The unde	ersigne	ed hereby pe	titions the Boa	ard of Zoni	ng Appeal f	for the following	1:
Special	Permit	:	Variance:	X	Appeal		
PETITION	NER: _	Su Du & Yife	i Du				
PETITION	NER'S A	DDRESS: 37	Shady Hill Road,	Weston, MA	02493		
LOCATION	N OF PR	OPERTY: 212	2 Western Avenue	e, Cambridge	e, MA 02139		
TYPE OF	OCCUPA	Mixed MCY: 3 Res	d Use sidential mmercial	_ ZONING D	ISTRICT:	BA-3	
REASON I							
_	F	Additions			·	New Structure	
:	X (Change in Us	se/Occupancy			Parking	
_		Conversion t	o Addi'l Dwelli	ng Unit's		Sign	
-		Oormer				Subdivision	
<u> </u>		other:					
SECTIONS	s of zo	NING ORDINA	NCE CITED:				
Article	_IV	Section _	4.35 (0)				
Article	_	Section					
Article		Section _					
Applica: Applica:	nts for nts fo ional S	a <mark>Special</mark> or an <u>Appe</u> Services Dep	must complete Permit must com al to the BZ partment must and al Signature(s)	plete Page A of a 2 ttach a sta	Zoning det	ermination by cerning the reas (s)/Owner)	the ons
			Address:		37 Shady Hill F	ATTIMIDATED SITTING	
			1222001	×	Weston, MA 02	Constitution and the constitution of the const	
			Tel. No.:	(-	(907) 690-259		
			E-Mail Ad	dress:	gracedu0327(@gmail.com	
Date:	May 19	2018					

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/WeSu_Du	
(OWNER)	
Address: 37 Shady Hill Road, Weston, MA 02493	
State that I/We own the property located at	

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

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 Yifei Du
(OWNER)
Address: 37 Shady Hill Road, Weston, MA 02493
State that I/We own the property located at 212 Western Avenue , Cambridge, MA 02139 which is the subject of this zoning application.
The record title of this property is in the name of <u>Su Du and Yifei Du</u>
*Pursuant to a deed of duly recorded in the date $09/30/16$, Middlesex South County Registry of Deeds at Book 68129 , Page 511 ; or Middlesex Registry District of Land Court, Certificate No.
Book Page
Book
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested.
"Wilten evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of Norfolk
The above-name Yifei Du personally appeared before me,
this <u>27th</u> of <u>May</u> , 20 <u>18</u> , and made oath that the above statement is true. Jack P. Milgram Notary
My commission expires <u>December 3, 2021</u> (Notary Seal).

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

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 premises is pre-existing, non-conforming and a Literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize the ground floor commercial unit.

Specifically, intends to operate an Asian food restaruant, and take-out and delivery service is necessary in order to be competitive with other Asian food restaurants in the neighborhood and in the city.

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 rearsons:

The premises is pre-existing, non-conforming and a Literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize the ground floor commercial unit.

Specifically, intends to operate an Asian food restaruant, and take-out and delivery service is necessary in order to be competitive with other Asian food restaurants in the neighborhood and in the city.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:
 - 1) Substantial detriment to the public good for the following reasons:

The premises is pre-existing, non-conforming similar in character with other buildings in the neighborhood.

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

The premises is pre-existing, non-conforming similar in character with other buildings in 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.

(ATTACHMENT B - PAGE 5)

DIMENSIONAL INFORMATION

APPLICANT: Su Du 8	k Yifei Du	E	RESENT USE/OCCUPAN	ICY: Mixed Use/1 Comm	ercial/3 Resid
OCATION: 37 Shad	y Hill Road, Westor	n, MA 02439	zone:	BA-3	
PHONE: (907) 690)-2599	REQUESTED USE	/OCCUPANCY: Mixed L	lse/1 Commercial/3 F	Residential
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	<u>5</u> ¹
OTAL GROSS FLOOR	AREA:	3,504	3,504		(max.)
OT AREA:		1,324		5,000	(min.)
ATIO OF GROSS FLO	OOR AREA	2.64	2.64	75	_ (max.)
OT AREA FOR EACH	DWELLING UNIT:	441	441	1,500	_ (min.)
IZE OF LOT:	WIDTH	50x60		50	_ (min.)
	DEPTH				
etbacks in	FRONT	0	0	10'	(min.)
eet:	REAR	10	10	20	_ (min.)
	LEFT SIDE	131	13	15.9	(min.)
	RIGHT SIDE	0	0	15.9	_ (min.)
IZE OF BLDG.:	HEIGHT	2.5 stories	2.5 stories	35	(max.)
	LENGTH				
	WIDTH				
ATIO OF USABLE OF	PEN SPACE				
O LOT AREA: 3)		12%	12%	_30%	(min.)
O. OF DWELLING UN	IITS: 3 resi	dential/1 commercia	al 3 r <u>esidential/1 com</u> me	rcial	(max.)
O. OF PARKING SPA	CES:	2	2	(mi	in./max)
O. OF LOADING ARE	CAS:	0	0	0	_ (min.)
ISTANCE TO NEARES	ST BLDG.	0	0	0	_ (min.)
escribe where app n same lot, and teel, etc.	plicable, other type of const	occupancies on ruction propo	same lot, the siz	e of adjacent b rame, concrete,	uildings brick,
					
					····

^{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'.

GENERAL INFORMATION

2018 JUN 21 PM 3: 38

The undersig	ned hereby petitions the B	Board of Zoning A	ppearl for the following:
Special Perm	ned hereby petitions the Fit: Variance	e: _X	Appeal:
PETITIONER:	Su Du & Yifei Du		
PETITIONER'S	ADDRESS: 37 Shady Hill Roa	ad, Weston, MA 024	193
LOCATION OF	PROPERTY: 212 Western Aver	ue, Cambridge, M	A 02139
TYPE OF OCCU	Mixed Use 3 Residential 1 Commercial	ZONING DISTR	ICT: BA-3
REASON FOR P	ETITION:		
	Additions		New Structure
X	Change in Use/Occupancy		Parking
	Conversion to Addi'l Dwe	lling Unit's	Sign
	Dormer		Subdivision
	Other:		
SECTIONS OF	ZONING ORDINANCE CITED:		
Article _IV	Section4.35(0)		
Article	Section		
Article	Section		
Applicants for Applicants	Services Department must	complete Pages 1- BZA of a Zoni	4 and 6 ng determination by the ent concerning the reasons
	Original Signature(tioner(s)/Owner)
		Su Du	24.000.00 4/1000.000 50 00 00 00 € 1000 € 1.000 000 000 900000 40000 € 000
			(Print Name)
	Address	: 37 Sh	ady Hill Road
		West	on, MA 02493
	Tel. No	.:(907)	690-2599
	E-Mail	Address:grad	edu0327@gmail.com
Date: May 1	19 2018		



LAW OFFICES OF JACK P. MILGRAM

21 Mayor Thomas J. McGrath Hwy, Ste. 203

QUINCY, MA 02169

E-mail: jackp.milgram@verizon.net Telephone: (617) 227-0878

Facsimile: (617) 227-3797

JACQUELINE L. AARON-WILLIAMS
PARALEGAL

E-mail: jackie.aaron@verizon.net

VIA HAND DELIVERED

June 4, 2018

Attention: Secretary Cambridge Zoning Board of Appeals 831 Mass. Ave., #1

Cambridge, MA 02139

Re:

SYDNEY S. MILGRAM

ATTORNEY AT LAW

212 Western Avenue Cambridge, MA 02139

Dear Sir/Madam:

In regard to the above-captioned matter, kindly find enclosed herein, for filing and docketing with your offices, the following:

- 1. BZA Application Form in Triplicate;
 - 2. Supporting Statement for Variance;
- 3. Dimensional Form;
- 4. Ownership Certificate;
- 5. Floor & Elevation Plans;
- 6. Certified Plot Plan;
- 1. Assessor's GIS "Block Map" and Photograph of Property; and
- 8. Application Fee.

If you have any questions or concerns, please do not hesitate to give me a call.

