



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

2024 MAR 13 PM 2:21

[617-349-6100](tel:617-349-6100)

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 258240

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 20 Wendell street LLC C/O Matt McCarthy

PETITIONER'S ADDRESS: 275 Main Street #1, Ma, Boston 02129

LOCATION OF PROPERTY: 20 Wendell St, Cambridge, MA

TYPE OF OCCUPANCY: 2 family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Subdivision/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To subdivide pre-existing lot merged as a result of common ownership with Lesley college that results in a dimensionally non-conforming structure. Construct a rear addition, and convert building into a 3-family dwelling, and finishing basement.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements). & Sec. 5.15 (Subdivision).
Article: 8.000	Section: 8.22.3 (Alteration to a Non-Conforming Structure).
Article: 4.000	Section: 4.31.g (Multi-Family Dwelling).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Greg McCarthy

(Print Name)

Address: 275 Main St, Charlestown
Tel. No. 5088680801
E-Mail Address: greg.riverfront@gmail.com

Date: 3-13-24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 20 Wendell street LLC
Location: 20 Wendell St., Cambridge, MA
Phone: 5088680801

Present Use/Occupancy: 2 family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 3 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2600	5530	5634	(max.)
<u>LOT AREA:</u>		7512	7512	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.35	.74	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7512	2504	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	60	60	50	
	<u>DEPTH</u>	125.4	125.4	NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	32	32	17.8	
	<u>REAR</u>	32.5	26.5	26.25	
	<u>LEFT SIDE</u>	19.25	15.25	14.88	
	<u>RIGHT SIDE</u>	5	14.97	14.88	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	32'2	32'2	35	
	<u>WIDTH</u>	64.25	73.25	NA	
	<u>LENGTH</u>	36	36	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3688	4821	2253	
<u>NO. OF DWELLING UNITS:</u>		1	3	5	
<u>NO. OF PARKING SPACES:</u>		0	3	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST</u>					

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Nonconformity is existing. The remainder of the project is conforming. Any proposed use would require relief.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The location of the property on the lot is over the sideyard setback. So although what we are proposing is conforming, the existing location creates a nonconformity

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

We will be increasing the housing stock in a location severely in need of housing. The proposed project should make great improvements to the property and the neighborhood. Situated on an extremely large lot, there is plenty of space for 3 homes.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Despite the existing nonconformity, the proposed project seeks to meet as much of the zoning code as possible, without furthering the existing nonconformity. The proposed construction is very fitting to the neighborhood, and even scaled back in density compared to a lot of the properties on the street. If approved, the direct result will be an increase in housing stock.

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

BLDG. ON SAME LOT

0

0

0

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.:

NA

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 20 Wendell Street, LLC
(OWNER)


Address: 38 Locust Street, Marblehead, MA 01945

State that I/We own the property located at 20 Wendell Street,
which is the subject of this zoning application. Cambridge, MA 02138

The record title of this property is in the name of 20 Wendell Street, LLC

*Pursuant to a deed of duly recorded in the date 11/3/2013, Middlesex South
County Registry of Deeds at Book 82172, Page 592; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

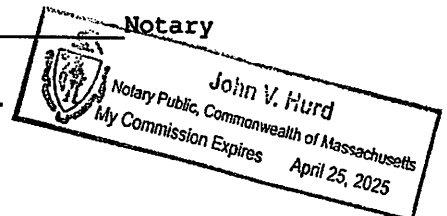

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Matthew McCarthy, Manager personally appeared before me,
this 13th of February, 2024, and made oath that the above statement is true.

My commission expires 4/25/25 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

ABBREVIATIONS:

ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MEMB	MEMBRANE
AB	ANCHOR BOLT	MEP	MECHANICAL EQUIPMENT PAD
& OR	AND	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	MID-POINT
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
@	AT	MR	MOISTURE RESISTANT
BAL	BALANCE	NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION
BETW	BETWEEN	NOM	NOMINAL
BM	BEAM	NWC	NORMAL WEIGHT CONCRETE
BRG	BEARING	N	NORTH
BLK	BLOCK	NIC	NOT IN CONTRACT
B OR BOT	BOTTOM	NTS	NOT TO SCALE
BEW	BOTTOM EACH WAY	NO OR #	NUMBER
BRKT	BRACKET	OC	ON CENTER
BLDG	BUILDING	OPNG	OPENING
CIP	CAST-IN-PLACE	OPP	OPPOSITE
CTRD	CENTERED	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OF	OUTSIDE FACE
CLR	CLEAR	P.T.	PRESSURE TREATED
COL	COLUMN	PT	POINT
CONC	CONCRETE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PTB	POST-TENSIONED BAR
CONST	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONSTJT OR	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	P/C	PRECAST CONCRETE
DET	DETAIL	R	RADIUS
DIA OR	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCE, REINFORCING OR REINFORCEMENT
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	(S)	SEALANT
ELECT	ELECTRICAL	SCH OR SCHED	SCHEDULE
EL OR	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SH	SHEET
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP	EQUIPMENT	S	SOUTH
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXP BOLT	EXPANSION BOLT	SPKR	SPRINKLER
EJ OR EXP JT	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	STN STL	STAINLESS STEEL
FF	FINISH FACE	STD	STANDARD
FT	FEET OR FOOT	STL	STEEL
FIN	FINISH	ST STL	STAINLESS STEEL
FIN FL	FINISHED FLOOR	STRUCT	STRUCTURAL
FFRF	FIREPROOF	SYM	SYMMETRICAL
FL	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
FD	FLOOR DRAIN	THK	THICK OR THICKNESS
FTG	FOOTING	x	TIMES OR BY
FDN	FOUNDATION	TO	TOP OF
GA	GAGE OR GAUGE	T & B	TOP AND BOTTOM
GALV	GALVANIZED	TOC	TOP OF CURB OR CONCRETE
GWB or GYP	GYPSUM WALL BOARD	TOS	TOP OF STEEL
HGT	HEIGHT	TOW	TOP OF WALL
H OR HORIZ	HORIZONTAL	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	V OR VERT	VERTICAL
INCL	INCLUDING OR INCLUSIVE	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	W	WEST
IF	INSIDE FACE	WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WP	WORKING POINT
JT	JOINT		
LWC	LIGHT WEIGHT CONCRETE		
LBS	POUNDS		

WENDELL STREET RESIDENCES

20 Wendell St., Cambridge, MA 02138

CODE ANALYSIS:

- APPLICABLE CODES:
BUILDING CODE :
IBC 2015 (780 CMR)
IEBC 2015
IECC 2018
IFC 2015 (527 CMR)
8TH EDITION AMENDMENTS
- ZONING DISTRICT - RESIDENTIAL C1
SETBACKS:
FRONT: 33.50'
RIGHT: 19.25'
LEFT: 5.0'
REAR: 32.5'
HEIGHT: 29.82(AVG) 30.96'(AVG)

DIMENSIONS:
BUILDING LENGTHS
FRONT: 35.50'
RIGHT: 59.25'
LEFT: 59.25'
REAR: 35.50'

AVG HEIGHTS
FRONT: 27.85'
RIGHT: 36.42'
LEFT: 29.06'
REAR: 25.98'
TOTAL AVG HGT: 29.82'

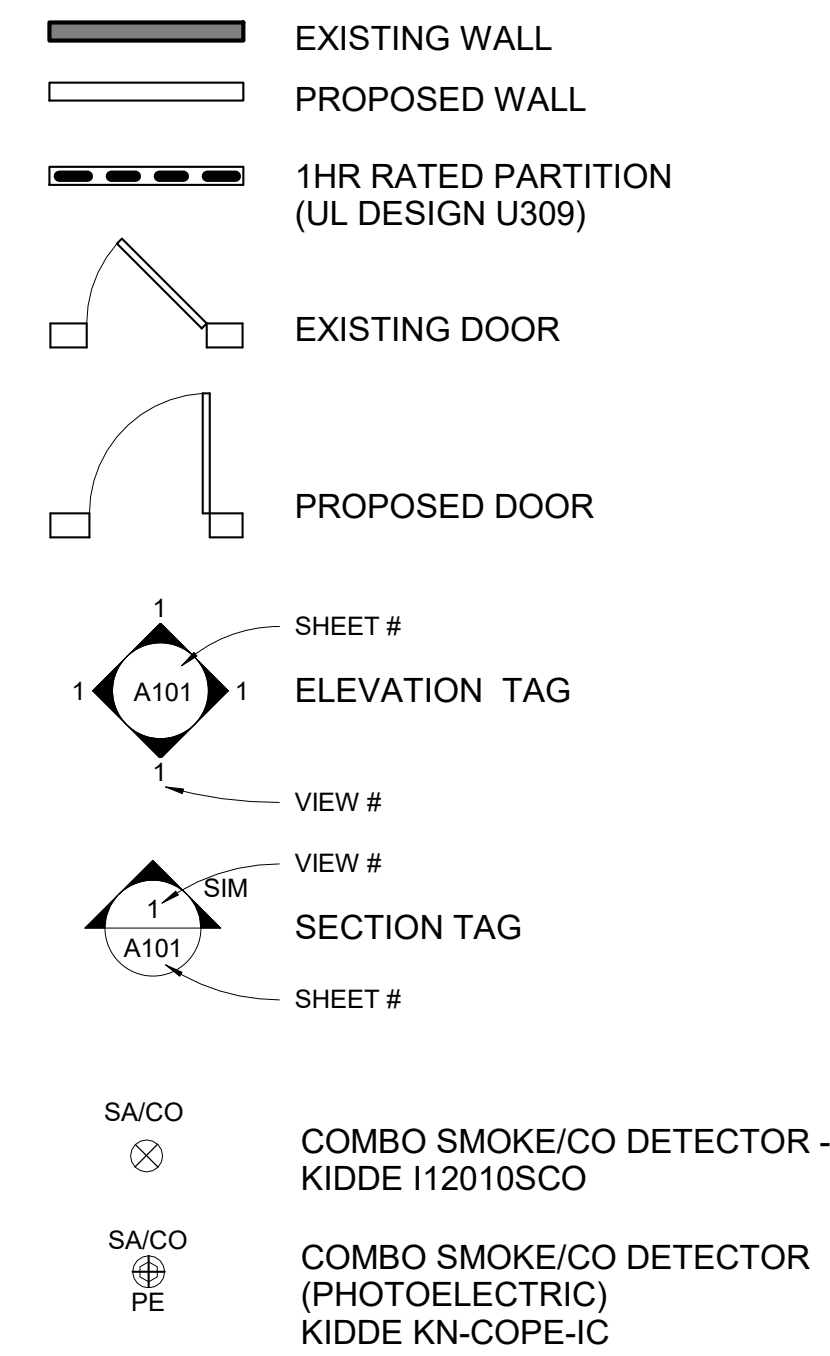
FAR: .75
LOT SIZE: 7,512 SF
ALLOWED: 5,634 SF
EXISTING: 2,600 SF
PROPOSED: 5,530SF GSF 2,94SF MECH/STORAGE/LAUNDRY
BASEMENT: 0SF 1,997SF
FIRST FLOOR: 2,120SF 0 SF
SECOND FLOOR: 2,120SF 97 SF
THIRD FLOOR: 1,290SF 0SF
TOTAL: 5,530SF 2,94SF (NOT INCLUDED IN (F.A.R.)
- USABLE OPEN SPACE REQUIREMENTS: 30%
REQUIRED U.O.S.: 2,253SF
PROPOSED U.O.S.: 5,396SF
- CHAPTER 3 - USE GROUP CLASSIFICATION :
SECTION 310.0 - R2
- CHAPTER 6 - CONSTRUCTION CLASSIFICATION
TABLE 602 - UNIT SEPERATION - 1HR
SECTION 602.5 - TYPE 5A CONSTRUCTION

