

12 Lakeview Avenue

CAMBRIDGE, MA

REISSUED PERMIT SET

June 16, 2021

AMENDED 03.17.2022 WITH REDUCED NORTH COVERED PORCH AND ADDED SOUTH COVERED PORCH

GENERAL CONTRACTOR

Thoughtforms Corporation
525 Massachusetts Ave, Suite 204
Acton, MA 01720
978.263.6019

SURVEY/SITE ENGINEER

Hancock Associates
185 Centre Street
Danvers, MA 01923
978.777.3050

ARCHITECT

Hart Associates Architects Inc.
50 Church Street
Belmont, MA 02478
617.489.0030

STRUCTURAL ENGINEER

Siegel Associates
860 Walnut Street
Newton Centre, MA 02459
617.244.1612

LIST OF DRAWINGS:

TITLE SHEET

SITE DRAWING

EC EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA
PP PROPOSED PLOT PLAN OF LAND IN CAMBRIDGE, MA
C1 DRAINAGE AND UTILITY PLAN
C2 DRAINAGE AND UTILITY DETAILS

ARCHITECTURE DRAWINGS

EX1.0 EXISTING BASEMENT PLAN
EX1.1 EXISTING FIRST FLOOR PLAN
EX1.2 EXISTING SECOND FLOOR PLAN
EX1.3 EXISTING THIRD FLOOR PLAN
EX1.4 EXISTING CARRIAGE HOUSE PLAN AND ELEVATIONS

EX2.1 EXISTING SOUTH & EAST ELEVATIONS
EX2.2 EXISTING NORTH & WEST ELEVATIONS

D1.0 BASEMENT DEMOLITION PLAN
D1.1 FIRST FLOOR DEMOLITION PLAN
D1.2 SECOND FLOOR DEMOLITION PLAN
D1.3 THIRD FLOOR DEMOLITION PLAN

D2.1 DEMOLITION SOUTH & EAST ELEVATIONS
D2.2 DEMOLITION NORTH & WEST ELEVATIONS

A0.1 FOUNDATION PLAN (Updated 05.28.2021)
A0.2 FOUNDATION DETAILS (Updated 05.28.2021)

A1.0 PROPOSED BASEMENT PLAN (Updated 05.28.2021)
A1.1 PROPOSED FIRST FLOOR PLAN **UPDATED 03.17.2022**
A1.2 PROPOSED SECOND FLOOR PLAN
A1.3 PROPOSED THIRD FLOOR PLAN
A1.4 PROPOSED ROOF PLAN **UPDATED 03.17.2022**

A2.1 PROPOSED EAST ELEVATION
A2.2 PROPOSED SOUTH ELEVATION **UPDATED 03.17.2022**
A2.3 PROPOSED NORTH ELEVATION **UPDATED 03.17.2022**
A2.4 PROPOSED WEST ELEVATION (Updated 05.28.2021)
A2.5 WINDOW AND DOORS SCHEDULE

A3.1 BUILDING SECTIONS
A3.2 BUILDING SECTIONS
A3.3 BUILDING SECTIONS

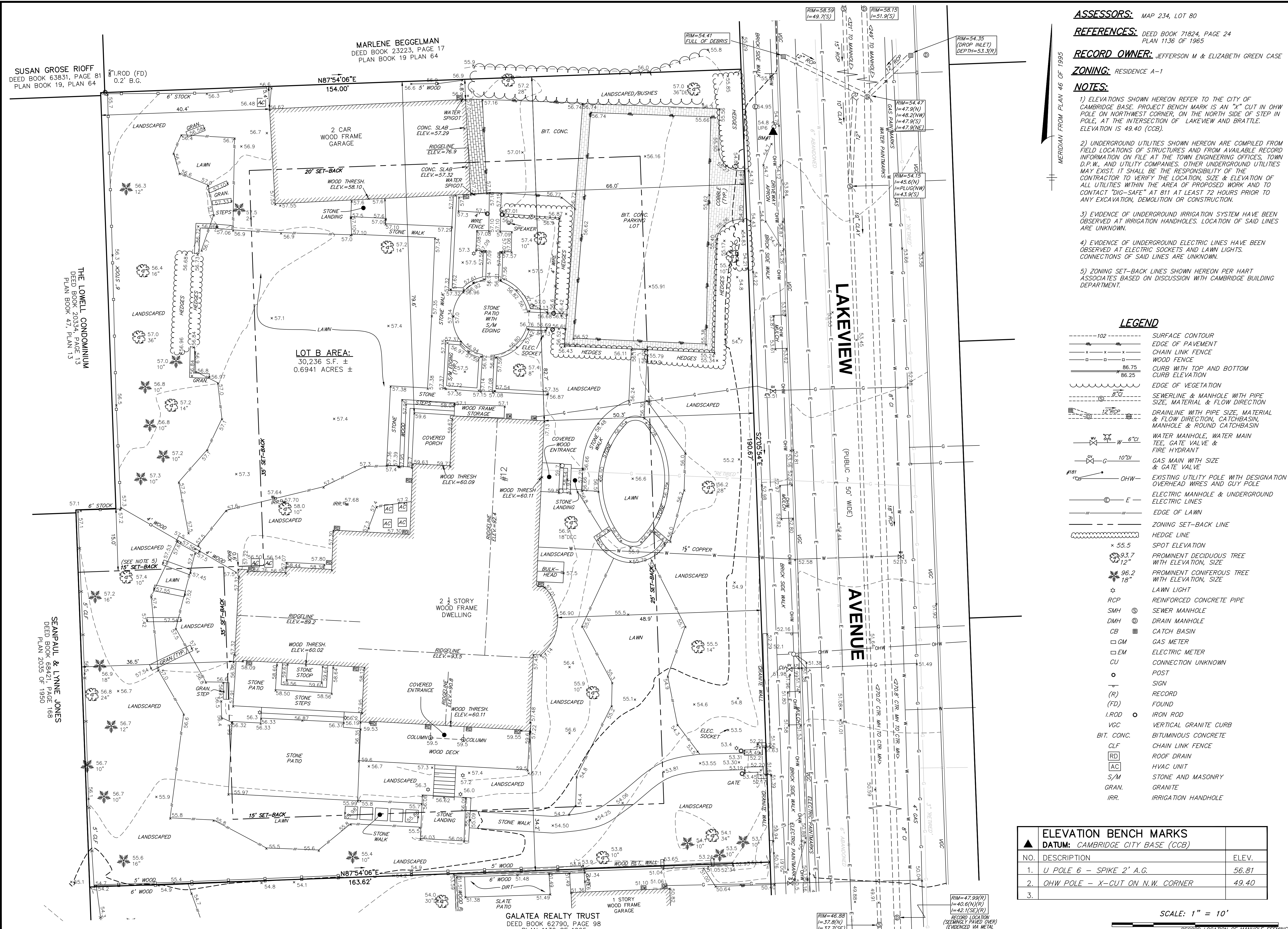
A5.1 LIFE SAFETY PLANS (Added 03.26.2021)

STRUCTURAL DRAWINGS

S0.01 GENERAL NOTES
S1.01 FIRST FLOOR FRAMING PLAN
S1.02 SECOND FLOOR FRAMING PLAN
S1.03 THIRD FLOOR FRAMING PLAN
S1.04 ROOF FRAMING PLAN
S3.01 SECTIONS
S3.02 SECTIONS

CALCULATION DRAWINGS

PA-1 EXISTING & PROPOSED SQUARE FOOTAGE CALCULATIONS **UPDATED 03.17.2022**
PA-2 EXISTING & PROPOSED VOLUME CALCULATIONS (Added 05.28.2021)
PA-3 EXISTING & PROPOSED HEIGHT CALCULATIONS (Added 05.28.2021)



ASSESSORS: MAP 234, LOT 80
REFERENCES: DEED BOOK 71824, PAGE 24
 PLAN 1136 OF 1965
RECORD OWNER: JEFFERSON M & ELIZABETH GREEN CASE
ZONING: RESIDENCE A-1
NOTES:

- ELEVATIONS SHOWN HEREON REFER TO THE CITY OF CAMBRIDGE BASE. PROJECT BENCH MARK IS AN "X" CUT IN OHW POLE ON NORTHWEST CORNER, ON THE NORTH SIDE OF STEP IN POLE, AT THE INTERSECTION OF LAKEVIEW AND BRATTLE. ELEVATION IS 49.40 (CCB).
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- EVIDENCE OF UNDERGROUND IRRIGATION SYSTEM HAVE BEEN OBSERVED AT IRRIGATION HANDHOLES. LOCATION OF SAID LINES ARE UNKNOWN.
- EVIDENCE OF UNDERGROUND ELECTRIC LINES HAVE BEEN OBSERVED AT ELECTRIC SOCKETS AND LAWN LIGHTS. CONNECTIONS OF SAID LINES ARE UNKNOWN.
- ZONING SET-BACK LINES SHOWN HEREON PER HART ASSOCIATES BASED ON DISCUSSION WITH CAMBRIDGE BUILDING DEPARTMENT.

LEGEND

--- 102 ---	SURFACE CONTOUR
— x — x —	EDGE OF PAVEMENT
— x — x —	CHAIN LINK FENCE
— x — x —	WOOD FENCE
— x — x —	CURB WITH TOP AND BOTTOM CURB ELEVATION
— x — x —	EDGE OF VEGETATION
— x — x —	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
— x — x —	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
— x — x —	WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
— x — x —	GAS MAIN WITH SIZE & GATE VALVE
— x — x —	OHW — EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
— x — x —	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
— x — x —	EDGE OF LAWN
— x — x —	ZONING SET-BACK LINE
— x — x —	HEDGE LINE
— x — x —	SPOT ELEVATION
— x — x —	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE
— x — x —	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE
— x — x —	LAWN LIGHT
— x — x —	RCP — REINFORCED CONCRETE PIPE
— x — x —	SMH — SEWER MANHOLE
— x — x —	DMH — DRAIN MANHOLE
— x — x —	CB — CATCH BASIN
— x — x —	GM — GAS METER
— x — x —	EM — ELECTRIC METER
— x — x —	CU — CONNECTION UNKNOWN
— x — x —	POST
— x — x —	SIGN
— x — x —	(R) — RECORD
— x — x —	(FD) — FOUND
— x — x —	I.ROD — IRON ROD
— x — x —	VGC — VERTICAL GRANITE CURB
— x — x —	BIT. CONC. — BITUMINOUS CONCRETE
— x — x —	CLF — CHAIN LINK FENCE
— x — x —	RD — ROOF DRAIN
— x — x —	AC — HVAC UNIT
— x — x —	S/M — STONE AND MASONRY
— x — x —	GRAN. — GRANITE
— x — x —	IRR. — IRRIGATION HANDHOLE

ELEVATION BENCH MARKS
DATUM: CAMBRIDGE CITY BASE (CCB)

NO.	DESCRIPTION	ELEV.
1.	U POLE 6 - SPIKE 2' A.G.	56.81
2.	OHW POLE - X-CUT ON N.W. CORNER	49.40
3.		

SCALE: 1" = 10'

12 LAKEVIEW AVENUE

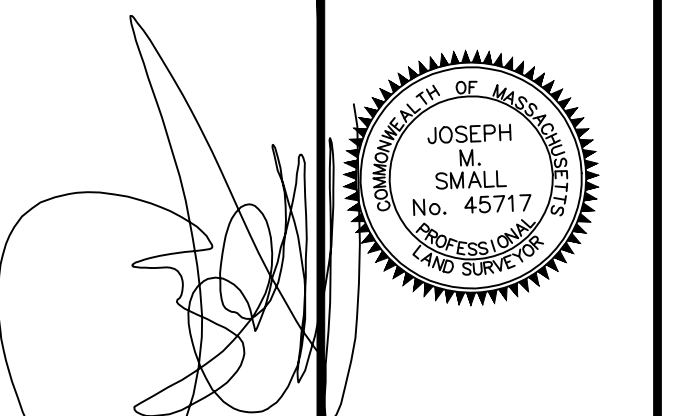
Cambridge, Massachusetts 02138

PREPARED FOR:
HART ASSOCIATES ARCHITECTS, INC.
 50 Church Street
 Belmont, Massachusetts 02478

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 6/7/2019 DRAWN BY: AAF
 SCALE: 1"=10' CHECK BY: JMS

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Jun 10, 2019 3:30 pm
 PATH: F:\DWG 3D Projects\21471 - Hort - Cambridge\DWG\

DWG: 21471EC.dwg

LAYOUT: EC12
 SHEET: 1 OF 1

DATE PLOTTED: 06/16/2021 10:00:00 AM
 PLOTTER: HP DesignJet T1200

REISSUED 06.16.2021

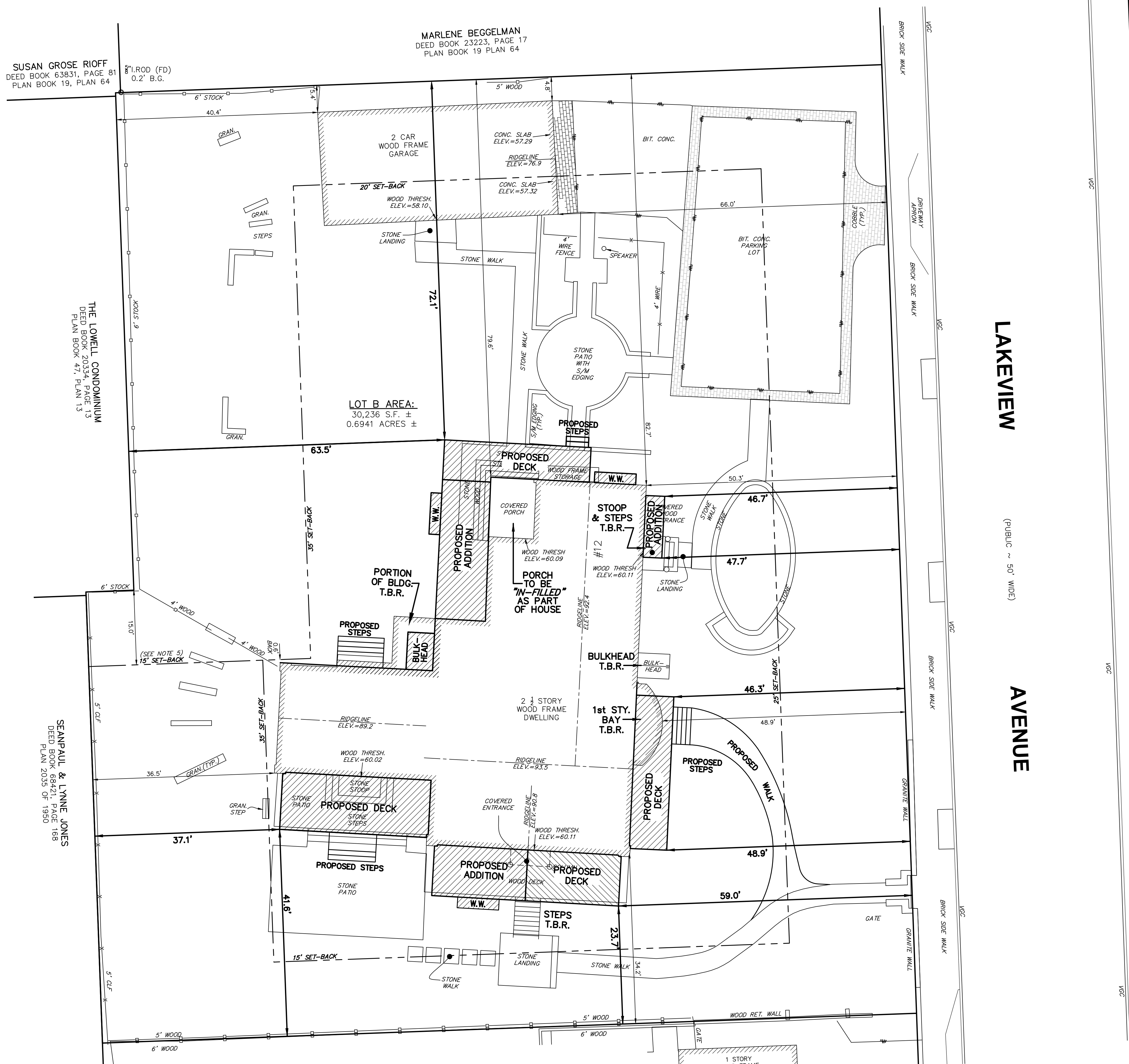
SUSAN GROSE RIOFF
DEED BOOK 63831, PAGE 81
PLAN BOOK 19, PLAN 64

MARLENE BEGELMAN
DEED BOOK 23223, PAGE 17
PLAN BOOK 19 PLAN 64

THE LOWELL CONDOMINIUM
DEED BOOK 20334, PAGE 13
PLAN BOOK 47, PLAN 13

SEAN PAUL & LYNNIE JONES
DEED BOOK 68421, PAGE 168
PLAN 2035 OF 1950

GALATEA REALTY TRUST
DEED BOOK 62790, PAGE 98
PLAN 1136 OF 1965



ASSESSORS: MAP 234, LOT 80
REFERENCES: DEED BOOK 71824, PAGE 24
PLAN 1136 OF 1965
RECORD OWNER: JEFFERSON M & ELIZABETH GREEN CASE
ZONING: RESIDENCE A-1
NOTES:

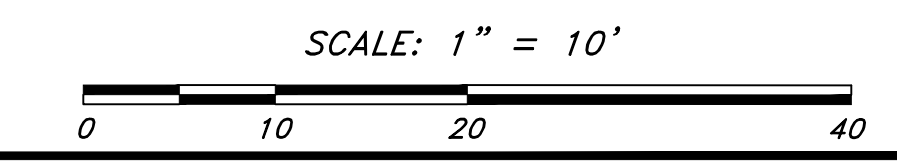
- 1) THIS PLAN HAS BEEN PREPARED TO SHOW PROPOSED CHANGES TO EXISTING DWELLING AND APPURTENANCES.
- 2) ELEVATIONS SHOWN HEREON REFER TO THE CITY OF CAMBRIDGE BASE. PROJECT BENCH MARK IS AN "X" CUT IN OHW POLE ON NORTHWEST CORNER, ON THE NORTH SIDE OF STEP IN POLE, AT THE INTERSECTION OF LAKEVIEW AND BRATTLE. ELEVATION IS 49.40 (CCB).
- 3) NO UNDERGROUND UTILITIES ARE SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 4) EVIDENCE OF UNDERGROUND IRRIGATION SYSTEM HAVE BEEN OBSERVED AT IRRIGATION HANDHOLES. LOCATION OF SAID LINES ARE UNKNOWN.
- 5) ZONING SET-BACK LINES SHOWN HEREON PER HART ASSOCIATES BASED ON DISCUSSION WITH CAMBRIDGE BUILDING DEPARTMENT.

LEGEND

	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	CURB LINE
	ZONING SET-BACK LINE
	LAWN LIGHT
	POST
	SIGN
	RECORD
	FOUND
	IRON ROD
	VERTICAL GRANITE CURB
	BITUMINOUS CONCRETE
	CHAIN LINK FENCE
	STONE AND MASONRY
	GRANITE
	PROPOSED WINDOW WELL
	TO BE REMOVED



OPEN SPACE CALCULATIONS:
(AS PROVIDED BY GREGORY LOMBARDI DESIGN)
EXISTING PERMEABLE AREA: 18,733± S.F.
PROPOSED PERMEABLE AREA: 18,518± S.F.
REQUIRED PERMEABLE AREA: 15,118± S.F.



12
LAKEVIEW AVENUE

Cambridge, Massachusetts 02138

PREPARED FOR:
HART ASSOCIATES ARCHITECTS, INC.
50 Church Street
Belmont, Massachusetts 02478

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 6/10/2019 DRAWN BY: AAF/JMS
SCALE: 1"=10' CHECK BY: JMS

PROPOSED PLOT PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Jun 10, 2019 4:09 pm
PATH: F:\GIS 30 Projects\21471 - Hart - Cambridge\DWG\

DWG: 21471EC.dwg	PROJECT NO.: 21471
LAYOUT: PP12 (2)	
SHEET: 1 OF 1	

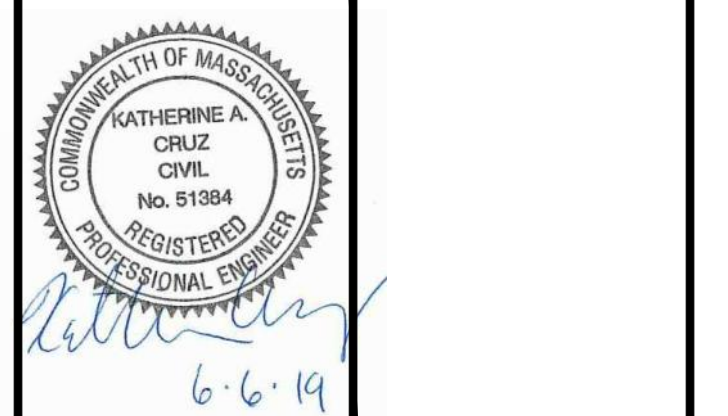
REISSUED 06.16.2021

12 LAKEVIEW AVENUE

Cambridge, Massachusetts 02138

PREPARED FOR:
HART ASSOCIATES ARCHITECTS, INC.
 50 Church Street
 Belmont, Massachusetts 02478

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists
 185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	6/7/2019	DRAWN BY:	JJP	
SCALE:	1"=10'	CHECK BY:	KAC	

DRAINAGE AND UTILITY PLAN

PLOT DATE: Jun 10, 2019 4:45 pm
 PATH: F:\GIS\2019\Projects\121471 - Hart - Cambridge\DWG\

DWG: 21471ps.dwg
 LAYOUT: C1
 SHEET: 1 OF 2
 PROJECT NO.: 21471

REISSUED 06.16.2021

LEGEND

EXISTING	PROPOSED
---S4---	18
---	SD
---	RD
---	W
---	G
---	W
---	G
---	W
---	G
---	W
---	G
---	W
---	G
---	W
---	G

PLAN INTENT
 THE PURPOSE OF THESE PLANS IS TO SHOW THE PROPOSED STORMWATER DRAINAGE SYSTEM AND UTILITY SERVICE CONNECTIONS.

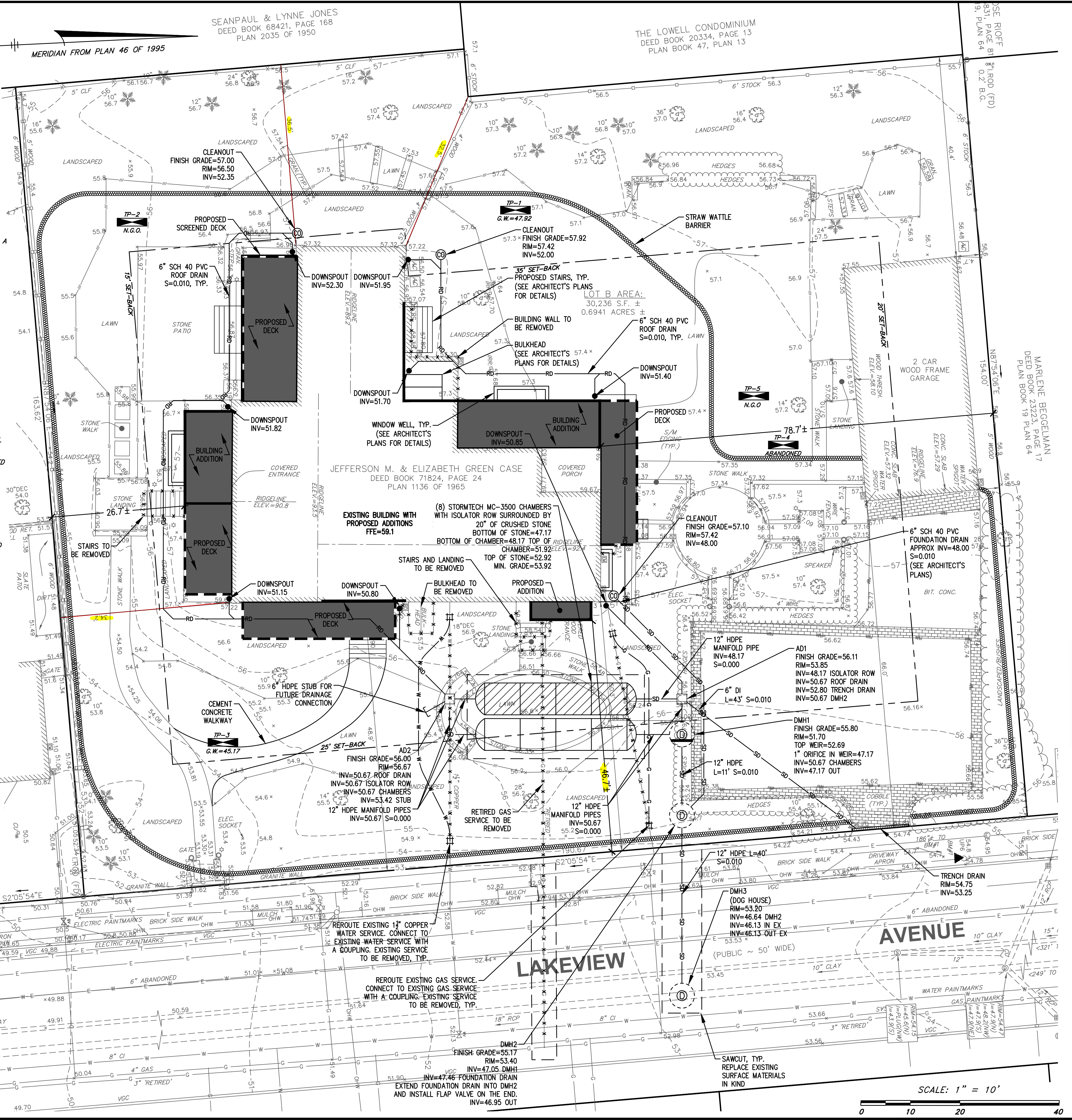
- GENERAL NOTES**
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE.
 - SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
 - THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
 - ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
 - RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
 - WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
 - STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
 - PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
 - SITE LAYOUT AND GRADING DESIGN IS BY LANDSCAPE ARCHITECT AND IS SHOWN HEREIN FOR REFERENCE ONLY.
 - THE ENGINEER SHALL INSPECT THE BOTTOM OF EXCAVATION AT THE CHAMBER SYSTEM PRIOR TO INSTALLATION.
 - PIPE SLOPES SHOWN ARE IN FOOT/FOOT.

- REGULATORY NOTES**
- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
 - ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CAMBRIDGE DPW STANDARDS.

SOIL TEST DATA:

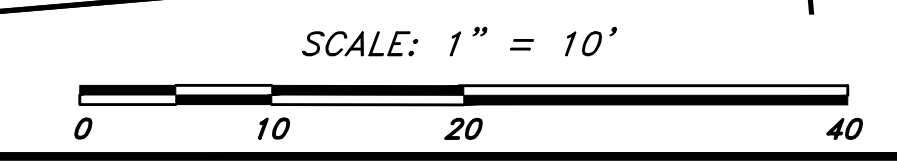
TP-1 0-4" TOP SOIL, SANDY LOAM 4-18" FILL, LOAMY SAND 18-24" ORGANIC, CLAY LOAM 24-60" C1, CLAY 60-112" C2, CLAY LOAM 112"+ C3, CLAY GROUND EL.=57.25 REDOX AT 112" NO WEeping, NO STANDING WATER	TP-2 0-4" TOP SOIL, SANDY LOAM 4-30" FILL, LOAMY SAND 30-122" C HORIZON, CLAY LOAM GROUND ELEVATION=56.00 NO WEeping, NO STANDING WATER, NO REDOX	TP-3 0-4" TOP SOIL, SANDY LOAM 4-30" FILL, LOAMY SAND 30-114" C1, CLAY LOAM 114"+ C2, CLAY GROUND ELEVATION=54.70 REDOX AT 112" NO WEeping, NO STANDING WATER	TP-4 WATER LINES ENCOUNTERED TEST PIT ABANDONED	TP-5 0-4" TOP SOIL, SANDY LOAM 4-19" FILL, LOAMY SAND 19-38" FILL/ASH, LOAMY SAND 38-113" CLAY LOAM, CLAY LOAM GROUND EL.=57.30'
--	--	--	---	---

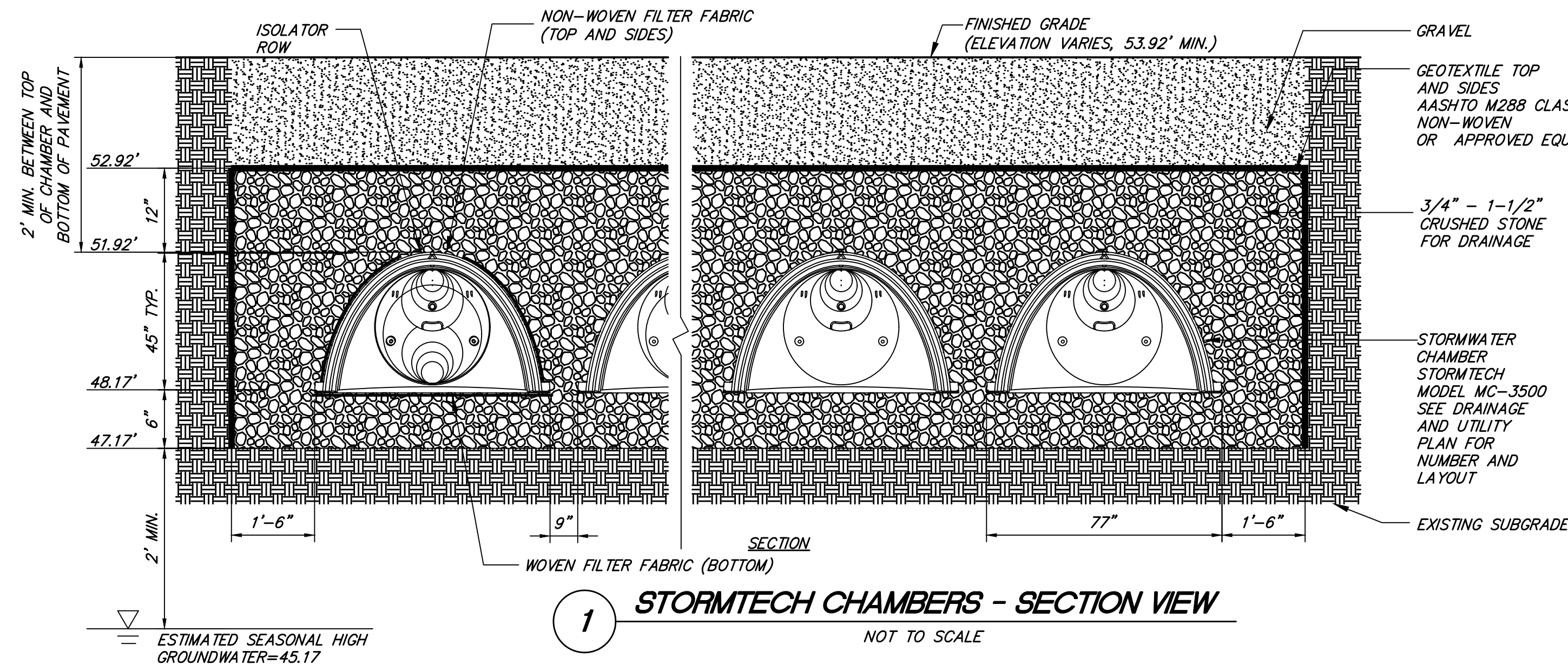
TEST PITS OBSERVED BY JACOB T. LEMIEUX (SE14144) OF HANCOCK ASSOCIATES ON FEBRUARY 7, 2019.



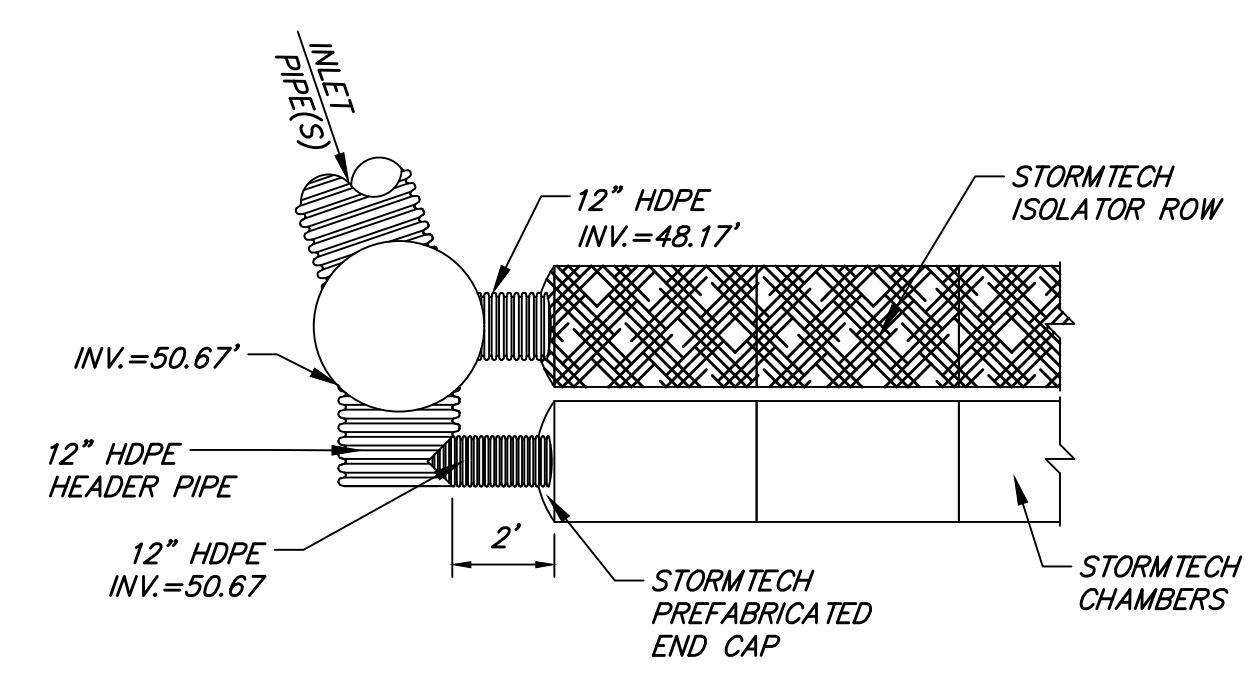
ELEVATION BENCH MARKS
 DATUM: CAMBRIDGE CITY BASE

NO.	DESCRIPTION	ELEV.
1.	U POLE 6 - SPIKE 2' A.G.	56.81
2.	OHV POLE - X-CUT ON N.W. CORNER	49.40
3.		

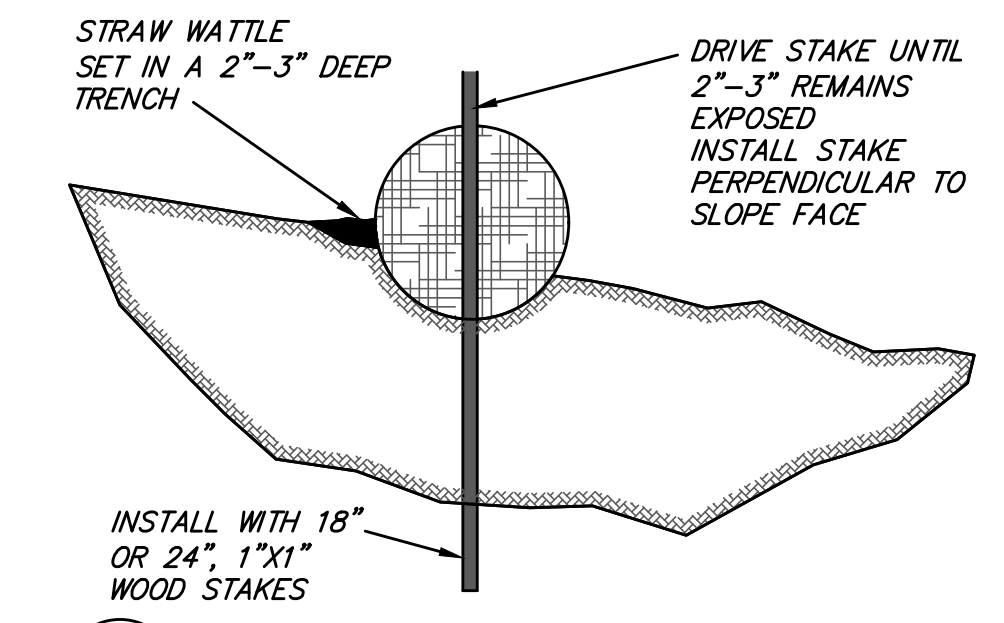




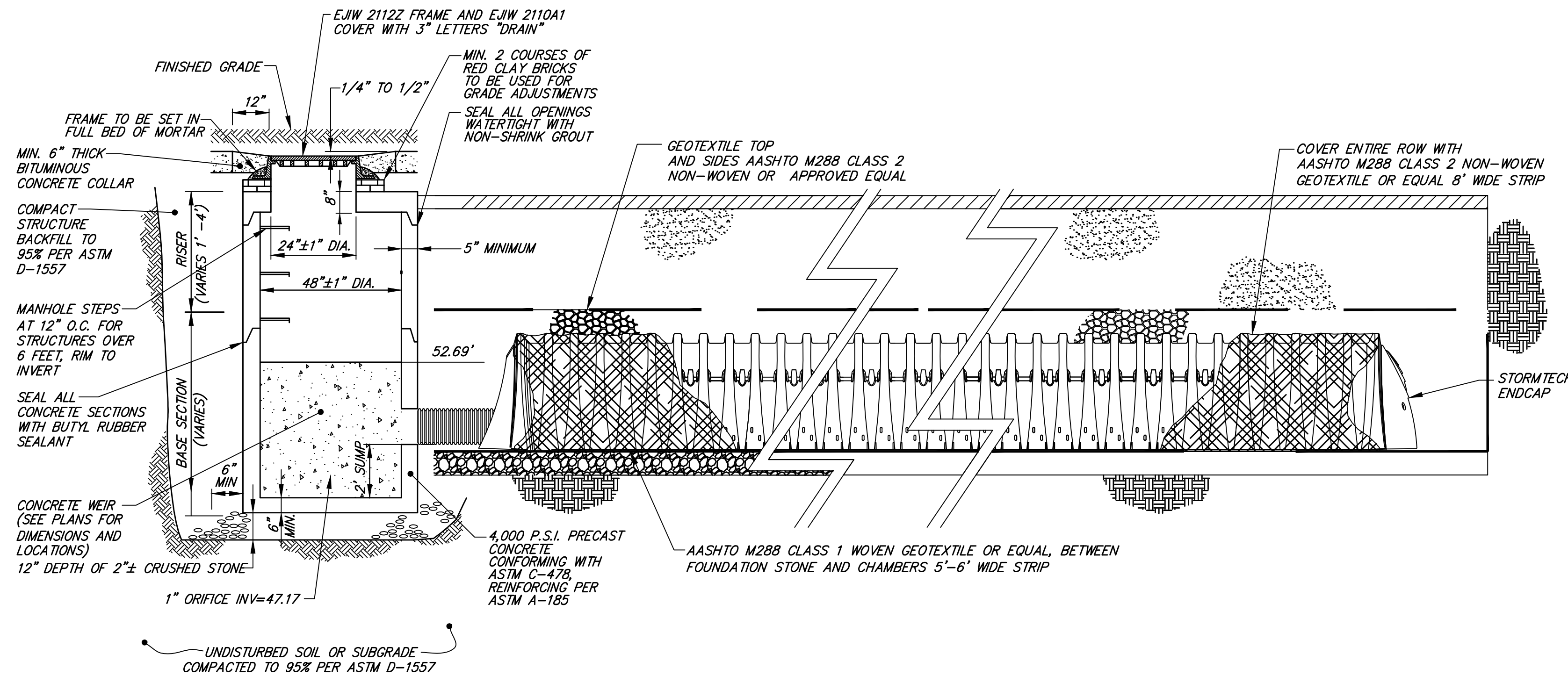
1 STORMTECH CHAMBERS - SECTION VIEW
NOT TO SCALE



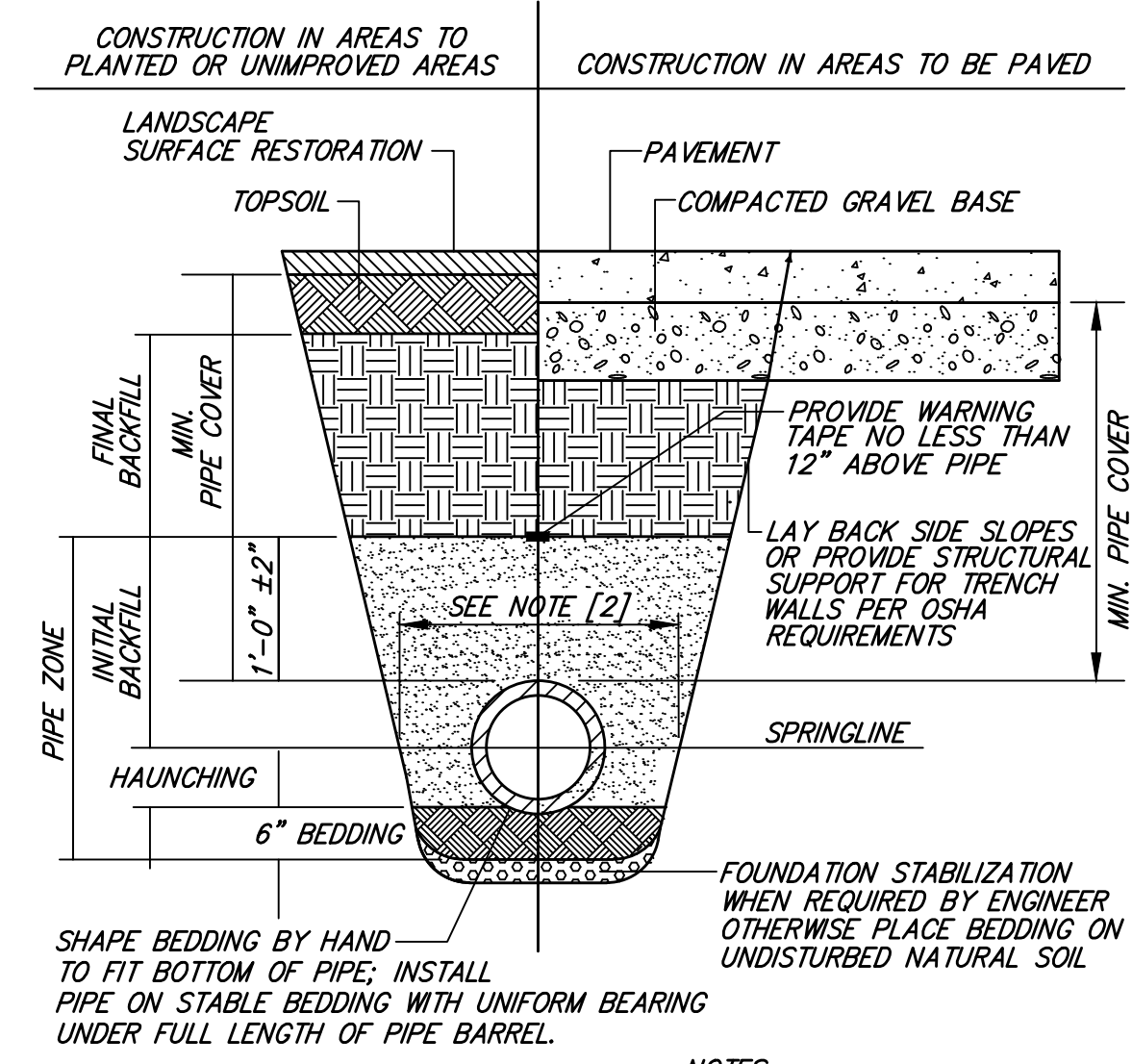
3 STORMTECH CHAMBERS - MANIFOLD
NOT TO SCALE



