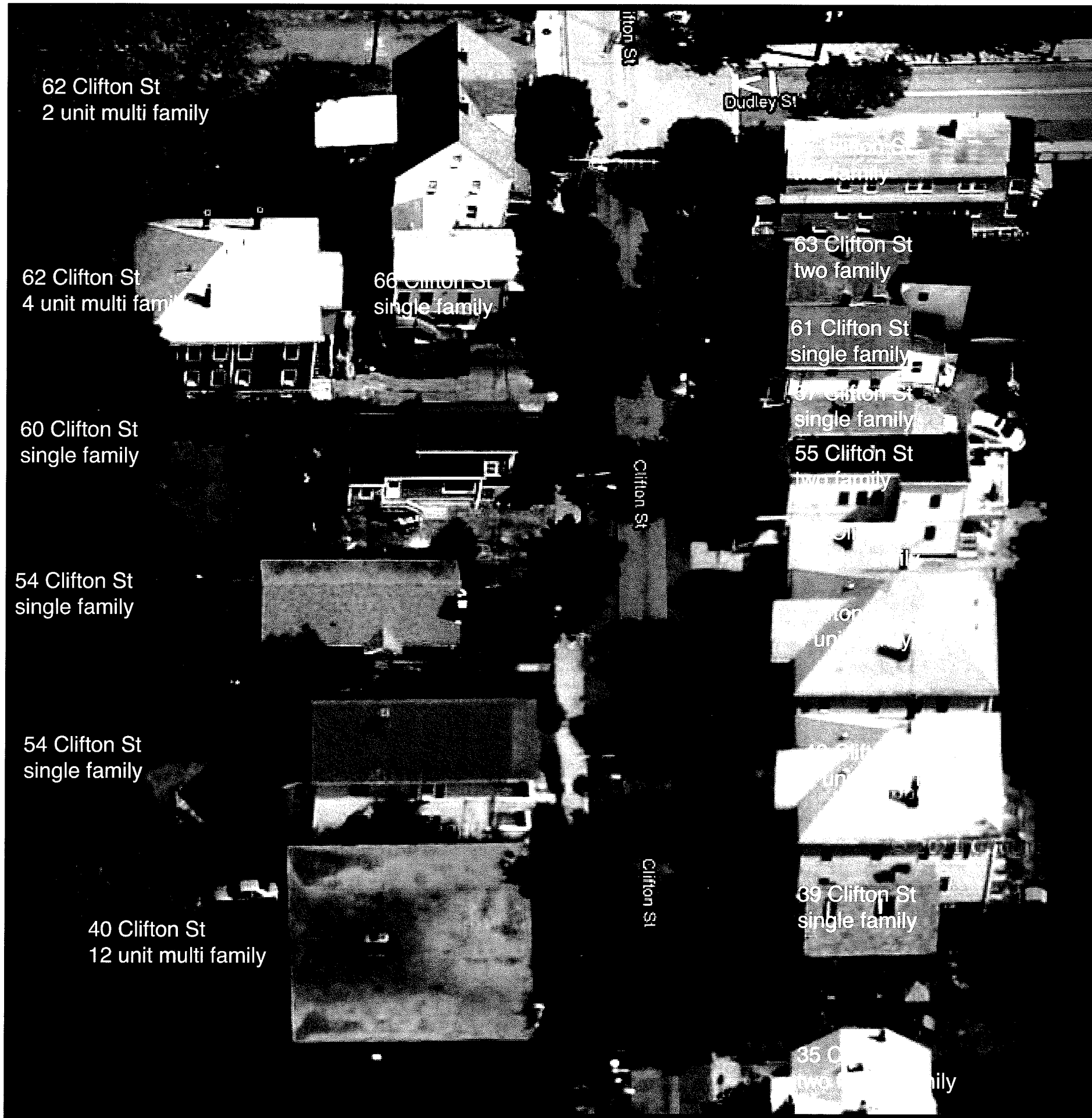


Existing Conditions
 For 60 Clifton St
 Cambridge
 Scale: NTS
 Date:01/10/12



62 Clifton St
2 unit multi family

62 Clifton St
4 unit multi family

66 Clifton St
single family

60 Clifton St
single family

54 Clifton St
single family

54 Clifton St
single family

40 Clifton St
12 unit multi family

Dudley St

Clifton St

Clifton St

Clifton St

63 Clifton St
two family

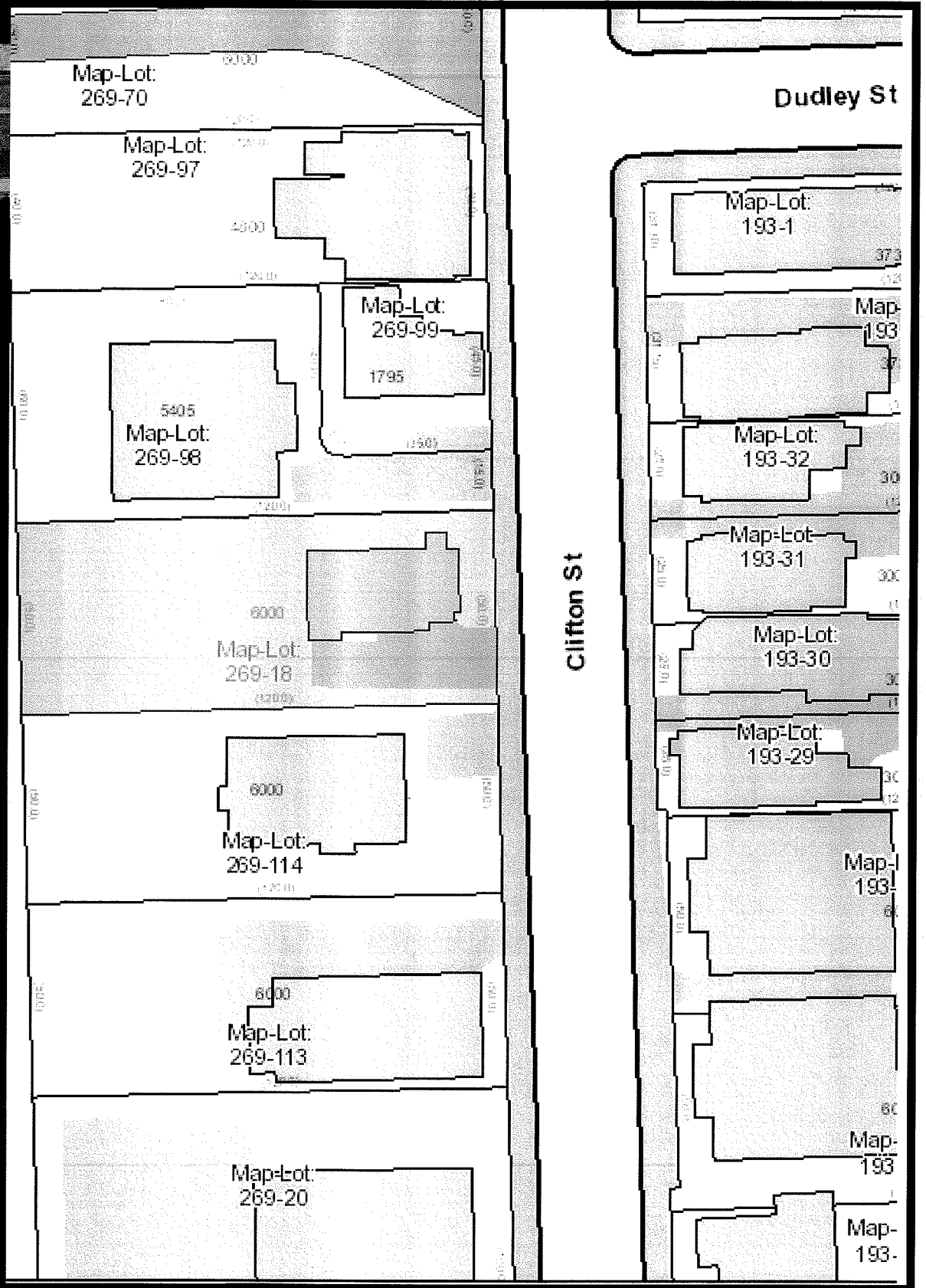
61 Clifton St
single family

57 Clifton St
single family

55 Clifton St
two family

69 Clifton St
single family

35 Clifton St
two family



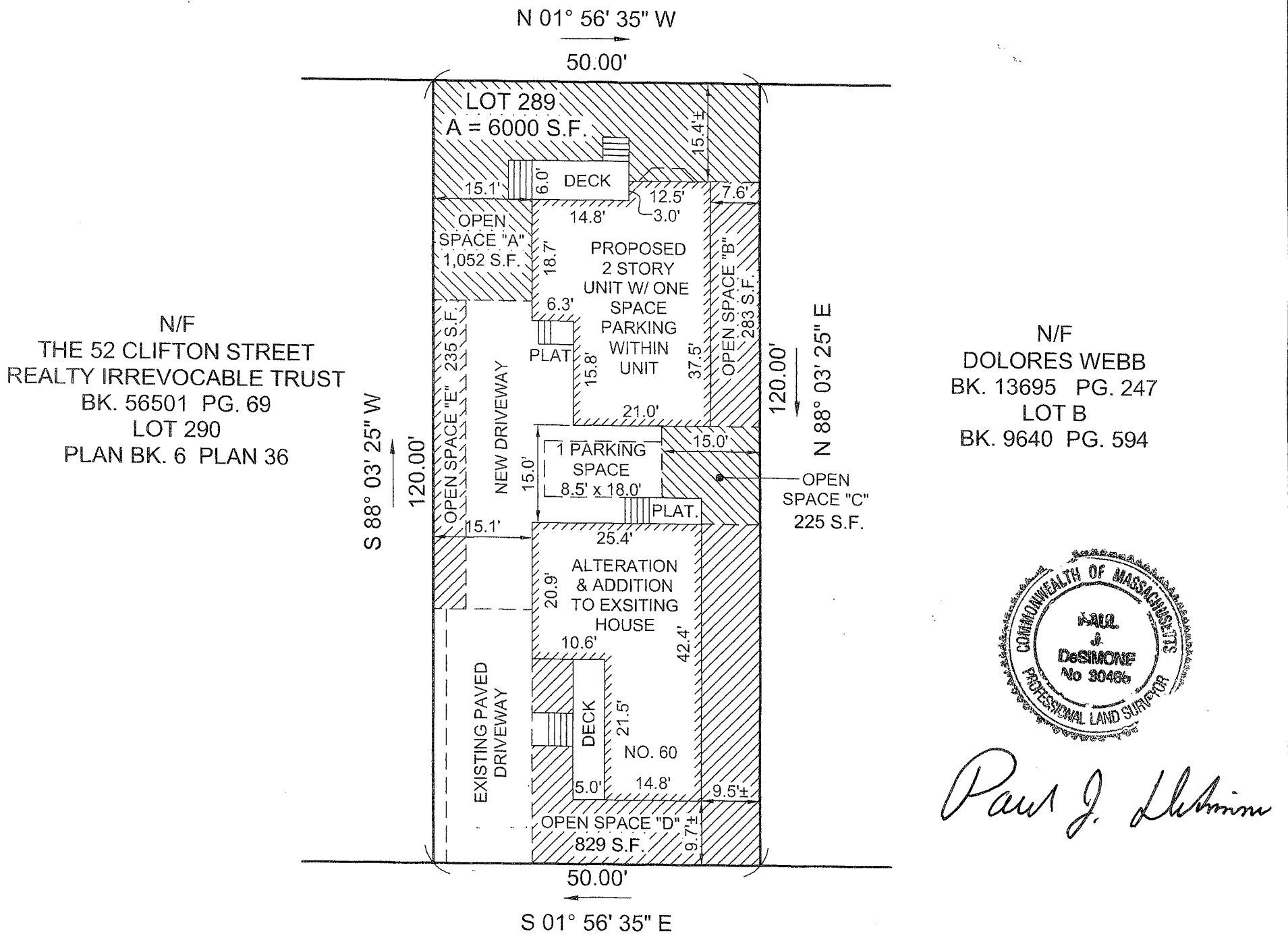
**SITE CONTEXT MAP FOR 60 CLIFTON ST
CAMBRIDGE**

NOTES:

1. DEED REFERENCE: BOOK 57187 PAGE 542
2. PLAN REFERENCE: PLAN BOOK 6 PLAN 37

N/F
CITY OF CAMBRIDGE
"RUSSELL FIELD"

LAND COURT PLAN NO. 24288 E



Paul J. Desimone

CLIFTON STREET (PUBLIC - 40.0' WIDE)

OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQ: 40% OF 6000 = 2400 SF
 20% OF 2400 SF MUST BE 15 FT X 15 FT OR GREATER = 1200 SF
