



REAR ADDITION TO 2 GARDEN ST CAMBRIDGE, MA 02138

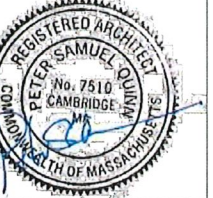
| LIST OF DRAWINGS | CHC MEETING | CHC REV-1 |
|--|-------------|-------------|
| | 26 APR 2023 | 19 MAY 2023 |
| T-1 TITLE SHEET | | X |
| EC-6 EXISTING PHOTOS | | X |
| A0.1 ARCHITECTURAL RENDERING (5 SHEETS) | X | X |
| AS-1 CONTEXT SITE PLAN | X | X |
| A-0 DIMENSIONAL SITE PLAN | X | X |
| A-1 BASEMENT FLOOR PLAN | X | X |
| A-2 FIRST FLOOR PLAN | X | X |
| A-3 SECOND FLOOR PLAN | X | X |
| A-4 THIRD FLOOR PLAN | X | X |
| A-5 FRONT ELEVATION | X | X |
| A-6 LEFT ELEVATION | X | X |
| A-7 REAR ELEVATION | X | X |
| A-8 RIGHT ELEVATION | X | X |
| A-9 BUILDING SECTIONS | | X |
| EC 1-5 EXISTING PLANS, ELEVATION, & SECTIONS | X | X |
| EXISTING CONDITIONS PLOT PLAN | X | X |
| SH 1-3 SHADOW STUDY | X | 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

REAR ADDITION
TO 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 |
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| CHC REV-1 | 5/19/2023 |
| CHC SUBMISSION | 4/10/2023 |
| DRAWN BY MN / YC | REVIEWED BY PQ |

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SHEET

T-1

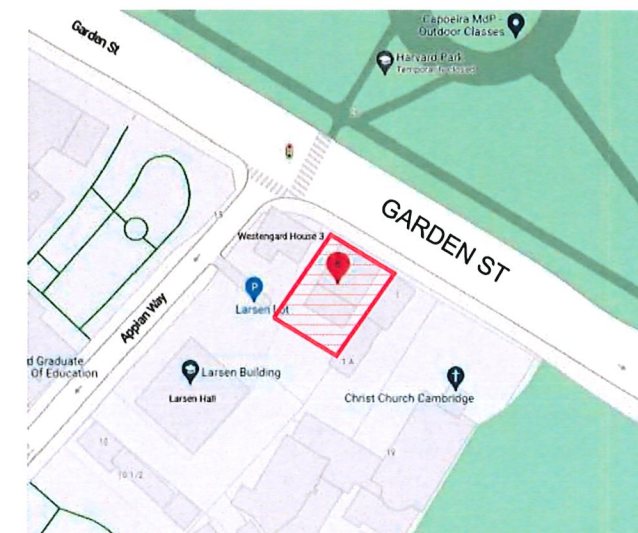
Zoning Summary

- Lodging House Use allowed by-right
- Proposed addition is dimensionally compliant
- Parking not required city-wide
- Special Permit from ZBA required for an addition > 10% and < 25% of existing floor area
- Existing Building Area = 6,524-SF incl Basement
- Addition Area = 1,197-SF incl Basement
- Total Proposed Building Area = 7,721-SF
- FAR Allowed = 1.75; FAR Proposed = 1.70

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



LOCUS PLAN ↑



1 AERIAL VIEW FROM WEST
SCALE: NA

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3D VIEWS

SCALE AS NOTED

| REVISION | DATE |
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| | |
| CHC REV-1 | 5/19/2023 |
| CHC SUBMISSION | 4/10/2023 |
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SHEET

A0.1



1 VIEW OF PATIO
SCALE: NA

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3D VIEWS

SCALE AS NOTED

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A0.2



1 STREET ENTRY
SCALE: NA

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3D VIEWS

SCALE AS NOTED

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| CHC REV-1 | 5/19/2023 |
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SHEET

A0.3



1 VIEW OF ADDITION FROM APPIAN WAY
SCALE: NA

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3D VIEWS

SCALE AS NOTED

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SHEET

A0.4

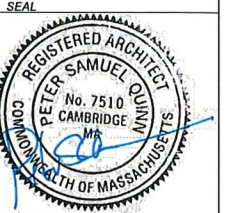


NOTE:
WINDOWS SILLS ARE 5'-6" ABOVE THE FLOOR

1 INTERIOR VIEW FROM ROOM 14
SCALE: NA

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DRAWING TITLE
3D VIEWS

SCALE AS NOTED

| REVISION | DATE |
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| CHC REV-1 | 5/19/2023 |
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SHEET
A0.5

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CONTEXT
SITE PLAN

SCALE AS NOTED

| REVISION | DATE |
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AS-1



1 CONTEXT SITE PLAN
SCALE: 1" = 20'-0"



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DRAWING TITLE
DIMENSIONAL
SITE PLAN

SCALE AS NOTED

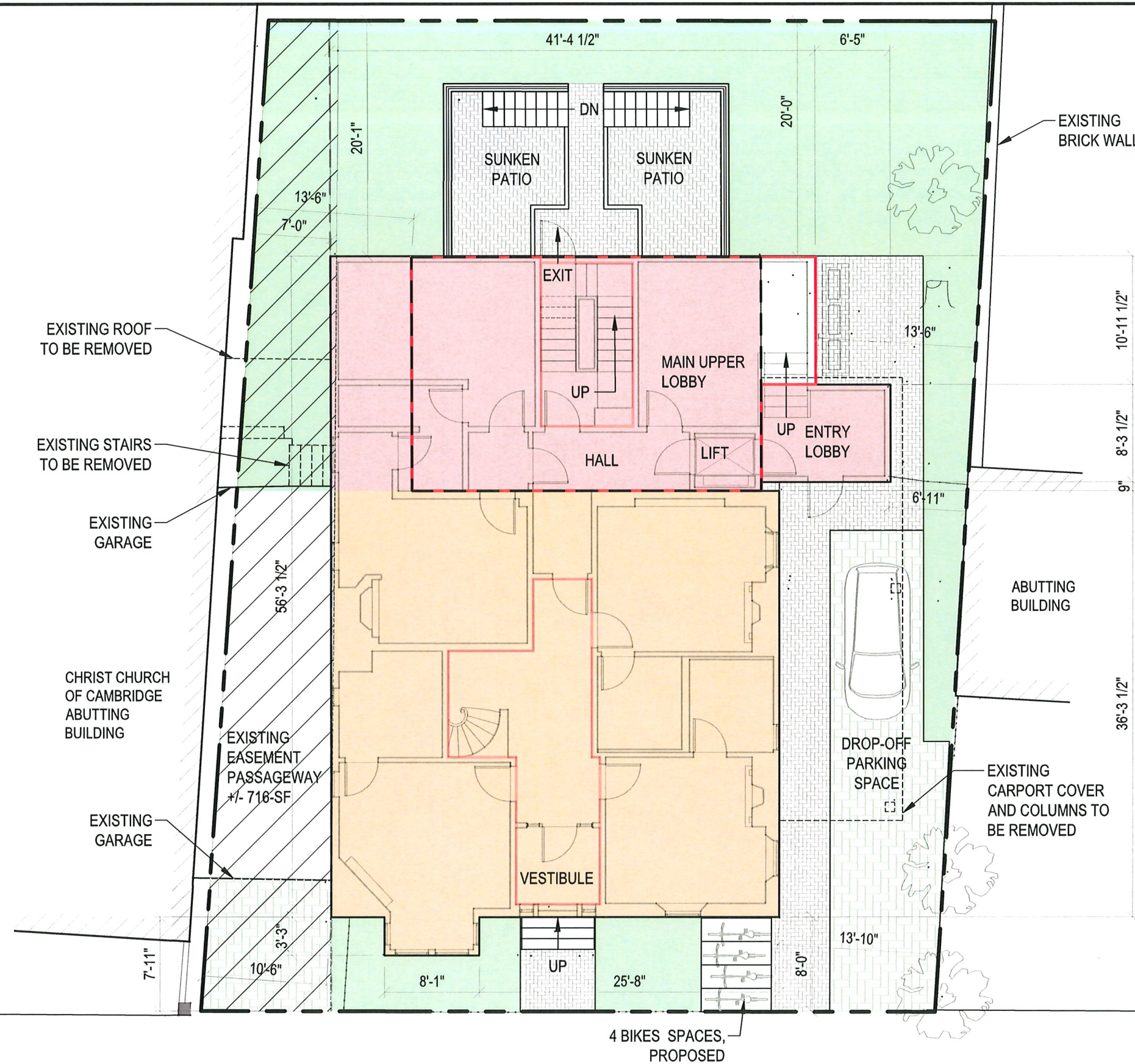
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| DRAWN BY MN / YC | REVIEWED BY PQ |
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SHEET

