

18 CLINTON RESIDENCE

18 CLINTON LP

18 CLINTON ST / CAMBRIDGE , MA 02138

2025 HISTORIC COMMISSION SET

2/24/2025

PROJECT DESCRIPTION

NARRATIVE:
THE PROJECT CONSIST ON A FULL NEW DESIGN FOR REAR BUILDING (UNIT B) WITH NEW SET BACKS ON SIDE LEFT AND REAR SIDES OF THE PROPERTY, NEW ADDITIONAL LIVING SPACE IN NEW FOOT PRINT AND NEW LEVEL 3. FRONT UNIT (UNIT A) WILL REMAIN AS PREVIOUSLY APPROVED.

AFFILIATES

ARCHITECT:

SKA INC.
357 HURON AVE.
CAMBRIDGE, MA 02138



GENERAL CONTRACTOR:

MATTHEW ROMAN

LANDSCAPE ARCHITECT:

N / A

STRUCTURAL ENGINEER:

DAN WEBB
WEBB STRUCTURAL SERVICES



CIVIL ENGINEER:

HANCOCK SURVEY

CONTENTS

Sheet List	
Sheet Number	Sheet Name
A-000	COVER
A-001	CERTIFIED PLOT PLAN
A-002	SITE PLAN
A-004	EXTERIOR VIEWS
A-005	PROPOSED MASSING PERSPECTIVES
A-006	STREETSCAPE ELEVATION
A-007	STREETSCAPE ELEVATION
A-007A	CURRENT STREETSCAPE PROGRESS PANORAMAS
A-100	ELEVATION WEST
A-101	ELEVATION SOUTH

Sheet List	
Sheet Number	Sheet Name
A-102	ELEVATION EAST
A-103	ELEVATION NORTH
A-200	LEVEL 0
A-201	LEVEL 1
A-202	LEVEL 2
A-203	LEVEL 3
A-204	ROOF PLAN
A-300	EXISTING SITE AERIAL VIEWS
A-301	EXISTING SITE AERIAL VIEWS



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

CERTIFIED PLOT PLAN

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number 2203-0018
Date 2/24/2025
Drawn by SKA
Checked by SKA

A-001

Scale



UTILITY SITE PLAN OF LAND
LOCATED AT
18 CLINTON STREET
CAMBRIDGE, MA

DATE: MARCH 8, 2024 SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

PREPARED FOR:
OWNER OF RECORD:
ASHA DANIERE
280 SOUTH KINGSWAY
TORONTO, ONTARIO, CANADA

REFERENCES:
OWNER OF RECORD:
JOURNAL DANIERE
18 CLINTON STREET
CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
PLAN: No. 609 OF 2015
LCC: No. 316 OF 1989
41951-A
11056-A
13089-A

NOTES:
MAP/LOT: 118-8

ZONING:		
DISTRICT:	RES C-1	
FAR	(MAX.) 0.75	REQUIRED EXISTING
LOT SIZE	(MIN.) 5,000 SF	5,042±SF
LOT AREA/DW. UT	(MIN.) 1,500 SF	
LOT WIDTH	(MIN.) 50'	60.02'
FRONT SETBACK	(MIN.) 15.5'	
SIDE SETBACK	(MIN.) 1.4'	
REAR SETBACK	(MIN.) 0.2'	
HEIGHT	(MAX.) 35'	35.2'
US. OPEN SPACE	(MIN.) 30%	25.8%

* = NON-CONFORMING

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND FEBRUARY 27, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

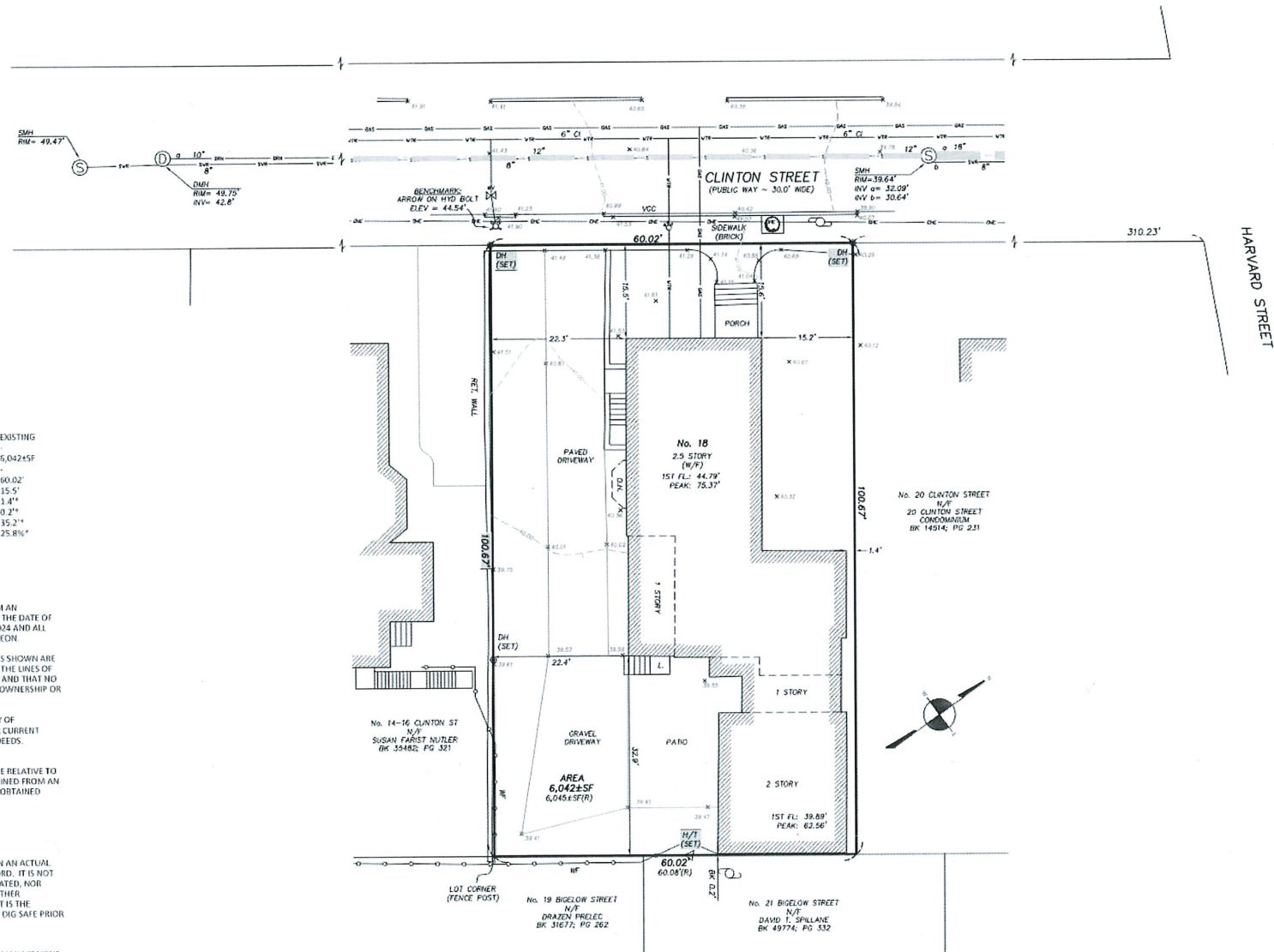
ADJUTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM AN INVERT ELEVATION COMPUTED FROM PLAN OBTAINED FROM THE CITY OF CAMBRIDGE GIS.

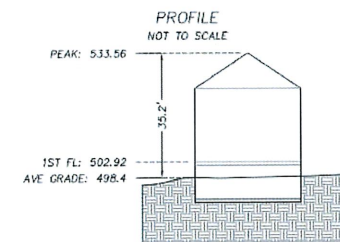
BENCHMARK
1) BOLT ON HYDRANT
ELEVATION = 44.54'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

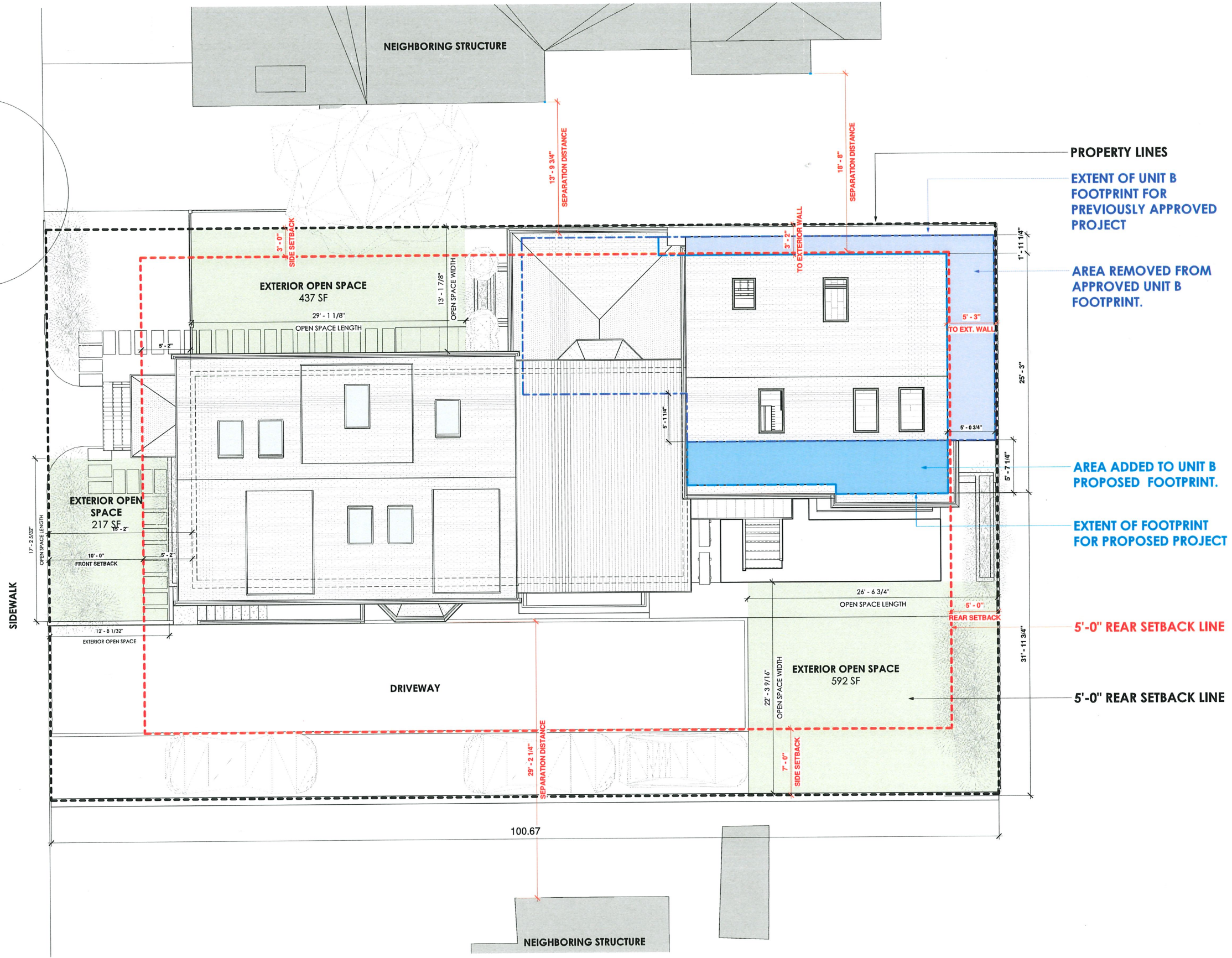
FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 250170576E
EFFECTIVE DATE: JUNE 4, 2010



