSON PORTER DESIGN
Project #: 2401
Date: 2024.06.17
Scale: 1/4" = 1'-0"
Drawn by: Author
Drawn No.: AX2.3

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	DESCRIPTION	DATE



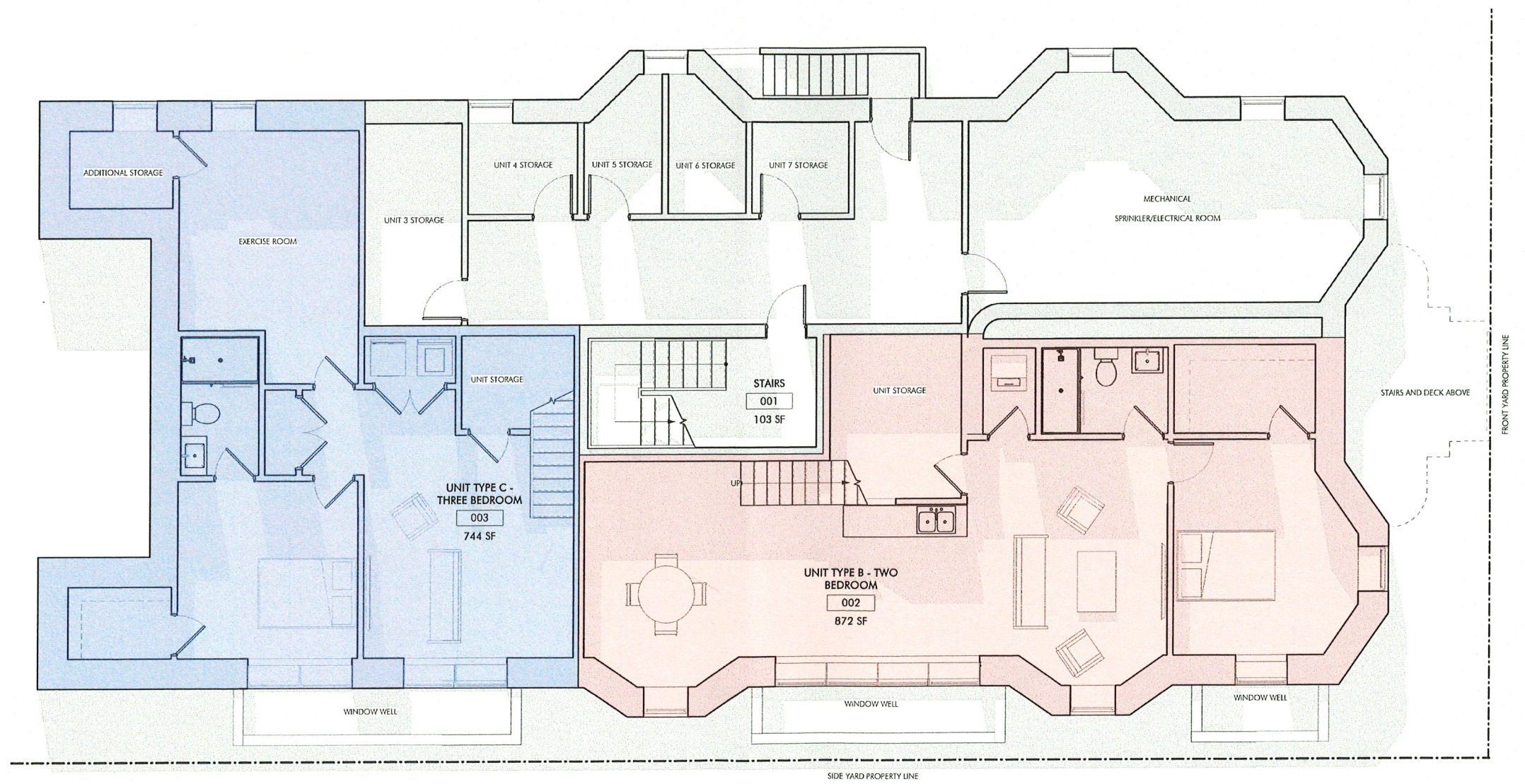
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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

