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: 243-245 Hampshire street, Cambridge, Massachusetts

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

Name of Property Owner of Record: Lubavitch of Cambridge Inc
Mailing Address: 38 banks street Cambridge MA 02138
Telephone/Fax: 3474461365 **E-mail:** mraskin@chabadharvard.org
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: Menachem Raskin
Mailing Address: 65 Banks Street Cambridge MA 02138
Telephone/Fax: 3474461365 **E-mail:** mraskin@chabadharvard.org

(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? ____ Publicly owned? _____
Current Zoning District: BA Current Use: mixed use

Section III:

Will this project require: variance no special permit no

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

height _____ parking _____ other (explain) _____

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

New Construction or Additions:

6208 floor area of existing structures on the lot

7808 amount of floor area (gross square feet) of proposed construction

25.8% percentage increase in total floor area after construction

4140 total area of lot in square feet

this number is staying the same from before to after construction

80.9% percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition

_____ floor area of existing structure

_____ percentage decrease in total floor area after demolition

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

_____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

_____ increase or reduction of window or door size;

_____ relocation of windows or doors;

_____change in slope, pitch, or configuration of roof;

_____ removal of original or historic roofing material.

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.

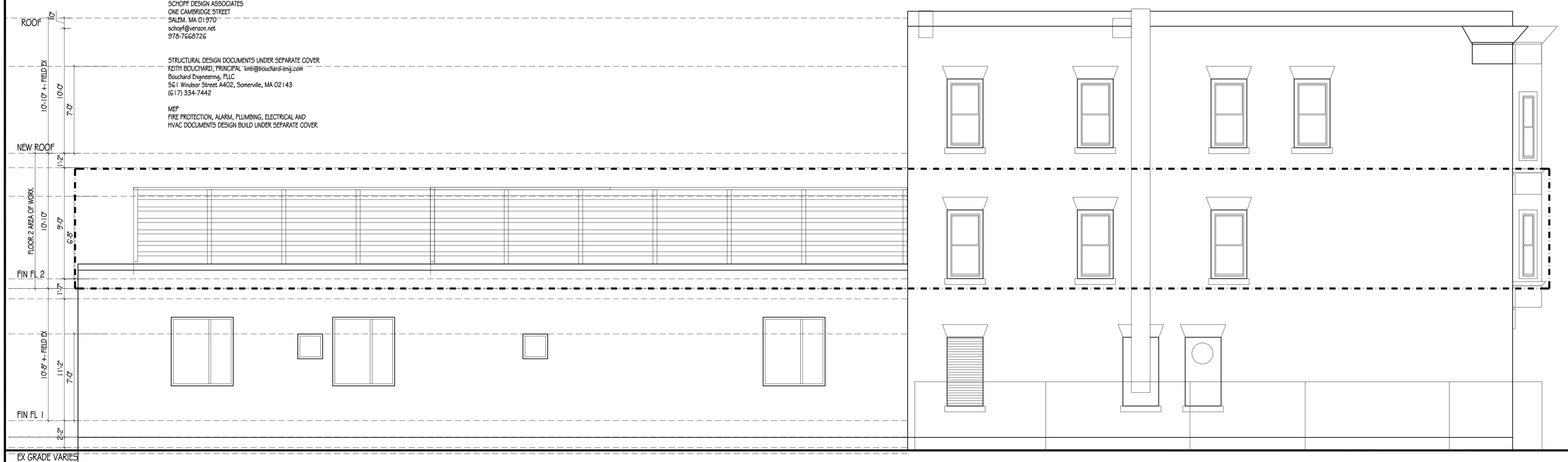
DESIGN REVIEW Cambridge Historical Commission VIEW FROM DIKINSON STREET
APARTMENT RENOVATIONS AT BUILDING 1/2 FLOOR 2 ADDITION AT BUILDING 2
245 HAMPSHIRE STREET, INMAN SQUARE, CAMBRIDGE, MASSACHUSETTS



ARCHITECT:
SCHOPF DESIGN ASSOCIATES
ONE CAMBRIDGE STREET
SALEM. MA 01970
schopf@venzon.net
978-7668726

STRUCTURAL DESIGN DOCUMENTS UNDER SEPARATE COVER
KEITH BOUCHARD, PRINCIPAL Tim@bouchard-eng.com
Bouchard Engineering, PLLC
561 Windsor Street A402, Somerville, MA 02143
(617) 334-7442

MEP
FIRE PROTECTION, ALARM, PLUMBING, ELECTRICAL AND
HVAC DOCUMENTS DESIGN BUILD UNDER SEPARATE COVER



SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

11-16-26

DESIGN REVIEW Cambridge Historical Commission
VIEW FROM DIKINSON STREETRENOVATION OF APARTMENT
FLOOR 2 BUILDING 1 W/ ADDITION AT FLOOR 2 BUILDING 2
245 HAMPSHIRE STREET, INMAN SQUARE
CAMBRIDGE, MASSACHUSE TTS

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No.	Date	REGULATION
1	10-20-26	PERMIT
2	11-12-26	CAMBRIDGE HC
3	11-16-26	CAMBRIDGE HC

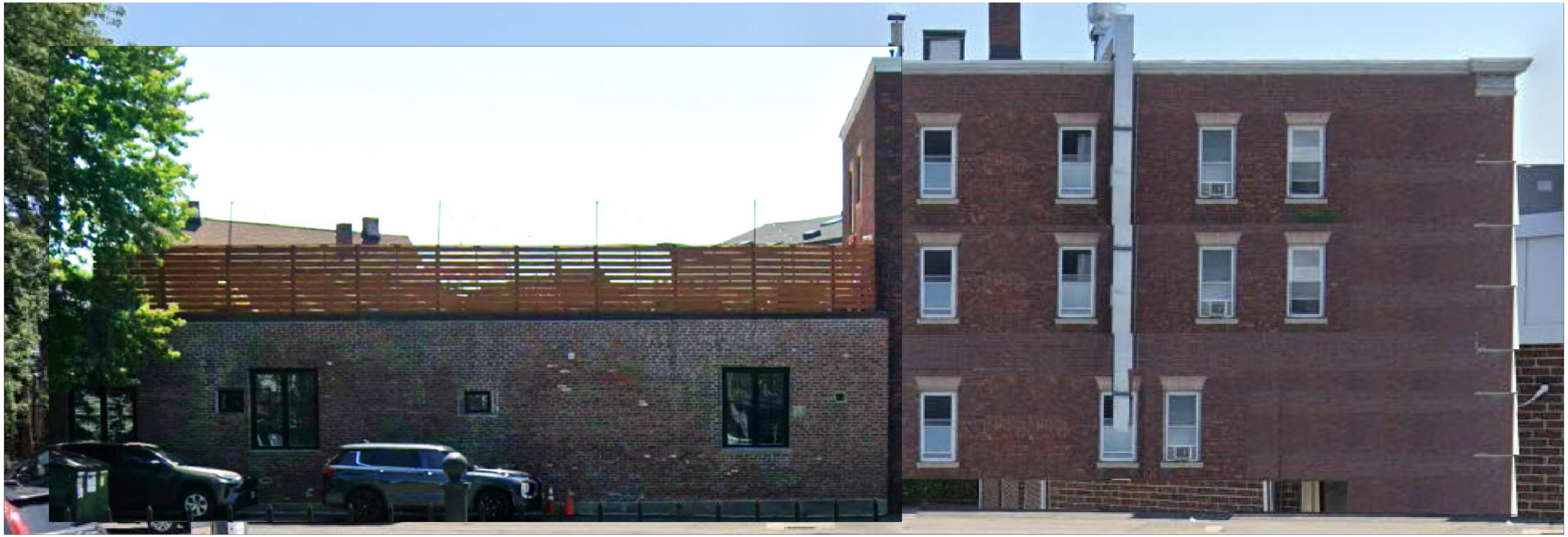
STATE OF MASSACHUSETTS
JAMES L. SCHOPF
MA 5123
REGISTERED ARCHITECT
CAMBRIDGE, MA