225 CMR 22 - ENVELOPE REQUIREMENTS:

- EXTERIOR WALLS:
2X6 WOOD FRAMING
R30 MIN CAVITY OR
R20 CAVITY W/ R5 CONTINUOUS or
R13 MIN CAVITY W/ 10R CONTINUOUS or
R20 CONTINUOUS

BASEMENT:
R15 CONTINUOUS OR
R19 CAVITY W/ R5 CONTINUOUS
- VAPOR RETARDER:
CLASS I OR II AT INTERIOR/WARM SIDE
OF EXTERIOR WALL FRAMING
- FLOOR OVER UNCONDITIONED SPACE:
R30 MINIMUM
- BASEMENT SLAB:
R10 CONTINUOUS @ <4' BELOW GRADE
- CEILING/ROOF:
R60 MINIMUM
- WINDOWS:
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- EXTERIOR DOORS WITH GLAZING:
DOUBLE PANE LOW E
MIN. U-FACTOR: .40

SYMBOL LEGEND



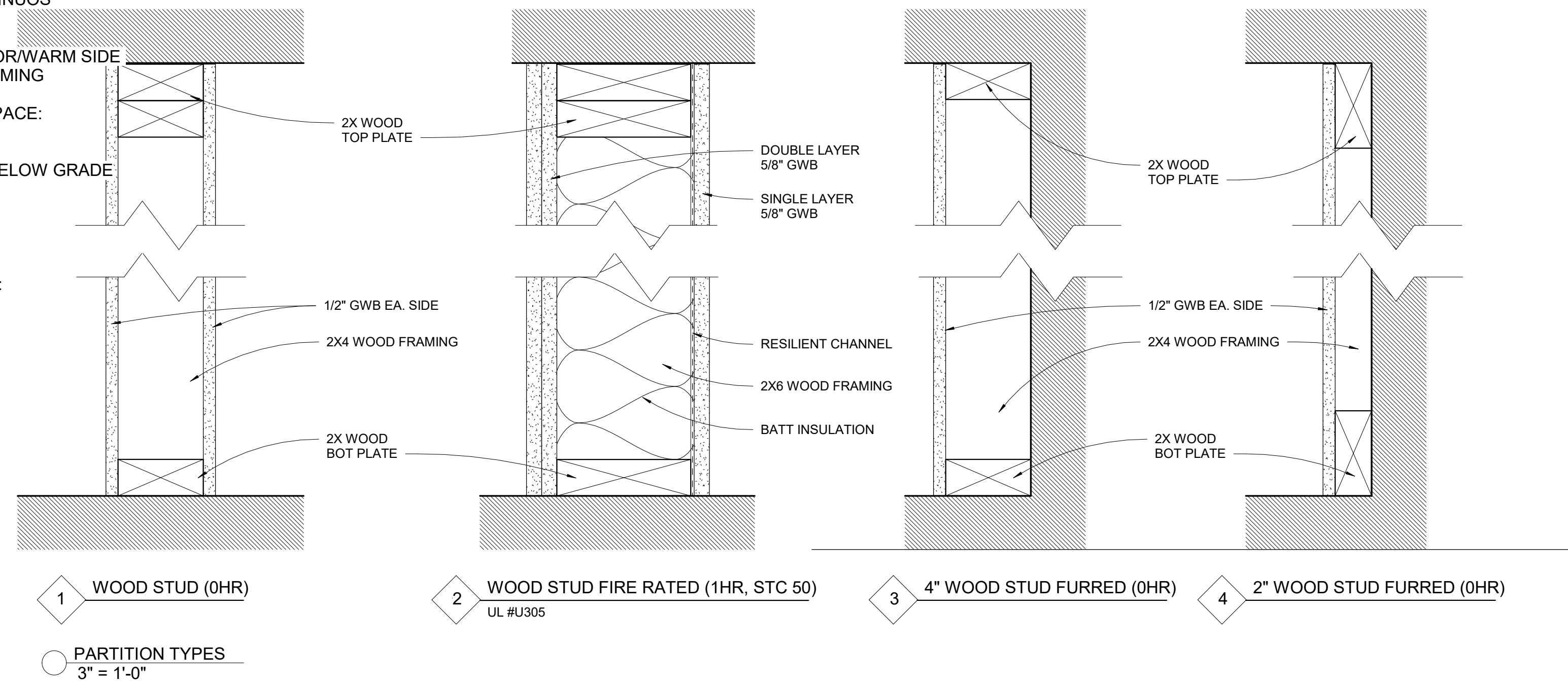
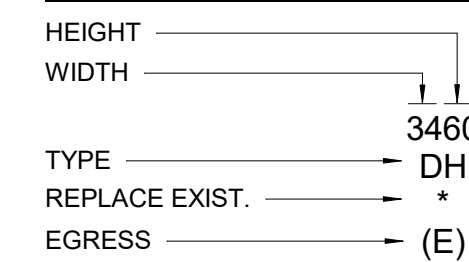
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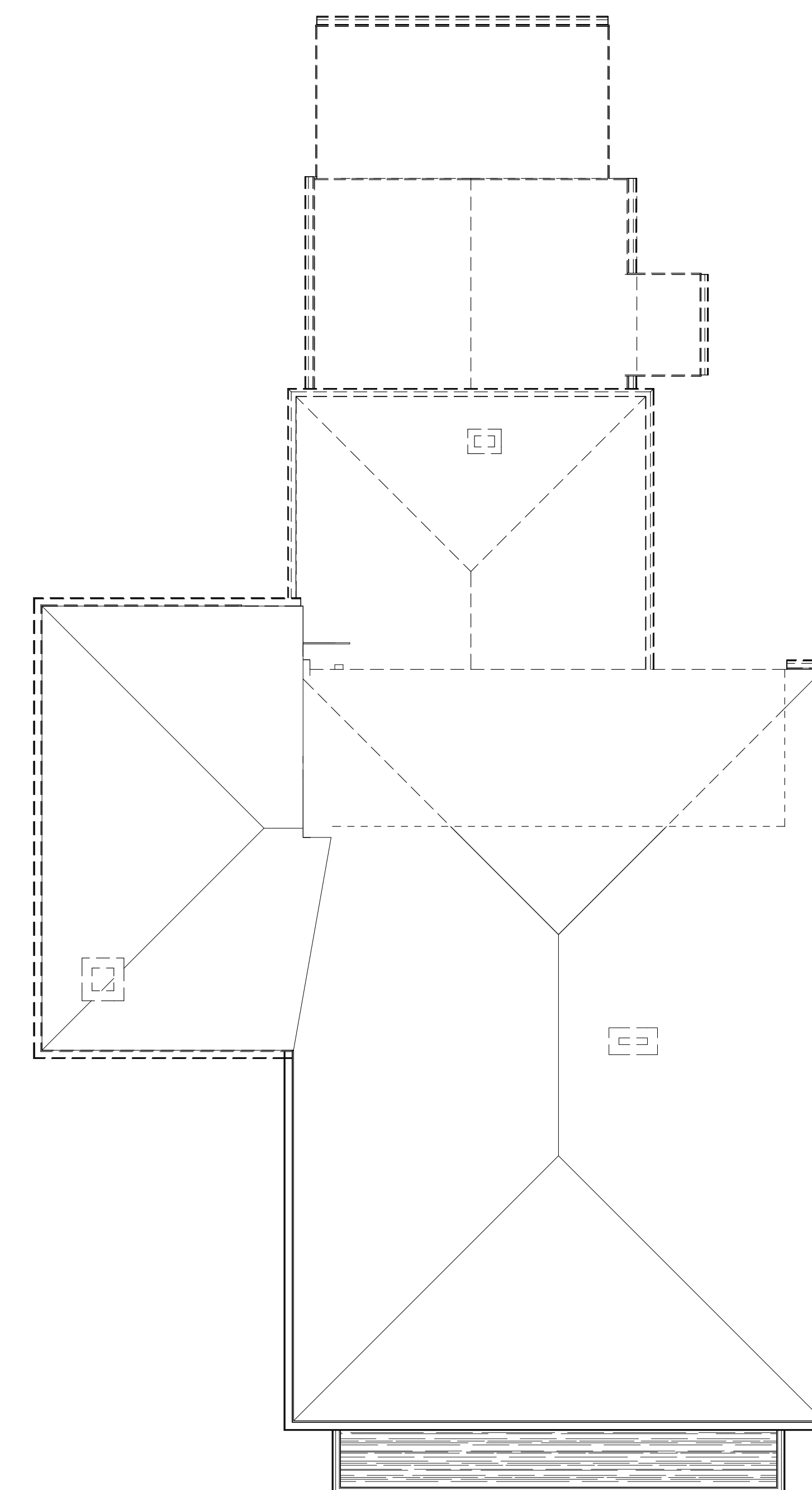
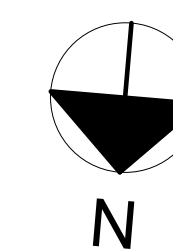
SHEET #	SHEET NAME
A000	TITLE SHEET
A001	DEMOLITION PLANS
A100	BSMNT & 1ST FLOOR PLANS
A101	2ND & 3RD FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A203	EXISTING EXTERIOR ELEVATIONS
A202	EXISTING EXTERIOR ELEVATIONS

