



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

Revised

2022 JUL -1 AM 10:39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 181771

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 11 Sacramento, LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, MA, Boston 02108

LOCATION OF PROPERTY: 11 Sacramento Pl, Cambridge, MA

TYPE OF OCCUPANCY: Two-family residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Alteration of and addition to a pre-existing, non-conforming, two-family structure that increases Gross Floor Area/Floor Area Ratio and Height but does not create any new non-conformities. Allow open parking within five feet of a building wall containing windows of habitable rooms at basement or first floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 6.000	Section: 6.44.1.a,g (Driveway Setbacks).
Article: 8.000	Section: 8.22.2.d (Alteration to Pre-existing Non-conforming Structure)
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of Petitioner

(Print Name)

Address:

Trilogy Law LLC, 12 Marshall St., Boston, MA 02108

Tel. No.

617-543-7009

E-Mail Address:

sarah@trilogylaw.com

Date: June 30, 2022 (revised 6/23/22 filed application)

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

11 Sacramento LLC, a Massachusetts limited liability company (the "LLC")

(OWNER)

Address: with a principal place of business at 38 Edson Street, Stow, Massachusetts 01775

State that the LLC owns the property located at **11 Sacramento Place, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of
11 Sacramento LLC, a Massachusetts limited liability company

Pursuant to a deed dated April 10, 2022 and duly recorded on May 2, 2022 in the Middlesex South County Registry of Deeds at Book **80067**, Page **403**;

11 SACRAMENTO LLC, a Massachusetts limited liability company

BY: David Kahn

Name: David Kahn

Capacity: David Kahn, Manager of 11 Sacramento LLC, duly authorized.

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

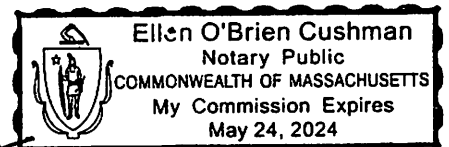
Commonwealth of Massachusetts, County of Middlesex

The above-named **David Kahn, Manager of 11 Sacramento LLC**, personally appeared before me, this 24th day of JUNE, 2022, and made oath that the above statement is true.

May 24, Ellen O'Brien Cushman Notary

My commission expires (Notary Seal).

May 24, 2024 My commission expires



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

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11 SACRAMENTO LLC, a Massachusetts limited liability company

BY: _____

Name: **Sarah Like Rhatigan, Esq.**

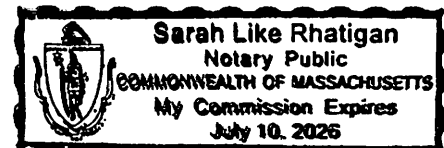
Capacity: **As Attorney In Fact for Brett Sigworth, Manager of 11 Sacramento LLC, duly authorized.**

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

Commonwealth of Massachusetts, County of Middlesex

The above-named **Sarah Like Rhatigan, Esq., Attorney In Fact for Brett Sigworth, Manager of 11 Sacramento LLC**, personally appeared before me, this 22nd day of June, 2022, and made oath that the above statement is true.

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Revised 6/30/22

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 11 Sacramento Pl., Cambridge, MA (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:

Petitioners seek to perform extensive renovations and an addition to this pre-existing non-conforming two-family house which is in substantial disrepair. Modifications to the existing home will result in the house being set back from the street line with an addition in the rear. The proposed renovations and addition will not result in a change of use, nor create any new dimensional nonconformities. The proposed new dormers comply with Cambridge Dormer Guidelines. The proposed construction otherwise complies with provisions of the Ordinance. To the extent that open parking in the existing driveway may occur within five feet of a building wall containing windows to habitable rooms, the petitioner requests relief to allow for continuation of this condition.

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:

The proposed work will not result in any change to the current traffic, patterns of access or egress, and would not cause congestion, hazard or substantial change to neighborhood character. In fact, the proposed work would greatly improve the condition of the property, setting the house back from the street line, and thereby improving site lines and aesthetics for the neighborhood.

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:

C) There will be no adverse impacts on adjacent uses, since the renovation will set the house back from the street (improving this setback condition), maintain and extend the existing side setback conditions to the rear where the property abuts open space, thereby causing minimal impacts to abutting owners.

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:
The renovations and addition will not cause detriment to health, safety of welfare, and in fact would represent a vast improvement to the housing stock, to the benefit of future occupants of the dwelling units, creating modern, code-compliant conditions.

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 proposed use (maintaining the current two-family residential use) will not impair the integrity of the district, but will instead represent a benefit to the community by preserving much-needed rental housing and improving the housing stock for future users.

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

Revised 6/30/22

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: 11 Sacramento, LLC
Location: 11 Sacramento Pl., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Two-family residential
Zone: Residence B Zone
Requested Use/Occupancy: Two-family residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,618	3,668	1,993	(max.)
LOT AREA:		3,986	3,986	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.65	0.92	0.50	
LOT AREA OF EACH DWELLING UNIT		1,993	1,993	2,500	
SIZE OF LOT:	WIDTH	46.0	46.0	50.0	
	DEPTH	86.5	86.5	n/a	
SETBACKS IN FEET:	FRONT	3 ft. 4 in.	5 ft. 9.5 in.	10 ft. (*)	
	REAR	38 ft. 1.2 in.	25 ft. 10 in.	25 ft. 0 in.	
	LEFT SIDE	12 ft. 10.7 in.	12 ft. 10.7 in.	7 ft. 6 in/sum 12 (**)	
	RIGHT SIDE	2 ft. 3.5 in.	2 ft. 3.5 in.	7 ft. 6 in/sum 12 (**)	
SIZE OF BUILDING:	HEIGHT	36 ft. 8 in.	38 ft. 11 in. (***)	35 ft. 0 in.	
	WIDTH	25 ft. 3 in.	39 ft. 2 in.	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		34.6%	29.9%	40%	
NO. OF DWELLING UNITS:		2	2	1 (max) per min. lot area/dwelling unit	
NO. OF PARKING SPACES:		4	2	2 (min.)	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	10.0 ft.	

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

N/A

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'.



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REASON FOR PETITION:

/Additions/ /Dormer/ /New Structure/

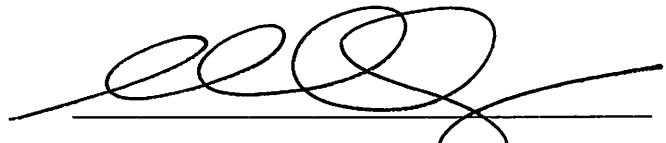
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Alteration of and addition to a pre-existing, non-conforming, two-family structure that increases Gross Floor Area/Floor Area Ratio and Height and decreases Open Space, but does not create any new non-conformities.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.d (Alteration to Pre-existing Non-conforming Structure)
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Original
Signature(s):


(Petitioner(s) / Owner)
Sarah Like Rhatigan, Esq., Attorney
for Petitioner, 11 Sacramento, LLC.
(Print Name)

Address:

Tel. No.

E-Mail Address:

Trilogy Law, LLC, 12 Marshall St. Boston,
MA, 02108
617-543-7009
sarah@trilogylaw.com

Date: 6/23/22

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Name: David Kahn

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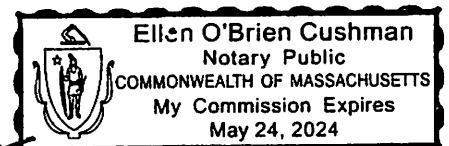
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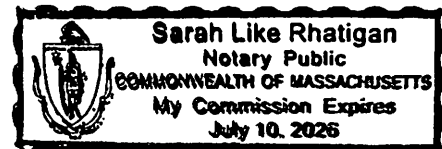
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Granting the Special Permit requested for 11 Sacramento Pl, Cambridge, MA (location) would not be a detriment to the public interest because:

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

Petitioners seek to perform extensive renovations and an addition to this pre-existing non-conforming two-family house which is in substantial disrepair and construction of a detached accessory garage. Modifications to the existing home will result in the house being set back from the street line with an addition in the rear. The proposed renovations and addition will not result in a change of use, nor create any new dimensional nonconformities. The proposed new dormers comply with Cambridge Dormer Guidelines. The proposed construction otherwise complies with provisions of the Ordinance.

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:

The proposed work will not result in any change to the current traffic, patterns of access or egress, and would not cause congestion, hazard or substantial change to neighborhood character. In fact, the proposed work would greatly improve the condition of the property, setting the house back from the street line, and thereby improving site lines and aesthetics for the neighborhood.

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The renovations and addition will not cause detriment to health, safety of welfare, and in fact would represent a vast improvement to the housing stock, to the benefit of future occupants of the dwelling units, creating modern, code-compliant conditions.

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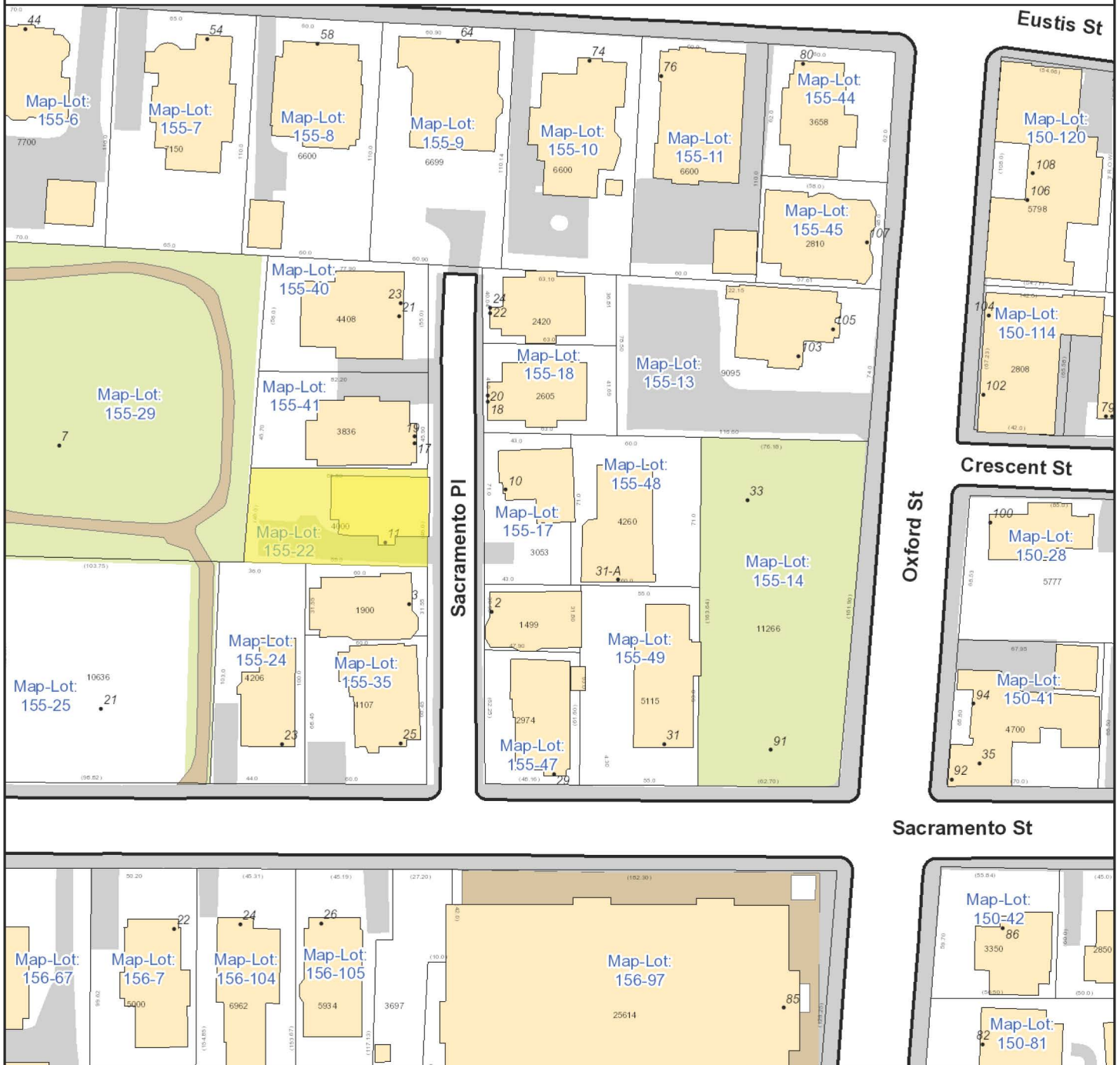
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Zone: Residence B Zone
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		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,618	3,668	1,993	(max.)
<u>LOT AREA:</u>		3,986	3,986	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.65	0.92	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,993	1,993	2,500	
<u>SIZE OF LOT:</u>	WIDTH	46.0	46.0	50.0	
	DEPTH	86.5	86.5	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	3 ft. 4 in.	5 ft. 9.5 in.	10 ft. (*)	
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<u>SIZE OF BUILDING:</u>	HEIGHT	36 ft. 8 in.	38 ft. 11 in. (***)	35 ft. 0 in.	
	WIDTH	25 ft. 3 in.	39 ft. 2 in.	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		34.6%	29.9%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	1 (max) per min. lot area/dwelling unit)	
<u>NO. OF PARKING SPACES:</u>		4	2	2 (min.)	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	6 ft. 0.5 in.	10.0 ft.	

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

New detached garage will be a wood and steel structure with wood siding, a green roof, and a small attached greenhouse.

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'.



City of Cambridge
Massachusetts

1" = 69 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

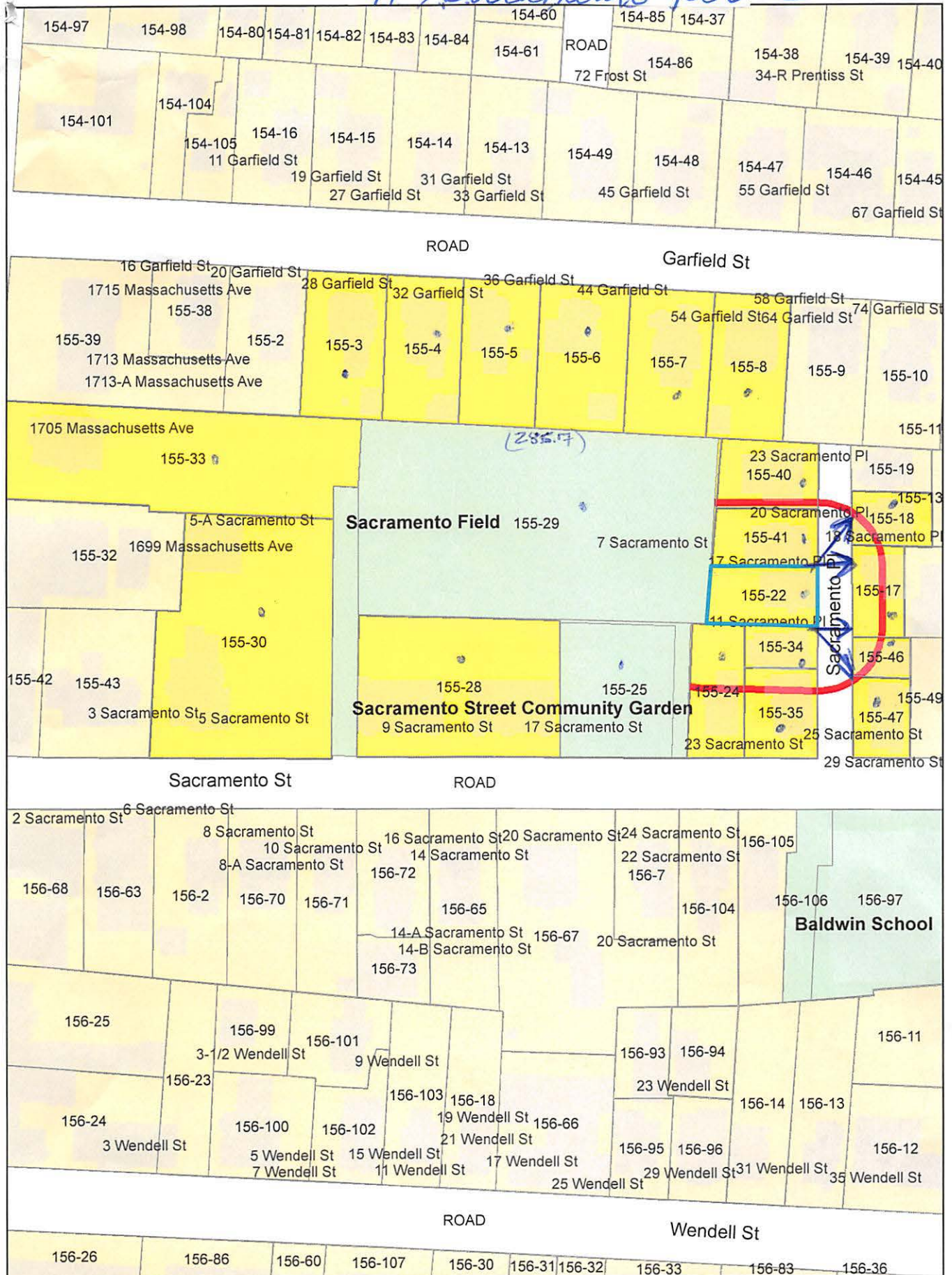
www.cambridgema.gov/gis



- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



11 Sacramento Place



11 Sacramento Pl.

Petitioner

155-3
REDDI, REKHA P.,
TRUSTEE THE REDDI NOMINEE TRUST
14008 OUTLOOK STREET
OVERLAND PARK, KS 66223

155-34
MILLER, EARL K. & MARLENE M. WICHESKI,
TRS, THE MILLER WICHESKI TRUST
15 HARRISON ST
SOMERVILLE, MA 02143

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

155-40
ST. CLAIR, PETER & CAROL SEPKOSKI
21-23 SACRAMENTO PL. UNIT #1
CAMBRIDGE, MA 02138

155-41
PENNISTON, JOHN T. &
JOYCE K. PENNISTON TRUSTEES
17-19 SACRAMENTO PL
CAMBRIDGE, MA 02138-3895

155-46
LENNON, CATHERINE
TR. OF CL TRUST
966 BROADWAY
SOMERVILLE, MA 02144

155-28
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT INC.
C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

