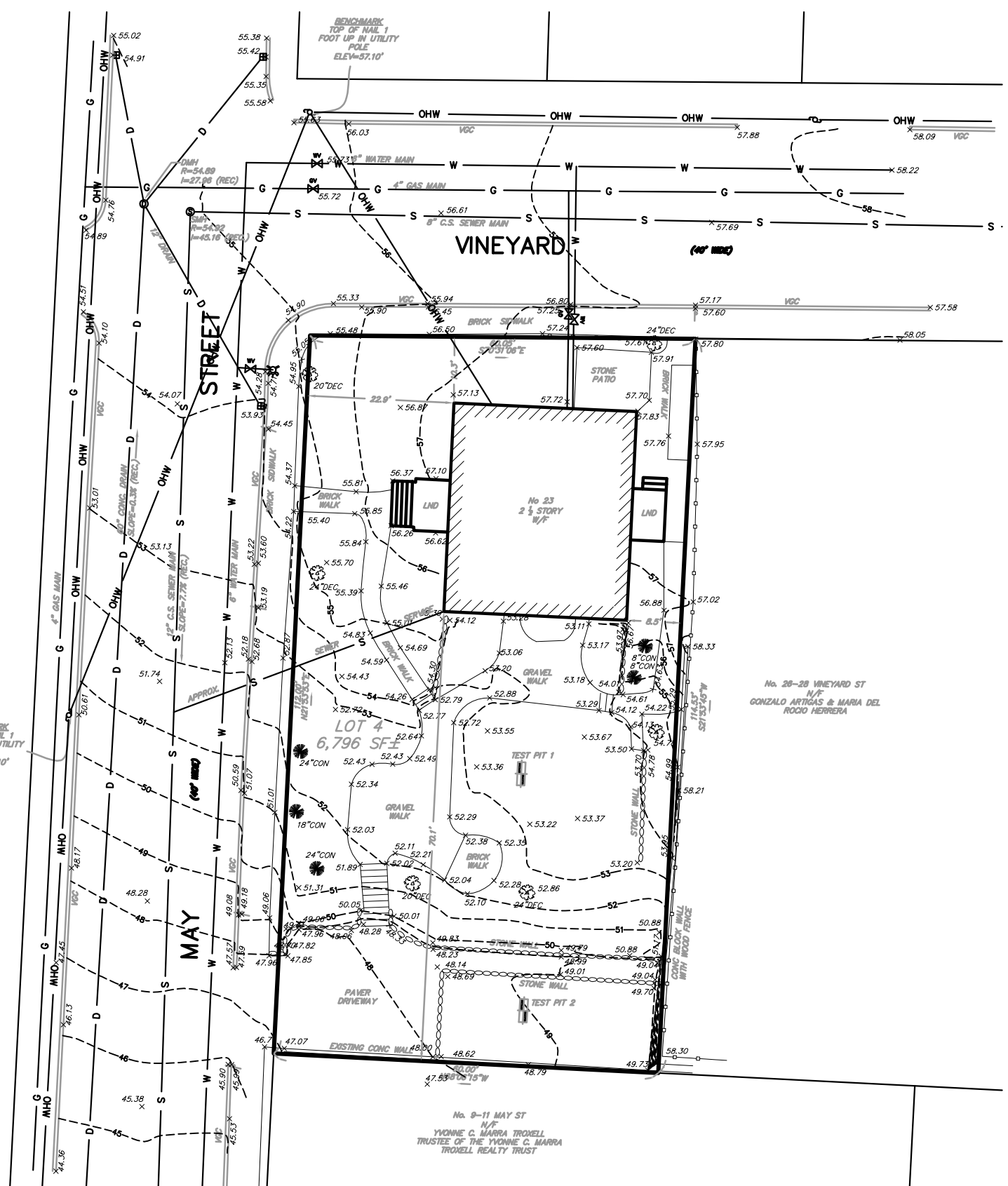


MAY STREET ACCEPTANCE PLAN

C:\Users\PeterO\AppData\Local\Microsoft\Windows\InetCache\Content.Outlook\D2ALHFOP\23 May Street Cambridge Site Plan Rev. 2-11-19_email.dwg, Existing Conditions, 3/13/2019 9:55:53 AM, Bluebeam PDF



- LEGEND:**
- EXISTING:**
- LOCUS PROPERTY LINE
 - SEWER MANHOLE (SMH)
 - DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - STONEWALL
 - GAS VALVE
 - WATER VALVE
 - WATER SERVICE
 - HYDRANT
 - UTILITY POLE
 - NOW OR FORMERLY
 - IRON PIPE OR REBAR
 - DRAIN PIPE
 - WATER MAIN
 - GAS SERVICE
 - UNDERGROUND POWER
 - OVERHEAD WIRES
 - SEWER MAIN
 - LANDSCAPED AREA
 - GRADE
 - SPOT GRADE
 - CHAIN LINK FENCE
 - TEST PIT
 - HAND HOLES FOR UTILITIES
 - LIGHT POLE

SOIL TEST PIT DATA:

TEST PITS PERFORMED ON 12/8/18
TEST PITS PERFORMED BY KAMERON CAMPBELL, SE #14227
WITNESS: JOHN FROM K&M GEOTECHNICAL CONSULTANTS
EXCAVATOR: JRF CORPORATION

TEST PIT	1	2
GRD. EL.	53.4	49.0
GW. EL.	NGWO	NGWO
0"	A ₁ LOAMY SAND, 10YR3/2 GRANULAR, FRIBLE A LOT OF ROOTS	A ₁ LOAMY SAND, 10YR3/2 GRANULAR, FRIBLE A LOT OF ROOTS
24"	B ₁ LOAMY SAND, 7.5YR5/6 MASSIVE, FRIBLE	B ₁ LOAMY SAND, 7.5YR5/6 MASSIVE, FRIBLE
48"	C ₁ LOAMY SAND, 5Y5/3 MASSIVE, FRIBLE SOME GRAVEL	C ₁ LOAMY SAND, 5Y5/3 MASSIVE, FRIBLE SOME GRAVEL
71"	2C ₁ SAND, 5Y4/4 LOTS OF GRAVEL (80%+) SOME COBBLES SMALL AMOUNT OF SILTS	2C ₁ SAND, 5Y4/4 LOTS OF GRAVEL (80%+) SOME COBBLES SMALL AMOUNT OF SILTS
120"		96"

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

INDICATES OBSERVED GROUND WATER

- GENERAL NOTES:**
- LOCUS: ASSESSORS MAP 258 LOT 34
RECORD OWNER: 23 MAY STREET, LLC
46 LORETO DRIVE
BOSTON, MA 02119
DEED REFERENCE: BOOK 71808 PAGE 480
PLAN REFERENCE: PLAN BOOK 113 PLAN 46
 - ALL PROPERTY LINE, TOPOGRAPHY AND LOCATION OF STRUCTURES AND EXISTING UTILITIES ARE BASED ON THE PLAN TITLED "SITE PLAN IN CAMBRIDGE, MA AT 23 MAY STREET" BY SUMMIT SURVEYING INC. DATED OCTOBER 1, 2018.
 - EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIO-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
DIO-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 400 AT TEL. 1-800-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND DEPTHS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 - THE LOT SHOWN LIES WITHIN ZONE X (NOT A SPECIAL FLOOD HAZARD ZONE) AS DELINEATED ON FIRM 2501700419E, DATED JUNE 4, 2010.
 - PARCEL IS ZONED RESIDENCE B.
MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50 FT.
MIN. FRONT YARD = 15 FT.
MIN. SIDE YARD = 7.5 FT. (SUM OF 30)
MIN. REAR YARD = 25 FT.
MAX. HEIGHT = 35
 - ALL ELEVATIONS SHOWN REFER TO THE CITY OF CAMBRIDGE VERTICAL DATUM.

PROJECT TITLE & LOCATION:

SITE PLAN
23 MAY STREET
CAMBRIDGE, MA 02138

PLAN TITLE:

EXISTING CONDITIONS

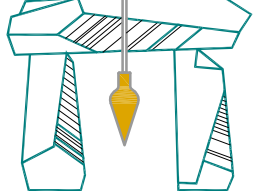
PREPARED FOR:

SENNE' DEVELOPMENT
JESS TONES
33 CHURCH STREET
CAMBRIDGE, MA 02138

DATE: DECEMBER 19, 2018
REVISED: FEBRUARY 6, 2019
REVISED: FEBRUARY 11, 2019

JOB NUMBER: 18.094 **SHEET 1 OF 5**

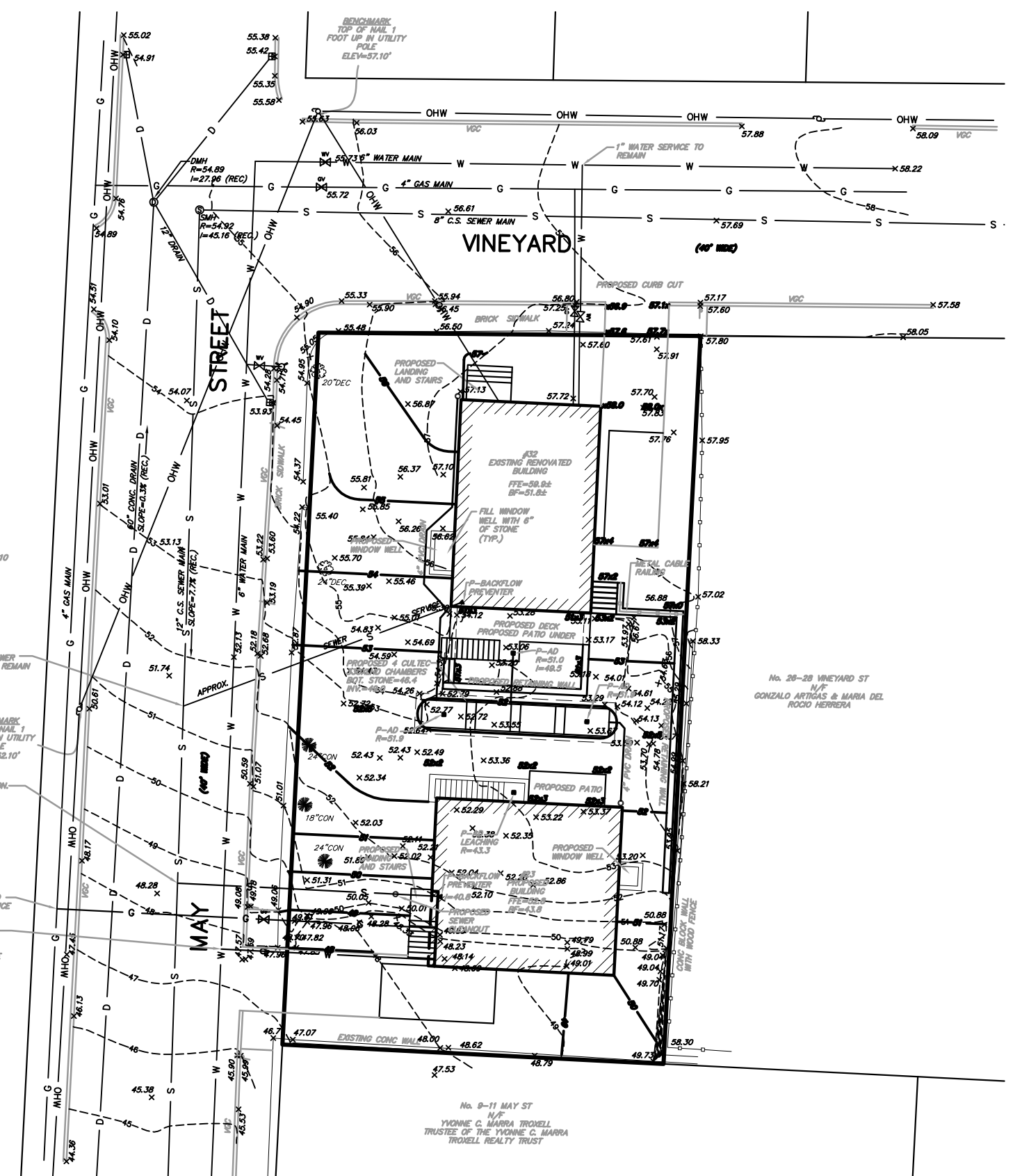
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SCALE: 1"=10'



1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com

MAY STREET ACCEPTANCE PLAN

C:\Users\PeterO\AppData\Local\Microsoft\Windows\ContentDelivery\Content\Outlook\22xLHFCOP23.May.Street.Cambridge.Site.Plan.Rev.2-11-19.amtl.dwg, Proposed Grading & Utilities, 2/12/2019 9:49:31 AM, Blainebeam.PDF



CONSTRUCTION NOTES:
1. PATCH, MILL AND OVERLAY TO FEET ON EACH SIDE OF THE EXCAVATED UTILITY TRENCHES.
2. REPLACE ANY DISTURBED SIDEWALKS INCLUDING THE DRIVEWAY APRONS.

