



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR 12 AM 10:15  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 265150**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Adrina Devitre and Shahzad Shaefi C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 2 Parkway Ter., Cambridge, MA

**TYPE OF OCCUPANCY:** single family                      **ZONING DISTRICT:** Residence A-2 Zone

**REASON FOR PETITION:**

/Additions/

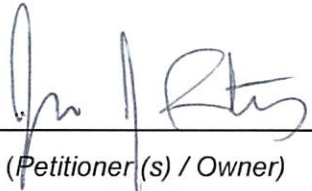
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The Petitioners seek a Special Permit to build a conforming addition to a pre-existing nonconforming single-family residence. The proposed addition does not increase the nature of the existing nonconformity, nor does it increase the structure by more than 25% since it first became nonconforming.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000            Section: 5.31 Table of Dimensional Requirements  
Article: 8.000            Section: 8.22.2.c (Non-Conforming Structure).  
Article: 10.000          Section: 10.40 Special Permit

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner(s) / Owner)

James J. Rafferty, Attorney for Petitioner  
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139  
Tel. No. 617.492.4100  
E-Mail Address: jrafferty@adamsrafferty.com

**Date:** April 11, 2024

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Adrina Devitre and Shahzad Shaefi  
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 2 Parkway Terrace

the record title standing in the name of Adrina Devitre and Shahzad Shaefi

whose address is 2 Parkway Terrace, Cambridge MA 02138-3360  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 81437 Page 459 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

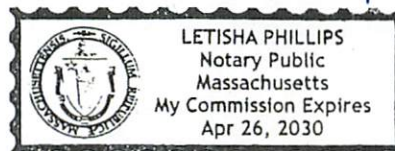
*Shahzad Shaefi*  
(Owner)

=====

On this 10<sup>th</sup> day of April, 2024, before me, the undersigned notary public, personally appeared Shahzad Shaefi proved to me through satisfactory evidence of identification, which were MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Letisha Phillips*  
Notary Public

My commission expires: 4/26/2030



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 2 Parkway Ter , Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

Section 8.22.2(c) allows for the construction of the proposed addition upon the issuance of a Special Permit provided, as is the case with this application, the structure is not increased by more than 25% in area or volume since it became nonconforming.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The proposed additions will not alter traffic patterns.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The adjacent uses are all similarly sized single and two family dwellings.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The proposed additions will be constructed in accordance with all the requirements of the State Building Code.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Adrina Devitre and Shahzad Shaefi  
**Location:** 2 Parkway Ter., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** single family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,569	4,266	4,371	(max.)
<u>LOT AREA:</u>		8,742.3	no change	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.408	.488	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		8,742	no change	4,500	
<u>SIZE OF LOT:</u>	WIDTH	varies	no change	65'	
	DEPTH	varies	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	26.4'	20.2'	20'	
	REAR	(FRONT) 13'	no change	20'	
	LEFT SIDE	14.4'	10.4'	10' (sum 25')	
	RIGHT SIDE	62.9'	47.2'	10' (sum 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.22'	34'	35'	
	WIDTH	59' 9"	73' 9"	N/A	
	LENGTH	34' 8"	38' 3"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		74.4	65.9	50	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		2	no change	1	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

## GENERAL NOTES TO CONTRACTOR

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, AND APPROVALS THAT ARE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE WORK. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VISIT THE SITE, ACCOMPANIED BY THE OWNER AND ARCHITECT, AND SHALL NOTE THE EXISTING CONDITIONS AFFECTING THE WORK. THE CONTRACTOR SHALL EXAMINE ADJOINING WORK FOR ASSURANCE THAT NO CONDITIONS EXIST TO PREVENT THE COMPLETION OF FIRST CLASS WORK. IF CONTRACTOR OBSERVES FIELD CONDITIONS THAT ARE AT VARIANCE WITH THE WORK SHOWN IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING SO THAT ACTION MAY BE TAKEN TO ACCOMMODATE THE CONDITION PRIOR TO BEGINNING CONSTRUCTION.
- IF UNUSUAL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, SUCH AS CONFLICTS BETWEEN NEW CONSTRUCTION AND EXISTING UTILITIES, ANY OF WHICH HAVE TO BE REROUTED OR MODIFIED, OR ANY OTHER SUBSTANTIAL COMPLICATION WHICH COULD NOT BE FORESEEN AT THE OUTSET OF CONSTRUCTION, THE OWNER, ARCHITECT, CONTRACTOR AND AFFECTED SUBCONTRACTORS SHALL MEET TO DETERMINE A FAIR AND EQUITABLE SOLUTION AS EACH ISSUE OCCURS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS BEFORE COMMENCEMENT OF WORK. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY SUCH WORK UNDERTAKEN WITHOUT NOTIFYING AND RECEIVING APPROVAL FROM THE ARCHITECT.
- ASBESTOS ABATEMENT, LEAD PAINT REMOVAL, AND OTHER HAZARDOUS MATERIAL REMOVAL IS NOT IN THE CONTRACT. SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL, EXISTING SURFACES, MATERIALS AND EQUIPMENT. DUST PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY AND AS REQUIRED BY THE OWNER OR AUTHORITIES.
- DEBRIS SHALL BE CONTAINERIZED AND REMOVED FROM THE SPACE AND BUILDING ON A REGULAR BASIS, IN ACCORDANCE WITH AN AGREEMENT MADE BETWEEN THE OWNER AND THE CONTRACTOR.
- SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE. INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S, ENGINEER'S OR OWNER'S JOB SITE REVIEW IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- BUILDING SHALL BE MAINTAINED IN WEATHERPROOF & SECURE CONDITION THROUGHOUT WORK.
- VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, PHONE, ELECTRICAL, LIGHTING AND PLUMBING AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.
- DIMENSIONS SHALL BE FROM FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. IF A DIMENSION IS IN QUESTION, CONTACT THE ARCHITECT FOR CLARIFICATION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AS NECESSARY AND BE RESPONSIBLE FOR COORDINATION WITH NEW WORK. NO WORK SHALL BEGIN UNTIL SUCH COORDINATION HAS BEEN PERFORMED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INFORMING TRADES OF THEIR SEQUENCE OF WORK OPERATIONS, AND MAKING CERTAIN THAT THEY HAVE COORDINATED THEIR WORK WITH ONE ANOTHER. GENERAL CONTRACTOR SHALL SEQUENCE WORK IN THE MOST ECONOMICAL AND EFFICIENT MANNER TO BENEFIT THE OWNER. OUT OF SEQUENCE WORK WHICH IS REQUIRED TO MEET THE INTENT OF THE CONSTRUCTION DOCUMENTS, OR DIRECTED BY THE GENERAL CONTRACTOR SHALL NOT CAUSE THE OWNER ANY ADDITIONAL EXPENSE.
- ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
- PATCH AND REPAIR FINISHES DISTURBED OR DAMAGED BY REMOVAL OR NEW WORK OPERATIONS, OR AS REQUIRED TO ACCOMMODATE NEW FINISHES. WHERE REMOVAL OF WORK EXPOSES HOLES, CRACKS, ANCHORAGE INSERTS, OR OTHER IMPERFECTIONS, THEY SHALL BE SUITABLY REPAIRED BY THE GENERAL CONTRACTOR TO MATCH THE EXISTING ADJACENT SURFACES. OPENINGS IN CEILINGS, FLOORS, AND WALLS AS A RESULT OF REMOVAL OF THE EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE INFILLED. PATCH AS REQUIRED TO MATCH ADJACENT FINISHES OF EXISTING CONSTRUCTION. PATCHING MATERIALS SHALL COMPLY WITH FIRE RATED CONSTRUCTION REQUIREMENTS WHERE APPLICABLE.
- WHEN PROJECT IS COMPLETE, CLEAN AND POLISH GLASS, HARDWARE, AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH TREATED DUST CLOTHS OR VACUUM CLEANERS. WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM PREMISES AND DISPOSED OF BY CONTRACTOR. CLEAN SITE AT END OF PROJECT. REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS, AND LABELS FROM EXPOSED SURFACES, INCLUDING GLAZING.

## DRAWING SYMBOLS

	NEW CAST IN PLACE CONCRETE
	SIMPSON SHEAR WALLS (See Structural)
	BATT INSULATION
	SPRAY FOAM INSULATION
	EXTERIOR ELEVATION LOCATOR
	SECTION LOCATOR
	INTERIOR ELEVATION LOCATOR
	EXTERIOR WINDOW & DOOR # REFERENCE SCHED.
	INTERIOR DOOR # REFERENCE SCHED.
	ELEVATION MARKER

## 2 Parkway Terrace Cambridge, MA 02138

## DRAWING INDEX

A000	Title Page
S-series	Structural
C-series	Civil
EX100	Existing Basement Floor Plan
EX101	Existing First Floor Plan
EX102	Existing Second Floor Plan
EX103	Existing Third Floor Plan
EX104	Existing Roof Plan
EX200	Existing West & North Exterior Elevations
EX201	Existing East & South Exterior Elevations
AD100	Basement Demo Plan
AD101	First Floor Demo Plan
AD102	Second Floor Demo Plan
AD103	Third Floor Demo Plan
A100	Proposed Basement Floor Plan
A101	Proposed First Floor Plan
A102	Proposed Second Floor Plan
A103	Proposed Third Floor Plan
A104	Proposed Roof Plan
A200	Proposed North Exterior Elevation
A201	Proposed West Exterior Elevation
A202	Proposed South Exterior Elevation
A203	Proposed East Exterior Elevation
A300	Proposed Cross Sections
A301	Proposed Cross Sections
A302	Proposed Cross Sections
A501	Proposed Exterior Details
A502	Proposed Exterior Details
A503	Proposed Exterior Details
A504	Proposed Exterior Details
A700	Proposed Basement Reflected Ceiling Plan
A701	Proposed First Floor Reflected Ceiling Plan
A702	Proposed Second Floor Reflected Ceiling Plan
A703	Proposed Third Floor Reflected Ceiling Plan
A800	Window & Door Schedule

## ABBREVIATIONS

@	At	HOR.	Horizontal
&	And	HVY.	Heavy
A.F.F.	Above Finish Floor	JSTS.	Joists
A/C	Air Conditioning	LVL	Laminated Veneer Lumber
BD.	Board	MAX.	Maximum
B.O.	Bottom of	M.O.	Masonry Opening
BATTS	Fiberglass Insulation	MAS.	Masonry
BLDG.	Building	MTL.	Metal
C.I.P.	Cast-in-place	MIN.	Minimum
CL.	Clear	O.C.	On Center
CLG	Ceiling	O.H.	Overhang
CLO.	Closet	P.T.	Pressure Treated
CONC.	Concrete	PLYWD	Plywood
CONSTR.	Construction	R	Riser
CONT.	Continuous	R.A.	Return Air
D	Diffuser	R.O.	Rough Opening
DBL.	Double	REG	Register
DF	Douglas Fir	RT	Roof Truss
DIA.	Diameter	S.A.	Supply Air
DNV.	Down	SBW	Stud Bearing Wall
DN	Down	SPF	Spruce Pine Fir
DWGS.	Drawings	STL	Steel
EL.	Elevation	STRUCT	Structural
EPS	Extruded Polystyrene	T	Tread
EPDM	Ethylene Propylene Diene Monomer (rubber)	T&G	Tongue and Groove
EO	Equi	T.O.	Top of
F.O.	Face of	T.J	Engineered Truss Joist
FDN.	Foundation	TYP.	Typical
FIN.	Finish	U.N.	Unless Otherwise Noted
GAR	Garage Elevation	VERT.	Vertical
HDR.	Header	W	With
HRDW	Hardwood	WD	Wood
		WWF	Welded Wire Fabric

## PROJECT DIRECTORY

### OWNER

SHAHZAD SHAEFI & ADRINA DEVITRE  
531 MASSACHUSETTS AVE,  
BOSTON, MA 02118

SHAHZADSHAEFI@GMAIL.COM  
DEVITRE.ADRINA@GMAIL.COM

### CONTRACTOR

CHILTON DEVELOPMENT COMPANY, INC.

1165 WASHINGTON ST., #311, HANOVER, MA  
617-460-4255

RSB@CHILTONDEVELOPMENT.COM

### CIVIL ENGINEER

SPRUHAN ENGINEERING, P.C.

80 JEWETT ST., SUITE 1, NEWTON, MA

617-816-0722

EDMOND@SPRUHANENG.COM

### ARCHITECT

FOLEY FIORE ARCHITECTURE (FFA)  
316 CAMBRIDGE STREET,  
CAMBRIDGE, MA 02141

617-547-8002

DFOLEY@FOLEYFIORE.COM

### STRUCTURAL ENGINEER

WALTER A. MCKINNON ASSOCIATES, INC.

278 WASHINGTON ST., WEYMOUTH, MA

781-331-5898

MSCHILLING@WAM-ENGINEERS.COM

### HERS RATER

HOME ENERGY RATERS

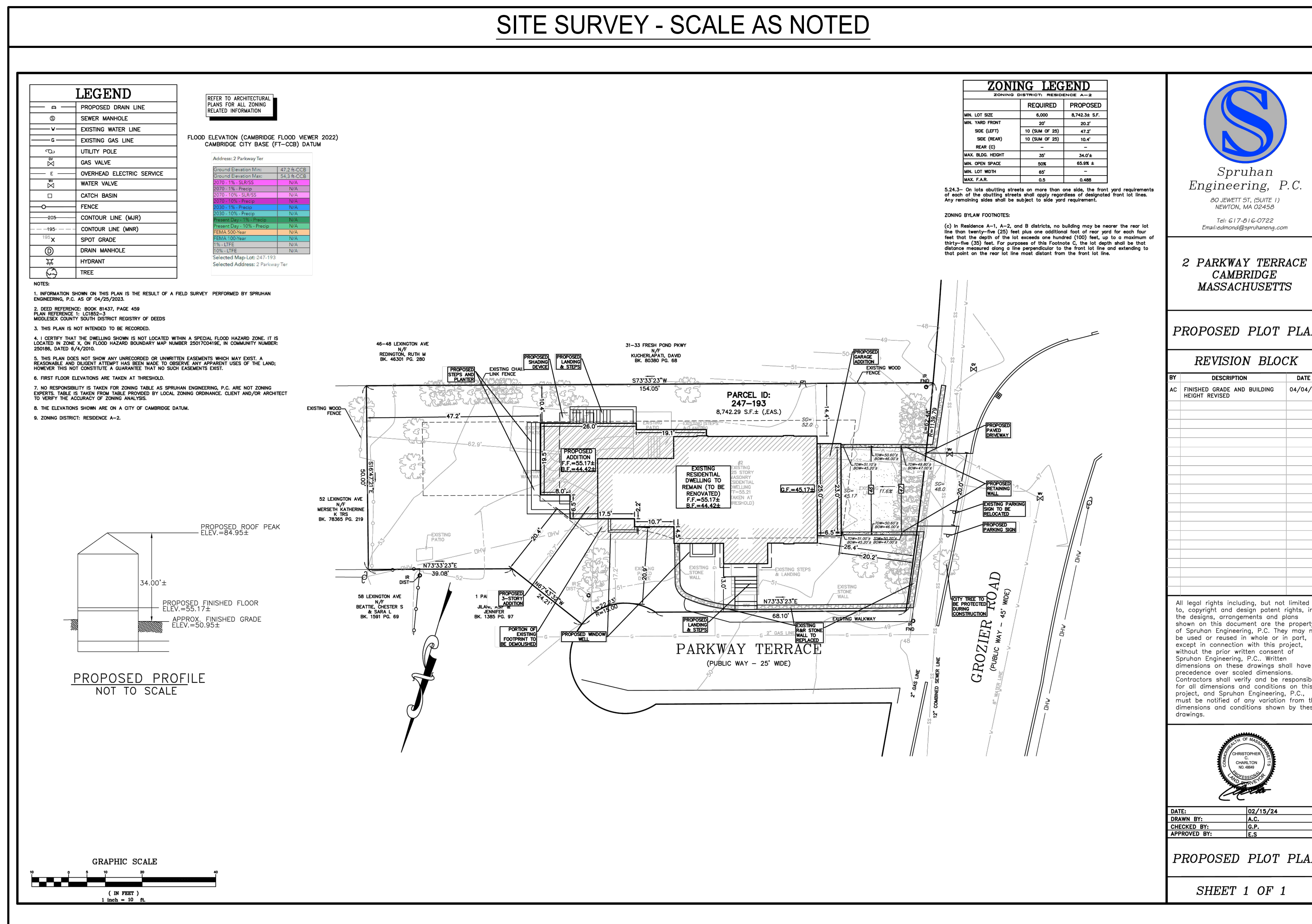
180 STATE RD., STE 2U, SAGAMORE BEACH, MA

508-833-3100

HERB@ENERGYCODEHELP.COM



## SITE SURVEY - SCALE AS NOTED



04 April 2024  
2 Parkway Terrace  
Cambridge MA 02138

DISTRICT A-2  
Lot size (6000 required) 8742  
Max. FAR 0.5

	Existing	Proposed	Allowed
Basement	1002*	1279*	-
Garage	455*	-	-
First Floor	1230	1930	-
Second Floor	1354	1714	-
Third Floor	530	622	-
<b>TOTAL GFA</b>	<b>3114</b>	<b>4266</b>	<b>4371</b>
FAR (0.5 max.)	0.36	0.4880	
Footprint	1666	1930	
Lot Width (65' min.)	**	**	
Front Setback (20' min.)	13.0'	13'-0"	
Rear (25' min.)	N/A	N/A	
Side (10' min.)	14.4'	10.4'	
Side (10' min.)	62.9'	47.2'	
Building Height (35' max.)	33.22'	34'	
Private Open Space (min. 50%)	74.4%	65.9%	
Parking	2 spaces (in garage)	2 spaces (in garage)	1 per d.u.

ITEMS IN RED ARE EXISTING NON-CONFORMING  
\*Items are exempt  
\*\*See S.2.4.3  
\*\*\*By Average Height, see S.2.4.4 (2)

DEVITRE-SHAEFI  
RESIDENCE

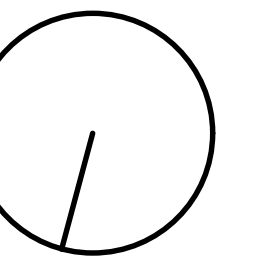
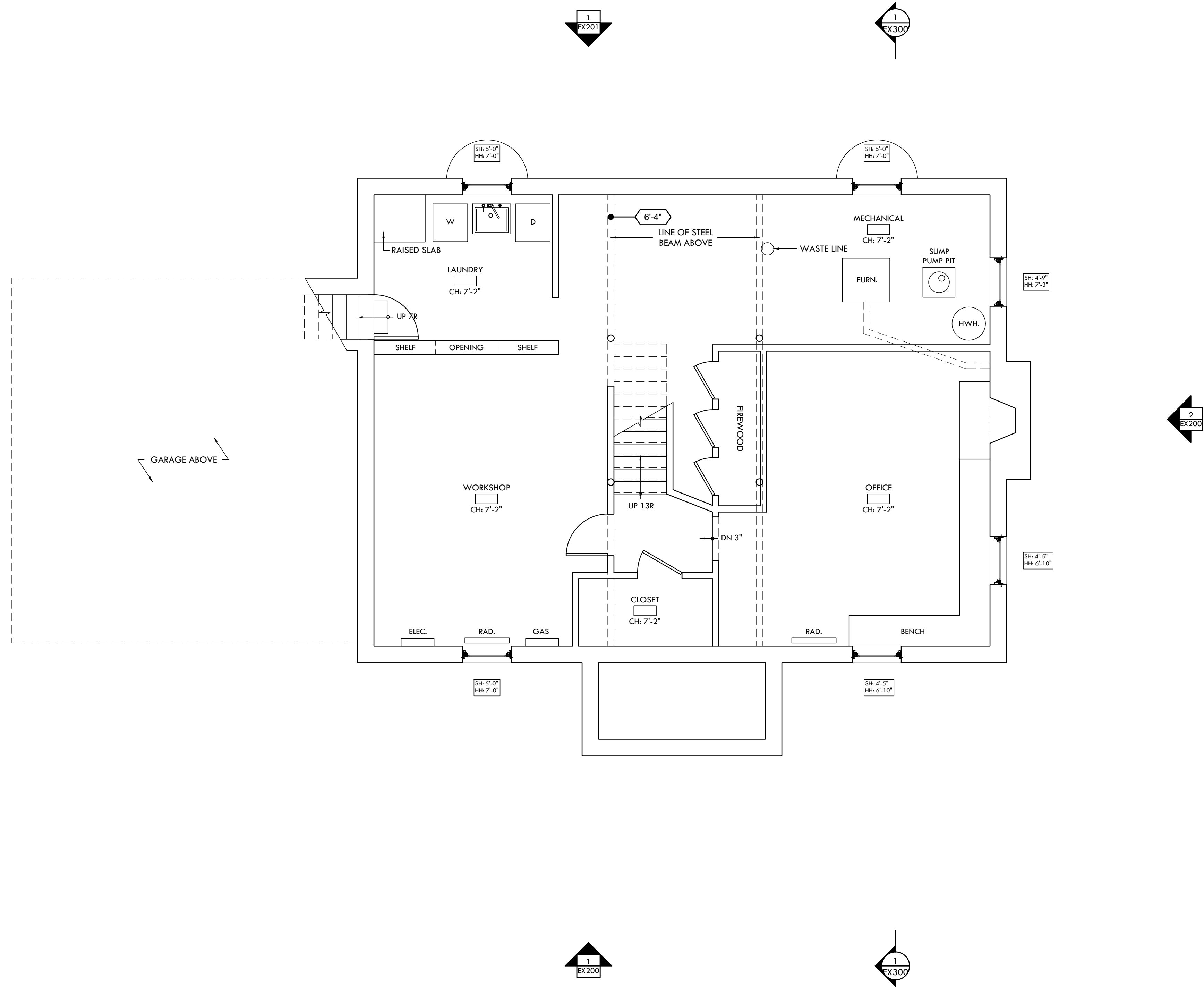
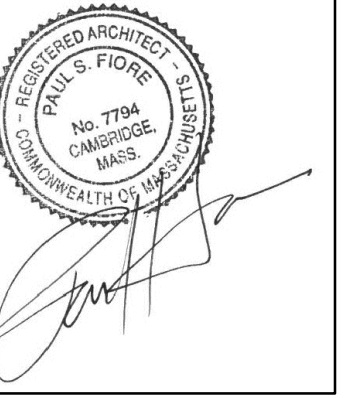
2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

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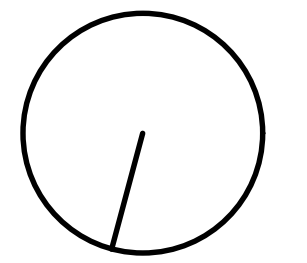
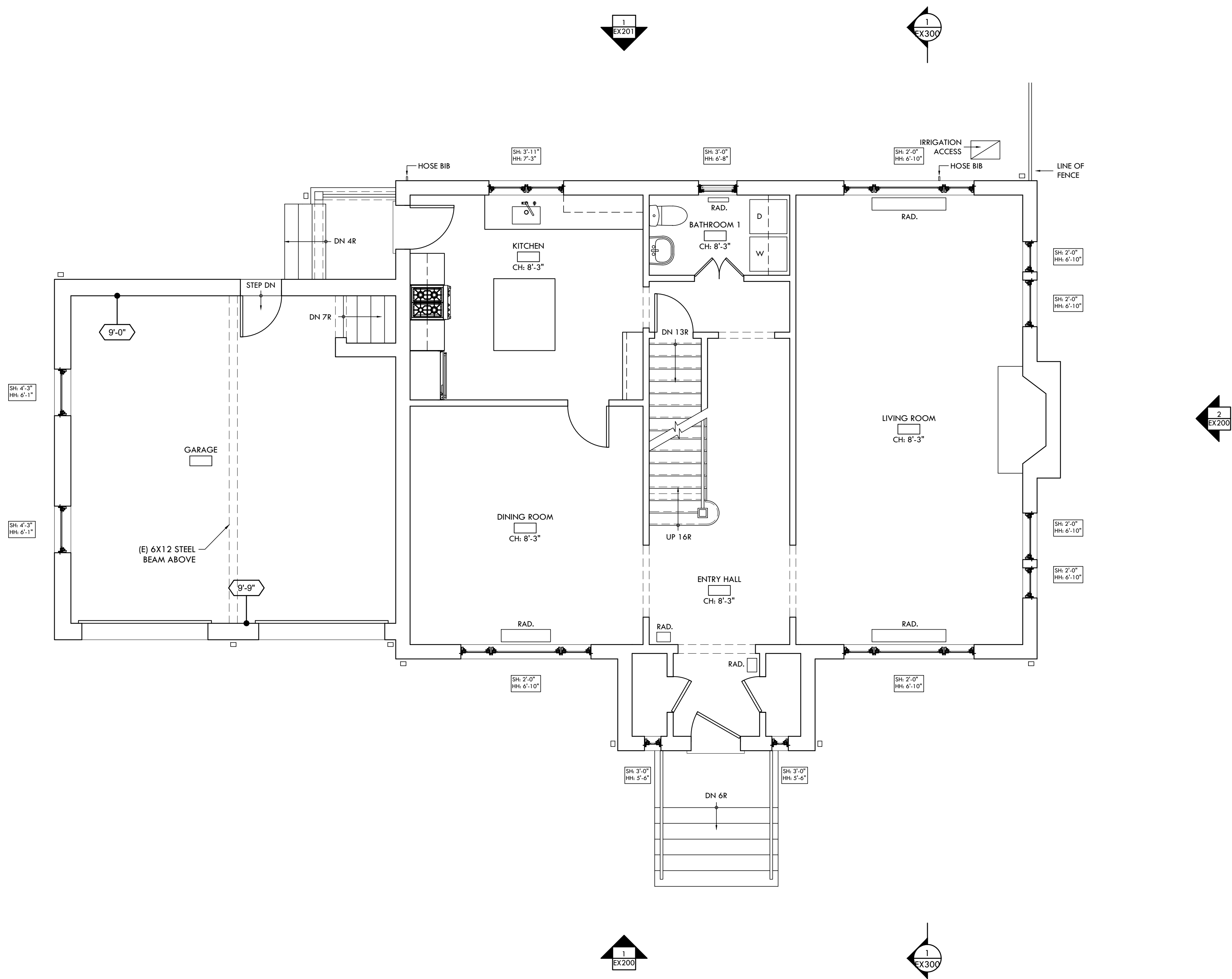
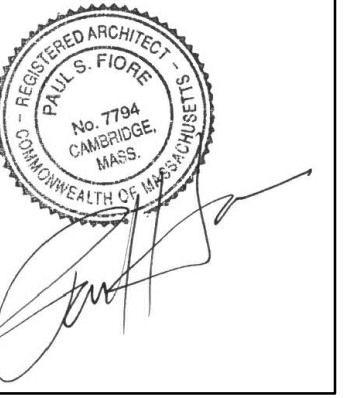


DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Basement Floor  
Plan  
Sheet:  
EX100



