



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

BZA APPLICATION FORM

Plan No: BZA-010110-2016

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : John Kennedy & Teresa Norris

PETITIONER'S ADDRESS : 25 Avon Street Cambridge, MA 02138

LOCATION OF PROPERTY : 6 Donnell St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: Reconstruct basement, reconstruct existing floor systems, construct new conforming addition & partially remove existing 3-car garage.

Special Permit: Add Skylights within left side setback.

SECTIONS OF ZONING ORDINANCE CITED :

- | | |
|----------------------|--|
| Article <u>5.000</u> | Section <u>5.31 (Table of Dimensional Requirements).</u> |
| Article <u>5.000</u> | Section <u>5.13 (Min. Dimensions Between Buildings).</u> |
| Article <u>8.000</u> | Section <u>8.22.1.(D) (Windows/Skylights).</u> |
| Article <u>8.000</u> | Section <u>8.22.2 (Non-Conforming Structure).</u> |

Original Signature(s) : 
 (Petitioner(s) / Owner)
JOHN KENNEDY Theresa NORRIS
 (Print Name)

Address : 25 Avon St RAMB

Tel. No. : 617, 547, 2550

E-Mail Address : johnkennedy777@comcast.net

Date : _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

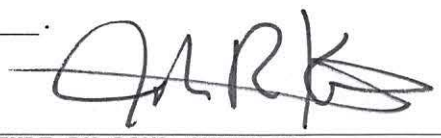
To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We JOHN R. KENNEDY; Theresa Norrnis
(OWNER)
Address: 25 AVON ST CAMBRIDGE MA 02138

State that I/We own the property located at 6 DONNELL ST,
which is the subject of this zoning application.

The record title of this property is in the name of JOHN R. KENNEDY

*Pursuant to a deed of duly recorded in the date May 5, 2016, Middlesex South
County Registry of Deeds at Book 67202, Page 200; 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.*

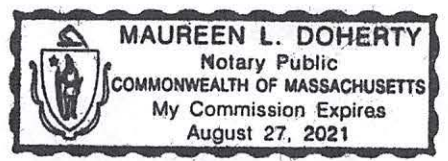
Commonwealth of Massachusetts, County of Middlesex

The above-name John R. Kennedy personally appeared before me,
this 5th of May, 2016, and made oath that the above statement is true.

Maureen L. Doherty Notary
Maureen L. Doherty

My commission expires 8/27/2021 (Notary Seal).

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



MAUREEN J. DOHERTY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 27, 2021



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 existing house was built in 1860. The historical commission is very interested in saving the existing structure, which predates the demolition of the existing non conforming structure. A literal enforcement of the ordinance would force the demolition of the existing structure.

- 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 hardship is owing to the existing non-conformity of the left side of the structure. the clay soils have lead to a leaky foundation

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

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

The house will be preserved, brought up to 20th century standards. It will remain a single family house, and will not be increased significantly along the non-conforming left side. It will preserve the historic fabric of the house.

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

The house will conform to the requirements for size, height, open space and parking. the variances sought reflect existing and non-conforming.

- * 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

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 6 Donnell St 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:
The existing house is non-conforming for left side setback
- 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:
no traffic will be generated or patterns altered
- 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:
adjacent uses will not be affected
- 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 single family will be continued and no new nuisances will be introduced
- 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 single family will be continued and will not impair the integrity of the district

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: boyes-watson architects **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 6 Donnell St Cambridge, MA **ZONE:** Residence B Zone
PHONE: 617.629.8200 x210 **REQUESTED USE/OCCUPANCY:** Unchanged

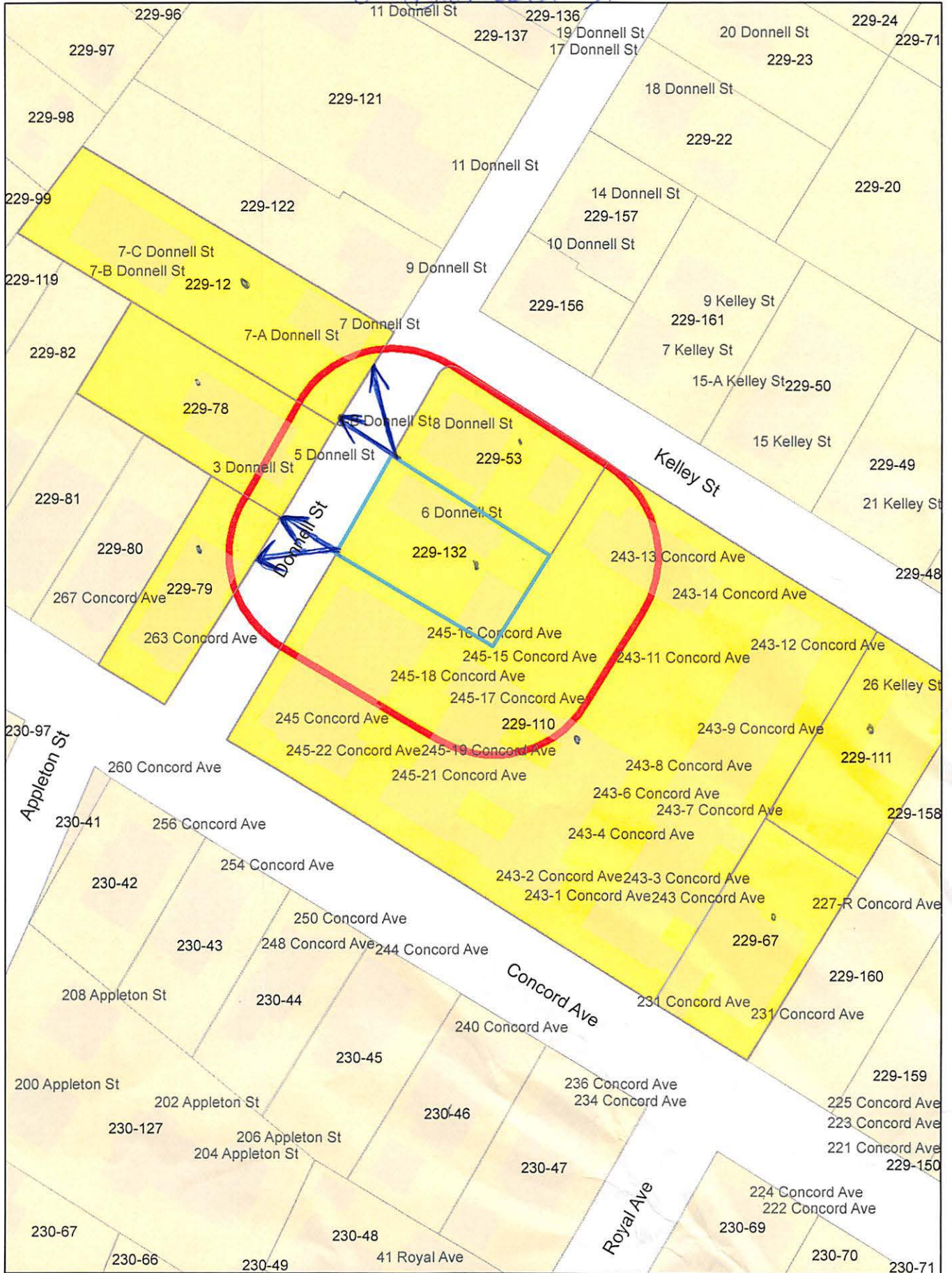
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	1525	2131	2131.5	(max.)	
<u>LOT AREA:</u>	4263	unchanged	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.36	0.5	0.5	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4263	unchanged	2500	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	50	50	(min.)	
	DEPTH	85.22	n/a		
<u>SETBACKS IN FEET:</u>	FRONT	10.1	10	(min.)	
	REAR	21.6	25	(min.)	
	LEFT SIDE	2.3	unchanged	7.5 sum 20	(min.)
	RIGHT SIDE	31.4	11.4	7.5 sum 20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	26	35	(max.)	
	LENGTH	53.6	50.1		
	WIDTH	16	36	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	x	x	x	(min.)	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)	
<u>NO. OF PARKING SPACES:</u>	3	1	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>	6.6	4.5	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.

