

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

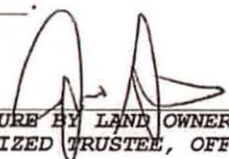
I/We JAMES STEINHILBER
(OWNER)

Address: 72 LINE ST., SOMERVILLE MA 02143 (PENDING RENOVATION)

State that I/We own the property located at 315 COLUMBIA ST., which is the subject of this zoning application.

The record title of this property is in the name of JAMES STEINHILBER AND LINDSEY LOCKS

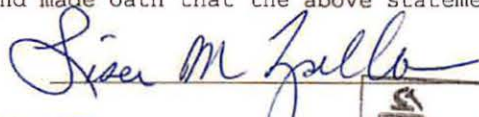
*Pursuant to a deed of duly recorded in the date 6/14/19, Middlesex South County Registry of Deeds at Book 72768, Page 18; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Essex

The above-name James A Steinhilber personally appeared before me, this 10 of 10, 2019, and made oath that the above statement is true.


Notary

My commission expires 12-19-2025 (Notary Seal)



MA DR Lic

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

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:

The proposed modification to our previously-approved rebuild variance (case # 017193-2019) would shrink the structure's size in the Southeast corner, creating enough space for a conforming size (8.5'x20') parking space in the side yard. This would allow the property to maintain historical parking availability and usage, but in a way that is less nonconforming, as the parking would no longer be in the front yard.

The approved rebuild variance was due to structural and safety concerns raised by our architect and structural engineer that precluded keeping the existing structure without extreme additions to cost and risk. Thus a denial would result in us being forced to choose between foregoing necessary improvements to the structure and losing our existing nonconforming parking space.

- 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 lot is narrow. Building a structure within the setbacks would leave an un-usable width for a dwelling unit. The proposed modification would reduce nonconformity and improve the structure.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The proposed design improve the structure and reduce its current nonconformity. As the property currently has nonconforming parking, there would be no detriment by continuing that usage.

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

Proposal upholds the purpose of the zoning ordinance as laid out in Article 1, Section 4.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own 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 315 Columbia 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:

N/A

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:

No traffic would be generated by this proposal, which maintains the property's historical parking availability and usage and does so in a way that substantially reduces its nonconformity. Whereas the parking space is now nonconforming for front yard, dimensional, and setback reasons, the proposed space would be nonconforming for only the setback reason.

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:

N/A

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:

No nuisance or hazard would be generated by this proposal, which maintains the property's historical parking availability and usage and does so in a way that reduces nonconformity substantially.

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:

The proposal would reduce the nonconformity of the existing nonconforming parking at the property, and thus would not impair the integrity of the neighborhood. Moreover, to our knowledge several other properties in the neighborhood have nonconforming parking within side-yard setbacks.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: I-Kanda Architects **PRESENT USE/OCCUPANCY:** _____

LOCATION: 315 Columbia St Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1952	2152	2505	(max.)
<u>LOT AREA:</u>	3341	n/a	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.58	0.64	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3341	n/a	5000	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	32.5	n/a	N/A	(min.)
DEPTH	100	n/a	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	12.2	12.2	10	(min.)
REAR	40.7	40.7	20	(min.)
LEFT SIDE	6.8	7.5	7.5	(min.)
RIGHT SIDE	1.9	1.9	9.4	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	26.8	28.5	35	(max.)
LENGTH	41.8	n/a	n/a	
WIDTH	23.5	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	46	46	30	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on 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).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE 2015 (IRC)
 MASS AMENDMENTS TO THE IRC 9TH EDITION
 INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
 MASS AMENDMENTS 780 CMR 115.AA

ZONING INFORMATION

PARCEL ADDRESS:	315 COLUMBIA STREET
PROPERTY ID:	79-14
PROPERTY TYPE:	2-FAM CONVERTING TO 1-FAM
ZONING DISTRICT:	RESIDENCE C-1
PARCEL BLOCK MAP:	79
CONSTRUCTION TYPE:	5A
USE GROUP:	R-2

BUILDING AREAS

LOT AREA:	3,341	SQFT
FAR:	0.75	
PERMITTED FLOOR AREA:	3,341 X 0.75 = 2,505	SQFT
EXISTING FLOOR AREAS:		
BASEMENT FINISHED	0	SQFT
FIRST FLOOR	991	SQFT
SECOND FLOOR	961	SQFT
TOTAL EXISTING FLOOR AREA:	1,952	SQFT
PROPOSED FLOOR AREAS:		
BASEMENT FINISHED	270	SQFT
FIRST FLOOR	921	SQFT
SECOND FLOOR (NO CHANGE)	961	SQFT
TOTAL PROPOSED FLOOR AREA:	2,152	SQFT

PROJECT DESCRIPTION

ZONING DOWNGRADE FROM 2-FAMILY DOWN TO 1-FAMILY
 EXTERIOR WORK INCLUDING NEW WINDOWS & DOORS, SIDING, ROOFWORK
 FULL INTERIOR RENOVATION INCLUDING KITCHEN, BATHS, BEDROOMS. NEW STAIRS AND STRUCTURE

DIMENSIONAL REGULATIONS

CAMBRIDGE RESIDENCE C-1 DISTRICT					
	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D	
LOT AREA (SF) MIN.	5000	3341	NO CHANGE	E.N.C. *	
ADDITIONAL LOT AREA PER DWELLING (SF) MIN.	1500	N/A	N/A	N	
LOT WIDTH (FEET) MIN.	50	32.5	NO CHANGE	E.N.C. *	
FLOOR AREA RATIO MAX.	0.75	0.58	0.64	N	
BUILDING HEIGHT (STORIES) MAX.	3	2	2	N	
BUILDING HEIGHT (FEET) MAX.	35	28.8	28.5	N	
FRONT YARD DEPTH (FT) MIN.	10	12.2	NO CHANGE	N	
SIDE YARD WIDTH LH (FT) MIN.	7.5	6.8	7.5	N	
SIDE YARD WIDTH RH (FT) MIN.	9.4	1.9	NO CHANGE	E.N.C. *	
REAR YARD DEPTH (FT) MIN.	20	40.7	NO CHANGE	N	
RATIO PRIVATE OPEN SPACE MIN.	30%	46%	46%	N	

* E.N.C. = EXISTING NON-CONFORMING

ENERGY CODE COMPLIANCE

FOR MASSACHUSETTS 5A				
	REQUIRED	PROPOSED	DRAWING REF.	
FENESTRATION U-FACTOR =	0.32	0.31	-	
SKYLIGHT U-FACTOR =	0.55	0.44	-	
GLAZED FENESTRATION U-FACTOR =	NR	-	-	
CEILING R-VALUE =	49	49	-	
WOOD FRAME WALL R-VALUE =	20 or 13+5	20	-	
MASS WALL R-VALUE =	13/17	-	-	
FLOOR R-VALUE =	30	-	-	
BASEMENT WALL R-VALUE =	15/19	19 cavity	-	
SLAB R-VALUE & DEPTH =	10, 2 ft	-	-	
CRAWL SPACE R-VALUE =	15/19	19 cavity	-	



DRAWING LIST

TITLE	REV	2019.01.27	2019.10.09	2019.11.12	2019.11.25	2019.12.12	2019.12.16		
		PROJG SET	ZBA SET	FINAL PROJG SET	PERMIT SET	100% CD SET	100% CD SET		
A0.00	TITLE PAGE	00	00	00	00	01	02		
A0.01	SCHEDULE - WINDOW & DOOR	00	00	00	00	01	02		
A0.02	SCHEDULE - LIGHTING	00	00	00	00	01	02		
A0.03	SCHEDULE - FF&E	00	00	00	00	01			
A0.04	SCHEDULE - FINISHES	00	00	00	00	01			
SITE PLAN									
A1.00	SITE PLAN - EXISTING	00	00	00	00	01	02		
A1.01	SITE PLAN - NEW	00	00	00	00	01	02		
PLANS (EXISTING)									
A2.00	DEMO PLAN - BASEMENT	00	00	00	00	01	02		
A2.01	DEMO PLAN - 1ST FLOOR	00	00	00	00	01	02		
A2.02	DEMO PLAN - 2ND FLOOR	00	00	00	00	01	02		
A2.03	DEMO PLAN - ROOF	00	00	00	00	01	02		
PLANS (NEW)									
A3.00	PROPOSED PLAN - BASEMENT	00	00	00	00	01	02		
A3.01	PROPOSED PLAN - 1ST FLOOR	00	00	00	00	01	02		
A3.02	PROPOSED PLAN - 2ND FLOOR	00	00	00	00	01	02		
A3.03	PROPOSED PLAN - ATTIC	00	00	00	00	01	02		
A3.04	PROPOSED PLAN - ROOF	00	00	00	00	01	02		
SECTIONS									
A4.00	EXIST. SECTION - NORTH / WEST	00	00	00	00	01			
A4.01	NEW SECTION - NORTH / WEST	00	00	00	00	01			
EXTR. ELEVS									
A5.00	EXTR. ELEVS - EXISTING	00	00	00	00	01	02		
A5.01	EXTR. ELEVS - NEW	00	00	00	00	01	02		
INTR. ELEVS									
A6.00	INTR. ELEVS - BATH3+DEN	00	00	00	00	01			
A6.01	INTR. ELEVS - LIVING+KITCHEN	00	00	00	00	01			
A6.02	INTR. ELEVS - MBR+MBATH	00	00	00	00	01			
A6.03	INTR. ELEVS - BATH2+BR	00	00	00	00	01			
DETAIL									
A7.00	DETAIL - STAIR	00	00	00	00	01			
A7.01	DETAIL - STAIR	00	00	00	00	01			
ELECTRICAL									
E1.00	LIGHTING PLAN - BASEMENT	00	00	00	00	01			
E1.01	LIGHTING PLAN - 1ST FLOOR	00	00	00	00	01			
E1.02	LIGHTING PLAN - 2ND FLOOR	00	00	00	00	01			
E1.03	LIGHTING PLAN - ATTIC	00	00	00	00	01			
E1.04	ELECTRIC PLAN - BASEMENT	00	00	00	00	01			
E1.05	ELECTRIC PLAN - 1ST FLOOR	00	00	00	00	01			
E1.06	ELECTRIC PLAN - 2ND FLOOR	00	00	00	00	01			
E1.07	ELECTRIC PLAN - ATTIC	00	00	00	00	01			
STRUCTURALS									
S-001	GENERAL NOTES	00	00	00	00	01			
S-002	LEGEND, DESIGN PARAM. & LOAD SCHEDULE	00	00	00	00	01			
S-100	FOUNDATION PLAN	00	00	00	00	01			
S-101	FIRST FLOOR - FRAMING PLAN	00	00	00	00	01			
S-102	SECOND FLOOR - FRAMING PLAN	00	00	00	00	01			
S-103	ATTIC - FRAMING PLAN	00	00	00	00	01			
S-104	ROOF - FRAMING PLAN	00	00	00	00	01			
S-201	TYPICAL DETAILS	00	00	00	00	01			
S-202	TYPICAL DETAILS	00	00	00	00	01			
S-203	TYPICAL DETAILS	00	00	00	00	01			
S-204	TYPICAL DETAILS	00	00	00	00	01			
S-205	TYPICAL DETAILS	00	00	00	00	01			
S-300	FOUNDATION SECTIONS	00	00	00	00	01			

GENERAL NOTES:

- THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

JAMES STEINHILBER & LINDSEY LOCKS
 Owners

315 Columbia St, Cambridge, MA 02141
 email: james.steinhilber@gmail.com
 email: locks.lindsey@gmail.com
 cell: 732-814-4611

ARCHITECT:

I-KANDA ARCHITECTS, LLC
 Isamu Kanda, Principal

50 Terminal St
 Bldg 2, Unit#429
 Charlestown, MA 02129
 email: info@i-kanda.com
 cell: 646-228-1040

STRUCTURAL ENGINEER:

SILMAN
 Benjamin Rosenberg, PE, LEED AP
 Principal

111 Devonshire St, Boston MA 02109
 email: rosenberg@silman.com
 tel: 617-695-6700

GENERAL CONTRACTOR:

SAGER & SON, INC.
 Ed & Alan Sager

121 Brick Kiln Rd, Chelmsford MA 01824
 email: info@sagerandson.com
 tel: 978-490-0116

date:	11.12.19	00
	12.12.19	01
	12.16.19	02

315 COLUMBIA ST
 Cambridge MA 02141

I-KANDA ARCHITECTS, LLC
 384 Main Street, Charlestown, MA 02129
 m: 646.228.1040 e: info@i-kanda.com

drawing title:

TITLE
 PAGE

dwg no.

