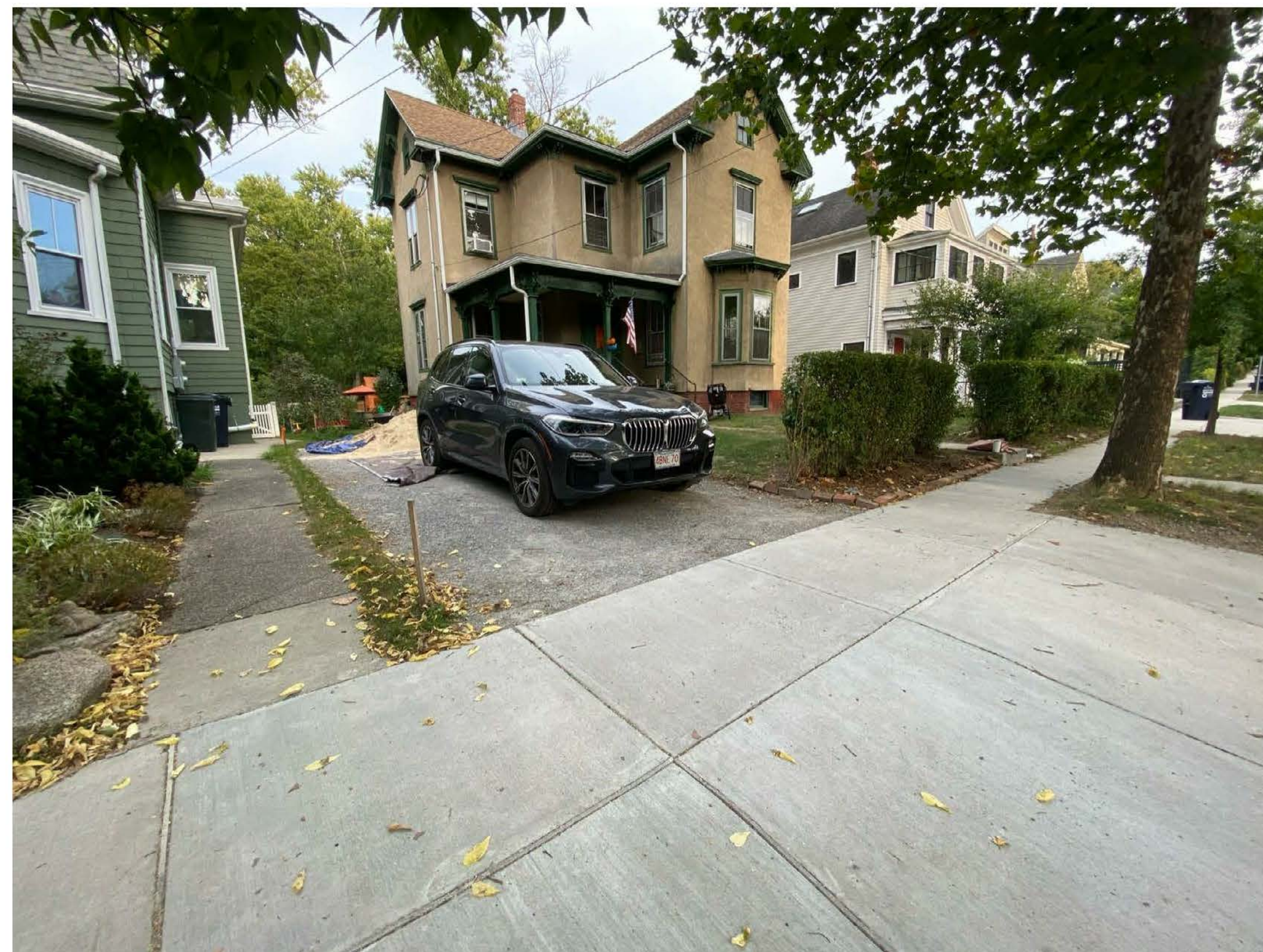


KACHMAR CURRIER RESIDENCE

HISTORIC SET
10/08/20

SAM KACHMAR &
MAGGIE CURRIER

207 LAKEVIEW AVE.
CAMBRIDGE MA 02138



ARCHITECT:

CLIENT:

INTERIOR DESIGNER:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:
ROOME & GUARRACINO LLC



SAM KACHMAR AND
MAGGIE CURRIER

XXXX

XXXX



PROJECT SCOPE: THE PROJECT 207 LAKEVIEW CONSISTS OF A HISTORIC RE-CONSTRUCTION OF THE STRUCTURE WITH A NEW ADDITION TO THE REAR OF THE PROPERTY.

HISTORIC SUBMISSION SHEET LIST	
Sheet Number	Sheet Name
HC-000	COVER
HC-001	EXISTING SITE AXON
HC-002	PROPOSED SITE AXON
HC-003	STREET PERSPECTIVE A
HC-004	STREET PERSPECTIVE B
HC-06	ASSESORS PLAN
HC-07	SOLAR STUDY
HC-08	STREET SCAPE ELEVATION
HC-009	EXISTING SITE PLAN
HC-010	PROPOSED SITE PLAN
HC-101	PROPOSED LOWER LEVEL FLOOR PLAN
HC-102	PROPOSED 1ST FLOOR PLAN
HC-103	PROPOSED 2ND FLOOR PLAN
HC-104	PROPOSED 3RD FLOOR PLAN
HC-200	PROPOSED SOUTH ELEVATION (FRONT)
HC-201	PROPOSED WEST ELEVATION
HC-202	PROPOSED NORTH ELEVATION (BACK)
HC-203	PROPOSED EAST ELEVATION
HC-300	ADDITIONAL PERSPECTIVES

Grand total: 19

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SAM KACHMAR
ARCHITECTS

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

EXISTING SITE AXON



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(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE AXON

SAM KACHMAR & MAGGIE CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-001
Scale

PROPOSED SITE AXON



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(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE AXON

SAM KACHMAR & MAGGIE
CURRIER

KACHMAR CURRIER RESIDENCE

207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
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HC-002
Scale



STREET PERSPECTIVE A

PROPOSED RENOVATION



SAM KACHMAR
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(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET PERSPECTIVE A

SAM KACHMAR & MAGGIE
CURRIER

KACHMAR CURRIER RESIDENCE

207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
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HC-003

Scale

STREET PERSPECTIVE B



PROPOSED RENOVATION



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(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET PERSPECTIVE B

SAM KACHMAR & MAGGIE
CURRIER

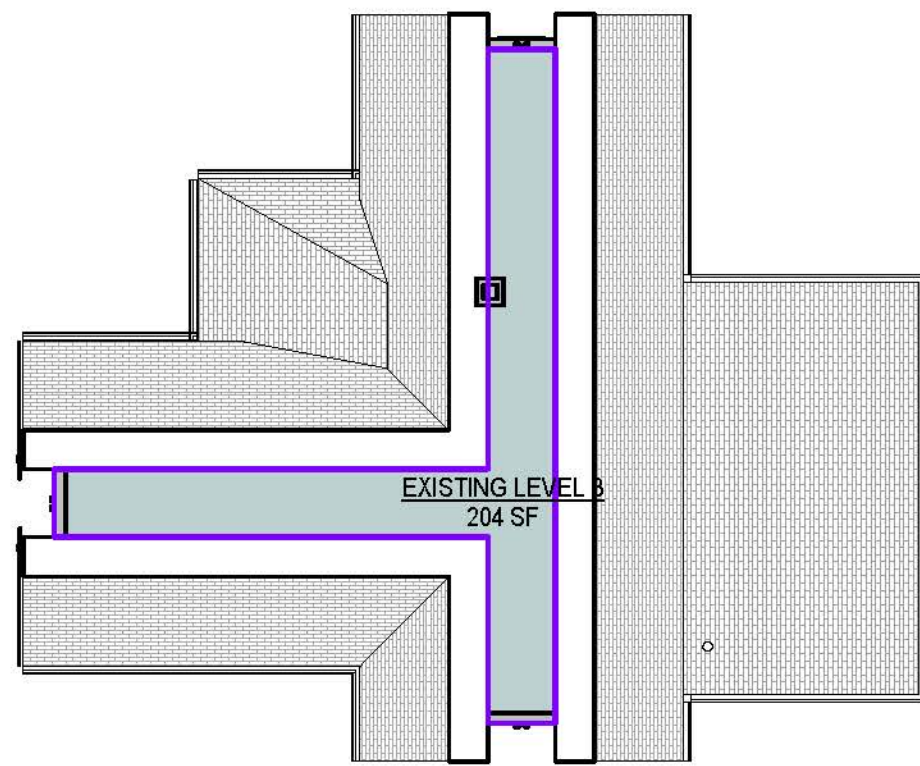
KACHMAR CURRIER RESIDENCE

207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

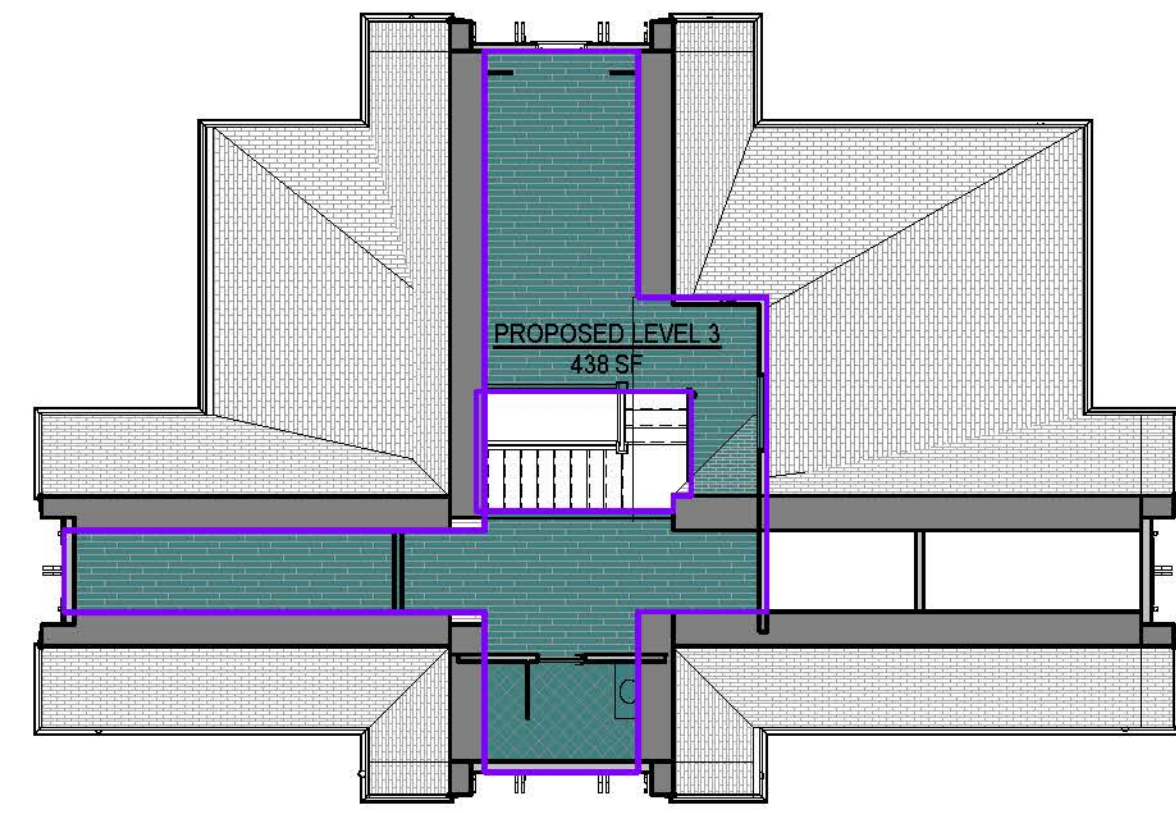
Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-004

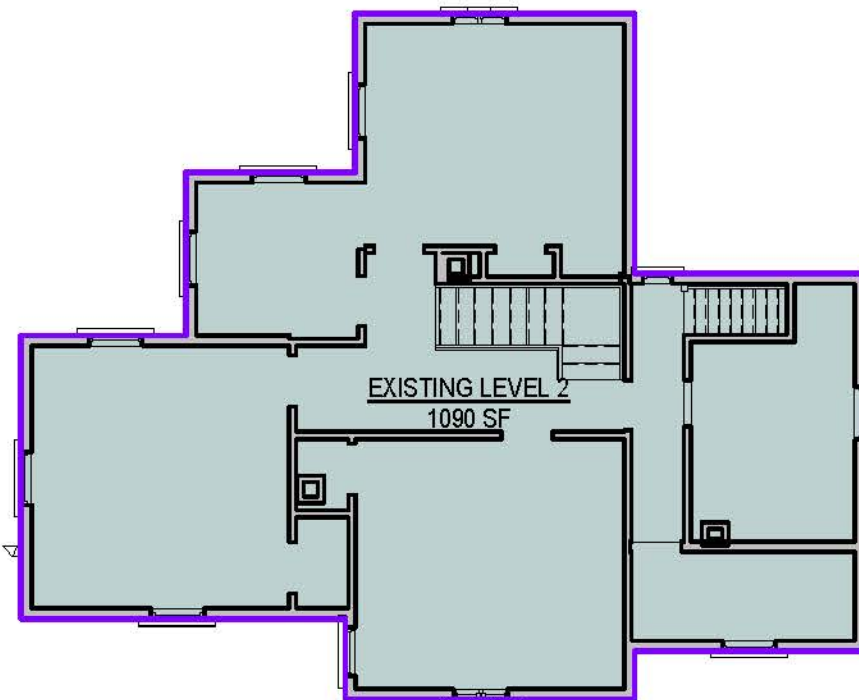
Scale 1 1/2" = 1'-0"



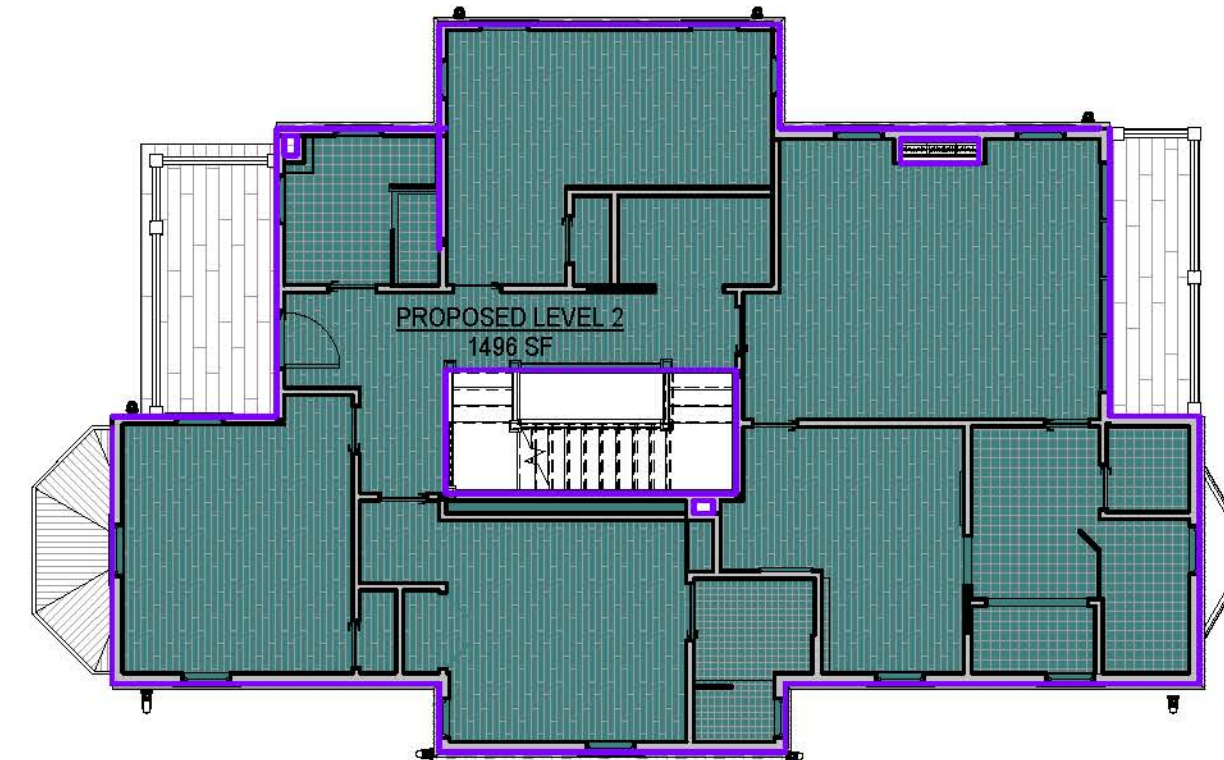
③ HC - EXISTING LEVEL 3
1" = 10'-0"



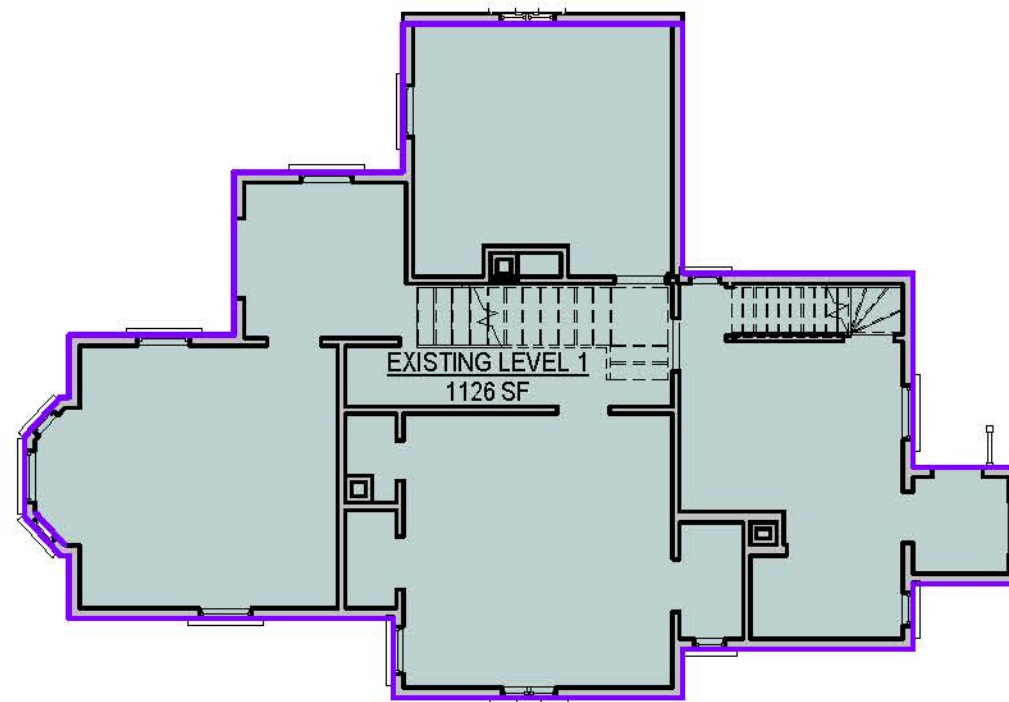
⑦ HC - PROPOSED LEVEL 3
1" = 10'-0"