EXISTING ELEVATIONS

Drawing Issued By:	ANDERSON-PORTER DESIGN	
Project #:	2401	Drawn No.:
Date:	2024.06.17	
Scale:	1/4" = 1'-0"	AX2.4
Drawn by:	Author	

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1 PROPOSED BASEMENT
1/4" = 1'-0"



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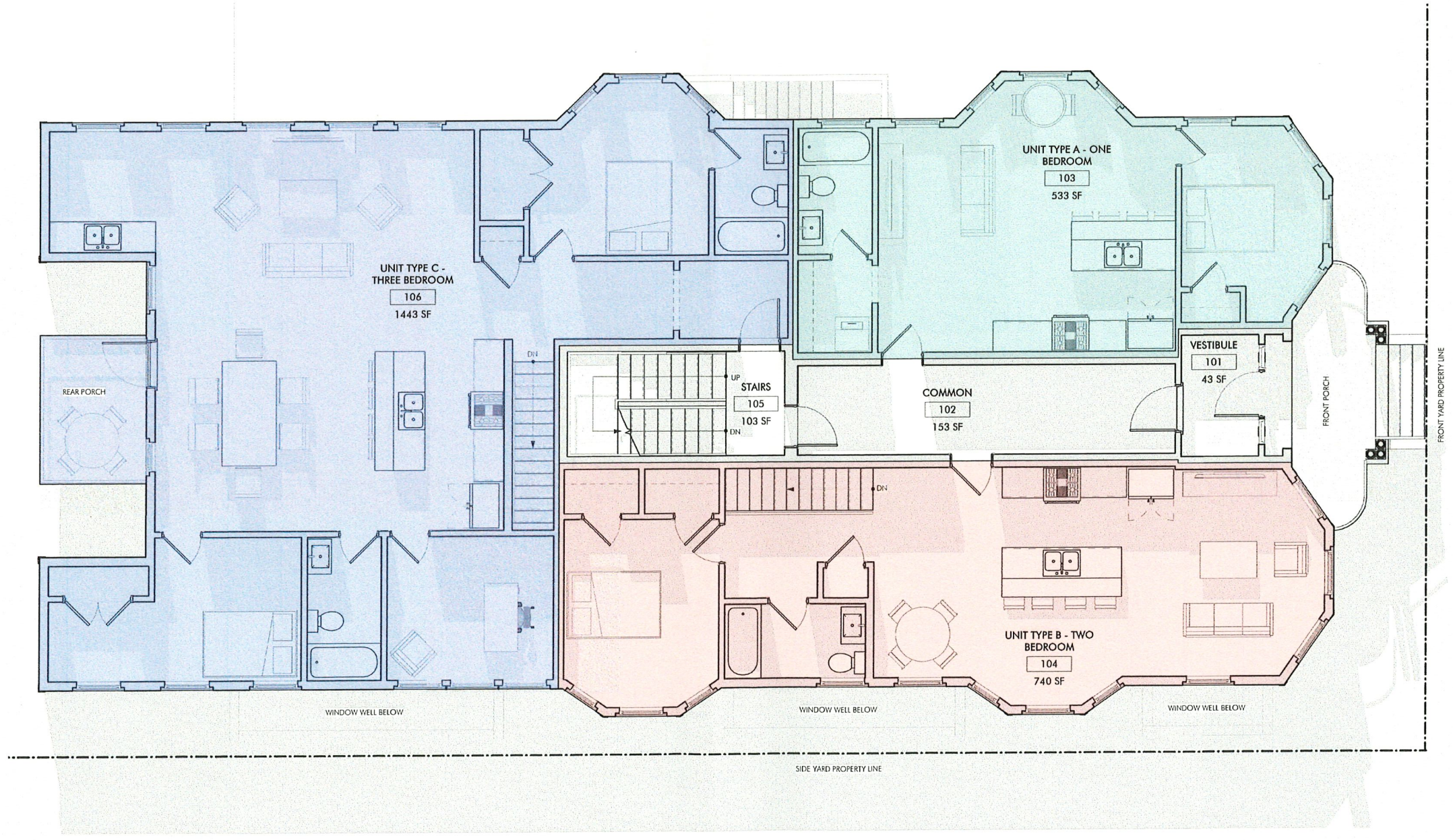
Project: 6 Sacramento St
Address: 6 Sacramento St,
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PROPOSED FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	DS, LB

