

DRAWING LIST

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BOYES-WATSON ARCHITECTS

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118
HOLWORTHY ST,
LLC

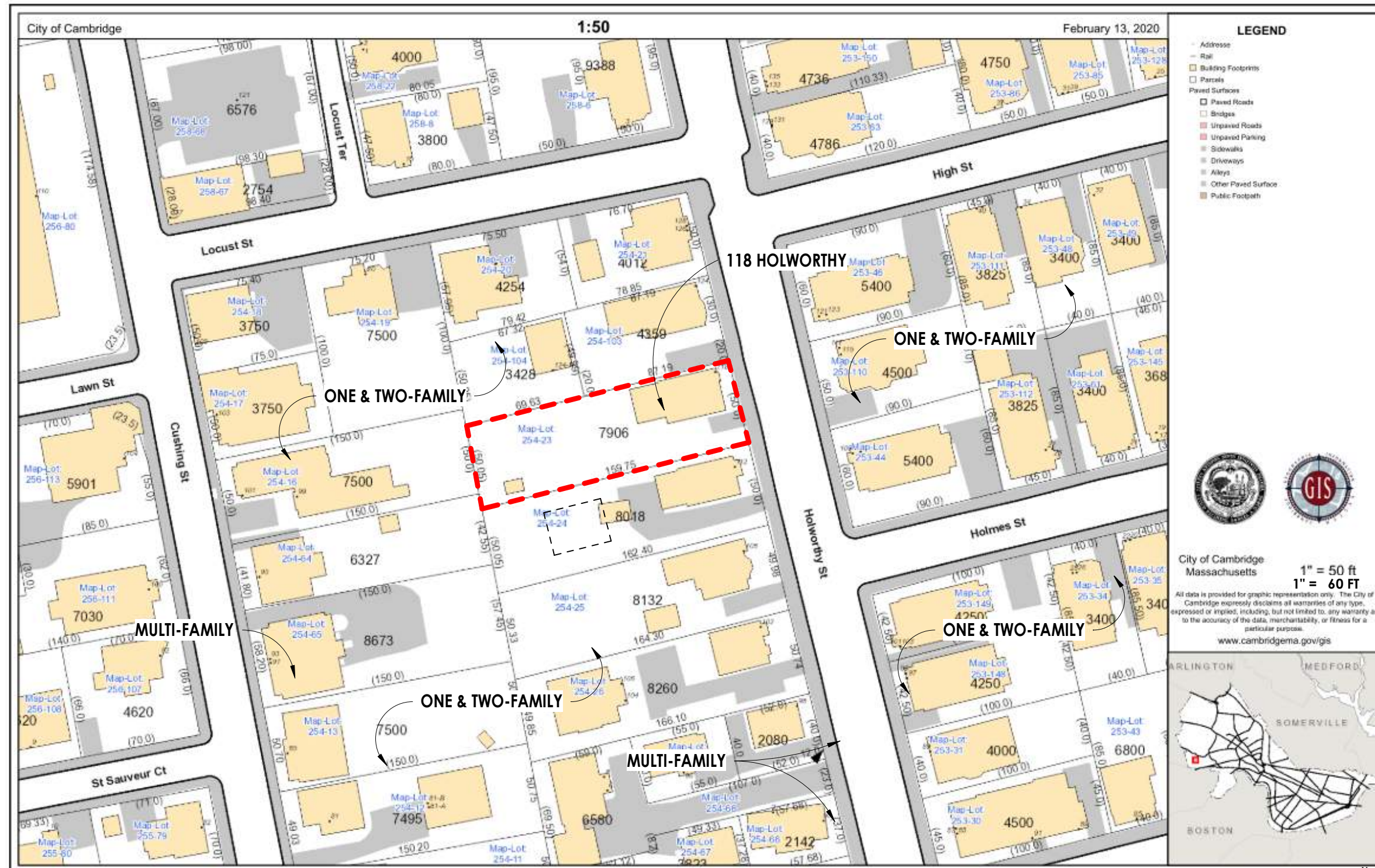
SPECIAL PERMIT SET

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A0.0



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SITE CONTEXT MAP

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118 HOLWORTHY- EXISTING HOUSE & DRIVEWAY

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EXISTING CONDITIONS PHOTOS

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118 HOLWORTHY- RIGHT SIDE OF EXISTING HOUSE



REAR OF LOT

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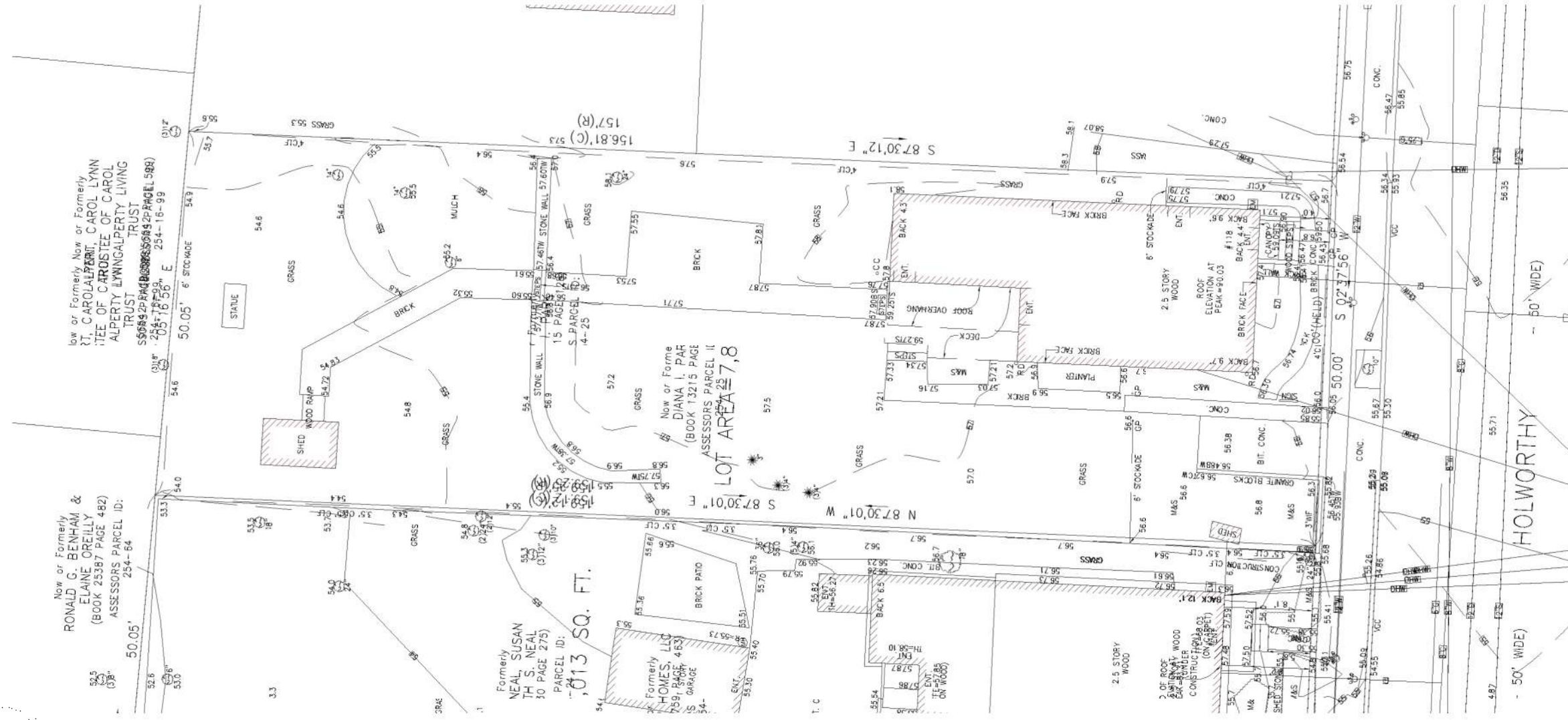
EXISTING CONDITIONS PHOTOS

118 HOLWORTHY ST, CAMBRIDGE MA

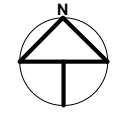
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A0.3



1 SITE SURVEY
1/16" = 1'-0"



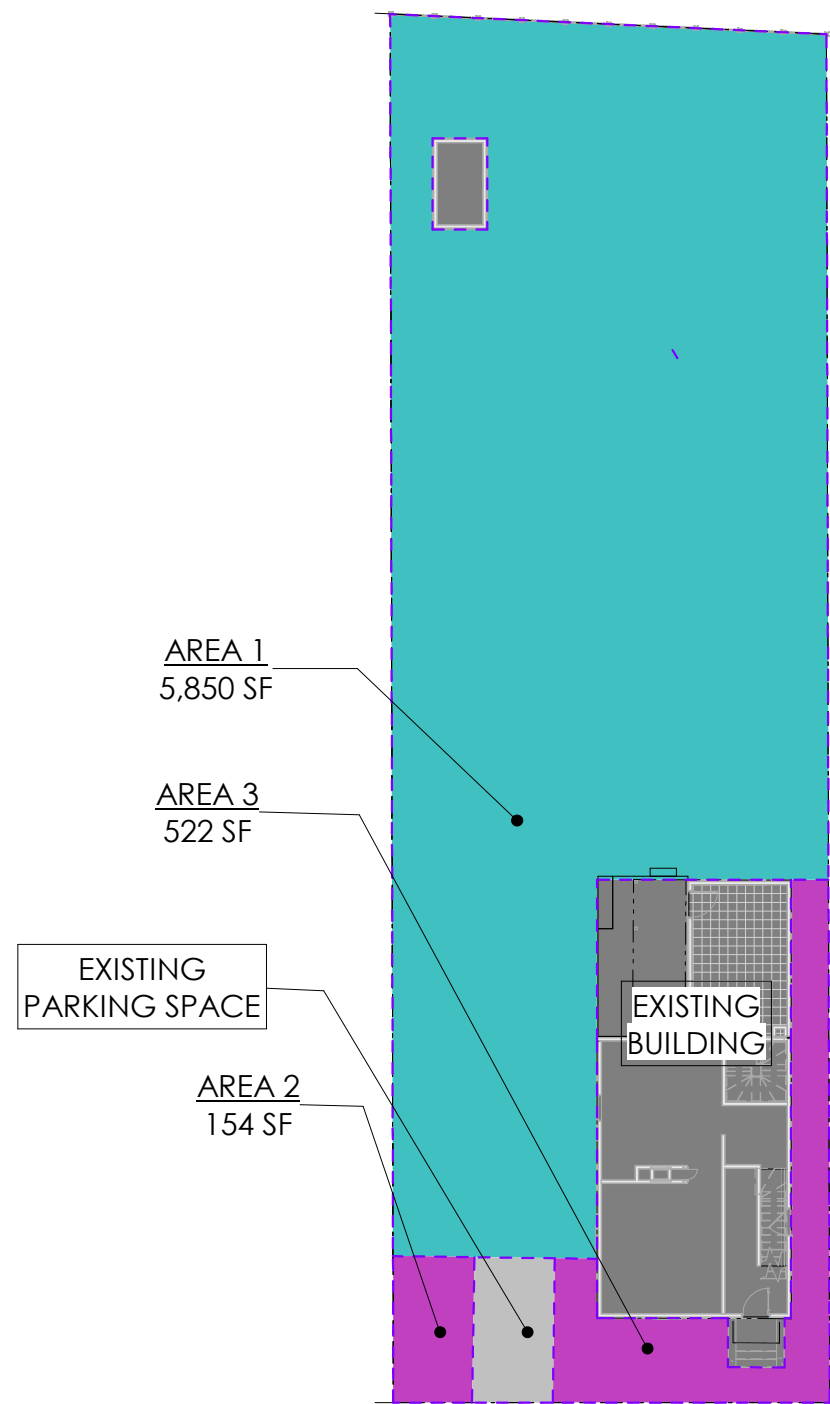
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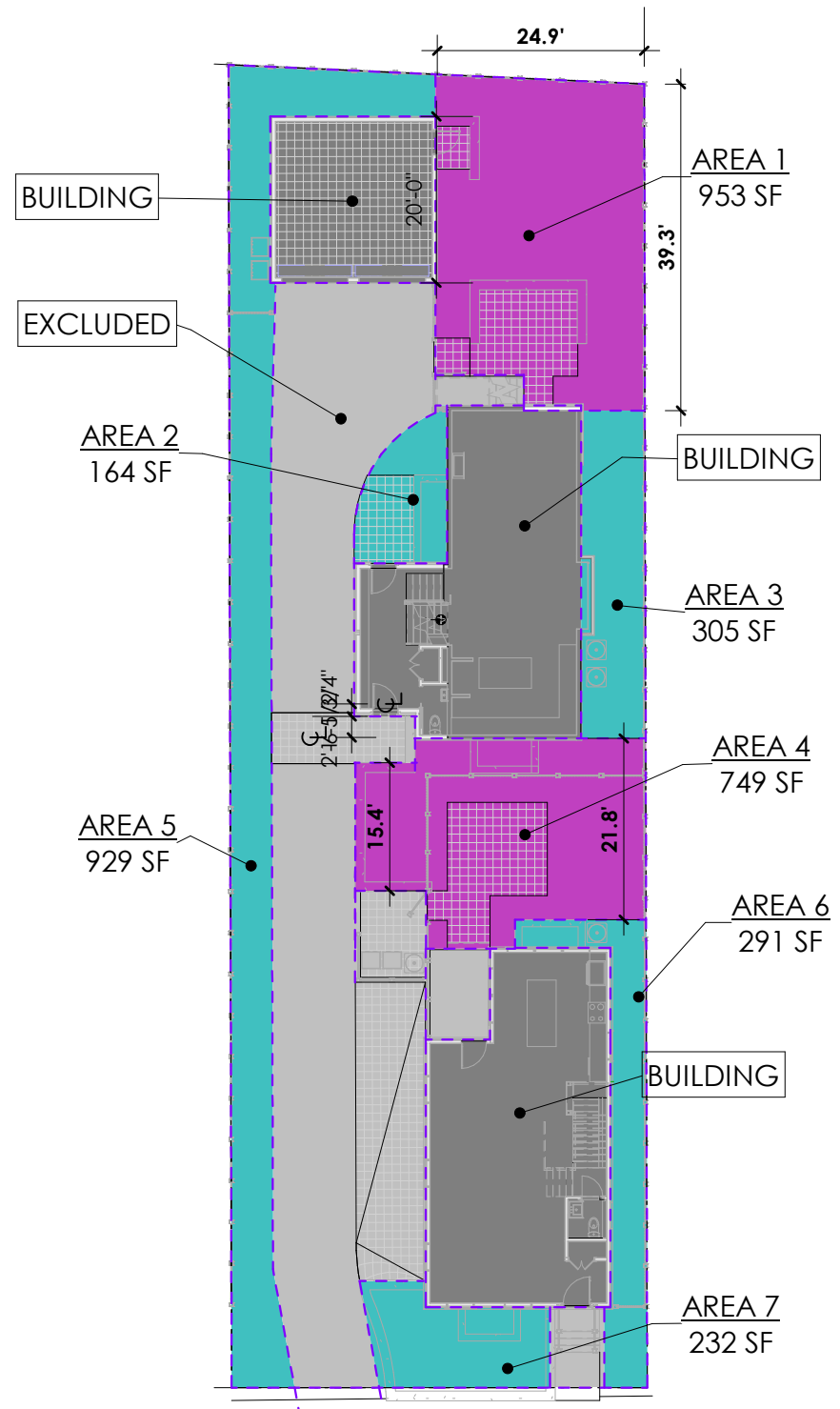
EXISTING SITE SURVEY
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A0.4