A0.00

WINDOW SCHEDULE

DATE: 2019.11.14

REV: FOR FINAL PRICING

[REDACTED] = TO BE COMPLETED IN LATER PHASE

WINDOWS

QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)	RO W (IN)	RO HT (IN)	DESCRP.	FAÇADE	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
1	ANDERSEN	3080	3-0 x 6-0	3-0	6-0	100 SERIES CASEMENT	EAST (FRONT)	2ND	BR 2****	LOW-E*	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	FULL-SCREEN, SANDTONE	NO	FOLDING, BLK	OPENING CONTROL DEVICE***, RH HINGE
1	ANDERSEN	3080	3-0 x 6-0	3-0	6-0	100 SERIES CASEMENT	EAST (FRONT)	2ND	BR 3****	LOW-E	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	FULL-SCREEN, SANDTONE	NO	FOLDING, BLK	OPENING CONTROL DEVICE, LH HINGE
1	ANDERSEN	5080	5-0 x 6-0	5-0	6-0	100 SERIES PICTURE	WEST (REAR)	2ND	MBR	LOW-E, TEMPERED**	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	NO	NO	N/A	MULLED
1	ANDERSEN	3080	3-0 x 6-0	3-0	6-0	100 SERIES CASEMENT	WEST (REAR)	2ND	MBR****	LOW-E	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	FULL-SCREEN, SANDTONE	NO	FOLDING, BLK	OPENING CONTROL DEVICE, MULLED, LH HINGE
1	ANDERSEN	2080	2-0 x 6-0	2-0	6-0	100 SERIES PICTURE	INTERIOR	2ND	MBATH SHOWER	LOW-E, TEMPERED, REED	FIBREX, BLK	FIBREX, BLK	TILE	PLASTER RTN	NO	NO	N/A	-
1	ANDERSEN	3080	3-0 x 6-0	3-0	6-0	100 SERIES CASEMENT	SOUTH (SIDE)	2ND	MBATH	LOW-E, REED	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	FULL-SCREEN, SANDTONE	NO	FOLDING, BLK	OPENING CONTROL DEVICE, RH HINGE
1	ANDERSEN	5080	5-0 x 6-0	5-0	6-0	100 SERIES PICTURE	SOUTH (SIDE)	2ND	STAIRWELL	LOW-E, TEMPERED, REED	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	NO	NO	N/A	-
1	ANDERSEN	3080	3-0 x 6-0	3-0	6-0	100 SERIES CASEMENT	SOUTH (SIDE)	1ST	PLAY	LOW-E, REED	FIBREX, BLK	FIBREX, BLK	NONE	PLASTER RTN	FULL-SCREEN, SANDTONE	NO	FOLDING, BLK	LH HINGE
1	ANDERSEN	2616 (TBC)	2-6 x 1-6	2-6	1-6	100 SERIES AWNING	SOUTH (SIDE)	BSMNT	DEN	LOW-E, TEMPERED	FIBREX, BLK	FIBREX, BLK	AZEK 64 X	AZEK 1X3	NO	NO	FOLDING, BLK	FOUNDATION WALL (SIZE TBC BY GC)
1	ANDERSEN	2616 (TBC)	2-6 x 1-6	2-6	1-6	100 SERIES AWNING	SOUTH (SIDE)	BSMNT	STAIRWELL	LOW-E, TEMPERED	FIBREX, BLK	FIBREX, BLK	AZEK 64 X	AZEK 1X3	NO	NO	FOLDING, BLK	FOUNDATION WALL (SIZE TBC BY GC)
1	ANDERSEN	2616 (TBC)	2-6 x 1-6	2-6	1-6	100 SERIES AWNING	NORTH (ALLEY)	BSMNT	STORAGE	LOW-E, TEMPERED	FIBREX, BLK	FIBREX, BLK	AZEK 64 X	AZEK 1X3	NO	NO	FOLDING, BLK	FOUNDATION WALL (SIZE TBC BY GC)

EXTERIOR DOORS

QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)	RO W (IN)	RO HT (IN)	DESCRP.	LABEL	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
1	JELD-WEN SMOOTH PRO	SP 686 DG LE	3-0 x 6-8	TBD	TBD	INSWING, FULL-GLAZED, PAINTED FIBERGLASS	EAST (FRONT)	1ST	FRONT ENTRY	LOW-E, TEMPERED, FROSTED/REED (TBD)	PTD BLK, SQUARE STICKING	PTD BLK, SQUARE STICKING	NONE	PTD 1X3 FLAT	NO	NO	BLK	DG = DIRECT GLAZE = MINIMAL EXTR. STICKING
1	TBD	TBD	3-0 x 6-4	TBD	TBD	FLAT PANEL, METAL OR CLAD	WEST (REAR)	BSMNT	DEN	NO	PTD BLK	PTD BLK	AZEK 64 X	AZEK 1X3	NO	NO	BLK	NEEDS TO BE CUT DOWN
1	ANDERSEN	NLGD 18090-4	18-0 x 8-0	15-9 3/4	8-0	NARROWLINE GLIDING PATIO DOOR	WEST (REAR)	1ST	DINING	LOW-E, TEMPERED	VINYL, EBONY	WHITE (TO BE PTD BLK)	NONE	PLASTER RTN	YES	NO	ANVERS, ORB	OXXX

INTERIOR DOORS

QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)	RO W (IN)	RO HT (IN)	DESCRP.	TYPE	FLOOR	LOCATIONS	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
2	TBD	TBD	2-6 x 6-8	-	-	FLAT PANEL, PTD WOOD	SWING, 1-3/8" SOLID-CORE	BSMNT	BATH 3 + STAIRS	N/A	PTD	PTD	AZEK 1X3	AZEK 1X3	N/A	N/A	TBD	-
2	TBD	TBD	2-6 x 6-4	-	-	FLAT PANEL, PTD WOOD	SWING, 1-3/8" SOLID-CORE	BSMNT	STORAGE + MECH	N/A	PTD	PTD	AZEK 1X3	AZEK 1X3	N/A	N/A	TBD	-
2	TBD	TBD	2-0 x 6-4	-	-	FLAT PANEL, PTD WOOD	FRENCH, 1-3/8" SOLID-CORE	BSMNT	HALL CLOSET	N/A	PTD	PTD	AZEK 1X3	AZEK 1X3	N/A	N/A	TBD	-
2	TBD	TBD	2-6 x 6-8	-	-	FLAT PANEL, PTD WOOD	FRENCH, 1-3/8" SOLID-CORE	1ST	COAT CLOSET	N/A	PTD	PTD	PTD 1X3 FLAT	PTD 1X3 FLAT	N/A	N/A	TBD	-
1	TBD	TBD	2-6 x 6-8	-	-	FLAT PANEL, PTD WOOD	POCKET, SOLID-CORE	1ST	POWDER	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	TBD	STD 2X4 POCKET DOOR KIT
1	TBD	TBD	2-4 x 6-8****	-	-	FLAT PANEL, PTD WOOD	POCKET, SOLID-CORE	2ND	BATH 2	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	TBD	STD 2X4 POCKET DOOR KIT
1	TBD	TBD	2-4 x 6-8	-	-	FLAT PANEL, PTD WOOD	POCKET, SOLID-CORE	2ND	MBATH TOILET	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	TBD	STD 2X4 POCKET DOOR KIT
2	TBD	TBD	2-9 x 8-0	-	-	FLAT PANEL, PTD WOOD	POCKET #2, SOLID-CORE	2ND	BR 2 + BR 3	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	HAFELE HAWA JUNIOR 80B	CEILING RECESSED TRACK, FULL-HT. DOORS MEET IN CENTER, 2X8 WALL
2	TBD	TBD	1-6 x 8-0	-	-	FLAT PANEL, PTD WOOD	POCKET #2, SOLID-CORE	2ND	WIC	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	HAFELE HAWA JUNIOR 80B	CEILING RECESSED TRACK, FULL-HT. DOORS, 2X8 WALL
2	TBD	TBD	2-6 x 6-8	-	-	FLAT PANEL, PTD WOOD	SLIDING #2, 1-3/8" SOLID-CORE	2ND	MBATH LINENS	N/A	PTD	PTD	PLASTER RTN	PLASTER RTN	N/A	N/A	TBD	STD DBL SLIDING DOOR KIT

NOTES:

- * ALL FENESTRATION AND SKYLIGHT GLAZING MEETS OR EXCEEDS INSULATION REQUIREMENTS FOR CLIMATE ZONE 5 (TABLE M1102.1.4): CASEMENT WINDOW U-FACTOR = 0.27, GLAZED DOOR U-FACTOR = 0.30, VELUX FIXED SKYLIGHT U-FACTOR = 0.44
- ** ALL SAFETY GLASS TO BE LASER OR ACID ETCHED
- *** FACTORY INSTALLED WINDOW OPENING CONTROL DEVICE MEETING ASTM F2090-10 FOR SILL LESS THAN 24" ABOVE FINISH FLOOR
- **** EMERGENCY ESCAPE AND RESCUE OPENINGS TO HAVE MIN. NET CLEAR OPENING AREA OF 5.7 SQFT, NET CLEAR HEIGHT NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20"
- ***** ADD 2" TO ALL POCKET DOOR WIDTHS TO STAY IN POCKET

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date:	11.12.19	00
	12.12.19	01
	12.16.19	02

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drawing title:


SCHEDULE WINDOW&DOOR

chg no.

A0.01

SCHEDULE LIGHTING

DATE: 2018.11.14
 REV: FOR FINAL PRICING

 = TO BE PURCHASED BY CLIENT
 = TO BE COMPLETED AT LATER PHASE

RECESSED

QTY	DESCRIPTION	LOCATION#	MODEL NO.	MNFCTR	DIMENSIONS	COMMENTS	FINISH	TRM	LAMP	HOUSING	ELEC. REQNTS
1	RECESSED (DOWN)	BSMT STAIRWELL	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
2	RECESSED (DOWN)	1F MUDROOM	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
7	RECESSED (DOWN)	1F LIVINGROOM	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
4	RECESSED (DOWN)	1F DINING	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
1	RECESSED (DOWN)	1F POWDER	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER, DAMP RATED	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
2	RECESSED (DOWN)	1F BACK ROOM	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
8	RECESSED (DOWN)	1F KITCHEN	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
4	RECESSED (DOWN)	2F STAIRWELL	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
2	RECESSED (DOWN)	2F HALLWAY	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
2	RECESSED (DOWN)	2F BATH2	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER, DAMP RATED	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
4	RECESSED (DOWN)	2F WALK-IN CLOSET	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
3	RECESSED (DOWN)	2F MBR	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS
7	RECESSED (DOWN)	2F MBATH	HALO LED H4 SERIES	HALO	4" ROUND	DIMMER, DAMP RATED	WHT REFLECTOR / RING	TL402WHS	#EL406830 3000K	H467ICAT1E WHITE	120V, 14WATTS

CEILING MOUNT

QTY	DESCRIPTION	LOCATION#	MODEL NO.	MNFCTR	DIMENSIONS	COMMENTS	FINISH	TRM	LAMP	HOUSING	ELEC. REQNTS
2	CEILING MOUNT	BSMTN BATH 3	8874 MEDIUM BASE	LEVITON	3-1/4" DIA	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	WARM LED BULB	-	-
8	CEILING MOUNT	BSMTN DEN	8874 MEDIUM BASE	LEVITON	3-1/4" DIA	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	WARM LED BULB	-	-
8	CEILING MOUNT	BSMT STORAGE	8874 MEDIUM BASE	LEVITON	3-1/4" DIA	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	WARM LED BULB	-	-
2	CEILING MOUNT	BSMT MECH	8874 MEDIUM BASE	LEVITON	3-1/4" DIA	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	WARM LED BULB	-	-
1	PENDANT (CEILING)	1F DINNING	TBD BY CLIENT	TBD	TBD	DIMMER	TBD	TBD	TBD	TBD	TBD
1	PENDANT (CEILING)	2F BR2	TBD BY CLIENT	TBD	TBD	DIMMER	TBD	TBD	TBD	TBD	TBD
1	PENDANT (CEILING)	2F BR3	TBD BY CLIENT	TBD	TBD	DIMMER	TBD	TBD	TBD	TBD	TBD
1	PENDANT (CEILING)	2F MBR	TBD BY CLIENT	TBD	TBD	DIMMER	TBD	TBD	TBD	TBD	TBD
7	CEILING MOUNT	ATTIC	8874 MEDIUM BASE	LEVITON	3-1/4" DIA	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	WARM LED BULB	-	-

WALL MOUNT

QTY	DESCRIPTION	LOCATION#	MODEL NO.	MNFCTR	DIMENSIONS	COMMENTS	FINISH	TRM	LAMP	HOUSING	ELEC. REQNTS
1	ABOVE VANITY	BSMT BATH	8875 MEDIUM BASE (BASIC FIXTURE)	LEVITON	3-1/4"	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	BULBRIGHT 712358 60W G40 SILVER DIPPED	-	-
1	ABOVE VANITY	2F BATH2	8875 MEDIUM BASE (BASIC FIXTURE)	LEVITON	3-1/4"	(BASIC FIXTURE, NO DIMMER)	WHT PORCELAIN	-	BULBRIGHT 712358 60W G40 SILVER DIPPED	-	-
2	READING LAMPS	2F MBR HEADBOARD WALL	TBD BY CLIENT	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

LINEAR TASK / ACCENT

QTY	DESCRIPTION	LOCATION#	MODEL NO.	MNFCTR	DIMENSIONS	COMMENTS	FINISH	EXTRU/SONTRACK	LAMP	LEADS	ELEC. REQNTS
1	LINEAR TASK	KITCHEN	LOOK 833.73.488 (TBC W/ IKEA)	HAFELE	84" +/-	PROFILE ROUTED INTO UNDERCABINET	PROFILE W/ FROSTED PLASTIC LENS	ALUM. PROFILE 833.72.887 W/END CAPS 833.72.953	FLEXIBLE LED STRIP	TBD	LOW VOLTAGE W/DRIVER
2	LINEAR TASK	MBATH VANITY COVE	MNS5 1.28 LP M6	LITHONIA	48.75" X 1.5" X 2.125"	MOUNTED IN 5/8" RECESSED PLASTER COVE ABOVE CEILING	WHITE	48" TS MINI-STRIP SINGLE	WARM FLUORESCENT TS	-	120V

EXTERIOR

QTY	DESCRIPTION	LOCATION#	MODEL NO.	MNFCTR	DIMENSIONS	COMMENTS	FINISH	TRM	LAMP	HOUSING	ELEC. REQNTS
1	EXTR. FLOOD	BACKYARD	BULLET2X12YAW + GT800W	RAB	14" X 6" X 7"	AUTO (MOTION) WITH MANUAL OVERRIDE SWITCH	BLK	-	LED 3000K	TBD	120V
1	EXTERIOR	FRONT ENTRY	TBD BY CLIENT	TBD	TBD	AUTO (TIMER) WITH MANUAL OVERRIDE SWITCH (TIMERS LOCATED IN BSMTN STORAGE AREA)	TBD	TBD	TBD	TBD	TBD
2	EXTERIOR	REAR YARD	TBD BY CLIENT	TBD	TBD	AUTO (TIMER) WITH MANUAL OVERRIDE SWITCH (TIMERS LOCATED IN BSMTN STORAGE AREA)	TBD	TBD	TBD	TBD	TBD

