

88 HOLWORTHY STREET CONCEPTUAL DEVELOPMENT PACKAGE



LIST OF SYMBOLS

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO A-D1 DRAWINGS.
	EXISTING STRUCTURE OR PARTITION TO REMAIN.
	NEW STRUCTURE OR PARTITION.
	CARBON MONOXIDE DETECTOR
	SMOKE ALARM
	LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
	LIGHT FIXTURE (SCONCE)
	LIGHT FIXTURE (RECESSED)
	EXHAUST FAN
	WALL TYPE TAG
	DOOR IDENTIFICATION SYMBOL
	WINDOW IDENTIFICATION SYMBOL
	FINISH ELEVATION.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
GL	GLASS
GWB	GYPSTUM WALLBOARD
HT	HEIGHT
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
REQD	REQUIRED
RL	RAIN LEADER
STL	STEEL
STRL	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/	WITH
WNDW	WINDOW

SITE LOCATION



DRAWING LIST

GO.1	COVER SHEET
EX-1	EXISTING PLOT PLAN
EX-1 (REV)	PROPOSED PLOT PLAN
AX1.1	EXISTING FLOOR PLANS
AD1.1	DEMOLITION FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED REFLECTED CEILING PLANS
A2.1	PROPOSED EXTERIOR ELEVATIONS

CONTACT

ARCHITECT
Anderson Porter Design
875 Main Street
Cambridge, MA 02139

Dan Anderson
617-354-2501

CITY OF CAMBRIDGE ZONING ANALYSIS:

PROPERTY ADDRESS:	88 HOLWORTHY STREET CAMBRIDGE, MA 02138				
ZONING DISTRICT	RESIDENCE B				
LOT SIZE	±8,636 S.F.				
MAX F.A.R.	0.50 (5,000sf) / 0.35 (for additional lot area)				
PROJECT DESCRIPTION	DUPLEX TOWNHOUSE DEVELOPMENT PLAN				
BUILDING AREAS	EXISTING:	PROPOSED:			
	FIRST FLOOR: 1,048 GSF	FIRST FLOOR: 1,650 GSF (800 GSF in front + 850 GSF in rear)			
	SECOND FLOOR: 1,024 GSF	SECOND FLOOR: 1,600 GSF (800 GSF in front + 800 GSF in rear)			
	ATTIC: 171 GSF	ATTIC: 524 GSF (in front only)			
	TOTAL: 2,243 GSF*	TOTAL: 3,774 GSF*			
		*BASEMENT AREA EXCLUDED FROM F.A.R. PER ARTICLE 2 GROSS FLOOR AREA EXCLUSIONS #15			
	ALLOWED/REQUIRED	EXISTING	PROPOSED	EXISTING COMPLIANCE	PROPOSED COMPLIANCE
F.A.R.	0.50 (first 5,000sf) / 0.35 FAR (for additional lot area)	0.38 (first 5,000sf) / 0.0 (additional)	0.50 (first 5,000sf) / 0.35 (for additional)	CONFORMING	CONFORMING
MINIMUM LOT AREA/D.U.	2,500 S.F. (first 5,000sf) / 4,000 S.F. (additional)	2,500 S.F. / 0.0 S.F.	2,500 S.F. / 1,818 S.F.	CONFORMING	RELIEF REQUIRED (1.91 UNITS)
MINIMUM SETBACK (FRONT YARD)	15'	9.1'	15'	NON-CONFORMING	CONFORMING
MINIMUM SETBACK (SIDE YARD)	7.5' (SUM OF 20)	3.7' (SUM 24.9')	7.5' (SUM OF 20)	NON-CONFORMING	CONFORMING (RELOCATE EXISTING)
MINIMUM SETBACK (REAR YARD)	35'	103.9'	42'	CONFORMING	CONFORMING
MAXIMUM HEIGHT	35'	±28.5'	35'	CONFORMING	CONFORMING
MINIMUM OPEN SPACE RATIO	40%	79.9%	51%	CONFORMING	CONFORMING
MINIMUM LOT WIDTH	50'	50'	50'	CONFORMING	CONFORMING
GENERAL RANGE OF ALLOWED USES	SINGLE AND TWO-FAMILY DETACHED DWELLINGS.	TWO-FAMILY	TWO DETACHED TWO-FAMILY	CONFORMING	RELIEF REQUIRED (BEYOND 75' DEPTH)

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY

Address: 88 HOLWORTHY STREET
CAMBRIDGE, MA
02138

Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN

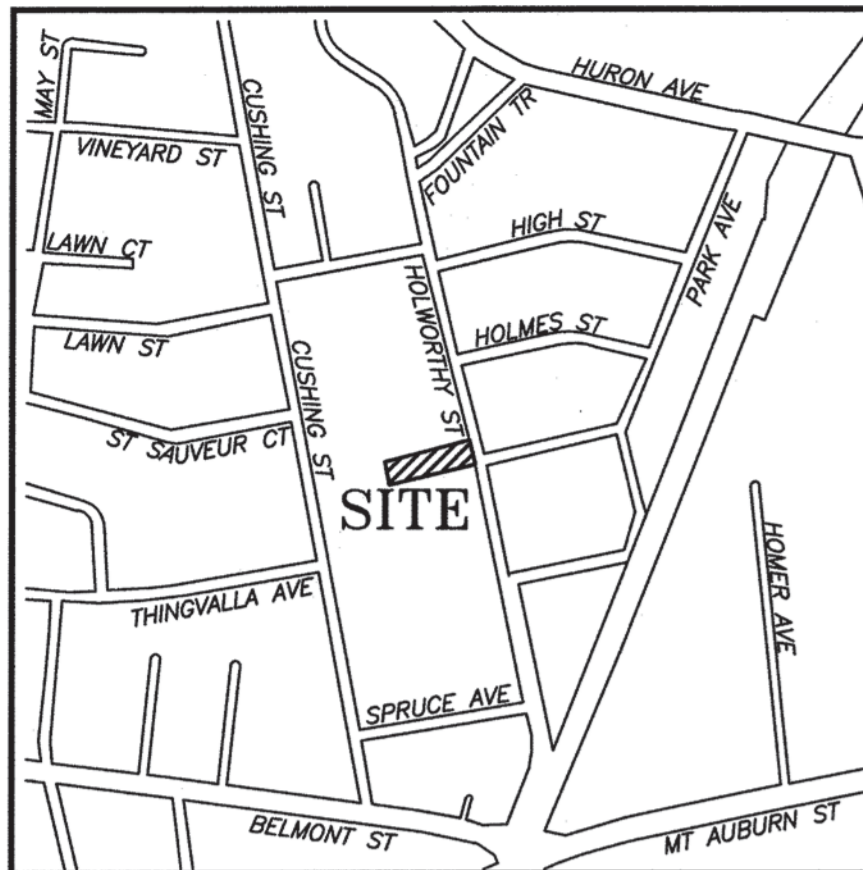
Proj. #: 1929

Date: 08/14/2020

Scale:

Drawn By: DA/DS

G0.1



VICINITY SKETCH
NTS

#71 CUSHING STREET
MAP ID 254-10
N/F
GEORGE J. & LYNN M. WHITE
BK 71194 / PG 41

#65 CUSHING STREET
MAP ID 254-70
N/F
SANDRA K. PILOTTI &
DUNCAN S. MARTIN
BK 65885 / PG 278

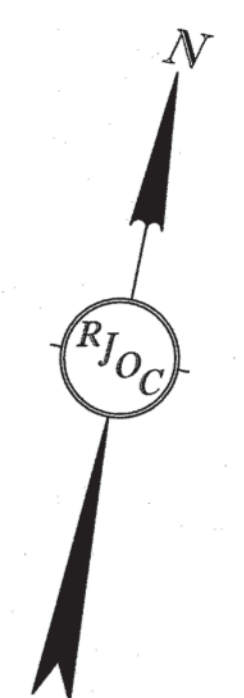
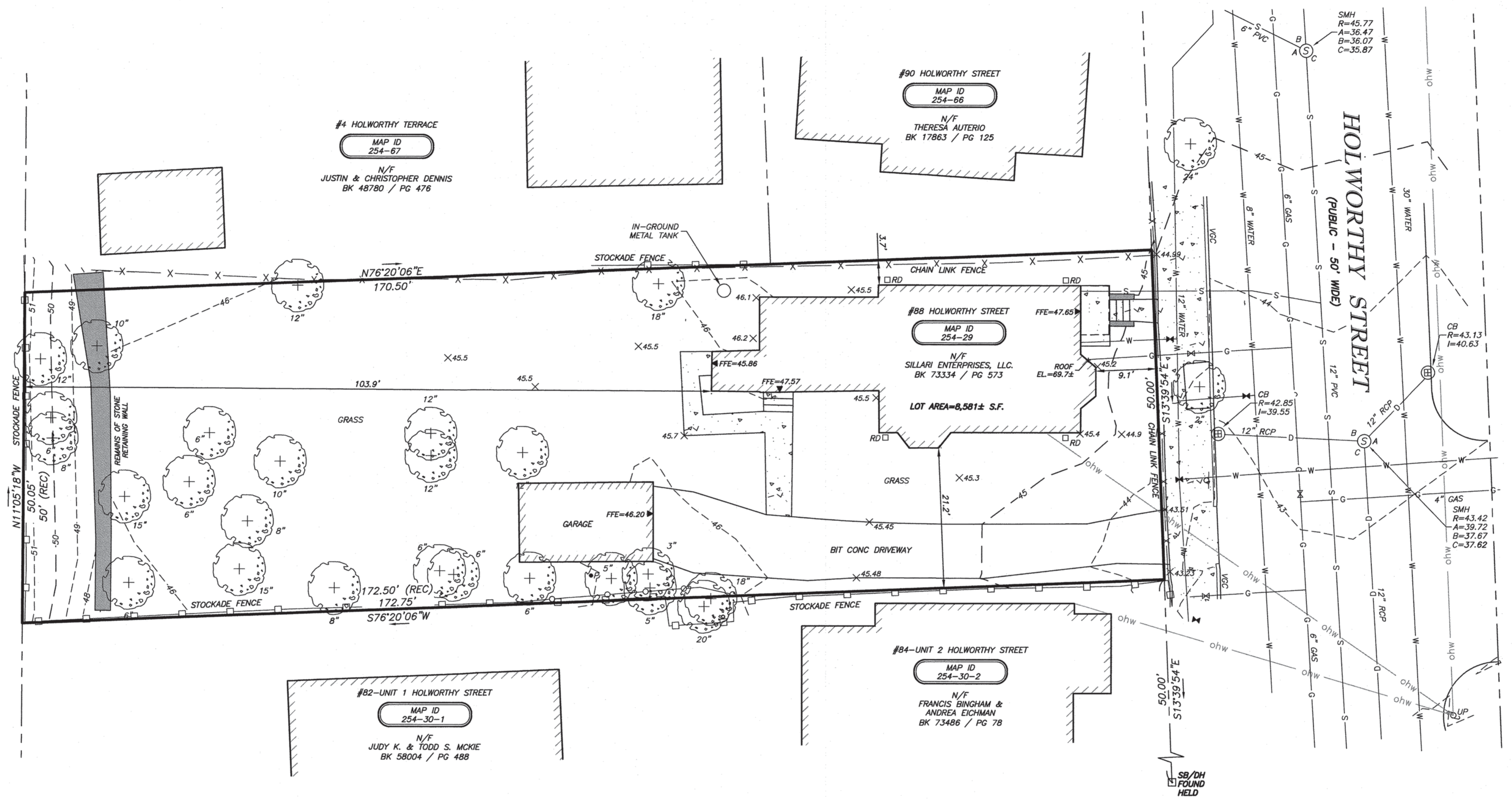
#4 HOLWORTHY TERRACE
MAP ID 254-67
N/F
JUSTIN & CHRISTOPHER DENNIS
BK 48780 / PG 476

#90 HOLWORTHY STREET
MAP ID 254-66
N/F
THERESA AUTERIO
BK 17863 / PG 125

#88 HOLWORTHY STREET
MAP ID 254-29
N/F
SILLARI ENTERPRISES, LLC.
BK 73334 / PG 573
LOT AREA=8,581 ± S.F.

#84-UNIT 2 HOLWORTHY STREET
MAP ID 254-30-2
N/F
FRANCIS BINGHAM &
ANDREA EICHMAN
BK 73486 / PG 78

#82-UNIT 1 HOLWORTHY STREET
MAP ID 254-30-1
N/F
JUDY K. & TODD S. MCKIE
BK 58004 / PG 488



NOTES

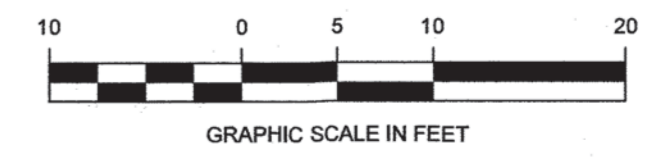
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY, AS OF THE DATE OF THIS SURVEY. NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS PERFORMED ON 10/01/2019.
- THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS THE CITY OF CAMBRIDGE VERTICAL DATUM. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 419 OF 656, MAP NUMBER 25017C0419E, EFFECTIVE DATE JUNE 04, 2010.
- THE PARCEL IS LOCATED IN THE RESIDENTIAL B ZONING DISTRICT AS DEPICTED ON THE CITY OF CAMBRIDGE ZONING MAP DATED DECEMBER 7, 2017.
- CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
- PLAN BOOK 2-B PAGE 80
 - PLAN 84 OF 1997
 - PLAN 978 OF 1936