Thank you for your courtesy and cooperation in advance.

hellph

Jack P. Milgram

JPM/ja Enclosures Cc: Su Du 212 Western Ave

	010	Western	180	
122-31	123-44 34 Howard St		00.0	23-A Jay St
	34 Howard St 123-43		23-D Jay 123-36	St
122 23	123-43		123-30	
122-33 41 Howard St 37 Howard St ³⁹ Howard St				
37 Howard Stos Howard St				
	32 Howard St	-		
25 11-1-1-1 04	123-42			
35 Howard St 122-173 Howard St				
122-1/3				Jay St
	30 Howard St		123-70	123-37
	123-41	123-90		123-37
	120 //			
	28-1/2 Howard St	0		
	7 20 Haward Ct			191 Western Ave
122-172	28 Howard St		199 Western Ave	189 Western Ave
122 112	123-89	205 West	ern Ave	
122-201	215 Western Av			
217 Western Ave	A Vestell A			
'\		AVA		
		Western Ave		
			194	4 Western Ave 21 Jay St
		200 14/2		21 day 01
	212 Western A	ve 208 Wes	tem Ave	
220 Western Ave	125-117			
218 Western Ave	120-117	•		
	26 Howard	C+	N N	
	24 Howard		125-3	125-4 19 Jay St
126-126	125-116		125-3	
0		2		
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27 Howa				
126-127 25 Howa	ard St 22	Howard St		
				15 Jay St
	T 20 How	yard St		0
23 Howard	d St O	125-20		125-5
23 Howard	var		13 Jay	St
126-81	rd S			
	1011	oward St		11 Jay St
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126-82		125-19		125-110
	oward St			
			125-111	- Contract
126-83	16 1	Howard St		11-A Jay St
120 00		125-18		9 Jay St
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15-A Howard St	Howard St			405.00
15	Howard St	125-17		125-92
126-174 126-85				
	The state of the s	14 Howard St		105-0
126-	00			125-8

2/2 Western And

122-172 CAMBRIDGE AFFORDABLE HOUSING CORP. 1770 MASS AVE #331 CAMBRIDGE, MA 02140

125-2 SMITH, IVY I. 208 WESTERN AVENUE CAMBRIDGE, MA 02139

125-20 WINCHELL, DANIEL & SARAH LAY 20 HOWARD ST CAMBRIDGE, MA 02139

126-126 / 125-3 RAYCE REALTY LLC 228 WESTERN AVE CAMBRIDGE, MA 02138 123-89
HARDING COURT LLC
C/O WESTERN AEROSPACE LLC
406 FRANKLIN ST
CAMBRIDGE, MA 02139

123-90 CAMBRIDGE CITY OF CAMBRIDGE HOSPITAL 1493 CAMBRIDGE ST CAMBRIDGE, MA 02139

125-21 MURRIEL, OSCAR R. & SALLIE B. MURRIEL, TRS. OF MURRIEL FAMILY TRUST 38 HOWARD STREET CAMBRIDGE, MA 02139 125-117 DU, SU & YIFEI DU 37 SHADY HILL RD WESTON, MA 02493

125-5 CLARKE, MARTIN E TRUSTEE OF THE CLARKE FAMILY TRUST 15 JAY ST CAMBRIDGE, MA 02139

attorer

125-116 DU, SU & YIFEI DU 37 SHADY HILL RD WESTON, MA 02493



JACK P. MILGRAM

21 Mayor Thomas J. McGrath Hwy, Ste. 203

QUINCY, MA 02169

E-mail: jackp.milgram@verizon.net Telephone: (617) 227-0878

Facsimile: (617) 227-3797

JACQUELINE L. AARON-WILLIAMS
PARALEGAL

E-mail: jackie.aaron@verizon.net

VIA HAND DELIVERED

June 4, 2018

Attention: Secretary

Cambridge Zoning Board of Appeals

831 Mass. Ave., #1 Cambridge, MA 02139

Re:

SYDNEY S. MILGRAM

ATTORNEY AT LAW

212 Western Avenue Cambridge, MA 02139

Dear Sir/Madam:

In regard to the above-captioned matter, kindly find enclosed herein, for filing and docketing with your offices, the following:

- 1. BZA Application Form in Triplicate;
- 2. Supporting Statement for Variance;
- 3. Dimensional Form;
- 4. Ownership Certificate;
- 5. Floor & Elevation Plans;
- 6. Certified Plot Plan;
- 7. Assessor's GIS "Block Map" and Photograph of Property; and
- 8. Application Fee.

If you have any questions or concerns, please do not hesitate to give me a call.

Thank you for your courtesy and cooperation in advance.

Jack P. Milgra

JPM/ja Enclosures Ce: Su Du

CHECK LIST

PROPERTY LOCATION: 212 Western Avenue, Cambridge, MA 02	2139 _{DATE} : May 19, 201	8
PETITIONER OR REPRESENTATIVE: Jack P. Milgram, Esquire - Law Off	fices of Jack P. Milgram	
ADDRESS & PHONE: 21 Mayor Thomas J. McGrath Highway, Suite 203,	Quincy, MA 02169 - Tel: (617) 2	27-0878
BLOCK: 125 LOT	:117	
PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING W WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING PROVIDED.		APPLICATION DOCUMENTS AR
PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.		
DOCUMENTS	REQUIRED	ENCLOSED
Application Form 3 Forms with Original Signatures	_X	
Supporting Statements - Scanned & 1 set to Zoning	X	X_
Application Fee (You will receive invoice online)	X	X
Assessor's GIS "Block Map" (Available on line or At Engineering Dept 147 Hampshire Street)	X	X
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	X	X_
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	X	X
Floor Plans - Scanned & 1 set to Zoning	X	X
Elevations - Scanned & 1 set to Zoning	×	X
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	X	
Photographs of Property - Scanned & 1 set to Zoning		
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning		
FOR SUBDIVISION ALSO INCLUDE: Scanned & 1 set to Zoni	ng	
Proposed Deeds	- V	
Evidence of Separate Utilities **		
Proposed Subdivision Plan		-
Petitioners are advised to refer to Attachment A (P: of Zoning Appeal) & consult zoning staff for review.	rocedures for applyin	g to the Boar

d

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

^{*} For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.
** Can be submitted after subdivision has been approved.

The undersigned hereby petitions the Board	of Zoning Appeal for the following:
Special Permit: Variance:	Appeal:
PETITIONER: Su Du & Yifei Du	
PETITIONER'S ADDRESS: 37 Shady Hill Road, We	ston, MA 02493
LOCATION OF PROPERTY: 212 Western Avenue, Ca	ambridge, MA 02139
TYPE OF OCCUPANCY: Mixed Use 3 Residential 1 Commercial	ONING DISTRICT: BA-3
REASON FOR PETITION:	
Additions	New Structure
X Change in Use/Occupancy	Parking
Conversion to Addi'l Dwelling	Unit's Sign
Dormer	Subdivision
Other:	_
SECTIONS OF ZONING ORDINANCE CITED:	
Article _IV Section4.35(0)	
Article Section	
Article Section	
Applicants for a Variance must complete Pag Applicants for a Special Permit must comple Applicants for an Appeal to the BZA Inspectional Services Department must attac	te Pages 1-4 and 6 of a Zoning determination by the
Original Signature(s):	(Petitioner(s)/Owner)
	Su Du
	(Print Name)
Address:	37 Shady Hill Road
	Weston, MA 02493
Tel. No.:	(907) 690-2599
E-Mail Addre	ss: gracedu0327@gmail.com
Date: May 19, 2018	

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Special Permit: Variance:	X Appeal:
PETITIONER: Su Du & Yifei Du	
PETITIONER'S ADDRESS: 37 Shady Hill Road, We	eston, MA 02493
LOCATION OF PROPERTY: 212 Western Avenue, C	ambridge, MA 02139
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REASON FOR PETITION:	
Additions	New Structure
X Change in Use/Occupancy	Parking
Conversion to Addi'l Dwelling	Unit's Sign
Dormer	Subdivision
Other:	
Petitioner proposes to add take-out and delivery to existing	
SECTIONS OF ZONING ORDINANCE CITED:	
Article IV Section 4.35(0)	
Article Section	
Article Section	
Applicants for a Variance must complete Pagapplicants for a Special Permit must complete Applicants for an Appeal to the BZA Inspectional Services Department must attafor the appeal	ete Pages 1-4 and 6 of a Zoning determination by the
Original Signature(s):	Sh Du (Petitioner(s)/Owner)
	Su Du
Address:	(Print Name) 37 Shady Hill Road
Aut 655.	Weston, MA 02493
	I Nederlander der Krist Leid Carrie
Tel. No.:	(907) 690-2599
E-Mail Addre	ess:gracedu0327@gmail.com
Date: May 19, 2018	

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Special Perm	nit: Variance:	X Appeal	l:
PETITIONER:	Su Du & Yifei Du		
PETITIONER'S	ADDRESS: 37 Shady Hill Road	, Weston, MA 02493	
LOCATION OF	PROPERTY: 212 Western Avenu	e, Cambridge, MA 02139	
TYPE OF OCCU	Mixed Use 3 Residential 1 Commercial	ZONING DISTRICT:	BA-3
REASON FOR F	PETITION:		
	Additions		New Structure
X	Change in Use/Occupancy		Parking
	Conversion to Addi'l Dwell	ing Unit's	Sign
-	Dormer		Subdivision
	Other:		
		*	
	ZONING ORDINANCE CITED:		
	Section 4.35 (0)		
	Section		
Applicants f Applicants f Applicants	Section for a Variance must complete for a Special Permit must co for an Appeal to the B Services Department must a	Pages 1-5 mplete Pages 1-4 and 6 ZA of a Zoning det	6 ermination by the
	Original Signature(s)	: Sudd	(s) (Owner)
		Su Du (Print	
	Address:	37 Shady Hill F	
		Weston, MA 0	2493
	Tel. No.	(907) 690-259	9
	E-Mail Ad	ddress: gracedu0327	@gmail.com
Date: Mav	19. 2018		

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 premises is pre-existing, non-conforming and a Literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize the ground floor commercial unit.

