

Planning Board Special Permit Application
55 Washburn Avenue, Cambridge, MA

List of Materials Submitted

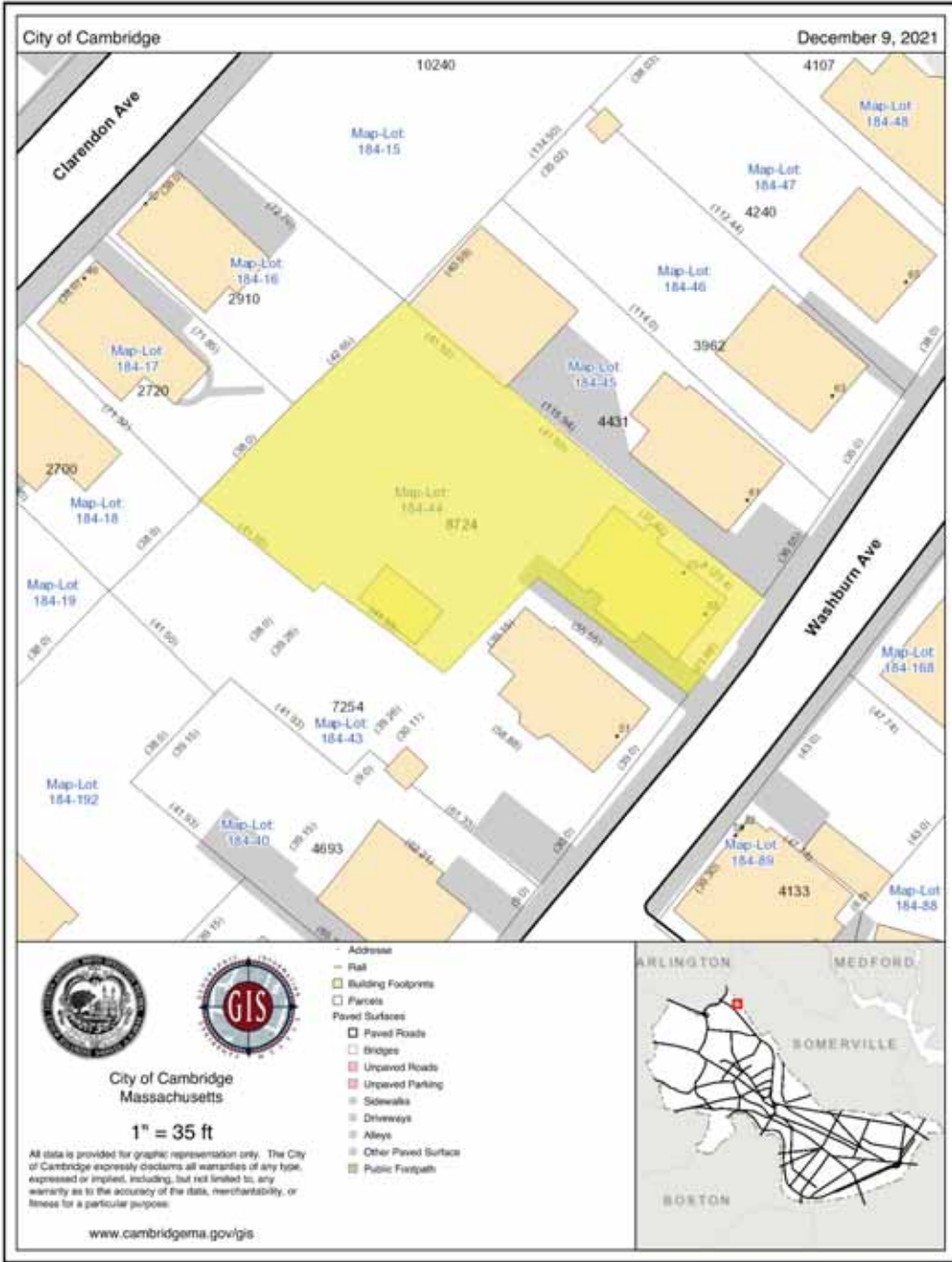
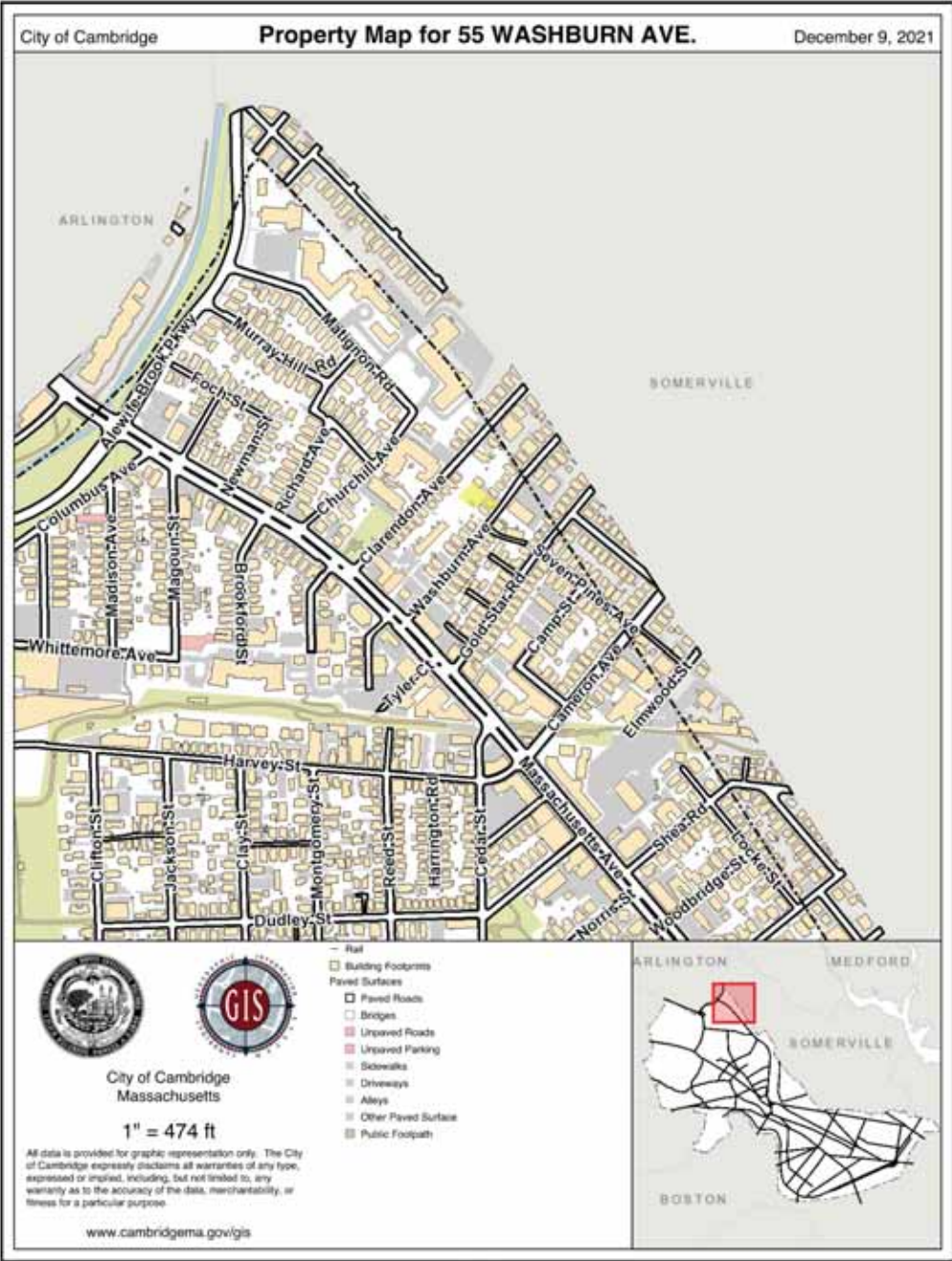
NARRATIVE VOLUME:

1. Cover Sheet
2. Dimensional Form
3. Ownership Certificate
4. Fee Schedule
5. Special Permit Project Narrative
6. Community Meeting Flyer
7. Existing Conditions Photos
8. BZA Decision for 55 Washburn Ave. (2013)

GRAPHIC VOLUME:

9. Assessors Maps
10. Existing Conditions Survey
11. 3D Satellite Photos
12. Site Context Map
13. Proposed Site Plan
14. Proposed Floor Plans
15. Proposed Elevations
16. Proposed Alterations to Rear Deck Stairs on Front Building
17. Proposed Landscape Plan
18. Perspective Renderings
19. Cool Factor Score Sheets (Existing and Proposed)
20. Flood Map
21. Parking Analysis
22. Appendix A: Existing Conditions Map High Resolution
23. Appendix B: Proposed Conditions Map (High Resolution)
24. Appendix C: Elevations/Floor Plans (High Resolution)

Cambridge Map



Existing Conditions Map - Appendix A

55 Washburn Ave :: 1/8/2023



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 27, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE X.

COMMUNITY PANEL: 7501700419E
EFFECTIVE DATE: 06/04/2010

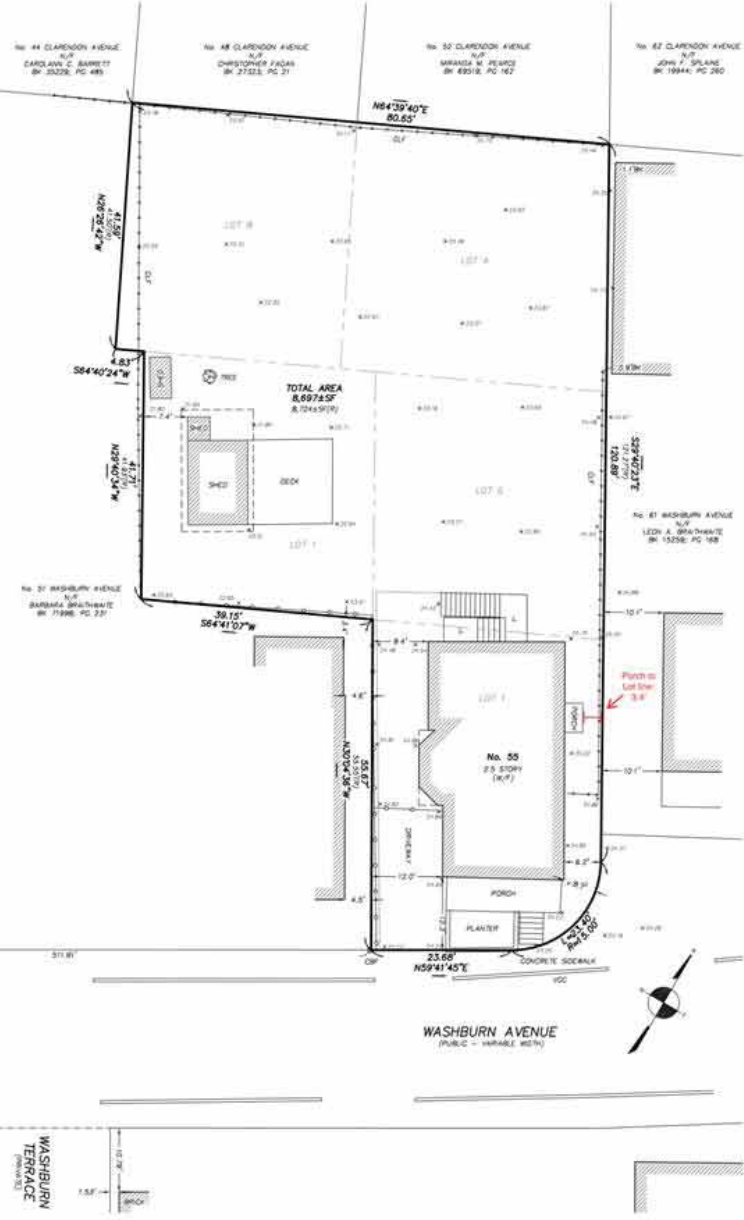
VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

PREPARED FOR:
OWNER OF RECORD
ANTHE DANIELSON
55 WASHBURN AVENUE
CAMBRIDGE, MA 02140

REFERENCES:
DEED: BK 66738, PG 268
PLAN: No. 148 OF 1987
No. 186 OF 1987
PL BK 75, PG 5
PL BK 137, PG 22
BK 3958, PG END
No. 1558 OF 2006
LCC: 1971 &
12187-B

CITY OF CAMBRIDGE ENGINEERING RECORDS:
STR. 17-33 (WASHBURN AVENUE)

NOTES:
PARCEL ID: 284-44
ZONING: R7
DATUM:

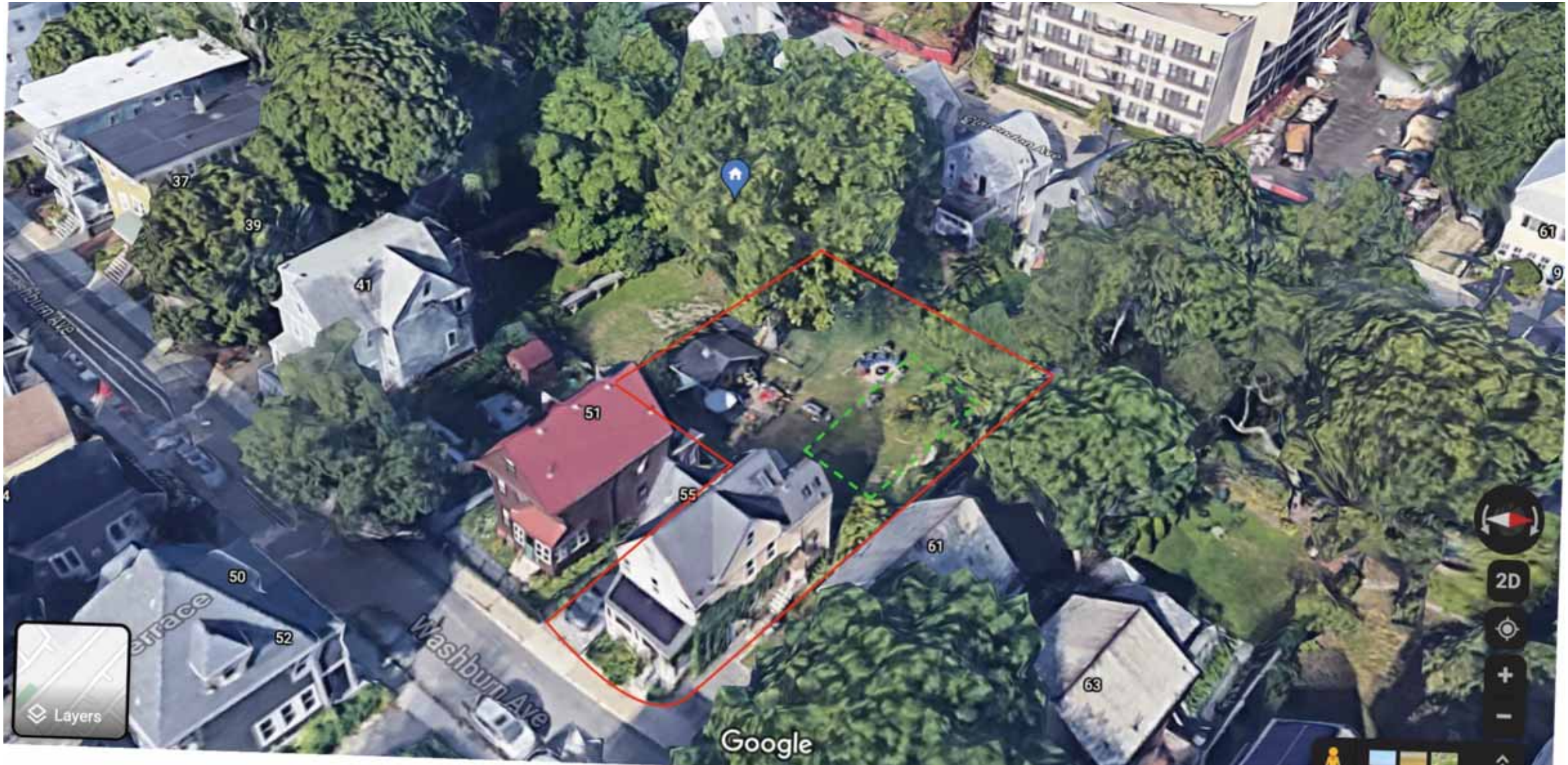


SITE PLAN OF LAND
LOCATED AT
55 WASHBURN AVENUE
CAMBRIDGE, MA
DATE: MARCH 18, 2021 SCALE: 1.0 INCH = 10.0 FEET

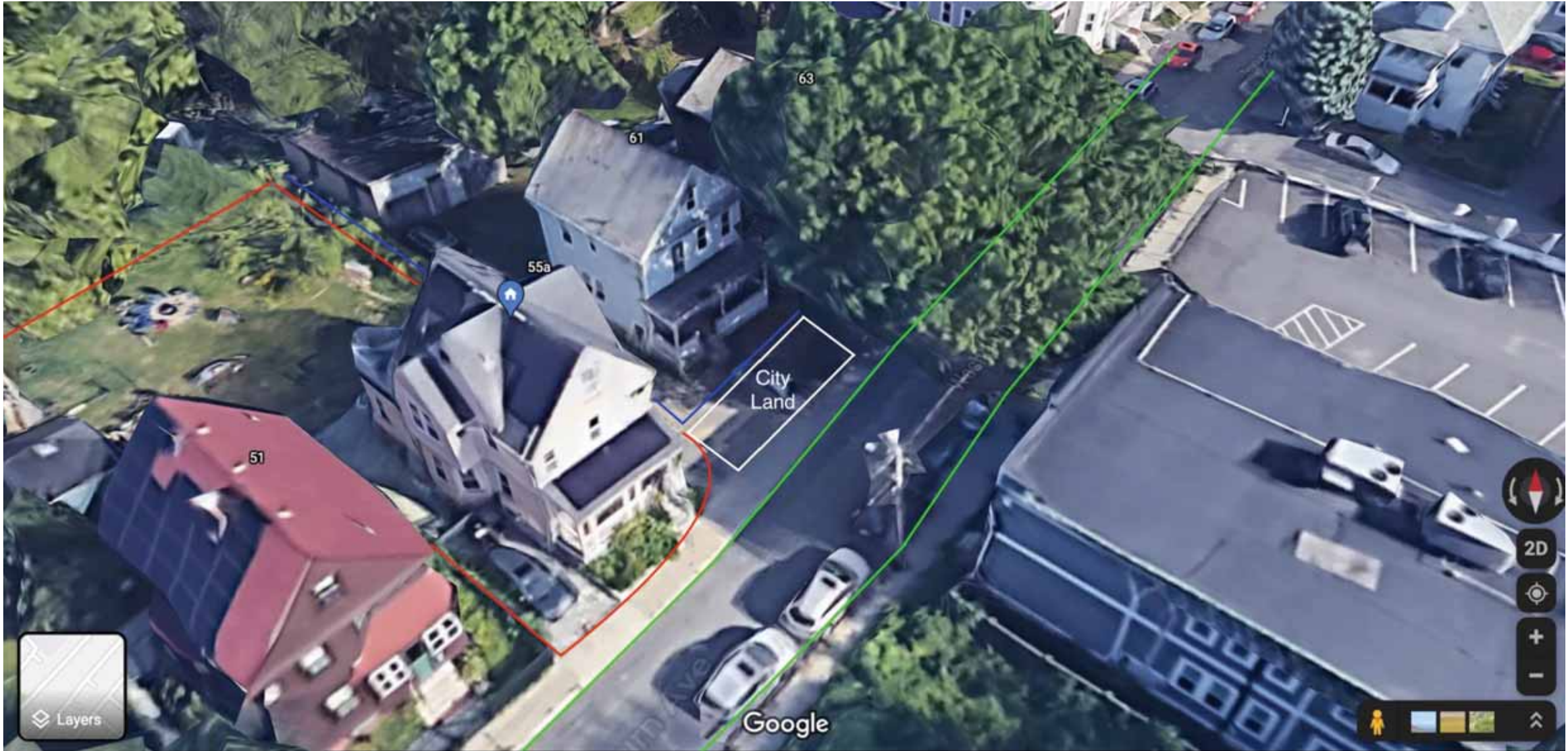
FIELD:	MD
DRAFT:	NPP
CHECK:	ICC
DATE:	05/18/21
JOB #	20-00164

Google Images

55 Washburn Ave :: 1/8/2023

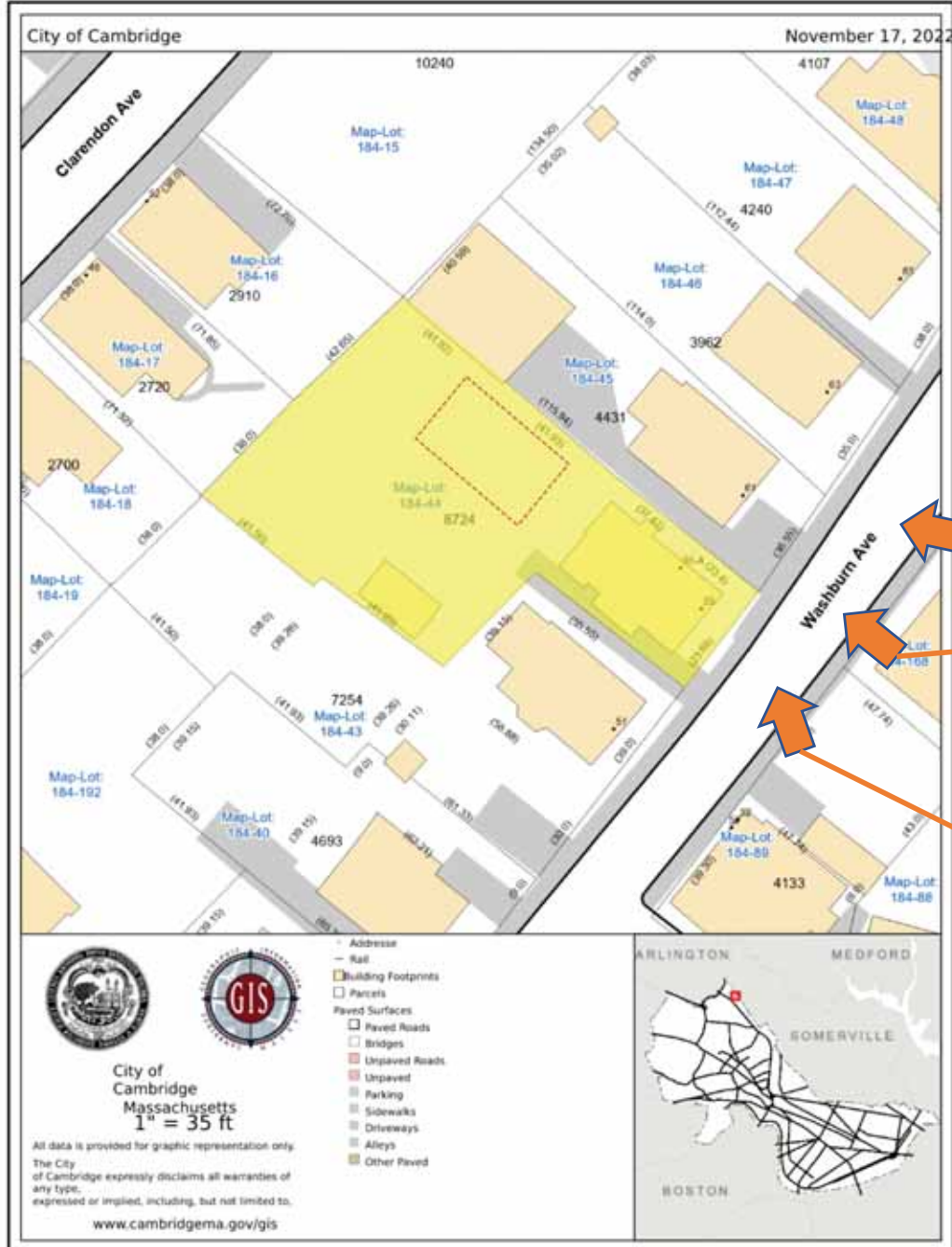


Google Images

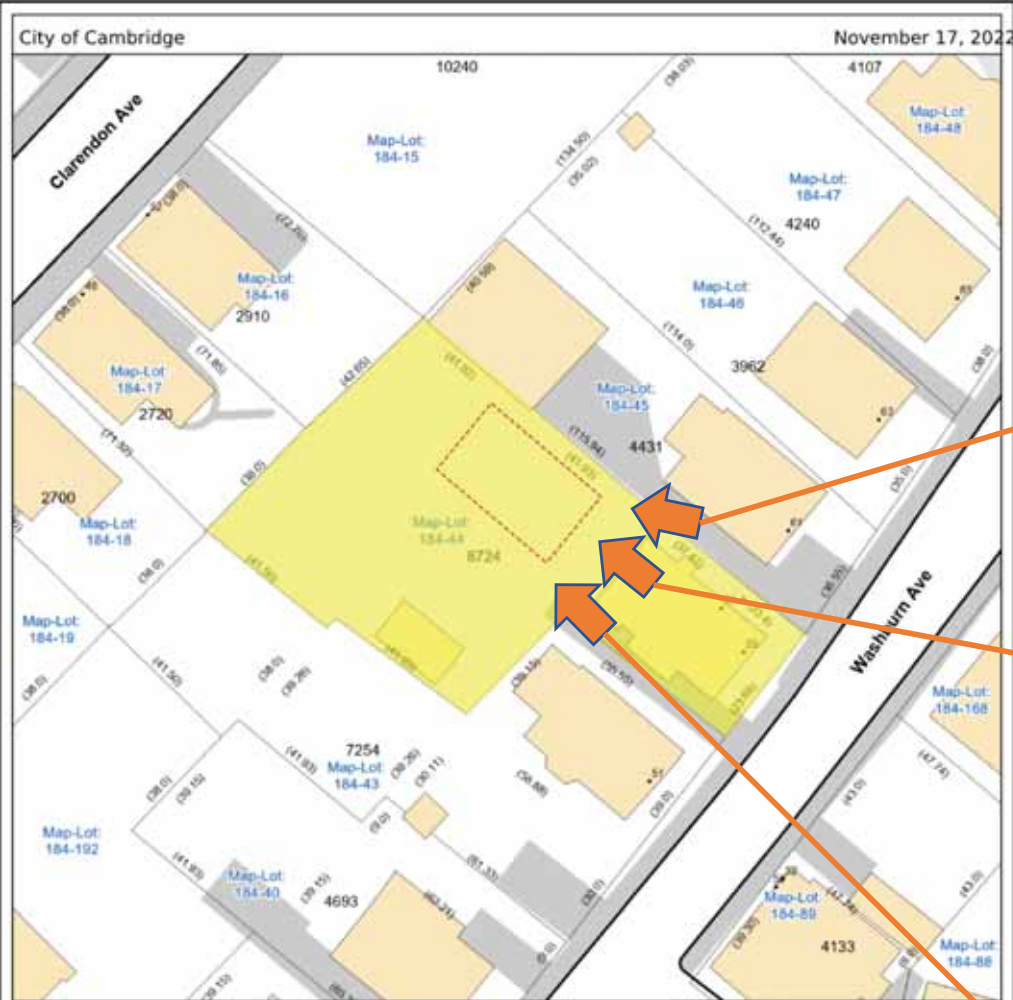


Site Context Map

55 Washburn Ave :: 1/8/2023



Site Context Map



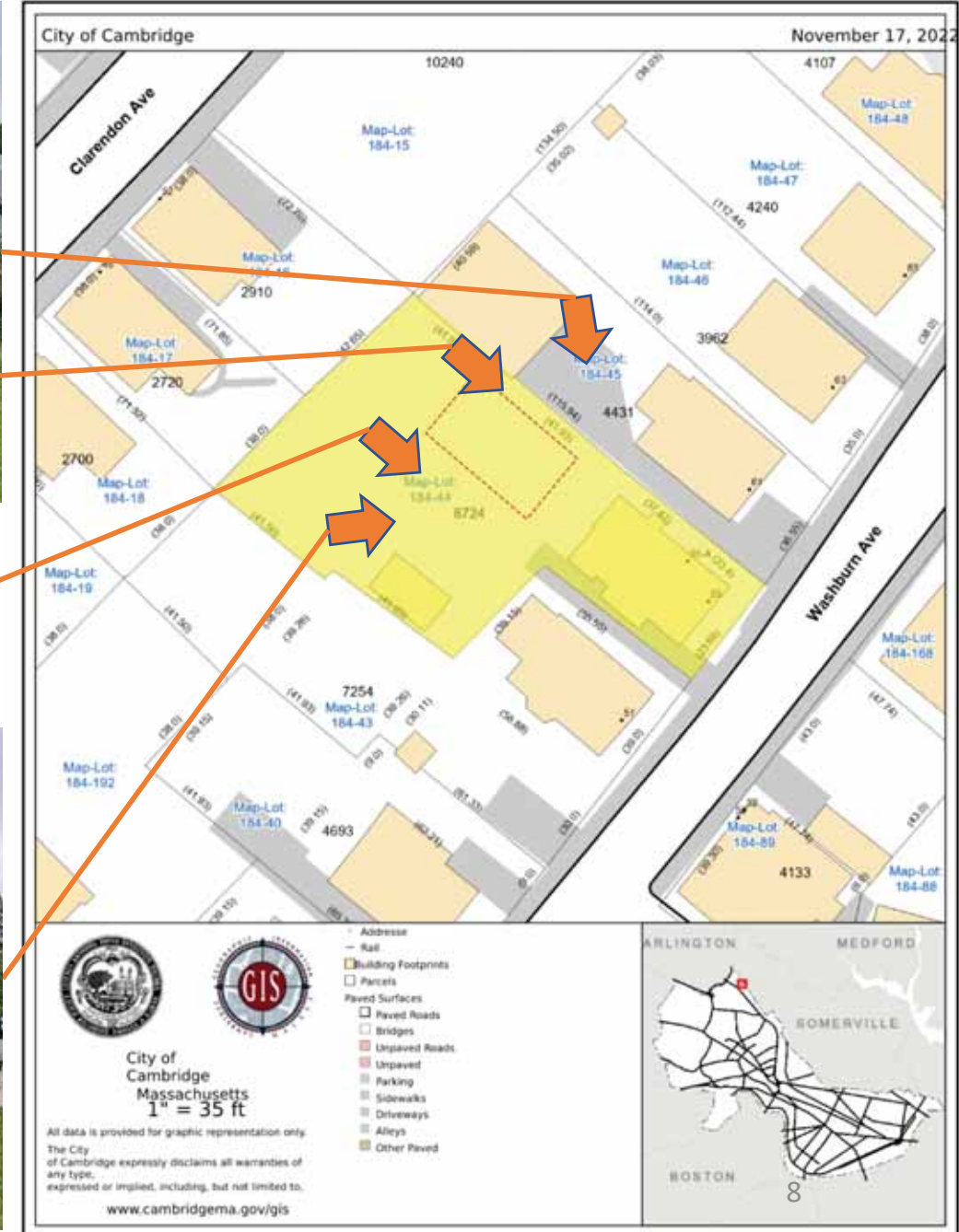
City of Cambridge
Massachusetts
1" = 35 ft
All data is provided for graphic representation only.
The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to.
www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved
 - Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved



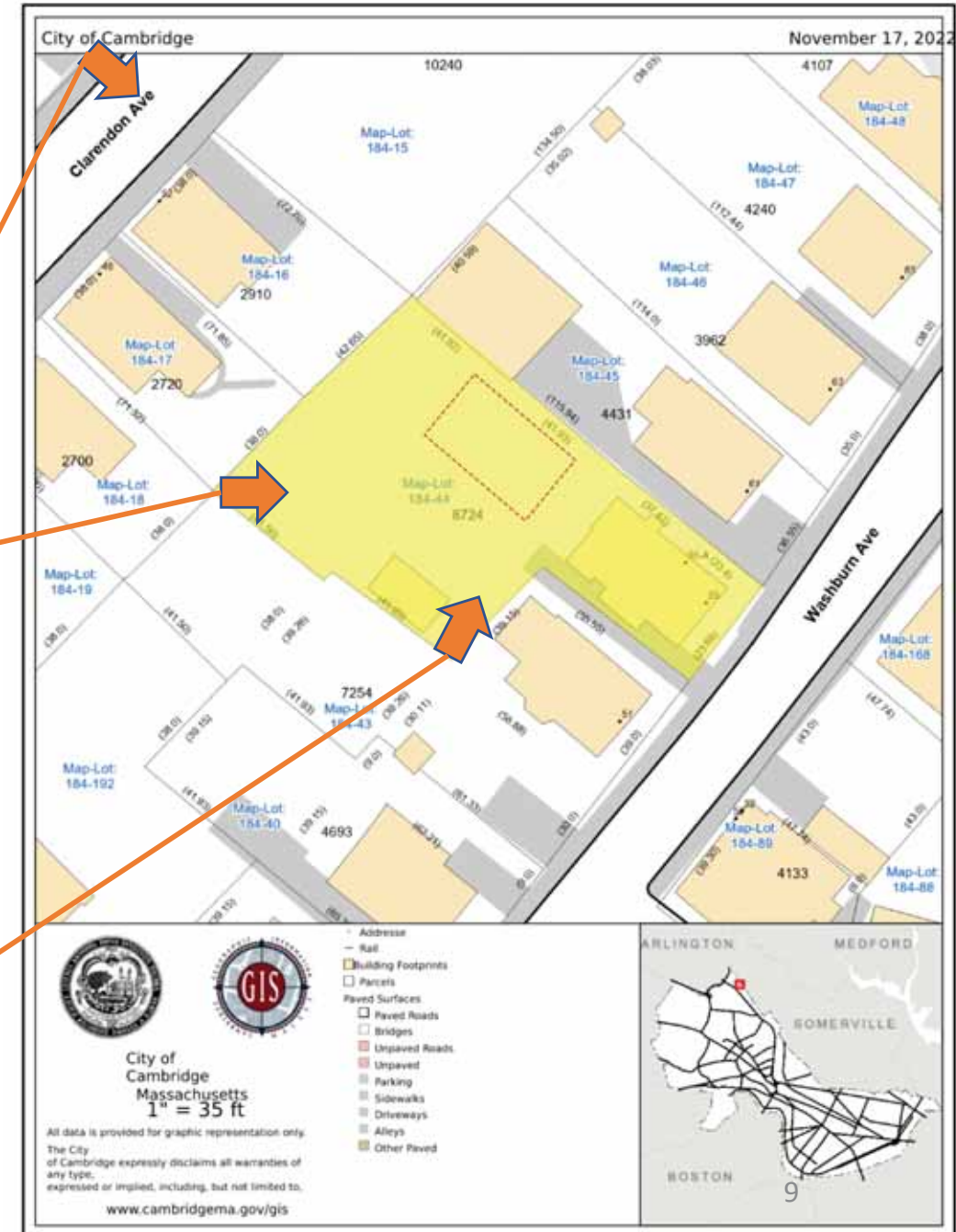
Site Context Map

55 Washburn Ave :: 1/8/2023



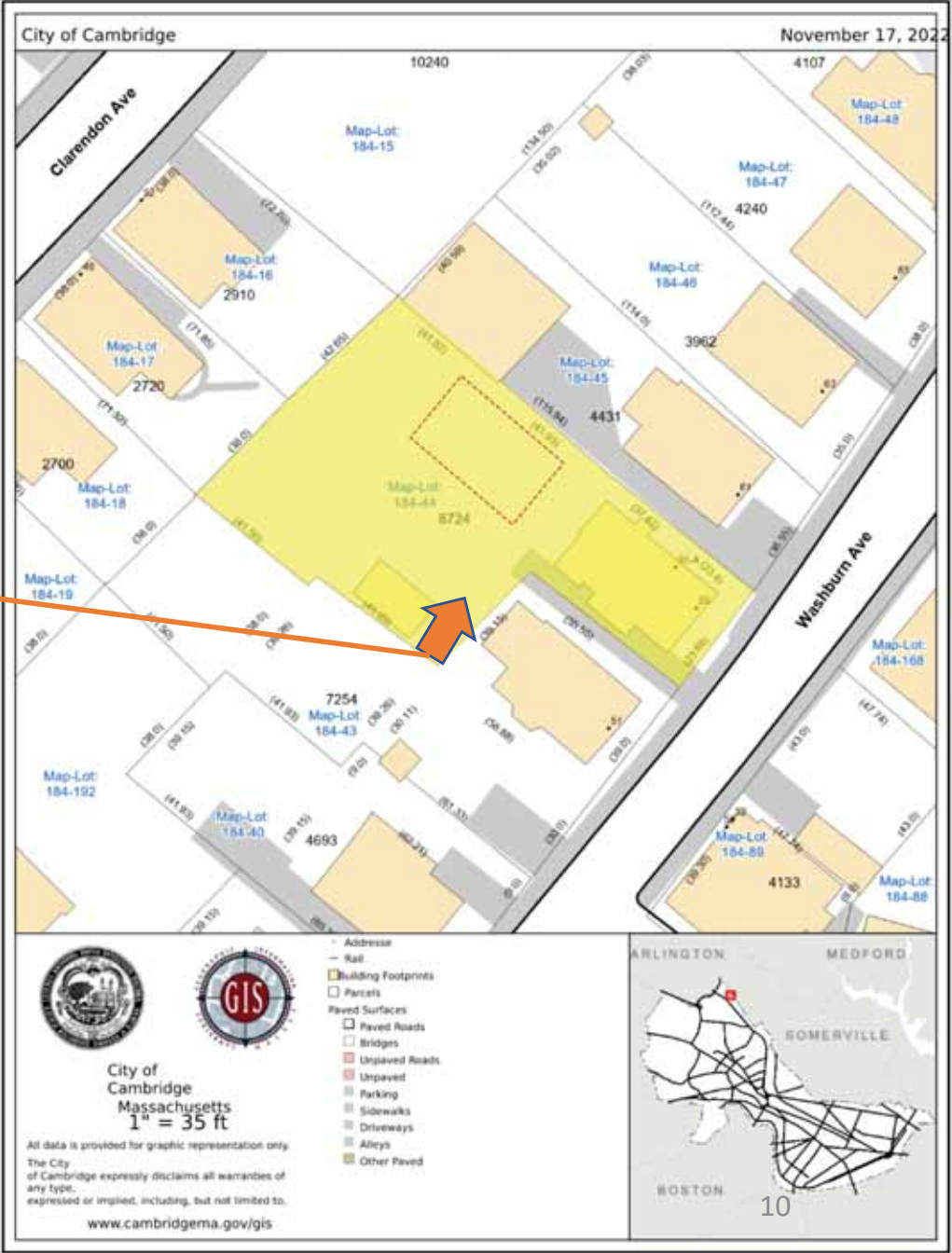
Site Context Map

55 Washburn Ave :: 1/8/2023



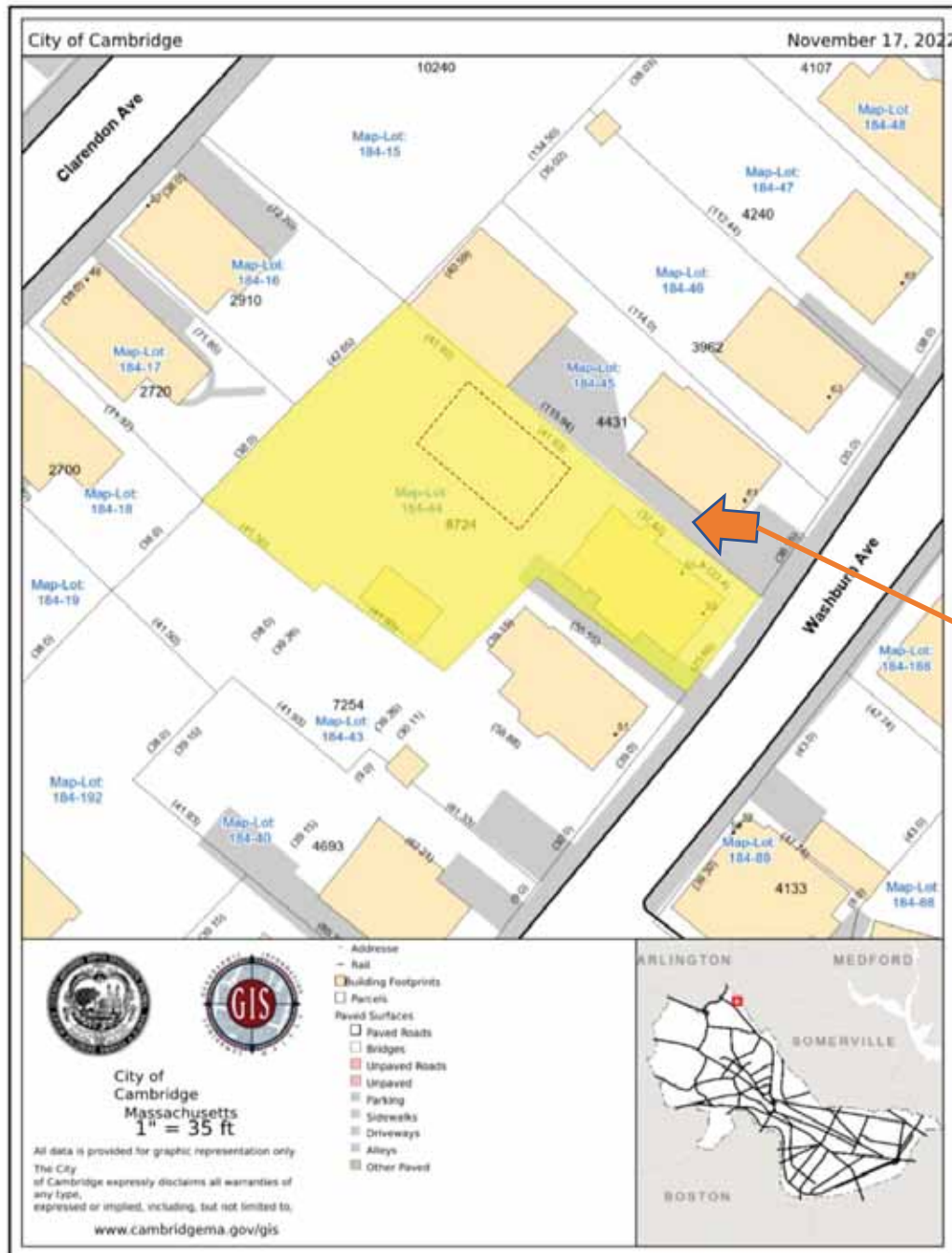
Proposed Perspective Renders

55 Washburn Ave :: 1/8/2023



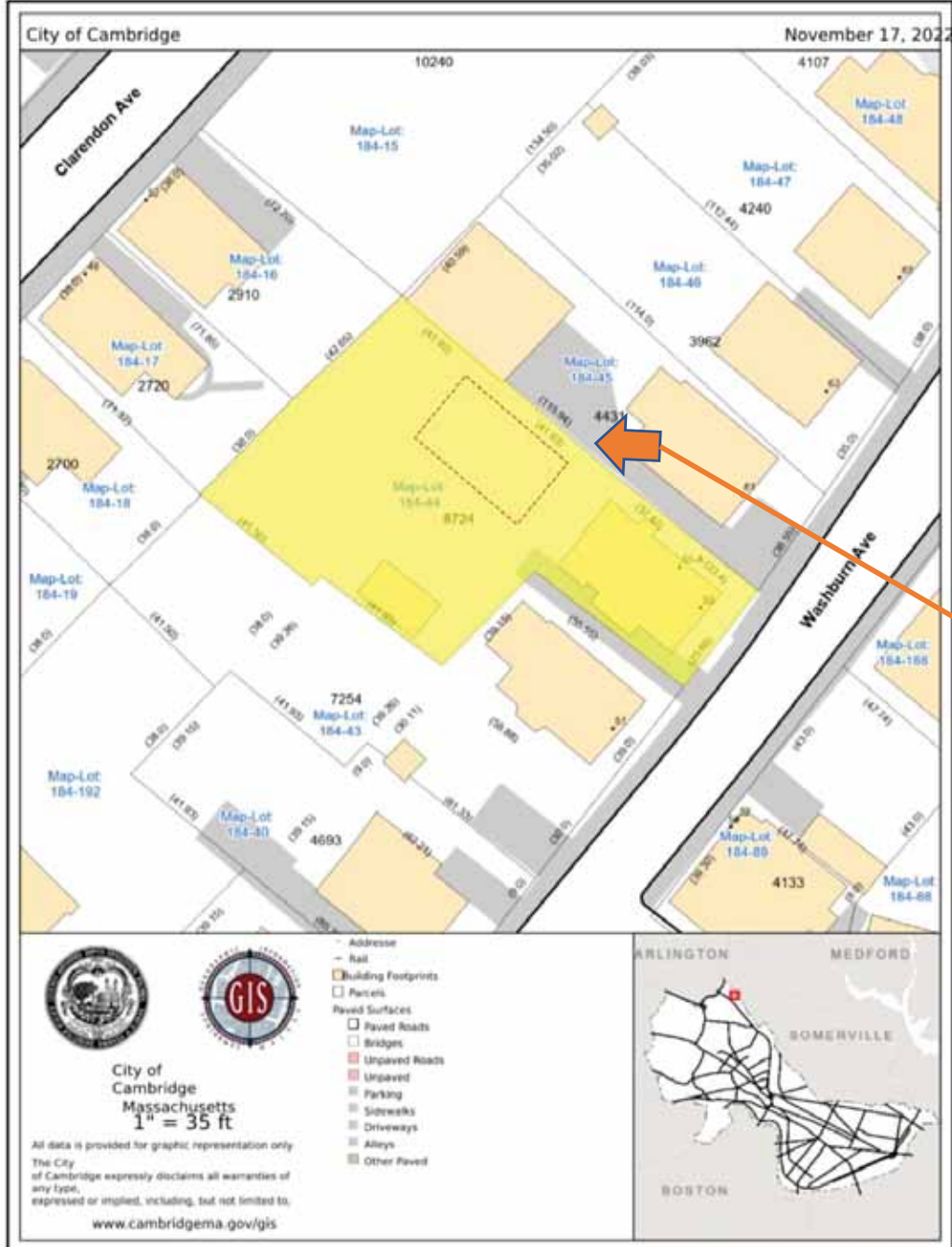
Proposed Perspective Renders

55 Washburn Ave :: 1/8/2023



Proposed Perspective Renders

55 Washburn Ave :: 1/8/2023



Proposed Conditions Map - Appendix B

55 Washburn Ave :: 1/8/2023



PREPARED FOR:
OWNER OF RECORD:
ANTIC DANIELSON
55 WASHBURN AVENUE
CAMBRIDGE, MA 02140

REFERENCES:
DEED: BK 6673B; PG 268
No. 145 OF 1947
No. 145 OF 1947
PL BK 75; PG 5
PL BK 117; PG 22
BK 395A; PG ENO
No. 1558 OF 2006
8871-B
12387-B