4 STRAW WATTLE INSTALLATION
NOT TO SCALE



2 STORMTECH CHAMBERS - ISOLATOR ROW
NOT TO SCALE



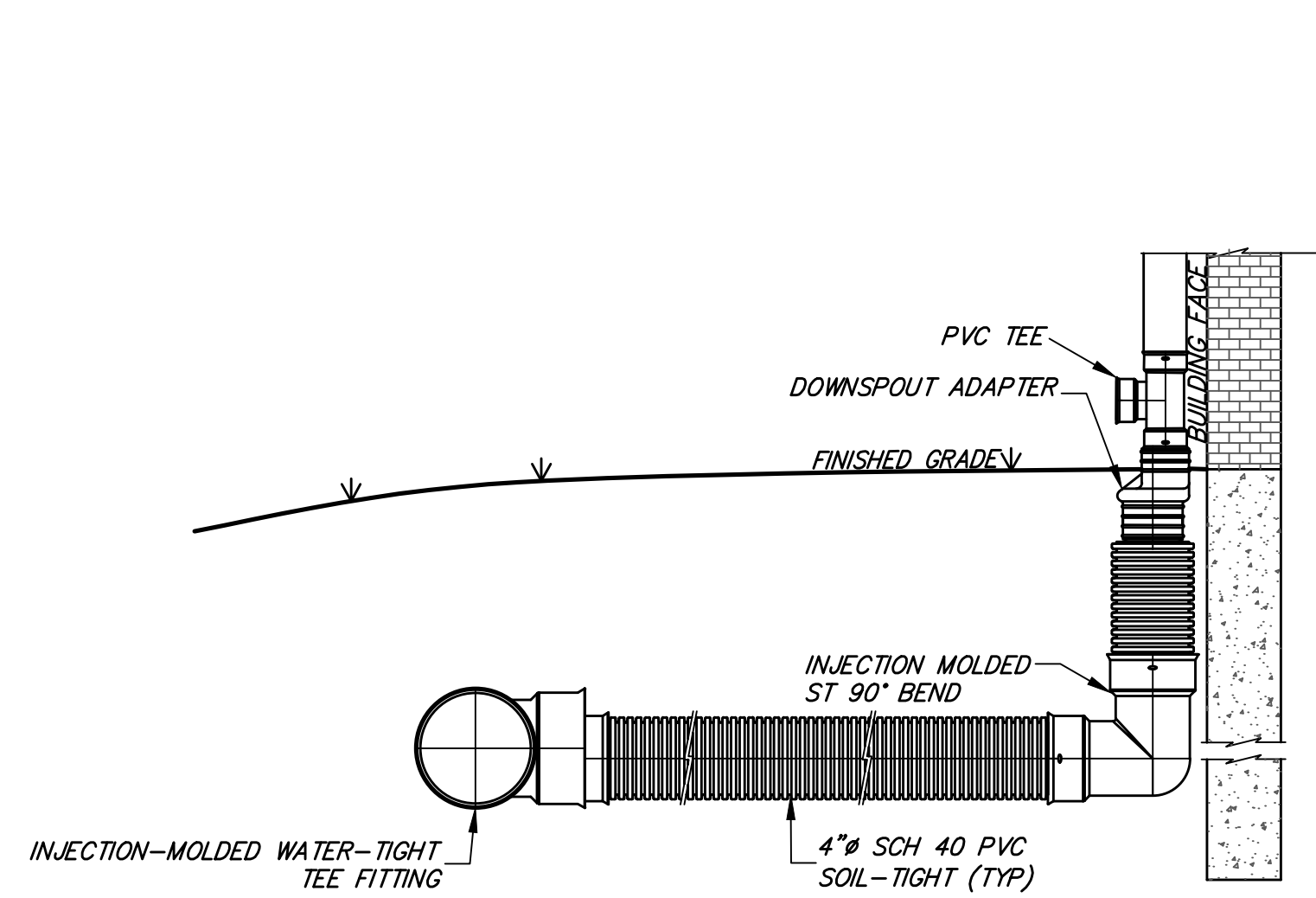
FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

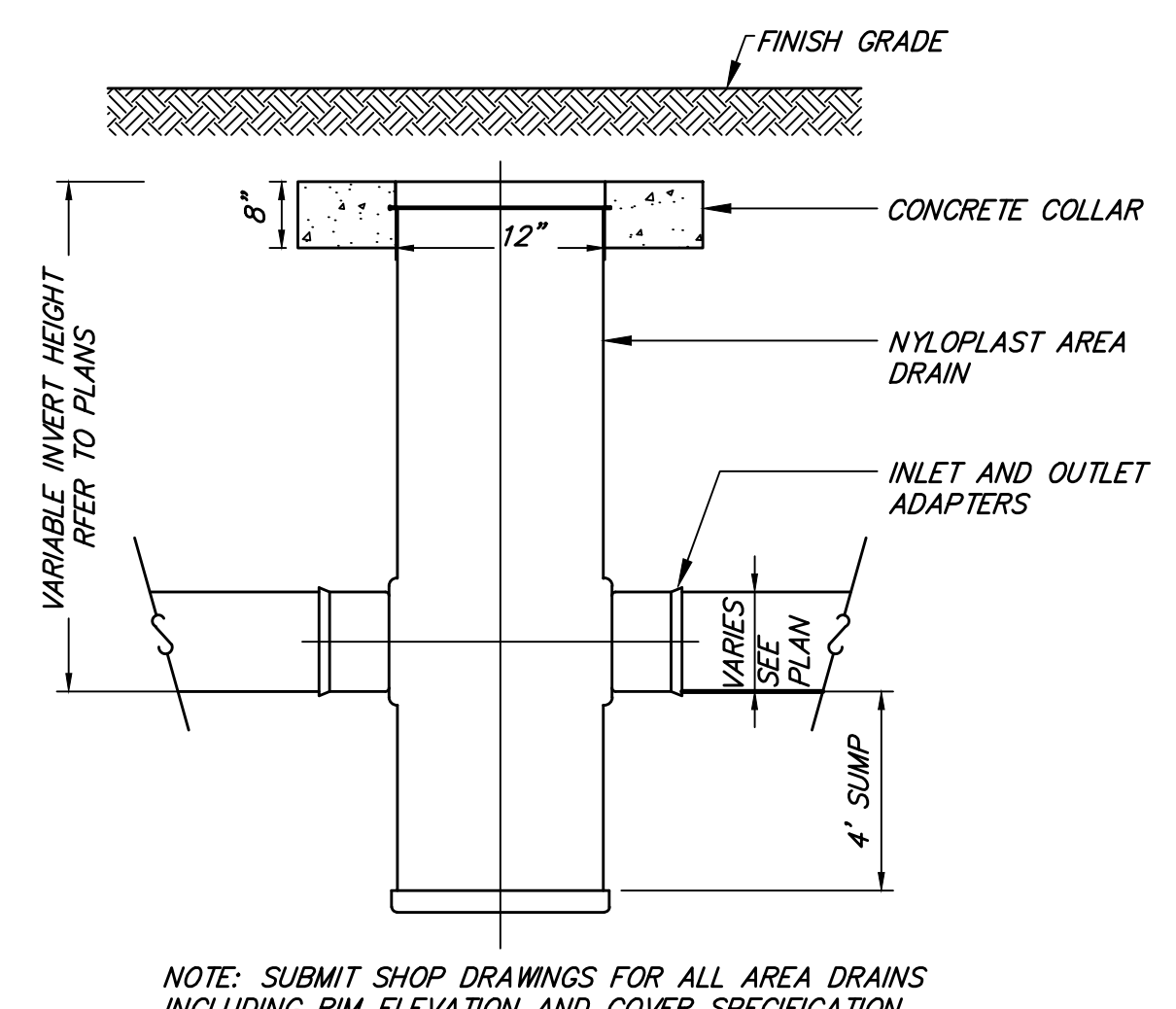
NOTES:
 [1] PLACE 3/4\"/>

- [3] INSTALL PIPE IN CENTER OF TRENCH.
 [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
 [5] MINIMUM COVER OVER TOP OF PIPE:
- | PIPE MATERIAL | HDP, PVC | RC, DI |
|---------------|----------|--------|
| WATER | 5'-0" | 5'-0" |
| SEWER | 4'-0" | 4'-0" |
| DRAIN | 1'-6" | 1'-0" |
- [6] FOR FOUNDATION STABILIZATION, USE 2\"/>

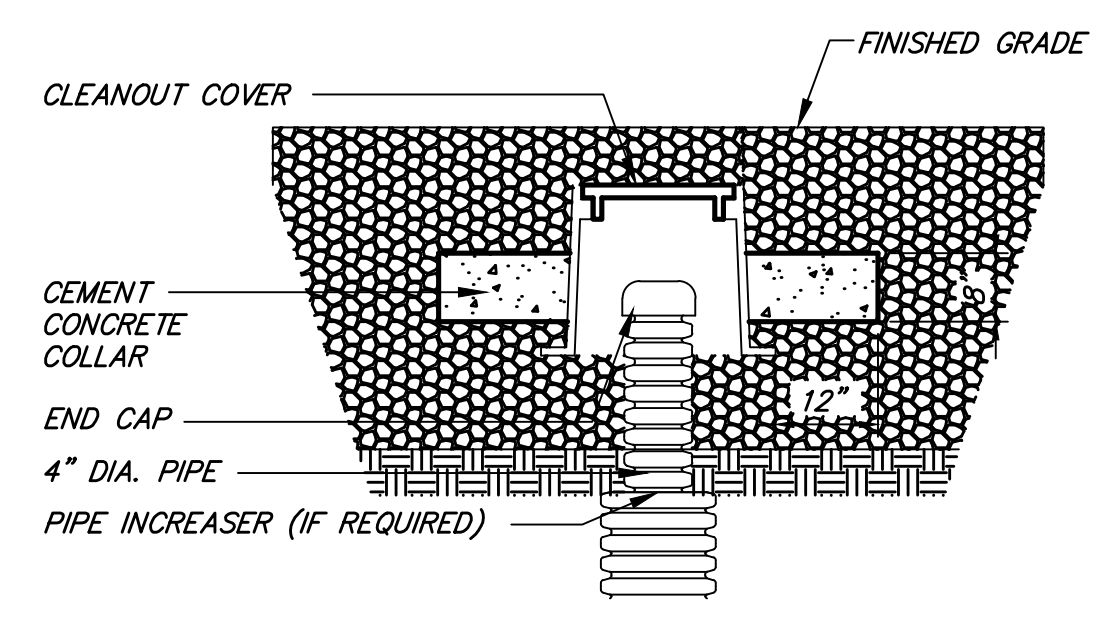
5 PIPE TRENCH
TYPICAL CROSS SECTION
NOT TO SCALE



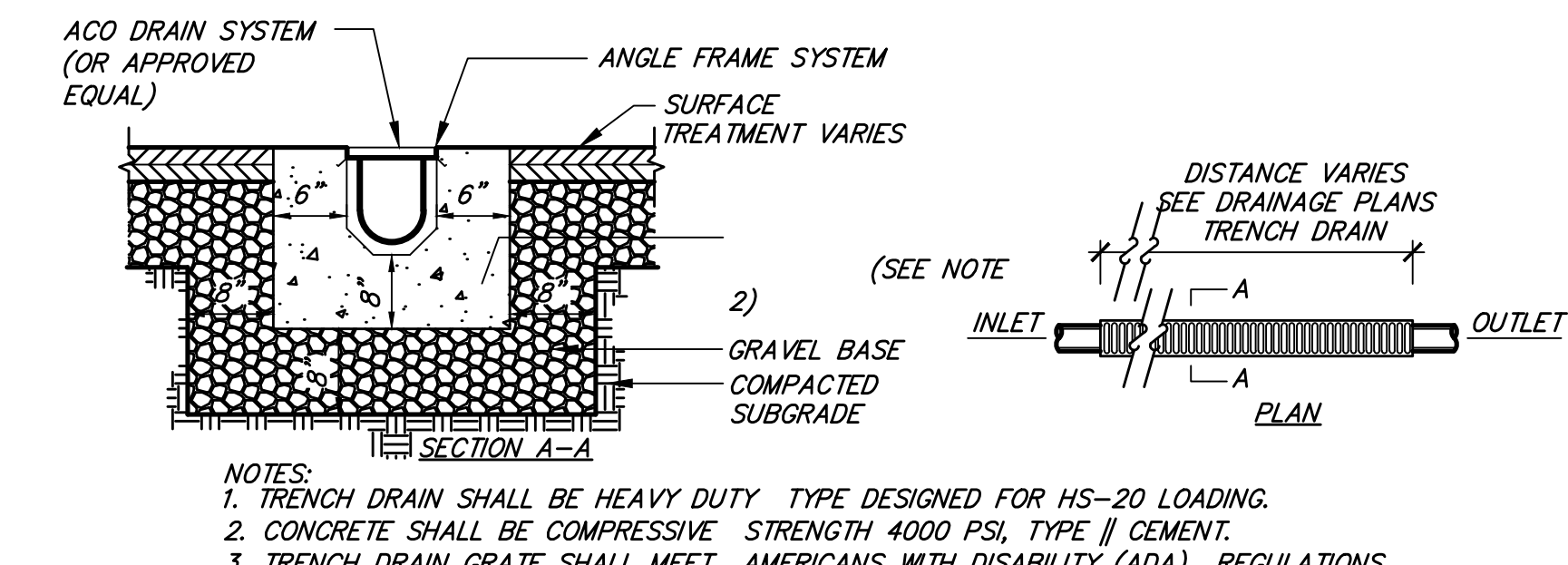
6 ROOF DRAIN DETAIL WITH CLEANOUT
NOT TO SCALE



7 AREA DRAIN
TYPICAL CROSS SECTION
NOT TO SCALE



8 DRAIN CLEANOUT
TYPICAL CROSS SECTION
NOT TO SCALE



9 TRENCH DRAIN
TYPICAL PROFILE

12
LAKEVIEW
AVENUE

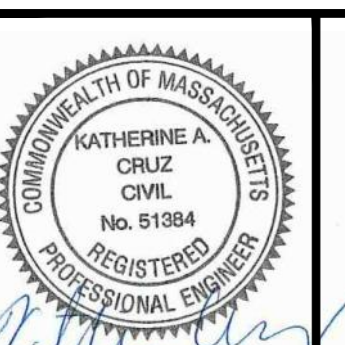
Cambridge, Massachusetts 02138

PREPARED FOR:
HART ASSOCIATES ARCHITECTS, INC.
50 Church Street
Belmont, Massachusetts 02478

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



6.6.19

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 6/7/2019 DRAWN BY: JJP
SCALE: 1"=10' CHECK BY: KAC

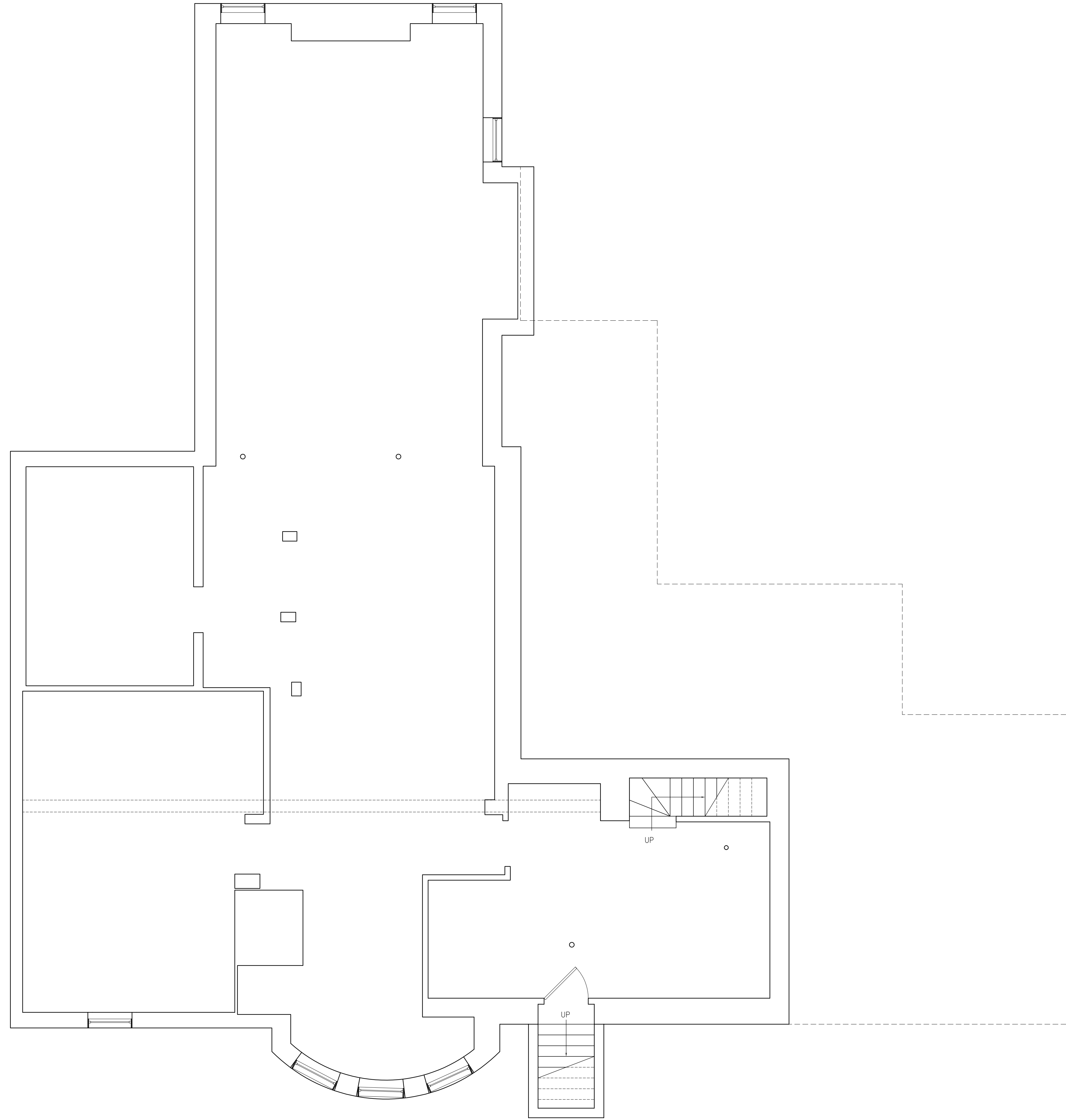
DRAINAGE AND UTILITY DETAILS

PLT DATE: Jun 06, 2019 3:38 pm
PATH: F:\V04 3D Projects\01471 - Hart - Cambridge\DWG\

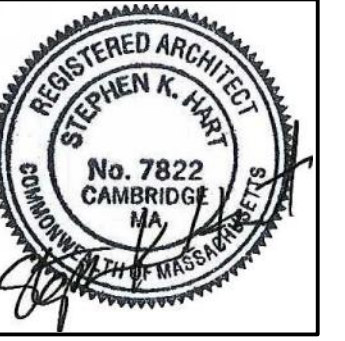
DWG: 21471ps.dwg
LAYOUT: C2
SHEET: 2 OF 2
PROJECT NO.: 21471

C2

REISSUED 06.16.2021



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



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-89-0091
50 Church Street
Cambridge, Massachusetts
02171

12 Lakeview Avenue
Cambridge, MA

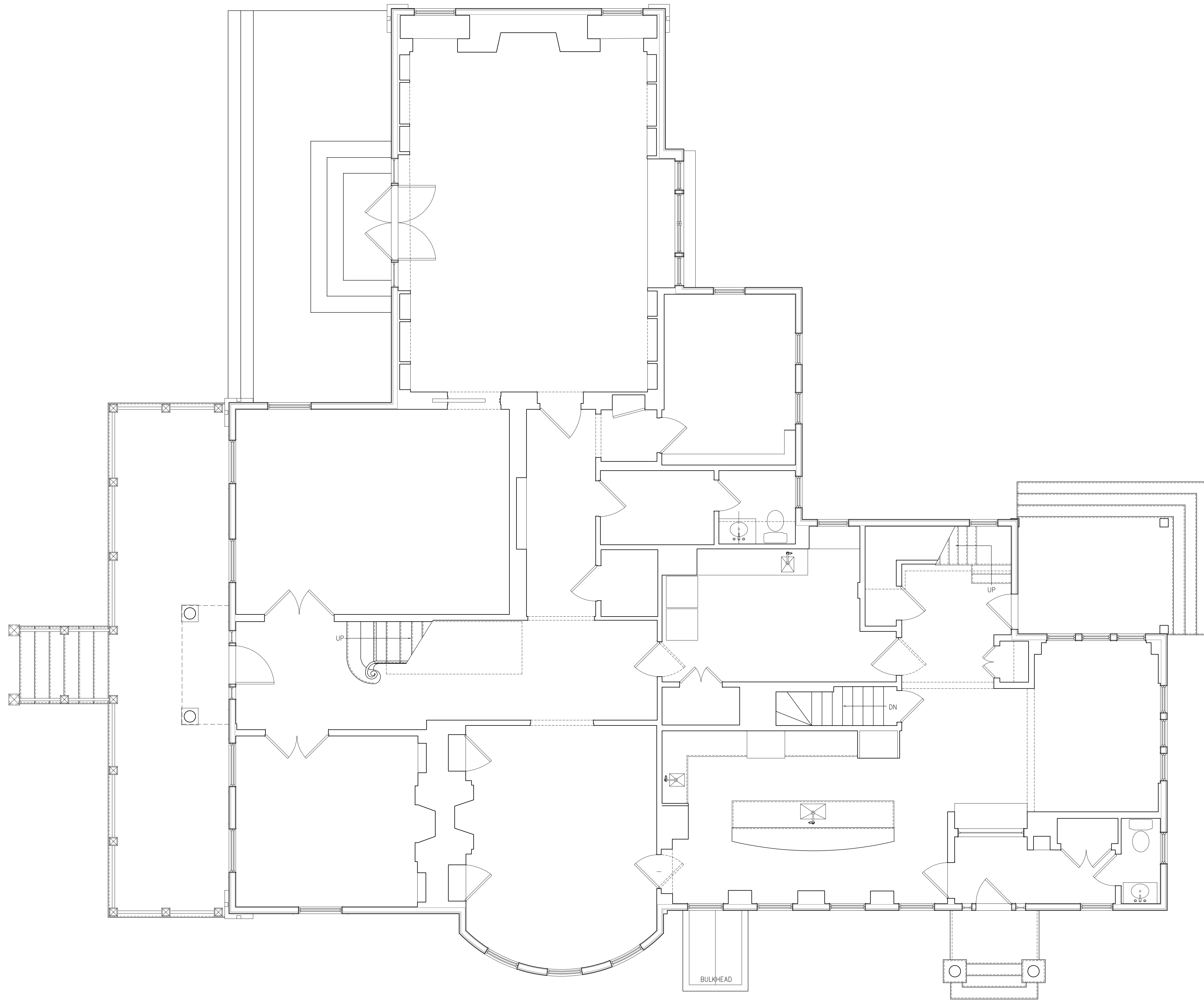
EXISTING BASEMENT
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

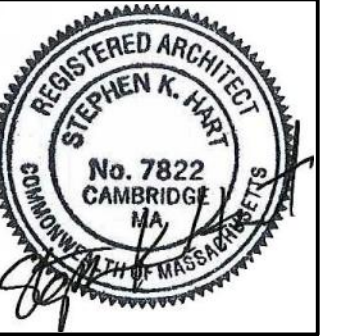
EX1.0

PERMIT SET 06.06.2019

REISSUED 06.16.2021



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



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
90 Church Street
Cambridge, Massachusetts
02171

12 Lakeview Avenue
Cambridge, MA

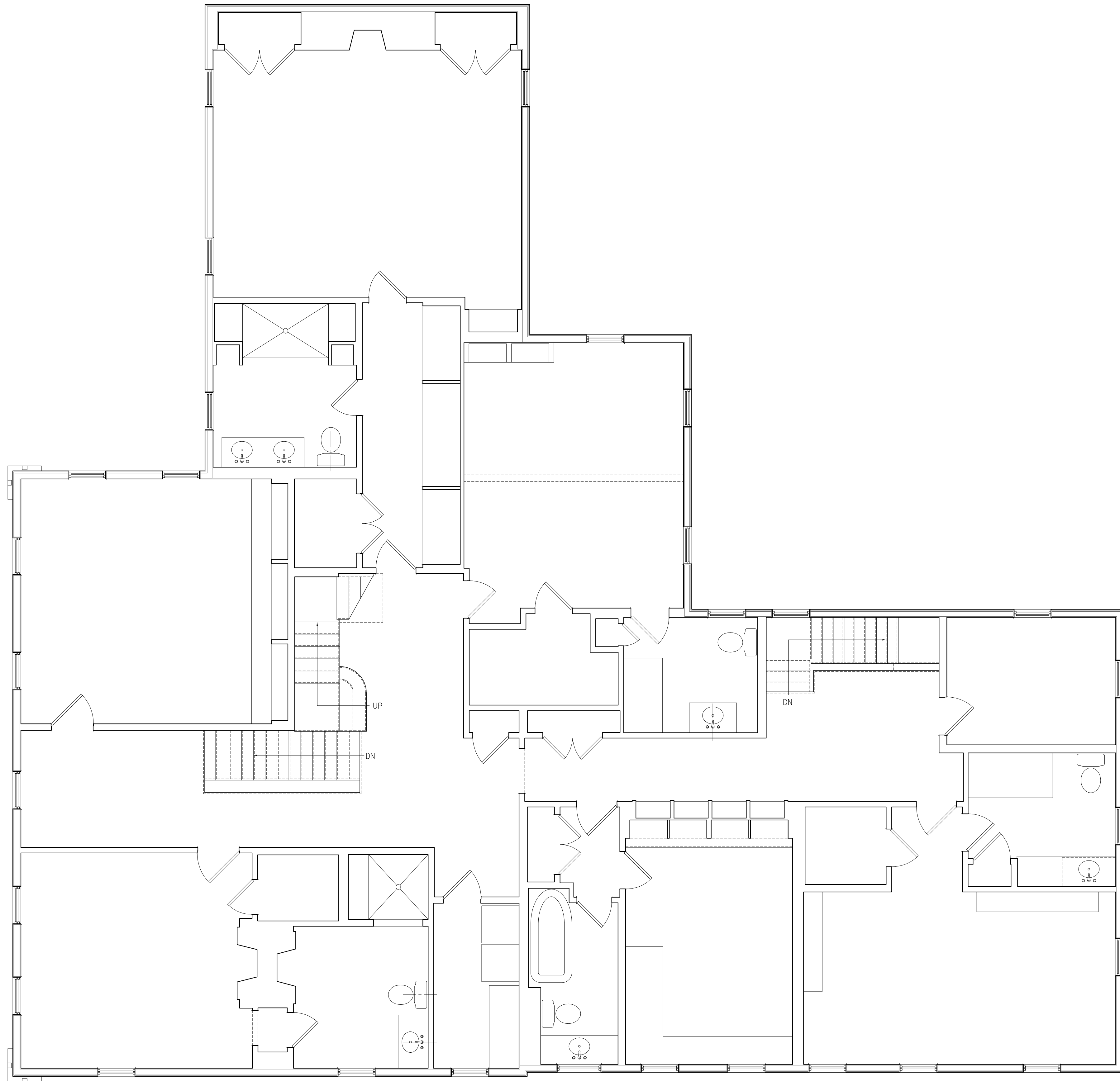
EXISTING FIRST
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1	06.06.2019
2	06.16.2021 REISSUED
3	
4	
5	
6	

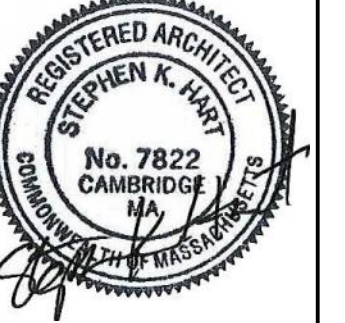
EX1.1

PERMIT SET 06.06.2019

REISSUED 06.16.2021



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
50 Church Street
Cambridge, Massachusetts
02171

12 Lakeview Avenue
Cambridge, MA

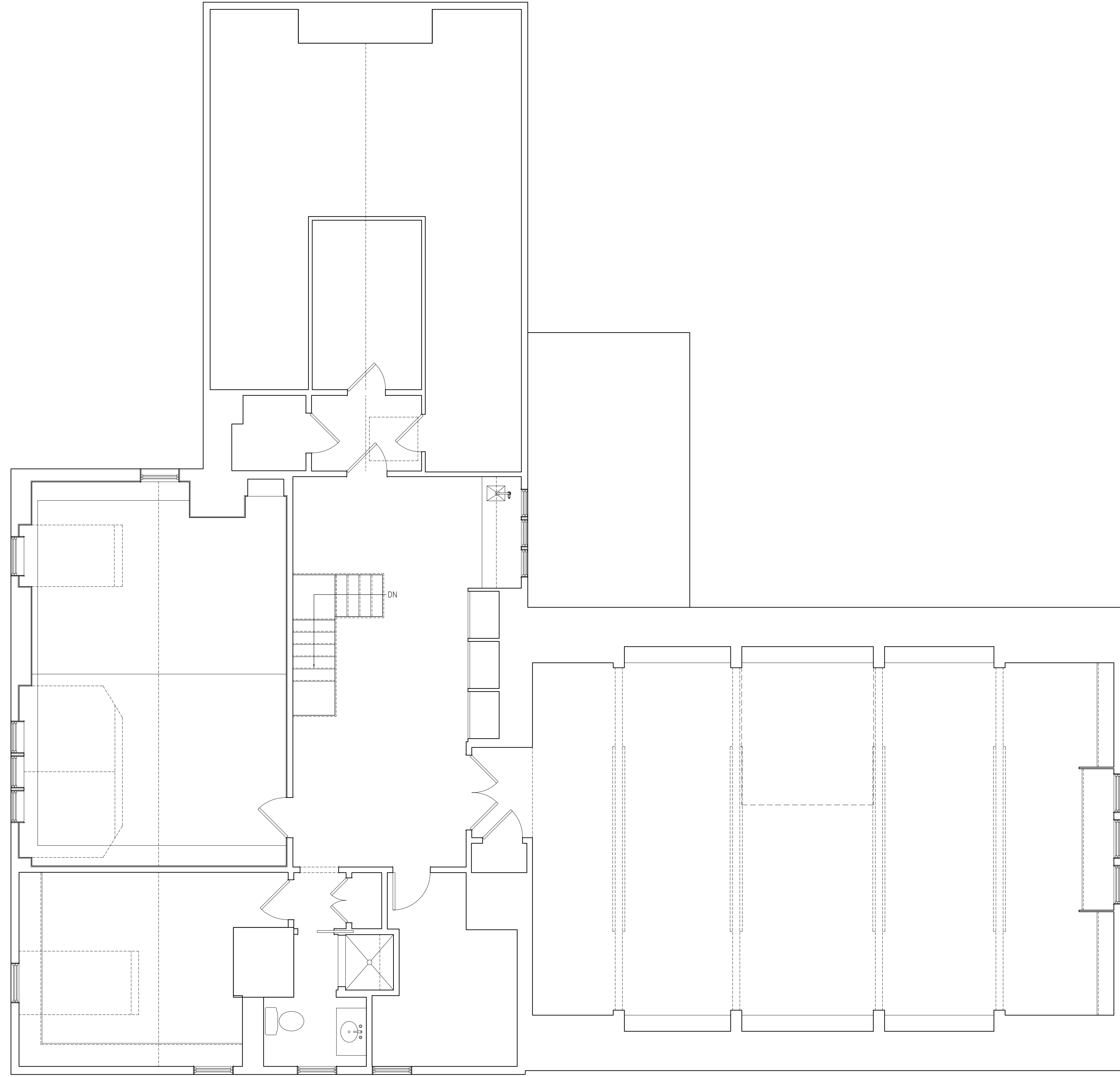
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

EX1.2

PERMIT SET 06.06.2019

REISSUED 06.16.2021



3 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-89-0091
50 Church Street
Cambridge, Massachusetts
02170

12 Lakeview Avenue
Cambridge, MA

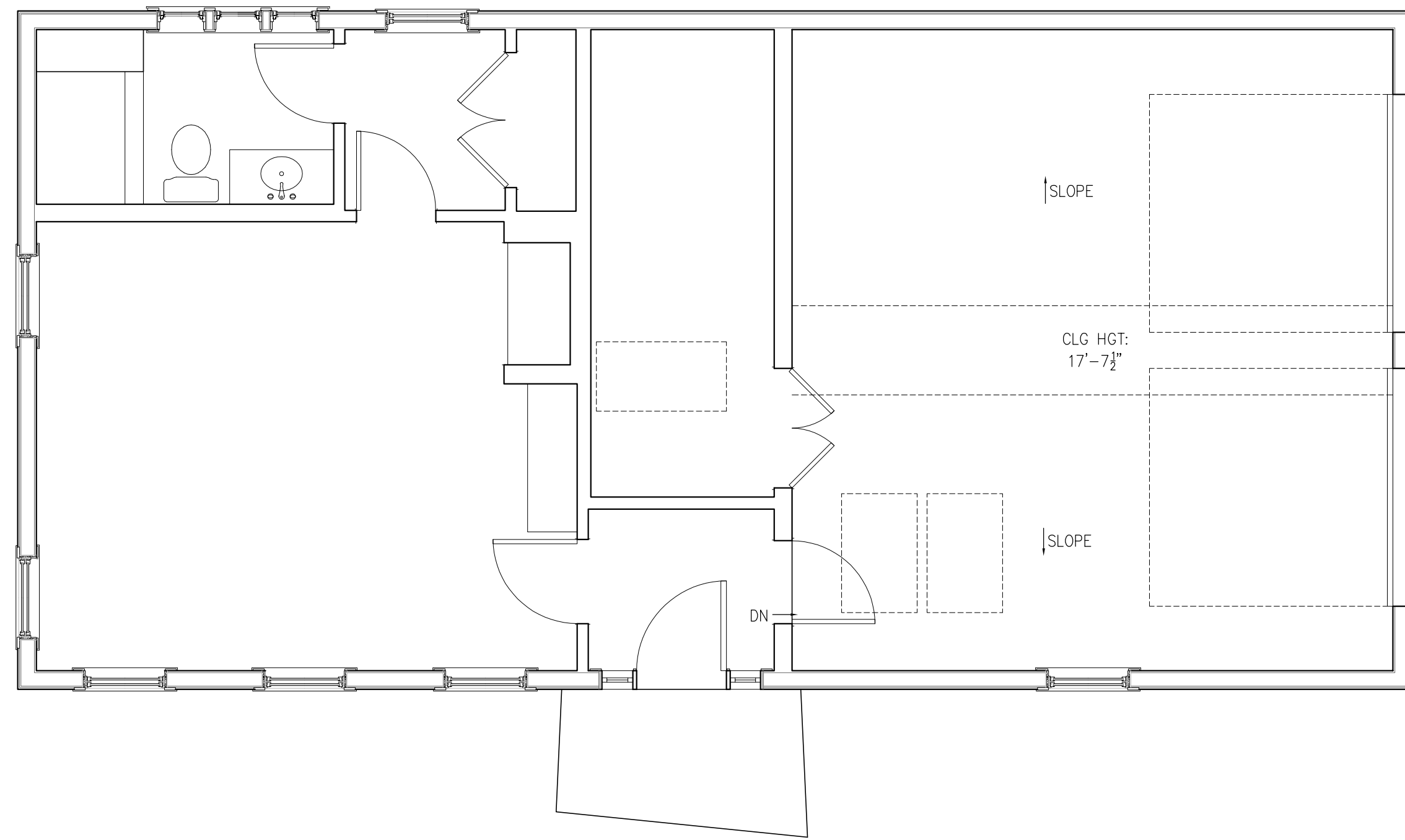
EXISTING THIRD
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

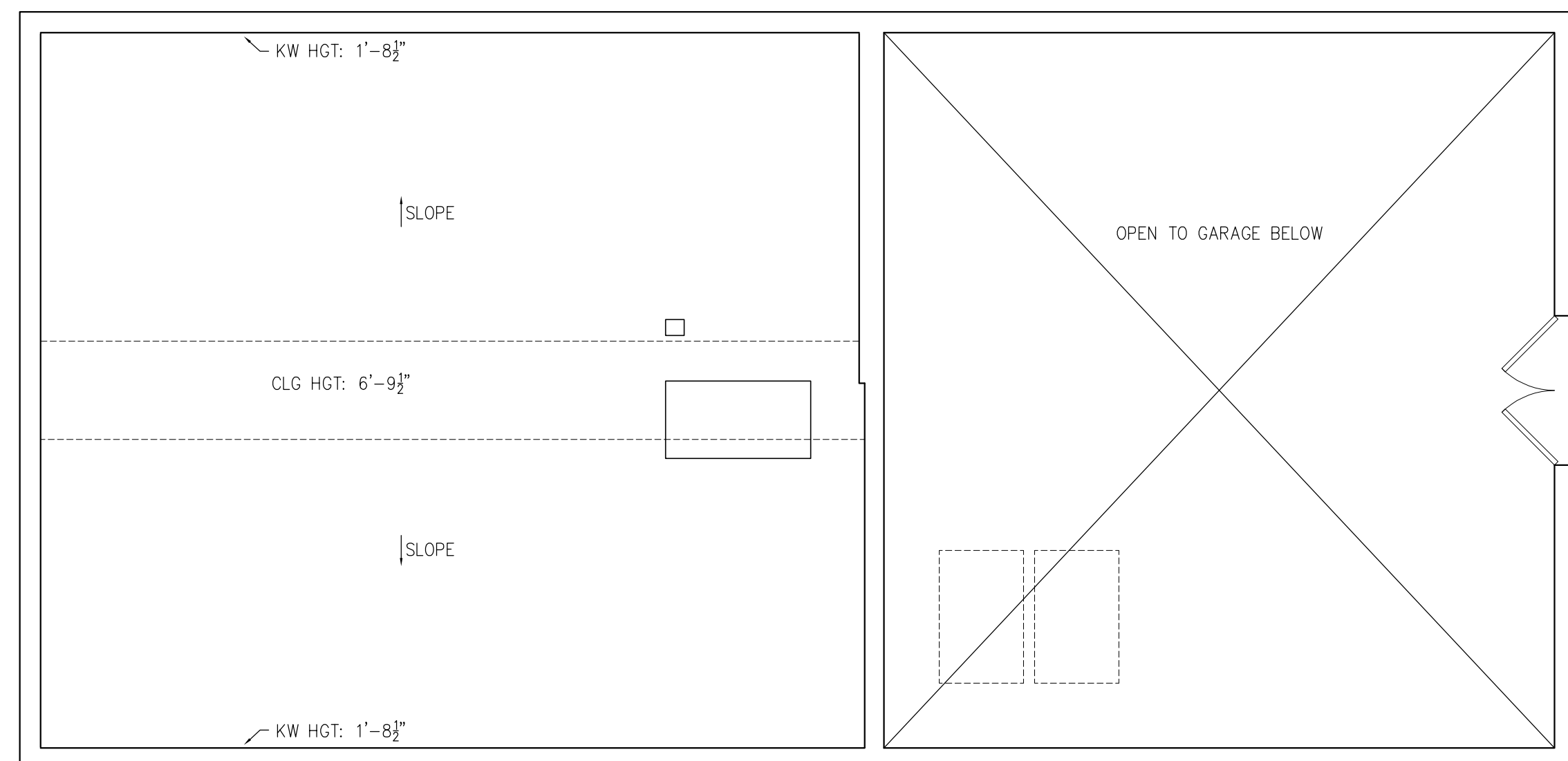
EX1.3

PERMIT SET 06.06.2019

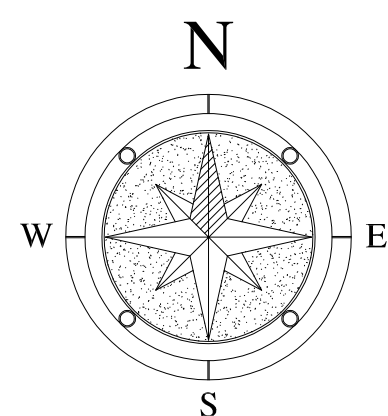
REISSUED 06.16.2021



1 CARRIAGE HOUSE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 CARRIAGE HOUSE ATTIC PLAN
SCALE: 1/4" = 1'-0"



3 CARRIAGE HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



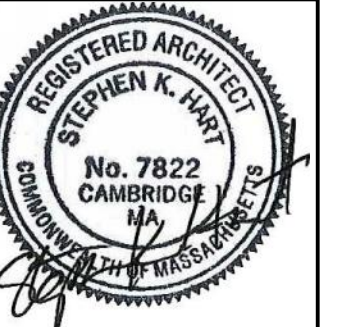
4 CARRIAGE HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 CARRIAGE HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECTS
Hart Associates, Inc.
phone 617-889-0630
fax 617-889-0091
90 Church Street
Cambridge, Massachusetts
02177