Architect

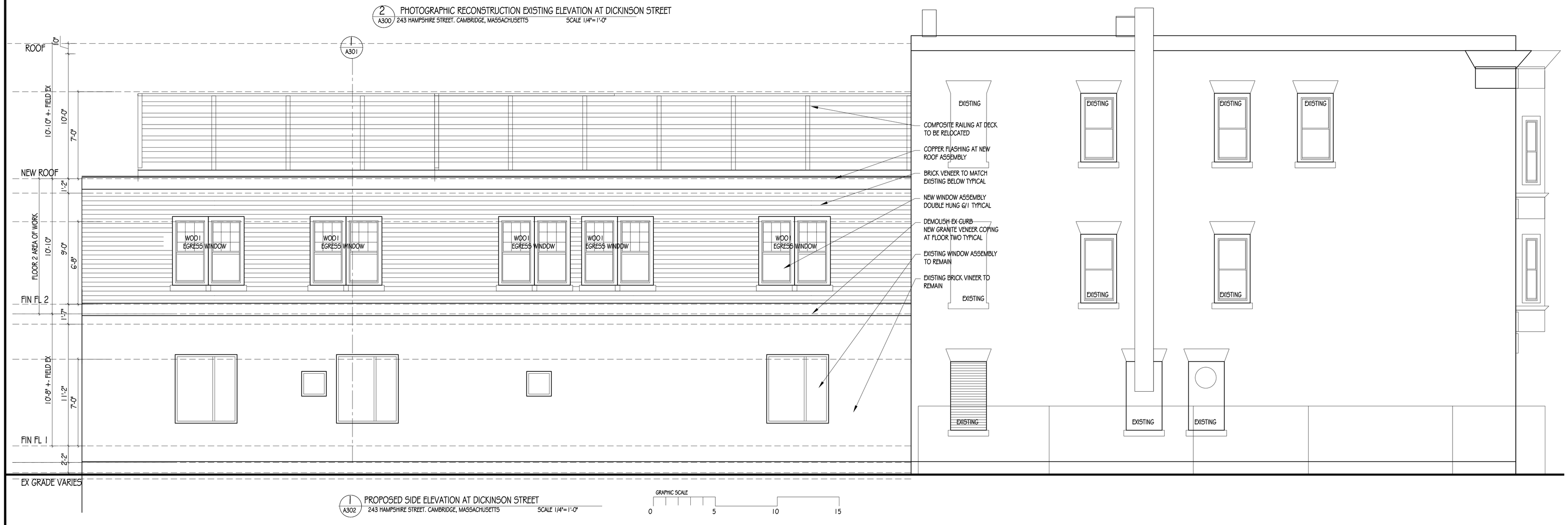
Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

C

SHEET



2 A300 PHOTOGRAPHIC RECONSTRUCTION EXISTING ELEVATION AT DICKINSON STREET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"



1 A302 PROPOSED SIDE ELEVATION AT DICKINSON STREET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"

GRAPHIC SCALE
0 5 10 15

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STATE OF MASSACHUSETTS
MARVIN L. SCHOPF
MA 5125
REGISTERED PROFESSIONAL ARCHITECT
CAMBRIDGE, MA

Architect

Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

A100
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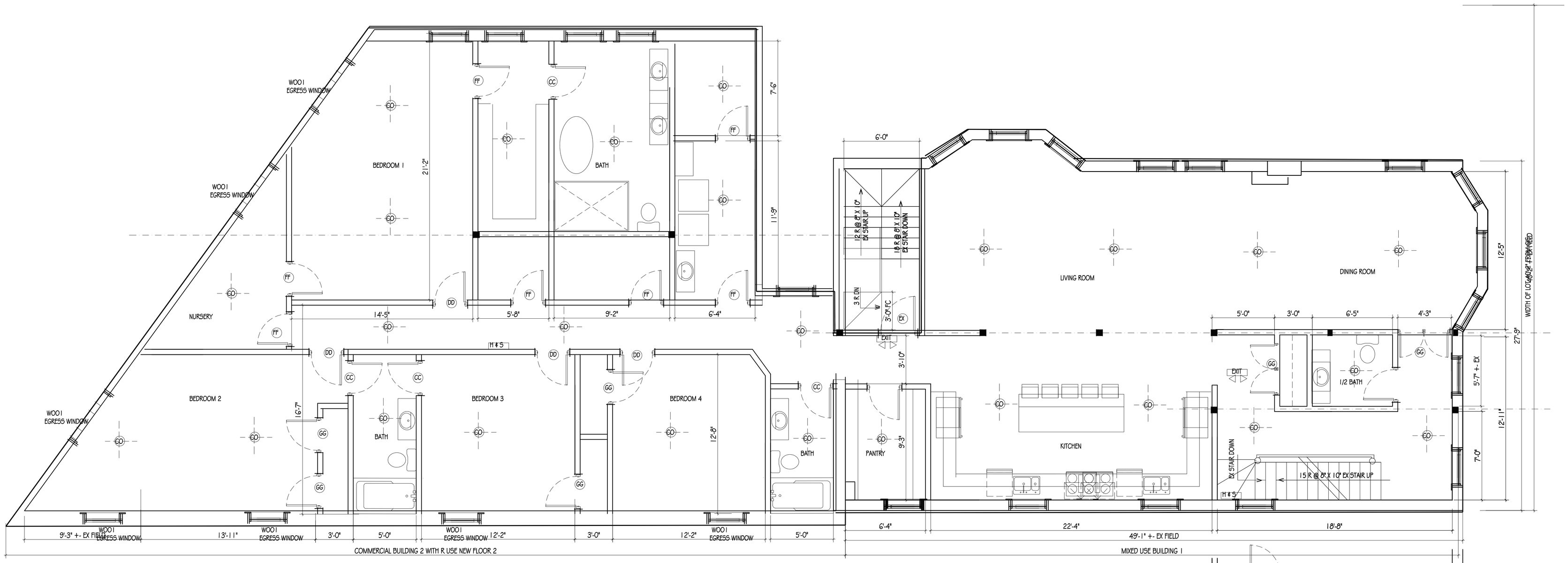
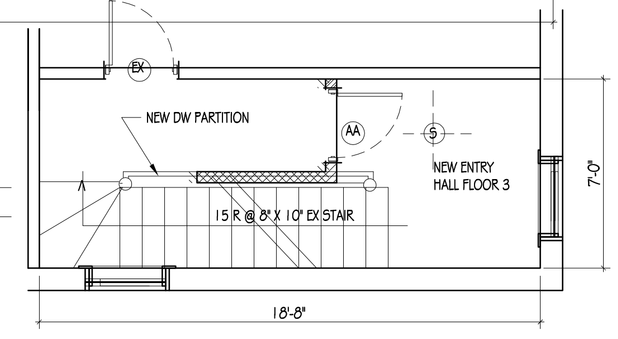


1 A201 PARTITION PLAN RENOVATION FLOOR 2
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"



2 A200 OPTIONAL CONTINUED EXISTING SEPARATEION FLOOR 2 AND FLOOR 3
245 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"