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drawing title:
SCHEDULE LIGHTING

chg no. **A0.02**

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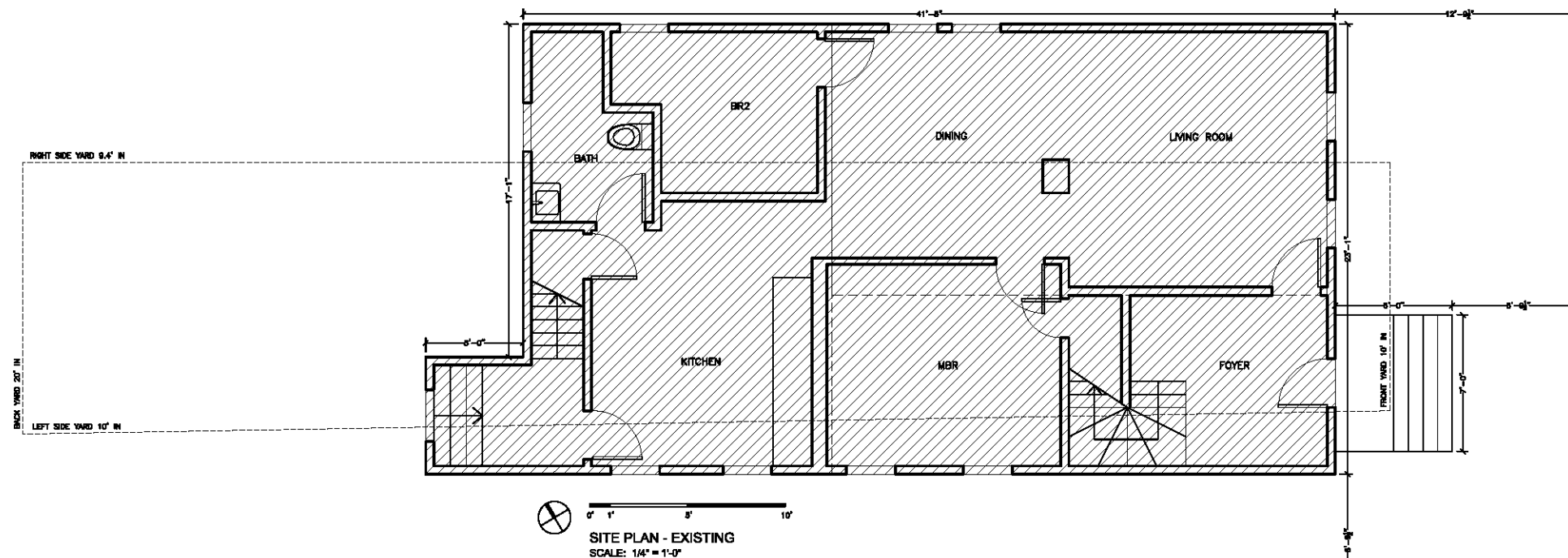
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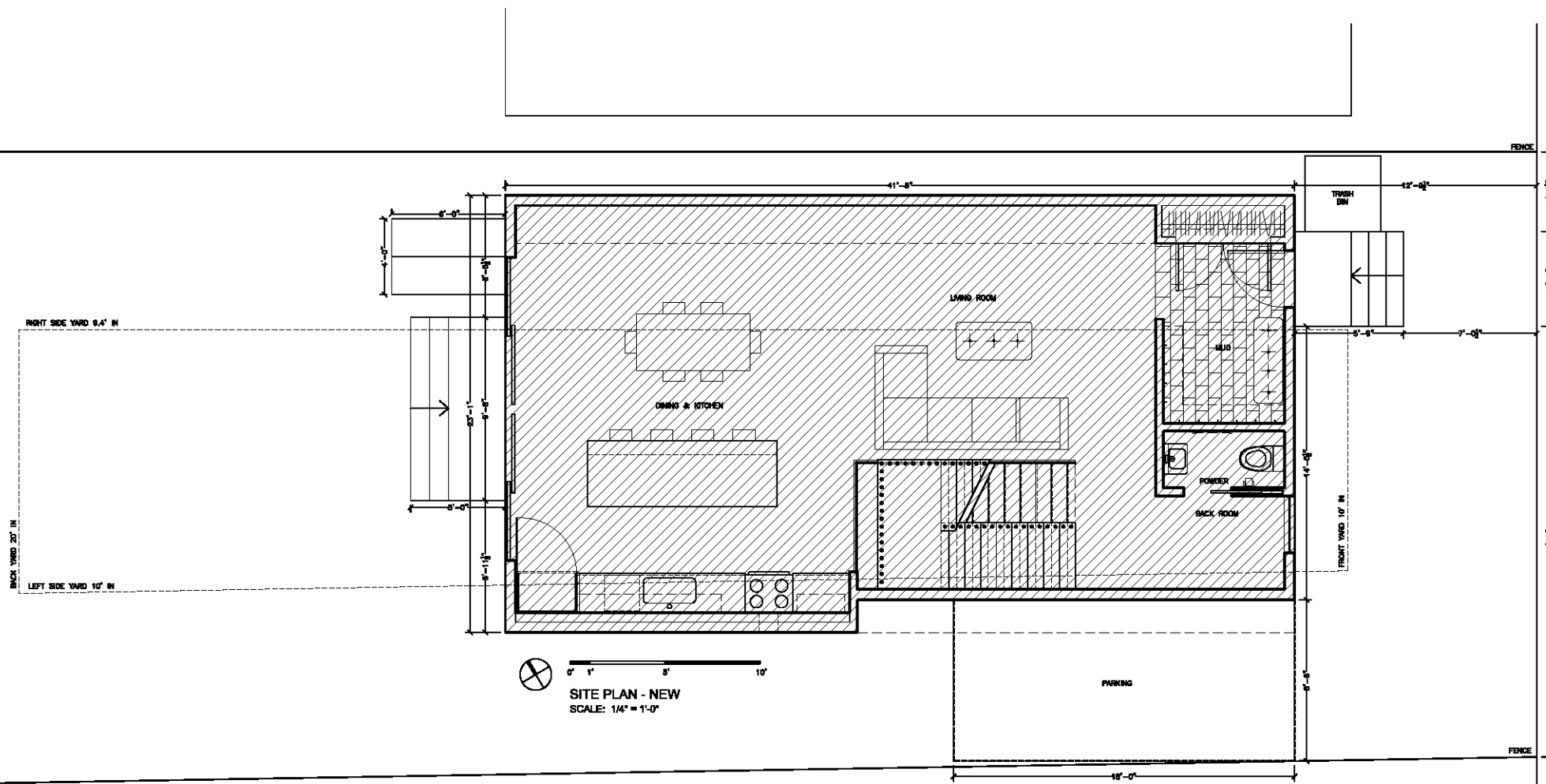
**SITE PLAN
EXISTING**

chg no.

A1.00



SITE PLAN - EXISTING
SCALE: 1/4" = 1'-0"



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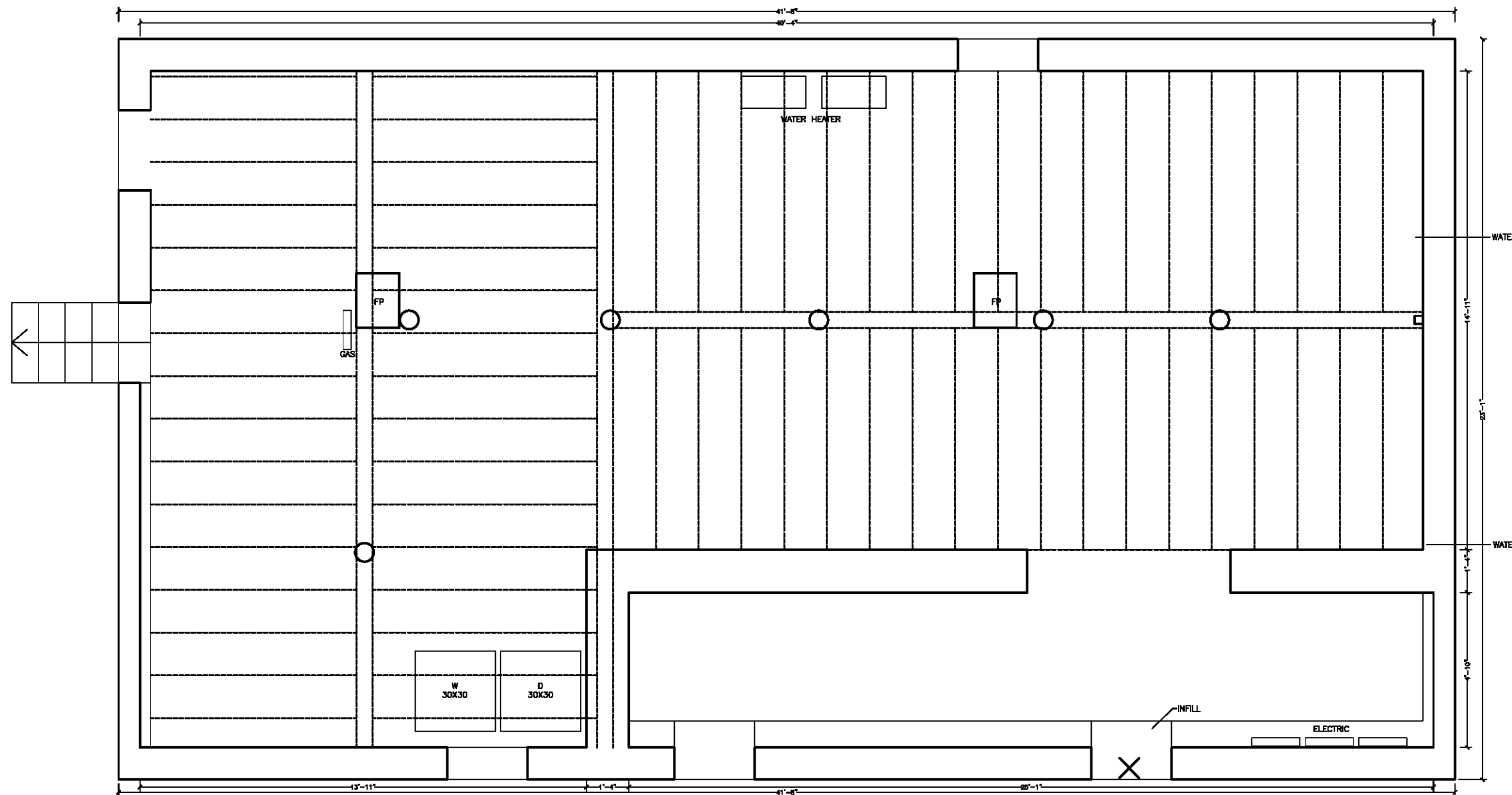
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drawing title:

**SITE PLAN
NEW**

sheet no.

A1.01




 0' 1' 5' 10'
EXISTING PLAN - BASEMENT
 SCALE: 1/2" = 1'-0"

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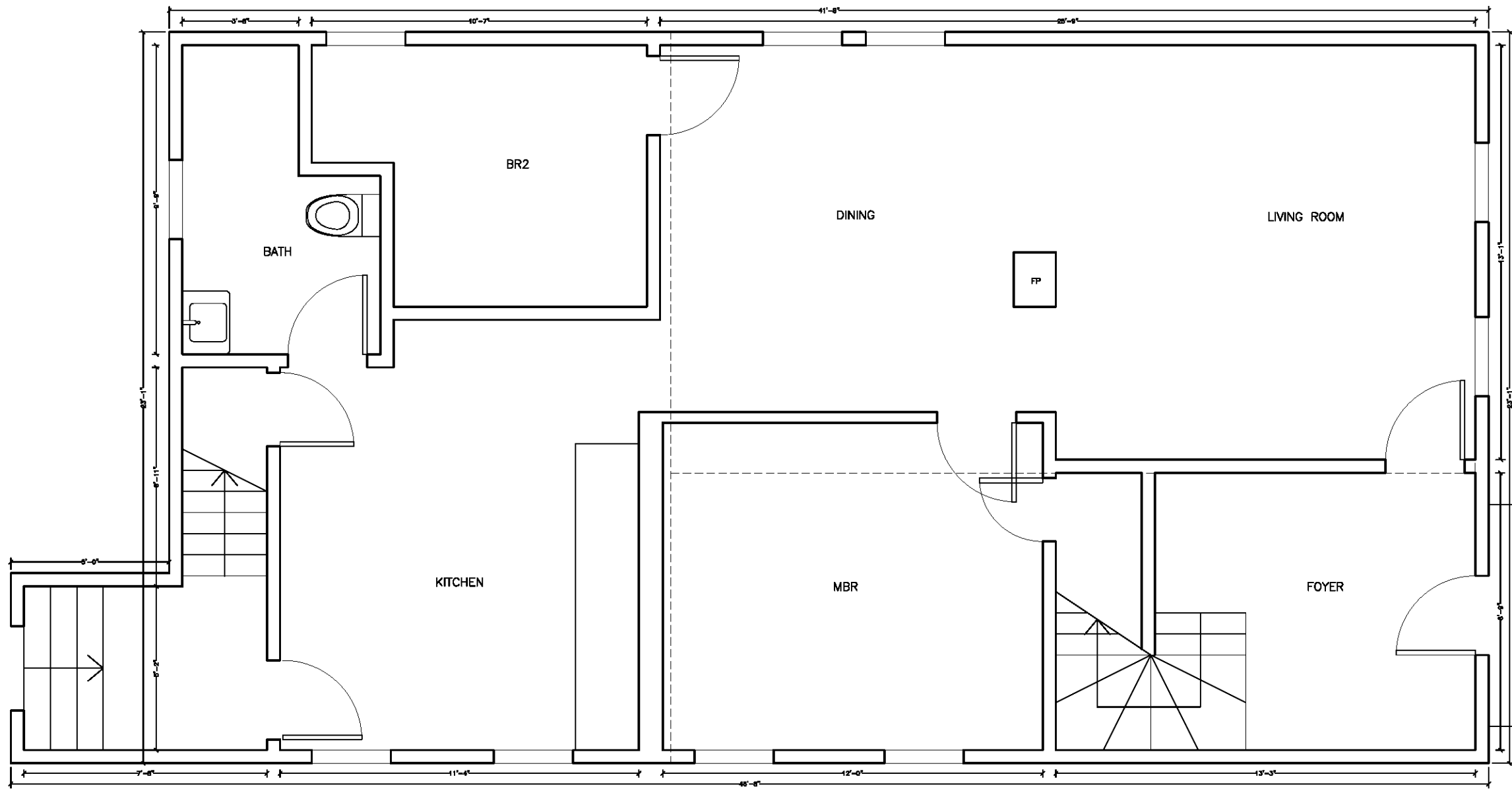
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drawing title:

EXISTING PLAN
BSMT

chg no.

