



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017093-2019

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ✓ Variance: ✓ Appeal:         

PETITIONER: Xiaoguang Wang

PETITIONER'S ADDRESS: 7 Rutland Street, apt 2 Cambridge, ma 02138

LOCATION OF PROPERTY: 115 Spring St Cambridge, MA 02142

TYPE OF OCCUPANCY: height of the building, ZONING DISTRICT: Residence C-1 Zone  
and adding windows

REASON FOR PETITION :

Other: Adjust the height of the building

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To raise existing building height.

Special Permit: To install new and relocate windows in a setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Xiaoguang Wang  
(Petitioner(s) / Owner)

Xiaoguang Wang  
(Print Name)

Address :

7 Rutland St  
#2 Cambridge, MA 02138

Tel. No. :

857-498-1918

E-Mail Address :

cuwang@shengren-cpa.com

Date :

03/20/2019

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to  
The Secretary of the Board of Zoning Appeals.

I/We Xiaoguang Wang (OWNER)

Address: 115 Spring Street Cambridge, MA

State that I/We own the property located at 115 Spring Street Cambridge, MA  
which is the subject of this zoning application.

The record title of this property is in the name of Xiaoguang Wang

\*Pursuant to a deed of duly recorded in the date 04/30/2018, Middlesex South  
County Registry of Deeds at Book 12492, Page 600; or  
Middlesex Registry District of Land Court, Certificate No. 2018 00059603  
Book 70943 Page 499.

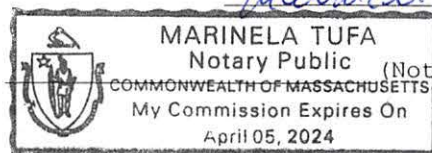
Xiaoguang Wang  
Xiaoguang Wang  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Xiaoguang Wang personally appeared before me,  
this 21 of March, 2019, and made oath that the above statement is true.

My commission expires



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

3/21/19

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The current height of the first floor ceiling is 7'2". The current average height of the 2nd floor ceiling is 6'8". Since the floor joints were inadequately built, the floor joints need to be added 4". Therefore the ceiling height is going to be 6'8", and 2nd floor at certain area at 6'4", which are extremely low. It will affect the intended renovation to achieve sound structure and modern look. Financially the low ceiling will affect the resale value.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:  
n/a

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

115 spring street (the Property) is at a corner lot at Spring street and Fifth street. There are no immediate close abutters at Spring street and Fifth street.

There is only two immediate abutters as the following:

The building next to the property on fifth street is significantly higher than the Property. There is no window facing the Property.

The building next to the Property at the Spring street is a commercial property, with a distant separated by the yard and the parking lot.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The Property is the lowest property in the neighborhood.

**\* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** xiaoguang wang      **PRESENT USE/OCCUPANCY:** residential  
**LOCATION:** 115 Spring St Cambridge, MA 02142      **ZONE:** Residence C-1 Zone  
**PHONE:** 857 498 1918      **REQUESTED USE/OCCUPANCY:** residential

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		<u>2090</u>	<u>2090</u>	<u>2095</u>	(max.)
<b><u>LOT AREA:</u></b>		<u>2794</u>	<u>2794</u>	<u>5000</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		<u>.748</u>	<u>.748</u>	<u>.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		<u>2794</u>	<u>2794</u>	<u>2794</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	<u>51.04</u>	<u>51.04</u>	<u>51.04</u>	(min.)
	<b>DEPTH</b>	<u>55</u>	<u>55</u>	<u>55</u>	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	<u>4'11"</u>	<u>4'11"</u>	<u>7'6"</u>	(min.)
	<b>REAR</b>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
	<b>LEFT SIDE</b>	<u>12'9 1/4"</u>	<u>12'9 1/4"</u>	<u>15'9"</u>	(min.)
	<b>RIGHT SIDE</b>	<u>15'4 1/4"</u>	<u>15'4 1/4"</u>	<u>16'7"</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	<u>26'06"</u>	<u>28'06"</u>	<u>35'0"</u>	(max.)
	<b>LENGTH</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
	<b>WIDTH</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		<u>53%</u>	<u>53%</u>	<u>30%</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		<u>1</u>	<u>1</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Repair and renovate wood frame building/concret foundation

There is no other occupancies on same lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



# DIMENSIONAL FORM

Project Address:

Application Date: 03/19/2019

C-1 RES	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,774	5,000	2,774	
Lot Width (ft)	51.04 x 55.00	50'	51.04 x 55.00	
Total Gross Floor Area (sq ft)	2,090	2,095	2,090	
Residential Base	2,090	2,095	2,090	
Non-Residential Base	—	—	—	
Inclusionary Housing Bonus	—	—	—	
Total Floor Area Ratio	0.75	0.75	0.75	
Residential Base	0.74	0.75	—	
Non-Residential Base	—	—	—	
Inclusionary Housing Bonus	—	—	—	
Total Dwelling Units	1	2	1	
Base Units	1	1	1	
Inclusionary Bonus Units	—	—	—	
Base Lot Area / Unit (sq ft)	—	—	—	
Total Lot Area / Unit (sq ft)	—	—	—	
Building Height(s) (ft)	26'06"	35'00"	28'02"	
Front Yard Setback (ft)	0'00" & 4'11"	7'6"	0'00" & 4'11"	
Side Yard Setback (ft)	12'9 1/4"	15'9"	12'9 1/4"	
Side Yard Setback (ft)	15'4 1/4"	16'7"	15'4 1/4"	
Rear Yard Setback (ft)	—	—	—	
Open Space (% of Lot Area)	53%	30%	53%	
Private Open Space	1,461	—	1,461	
Permeable Open Space	900	50%	900	
Other Open Space (Specify)	561	50%	561	
Off-Street Parking Spaces	0	0	0	
Long-Term Bicycle Parking	0	3	3	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:



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617 349-6100

2019 MAR 26 PM 12:16

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-017093-2019

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Original Signature(s):

Xiaoguang Wang

(Petitioner(s) / Owner)

Xiaoguang Wang

(Print Name)

Address:

7 Rutland St

#2 Cambridge, MA 02138

Tel. No.:

857-498-1918

E-Mail Address:

culang@shenggen-cpa.com

Date:

03/20/2019





115 Spring St.

Petitioner

25-57  
GOMES, GERALD G. & LUCY A. GOMES  
114 THORNDIKE ST  
CAMBRIDGE, MA 02141

25-58  
OTASH, JAMES A.,  
TRUSTEE TOBEY NOMINEE TRUST  
58 TOBEY RD.  
BELMONT, MA 02478

XIAO GUANG WANG  
7 RUTLAND STREET #2  
CAMBRIDGE, MA 02138

25-78  
FORD, MARY MARGARET, A LIFE ESTATE  
103 SPRING ST  
CAMBRIDGE, MA 02141

25-149  
EAST END HOUSE, INC.  
105 SPRING ST.  
CAMBRIDGE, MA 02141

25-83  
PILARSKI, EDWARD J., KATHLEEN PILARSKI  
C/O WANG, XIAO GUANG  
7 RUTLAND ST. APT 2  
CAMBRIDGE, MA 02141

25-97  
105 FIFTH ST LLC  
P.O. BOX 35006  
BOSTON, MA 02135

25-98  
CURLL, JANICE F.  
C/O JANICE FURTADO  
96 SPRING ST  
CAMBRIDGE, MA 02141

25-129  
LI, JINGYING  
TR. OF THE JINGYING LI REVOC REAL  
ESTATE TRUST  
110 FIFTH ST  
CAMBRIDGE, MA 02141

25-130  
ROCHA, JOHN F. JR. & JESSE W. ROCHA  
210 FAIRWAYS EDGE DRIVE  
MARSHFIELD, MA 02050

25-131  
PIRES, MICHAEL & EILEEN PIRES  
114 FIFTH STREET  
CAMBRIDGE, MA 02141

25-142  
SASSO, TOMMASO AND LUCREZIA SASSO  
106 THORNDIKE ST  
CAMBRIDGE, MA 02141

26-137  
NOWISZEWSKI, PHYLLIS T.,  
TR. THE PHYLLIS T. NOWISZEWSKI TRUST  
114 SPRING ST  
CAMBRIDGE, MA 02141

26-147  
ANDRADE, AUGUSTO AND MARIA ANDRADE  
118 SPRING STREET  
CAMBRIDGE, MA 02141

25-113  
COGSWELL, DANIEL A. &  
COURTNEY B. COGSWELL  
106-108 FIFTH ST., #1  
CAMBRIDGE, MA 02141

25-113  
SUSSMAN, DANIEL J.,  
TR. THE RAQUEL SUSSMAN IRREV TRUST  
1037 E. CALLE MONTE VISTA  
TEMPE, AZ 85284

25-113  
NAKAI, YUGO & ARIELLE COHEN  
106-108 FIFTH ST., #3  
CAMBRIDGE, MA 02141

26-41  
RUTH, JASON & TANYA KEENAN  
112 SPRING ST., #1  
CAMBRIDGE, MA 02141

26-41  
LEWIS, GREGORY M. & PATRICK M. MCNEAL  
112 SPRING ST. UNIT#2  
CAMBRIDGE, MA 02141

26-41  
CAMPBELL, JENNIFER  
112 SPRING ST  
CAMBRIDGE, MA 02141

25-59  
BIASELLA, NICOLA &  
LICIA BIASSELLA A LIFE ESTATE  
110 THORNDIKE ST  
CAMBRIDGE, MA 02141

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.: fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 115 Spring Street, Cambridge (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

① the 2 feet height increase will be suitable for modern living and <sup>room for adequate</sup> structure support, such as beams thickness.

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

adding 2 feet height or adding 6 windows will not change the characters:

1) my home building is 25 feet high. the surrounding buildings are all very tall buildings. the height will not affect neighbours view.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

There is no change of use of the house.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There is no hazard issues

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

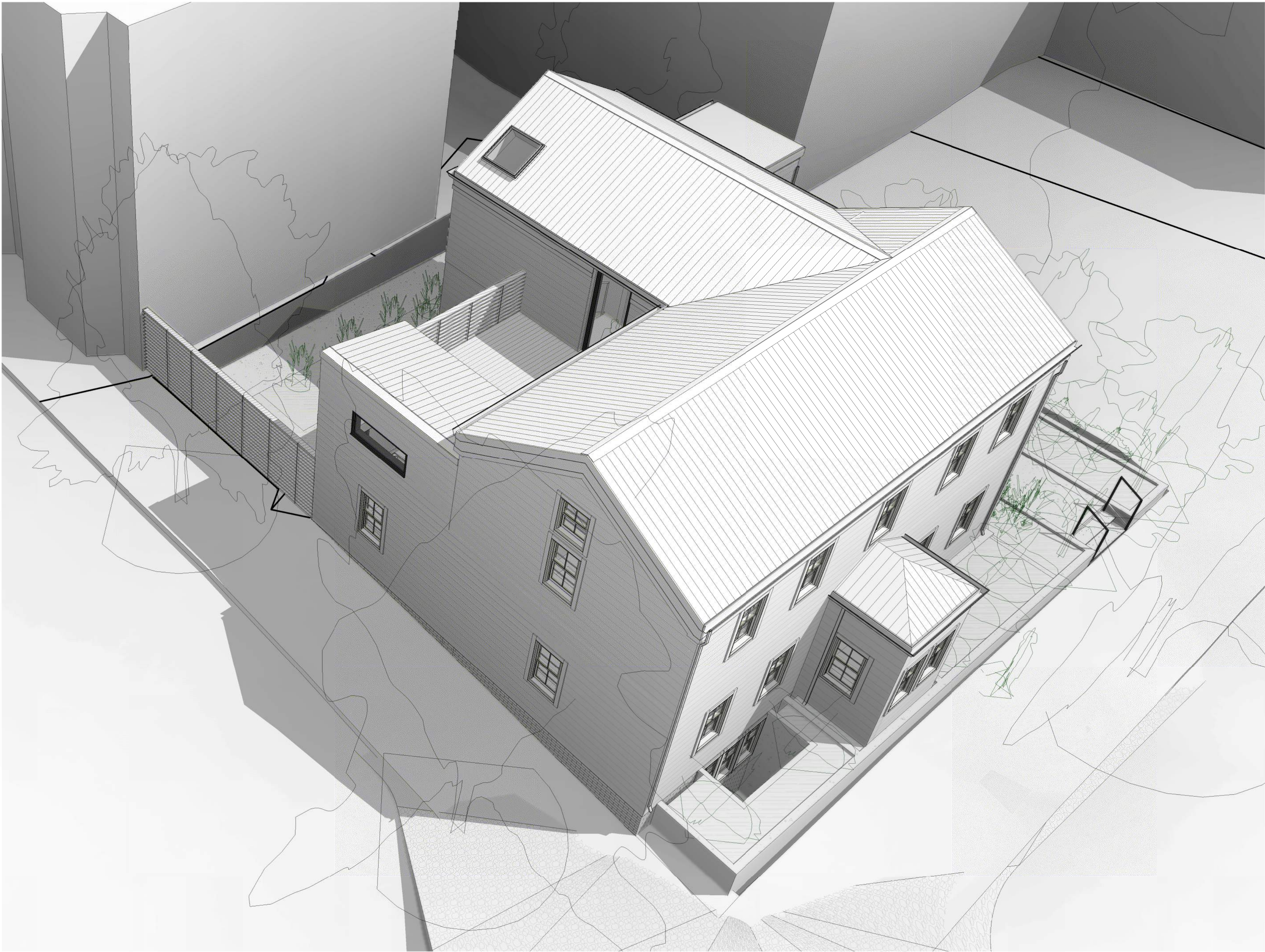
the 2 feet increase of height just gave us a modern look.

