



**SHEET LIST**

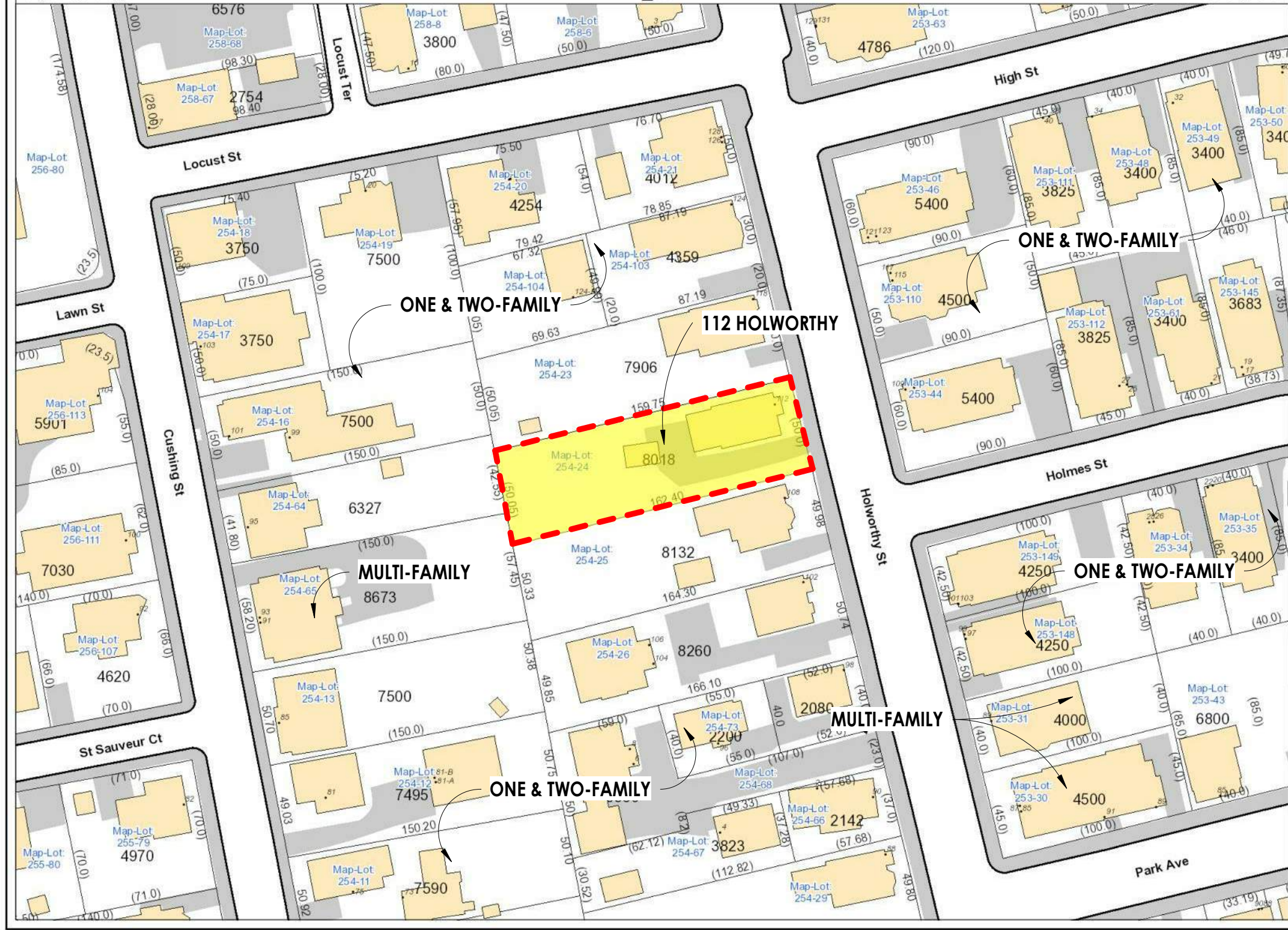
SITE CONTEXT MAP	A001
EXISTING CONDITIONS PHOTOS	A002
EXISTING CONDITIONS PHOTOS	A003
PROPOSED SITE PLAN	A011
FRONT HOUSE - PROPOSED PLANS	A021
FRONT HOUSE - PROPOSED PLANS	A022
REAR HOUSE - PROPOSED PLANS	A023
REAR HOUSE - PROPOSED PLANS	A024
3D VIEW - FRONT HOUSE	A031
3D VIEW - REAR HOUSE	A032
FRONT HOUSE - ELEVATIONS	A041
FRONT HOUSE - ELEVATIONS	A042
REAR HOUSE - ELEVATIONS	A043
REAR HOUSE - ELEVATIONS	A044
FALL/SPRING SHADOW STUDY	A051
SUMMER SHADOW STUDY	A052
WINTER SHADOW STUDY	A053

7/15/2019 12:22:51 PM

**A000**  
**COVER**  
112 HOLWORTHY ST  
 ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON**  
**ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyeswatson.com  
 (617) 629.8200



**LEGEND**

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

City of Cambridge  
Massachusetts

1" = 50 ft

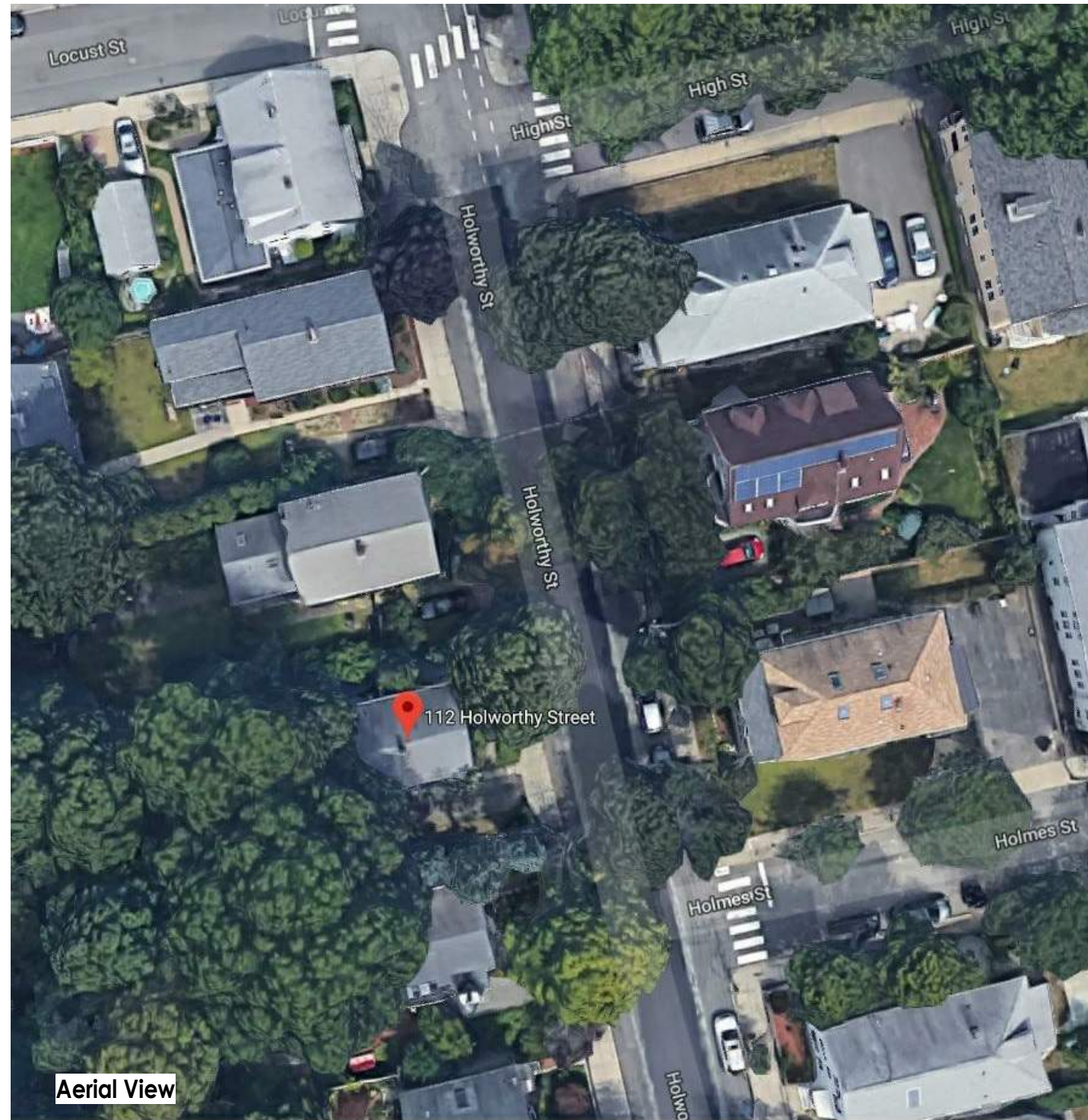
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