LEGEND

---	PROPERTY LINE	CC	CONCRETE CURB
- - -	ABUTTING PROPERTY LINE	VGC	VERTICAL GRANITE CURB
- - - -	EASEMENT LINE	BCB	BITUMINOUS CONC. CURB
- - - - -	SEWER LINE	HC	HANDICAP
- - - - -	EXISTING DRAIN LINE	HPDE	HIGH DENSITY POLYETHYLENE
- - - - -	WATER LINE	CONC.	CONCRETE
- - - - -	GAS LINE	LSA	LANDSCAPE AREA
- - - - -	ELECTRIC LINE	▽	DOOR
- - - - -	TELEPHONE LINE	▽	SIGN
- - - - -	OVERHEAD WIRES	○/BC	PARKING COUNT/COMPACT NUMBER
- - - - -	GUARDRAIL	○	DECIDUOUS TREE
- - - - -	CHAIN LINK FENCE	○	CONIFEROUS TREE
○	UTILITY POLE	□SB/DH	STONE BOUND WITH DRILL HOLE
○	LIGHT POLE		
⊕	ELECTRIC HAND HOLE		
⊕	CABLE MANHOLE		
⊕	SEWER MANHOLE		
⊕	DRAIN MANHOLE		
⊕	CATCH BASIN		
⊕	WATER VALVE		
⊕	FIRE HYDRANT		
○	SPRINKLER CONNECTION		
○	POST INDICATOR VALVE		
●	BOLLARD		
□	GAS METER		
□	GAS VALVE		
□	ROOF DRAIN		
□	AREA DRAIN		
□	IRRIGATION CONTROL VALVE		



DATE	
REVISION	
NO.	

Record Owner:
SILLARI ENTERPRISES, LLC
91 PARK AVENUE
CAMBRIDGE, MA 02138
BK 73334 / PG 573

Location:
MAP ID: 254-29
88 HOLWORTHY STREET
CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02186
PHONE: 781.279.0160 RJOCONNELL.COM

PREPARED FOR:
ANDERSON PORTER DESIGN
875 MAIN STREET
(2ND FLOOR)
CAMBRIDGE, MA 02139

PROJECT NAME:
88 HOLWORTHY STREET
CAMBRIDGE, MA 02138

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 10/01/2019.



SCOTT M. LITALIEN 10/29/19
PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC.

DRAWN BY: TDB
REVIEWED BY: SML
SCALE: 1"=10'
FIELD CREW: AA / JBJ
FIELD BOOK: FIELD BOOK 34 / PG 40
DATE: 10/29/2019
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
19118



1 Elevation: Front
Scale: 1/4" = 1'-0"



2 Elevation: Side
Scale: 1/4" = 1'-0"



3 Elevation: Rear
Scale: 1/4" = 1'-0"



4 Elevation: Side
Scale: 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 Holworthy
Address: 88 Holworthy
Cambridge MA
02138

Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1929 Drawing No.

Date: 01/13/2020

Scale: AS NOTED

Drawn By: DA

A2.1



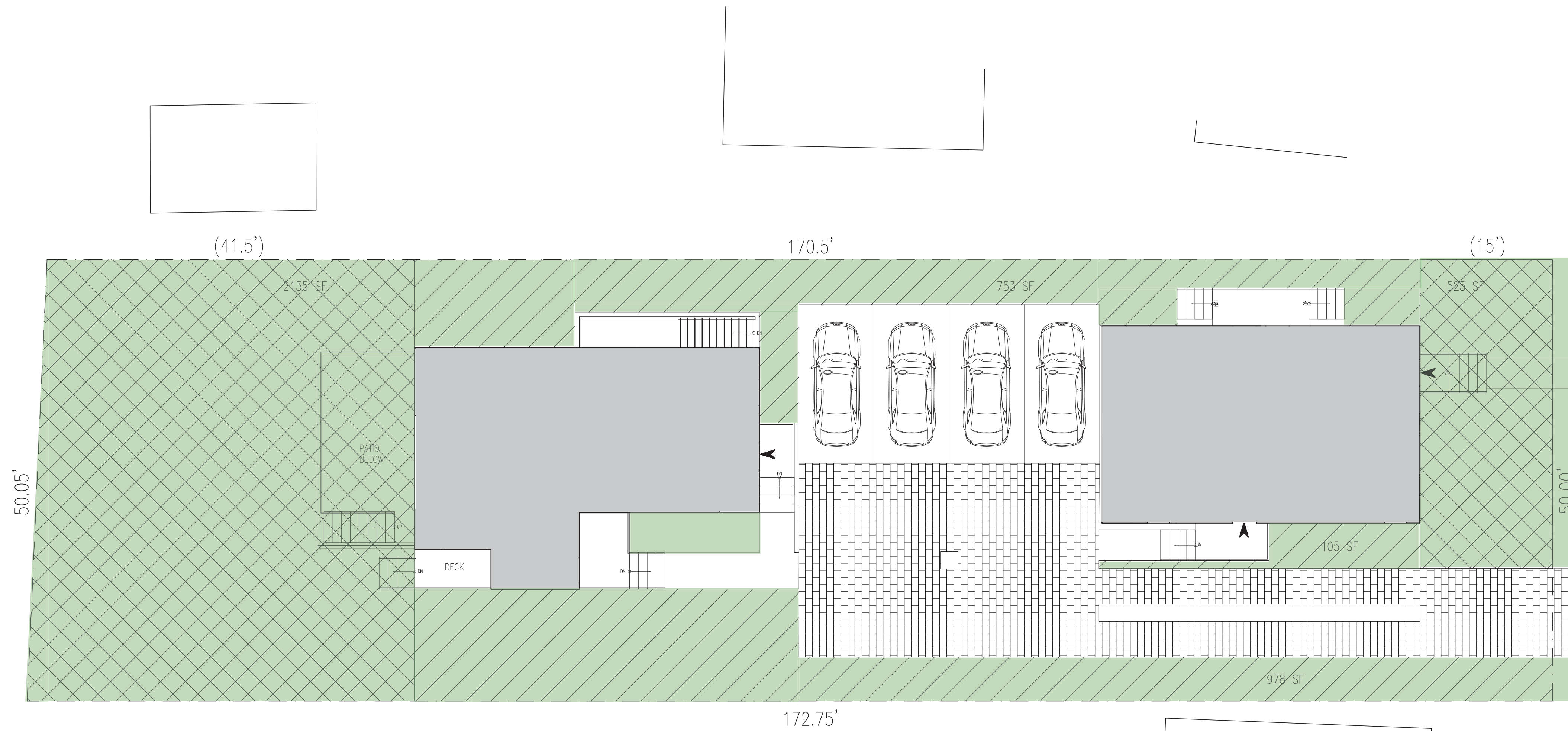
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY
 Address: 88 HOLWORTHY STREET
 CAMBRIDGE, MA
 02138

