

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:

A literal enforcement of the Ordinance would require the applicant to demolish the existing rear structure, sited within the required setback, in order to accommodate the otherwise conforming proposed dwelling unit.

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 directly related to the location of the existing rear structure within the required setback.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The public good will not suffer any detriment if the requested setback relief is granted since the structure abuts another garage.

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

The project complies with the dimensional requirements cited in Section 5.26 insofar as the lot area per dwelling unit, FAR, private open space, and off street parking are concerned.

*** 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 646 Green 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:
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:
There will not be any change in traffic patterns as a result of adding windows.
- 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 by the installation of skylights.
- 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:
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- 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 proposed windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

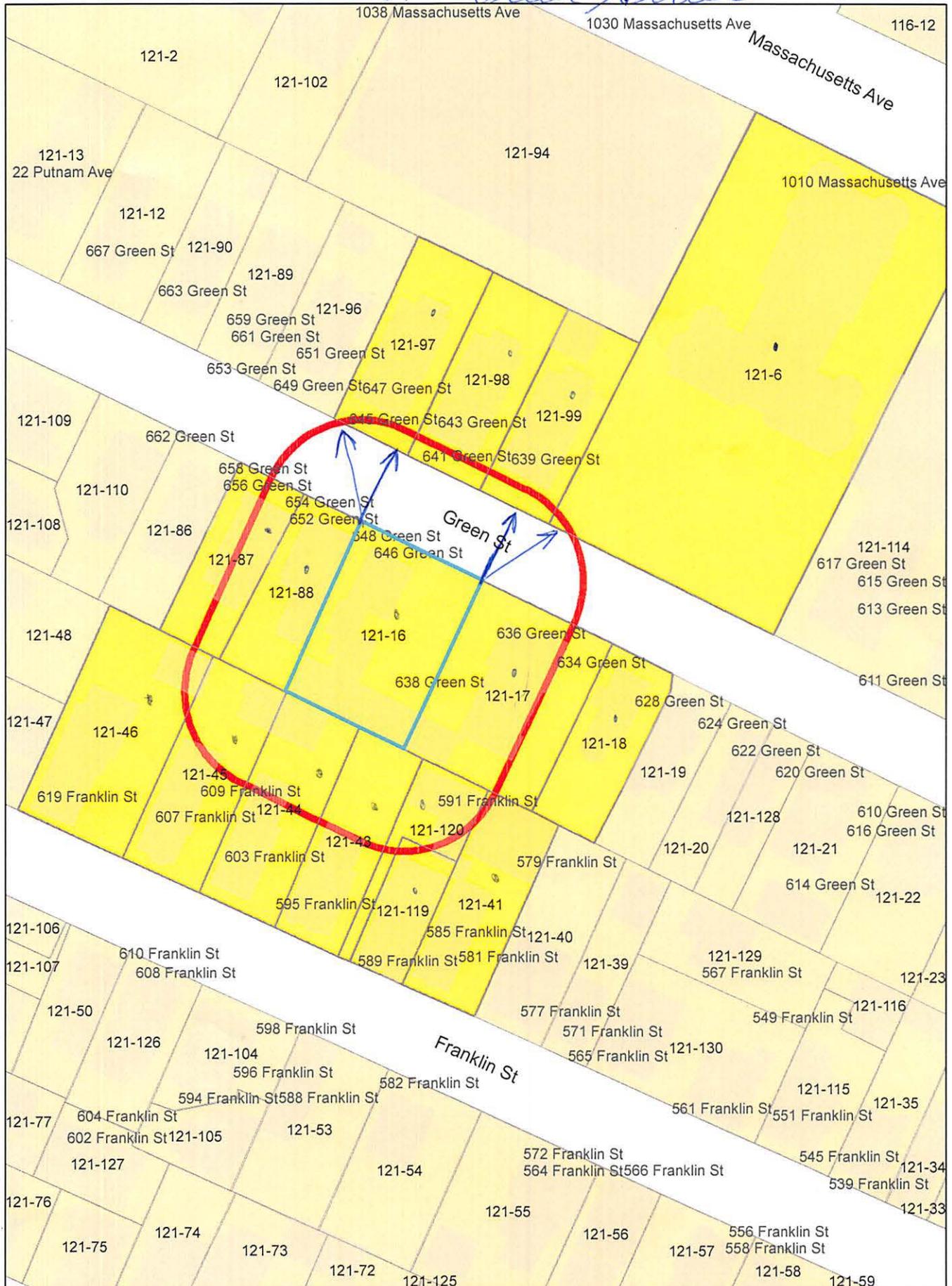
APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** multi-family
LOCATION: 646 Green St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** multi-family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3,724 sf	4,115 sf	4,568 sf	(max.)
<u>LOT AREA:</u>	6,091 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.61	.68	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2,030 sf	1,523 sf	1,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	65'	50'	(min.)
	DEPTH	92'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	7'7"	10'	(min.)
	REAR	0'3"	20'	(min.)
	LEFT SIDE	0'3 1/4"	no change	(min.)
	RIGHT SIDE	1'2"	no change	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	31'	35'	(max.)
	LENGTH	N/A	no change	
	WIDTH	N/A	no change	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	30%	no change	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	4	4	(max.)
<u>NO. OF PARKING SPACES:</u>	6	4	4	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<10'	no change	N/A	(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.

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'.