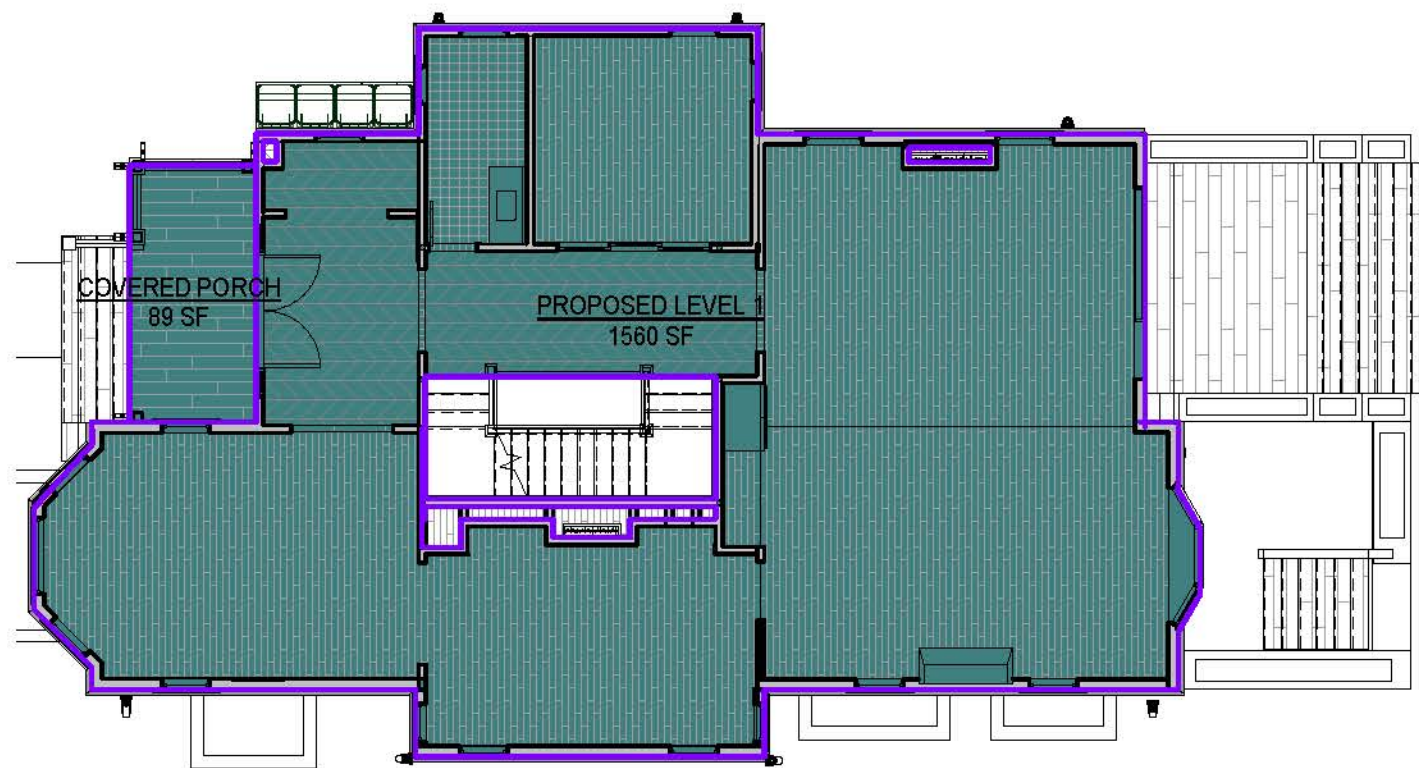
② HC - EXISTING LEVEL 2
1" = 10'-0"



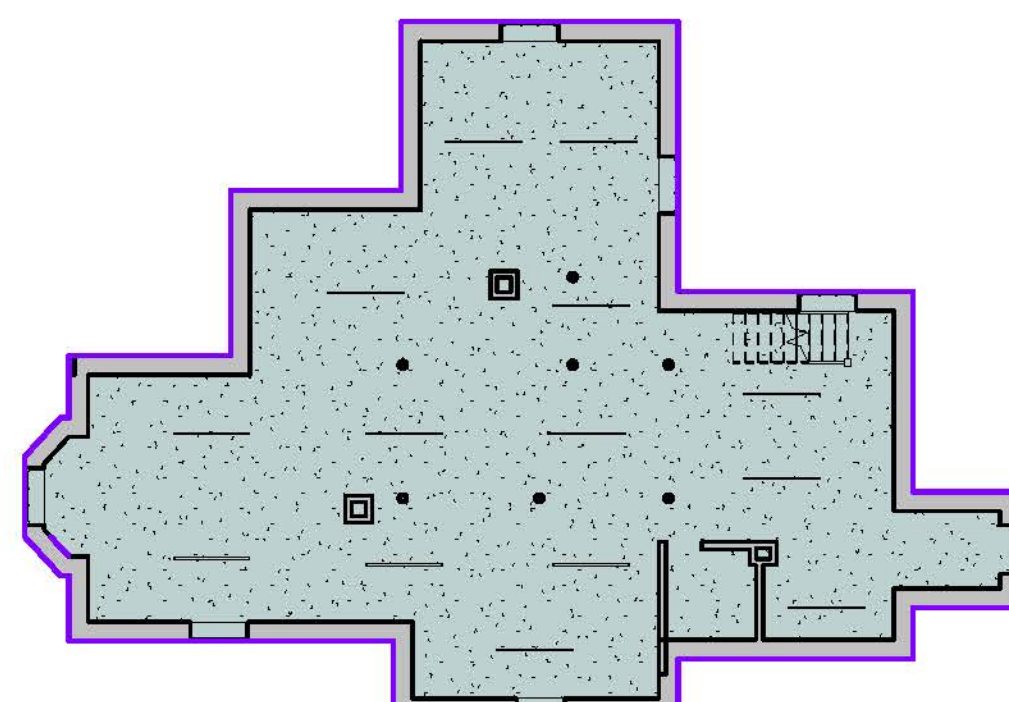
⑥ HC - PROPOSED LEVEL 2
1" = 10'-0"



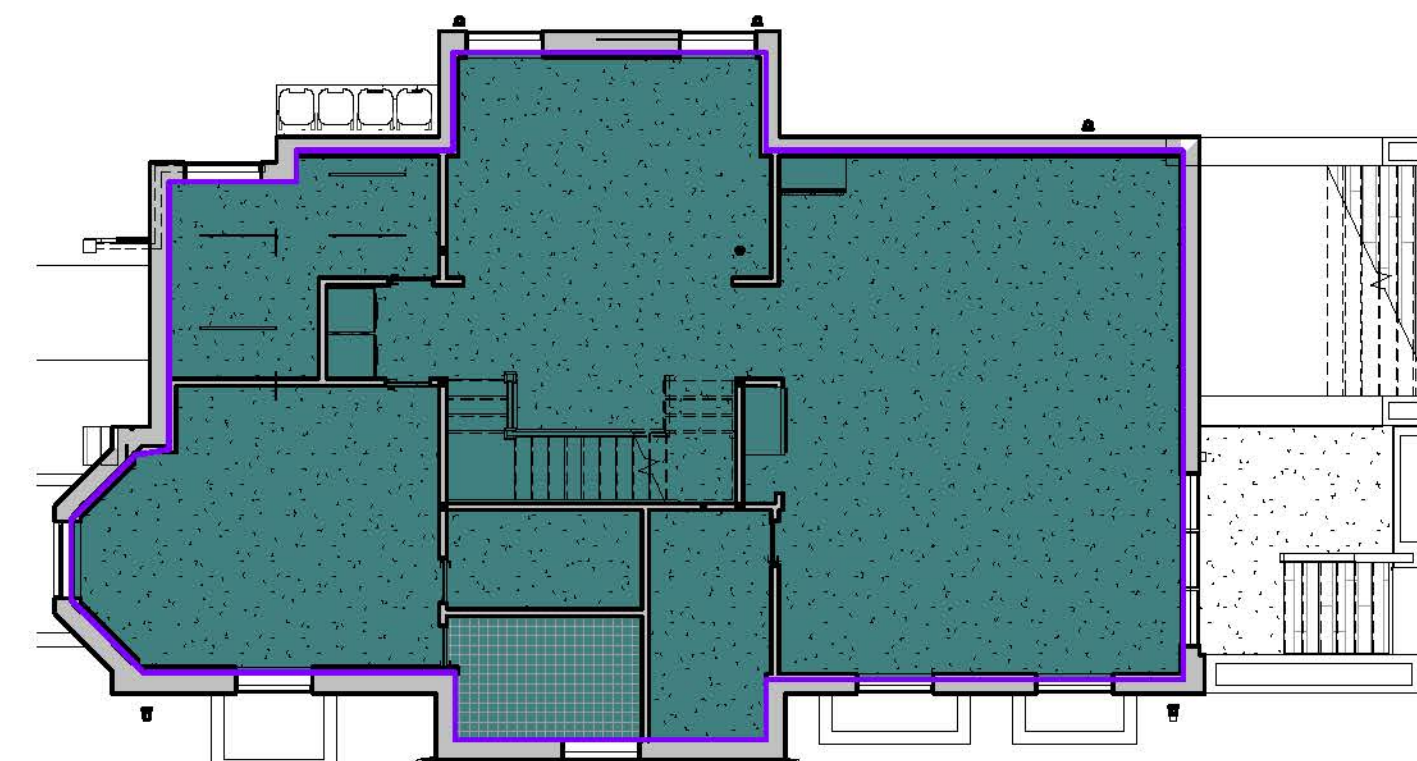
① HC - EXISTING LEVEL 1
1" = 10'-0"



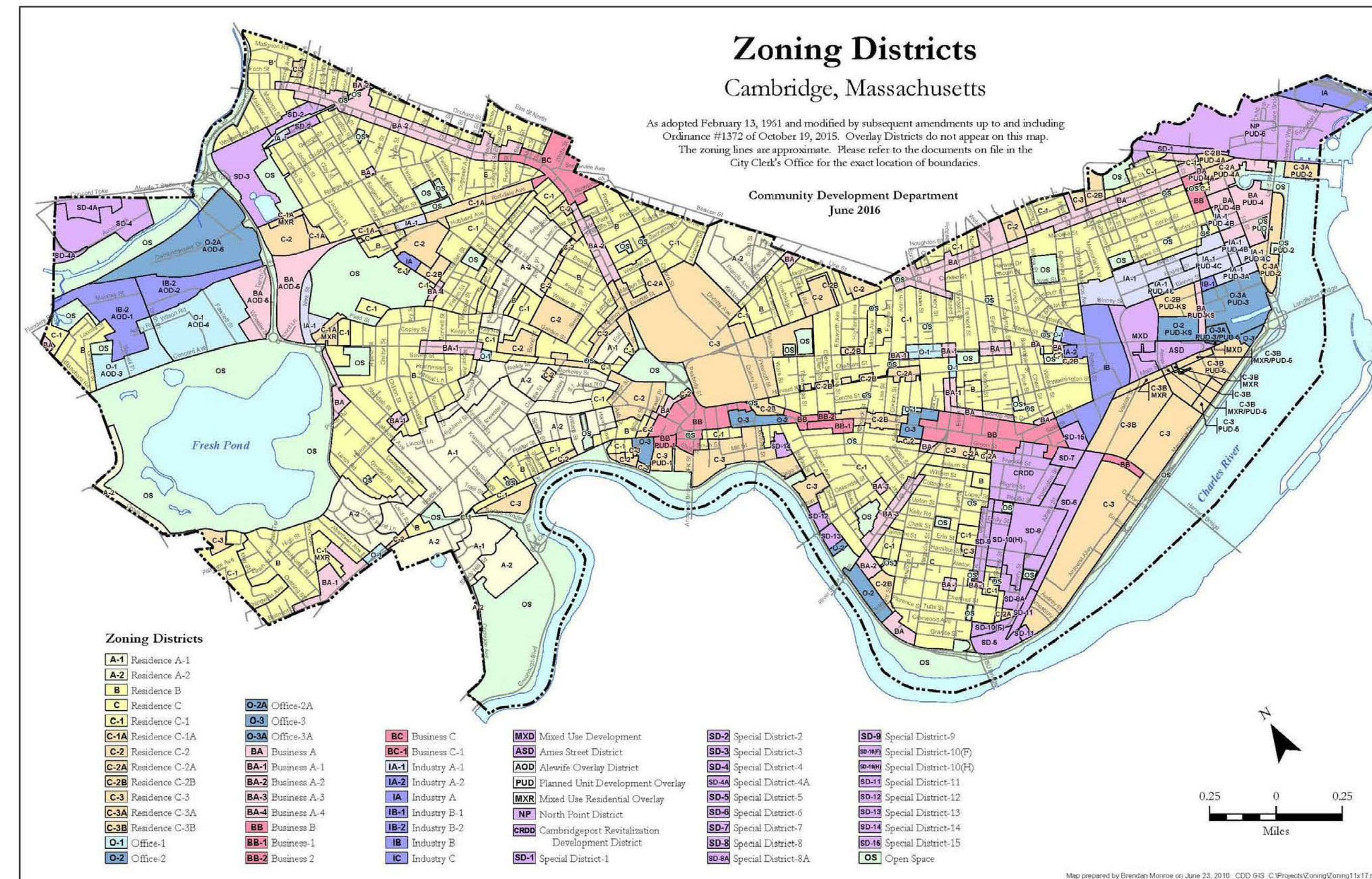
⑤ HC - PROPOSED LEVEL 1
1" = 10'-0"



④ HC - EXISTING LEVEL 0
1" = 10'-0"



⑧ HC - PROPOSED LEVEL 0
1" = 10'-0"



Area Schedule (Existing)			
Level	Name	Area	Comments
LEVEL 1	EXISTING LEVEL 1	1126 SF	
LEVEL 2	EXISTING LEVEL 2	1090 SF	
LEVEL 3	EXISTING LEVEL 3	204 SF	
Grand total:		2419 SF	

Area Schedule (Proposed)			
Level	Name	Area	Comments
LEVEL 1	PROPOSED LEVEL 1	1560 SF	
LEVEL 1	COVERED PORCH	89 SF	
LEVEL 2	PROPOSED LEVEL 2	1496 SF	
LEVEL 3	PROPOSED LEVEL 3	438 SF	
Grand total:		3583 SF	

AVERAGE BUILDING HEIGHT CALCULATIONS

$$\begin{array}{l}
 H_1 = 35'-0" \quad L_1 = 40'-3" \quad H_5 = 28'-11" \quad L_5 = 7'-3" \\
 H_2 = 33'-3" \quad L_2 = 29'-11" \quad H_6 = 27'-11" \quad L_6 = 7'-10" \\
 H_3 = 38'-9" \quad L_3 = 25'-1" \quad H_7 = 17'-10" \quad L_7 = 2'-3" \\
 H_4 = 32'-3" \quad L_4 = 13'-9"
 \end{array}$$

$$\text{Avr.Height} = \frac{(H_1 \times L_1) + (H_2 \times L_2) + (H_3 \times L_3) + (H_4 \times L_4) + (H_5 \times L_5) + (H_6 \times L_6) + (H_7 \times L_7)}{(L_1 + L_2 + L_3 + L_4 + L_5 + L_6 + L_7)}$$

Avr.Height = 34' 0"

F.A.R. CALCULATIONS

ZONE: B

LAND AREA: 8,100 SF

EXISTING FAR: 0.30

PROPOSED FAR: 0.44

REQUIRED FAR: 0.50

EXISTING OSR: 0.85

PROPOSED OSR: 0.79

REQUIRED OSR: 0.40

PROPOSED AVERAGE BUILDING HEIGHT: 34' - 0"

REQUIRED BUILDING HEIGHT: 35' - 0"



SAM KACHMAR ARCHITECTS
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(p)978-270-8441
kachmar@skad.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ASSESSORS PLAN

SAM KACHMAR & MAGGIE CURRIER

KACHMAR CURRIER RESIDENCE

207 LAKEVIEW AVE. CAMBRIDGE MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-06

Scale 1" = 10'-0"