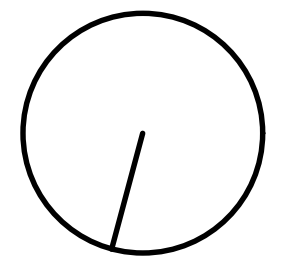
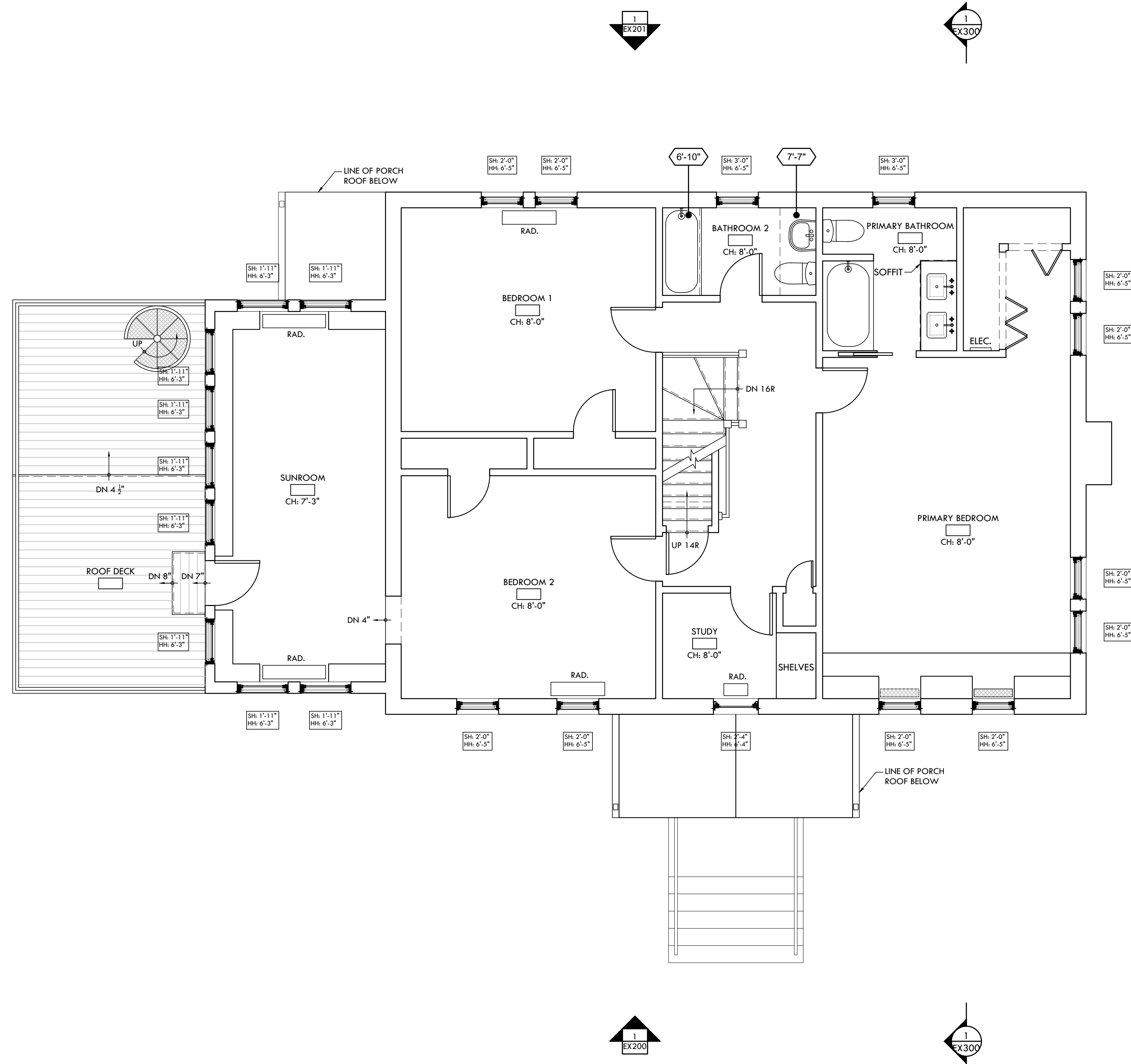
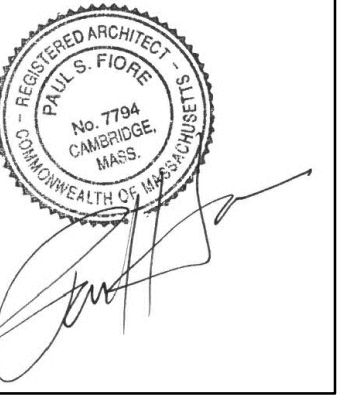
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing First Floor Plan

Sheet:  
EX101



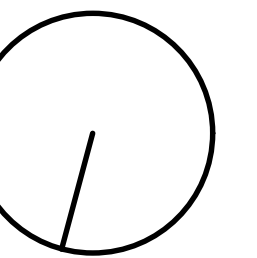
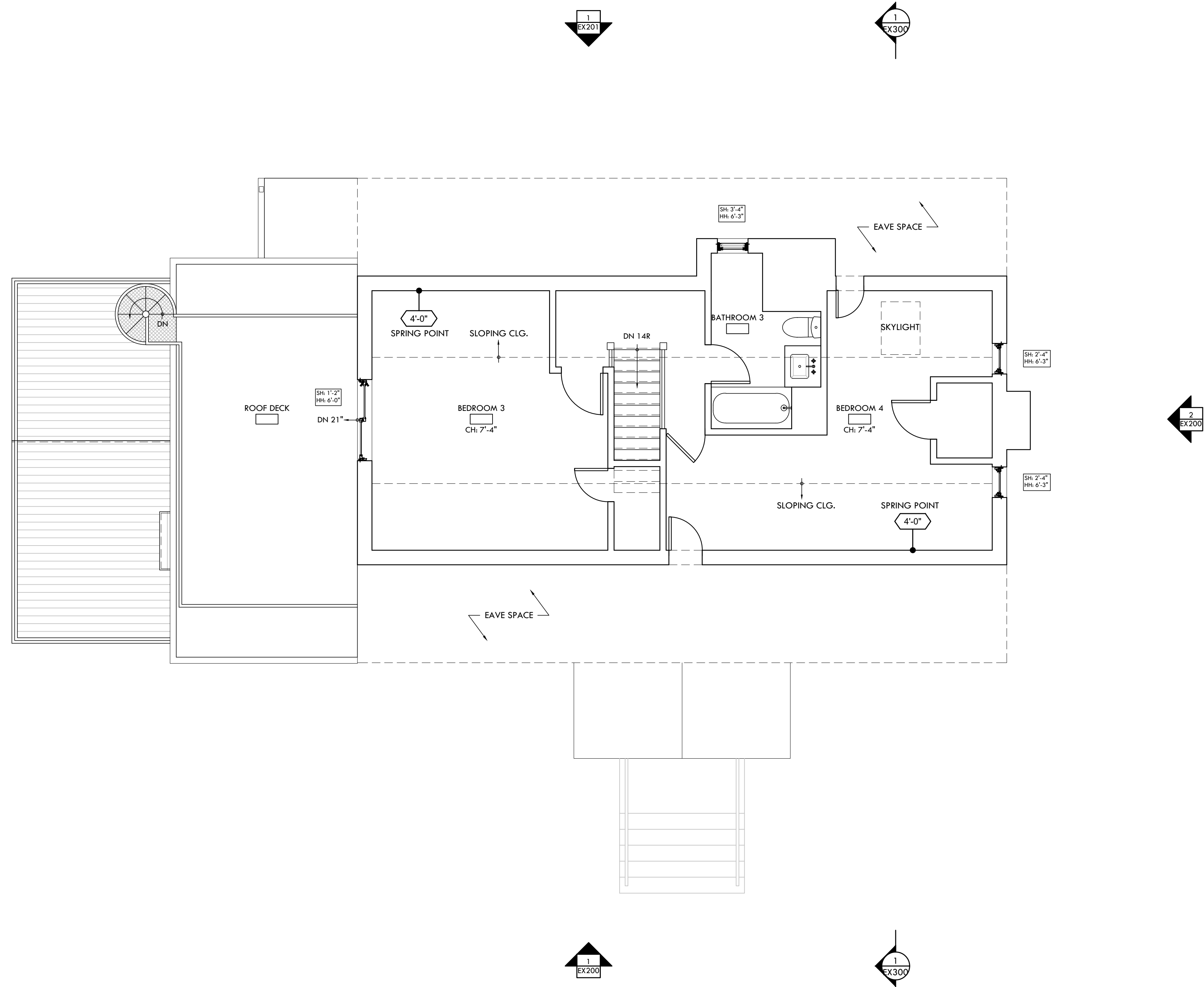
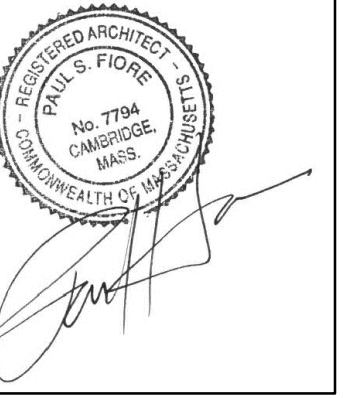
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Second Floor  
Plan  
Sheet:  
EX102





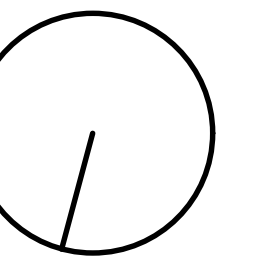
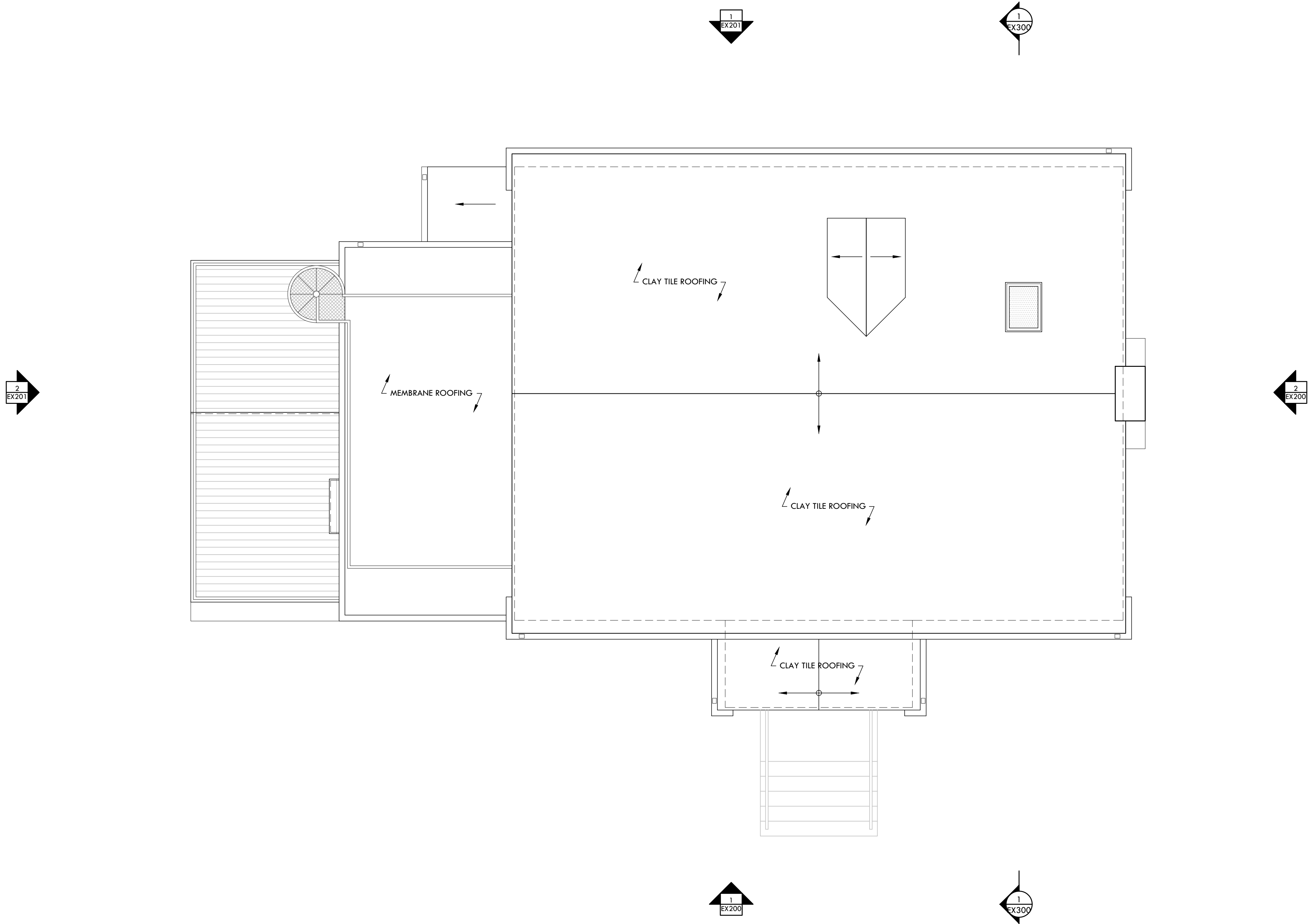
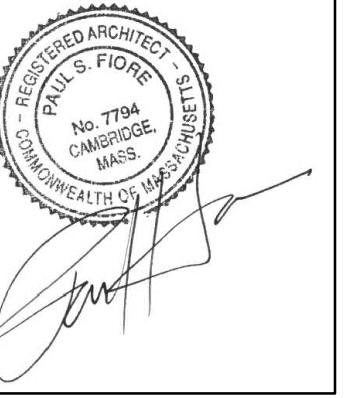
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Third Floor Plan

Sheet:  
EX103



DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Roof Plan

Sheet:  
EX104



2 **EXISTING WEST ELEVATION**  
1/4" = 1'-0"



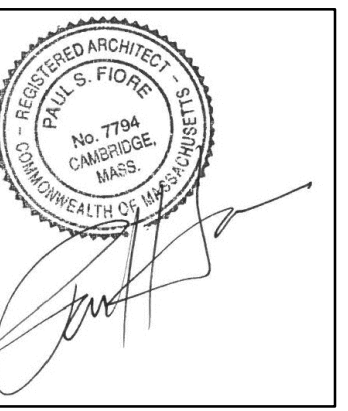
1 **EXISTING NORTH ELEVATION**  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Exterior  
Elevation  
Sheet:  
EX200



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



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

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date:  
February 28, 2024  
Revision:  
ISSUE FOR PERMIT

Scale:  
As Noted  
Title:  
Existing Exterior  
Elevation  
Sheet:  
EX201

### DEMOLITION CHART

01 April 2024  
2 Parkway Terrace  
Cambridge MA 02138

DISTRICT A-2  
Lot size (6000 required) 8742  
Demolition Trigger 25%

	Existing SF	Demo SF	Existing Volume	Demo Volume
Basement	1002	0		
Garage (First Floor)	455	455		
First Floor	1230	24		
Second Floor	1354	220		
Third Floor	530	0		
<b>TOTAL</b>	<b>4571</b>	<b>699</b>	<b>40102.00</b>	<b>7195.00</b>
<b>PERCENT</b>		<b>15.29%</b>		<b>17.94%</b>

Greyed Items are exempt from FAR

- ### GENERAL DEMOLITION NOTES
1. PROTECT ALL AFFECTED AREAS FROM WEATHER THROUGHOUT CONSTRUCTION.
  2. PROTECT ADJOINING AREAS FROM CONSTRUCTION DEBRIS, DUST, ETC.
  3. SAVE ALL DOORS, WINDOWS, CABINERY, AND PLUMBING FIXTURES FOR POSSIBLE RE-USE. CONSULT OWNER PRIOR TO DEMOLITION TO COORDINATE ITEMS INTENDED FOR RE-USE.

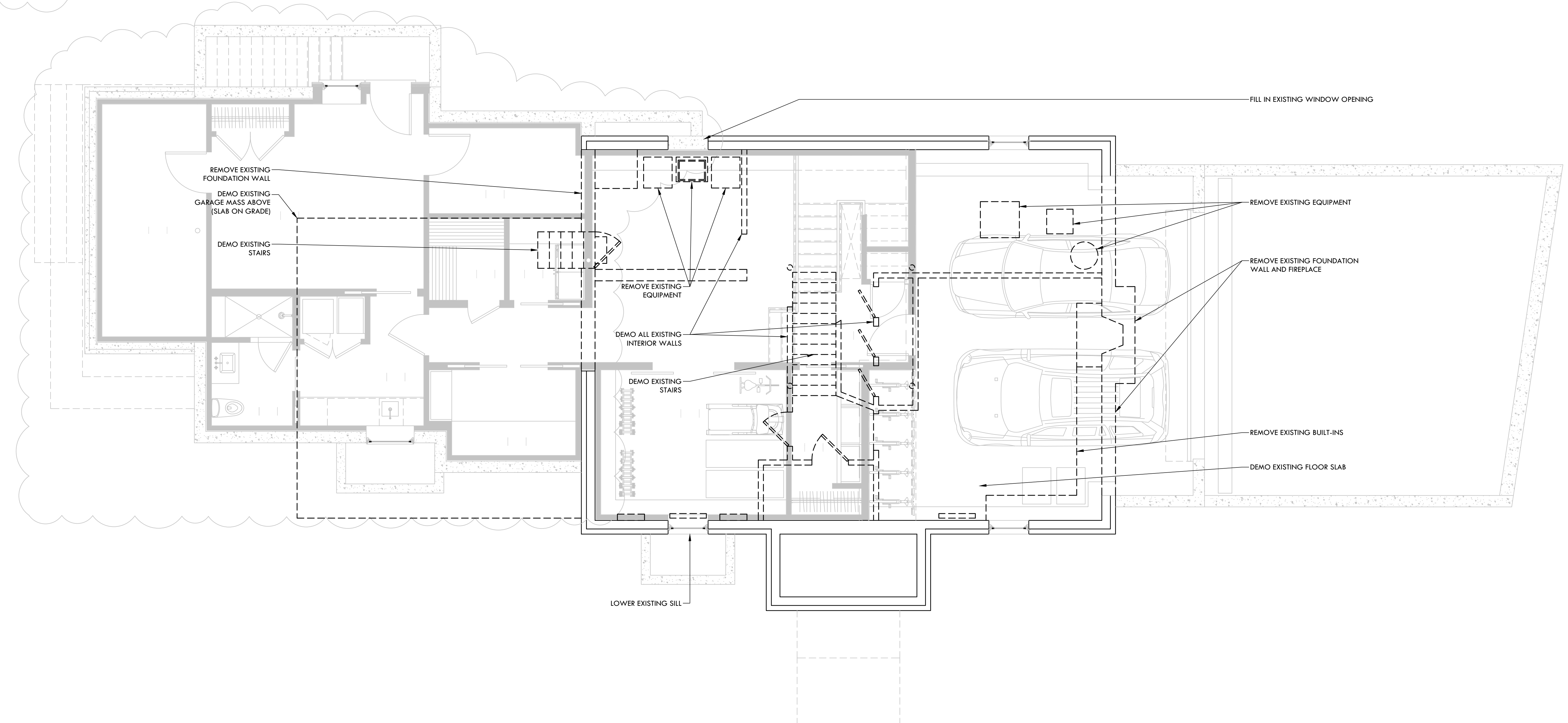
### GENERAL NOTE

PROPOSED WORK SCREENED FOR REFERENCE; SEE PROPOSED FLOOR PLANS FOR MORE INFORMATION.

### LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS
- HATCH INDICATES EXISTING AREAS NOT AFFECTED OR INCLUDED IN CONSTRUCTION
- ITEM FOR DEMOLITION

PENDING BZA APPROVAL /  
LEGAL CLARIFICATION



FOLEY FIORE ARCHITECTURE

DEVITRE-SHAEFI  
No. 7794  
CAMBRIDGE  
MASS.

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Basement Demolition  
Plan  
Sheet:  
**AD100**

1 BASEMENT DEMOLITION PLAN

1/4" = 1'-0"

### DEMOLITION CHART

01 April 2024  
2 Parkway Terrace  
Cambridge MA 02138

DISTRICT A-2  
Lot size (6000 required) 8742  
Demolition Trigger 25%

	Existing SF	Demo SF	Existing Volume	Demo Volume
Basement	1002	0		
Garage (First Floor)	455	455		
First Floor	1230	24		
Second Floor	1354	220		
Third Floor	530	0		
<b>TOTAL</b>	<b>4571</b>	<b>699</b>	<b>40102.00</b>	<b>7195.00</b>
<b>PERCENT</b>		<b>15.29%</b>		<b>17.94%</b>

Greyed Items are exempt from FAR

- ### GENERAL DEMOLITION NOTES
1. PROTECT ALL AFFECTED AREAS FROM WEATHER THROUGHOUT CONSTRUCTION.
  2. PROTECT ADJOINING AREAS FROM CONSTRUCTION DEBRIS, DUST, ETC.
  3. SAVE ALL DOORS, WINDOWS, CABINERY, AND PLUMBING FIXTURES FOR POSSIBLE RE-USE. CONSULT OWNER PRIOR TO DEMOLITION TO COORDINATE ITEMS INTENDED FOR RE-USE.

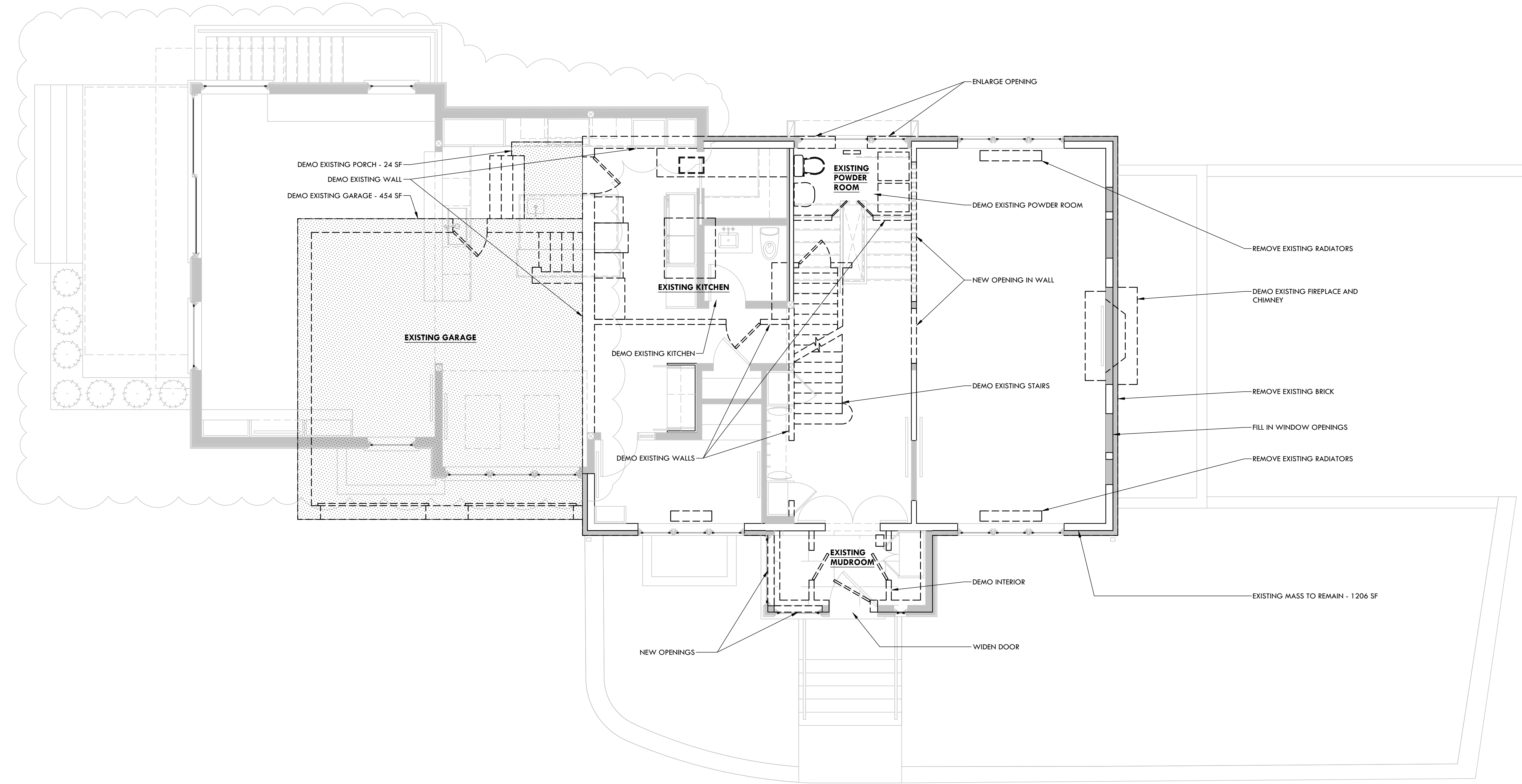
### GENERAL NOTE

PROPOSED WORK SCREENED FOR REFERENCE; SEE PROPOSED FLOOR PLANS FOR MORE INFORMATION.

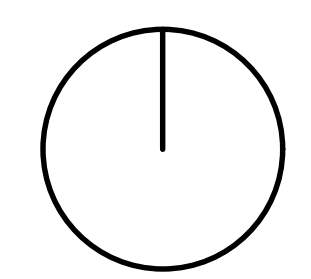
### LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS
- HATCH INDICATES EXISTING AREAS NOT AFFECTED OR INCLUDED IN CONSTRUCTION
- ITEM FOR DEMOLITION

PENDING BZA APPROVAL /  
LEGAL CLARIFICATION



FOLEY FIORE ARCHITECTURE



DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted

Title:  
First Floor Demolition  
Plan  
Sheet:  
AD101

## 1 FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

### DEMOLITION CHART

01 April 2024  
 2 Parkway Terrace  
 Cambridge MA 02138  
 DISTRICT A-2  
 Lot size (6000 required) 8742  
 Demolition Trigger 25%

	Existing SF	Demo SF	Existing Volume	Demo Volume
Basement	1002	0		
Garage (First Floor)	455	455		
First Floor	1230	24		
Second Floor	1354	220		
Third Floor	530	0		
<b>TOTAL</b>	<b>4571</b>	<b>699</b>	<b>40102.00</b>	<b>7195.00</b>
<b>PERCENT</b>		<b>15.29%</b>		<b>17.94%</b>

Greyed Items are exempt from FAR

### GENERAL DEMOLITION NOTES

1. PROTECT ALL AFFECTED AREAS FROM WEATHER THROUGHOUT CONSTRUCTION.
2. PROTECT ADJOINING AREAS FROM CONSTRUCTION DEBRIS, DUST, ETC.
3. SAVE ALL DOORS, WINDOWS, CABINERY, AND PLUMBING FIXTURES FOR POSSIBLE RE-USE. CONSULT OWNER PRIOR TO DEMOLITION TO COORDINATE ITEMS INTENDED FOR RE-USE.

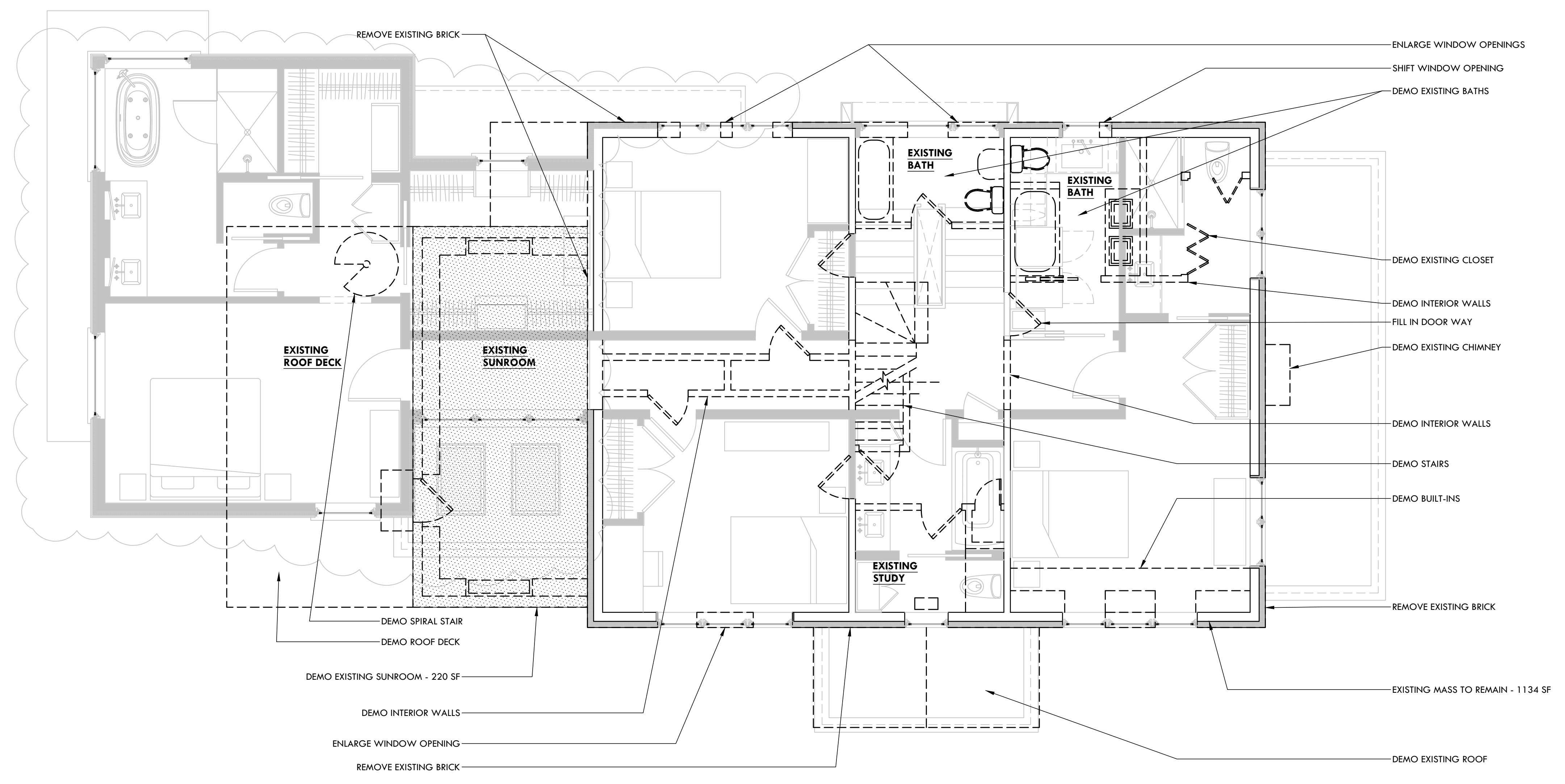
### GENERAL NOTE

PROPOSED WORK SCREENED FOR REFERENCE; SEE PROPOSED FLOOR PLANS FOR MORE INFORMATION.