646 Green Street



646 Green St.

Petitioner
JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

121-6
MIT 1010 MASS AVE FEE OWNER LLC
C/O MIT INVESTMENT MGMT CO
238 MAIN ST., SUITE 200
CAMBRIDGE, MA 02142

121-16
KIRSCH, DANIEL D. & SARA E. KIRSCH,
TRS THE 646 GREEN ST REALTY TRUST
646 GREEN ST #1
CAMBRIDGE, MA 02139

121-17
MERZBACHER, CHARLES R. &
MARCIA DWORKIND
636 GREEN ST
CAMBRIDGE, MA 02139

121-17
GARRETT, ROBERT
638 GREEN ST
CAMBRIDGE, MA 02139

121-18
EBRAHIM, ALNOOR SADRUDIN &
MARIA ANNA SPECK
628 GREEN ST
CAMBRIDGE, MA 02139

121-41
MORENO IBANES DANIEL, &
BELEN FRAILE ORTIZ
579 FRANKLIN ST 579
CAMBRIDGE, MA 02139

121-41
POTEMPA, WITOLD K
581 FRANKLIN ST., UNIT #581
CAMBRIDGE, MA 02139

121-41
BAKER, BARBARA M.,
TR. OF THE BARBARA M. BAKER REVOCABLE LIVING TR
585 FRANKLIN ST
CAMBRIDGE, MA 02139

121-43
BAXANDALL, PHINEAS & SARAH HILL
595 FRANKLIN ST
CAMBRIDGE, MA 02139

121-44
DORFMAN, ELSA
607 FRANKLIN ST
CAMBRIDGE, MA 02139

121-45
SILVERGLATE, HARVEY A.
607 FRANKLIN ST
CAMBRIDGE, MA 02139

121-87
MSW GREEN STREET LLC,
19 MAPLE AVENUE
CAMBRIDGE, MA 02139

121-88
ROTH, RICHARD A.,
TRUSTEE THE RICHARD A. ROTH 2016 TRUST
648 GREEN ST
CAMBRIDGE, MA 02139

121-97
ROTHENBERG JULIA D.
649 GREEN ST
CAMBRIDGE, MA 02139

121-98
MONICA, CAROL ANN
645 GREEN ST
CAMBRIDGE, MA 02139

121-99
FEINBERG, HARRIET ADELE
639 GREEN ST.
CAMBRIDGE, MA 02139

121-119
SU, CHAOHUI
29 BURKE LANE
WELLESLEY, MA 02481

121-120
SAFADI, RAMI B. & EMAN H. SAFADI
591 FRANKLIN ST
CAMBRIDGE, MA 02139

121-46
TAMAYO, ELIXABETE LARREA &
IKER CILLERO ETXEBESTE
619 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

121-46
HALL, ALMON C., III & SUZANNE M. HALL
23 HALSEY ST
PROVIDENCE, RI 02906

121-46
HVH CAMBRIDGE LLC
619 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

121-17
SCARRY, ELAINE
634 GREEN ST.
CAMBRIDGE, MA 02139

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Daniel and Sara Kirsch
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 646 Green Street

the record title standing in the name of The 646 Green Street Realty Trust

whose address is 646 Green Street #1, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

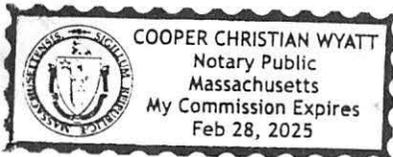
Book 01462 Page 136 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

[Signature] [Signature] Trustee of The 646
(Owner) Green Street Realty Trust

=====

On this 15th day of June, 2018, before me, the undersigned notary public, personally appeared Daniel Kirsch proved to me through satisfactory evidence of identification, which were Mass DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 2-28-2025

NO. 1000
F. B. I.
WASHINGTON, D. C.

RECEIVED
COMMUNICATIONS SECTION
F. B. I.
WASHINGTON, D. C.
DEC 28 1958

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	06/13/18
A-020	Architectural Site Plan	06/13/18
A-021	FAR Area Calculation	06/13/18
EX-100	EXISTING PLANS AND ELEVATIONS	06/13/18
EX-101	EXISTING ADJACENT BUILDING PLANS AND ELEVATIONS	06/13/18
A-100	Building Plans	06/13/18
A-300	Building Elevations	06/13/18
AV-2	Neighborhood Photos	06/13/18



PROJECT NAME
Green Street Residence

PROJECT ADDRESS
 646 GREEN STREET,
 CAMBRIDGE, MA

CLIENT
DANIEL KIRSCH
SARA KIRSCH

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

PROJECT: GREEN STREET RESIDENCE

PROJECT ADDRESS:
 646 GREEN STREET
 CAMBRIDGE MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

CLIENT
 646 Green Street
 Realty Trust
 Daniel Kirsch and
 Sara Kirsch, Trustees

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 PROSECUTION UNDER LAW



Project number 18013
 Date 06-13-2018
 Drawn by AV
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000
 Green Street Residence