155-30-33
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

155-35
MURRAY, ADIN CAMPBELL &
THEODORA TEXTOR MURRAY
50 NEWTON STREET
BROOKLINE, MA 02445

155-47
VISCOMI, RACHEL A. & DAVID M. SOLET
29 SACRAMENTO ST #2
CAMBRIDGE, MA 02138

155-4
MCNERNEY, ANDREW P. &
ELIZABETH MCNERNEY
32 GARFIELD ST
CAMBRIDGE, MA 02138

155-5
LEPORE, JILL M. & TIMOTHY R. LEEK
36 GARFIELD ST
CAMBRIDGE, MA 02138-3895

155-22
ENOS, LYDIA V.
11 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-24
HILTON, TAMATHA S. & WILLIAM HILTON
23 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-25-29
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMAN ST
CAMBRIDGE, MA 02139

155-34
EBIN, JULIE E.
3 SACRAMENTO PL., #2
CAMBRIDGE, MA 02138

155-34
KIM, HAEKYUNG & DONGWOO KIM
61 RESERVOIR STREET
CAMBRIDGE, MA 02138

155-25-29
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

155-17
THEILHABER, JOACHIM S. &
NATHALIE M. VAN BOCKSTAELE
10 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-47
TOUCHSTONE, GEORGE & DENISE M. BENOIT
29 SACRAMENTO ST #1
CAMBRIDGE, MA 02138

155-25-29
CITY OF CAMBRIDGE
C/O CITY MANAGER

155-8
BEACH, NATHAN DICKERSON
REBECCA RUTH BEACH, TRS
58 GARFIELD ST
CAMBRIDGE, MA 02138

155-7
HILLIS, WILLIAM DANIEL & TAYLOR M. MILSAL,
TRS THE 54 GARFIELD STREET NOMINEE TRUST
405 ROBBIN RD
RINDGE, NH 03461

155-40
TEN TEN DIGITS LLC
6204 STONE RISE ST
LAS VEGAS, NV 89135

155-18
ZHANG, SAYING
18-20 SACRAMENTO PLACE, - UNIT 18-2
CAMBRIDGE, MA 02138

155-18
LI, BIAO & SHA WU
12 BRANTWOOD LANE
BURLINGTON, MA 01803

155-18
KAVALCHUK VIKTORIYA
30 HAWTHORNE ST
SOMERVILLE, MA 02144

155-6
WOODS, MARK & C. SUSAN WILLIAMS WOODS
44 GARFIELD STREET
CAMBRIDGE, MA 02138

11 Sacramento Place



11 Sacramento Place



11 Sacramento Place



11 SACRAMENTO PL

BRETT SIGWORTH AND DAVE KAHN

BZA SUBMISSION SET
06/17/2022

11 SACRAMENTO PLACE
CAMBIRGDE MA, 02138



PROJECT #: 2204-0011

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



CLIENTS:

BRETT SIGWORTH
AND DAVE KAHN

GENERAL CONTRACTOR:

N / A

STRUCTURAL ENGINEER:

N / A

DESCRIPTION:
THE PROJECT INVOLVE A RENOVATION ON A 2 FAMILY HOUSE WITH ADDITIONAL SQUARED FOOTAGE AT ALL LEVELS, RELOCATING THE FRONT FACADE FOR LARGER FRONT SETBACK EXTRUDING THE BUILDING ON REAR AREA, UNDERPINNING ON LEVEL 0, NEW MEP, NEW ENTRIES, NEW WINDOWS, WINDOW WELLS, NEW ROOF, NEW DORMERS, NEW TWO TONES SIDING, NEW 1 CAR GARAGE WITH GREEN ROOF AND ATTACHED GREEN HOUSE. AND NEW PERMEABLE HEATED DRIVEWAY.

BZA-001

GENERAL NOTES

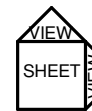
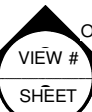
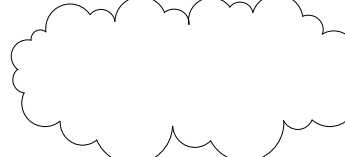
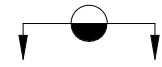
ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UN	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

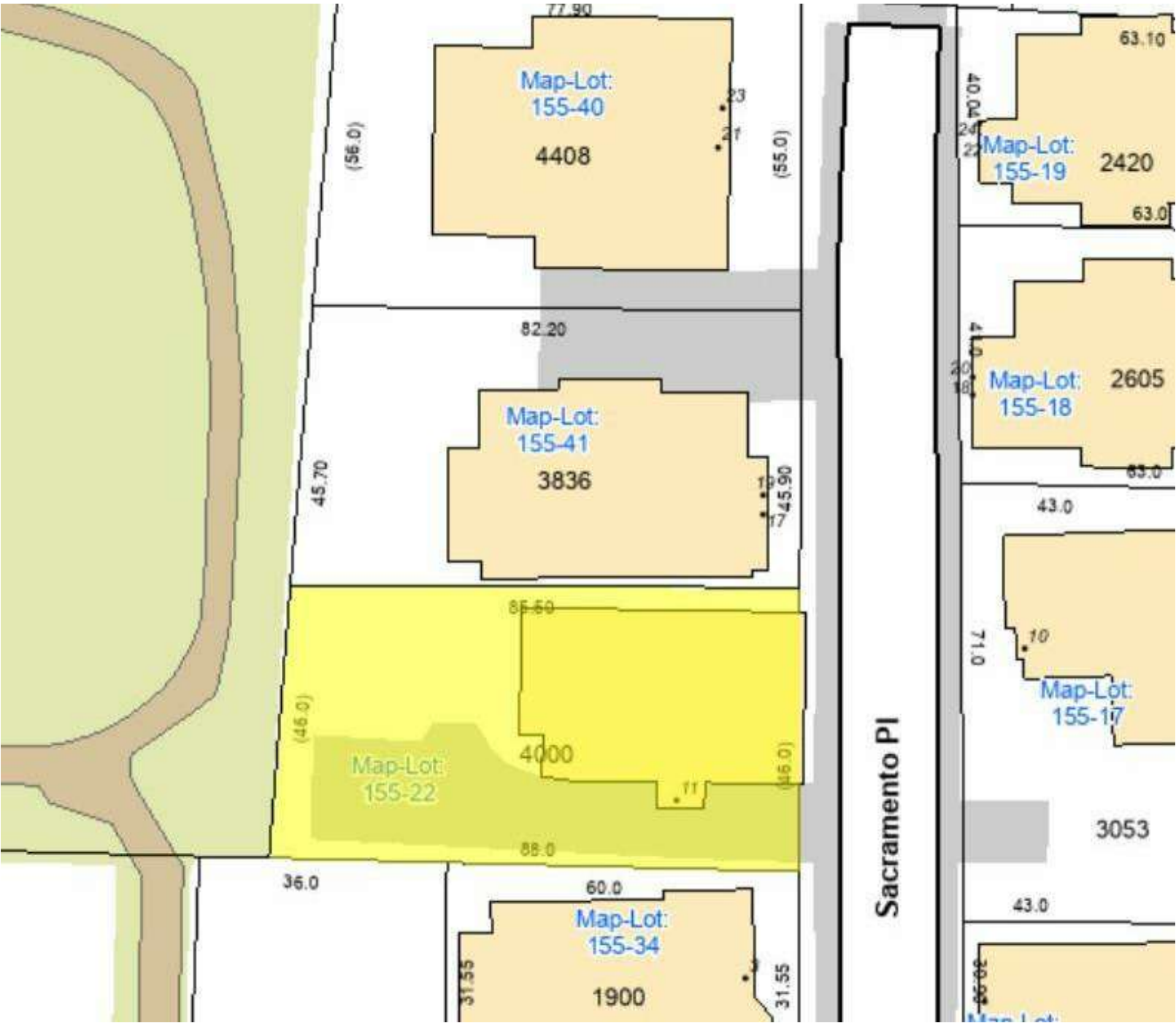
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

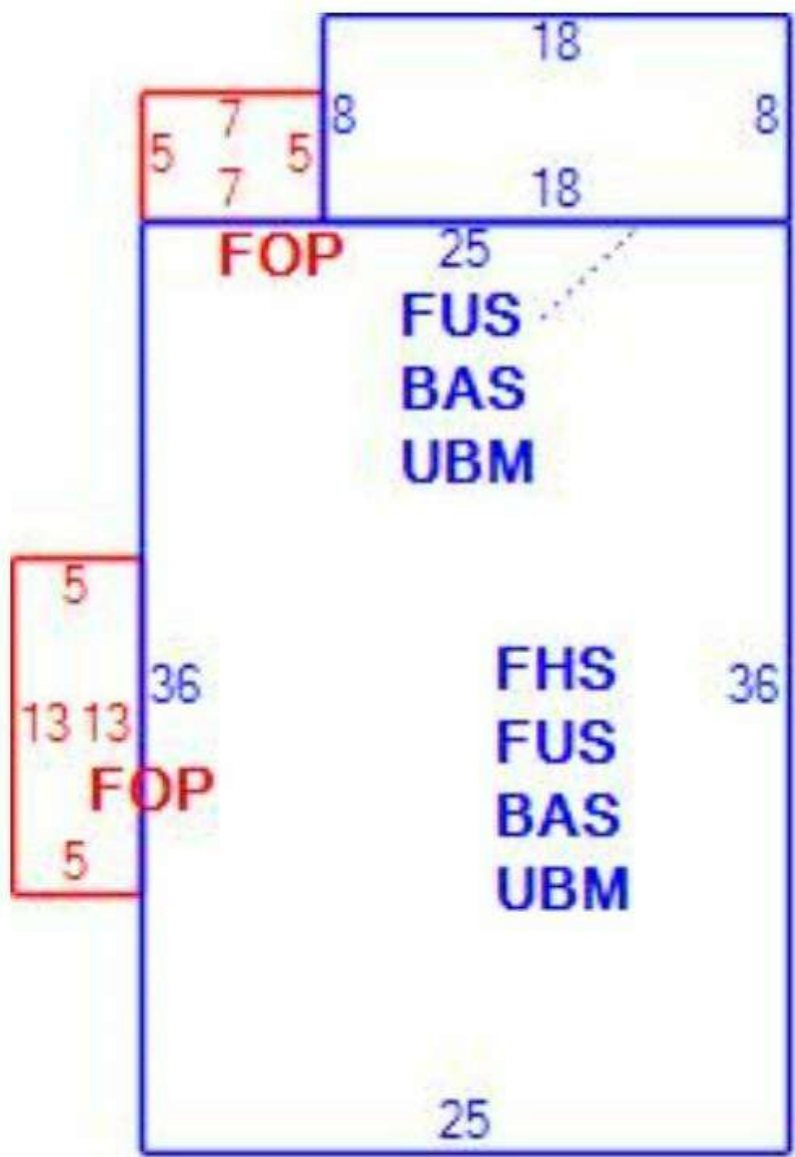
 VIEW NAME _____ SCALE: 1/8" = 1'-0"		DRAWING TITLE	
 		EXTERIOR ELEVATION KEY	
		INTERIOR ELEVATION KEY	
 		BUILDING SECTION MARKER	
 		WALL SECTION MARKER	
 		DETAIL AREA MARKER	
 		DETAIL SECTION MARKER	
 		GRID LINE	
 Name _____ Elevation _____		VERTICAL ELEVATION KEY (ELEV)	
 0' - 0" 		SPOT ELEVATION W/ TARGET (PLAN)	
 0' - 0"		SPOT ELEVATION NO TARGET (PLAN)	
 		REVISION CLOUD AND REVISION TAG	
ROOM NAME ROOM #	ROOM TAG		CENTERLINE
AREA NAME AREA	AREA TAG		MATCH LINE
DOOR #	DOOR TAG		HINGE SIDE OF DOOR
# TYPE	WINDOW TAG		ALIGN SURFACES
		ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ." SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



1 MATERIALS 1
1 1/2" = 1'-0"



2 SYMBOLS 1
1 1/2" = 1'-0"

3 GENERAL NOTES 1
1 1/2" = 1'-0"



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REGISTRATIONS:



GENERAL NOTES

BRETT SIGWORTH AND DAVE

KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
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Checked by	Checker

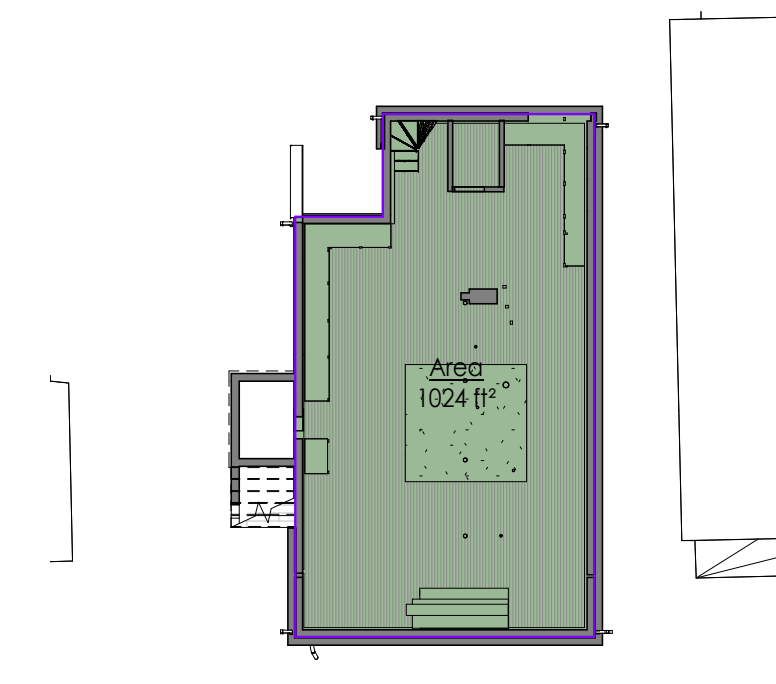
BZA-001

Scale 1 1/2" = 1'-0"

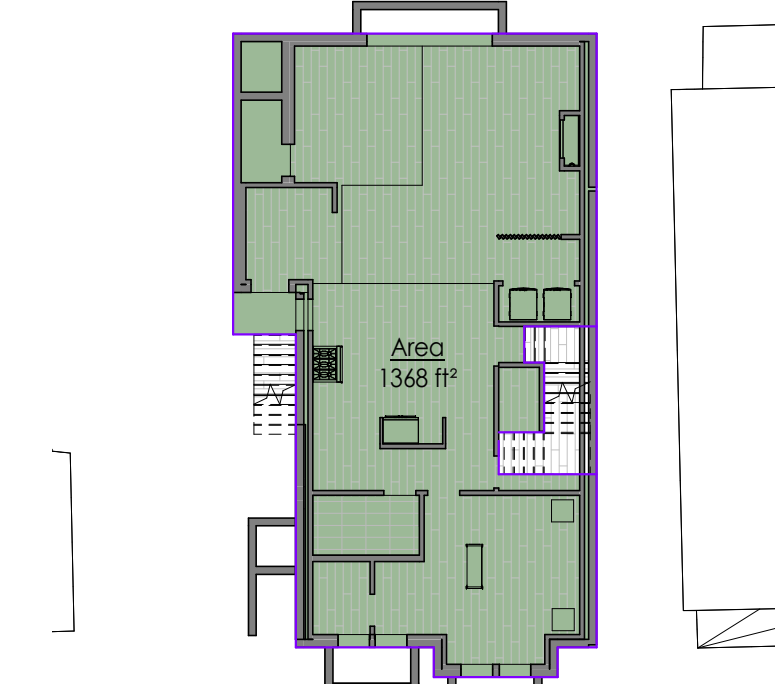
BZA-003AREA & PLOT PLAN

EXISTING FLOOR AREAS

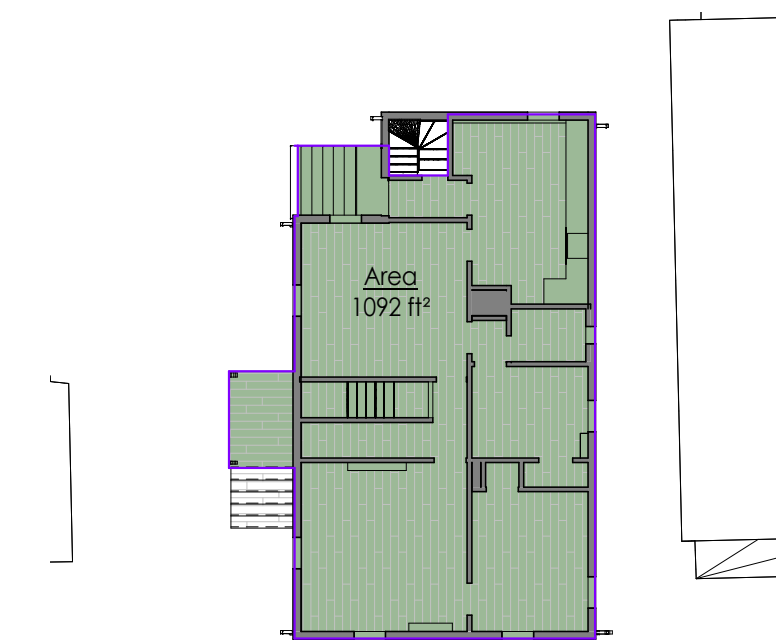
PROPOSED FLOOR AREAS



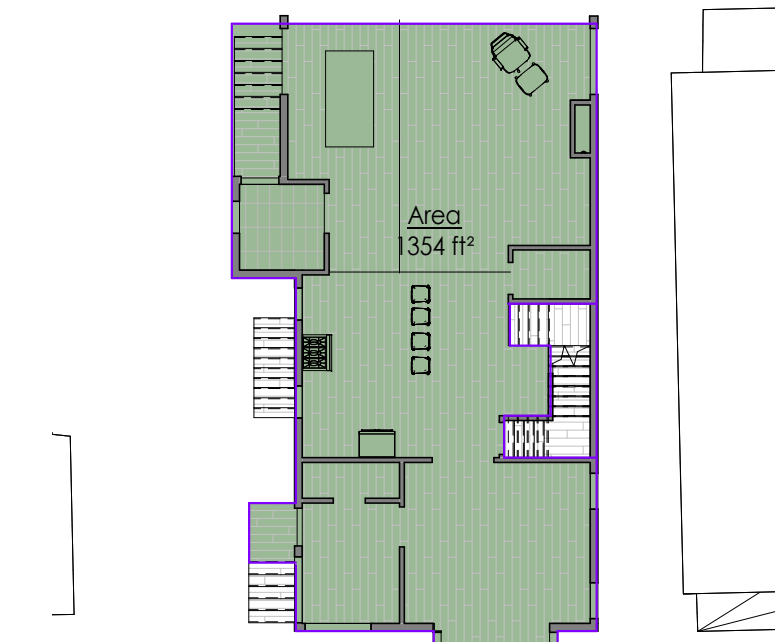
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1/16" = 1'-0"