7/15/2019 12:22:52 PM

**A001**  
**SITE CONTEXT MAP**  
 112 HOLWORTHY ST  
 ALLERTON HOMES, LLC  
 07-15-19

**BOYES-WATSON ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyeswatson.com  
 (617) 629.8200



**Aerial View**



**Street Facade View**

**A002**  
**EXISTING CONDITIONS PHOTOS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



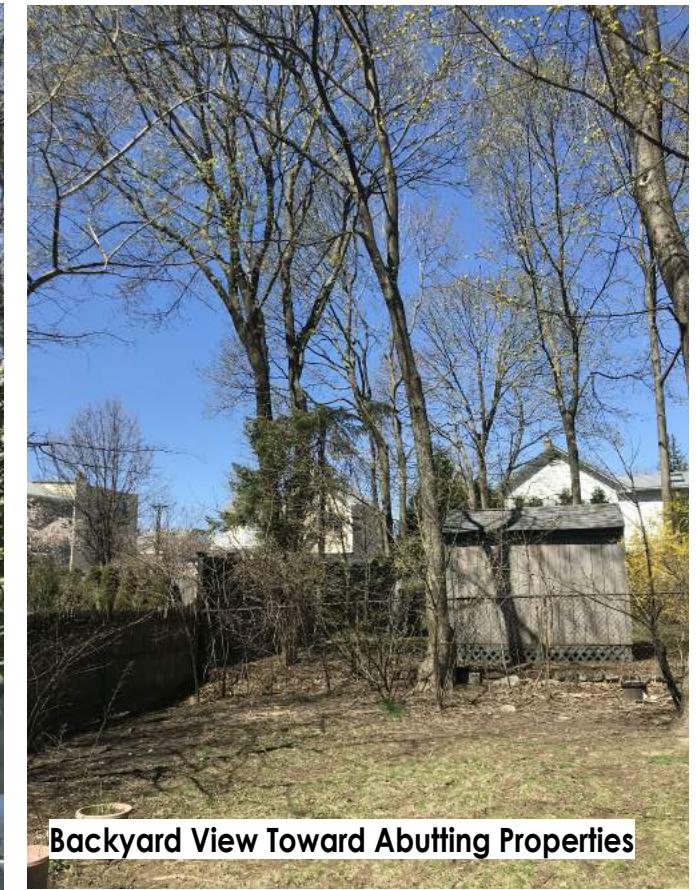
**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



Side View B



Side View A



Backyard View Toward Abutting Properties



Backyard View



Backyard View Toward Adjacent Abutting Properties

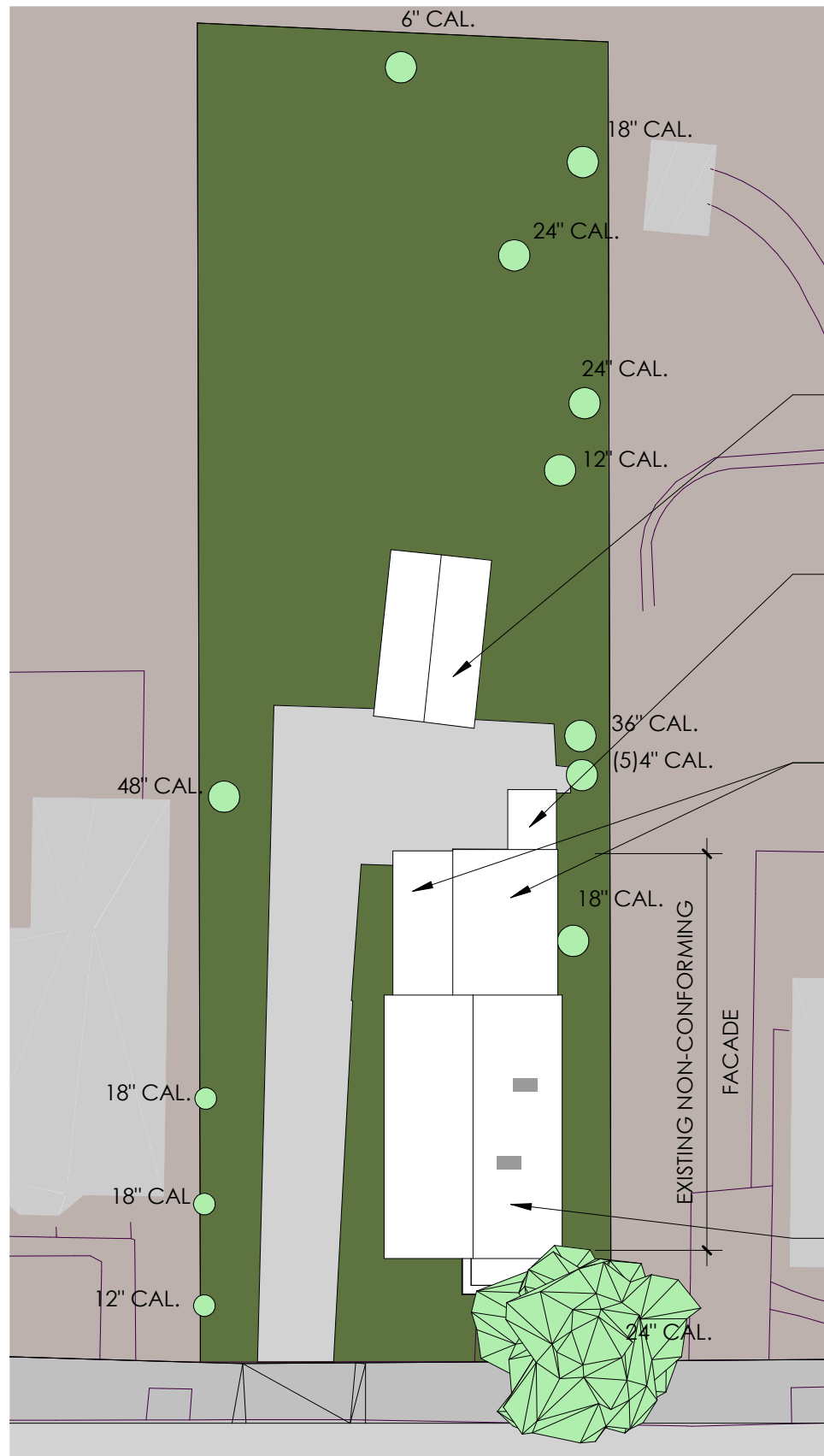
7/15/2019 12:22:52 PM

**A003**  
**EXISTING CONDITIONS PHOTOS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



BOYES-WATSON  
ARCHITECTS  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200