LEGEND	
BOUND	□
HIGH PIPE/IRON ROD	○
DRILL HOLE	●
BENCHMARK	⊕
GAS VALVE	⊕
HYDRANT	⊕
WATER SHUTOFF	⊕
WATER VALVE	⊕
CATCH BASIN	⊕
DRAIN MANHOLE	⊕
SEWER MANHOLE	⊕
ELECTRIC MANHOLE	⊕
TELEPHONE MANHOLE	⊕
SIGN	⊕
UTILITY POLE	⊕
DRAIN LINE	—
SEWER LINE	—
GAS LINE	—
WATER LINE	—
STONE WALL	—
CHAIN LINK FENCE	—
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



FIELD:	TH
DRAFT:	NPP, SAP
CHECK:	GCC
DATE:	03/08/24
JOB #	21-00519





① UNIT B - PROPOSED - MASSING PERSPECTIVE



② UNIT B - PROPOSE - MASSING STREET VIEW



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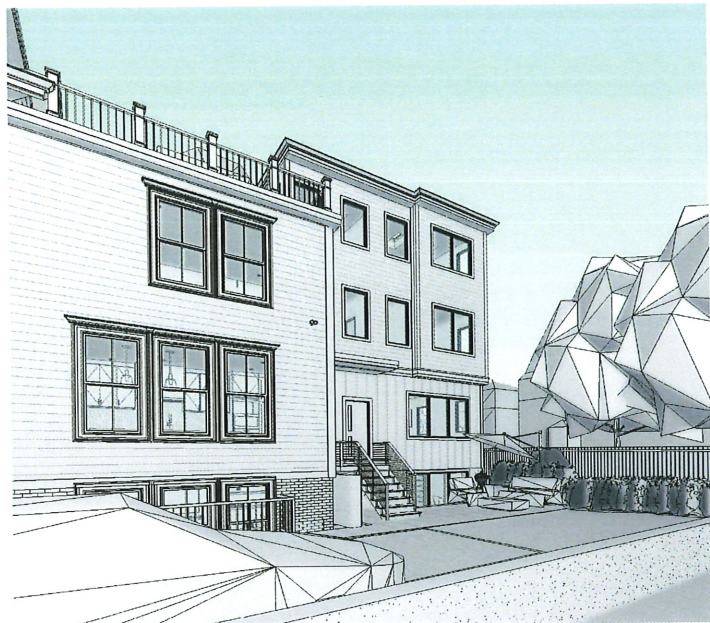
EXTERIOR VIEWS

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

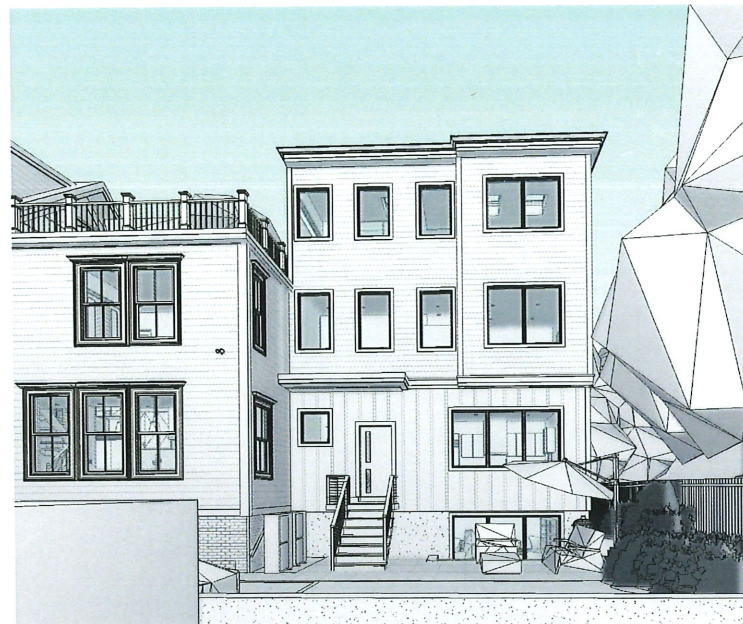
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A-004

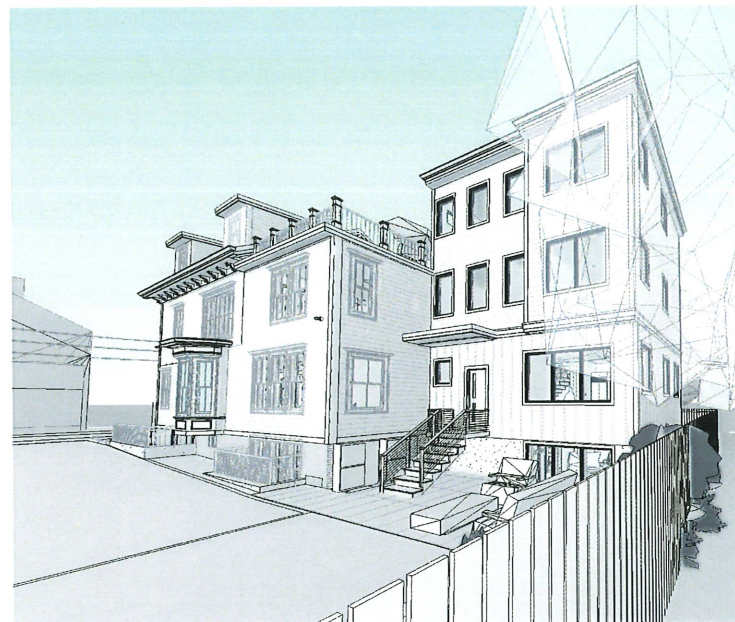
Scale



① UNIT B - MASSING PERSPECTIVE 1



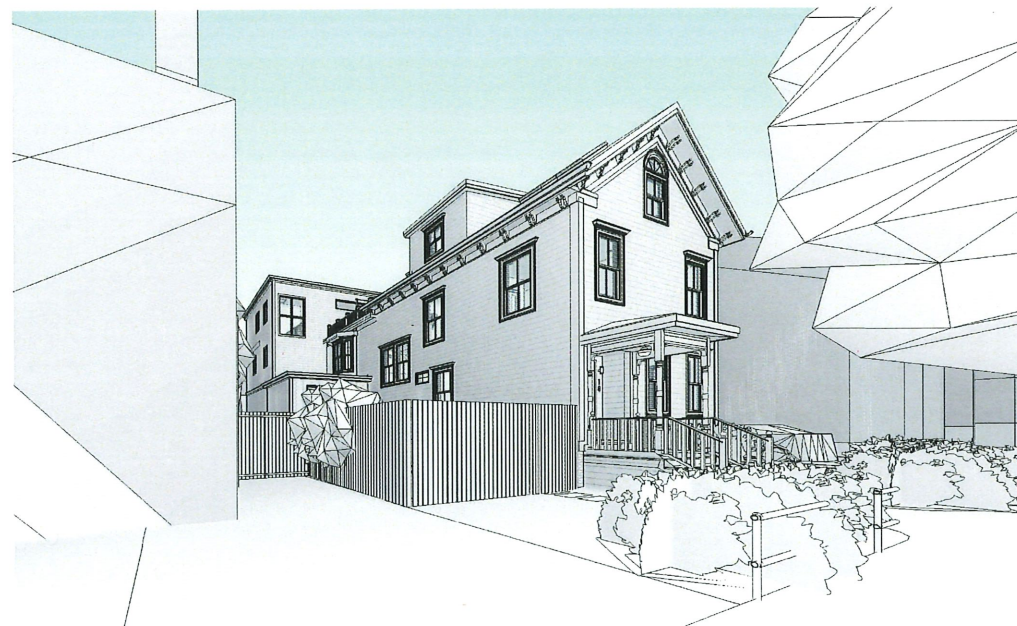
② UNIT B - MASSING PERSPECTIVE 2



③ UNIT B - MASSING PERSPECTIVE 3



④ STREET MASSING PERSPECTIVE 1

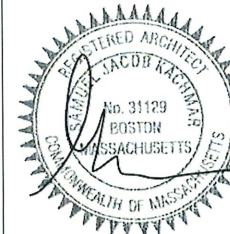


⑤ STREET MASSING PERSPECTIVE 2



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No.	Description	Date

PROPOSED MASSING PERSPECTIVES

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18 CLINTON LP

18 CLINTON ST.
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Scale



STREETSCAPE PANORAMA PHOTO - PROPOSED



STREETSCAPE ELEVATION RENDERING - PROPOSED



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STREETSCAPE
 ELEVATION

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A-006

Scale 3/8" = 1'-0"



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STREETSCAPE
ELEVATION

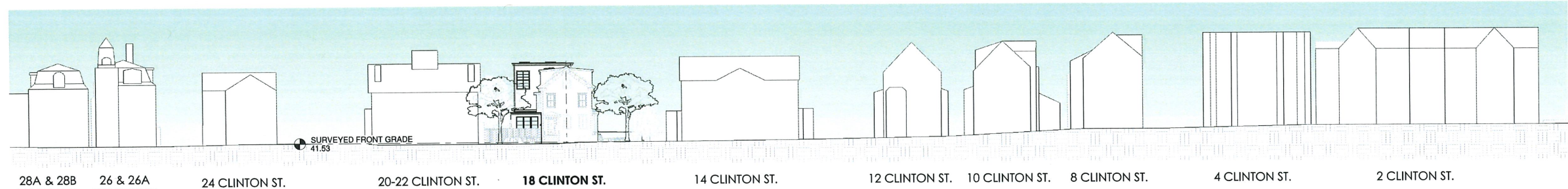
18 CLINTON LP
18 CLINTON RESIDENCE
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Project number 2203-0018
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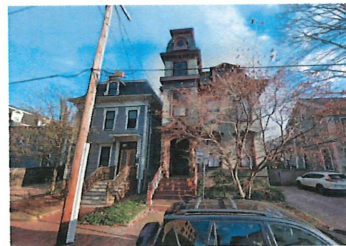
A-007

Scale 1" = 20'-0"

2/24/2025 10:37:13 AM



3 **PROPOSED - STREETSCAPE ELEVATION - CONTEXT SCALE**
1" = 20'-0"



26 & 28 CLINTON ST.



24 CLINTON ST.



20-22 CLINTON ST.
DIRECT ABUTTER



EXISTING STREET VIEW FROM LOT CORNER W. 20-22 CLINTON ST.



PROPOSED STREET VIEW FROM LOT CORNER W. 20-22 CLINTON ST.



14 CLINTON ST.
DIRECT ABUTTER



12 CLINTON ST.



EXISTING STREET VIEW FROM LOT CORNER W. 14 CLINTON ST.



PROPOSED STREET VIEW FROM LOT CORNER W. 14 CLINTON ST.



