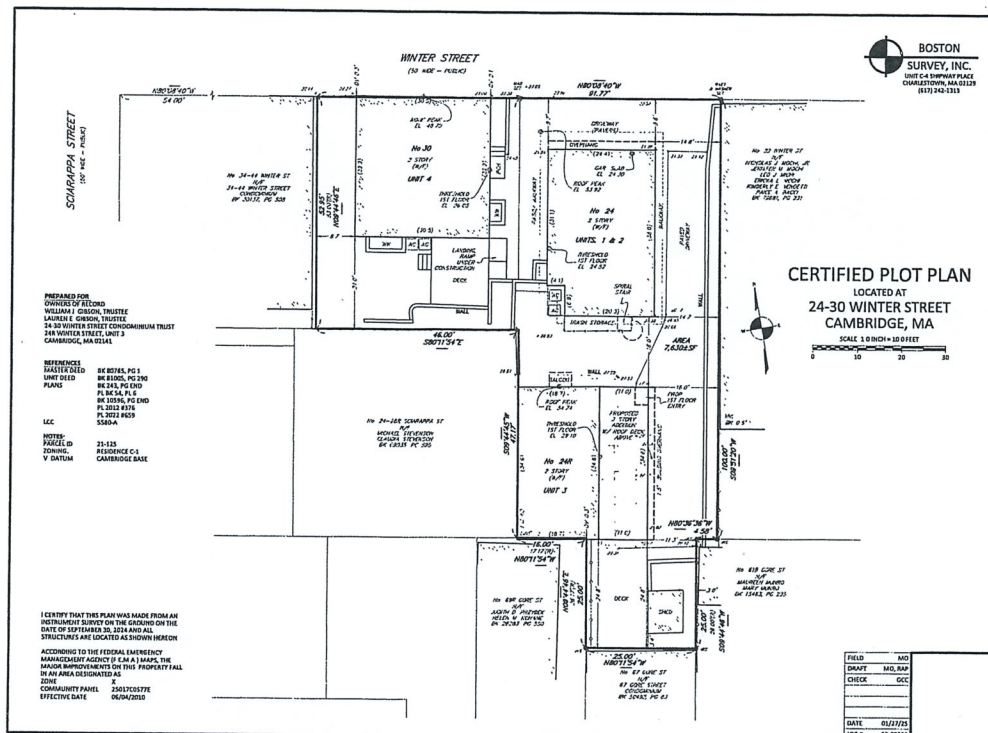


PROPOSED SINGLE FAMILY ADDITION 24 WINTER STREET CAMBRIDGE, MA

BY
ADG CONSTRUCTION MANAGEMENT
L. CROUSE

Scope of work:

This project involves the renovation and vertical expansion of the building. The existing building footprint will change. The interior of the existing floors will also undergo renovation as necessary.



PERMIT SET: 05/12/2025

GENERAL SPECIFICATION & NOTES
UNLESS OTHERWISE INDICATED ON DRAWING (S)
THESE SPECIFICATIONS SHALL APPLY

1. GENERAL

- A IRC AS USED HEREIN, SHALL BE UNDERSTOOD AS "INTERNATIONAL RESIDENTIAL CODE, 9th EDITION WITH IRC 2015" AND MASSACHUSETTS RESIDENTIAL CODE AMENDMENT TO IRC
- B DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS AND OR NOTES ONLY. ALL QUESTIONS CONCERNING THE LAYOUT OF THE BUILDING AND OR SITE, DIMENSIONAL INACCURACIES, OR ANY OTHER INCONSISTENCIES SHALL BE MADE KNOWN TO THE ARCHITECT. ALL OMISSIONS, ERRORS, DELAYS OR OVERRUNS RESULTING FROM IMPROPER ASSUMPTIONS, WITHOUT PRIOR CONSULTATION WITH THE ARCHITECT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER
- C ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH MSBC AS WELL AS ALL OTHER FEDERAL, STATE, COUNTY & LOCAL LAWS, ORDINANCES & REGULATIONS
- D CONTRADICTION(S) OR CONFLICTS BETWEEN DRAWING(S) SPECIFICATION(S) AND ALL APPLICABLE LAWS SHALL BE REPORTED PROMPTLY TO THE ARCHITECTS SO THAT ADJUSTMENT(S) MAY BE MADE WITHOUT UNDUE DELAY TO CONSTRUCTION
- E THE PHRASE "OR EQUAL" (OR EQ) AS USED HEREIN OR ON DRAWING(S) SHALL BE UNDERSTOOD AS A SUBSTITUTION FOR THE SPECIFIED PRODUCTION WHICH HAS BEEN APPROVED BY THE OWNER PRIOR TO ACQUISITION OR INSTALLATION OF SAID SUBSTITUTION
- F ALL MATERIALS AND OR PRODUCTS SPECIFIED HEREIN & OR ON DRAWING(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- G IN THE EVENT OF CONFLICT BETWEEN DIFFERENT CONSTRUCTION DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ABNORMAL OR UNEXPECTED CONDITIONS SHALL BE MADE KNOWN TO THE ARCHITECT
- H CONSTRUCTION AND OR DEMOLITION SHALL BE CO-ORDINATED WITH LOCAL AUTHORITIES AND OR UTILITIES, SPECIAL CONDITIONS IMPOSED ON THE PROJECT BY LOCAL AUTHORITIES AND OR UTILITIES SHALL BE MADE KNOWN TO THE ARCHITECT
- I CONSTRUCTION AND OR DEMOLITION SHALL NOT PROCEED WITHOUT FIRST HAVING ACQUIRED ALL APPROPRIATE PERMITS

2. REHABILITATION

- A ALL DISCREPANCIES BETWEEN DRAWING(S) & ACTUAL SITE CONDITIONS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT
- B ALL EXISTING STRUCTURAL MEMBERS WHICH HAVE BEEN DAMAGED (e.g., WATER, FIRE DETERIORATION, INSECT INFESTATION, ECT) SHALL BE REPLACED WITH SAME SIZE & SPECIES AS ORIGINAL MEMBER. ANY DEVIATION FROM THIS REQUIREMENT SHALL NOT OCCUR WITHOUT PRIOR APPROVAL OF THE ARCHITECT
- C WHEN CHANGING OR REPAIRING EXISTING STRUCTURAL ASSEMBLIES, NEW MATERIAL SHALL BE SELECTED TO MATCH THE ORIGINAL OR EXISTING SHM & OR BLOCK AS REQUIRED TO PRODUCE SMOOTH, FLUSH FINISH
- D EXISTING STRUCTURES OR ASSEMBLIES SHALL NOT BE ALTERED TO FACILITATE THE REMOVAL OF REFUSE, NOR FOR SUBSEQUENT CONSTRUCTION PROCESSES
- E ALL REFUSE SHALL BE REMOVED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY & LOCAL LAWS, AND ORDINANCES & REGULATIONS BY PROPERLY LICENSED PERSONNEL
- F UPON COMPLETION OF DEMOLITION OF EXISTING PORTION(S) OF THE BUILDING, THE ARCHITECT SHALL BE NOTIFIED TO PERMIT HIS INSPECTION OF PREVAILING CONDITION(S)
- G EXISTING CONDITION(S) SHALL BE VERIFIED BY THE ARCHITECT UPON COMPLETION OF ALL DEMOLITION

3. SITE WORK

- A ROUGH GRADES SHALL BE PROVIDED BY THE CONTRACTOR
- B DESIGN OF LANDSCAPE, SURFACE FINISH, PAVED SURFACES, TOPIARY, FENCING, RETAINING WALLS, RETENTION & DETENTION STRUCTURES, PRIVATE SEWAGE DISPOSAL, SYSTEM(S), WELL(S), LEACHING SYSTEM(S) ECT. SHALL BE PROVIDED BY THE OWNER
- C ALL UNSUITABLE SOIL, AS WELL AS REMOVED SOIL, SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL
- D ALL NEW FILL SHALL BE FREE OF ALL CONTAMINANTS AND SHALL BEAR A CERTIFICATE OF ACCEPTABILITY FROM A REGISTERED GEO-TECHNICAL ENGINEER
- E BACKFILL UNDER ANY PORTION OF THE BUILDING SHALL BE INORGANIC STRUCTURAL MATERIAL & COMPACTED IN 8" LIFTS TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY
- F BACKFILL AT WALLS SHALL NOT OCCUR UNTIL SAID WALLS ARE STABILIZED AT TOP & BOTTOM, & A MINIMUM PERIOD OF 14 DAYS HAS ELAPSED
- G EARTHMOVING OR OTHER HEAVY EQUIPMENT SHALL NOT OPERATE WITHIN 8'-0" OF ANY FOUNDATION WALL
- H SAFETY PRECAUTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IRC, "PRECAUTIONS DURING BUILDING CONSTRUCTION" AND OR LOCAL REQUIREMENTS

4. STRUCTURAL

- A SOIL BEARING CAPACITY - ASSUMED TO BE 1.5 TONS PER SQUARE FOOT, MINIMUM WHERE ACTUAL SITE CONDITIONS INDICATE A LESSER BEARING CAPACITY, THE OWNER SHALL BE RESPONSIBLE FOR MAKING ACTUAL DETERMINATION, AND TO INFORM THE ARCHITECT OF THE SAME

	(POUNDS PER SQ FT)		
	LIVE	DEAD	TOTAL
B DESIGN LOADS (DWELLING UNIT)			
(a) FLOOR @ LIVING SPACE	40	10	50
(b) FLOOR @ SLEEPING SPACE	30	10	40
(c) ATTIC FLOOR (LIMITED STORAGE)	20	10	30
(d) EXTERIOR WALL (WOOD)	25	10	35
(e) INTERIOR PARTN (WOOD)	-	8	8
(f) ROOF	40	10	50