AREA OF WORK 4345 SF

TYPE A -- ALL NEW INTERIOR FRAMING TYPICAL NOM 4" WOOD STUDS @ 16" OC W/ 1 @ 5/8" GWB 2 SIDES BATT INSULATION MATCH BASE AND TRIM

EXISTING PARTITION TO REMAIN PATCH AND REPAIR TYPICAL

EXISTING NON-BEARING PARTITION TO BE DEMOLISHED TYPICAL

BUILDING ONE

	EXISTING	PROPOSED
NUMBER OF UNITS	3	2

BUILDING AREA CALCULATIONS

	GROSS AREA	
BAS First Floor	1,400 SF	NO WORK
BAS FLOOR 1 Finished	1,400 SF	ADDITIONAL DECK AT ROOF BUILDING 2
FUS FLOOR 2 Finished	1,400 SF	APARTMENT 1 WORK AREA
FUS FLOOR 3 Finished	1,400 SF	NO WORK
Total:	5,600 SF	NO CHANGE IN BUILDING AREA

BUILDING TWO

BUSINESS RESIDENTIAL MIXED USE
Occupancy MULTIUSE-COM

	EXISTING	PROPOSED
Number of Units	1	2
Number of Stones	1	2

Subareas

	EXISTING	PROPOSED
BAS First Floor	1,952 SF	1,952 SF
PROPOSED FL 2	0 SF	1,952 SF
TOTAL	1,952 SF	3,904 SF

EXISTING FIELD CONDITION NOTES

1. FIELD CONDITIONS ARE DETERMINED BY A COMBINATION OF PHOTOGRAPHY AND FIELD MEASUREMENT.
2. EXISTING CONDITIONS ARE APPROXIMATE AND INTENDED AS A GUIDE FOR RENOVATION OR RECONSTRUCTION.
3. THE ARCHITECT DOES NOT WARRENT COMPLETE ACCURACY IN DIMENSION, CONFIGURATION OR DISPOSITION.
4. ALL DISCREPENCIES MUST BE REPORTED TO THE ARCHITECT AT THE TIME OF DISCOVERY.
5. FINAL DOCUMENTATION OR REVISIONS TO FIELD MEASUREMENT WILL BE UNDERTAKEN ONLY AT THE DIRECTION OF THE OWNER OR CONTRACTOR.

DO NOT SCALE DRAWINGS. ALL FIELD CONDITION QUESTIONS SHOULD BE FORWARDED TO THE ARCHITECT. SCHOPF DESIGN ASSOCIATES TEL. 978.741.0410, MORRIS SCHOPF, RA.

DOOR TYPES

- (AA) 45 M LABELED PANEL ENTRANCE FIRE DOOR W/ LEAVERLOCKSET MATCHING KEY SPRING LOADED CLOSER HINGES TYPICAL
- (CC) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY LEAVER BATHROOM SAFETY LOCKSET TYPICAL
- (DD) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY LEAVER PASSAGE LOCKSET AT BEDROOMS TYPICAL
- (FF) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY LEAVER PASSAGE LATCHSET TYPICAL
- (GG) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY REVERSE SWING CLOSET LEAVER PASSAGE LATCHSET TYPICAL
- (JJ) BI-PASSING CLOSET DOORS, POCKET OR FOLDING DOORS TO BE DETERMINED.

SMOKE AND CO DETECTION SYSTEM

- (5) PHOTOELECTRIC SMOKES IN EVERY ROOM
- (CO) COMBINATION SMOKE AND CO DEDTECTION WITHIN 10'-0" OF EVERY BEDROOM AND ON EVERY FLOOR AT STAIR LANDINGS
- EM BATTERY EMERGENCY LIGHT ASSEMBLY
- EXIT BATTERY EXIT AND EM LIGHT ASSEMBLY
- H & S HORN AND STROBE

PARTITION FINISH NOTES:

1. FIELD CONDITIONS MAY VARY. INFORM ARCHITECT OF ALL DIMENSIONAL OR OTHER VARIATIONS OF NOTE.
2. ALL NEW DW CONSTRUCTION WITH NEW DOORS AND TRIM TYPICAL
3. RATED ASSEMBLIES 5/8" FRGWB TYPICAL FIRE TAPED AND OFFSET JOINTS WHERE REQUIRED.
4. ALL SURFACES NEW AND EXISTING INCLUDING DOORS AND TRIM IN ALL LOCATIONS ARE TO BE PREPED, PRIMED AND PAINTED WITH 2 COATS OF LATEX OR OIL BASE PAINT TO BE DETERMINED BY THE PARTICULAR APPLICATION.

FRAMING NOTES:

1. FIELD CONDITIONS MAY VARY. INFORM ARCHITECT OF ALL DIMENSIONAL OR OTHER VARIATIONS OF NOTE.
2. ALL WINDOW ASSEMBLIES ARE EXISTING IN EXISTING OPENINGS. ALL WINDOW ASSEMBLIES TO RECIEVE SCREEN TYPICAL.
3. ALL WORK TO BE PERFORMED BY LICENSED PERSONS AND COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND LAWS.
4. HVAC, PLUMBING, ELECTRICAL AND FIRE ALARM TO BE INSTALLED BY LICENSED SUB CONTRACTORS PROVIDING DOCUMENTATION AND UNDER SEPARATE BUILDING PERMITS.