12 Lakeview Avenue
Cambridge, MA

EXISTING
CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
REISSUED		06.16.2021				

EX1.4

PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

EXIST. EXTERIOR
 ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
		06.16.2021	REISSUED			

EX2.1



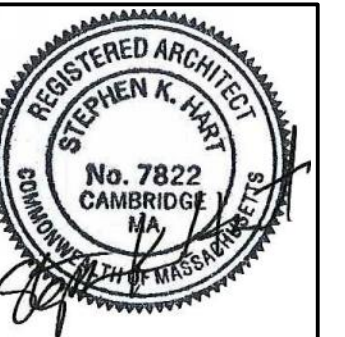
2 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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

PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-89-0091
50 Church Street
Cambridge, Massachusetts
02178

12 Lakeview Avenue
Cambridge, MA

EXIST. EXTERIOR
ELEVATIONS
SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
REISSUED		06.16.2021				

EX2.2



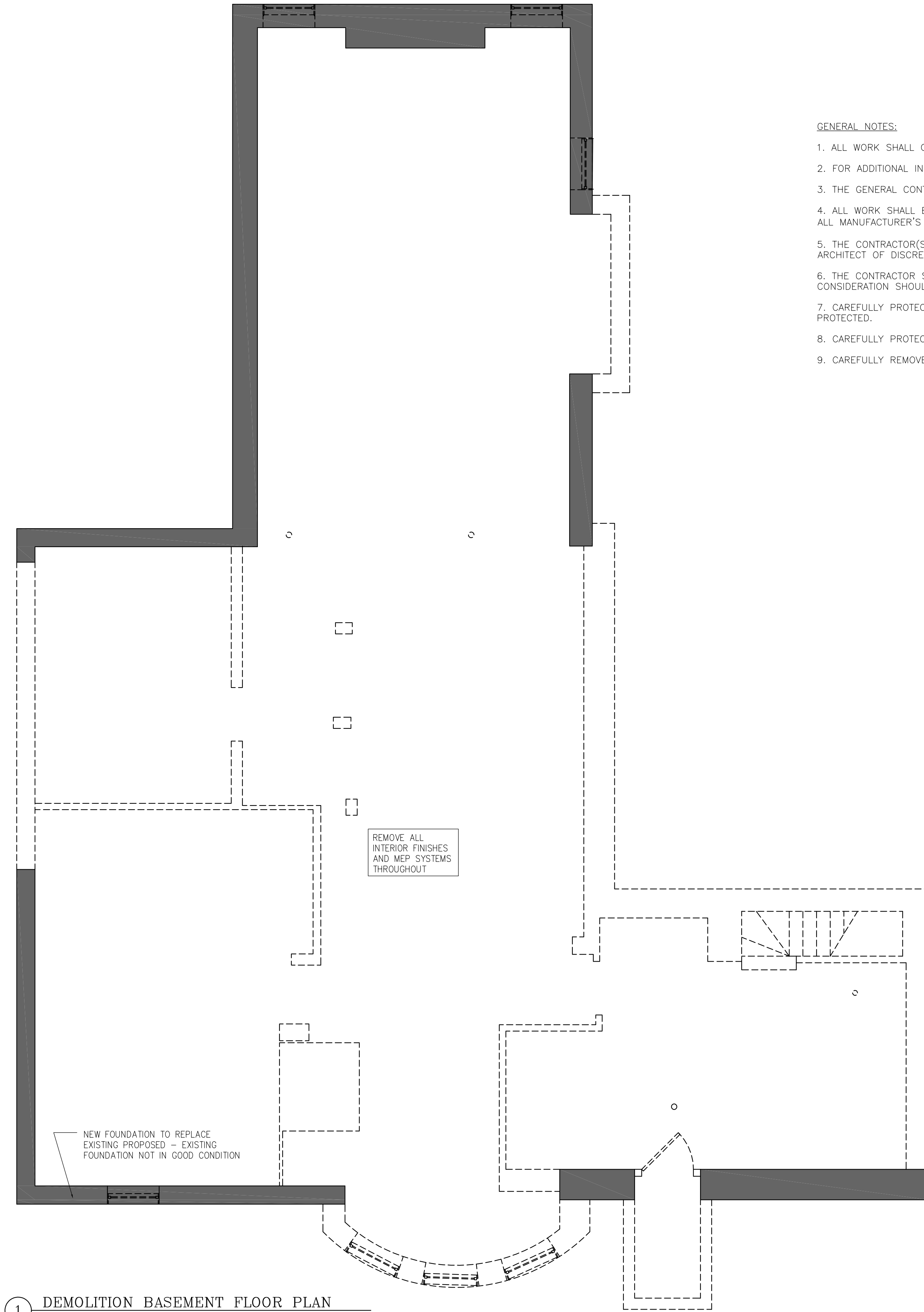
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

PERMIT SET 06.06.2019

REISSUED 06.16.2021

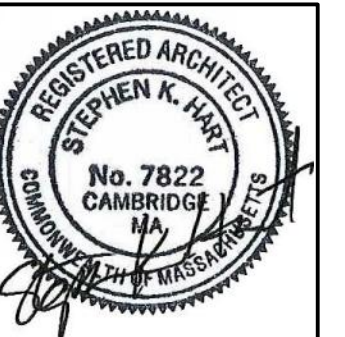


1 DEMOLITION BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

----- EXISTING WALLS TO BE REMOVED
 _____ EXISTING WALLS TO REMAIN

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT.
2. FOR ADDITIONAL INFORMATION, REFER TO THE DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL KEEP THE PROJECT GENERALLY CLEAN OF ALL DEBRIS AND PICK UP AT THE END OF EACH WORKDAY.
4. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER. MATERIALS AND EQUIPMENT TO COMPLY WITH AND BE INSTALLED ACCORDING TO ALL MANUFACTURER'S RECOMMENDATIONS AND TRADE AND INDUSTRY STANDARDS.
5. THE CONTRACTOR(S) SHALL FAMILIARIZE WITH HIM/HERSELF WITH AND VERIFY EXISTING SITE CONDITIONS AND EXISTING STRUCTURE. ADVISE ARCHITECT OF DISCREPANCIES WITH DRAWN CONDITIONS PRIOR TO INITIATING WORK.
6. THE CONTRACTOR SHALL REVIEW WITH THE OWNER THE EXTENT OF THE DEMOLITION PRIOR TO COMMENCEMENT OF THE WORK. SPECIAL CONSIDERATION SHOULD BE GIVEN TO PROTECT AND SEGREGATE AREAS NOT SCHEDULED FOR MODIFICATIONS.
7. CAREFULLY PROTECT ALL FINISH SURFACES TO REMAIN. ALL EXISTING EXTERIOR SURFACES ON EXISTING WALLS TO REMAIN AND BE PROTECTED.
8. CAREFULLY PROTECT ALL EXISTING WINDOWS TO REMAIN AS INDICATED.
9. CAREFULLY REMOVE, SAVE AND PROTECT EXISTING ITEMS INDICATED ON DRAWINGS.



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

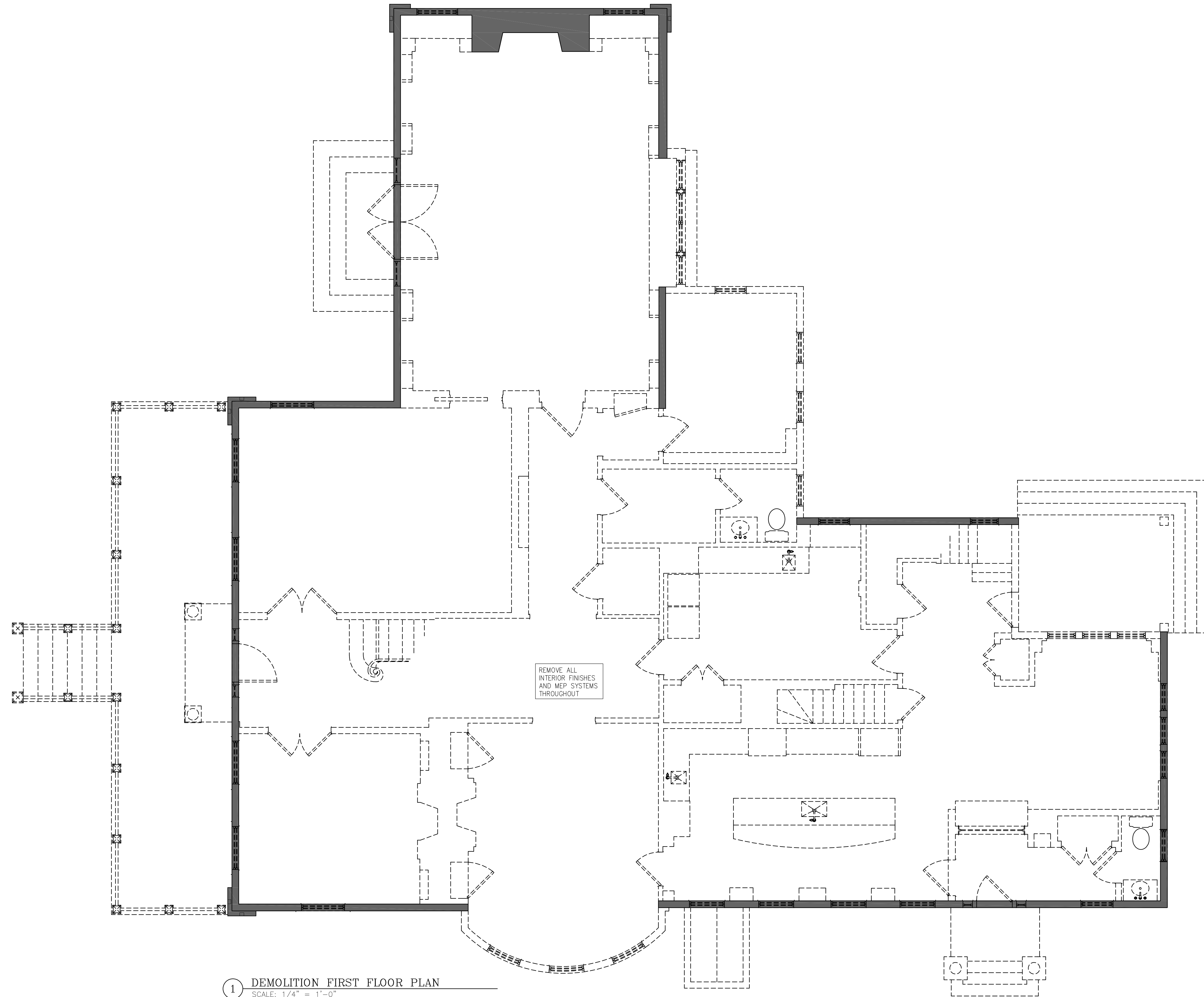
BASEMENT
 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET	06.06.2019	06.16.2021				
		REISSUED				

D1.0

PERMIT SET 06.06.2019

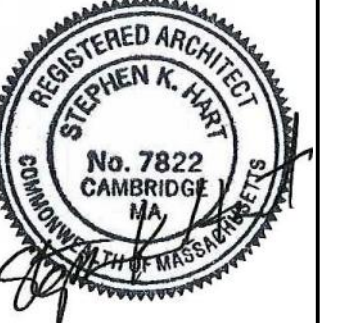
REISSUED 06.16.2021



REMOVE ALL
INTERIOR FINISHES
AND MEP SYSTEMS
THROUGHOUT

1 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

--- EXISTING WALLS TO BE REMOVED
— EXISTING WALLS TO REMAIN



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
60 Church Street
Cambridge, Massachusetts
02171

12 Lakeview Avenue
Cambridge, MA

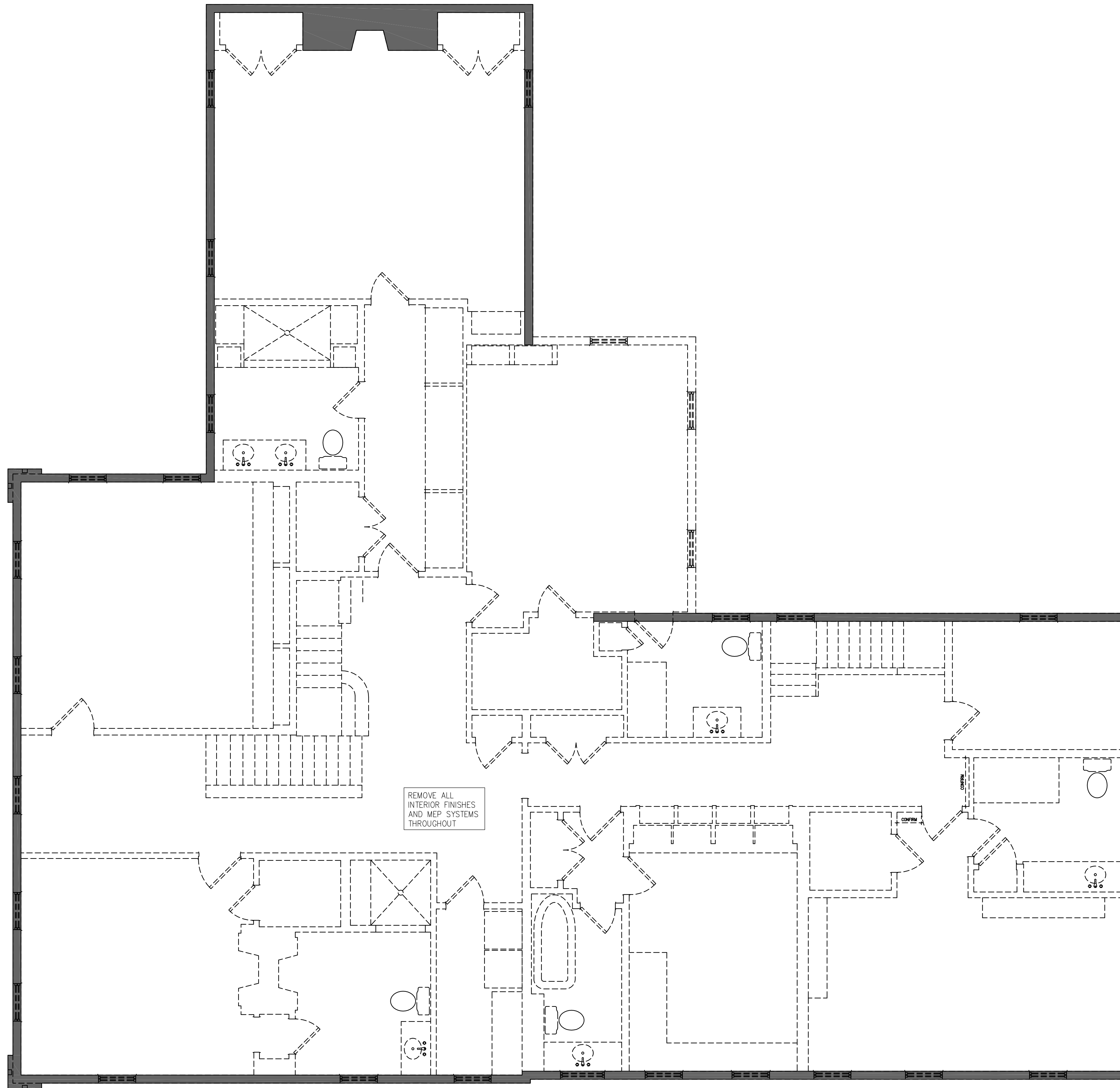
FIRST FLOOR
DEMOLITION
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 04.15.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

D1.1

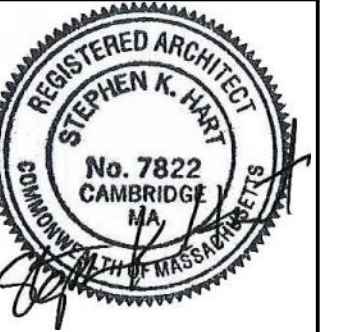
PERMIT SET 06.06.2019

REISSUED 06.16.2021



1 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

----- EXISTING WALLS TO BE REMOVED
 _____ EXISTING WALLS TO REMAIN



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

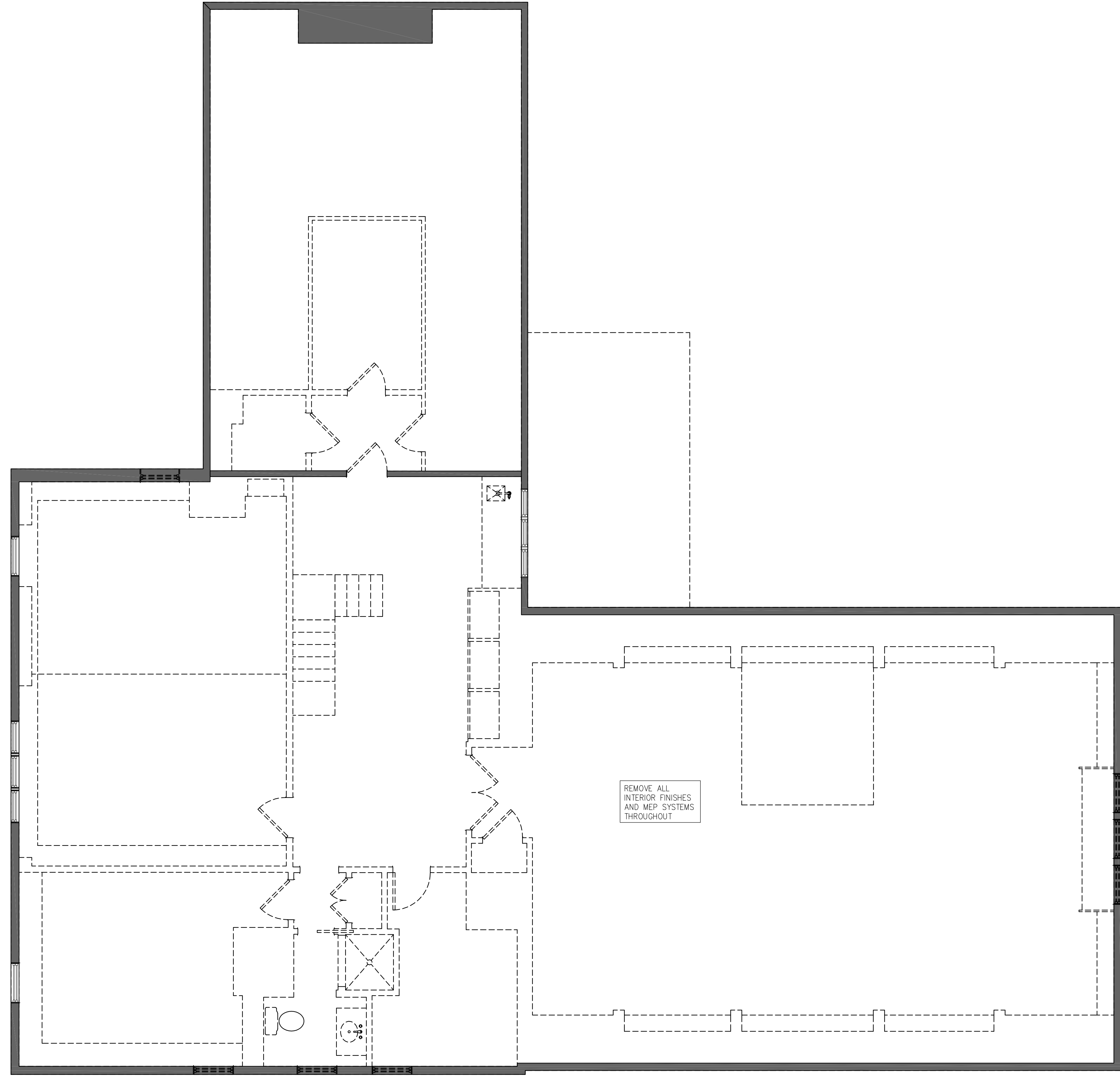
SECOND FLOOR
 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

D1.2

PERMIT SET 06.06.2019

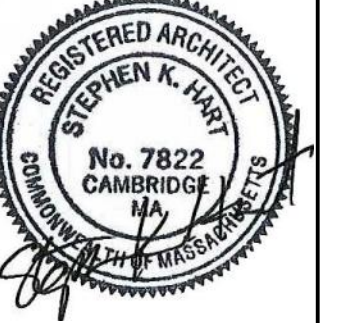
REISSUED 06.16.2021



REMOVE ALL
INTERIOR FINISHES
AND MEP SYSTEMS
THROUGHOUT

1 DEMOLITION THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

----- EXISTING WALLS BE REMOVED
————— EXISTING WALLS TO REMAIN



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
60 Church Street
Cambridge, Massachusetts
02170

12 Lakeview Avenue
Cambridge, MA

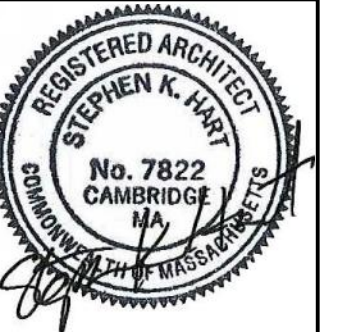
THIRD FLOOR
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

D1.3

PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0630
 fax 617-89-0091
 90 Church Street
 Cambridge, Massachusetts
 02170

12 Lakeview Avenue
 Cambridge, MA

DEMOLITION EXT. ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET	06.06.2019	06.16.2021				
		REISSUED				

D2.1



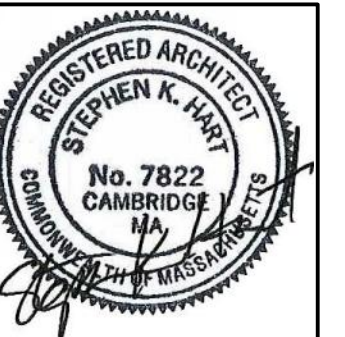
1 DEMOLITION SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 DEMOLITION EAST ELEVATION
 SCALE: 1/4" = 1'-0"

PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 90 Church Street
 Cambridge, Massachusetts
 02170

12 Lakeview Avenue
 Cambridge, MA

DEMOLITION EXT. ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
	06.06.2019	06.16.2021	REISSUED			



3 DEMOLITION NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

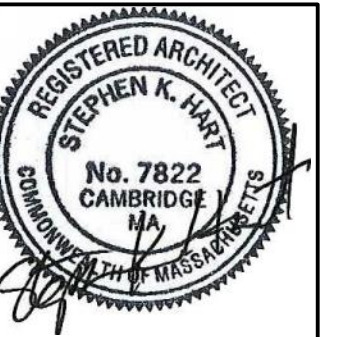


4 DEMOLITION WEST ELEVATION
 SCALE: 1/4" = 1'-0"

PERMIT SET 06.06.2019

REISSUED 06.16.2021

D2.2



ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 50 Church Street
 Cambridge, Massachusetts
 02142

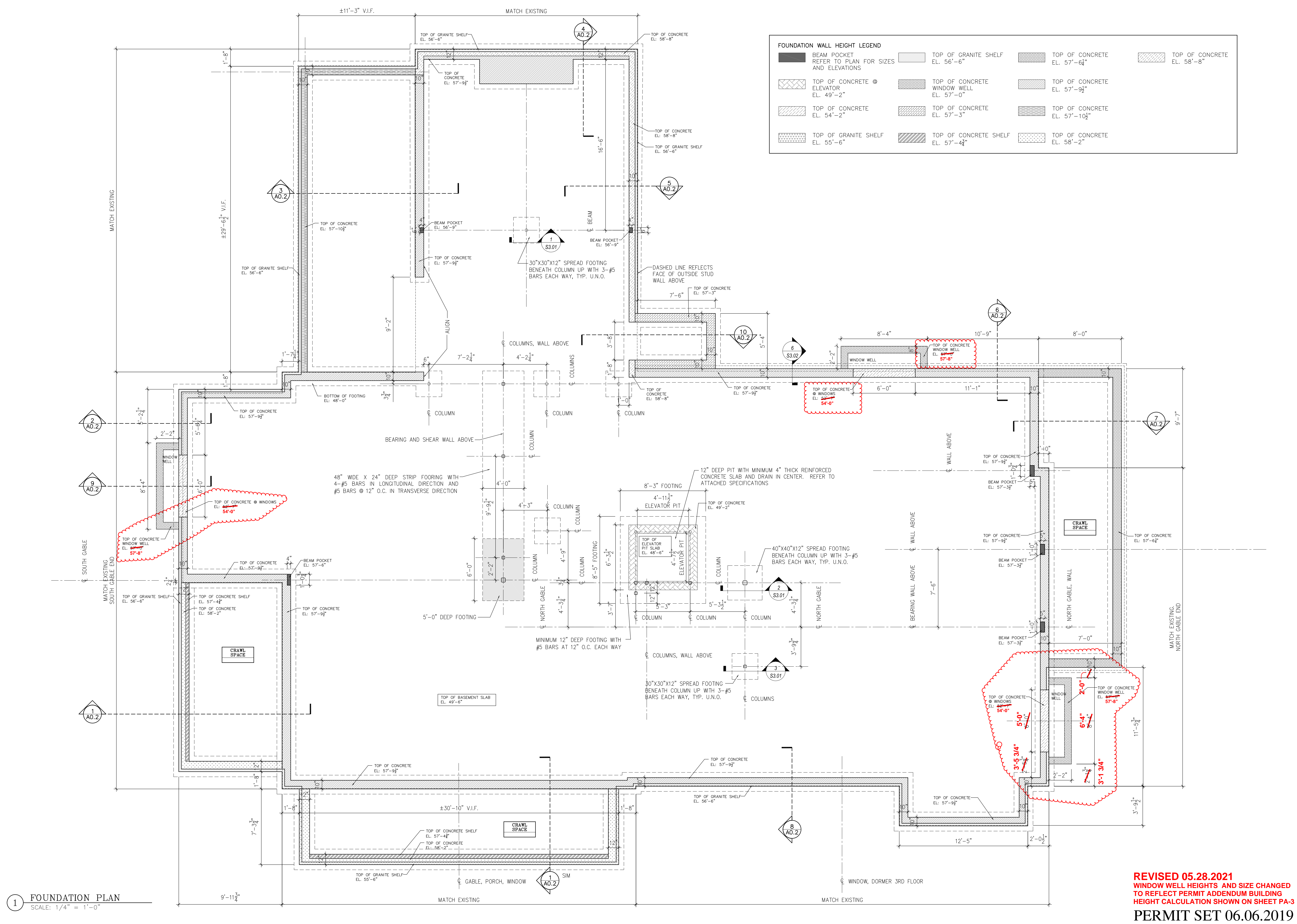
12 Lakeview Avenue
 Cambridge, MA

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

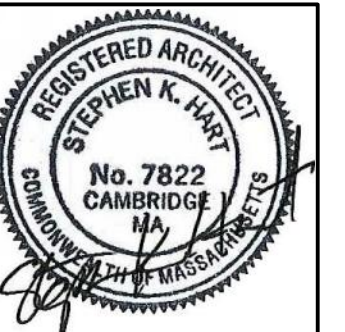
ISSUED	1	2	3	4	5	6
PERMIT SET	06.06.2019	05.28.2021	06.16.2021			
PERMIT ADDENDUM						
REISSUED						

A0.1



REVISED 05.28.2021
 WINDOW WELL HEIGHTS AND SIZE CHANGED TO REFLECT PERMIT ADDENDUM BUILDING HEIGHT CALCULATION SHOWN ON SHEET PA-3
PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

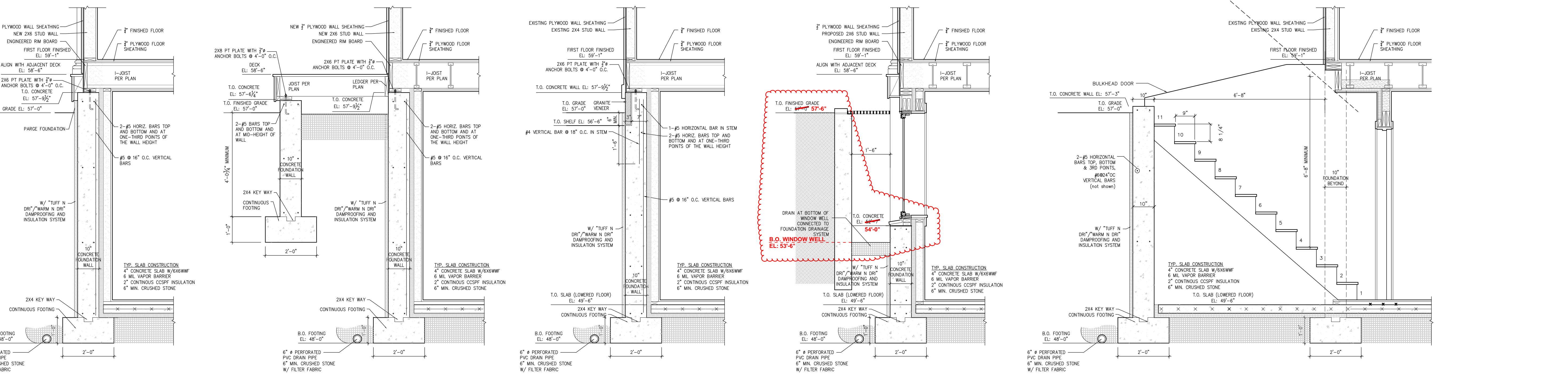
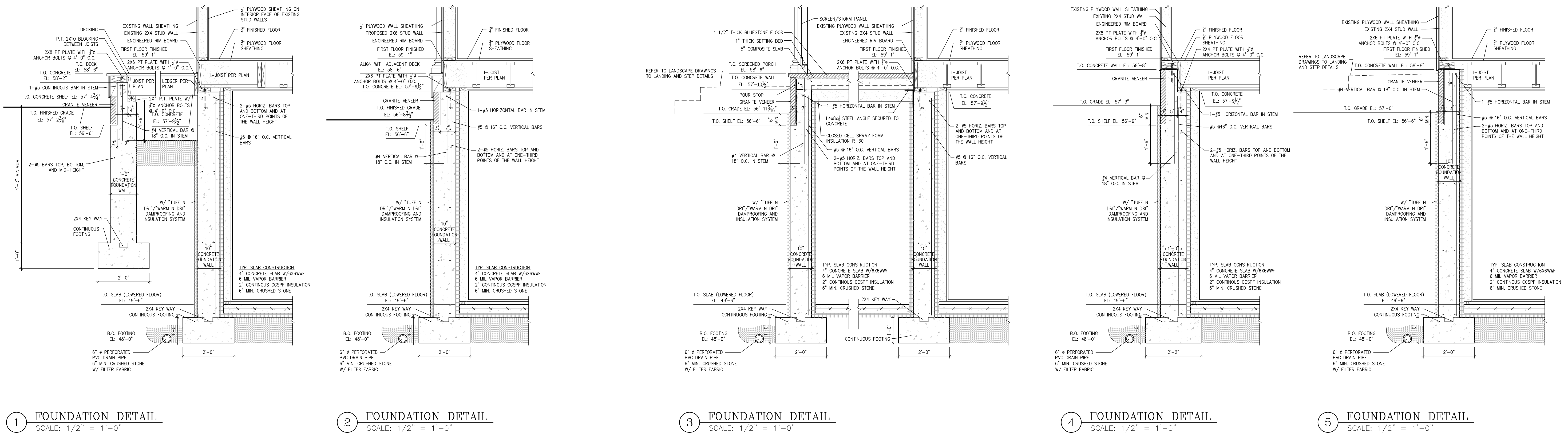
FOUNDATION DETAILS
 SCALE: 1/2" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET	06.06.2019	05.28.2021	06.16.2021			
PERMIT ADDENDUM						
REISSUED						

A0.2

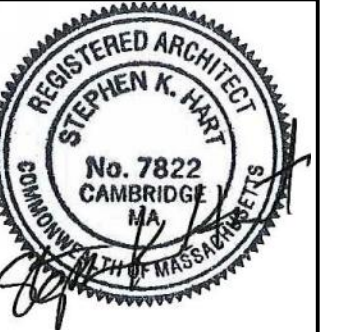
REVISED 05.28.2021
 WINDOW WELL HEIGHTS AND SIZE CHANGED TO REFLECT PERMIT ADDENDUM BUILDING HEIGHT CALCULATION SHOWN ON SHEET PA-3
PERMIT SET 06.06.2019

REISSUED 06.16.2021



1 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
2 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
3 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
4 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
5 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
6 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
7 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
8 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
9 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"
10 FOUNDATION DETAIL SCALE: 1/2" = 1'-0"

FOUNDATION DETAILS
 SCALE: 1/2" = 1'-0"



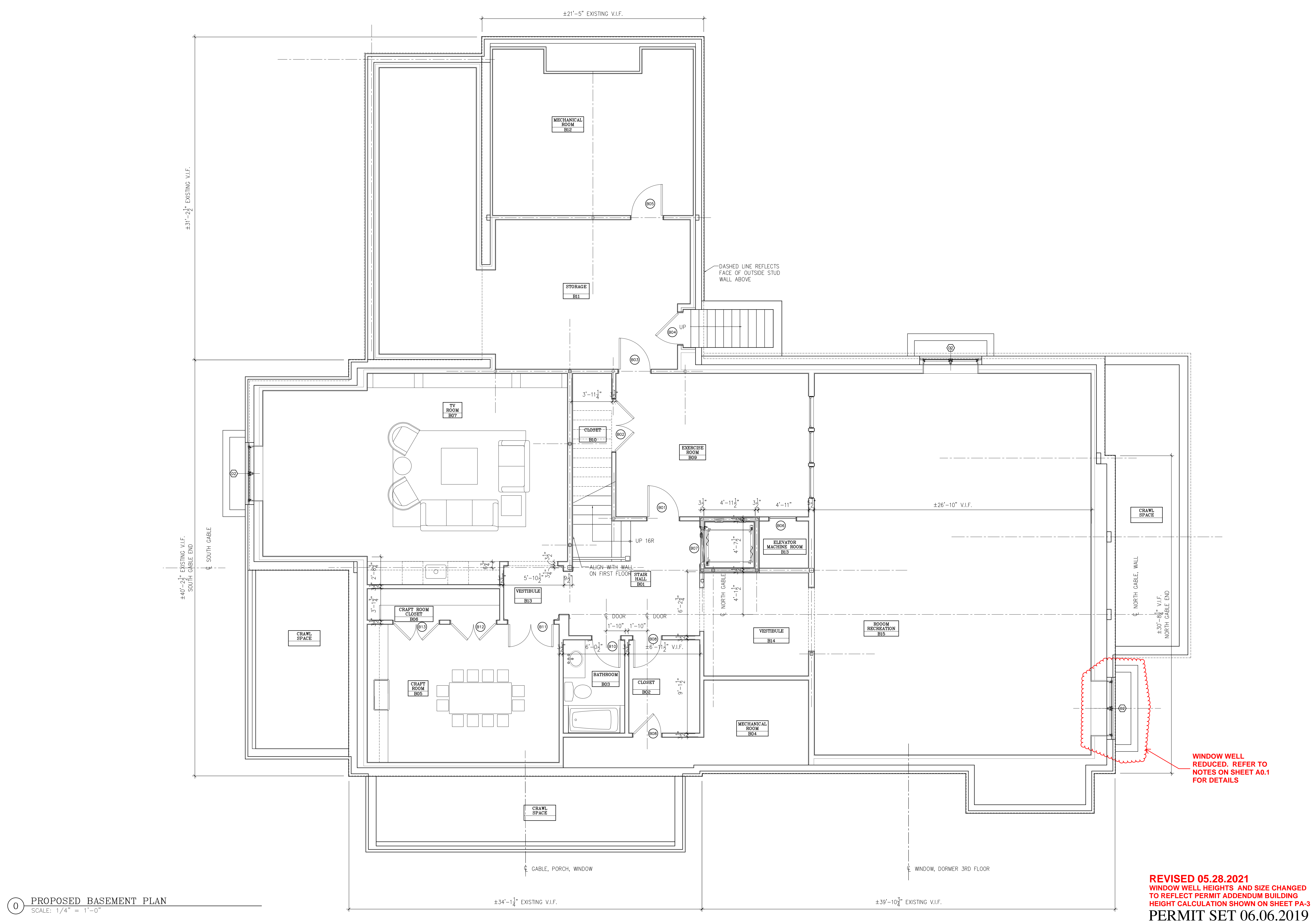
ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-89-0091
 90 Church Street
 Cambridge, Massachusetts
 02170

12 Lakeview Avenue
 Cambridge, MA

PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1	06.06.2019
2	05.28.2021
3	06.16.2021
4	
5	
6	

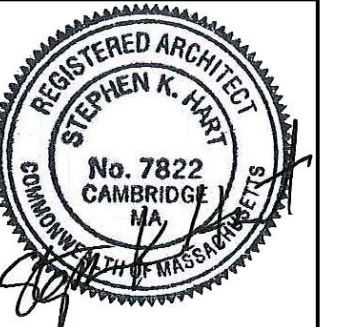
A1.0



0 PROPOSED BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

REVISED 05.28.2021
 WINDOW WELL HEIGHTS AND SIZE CHANGED
 TO REFLECT PERMIT ADDENDUM BUILDING
 HEIGHT CALCULATION SHOWN ON SHEET PA-3
 PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 90 Church Street
 Cambridge, Massachusetts
 02142

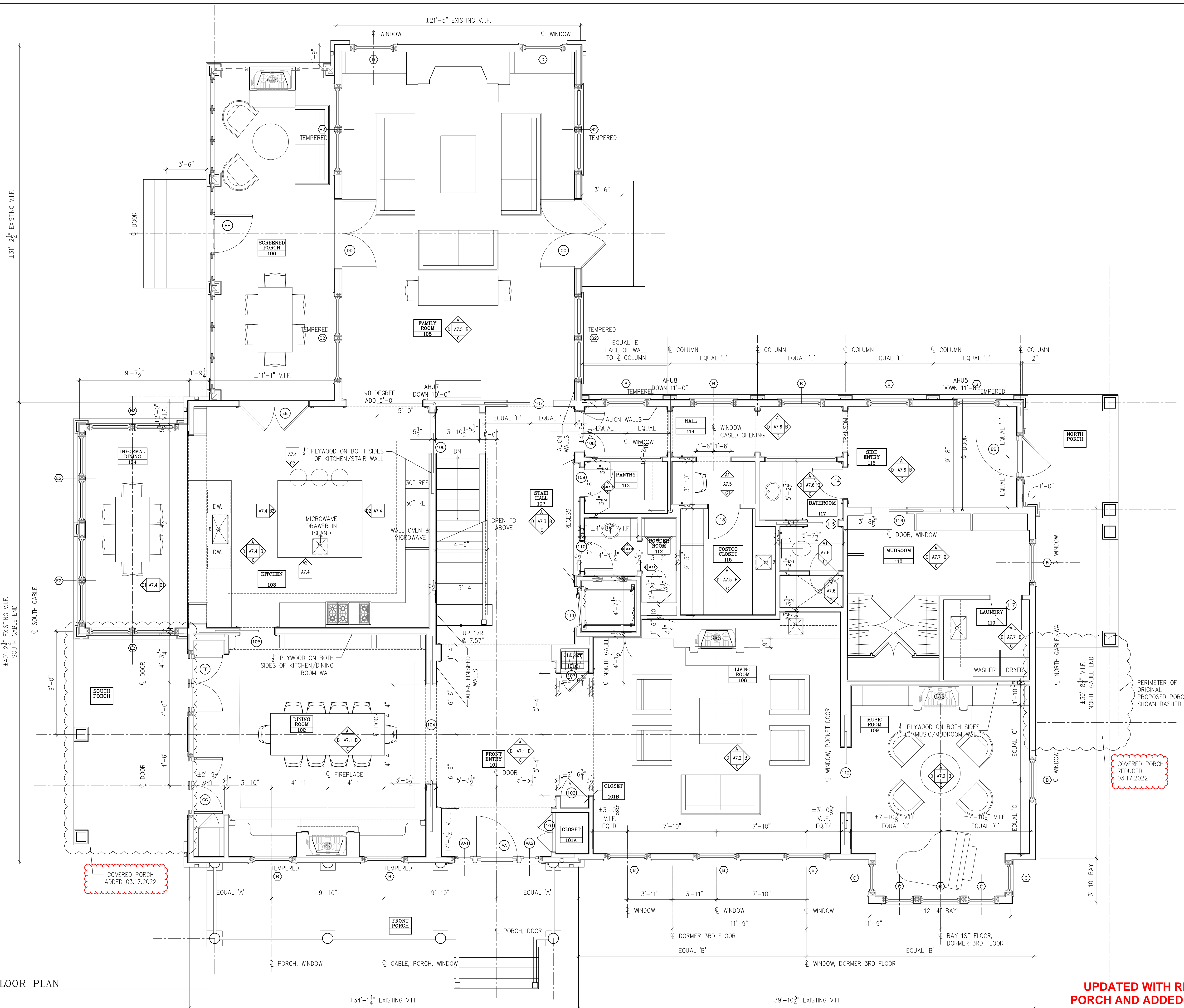
12 Lakeview Avenue
 Cambridge, MA

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

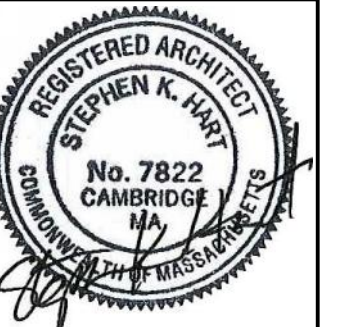
ISSUED	1	06.06.2019	PERMIT SET
	2	05.28.2021	PERMIT ADDENDUM
	3	06.16.2021	REISSUED
	4	03.17.2022	COVERED PORCH REVISIONS
	5		
	6		

