PLANNING

BOARD

**APPLICATION** 

19 MAR 2019

# TWO SINGLE - FAMILY HOUSES

23 MAY ST, CAMBRIDGE, MA 02138



VINEYAR	RD STR	FFT FI	<b>FVATION</b>

T-1	TITLE SHEET	X
CIVIL		
	EXISTING CONDITIONS PLAN	X
	PROPOSED GRADING / UTILITIES PLAN	X
L1	PLANTING PLAN	Х
ZONING		
Z1	DIMENSIONAL SITE PLAN	X
Z2	ZONING COMPLIANCE	X
Z3	DEMO AREA OF EX. BLDG AND PROPOSED BLDG HEIGHTS	X
Z4	SQUARE FOOTAGE CALCULATIONS	X
ARCHITEC	TURAL	
A1	CONTEXT PHOTOS	X
A2	CONTEXT PHOTOS	X
A3	3D RENDERED VIEW	X
A4	COLOR RENDERED ELEVATIONS	X
A5	BUILDING 1 FLOOR PLANS	X
A6	BUILDING 1 FLOOR PLANS	X
A7	BUILDING 2 FLOOR PLANS	X
A8	BUILDING 2 FLOOR PLANS	X
A9	BUILDING 1 ELEVATIONS	X
A10	BUILDING 1 ELEVATIONS	X
A11	BUILDING 2 ELEVATIONS	X
EXISTING (	CONDITIONS	
EC1	EXISTING (BUILDING 1) FLOOR PLANS	Х
EC2	EXISTING (BUILDING 1) ELEVATIONS	X

LIST OF DRAWINGS

**GENERAL** 

### PREPARED BY:

### ARCHITECT

PETER QUINN ARCHITECTS LLC

259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH (617) 354.3989

### STRUCTURAL ENGINEER

MICHAEL E. WATERMAN, PE STRUCTURAL ENGINEERING 2A AUSTIN KELLY LANE SOUTHBOROUGH, MA 01772 PH (508) 229.3100

33 CHURCH STREET

### **CIVIL ENGINEER**

DECELLE-BURKE-SALA 1266 FURNACE BROOK PATHWAY #401 QUINCY, MA 02169 PH (617) 405.5100

### PREPARED FOR:

23 MAY STREET, LLC CAMBRIDGE, MA 02138



**LOCUS MAP** 



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



TWO SINGLE FAMILY

HOUSES

23 MAY STREET

PREPARED FOR 23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

DRAWING TITLE

TITLE SHEET

REVISION DATE PB APPLIC 19 MAR 2019

REVIEWED BY

# LEGEND:

EXISTING: - LOCUS PROPERTY LINE - SEWER MANHOLE (SMH) 0 - DRAIN MANHOLE (DMH)  $\blacksquare$ - 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

- LANDSCAPED AREA

- HAND HOLES FOR UTILITIES

- SEWER MAIN

- SPOT GRADE

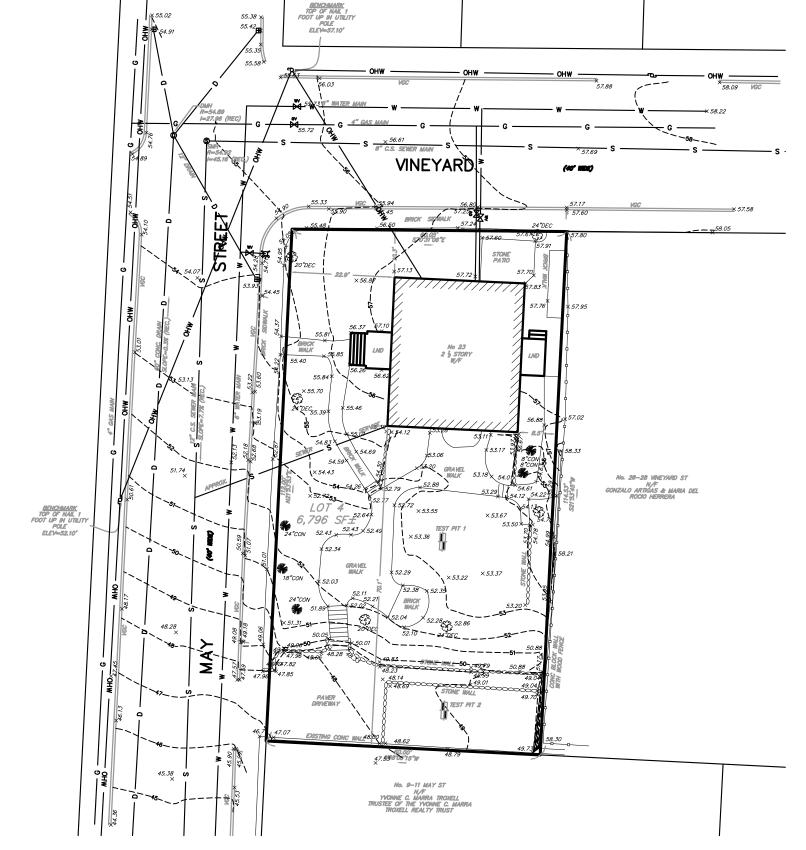
- TEST PIT

- LIGHT POLE

-x--x--x--x - CHAIN LINK FENCE

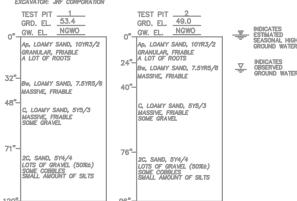
LSA

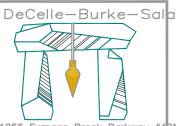
x6.1



### **SOIL TEST PIT DATA:**

TEST PITS PERFORMED ON 12/6/18
TEST PITS PERFORMED BY KAMERON CAMPBELL, SE §14227
WITNESS: JOHN FROM KIMM GEOTECHNICAL CONSULTANTS
EXCAVATOR: JRF CORPORATION





1266 Furnace Brook Parkway #4D1 Quincy, MA 02169 617-405-5100(o) 617-405-5101(f) www.decelle-burke-sala.com

#### GENERAL NOTES:

1. LOCUS: ASSESSORS MAP 256 LOT 34
RECORD OWNER: 23 MAY STREET, LLC
46 LORETO DRIVE
BOXBORO, MA 01719

DEED REFERENCE: BOOK 71808 PAGE 480

PLAN REFERENCE: PLAN 800K 113 PLAN 46

2. 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.

3. DOSTING UTILITIES WHERE SHOWN IN THE DRIVINGS ARE FROM SURFACE OSSERWATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRICTORS SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIFF-AREY AND THE APPLICABLE UTILITY COMPANIES AND IMMITTANING THE EXISTING UTILITY SYSTEM IN SERVICE.

DID-SAFE SAML BE NOTIFIED PER THE STATE OF MASSICHUSETTS STATUTE CHAPTER 82, SECTION 400 AT TEL 1-889-344-7233. THE DIRECTORS NOT CHAPMENT ETRER ACCISION (OF RIVEY ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHORM. LOCATIONS AND ELAMITORS OF UNDERSTORAND UTILITIES THERE THAN FROM RECORD PAINS. THE CONTRACTOR SHALL VERBY SZZ, LOCATION, AND INVEXTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

5. PARCEL IS ZONED RESIDENCE B.

MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50 FT.
MIN. FROM TYMED = 15 FT.
MIN. SIDE YARD = 7.5 FT. (SUM OF 20)
MIN. REAR YARD = 26 FT.
MIN. HEAR YARD = 26 FT.