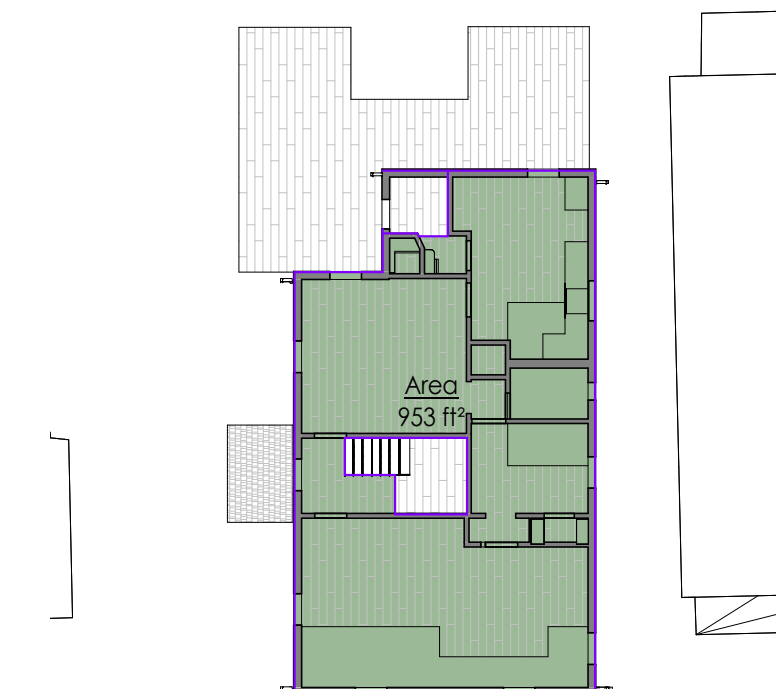
2 PROPOSED - LEVEL 0 - OPT B Copy 1
1/16" = 1'-0"



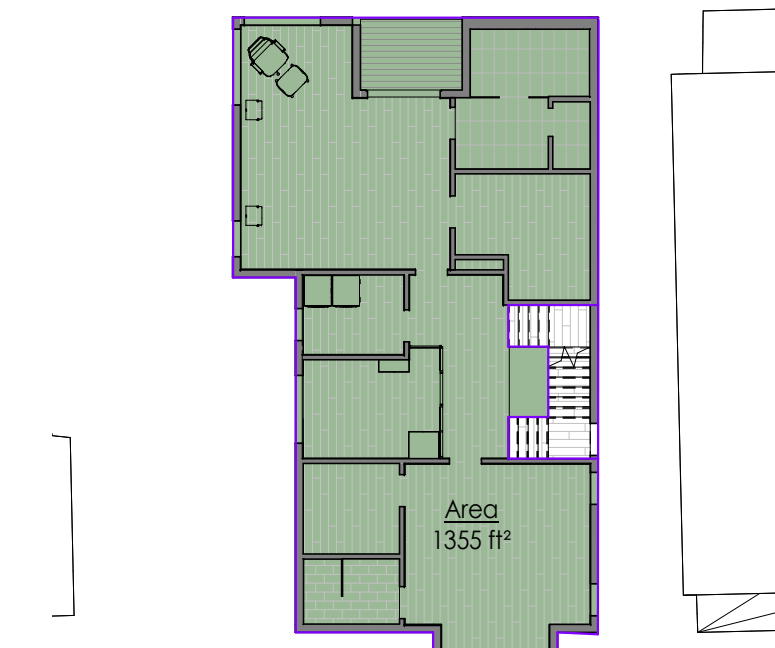
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1/16" = 1'-0"



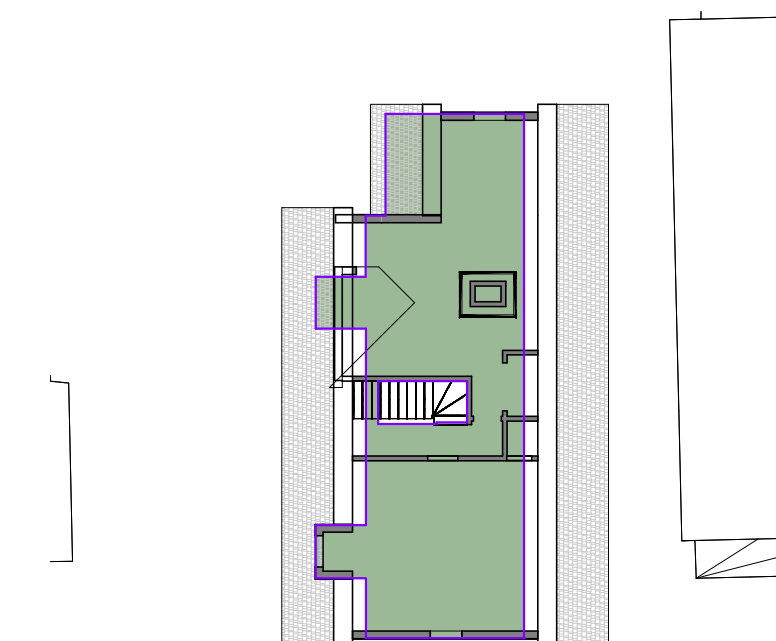
3 PROPOSED - LEVEL 1 - OPT B Copy 1
1/16" = 1'-0"



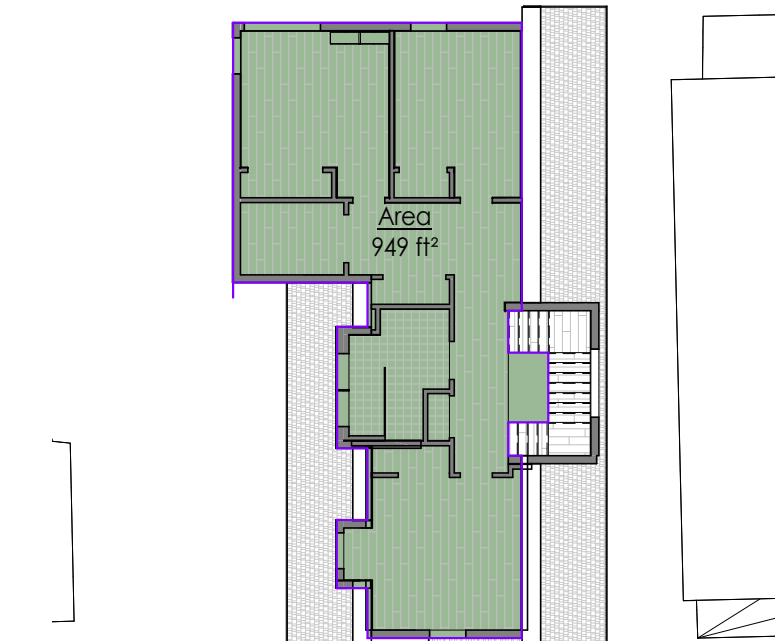
8 EXISTING - LEVEL 2 Copy 1
1/16" = 1'-0"



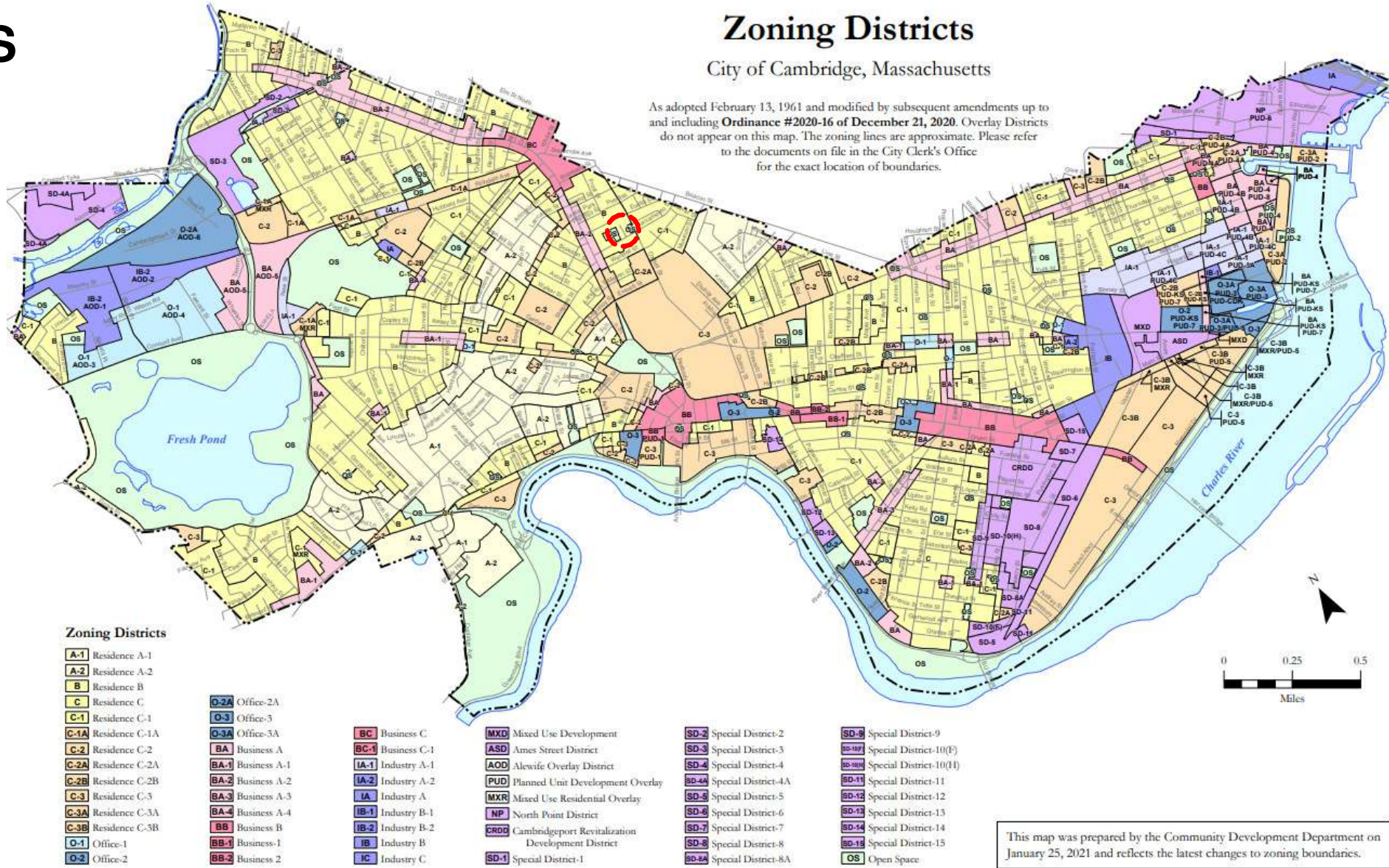
4 PROPOSED - LEVEL 2 - OPT B Copy 1
1/16" = 1'-0"



9 EXISTING - LEVEL 3 Copy 1
1/16" = 1'-0"



5 PROPOSED - LEVEL 3 - OPT B Copy 1
1/16" = 1'-0"



Area Schedule (Existing Area1)	
Level	Area
Basement	1024 ft²
First Floor	1092 ft²
Second Floor	953 ft²
Third Floor	574 ft²
Grand total: 4	3642 ft²

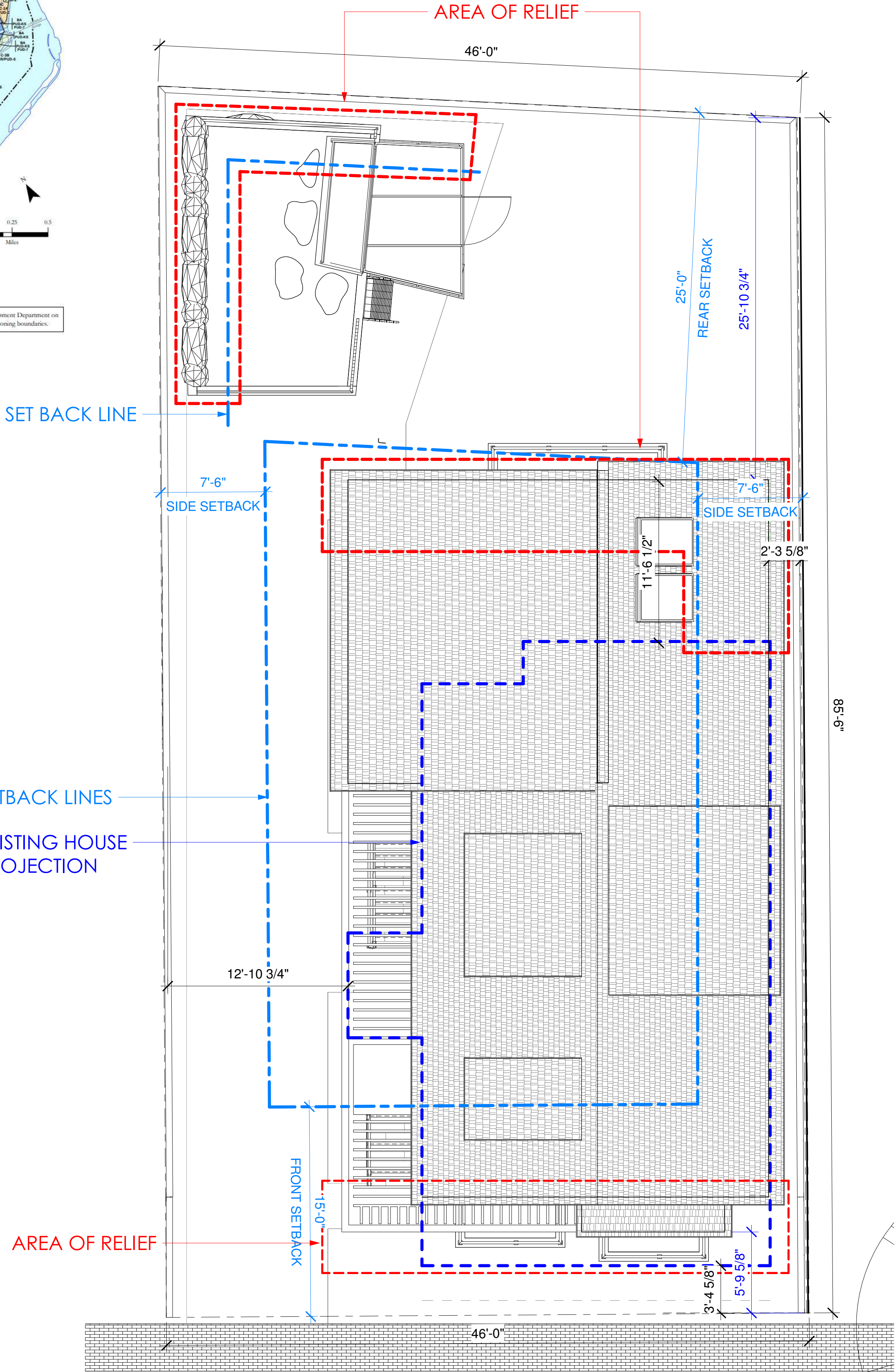
Area Schedule (Proposed Area - Opt B2)	
Level	Area
PROPOSED BASEMENT	1368 ft²
First Floor	1354 ft²
Second Floor	1355 ft²
Third Floor	949 ft²
Grand total: 4	5025 ft²

ZONING DISTRICT: RESIDENCE B
MAX F.A.R = 0.50

LAND AREA: 3986 sf.
MIN. OS 40% (1,594.4 sf)
EXISTING OS: 34.6% (1,370 sf)
PROPOSED OS: 29.9% (1,192 sf)

EXISTING FAR: 0.65 2,618 sf. (w/o Level 0)
PROPOSED FAR: 0.91 3,668 sf. (w/o Level 0)

REQUIRED BUILDING HEIGHT: 35' - 0"
EXISTING BUILDING HEIGHT: 36' - 8"
PROPOSED BUILDING HEIGHT: 36' - 8"
PROPOSED HEIGHT W/ WINDOW WELL: 38' - 11"