A2.00




 EXISTING PLAN - 1ST FLOOR
 SCALE: 1/2" = 1'-0"

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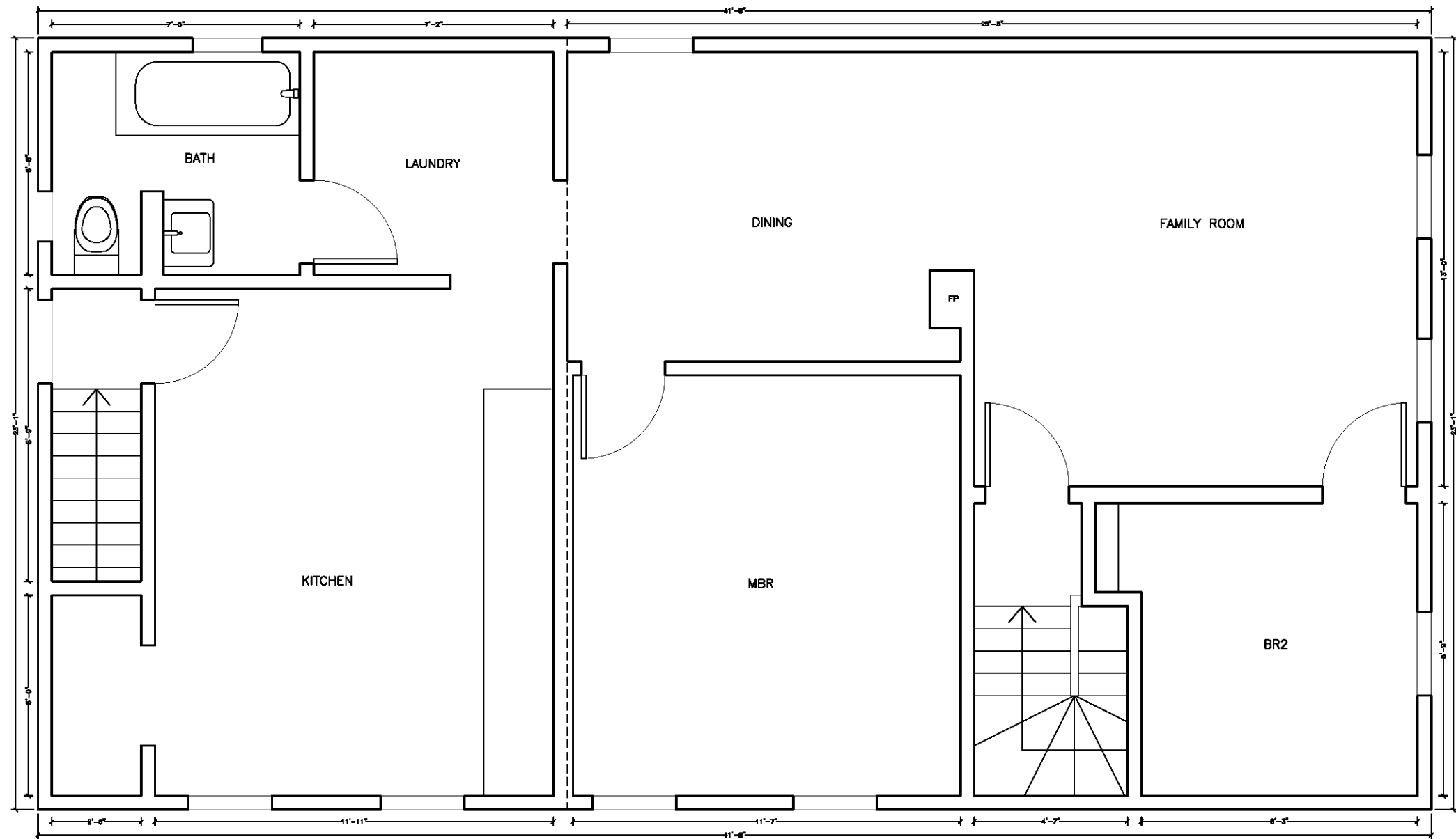
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drawing title:

EXISTING PLAN
1ST FLOOR

chg no.

A2.01




 EXISTING PLAN - 2ND FLOOR
 SCALE: 1/2" = 1'-0"

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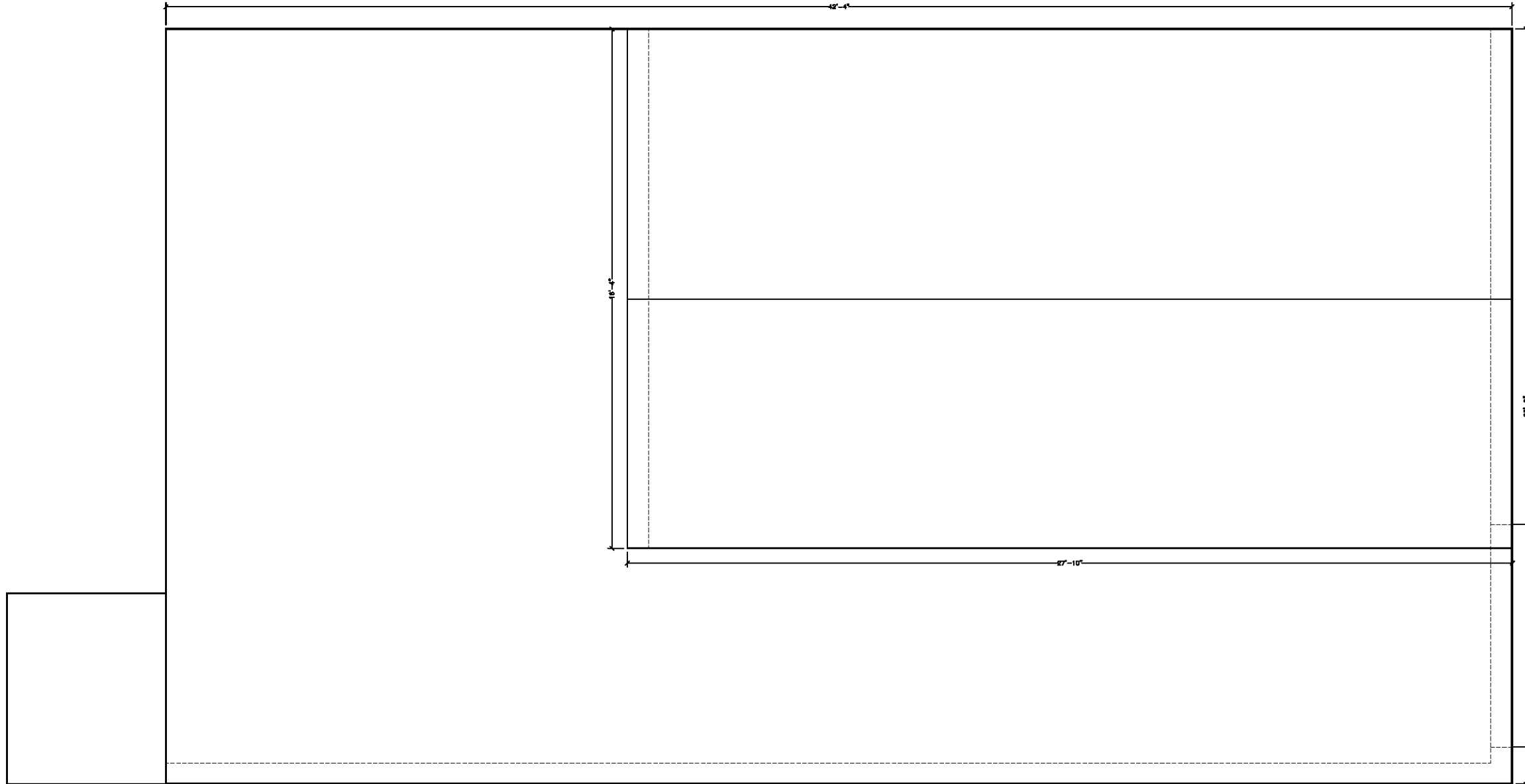
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drawing title:

**EXISTING PLAN
2ND FLOOR**

desig no.

A2.02




 0' 1' 5' 10'
EXISTING PLAN - ROOF
 SCALE: 1/2" = 1'-0"

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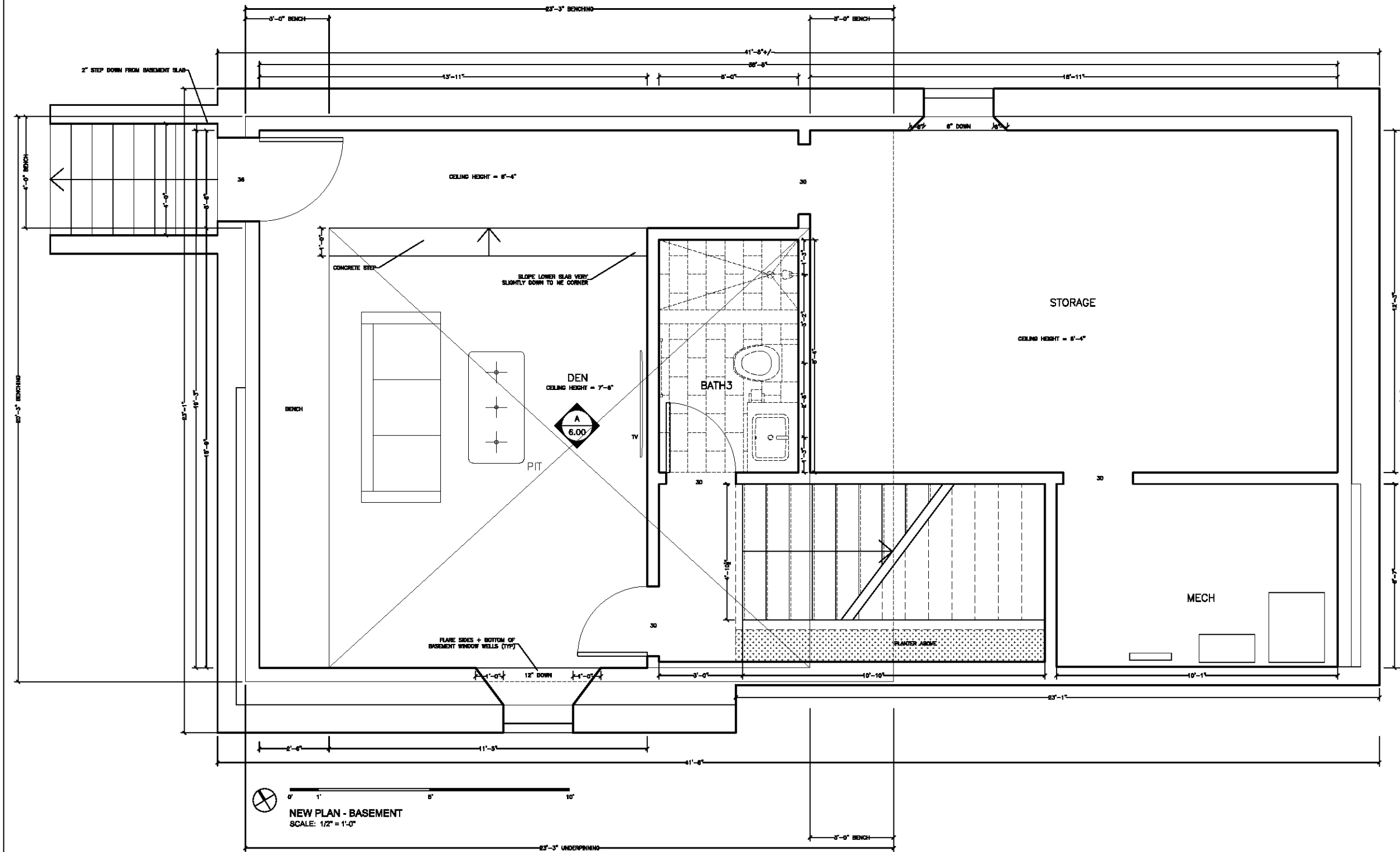
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EXISTING PLAN
ROOF

sheet no. **A2.03**




 NEW PLAN - BASEMENT
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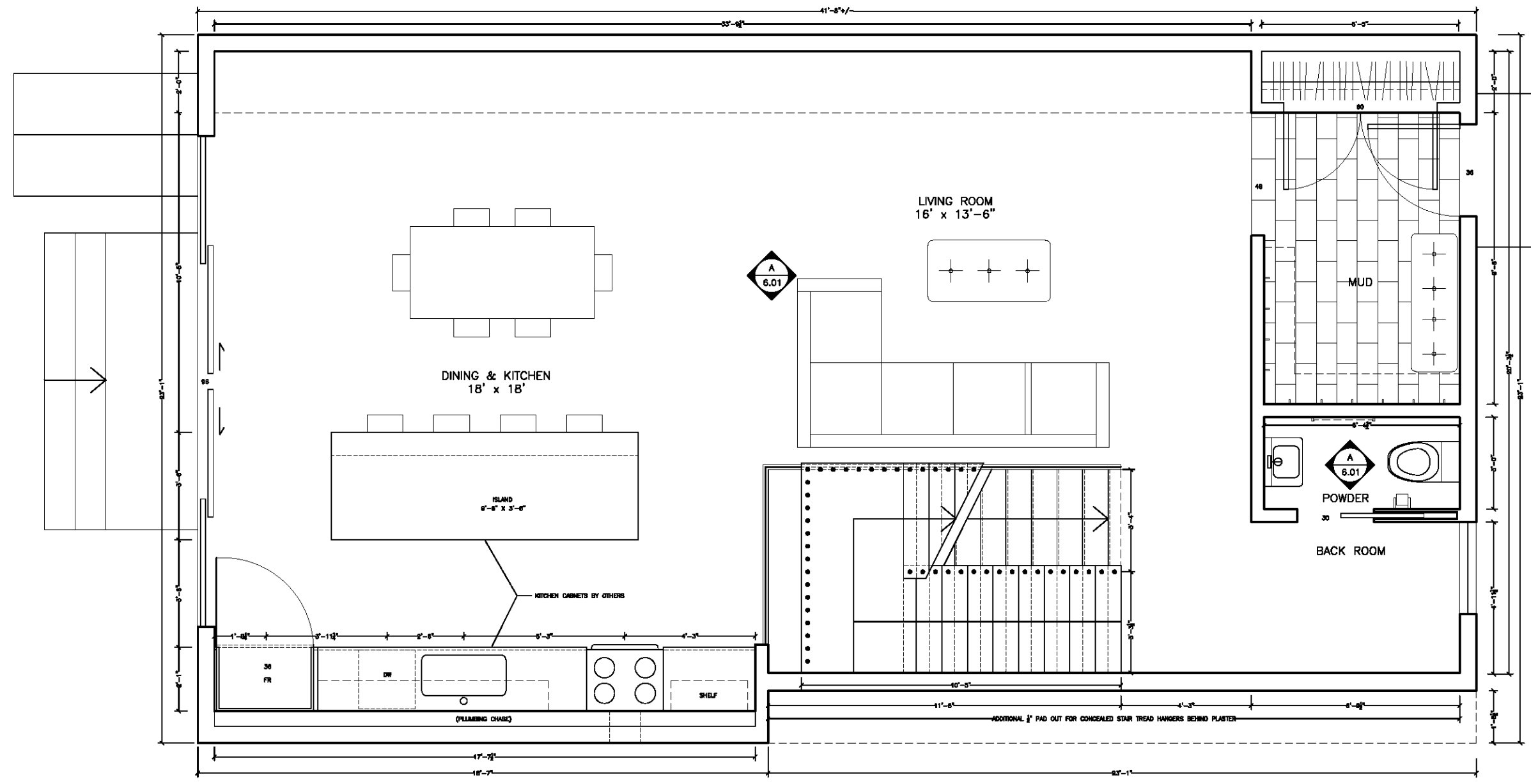
I-KANDA ARCHITECTS, LLC
 384 Main Street, Charlestown, MA 02129
 t: 646.228.1040 e: info@i-kanda.com


drawing title:

NEW PLAN
BSMT

sheet no.

