Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617-349-4683 TTY: 617-349-6112 histncds@cambridgema.gov
www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.

2. Address of property: *1 Myrtle Ave (a.k.a. 36 Magnolia Ave)*, Cambridge, Massachusetts

3. Describe the proposed alteration(s), construction, or demolition in the space provided below: (An additional page can be attached, if necessary).

We seek a Binding Review by the Commission for a revised renovation plan to an existing two-family residence currently under renovation. A building permit for the project was issued in November 2025, based on a by-right design compliant with the 2025 zoning code. Construction is currently underway with basement excavation completed and lower floors framing half complete.

In light of the 2025 Multi-Family Zoning Amendments, we propose to revise the approved plans with additional living area increases usability of the building. We are seeking zoning relief for the front setback and the special permit application has been submitted.
The revised scope of exterior work includes:

1. *Construction of full-height third (FL3) and fourth (FL4) floors above the existing house footprint;*
2. *Reconfiguration of fenestration placements to accommodate the revised floor plans;*
3. *Construction of a flat roof over FL4;*
4. *Addition of an exterior balcony on FL2;*
5. *Construction of a rooftop deck atop the flat roof of FL4.*

Name of Property Owner of Record: *Fan Wang and Marc Wagner*

Mailing Address: *1 Myrtle Ave, Cambridge, MA 02138*

Telephone/Fax: *857-702-9820* **E-mail:** *FWANG_BOS@Yahoo.COM*

Signature of Property Owner of Record*: _____
(Required field; application will not be considered complete without property owner's signature)
*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Name of proponent, if not record owner: _____

Mailing Address: _____

Telephone/Fax: _____ **E-mail:** _____

(for office use only):

Date Application Received: _____ **Case Number:** _____ **Hearing Date:** _____

Type of Certificate Issued: _____ **Date Issued:** _____

Section II:

Is property listed on the National Register of Historic Places? NO Publicly owned? NO
Current Zoning District: C-1 Current Use: Two-Family Residential

Section III:

Will this project require: variance No special permit Yes

If yes, nature of zoning relief sought: setbacks Front Setback FAR _____ use _____

height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

1976 sqft GFA floor area of existing structures on the lot

1956 sqft GFA amount of floor area (gross square feet) of proposed construction

49.7% percentage increase in total floor area after construction

2120 +/- sqft total area of lot in square feet
(based on land survey; City parcel map lists 2,178 sq. ft.)

50% percentage of total lot area covered after construction

Demolition:

0 sqft GFA amount of floor area (gross square feet) of proposed demolition

1976 sqft GFA floor area of existing structure

0% percentage decrease in total floor area after demolition

Alterations:
Does the proposed work include (check all that apply):

No enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

Yes increase or reduction of window or door size;

Yes relocation of windows or doors;

Yes change in slope, pitch, or configuration of roof;
(larger flat roof on top of FL4.)

No removal of original or historic roofing material.
(existing roofing is temporary under construction and not original/historic.)

Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

Instructions for completing this application

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, **before** work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or** acrosbie@cambridgema.gov**) at the Cambridge Historical Commission if you have any questions regarding this process.**

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

On receipt of a completed application, the Commission will schedule consideration of the application at a public hearing for the next available regularly scheduled meeting of the Commission. Owners are **strongly urged** to appear before the Commission in person. Though not required, professional consultants such as architects, attorneys, contractors, engineers, or landscape architects, may attend at the owner's invitation.

Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. **Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review.** Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations may result in delays and additional appearances before the Commission.

Application Requirements for Binding Review
(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register listed properties, publicly owned structures, or structures containing a non-conforming use)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

The following are required for ALL applications subject to binding review:

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.

2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.

3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.

4. Schedule of materials (may be described on plans and elevations).

5. If windows are proposed to be altered, provided detailed information about existing windows and renderings of the proposed conditions and product details.

6. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

In addition, the following are also required for all applications for new structures:

7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.

8. Sun/shadow study (winter and summer solstices, AM and PM).

9. Streetscape elevation at $1/8^{th}$ scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

Application Requirements for Non-Binding (Advisory) Review
(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.

2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.

3, Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.

4. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

MCNCDC Certificate of Appropriateness Application
Description of Proposed Work

Property Address: 1 Myrtle Ave, a.k.a. 36 Magnolia Ave

The proposed project involves the continued renovation, rehabilitation, and vertical expansion of the existing residential building to create a three-unit, four-story residential structure. The proposed building will rise generally vertically from the existing building footprint. A special permit application has been submitted to the Board of Zoning Appeal for zoning relief associated with the front-yard setback.

Existing Renovation Work and Previously Purchased Materials

The property has already undergone substantial renovation work pursuant to a building permit approved in 2025 and the architectural plans associated with that permit. Certain construction work has therefore already been completed, and substantial quantities of exterior building materials were purchased and delivered to the property for use in accordance with the previously approved design.

In particular:

- Tilt-and-turn windows and exterior doors specified for the project were purchased and delivered to the site. Photographs of the windows and doors currently stored at the property are included with this application.
- James Hardie fiber-cement siding boards specified for the exterior were purchased and delivered to the site. Photographs documenting the siding materials currently stored at the property are included with this application.
- The existing porch was enclosed as part of the renovation work performed pursuant to the 2025 building permit.
- Plumbing piping and related building systems have already been installed within the enclosed porch area in accordance with that renovation work.
- Other structural and interior renovation work has also been undertaken pursuant to the previously issued building permits.

The applicant understands the Mid Cambridge Neighborhood Conservation District Commission's preference for fenestration, siding, porch design, and other exterior architectural features that are compatible with the traditional character of the neighborhood. In considering the exterior design of the revised project, the applicant respectfully requests that the Commission also consider the substantial work already performed and the windows, doors, siding, and other materials that were previously purchased and delivered for the permitted renovation.

The attached photographs are provided to document these existing conditions and previously purchased materials.

Proposed Revised Building

The current proposal revises the upper portions of the previously permitted design to create a three-unit, four-story residential building generally constructed vertically above the existing building footprint. The work includes reconstruction and reconfiguration of the upper portions of the building to accommodate the proposed third and fourth stories and roof.

As part of the overall rehabilitation, existing portions of the building that remain will be repaired, reinforced, or reconstructed as necessary to address structural conditions and comply with applicable building, life-safety, energy, and other code requirements.

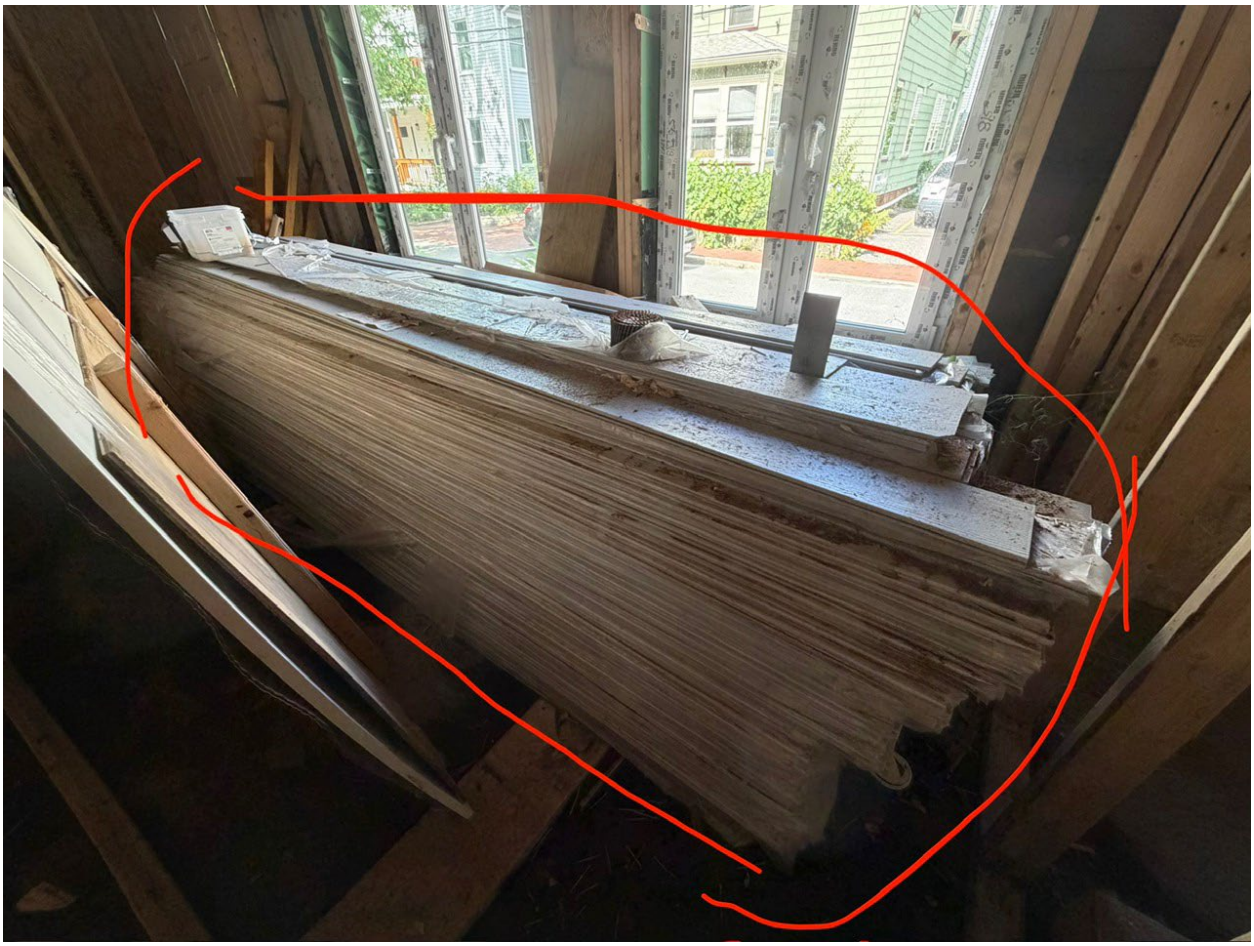
The proposed work includes, as shown on the submitted architectural drawings:

- Construction of the proposed third and fourth stories generally above the existing building footprint;
- Construction of the proposed roof and associated roof features;
- Reconstruction, rehabilitation, and completion of exterior wall assemblies affected by the work;
- Installation of the previously purchased windows and exterior doors, subject to the Commission's review and approval;
- Installation of the previously purchased James Hardie fiber-cement siding, subject to the Commission's review and approval;
- Treatment of the previously enclosed porch area as shown on the submitted plans, taking into account the construction and plumbing work already completed in that area;
- Installation or replacement of exterior trim and other architectural details as shown on the submitted elevations;
- Structural reinforcement and replacement of deteriorated or previously removed structural components as required;
- Interior reconstruction necessary to establish three dwelling units, including stairs, partitions, building systems, and code-required means of egress; and
- Related exterior and site work necessary to complete the renovation.

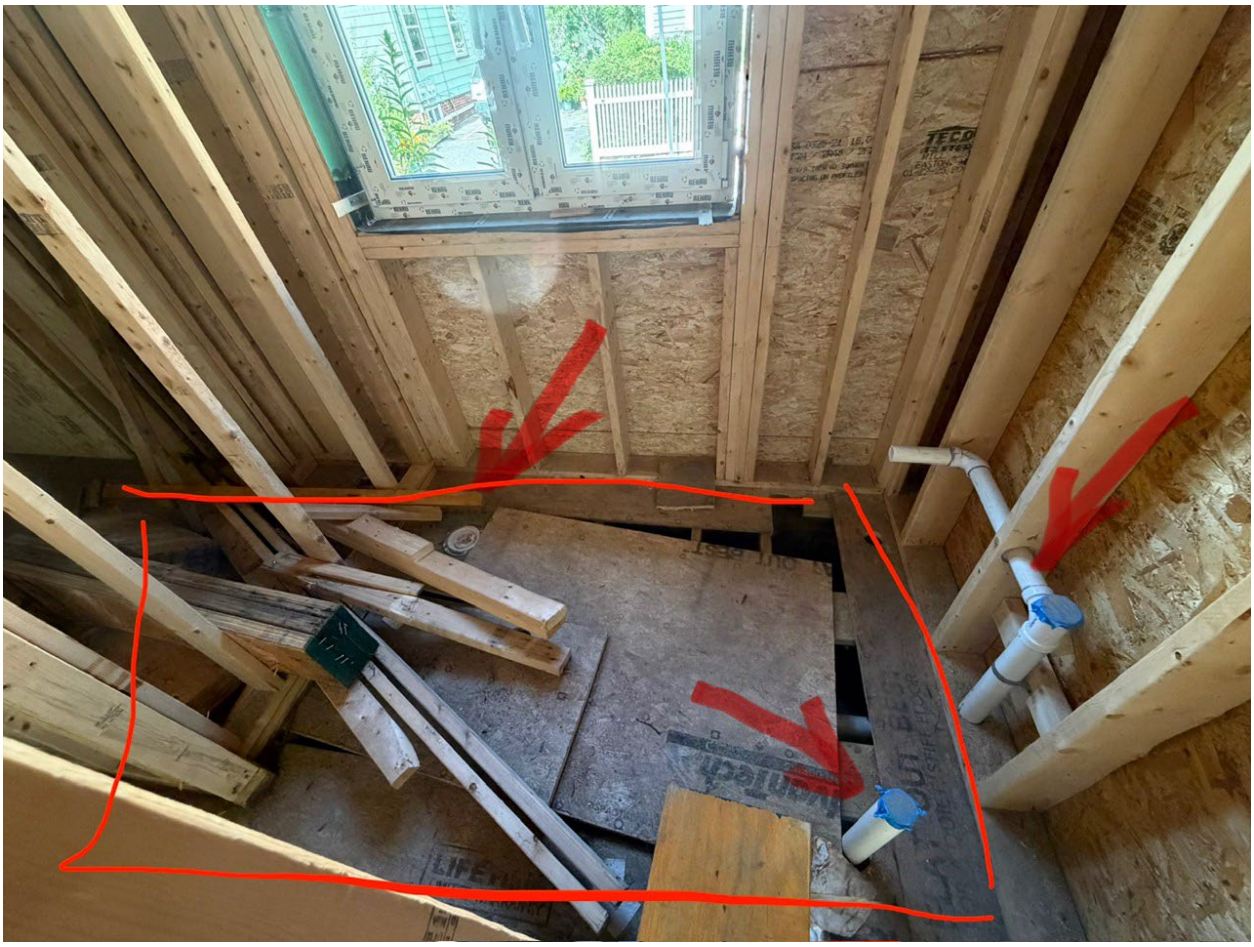
The applicant seeks to work with the Commission to achieve an exterior design that is compatible with the character of the Mid Cambridge Neighborhood Conservation District while, to the extent reasonably possible, incorporating the substantial construction work already completed and the windows, doors, siding, and other materials previously purchased for the permitted renovation.

The architectural drawings submitted with this application depict the current proposed building configuration for which a Certificate of Appropriateness is requested.

Appendix 1: James Hardie fiber cement siding boards delivered and stored on site



Appendix 2: Enclosed front porch with plumbing pipes installed



Appendix 3: Windows and exterior doors delivered and stored on site besides those installed








W.3.4

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Relief Description

Brief description of work that requires Special Permit relief? *

Pre-Existing non-conforming two family on a three-street facing corner lot adding one additional floor following the footprint of the lot to add one additional unit of housing 4.31 (g).

Total Gross Floor Area

Existing Conditions (Square Feet) *

2005

Requested Conditions (Square Feet) *

3930

Ordinance Requirements (Square Feet) *

N/A

Lot Area

Existing Conditions (Square Feet) *

2120

Requested Conditions (Square Feet) *

2120

Ordinance Requirements (Square Feet) *

no min

Ratio of Gross Floor Area to Lot Area

Existing Conditions *

.96

Requested Conditions *

1.85

Ordinance Requirements *

N/A

Lot Area of Each Dwelling Unit

Existing Conditions (Feet) *

1060

Requested Conditions (Feet) *

530

Ordinance Requirements (Feet) *

N/A

Size of Lot

Width

Existing Conditions - Width (Feet) *

29.36

Requested Conditions - Width (Feet) *

29.36

Ordinance Requirements - Width (Feet) *

20

Depth

Existing Conditions - Depth (Feet) *

46.57

Requested Conditions - Depth (Feet) *

46.57

Ordinance Requirements - Depth (Feet) *
N/A

Setbacks in Feet

Front

Existing Conditions - Front (Feet) *
5.4 - .3

Requested Conditions - Front (Feet) *
No Change

Ordinance Requirements - Front (Feet) *
10'

Left Side

Existing Conditions - Left (Feet) *
9.7 - 5.0

Requested Conditions- Left (Feet) *
No Change

Ordinance Requirements- Left (Feet) *
5'

Right Side

Existing Conditions - Right (Feet) *
5.0 - 2.9

Requested Conditions - Right (Feet) *
No Change

Ordinance Requirements - Right (Feet) *
5'

Rear

Existing Conditions - Rear (Feet) *
N/A

Requested Conditions - Rear (Feet) *
No Change

Ordinance Requirements - Rear (Feet) *
5'

Size of Building

Height

Existing Conditions - Height (Feet) *
Approx 25'

Requested Conditions - Height (Feet) *
39.8'

Ordinance Requirements - Height (Feet) *
45'

Width

Existing Conditions - Length (Feet) *
29.36

Requested Conditions - Length (Feet) *
No Change

Ordinance Requirements - Length (Feet) *
N/A

Length

Existing Conditions - Width (Feet) *
46.82

Requested Conditions - Length (Feet) *

No Change

Ordinance Requirements - Length (Feet) *

N/A

Ratio of Usable Open Space to Lot Area & Permeable Open Space

Existing Conditions *

41%

Requested Conditions *

No Change

Ordinance Requirements *

30%

Number of Dwelling Units

Number of Existing Dwelling Units *

2

Proposed Number of Dwelling Units *

3

Ordinance Requirements *

N/A

Number of Parking Spaces

Existing Number of Off Street Vehicle Parking Spaces *

0

Proposed Number of Off Street Vehicle Parking Spaces *

0

Ordinance Requirements *

0

Number of Loading Areas

Existing Number of Loading Areas *

0

Proposed Number of Loading Areas *

0

Ordinance Requirements *

0

Distance to Nearest Building on Same Lot

Existing Conditions (Feet) *

n/a

Requested Conditions (Feet) *

n/a

Ordinance Requirements (Feet)

n/a

Description of other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g. wood frame, brick, steel, etc. *

there are no other occupancies on the lot

Special Permit

Requirements of the Ordinance can or will be met for the following reasons: *

The requirements of the ordinance cannot be met due to the size and shape of the lot

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons: *

The existing use is a two family home in a predominantly multi-family district where the

REHAU®
Unlimited Polymer Solutions



EUROPEAN-STYLE WINDOWS & DOORS

REHAU System 4500

SYSTEM 4500: THE ALL-ROUND TALENT

Design. Versatility. Performance.

Top Performance, Intelligent Design, Timeless Style: Hallmark of the System 4500 window and door designs by REHAU. They are engineered to perform. They are beautiful, durable, energy efficient and available in an extensive variety of styles, colors and configurations.



Fusion-welded corners

In addition to the benefits of uPVCs thermal properties, REHAU's fusion-welded corners greatly reduce leakage potential and the need for costly sill pans/pan flashing systems.



Steel reinforcement

REHAU's sophisticated multi-chambered designs accommodate steel reinforcement and allow for big window elements. This, in turn, provides greater daylight openings and brighter interior designs.



Compression-seal technology

When the wind is blowing strong and rain is pouring down, compression seals are optimizing the air and water performance of REHAU windows and doors.



Multiple locking points

Multi-point locking hardware assures consistent compression on the seals all around the perimeter of the sash and frame for further performance enhancements and improved security.