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"

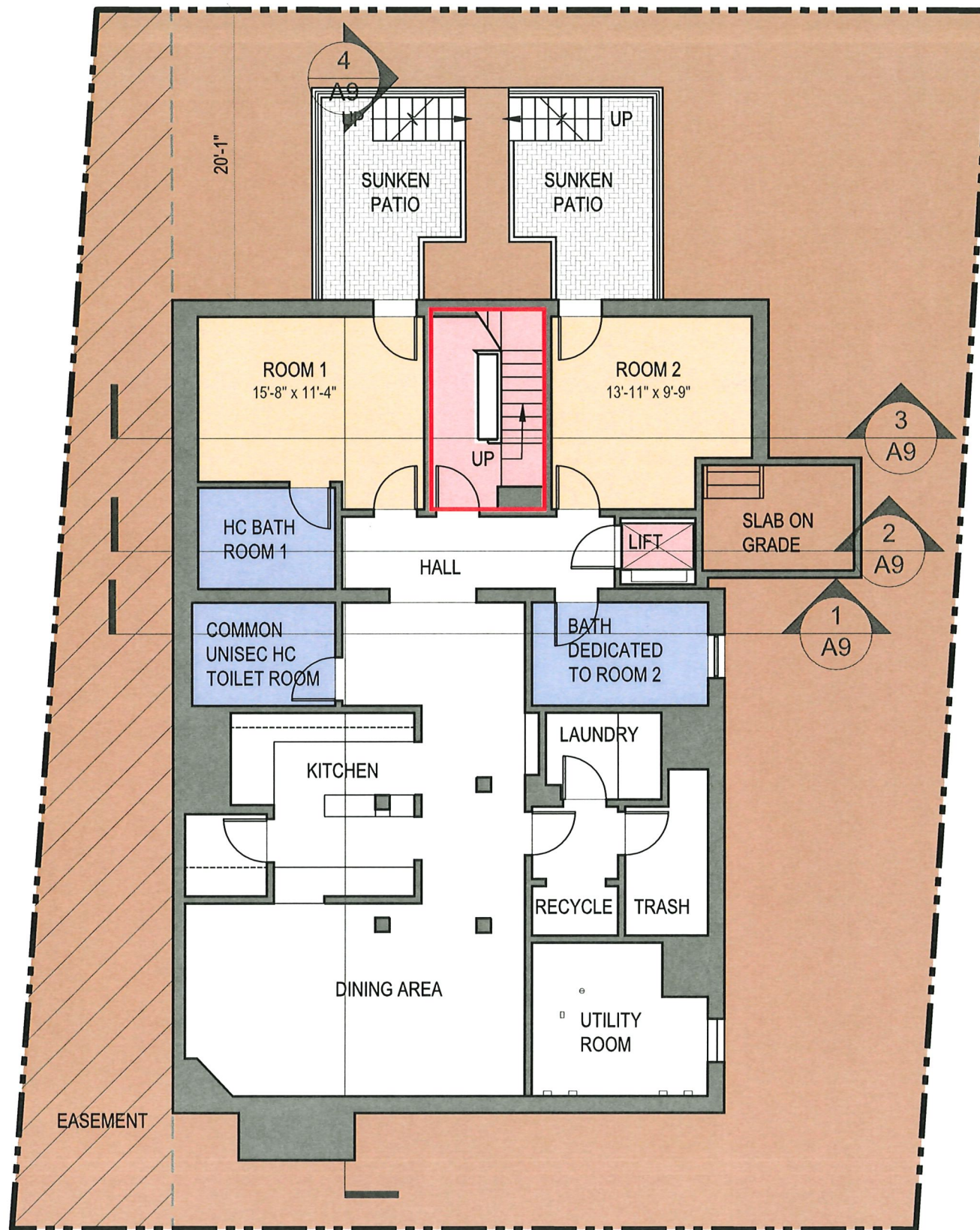
0' 5' 10' 20'



EXISTING CURB CUT TO REMAIN

EXISTING CURB CUT TO REMAIN

C:\Users\User45\Desktop\POA - Garden-202 Schematic Design\Garden 2 - Floor Plans.dwg, A1, 5/17/2023 11:13:04 AM



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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A-1

