



16 ROOM BOARDING HOUSE
ADDITION UNDER 25% OF EXISTING AREA

RES. C-2 BASE ZONING DISTRICT
EPISCOPAL DIVINITY SCHOOL INSTITUTIONAL OVERLAY DISTRICT
OLD CAMBRIDGE HISTORICAL DISTRICT
NATIONAL REGISTER DISTRICT

PREPARED BY:

ARCHITECT
PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

CIVIL ENGINEER & SURVEYOR
SPRUHAN ENGINEERING, P.C.
80 JEWETT ST, SUITE 2
NEWTON, MA 02458
PH (617) 816-0722

RENOVATION AND ADDITION TO 2 GARDEN ST CAMBRIDGE, MA 02138

LIST OF DRAWINGS		CHC APPL		
		10 APR 2023		
GENERAL				
T-1	TITLE SHEET	X		
	EXISTING CONDITIONS PLOT PLAN	X		

ARCHITECTURAL				
A0.1	ARCHITECTURAL RENDERING (3 SHEETS)	X		
A-0	DIMENSIONAL SITE PLAN	X		
A-1	BASEMENT FLOOR PLAN	X		
A-2	FIRST FLOOR PLAN	X		
A-3	SECOND FLOOR PLAN	X		
A-4	THIRD FLOOR PLAN	X		
A-5	FRONT ELEVATION	X		
A-6	LEFT ELEVATION	X		
A-7	REAR ELEVATION	X		
A-8	RIGHT ELEVATION	X		
EC-1-5	EXISTING PLANS, ELEVATION, & SECTIONS	X		
EC-6	EXISTING PHOTOS	X		

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

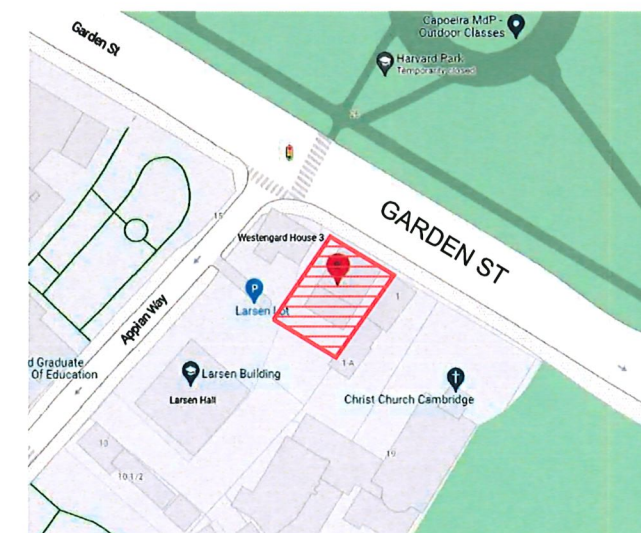
REVISION	DATE

CHC SUBMISSION 4/10/2023

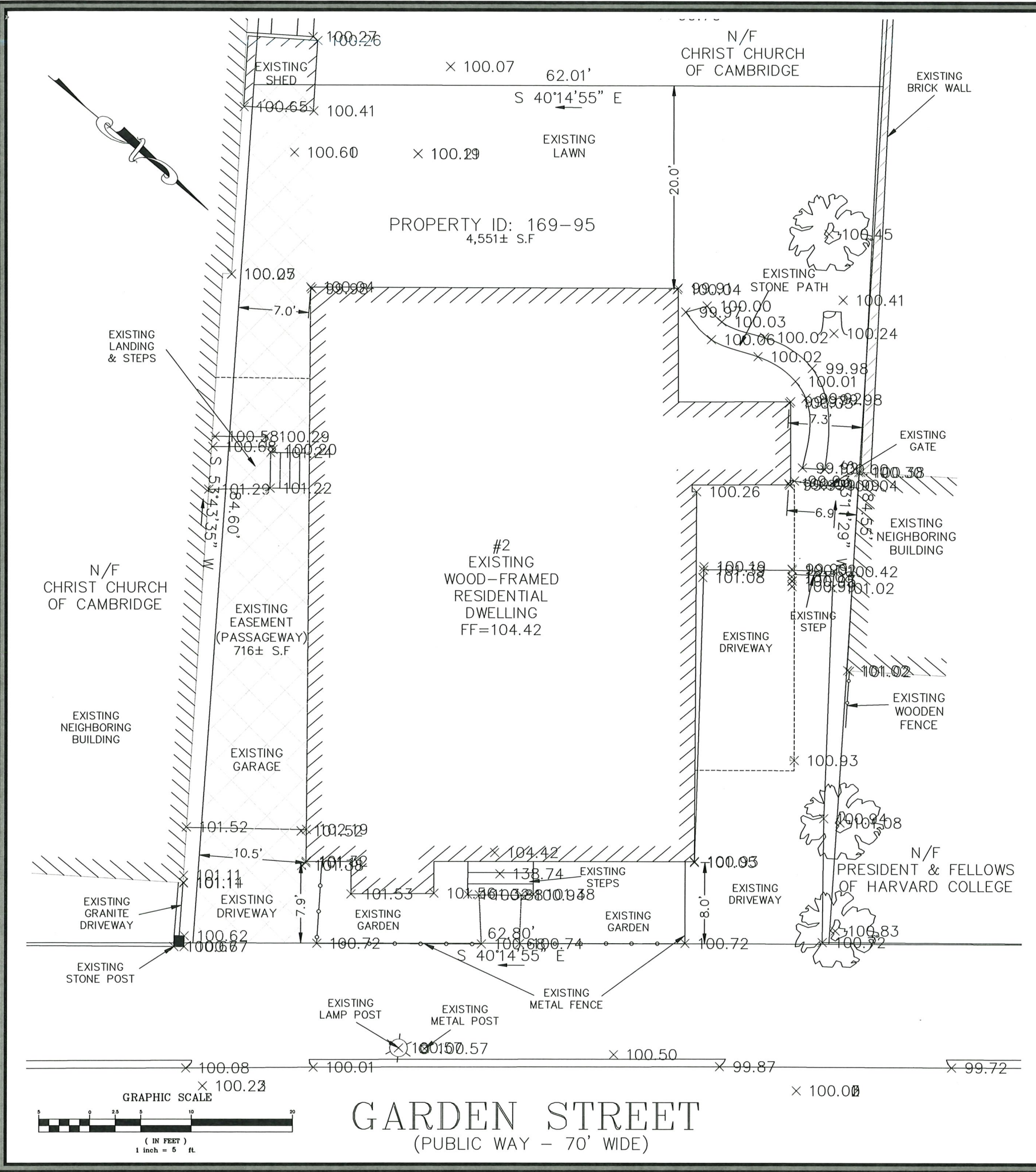
DRAWN BY MN / YC REVIEWED BY PQ

SHEET

T-1

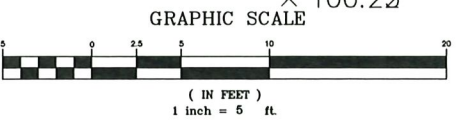
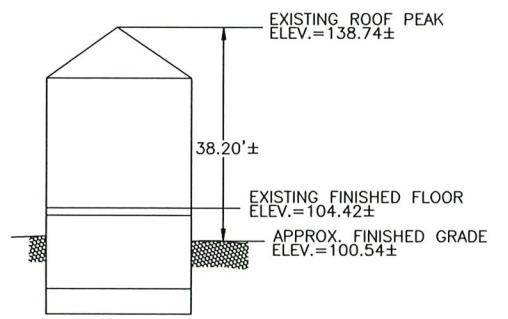


LOCUS PLAN ↑



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 05/02/2022.
2. DEED REFERENCE: BOOK 933, PAGE 148
PLAN REFERENCE 1: LCC 6137-A
PLAN REFERENCE 2: LCC 6137-C
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN SHOWS AN EASEMENT OF 716± S.F. ACCORDING TO THE FOLLOWING REFERENCES:
DEED REFERENCE: BOOK 933, PAGE 148
PLAN REFERENCE 1: LCC 6137-C
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
9. ZONING INFORMATION: C-2, MULTIFAMILY DWELLINGS.