6. ALL ELEVATIONS SHOWN REFER TO THE CITY OF CAMERIDGE VERTICAL

PROJECT TITLE & LOCATION:

SITE PLAN 23 MAY STREET CAMBRIDGE, MA 02138

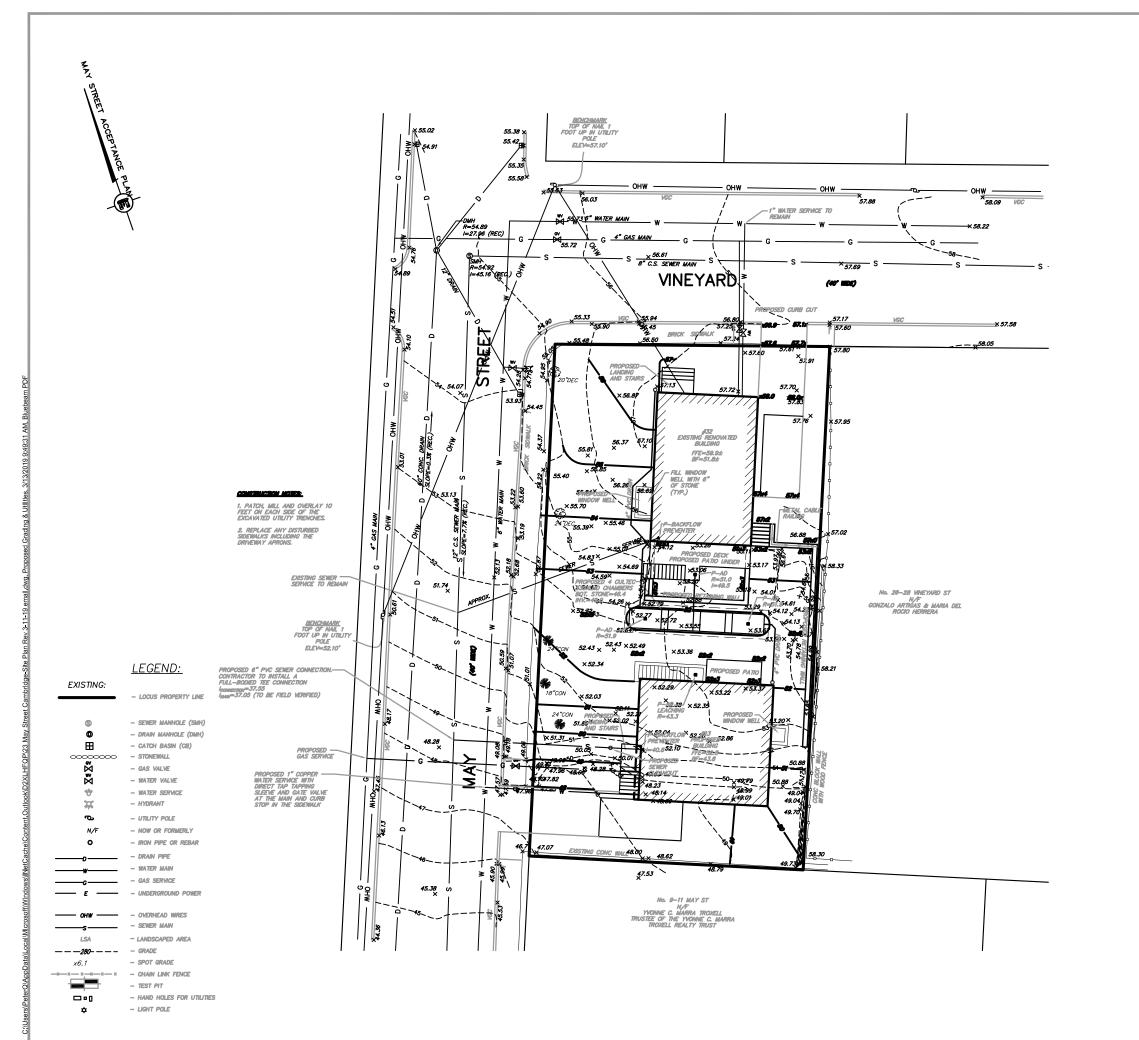
PLAN TITLE:

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





Quincy, MA 02169 617-405-5100(o) 617-405-5101(f) www.decelle-burke-sala.com

#### GENERAL NOTES:

1. LOCUS: ASSESSORS MAP 256 LOT 34
RECORD OWNER: 23 MAY STREET, LLC
46 LORETO DRIVE
BOXBORO, MA 01719

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MIN. LOT WIDTH = 50 FT.
MIN. FROM TYMED = 15 FT.
MIN. SIDE VARD = 7.5 FT. (SUM OF 20)
MIN. REAR YARD = 25 FT.
MIX. HEIGHT = 35

6. ALL ELEVATIONS SHOWN REFER TO THE CITY OF CAMERIDGE VERTICAL

PROJECT TITLE & LOCATION:

SITE PLAN 23 MAY STREET CAMBRIDGE, MA 02138

PLAN TITLE:

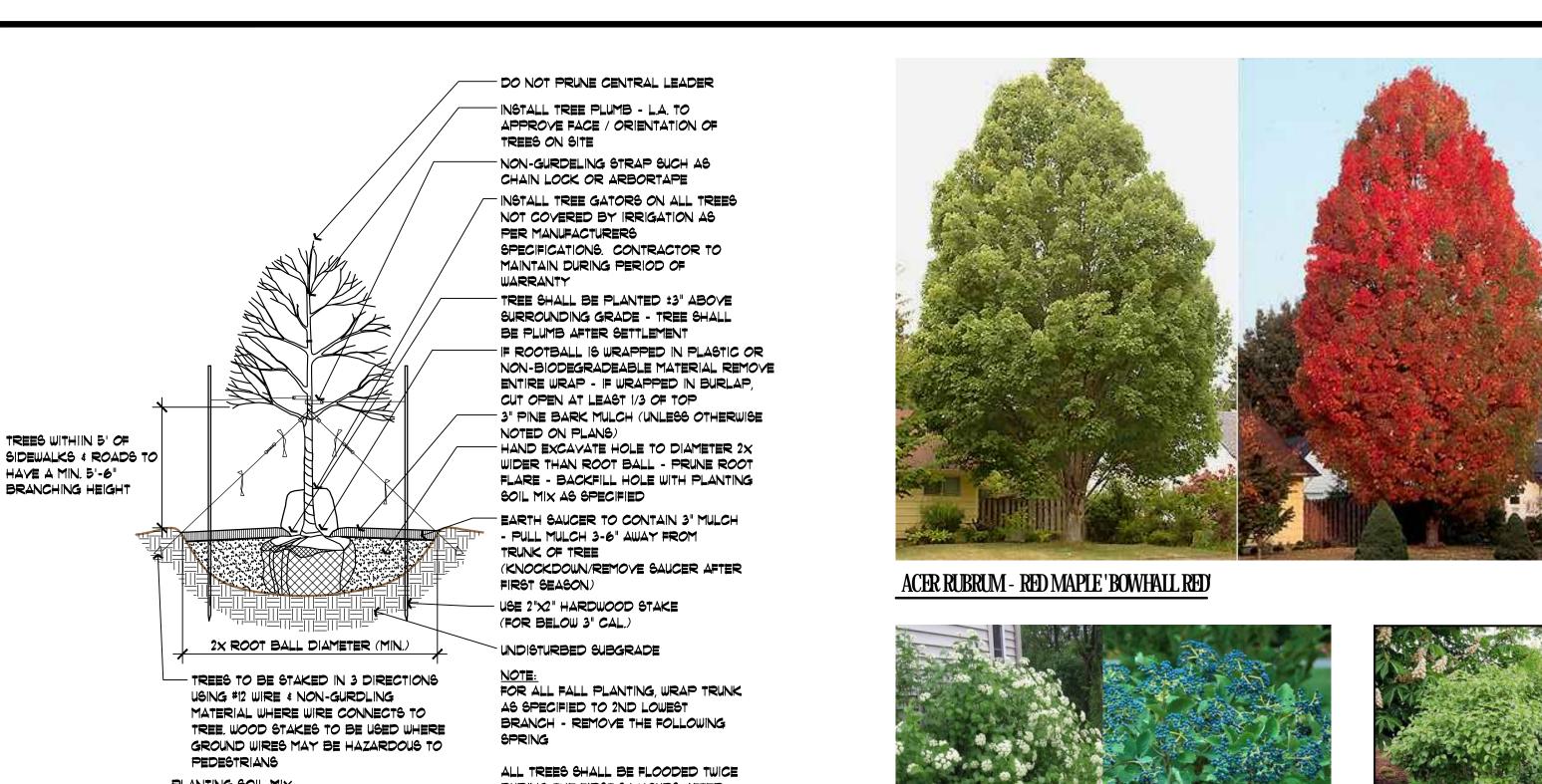
PROPOSED GRADING/UTILITIES

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



PLANTING SOIL MIX:

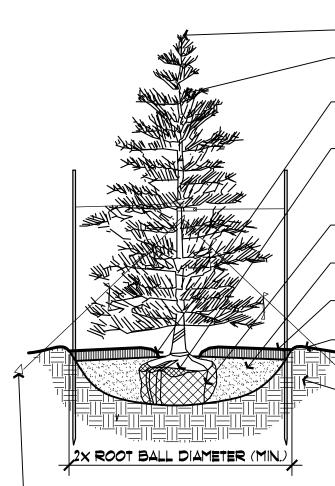
1/3 PEAT - BLEND MANURE

1/3 HIGH ORGANIC LOAM

1/3 EX. SOIL

Deciduous Tree Detail

Not to Scale



- TREES TO BE STAKED IN 3 DIRECTIONS

USING #12 WIRE & NON-GURDLING

MATERIAL WHERE WIRE CONNECTS TO

TREE. WOOD STAKES TO BE USED WHERE

GROUND WIRES MAY BE HAZARDOUS TO

PEDESTRIANS

Coniferous Tree Detail

— DO NOT PRUNE CENTRAL LEADER

- INSTALL TREE PLUMB - L.A. TO APPROVE FACE/ORIENTATION OF TREES ON SITE - TREE SHALL BE PLANTED ±3" ABOVE SURROUNDING GRADE - TREE SHALL BE PLUMB AFTER SETTLEMENT

- IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADEABLE MATERIAL REMOVE ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT OPEN AT LEAST 1/3 OF TOP & REMOVE ALL TWINE/ ROPE.

- Pull wire cage back down into planting hole 1/3 Height of Rootball - Excavate hole to diameter 2x wider than Root ball

- BACKFILL HOLE WITH PLANTING MIX AS SPECIFIED

3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)

TEMPORARY FARTH SAUCER TO CONTAIN 3" MULCH -

TEMPORARY EARTH SAUCER TO CONTAIN 3" MULCH -PULL MULCH 3-6" AWAY FROM TRUNK OF TREE (KNOCKDOWN/REMOVE SAUCER AFTER FIRST SEASON) UNDISTURBED SUBGRADE

PLANTING STANDARD SOIL MIX:

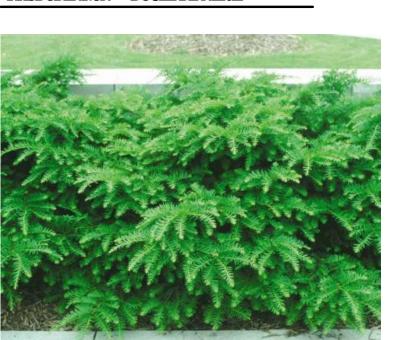
1/3 PEAT - MANURE BLEND

1/3 HIGH ORGANIC LOAM

1/3 EXISTING SOIL

VIBURNUM DENTATUM - 'BLUE MUFFIN'

RHODODENRON - 'BOULE DE NEIGE

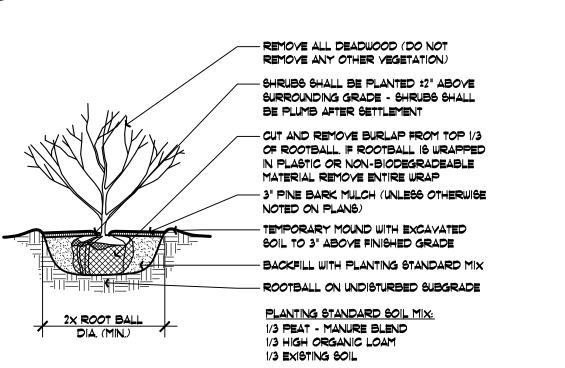


TAXUS X MEDIA- 'GREENWAVE



VIBURNUM DENTATUM - 'AUTUMN JAZZ'

CLETHRA ALNIFOLIA- 'HUMMINGBIRD'