Specifically, intends to operate an Asian food restaruant, and take-out and delivery service is necessary in order to be competitive with other Asian food restaurants in the neighborhood and in the city.

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 rearsons:

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- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:
 - Substantial detriment to the public good for the following reasons:
 The premises is pre-existing, non-conforming similar in character with other buildings in the neighborhood.
 - 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The premises is pre-existing, non-conforming similar in character with other buildings in 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.

(ATTACHMENT B - PAGE 5)

DIMENSIONAL INFORMATION

APPLICANT: Su Du &	Yifei Du	PI	RESENT USE/OCCUPANC	Y: Mixed Use/1 Comme	rcial/3 Residentia
LOCATION: 37 Shady	Hill Road, Westor	n, MA 02439	zone:B	A-3	
PHONE: (907) 690	-2599	REQUESTED USE/	OCCUPANCY: Mixed Use	e/1 Commercial/3 Re	esidential
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹	í
TOTAL GROSS FLOOR	AREA:	3,504	3,504		(max.)
LOT AREA:		1,324		5,000	(min.)
RATIO OF GROSS FLO TO LOT AREA: ²	OR AREA	2.64	2.64	75	(max.)
LOT AREA FOR EACH	DWELLING UNIT:	441	441	1,500	(min.)
SIZE OF LOT:	WIDTH	50x60		50	(min.)
	DEPTH				
Setbacks in	FRONT	0	0	10'	(min.)
Feet:	REAR	10	10	20	(min.)
	LEFT SIDE	131	13	15.9	(min.)
	RIGHT SIDE	0	0	15.9	(min.)
SIZE OF BLDG.:	HEIGHT	2.5 stories	2.5 stories	35	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OP	EN SPACE				
TO LOT AREA: 3)		12%	12%	30%	(min.)
NO. OF DWELLING UN	ITS: 3 resi	dential/1 commercia	3 residential/1 commerc	ial	(max.)
NO. OF PARKING SPA	CES:	2	2	(mir	n./max)
NO. OF LOADING ARE	AS:	0	0	0	(min.)
DISTANCE TO NEARES ON SAME LOT:	T BLDG.	0	0	0	(min.)
Describe where app on same lot, and steel, etc.	licable, other type of const	occupancies on ruction propos	same lot, the size ed, e.g.; wood fr	of adjacent bu ame, concrete,	ildings brick,

^{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'.

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 Su Du (OVERN)
(OWNER)
Address: 37 Shady Hill Road, Weston, MA 02493
State that I/We own the property located at 212 Western Avenue , Cambridge, MA 02139 which is the subject of this zoning application.
The record title of this property is in the name of Su Du and Yifei Du
*Pursuant to a deed of duly recorded in the date $09/30/16$, Middlesex South
County Registry of Deeds at Book 68129, Page511; or
Middlesex Registry District of Land Court, Certificate No
BookPage
SuDu
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 Norfolk
The above-name <u>Su Du</u> personally appeared before me,
this 27th of May , 2018 , and made oath that the above statement is true.
Jack D. Milgram Notary
My commission expires <u>December 3, 2021</u> (Notary Seal).

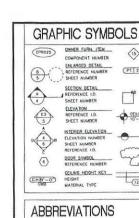
• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

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(OWNER)
Address: 37 Shady Hill Road, Weston, MA 02493
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County Registry of Deeds at Book <u>68129</u> , Page <u>511</u> ; 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 Norfolk
The above-name Yifei Du personally appeared before me,
this <u>27th</u> of <u>May</u> , 20 <u>18</u> , and made oath that the above statement is true. Jack Milgram Notary
My commission expires <u>December 3, 2021</u> (Notary Seal).

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



ACCENT BUILT-IN ACQUISTIC CEILING TILE ABOVE FINISH FLOOR

BUILDING OFFICIALS

CODE SUMMARY

BUILDING

BOCK BULLDING OFFICE OF THE PROPERTY OF THE PR ERASS
BRASS
BRONZE
CABINET
CHROME
CENTRE LINE
CER IND
CLEAR
CONCRETE MASO
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DETAIL
DIAMETER
DUMBER PASSES

APPLICABLE CODES

DESCRIPTION GENERAL GROUP

ACCESSIBILITY CODE
PUMBING CODE
MECHANICAL CODE
ELECTRICAL CODE
FIRE PROTECTION

CONSTRUCTION TYPE

ND. OF STORIES (BUILDING) HIGH RISE? COVERED MALL SPRONCERED MANUAL FIRE ALARM SYSTEM AUTOMATIC FIRE ALARM SYSTEM

SEPARATIONS
TENANT SEPARATION
EXIT ENCLOSURE SEPARATION
FINISH CLASSIFICATION

FLOOR AREA ALLOWANCE

WEING FACILITIES
WATER CLOSETS
LAVATORY
DRINKING FOUNTAIN
UTILITY SINK

TOTAL OCCUPANT LOAD

RESS

RECURRED NUMBER OF EXITS

MIN, DEIT SEPARA RIDH

ANXINI EGRESS PATH (GROUND FLOOR)

EGRESS WIDH (SERVING 150)

EGRESS WIDH (SERVING 450)

OCCUPANT LOAD
GROSS FLOOR AREA



INSULATION

RIGID

BATT/BLANKET

MAXEMIM
WERCHANDSE BAY
MECHANDAL
MECHANDAL
MANUFACTURER
MINIMUM
MISCELLANEOUS
MOCRONI
MASSONRY OPENING
MOSTRIE RESISTANT
METAL
MULLION

NATIONAL FIRE PROTECTION ASSOCIATION NUMBER

NATURAL NOT IN CONTRACT

NOT TO SCALE

PLASTIC LAMINATE

PRESSURE TREATED

DN CENTER OWNER FURNISHED ITEM

OPENING

PLYWOOD

MASSACHUETTS BULDONS COOR CURRENT AMERICATION 2015 MTERNATIONAL EXISTNO BULGONG COCE 323 CMR — MA ACCESSIONY RECEARATIONS 248 CMR — MA PLUMBROR REGNATIONS 11/8/PIANDRAMA LADVANICAL COOK LOS 11/8/PIANDRAMA LADVANICAL COOK LOS 11/8/PIANDRAMA LADVANICAL COOK LOS MITEMATORIAN LADVANICAL COOK LOS MITEMATORIAN LEBURDON COOK LOS 10/8/PIANDRAMA LADVANICAL COOK LOS 11/8/PIANDRAMA LADVANICAL COOK 11/8/PIANDRAMA LADVANICAL

3 + BASEMENT

2-HR FIRE RATED
NONE
ROOM WALLS CLASS C
ROOM CEILINGS CLASS B
EXIT CORRIDORS CLASS C

DINING AREA - 15 SF KITCHEN AREA - 200 SF

FEMALE: 1/30, MALE: 1/80 1/200 PER SEX NONE

PROJECT MARKATUS

INSERTING A RESUMBANT REQUATION AT AN EXPIRAL INSTOLUCE (12-TANKY RESOLUTION A RESILIABANT) BALDING. THE SCOPE OF WORK INCLUDES, INTERIOR
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WNDOW SYMBOL

MATERIAL TYPE FINISH NUMBER

DATUM POINT

MATCH LINE

SHEET NUMBER

REVISION INDICATOR

PARTITION INDICATOR

REVISION NUMBER

PARTITION TYPE

FINISHED ALL OVER FIRE EXTINGUISHER CADINET FIRE EXTINGUISHER CADINET FIRE TEXT FLOOR FLOOR CADINET FLUORESCENT FILL STANDING UNIT FLATUILE WILL GAUGE CONTRACTOR GLASS RENFORCED GYPSUM GLASS RENFORCED GYPSUM