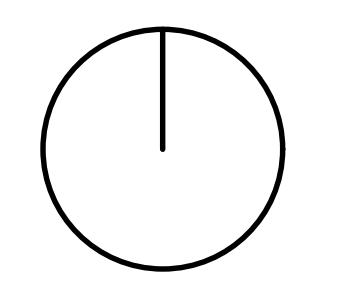
### LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS
- HATCH INDICATES EXISTING AREAS NOT AFFECTED OR INCLUDED IN CONSTRUCTION
- ITEM FOR DEMOLITION

PENDING BZA APPROVAL /  
 LEGAL CLARIFICATION



FOLEY FIORE ARCHITECTURE



DEVITRE-SHAEFI  
 RESIDENCE

2 PARKWAY TERRACE,  
 CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
 03/06/2024 PERMIT REV 1  
 04/02/2024 PERMIT REV 2  
 04/05/2024 PERMIT REV 3  
 04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
 CLARIFICATION

Scale:  
 As Noted  
 Title:  
 Second Floor Demolition  
 Plan  
 Sheet:  
**AD102**

### DEMOLITION CHART

01 April 2024  
 2 Parkway Terrace  
 Cambridge MA 02138  
 DISTRICT A-2  
 Lot size (6000 required) 8742  
 Demolition Trigger 25%

	Existing SF	Demo SF	Existing Volume	Demo Volume
Basement	1002	0		
Garage (First Floor)	455	455		
First Floor	1230	24		
Second Floor	1354	220		
Third Floor	530	0		
<b>TOTAL</b>	<b>4571</b>	<b>699</b>	<b>40102.00</b>	<b>7195.00</b>
<b>PERCENT</b>		<b>15.29%</b>		<b>17.94%</b>

Greyed Items are exempt from FAR

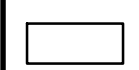
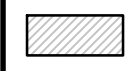

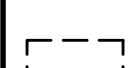
### GENERAL DEMOLITION NOTES

1. PROTECT ALL AFFECTED AREAS FROM WEATHER THROUGHOUT CONSTRUCTION.
2. PROTECT ADJOINING AREAS FROM CONSTRUCTION DEBRIS, DUST, ETC.
3. SAVE ALL DOORS, WINDOWS, CABINERY, AND PLUMBING FIXTURES FOR POSSIBLE RE-USE. CONSULT OWNER PRIOR TO DEMOLITION TO COORDINATE ITEMS INTENDED FOR RE-USE.

### GENERAL NOTE

PROPOSED WORK SCREENED FOR REFERENCE; SEE PROPOSED FLOOR PLANS FOR MORE INFORMATION.

### LEGEND

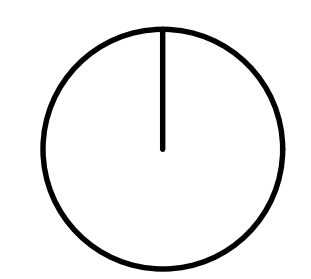
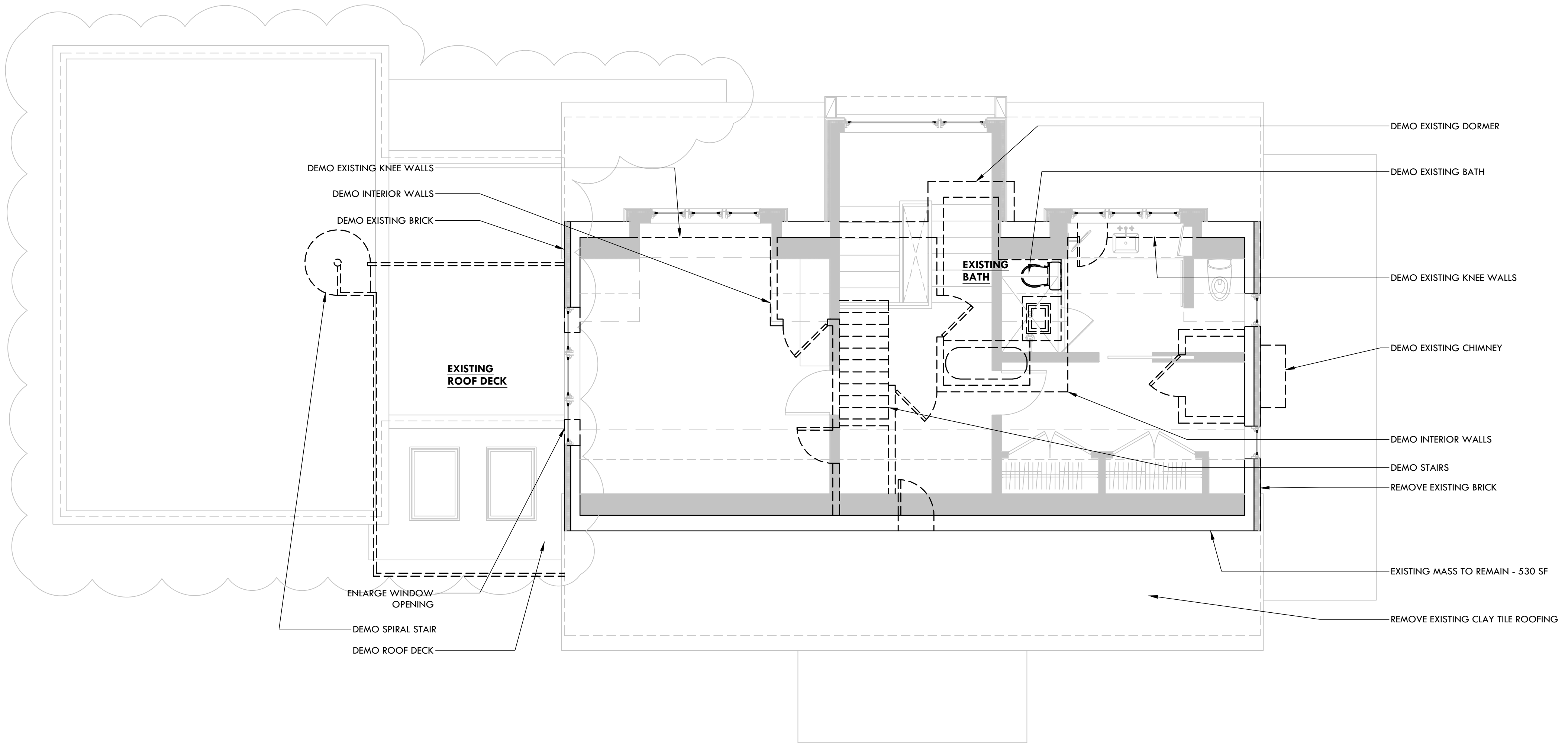
-  EXISTING WALL TO REMAIN
-  NEW WALLS
-  HATCH INDICATES EXISTING AREAS NOT AFFECTED OR INCLUDED IN CONSTRUCTION
-  ITEM FOR DEMOLITION



FOLEY FIORE ARCHITECTURE



PENDING BZA APPROVAL /  
 LEGAL CLARIFICATION



DEVITRE-SHAEFI  
 RESIDENCE

2 PARKWAY TERRACE,  
 CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
 03/06/2024 PERMIT REV 1  
 04/02/2024 PERMIT REV 2  
 04/05/2024 PERMIT REV 3  
 04/09/2024 PERMIT REV 4

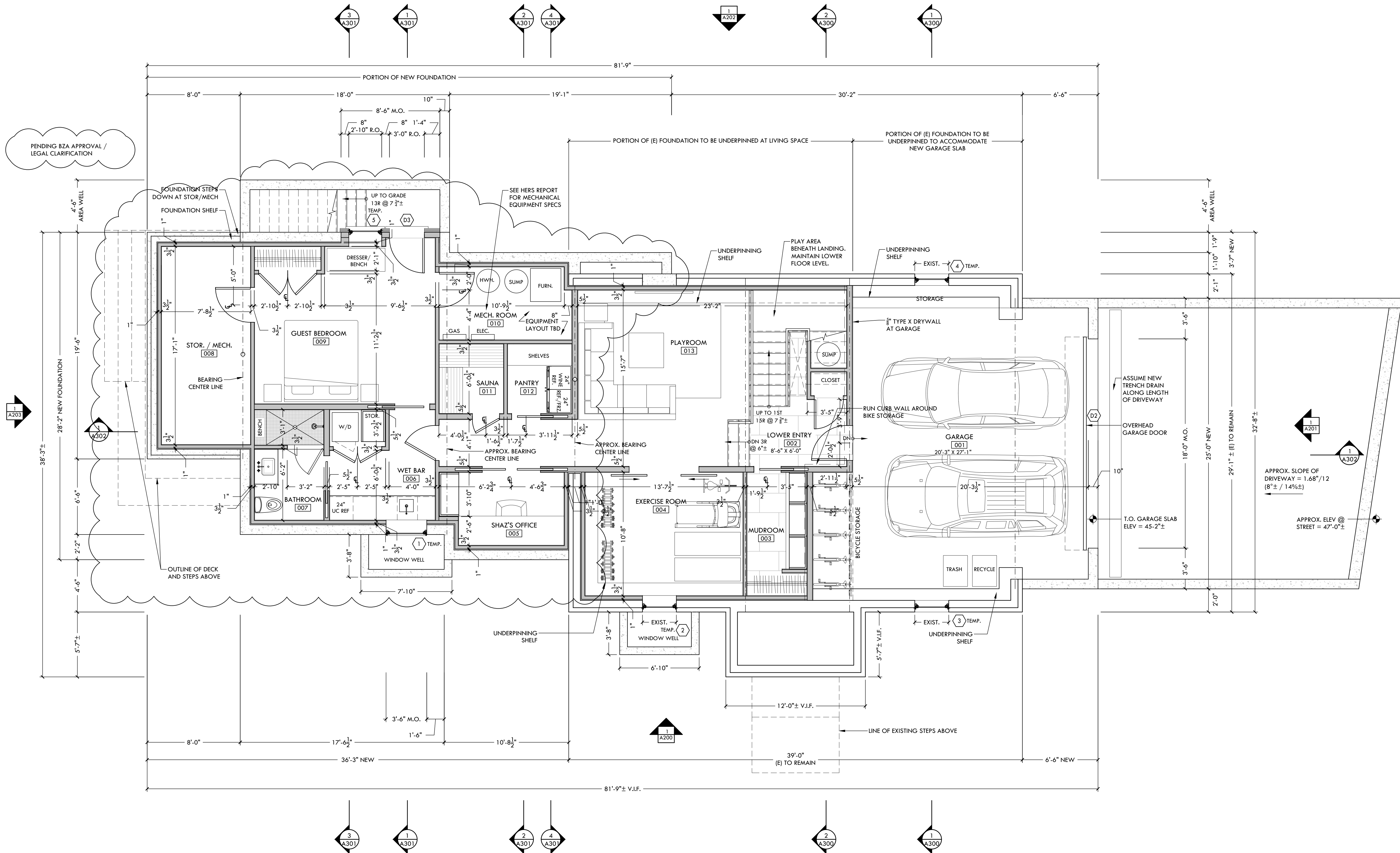
ISSUE FOR PERMIT  
 CLARIFICATION

Scale:  
 As Noted  
 Title:  
 Third Floor Demolition  
 Plan  
 Sheet:  
**AD102**

### 1 THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"





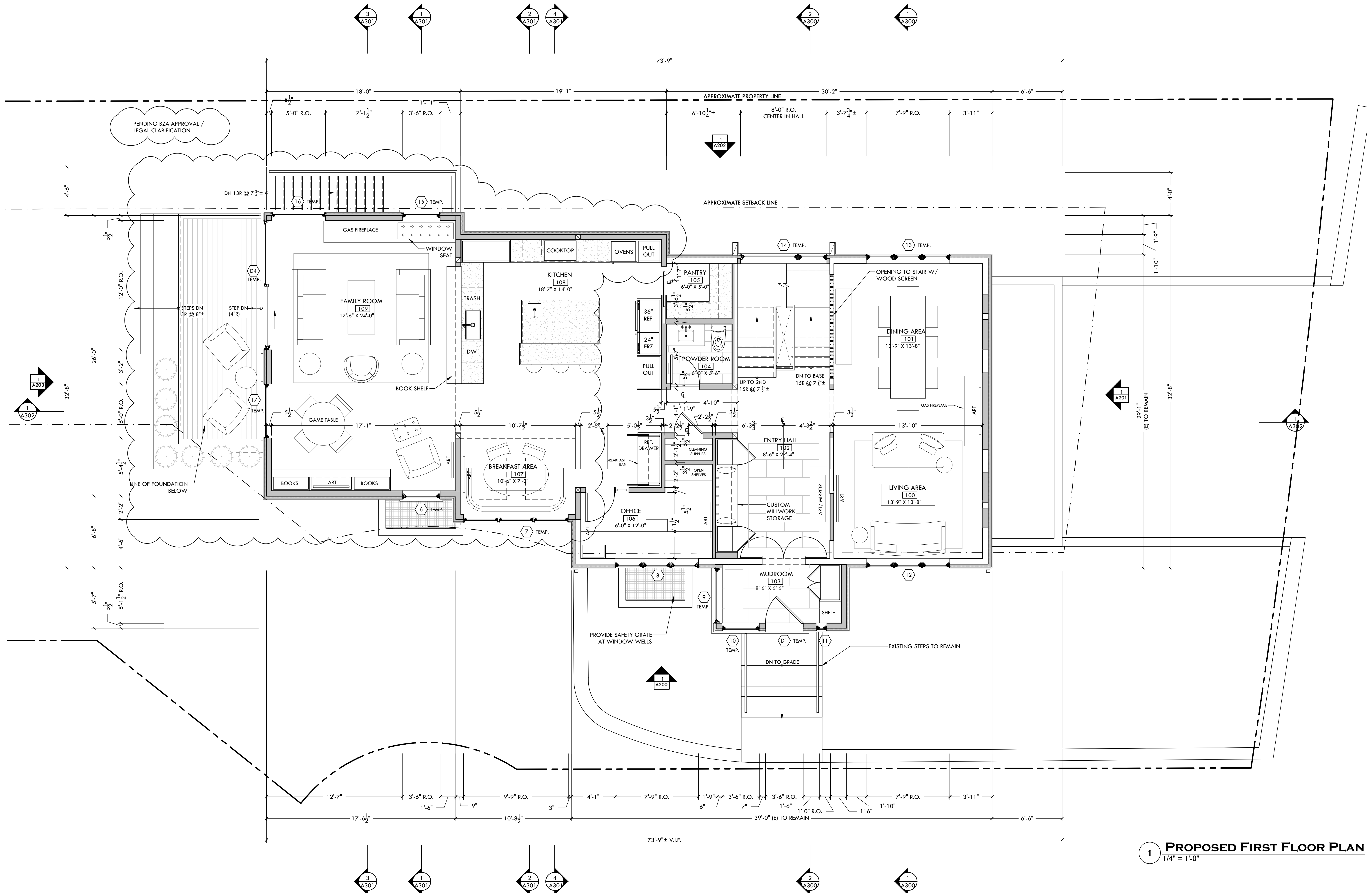
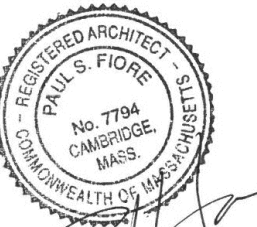
**1** PROPOSED BASEMENT PLAN  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Basement  
Floor Plan  
Sheet:  
**A100**



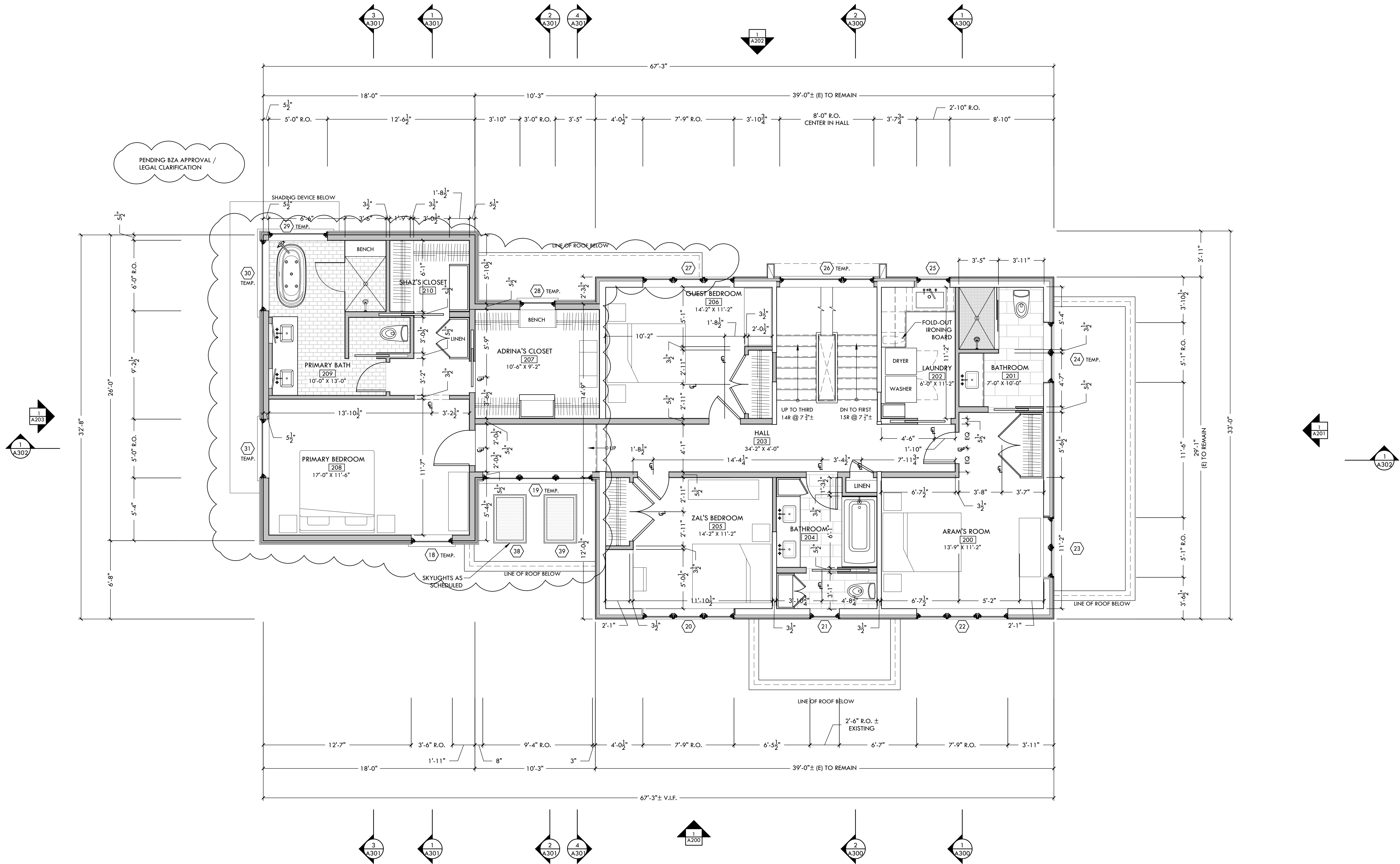
**1 PROPOSED FIRST FLOOR PLAN**  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed First Floor  
Plan  
Sheet:  
**A101**



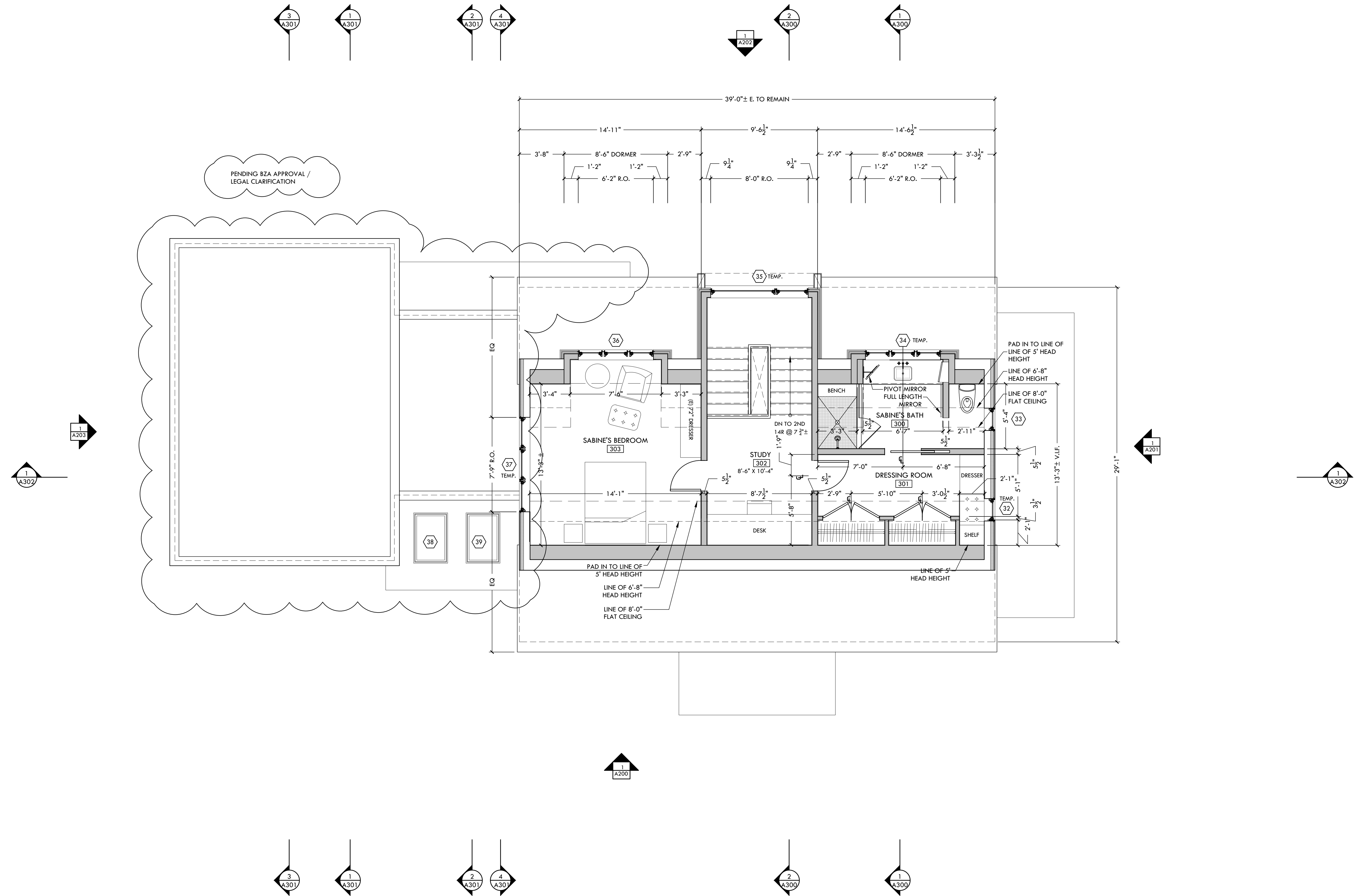
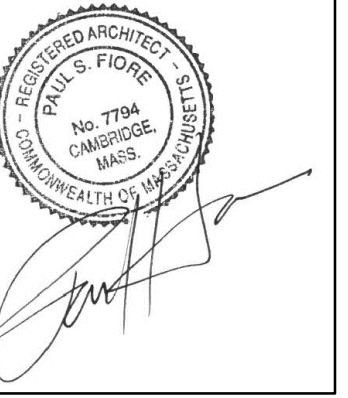
**1 PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

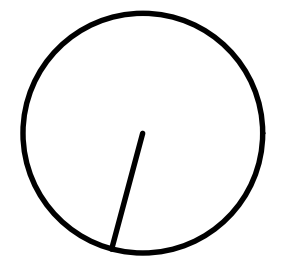
Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Second Floor  
Plan  
Sheet:  
**A102**



PENDING BZA APPROVAL /  
LEGAL CLARIFICATION

**1** PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



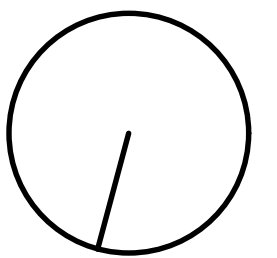
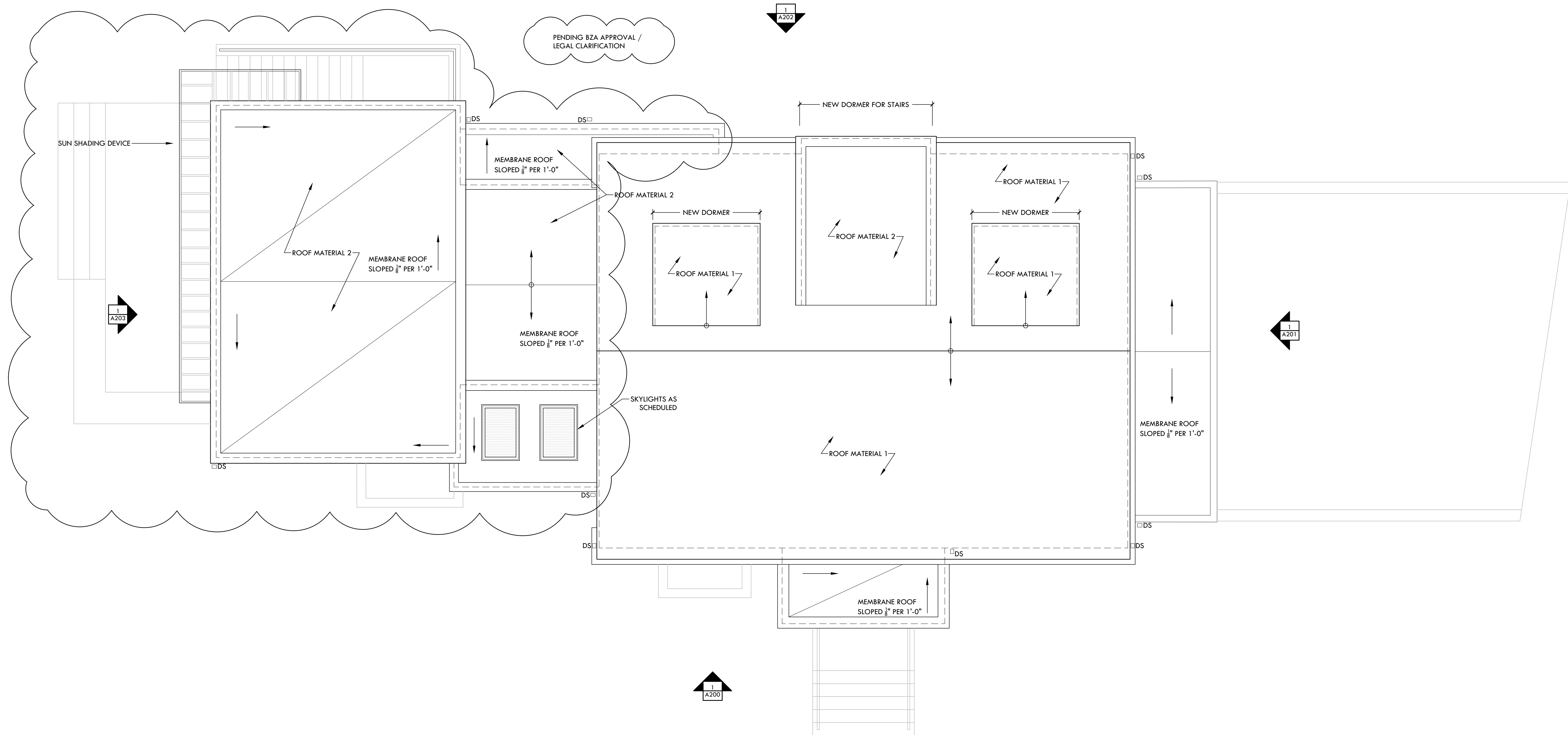
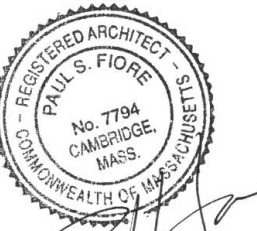
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Third Floor  
Plan  
Sheet:  
**A103**



