

# 204 FAYERWEATHER

DEMOLITION PERMIT APPLICATION

03/09/2021

KEYA & TOM  
DANNENBAUM

204 Fayerweather St,  
Cambridge, MA 02138

OWNER PROPOSES DEMOLITION OF EXISTING TWO FAMILY STRUCTURE AT 204-206 FAYERWEATHER TO ACCOMMODATE A UPDATED SINGLE FAMILY RESIDENCE. EXISTING PLACEMENT CROWDS NEIGHBOR AND FLOOR TO FLOOR LEVELS DO NOT MEET OWNERS PROGRAMMATIC NEEDS.



ARCHITECT:



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**SAM KACHMAR**  
ARCHITECTS  
(p)978-270-8441  
kachmardesign.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

CLIENTS:

KEYA & TOM DANNENBAUM  
204 FAYERWEATHER ST,  
CAMBRIDGE, MA 02138

INTERIOR DESIGNER:

ANNIE HALL INTERIORS  
127A RIVER STREET  
WEST NEWTON, MA 02465

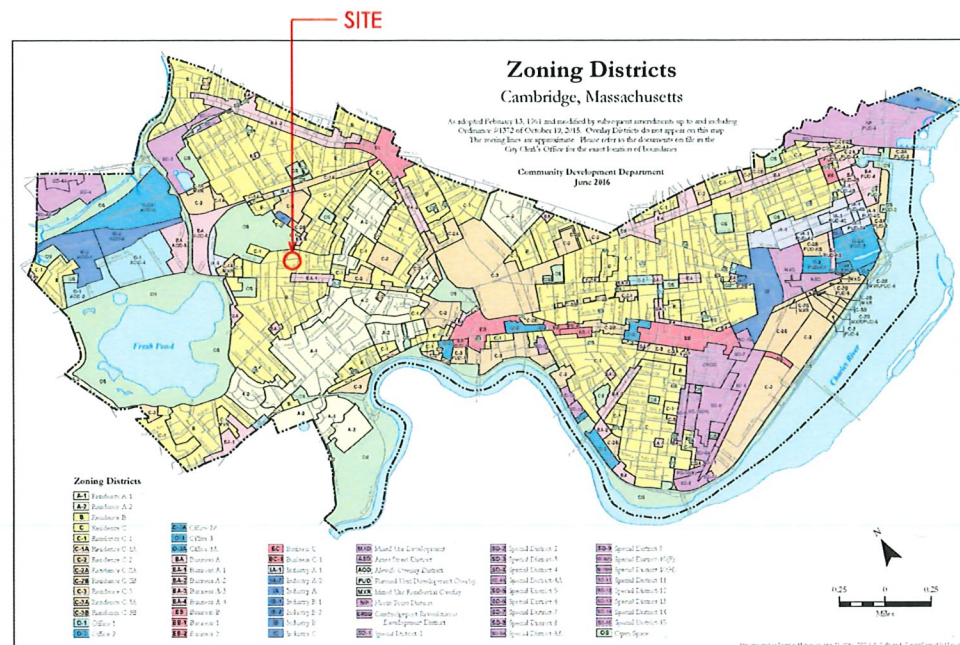
GENERAL CONTRACTOR:

[T.B.D.]

STRUCTURAL ENGINEER:

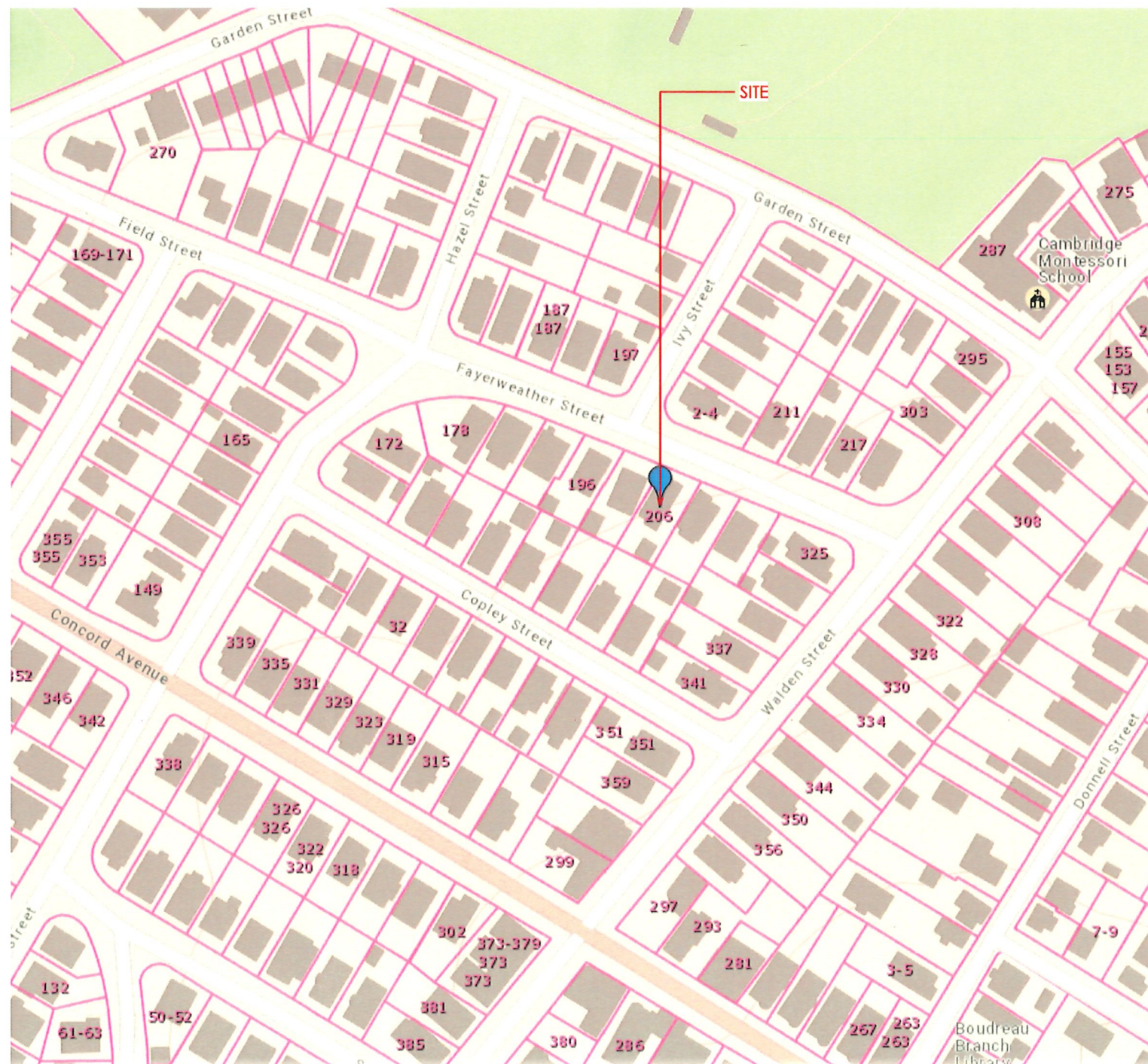
ROOME & GUARRACINO  
48 GROVE STREET  
SOMERVILLE, MA 02144

# LOCATION PLAN & GENERAL INFO



## NARRATIVE:

204-206 FAYERWEATHER IS A TWO FAMILY RESIDENCE BUILT IN 1927 WITH A CONCRETE BLOCK GARAGE BUILT IN THE 1950'S. THE STRUCTURE HAS BEEN STRIPPED TO THE STUDS AND SUBFLOOR BEFORE BEING PURCHASED BY THE EXISTING OWNER. THE FOUNDATION IS A COMBINATION OF STONE AND UNREINFORCED MASONRY THAT WOULD NEED TO BE REPLACED TO BRING IT UP TO CODE. MUCH OF THE WOOD STRUCTURE NEEDS TO BE REINFORCED OR REBUILT. BUILDING A NEW STRUCTURE CLOSER TO THE PRESCRIBED SETBACKS FOR THE LOT WOULD ALLEVIATE CROWDING OF 200 FAYERWEATHER AND WOULD BETTER MEET THE PROGRAMMATIC NEEDS OF THE OWNER'S GROWING FAMILY AND INCREASE OPEN SPACE.