A1.1



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

03.17.2022
 UPDATED WITH REDUCED COVERED PORCH AND ADDED COVERED PORCH
 PERMIT SET 06.06.2019



ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 90 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

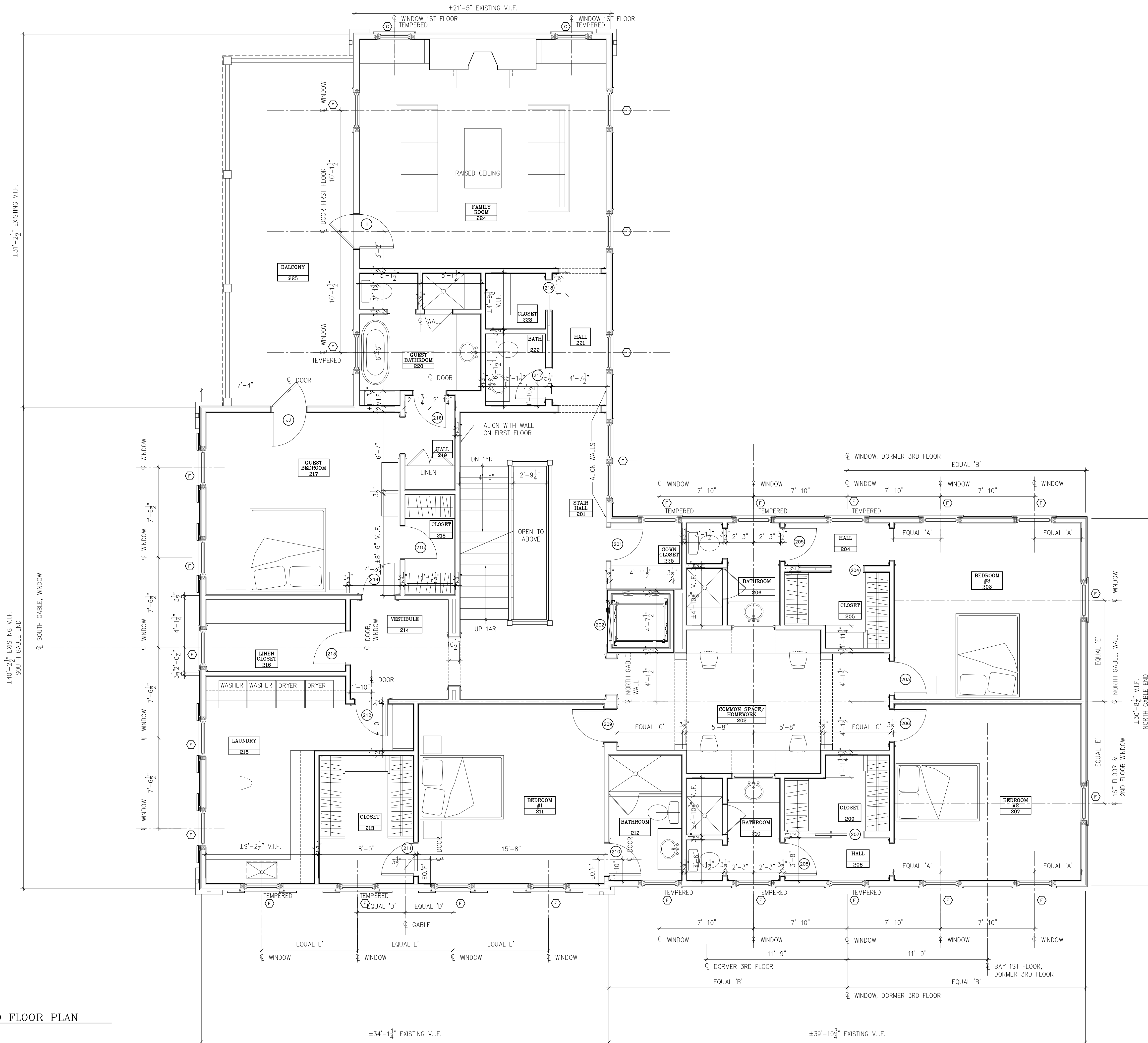
ISSUED	PERMIT SET
1	06.06.2019
2	06.16.2021 REISSUED
3	
4	
5	
6	

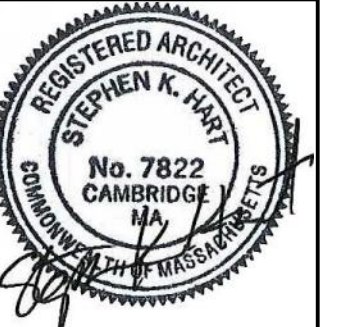
A1.2

PERMIT SET 06.06.2019

REISSUED 06.16.2021

2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"





ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 90 Church Street
 Cambridge, Massachusetts
 02170

12 Lakeview Avenue
 Cambridge, MA

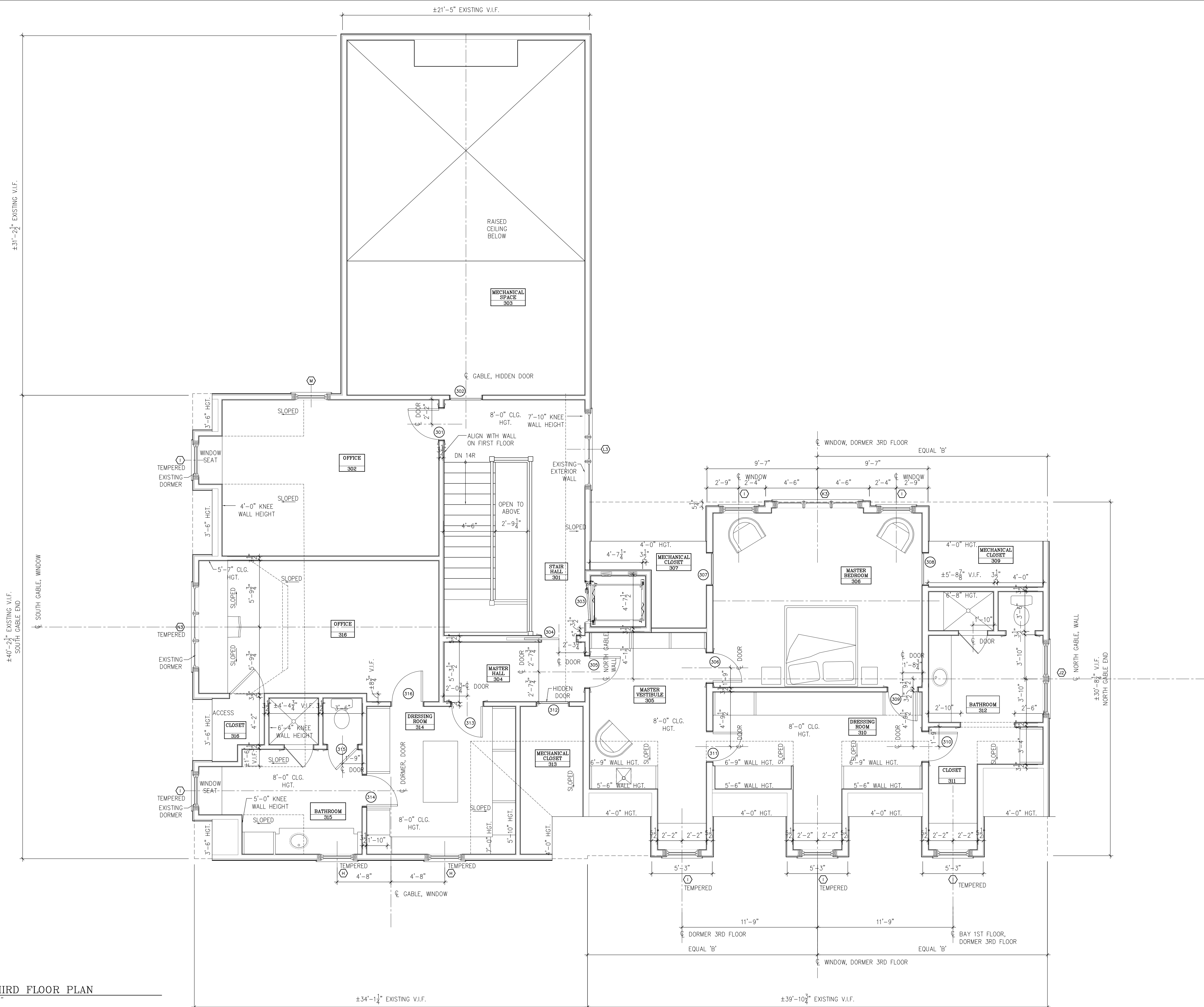
PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

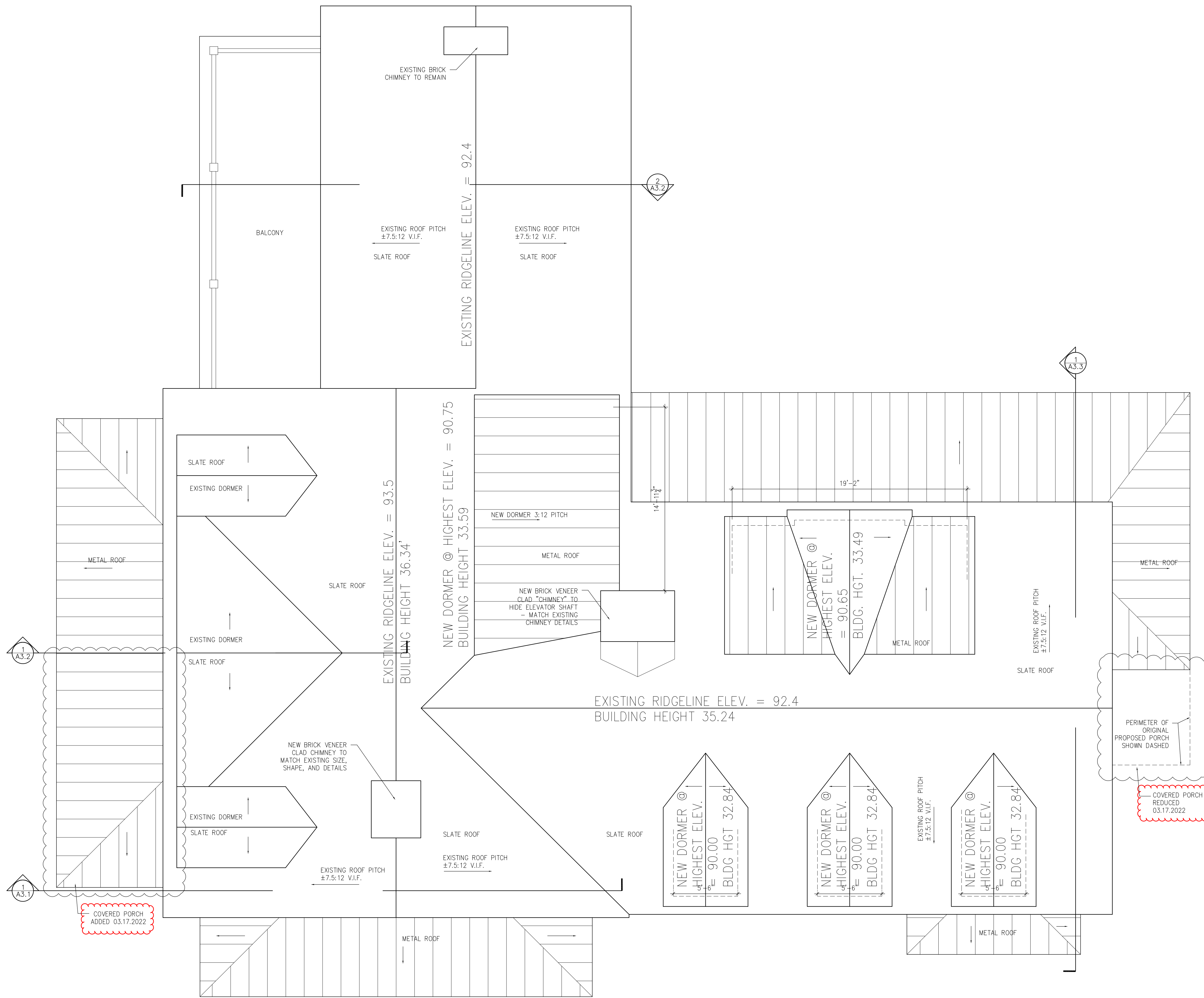
A1.3

3 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PERMIT SET 06.06.2019

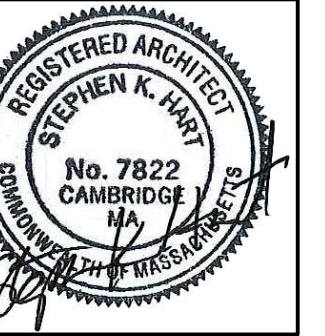
REISSUED 06.16.2021



PROPOSED & EXISTING AVERAGE GRADE EL: 57.16'

3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

03.17.2022
UPDATED WITH REDUCED COVERED
PORCH AND ADDED COVERED PORCH
PERMIT SET 06.06.2019



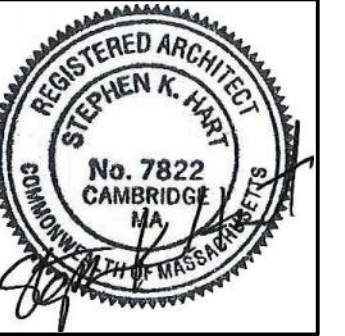
ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
90 Church Street
Cambridge, Massachusetts
02170

12 Lakeview Avenue
Cambridge, MA

PROPOSED
ROOF PLAN
SCALE: 1/4" = 1'-0"

ISSUED	DATE	DESCRIPTION
1	06.06.2019	PERMIT SET
2	05.28.2021	PERMIT ADDENDUM
3	06.16.2021	REISSUED
4	03.17.2022	COVERED PORCH REVISIONS
5		
6		

A1.4



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-89-0091
 60 Church Street
 Cambridge, Massachusetts
 02178

12 Lakeview Avenue
 Cambridge, MA

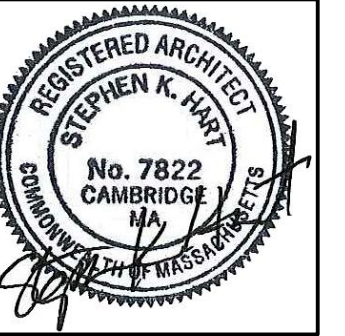
EAST. EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	06.06.2019	PERMIT SET
1	06.16.2021	REISSUED
2		
3		
4		
5		
6		

A2.1



3 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-89-0091
 60 Church Street
 Cambridge, Massachusetts
 02170

12 Lakeview Avenue
 Cambridge, MA

SOUTH EXTERIOR
 ELEVATIONS

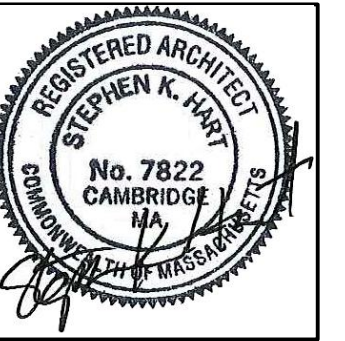
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

ISSUED	1	06.06.2019	PERMIT SET
	2	05.28.2021	PERMIT ADDENDUM
	3	06.16.2021	REISSUED
	4	03.17.2022	COVERED PORCH REVISIONS
	5		
	6		

03.17.2022
 UPDATED WITH REDUCED COVERED
 PORCH AND ADDED COVERED PORCH
 PERMIT SET 06.06.2019



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 50 Church Street
 Cambridge, Massachusetts
 02178

12 Lakeview Avenue
 Cambridge, MA

NORTH. EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	1	06.06.2019	PERMIT SET
	2	05.28.2021	PERMIT ADDENDUM
	3	06.16.2021	REISSUED
	4	03.17.2022	COVERED PORCH REVISIONS
	5		
	6		

A2.3

03.17.2022
 UPDATED WITH REDUCED COVERED
 PORCH AND ADDED COVERED PORCH
 PERMIT SET 06.06.2019



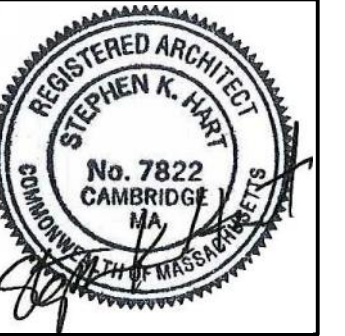
4 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

COVERED PORCH
 REDUCED 03.17.2022

BULKHEAD
 BEYOND

TEMPERED TEMPERED

TEMPERED TEMPERED



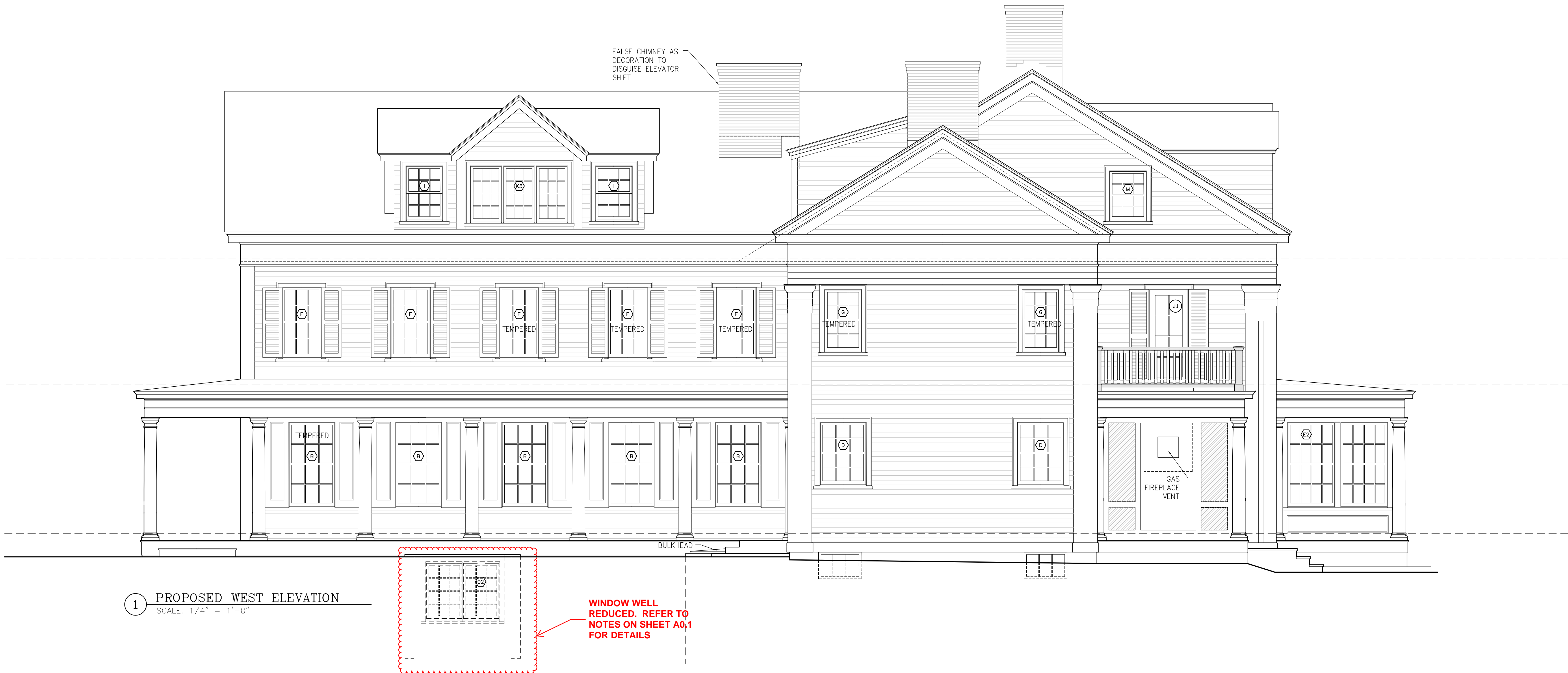
ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

WEST EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

ISSUED	DATE	DESCRIPTION
1	06.06.2019	PERMIT SET
2	05.28.2021	PERMIT ADDENDUM
3	06.16.2021	REISSUED
4		
5		
6		

A2.4



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

WINDOW WELL REDUCED. REFER TO NOTES ON SHEET A0.1 FOR DETAILS

REVISED 05.28.2021
 WINDOW WELL HEIGHTS AND SIZE CHANGED TO REFLECT PERMIT ADDENDUM BUILDING HEIGHT CALCULATION SHOWN ON SHEET PA-3
 PERMIT SET 06.06.2019

REISSUED 06.16.2021

WINDOW SCHEDULE

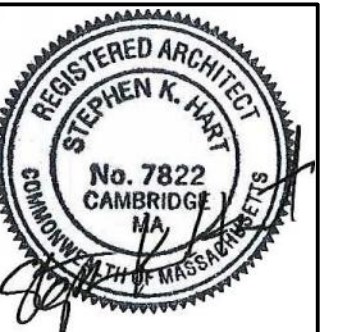
***DO NOT ORDER WITHOUT ARCHITECT'S WRITTEN APPROVAL**

Type	Name	Width frame dim	Height frame dim	Style	Qty	Comments	Mull pocket
MAIN HOUSE							
A	Not Used						
B	Little Harbor Double Hung Window	3'-5 3/4"	6'-4 3/8"	Wood Frame Wood Sash Double Hung Window	13	2" Thick Subsill. Refer to drawings for tempered window locations. One window used in C-B-C Assembly in Music Room.	
B2	2 Gang Little Harbor Double Hung Window	7'-3 1/2" (2@3'-5 3/4")	6'-4 3/8"	Wood Frame Wood Sash Double Hung Window	4 - two gang	2" Thick Subsill. Refer to drawings for tempered window locations.	4"
C	Little Harbor Double Hung Window	2'-5 1/2"	6'-4 3/8"	Wood Frame Wood Sash Double Hung Window	4	2" Thick Subsill. Refer to drawings for tempered window locations. Two window used in C-B-C Assembly in Music Room.	7 3/8" Mull Pocket for window C-B-C Assembly.
D	Little Harbor Double Hung Window	3'-5 3/4"	4'-9 1/8"	Wood Frame Wood Sash Double Hung Window	2	2" Thick Subsill. Refer to drawings for tempered window locations.	
E2	2 Gang Little Harbor Double Hung Window	7'-5 1/4" (2@3'-6 5/8")	6'-4 3/8"	Wood Frame Wood Sash Double Hung Window	4 - two gang	2" Thick Subsill. Refer to drawings for tempered window locations.	4"
F	Little Harbor Double Hung Window	3'-0"	5'-4 1/4"	Wood Frame Wood Sash Double Hung Window	26	2" Thick Subsill. Refer to drawings for tempered window locations.	
F2	2 Gang Little Harbor Double Hung Window	6'-4" (2@3'-0")	5'-4 1/4"	Wood Frame Wood Sash Double Hung Window	1 - two gang	2" Thick Subsill. Refer to drawings for tempered window locations.	4"
G	Little Harbor Double Hung Window	2'-9 1/2"	4'-8 1/2"	Wood Frame Wood Sash Double Hung Window	2	2" Thick Subsill. Refer to drawings for tempered window locations.	
H	Little Harbor Double Hung Window	2'-10 1/2"	5'-2 3/4"	Wood Frame Wood Sash Double Hung Window	2	2" Thick Subsill. Refer to drawings for tempered window locations.	
I	Little Harbor Double Hung Window	2'-9 1/2"	4'-2"	Wood Frame Wood Sash Double Hung Window	7	2" Thick Subsill. Refer to drawings for tempered window locations.	
J2	2 Gang Little Harbor Double Hung Window	6'-2" (2@2'-11")	4'-11"	Wood Frame Wood Sash Double Hung Window	1 - two gang	2" Thick Subsill. Refer to drawings for tempered window locations.	4"
K3	3 Gang Little Harbor Casement Window	7'-2" (3@2'-4 11/16")	4'-4"	Wood Frame Wood Sash Casement Window	1 - three gang	2" Thick Subsill. Refer to drawings for tempered window locations.	Direct Mull (0")
L3	3 Gang Little Harbor Casement Window	6'-4 1/2" (3@2'-1 1/2")	3'-9"	Wood Frame Wood Sash Casement Window	1 - three gang	2" Thick Subsill. Refer to drawings for tempered window locations.	Direct Mull (0")
M	Little Harbor Double Hung Window	2'-9 1/2"	3'-10"	Wood Frame Wood Sash Double Hung Window	1	2" Thick Subsill. Refer to drawings for tempered window locations.	
N3	3 Gang Little Harbor Casement Window	7'-1 1/2" (3@2'-4 1/2")	3'-9"	Wood Frame Wood Sash Casement Window	1 - three gang	2" Thick Subsill. Refer to drawings for tempered window locations.	Direct Mull (0")
O2	2 Gang Marvin Inswing Casement Window	5'-8 1/2" (2@2'-10 1/4")	2'-8" 4'-2 1/2"	Clad Frame Clad Sash Inswing Casement Window	3 - two gang	2" Thick Subsill. Refer to drawings for tempered window locations.	
CARRIAGE HOUSE							
P	Little Harbor Double Hung Window	2'-9 1/2"	6'-0"	Wood Frame Wood Sash Double Hung Window	6	2" Thick Subsill. Refer to drawings for tempered window locations.	
Q	Existing To Remain						
R3	Existing To Remain						
NOTES:							
1.	All windows to have Low-E Insulating glass						
2.	Screens at new double hung SDL windows to be half screens with Hi Transparency Mesh screens UON. Exterior screen frame color to be determined.						
3.	Screens at new casement windows to be full wood interior screens with Hi Transparency Mesh Screens UON.						
3.	All frames and exposed wood to have exterior and interior finish of prime coat unless otherwise noted (UON). All window jamb liners to be white UON.						
4.	All double hung window hardware finish to be determined. No sash lifts at double hung windows.						
5.	New SDL windows: All muntin bars to be fixed, 7/8" with internal spacer bars. Space bar to be Bronze.						
6.	Provide historic sill profile at all windows UON. Sills to extend beyond edge of casing 1" UON						
7.	Typical exterior casings except basement windows to be 1"x 5" (actual dimension) flat UON with backband, clear pre-primed western red cedar, no finger joints typ. at all windows. Exterior casings to be primed and factory installed, UON.						
8.	Manufacturer to provide shop drawings for approval prior to ordering windows.						
9.	Sash 1 3/4" thick.						
10.	Refer to plans A1.0, A1.1, A1.2, A1.3, and A1.4 and exterior elevations A2.1, A2.2 for additional information.						
11.	All Windows to be Mahogany						
12.	Window sticking profile to be determined						

DOOR SCHEDULE

***DO NOT ORDER WITHOUT ARCHITECT'S WRITTEN APPROVAL**

Type	Location	Width (door leaf)	Height (door leaf)	Style	Qty	Hardware Type	Comments
EXTERIOR DOOR SCHEDULE							
MAIN HOUSE							
AA	Front Entry 101	3'-6"	8'-0"	Solid Natural Finish Mahogany Door	1	A - Entry Mortise Set	2 1/4" thick door. Tempered Glass.
AA1	Front Sidelite Entry 101	1'-6"	8'-0"	Side light. Natural finish Magogany. 1/5 Divided Lite Pattern	1		2 1/4" thick. Tempered Glass.
AA2	Front Sidelite Entry 101	1'-6"	8'-0"	Side light. Natural finish Magogany. 1/5 Divided Lite Pattern	1		2 1/4" thick. Tempered Glass.
BB	Side Entry 116	3'-6"	8'-0"	Two Panel Door. Upper Panel Glass 3 wide x 3 high Divided Lite Pattern. Solid lower flat panel.	1	A - Entry Mortise Set	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
BB	Side Entry 116	3'-6"	8'-0"	Upper panel Single lite glass/screen panel; lower panel solid panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
CC	Family Room 105	2 @ 3'-0"	8'-0"	French door. 2/5 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
CC	Family Room 105	2 @ 3'-0"	8'-0"	Single lite glass/screen panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
DD	Family Room 105	2 @ 3'-0"	8'-0"	French door. 2/5 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
EE	Kitchen 103	2 @ 3'-0"	8'-0"	French door. 2/5 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
FF	Dining Room 102	2 @ 2'-6"	8'-0"	French door. 2/5 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
FF	Dining Room 102	2 @ 3'-0"	8'-0"	Single lite glass/screen panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
GG	Dining Room 102	2 @ 2'-6"	8'-0"	French door. 2/5 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
GG	Dining Room 102	2 @ 3'-0"	8'-0"	Single lite glass/screen panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
HH	Screened Porch 106	3'-4"	8'-4"	Two panel glass/screen panel	1	B - Screen Set	Refer to exterior elevations for details. 1 3/4" thick door. Tempered Glass.
II	Family Room 224	2'-10"	7'-0"	French door. 2/4 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
II	Family Room 224	2'-10"	7'-0"	Single lite glass/screen panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
II	Guest Bedroom 217	2'-10"	7'-0"	French door. 2/4 Divided Lite Pattern	1	C - Multi-Point Lock	Refer to exterior elevations for details. 2 1/4" thick door. Tempered Glass.
II	Guest Bedroom 217	2'-10"	7'-0"	Single lite glass/screen panel to match door	1	B - Screen Set	Provide 1 screen insert and 1 storm insert.
CARRIAGE HOUSE							
JJ	Entry CH101	Existing Entry Door and Sidelites to Remain				Existing To Remain	To Be Confirmed
KK	Garage CH107	Existing Overhead Garage Door to Remain				Existing To Remain	To Be Confirmed
LL	Garage CH107	Existing Overhead Garage Door to Remain				Existing To Remain	To Be Confirmed
MM	Garage CH107	Existing Hay Loft Doors to Remain				Existing To Remain	To Be Confirmed
NOTES:							
1	Exterior doors to be 2 1/4" thick, Mahogany, primed white. U.O.N.						
2	All storm/screen doors to be 1 3/4" thick wood. Screens to be Invisible Screen. All screen doors to be screen/storm combination.						
3	All screen/storm doors to match door layout dimensions						
4	All French doors to be insulating Low-E glass with simulated divided light and "Light Bronze" internal spacer bars, 7/8" muntins. Tempered glass.						
5	All doors keyed alike						
6	Verify jamb depth with G.C. prior to ordering.						
7	See plans and elevations for swing of doors and grille patterns.						
8	Solid Mahogany clear finish threshold with horn extensions.						
9	Hinge Finish to be determined. Assume Unlaquered Brass.						
10	Typical exterior casings to be 1"x 5" (actual dimension) flat with backband, clear pre-primed western red cedar, no finger joints typ. Exterior casings to be primed and factory installed, UON.						
11	Use bronze interlocking threshold typ.						



ARCHITECTS
Hart Associates, Inc.
phone 617-489-0030
fax 617-489-0091
60 Church Street
Cambridge, Massachusetts
02171

12 Lakeview Avenue
Cambridge, MA

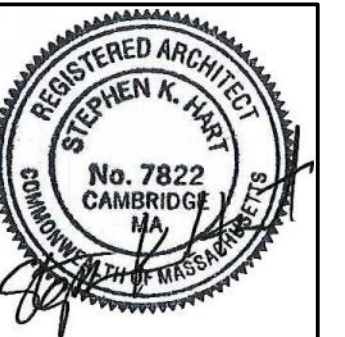
WINDOW &
DOOR SCHEDULE
SCALE: NTS

ISSUED	1	06.06.2019	PERMIT SET
	2	06.16.2021	REISSUED
	3		
	4		
	5		
	6		

A2.5

PERMIT SET 06.06.2019

REISSUED 06.16.2021



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

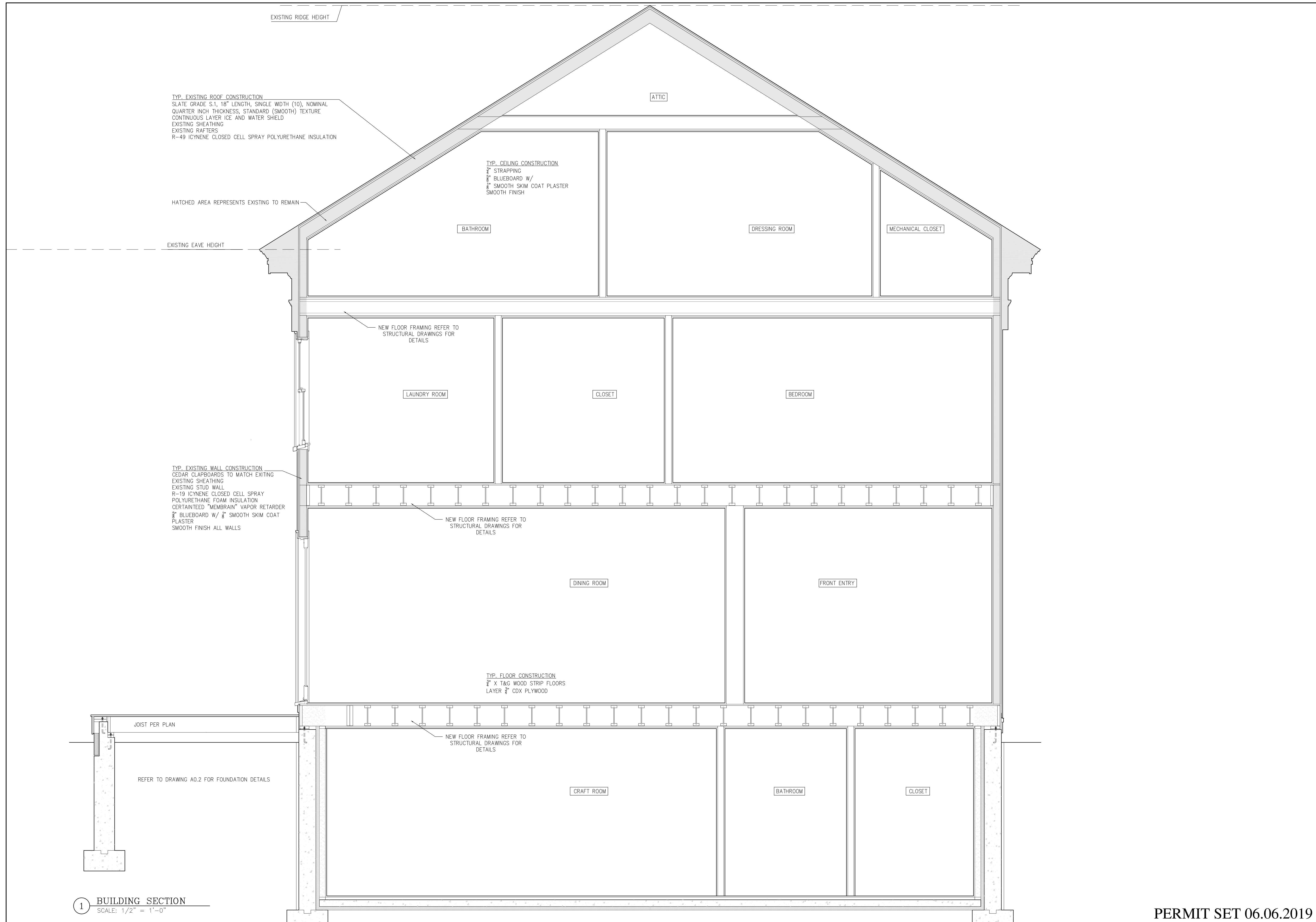
BUILDING SECTIONS
 SCALE: 1/2" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
	06.06.2019	06.16.2021	REISSUED			

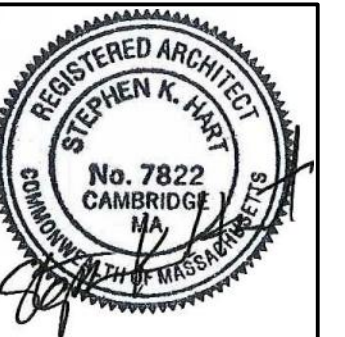
A3.1

PERMIT SET 06.06.2019

REISSUED 06.16.2021



1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



ARCHITECTS
Hart Associates, Inc.
 phone 617-899-0630
 fax 617-899-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

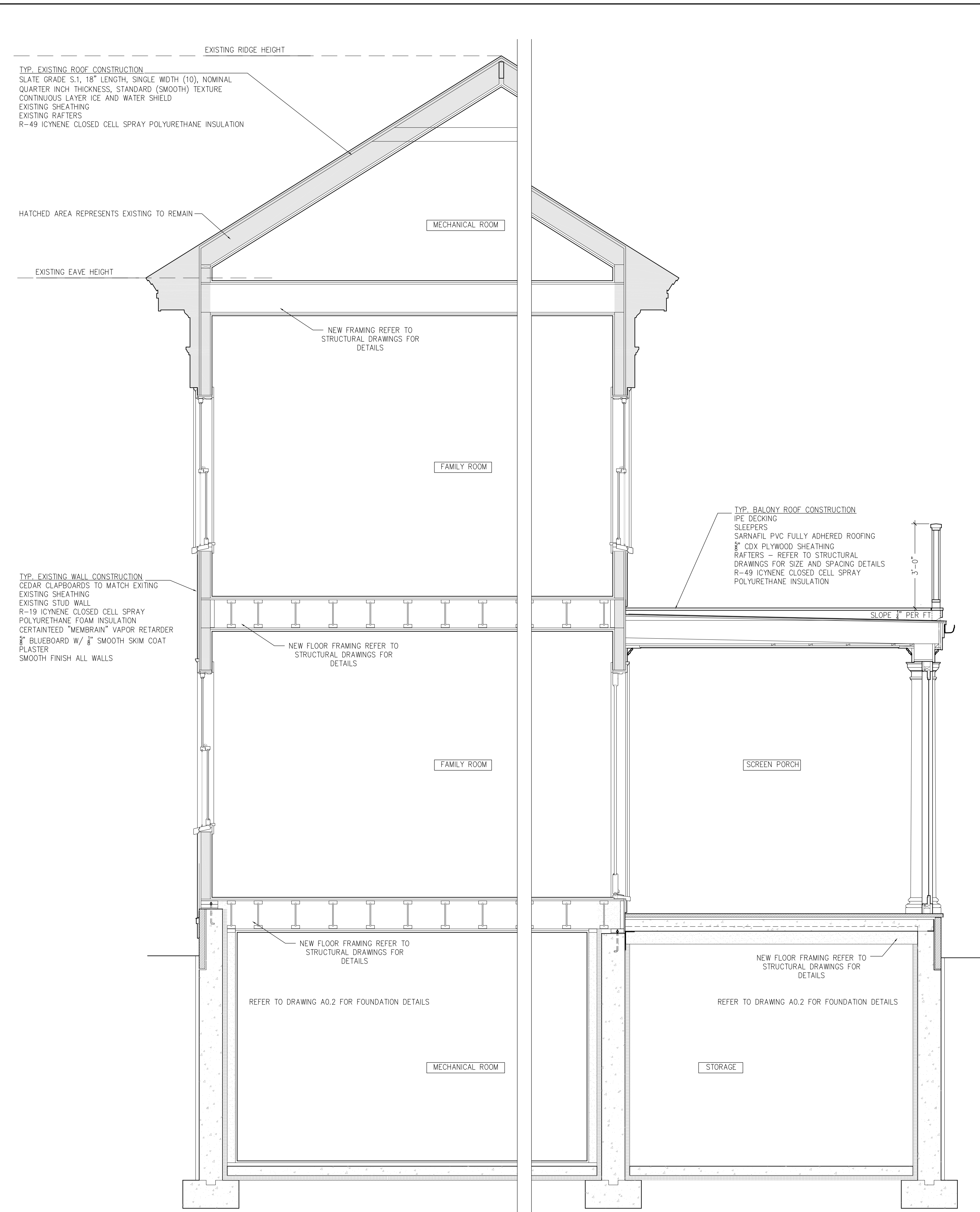
BUILDING SECTIONS
 SCALE: 1/2" = 1'-0"