wood frame house, concrete block garage

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'.

6 Donnell St.



6 Donnell St.

Petitioner

229-110
GEWIRTZ, HENRY
243-245 CONCORD AVE
CAMBRIDGE, MA 02138

229-110
OLVECZKY, BENEC P.
245 CONCORD AVE., UNIT #15
CAMBRIDGE, MA 02138

JOHN KENNEDY &
TERESA NORRIS
25 AVON STREET
CAMBRIDGE, MA 02138

229-12
HELPMAN, ELHANAN & RUTH HELPHAN
7B DONNELL ST
CAMBRIDGE, MA 02138

229-12
BOLOTIN, STEVEN J. & ANDRA S. BOLOTIN
7C DONNELL ST.
CAMBRIDGE, MA 02138

229-12
KULIN, ARLEEN
7A DONNELL ST.
CAMBRIDGE, MA 02138

229-111
KEEFER, DAVID G. & ESTELLA L. KEEFER
28 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-110
MITTEN, DAVID GORDON
245 CONCORD AVE., #22
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

229-111
KEEFER, ESTELLA L. & DAVID G. KEEFER
26 ROBERT C. KELLEY
CAMBRIDGE, MA 02138

229-110
ROXBURGH, DAVID J.
243-245 CONCORD AVE., UNIT #3
CAMBRIDGE, MA 02138

229-110
DITELLA, RAFAEL M.
243 CONCORD AVE #12
CAMBRIDGE, MA 02138

229-110
MONIUS, ANNE E.
243-245 CONCORD AVE., UNIT #18
CAMBRIDGE, MA 02138

229-110
RABIN, MICHAEL
243 CONCORD AVE., #13
CAMBRIDGE, MA 02138

229-110
MITCHELL, RALPH
C/O WESTAD, ODD ARNE
245 CONCORD AVE., UNIT #14
CAMBRIDGE, MA 02138

229-110
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN
243-245 CONCORD AVE. #16
CAMBRIDGE, MA 02138

229-110
HUTCHINSON, JOHN &
LIZZI HUTCHINSON PIERCE HALL 315
29 OXFORD ST
CAMBRIDGE, MA 02138

229-110
PERALTA, ERNEST
245 CONCORD AVE., #20
CAMBRIDGE, MA 02138

229-110
MORRIS, CARL N.
243 CONCORD AVE., #5
CAMBRIDGE, MA 02138

229-110
HASTY, CHRISTOPHER
243 CONCORD AVE., UNIT #6
CAMBRIDGE, MA 02138

229-110
NYKROG, PER
243 CONCORD AVE., UNIT #9
CAMBRIDGE, MA 02138

229-110
KHOSHBIN, SHAHRAM
243 CONCORD AVE., UNIT #10
CAMBRIDGE, MA 02138

229-132
HURWITZ, ROGER
6 DONNELL ST
CAMBRIDGE, MA 02138

229-78
MORRIS, DIANNE M.
3-5 DONNELL ST., #5
CAMBRIDGE, MA 02139

229-110
GALABURDA, ALBERT M.
243 CONCORD AVE. UNIT#1
CAMBRIDGE, MA 02138

229-78
WADSWORTH, JASON & SONYA GREEN
451 KANSAS ST., UNIT 556
SAN FRANCISCO, CA 94107

229-78
AGUDO, ROBERTO REY & IRIT RUTH KLEIMAN
3-5 DONNELL ST., #3B
CAMBRIDGE, MA 02138

229-67
231 CONCORD AVENUE REAL ESTATE
HOLDING COMPANY LLC,
231 CONCORD AVE. UNIT2
CAMBRIDGE, MA 02138

229-79
VODVARKA, JANET,
TR. OF JANET VODVARKA REVOC. LIVING TR.
27 WALTHAM RD
WAYLAND, MA 01778

229-110
ARYEE, MARTIN & SARAH JOHNSTONE
243 CONCORD AVE., #4
CAMBRIDGE, MA 02138

6 Donnell St.

229-110
TRICHAKIS, NIKOS
243-245 CONCORD AVE., UNIT#8
CAMBRIDGE, MA 02138

229-110
ZIBLATT, DANIEL F
243 CONCORD AVE, #2
CAMBRIDGE, MA 02138

229-110
WARE, JAMES H. & JANICE WARE
245 CONCORD AVE., #17
CAMBRIDGE, MA 02138

229-110
SIMPSON, WILLIAM JAMES
243-245 CONCORD AVE., #7
CAMBRIDGE, MA 02138

229-79
ROBUS REALTY ASSOCIATES LLC
22 BERKELEY ST.
CAMBRIDGE, MA 02138

229-67
VANVALKENBURGH, MICHAEL R. &
CAROL A. VAN VALKENBURGH
231 CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

229-110
LANGE, NICHOLAS T.,
TR. OF THE NICHOLAS T. LANGE REV TR.
243-245 CONCORD AVE., #11
CAMBRIDGE, MA 02138

229-53
VIGDERMAN, PATRICIA A. &
W. LEWIS HYDE, JR., TRUSTEE
8 DONNELL ST
CAMBRIDGE, MA 02138

BZA 10110-2016



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 6 Donnell St.:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SM Date 5/5/2016