A1.0

NOT FOR CONSTRUCTION



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"



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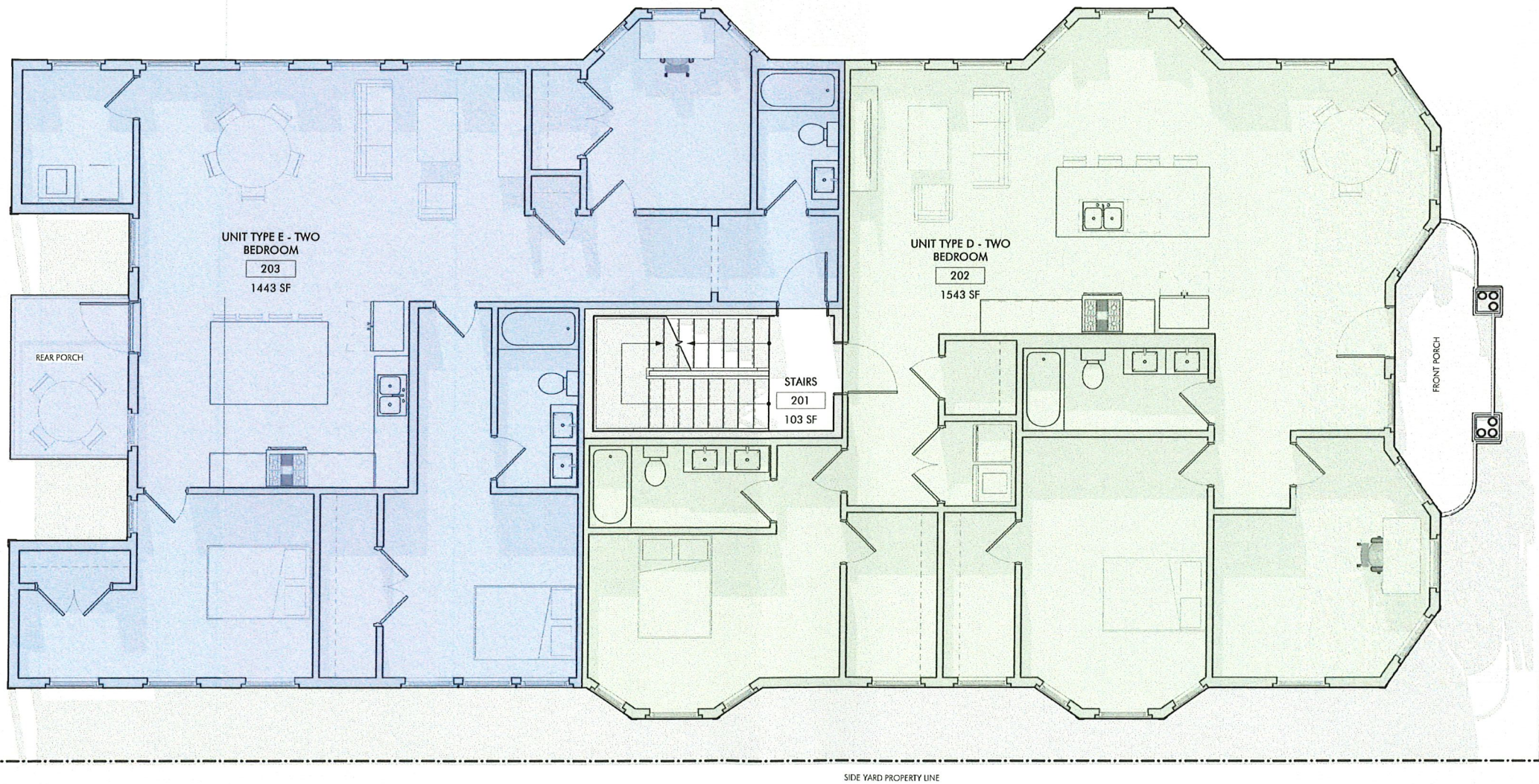
Project: 6 Sacramento St
Address: 6 Sacramento St, Cambridge, MA 02138