 OPEN SPACE A (MIN 15' X 15') = 1,052 SF
 OPEN SPACE C (MIN 15' X 15') = 225 SF
 TOTAL: 1,277 SF (REQ. SATISFIED)

REMAINING OPEN SPACE = 283 SF (B) + 235 SF (E) + 829 SF (D) = 1,347 SF
 1,347 SF + 1,277 SF = 2,624 SF / 6,000 = 43.7 % (REQ. SATISFIED)

60 CLIFTON STREET

DIMENSIONAL TABLE - RESIDENTIAL B ZONING

Item	Allowed/Required	Proposed
Max. Ratio of Floor Area to Lot Area	.5 first 5,000 SF .35 for area > 2850 SF	2850 SF
Min Lot Size in Sq. Ft	5,000 SF	6,000 SF
Min. Lot Area for Each D.U. in Sq. Ft.	2,500 SF	3,000 SF
Minimum Lot Width in Feet	50 FT	50 FT
Minimum Front Yard in Feet	15 FT	9.7 FT (existing)
Minimum Side Yard in Feet	7' 6" (sum of 20)	7.6' and sum of 22.7 FT
Minimum Rear Yard in Feet	25	15.4 FT (Variance Req.)
Maximum Height in Feet	35	Front Unit: 26'10" Rear Unit: 31'10"
Minimum Ratio of Usable Open Space To Lot Area	40%	43.7%
Parking	1 space per dwelling unit	1 space per dwelling unit

**PLOT PLAN
IN
CAMBRIDGE, MA
60 CLIFTON STREET**

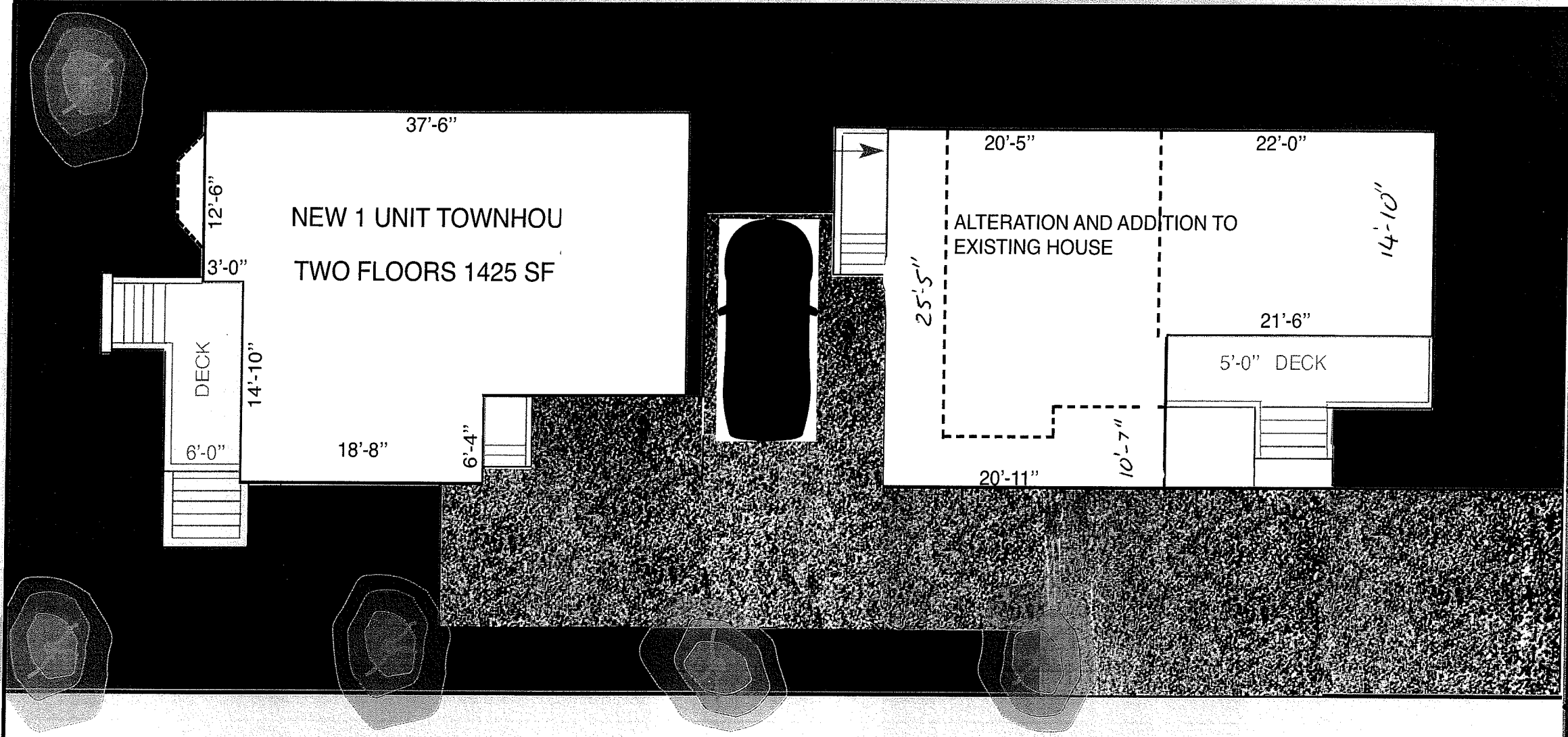
0 20' 40' 60'