Received by Uploaded to Energov Date "
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

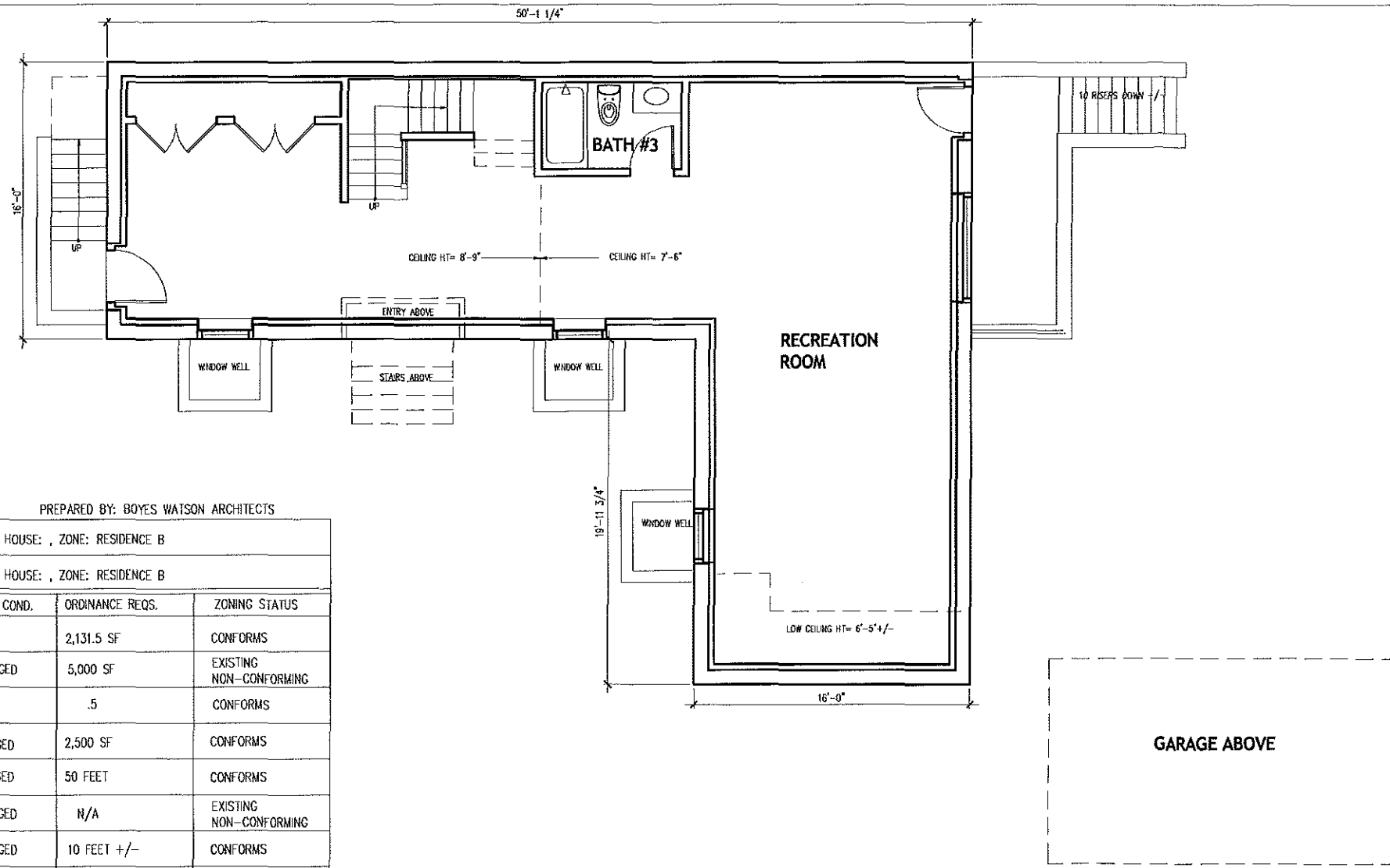
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>



BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

6 DONNELL STREET, CAMBRIDGE, MA.

PROPOSED BASEMENT PLAN + ZONING CALCS.

DIMENSIONAL FORM:

PREPARED BY: BOYES WATSON ARCHITECTS

APPLICANT:	JOHN R. KENNEDY	PRESENT USE/OCCUPANCY: (1) SINGLE FAMILY HOUSE, ZONE: RESIDENCE B		
PHONE:	617 547 2550	REQUESTED USE/OCCUPANCY: (1) SINGLE FAMILY HOUSE, ZONE: RESIDENCE B		
	EXISTING CONDITIONS	REQUESTED COND.	ORDINANCE REQS.	ZONING STATUS
TOTAL GROSS FLOOR AREA:	1,525 SF APPROX.	2,131 SF	2,131.5 SF	CONFORMS
LOT AREA:	4,263 SF APPROX.	UNCHANGED	5,000 SF	EXISTING NON-CONFORMING
RATIO OF GROSS FLOOR AREA TO LOT AREA:	.36	.5	.5	CONFORMS
LOT AREA FOR EACH DWELLING UNIT:	4,263 SF APPROX.	UNCHANGED	2,500 SF	CONFORMS
SIZE OF LOT: WIDTH:	50 FEET APPROX.	UNCHANGED	50 FEET	CONFORMS
DEPTH:	85.22 FEET	UNCHANGED	N/A	EXISTING NON-CONFORMING
SETBACKS IN FEET: FRONT:	10.1 FEET APPROX.	UNCHANGED	10 FEET +/-	CONFORMS
LEFT SIDE:	2.3 FEET APPROX.	UNCHANGED	7.5 FEET	EXISTING NON-CONFORMING
RIGHT SIDE:	31.4 FEET APPROX.	11.4 FEET	7.5/SUM 20 FEET	NON-CONFORMING
REAR:	21.6 FEET APPROX.	25 FEET	25 FEET	MADE CONFORMING
SIZE OF BLDG.: HEIGHT:	26 FEET APPROX.	UNCHANGED	35 FEET	CONFORMS
LENGTH:	53.6 FEET APPROX.	50.1 FEET APPROX.	50.1 FEET APPROX.	MADE CONFORMING
WIDTH:	16 FEET APPROX.	36 FEET APPROX.	N/A	CONFORMS
AREA OF PRIVATE/USABLE OPEN SPACE (15 X 15MIN):	859 SF APPROX.	1067 SF	1705 SF	EXISTING NON-CONFORMING
RATIO OF USABLE OPEN SPACE TO LOT AREA:	20%	25%	40%	EXISTING NON-CONFORMING
NUMBER OF DWELLING UNITS:	1	1	2500 PER D.U.	CONFORMS
NUMBER OF PARKING SPACES:	3	1	1 PER D.U.	CONFORMS
NUMBER OF LOADING AREAS:	N/A			
DISTANCE TO NEAREST BUILDING ON SAME LOT:	6.6 FEET	4.5 FEET	10 FEET	EXISTING NON-CONFORMING
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:	EXISTING SINGLE FAMILY TO REMAIN, EXISTING GARAGE TO BE REDUCED TO SINGLE BAY			