LEGEND:
- LOCUS PROPERTY LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
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- NOW OR FORMERLY
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- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE

GENERAL NOTES:
1. LOCUS: ASSESSORS MAP 258 LOT 34
RECORD OWNER: 23 MAY STREET, LLC
48 LORETO DRIVE
BOSTON, MA 02119
DEED REFERENCE: BOOK 71808 PAGE 480
PLAN REFERENCE: PLAN BOOK 113 PLAN 46
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DIO-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40B AT TEL. 1-800-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND DEPTHS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE LOT SHOWN LIES WITHIN ZONE X (NOT A SPECIAL FLOOD HAZARD ZONE) AS DELINEATED ON FIRM 2501700419E, DATED JUNE 4, 2010.
5. PARCEL IS ZONED RESIDENCE B.
MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50 FT.
MIN. FRONT YARD = 15 FT.
MIN. SIDE YARD = 7.5 FT. (SUM OF 20)
MIN. REAR YARD = 25 FT.
MAX. HEIGHT = 35
6. ALL ELEVATIONS SHOWN REFER TO THE CITY OF CAMBRIDGE VERTICAL DATUM.

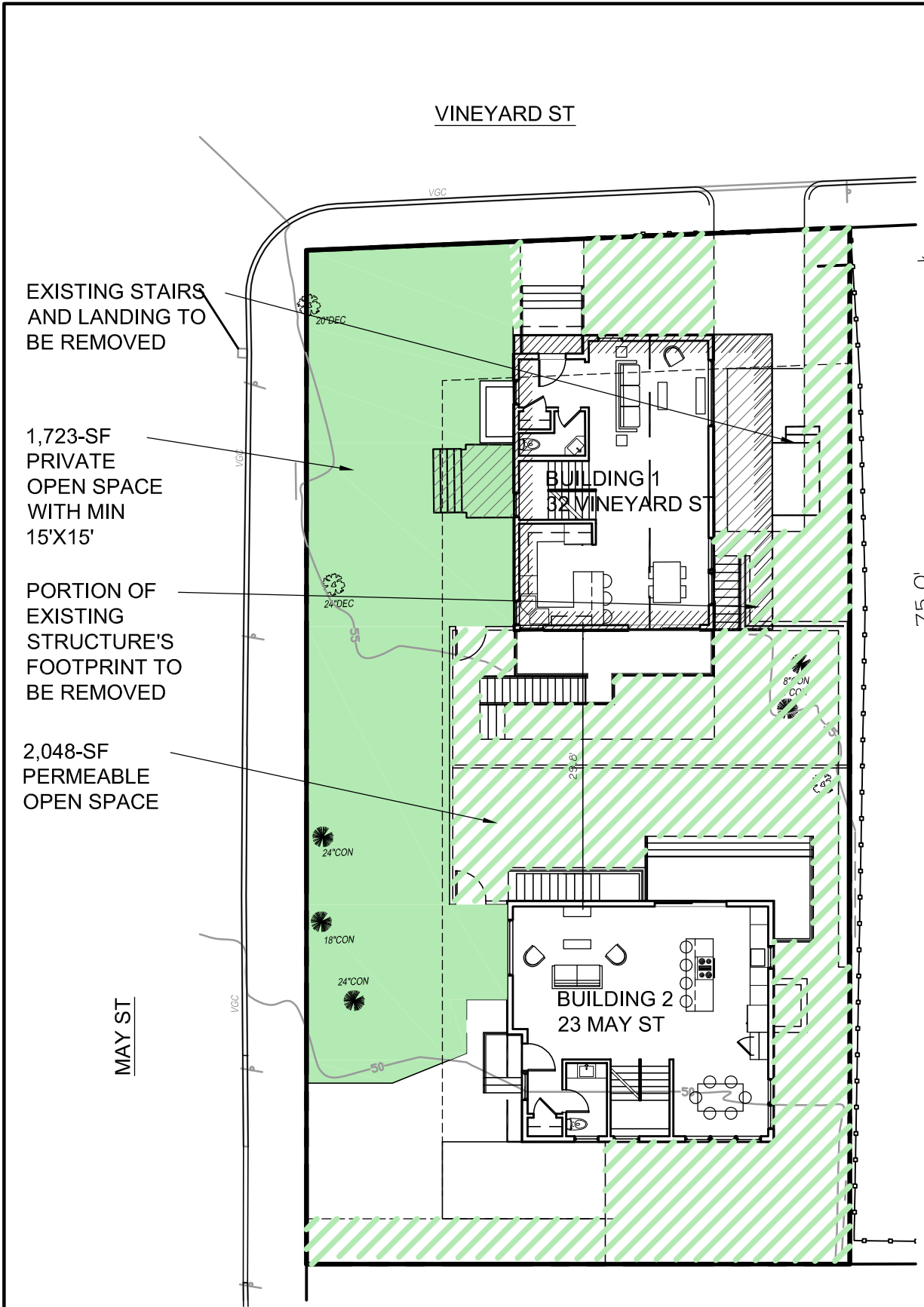
PROJECT TITLE & LOCATION:
SITE PLAN
23 MAY STREET
CAMBRIDGE, MA 02138

PLAN TITLE:
PROPOSED GRADING/UTILITIES
PREPARED FOR:
SENNE' DEVELOPMENT
JESS TONES
33 CHURCH STREET
CAMBRIDGE, MA 02138

DATE: DECEMBER 19, 2018
REVISED: FEBRUARY 6, 2019
REVISED: FEBRUARY 11, 2019

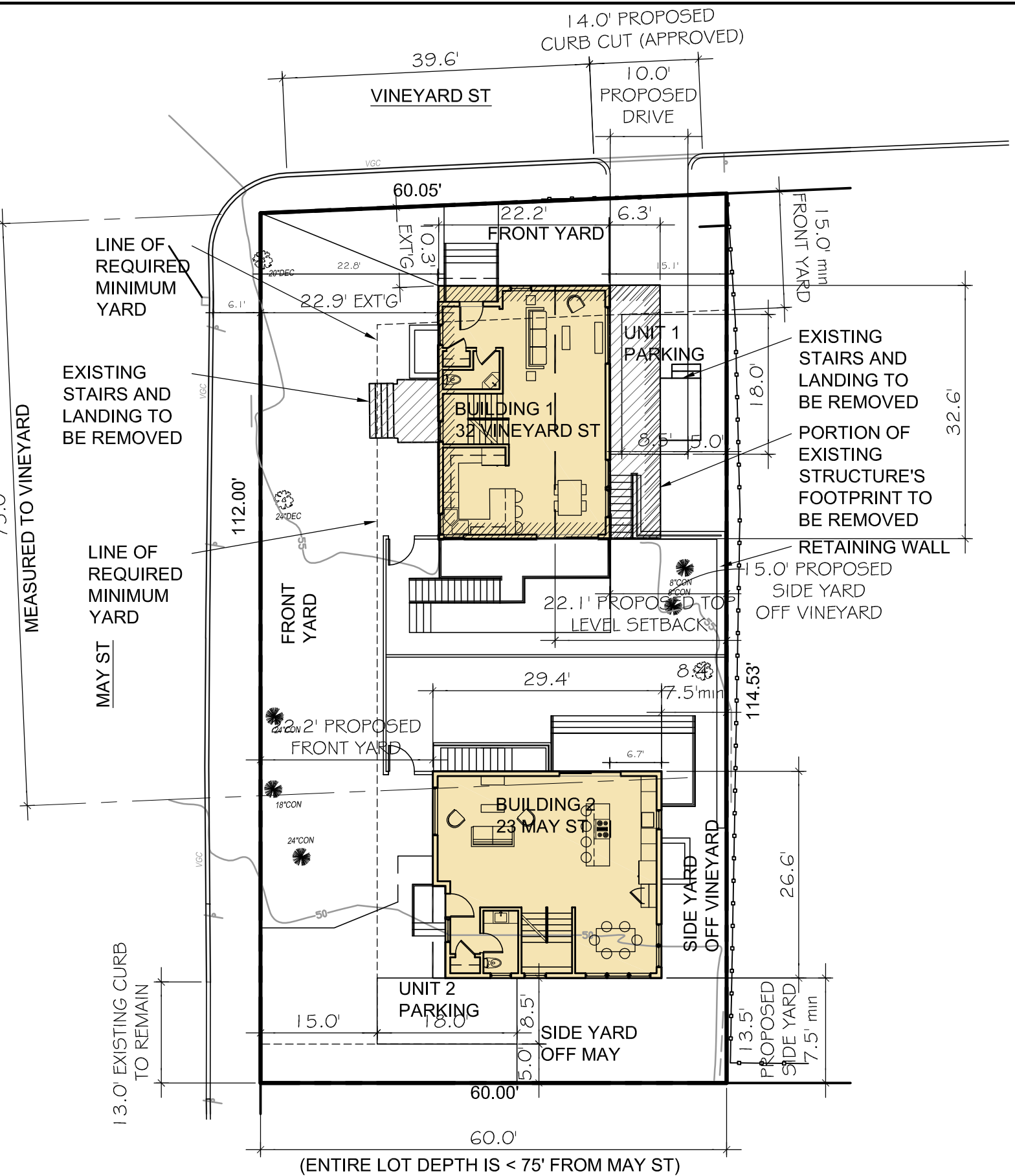
JOB NUMBER: 18.094 **SHEET 4 OF 5**
10 5 0 10 20
SCALE: 1"=10'

I:\DISKSTATION\Projects\DCADD\WGSI\May-23\Planning Board\Z1-Z4 ZONING.dwg, 3/18/2019 4:32:45 PM, 1:1



3

PRIVATE OPEN SPACE
SCALE: 1"=20'-0"



1

DIMENSIONAL SITE PLAN W/ NEW CONSTRUCTION
SCALE: 1"=20'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
DIMENSIONAL SITE PLAN

SCALE AS NOTED

REVISION	DATE

PB APPLIC	19 MAR 2019
DRAWN BY	REVIEWED BY
MY	PQ

SHEET

Z1

I:\DISKSTATION\Projects\DCADD\WGSI\May-23\Planning Board\Z1-Z4 ZONING.dwg, 3/15/2019 5:00:57 PM, 1:1