10 CLINTON ST.



2 CLINTON ST.



4 CLINTON ST.



8 CLINTON ST.



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REGISTRATIONS:

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CURRENT
STREETScape
PROGRESS
PANORAMAS

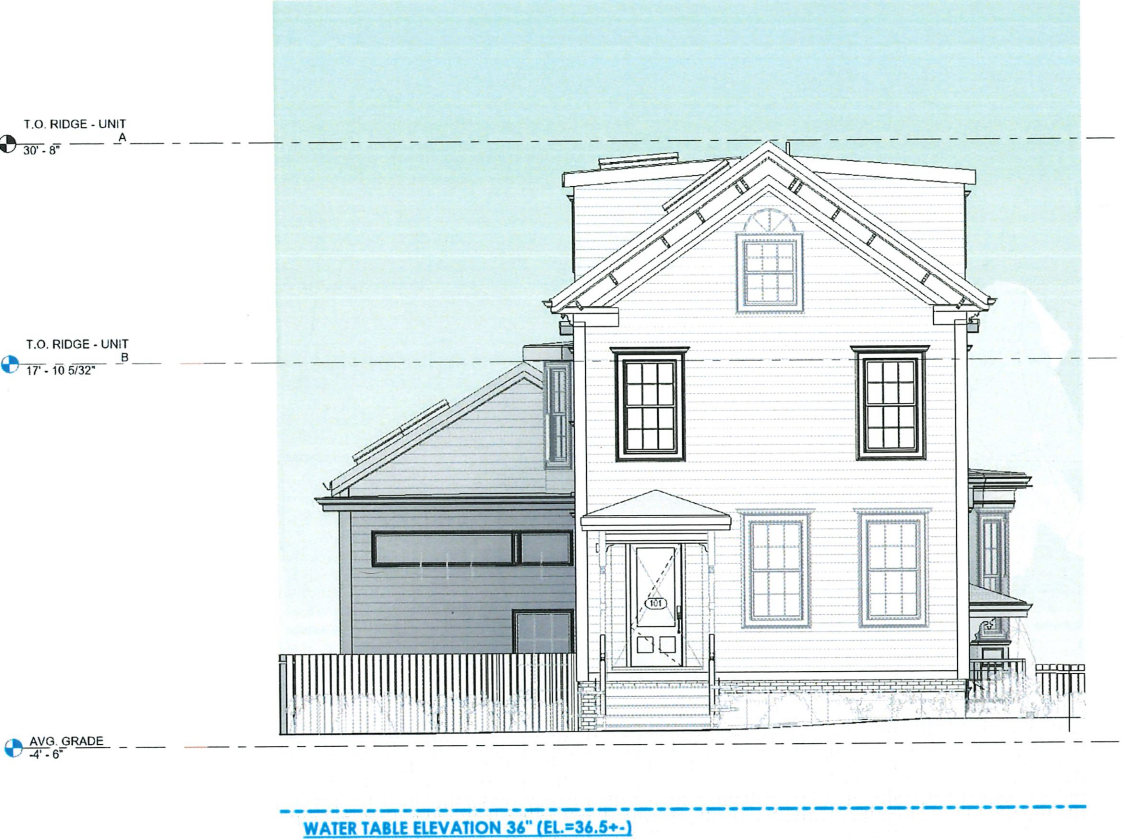
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
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Date 2/24/2025
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A-007A

Scale

A-100 ELEVATION WEST



LEVEL 0 - UNIT B
-13' - 9 3/4"

PREVIOUSLY APPROVED - WEST ELEVATION
1/4" = 1'-0"

NEW PROPOSED UNIT B

NO CHANGES ON UNIT A

NEW LOW SLOPE RUBBER ROOFING

NEW WINDOWS

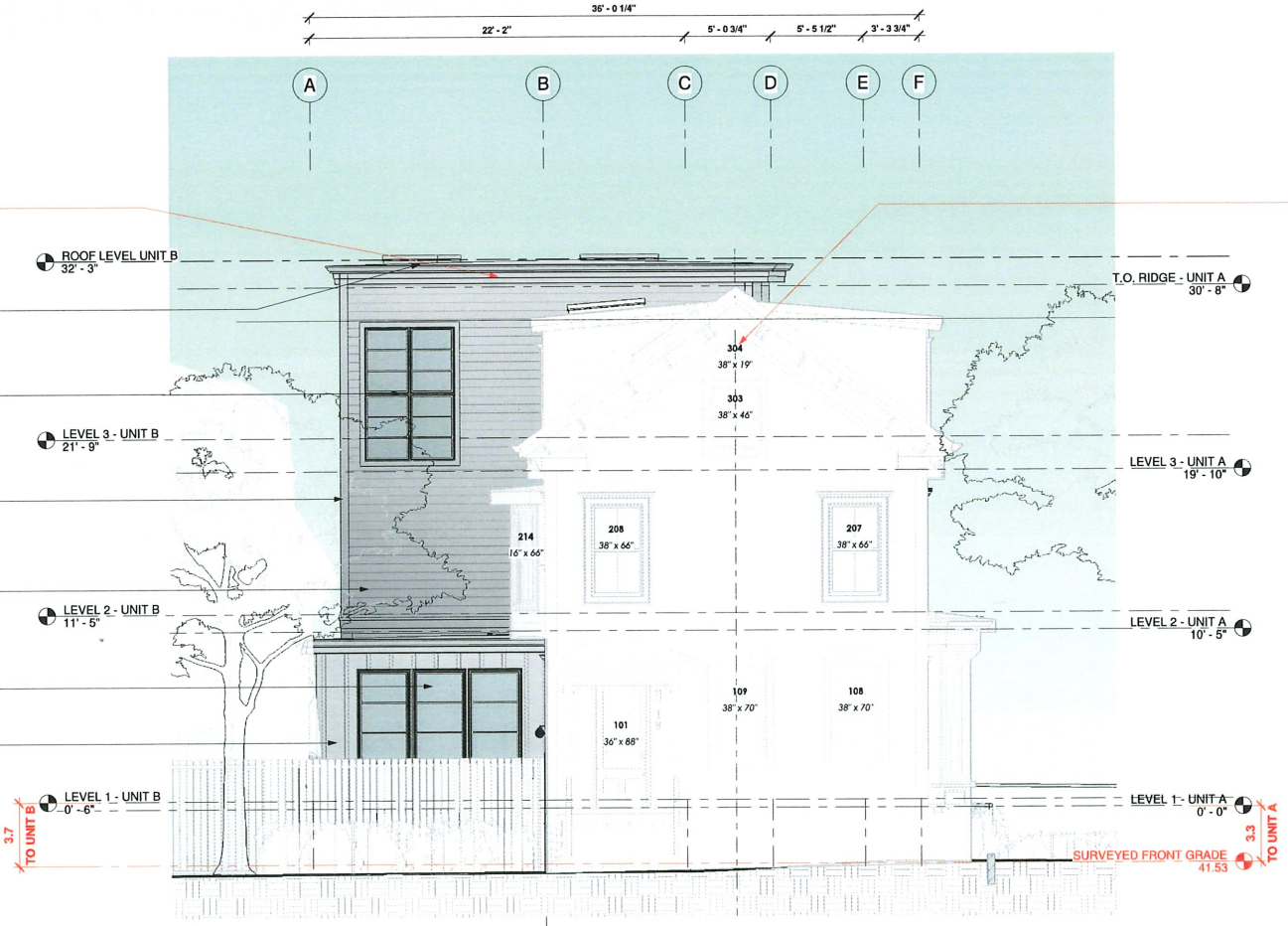
NEW OUTSIDE CORNER BOARDS, TYP.

NEW HORIZONTAL CLAPBOARD SIDING

NEW FIXED WINDOWS WITH GRILLES BEYOND

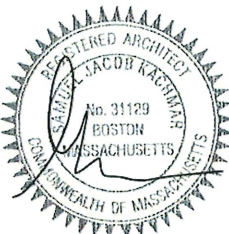
VERTICAL BOARD & BATTEN SIDING AT LEVEL 1

PROPOSED - WEST ELEVATION
1/4" = 1'-0"



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No.	Description	Date

ELEVATION WEST

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18 CLINTON LP

18 CLINTON ST.
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Project number 2203-0018
Date 2/24/2025
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A-100

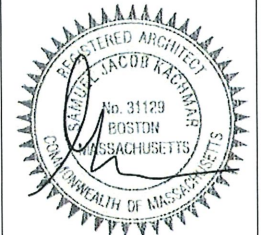
Scale 1/4" = 1'-0"

A-101 ELEVATION SOUTH



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No.	Description	Date

1 PREVIOUSLY APPROVED - SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION SOUTH

18 CLINTON RESIDENCE
18 CLINTON LP

18 CLINTON ST.
CAMBRIDGE, MA 02138

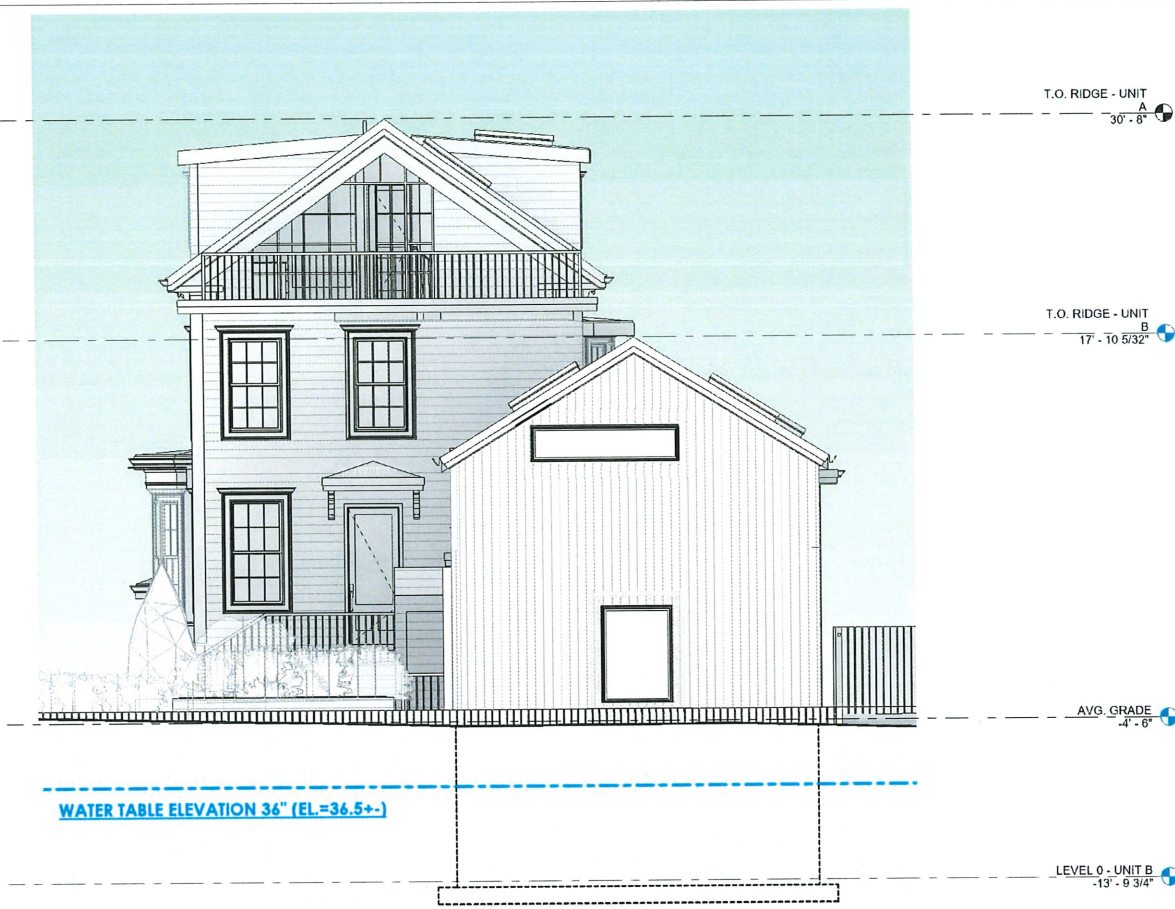
Project number	2203-0018
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A-101