5. CONCRETE

- A CONCRETE STRENGTH = 3,000 PSI (MIN) @ 28 DAYS
- B CONCRETE WORK SHALL CONFORM WITH THE AMERICAN CONCRETE INSTITUTE (ACI), "MANUAL OF CONCRETE PRACTICE"
- C SLEEVES FOR PROTECTION OF UTILITY PIPE, CONDUIT, TUBE, WIRE, ECT. SHALL BE EMPLACED PRIOR TO THE PLACEMENT (POURING) OF CONCRETE
- D ANCHORING DEVICES, WINDOW AND DOOR BUCKS, CONTROL JOINTS, KEYWAYS AND ALL OTHER INSERT SHALL BE SECURED IN FORMS PRIOR TO PLACEMENT OF CONCRETE
- E SLABS SHALL NOT BE PLACED IN EXCESS OF 900 SQ. FT. AT ANY ONE TIME. WHERE SLAB AREAS EXCEED 900 SQ. FT., COMPRESSION STRIPS (OR EQUAL) SHALL BE PLACED BETWEEN ADJACENT SEGMENTS OF SLAB AS SHOWN ON DRAWING(S)
- F ALL FORM TIES SHALL BE BROKEN AT THE FACE OF CONCRETE, BOTH SIDES, SUBSEQUENT TO THE REMOVAL OF CONCRETE FORMS
- G ALL WALL PENETRATIONS AT THE LOCATIONS AS WELL AS SPALLED, CHIPPED AND OTHER POTENTIAL, BOTH SIDES OF SAID POINT OF POTENTIAL INFILTRATION

6. MISCELLANEOUS METALS

- A ANCHOR BOLTS 5/8" DIA x 12" LONG @ 8'-0" O.C. MAXIMUM
- B ROLLED STRUCTURAL SHAPES A 5 T M A-36 STEEL, SIZES ON DRAWING(S)
- C CONCRETE REINFORCEMENT A 5 T M A-60 BILLET STEEL w/UPSET SURFACE
- D JOIST HANGERS 18 GAUGE GALVANIZED STEEL

7. CARPENTRY

- A NAILING SHALL BE IN ACCORDANCE WITH IRC, "RECOMMENDED FASTENING SCHEDULE"
- B HEADERS IN WOOD FRAME WALLS SHALL BE IN ACCORDANCE WITH MSBC, UNLESS INDICATED OTHERWISE ON DRAWING(S) IRC 2015
- C ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- D MINIMUM BEARING FOR JOISTS = 1 1/2" x 1 1/2" (2 25 SQ IN)
- E METAL JOIST HANGERS SHALL BE INSTALLED AT ALL FLUSH FRAME CONNECTIONS
- F FLOOR JOISTS SHALL BE DOUBLED, MIN UNDER PARTITIONS PARALLEL TO JOISTS
- G ALL WOOD CLOSER THAN 18" TO GRADE SHALL BE PRESSURE TREATED
- H ALL WOOD GIROERS CLOSER THAN 12" TO GRADE SHALL BE PRESSURE TREATED
- I WOOD STUDS, EASTERN HEMLOCK, EASTERN SPRUCE OR HEMLOCK FIR GRADED #2 OR BETTER
- J ALL FRAMING LUMBER UNLESS NOTED OTHERWISE

(a) Fb = 1150 p.s.i. (b) E = 1,400,000 p.s.i.

- K ALL LUMBER SIZES AS FOLLOWS, UNLESS NOTED BETTER OTHERWISE ON DRAWING(S).

- (a) SILL AS SHOWN ON DRAWING(S)
- (b) GIRDER AS SHOWN ON DRAWING(S)
- (c) MSC BEAMS AS SHOWN ON DRAWING(S)
- (d) FLOOR JOIST AS SHOWN ON DRAWING(S)
- (e) BRIDGING (2) 1"x3" (OR EQUAL) DIAGONALS @ MIDSPAN OR 8'-0" O.C. MAX
- (f) CEILING JOIST AS SHOWN ON DRAWING(S)
- (g) RAFTER AS SHOWN ON DRAWING(S)
- (h) RIDGE AS SHOWN ON DRAWING(S)
- (i) STUD (EXT. WALL) 2"x4" @ 16" O.C. (a) 2" OR STUD GRADE w/ SINGLE SHOE AND DOUBLE
- (j) STUD (INT. WALL) 2"x4" @ 16" O.C. (PLATE)
- (k) PLYWOOD

- * SUBFLOOR SINGLE LAYER 23/32" WEYERHAEUSER EDGE PANEL (24" SPAN RATING)
- * GLUED & Nailed
- * UNDERLAYMENT 1/2" APA UNDERLAYMENT UNDER ALL SHEET GOODS w/ RESIN PAPER (OR EQUAL)
- * SLI SHEET BETWEEN LAYERS OF WOOD
- * WALL SHEATHING 7/16" WOOD STRUCTURAL PANEL AS PER WFCM 100 MPH EXPOSURE
- * SHEATHING TO BE PLYWOOD - NOT OSB OR ZIPBOARD
- * ROOF SHEATHING 5/8" CDX 240 (EXTERIOR), GLUE & NAIL
- * MSC AS SHOWN ON DRAWINGS

- B ROOF WINDOWS/SKYLIGHTS
- C ALL ROOF WINDOWS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL BE PROVIDED WITH SCREEN(S), OPERATING POLE(S) & REMOTE OPERATOR(S) AT OWNERS' OPTION

C INSULATION

- (a) ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF IRC, "ENERGY CONSERVATION"

- (b) MINIMUM INSULATION VALUES AS FOLLOWS
- TERMOSEAL 2000 CLOSED-CELL SPRAY FOAM INSULATION

ELEMENT	DESCRIPTION	MATERIAL	"R"
(a) WALLS	MECHANICALLY HEATED & OR COOLED SPACED ELECTRICAL HEAT	SEE "ENERGY REQUIREMENTS" NOTE	
		6"	30 @ NEW 2X6 WALLS
			15 @ EXISTING 2X4 WALLS
(b) FOUNDATION	WALLS, INCL. (INSUL. MAY BE OMITTED IF OR BAND JOIST CEILING ABOVE IS INSULATED)		
	2" RIGID BOARD INSUL.		
(c) SILL		(N/A)	
(d) ROOF / CEILING ASSEMBLY	SEE DRAWINGS FOR LOCATIONS		60 @
(e) WINDOWS w/ MECH. HEATED COOLED SPACE	w/ ELECT. HEAT	LOW E4 GLASS U26	
(f) DOORS	AS SHOWN ON DRAWING(S)	U34	
(g) FLOORS	SEE DRAWINGS FOR LOCATIONS	U30	
(h) HEATING & OR "ARMAFLEX" (OR EQUAL) HOT WATER PIPES	PIPE INSULATION		
(i) DRAIN PIPES	ALL PVC (OR EQUAL) DRAIN PIPES IN WALLS & CEILING FILL IN STUD OR JOIST BAY	"ARMAFLEX" (OR EQUAL) + F G	

8. MOISTURE PROTECTION

- A) DAMP-PROOFING - (2) COATS ASPHALTIC COMPOUND, UNDILUTED, BRUSHED ON FOUNDATION WALLS TO A POINT 4" BELOW FINISH GRADE. ALL DAMP-PROOFING SHALL BE APPLIED ONLY AFTER PLUGGING OF CONCRETE IS COMPLETE
- B) FOUNDATION DRAIN - 4" IN DIAMETER SCHEDULE 40 PVC PIPE, PITCH 1/8" PER FOOT TO OUTFALL. AS DETERMINED BY OWNER. PIPE INVERT AT HIGHEST POINT TO BE SET BELOW BOTTOM OF LOWEST SLAB ELEVATION
- C) MOISTURE BARRIER - 6 MIL POLYETHYLENE FILM SET DIRECTLY ON COMPACTED BASE COURSE WHERE RIGID INSULATION IS TO BE INSTALLED. SUCH INSULATION SHALL BE PLACED ABOVE THE MOISTURE BARRIER FILM
- D) VAPOR BARRIER
- a) EXTERIOR WALL SHEATHING "TYVEK" AT ALL EXTERIOR WALL SHEATHING PRIOR TO INSTALLATION OF FINISH SIDING MATERIAL
- b) EXTERIOR ENVELOPE (INTERIOR) 4 MIL POLYETHYLENE FILM APPLIED TO INTERIOR FACE OF EXTERIOR STUDS & UPPERMOST CEILING JOISTS WHEN VAPOR BARRIER IS NOT INTEGRATED INTO INSULATION
- c) BATHROOMS) 4 MIL POLYETHYLENE FILM APPLIED TO ROOM SIDE FACE OF ALL STUDS & CEILING JOISTS
- E FLASHING (a) WINDOW / DOOR ALUMINUM DRIP CAP ABOVE ALL HEAD TRIM
- (b) CHIMNEY @ ROOF 2.5 lb PER SQ. FT. LEAD SET INTO HORIZONTAL JOINTS @ CHIMNEY & LAID FLAT AGAINST

- ROOF PLANE & LACED INTO ROOF SHINGLES & OR COVERING
- (a) WALL-ROOF INTERFACE ALUMINUM STEP FLASHING w/ 2" LAP
- (b) ROOF RAKE 5" ALUMINUM DRIP EDGE w/ PAINTED MATCH WOOD RAKE COLOR
- (c) ROOF DRIP EDGE
- (d) ROOF VALLEY WEAVER
- (e) SEALANT BUTYL OR ACRYLIC, COLORLESS
- (f) CAULKING SILICONE ALL JOINTS IN & BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED
- (g) ROOF COVER CERTAINTED LANDMARK SHINGLES, COLOR COBBLESTONE GRAY
- (h) GUTTERS TBD
- (i) LEADERS (DOWNSPOUTS) 2" x 3" ALUMINUM
- (j) ALL ROOF TO BE PROTECTED WITH ICE & WATER SHIELD

9. VENTILATION

- A EAVE CONTINUOUS SOFFIT VENT STRIP
- B BAFFLE PREFORMED STYROFOAM VENTILATION CHUTE "PROPER VENT" OR EQUAL
- C RIDGE PREFORMED P.V.C. CONTINUOUS CELLULAR STRIP
- D GABLE SEE DRAWING(S)

- E BATHROOMS TO BE MECH VENTS TO THE EXTERIOR WITH METAL DUCTS

10. INTERIOR FINISH

- A WALLS & CEILING MATERIALS
- (a) 1/2" GYPSUM BOARD, CORNERS REINFORCED w/ PERFORATED GALVANIZED STEEL CORNER BEAD w/ 1/2" PLASTER VENEER
- B STANDING TRIM MATCHING EXISTING TO BE SELECTED BY OWNER
- C FLOOR(S) THE SELECTION OF MATERIAL, COLOR, PATTERN, TEXTURE, FINISH ECT., OF ALL FLOOR(S) SHALL BE THE OWNERS RESPONSIBILITY
- D CABINETS - THE SELECTION & ARRANGEMENT OF ALL CABINETS SHALL BE THE OWNERS RESPONSIBILITY