### ZONING CALCULATIONS RESIDENCE -ZONE B

LOT WIDTH: 44'-0" \*  
LAND AREA: 4,718 SF \*

EXISTING LIVING AREA: 2,612 SF  
PROPOSED LIVING AREA: 2,971 SF

REQUIRED FAR: 0.50  
EXISTING FAR: 0.55 \*  
PROPOSED FAR: 0.63 \*

OPEN SPACE REQUIREMENT: 40%  
EXISTING OSR: 28% \*  
PROPOSED OSR: 39% \*

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (NORTH)	15'-0"	6'-8" *	15'-1"
SIDE (EAST)	12'-6"	13'-0"	10'-9" *
SIDE (WEST)	7'-6"	6'-0" *	7'-6"
REAR (SOUTH)	27'-0"	35'-4"	32'-8"
HEIGHT	35'-0"	29'-8"	34'-10"

\* = non-compliant condition



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

LOCATION PLAN

KEYA & TOM DANNENBAUM

204 FAYERWEATHER

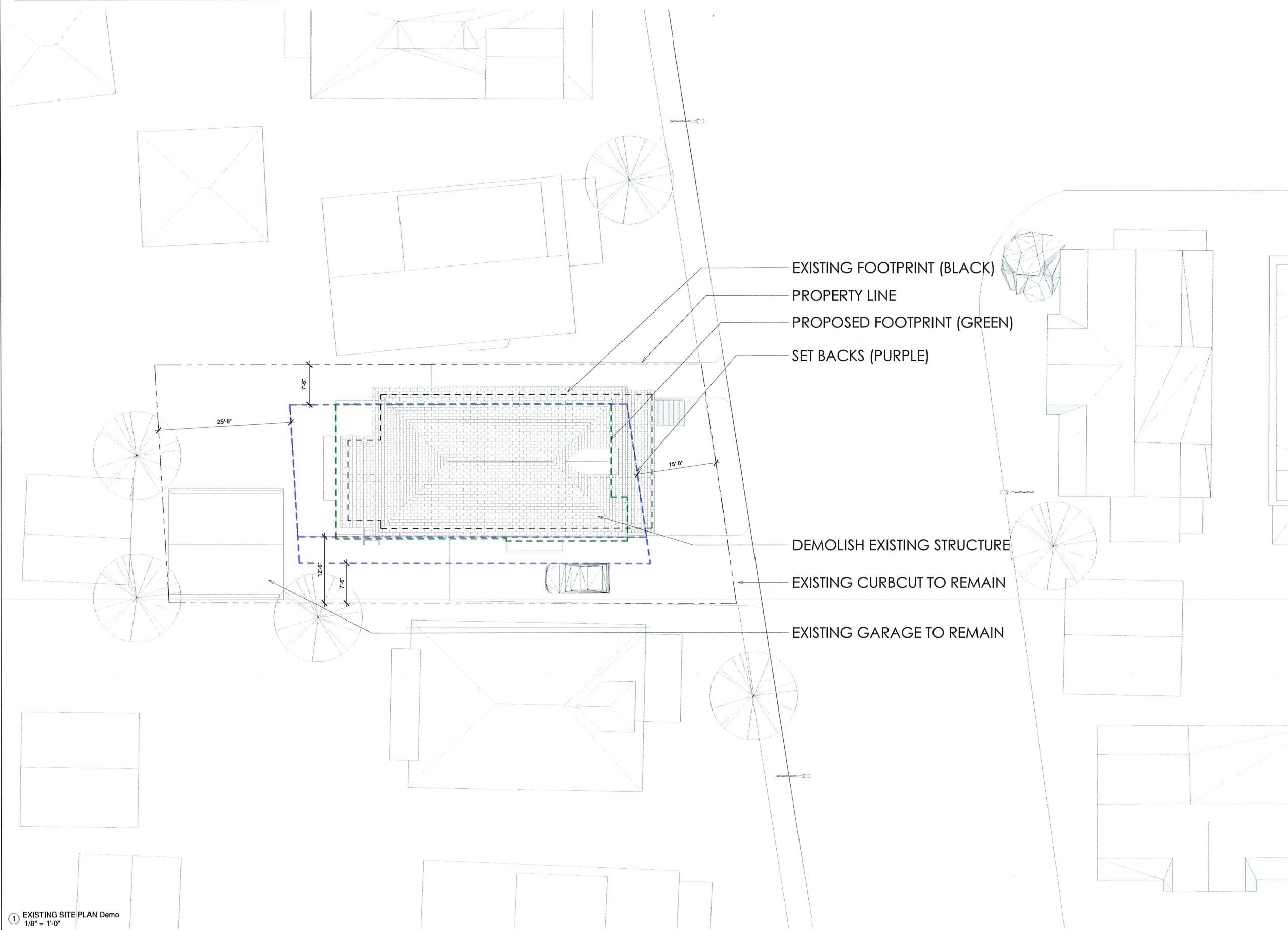
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D1

Scale

# EXISTING SITE PLAN



- EXISTING FOOTPRINT (BLACK)
- PROPERTY LINE
- PROPOSED FOOTPRINT (GREEN)
- SET BACKS (PURPLE)
- DEMOLISH EXISTING STRUCTURE
- EXISTING CURBCUT TO REMAIN
- EXISTING GARAGE TO REMAIN

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EXISTING SITE PLAN

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 204 FAYERWEATHER  
 204 Fayerweather St,  
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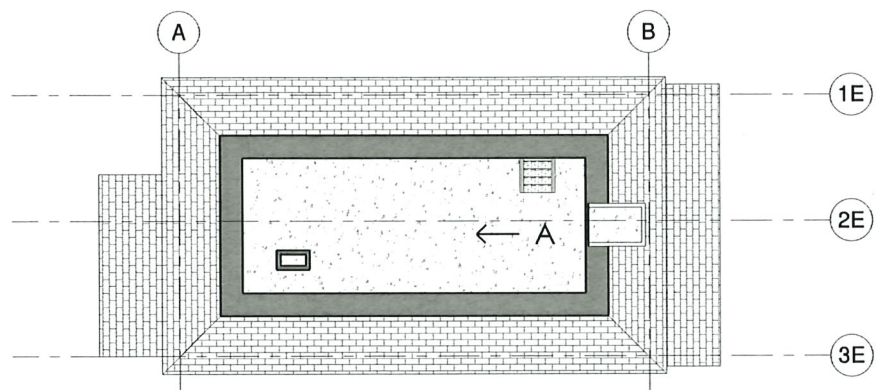
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**D2**  
 Scale 1/8" = 1'-0"