GLASS REINFORCED GYPSUM GYPSUM BOARD HEIGHT

LINEAR
LANOLORD
LIGHT
LIGHTING
LAMINATED VENEER LUMBER

CODE REFERENCE : 303

TABLE 503 : 403.1 : 402.0 : 903.2.1.2 : IEBC 912.2.2 & IBC 907.2.7 : PER MECHANICAL CODE

: TABLE 602

1 1004.1.1

TABLE 1021.1 1026.1 TABLE 1017.2 1024.2 1024.2

HOLLOW CORE

HARDWOOD HORIZONTAL HANDRAIL INCH

INSULATION

INTERIOR JUNCTION BOX LONG LAVATORY

HC HDWD HDWD HCR HR IN INSUL INT JB

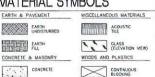
ELEVATION

(PT 25)

(123)

FINISH DESIGNATOR

TEXT NOTE INDICATOR
TEXT NOTE NUMBER



CONTINUOUS

RODM
ROUGH OPENING
STANDARD BUILDING CODE
SCHOOLES
SECTION
SHEET
SIMILAR
STRUCTURAL METAL FRAMING
SPECIFICATIONS

SQUARE FEET SQUARE INCHES

STANCESS STEEL STANDARD BUSPENDED

TONGUE AND GROOVE TELEPHONE TEMPERATURE

VAPOR BARRIER VERIFY IN THE FIELD

8 (RESTAURANT) LESS THAN 49 PEOPLE

2-HR FIRE RATED NONE CLASS C CLASS B CLASS C

1,144 eq.ft. FIRST FL. 1,536 sq.ft. BASEMENT 2,680 sq.ft.

300 sq.H. / 15 - 20 984 sq.H. / 200- 4 1,396 sq.H. / 200- 6

: 1 UNISEX, 1 STAFF : 1 UNISEX, 1 STAFF : NONE

(ND CHANGE)

WIDE CLOSET WOOD WROUGHT IRON WEIGHT WITHOUT YARD

WC WD WI WT W/O

UNIFORM BUILDING CODE UNLESS NOTED OTHERWISE

TREAD TYPICAL

PLYW000 PL ON PLYWOOD

ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE AMENDMENT AND INTERNATIONAL BUILDING COOL, THE REQUIREDURING OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL DITHER APPLICABLE REQUIATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK.

GENERAL NOTES:

ORDINACES, CIC. DURLEWS THE WORK.

PRIOR TO DUE DIES, ALL CONTRACTIONS HISTORICIDES Y CHANGE
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ATTENTION SHOULD BE MODE AT THE MECHANICAL COMPRISH MATH
RE-HSTAALLING.

ALL INSTRUCTION CONTROL ON HOT MAY AND DETAIL DIMERSHORD SHOULD
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CONTRACTOR SHALL RIGHT WITH CONTRACTING OFFICER OF ANY
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PROCEEDING WITH ATTECTED PART OF THE WORK. AND SET ONE
PROCEEDING WITH ATTECTED PART OF THE WORK.

THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROJECT ADJOINNG PROPERTY AND STRUCTURES FROM DAMAGE. ALL ARBITTING MORN SHALL DE RESTORED TO ITS ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.

NO EXTRA COST TO THE OWNER.

IT IS NOT MITTAGED THAT THISE DEARMINGS SHOW EVERY CUT,
CONDINON ETC. OF DES SYSTEM, PORMINGS, THE CONTRACTOR

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CONTRACTOR SHALL ADHERE TO A SCHEDULE FOR ALL WORK WHICH DOES NOT INTERFERE WITH NORMAL OPERATIONS OF THE FACILITY.

CONTRACTOR SHALL ENSURE THAT MEMBRANE ROOFING MANUFACTURE'S REPRESENTATIVE IS PRESENT ON SITE DURING INSTALLATION OF THE ENTIRE ROOF.

18. ROOT SUPPLY AS NOTED ON BRAWANG ARE DASED ON AVAILABLE TO THE ANALYSIS OF THE ANALYSIS OF

12 DO NOT PUT DISSIMILAR METALS IN CONTACT WITH EACH DITHER.

13 UNLESS SPECIFICALLY NOTED AS EXISTING, ALL ITEMS ARE NEW

14. USE DNLY MASDNRY MATERIALS FOR MASDNRY PATCHING AND USE ONLY ROOFING MATERIALS FOR ROOF WORK.

ROOD NOTES:

1 ALL LUNDER SHALL HAVE A MOISTURE CONTENT OF NOT MORE
2. ALL FRAMENG LUNDER SHALL BE #2 HEM-FIR, OR BETTER,
HAVING A MEMBAURE FB-1,200 PSL FV-70 PSL E-1,300,000

PSI.
ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A

ALL LY LUNGER DIADRED ON PLANS BHALL HAKE A
MINIMUM. AND NOT UNDER THAN PO"O D.C.

ALL JOST SPANS SHALL HAKE ONE ROW OF 1" X X CROSS
BROOMED AT HOS SPAN AND NOT HOME THAN 8" O"O D.C.

ALL STILD BEARHIE WALLS GHALL HAVE ONE ROW O" 2X
HORIZONIA DECOMED AT 1/2 STIDD HEIGHT, AND NOT MORE
PROVIDE AND DECOMED AT 1/2 STIDD HEIGHT, AND NOT MORE
PROVIDE AND INSTALL ALL RICESSARY THINDER CONNECTORS
SHIT ACQUARTS STERNICHS.
PROVIDE DOUBLE JOST BELOW PARTITIONS PARALLEL TO JOST
FRAMME.

FRAUNG.
PROVIDE SOUD DRIDGING BELOW PARTITIONS PERPENDICULAR TO JOST FRAUNG.
PROVIDE SOUD BRIDGING PROVIDED TO JOST FRAUNG.

SOST FRAMMO PROVIDE SOLID BRIDDING BETWEEN JOIST FRAMMS MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS WHEN BEARING ON STUD PARTITIONS OR BEAMS WHEN BEAMS OF THE STUDY OF THE STUDY OF THE STUDY WHEN STUDY OF THE STUDY OF THE STUDY OF THE STUDY OF THE STUDY FROM 10P PLATE TO FLOOR PLATE AT 45, SUMPSION TYPE

"CWB", OR EQUAL

12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER
BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON

LIGHT GAGE METAL FRAMING.

1. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS, LATEST EDITIONS:

ATEST EDITIONS.

AMERICAN RON AND STEEL INSTITUTE (ALS.L). DESIGN OF COLD FORM STRUCTURAL STEEL. AMERICAN INSTITUTE OF STEEL CONSTRUCTION. MANUAL OF STEEL CONSTRUCTION. MANUAL OF STEEL CONSTRUCTION. AMERICAN SECTION SOCIETY (A.W.S.), STURCTURAL WELDING CODE—SHEET STEEL.

AMERICAN SOCIETY OF OR TESTING AND MATERIALS.

U. AMERICAN

ASTAN.

THE MORE STRUCENT REQUIREMENTS SHALL GOVERN IN
CONFLICTS RETWEEN SPECIFIED CODES AND STANDARDS.

J. UP TO 4'-0" USE 3 4SIW20, UP TO 6'-6" USE 3 6SW18.

DOCUMENT LIST DETAILS AND NOTES A1.1 PROPOSED FLOOR PLAN SHEET EXISTING RESIDENTIAL PLANS (NO A1.2 3.5 SHEET A2.1 SHEET BASEMENT & 1ST FL PLUMBING P1.0 SHEET BASEMENT & 1ST FL FIRE ALARM FALO. SHEET FA1.1 2ND & 3RD FL. FIRE ALARM PLAN SHEET

RCHITECT

JC ARCHITECT jlm.chen5408egmail.com 730 HANCOCK STREET OUINCY, MA 02170 TEL: 617-642-2882

PARTNERSHIP

REGISTRATION

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PARTITION LE	EGEND			
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ammunn.	EXISTING DEMISING PARTITION	OFE	FIRE EXTINGUSHER	
	NEW FULL HEIGHT PARTITION	69	SMOKE DETECTOR	
200000000000000000000000000000000000000	NEW 42" HIGH LOW WALL	1	HEAT DETECTOR	
	2-HOUR FIRE RATED FIRE PARTITION	⊗	EXIT SIGN	
(13)	OUTSIDE BEACON	2.3	EMERGENCY LIGHT	
å	HORN	ANSUL	ANSUL SYSTEM SWITCH	
ä	MINI HORN	FACP	FIRE ALARM CONTROL PANEL	
8	STROBE ONLY	(6)	FIRE DEPARTMENT KNOX BOX	
B	PULL STATION W/HORN			