DRAWING LIST:

SHEET NUMBER	DRAWING NAME
A1.0	PROPOSED BASEMENT PLAN AND ZONING CALCS.
A1.1	PROPOSED FIRST FLOOR AND SITE PLAN
A1.2	PROPOSED SECOND FLOOR AND ROOF PLAN
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS
EX1.1	EXISTING FIRST FLOOR AND SITE PLAN
EX1.2	EXISTING SECOND FLOOR AND BASEMENT PLANS
EX2.1	EXISTING ELEVATIONS
EX2.2	EXISTING ELEVATIONS

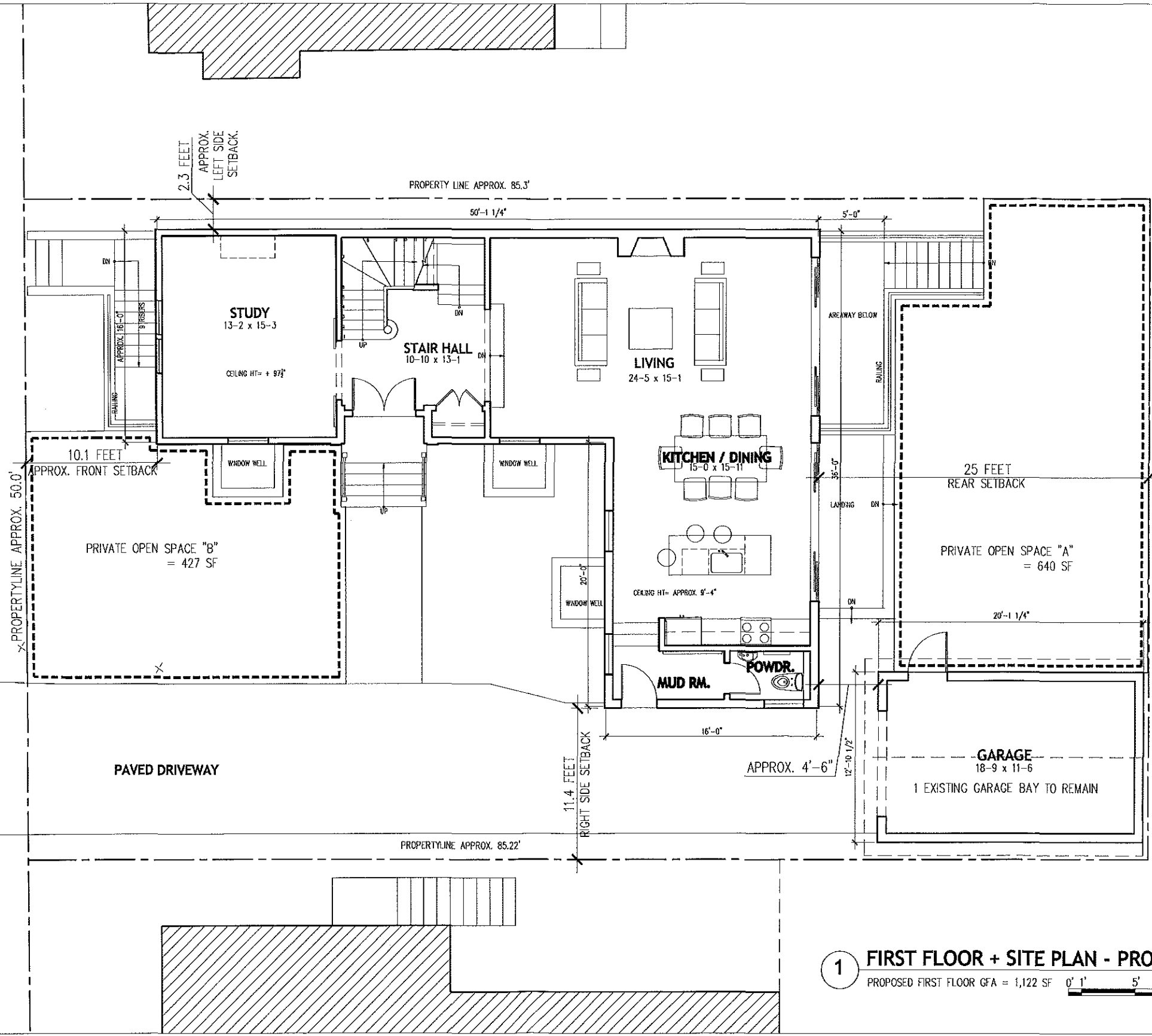
1 BASEMENT PLAN - PROPOSED
 BASEMENT GFA = 980 SF
 0' 1' 5' 10'

PROJECT TITLE: DRAWING TITLE:

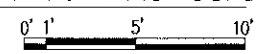
DATE: **5/4/2016**
 SCALE: **1/4"=1'-0"**

A1.0

DONNELL STREET



1 FIRST FLOOR + SITE PLAN - PROPOSED
 PROPOSED FIRST FLOOR GFA = 1,122 SF



BOYES-WATSON ARCHITECTS
 thirty bow street
 somerville, ma 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

6 DONNELL STREET, CAMBRIDGE, MA.
PROPOSED FIRST FLOOR PLAN + SITE PLAN

PROJECT TITLE
 DRAWING TITLE

DATE: 5/4/2016
 SCALE: 1/4"=1'-0"

A1.1

**BOYES-WATSON
ARCHITECTS**



thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 829.8200
fax: (617) 829.8201

