

GOODMAN LUMELSKY RESIDENCE

BZA SET
12/03/21

JOSHUA GOODMAN &
ANNA LUMELSKY

2 FROST ST. UNIT #2
CAMBRIDGE, MA 02140



PROJECT NUMBER: 2106-0050

ARCHITECT:



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SAM KACHMAR
ARCHITECTS

(p)617-800-6223
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

JOSHUA GOODMAN &
ANNA LUMELSKY

GENERAL CONTRACTOR:

XXXX

STRUCTURAL ENGINEER:

XXXX

INTERIOR DESIGNER:

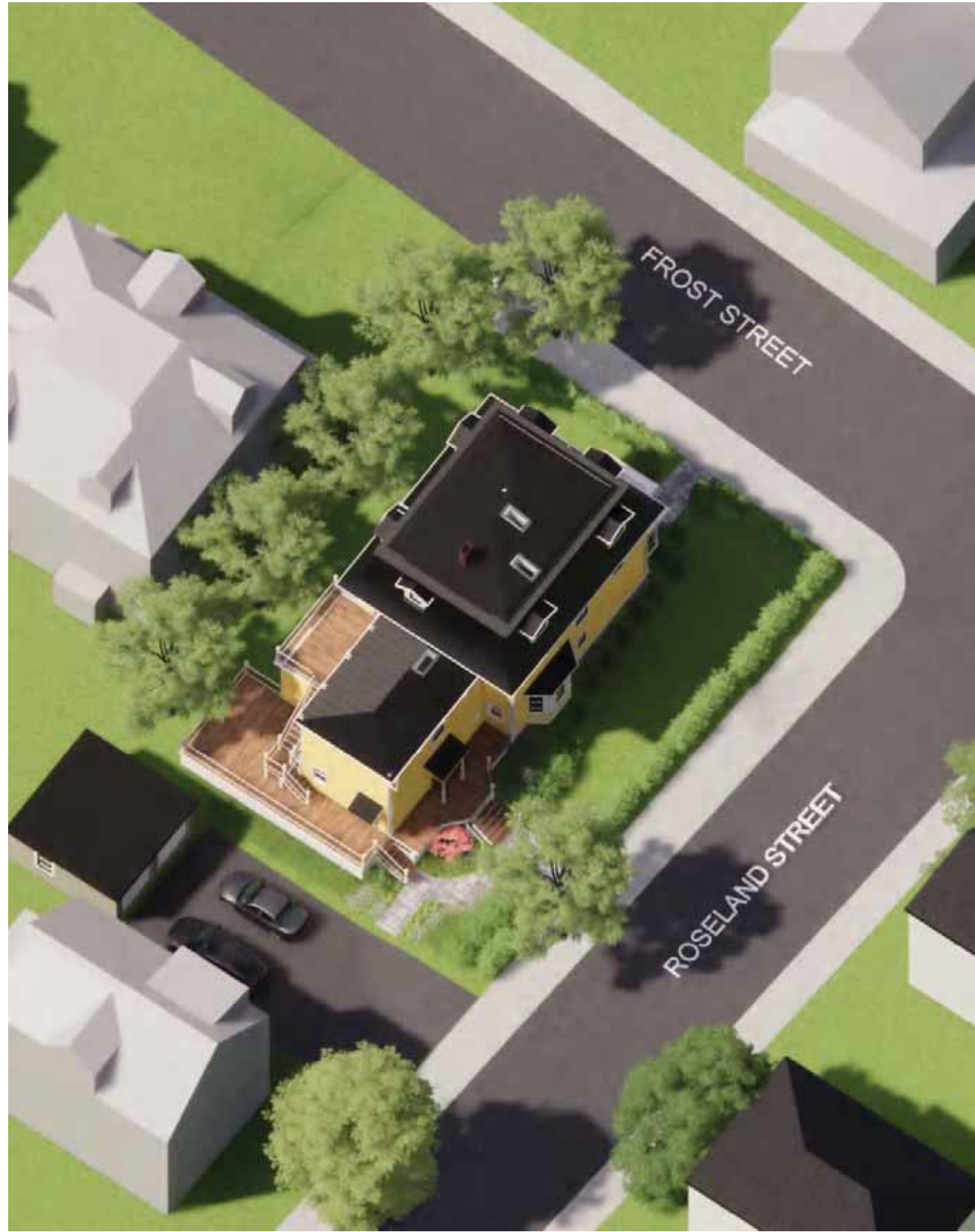
XXXX

SCOPE OF WORK:
RENOVATION ONLY ON CONDO # 2 (1,500 SF) OF 2-UNIT HOME,
(CONDO # 2 - 3,833 SF)
INVOLVES THE ADDITION OF LIVING SPACE ON LEVEL 1 MAIN
ENTRY AND LEVEL 3, ALSO A FULL RENOVATION
ON LEVEL 2 WITH NEW INTERIORS AND MEP.

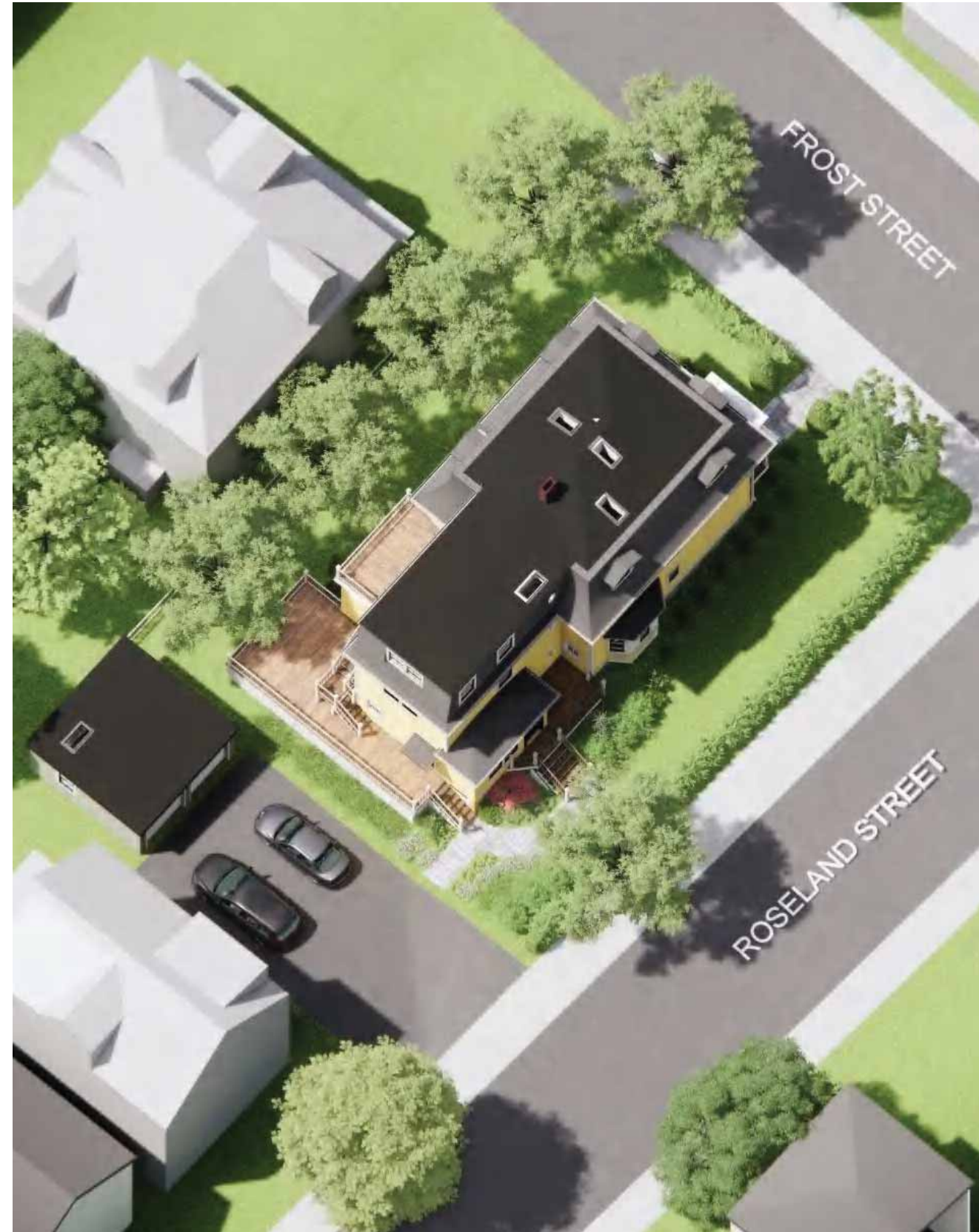
BZA SHEET SCHEDULE	
Sheet Number	Sheet Name
B-000	COVER
B-001	SITE AXON
B-002	STREET VIEW 1
B-003	STREET VIEW 2
B-004	SITE PLAN
B-006	ELEVATION - NORTH
B-007	ELEVATION - EAST
B-008	ELEVATION - SOUTH
B-009	FLOOR PLAN - LEVEL 0
B-010	FLOOR PLAN - LEVEL 1
B-011	FLOOR PLAN - LEVEL 2
B-012	FLOOR PLAN - LEVEL 3
B-013	FLOOR PLAN - ROOF PLAN
B-014	RENDER VIDEO
B-015	EXISTING CONDITIONS
B-016	CERTIFIED PLOT PLAN
B-016B	LETTERS OF SUPPORT
B-022	LEVEL 3 CLOSET AND BATHROOM

Grand total: 18

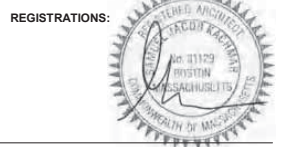
EXISTING SITE AXON



PROPOSED SITE AXON



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STRUCTURAL ENGINEER:

SITE AXON

NOT FOR CONSTRUCTION

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2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

Project Status	BZA SET
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Date	12/03/21
Drawn by	Author
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B-001

Scale

EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1



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REGISTRATIONS:
 STRUCTURAL ENGINEER:

STREET VIEW 1

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
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Project Status	BZA SET
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B-002

Scale 1/2" = 1'-0"

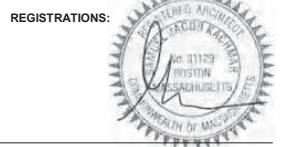
EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2



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REGISTRATIONS:
 STRUCTURAL ENGINEER:

STREET VIEW 2

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
 GOODMAN LUMELSKY RESIDENCE
 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

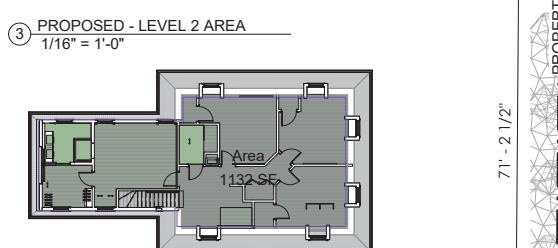
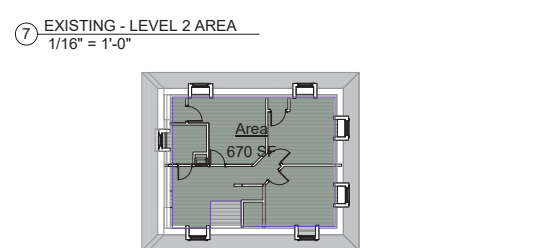
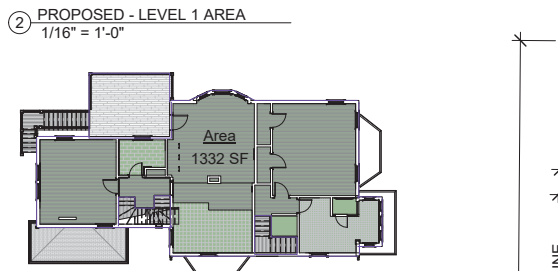
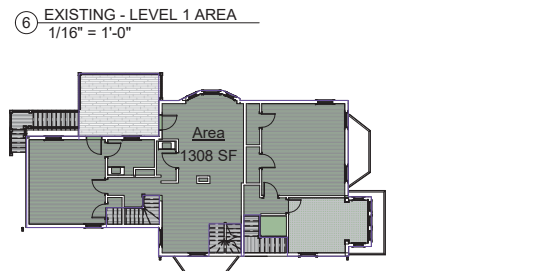
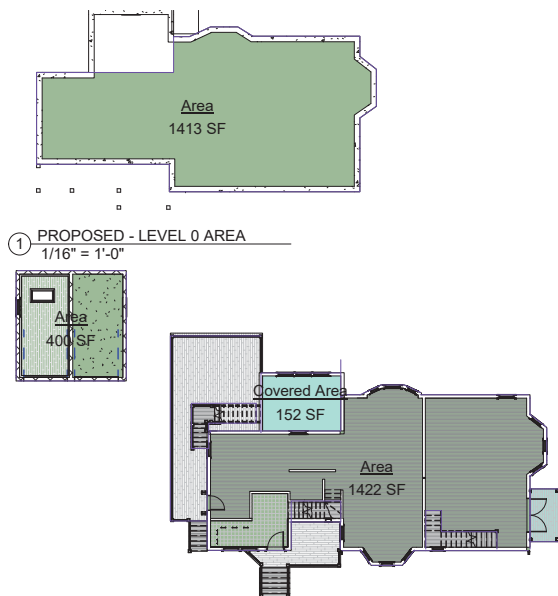
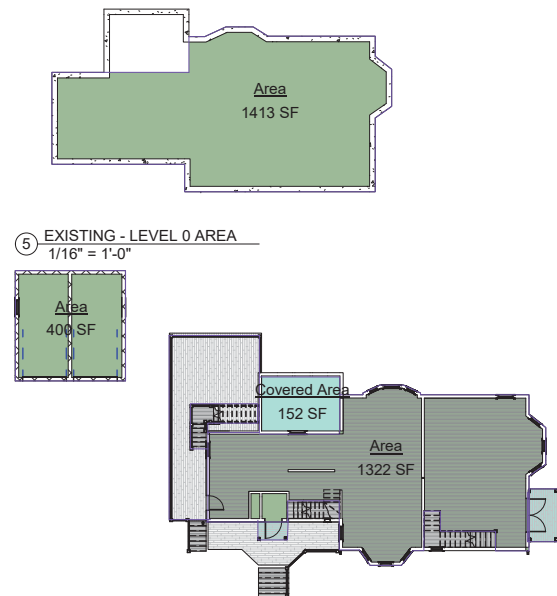
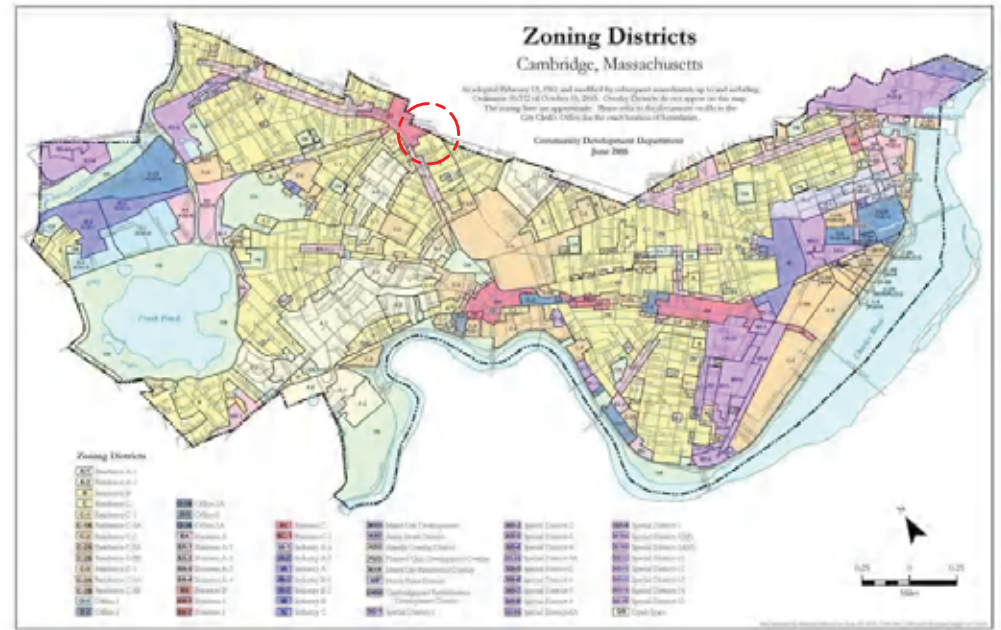
Project Status	BZA SET
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Date	12/03/21
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Checked by	Checker

B-003

Scale 1/2" = 1'-0"

