

# 95 IRVING STREET

## APPLICATION TO CAMBRIDGE HISTORICAL COMMISSION FOR CERTIFICATE OF APPROPRIATENESS



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LEGEND / NOTES

DATE ISSUED: 10/11/22

95 IRVING STREET  
CAMBRIDGE, MA 02138

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COVER

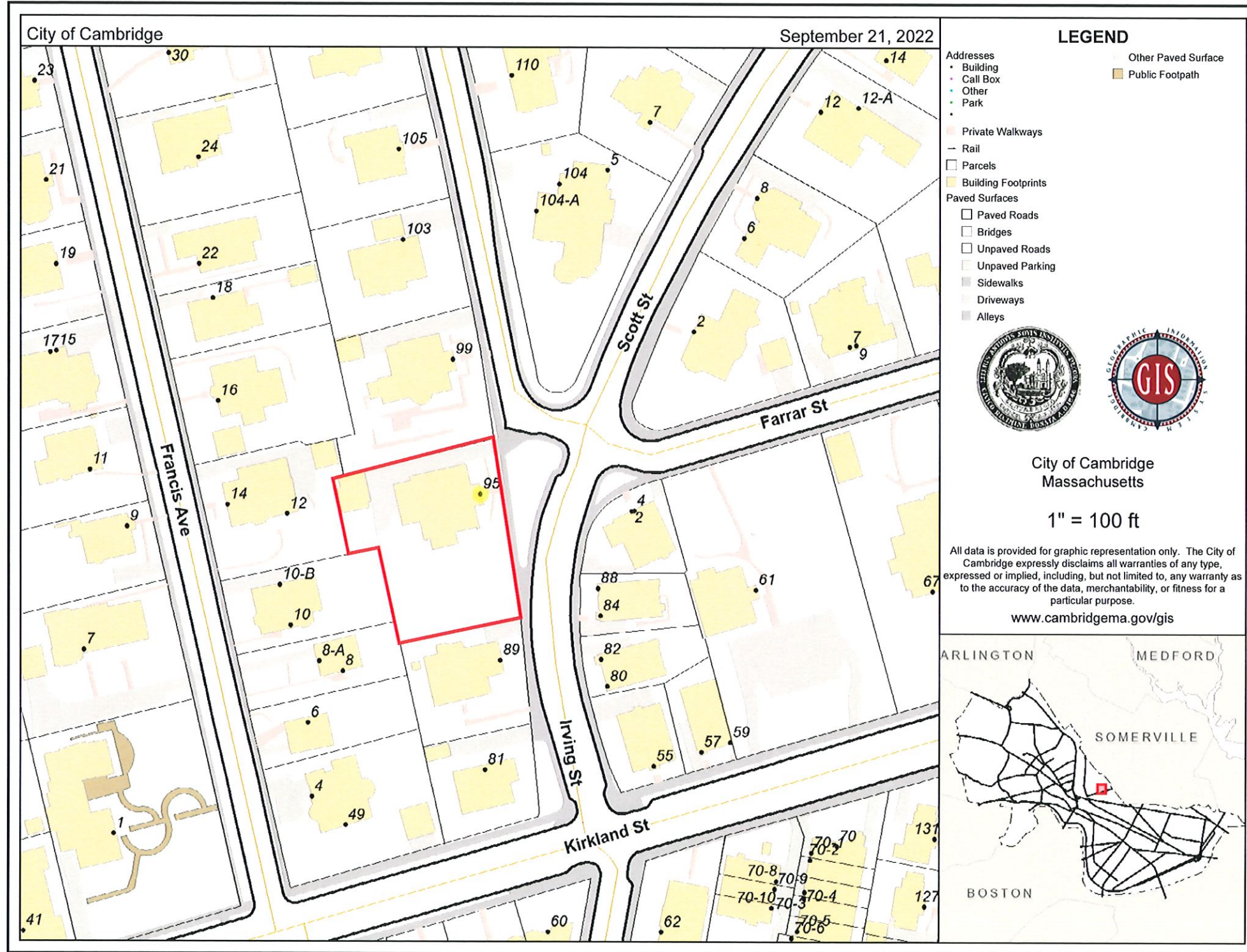
PROJECT NO.

CAD FILE NO.

DRAWING NO.

T-000





LEGEND / NOTES

DATE ISSUED: 10/11/22

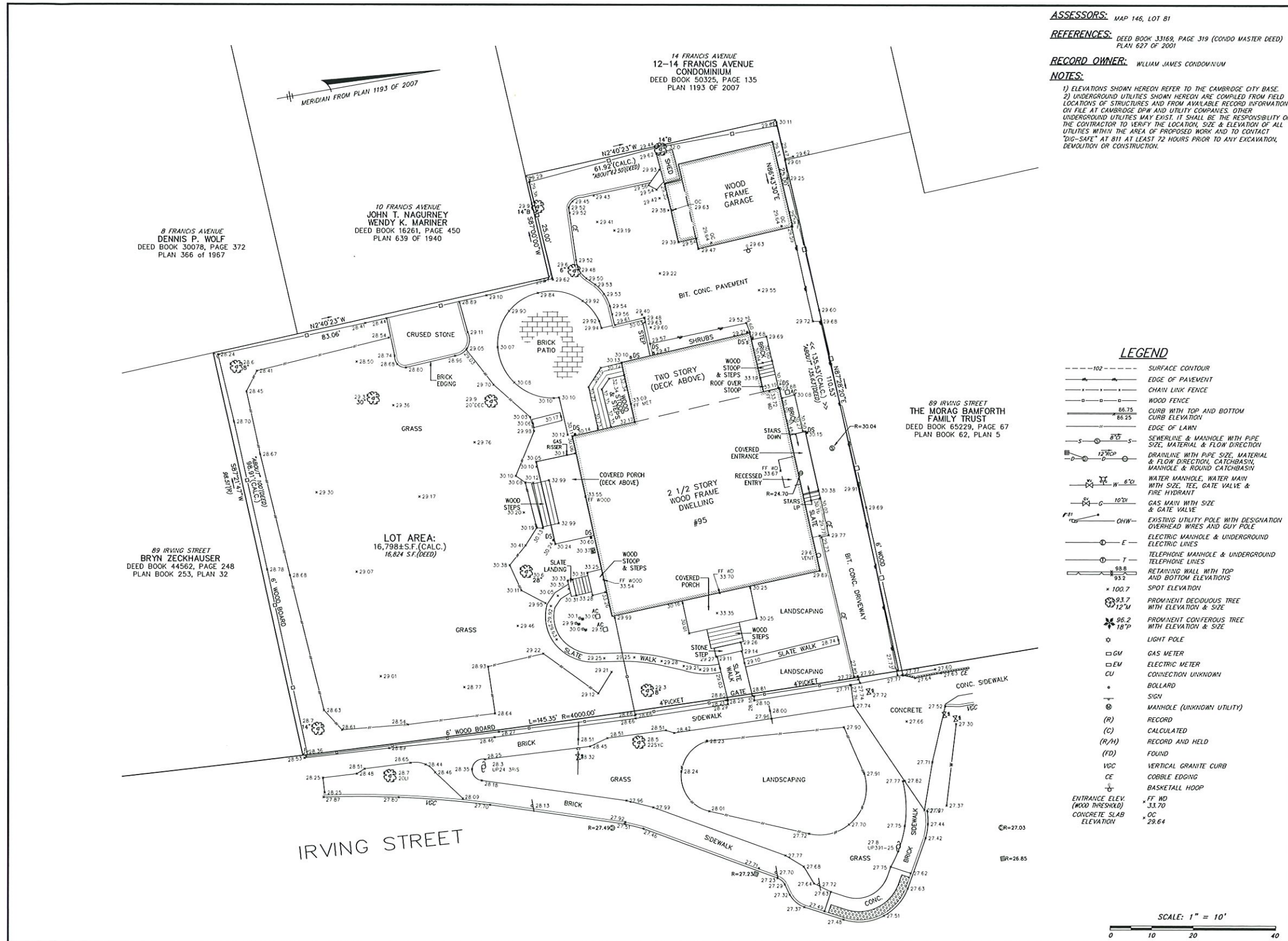
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PLOT PLAN

PROJECT NO:  
CAD FILE NO:  
DRAWING NO:  
**A-000**





**ASSESSORS:** MAP 146, LOT B1  
**REFERENCES:** DEED BOOK 33189, PAGE 319 (CONDO MASTER DEED) PLAN 627 OF 2001  
**RECORD OWNER:** WILLIAM JAMES CONDOMINIUM  
**NOTES:**  
 1) ELEVATIONS SHOWN HEREON REFER TO THE CAMBRIDGE CITY BASE.  
 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT CAMBRIDGE DPW 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.

95  
 IRVING  
 STREET  
 Cambridge, Massachusetts

**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

- LEGEND**
- 102 --- SURFACE CONTOUR
  - EDGE OF PAVEMENT
  - CHAIN LINK FENCE
  - WOOD FENCE
  - CURB WITH TOP AND BOTTOM CURB ELEVATION
  - EDGE OF LAWN
  - SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
  - DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
  - WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
  - GAS MAIN WITH SIZE & GATE VALVE
  - EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
  - E ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
  - T TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
  - RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
  - 100.7 SPOT ELEVATION
  - 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION & SIZE
  - 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION & SIZE
  - LIGHT POLE
  - GM GAS METER
  - EM ELECTRIC METER
  - CU CONNECTION UNKNOWN
  - BOLLARD
  - SIGN
  - MANHOLE (UNKNOWN UTILITY)
  - (R) RECORD
  - (C) CALCULATED
  - (R/H) RECORD AND HELD
  - (FD) FOUND
  - VGC VERTICAL GRANITE CURB
  - CE COBBLE EDGING
  - BASKETBALL HOOP
  - FF #0 ENTRANCE ELEV. (WOOD THRESHOLD)
  - FF #133.70 CONCRETE SLAB ELEVATION
  - OC 29.64

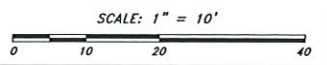
DATE ISSUED: 10/11/22

95 IRVING STREET  
 CAMBRIDGE, MA 02138

NO	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

**EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA**

DATE: 5/1/2022 DRAWN BY: JMS  
 SCALE: 1" = 10' CHECK BY:  
 DWG: 25982SV.dwg  
 LAYOUT: EC  
 SHEET: 1 OF 1  
 PROJECT NO.: 25982



NOTE: PLAN NOT TO SCALE

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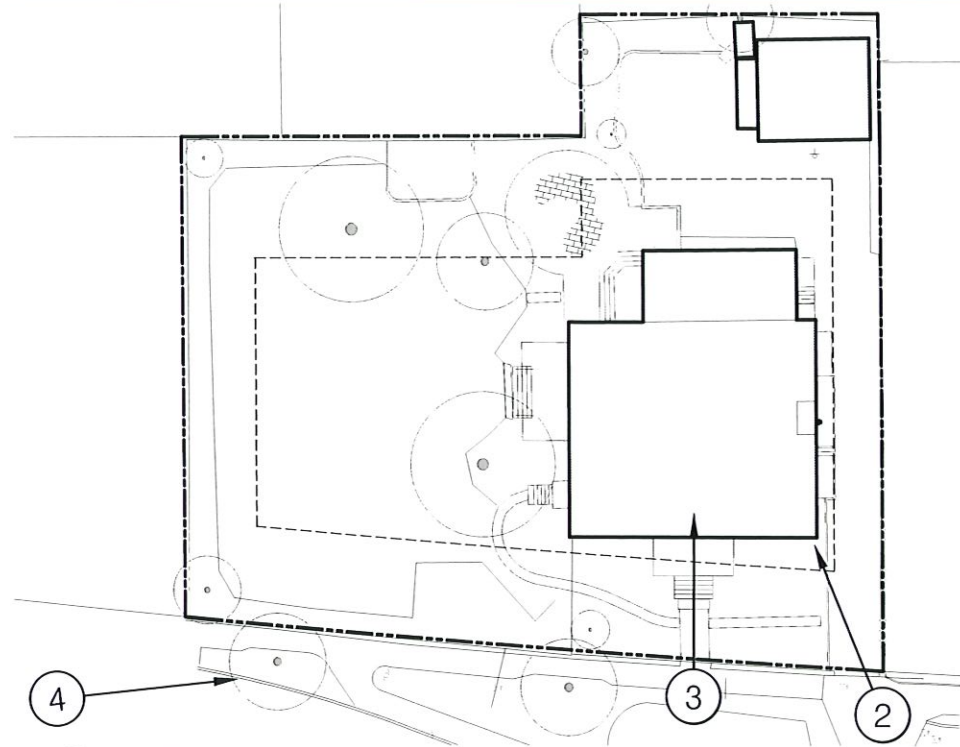
SITE SURVEY  
 BY OTHERS - FOR REFERENCE

PROJECT NO.	
CAD FILE NO.	
DRAWING NO.	A-001









1 KEY PLAN  
SCALE: 1" = 40'-0"

PLAN



2 EXISTING SITE CONDITIONS  
SCALE: N.T.S.

IMAGE



3 EXISTING SITE CONDITIONS  
SCALE: N.T.S.

IMAGE



4 EXISTING SITE CONDITIONS  
SCALE: N.T.S.

IMAGE

95 IRVING STREET, CAMBRIDGE, MA

SUPPORTING INFORMATION

Sheet Reference: L-101

GREGORY LOMBARDI DESIGN INCORPORATED  
Landscape Architecture  
221 Boston Road  
North Billerica, Massachusetts 01862  
Phone 617.492.2808 Fax 617.492.2904