7/15/2019 12:22:55 PM



EXISTING GARAGE TO BE DEMOLISHED

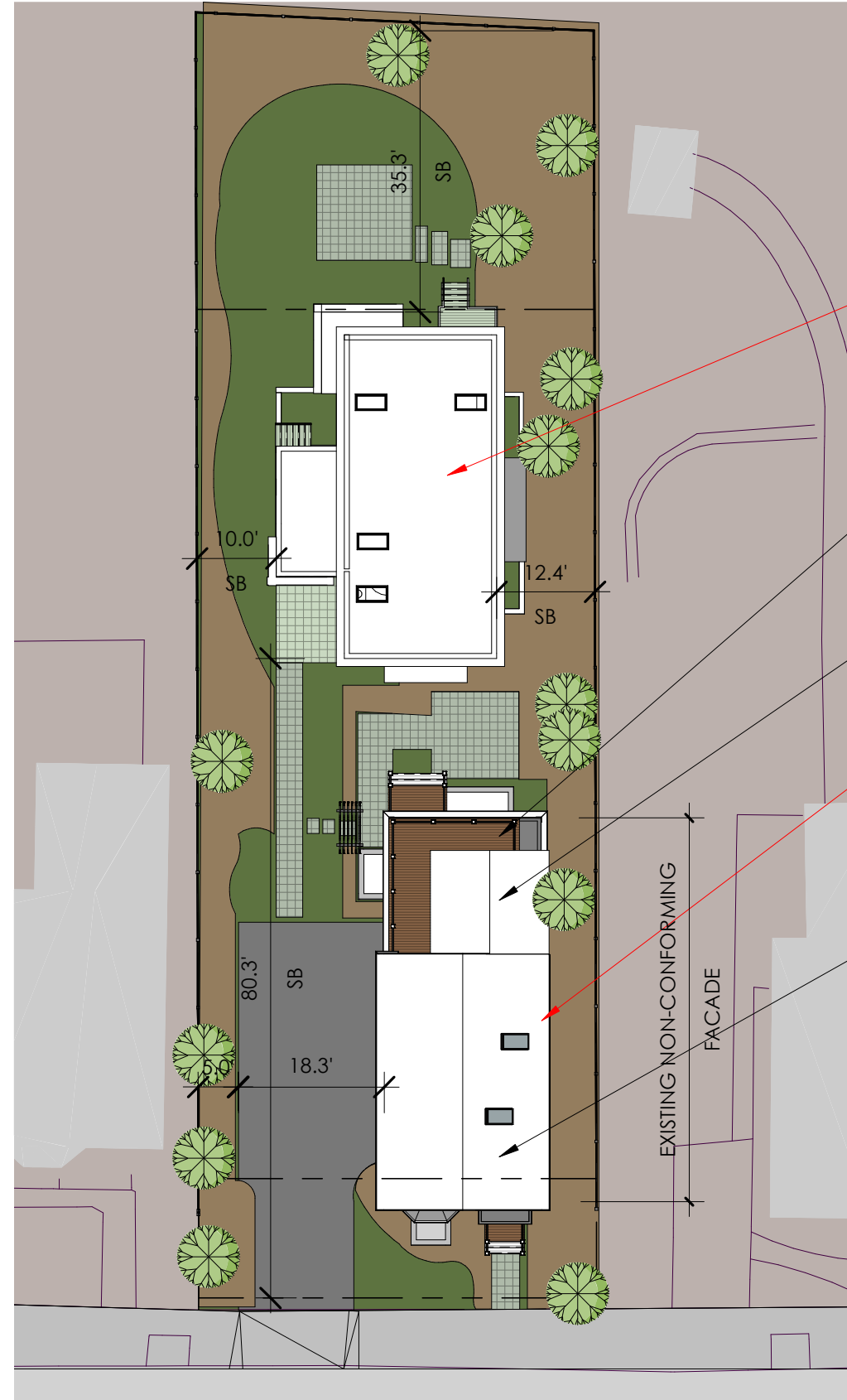
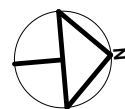
COVERED BASEMENT STAIR TO BE DEMOLISHED

EXISTING SINGLE STORY BACK ELL TO BE RECONSTRUCTED

NOTE: ALL EXISTING TREES WITH CALIPERS > 8\"/>

EXISTING SINGLE-FAMILY

2 EXISTING SITE  
1" = 20'-0"



SPECIAL PERMIT REQUESTED (PER 5.53) FOR NEW SINGLE FAMILY HOUSE >75' FROM STREET

RECONSTRUCTED BACK ELL (<25% OF EXISTING AREA)

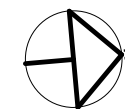
NEW 2ND FLOOR ADDITION (<10% OF EXISTING AREA)

SPECIAL PERMIT REQUESTED (PER 5.53) FOR NEW WINDOW OPENINGS IN EXISTING NON-CONFORMING FACADE

RENOVATED SINGLE-FAMILY

NOTE: ALL EXISTING TREES WITH CALIPERS > 8\"/>

1 PROPOSED SITE  
1" = 20'-0"



**A011**  
**PROPOSED SITE PLAN**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC

07-15-19

**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200

7/15/2019 12:22:57 PM

JAPANESE MAPLE  
 BLUESTONE OR  
 PAVER PATIO  
 MIXED PERRENIALS  
 HYDRANGEAS  
 LAWN  
 GROUNDCOVER  
 STONE  
 WALKWAY  
 PEA GRAVEL  
 DRIVEWAY WITH  
 COBBLESTONE  
 BORDER  
 COBBLESTONE  
 APRON



GOOD NEIGHBOR CEDAR  
FENCE WITH 2' LATTICE TOPPER

GROUNDCOVER

NEW SINGLE-FAMILY

STONE OR PAVER PATIO

RENOVATED SINGLE-FAMILY

STONE WALKWAY

NOTE: ALL TREES WITH  
CALIPERS > 8" TO REMAIN;  
TYP.

① PROPOSED SITE - LANDSCAPE PLAN  
 1" = 20'-0"