Title: DEVELOPMENT SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.
Date: 08/14/2020	L1.1
Scale: AS NOTED	
Drawn By: DA	



- PRIVATE OPEN SPACE - 2660 SF (30%)
- PERMEABLE OPEN SPACE - 1836 SF (21%)
- TOTAL OPEN SPACE - 4496 SF (52%)

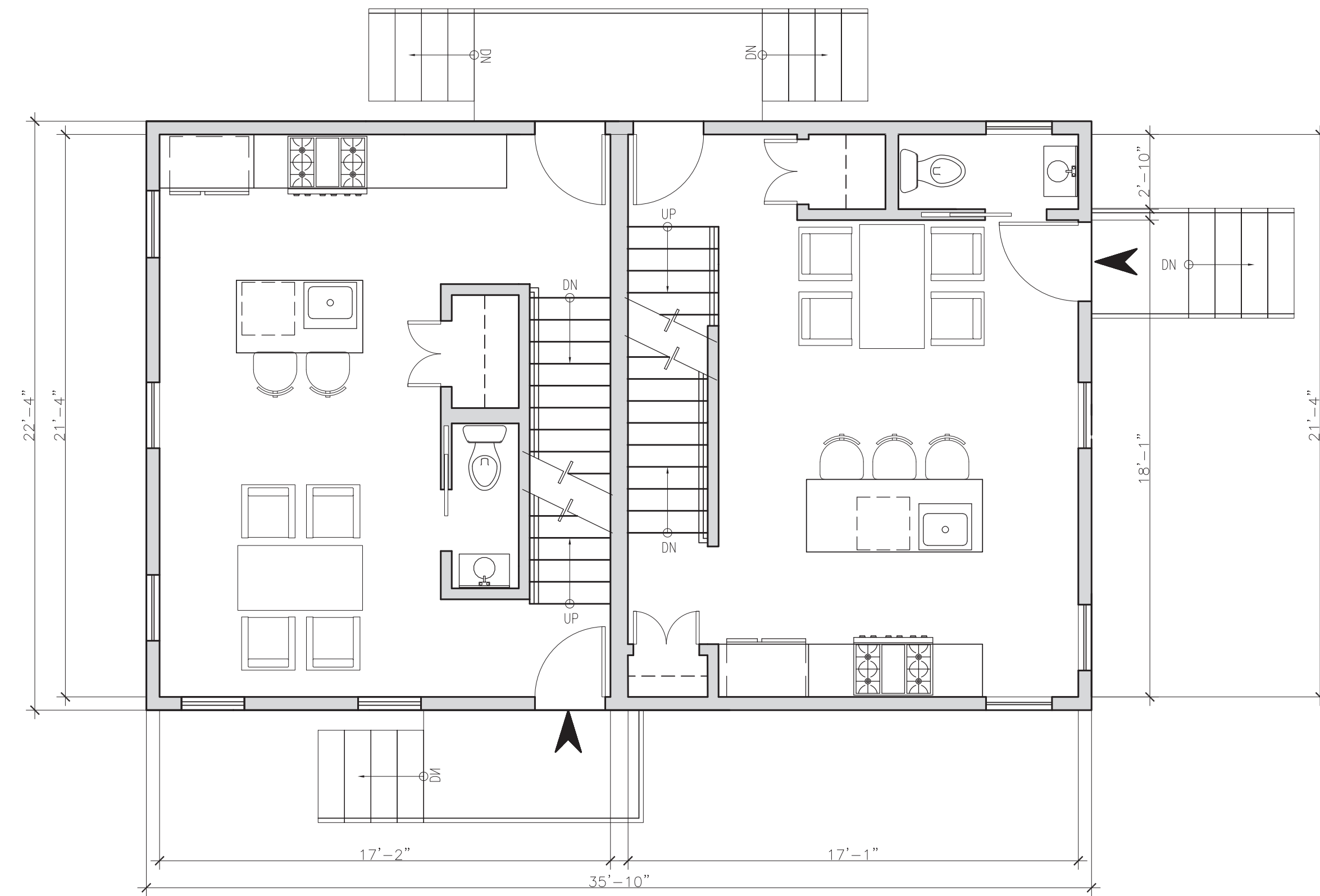
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
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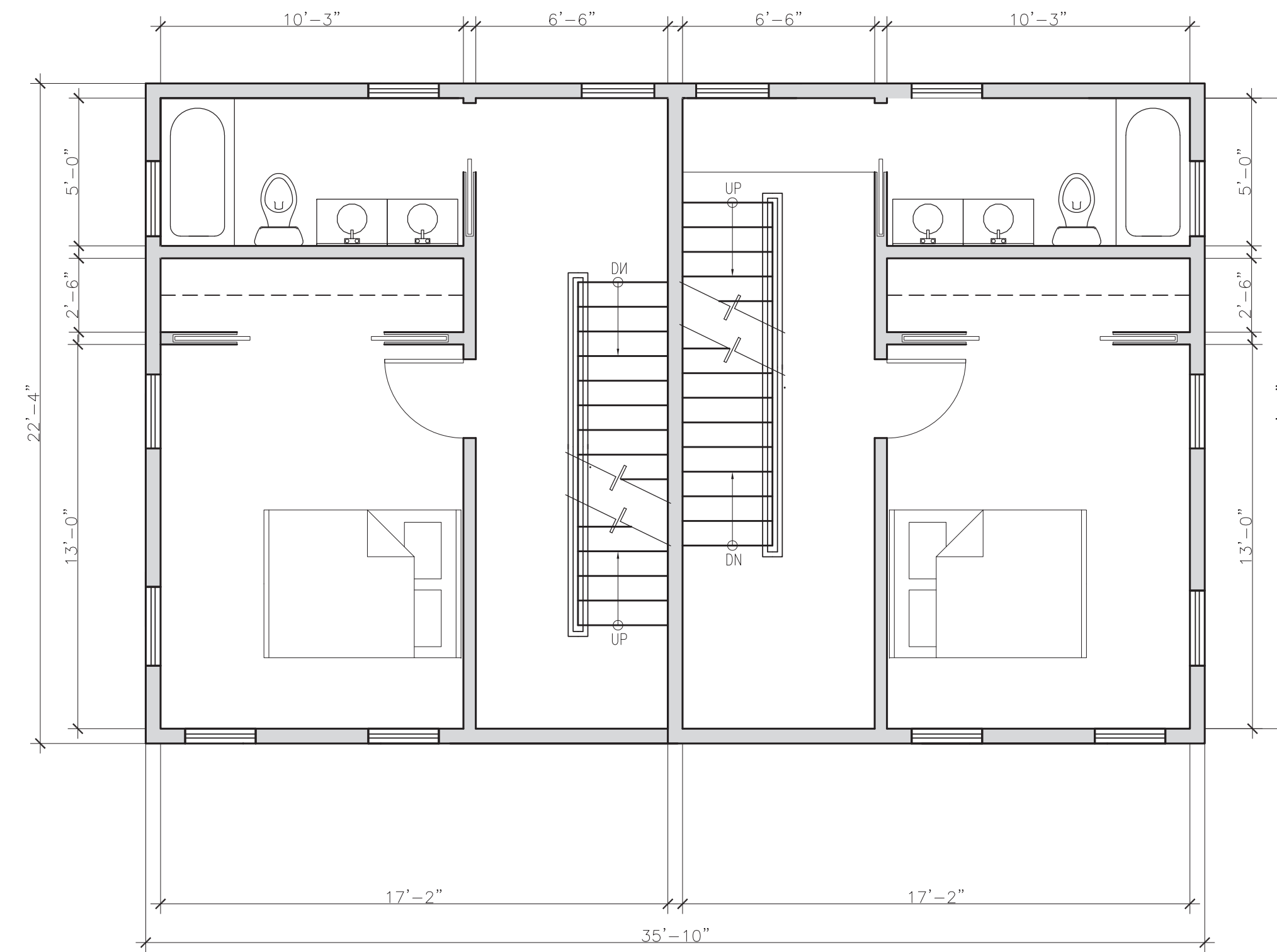
Project: 88 HOLWORTHY
 Address: 88 HOLWORTHY STREET
 CAMBRIDGE, MA
 02138