Scale: AS SHOWN


Date: 11 OCTOBER 2022

Drawn By: BD/TSO

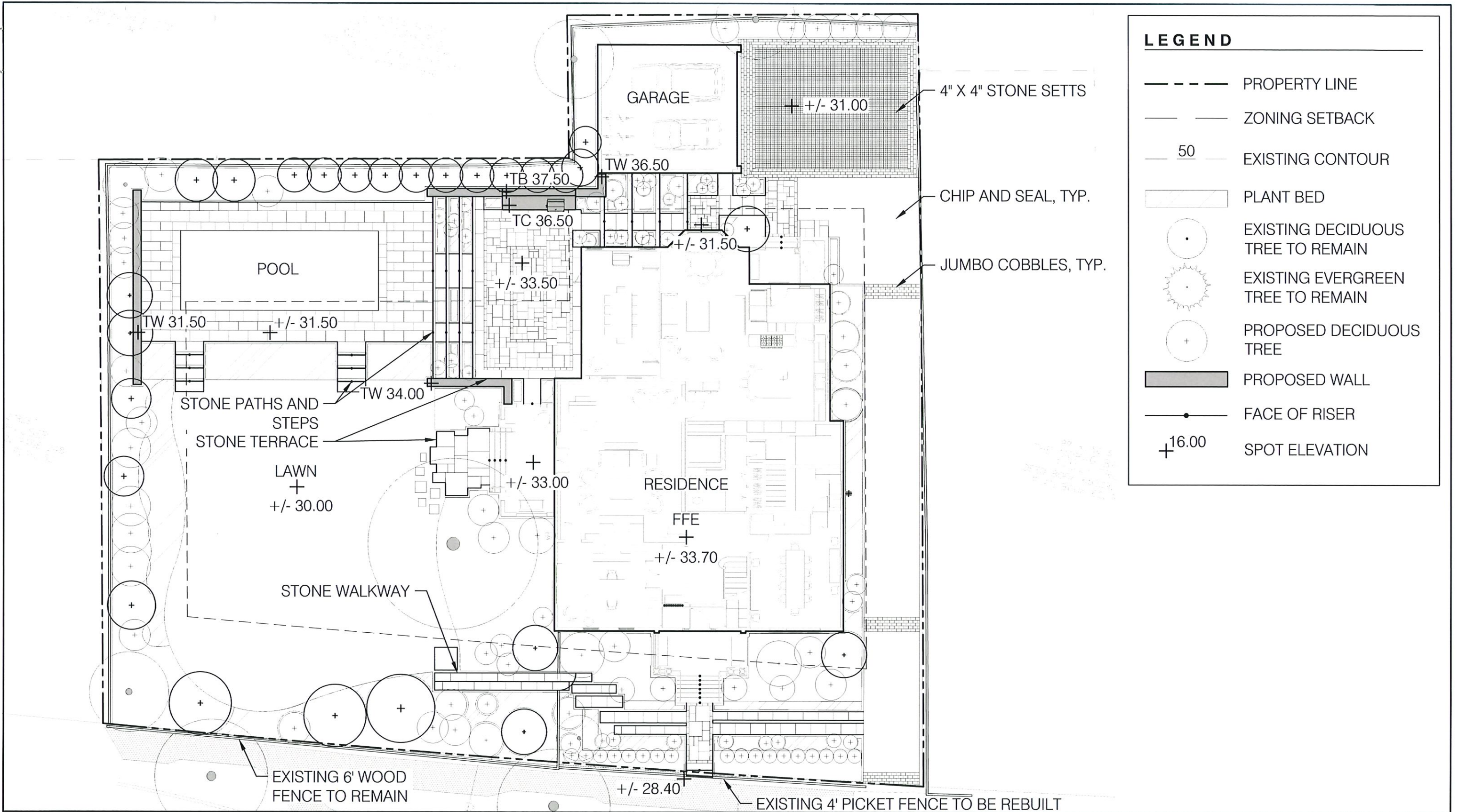
Project Number: 22008





<p>95 IRVING STREET, CAMBRIDGE, MA</p>	<p>PROPOSED RENDERED SITE PLAN</p>	<p>Sheet Reference: L-102</p>	
<p>GREGORY LOMBARDI DESIGN INCORPORATED Landscape Architecture 221 Boston Road North Billerica, Massachusetts 01862 Phone 617.492.2808 Fax 617.492.2904</p>	<p>North</p> 	<p>Scale: 1/16" = 1'-0"</p>	<p>Date: 11 OCTOBER 2022</p>
		<p>Drawn By: BD/TSo</p>	<p>Project Number: 22008</p>





95 IRVING STREET, CAMBRIDGE, MA

PROPOSED SITE PLAN

Sheet Reference: L-103

GREGORY LOMBARDI DESIGN INCORPORATED  
Landscape Architecture  
221 Boston Road  
North Billerica, Massachusetts 01862  
Phone 617.492.2808 Fax 617.492.2904



Scale: 1/8" = 1'-0"




Date: 11 OCTOBER 2022

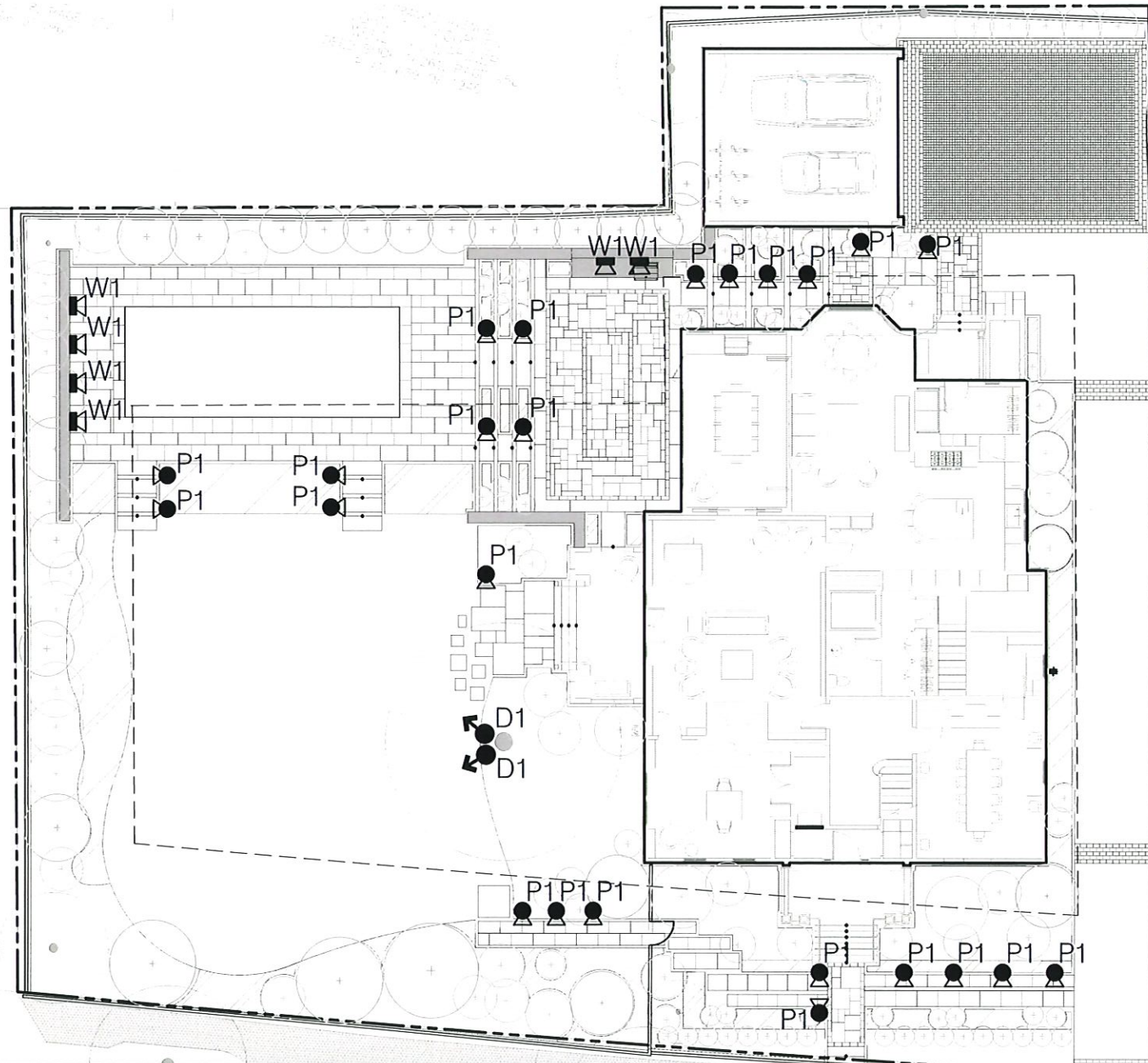
Drawn By: BD/TSo

Project Number: 22008

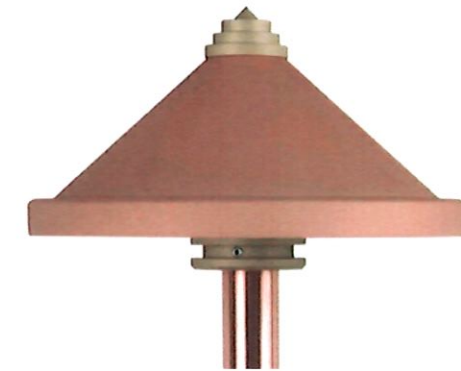


LIGHTING FIXTURE LEGEND AND SCHEDULE

KEY	SYMBOL	LIGHT TYPE	MANUFACTURER	MODEL NUMBER	QTY	WATTAGE	TOTAL WATTAGE	LOCATION
D1		DOWNLIGHT	BK DELTA STAR	B-DS-MR-5-NAT-9-11-A-360SL	2	35	70	BY TREE TOWARDS LAWN
P1		PATH LIGHT	TEKA 1130	1130-LV-288-NATL-18	24	20	480	BY PATHS
W1		WALL LIGHT	BK SQUARE STEP STAR	B-CD-SQ-MR16-6-EXT-NBP	6	50	300	WALL BY POOL AND WALL BY OUTDOOR KITCHEN



**(D1)** DOWNLIGHT  
SCALE: N.T.S.



**(P1)** PATH LIGHT  
SCALE: N.T.S.



**(W1)** WALL LIGHT  
SCALE: N.T.S.

95 IRVING STREET, CAMBRIDGE, MA

LIGHTING PLAN

Sheet Reference: L-104

GREGORY LOMBARDI DESIGN INCORPORATED  
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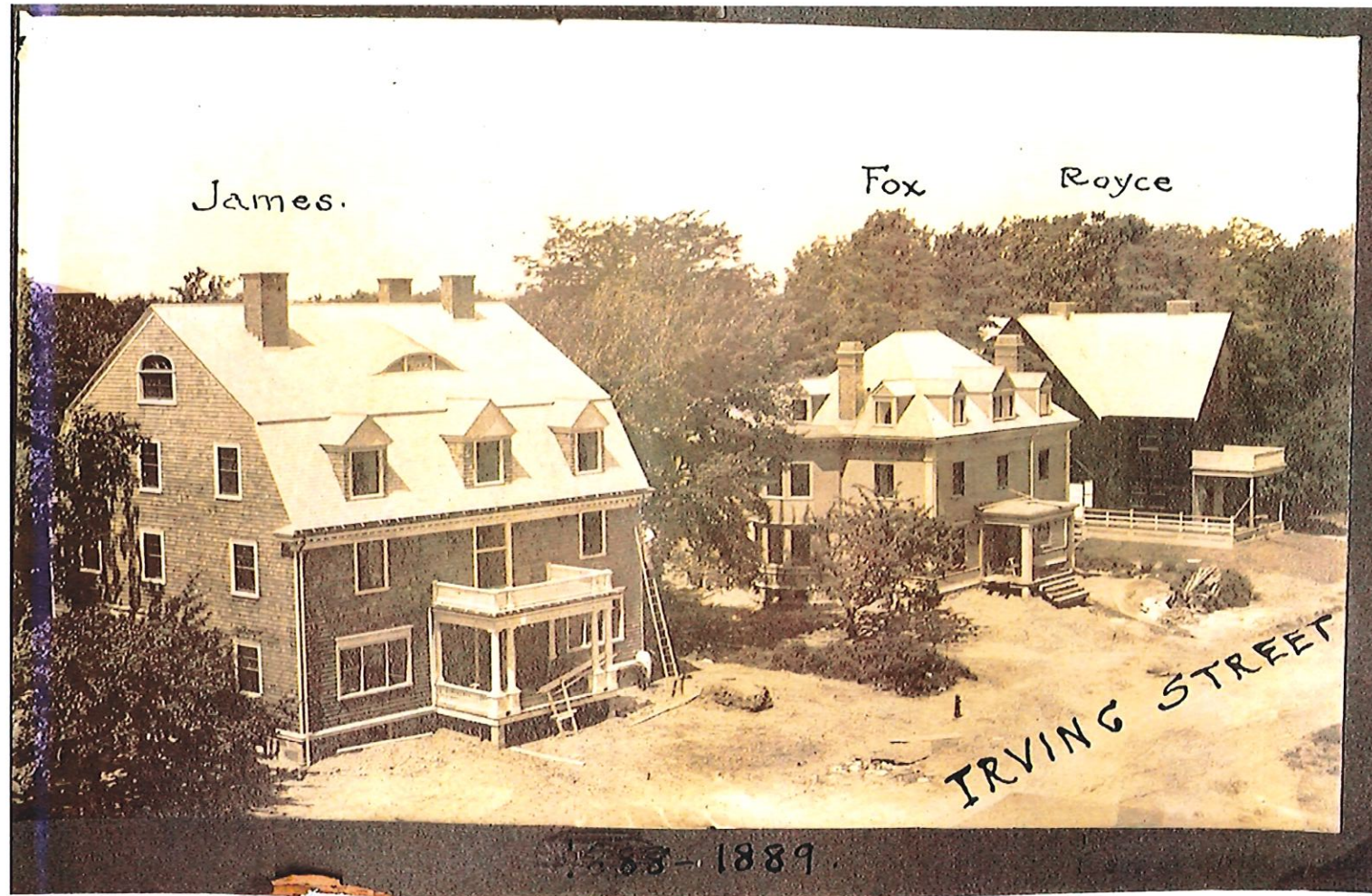
Scale: 1" = 20'-0"

Date: 11 OCTOBER 2022

Drawn By: BD/TSo

Project Number: 22008





BIRDS EYE VIEW DURING CONSTRUCTION  
DATE: 1889  
SOURCE: CAMBRIDGE HISTORICAL COMMISSION, COGSWELL COLLECTION



FROM IRVING STREET  
DATE: EARLY 1890s  
SOURCE: CAMBRIDGE HISTORICAL COMMISSION, JAMES FAMILY ALBUM PHOTOGRAPH ON FILE AT HOUGHTON LIBRARY



VIEW FROM THE SOUTH  
DATE: 1890-1891  
SOURCE: CAMBRIDGE HISTORICAL COMMISSION, HENRY RAND COLLECTION, SOUTHWEST HARBOR, MAINE



FROM IRVING STREET  
DATE: UNKNOWN  
SOURCE: PHOTOGRAPH BY DUDLEY BORLAND



FROM IRVING STREET  
DATE: 1967  
SOURCE: CAMBRIDGE HISTORICAL COMMISSION, JAMES FAMILY ALBUM PHOTOGRAPH ON FILE AT HOUGHTON LIBRARY