DEVITRE-SHAEFI RESIDENCE

2 PARKWAY TERRACE, CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
 03/06/2024 PERMIT REV 1  
 04/02/2024 PERMIT REV 2  
 04/05/2024 PERMIT REV 3  
 04/09/2024 PERMIT REV 4

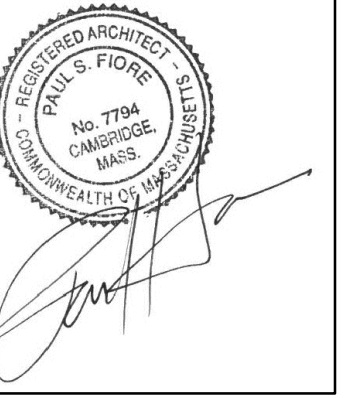
ISSUE FOR PERMIT CLARIFICATION

Scale: As Noted

Title: Proposed Roof Plan

Sheet: A104

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



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

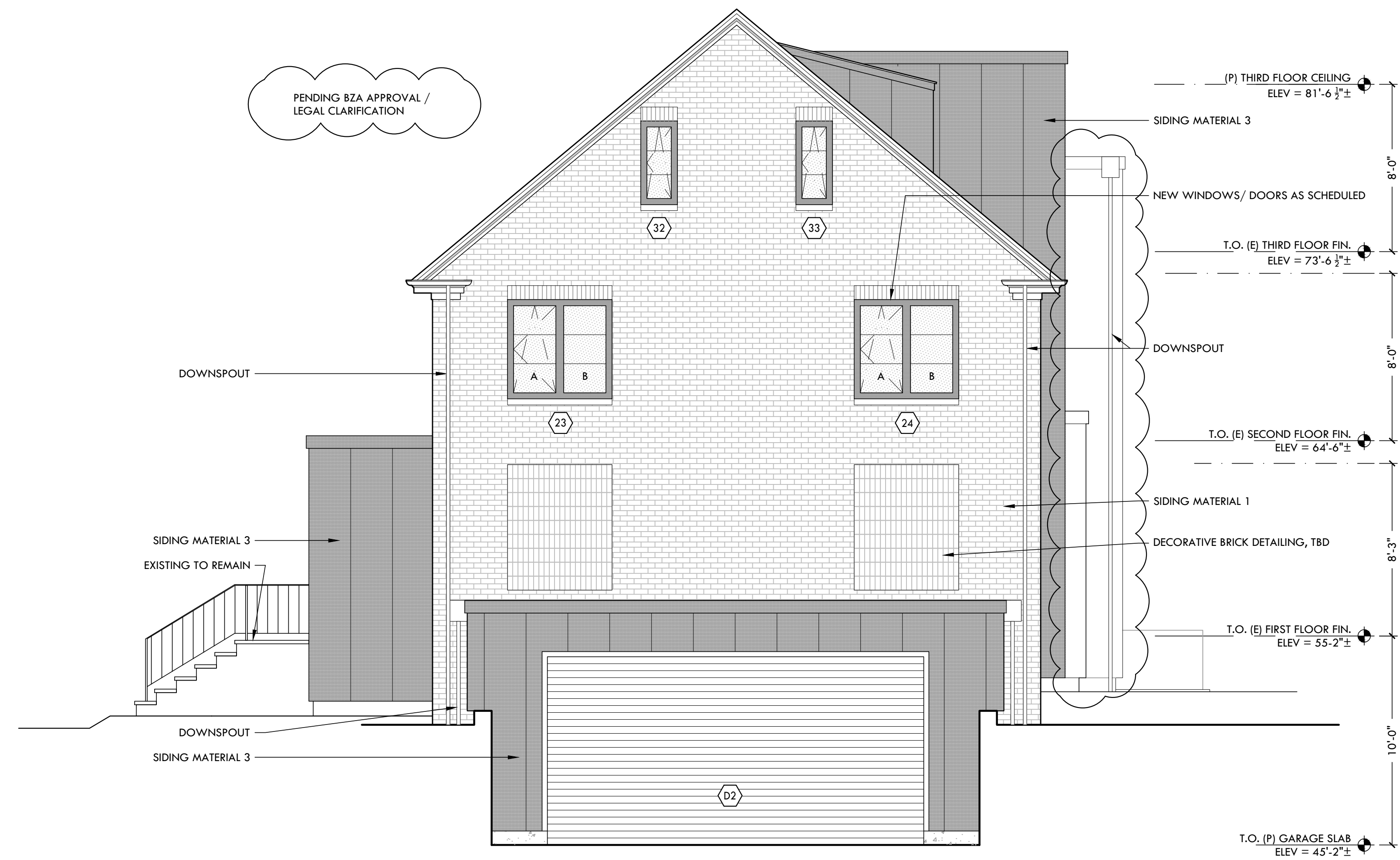
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Elevations  
Sheet:  
A200



**1 PROPOSED WEST ELEVATION**  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Elevations  
Sheet:  
**A201**



1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Elevations  
Sheet:  
A202





1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

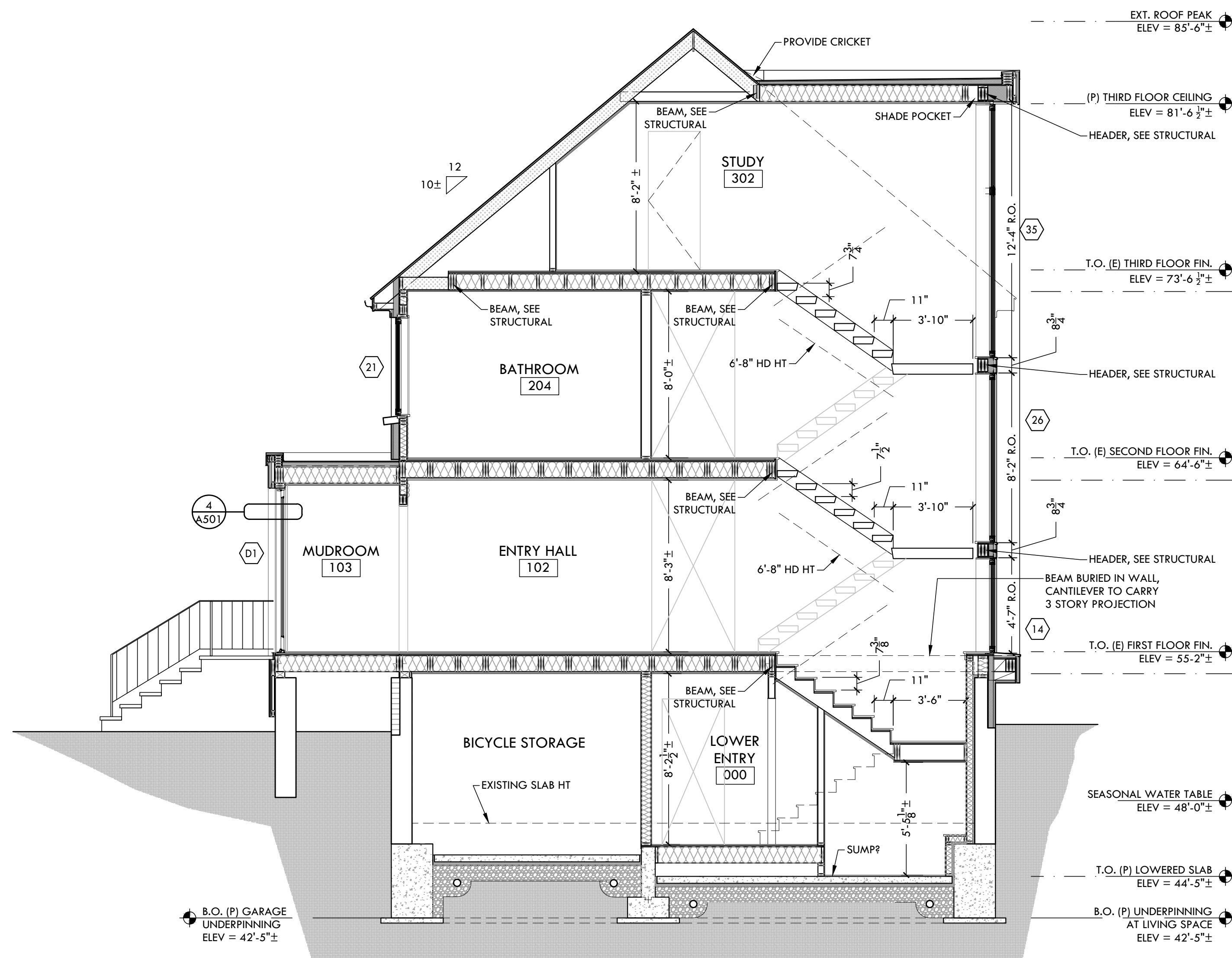
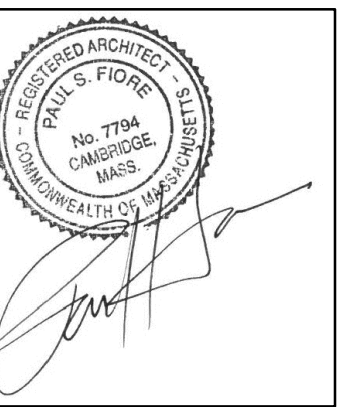
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

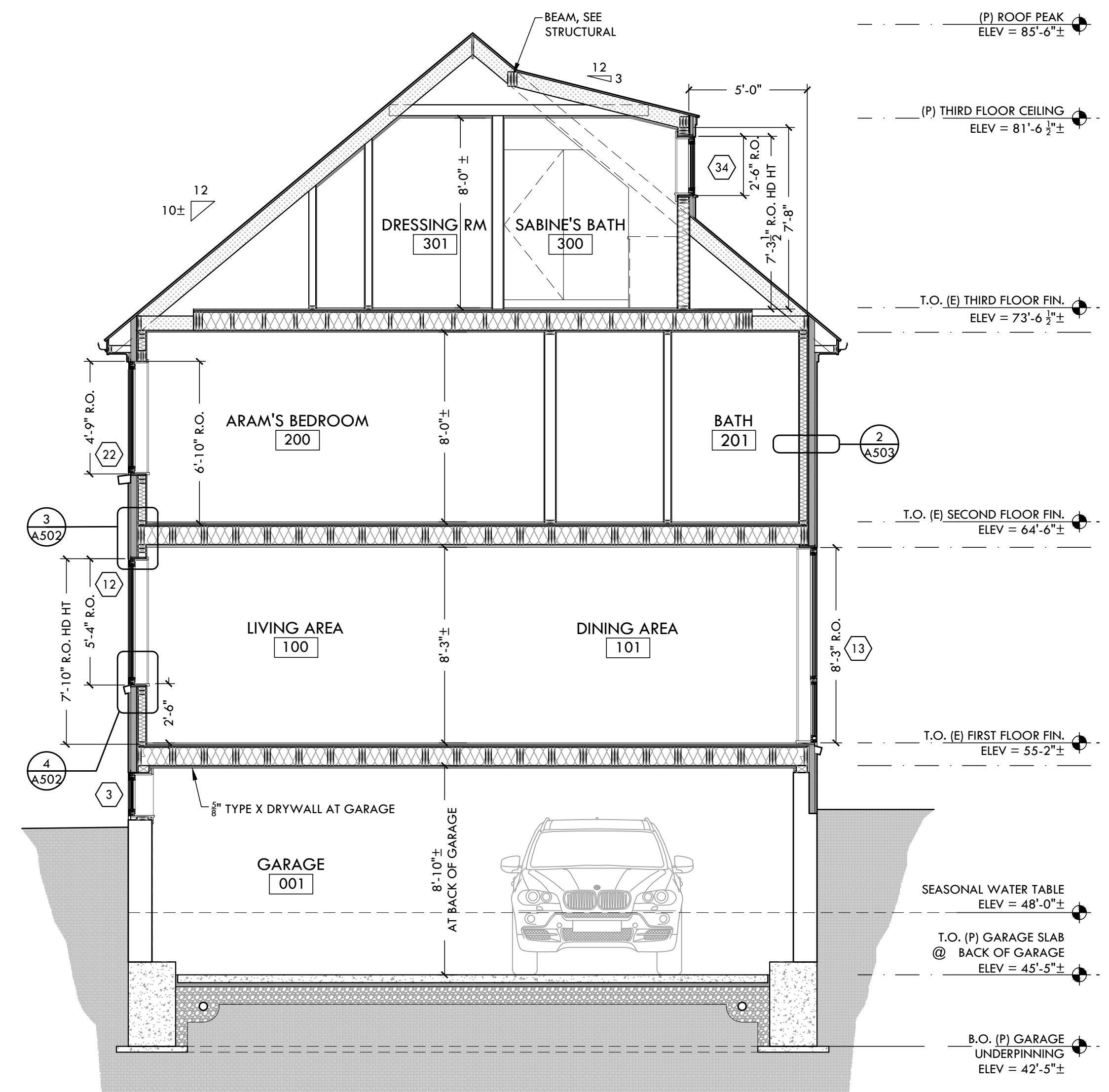
Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Elevations  
Sheet:  
A203



2 BUILDING SECTION AT STAIR  
1/4" = 1'-0"



1 BUILDING SECTION AT NEW DORMERS  
1/4" = 1'-0"

**SECTION BUILD-UP KEY:**

REFER TO HERS REPORT FOR BUILDING PERFORMANCE SUMMARY

- |  |   |
|--|---|
| <p><b>1 - ROOFING MATERIAL 1; R-41</b></p> <ul style="list-style-type: none"> <li>-ASPHALT SHINGLE</li> <li>-GRACE ICE AND WATER SHIELD/ROOFING PAPER AS REQ.</li> <li>-5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL</li> <li>-INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT</li> <li>-ROOF RAFTERS, SEE STRUCTURAL</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> </ul> <p><b>2 - ROOFING MATERIAL 2; R-41</b></p> <ul style="list-style-type: none"> <li>-EDPM ROOFING MEMBRANE</li> <li>-COVER BOARD</li> <li>-RIGID INSULATION, TAPERED TO DRAIN AS REQ., R-5+</li> <li>-WATER &amp; AIR BARRIER</li> <li>-5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL</li> <li>-INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT</li> <li>-ROOF RAFTERS (SEE STRUCT.)</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> </ul> <p><b>3 - FLOOR SYSTEM; R-30</b></p> <ul style="list-style-type: none"> <li>-FINISH FLOOR AS REQ.</li> <li>-3/4" T&amp;G ADVANTECH</li> <li>-FLOOR JOISTS (SEE STRUCTURAL)</li> <li>-SOUND INSULATION (SPEC. TBD)</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> <li>(FOAM INSULATION MIN. R-30 @ LIVING AREA OVER GARAGE)</li> </ul> <p><b>4 - NEW FOUNDATION WALLS; R-20</b></p> <ul style="list-style-type: none"> <li>-FOUNDATION FLASHING AND DAMP PROOFING</li> <li>-FOUNDATION WALL AS SPECIFIED (SEE STRUCT.)</li> <li>-1" AIR SPACE</li> <li>-2X4 FRAMING WITH 3" HDF INSULATION, R-20, SEE HERS REPORT</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul> | <p><b>5 - BASEMENT FLOOR; R-10</b></p> <ul style="list-style-type: none"> <li>-FINISH FLOOR AS REQ. TBD</li> <li>-SLAB WITH REINFORCING SEE STRUCTURALS</li> <li>-VAPOR BARRIER</li> <li>-2" RIGID INSULATION, R-10</li> </ul> <p><b>6 - EXTERIOR WALL - MATERIAL 1</b></p> <ul style="list-style-type: none"> <li>-THIN BRICK VENEER, SET IN MORTAR BED</li> <li>-SPEEDY MASON PANEL</li> <li>-DRAINAGE MAT</li> <li>-3" RIGID INSULATION, R-5+, SEE HERS REPORT</li> <li>-SOLITEX MENTO 1000 MEMBRANE AIR &amp; WATER BARRIER</li> <li>-EXISTING SHEATHING, SEE STRUCTURAL</li> <li>-EXISTING 2X4 FRAMING W/ MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT</li> <li>-INSULATION AT RIM JOIST (MIN. R-21)</li> <li>-INTELLO PLUS MEMBRANE AIR BARRIER &amp; SMART VAPOR RETARDER</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul> <p><b>6 - EXTERIOR WALL - MATERIAL 2 &amp; 3; R-20 &amp; 5ci</b></p> <ul style="list-style-type: none"> <li>-MATERIAL 2 -- VERTICAL BOARDS   MATERIAL 3 -- METAL PANEL</li> <li>-HORIZONTAL STRAPPING</li> <li>-1 1/2" RIGID INSULATION, R-5+, SEE HERS REPORT</li> <li>-SOLITEX MENTO 1000 MEMBRANE AIR &amp; WATER BARRIER</li> <li>-3" CDX PLYWOOD SHEATHING, SEE STRUCTURAL</li> <li>-2X4 FRAMING WITH MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT</li> <li>-INSULATION AT RIM JOIST (MIN. R-21)</li> <li>-INTELLO PLUS MEMBRANE AIR BARRIER &amp; SMART VAPOR RETARDER</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul> |
|--|---|

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Cross Sections

Sheet:  
A300

# SECTION BUILD-UP KEY:

## 1 - ROOFING MATERIAL 1; R-41

- ASPHALT SHINGLE
- GRACE ICE AND WATER SHIELD/ROOFING PAPER AS REQ.
- 5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL
- INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT
- ROOF RAFTERS, SEE STRUCTURAL
- STRAPPING
- GYPSUM BOARD WITH SKIM COAT

## 2 - ROOFING MATERIAL 2; R-41

- EDPM ROOFING MEMBRANE
- COVER BOARD
- RIGID INSULATION, TAPERED TO DRAIN AS REQ., R-5+
- WATER & AIR BARRIER
- 5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL
- INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT
- ROOF RAFTERS (SEE STRUCT.)
- STRAPPING
- GYPSUM BOARD WITH SKIM COAT

## 3 - FLOOR SYSTEM; R-30

- FINISH FLOOR AS REQ.
- 3/4" T&G ADVANTECH
- FLOOR JOISTS (SEE STRUCTURAL)
- SOUND INSULATION (SPEC. TBD)
- STRAPPING
- GYPSUM BOARD WITH SKIM COAT (FOAM INSULATION MIN. R-30 @ LIVING AREA OVER GARAGE)

## 4 - NEW FOUNDATION WALLS; R-20

- FOUNDATION FLASHING AND DAMP PROOFING
- FOUNDATION WALL AS SPECIFIED (SEE STRUCT.)
- 1" AIR SPACE
- 2X4 FRAMING WITH 3" HDF INSULATION, R-20, SEE HERS REPORT
- GYPSUM WALL BOARD WITH SKIM COAT

## 5 - BASEMENT FLOOR; R-10

- FINISH FLOOR AS REQ. TBD
- SLAB WITH REINFORCING SEE STRUCTURALS
- VAPOR BARRIER
- 2" RIGID INSULATION, R-10

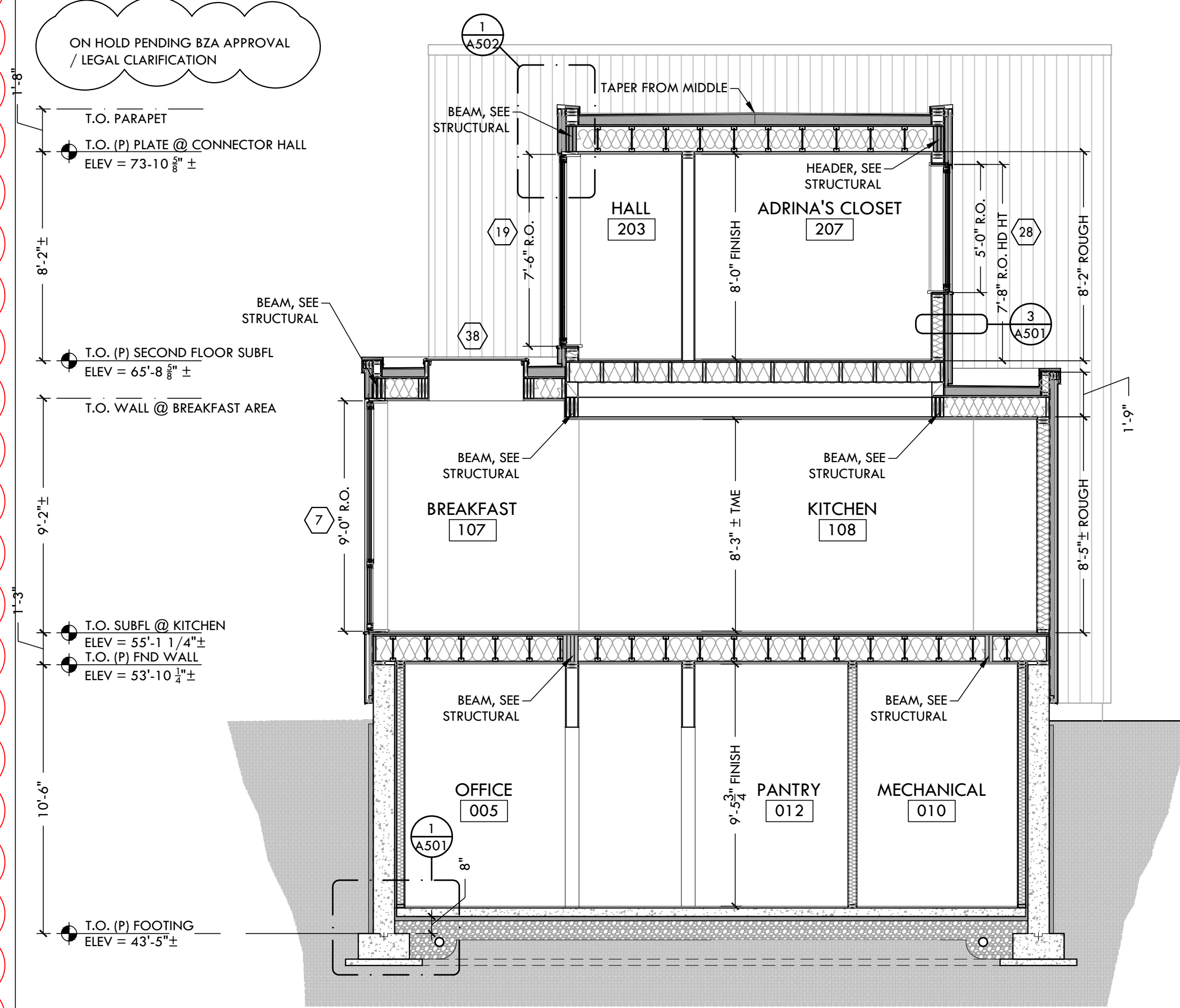
## 6 - EXTERIOR WALL - MATERIAL 1

- THIN BRICK VENEER, SET IN MORTAR BED
- SPEEDY MASON PANEL
- DRAINAGE MAT
- 3" RIGID INSULATION, R-5+, SEE HERS REPORT
- SOLITEX MENTO 1000 MEMBRANE AIR & WATER BARRIER
- EXISTING SHEATHING, SEE STRUCTURAL
- EXISTING 2X4 FRAMING W/ MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT
- INSULATION AT RIM JOIST (MIN. R-21)
- INTELO PLUS MEMBRANE AIR BARRIER & SMART VAPOR RETARDER
- GYPSUM WALL BOARD WITH SKIM COAT

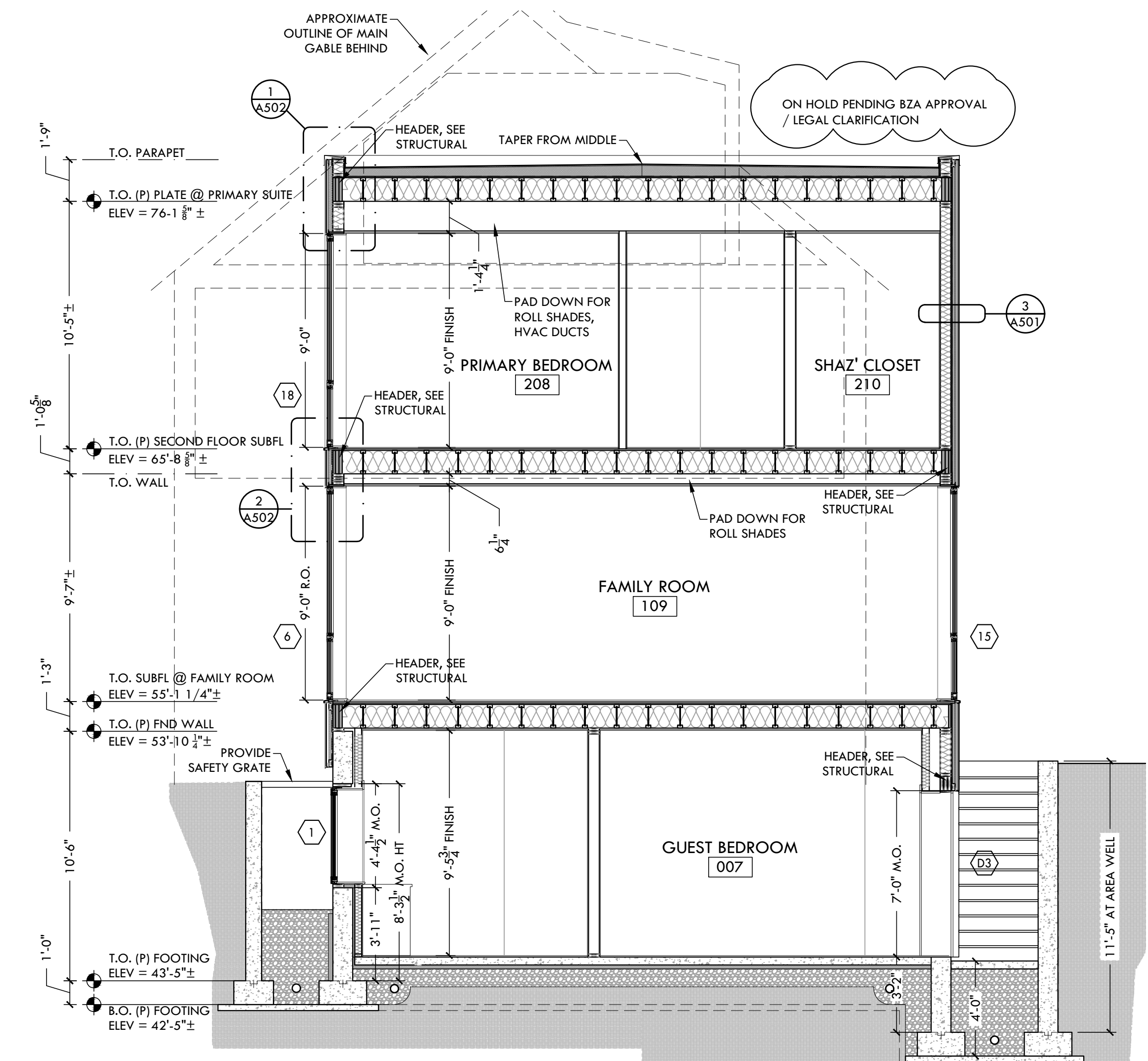
## 6 - EXTERIOR WALL - MATERIAL 2 & 3; R-20 & 5ci

- MATERIAL 2 -- VERTICAL BOARDS || MATERIAL 3 -- METAL PANEL
- HORIZONTAL STRAPPING
- 1 1/2" RIGID INSULATION, R-5+, SEE HERS REPORT
- SOLITEX MENTO 1000 MEMBRANE AIR & WATER BARRIER
- 3/4" CDX PLYWOOD SHEATHING, SEE STRUCTURAL
- 2X6 FRAMING WITH MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT
- INSULATION AT RIM JOIST (MIN. R-21)
- INTELO PLUS MEMBRANE AIR BARRIER & SMART VAPOR RETARDER
- GYPSUM WALL BOARD WITH SKIM COAT