GARDEN STREET
(PUBLIC WAY - 70' WIDE)

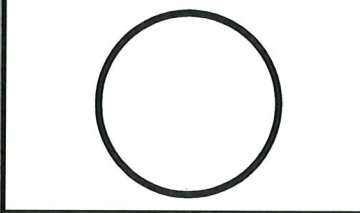
S
Spruhan Engineering, P.C.
80 JEWETT ST, (SUITE 2)
NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

**2 GARDEN STREET
CAMBRIDGE
MASSACHUSETTS**

SURVEY PLAN
REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



DATE:	08/05/2022
DRAWN BY:	O.G.V.
CHECKED BY:	E.S
APPROVED BY:	C.C



1 AERIAL VIEW FROM WEST
SCALE: NA

PETER QUINN ARCHITECTS

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PLANNING
INTERIOR DESIGN

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PH 617-354-3989

SEAL



CONSULTANT

PROJECT
2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

PREPARED FOR
GARDEN LODGE LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE
3D VIEWS

SCALE AS NOTED

REVISION	DATE

CHC SUBMISSION	4/10/2023
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SHEET

A0.1



1 VIEW OF PATIO
SCALE: NA

PETER
QUINN
ARCHI
TECTS

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2 GARDEN ST,
CAMBRIDGE, MA 02138

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GARDEN LODGE
LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE
3D VIEWS

SCALE AS NOTED

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SHEET
A0.2



1 STREET ENTRY
SCALE: NA

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SOMERVILLE, MA 02143

DRAWING TITLE

3D VIEWS

SCALE AS NOTED

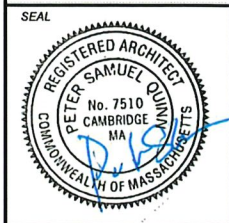
REVISION	DATE

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SHEET

A0.3



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PROJECT
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DRAWING TITLE
DIMENSIONAL SITE PLAN

SCALE AS NOTED

REVISION	DATE

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 SHEET

A-0



- EXTENT OF EXISTING 1ST FLOOR REAR ADDITION RETAINED
- PROPOSED EXTENT OF 2ND FLOOR REAR ADDITION
- PROPOSED EXTENT OF 3RD FLOOR REAR ADDITION
- EXTENT OF EXISTING 2 1/2-STORY PORTION RETAINED

1 DIMENSIONAL SITE PLAN
 SCALE: 1" = 10'-0"
 0' 5' 10' 20'

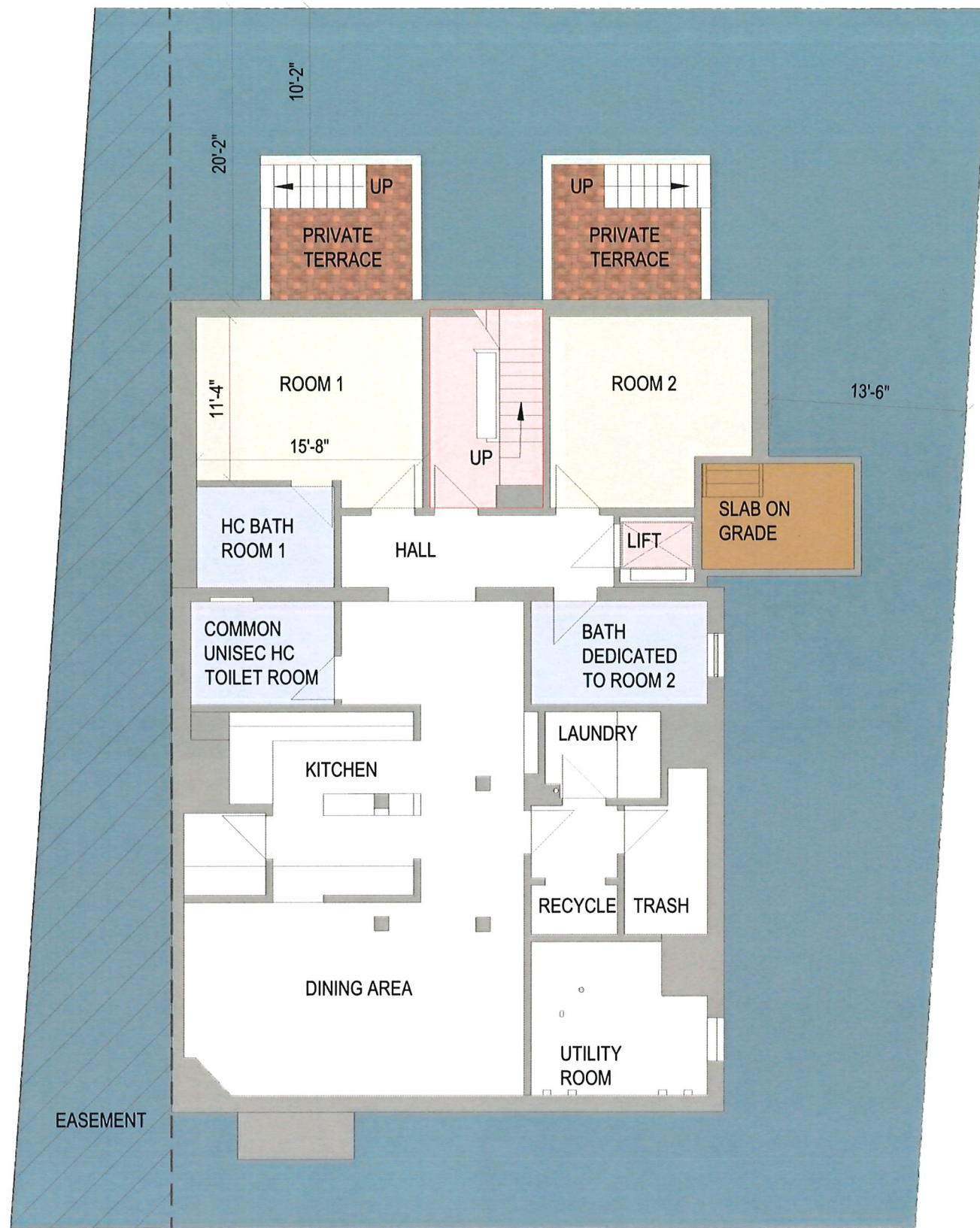
EXISTING CURB CUT TO REMAIN GARDEN ST EXISTING CURB CUT TO REMAIN

4 BIKES SPACES, PROPOSED

EXISTING ROOF TO BE REMOVED
 EXISTING STAIRS TO BE REMOVED
 EXISTING GARAGE
 CHRIST CHURCH OF CAMBRIDGE ABUTTING BUILDING
 EXISTING GARAGE

EXISTING BRICK WALL
 ABUTTING GARAGE
 EXISTING CARPORT COVER AND COLUMNS TO BE REMOVED

C:\Users\lisa45\Desktop\POA - Garden-202 Schematic Design\Garden 2 - Floor Plans.dwg, A1, 4/10/2023 4:47:24 PM



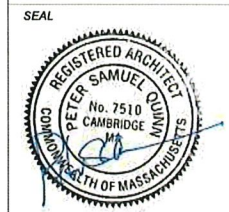
 FIRE RATED EGRESS ENCLOSURE

1 BASEMENT PLAN
SCALE: 1" = 10'-0"



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DRAWING TITLE
**BASEMENT
PLAN**