3 EXISTING OPEN SPACE
1" = 20'-0"



2 OPEN SPACE - REAR HOUSE - SP
1" = 20'-0"

BUILDING

EXCLUDED

P.O.S. 15 X 15

P.O.S. PERMEABLE

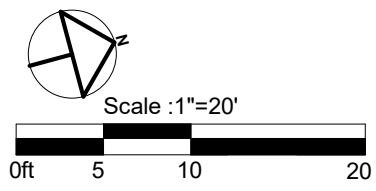
PROPOSED OPEN SPACE.

P.O.S. PERMEABLE	
AREA 2	164 SF
AREA 3	305 SF
AREA 5	929 SF
AREA 6	291 SF
AREA 7	232 SF
	1,920 SF
P.O.S. 15 X 15	
AREA 1	953 SF
AREA 4	749 SF
	1,702 SF
PROPOSED OPEN SPACE	3,623 SF

EXISTING OPEN SPACE

P.O.S. PERMEABLE	
AREA 2	154 SF
AREA 3	522 SF
	675 SF
P.O.S. 15 X 15	
AREA 1	5,850 SF
	5,850 SF
EXISTING OPEN SPACE	6,525 SF

LOT AREA = 7,898 S.F.
 REQ. P.O.S = 3,160 S.F.
 REQ. 15 X 15 = 1,580 S.F.



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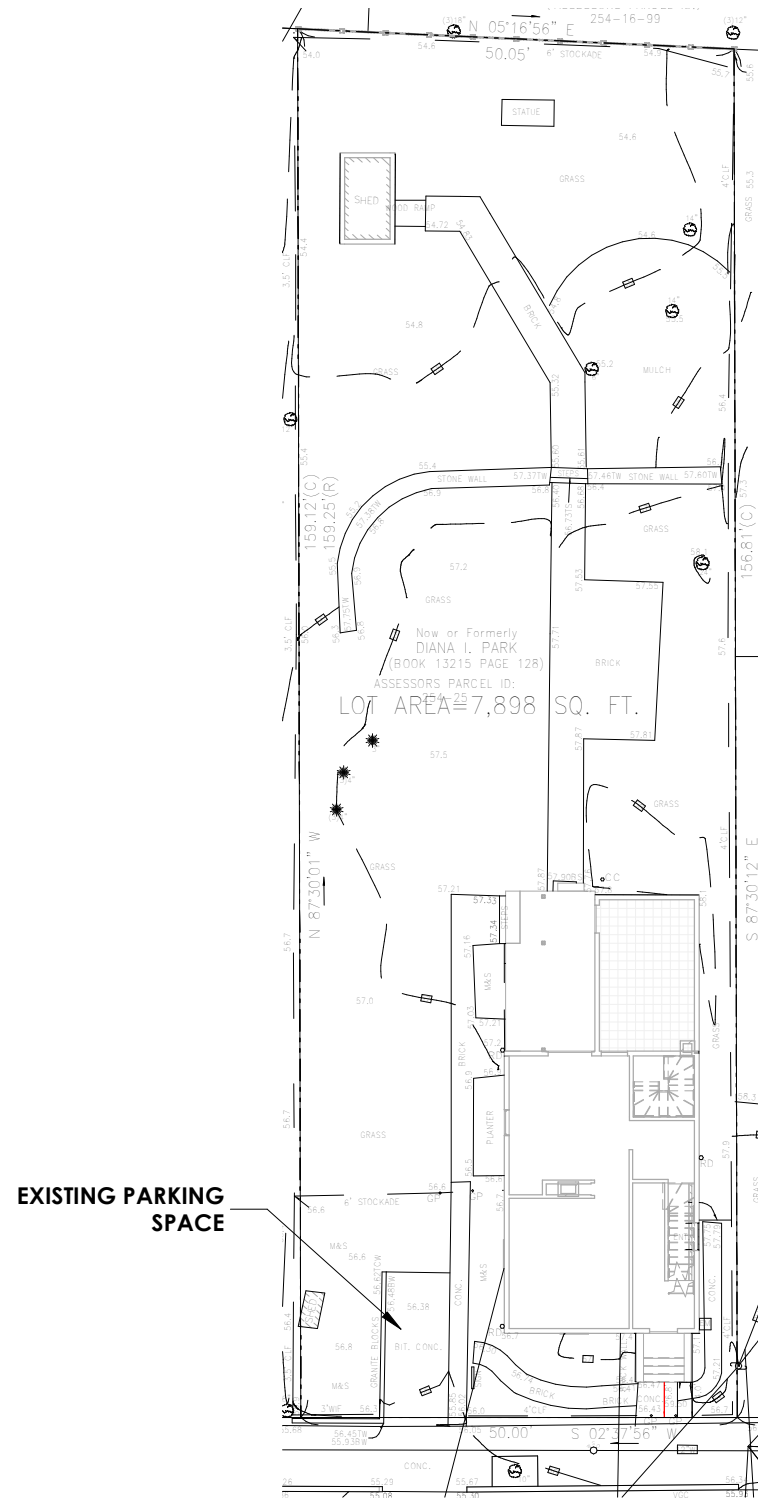
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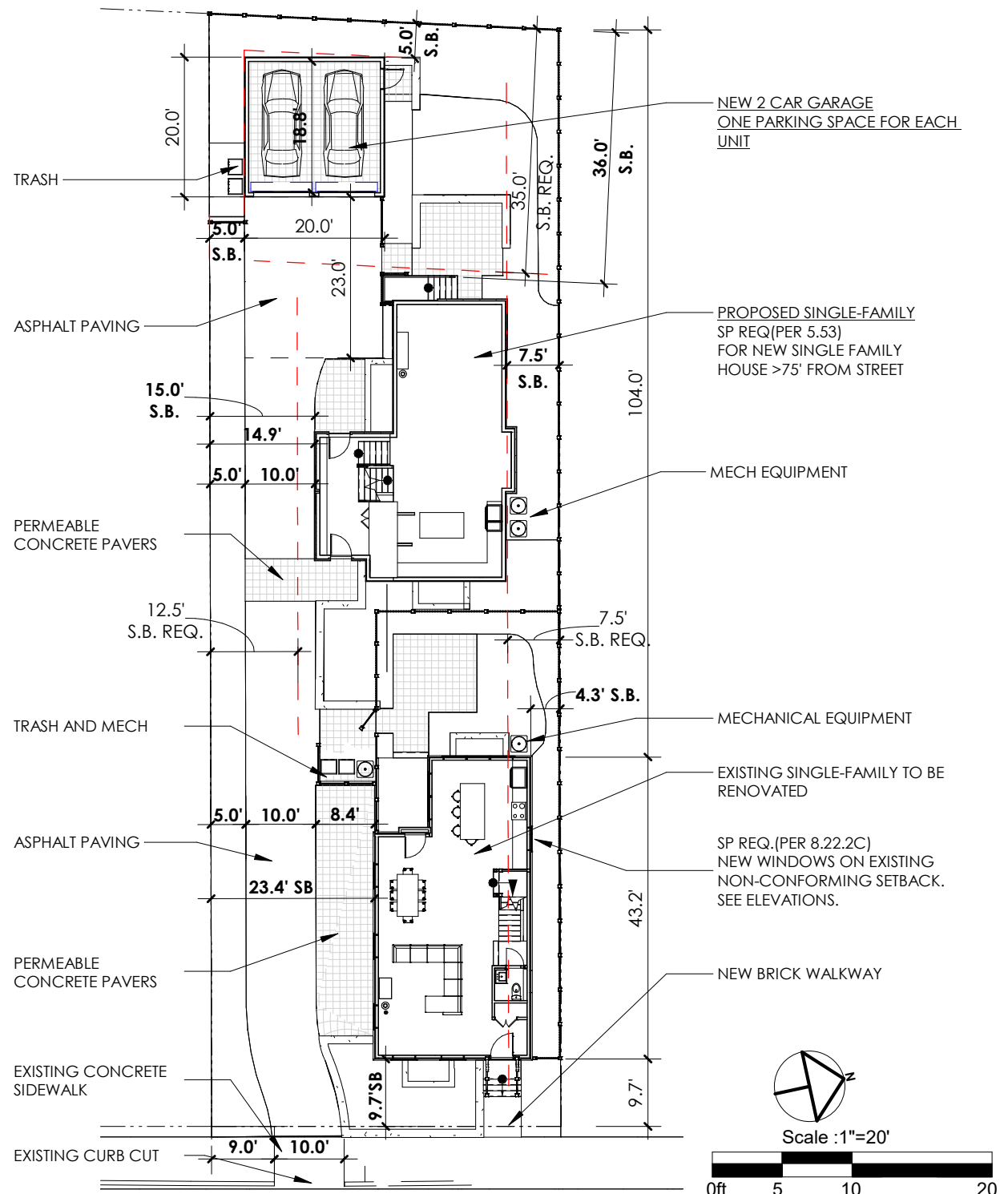
OPEN SPACE PLAN
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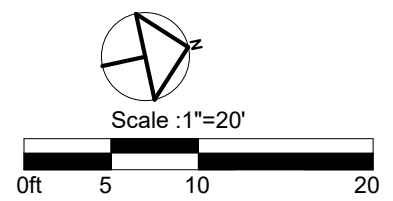
A0.5