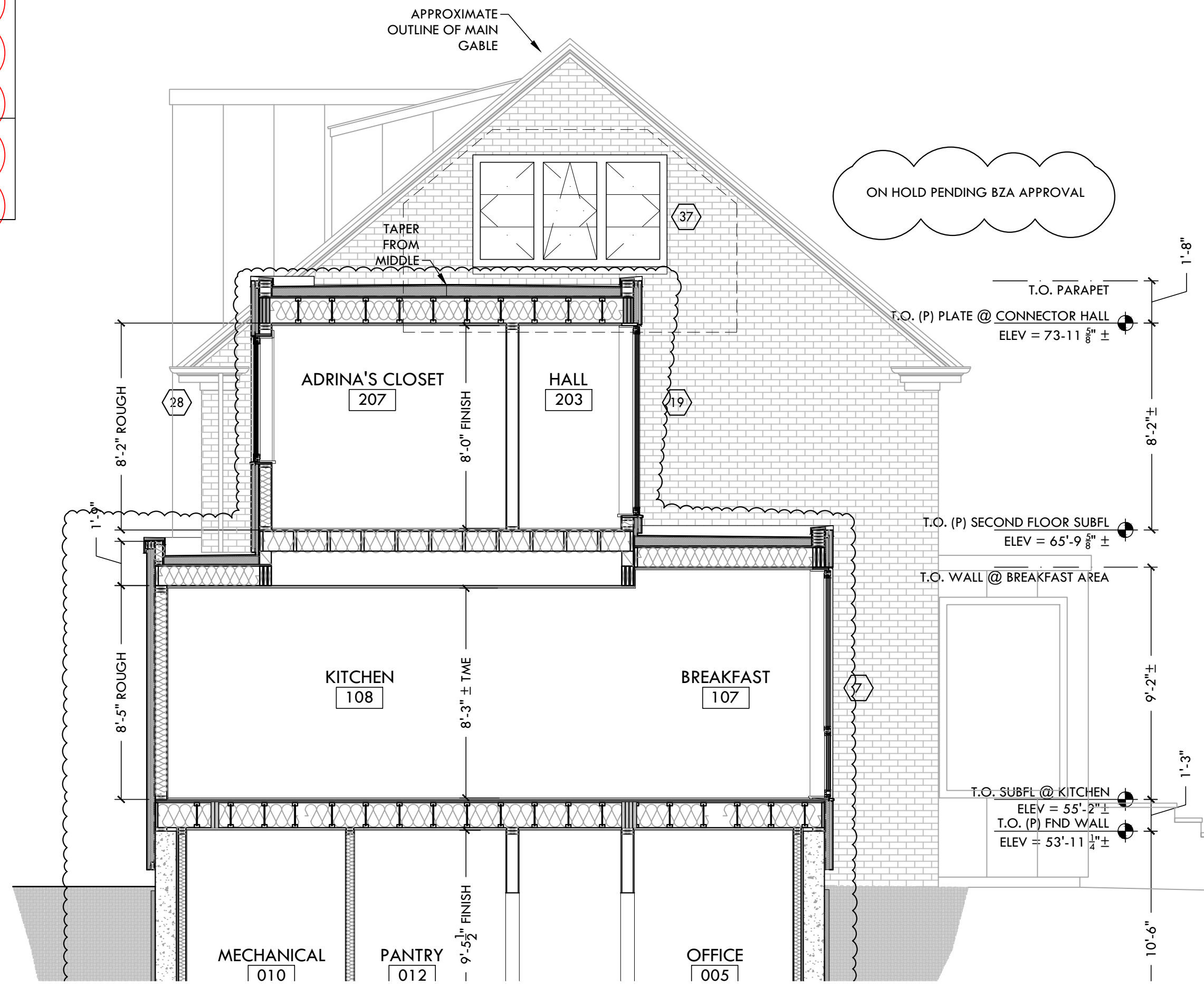
REFER TO HERS REPORT FOR BUILDING PERFORMANCE SUMMARY



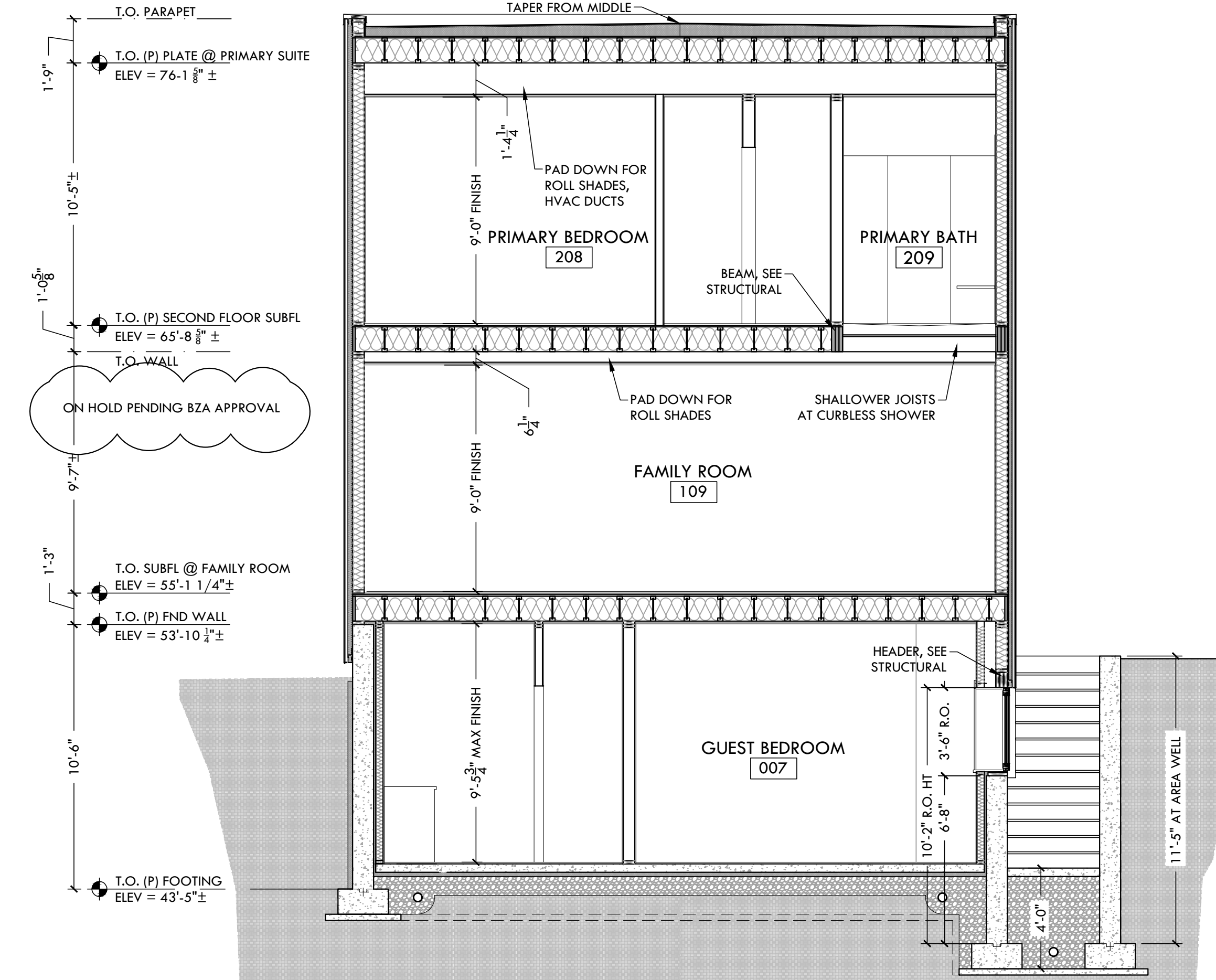
2 BUILDING SECTION AT CONNECTOR HALL  
1/4" = 1'-0"



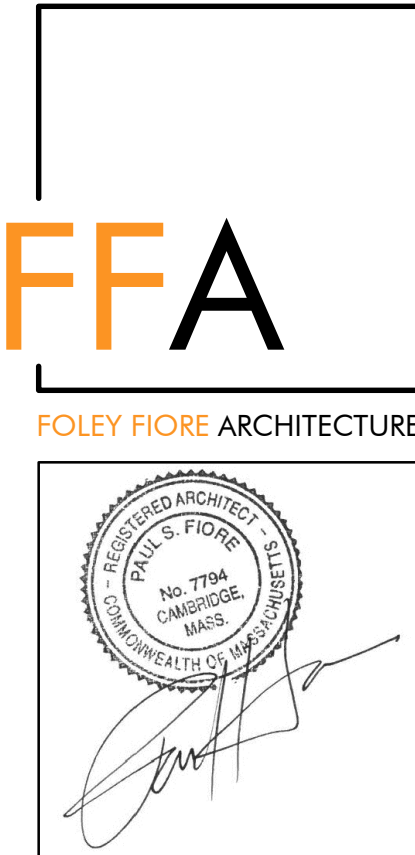
1 BUILDING SECTION AT PRIMARY SUITE  
1/4" = 1'-0"



4 PARTIAL SECTION AT CONNECTOR HALL  
1/4" = 1'-0"



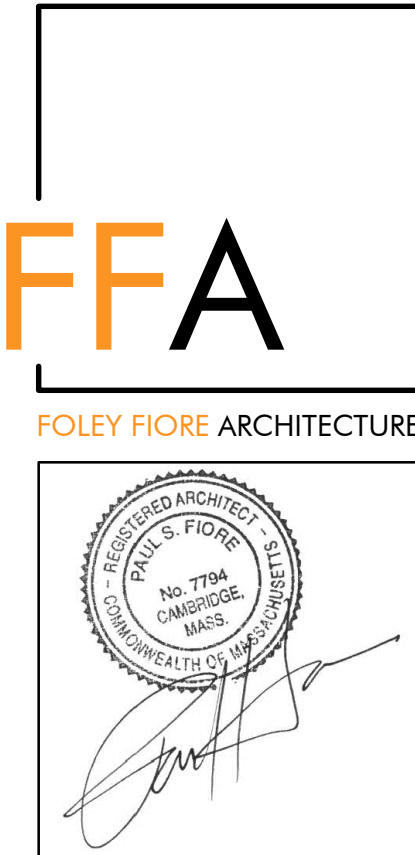
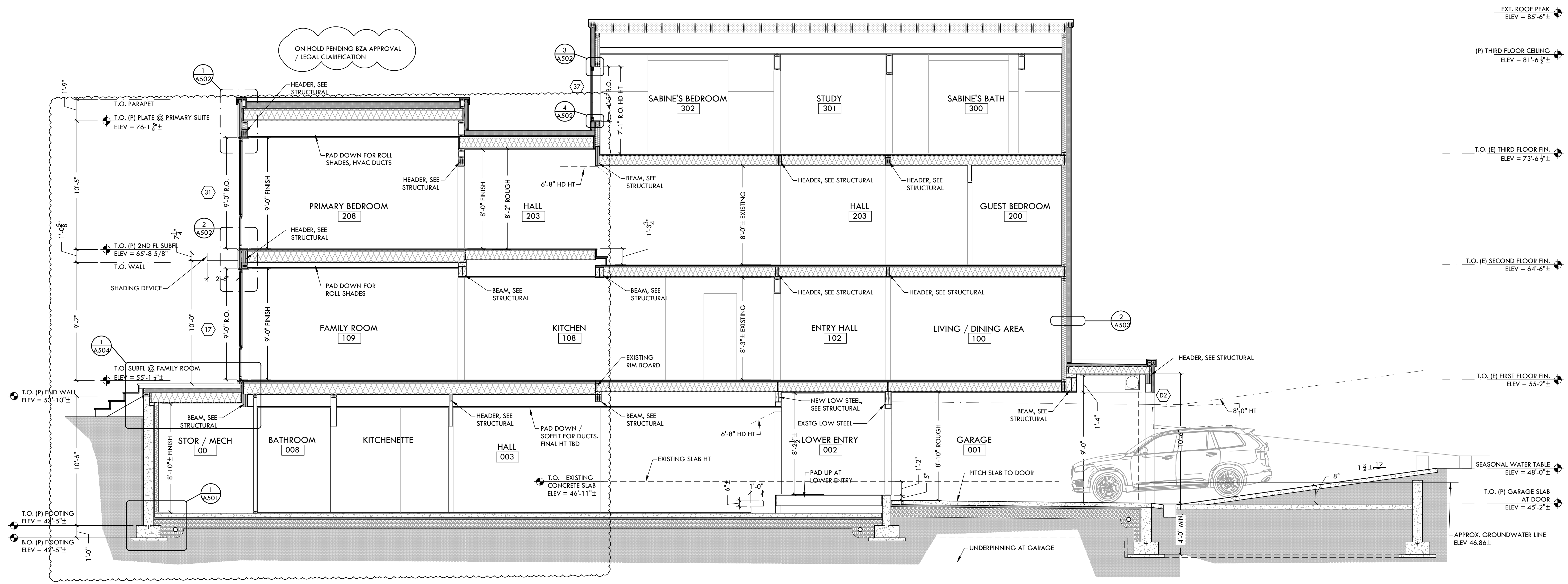
3 BUILDING SECTION AT CURBLESS SHOWER  
1/4" = 1'-0"



DEVITRE-SHAEFI RESIDENCE  
2 PARKWAY TERRACE, CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT CLARIFICATION

Scale: As Noted  
Title: Proposed Cross Sections  
Sheet: A301



**1 BUILDING CROSS SECTION**  
1/4" = 1'-0"

SECTION BUILD-UP KEY:		REFER TO HERS REPORT FOR BUILDING PERFORMANCE SUMMARY
<p><b>1 - ROOFING MATERIAL 1; R-41</b></p> <ul style="list-style-type: none"> <li>-ASPHALT SHINGLE</li> <li>-GRACE ICE AND WATER SHIELD/ROOFING PAPER AS REQ.</li> <li>-5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL</li> <li>-INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT</li> <li>-ROOF RAFTERS, SEE STRUCTURAL</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> </ul>	<p><b>5 - BASEMENT FLOOR; R-10</b></p> <ul style="list-style-type: none"> <li>-FINISH FLOOR AS REQ. TBD</li> <li>-SLAB WITH REINFORCING SEE STRUCTURALS</li> <li>-VAPOR BARRIER</li> <li>-2" RIGID INSULATION, R-10</li> </ul>	
<p><b>2 - ROOFING MATERIAL 2; R-41</b></p> <ul style="list-style-type: none"> <li>-EDPM ROOFING MEMBRANE</li> <li>-COVER BOARD</li> <li>-RIGID INSULATION, TAPERED TO DRAIN AS REQ., R-5+</li> <li>-WATER &amp; AIR BARRIER</li> <li>-5/8" ZIP SYSTEM, TAPED SEAMS, SEE STRUCTURAL</li> <li>-INSULATION (MIN. R-41); 2" HDF, 7.5" LDF. SEE HERS REPORT</li> <li>-ROOF RAFTERS (SEE STRUCT.)</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> </ul>	<p><b>6 - EXTERIOR WALL - MATERIAL 1</b></p> <ul style="list-style-type: none"> <li>-THIN BRICK VENEER, SET IN MORTAR BED</li> <li>-SPEEDY MASON PANEL</li> <li>-DRAINAGE MAT</li> <li>-3" RIGID INSULATION, R-5+, SEE HERS REPORT</li> <li>-SOLITEX MENTO 1000 MEMBRANE AIR &amp; WATER BARRIER</li> <li>-EXISTING SHEATHING, SEE STRUCTURAL</li> <li>-EXISTING 2X4 FRAMING W/ MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT</li> <li>-INSULATION AT RIM JOIST (MIN. R-21)</li> <li>-INTELLO PLUS MEMBRANE AIR BARRIER &amp; SMART VAPOR RETARDER</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul>	
<p><b>3 - FLOOR SYSTEM; R-30</b></p> <ul style="list-style-type: none"> <li>-FINISH FLOOR AS REQ.</li> <li>-3/4" T&amp;G ADVANTECH</li> <li>-FLOOR JOISTS (SEE STRUCTURAL)</li> <li>-SOUND INSULATION (SPEC. TBD)</li> <li>-STRAPPING</li> <li>-GYPSUM BOARD WITH SKIM COAT</li> <li>(FOAM INSULATION MIN. R -30 @ LIVING AREA OVER GARAGE)</li> </ul>	<p><b>6 - EXTERIOR WALL - MATERIAL 2 &amp; 3; R-20 &amp; 5ci</b></p> <ul style="list-style-type: none"> <li>-MATERIAL 2 -- VERTICAL BOARDS     MATERIAL 3 -- METAL PANEL</li> <li>-HORIZONTAL STRAPPING</li> <li>-1 1/2" RIGID INSULATION, R-5+, SEE HERS REPORT</li> <li>-SOLITEX MENTO 1000 MEMBRANE AIR &amp; WATER BARRIER</li> <li>-3" CDX PLYWOOD SHEATHING, SEE STRUCTURAL</li> <li>-2X4 FRAMING WITH MINERAL WOOL BATT INSULATION (MIN. R-20), SEE HERS REPORT</li> <li>-INSULATION AT RIM JOIST (MIN. R-21)</li> <li>-INTELLO PLUS MEMBRANE AIR BARRIER &amp; SMART VAPOR RETARDER</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul>	
<p><b>4 - NEW FOUNDATION WALLS; R-20</b></p> <ul style="list-style-type: none"> <li>-FOUNDATION FLASHING AND DAMP PROOFING</li> <li>-FOUNDATION WALL AS SPECIFIED (SEE STRUCT.)</li> <li>-1" AIR SPACE</li> <li>-2X4 FRAMING WITH 3" HDF INSULATION, R-20, SEE HERS REPORT</li> <li>-GYPSUM WALL BOARD WITH SKIM COAT</li> </ul>		

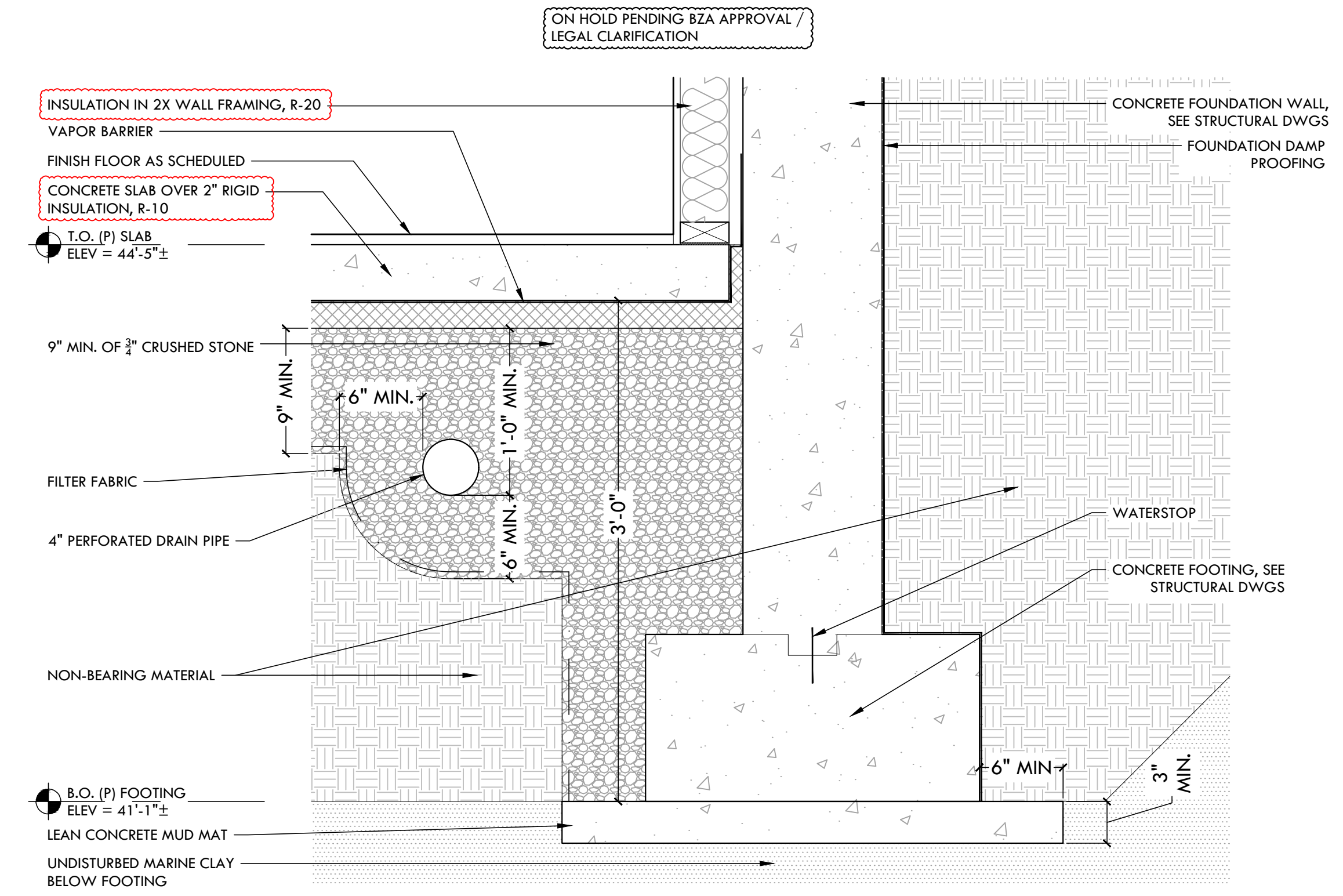
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

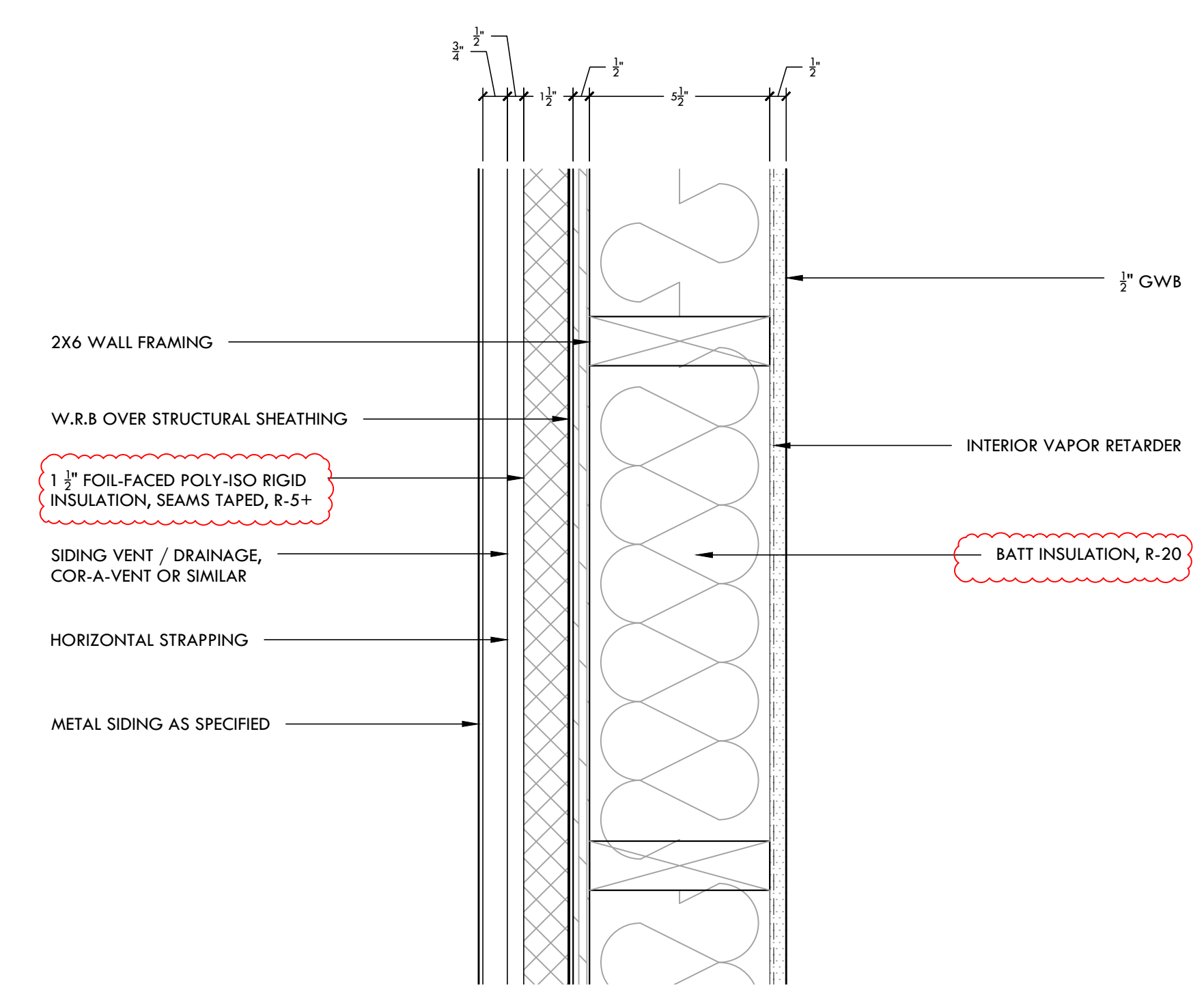
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Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Cross Sections