(ATTACHMENT B - PAGE 6) it does not ~~increase the~~

~~jeopardise~~ jeopardise the neighbors

or the community





# 115 SPRING STREET RENOVATION

## BZA APPLICATION

### MARCH 19th, 2019

#### PROJECT DESCRIPTION:

1. 115 SPRING STREET WILL BE RENOVATED.
2. THERE WILL BE NO EXPANSION OF FLOOR AREA
3. THERE WILL BE NO EXPANSION OF EXTERIOR DIMENSIONS
4. THE OWNER WOULD LIKE TO ADD SIX NEW WINDOWS THAT ARE LOCATED WITHIN THE SIDEYARD SETBACKS, THESE ARE THE ONLY ITEMS THAT WOULD REQUIRE A SPECIAL PERMIT

**PROPERTY HISTORY**  
115 SPRING STREET IS LOCATED AT THE NORTH EAST CORNER OF SPRING STREET & 5<sup>TH</sup> STREET. THE ORIGINAL ~1,200 SF STRUCTURE WAS BUILT IN 1854 AND INCLUDES A FIELD STONE BASEMENT. THE PARCEL IS A RECTANGULAR SHAPE WITH A 51'-05" LOT LENGTH ALONG SPRING STREET, AND A 55'-00" LOT LINE LENGTH ALONG 5<sup>TH</sup> STREET. THE HISTORIC FRONT DOOR TO THE PROPERTY FACES SPRING STREET. THE 1856 STRUCTURE IS BUILT TO THE LOTLINE ALONG 5<sup>TH</sup> STREET AND ENCROACHES ON THE C-1 REQUIRED SPRING STREET SIDEYARD SETBACK BY 1'-02 1/4". THE HOUSE HAS HAD (3) ADDITIONS.  
THE FIRST ADDITION, CIRCA 1920, EXPANDED THE HOUSE NORTH BY 18'-00" AND CREATED AN OPPOSING NORTH-SOUTH GABLE TO THE ORIGINAL EAST-WEST GABLE. THE RESULTING BUILDING MASS IS AN "L" SHAPPED PLAN WITH STRUCTURALLY INTERDEPENDENT ROOF RIDGE LINES. THIS ADDITION DOES NOT INCLUDE A BASEMENT. THIS ADDITION ENCROACHES INTO THE 8<sup>TH</sup> STREET SIDE YARD SET BACK BY 3'-01 1/4".  
THE SECOND ADDITION, CIRCA 1980, IS A GROUND LEVEL ADDITION THAT INFILLS THE "L" SHAPED PLAN WITH AN ADDITIONAL 240 SF OF SPACE. THIS SECOND ADDITION ALSO INTRODUCE AN INWARD SLOPING SHED ROOF, WHICH SHEDS WATER TO THE BUILDING INTERIOR, AND HAS CAUSED A MASSIVE AMOUNT OF WATER DAMAGE TO THE FIRST ADDITION AND ORIGINAL BUILDING. THIS ADDITION DOES NOT INCLUDE A BASEMENT AND IS BEYOND THE REQUIRED SETBACKS. THE THIRD ADDITION IS A SINGLE STORY 120 SF KITCHEN AT THE NORTH EAST CORNER OF THE HOUSE, WHICH IS LOCATED ENTIRELY WITHIN THE SPRING STREET SIDE-YARD SETBACK.  
THE TOTAL LISTED INTERIOR LIVING AREA IS 2,090 SF  
THE TOTAL LOT AREA IS 2,794 SF  
THE ALLOWABLE F.A.R. IS (0.75\*2,794 = 2,095.5 SF) > 2,090 SF EXISTING LIVING AREA  
THE PROPERTY WILL REMAIN A SINGLE-FAMILY HOME. BASEMENTS ARE EXCLUDED FROM SINGLE FAMILY HOMES GROSS FLOOR AREA CALCULATIONS VIA CAMBRIDGE ZONING ORDINANCE ARTICLE #2: GROSS FLOOR AREA, DEFINITION EXCEPTION (19)  
THERE WILL BE NO CHANGE IN THE SIZE AND CONFIGURATION OF EXTERIOR OPENINGS THAT ARE FACING AN ABUTTING PROPERTY AND LOCATED WITHIN THE SIDEYARD SETBACKS.

**REPAIR AND RESTORATION**  
THE OWNERS GOAL IS TO EXTEND THE USEFUL LIFE OF THIS HOUSE. IN ORDER TO ACHIEVE THIS THE HOUSE WILL REQUIRE SEVERAL MAJOR IMPROVEMENTS.  
1. THE EXISTING BUILDING IS SUFFERING WATER DAMAGED AND WILL REQUIRE NEW STRUCTURAL WOOD FRAMING AND SHEATHING, NEW EXTERIOR WALL SILL PLATES, AND A NEW FOUNDATION TO REINFORCE THE FAILING 1854 FLAGSTONE FOUNDATION.  
2. THE HOUSE WILL BE TEMPORARILY LIFTED APPROXIMATELY 18" AND THE FOUNDATION EXTENDED TO PROVIDE CONTINUOUS EXTERIOR SUPPORT FOR THE REPAIRED AND REPLACED EXTERIOR WALLS  
3. THE OWNER WILL RETAIN A CERTIFIED LAND SURVEYOR TO CONFIRM EXISTING AND RESTORED ELEVATION HEIGHTS  
4. THE EXISTING FLOORS ARE OUT OF LEVEL BY +/- 3" AT BOTH THE FIRST AND SECOND LEVELS, THESE FLOORS WILL BE REFRAMED TO CREATE NEW LEVEL FLOORS  
5. THE HOUSE WILL RECEIVE A NEW THERMALLY IMPROVED BUILDING ENVELOPE THAT MEETS THE MASSACHUSETTS 9<sup>TH</sup> ADDITION BUILDING CODE (IECC 2015) ENERGY REQUIREMENTS  
6. THE OWNER WILL INSTALL NEW ENERGY EFFICIENT WINDOWS THROUGH OUT THE ENTIRTY OF THE PROJECT  
7. THE OWNER WILL INSTALL A NEW ROOF AND INSULATED ROOF SHEATHING  
8. THE OWNER WILL INSTALL A NEW REAR STAIR THAT CONFORMS WITH MASSACHUSETTS BUILDING CODE (CURRENTLY NEITHER STAIR CONFORMS)

**DEMOLITION NARRATIVE**  
THE PROPERTY AT 115 SPRING STREET IN CAMBRIDGE MASSACHUSETTS IS CURRENTLY IN A DILAPIDATED STATE AND REQUIRES A BROAD RANGE OF REPLACEMENTS AND REPAIRS TO BRING THE PROPERTY INTO COMPLIANCE WITH CURRENT MASSACHUSETTS RESIDENTIAL BUILDING CODE. PLEASE REFERENCE THE EXISTING CONDITIONS STRUCTURAL REPORT PREPARED BY RENE MUGNIER P.E. AMENDED TO THIS DRAWING SET VIA THE PROJECT MANUAL. THE GENERAL DEMOLITION STRATEGY IS OUTLINED BELOW:  
1. INSPECT ALL BUILDING ELEMENTS FOR STRUCTURAL INTEGRITY AND ROT, REFERENCE R. MUGNIER P.E. REPORT REGARDING FOUNDATIONS, FRAMING, AND SHEATHING  
2. REPAIR ALL SALVAGEABLE BUILDING ELEMENTS  
3. REPLACE ALL BUILDING ELEMENTS THAT ARE UNSALVAGEABLE  
4. THE PRELIMINARY STRUCTURAL INSPECTION HAS IDENTIFIED THE WOOD POST-ON-GRADE AND WALL FRAMING AT THE TOP OF FOUNDATION AS A PROBLEM AREAS  
5. THE EXISTING HOUSE IS TO BE SHORED AND LIFTED TO ENABLE THE EXECUTION OF THE FOUNDATION & FRAMING WORK  
6. THE EXISTING HOUSE ABOVE IS TO HAVE ITS FLOORS REFRAMED AS REQUIRED TO PROVIDE A COUNTINUOUS FLOOR LEVEL ACROSS ALL LEVELS  
7. THE EXISTING EXTERIOR CLADING IS TO BE REMOVED AND REPLACED WITH NEW SIDING AND CONTINUOUS INSULATION SHEATHING AS PER IECC-2015  
8. THE EXISTING ROOF IS TO BE REAPRIED AND REPLACED AS REQUIRED, WITH NEW CONTINUOUS EXTERIOR INSULATION AS PER IECC-2015

**FOUNDATION NOTES**  
1. ALL LOAD BEARING ELEMENTS ARE TO BE CONFIRMED BY MA LICENSED STRUCTURAL ENGINEER  
2. PATCH REPAIR EXISTING FOUNDATION AS REQUIRED TO MEET MA BUILDING REQUIREMENTS  
3. PROVIDE CONTINUOUS WATERPROOFING FOR NEW AND EXISTING FOUNDATION WALLS  
4. PROVIDE CONTINUOUS INSULATION FOR NEW AND EXISTING FOUNDATION WALLS  
5. PROVIDE MINIMUM 4" CONCRETE VENEER WALL OVER EXISTING FOUNDATION, CONFIRM VENEER WALL THICKNESS WITH MA LICENSED STRUCTURAL ENGINEER  
6. PROVIDE COORDINATION FOR ANCHORAGE OF NEW STRUCTURAL FRAMING, CONFIRM ANCHORAGE WITH MA LICENSED STRUCTURAL ENGINEER  
7. PROVIDE INSULATION AS REQUIRED FOR NEW SLAB ON GRADE CONSTRUCTION  
8. PROVIDE FOOTINGS FOR INTERNAL COLUMNS AS REQUIRED, CONFIRM LOADS WITH MA LICENSED STRUCTURAL ENGINEER

SHEET LIST		
COVER		01/11/19
G-001	RENOVATION OVERVIEW	01/11/19
G-002	GROSS FLOOR AREA	01/11/19
A-001	EXISTING PLOT PLAN	01/11/19
A-002	SITE PLAN	01/11/19
A-100	BASEMENT PLAN	01/11/19
A-101	LEVEL 01 PLAN	01/11/19
A-102	LEVEL 02 PLAN	01/11/19
A-103	ROOF PLAN	01/11/19
A-200	BASEMENT RCP	01/11/19
A-201	LEVEL 01 RCP	01/11/19
A-202	LEVEL 02 RCP	01/11/19
A-300	ELEVATIONS	01/11/19
A-410	BUILDING SECTIONS	01/11/19
A-411	BUILDING SECTIONS	01/11/19
A-412	BUILDING SECTIONS	01/11/19
A-500	STAIR PLAN & SECTIONS	01/11/19
A-700	ENLARGED KITCHEN PLAN, ELEVATIONS, DETAILS	01/11/19
D-001	DEMOLITION PLANS	01/11/19
S-100	BASEMENT FOUDATION PLAN	01/11/19
S-101	LEVEL 01 FRAMING PLAN	01/11/19
S-102	LEVEL 02 FRAMING PLAN	01/11/19
S-103	ROOF FRAMING PLAN	01/11/19

CWD  
DEVELOPMENT

PROJECT NAME  
115 SPRING RENOVATION

PROJECT ADDRESS:  
115 SPRING STREET  
CAMBRIDGE, MA 02141

ARCHITECT  
Olinger Architects

281 CONCORD AVE.  
CAMBRIDGE, MA 02138  
TELEPHONE: 917-582-5333  
EMAIL: INFO@OLINGER.IO

CODE CONSULTANT  
HASTINGS CONSULTANTS  
142 Hanlon Road  
Holliston, MA 01746  
(T) 508-397-8417

REGISTRATION

CAMBRIDGE BZA APPLICATION

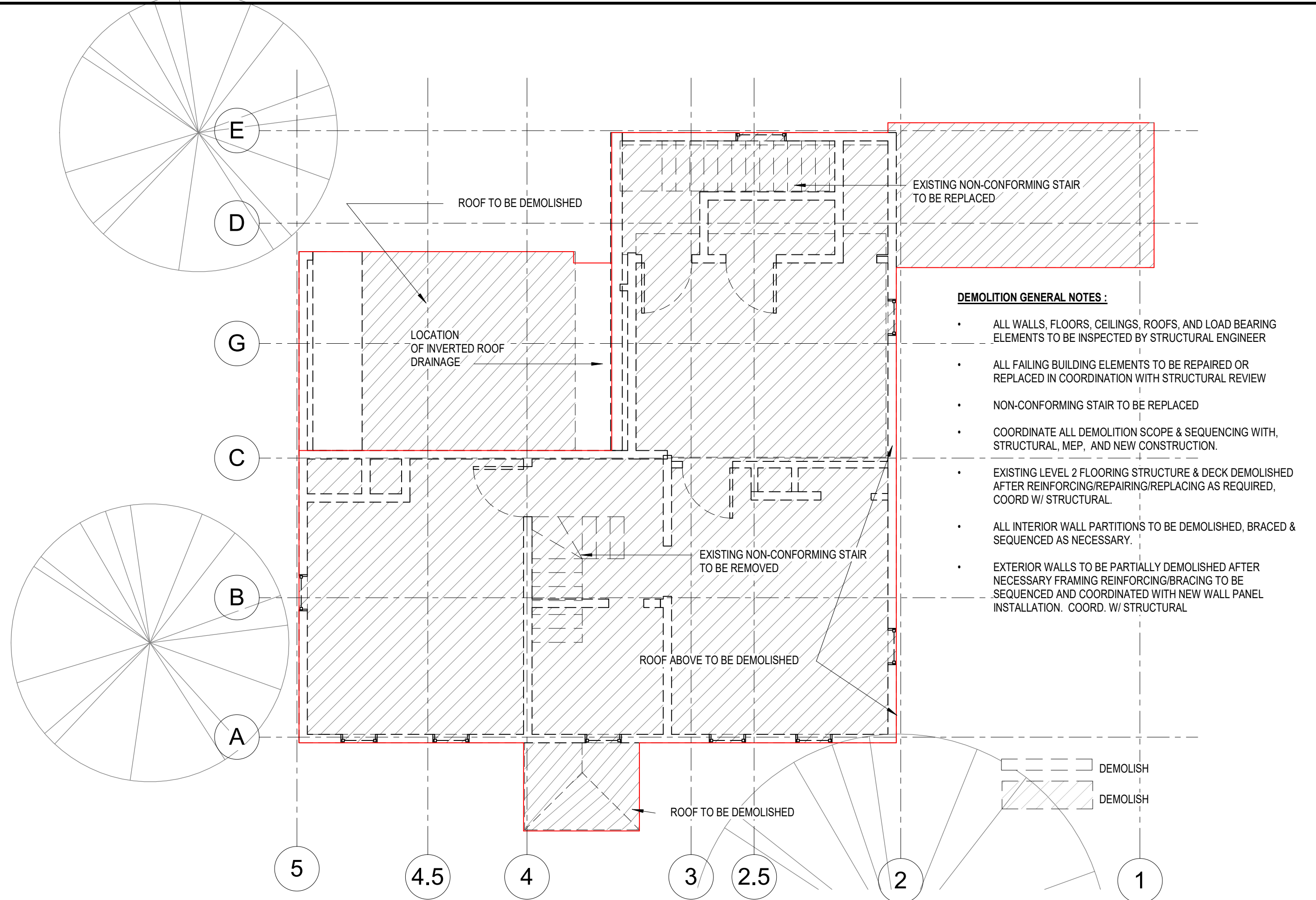
Project number1805  
DateMARCH 19th, 2019  
Drawn byAuthor  
Checked byChecker  
Scale