FROM IRVING STREET  
DATE: 1968  
SOURCE: HISTORIC AMERICAN BUILDING SURVEY, GEORGE M. CUSHING PHOTOGRAPHY

DATE ISSUED: 10/11/22

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HISTORIC  
SITE PHOTOS

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-002





VIEW FROM SIDEWALK ON IRVING STREET LOOKING SOUTH



VIEW FROM SCOTT STREET AND IRVING STREET LOOKING WEST



VIEW FROM SIDEWALK LOOKING WEST



VIEW FROM SIDEWALK ON IRVING STREET LOOKING NORTHWEST



VIEW FROM SIDE YARD LOOKING NORTHWEST



VIEW FROM SIDE YARD LOOKING NORTHEAST



VIEW FROM PATIO LOOKING NORTHEAST



VIEW FROM THE DRIVEWAY LOOKING NORTHEAST



VIEW OF GARAGE LOOKING NORTHWEST

LEGEND / NOTES

DATE ISSUED: 10/11/22

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CURRENT SITE PHOTOS  
2022

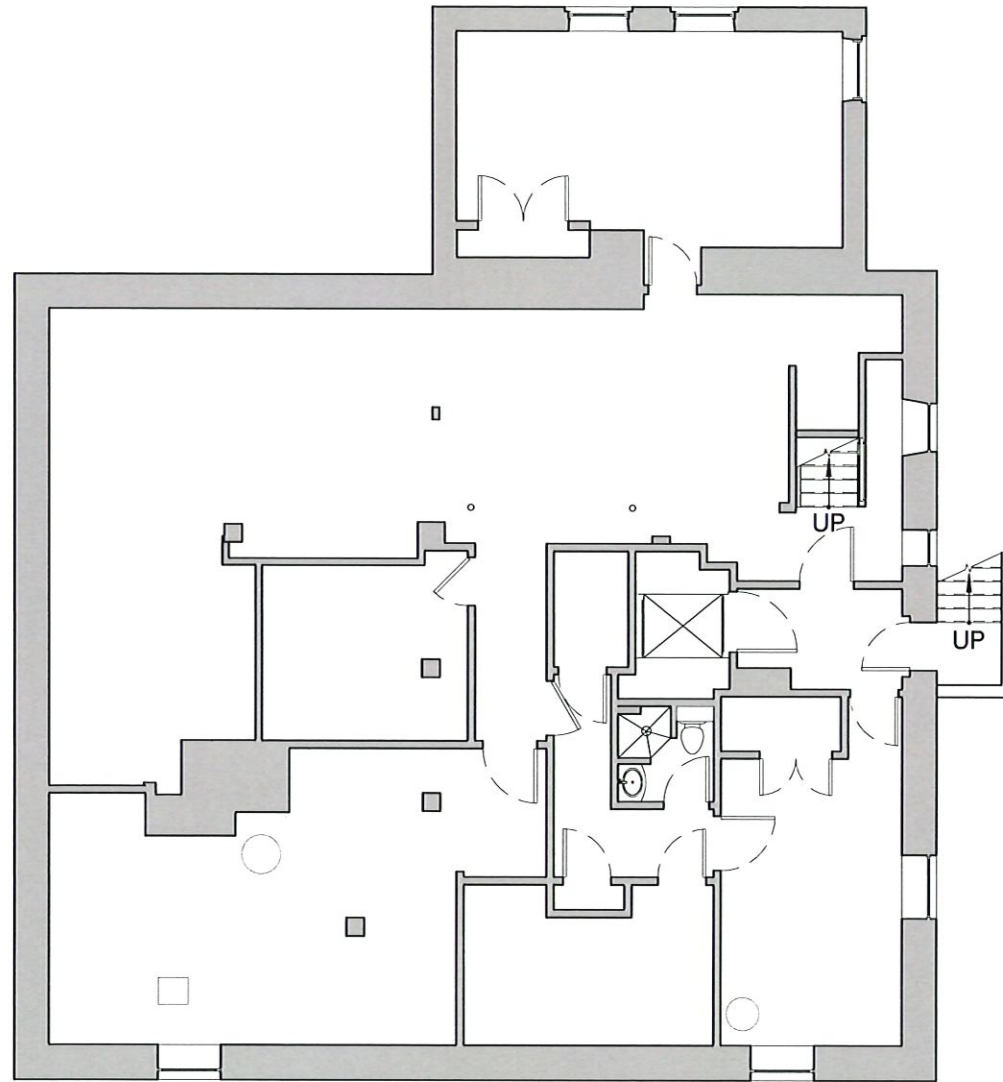
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-003





EXISTING BASEMENT PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 10/11/22

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EXISTING  
 BASEMENT PLAN

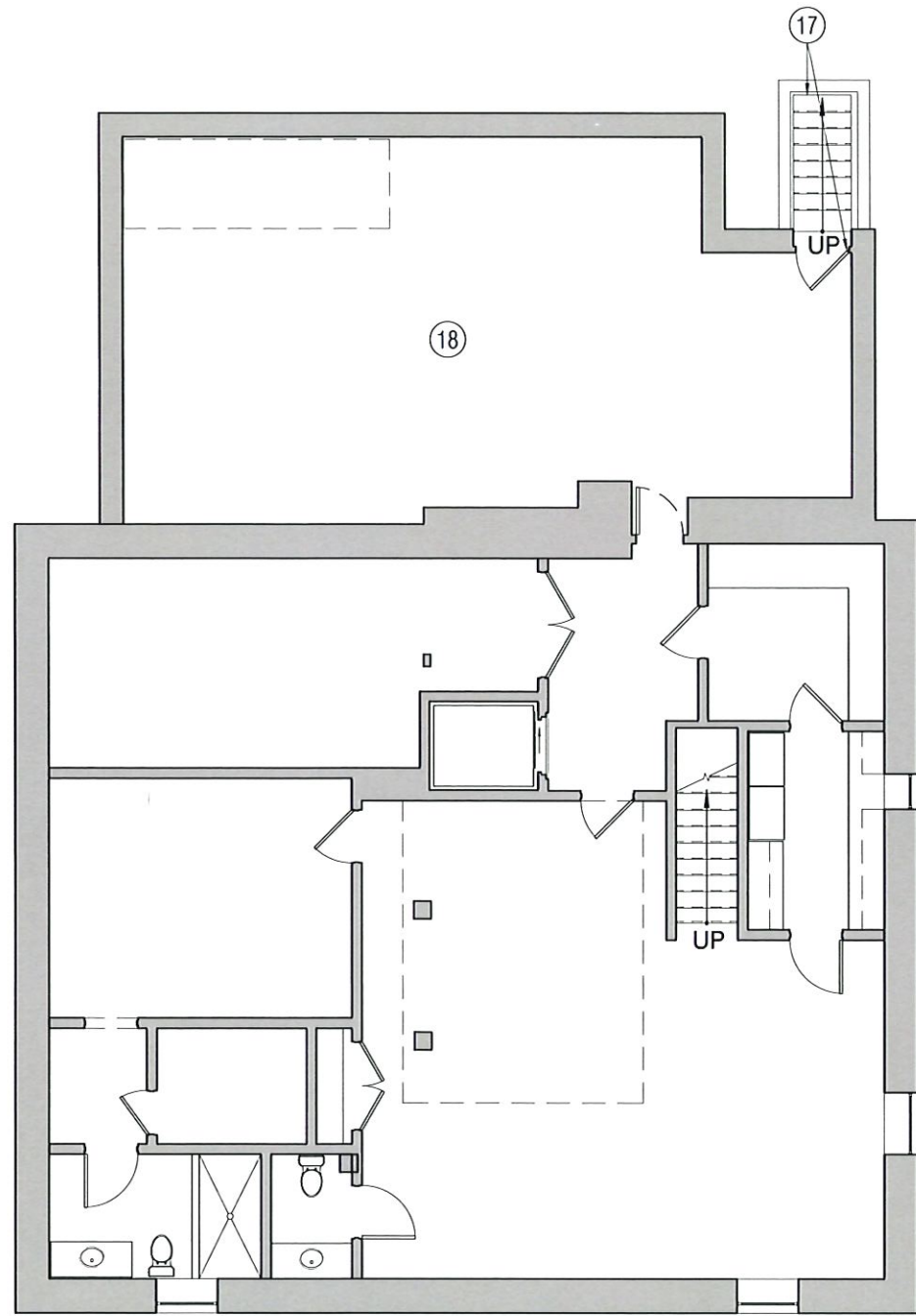
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-100





PROPOSED BASEMENT PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

17	NEW EXTERIOR STAIR AND DOOR.
18	BASEMENT EXTENDED BELOW ADDITION.

DATE ISSUED: 10/11/22

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PROPOSED  
 BASEMENT PLAN

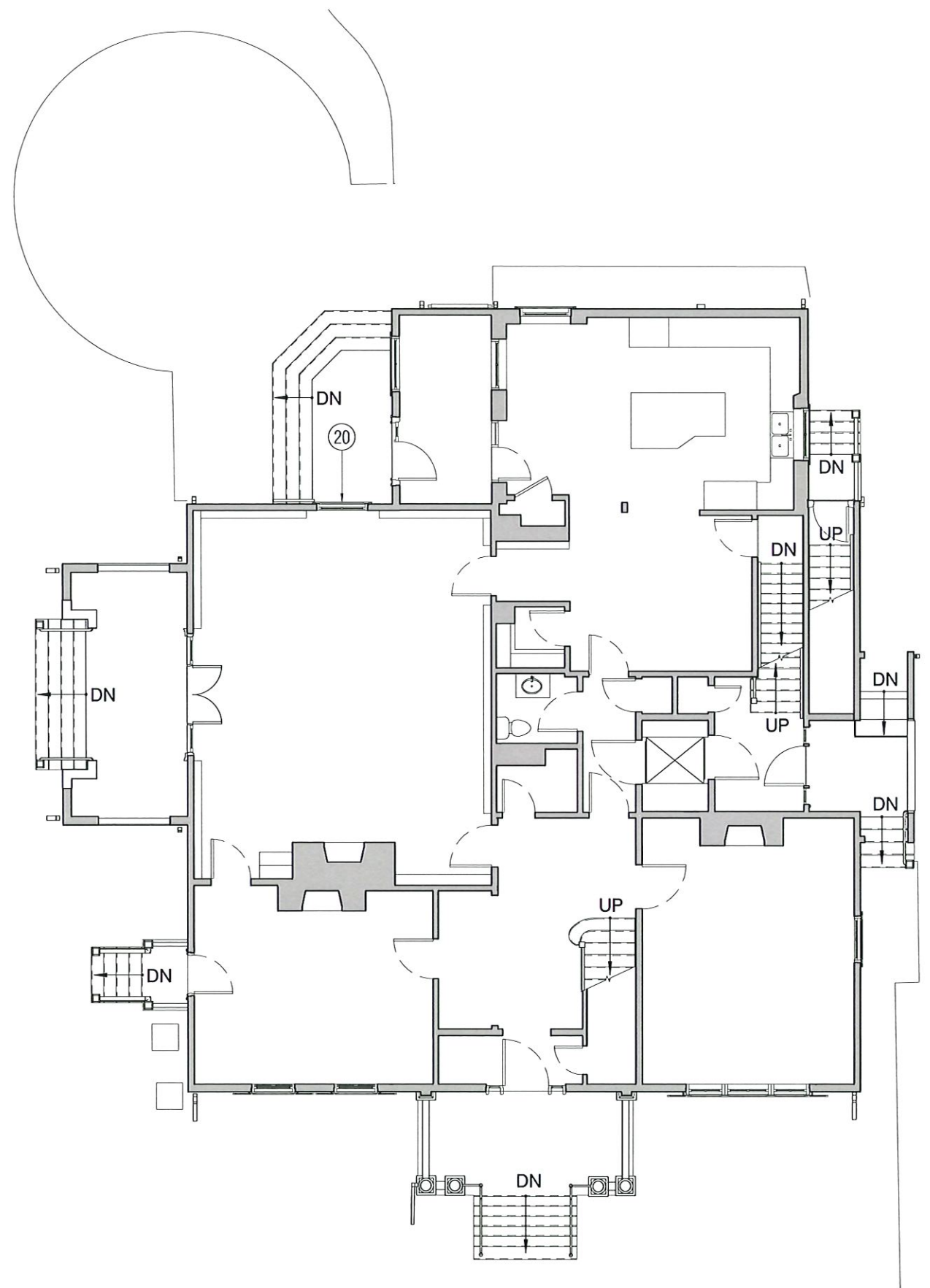
PROJECT NO

CAD FILE NO

DRAWING NO

A-101





EXISTING FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

PROPERTY LINE

LEGEND / NOTES

20

HISTORIC EXISTING WINDOW TO BE RELOCATED.

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EXISTING  
 FIRST FLOOR PLAN

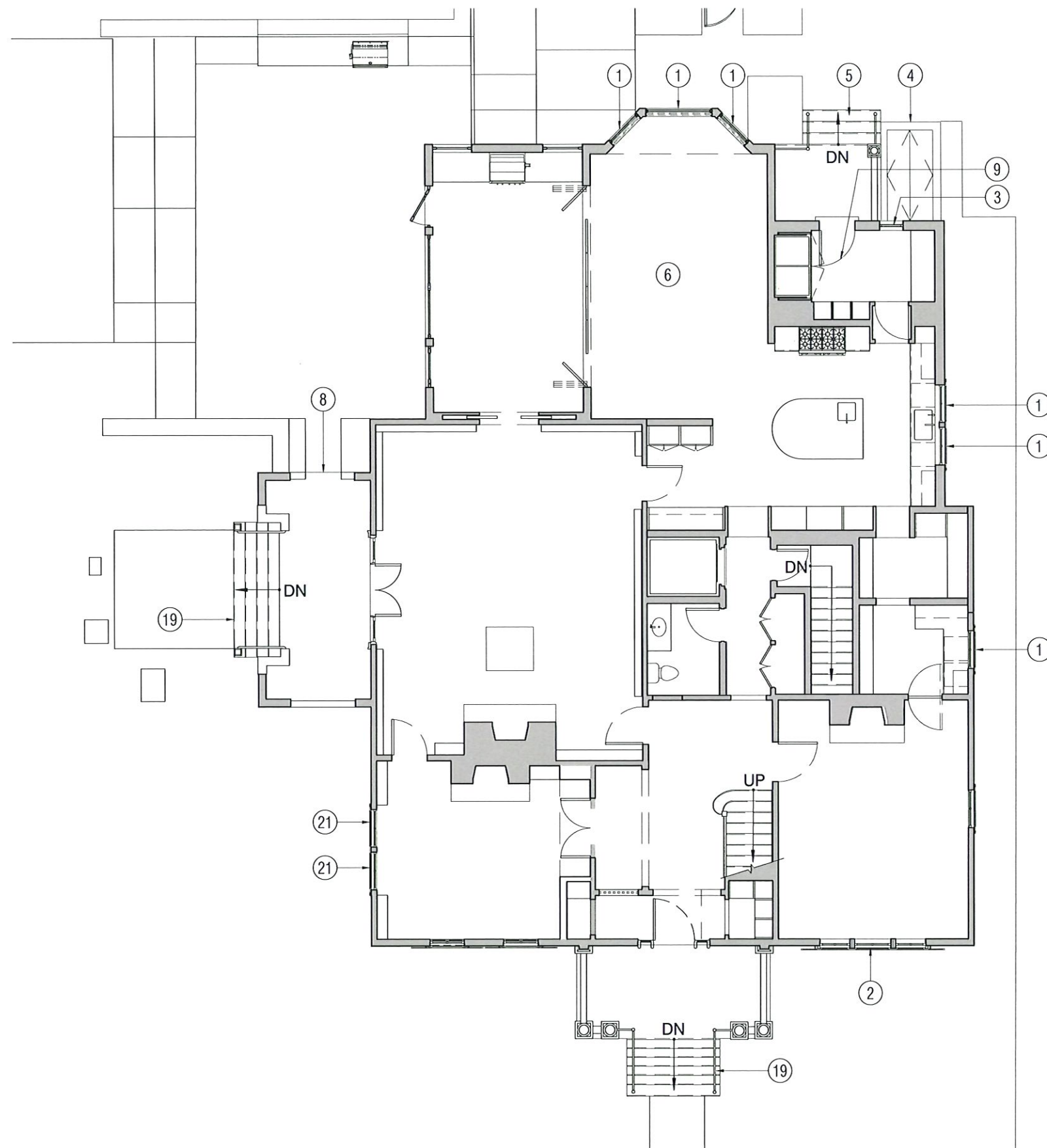
PROJECT NO

CAD FILE NO

DRAWING NO

A-102





PROPOSED FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

PROPERTY LINE

LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
3	NEW OVAL WINDOW. SEE DETAIL PRECEDENTS A-300.
4	NEW BASEMENT ACCESS.
5	NEW PORCH AND STEPS. DETAILING TO MATCH EXISTING.
6	NEW ADDITION.
8	NEW OPENING IN EXISTING PORCH RAILING.
9	NEW DOOR AND TRIM TO MATCH EXISTING.
19	REFURBISH PORCH AND STEPS AS REQUIRED.
21	HISTORIC WINDOW RELOCATED AND REUSED. REFURBISH AS REQUIRED.