1 PROPOSED - PLOT PLAN 1
3/16" = 1'-0"



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AREA & PLOT PLAN

BRETT SIGWORTH AND DAVE
KAHN

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EXISTING AXON



PROPOSED AXON



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Scale

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

WINTER SOLSTIC - EXISTING

WINTER SOLSTIC - PROPOSED

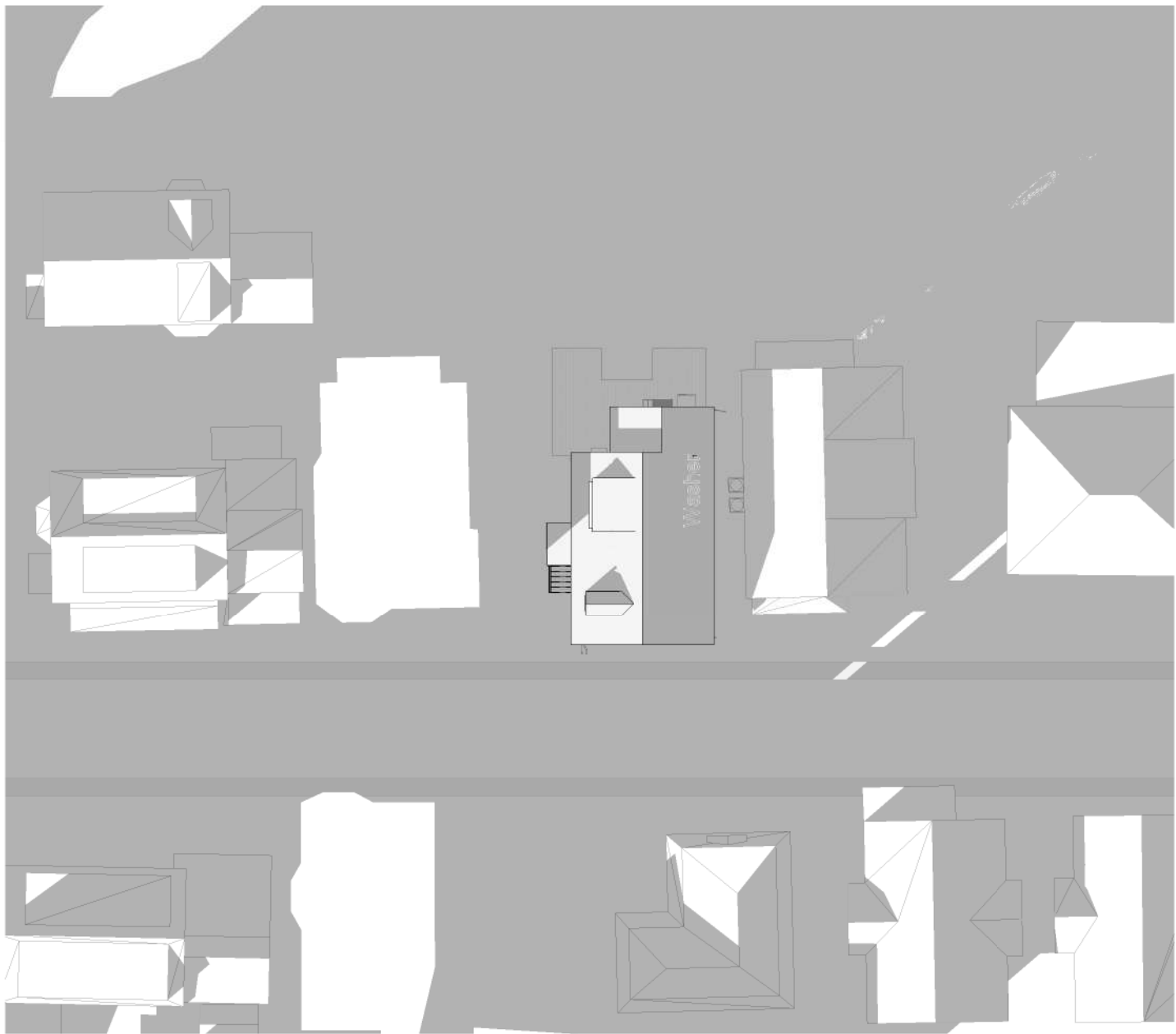
MORNING - 9 AM



5 BZA - SUMMER - EXISTING - MORNING
1" = 30'-0"



1 BZA - SUMMER - PROPOSED - MORNING
1" = 30'-0"



9 BZA - WINTER - EXISTING - MORNING
1" = 30'-0"



12 BZA - WINTER - PROPOSED - MORNING
1" = 30'-0"

NOON - 12 PM



4 BZA - SUMMER - EXISTING - NOON
1" = 30'-0"



2 BZA - SUMMER - PROPOSED - NOON
1" = 30'-0"

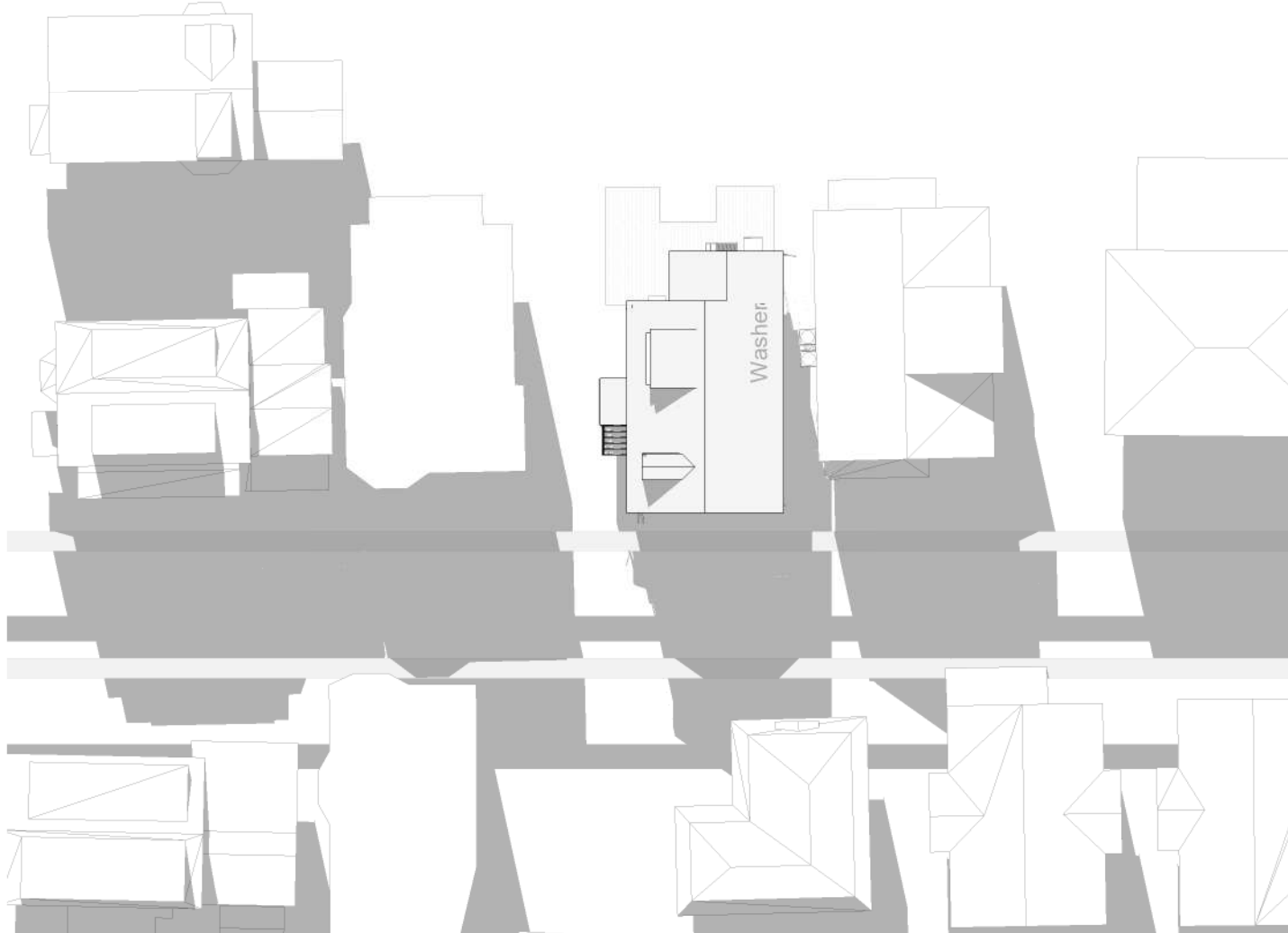


8 BZA - WINTER - EXISTING - NOON
1" = 30'-0"



11 BZA - WINTER - PROPOSED - NOON
1" = 30'-0"

AFTERNOON - 3 PM



6 BZA - SUMMER - EXISTING - AFTERNOON
1" = 30'-0"



3 BZA - SUMMER - PROPOSED - AFTERNOON
1" = 30'-0"



7 BZA - WINTER - EXISTING - AFTERNOON
1" = 30'-0"



10 BZA - WINTER - PROPOSED - AFTERNOON
1" = 30'-0"



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SOLAR STUDY

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Scale 1" = 30'-0"



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STREET SCAPE



BRETT SIGWORTH AND DAVE

KAHN

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BZA-006

Scale



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STREETSCAPE

BRETT SIGWORTH AND DAVE

KAHN

11 SACRAMENTO PL

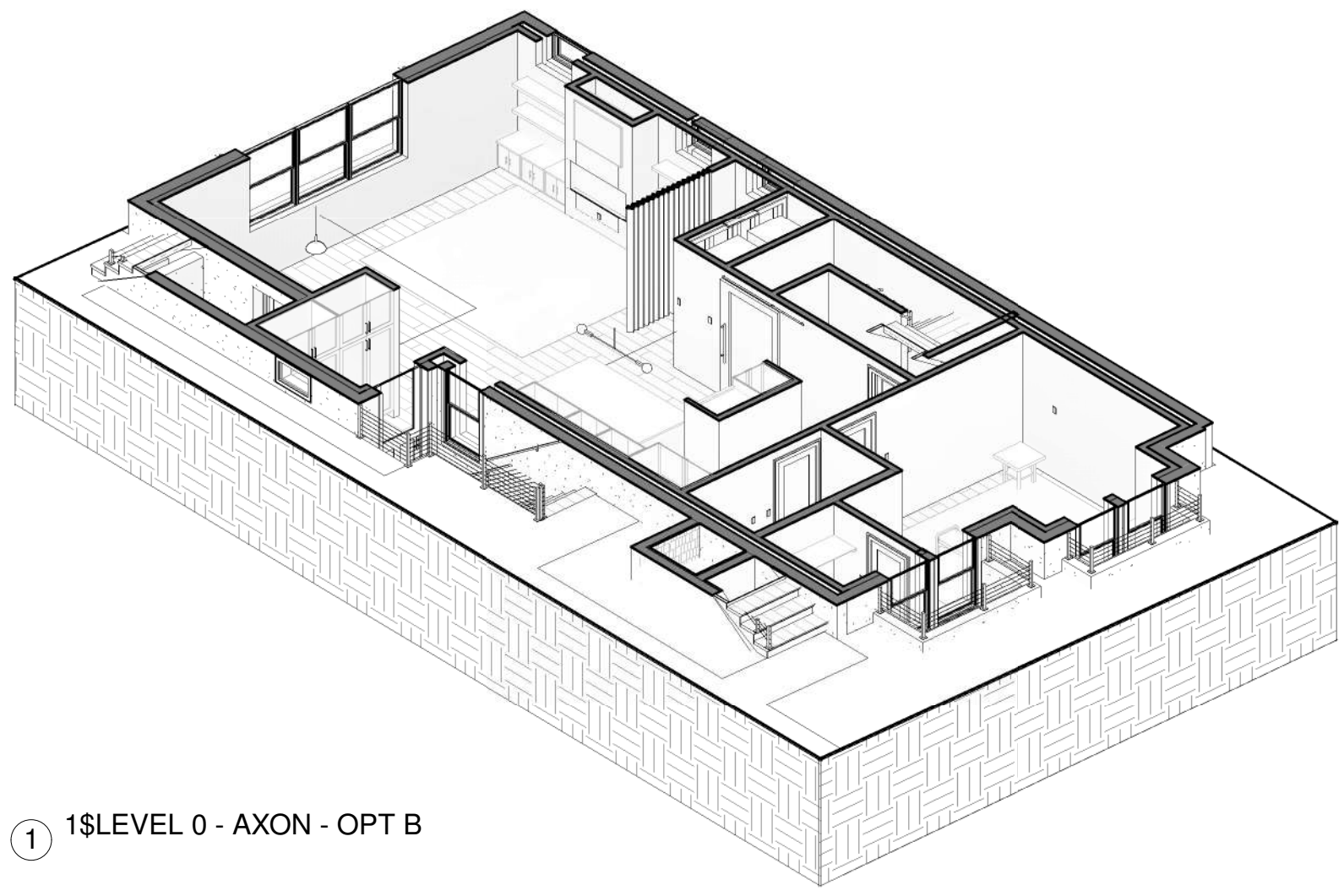
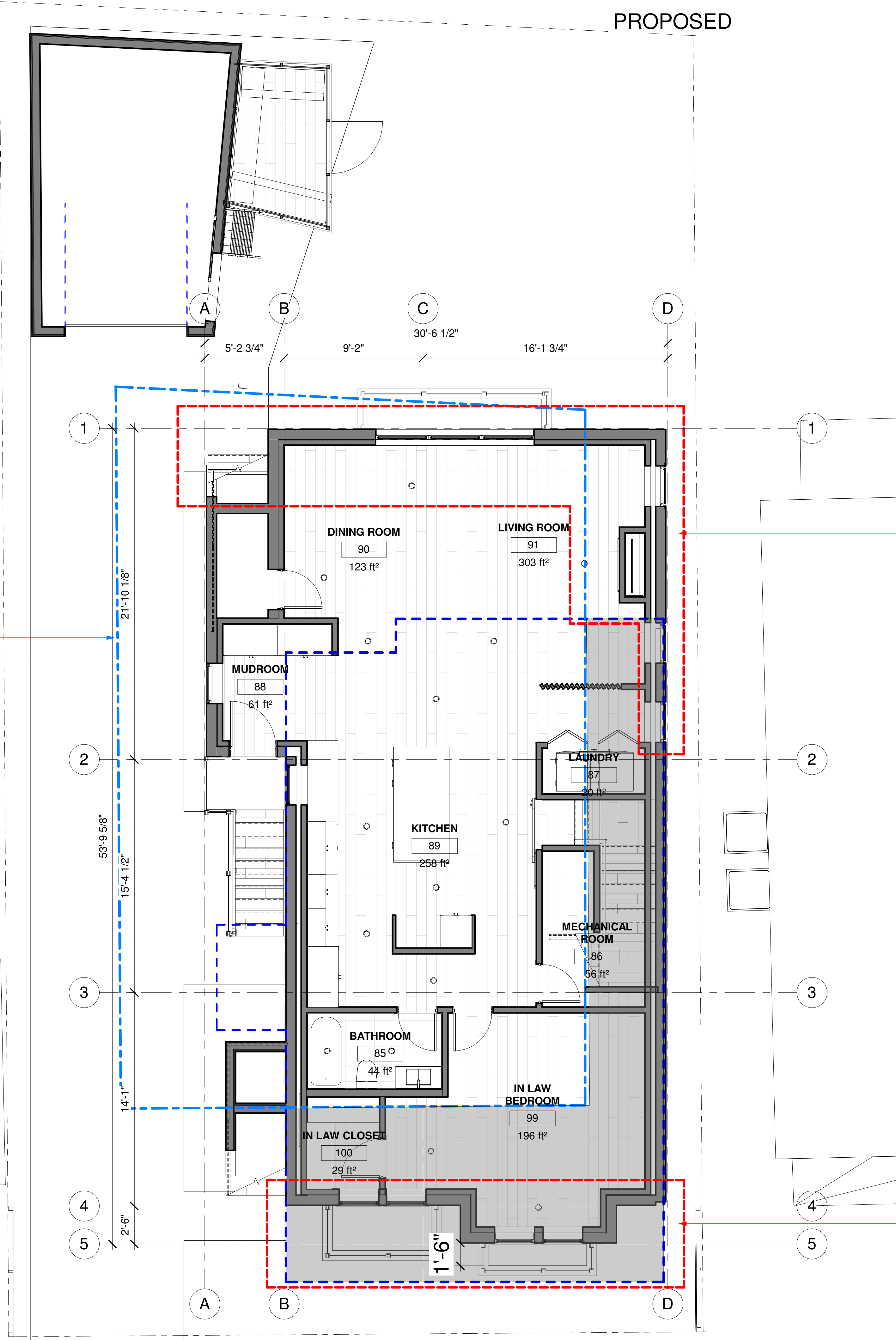
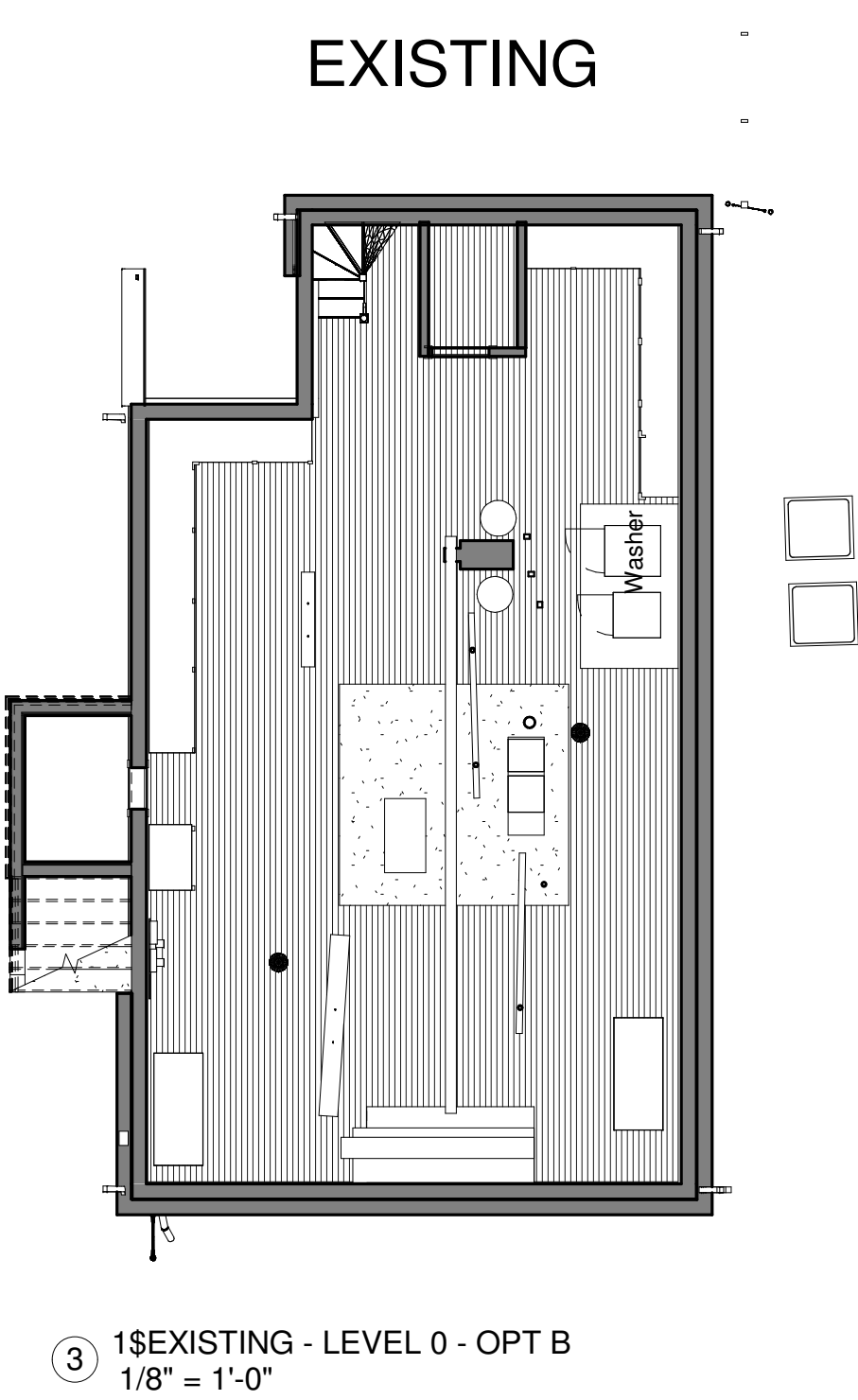
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BZA-006A