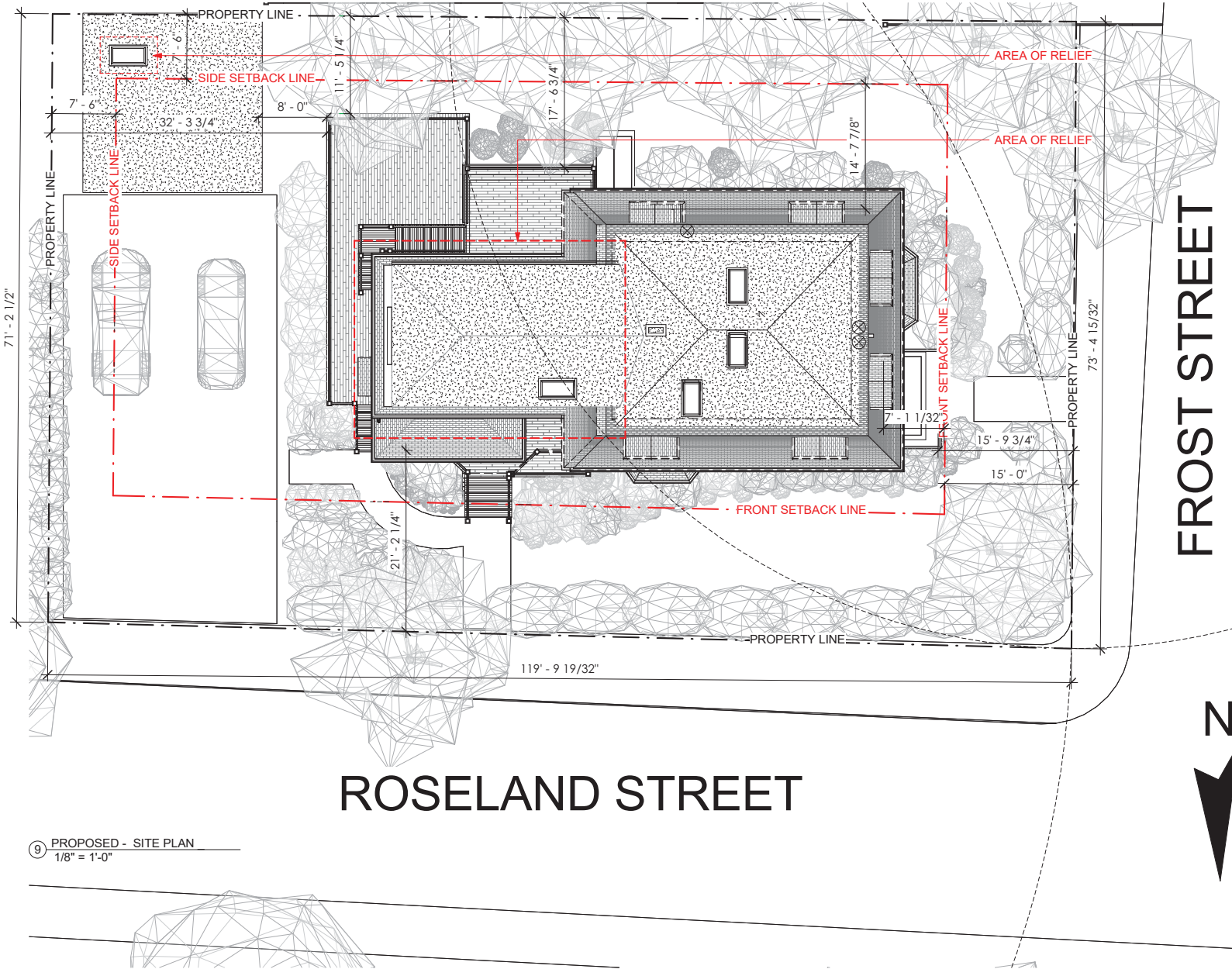
EXISTING FLOOR AREAS

PROPOSED FLOOR AREAS



EXISTING - AREA SCHEDULE		
Level	Name	Area
Not Placed	Exterior	Not Placed
Not Placed	Exterior	Not Placed
Not Placed	Area	Not Placed
Level 0	Area	1413 SF
Level 1	Area	1322 SF
Level 1	Covered Area	152 SF
Level 1	Area	51 SF
Level 1	Area	18 SF
Level 1	Area	400 SF
Level 2	Area	1308 SF
LEVEL 3	Area	670 SF
Grand total: 11		5333 SF

PROPOSED - AREA SCHEDULE		
Level	Name	Area
Not Placed	Exterior	Not Placed
Not Placed	Area	Not Placed
Level 0	Area	1413 SF
Level 1	Area	400 SF
Level 1	Area	1422 SF
Level 1	Covered Area	152 SF
Level 1	Area	51 SF
Level 2	Area	1332 SF
LEVEL 3	Area	1132 SF
Grand total		5902 SF



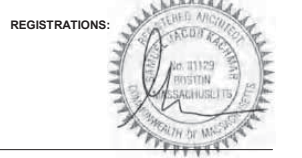
ZONING DISTRICT: RESIDENTIAL B
MAX F.A.R. = 0.50

LAND AREA: 8,653 Sq Ft.
EXISTING FAR: 0.45
PROPOSED FAR: 0.51
REQUIRED FAR: 0.50

EXISTING BUILDING HEIGHT: 37' - 9"
PROPOSED BUILDING HEIGHT: 37' - 9"
REQUIRED BUILDING HEIGHT: 35' - 0"



SAM KACHMAR
ARCHITECTS
ARCHITECT (p) 978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138



STRUCTURAL ENGINEER:

SITE PLAN

JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

Project Status	BZA SET
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B-004

Scale As indicated

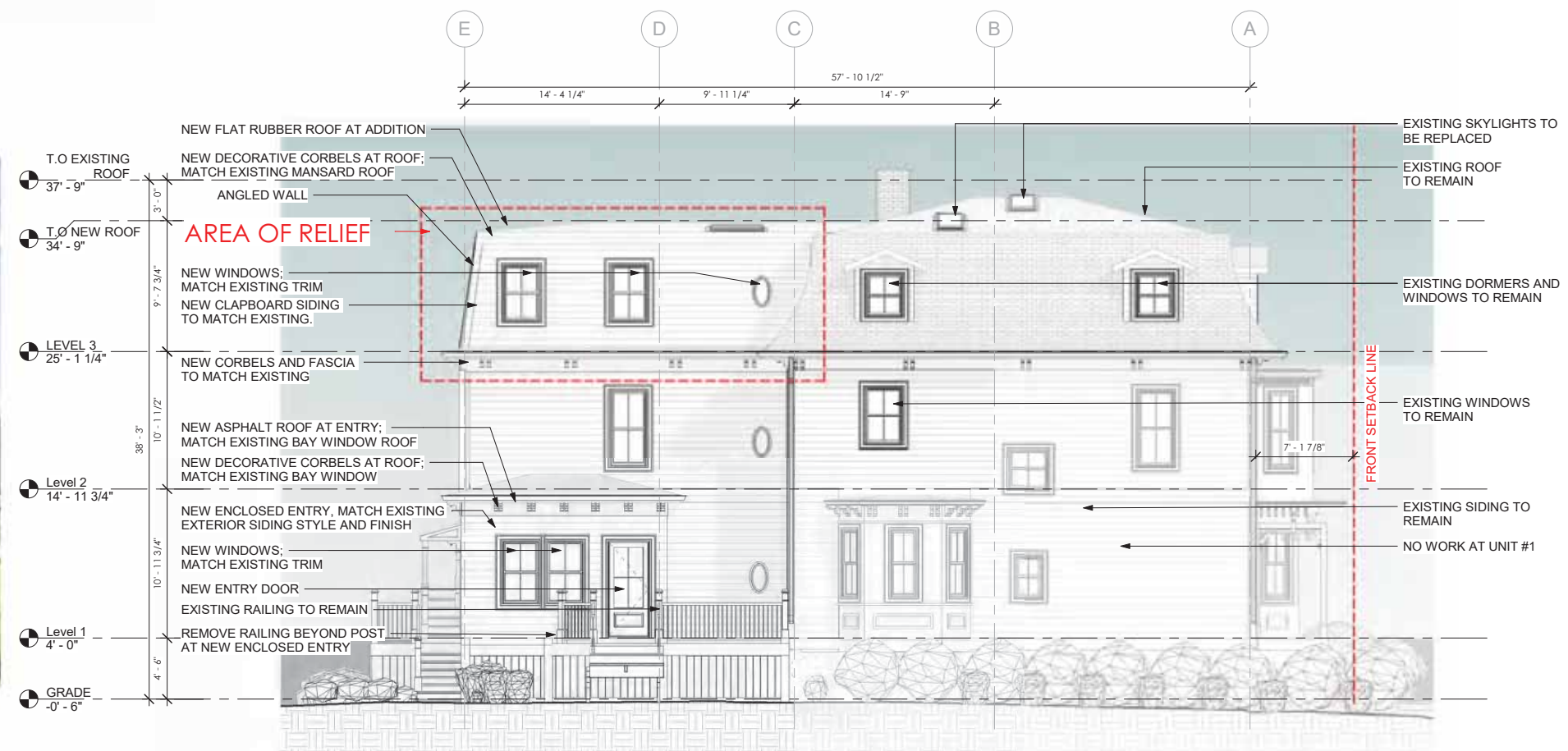
NOT FOR CONSTRUCTION

12/3/2021 5:56:25 PM

NORTH ELEVATION



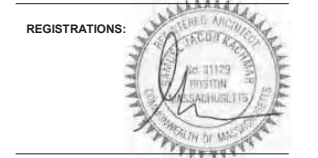
② ELEVATION - NORTH - EXISTING
3/16" = 1'-0"



① ELEVATION - NORTH
3/16" = 1'-0"



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STRUCTURAL ENGINEER:

ELEVATION - NORTH

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

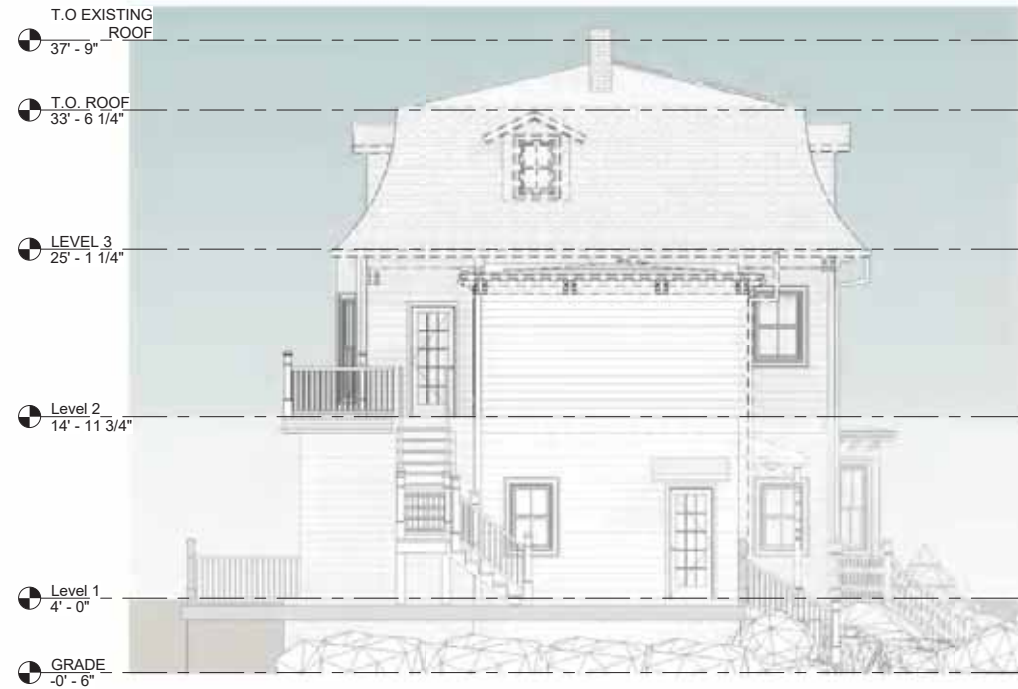
Project Status	BZA SET
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B-006