ISSUED	1	2	3	4	5	6
PERMIT SET						
REISSUED		06.16.2021				

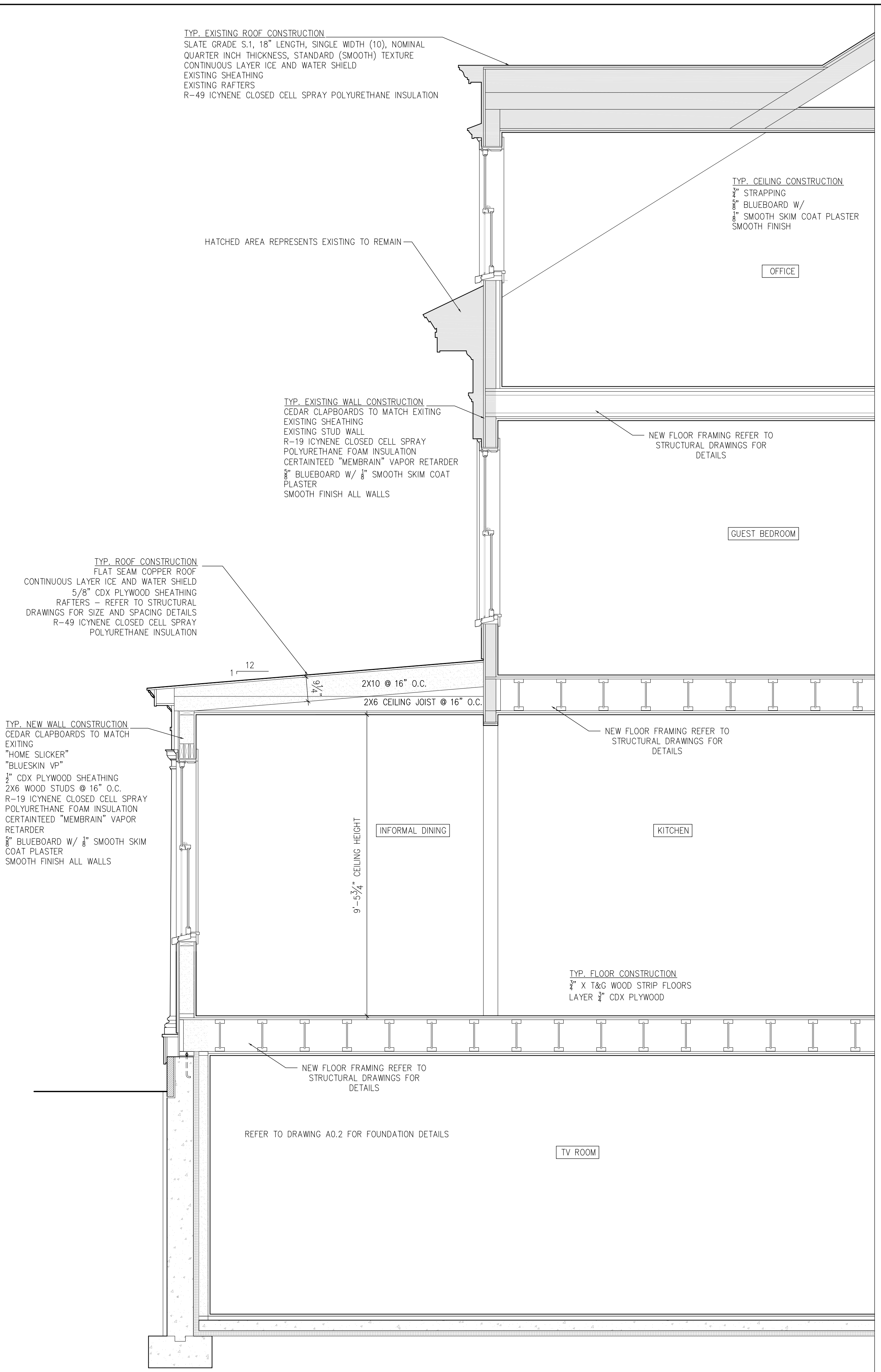
A3.2

PERMIT SET 06.062019

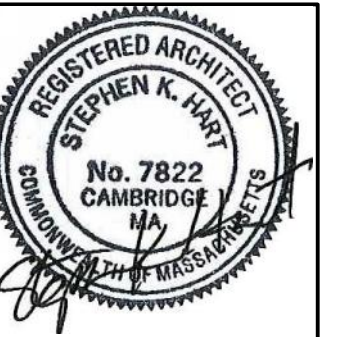
REISSUED 06.16.2021



2 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



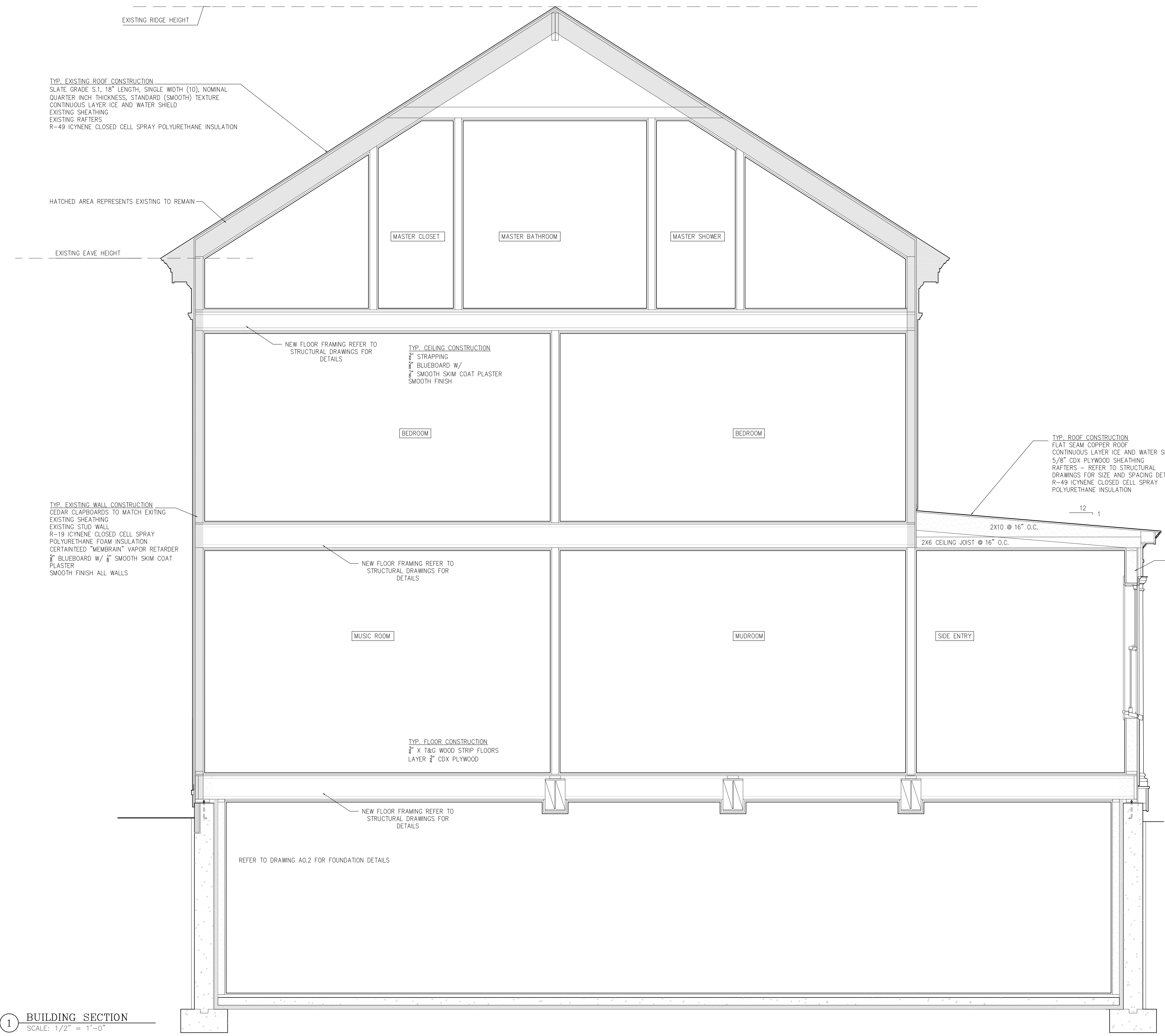
ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0630
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

BUILDING SECTIONS
 SCALE: 1/2" = 1'-0"

ISSUED	DATE	DESCRIPTION
1	06.06.2019	PERMIT SET
2	06.16.2021	REISSUED
3		
4		
5		
6		

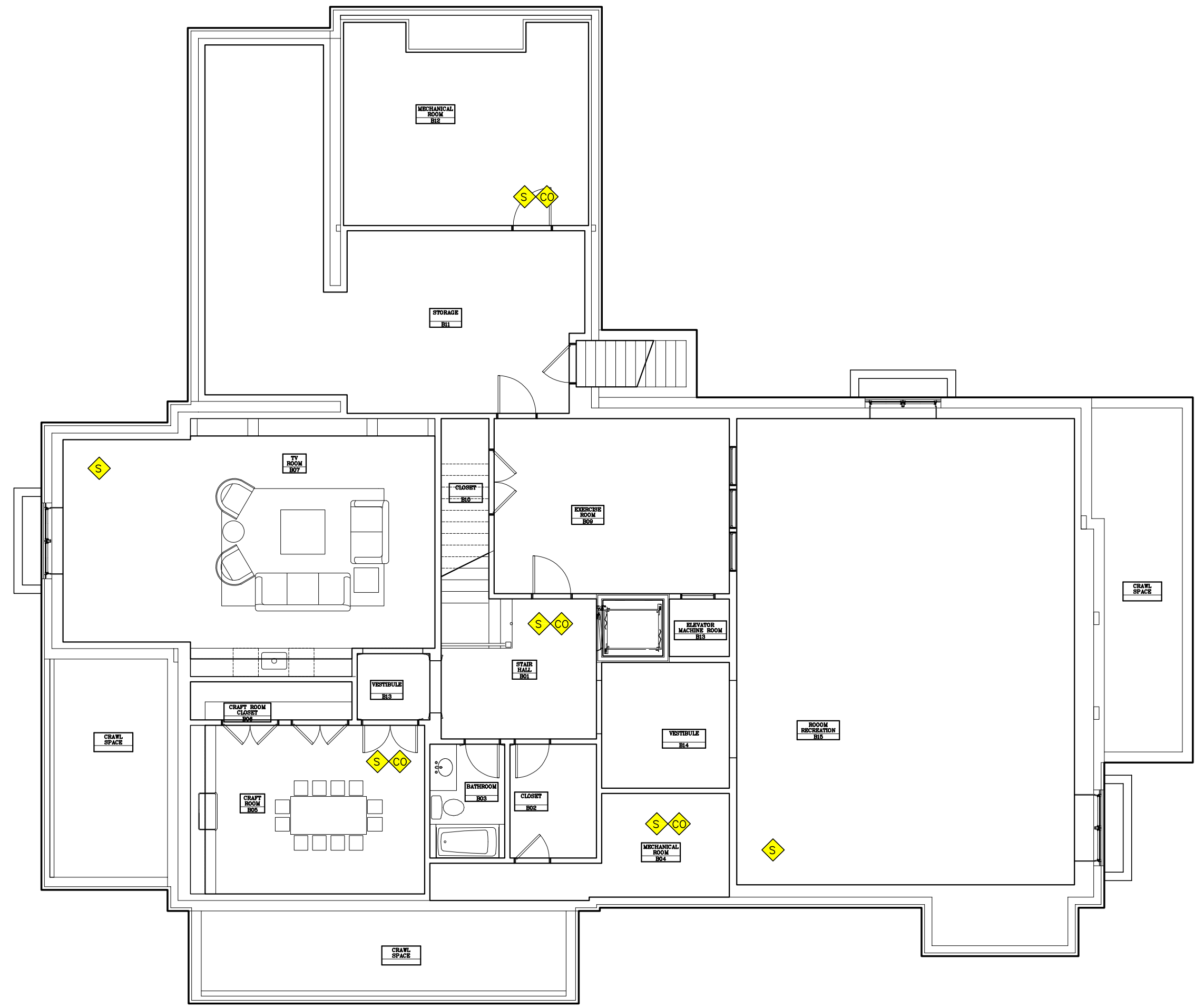
A3.3



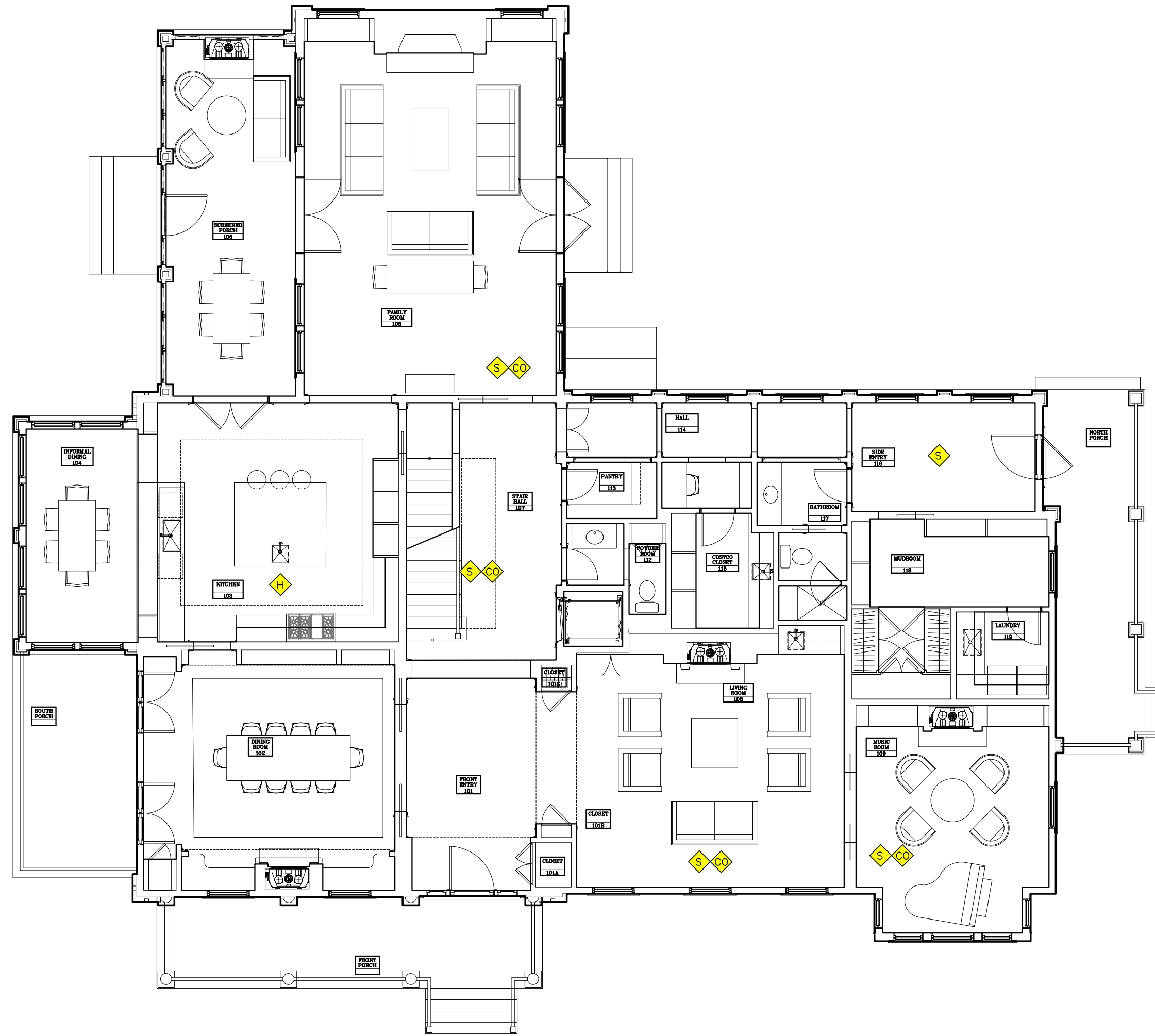
1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"

PERMIT SET 06.06.2019

REISSUED 06.16.2021

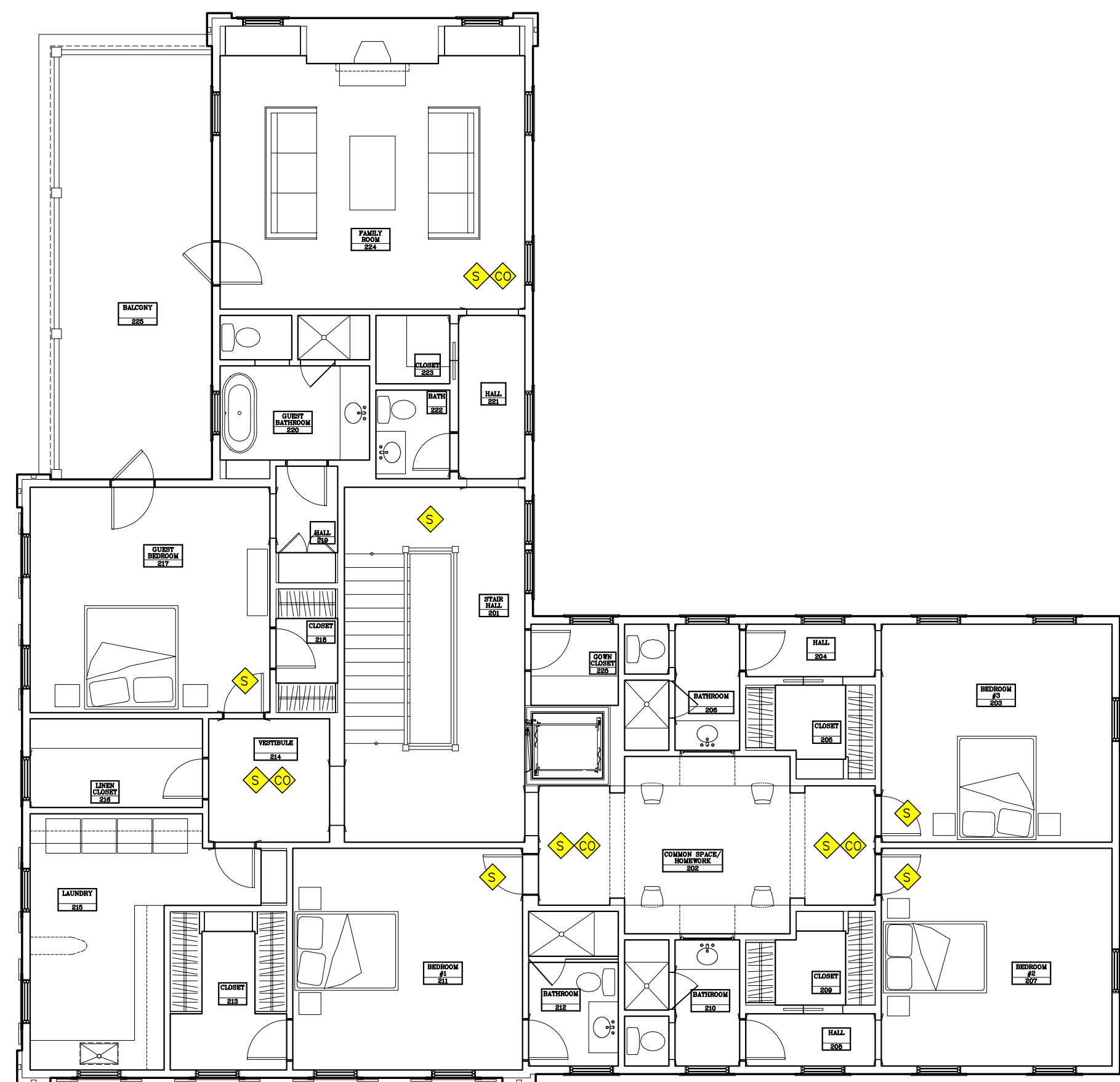


0 LIFE SAFETY BASEMENT PLAN
SCALE: 1/8" = 1'-0"

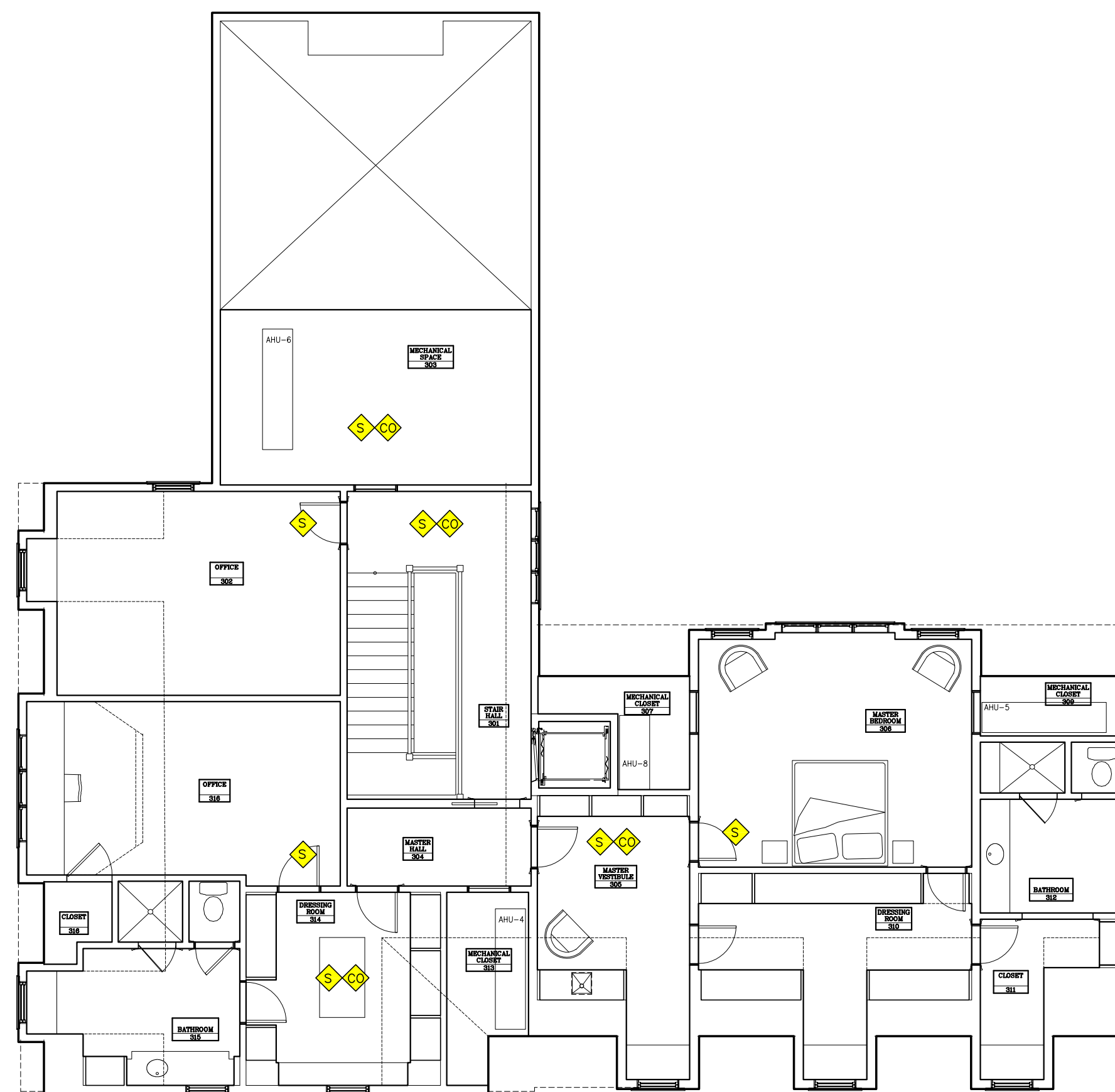


1 LIFE SAFETY FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	SMOKE DETECTOR	PROVIDE AS REQUIRED BY CODE. EXACT MODEL TO BE DETERMINED.
	HEAT DETECTOR	PROVIDE AS REQUIRED BY CODE. EXACT MODEL TO BE DETERMINED.
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	PROVIDE AS REQUIRED BY CODE. EXACT MODEL TO BE DETERMINED.



2 LIFE SAFETY SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 LIFE SAFETY THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
90 Church Street
Cambridge, Massachusetts
02170

12 Lakeview Avenue
Cambridge, MA

LIFE SAFETY
PLANS
SCALE: 1/4" = 1'-0"

ISSUED	DATE	DESCRIPTION
1	06.06.2019	PERMIT SET
2	03.19.2021	LIFE SAFETY PLAN ADDED
3	03.26.2021	LIFE SAFETY PLAN UPDATED
4	06.16.2021	REISSUED
5		
6		

A5.1

PERMIT SET 06.06.2019

REISSUED 06.16.2021

GENERAL CONDITIONS

- 1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE COMMONWEALTH OF MASSACHUSETTS STATE RESIDENTIAL CODE NINTH EDITION.
2. C.A. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION.
3. ENGINEER'S DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FOUNDATIONS

- 1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
2. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
3. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.

CONCRETE

- 1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE'.
2. CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
3. SLIMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5'.
4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 'SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS', LATEST EDITION.
2. STEEL BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI.
3. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

STEEL DECK

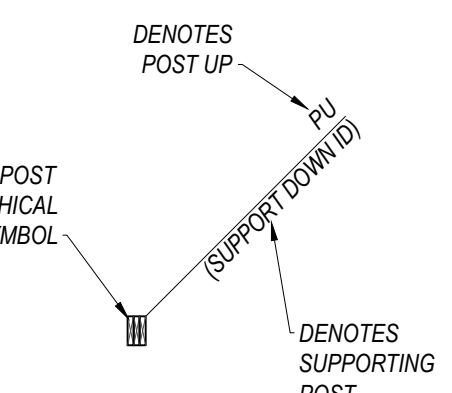
- 1. STEEL DECK SHALL CONFORM TO THE 'STANDARD FOR COMPOSITE STEEL FLOOR DECK (ANSI/S101-C1.0)' AND THE 'SPECIFICATION FOR DESIGN OF LIGHT GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS (AIS)'
2. STEEL DECK PANELS SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A653 STRUCTURAL QUALITY, WITH A MINIMUM YIELD POINT OF 50,000 PSI.
3. STEEL FLOOR DECK SHALL BE BY MILCRAFT, DIV118 COMPOSITE DECKING, 2" DEPTH x 18 GAGE GALVANIZED G60 COMPOSITE METAL DECK CONFORMING TO ASTM A653 (Fy = 50KSI).

ROUGH CARPENTRY

- 1. ALL STRUCTURAL ROUGH CARPENTRY SHALL CONFORM WITH THE 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION,' ANSIAWIS NDS-2015.
2. UNLESS NOTED OTHERWISE, STRUCTURAL WOOD FRAMING SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
A. FOR 2-4" (NOMINAL) THICKNESS KILN DRIED MEMBERS: SPRUCE-PINE-FIR (SPF) NO.1NO.2 OR BETTER WITH THE FOLLOWING PROPERTIES:
a. ALLOWABLE BENDING STRESS, Fb = 875 PSI
b. ALLOWABLE SHEAR STRESS, Fv = 135 PSI

POST LEGEND

Table mapping wood types and grades to post specifications. Includes categories like SUPPORT UP ID, SUPPORT DOWN ID, and POST GRAPHICAL SYMBOL.



SYMBOLS LEGEND:

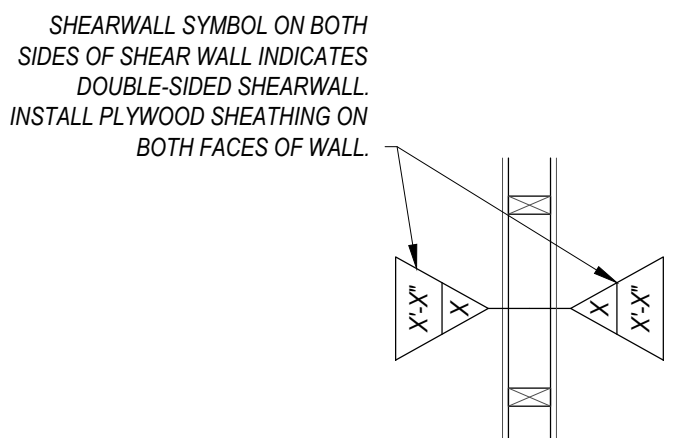
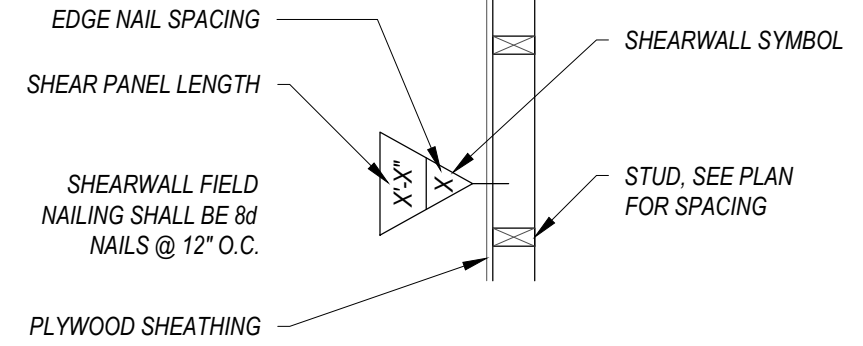
- 1. SHEARWALL
2. INTERIOR BEARING WALL
3. BEARING WALL ABOVE
4. STEEL MOMENT RESISTING CONNECTION

ABBREVIATION LEGEND

- A.B. ANCHOR BOLT
ARCH. ARCHITECT
BM. BEAM
BRG. BEARING
BTWN. BETWEEN

SHEARWALL NOTES

- 1. SHEARWALLS CONSTRUCTION:
- SHEATHING TO BE 1/2" APA RATED STRUCTURAL SHEATHING, REFER TO PLAN AND SECTIONS FOR ADDITIONAL INFORMATION
- SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8d NAILS BE PLAN CALLOUTS
- HOLDOWNS TO BE HDU BY SIMPSON. SEE PLAN FOR MODEL NUMBER AND THREADED ROD SIZE.



HOLDOWN UNIT SCHEDULE

Table with columns: SAI NOTATION, SIMPSON NAME, ANCHOR BOLT Ø, and A.B. CONCRETE EMBED. Lists various holdown models like DTT12, DT12, HDU2, HDU4, HDU5, HDU8, HDU11, HDU14.

DESIGN LOADS PER 2015 INTERNATIONAL RESIDENTIAL CODE

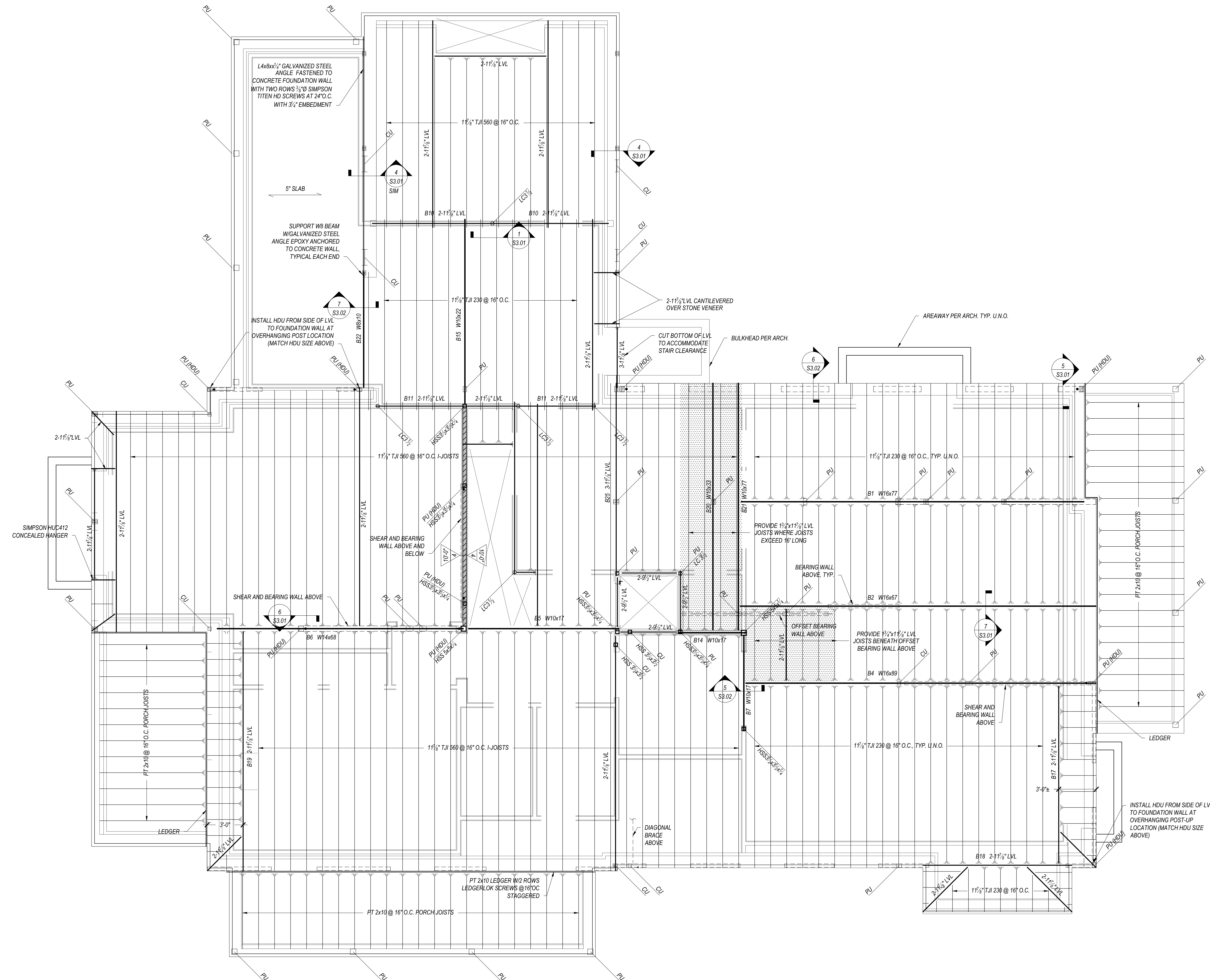
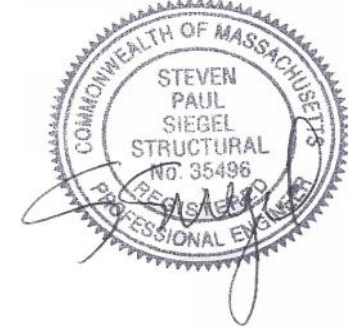
Table of design loads: GROUND SNOW LOAD (780 CMR 51.0 TABLE R301.2(4)) at 40 PSF; LIVE LOADS including ATTICS WITHOUT STORAGE (10 PSF), HABITABLE ATTICS (20 PSF), AND SLEEPING AREAS (30 PSF); WIND LOAD (780 CMR 51.0 TABLE R301.2(4)) at 128 MPH, EXPOSURE B.

DEAD LOAD WEIGHTS OF MATERIALS AND CONSTRUCTION

MAXIMUM SOLAR PANEL DEAD LOAD 5 PSF

PER RB103.5 SOLAR-READY ZONES OF ROOF ARE INDICATED ON THE ROOF FRAMING PLAN.

ISSUED table with columns for issue number, date, and description. Includes entries for 06.06.2019 PERMITS SET and 06.16.2021 REISSUED.



FIRST FLOOR FRAMING PLAN

Scale: 1/4"=1'-0"

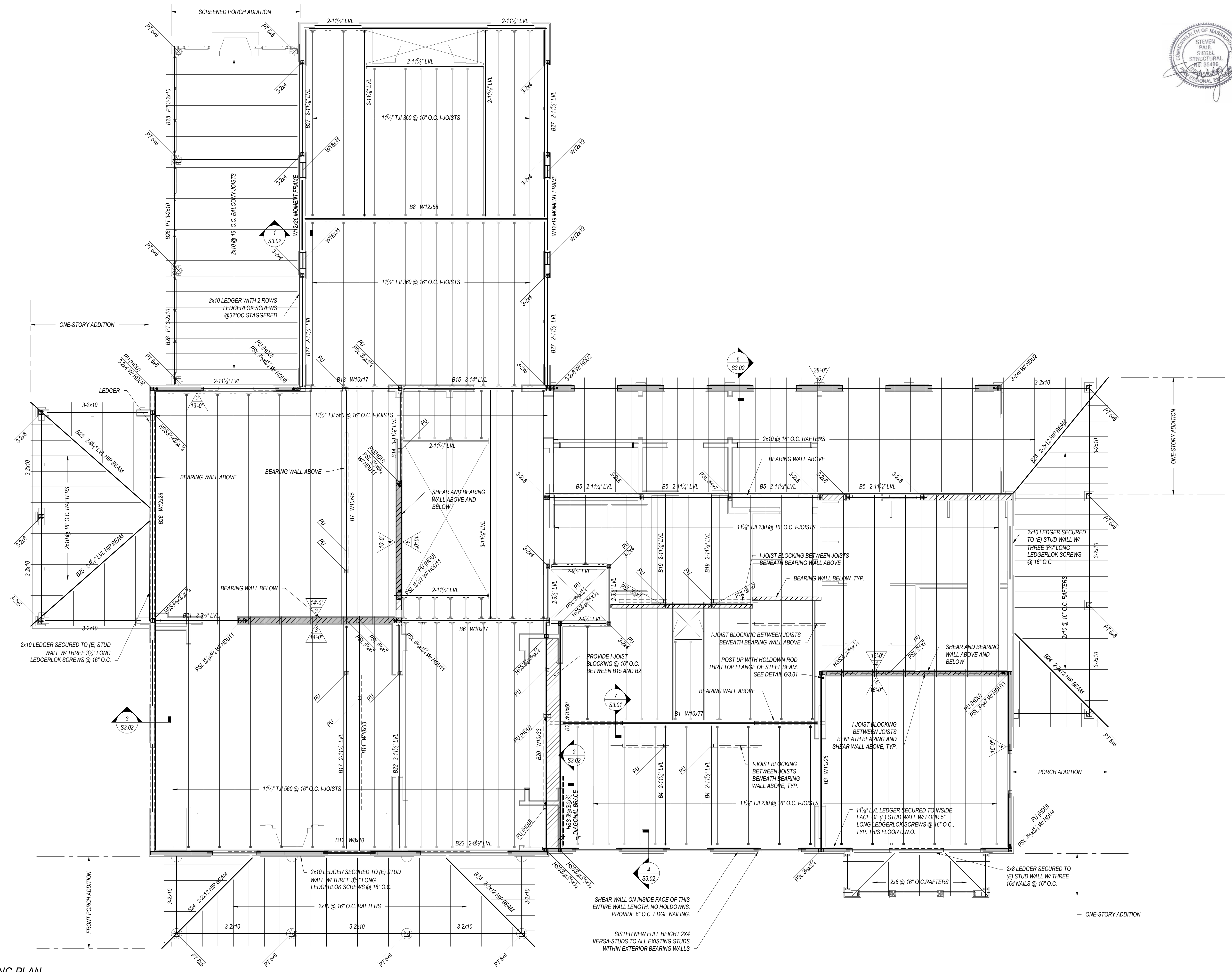
- NOTES:
- 5" SLAB INDICATES 5" TOTAL THICKNESS COMPOSITE CONCRETE SLAB ON 2VL116 GALVANIZED COMPOSITE METAL DECK W/ 6#-W1.4XW1.4 WWF REINFORCING CENTERED IN THE CONCRETE TOPPING. FLOOR IS DESIGNED TO HAVE 1/2" THICK STONE FINISHED FLOOR PER ARCH.

ISSUED	PERMIT SET
1	06.06.2019
2	06.16.2021
3	
4	
5	
6	

S1.01



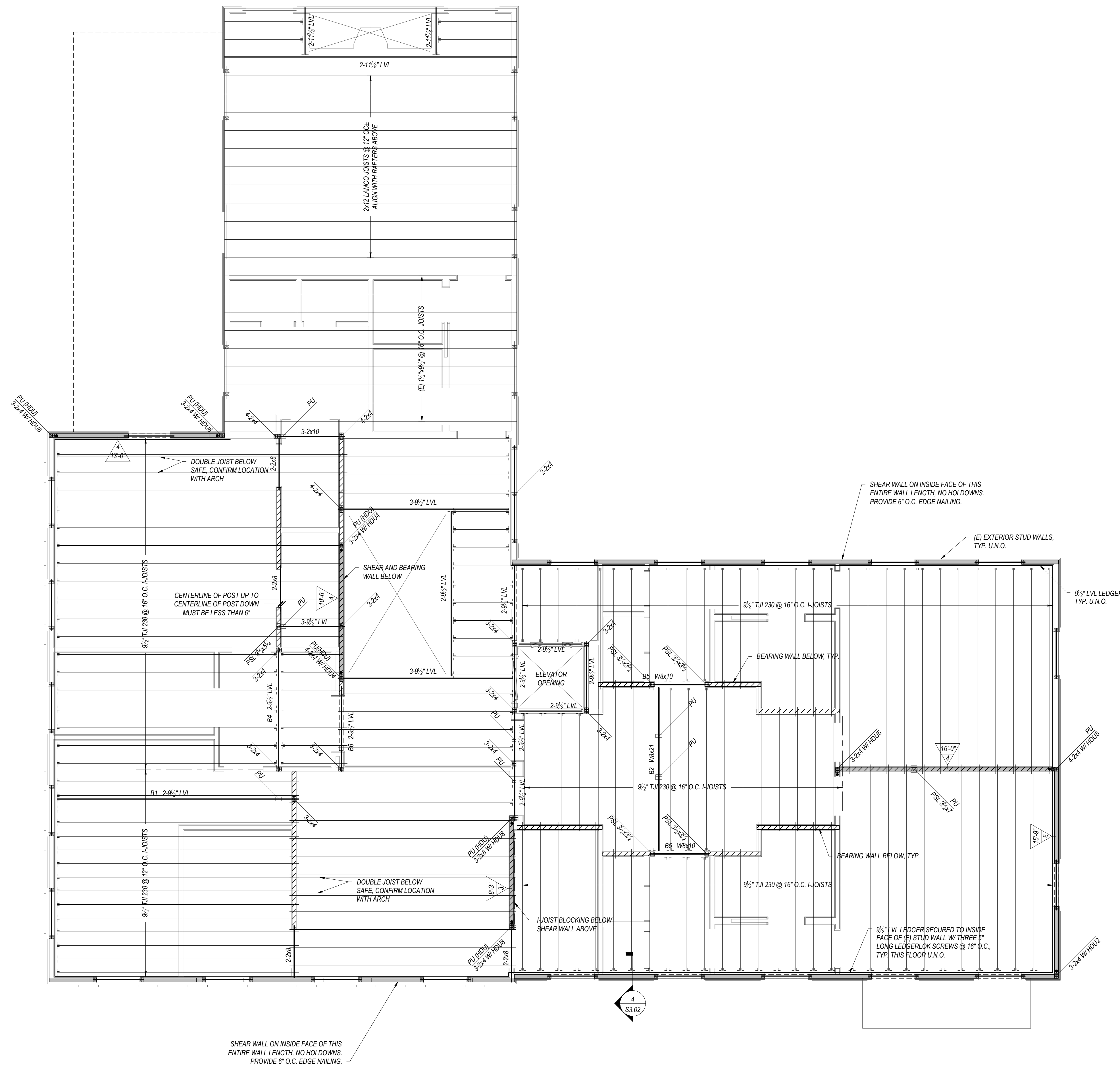
ISSUED	PERMIT SET
1	06.06.2019
2	06.16.2021
3	
4	
5	
6	



SECOND FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"



ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

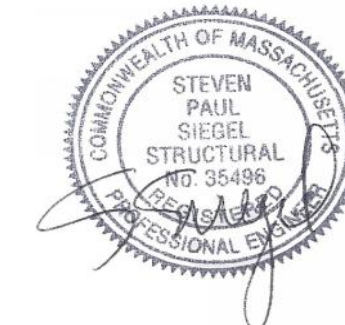


THIRD FLOOR FRAMING PLAN

Scale: 1/4"=1'-0"

NOTES:

1. ALL JOISTS TO BE SHEATHED ON TOP FLANGE W/ 1/2" THICK PLYWOOD FLOOR SHEATHING.
2. ALL JOISTS TO HAVE MID-SPAN BRIDGING.
3. ALL HEADERS IN EXTERIOR WALLS TO BE 3-2x6, TYP. U.N.O.



SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS
860 Walnut Street
Newton Centre, MA 02459
617.244.1612 tel
617.244.1732 fax
www.siegelassociates.com

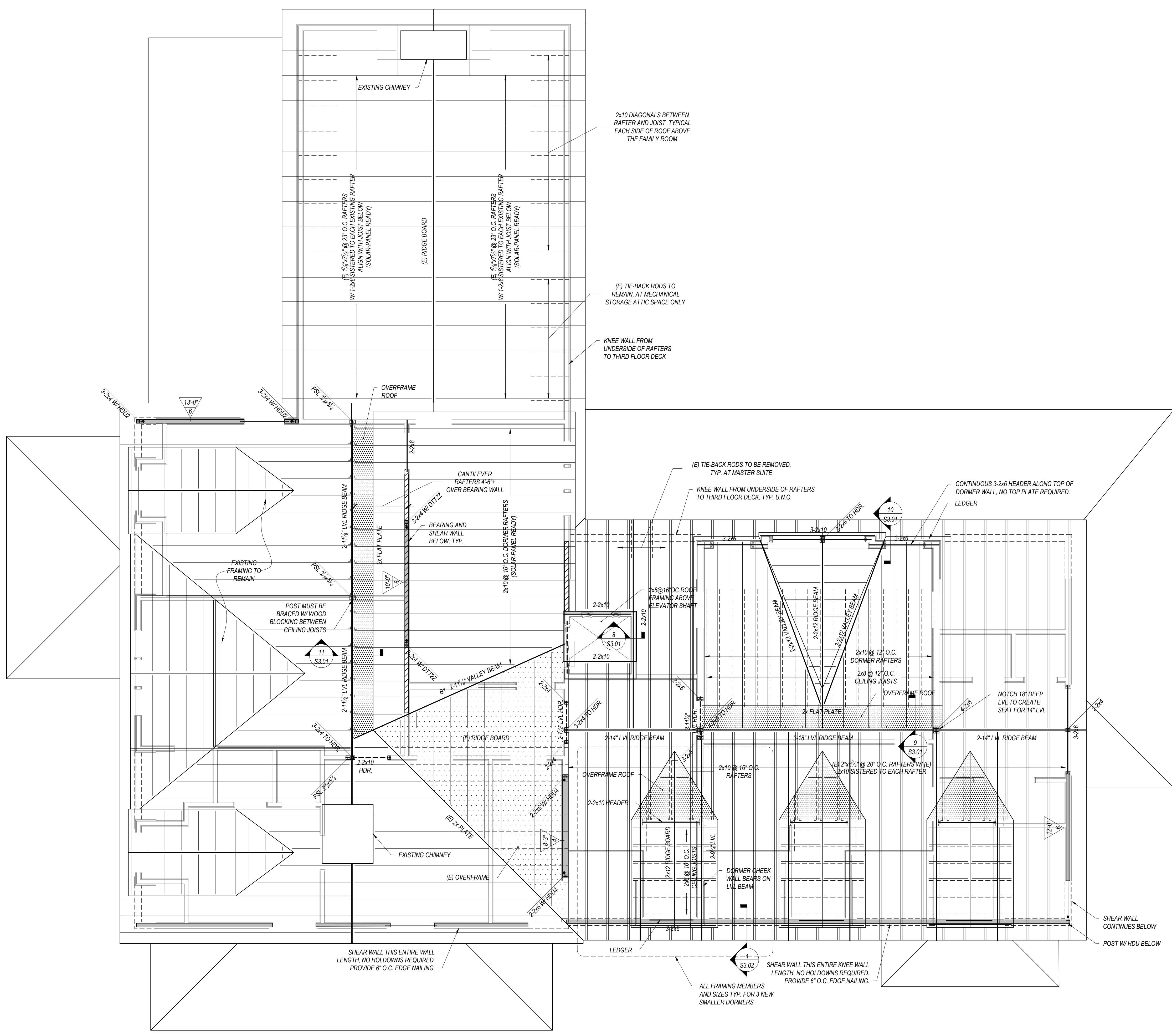
ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
90 Church Street
Boston, Massachusetts
02170

12 Lakeview Avenue
Cambridge, MA

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

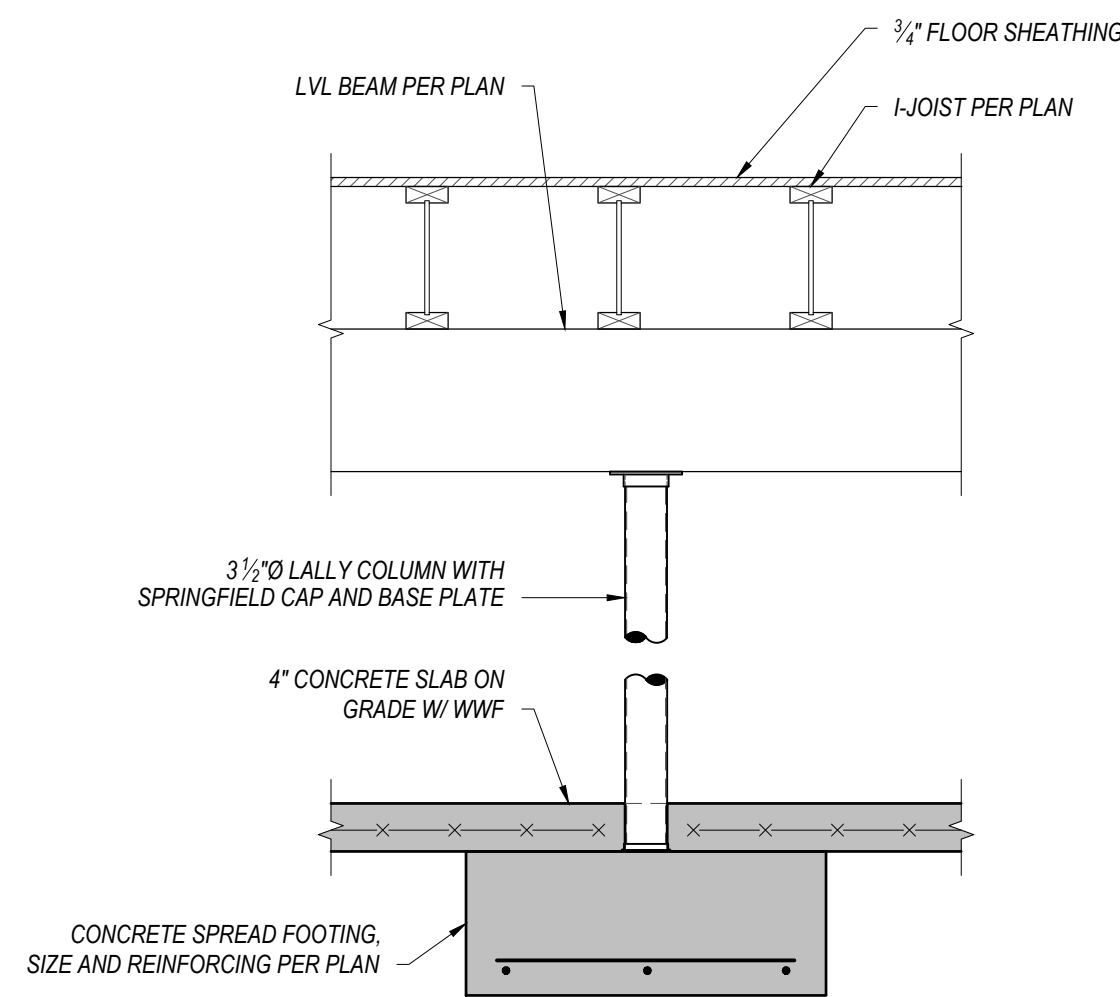
ISSUED	PERMIT SET
1 06.06.2019	PERMIT SET
2 06.16.2021	REISSUED
3	
4	
5	
6	

S1.04



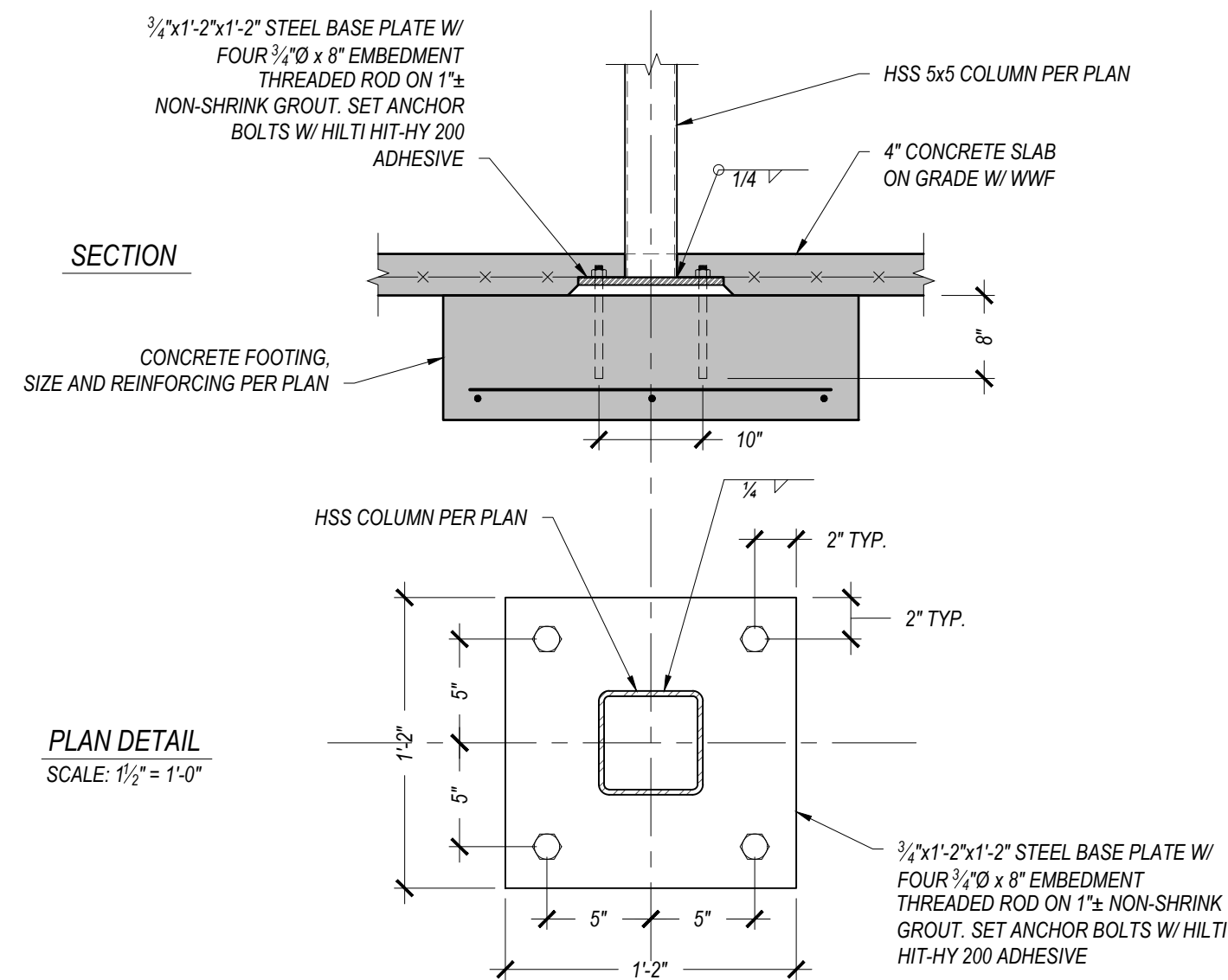
ROOF FRAMING PLAN
Scale: 1/4"=1'-0"
NOTES:
1. ALL HEADERS IN EXTERIOR WALLS ARE EXISTING, TYP. U.N.O.

REISSUED 06.16.2021



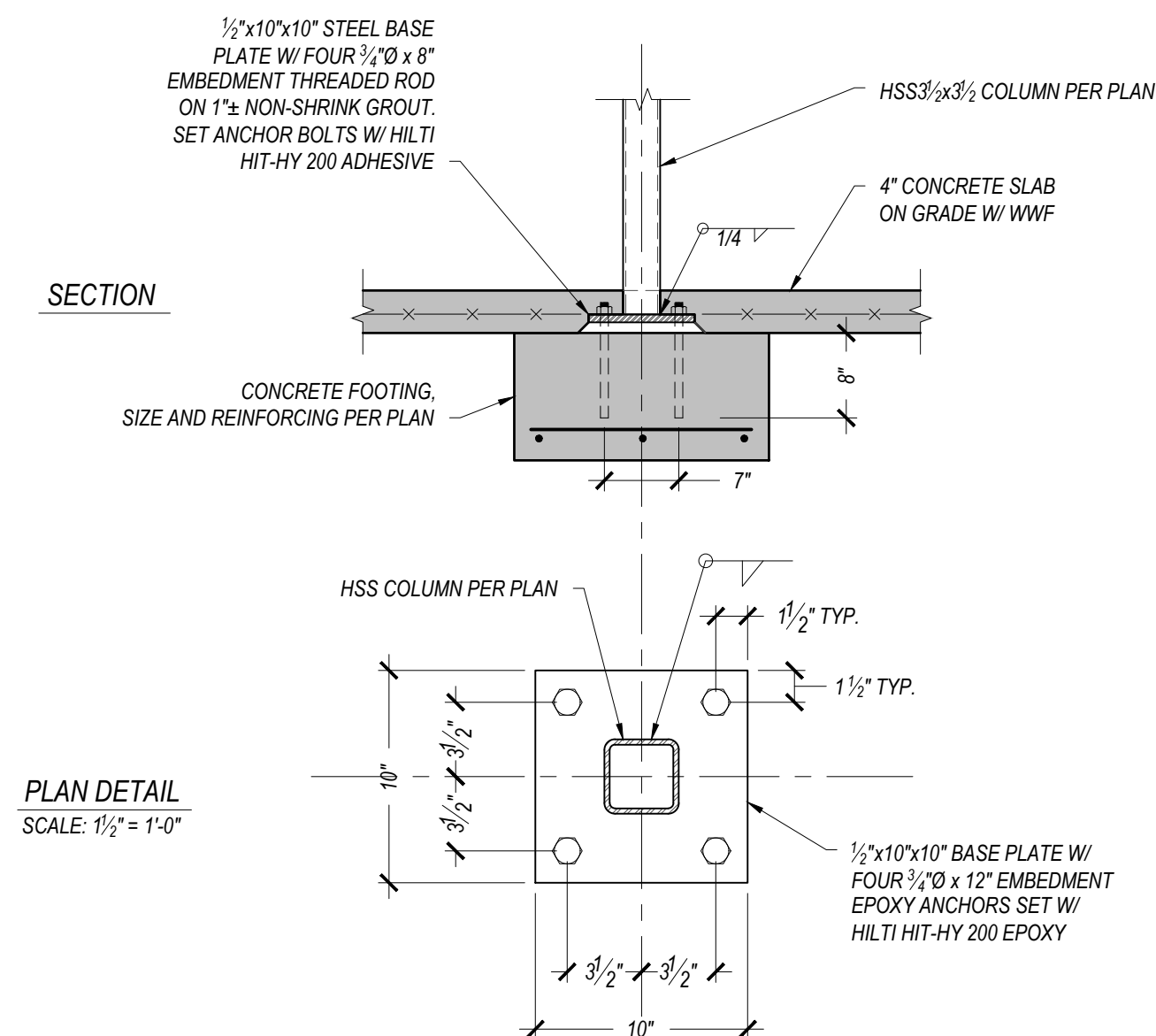
1 LALLY COLUMN DETAIL

SCALE: 3/4" = 1'-0"



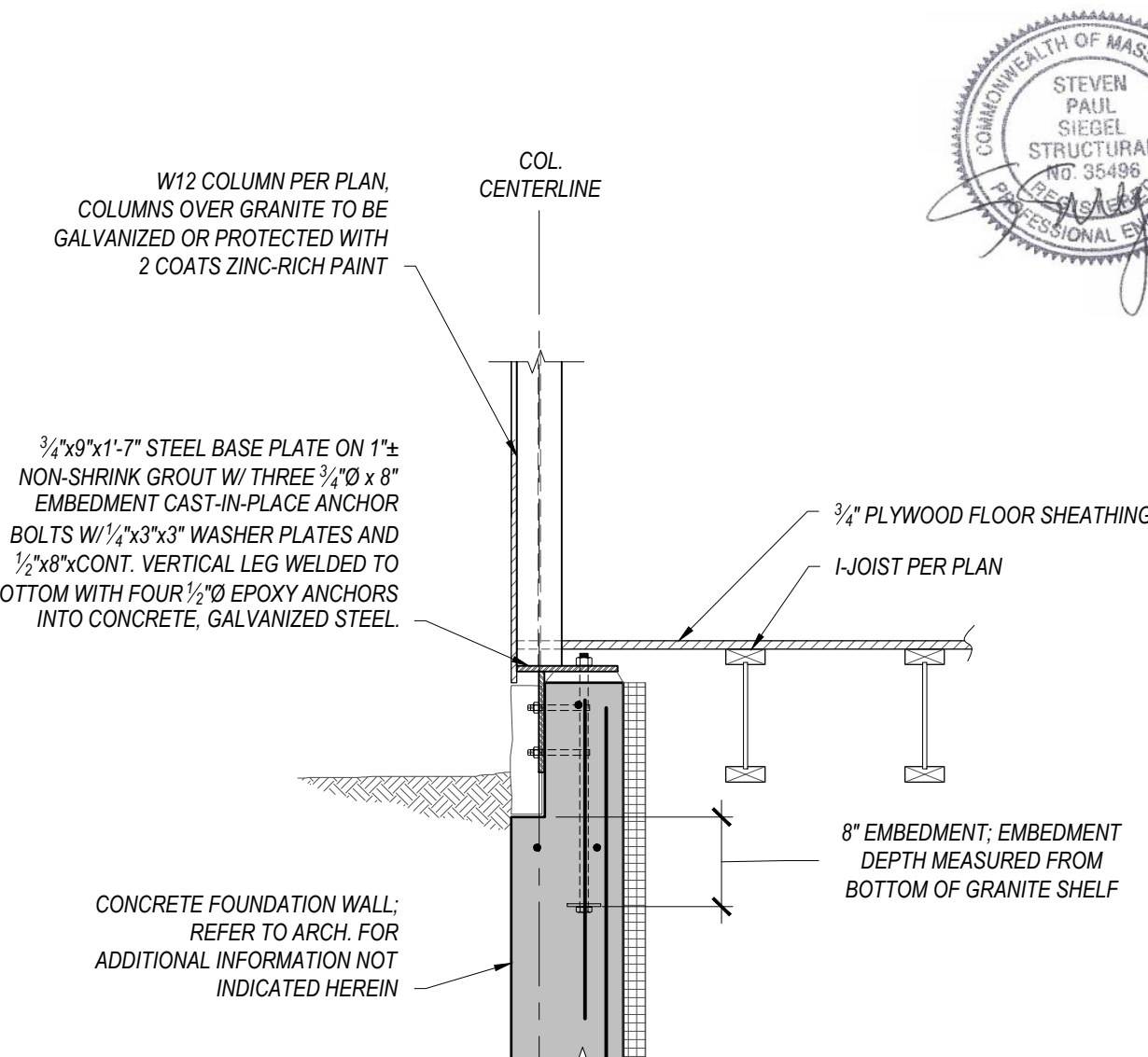
2 HSS5x5 BASE PLATE DETAIL

SCALE: 3/4" = 1'-0"



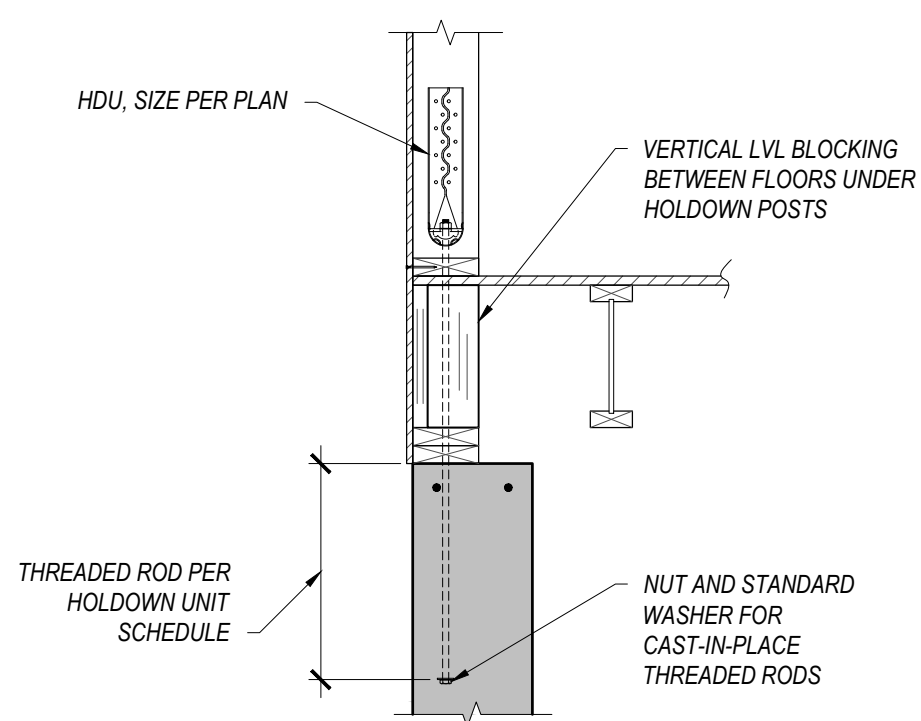
3 HSS3 1/2 x 3 1/2 BASE PLATE DETAIL

SCALE: 3/4" = 1'-0"



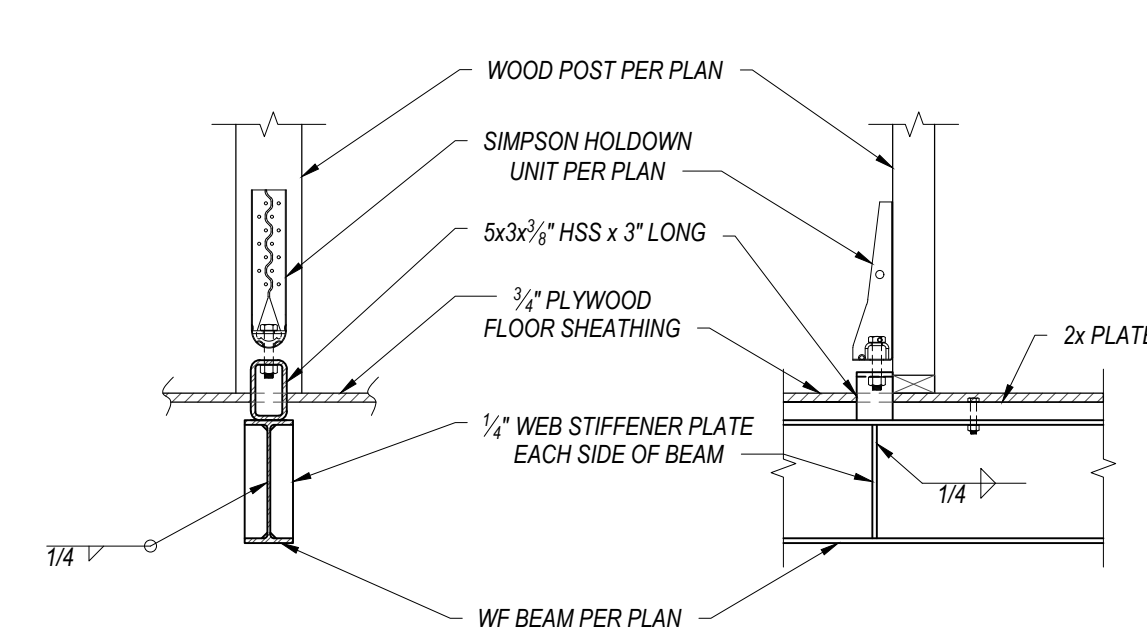
4 W12 MOMENT FRAME COLUMN BASE PLATE DETAIL

SCALE: 3/4" = 1'-0"



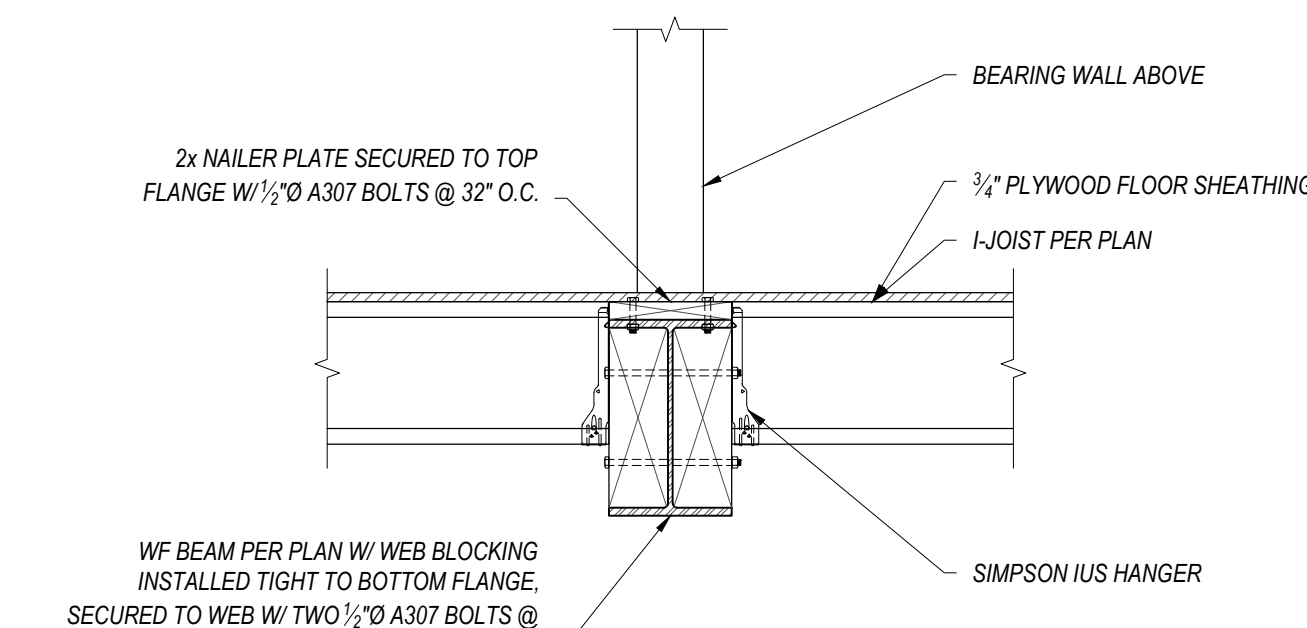
5 HOLDOWN CONNECTION TO FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



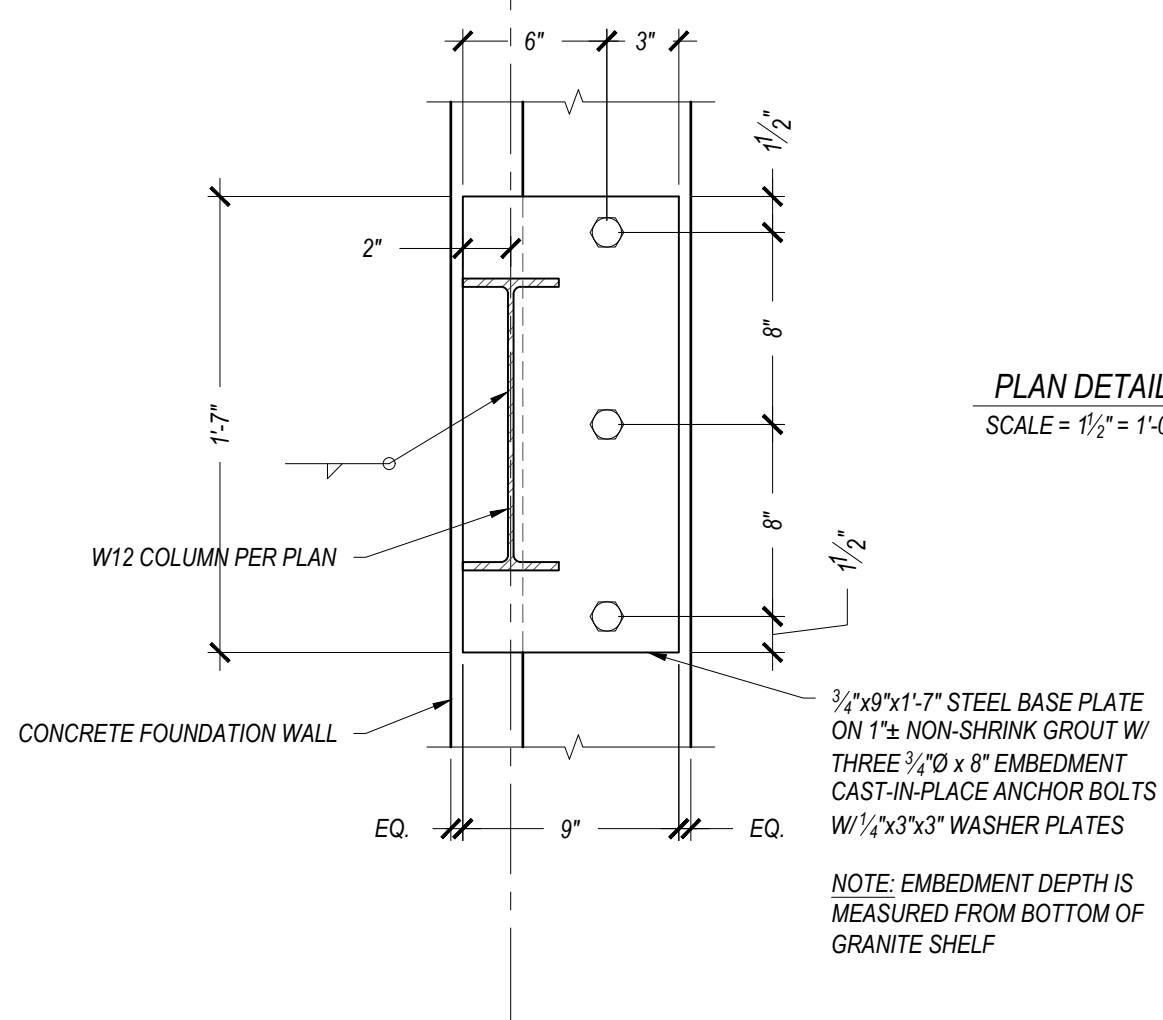
6 HOLDOWN TO STEEL BEAM DETAIL

SCALE: 3/4" = 1'-0"



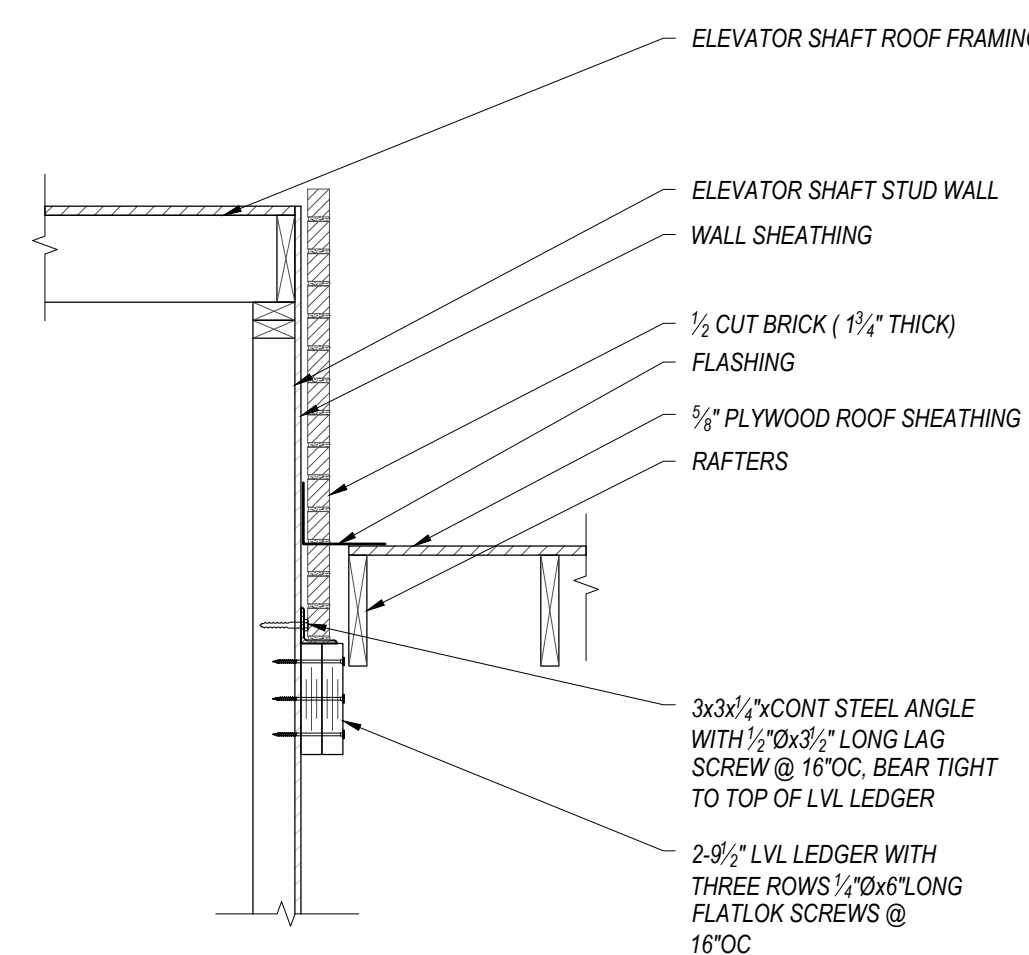
7 FLUSH STEEL BEAM W/ BEARING WALL ABOVE

SCALE: 3/4" = 1'-0"



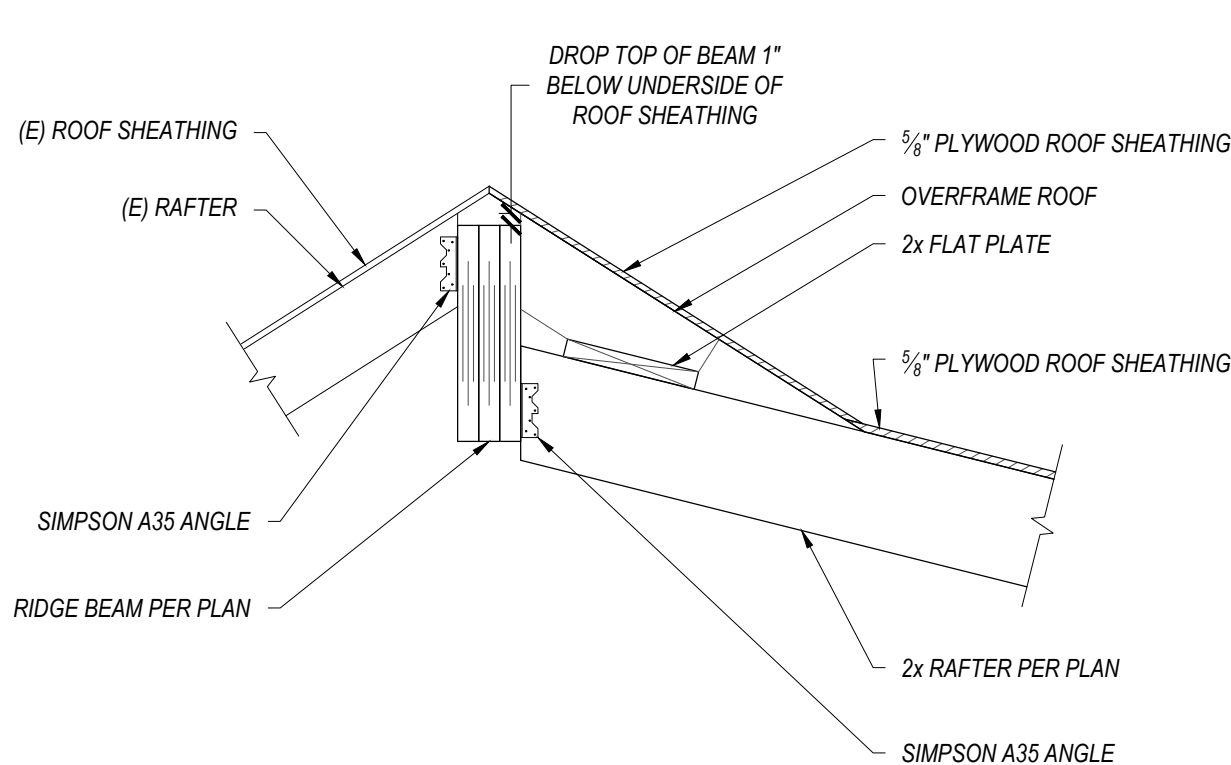
4 W12 MOMENT FRAME COLUMN BASE PLATE DETAIL

SCALE: 3/4" = 1'-0"



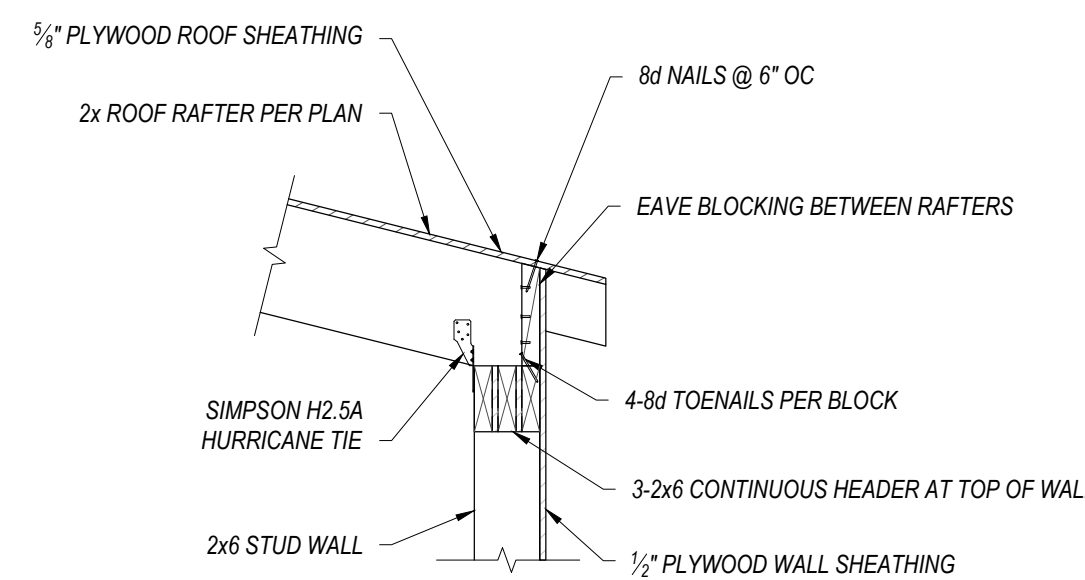
8 ELEVATOR SHAFT/FALSE CHIMNEY DETAIL

SCALE: 3/4" = 1'-0"