Scale

BZA-007PLAN - LEVEL 0



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PLAN - LEVEL 0

BRETT SIGWORTH AND DAVE KAHN

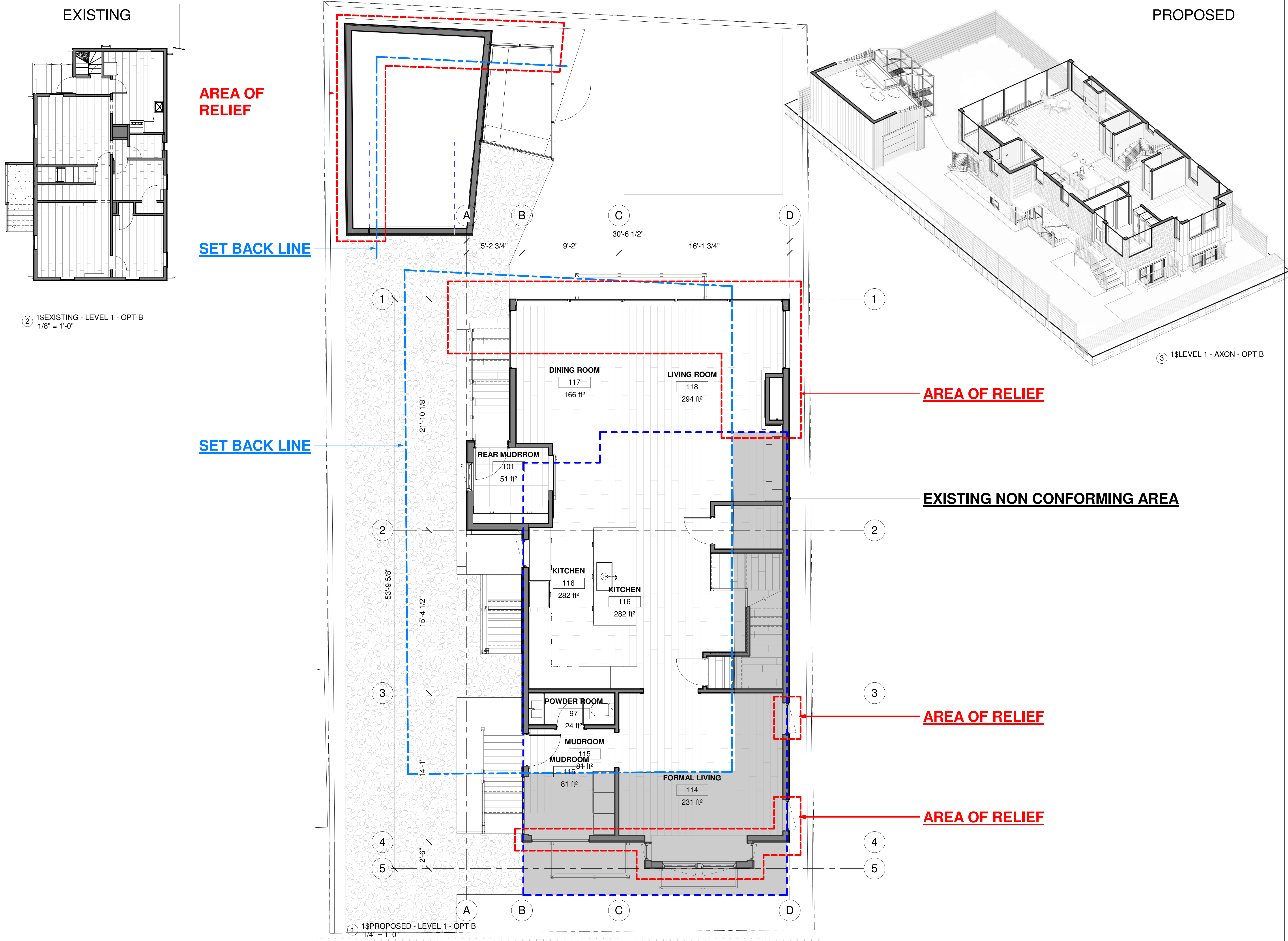
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BZA-007

Scale As indicated

BZA-008PLAN - LEVEL 1



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REGISTRATIONS:



PLAN - LEVEL 1

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

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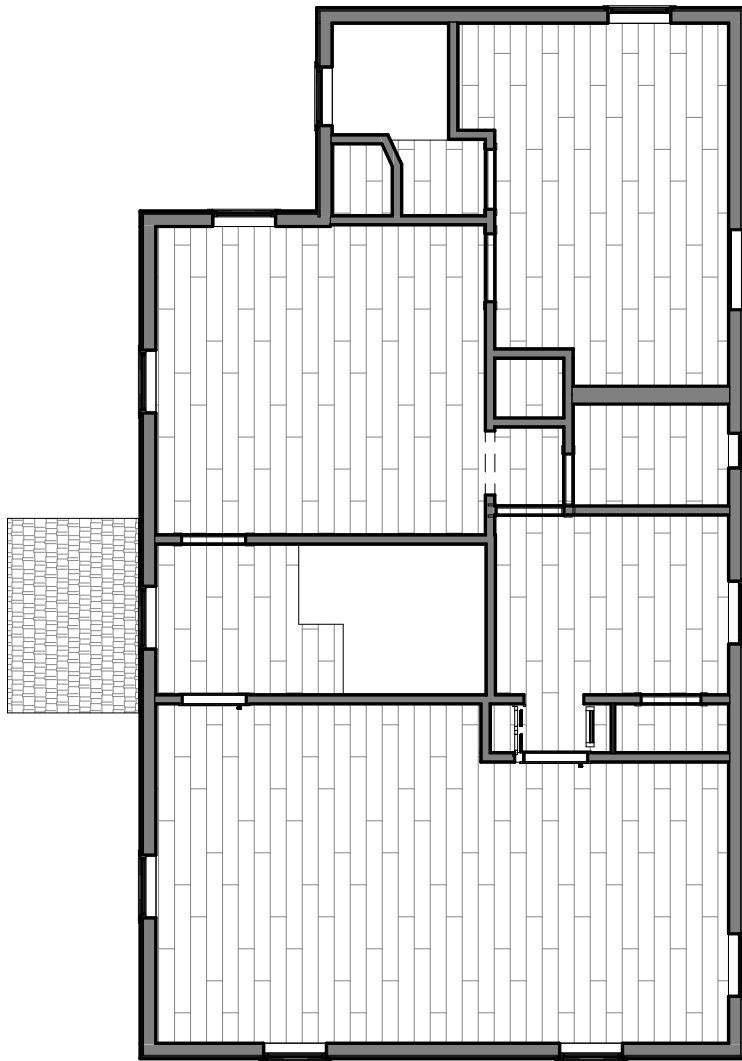
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Project number 2204-0011
Date 06/17/2022
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BZA-008

Scale As indicated

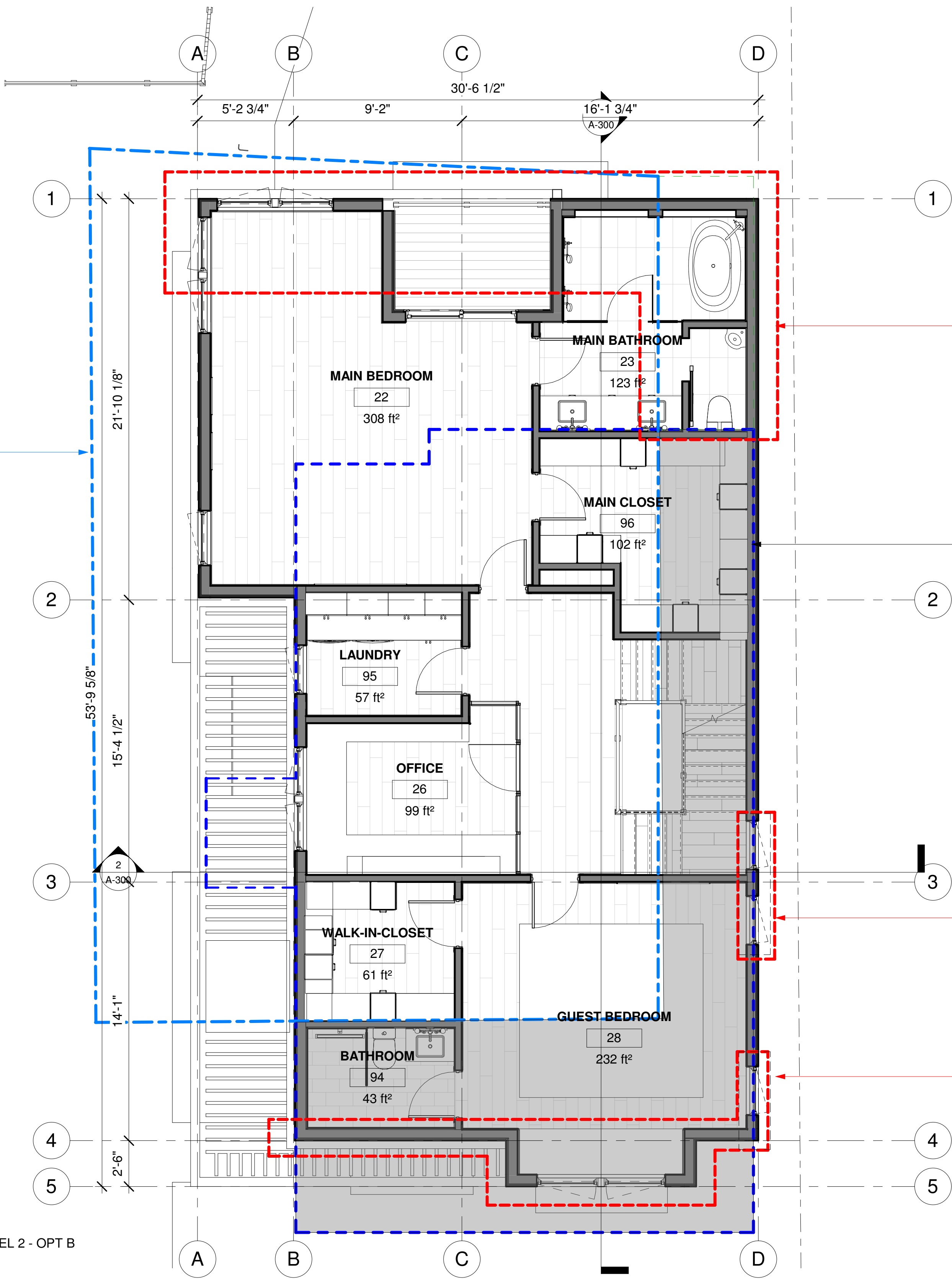
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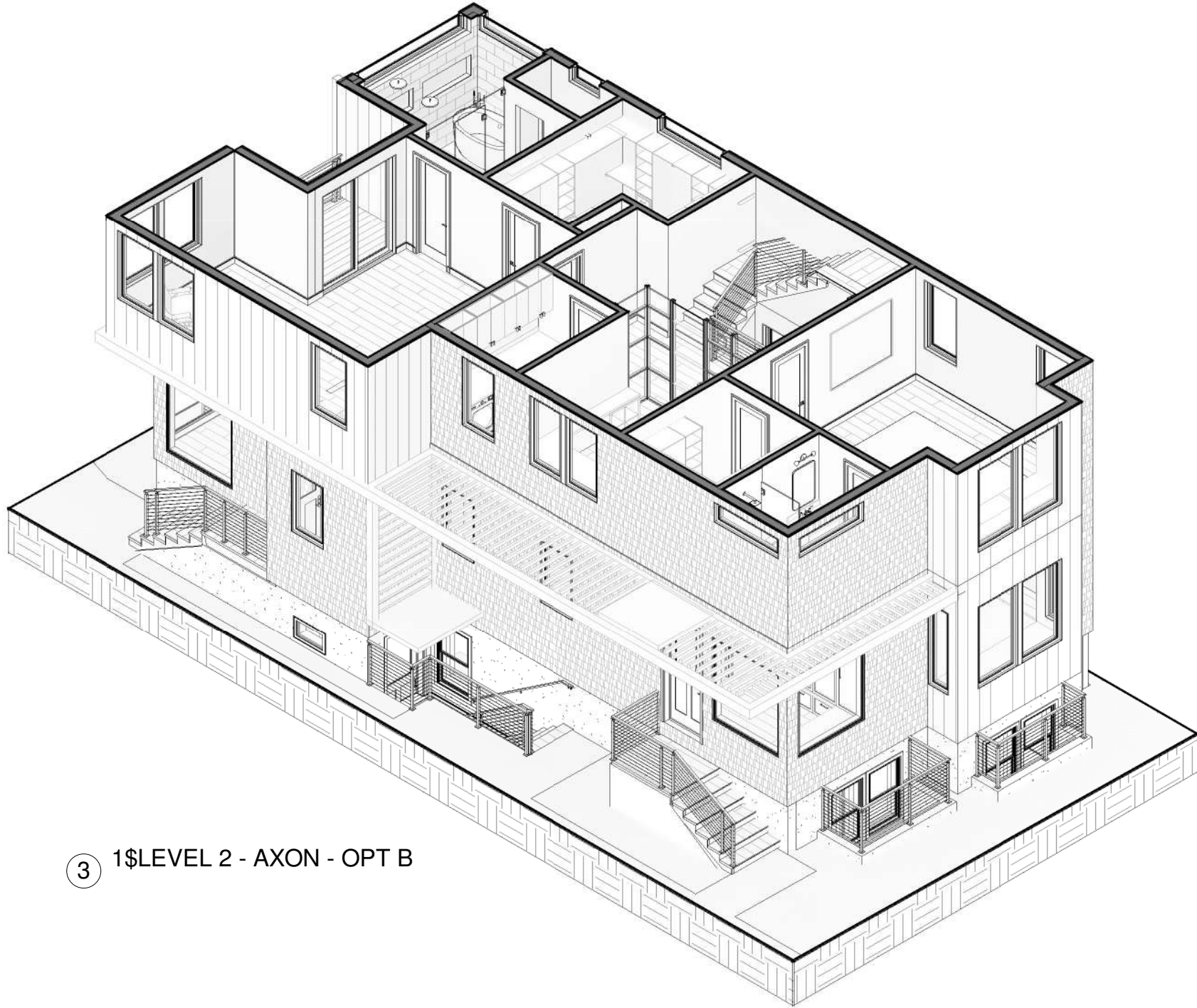


1\$EXISTING - LEVEL 2 - OPT B
1/8" = 1'-0"

PROPOSED



1\$PROPOSED - LEVEL 2 - OPT B
1/4" = 1'-0"



1\$LEVEL 2 - AXON - OPT B

AREA OF RELIEF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

AREA OF RELIEF

SET BACK LINE



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PLAN - LEVEL 2

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

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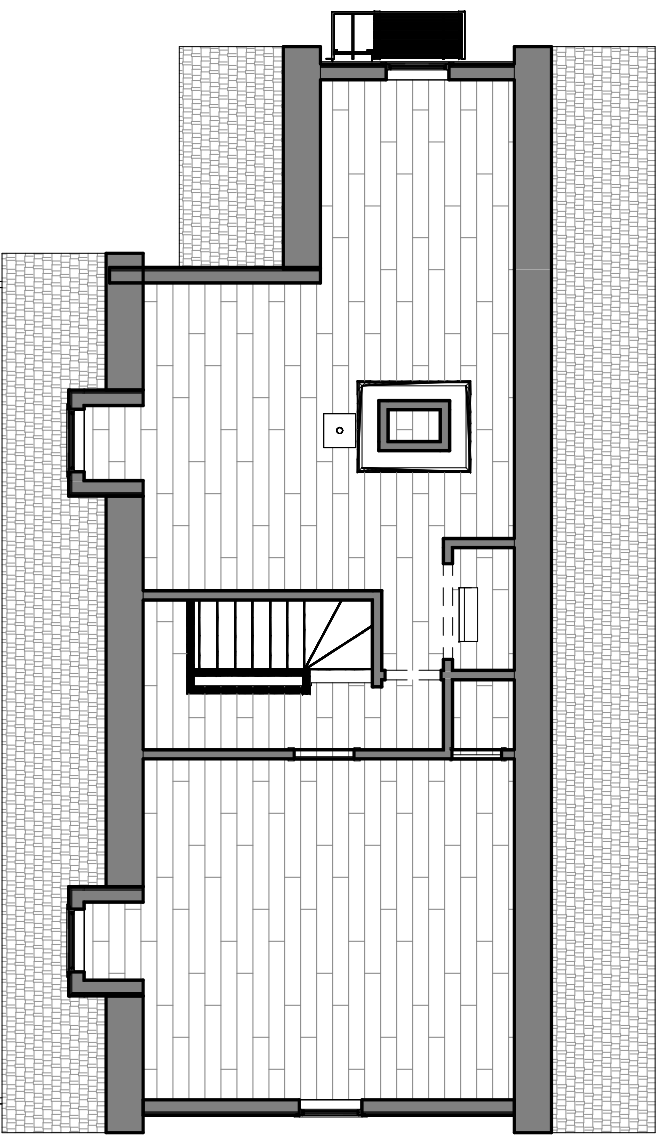
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Scale As indicated

