



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2016 APR 12 PM 2:55
 OFFICE OF THE CITY CLERK
 CAMBRIDGE MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-009886-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Karl & Susan Frieden

PETITIONER'S ADDRESS : 12 Sacramento Street Cambridge, MA 02138

LOCATION OF PROPERTY : 12 Sacramento St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To enlarge floor area with an addition of a fire place.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Nonconforming Structure).

Original Signature(s) : Susan & Karl Frieden
 (Petitioner(s) / Owner)

Susan Frieden Karl Frieden
 (Print Name)

Address : 12 Sacramento St.
Cambridge, MA 02138

Tel. No. : 617-875-6496

E-Mail Address : suefried@comcast.net

Date : April 12, 2016

11
12
13
14
15

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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) Karl A. Frieden and Susan D. Frieden
(OWNER)
Address: 12 Sacramento Street, Cambridge MA 02138
State that I (We) own the property located at 12 Sacramento Street Cambridge MA
which is the subject of this zoning application.

The record title of this property is in the name of Karl A. Frieden
and Susan D. Frieden

*Pursuant to a deed of duly recorded in the date 01/28/2010, Middlesex South
County Registry of Deeds at Book 54219, Page 466; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Karl A. Frieden Susan D. Frieden
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

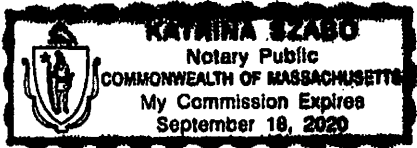
Commonwealth of Massachusetts, County of Middlesex

The above-name Karl Frieden personally appeared before me,
this 23 of 10, 2014, and made oath that the above statement is true.

Kate Soh Notary

My commission expires September 18, 2020 (Notary Seal).

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



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:

We would like to expand the house to accommodate elderly persons on the first floor. We also need to create a master bedroom on the second floor. Currently the master bedroom is on the third floor which is no longer safely accessible to us as its staircase is non-conforming.

- 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:

N/A

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

- 1)** Substantial detriment to the public good for the following reasons:

We are not proposing anything that would be a detriment to the public good. Even with the additional square footage the house will be smaller than the structures on the adjacent properties. Moreover, the existing rear of the house is unsightly and poorly designed. The new addition will substantially improve this eyesore.

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

The requested relief will be consistent with the intent and purpose of the ordinance because the increased square footage is minimal and the addition is consistent with the character of the neighborhood.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Maryann Thompson Architects **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 12 Sacramento St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3,131.79sf	3914.21sf	3,087.62sf	(max.)
<u>LOT AREA:</u>	6,678.9sf	no change	5,000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.47	.59	.5+.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	6,678.9sf	no change	4,000sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	46'-2"	50'-0"	(min.)
	DEPTH	145'-0"+/-	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	30'	15'	(min.)
	REAR	70.2'	65'6"	(min.)
	LEFT SIDE	12.9'	no change	(min.)
	RIGHT SIDE	3'-6"	no change	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	36'-4"	35'	(max.)
	LENGTH	44'-5"	49'-5"	
	WIDTH	27'-5"	no change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	70%	67%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>	1	no change	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	51'-9"	no change	10'	(min.)

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

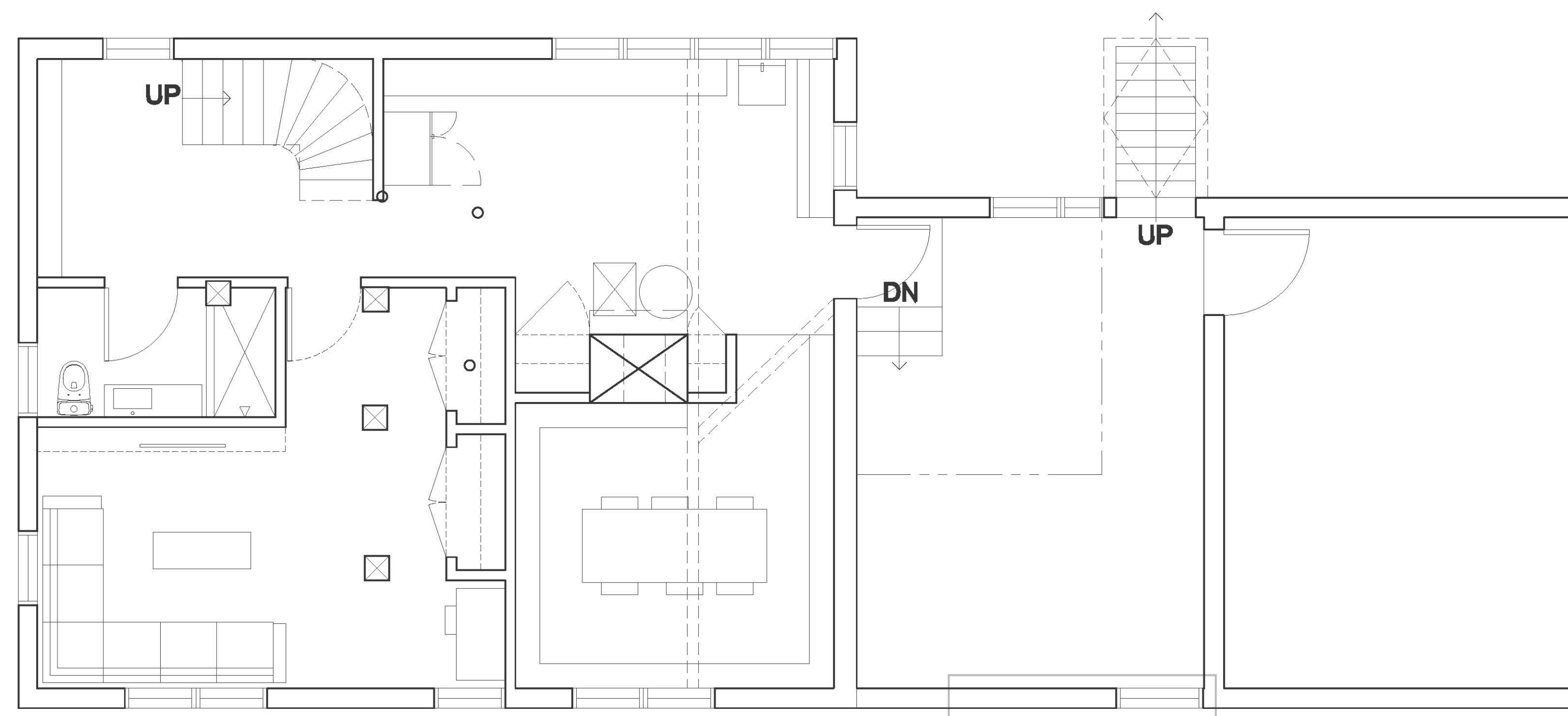
Storage Shed- 121sf

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'.

MARYANN THOMPSON
ARCHITECTS
741 MOUNT AUBURN ST
WATERTOWN, MA. 02472
T. 617.744.5187
F. 617.491.3844

REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
CAMBRIDGE, MA



CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
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REVISIONS:

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CURRENT ISSUE:

SET	DATE

DRAWING TITLE:

FRIEDEN RESIDENCE

PROPOSED
BASEMENT PLAN

P1.0

GENERAL NOTES:
REPLACE ALL WINDOWS THROUGHOUT
HOUSE TO MATCH EXISTING.
--- EXISTING FOOTPRINT

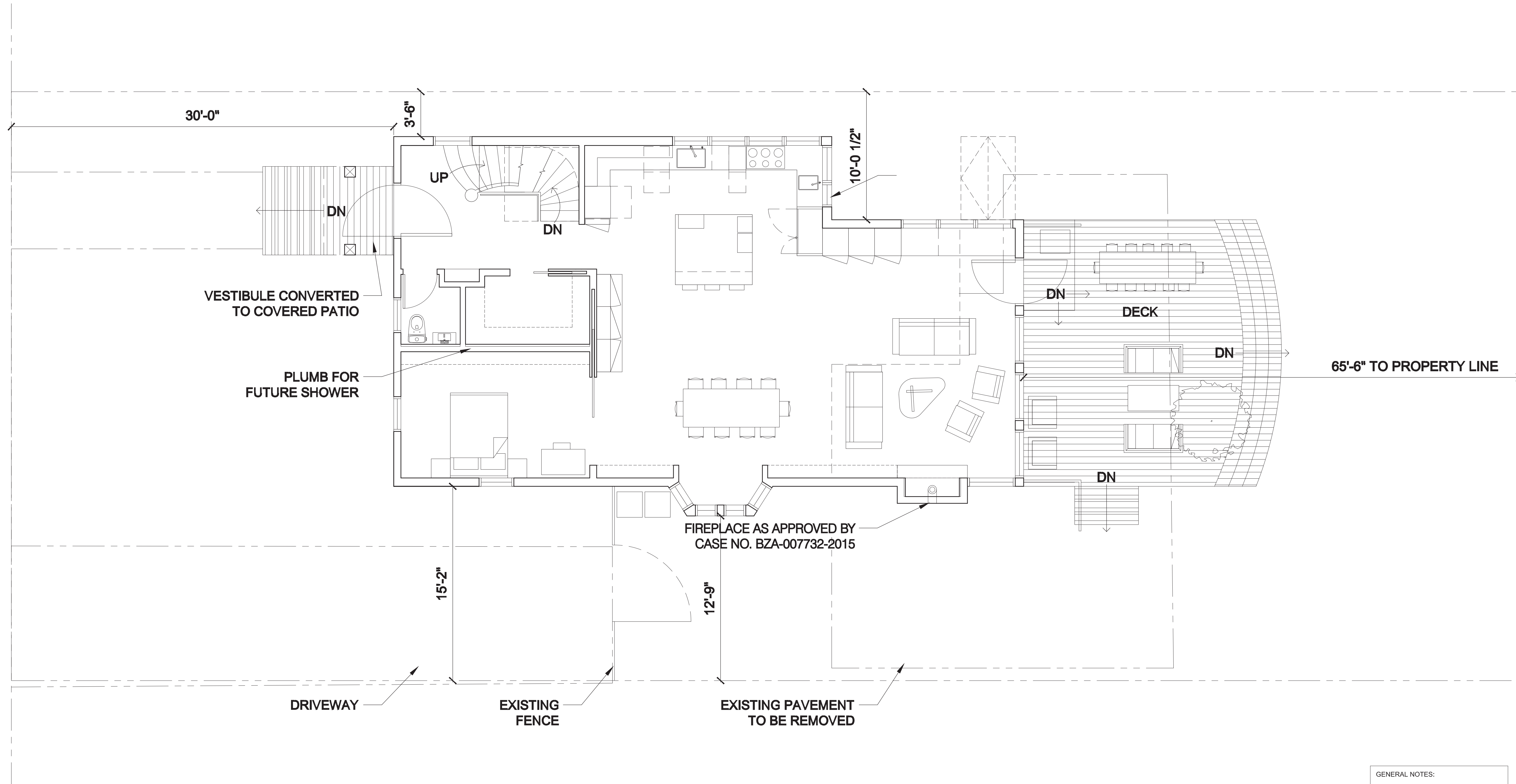


01 PROPOSED BASEMENT PLAN

MARYANN THOMPSON ARCHITECTS
 741 MOUNT AUBURN ST
 WATERTOWN, MA, 02472
 T. 617.744.5187
 F. 617.491.3844

REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	..
ARCHITECT	..
OWNER	..

SACRAMENTO STREET RESIDENCE
 CAMBRIDGE, MA



CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
 ..

REVISIONS:	
..	..
..	..

CURRENT ISSUE:
 SET DATE

DRAWING TITLE:

FRIEDEN RESIDENCE

PROPOSED 1ST FLOOR PLAN

P1.1

01 PROPOSED 1ST FLOOR PLAN

GENERAL NOTES:
 REPLACE ALL WINDOWS THROUGHOUT HOUSE TO MATCH EXISTING.
 --- EXISTING FOOTPRINT



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REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
CAMBRIDGE, MA

CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
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REVISIONS:

NO.	DESCRIPTION	DATE
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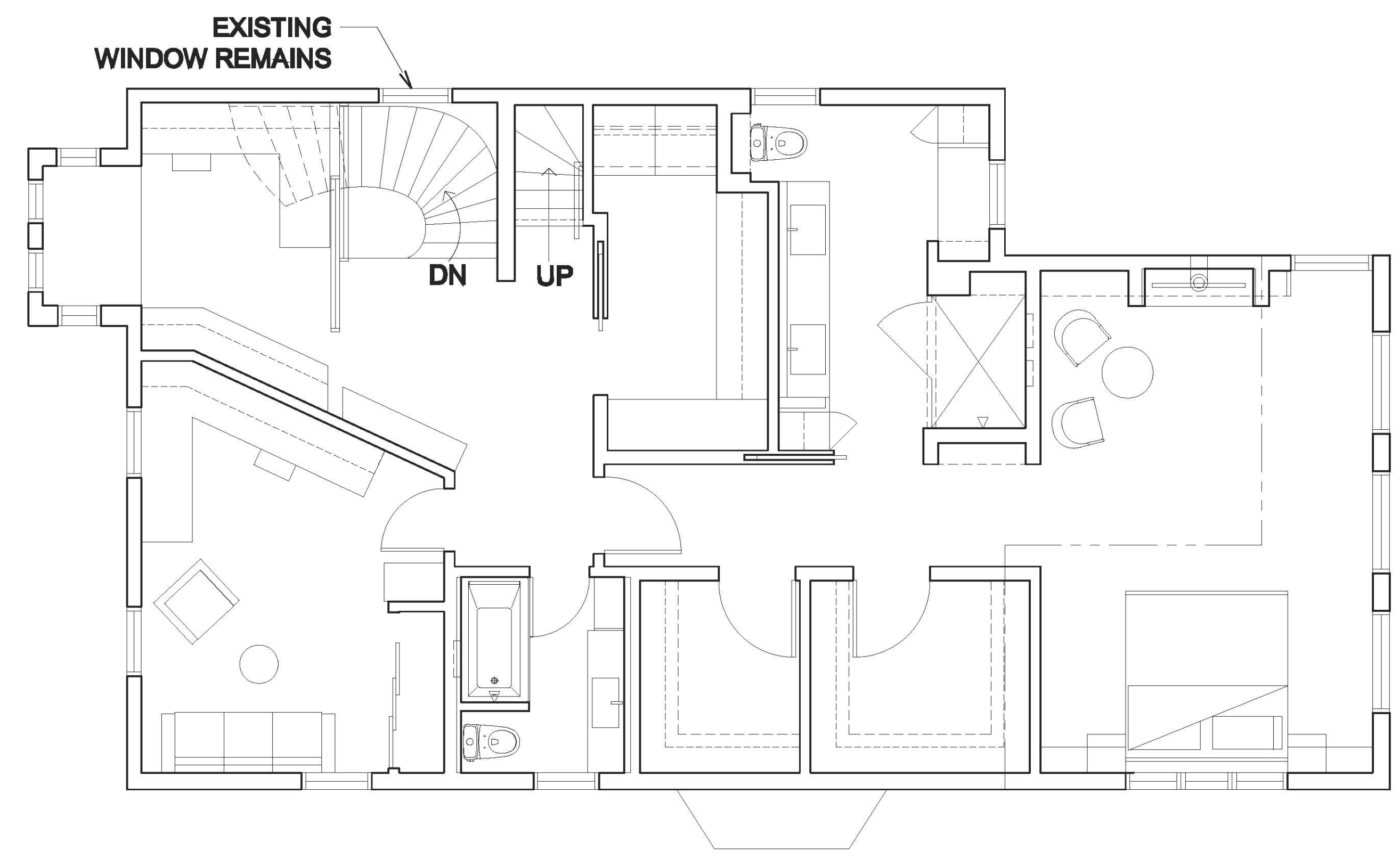
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SET DATE

DRAWING TITLE:

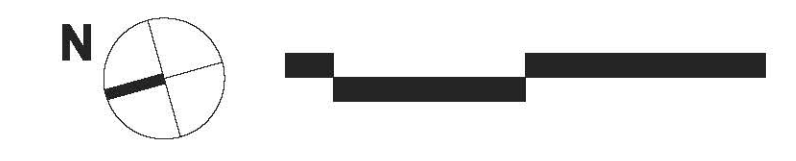
FRIEDEN RESIDENCE

PROPOSED
2ND FLOOR PLAN

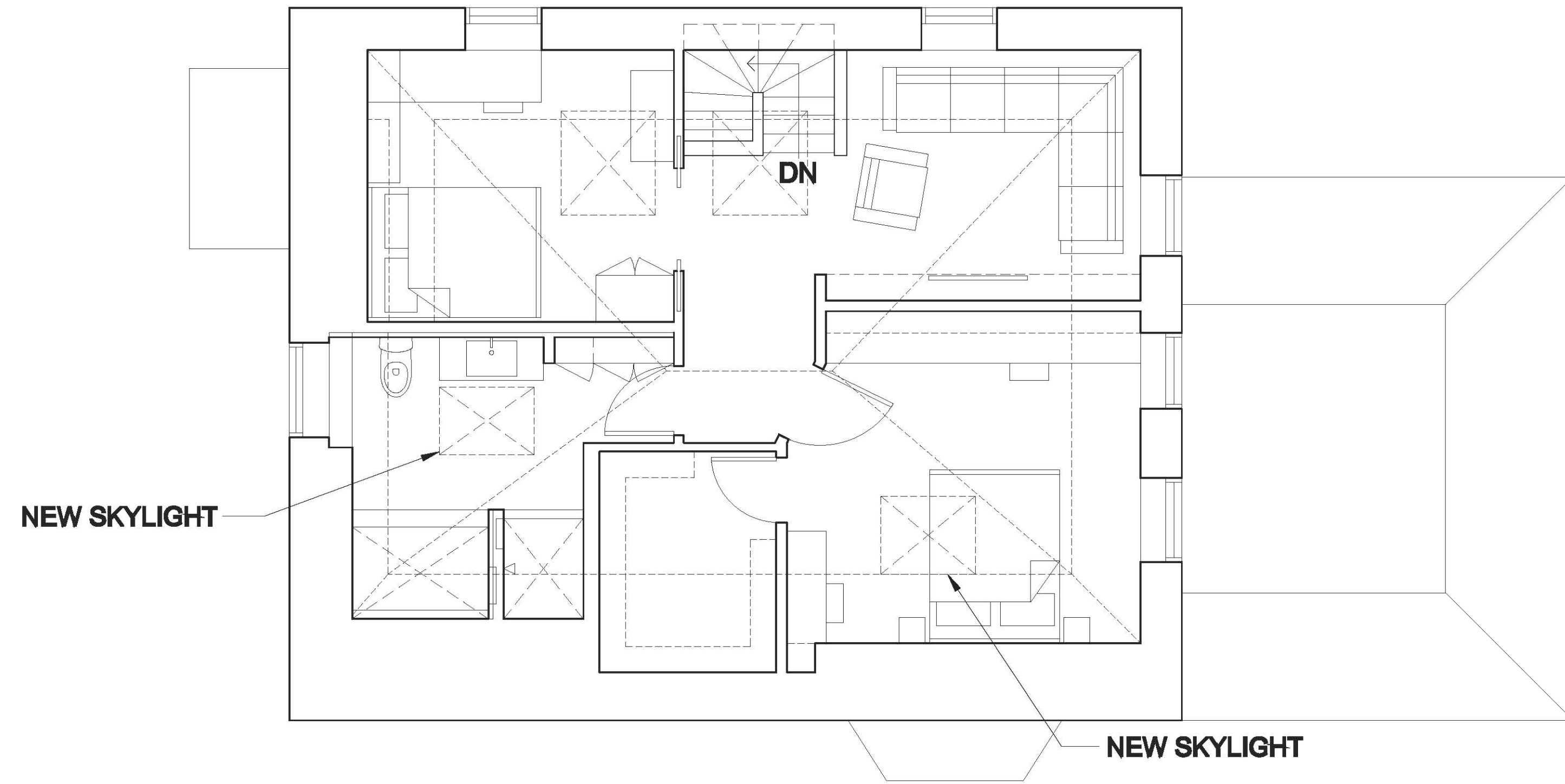
P1.2



GENERAL NOTES:
REPLACE ALL WINDOWS THROUGHOUT
HOUSE TO MATCH EXISTING.
--- EXISTING FOOTPRINT



01 PROPOSED 2ND FLOOR PLAN



01 PROPOSED 3RD FLOOR PLAN

GENERAL NOTES:
 REPLACE ALL WINDOWS THROUGHOUT
 HOUSE TO MATCH EXISTING.
 --- EXISTING FOOTPRINT



MARYANN THOMPSON
 ARCHITECTS
 741 MOUNT AUBURN ST
 WATERTOWN, MA. 02472
 T. 617.744.5187
 F. 617.491.3844

REVIEW:

CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
 CAMBRIDGE, MA

CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
 --

REVISIONS:

NO.	DESCRIPTION	DATE
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CURRENT ISSUE:
 SET DATE

DRAWING TITLE:

FRIEDEN RESIDENCE

PROPOSED
 3RD FLOOR PLAN

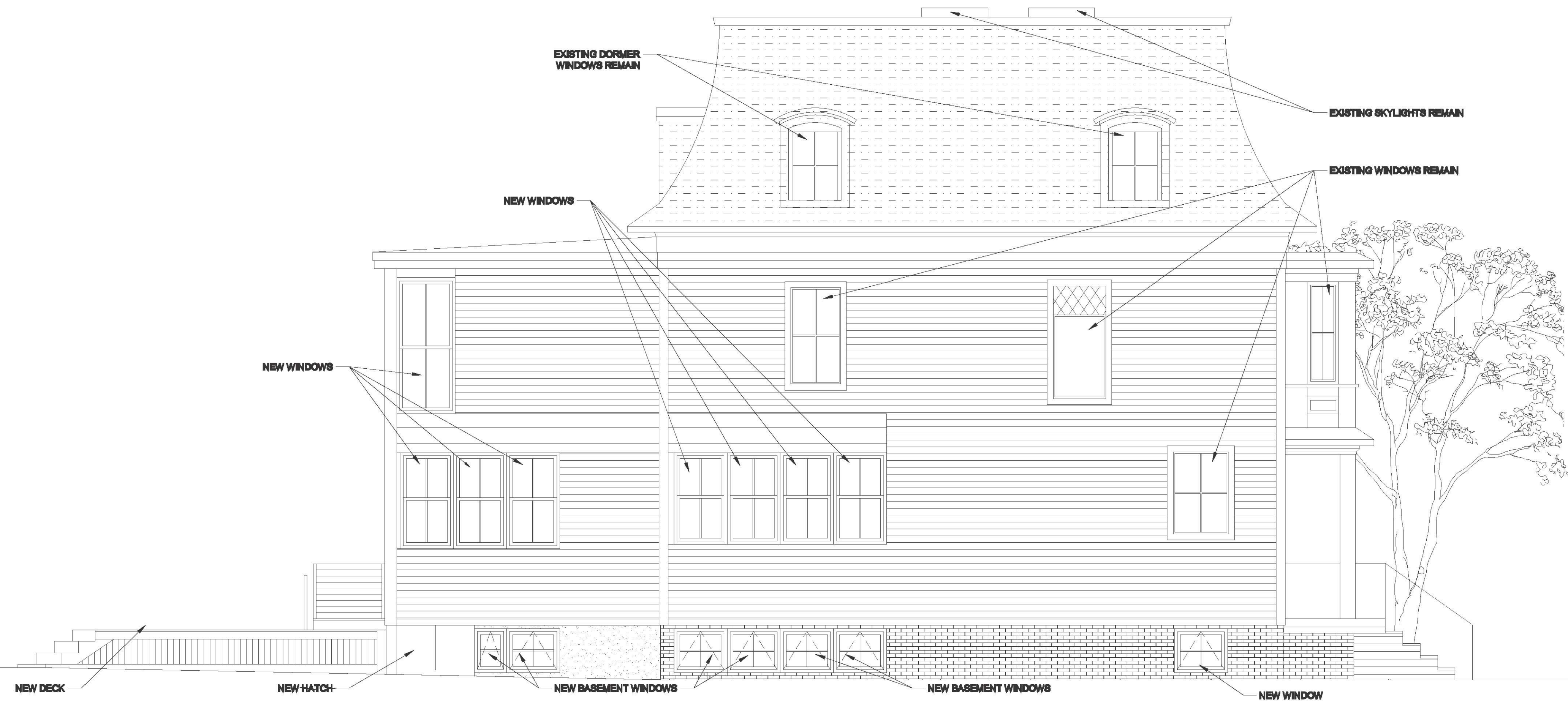
P1.3

MARYANN THOMPSON ARCHITECTS
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 WATERTOWN, MA. 02472
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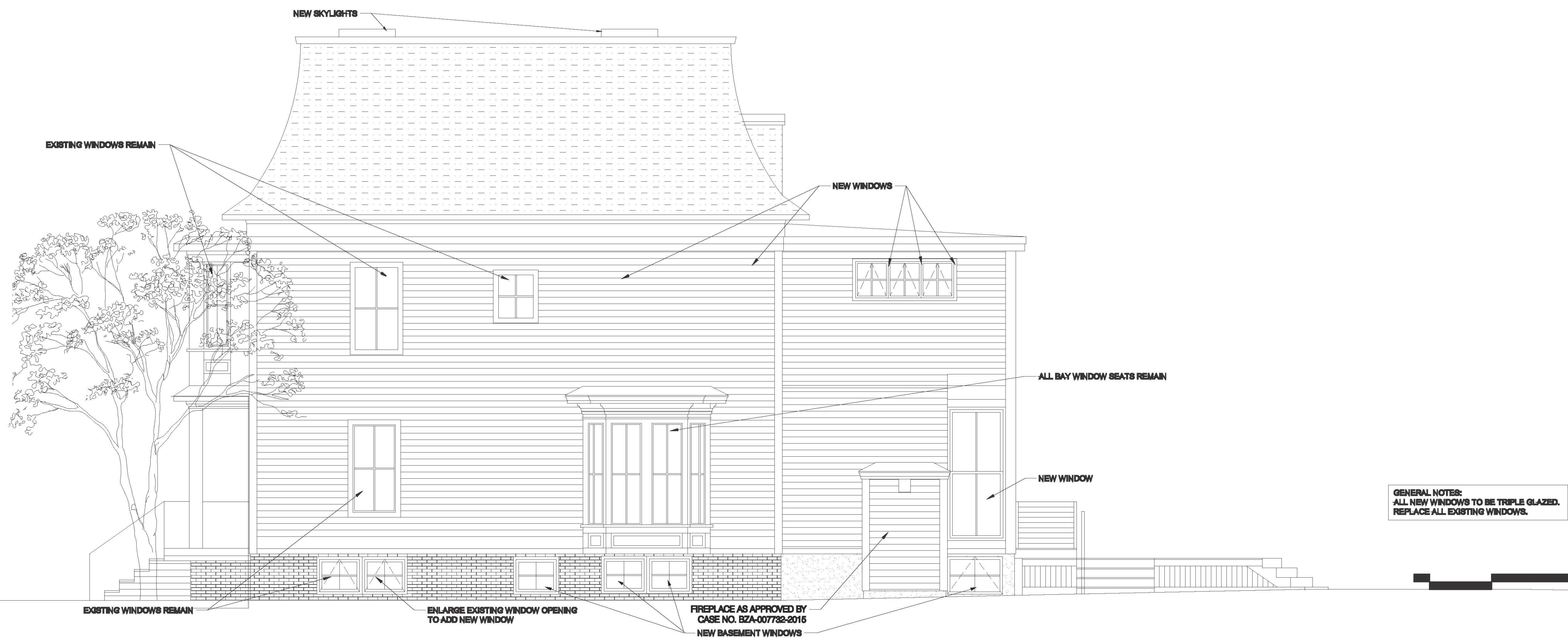
REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
 CAMBRIDGE, MA

01 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"



02 PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"



GENERAL NOTES:
 ALL NEW WINDOWS TO BE TRIPLE GLAZED.
 REPLACE ALL EXISTING WINDOWS.