REVISIONS

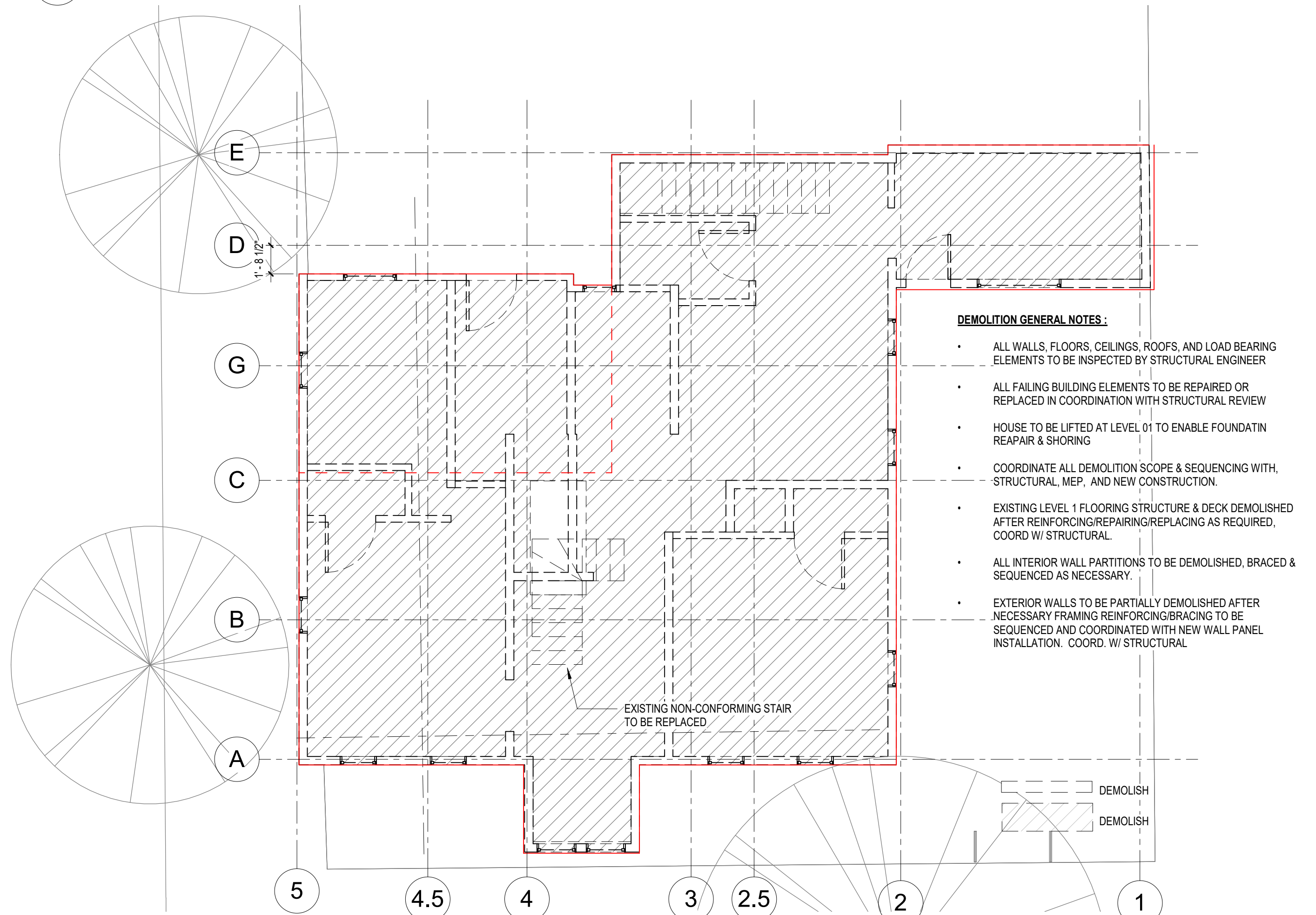
No.	Description	Date

COVER  
115 SPRING STREET





2 D102\_LEVEL-02 DEMO PLAN  
3/16" = 1'-0"



1 D101\_LEVEL-01 DEMO PLAN  
3/16" = 1'-0"

DEMOLITION NARRATIVE

THE PROPOERTY AT 115 SPRING STREET IN CAMBRIDGE MASSACHUSETTS IS CURRENTLY IN A DILAPIDATED STATE AND REQUIRES A BROAD RANGE OF REPLACEMENTS AND REPAIRS TO BRING THE PROPERTY INTO COMPLIANCE WITH CURRENT MASSACHUSETTS RESIDENTIAL BUILDING CODE. PLEASE REFERENCE THE EXISTING CONDITIONS STRUCTURAL REPORT PREPARED BY RENE MUGNIER P.E. AMENDED TO THIS DRAWING SET VIA THE PROJECT MANUAL. THE GENERAL DEMOLITION STRATEGY IS OUTLINED BELOW:

1. INSPECT ALL BUILDING ELEMENTS FOR STRUCTURAL INTEGRITY AND ROT, REFERENCE R. MUGNIER P.E. REPORT REGARDING FOUNDATIONS, FRAMING, AND SHEATHING
2. REPAIR ALL SALVAGEABLE BUILDING ELEMENTS
3. REPLACE ALL BUILDING ELEMENTS THAT ARE UNSALVAGEABLE
4. THE PRELIMINARY STRUCTURAL INSPECTION HAS IDENTIFIED THE WOOD POST-ON-GRADE AND WALL FRAMING AT THE TOP OF FOUNDATION AS A PROBLEM AREAS
5. THE EXISTING HOUSE IS TO BE SHORED AND LIFTED TO ENABLE THE EXECUTION OF THE FOUNDATION & FRAMING WORK
6. THE EXISTING HOUSE ABOVE IS TO HAVE ITS FLOORS REFRAMED AS REQUIRED TO PROVIDE A COUNTINUOUS FLOOR LEVEL ACROSS ALL LEVELS
7. THE EXISTING EXTERIOR CLADING IS TO BE REMOVED AND REPLACED WITH NEW SIDING AND CONTINUOUS INSULATION SHEATHING AS PER IECC-2015
8. THE EXISTING ROOF IS TO BE REAPIRED AND REPLACED AS REQUIRED, WITH NEW CONTINUOUS EXTERIOR INSULATION AS PER IECC-2015

FOUNDATION NOTES

1. ALL LOAD BEARING ELEMENTS ARE TO BE CONFIRMED BY MA LICENSED STRUCTURAL ENGINEER
2. PATCH REPAIR EXISTING FOUNDATION AS REQUIRED TO MEET MA BUILDING REQUIREMENTS
3. PROVIDE CONTINUOUS WATERPROOFING FOR NEW AND EXISTING FOUNDATION WALLS
4. PROVIDE CONTINUOUS INSULATION FOR NEW AND EXISTING FOUNDATION WALLS
5. PROVIDE MINIMUM 4" CONCRETE VENEER WALL OVER EXISTING FOUNDATION, CONFIRM VENEER WALL THICKNESS WITH MA LICENSED STRUCTURAL ENGINEER
6. PROVIDE COORDINATION FOR ANCHORAGE OF NEW STRUCTURAL FRAMING, CONFIRM ANCHORAGE WITH MA LICENSED STRUCTURAL ENGINEER
7. PROVIDE INSULATION AS REQUIRED FOR NEW SLAB ON GRADE CONSTRUCTION
8. PROVIDE FOOTINGS FOR INTERNAL COLUMNS AS REQUIRED, CONFIRM LOADS WITH MA LICENSED STRUCTURAL ENGINEER

EXISTING BUILDING INFORMATION  
RESIDENTIAL BUILDING NUMBER 1, SECTION 1

Exterior Style:	CONVENTIONAL
Occupancy:	SNGL-FAM-RES
Number of Stories:	2.25
Exterior Wall Type:	Asbstos Shingle
Roof Type:	Gable
Roof Material:	Aspahlt Shingl
Interior Living Area (sq. ft.):	2,090
Number of Units:	0
Total Rooms (existing):	9
Bedrooms (existing):	5
Kitchens (existing):	2
Full Baths (existing):	2
Half Baths (existing):	0
Fireplaces (existing):	0
Systems:	
Heat Type (existing):	Steam
Heat Fuel (existing):	Gas
Central A/C:	No
Condition & Grade:	
Year Built:	1854
Interior Condition:	Average
Overall Condition:	Average
Overall Grade:	Fair
Parking:	
Open Parking:	0
Covered Parking:	0

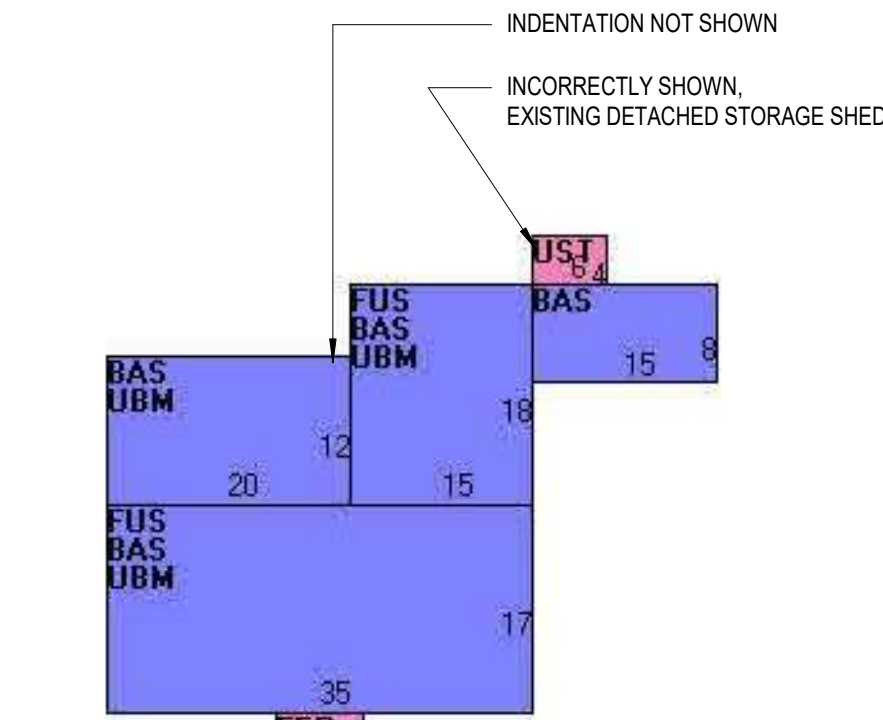
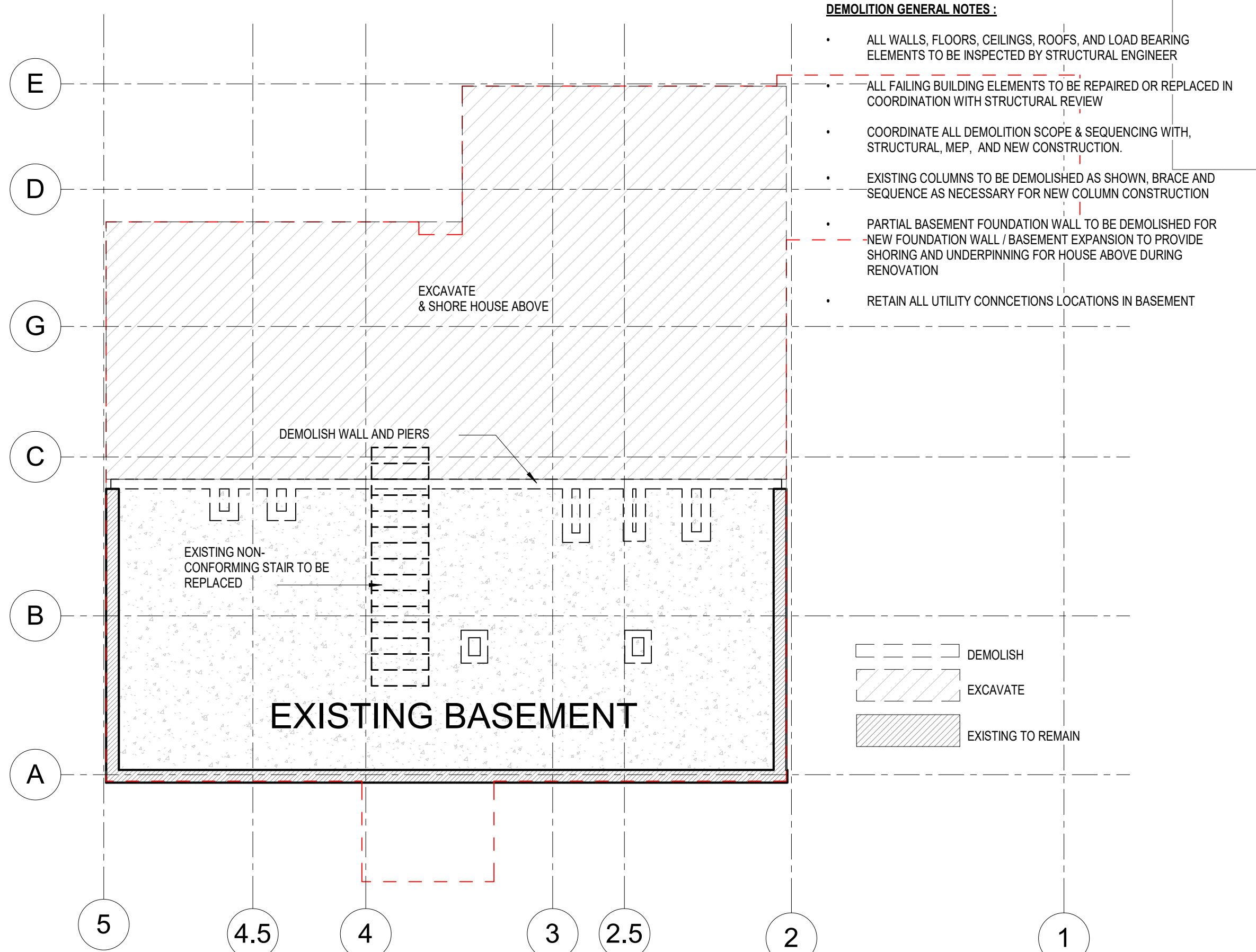


IMAGE SOURCE: CAMBRIDGE PROPERTY DATABASE

4 D001\_EXISTING BUILDING  
1/16" = 1'-0"

3 D100\_LEVEL-0B DEMO PLAN  
3/16" = 1'-0"



DEMOLITION GENERAL NOTES :

- ALL WALLS, FLOORS, CEILINGS, ROOFS, AND LOAD BEARING ELEMENTS TO BE INSPECTED BY STRUCTURAL ENGINEER
- ALL FAILING BUILDING ELEMENTS TO BE REPAIRED OR REPLACED IN COORDINATION WITH STRUCTURAL REVIEW
- COORDINATE ALL DEMOLITION SCOPE & SEQUENCING WITH, STRUCTURAL, MEP, AND NEW CONSTRUCTION.
- EXISTING COLUMNS TO BE DEMOLISHED AS SHOWN, BRACE AND SEQUENCE AS NECESSARY FOR NEW COLUMN CONSTRUCTION
- PARTIAL BASEMENT FOUNDATION WALL TO BE DEMOLISHED FOR NEW FOUNDATION WALL / BASEMENT EXPANSION TO PROVIDE SHORING AND UNDERPINNING FOR HOUSE ABOVE DURING RENOVATION
- RETAIN ALL UTILITY CONNCETIONS LOCATIONS IN BASEMENT