32 VINEYARD ST Renovation of Existing Single-Fam & **23 MAY ST** Proposed Single-Fam
Res. B zoning district

	EXISTING		PROPOSED	REQUIRED / ALLOWED	
Gross Floor Area	±2,186-GSF		3,126-GSF	(5,000x0.50)+(1,796x0.35) = 3,128-GSF (max.)	Complies
Lot Area	±6,796-SF		No Change	5,000-SF (min.)	Complies
Gross Floor Area Ratio (FAR)	0.32		0.46	0.50 (max.) first 5,000-SF of lot + 0.35 (max.) remaining lot area	Complies
Lot Area for Each Dwelling Unit	3,398-SF		3,398-SF	2,500-SF (min.) first 5,000-SF of lot + 0.35-SF min.) remaining lot area	Complies
Lot Shape	Width	112.00'	No Change	50' (min.)	Complies
	Depth			N/A	
Setbacks in Feet (See Z1.1)	Front-May St	22.9'	22.9' (32 Vineyard St)	15' (min.)	Complies
			22.2' (23 May St)	15' (min.)	Complies
	Front-Vineyard St	10.3'	No Change	15' (min.)	Complies
	Side off-May St	70.1'	13.5'	11.6' (min.) (sum of 20') no case less than 7.5'	Complies
	Side – off Vineyard St	8.5'	15.0' (32 Vineyard St) 8.4' (23 May St)	See 23 May St 7.5'	Complies Complies
Building Size	Height	±30.0'	±30.81': 32 Vineyard	35' (max.)	Complies
			±31.27': 23 May	35' (max.)	Complies
Building Separation	N/A		±14.2'	(30.81'+31.27')/6 =10.35'	Complies
Private Open Space % of Lot Area	±77% total		1,723-SF private open space + 2,048-SF permeable open space=3,771-SF total (55%)	40% lot =3,398-SF min Private Open Space	Complies
Area and % of req'd POS'	±68%		1,723-SF at grade (25%) (363-SF POS surplus)	20% lot (half of 40%) POS =1,360-SF (min.)	Complies
Area and % of req'd with width < 15.0' (Permeable)	±9%		2,048-SF permeable open space provided.	20% lot (half of 40%) <15'x15'= 1,360-SF max Permeable toward calculation. (1,360-SF - 363-SF POS surplus = 97-SF Permeable required.)	Complies
No. of Dwelling Units	2		2	(6,796/2,500)= 2 units (max.)	Complies
Car Parking Spaces	2		No Change	1/dwelling unit = 2	Complies
Bicycle Parking Spaces	0		0	0	Complies

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE

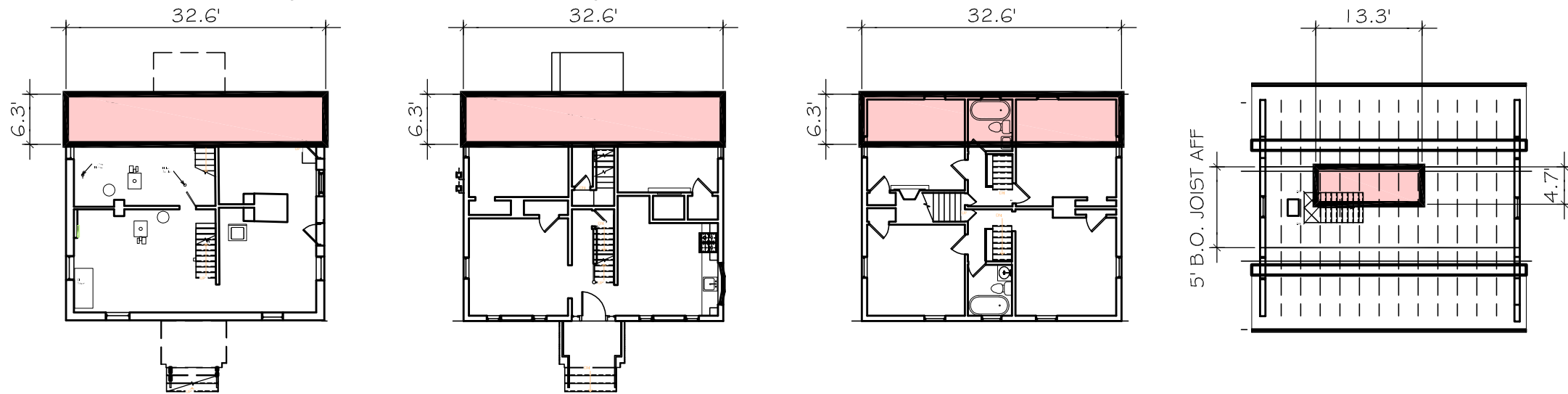
PB APPLIC 19 MAR 2019

DRAWN BY MY REVIEWED BY PQ

SHEET

Z2

BUILDING 1 (32 VINEYARD ST) - EXISTING



REMOVE 205-SF FROM EXISTING BASEMENT

REMOVE 205-SF FROM EXISTING 1ST FLOOR

REMOVE 205-SF FROM EXISTING 2ND FLOOR

REMOVE 63-SF FROM EXISTING ATTIC FLOOR

DEMO AREA OF EXISTING BUILDING

FLOOR	SQUARE FOOTAGE
B	205-SF
1	205-SF
2	205-SF
3	63-SF
TOTAL	678-SF

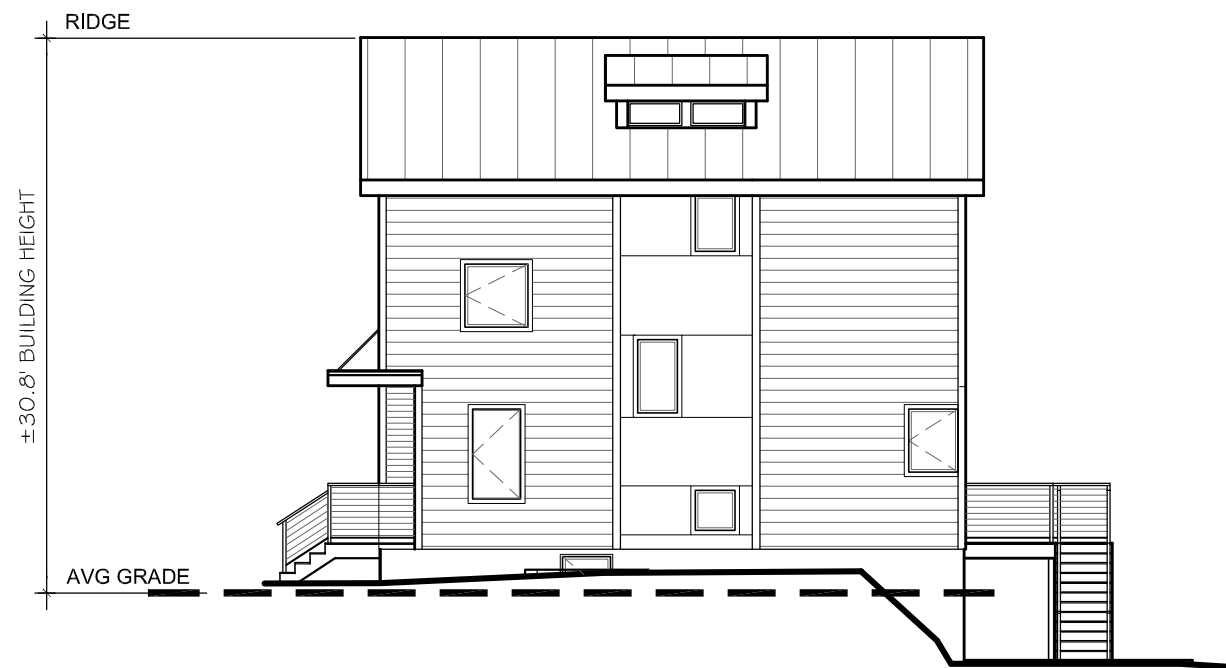
= 22% OF EXISTING
3,104-SF AREA INCLUDING THE BASEMENT



4 DEMO AREA OF EXISTING BUILDING

SCALE: 1" = 20'-0"

BUILDING 1 (32 VINEYARD ST)



BUILDING 2 (23 MAY ST)



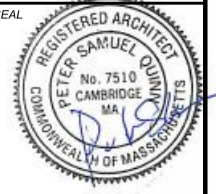
5 BUILDING HEIGHT

SCALE: 1" = 10'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
DEMO AREA OF EX. BLDG AND PROPOSED BLDG HEIGHTS

SCALE AS NOTED

REVISION	DATE

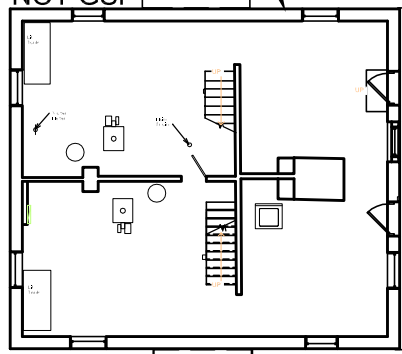
PB APPLIC MY	19 MAR 2019
DRAWN BY MY	REVIEWED BY PQ

SHEET

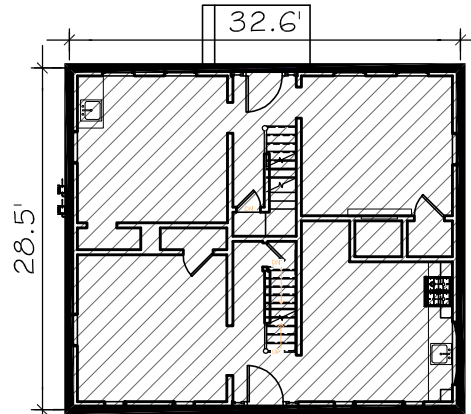
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BUILDING 1 (32 VINEYARD ST) - EXISTING BUILDING