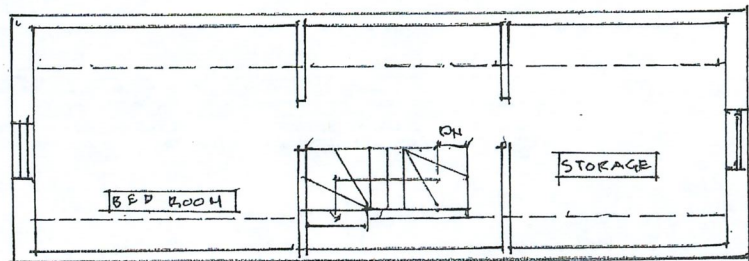
11. EXTERIOR FINISH

- A MATERIAL(S) SEE DRAWING(S)

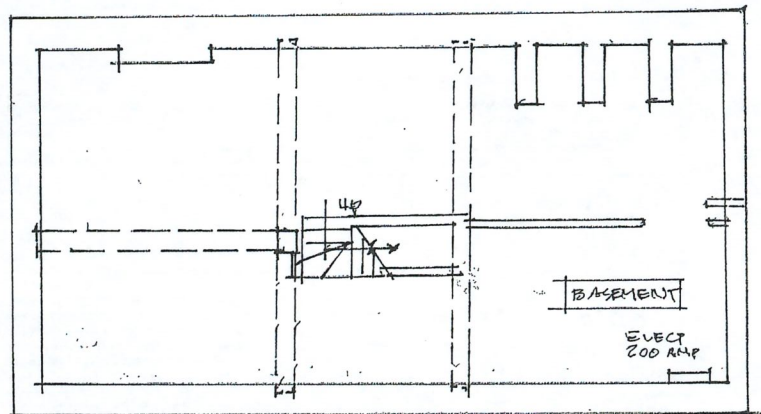
12. SMOKE DETECTOR(S) CARBON MONOXIDE DETECTORS

- A DWELLING UNIT(S) LOCATIONS(S)
- B HIGHEST HABITABLE LEVEL
- C EACH LEVEL BELOW HIGHEST LEVEL INCLUDING BASEMENT - ONE (1) MIN. REQUIRED FOR EACH LEVEL
- D ONE (1) REQ'D FOR EACH 1000 SQ. FT. OF EACH FLOOR LVL.
- E ONE (1) REQ'D INSIDE EACH SLEEPING AREA
- F ONE (1) REQ'D AT BASE OF EACH STAIR
- G CARBON MONOXIDE DETECTORS AT BASEMENT AND EVERY HABITABLE LEVEL OF DWELLING

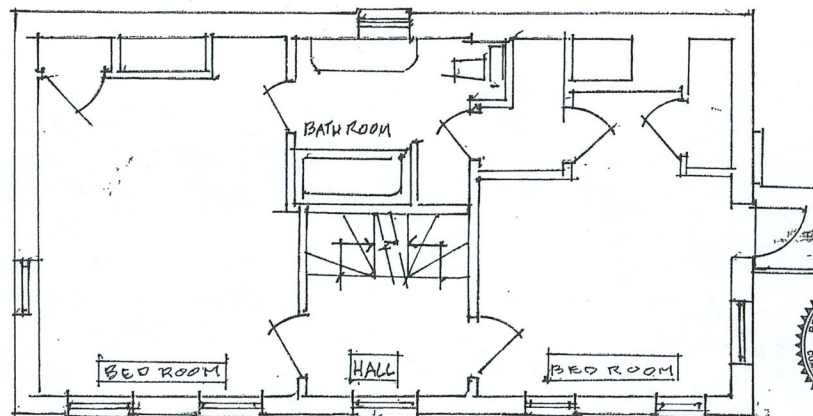




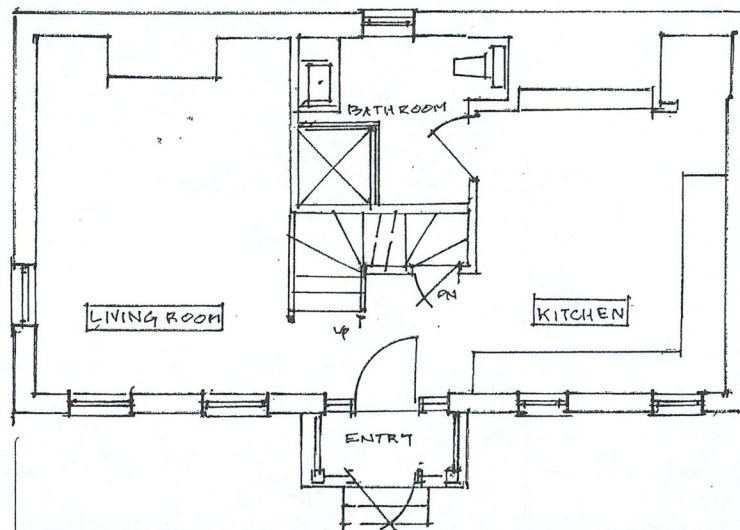
THIRD FLOOR PLAN
EXISTING 1/4" = 1'-0"



BASEMENT PLAN
EXISTING 1/4" = 1'-0"



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

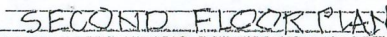


FIRST FLOOR PLAN
EXISTING 1/4" = 1'-0"



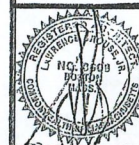
ADGE CONSTRUCTION MAN PROPOSED ADDITION
33 APPLEBOK RD.
FRAMINGHAM
CAMBRIDGE, MA
01740-5097

El



$\frac{1}{4} = 1:4$

A TW 2646 2'-8 $\frac{1}{8}$ " x 4'-8 $\frac{1}{8}$ "
 B TW 2642 2'-8 $\frac{1}{8}$ " x 4'-8 $\frac{1}{8}$ "
 C TW 2632 2'-8 $\frac{1}{8}$ " x 3'-4 $\frac{1}{8}$ "
 D TW 2636 2'-8 $\frac{1}{8}$ " x 3'-8 $\frac{1}{8}$ "
 ANDERSEN D.H.
 11-26

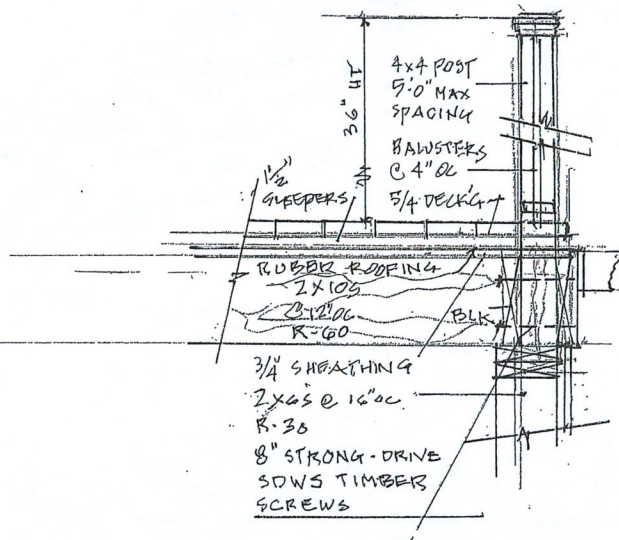


PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE MA.

ADG CONSTRUCTION MAN
53 ABBE DOR RD.
PRAMINGHAM

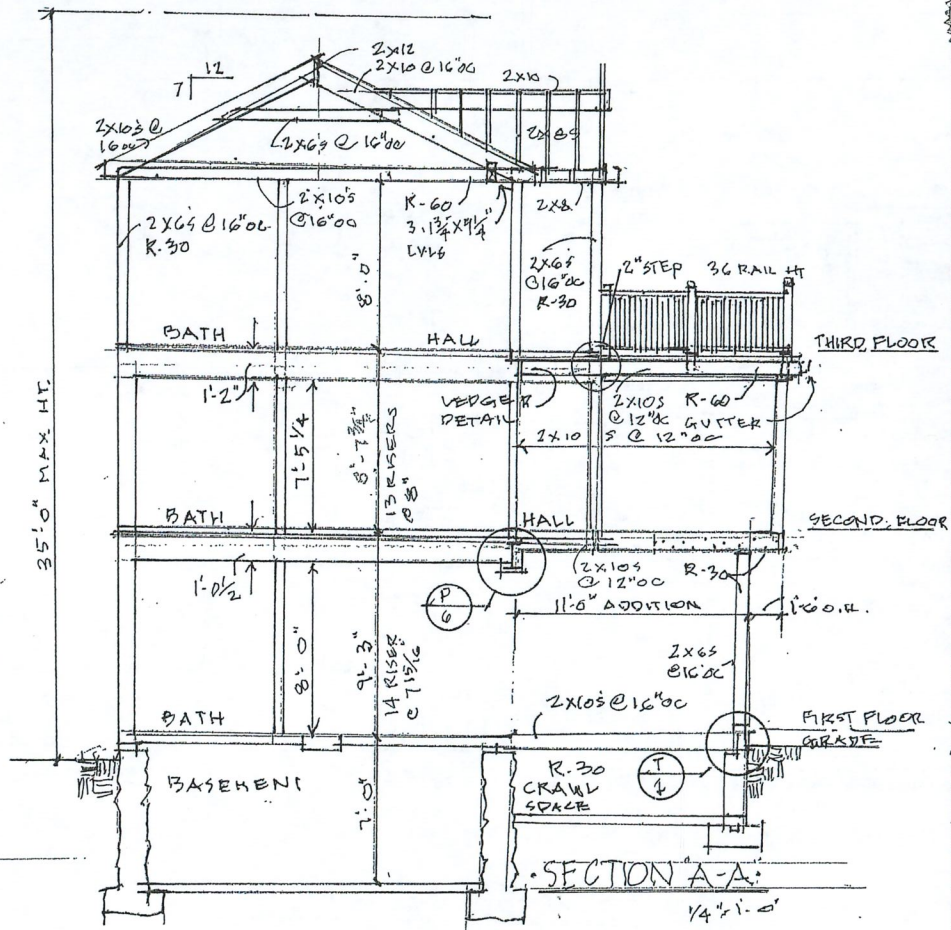
LaTeX by Lily





DECK DETAIL

1/2" = 1'-0"