CWD  
DEVELOPMENT

PROJECT NAME  
115 SPRING  
RENOVATION

PROJECT ADDRESS:  
115 SPRING STREET  
CAMBRIDGE, MA 02141

ARCHITECT  
Olinger Architects

281 CONCORD AVE.  
CAMBRIDGE, MA 02138  
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REGISTRATION

CAMBRIDGE BZA APPLICATION

Project number1805  
DateMARCH 19th, 2019  
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ScaleAs indicated

REVISIONS		
No.	Description	Date

DEMOLITION PLANS

D-001

115 SPRING STREET

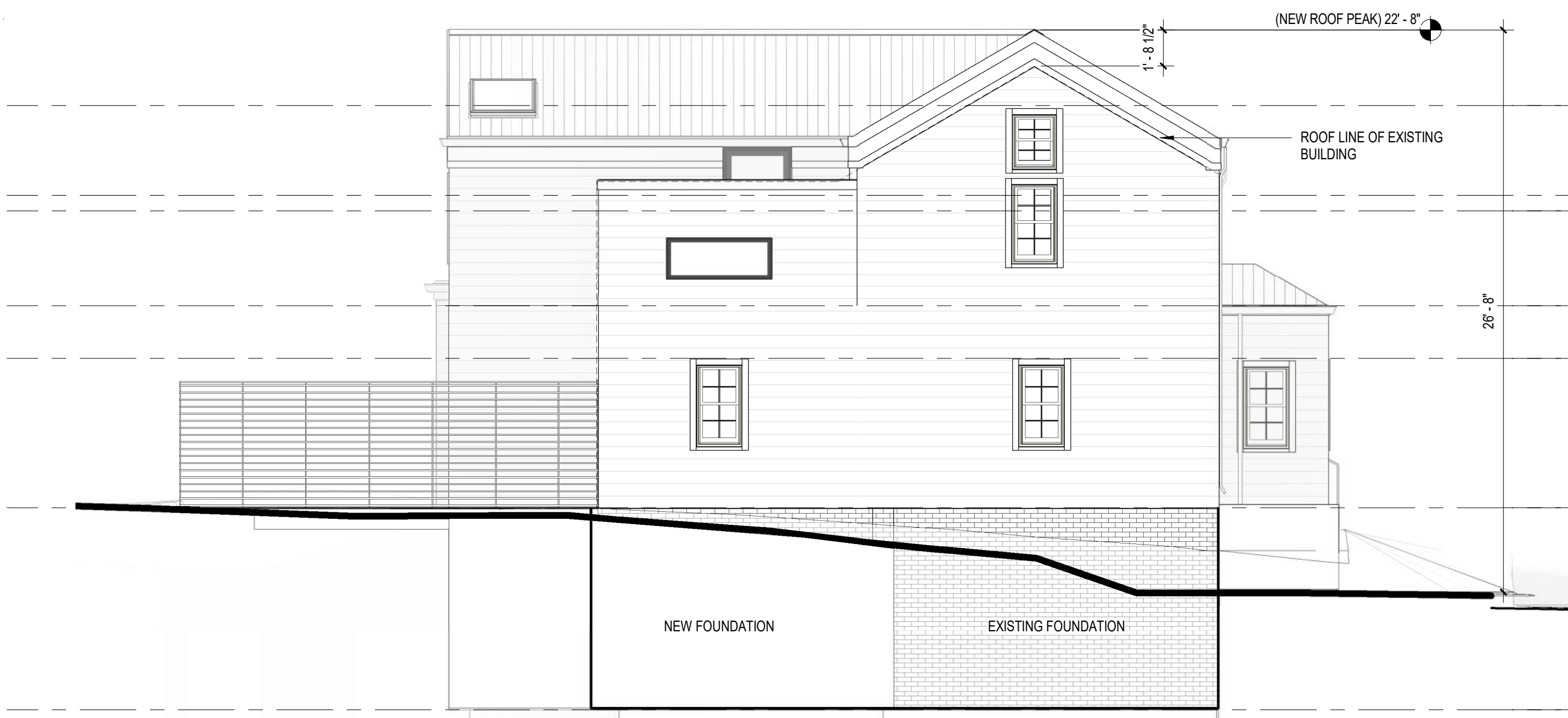




2 G-001\_PROPOSED NEW WORK



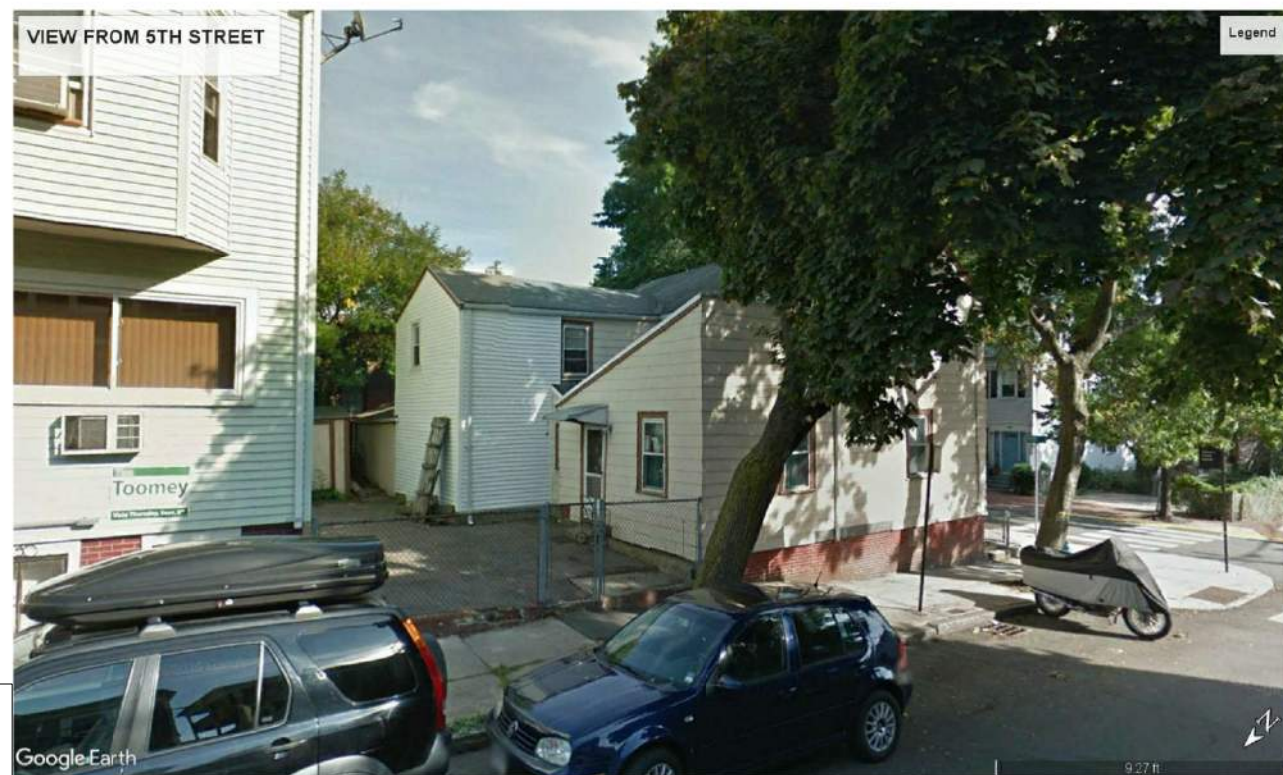
1 G-001\_EXISTING BUILDING



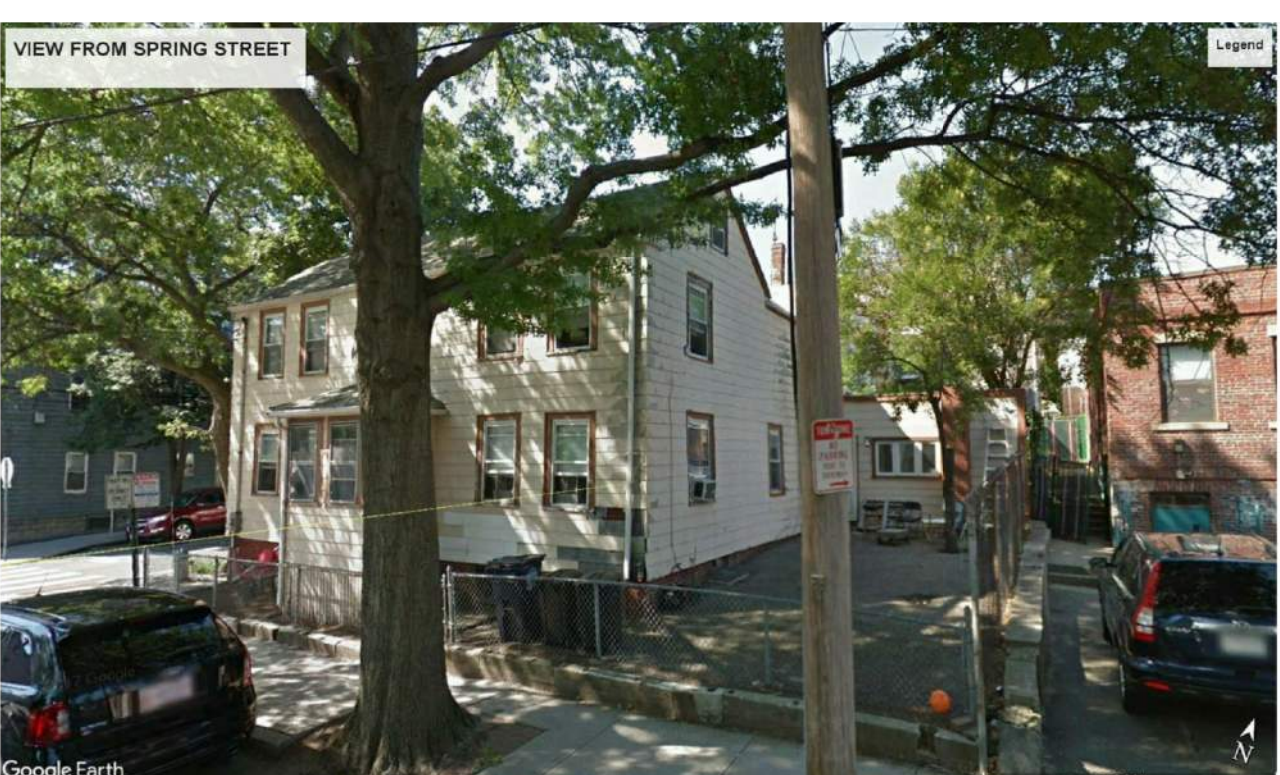
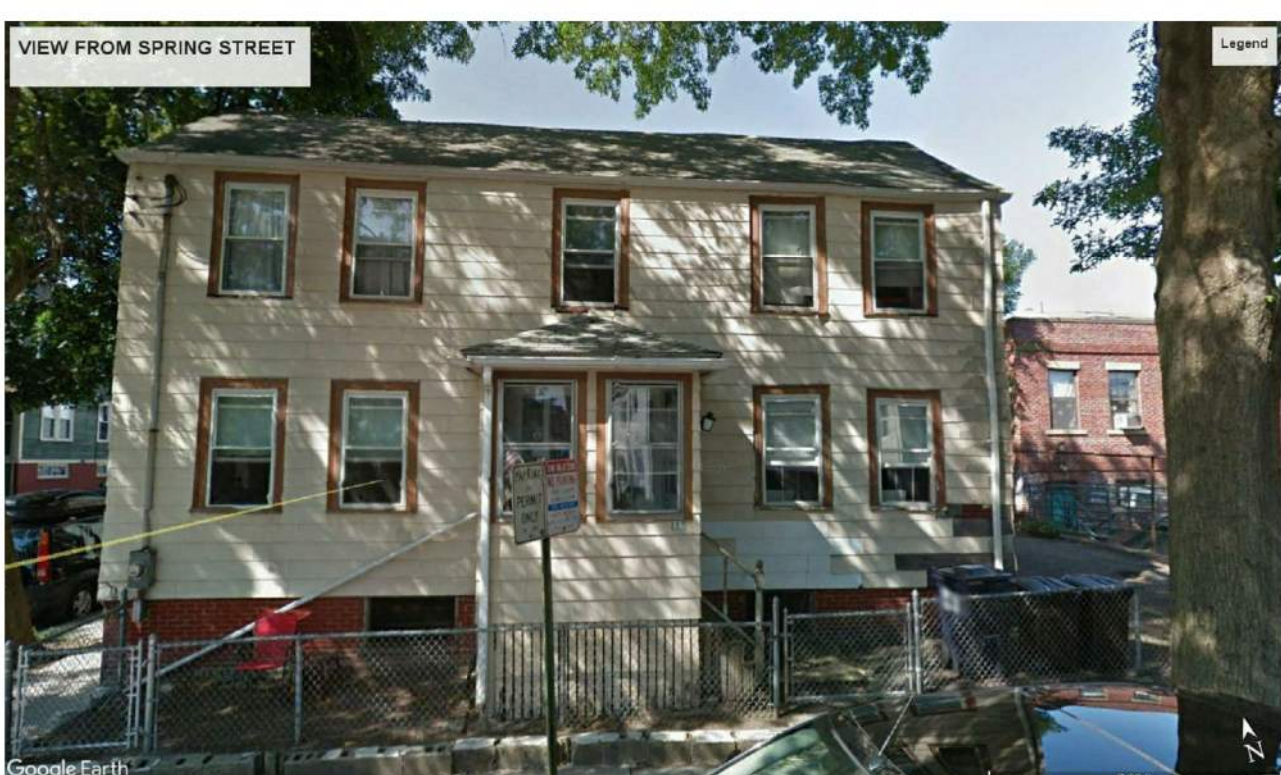
4 G001\_PROPOSED 5TH STREET ELEVATION  
3/16" = 1'-0"