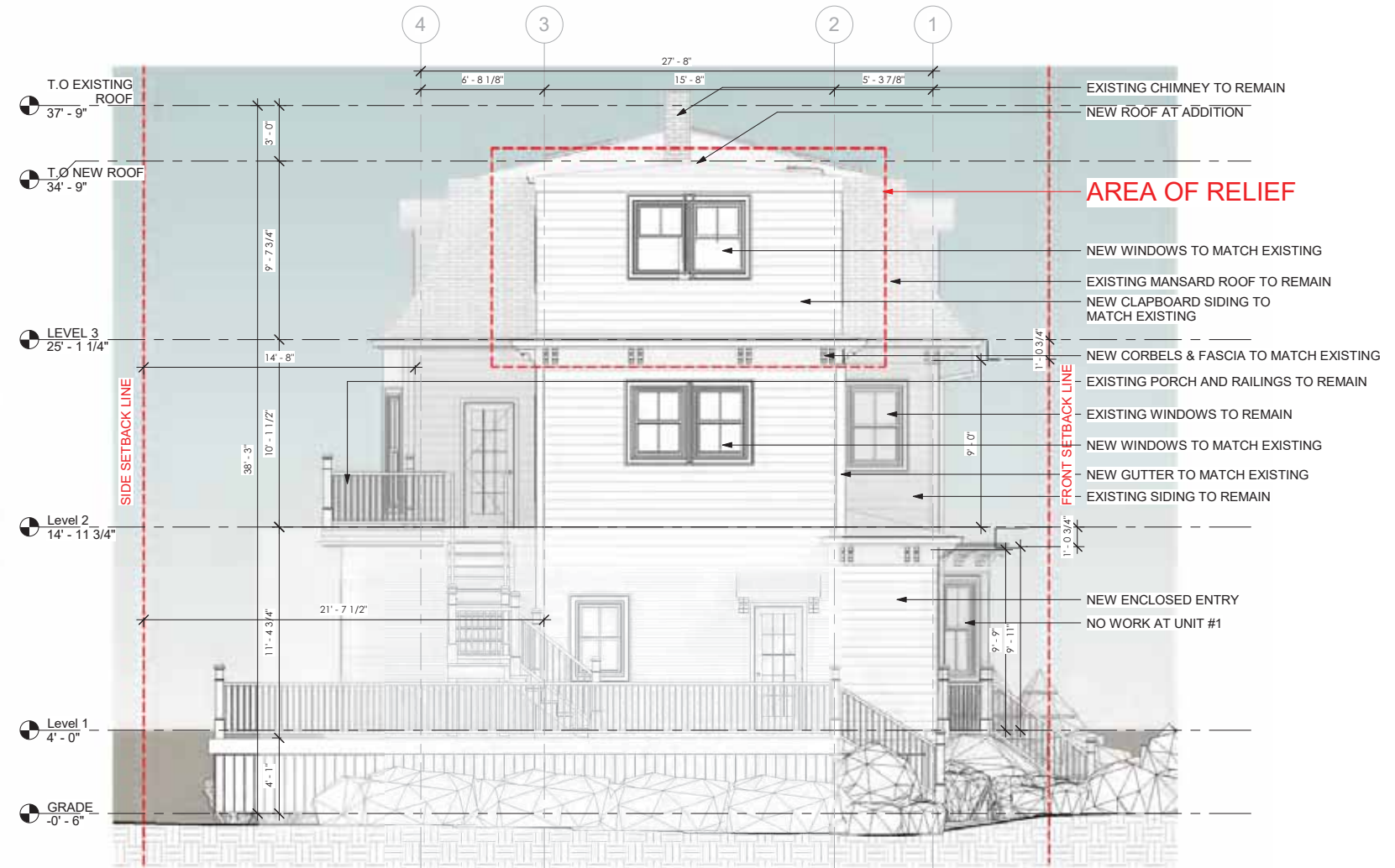
Scale 3/16" = 1'-0"

12/3/2021 5:56:30 PM

EAST ELEVATION



② ELEVATION - EAST - EXISTING
3/16" = 1'-0"



① ELEVATION - EAST
1/4" = 1'-0"



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STRUCTURAL ENGINEER:

ELEVATION - EAST

NOT FOR CONSTRUCTION

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B-007

Scale As indicated

SOUTH ELEVATION



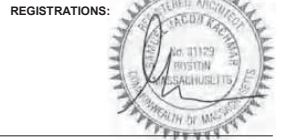
① ELEVATION - SOUTH - EXISTING
3/16" = 1'-0"



② ELEVATION - SOUTH
3/16" = 1'-0"



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STRUCTURAL ENGINEER:

ELEVATION - SOUTH

NOT FOR CONSTRUCTION

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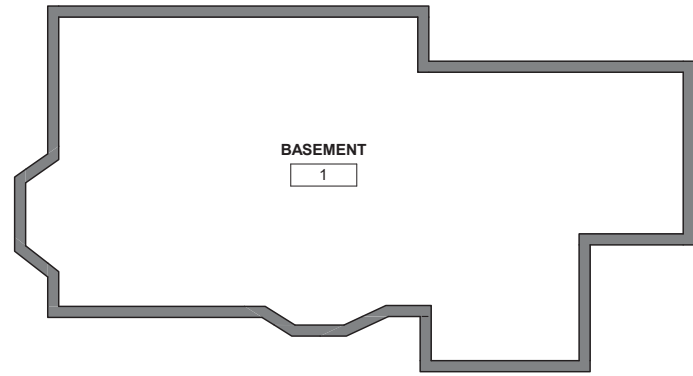
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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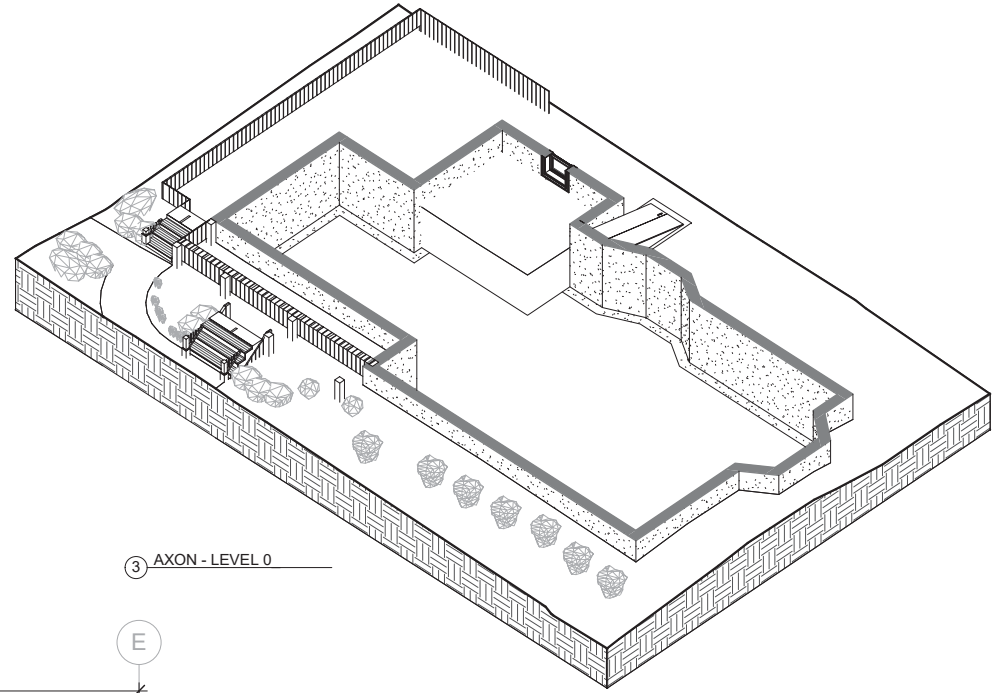
B-008

Scale 3/16" = 1'-0"