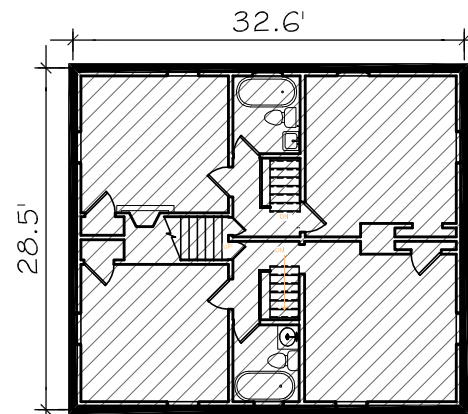
BASEMENT OF SINGLE-FAM, NOT GSF



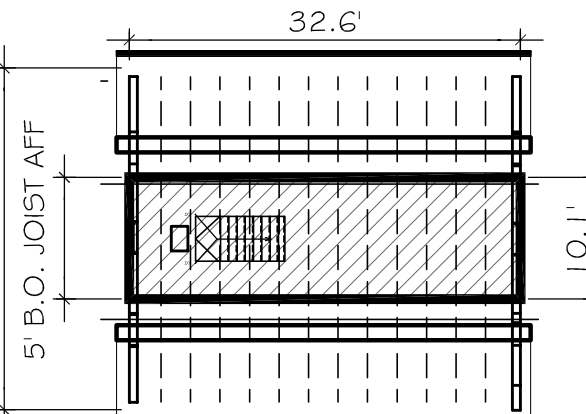
BASEMENT - 0-GSF



1ST FLOOR - 928-GSF



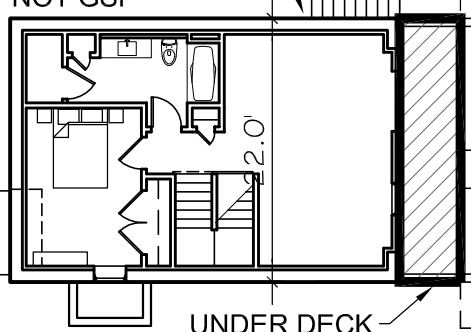
2ND FLOOR - 928-GSF



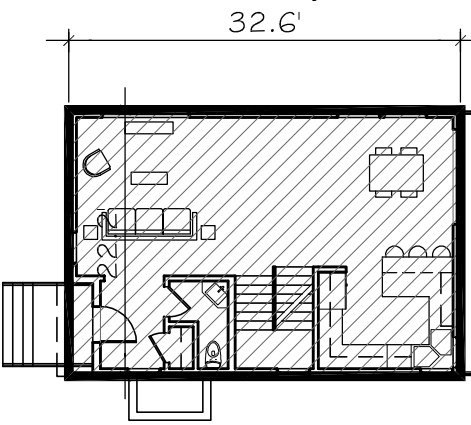
ATTIC FLOOR - 330-GSF

BUILDING 1 (32 VINEYARD ST) - PROPOSED RENOVATION OF EXISTING BUILDING

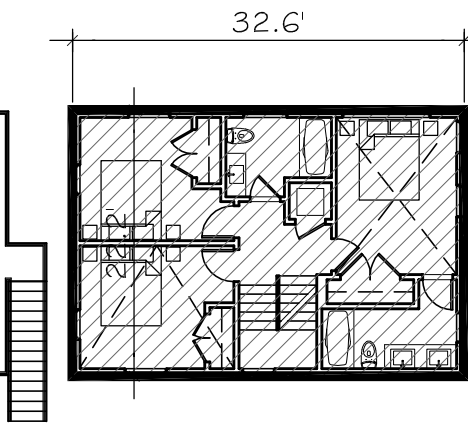
BASEMENT OF SINGLE-FAM, NOT GSF



BASEMENT - 112-GSF

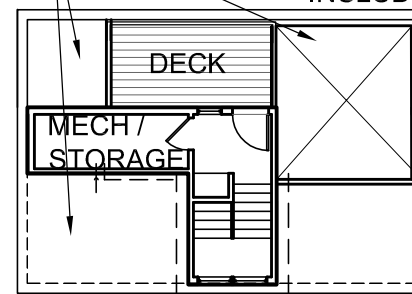


1ST FLOOR - 723-GSF



2ND FLOOR - 723-GSF

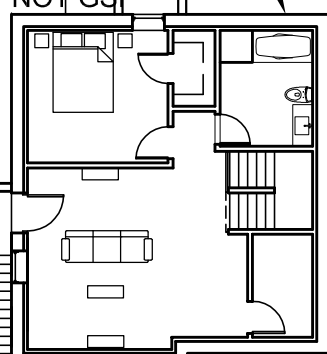
OPEN TO BELOW
NOT GFA PER DEFINITION OF GFA SHALL NOT INCLUDE, EXAMPLE #7



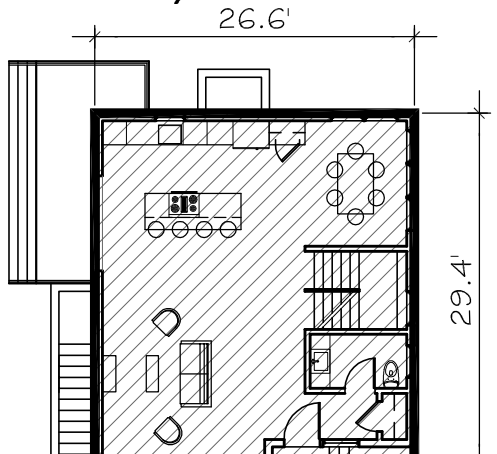
ATTIC FLOOR - 0-GSF

BUILDING 2 (23 MAY ST) - PROPOSED NEW BUILDING

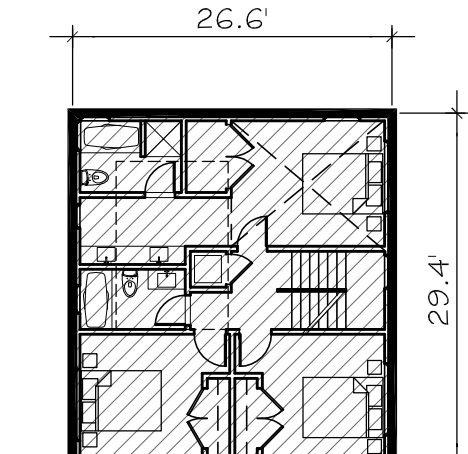
BASEMENT OF SINGLE-FAM, NOT GSF



BASEMENT - 0-GSF

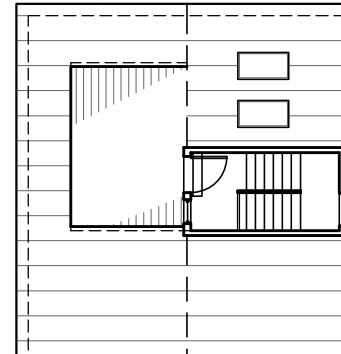


1ST FLOOR - 784-GSF



2ND FLOOR - 784-GSF

NOT GFA PER DEFINITION OF GFA SHALL NOT INCLUDE, EXAMPLE #7



ATTIC FLOOR - 0-GSF

GROSS SQUARE FOOTAGE SUMMARY - EXISTING

BUILDING	BSMT	1ST FLR	2ND FLR	3RD FLR	TOTAL
1	0	928	928	330	2,186
2 N/A	0	0	0	0	0
		928	928	330	2,186

GROSS SQUARE FOOTAGE SUMMARY - PROPOSED

BUILDING	BSMT	1ST FLR	2ND FLR	3RD FLR	TOTAL
1	112	723	723	0	1,558
2	0	784	784	0	1,568
	112	1,507	1,507	0	3,126

PLAN NORTH



2

GROSS FLOOR AREA

SCALE: 1"=20'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

SQUARE FOOTAGE CALCULATIONS

SCALE AS NOTED

REVISION DATE

PB APPLIC 19 MAR 2019

DRAWN BY MY REVIEWED BY PQ

SHEET

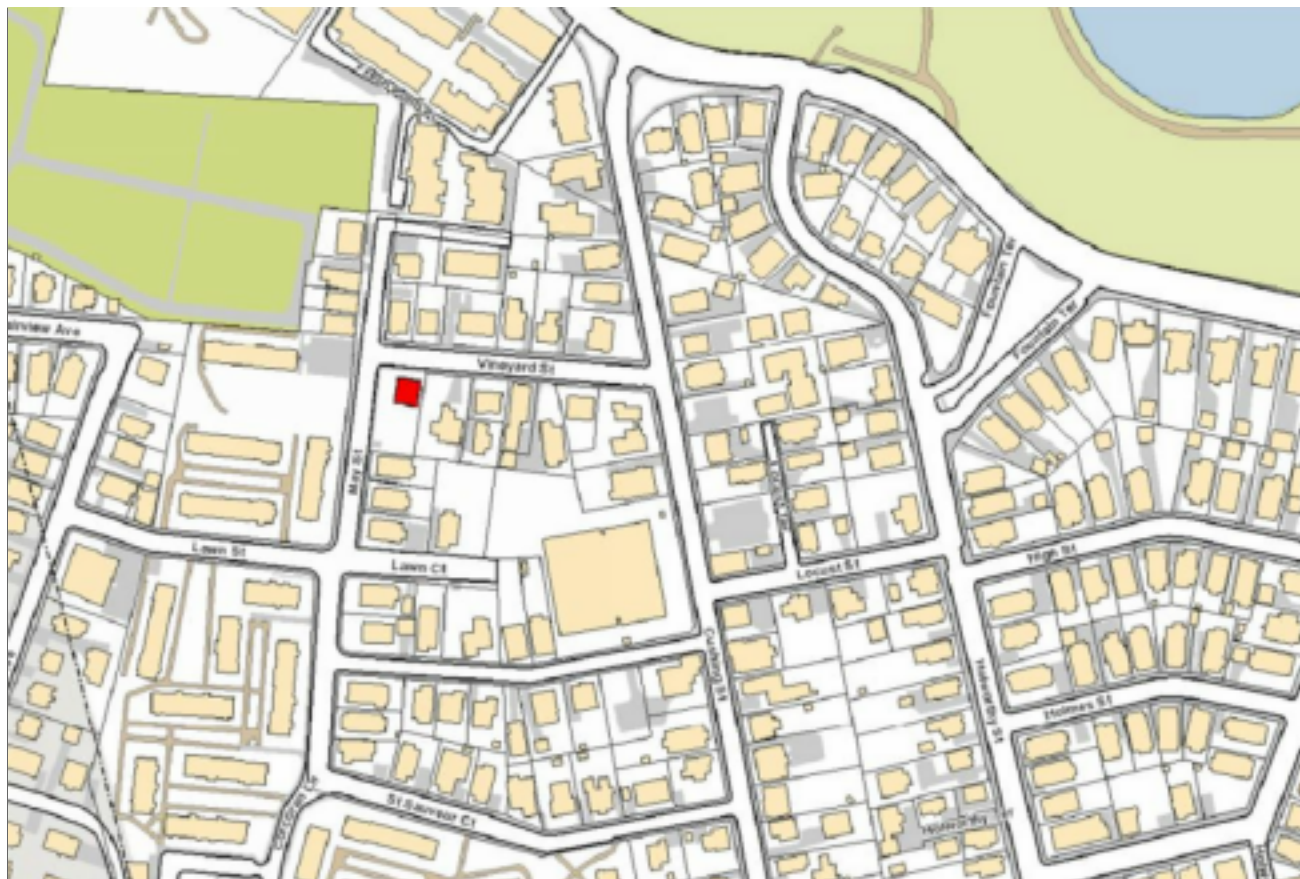
Z4



SATELLITE VIEW



VIEW FROM MAY STREET & VINEYARD STREET INTERSECTION



PARCEL PLAN



VIEW FROM MAY STREET

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
TWO SINGLE FAMILY
HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
CONTEXT
PHOTOS

SCALE AS NOTED

REVISION	DATE

PB APPLIC	19 MAR 2019
-----------	-------------

DRAWN BY JE	REVIEWED BY PQ
----------------	-------------------

SHEET

A1



MAY ST. & VINEYARD ST. INTERSECTION LOOKING NORTH



VIEW UP MAY ST. LOOKING NORTH



VIEW DOWN VINEYARD ST. LOOKING WEST



AERIAL VIEW LOOKING SOUTHEAST

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
TWO SINGLE FAMILY
HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

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CAMBRIDGE, MA 02138

DRAWING TITLE
CONTEXT
PHOTOS

SCALE AS NOTED

REVISION	DATE

PB APPLIC	19 MAR 2019
-----------	-------------

DRAWN BY JE	REVIEWED BY PQ
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SHEET

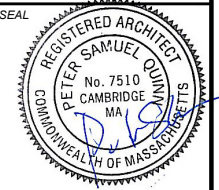
A2



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
**TWO SINGLE FAMILY
HOUSES**

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

**COLOR
RENDERED
3D
ELEVATION**

SCALE AS NOTED

REVISION	DATE

PB APPLIC 19 MAR 2019

DRAWN BY JE REVIEWED BY PQ

SHEET

A3

VIEW FROM VINEYARD STREET & MAY STREET INTERSECTION

\\DISKSTATION\Projects\DCADD\WGSMay-23\Planning Board\A3 RENDERED BUILDING ELEVATIONS.dwg, 3/18/2019 4:49:52 PM, 1:1



BUILDING 1 (32 VINEYARD ST)

MAY STREET ELEVATION

BUILDING 2 (23 MAY ST)



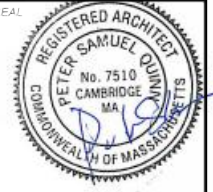
BUILDING 1 (32 VINEYARD ST)