3 G001\_EXISTING 5TH STREET ELEVATION Copy 1  
3/16" = 1'-0"



EXISTING CONDITIONS PHOTOGRAPH



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CAMBRIDGE BZA APPLICATION

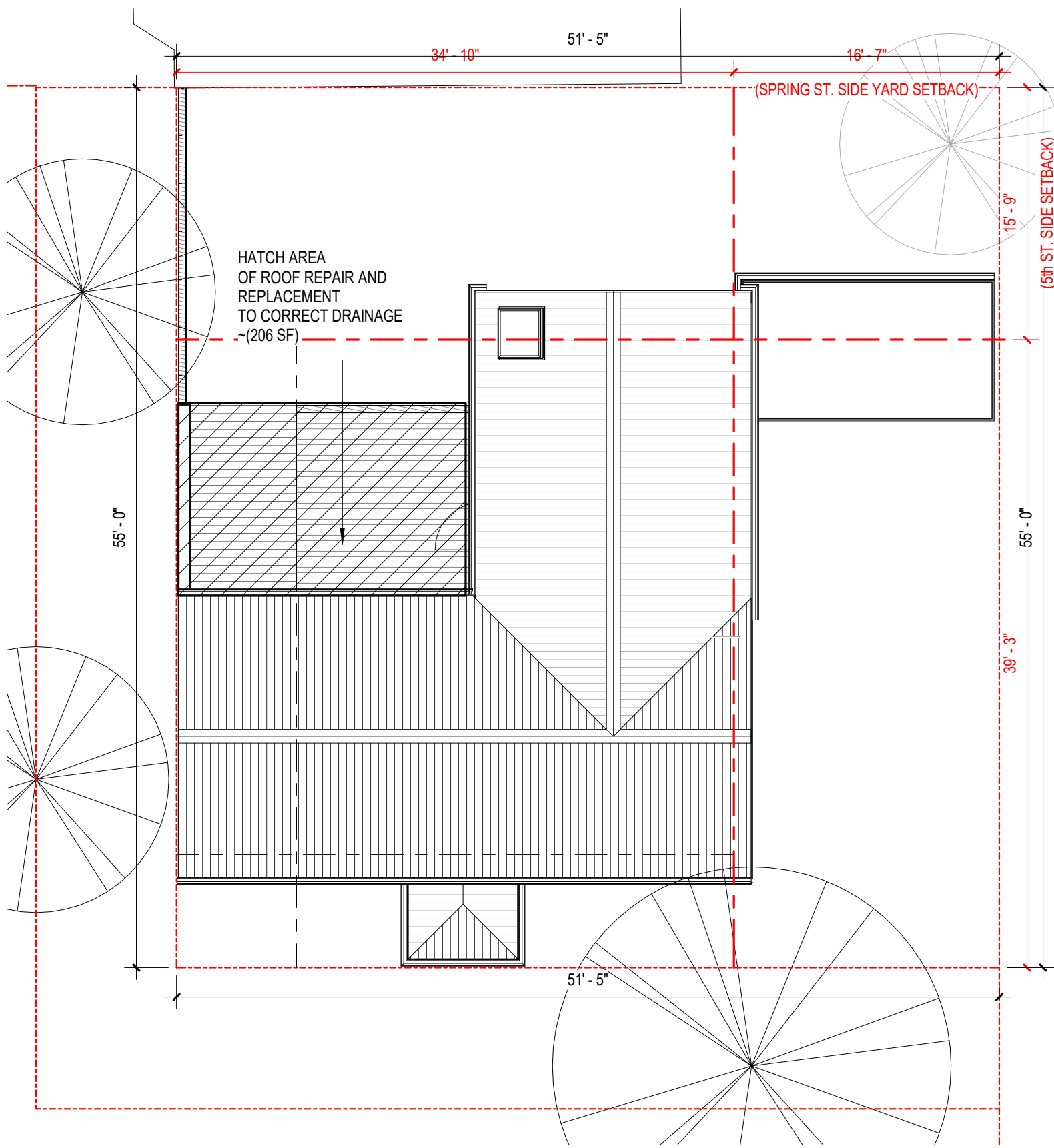
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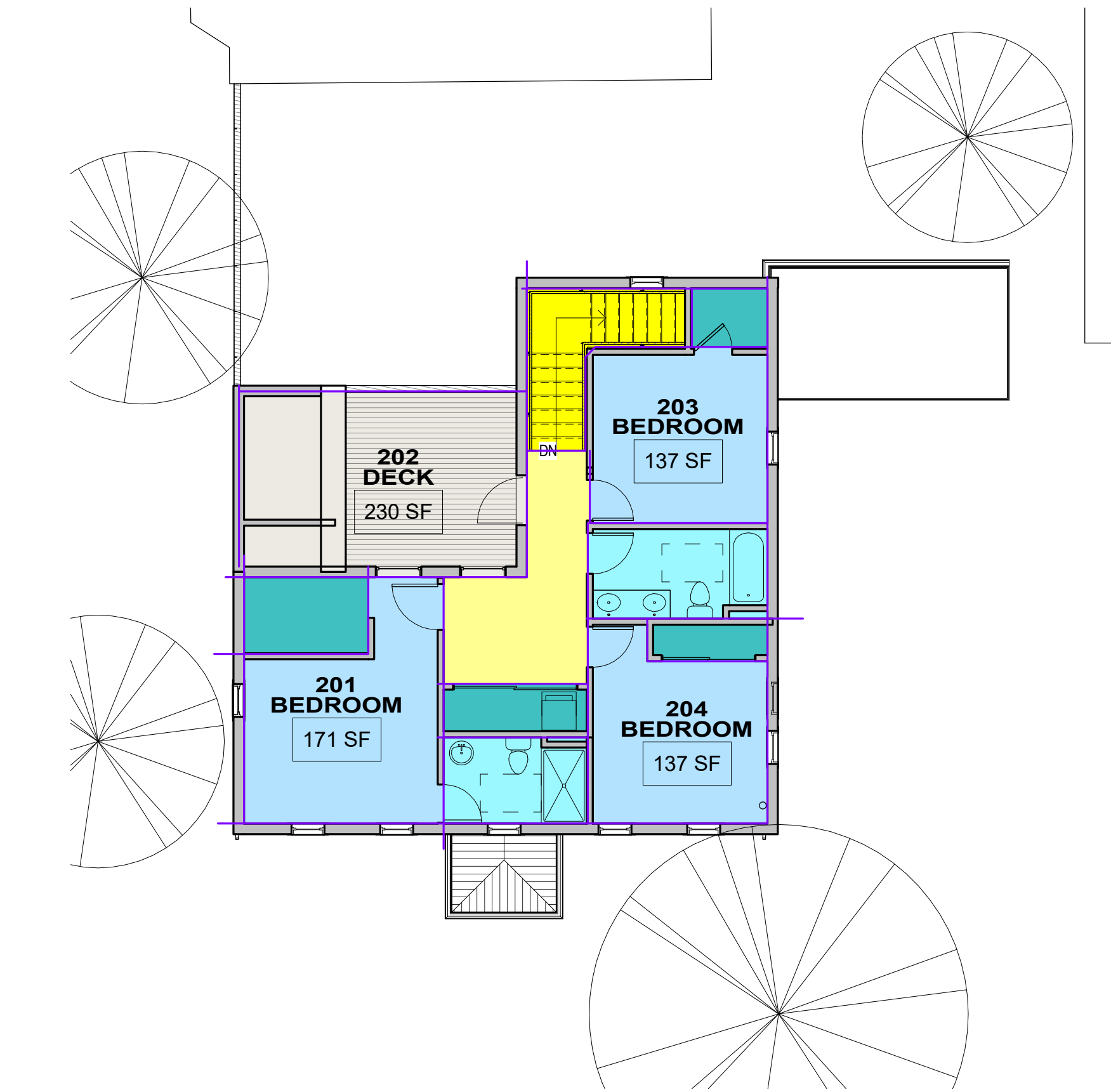
RENOVATION OVERVIEW

**G-001**  
115 SPRING STREET

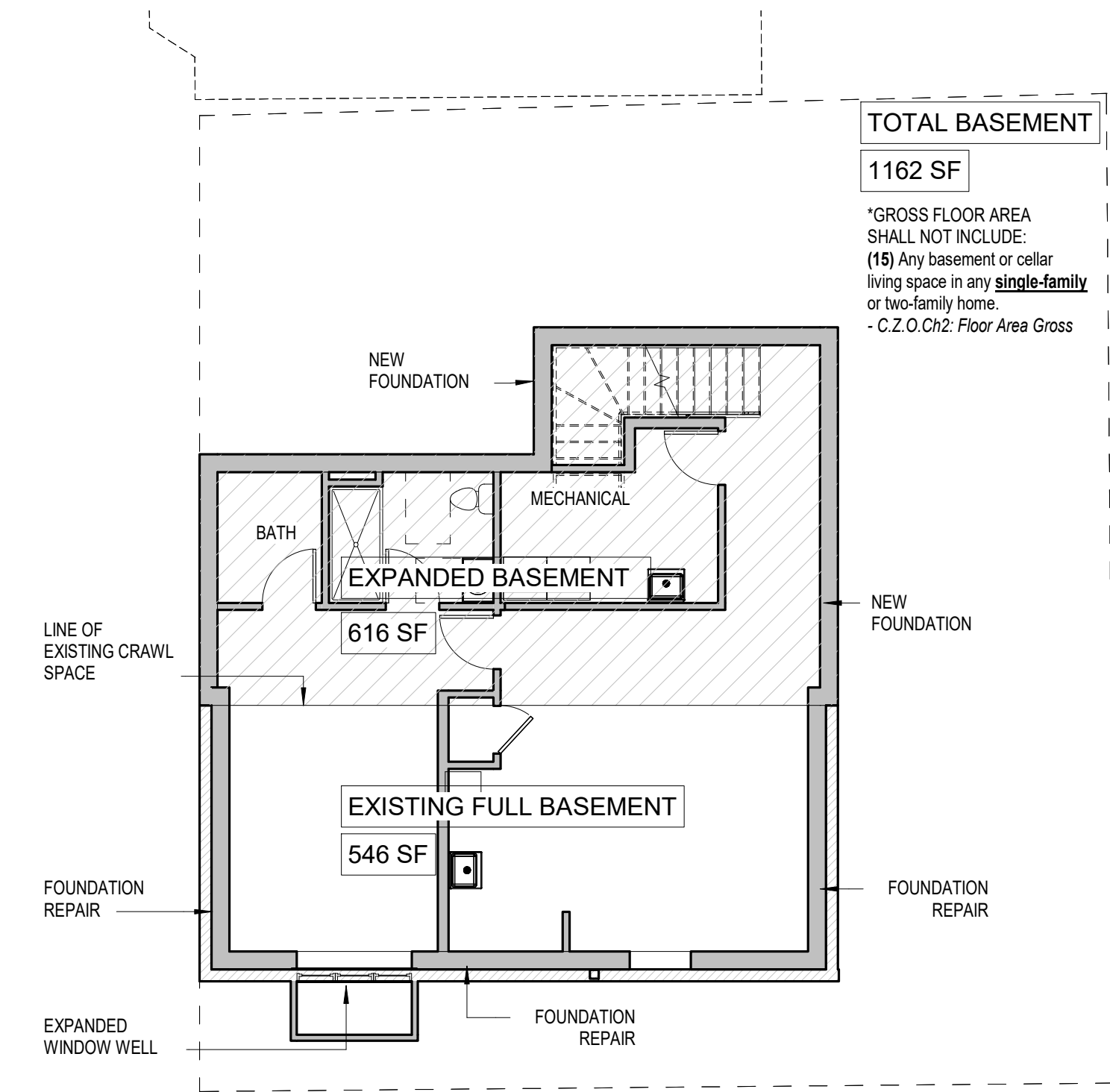




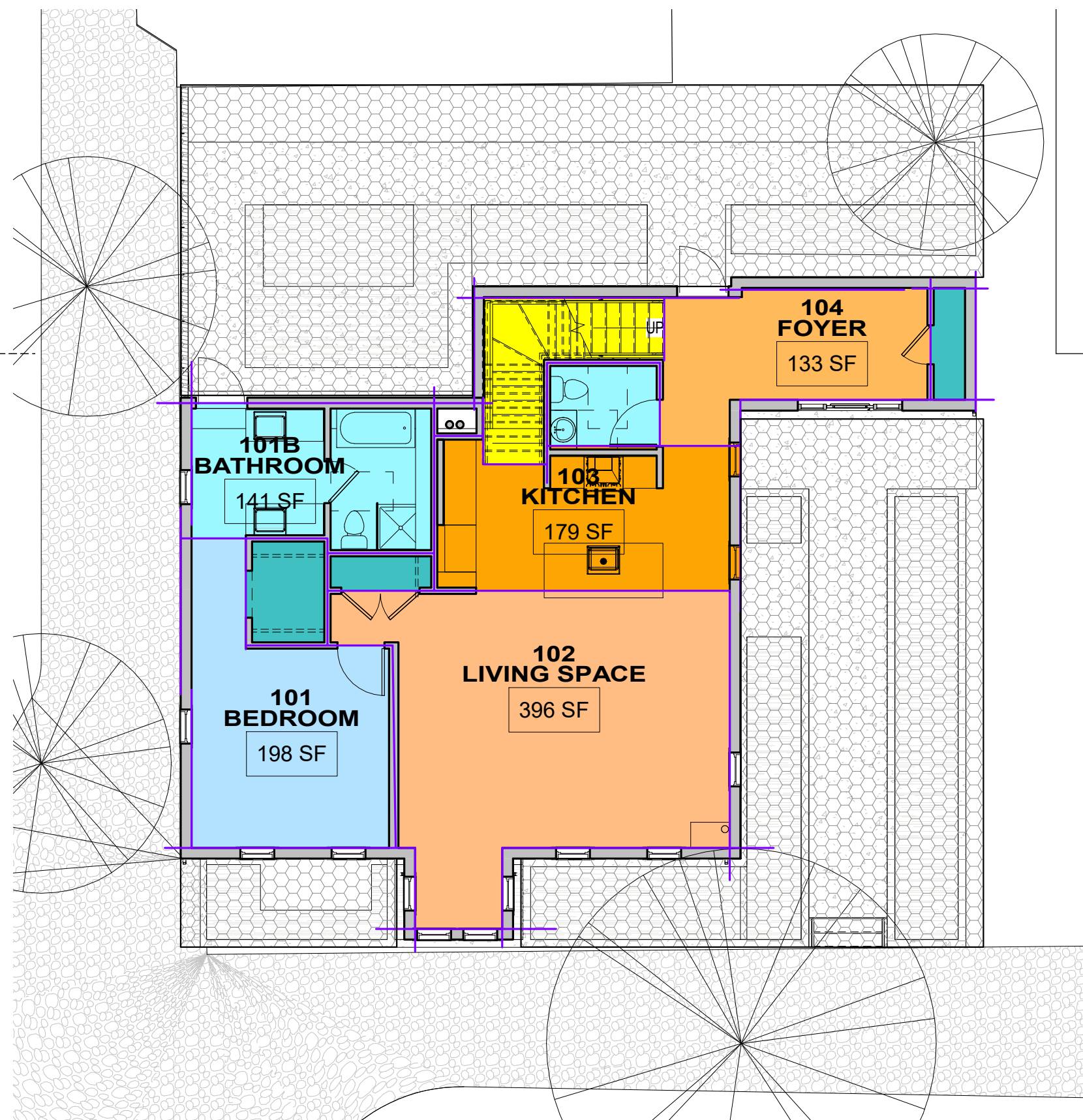
3 G002\_LEVEL-ROOF  
1/8" = 1'-0"



2 G002\_LEVEL-02  
1/8" = 1'-0"



B G002\_LEVEL-0B  
1/8" = 1'-0"