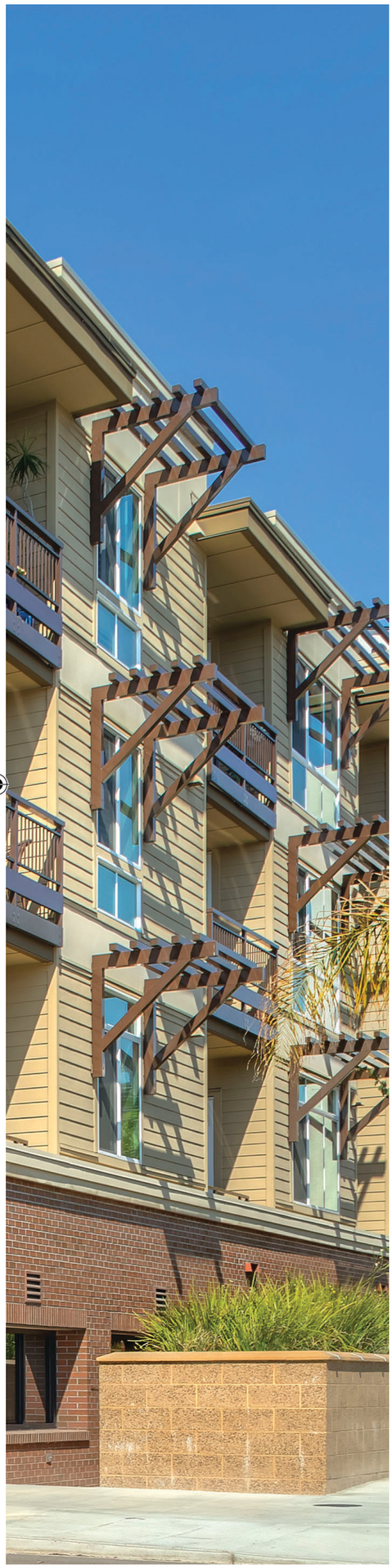
High-definition finish

Only occasional cleaning with soap and water is needed to keep the surfaces looking like new, even years after installation.

4500.901 NEW 4500 Window + Door Brochure 2 10/5/2018 3:01:54 PM


© DAS Architects & Halkin Mason Photography


The Performer
2567
SCHOOL



TILT-TURN WINDOWS

Unique operation and unmatched performance

System 4500 window designs offer a very unique product for large openings in both residential and commercial markets. The versatile design is three windows in one: A secure top-venting hopper in the tilt position, an inward opening casement in the turn position and a tightly sealed picture window when closed for outstanding thermal and acoustical performance.

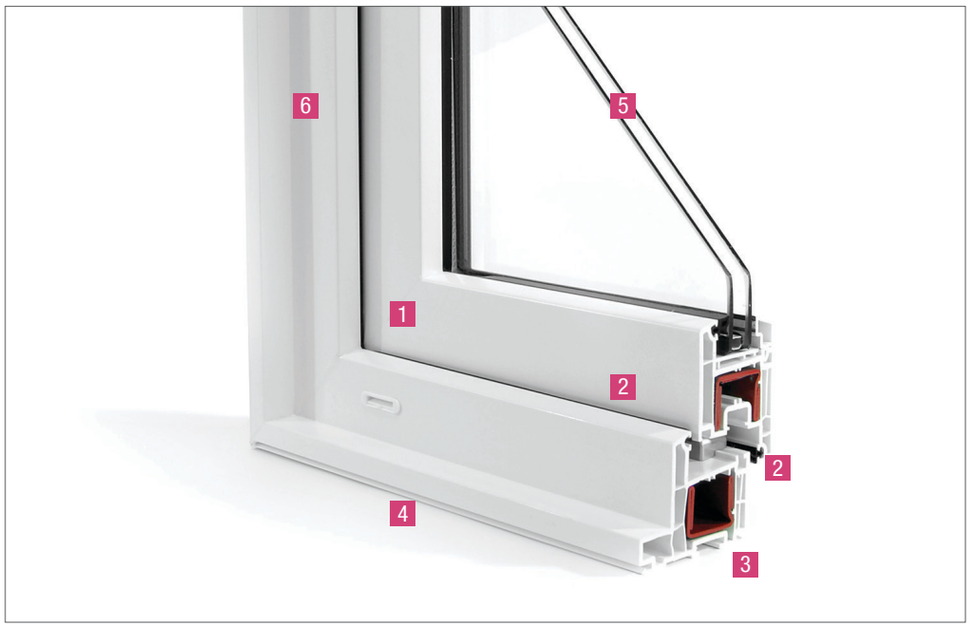
With the System 4500, tilt-turn, awning, hopper and fixed configurations are possible. Matching doors in a variety of configurations are available.

Some of North America's highest performing window units are produced using the REHAU System 4500.

4500.901 NEW 4500 Window + Door Brochure 5 10/5/2018 3:01:58 PM

SYSTEM 4500: TILT-TURN WINDOWS

Unique operation & unmatched performance



1. **Unique tilt-turn hardware**
   Operates in both top-venting and inward-swinging positions
2. **Multiple locking points and dual weather seals**
   Provide optimal air and water tightness
3. **Large chambers**
   Accommodate reinforcements required for large openings in heavy commercial applications
4. **Accessory groove**
   Accepts a variety of accessories such as brickmolds, extension jambs and profiles to couple window elements
5. **Up to 1 3/8" (35 mm) glass**
   Increases energy efficiency and acoustical properties
6. **3 1/4" (83 mm) North American frame depth**
   Allows for hassle-free replacement installation; we also offer the 2 3/8" (60 mm) European frame



Tilt



Turn



Closed

Tilt-turn designs are three window styles in one: a secure top-venting hopper in the tilt position, an inward opening casement in the turn position and a tightly sealed fixed window when closed.

4500.901 NEW 4500 Window + Door Brochure 6 10/5/2018 3:02:01 PM

System 4500 comes in a variety of different colors: Whether you are looking for a change from white with a different core profile color or something totally unique such as modern solid foil on the window exterior with a wood look on the interior, our color options offer something for every taste.





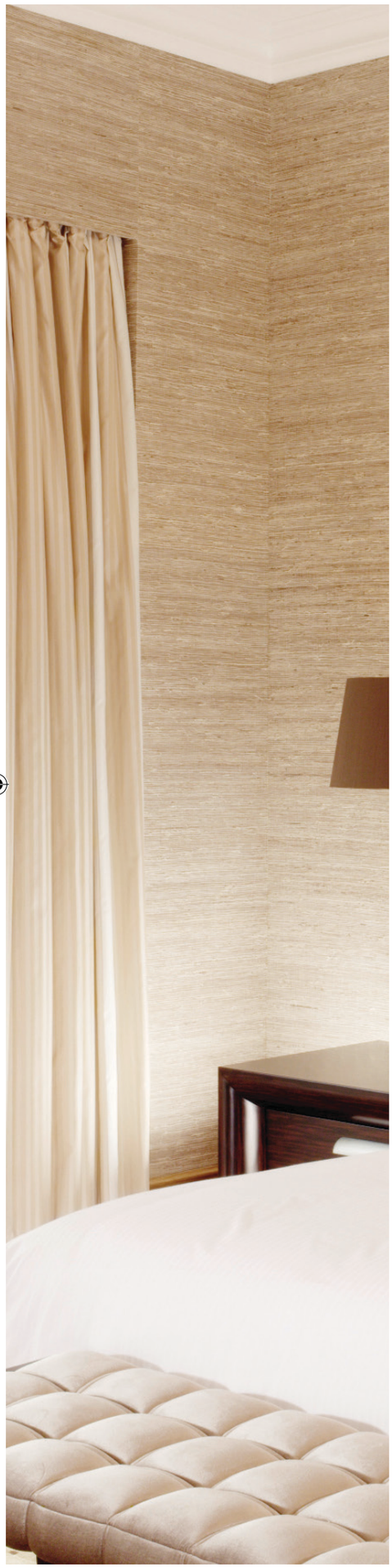
Performance Summary

NAFS: up to Class CW-PG95
STC: up to 41 dB
U-factor: down to 0.18*

* based on simulation

4500.901 NEW 4500 Window + Door Brochure 7 10/5/2018 3:02:51 PM


The
Classic



SWING DOORS

Total flexibility and classic beauty

Few designs are more classic or have as many different uses as swing doors. System 4500 swing doors are offered as a single sash creating a beautiful main entrance or as dual sash, also referred to as French doors that elegantly connect the indoors with the outdoors. These versatile doors can be used for patio, deck or balcony access as well as entry doors.

The System 4500 swing door design offers an attractive solution for both residential and commercial applications. Matching fixed and operable windows can be paired with this door as top and side lites allowing for the greatest design flexibility.

With the System 4500 swing door design, single inswing and outswing as well as double inswing and outswing configurations are possible.

4500.901 NEW 4500 Window + Door Brochure 9 10/5/2018 3:02:58 PM

SYSTEM 4500: SWING DOORS

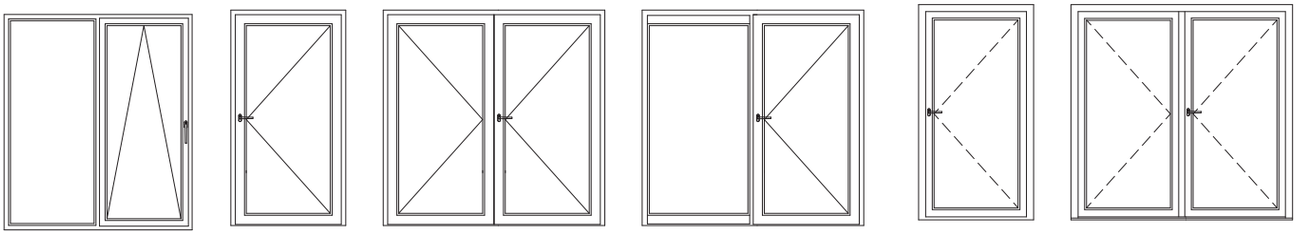
Total flexibility & classic beauty





Unique PVC corner blocks connect steel reinforcement keeping hinged door corners in-square for long-term, trouble-free operation. Outward opening (left) and inward opening (right) styles meet a variety of design requirements.

1. **Frame profiles with different depths**
   Provide flexibility for new construction and replacement applications
2. **Multiple locking points and compression seals all around the sash perimeter**
   Provide high water performance, minimal air infiltration, security and good sound insulation
3. **Large reinforcement chambers in the sash**
   Allow for sash sizes as large as 8 ft (2.4 m) high and 3.5 ft (1.1 m) wide for single doors and 3 ft (0.9 m) wide for French doors
4. **High quality hardware**
   Operates quietly and effortlessly
5. **Large glazing capacity, including special high-performance glass of 1 3/8” (35 mm) in thickness**
   Improves energy efficiency and acoustical properties
6. **Weldable corner joints in the sash profiles**
   Strengthen the door panel against distortion and provide long-term, smooth operation



4500.901 NEW 4500 Window + Door Brochure 10 10/5/2018 3:03:03 PM

Design flexibility: Hinged doors can be built as single as well as French doors, either inward or outward opening. They can easily be combined with top and side lites or even operable windows, providing the utmost design flexibility.



Performance Summary

Outward Opening – Single Door
NAFS: up to LC-PG80
STC: up to 38 dB
U-factor: down to 0.24*

Outward Opening – French Door
NAFS: up to LC-PG35
STC: up to 38 dB
U-factor: down to 0.24*

Inward Opening – Single Door
NAFS: up to LC-PG40
STC: up to 40 dB
U-factor: down to 0.24*

Inward Opening – French Door
NAFS: up to LC-PG40
STC: up to 40 dB
U-factor: down to 0.24*

* based on simulation

4500.901 NEW 4500 Window + Door Brochure 11 10/5/2018 3:03:04 PM


The
Innovator



TILT-SLIDE DOORS

Contemporary style and versatile functionality

REHAU System 4500 tilt-slide doors are an innovative door solution for spaces that do not allow for traditional in-swing doors.

With just a simple turn of a handle, the door sash can be tilted providing secure ventilation. With another turn, the sash slides open parallel to the fixed unit, not into the room, for space-saving functionality. The high-quality European hardware system operates quietly and easily.

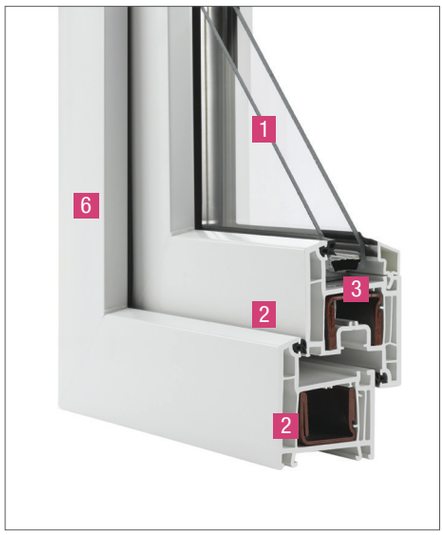
Optimal profile design and compression-seal technology contribute to outstanding performance.

Matching fixed and operable windows can be paired with this door as top and side lites allowing for the greatest design flexibility.

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SYSTEM 4500: TILT-SLIDE DOORS

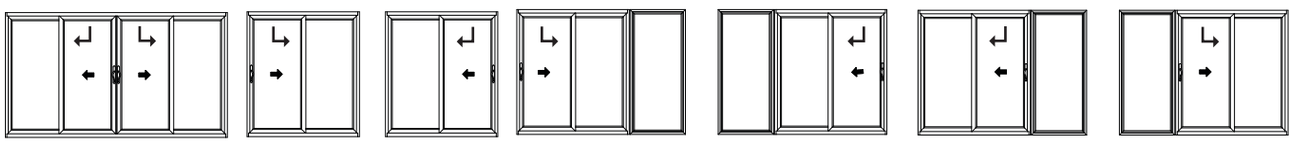
Contemporary style & versatile functionality





Large chambers accommodate robust reinforcements required in heavy commercial applications. **Innovative runner mechanism** provides smooth projection of the sash which easily and precisely slides to any desired position.

1. **Large glazing capacity, including special high-performance glass up to 1 3/8” (35 mm) in thickness**
   Improves energy efficiency and acoustical properties
2. **Four-chambered sashes and frames**
   Provide high energy efficiency
3. **Large reinforcement chambers in the sash**
   Allow for sash sizes as large as 8 ft (2.4 m) high and 5 ft (1.5 m) wide up to a weight of 260 lbs (120 kg)
4. **High quality hardware**
   Operates effortlessly and quietly
5. **Multiple locking points and compression seals all around the sash perimeter**
   Provide high water performance, minimal air infiltration, security and good sound insulation
6. **Frame profiles with different depths**
   Provide flexibility for new construction and replacement applications



4500.901 NEW 4500 Window + Door Brochure 14 10/5/2018 3:03:13 PM

Tilt Sash Function for Ventilation in a Secured Position: High-quality tilt-slide hardware allows a vent position, where the top of the sash tilts toward the inside of the room, but cannot be opened from the outside, providing security on the inside.



Performance Summary

NAFS: up to CW-PG55
STC: up to 40 dB
U-factor: down to 0.20*

* based on simulation

4500.901 NEW 4500 Window + Door Brochure 15 10/5/2018 3:03:16 PM


The
Premium



BI-FOLD DOORS

Impressive extravagance and uninterrupted living

System 4500 bi-fold doors are a luxurious solution for spaces that need a wide, unobstructed opening. They can be an alternative to hinged and sliding patio doors, but can also be used to accentuate open-plan living.

Whether for residential or commercial applications, this unique door design allows sash panels to fold to either side, creating a wide opening without any interruption.

This beautiful door design uses compression-seal technology for superior sound, air and water performance.

System 4500 bi-fold doors can easily be matched with a variety of window configurations.

4500.901 NEW 4500 Window + Door Brochure 17 10/5/2018 3:03:17 PM

SYSTEM 4500: BI-FOLD DOORS

Impressive extravagance & uninterrupted living







1 **Large glazing capacity of up to 1 3/8" (35 mm) in thickness**
Improves energy efficiency and acoustical properties

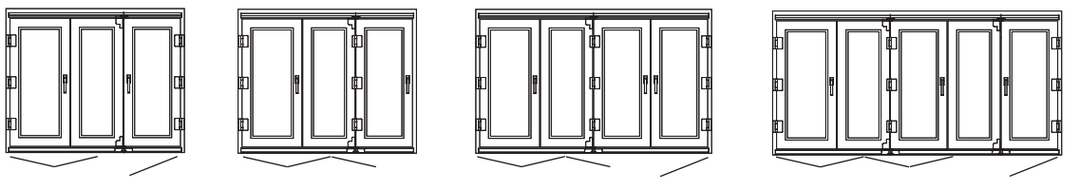
2 **Large reinforcement chambers in the sash**
Allow for sash sizes as large as 7.5 ft (2.3 m) high and 3 ft (0.9 m) wide, weighing up to 175 lbs (80 kg)

3 **Four-chambered sashes and frames**
Provide high energy efficiency

4 **High-quality hardware**
Operates quietly and effortlessly

5 **Lever-locking mechanism**
Securely closes the end panel of the bi-folding sashes

6 **Multiple locking points and compression seals all around the sash perimeter**
Provide water tightness, minimal air infiltration, security and good sound insulation



4500.901 NEW 4500 Window + Door Brochure 18 10/5/2018 3:03:29 PM

Structural T-mullions: Allow doors to be configured with up to five panels and an overall width of 15 ft (4.5 m).



Performance Summary

NAFS: up to LC-PG25

4500.901 NEW 4500 Window + Door Brochure 19 10/5/2018 3:03:31 PM


Not all
vinyl is
equal



THE SECRET IS THE FORMULATION

Better formulation = better durability

REHAU's proprietary uPVC formulation and extrusion process produces superior window systems that outlast and outperform alternative materials like aluminum and wood-clad products. Those corrode and rot from exposure to weather and pollution.

REHAU's formula includes above-average quantities of TiO_2 stabilizers and impact modifiers to protect against fading from solar radiation. When put through five years of weather testing in Arizona, this formula showed its strength; REHAU uPVC performed better than standard vinyl.

Our unique uPVC formula also results in a higher than average surface gloss level. This enhanced the ability of REHAU window systems to repel dirt and retain their color.

4500.901 NEW 4500 Window + Door Brochure 21 10/5/2018 3:03:38 PM

SYSTEM 4500: THE ALL-ROUND TALENT
DESIGN. VERSATILITY. PERFORMANCE.