VINEYARD STREET ELEVATION

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3585



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
COLOR RENDERED ELEVATIONS

SCALE AS NOTED

REVISION	DATE

PB APPLIC 19 MAR 2019

DRAWN BY JE REVIEWED BY PQ

SHEET

A3



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
**BUILDING 1
FLOOR
PLANS**

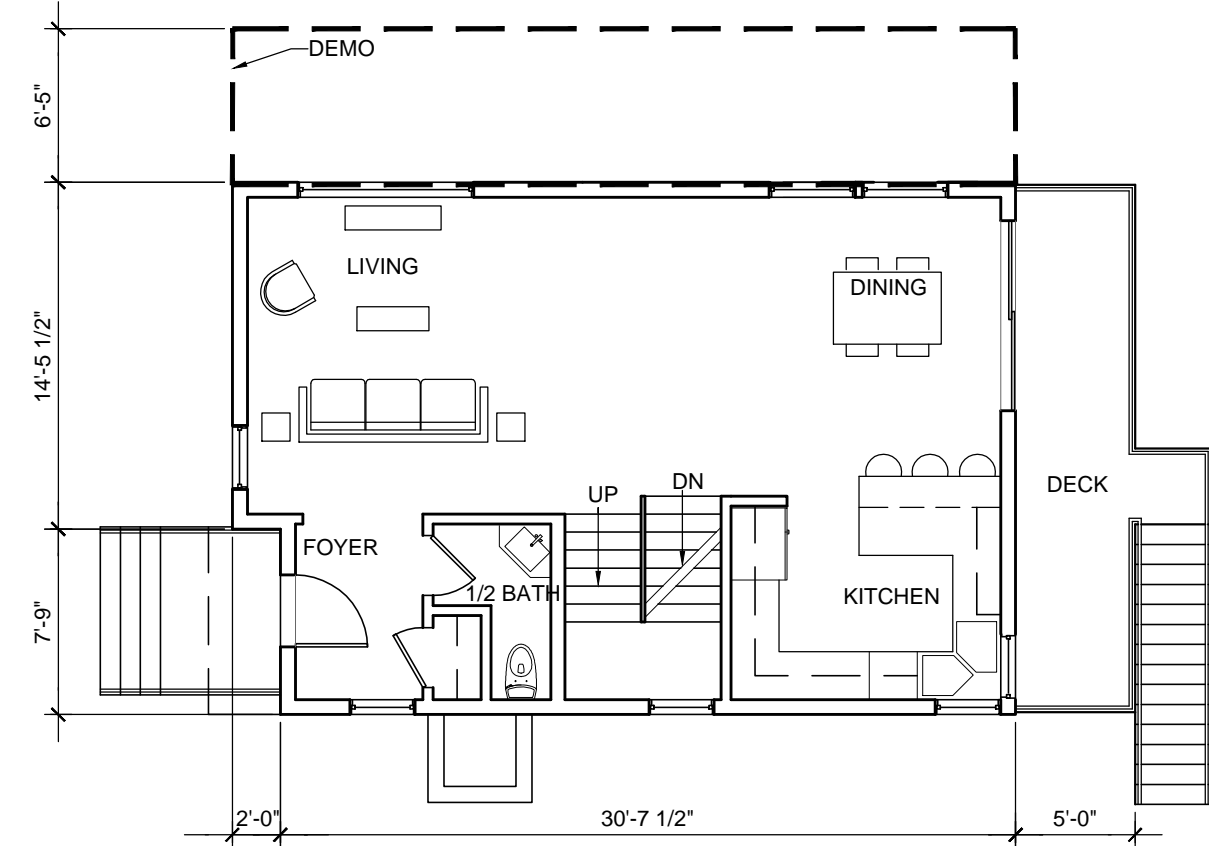
SCALE AS NOTED

REVISION	DATE

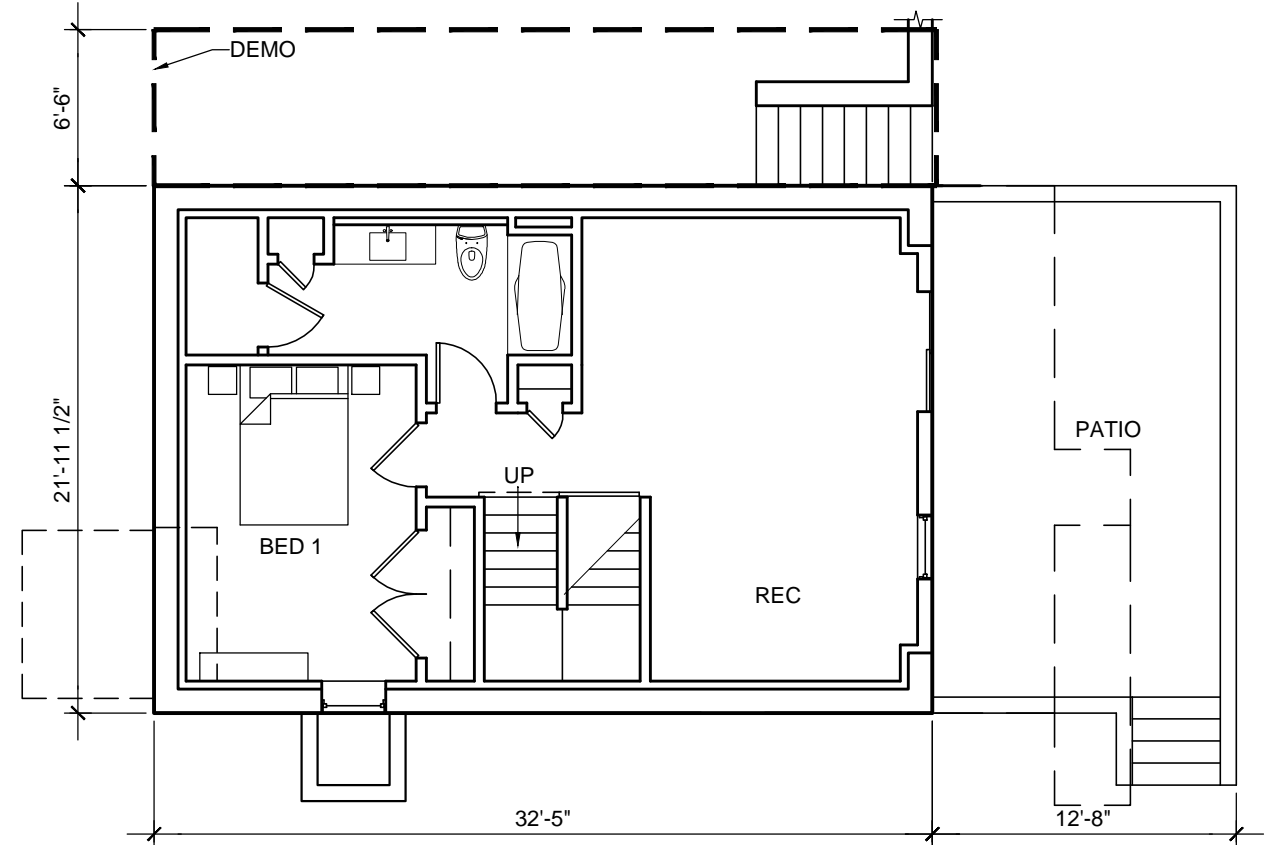
PB APPLIC 19 MAR 2019
DRAWN BY JE REVIEWED BY PQ

SHEET

A5



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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23 MAY STREET
CAMBRIDGE, MA

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CAMBRIDGE, MA 02138

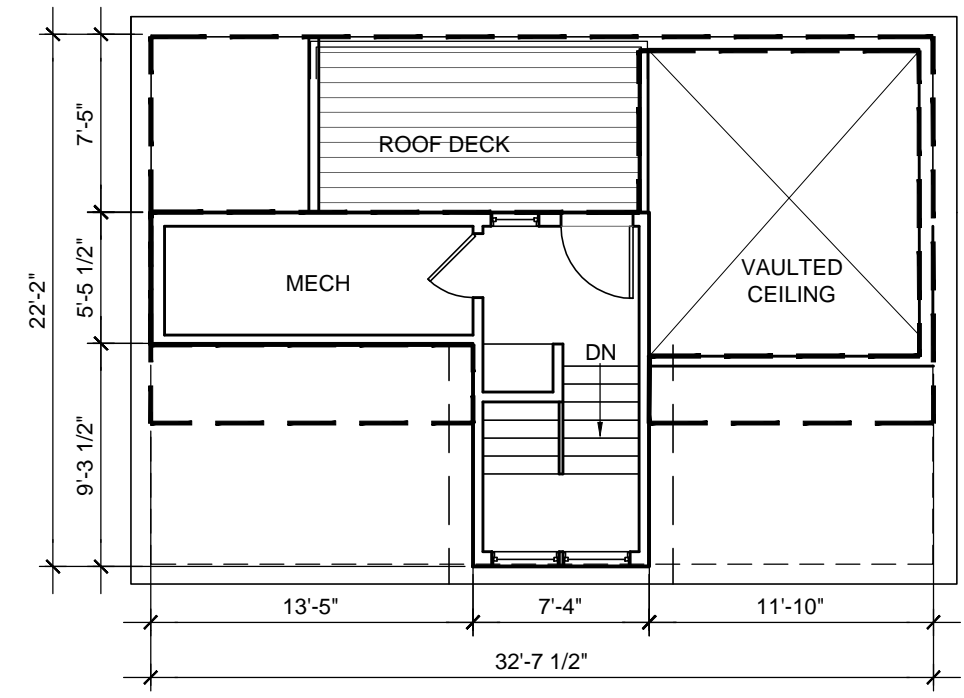
DRAWING TITLE
**BUILDING 1
FLOOR
PLANS**