1 G002\_LEVEL-01  
1/8" = 1'-0"

Area Schedule (Gross Building)		
Number	Name	Area

LEVEL-01		
101	BEDROOM	198 SF
101B	BATHROOM	141 SF
102	LIVING SPACE	396 SF
103	KITCHEN	179 SF
104	FOYER	133 SF
105	BATHROOM	38 SF
106	STAIR	78 SF
107	CLOSET	21 SF
109	CLOSET	16 SF
110	CLOSET	36 SF

LEVEL-02		
108	CLOSET	33 SF
201	BEDROOM	171 SF
201B	CLOSET	41 SF
203	BEDROOM	137 SF
203B	CLOSET	19 SF
204	BEDROOM	137 SF
204B	CLOSET	22 SF
205	CORRIDOR	100 SF
206	BATHROOM	74 SF
207	STAIR	68 SF
208	BATHROOM	54 SF
Grand total: 21		2092 SF

## ZONING INFORMATION

115 SPRING PROPERTY INFORMATION		EXISTING BUILDING INFORMATION	
Property Class: SNGL-FAM-RES		RESIDENTIAL BUILDING NUMBER 1, SECTION 1	
State Class Code:	101	Exterior Style:	CONVENTIONAL
Zoning (Unofficial):	C-1	Occupancy:	SNGL-FAM-RES
Map/Lot:	25-83	Number of Stories:	2.25
Land Area (sq. ft):	2,794	Exterior Wall Type:	Asbestos Shingle
		Roof Type:	Gable
		Roof Material:	Asphalt Shingle
		Interior Living Area (sq. ft.):	2,090
		Parking:	
		Open Parking:	0
		Covered Parking:	0

(0) DISTRICT	ALLOWED C-1	(PROVIDED) (C-1)
(1) MAX. F.A.R.	0.75 = 2061 SF	(2090 SF EXISTING) (NO CHANGE IN GFA)
(2) MIN. LOT SIZE	5,000	(2,749 SF EXISTING)
(3) MIN. LOT AREA D.U.	1,500	(2090 SF EXISTING)
(4) MIN. LOT WIDTH		
SPRING ST:	50'-00"	(51'-04")
5TH STREET:	50'-00"	(55'-00")
(5) MIN YARD IN FEET	(SEE 3/G-002)	
FRONT (H+L(a)/4):	19'-10"=[28'+51'4"]/4	(SPRING = 25'10") (5th St. = 25'-05")
SPRING SIDE (H+L(n)/5):	16'-07"=[28'+55']/5	(EXISTING ENCROACHES)
5th ST. SIDE (H+L(n)/5):	15'-09"=[28'+51']/5	(EXISTING ENCROACHES)
(6) MAX HEIGHT IN FT	35'-00"	(28'-00" AFTER REPAIR) (26'-06" EXISTING)
(7) MIN. OPEN LOT	30%	(53% = 1,461 SF / 2,749 SF) (HONEYCOMB HATCH 1/G-002)

CWD

DEVELOPMENT

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REGISTRATION

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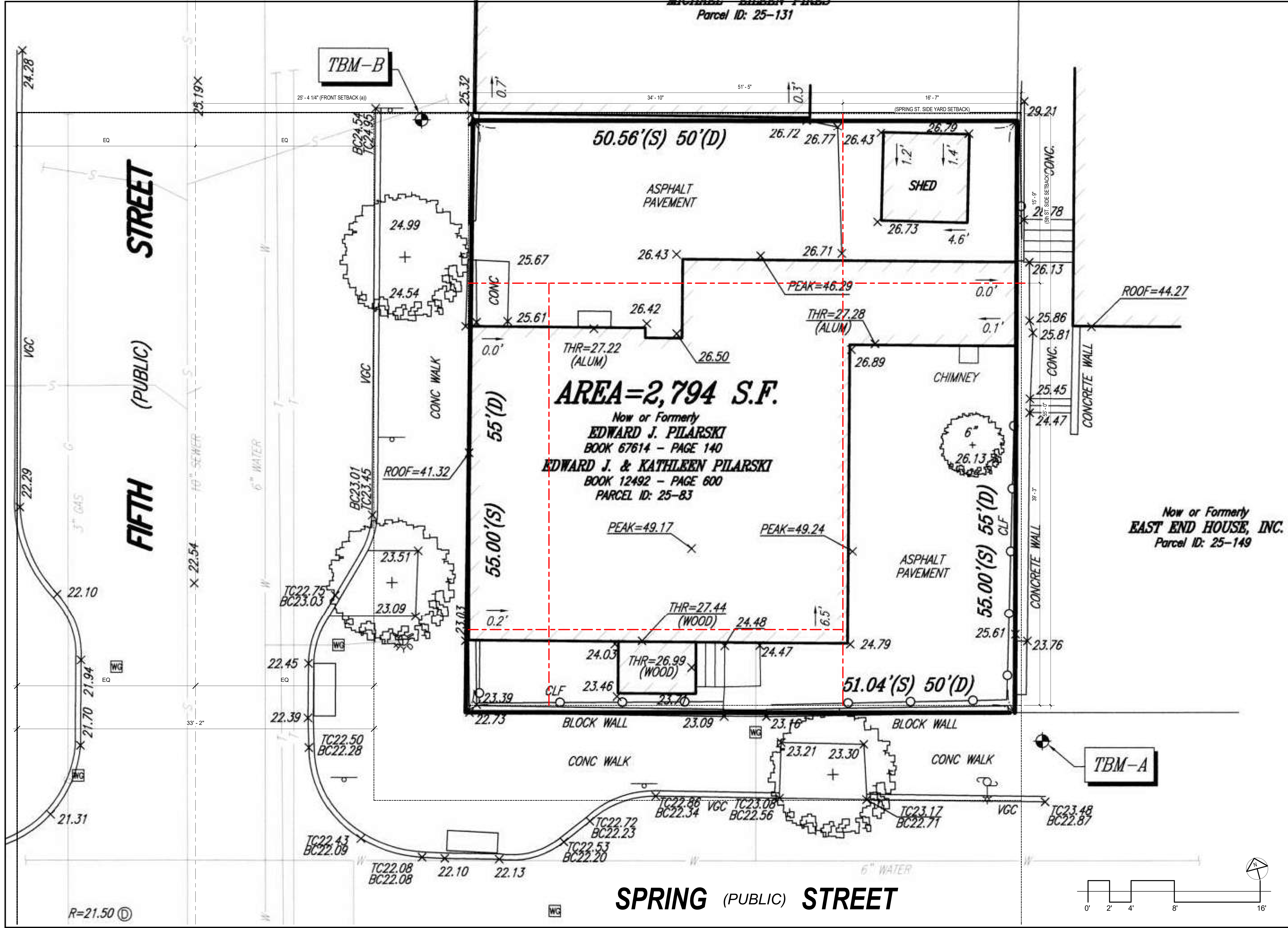
No.	Description	Date

GROSS FLOOR AREA

G-002

115 SPRING STREET





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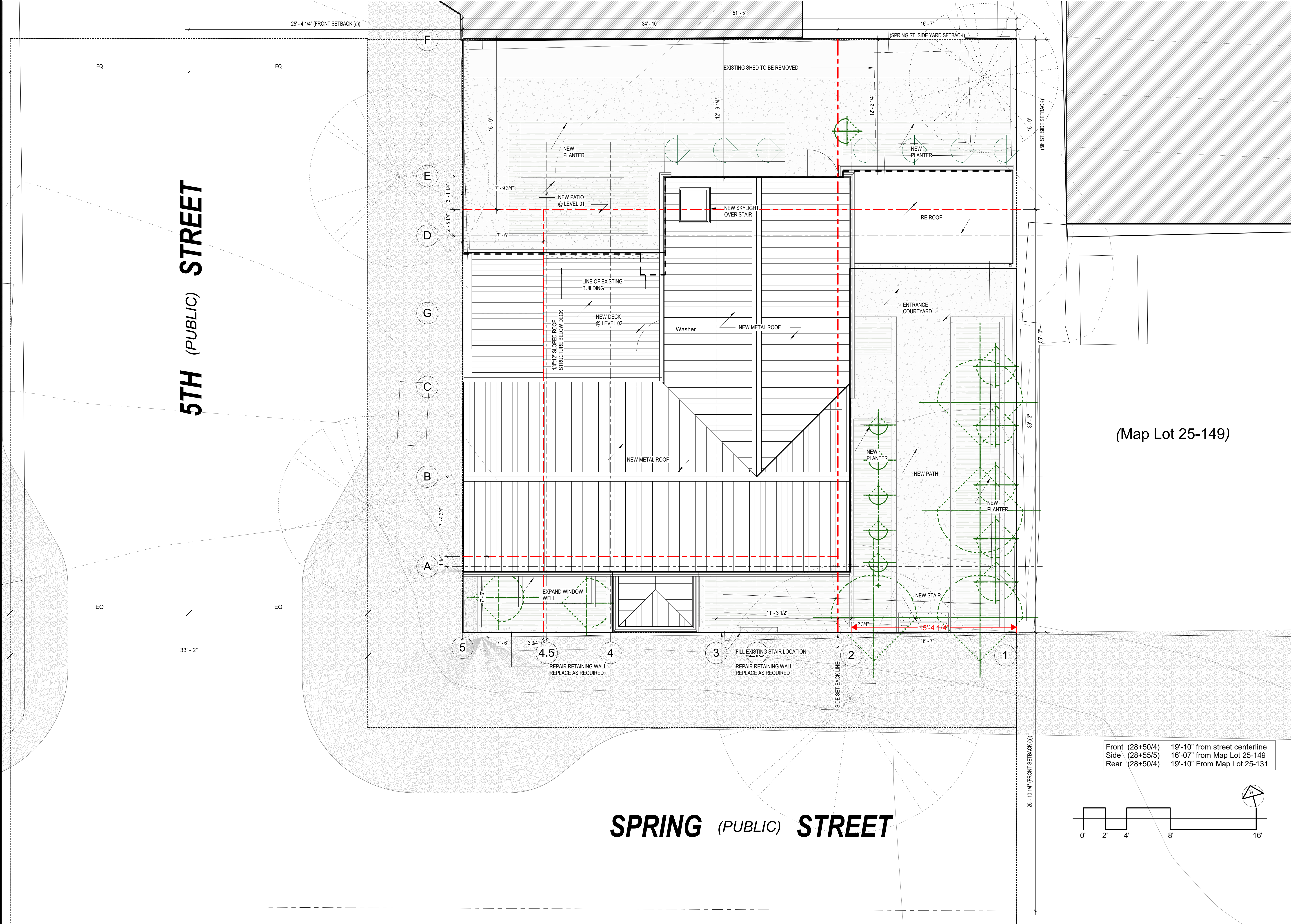
No.	Description	Date

EXISTING PLOT PLAN

A-001

115 SPRING STREET





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Date

MARCH 19th, 2019

Drawn by

Author

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Scale

1/4" = 1'-0"

REVISIONS

No.	Description	Date

SITE PLAN

A-002

115 SPRING STREET



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RENOVATION

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CAMBRIDGE, MA 02141

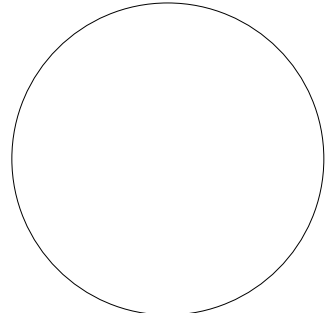
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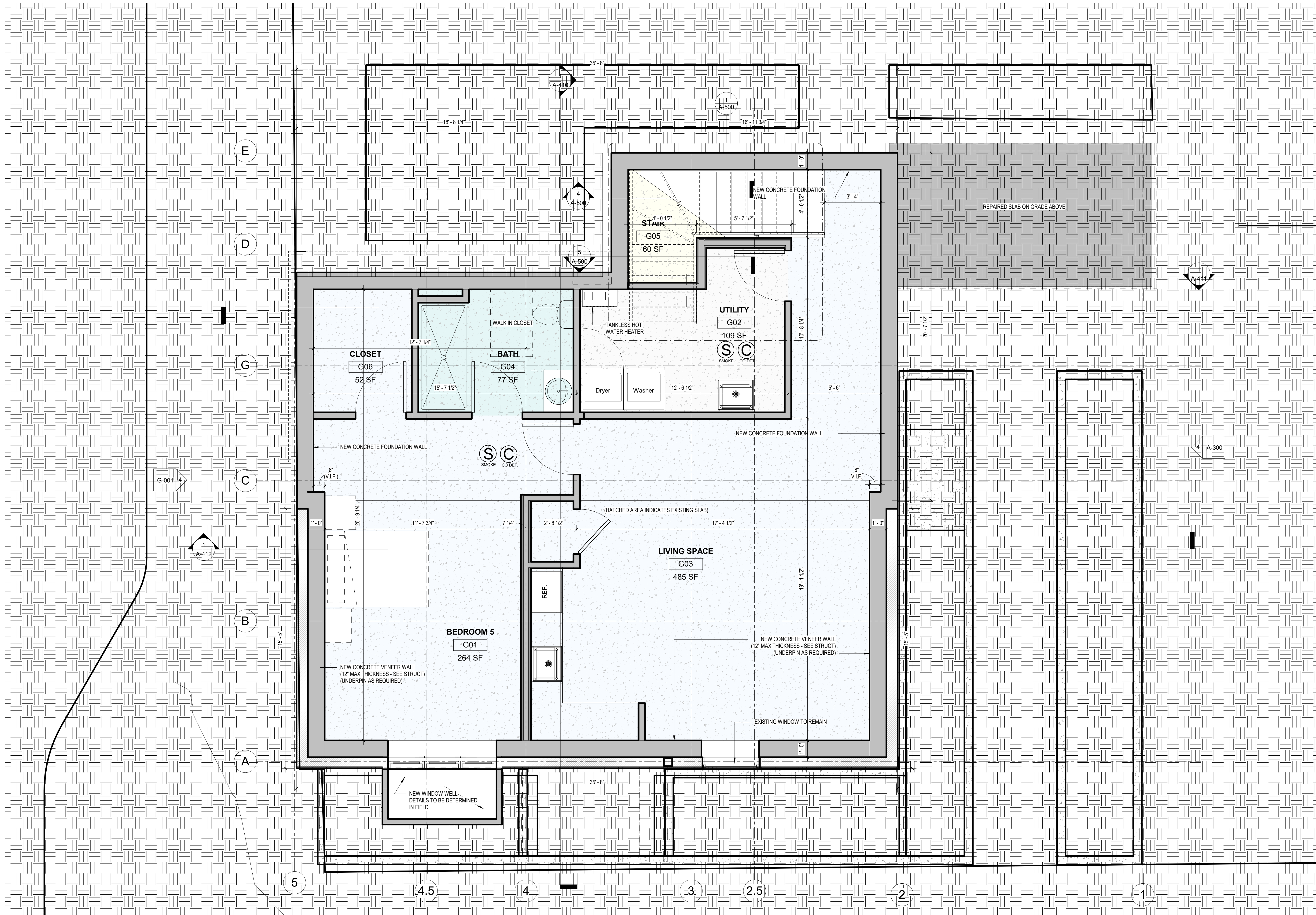
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No.	Description	Date