CITY OF CAMBRIDGE ENGINEERING RECORDS:
STR-17-31 (WASHBURN AVENUE)

NOTES:
MAP/LDT: 188-44
ZONING: B

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 17, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREOF.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM:
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

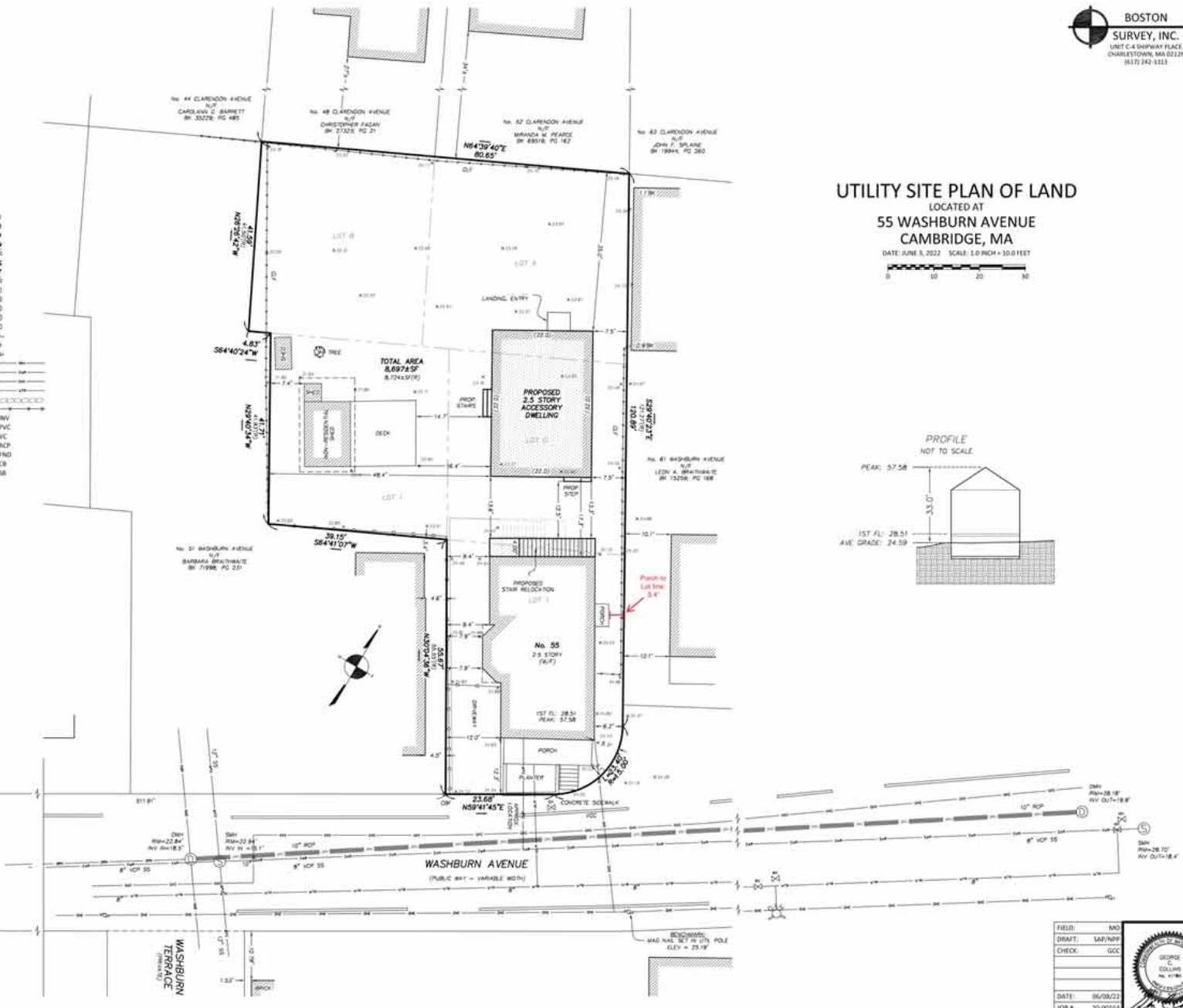
BENCHMARK:
B1 MAG SET IN UTILITY POLE
ELEVATION = 25.19'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND SAFE PRIOR TO ANY EXCAVATIONS.

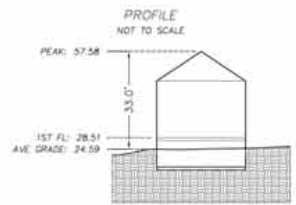
FEMA:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
COMMUNITY PANEL: 250170043E
EFFECTIVE DATE: JUNE 4, 2010

LEGEND

BOUND	BB
IRON PIPE / IRON ROD	OD
DRILL HOLE	OH
BENCHMARK	BM
GAS VALVE	GV
HYDRANT	HY
WATER SHUTOFF	WS
WATER VALVE	WV
CATCH BASIN	CB
DRAIN MANHOLE	DM
SEWER MANHOLE	SM
ELECTRIC MANHOLE	EM
TELEPHONE MANHOLE	TM
SINK	S
LIGHT POLE	LP
UTILITY POLE	UP
DRAIN LINE	DL
SEWER LINE	SL
GAS LINE	GL
WATER LINE	WL
STONE WALL	SW
CHAIN LINK FENCE	CLF
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



UTILITY SITE PLAN OF LAND
LOCATED AT
55 WASHBURN AVENUE
CAMBRIDGE, MA
DATE: JUNE 5, 2022 SCALE: 1.0 INCH = 10.0 FEET



FIELD: KND
DRAFT: SAP/NPP
CHECK: GCC
DATE: 06/08/22
JOB #: 20-00104

Elevations – Appendix C



Street Facing



Rear Facing

3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RENDITION. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.

**DESIGN.
BUILD.
MODULAR.**



USER/DATE R3		BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA		HOMEOWNER DANIELSON		THIRD PARTY INSPECTION AGENCY	
GENERAL TYPE WOOD FRAME (V/B)		SCALE AS NOTED		PERIOD PERIOD		PERIOD	
DESIGNER DWW		DATE 11/08/2021		REVISION REVISION		DATE DATE	
SCALE AS NOTED		CUSTOM PLAN		WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698		PERIOD	
PAGE 1							

Elevations – Appendix C

FRONT ELEVATION
SCALE: 1/4" = 1'0"

REAR ELEVATION
SCALE: 1/4" = 1'0"

LEFT ELEVATION
SCALE: 1/8" = 1'0"

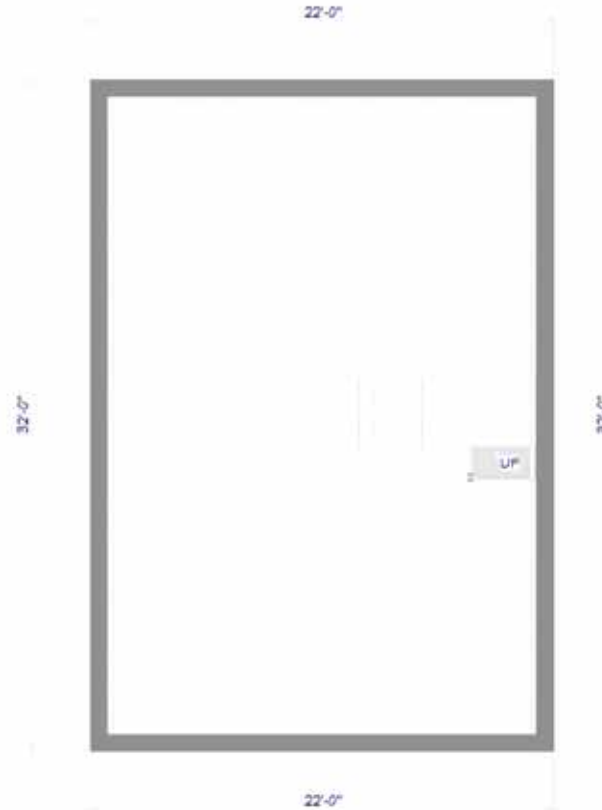
RIGHT ELEVATION
SCALE: 1/8" = 1'0"

SERIAL NO. ESCALATION REVISION DATE	THIRD PARTY INSPECTION AGENCY FEIRA
HOME ORDER DANIELSON	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA
CUSTOM PLAN ELEVATIONS	WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD., WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698
USE GROUP R3	DATE 11/06/2021
COMBTYPE WOOD FRAME (VB)	DESIGNER DWV
SCALE NOTED 2	

Floor Plan – Appendix C

55 Washburn Ave :: 1/8/2023

PRELIMINARY ONLY- NOT FOR CONSTRUCTION



FOUNDATION NOTES:

- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
- 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION, AND FIRE SEPARATION.
- 3) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
- 4) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
- 5) LALLY COLUMN SHALL BE MINIMUM 3 1/2" TH STEEL PIPE.
- 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.

SCALE: 1/4" = 1'0"

USE GROUP: R3	BUILDER: WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOMEOWNER: DANIELSON	SERIAL NO.	THIRD PARTY INSPECTION AGENCY
CONSULTOR: WOOD FRAME (WF)	DATE 11/10/2022	SCALE AS NOTED	PRODUCTION NO.	PE/RA
DESIGNER: DWW	DATE	REVISION	REVISION	DATE

**CUSTOM PLAN
FOUNDATION**

WESTCHESTER MODULAR HOMES INC.
30 REAGANS MILL RD. WINGDALE, NY 12594
Tel (845)832-9400 Fax (845)832-6698

3

Floor Plan – Appendix C

55 Washburn Ave :: 1/8/2023



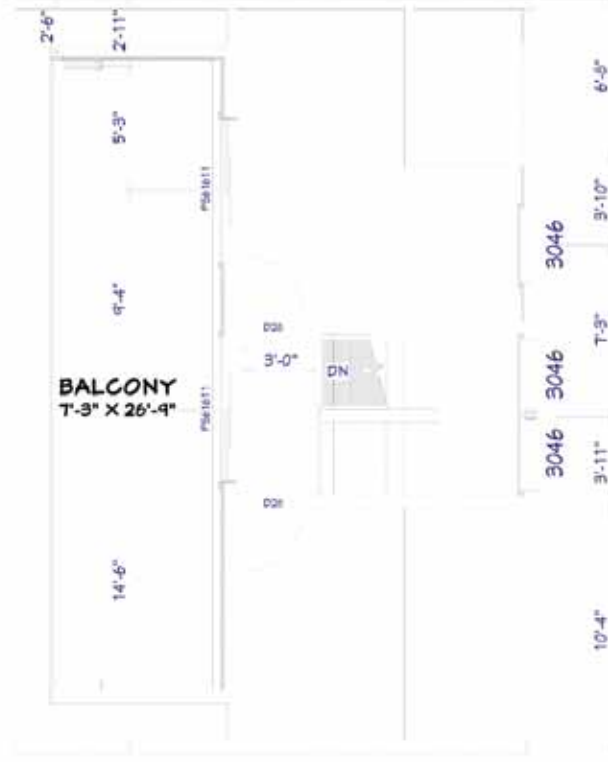
SCALE: 1/4" = 1'0"

USE GROUP R3	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON	THIRD PARTY INSPECTION AGENCY
CONSTRUCTIVE WOOD FRAME (VB)	SITE		PE/RA
DESIGNED BY DWY			
DATE 11/10/2022			
SCALE AS NOTED			
PAGE 5			

CUSTOM PLAN
SECOND FLOOR
WESTCHESTER MODULAR HOMES INC.
30 REAGANS MILL RD., WINGDALE, NY 12594
Tel (845)832-9400 Fax (845)832-6698

Floor Plan – Appendix C

55 Washburn Ave :: 1/8/2023



USE GROUP: R3	BUILDER: WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER: DANIELSON	PE/RA	THIRD PARTY INSPECTION AI
CONSTRUCTIVE WOOD FRAME (VB)	DESIGNER: DWW	DATE: 11/10/2022	PRODUCTION No	REVISION
SCALE: AS NOTED	DATE: 11/10/2022	SCALE: AS NOTED	REVISION	DATE
PAGE: 6	CUSTOM PLAN THIRD FLOOR WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698			

Floor Plan – Appendix C

55 Washburn Ave :: 1/8/2023



1ST FLOOR - 702 SQ FT
2ND FLOOR - 702 SQ FT

3RD FLOOR
AREA OVER 72"
HIGH - 288 SQ
FT

1ST FLOOR - 702 SQ FT
2ND FLOOR - 702 SQ FT
3RD FLOOR AREA OVER 72" HIGH - 288 SQ FT
TOTAL 1692 SQ FT

SCALE: 1/4" = 1'0"

THIRD PARTY INSPECTION AGENCY	PEIRA
HOMEOWNER	DANIELSON
BUILDER	WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS
170 WORCESTER ST WELLESLEY, MA	SITE
DATE	12/21/2021
DESIGNER	DWWW
SCALE	AS NOTED
PAGE	4
SERIAL No	PRODUCTION No
REVISION	DATE
<p>CUSTOM PLAN FIRST FLOOR</p> <p>WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698</p>	

Cross Section



55 Washburn Ave :: 1/8/2023

USE GROUP: R3 CONSULTIVE: WOOD FRAME (VB) DESIGNER: DATE: 11/30/2021 SCALE: AS NOTED PAGE:	BUILDER: WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER: DANIELSON SITE	SERIAL No REDUCTION/INg REVISION DATE	PE/RA	THIRD PARTY INSPECTION AGENCY
9					

Interior Views

C245

3'-0"

6" PINE COOLER

PLUMBING WALL

SHELVES BY BUILDER

3042

1042

363424

3P

CAR36

BD18-3D

B36

BD18-3D

B36

B36

B36

PLUMBING WALL

DYN

B24

6" PINE COOLER

3'-0"

SHELVES BY BUILDER

3042

1042

REF

REF

CAR36

BD18-3D

B36

STANDARD 18" W/PULL OUT TRAY

BD18-3D

OC5376

BVBT10

B036

CAR36

3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RENDITION. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.