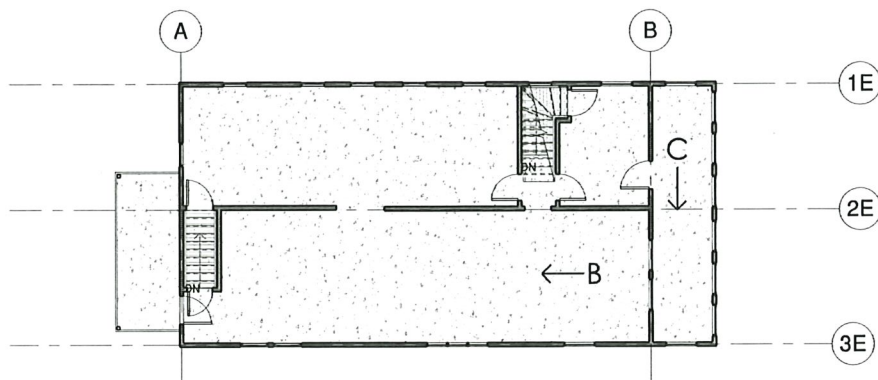
① EXISTING SITE PLAN Demo  
 1/8" = 1'-0"

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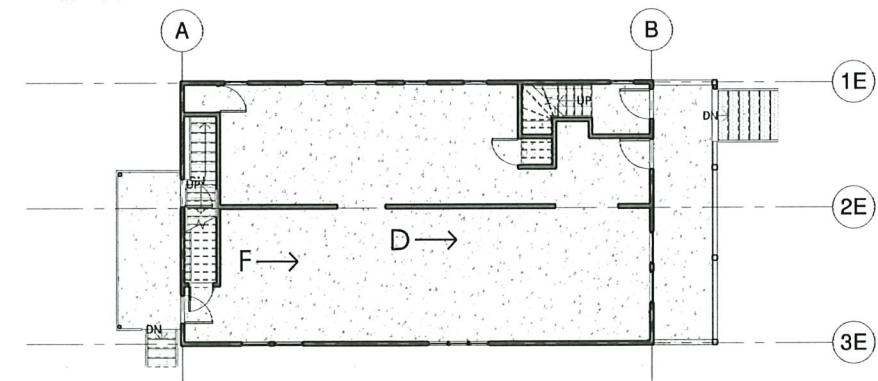
# EXISTING PLAN & INTERIORS



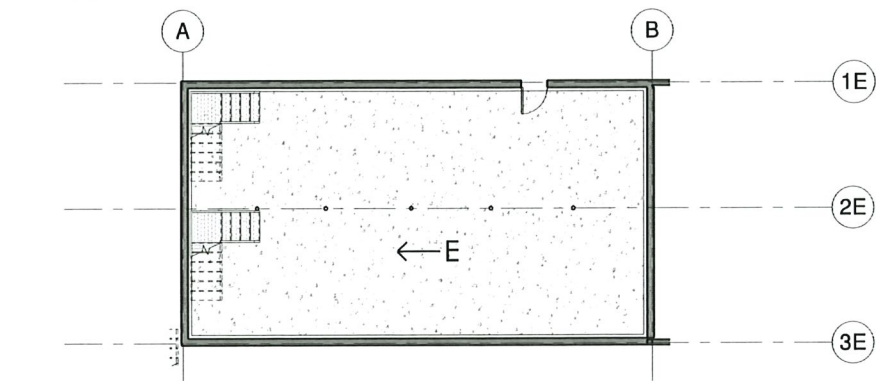
④ EXISTING LEVEL 3  
1/8" = 1'-0"



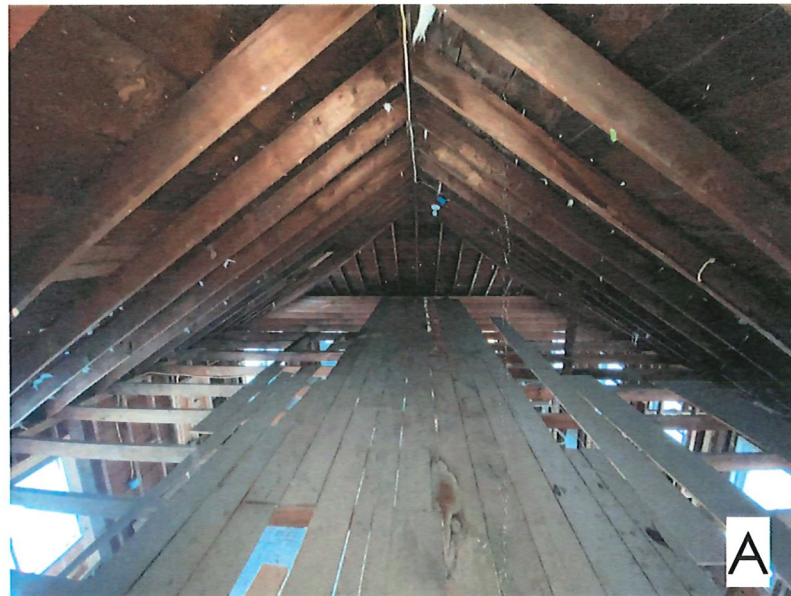
③ EXISTING LEVEL 2  
1/8" = 1'-0"



② EXISTING LEVEL 1  
1/8" = 1'-0"



① EXISTING LEVEL 0  
1/8" = 1'-0"



