



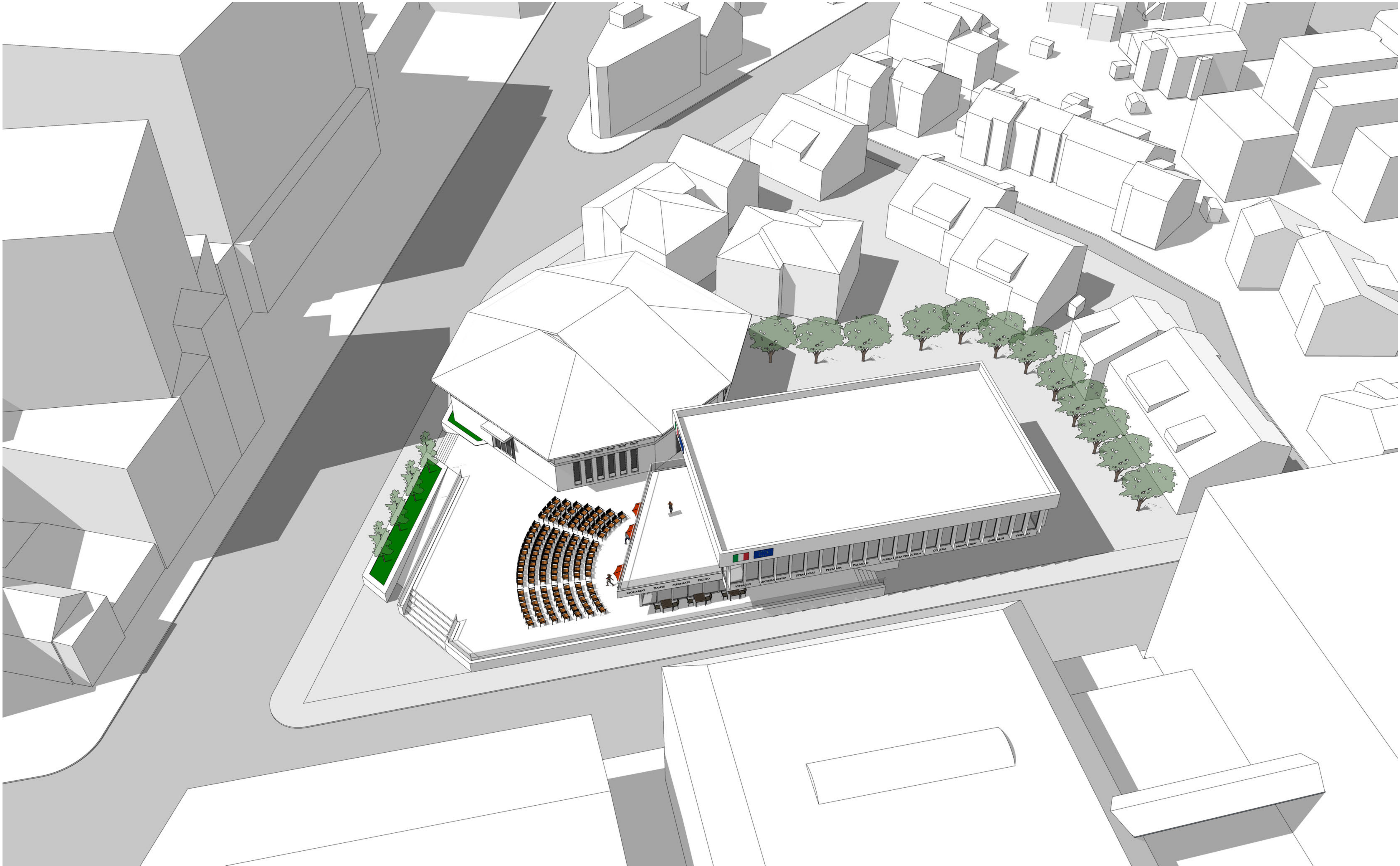
Presentation to Dante Alighieri Society

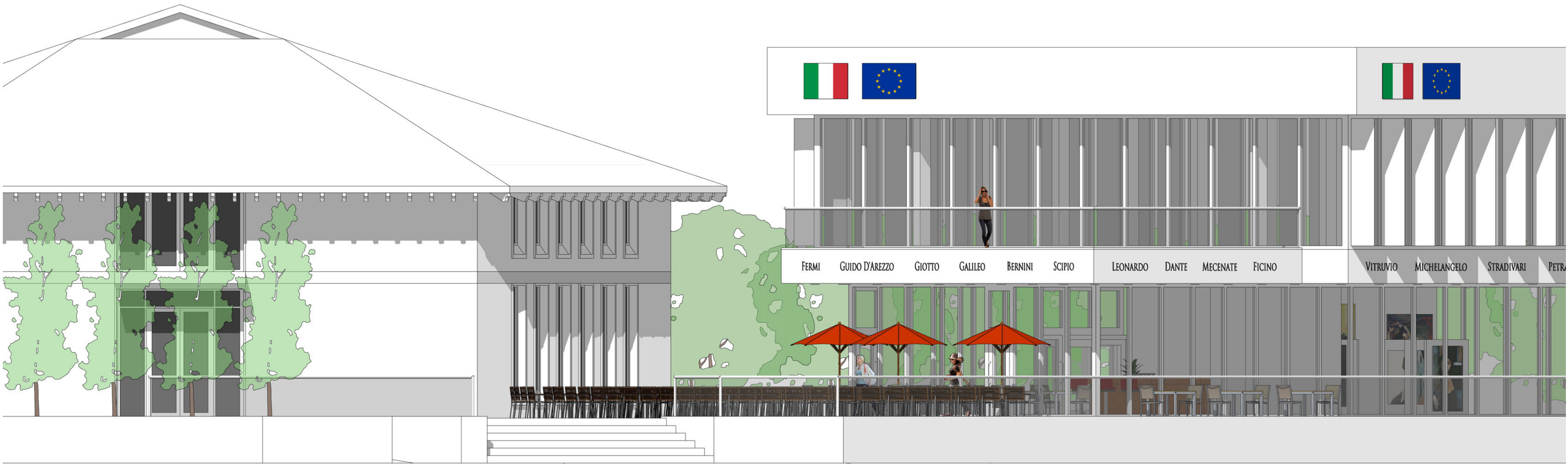
9 March 2019

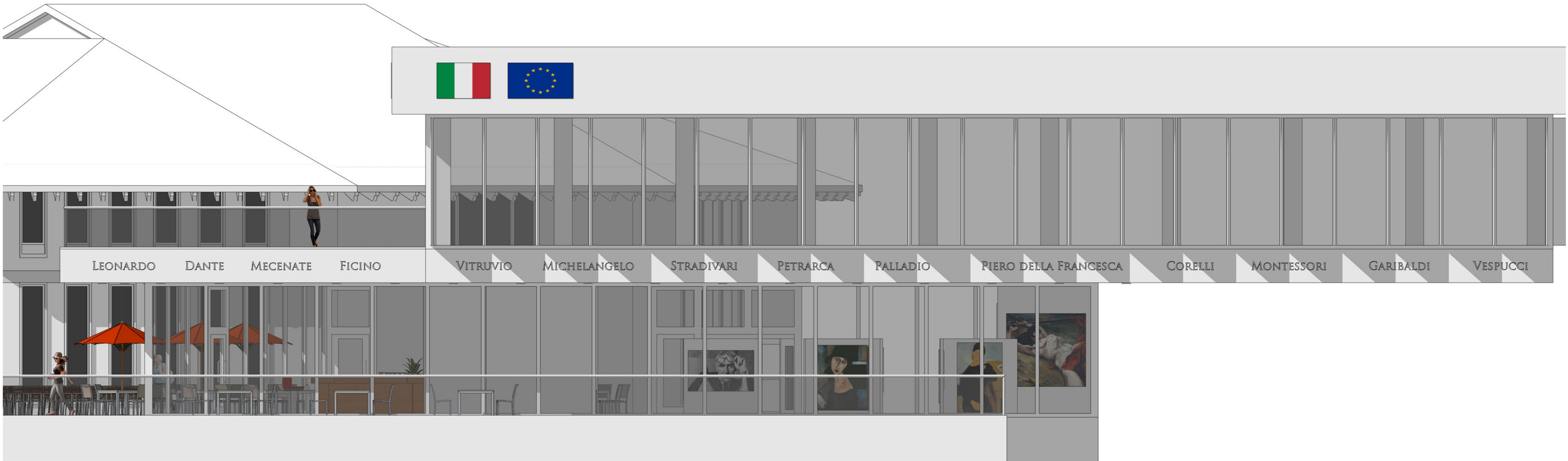
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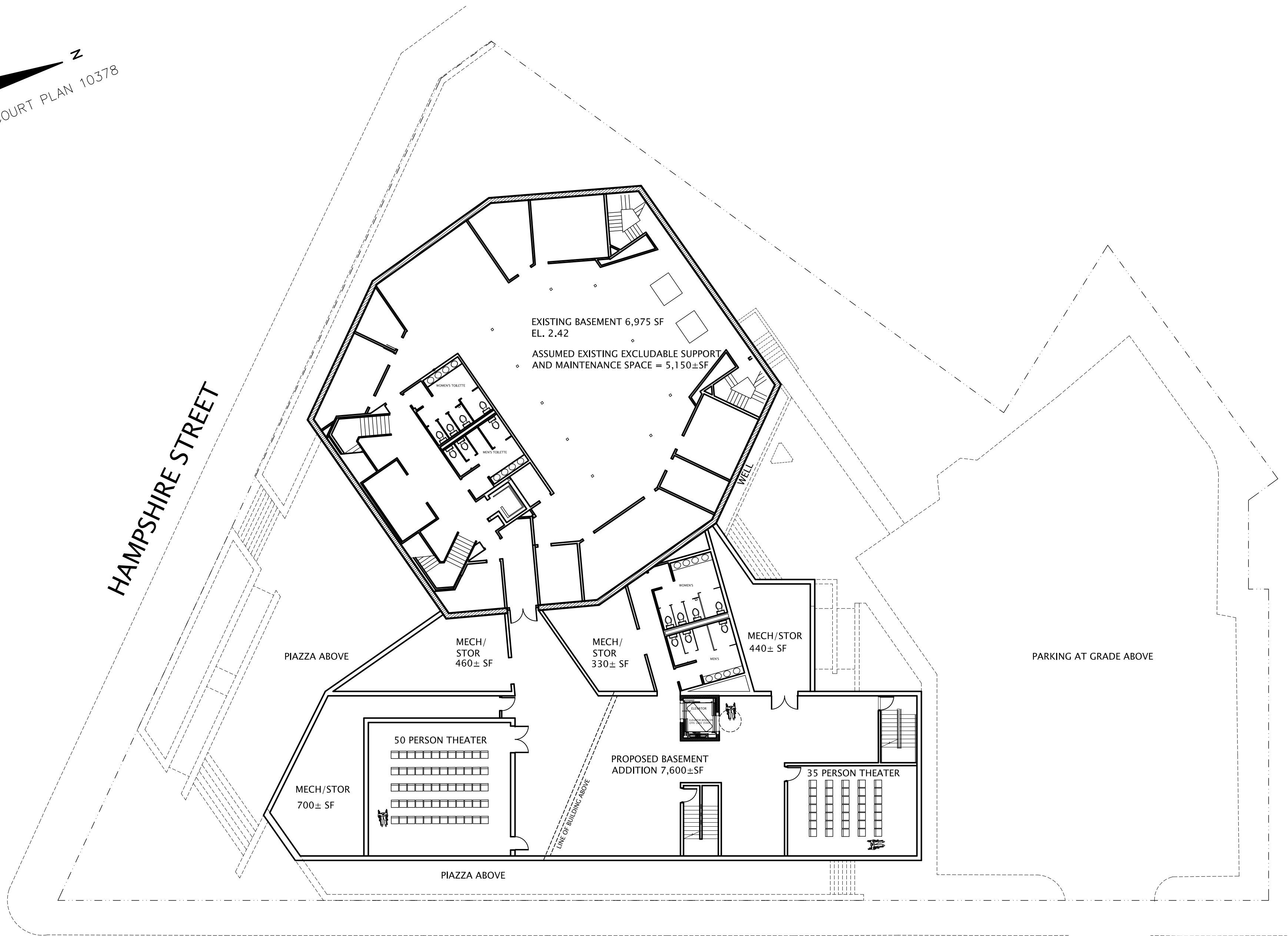








LAND COURT PLAN 10378



CONCEPTUAL BASEMENT PLAN
ORIGINAL SCALE 1/16" = 1'-0"

EXISTING SITE INFORMATION TAKEN FROM:
"TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC.
DATED NOVEMBER 22, 2018.
NOTE: ELEVATIONS ON NORTH AMERICAN
VERTICAL DATUM OF 1988

PISANI + ASSOCIATES
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ARCHITECT'S PROJECT NO. 17-324

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OWNER
DANTE ALIGHIERI SOCIETY

SURVEYOR
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02129

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DANTE ALIGHIERI SOCIETY
41 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
PROJECT 17-324

DATE	DRAWN	AMP CHECKED
CONCEPTUAL BASEMENT PLAN		
DRAWING		

A1.0
DWG. NO.