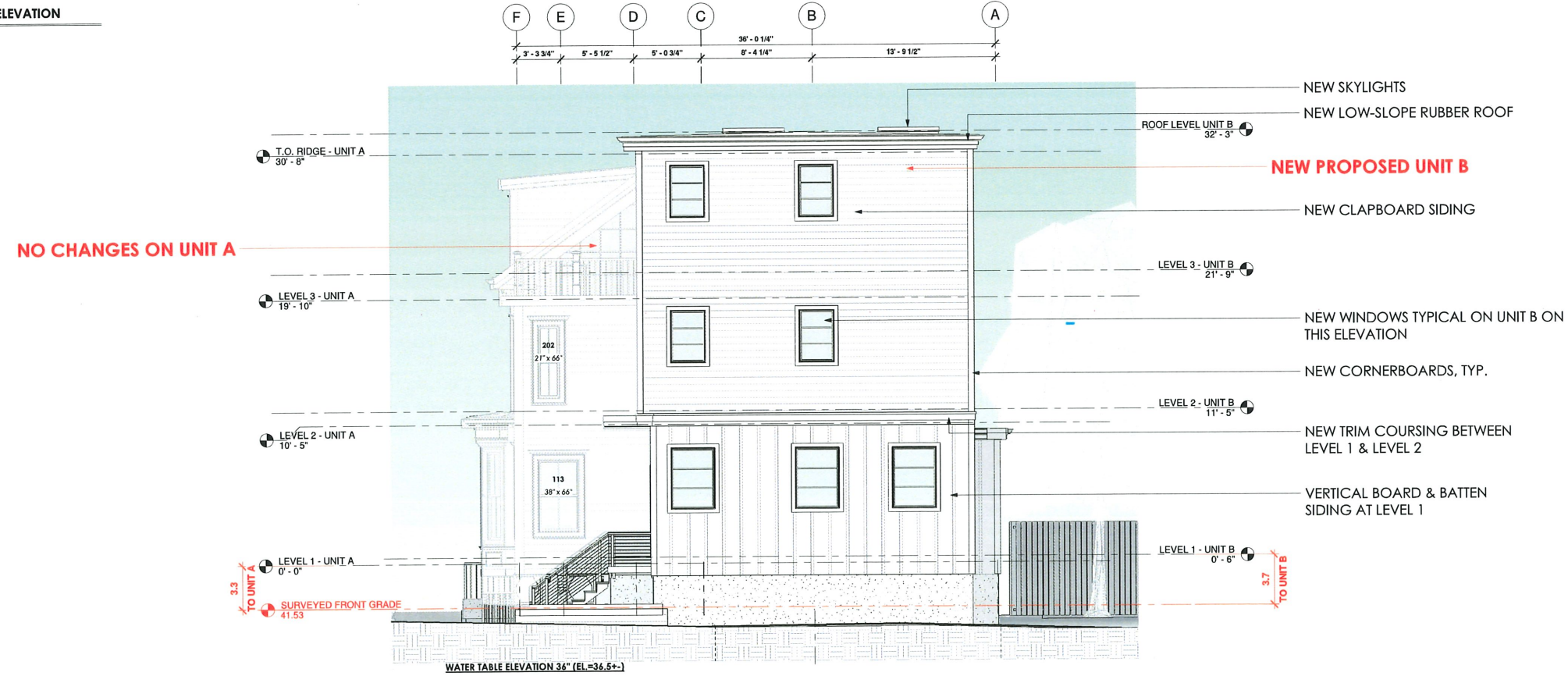
Scale As indicated

2/24/2025 10:37:24 AM

A-102 ELEVATION EAST



1 PREVIOUSLY APPROVED - EAST ELEVATION
1/4" = 1'-0"

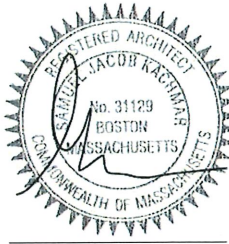


2 PROPOSED - EAST ELEVATION
1/4" = 1'-0"



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No.	Description	Date

ELEVATION EAST

18 CLINTON RESIDENCE
18 CLINTON LP
18 CLINTON ST.
CAMBRIDGE, MA 02138

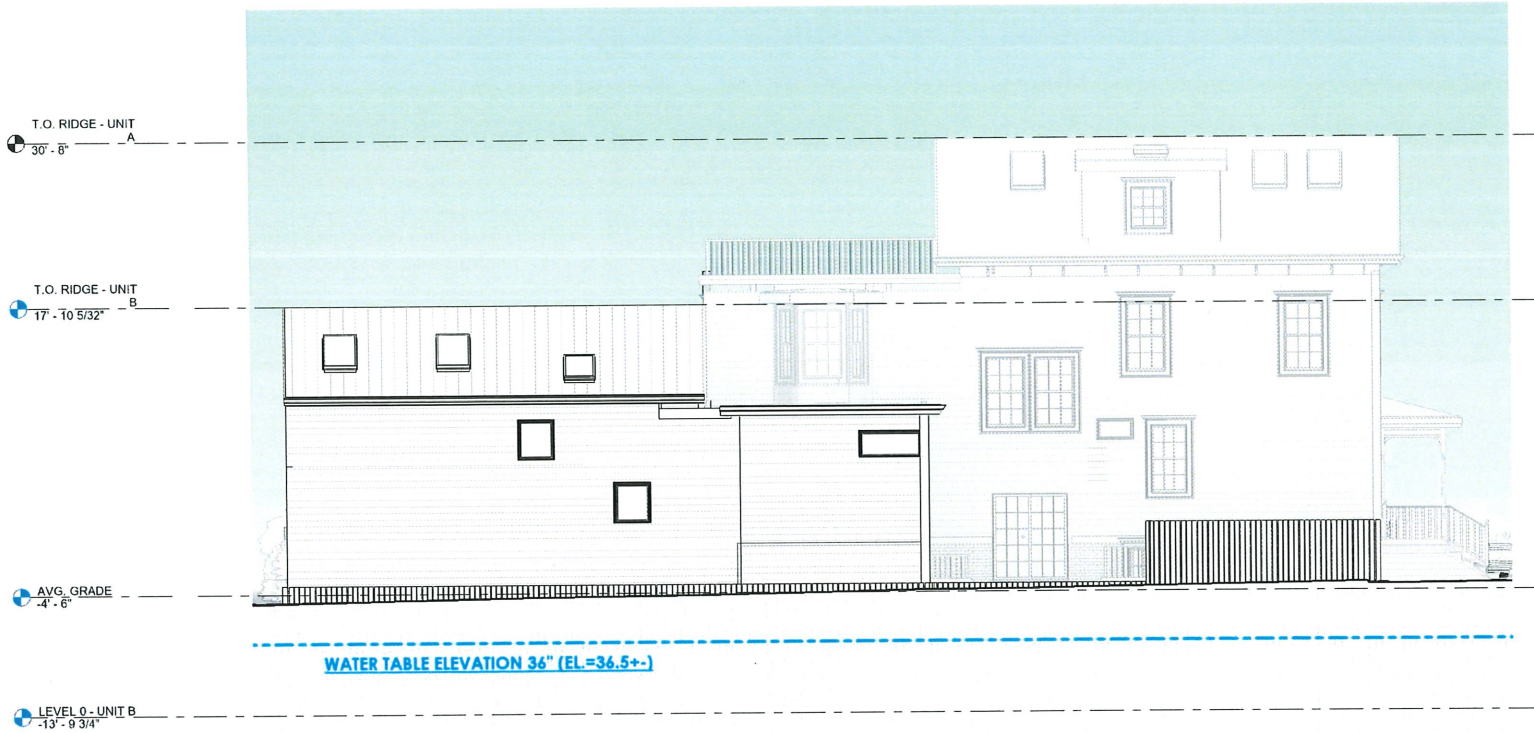
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Date	2/24/2025
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A-102

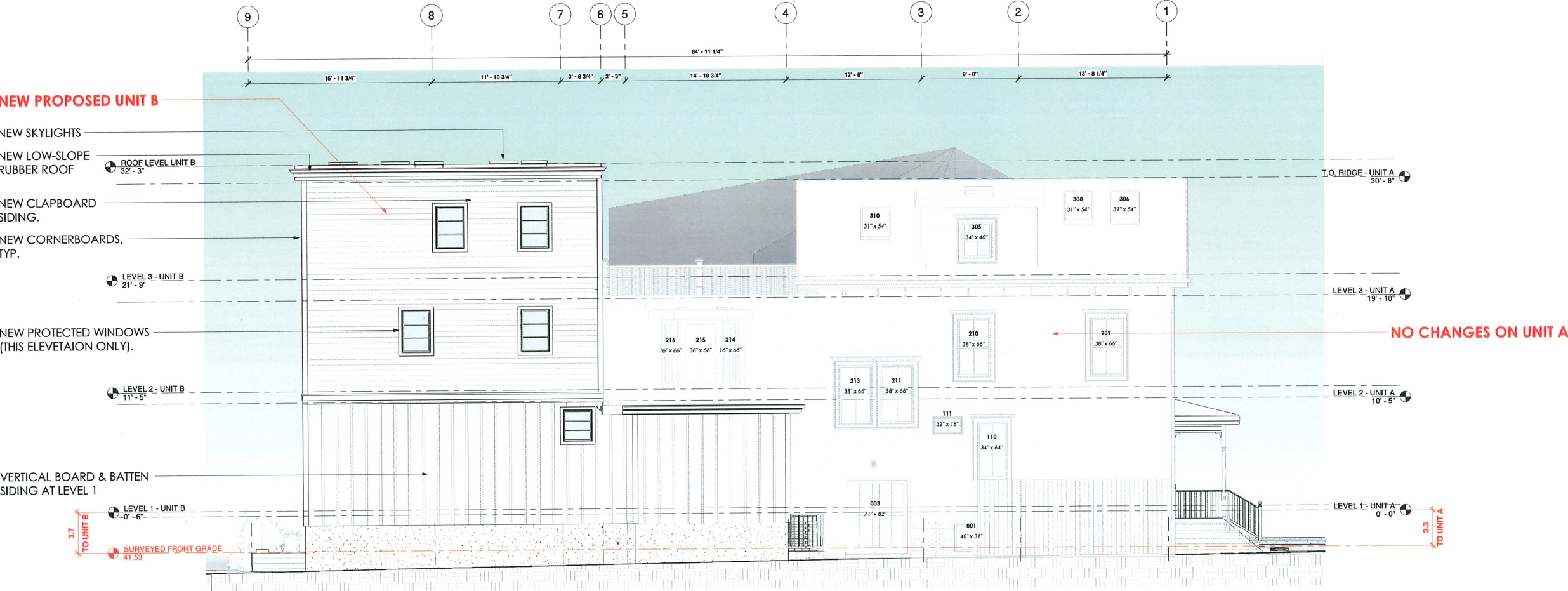
Scale 1/4" = 1'-0"