A



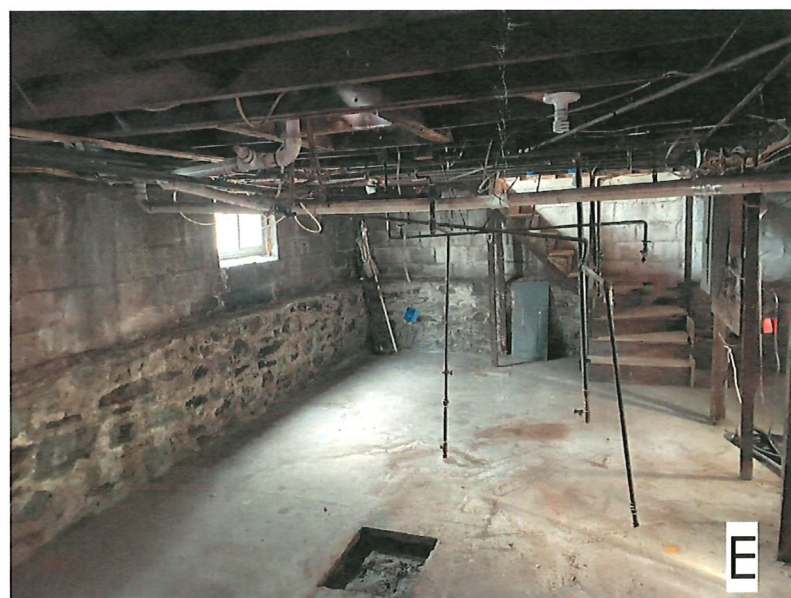
B



C



D



E



F



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EXISTING PLANS

KEYA & TOM DANNENBAUM

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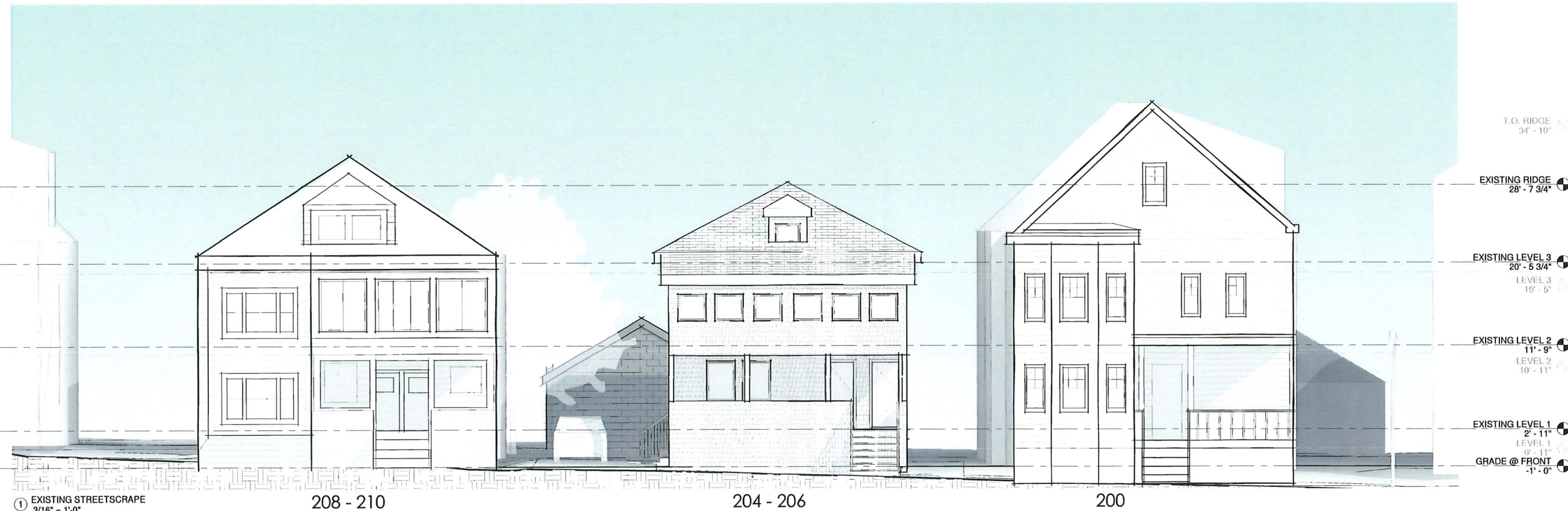
DEMOLITION PERMIT APPLICATION  
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D3

Scale 1/8" = 1'-0"

# STREETSCAPE

EXISTING



① EXISTING STREETSCAPE  
3/16" = 1'-0"

208 - 210

204 - 206

200

T.O. RIDGE  
34' - 10"

EXISTING RIDGE  
28' - 7 3/4"

EXISTING LEVEL 3  
20' - 5 3/4"

LEVEL 3  
19' - 5"

EXISTING LEVEL 2  
11' - 9"

LEVEL 2  
10' - 11"

EXISTING LEVEL 1  
2' - 11"

LEVEL 1  
0' - 11"

GRADE @ FRONT  
-1' - 0"

PROPOSED



② PROPOSED STREETSCAPE  
3/16" = 1'-0"

208 - 210

204 - 206

200

T.O. RIDGE  
34' - 10"

EXISTING RIDGE  
28' - 7 3/4"

EXISTING LEVEL 3  
20' - 5 3/4"

LEVEL 3  
19' - 5"

EXISTING LEVEL 2  
11' - 9"

LEVEL 2  
10' - 11"

EXISTING LEVEL 1  
2' - 11"

LEVEL 1  
0' - 11"

GRADE @ FRONT  
-1' - 0"

STREETSCAPE

KEYA & TOM DANNENBAUM

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**D4**

Scale 3/16" = 1'-0"

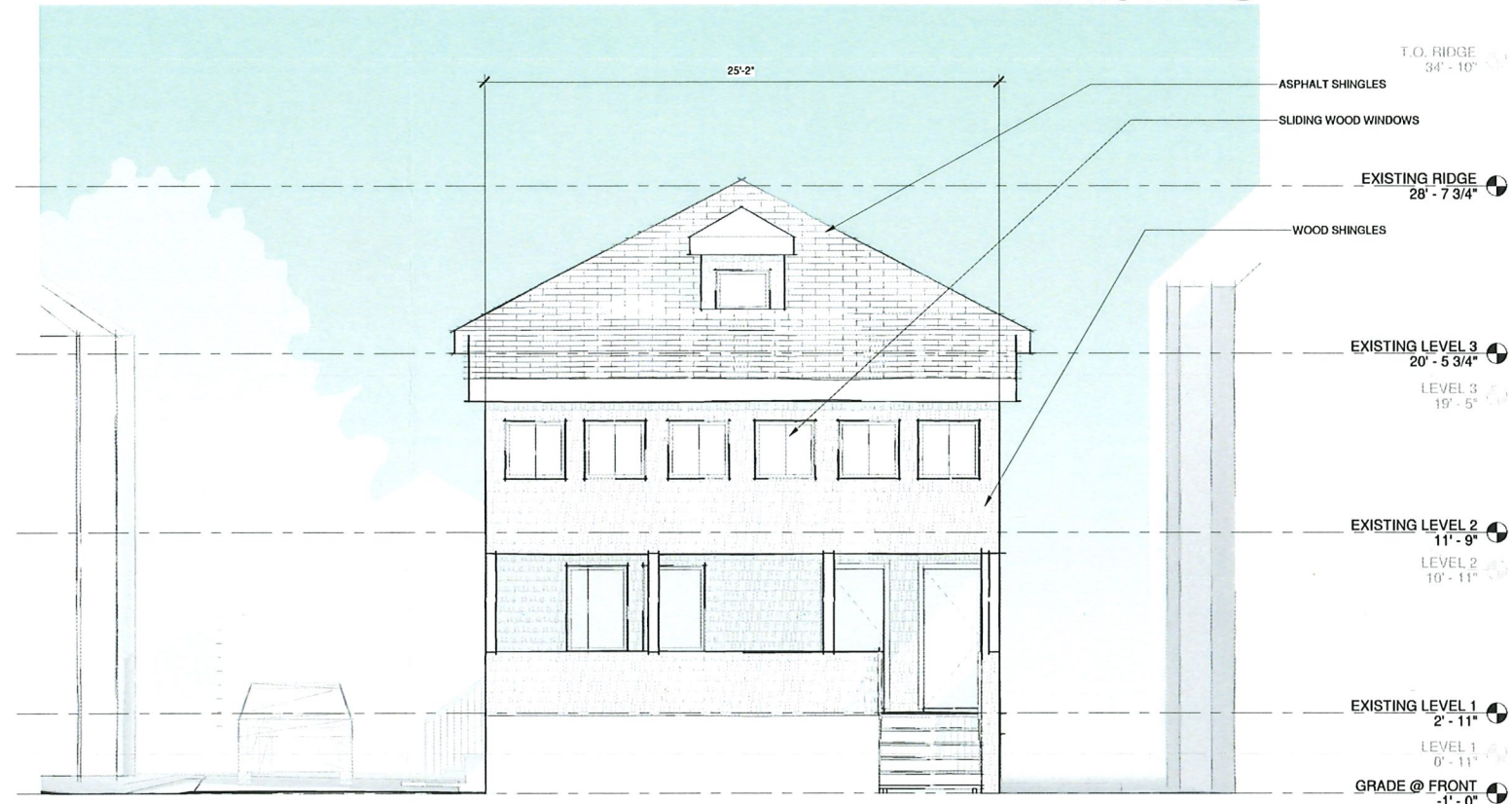
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# NORTH ELEVATION