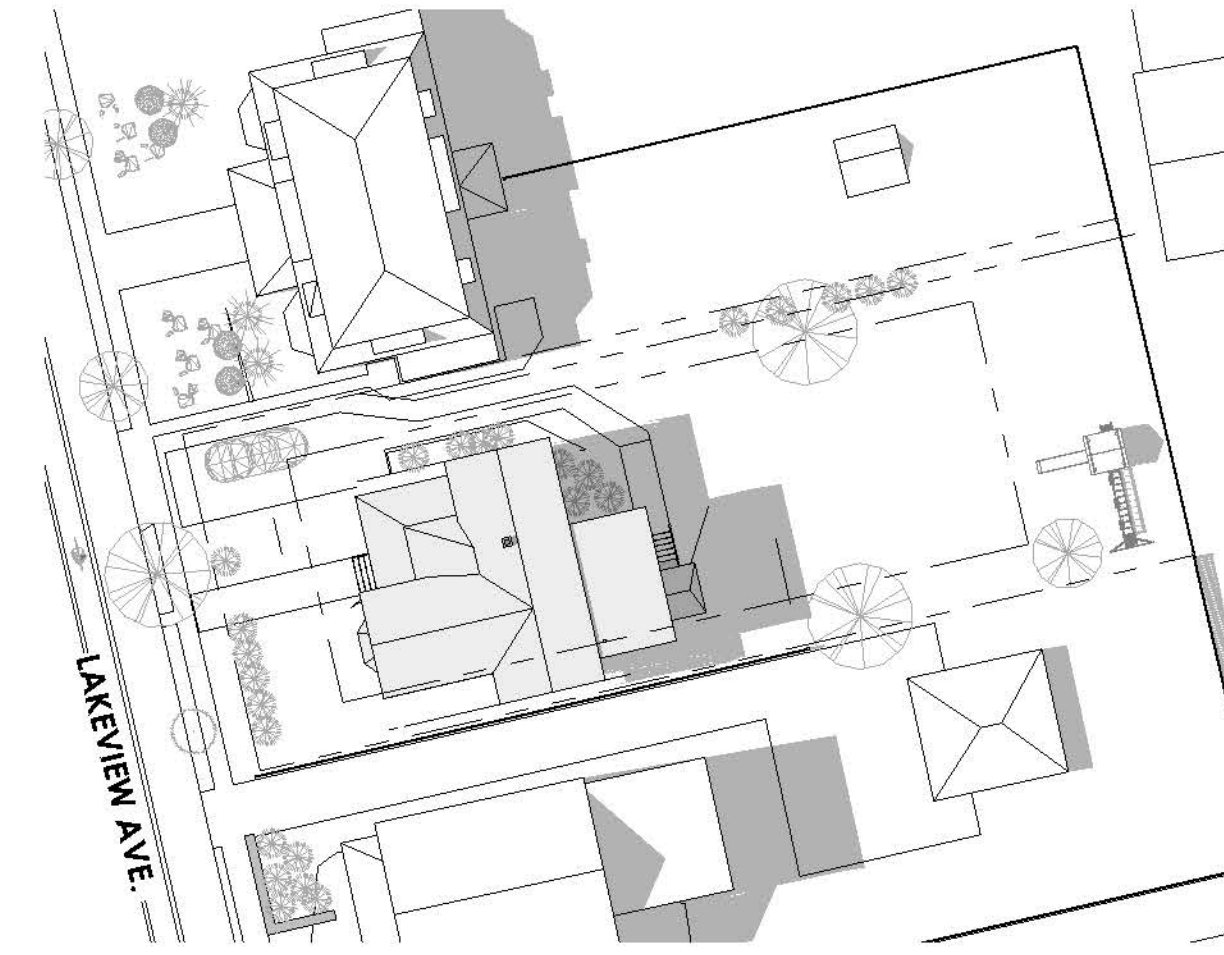
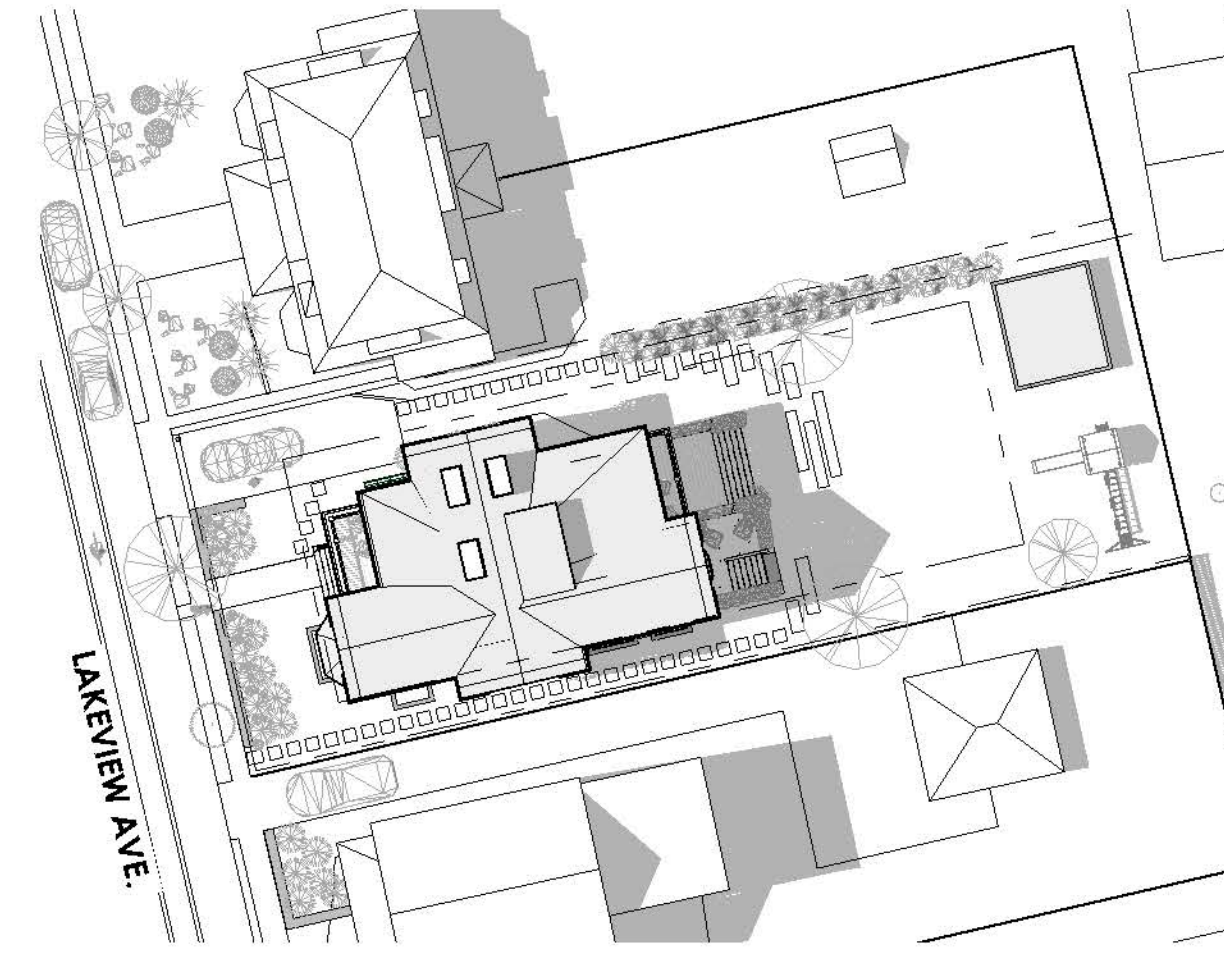
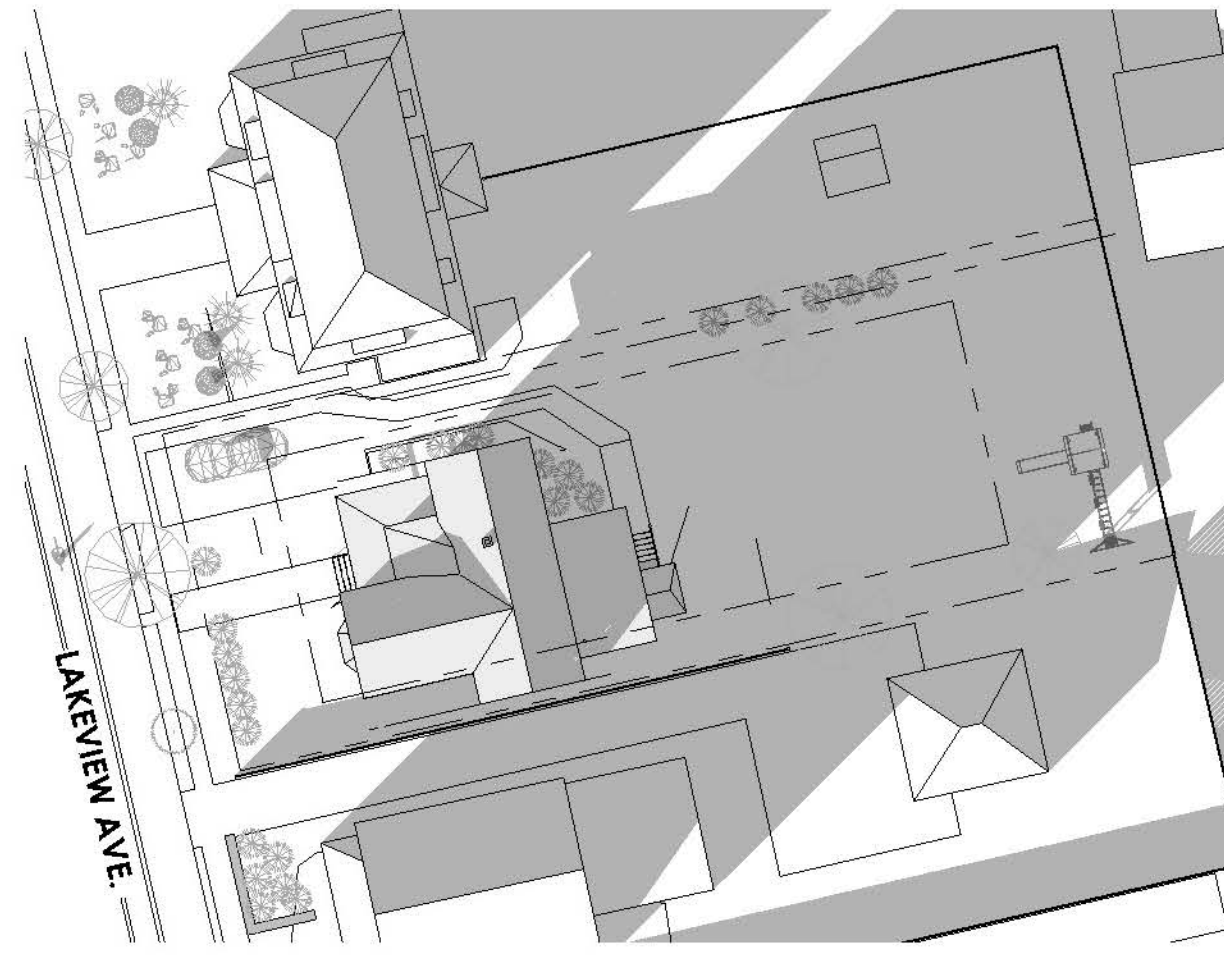
WINTER SOLSTICE - PROPOSED

WINTER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

SUMMER SOLSTICE - PROPOSED

AFTERNOON - 3PM



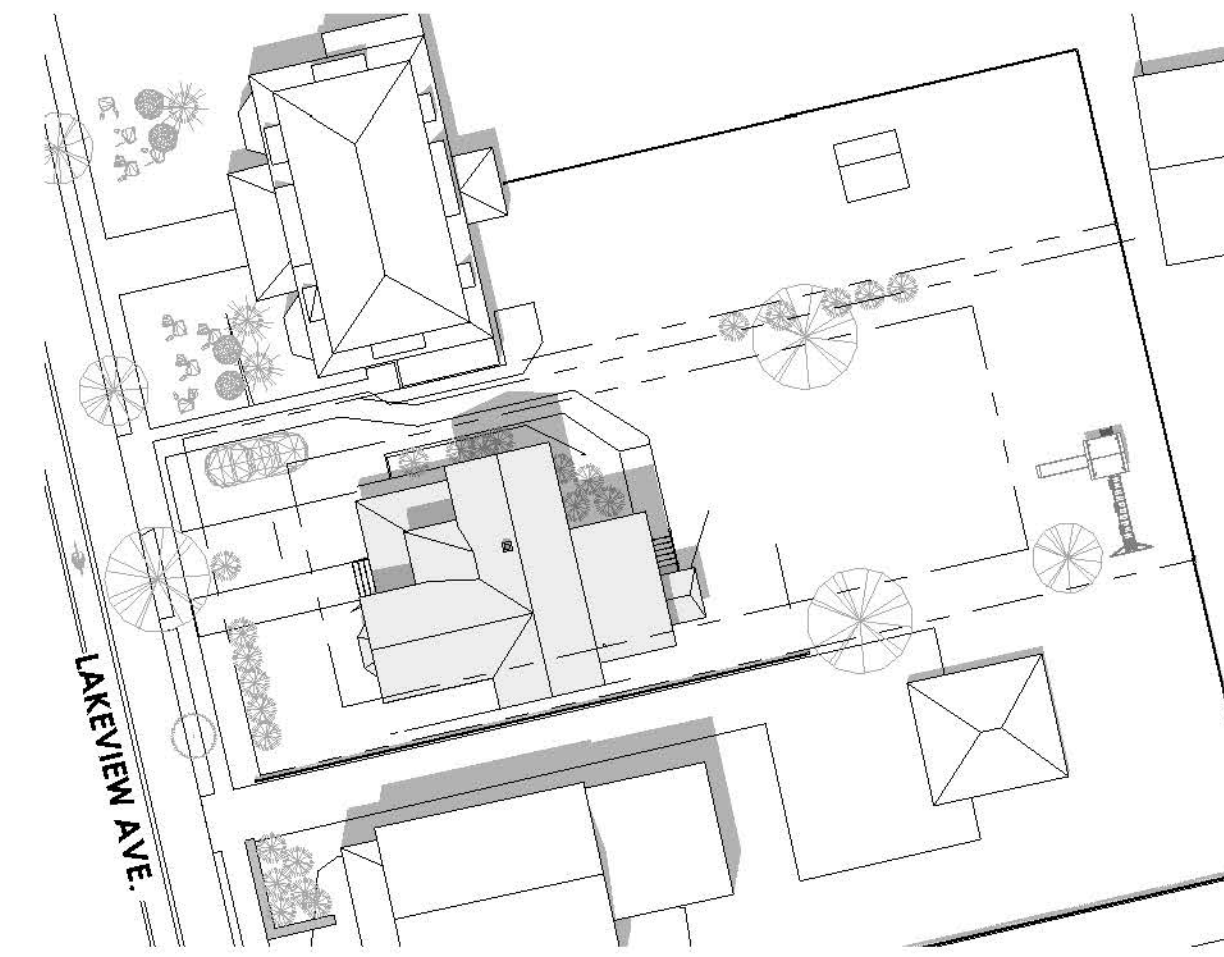
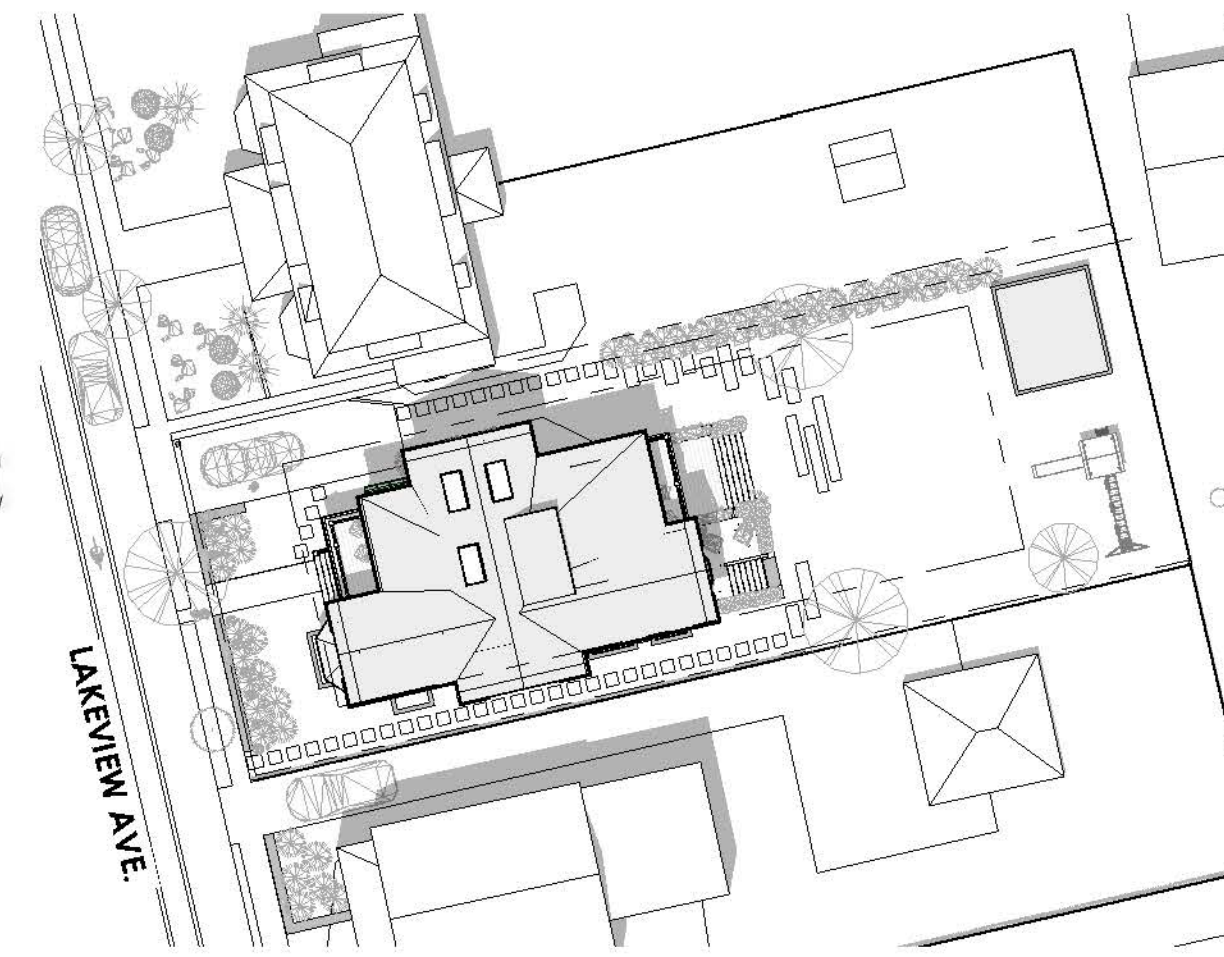
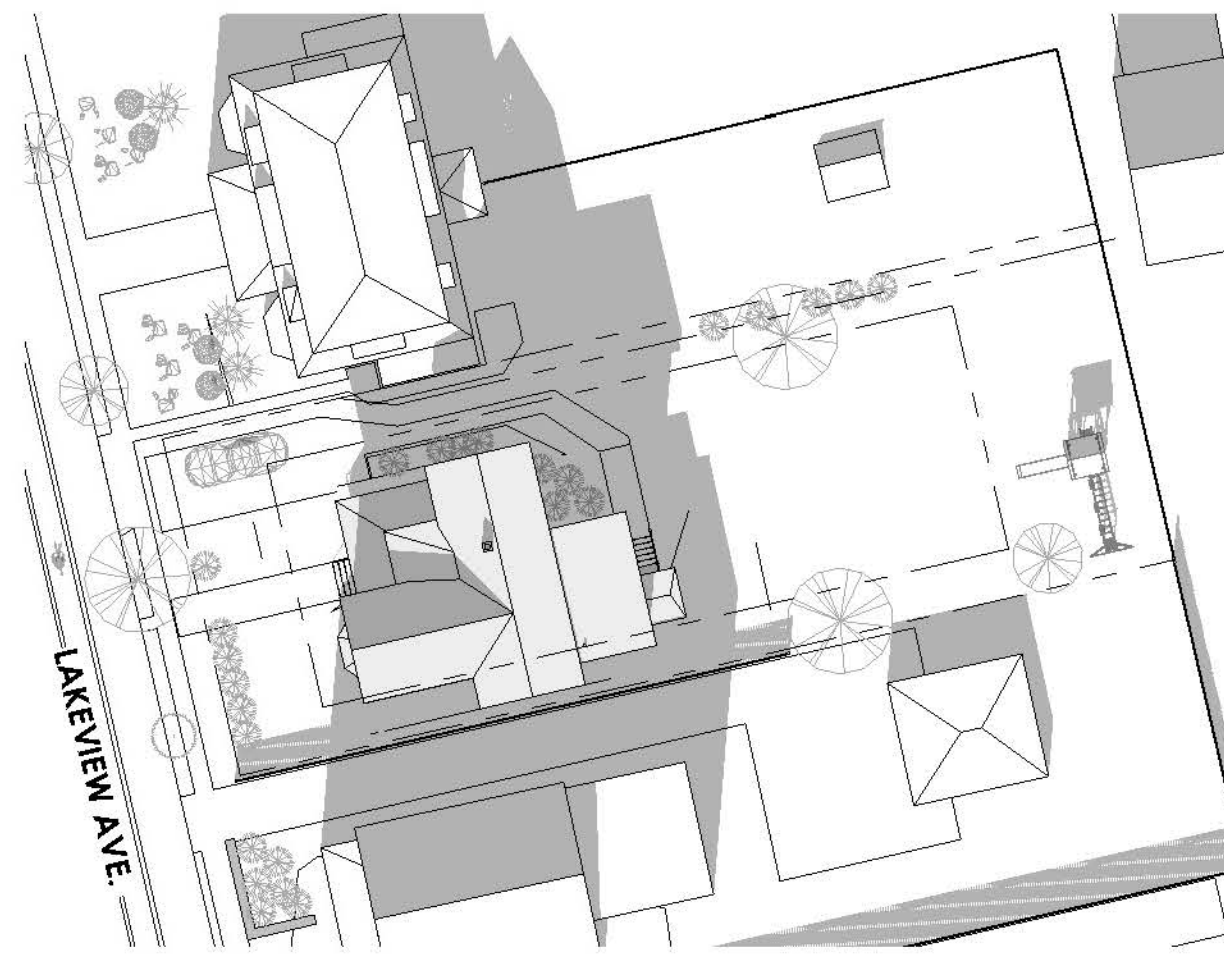
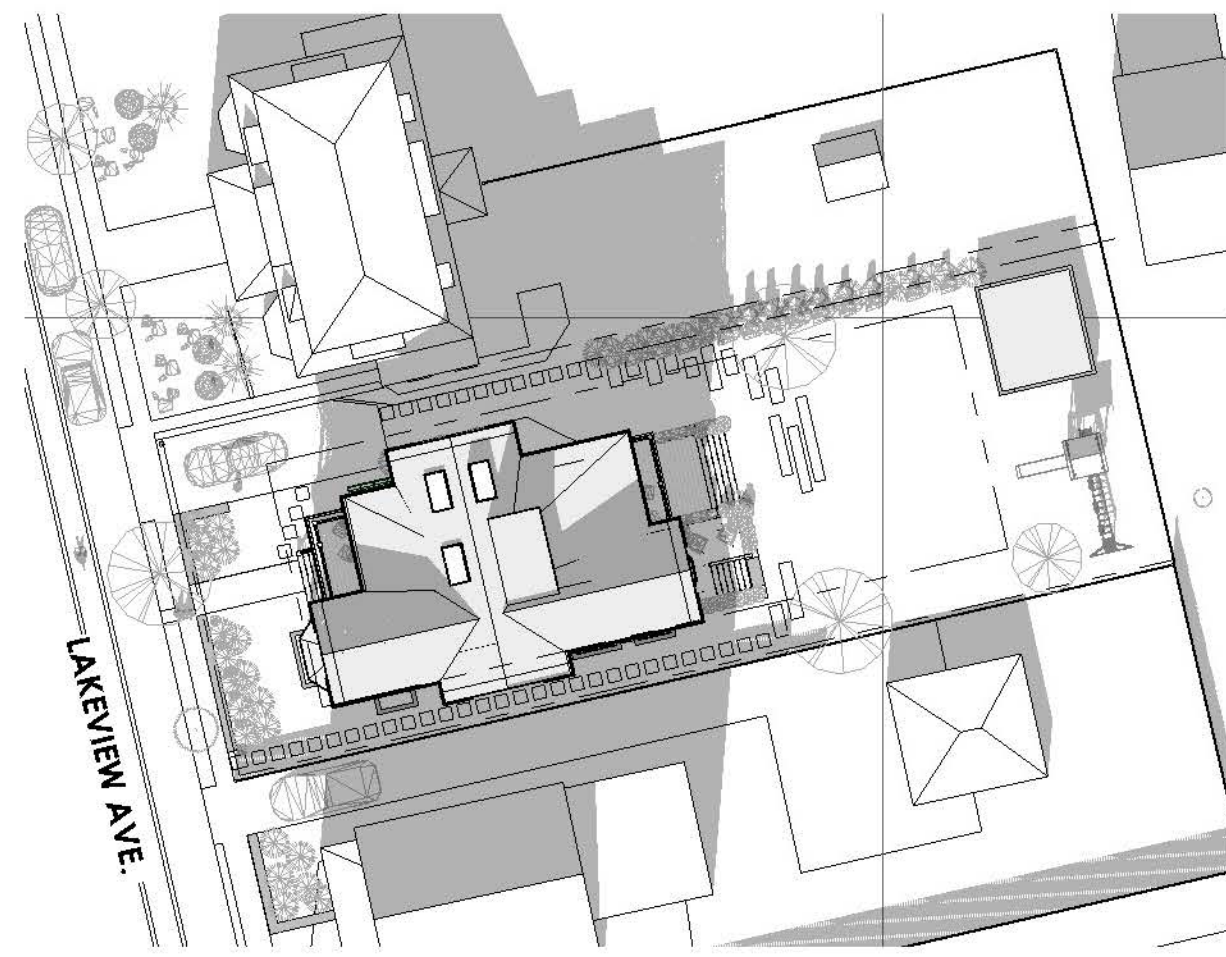
1 HC - SITE PLAN - PROPOSED WINTER 3PM
1" = 30'-0"