SECTION A-A

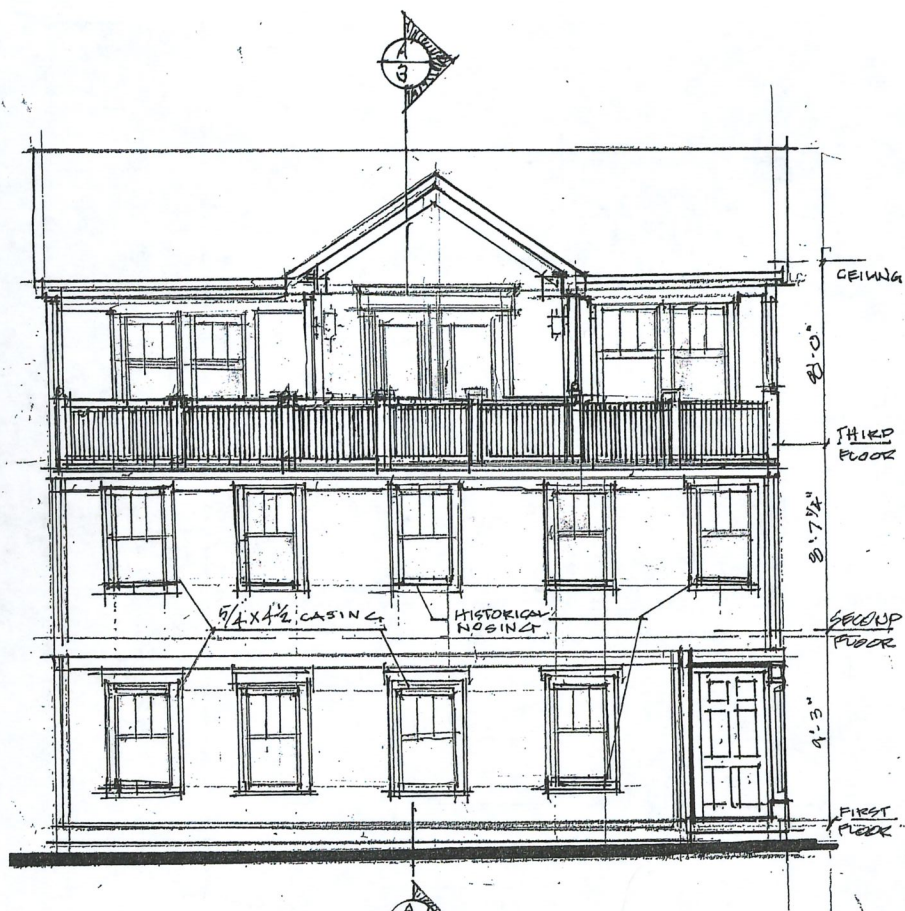
1/4" = 1'-0"



PROPOSED ADDITION
2A WINTER STREET
CAMBRIDGE MA

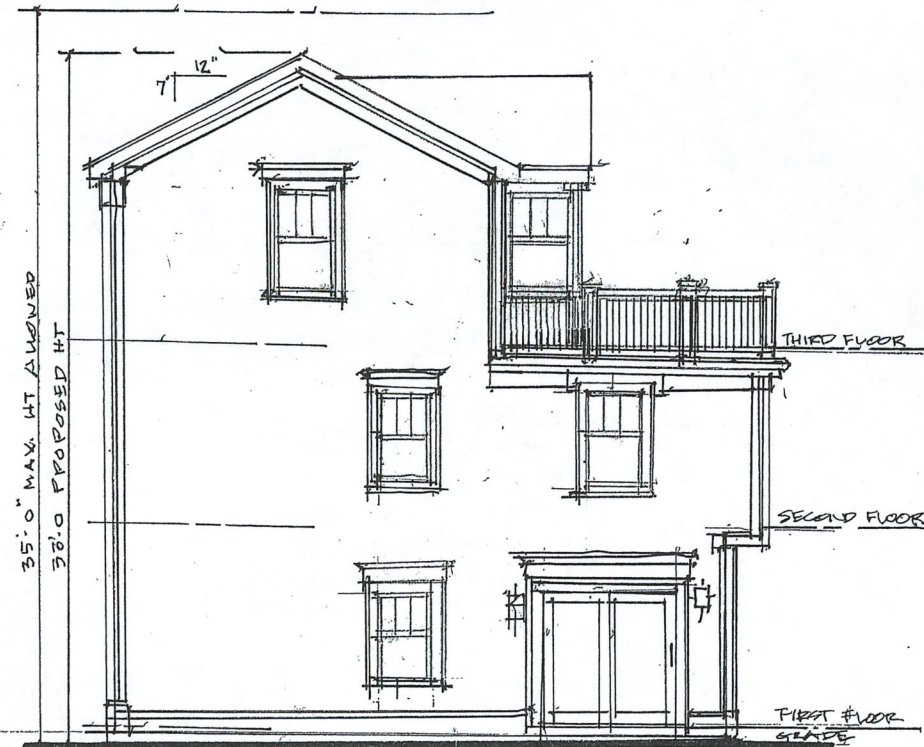
AUG CONSTRUCTION MAN
13 APPLE ORCH RD
FRANKLIN MA
6/7/90, 5/97

5



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

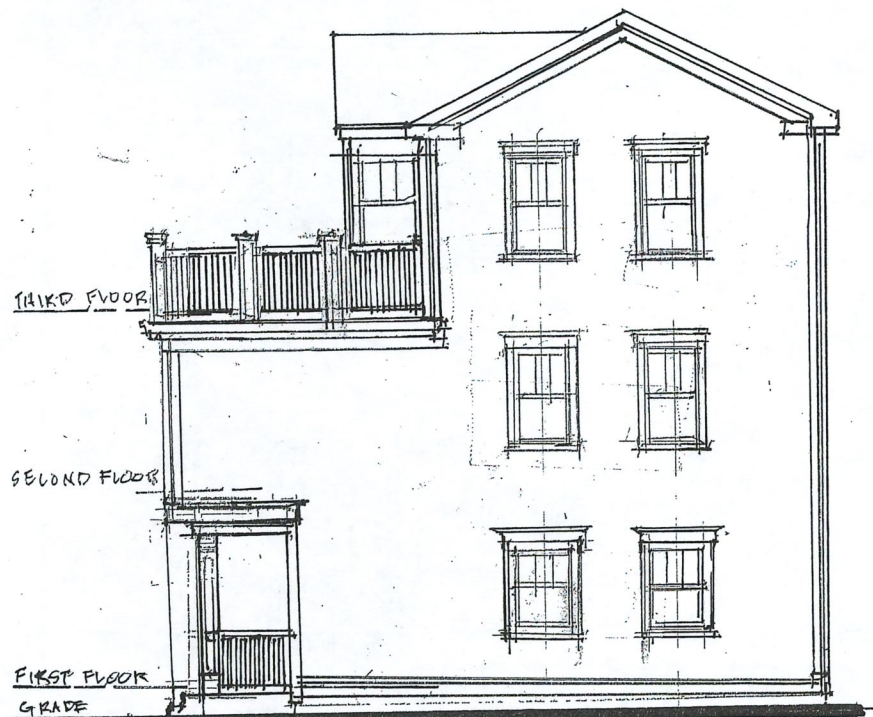


PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE MA

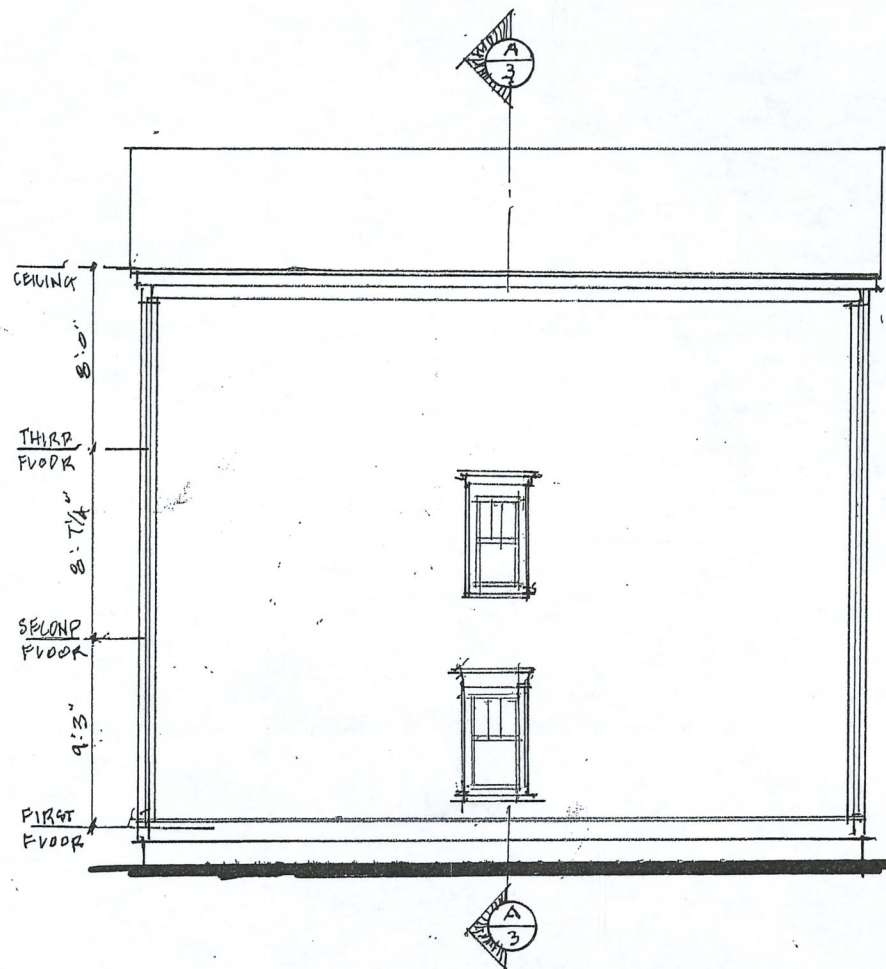
ADG CONSTRUCTION MAN
53 APPLE DOG RD
FRAMINGHAM
617.460.5097

4

11.7.25



RIGHT ELEVATION
1/4" = 1'-0"