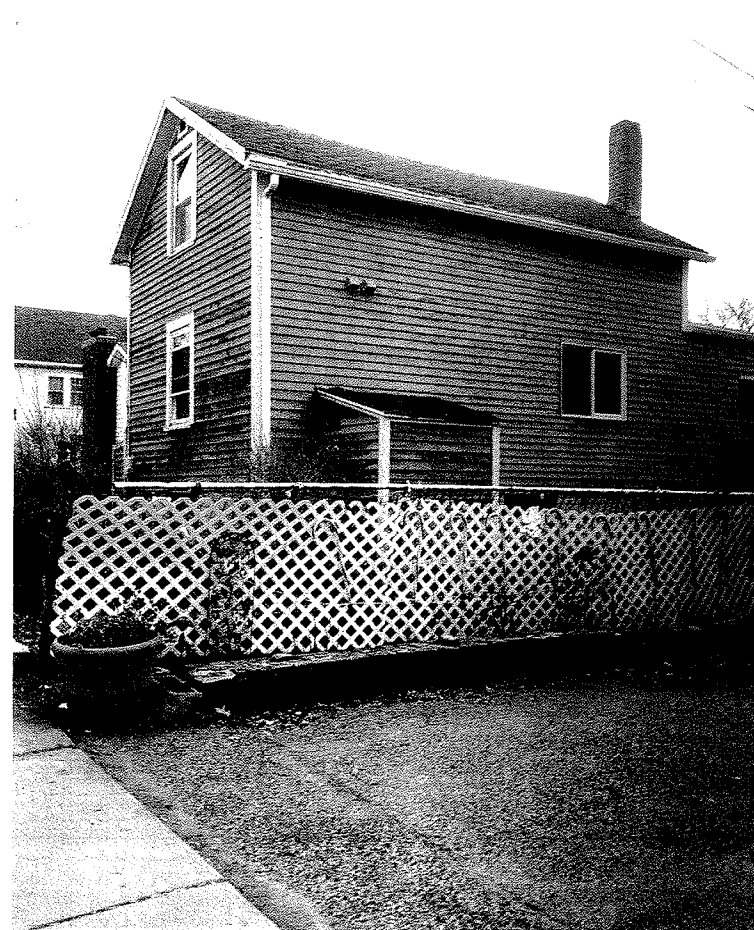
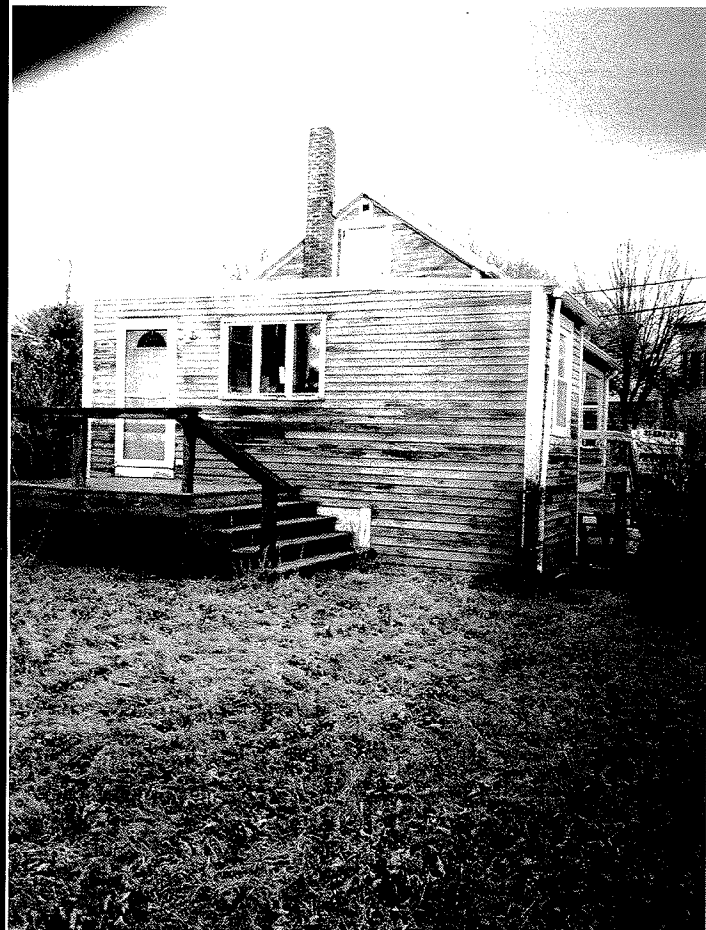
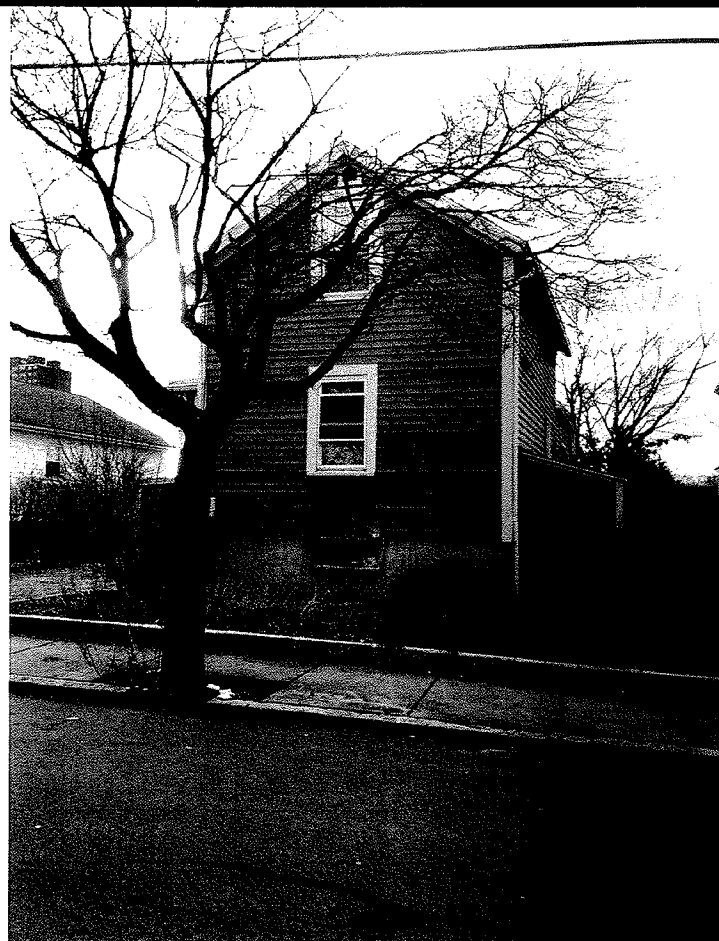
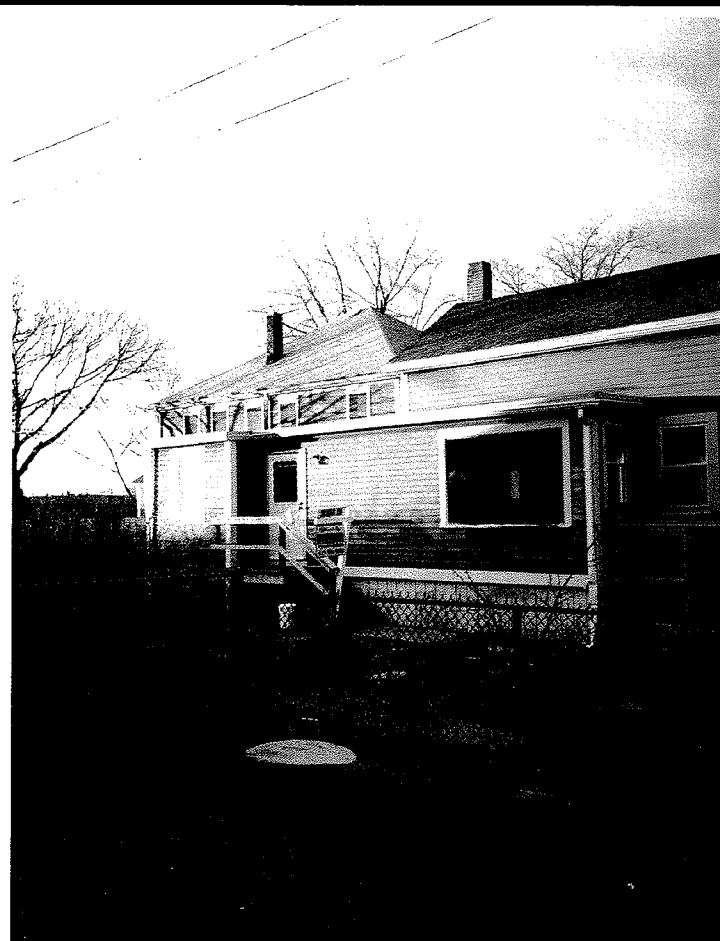
SCALE: 1" = 20'-0"