PROPOSED CHINESE RESTAURANT 212 WESTERN AVE, CAMBRIDGE, MA

PROJECT SHEET TITLE SHEET

DRAWING NO

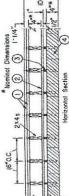
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GOTON GLAGE DATE 11/30/17

BEARING WALL RATING -2 HR, FINISH RATING -59 MIN. DESIGN NO. U302



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- NOIGATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL-CERTIFICATION WARK FOR JARSOCTIONS EMPLOYING THE UL OR CUL, CERTIFICATION (SUCH AS CAMADA), RESPECTIVELY,

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AMERICAN BYPSIN CD -TYPES AG-C, ADX-1, M-GLASS, AGK-11

CERTANTED DYSUM. NG -- IYPES 1, FRPG, SF3, EDRO, DASROG, TYPE G, TYPE 1, TYPE, X-1 BEIJNG MEW BUILDING MATERIALS PUBLIC LTO CO -TYPE

CCC INC. — THPES AR. C. IP-AR, IP-XI, IP-X2, IPC-AR, SCK, SHK, ULX, USDK, HRC, NRX

CONTINUATAL BULDING PROCUCTS OPERATING CO, L L
- ITPES LGFC2A, LGFC8A, LGFC-C/A, LGFC-WG, LGLLX

CORRESPONDED FORMALL I.

C = PPFFS S, R, C, DAV, DO, DA, DAVE, DD, DG, DFFFS, D

NATIONAL GYPSUM CO - TYPES CXP-C, FSK, FSK-C, FSK-C, FSMR-C, FSW, FSW-3, FSW-S, FSW-8, FSW-8, FSW-C, FSW-G, FS ASCO BULDNG PRODUCTS 1. L. G, DBA PABGO 37PSJM - TYPCS C, PG-3, PG-4, PG-5, PG-9, PG-11, PG-C, OR PGS-WRS DRECK, FRC, PRC2, PSFK, RHC, MDK, ETX

USD BRAN, ZAWAN DRYWALL I. C. SFZ. — 17PES. C, SCX. USD WICKOD S. A. DE. V. — 17PES. SCX, SPK, UKX, USDX, WICC OF WICK.

14. OVERUM BOMBY — (AS AN ALTERNATE TO TER 1) — MON 3/4 N; THICK, INSTALLED AS RESCRIBED IN TERM 1. — TYPES AR: 19—40 not JATTED STATES DYPSUM CD -TYPES AR, IP-AR, IPC-AR

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IN OPPOSE DE CONTRETA LOS DES ANTO DE CONTRETA LOS DECENDOS DECENDOS DECENDOS DE CONTRETA LOS DECENDOS DE C

ITMS I THROUGH HB) —5/8 N. THICK, A FT, WOE, PARTR SECRETAR AND VERTICALY OR HIGHLAND TAY SECRETAR AND THE N. THEN TO SECRETAR AND CERTAINTEED DYPSIAN INC.—TYPE SECRITY GEORGIA-PACIFIC DYPSUM I. L. C. —TYPE X. COUFDRIGUARD SCUND DEADERING GYPSUM BOARD

WALL AND PARTITION FACHOS AND CESSORES - - - (AS AN ALTERNAT TO WAS : THROUGH U) - NORWAL S/S IN THICK A FT WIDE MALS, APPLED VERTICALLY AND SCILIED AS DESCRIBED MALS, APPLED VERTICALLY AND SCILIED AS DESCRIBED NATIONAL GYPSUM CO -SCUNDBREAK XP TYPE X CYPSUM BOARD ACCESSORES — LAS AM ATTREMATE TO ACCESSORES — ACCESSORES — LAS AM ATTREMATE TO ACCESSORES — LAS AM ATTREMATE TO ACCESSORES — LAS AM ATTREMATE AND SECURIOR AS DESCRIPTION AND SECURIOR AS DESCRIPTION AND SECURIOR AND ACCESSORED AS DESCRIPTION — TYPE QUERIENCY TE, C, DBA PARCO GPROJA — TYPE QUERIENCY TE.

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THE PAPER INC

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ALTERNAT FLOOR LUST MATERIALS - (DEPTOMA) -- FLOOR BAST MATERIAL WAS 3/14 K. (THOM) PRINCE LOOK LUST BAST HE GLEBETOR FLOOR TOPHING DECORESS DECLE A AND OF 1-1/7 H. (THOM) THE STATE ACCORDING S. C. - THY FROM FIRST FLOOR TO STATE OUTS, 65/273

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THEN BALLAND PRODUCTS CO. INC.——THE STATE BATTER, SAFET STATE.

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(A) M. CHOTOGO SET FOOD WAS A COMPANIES ALTONG TAKEN ON DEMONEYAN TORK LAND RATE OF MONEY WAS A MONEY ATTACK.

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ALTERATE TODGS BATE MATERIALS — (OPTOWAL) = TAGGS WAT MATERIAL WAN ALTER TODGS WAT MATERIAL WAS BATELLOST. LOOK TOPWAY THACH TAGGS SHALL SEE MANAGES OF 1-1/73 A. TODGS STATE OF THE MATERIAL PRODUCTS CO MICH. THE OLIVER OF THE OLIVER WAS ALTERATED TO THE ATTENAT FLOOR AND MATERALS* == (OPTOMA) = FLOOR WAY WATERALS SHALL FLOOR COST, LAO SYST THE FLAFFLOOR, FLOOR SPIPMO THEORESS BHALL SEX A MANAGES PRODUCTS SO RG. == THE QUET GARL \$3/213 AND SMIT QUE, TWE DJET DUR. 82/213 AND DVIET DJP.

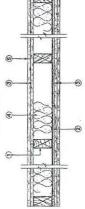
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CONTRACTOR AND TO THE CONTRACTOR CONTRACTOR

A minimum of the control of the cont B. ACOUSTICAL SEALANT - (DPIDONAL) --- A BEAB OF ADDUSTICAL SCALANT APPLIED TO THE TOP SLATFICE OF THE WOOD JUSTIE FOR SIGNAL-CHARTEN SEALAND.

DESIGN NO. U334
BEARING WALL RATING —2 HR.
STC RATING — 62



JC ARCHITECT Jm.chen5408-gmail.com 730 HANCOCK STREET OUINCY, MA 02170

TEL: 617-642-2882

J ERCHITECT

PERSON CHUNG. ... IS NO BILV VEITA, NON 5-17 N. WOR DY 1/2 N. VEETA TEACHT CHUNGE PLATED TOPPENCOLAN THE SECRETAL VEITCALLY MAY 34 N. CA, TAING POPTON ATTAINED TO TACH WITHICKNOS NOW WITH IN LONG THESE BEACH SHOP --- NOW 2 BY 4 IN, SPACES IS NI. OC. STARS CROSS SHACED AT MID-HODHE AND EFFECTIVELY FAIL STOWED AT TOP AND BOTTOM OF MALL.

PARTNERSHIP

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RSC-1, 896-1 (225)

STEL TRANS ARMERS -- (PRIGSE, NOT BROWN) -- FLERIND DELINGES AND STEL TRANS MEMBERS AS RESOURCE BELOW

A MEMORATE OF THE STATE OF THE B DEL FALMES MERCED ——HED TO A THICH FORMS CHANGES (TOT SAL) TO FING. CHE SPECIO 45 M CG. EDISF AND RECOVERS DECORDED AND 2.8 TO A SECURITION OF THE SECURITIES OF THE SPECIAL PROPERTY OF THE PROPERTY OF THE

PURENE DIMBRITS — FOREID OF MR. 25 WID GALL STREE, SPACES 21 M. DE FERNACIOLAR TO STUDE DIMBRIS SICURIO PURCO, AS DECIDIOS DI VITA IL DOS OF ACADAM CONTROLLO OF DE MAIN TED TO DECIDENCE SHET DOSAL STAND OF MR. IN AND CANADED SILLD. SEED DISHIBLY SOURCE ATTENDED TO FUNDING DISHIBLY AS DECIDING IN THE S. 2 REFL FRANCE SPREEZE -- (SPECIAL, WOT SHOW) -- FURBRIC CHANGE AND STEE FRANCE AS RESCRIED SECTION

RECIBITRATION

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A BATTE AND REARCTTY --- NOW 2 TO THEIR UNITERLY WOOL HESTER RETREEN STUDS IN MALL GAVITY.