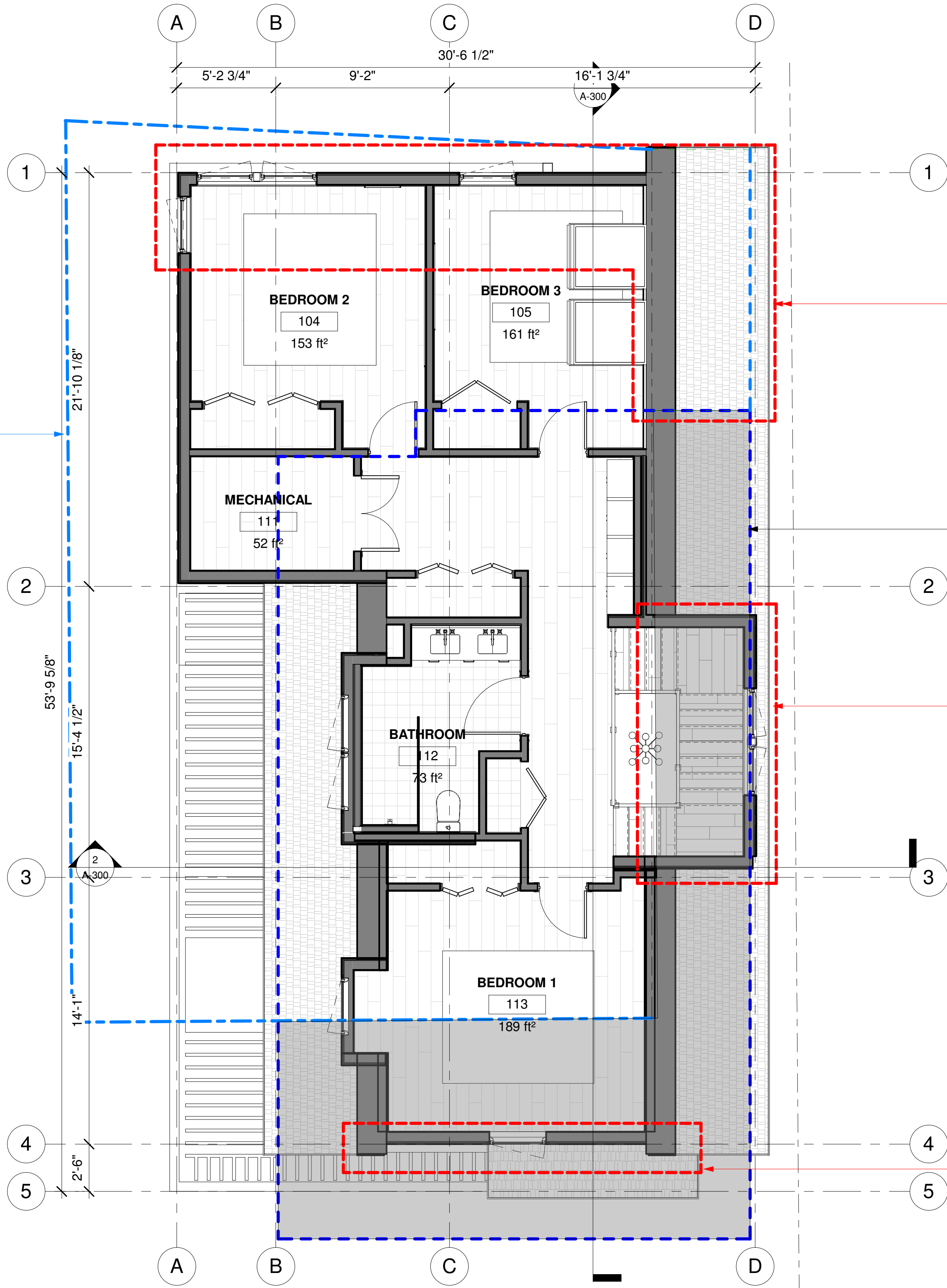
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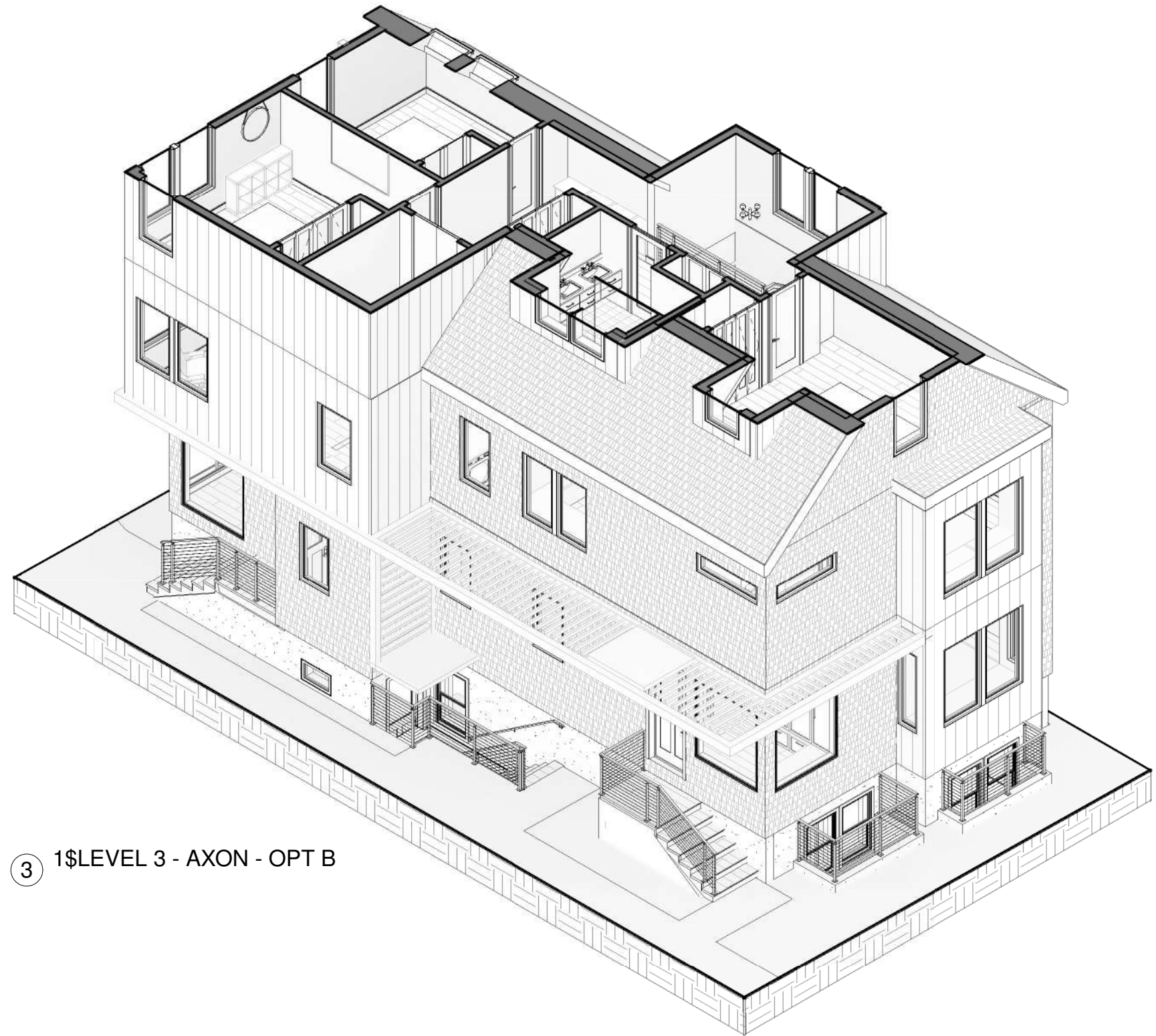
PROPOSED



2 1\$EXISTING - LEVEL 3 - OPT B
1/8" = 1'-0"



1 1\$PROPOSED - LEVEL 3 - OPT B
1/4" = 1'-0"



3 1\$LEVEL 3 - AXON - OPT B

AREA OF RELIEF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

AREA OF RELIEF



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REGISTRATIONS:



PLAN - LEVEL 3

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

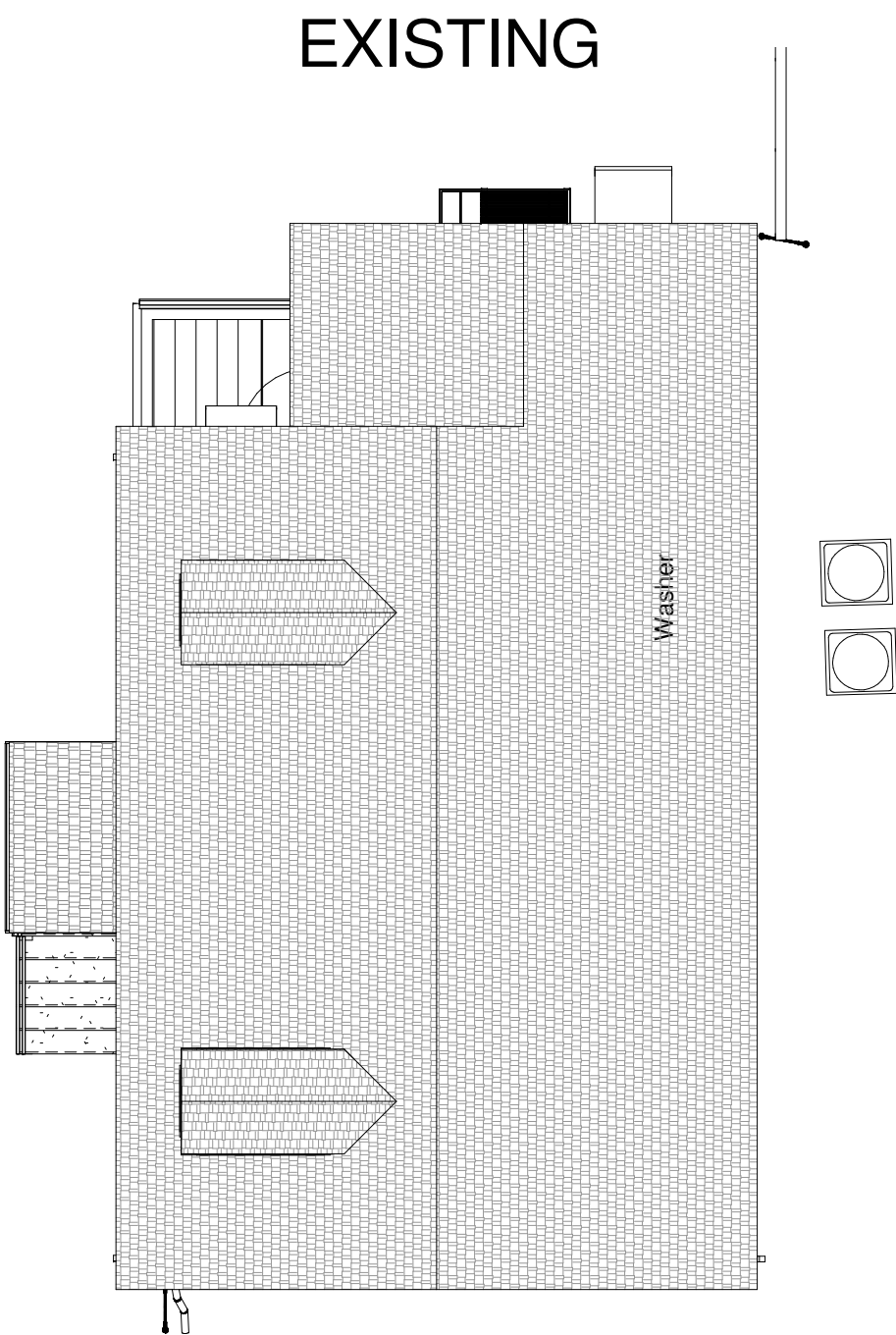
Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
Drawn by	Author
Checked by	Checker

BZA-010

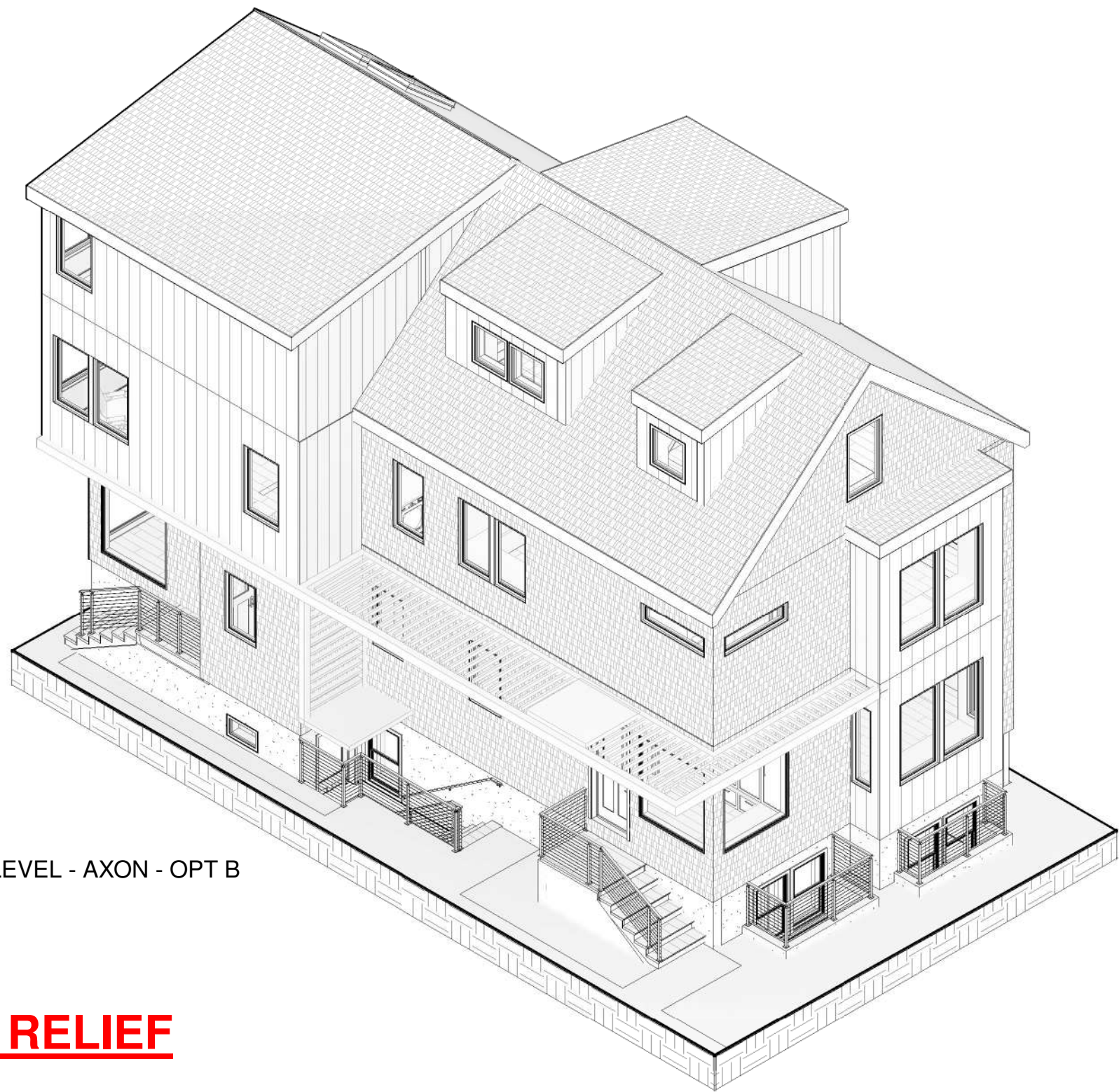
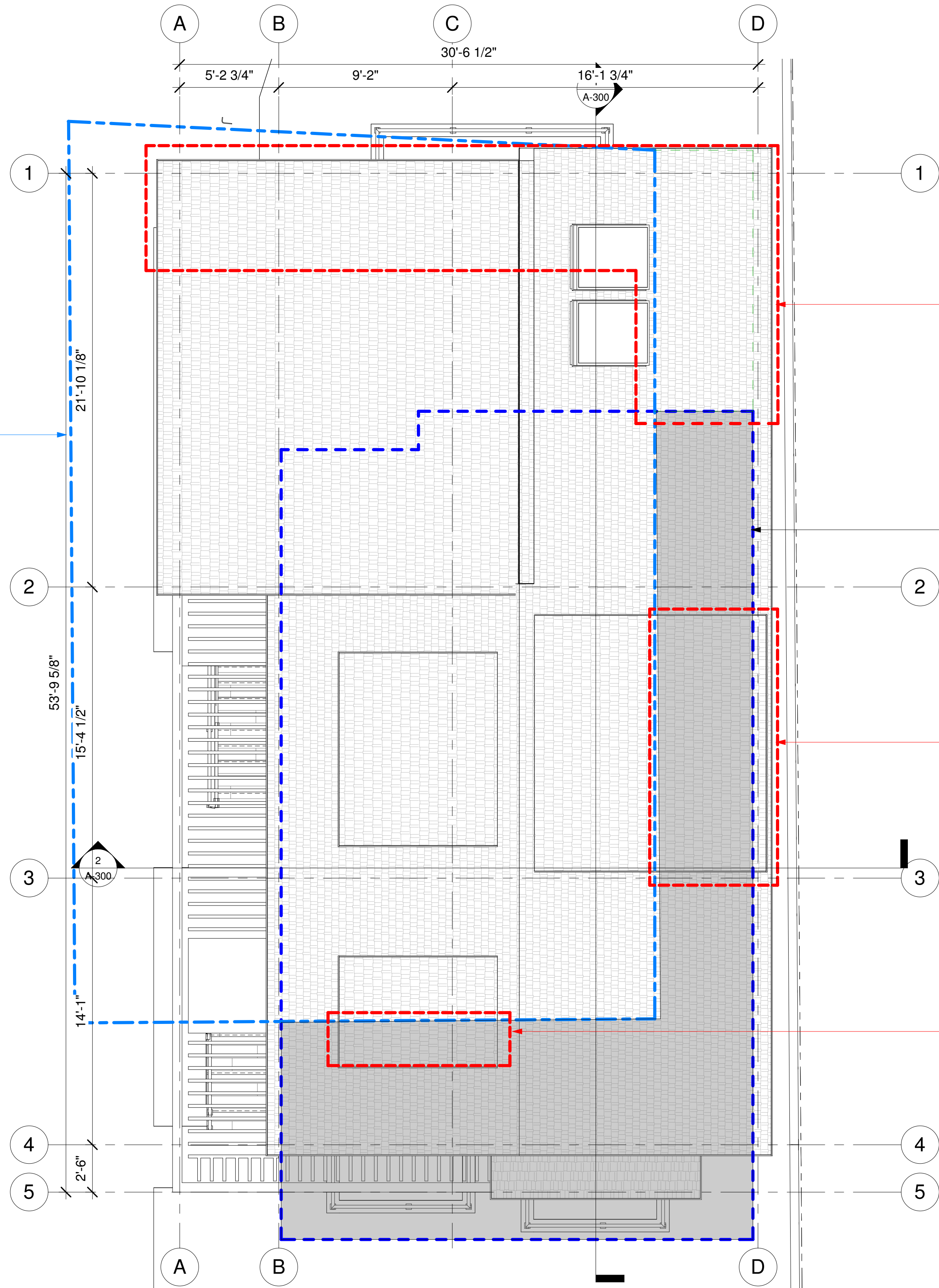
Scale As indicated