SCALE AS NOTED

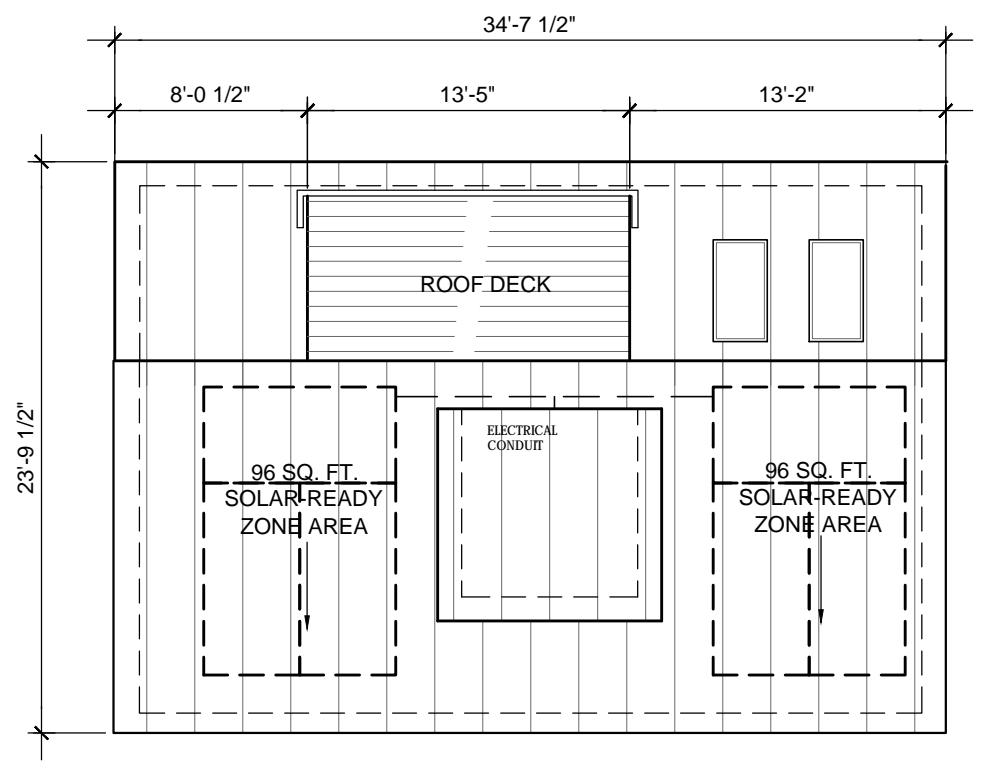
REVISION	DATE

PB APPLIC	19 MAR 2019
DRAWN BY JE	REVIEWED BY PQ

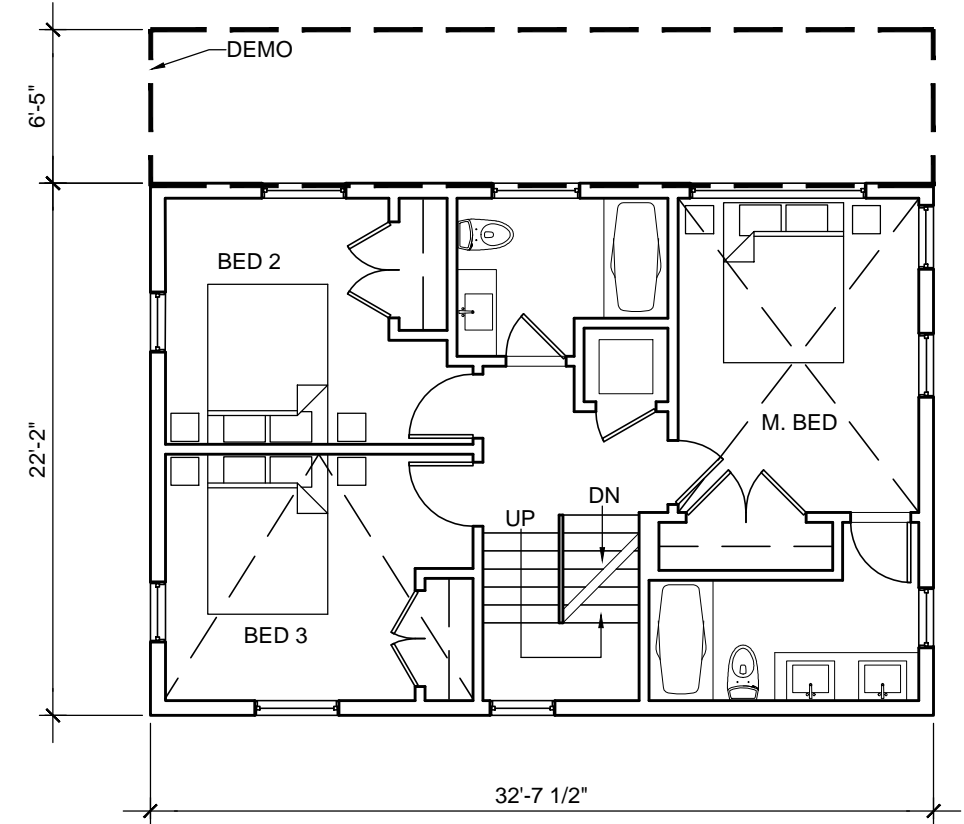
SHEET



2 ATTIC PLAN
SCALE: 1/8" = 1'-0"



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Z:\CADD\DWG\23May_23P\Plan\Bldg1\Floor Plans\Building 1.dwg, A6, 3/19/2019 3:05:52 PM



CONSULTANT

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TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
**BUILDING 2
FLOOR
PLANS**

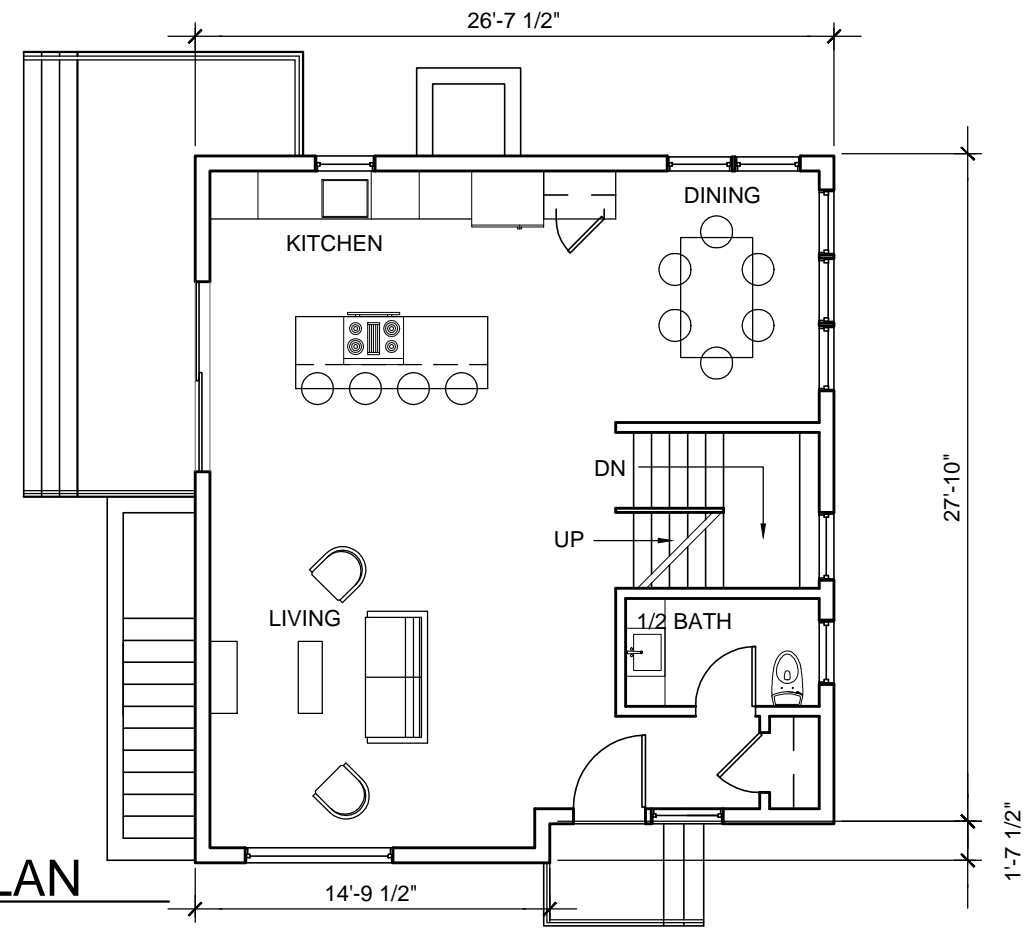
SCALE AS NOTED

REVISION	DATE

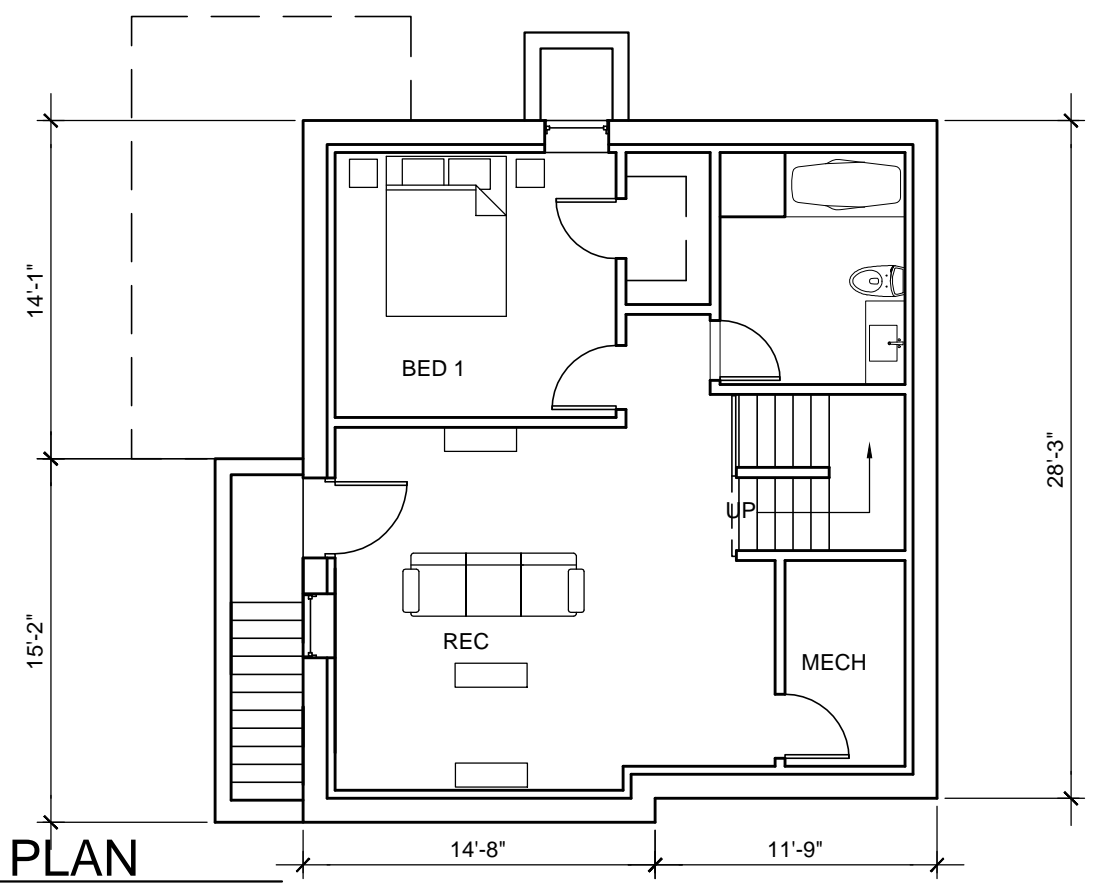
PB APPLIC	19 MAR 2019
DRAWN BY JE	REVIEWED BY PQ

SHEET

A7



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

PREPARED FOR
23 MAY STREET, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
**BUILDING 2
FLOOR
PLANS**

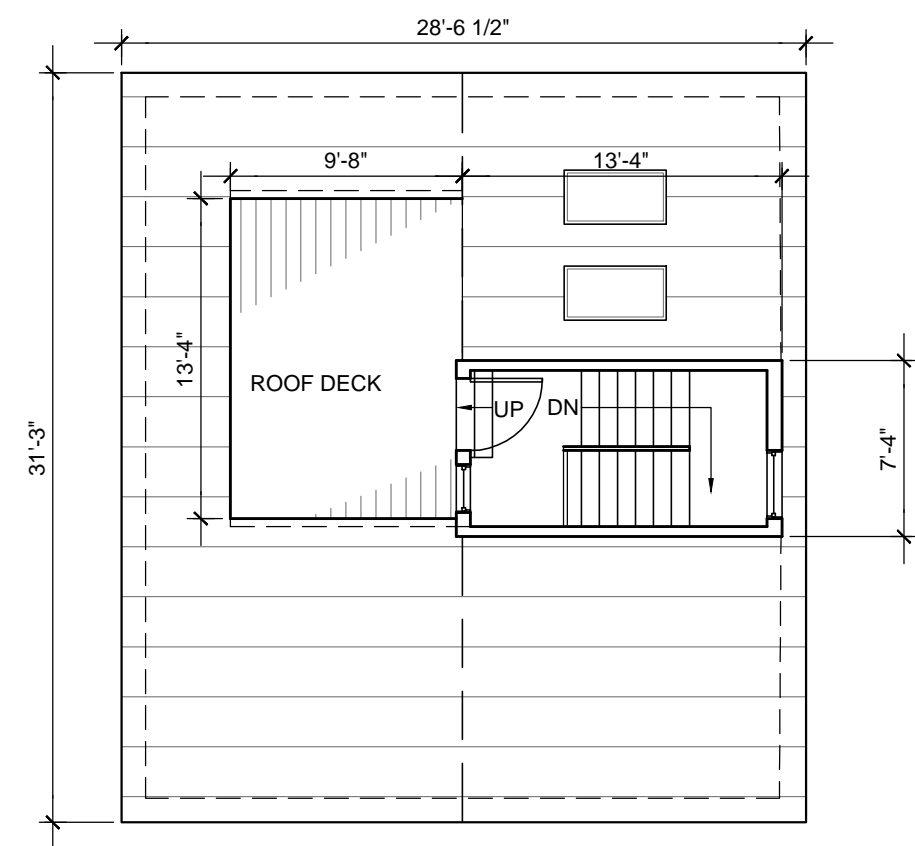
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REVISION	DATE