3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RENDITION. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.

DATE: 11/30/2021

SCALE: AS NOTED

PAGE: 10

WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS
170 WORCESTER ST
WELLESLEY, MA

DANIELSON
BILL

HOME CHARGE

WESTCHESTER MODULAR HOMES INC.
30 REAGANS MILL RD. WINGDALE, NY 12594
Tel (845)832-9400 Fax (845)832-6698

CUSTOM PLAN

REVISION

DATE

REDUCTION/USE

REVISION

DATE

PERA

THIRD PARTY INSPECTION AGENCY

Housing Materials

Roof	Trudefinition Duration Shingles	 <p>Onyx Black</p>
Siding	MainStreet (WMH Stock color)	 <p>Colonial White</p>
Windows	Anderson 400 Series	
Pavers	23-in x 2-in Gray Concrete Patio Stone	

Proposed Changes to Existing Structure



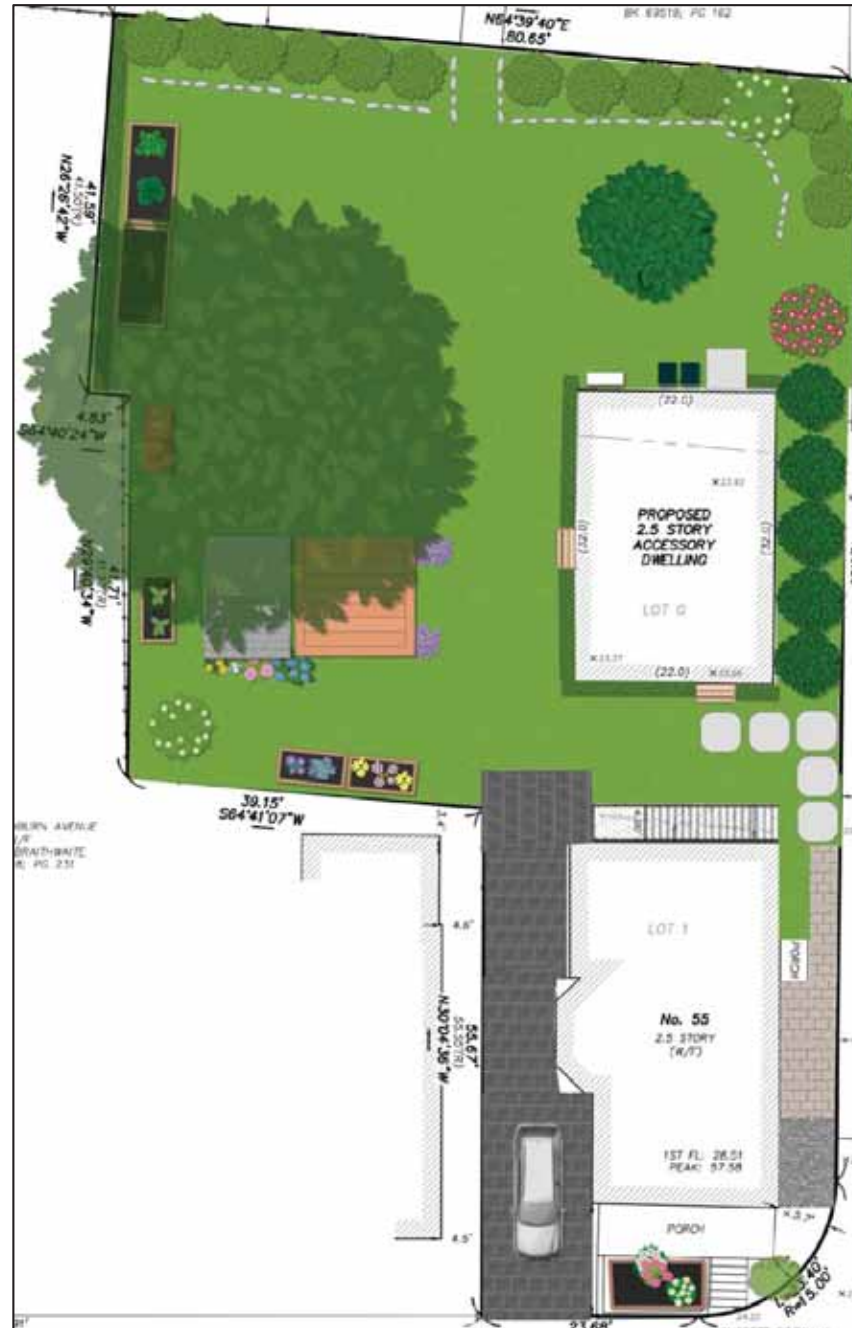
Existing Landscape Plan

55 Washburn Ave :: 1/8/2023



Proposed Landscape Plan

55 Washburn Ave :: 1/8/2023






Proposed Landscape Plan – Changes Highlighted






Appendix D: Landscape Plan – Plant and Material List

Trees

	No.	Quantity	Title	Width	Length
	1	1	Silver Maple Tree	50.5ft	50.58ft
	2	2	flowering tree small	8.33ft	8.33ft
	3	1	small tree	6ft	4.88ft

Shrubs & Plants

	No.	Quantity	Title	Width	Length	
	4	13	bush	6.5ft	6.17ft	
	5	1	flowering bush	8.5ft	8.17ft	
	6	1	hedge	14.64ft	1.64ft	Length: 14.59ft
	7	1	hedge	12.24ft	1.71ft	Length: 12.17ft
	8	1	hedge	40.98ft	3.94ft	Length: 40.91ft
	9	1	hedge	3.66ft	1.61ft	Length: 3.58ft
	10	1	hedge	16.62ft	1.92ft	Length: 16.55ft
	11	1	hedge	14.26ft	1.67ft	Length: 14.2ft
	12	1	hedge	4.66ft	1.62ft	Length: 4.58ft
	13	6	leafy bush	7.58ft	7.75ft	
	14	1	planter box	7.48ft	3.73ft	Area: 25 square ft
	15	1	planter box	10.54ft	5.34ft	Area: 51 square ft
	16	1	planter box	7.48ft	3.73ft	Area: 25 square ft
	17	1	planter box	7.48ft	3.73ft	Area: 25 square ft
	18	1	planter box large	10.98ft	5.48ft	Area: 56 square ft
	19	1	planter box large	10.98ft	5.48ft	Area: 55 square ft

Appendix D: Landscape Plan – Plant and Material List

Flowers




	No.	Quantity	Title	Width	Length
	20	2	cottage roses pink	3.58ft	3.13ft
	21	1	freesias	2.58ft	2.33ft
	22	1	hyacinth	1.72ft	1.42ft
	23	1	hydrangea	5.1ft	4.64ft
	24	3	jonquil	2.03ft	2.27ft
	25	2	lavender	4.65ft	3.81ft
	26	1	marigolds	3.09ft	2.9ft
	27	1	peonies	3.75ft	4.19ft
	28	1	salvias (sage)	3.33ft	2.67ft
	29	1	umbel flower	3.04ft	2.94ft
	30	1	white asters	4.13ft	4.11ft
	31	1	white roses	3.64ft	3.45ft

Appendix D: Landscape Plan – Plant and Material List

Paving & Paths

No.	Quantity	Title	Width	Length	
42	1	Gravel	6.02ft	10ft	Area: 60 square ft
43	1	Permeable Pavers	11.98ft	24.98ft	Area: 300 square ft
44	1	Permeable Pavers	8.99ft	12.41ft	Area: 104 square ft
45	1	Permeable Pavers	9ft	16.81ft	Area: 131 square ft
46	1	Permeable Pavers	9ft	15ft	Area: 135 square ft
47	1	Stone Pavers	13.45ft	30.18ft	Area: 45 square ft
48	1	Stone Pavers	5.98ft	14.98ft	Area: 90 square ft
49	5	paving stone rounded	4.5ft	4.5ft	
50	1	paving stone square	4.5ft	4.5ft	
51	10	stone edging	0.75ft	5.25ft	
52	1	stone edging curved	6ft	6ft	
53	2	timber steps (open)	4.5ft	2.34ft	

Vegetables

No.	Quantity	Title	Width	Length	
 54	2	kale	1.5ft	1.04ft	
 55	1	lettuce	3.08ft	3.08ft	
 56	2	spinach	2.08ft	2.08ft	

General objects

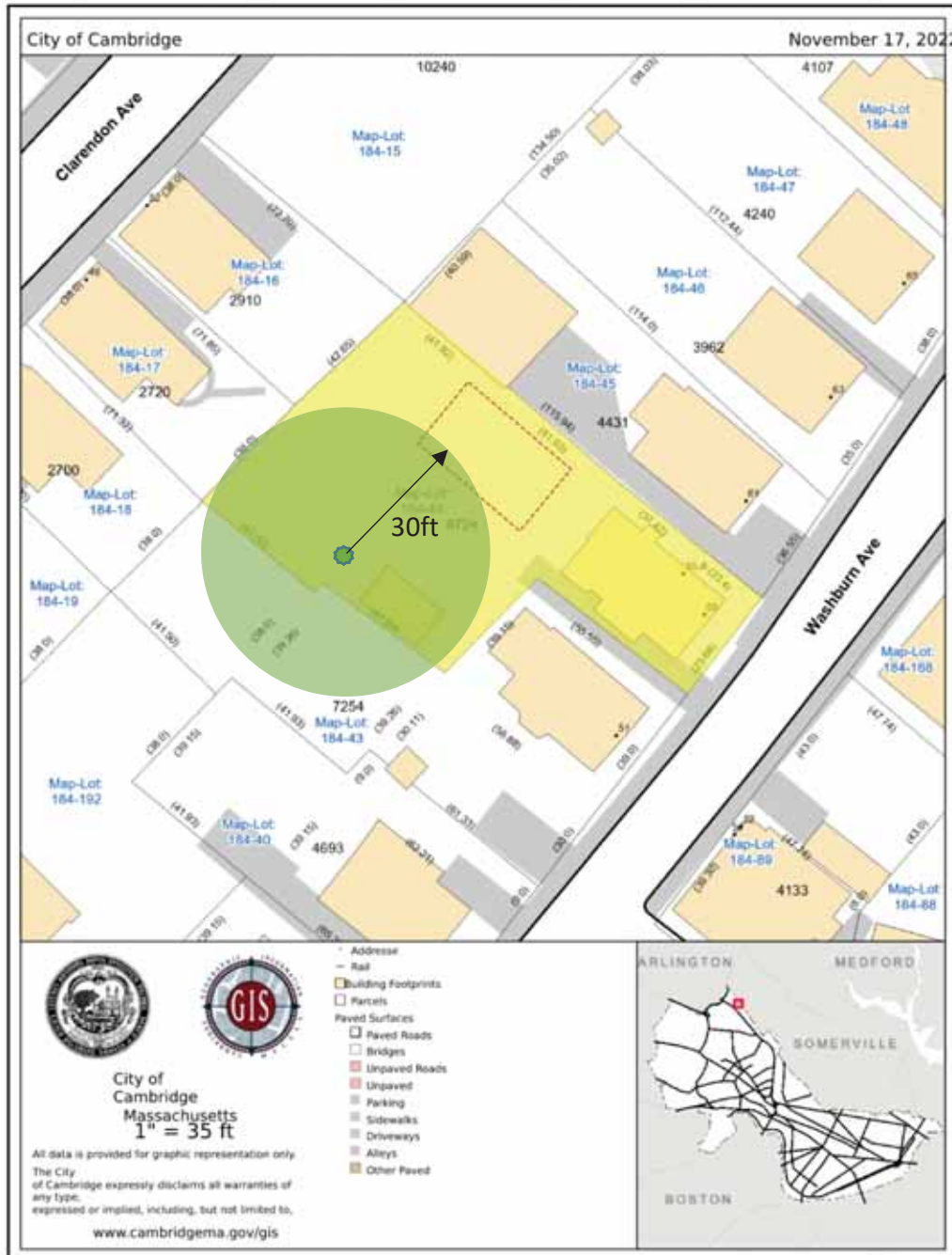
No.	Quantity	Title	Width	Length	
57	1	image	21.58ft	4.58ft	

Vehicles

No.	Quantity	Title	Width	Length	
58	1	car SUV4WD	6ft	15ft	

Jurisdictional Tree(s) – Option 1

55 Washburn Ave :: 1/8/2023



To whom it may concern,

My property abuts the property at 55 Washburn Ave, Cambridge MA 02140. My signature below confirms that I was fully informed of the scope and scale of the proposed project and was provided materials to this extent. I guarantee that this project will not affect any jurisdictional trees on my property. Let this letter and my signature below also serve as an expression of support for this project.