Shrub Detail

Not to Scale



THUGA OCCIDENTALIS - 'EMERALD GREEN ARBORVITAE



LUGUSTRUM VULGARE- 'PRIVET

VONI  VoSM  2  Volume demaker  Blac Name  Suchem Arconoccod  1 is 3  3 a.s. IIT.  VINEYARD  2 - VOBM  3 - CA-H  1 - AS-DR	BM DECIDUOUS DECIDUOUS	2 Viburnum  5-TM-	dentatum Blue Muffin   1-VD-AJ  LAWN	Southern Arrowwood  VINEYARE  2-VD-BM— 2-RB—  BRICK SIDEWALK  57-  EXISTING RENOV. BUILDING FFE=59.9± BF=51.8±	B & B  3-CA-H— 1-AR-BR— PROPOSE DRIVE  9-TO-EG  57x2	3-3.5` HT.	
PASTING PRETITEES TO REMAIN  S-TM-G  2-VD-BM 2-RB 1-AR-BR 1-AR	STREET	5-TM-	1-VD-AJ	VINEYARD  2-VD-BM— 2-RB—  BRICK SIDEWALK  57-  EXISTING RENOV. BUILDING  FFE=59.9± BF=51.8±	3-CA-H- 1-AR-BR- PROPOSE DRIVEM 9-TO-EG		
DISTING PEDUJUS  TREES TO REMAIN  STORES  TO ESTABLE	S DECIDUOUS —	5-TM-	1-VD-AJ-	2-VD-BM— 2-RB— BRICK SIDEWALK  57-  EXISTING RENOV. BUILDING FFE=59.9± BF=51.8±	3-CA-H— 1-AR-BR— PROPOSE DRIVEN  9-TO-EG		
	13-LI-VU-3 7-RP	PR DR	SOPOSED RIVEWAY	#23 PROPO BUILD	SSED ING	-52	
				No. 9-11 MAY	ST		
				N/F	TPOYFI I		
No. 9-11 MAY ST  N/F  N/F  N/F  NAPPA TROYFU				TROXELL REALTY I	IKUST		
No. 9-11 MAY ST							
No. 9-11 MAY ST  N/F  N/F  N/F  N/F  N/F  N/F	1				0 10	20 30	60 feet
No. 9-11 MAY ST N/F YVONNE C. MARRA TROXELL TRUSTEE OF THE YVONNE C. MARRA TROXELL REALTY TRUST					SCALE: 1" = 10'	<del></del>	1
46-	S S S S S S S S S S S S S S S S S S S	PINE TREES TO	PINE TREES TO 3	PINE TREES TO  PROPOSED DRIVEWAY	PINE TREES TO  PROPOSED DRIVEWAY 18-TO-EG  No. 9-11 MAY N	PINE TREES TO  PROPOSED  P	PINE TREES TO  PROPOSED DRIVEWAY 18-TO-EG  NS. 9-11 MAY ST N.F. YYONNE C. MARRA TROXELL TRUSTE OF THE YYONNE C. MARRA TROXELL REALTY TRUST

COMMON NAME

COMMON NAME

PJM Rhododendron

**Greenwave Spreading Yew** 

Hummingbird Summersweet

Boule de Neige Rhododendron

Red Maple

CONT CAL

CONT CAL

B & B

B & B

B & B

B & B

B & B 3-3.5" CAL.

PLANT SIZE

4-5` HT.

2-2.5` HT.

3-3.5` HT.

2-2.5` HT.

PLANT SCHEDULE SITE

SHRUBS

CA-H

COLUMNAR SHADE TREE QTY BOTANICAL NAME

Acer rubrum `Bowhall Red`

Clethra alnifolia `Hummingbird`

Rhododendron `Boule de Neige`

Taxus x media `Greenwave`

QTY BOTANICAL NAME

Ligustrum vulgare

Rhododendron `PJM`



Hawk Design, Inc Iandscape Architecture Iand Planning

Sagamore, MA 508-833-8800 info@hawkdesigninc.com www.hawkdesigninc.com

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Date: 3/11/19

Revisions:

Num. Date Description

23 May Street
Cambridge, Massachusetts
eme' Development 33 Church St Cambridge,

Drawn By: JP Checked By: BN

Site Planting Plan

Scale: 1" = 10' - 0"

Sheet: 11

VEVISION	DATE
B APPL <b>I</b> C	19 MAR 2019

	EXISTI	NG	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	Front-	22.9'	22.9' (32 Vineyard St)	15' (min.)	Complies
Z1.1)	May St		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	8.5'	15.0' (32 Vineyard St)	See 23 May St	Complies
	Vineyard St		8.4' (23 May St)	7.5'	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



ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3969



CONSULTAN

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

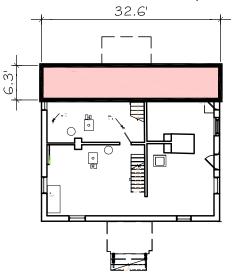
CALE AS NOTED

REVISION	DATE
PB APPLIC	19 MAR 2019
DRAWN BY MY	REVIEWED BY

OUEET.

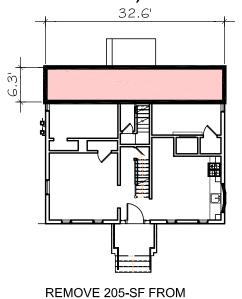
**Z**2

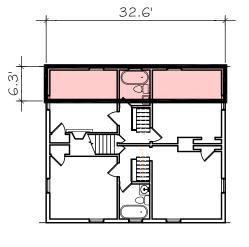




REMOVE 205-SF FROM

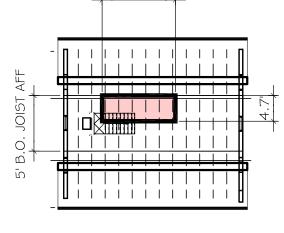
**EXISTING BASEMENT** 





REMOVE 205-SF FROM

**EXISTING 2ND 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

REMOVE 63-SF FROM EXISTING ATTIC FLOOR

PLAN NORTH 4

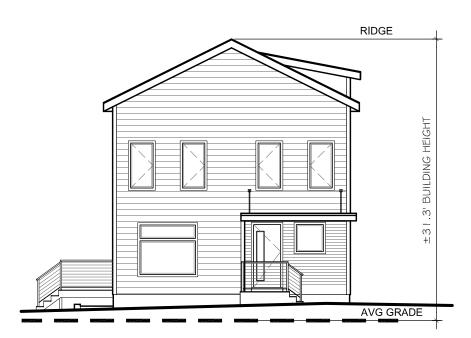
### DEMO AREA OF EXISTING BUILDING

**EXISTING 1ST FLOOR** 

/ SCALE: |"=20'-0'



BUILDING 2 (23 MAY ST)



5 BUILDING HEIGHT

SCALE: 1"= 10'-0"

PETER QUINN ARCHI TECTS ARCHITECTURE

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTAN

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23 MAY STREET CAMBRIDGE, MA

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

DRAWING TITLE

DEMO AREA OF EX. BLDG AND PROPOSED BLDG HEIGHTS

SCALE AS NOTED

PB APPLIC 19 MAR 2019

PRAWN BY REVIEWED B:

.....

**Z**3



2ND FLOOR - 784-GSF

ATTIC FLOOR - 0-GSF

BUILDING 1 (32 VINEYARD ST) - EXISTING BUILDING

GROSS SQUARE FOOTAGE SUMMARY - EXISTING

Ö

#### **BSMT** 1ST FLR 2ND FLR 3RD FLR TOTAL BUILDING 928 330 2,186 928 0 0 0 0 0 928 330 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