PROPOSED FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn By:	DS, LB

A1.1

NOT FOR CONSTRUCTION



1 PROPOSED SECOND FLOOR
1/4" = 1'-0"



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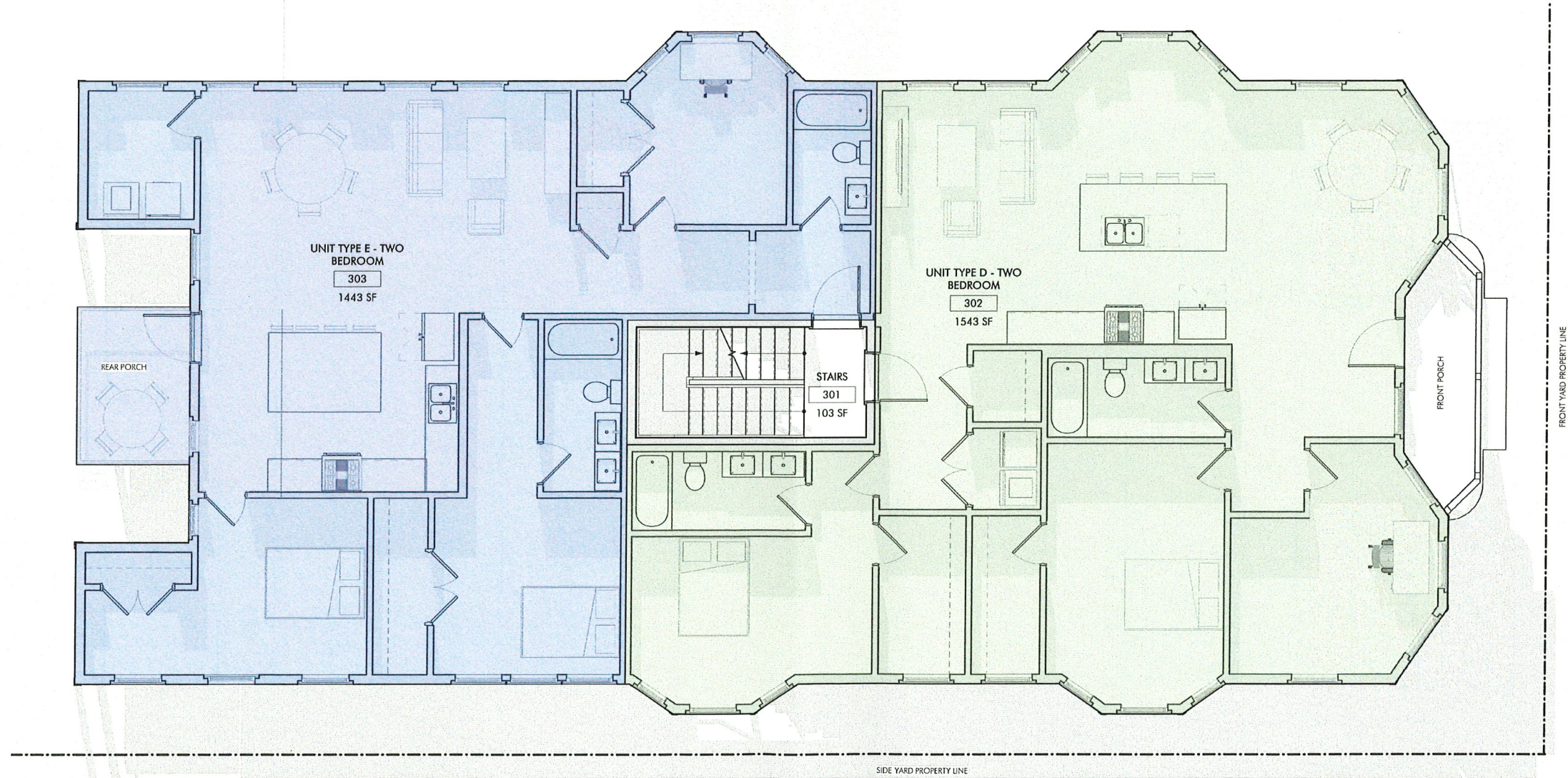
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