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CAMBRIDGE ZONING ORDINANCE

ZONING, LOT AREA

ADDRESS:	41 HAMPSHIRE STREET, CAMBRIDGE MA 02139
ZONING DISTRICT:	RESIDENCE C-1
ZONING SUBDISTRICTS:	
LOT AREA:	35,907±SF [PER ROBER SURVEY INC.]

USE REGULATIONS

ARTICLE 4.000 USE, TABLE 4.50

EXISTING USE:	DANTE ALIGHIERI SOCIETY of MASSACHUSETTS
PROPOSED USE:	DANTE ALIGHIERI SOCIETY TO REMAIN. ADDITION TO HOUSE ITALIAN CONSULATE AND FUNCTIONS RELATED TO THE DANTE ALIGHIERI SOCIETY.

DIMENSIONAL REGULATIONS

ARTICLE 5.000 DEVELOPMENT STANDARDS, TABLE 5.1

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT SIZE	5,000 SF	34,907± SF	EXIST TO REMAIN	CONFORMS
MIN. LOT AREA / EA DWELLING UNIT	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	50'		EXIST TO REMAIN	CONFORMS
MIN. LOT FRONTAGE	NONE	20.3'	EXIST TO REMAIN	N/A
MAXIMUM ALLOWABLE FAR	.75	.406 (EST)	.814	VIOLATION
MAXIMUM ALLOWABLE BUILDING HEIGHT	35'	30'±	NTE 35'	OK
MIN. RATIO PRIVATE OPEN SPACE TO LOT AREA	30%	40%	10% 50%	VIOLATION paving counted
MIN. FRONT YARD H+L/4	37'		96'	CONFORMS
MIN. SIDE YARD H+L/5	27'		10' at 1st flr, 0' at 2nd fl	VIOLATION
MIN. REAR YARD			47'	CONFORMS

OFF-STREET PARKING

ARTICLE 6.000

USE/REQUIREMENT	EXISTING	PROPOSED	COMMENT
6.36.3: 1 SP PER 1000 GSF	30 SPACES	21 SPACES	VIOLATION parking can be accommodated in garage

ANTICIPATED ZONING VIOLATIONS:

OPEN SPACE NOTE:

IN A RESIDENCE C-1, MINIMUM 30% OF LOT AREA IS REQUIRED TO BE "PRIVATE OPEN SPACE".

HOWEVER, "PRIVATE OPEN SPACE" IS DEFINED AS BEING ASSOCIATED WITH RESIDENTIAL USE. AS THE PROPOSED PROJECT IS NOT RESIDENTIAL, HOW WILL REQUIREMENT BE APPLIED.?

OPEN SPACE (±SF)

EXISTING AREAS DERIVED FROM "TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018.

TYPE	AREA
TOTAL LOT	34,907
EXISTING BLDG FOOTPRINT	7,100
PROPOSED ADDITION FOOTPRINT	2,900
	10,000
OPEN AREA	24,907
PARKING	7,260
PAVED WALKWAYS	13,900
	21,160
OPEN AREA MINUS PAVED AREAS:	3,747
NOT-PAVED OPEN AREA = ±10.7% OF LOT AREA	
[INCLUDES RETAINING WALLS AT PLANTING BEDS]	