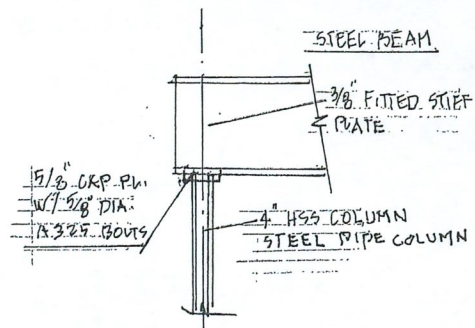
REAR ELEVATION
1/4" = 1'-0"



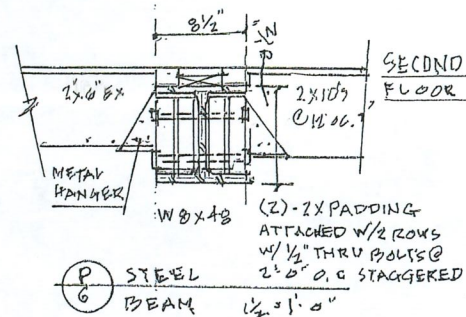
ADG CONSTRUCTION MAN PROPOSED ADDITION
23 APPLE DOOR RD 24 WINTER STREET
FRAMINGHAM CARBRIDGE, MA
CITY AGG. 7097

5

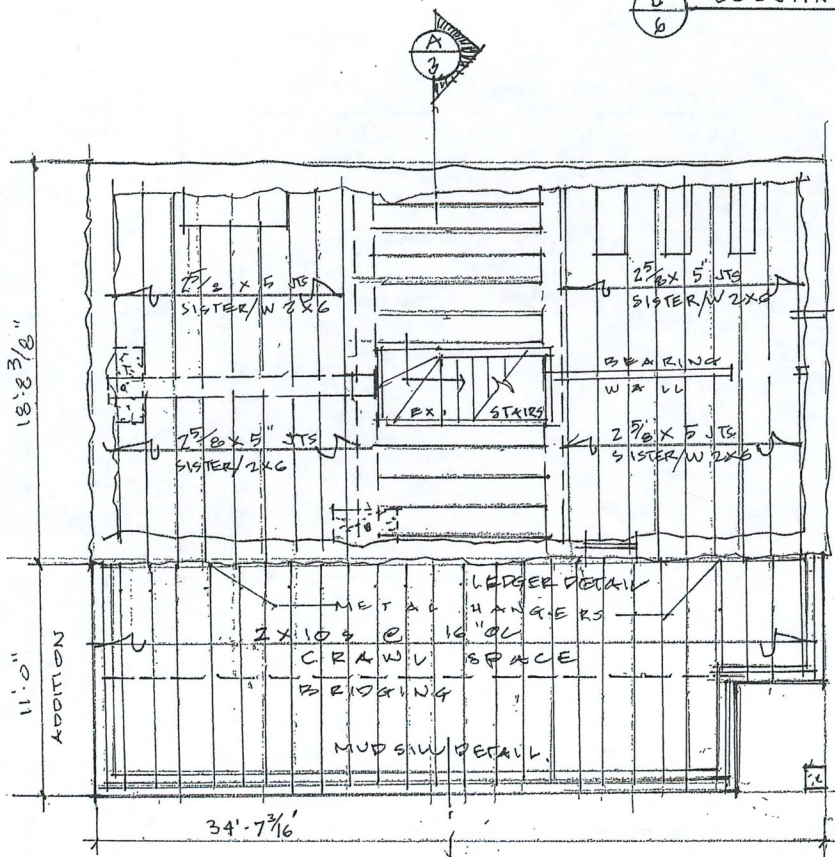
11-7-25



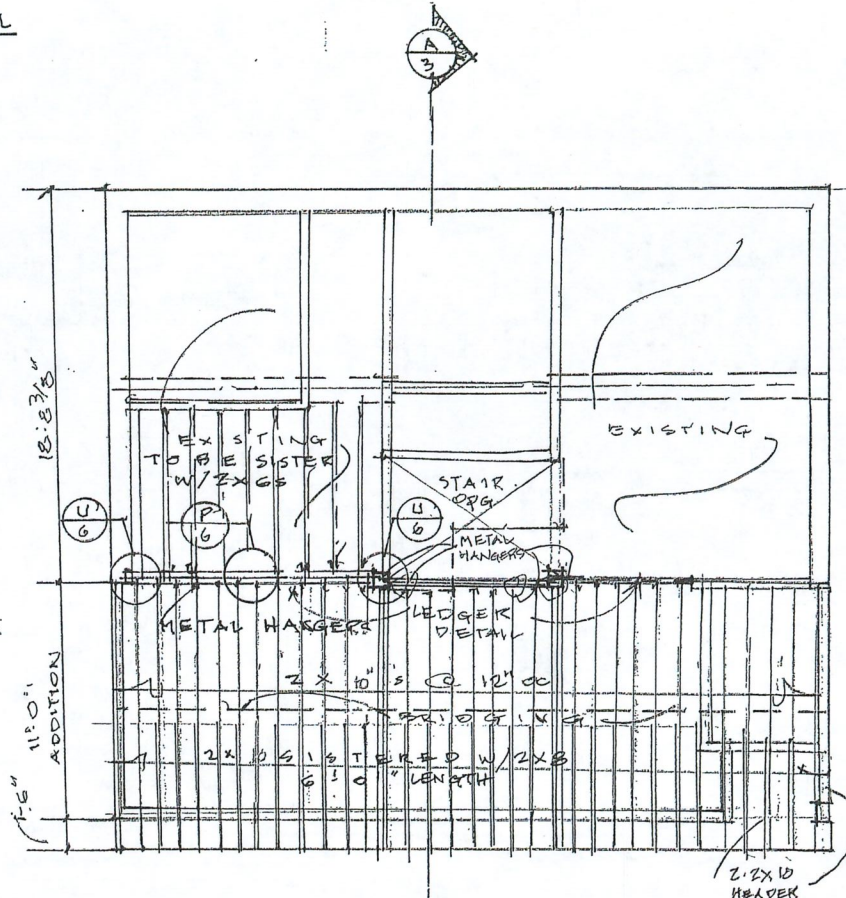
U COLUMN DETAIL
N 6



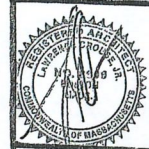
P STEEL BEAM
N 6



A 3 FIRST FLOOR FRAMING
1/4" = 1' 0"



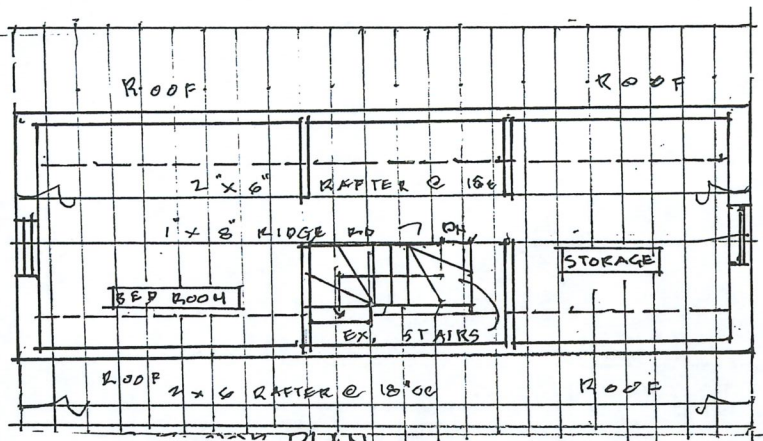
A 3 SECOND FLOOR FRAMING
1/4" = 1' 0"



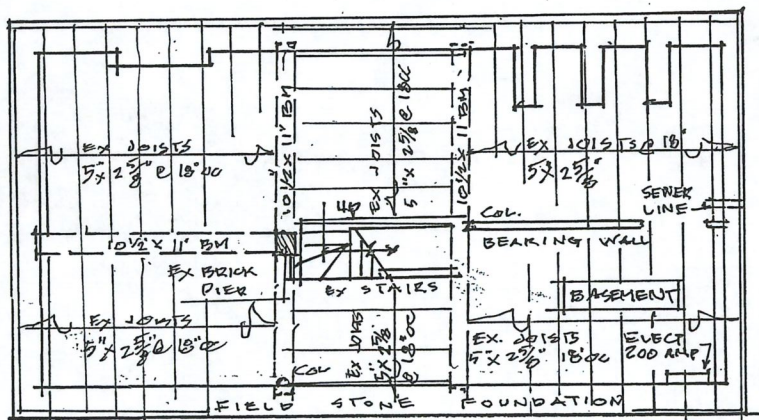
PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE MA

ADG CONSTRUCTION MAN
33 APPLE DOG RD
FRAMINGHAM
017 400 5047

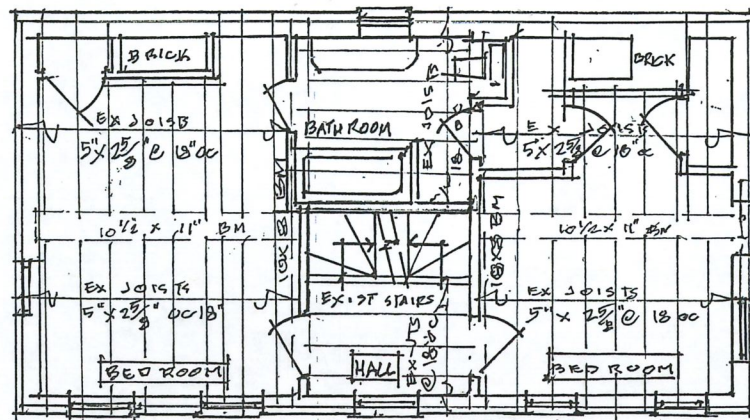
6



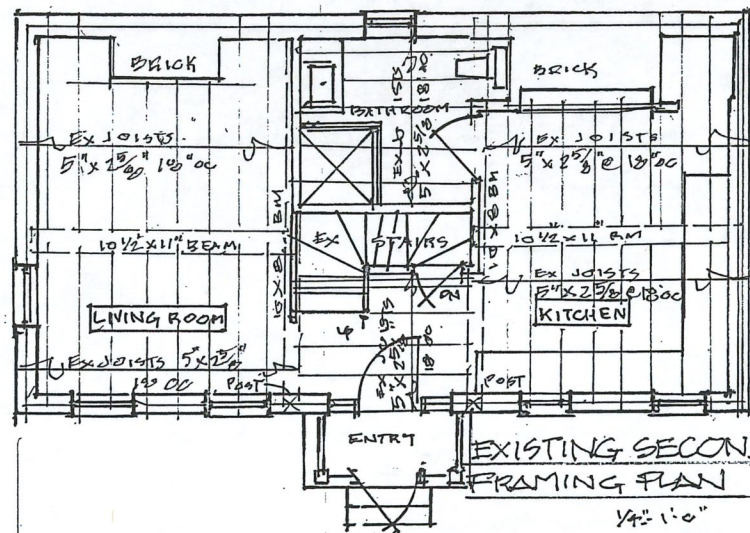
• EXISTING ROOF FRAMING •
1/4" = 1'-0"



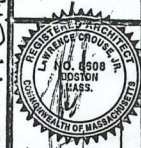
• EXISTING FIRST FLOOR FRAMING •
1/4" = 1'-0"



• EXISTING THIRD FLOOR FRAMING •
1/4" = 1'-0"



EXISTING SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

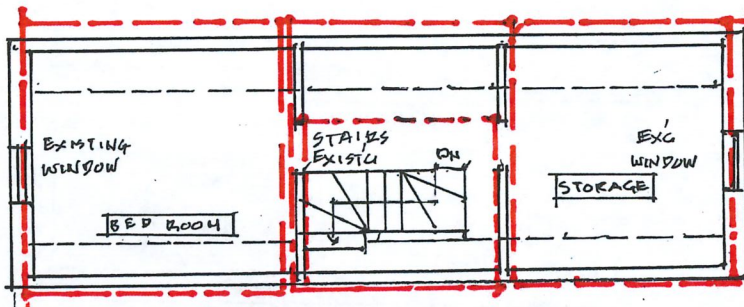


PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE, MASS.