COMMUNITY DESIGN PETER OLINN ARCHITECTS LL 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

PLANNING



TWO SINGLE FAMILY HOUSES

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

DRAWING TITLE

SQUARE FOOTAGE CALCULATIONS

REVISION	DATE
PB APPLIC	19 MAR 2019
DRAWN BY MY	REVIEWED BY

NORTH

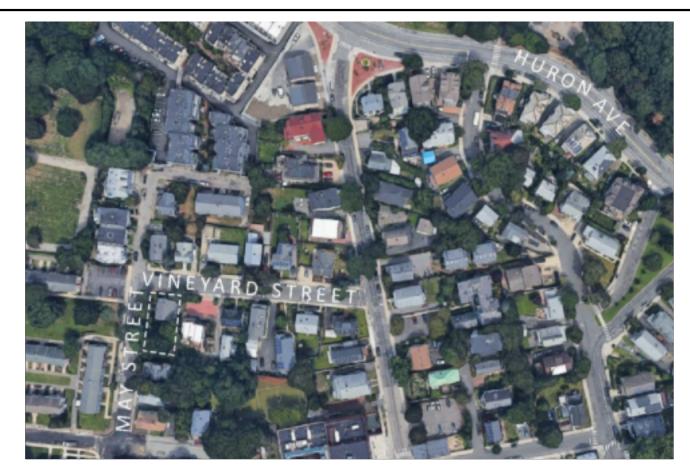
**BASEMENT - 0-GSF** 

**BASEMENT OF** 

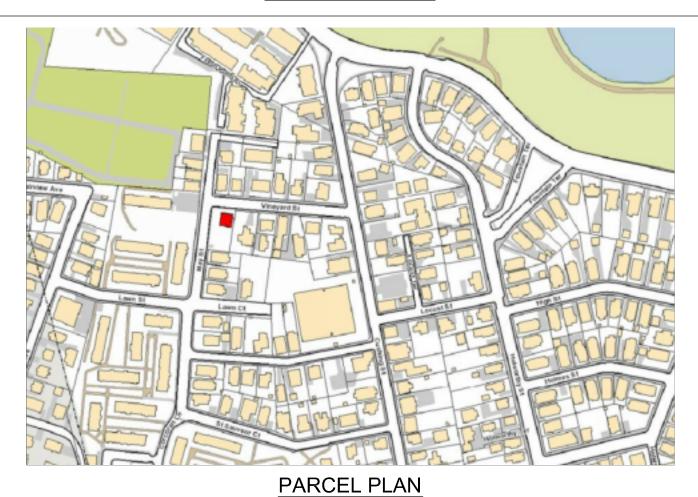
## **GROSS FLOOR AREA**

1ST FLOOR - 784-GSF

SCALE: I"=20'-0"



SATELLITE VIEW





VIEW FROM MAY STREET & VINEYARD STREET INTERSECTION



**VIEW FROM MAY STREET** 

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



PROJECT
TWO SINGLE FAMILY
HOUSES

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

### CONTEXT PHOTOS

SCALE AS NOTED

REVISION	DATE
PB APPLIC	19 MAR 2019
DRAWN BY	REVIEWED BY



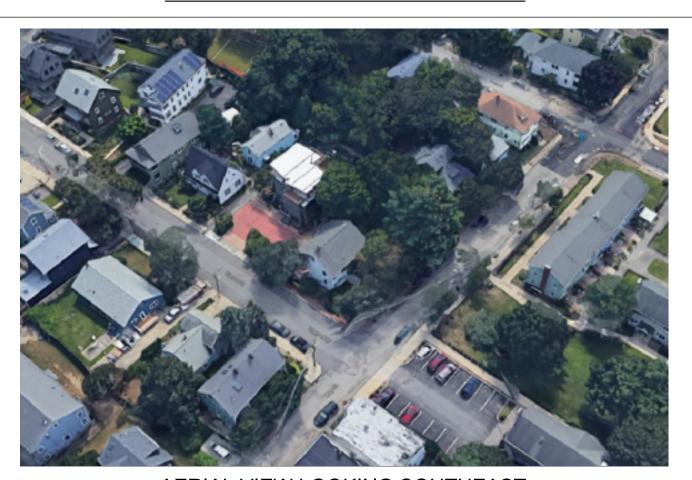
MAY ST. & VINEYARD ST. INTERSECTION LOOKING NORTH



VIEW DOWN VINEYARD ST. LOOKING WEST



VIEW UP MAY ST. LOOKING NORTH



**AERIAL VIEW LOOKING SOUTHEAST** 



PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



TWO SINGLE FAMILY HOUSES

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

CONTEXT PHOTOS

SCALE AS NOTEL	
REVISION	DATE
PB APPLIC	19 MAR 2019
DRAWN BY	REVIEWED BY

A2

VIEW FROM VINEYARD STREET & MAY STREET INTERSECTION

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

CONSULTANT

# PROJECT TWO SINGLE FAMILY HOUSES

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

COLOR RENDERED 3D **ELEVATION** 

SCALE AS NOTED

EVISION	DATE



QUINN ARCH TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLI 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 817-984-3989