Save energy easily: With **better thermal performance.**

Reducing energy usage is important. Not just for the occupant's wallet but also on a larger scale when it comes to sustainable building. **Lower energy consumption with a good conscience – whether it's cold or hot outside.**

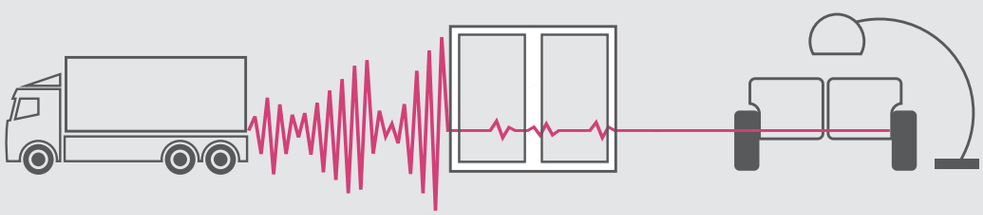
	System 4500 Windows	System 4500 Doors
U-value Standard (dual pane, low-E)	0.28	0.30
U-value Advanced (triple pane, low-E)	0.20	0.24

Minimize maintenance: With **ease of operation, ease of cleaning.**

Thanks to a high-quality, high-definition finish (HDF), smudges can be quickly and easily removed using conventional detergents. As far as maintenance, the occasional application of a quality lubricant to the moving parts, such as hinges and lock mechanisms, is all that is needed. The newly developed sealing technology assures optimal closing pressure. Due to advanced engineering and close cooperation with hardware suppliers, window and door operation is smooth and easy. **Reduce maintenance and cleaning effort to a minimum.**

Ensure peace and quiet: With **a view on mute.**

Noise is disturbing and over time, it is even unhealthy. **Increase occupants' feeling of well-being with the previously unattained values in noise protection.**



85 dB
loud street noise

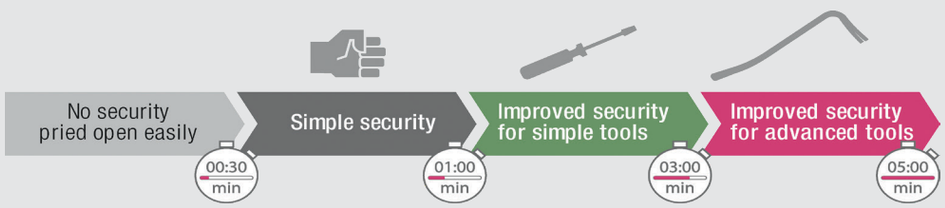
System 4500

42 dB
quiet interior

4500.901 NEW 4500 Window + Door Brochure 22 10/5/2018 3:03:39 PM

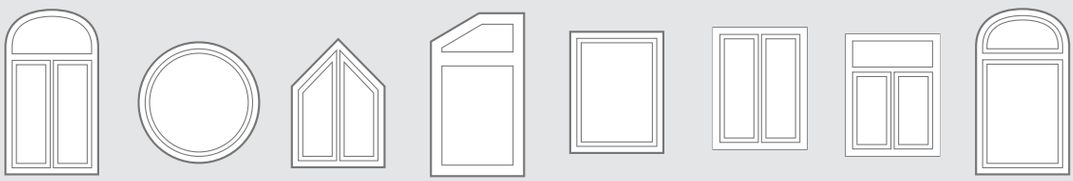
Trust high levels of safety: With **superior security features.**

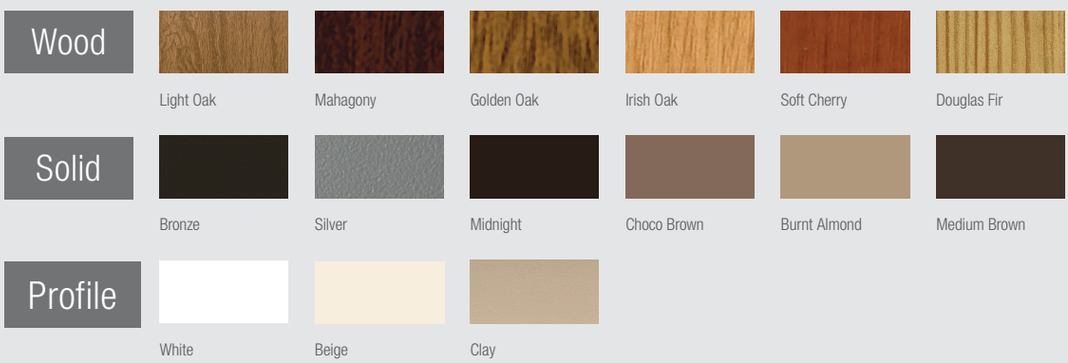
In combination with the appropriate hardware, System 4500 windows and doors enhance security with multiple locking points, fusion-welded corners and steel-reinforced, multi-chambered design. **Enjoy the security you are looking for.**



Experience creative freedom: With **countless shapes and colors.**

System 4500 allows for a wide choice of customized shapes, e.g., round, half-round, triangular, rake-top, ellipsoidal windows. In addition, extensive design variations with brilliant colors and patterns will liven up any building interior and exterior.
Get creative with countless design options.





4500.901 NEW 4500 Window + Door Brochure 23
10/5/2018 3:03:52 PM



REHAU QUALITY WINDOWS & DOORS

www.na.rehau.com/4500
rehau.mailbox@rehau.com

For updates to this publication, visit **na.rehau.com/resourcecenter**
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Official Partner of

DRUTEX
WINDOWS DOORS SHUTTERS GATES

Quality
The latest technology, the best materials and production controlled at every stage as well as our own research laboratories guarantee the highest quality.

Security
Doors are equipped with reliable fittings and locks that ensure their safe use.

Service
Professional and fast service is the hallmark of Drutex, which has been setting trends in pre- and post-sales customer service for years.

Smart Home
Intelligent control of doors, windows, roller shutters, façade blinds, mosquito nets, gates, wickets and lighting using a smartphone.

DRUTEX
WINDOWS DOORS SHUTTERS GATES

Official Partner of FC Bayern

ul. Leszka Gierszewskiego 1, 77-100 Bytów
+48 59 822 91 01

SINCE 1985

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BUSINESS PARTNER

Wersja: 29-06-2026



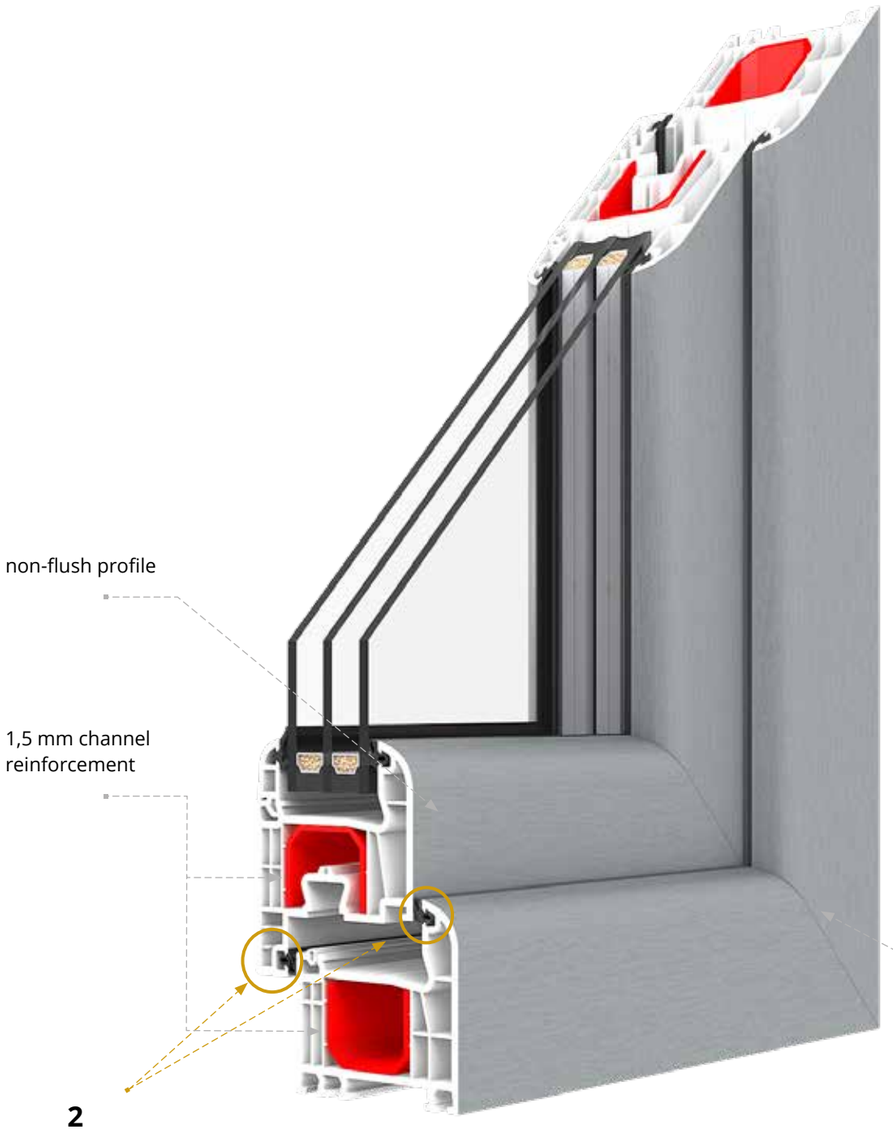
PVC WINDOWS

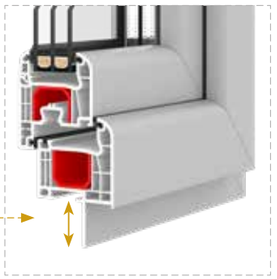
BORN OF PASSION
AND EXPERIENCE

DRUTEX
WINDOWS DOORS SHUTTERS GATES

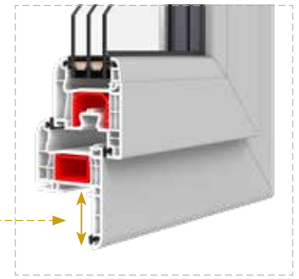
IGLO 5 CLASSIC

The profile has a 5-chamber structure with a 70 mm installation depth. It has steel reinforcement of the sash and frame. The window is equipped with double EPDM seal: external and internal.

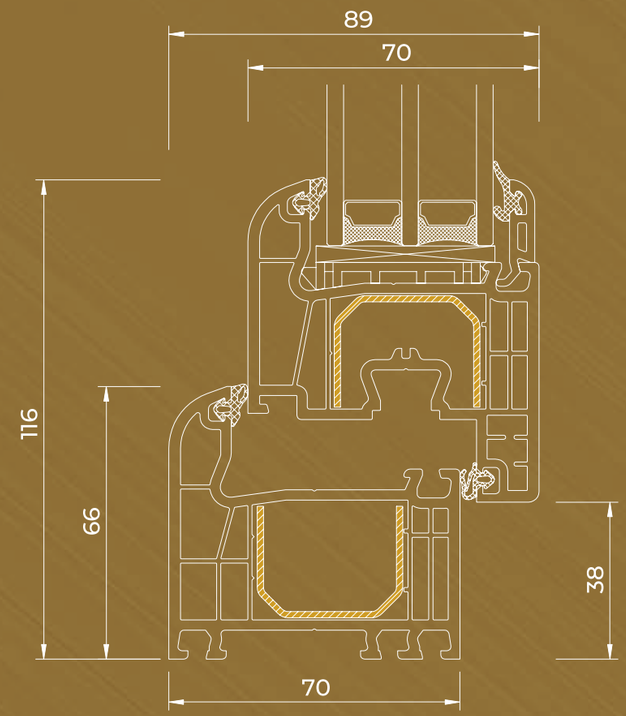


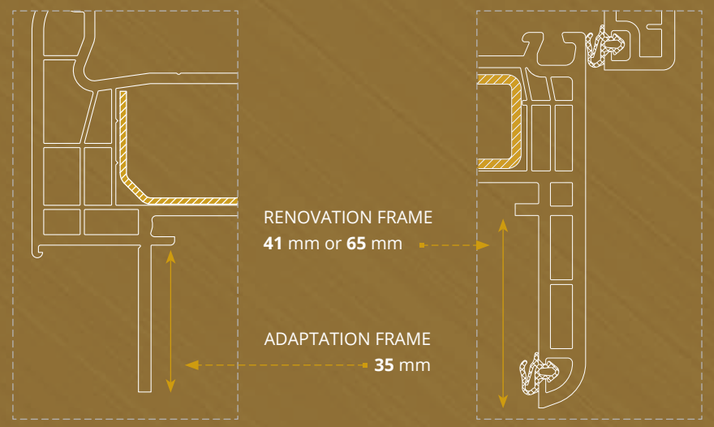


ADAPTATION FRAME
35 mm



RENOVATION FRAME
41 mm or **65** mm





- MACO fittings with 2 anti-burglary catches
- argon-filled glazing unit
- glazing with packages in the range of 24-40 m
- galvanized steel frame or Swisspacer Ultimate warm edge
- microventilation
- aluminum handle
- black or grey EPDM perimeter and glazing seals
- wide range of PVC veneer colors
- white profile color (brown or anthracite optional)
- sash lifter (blocks incorrect handle position - depending on the window height)
- gasket filling the lower fitting groove
- 1,5 mm steel reinforcement of the frame and door leaf (2 mm in the case of the balcony door leaf) in the C-shaped channel reinforcement

IGLO 5 CLASSIC

5
chambers

2
EPDM gaskets

70
installation depth
/ mm /

0,83*
Uw for Ug=0,6 W/(m²K)

* Value determined by calculation for the reference window with a 4th/14/4/14/4th glazing unit

R
renovation frame
41 mm lub 65 mm

A
adaptation frame
35 mm

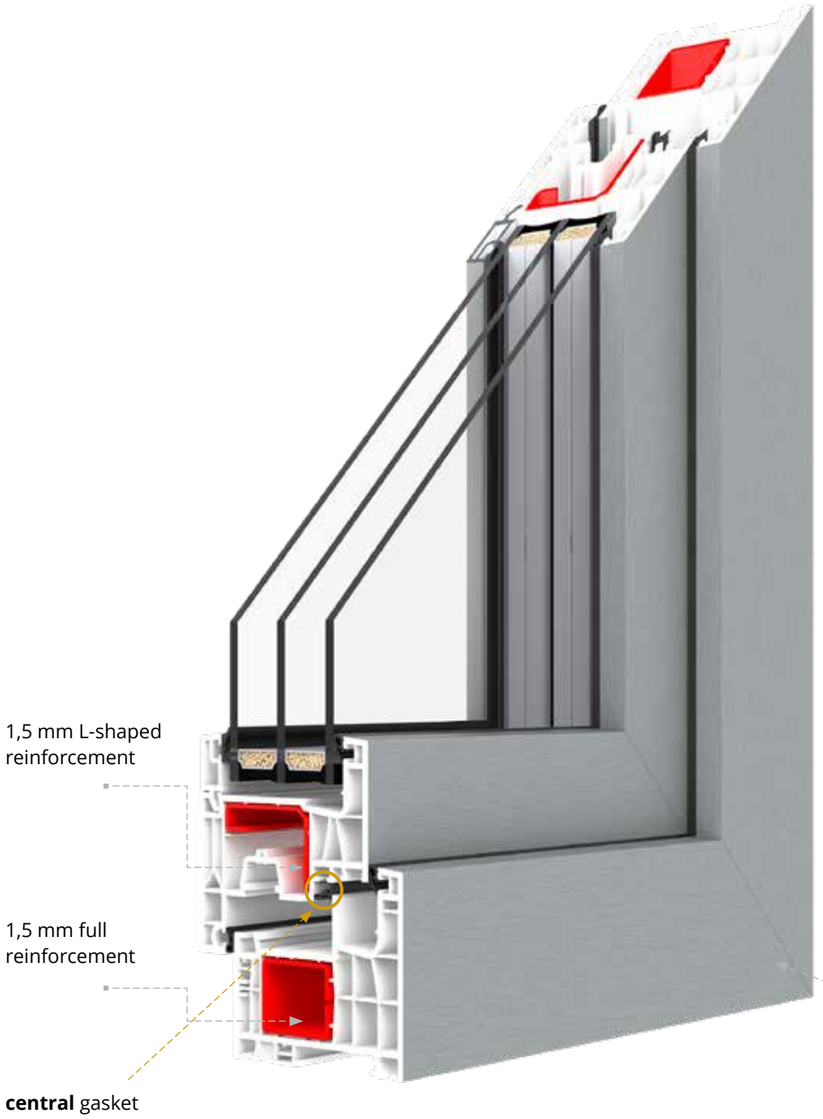
Class profile
A

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DRUTEX
WINDOWS DOORS SHUTTERS GATES

IDEAL NEO MD aluplast®

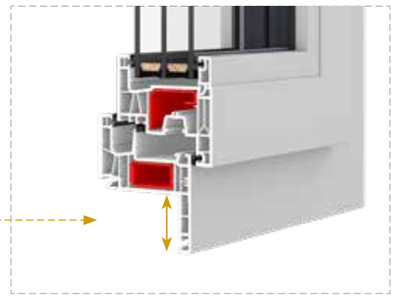
The profile has a 6-chamber structure with a depth of 76 mm. It has a steel reinforcement of the sash and frame.
The window is triple sealed.

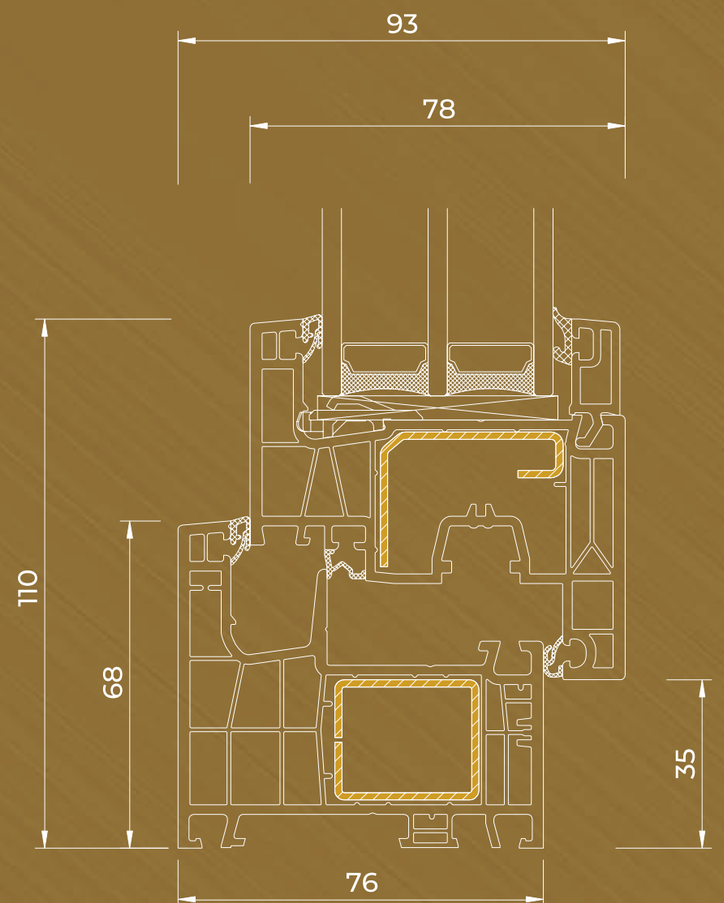




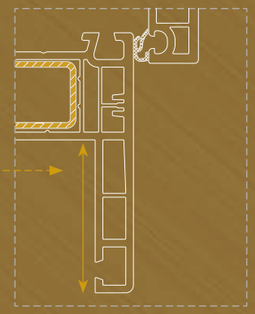
V-perfect weld

RENOVATION FRAME **40** mm or **70** mm





RENOVATION FRAME **40** mm or **70** mm



- ROTO fittings
- 4 anti-burglary catches
- argon-filled glazing unit
- glazing with packages in the range of 24-54 m
- galvanized steel frame or Swisspacer Ultimate warm plastic edge
- microventilation
- aluminum handle
- perimeter and glazing seals in black or grey color
- wide range of PVC veneer colors
- white profile color (brown or anthracite optional)
- sash lifter (blocks incorrect handle position - depending on the window height)
- gasket filling the lower fitting groove
- 1,5 mm steel reinforcement of the frame and door leaf (2 mm in the case of the balcony door leaf)

IDEAL NEO MD

6
chambers

3
corner welded gaskets

76
installation depth
/ mm /

0,76*
Uw for Ug=0,5 W/(m²K)

* Value determined by calculation for the reference window with a 4th/18/4/18/4th glazing unit