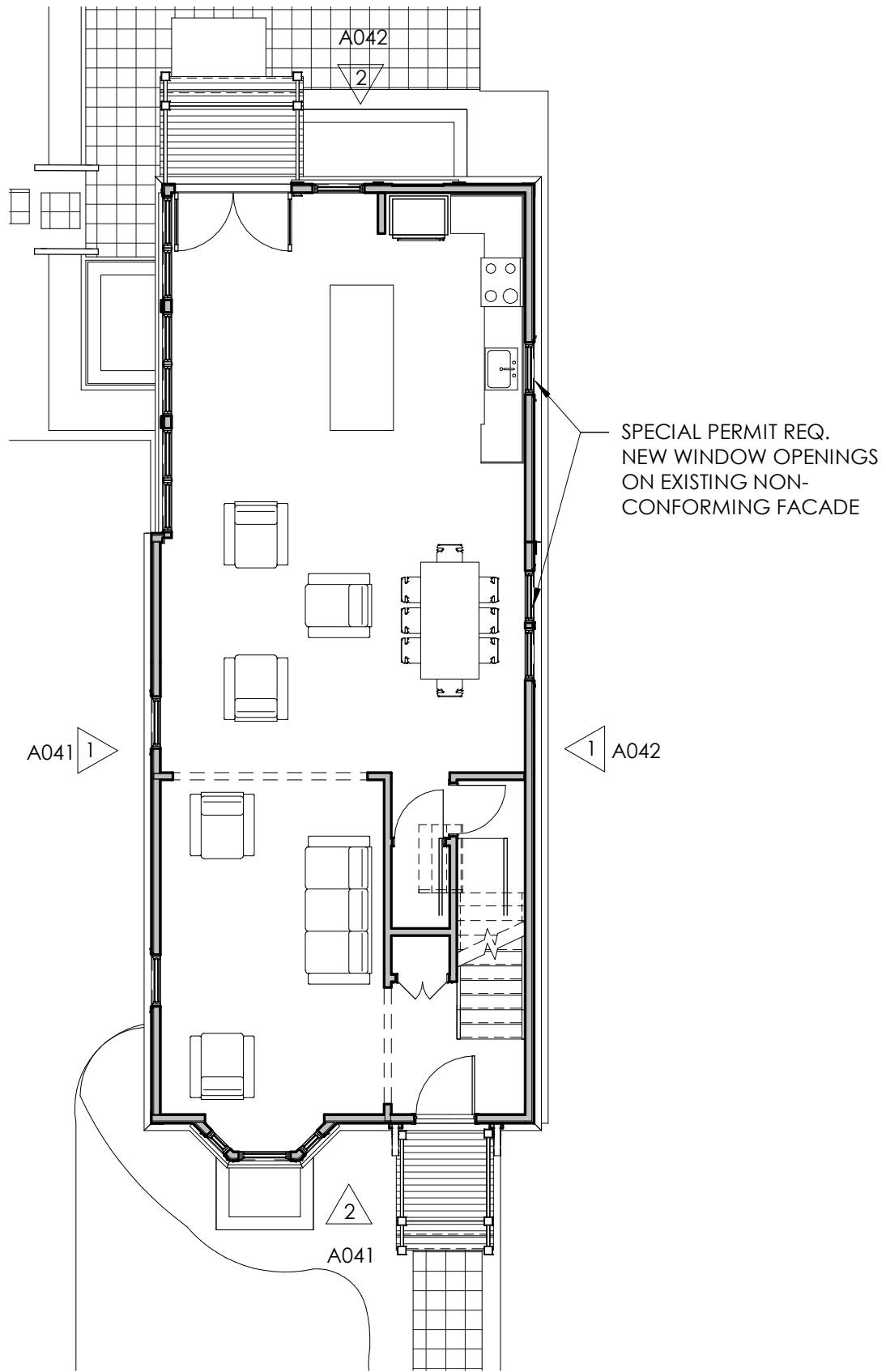
**A012**  
**LANDSCAPE PLAN**  
 112 HOLWORTHY ST  
 ALLERTON HOMES, LLC

07-15-19

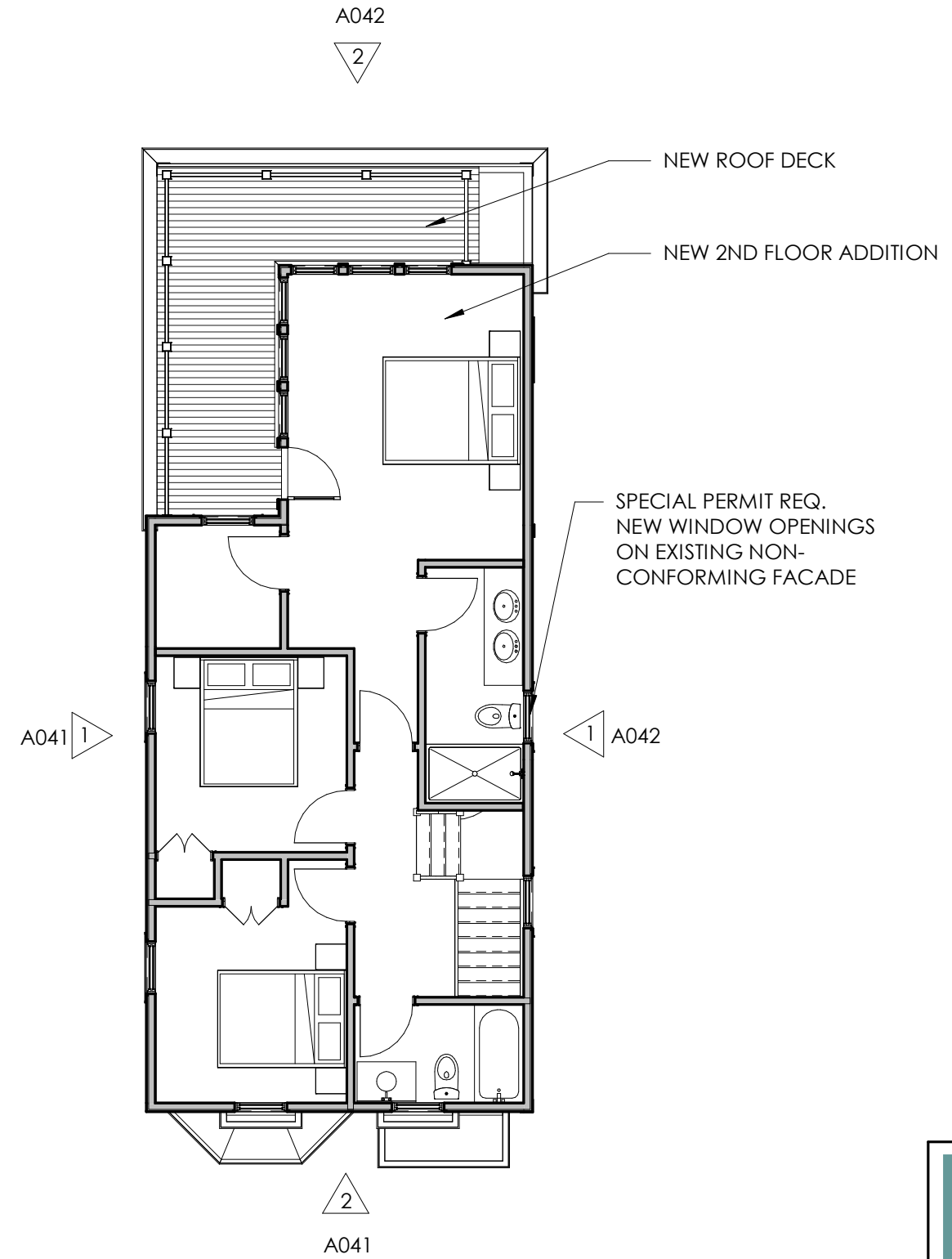
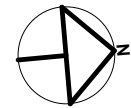


**BOYES-WATSON  
 ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyeswatson.com  
 (617) 629.8200

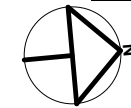
7/15/2019 12:22:58 PM



① 1ST-FRONT  
1/8" = 1'-0"



② 2ND-FRONT  
1/8" = 1'-0"