SCALE AS NOTED

REVISION	DATE
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SHEET
A-1

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 FIRE RATED EGRESS ENCLOSURE

1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"



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DRAWING TITLE
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

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SHEET

A-2

SEAL



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 SOMERVILLE, MA 02143

DRAWING TITLE
**SECOND
 FLOOR PLAN**

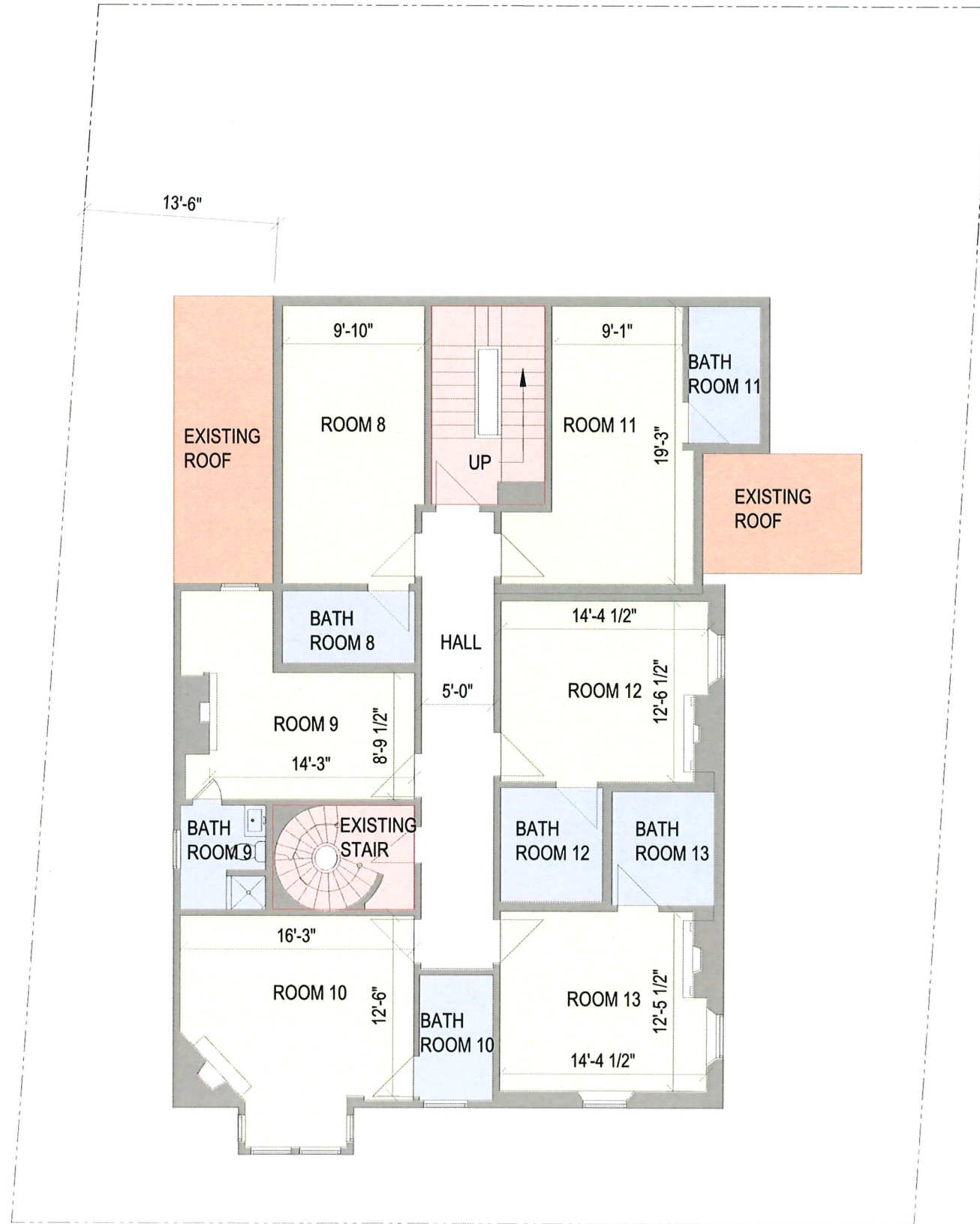
SCALE AS NOTED

REVISION	DATE

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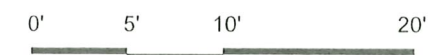
SHEET

A-3



FIRE RATED EGRESS ENCLOSURE

1 SECOND FLOOR PLAN
 SCALE: 1" = 10'-0"



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DRAWING TITLE

THIRD FLOOR PLAN

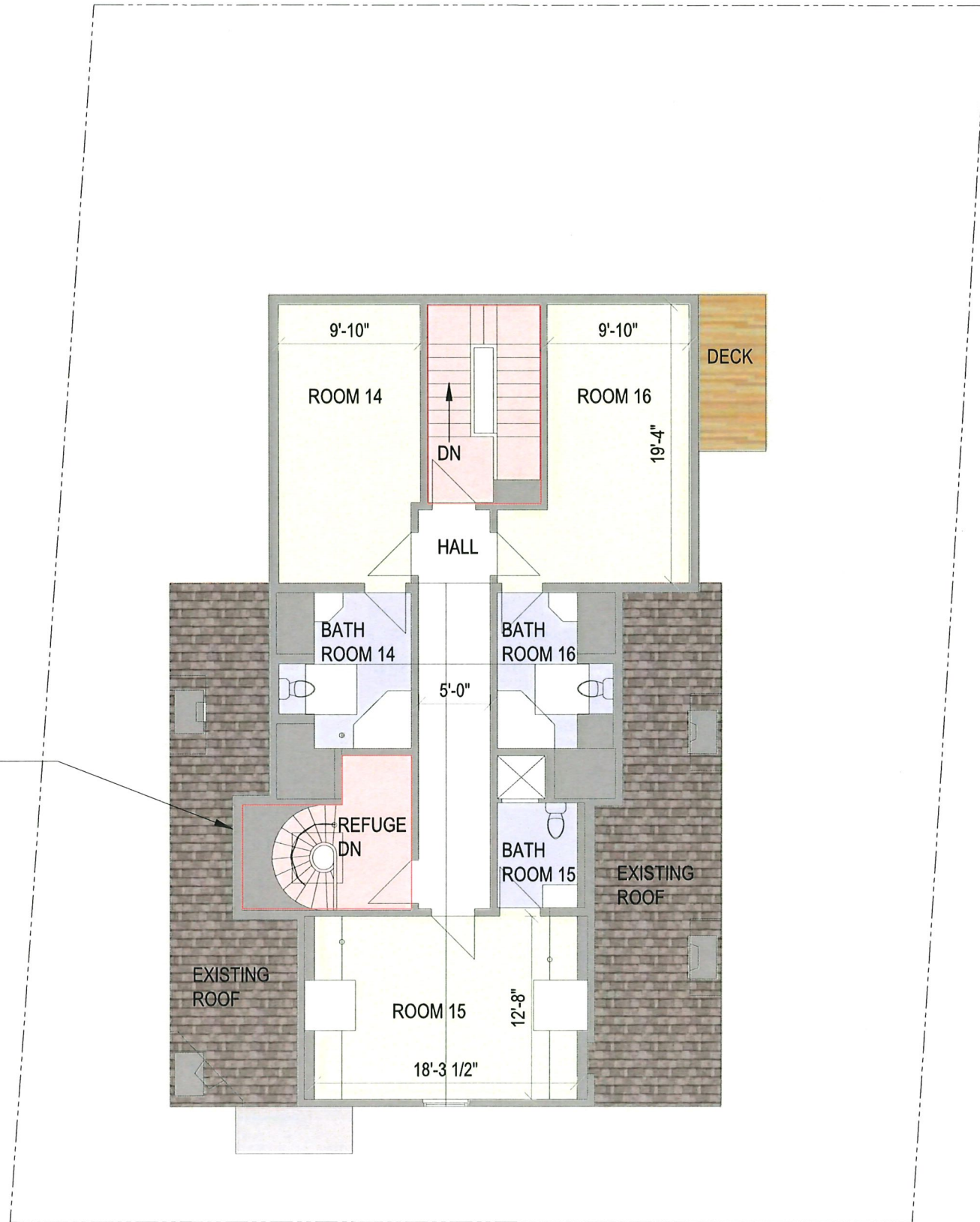
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SHEET