4 HC - SITE PLAN - EXISTING WINTER 3PM
1" = 30'-0"

7 HC - SITE PLAN - PROPOSED SUMMER 3PM
1" = 30'-0"

10 HC - SITE PLAN - EXISTING SUMMER 3PM
1" = 30'-0"

NOON - 12PM



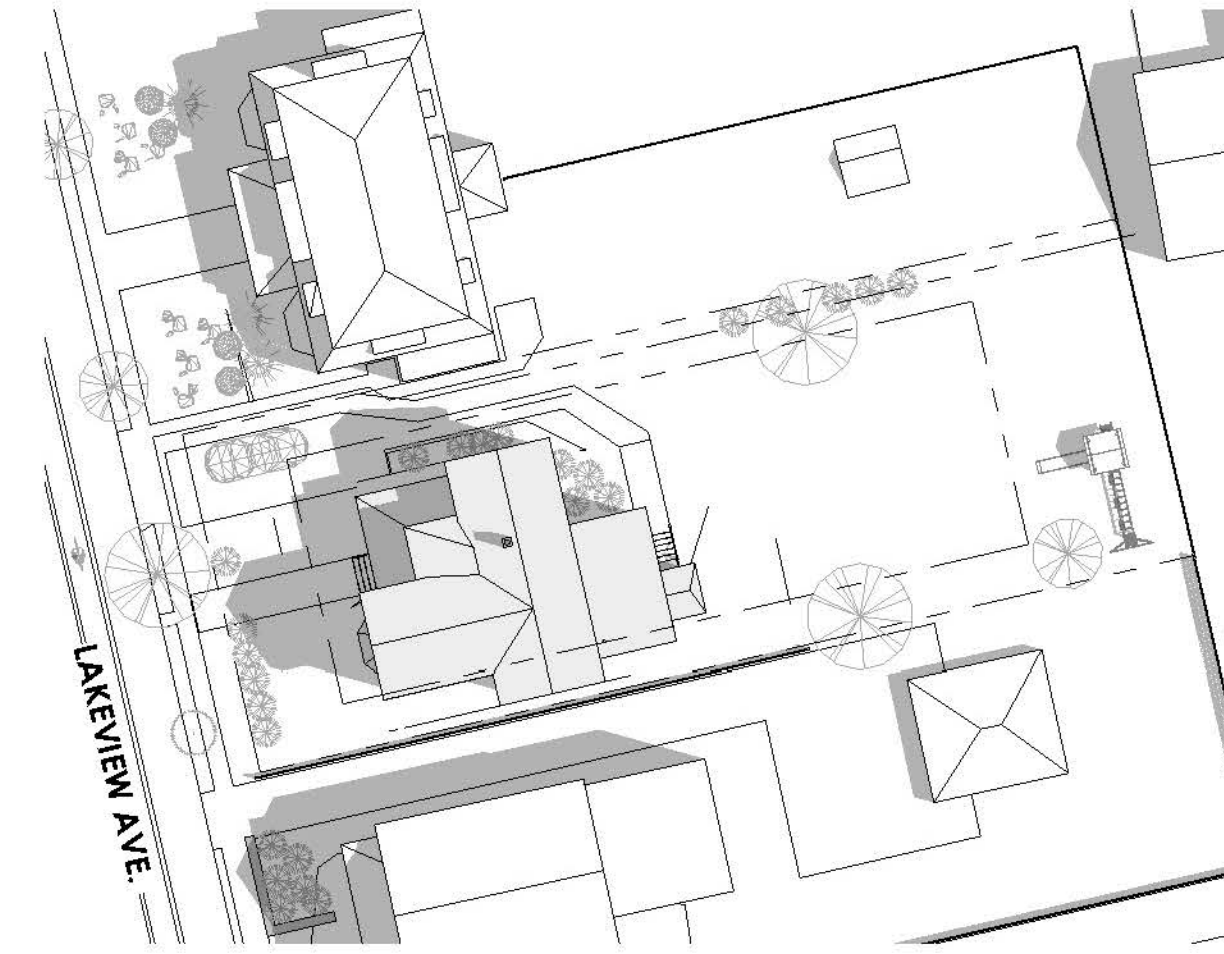
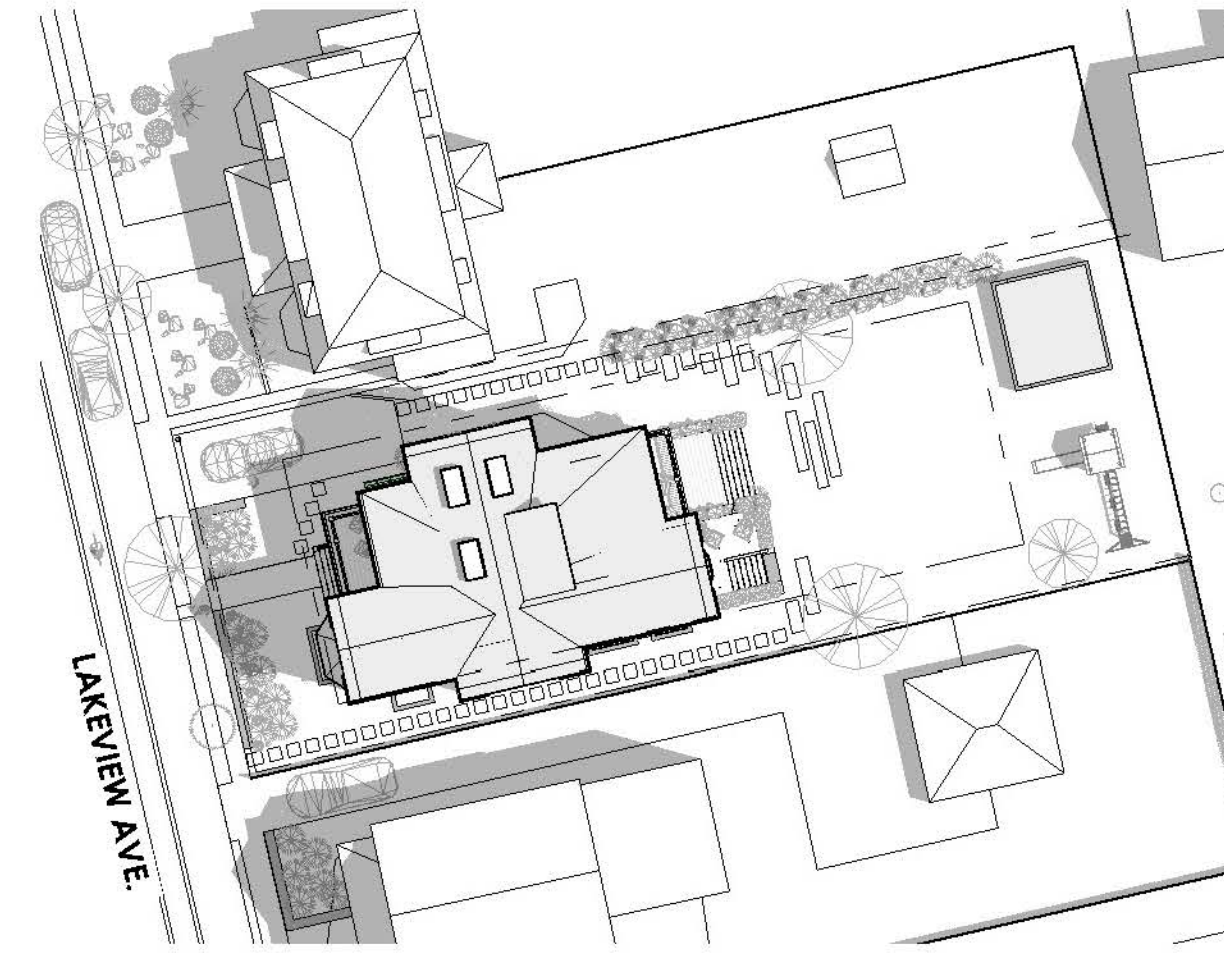
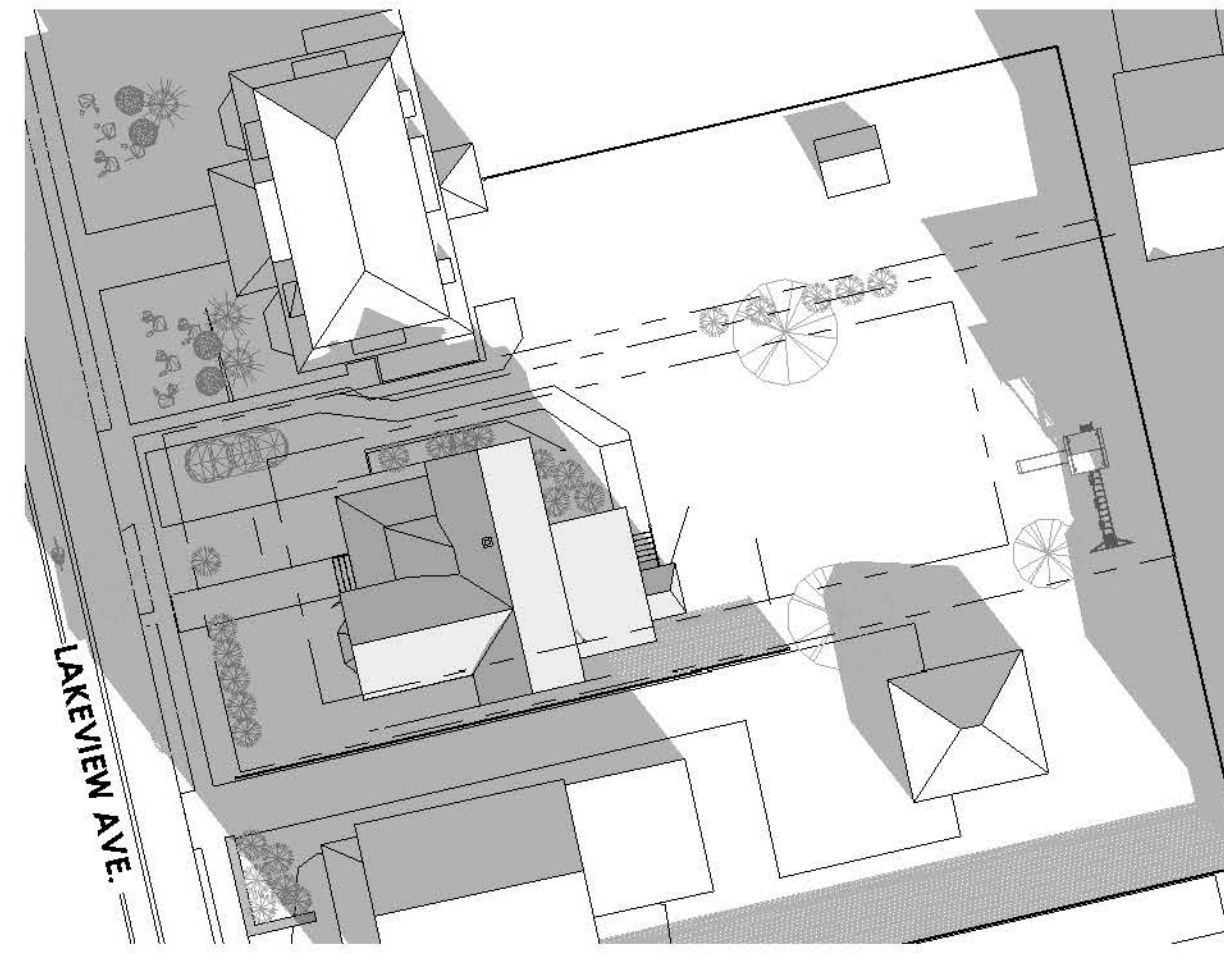
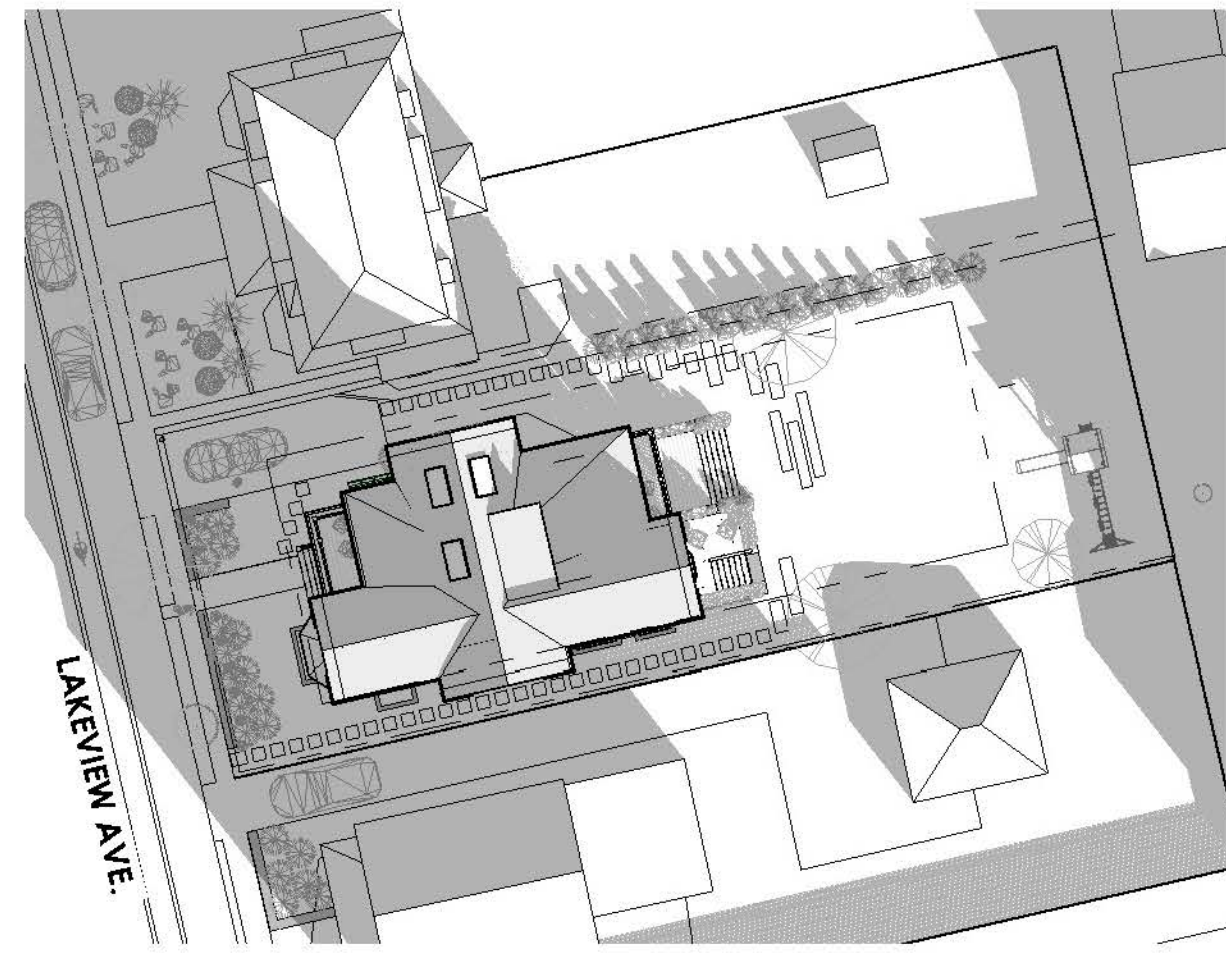
3 HC - SITE PLAN - PROPOSED WINTER 12PM
1" = 30'-0"