A3.00




 NEW PLAN - 1ST FLOOR
 SCALE: 1/2" = 1'-0"

GENERAL NOTES:
 1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:
JAMES STEINHILBER & LINDSEY LOCKS
 Owners
 315 Columbia St, Cambridge, MA 02141
 email: james.steinhilber@gmail.com
 email: locks.lindsey@gmail.com
 cell: 732-814-4811

ARCHITECT:
I-KANDA ARCHITECTS, LLC
 Isamu Kanda, Principal
 50 Terminal St
 Bldg 2, Unit#429
 Charlestown, MA 02129
 email: info@i-kanda.com
 cell: 646-228-1040

STRUCTURAL ENGINEER:
SILMAN
 Benjamin Rosenberg, PE, LEED AP
 Principal
 111 Devonshire St, Boston MA 02109
 email: rosenberg@silman.com
 tel: 617-895-6700

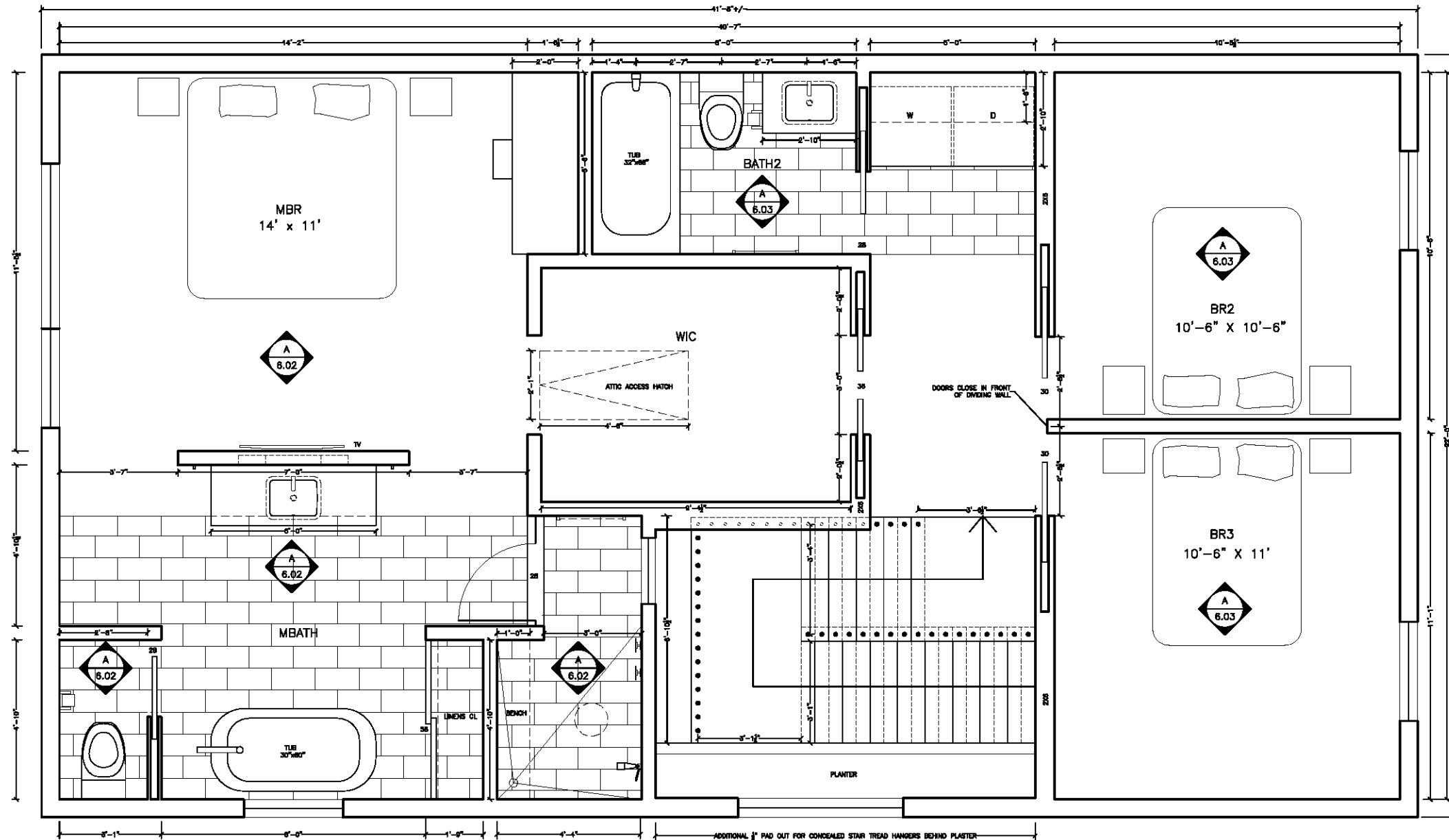
GENERAL CONTRACTOR:
SAGER & SON, INC.
 Ed & Alan Sager
 121 Brick Kiln Rd, Chelmsford MA 01824
 email: info@sagerandson.com
 tel: 978-490-0116


date:	11.12.19	00
	12.12.19	01
	12.16.19	02

315 COLUMBIA ST
 Cambridge MA 02141
 I-KANDA ARCHITECTS, LLC
 384 Main Street, Charlestown, MA 02129
 t: 646.228.1040 e: info@i-kanda.com

drawing title:
NEW PLAN
1ST FLOOR

sheet no. **A3.01**




 NEW PLAN - 2ND FLOOR
 SCALE: 1/2" = 1'-0"

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Cambridge MA 02141

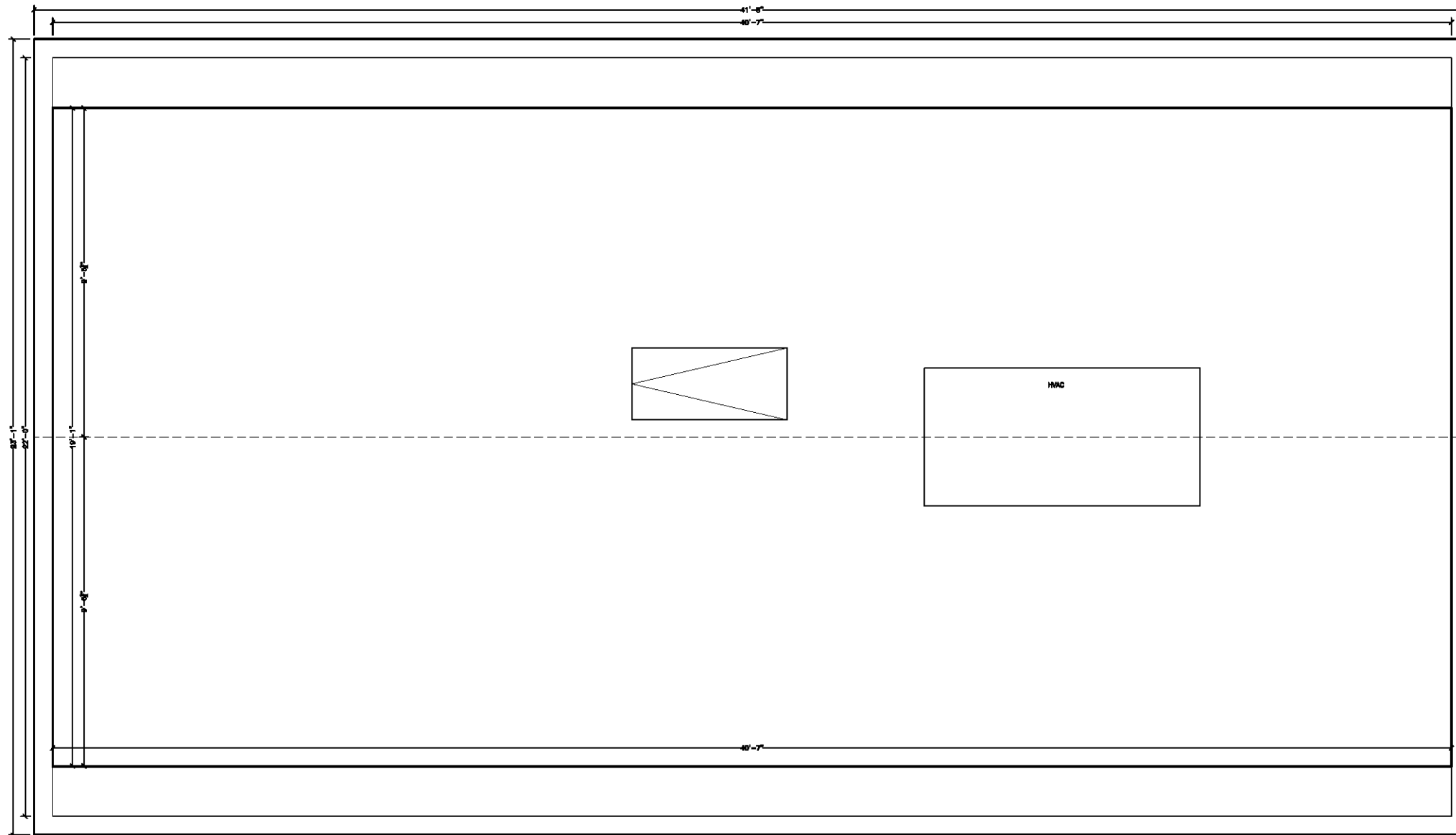
I-KANDA ARCHITECTS, LLC
 384 Main Street, Charlestown, MA 02129
 t: 646.228.1040 e: info@i-kanda.com


drawing title:

NEW PLAN
2ND FLOOR

des. no.

A3.02




 0' 1' 5' 10'
NEW PLAN - ATTIC
 SCALE: 1/2" = 1'-0"

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Cambridge MA 02141

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drawing title:

**NEW PLAN
ATTIC**

sheet no. **A3.03**

GENERAL NOTES:

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	12.12.19	01
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Cambridge MA 02141

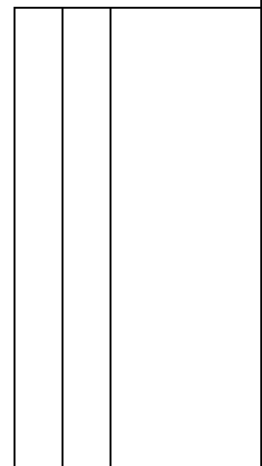
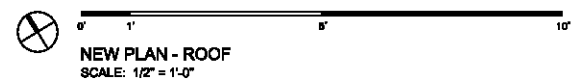
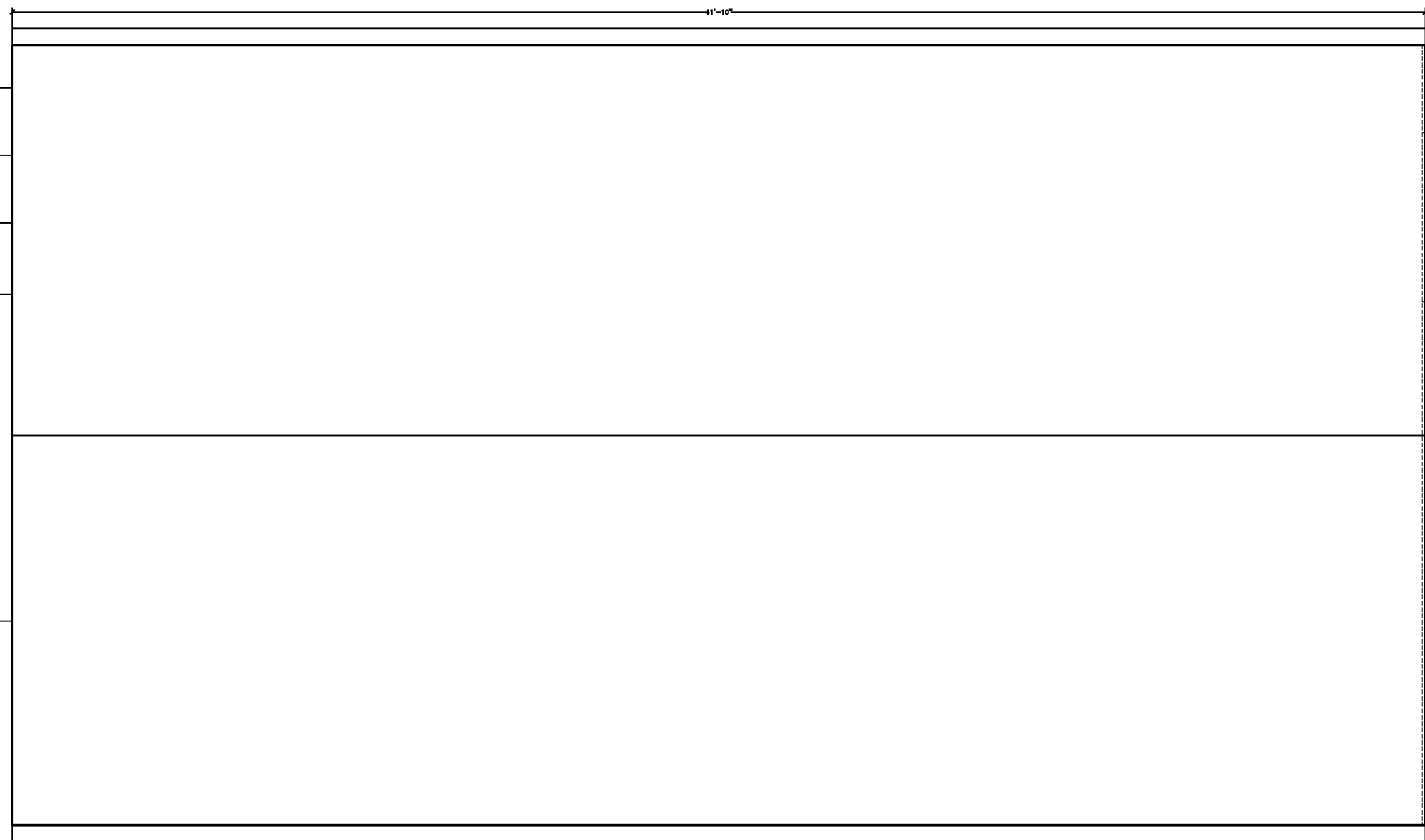
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
t: 646.228.1040 e: info@i-kanda.com

drawing title:

**NEW PLAN
ROOF**

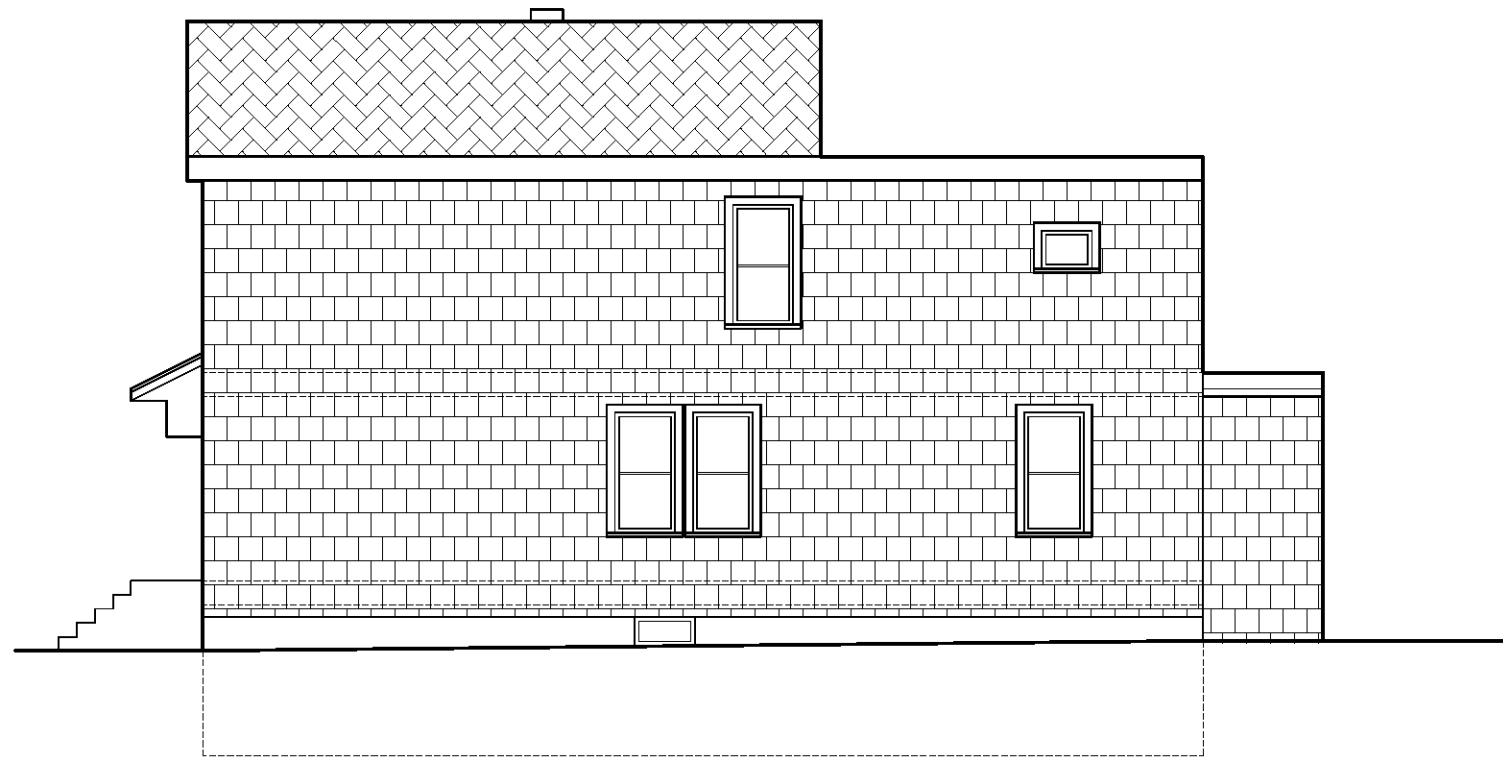
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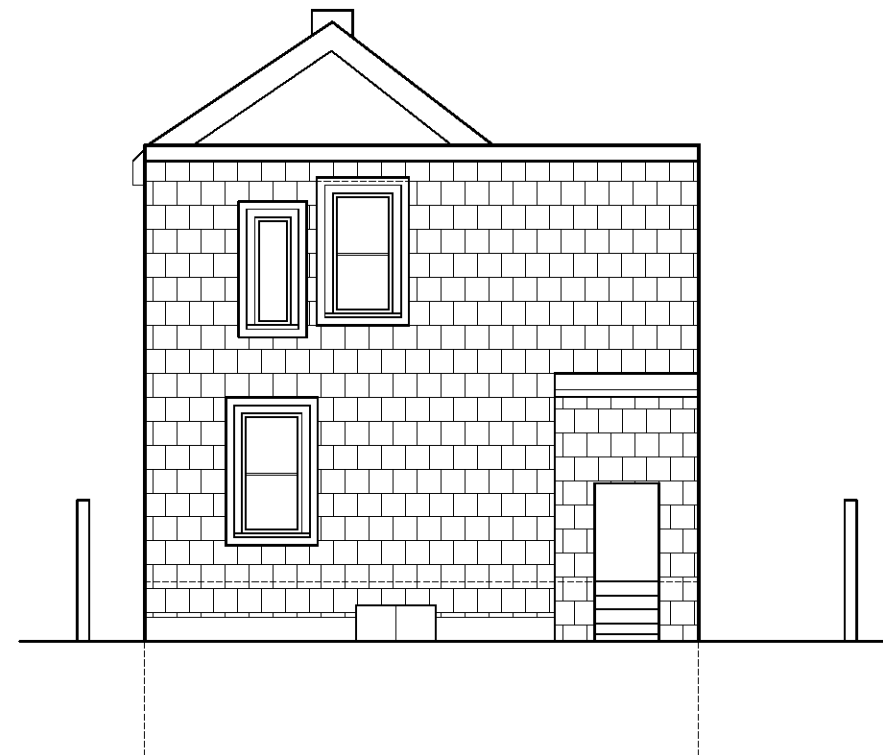




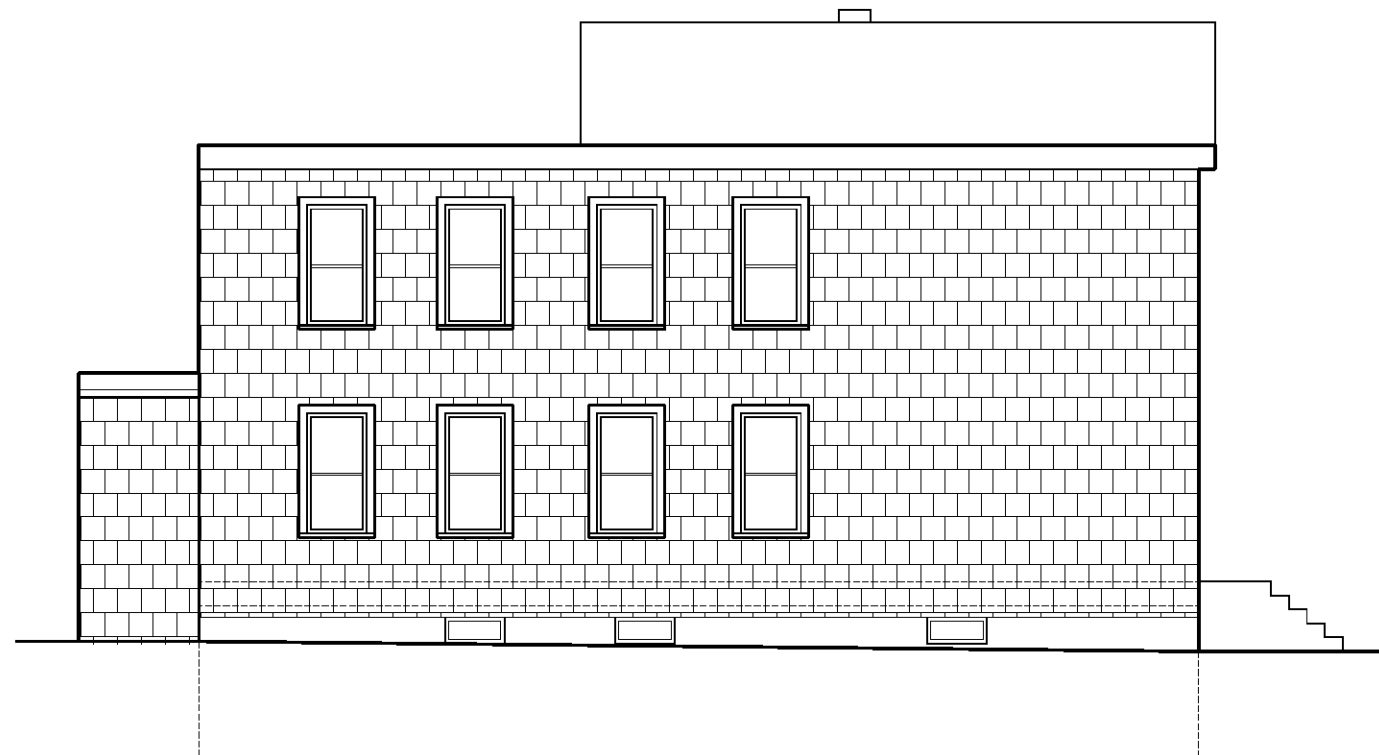
0' 1' 5' 10'
 EXISTING ELEVATION - EAST (FRONT)
 SCALE: 1/4" = 1'-0"



0' 1' 5' 10'
 EXISTING ELEVATION - NORTH (ALLEY)
 SCALE: 1/4" = 1'-0"



0' 1' 5' 10'
 EXISTING ELEVATION - WEST (REAR)
 SCALE: 1/4" = 1'-0"



0' 1' 5' 10'
 EXISTING ELEVATION - SOUTH (SIDE)
 SCALE: 1/4" = 1'-0"

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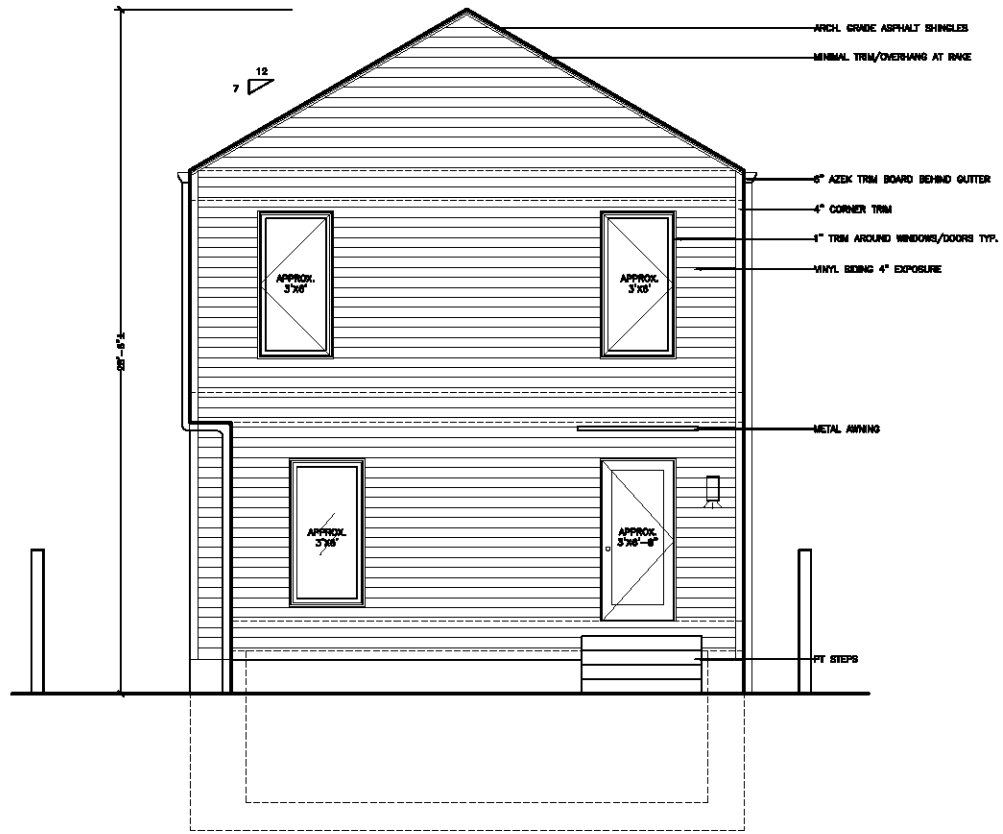
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drawing title:

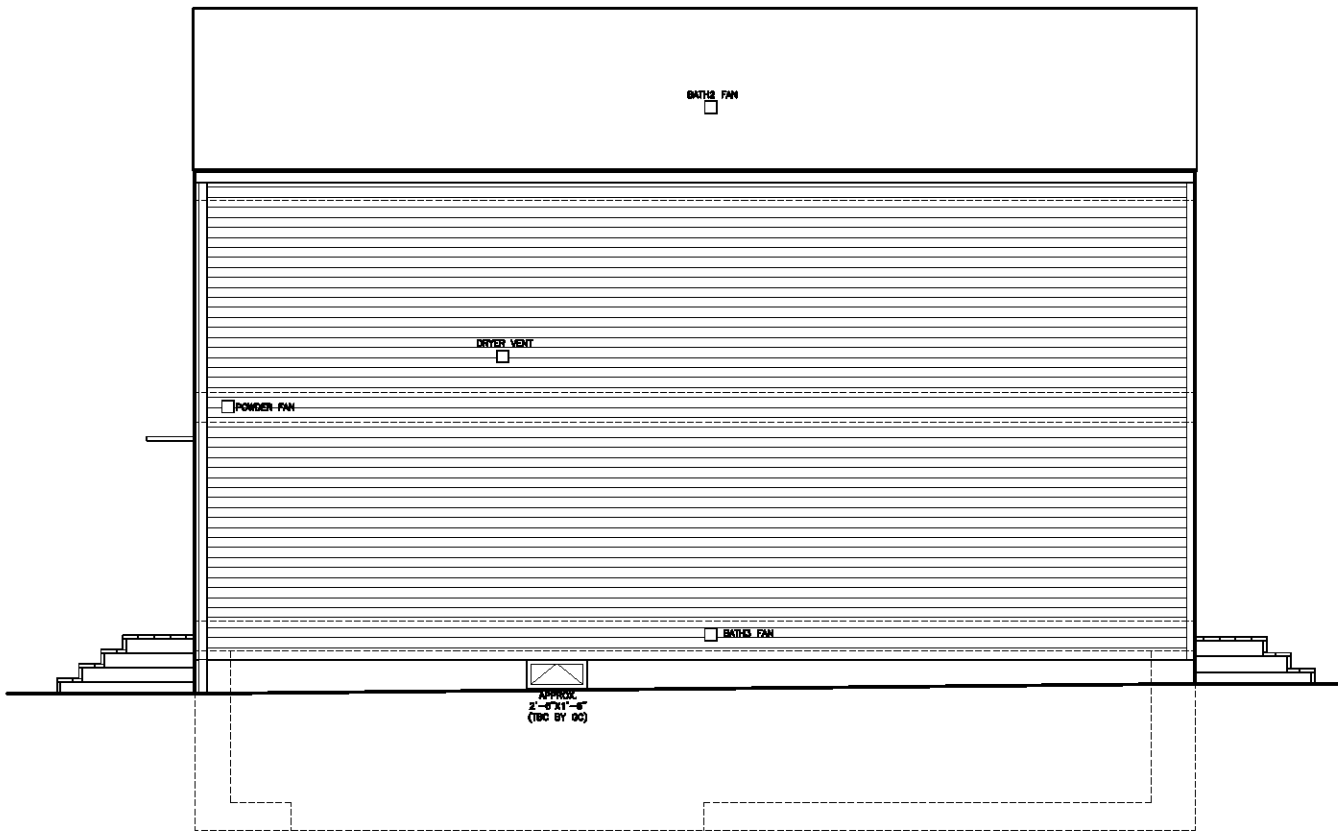
EXTR. ELEV.
 EXISTING

chg no.