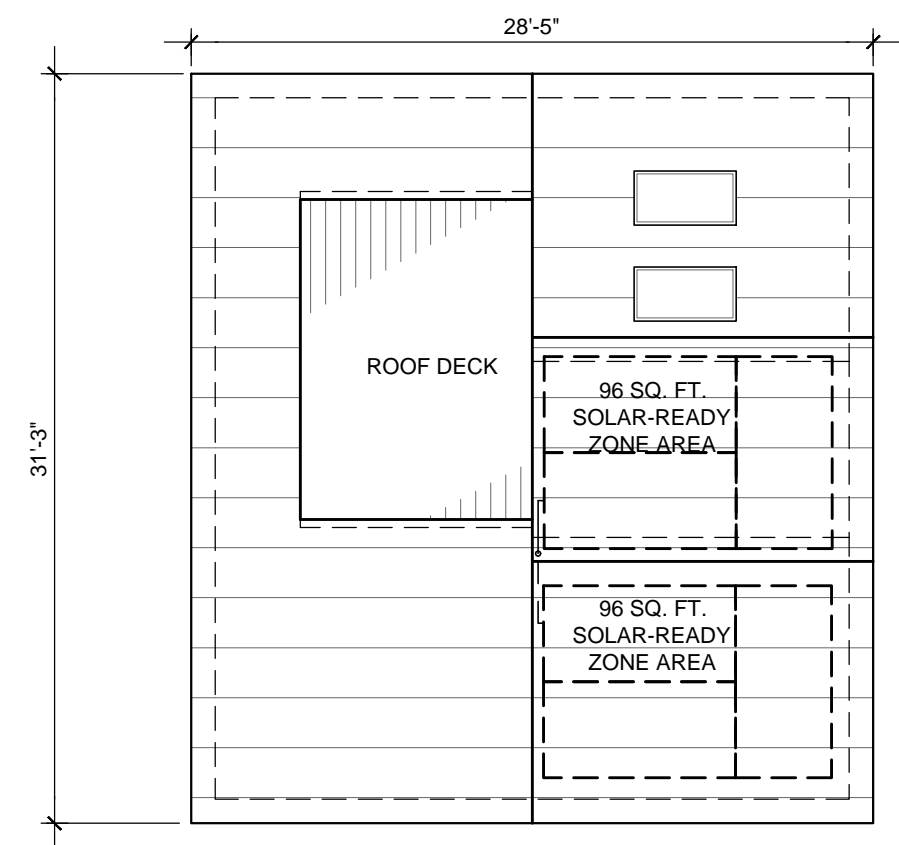
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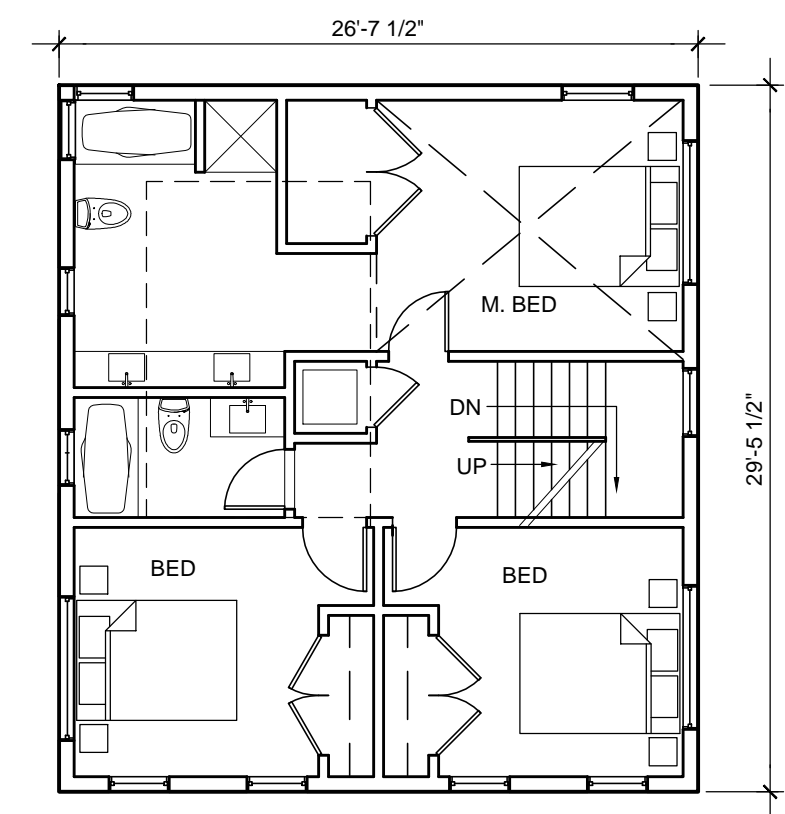
A8



2 ATTIC PLAN
SCALE: 1/8" = 1'-0"



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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TWO SINGLE FAMILY HOUSES

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CAMBRIDGE, MA

PREPARED FOR
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33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
BUILDING 1 ELEVATIONS

SCALE AS NOTED

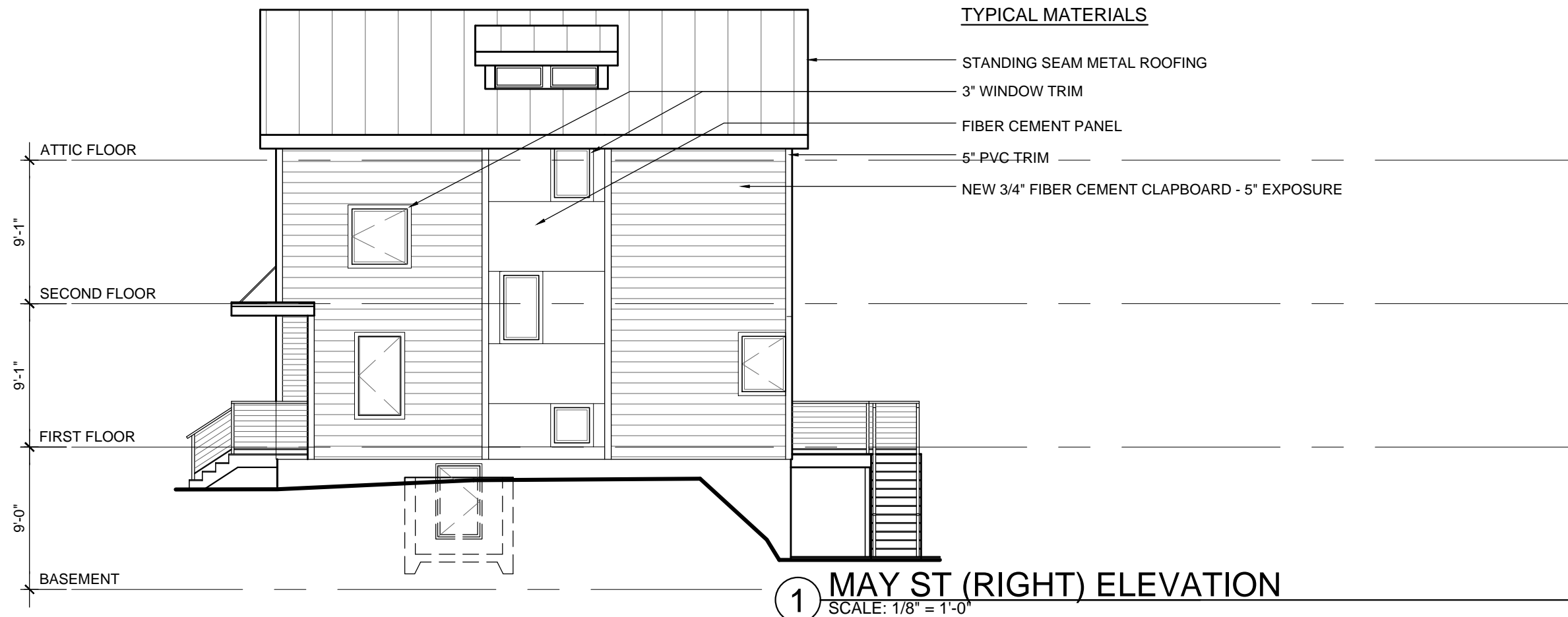
REVISION	DATE
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SHEET

A9



2 REAR (OPPOSITE VINEYARD ST) ELEVATION
SCALE: 1/8" = 1'-0"



- TYPICAL MATERIALS
- STANDING SEAM METAL ROOFING
 - 3" WINDOW TRIM
 - FIBER CEMENT PANEL
 - 5" PVC TRIM
 - NEW 3/4" FIBER CEMENT CLAPBOARD - 5" EXPOSURE

1 MAY ST (RIGHT) ELEVATION
SCALE: 1/8" = 1'-0"



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TWO SINGLE FAMILY HOUSES

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23 MAY STREET, LLC

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CAMBRIDGE, MA 02138

DRAWING TITLE
BUILDING 2 ELEVATIONS

SCALE AS NOTED

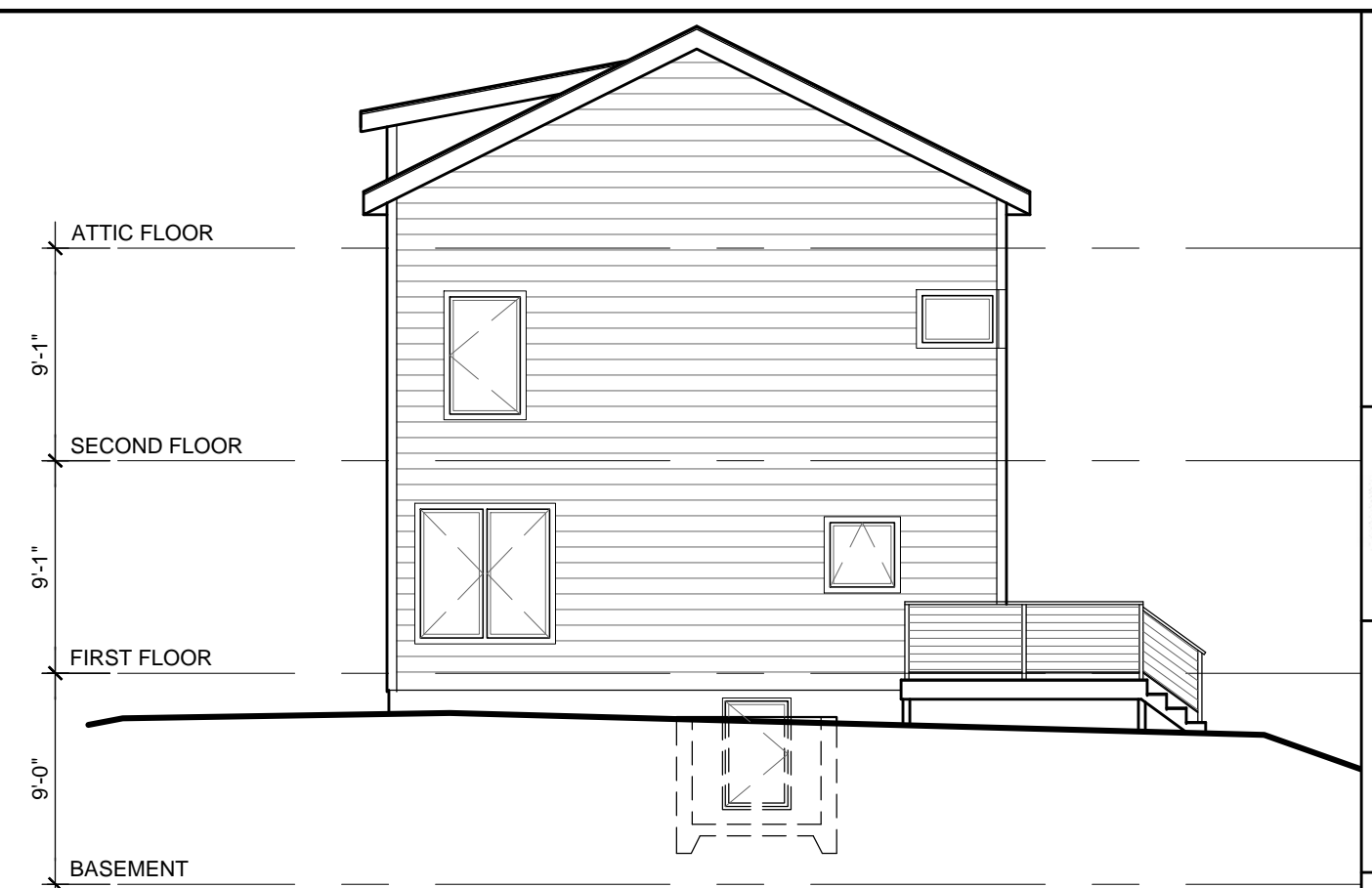
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SHEET