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FIRST FLOOR
PLAN

SCALE AS NOTED

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CHC REV-1 5/19/2023

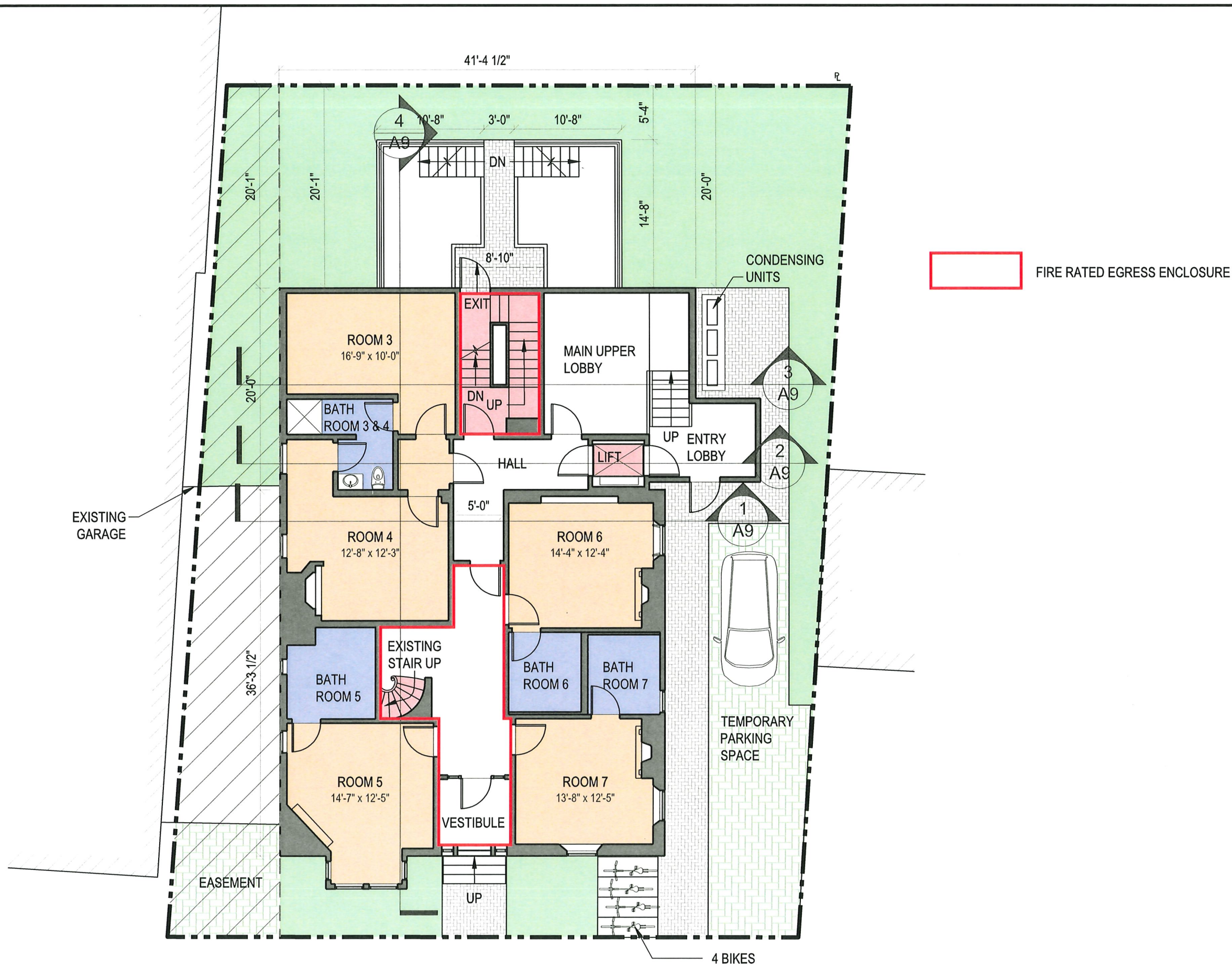
CHC SUBMISSION 4/10/2023

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MN / YC

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PQ

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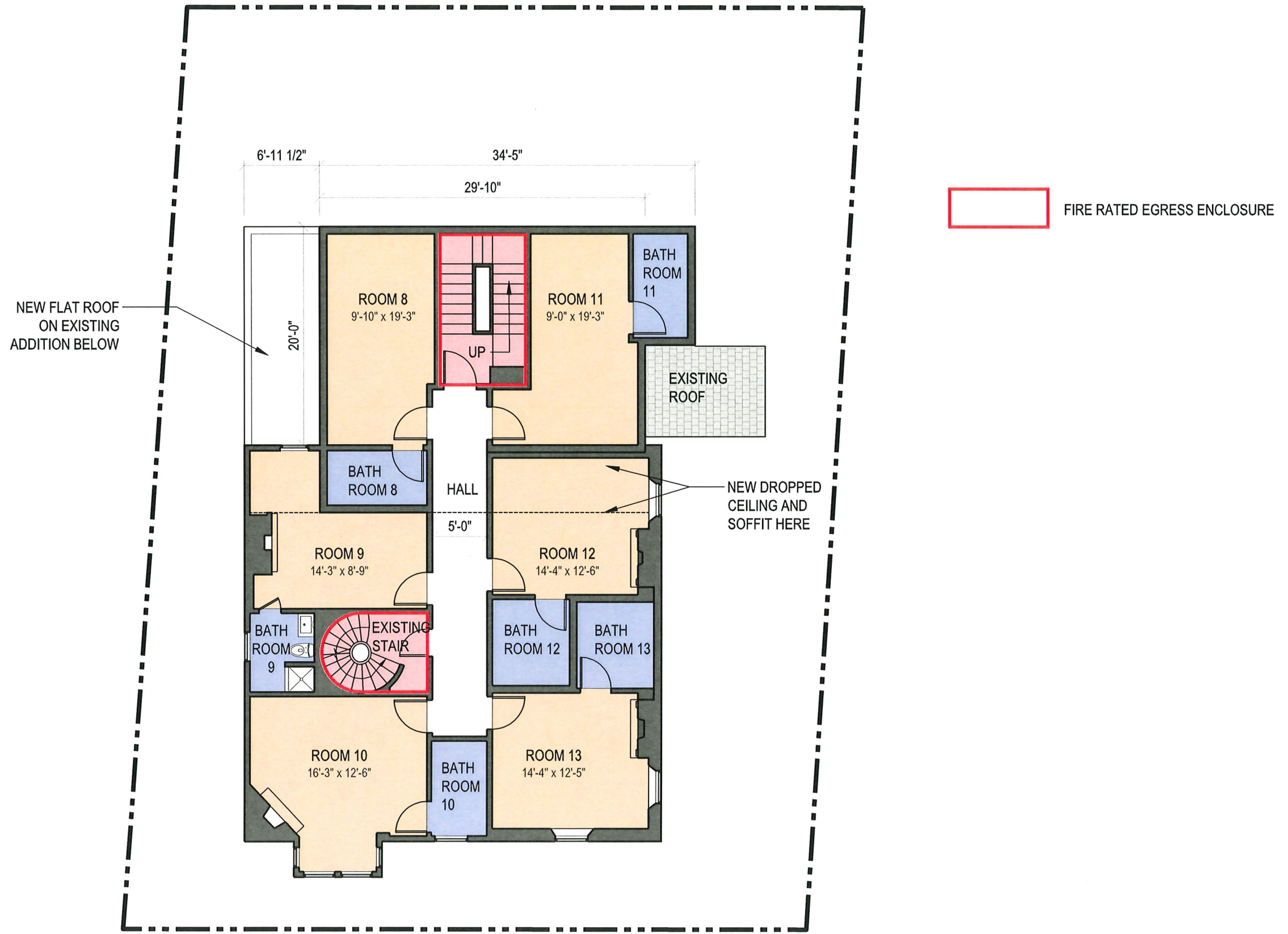
A-2