Title: OPEN SPACE PLAN

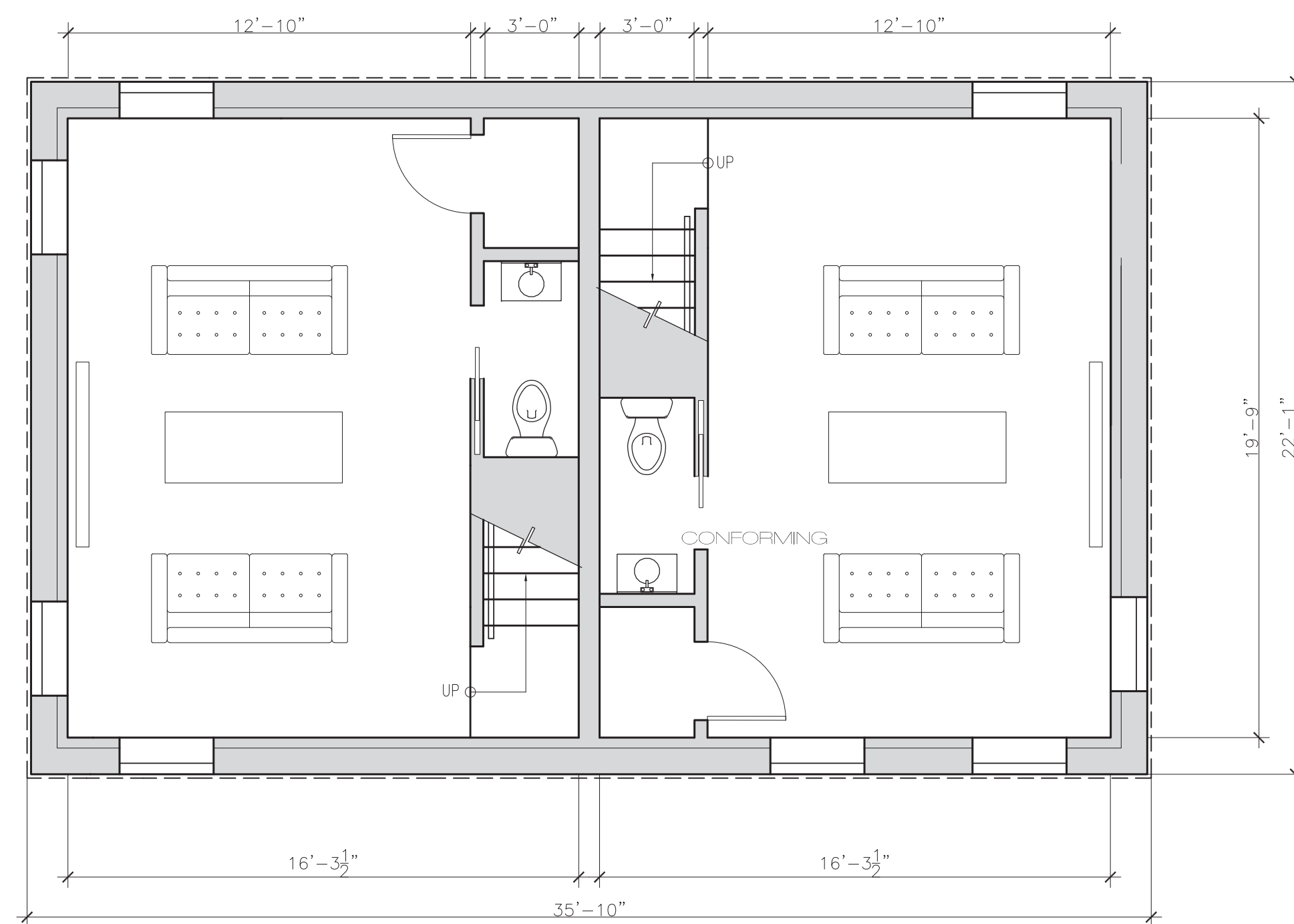
Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.
Date: 08/14/2020	L1.2
Scale: AS NOTED	
Drawn By: DA	