1 EXISTING SITE PLAN
1" = 20'-0"



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



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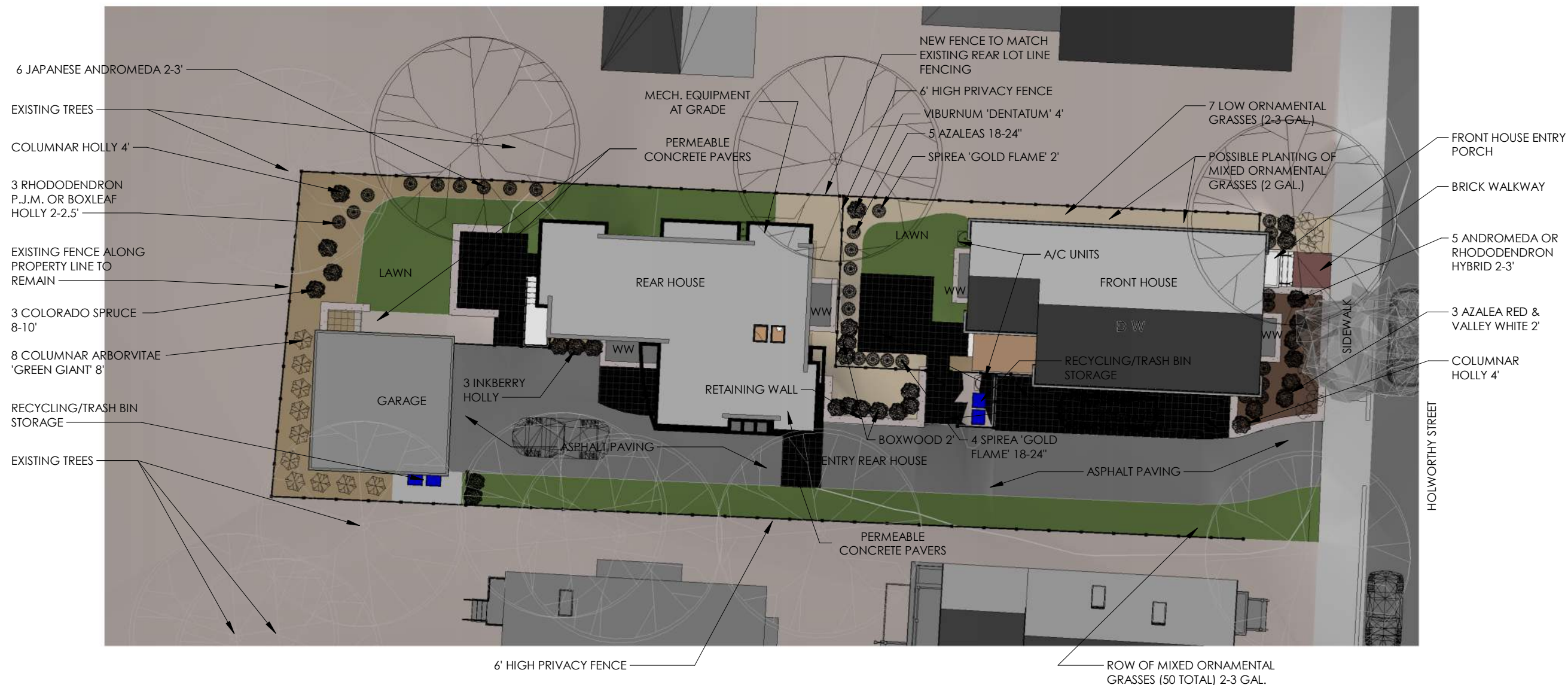
PROPOSED SITE PLAN

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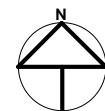
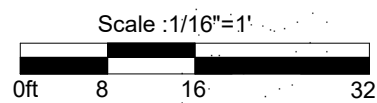
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A1.1



1 PROPOSED SITE PLAN
1/16" = 1'-0"



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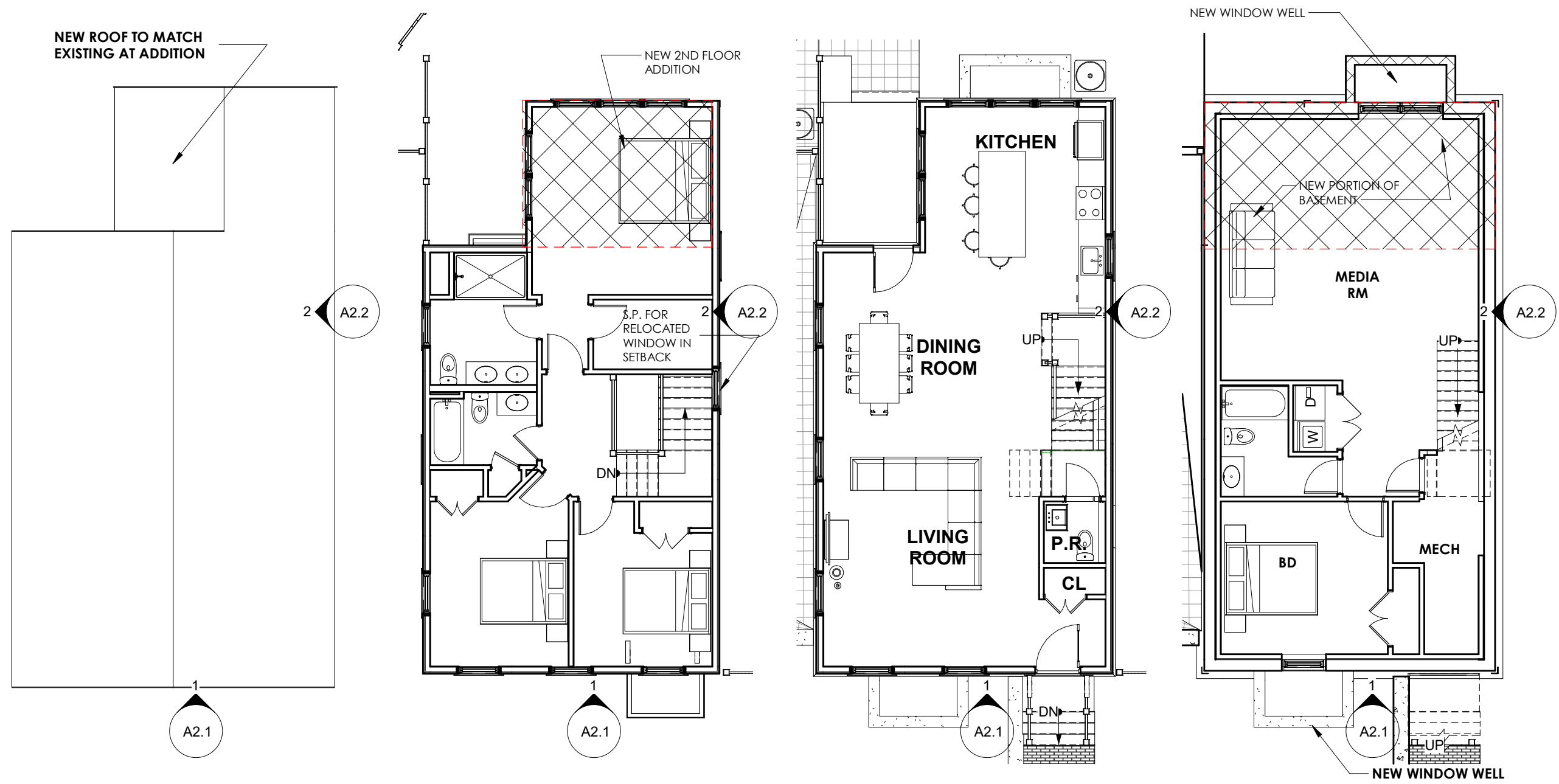
LANDSCAPE PLAN

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A1.2

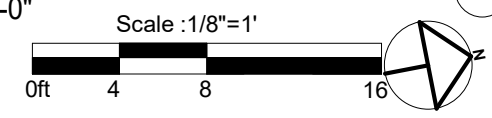


4 PROPOSED ROOF
1/8" = 1'-0"

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

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

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



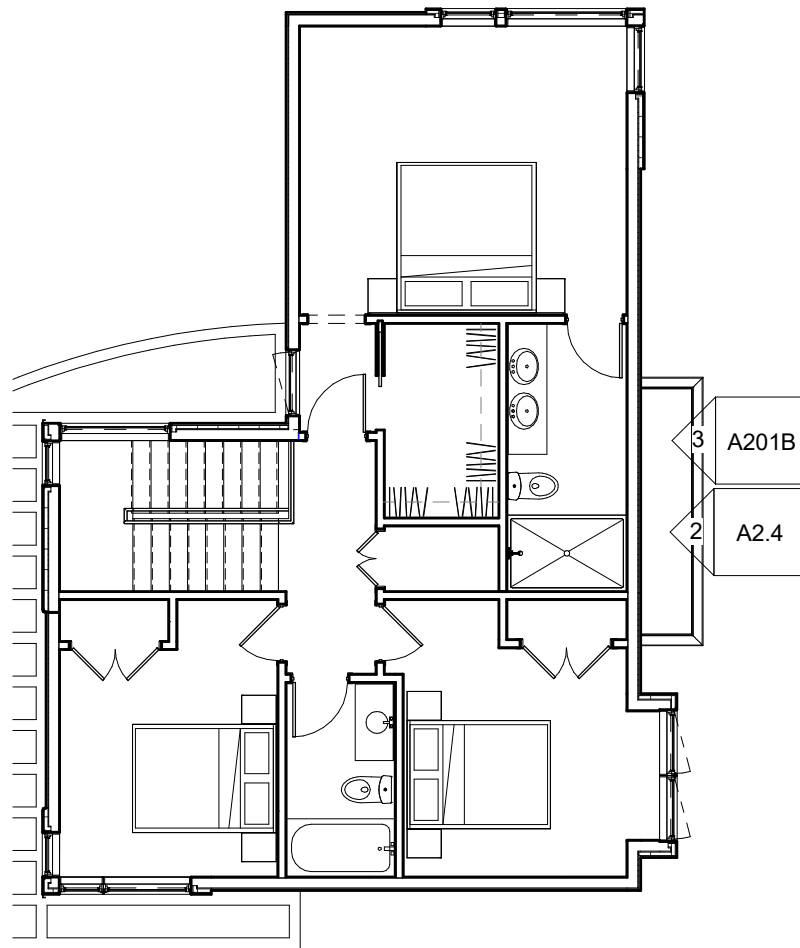
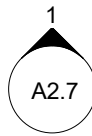
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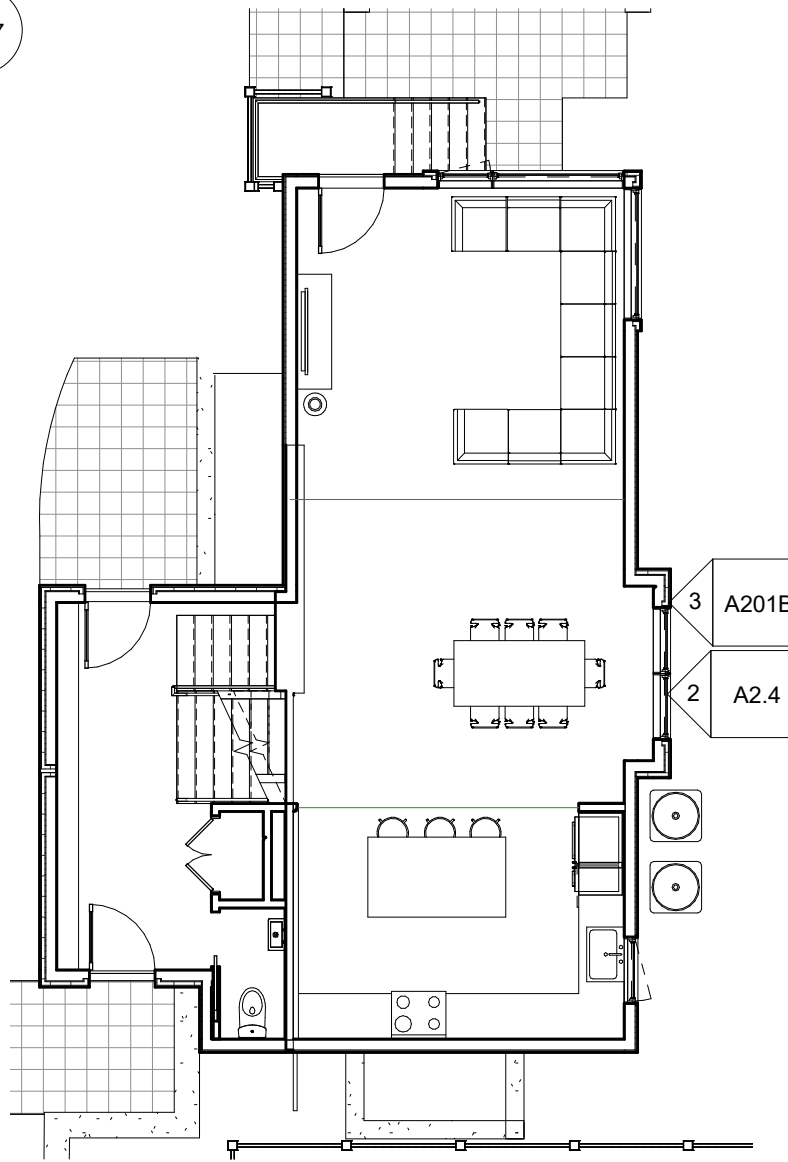
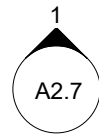
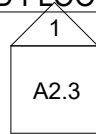
FRONT HOUSE - PROPOSED PLANS
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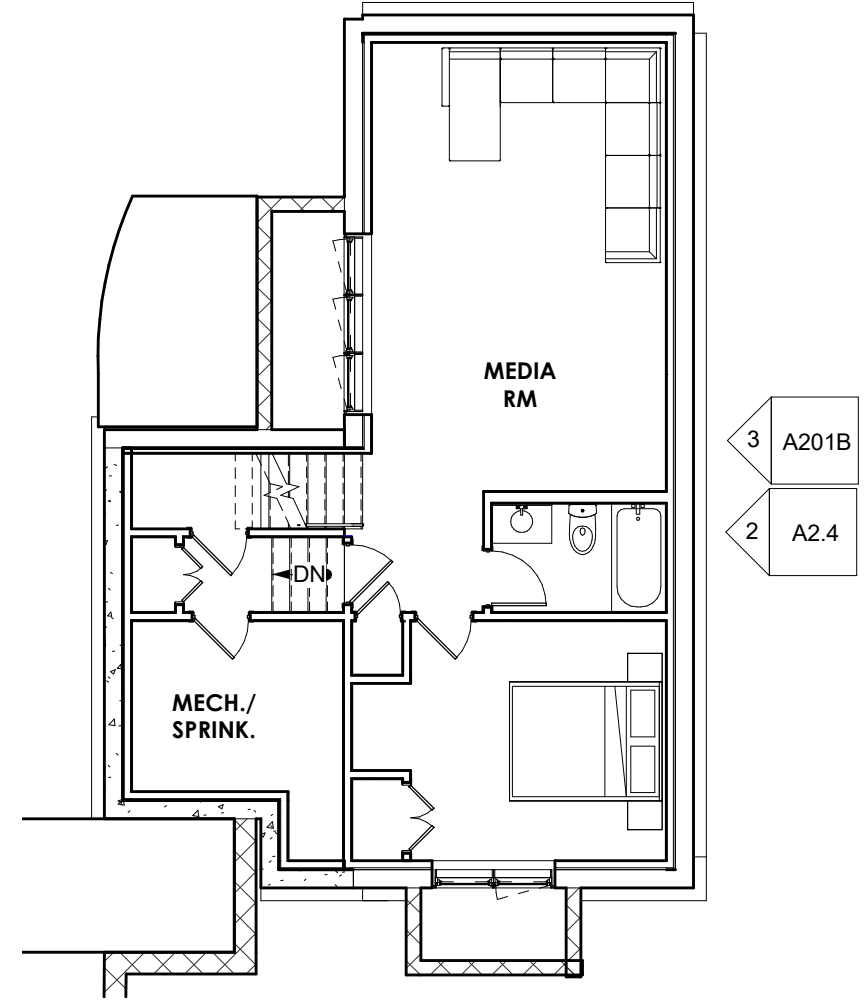
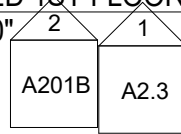
A1.3