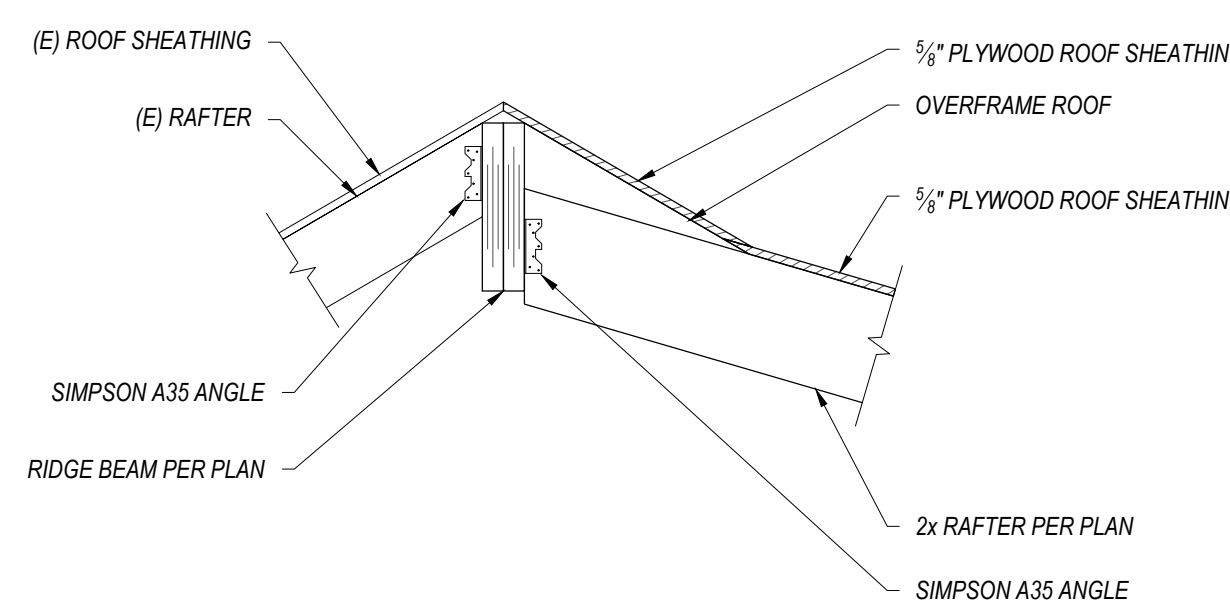
9 MASTER BEDROOM DORMER RIDGE BEAM DETAIL

SCALE: 3/4" = 1'-0"



10 TYPICAL NEW DORMER EAVE DETAIL

SCALE: 3/4" = 1'-0"

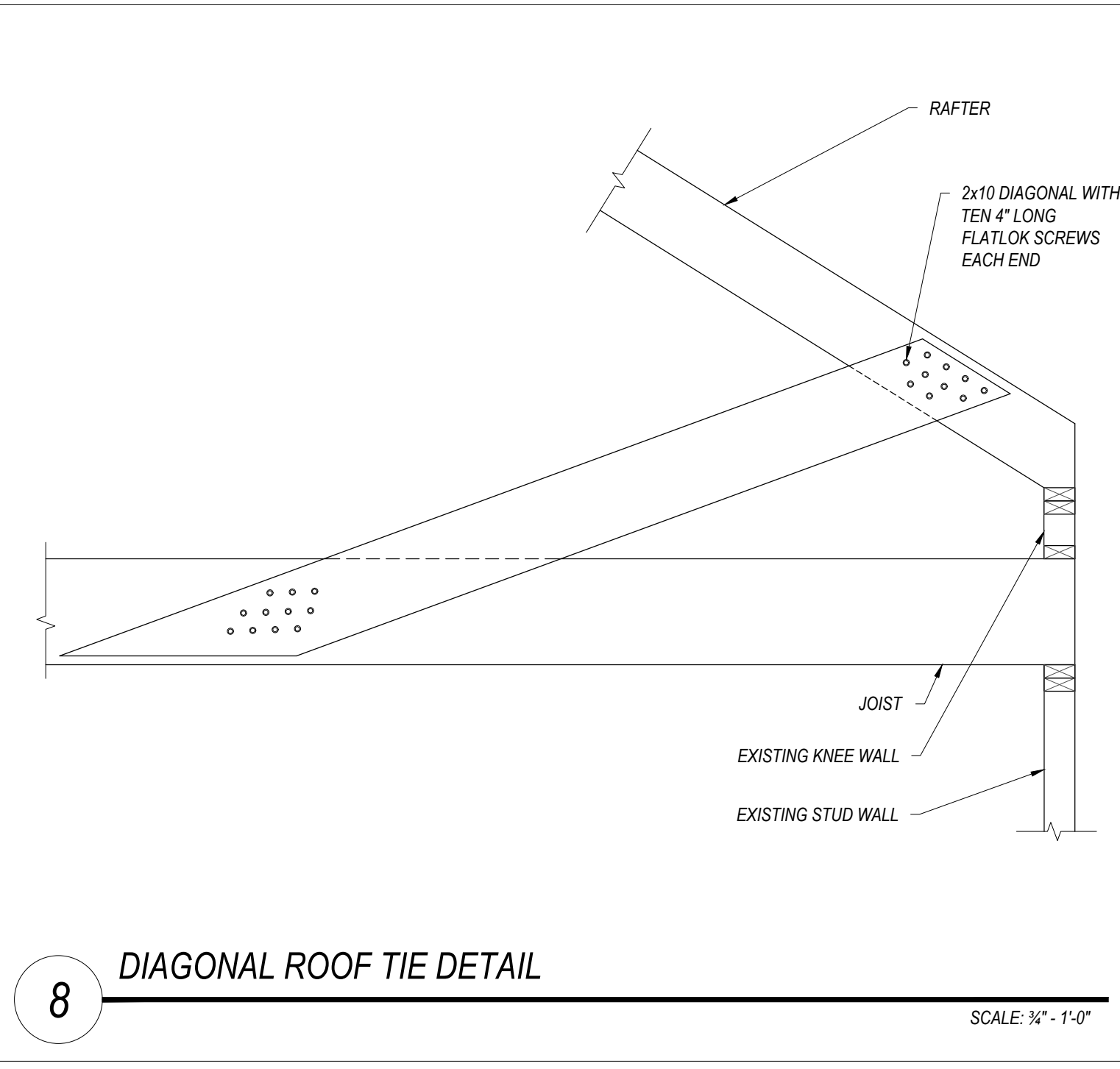
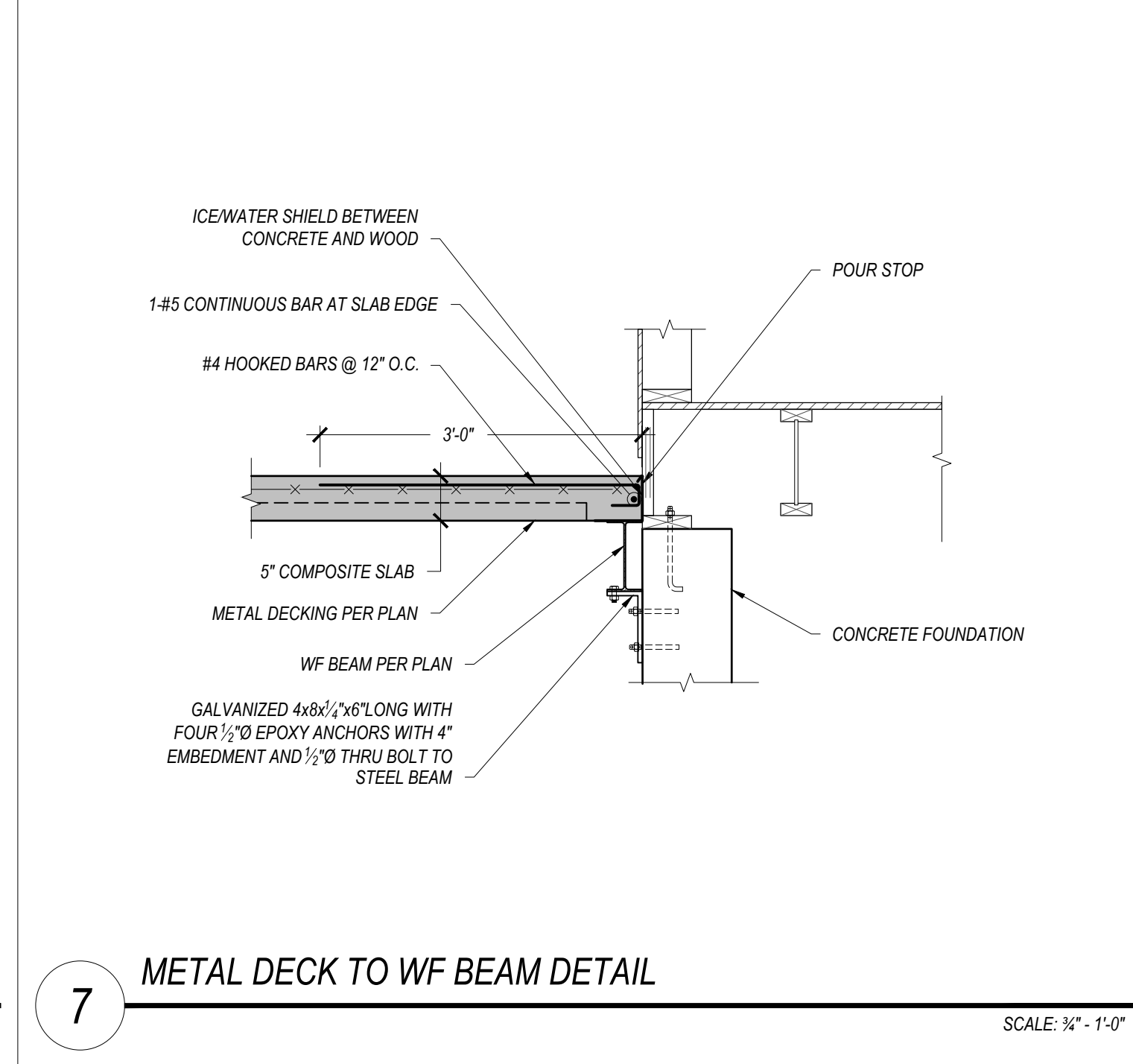
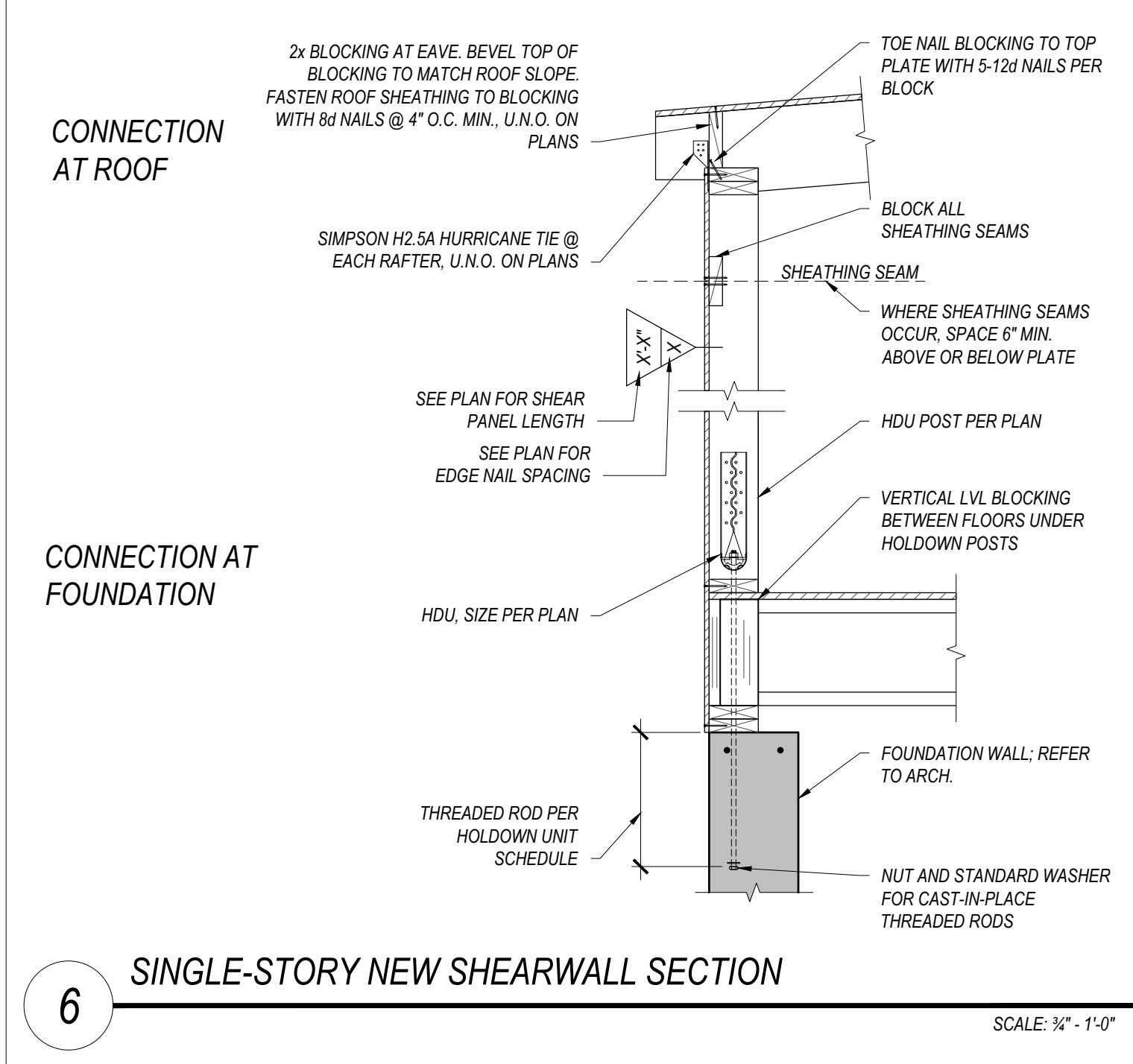
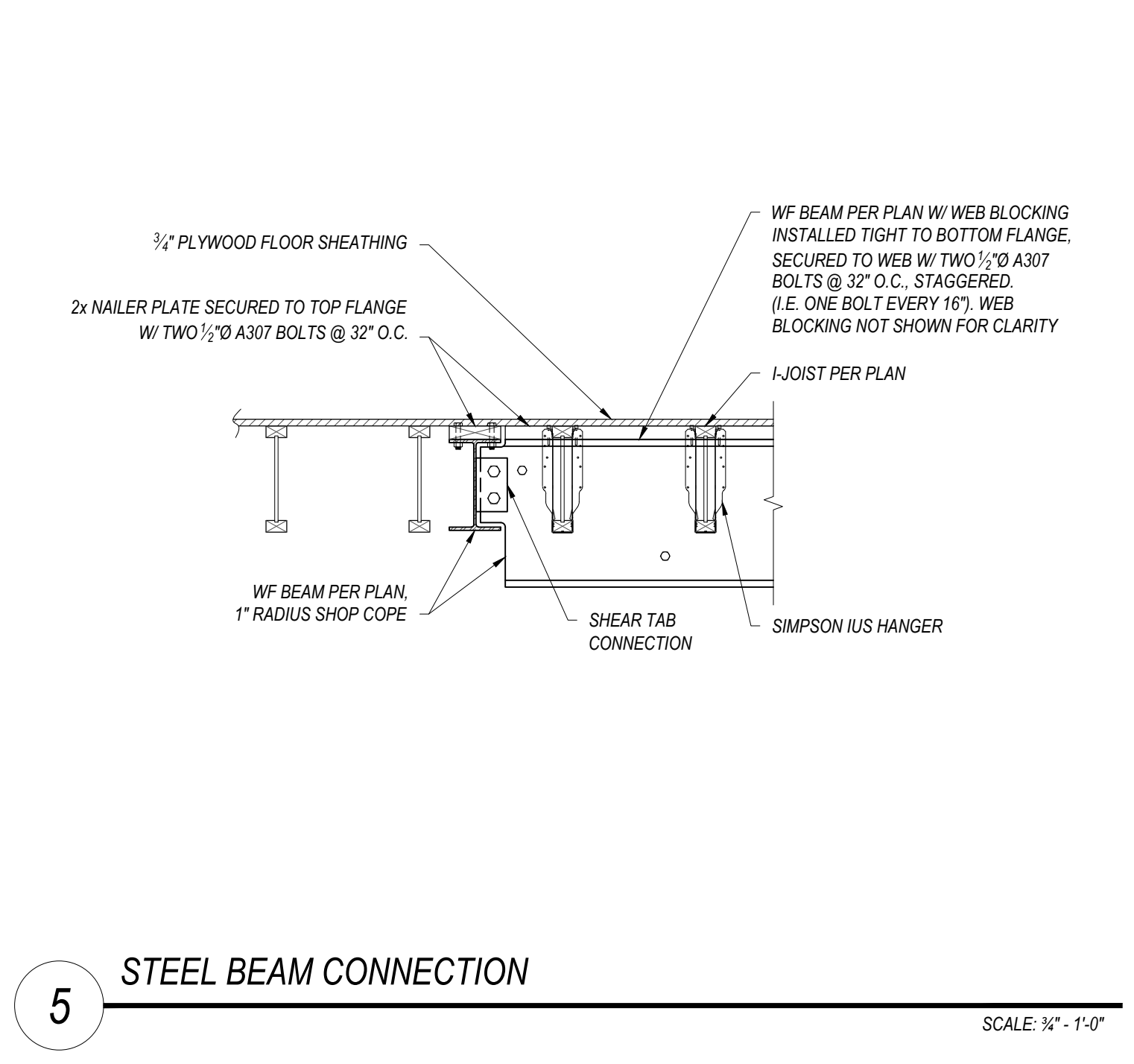
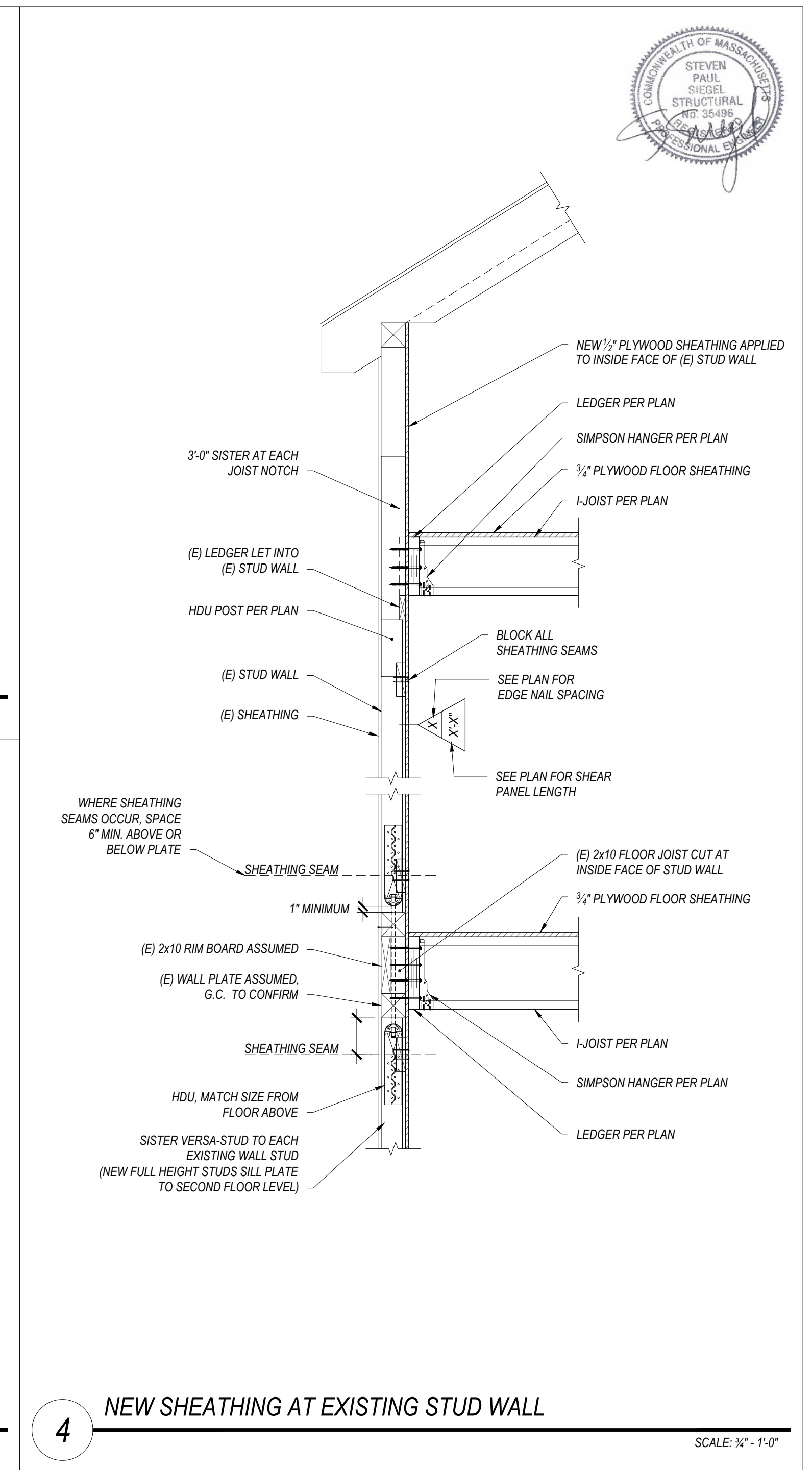
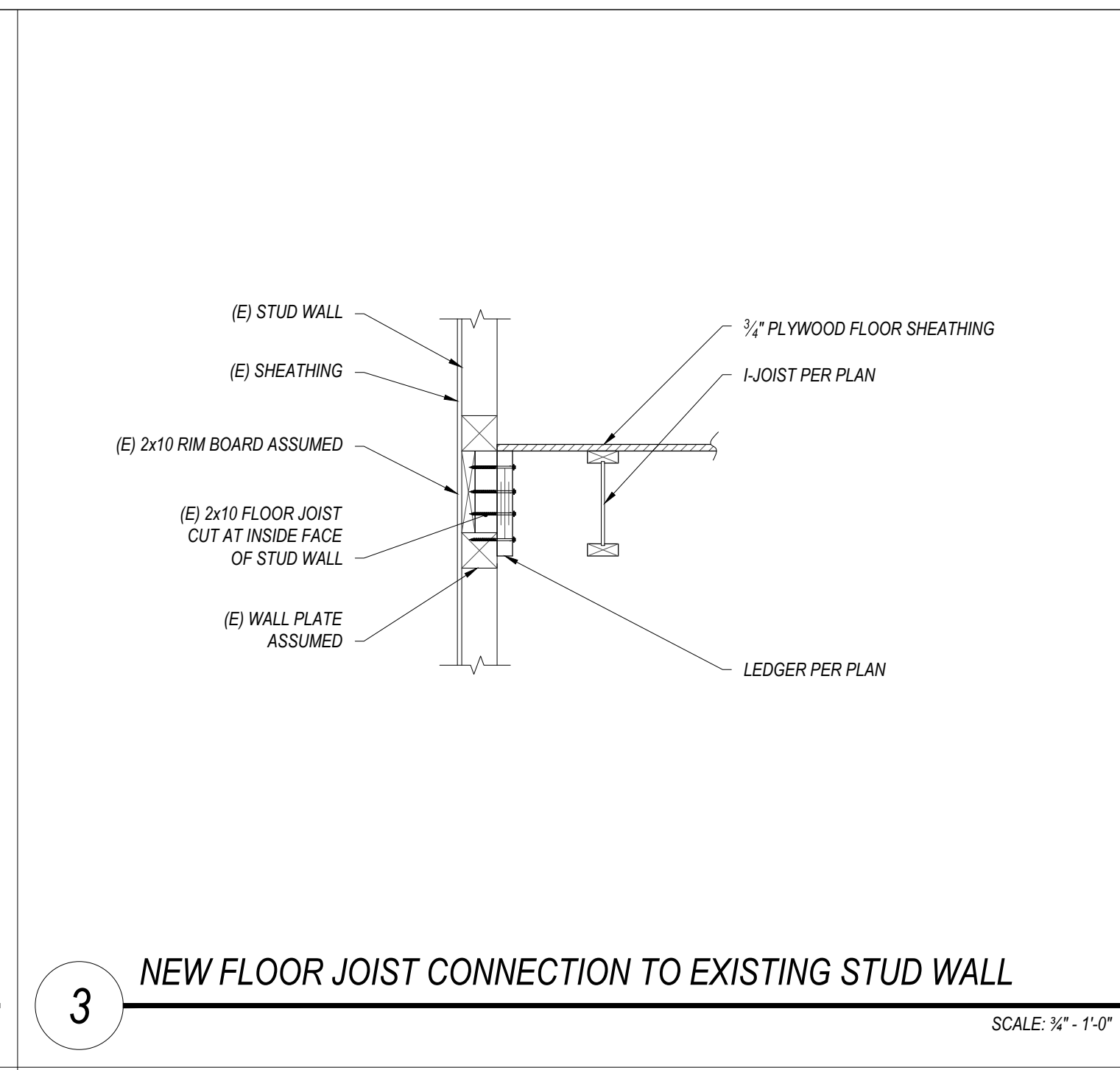
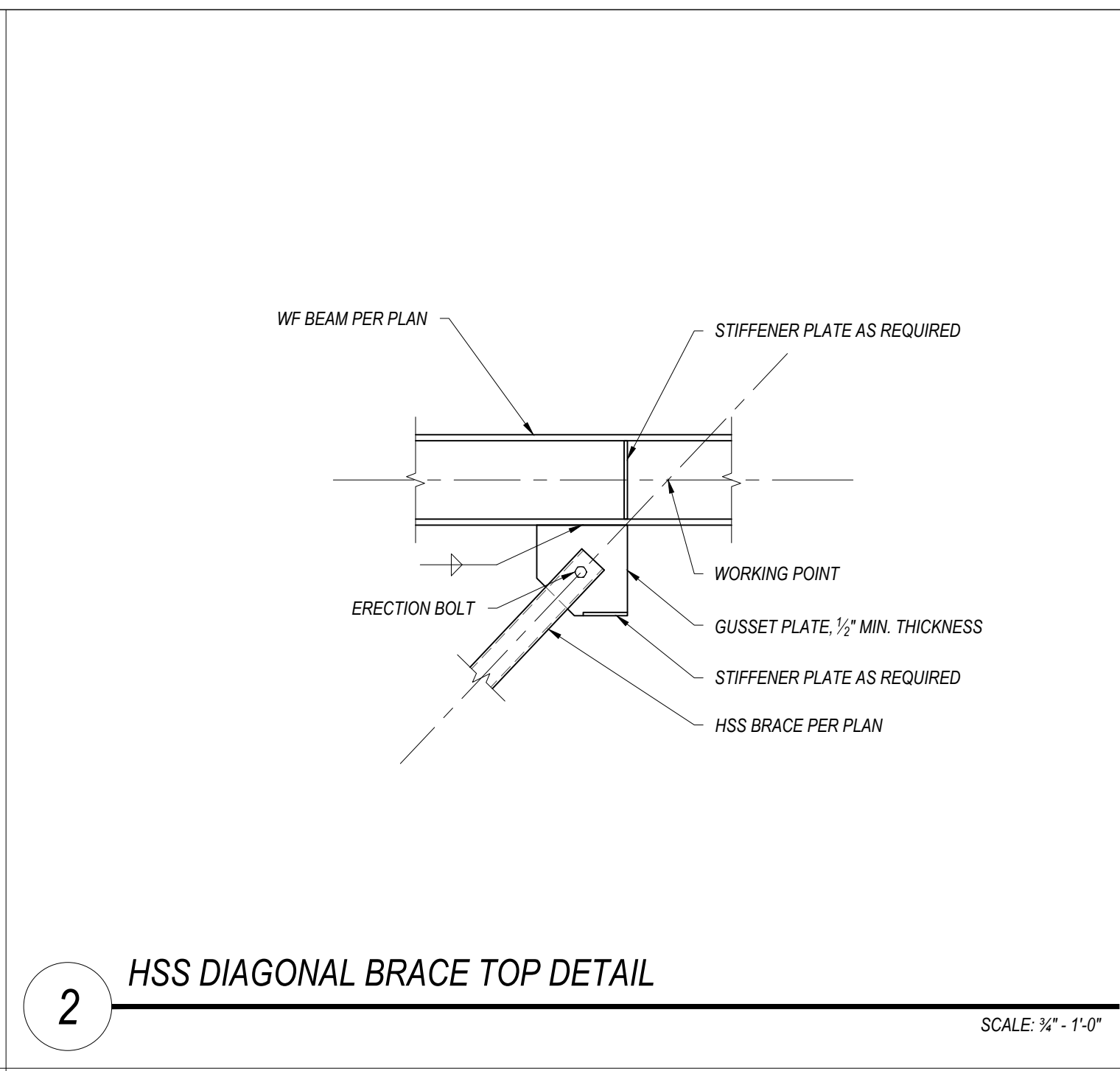
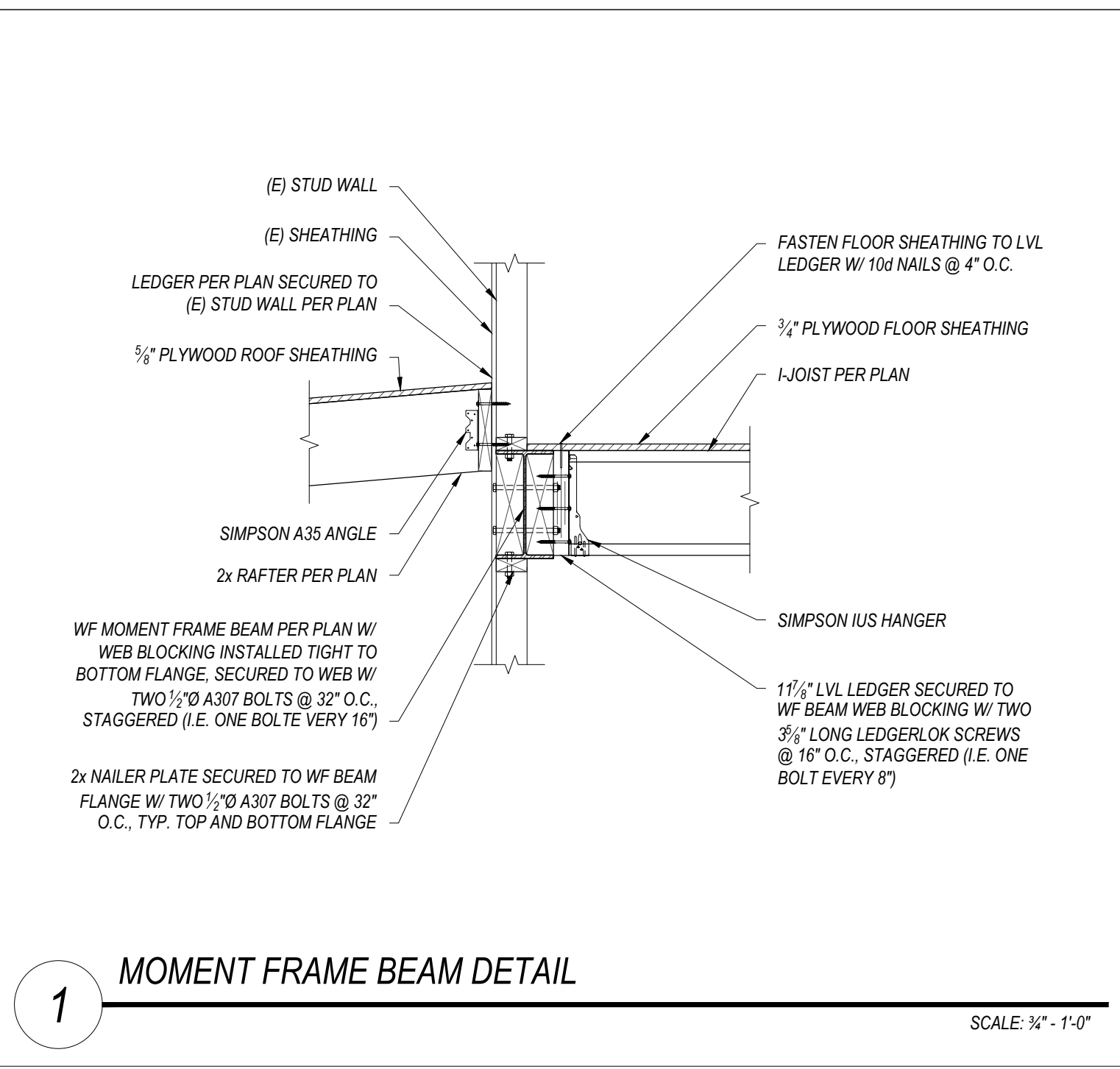


11 MAIN VOLUME RIDGE BEAM DETAIL

SCALE: 3/4" = 1'-0"



ISSUED	1	2	3	4	5	6
06.06.2019	PERMIT SET					
06.16.2021	REISSUED					



SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS
860 Walnut Street
Newton Centre, MA 02459
617.244.1612 tel
617.244.1732 fax
www.siegelassociates.com

ARCHITECTS
Hart Associates, Inc.
phone 617-489-0630
fax 617-489-0091
90 Church Street
Boston, Massachusetts 02170

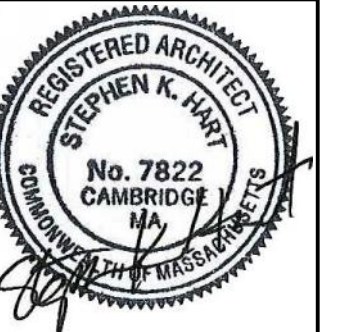
12 Lakeview Avenue
Cambridge, MA

SECTIONS
SCALE: AS SHOWN

ISSUED	1	2	3	4	5	6
PERMIT SET	06.06.2019	06.16.2021				
REISSUED						

S3.02

REISSUED 06.16.2021



ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 50 Church Street
 Cambridge, Massachusetts
 02142

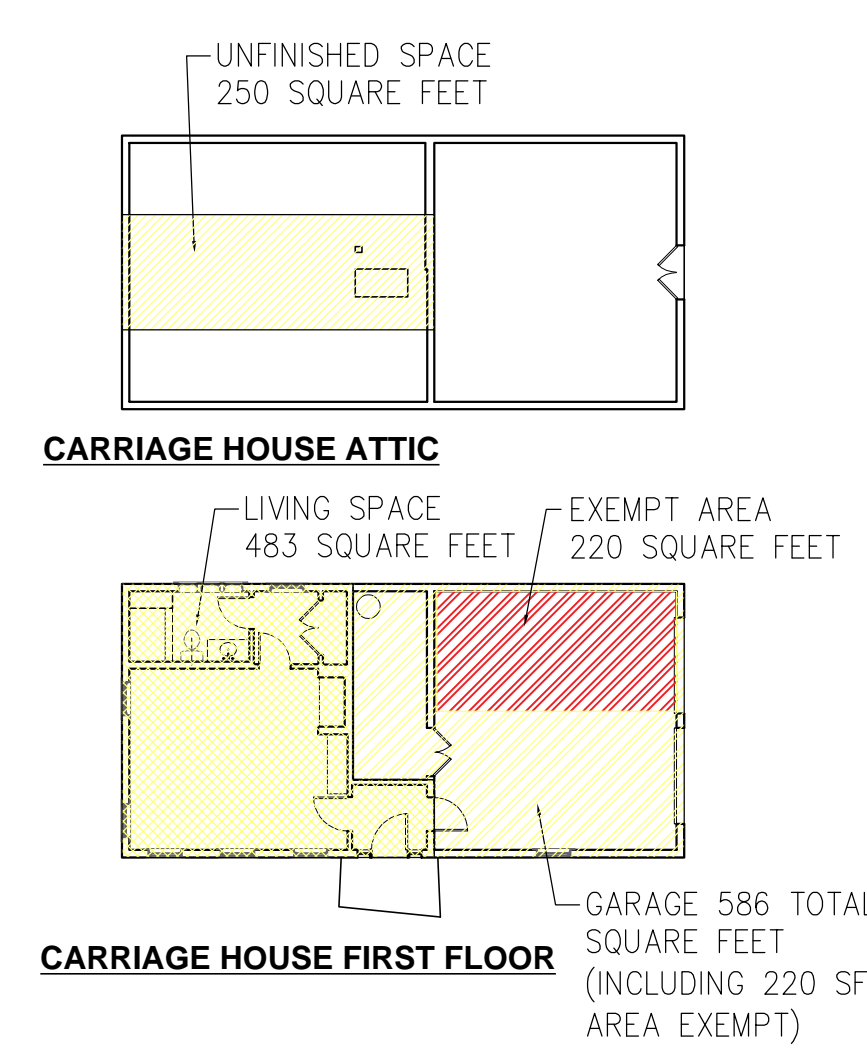
12 Lakeview Avenue
 Cambridge, MA

EXISTING & PROPOSED SF
 SCALE: 1/16" = 1'-0"

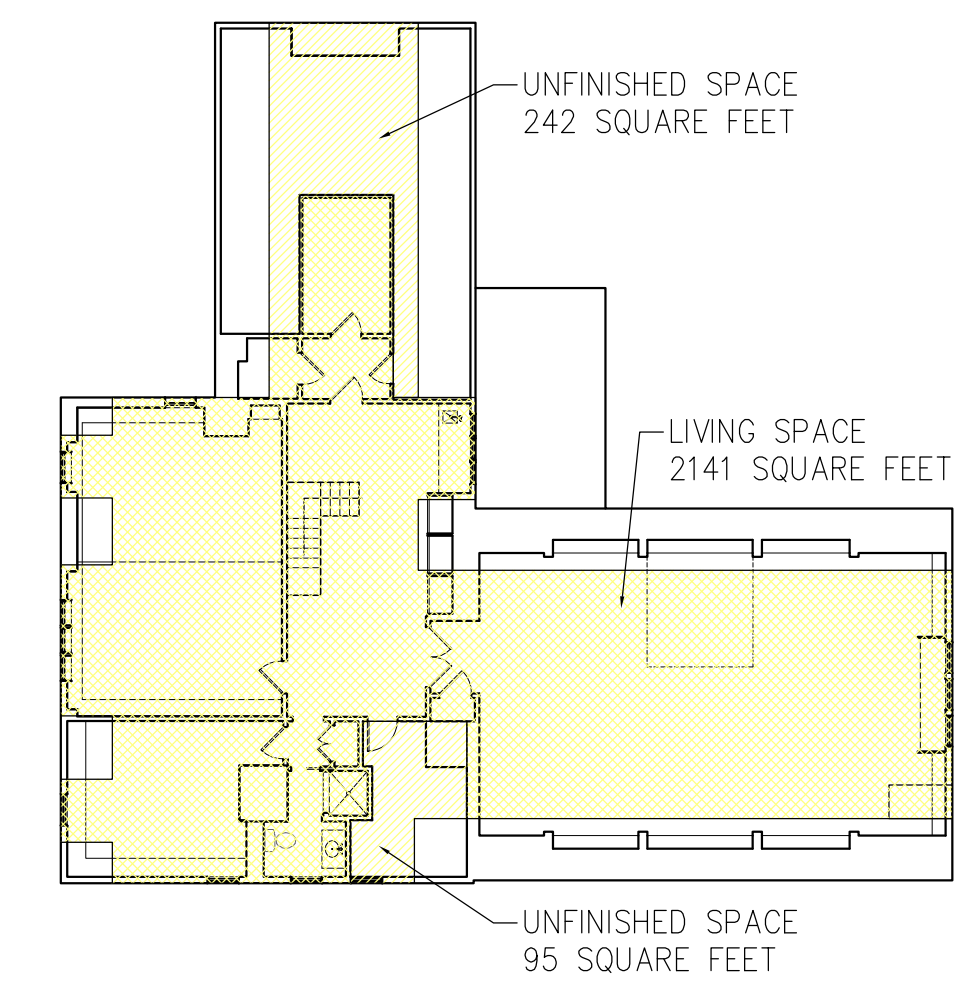
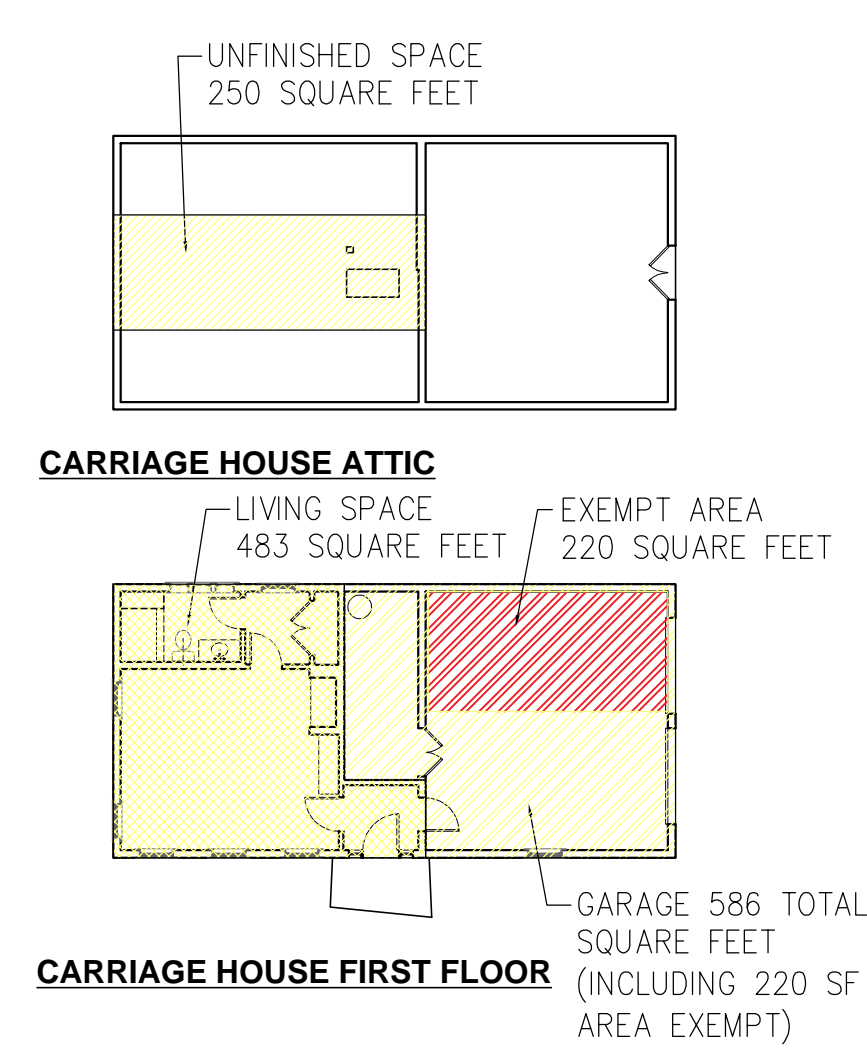
ISSUED	1	2	3	4	5	6
05.28.2021	PERMIT ADDENDUM					
06.16.2021	REISSUED					
03.17.2022	COVERED PORCH ADDED					