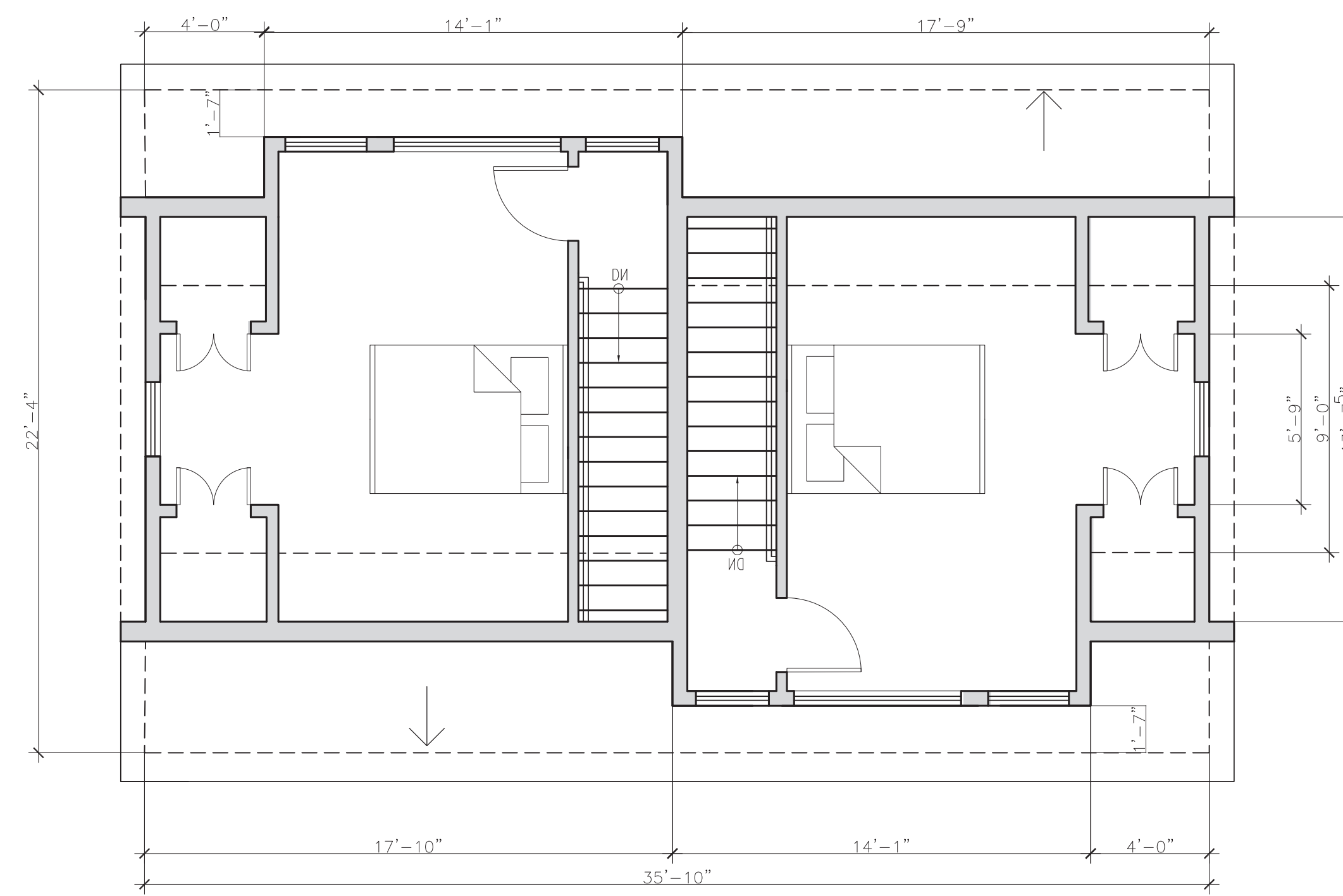
1 Plan: First Floor
Scale 1/8" = 1'-0"