LOCUS MAP



SD SET
06-13-2018

ZONING CHART				
ZONE C-1, MULTIFAMILY DWELLINGS				
	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	5,000 SF	6,091 +/- SF	6,091 +/- SF	COMPLIES
MIN. LOT WIDTH	50'	65'	65'	COMPLIES
MIN. LOT AREA FOR EACH D.U.	1,500 SF	3 DU = 2,030 SF	4 DU = 1,523 SF	COMPLIES
MIN. YARD SETBACKS				
FRONT (a)	$\frac{(H+L)W-X}{(24.04+82.59)/6=17.8'}$ MIN 10'-0"	7' 7"	7' 7"	PRE-EXISTING / NON CONFORMING
SIDE YARD	$\frac{(H+L)W-X}{(24.04+82.59)/7=15.2'}$	LEFT: 0' 3 1/4" RIGHT: 1' 2"	LEFT: 0' 3 1/4" RIGHT: 1' 2"	PRE-EXISTING / NON CONFORMING
REAR (c)	$\frac{(H+L)W-X}{(24.04+82.59)/6=17.8'}$ MIN 20'-0"	0' 3"	0' 3"	PRE-EXISTING / NON CONFORMING
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,827 S.F.) 50 % AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW)= 914 SF	30.8% (1,874 SF)	30.8% (1,874 SF)	COMPLIES
MAX. HEIGHT	35'	31'	31'	COMPLIES
FLOOR AREA RATIO MAX. (F.A.R.)	0.75 / 4,568 SF	0.61 / 3,724 SF	0.68 / 4,115 SF	COMPLIES
PARKING	Existing dwelling converted for more than two families : 1 per d.u.	TOTAL 6 SP= 2 SP PER D.U.	TOTAL 4 SP= 1 SP PER D.U.	COMPLIES

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(c) In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet

(h) The minimum ratio of private open space to lot area required for a lot which abuts/or is separated only by a public or private way from a Residence A-1, A-2, B, C, C-1, C2 or C-2B district shall be equal to the amount of private open space required in the residential district which said lot abuts or from which it is separated by a way.

5.22 Private Open Space

5.22.1 Private open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.2 Where nonresidential and residential uses are mixed in a building, the required minimum private open space for residential use shall be calculated in relation to the portion of the lot which the residential floor area is to the total floor area in the building.

5.22.3 Special Requirements in Residence A-1, A-2, B, C, and C-1

At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

(2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)

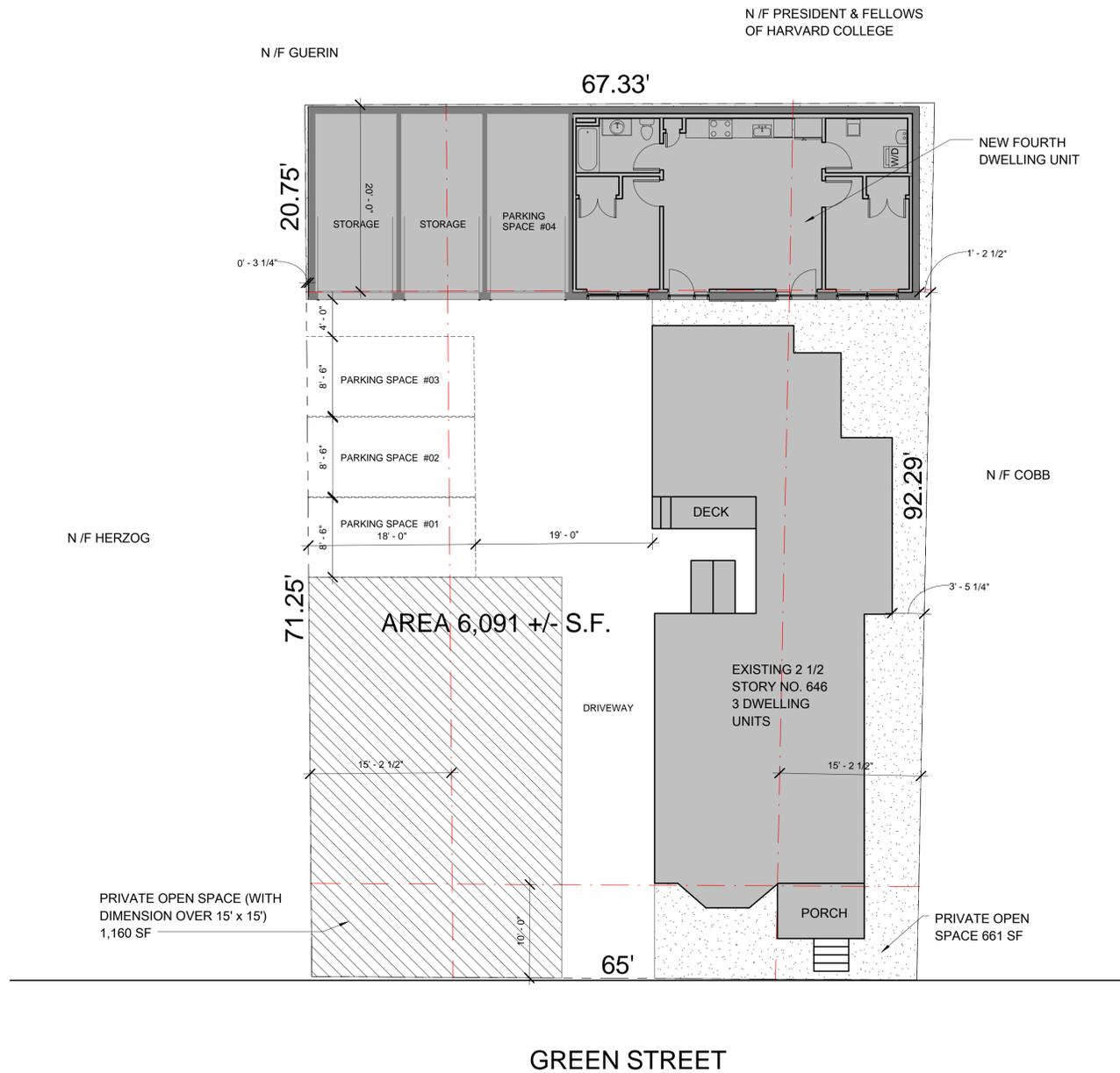
$$\text{AVERAGE HEIGHT} = \frac{(H1 \times L1) + (H2 \times L2)}{(L1 + L2)}$$