EXISTING



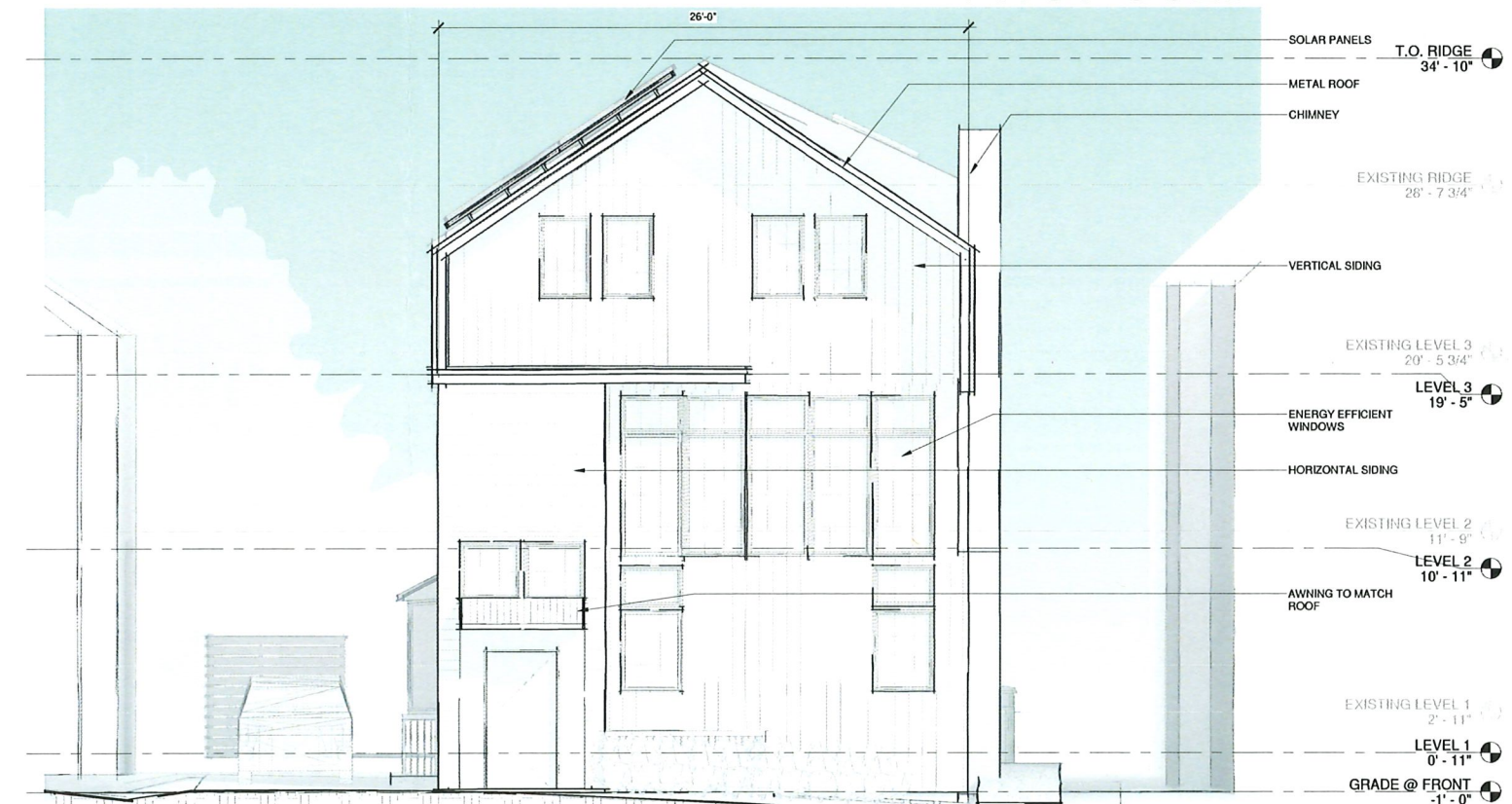
EXISTING



1 2\$EXISTING NORTH  
1/4" = 1'-0"

PROPOSED

EXISTING



2 2\$PROPOSED NORTH  
1/4" = 1'-0"



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ELEVATION NORTH

KEYA & TOM DANNENBAUM

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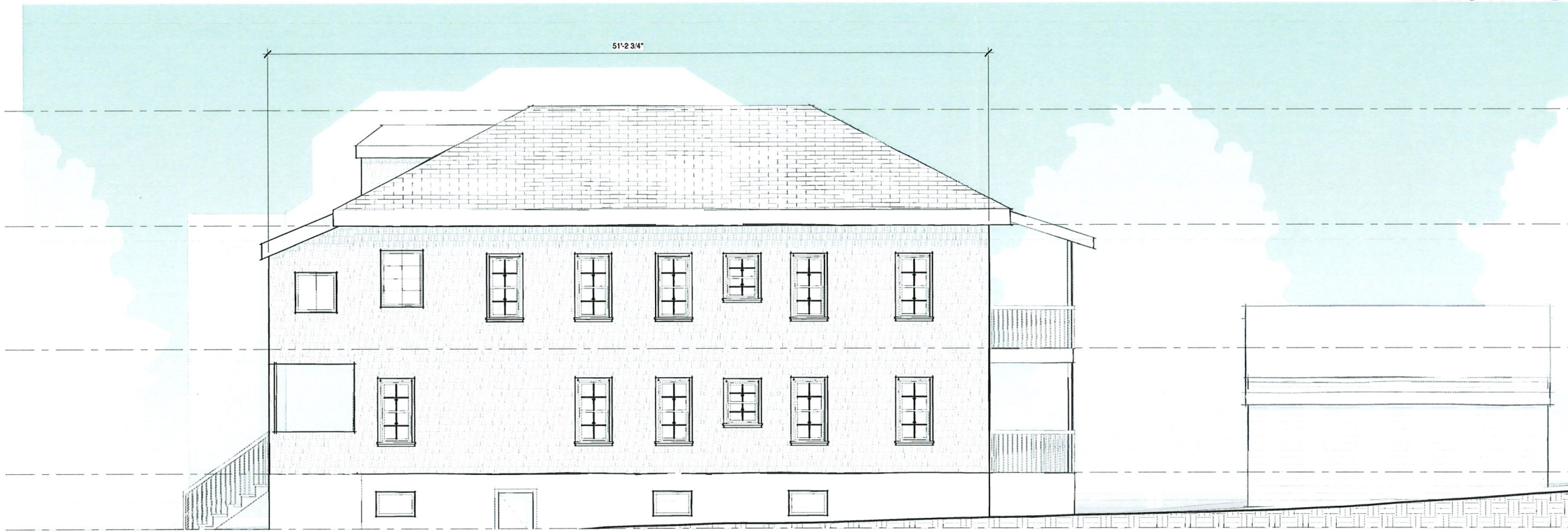
DEMOLITION PERMIT APPLICATION	
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D5

Scale 1/4" = 1'-0"