Name	Address	Signature
AARON BRATHWAITE	61 Washburn Ave	Aaron Brathwaite
CHRISTOPHER FEARL	46 Clarendon Ave	Christopher Fearl
Esther A. Splaine	62 Clarendon Ave	Esther A. Splaine
John F. Splaine	62 Clarendon Ave	John F. Splaine
Matt Goldstein	52 Clarendon Ave	Matt Goldstein
Miranda Pearce	52 Clarendon Ave	Miranda Pearce
Carolann Barrett	44 Clarendon Ave	Carolann Barrett
Barbara Brathwaite	51 Washburn Ave	Barbara Brathwaite
Cheryl Brathwaite	37 Washburn Ave	Cheryl Brathwaite

CoolFactor Score Sheet – Existing

55 Washburn Ave :: 1/8/2023

Cool Factor Score = 0.99

Cool Factor Score Sheet - Existing 55 Washburn Avenue, Cambridge, MA

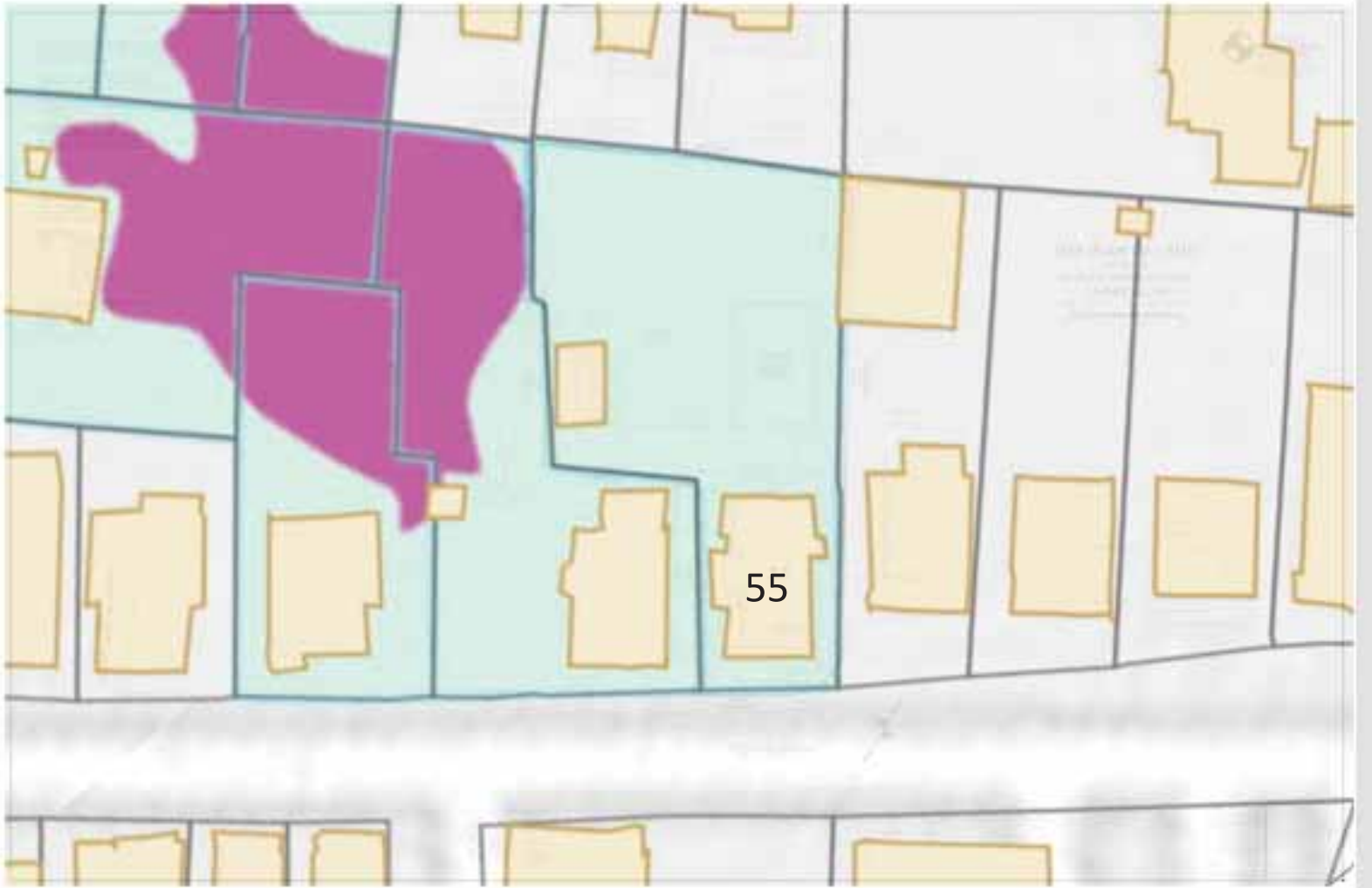
City of Cambridge		Cool Factor Score Sheet		4/26/21				
Project Address		Special Permit Number	Total Lot Area (SF)					
55 Washburn Ave, Cambridge MA 02140		PD-XXX	8711					
Applicant Name		Phone Number	Open Space Requirement (%)					
Antje Danielson		000-000-0000	40%					
Applicant Contact / Address		Email Address	Issued High SRI Roof					
55 Washburn Ave, Cambridge MA 02140		antje@antje.com	SRI Value					
Project Description		Result						
Sample run to demonstrate how the form works.		Fail						
		Outside 20' of PROW	Value Factor	Within 20' of PROW	Value Factor	Contributing Area	When entering strategies that are within 20' of the public right of way (column I), do not also enter them in column H.	
Trees		Preserved Existing Trees						
Enter the number of trees in each category. Count each tree only once on this form.		A1	Undersory tree currently <10' canopy spread	1	0.50	+	0.50	120
		A2	Undersory tree currently >10' canopy spread		1.00	+	0.00	-
		A3	Canopy tree currently <15' canopy spread		0.50	+	0.00	-
		A4	Canopy tree currently between 15' and 25' canopy spread		1.00	+	0.00	-
		A5	Canopy tree currently >25' canopy spread	1	1.25	+	2.40	640
		New or Transplanted Trees						
		A6	Undersory tree		0.50	+	1.20	-
		A7	Canopy tree		0.75	+	1.40	-
Planting Areas								
Enter area in square feet of each component in the box provided		B1	Lawn	4870	0.35	+	0.00	1,481
		B2	Low Planting	200	0.40	+	0.00	80
		B3	Planting	1000	0.50	+	1.00	500
Green Roofs & Facades								
For definitions, see reference document.		C1	Green Façade		0.10	+	0.00	120
		C2	Living Wall		0.30	+	0.00	-
		C3	Green Roof		0.30	+	0.00	-
		C4	Short Intensive Green Roof		0.50	+	1.00	-
		C5	Intensive Green Roof		0.80	+	1.20	-
Paving & Structures								
		D1	High-SRI Roof	Required	0.4			-
		D2	High-SRI Paving		0.1			-
		D3	High-SRI Shade Structure		0.2	+	0.40	-
Project Summary		Portion of lot area utilizing green strategies		38%		Total Contributing Area		3,140
		Portion of score from green strategies		90%		Total Area Goal		3,484
		Portion of score from trees		27%		COOL FACTOR SCORE		0.90
		Portion of score contributing to public realm cooling		4%				

6400 total lawn
6070 minus shed
4870 before
4166 after

High-SRI roofs are a prerequisite of the Cool Factor and therefore are not assigned a point value.

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

70 Year Flood Plan



Address: 55-A Washburn Ave

Ground Elevation Min:	21.1 ft-CCB
Ground Elevation Max:	25.6 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	25
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	24
2030 - 1% - Precip	24.4
2030 - 10% - Precip	24
Present Day - 1% - Precip	24.1
Present Day - 10% - Precip	24
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	25
10% - LTFE	24

Selected Map-Lot: 184-44

Selected Address: 55-A Washburn Ave

Flood Levels on Cross Section

55 Washburn Ave :: 1/8/2023



2070 – 1% - Percip I 25ft

Ground Level/Grade (survey) I
23.16 (a) – 23.37ft (b)

2070 – 10% - Percip I 24ft

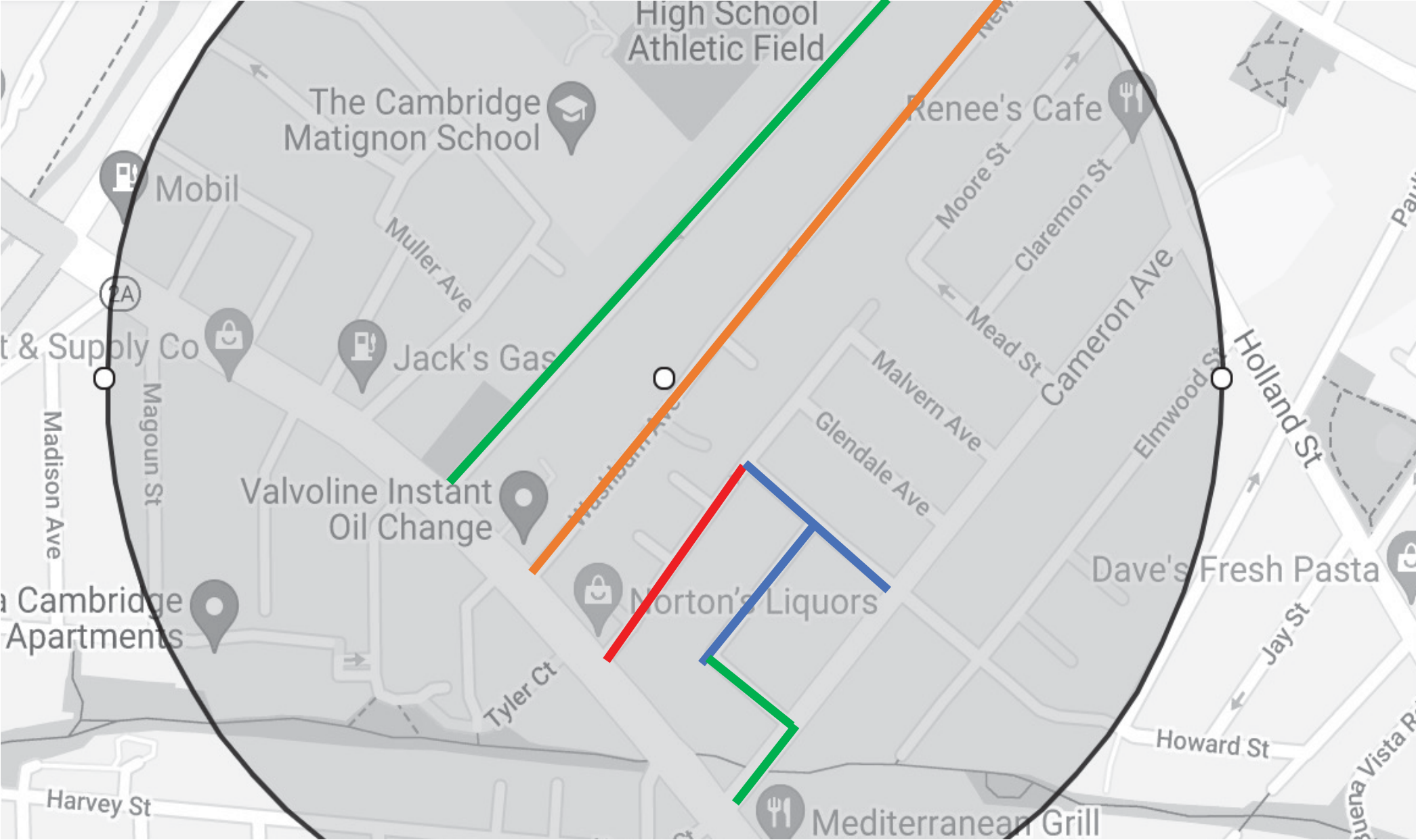


Bike Parking in Locked Shed

55 Washburn Ave :: 1/8/2023



Parking Analysis – 5 Day Study



Key: <50% utilization, 51-75% utilization, 76-90% utilization, >91% utilization

Parking Analysis – 5 Day Study

LIONEL MAPI IIGI RESOLUTION

10/6 (Wed)	Washburn Ave	25	24	0.96	
10/7 (Thurs)	Washburn Ave	25	20	0.80	
10/8 (Fri)	Washburn Ave	25	16	0.64	
10/9 (Sat)	Washburn Ave	25	20	0.80	
10/10 (Sun)	Washburn Ave	25	20	0.80	
				0.8	
10/6 (Wed)	Clarendon St	23	12	0.52	
10/7 (Thurs)	Clarendon St	23	12	0.52	
10/8 (Fri)	Clarendon St	23	13	0.57	
10/9 (Sat)	Clarendon St	23	11	0.48	
10/10 (Sun)	Clarendon St	23	13	0.57	
				0.53	
10/6 (Wed)	Gold Star Rd.	47	42	0.89	
10/7 (Thurs)	Gold Star Rd.	47	40	0.85	
10/8 (Fri)	Gold Star Rd.	47	42	0.89	
10/9 (Sat)	Gold Star Rd.	47	44	0.94	
10/10 (Sun)	Gold Star Rd.	47	45	0.96	
				0.91	
10/6 (Wed)	Seven Pines Ave	16	6	0.38	
10/7 (Thurs)	Seven Pines Ave	16	6	0.38	
10/8 (Fri)	Seven Pines Ave	16	8	0.50	
10/9 (Sat)	Seven Pines Ave	16	9	0.56	
10/10 (Sun)	Seven Pines Ave	16	7	0.44	
				0.45	

10/6 (Wed)	Camp St.	27	14	0.52	
10/7 (Thurs)	Camp St.	27	13	0.48	
10/8 (Fri)	Camp St.	27	14	0.52	
10/9 (Sat)	Camp St.	27	13	0.48	
10/10 (Sun)	Camp St.	27	12	0.44	
				0.49	
10/6 (Wed)	Fairoaks St.	18	8	0.44	
10/7 (Thurs)	Fairoaks St.	18	13	0.72	
10/8 (Fri)	Fairoaks St.	18	9	0.50	
10/9 (Sat)	Fairoaks St.	18	12	0.67	
10/10 (Sun)	Fairoaks St.	18	9	0.50	
				0.57	
10/6 (Wed)	Cameron Ave.	6	2	0.33	
10/7 (Thurs)	Cameron Ave.	6	5	0.83	
10/8 (Fri)	Cameron Ave.	6	4	0.67	
10/9 (Sat)	Cameron Ave.	6	3	0.50	
10/10 (Sun)	Cameron Ave.	6	3	0.50	
				0.57	
			Total	0.62	

Key: <50% utilization, 51-75% utilization, 76-90% utilization, >91% utilization

Appendix A: Existing Conditions Map High Resolution



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 17, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06/04/2010

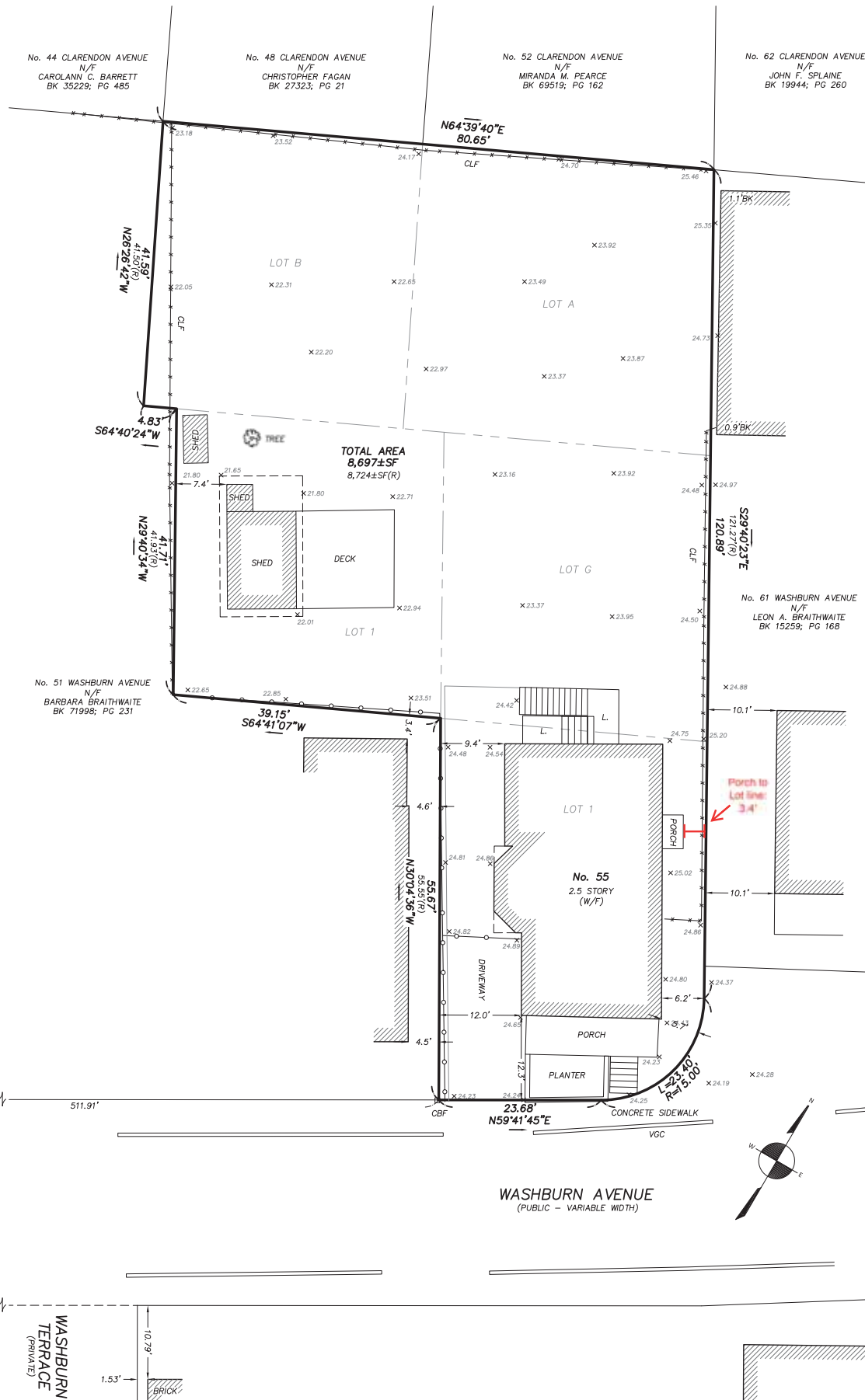
VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