6 DONNELL STREET, CAMBRIDGE, MA.

PROPOSED ELEVATIONS

PROJECT TITLE
DRAWING TITLE

DATE: 5/4/2016

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

A2.1



1 ENTRY / RIGHT SIDE ELEVATION

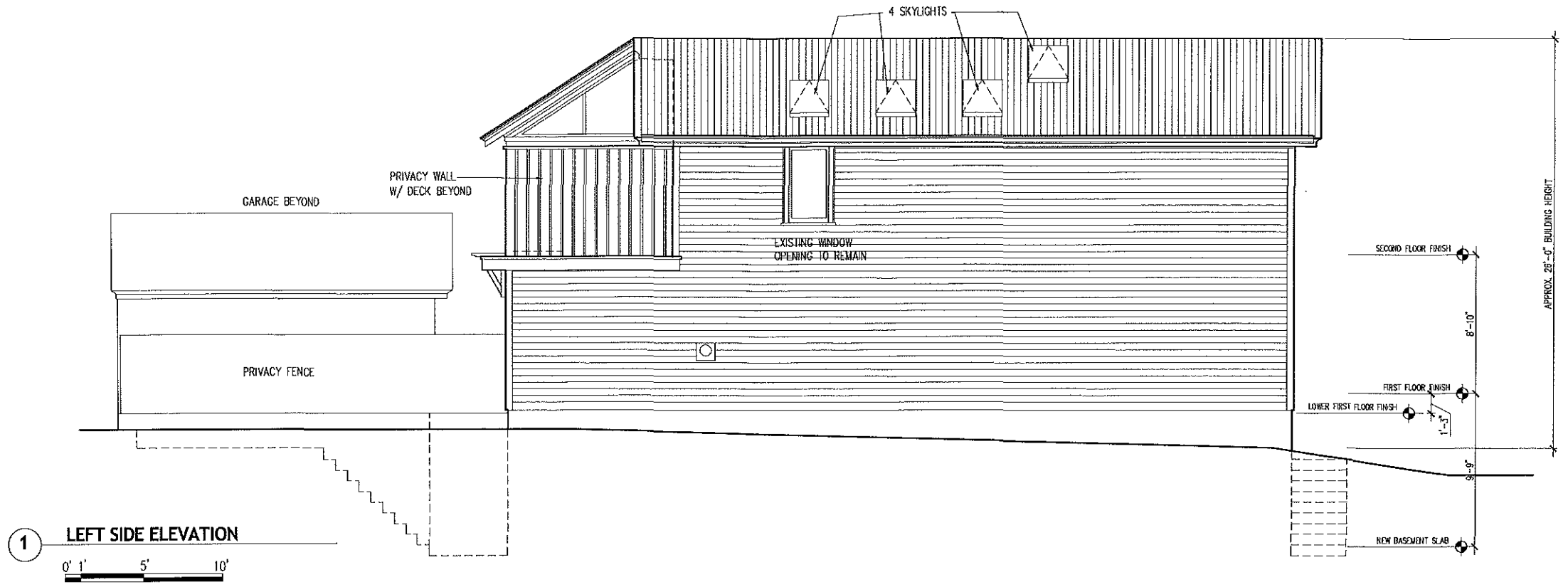


1 STREET ELEVATION

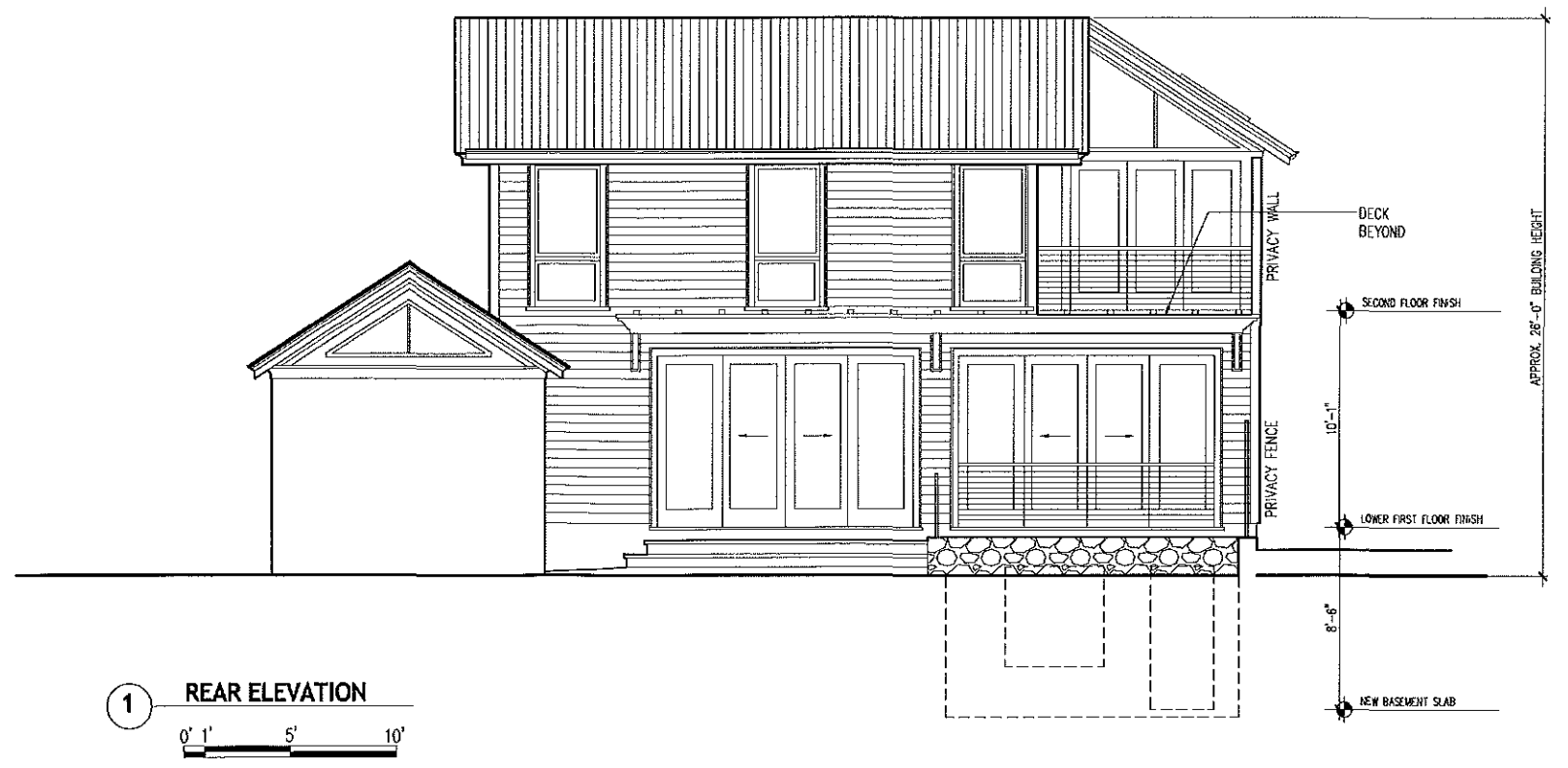
BOYES-WATSON
ARCHITECTS



thirty bow street
sommerville, ma 02143
architects@boyeswatson.com
phone: (617) 829.8200
fax: (617) 829.8201



1 LEFT SIDE ELEVATION
0' 1' 5' 10'



1 REAR ELEVATION
0' 1' 5' 10'

PROJECT TITLE: 6 DONNELL STREET, CAMBRIDGE, MA.