# EAST ELEVATION

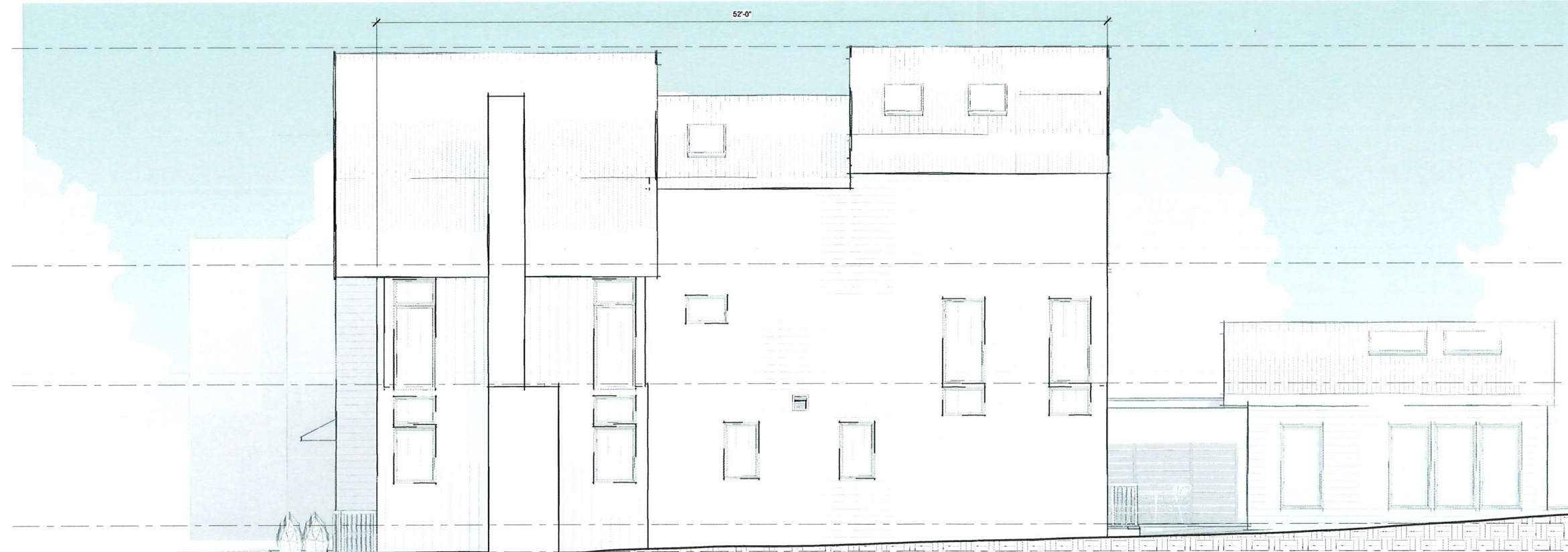
EXISTING



- T.O. RIDGE 34' - 10"
- EXISTING RIDGE 28' - 7 3/4"
- EXISTING LEVEL 3 20' - 5 3/4"
- LEVEL 3 19' - 5"
- EXISTING LEVEL 2 11' - 9"
- LEVEL 2 10' - 11"
- EXISTING LEVEL 1 2' - 11"
- LEVEL 1 0' - 11"
- GRADE @ FRONT -1' - 0"

① 2SEXISTING EAST  
1/4" = 1'-0"

PROPOSED



- T.O. RIDGE 34' - 10"
- EXISTING RIDGE 28' - 7 3/4"
- EXISTING LEVEL 3 20' - 5 3/4"
- LEVEL 3 19' - 5"
- EXISTING LEVEL 2 11' - 9"
- LEVEL 2 10' - 11"
- EXISTING LEVEL 1 2' - 11"
- LEVEL 1 0' - 11"
- GRADE @ FRONT -1' - 0"

② 2SPROPOSED EAST  
1/4" = 1'-0"



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ELEVATION EAST

KEYA & TOM DANNENBAUM

204 FAYERWEATHER

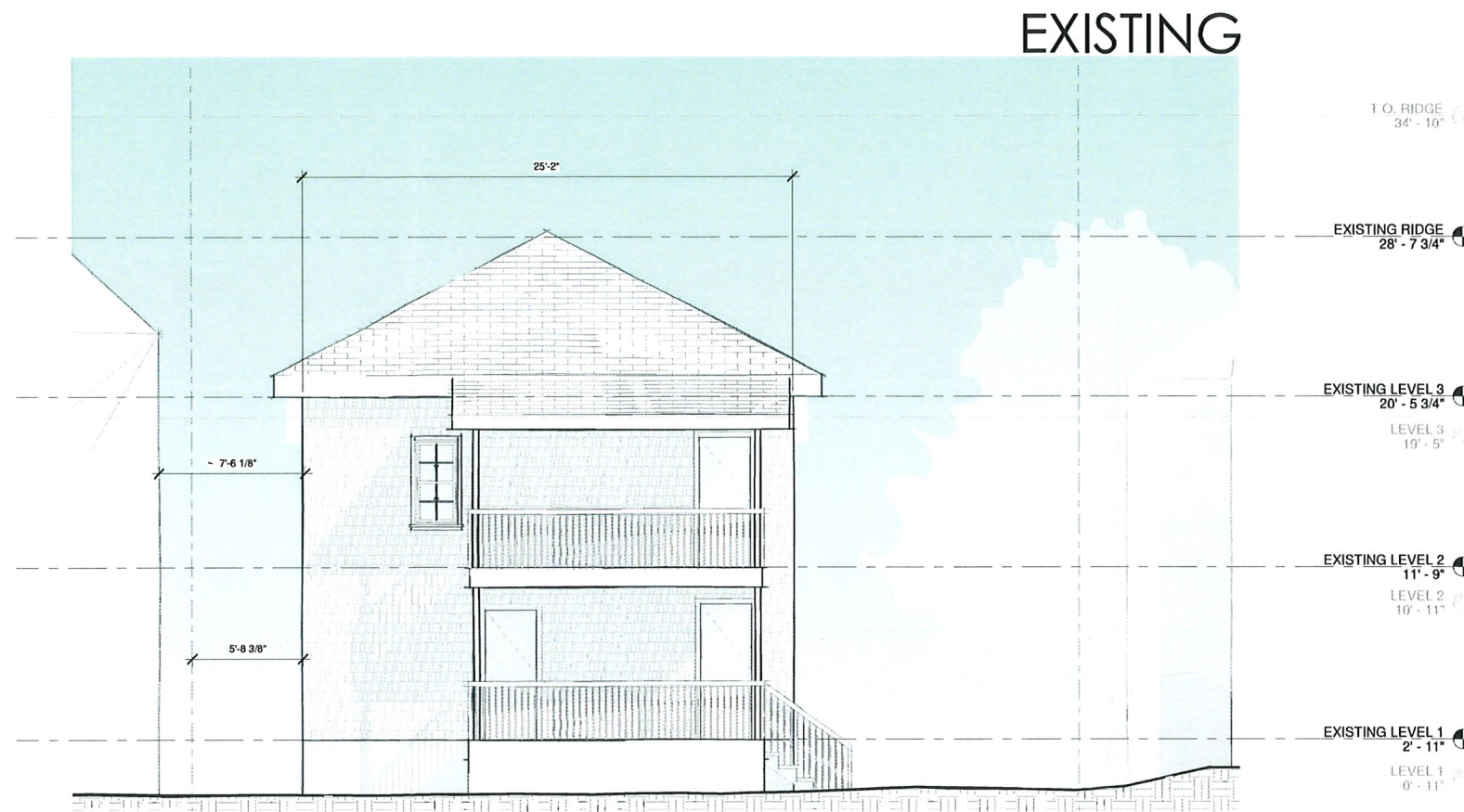
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D6

Scale 1/4" = 1'-0"

# SOUTH ELEVATION



① 2\$EXISTING SOUTH  
1/4" = 1'-0"



② 2\$PROPOSED SOUTH  
1/4" = 1'-0"

EXISTING

PROPOSED



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ELEVATION SOUTH

KEYA & TOM DANNENBAUM

204 FAYERWEATHER

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Checked by Checker

D7

Scale 1/4" = 1'-0"



# WEST ELEVATION

EXISTING



① 2\$EXISTING WEST  
1/4" = 1'-0"