**A021**  
**FRONT HOUSE - PROPOSED PLANS**

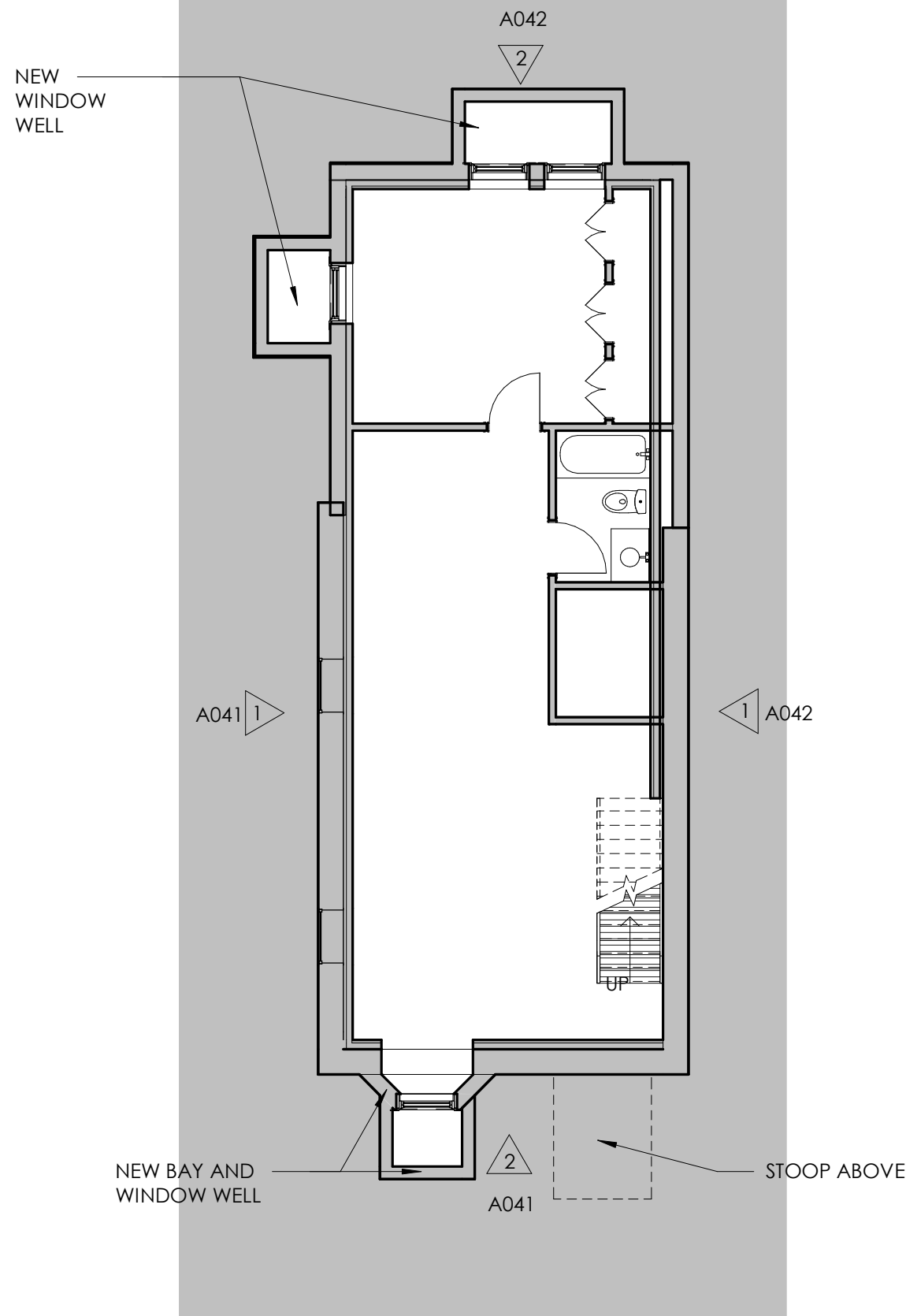
112 HOLWORTHY ST  
ALLERTON HOMES, LLC

07-15-19

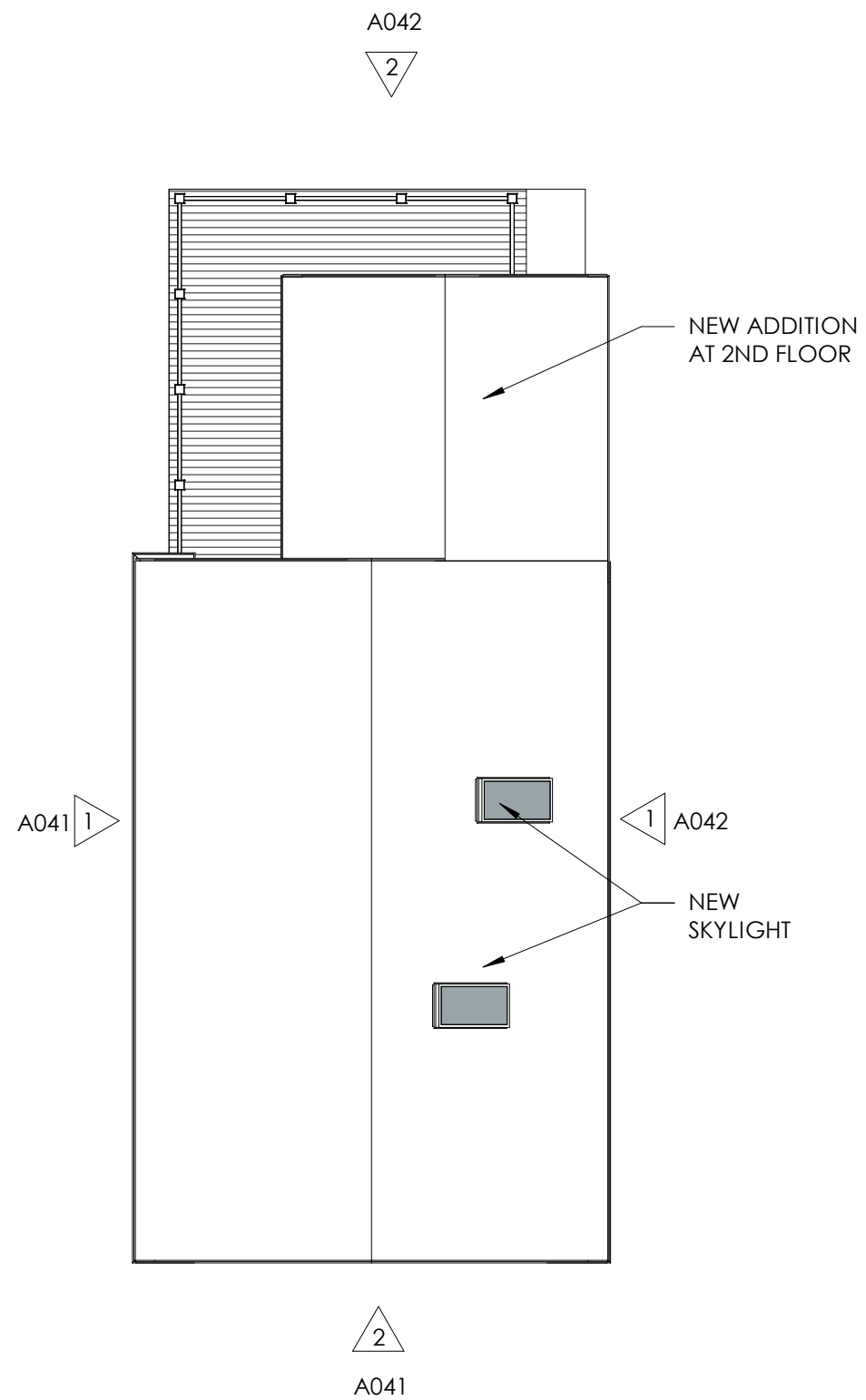


**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200

7/15/2019 12:22:59 PM



1 PROPOSED BASEMENT - FRONT  
1/8" = 1'-0"



2 PROPOSED ROOF - FRONT  
1/8" = 1'-0"

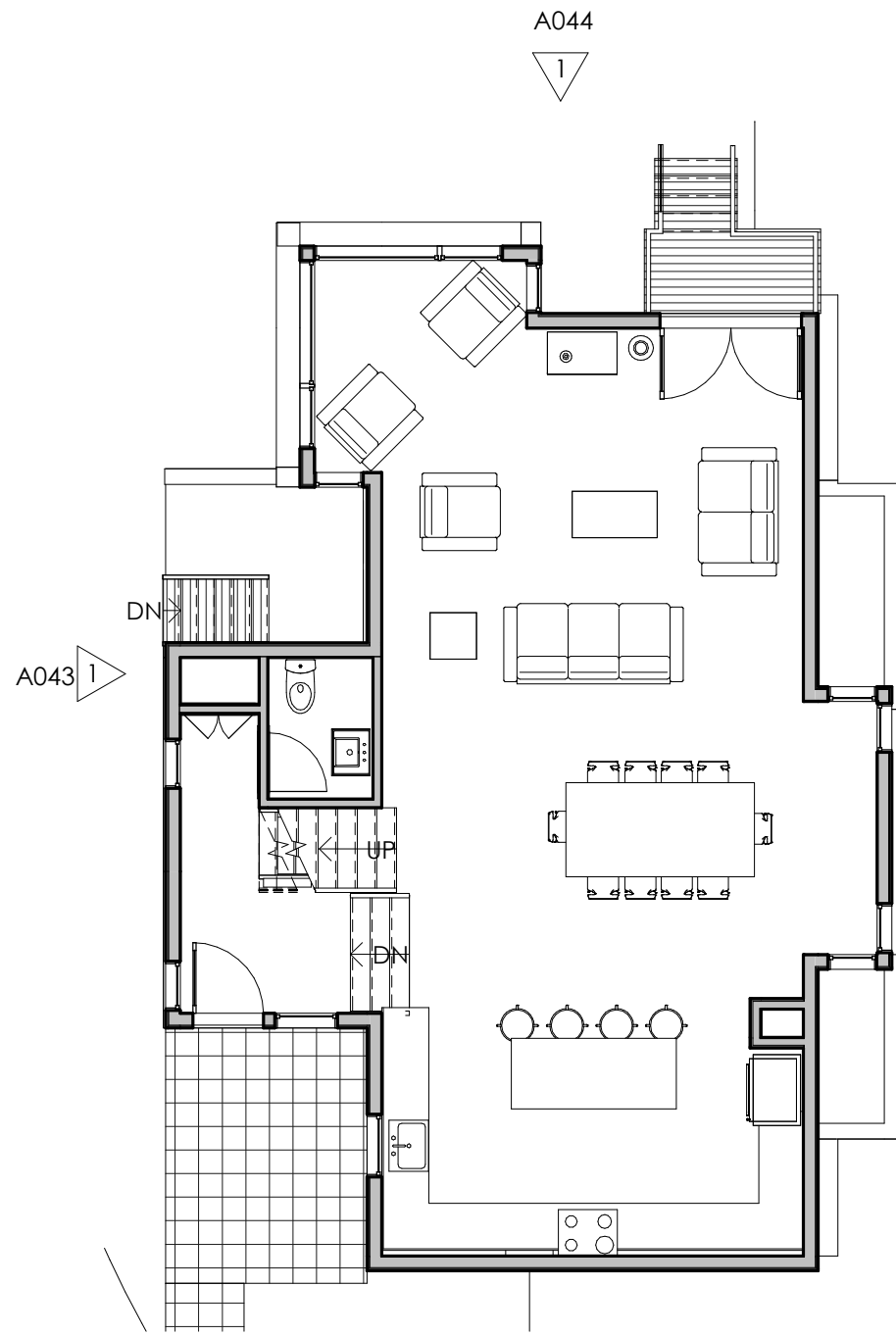
**A022**  
**FRONT HOUSE - PROPOSED PLANS**  
 112 HOLWORTHY ST  
 ALLERTON HOMES, LLC  
 07-15-19