PROPOSED FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.05.17
Scale:	1/4" = 1'-0"
Drawn by:	DS,JB

A1.2

NOT FOR CONSTRUCTION



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



BZA SET

REVISION	DESCRIPTION	DATE



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

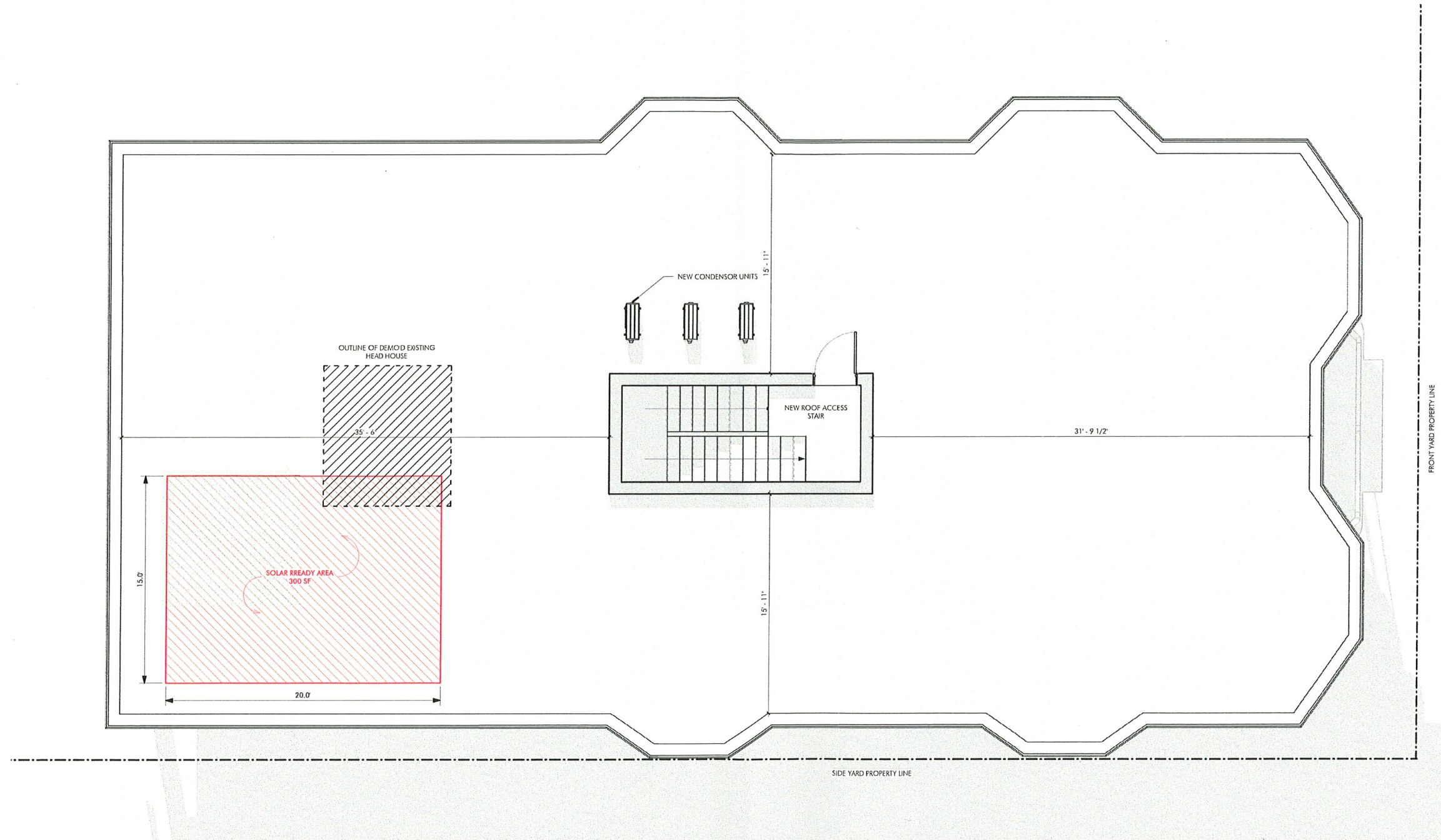
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