PREPARED FOR:
 OWNER OF RECORD:
 ANTJE DANIELSON
 55 WASHBURN AVENUE
 CAMBRIDGE, MA 02140

REFERENCES:
 DEED: BK 66738; PG 268
 PLAN: No. 145 OF 1947
 No. 146 OF 1947
 PL BK 75; PG 5
 PL BK 137; PG 22
 BK 3958; PG END
 No. 1558 OF 2006
 LCC: 9871-B
 12387-B

CITY OF CAMBRIDGE ENGINEERING RECORDS
 STR-17-31 (WASHBURN AVENUE)

NOTES:
 PARCEL ID: 184-44
 ZONING: R7
 DATUM:



SITE PLAN OF LAND
 LOCATED AT
55 WASHBURN AVENUE
 CAMBRIDGE, MA

DATE: MARCH 18, 2021 SCALE: 1.0 INCH = 10.0 FEET



MASSACHUSETTS AVENUE
 (PUBLIC)

WASHBURN AVENUE
 (PUBLIC - VARIABLE WIDTH)

WASHBURN
 TERRACE
 (PRIVATE)

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	03/18/21
JOB #	20-00164

PREPARED FOR:
 OWNER OF RECORD:
 ANTJE DANIELSON
 55 WASHBURN AVENUE
 CAMBRIDGE, MA 02140

REFERENCES:
 DEED: BK 66738; PG 268
 PLAN: No. 145 OF 1947
 No. 146 OF 1947
 PL BK 75; PG 5
 PL BK 137; PG 22
 BK 3958; PG END
 No. 1558 OF 2006
 9871-B
 LCC: 12387-B

CITY OF CAMBRIDGE ENGINEERING RECORDS
 STR-17-31 (WASHBURN AVENUE)

NOTES:
 MAP/LOT: 184-44
 ZONING: B

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 17, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

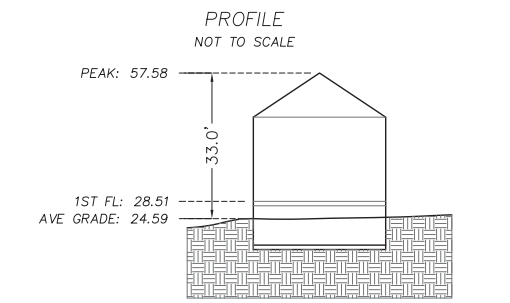
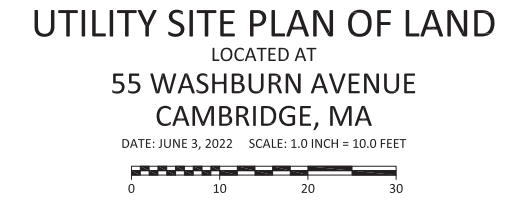
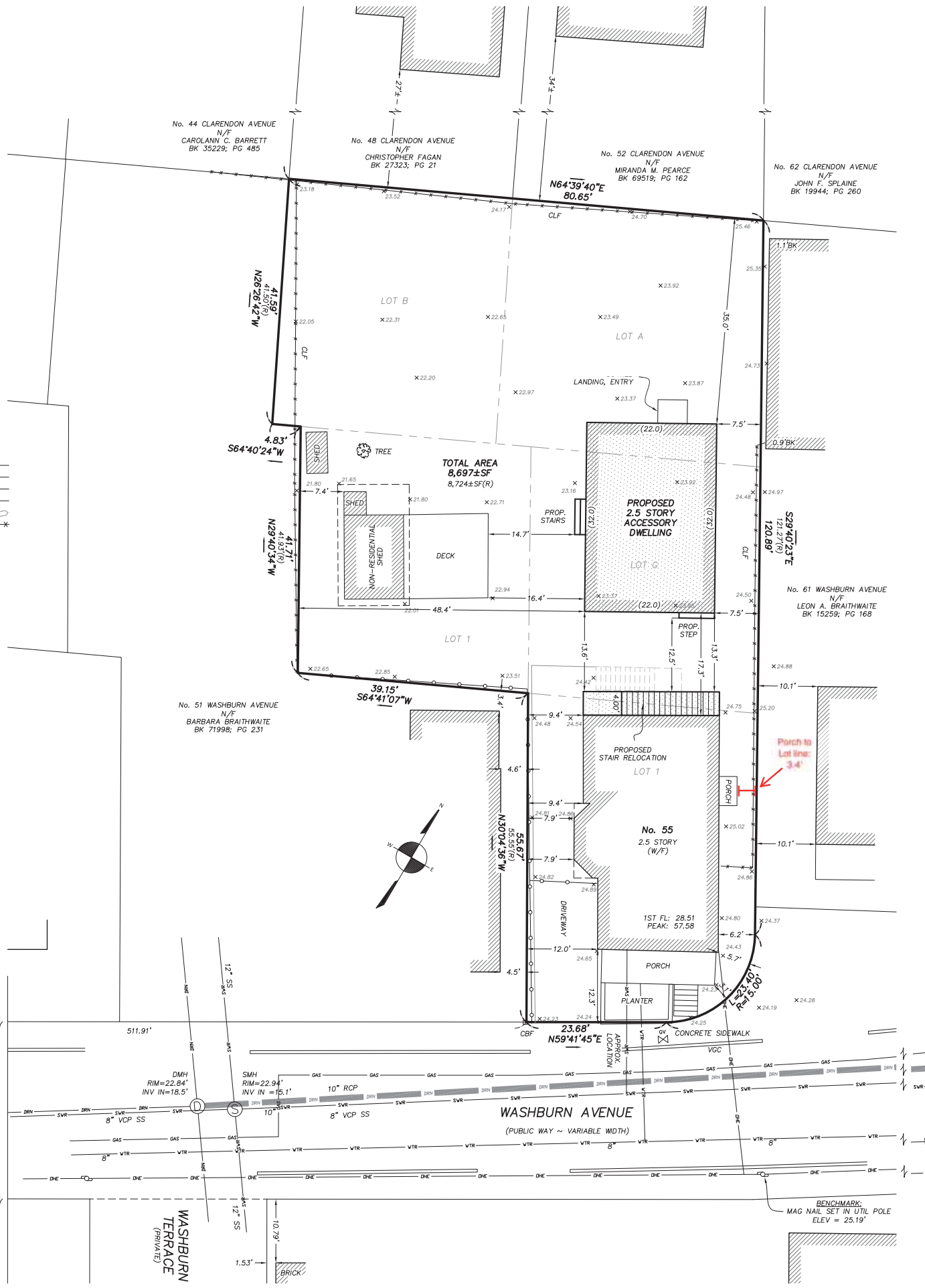
BENCHMARK
 1) MAG SET IN UTILITY POLE;
 ELEVATION = 25.19'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: JUNE 4, 2010

LEGEND

BOUND	□
IRON PIPE/ IRON ROD	○
DRILL HOLE	⊙
BENCHMARK	⊕
GAS VALVE	⊕
HYDRANT	⊕
WATER SHUTOFF	⊕
WATER VALVE	⊕
CATCH BASIN	⊕
DRAIN MANHOLE	⊕
SEWER MANHOLE	⊕
ELECTRIC MANHOLE	⊕
TELEPHONE MANHOLE	⊕
SIGN	⊕
LIGHT POLE	⊕
UTILITY POLE	⊕
DRAIN LINE	—
SEWER LINE	—
GAS LINE	—
WATER LINE	—
STONE WALL	—
CHAIN LINK FENCE	—
INVERT	—
PVC	—
VITRIFIED CLAY	—
RCP	—
FOUND	—
CONCRETE BOUND	—
STONE BOUND	—



MASSACHUSETTS AVENUE (PUBLIC)

FIELD:	MO
DRAFT:	SAP/NPP
CHECK:	GCC
DATE:	06/08/22
JOB #	20-00164





3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RENDITION. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.

**DESIGN.
BUILD.
MODULAR.**



WESTCHESTER MODULAR HOMES, INC.
AN EMPLOYEE OWNED COMPANY

USE GROUP R3	CONSTRUCTION TYPE WOOD FRAME (VB)	DESIGNER DWW	DATE 11/30/2021	SCALE AS NOTED	PAGE: 1	THIRD PARTY INSPECTION AGENCY	PEIRA	SERIAL No	PRODUCTION No	REVISION	DATE
BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA			HOME OWNER DANIELSON		SITE		CUSTOM PLAN WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698				
WESTCHESTER MODULAR HOMES, INC. AN EMPLOYEE OWNED COMPANY			WESTCHESTER MODULAR HOMES, INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698								



FRONT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"



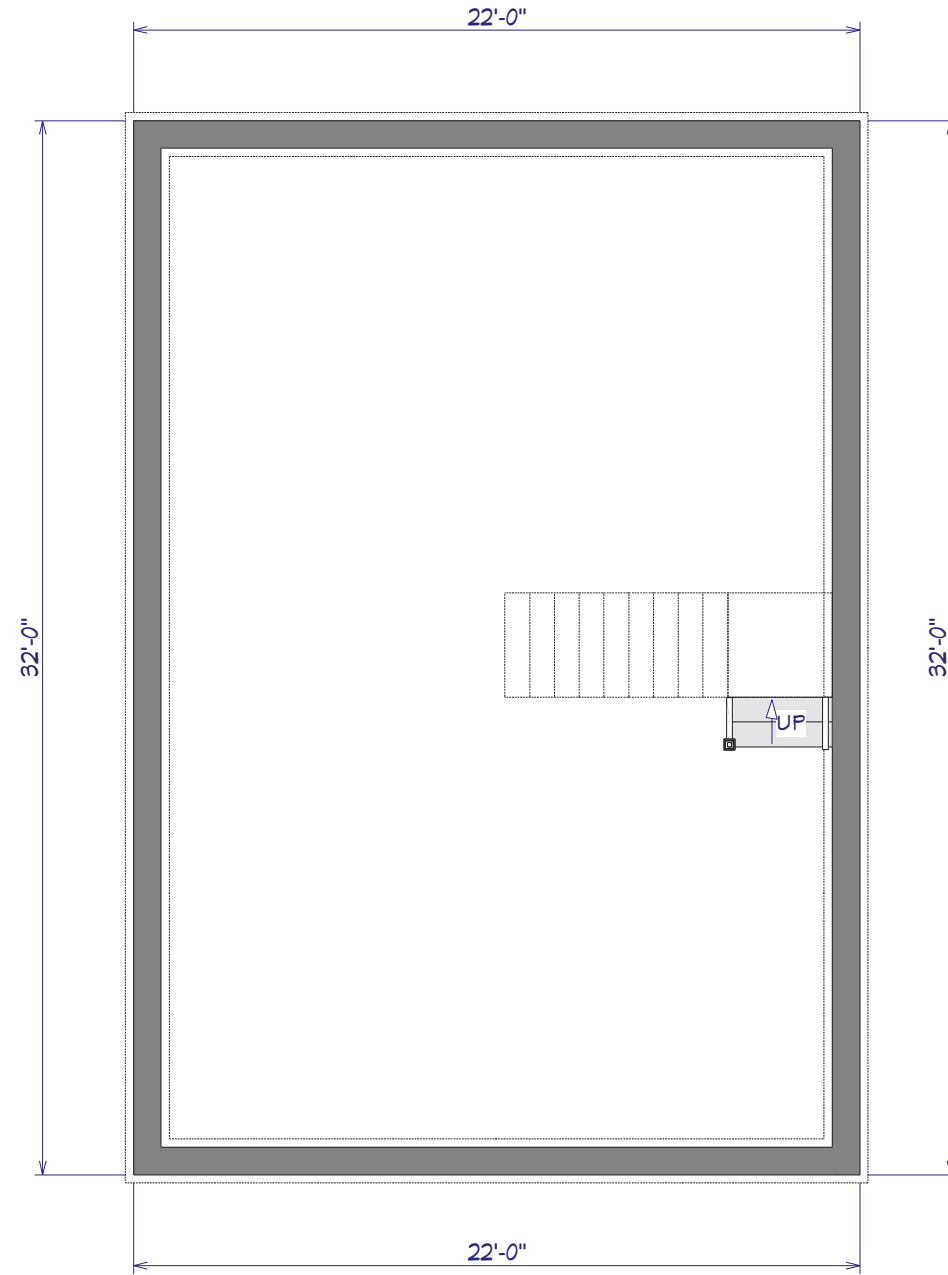
LEFT ELEVATION
SCALE: 1/8" = 1'0"



RIGHT ELEVATION
SCALE: 1/8" = 1'0"

USE GROUP R3	CONST TYPE WOOD FRAME (VB)	DESIGNER DWW	DATE 11/30/2021	SCALE AS NOTED	PAGE 2	SERIAL No PRODUCTION No REVISION DATE	PEIRA	THIRD PARTY INSPECTION AGENCY
CUSTOM PLAN ELEVATIONS						WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698		