4 MAY ST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR (OPPOSITE MAY ST) ELEVATION
SCALE: 1/8" = 1'-0"

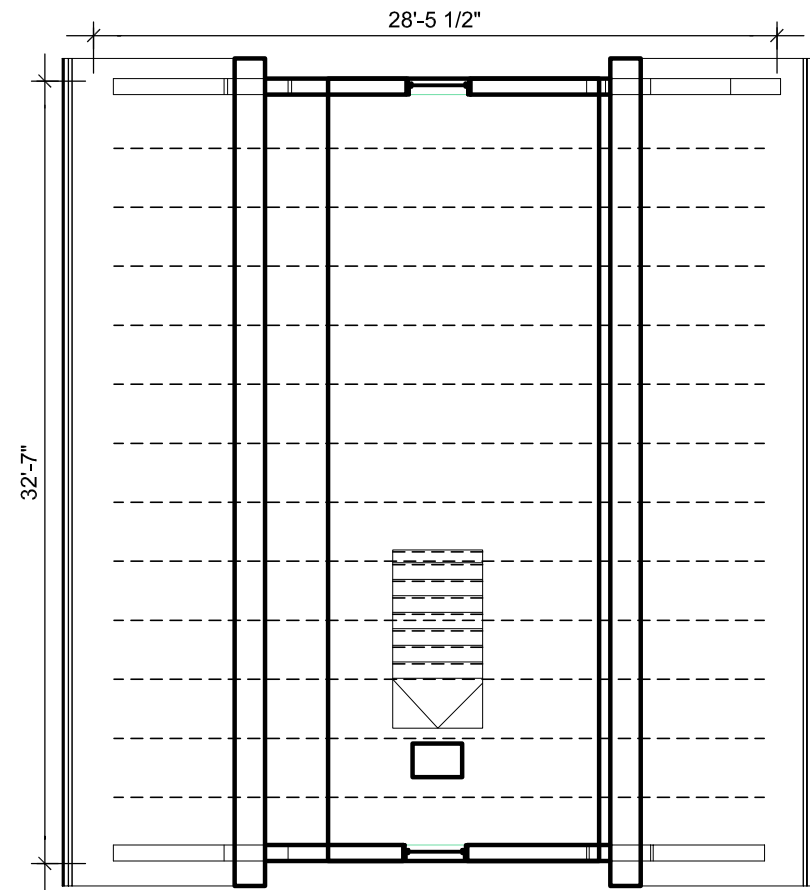


3 RIGHT SIDE (OPPOSITE VINEYARD ST) ELEVATION
SCALE: 1/8" = 1'-0"

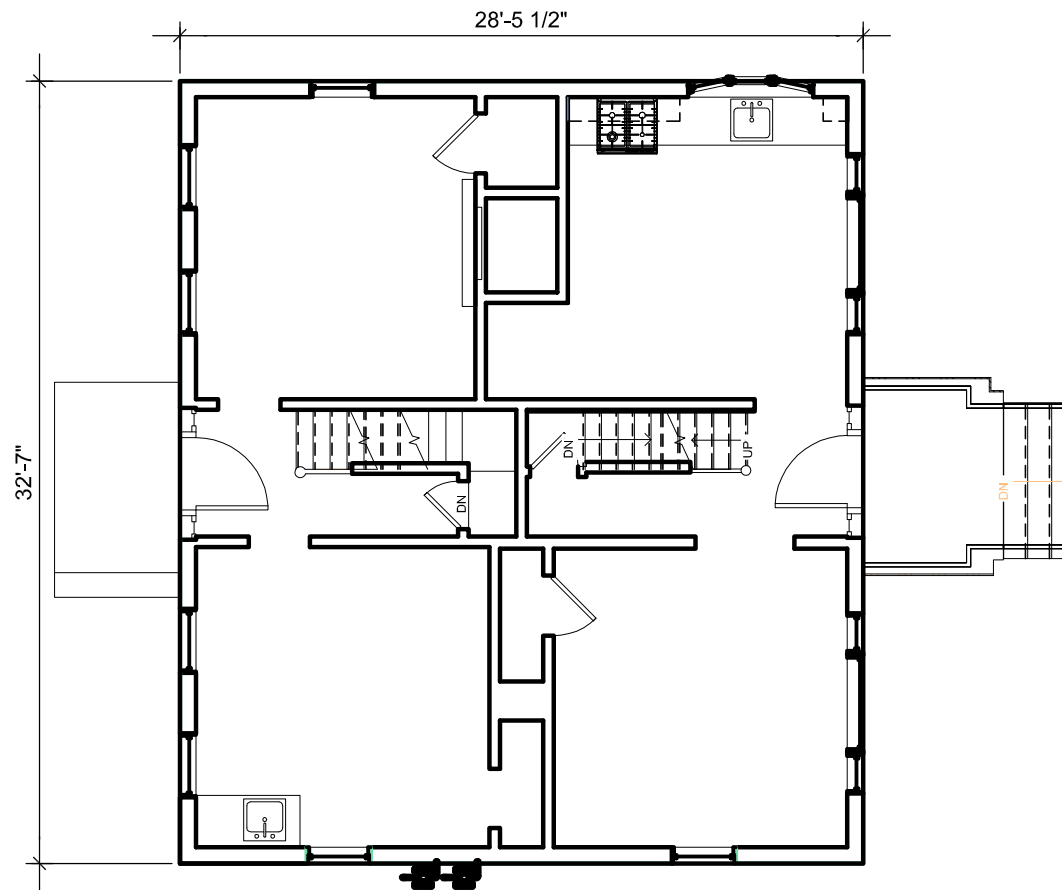


1 LEFT SIDE (VINEYARD ST) ELEVATION
SCALE: 1/8" = 1'-0"

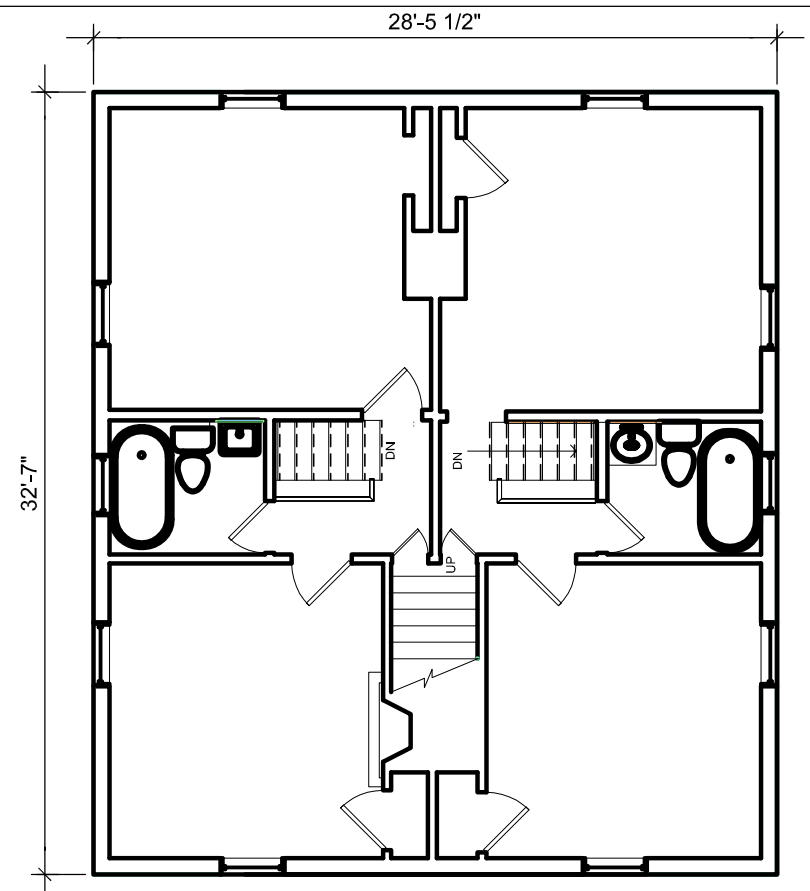
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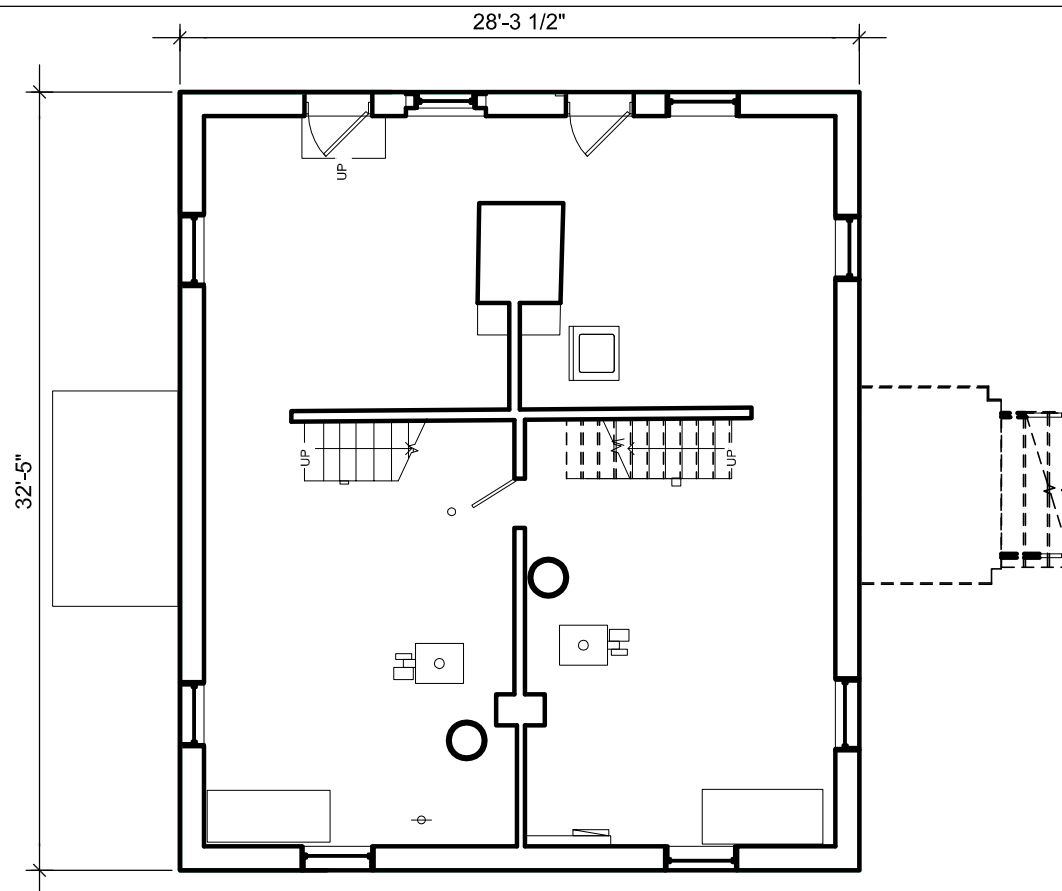
4 3RD FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"



2 1ST FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"



3 2ND FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT EXISTING PLAN
SCALE: 1/8" = 1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT
TWO SINGLE FAMILY HOUSES

23 MAY STREET
CAMBRIDGE, MA

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DRAWING TITLE

EXISTING
(BUILDING 1)
FLOOR
PLANS

SCALE AS NOTED

REVISION	DATE

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EC1



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TWO SINGLE FAMILY HOUSES

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CAMBRIDGE, MA 02138

DRAWING TITLE

EXISTING
(BUILDING 1)
ELEVATIONS

SCALE AS NOTED

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JE	PQ

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EC2



4 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING VINEYARD ST (LEFT) ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING MAY ST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"