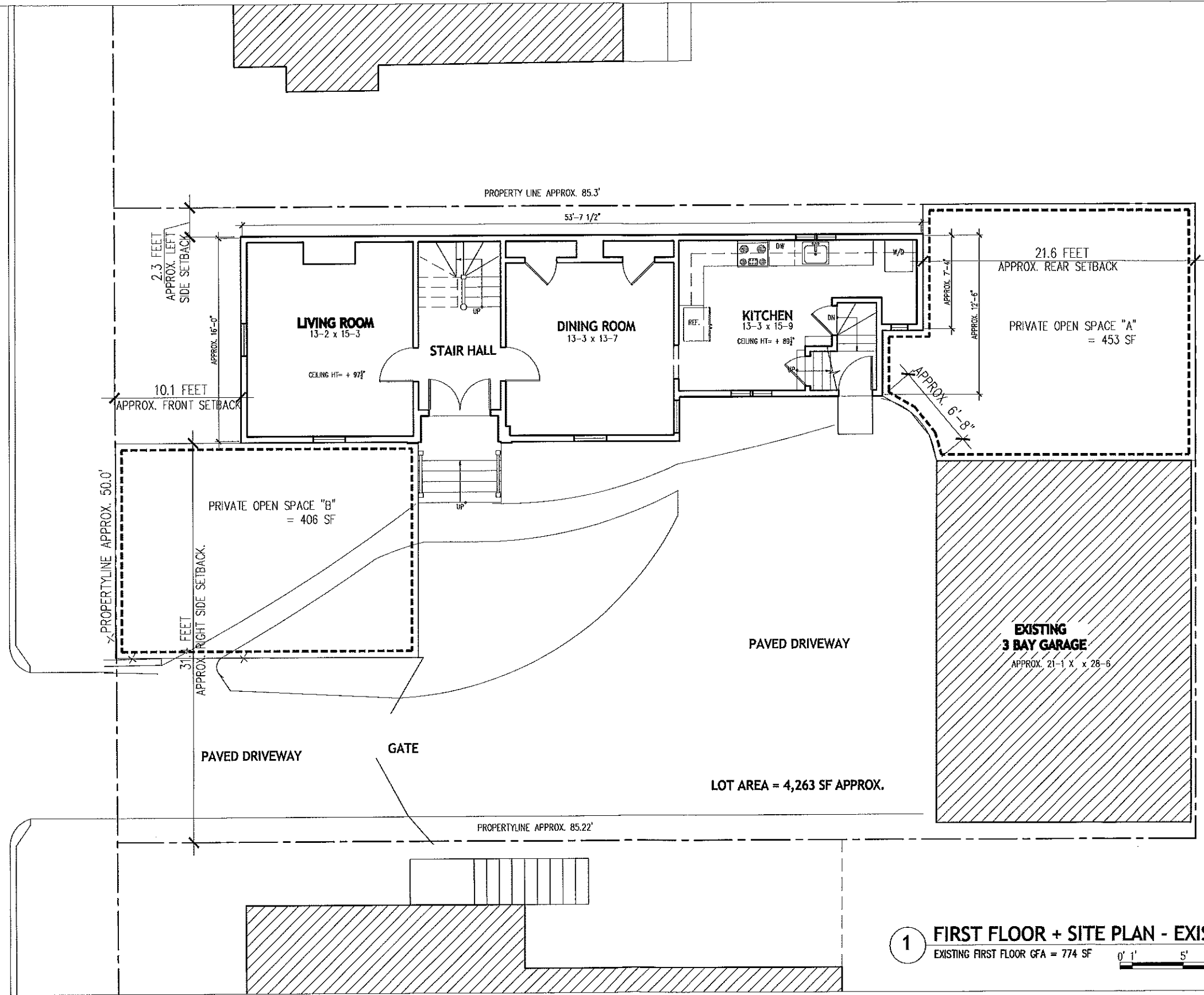
DRAWING TITLE: PROPOSED ELEVATIONS

PROJECT TITLE: 6 DONNELL STREET, CAMBRIDGE, MA.
DRAWING TITLE: PROPOSED ELEVATIONS

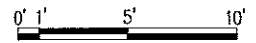
DATE: 5/4/2016
SCALE: 1/4"=1'-0"

A2.2

D O N N E L L S T R E E T



1 FIRST FLOOR + SITE PLAN - EXISTING
 EXISTING FIRST FLOOR GFA = 774 SF



BOYBS-WATSON ARCHITECTS



thirty bow street
 somerville, ma 02143
 architects@boybswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

6 DONNELL STREET, CAMBRIDGE, MA.

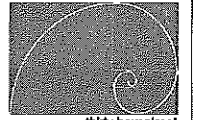
EXISTING FIRST FLOOR PLAN + SITE PLAN

PROJECT TITLE
 DRAWING TITLE

DATE: 5/4/2016
 SCALE: 1/4"=1'-0"