GROSS FLOOR AREA (±GSF) / FAR

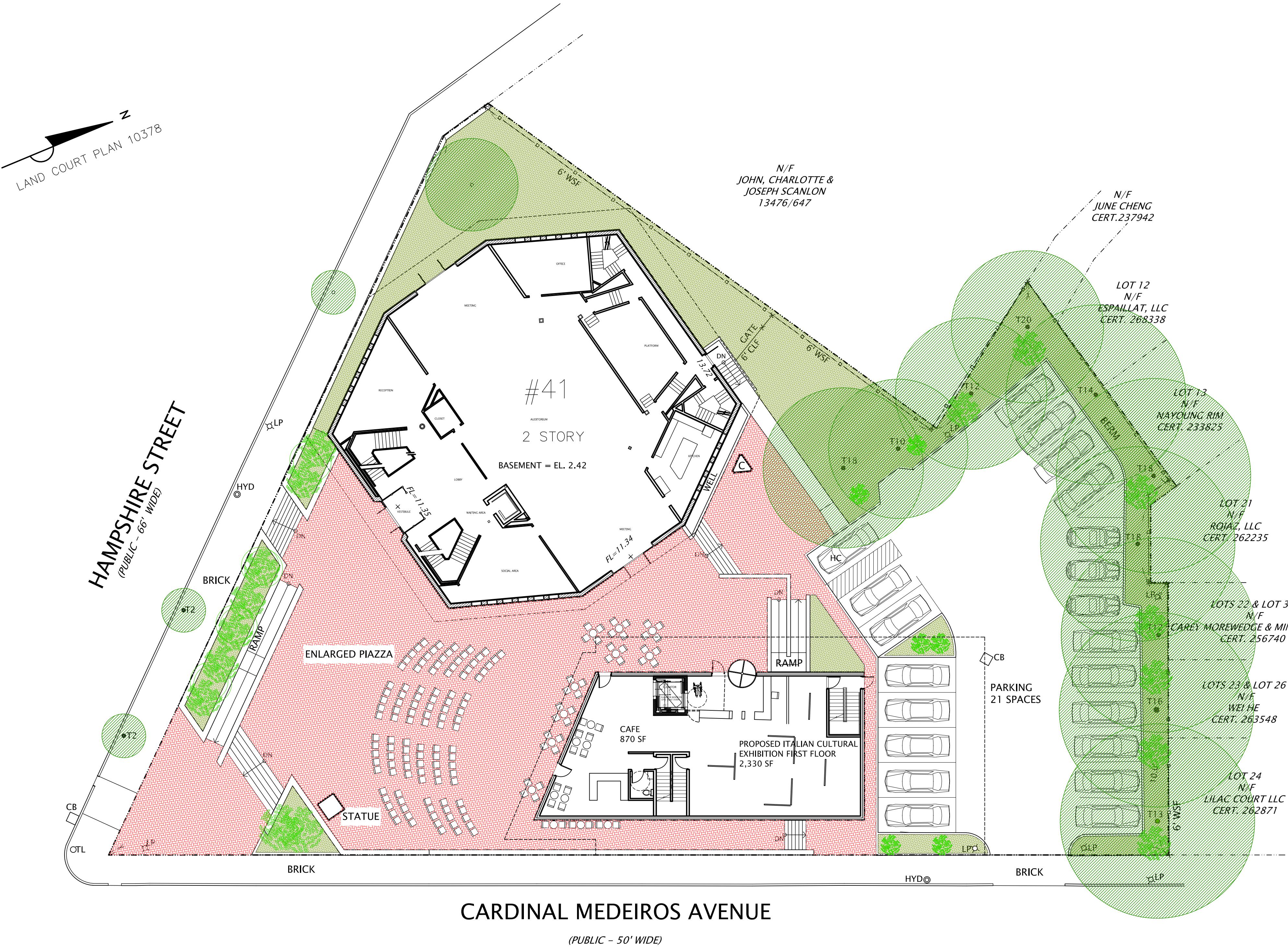
INCLUDES AREAS ESTIMATED FROM ORIGINAL PLANS, SUBJECT TO ON-SITE VERIFICATION.

FLOOR	EXISTING GFA (SEE A1.0)	PROPOSED	TOTAL GFA
BASEMENT	2,000 (1)	5,700 (3)	7,700
1	7,100	2,900	10,000
2	5,100 (2)	5,600	10,700
TOT	14,200 (EST)	14,200	28,400
LOT AREA	34,907		
F.A.R.	28,400 / 34907 = .814	(MAX ALLOWABLE = .75)	

- (1) EXCLUDES BASEMENT AREAS DEVOTED TO OPERATION AND MAINTENANCE OF THE BUILDING, ESTIMATED. SUCH AREAS NEED TO BE VERIFIED TO CONFIRM ACTUAL EXCLUDABLE AREAS.
- (2) ESTIMATE 2,000 SF OPEN SPACE AT UPPER AUDITORIUM, TO BE VERIFIED AS REQUIRED.
- (3) EXCLUDES 1,900 SF OF "SUPPORT AND MAINTENANCE" AREAS. (7,600 - 1,900 = 5,700)