ADG CONSTRUCTION, INC.
53 APPLE DUCK RD.
FRAMINGHAM
01740-5007

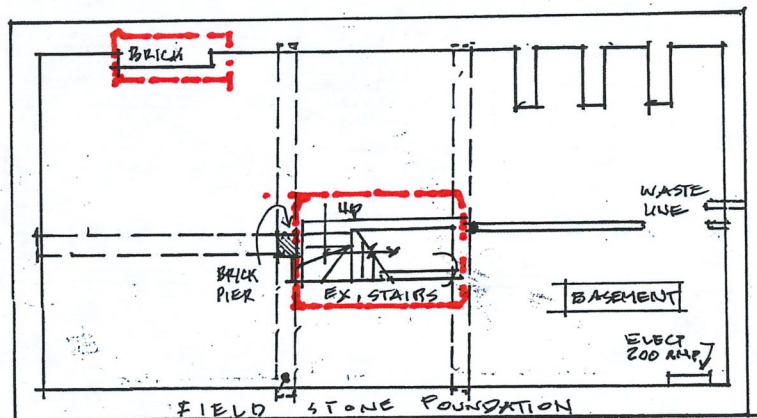
E-1

11.6.25



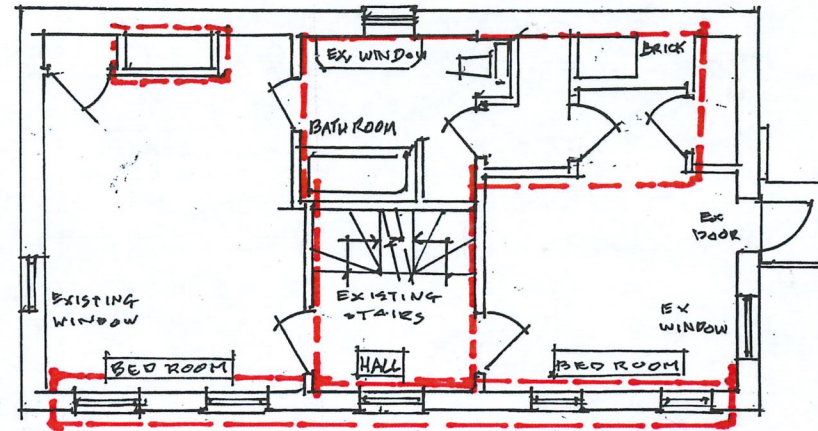
• ATTIC PLAN •

1/4" = 1'-0"



• BASEMENT PLAN •

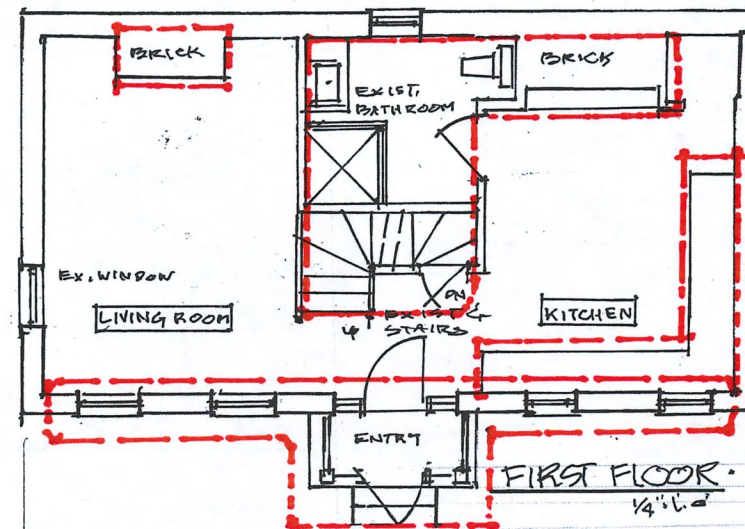
1/4" = 1'-0"



• SECOND FLOOR •

1/4" = 1'-0"

NOTE: ALL PROPOSED ITEMS
IN RED WERE SELECTED
DEMOLITION FOR
THE ISSUED PERMIT SET.



• FIRST FLOOR •

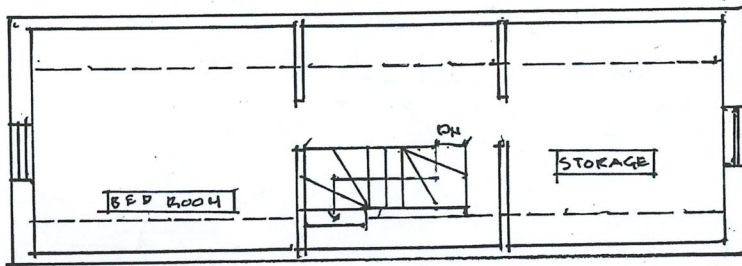
1/4" = 1'-0"



PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE, MA.
ADG CONSTRUCTION, INC.
99 APPLE DUCK RD.
FRAMINGHAM
917-460-5047

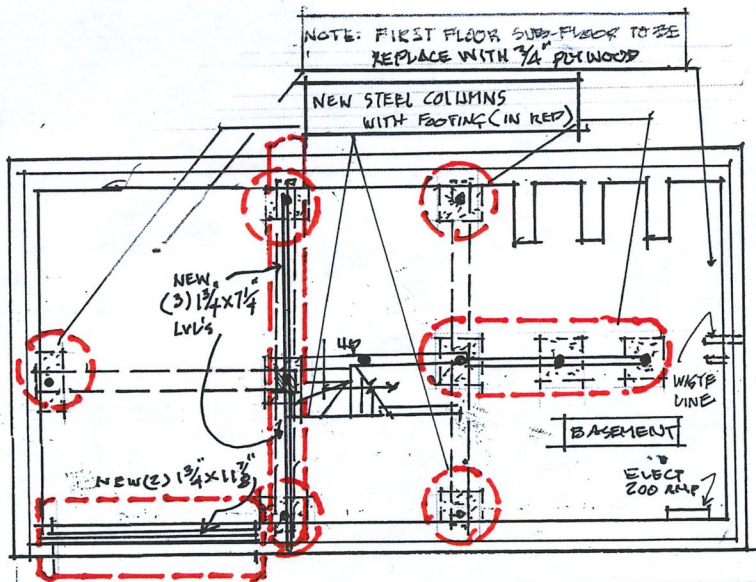
D-1

N. 6.25



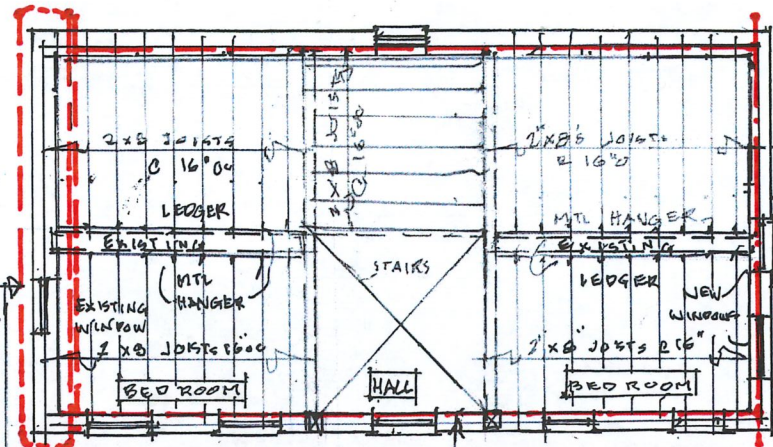
• ATTIC/ROOF FRAMING •

1/4" = 1'-0"



• FIRST FLOOR FRAMING •

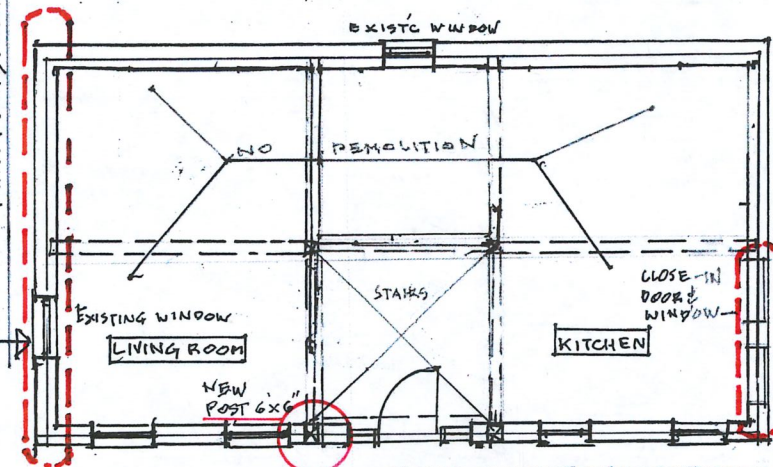
1/4" = 1'-0"



NOTE: EXISTING TIMBER BEAM REMAINS
THIRD FLOOR TO HAVE
NEXT 2x8 @ 16" OC
3/4" PLYWOOD SUB-FLOORING

• THIRD FLOOR FRAMING •

1/4" = 1'-0"



• SECOND FLOOR FRAMING •

1/4" = 1'-0"



PROPOSED ADDITION
24 WINTER STREET
CAMBRIDGE, MA.