5 CERTIFIED SITE PLAN UNDER SEPARATE COVER

GENERAL CONSTRUCTION NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATINGG ALL OF THEIR WORK, THE WORK OF THE SUBCONTRACTORS, THE OWNERS VENDORS AND THE LANDLORDS CONTRACTORS
2. ALL WORK SHALL BE COORDINATED WITH THE BASE BUILDING SHELL, STRUCTURE AND SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TO ALL SUBCONTRACTORS A COMPLETE SET OF ALL DOCUMENTS FOR THE PROPER COORDINATION OF THE WORK DESCRIBED AS A PART OF THE PROJECT. NEITHER THE OWNER OR THE ARCHITECT ASSUME ANY RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF AN INCOMPLETE SET OF DOCUMENTS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER OF ANY INCONSISTENCIES OR DISCREPANCIES IN OR BETWEEN THESE DRAWINGS AND THE BASE BUILDING.
7. IN CASE OF DISCREPANCIES OR INCONSISTENCIES THE MORE STRINGENT NOTE SHALL APPLY
8. THE CONTRACTOR SHALL MAINTAIN A SET OF CURRENT CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ALL APPROVED CHANGES TO THE WORK ON THESE PLANS. THIS SET OF DRAWINGS SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT,
9. THE OWNER OR CONTRACTOR SHALL WITHIN 10 DAYS OF CONTRACT AWARD PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED ON THIS PROJECT.
10. THESE DRAWINGS ARE NOT TO BE SCALED.
11. THE WORD "PROVIDE" SHALL MEAN TO FURNISH ND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE WORK AND TURN OVER IN FULLY OPERATIONAL CONDITIONS IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS
12. THESE DRAWINGS AND THE WORK DESCRIBED SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT
13. ALL MATERIALS SHALL BE NEW, OF FIRST QUALITY AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATION
14. COORDINATE CONSTRUCTION TIMES, NOISE, OTHER REQUIREMENTS WITH THE OWNER .
15. MAINTAIN CODE REQUIRED EGRESS AT ALL TIMES DURING CONSTRUCTION
16. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL GROUNDS AND FOR PROVIDING BLOCKING FOR THE INSTALLATION OF WORK BY ALL TRADES
17. ANY EXISTING OR NEW CONSTRUCTION DAMAGED BY THE WORK OF THIS CONTRACTOR SHALL BE REPLACED OR REPAIRED TO LIKE-NEW CONDITION.
18. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
19. WALL PENETRATIONS SHALL BE MADE SO AS NOT TO REDUCE FIRE RATINGS. ALL HOLES OR EXCESSIVE SPACES AROUND NEW AND EXISTING SLEEVES, DUCTS, CONDUITS, ETC. THAT PASS THROUGH FLOORS OR RATED PARTITIONS SHALL BE CLOSED WITH APPROVED FIRE STOPPING.
20. WHERE GYPSUM BOARD ABUTS CONCRETE MASONRY, GYPSUM BOARD SHALL HAVE A CONTINUOUS ONE PIECE J-BEAD WITH FOAM SEAL.
21. GENERAL CONTRACTOR TO PROVIDE FULL FLOOR PREP AS REQUIRED TO RECEIVE NEW FINISHES. ANY MAJOR FLOOR PREP TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
22. CONTRACTOR SHALL PROVIDE THE REQUIRED QUANTITY, SIZE AND TYPE OF FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION
23. CONTRACTOR IS REQUIRED TO REVIEW THE PLANS WITH ALL LOCAL AUTHORITIES HAVING JURISDICTION, AND FOR PERFORMING ALL WORK REQUIRED AND DIRECTED BY THEM IN A MANNER SO AS NOT TO JEOPARDIZE THE SCHEDULE
24. ANY LONG LEAD ITEMS SHALL BE ORDERED IMMEDIATELY UPON REWARD OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY LONG-LEAD ITEMS WHICH MAY AFFECT THE SCHEDULE, AND PAY ALL FREIGHT CHARGES NECESSARY TO EXPEDITE THEIR DELIVER IN ORDER TO MEET THE SCHEDULED TURNOVER DATE.
25. THE CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ALL TRADES. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN ALL FINISHED SURFACES AS PER THE MANUFACTURER'S INSTRUCTIONS AND EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICE IN ORDER TO ASSURE THE TENANT OF AN ABSOLUTELY CLEAN FACILITY,
26. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL CLOSE-OUT MATERIALS INCLUDING COPIES OF SIGNED-OFF PERMITS, CERTIFICATE OF OCCUPANCY, RELEASES OF LIENS AND WAIVERS, WARRANTEES, GUARANTEES, BALANCING REPORTS AND EQUIPMENT OPERATION AND MAINTENANCE MANUALS.

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DESIGN REVIEW Cambridge Historical Commission
VIEW FROM DIKINSON STREETRENOVATION OF APARTMENT
FLOOR 2 BUILDING 1 W/ ADDITION AT FLOOR 2 BUILDING 2
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COMMONWEALTH OF MASSACHUSETTS MORRIS L. SCHOPF MA 5123 REGISTERED ARCHITECT CAMBRIDGE, MA

Architect

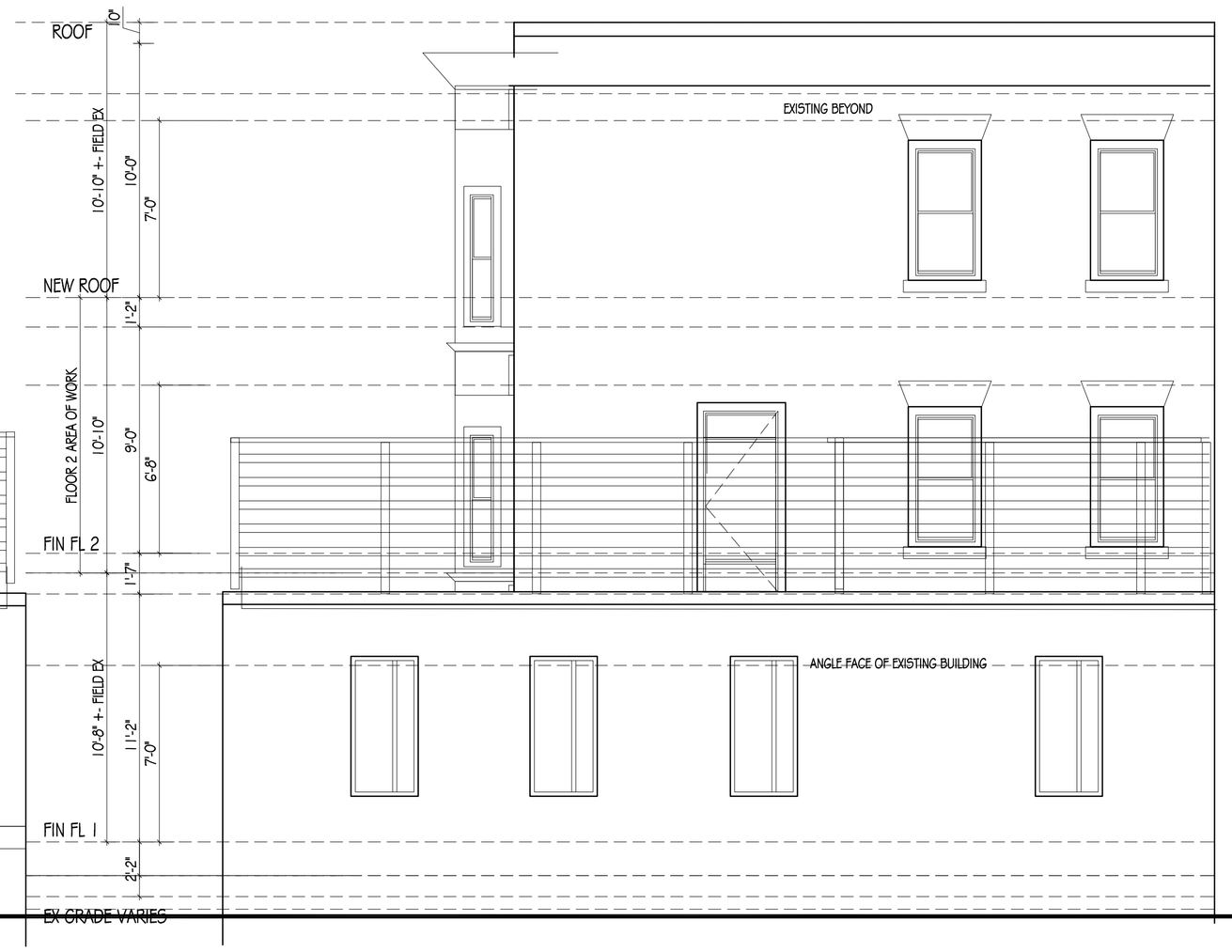
Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