PROPOSED



② 2\$PROPOSED WEST  
1/4" = 1'-0"



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ELEVATION WEST

KEYA & TOM DANNENBAUM

204 FAYERWEATHER

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Cambridge, MA 02138

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D8

Scale 1/4" = 1'-0"

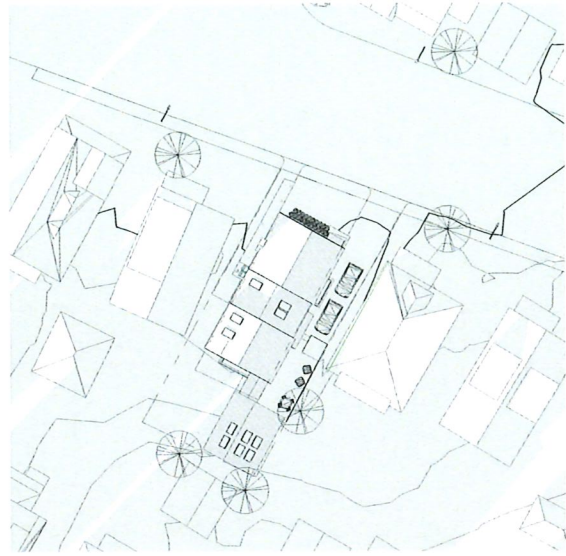
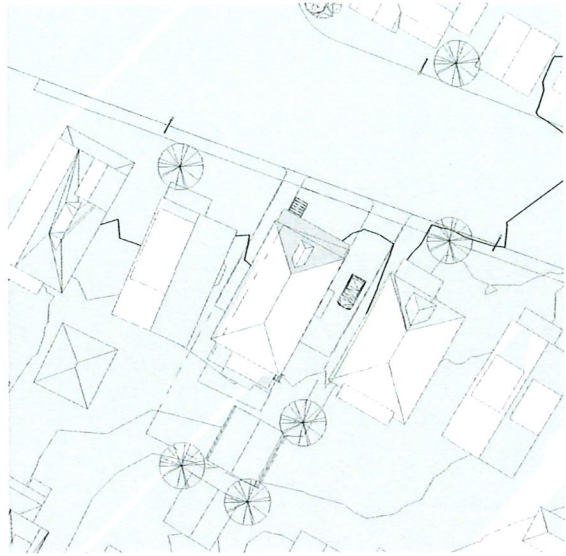
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

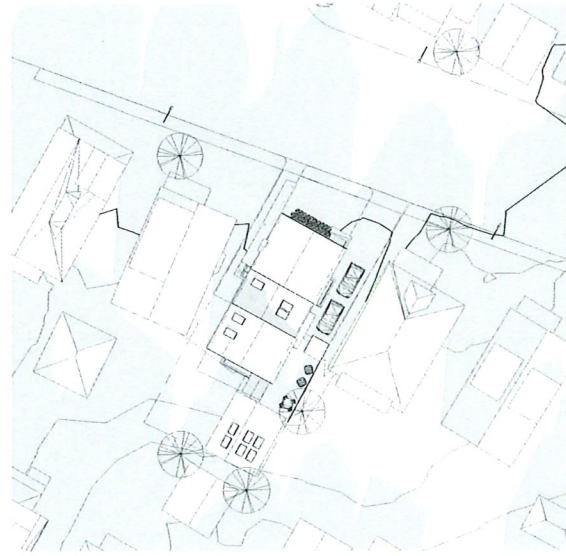
AFTERNOON - 3PM



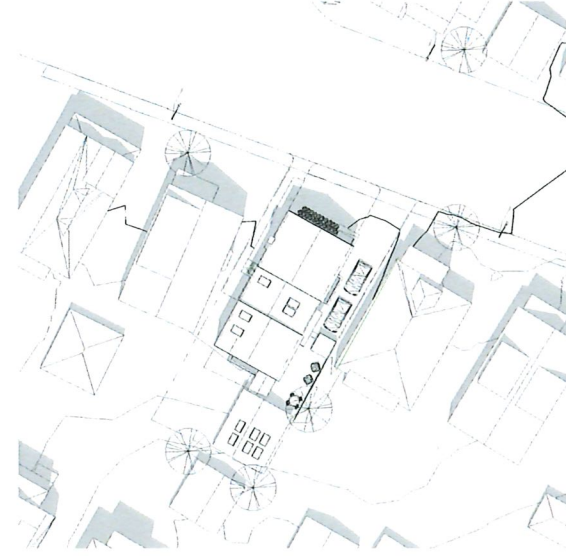
AFTERNOON - 3PM



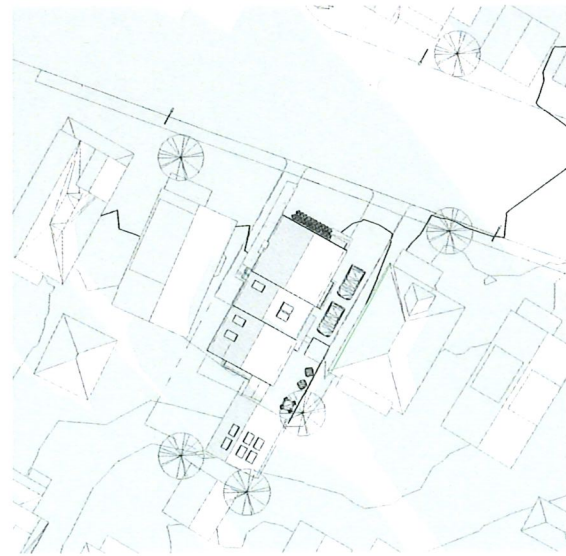
NOON - 12PM



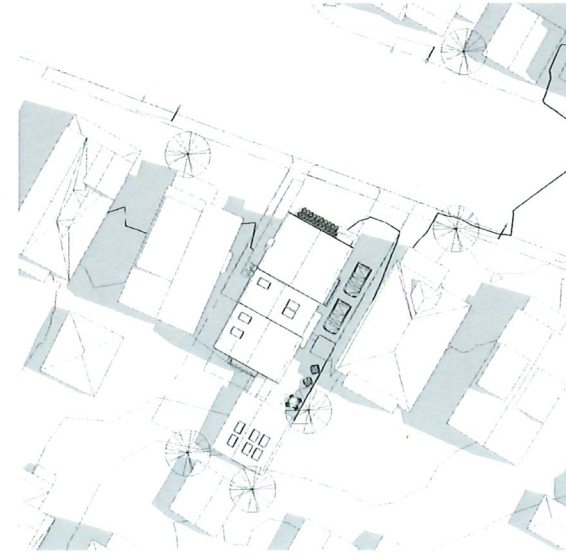
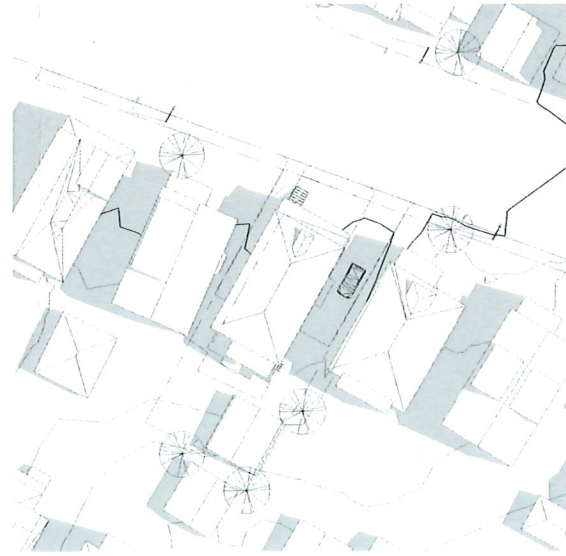
NOON - 12PM