A5.00



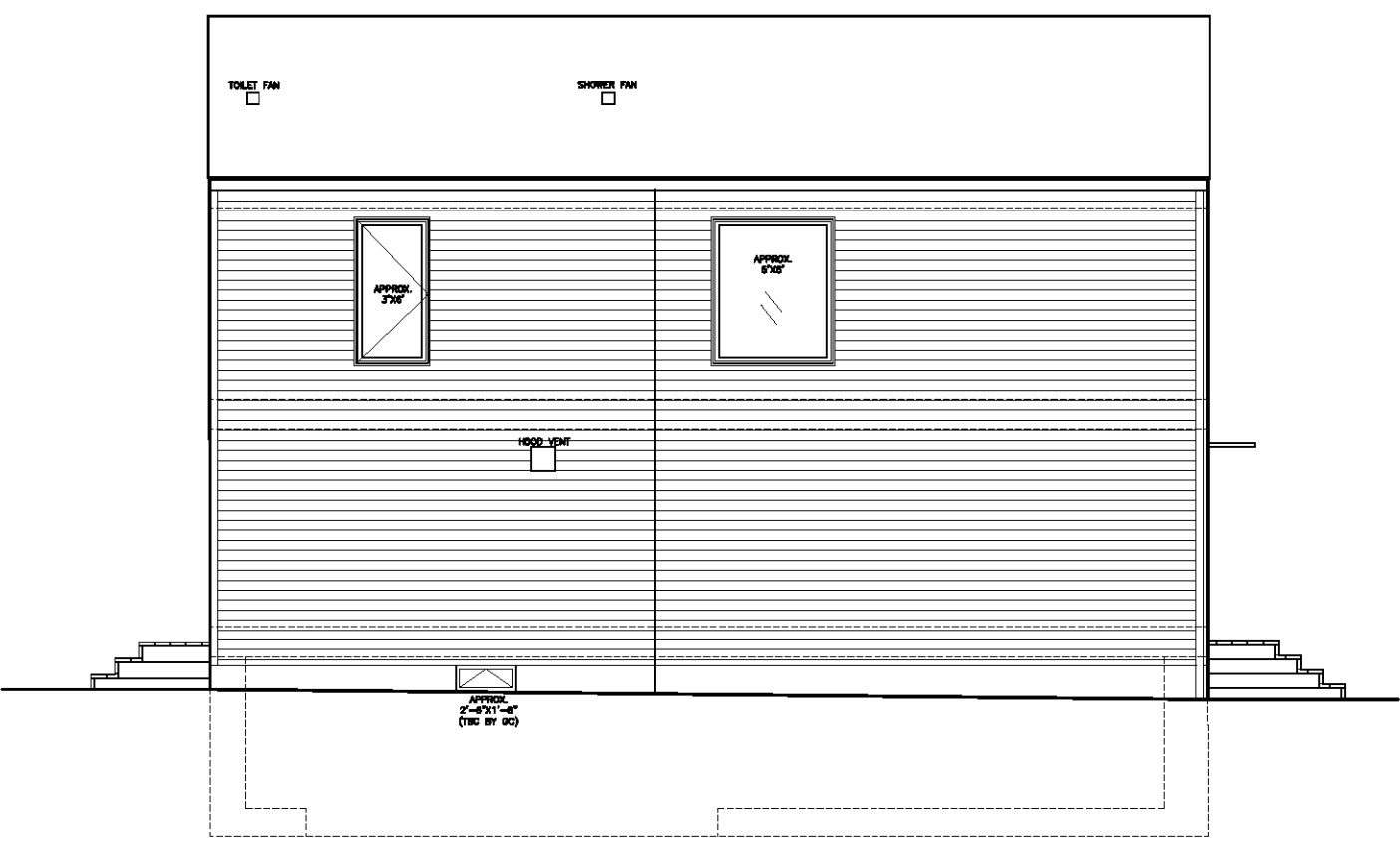
NEW ELEVATION - EAST (FRONT)
SCALE: 1/4" = 1'-0"



NEW ELEVATION - NORTH (ALLEY)
SCALE: 1/4" = 1'-0"



NEW ELEVATION - WEST (REAR)
SCALE: 1/4" = 1'-0"



NEW ELEVATION - SOUTH (SIDE)
SCALE: 1/4" = 1'-0"

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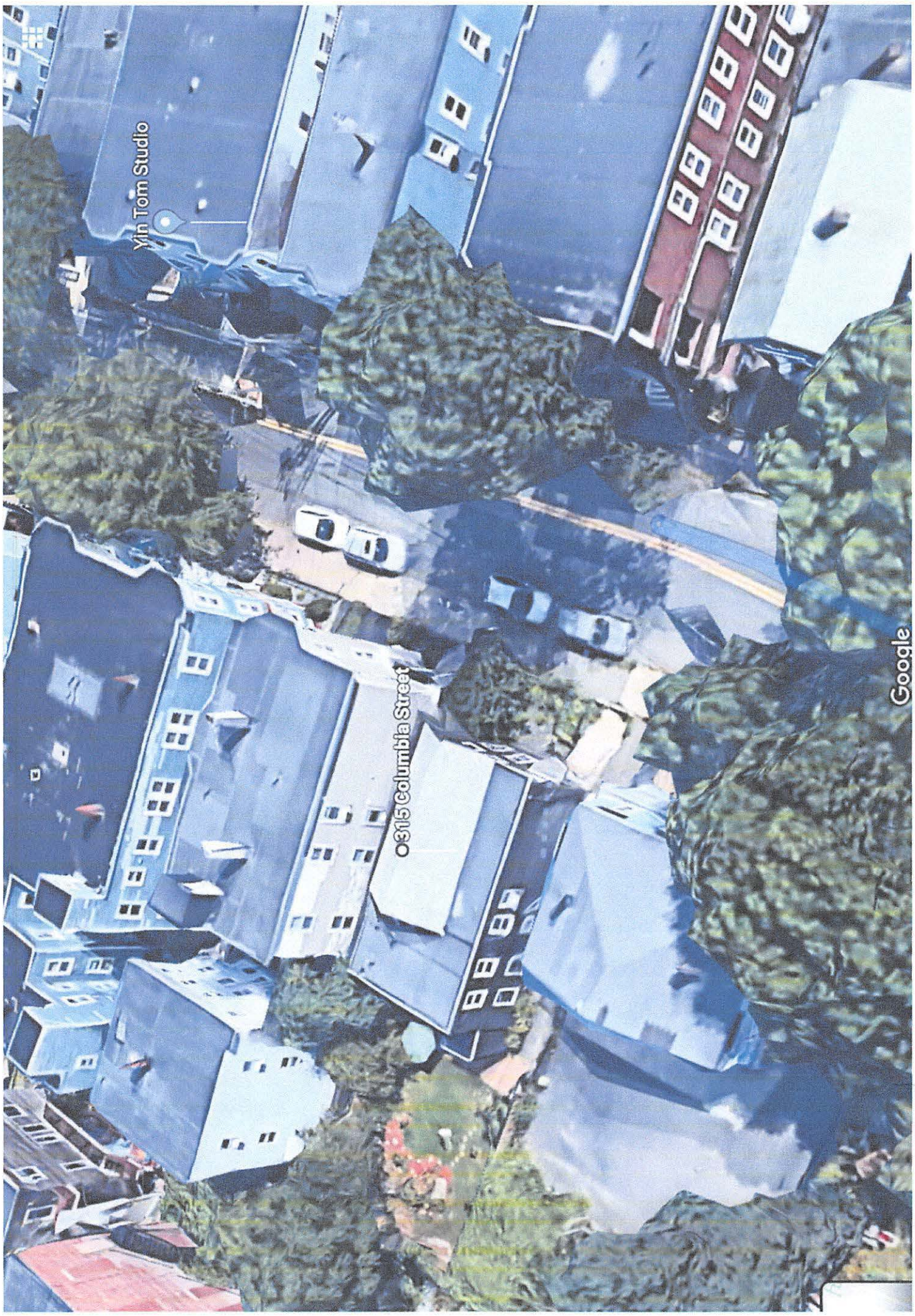
EXTR. ELEV.
NEW

chg no.

A5.01



8.5' x 20'