DATE ISSUED: 10/11/22

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PROPOSED  
 FIRST FLOOR PLAN

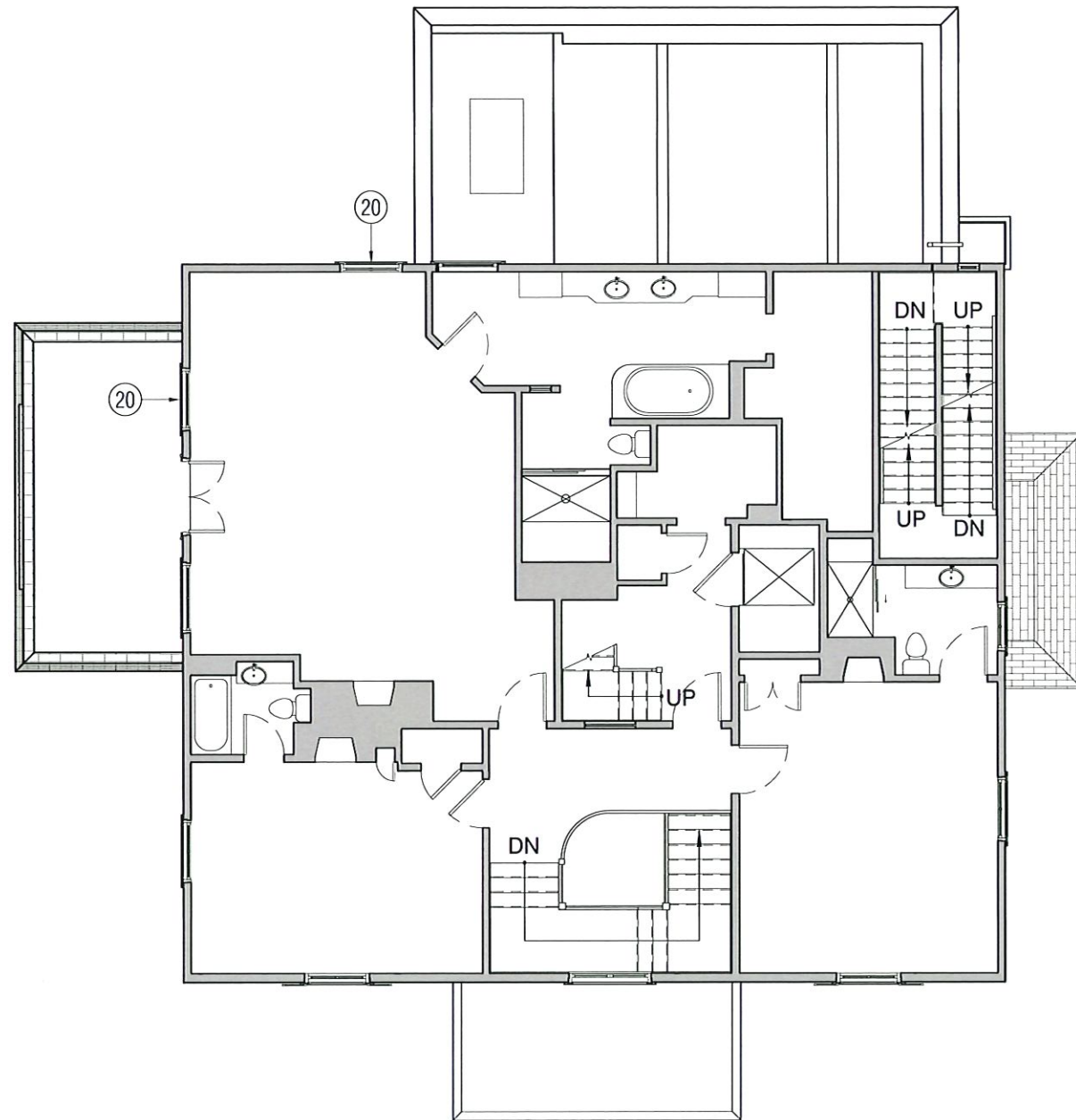
PROJECT NO

CAD FILE NO

DRAWING NO

A-103





EXISTING SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

20 HISTORIC EXISTING WINDOW TO BE RELOCATED.

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EXISTING  
 SECOND FLOOR PLAN

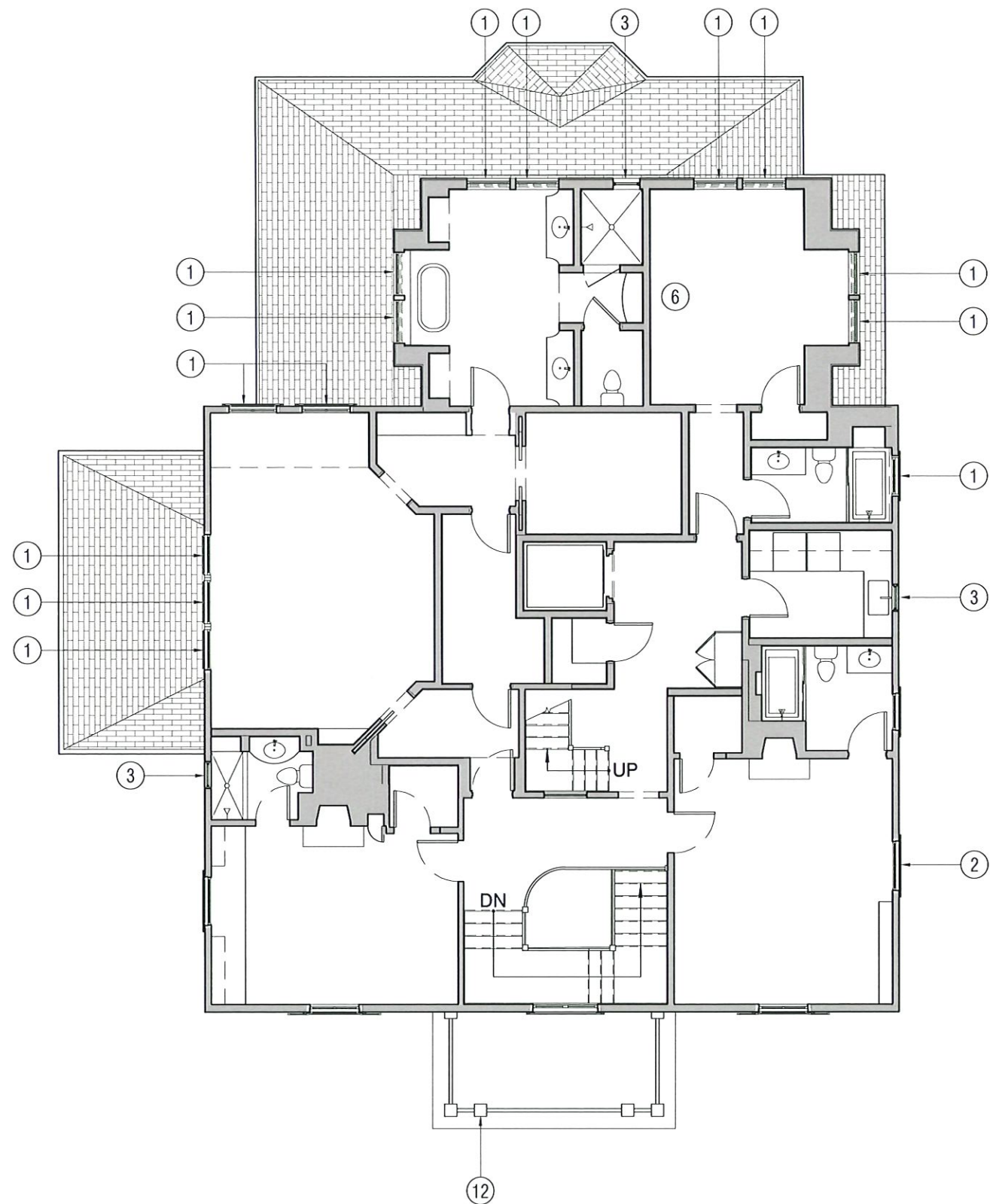
PROJECT NO

CAD FILE NO

DRAWING NO

A-104





PROPOSED SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
3	NEW OVAL WINDOW. SEE DETAIL PRECEDENTS A-300.
6	NEW ADDITION.
12	NEW BALUSTRADE ON EXISTING ROOF TO MATCH ORIGINAL.

DATE ISSUED: 10/11/22

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PROPOSED  
 SECOND FLOOR PLAN

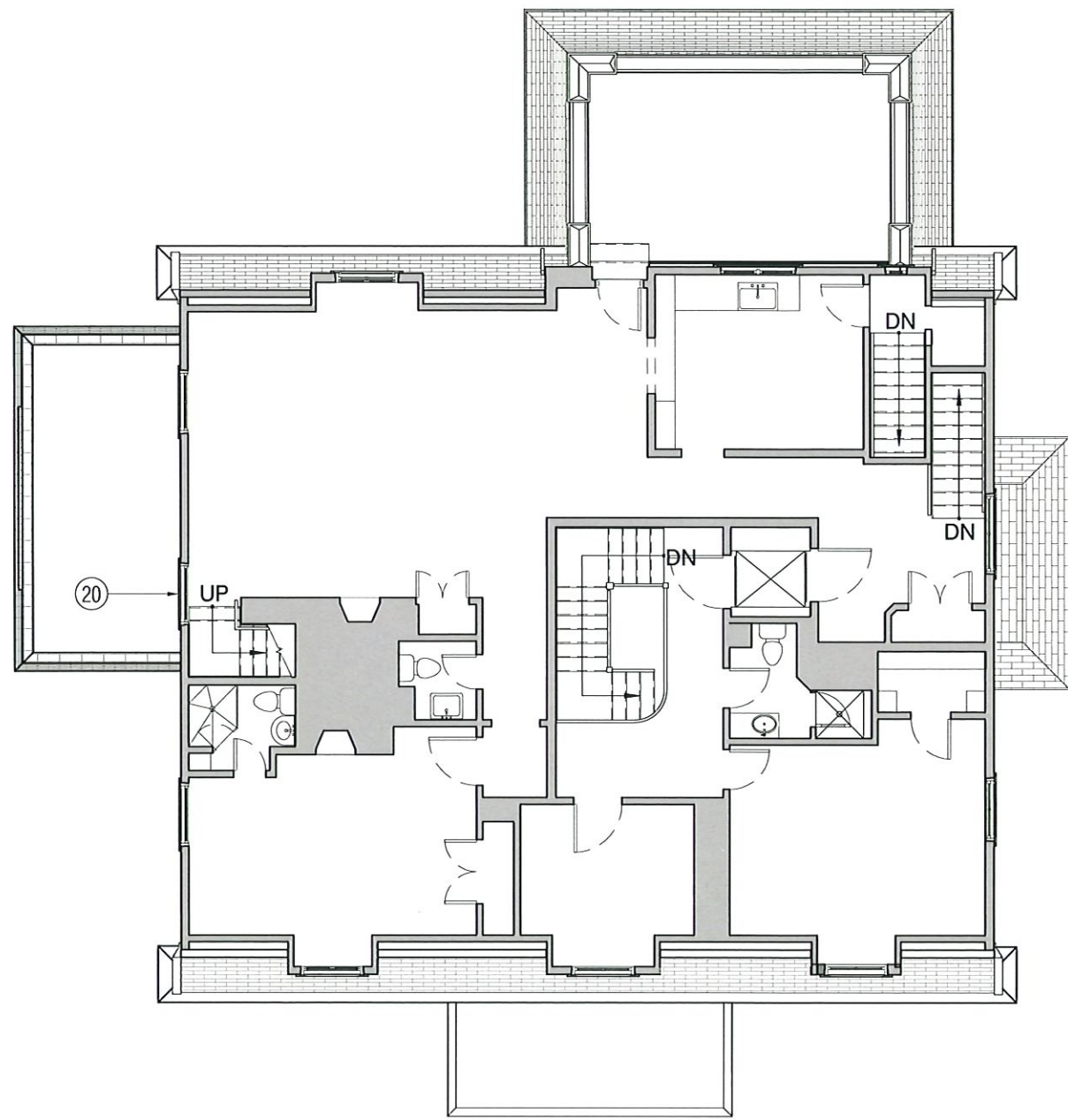
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-105





EXISTING THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

20	HISTORIC EXISTING WINDOW TO BE RELOCATED.
----	---

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EXISTING  
 THIRD FLOOR PLAN

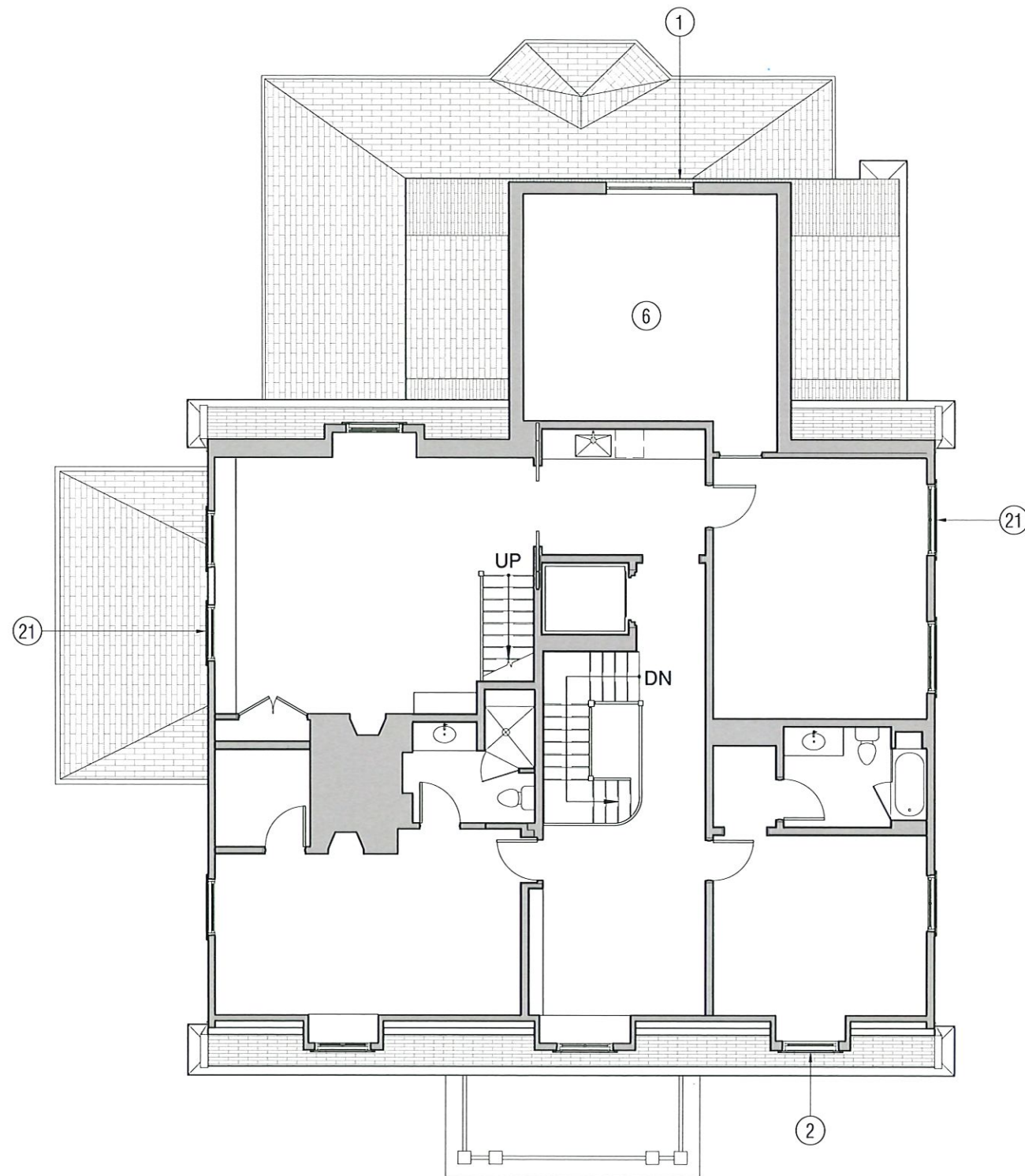
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-106





PROPOSED THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
6	NEW ADDITION.
21	HISTORIC WINDOW RELOCATED AND REUSED. REFURBISH AS REQUIRED.