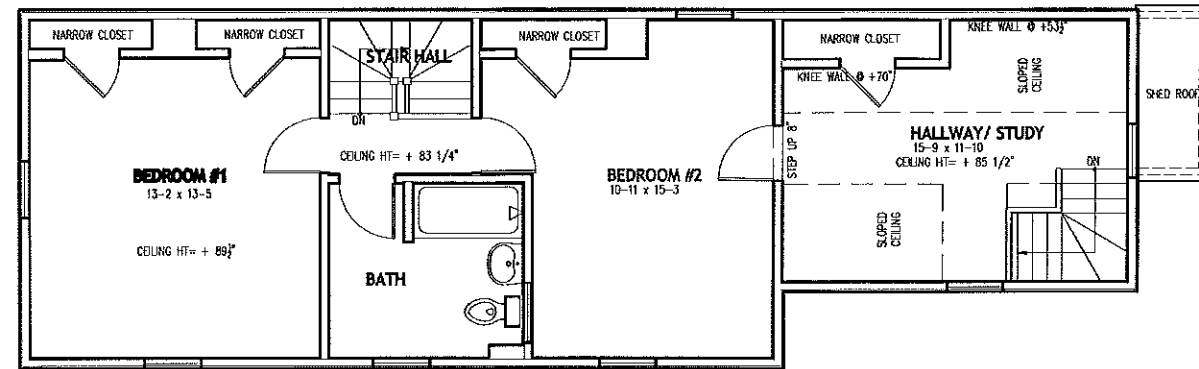
EX1.1

**BOYES-WATSON
ARCHITECTS**

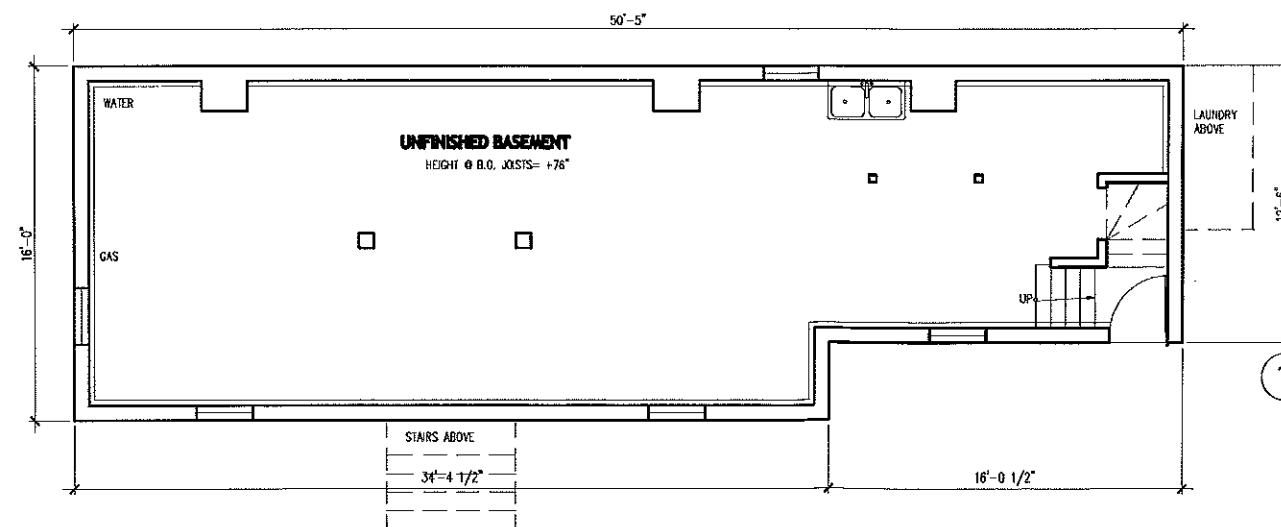
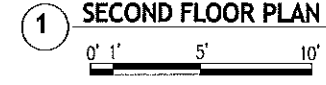


thirty bow street
somerville, ma 02143

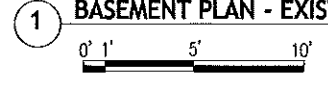
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201



SECOND FLOOR GFA =
751 SF, TO FACE OF STUD/FOUND.
SECOND FLOOR PLAN - EXISTING



BASEMENT GFA = 664 SF,
TO INSIDE OF 8" FOUND. WALL
BASEMENT PLAN - EXISTING



PROJECT TITLE: 6 DONNELL STREET, CAMBRIDGE, MA.
DRAWING TITLE: EXISTING CONDITIONS-@BASEMENT + SECOND FLOOR

DATE: 5/4/2016

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

EX1.2

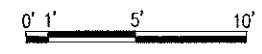
**BOYES-WATSON
ARCHITECTS**



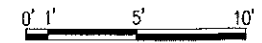
thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201



① FRONT / RIGHT SIDE ELEVATION



① STREET ELEVATION



6 DONNELL STREET, CAMBRIDGE, MA.
EXISTING CONDITIONS-ELEVATIONS

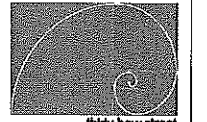
PROJECT TITLE
DRAWING TITLE

DATE: 5/4/2016

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

EX2.1

BOYES-WATSON
ARCHITECTS



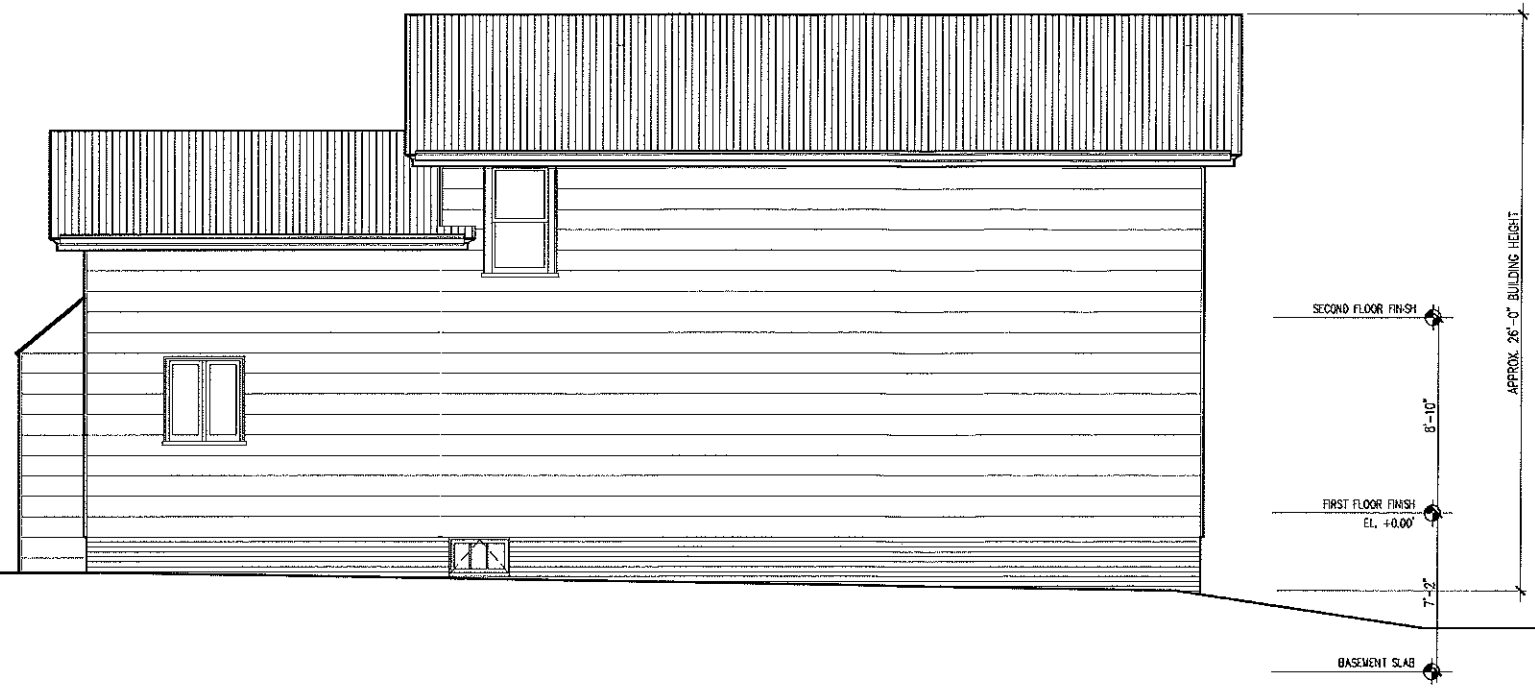
thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 629.8200
fax: (617) 629.8201