A201

SHEET

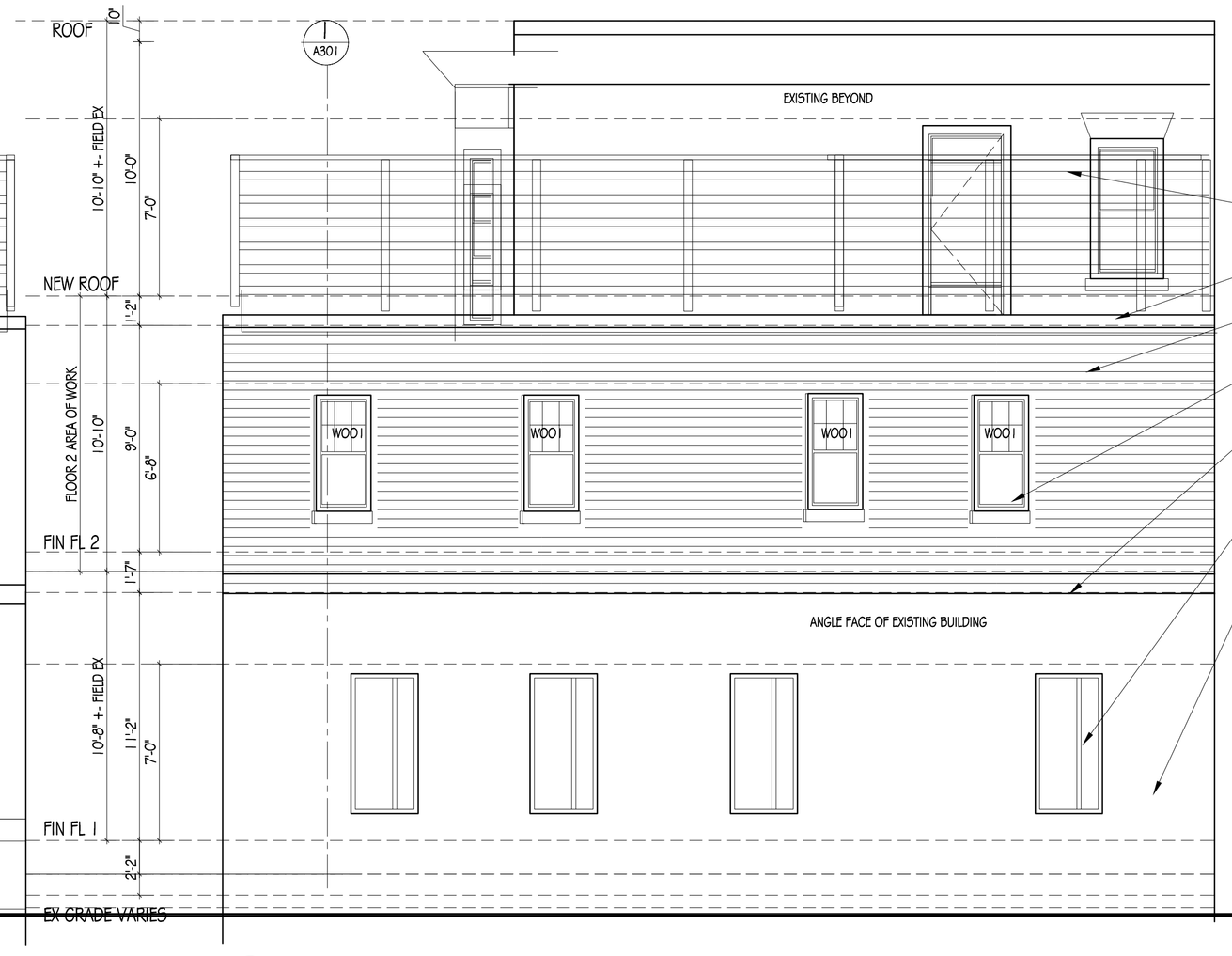


3 A301 EXISTING FRONT ELEVATION
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"



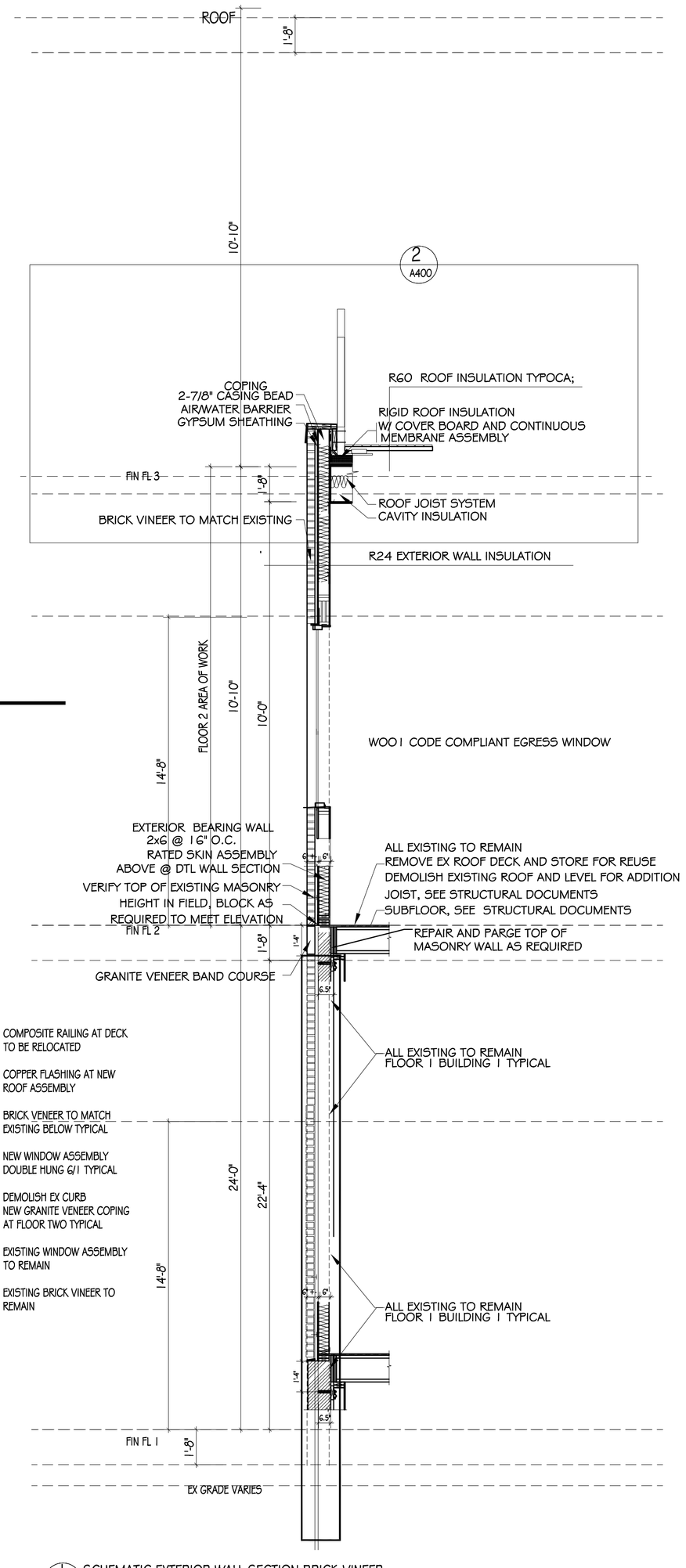
2 A301 EXISTING REAR ELEVATION
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"





2 A301 PROPOSED REAR ELEVATION
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"

2 A301 PROPOSED REAR ELEVATION
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"



1 A301 SCHEMATIC EXTERIOR WALL SECTION BRICK VINEER
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/2"=1'-0"

GRAPHIC SCALE
0 5

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DESIGN REVIEW Cambridge Historical Commission
VIEW FROM DIKINSON STREETRENOVATION OF APARTMENT
FLOOR 2 BUILDING 1 W/ ADDITION AT FLOOR 2 BUILDING 2
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STATE OF MASSACHUSETTS
JOSEPH L. SCHOPF
No. 5125
REGISTERED ARCHITECT
CAMBRIDGE, MASS.