PROPOSED FLOOR PLANS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	DS, LB

A1.3

NOT FOR CONSTRUCTION



1 PROPOSED TOP OF ROOF
1/4" = 1'-0"



BZA SET

ISSUED	DESCRIPTION	DATE



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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

PROPOSED ROOF PLAN

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

A1.4

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	
DESCRIPTION	DATE



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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: PROPOSED ELEVATIONS

Drawing based by:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.1

NOT FOR CONSTRUCTION



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

BZA SET

ISSUED	
DESCRIPTION	DATE



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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2401
Date: 2024.06.17
Scale: 1/4" = 1'-0"
Drawn by: LB

A2.2

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	DATE
DESCRIPTION	



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Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	Project #: 2401	Drawn No.:
Date: 2024.06.17		
Scale: 1/4" = 1'-0"		
Drawn by: LB		

A2.3

NOT FOR CONSTRUCTION



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

BZA SET

ISSUED	DESCRIPTION	DATE



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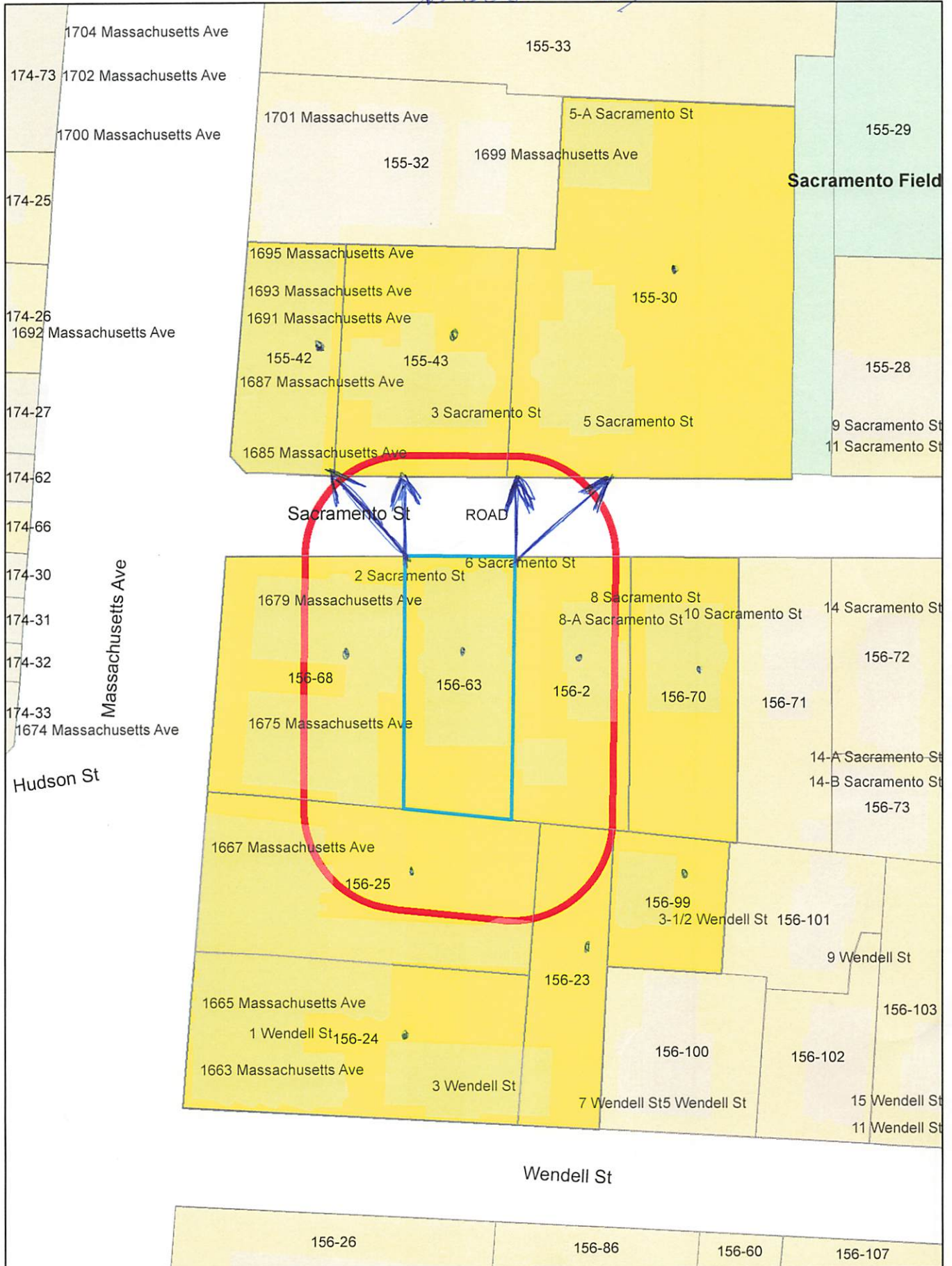
Project: 6 Sacramento St
Address: 6 Sacramento St,
Cambridge, MA 02138

PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.4

6 Sacramento St



6 Sacramento St.