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A-103 ELEVATION NORTH



1 PREVIOUSLY APPROVED - NORTH ELEVATION
3/16" = 1'-0"

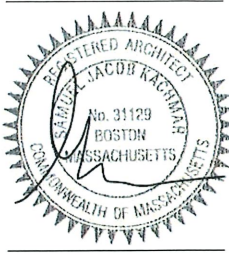


2 PROPOSED - NORTH ELEVATION
1/4" = 1'-0"



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No.	Description	Date

ELEVATION NORTH

18 CLINTON RESIDENCE
18 CLINTON LP

18 CLINTON ST.
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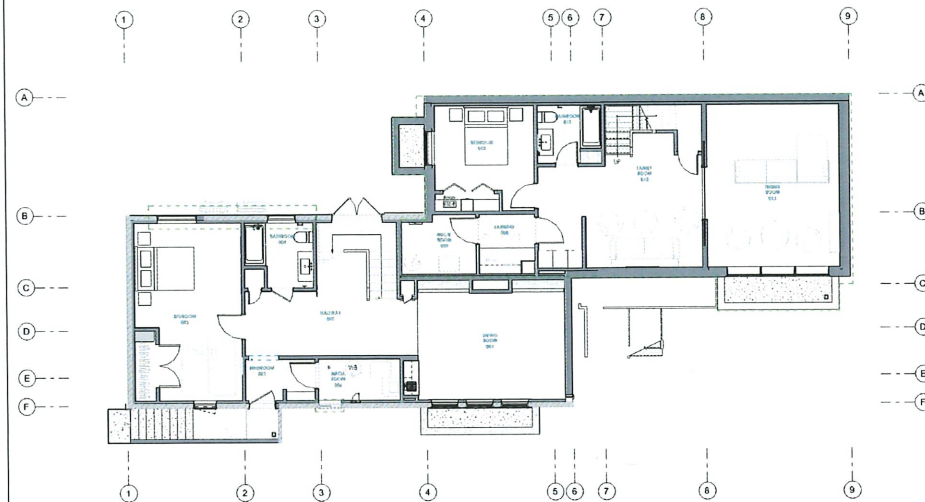
Project number	2203-0018
Date	2/24/2025
Drawn by	Author
Checked by	Checker

A-103

Scale As indicated

2/24/2025 10:37:54 AM

A-200 LEVEL 0



4 PREVIOUSLY APPROVED - LEVEL 0
1/8" = 1'-0"

DRAWING COORDINATION INDEX:

ALL PROJECT DRAWINGS TO BE READ IN CONJUNCTION WITH:
A-100 SERIES, FLOOR PLANS, DIMENSIONAL PLANS, & REFLECTED CEILING PLANS
A-200 SERIES, EXTERIOR ELEVATIONS
A-300 SERIES, BUILDING SECTIONS & STAIR DRAWINGS
A-400 SERIES, LARGE SCALE DRAWINGS
A-500 SERIES, LARGE SCALE DRAWING SUPPORTING DETAILS
A-600 SERIES, CONSTRUCTION DETAILS
A-700 SERIES, SCHEDULES & SPECIFICATIONS
A-800 SERIES, CABINETS PACKAGE

EGRESS WINDOW WELL IN BEDROOM ACCORDING TO CODE (UNIT B)

PERIMETERS OF FINISHED ROOMS TO HAVE 2X4 FINISHED WALLS FILLED WITH CLOSED CELL INSULATION

NEW SUMP PUMP LOCATION (UNIT B)

NEW STAIRS; TREAD TO MATCH OAK WOOD FLOORS

ALL INTERIOR WALLS TO BE INSULATED WITH MINERAL WOOL

NEW INSULATED CONCRETE SLAB (UNIT A)

ALL NEW MEP EQUIPMENT (UNIT A)

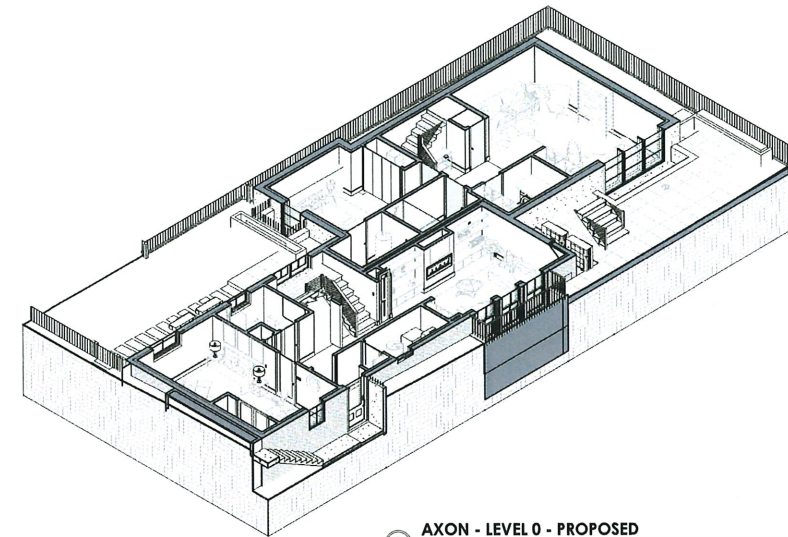
NEW SUMP PUMP LOCATION (UNIT A)

NEW EGRESS WINDOW

EXISTING EXTERIOR STAIR WELL TO BE REPAIR AND EXTENDED AS NEEDED

NEW DRAINAGE TO DRY WELL

1 PROPOSED - LEVEL 0
1/4" = 1'-0"

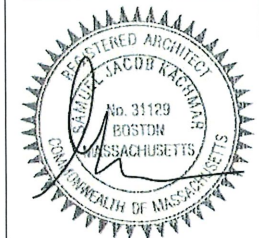


3 AXON - LEVEL 0 - PROPOSED



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No.	Description	Date

LEVEL 0

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18 CLINTON LP

18 CLINTON ST.
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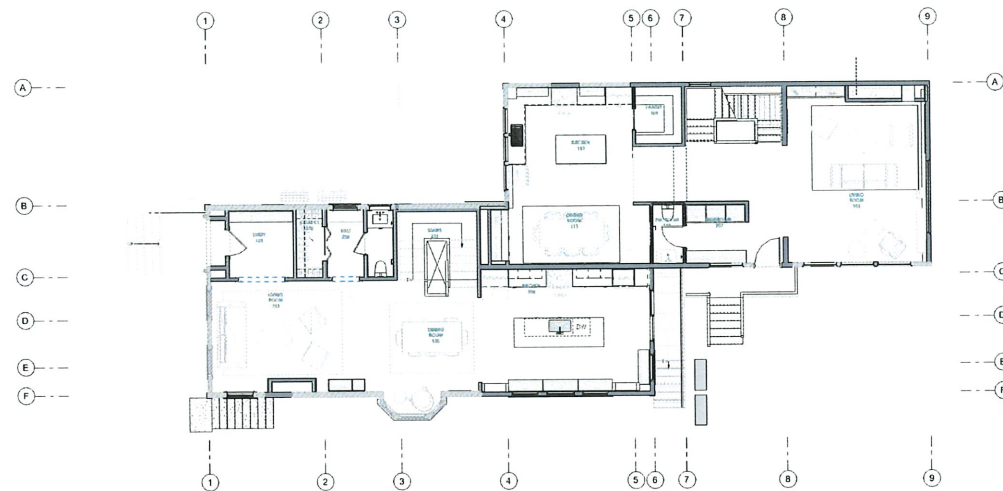
A-200

Scale As indicated

GENERAL NOTE:

- ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED
- 5" ENGINEERED HARDWOOD THROUGHOUT LEVEL 0
- 7" WHITE OAK THROUGHOUT LEVEL 1
- 5" WHITE OAK HARDWOOD FLOOR LEVEL 2 AND 3
- ALL EXTERIOR WALLS TO REMAIN
- BASEBOARD ASSUMED FOR UNIT A & FLUSH BASEBOARD ASSUMED FOR UNIT B

A-201 LEVEL 1



2 PREVIOUSLY APPROVED - LEVEL 1
1/8" = 1'-0"

DRAWING COORDINATION INDEX:

ALL PROJECT DRAWINGS TO BE READ IN CONJUNCTION WITH:
A-100 SERIES, FLOOR PLANS, DIMENSIONAL PLANS, & REFLECTED CEILING PLANS
A-200 SERIES, EXTERIOR ELEVATIONS
A-300 SERIES, BUILDING SECTIONS & STAIR DRAWINGS
A-400 SERIES, LARGE SCALE DRAWINGS
A-500 SERIES, LARGE SCALE DRAWING SUPPORTING DETAILS
A-600 SERIES, CONSTRUCTION DETAILS
A-700 SERIES, SCHEDULES & SPECIFICATIONS
A-800 SERIES, CABINERY PACKAGE

NEW EGRESS WINDOW WELL
BELOW, IN LEVEL 0
BEDROOM AS REQ'D TO
MEET CODE (UNIT B)

NEW 7'-0" FENCE & GATE

MITSUBISHI HEAT PUMP
UNITS, PROVIDE CONCRETE
SLABS AS NEEDED; REQUIRED
MECHANICAL EQUIPMENT
TO BE COORDINATED WITH
HVAC TECHNICIAN

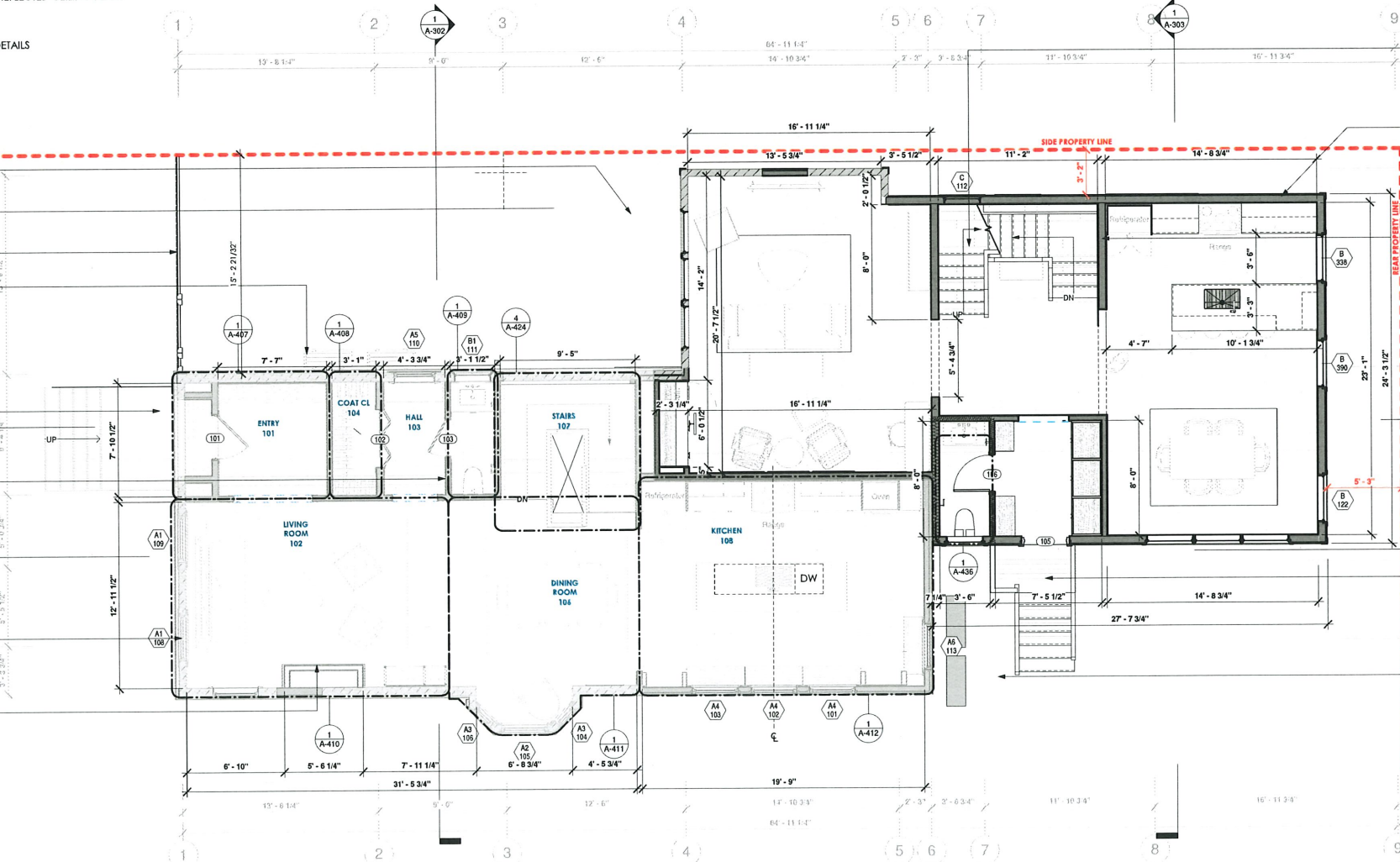
NEW FRONT DECK,
REFRAMED W/ 5/4" x 6"
THERMALLY MODIFIED PINE

ALL NEW INTERIOR WALLS
TO BE SOUNDPROOFED VIA
ROCKWOOL ACOUSTIC
MINERAL WOOL

ALL NEW INSULATED
WINDOWS, TYP.