R
renovation frame
40 mm or 70 mm

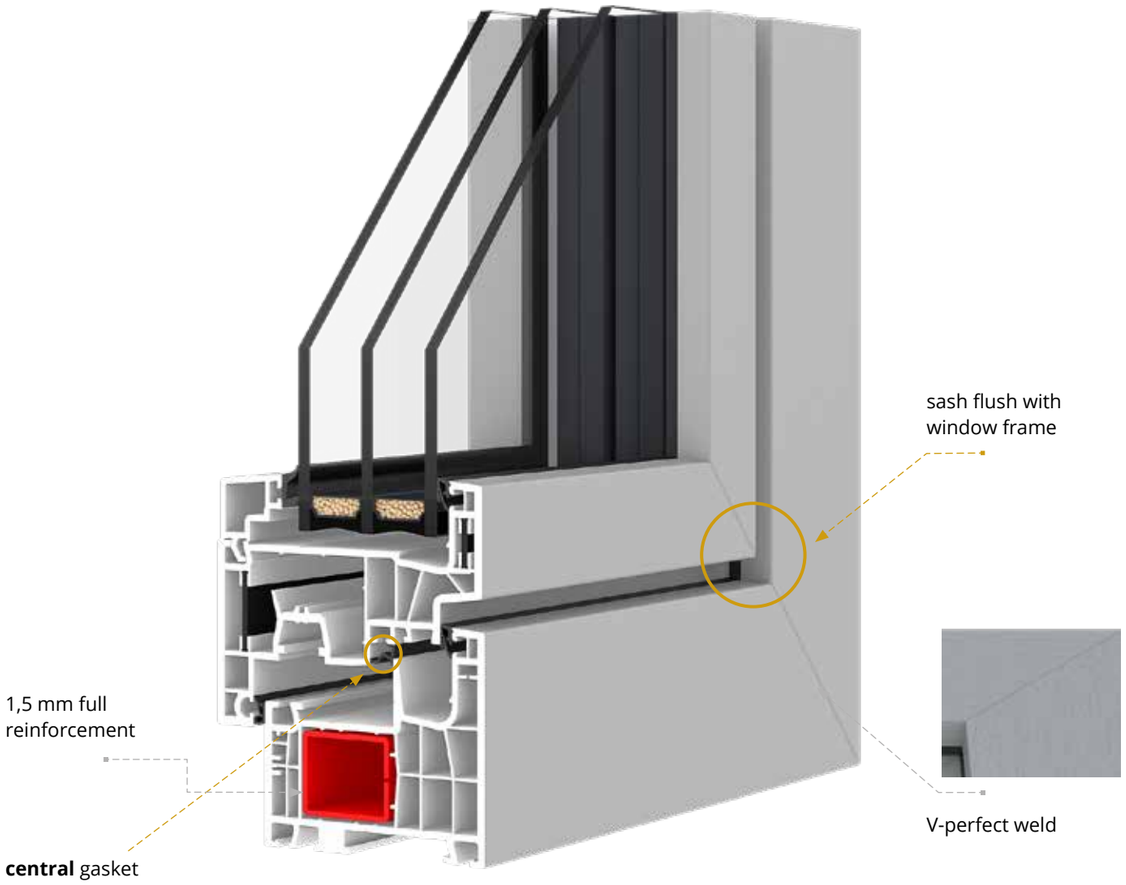
aluplast®
Class profile
B

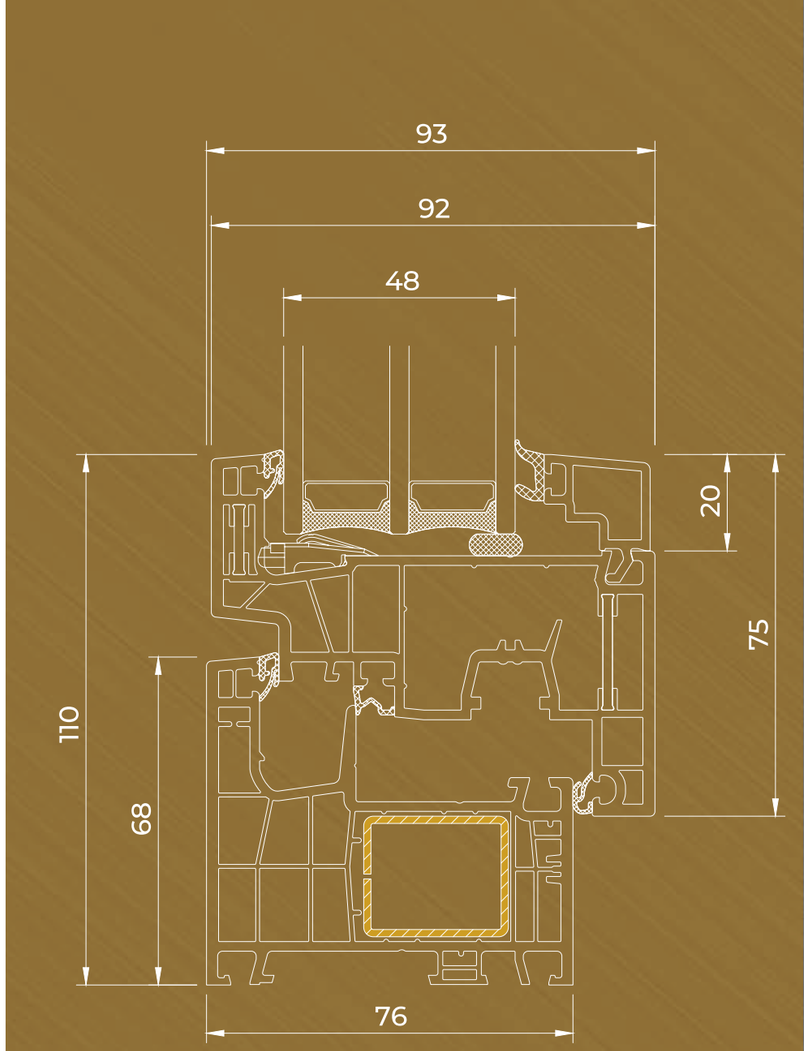
PERFECT
Smart Home

DRUTEX
WINDOWS DOORS SHUTTERS GATES

IDEAL NEO MD-FS | aluplast

A modern 5-chamber system with a depth of 70 mm, featuring a cubist design and a sash overlap of 108 mm. Instead of steel in the sash, it uses fiberglass inserts and bonded glazing. A visually light yet durable construction with an optional movable mullion.





- ROTO fittings
- 4 anti-theft strikers according to the size of the sash and the hardware system
- glazing with packages in the range of 36-68 mm
- argon-filled glazing unit
- Swisspacer Ultimate warm edge
- microventilation
- aluminum handle
- perimeter and glazing seals in black or grey color
- wide range of PVC veneer colors
- white profile color (brown or anthracite optional)
- handle misplacement locking mechanism
- filling of the lower hardware groove

IDEAL NEO MD-FS

6
chambers

3
corner welded gaskets

76
installation depth
/ mm /

0,73*
Uw for Ug=0,5 W/(m²K)

* Value determined by calculation for the reference window with a 4th/18/4/18/4th glazing unit

aluplast
Class profile
B

PERFECT
Smart Home

DRUTEX
WINDOWS DOORS SHUTTERS GATES

IGLO ENERGY CLASSIC

7-chamber frame and sash profiles, with a construction depth of 82 mm. The system is equipped with a specially designed triple seal: external and internal made of EPDM and central one made of foamed EPDM.

The system is also available in the **Alucover** version, featuring an external aluminium cladding that enhances the window's resistance to external factors while also improving its structural rigidity.



IGLO ENERGY ALUCOVER
with aluminum cladding



non-flush profile

2 mm C-shaped channel reinforcement

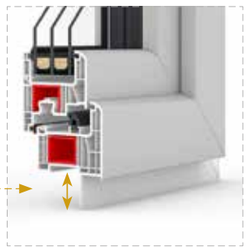
2
EPDM gaskets

full reinforcement

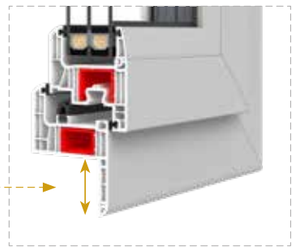
1
1 foamed **EPDM** central gasket



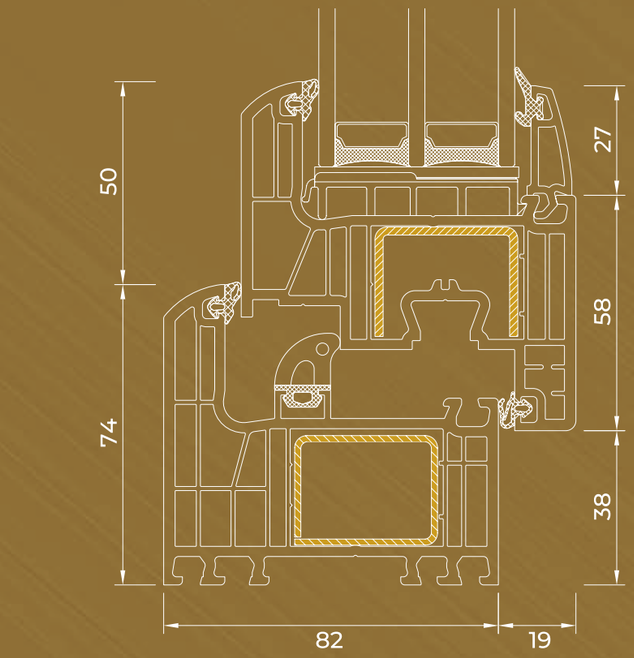
V-perfect weld as standard

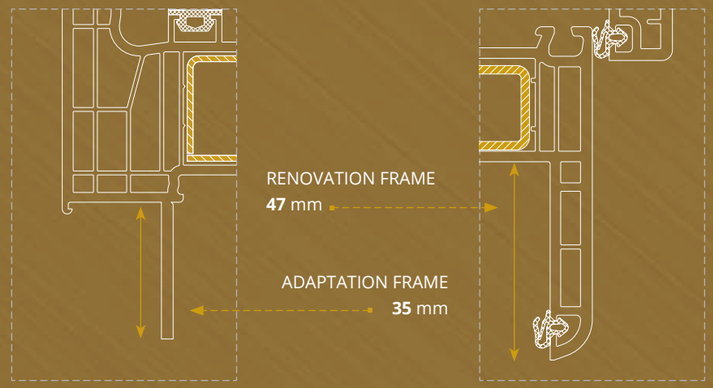


ADAPTATION FRAME **35** mm



RENOVATION FRAME **47** mm





- MACO fittings with 4 anti-burglary catches
- glazing with packages in the range of 24-52 mm
- argon-filled glazing unit
- galvanized steel frame or Swisspacer Ultimate warm plastic edge
- microventilation
- aluminum handle
- black or grey EPDM perimeter, glazing and central seals
- wide range of pvc veneer colors
- 3 profile colors to choose from: white, brown or anthracite
- sash lifter (blocks incorrect handle position - depending on the window height)
- gasket filling the lower fitting groove
- full (closed) steel frame reinforcement, „c" shaped steel sash reinforcement
- 5-chamber PVC under-sill strip with a gasket

IGLO ENERGY CLASSIC

7
chambers

3
EPDM gaskets

82
installation depth
/ mm /

0,73*
Uw for Ug=0,5 W/(m²K)

* Value determined by calculation for the reference window with a 4th/18/4/18/4th glazing unit

R
renovation frame
47 mm

A
adaptation frame
35 mm

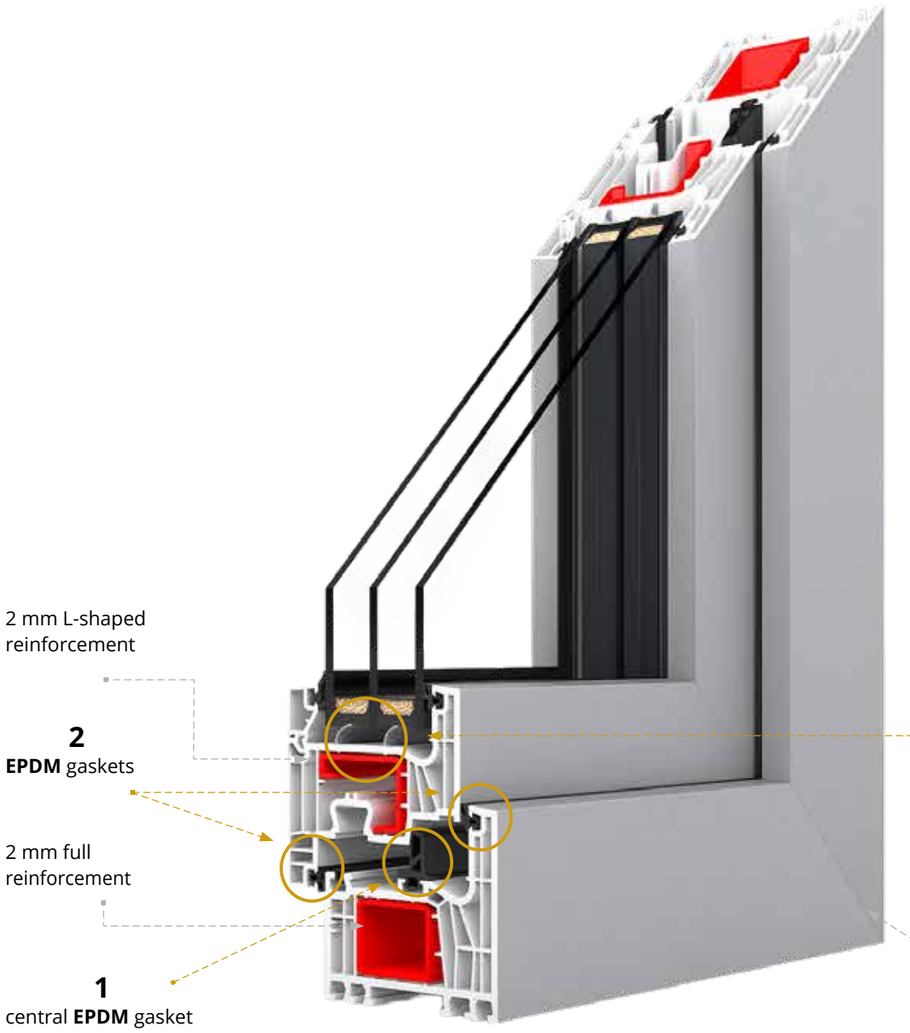
Class profile
A

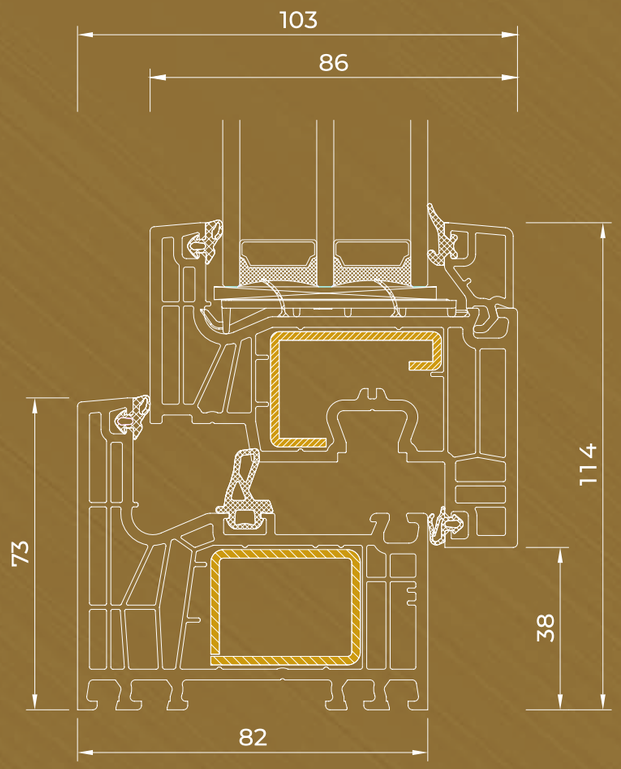
PERFECT · Smart Home · RC2 N · RC2

DRUTEX
WINDOWS DOORS SHUTTERS GATES

IGLO EDGE

7-chamber frame and sash profiles, with an installation depth of 82 mm. The system is equipped with a specially designed triple seal: external, internal and central made of EPDM and gaskets under the glazing unit.





- MACO fittings with 4 anti-burglary catches
- glazing with packages in the range of 48-58 mm
- argon-filled glazing unit
- optional triple-glazing package with Ug=0,4 W(m²K)
- Swisspacer Ultimate warm plastic edge (optional galvanized steel spacer)
- microventilation
- aluminum handle DUBLIN
- black or grey EPDM perimeter, glazing and central seals
- wide range of PVC veneer colors
- 3 profile colors to choose from: white, brown or anthracite
- sash lifter (blocks incorrect handle position - depending on the window height)
- gasket filling the lower fitting groove
- 2 mm full (closed) steel frame reinforcement, L-shaped steel door sash reinforcement

IGLO EDGE

7
chambers

3
EPDM gaskets

82
installation depth
/ mm /

0,73*
Uw for Ug=0,5 W/(m²K)
TRIPLE 3-GLAZED
* Value determined by calculation for the reference window with a 4th/18/4/18/4th glazing unit

0,66*
Uw for Ug=0,4 W/(m²K)
QUADRUPLE 4-GLAZED
* Value determined by calculation for the reference window with a 4th/18/4/18/4th glazing unit

Class profile
A

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Smart Home

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WINDOWS DOORS SHUTTERS GATES

FOIL COLORS SAMPLE

The printout may differ from reality.

Concrete grey
702305-167

Basalt grey smooth
701205-097

Crown Platinum
9.1293001-195

Cream
137905-167

Quartzite grey
703905-167

Dark red
308105-167

Light grey
725105-167

Anthracite Ulti-Matt
02.20.71.000001-504700

Quartz grey smooth
703905-097

Natural oak
3118076-167

Oregon
2115008-167

Palisander
851805-167

Slate
1.0065002-097

Slate grey smooth
02.11.71.000040-097

Black Ulti-Matt
02.20.01.000002-504700

Grey
715505-167

Smooth anthracite
701605-097

Golden oak
2178001-167

Pyrite
02.12.17.000001

Jet Black CC+
476-6062

Dark green
612505-167

Turner oak
F470-3001

Moss green
600505-167

FX white
915205-168

Anthracite
701605-167

Chocolate brown
887505-167

Douglas fir
3152009-167

Dark oak
2052089-167

Macore
3162002-167

Mahogany
2097013-167

Basalt grey
70125-097

Nut
2178007-167

Sheffield oak light
F 456-3081

Winchester
49240015-148

White sand Ulti-Matt
PX 9152

Deep bronze
F4701029

Turner oak amber
470-9035

Turner oak toffee
470-3004

Turner oak walnut
470- 9036

Brilliant Blue
470- 9036

Steel Blue
470- 9036

HANDLES

The handles used in our products are made of aluminum and are distinguished not only by their elegant design, available color options, but also by their ergonomic shape. The handles can be available in options with a key or a button to prevent accidental opening (an option especially recommended for children's rooms).

ALUMINUM WINDOW AND BALCONY HANDLES

WINDOW HANDLE MISTRAL



WINDOW HANDLE NEVADA



WINDOW HANDLE SQUARE



WINDOW HANDLE DUBLIN



WINDOW HANDLE HOPPE SECUSTIK TOULON



WINDOW HANDLE HOPPE SECUFORTE TOULON



WINDOW HANDLE HOPPE SECUSTIK HAMBURG



WINDOW HANDLE HOPPE SECUFORTE HAMBURG



WINDOW HANDLE HOPPE SECUSTIK ATLANTA



WINDOW HANDLE 1033



WINDOW HANDLE MA 1010 STAINLESS STEEL



REMOVABLE WINDOW HANDLE



WITH KEY AND TBT FUNCTION



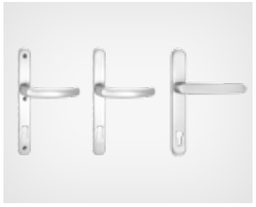
BALCONY DOOR HANDLE



BALCONY DOOR HANDLE 1033



VERANDA DOOR HANDLE



Available in colors: white, brown, silver, titanium, anthracite, black, old gold, cream*.



* Colour availability and shade may vary depending on the handle model.

DRUTEX
WINDOWS DOORS SHUTTERS GATES

GLASS

Our offer includes many types of glass, which are characterized by the highest quality of workmanship. Choose glass for your windows that will meet your expectations and which will add a unique character to the interior.

We have been producing glazing packages since 1994. We have a modern glass tempering plant and our own research laboratories, which ensure the highest quality of the glazing units that we produce.

The glazing units can be equipped with special capillaries that equalize the pressure inside the glazing with atmospheric pressure. Thanks to this solution, the glazing units will work perfectly in seaside locations as well as those located high in the mountains.



Safety
Possibility of using a thermal coating.



Satin matt



Stopsol brown 6 mm



Stopsol blue 6 mm



Ornament Chinchilla



Ornament Delta



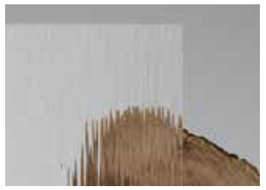
Ornament Silvit



Ornament Cathedral



Ornament Master Carre



Waterfall 105



Antisol green
4 lub 6mm



Antisol brown
4 lub 6mm



Antisol grey



Antisol blue



Float 4, 6, 8, 10 mm
Possibility of using a thermal coating.



Mirastar

ℹ The printout may differ from reality.
* To perform sandblasting, contact the Drutex technological department or ask your dealer.