Petitioner

156-2
CUNHA, JOHN H., JR. &
CATHERINE RONDEAU
8 SACRAMENTO ST.
CAMBRIDGE, MA 02138

155-42
1685 MASS AVE LLC
626 MAIN ST
ACTON, MA 01720

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

156-24-23
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

156-68
ROSE REALTY LLC,
1675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

156-70
HOGSTADIUS, ANN-CHARLOTTE,
TR. THE ANN-CHARLOTTE HOGSTADIUS TR
10 SACRAMENTO ST
CAMBRIDGE, MA 02138

156-99
PRELLWITZ, WENDY
3 1/2 WENDELL ST
CAMBRIDGE, MA 02138

155-30-43
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM 1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

156-63
SACRAMENTO HOUSE LLC
205 E 59TH ST UNIT 12C
NEW YORK, NY 10022

156-25
WONDER TOAD LLC,
20 LARCH ST.
BOSTON, MA 02135

Pacheco, Maria

From: catherine rondeau <catirondeau@live.com>
Sent: Sunday, June 16, 2024 6:48 PM
To: Pacheco, Maria; Jack Cunha
Cc: Derek Chen
Subject: BZA-268861 6 Sacramento Street

Hello Mrs. Pacheco,

We are writing to support Derek Chen's project at 6 Sacramento Street, Cambridge MA 02138. We are the next-door neighbors at 8 Sacramento Street. We met with Mr. Chen, and he gave us the courtesy of showing the plans and diagrams. We are confident that it's going to be a positive project for the neighborhood. Please don't hesitate to contact us if you have any questions.

Thanks,

Catherine Rondeau and Jack Cunha



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Ruth Beram Date: 6/6/24
(Print)

Address: 6 Sacramento St

Case No. BZA-268861

Hearing Date: 6/20/24

Thank you,
Bza Members