A BATTS AND REMOTTYS — GLAB FREE HISLANDA THE CANTES TOPING BY THE STUDB FREEDOW FT WHY B-19 LIFRAGO FORDERAD SEALKING MEDIUM OF SALEMAN OF PAY IN THEN AND 15-1/4 IN WELL SEE BATTS AND BLANKERS (\$12) EARGOOT FOR MARES OF CALANDO EDIBARITY. MOXIA NC -- THE ATB INCHANTER NC -- THE GAR, EACH IT.

PROJECT

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A THU BA ARDE -- STEL FRANKO MEMBERS-SHALL BE UZED TO ATTACH WALLBOURD TO STOOS ON EITHER INE ACCOUNTERS. C. ITM 8, ABOYE CHILDING AND STALANTS (NOT BRIMM) A READ OF ACUSTICAL SECURAL TOTAL BY APPLED AROUND THE PARTITION PERMITTER FIRE SOLID CHILDIA. B ITH 44 ABON -- BATH AND BANKETS AS SCHORAGE ABONE, FRENCASS WELLATON DAVIL DE UNER.

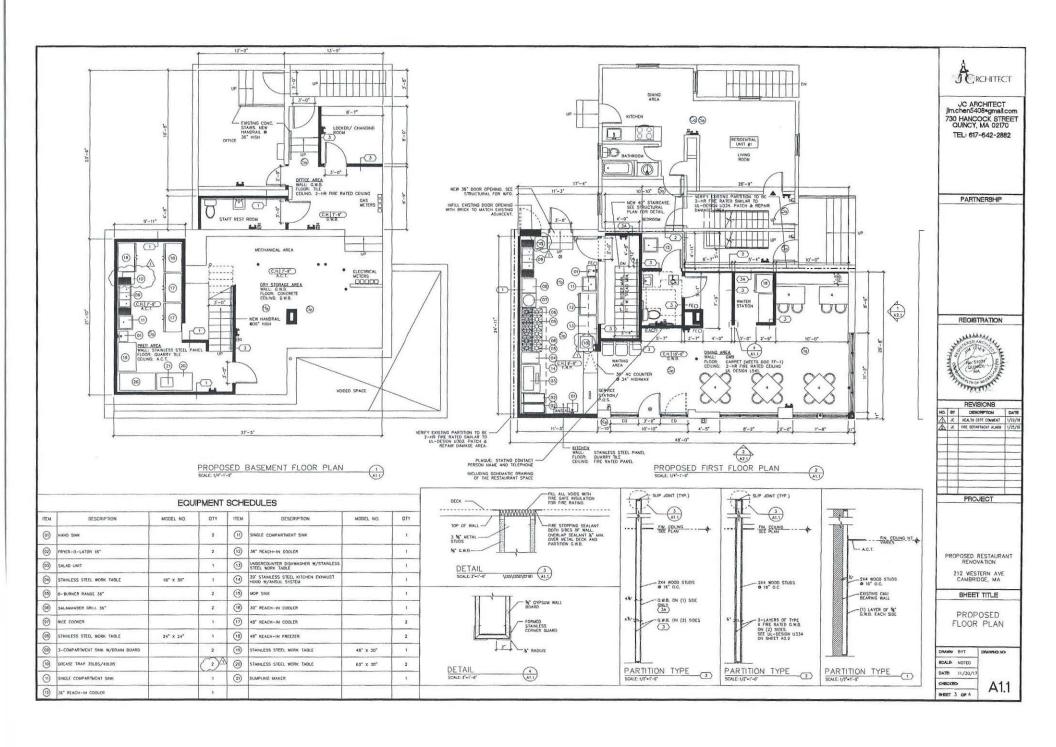
PROPOSED RESTAURANT RENOVATION

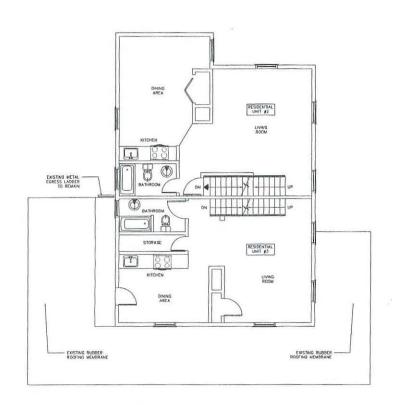
212 WESTERN AVE CAMBRIDGE, MA

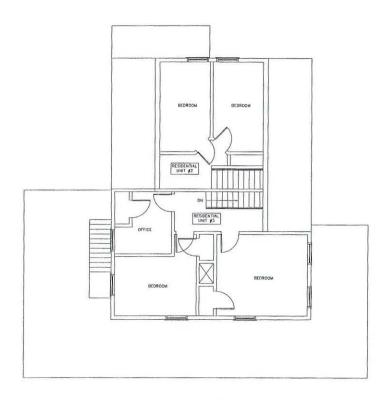
SHEET TITLE UL-DESIGN

And the Anthon Chapter on Account of the Policy, and The Anderson Chapter of the Anthon Chapter of the Anthon

A0.2 BCALE. NOTEO DATE 11/30/17 DRAWN BYT CHECKED







EXISTING SECOND FLOOR PLAN

SCALE (V*-1'-0'

NO ARCHITECTURAL CHANGE - PIRE ALARM WORK ONLY)

EXISTING THIRD FLOOR PLAN

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

(NO ARCHITECTURAL CHANGE - FIRE ALARM MORK ONLY)



JC ARCHITECT jim.chen5408*gmali.com 730 HANCOCK STREET QUINCY, MA 02170 TEL: 617-642-2882

PARTNERSHIP

REGISTRATION



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PROJECT

PROPOSED RESTAURANT RENOVATION 212 WESTERN AVE CAMBRIDGE, MA

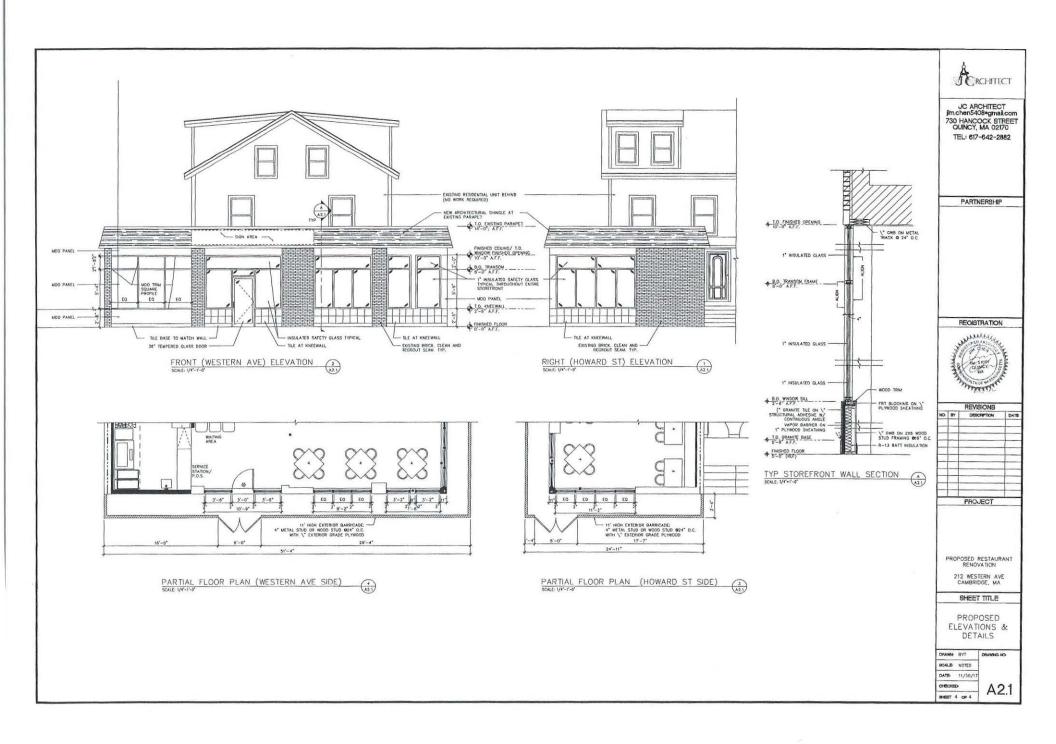
SHEET TITLE

EXISTING RESIDENTIAL FLOOR PLAN

A1.2

DRAWN BYT DRAWNO N BOALE NOTED DATE 11/30/17

SHEET 3.50# 4



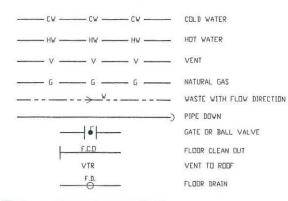


2. DISHWASHER SINK, 3-BAY SINK, DISH WASHER WASTE TO GREASE TRAP THEN TO SEWER LINE IN BASEMENT.

PLUMBING SCHEDULE

	DESCRIPTION	HOT WATER	COLD	VENT	WASTE	REMARK
P-1	WATER CLOSET	N/A	1"	2*	4"	HANDICAP TYPE
P-2	TOILET SINK	1/2"	1/2"	2"	2*	HANDICAP TYPE
P-3	PREP SINK	1/2*	1/2*	2"	2*	7.71
P-4	HAND SINK	1/2"	1/2*	2"	5*	
P-5	3-BAY SINK	1/2"	1/2*	2*	2*	GREASE INTERCEPTOR DRAIN BOARD
P-6	MOP SINK	1/2"	1/2*	2*	2*	
P-7	DISHWASHER	1/2"	1/2"	2"	5*	ELECT. HEATER
P-8	FLOOR DRAIN	N/A	N/A	2"	2"	TO GREASE INTERCEPTOR

NOTE: ALL 3-COMPARIMENT SINKS, AND DISHWASHER MACHINE MUST BE CONNECTED TO GREASE TRAP.