GENERAL NOTES:

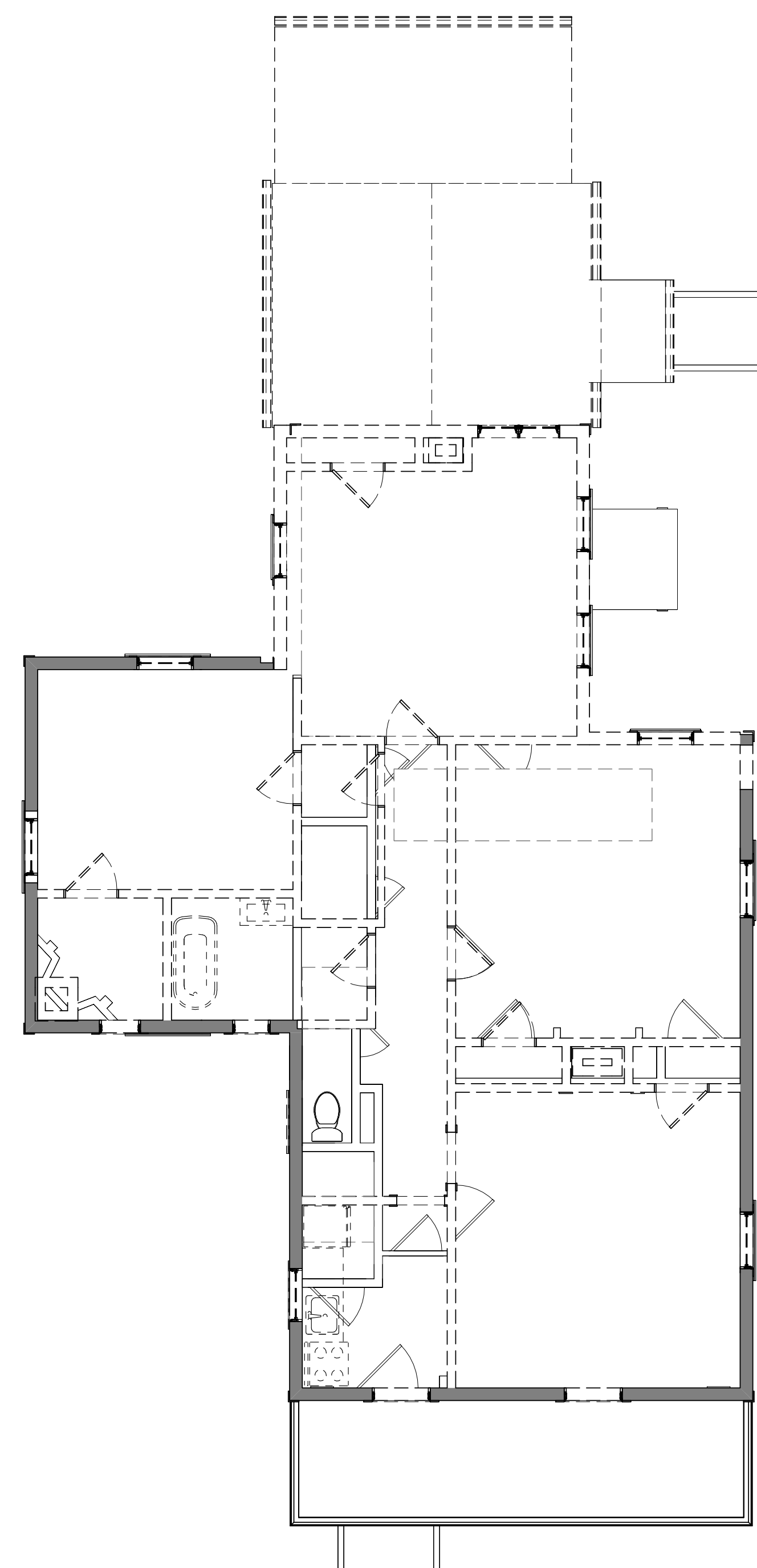
- WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED TO PERFORM HIS OR HER WORK AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR FIRE RATED. SINGLE LAYER OF PLASTER OR 5/8" GWB EACH SIDE OF INTERIOR PARTITION (UL DESIGN# L305), SINGLE 5/8" AT CEILINGS (UL DESIGN# L512). ALL REPLACEMENT PATCHING OR REPAIRING IS THE RESPONSIBILITY OF CONTRACTOR. CONTACT ARCHITECT IF RATING IS BELIEVED TO BE INHERENT IN EXISTING ASSEMBLY.
- CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR SMOKE ALARM FIXTURES FOR APPORVAL
- CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR THE APPROPRIATE CONSULTING ENGINEERS.
- CONFIRM DIMENSIONS WITH THE ARCHITECT OR APPROPRIATE CONSULTING ENGINEER.
- CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, OF ANY DISCREPANCY, OMISSION, OR UNANTICIPATED FIELD CONDITIONS ALTER THE DESIGN INTENT.
- CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, IF DIMENSIONS INDICATED WITH "+/-" VARIES MORE THAN 3" FROM ACTUAL FIELD MEASUREMENTS.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- DAMAGED TO EXISTING OR NEW CONSTRUCTION CAUSED BY THE CONTRACTOR, HIS OR HER SUB-CONTRACTORS OR CREW IS THE RESPONSIBILITY OF THE CONTRACTOR.