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CONCEPTUAL 1st FLOOR PLAN / SITE PLAN

ORIGINAL SCALE 1/16" = 1'-0"

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ROBER SURVEY

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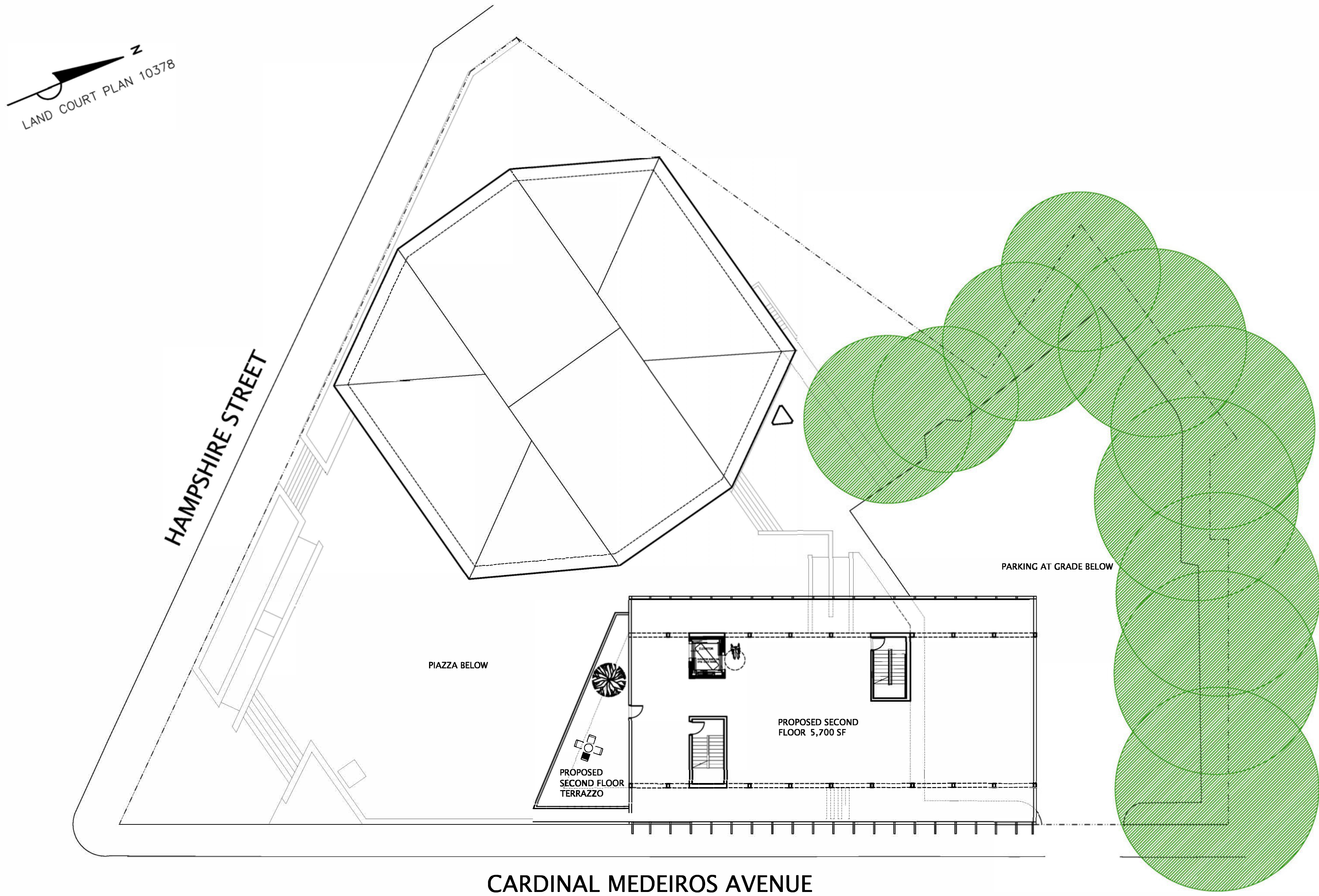
CONCEPTUAL
SITE PLAN

DRAWING

A1.1

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CONCEPTUAL 2nd FLOOR PLAN
ORIGINAL SCALE 1/16" = 1'-0"

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