ADG CONSTRUCTION, INC.
58 APPLEDOCK RD.
FRAMINGHAM
01460-5097

D-2

11.6.25

ADG CONSTRUCTION MANAGEMENT

RESIDENTIAL & COMMERCIAL PLANNING

53 APPLE DOR RD
FRAMINGHAM MA, 01701

November 10, 2025

Re:

Calculations for Demolition
Renovation/Addition
24 Winter St Unit 3
Cambridge, MA 02141

Re: Calculations for demolition regulations

Area calculations for demolition percentage:

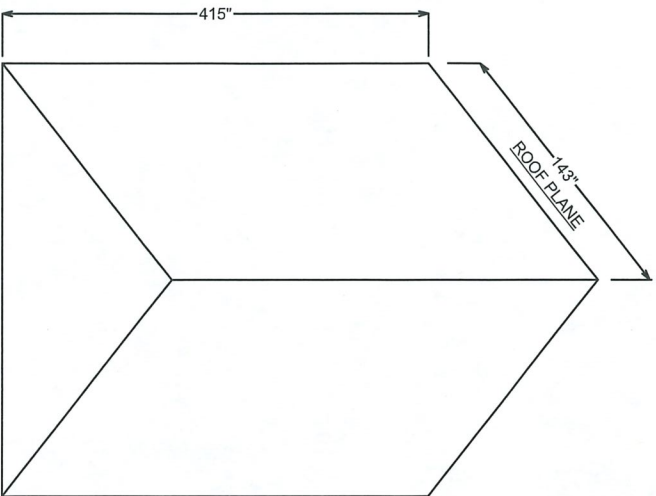
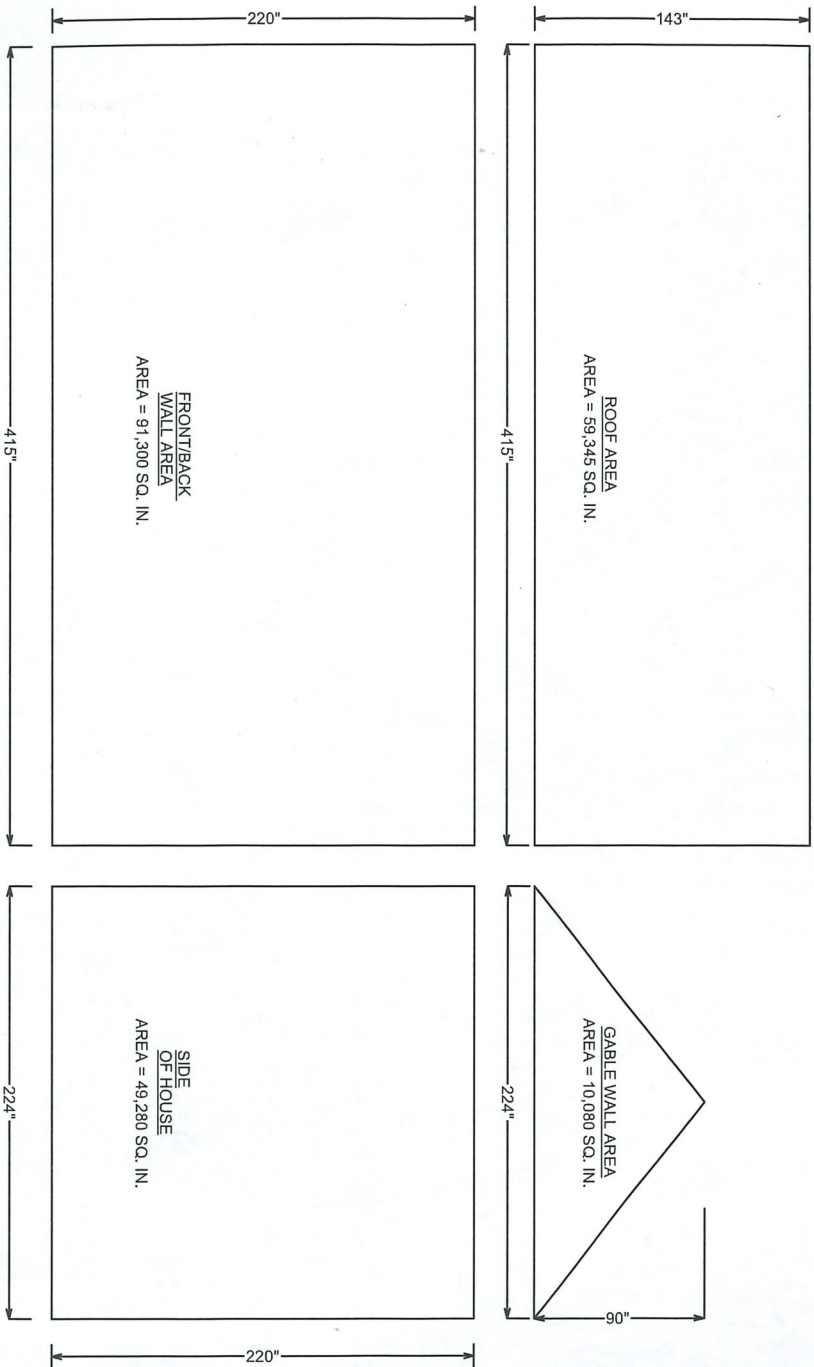
Total area of existing structure including roof (in inches):

$$\begin{array}{r} 59,345'' * 2 = 118,690 \\ + 10,080'' * 2 = 20,160 \\ + 91,300'' * 2 = 182,600 \\ + \underline{49,280'' * 2 = 98,560} \\ 420,010 \text{ sq in} \end{array}$$

Non permitted demolition allowed up to 25% or 105,002.5 sq. in.

Amount of structure that has been demolished is 67% or 279,430 sq. in.

See following sheet for calculation drawings



ADG CONSTRUCTION MANAGEMENT
 LAWRENCE CROUSE #8608
 617-460-5097



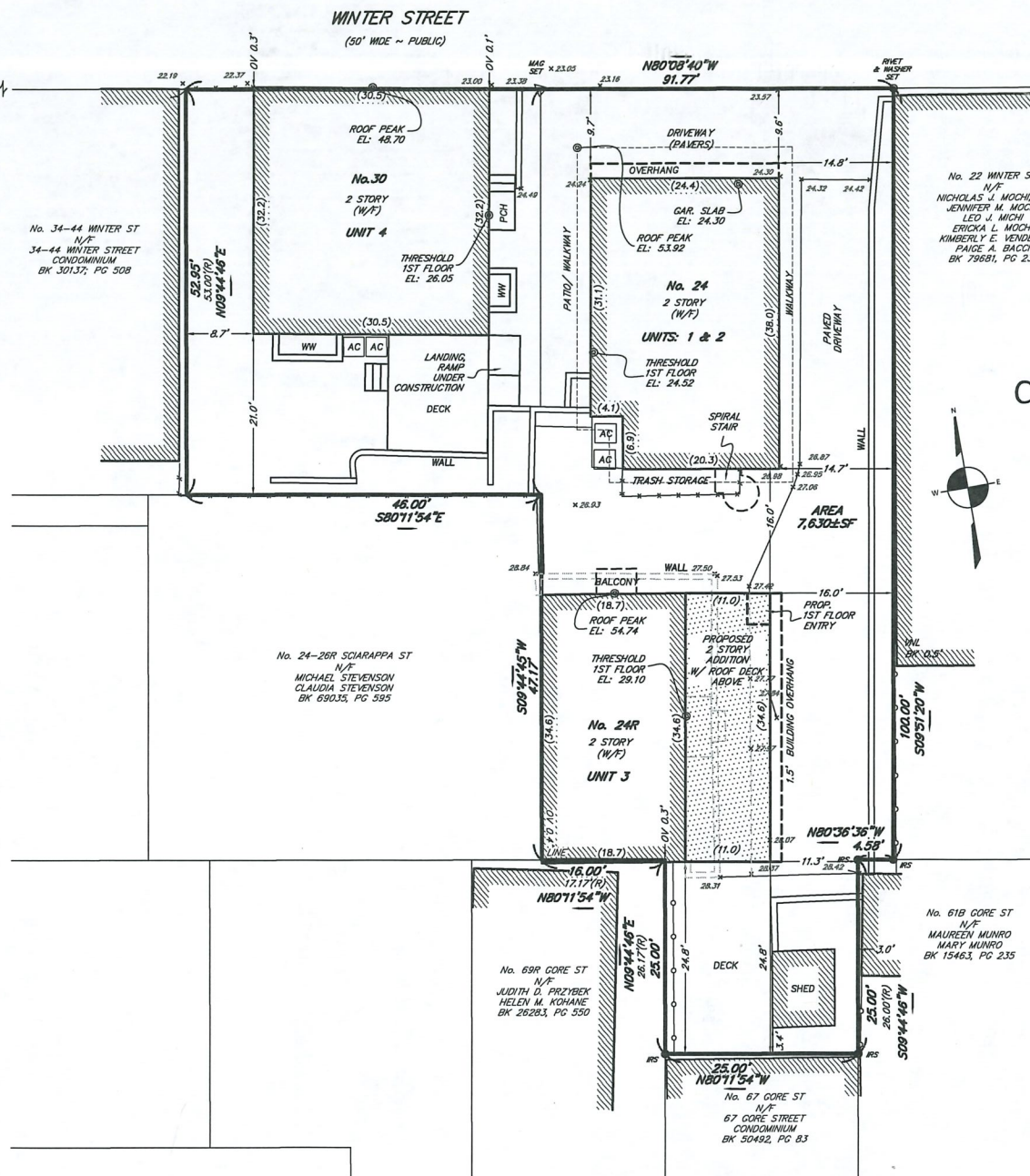
BOSTON

SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

CERTIFIED PLOT PLAN

LOCATED AT
24-30 WINTER STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



SCIARAPPA STREET
(50' WIDE ~ PUBLIC)

PREPARED FOR:
OWNERS OF RECORD
WILLIAM J. GIBSON, TRUSTEE
LAUREN E. GIBSON, TRUSTEE
24-30 WINTER STREET CONDOMINIUM TRUST
24R WINTER STREET, UNIT 3
CAMBRIDGE, MA 02141