CONSULTANTS:
 STRUCTURAL:

CONTRACTOR:
 --

REVISIONS:
 --

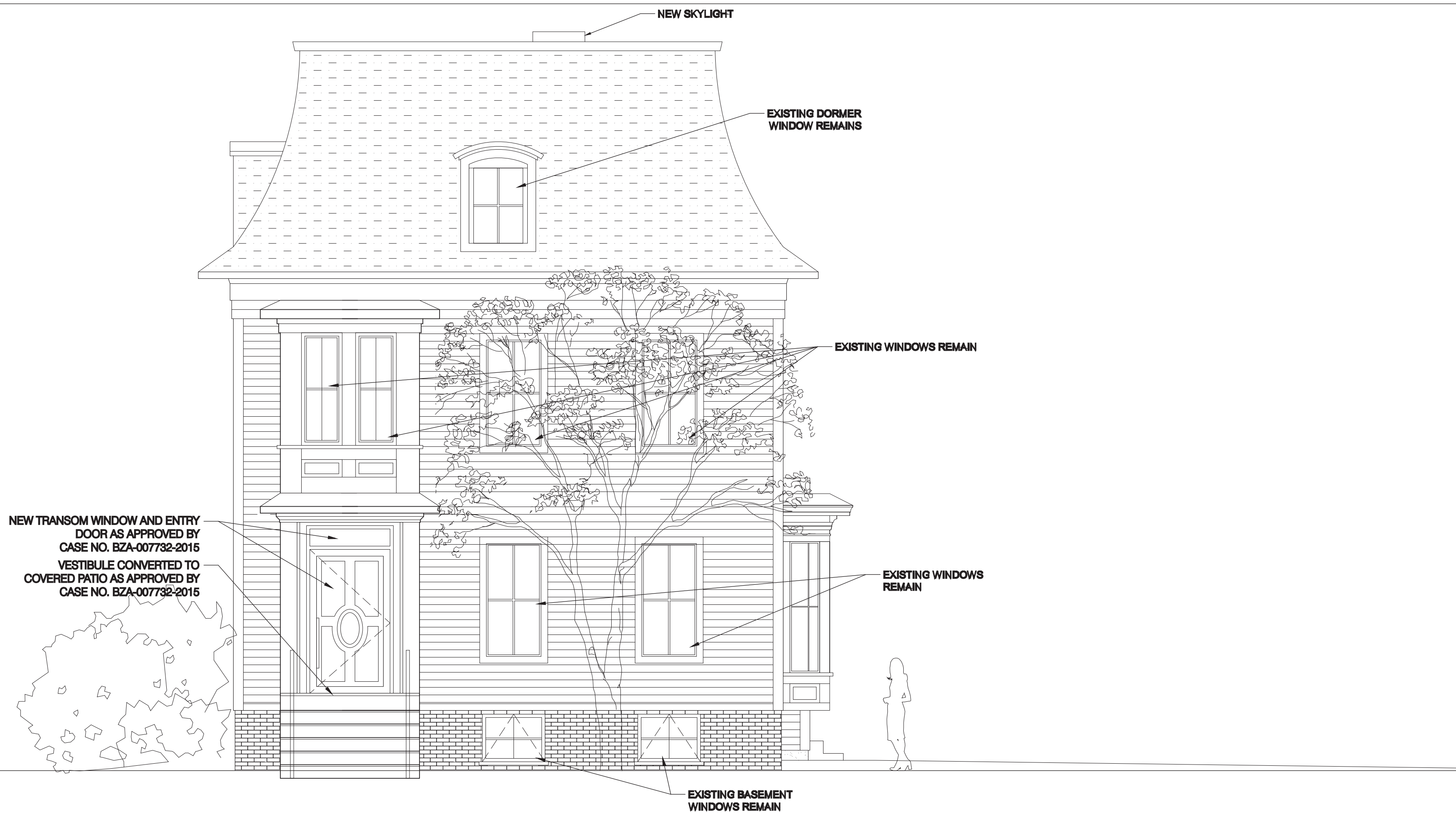
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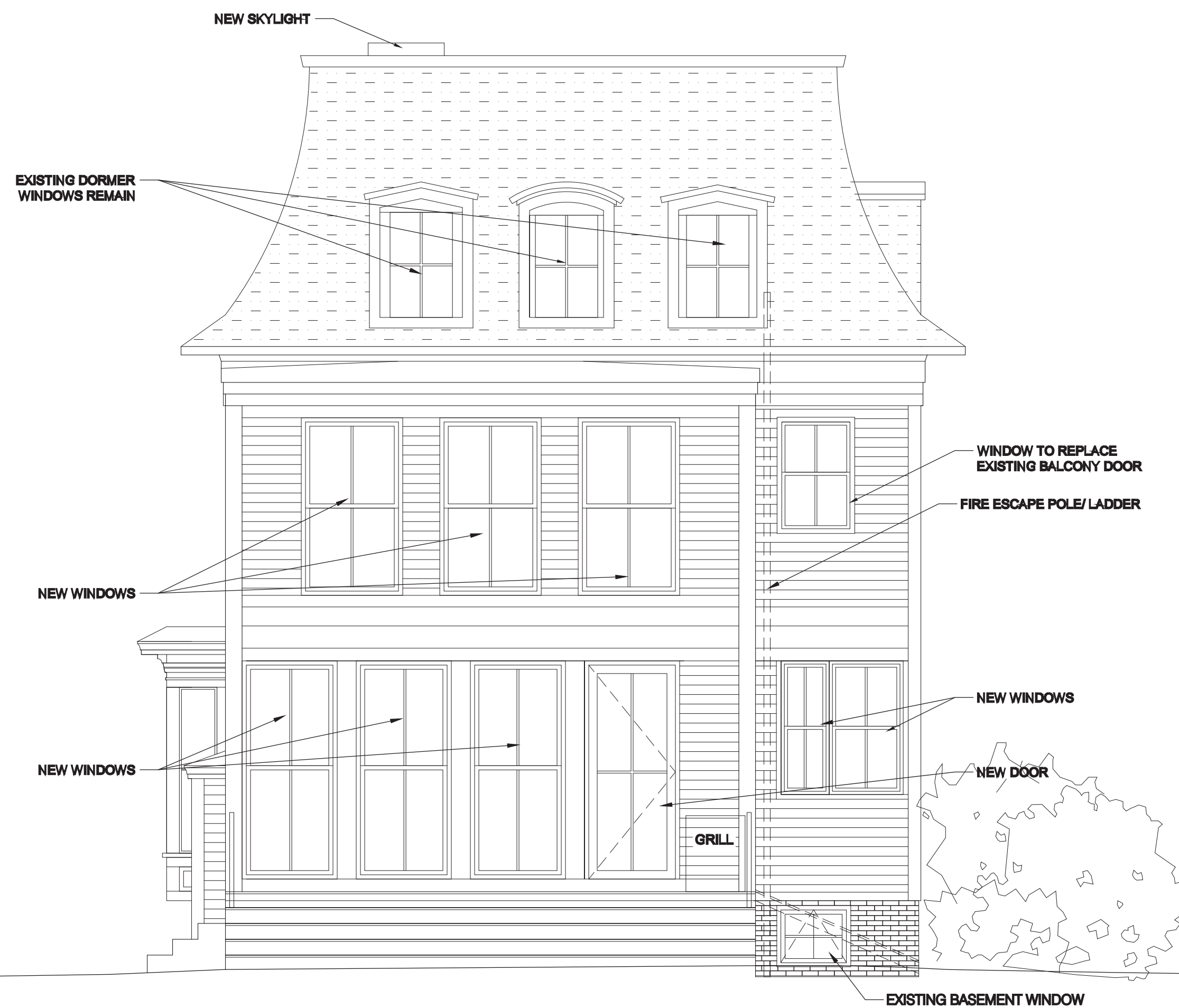
FRIEDEN RESIDENCE

PROPOSED ELEVATIONS

P2.0



01 PROPOSED NORTH ELEVATION (PRIMARY STREET VIEW)



02 PROPOSED SOUTH ELEVATION

GENERAL NOTES:
ALL NEW WINDOWS TO BE TRIPLE GLAZED.
REPLACE ALL EXISTING WINDOWS.

MARYANN THOMPSON ARCHITECTS
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WATERTOWN, MA, 02472
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F. 617.491.3844

REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
CAMBRIDGE, MA

CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
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REVISIONS:
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CURRENT ISSUE:
SET DATE

DRAWING TITLE:

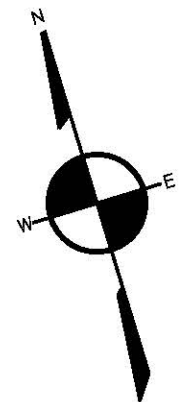
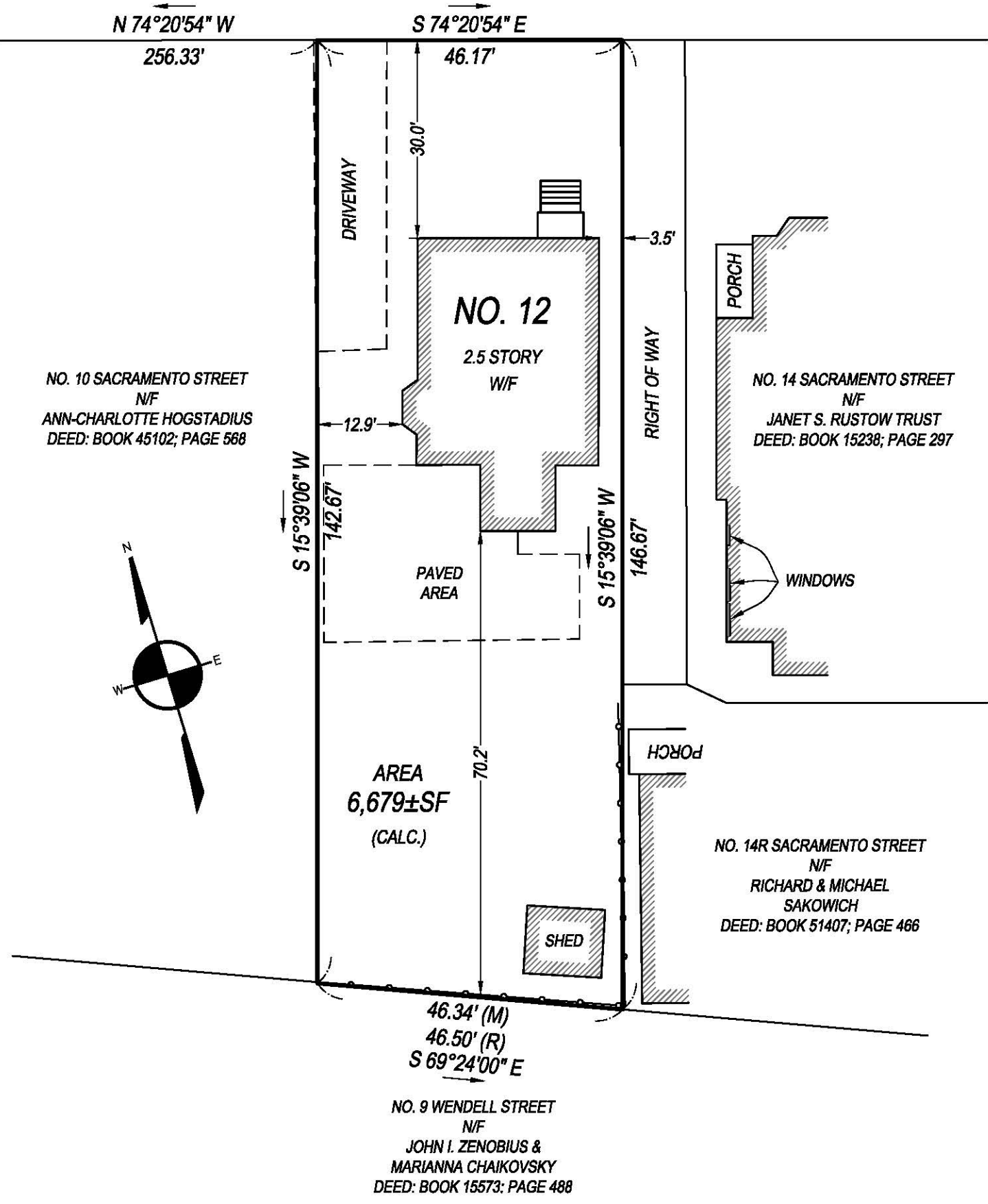
FRIEDEN RESIDENCE