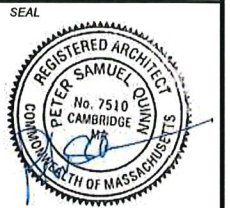
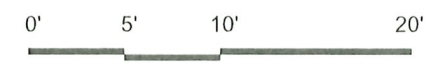
1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"



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



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SECOND
FLOOR PLAN

SCALE AS NOTED

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SHEET

A-3



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REAR ADDITION TO 2 GARDEN ST
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 CAMBRIDGE, MA 02138

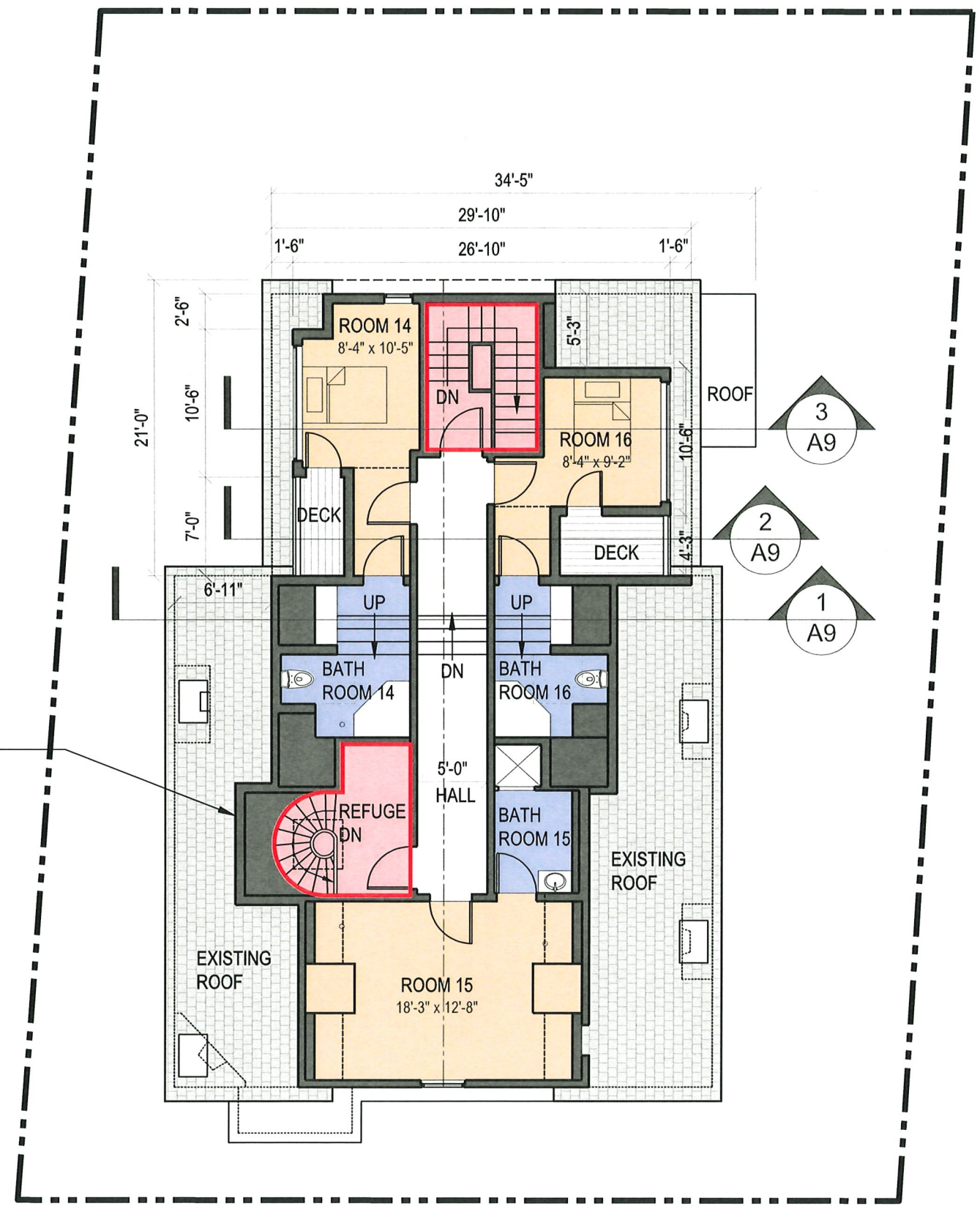
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 667 SOMERVILLE AVE.
 SOMERVILLE, MA 02143

DRAWING TITLE
THIRD FLOOR PLAN

SCALE AS NOTED

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| CHC SUBMISSION | 4/10/2023 |
| DRAWN BY MN / YC | REVIEWED BY PQ |

SHEET
A-4

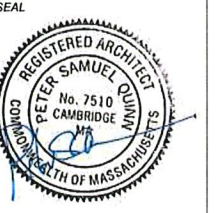


FIRE RATED EGRESS ENCLOSURE

DORMER PROPOSED AT STAIR FOR HEADROOM (NOT OPTIONAL)

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





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 TO 2 GARDEN ST

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DRAWING TITLE
 FRONT
 ELEVATION

SCALE AS NOTED

| REVISION | DATE |
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1 FRONT ELEVATION
 SCALE: 1" = 10'-0"



A-5

SEAL



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DRAWING TITLE

REAR
ELEVATION

SCALE AS NOTED

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SHEET

A-7



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



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DRAWING TITLE

RIGHT
ELEVATION

SCALE AS NOTED

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| CHC SUBMISSION | 4/10/2023 |
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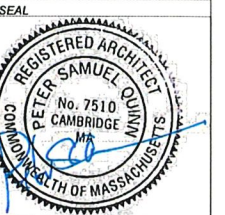
SHEET