(3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback required for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below):
The product of (setback1 x facing area1) + (setback2 x facing area2)
MUST EQUAL OR EXCEED the product of (single plane setback) x (single plane facing area)

$$\text{AVERAGE HEIGHT} = \frac{(H1 \times L1) + (H2 \times L2)}{(L1 + L2)}$$

$$\text{AVERAGE HEIGHT} = \frac{(32.33' \times 28.92') + (25' \times 33') + (10.92' \times 20.67')}{28.92' + 33' + 20.67'} = 24.04'$$

OPEN SPACE	
PRIVATE OPEN SPACE W/ MIN. 15'X15'	1,160 SF
OPEN SPACE W/O MIN. 15'X15'	714 SF
TOTAL OPEN SPACE	1,874 SF



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

KEY	
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	PRIVATE OPEN SPACE (WITH DIMENSION OVER 15' x 15')
	PRIVATE OPEN SPACE
	SET BACK LINE

PROJECT NAME
Green Street Residence

PROJECT ADDRESS
646 GREEN STREET,
CAMBRIDGE, MA

CLIENT
**DANIEL KIRSCH
SARA KIRSCH**

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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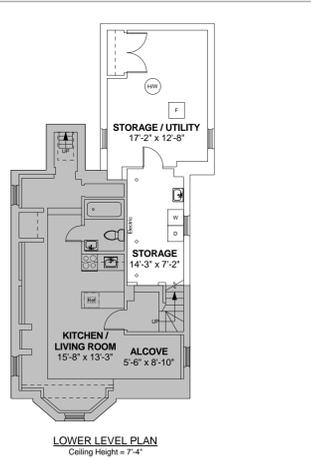
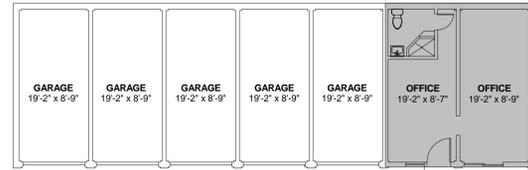
REGISTRATION

Project number	18013	
Date	06-13-2018	
Drawn by	AV	
Checked by	JSK	
Scale	As indicated	
REVISIONS		
No.	Description	Date

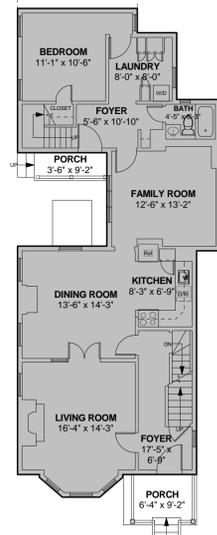
Architectural Site
Plan

A-020
Green Street Residence

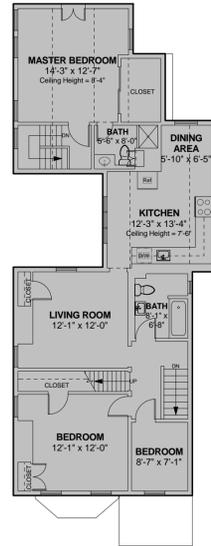
EXISTING FLOOR PLANS - FAR ANALYSIS



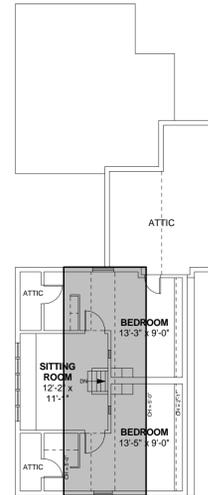
GROSS AREA: 578 SF



GROSS AREA: 1,609 SF



GROSS AREA: 1,240 SF

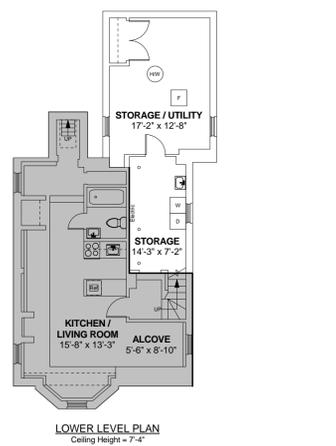
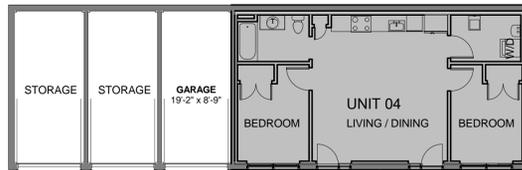