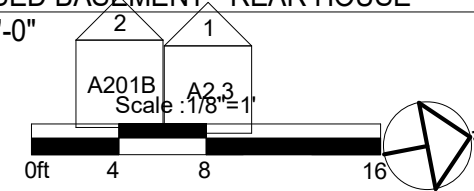
3 PROPOSED 2ND FLOOR - REAR HOUSE
1/8" = 1'-0"



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



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



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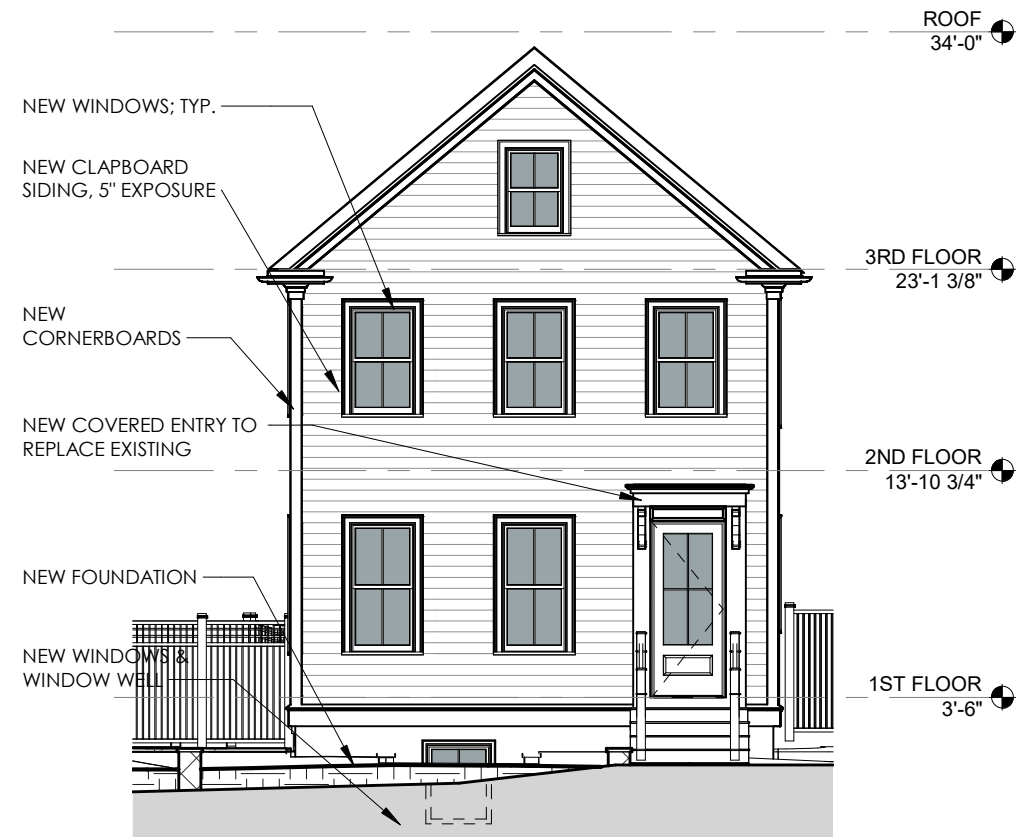
REAR HOUSE - PROPOSED PLANS

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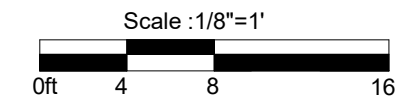
A1.4



1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



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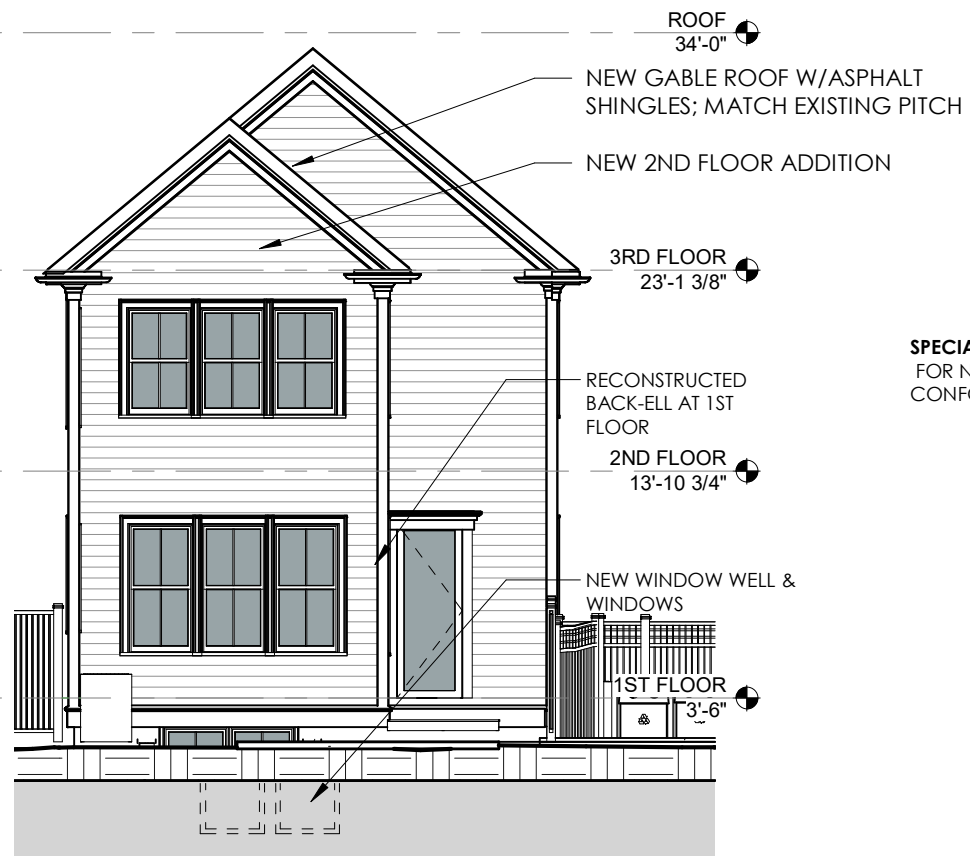
FRONT HOUSE - ELEVATIONS

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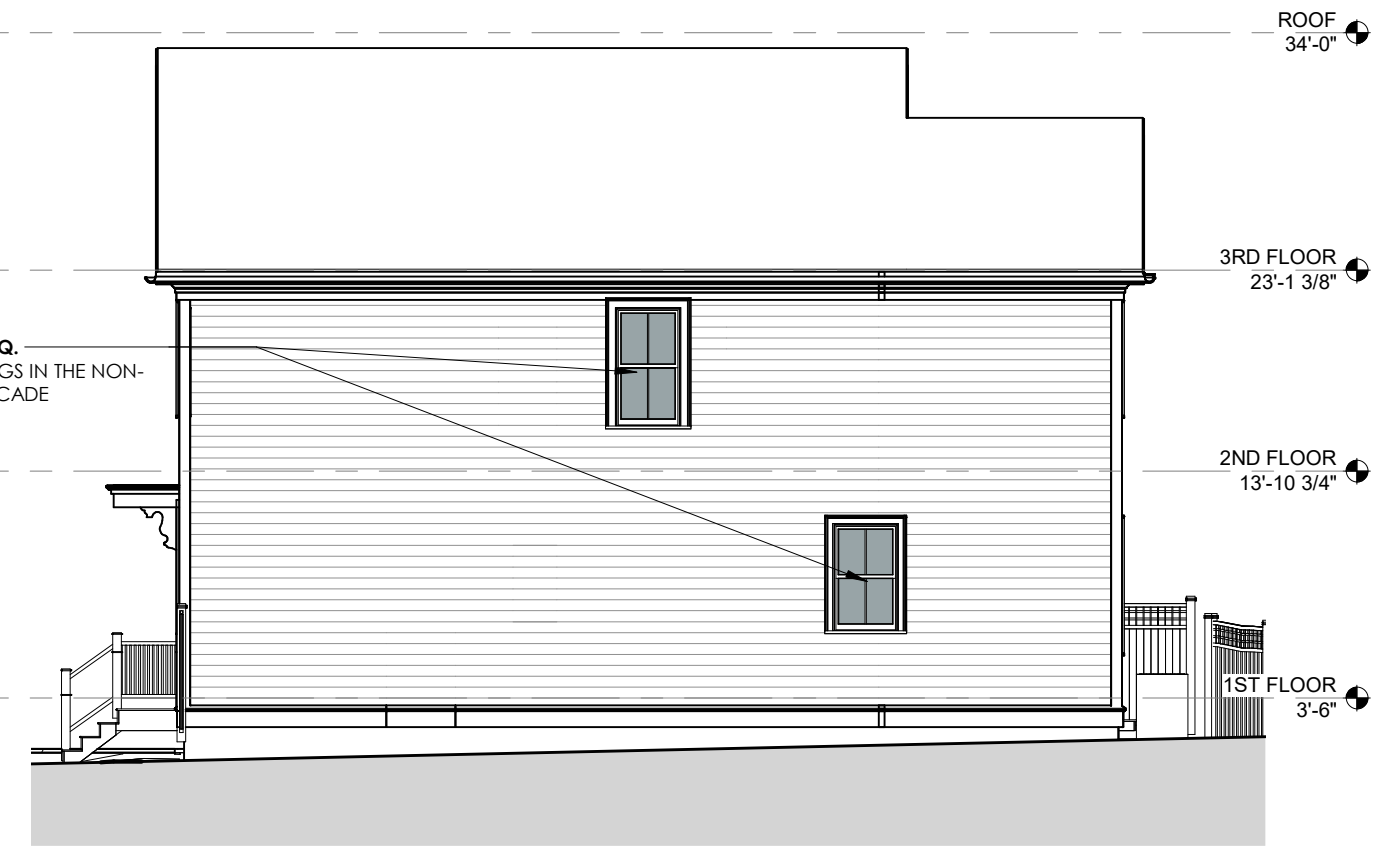
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A2.1