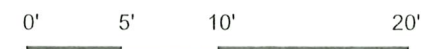
A-4



FIRE RATED EGRESS ENCLOSURE

DORMER PROPOSED AT
 STAIR FOR HEADROOM
 (NOT OPTIONAL)

1 THIRD FLOOR PLAN
 SCALE: 1" = 10'-0"



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DRAWING TITLE

FRONT ELEVATION

SCALE AS NOTED

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MN / YC	PQ

SHEET

A-5



1 Garden St.

2 Garden St.

3 Garden St.

1 FRONT ELEVATION
 SCALE: 1" = 10'-0"



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 SOMERVILLE, MA 02143

DRAWING TITLE

LEFT ELEVATION

SCALE AS NOTED

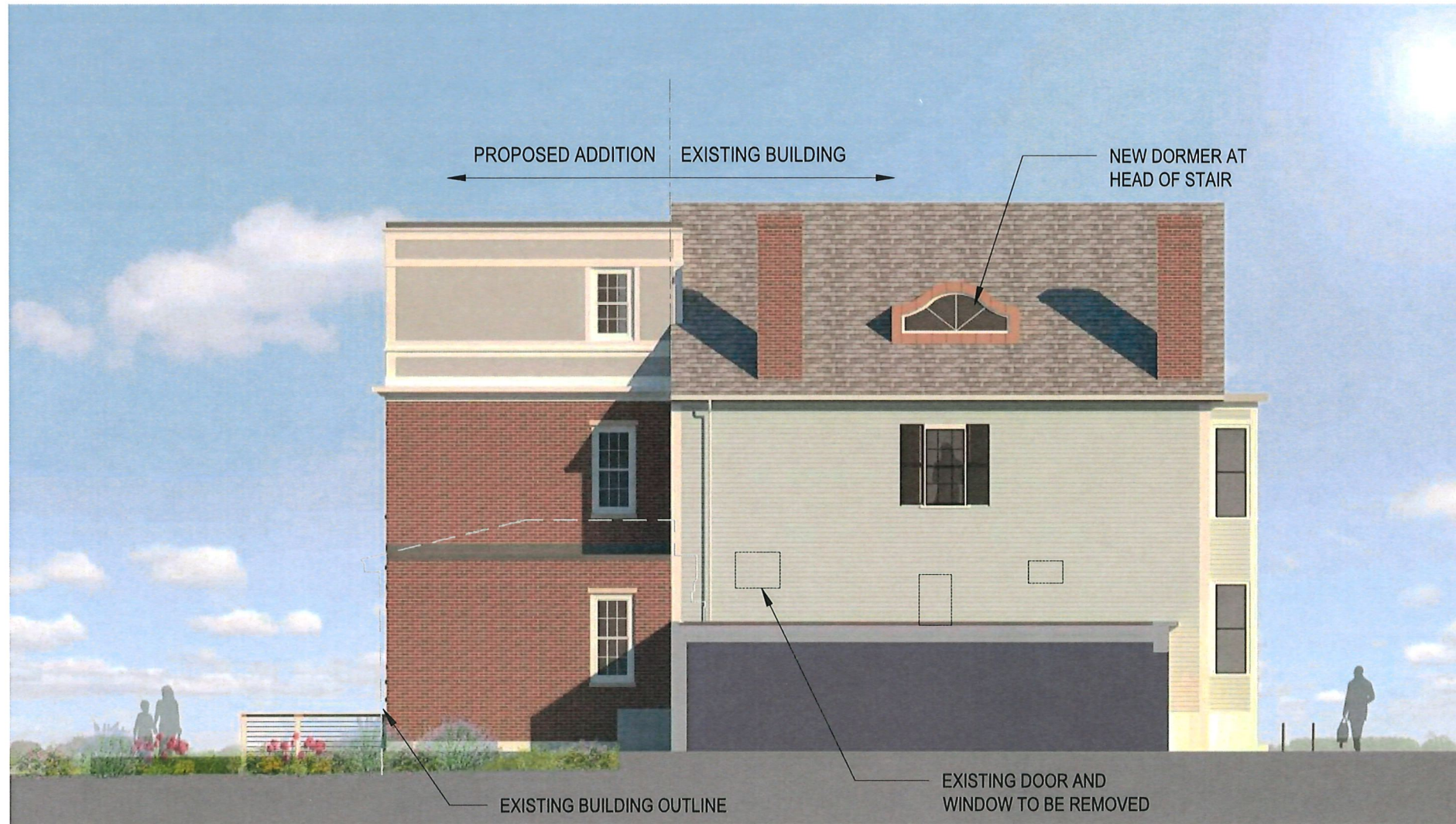
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SHEET

A-6



1 LEFT ELEVATION
 SCALE: 1" = 10'-0"



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 2 GARDEN ST,
 CAMBRIDGE, MA 02138

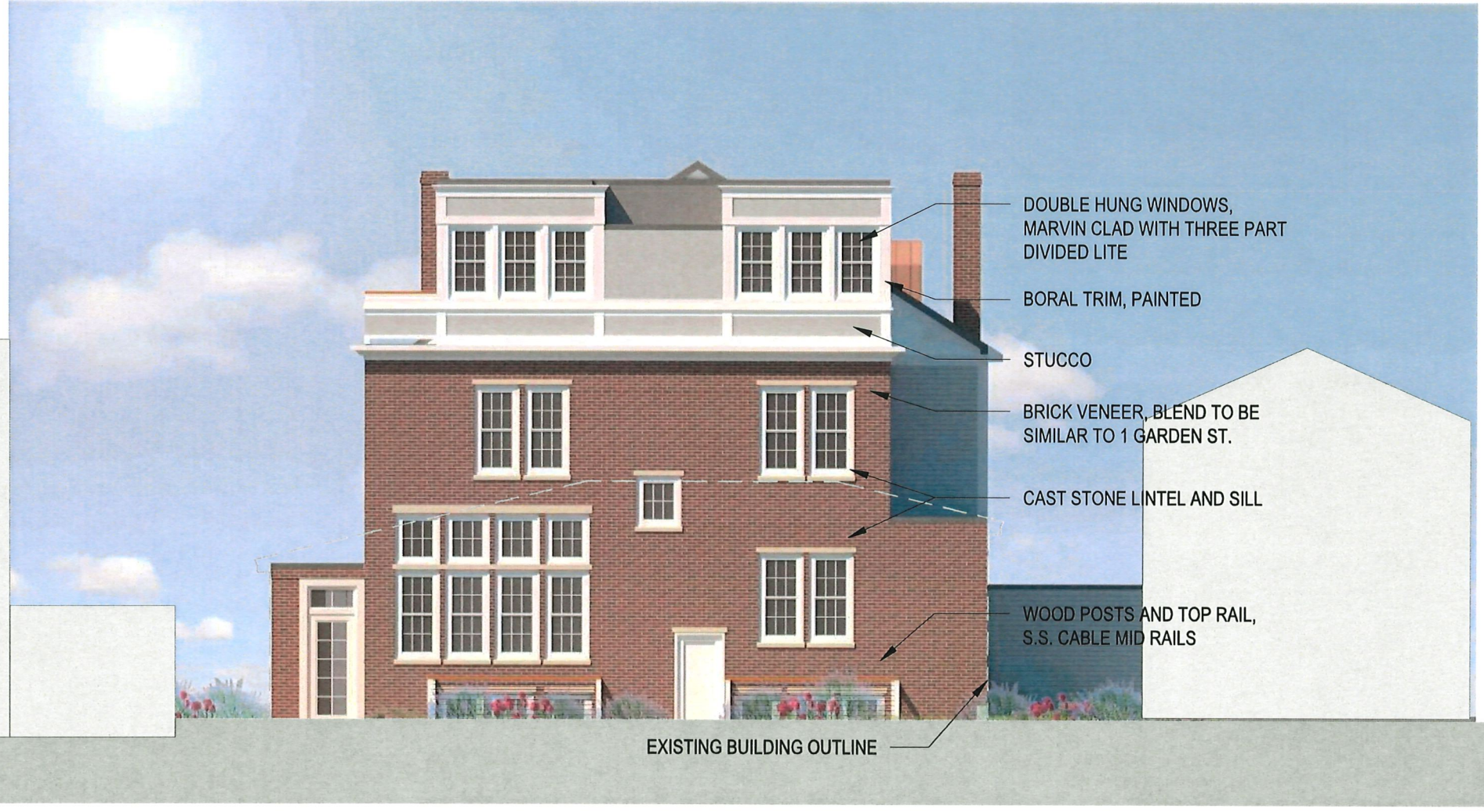
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 667 SOMERVILLE AVE.
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DRAWING TITLE
REAR ELEVATION