GROSS AREA: 297 SF

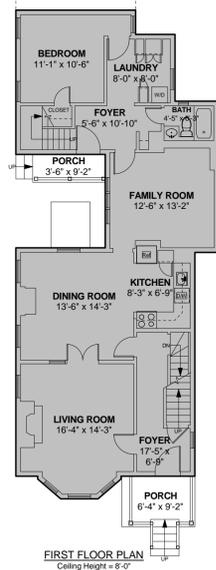
SUMMARY

	GROSS AREA
BASEMENT	578 SF
FIRST FLOOR	1,609 SF
SECOND FLOOR	1,240 SF
THIRD FLOOR	297 SF
TOTAL	3,724 SF

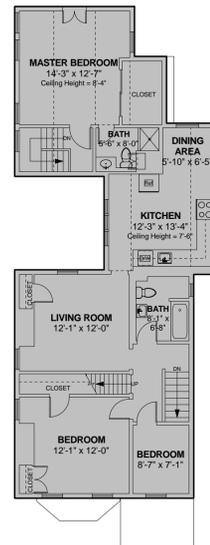
PROPOSED FLOOR PLANS - FAR ANALYSIS



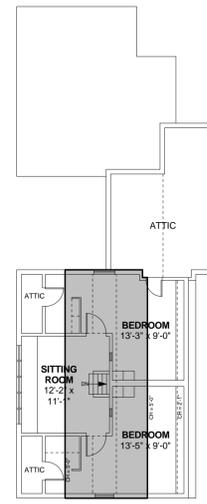
GROSS AREA: 578 SF



GROSS AREA: 2,001 SF



GROSS AREA: 1,240 SF



GROSS AREA: 296 SF

SUMMARY

	GROSS AREA
BASEMENT	578 SF
FIRST FLOOR	2,001 SF
SECOND FLOOR	1,240 SF
THIRD FLOOR	296 SF
TOTAL	4,115 SF

PROJECT NAME

Green Street Residence

PROJECT ADDRESS

646 GREEN STREET,
CAMBRIDGE, MA

CLIENT

**DANIEL KIRSCH
SARA KIRSCH**

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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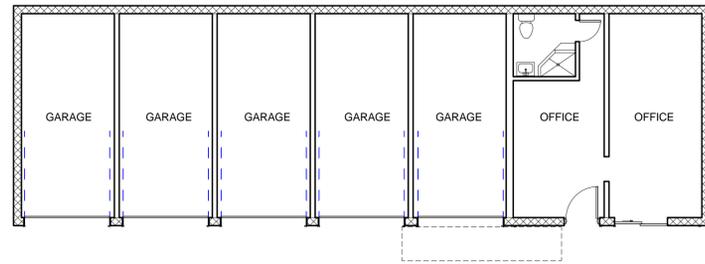
REVISIONS

No.	Description	Date

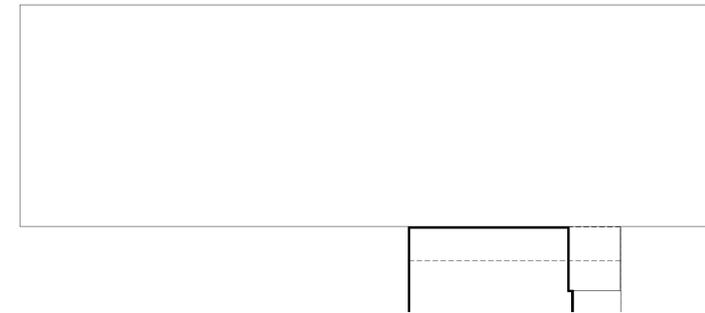
FAR Area
Calculation

A-021

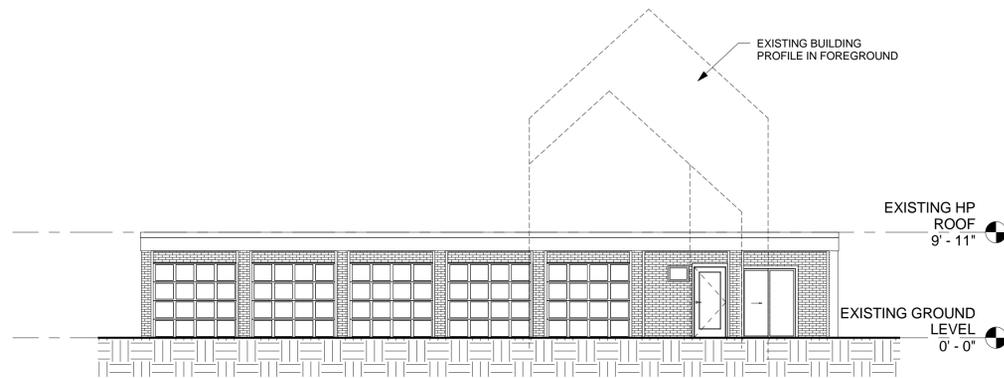
Green Street Residence



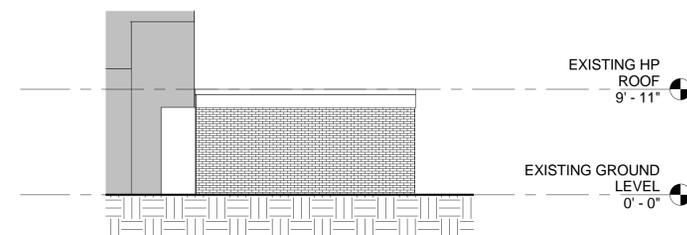
① EXISTING GROUND LEVEL
1/8" = 1'-0"



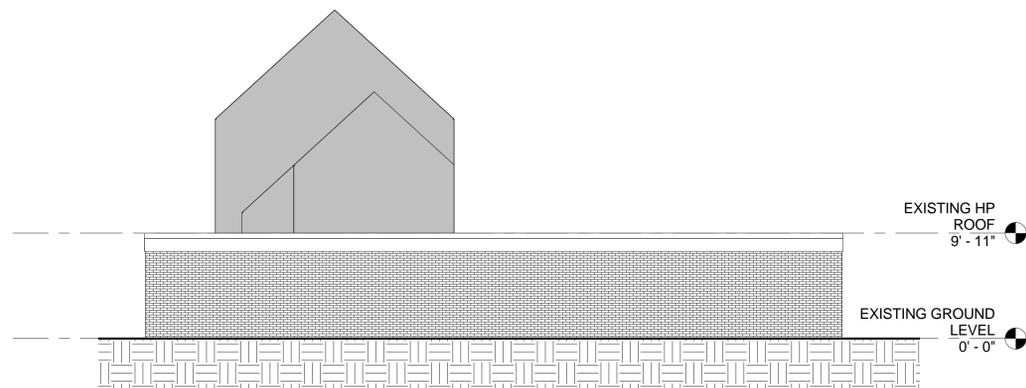
② EXISTING HP ROOF
1/8" = 1'-0"