JANUARY 5, 2012

D & A SURVEY ASSOCIATES, INC.
 P.O. BOX 621 MEDFORD, MA 02155
 (781) 324 - 9566 (781) 321 - 2501 (FAX)



60 Cliften Street LANDSCAPE PLAN
 DRAWINGS PREPARED FOR EMERY HOMES
 SCALE NTS

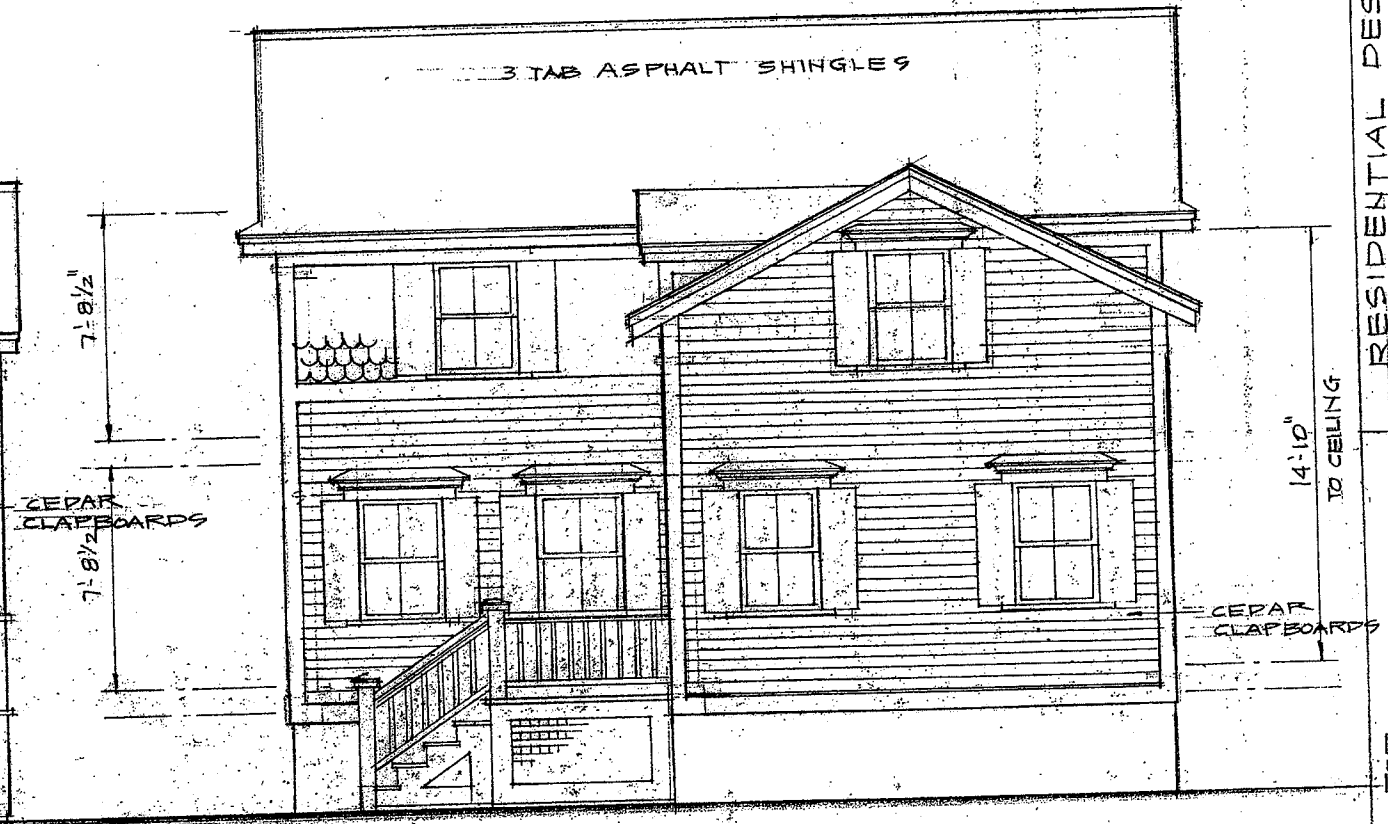


60 Cliften St Cambridge

**Existing conditions
Photographs**



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"
DATE 12-2011

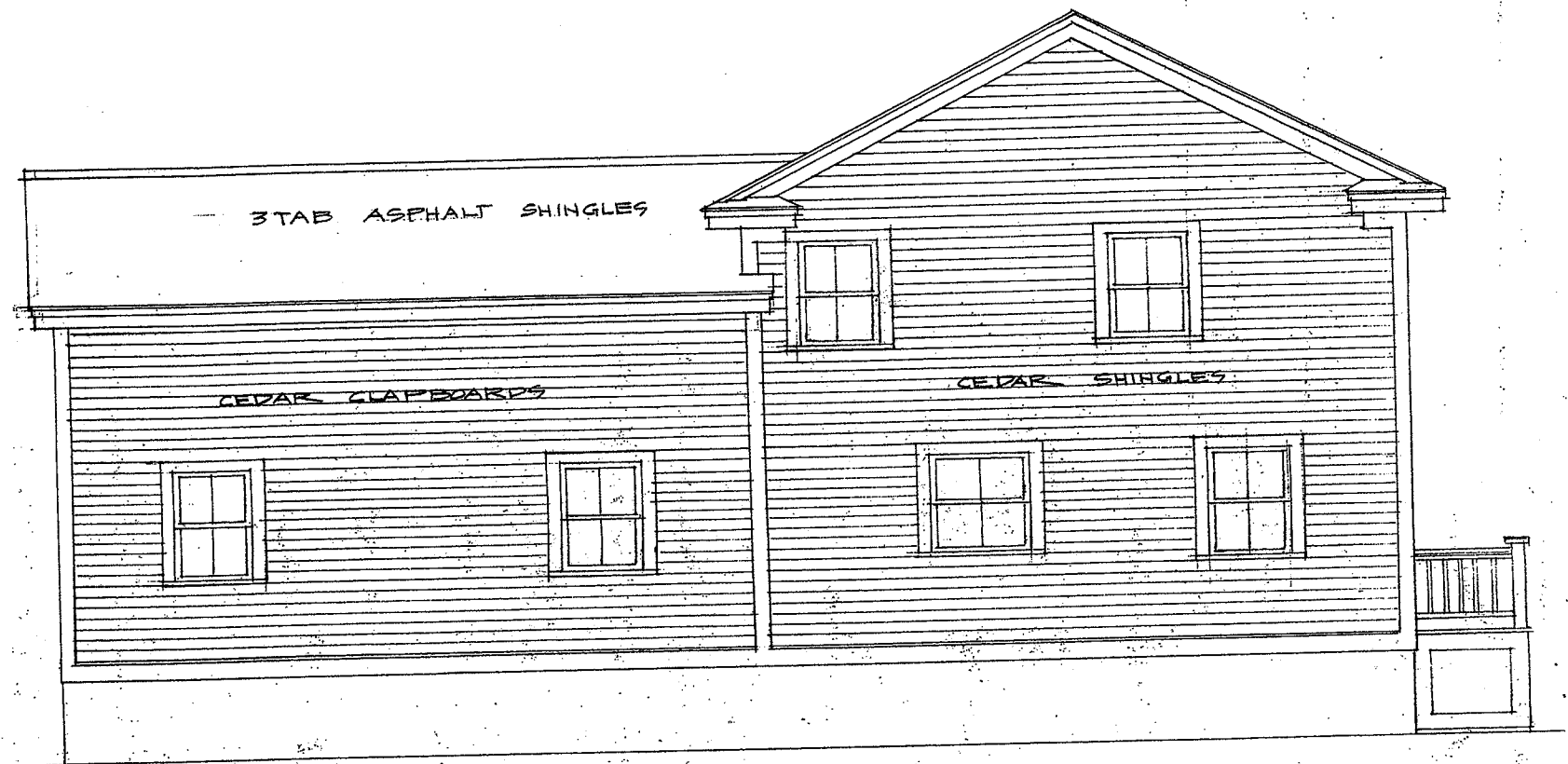
RESIDENTIAL DESIGNS BY
ROBERT M CONNELL
22 NORTH ST, WILMINGTON MA

ALTERATIONS TO HOME FOR
EMERY HOMES
60 CLIFTON ST. CAMBRIDGE MA.