6 HC - SITE PLAN - EXISTING WINTER 12PM
1" = 30'-0"

8 HC - SITE PLAN - PROPOSED SUMMER 12PM
1" = 30'-0"

11 HC - SITE PLAN - EXISTING SUMMER 12PM
1" = 30'-0"

MORNING - 9AM



2 HC - SITE PLAN - PROPOSED WINTER 9AM
1" = 30'-0"

5 HC - SITE PLAN - EXISTING WINTER 9AM
1" = 30'-0"

9 HC - SITE PLAN - PROPOSED SUMMER 9AM
1" = 30'-0"

12 HC - SITE PLAN - EXISTING SUMMER 9AM
1" = 30'-0"



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(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status HISTORIC SET
Project number 2017.08
Date 10/08/20
Drawn by Author
Checked by Checker

HC-07

Scale 1" = 30'-0"

10/8/2020 1:45:46 PM



① HC - EXISTING LAKEVIEW AVE. STREETSCAPE ELEVATION
1/8" = 1'-0"

209

207

205



② HC - PROPOSED LAKEVIEW AVE. STREETSCAPE ELEVATION
1/8" = 1'-0"

209

207

205



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(p)978-270-8441
kachmar@design.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET SCAPE ELEVATION

SAM KACHMAR & MAGGIE
CURRIER

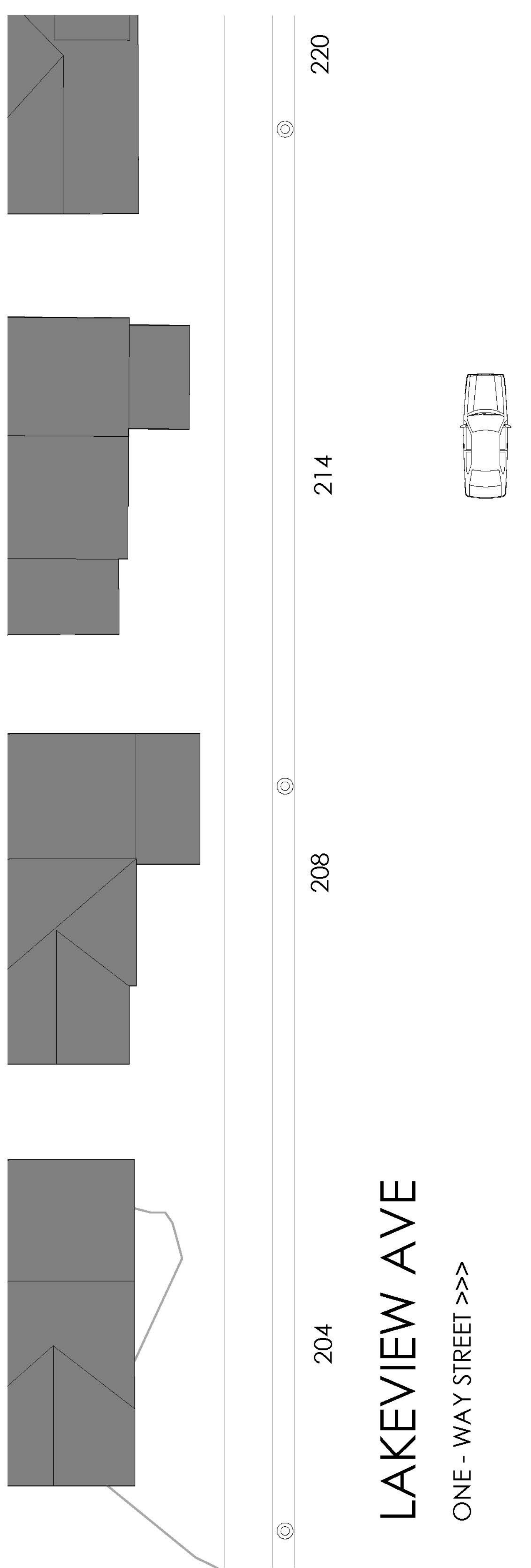
KACHMAR CURRIER RESIDENCE

207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

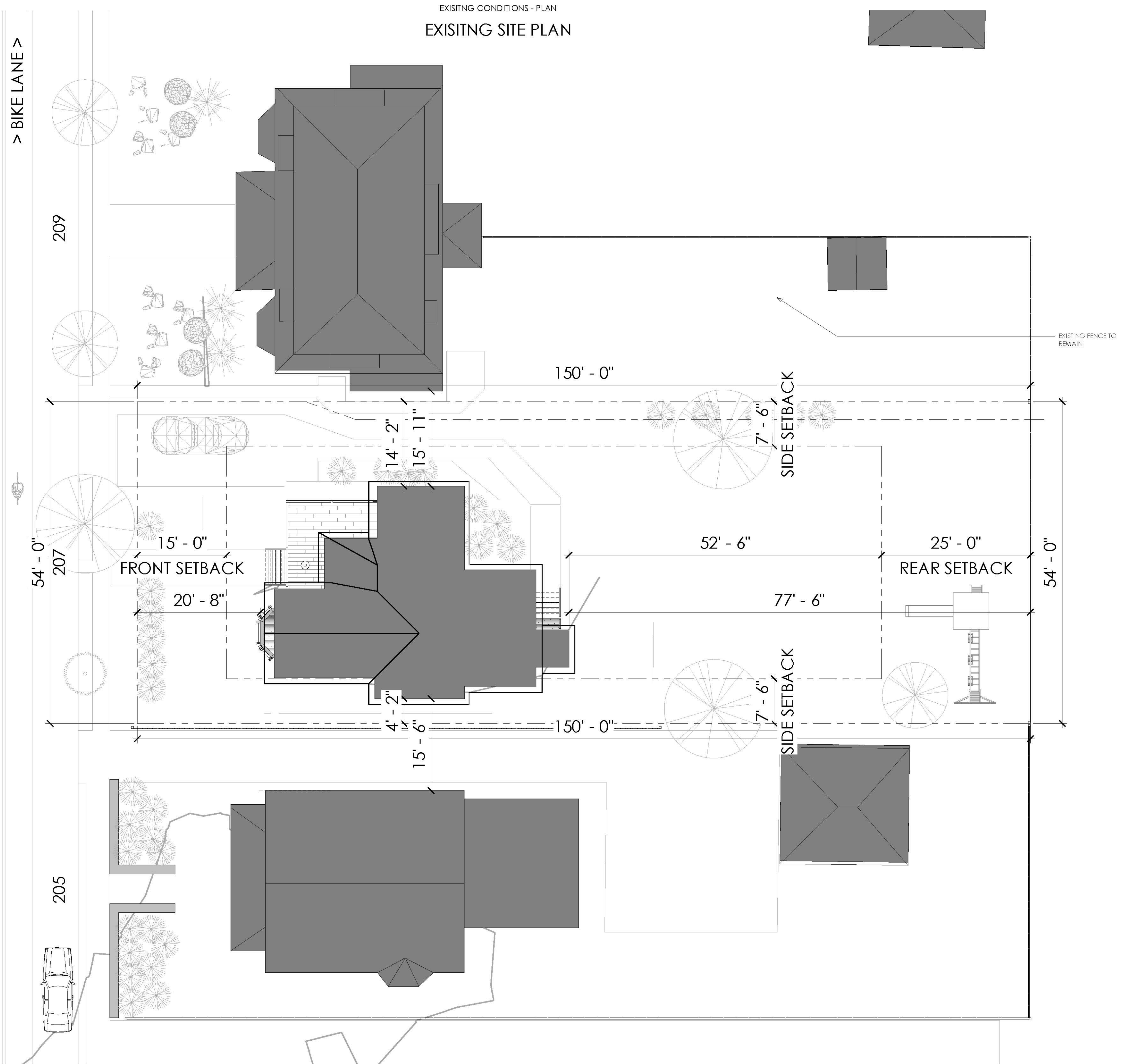
HC-08

Scale As indicated



LAKEVIEW AVE

ONE - WAY STREET >>>



EXISTING CONDITIONS - PLAN
EXISTING SITE PLAN



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

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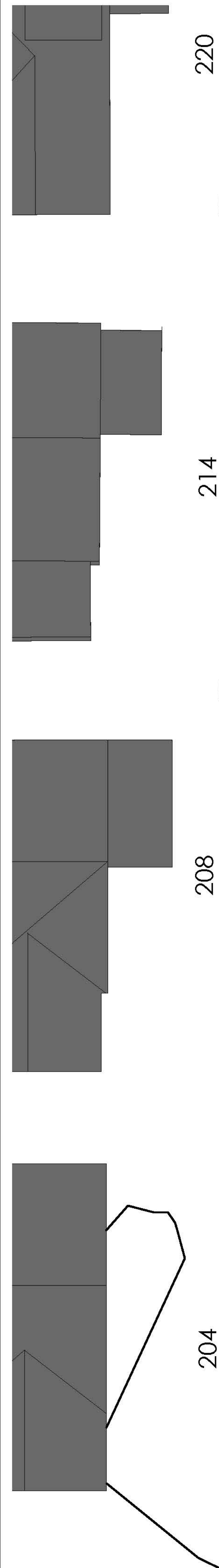
 STRUCTURAL ENGINEER:

EXISTING SITE PLAN

SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE MA 02138

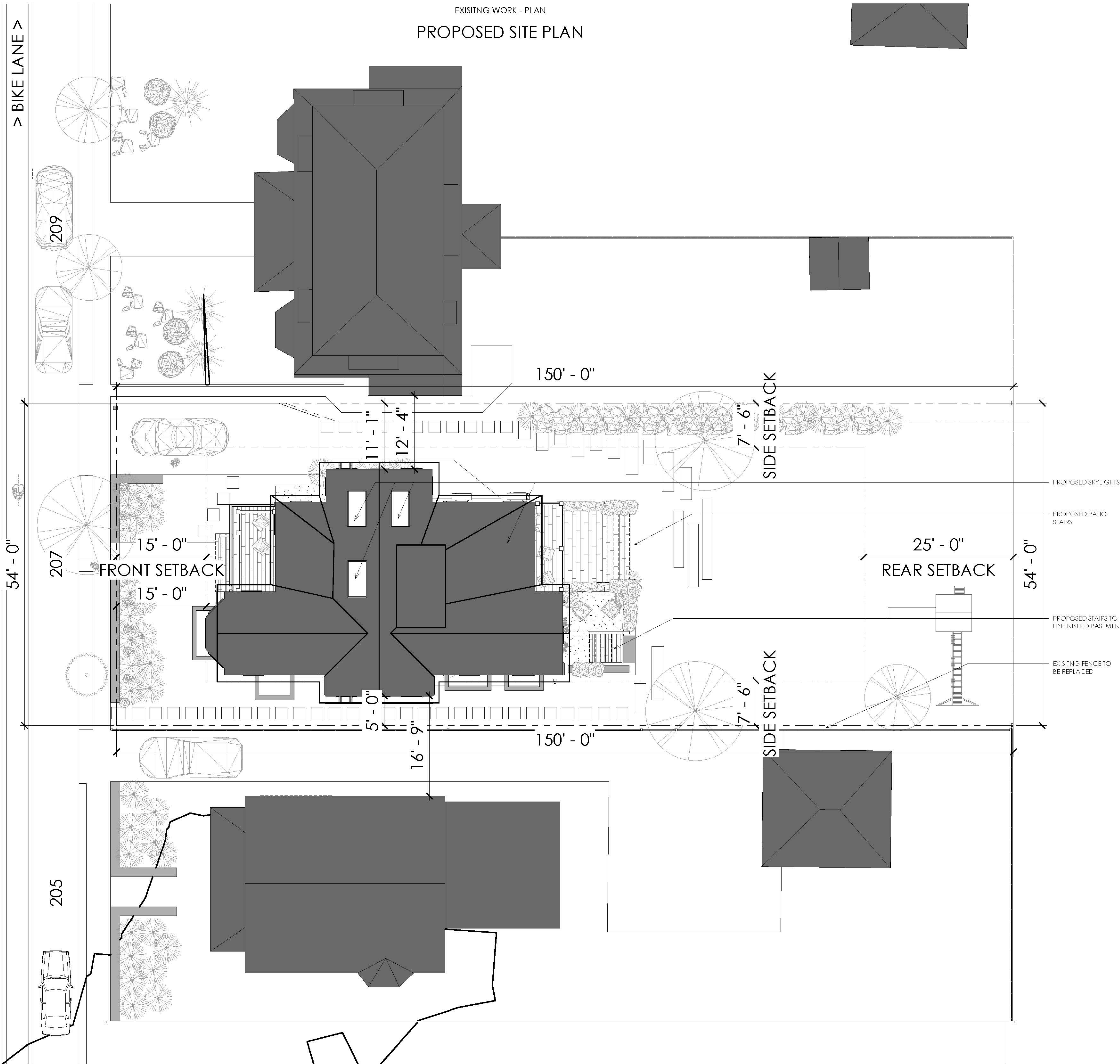
Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-009
 Scale 1/8" = 1'-0"



LAKEVIEW AVE

ONE - WAY STREET >>>



EXISTING WORK - PLAN
PROPOSED SITE PLAN

- PROPOSED SKYLIGHTS
- PROPOSED PATIO STAIRS
- PROPOSED STAIRS TO UNFINISHED BASEMENT
- EXISTING FENCE TO BE REPLACED



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 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