PRELIMINARY ONLY- NOT FOR CONSTRUCTION



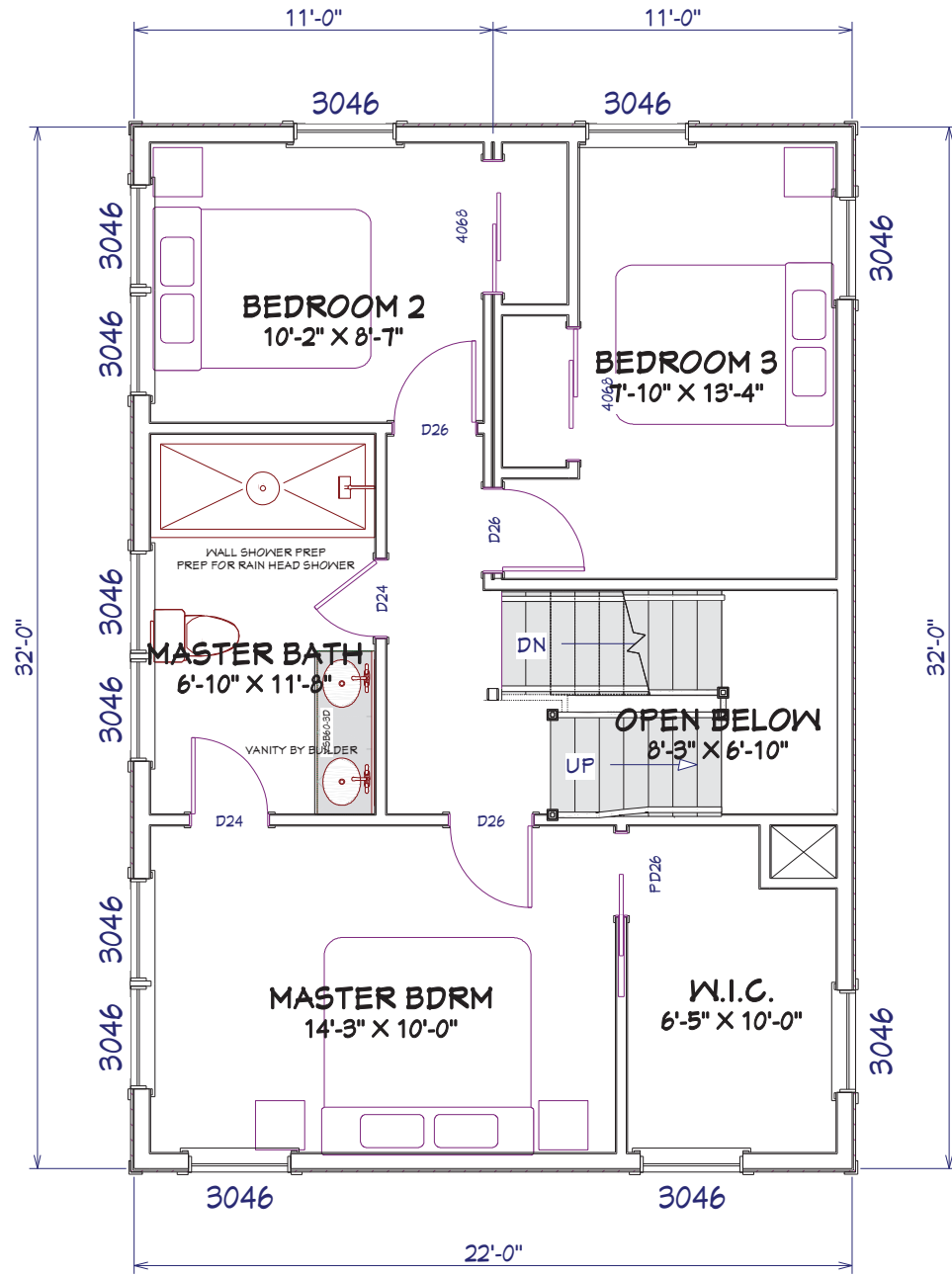
FOUNDATION NOTES:

- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
- 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPARATION.
- 3) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
- 4) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
- 5) LALLY COLUMN SHALL BE MINIMUM 3 1/2"Ø STEEL PIPE.
- 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.

SCALE: 1/4" = 1'0"

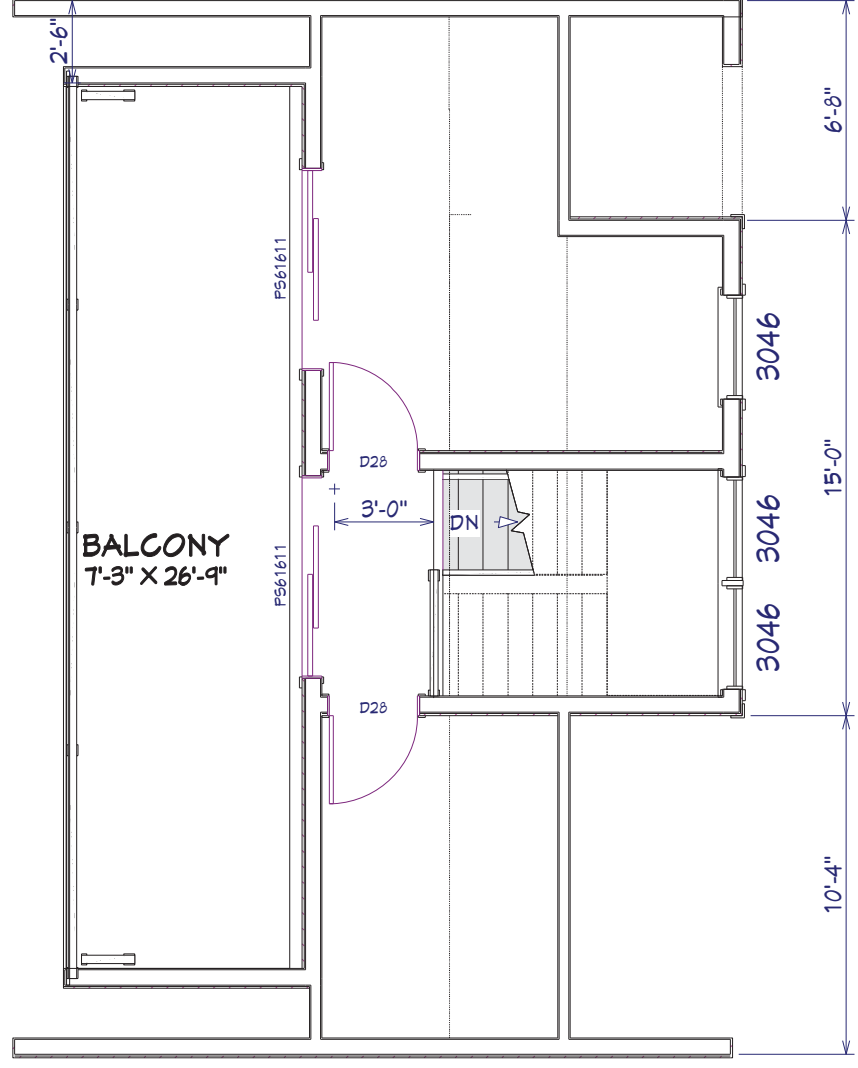
USE GROUP R3	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON SITE	SERIAL No PRODUCTION No REVISION DATE	PE/RA	THIRD PARTY INSPECTION AGENCY
CUSTOM PLAN FOUNDATION			WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698		


Appendix C: Elevations/Floor Plan

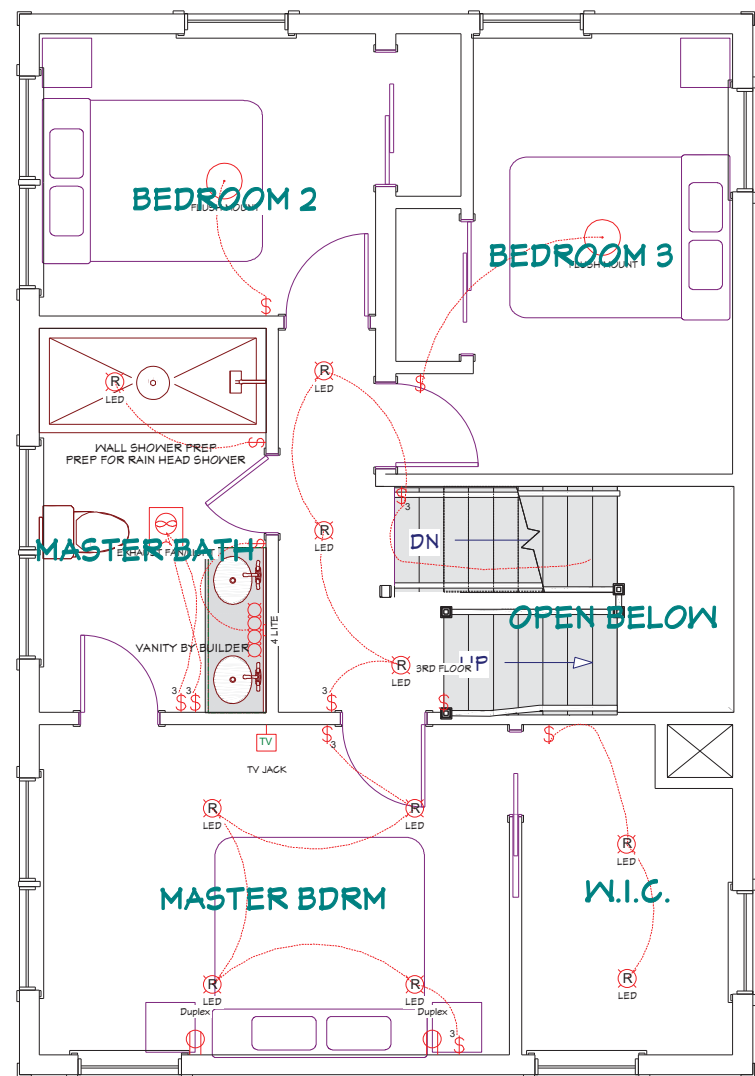


SCALE: 1/4" = 1'0"

USE GROUP R3	CONST TYPE WOOD FRAME (VB)	DESIGNER DWW	DATE 11/30/2021	SCALE AS NOTED	PAGE: 5	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON SITE	SERIAL No PRODUCTION No REVISION DATE	PE/RA	THIRD PARTY INSPECTION AGENCY



USE GROUP R3	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON SITE	SERIAL No	PE/RA	THIRD PARTY INSPECTION AGENCY
CONSTRUCT TYPE WOOD FRAME (VB)	DESIGNER DWW		REVISION	DATE	
DATE 11/30/2021	CUSTOM PLAN THIRD FLOOR  WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698				
SCALE AS NOTED					
PAGE: 6					



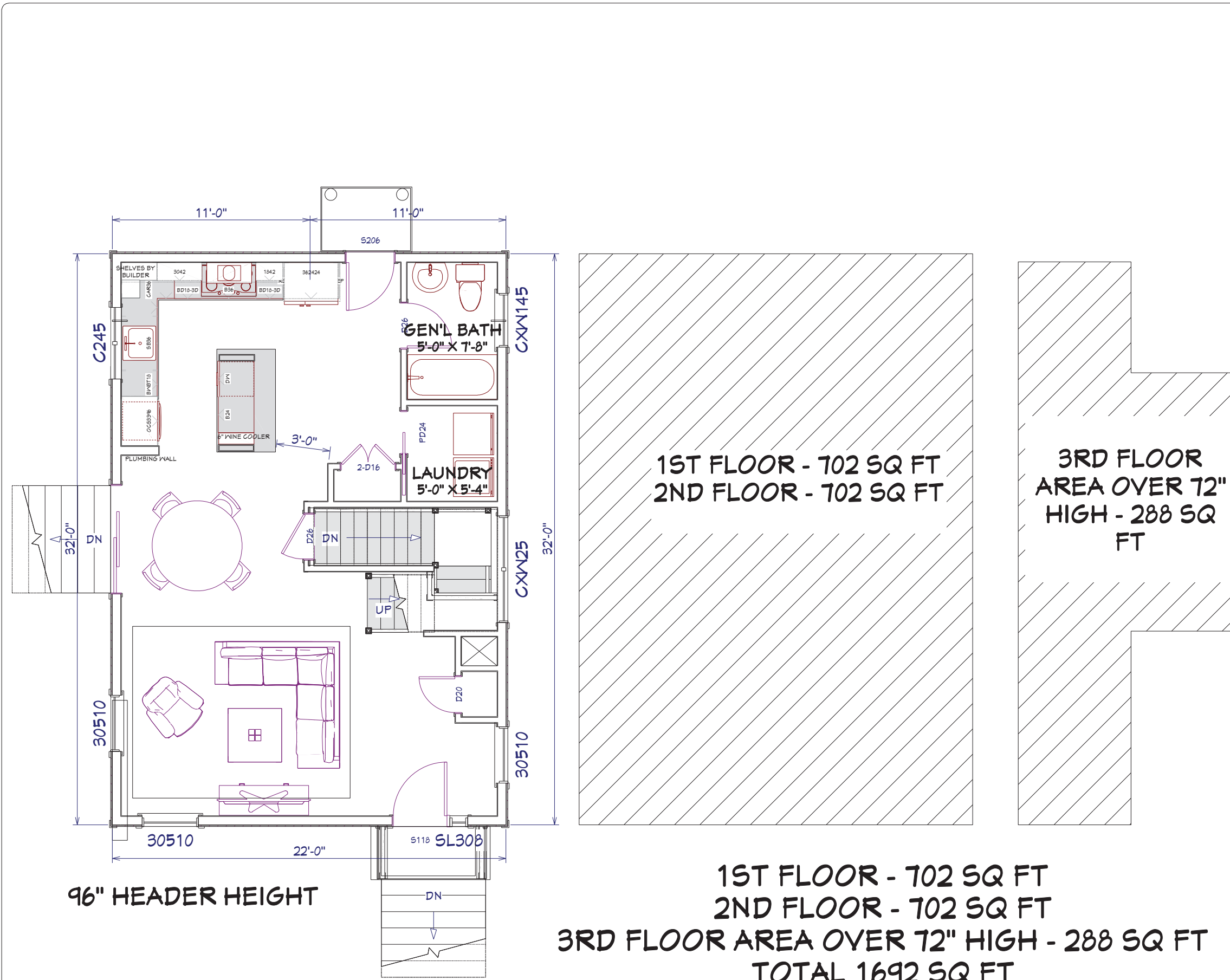
2020 N.E.C.

- * ALL SMOKE DETECTORS TO BE PHOTOELECTRIC *
- * ALL OUTLETS TO BE TAMPER RESISTANT *
- * ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
- * ALL EXT. GFI RECEPTACLES TO BE UV RATED *
- * MAX (2) WIRES PER HOLE THRU PLATES [WHEN CAULKED] *
- * NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS *
- * FOAM GASKETS ON ALL EXT. WALLS *

USE GROUP R3	CONST. TYPE WOOD FRAME (VB)	DESIGNER DWW	DATE 11/30/2021	SCALE AS NOTED	PAGE: 8	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON SITE	SERIAL No	PRODUCTION No	REVISION	DATE	THIRD PARTY INSPECTION AGENCY	PE/RA




USE GROUP R3	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER DANIELSON SITE	SERIAL No PRODUCTION No	PE/RA	THIRD PARTY INSPECTION AGENCY
DESIGNER DWW	CUSTOM PLAN				
DATE 11/30/2021	WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698				
SCALE AS NOTED					
PAGE: 9					



1ST FLOOR - 702 SQ FT
2ND FLOOR - 702 SQ FT
3RD FLOOR AREA OVER 72" HIGH - 288 SQ FT
TOTAL 1692 SQ FT

SCALE: 1/4" = 1'0"

USE GROUP R3	BUILDER WESTCHESTER MODULAR HOMES OF NORTHEASTERN MASSACHUSETTS 170 WORCESTER ST WELLESLEY, MA	HOME OWNER	DANIELSON	SERIALING PRODUCTION LOG REVISION DATE	THIRD PARTY INSPECTION AGENCY PEIRA
		SITE			
DESIGNER DWW	CUSTOM PLAN FIRST FLOOR				
DATE 12/21/2021	WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698				
SCALE AS NOTED					
PAGE: 4					