A-8



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





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DRAWING TITLE

BUILDING SECTION

SCALE AS NOTED

| REVISION | DATE |
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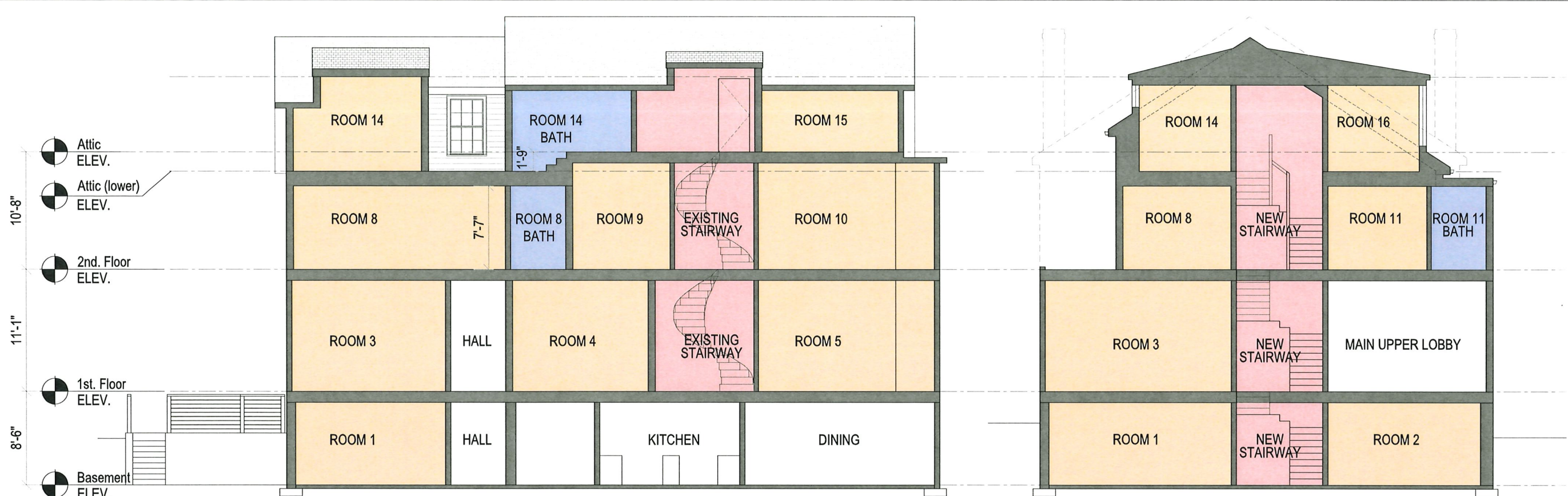
CHC REV-1 5/19/2023

CHC SUBMISSION 4/10/2023

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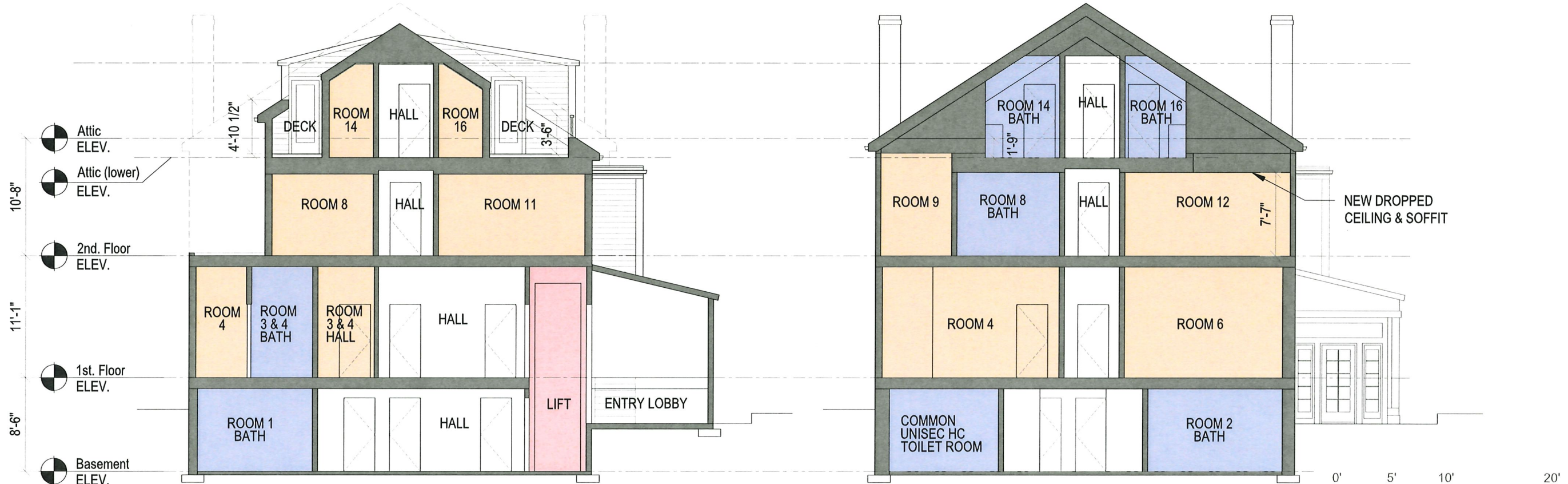
SHEET

A-9



4 BUILDING SECTION
SCALE: 1" = 10'-0"

3 BUILDING SECTION
SCALE: 1" = 10'-0"



2 BUILDING SECTION
SCALE: 1" = 10'-0"

1 BUILDING SECTION
SCALE: 1" = 10'-0"



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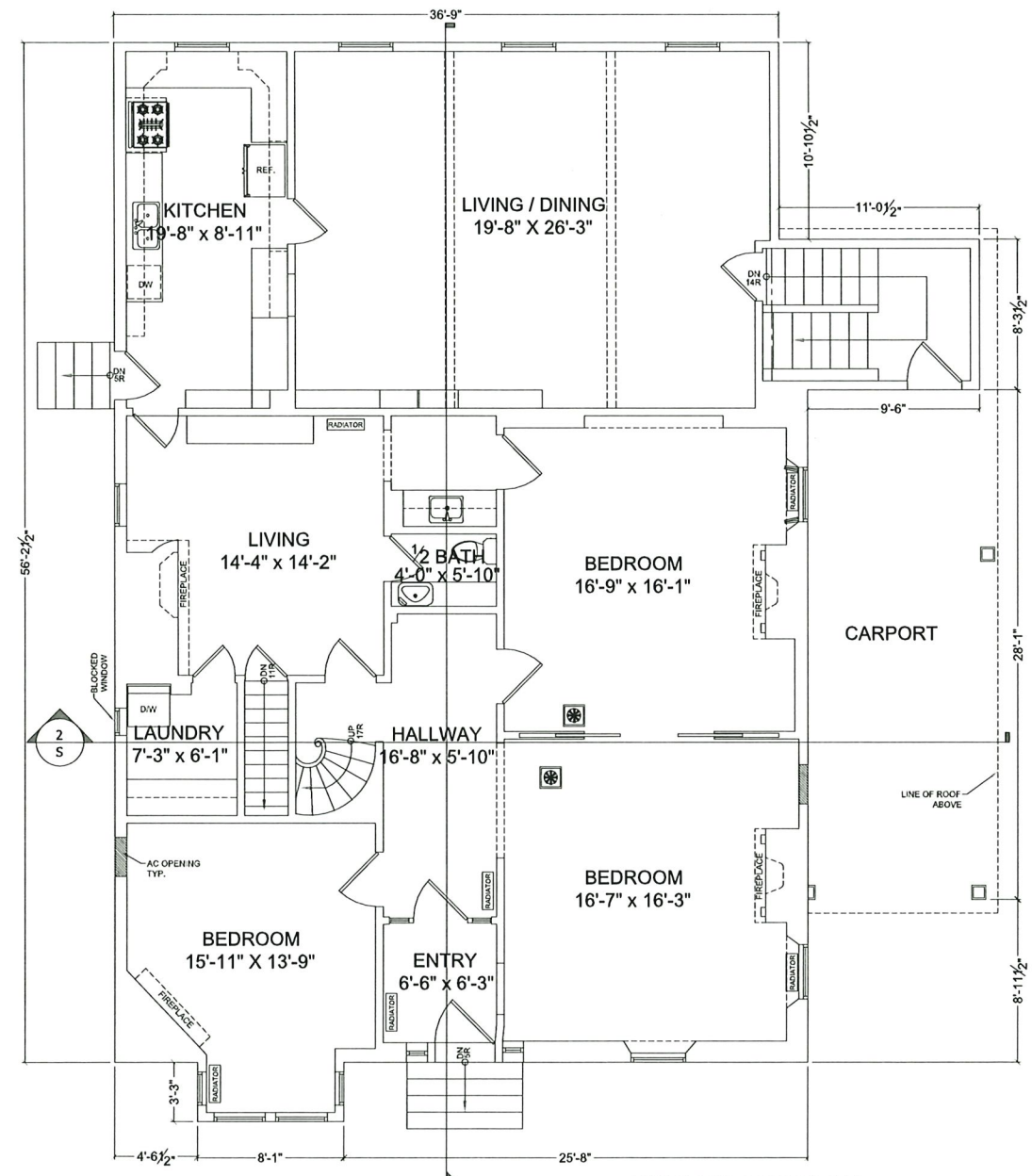
DRAWING TITLE
EXISTING BASEMENT & FIRST FLOOR PLANS