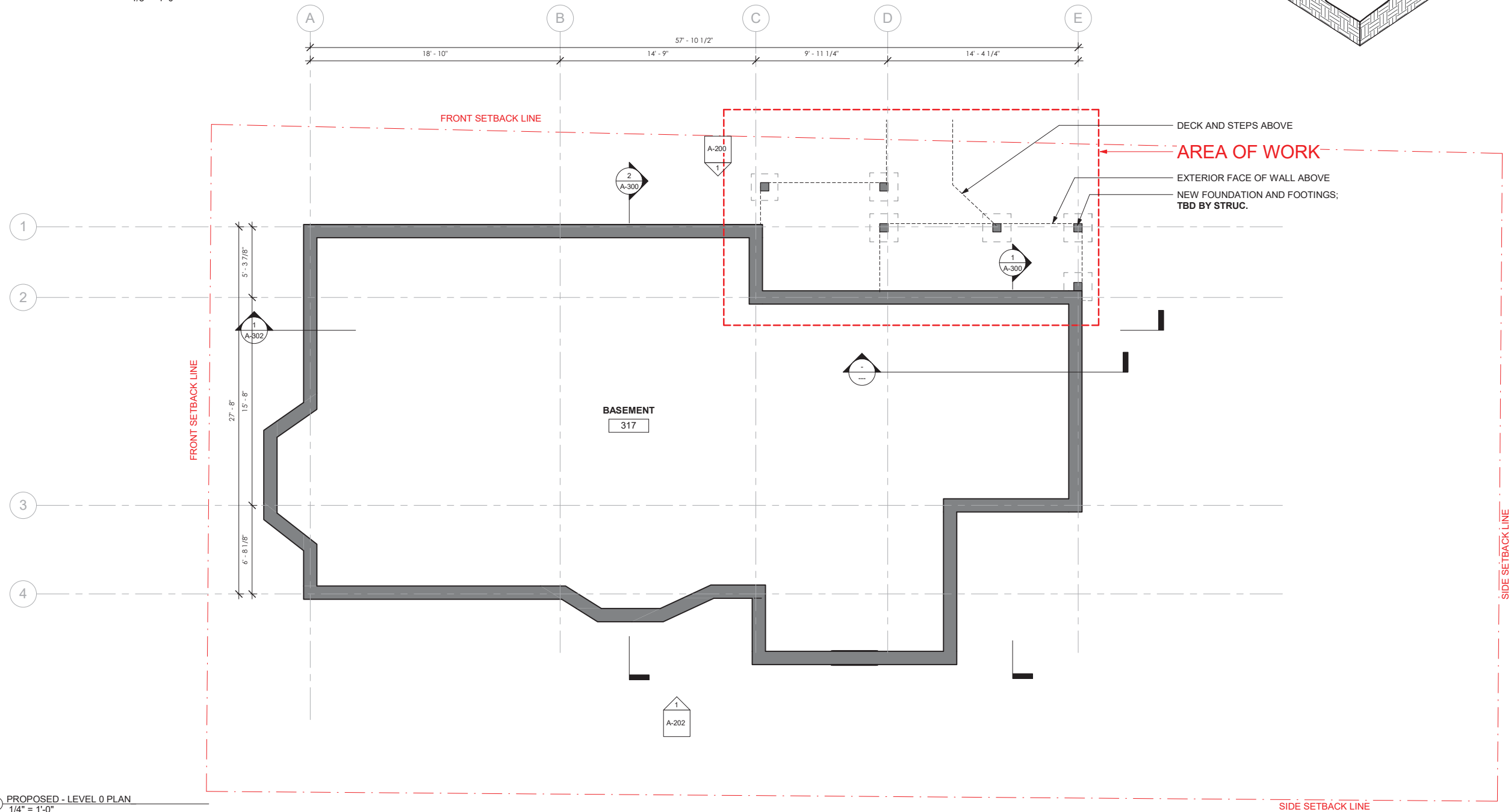
LEVEL 0



1 EXISTING - LEVEL 0 PLAN
1/8" = 1'-0"



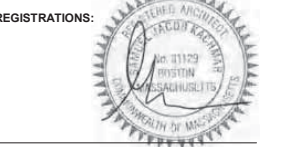
3 AXON - LEVEL 0



2 PROPOSED - LEVEL 0 PLAN
1/4" = 1'-0"



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REGISTRATIONS:
STRUCTURAL ENGINEER:

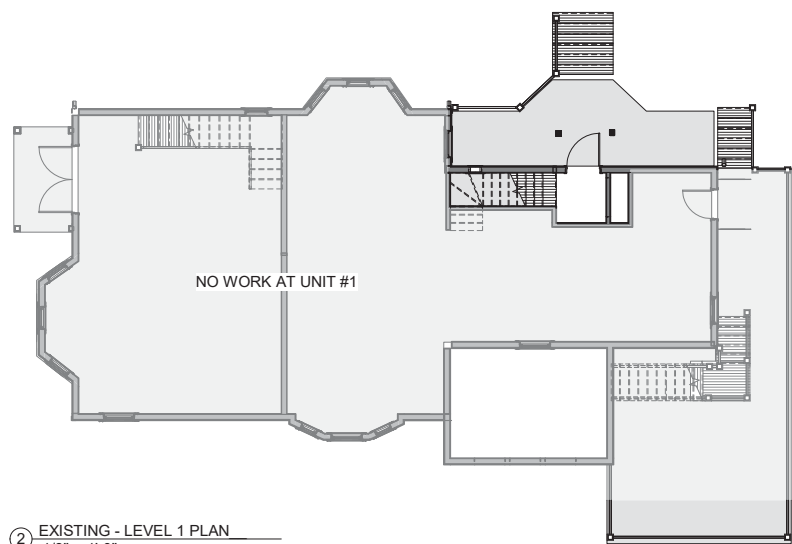
FLOOR PLAN - LEVEL 0

NOT FOR CONSTRUCTION

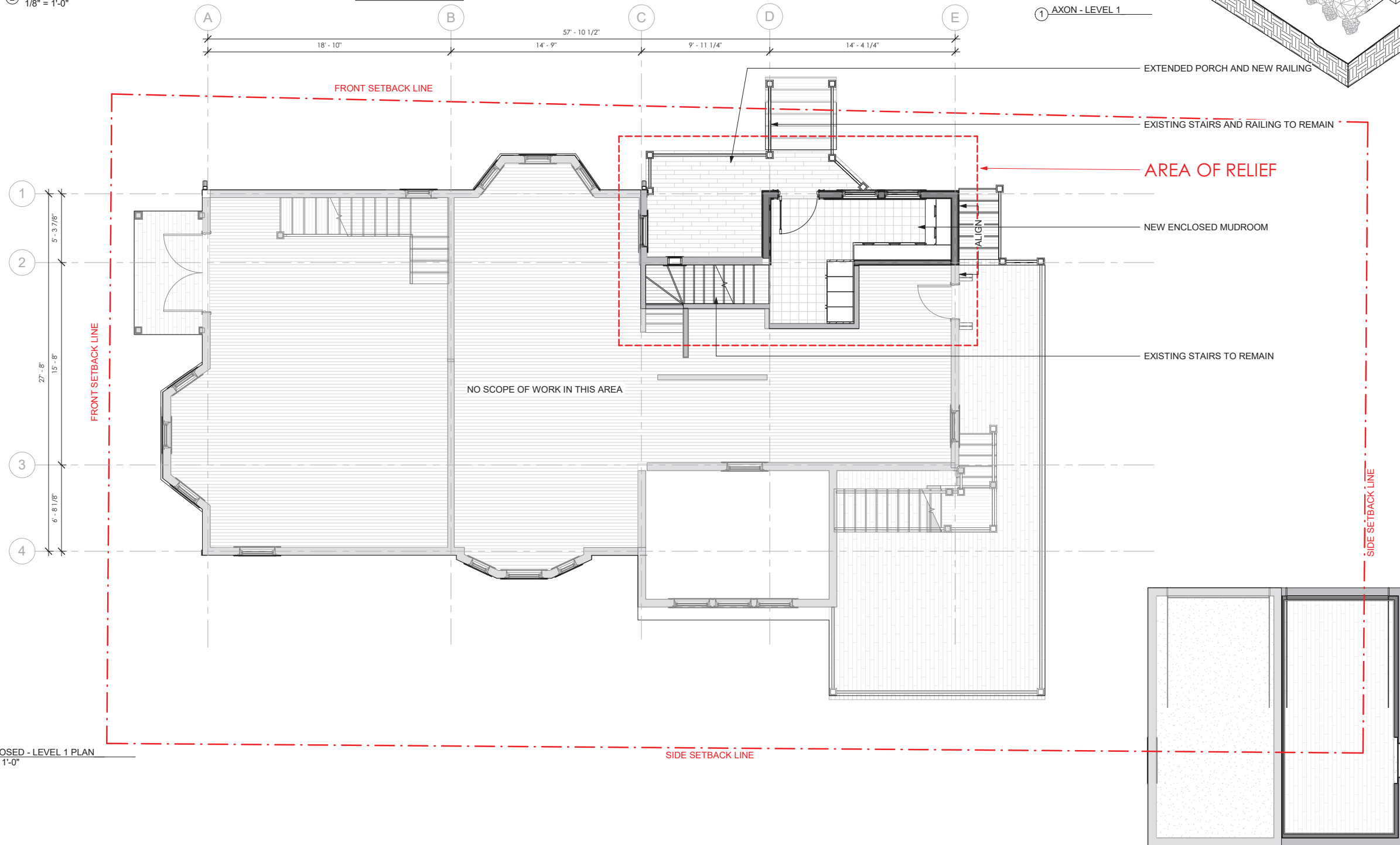
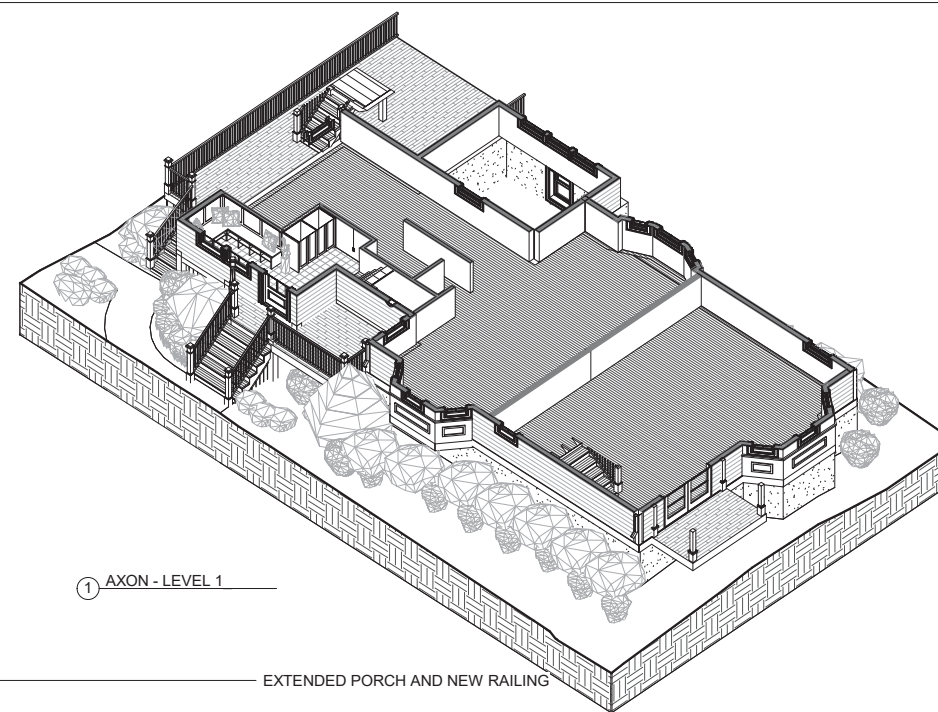
JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

Project Status	BZA SET
Project number	2106-0050
Date	12/03/21
Drawn by	Author
Checked by	Checker
B-009	
Scale	As indicated