WINDOW TAG LEGEND

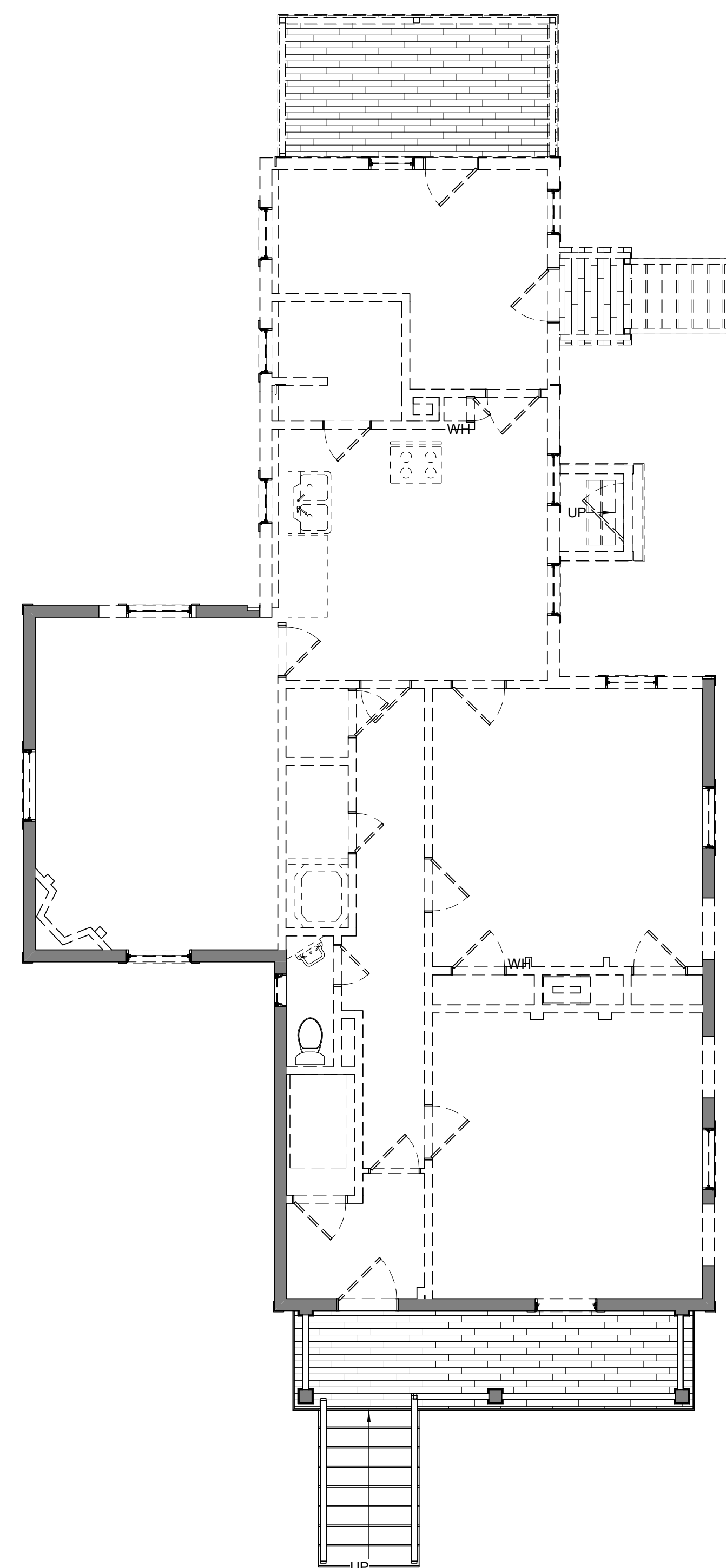




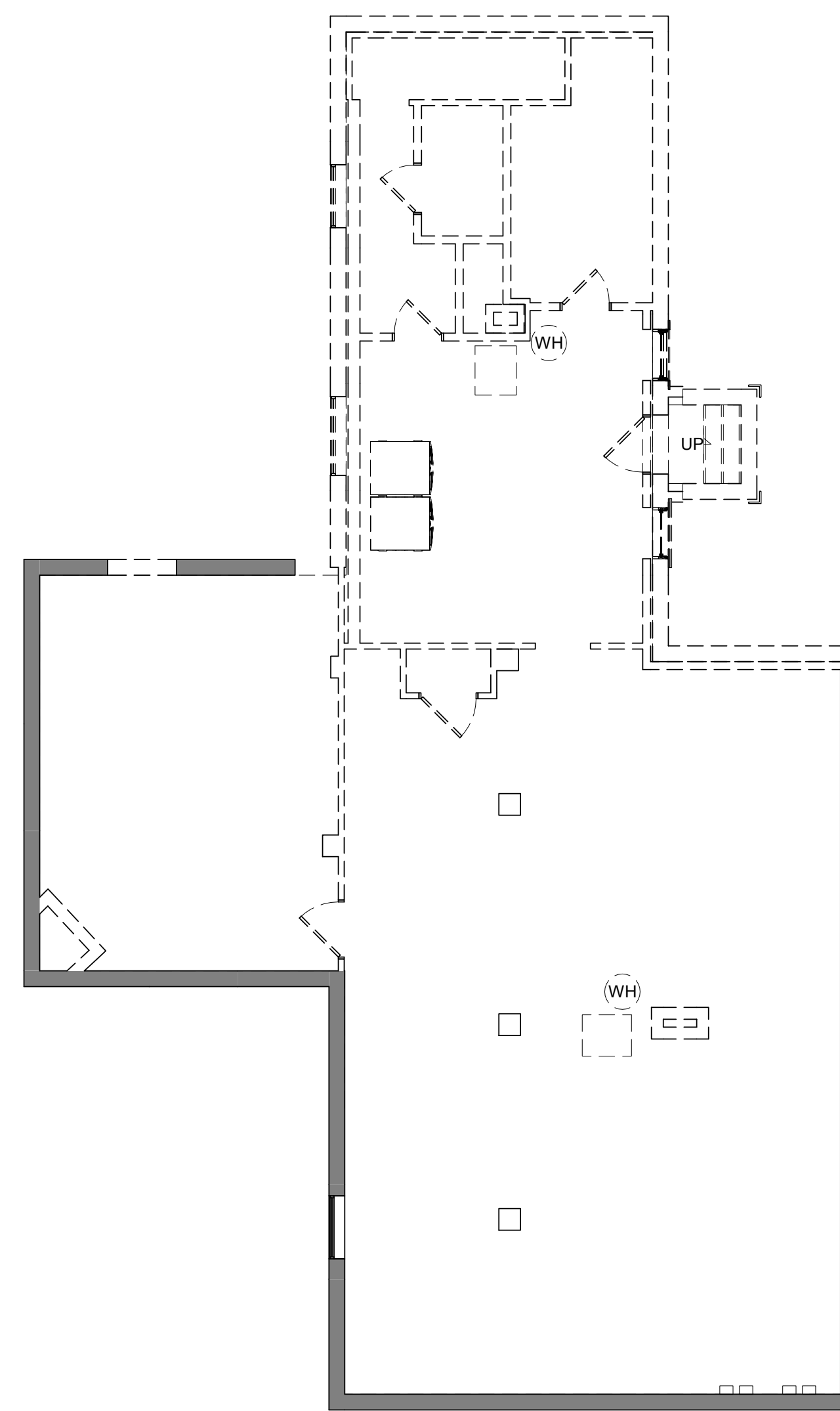
④ DEMO - ROOF PLAN
 3/16" = 1'-0"



② DEMO - 2ND FLOOR
 3/16" = 1'-0"



③ DEMO - 1ST FLOOR
 3/16" = 1'-0"



① DEMO - BASEMENT
 3/16" = 1'-0"

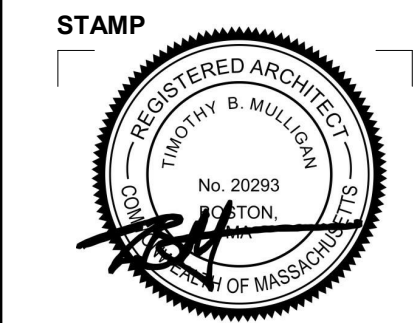


FINISH NOTES:

1. ALL EXISTING CEILING, FLOOR AND WALL FINISHES TO BE REMOVED AND EXISTING FRAMING EXPOSED.
2. ALL EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED IN KIND.
3. ALL EXISTING PLUMBING AND PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED PLUMBING AND FIXTURES.
4. ALL EXISTING ELECTRICAL WIRING AND FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED WIRING AND FIXTURES.
5. ALL EXISTING DOORS TO BE REMOVED AND REPLACED IN KIND.
6. ALL EXISTING EXTERIOR MASONRY VENEER TO REMAIN AND REPAIRED AS REQUIRED.
7. EXISTING FRAMING AND FLOOR PLAN LAYOUTS TO REMAIN.
8. EXTERIOR WALLS:
 EXISTING MASONRY/ FRAMING
 R21 MIN INSULATION VALUE (CAVITY).
9. WINDOWS:
 VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
 DOUBLE PANE LOW E
 MIN. U-FACTOR: .30
 REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
 5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
10. EXTERIOR DOORS:
 VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
 DOUBLE PANE LOW E
 MIN. U-FACTOR: .30
11. CEILING/ROOF
 R49 MIN INSULATION VALUE

REVISIONS:

DRAWING TITLE:
BSMT & 1ST FLOOR PLANS



January 22, 2024
 DATE OF ISSUE
 BZA APPROVAL
 DOCUMENT PHASE
 As indicated
 SCALE
 2330.00
 PROJECT #

DRAWING NUMBER:

A100

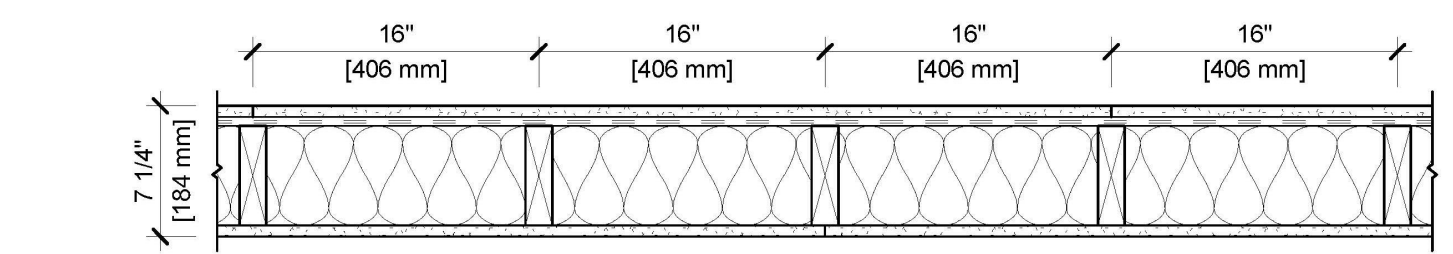
SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- 1HR RATED PARTITION (UL DESIGN U309)
- EXISTING DOOR
- PROPOSED DOOR
- SHEET #
- ELEVATION TAG
- VIEW #
- SECTION TAG
- SHEET #

- SA/CO COMBO SMOKE/CO DETECTOR - KIDDE I12010SCC
- SA/CO/PE COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

DESIGN NO. UL U305

- FIRE RATING: 1 HOUR
- STC RATING: 51
- SOUND TEST: USG-161127
- SYSTEM THICKNESS: 7-1/4" [184 MM]
- LOCATION: INTERIOR
- FRAMING TYPE: WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

- GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
- RESILIENT CHANNEL: 1/2" [12.7 MM] RESILIENT CHANNEL 25 GA. (0.018"), 24" [610 MM] O.C.
- WOOD STUDS: 2" X 6" [58 X 140 MM] WOOD STUDS, 16" [406 MM] O.C.
- INSULATION: 6-1/4" [159 MM] FIBERGLASS INSULATION
- GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

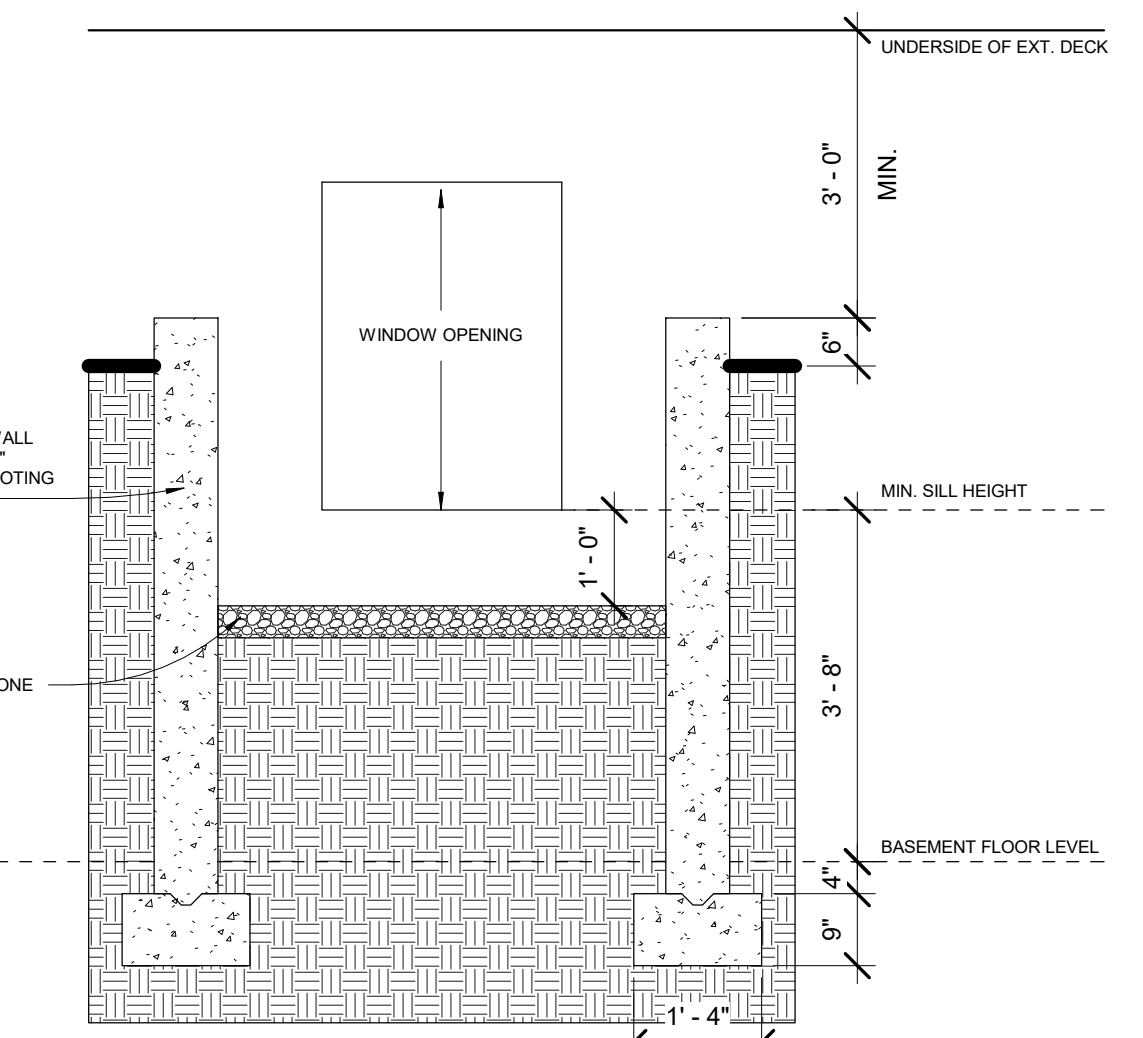
GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