SCALE AS NOTED

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SHEET
A-7



- DOUBLE HUNG WINDOWS, MARVIN CLAD WITH THREE PART DIVIDED LITE
- BORAL TRIM, PAINTED
- STUCCO
- BRICK VENEER, BLEND TO BE SIMILAR TO 1 GARDEN ST.
- CAST STONE LINTEL AND SILL
- WOOD POSTS AND TOP RAIL, S.S. CABLE MID RAILS

EXISTING BUILDING OUTLINE

1 REAR ELEVATION
 SCALE: 1" = 10'-0"

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2 GARDEN ST

2 GARDEN ST,
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667 SOMERVILLE AVE.
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DRAWING TITLE

**RIGHT
 ELEVATION**

SCALE AS NOTED

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A-8



EXISTING BUILDING OUTLINE

1 RIGHT ELEVATION
 SCALE: 1" = 10'-0"

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2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

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GARDEN LODGE LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE
**EXISTING
BASEMENT &
FIRST FLOOR
PLANS**

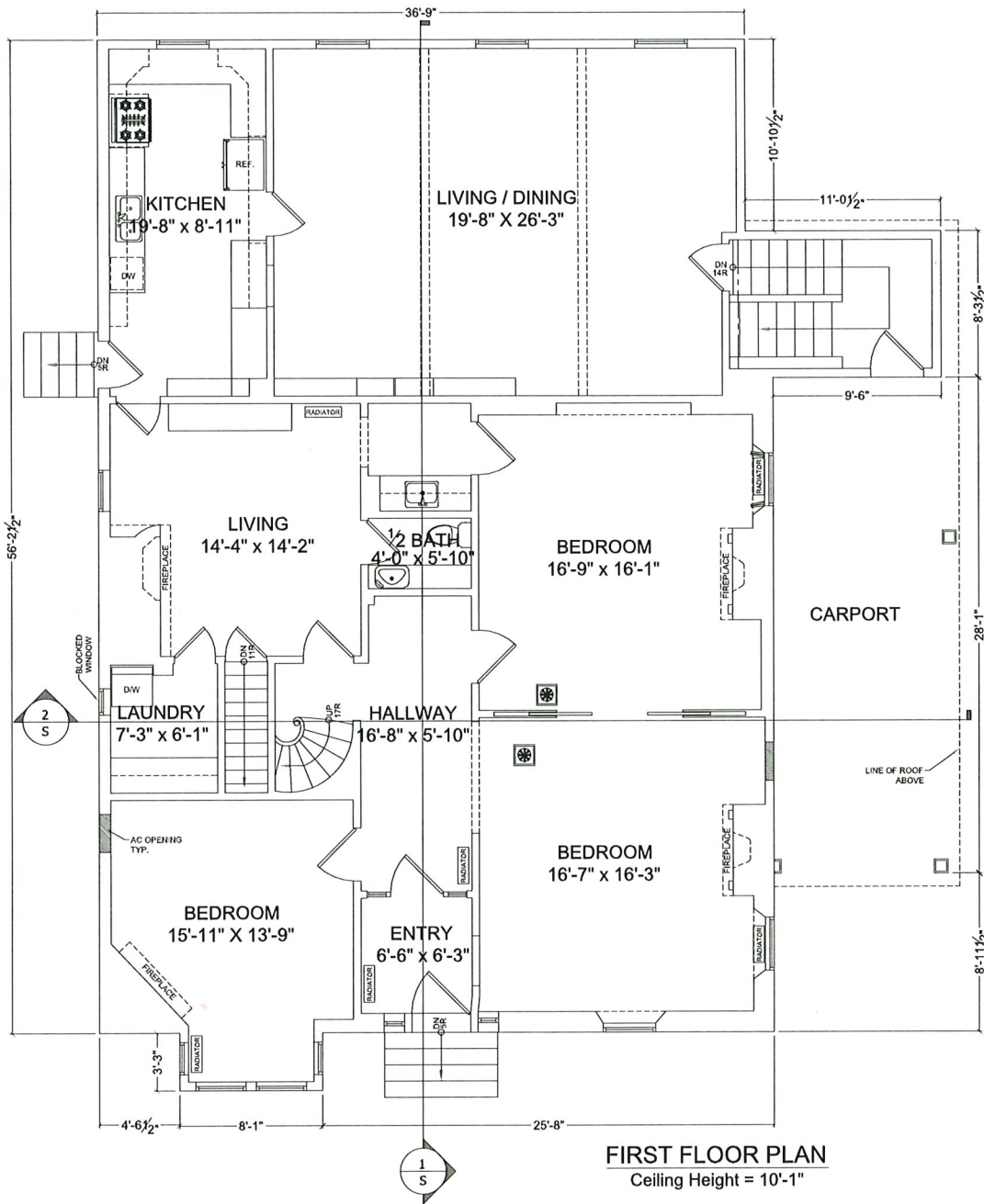
SCALE AS NOTED

REVISION | DATE

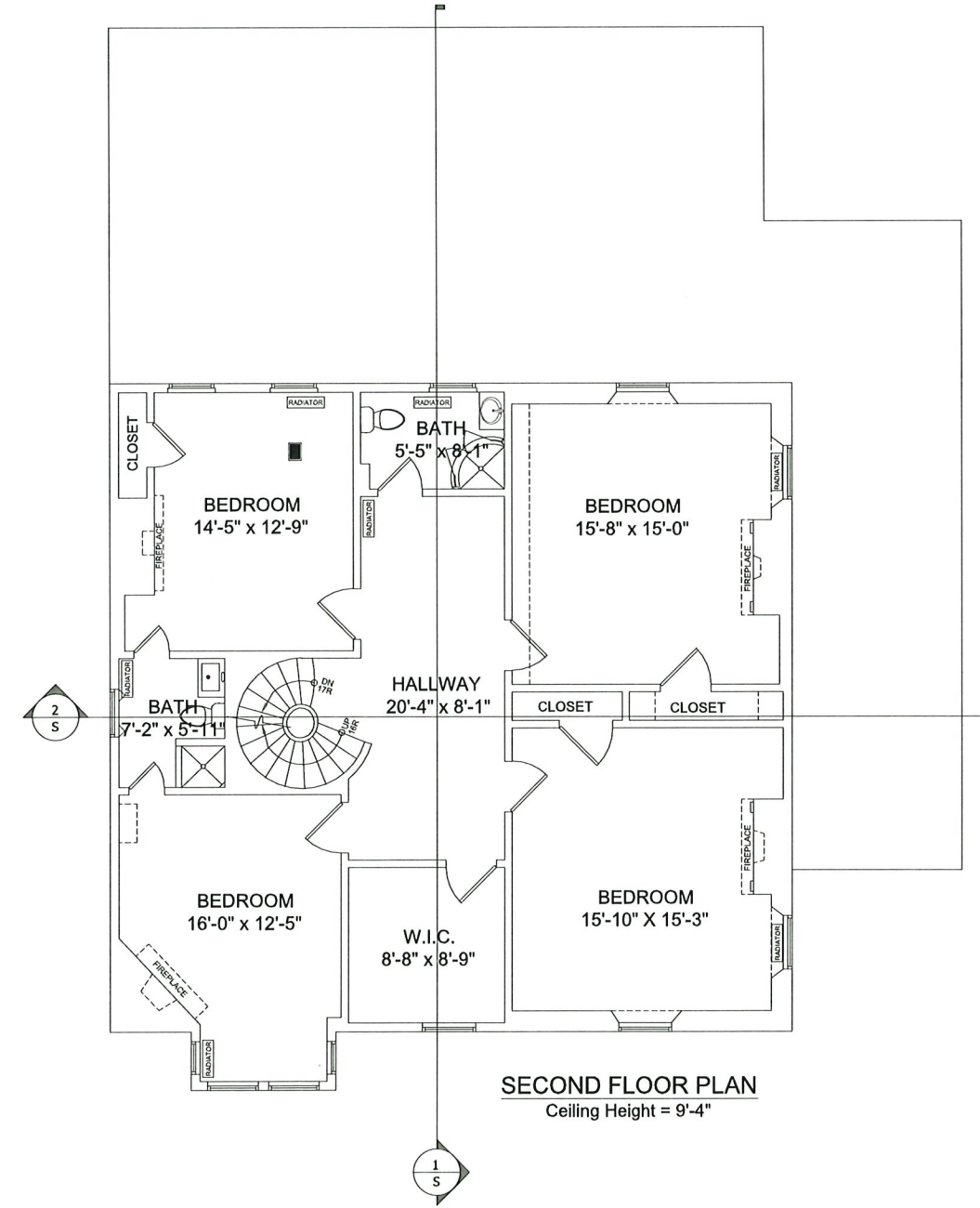
CHC SUBMISSION | 4/10/2023
DRAWN BY | REVIEWED BY

SHEET

EC-1



EXISTING CONDITIONS PLANS		1
JOB NO.	DATE: AUGUST 2022	
SCALE: 1/10" = 1'-0"		
NATIONAL FLOOR PLANS		2 GARDEN STREET CAMBRIDGE, MA
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		



EXISTING CONDITIONS PLANS		2
JOB NO.	DATE: AUGUST 2022	
SCALE: 1/10" = 1'-0"		
NATIONAL FLOOR PLANS		2 GARDEN STREET CAMBRIDGE, MA
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		

SEAL

CONSULTANT

PROJECT
2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

PREPARED FOR
GARDEN LODGE LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE
**EXISTING
SECOND &
THIRD FLOOR
PLANS**