JC ARCHITECT Jim.chen5408*gmail.com 730 HANCOCK STREET OUNCY, MA 02170 TEL: 617-642-2882

PARTNERSHIP

REGISTRATION



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PROJECT

PROPOSED RESTAURANT RENOVATION

> 212 WESTERN AVE CAMBRIDGE, MA SHEET TITLE

PROPOSED PLUMBING PLAN

DRAWN	BYT	DRAWNO NO
SCALE	NOTED	
DATE	11/30/17	

P1.0

CONTROL TOWN TO THE STATE OF TH

PROPOSED BASEMENT PLUMBING PLAN 1. SCALE: 1/1-1-0"

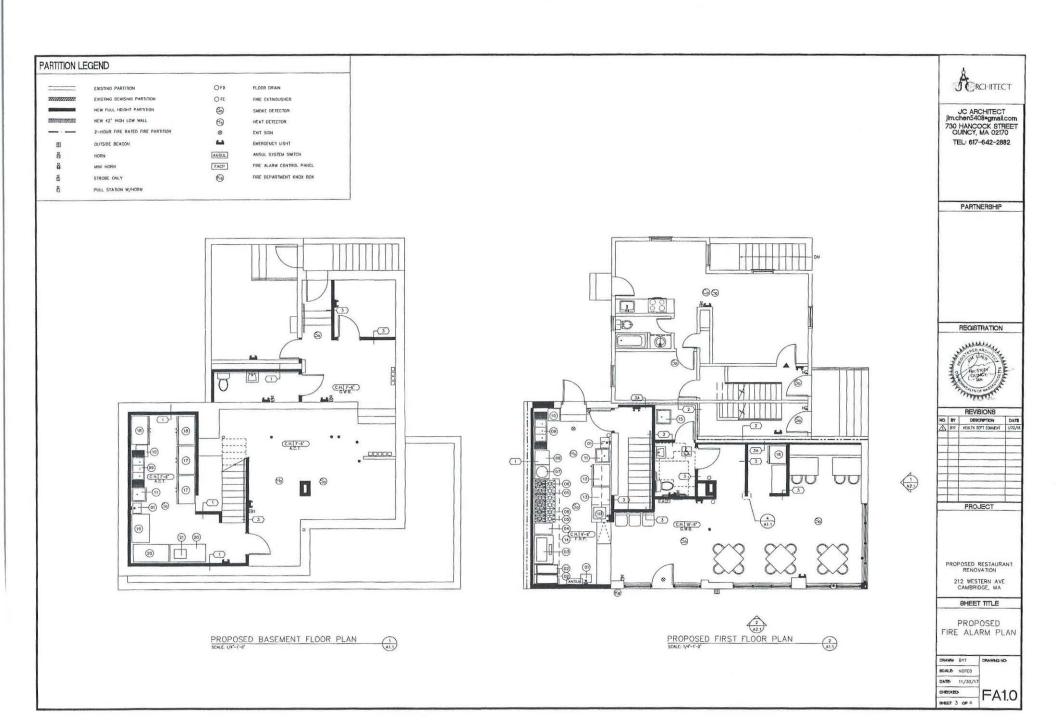
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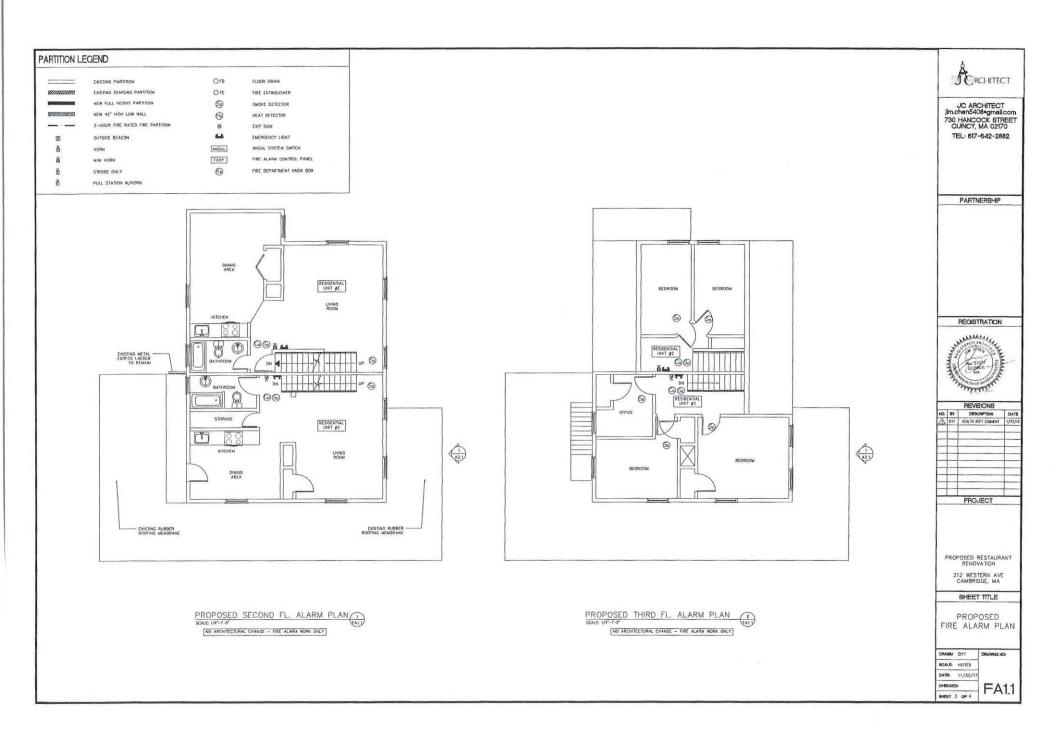
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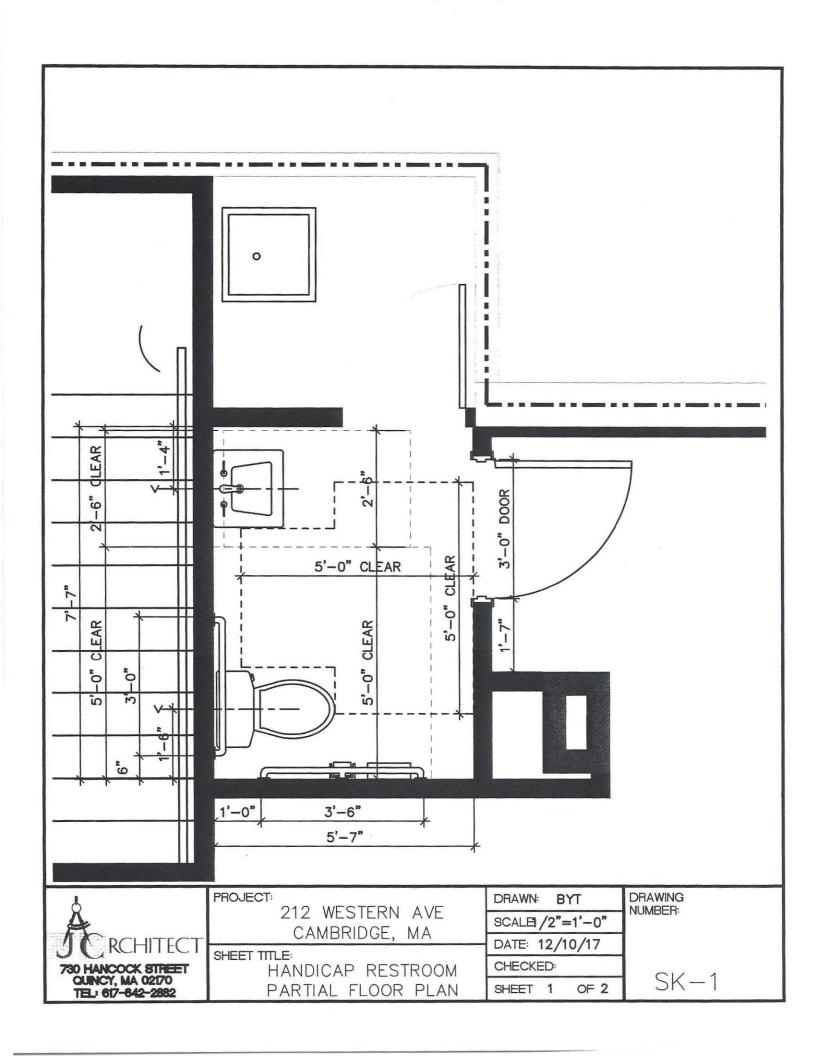
GREASE TRAP