60" ELECTRIC 3-SIDED
FIREPLACE

1 PROPOSED - LEVEL 1
1/4" = 1'-0"



NEW WOOD FRAMED STAIRS; TREADS
TO MATCH OAK WOOD FLOORING

CLOSE CELL SPRAY FOAM INSULATION
AT EXTERIOR WALLS (UNIT B ONLY)

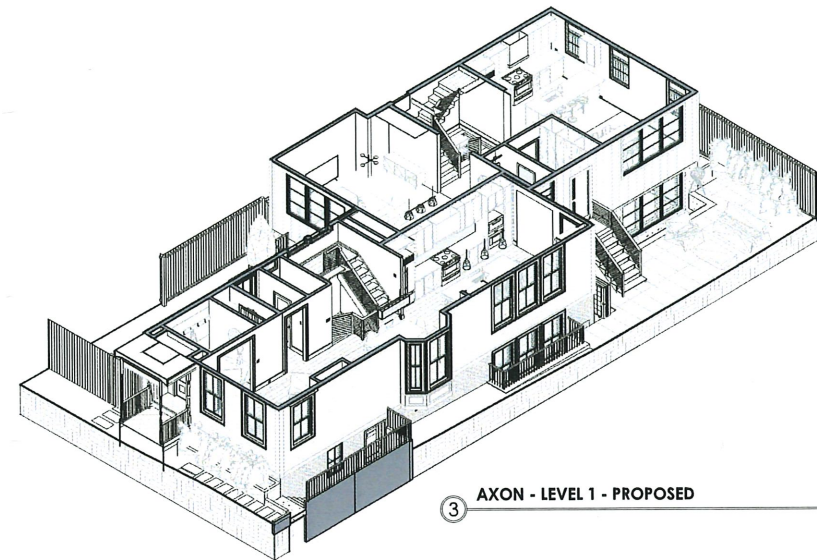
ALL INTERIOR WALLS TO BE
INSULATED WITH MINERAL
WOOL, TYP.

NEW REAR ENTRY STEPS
AND LANDING

MITSUBISHI HEAT PUMP UNITS, PROVIDE
CONCRETE SLABS AS NEEDED; REQUIRED
MECHANICAL EQUIPMENT TO BE
COORDINATED WITH HVAC TECHNICIAN

GENERAL NOTE:

- ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED
- 5" ENGINEERED HARDWOOD THROUGHOUT LEVEL 0
- 7" WHITE OAK THROUGHOUT LEVEL 1,
- 5" WHITE OAK HARDWOOD FLOOR LEVEL 2 AND 3
- ALL EXTERIOR WALLS TO REMAIN
- BASEBOARD ASSUMED FOR UNIT A & FLUSH BASEBOARD ASSUMED FOR UNIT B



3 AXON - LEVEL 1 - PROPOSED



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No.	Description	Date

LEVEL 1

18 CLINTON RESIDENCE
18 CLINTON LP

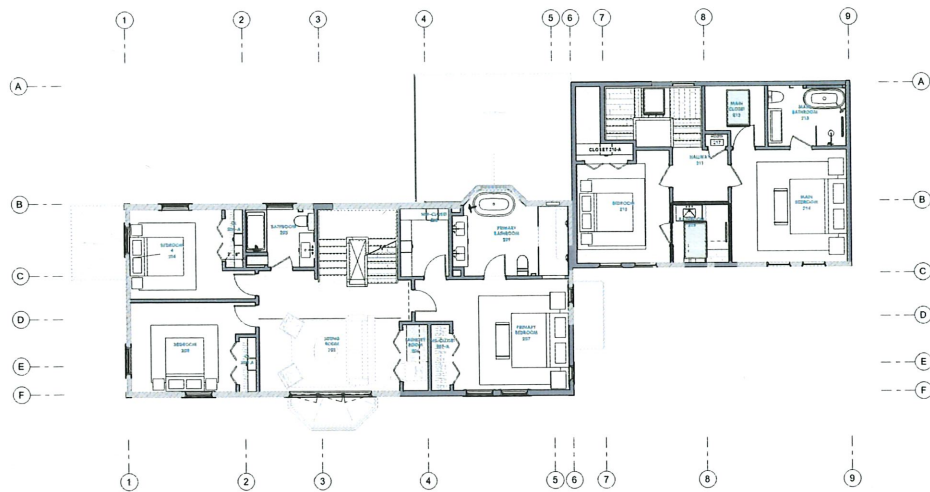
18 CLINTON ST.
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Project number	2203-0018
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A-201

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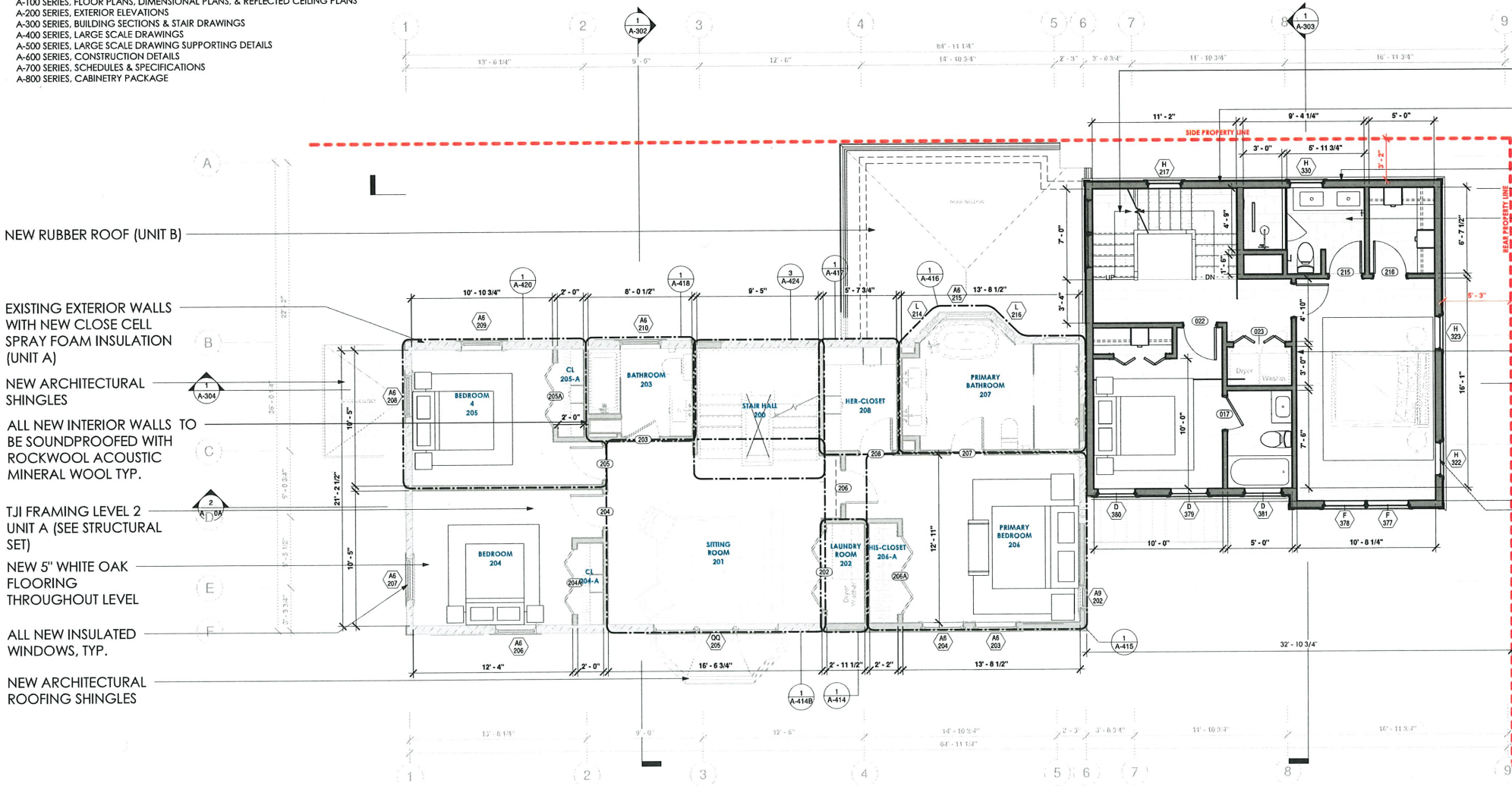
A-202 LEVEL 2



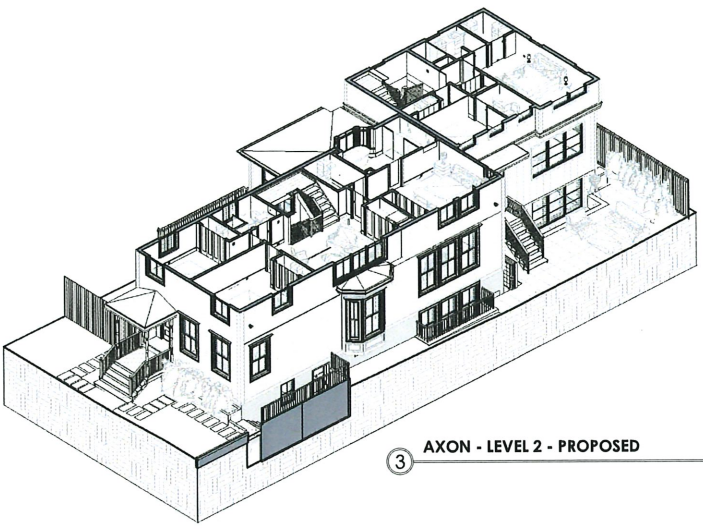
4 PREVIOUSLY APPROVED - LEVEL 2
1/8" = 1'-0"

DRAWING COORDINATION INDEX :

ALL PROJECT DRAWINGS TO BE READ IN CONJUNCTION WITH:
A-100 SERIES, FLOOR PLANS, DIMENSIONAL PLANS, & REFLECTED CEILING PLANS
A-200 SERIES, EXTERIOR ELEVATIONS
A-300 SERIES, BUILDING SECTIONS & STAIR DRAWINGS
A-400 SERIES, LARGE SCALE DRAWINGS
A-500 SERIES, LARGE SCALE DRAWING SUPPORTING DETAILS
A-600 SERIES, CONSTRUCTION DETAILS
A-700 SERIES, SCHEDULES & SPECIFICATIONS
A-800 SERIES, CABINERY PACKAGE



1 PROPOSED - LEVEL 2
1/4" = 1'-0"



3 AXON - LEVEL 2 - PROPOSED

- NEW WOOD STAIRS; TREADS TO MATCH OAK WOOD FLOORING
- ALL NEW 2X6 EXTERIOR WALLS WITH CLOSED CELL SPRAY FOAM INSULATION (UNIT B ONLY)
- CLOSED CELL SPRAY FOAM INSULATION AT EXTERIOR WALLS
- NEW TILE FLOORING WITH ELECTRIC HEAT MAT

NEW RUBBER ROOF (UNIT B)

EXISTING EXTERIOR WALLS WITH NEW CLOSE CELL SPRAY FOAM INSULATION (UNIT A)

NEW ARCHITECTURAL SHINGLES

ALL NEW INTERIOR WALLS TO BE SOUNDPROOFED WITH ROCKWOOL ACOUSTIC MINERAL WOOL TYP.