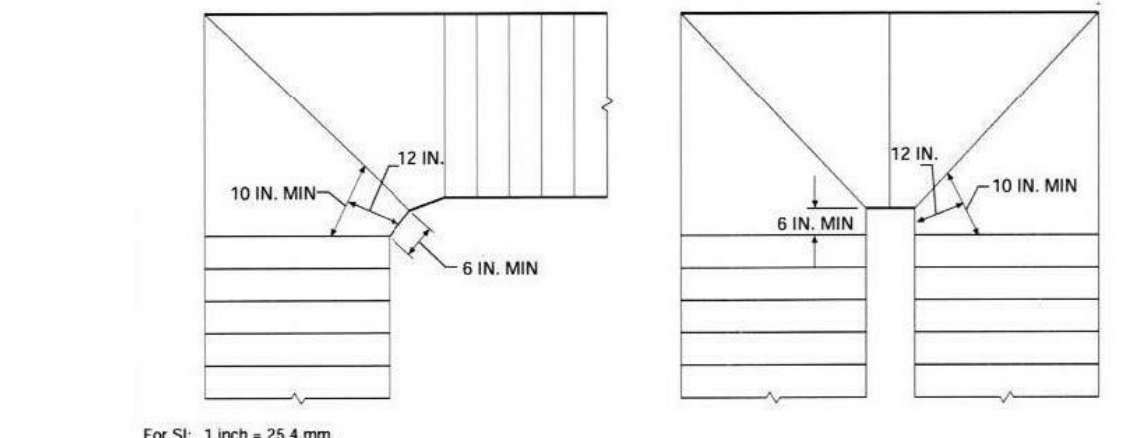
ACCEPTABLE PARTY-WALL ASSEMBLY (MIN 1HR STC50)

WINDOW TAG LEGEND

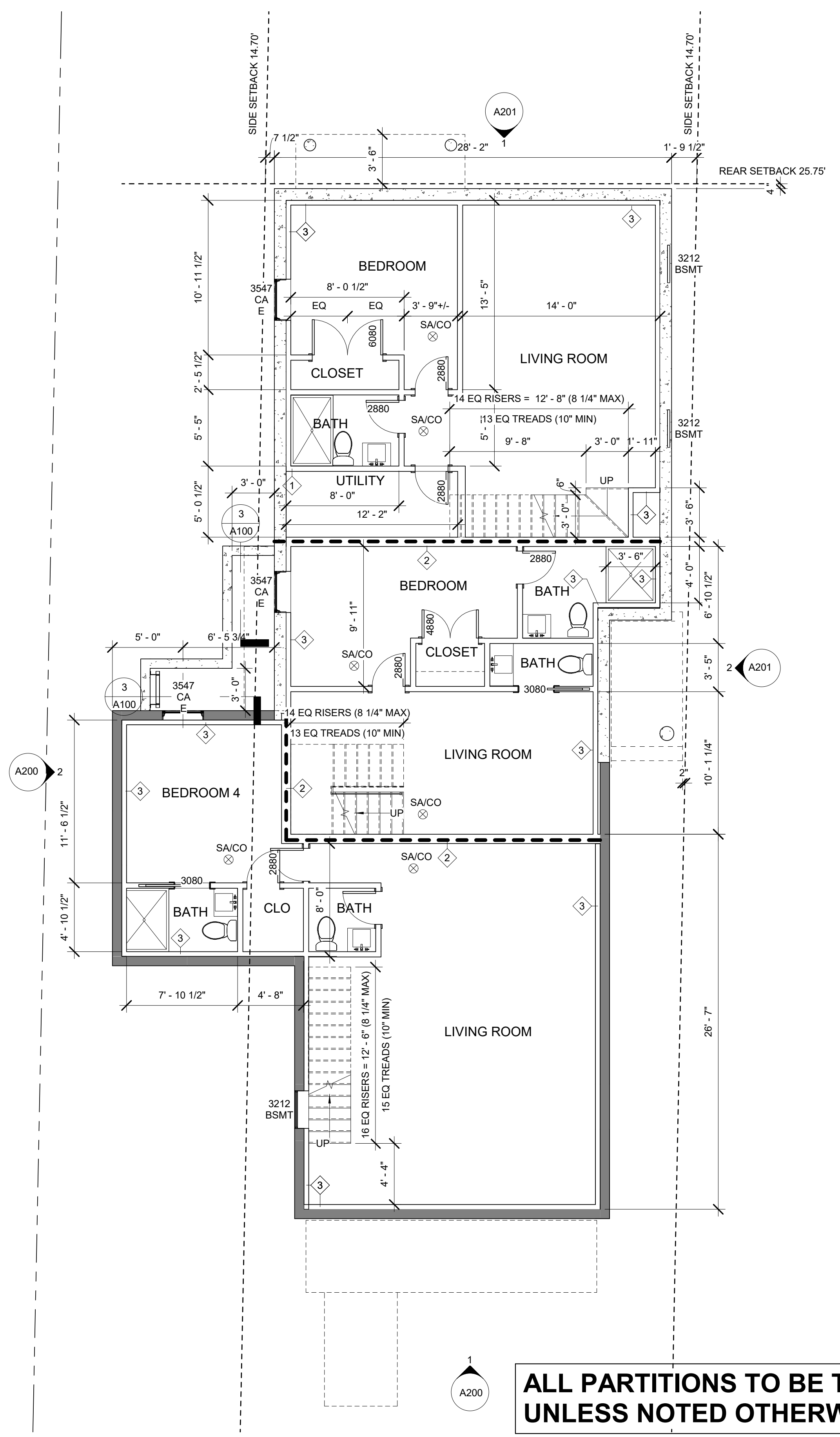
- HEIGHT: 3460
- WIDTH: 3460
- TYPE: DH
- REPLACE EXIST.: *
- EGRESS: (E)



EGRESS WINDOW WELL DETAIL
 1/2" = 1'-0"

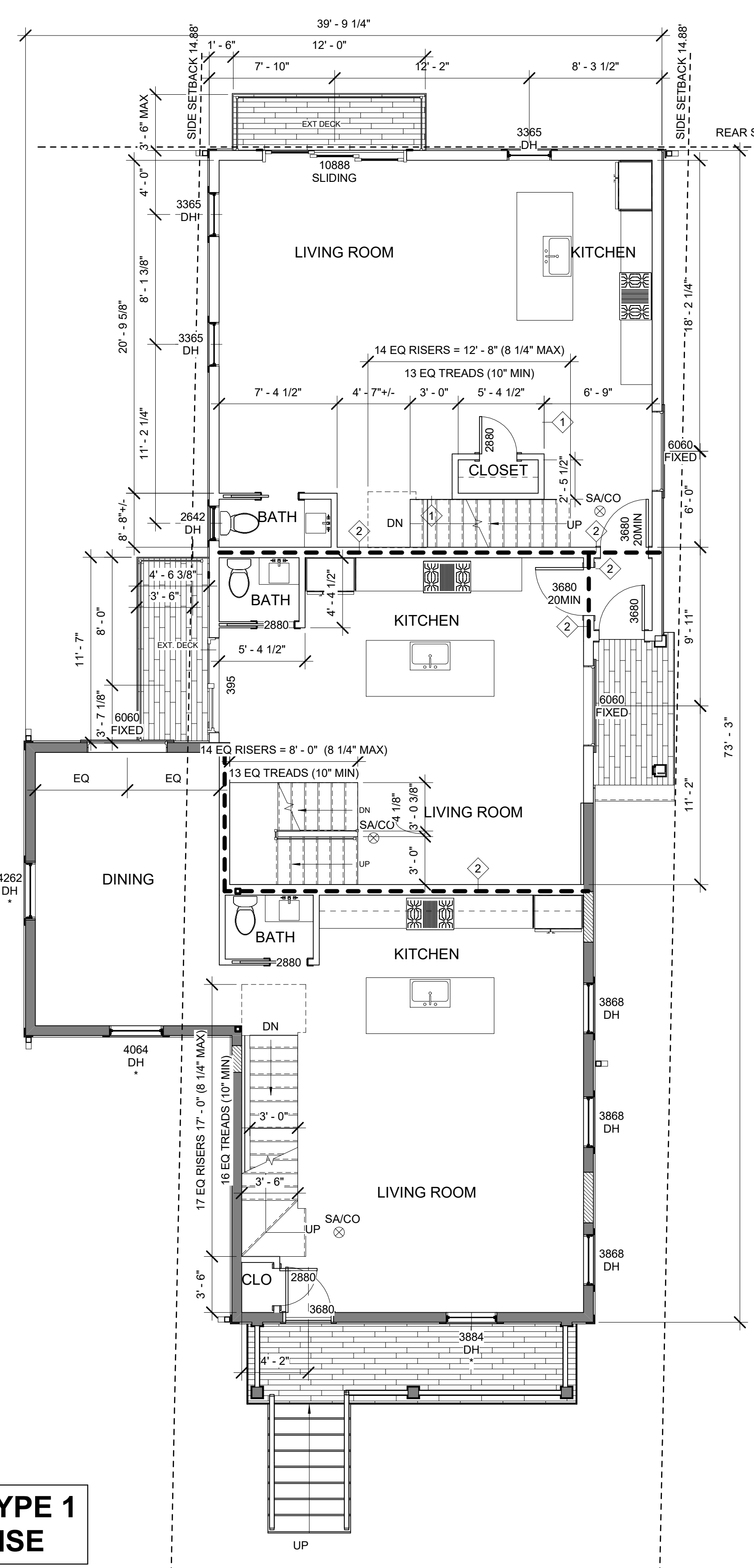


STAIR REQUIREMENTS:
 RISERS: 8 1/4" MAX
 TREADS: 10" MIN
 HANDRAILS: 34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING.
 BALUSTERS: 4" MAX CLEAR WIDTH
WINDER STAIRS
 12" = 1'-0"