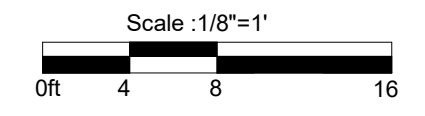


1 REAR ELEVATION
1/8" = 1'-0"

SPECIAL PERMIT REQ.
FOR NEW OPENINGS IN THE NON-
CONFORMING FACADE



2 RIGHT ELEVATION
1/8" = 1'-0"



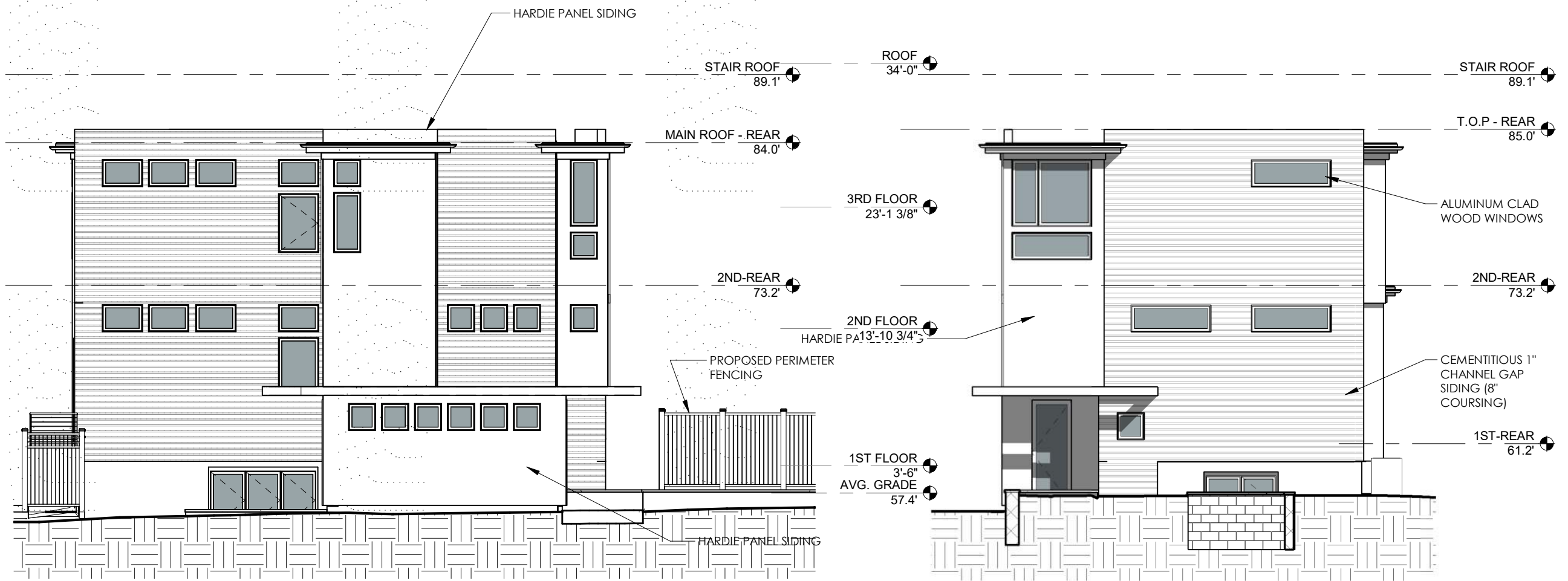
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FRONT HOUSE - ELEVATIONS
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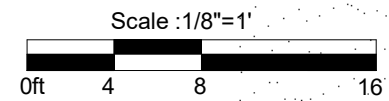
SPECIAL PERMIT SET
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A2.2



2 LEFT ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"



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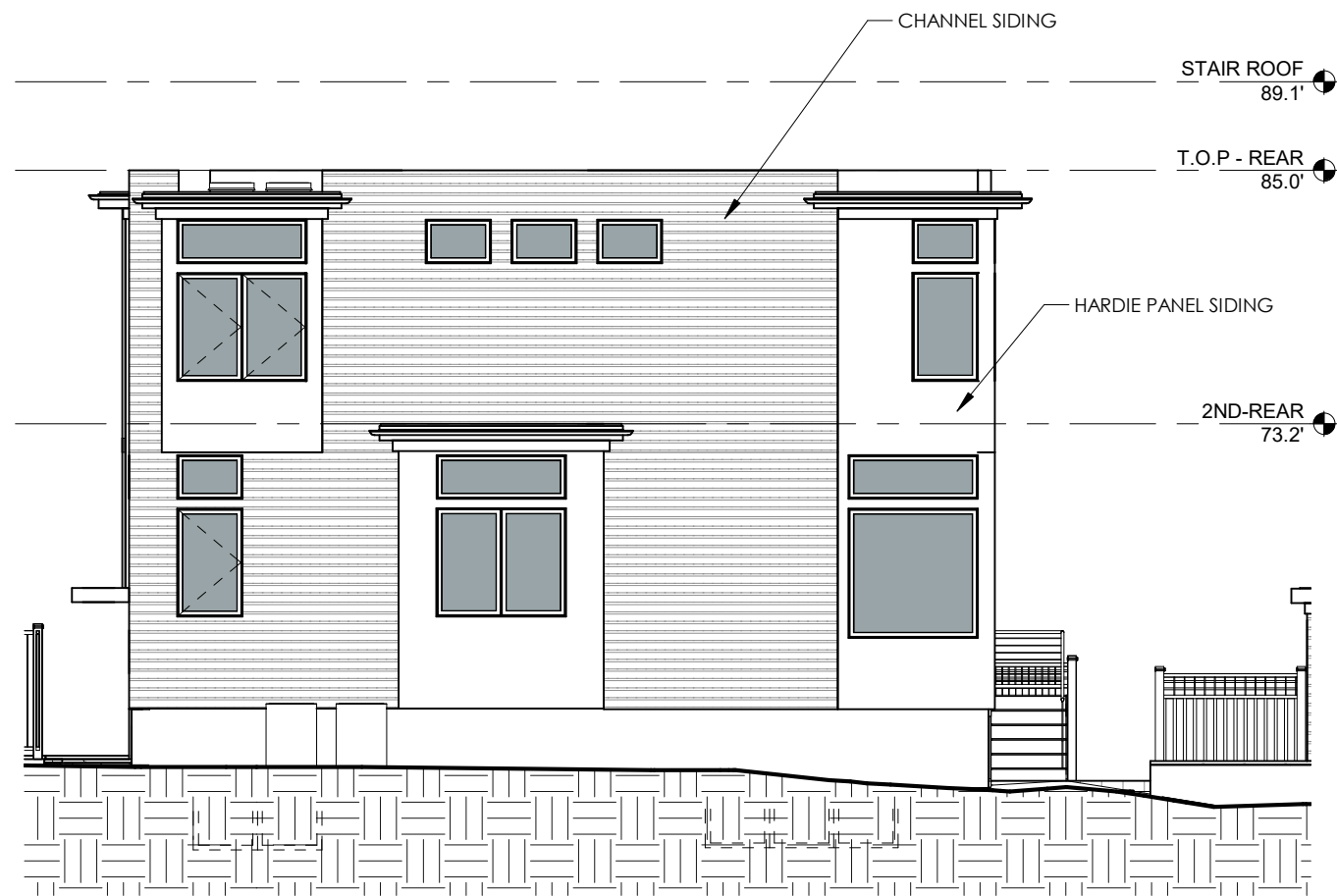
REAR HOUSE - ELEVATIONS

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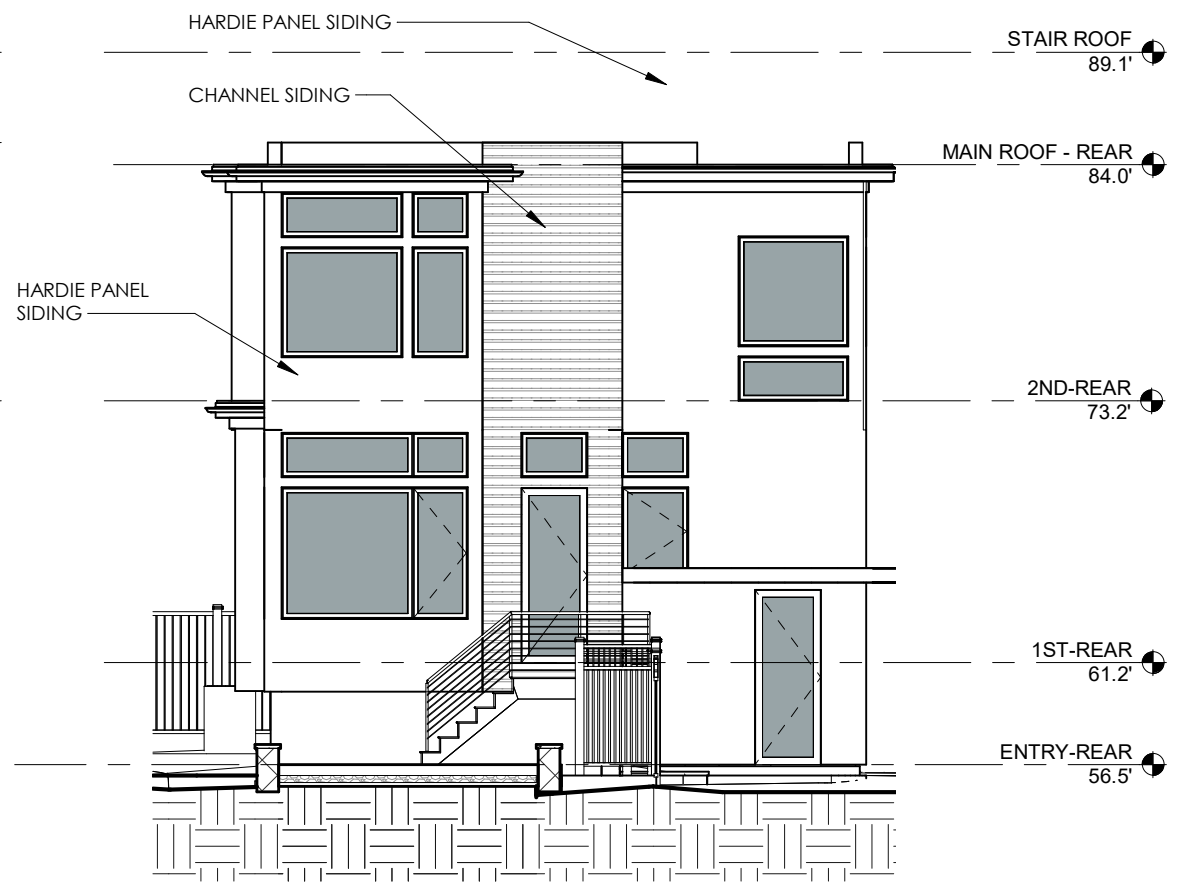
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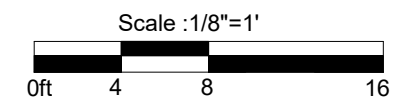
A2.3