Architect

Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

A301

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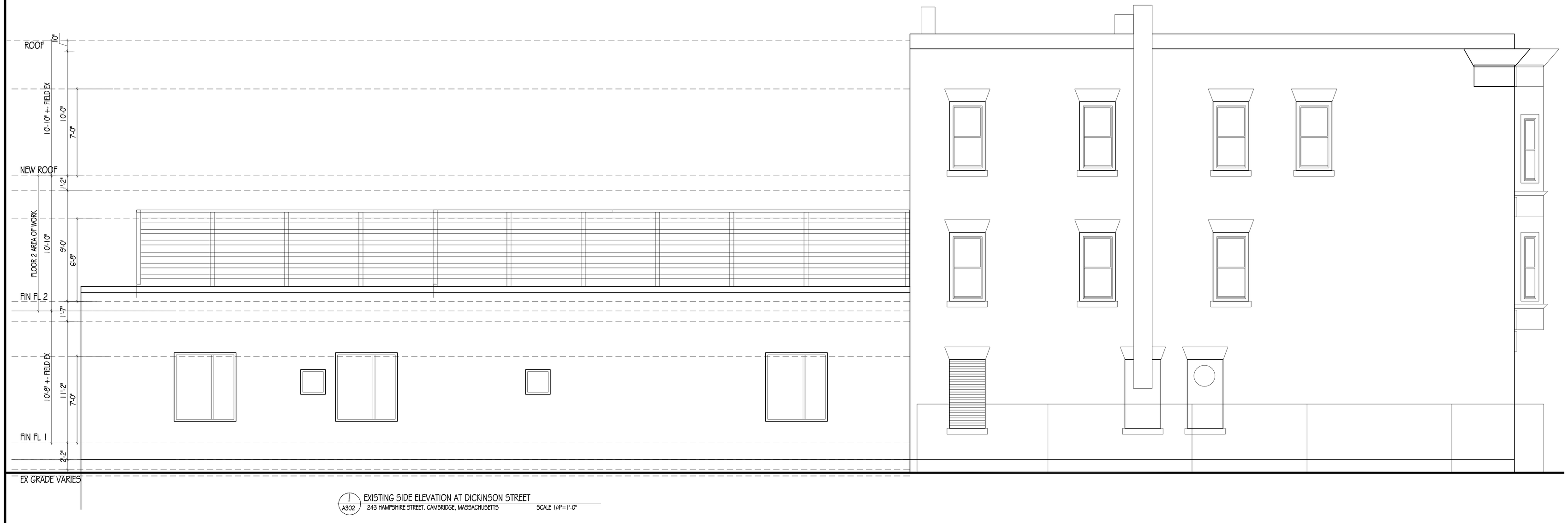
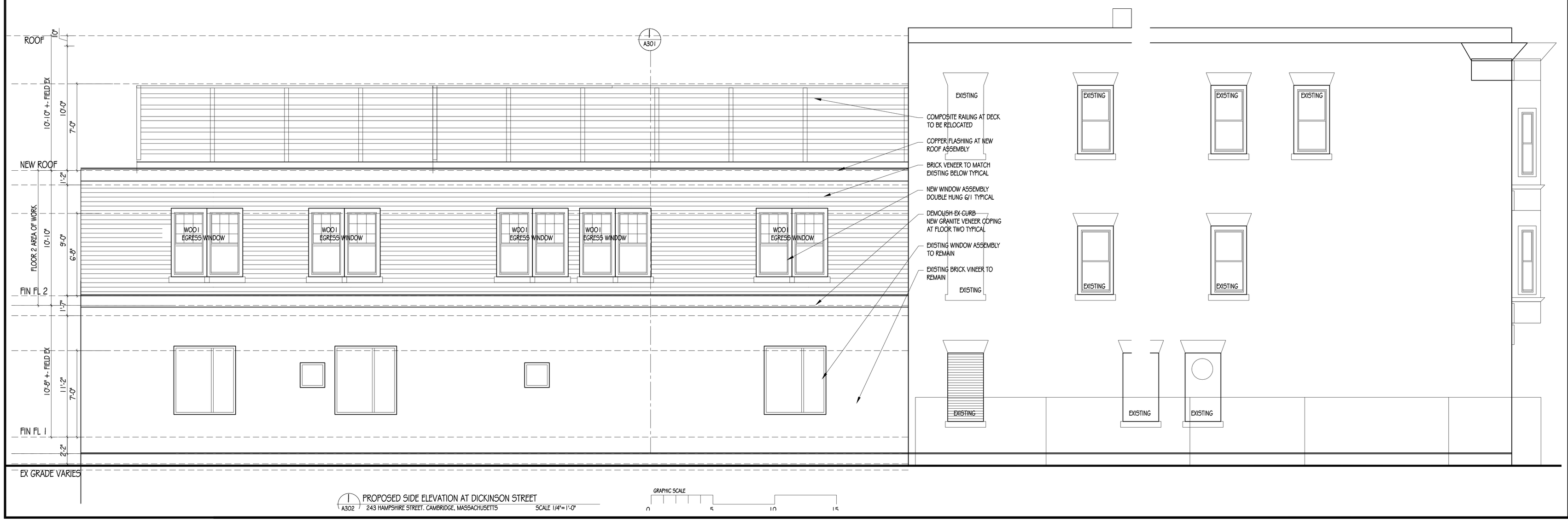


A302 EXISTING SIDE ELEVATION AT DICKINSON STREET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"



A302 PROPOSED SIDE ELEVATION AT DICKINSON STREET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"

GRAPHIC SCALE
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Master Planning
Project Management

11-16-26

DESIGN REVIEW Cambridge Historical Commission
VIEW FROM DIKINSON STREETRENOVATION OF APARTMENT
FLOOR 2 BUILDING 1 W/ ADDITION AT FLOOR 2 BUILDING 2
245 HAMPSHIRE STREET, INMAN SQUARE
CAMBRIDGE, MASSACHUSETTS

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No.	Date	REVISION
1	10-20-26	PERMIT
2	11-12-26	CAMBRIDGE HC
3	11-16-26	CAMBRIDGE HC

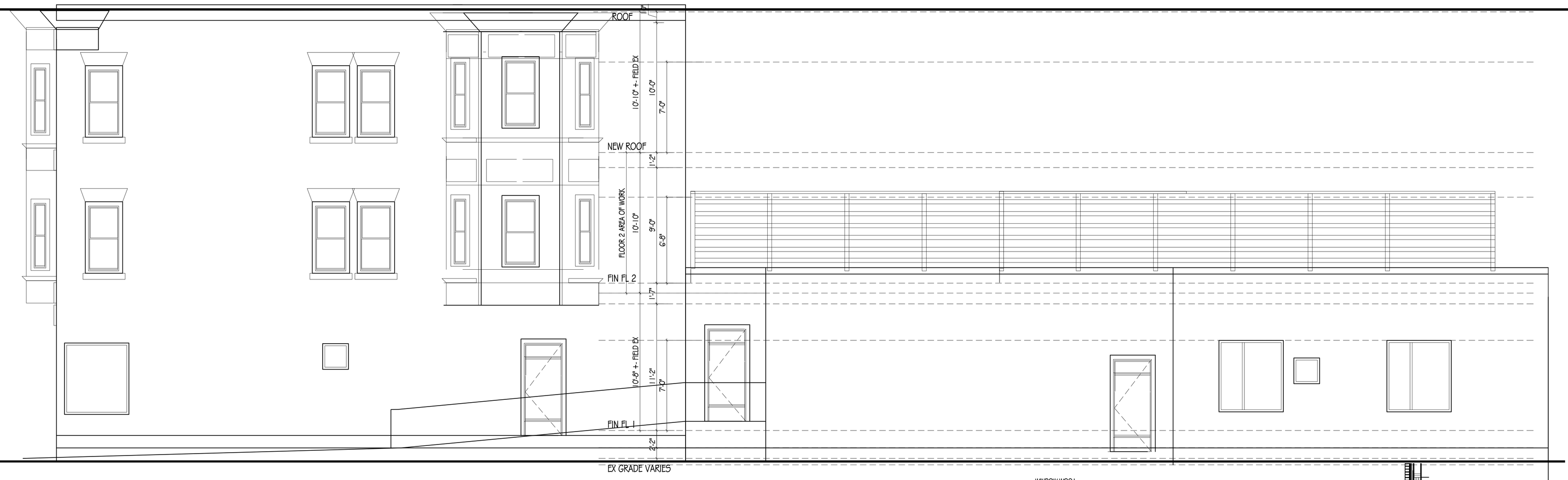
STATE OF MASSACHUSETTS
JOSEPH L. SCHOPF
No. 5125
REGISTERED ARCHITECT
CAMBRIDGE, MA