LEVEL 1



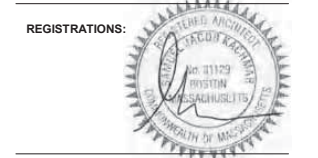
2 EXISTING - LEVEL 1 PLAN
1/8" = 1'-0"



3 PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"



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REGISTRATIONS:
STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 1

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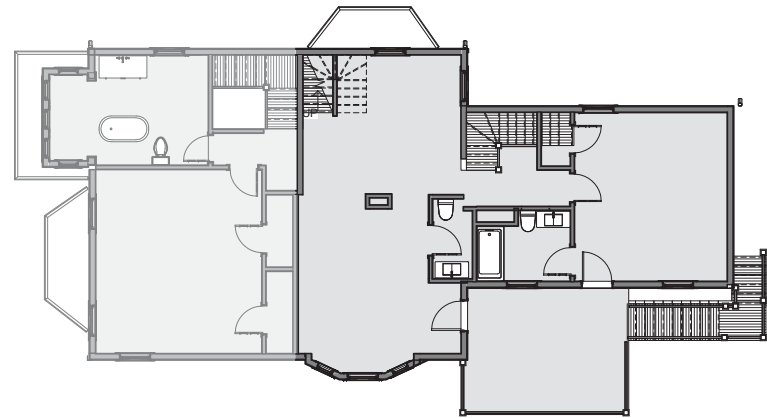
Project Status	BZA SET
Project number	2106-0050
Date	12/03/21
Drawn by	SKA
Checked by	Checker

B-010

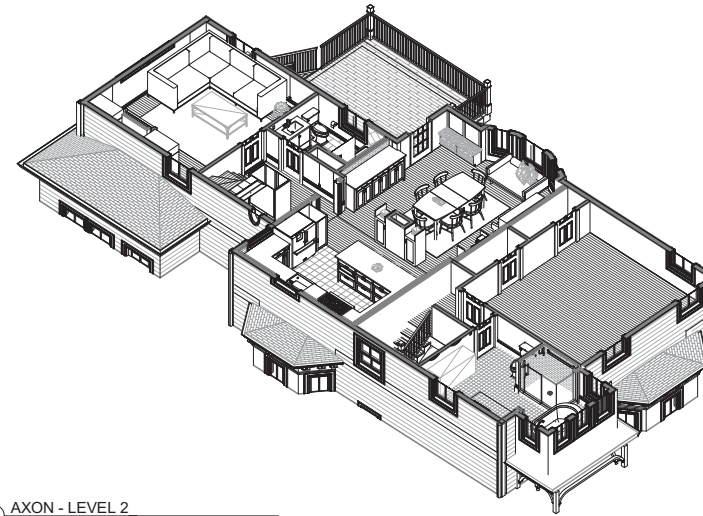
Scale As indicated

NOT FOR CONSTRUCTION

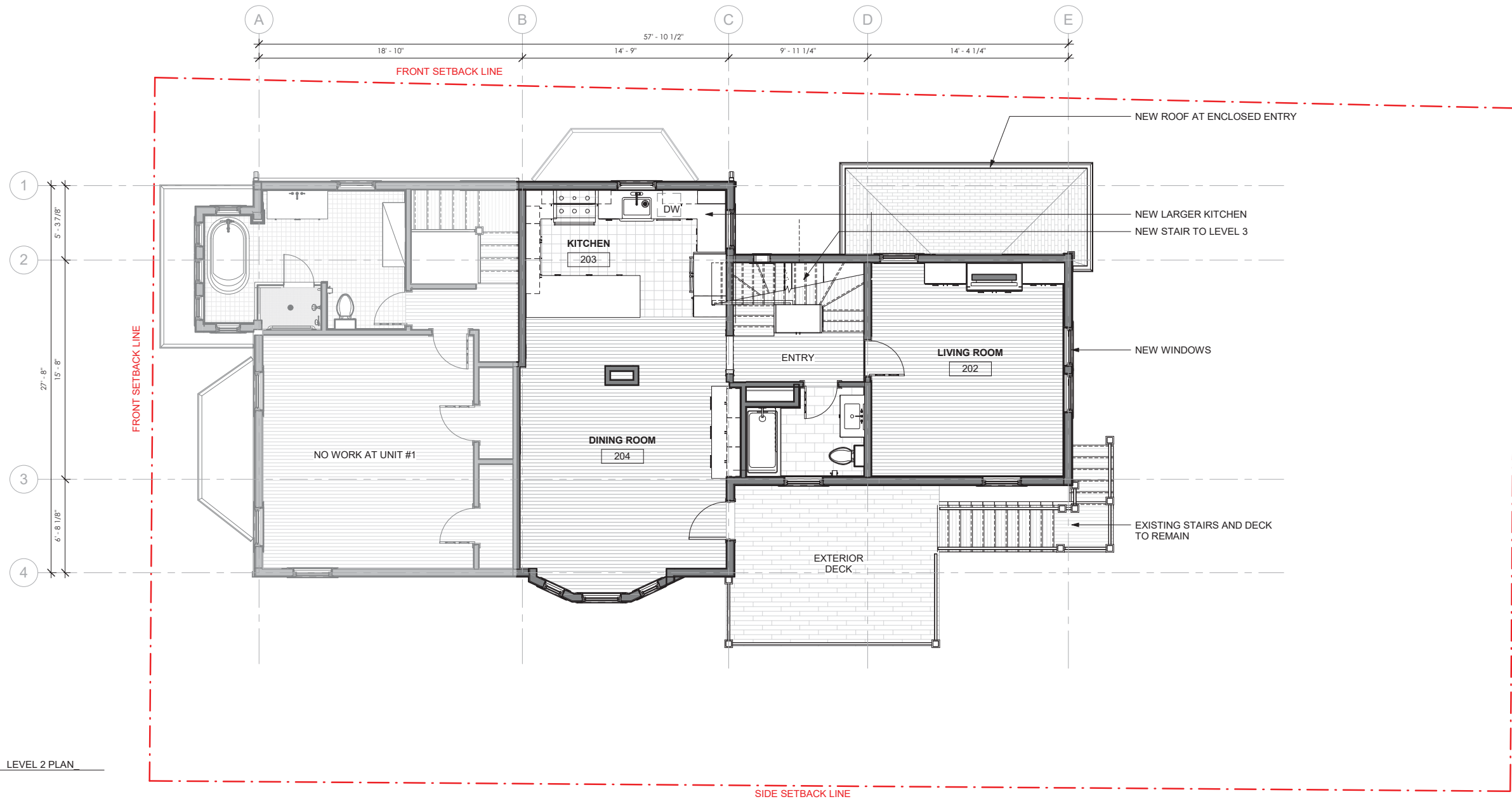
LEVEL 2



2 EXISTING - LEVEL 2 PLAN
1/8" = 1'-0"



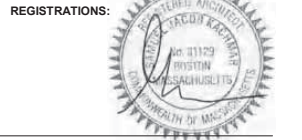
1 AXON - LEVEL 2



3 PROPOSED - LEVEL 2 PLAN
1/4" = 1'-0"



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REGISTRATIONS:
STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 2

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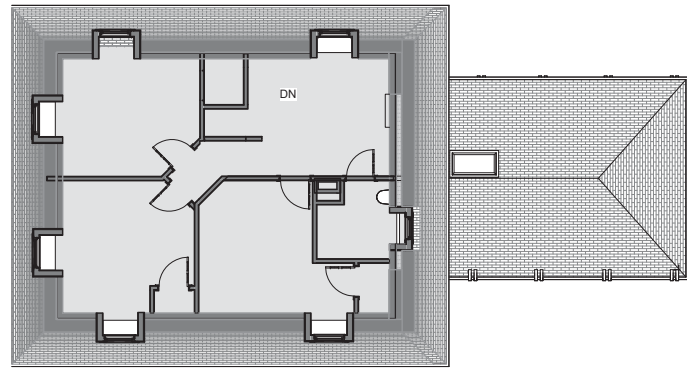
NOT FOR CONSTRUCTION

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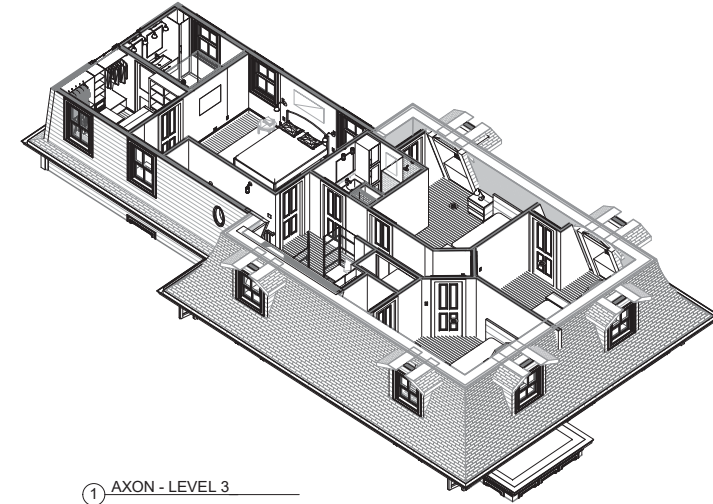
B-011