A-1



REAR ELEVATION



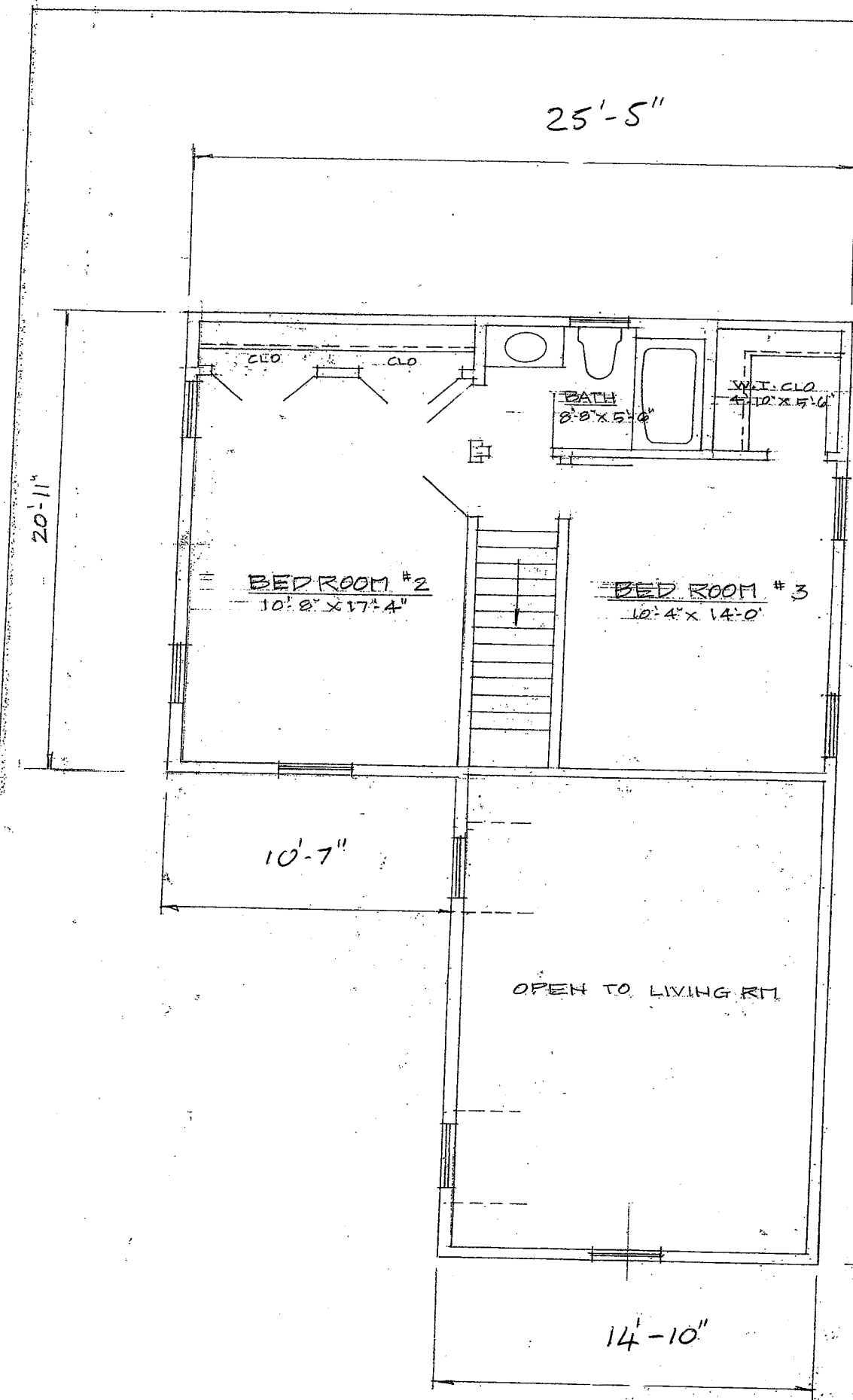
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"
DATE 12-2011
A2

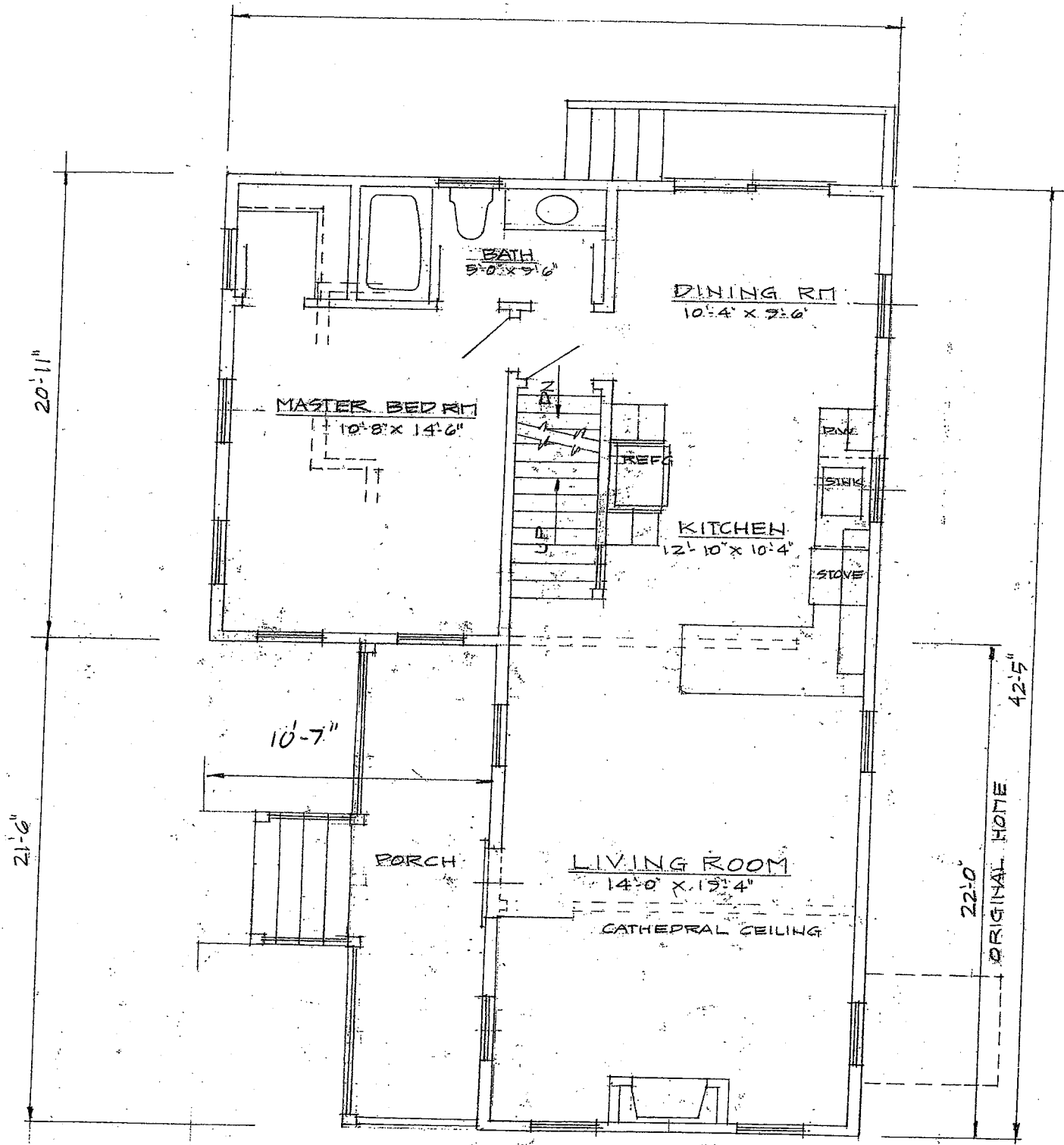
RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

ALTERATIONS TO HOME FOR
EMERY HOMES
60 CLIFTON ST
CAMBRIDGE MA.



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR	861 SQ. FT.
SECOND FLOOR	542 SQ. FT.
TOTAL	1403 SQ. FT.



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

ALTERATIONS TO HOME FOR
EMERY HOMES
30 CLIFTON ST., CAMBRIDGE MA

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST., WILMINGTON MA

SCALE 1/4" = 1'-0"
DATE 12 2011
A 3



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

A - NEW HOME FOR
EMERY HOMES
60 CLIFTON ST. WILMINGTON MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

SCALE 1/4"=1'-0"
DATE 12 2011
A

DOOR SCHEDULE					
DOOR SIZE	ROUGH OPENING	QUANTITY	TYPE	DOOR I.P.	MANUFACTURER
1	3'-0" X 6'-8"	1	3/4 OVAL	SCHD-29X68	JELD WEN
2	2'-9" X 6'-7 1/2"	2	15 LT	SFGBI FIBERGL.	JELD WEN
3	2'-8" X 6'-8"	2	9 LT	SFG80 CL	JELD WEN
4	2'-8" X 6'-8"	1	2 LT	SFG80 CL	JELD WEN
5	6'-0" X 6'-7 1/2"	1	SLIDING PATIO	S053-6'-0" X 6'-8"	JELD WEN