SCALE AS NOTED

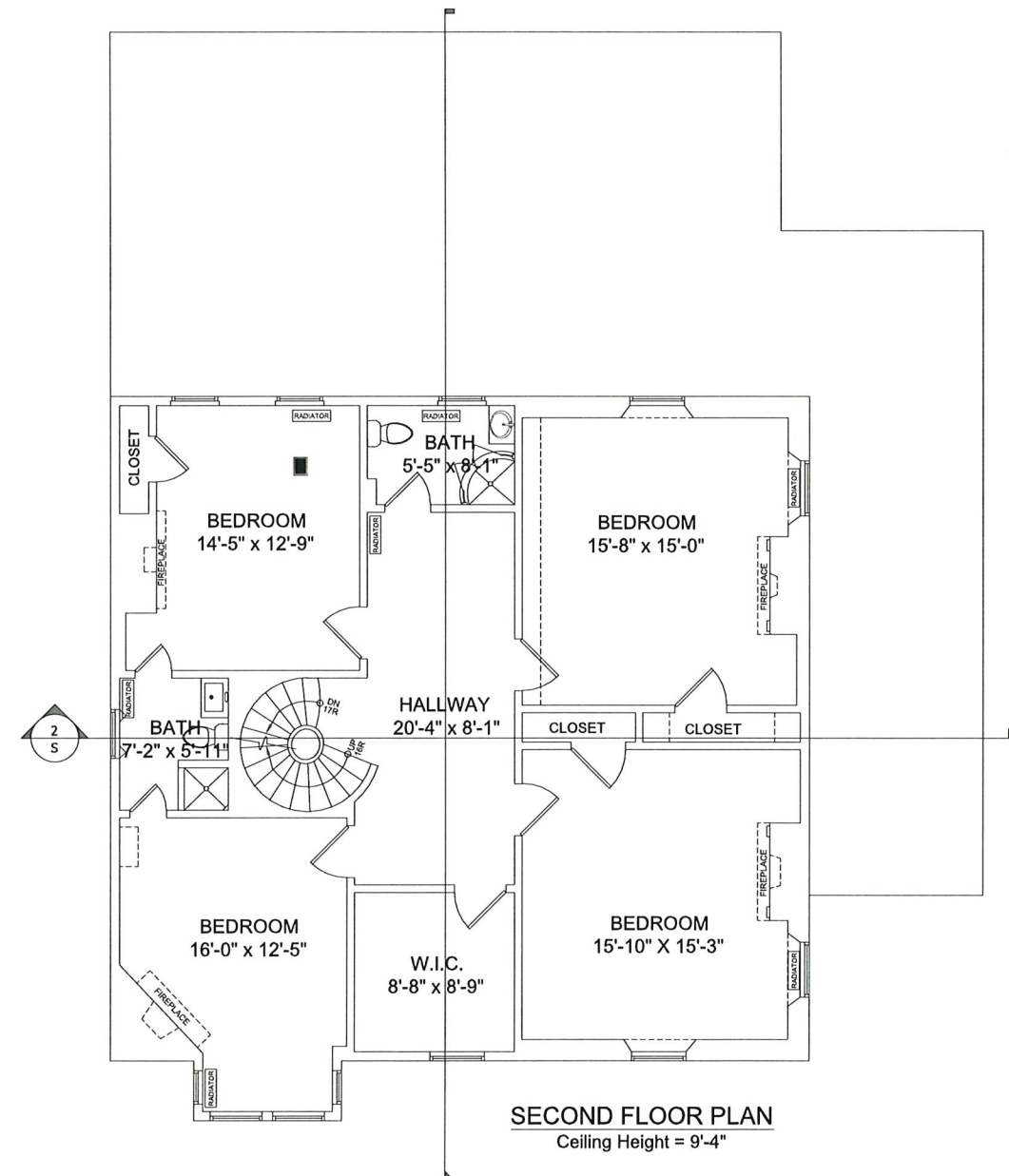
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SHEET

EC-1



FIRST FLOOR PLAN
 Ceiling Height = 10'-1"



SECOND FLOOR PLAN
 Ceiling Height = 9'-4"