**BOYES-WATSON ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyeswatson.com  
 (617) 629.8200

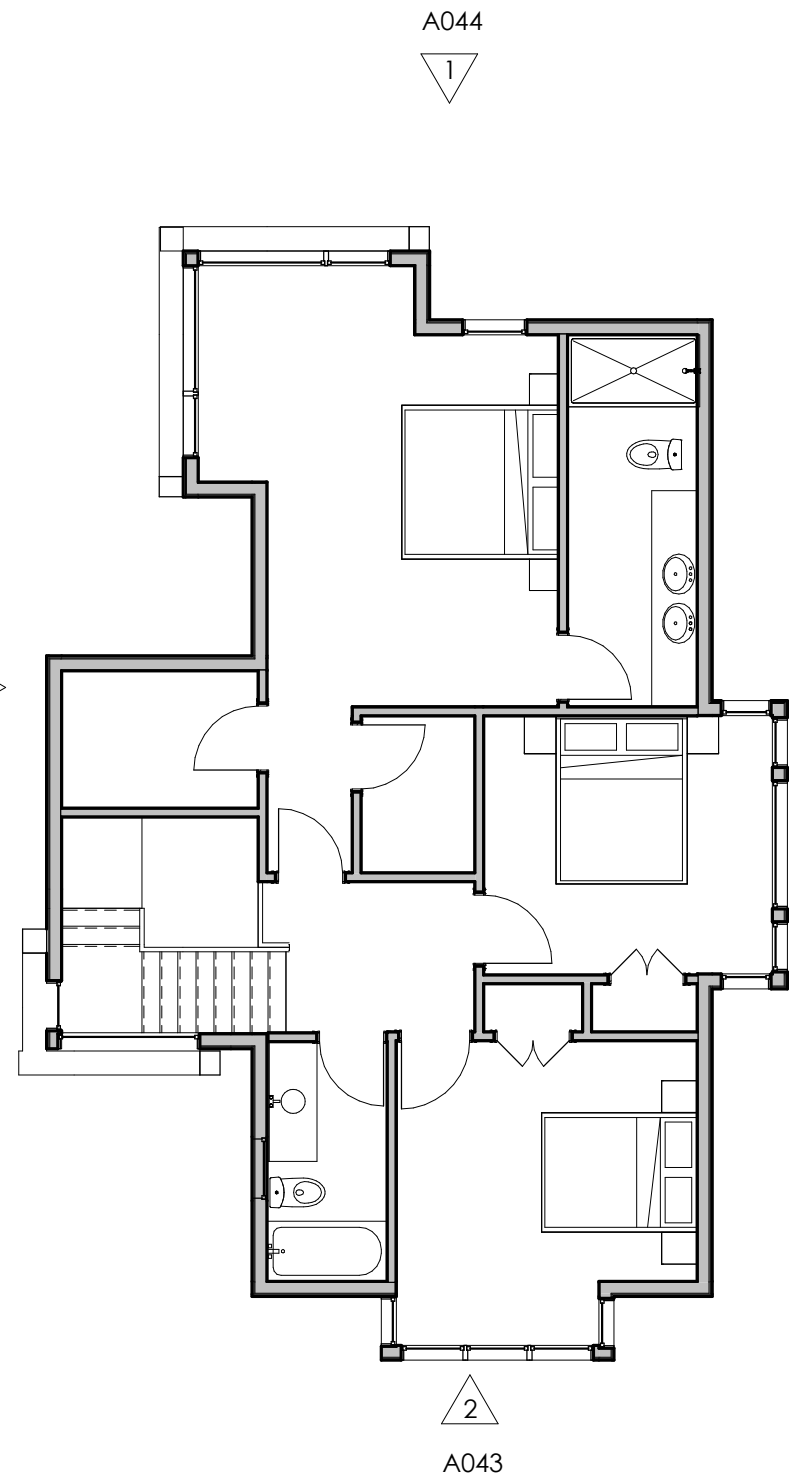


7/15/2019 12:22:59 PM



① PROPOSED 1ST FLOOR - REAR  
1/8" = 1'-0"

2 A044



② PROPOSED 2ND FLOOR - REAR  
1/8" = 1'-0"