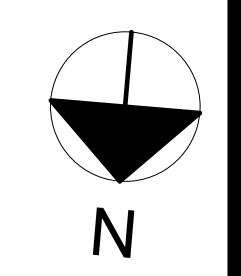


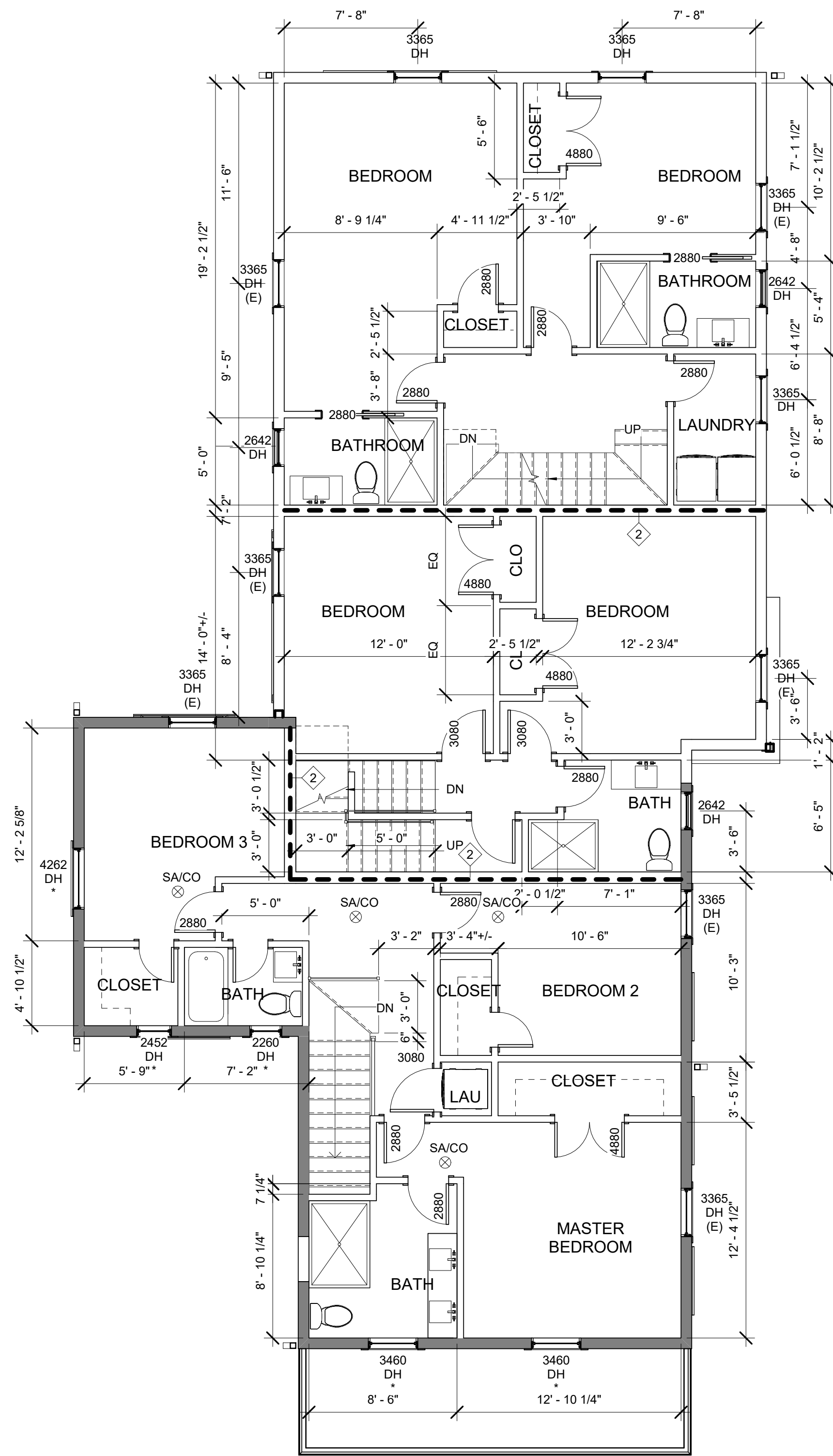
1 BASEMENT
 3/16" = 1'-0"

ALL PARTITIONS TO BE TYPE 1 UNLESS NOTED OTHERWISE

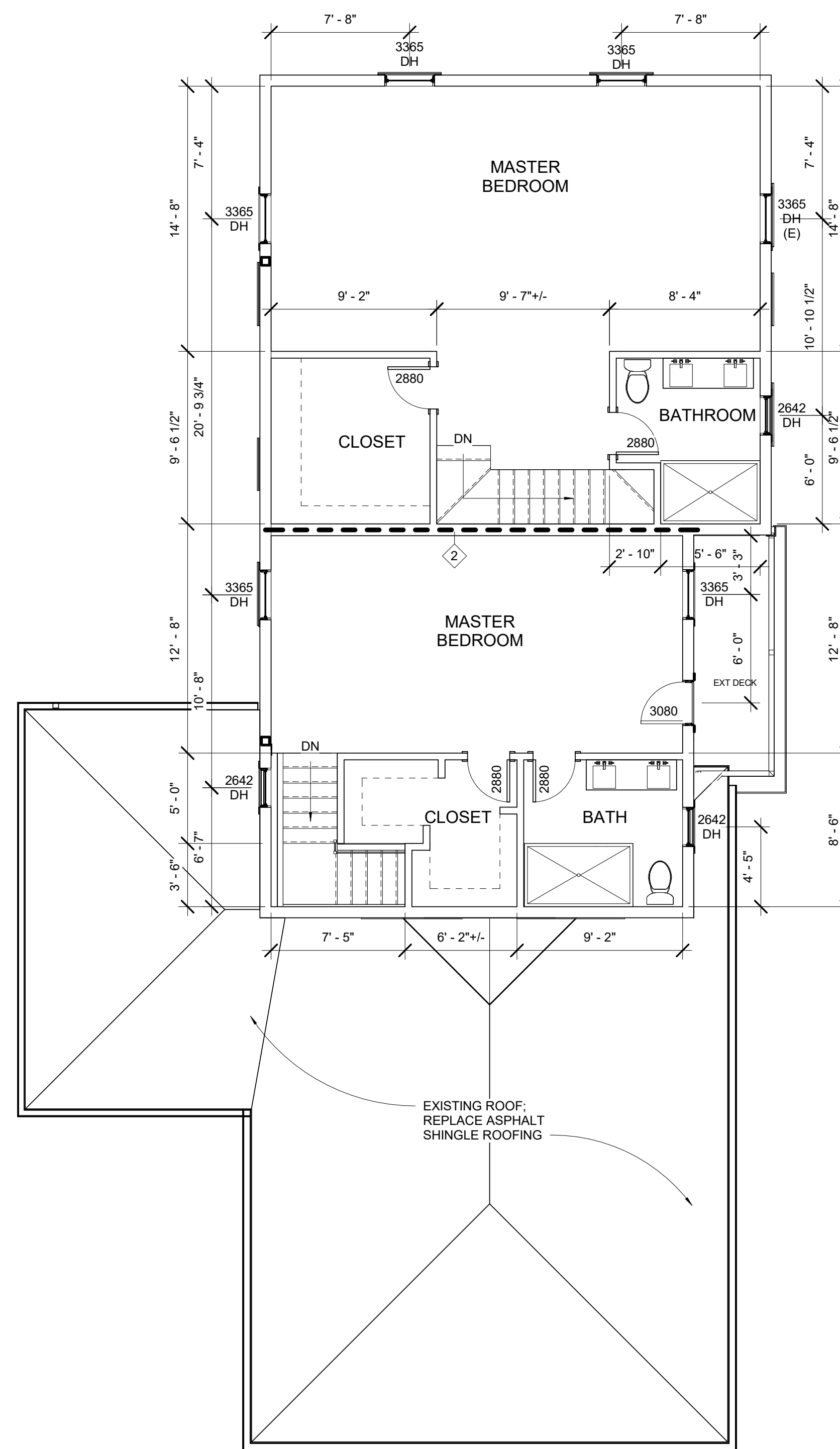


2 1ST FLOOR
 3/16" = 1'-0"





1 2ND FLOOR
3/16" = 1'-0"



2 3RD FLOOR
3/16" = 1'-0"

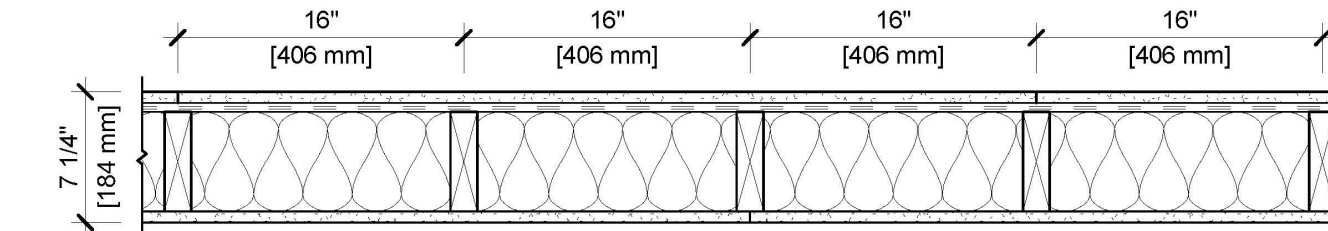
SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- 1HR RATED PARTITION (UL DESIGN U309)
- EXISTING DOOR
- PROPOSED DOOR
- SHEET #
- ELEVATION TAG
- VIEW #
- SECTION TAG
- SHEET #

- COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
- COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

DESIGN NO. UL U305

- FIRE RATING: 1 HOUR
- STC RATING: 51
- SOUND TEST: USG-161127
- SYSTEM THICKNESS: 7-1/4" [184 MM]
- LOCATION: INTERIOR
- FRAMING TYPE: WOOD STUD (LOAD-BEARING)