TJI FRAMING LEVEL 2 UNIT A (SEE STRUCTURAL SET)

NEW 5" WHITE OAK FLOORING THROUGHOUT LEVEL

ALL NEW INSULATED WINDOWS, TYP.

NEW ARCHITECTURAL ROOFING SHINGLES

ALL NEW INTERIOR WALLS TO BE SOUNDPROOFED WITH ROCKWOOL ACOUSTIC MINERAL WOOL, TYP.

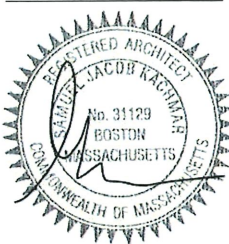
ALL NEW INSULATED WINDOWS TYP.

- GENERAL NOTE:**
- A. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED
 - B. 5" ENGINEERED HARDWOOD THROUGHOUT LEVEL 0
 - C. 7" WHITE OAK THROUGHOUT LEVEL 1,
 - D. 5" WHITE OAK HARDWOOD FLOOR LEVEL 2 AND 3
 - E. ALL EXTERIOR WALLS TO REMAIN
 - F. BASEBOARD ASSUMED FOR UNIT A & FLUSH BASEBOARD ASSUMED FOR UNIT B



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No.	Description	Date

LEVEL 2

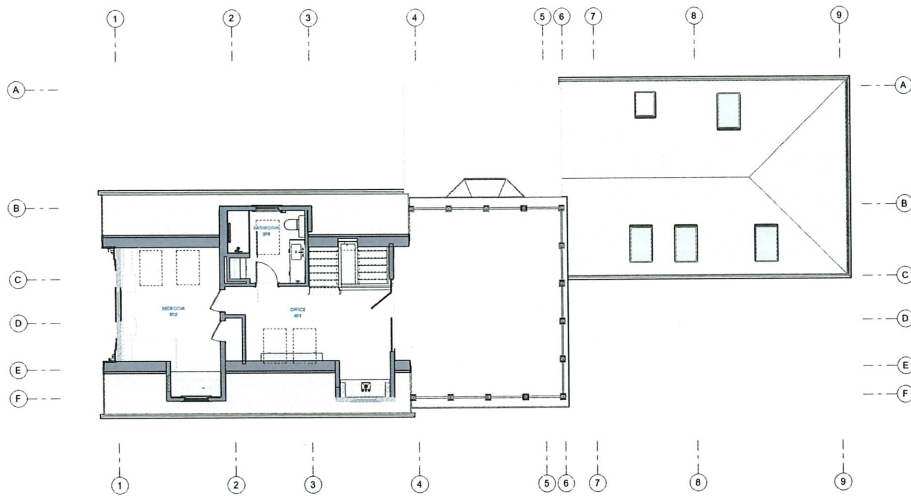
18 CLINTON RESIDENCE
18 CLINTON LP
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number	2203-0018
Date	2/24/2025
Drawn by	Author
Checked by	Checker

A-202

Scale As indicated

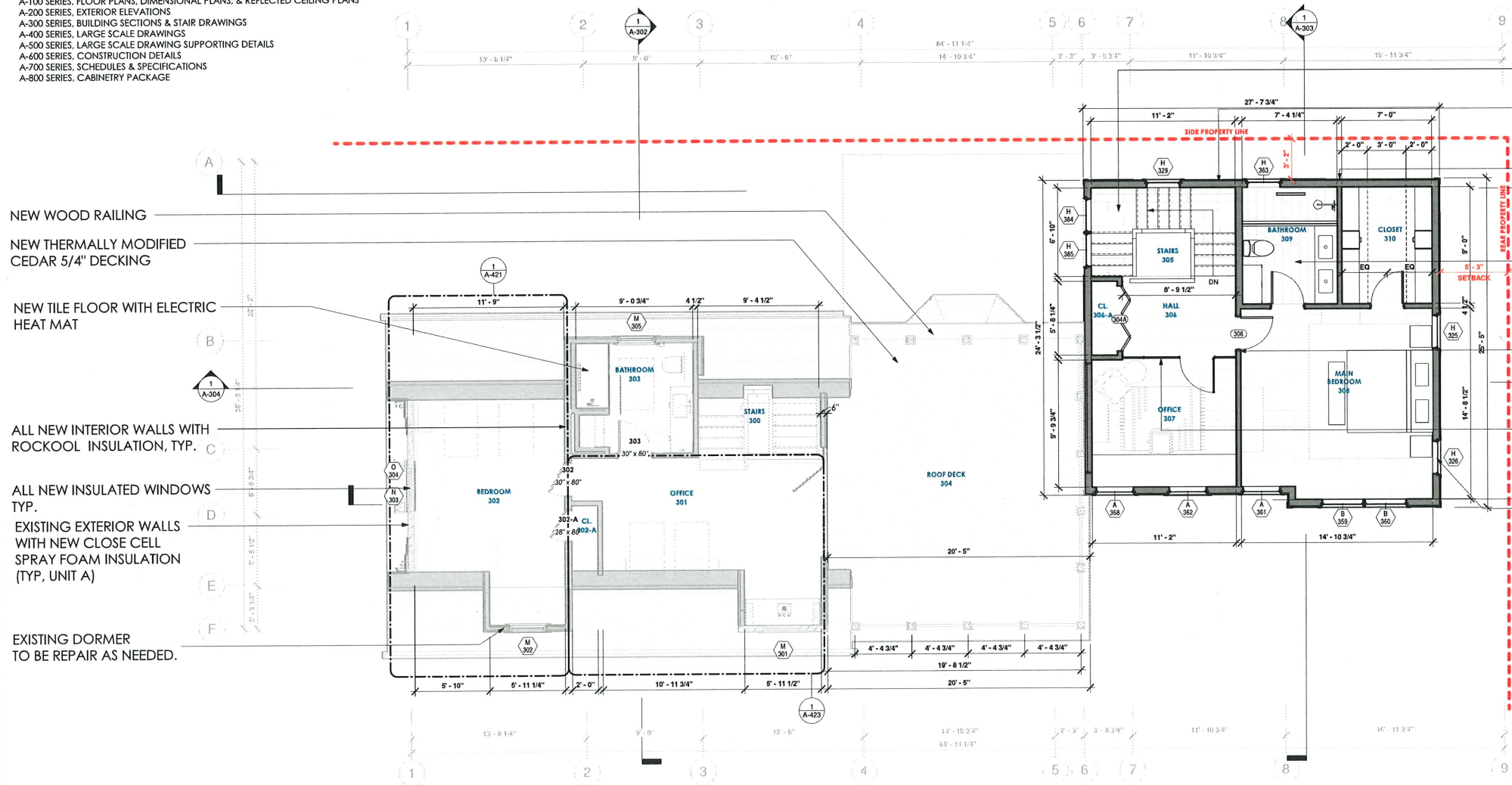
A-203 LEVEL 3



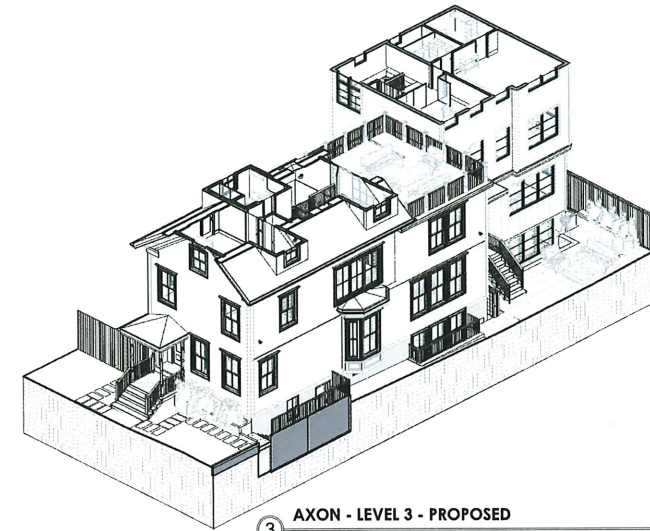
2 PREVIOUSLY APPROVED - LEVEL 3
1/8" = 1'-0"

DRAWING COORDINATION INDEX:

ALL PROJECT DRAWINGS TO BE READ IN CONJUNCTION WITH:
A-100 SERIES, FLOOR PLANS, DIMENSIONAL PLANS, & REFLECTED CEILING PLANS
A-200 SERIES, EXTERIOR ELEVATIONS
A-300 SERIES, BUILDING SECTIONS & STAIR DRAWINGS
A-400 SERIES, LARGE SCALE DRAWINGS
A-500 SERIES, LARGE SCALE DRAWING SUPPORTING DETAILS
A-600 SERIES, CONSTRUCTION DETAILS
A-700 SERIES, SCHEDULES & SPECIFICATIONS
A-800 SERIES, CABINERY PACKAGE



1 PROPOSED - LEVEL 3
1/4" = 1'-0"



3 AXON - LEVEL 3 - PROPOSED

NEW WOOD STAIRS; TREADS TO MATCH OAK WOOD FLOORING
ALL NEW 2X6 EXTERIOR WALLS WITH CLOSED CELL SPRAY FOAM INSULATION (UNIT B ONLY)
CLOSED CELL SPRAY FOAM INSULATION AT EXTERIOR WALLS

NEW TILE FLOORING WITH ELECTRIC HEAT MAT

ALL NEW INTERIOR WALLS TO BE SOUNDPROOFED WITH ROCKWOOL ACOUSTIC MINERAL WOOL, TYP.

NEW ASSEMBLY GLASS WALL & DOOR AT OFFICE

ALL NEW INSULATED WINDOWS TYP.

NEW WOOD RAILING
NEW THERMALLY MODIFIED CEDAR 5/4" DECKING

NEW TILE FLOOR WITH ELECTRIC HEAT MAT

ALL NEW INTERIOR WALLS WITH ROCKWOOL INSULATION, TYP.

ALL NEW INSULATED WINDOWS TYP.

EXISTING EXTERIOR WALLS WITH NEW CLOSE CELL SPRAY FOAM INSULATION (TYP, UNIT A)

EXISTING DORMER TO BE REPAIR AS NEEDED.