SCALE AS NOTED

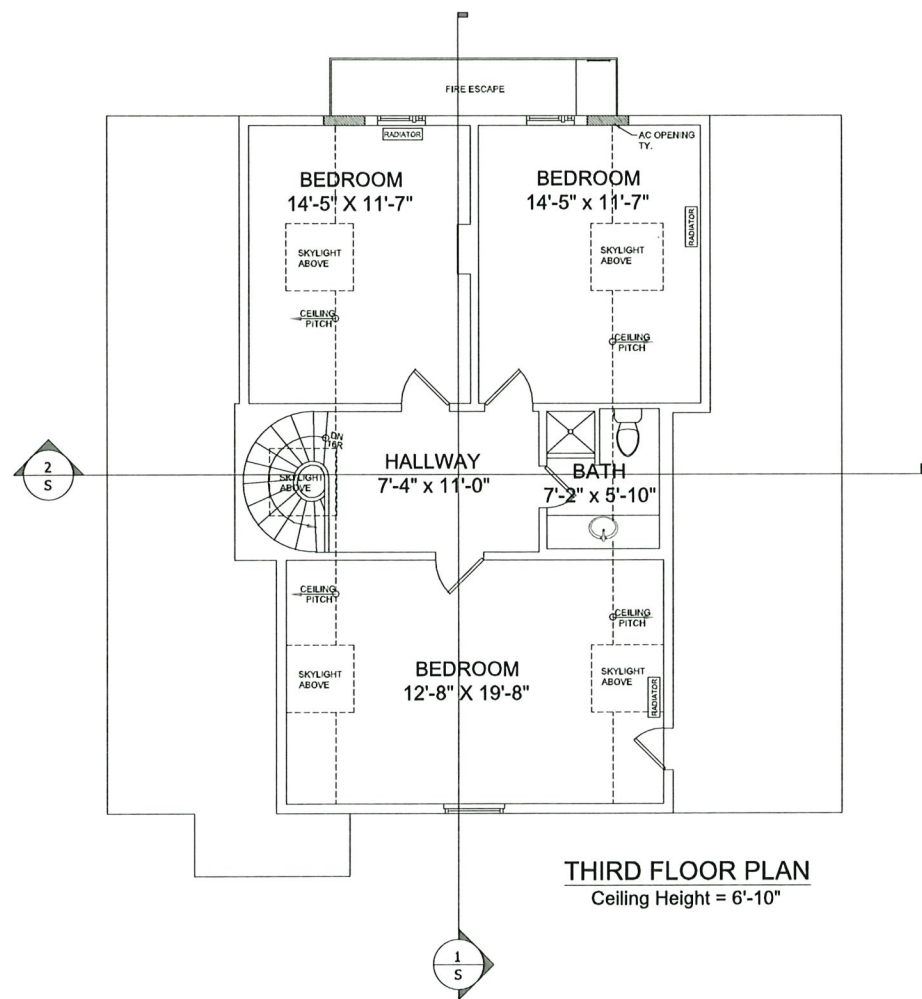
REVISION	DATE

CHC SUBMISSION 4/10/2023

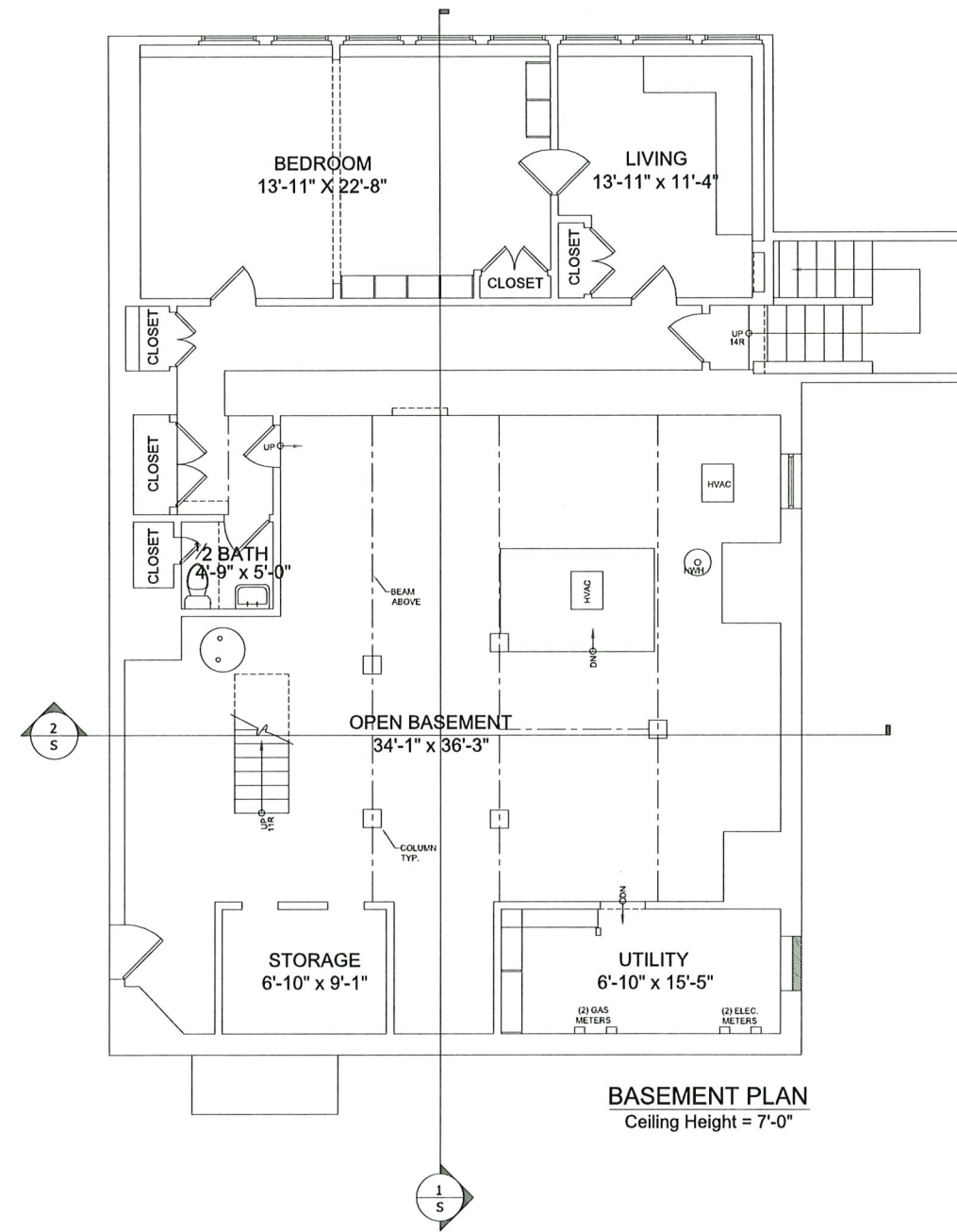
DRAWN BY REVIEWED BY

SHEET

EC-2



EXISTING CONDITIONS PLANS			3
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	2 GARDEN STREET CAMBRIDGE, MA		



EXISTING CONDITIONS PLANS			4
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	2 GARDEN STREET CAMBRIDGE, MA		

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PROJECT
2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

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**GARDEN LODGE
LLC.**

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING
FRONT &
RIGHT
ELEVATIONS**

SCALE AS NOTED

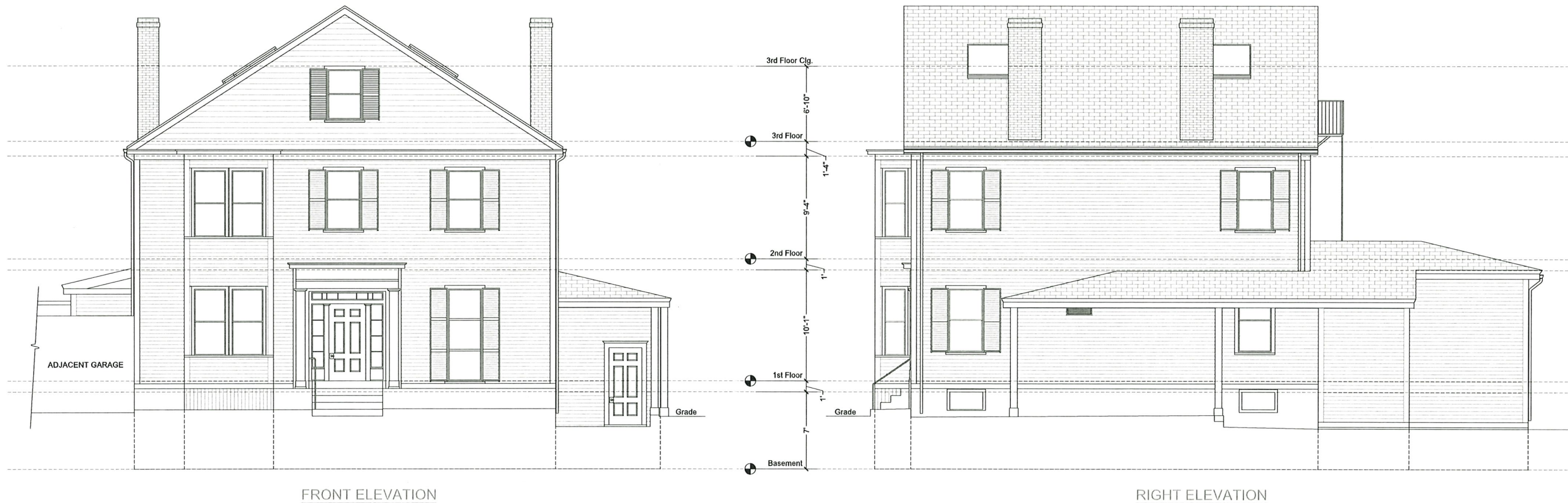
REVISION	DATE

CHC SUBMISSION	4/10/2023
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SHEET

EC-3



FRONT ELEVATION

RIGHT ELEVATION

EXISTING CONDITIONS PLANS

JOB NO.

DATE: AUGUST 2022

SCALE: 1/10" = 1'-0"

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL

2 GARDEN STREET
CAMBRIDGE, MA

5

EXISTING CONDITIONS PLANS

JOB NO.

DATE: AUGUST 2022

SCALE: 1/10" = 1'-0"

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL

2 GARDEN STREET
CAMBRIDGE, MA

6

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PROJECT
2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

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LLC.

667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING
REAR & LEFT
ELEVATIONS