| EXISTING CONDITIONS PLANS | | | 1 |
|--|---|----------------------|---|
| 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 | | | 2 |
|--|---|----------------------|---|
| 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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 LLC.
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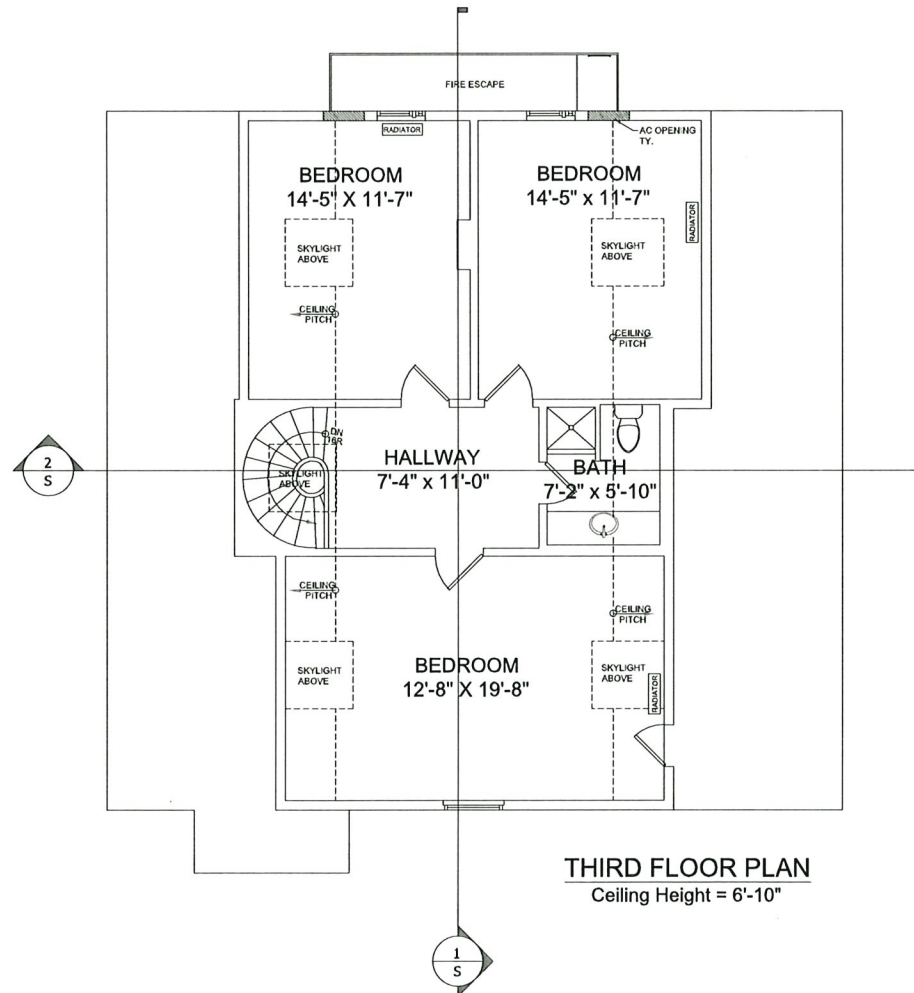
DRAWING TITLE
 EXISTING
 SECOND &
 THIRD FLOOR
 PLANS

SCALE AS NOTED

| REVISION | DATE |
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| CHC REV-1 | 5/19/2023 |
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| DRAWN BY | REVIEWED BY |

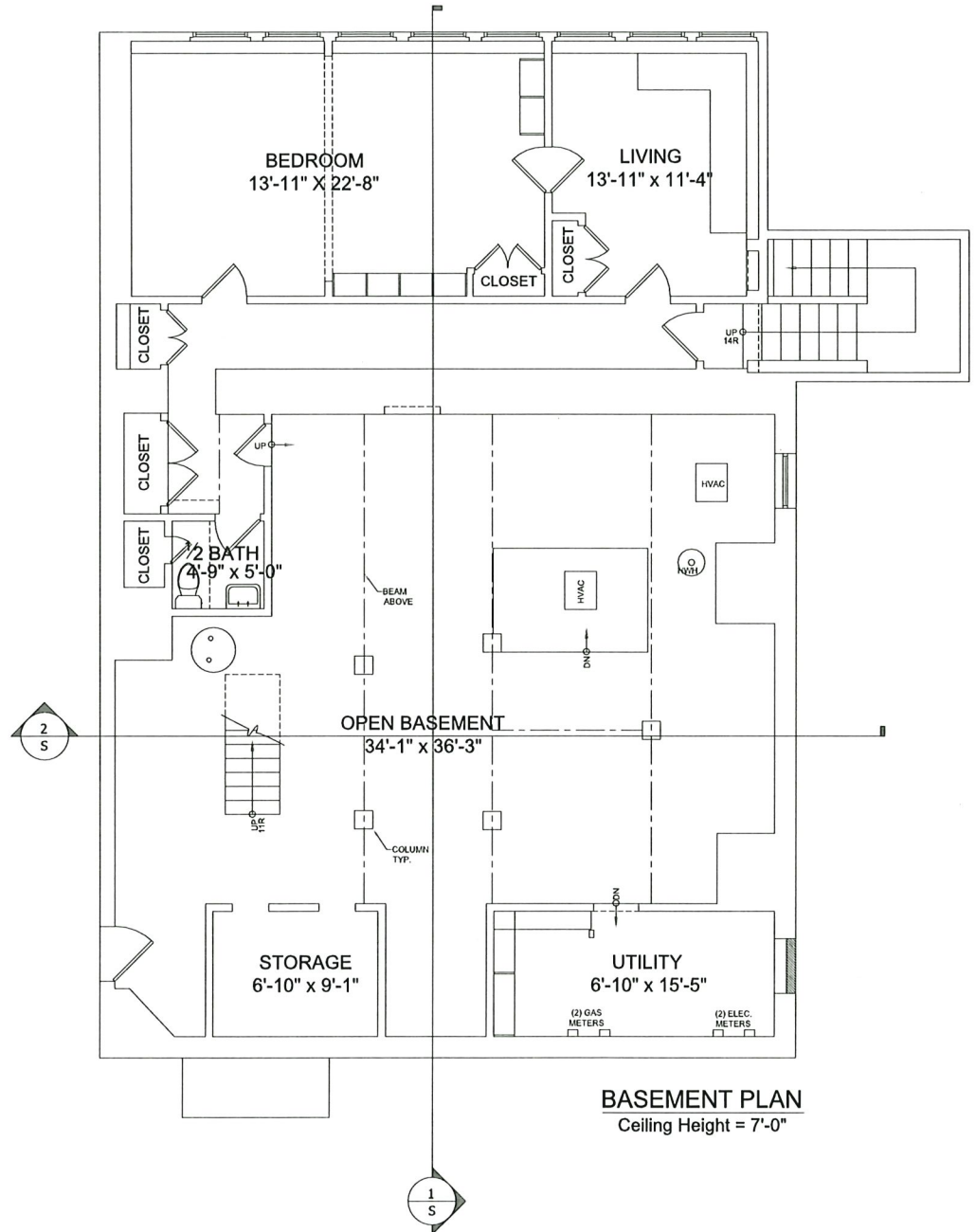
SHEET

EC-2



THIRD FLOOR PLAN
 Ceiling Height = 6'-10"

| 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 | |



BASEMENT PLAN
 Ceiling Height = 7'-0"