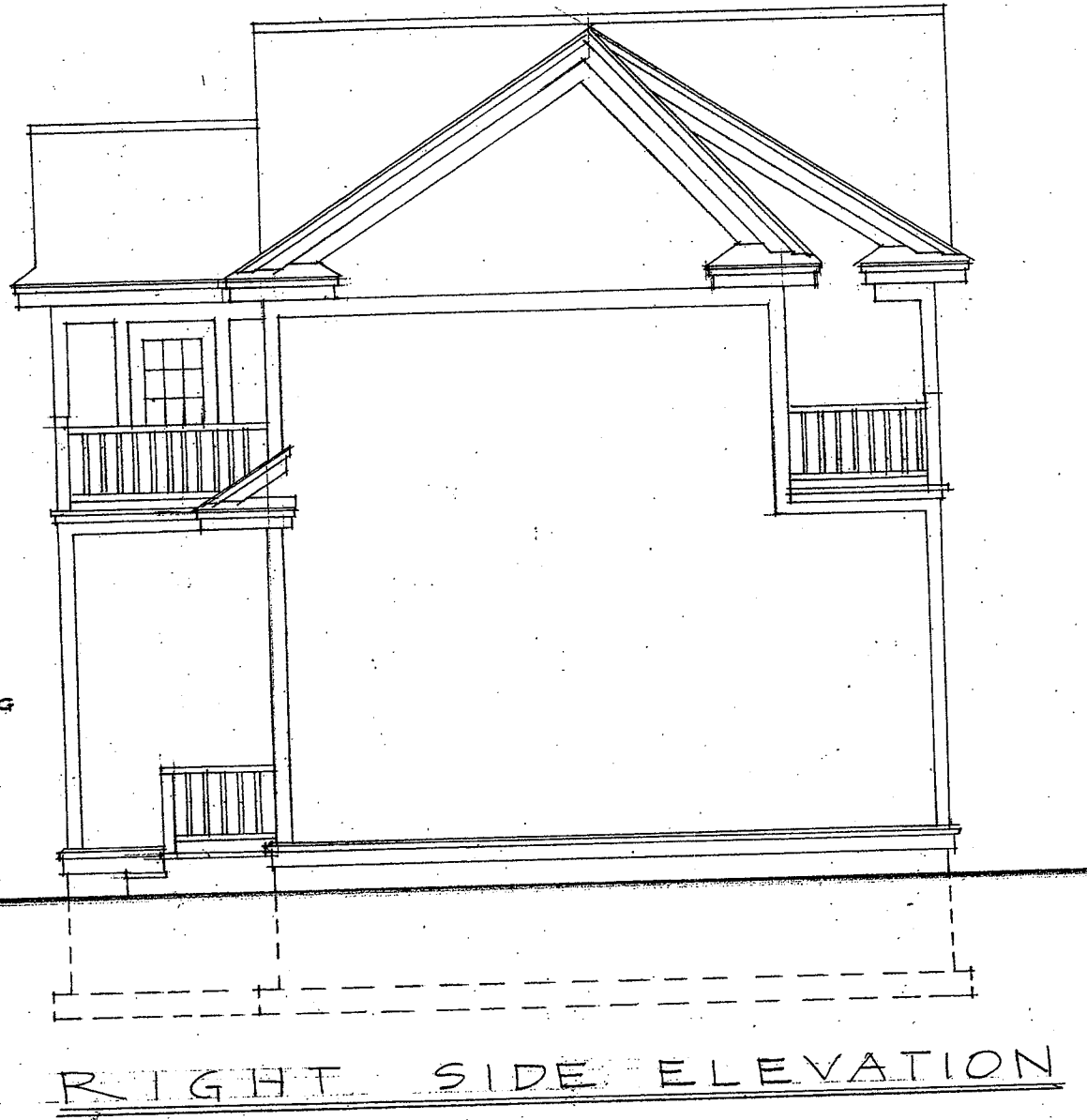
WINDOW SCHEDULE					
NO	UNIT DIMENSION	ROUGH OPENING	QUANTITY	TYPE	JELD WEN #
A	2'-5 3/8" X 5'-7 13/16"	2'-10 1/8" X 5'-8 5/16"	5	PBL. HUNG	SCPH 2824/36-1
B	2'-5 3/8" X 5'-7 13/16"	2'-6 1/8" X 5'-8 5/16"	2	PBL. HUNG	SCPH 2424/36-1
C	2'-1 3/8" X 5'-7 13/16"	2'-2 1/8" X 5'-8 5/16"	2	PBL. HUNG	SCPH 2024/36-1
D	2'-5 3/8" X 4'-7 13/16"	2'-10 1/8" X 4'-8 5/16"	1	PBL. HUNG	SCPH 2824-1
E	5'-6 3/4" X 4'-7 13/16"	5'-7 1/2" X 4'-8 5/16"	1	2 MULLED	SCPH 2824-2
F	2'-5 3/8" X 4'-7 13/16"	2'-6 1/8" X 4'-8 5/16"	2	PBL. HUNG	SCPH 2424-1
G	2'-5 3/8" X 3'-7 13/16"	2'-6 1/8" X 3'-8 5/16"	3	PBL. HUNG	SCPH 2418-1
H	4'-0" X 3'-0"	4'-0 3/4" X 3'-6 1/2"	1	CASEMENT	SCCA 2442-2
I	3'-0" X 2'-0"	3'-0 3/4" X 2'-0 1/2"	1	AWNING	SCAW 3624-1

VERIFY OR XO



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

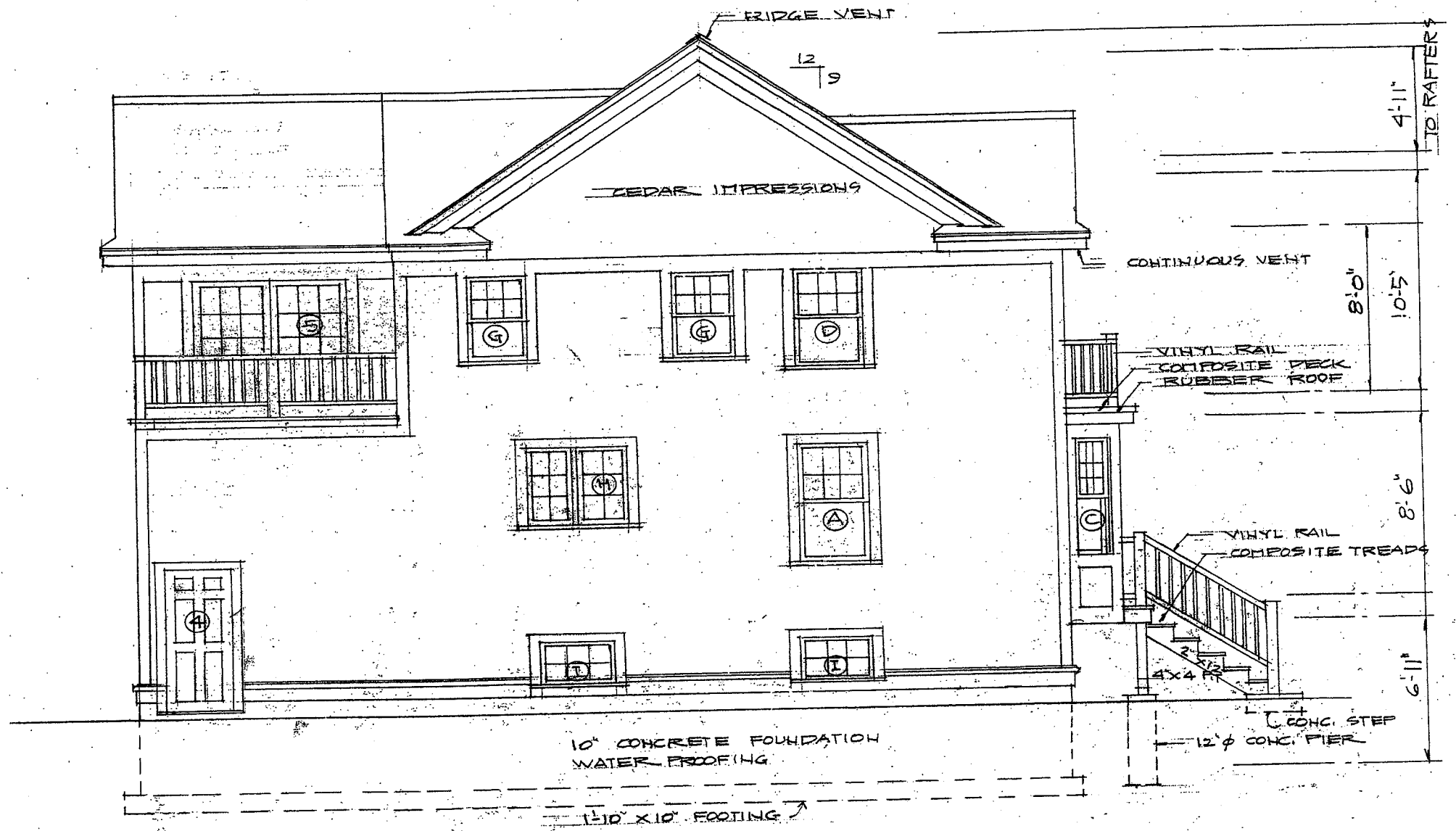


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"
DATE 12-2011

DESIGNS BY
RESIDENTIAL
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA.