PA-1

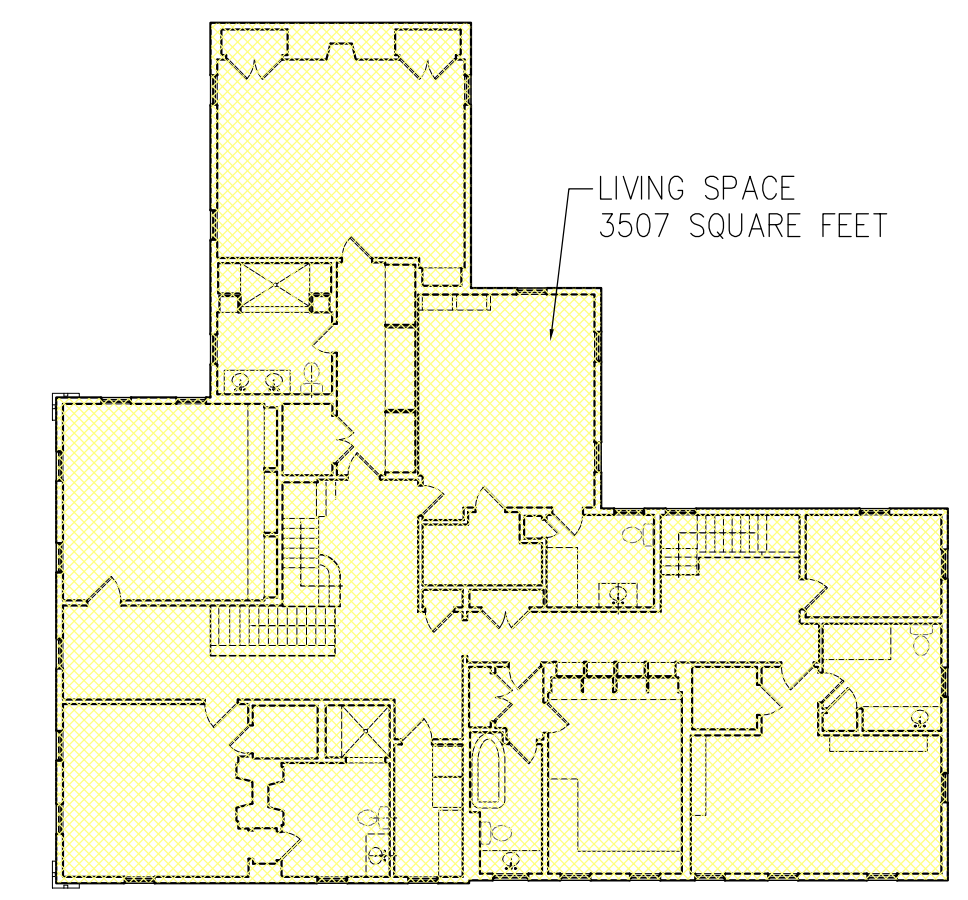
EXISTING SQUARE FOOTAGE CALCULATIONS	Square Feet
Basement (basement does not count towards FAR)	
First Floor	3479
Second Floor	3507
Third Floor Living Space	2141
Third Floor Unfinished Space	337
Covered Porches	188
Carriage House Living Space	483
Garage	586
Carriage House Attic	250
Total Existing Square Gross Square Footage	10971
10%	1097.1
Garage not counted towards FAR	-220
Total Existing FAR Square Footage	10751
Lot Area	30,236
Existing FAR	0.36
Allowed FAR	0.50



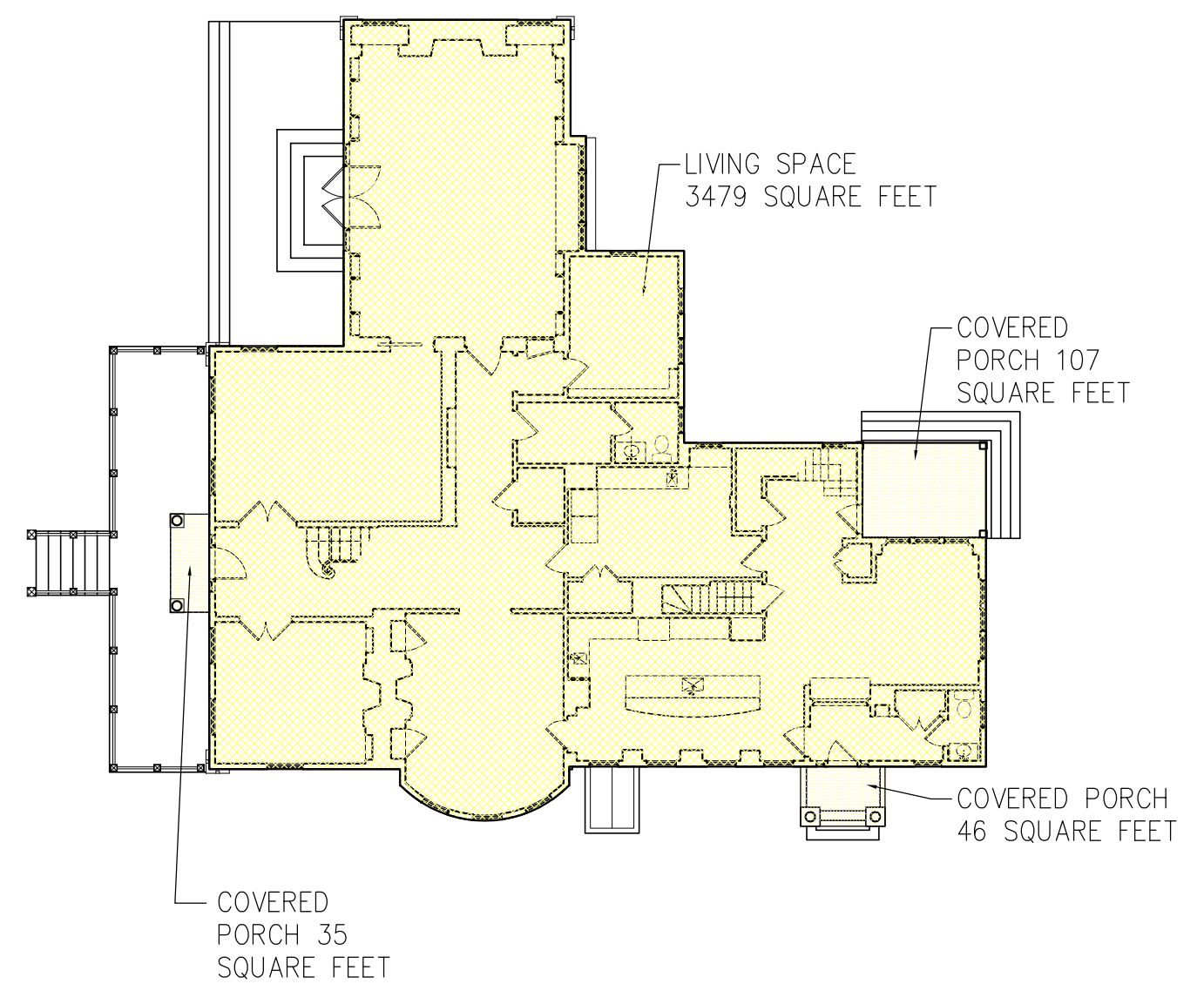
PROPOSED SQUARE FOOTAGE CALCULATIONS	Square Feet
Basement (basement does not count towards FAR)	
First Floor	3893
Second Floor	3308
Third Floor	2154
Third Floor Unfinished Space	393
Covered Porches	933
Carriage House Living Space (no change)	483
Carriage House Attic (no change)	586
Garage Attic (no change)	250
Total Square Gross Square Footage	12000
Square Footage Added (12,000 SF-10,970 SF)	1029
Square Footage Allowed as per 8.22.1.1 (10% of the existing nonconforming structure)	1097.1
Percent Square Footage Added	9.40%
Garage not counted towards FAR	-220
Total FAR Square Footage	11780
Lot Area	30,236
Proposed FAR	0.39
Allowed FAR	0.50



THIRD FLOOR

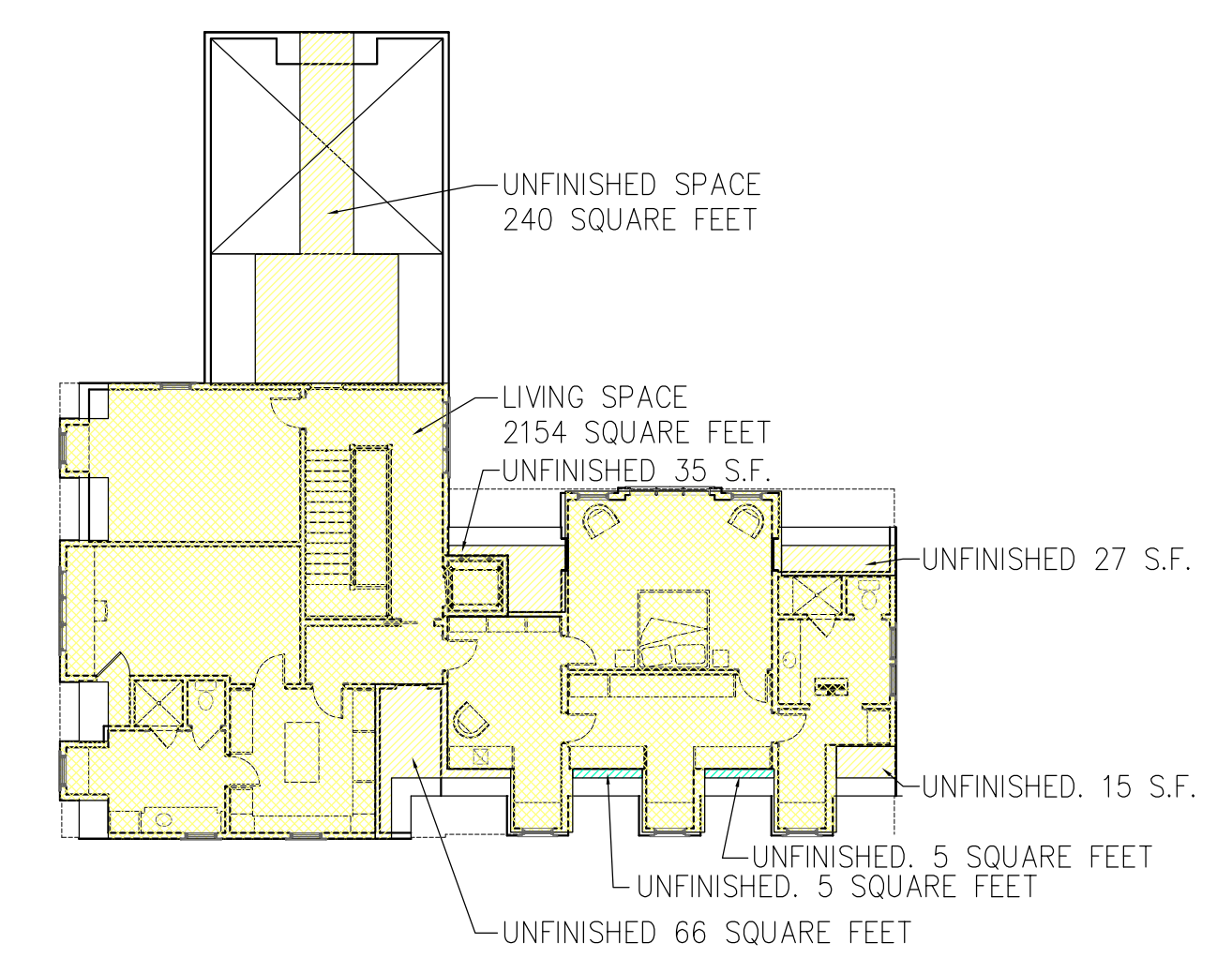


SECOND FLOOR

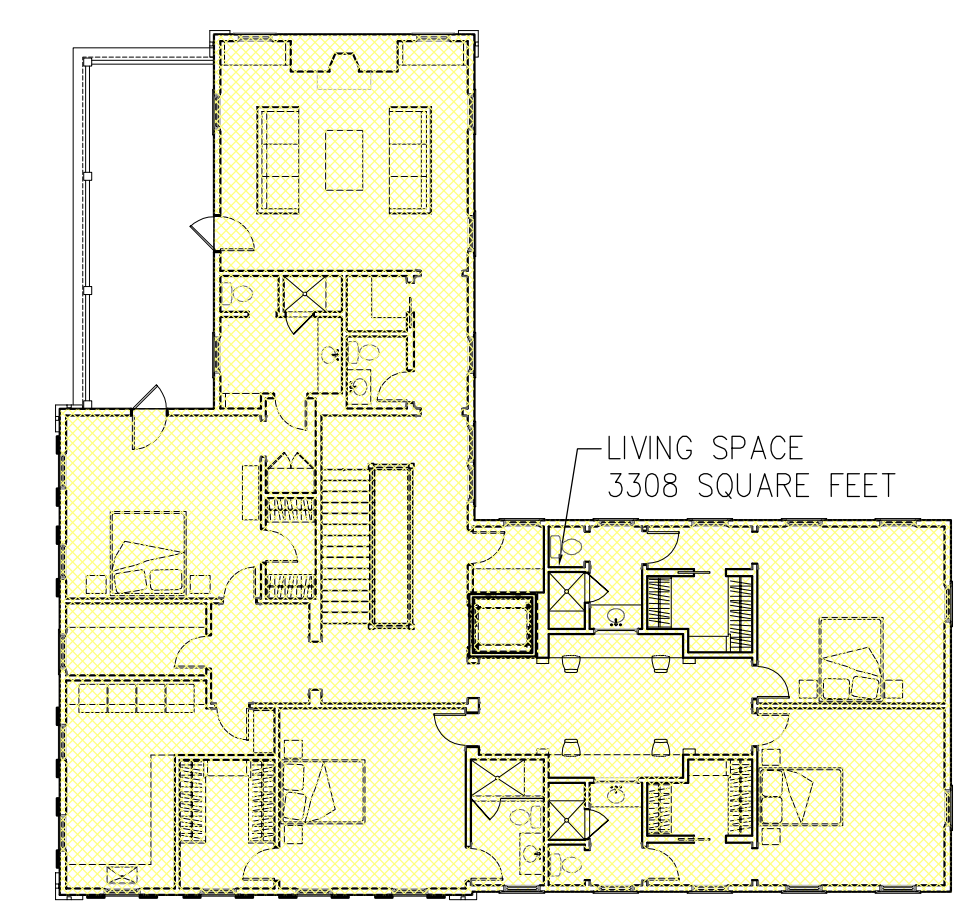


FIRST FLOOR

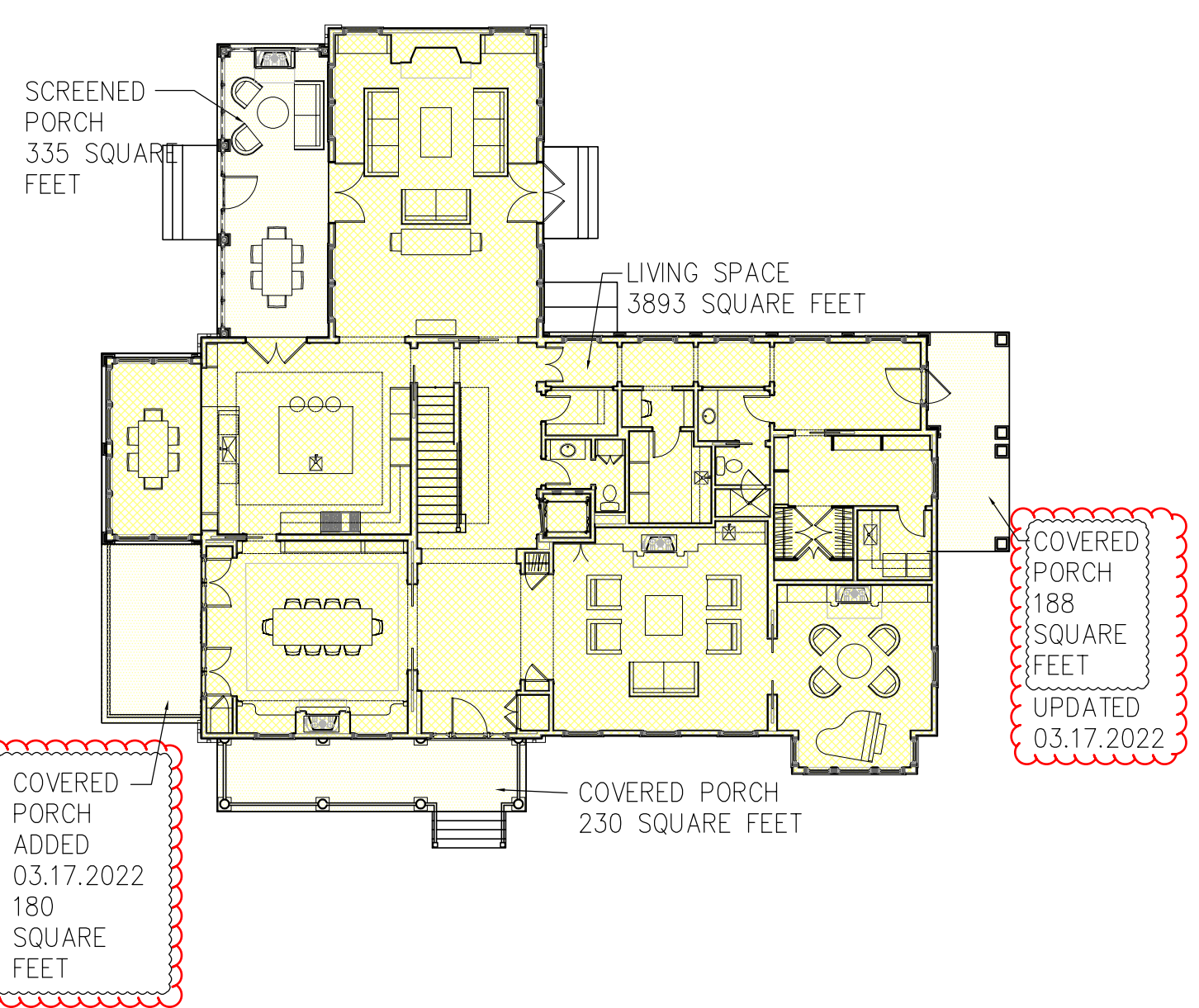
EXISTING SQUARE FOOTAGES



THIRD FLOOR



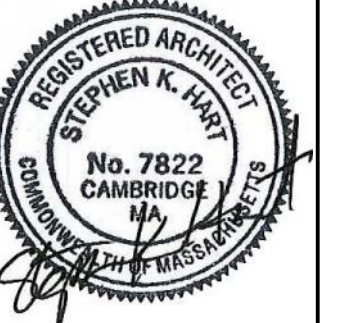
SECOND FLOOR



PROPOSED SQUARE FOOTAGES

03.17.2022
 UPDATED WITH COVERED PORCH
 PERMIT ADDENDUM 05.28.2021

REISSUED 06.16.2021



Hart Associates, Inc.
 phone 617-889-0090
 fax 617-889-0091
 60 Church Street
 Cambridge, Massachusetts
 02142

12 Lakeview Avenue
 Cambridge, MA

EXISTING & PROPOSED VOLUME
 SCALE: 1/16" = 1'-0"

ISSUED:	05.28.2021	PERMIT ADDENDUM
1	06.16.2021	REISSUED
2		
3		
4		
5		
6		

PA-2

EXISTING CARRIAGE HOUSE VOLUME

TOTAL EXISTING VOLUME TO REMAIN	18,844 CU. FT.
TOTAL EXISTING VOLUME TO BE REMOVED	7,395 CU. FT.
TOTAL EXISTING VOLUME HOUSE	106,663 CU. FT.

EXISTING VOLUME CALCULATIONS

Item	Cubic Feet
#1 (Existing)	78300
#2 (Removing)	286
#3 (Removing)	4851
#4 (Removing)	856
#5 (Removing)	579
#6 (Removing)	440
#7 (Existing)	2934
#8 (Existing)	8667
#9 (Existing)	6913
#10 (Existing)	1314
#11 (Existing)	710
#12 (Existing)	200
#13 (Existing)	200
#14 (Removing)	383
Main House Total	106633
Carrriage House	18844
GRAND TOTAL EXISTING VOLUME	125477
10% of Existing Volume	12548
<i>Existing Area in Volume To Be Demolished</i>	<i>7395</i>
<i>Percentage of Existing Volume to be Demolished</i>	<i>5.89%</i>
<i>Demolition Permit Required for 25% or more of the volume</i>	

PROPOSED HOUSE VOLUME

TOTAL EXISTING VOLUME TO REMAIN	99,238 CU. FT.
TOTAL NEW VOLUME	19,415 CU. FT.
TOTAL PROPOSED VOLUME HOUSE	118,653 CU. FT.

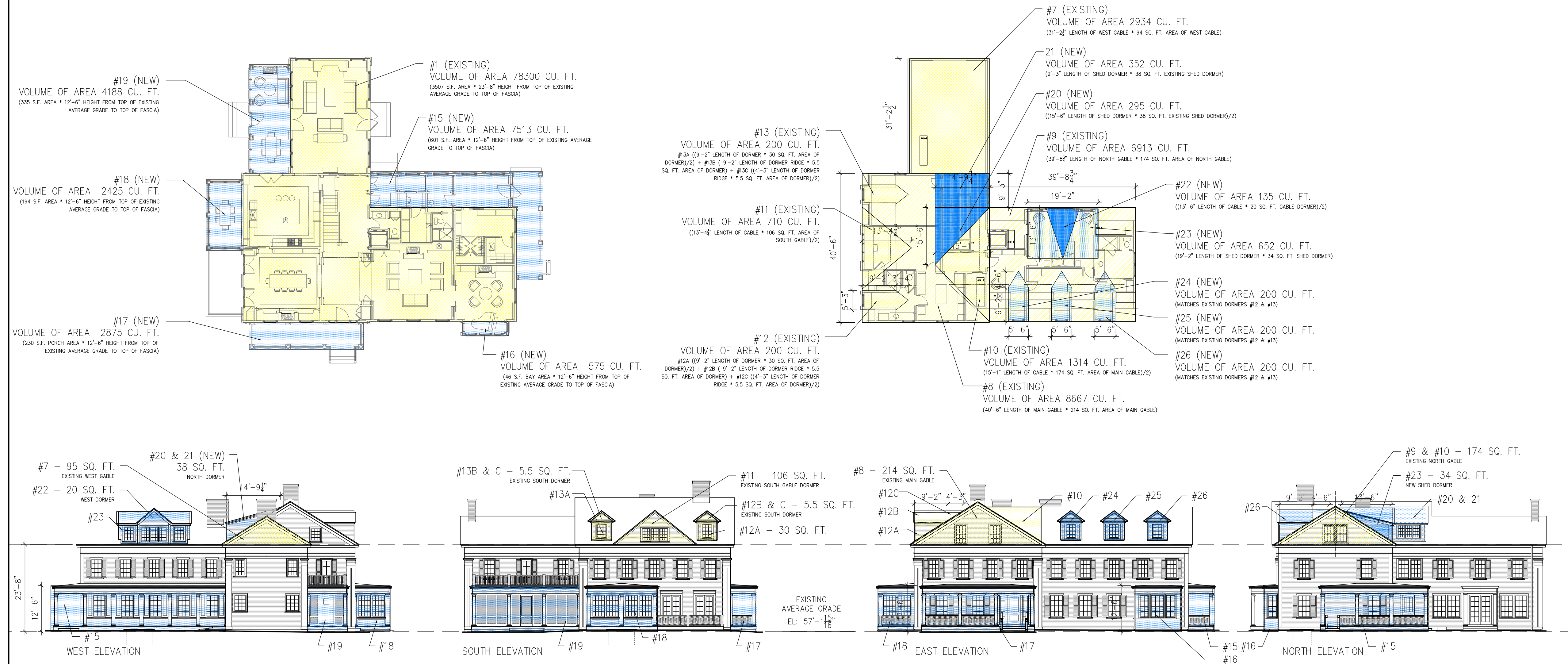
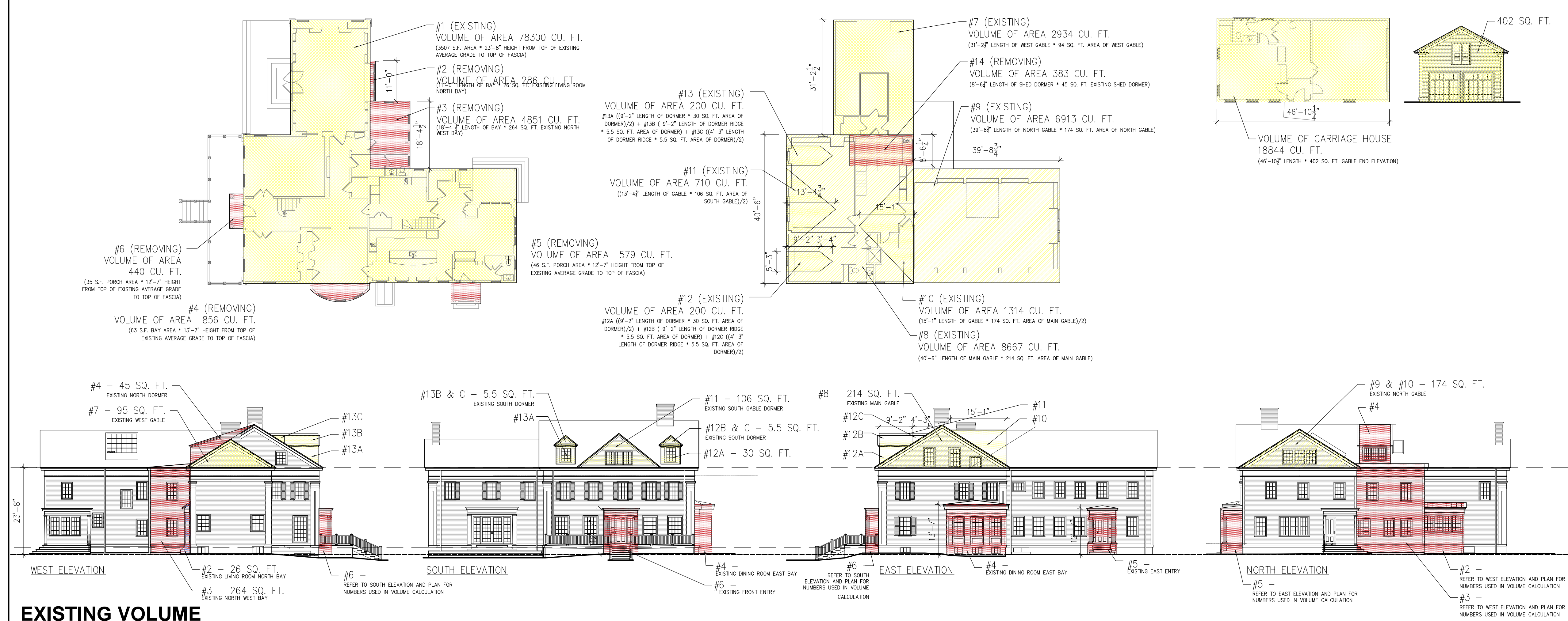
PROPOSED VOLUME CALCULATIONS

Item	Cubic Feet
#1 (Existing)	78300
#7 (Existing)	2934
#8 (Existing)	8667
#9 (Existing)	6913
#10 (Existing)	1314
#11 (Existing)	710
#12 (Existing)	200
#13 (Existing)	200
#15 (Adding)	7513
#16 (Adding)	575
#17 (Adding)	2875
#18 (Adding)	2425
#19 (Adding)	4188
#20 (Adding)	295
#21 (Adding)	352
#22 (Adding)	135
#23 (Adding)	652
#24 (Adding)	135
#25 (Adding)	135
#26 (Adding)	135
Main House Total	118653
Carrriage House (same as existing)	18844
GRAND TOTAL PROPOSED VOLUME	137497
<i>Volume Added (137,880 Cu.Ft.-125,477 Cu.Ft.)</i>	<i>12020</i>
<i>Volume Allowed as per 8.22.1.f (10% of the existing nonconforming structure)</i>	<i>12548</i>
Percent Volume Added	9.58%

TOTAL EXISTING VOLUME HOUSE & CARRIAGE HOUSE	125,477 CU. FT.
TOTAL PROPOSED VOLUME HOUSE & CARRIAGE HOUSE	137,497 CU. FT.
9.58% TOTAL VOLUME ADDED	(10% ALLOWED AS PER 8.22.1.f)

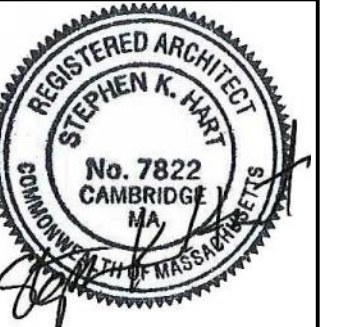
PERMIT ADDENDUM 05.28.2021

REISSUED 06.16.2021



PERMIT ADDENDUM 05.28.2021

REISSUED 06.16.2021



ARCHITECTS
Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 60 Church Street
 Cambridge, Massachusetts
 02170

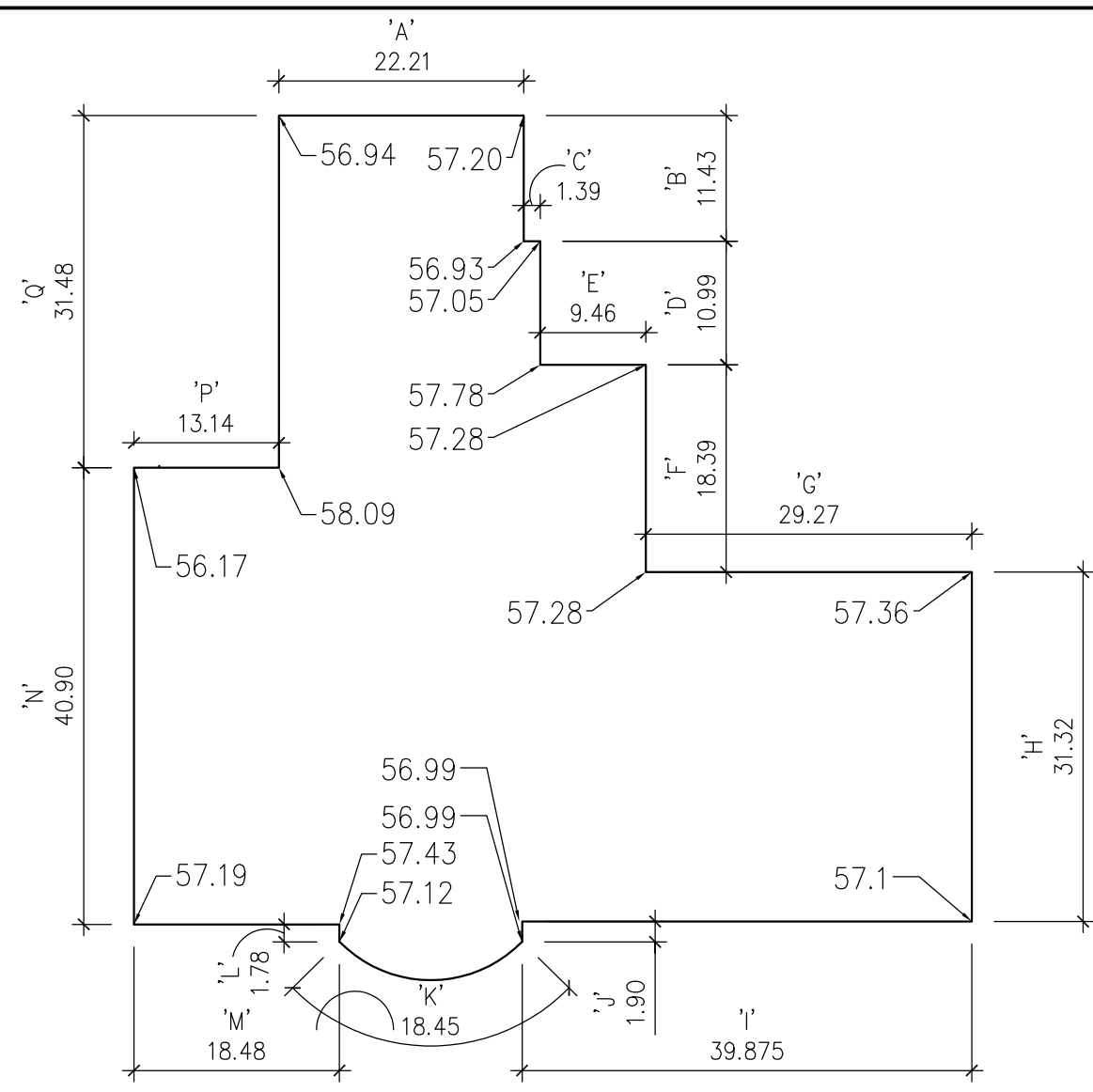
12 Lakeview Avenue
 Cambridge, MA

EXISTING & PROPOSED HEIGHT
 SCALE: 1/16" = 1'-0"

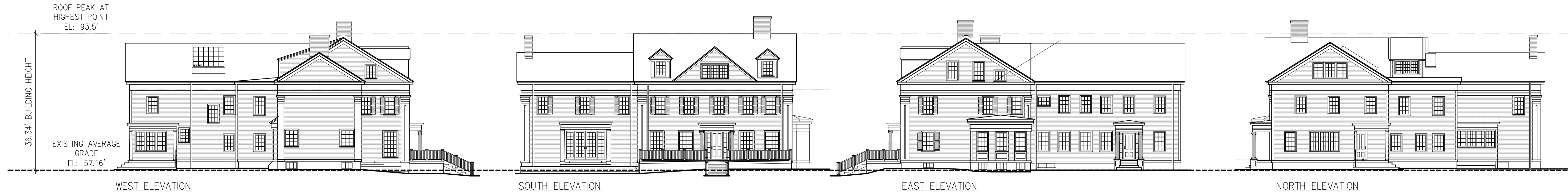
ISSUED	PERMIT ADDENDUM
1	05.28.2021
2	06.16.2021
3	
4	
5	
6	

PA-3

12 Lakeview Existing Mean Grade					
Wall	Length of Wall	Grade at start	Grade at End	Average Grade	Length*AverageGrade
A	22.21	56.94	57.2	57.07	1267.5247
B	11.43	57.2	56.93	57.065	652.25295
C	1.39	56.93	57.05	56.99	79.2161
D	10.99	57.05	57.78	57.415	630.99085
E	9.46	57.78	57.28	57.53	544.2338
F	18.39	57.28	57.28	57.28	1053.3792
G	29.27	57.28	57.36	57.32	1677.7564
H	31.32	57.36	57.1	57.23	1792.4436
I	39.875	57.1	56.99	57.045	2274.669375
J	1.9	56.99	56.99	56.99	108.281
K	18.45	56.99	57.12	57.055	1052.66475
L	1.78	57.12	57.43	57.275	101.9495
M	18.48	57.43	57.19	57.31	1059.0888
N	40.9	57.19	56.17	56.68	2318.212
P	13.14	56.17	58.09	57.13	750.6882
Q	31.48	58.09	56.94	57.515	1810.5722
Total Perimeter		300.465		Total Average Grade	
Average Grade Total (Total Average Grade/Total Perimeter)		57.1578168			
Existing Roof Peak		93.5			
Total Existing Building Height		36.3421832			

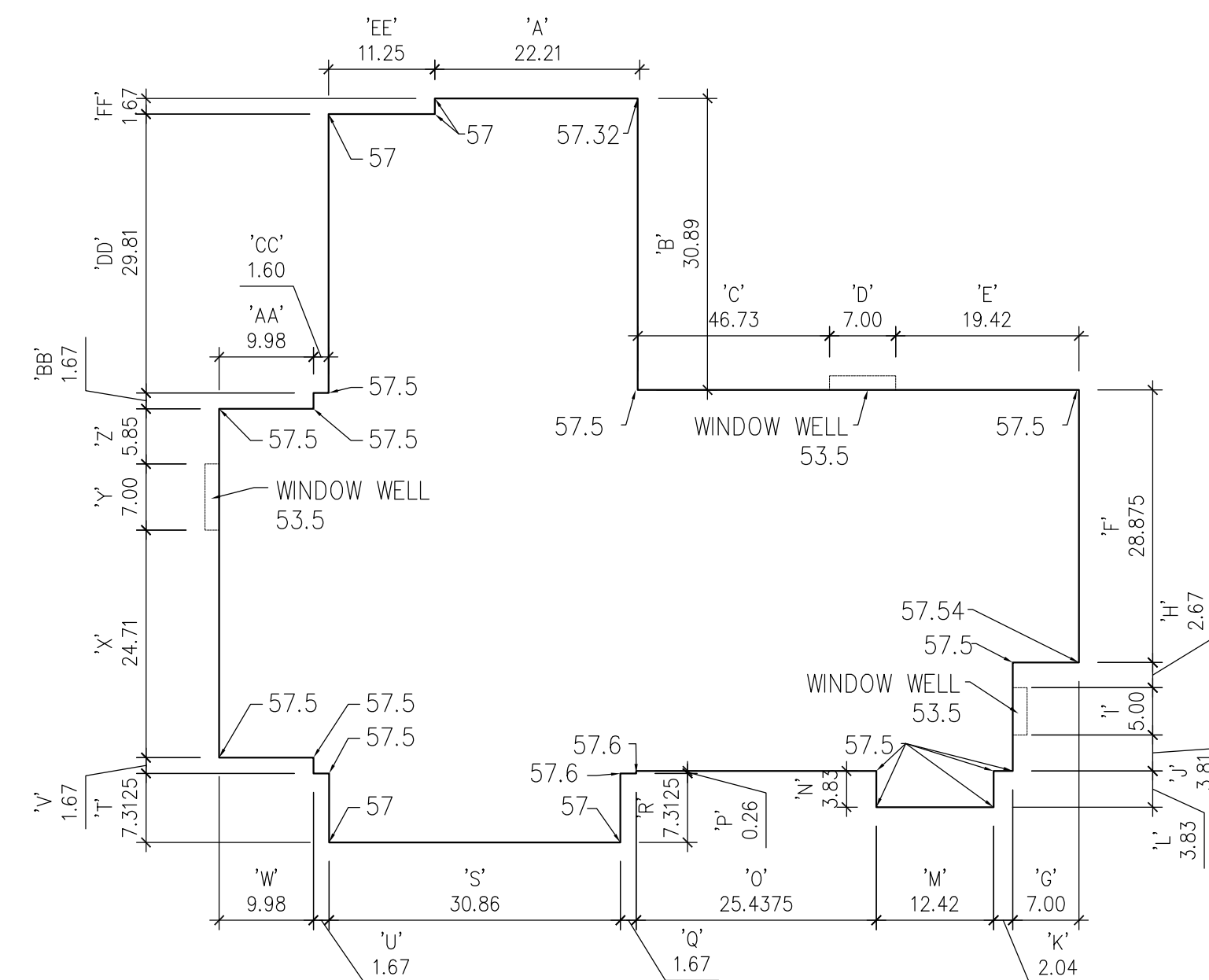


EXISTING KEY PLAN 1/16" = 1'-0"



EXISTING BUILDING HEIGHT

12 Lakeview Proposed Mean Grade					
Wall	Length of Wall	Grade at start	Grade at End	Average Grade	Length*AverageGrade
A	22.21	57	57.32	57.16	1269.5236
B	30.89	57.32	57.5	57.41	1773.3949
C	46.73	57.5	57.5	57.5	2686.975
D	7	53.5	53.5	53.5	374.5
E	19.42	57.5	57.5	57.5	1116.65
F	28.875	57.5	57.54	57.52	1660.89
G	7	57.54	57.5	57.52	402.64
H	2.67	57.5	57.5	57.5	153.525
I	5	53.5	53.5	53.5	267.5
J	3.81	57.5	57.5	57.5	219.075
K	2.04	57.5	57.5	57.5	117.3
L	3.83	57.5	57.5	57.5	220.225
M	12.42	57.5	57.5	57.5	714.15
N	3.83	57.5	57.5	57.5	220.225
O	25.4375	57.5	57.6	57.55	1463.928125
P	0.26	57.6	57.6	57.6	14.976
Q	1.67	57.6	57.6	57.6	96.192
R	7.3125	57.6	57	57.3	419.00625
S	30.86	57	57	57	1759.02
T	7.3125	57	57.22	57.11	417.616875
U	1.67	57.22	57.22	57.22	95.5574
V	1.67	57.22	57.5	57.36	95.7912
W	9.98	57.5	57.5	57.5	573.85
X	24.71	57.5	57.5	57.5	1420.825
Y	7	53.5	53.5	53.5	374.5
Z	5.85	57.5	57.5	57.5	336.375
AA	9.98	57.5	57.5	57.5	573.85
BB	1.67	57.5	57.5	57.5	96.025
CC	1.6	57.5	57.5	57.5	92
DD	29.81	57	57	57	1699.17
EE	11.25	57	57	57	641.25
FF	1.67	57	57	57	95.19
Total Perimeter		375.4375		Total Average Grade	
Average Grade Total (Total Average Grade/Total Perimeter)		57.16449835			
Existing Roof Peak		93.5			
Total Existing Building Height		36.33550165			



PROPOSED KEY PLAN 1/16" = 1'-0"



PROPOSED BUILDING HEIGHT

**PROPOSED GRADES SHOWN
 SUPERSEDE GRADES SHOWN ON
 SHEET C1 DATED 6/7/2019**

PERMIT ADDENDUM 05.28.2021

REISSUED 06.16.2021