| 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 | |

Proposed Addition

9:00 AM



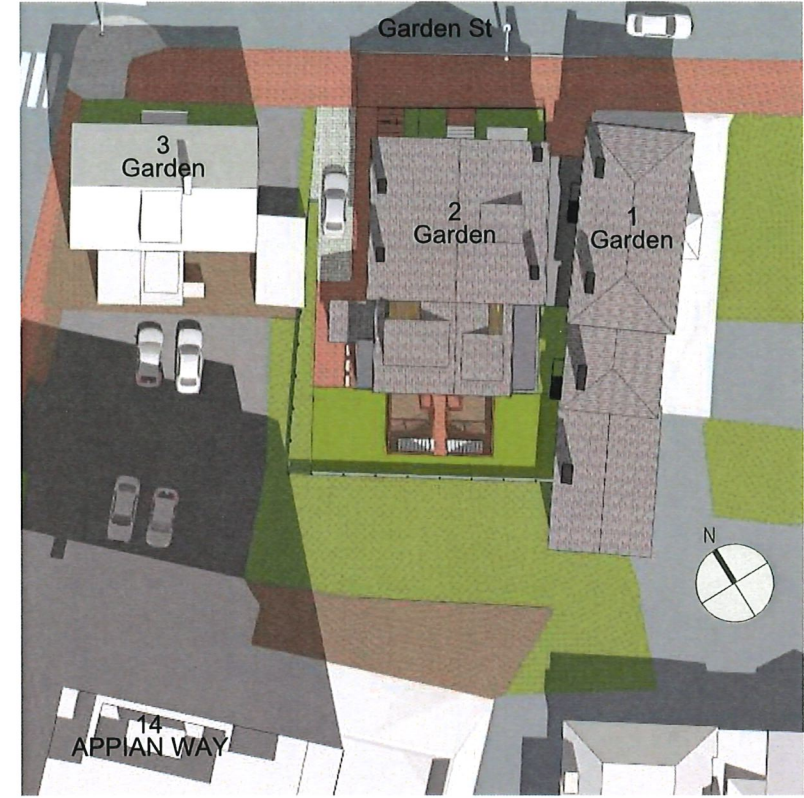
Proposed Addition

12:00 PM



Proposed Addition

3:00 PM



Existing Condition

9:00 AM



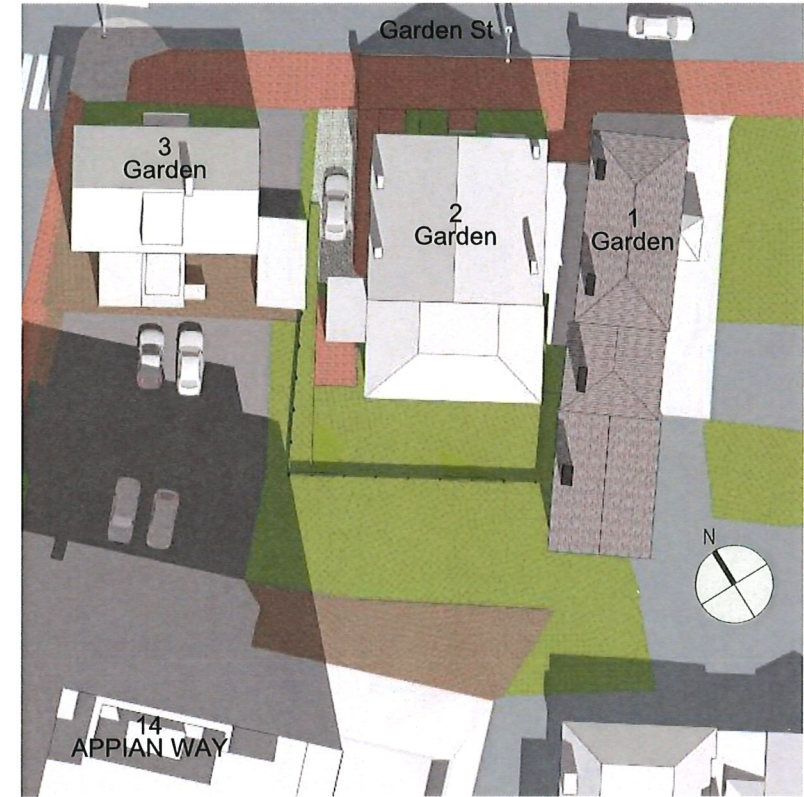
Existing Condition

12:00 PM



Existing Condition

3:00 PM



SHADOW STUDY - SPRING / FALL EQUINOX (March 21 / September 21)

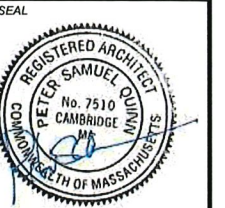


ADDITIONAL SHADOW

PETER QUINN ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3969



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PROJECT REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE SHADOW STUDY - SPRING / FALL

SCALE AS NOTED

| REVISION | DATE |
|------------------|----------------|
| | |
| | |
| | |
| CHC REV-1 | 5/19/2023 |
| CHC SUBMISSION | 4/10/2023 |
| DRAWN BY MN / YC | REVIEWED BY PQ |

SHEET

SH-1

Proposed Addition

9:00 AM



Proposed Addition

12:00 PM



Proposed Addition

3:00 PM



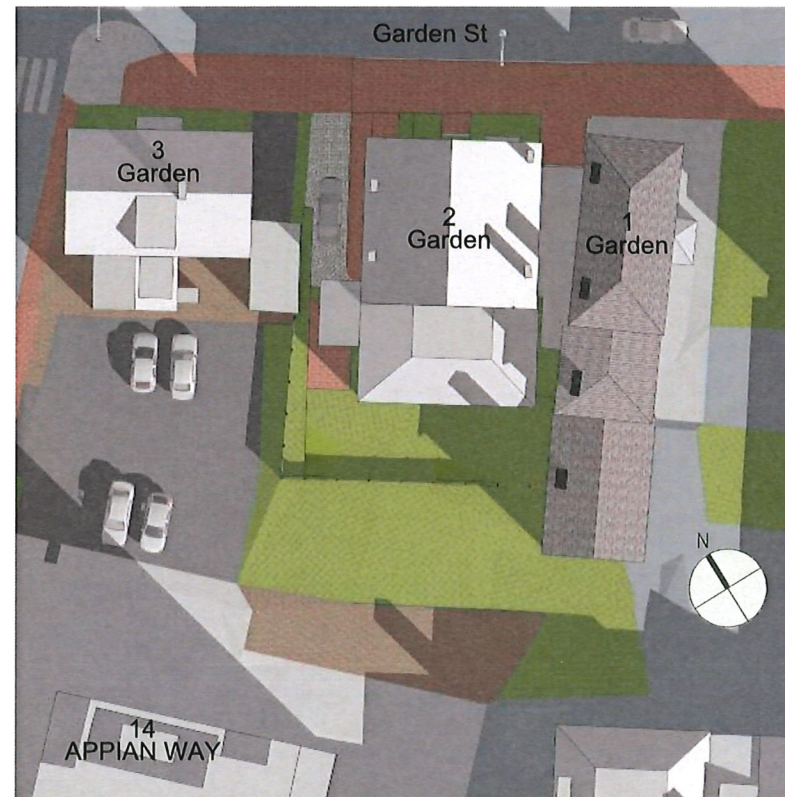
Existing Condition

9:00 AM



Existing Condition

12:00 PM



Existing Condition

3:00 PM



SHADOW STUDY - WINTER (December 21)



ADDITIONAL SHADOW

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

REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

SHADOW STUDY - WINTER

SCALE AS NOTED

| REVISION | DATE |
|------------------|----------------|
| | |
| | |
| | |
| CHC REV-1 | 5/19/2023 |
| CHC SUBMISSION | 4/10/2023 |
| DRAWN BY MN / YC | REVIEWED BY PQ |

SHEET

SH-3