Architect

Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

A302

SHEET

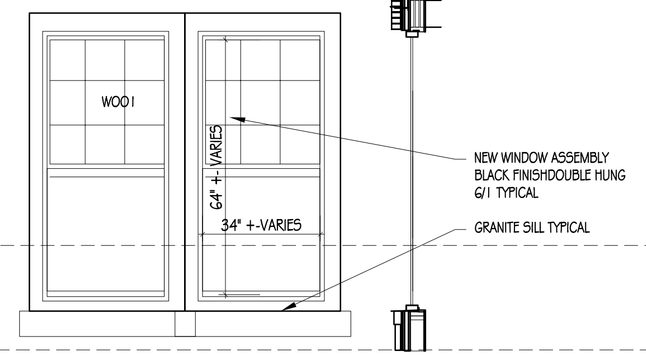


1 EXISTING RIGHT SIDE ELEVATION
A303 243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"

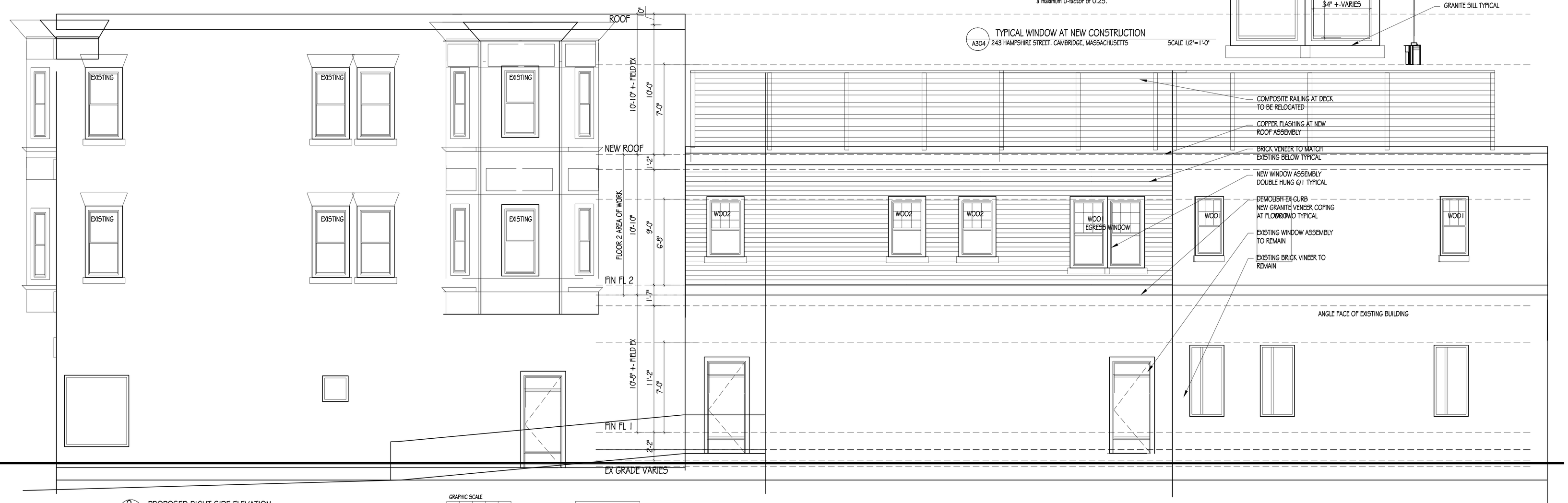
WINDOW WOO1
PERFORMANCE REQUIREMENTS FOR WINDOW ASSEMBLIES

In Cambridge, commercial buildings must comply with the Massachusetts Stretch Energy Code and the Specialized Stretch Energy Code. For double-hung windows, the primary energy efficiency requirement is a maximum whole-assembly U-factor of 0.25 for vision glass.

U-Factor: To meet the current commercial stretch code, vision glass (including double-hung windows) generally requires a maximum U-factor of 0.25.



TYPICAL WINDOW AT NEW CONSTRUCTION
A304 243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/2"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
A303 243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"=1'-0"

GRAPHIC SCALE
0 5 10 15

SDA
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FLOOR 2 BUILDING 1 W/ ADDITION AT FLOOR 2 BUILDING 2
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STATE OF MASSACHUSETTS
MORRIS L. SCHOPF
MA 5128
PROFESSIONAL ARCHITECT
CAMBRIDGE, MA

Architect

Date	7-1-26
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Job No.	26-61
Drawn By	ms

A303

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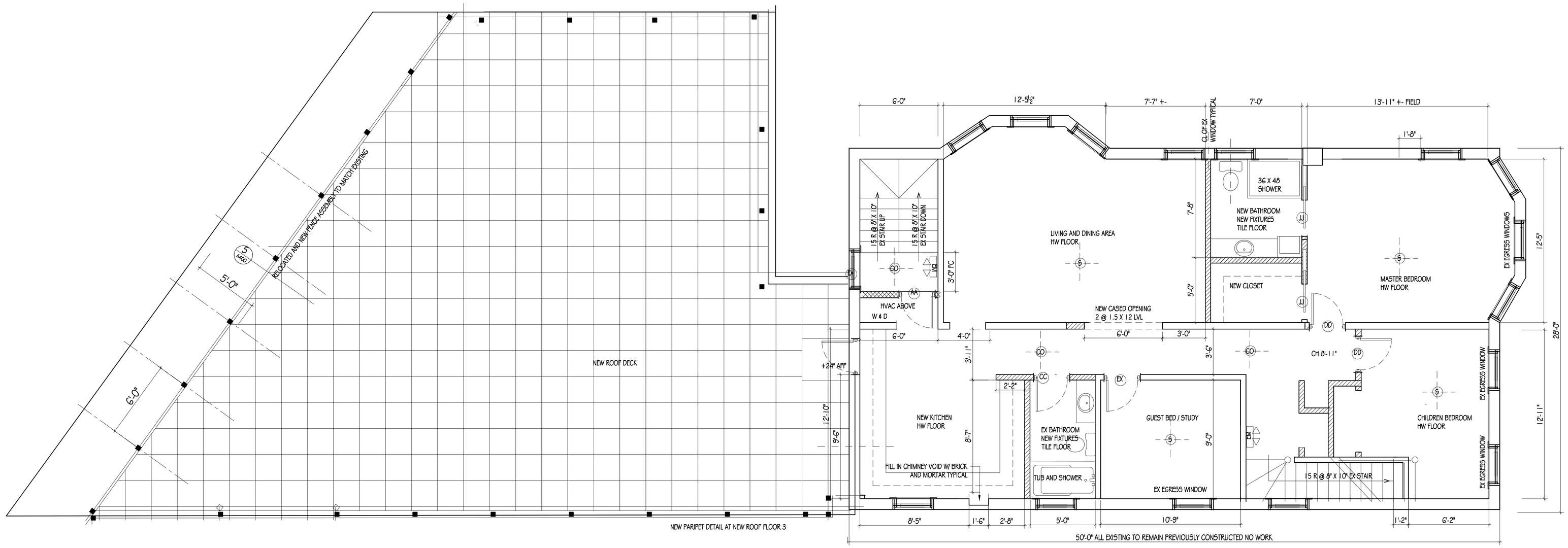
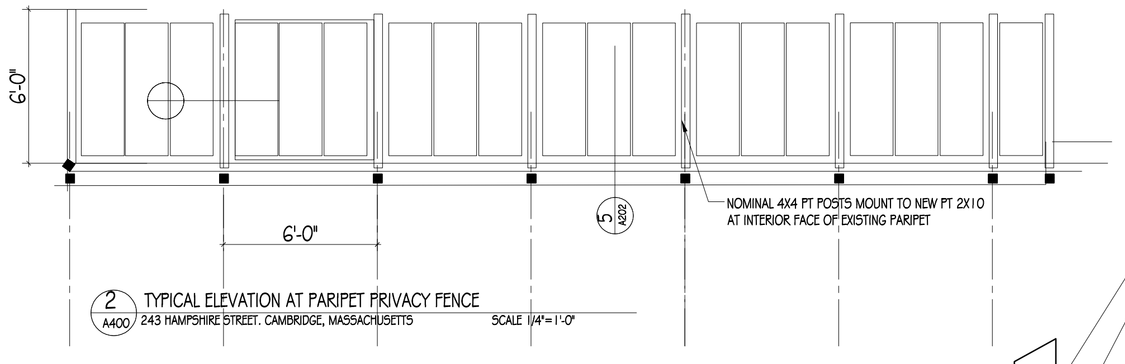