DATE ISSUED: 10/11/22

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PROPOSED  
 THIRD FLOOR PLAN

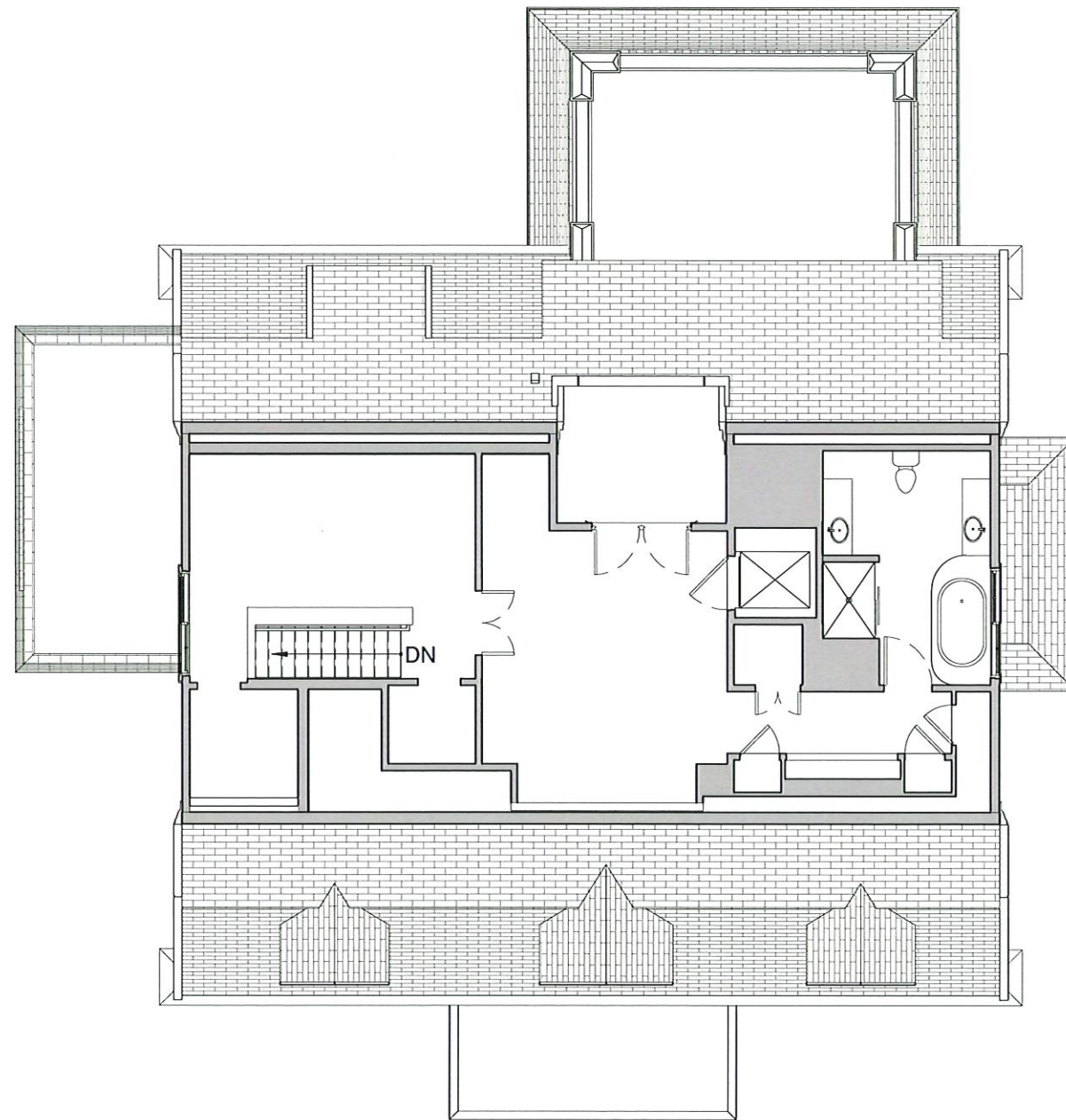
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-107





EXISTING FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 10/11/22

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EXISTING  
 FOURTH FLOOR PLAN

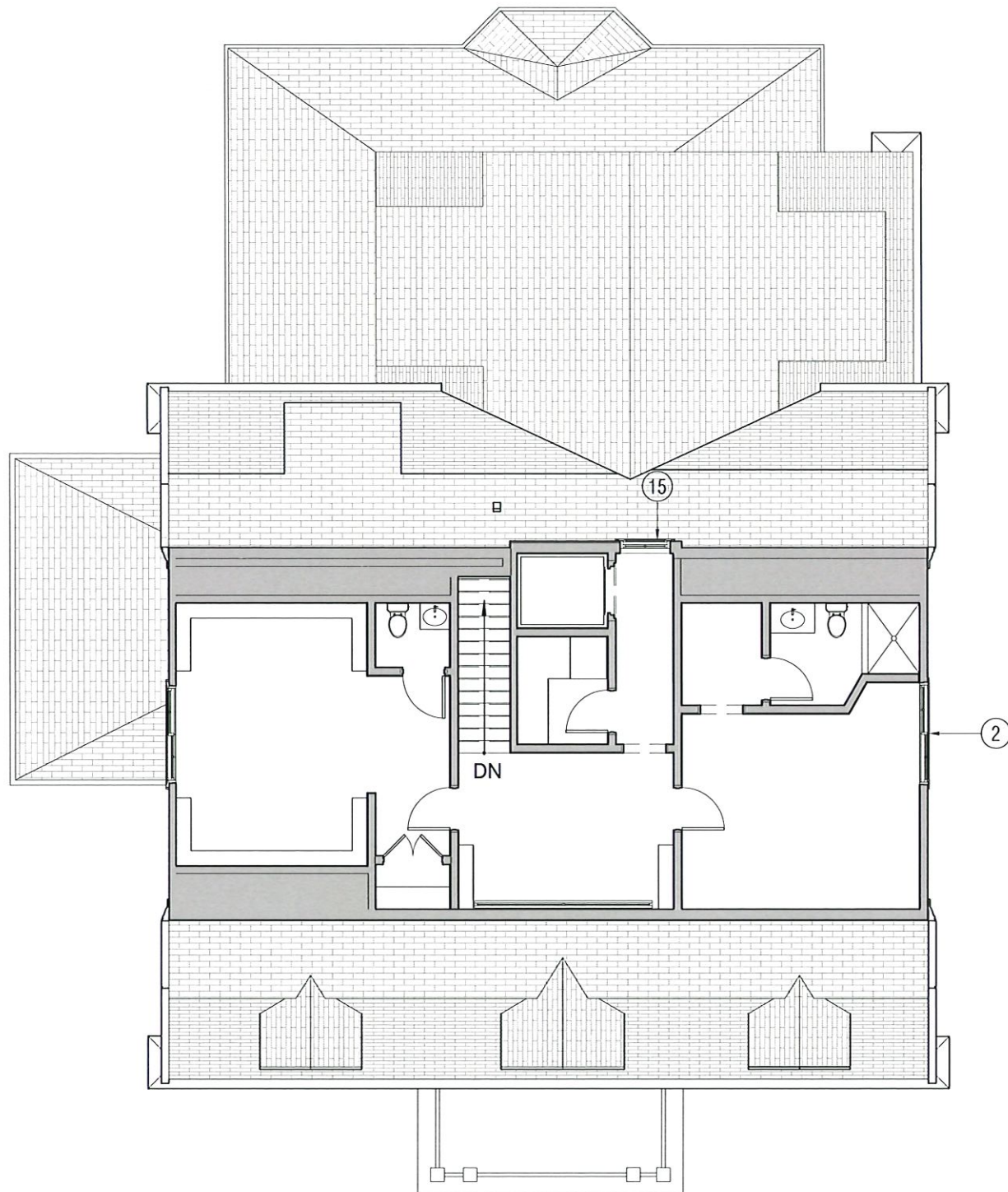
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-108





PROPOSED FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

- |    |  |
|----|--|
| 2  | UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED. |
| 15 | NEW AWNING WINDOW AND TRIM TO MATCH EXISTING DETAILS.  |

DATE ISSUED: 10/11/22

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PROPOSED  
 FOURTH FLOOR PLAN

PROJECT NO.

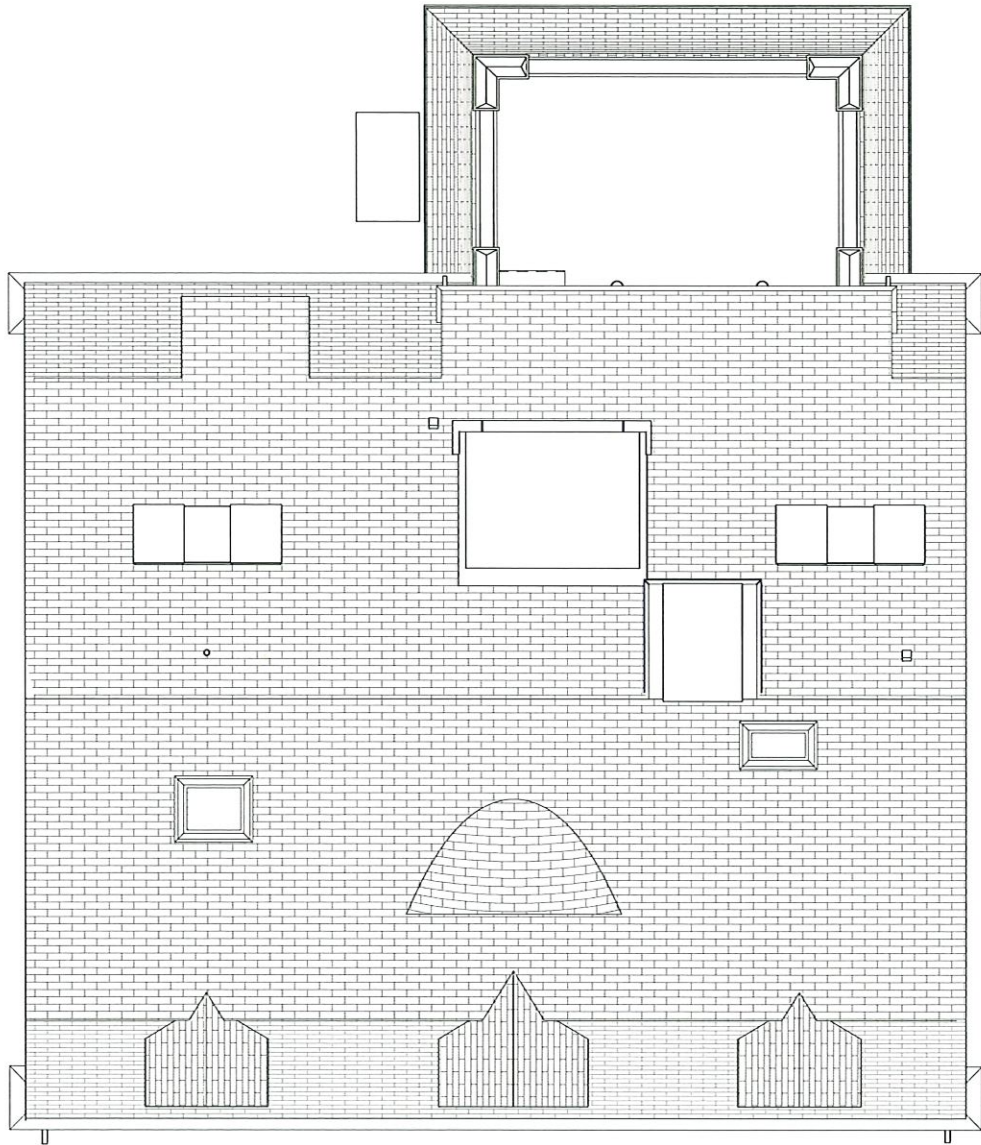
CAD FILE NO.

DRAWING NO.