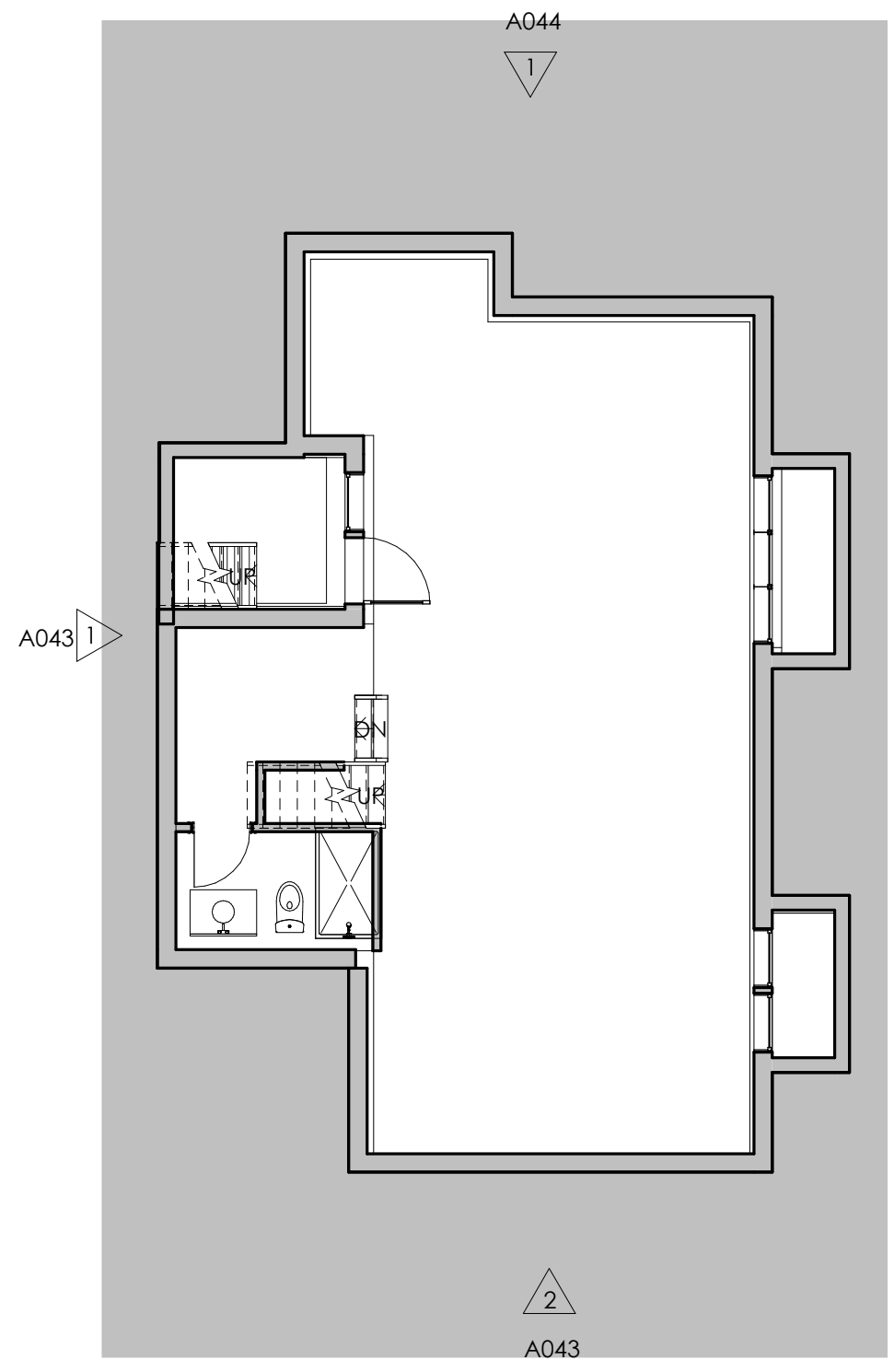
2  
A043

**A023**  
**REAR HOUSE - PROPOSED PLANS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19

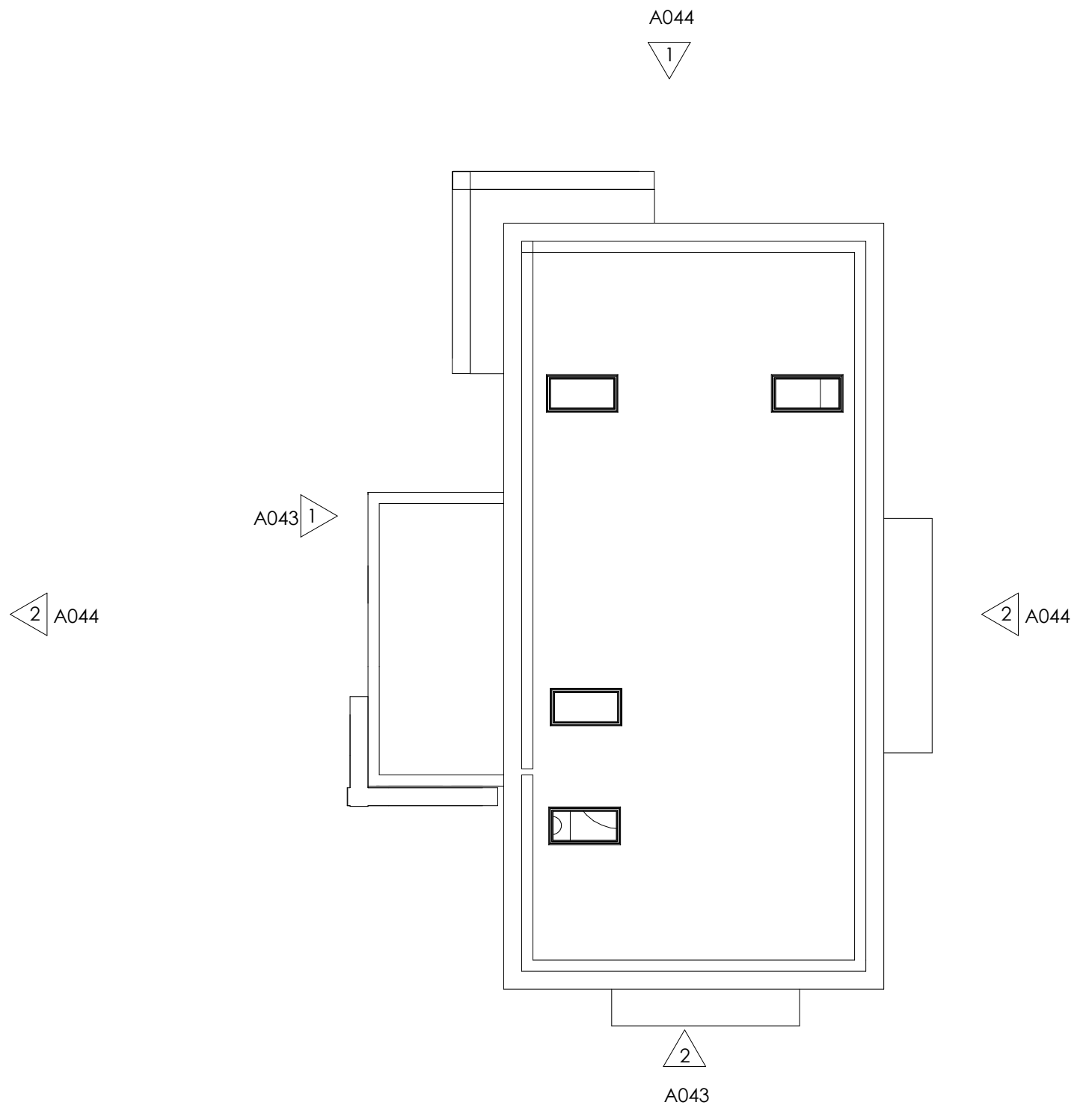


**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200

7/15/2019 12:23:00 PM



① PROPOSED BASEMENT - REAR  
1/8" = 1'-0"



② PROPOSED ROOF - REAR  
1/8" = 1'-0"

**A024**  
**REAR HOUSE - PROPOSED PLANS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



① PROPOSED VIEW FROM HOLWORTHY ST.

7/15/2019 12:23:00 PM

**A031**  
**3D VIEW - FRONT HOUSE**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON  
ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



① REAR HOUSE - VIEW OF FRONT DOOR



② REAR HOUSE - VIEW OF REAR DOOR

7/15/2019 12:23:00 PM

**A032**  
**3D VIEW - REAR HOUSE**  
 112 HOLWORTHY ST  
 ALLERTON HOMES, LLC  
 07-15-19



**BOYES-WATSON ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyeswatson.com  
 (617) 629.8200



① FRONT HOUSE - LEFT ELEV.  
1/8" = 1'-0"



② FRONT HOUSE - FRONT ELEV.  
1/8" = 1'-0"

7/15/2019 12:23:03 PM

**A041**  
**FRONT HOUSE - ELEVATIONS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



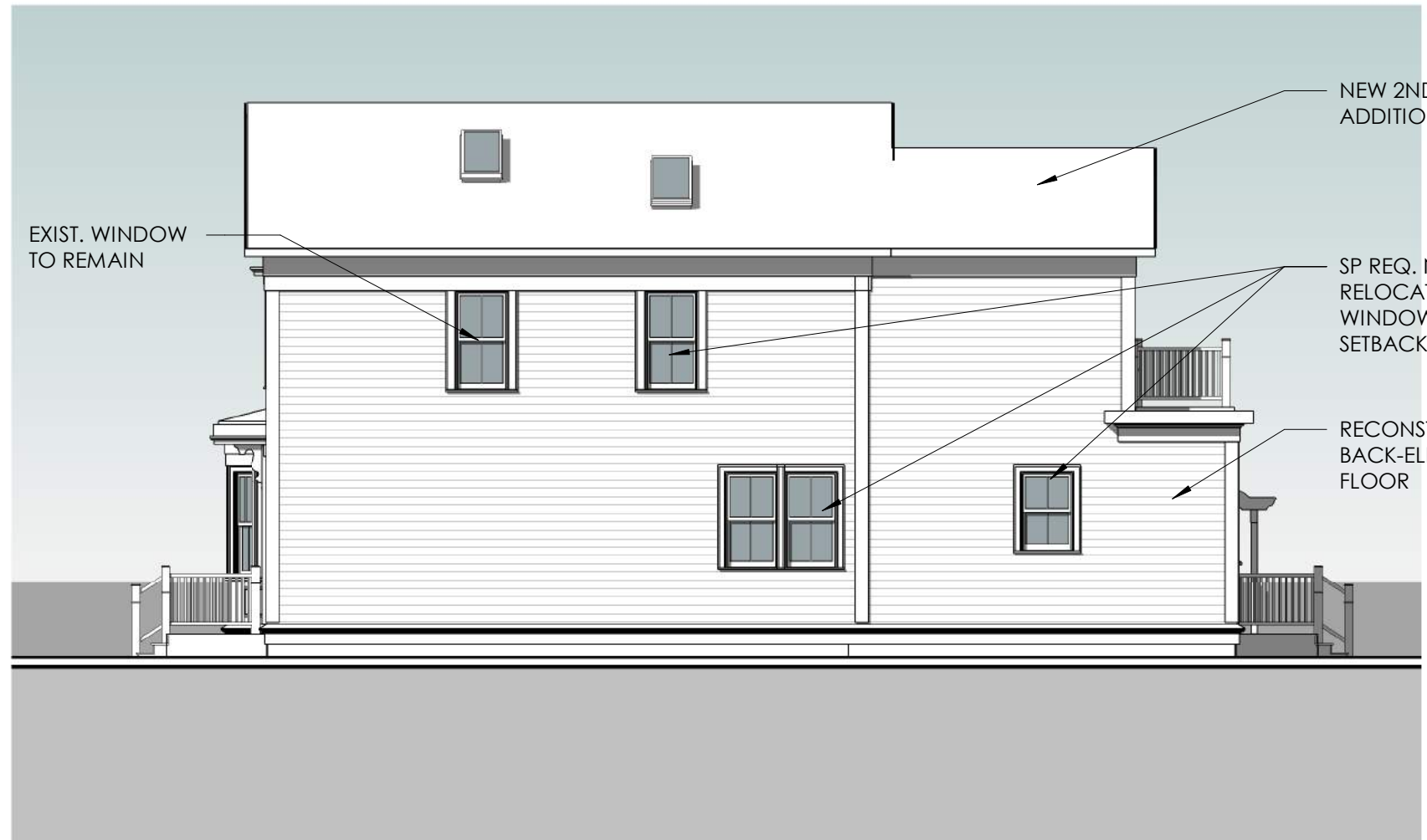
**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



NEW 2ND FLOOR  
ADDITION

RECONSTRUCTED  
BACK-ELL AT 1ST  
FLOOR

② FRONT HOUSE - REAR ELEV.  
1/8" = 1'-0"



NEW 2ND FLOOR  
ADDITION

EXIST. WINDOW  
TO REMAIN

SP REQ. NEW OR  
RELOCATED  
WINDOWS IN THE  
SETBACK

RECONSTRUCTED  
BACK-ELL AT 1ST  
FLOOR

① FRONT HOUSE - RIGHT ELEV.  
1/8" = 1'-0"

7/15/2019 12:23:05 PM

**A042**  
**FRONT HOUSE - ELEVATIONS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON  
ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



② REAR HOUSE - FRONT ELEV.  
1/8" = 1'-0"



① REAR HOUSE - LEFT ELEV.  
1/8" = 1'-0"

7/15/2019 12:23:07 PM

**A043**  
**REAR HOUSE - ELEVATIONS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON  
ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



② REAR HOUSE - RIGHT ELEV.  
1/8" = 1'-0"



① REAR HOUSE - REAR ELEV.  
1/8" = 1'-0"