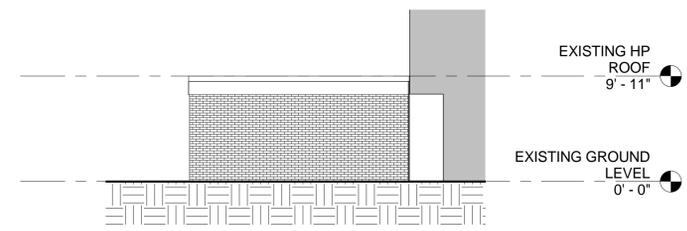
③ EXISTING South Elevation
1/8" = 1'-0"



④ EXISTING East Elevation
1/8" = 1'-0"



⑤ EXISTING North Elevation
1/8" = 1'-0"



⑥ EXISTING West Elevation
1/8" = 1'-0"

PROJECT NAME
Green Street Residence

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REGISTRATION

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Date 06-13-2018
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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

EXISTING PLANS AND ELEVATIONS

EX-100

Green Street Residence

PROJECT NAME
Green Street Residence

PROJECT ADDRESS
 646 GREEN STREET,
 CAMBRIDGE, MA

CLIENT
**DANIEL KIRSCH
 SARA KIRSCH**



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 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 18013
 Date 06-13-2018
 Drawn by
 Checked by JSK
 Scale 3/32" = 1'-0"

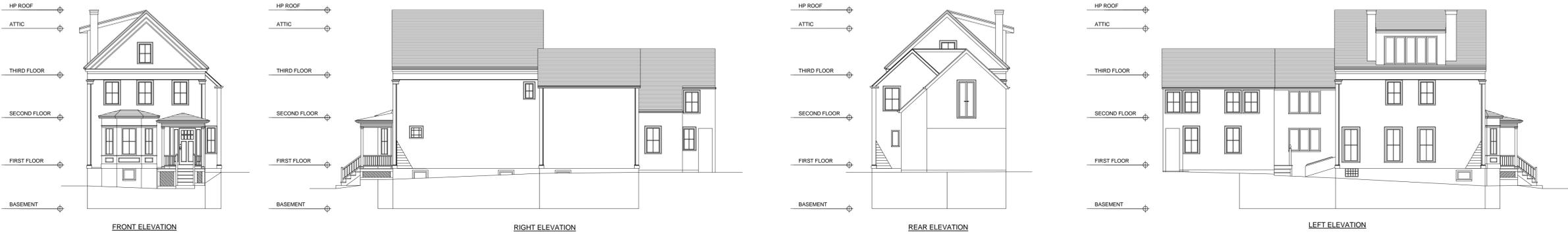
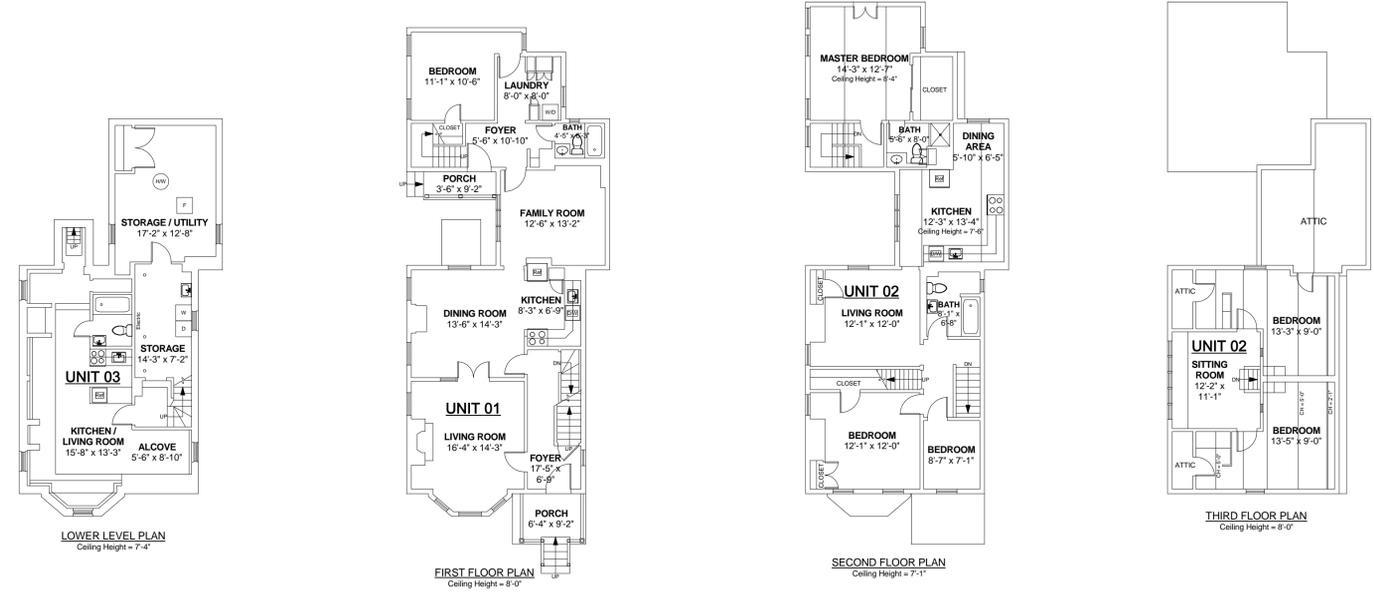
REVISIONS