WARM EDGE

SWISSPACER ULTIMATE

no extra charge



White
RAL 9016



Light grey
RAL 7035



Gray
RAL 9023



Light brown
RAL 8003



Dark brown
RAL 8014



Black
RAL 9005



More details you will find in our catalogue

DRUTEX
WINDOWS DOORS SHUTTERS GATES



NEW

D-ART LINE

energy efficient and modern doors



NEW

D-GATE

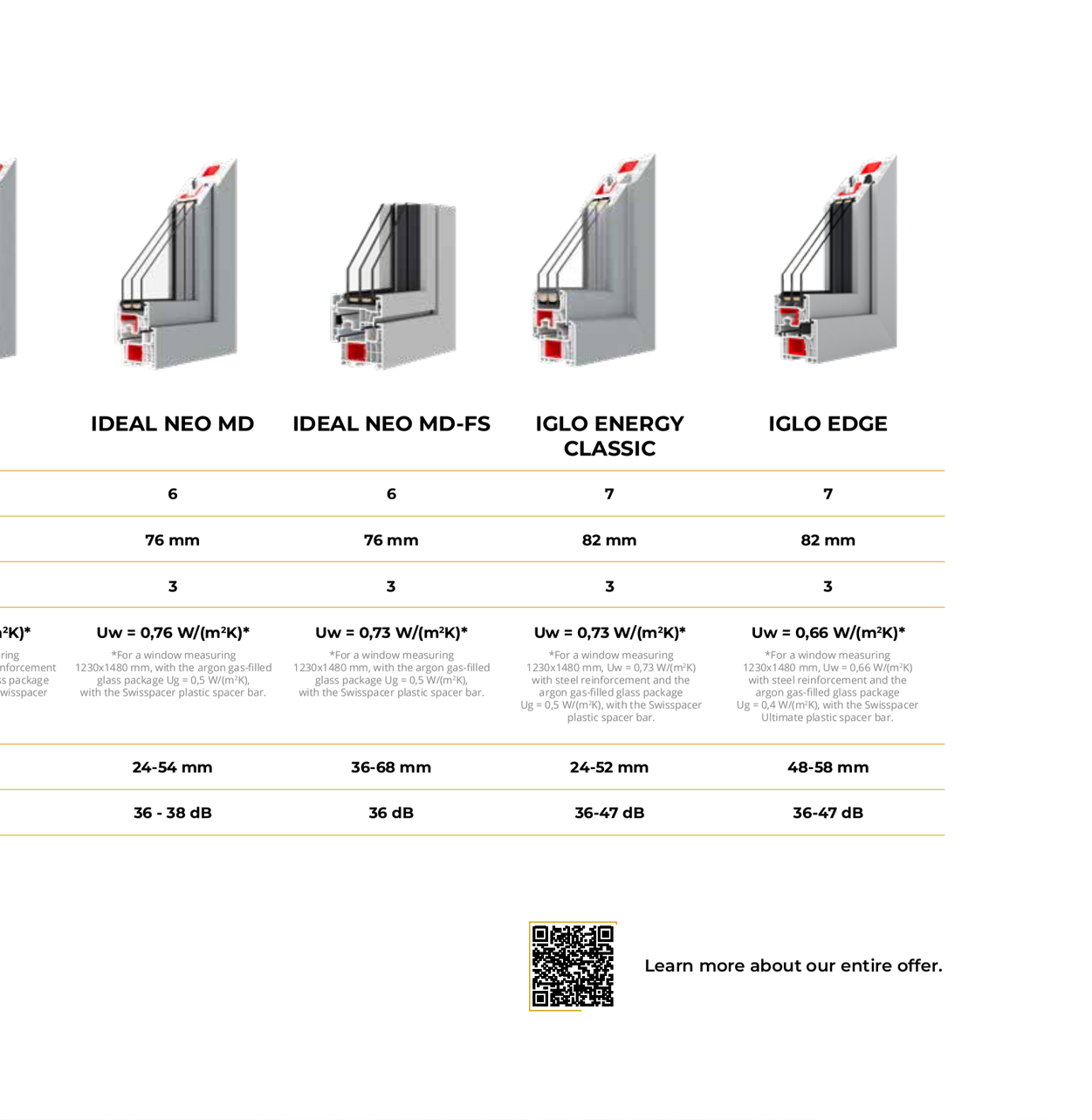
sectional gates

DRUTEX
WINDOWS DOORS SHUTTERS GATES



Technical data	IGLO 5 CLASSIC	IDEAL NEO MD	IDEAL NEO MD-FS	IGLO ENERGY CLASSIC	IGLO EDGE
Number of chambers	5	6	6	7	7
Installation depth	70 mm	76 mm	76 mm	82 mm	82 mm
Number of gaskets	2	3	3	3	3
Thermal transmittance	Uw = 0,83 W/(m²K)* *For a window measuring 1230x1480 mm, with steel reinforcement and the argon gas-filled glass package Ug = 0,6 W/(m²K), with the Swisspacer plastic spacer bar.	Uw = 0,76 W/(m²K)* *For a window measuring 1230x1480 mm, with the argon gas-filled glass package Ug = 0,5 W/(m²K), with the Swisspacer plastic spacer bar.	Uw = 0,73 W/(m²K)* *For a window measuring 1230x1480 mm, with the argon gas-filled glass package Ug = 0,5 W/(m²K), with the Swisspacer plastic spacer bar.	Uw = 0,73 W/(m²K)* *For a window measuring 1230x1480 mm, Uw = 0,73 W/(m²K) with steel reinforcement and the argon gas-filled glass package Ug = 0,5 W/(m²K), with the Swisspacer plastic spacer bar.	Uw = 0,66 W/(m²K)* *For a window measuring 1230x1480 mm, Uw = 0,66 W/(m²K) with steel reinforcement and the argon gas-filled glass package Ug = 0,4 W/(m²K), with the Swisspacer Ultimate plastic spacer bar.
Glass packages	24-40 mm	24-54 mm	36-68 mm	24-52 mm	48-58 mm
Sound insulation	34-43 dB	36 - 38 dB	36 dB	36-47 dB	36-47 dB

Learn more about our entire offer.



up to 7000 windows daily

4000 employees

650 vehicles

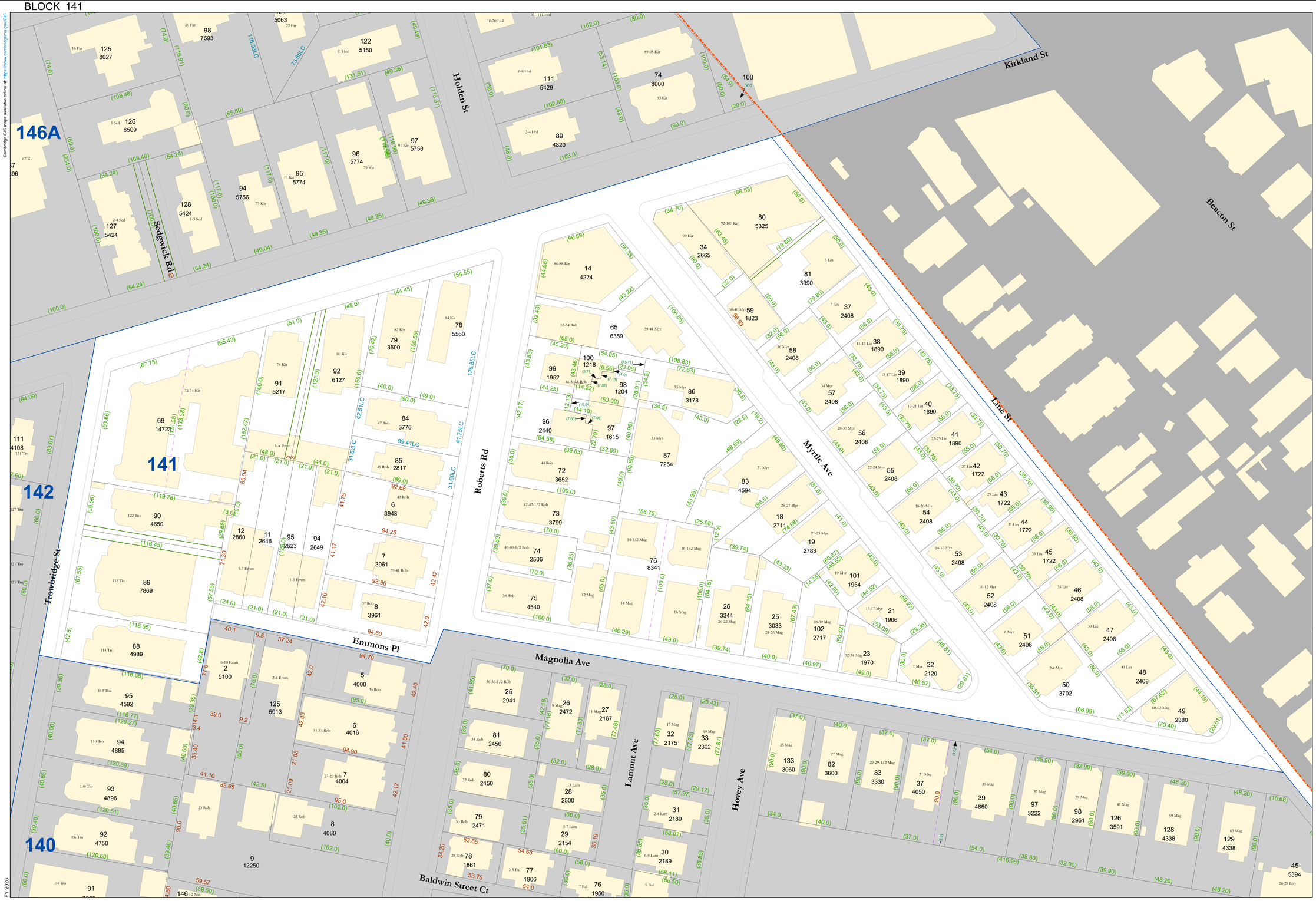
118 Tsd. m² surface production

SINCE 1985

FAST DELIVERY TIME

BLOCK 141

Cambridge GIS maps available online at: https://www.cambridgema.gov/GIS



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
141 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2025 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

N

0 15 30 60 Feet

1:380

Parcel Block Map

141

1 Myrtle Avenue

Cambridge, Massachusetts

Symbol Legend

- Drawing Label
- Column Line
- Grade Elevation
- Building Section
- Door Numbers
- Exterior Elevation
- Interior Elevation
- Partition Types
- Room/Space
- Window Types
- Detail Reference

Architect

HRESKO Associates, Inc.
36 Bromfield Street, Suite 209
Boston, Massachusetts 02108
Tel: 617-350-7676
e-Mail: Hresko@ArchUSA.com

H-A Project #

Owner/Developer

Fan Wang & Marc Wagner
e-Mail:
fwang_bos@yahoo.com

Surveyor

Cerrato Land Surveying
51 Wareham Street
Medford, Massachusetts 02155
Tel: 781-775-3724
www.cerrato-survey.com



LOCUS MAP

ZONING DISTRICT: RESIDENTIAL C-1 **ZONING SUBDISTRICT:** **SUBDISTRICT TYPE:**		
Cambridge DISTRICT - EDA- DIMENSIONAL REGULATIONS		
	CODE REQUIREMENT	**PROJECT USE**
MAXIMUM FLOOR AREA RATIO (FAR)	N/A	N/A
MAXIMUM BUILDING HEIGHT	45'	39'-8"
MINIMUM LOT SIZE	NONE	NONE
MINIMUM USABLE OPEN SPACE	30%	no change from existing condition
MINIMUM LOT WIDTH	N/A	no change from existing condition
MINIMUM LOT FRONTAGE	N/A	no change from existing condition
MINIMUM FRONT YARD	10'	no change from existing condition
MINIMUM SIDE YARD	5'	no change from existing condition
MINIMUM REAR YARD	5'	N/A
MAXIMUM STORIES ABOVE GRADE	4	4



FLOOR LEVEL	EXISTING S.F	PROPOSED S.F
BASEMENT LOWER LEVEL	**0**	**0**
1ST FL. LEVEL	**1026**	**1067**
2ND FL. LEVEL	**895**	**955**
3RD FL. LEVEL	**436**	**955**
4TH FL. LEVEL	**254**	**955**

PROPOSED 4 floors- Residential Addition/Renovation			
Unit Count	**1 BR**	**3 BR**	**4BR**
Unit 1: Lower Level-1st Floor		1	
Unit 2: 2nd Floor	1		
Unit 3: 3rd Floor & 4th Floor			1
Total	**3 Units**		

List of Drawings

T-1.00 Title Sheet

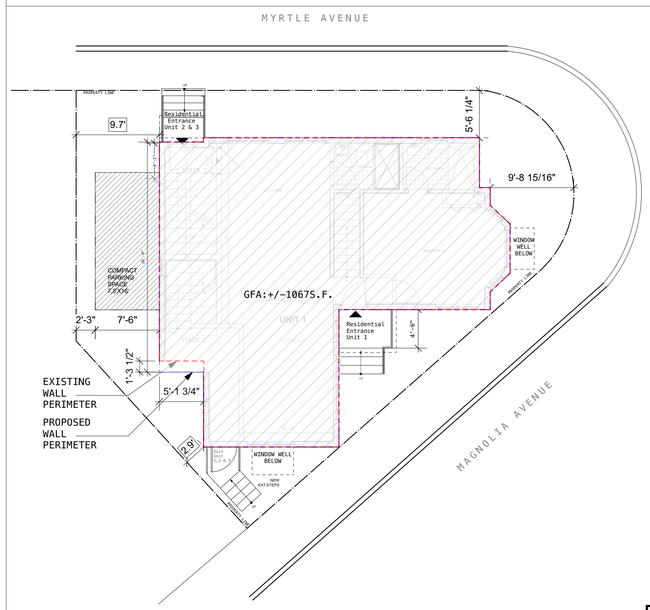
Civil

C-1 SITE PLAN
L-101 Proposed Landscape Plan

Architectural

ExA-1.00 Existing Condition Floor Plans
ExA-2.00 Existing Condition Photo Elevations
A-1.01 Proposed Floor Plans - Lower Level & First Floor
A-1.02 Proposed Floor Plans - Second Floor & Third Floor
A-1.03 Proposed Floor Plans - Fourth Floor & Roof Plan
A-2.00 Streetscape Elevations
A-2.01 Proposed Elevations South/West & South/East
A-2.02 Proposed Elevations North/West & North/East
V-1.00 Proposed 3D View Studies
V-2.00 Proposed 3D View Studies
M-1.01 Proposed Materials Palette
SHDW-1 Shadow Study- Summer Solstice
SHDW-2 Shadow Study- Winter Solstice

PROPOSED SQUARE FOOTAGE DIAGRAM



Date: 17 August 2026

All work shall be in compliance with State and Local Building Codes.
General Contractor shall be responsible for obtaining all necessary permits, inspections, and paying all related fees.

Contractor shall lay out all work and be responsible for structure, lines, elevation and measurement.

The Contractor shall thoroughly examine the site, the drawings, and the specifications to ensure his/her knowledge of the conditions and requirements of the work.

The Contractor shall report all deviations in the existing conditions, dimensions, and locations, etc. to the architect.

Storage of materials at the site and protection from the elements is the responsibility of each subcontractor. The builder may reject material not properly stored and protected. Damaged material shall not be installed. In no case may a subcontractor store material which interferes with work of other subcontractors or the Owner.



Do not scale these Drawings for quantities, lengths, size or areas, etc. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with construction.

All designs, components, equipment, clearances, sizes and capacities, etc., shall comply with all manufacturers' instructions and recommendations, and shall comply with all applicable federal, state and local codes or ordinances.

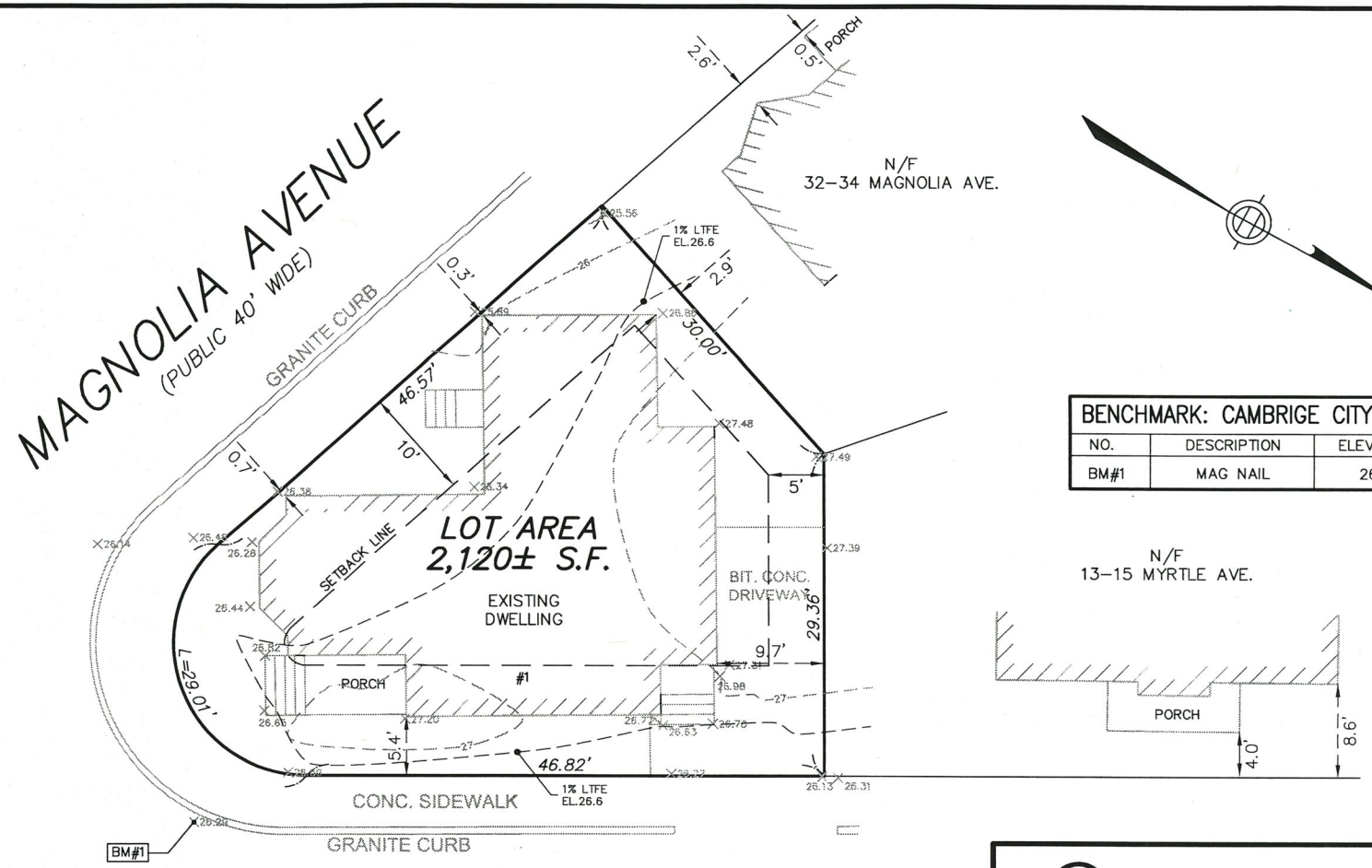
Clean up is the responsibility of each subcontractor within a reasonable time and to prevent any hazardous conditions.

It is not intended that these drawings show every cut and/or condition, etc. of the building system, however, the contractor shall furnish a complete product in accordance with the best practice of the trade, to the satisfaction of the Architect, and in strict conformance with all applicable state building code requirements.

All dimensions are to face of stud.

All existing areas disturbed by the new construction are to be patched to match existing and / or new adjacent surfaces.

©Hresko Associates, Inc.