2 Plan: Second Floor
Scale 1/8" = 1'-0"



3 Plan: Garden
Scale 1/8" = 1'-0"



4 Plan: Upper Floor
Scale 1/8" = 1'-0"

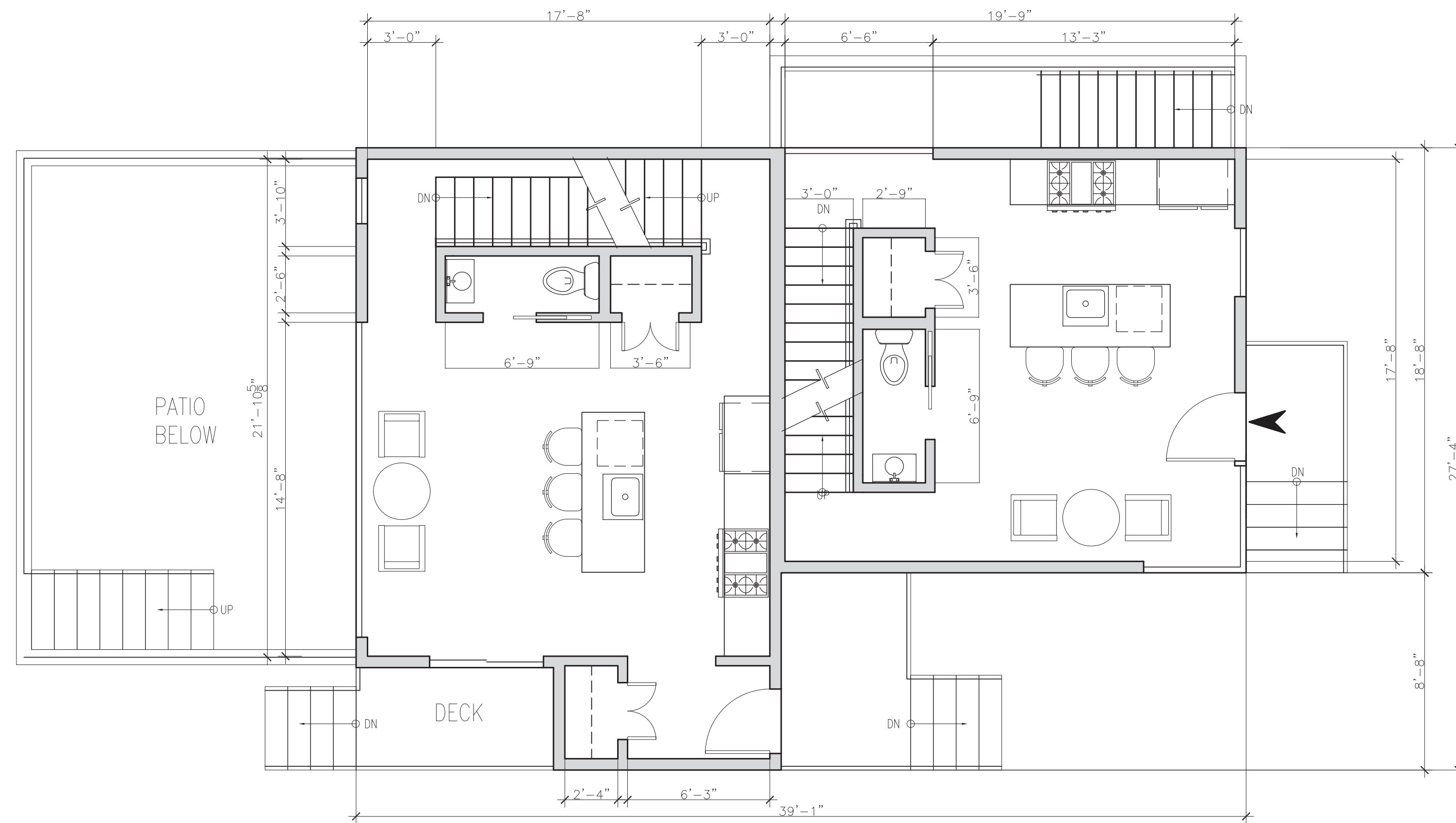
REVISIONS		
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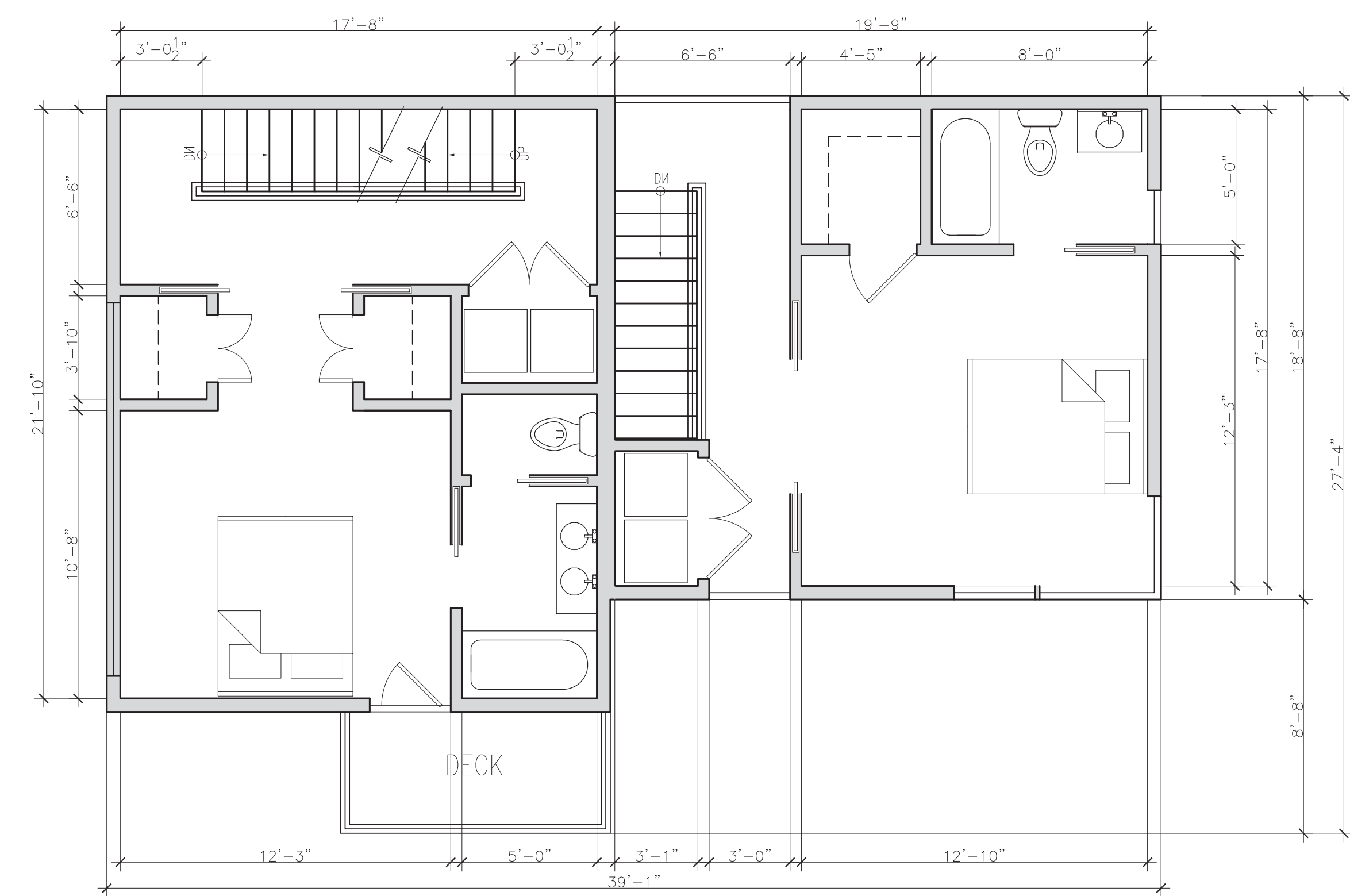
Project: 88 Holworthy
Address: 88 Holworthy
Cambridge MA
02138

Title: UNIT PLANS AT FRONT

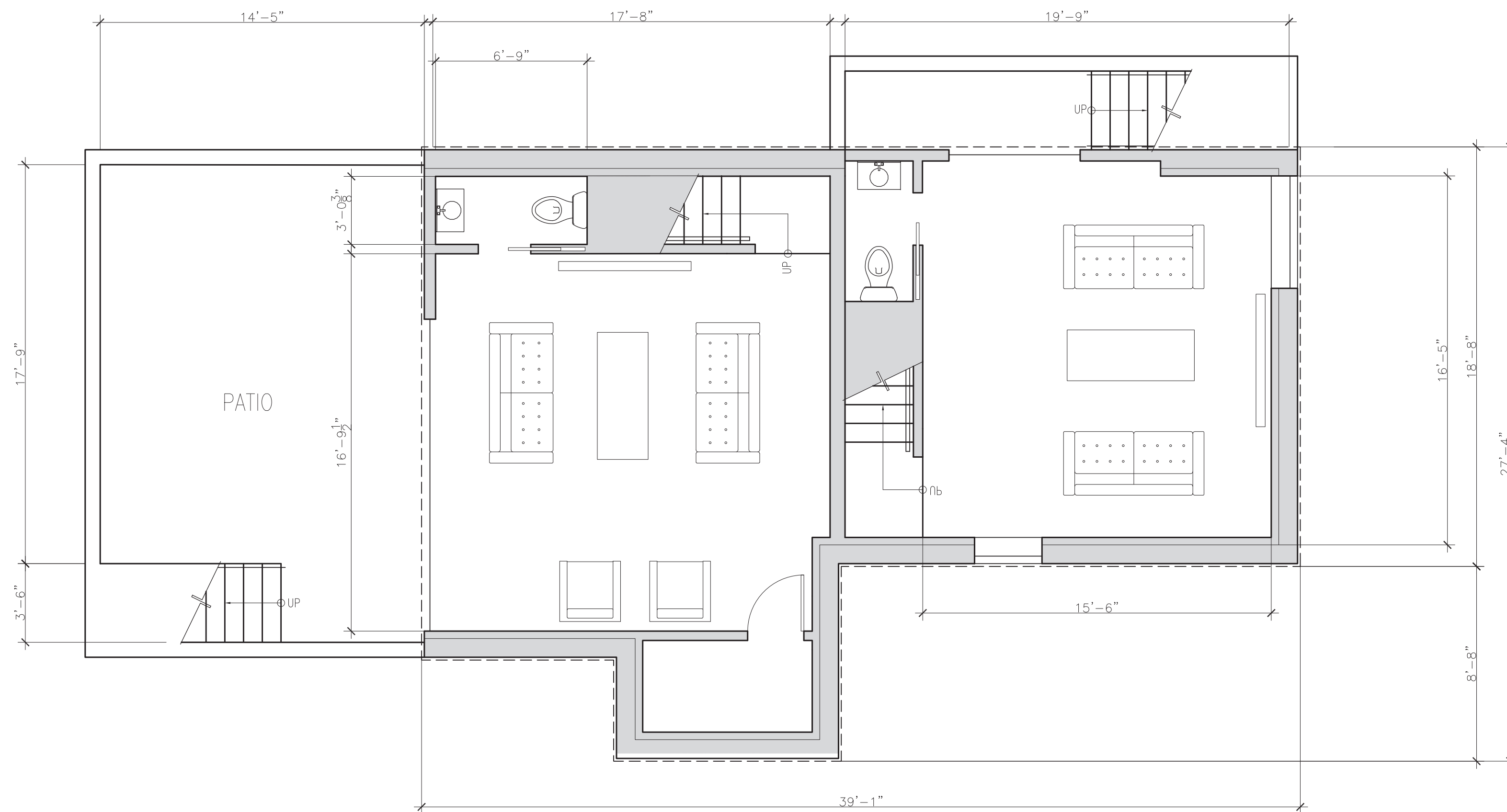
Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1929	Drawing No.
Date: 01/13/2020	
Scale: AS NOTED	A1.1
Drawn By: DA	