No.	Description	Date

EXISTING
 ADJACENT
 BUILDING

EX-101

Green Street Residence



1 EXISTING BUILDING
 3/32" = 1'-0"

PROJECT NAME
Green Street Residence

PROJECT ADDRESS
 646 GREEN STREET,
 CAMBRIDGE, MA

CLIENT
**DANIEL KIRSCH
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ARCHITECT



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Project number 18013
 Date 06-13-2018
 Drawn by AV
 Checked by JSK
 Scale 1/4" = 1'-0"

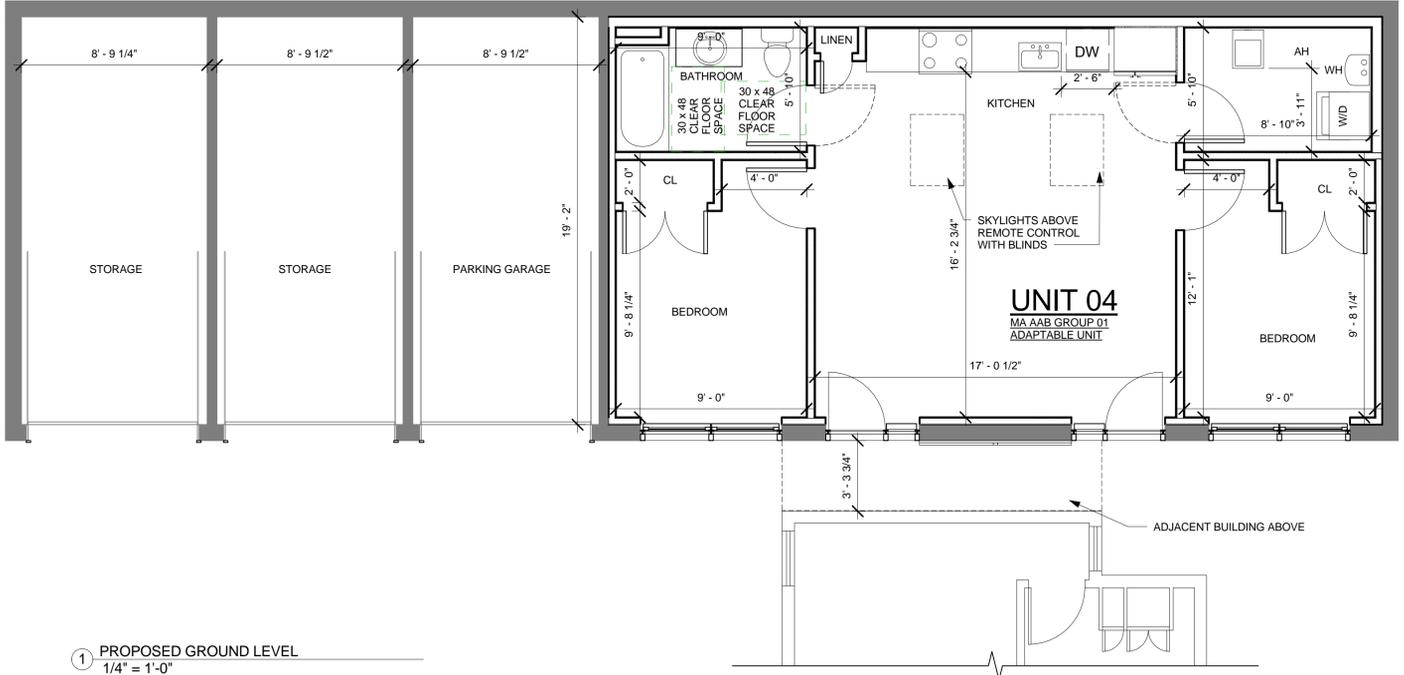
REVISIONS

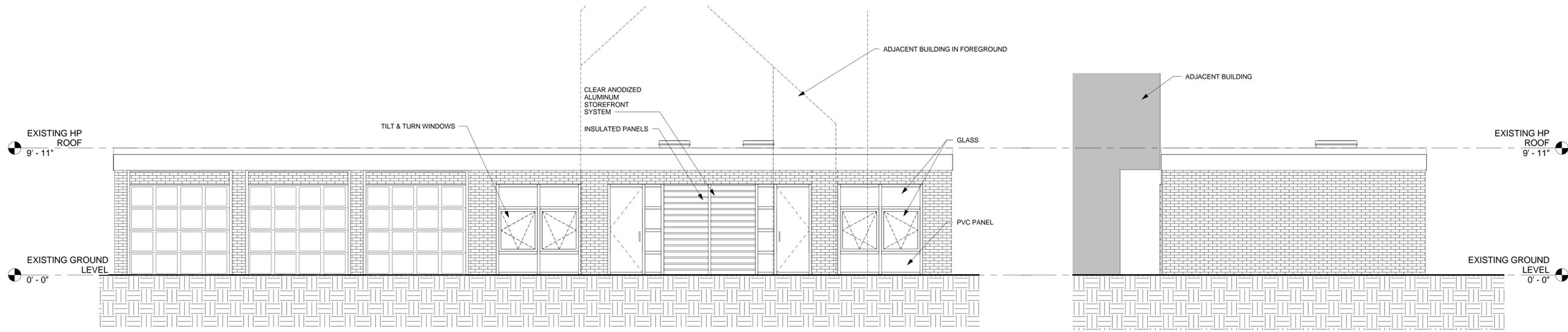
No.	Description	Date

Building Plans

A-100

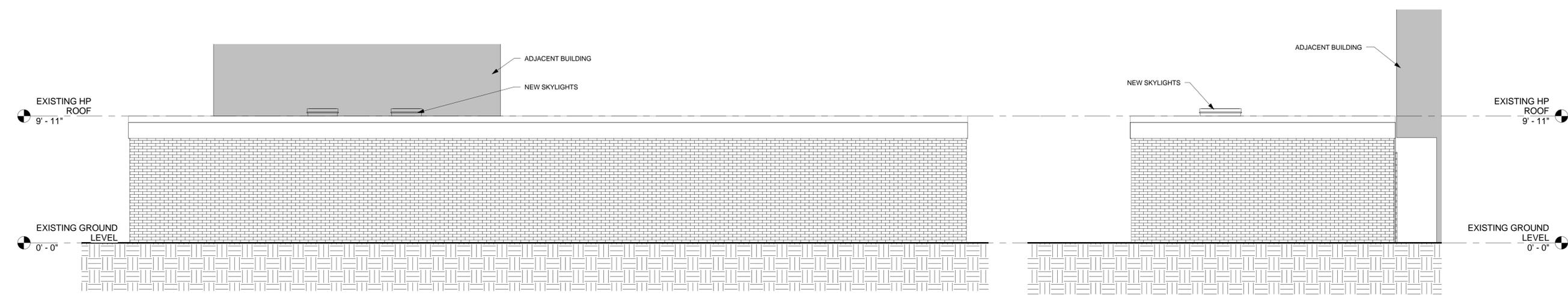
Green Street Residence





1 South Elevation
1/4" = 1'-0"

2 East Elevation
1/4" = 1'-0"



3 North Elevation
1/4" = 1'-0"