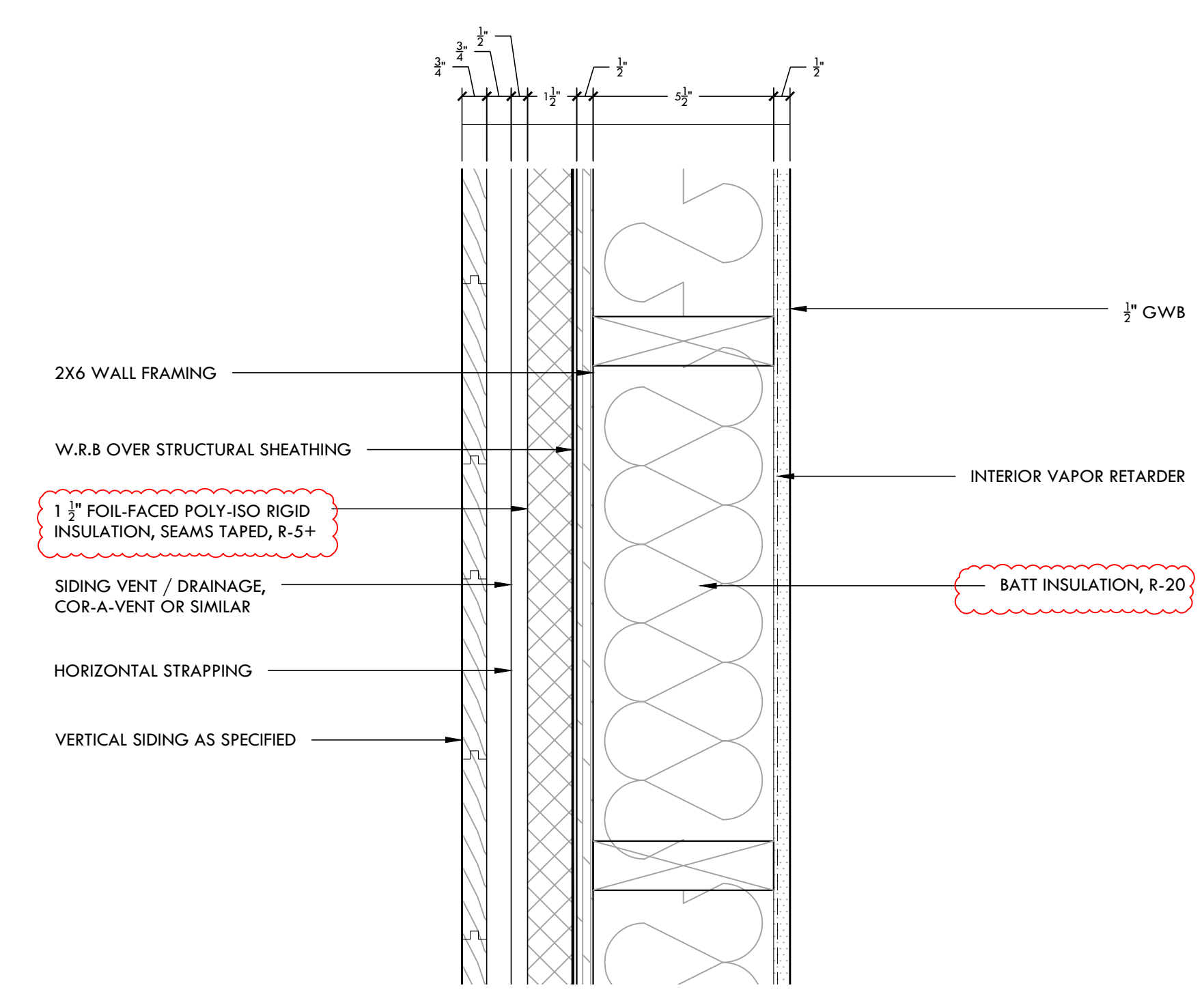
Sheet:  
A302



1 SECTION @ NEW FOUNDATION  
1 1/2" = 1'-0"



4 WALL PLAN SECTION @ MATERIAL 3  
3" = 1'-0"



3 WALL PLAN SECTION @ MATERIAL 2  
3" = 1'-0"

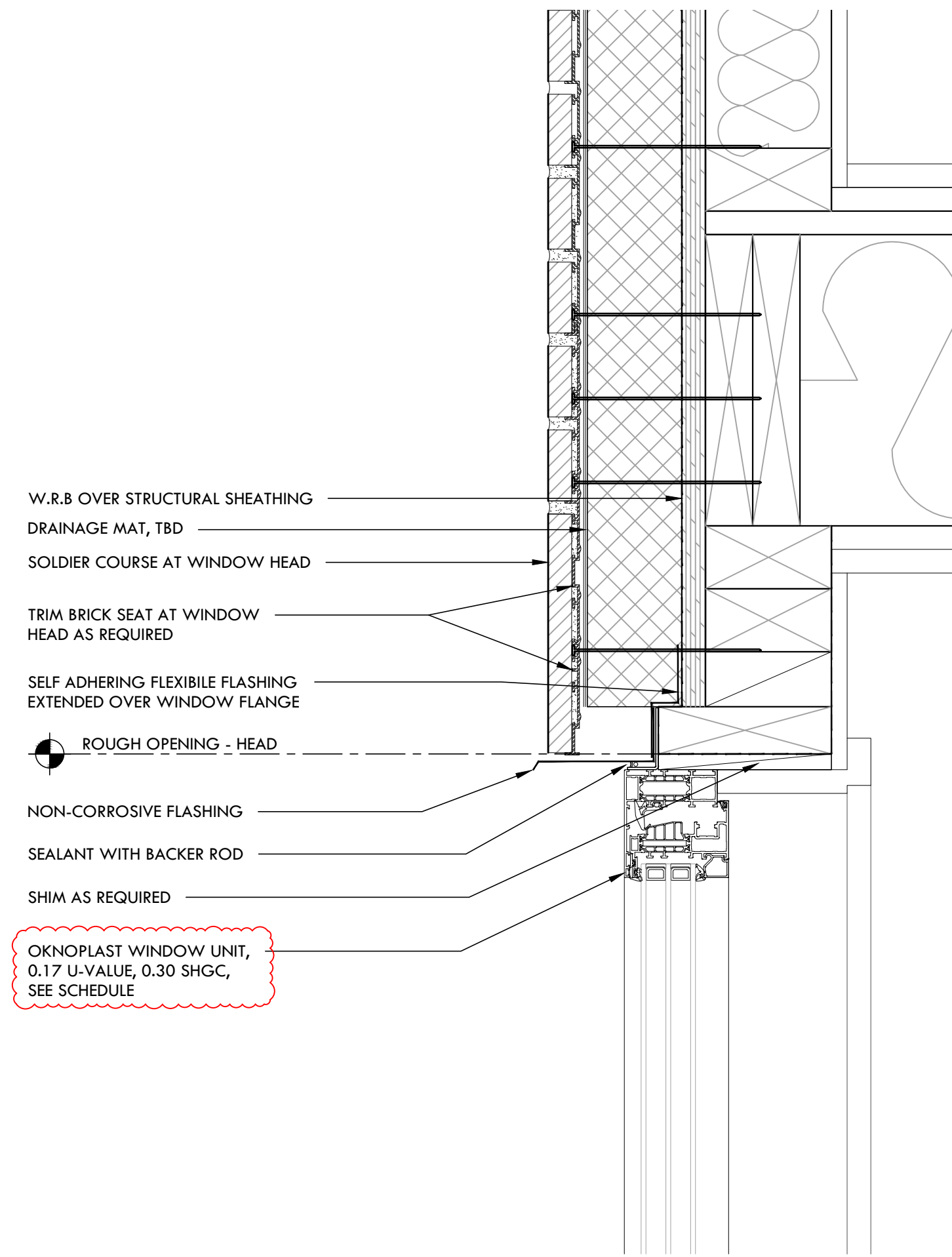
DEVITRE-SHAEFI RESIDENCE

2 PARKWAY TERRACE, CAMBRIDGE, MA 02138

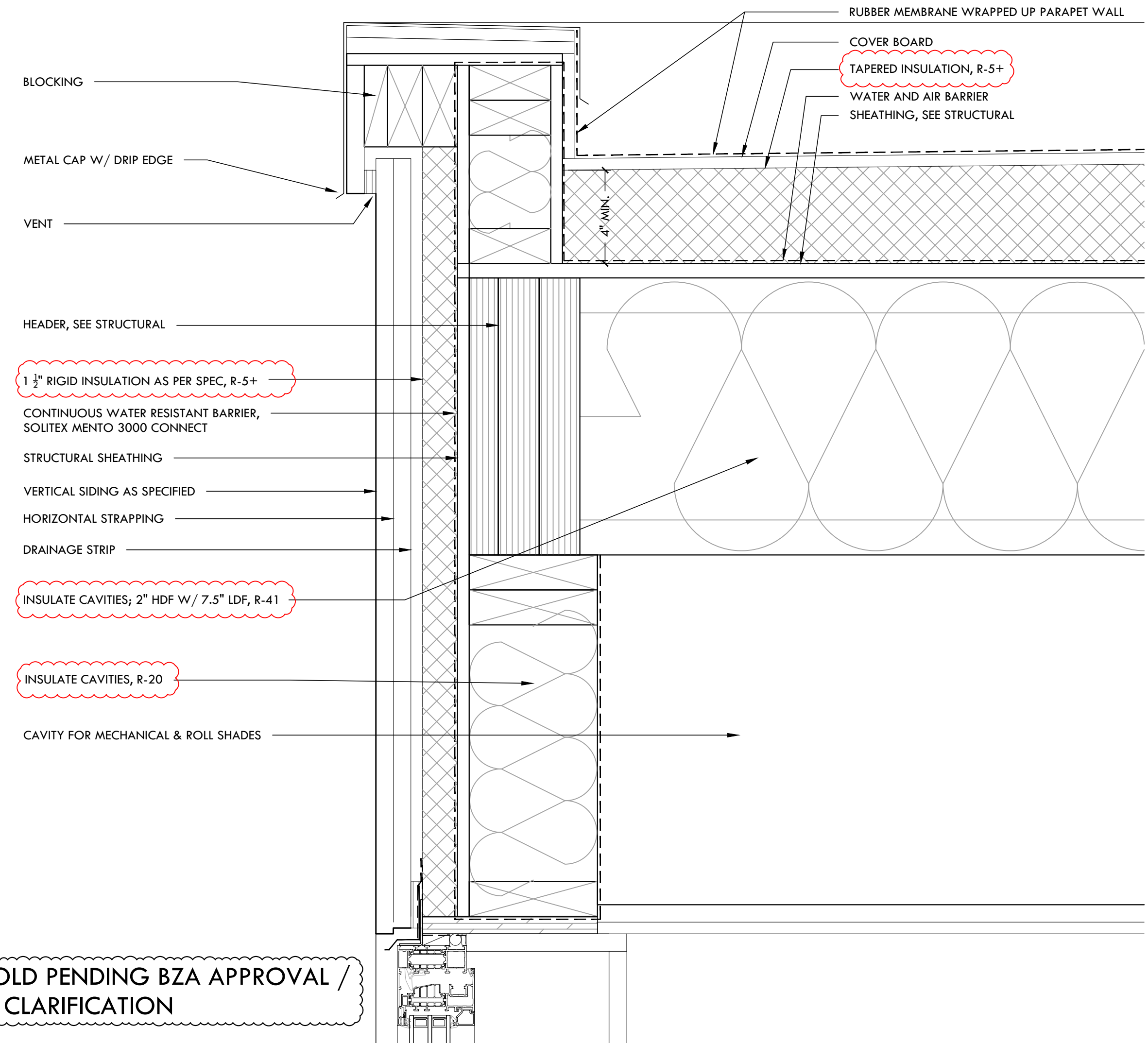
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Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT CLARIFICATION

Scale: As Noted  
Title: Proposed Exterior Details  
Sheet: A501

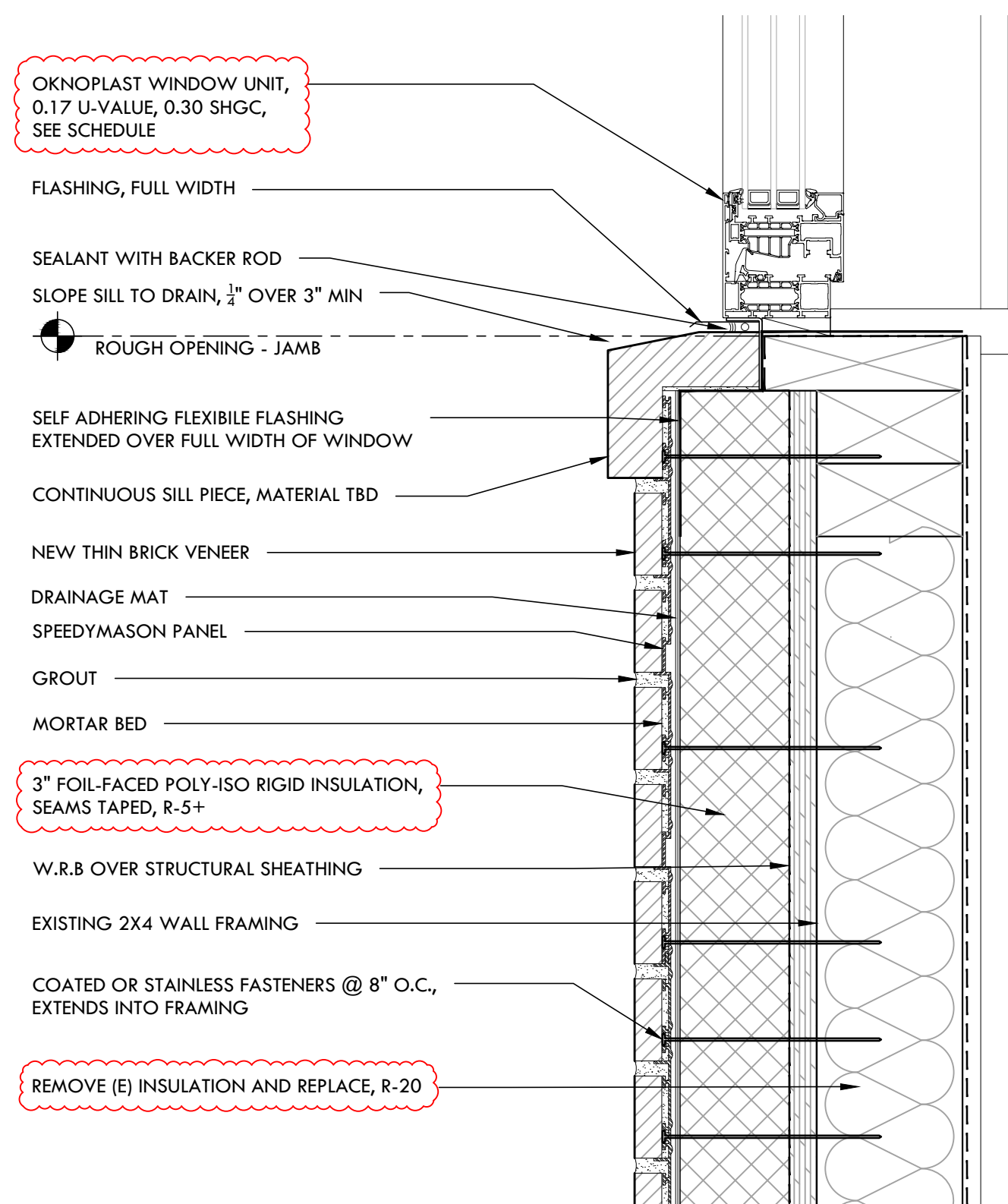


**3 RECESSED WINDOW HEAD @ BRICK**  
3" = 1'-0"

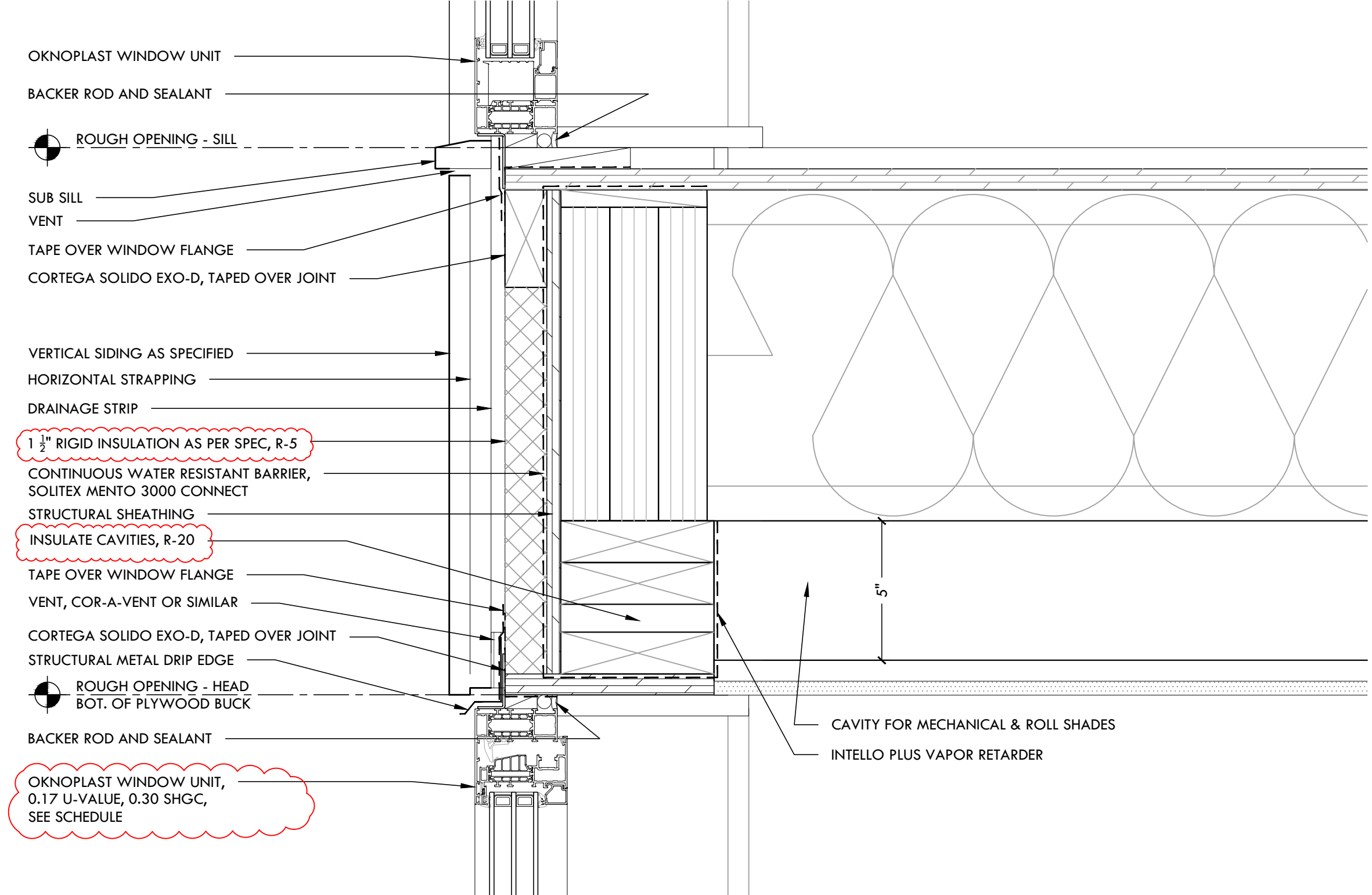


ON HOLD PENDING BZA APPROVAL / LEGAL CLARIFICATION

**1 WALL SECTION @ PARAPET @ PRIMARY SUITE**  
3" = 1'-0"



**4 RECESSED WINDOW SILL @ BRICK**  
3" = 1'-0"



**2 WALL SECTION @ WINDOW SILL AND HEAD**  
3" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
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04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:

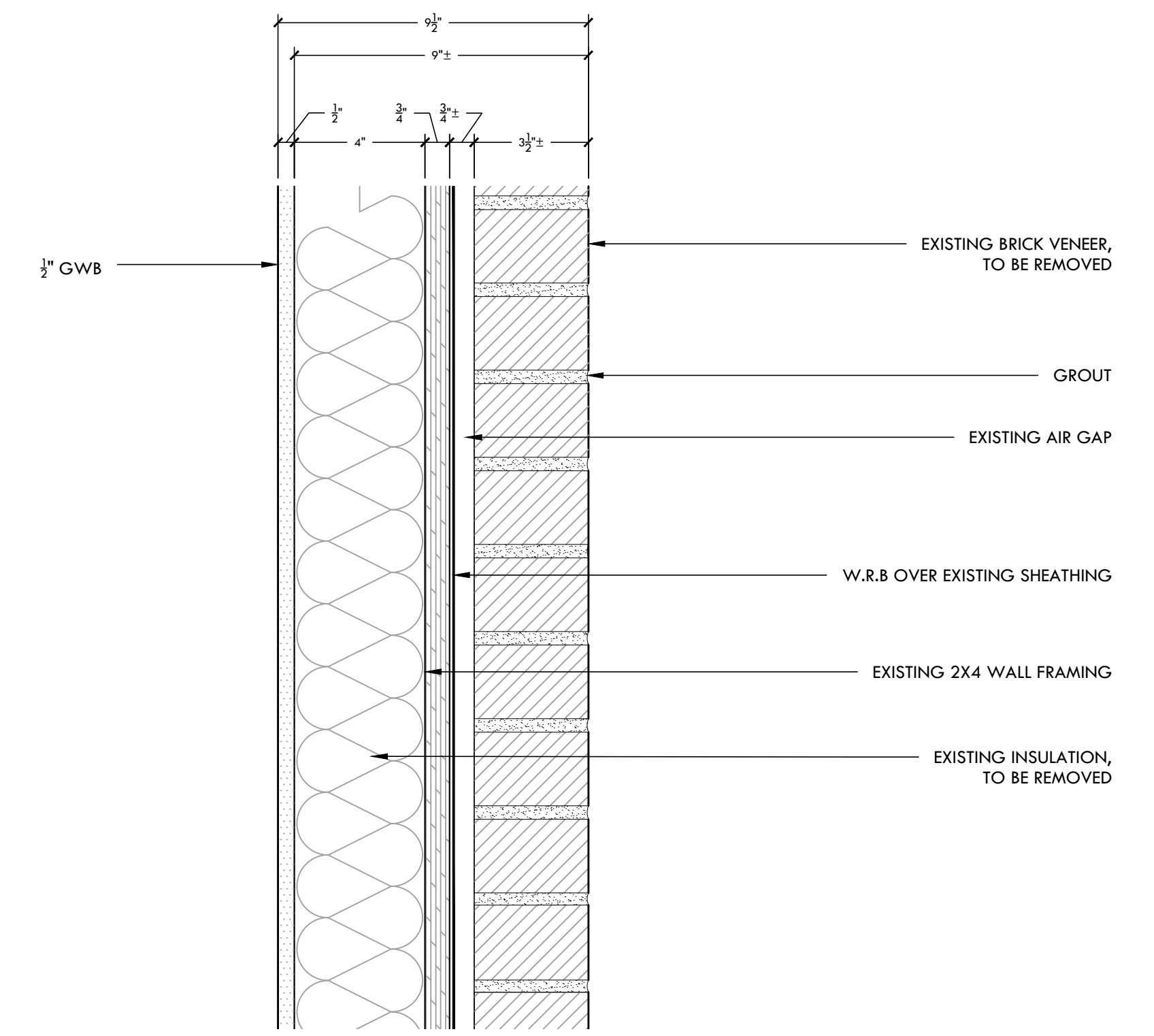
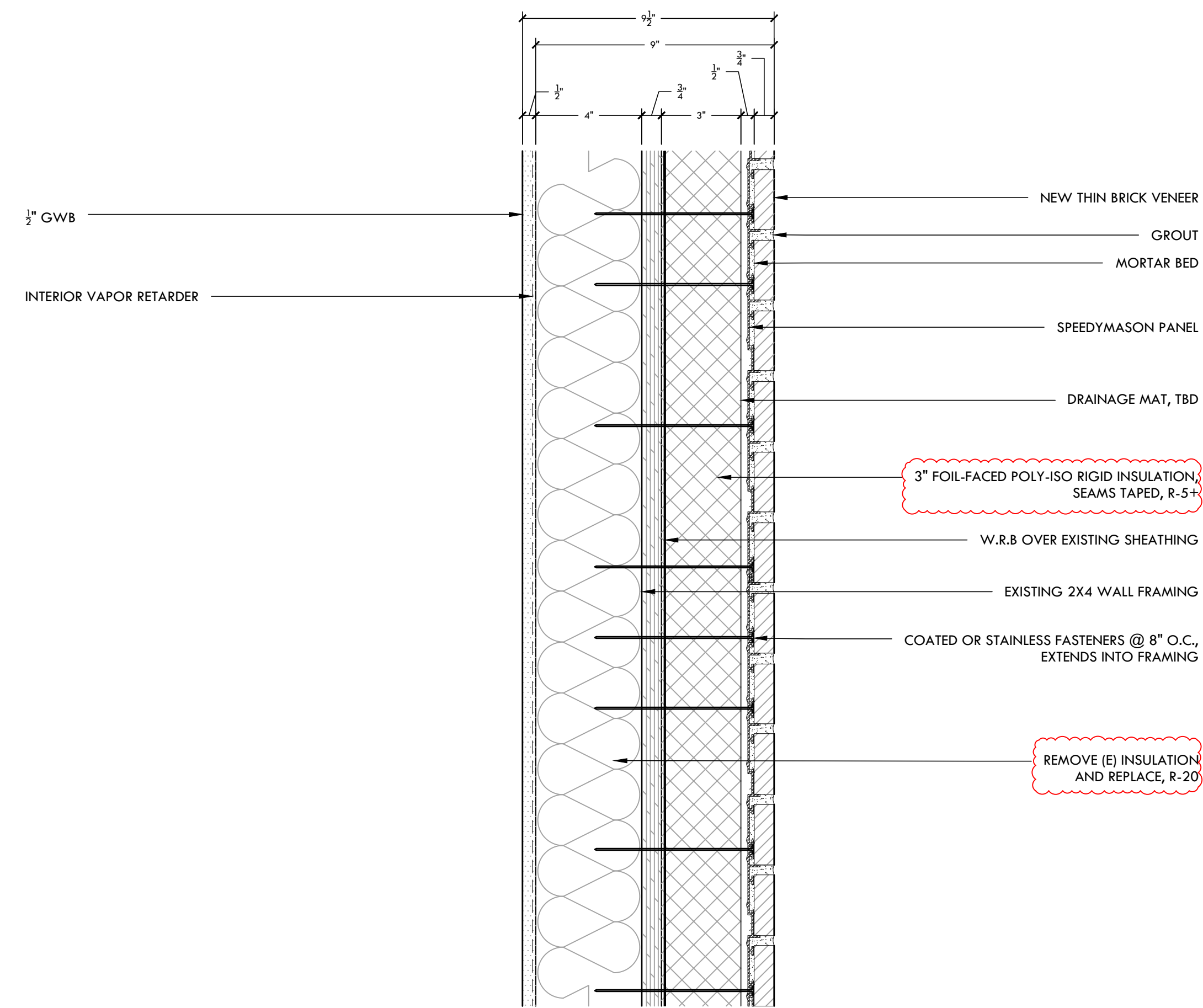
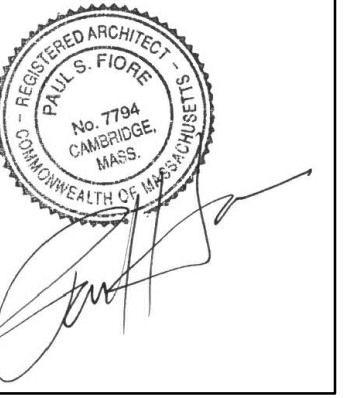
As Noted

Title:

Window Head and Sill  
Details

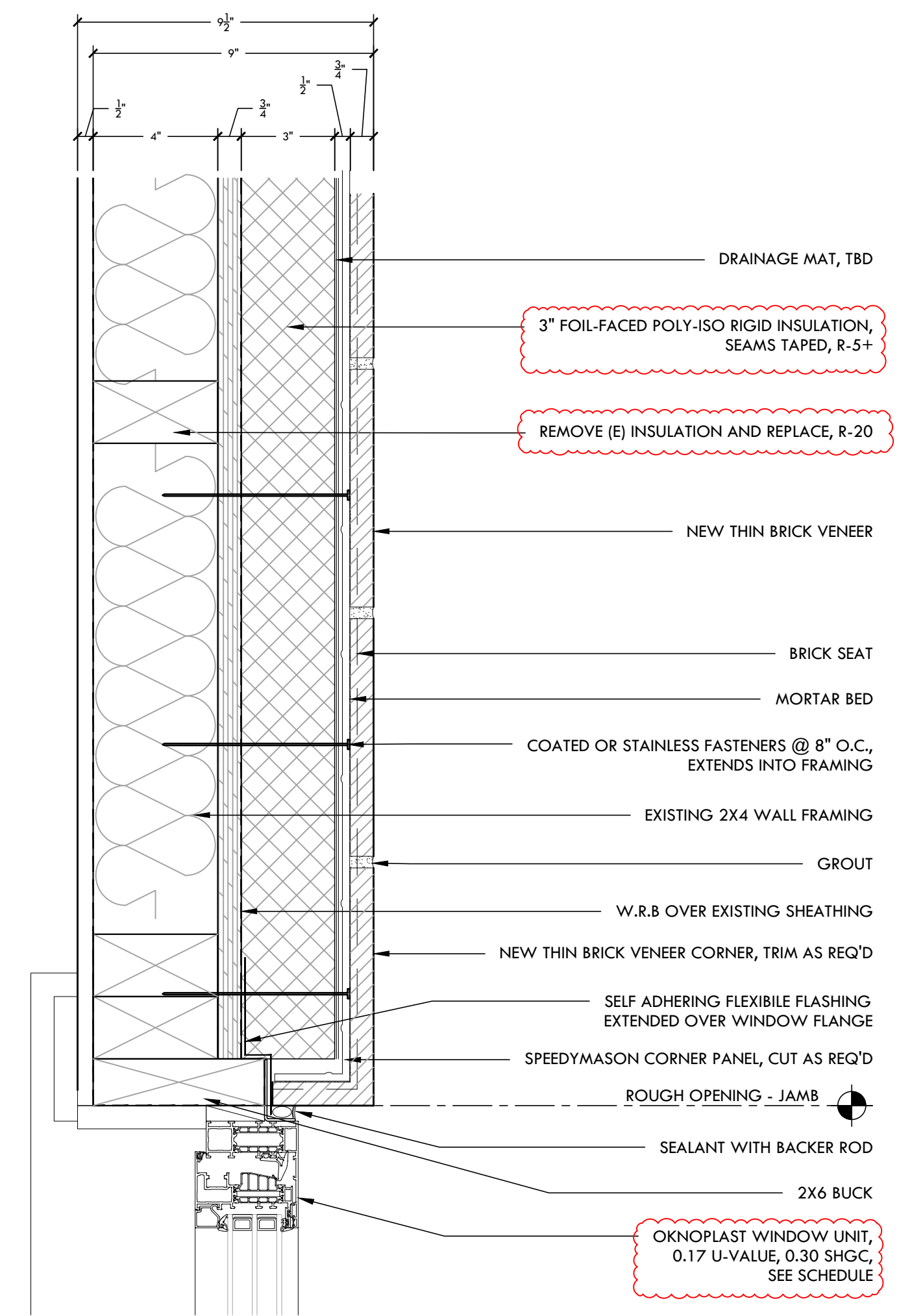
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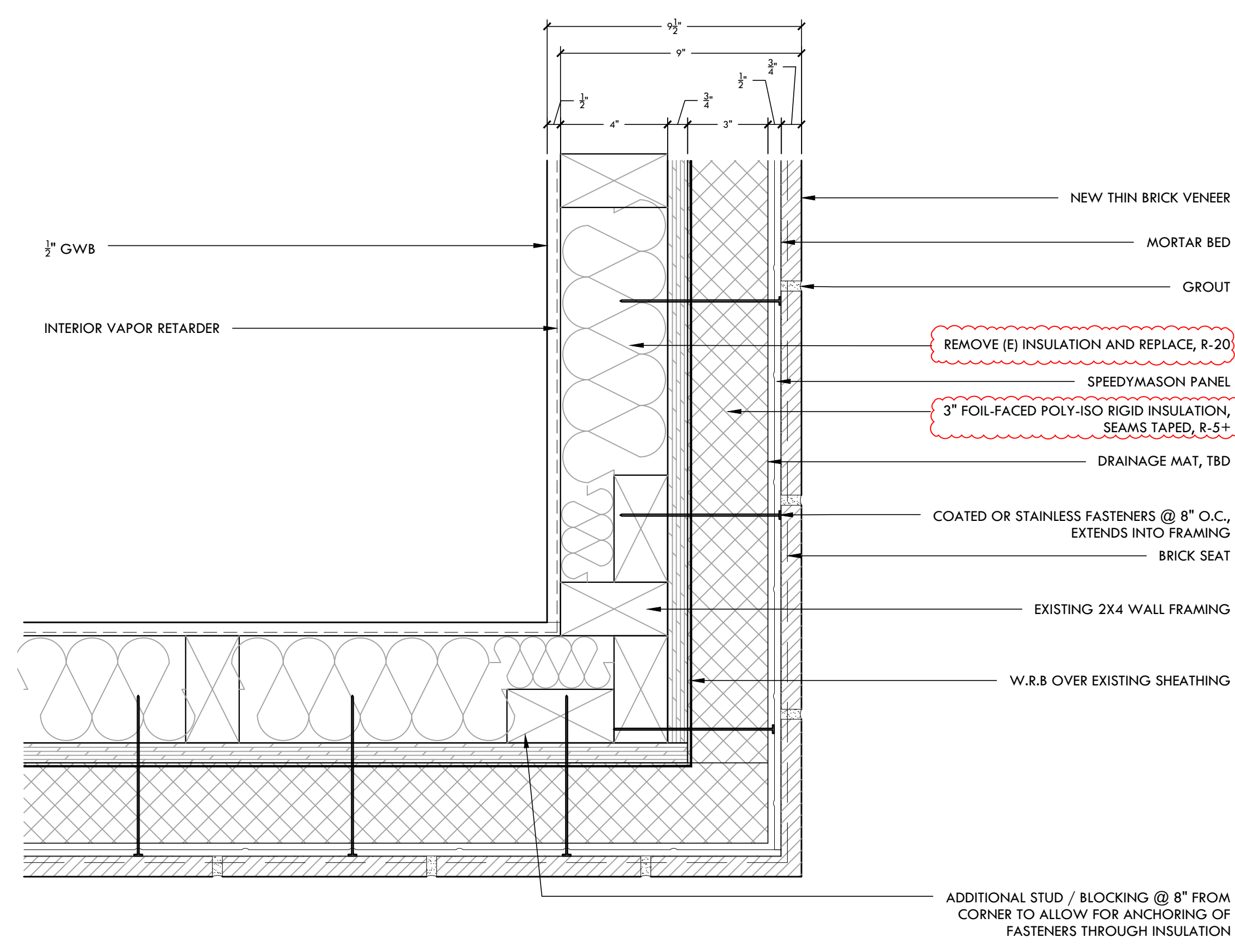