A-109



LEGEND / NOTES



EXISTING ROOF PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

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EXISTING  
ROOF PLAN

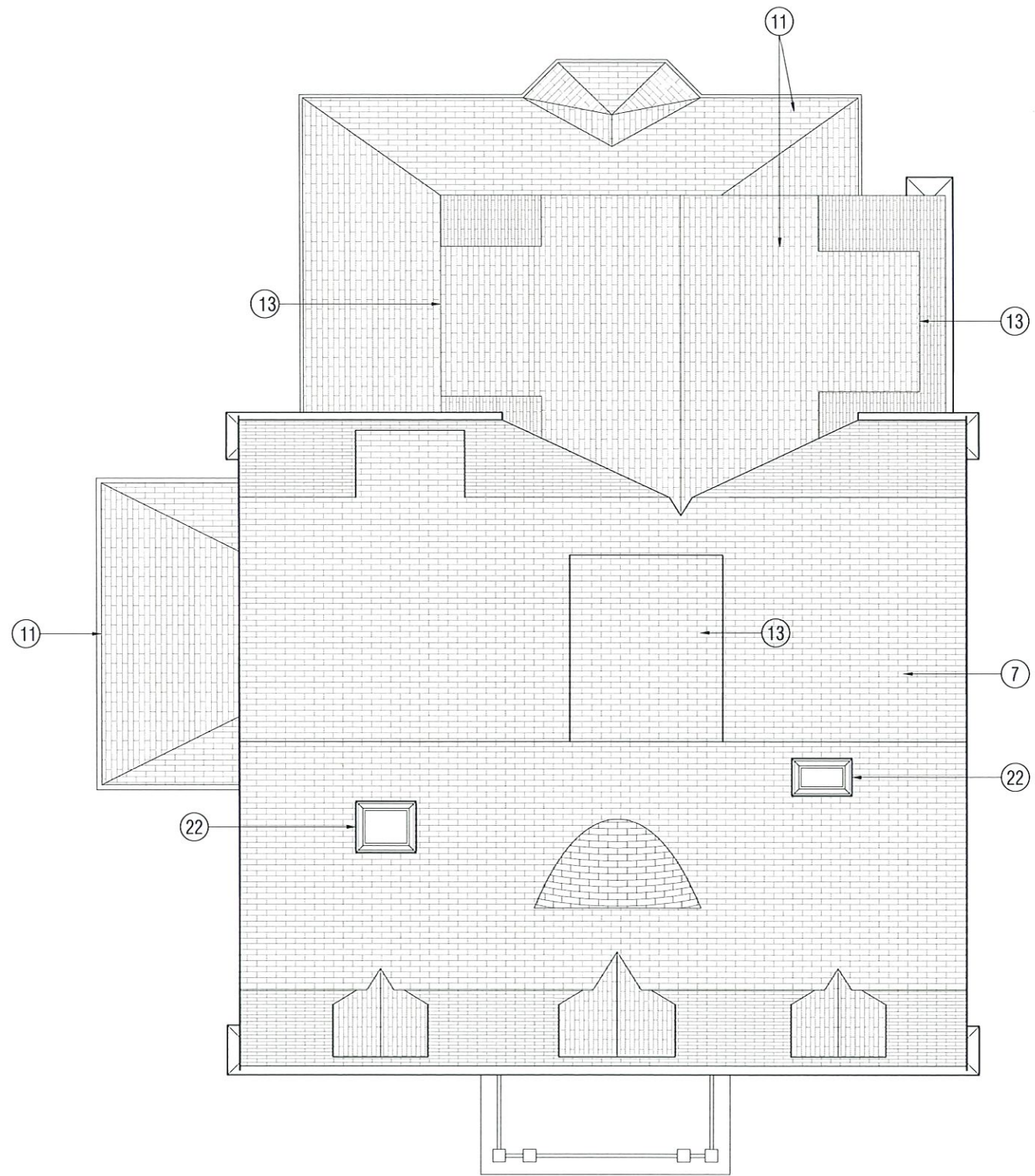
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-110





PROPOSED ROOF PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

7	EXISTING ASPHALT SHINGLE ROOF TO BE REPAIRED AS NEEDED.
11	NEW ASPHALT SHINGLE ROOF.
13	NEW DORMER AND ASPHALT ROOF. DETAILING TO MATCH EXISTING.
22	EXISTING CHIMNEY STRUCTURE TO REMAIN AND BE REPAIRED AS REQUIRED.

DATE ISSUED: 10/11/22

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PROPOSED  
 ROOF PLAN

PROJECT NO.

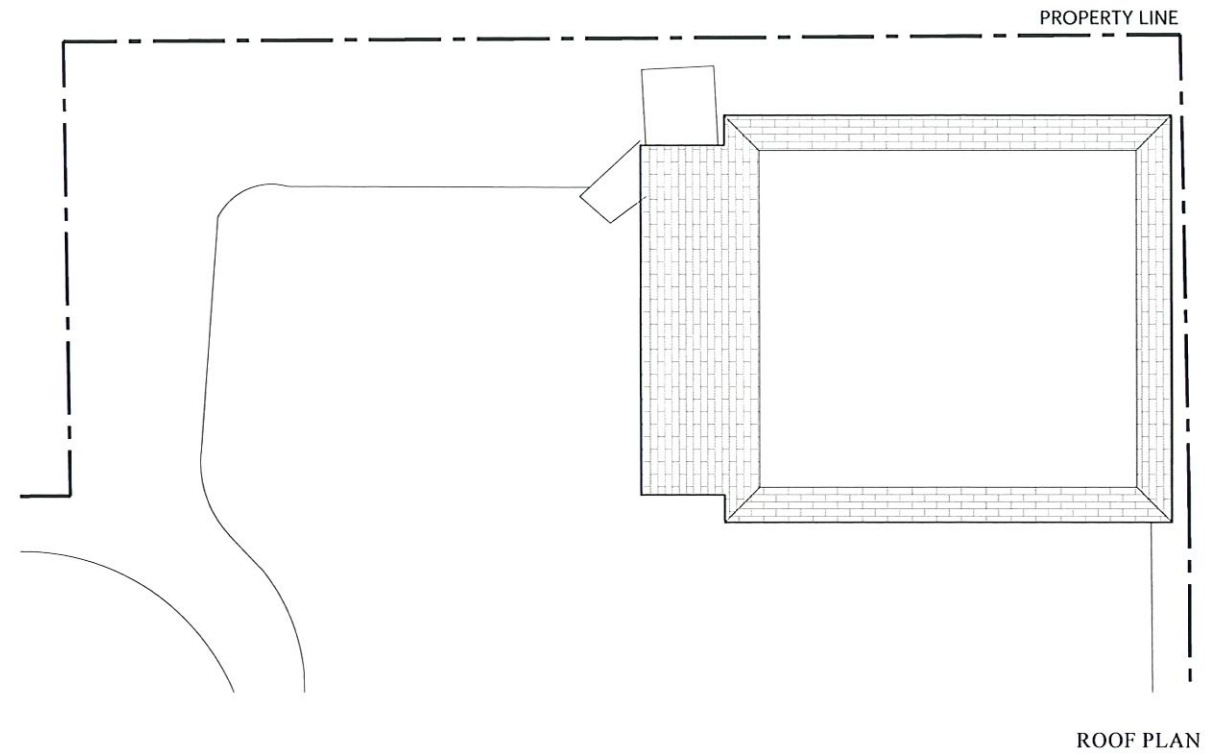
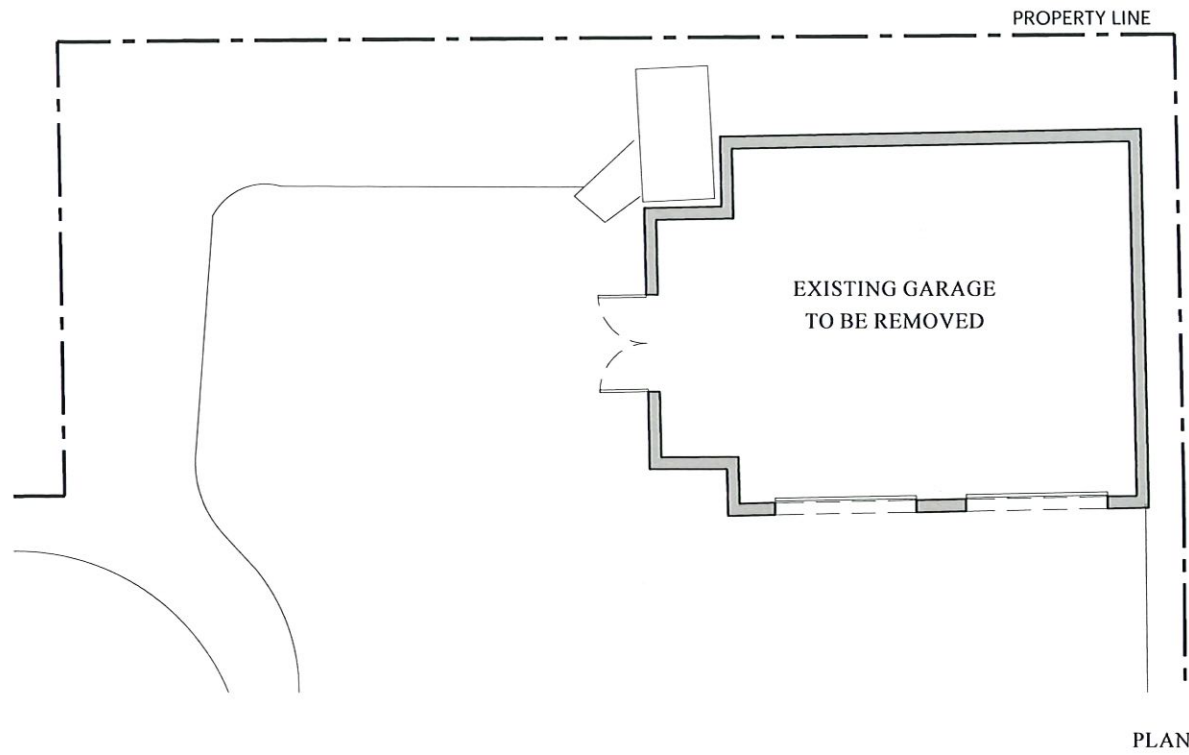
CAD FILE NO.

DRAWING NO.

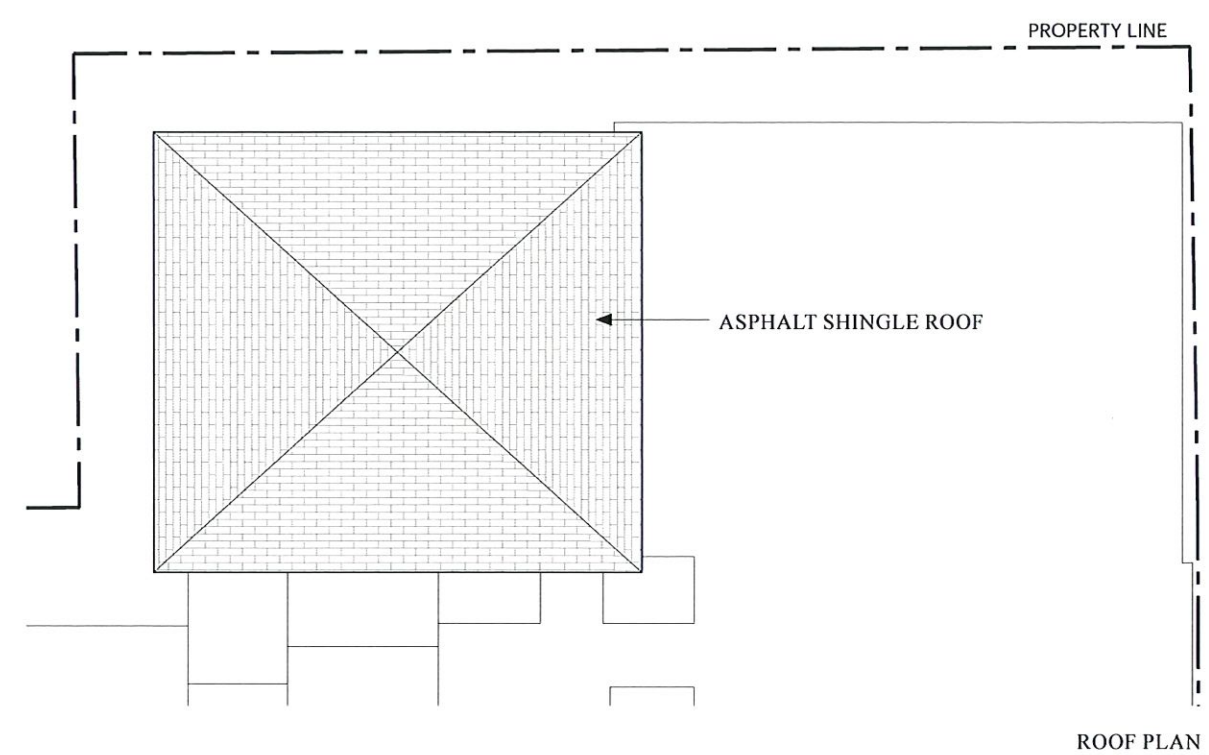
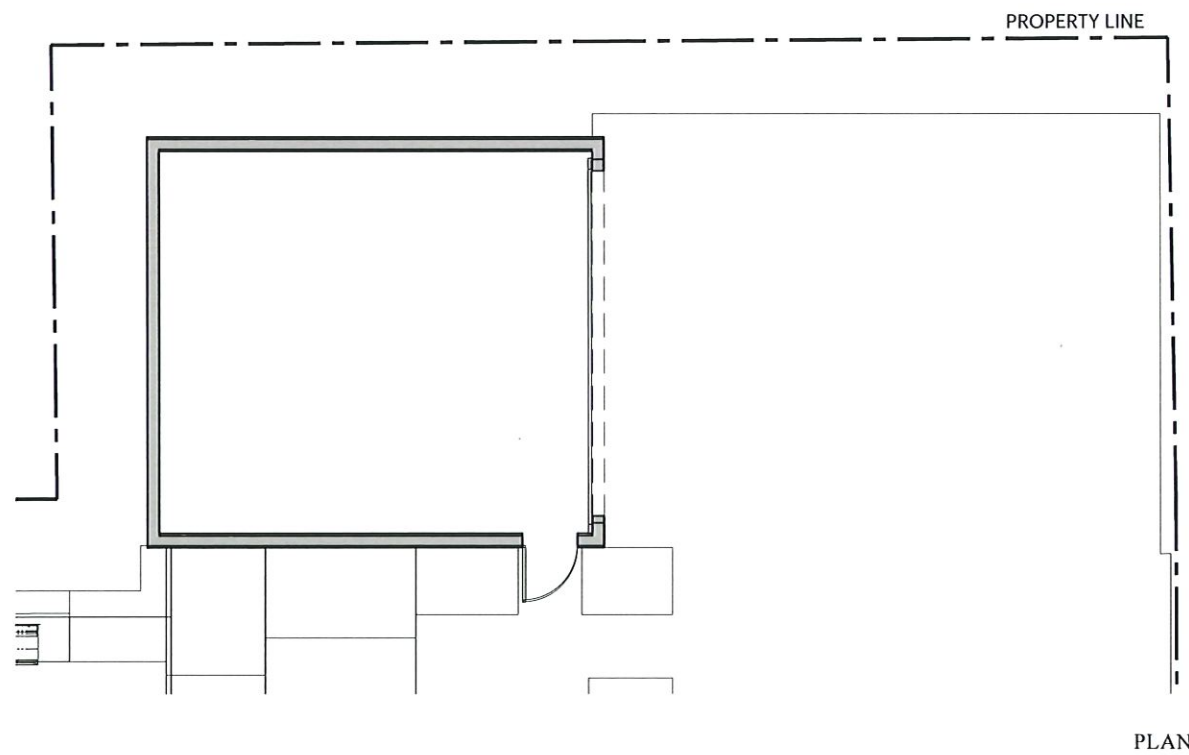
A-111



LEGEND / NOTES



EXISTING GARAGE



PROPOSED GARAGE



SCALE: 3/32" = 1'  
0 2' 4' 8'

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GARAGE PLANS  
EXISTING AND PROPOSED

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-112



LEGEND / NOTES

24	2000 / 2001 REAR ADDITION TO BE REMOVED
26	2000 / 2001 PARAPET WALL, DECK AND FRENCH DOOR TO BE REMOVED.
27	2000 / 2001 PORCH AND STEPS TO BE REMOVED.
29	2000 / 2001 SIDE ADDITION TO BE REMOVED.