4 West Elevation
1/4" = 1'-0"

PROJECT NAME
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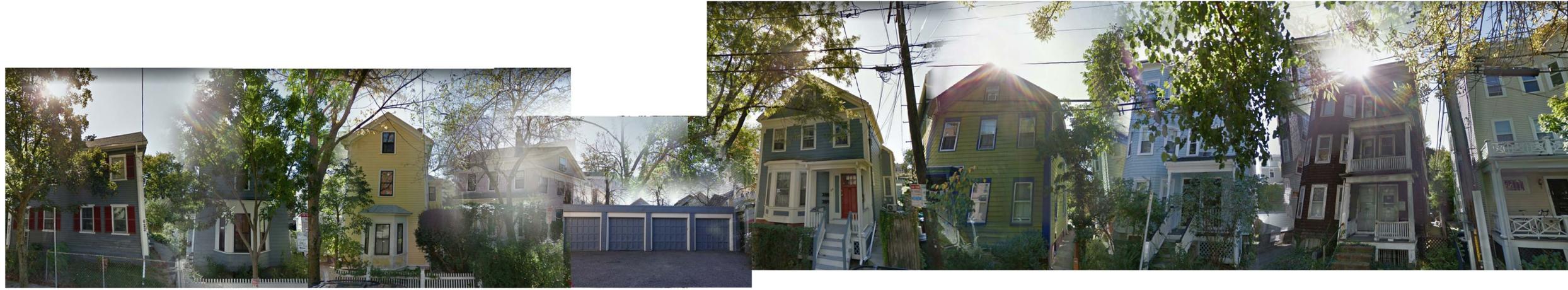


Project number	18013
Date	06-13-2018
Drawn by	AV
Checked by	JSK
Scale	1/4" = 1'-0"

No.	Description	Date

Building Elevations

A-300
Green Street Residence



SITE



VIEW UP GREEN STREET



VIEW DOWN GREEN STREET



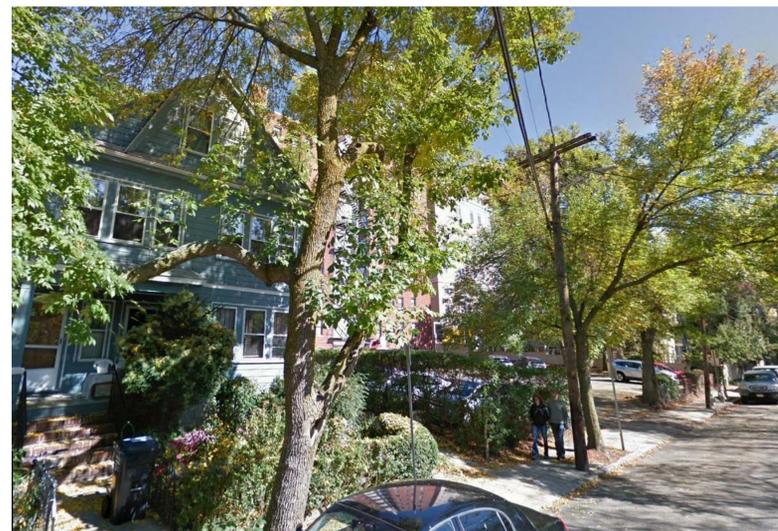
AREAL VIEW



OPPOSITE LEFT SIDE OF SITE



OPPOSITE OF SITE



OPPOSITE RIGHT SIDE OF SITE

PROJECT NAME
Green Street Residence

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Project number 18013
 Date 06-13-2018
 Drawn by AV
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Neighborhood Photos

AV-2
 Green Street Residence