1 EXISTING WALL SECTION  
3" = 1'-0"

2 WALL SECTION @ MATERIAL 1  
3" = 1'-0"



4 RECESSED WINDOW JAMB @ BRICK  
3" = 1'-0"



3 WALL PLAN SECTION @ THIN BRICK CORNER  
3" = 1'-0"

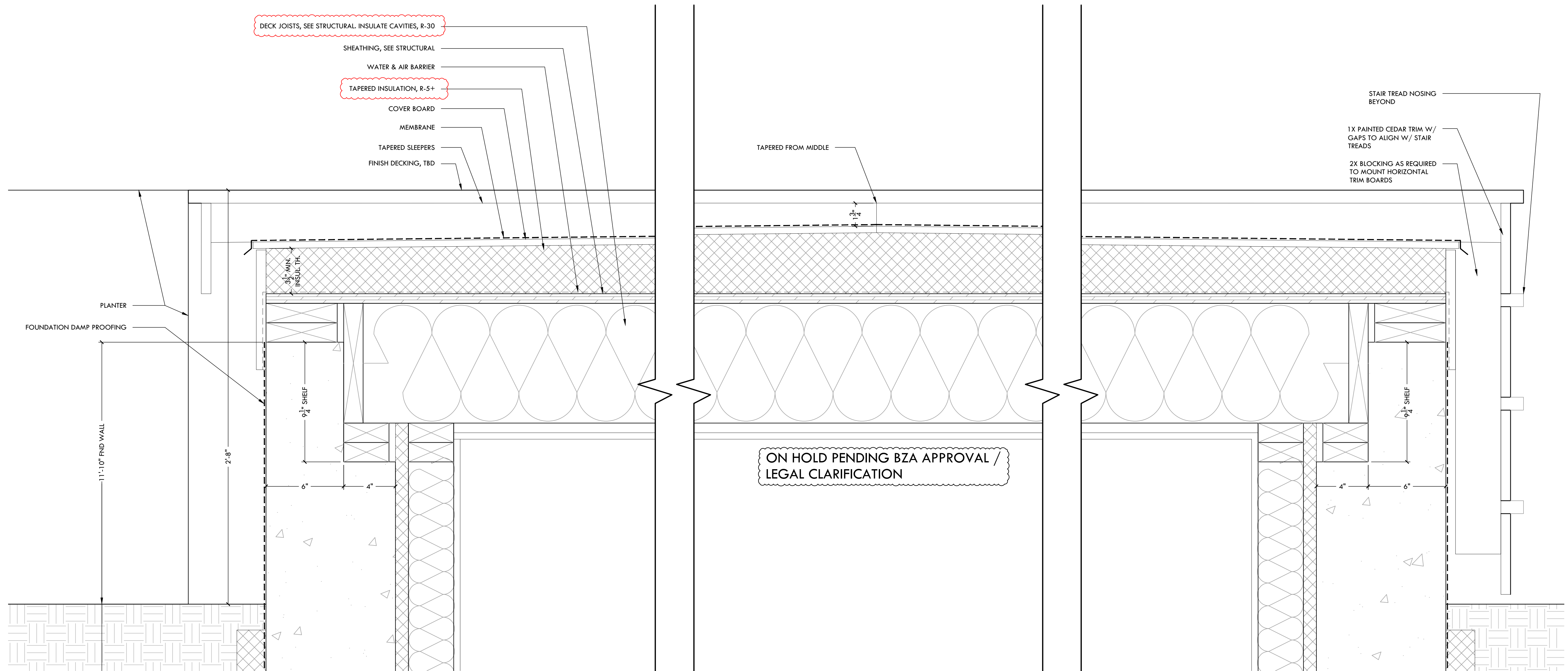
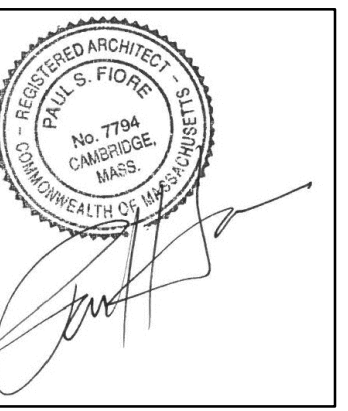
DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

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CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Details  
Sheet:  
A503



1 SECTION DETAILS AT DECK  
3" = 1'-0"

DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

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CLARIFICATION

Scale:  
As Noted  
Title:  
Proposed Exterior  
Details  
Sheet:  
A504



**NOTE:**

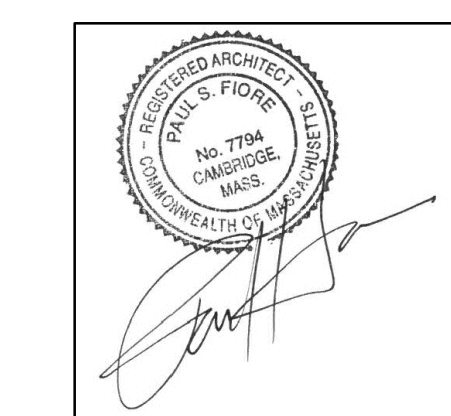
- ALL INTERIOR FIXTURES TO BE ON DIMMER SWITCHES
- COMBO SMOKE/CO DETECTORS TO BE USED. DETECTORS TO BE HARDWIRED NEST PROTECT COMBO UNITS
- WHOLE HOUSE SURGE PROTECTOR TO BE INSTALLED. ELECTRICIAN TO PROVIDE SPEC FOR REVIEW

**GENERAL LIGHTING NOTES**

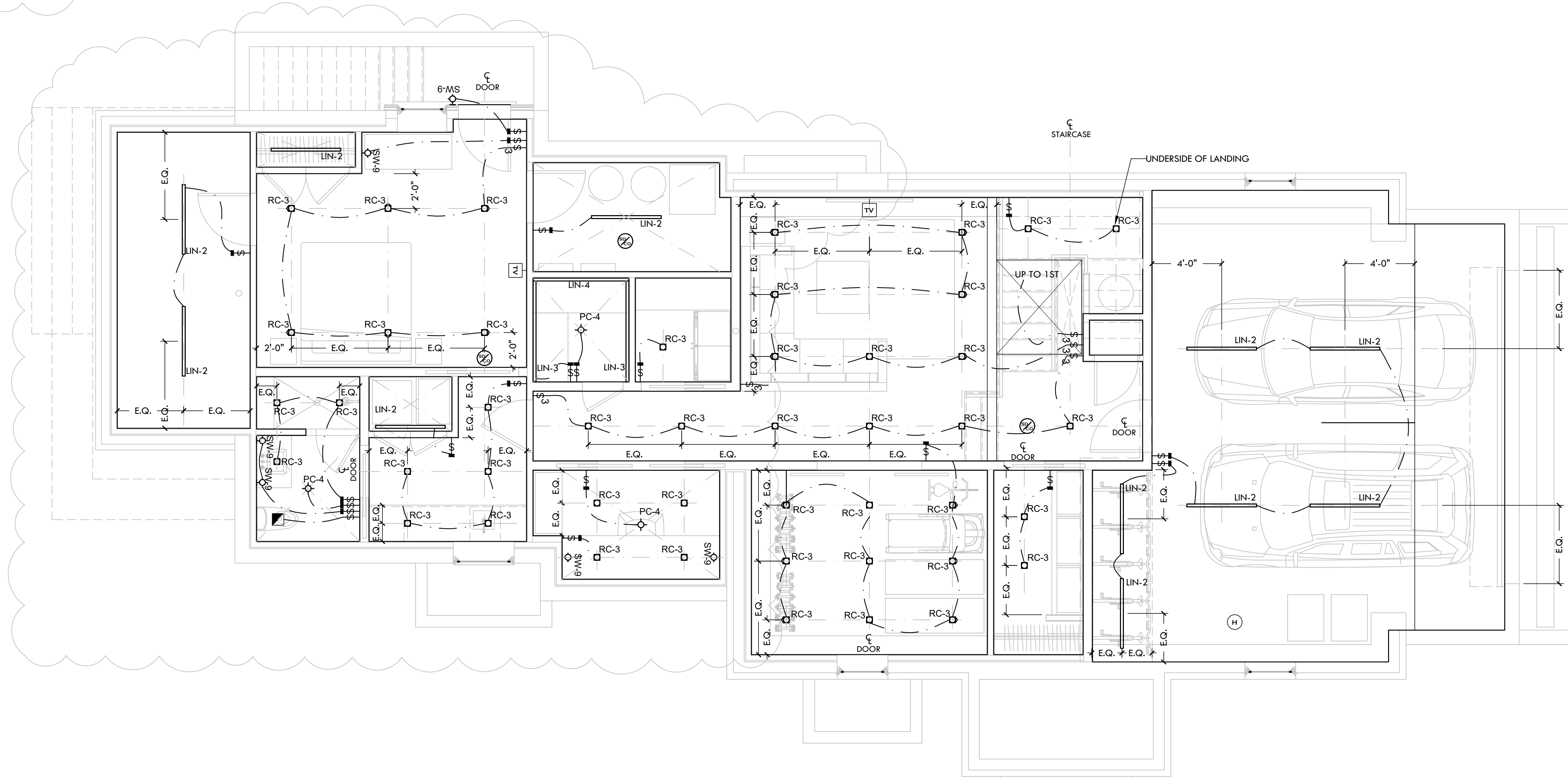
1. OUTLETS SHOWN ARE FOR OWNER USE. ELECTRICIAN RESPONSIBLE FOR VERIFICATION AND COMPLIANCE WITH MA RESIDENTIAL ELECTRICAL CODE.
2. OUTLETS SHALL BE CENTERED IN BASE TRIM U.N.O IN THE HORIZONTAL FASHION. OUTLETS INSTALLED AT COUNTERTOP LOCATIONS SHALL BE MOUNTED IN THE HORIZONTAL FASHION.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS PER MA STATE BUILDING CODE.
4. COORDINATE ALL RECESSED LIGHT HOUSINGS WITH STRUCTURAL MEMBERS AND DUCT LAYOUT PRIOR TO START OF FRAMING.
5. ELECTRICIAN SHALL VERIFY OUTLET LOCATIONS W/ ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. ALL ELECTRICAL BOXES ON EXTERIOR WALLS SHALL BE AIR-TIGHT.



FOLEY FIORE ARCHITECTURE

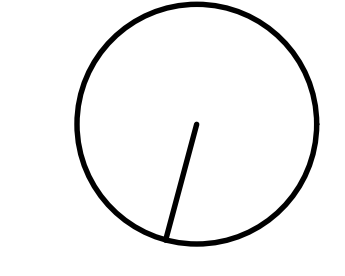


PENDING BZA APPROVAL / LEGAL CLARIFICATION



**ELECTRICAL SYMBOLS**

- Duplex outlet in base trim (U.N.O.)
- Duplex outlet switched @ wall
- Fourplex outlet
- Duplex outlet- floor mtd
- Duplex outlet, waterproof
- Duplex outlet, ground fault interrupter
- Comb. cable/CAT6 communication port
- Ceiling Height
- Alarm
- Thermostat
- Phone line
- Switch mntd at 48" OC AFF
- Switch w/ 3-way control
- Switch w/ 4-way control
- Switch w/ Dimmer
- Fan Switch
- Closet light
- Surface mounted ceiling fixture
- Surface mounted wall fixture
- Recessed ceiling fixture
- Under-cab. lighting
- Smoke, Carbon Monoxide, Heat Detector
- Exhaust fan



DEVITRE-SHAEFI RESIDENCE  
2 PARKWAY TERRACE, CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
Revision: 03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4  
ISSUE FOR PERMIT CLARIFICATION

Scale: As Noted  
Title: Basement RCP  
Sheet: A700



*[Signature]*

**NOTE:**

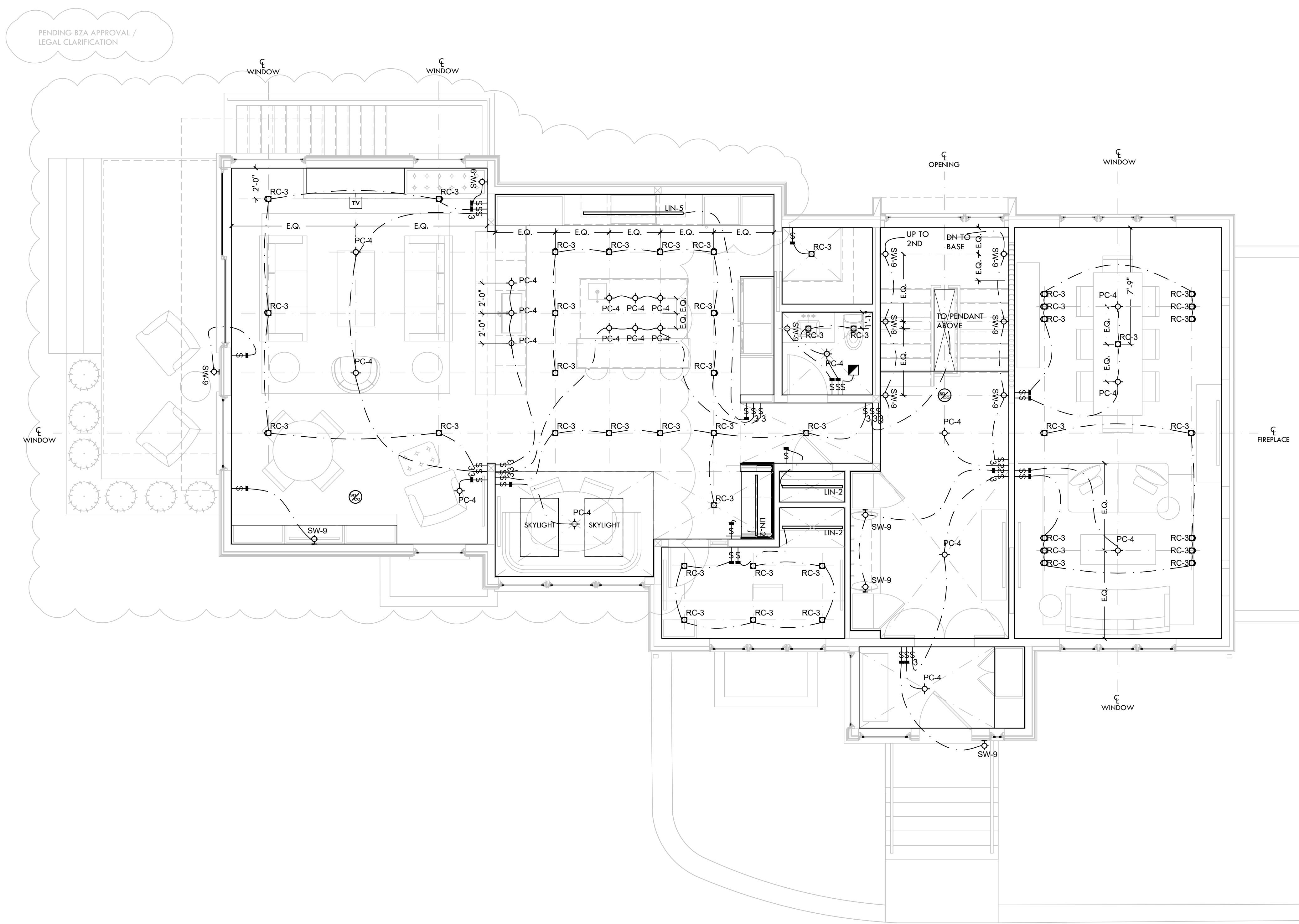
- ALL INTERIOR FIXTURES TO BE ON DIMMER SWITCHES
- COMBO SMOKE/CO DETECTORS TO BE USED. DETECTORS TO BE HARDWIRED NEST PROTECT COMBO UNITS
- WHOLE HOUSE SURGE PROTECTOR TO BE INSTALLED. ELECTRICIAN TO PROVIDE SPEC FOR REVIEW

**GENERAL LIGHTING NOTES**

1. OUTLETS SHOWN ARE FOR OWNER USE. ELECTRICIAN RESPONSIBLE FOR VERIFICATION AND COMPLIANCE WITH MA RESIDENTIAL ELECTRICAL CODE.
2. OUTLETS SHALL BE CENTERED IN BASE TRIM U.N.O IN THE HORIZONTAL FASHION. OUTLETS INSTALLED AT COUNTERTOP LOCATIONS SHALL BE MOUNTED IN THE HORIZONTAL FASHION.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS PER MA STATE BUILDING CODE.
4. COORDINATE ALL RECESSED LIGHT HOUSINGS WITH STRUCTURAL MEMBERS AND DUCT LAYOUT PRIOR TO START OF FRAMING.
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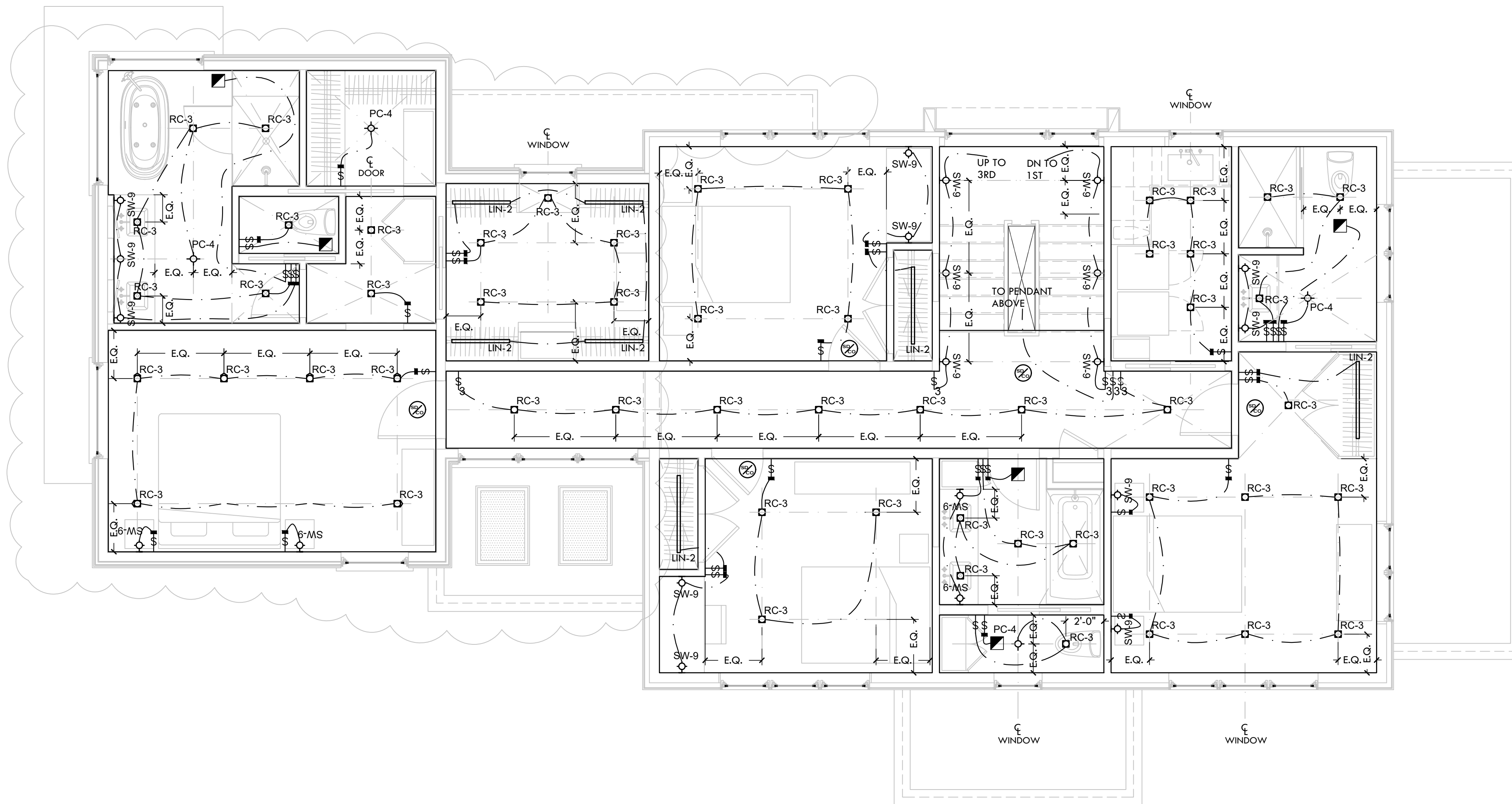
**ELECTRICAL SYMBOLS**

- Duplex outlet in base trim (U.N.O.)
- Duplex outlet switched @ wall
- Fourplex outlet
- Duplex outlet- floor mtd
- Duplex outlet, waterproof
- Duplex outlet, ground fault interrupter
- Comb. cable/CAT6 communication port
- Ceiling Height
- Alarm
- Thermostat
- Phone line
- Switch mntd at 48" OC AFF
- Switch w/ 3-way control
- Switch w/ 4-way control
- Switch w/ Dimmer
- Fan Switch
- Closet light
- Surface mounted ceiling fixture
- Surface mounted wall fixture
- Recessed ceiling fixture
- Under-cab. lighting
- Smoke & Carbon Monoxide Detector
- Exhaust fan



PENDING BZA APPROVAL / LEGAL CLARIFICATION

PENDING BZA APPROVAL /  
LEGAL CLARIFICATION



**NOTE:**

- ALL INTERIOR FIXTURES TO BE ON DIMMER SWITCHES
- COMBO SMOKE/CO DETECTORS TO BE USED. DETECTORS TO BE HARDWIRED NEST PROTECT COMBO UNITS
- WHOLE HOUSE SURGE PROTECTOR TO BE INSTALLED. ELECTRICIAN TO PROVIDE SPEC FOR REVIEW

**GENERAL LIGHTING NOTES**

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2. OUTLETS SHALL BE CENTERED IN BASE TRIM U.N.O IN THE HORIZONTAL FASHION. OUTLETS INSTALLED AT COUNTERTOP LOCATIONS SHALL BE MOUNTED IN THE HORIZONTAL FASHION.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS PER MA STATE BUILDING CODE.
4. COORDINATE ALL RECESSED LIGHT HOUSINGS WITH STRUCTURAL MEMBERS AND DUCT LAYOUT PRIOR TO START OF FRAMING.
5. ELECTRICIAN SHALL VERIFY OUTLET LOCATIONS W/ ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. ALL ELECTRICAL BOXES ON EXTERIOR WALLS SHALL BE AIR-TIGHT.