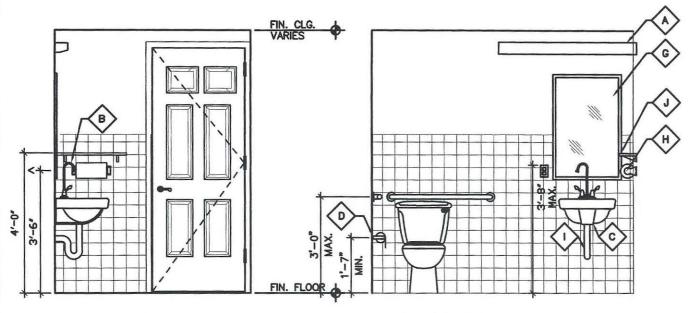
T S 10 EXISTING

PROPOSED FIRST FL. PLUMBING PLAN?



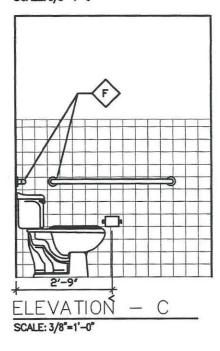


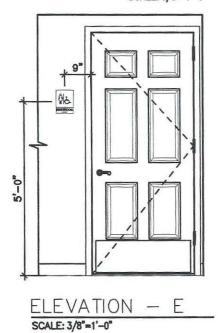




ELEVATION - A

ELEVATION - B SCALE: 3/8"=1'-0" SCALE: 3/8"=1'-0"





TOILET ACCESSORIES: MIRROR FAUCET SINK TOILET PAPER DISPENSER PIPE INSULATION GRAB BARS SIDE SPLASH ORDERED WITH SINK

CUSTOMER TOILET ROOM SCALE: 3/8"=1'-0"



PROJECT:

212 WESTERN AVE CAMBRIDGE, MA

SHEET TITLE:

HANDICAP RESTROOM **ELEVATIONS**

DRAWN: BYT
SCALE: NOTED
DATE: 12/10/17
CHECKED:
SHEET 2 OF 2

DRAWING NUMBER:

SK-2



HOWARD AVENUE

ONE WAY

Vertical granite curb

WESTERN AVENUE

ONE WAY

Parallel parking

Vertical granite curb

Red brick paver

Concrete sidewalk

è

49.5 Entry way door EXISTING #212 WESTERN AVENUE

Canopy

Canopy

Gravel

 ∞

Canopy

sidewalk

Concrete : 60.0'

PART OF LOT 39

EXISTING #208 WESTERN AVENUE

3,000± SF

13.3' Concrete

escabe O 90.

Gravel driveway

14.0'

50.0' Chain link fence

14.6'

EXISTING #22 HOWARD STREET

PLOT PLAN SHOWING EXISTING CONDITIONS 212 WESTERN AVENUE CAMBRIDGE, MA MAY 15, 2018 SCALE: 1"=10'

OWNER: SU DU & YIFEI DU

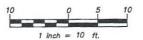
EXISTING CONDITIONS SHOWN BASED UPON A TAPE SURVEY ON MAY 6, 2018 BY DANIEL SMITH, PE, PLS.

ASSESSOR ID: MBLU: 125-117

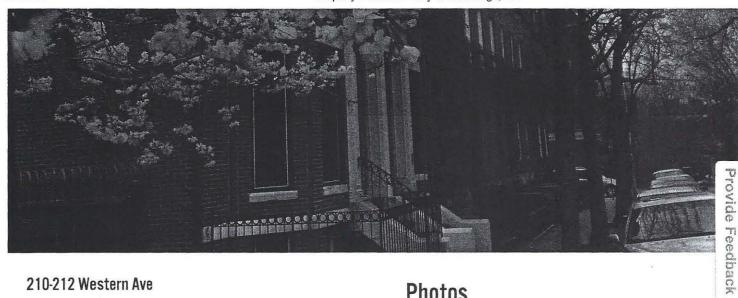
ZONING DISTRICT: RESIDENCE BA-3

PROPERTY IS LOCATED WITHIN FIRM ZONE X REFERENCE FIRM MAP 25017C0576E, EFFECTIVE DATE JUNE 4, 2010

DEED REFERENCE: BK 68129/PG 511



DANIEL M. SMITH PE, PLS Consulting Engineer & Land Surveyor 33 Mayflower Road. Pembroke, MA Tel. 617--947-5079



210-212 Western Ave

Property Information

Property Class	MULTIUSE-COM
State Class Code	31
Zoning (Unofficial)	BA-3
Map/Lot	125-117
Land Area (sq. ft)	1,324

Property Value

Year of Assessment	2018	
Tax District	C4	
Residential Exemption	No	
Building Value	\$264,400	
Land Value	\$424,200	
Assessed Value	\$688,600	
Sale Price	\$1,450,000	
Book/Page	68129/511	
Sale Date	September 30, 2016	
Previous Assessed Value	\$610,800	***************************************

Owner Information

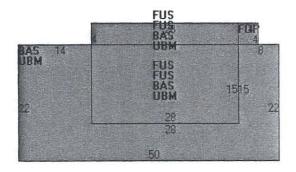
Owner(s)	DU, SU &	
	YIFEI DU	
	37 SHADY HILL RD	
	WESTON, MA 02493	

Building Information COMMERCIAL BUILDING NUMBER 1, SECTION 1 Exterior

Photos



Sketches



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Style	MIX NBHD CTR W/RES
Occupancy	MULTIUSE-RES
Number of Stories	2.5
Exterior Wall Type	FRAME-CLAPBD
Roof Material	ASPHALT-SHNG
Wall Height	10
Partititions	AVERAGE

Interior

2,276	
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2	

Systems

Heat Type	FORCED-AIR
Heat Fuel	Gas
Plumbing	AVERAGE

Condition & Grade

Year Built	1900	į
Overall Condition	Fair	1
Overali Grade	Fair	9

Subareas

Code	Description	Gross Area	Living Area
FOP	Porch, Open	16	0
FUS	Upper Story, Finished	1,064	1,064
BAS	First Floor	1,212	1,212
UBM	Basement	1,212	. 0
	Total:	3,504	2,276



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139 Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director* William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members* Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

<u> </u>	
To the Owner of Property at 212 Western	Avenue
The above-referenced property is subject to the jurisdiction reason of the status referenced below:	of the Cambridge Historical Commission (CHC) by
Old Cambridge Historic District	
Fort Washington Historic District	
(M.G.L. Ch. 40C, City Code §2.78	
Avon Hill Neighborhood Conservation	
Half Crown – Marsh Neighborhood CoHarvard Square Conservation District	liservation District
Mid Cambridge Neighborhood Conserv	vation District
Designated Landmark	
Property is being studied for designatio	
(City Code, Ch. 2.78., Article III, a	
Preservation Restriction or Easement (a	d therefore subject to CHC review of any application
	equired by ISD. (City Code, Ch. 2.78, Article II). See
the back of this page for definition	
	n anticipated. No CHC of land use.
· · · · · · · · · · · · · · · · · · ·	ic property and the structure is less than fifty years
old. No local jurisdiction, but the property is	s listed on the National Register of Historic Places;
CHC staff is available for consulta	
Staff comments:	
The Board of Zoning Appeal advises applicants to complet	
Conservation District Commission reviews before appearing	ng 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	
CHC staff initialsSLB	DateJune 26, 2018
Received by Uploaded to Energov	Date June 26, 2018
Relationship to project BZA 16757-2018	
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