Yin Tom Studio

0315 Columbia Street

Google

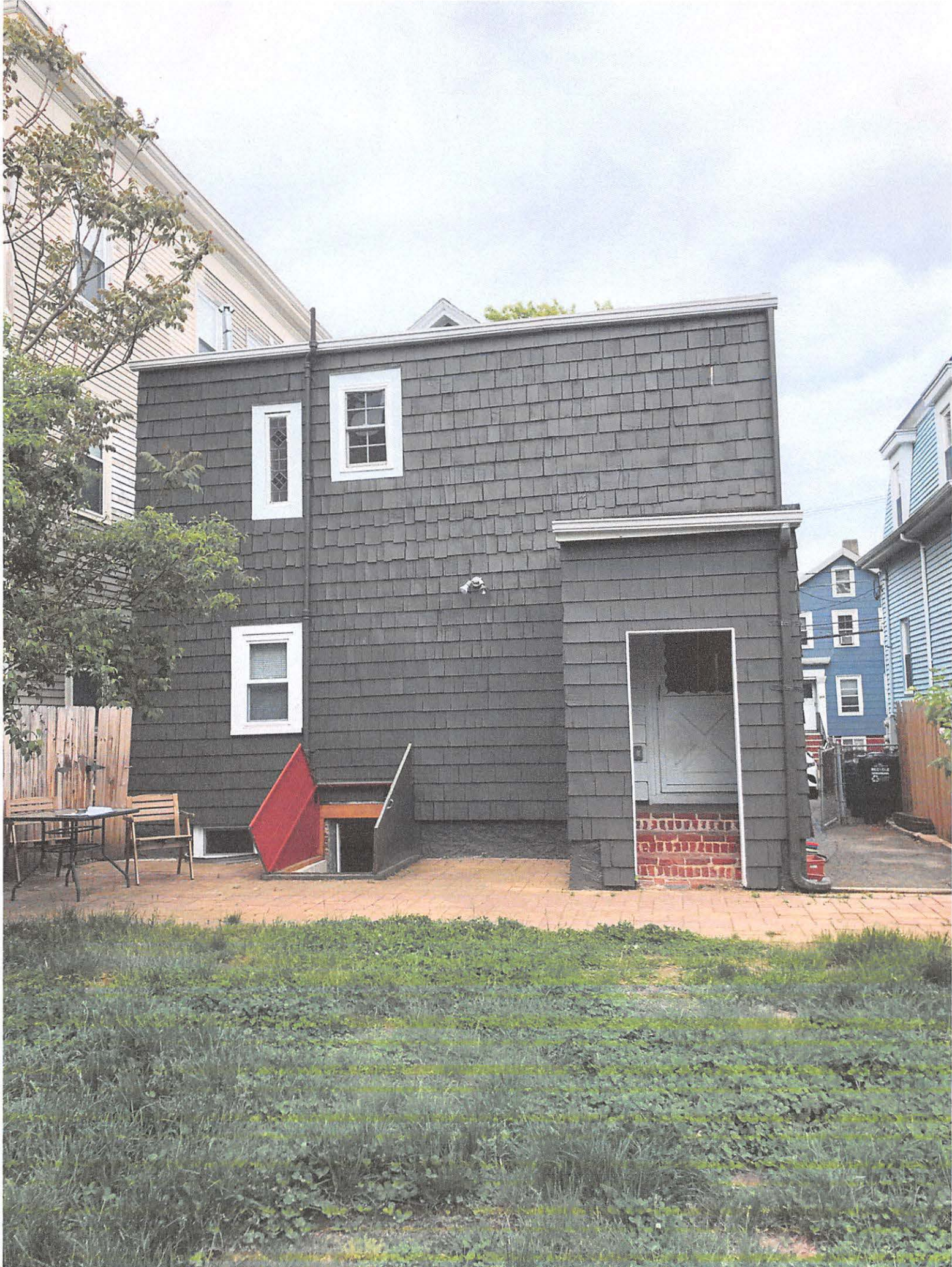


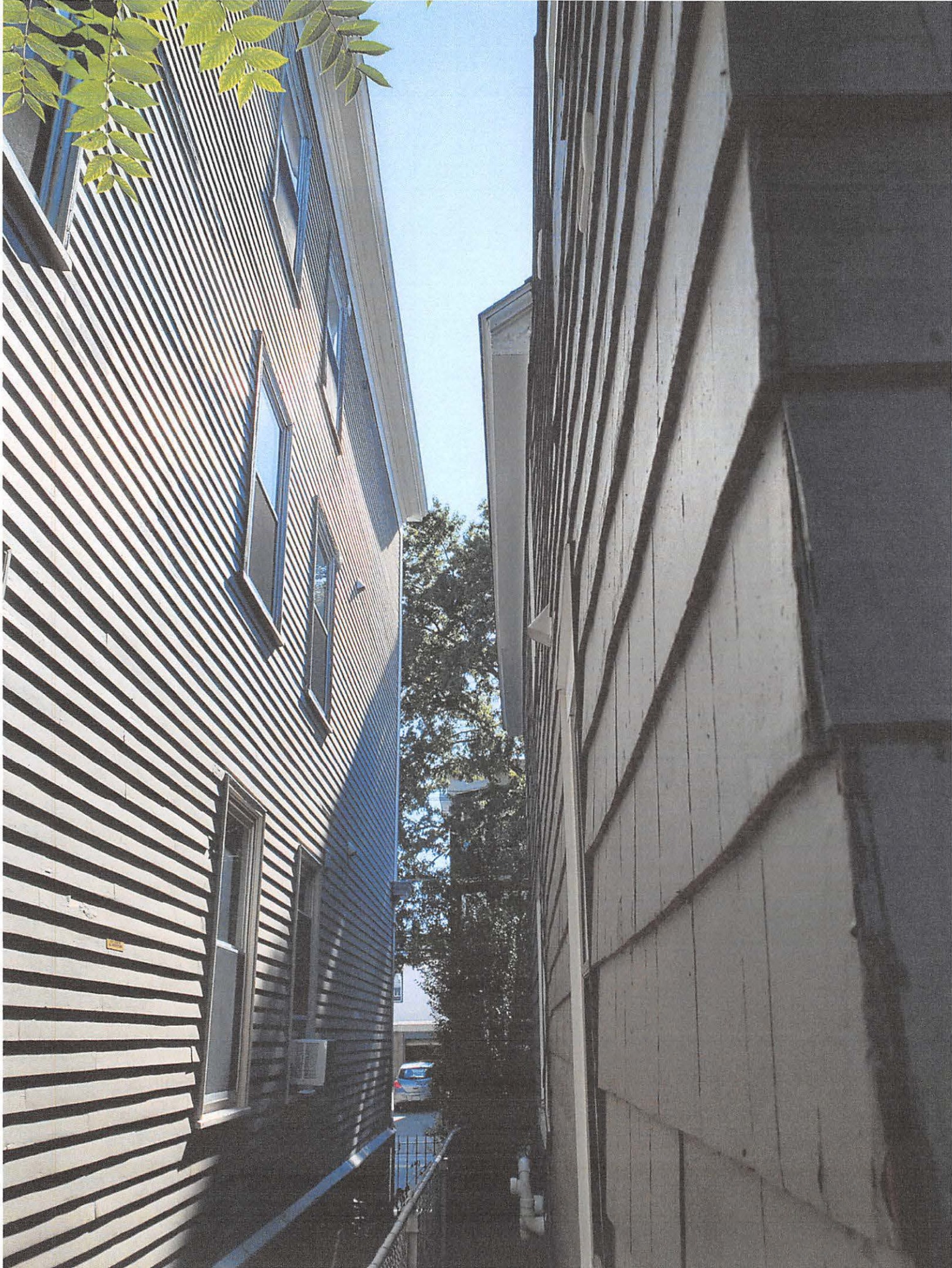
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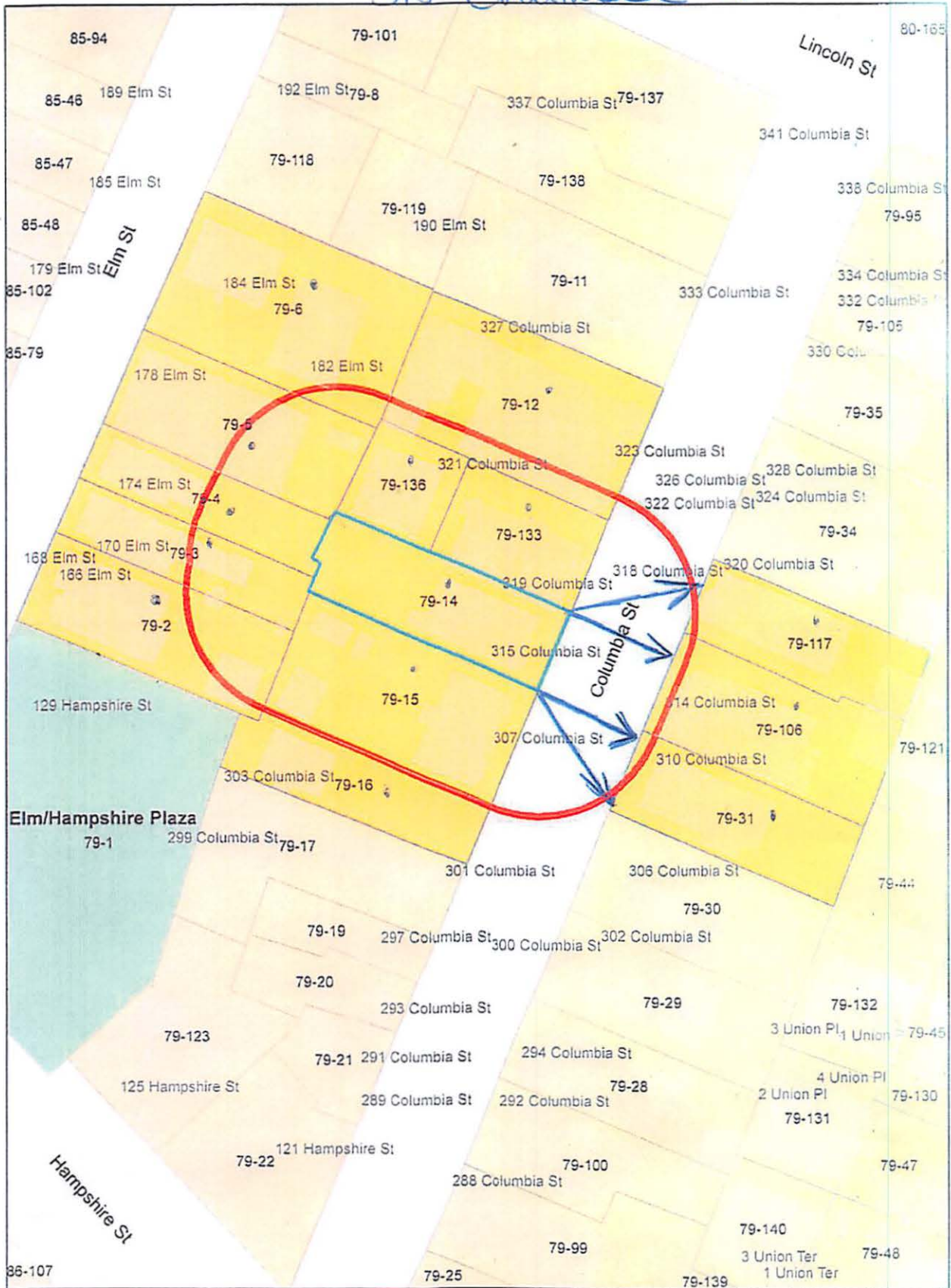
Google







315 Columbia St.



315 Columbia St. BZA-017235-2019

Petitioner
JAMES STEINHILBER
315 COLUMBIA STREET
CAMBRIDGE, MA 02141

79-2
PEREIRA, MARIA B., A LIFE ESTATE
168 ELM STREET
CAMBRIDGE, MA 02139

79-3
BRAZ, MARIA
170 ELM ST
CAMBRIDGE, MA 02139

79-5
CASA BENIFICA LLC
264 SALEM ST
MEDFORD, MA 02155

79-12
CACCIOLA, EDWARD D.,
TR. OF NEWPORT REALTY TRUST
63 SHORE RD #31
WINCHESTER, MA 01890

I-KANDA ARCHITECTS, LLC
C/O ISAMU KANDA, PRINCIPAL
50 TERMINAL STREET - BLDG. 2, UNIT #429
CHARLESTOWN, MA 02129

79-15
307-309 COLUMBIA STREET LLC
3 AUTUMN DR
WESTWOOD, MA 02090

79-16
BOOTH, LAURA M. & MELISSA F. TONACHEL
303 COLUMBIA ST
CAMBRIDGE, MA 02141

79-31
AHAD, ABDUL & SELINA AKHTER AHAD
310 COLUMBIA ST., #2
CAMBRIDGE, MA 02141

79-106
DIVAC, SRDJAN
314 COLUMBIA ST
CAMBRIDGE, MA 02141

79-117
MHASE, MAHESH
318 COLUMBIA ST., UNIT#1
CAMBRIDGE, MA 02141

79-117
TOM, YEEWAN
318 COLUMBIA ST., UNIT #2
CAMBRIDGE, MA 02139

79-117
VANSKOYOC, ELLEN & CALEB NEELON
320 COLUMBIA ST. UNIT#3
CAMBRIDGE, MA 02141

79-133
ESP INVESTMENTS LLP
4 MARLBOROUGH ST
BOSTON, MA 02116

79-136
PARK, ERNEST & TINA PARK
321 COLUMBIA ST., #1
CAMBRIDGE, MA 02139

79-136
STONEHOUSE, JILL
321 COLUMBIA ST #3
CAMBRIDGE, MA 02141

79-136
FENG, DAN & GUAN SUN
321 COLUMBIA ST UNIT #2
CAMBRIDGE, MA 02139

79-6
TYE, KAY
184 ELM ST, UNIT #1
CAMBRIDGE, MA 02139

79-6
LOVE, ANDREA & JEFFERY T. DAVIS, JR.
184 ELM ST.
CAMBRIDGE, MA 02139

79-6
LESZCZYNIECKA, MAGDALENA
182-184 ELM ST. UNIT#182/3
CAMBRIDGE, MA 02139

79-6
NYQUIST, SARAH KATE
184 ELM ST., #182/2
CAMBRIDGE, MA 02139

79-4
REVILLE, DOUGLAS W.
174 ELM ST
CAMBRIDGE, MA 02139

79-14
HUGHES, JARED E., NIKKI R. HUGHES,
CYNTHIA L. QUENSE & TIMOTHY E. HUGHES
315 COLUMBIA ST
CAMBRIDGE, MA 02141

N/F Aurelio & Maria Braz
Book 14472 Page 315

N/F 174 Elm Street
North Condominium
Book 52458 Page 497

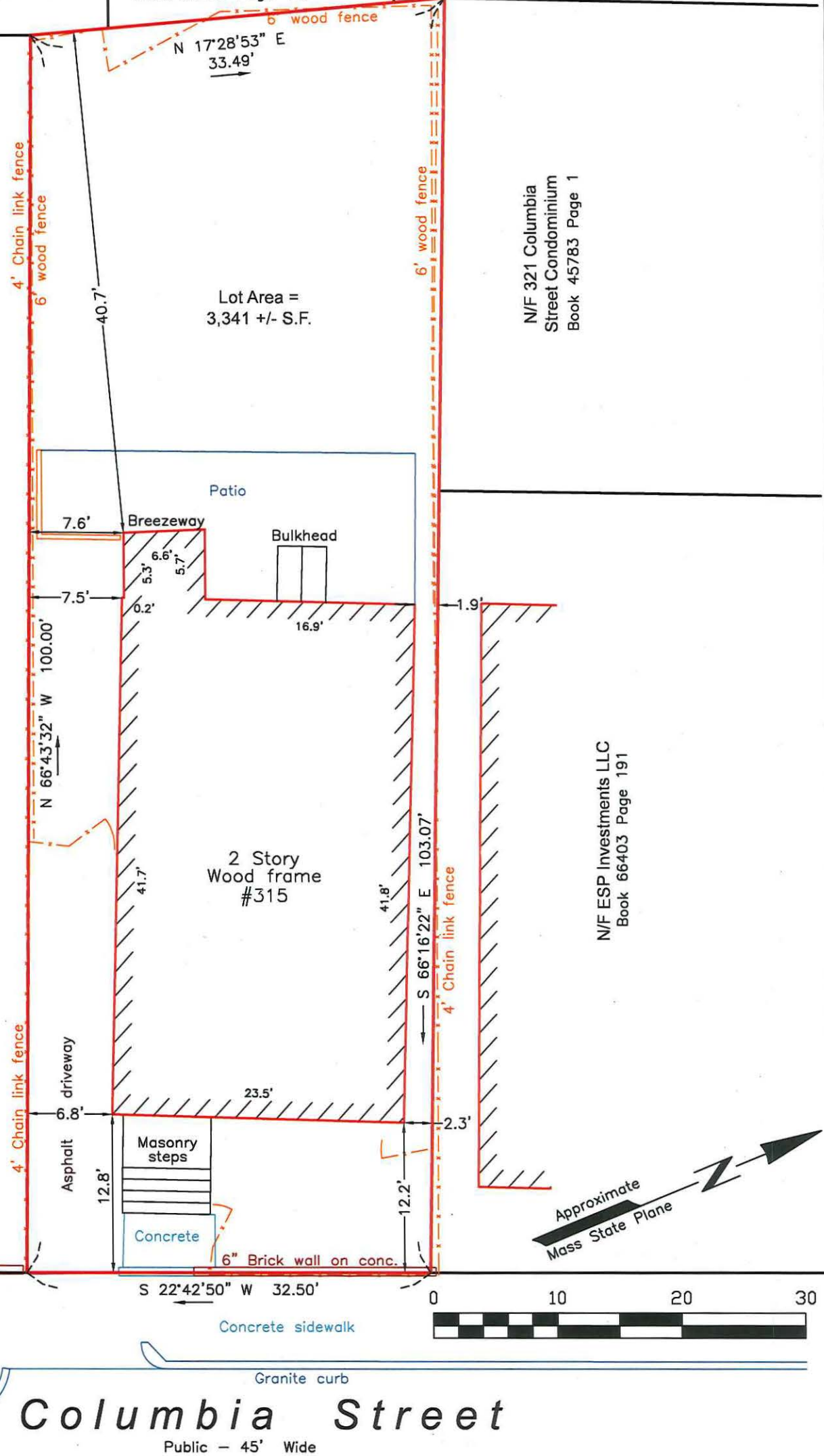
N/F Casa Benfica LLC
Book 70074 Page 587

Zoning Calculations

District: C-1

Lot	Required	Existing
Lot area	5,000	3,341
Lot width	50	32.50
Front yard	10 ¹	12.2
Left side yard	10 ²	6.8
Right side yard	9.4 ²	1.9
Rear yard	20 ³	40.7
Height	35	26.8
Total open space	30%	44.0%
% Meeting private open space req.	50%	95.4%
% Meeting permeable open space req.	50%	100.0%

1. Based on minimum 10' front yard setback
2. Based on formula (H+L)/7
3. Based on minimum 20' rear setback



N/F 307-309 Columbia Street, LLC
Book 69629 Page 104

N/F 321 Columbia Street Condominium
Book 45783 Page 1

N/F ESP Investments LLC
Book 66403 Page 191

In my professional opinion, I certify to Lindsey Locks and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0576E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

Existing Conditions Plan of Land

in
Cambridge, Massachusetts

Prepared For: Lindsey Locks

Scale: 1" = 10'

Date: June 8, 2019



PROFESSIONAL LAND SURVEYOR

DATE: 6/8/2019

MALONEY GEOSPATIAL

7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 68247 Pg 35
Assessors Map 79, Lot 14
Zoning District: Residence C-1