**ELECTRICAL SYMBOLS**

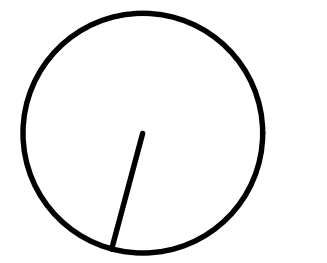
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- ⊕ Duplex outlet switched @ wall
- ⊕ Fourplex outlet
- ⊕ Duplex outlet- floor mtd
- ⊕ Duplex outlet, waterproof
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- ⊕ Ceiling Height
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- ⊕ Thermostat
- ⊕ Phone line
- ⊕ Switch mntd at 48" OC AFF
- ⊕ Switch w/ 3-way control
- ⊕ Switch w/ 4-way control
- ⊕ Switch w/ Dimmer
- ⊕ Fan Switch
- ⊕ Closet light
- ⊕ Surface mounted ceiling fixture
- ⊕ Surface mounted wall fixture
- ⊕ Recessed ceiling fixture
- ⊕ Under-cab. lighting
- ⊕ Smoke & Carbon Monoxide Detector
- ⊕ Exhaust fan

FFA

FOLEY FIORE ARCHITECTURE



*[Signature]*



DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

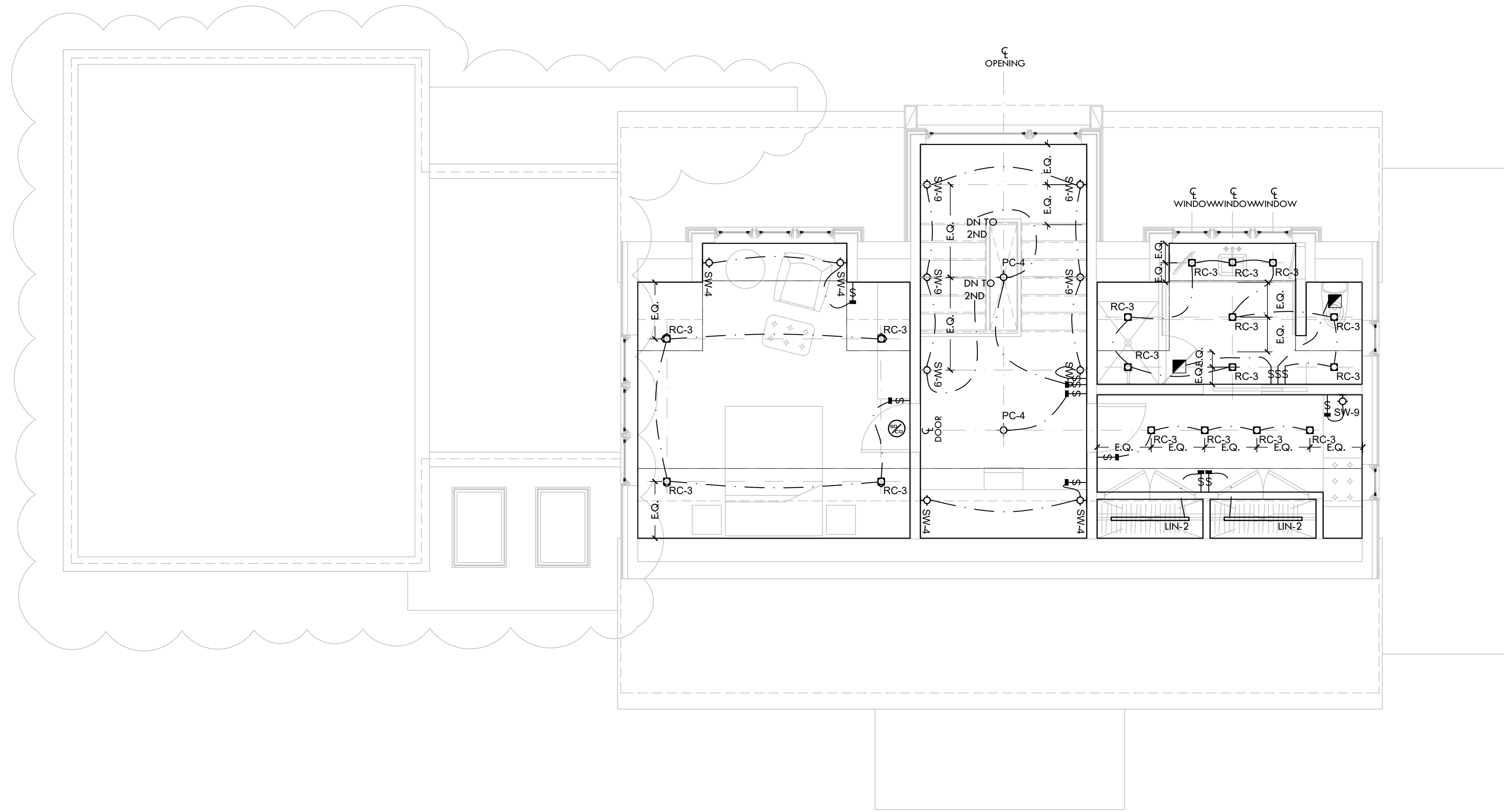
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03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Second Floor RCP

Sheet:  
A702

PENDING BZA APPROVAL /  
LEGAL CLARIFICATION



**NOTE:**

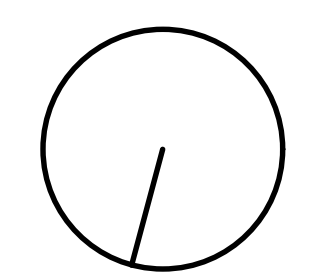
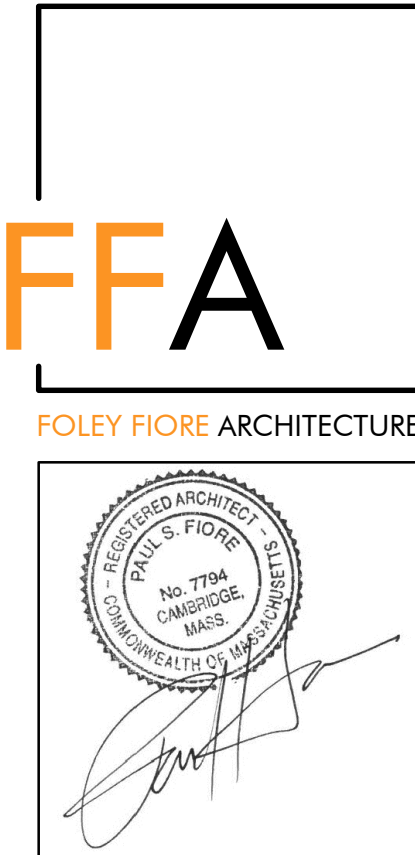
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**GENERAL LIGHTING NOTES**

1. OUTLETS SHOWN ARE FOR OWNER USE. ELECTRICIAN RESPONSIBLE FOR VERIFICATION AND COMPLIANCE WITH MA RESIDENTIAL ELECTRICAL CODE.
2. OUTLETS SHALL BE CENTERED IN BASE TRIM U.N.O IN THE HORIZONTAL FASHION. OUTLETS INSTALLED AT COUNTERTOP LOCATIONS SHALL BE MOUNTED IN THE HORIZONTAL FASHION.
3. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS PER MA STATE BUILDING CODE.
4. COORDINATE ALL RECESSED LIGHT HOUSINGS WITH STRUCTURAL MEMBERS AND DUCT LAYOUT PRIOR TO START OF FRAMING.
5. ELECTRICIAN SHALL VERIFY OUTLET LOCATIONS W/ ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
6. ALL ELECTRICAL BOXES ON EXTERIOR WALLS SHALL BE AIR-TIGHT.

**ELECTRICAL SYMBOLS**

	Duplex outlet in base trim (U.N.O.)
	Duplex outlet switched @ wall
	Fourplex outlet
	Duplex outlet- floor mtd
	Duplex outlet, waterproof
	Duplex outlet, ground fault interrupter
	Comb. cable/CAT6 communication port
	Ceiling Height
	Alarm
	Thermostat
	Phone line
	Switch mntd at 48" OC AFF
	Switch w/ 3-way control
	Switch w/ 4-way control
	Switch w/ Dimmer
	Fan Switch
	Closet light
	Surface mounted ceiling fixture
	Surface mounted wall fixture
	Recessed ceiling fixture
	Under-cab. lighting
	Smoke & Carbon Monoxide Detector
	Exhaust fan



DEVITRE-SHAEFI  
RESIDENCE

2 PARKWAY TERRACE,  
CAMBRIDGE, MA 02138

Date: 02/29/2024 PERMIT  
03/06/2024 PERMIT REV 1  
04/02/2024 PERMIT REV 2  
04/05/2024 PERMIT REV 3  
04/09/2024 PERMIT REV 4

ISSUE FOR PERMIT  
CLARIFICATION

Scale:  
As Noted  
Title:  
Third Floor RCP  
Sheet:  
A703

EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for BASEMENT, FIRST FLOOR, and multiple units (Unit 8, 6, 12, 13, 14, 11, 21).

EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for BASEMENT, FIRST FLOOR, and multiple units (Unit 8, 10, 11, 12, 13, 14, 11, 21).

EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for BASEMENT, FIRST FLOOR, and multiple units (Unit 13, 16, 17, 18, 19, 20, 21).

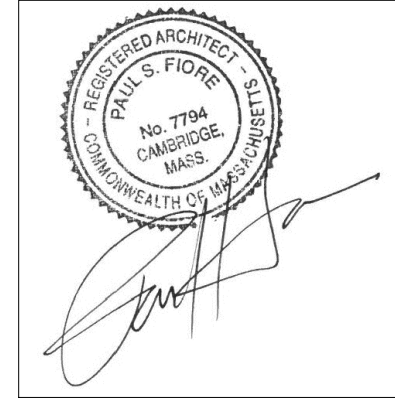
EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for SECOND FLOOR, and multiple units (Unit 22, 23, 24, 25, 26, 27).

EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for SECOND FLOOR, and multiple units (Unit 30, 31, 32, 33, 34, 35, 36).

EXTERIOR DOOR & WINDOW SCHEDULE February 20, 2024. Table with columns: No., Location, Type, Lites, Approx RO (WxH), Manuf., Oper., Sm., Notes, U-Value, SHGC. Includes sections for SECOND FLOOR, SKYLIGHTS, and notes.



FOLEY FIORE ARCHITECTURE



DEVITRE-SHAEFI RESIDENCE

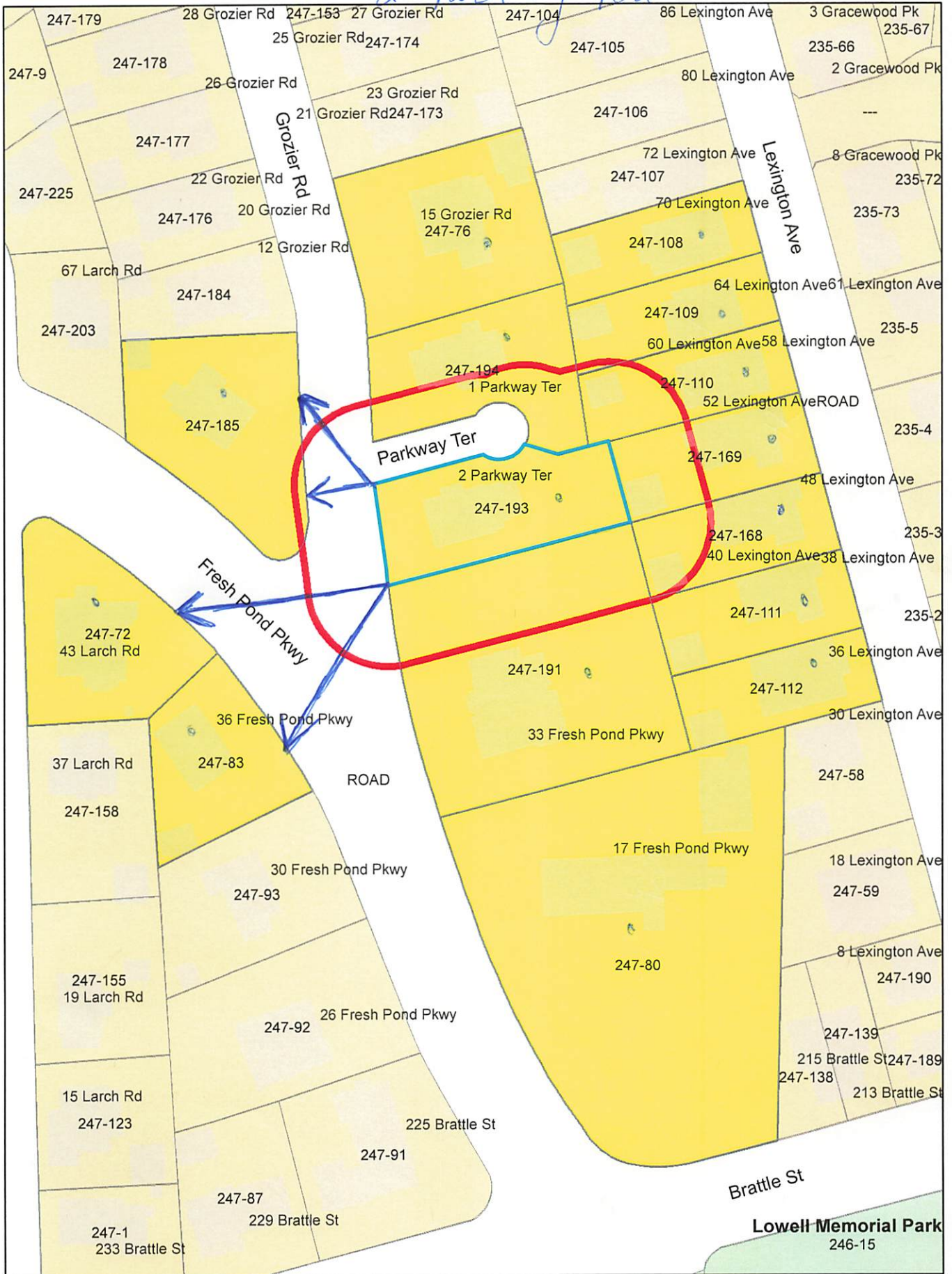
2 PARKWAY TERRACE, CAMBRIDGE, MA 02138

Date: February 28, 2024
Revision: ISSUE FOR PERMIT

Scale: NA
Title: SCHEDULES

Sheet: A800

*2 Parkway Ter.*



*2 Parkway Ter.*

*Petitioner*

247-168  
REDINGTON, RUTH M.  
48 LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-185  
SOKOLOFF, JAMES T.  
45 FRESH POND PKWY  
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - 3<sup>RD</sup> FL.  
CAMBRIDGE, MA 02139

247-76  
WILLIAMS, JOHN T. &  
PENELOPE TOWNE WILLIAMS  
15 GROZIER RD  
CAMBRIDGE, MA 02138

247-109  
HTDD LLC  
127 LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-111  
BROWER, RUTH & RICHARD BROWER  
38 LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-191  
KUCHERLAPATI, DAVID  
33 FRESH POND PKWY  
CAMBRIDGE, MA 02138

247-112  
JUDELL, NEIL & THOMAS T. BISSELL  
TRS MARGARET R GOOSTRAY TR  
36 LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-110  
58 LEXINGTON AVENUE LLC  
ONE GATEWAY CTR - STE 306  
NEWTON, MA 02458

247-194  
JILANI, ASIF & JENNIFER JILANI  
1 PARKWAY TER  
CAMBRIDGE, MA 02138

247-108  
APP, ZACHARY  
68 LEXINGTON AVE  
CAMBRIDGE, MA 02138

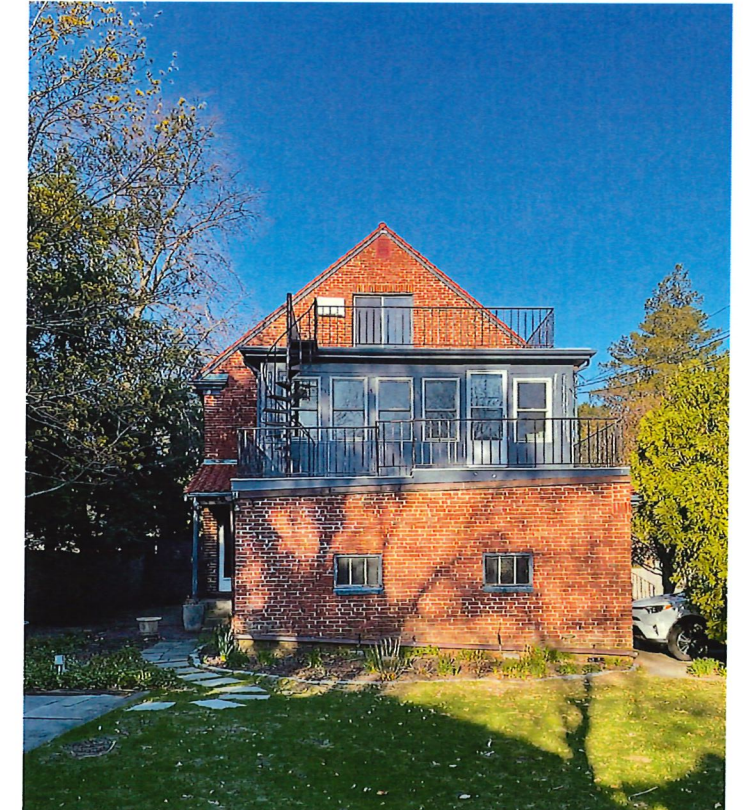
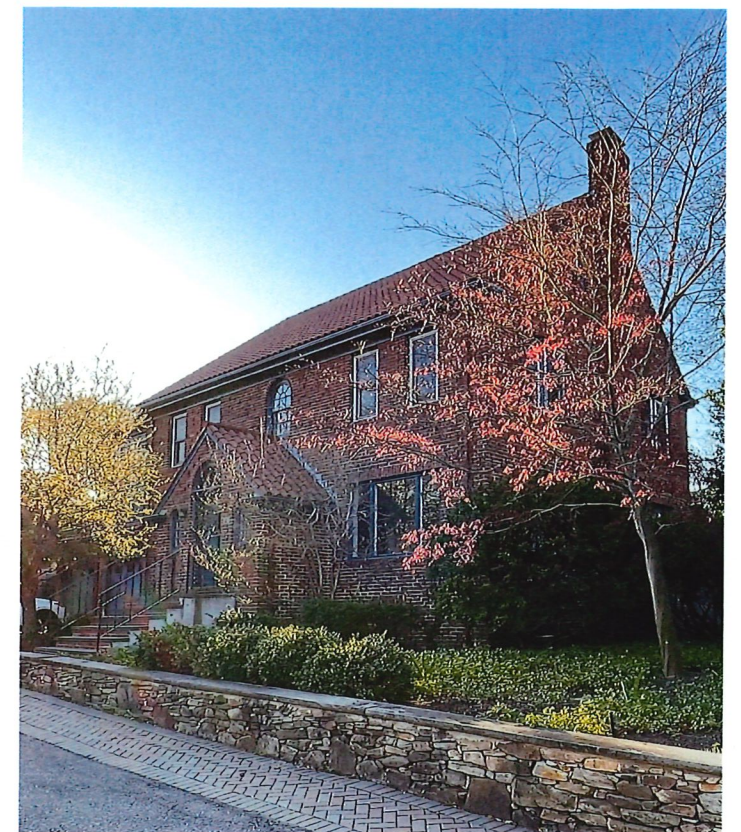
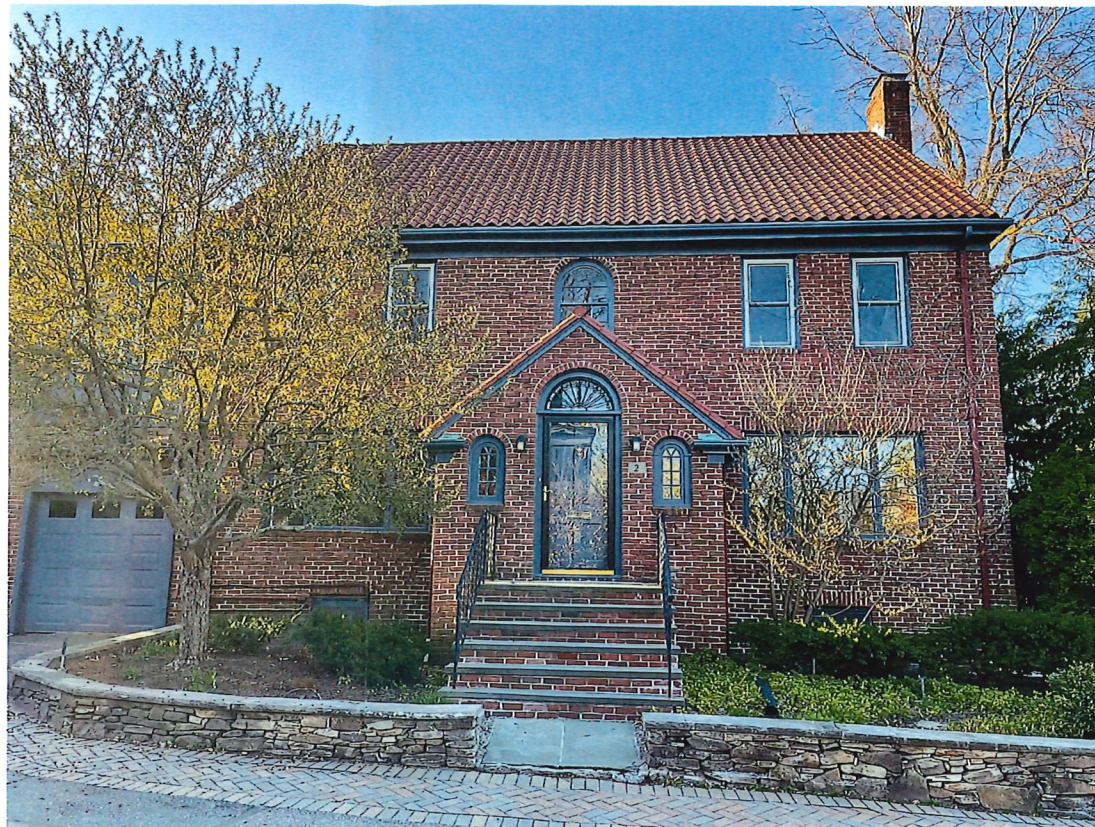
247-169  
MERSETH KATHERINE K.  
TRS KATHERINE K MERSETH TR  
52-54 LEXINGTON AVE - UNIT 54  
CAMBRIDGE, MA 02138

247-193  
SHAEFI, SHAHZAD ADRINA DEVITRE  
2 PARKWAY TER  
CAMBRIDGE, MA 02138

247-72  
SATO, VICKI L. & LEWIS C. CANTLEY, JR.  
43 LARCH RD  
CAMBRIDGE, MA 02138-4603

247-80  
LEFEBVRE BRATTLE LLC  
17 FRESH POND PKWY  
CAMBRIDGE, MA 02138

247-83  
MATTESON PENELOPE M  
36 FRESH POND PKWY  
CAMBRIDGE, MA 02138



## 2 Parkway Terrace

April 09, 2024

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

Existing Conditions



**Pacheco, Maria**

# 265/50

---

**From:** Asif Jilani <asifj@mac.com>  
**Sent:** Tuesday, April 30, 2024 12:03 PM  
**To:** Pacheco, Maria  
**Subject:** 2 Parkway Terrace, Cambridge - Petition comments

Hello Ms. Pacheco,

We are writing today to express our strong support for the petition seeking a special permit allowing a conforming addition to the existing non-conforming single family residence located at 2 Parkway Terrace in Cambridge, MA.

We feel this permit should be granted as the addition will enhance the aesthetic appeal of the referenced property while not infringing upon any of the abutting properties in the neighborhood.

For added context, we are the homeowners of the immediately adjacent property at 1 Parkway Terrace, Cambridge MA and would in all likelihood be the property owners most directly impacted by the proposed addition.

Thank you for allowing us the opportunity to express our views on this matter.

Kind regards,

Asif & Jennifer Jilani  
1 Parkway Terrace  
Cambridge, MA



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2 Bds

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

James Rafferty  
(Print)

Date:

4-23-24

Address:

2 Parkway Terrace

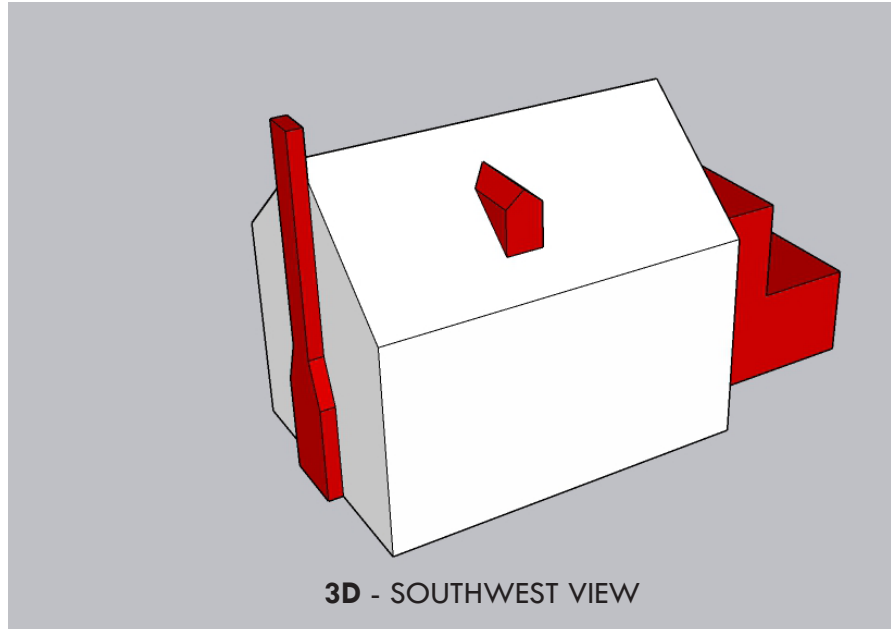
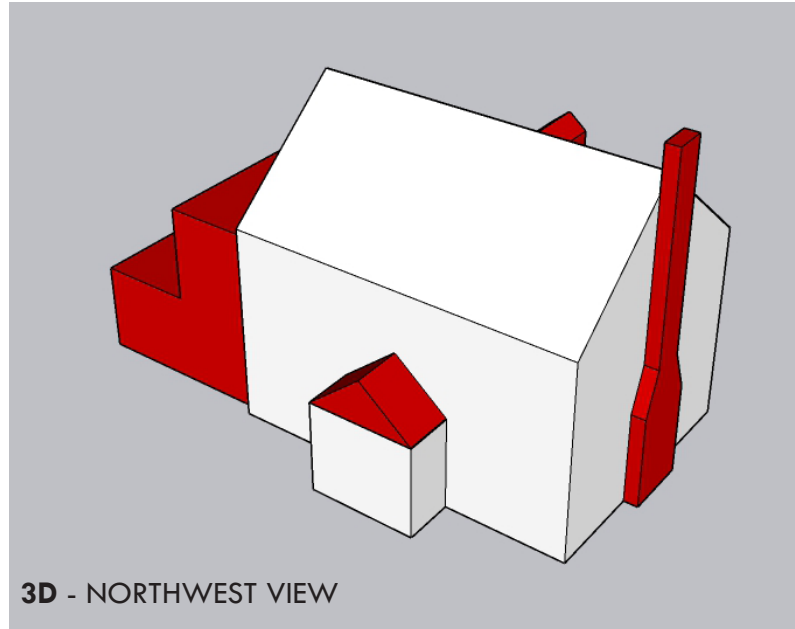
Case No.

BZA-265150

Hearing Date:

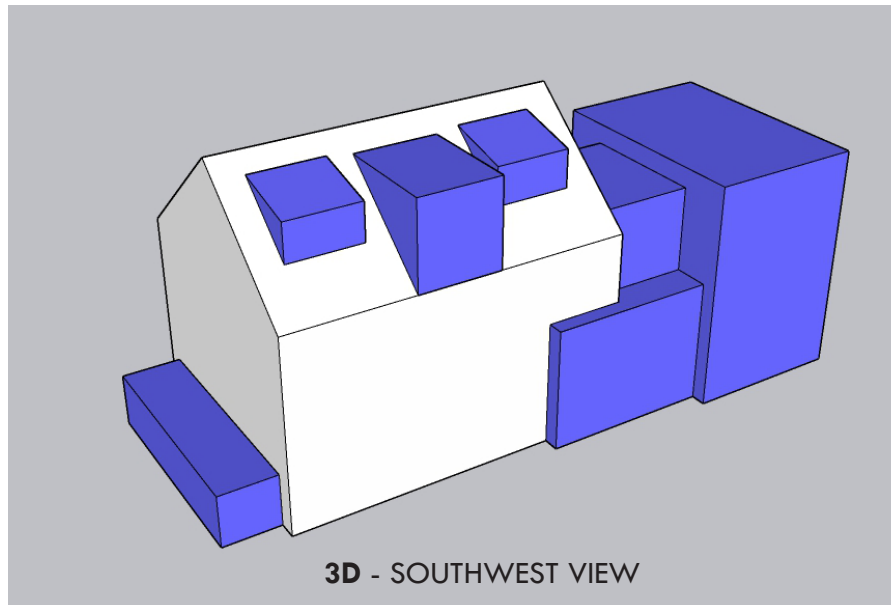
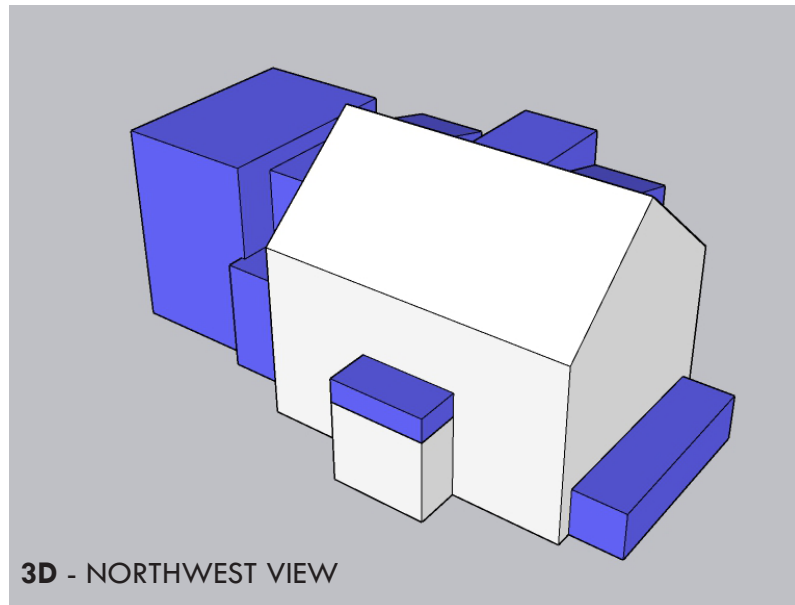
5/9/24

Thank you,  
Bza Members



■ VOLUME FOR DEMOLITION

■ VOLUME FOR ADDITIONS



01 April 2024  
**2 Parkway Terrace**  
 Cambridge MA 02138

DISTRICT A-2  
 Lot size (6000 required) 8742  
 Demolition Trigger 25%

	Existing SF	Demo SF	Existing Volume	Demo Volume	Proposed Addition Volume	Difference
Basement	1002	0				
Garage (First Floor)	455	455				
First Floor	1230	24				
Second Floor	1354	220				
Third Floor	530	0				
<b>TOTAL</b>	<b>4571</b>	<b>699</b>	<b>40102.00</b>	<b>7195.00</b>	<b>19851.00</b>	<b>12656.00</b>
<b>PERCENT</b>		15.29%		17.94%		32% <--Volume Increase
Footprint SF	1666	455			392	24% <--Footprint increase

Greyed Items are exempt from FAR



# 2 Parkway Terrace

April 09, 2024

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

Demo & Proposed Massing



# 2 Parkway Terrace

April 09, 2024

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

Existing Conditions