2 RIGHT ELEVATION
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"



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REAR HOUSE - ELEVATIONS

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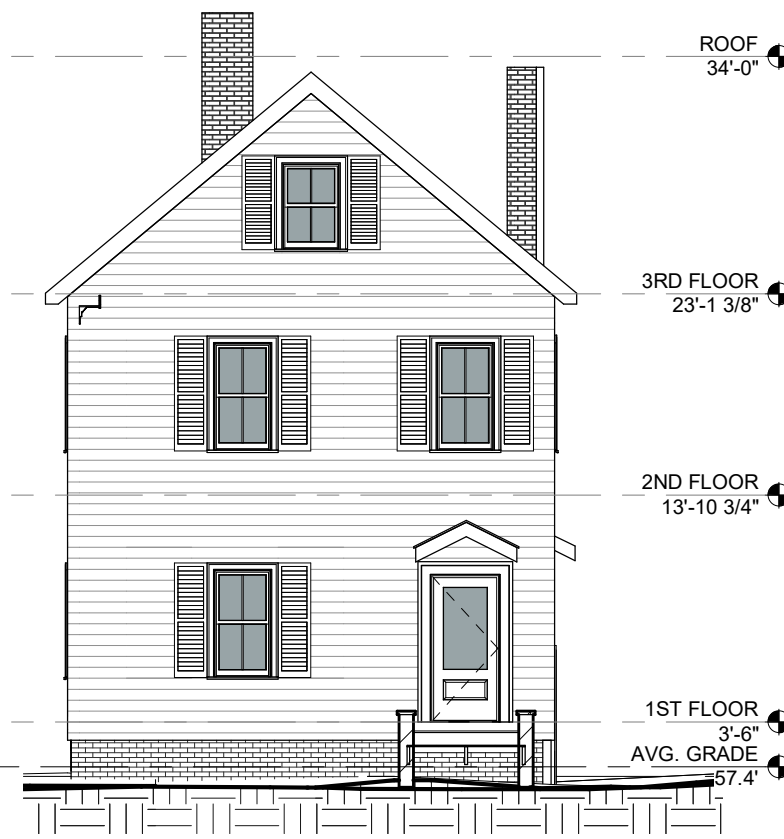
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A2.4



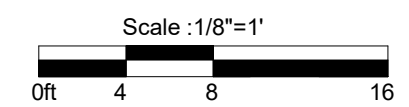
ROOF 34'-0"
 3RD FLOOR 23'-1 3/8"
 2ND FLOOR 13'-10 3/4"
 1ST FLOOR 3'-6"
 AVG. GRADE 57.4'

2 EXISTING - LEFT ELEV.
 1/8" = 1'-0"



ROOF 34'-0"
 3RD FLOOR 23'-1 3/8"
 2ND FLOOR 13'-10 3/4"
 1ST FLOOR 3'-6"
 AVG. GRADE 57.4'

1 EXISTING - FRONT ELEV.
 1/8" = 1'-0"



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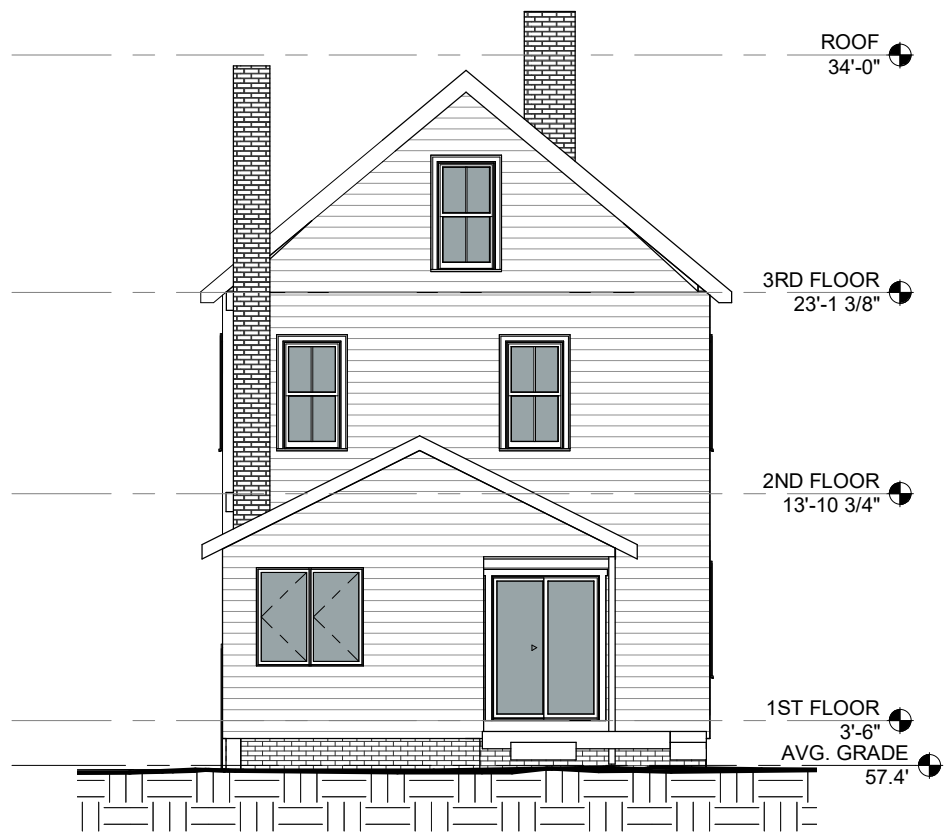
EXISTING ELEVATIONS
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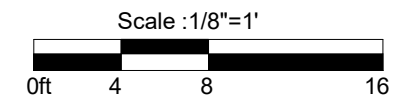
A2.5



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



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



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EXISTING ELEVATIONS

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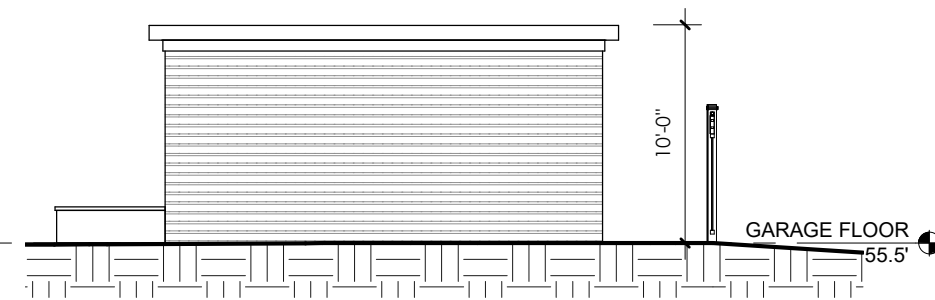
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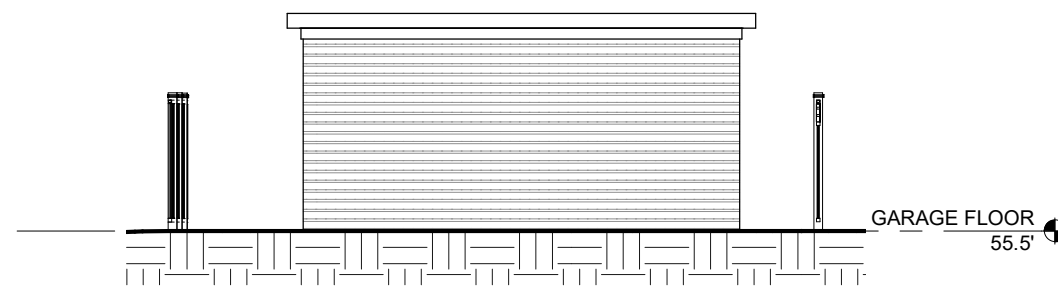
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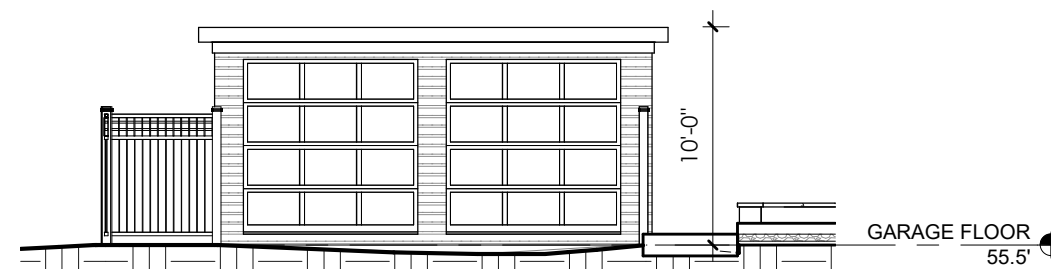
4 GARAGE RIGHT
1/8" = 1'-0"



3 GARAGE REAR
1/8" = 1'-0"



2 GARAGE LEFT
1/8" = 1'-0"



1 GARAGE FRONT
1/8" = 1'-0"

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GARAGE ELEVATIONS

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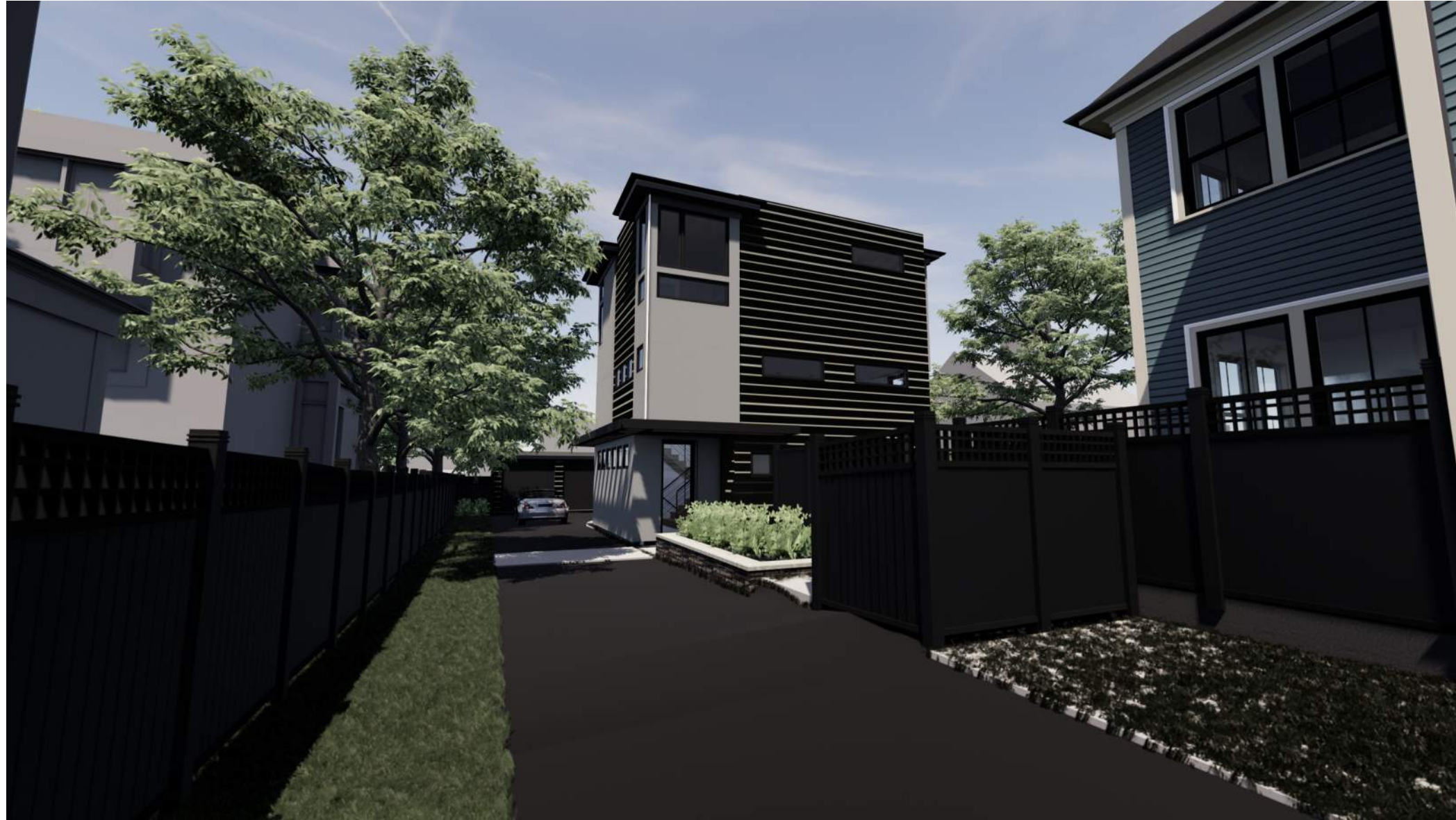
RENDERING - FRONT HOUSE

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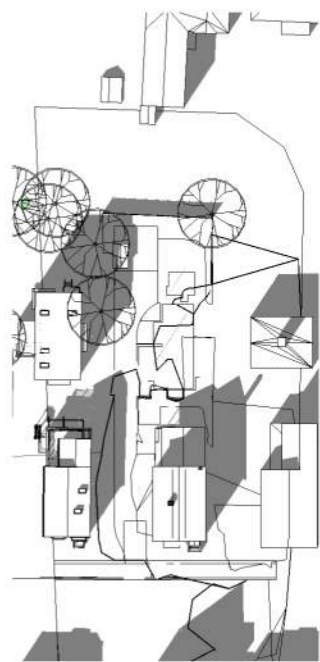
RENDERING - REAR HOUSE