Scale As indicated

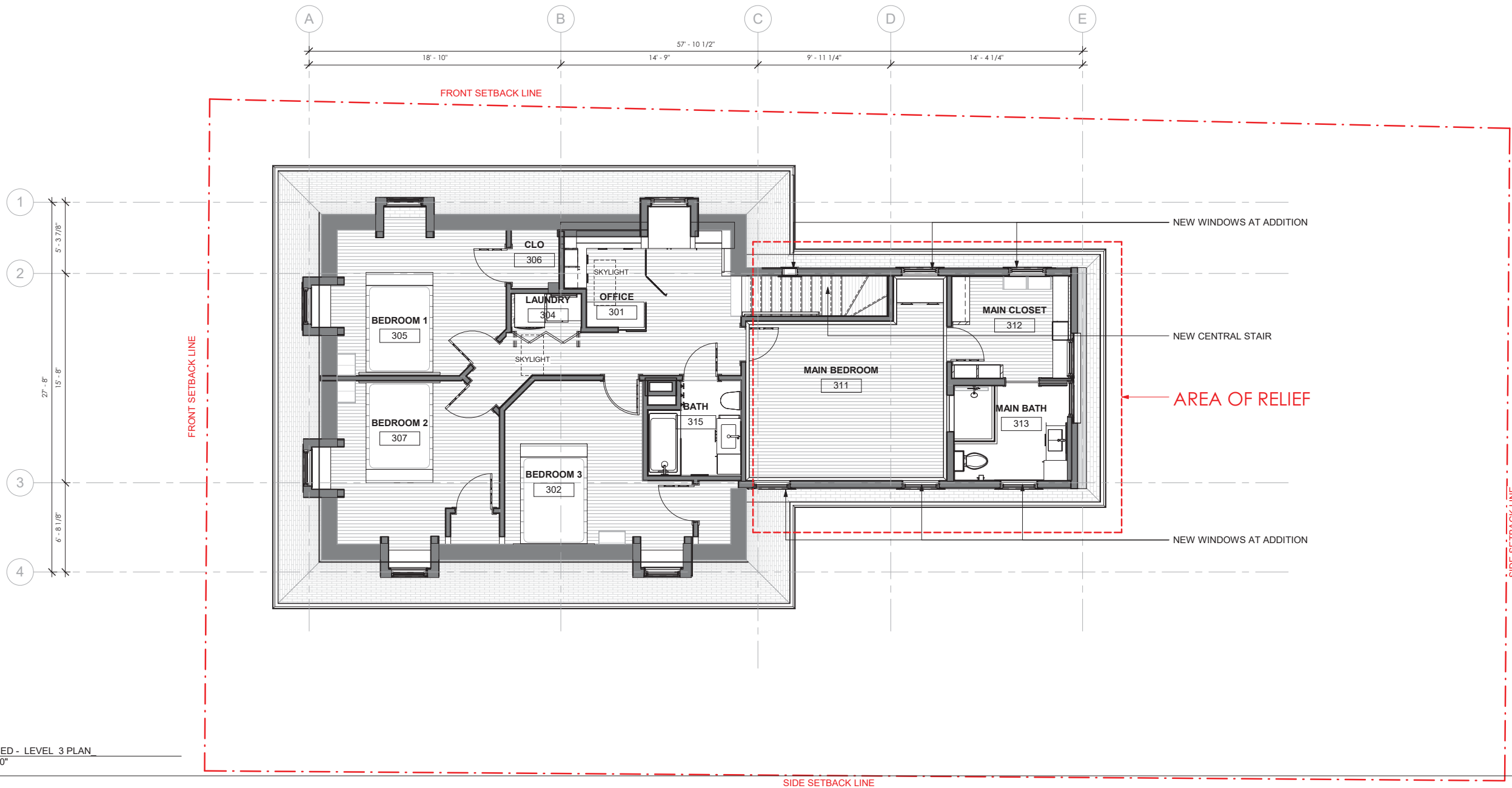
LEVEL 3



3 EXISTING - LEVEL 3 PLAN
1/8" = 1'-0"



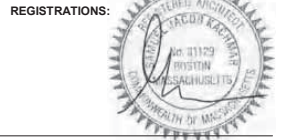
1 AXON - LEVEL 3



2 PROPOSED - LEVEL 3 PLAN
1/4" = 1'-0"



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REGISTRATIONS:
STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 3

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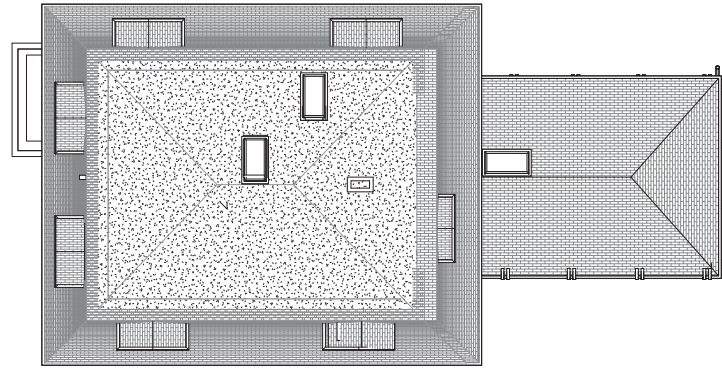
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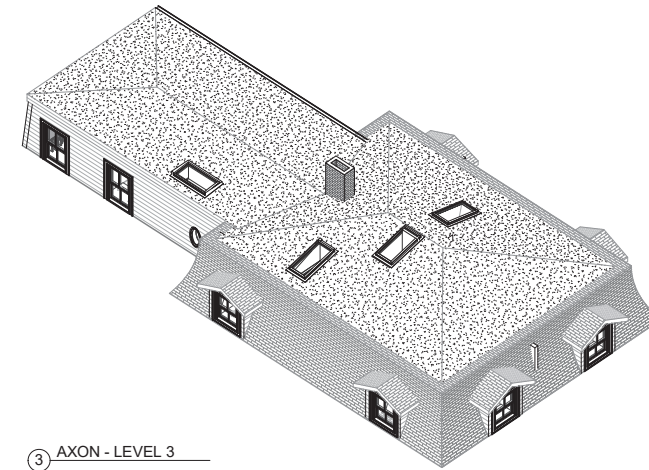
B-012

Scale As indicated

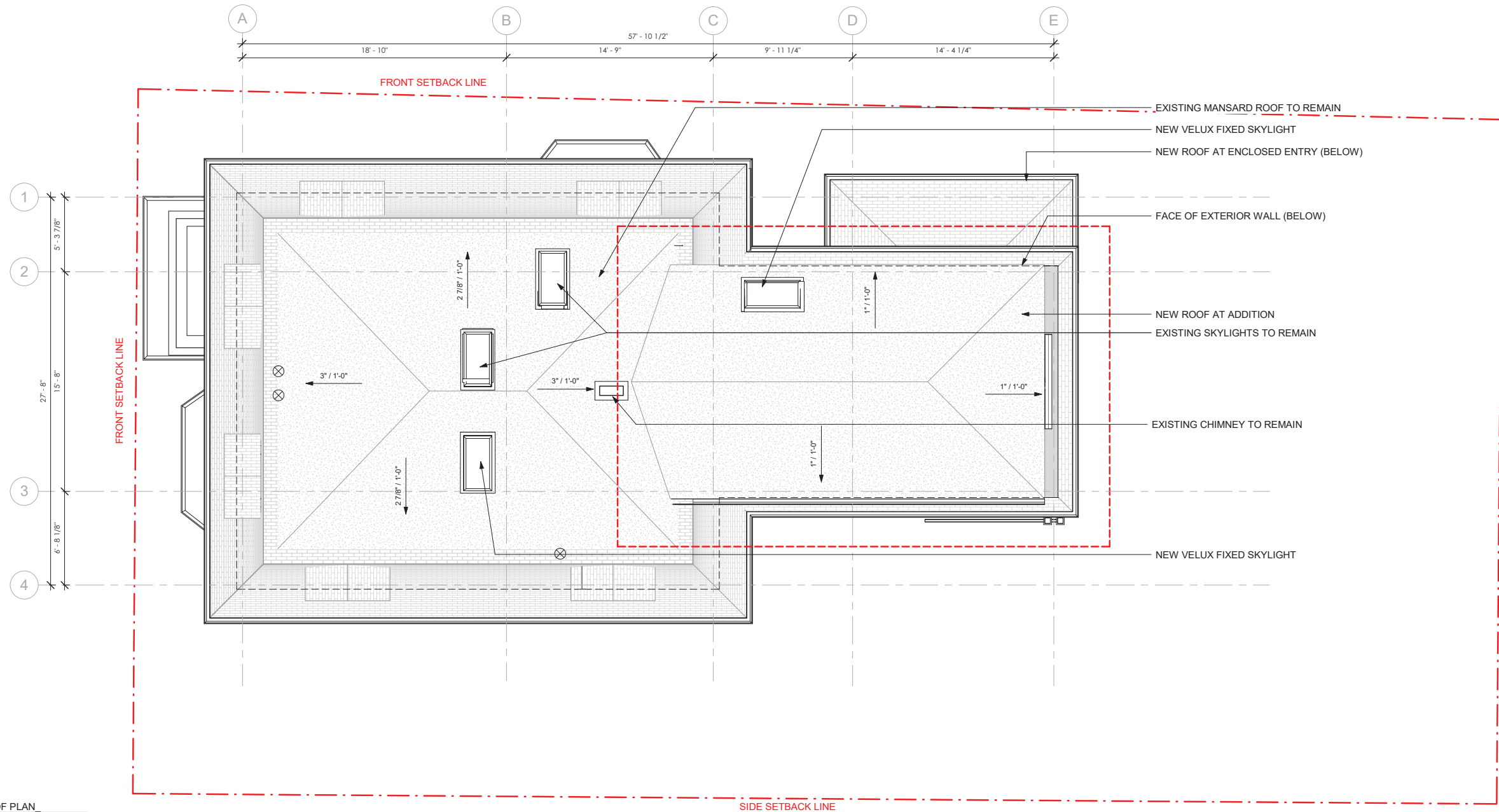
ROOF PLAN



1 EXISTING - ROOF PLAN
1/8" = 1'-0"



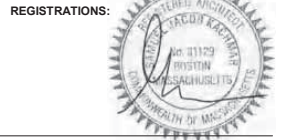
3 AXON - LEVEL 3



2 PROPOSED - ROOF PLAN
1/4" = 1'-0"



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REGISTRATIONS:
STRUCTURAL ENGINEER:

FLOOR PLAN - ROOF PLAN

NOT FOR CONSTRUCTION

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GOODMAN LUMELSKY RESIDENCE

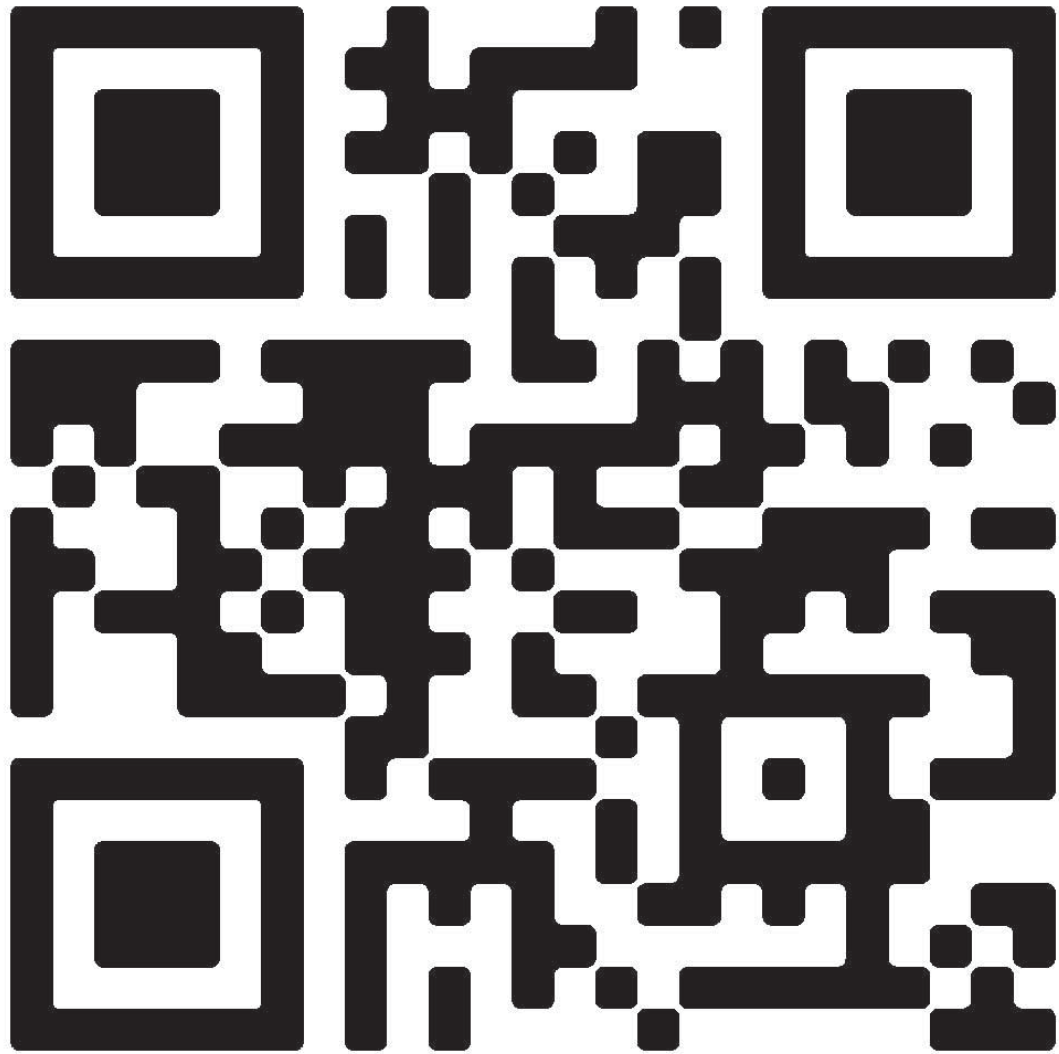
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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B-013

Scale As indicated

END OF PRESENTATION



TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA, CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE



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REGISTRATIONS:



STRUCTURAL ENGINEER:

RENDER VIDEO

NOT FOR CONSTRUCTION

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B-014

Scale

EXTERIOR CONDITIONS



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STRUCTURAL ENGINEER:

EXISTING CONDITIONS

NOT FOR CONSTRUCTION

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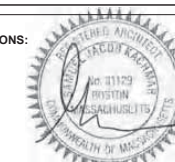
B-015

Scale



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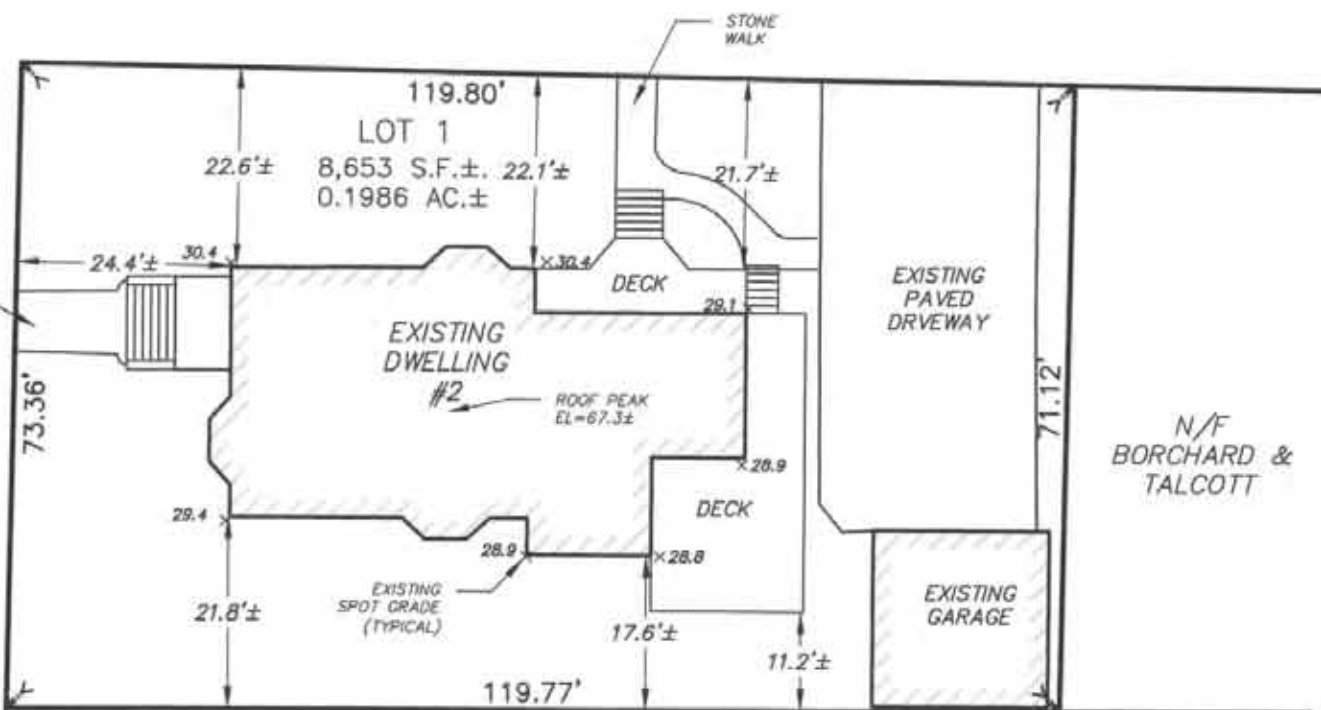
REGISTRATIONS:



STRUCTURAL ENGINEER:

FROST STREET
(PUBLIC - 40' WIDE)

ROSELAND STREET
(PUBLIC - 40' WIDE)



PLOT PLAN
 IN
CAMBRIDGE, MASSACHUSETTS
 (MIDDLESEX COUNTY)

FOR: **SAM KACHMAR ARCHITECTS**
 SCALE: 1"=20' NOVEMBER 4, 2021

STAMSKI AND MCNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING
 (6900work.dwg) 2 Frost Street SM-6900

THE EXISTING DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0438 E DATED: JUNE 4, 2010.

11/11/21
 DATE REGISTERED PROFESSIONAL LAND SURVEYOR



CERTIFIED PLOT PLAN

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
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Date	12/03/21
Drawn by	Author
Checked by	Checker

B-016

Scale

November 14, 2021

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit;
2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Our neighbors, Joshua Goodman and Anna Lumelsky, have shared with us their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections to this work and support the granting of a special permit.

Thank you for considering our views.

Sincerely,

Douglas C. Borchard and Barbara G. Talcott
60 Roseland Street
Cambridge, MA 02140

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149583

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Debra Gettelman
61 Larchwood Drive
Cambridge, MA 02138

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Dated: November 17, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We live directly below them at 2 Frost Street, Unit 1. We have no objection to the plans and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Roslyn and Peter Sommer
2 Frost Street, Unit 1
Cambridge, MA 02140



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ARCHITECTURE (p) 978-270-8441
kachmar@design.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:



STRUCTURAL ENGINEER:

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Michele Martinez
15 Wendell Street
Cambridge, MA

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Kim Scott
56 Prince St
Cambridge, MA 02139

Cambridge Board of Zoning Appeal
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. I have no objections and believe this work will contribute to the neighborhood. Indeed, I'm very enthusiastic about the project.

Thank you for considering my views.

Sincerely,

/s/ Susannah Barton Tobin

Susannah Barton Tobin
1 Ashington St., Apt 21
Cambridge, MA 02140

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Dated: November 17, 2021

Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Rachel Wax
61 Pemberton Street #3
Cambridge, Massachusetts

LETTERS OF SUPPORT

JOSHUA GOODMAN & ANNA LUMELSKY

GOODMAN LUMELSKY RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

NOT FOR CONSTRUCTION

Project Status BZA SET
Project number 2106-0050
Date 12/03/21
Drawn by Author
Checked by Checker

B-016B

Scale