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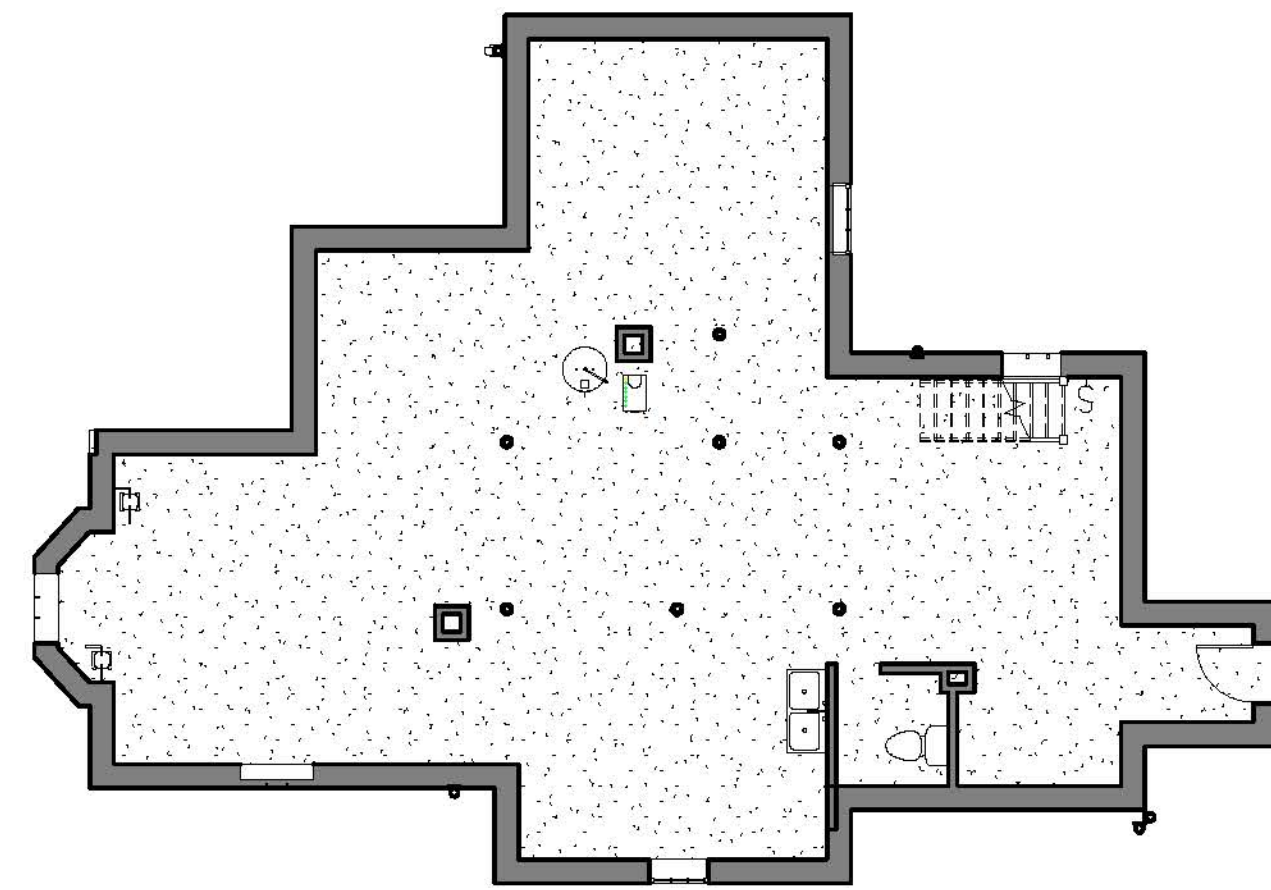
 STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

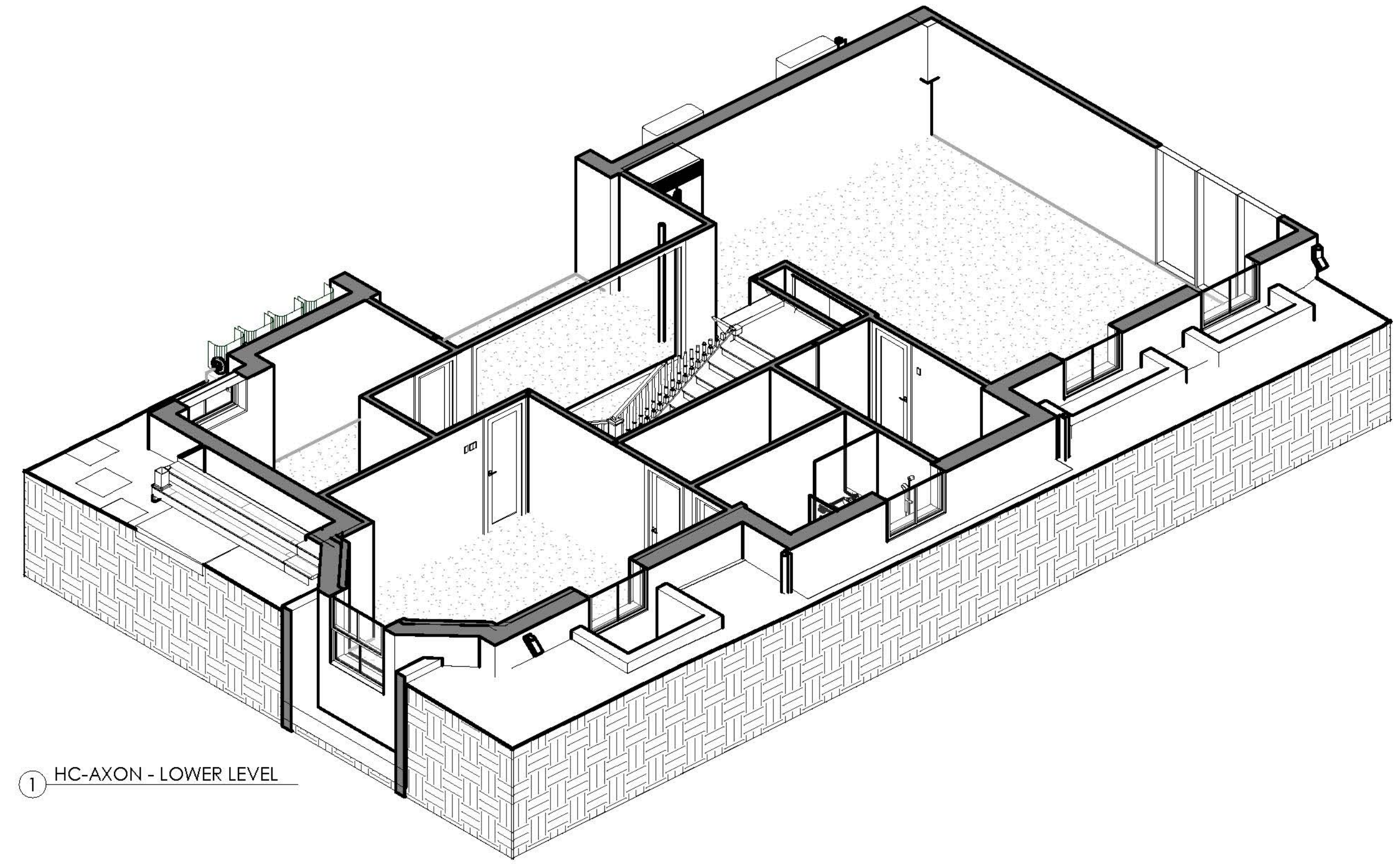
SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
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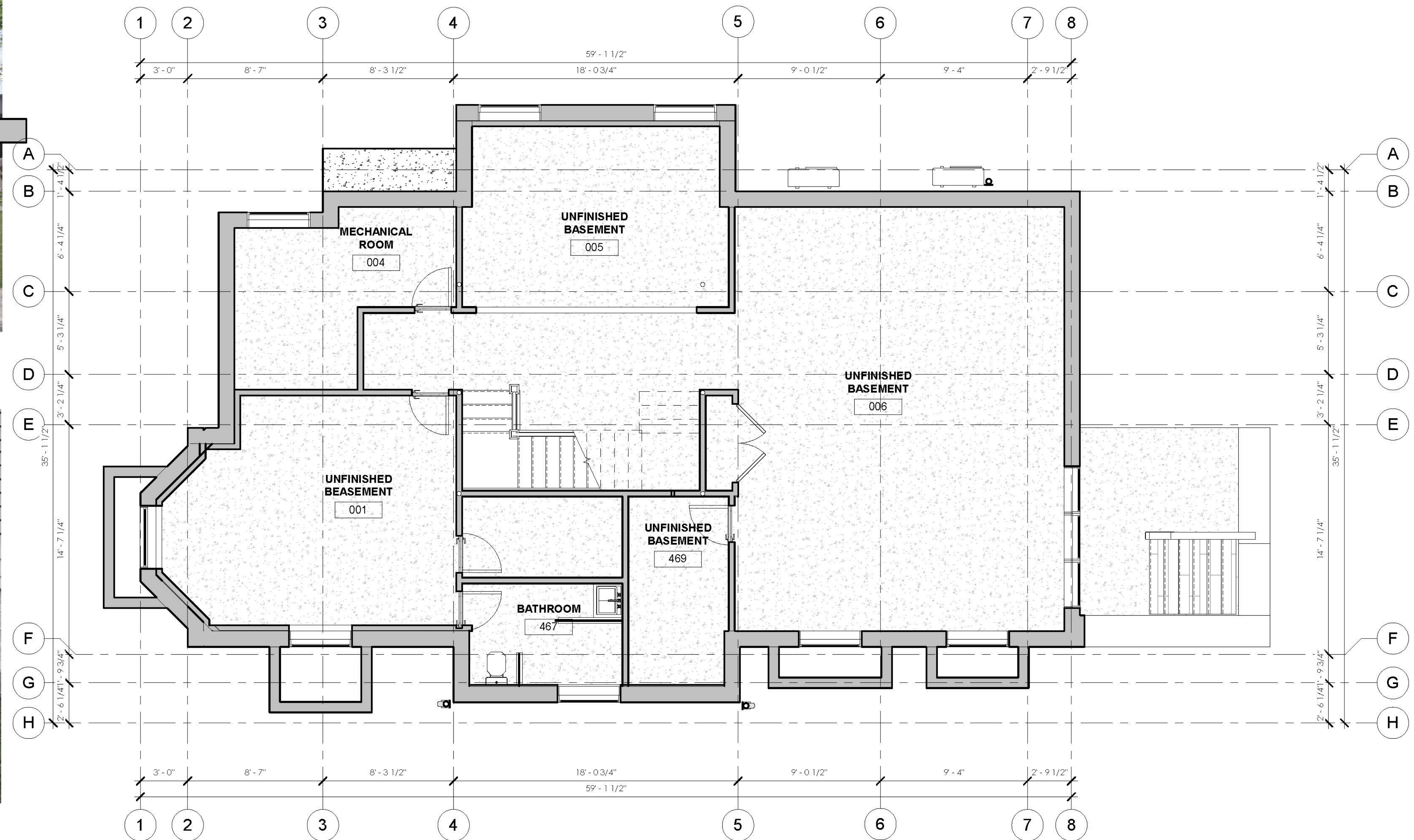
HC-010
 Scale 1/8" = 1'-0"



② HC-LOWER LEVEL
1/8" = 1'-0"



① HC-AXON - LOWER LEVEL



③ HC-PROPOSED LEVEL 0
1/4" = 1'-0"



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 (p)978-270-8441
 kachmar@skadesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LOWER LEVEL
FLOOR PLAN

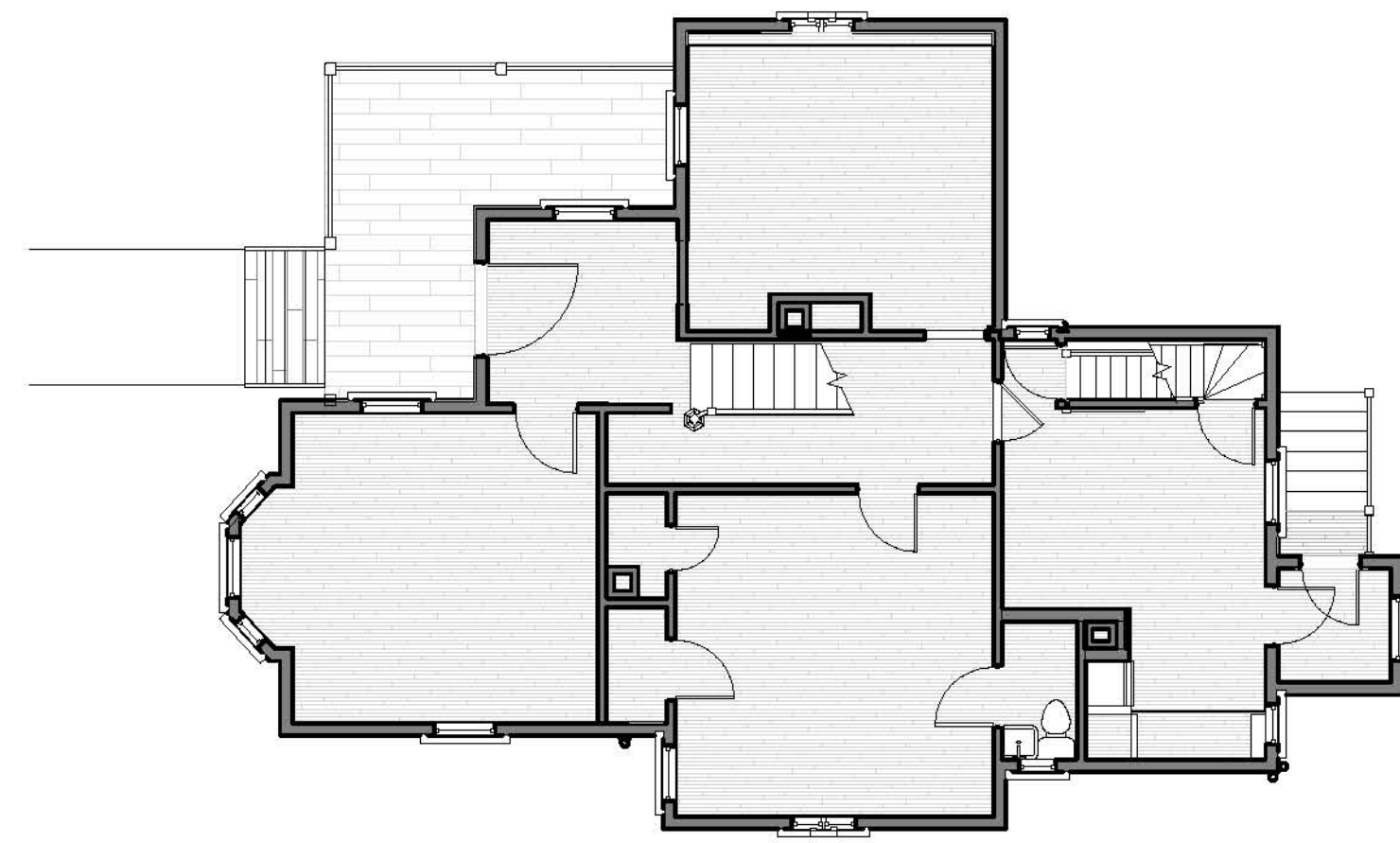
SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