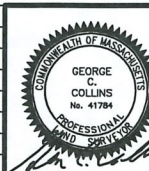
REFERENCES
MASTER DEED: BK 80785, PG 1
UNIT DEED: BK 81005, PG 290
PLANS: BK 243, PG END
PL BK 54, PL 6
BK 10596, PG END
PL 2012 #376
PL 2022 #559
LCC: 5580-A

NOTES:
PARCEL ID: 21-125
ZONING: RESIDENCE C-1
V. DATUM: CAMBRIDGE BASE

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 30, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0577E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	MO, RAP
CHECK:	GCC
DATE:	01/27/25
JOB #	12-00389



Materials List - Proposed Renovation at 24 Winter St Unit 3

Owners: Lauren and William Gibson

Contractor: Andrey Revert

Date: November 9, 2025

Exterior Siding

Prior: Vinyl clapboard siding, 4.5" reveal, in light gray

Proposed: James Hardie fiber cement clapboard siding, 6" reveal, in Light Mist



Proposed trim: James Hardie fiber cement in white

Roofing

Prior: Asphalt shingles, gray

Proposed: Asphalt shingles, gray (Brand: [Timbertex](#) in Antique Slate)

Gutters: Aluminum, K-style 5" in white (Brand: [Amerimax](#))



Decking (rear + 3rd floor)

Prior: Composite decking, gray

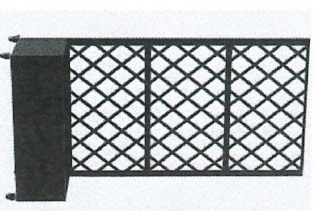
Proposed: Composite decking, [Deckorators](#), in Sandbar brown



Railing (1st floor entryway + 3rd floor deck): [Trex Signature aluminum railing](#), 42 inches high



Trellis (3rd floor deck, south corner):
[Spassway](#) Planter box with trellis, 6ft tall

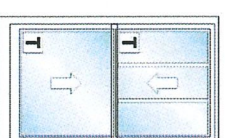


Windows

Window type: Andersen double-hung, vertical grille

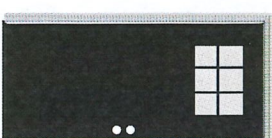
Material: Pine frame, black finish

Trim: White

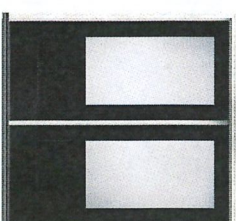


Doors

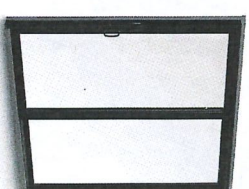
1st floor entrance: [JELD-WEN](#) fiberglass, black



Rear entrance: [Andersen](#) sliding glass door, black



3rd floor entrance: [THERMA-TRU](#) fiberglass double door, black

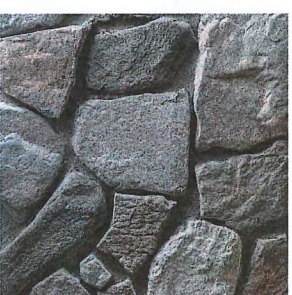


Foundation

Existing: Fieldstone (front wall), brick

Proposed: Concrete

Finish: Stone veneer (front and south walls) in Gray Fieldstone, retaining wall and garden on north wall





Front view (from Third St)



Right view (from Winter St)

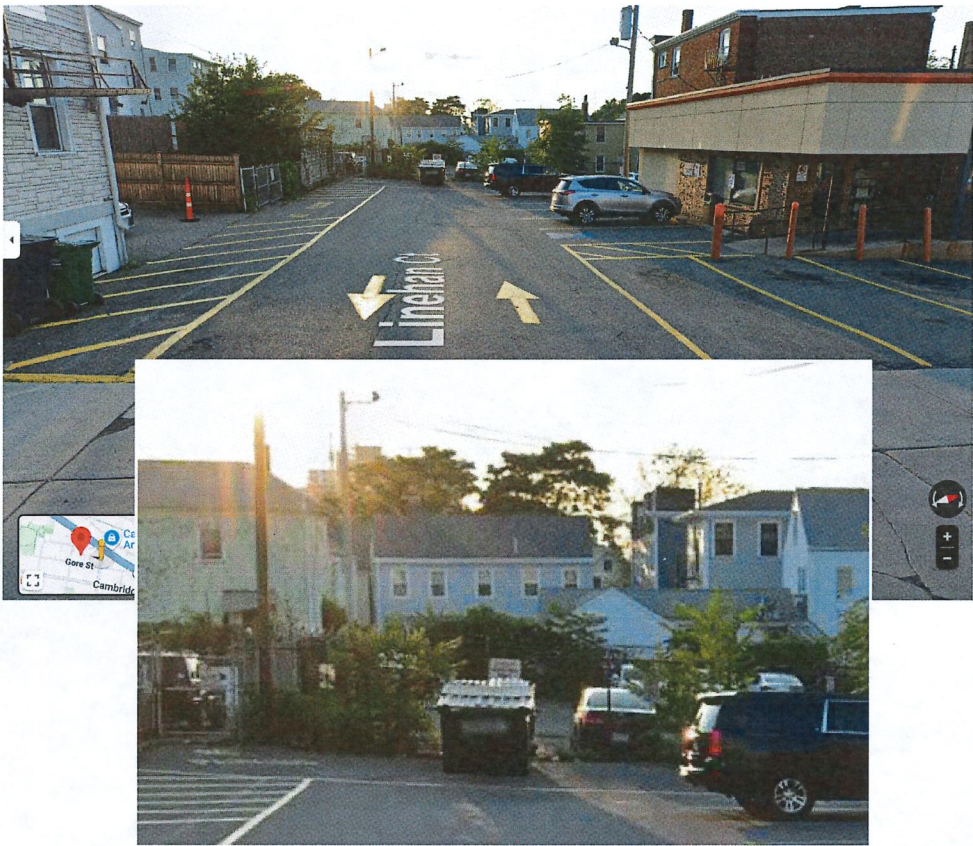


Front view (from Third St)



Left view (from Gore St)

Front View from Third Street

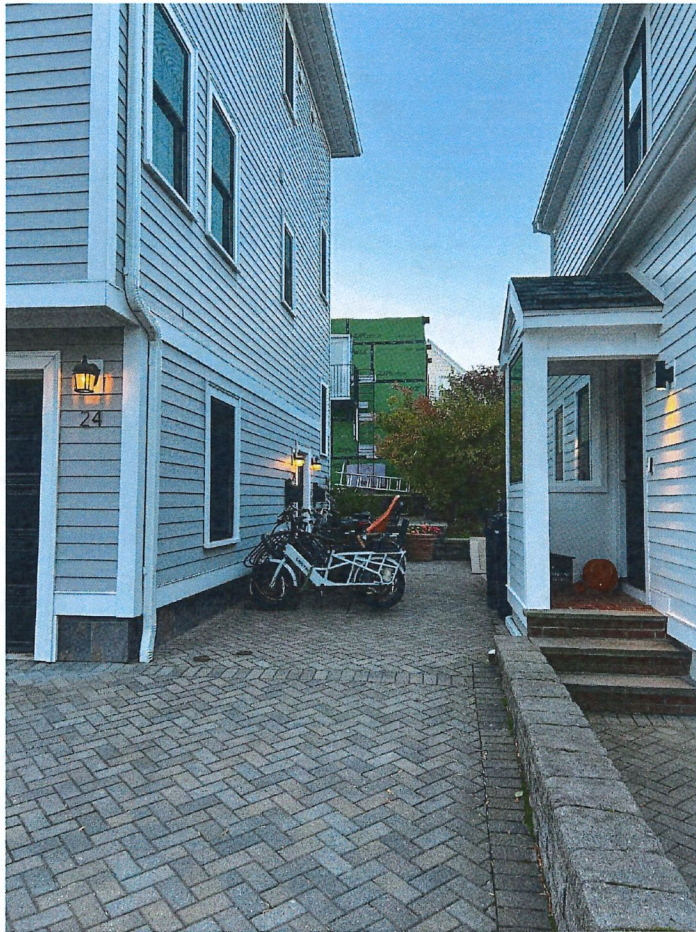


Prior



Proposed

Side View from Winter Street



Prior

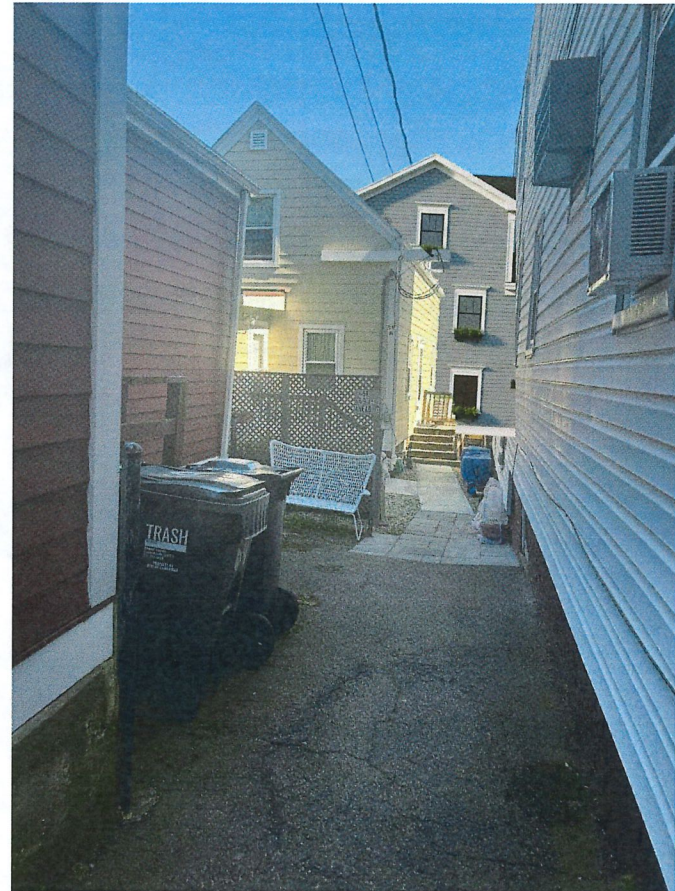


Proposed

Side View from Gore Street walkway



Prior



Proposed