BENCHMARK: CAMBRIGE CITY BASE		
NO.	DESCRIPTION	ELEVATION
BM#1	MAG NAIL	26.29

FLOOD ZONE:
1% LTFE=26.6

ZONING DISTRICT:
BOSTON PROPER
H–2–65 SUBDISTRICT

RECORD OWNER:
FAN WANG AND MARC WAGNER
DEED: BOOK 71169, PAGE 241

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN SEPTEMBER 2024 & FEBRUARY 2026 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

2-2-26
DATE

Scott M Cerrato
SIGNATURE

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. CERRATO
No. 50049
PROFESSIONAL LAND SURVEYOR

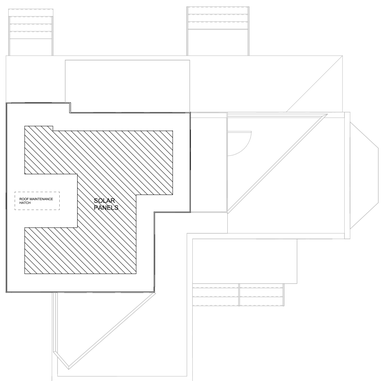
GRAPHIC SCALE
10 0 5 10 20
1" = 10'

Cerrato Land Surveying

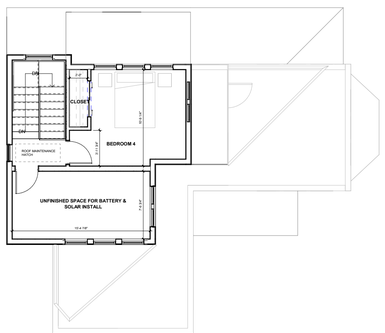
PLOT PLAN
1 MYRTLE AVENUE
SOMERVILLE, MASSACHUSETTS
PARCEL ID: 0502510000

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

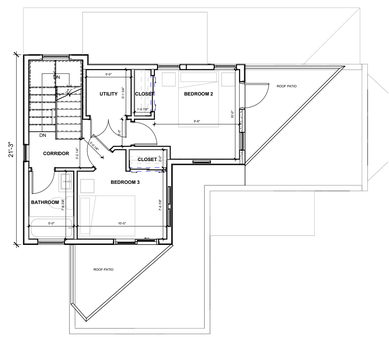
OCTOBER 7, 2024 REV. 2-2-26
PHONE: (781) 775-3724
www.cerrato-survey.com



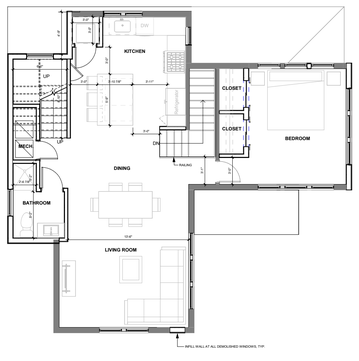
31 Roof Floor Plan
Scale: 1/8" = 1'-0"



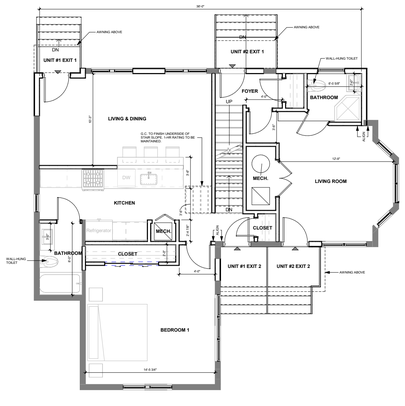
21 4th Floor Plan
Scale: 1/8" = 1'-0"



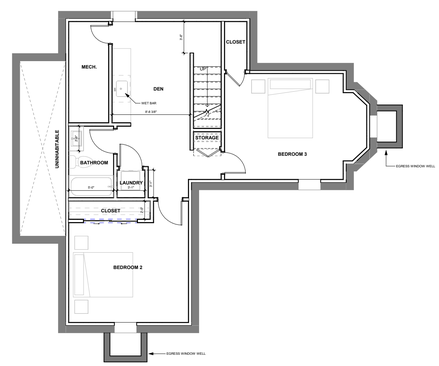
11 3rd Floor Plan
Scale: 1/8" = 1'-0"



30 2nd Floor Plan
Scale: 1/8" = 1'-0"



20 1st Floor Plan
Scale: 1/8" = 1'-0"



10 Basement Floor Plan
Scale: 1/8" = 1'-0"

NOTE:
PLANS PROVIDED BY CLIENT AS PER "SDP Architects"

1
Myrtle

Cambridge, Massachusetts

Hresko Associates, Inc.
Architects
Landscape Architects

36 Bromfield Street
Suite 209
Boston, MA 02108
617-350-7666
eMail:
hresko@ArchUSA.com
www.ArchUSA.com

REGISTERED ARCHITECT
No. 6403
CHRISTINE HRESKO
MA
COMMONWEALTH OF MASSACHUSETTS

Owner/Developer

Civil Engineer

Geotechnical Engineer

Structural Engineer

MEP Engineers

Fire Protection

Existing Floor Plans

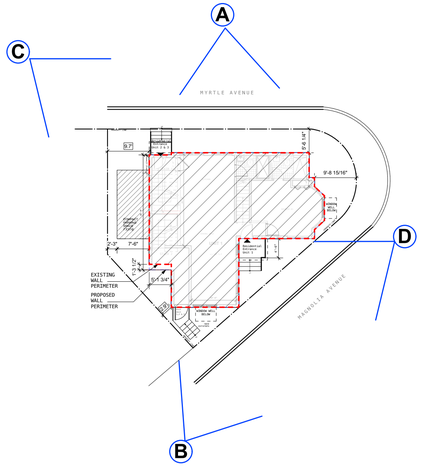
Scale: As noted
Date: 23 June 2026

42-04

ExA-1.00



Ⓐ Front View from Myrtle Avenue





Ⓒ Front View from Myrtle Avenue



Ⓑ View of property from Magnolia Avenue



Ⓓ View of property from Magnolia Avenue

1
Myrtle Avenue

Cambridge Massachusetts

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REGISTERED ARCHITECT PETER HRESKO No. 4403 CHESTNUT HILL MA COMMONWEALTH OF MASSACHUSETTS

Owner/Developer

Civil Engineer

Geotechnical Engineer

Structural Engineer

MEP Engineers

Fire Protection

Existing Exterior Photos

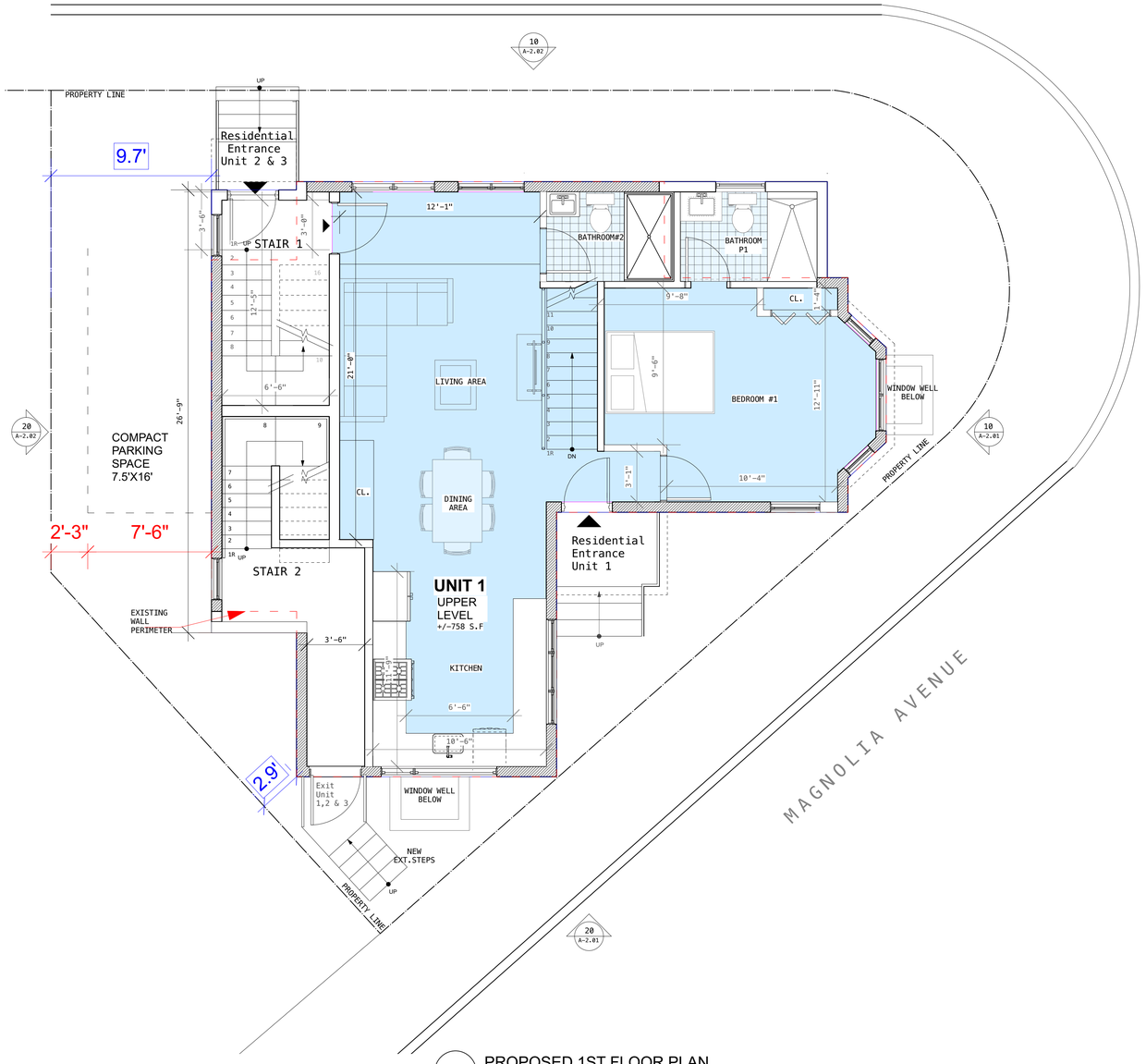
Revision:

Scale:As Noted
Issue Date: 29 JUNE 2026

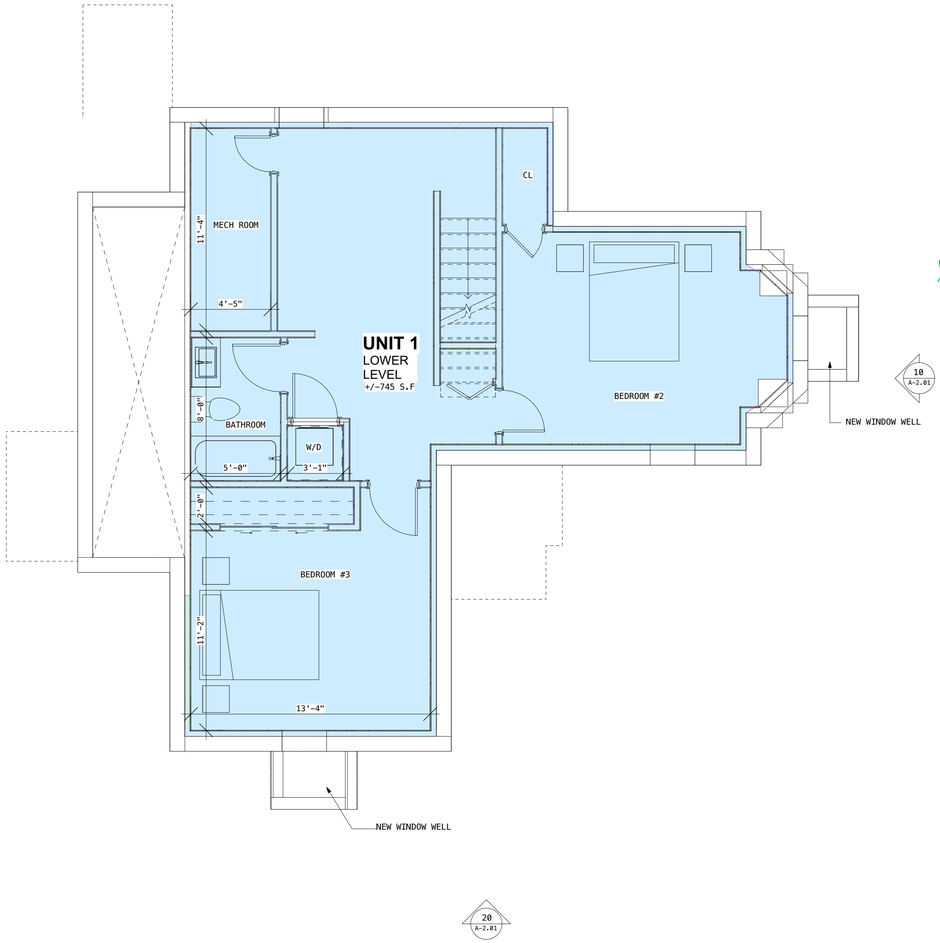
EXA-2.00

©Hresko Associates, Inc.

MYRTLE AVENUE



20 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



10 PROPOSED LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"

KEY LEGEND

- EX. WALL PARTITION EXT. + INT.
- NEW WALL TO BE CONSTRUCTED
- RETAIL ENTRANCE

1 Myrtle Avenue

Cambridge Massachusetts

Hresko Associates, Inc.
Architects
Landscape Architects

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Suite 209
Boston, MA 02108
617-350-7686
eMail: hresko@ArchUSA.com
www.ArchUSA.com

REGISTERED ARCHITECT PETER HRESKO No. 4403 CHESTNUT HILL MA COMMONWEALTH OF MASSACHUSETTS

Owner/Developer

Civil Engineer

Geotechnical Engineer

Structural Engineer

MEP Engineers

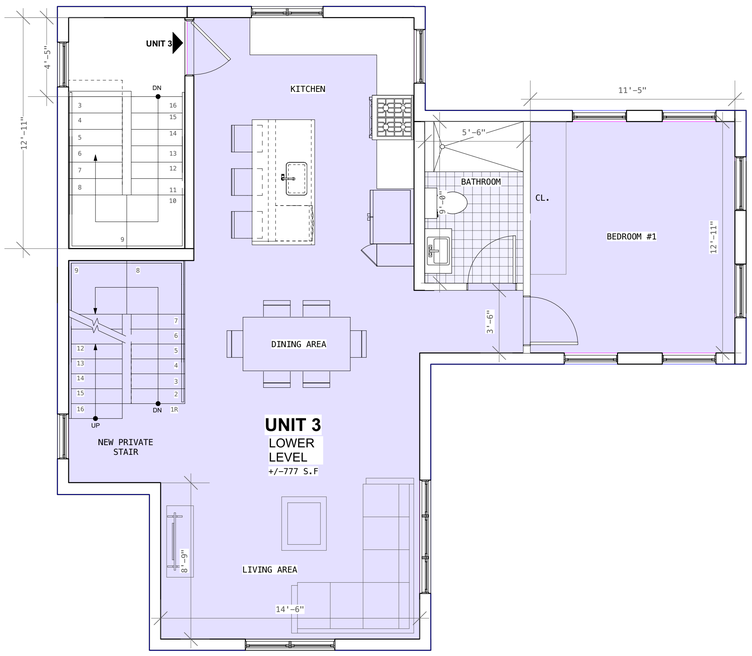
Fire Protection

Proposed 1st Floor & Lower Floor Plans

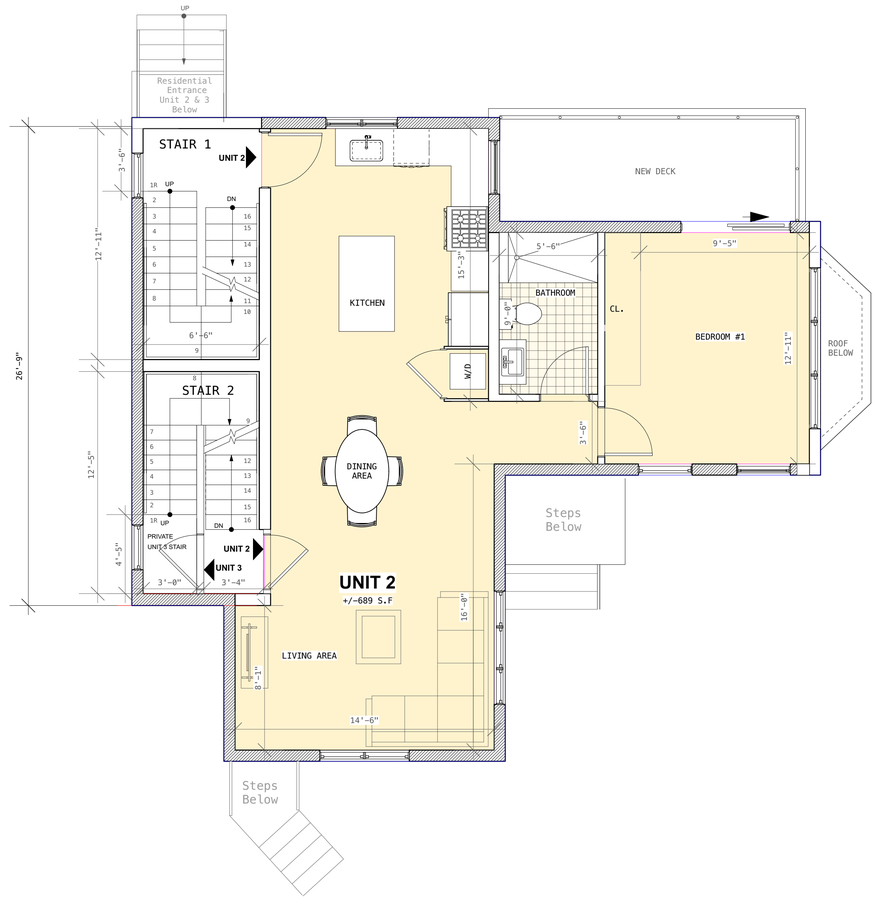
Revision:

Scale:1/4"=1'-0"
Issue Date: 30 JUNE 2026

A-1.01



20 PROPOSED THIRD FLOOR
Scale: 1/4" = 1'-0"



10 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

KEY LEGEND

- EX. WALL PARTITION EXT. + INT.
- NEW WALL TO BE CONSTRUCTED
- RETAIL ENTRANCE

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REGISTERED ARCHITECT
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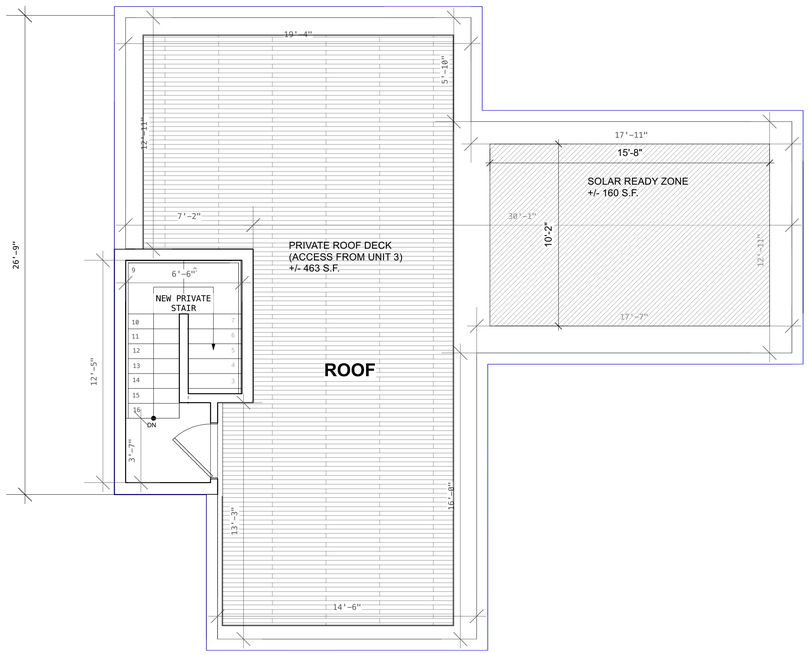
Fire Protection

Proposed 2nd & 3rd Floor Plans

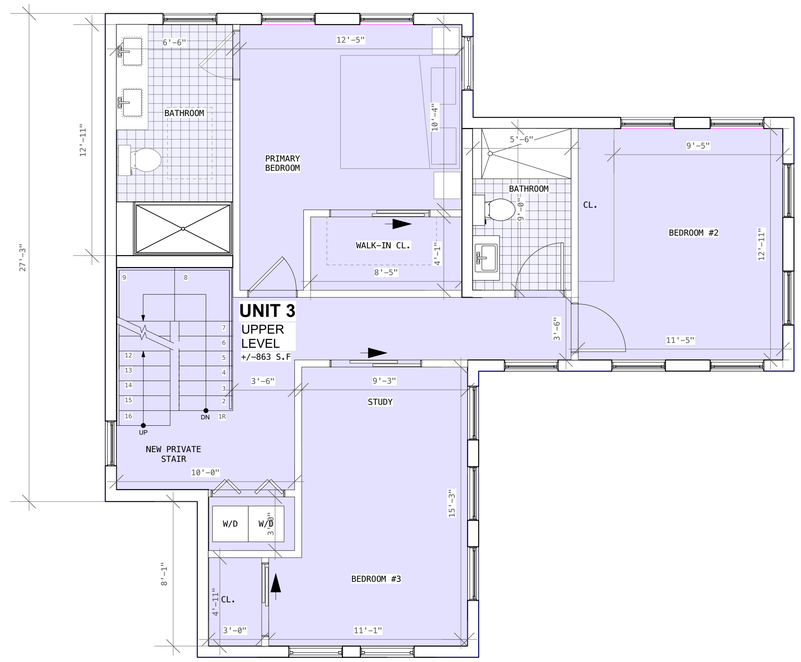
Revision:

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Issue Date: 30 JUNE 2026

A-1.02



20 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



3 PROPOSED FOURTH FLOOR PLAN
Scale: 1/4" = 1'-0"

KEY LEGEND

- EX. WALL PARTITION EXT. + INT.
- NEW WALL TO BE CONSTRUCTED
- RETAIL ENTRANCE

1
Myrtle Avenue

Cambridge Massachusetts

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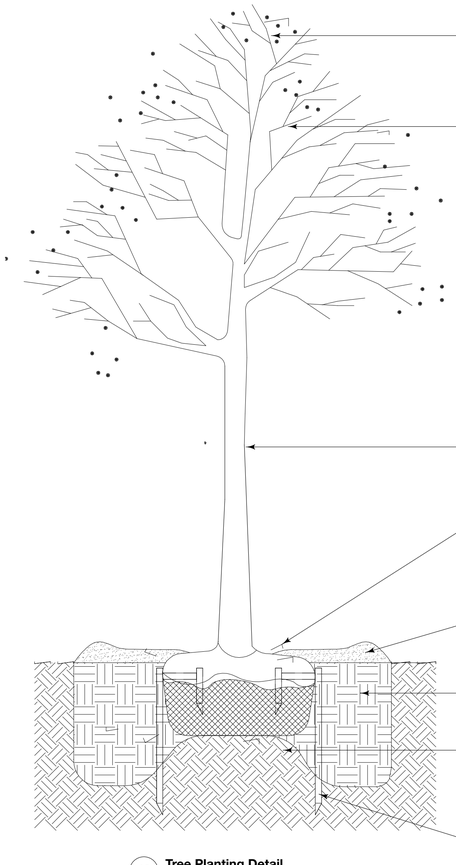
Fire Protection

Proposed 4th & Roof Floor Plans

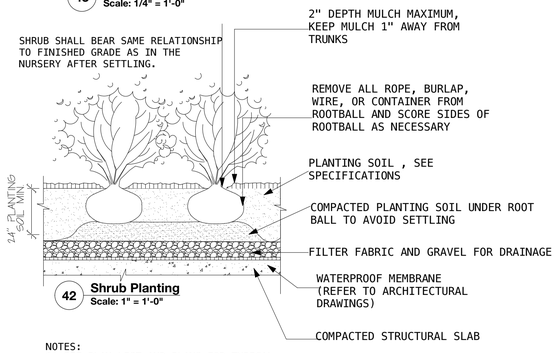
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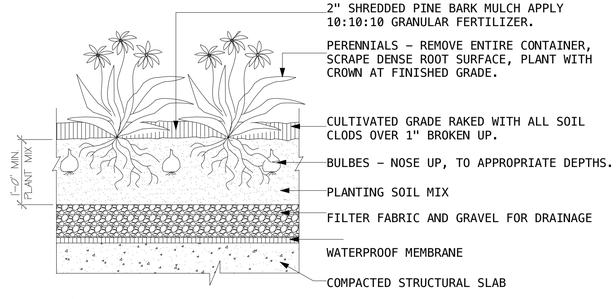


43 Tree Planting Detail
Scale: 1/4" = 1'-0"



42 Shrub Planting
Scale: 1" = 1'-0"

NOTES:
1. SEE PLAN LIST AND PLANS FOR TYPICAL SPACING.
2. REMOVE ALL TAGS AFTER REVIEW AND APPROVAL IN THE FIELD.
3. KEEP MULCH BEDS WEED AND GRASS-FREE.



41 Perennial, goundcrover and bulb planting
Scale: 1" = 1'-0"

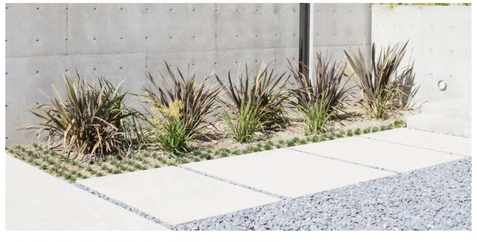


PERMEABLE PAVERS REFERENCE

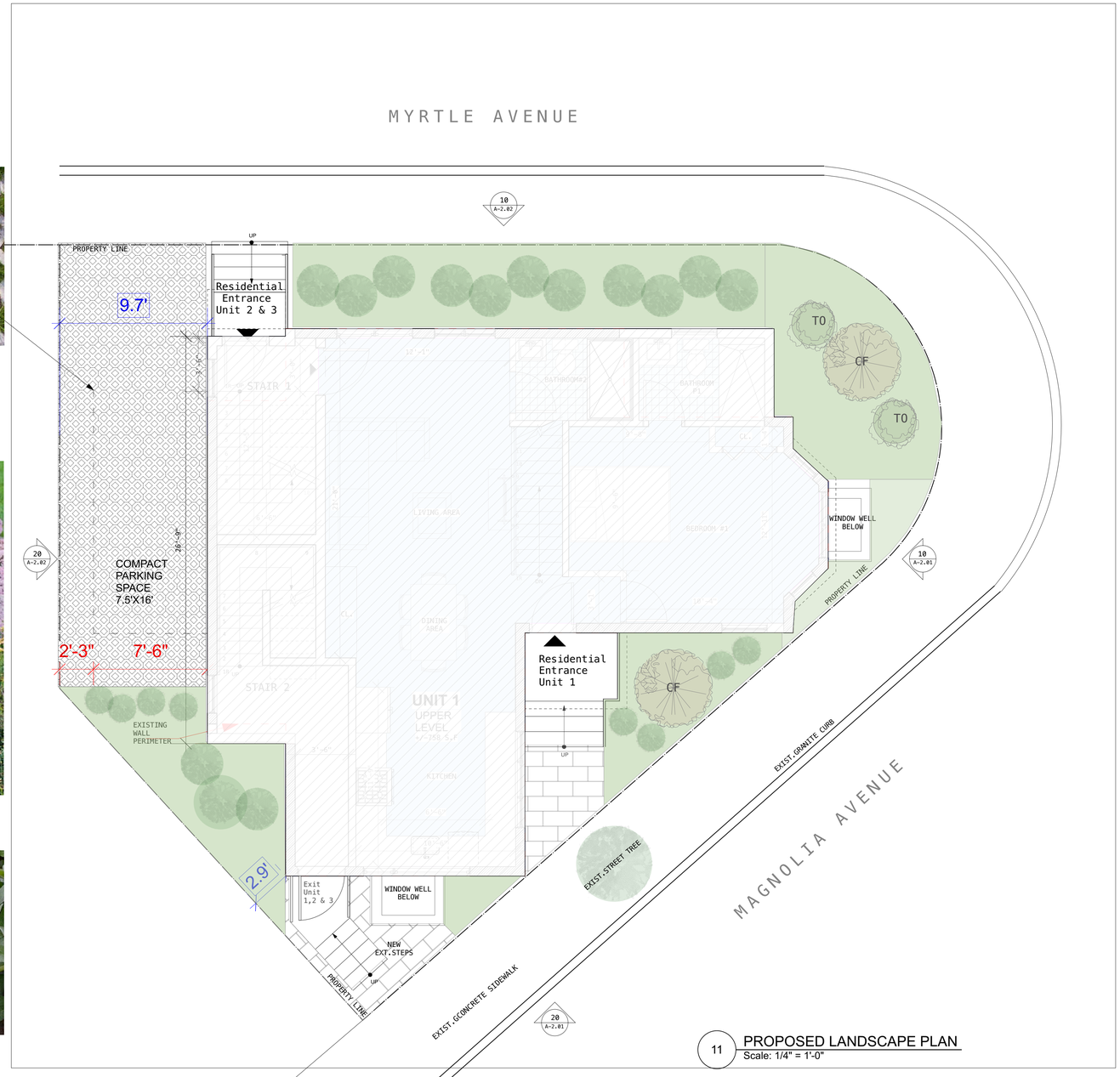




PLANTING REFERENCES



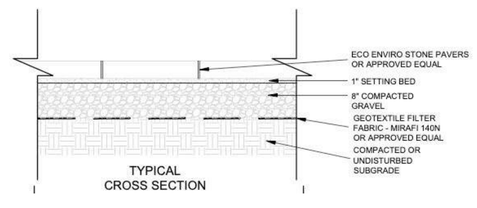
ENTRANCE PAVING & PLANTING REFERENCES



11 PROPOSED LANDSCAPE PLAN
Scale: 1/4" = 1'-0"

PLANT SCHEDULE

	Item	Quanity	Common Name	Botanical Name	Size	Location
	Trees					
	CF	2	White dogwood	*Cornus Florida*	3-3.5' Cal B&B.	Screening Along North & East Property Line
	TO	2	Rhodendron	Ericaceae	3'-6'	Screening Along North, West & East Property Line
	Shrubs					
CS	CS	6	Paris Bigleaf Hydrangea	*Hydrangea Macrophylla Paris Rapa*	5 Gallon 2 to 3'	Screening at West Property Line At Planting Bed
HM	HM	6	Hortensia	*Hydrangea Macrophylla Endless Summer*	5 Gallon 2' to 3'	Screening at West Property Line At Planting Bed
LC	LC	6	Matt Rush	*Lomandra Cofertifolia Wingarra*	5 Gallon	Screening at West Property Line At Planting Bed
BV	BV	6	Boston Ivy	*Parthenocissus tricuspidata*	5'-10' spread	Hanging Planters, Rear wooden trellis
BI	BI	6	Baltic Ivy	*Hedera Helix*	5'-10' spread	Hanging Planters, Rear wooden trellis



10 PERMEABLE PAVER DETAIL
Scale:

1 Myrtle Avenue

Cambridge Massachusetts

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Architects
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Boston, MA 02108
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Owner/Developer
Fan Wang & Marc Wagner
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fwang_bos@yahoo.com

Surveyor
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Tel: 781-775-3724
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REGISTERED ARCHITECT PHILIP HRESKO No. 4403 CHESTNUT HILL MA COMMONWEALTH OF MASSACHUSETTS

Proposed Landscape Plan

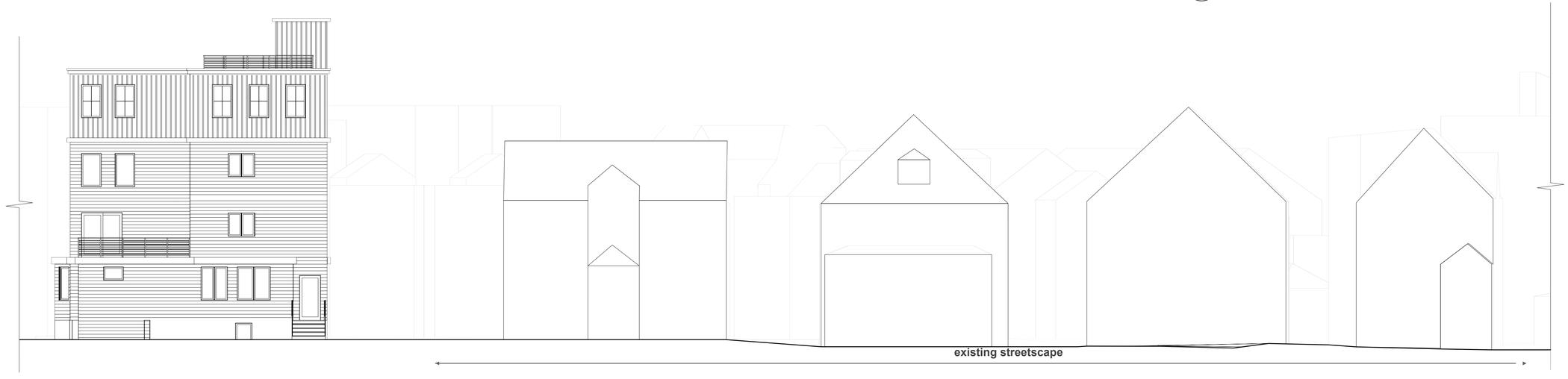
Revision:

Scale: AS NOTED
Issue Date: 9 JULY 2026

L-101



11 Magnolia Avenue Streetscape Elevation
Scale: 1/8" = 1'-0"



10 Myrtle Avenue Streetscape Elevation
Scale: 1/8" = 1'-0"

1
Myrtle Avenue

Cambridge Massachusetts

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Geotechnical Engineer

Structural Engineer

MEP Engineers

Fire Protection

Streetscape Elevations

Revision:

Scale:1/16'=1'-0"
Issue Date: Aug 17th 2026

A-2.03



20 Proposed South-West Elevation
Scale: 1/4" = 1'-0"



10 Proposed South-East Elevation
Scale: 1/4" = 1'-0"

1 Myrtle Avenue

Cambridge Massachusetts

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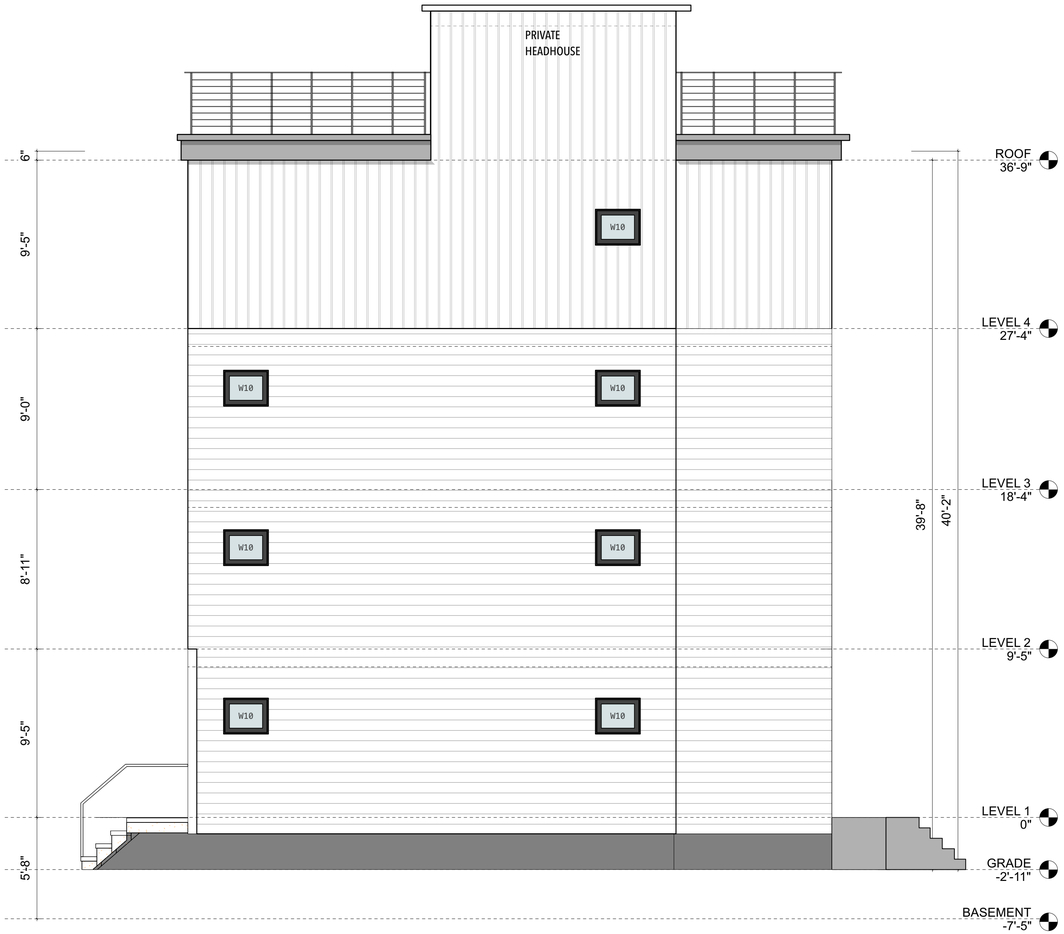
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Proposed Elevations

Revision:

Scale:1/4"=1'-0"
Issue Date: Aug 17th 2026

A-2.01



20 Proposed North-West Elevation
Scale: 1/4" = 1'-0"



10 Proposed North-East Elevation
Scale: 1/4" = 1'-0"

1
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Proposed Elevations

Revision:

Scale:1/4"=1'-0"
Issue Date: Aug 17th 2026

A-2.02



2 View from Myrtle Ave
Scale: 3/32" = 1'-0"



11 View from Site
Scale: 3/32" = 1'-0"



20 View from Magnolia Ave
Scale: 3/32" = 1'-0"



10 Corner view from Site
Scale: 3/32" = 1'-0"

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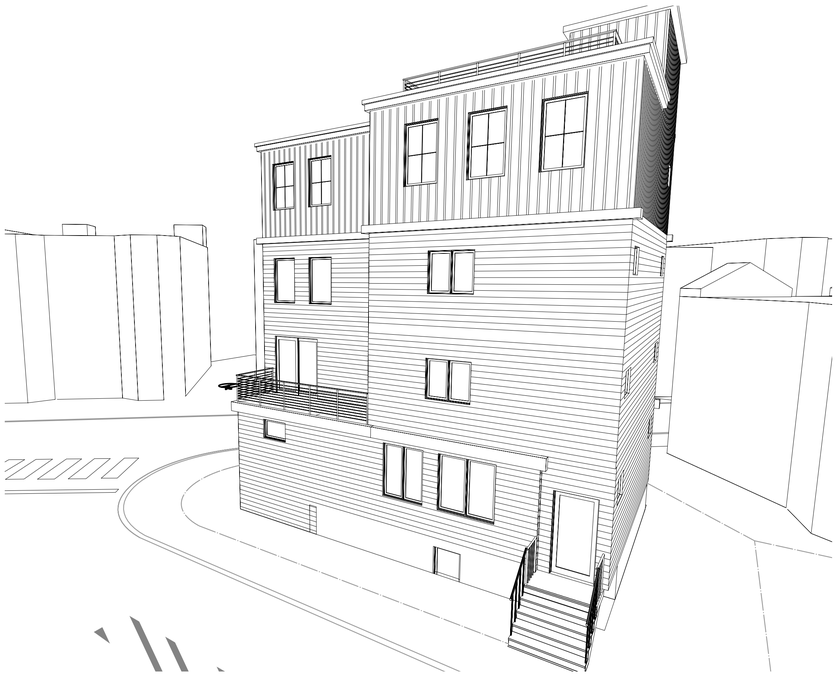
Fire Protection

Proposed Views

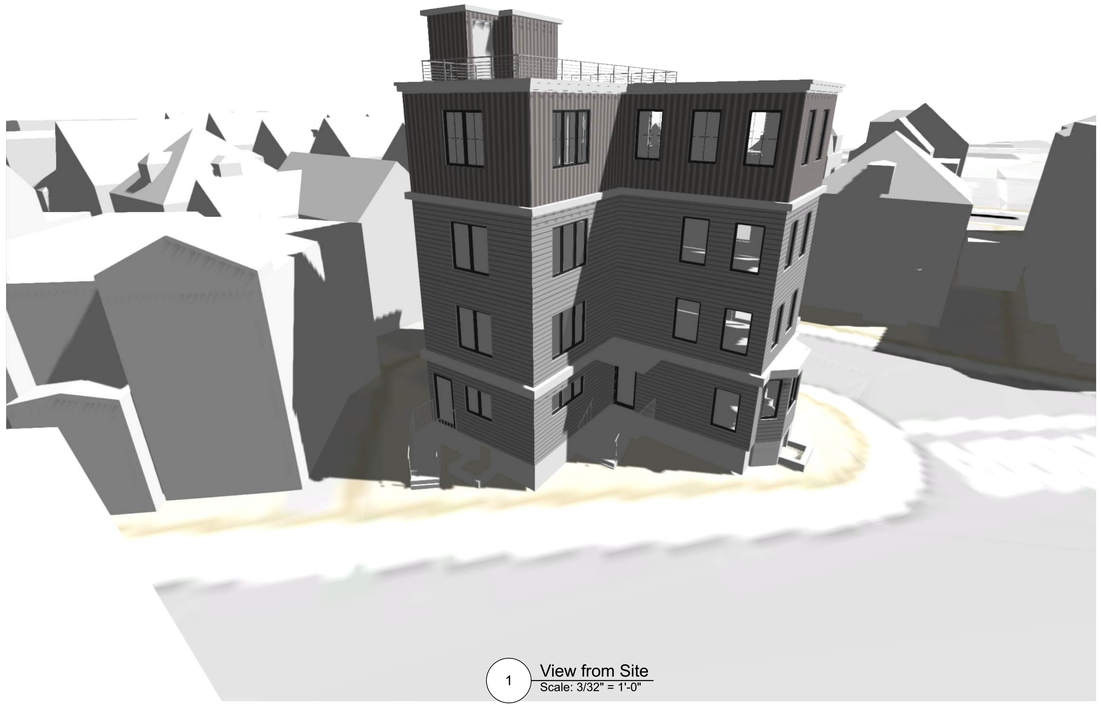
Revision:

Scale:1/16"=1'-0"
Issue Date: Aug 17th 2026

V-1.00



3 View from Myrtle Ave
Scale: 3/32" = 1'-0"



1 View from Site
Scale: 3/32" = 1'-0"



5 View from Magnolia Ave
Scale: 3/32" = 1'-0"



4 Corner view from Site
Scale: 3/32" = 1'-0"

1
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Proposed Views 2

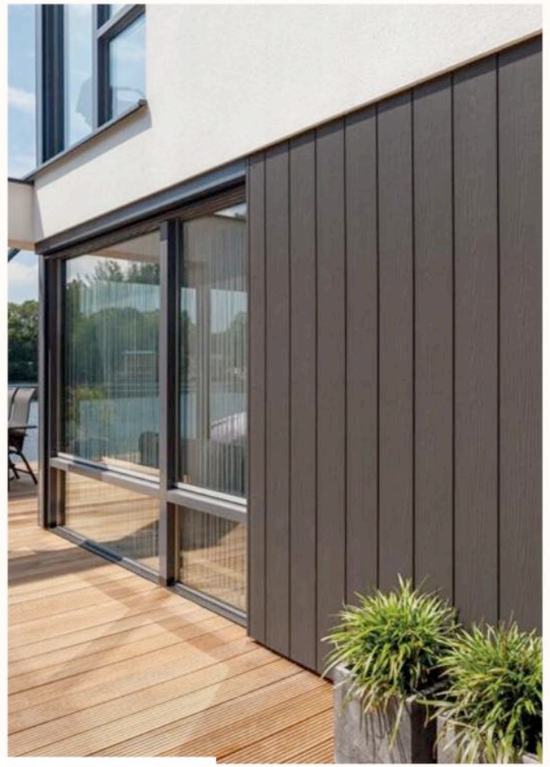
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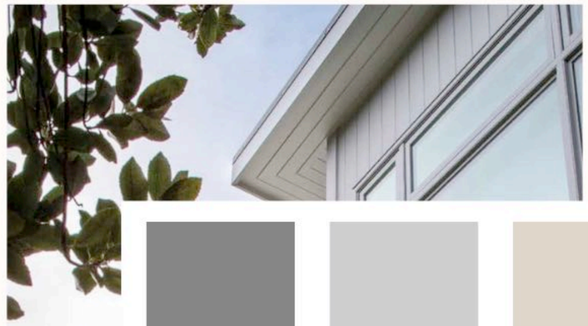
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V-2.00



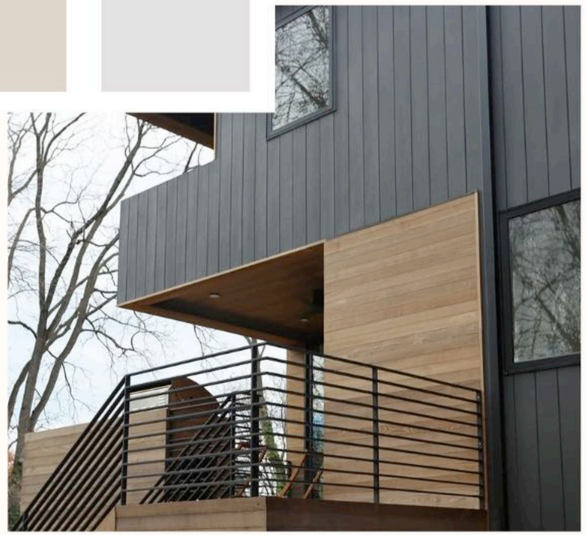












MATERIALS PALETTE

1 MYRTLE AVENUE

1
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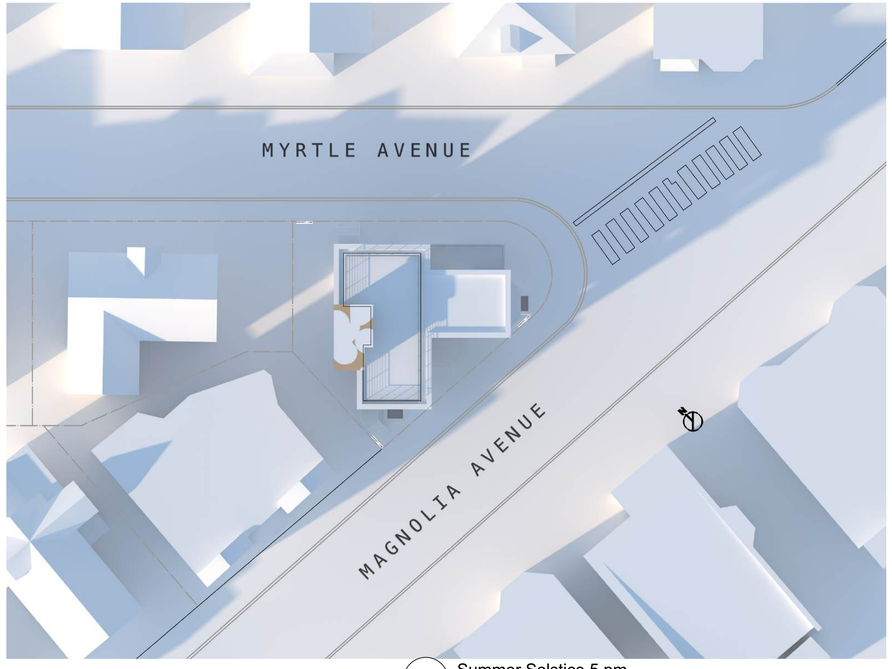
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Proposed Materials Palette

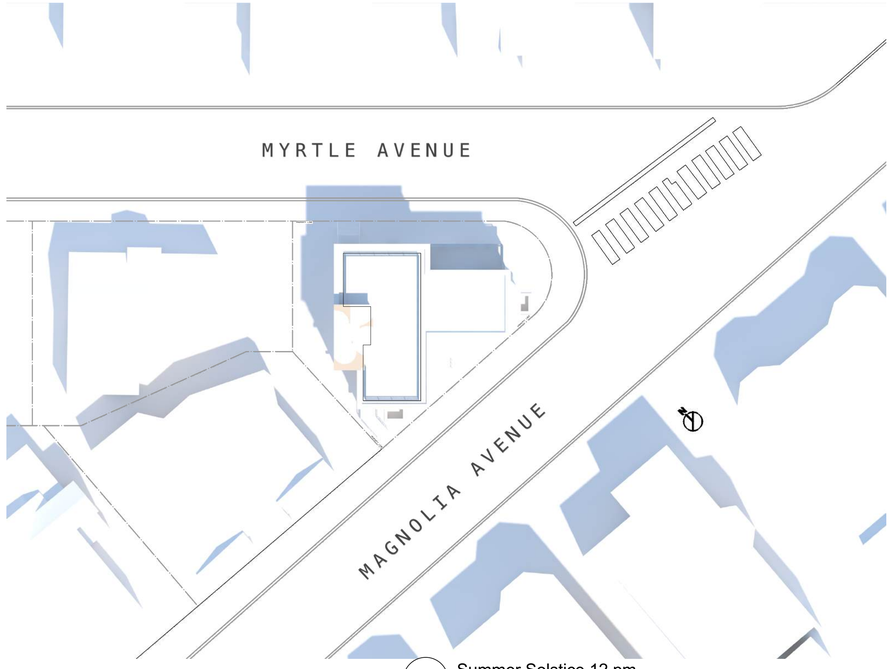
Revision:

Scale: AS NOTED
Issue Date: 9 JULY 2026

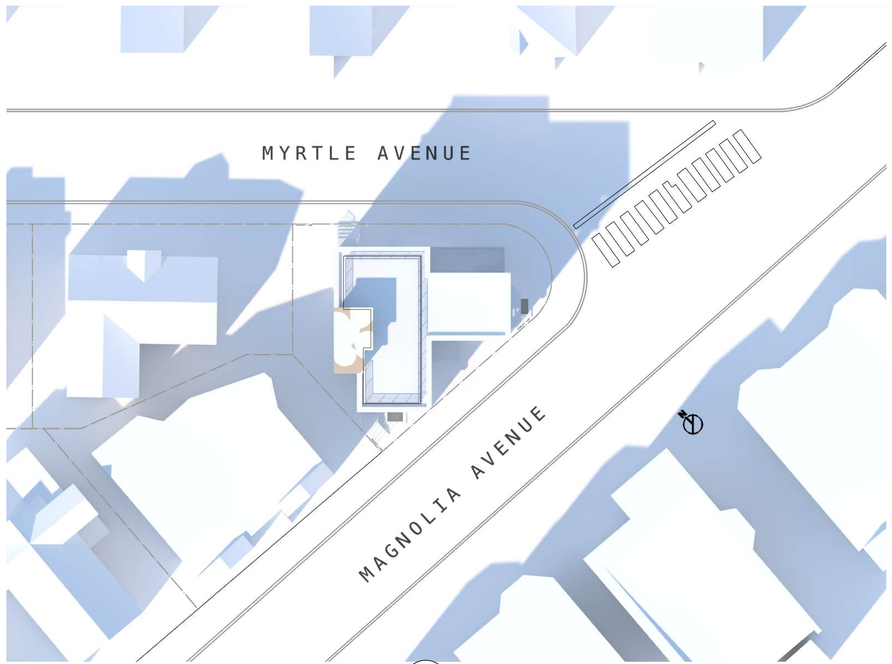
M-101



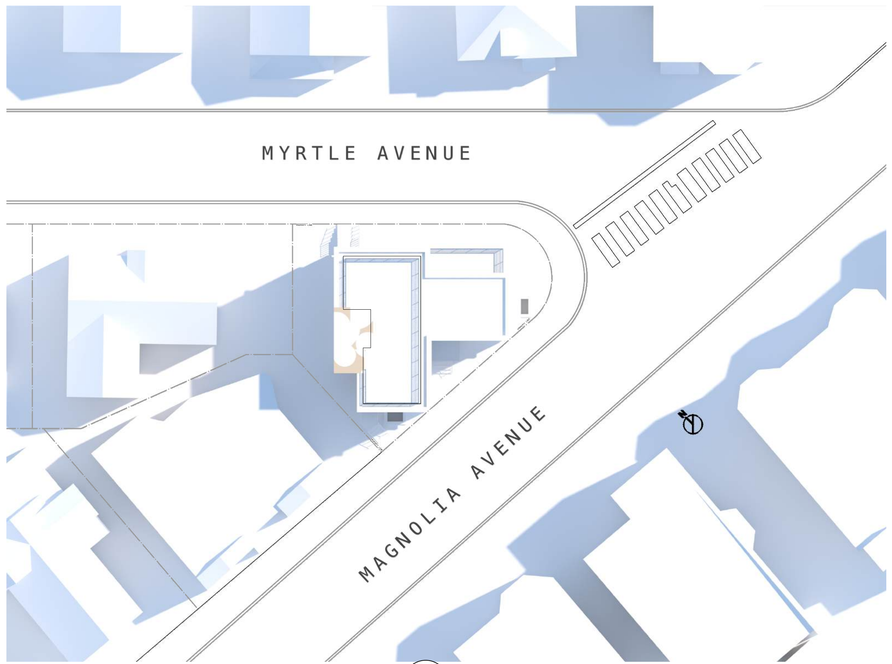
21 Summer Solstice 5 pm
Scale: 1/16" = 1'-0"



11 Summer Solstice 12 pm
Scale: 1/16" = 1'-0"



20 Summer Solstice 3 pm
Scale: 1/16" = 1'-0"



10 Summer Solstice 9 am
Scale: 1/16" = 1'-0"

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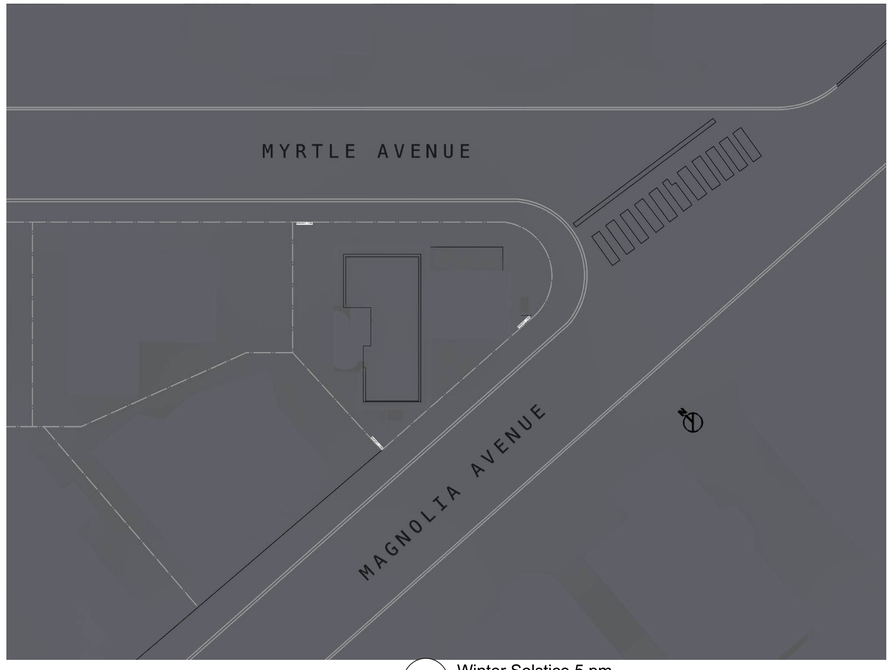
Fire Protection

Shadow Studies June 21

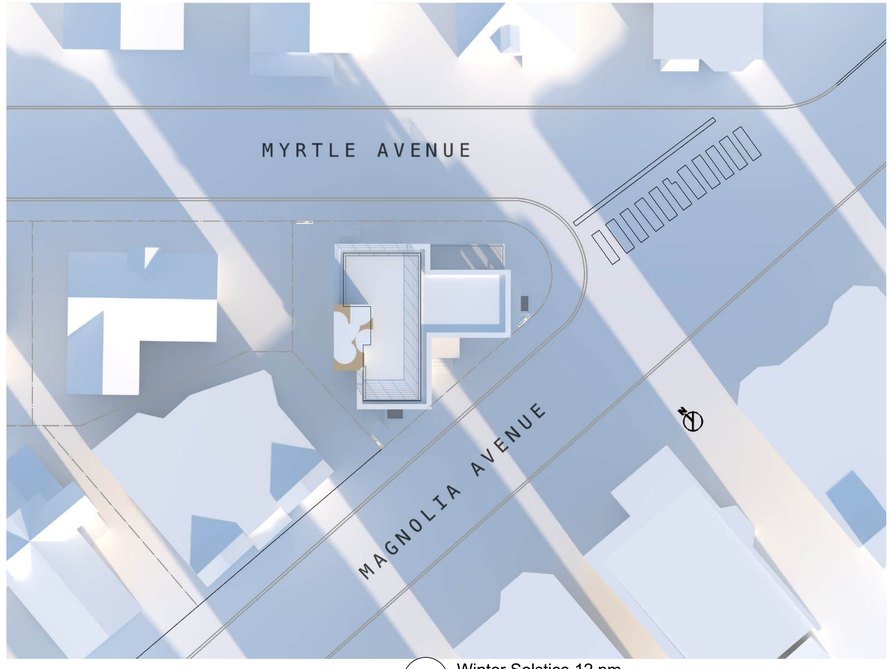
Revision:

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Issue Date: July 7th 2026

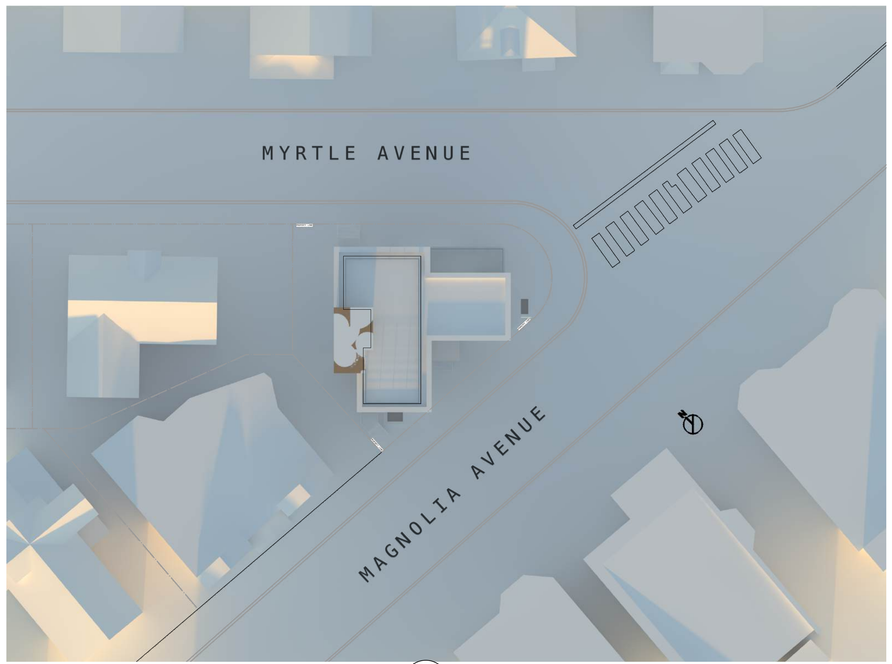
SHDW-1



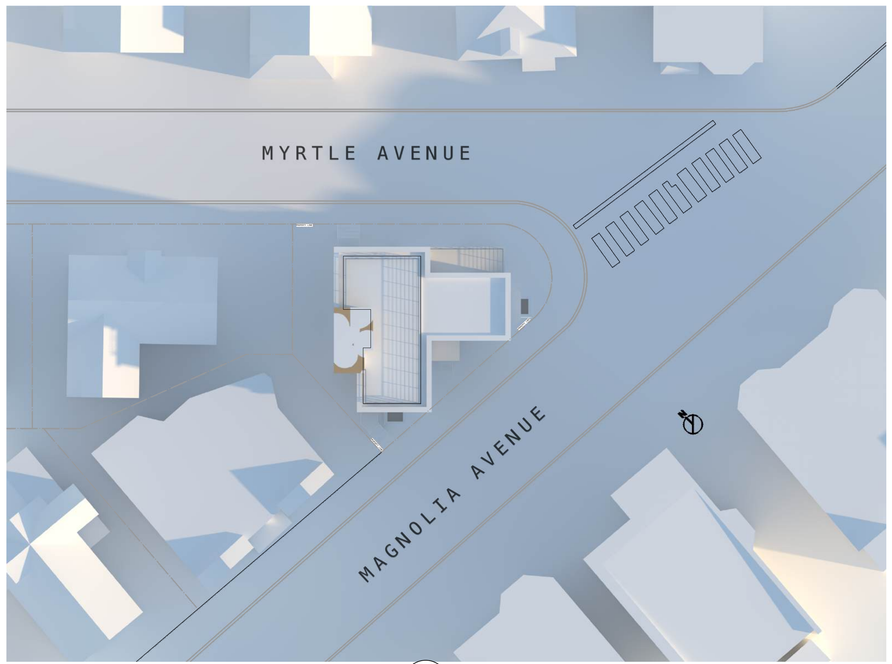
21 Winter Solstice 5 pm
Scale: 1/16" = 1'-0"



11 Winter Solstice 12 pm
Scale: 1/16" = 1'-0"



20 Winter Solstice 3 pm
Scale: 1/16" = 1'-0"



10 Winter Solstice 9 am
Scale: 1/16" = 1'-0"

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Fire Protection

Shadow Studies Dec 21

Revision:

Scale:1/16'=1'-0"
Issue Date: July 7th 2026

SHDW-2