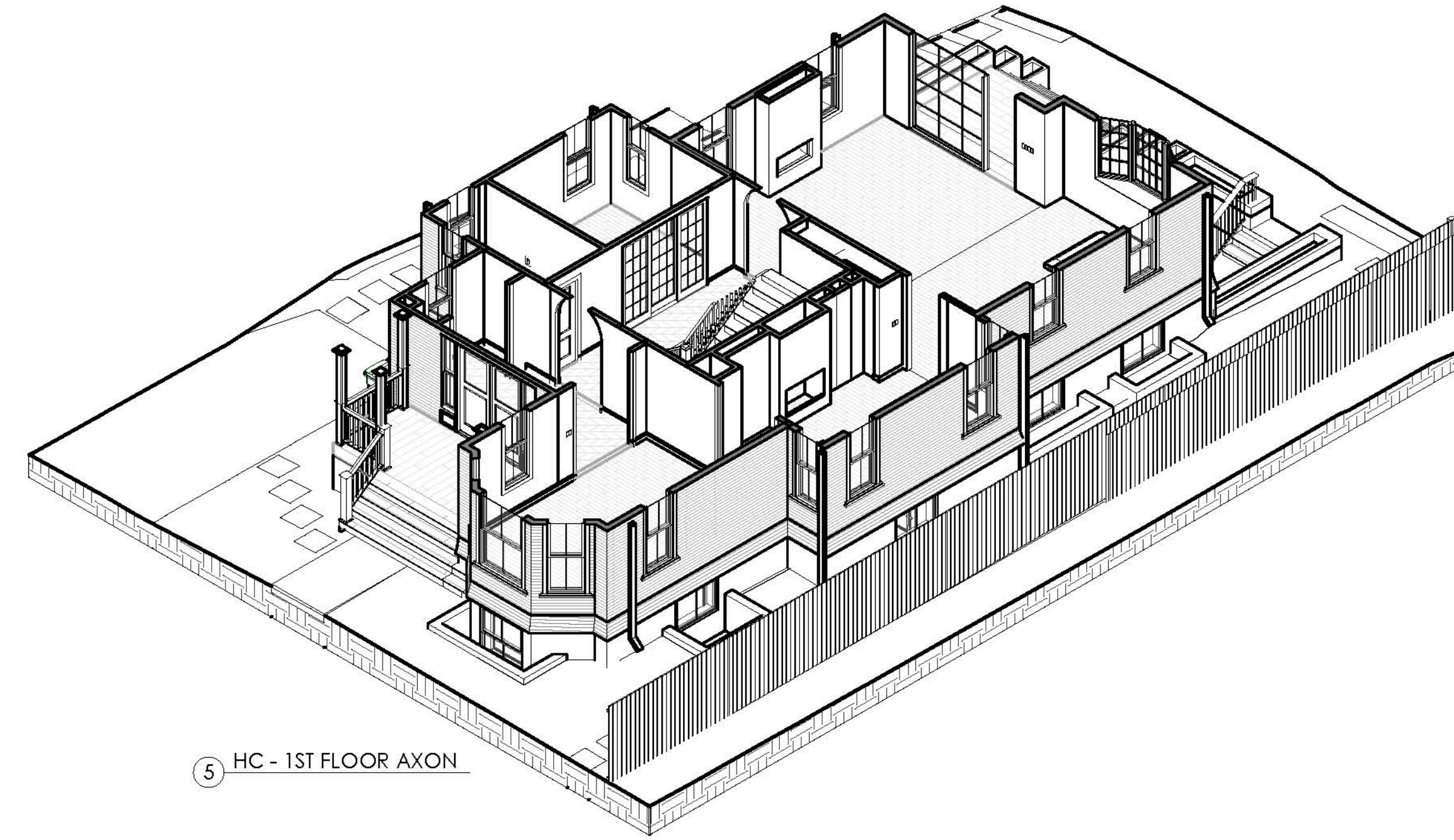
HC-101

Scale As indicated

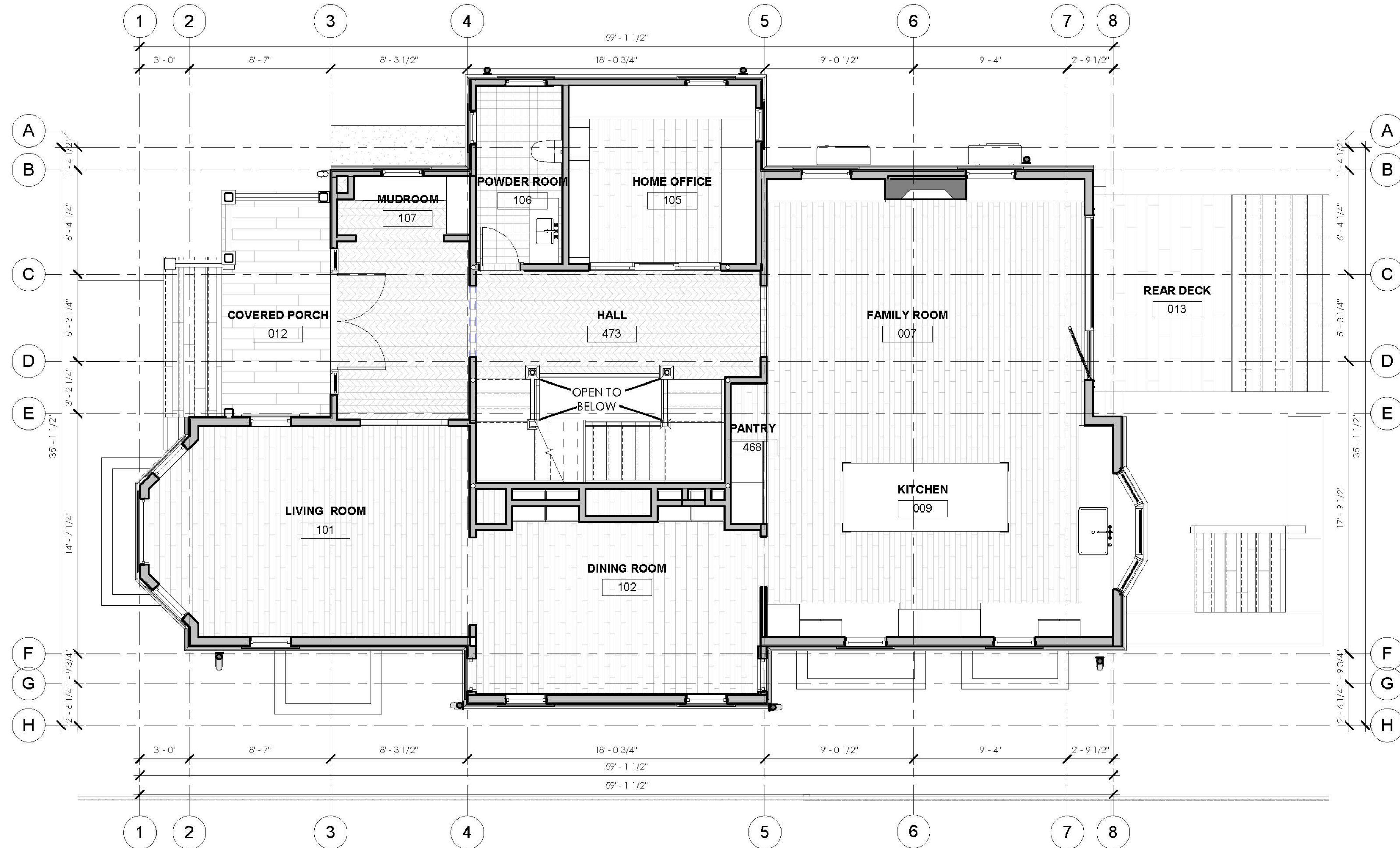
10/8/20 1:41:01 PM



① HC - EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



⑤ HC - 1ST FLOOR AXON



② HC - PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



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 357 HURON AVE.
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STRUCTURAL ENGINEER:

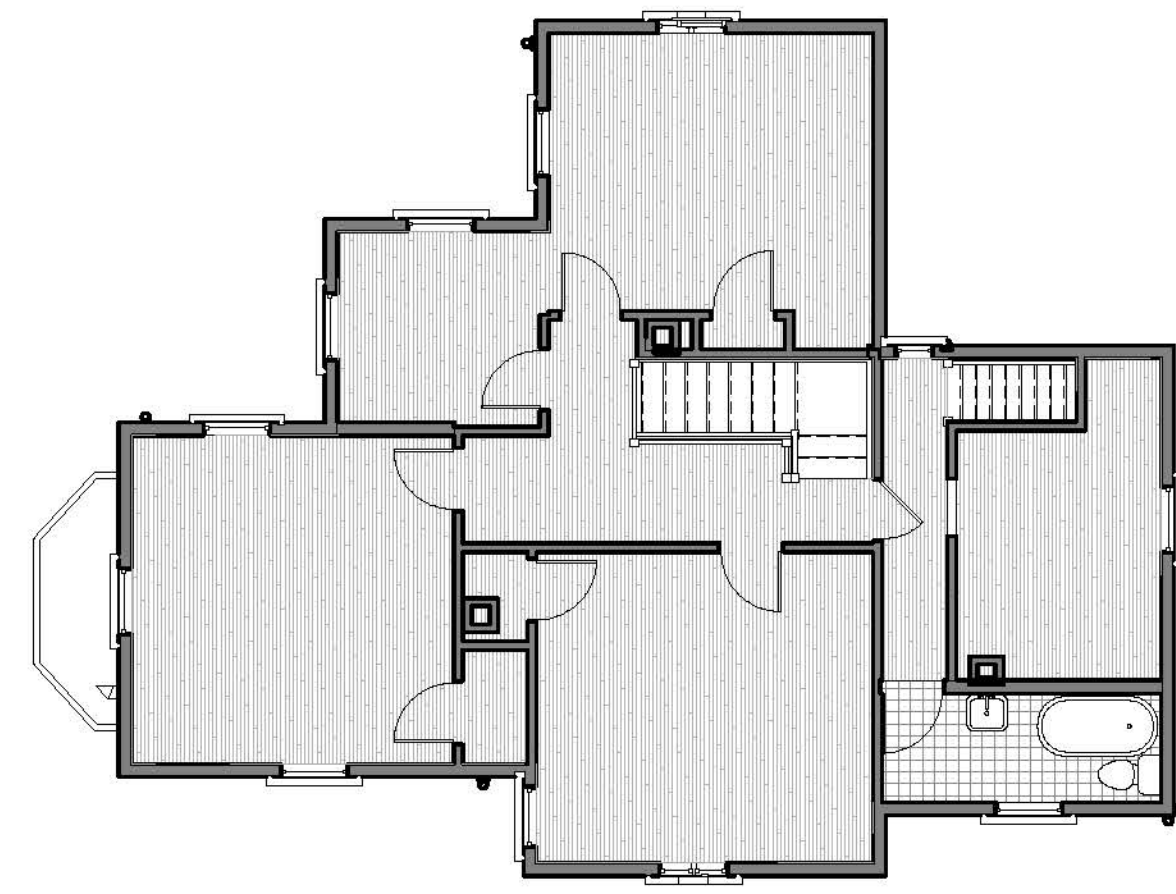
PROPOSED 1ST FLOOR PLAN

SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE MA 02138

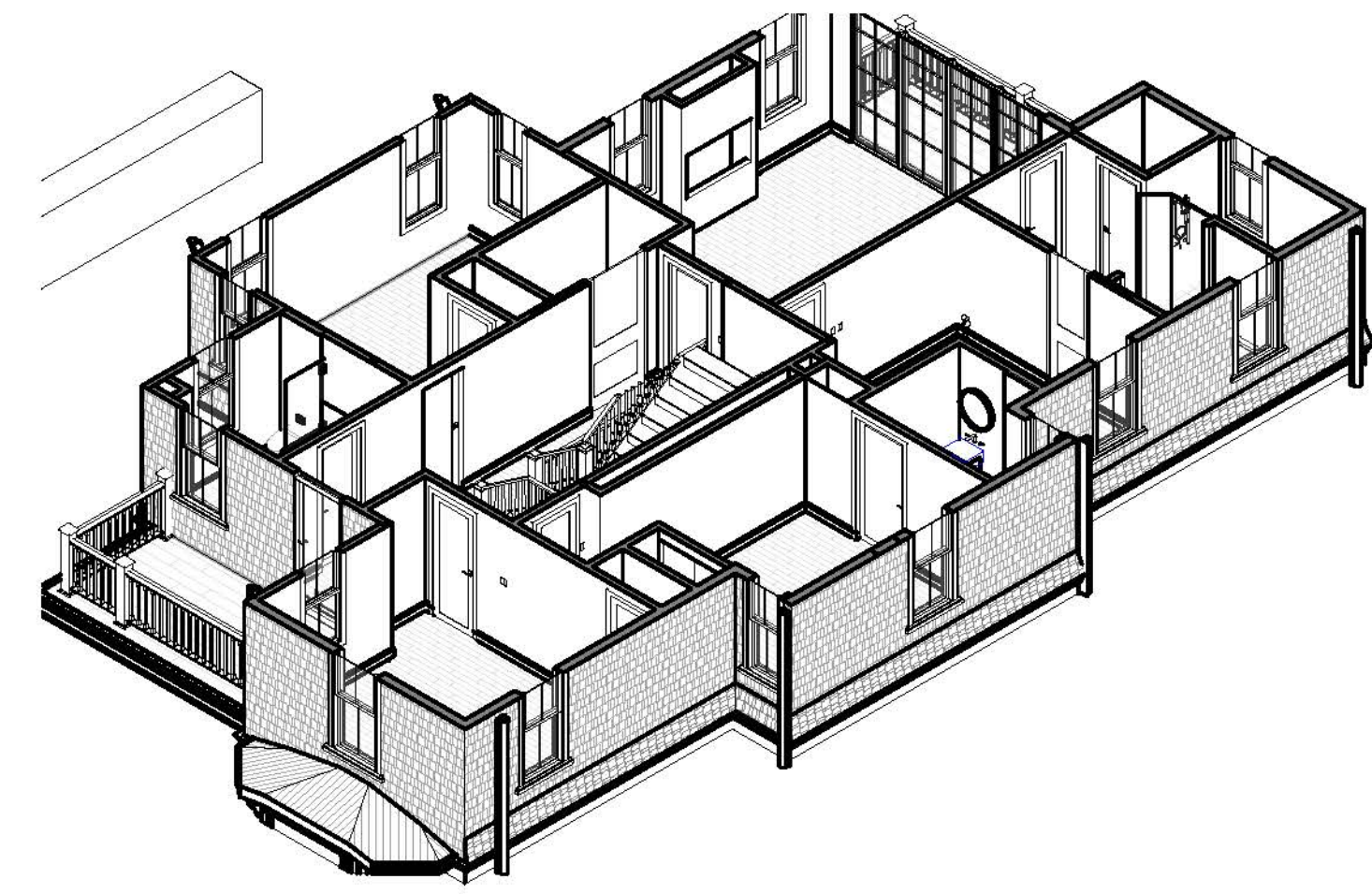
Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-102

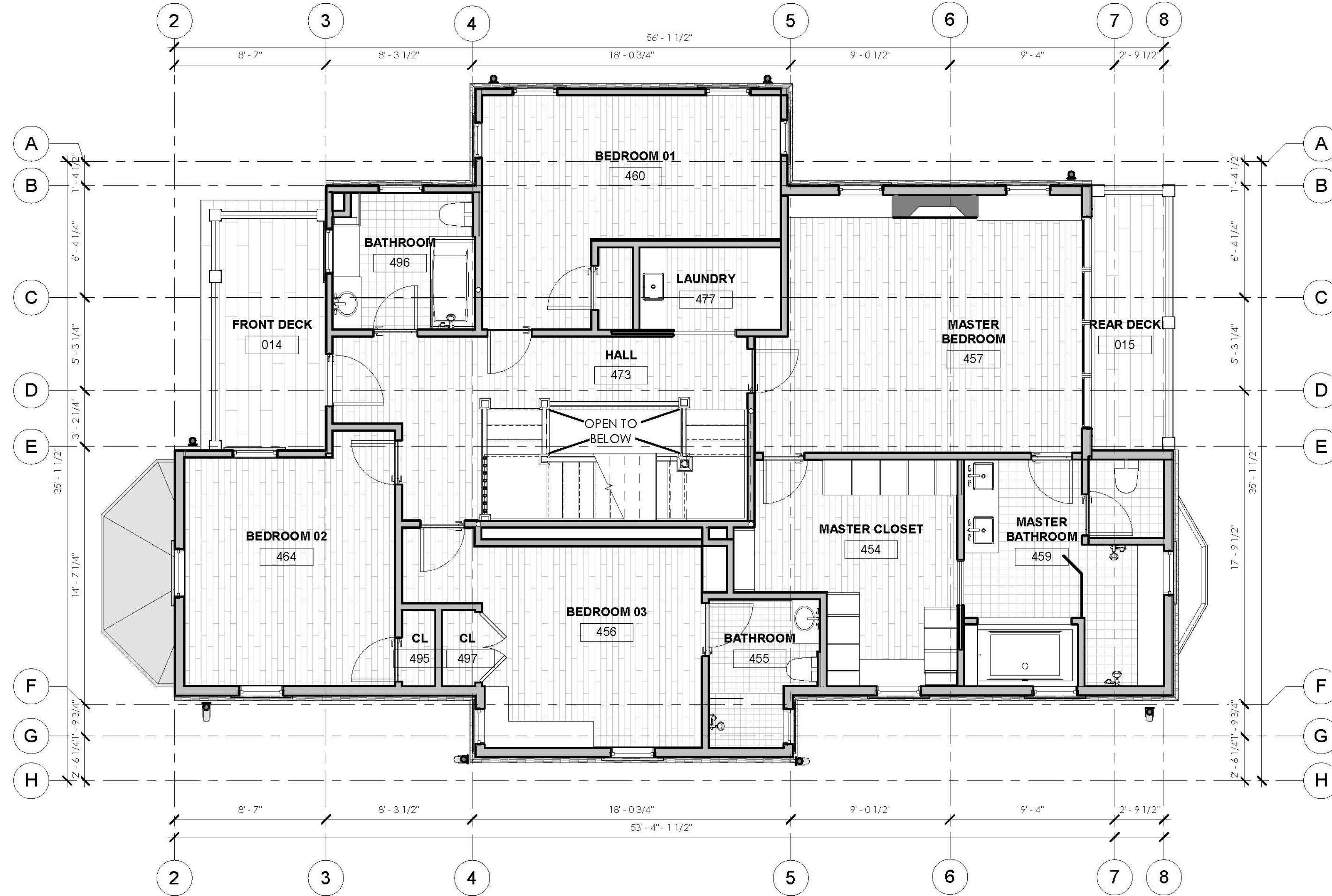
Scale As indicated



① HC - EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



③ HC - 2ND FLOOR AXON



② HC - PROPOSED 2ND FLOOR PLAN OPTION A
1/4" = 1'-0"



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 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