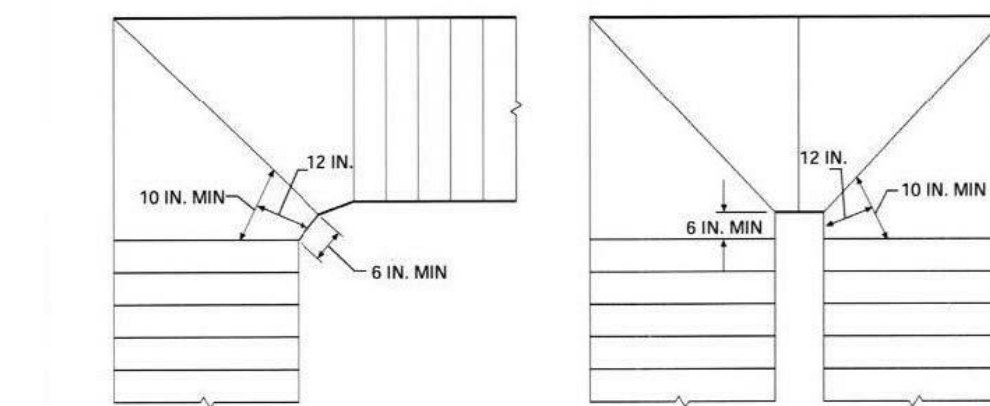
ASSEMBLY REQUIREMENTS:

- GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
- RESILIENT CHANNEL: 1/2" [12.7 MM] RESILIENT CHANNEL 25 GA. (0.018"), 24" [610 MM] O.C.
- WOOD STUDS: 2" X 6" [50 X 140 MM] WOOD STUDS, 16" [406 MM] O.C.
- INSULATION: 6-1/4" [159 MM] FIBERGLASS INSULATION
- GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

ACCEPTABLE PARTY-WALL ASSEMBLY (MIN 1HR STC50)



- For Sl: 1 inch = 25.4 mm
- Figure R311.7.4.2(1) WINDERS
- STAIR REQUIREMENTS:**
 RISERS: 8 1/4" MAX
 TREADS: 10" MIN
 HANDRAILS: 34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING.
 BALUSTERS: 4" MAX CLEAR WIDTH
 WINDER STAIRS
 12" = 1'-0"

REVISIONS:

DRAWING TITLE:

2ND & 3RD FLOOR PLANS

STAMP



January 22, 2024

DATE OF ISSUE

BZA APPROVAL

DOCUMENT PHASE

As indicated

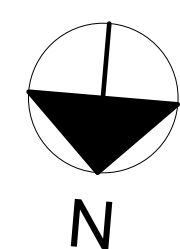
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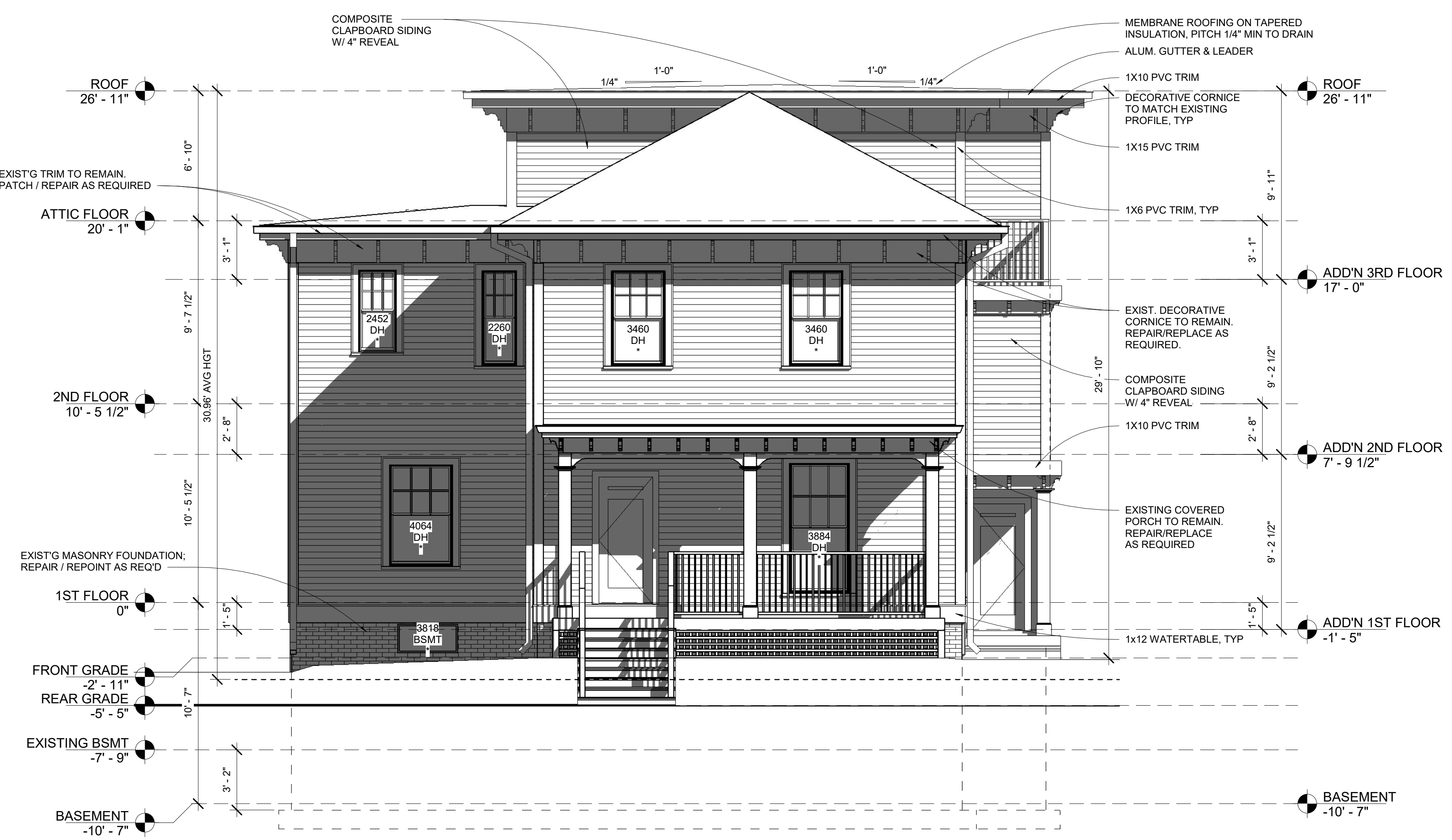
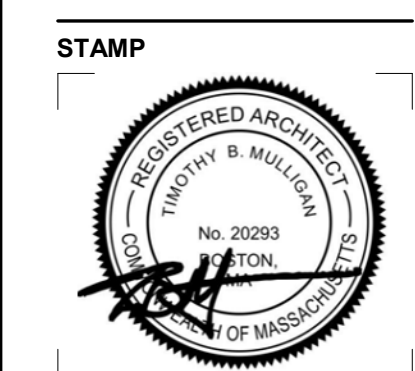
2330.00

PROJECT #

DRAWING NUMBER:

A101





WINDOW TAG LEGEND

HEIGHT	3460
WIDTH	DH
TYPE	*
REPLACE EXIST.	(E)
EGRESS	(E)

1 NEW - FRONT ELEVATION
 1/4" = 1'-0"



2 NEW - LEFT ELEVATION
 1/4" = 1'-0"



WINDOW TAG LEGEND

HEIGHT	3460
WIDTH	3460
TYPE	DH
REPLACE EXIST.	*
EGRESS	(E)