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EXISTING ELEVATION -  
IRVING STREET (EAST)

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-200

EXISTING ELEVATION - IRVING STREET (EAST)

SCALE: 3/32" = 1'  
0 2'-8 5/8"-4" 10'-8"





LEGEND / NOTES

2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
11	NEW ASPHALT SHINGLE ROOF.
12	NEW BALUSTRADE ON EXISTING ROOF TO MATCH ORIGINAL.
19	REFURBISH PORCH AND STEPS AS REQUIRED.
22	EXISTING CHIMNEY STRUCTURE TO REMAIN AND BE REPAIRED AS REQUIRED.

DATE ISSUED: 10/11/22

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PROPOSED ELEVATION -  
IRVING STREET (EAST)

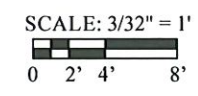
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-201

PROPOSED ELEVATION - IRVING STREET (EAST)





LEGEND / NOTES

24	2000 / 2001 REAR ADDITION TO BE REMOVED
28	2000 / 2001 GARAGE TO BE REMOVED.
29	2000 / 2001 SIDE ADDITION TO BE REMOVED.



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EXISTING ELEVATION -  
RIGHT SIDE (NORTH)

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-202

EXISTING ELEVATION - RIGHT SIDE (NORTH)





LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
3	NEW OVAL WINDOW. SEE DETAIL PRECEDENTS A-300.
5	NEW PORCH AND STEPS. DETAILING TO MATCH EXISTING.
10	NEW GARAGE.
11	NEW ASPHALT SHINGLE ROOF.
12	NEW BALUSTRADE ON EXISTING ROOF TO MATCH ORIGINAL.
13	NEW DORMER AND ASPHALT ROOF. DETAILING TO MATCH EXISTING.
14	NEW EAVE. DETAILING TO MATCH EXISTING.
16	PAINTED WOOD SHINGLES TO MATCH EXISTING.
21	HISTORIC WINDOW RELOCATED AND REUSED. REFURBISH AS REQUIRED.
23	NEW BRACKET. SEE DETAIL PRECEDENTS A-300.

DATE ISSUED: 10/11/22

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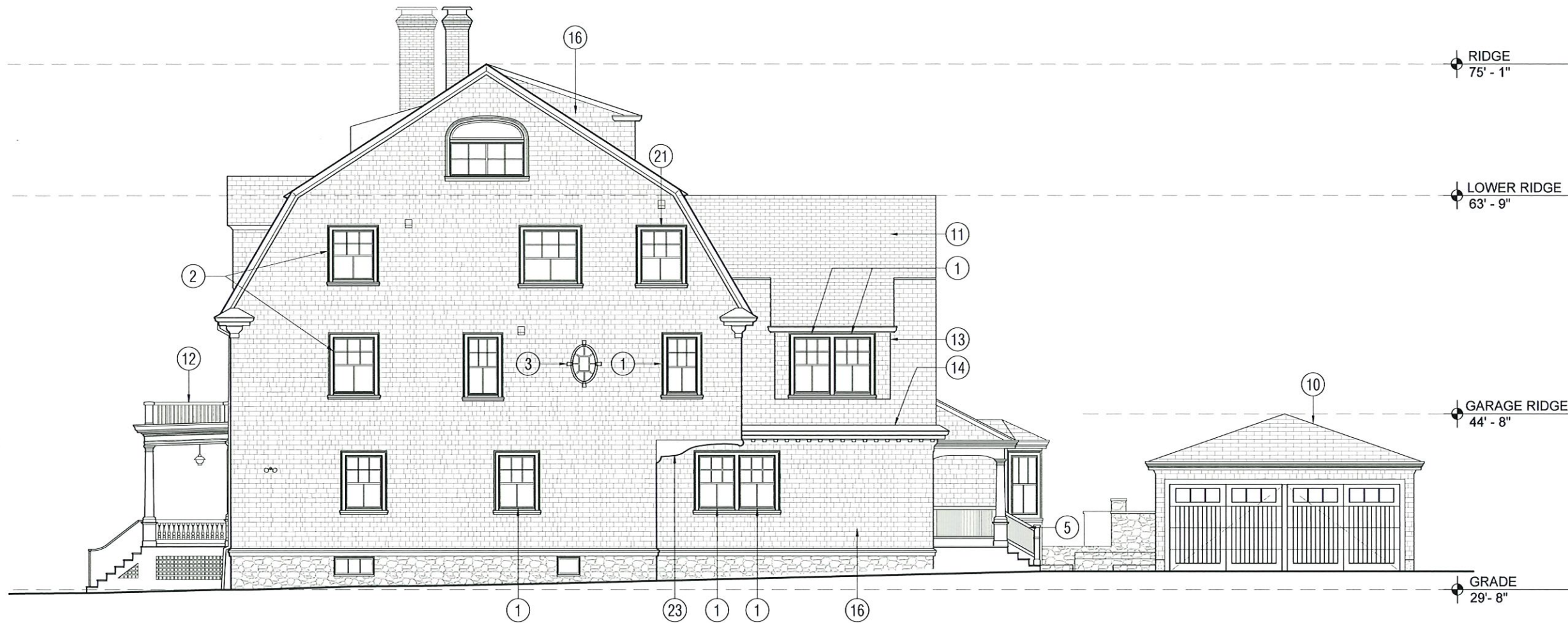
PROPOSED ELEVATION -  
RIGHT SIDE (NORTH)

PROJECT NO.

CAD FILE NO.

DRAWING NO.

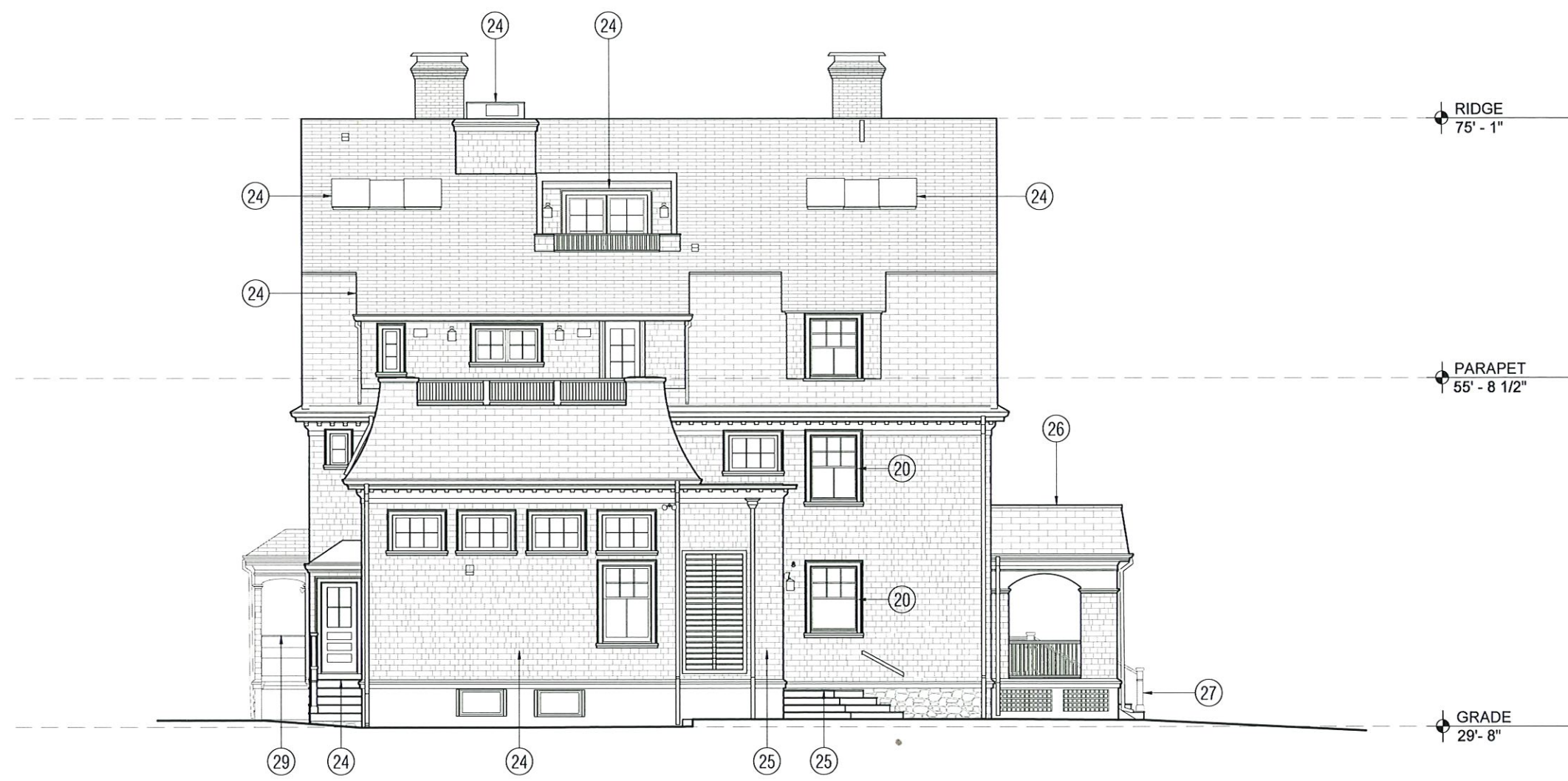
A-203



PROPOSED ELEVATION - RIGHT SIDE (NORTH)

SCALE: 3/32" = 1'  
0 2' 4' 8'





EXISTING ELEVATION - REAR (WEST)

SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

20	HISTORIC EXISTING WINDOW TO BE RELOCATED.
24	2000 / 2001 CONSTRUCTION TO BE REMOVED
25	2010 CONSTRUCTION TO BE REMOVED
26	2000 / 2001 PARAPET WALL, DECK AND FRENCH DOOR TO BE REMOVED.
27	2000 / 2001 PORCH AND STEPS TO BE REMOVED.
29	2000 / 2001 SIDE ADDITION TO BE REMOVED.

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EXISTING ELEVATION -  
 REAR (WEST)

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-204





PROPOSED ELEVATION - REAR (WEST)

SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
3	NEW OVAL WINDOW. SEE DETAIL PRECEDENTS A-300.
5	NEW PORCH AND STEPS. DETAILING TO MATCH EXISTING.
6	NEW ADDITION.
7	EXISTING ASPHALT SHINGLE ROOF TO BE REPAIRED AS NEEDED.
8	NEW OPENING IN EXISTING PORCH RAILING.
9	NEW DOOR AND TRIM TO MATCH EXISTING.
11	NEW ASPHALT SHINGLE ROOF.
13	NEW DORMER AND ASPHALT ROOF. DETAILING TO MATCH EXISTING.
14	NEW EAVE. DETAILING TO MATCH EXISTING.
15	NEW AWNING WINDOW AND TRIM TO MATCH EXISTING DETAILS.
16	PAINTED WOOD SHINGLES TO MATCH EXISTING.

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PROPOSED ELEVATION -  
 REAR (WEST)

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-205



LEGEND / NOTES

20	HISTORIC EXISTING WINDOW TO BE RELOCATED.
24	2000 / 2001 CONSTRUCTION TO BE REMOVED
25	2010 CONSTRUCTION TO BE REMOVED
26	2000 / 2001 PARAPET WALL, DECK AND FRENCH DOOR TO BE REMOVED.
27	2000 / 2001 PORCH AND STEPS TO BE REMOVED.
28	2000 / 2001 GARAGE TO BE REMOVED.



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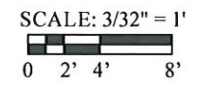
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EXISTING ELEVATION -  
LEFT SIDE (SOUTH)

PROJECT NO.  
CAD FILE NO.  
DRAWING NO.  
**A-206**

EXISTING ELEVATION - LEFT SIDE (SOUTH)







PROPOSED ELEVATION - LEFT SIDE (SOUTH)

SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

1	NEW WINDOW AND TRIM TO MATCH EXISTING.
2	UNLESS OTHERWISE NOTED, ALL EXISTING HISTORIC WINDOWS AND TRIM TO REMAIN AND BE REFURBISHED.
3	NEW OVAL WINDOW. SEE DETAIL PRECEDENTS A-300.
10	NEW GARAGE.
11	NEW ASPHALT SHINGLE ROOF.
12	NEW BALUSTRADE ON EXISTING ROOF TO MATCH ORIGINAL.
13	NEW DORMER AND ASPHALT ROOF. DETAILING TO MATCH EXISTING.
16	PAINTED WOOD SHINGLES TO MATCH EXISTING.
19	REFURBISH PORCH AND STEPS AS REQUIRED.
21	HISTORIC WINDOW RELOCATED AND REUSED. REFURBISH AS REQUIRED.
22	EXISTING CHIMNEY STRUCTURE TO REMAIN AND BE REPAIRED AS REQUIRED.