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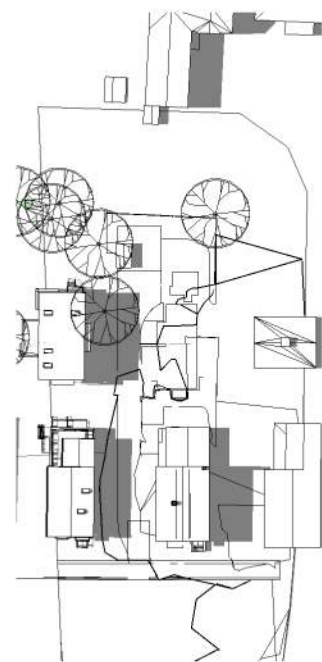
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A3.2



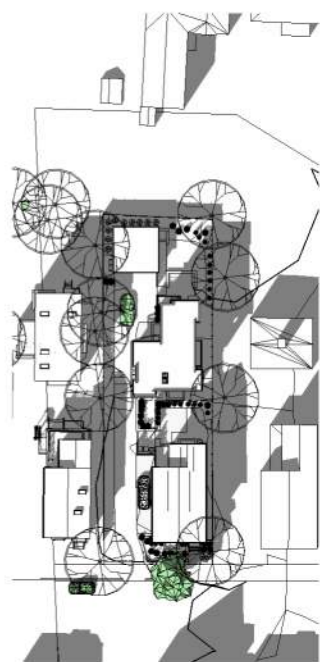
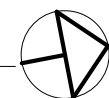
① 9AM - EXISTING



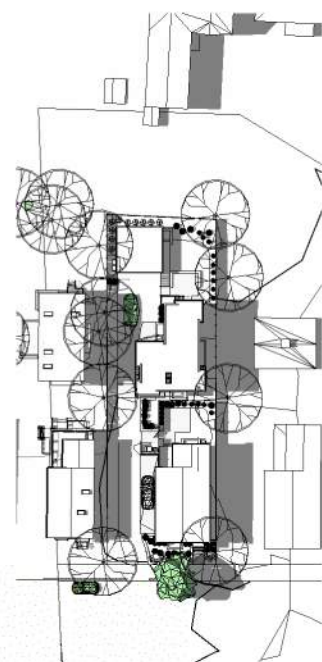
② 12PM - EXISTING



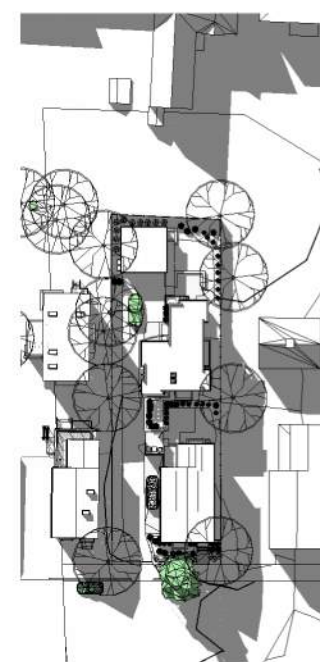
③ 3PM - EXISTING



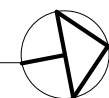
④ 9AM - PROPOSED



⑤ 12PM - PROPOSED



⑥ 3PM - PROPOSED



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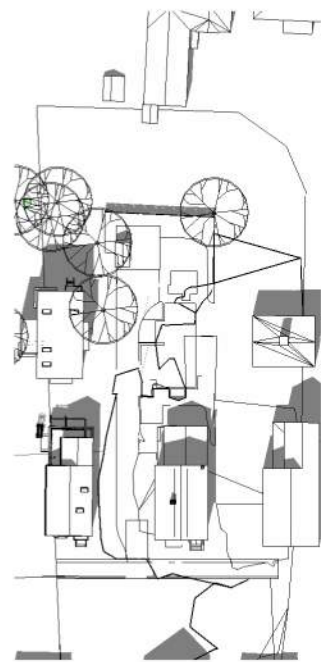
EQUINOX SHADOW STUDY - MARCH 20

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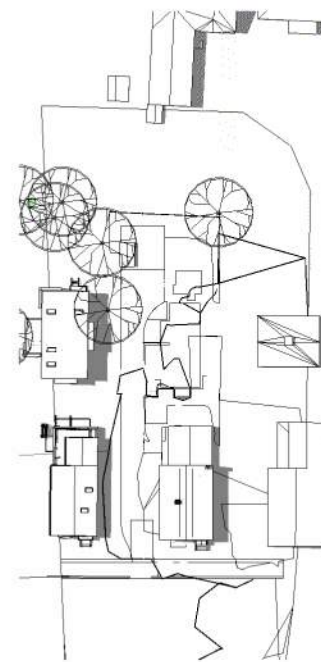
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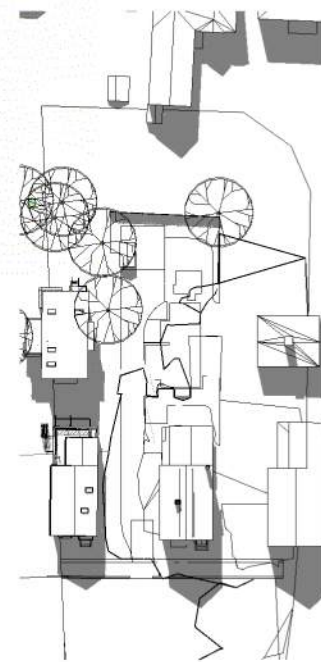
A4.1



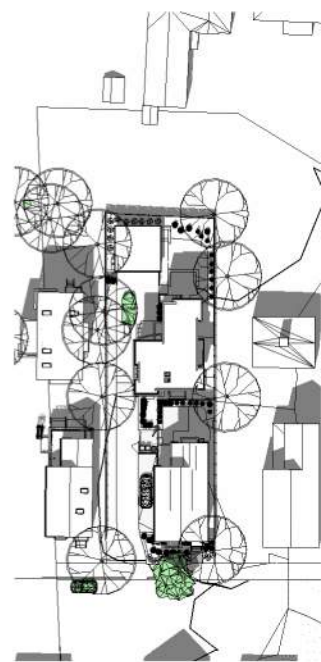
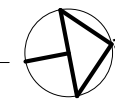
① 9AM - EXISTING



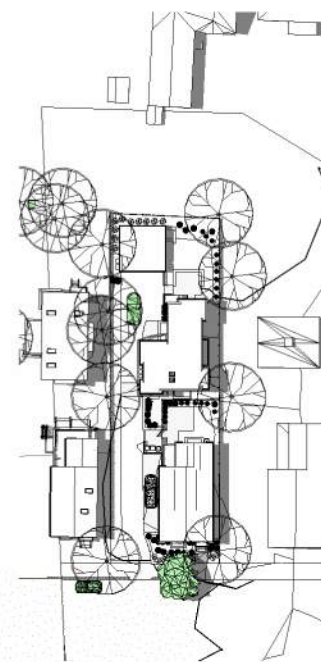
② 12PM - EXISTING



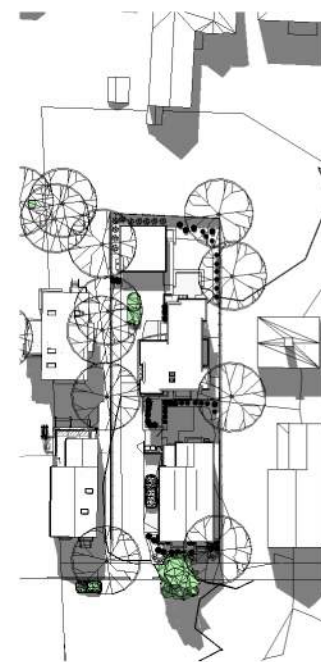
③ 3PM - EXISTING



④ 9AM - PROPOSED



⑤ 12PM - PROPOSED



⑥ 3PM - PROPOSED



BOYES-WATSON ARCHITECTS

thirty bow street
architects@boyeswatson.com

somerville, ma 02143
617.629.8200

118
HOLWORTHY ST,
LLC

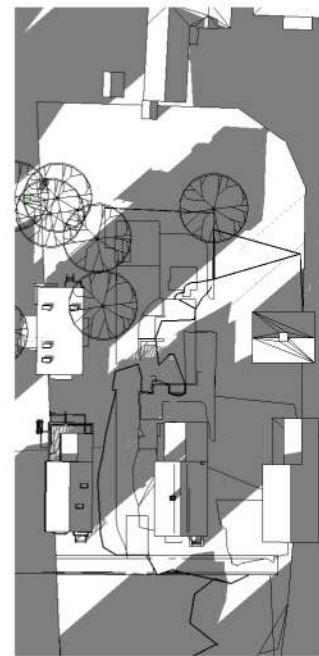
SUMMER SOLSTICE SHADOW STUDY - JUNE 21

118 HOLWORTHY ST, CAMBRIDGE MA

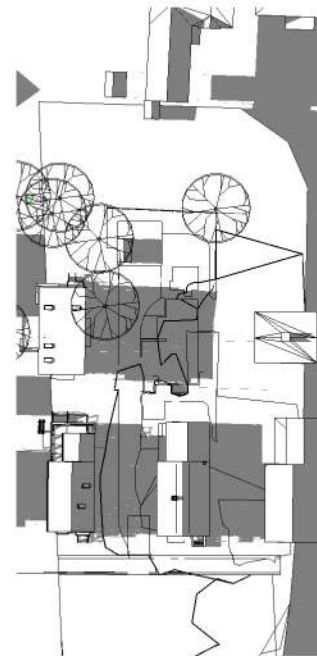
**SPECIAL
PERMIT SET**

09-04-20

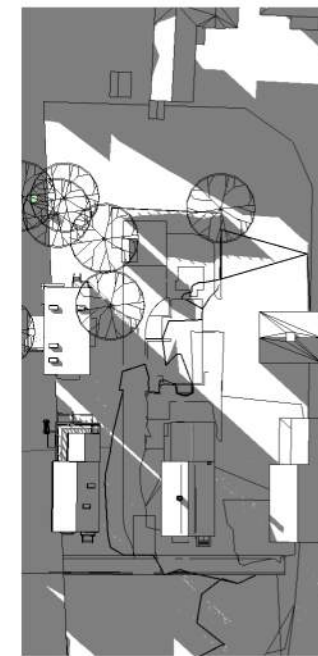
A4.2



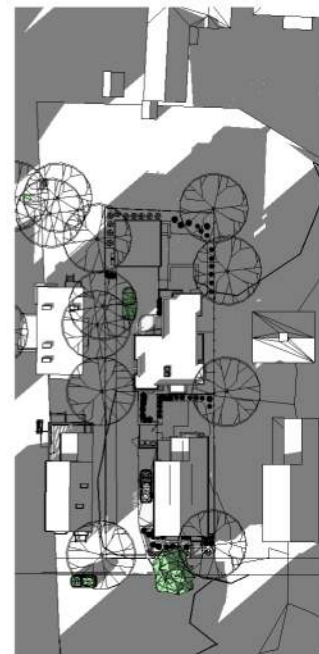
① 9AM - EXISTING



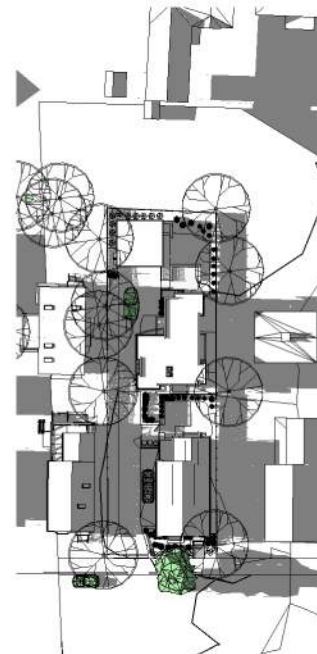
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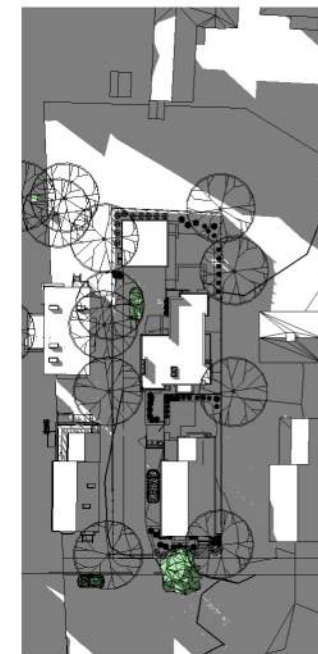
③ 3PM - EXISTING