NEW HOME FOR
EMERY HOMES
60 CLIFTON ST. CAMBRIDGE MA.



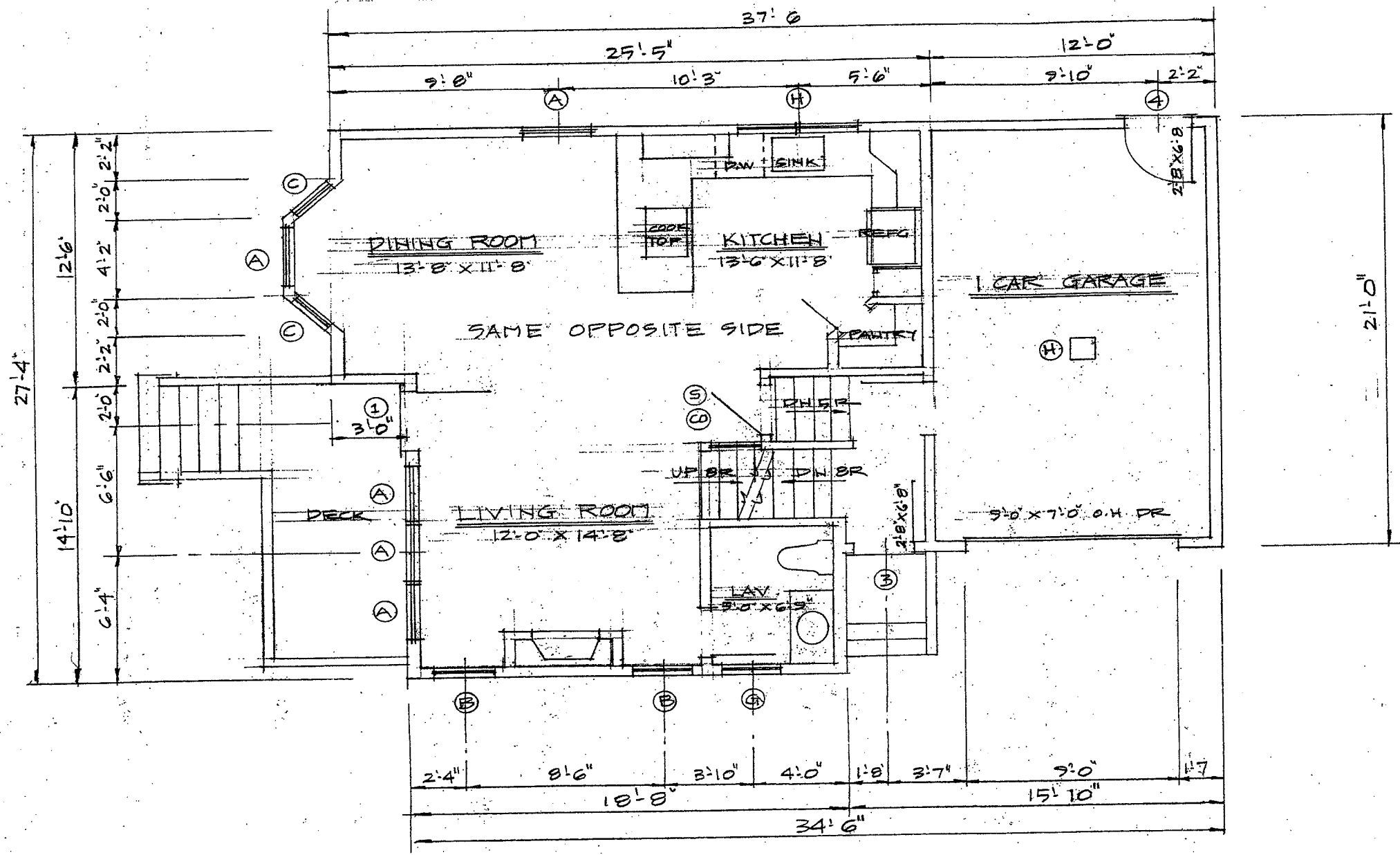
REAR ELEVATION
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"
DATE 12-2011
A 3

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST WILMINGTON MA.

NEW 2 UNIT TOWNHOUSE CONDOMINIUMS FOR
EMERY HOMES
60 CLIFTON ST. CAMBRIDGE MA

A 3



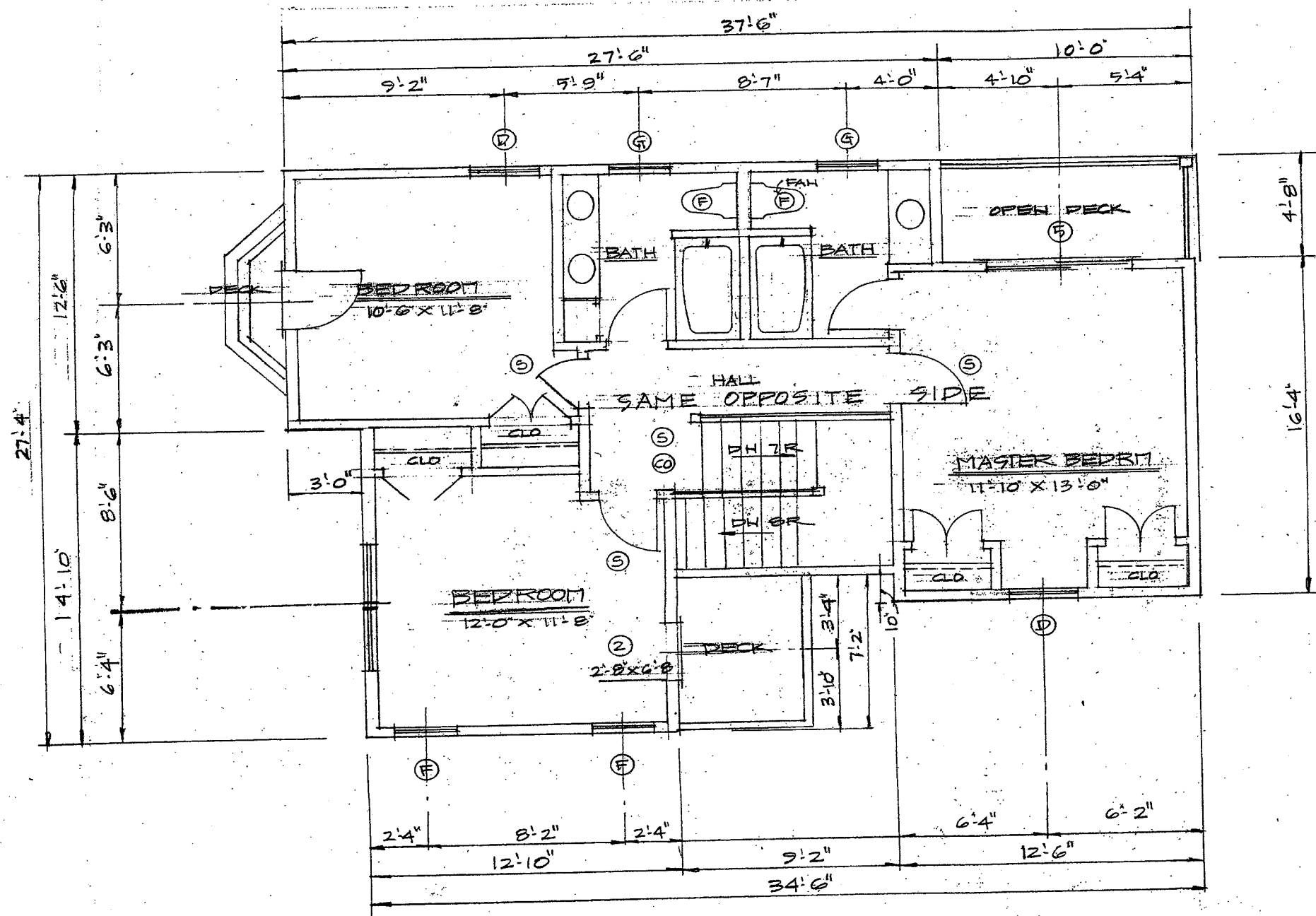
FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"
DATE 12 - 2011

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON MA

NEW HOME FOR
EMERY HOMES
60 CLIFTON ST. CAMBRIDGE MA.