PROPOSED ELEVATIONS

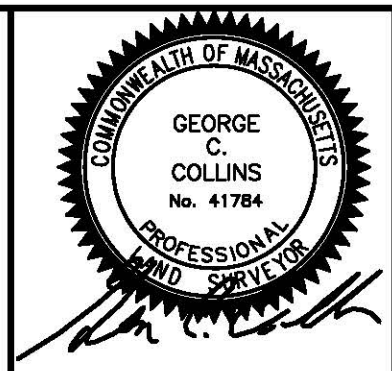
P2.1

SACRAMENTO STREET (40.0' WIDE - PUBLIC)

MASSACHUSETTS AVENUE



REFERENCES:
DEED: BK 54219; PG 466
PLAN: NO. 1089 OF 1983
NO. 249 OF 1984
PL BK 4B; PL 17
PL BK 68; PL 2
PL BK 293; PL 1
PL BK 325; PL 36



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M22	31	MO	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 1, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY-PANEL # 25017C0438E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
KARL A. FRIEDMAN
& SUSAN D. FRIEDMAN
12 SACRAMENTO STREET
CAMBRIDGE, MA 02138

NOTES:
PARCEL ID: 156-71

CERTIFIED PLOT PLAN
LOCATED AT
12 SACRAMENTO STREET
CAMBRIDGE, MA
SCALE: 1 INCH = 20 FEET DATE: JULY 8, 2014

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

This Instrument Prepared by
and Return to: John E. Hughes, Esq.
McLane, Graf, Raulerson & Middleton,
Professional Association
900 Elm Street, P.O. Box 326
Manchester, New Hampshire 03105-0326
(603) 625-6464



Bk: 44619 Pg: 295 Doc: DEED
Page: 1 of 2 02/10/2005 08:54 AM

One (1) total page

QUITCLAIM DEED

We, KARL A. FRIEDEN and SUSAN D. FRIEDEN, husband and wife, of Cambridge,
Middlesex County, Commonwealth of Massachusetts, for consideration paid of less than \$1.00
in value, grant to SUSAN D. FRIEDEN, a married individual, of 12 Sacramento Street,
Cambridge, Middlesex County, Commonwealth of Massachusetts 02138, with QUITCLAIM
COVENANTS, the following described premises:

A tract or parcel of land, with any improvements thereon, known as and numbered
12 Sacramento Street, in Cambridge, Middlesex County, Commonwealth of Massachusetts,
more particularly bounded and described as follows:

- NORTHERLY by said Sacramento Street, forty-six (46) feet, two (2) inches;
- EASTERLY by land now or formerly of Smith, one hundred forty-six (146) feet, eight (8) inches;
- SOUTHERLY by land now or formerly of Dana, forty-six (46) feet, six (6) inches; and
- WESTERLY by land now or formelry of Shepherd, one hundred forty-two (142) feet, eight (8) inches, more or less.

MEANING AND INTENDING to describe and convey the same premises conveyed to
grantors by deed of Clark Byse dated March 31, 1995, and recorded in the Middlesex South
District Registry of Deeds at Book 25258, Page 330.

SUBJECT TO and with the benefit of any and all easements, rights, restrictions,
mortgages or encumbrances of record, if any.

This instrument was prepared from information supplied by the Grantors herein and no
independent title search has been conducted.

12 Sacramento Street, Cambridge, MA 02137



2010 00016259

Bk: 54219 Pg: 466 Doc: DEED
Page: 1 of 1 01/28/2010 12:18 PM

QUITCLAIM DEED

I, Susan D. Frieden, of 12 Sacramento Street, Cambridge, MA 02137 for consideration paid and in full consideration of One and 00/100 (\$1.00) grant to Karl A. Frieden and Susan D. Frieden, husband and wife as tenants by the entirety, of 12 Sacramento Street, Cambridge, MA 02137, with quitclaim covenants, the following described premises:

A tract or parcel of land, with any improvements thereon, known as and numbered 12 Sacramento Street, in Cambridge, Middlesex County, Massachusetts, more particularly bounded and described as follows:

- NORTHERLY by said Sacramento Street, forty-six (46) feet, two (2) inches;
- EASTERLY by land now or formerly of Smith, one hundred forty-six (146) feet, eight (8) inches;
- SOUTHERLY by land now or formerly of Dana, forty-six (46) feet, six (6) inches; and
- WESTERLY by land now or formerly of Shepherd, one hundred forty-two (142) feet, eight (8) inches, more or less.

MEANING AND INTENDING to describe and convey the same premises conveyed to grantors by deed of Clark Byse dated March 31, 1995, and recorded in the Middlesex South District Registry of Deeds at Book 25258, Page 330.

SUBJECT TO and with the benefit of any and all easements, rights, restrictions, mortgages or encumbrances of record, if any.

SIGNED this 25th day of January, 2010.

Susan D. Frieden
Susan D. Frieden

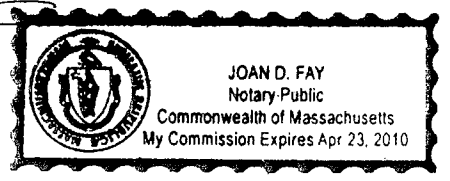
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

January 25, 2010

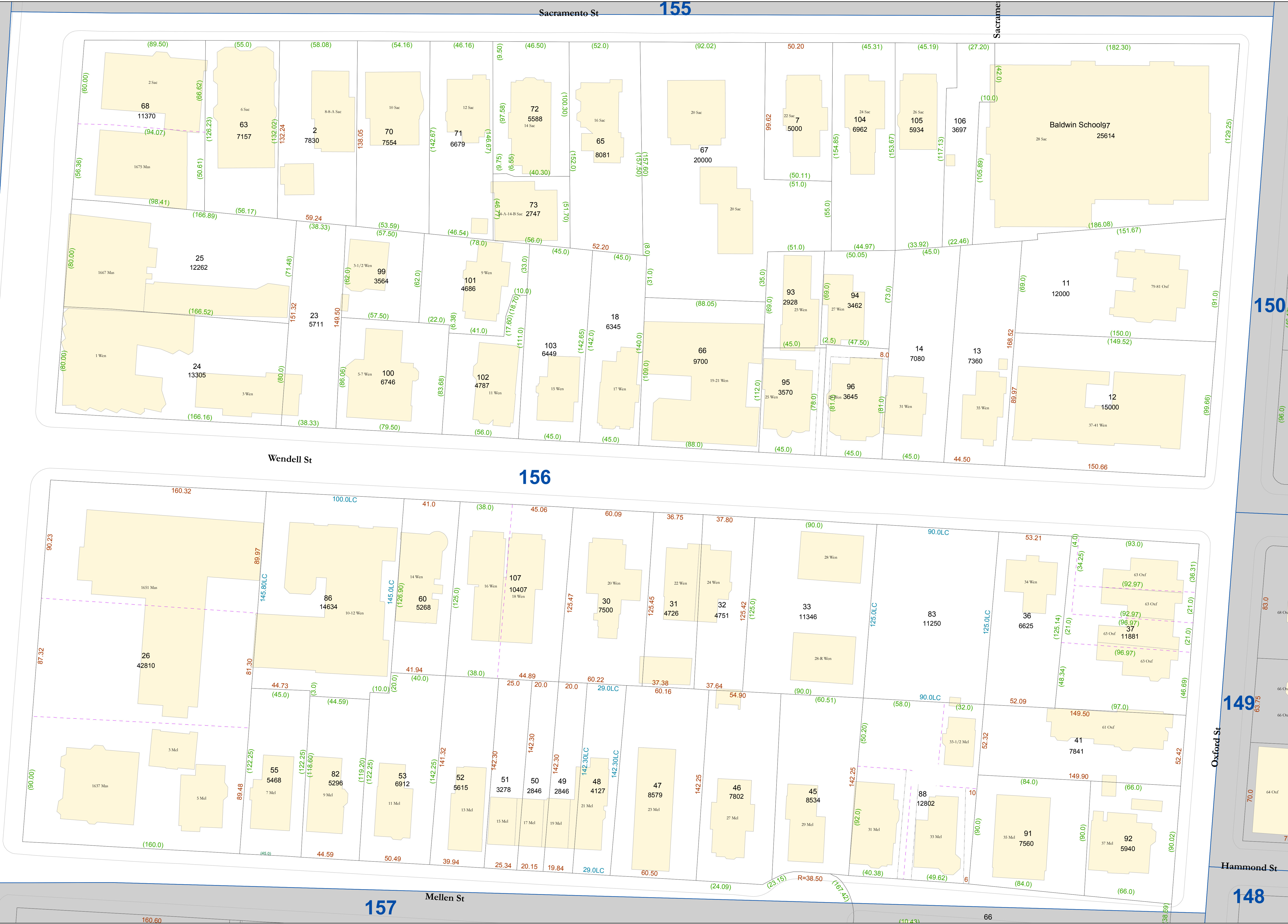
On this 25th day of January, 2010, before me personally appeared Susan D. Frieden, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Joan D. Fay
Notary Public:
My Commission Expires:



S. Anne Anderson
234 Brattle St.
N. Andover

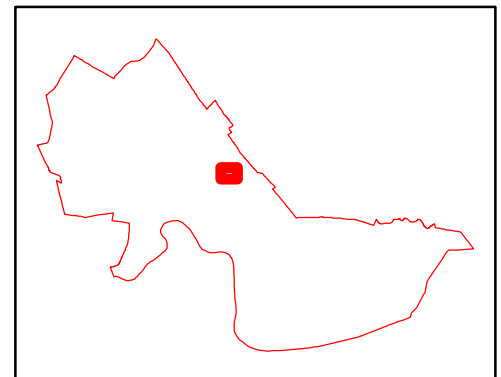
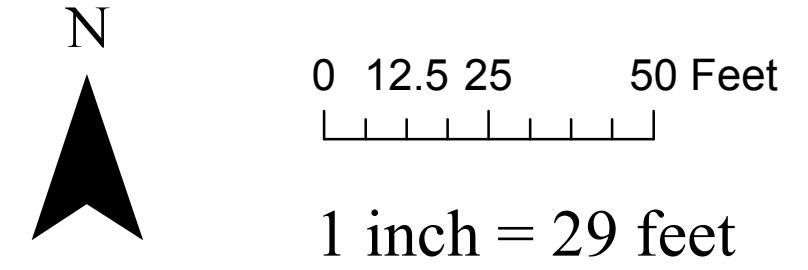
Cambridge GIS maps available online at: <http://www.cambridgema.gov/gis>



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

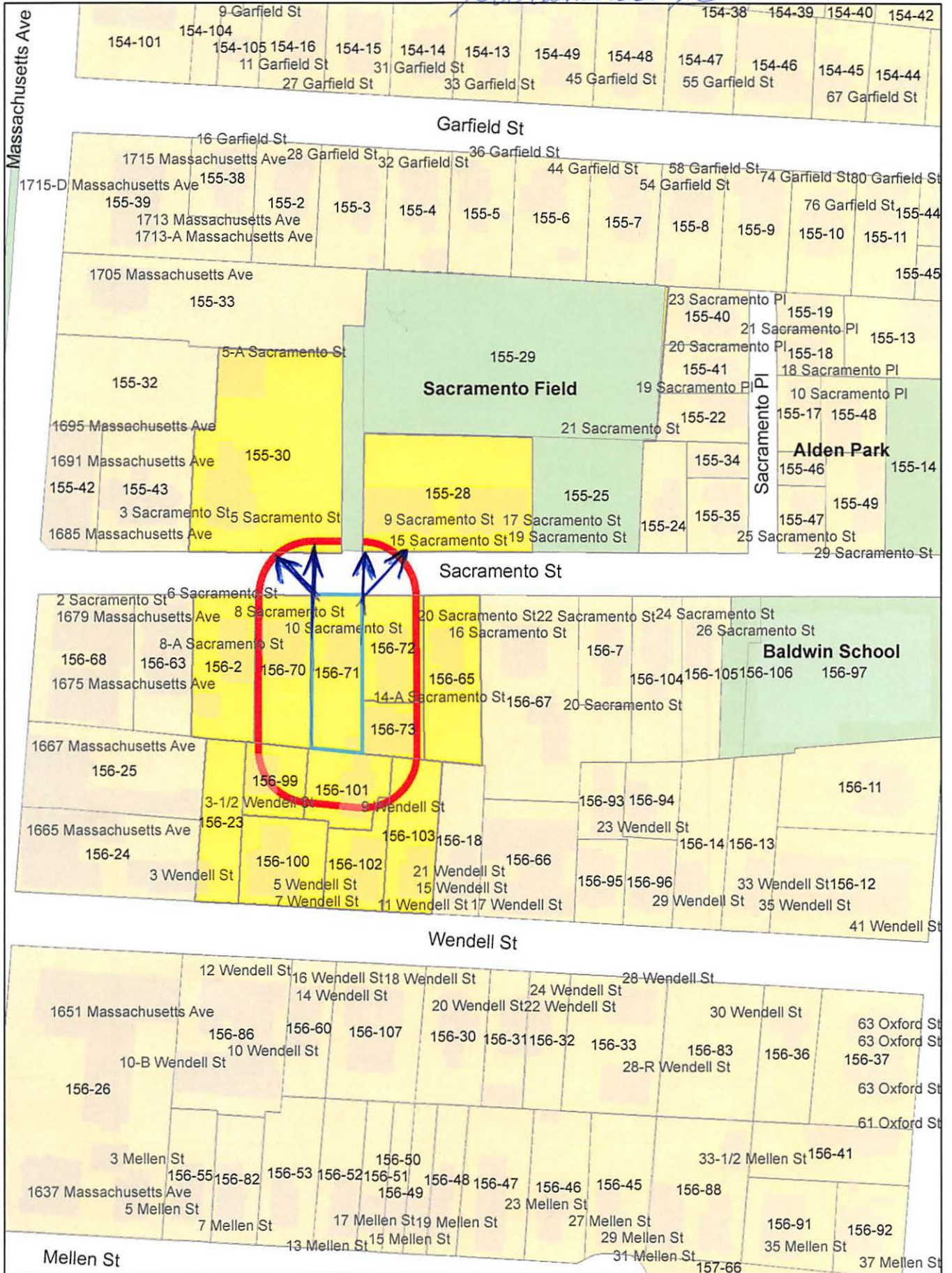
- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway
- 10 Lot Number
- 100 Parcel size in Sq. Ft.
- 156 Block Number
- 44.0LC Land Court Dimension
- 10 Cam Street Number
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1990 to 2014 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
156

12 Sacramento St.



12 Sacramento St. Petitioner

156-99
CHILINSKI, DAVID & WENDY PRELLWITZ
3 1/2 WENDELL ST
CAMBRIDGE, MA 02138

155-28
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

156-71
FRIEDEN, SUSAN D. & KARL A, FRIEDEN
12 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-30
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138