PROJECT TITLE: **6 DONNELL STREET, CAMBRIDGE, MA.**
DRAWING TITLE: **EXISTING CONDITIONS- ELEVATIONS + SECTIONS**

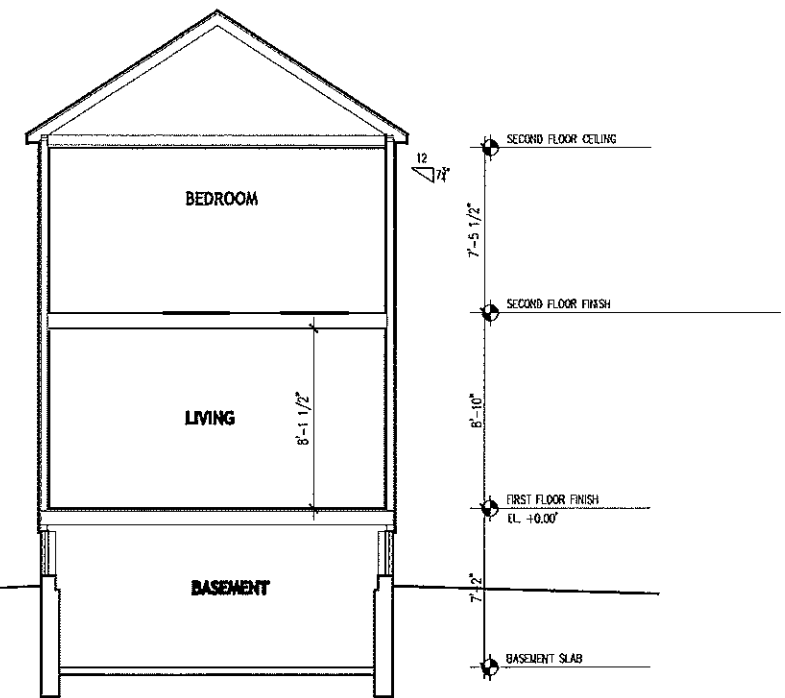
PROJECT TITLE: **6 DONNELL STREET, CAMBRIDGE, MA.**
DRAWING TITLE: **EXISTING CONDITIONS- ELEVATIONS + SECTIONS**

DATE: **5/4/2016**
SCALE: **1/4"=1'-0"**

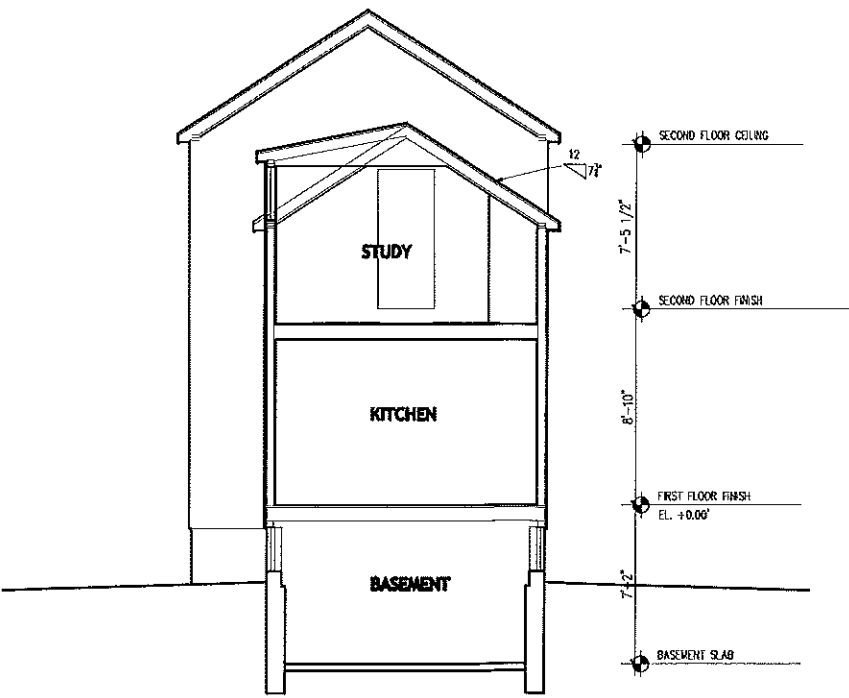
EX2.2



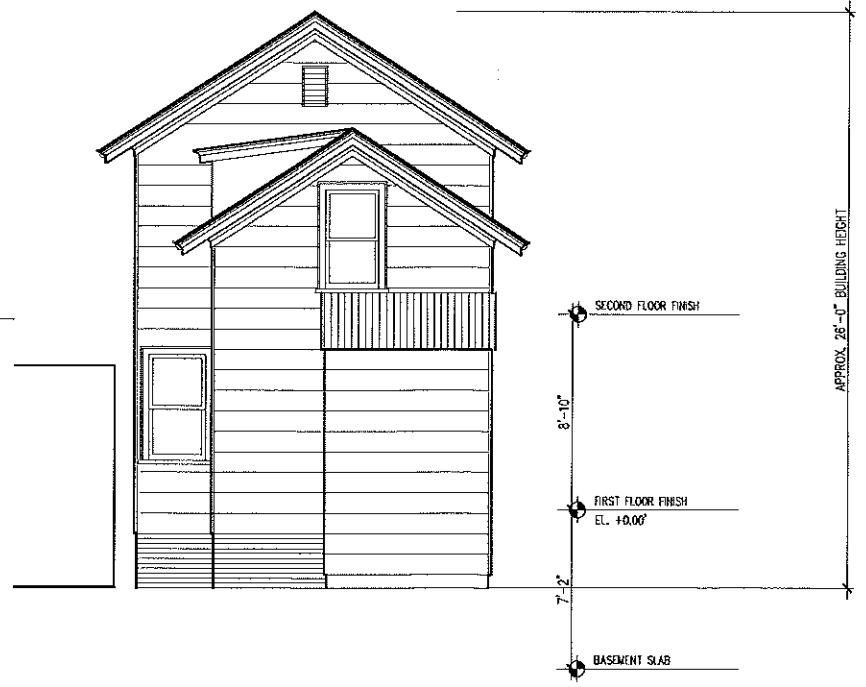
1 LEFT SIDE ELEVATION
0' 1' 5' 10'



1 SECTION AT MAIN HOUSE



1 SECTION AT REAR ELL
0' 1' 5' 10'



1 REAR ELEVATION
0' 1' 5' 10'