MORNING - 9AM



MORNING - 9AM



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SOLAR STUDY

KEYA & TOM DANNENBAUM

204 FAYERWEATHER

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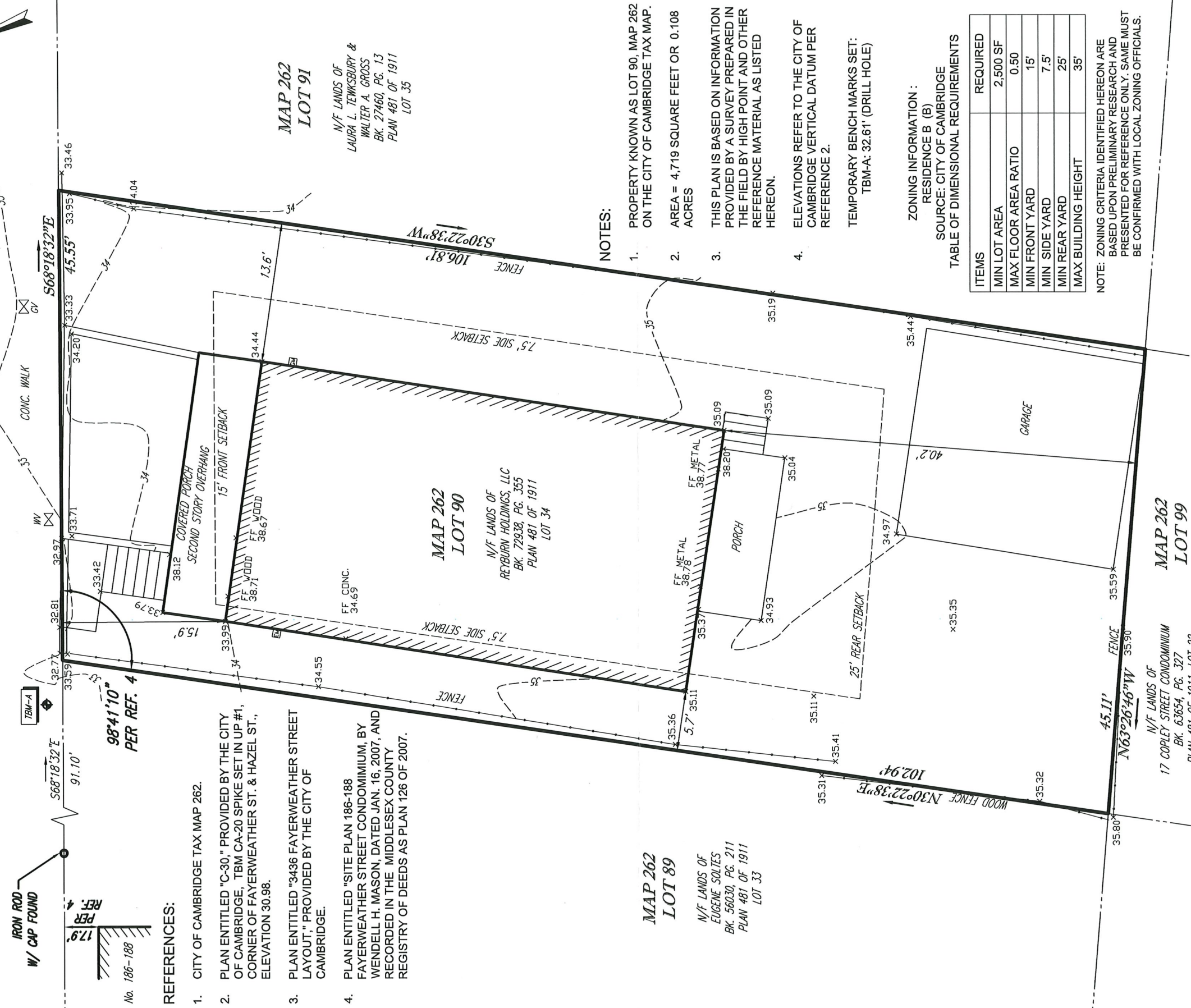
D9

Scale 1" = 30'-0"

# FAYERWEATHER STREET

(PUBLIC - 50' WIDE)

IC 32.53 BC 32.00 RIMS 31.98  
 IC 33.01 BC 32.38 IC 32.45 BC 32.45 IC 32.87 BC 32.73 IC 33.17 BC 32.82  
 568°18'32"E 91.10' 568°18'32"E 45.55' 33.33 33.95 33.46  
 98°41'10" PER REF. 4  
 17.9' REF. PER  
 No. 186-188



**REFERENCES:**

1. CITY OF CAMBRIDGE TAX MAP 262.
2. PLAN ENTITLED "C-30," PROVIDED BY THE CITY OF CAMBRIDGE, TBM CA-20 SPIKE SET IN UP #1, CORNER OF FAYERWEATHER ST. & HAZEL ST., ELEVATION 30.98.
3. PLAN ENTITLED "3436 FAYERWEATHER STREET LAYOUT," PROVIDED BY THE CITY OF CAMBRIDGE.
4. PLAN ENTITLED "SITE PLAN 186-188 FAYERWEATHER STREET CONDOMINIUM, BY WENDELL H. MASON, DATED JAN. 16, 2007, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 126 OF 2007.

**NOTES:**

1. PROPERTY KNOWN AS LOT 90, MAP 262 ON THE CITY OF CAMBRIDGE TAX MAP.
2. AREA = 4,719 SQUARE FEET OR 0.108 ACRES
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY HIGH POINT AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. ELEVATIONS REFER TO THE CITY OF CAMBRIDGE VERTICAL DATUM PER REFERENCE 2.  
 TEMPORARY BENCH MARKS SET:  
 TBM-A: 32.61' (DRILL HOLE)

ZONING INFORMATION:  
 RESIDENCE B (B)  
 SOURCE: CITY OF CAMBRIDGE

TABLE OF DIMENSIONAL REQUIREMENTS

ITEMS	REQUIRED
MIN LOT AREA	2,500 SF
MAX FLOOR AREA RATIO	0.50
MIN FRONT YARD	15'
MIN SIDE YARD	7.5'
MIN REAR YARD	25'
MAX BUILDING HEIGHT	35'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIALS.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

SCOTT L'ITALIEN  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #50815  
 DATE

**SKA**  
**CERTIFIED PLOT PLAN**  
 204-206 FAYERWEATHER STREET  
 CITY OF CAMBRIDGE, MIDDLESEX COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

High Point  
 Survey & Geospatial Data  
 60 Rantoul Street #609N  
 Beverly, Massachusetts 01915  
 508.243.3434 HighPointSurvey.com

FIELD DATE	02/23/2021	APPROVED:	S.J.L	DATE	03/08/2021	SCALE	1"=10'	FILE NO.	21-020	DWG. NO.	I OF I
FIELD BOOK NO.	MA-02	REVIEWED:	J.M.R	DATE		SCALE		FILE NO.		DWG. NO.	
FIELD BOOK PG.	11	REVIEWED:	J.M.R	DATE		SCALE		FILE NO.		DWG. NO.	
FIELD CREW	J.M.R	REVIEWED:	J.M.R	DATE		SCALE		FILE NO.		DWG. NO.	
DRAWN:	J.M.R	REVIEWED:	J.M.R	DATE		SCALE		FILE NO.		DWG. NO.	