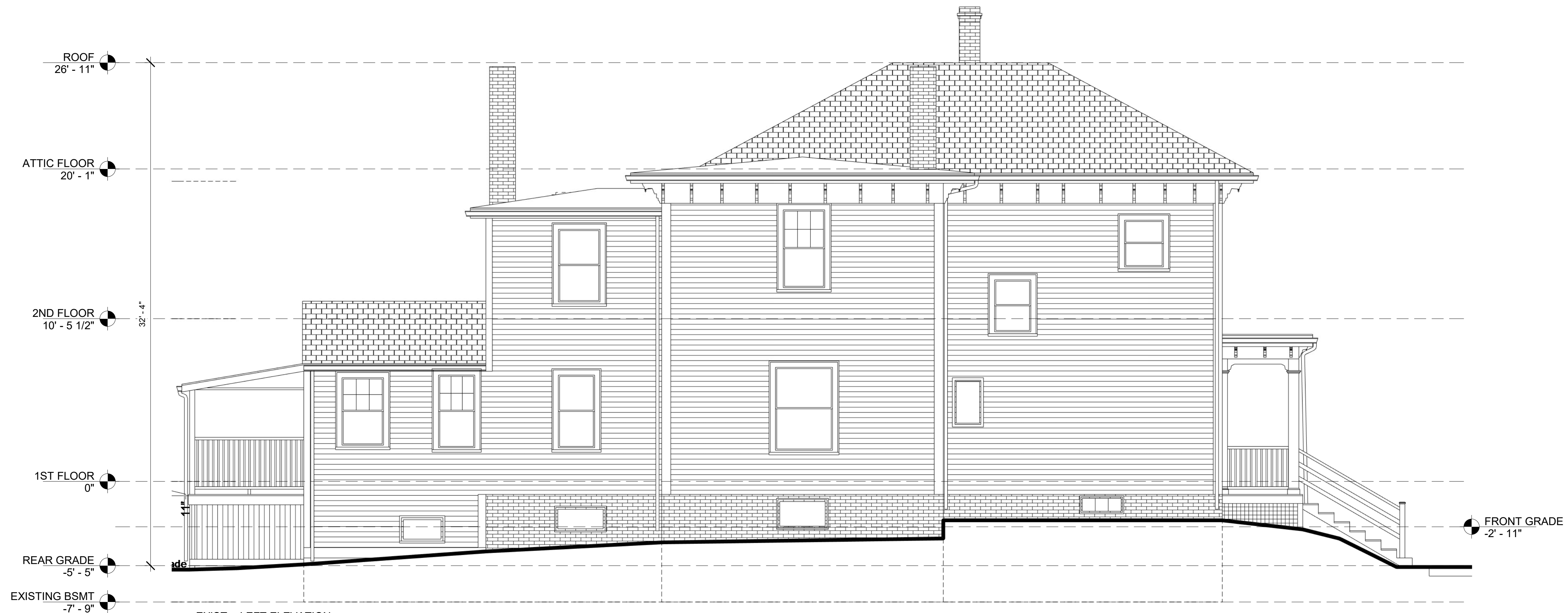
SEE SHEET A200 FOR TYPICAL ELEVATION NOTES AND DIMENSIONS



2/23/2024 11:57:37 AM
 2/23/2024 10:00:00 AM C:\PROJECTS\2330\A201\A201.DWG



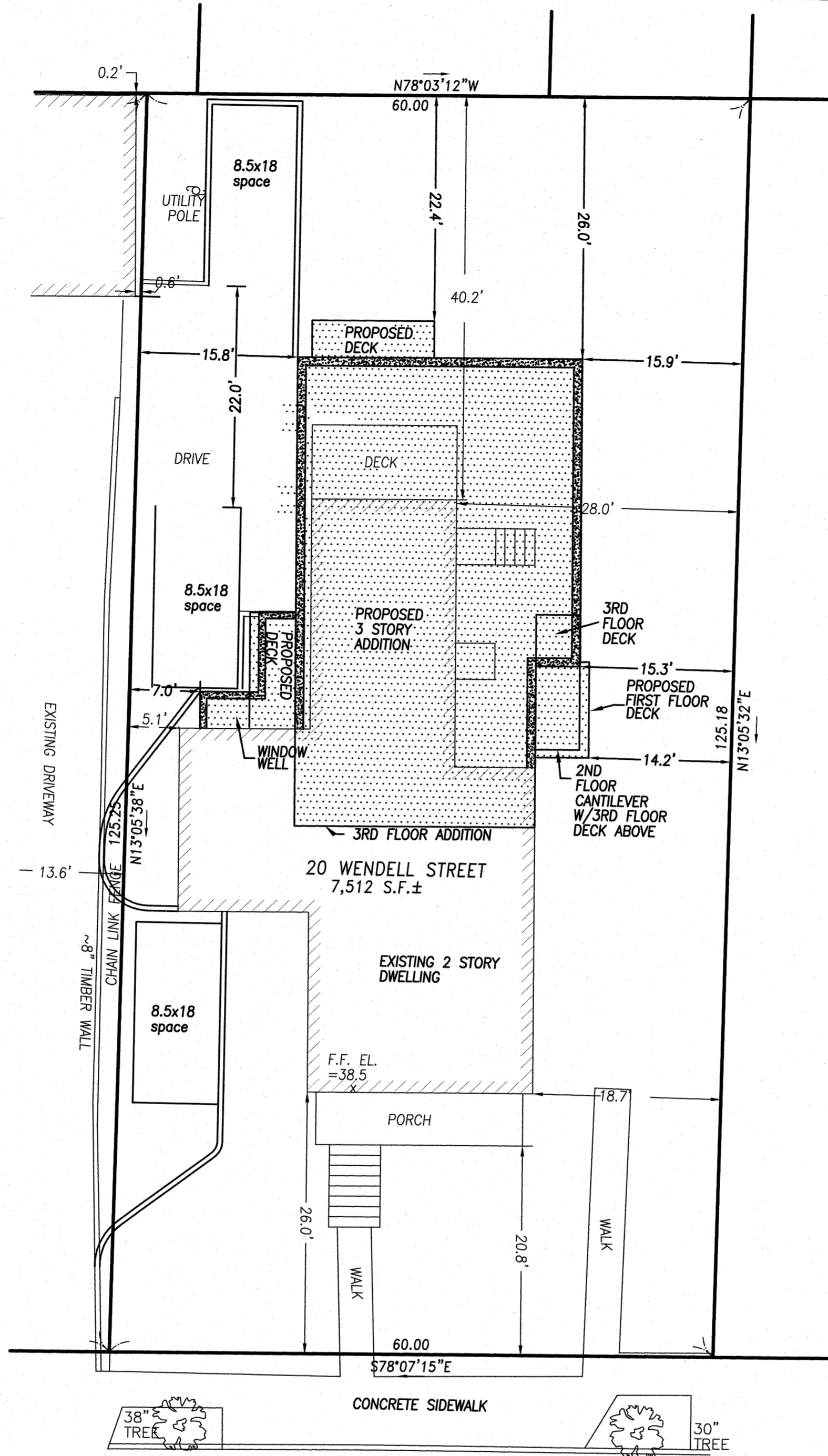
① EXIST. - FRONT ELEVATION
1/4" = 1'-0"



② EXIST. - LEFT ELEVATION
1/4" = 1'-0"

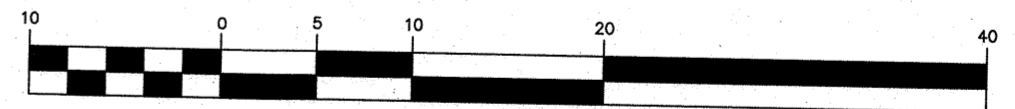


REFERENCES:
 SOUTH MIDDLESEX COUNTY
 REGISTRY OF DEEDS
 PLAN:
 542 OF 1936
 558 OF 1968
 823 OF 1971
 257 OF 2022
 LAND COURT PLANS:
 LCC 21483-A
 LCC 41667-A
 CITY OF CAMBRIDGE
 ENGINEERING DEPT.
 STR-05-36



WENDELL ST.

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

PROPOSED SITE PLAN
 20 WENDELL STREET
 CAMBRIDGE, MA
 FOR
 RIVERFRONT REALTORS

CIVIL ENVIRONMENTAL CONSULTANTS

8 OAK STREET PEABODY, MA 01960 978-531-1191

[Signature]
 LEONARD JOSEPH BOUFFARD P.L.S. DATE 2-8-2024



SHEET NO: 1 OF 1

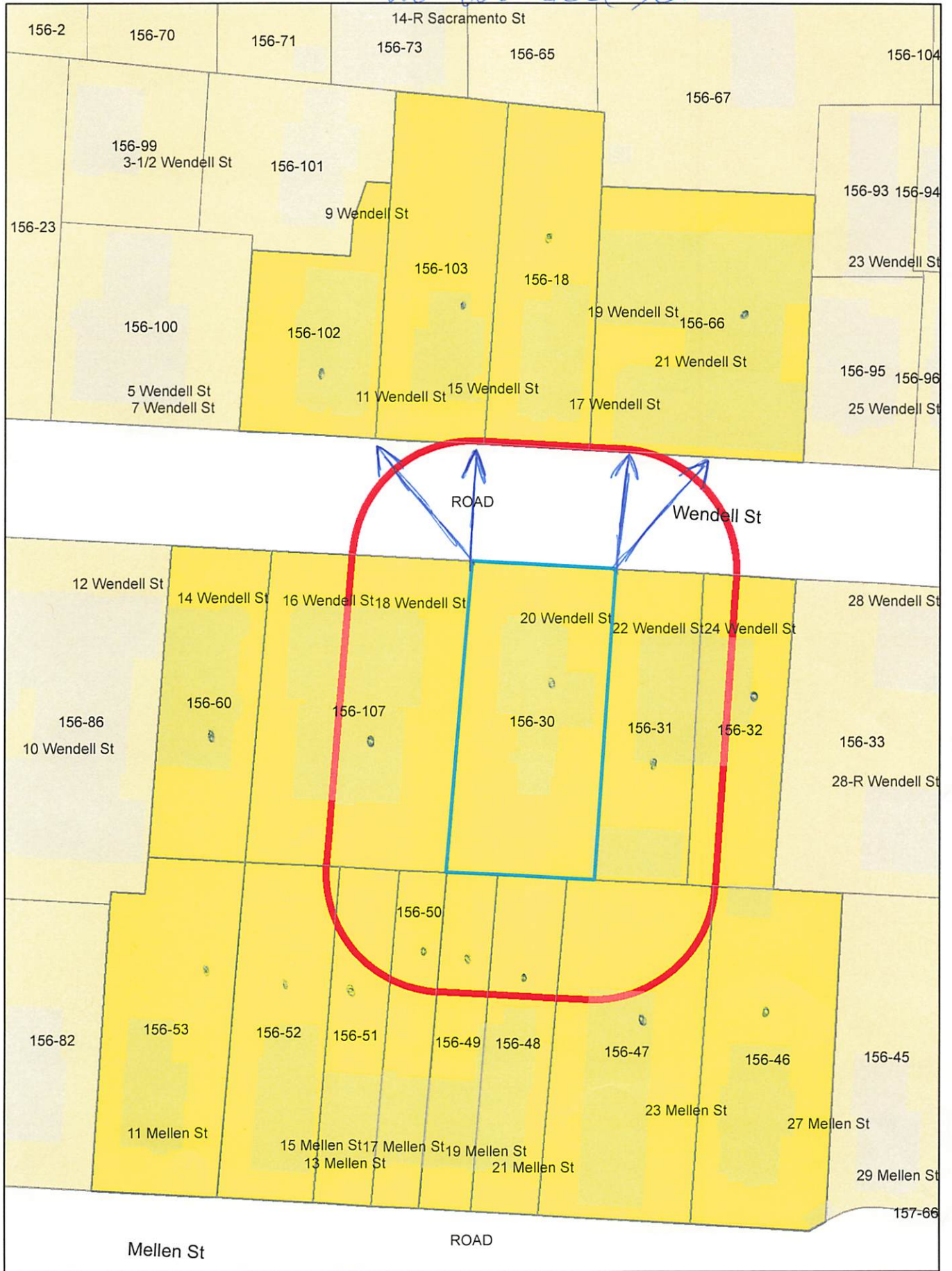
DATE: 2/8/2024 JOB: 4663

DRAWN BY: L.J.B./W.R.D.

20 Wendell St



20 Wendell St.



20 Wendell St.

156-32-46-47-107
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138-2702

156-18
LIVE, THEODORE R. & BARBARA J. ALLEN
17 WENDELL ST
CAMBRIDGE, MA 02138

GREGORY McCARTHY
275 MAIN STREET
BOSTON, MA 02129

156-48
ZHAO, MEIMEI & QUAN XIAO
23 HILLTOP RD
WELLESLEY, MA 02482

156-66
WENDELL TERRACE LLC,
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

156-102
R & D VENTURES, LLC
13 WENDELL ST
CAMBRIDGE, MA 02138

156-103
NOHRNBERG, PETER C.L
15 WENDELL ST
CAMBRIDGE, MA 02138

156-30
20 WENDELL STREET LLC
34 LOCUST ST
MARBLEHEAD, MA 01945

156-51
BOKIL HEMANT CIMENSER AYLIN
15 MELLEN ST
CAMBRIDGE, MA 02138

156-49-50
MELLEN STREET REALTY LLC
99 WESTCLIFF RD
WESTON, MA 02493

156-52-53
11-13 MELLEN STREET LLC
10 SCOTCH PINE CIR
WELLESLEY, MA 02481

156-60
CAMBRIDGE WESTON ACADEMY LLC
99 WESTCLIFF RD
WESTON, MA 02493

156-31
22-24 WENDELL STREET LLC
15 WENTWORTH FARM RD
MILTON, MA 02186