156-65
KRAAKMAN, REINIER H. &
CATHERINE G. KRUPNICK
16 SACRAMENT STREET
CAMBRIDGE, MA 02138

156-2
CUNHA, JOHN H., JR. & CATHERINE RONDEAU
8 SACRAMENTO ST.
CAMBRIDGE, MA 02138

156-23
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

156-72
CHARETTE, ANNE
14 SACRAMENTO #3
CAMBRIDGE, MA 02138

156-100
BOLOGNE, JOSEPH,
TR. OF L.A.B. TRUST
105 MYRTLE STREET
METHUEN, MA 01844

156-101
BEREZNICKI, IVAN J. Z. &
MARIANNA CHIAKOVSKY .
TRS THE SUNFLOWER TRUST
9 WENDELL ST.
CAMBRIDGE, MA 02138

156-102
MAKHOUL, JOHN IBRAHIM
19C WESTON AVENUE
SOMERVILLE, MA 02144

156-70
HOGSTADIUS, ANN-CHARLOTTE
10 SACRAMENTO ST
CAMBRIDGE, MA 02138

156-72
ROIJEN, THEODORA VAN
14 SACRAMENTO ST. UNIT#2
CAMBRIDGE, MA 02138

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

156-72
RUSTOW, JANET S.,
TRUSTEE JANET S. RUSTOW 2008 REV TR.
14 SACRAMENTO ST., #1
CAMBRIDGE, MA 02138

156-73
ELK CAMP PARTNERS, LLC
C/O PETER THORNE
19 ARLINGTON STREET
CAMBRIDGE, MA 02140

155-29
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

155-29
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02139

155-29
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

12
P. Sacramento St.



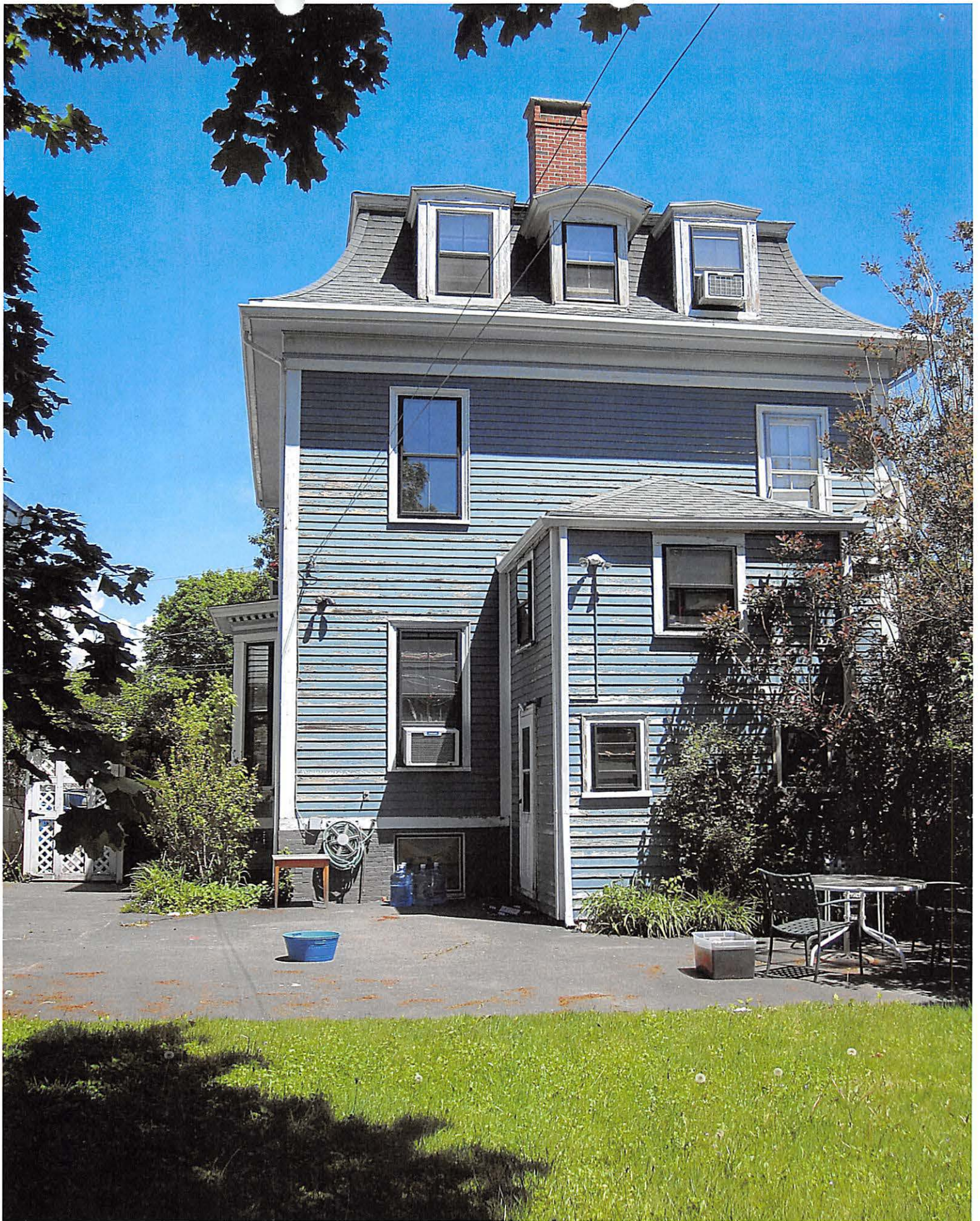










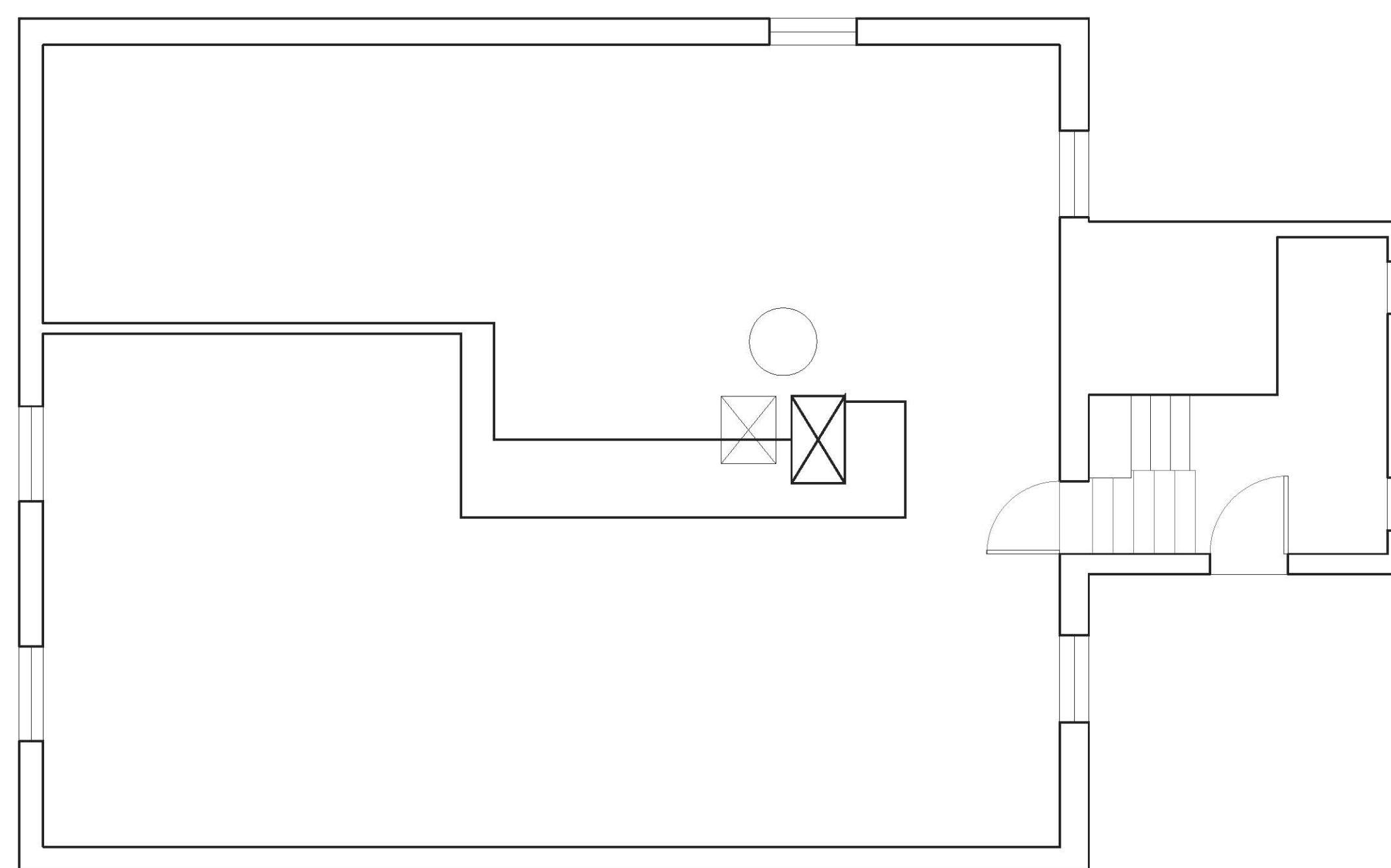




MARYANN THOMPSON
ARCHITECTS
741 MOUNT AUBURN ST
WATERTOWN, MA. 02472
T. 617.744.5187
F. 617.491.3844

REVIEW:	
CHECKED BY:	INITIALS
PROJECT MANAGER	--
ARCHITECT	--
OWNER	--

SACRAMENTO STREET RESIDENCE
CAMBRIDGE, MA



CONSULTANTS:
STRUCTURAL:

CONTRACTOR:
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REVISIONS:

NO.	DESCRIPTION	DATE
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CURRENT ISSUE:

SET	DATE

DRAWING TITLE:

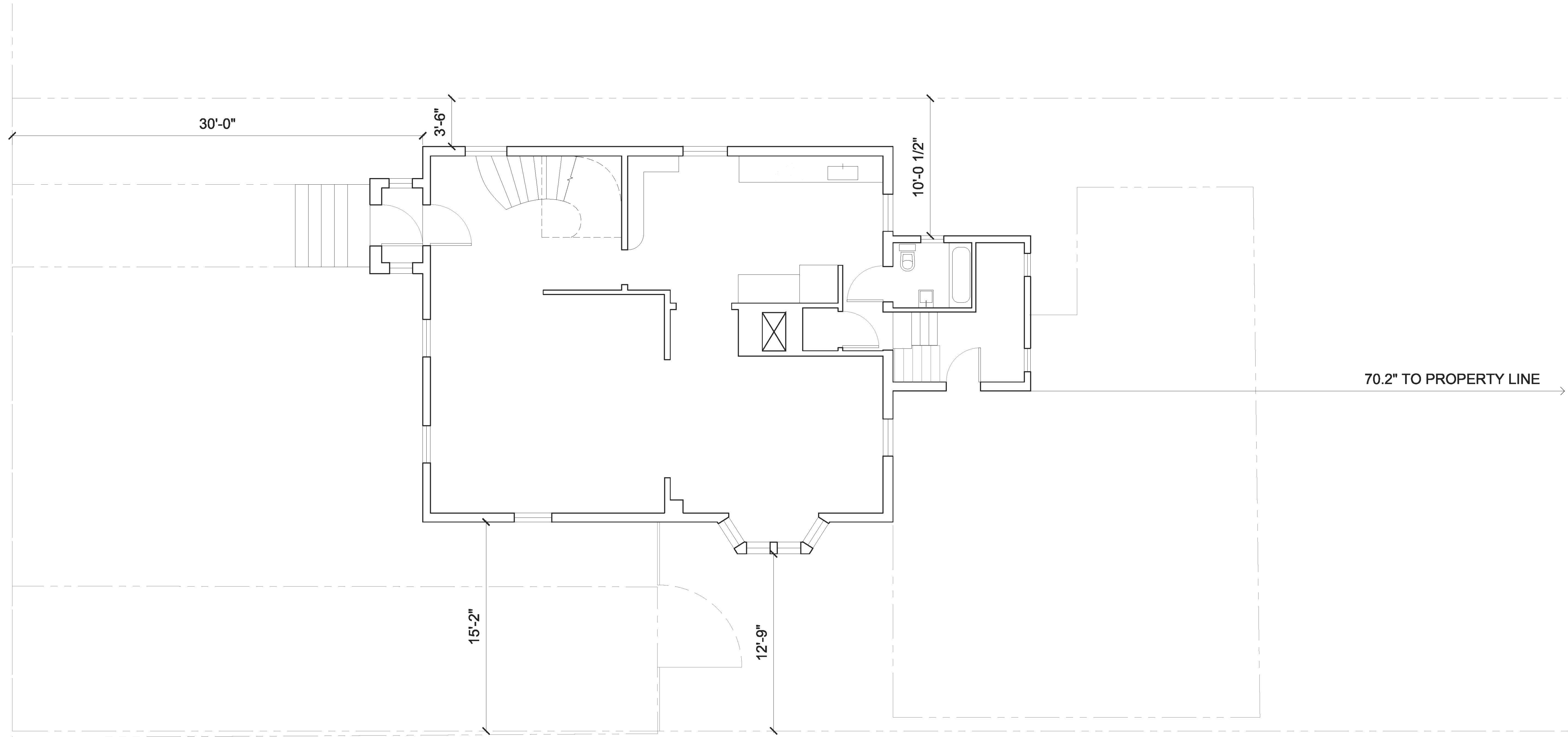
FRIEDEN RESIDENCE

EXISTING
BASEMENT PLAN

E1.0

01 EXISTING BASEMENT PLAN





01 EXISTING 1ST FLOOR PLAN



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REVISIONS:
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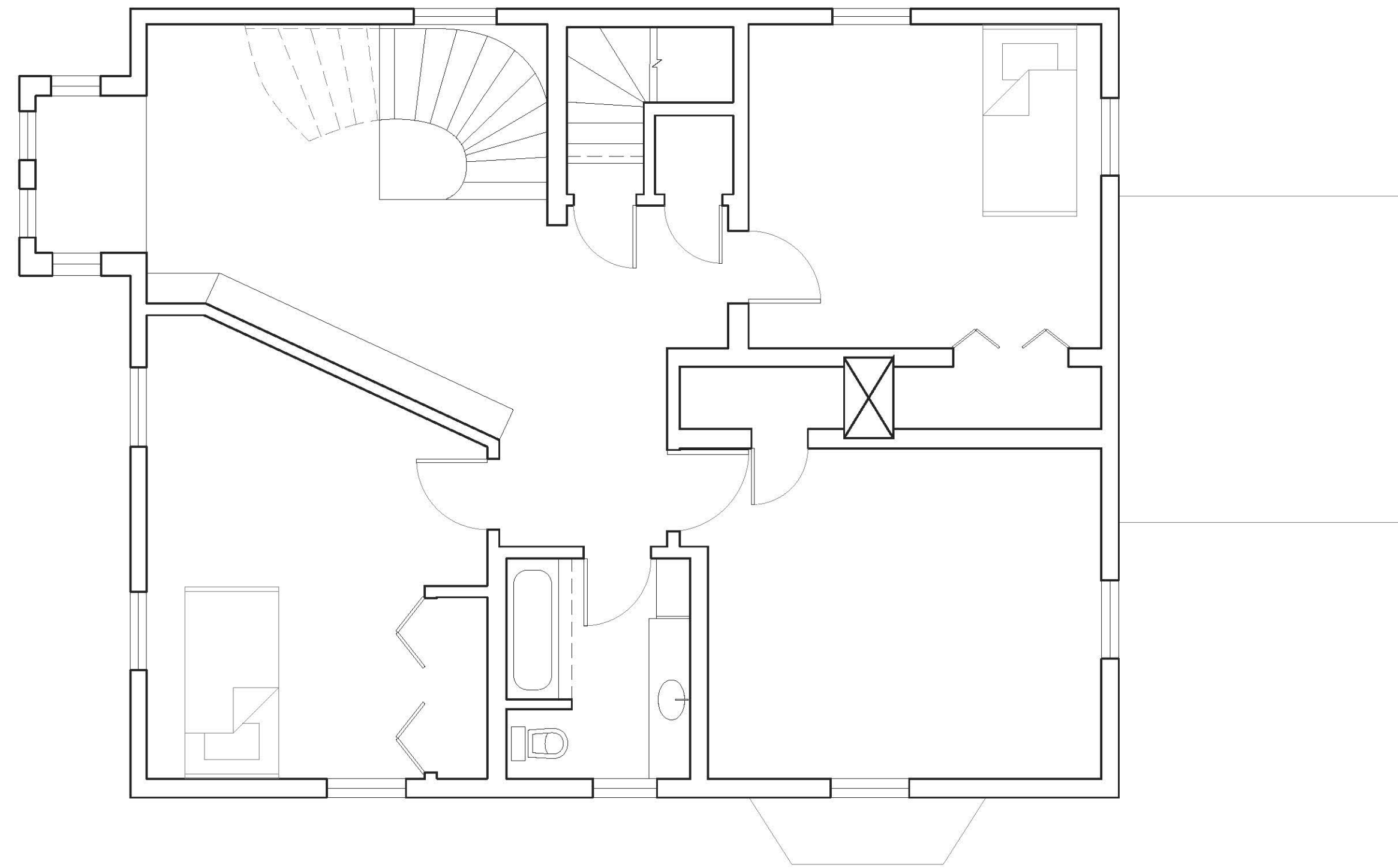
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1ST FLOOR PLAN

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01 EXISTING 2ND FLOOR PLAN



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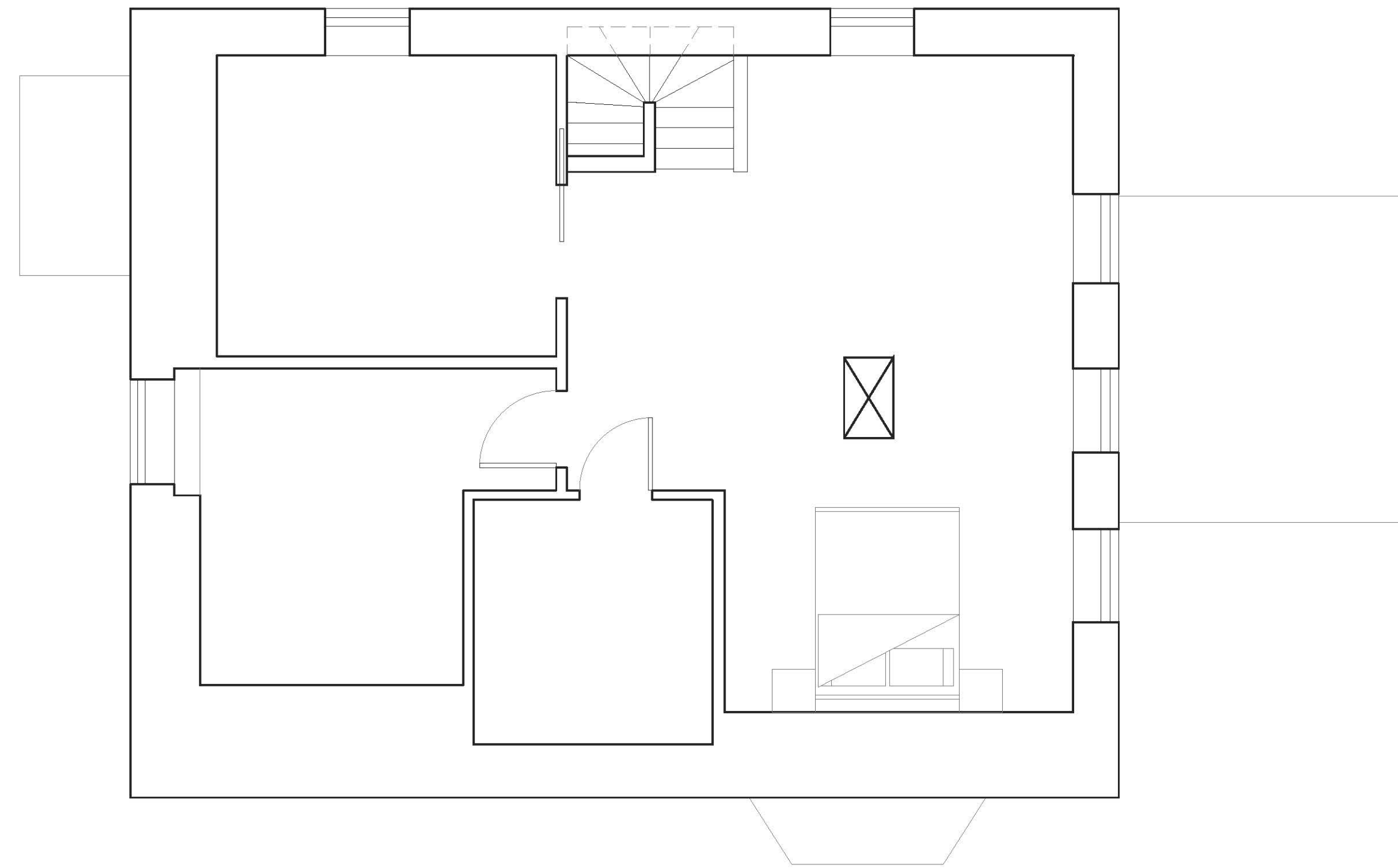
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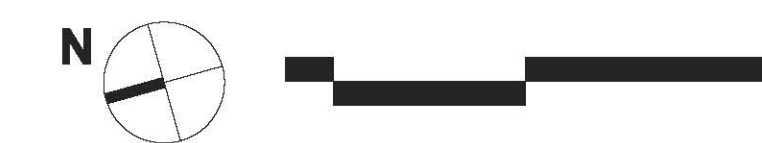
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EXISTING
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01 EXISTING 3RD FLOOR PLAN



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EXISTING
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E1.3

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EXISTING
ELEVATIONS

E2.0



01 EXISTING NORTH ELEVATION (PRIMARY STREET VIEW)



02 EXISTING EAST ELEVATION



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EXISTING ELEVATIONS

E2.1



01 EXISTING SOUTH ELEVATION



02 EXISTING WEST ELEVATION



EXISTING DRIVEWAY

COVERED PATIO

DECK

STORAGE SHED

01 PROPOSED SITE PLAN



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PROPOSED
SITE PLAN

P0.1