SCALE AS NOTED

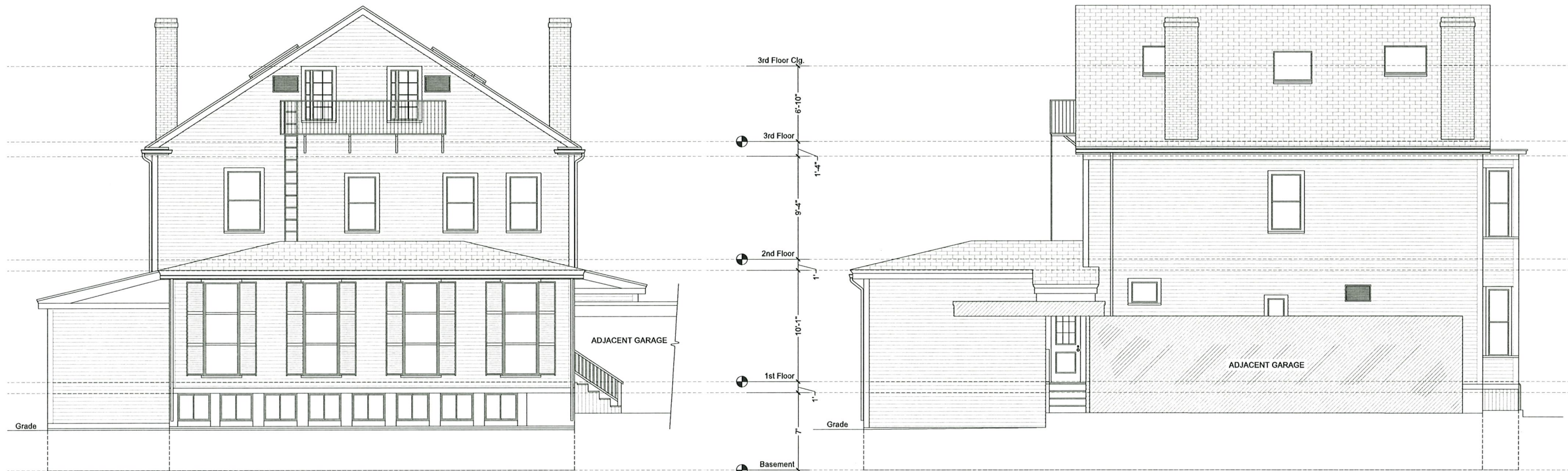
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EC-4



REAR ELEVATION

LEFT ELEVATION

EXISTING CONDITIONS PLANS

JOB NO.

DATE: AUGUST 2022

SCALE: 1/10" = 1'-0"

7

NATIONAL FLOOR PLANS

398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL

2 GARDEN STREET
CAMBRIDGE, MA

EXISTING CONDITIONS PLANS

JOB NO.

DATE: AUGUST 2022

SCALE: 1/10" = 1'-0"

8

NATIONAL FLOOR PLANS

398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL

2 GARDEN STREET
CAMBRIDGE, MA

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2 GARDEN ST

2 GARDEN ST,
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PREPARED FOR
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 LLC.**

667 SOMERVILLE AVE.
 SOMERVILLE, MA 02143

DRAWING TITLE

**EXISTING
 BUILDING
 SECTIONS**

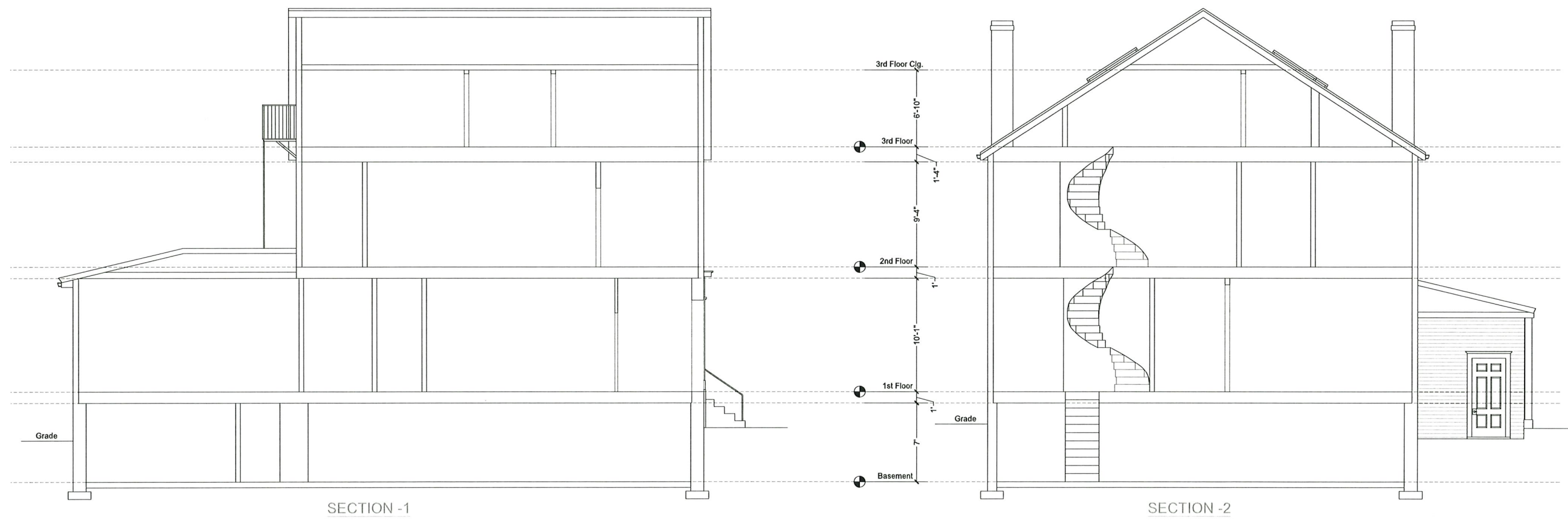
SCALE AS NOTED

REVISION	DATE

CHC SUBMISSION	4/10/2023
DRAWN BY	REVIEWED BY

SHEET

EC-5



EXISTING CONDITIONS PLANS			9
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		2 GARDEN STREET CAMBRIDGE, MA	

EXISTING CONDITIONS PLANS			10
JOB NO.	DATE: AUGUST 2022	SCALE: 1/10" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		2 GARDEN STREET CAMBRIDGE, MA	



VIEW 1 - STREET VIEW FROM GARDEN STREET



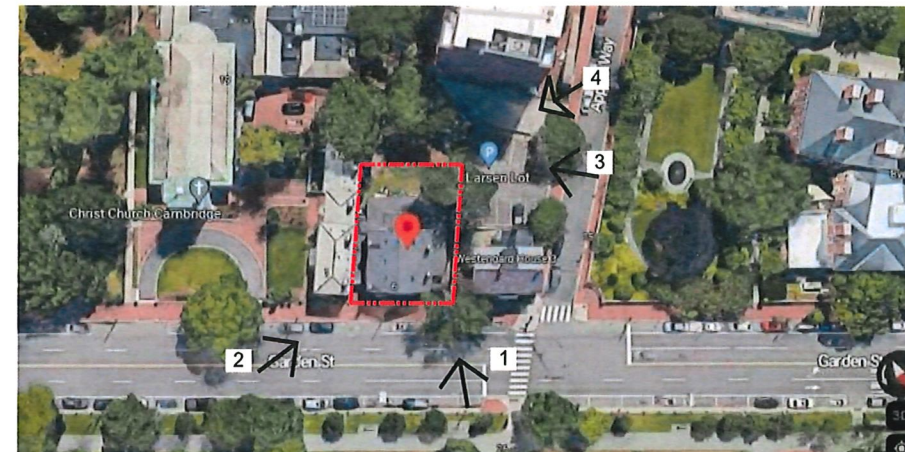
VIEW 2 - STREET VIEW FROM GARDEN STREET



VIEW 3 - STREET VIEW FROM APPIAN WAY LOOKING IN REAR YARD



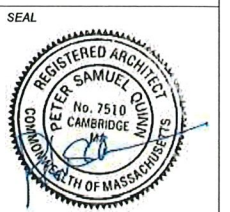
VIEW 4 - AERIAL VIEW LOOKING WEST



PETER QUINN ARCHITECTS

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PLANNING
INTERIOR DESIGN

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SOMERVILLE, MA 02144
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CONSULTANT

PROJECT
2 GARDEN ST

2 GARDEN ST,
CAMBRIDGE, MA 02138

PREPARED FOR
GARDEN LODGE LLC.
667 SOMERVILLE AVE.
SOMERVILLE, MA 02143

DRAWING TITLE
EXISTING PHOTOS

SCALE AS NOTED

REVISION	DATE

CHC SUBMISSION	4/10/2023
DRAWN BY	REVIEWED BY
-	PQ

SHEET
EC-6