④ 9AM - PROPOSED



⑤ 12PM - PROPOSED



⑥ 3PM - PROPOSED



BOYES-WATSON ARCHITECTS

thirty bow street
architects@boyeswatson.com

somerville, ma 02143
617.629.8200

118
HOLWORTHY ST,
LLC

WINTER SOLSTICE SHADOW STUDY - DECEMBER 21

118 HOLWORTHY ST, CAMBRIDGE MA

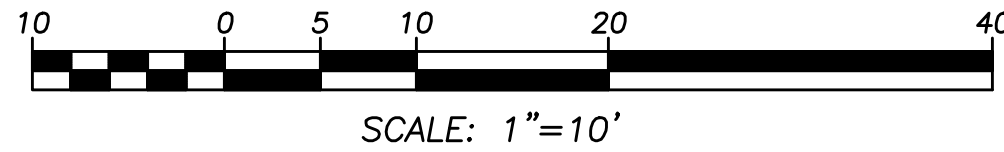
**SPECIAL
PERMIT SET**

09-04-20

A4.3

EXISTING CONDITIONS PLAN OF LAND
118 HOLWORTHY STREET
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
JANUARY 11, 2020
PHONE: (617)357-9740
www.feldmansurveyors.com



RESEARCH	FIELD CHIEF NC	PROJ MGR GL	APPROVED	SHEET NO. 1 OF 1
CALC GL	CADD GL	FIELD CHECKED	CRD FILE 17238	JOB NO. 17238
FILENAME: S:\PROJECTS\172006\17238\DWG\17238-EC.dwg				

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 16030 PAGE 275

PLAN NO.1100 OF 1994
PLAN NO.176 OF 2004
PLAN BOOK 2 PLAN NO. 80
PLAN BOOK 20 PLAN NO. 70

MASSACHUSETTS LAND COURT
LCC NO.11769A

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
FIELD BOOK 98 PAGE 14
FIELD BOOK 114 PAGE 94
FIELD BOOK 142 PAGE 29

Now or Formerly
PERRY K. & SUSAN S. NEUBAUER
(BOOK 26107 PAGE 360)
ASSESSORS PARCEL ID: 254-23

Now or Formerly
ALLERTON HOMES, LLC
(BOOK 72759 PAGE 463)
ASSESSORS PARCEL ID: 254-24

Now or Formerly
DIANA I. PARK
(BOOK 13215 PAGE 128)
ASSESSORS PARCEL ID: 254-25
LOT AREA=7,898 SQ. FT.

Now or Formerly
BARRY M. LYONS
(BOOK 42124 PAGE 485)
ASSESSORS PARCEL ID: 254-104

Now or Formerly
WALTER J. LYONS AND MARY E. LYONS AS TRUSTEES OF 124 HOLWORTHY STREET NOMINEE TRUST
(BOOK 50863 PAGE 574)
ASSESSORS PARCEL ID: 254-103

CUSHING STREET

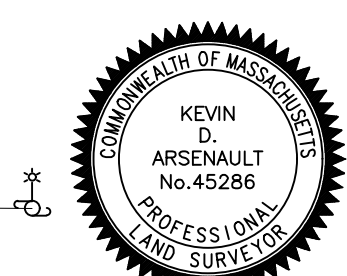
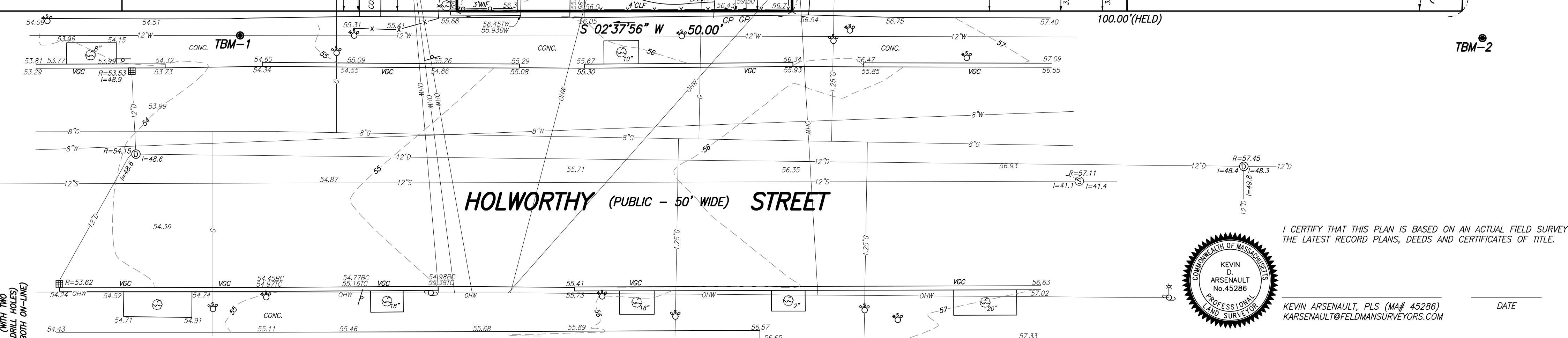
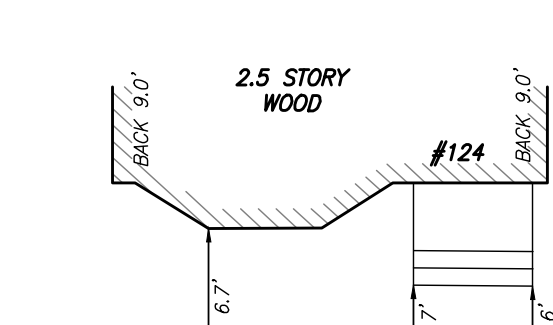
LOCUST (PUBLIC - 40' WIDE) STREET

NOTES:

- BENCH MARK INFORMATION:
BENCH MARK USED:
BM-0601: DRILL HOLE FOUND IN CONCRETE SIDEWALK AT THE NORTHEASTERLY CORNER AT INTERSECTION OF HOLWORTHY STREET AND HOLMES STREET. ELEVATION=54.83
BM-1024: MAG NAIL FOUND IN CONCRETE SIDEWALK AT EASTERLY SIDE OF HOLWORTHY STREET AT THE INTERSECTION WITH SPRUCE AVENUE. ELEVATION=39.93
TEMPORARY BENCH MARKS SET:
TBM-1: MAG NAIL SET IN CONCRETE SIDEWALK IN FRONT OF NO.112 HOLWORTHY STREET, AS SHOWN HEREON. ELEVATION=54.78
TBM-2: MAG NAIL SET IN CONCRETE SIDEWALK AT SOUTHWESTERLY CORNER AT INTERSECTION OF HOLWORTHY STREET AND LOCUST STREET, AS SHOWN HEREON. ELEVATION=58.37
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

LEGEND

- RD ROOF DRAIN
- SM SEWER MANHOLE
- DM DRAIN MANHOLE
- MBTA MBTA MANHOLE
- WS WATER SHUT OFF/WATER GATE
- GS GAS SHUT OFF/GAS GATE
- CB CATCH BASIN
- UP UTILITY POLE
- SIGN
- BF BOUND FOUND
- EM ELECTRIC METER
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- GP GATE POST
- BC BOTTOM OF CURB
- BIT BITUMINOUS
- BS BOTTOM OF STEPS
- BW BOTTOM OF WALL
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- ENT ENTRANCE
- FFE FINISH FLOOR ELEVATION
- I= INVERT ELEVATION
- LCC LAND COURT CASE
- M&S MULCH & SHRUBS
- R RECORD
- (C) CALCULATED
- SB STONE BOUND
- SQ. FT. SQUARE FEET
- T TOP
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TH THRESHOLD
- TS TOP OF STEPS
- TW TOP OF WALL
- VGC VERTICAL GRANITE CURB
- D DRAIN
- G GAS
- OHW OVERHEAD WIRES
- S SEWER
- W WATER
- X METAL FENCE
- WOOD WOOD FENCE
- X WROUGHT IRON FENCE



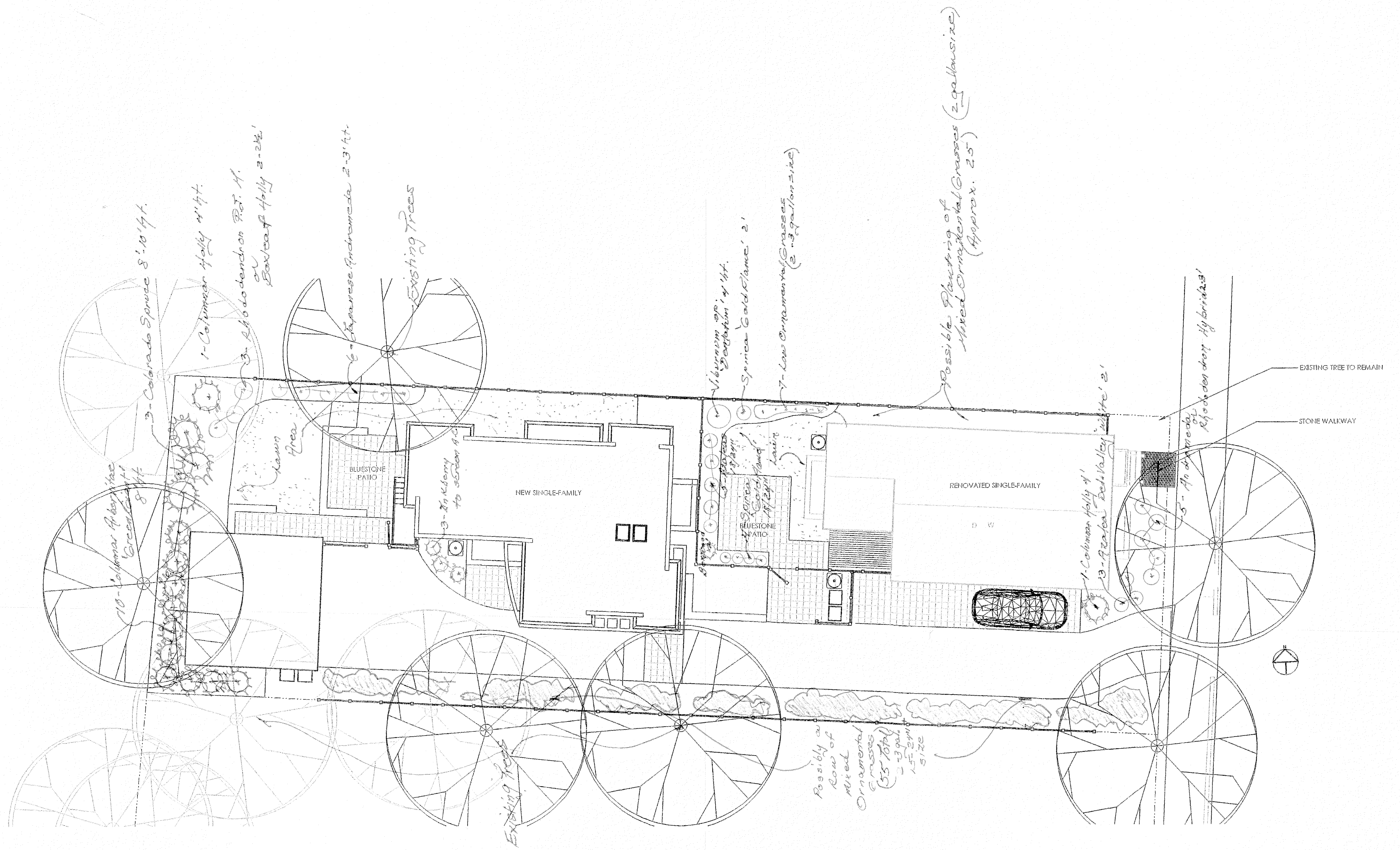
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

KEVIN ARSENAULT, PLS (MA# 45286)
KARSENAULT@FELDMANSURVEYORS.COM

DATE

HOLMES STREET

SB-F (WITH TPO OVER 0.04" OVER CURB REC.)



1 PROPOSED SITE - LANDSCAPE PLAN
1/8" = 1'-0"

No.	Description	Date

Stamp

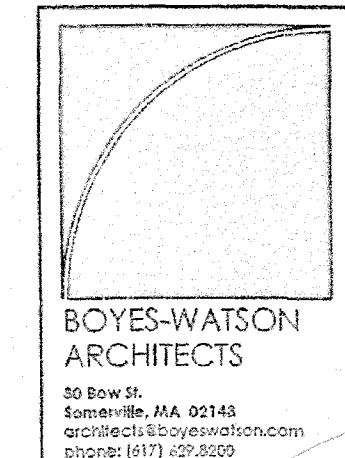
Client
118 HOLWORTHY ST, LLC

WAGONSHEEL NURSERY
527 WALTHAM ST.
LEAMINGTON, MA 02421

Jim McNamee

LANDSCAPE PLAN

PROJECT
118 HOLWORTHY ST, CAMBRIDGE MA



Job number 000

scale 1/8" = 1'-0"

date issued 06-21-20

SPECIAL PERMIT

Sheet No.
A031B