3 A400 RELOCATION OF ROOF DECK FROM FLOOR 2 TO FLOOR 3 TYPICAL
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"

GRAPHIC SCALE
0 5 10 15

EXISTING FIELD CONDITION NOTES
1. FIELD CONDITIONS ARE DETERMINED BY A COMBINATION OF PHOTOGRAPHY AND FIELD MEASUREMENT AND COMPARISON WITH CITY TAX RECORDS.
2. EXISTING CONDITIONS ARE APPROXIMATE AND INTENDED AS A GUIDE FOR RENOVATION OR RECONSTRUCTION.
3. THE ARCHITECT DOES NOT WARRENT COMPLETE ACCURACY IN DIMENSION, CONFIGURATION OR DISPOSITION.
4. ALL DISCREPENCIES MUST BE REPORTED TO THE ARCHITECT AT THE TIME OF DISCOVERY.
5. FINAL DOCUMENTATION OR REVISIONS TO FIELD MEASUREMENT WILL BE UNDERTAKEN ONLY AT THE DIRECTION OF THE OWNER OR CONTRACTOR.



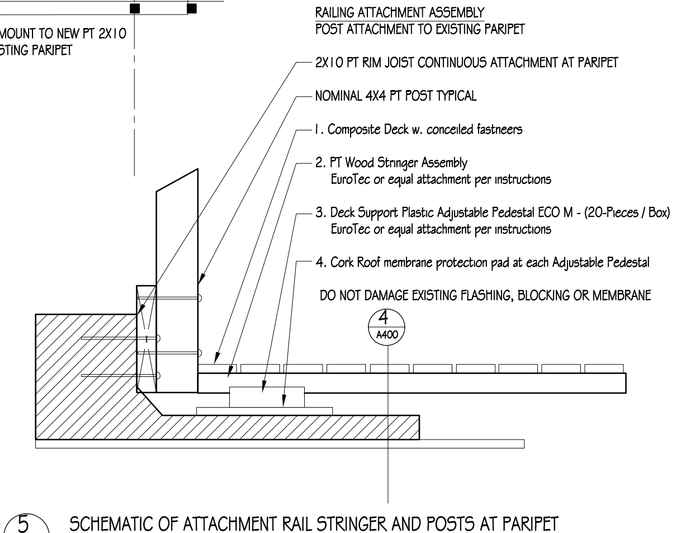
2 A400 TYPICAL ELEVATION AT PARIPET PRIVACY FENCE
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"



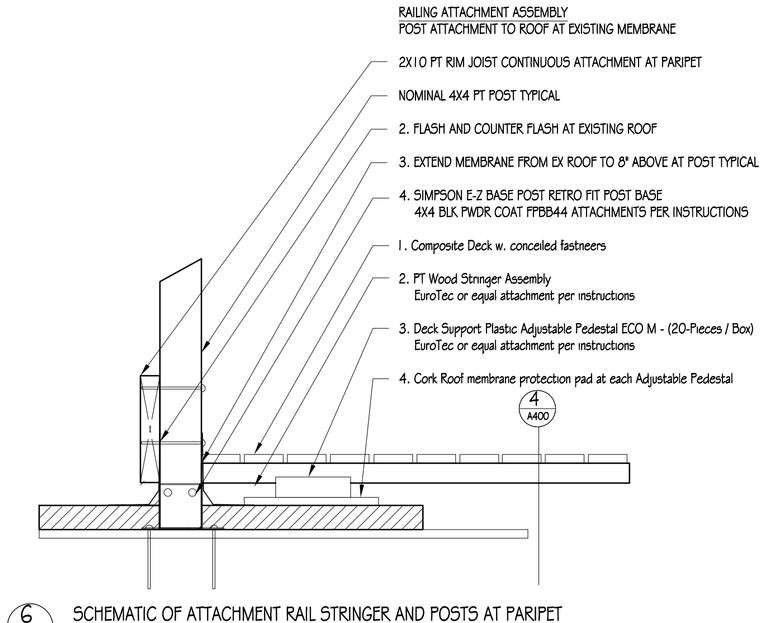
DRAINING DECK ASSEMBLY
FRAME, LEVELING AND PADS
1. Composite Deck w. concealed fasteners
2. PT Wood Stringer Assembly
EuroTec or equal attachment per instructions
3. Deck Support Plastic Adjustable Pedestal ECO M - (20-Pieces / Box)
EuroTec or equal attachment per instructions
4. Cork Roof membrane protection pad at each Adjustable Pedestal
System available from Home Depot

OPTIONAL DRAINING DECK ASSEMBLY
FRAME, LEVELING AND PADS BY QUICKBUILD
OR EQUAL THIN DECK SUPPORT SYSTEM
W/ COMPOSITE FINISH DECK WALKING SURFACE

4 A400 TYPICAL ISOMETRIC AT ROOF DECKING SYSTEM
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"



5 A400 SCHEMATIC OF ATTACHMENT RAIL STRINGER AND POSTS AT PARIPET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"



6 A400 SCHEMATIC OF ATTACHMENT RAIL STRINGER AND POSTS AT PARIPET
243 HAMPSHIRE STREET. CAMBRIDGE, MASSACHUSETTS SCALE 1/4"= 1'-0"

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STATE OF MASSACHUSETTS
MARIUS L. SCHOPF
No. 6145
REGISTERED PROFESSIONAL ARCHITECT
CAMBRIDGE, MA

Architect

Date	7-1-26
Scale	VARIES
Job No.	26-61
Drawn By	ms

A400

SHEET