BASEMENT PLAN

A-100

115 SPRING STREET









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DEVELOPMENT

PROJECT NAME

115 SPRING  
RENOVATION

PROJECT ADDRESS:

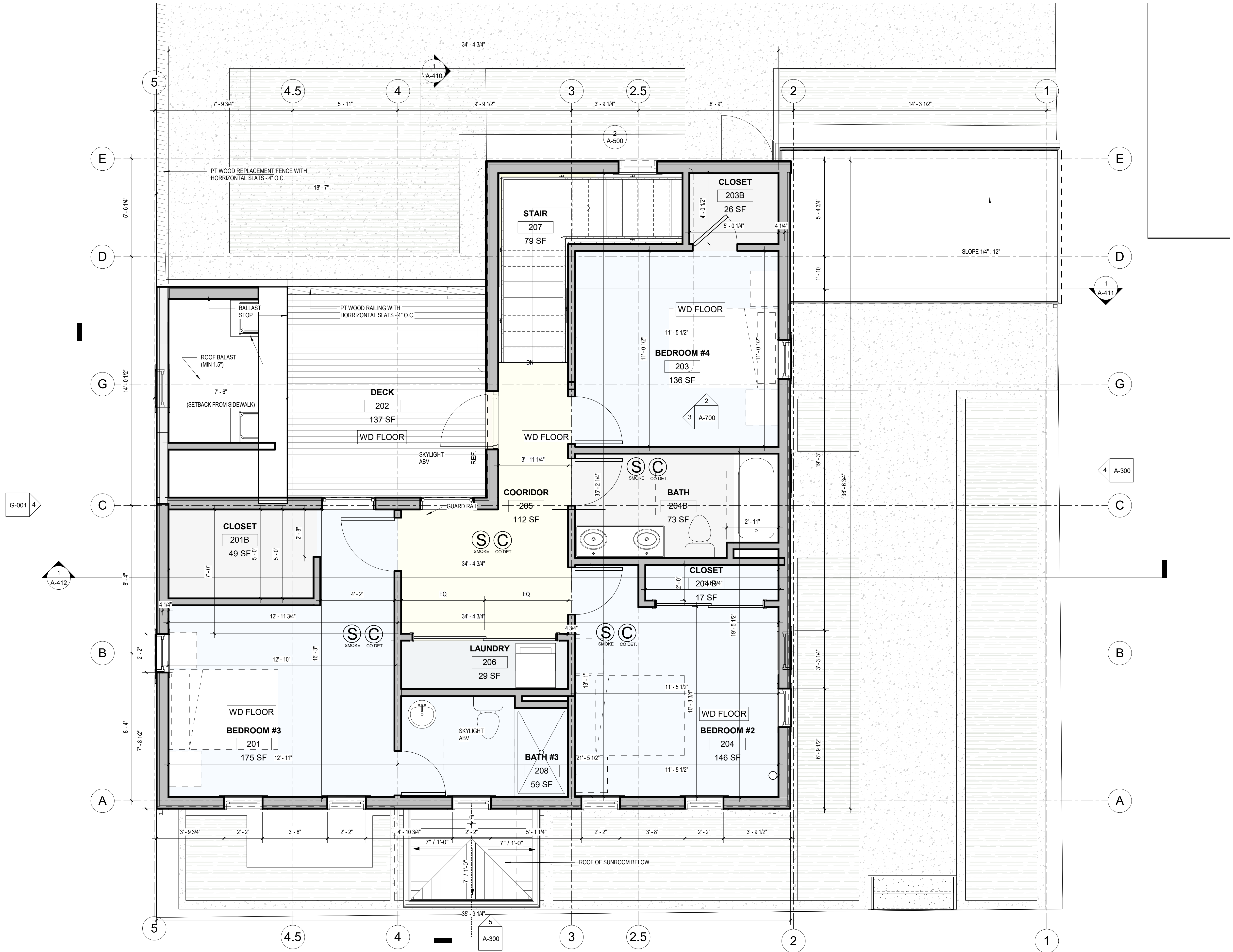
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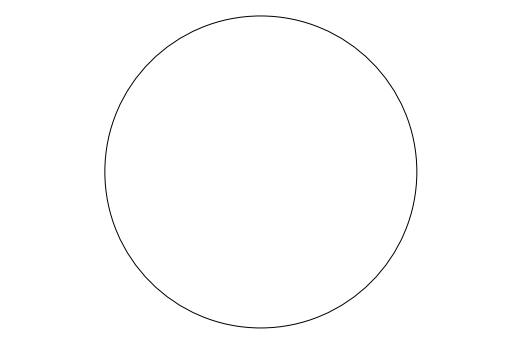
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REVISIONS

No.	Description	Date

LEVEL 02 PLAN

A-102

115 SPRING STREET



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115 SPRING  
RENOVATION

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CAMBRIDGE, MA 02141

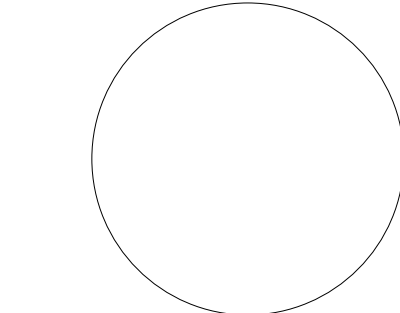
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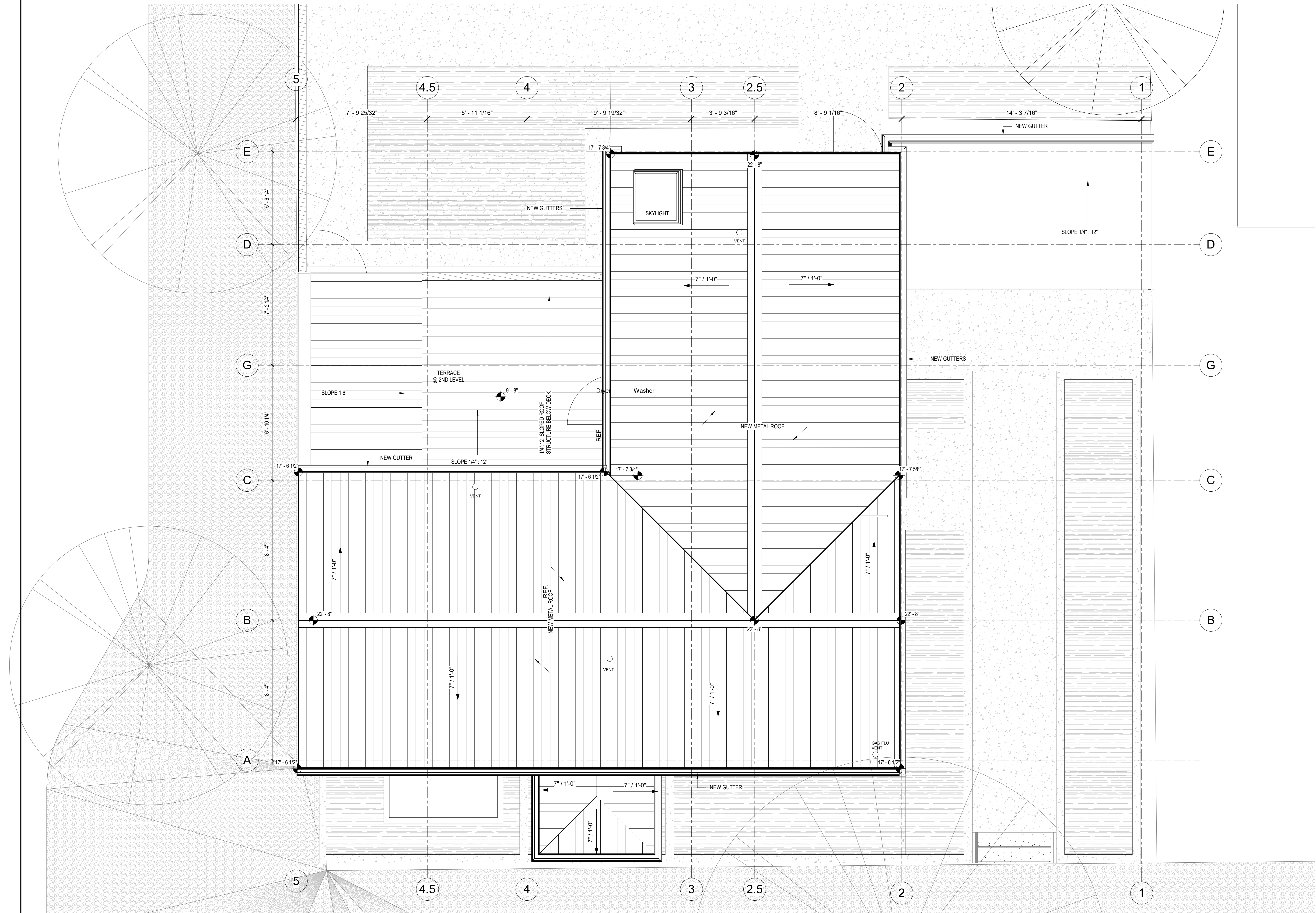
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No.	Description	Date

ROOF PLAN

A-103

115 SPRING STREET





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PROJECT NAME

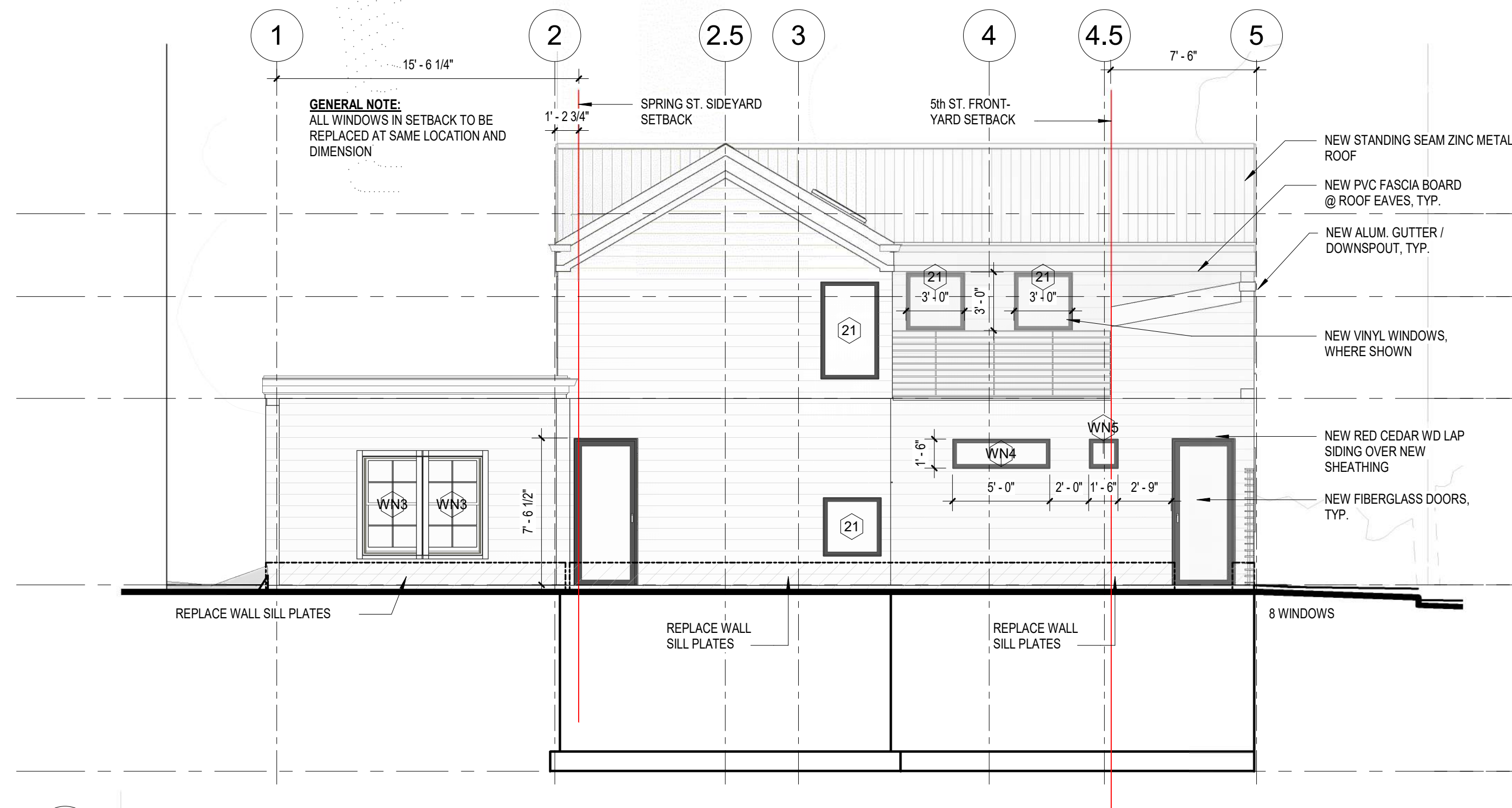
115 SPRING  
RENOVATION

PROJECT ADDRESS:

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CAMBRIDGE, MA 02141

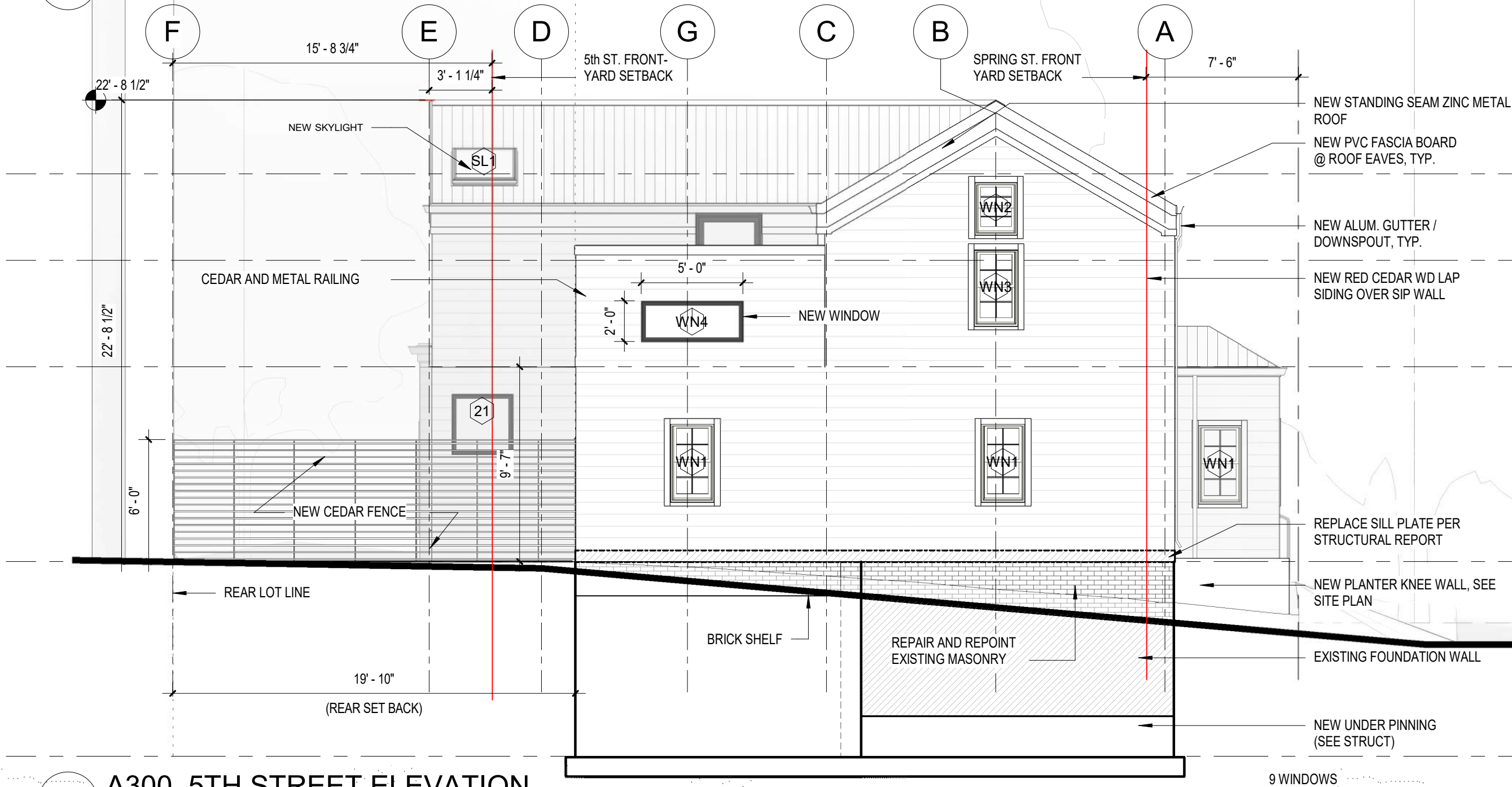
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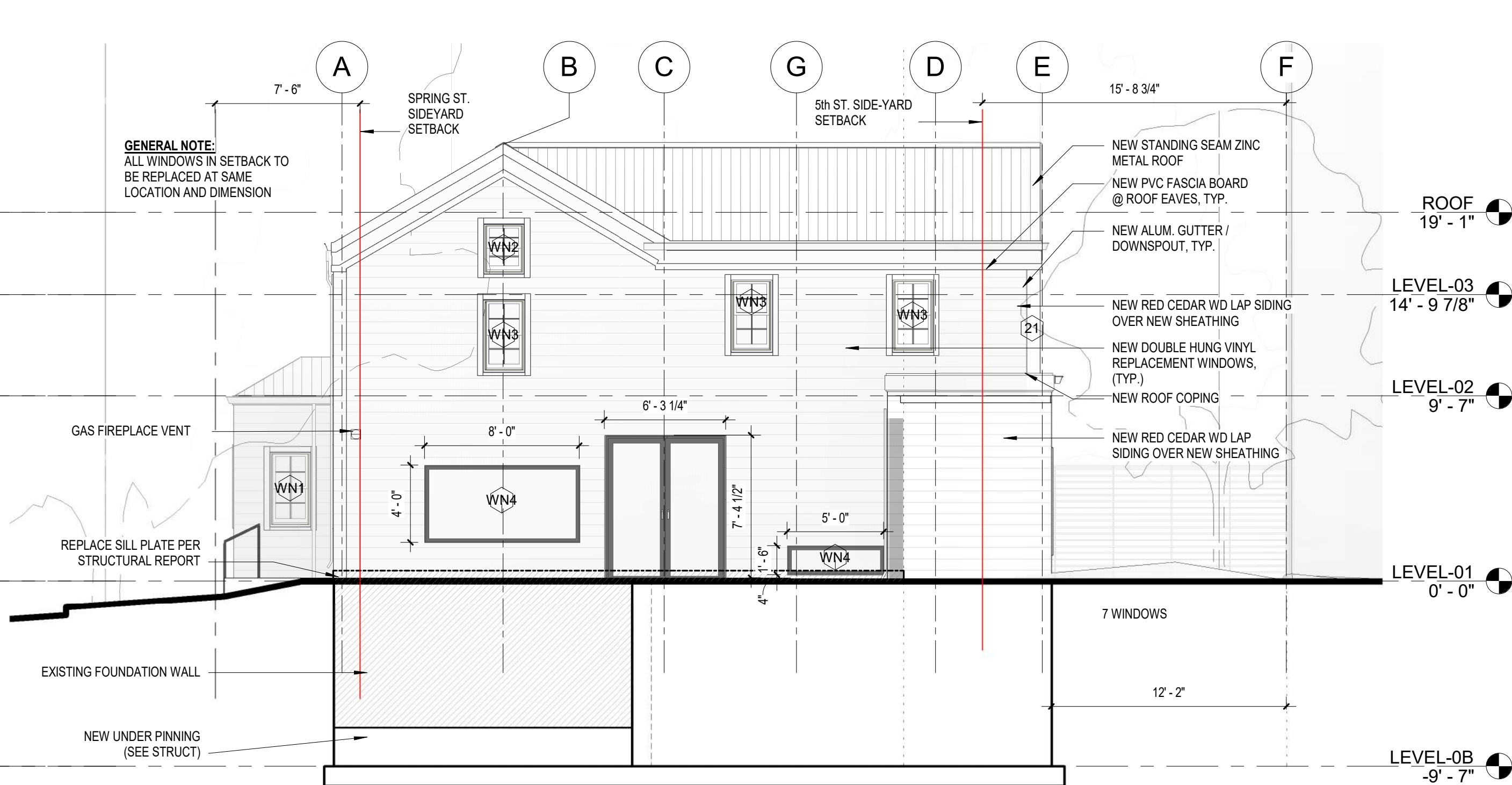
## 3 A300\_REAR YARD ELEVATION

3/16" = 1'-0"



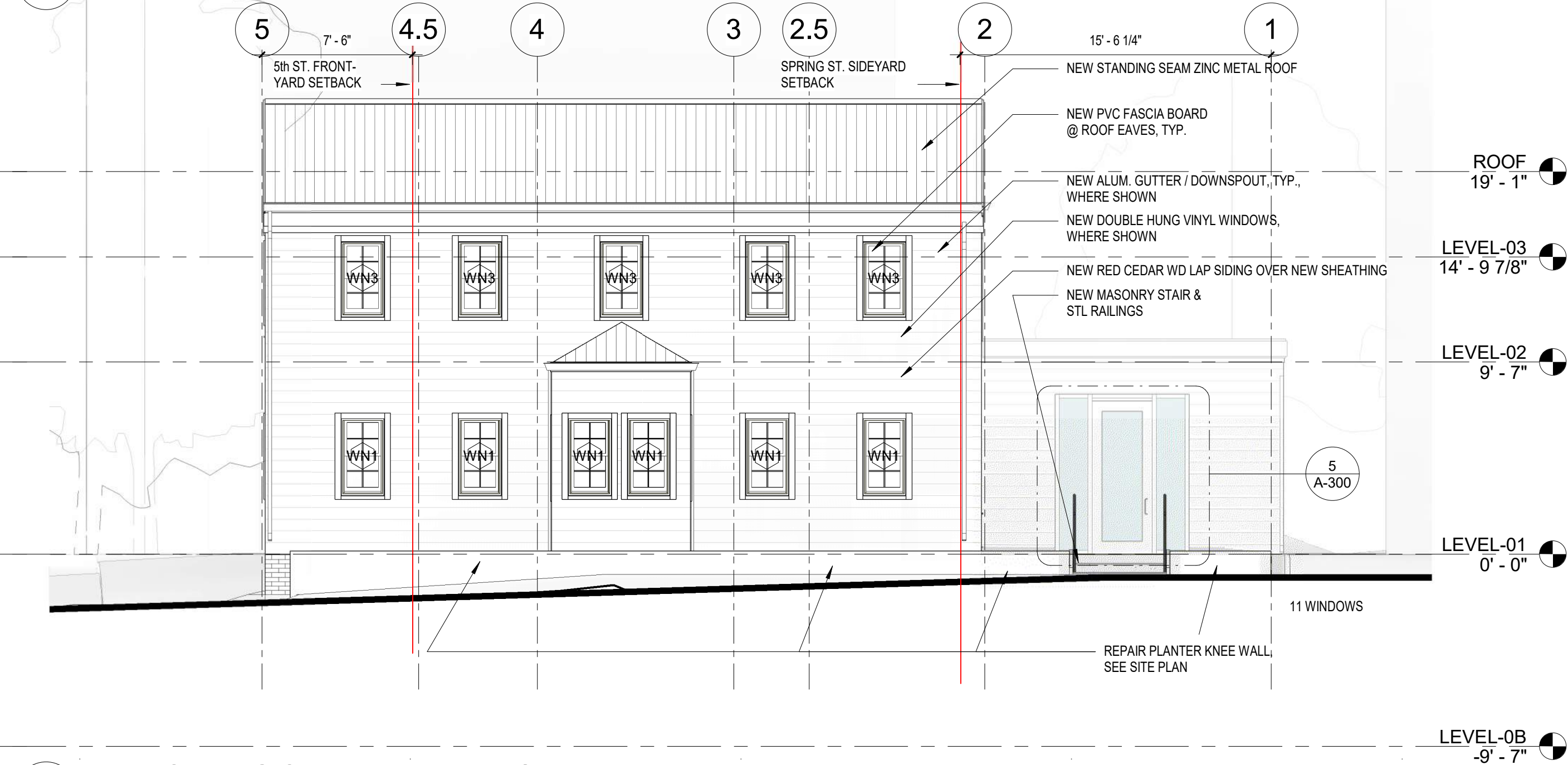
## 2 A300\_5TH STREET ELEVATION

3/16" = 1'-0"



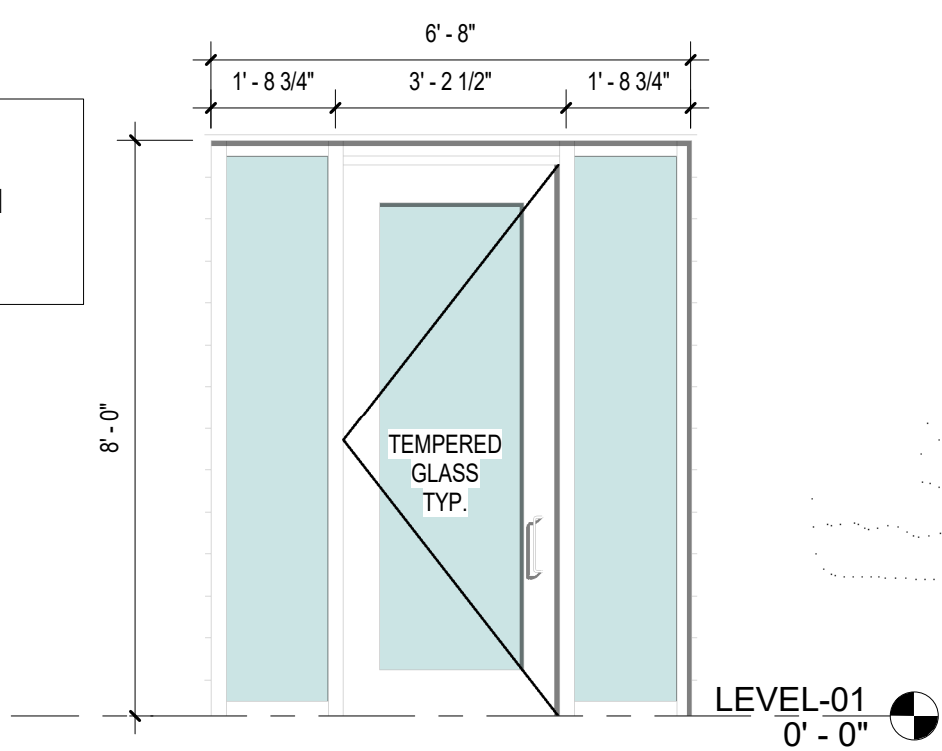
## 4 A300\_SIDEYARD ELEVATION ETR

3/16" = 1'-0"



## 1 A300\_SPRING STREET ELEVATION

3/16" = 1'-0"

B.O.D. KAWNEER 250/425T  
\* SEE ELEVATIONS FOR  
LOCATIONS OF ALUMINUM  
GLAZED WALL OPENINGS

## 5 A300\_ENTRANCE GLAZING

3/8" = 1'-0"

WINDOW SCHEDULE						
Mark	Level	Type Mark	Family	Type	Rough Height	Rough Width
21						
48	LEVEL-02	21	Instance-Window-Fixed	36" x 72"		
55	LEVEL-02	21	Instance-Window-Fixed	36" x 72"		
SL1						
36	LEVEL-01	SL1	Window-skylight-VELUX_FS-deck_mounted-fixed	M02	3'-0 1/2"	3'-0 1/2"
WN1						
3	LEVEL-08	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
4	LEVEL-08	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
5	LEVEL-08	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
6	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
7	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
8	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
9	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
10	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
11	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
12	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
13	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
14	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
15	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
61	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
62	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
63	LEVEL-01	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
64	LEVEL-02	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"

WINDOW SCHEDULE						
Mark	Level	Type Mark	Family	Type	Rough Height	Rough Width
65	LEVEL-02	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
67	LEVEL-02	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
66	LEVEL-03	WN1	Pella_DH_Architect_Series_1985	2646	3'-10"	2'-1 1/2"
WN2						
17	LEVEL-03	WN2	Pella_DH_Architect_Series_1985	2430	2'-6 3/4"	2'-0 3/4"
WN3						
21	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
22	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
23	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
24	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
25	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
26	LEVEL-02	WN3	Pella_DH_Architect_Series_1985	2638	3'-8 3/4"	2'-1 1/2"
WN4						
49	LEVEL-01	WN4	Instance-Window-Fixed	24" x 60"	2'-0"	5'-0"
69	LEVEL-02	WN4	Instance-Window-Fixed	24" x 60"	2'-0"	5'-0"
70	LEVEL-02	WN4	Instance-Window-Fixed	24" x 60"	2'-0"	5'-0"
WN5						
57	LEVEL-01	WN5	Instance-Window-Fixed	18" x 18"		

REGISTRATION

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## ELEVATIONS

A-300

115 SPRING STREET



