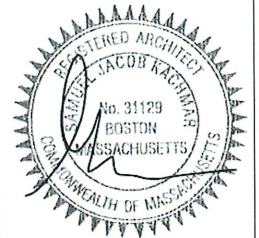
GENERAL NOTE:

- ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED
- 5" ENGINEERED HARDWOOD THROUGHOUT LEVEL 0
- 7" WHITE OAK THROUGHOUT LEVEL 1
- 5" WHITE OAK HARDWOOD FLOOR LEVEL 2 AND 3
- ALL EXTERIOR WALLS TO REMAIN
- BASEBOARD ASSUMED FOR UNIT A & FLUSH BASEBOARD ASSUMED FOR UNIT B



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No.	Description	Date

LEVEL 3

18 CLINTON RESIDENCE
18 CLINTON LP

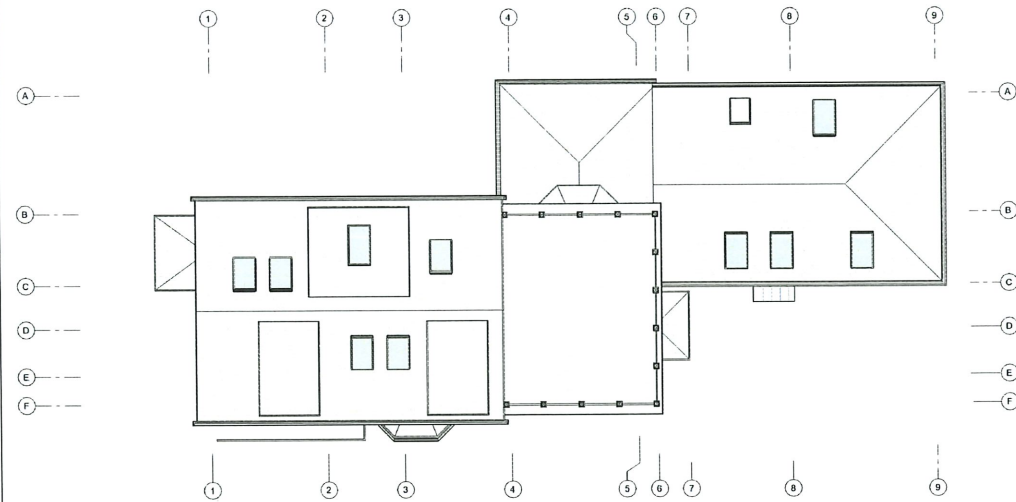
18 CLINTON ST.
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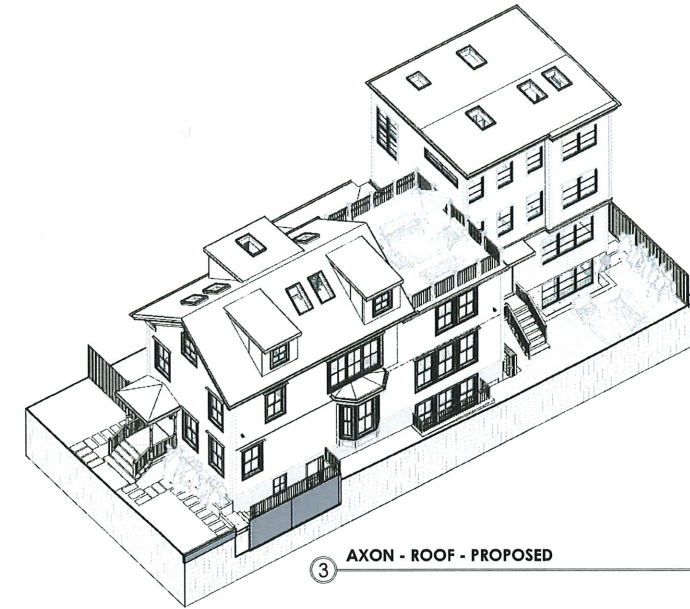
A-203

Scale As indicated

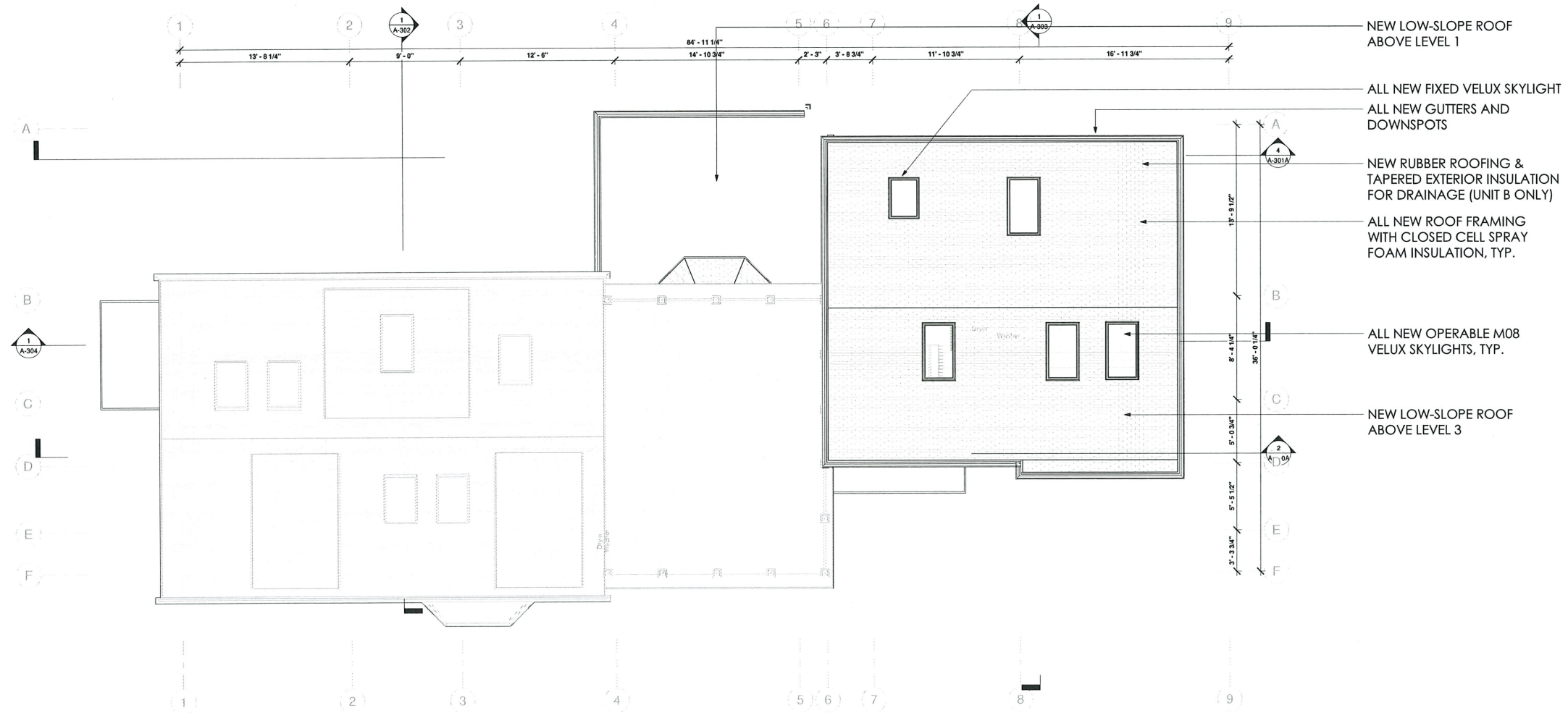
A-204 ROOF PLAN



2 PREVIOUSLY APPROVED - ROOF PLAN
1/8" = 1'-0"



3 AXON - ROOF - PROPOSED

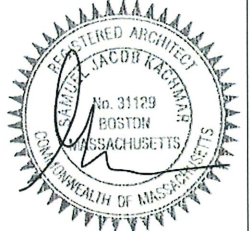


1 PROPOSED - ROOF LEVEL
1/4" = 1'-0"



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No.	Description	Date

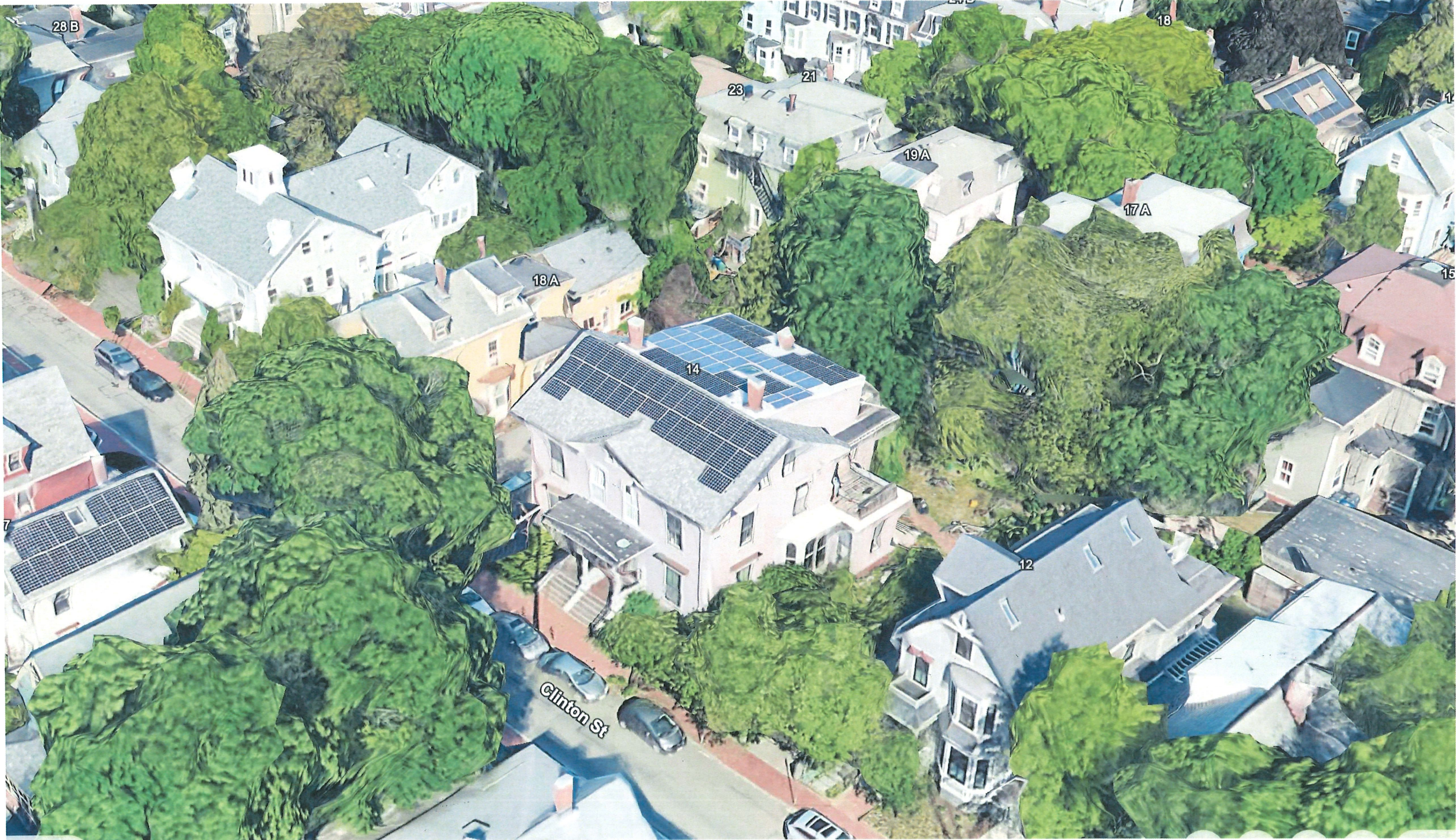
ROOF PLAN

18 CLINTON RESIDENCE
18 CLINTON LP
18 CLINTON ST.
CAMBRIDGE, MA 02138

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A-204

Scale As indicated



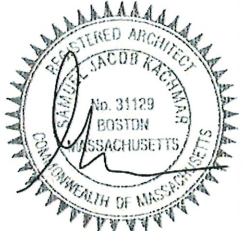
AERIAL VIEW FROM WESTERN CORNER OF SITE

IMAGERY VIA MAPS.GOOGLE.COM



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No.	Description	Date

EXISTING SITE AERIAL VIEWS

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A-300

Scale



AERIAL VIEW FROM NORTHERN CORNER OF SITE



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No.	Description	Date

EXISTING SITE AERIAL VIEWS

18 CLINTON RESIDENCE
18 CLINTON LP
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number	2203-0018
Date	2/24/2025
Drawn by	Author
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A-301

Scale