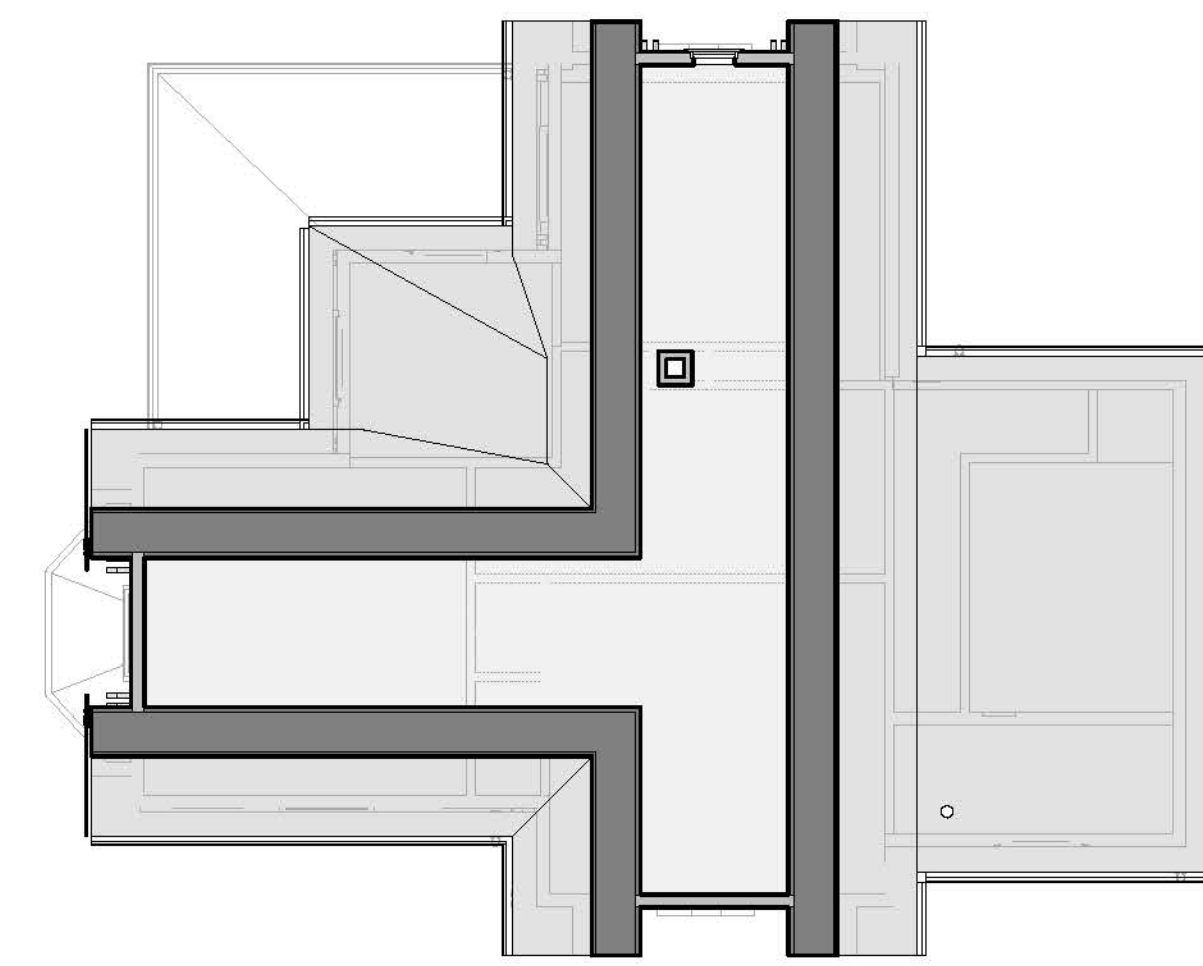
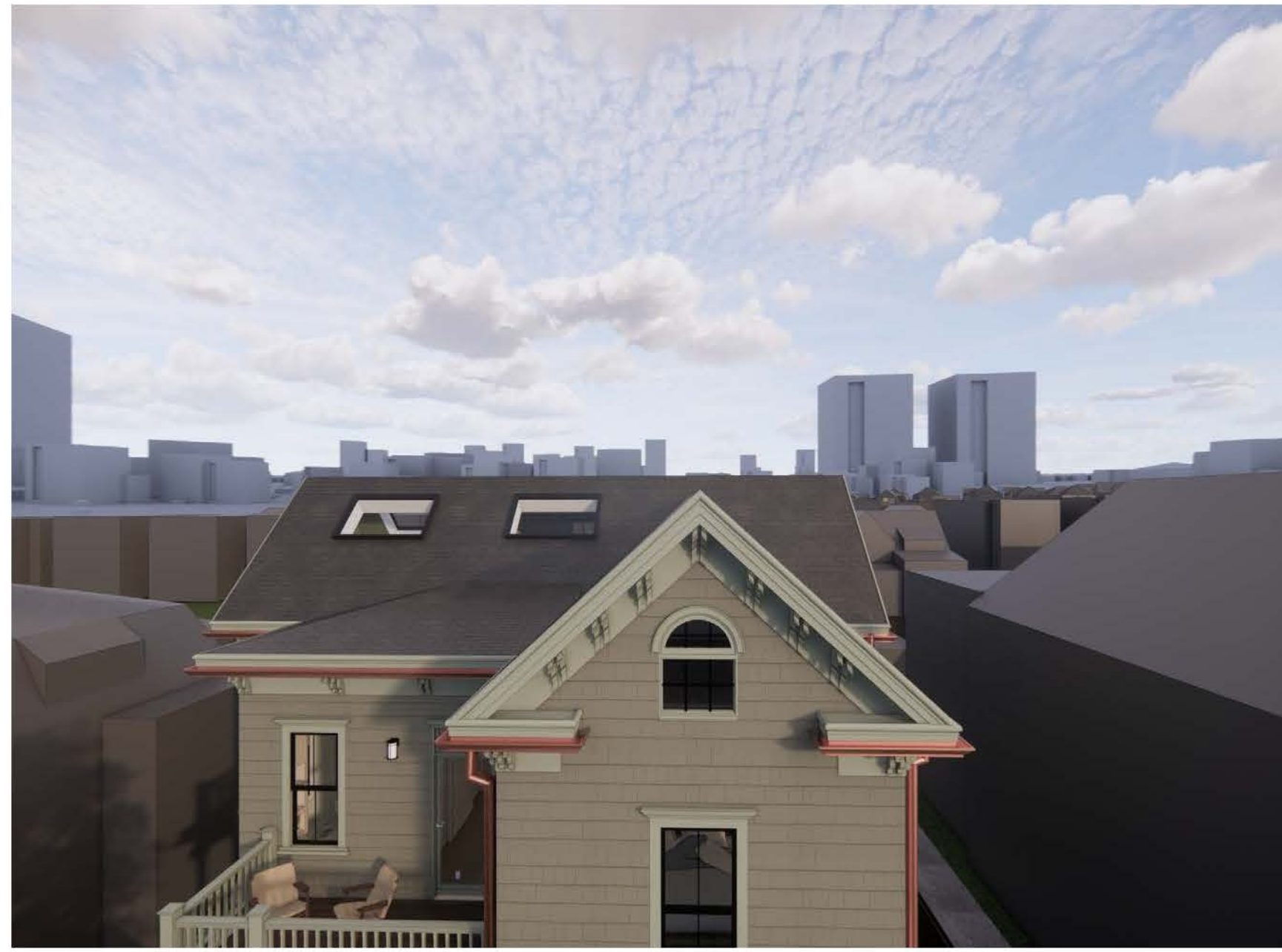
PROPOSED 2ND FLOOR
PLAN

SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE
 MA 02138

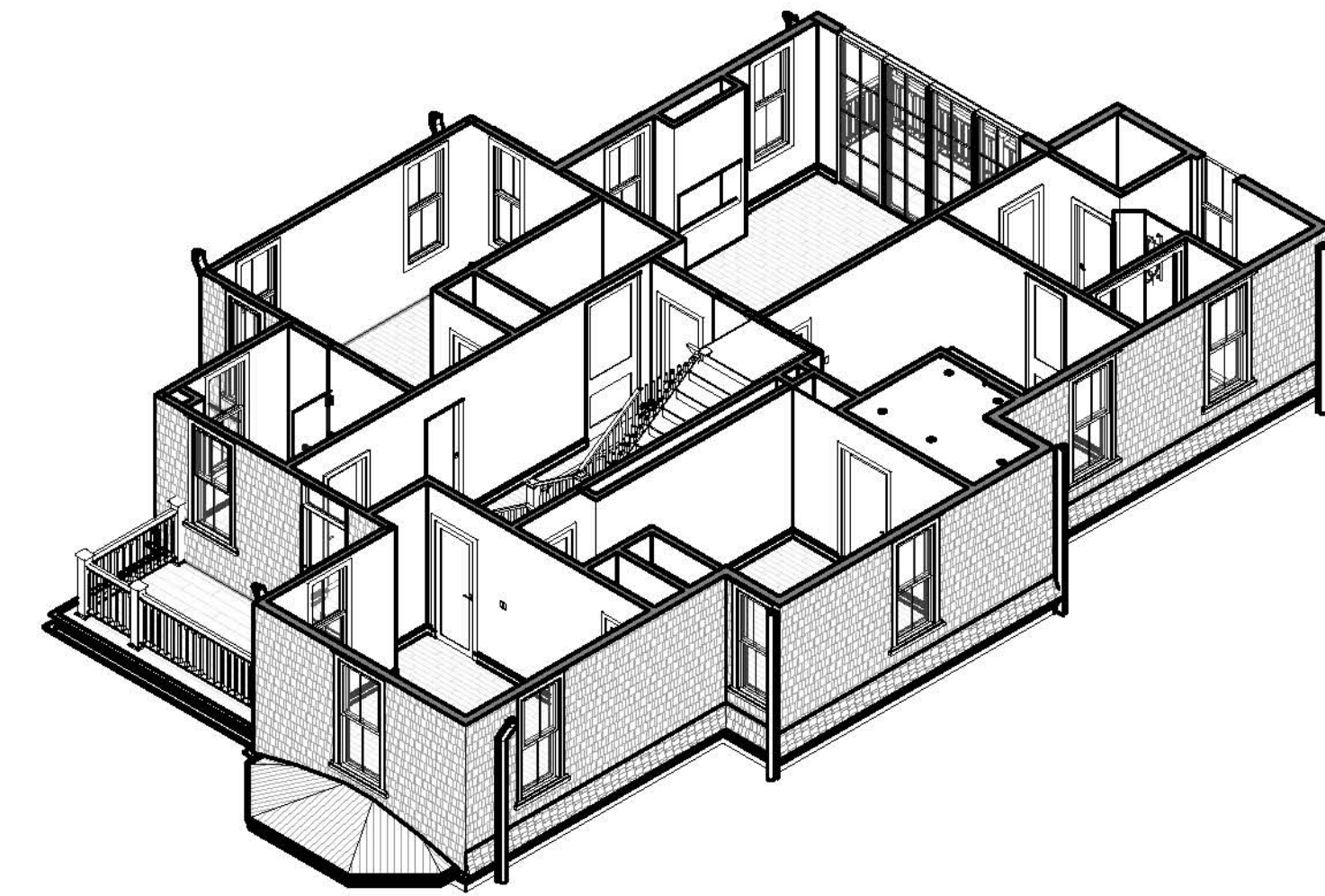
Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-103

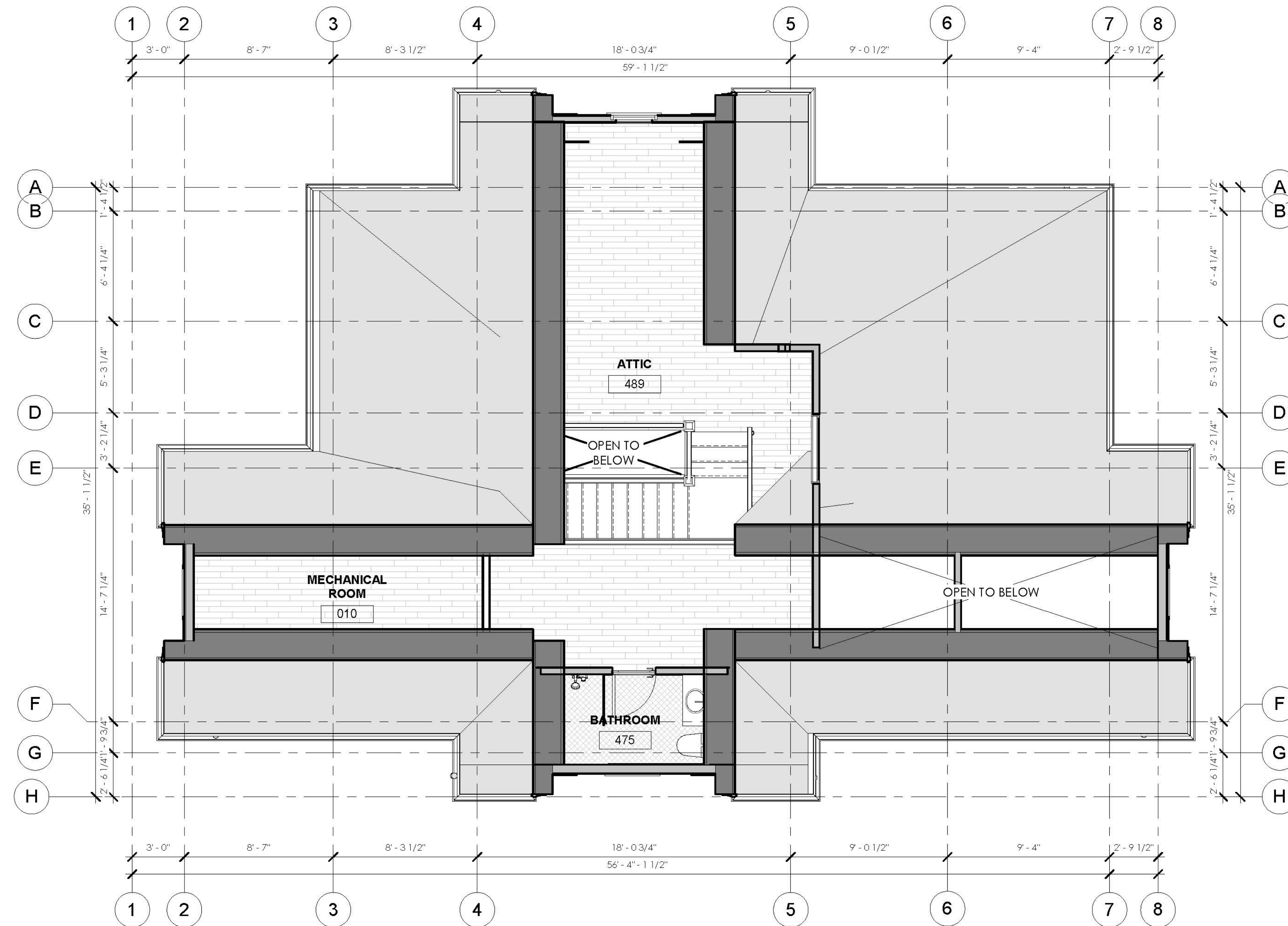
Scale As indicated



① HC - EXISTING 3RD FLOOR PLAN
1/8" = 1'-0"



③ HC- 3RD FLOOR AXON



② HC - PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



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

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED 3RD FLOOR
PLAN

SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-104
Scale As indicated



① HC - EXISTING SOUTH ELEVATION
3/16" = 1'-0"



② HC - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SOUTH
ELEVATION (FRONT)

SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-200

Scale As indicated



① HC - EXISTING WEST ELEVATION OPTION A
3/16" = 1'-0"



② HC - PROPOSED WEST ELEVATION OPTION A
1/4" = 1'-0"



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ARCHITECTS
(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WEST
ELEVATION

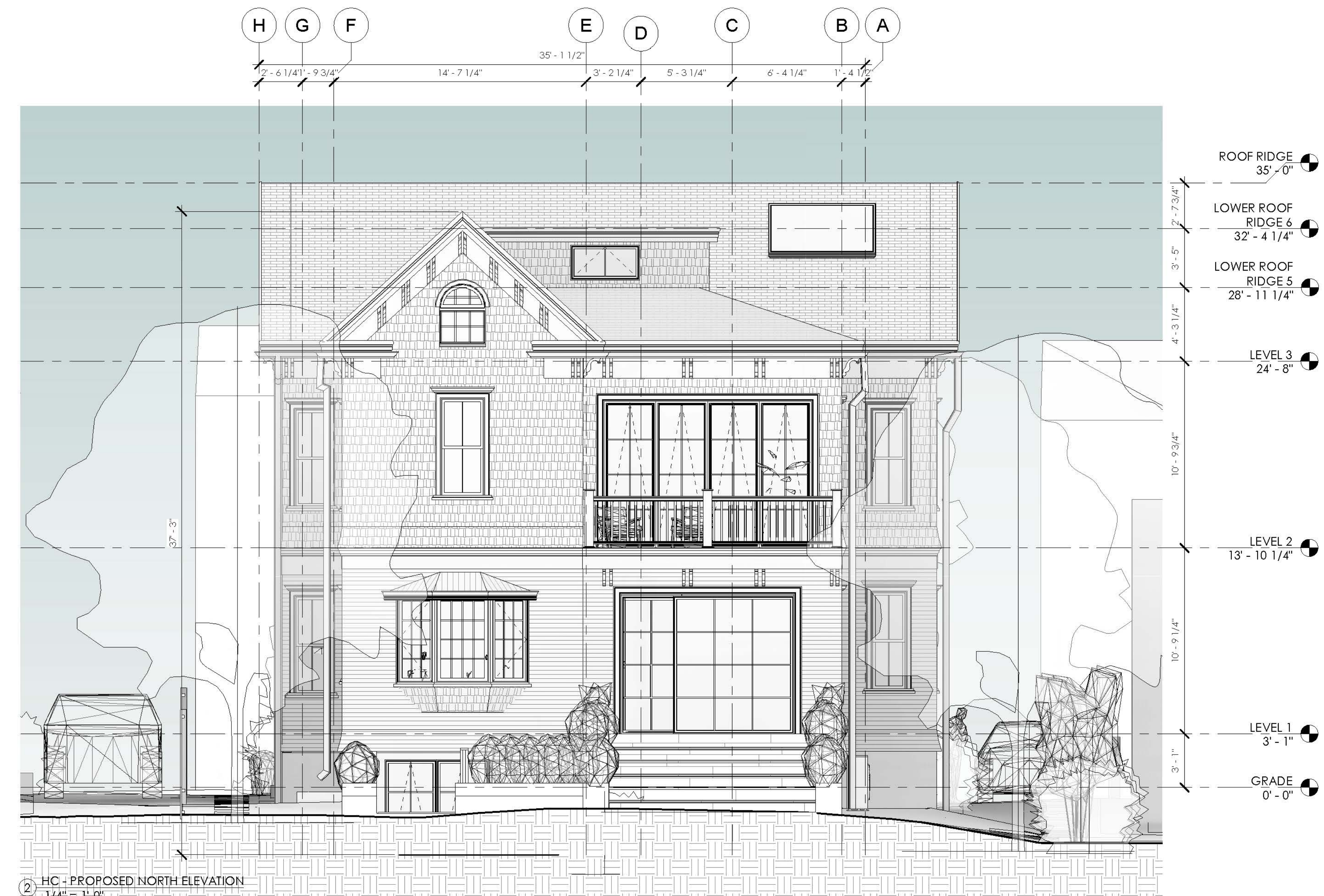
SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status HISTORIC SET
Project number 2017.08
Date 10/08/20
Drawn by Author
Checked by Checker

HC-201
Scale As indicated



① HC - EXISTING NORTH ELEVATION
3/16" = 1'-0"



② HC - PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED NORTH
 ELEVATION (BACK)

SAM KACHMAR & MAGGIE
 CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE
 MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker

HC-202

Scale As indicated



① HC - EXISTING EAST ELEVATION
3/16" = 1'-0"



② HC - PROPOSED EAST ELEVATION
1/4" = 1'-0"



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ARCHITECTS
(p)978-270-8441
kachmar@skadesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED EAST
ELEVATION

SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
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HC-203
Scale As indicated



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

REGISTRATIONS:

 STRUCTURAL ENGINEER:

ADDITIONAL PERSPECTIVES

SAM KACHMAR & MAGGIE CURRIER
 KACHMAR CURRIER RESIDENCE
 207 LAKEVIEW AVE. CAMBRIDGE MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/08/20
Drawn by	Author
Checked by	Checker
HC-300	
Scale	