AA

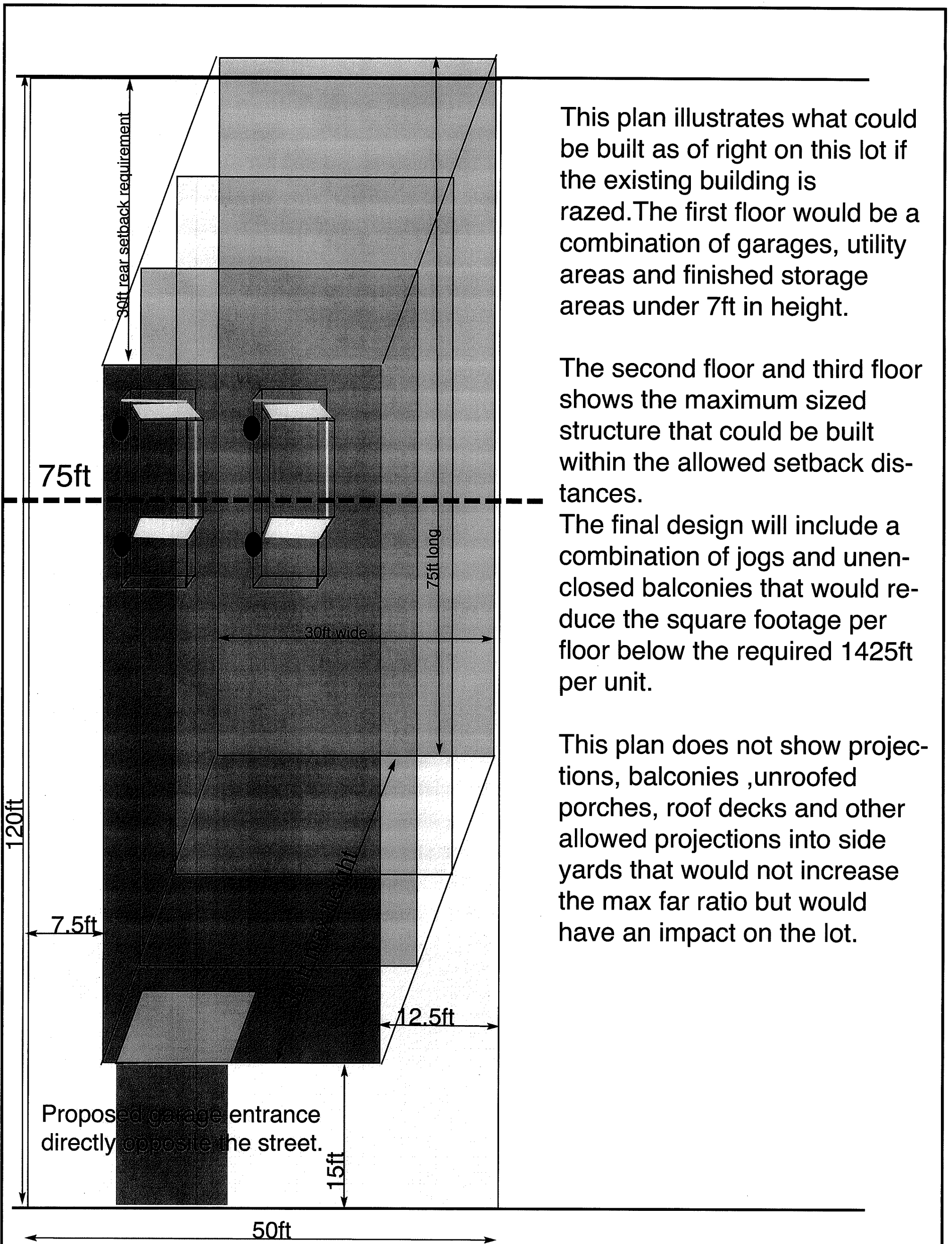


SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

NEW HOME FOR	RESIDENTIAL DESIGNS BY	SCALE 1/4" = 1'-0"
EMERY HOMES	ROBERT M. CONNELL	DATE 12 2011
60 CLIFTON ST. CAMBRIDGE MA.	22 NORTH ST. WILMINGTON MA	A
A J		



Location of 60 Clifton st in relation to Russell Field and Jerrys Pond



This plan illustrates what could be built as of right on this lot if the existing building is razed. The first floor would be a combination of garages, utility areas and finished storage areas under 7ft in height.

The second floor and third floor shows the maximum sized structure that could be built within the allowed setback distances.

The final design will include a combination of jogs and unenclosed balconies that would reduce the square footage per floor below the required 1425ft per unit.

This plan does not show projections, balconies, unroofed porches, roof decks and other allowed projections into side yards that would not increase the max far ratio but would have an impact on the lot.

PERSPECTIVE SHOWING PROPOSED 2 FAMILY DWELLING





In accordance with City of Cambridge Zoning Bylaws

As of right proposal

60 Clifton Street Cambridge

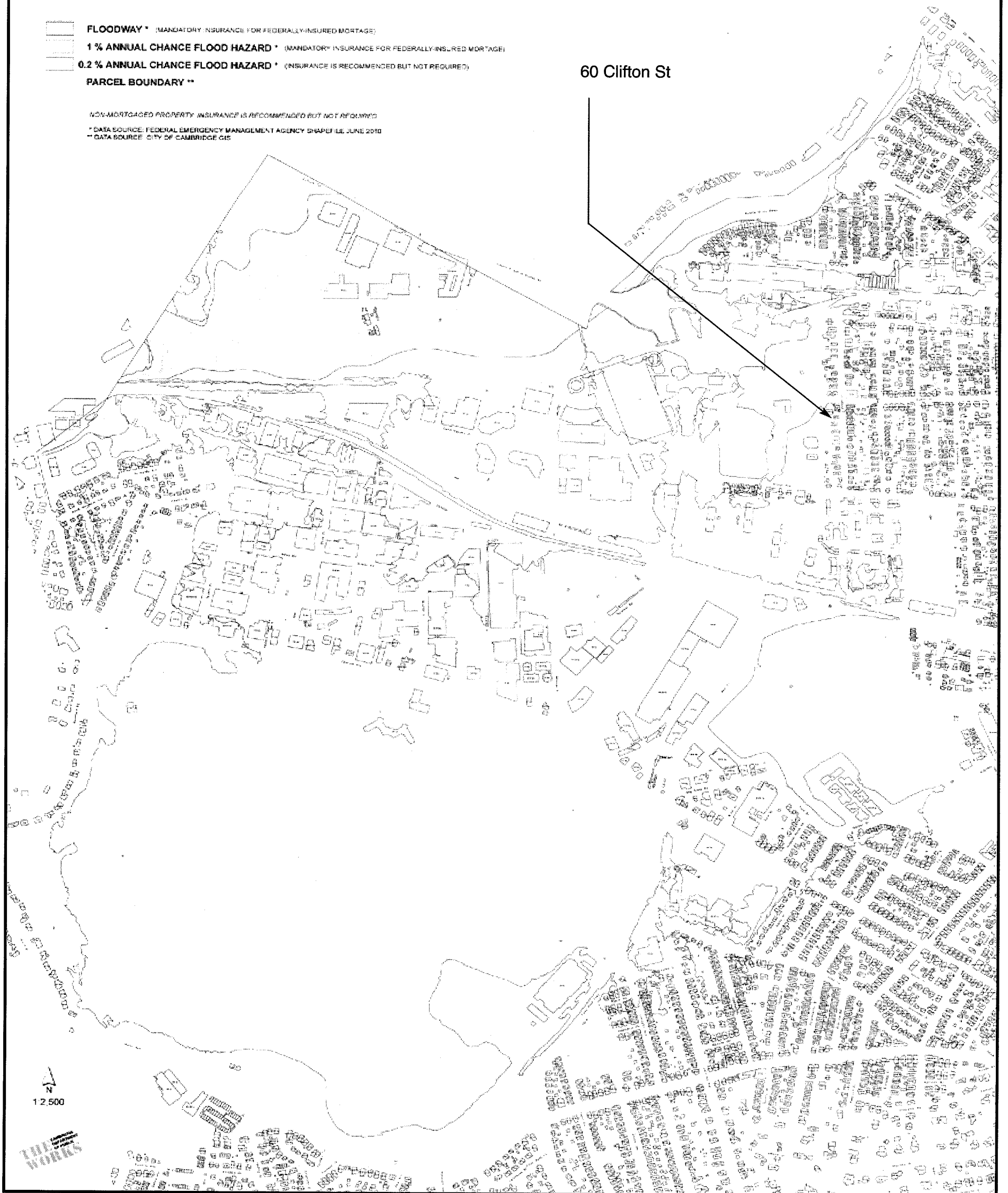
Date 1-22-2012

FEMA / U.S. GOVERNMENT FLOOD ZONE DATA
ELEVATION DATA EFFECTIVE JUNE 4 2010

-  FLOODWAY * (MANDATORY INSURANCE FOR FEDERALLY-INSURED MORTGAGE)
-  1% ANNUAL CHANCE FLOOD HAZARD * (MANDATORY INSURANCE FOR FEDERALLY-INSURED MORTGAGE)
-  0.2% ANNUAL CHANCE FLOOD HAZARD * (INSURANCE IS RECOMMENDED BUT NOT REQUIRED)
-  PARCEL BOUNDARY **

NON-MORTGAGED PROPERTY: INSURANCE IS RECOMMENDED BUT NOT REQUIRED
* DATA SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY SHAPEFILE, JUNE 2010
** DATA SOURCE: CITY OF CAMBRIDGE GIS

60 Clifton St



1:2,500