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PROPOSED ELEVATION -  
 LEFT SIDE (SOUTH)

PROJECT NO

CAD FILE NO

DRAWING NO

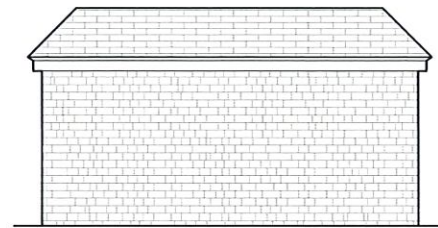
A-207



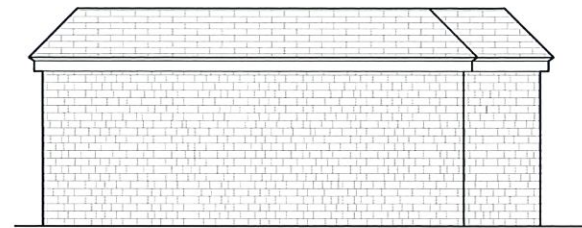
LEGEND / NOTES



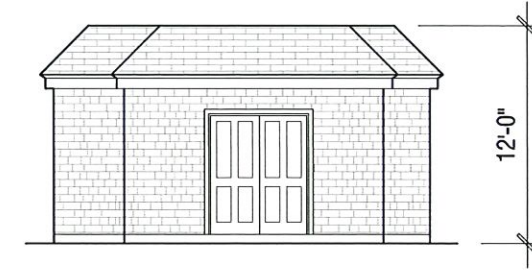
EAST



NORTH

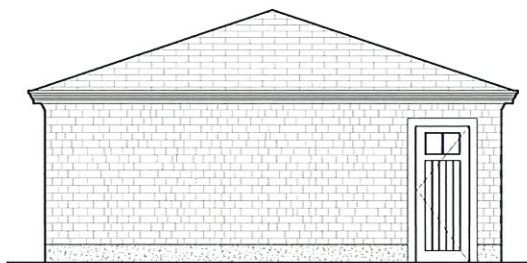


EAST



SOUTH

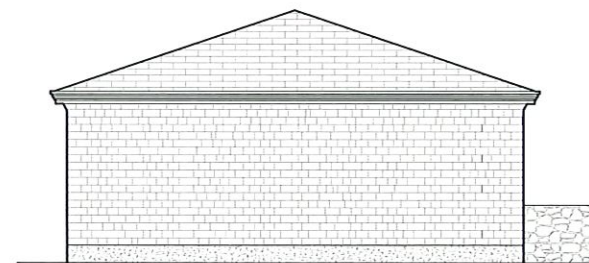
EXISTING GARAGE ELEVATIONS



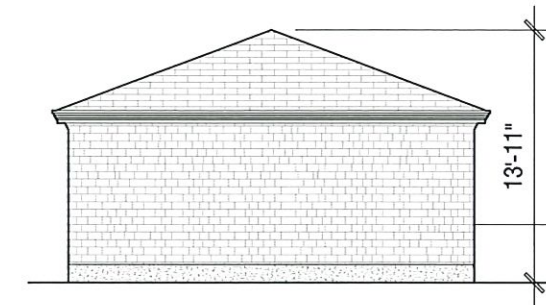
EAST



NORTH



EAST



SOUTH

PROPOSED GARAGE ELEVATIONS

SCALE: 3/32" = 1'  


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GARAGE ELEVATIONS  
 EXISTING AND PROPOSED

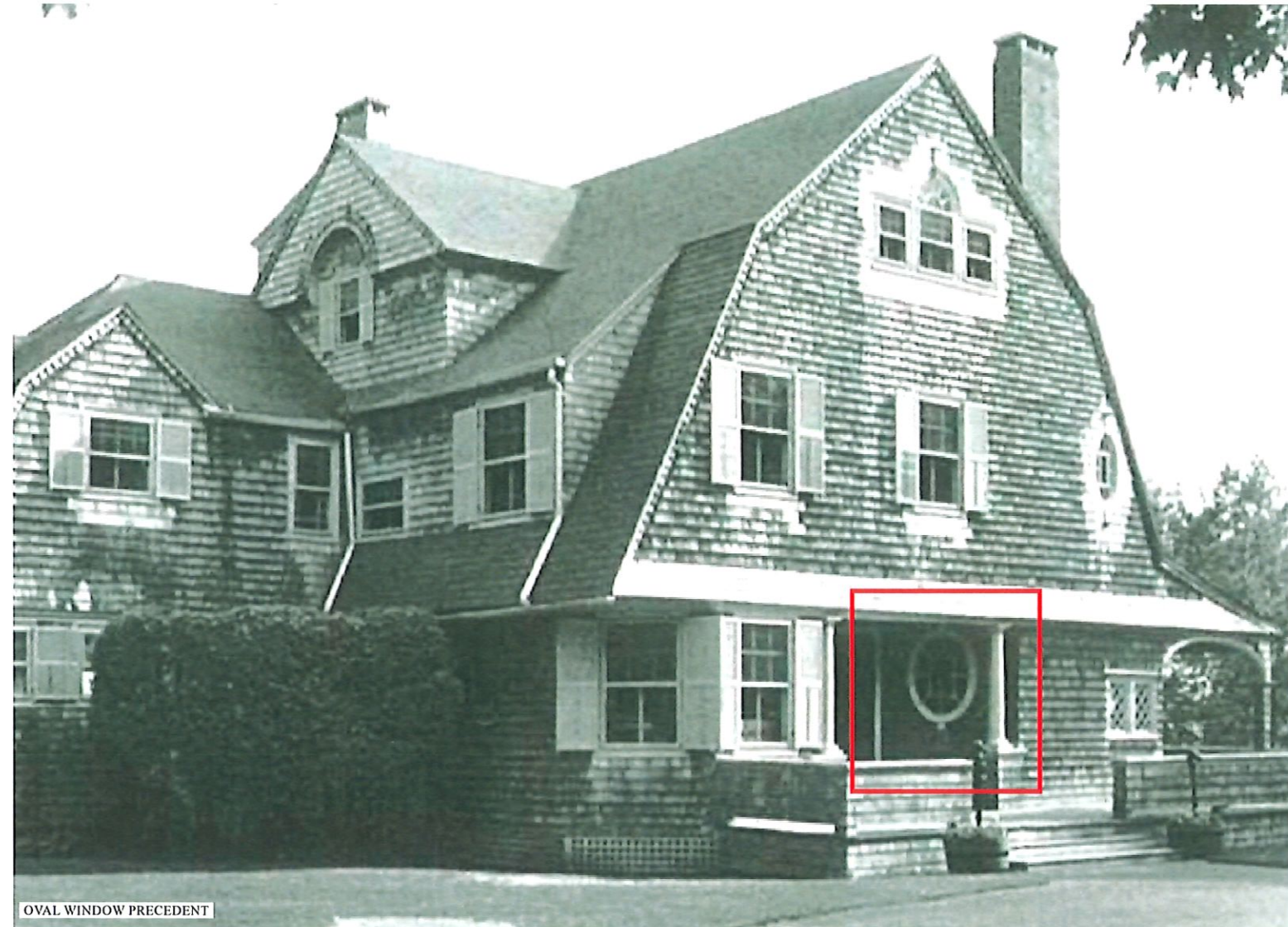
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CAD FILE NO.

DRAWING NO.

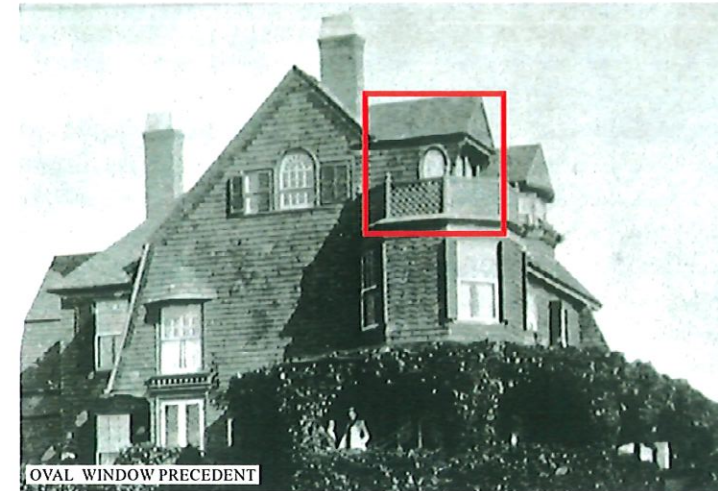
A-208





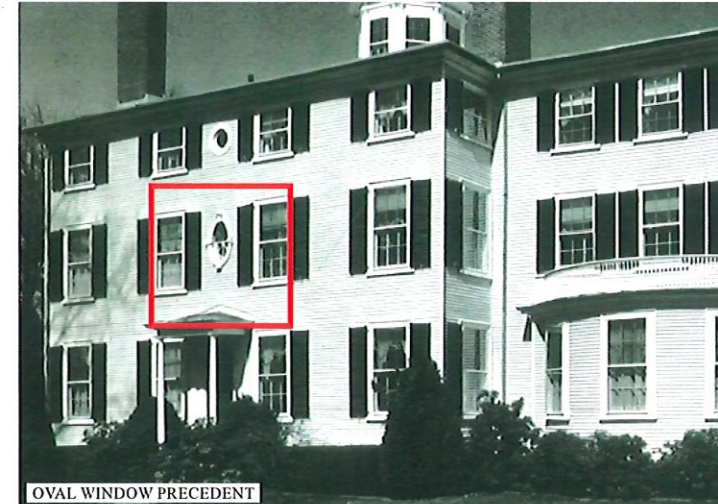
OVAL WINDOW PRECEDENT

THOMAS D. BLAKE COTTAGE, MAINE  
ARCHITECT: WILLIAM RALPH EMERSON  
DATE: 1891-1892  
SOURCE: A DELIGHT TO ALL WHO KNOW IT. THE MAINE SUMMER ARCHITECTURE OF WILLIAM R. EMERSON BY ROGER G. REED



OVAL WINDOW PRECEDENT

FAIR HAVEN, SAMUEL H. JONES COTTAGE, MAINE  
ARCHITECT: WILLIAM RALPH EMERSON  
DATE: 1887-1888  
SOURCE: A DELIGHT TO ALL WHO KNOW IT. THE MAINE SUMMER ARCHITECTURE OF WILLIAM R. EMERSON BY ROGER G. REED



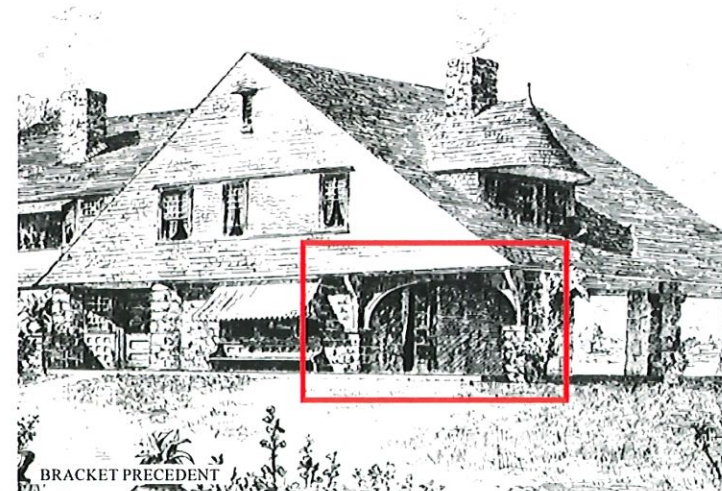
OVAL WINDOW PRECEDENT

CHARLES P. CLARK HOUSE - ADDITION, MAINE  
ARCHITECT: WILLIAM RALPH EMERSON  
DATE: 1898  
SOURCE: A DELIGHT TO ALL WHO KNOW IT. THE MAINE SUMMER ARCHITECTURE OF WILLIAM R. EMERSON BY ROGER G. REED



BRACKET PRECEDENT

BEAURIVAGE JOHN B. DYER RESIDENCE, MICHIGAN  
ARCHITECT: MASON AND RICE  
DATE: 1886  
SOURCE: AMERICAN COUNTRY HOUSES OF THE GILDED AGE: SHELDON'S "ARTISTIC COUNTRY-SEATS" / LEWIS, ARNOLD; SHELDON, GEORGE WILLIAM. -- MINEOLA: DOVER, 1982



BRACKET PRECEDENT

A HOUSE BY THE SEA  
ARCHITECT: JOHN CALVIN STEVENS  
DATE: 1886  
SOURCE: SCULLY, VINCENT, ROBERT A.M. STERN. THE ARCHITECTURE OF THE AMERICAN SUMMER: THE FLOWERING OF THE SHINGLE STYLE. NEW YORK, NY: RIZZOLI, 1989



BRACKET PRECEDENT

FELSTED, FREDRICK LAW OLMSTED SUMMER HOUSE, MAINE  
ARCHITECT: WILLIAM RALPH EMERSON  
DATE: 1896  
SOURCE: SUMMER HOUSES BY THE SEA: THE SHINGLE STYLE / MORGAN, BRET; OSSMAN, LAURIE. - NEW YORK: RIZZOLI, 2019.

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DETAIL  
PRECEDENTS

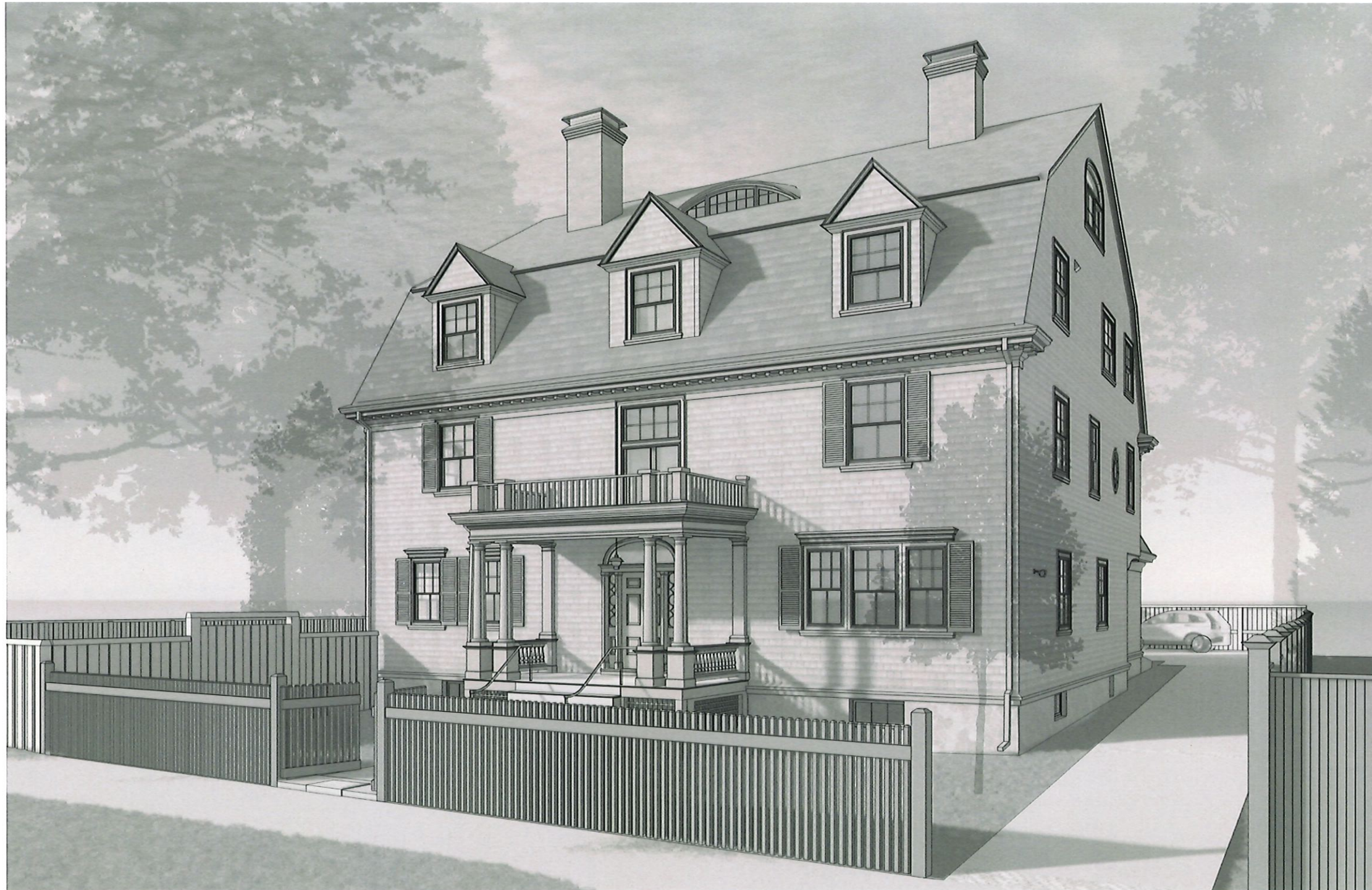
PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-300





VIEW FROM IRVING STREET LOOKING WEST

DATE ISSUED: 10/11/22

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PROPOSED RENDERING

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-400





VIEW FROM THE SOUTHEAST

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PROPOSED RENDERING

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-401





VIEW FROM THE SOUTHWEST

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PROPOSED RENDERING

PROJECT NO.

CAD FILE NO.

DRAWING NO.

A-402