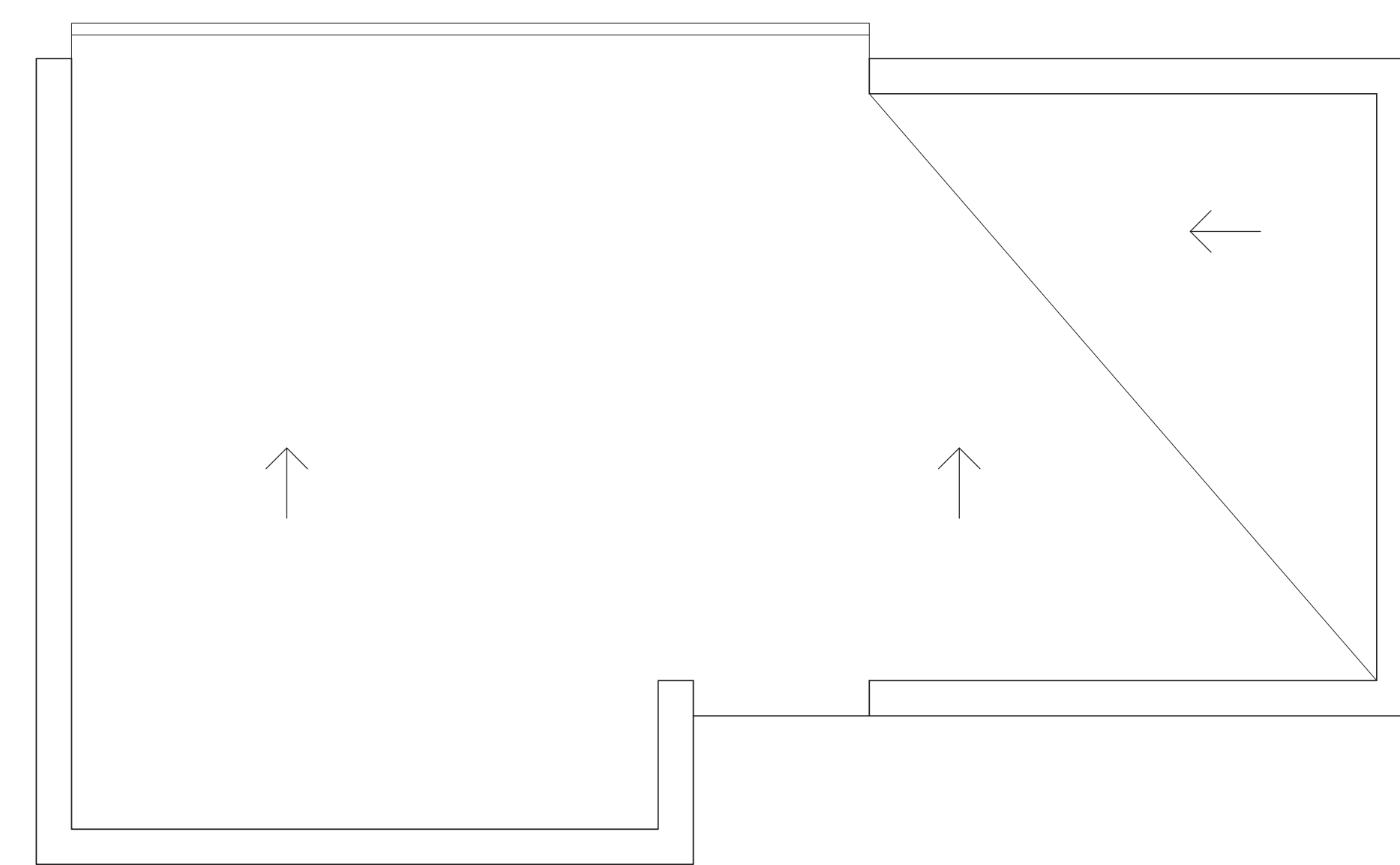
1 Plan: First Floor
Scale 1/8" = 1'-0"



2 Plan: Second Floor
Scale 1/8" = 1'-0"



3 Plan: Garden
Scale 1/8" = 1'-0"



4 Plan: Roof
Scale 1/8" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 Holworthy
Address: 88 Holworthy
Cambridge MA
02138

Title: UNIT PLANS AT REAR

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 1929
Date: 01/13/2020
Scale: AS NOTED
Drawn By: DA



WEST

1 PROPOSED WEST ELEVATION
AX1.1 Scale 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
AX1.1 Scale 1/8" = 1'-0"

REVISIONS		
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AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 Holworthy
Address: 88 Holworthy
Cambridge MA
02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No. A2.1
Date: 2020.07.06	
Scale: AS NOTED	
Drawn By: DA	



1
A1.2 PROPOSED SOUTH ELEVATION
Scale 1/8" = 1'-0"



2
A1.2 PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 Holworthy
Address: 88 Holworthy
Cambridge MA
02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.
Date:	A2.2
Scale: AS NOTED	
Drawn By: DA	