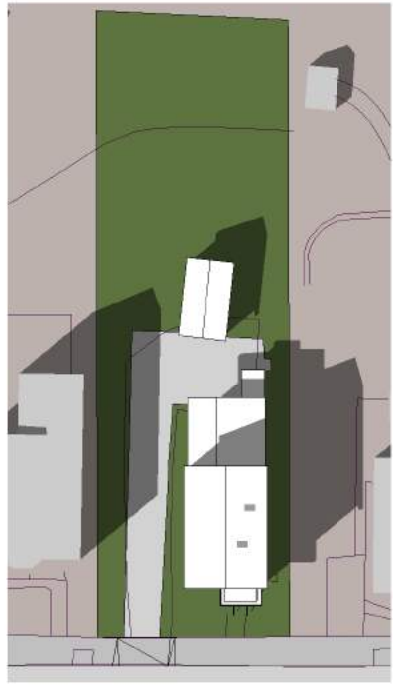
7/15/2019 12:23:10 PM

**A044**  
**REAR HOUSE - ELEVATIONS**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19

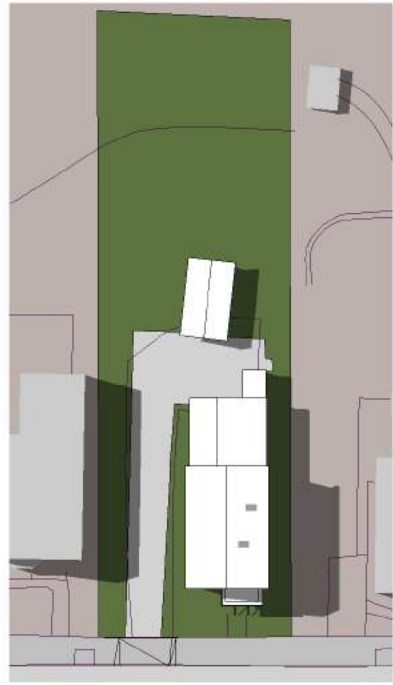


**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200

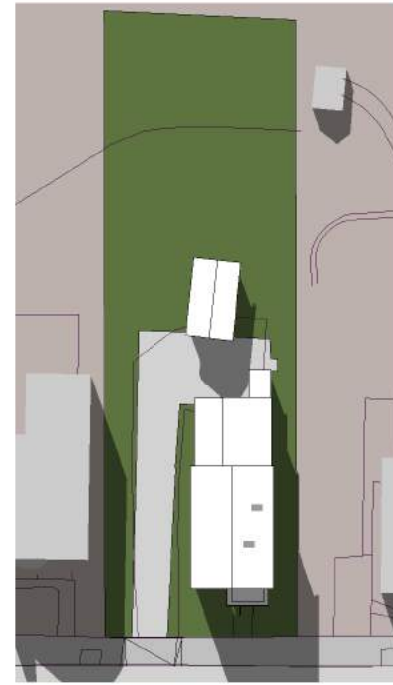




① EXISTING SITE EQUINOX 9 AM



② EXISTING SITE EQUINOX 12 PM



③ EXISTING SITE EQUINOX 3 PM



④ PROPOSED SITE EQUINOX 9 AM



⑤ PROPOSED SITE EQUINOX 12 PM

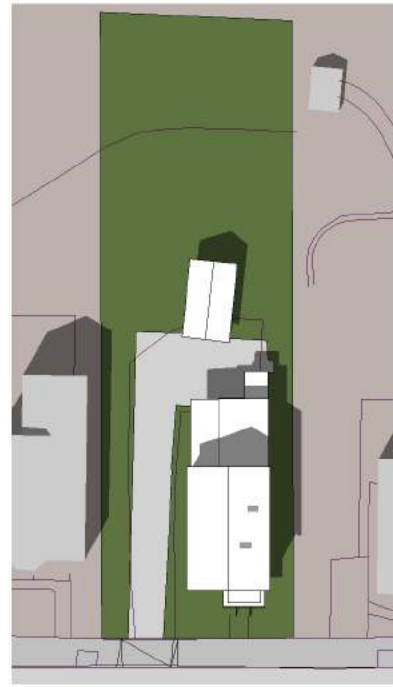


⑥ PROPOSED SITE EQUINOX 3 PM

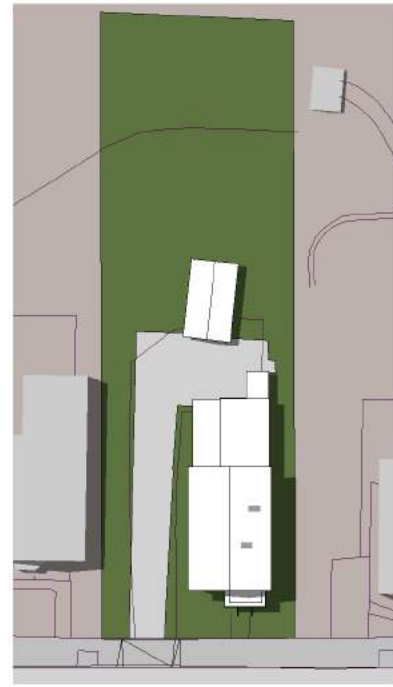
**A051**  
**FALL/SPRING SHADOW STUDY**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



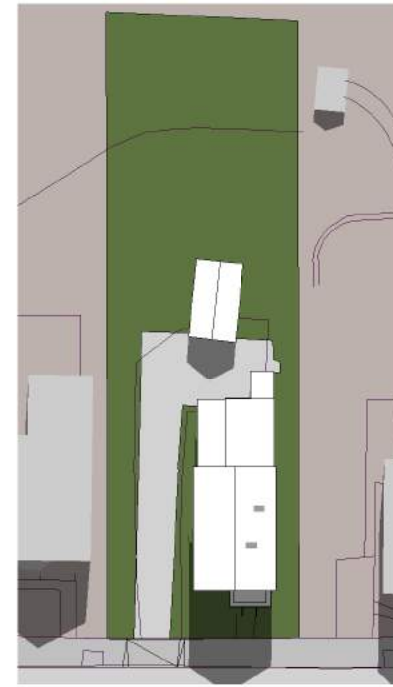
**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



① EXISTING SITE SUMMER 9 AM



② EXISTING SITE SUMMER 12 PM



③ EXISTING SITE SUMMER 3 PM



④ PROPOSED SITE SUMMER 9 AM



⑤ PROPOSED SITE SUMMER 12 PM

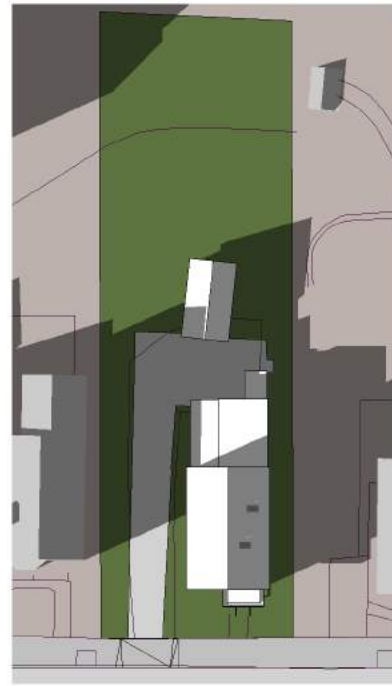


⑥ PROPOSED SITE SUMMER 3 PM

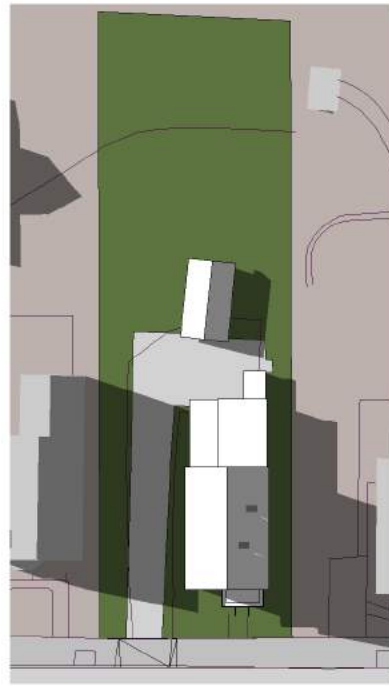
**A052**  
**SUMMER SHADOW STUDY**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



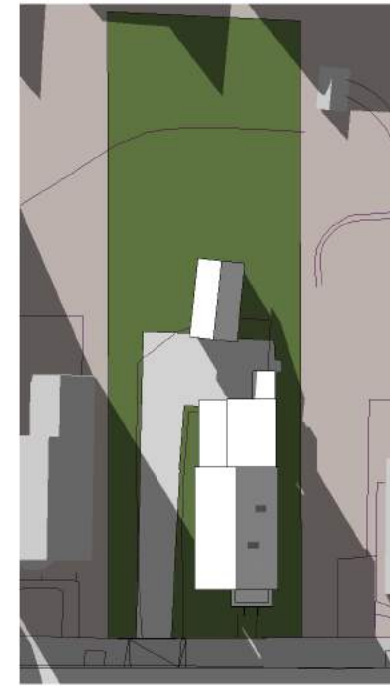
**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200



① EXISTING SITE WINTER 9 AM



② EXISTING SITE WINTER 12 PM



③ EXISTING SITE WINTER 3 PM



④ PROPOSED SITE WINTER 9 AM



⑤ PROPOSED SITE WINTER 12 PM



⑥ PROPOSED SITE WINTER 3 PM

7/15/2019 12:23:33 PM

**A053**  
**WINTER SHADOW STUDY**  
112 HOLWORTHY ST  
ALLERTON HOMES, LLC  
07-15-19



**BOYES-WATSON ARCHITECTS**  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
(617) 629.8200