CONSULTAN

TWO SINGLE FAMILY HOUSES

3 MAY STREET AMBRIDGE, MA

NEFALED FOR

23 MAY STREET, LLC

33 CHURCH STREET CAMBRIDGE, MA 02138

ORAWING TIT

COLOR RENDERED ELEVATIONS

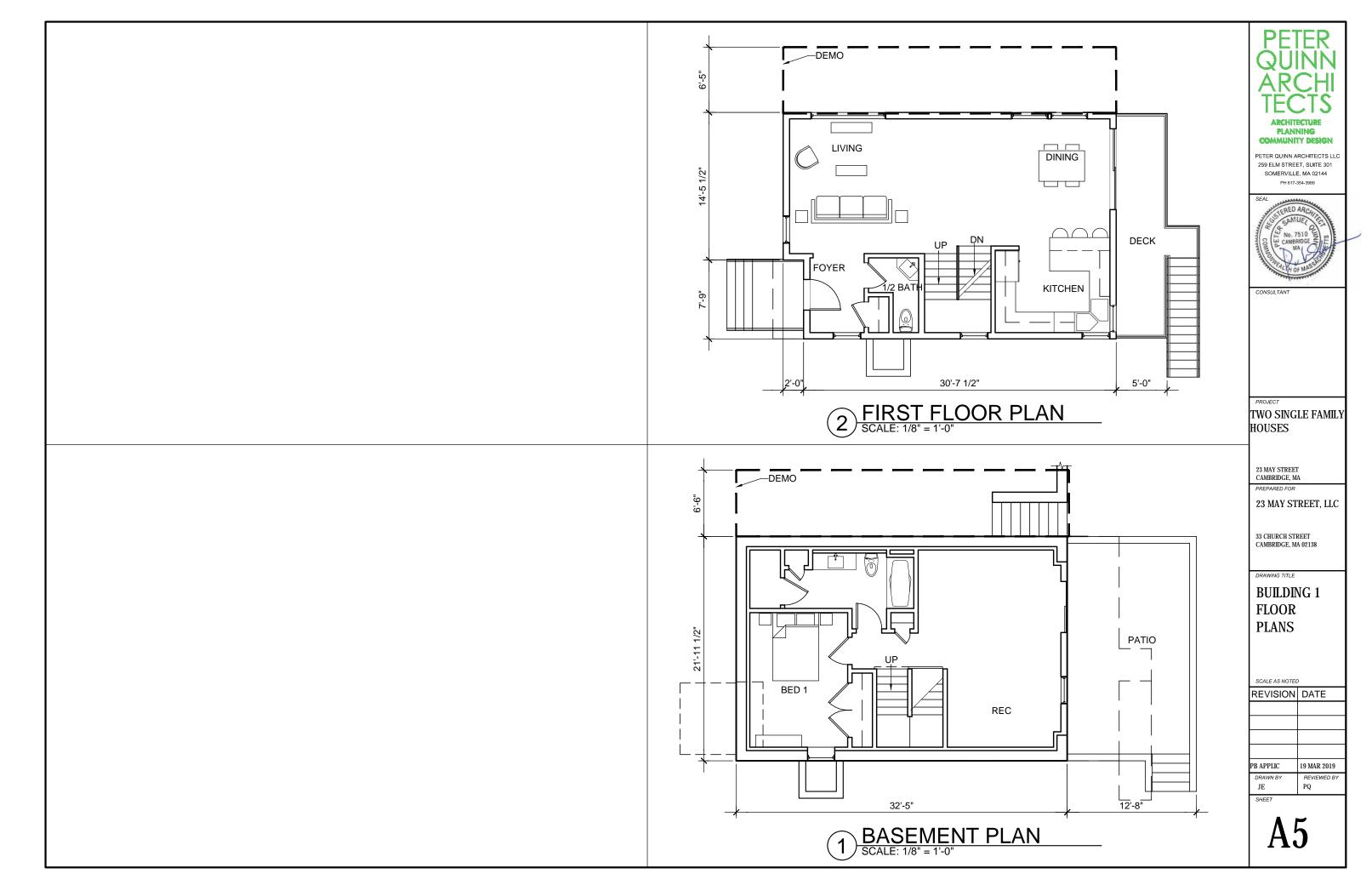
SCALE AS NOTE

REVISION DATE

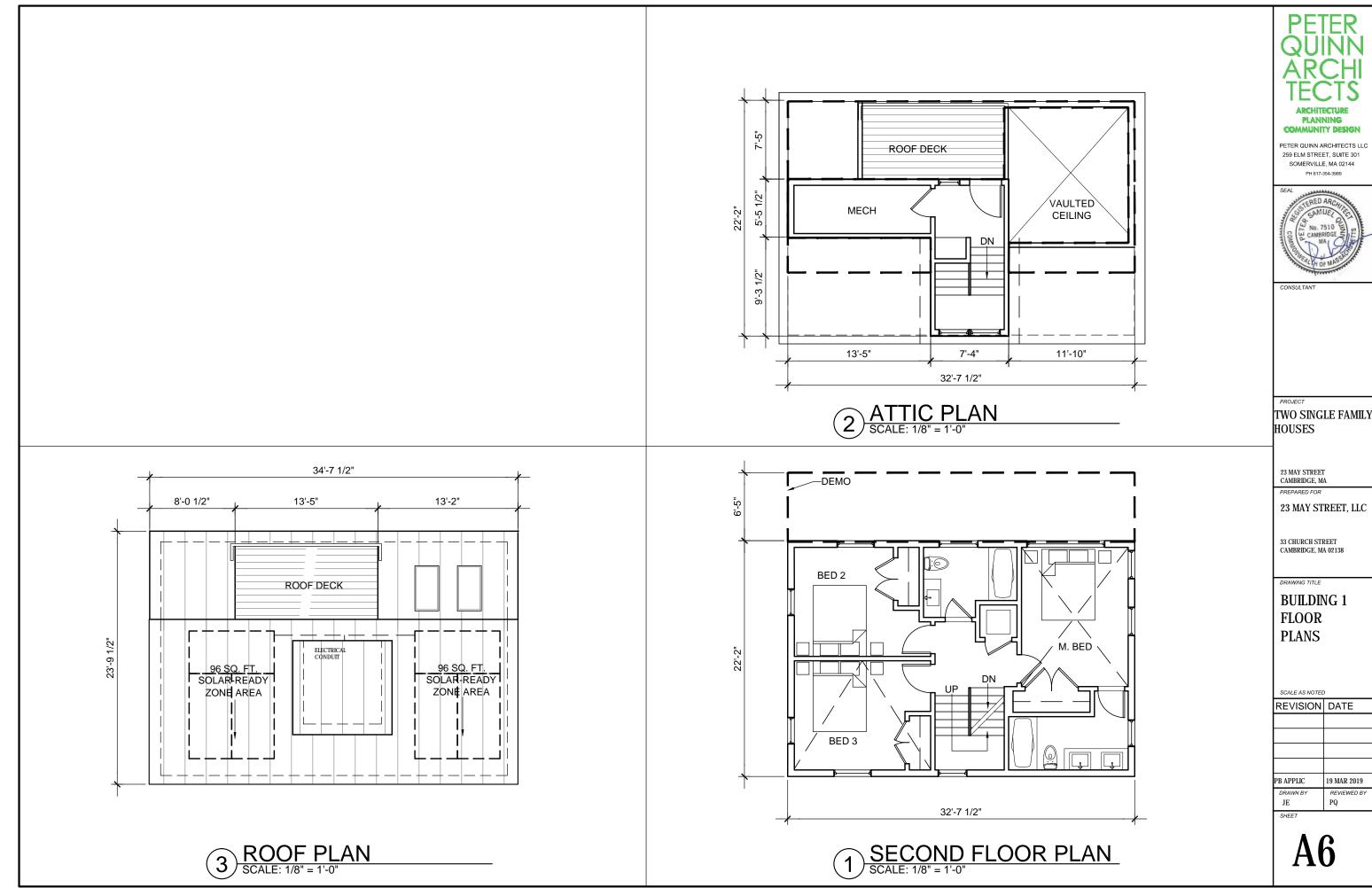
