GOODMAN LUMELSKY RESIDENCE
JOSHUA GOODMAN & ANNA LUMELSKY
2 FROST ST. UNIT #2
CAMBRIDGE, MA 02140

PROJECT NUMBER: 2106-0050

ARCHITECT:
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ARCHITECTS
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CAMBRIDGE MA. 02139

CLIENTS:
JOSHUA GOODMAN & ANNA LUMELSKY

GENERAL CONTRACTOR:
XXX

STRUCTURAL ENGINEER:
XXX

INTERIOR DESIGNER:
XXX

SCOPE OF WORK:
RENOVATION ONLY ON CONDO # 2 (1,500 SF) OF 2-UNIT HOME, (CONDO # 2 - 3,833 SF) INVOLVES THE ADDITION OF LIVING SPACE ON LEVEL 1 MAIN ENTRY AND LEVEL 3, ALSO A FULL RENOVATION ON LEVEL 2 WITH NEW INTERIORS AND MEP.

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EXISTING STREET VIEW 1

PROPOSED STREET VIEW 1
ZONING DISTRICT: RESIDENTIAL B MAX F.A.R. = 0.50

LAND AREA: 8,653 sq ft

EXISTING FAR: 0.45

PROPOSED FAR: 0.51

REQUIRED FAR: 0.50

EXISTING BUILDING HEIGHT: 37' - 9"

PROPOSED BUILDING HEIGHT: 37' - 9"

REQUIRED BUILDING HEIGHT: 35' - 0"
SOUTH ELEVATION

EXISTING MANSARD ROOF AND DORMERS TO REMAIN

EXISTING RUBBER ROOF

EXISTING CHIMNEY TO REMAIN

EXISTING BAY WINDOW TO REMAIN

EXISTING PORCH AND RAILINGS TO REMAIN

EXISTING WINDOWS TO REMAIN

NEW WINDOWS TO MATCH EXISTING

NEW RUBBER ROOF

NEW CORBELS & FASCIA TO MATCH EXISTING

NEW SKYLIGHT AT BEDROOM

EXISTING SKYLIGHT TO MATCH EXISTING

EXISTING EXISTING CHIMNEY TO REMAIN

FRONT SETBACK LINE

NEW CLAPBOARD SIDING TO MATCH EXISTING

EXISTING MANSARD ROOF AND DORMERS TO REMAIN

EXISTING WINDOWS TO REMAIN

NO WORK AT UNIT #1

AREA OF RELIEF

NO WORK AT UNIT #1

EXISTING ROOF TO REMAIN

NOT FOR CONSTRUCTION

SAM KACHMAR ARCHITECTS
2019

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CAMBRIDGE, MA, 02138

NOT FOR CONSTRUCTION

B-008
LEVEL 0

BASEMENT

NEW FOUNDATION AND FOOTINGS; TBD BY STRUC.

DECK AND STEPS ABOVE

EXTERIOR FACE OF WALL ABOVE

AREA OF WORK

FRONT SETBACK LINE

BASEMENT

EXISTING - LEVEL 0 PLAN

PROPOSED - LEVEL 0 PLAN

FLOOR PLAN - LEVEL 0

NOT FOR CONSTRUCTION
LEVEL 2

EXISTING - LEVEL 2 PLAN

NEW LARGER KITCHEN
NEW STAIR TO LEVEL 3
ENTRY
EXTERIOR DECK
LIVING ROOM
KITCHEN
DINING ROOM
BATH
NO WORK AT UNIT #1
EXISTING STAIRS AND DECK TO REMAIN
EXTERIOR DECK
NEW WINDOWS
NEW ROOF AT ENCLOSED ENTRY
NEW LARGER KITCHEN
NEW STAIR TO LEVEL 3

1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
1" = 1'-0"

FLOOR PLAN - LEVEL 2
LEVEL 2
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

NOT FOR CONSTRUCTION.

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END OF PRESENTATION

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EXTERIOR CONDITIONS