APPLIC 19 MAR 2019

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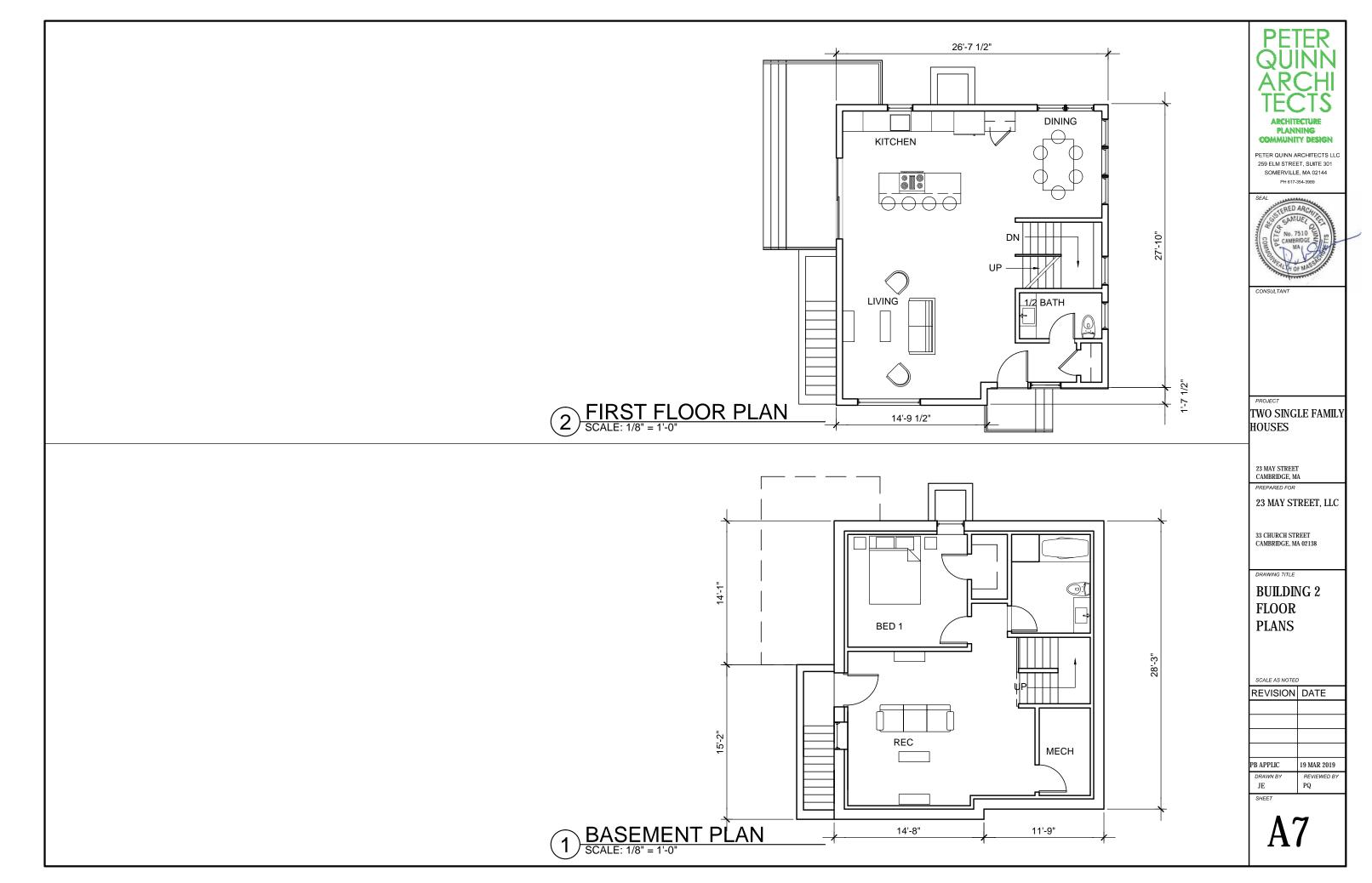
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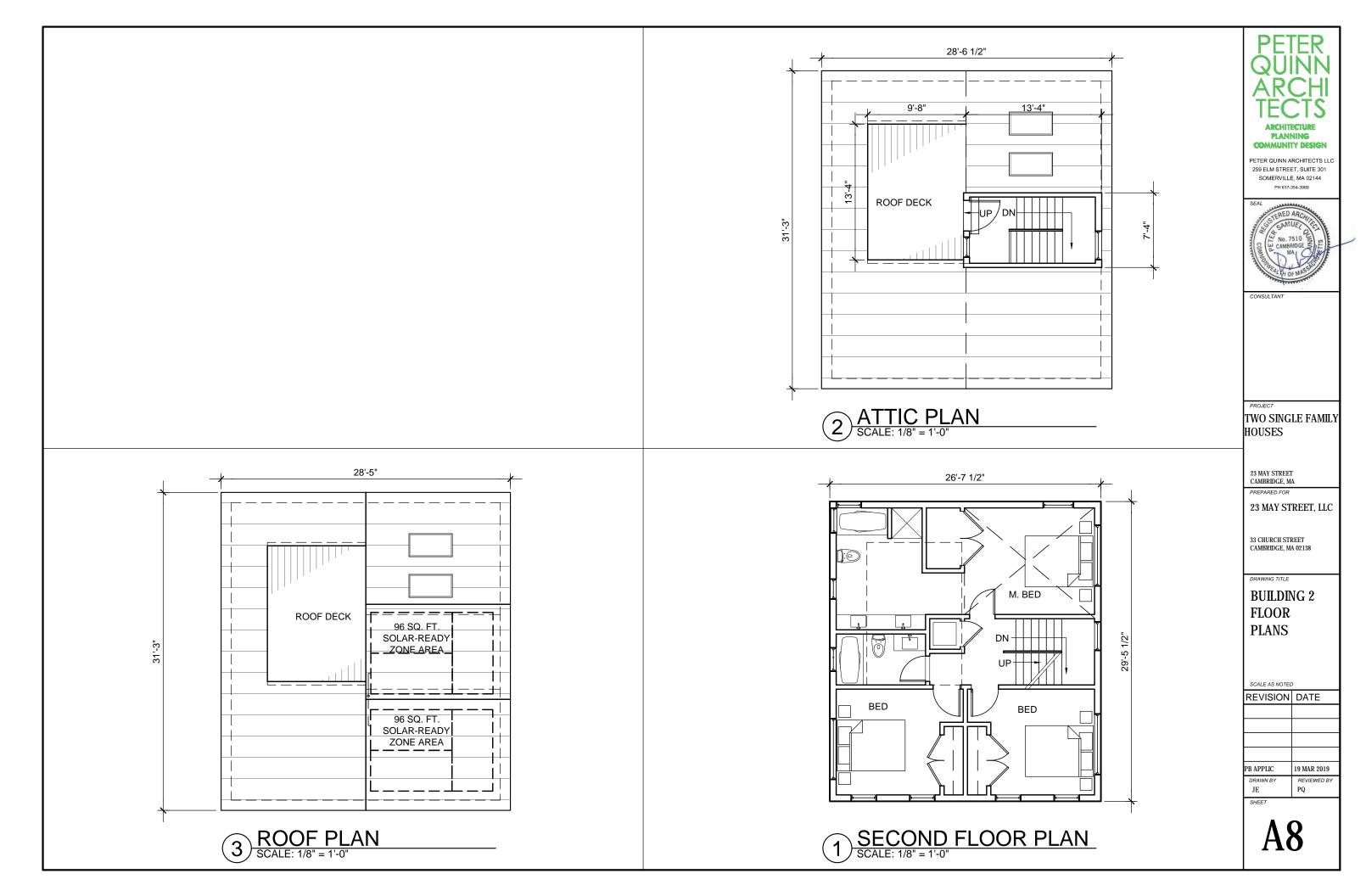


VGSMay-23\Planning Board\A4-A5 floor plans building 1.dwg, A5,3/21/2019 3:

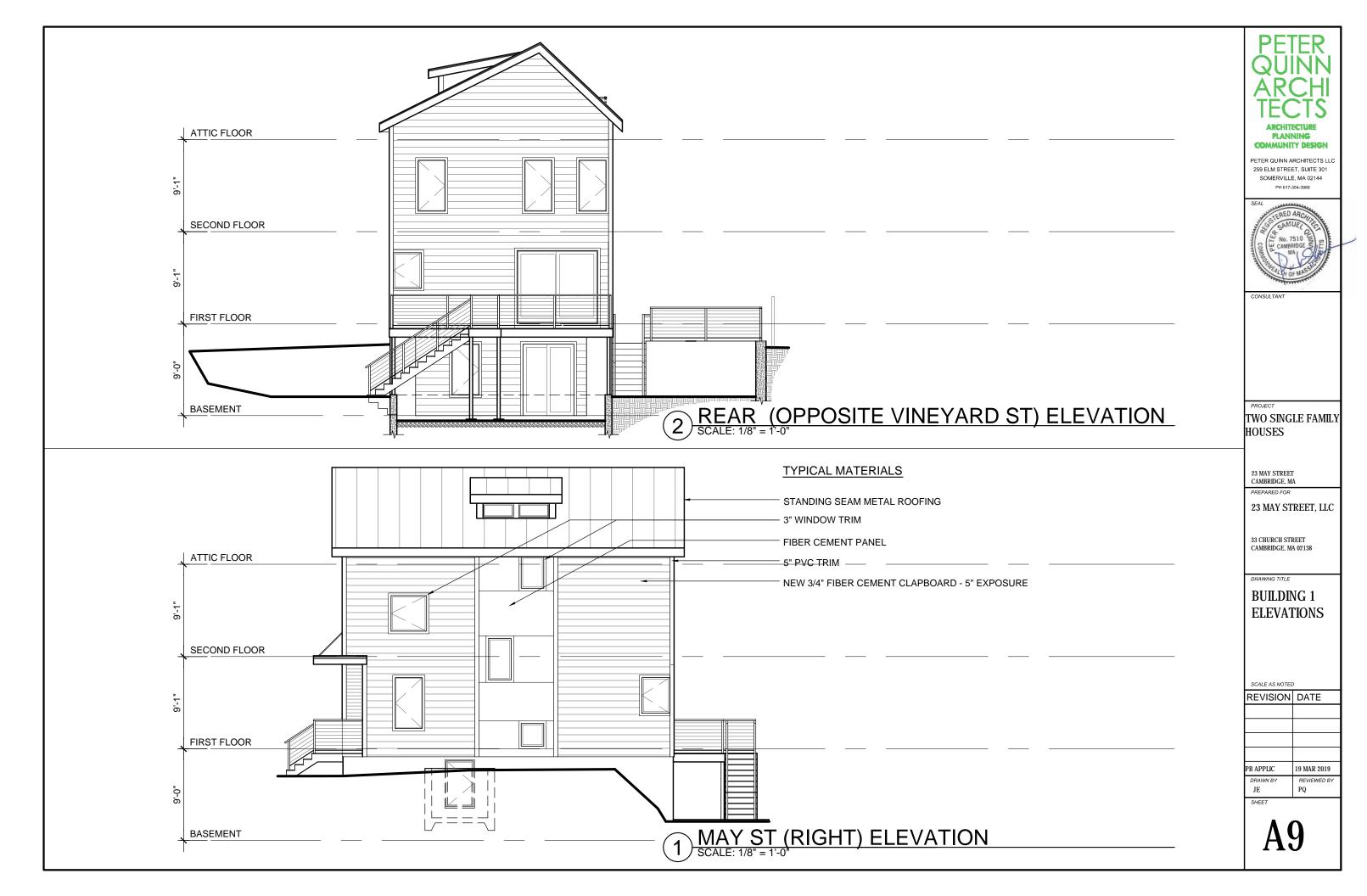








ADDWG SMay-23/Pfarming Board W7-A8 floor plans building 2.dwg, A8, 3/21/2019 3:5923



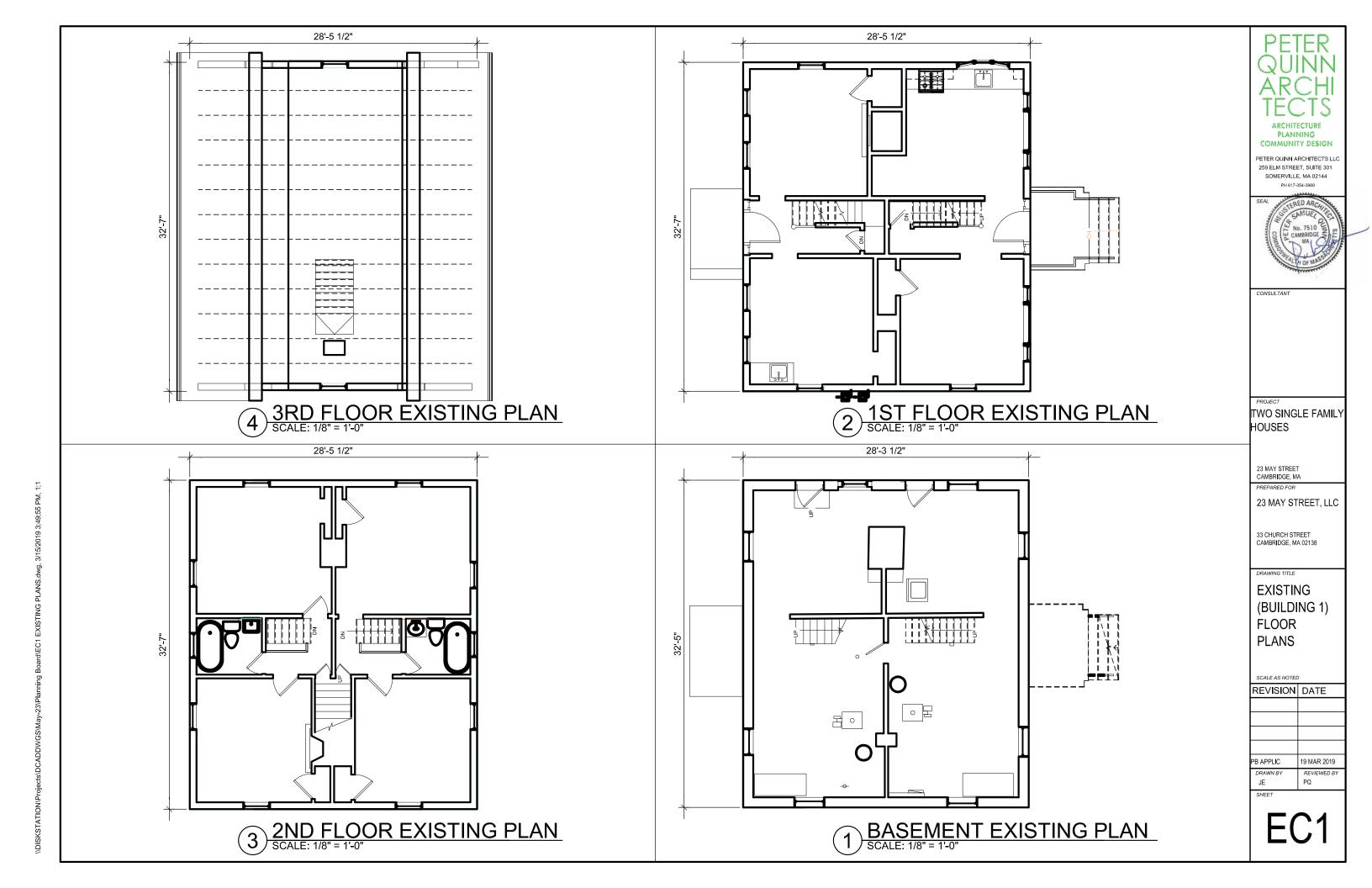
TIONS BUILDING 1. dwg. A9, 3/21/2019 4:11:29 PM



CADDWGSMay-23/Planning Board\A8-A9\_ELEVATIONS\_BUILDING 1.dwg, A10, 3/21/2019 4:12:0



DCADDWGSMay-23/Planning Board/A11 ELEVATIONS BUILDING 2.dwg. A11, 3/21/2019 4:14:02 PM





NDISKSTATION/Projects/DCADDWGS/Mav-23/Planning Board/EC2 EXISTING ELEVATIONS.dwg. 3/15/2019 3:51:49 PM, 1:1