6/17/2022 11:51:07 AM

BZA-011 PLAN - ROOF



PROPOSED



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REGISTRATIONS:



PLAN - ROOF

BRETT SIGWORTH AND DAVE

KAHN

11 SACRAMENTO PL

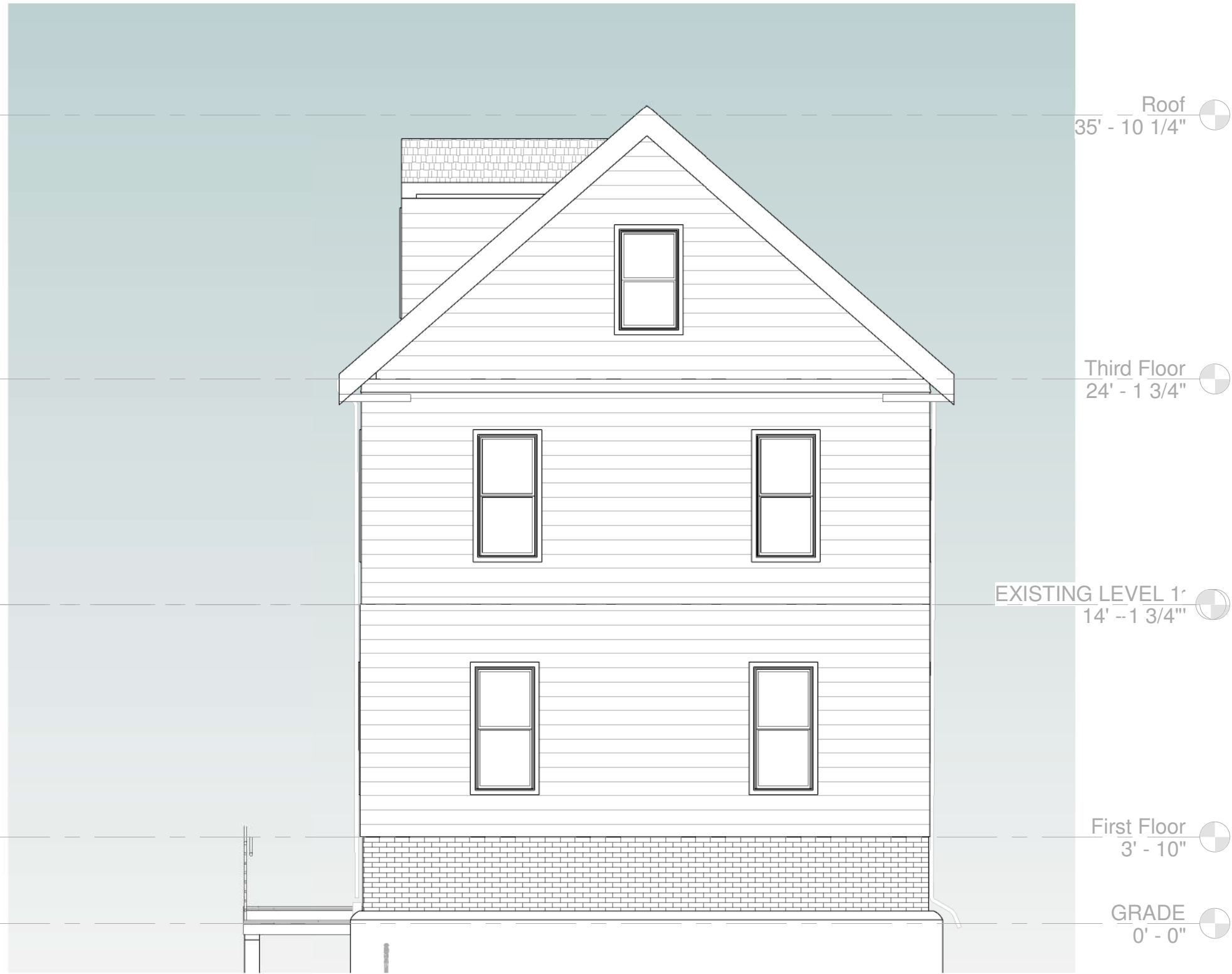
11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
Drawn by	Author
Checked by	Checker

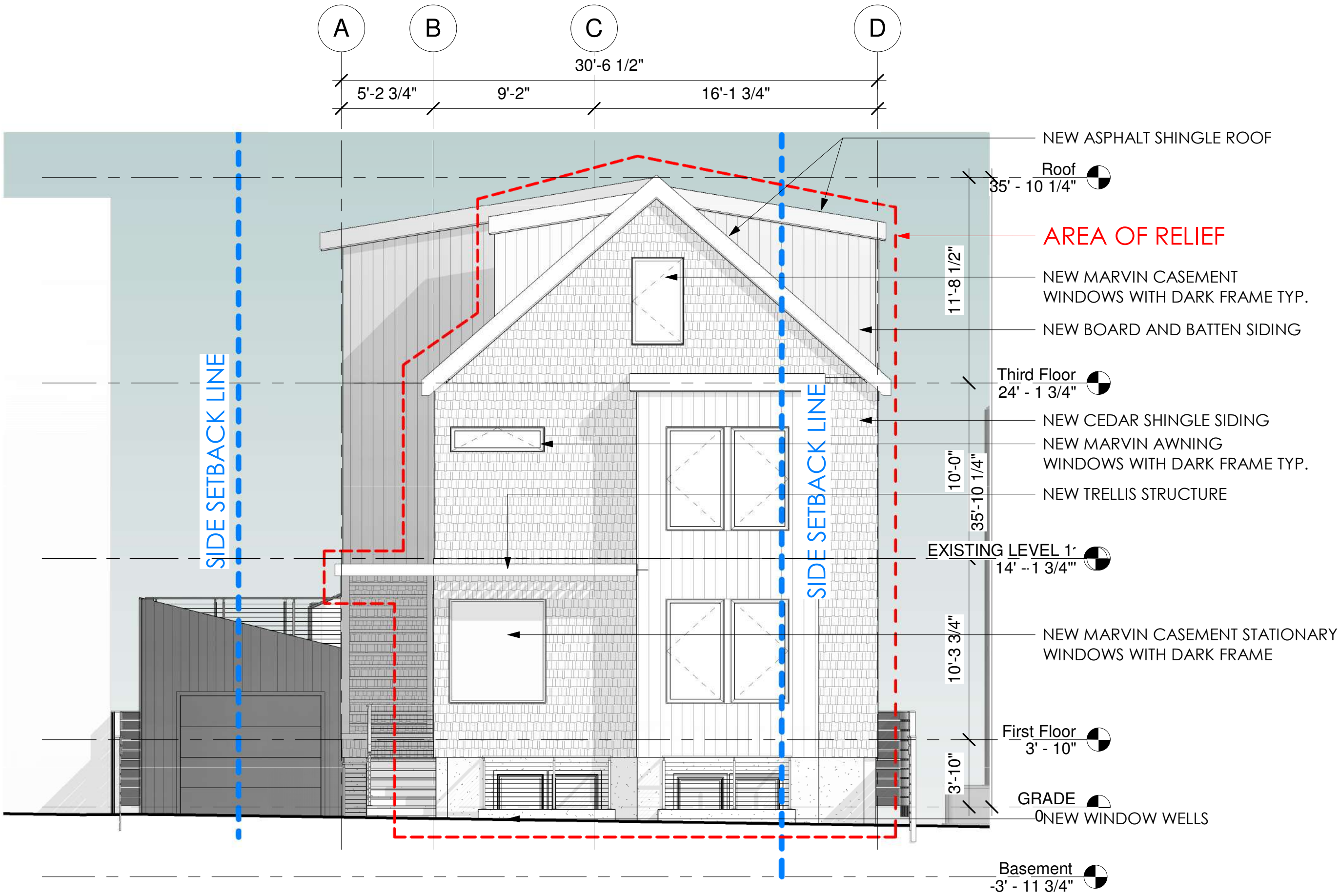
BZA-011

Scale As indicated

6/17/2022 11:51:22 AM



2 1\$EXISTING - EAST ELEVATION
3/16" = 1'-0"



1 1\$PROPOSED - EAST ELEVATION
3/16" = 1'-0"



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REGISTRATIONS:



ELEVATION EAST

BRETT SIGWORTH AND DAVE

KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

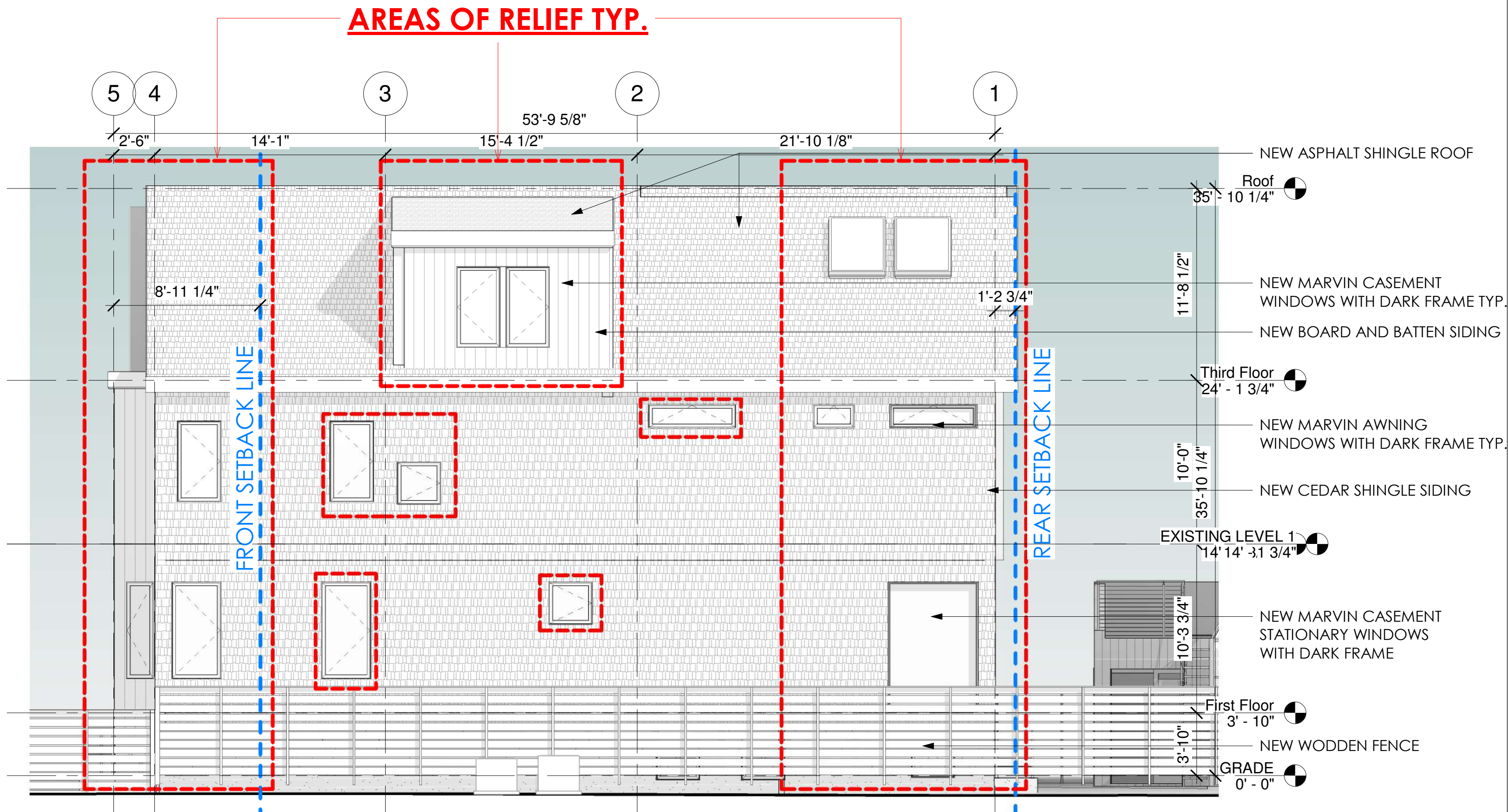
Project Status BZA SUBMISSION SET
Project number 2204-0011
Date 06/17/2022
Drawn by Author
Checked by Checker

BZA-012

Scale 3/16" = 1'-0"



2 1\$EXISTING - NORTH ELEVATION
3/16" = 1'-0"



1 1\$PROPOSED - NORTH ELEVATION
3/16" = 1'-0"



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REGISTRATIONS:



ELEVATION NORTH

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

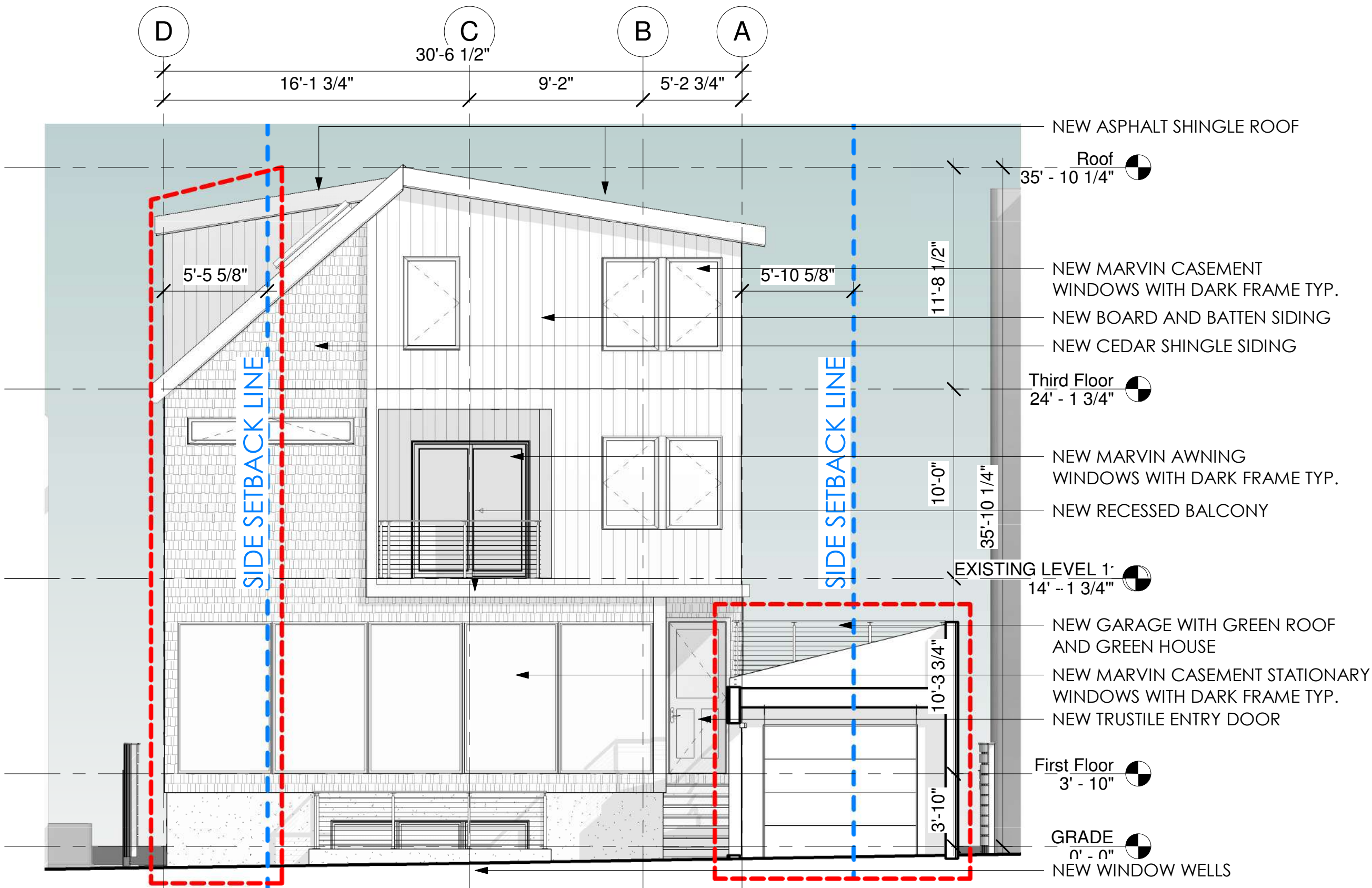
Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
Drawn by	Author
Checked by	Checker

BZA-013

Scale 3/16" = 1'-0"



2 1\$EXISTING - WEST ELEVATION
3/16" = 1'-0"



1 1\$PROPOSED - WEST ELEVATION
3/16" = 1'-0"



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REGISTRATIONS:



ELEVATION WEST

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

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CAMBRIDGE MA, 02138

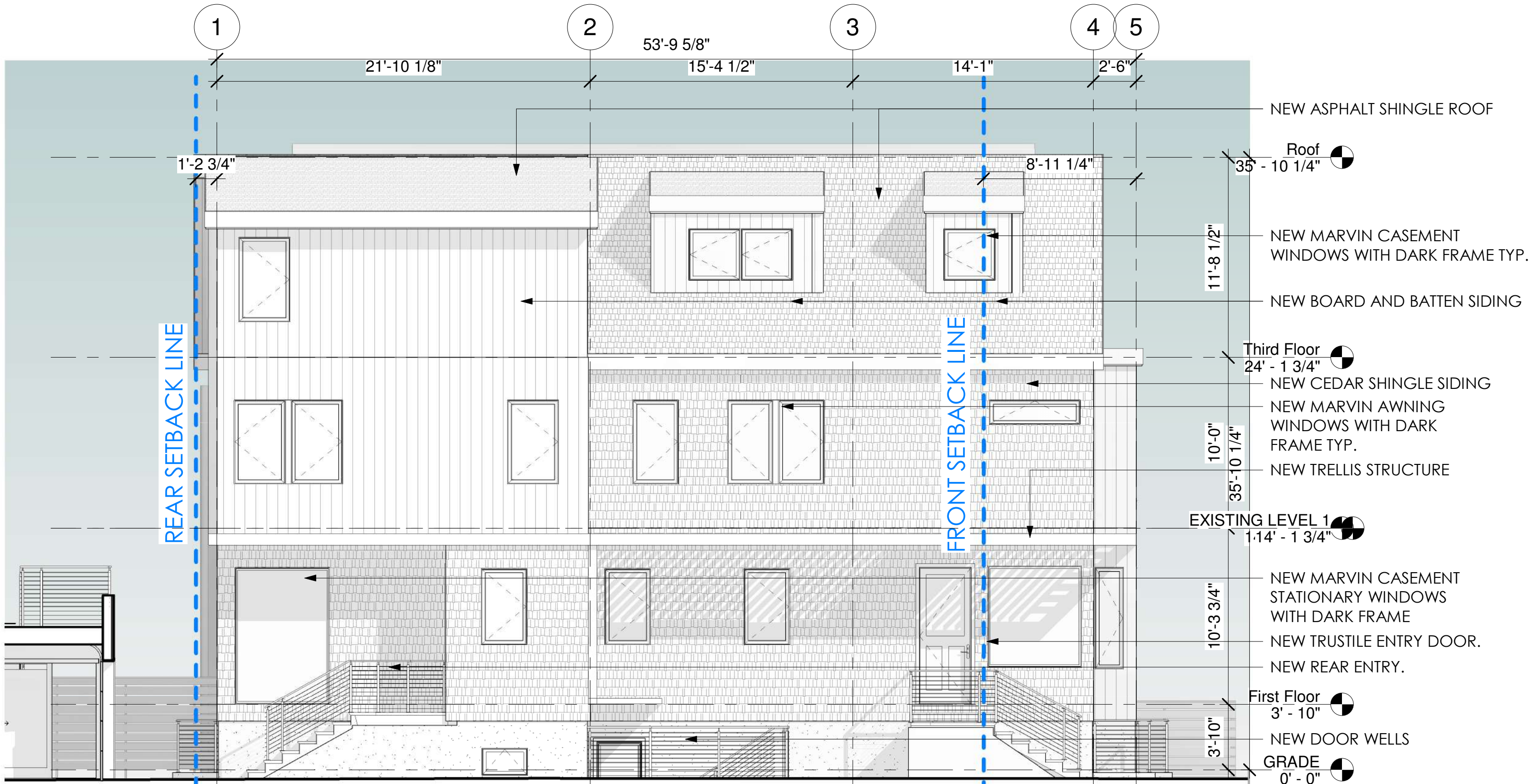
Project Status BZA SUBMISSION SET
Project number 2204-0011
Date 06/17/2022
Drawn by Author
Checked by Checker

BZA-014

Scale 3/16" = 1'-0"



2 EXISTING - SOUTH ELEVATION
3/16" = 1'-0"



1 PROPOSED - SOUTH ELEVATION
3/16" = 1'-0"



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REGISTRATIONS:



ELEVATION SOUTH

BRETT SIGWORTH AND DAVE

KAHN

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Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
Drawn by	Author
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BZA-015

Scale 3/16" = 1'-0"



PROPOSED - EAST ELEVATION



PROPOSED - SOUTH ELEVATION



EXISTING - EAST ELEVATION



EXISTING - SOUTH ELEVATION



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REGISTRATIONS:



EAST/SOUTH ELEVATION
RENDERS

BRETT SIGWORTH AND DAVE

KAHN

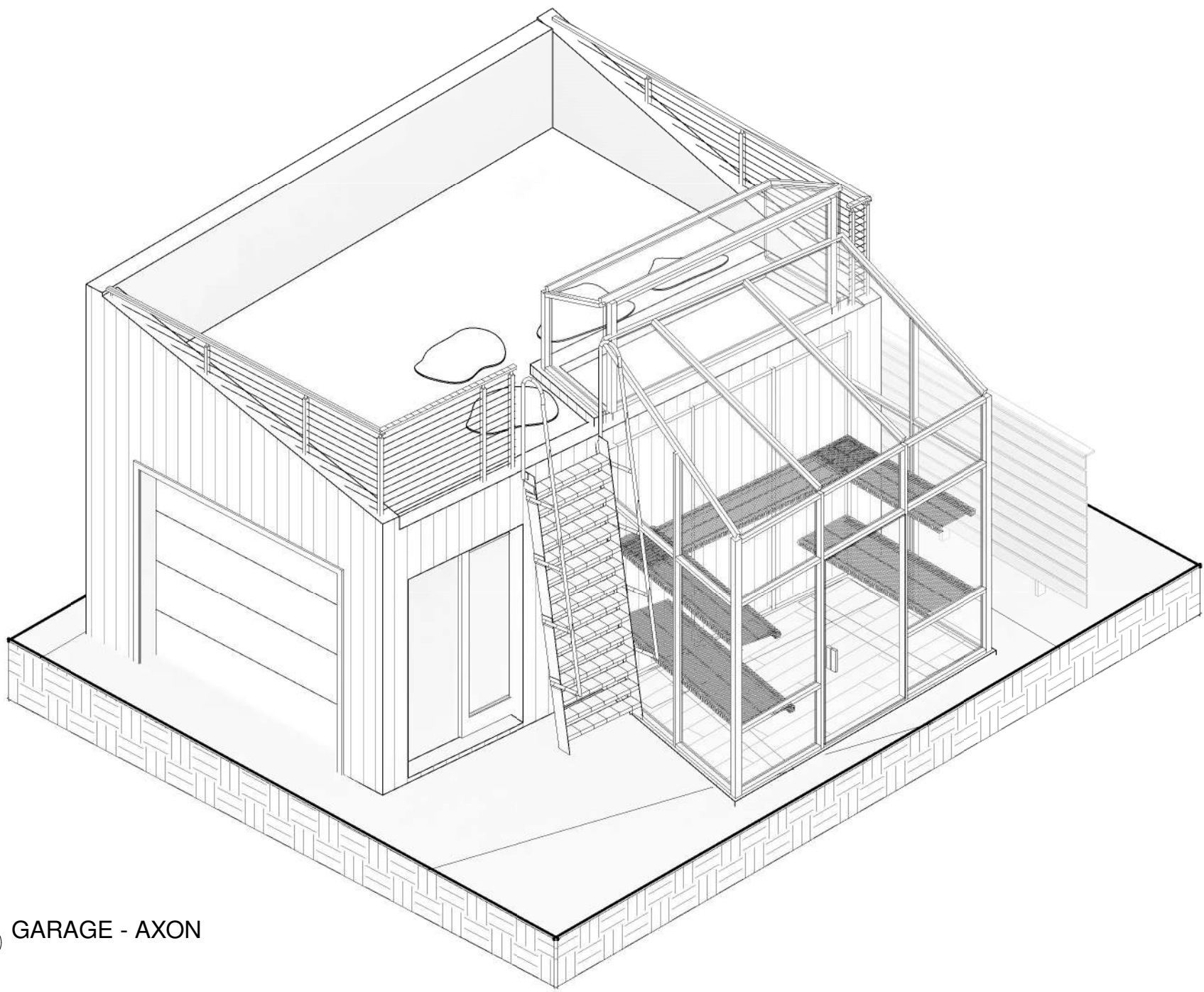
11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

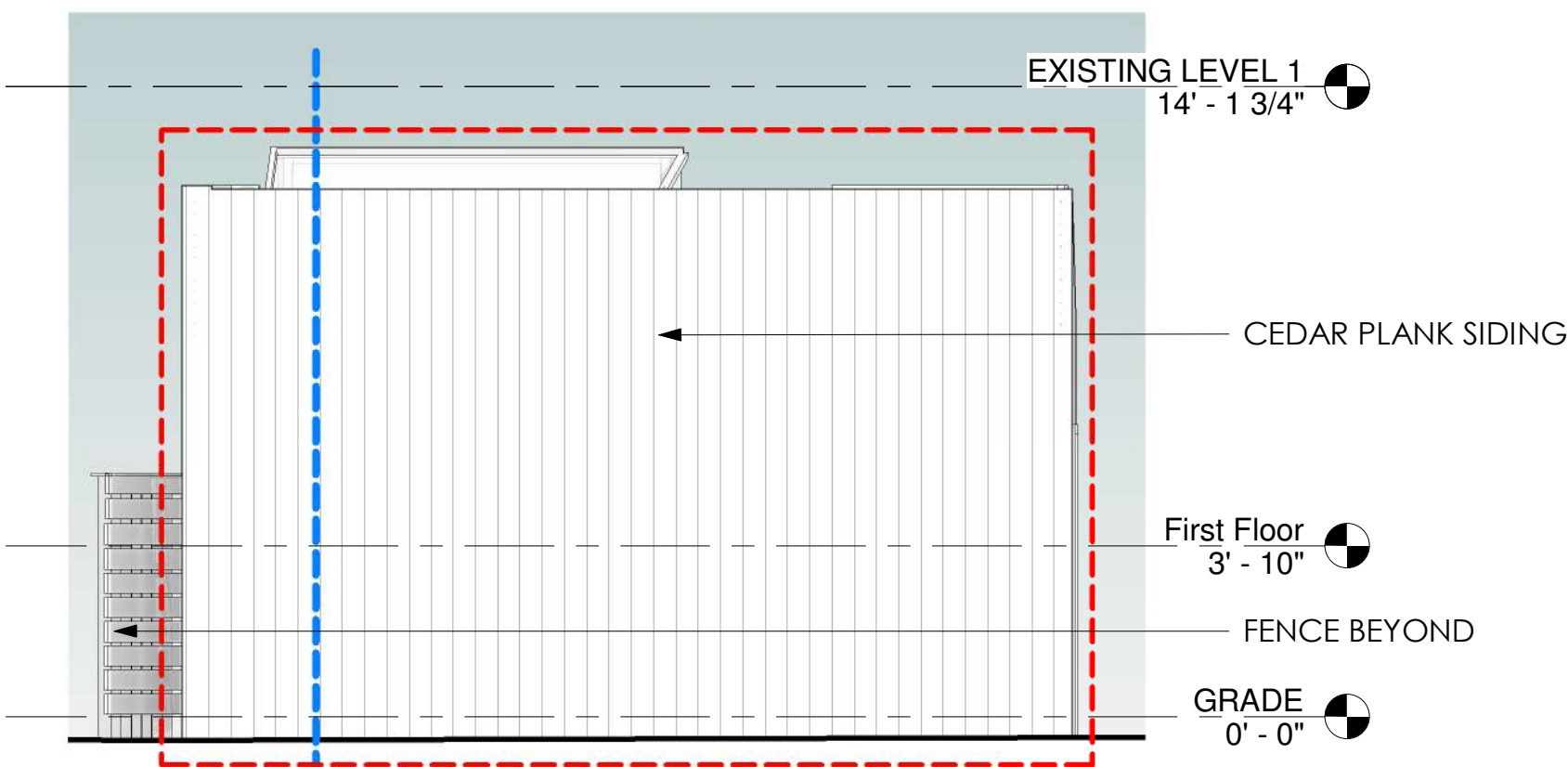
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Project number	2204-0011
Date	06/17/2022
Drawn by	Author
Checked by	Checker

BZA-016

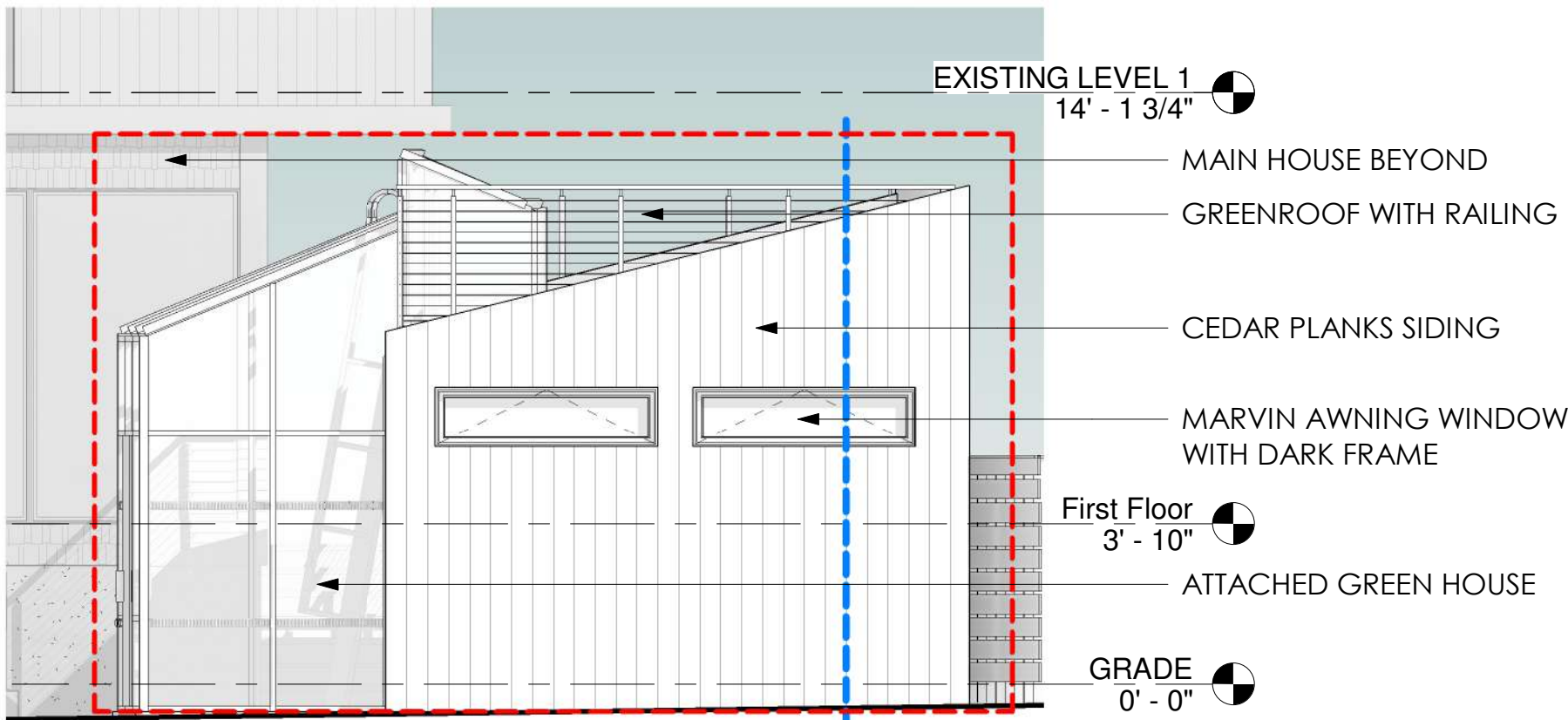
Scale



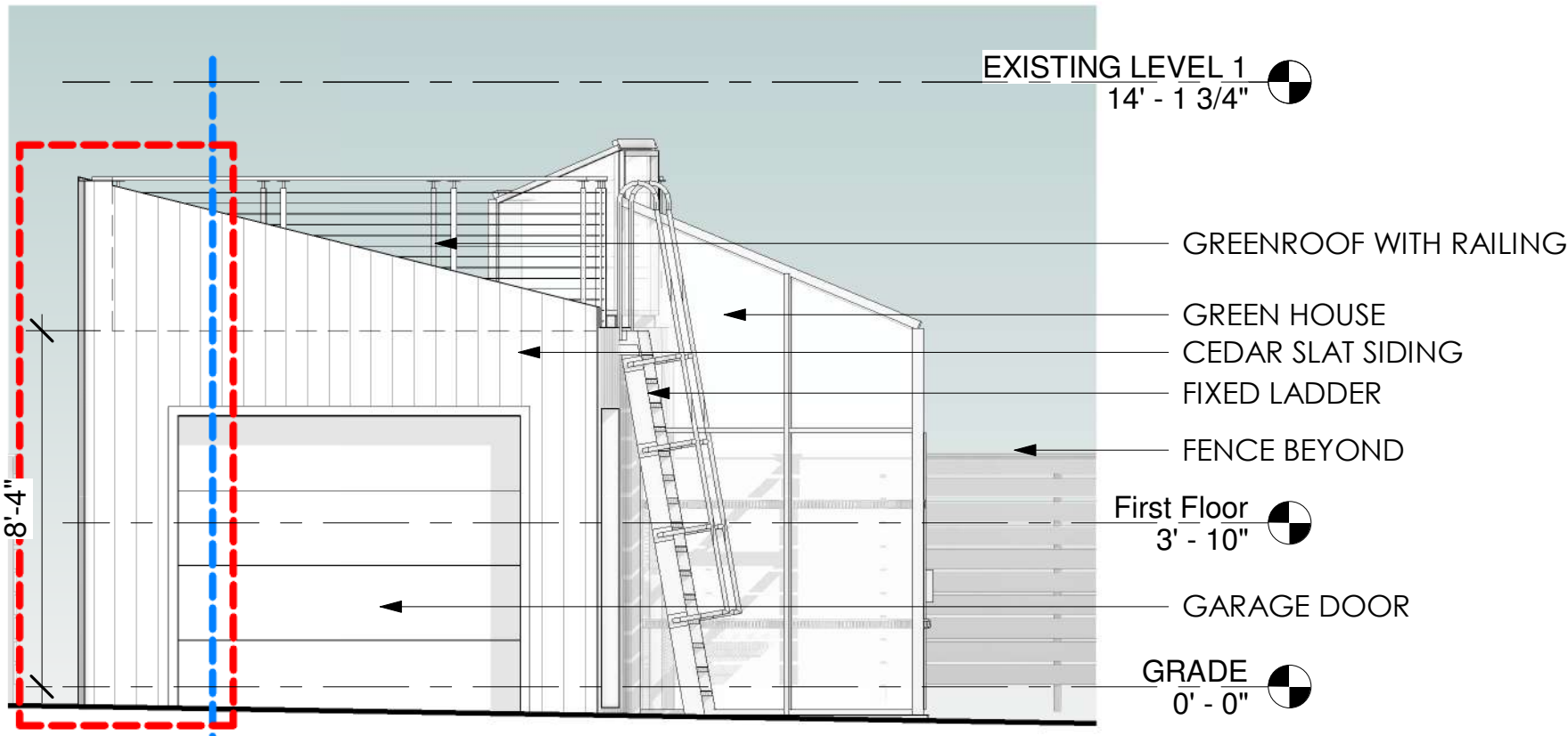
6 GARAGE - AXON



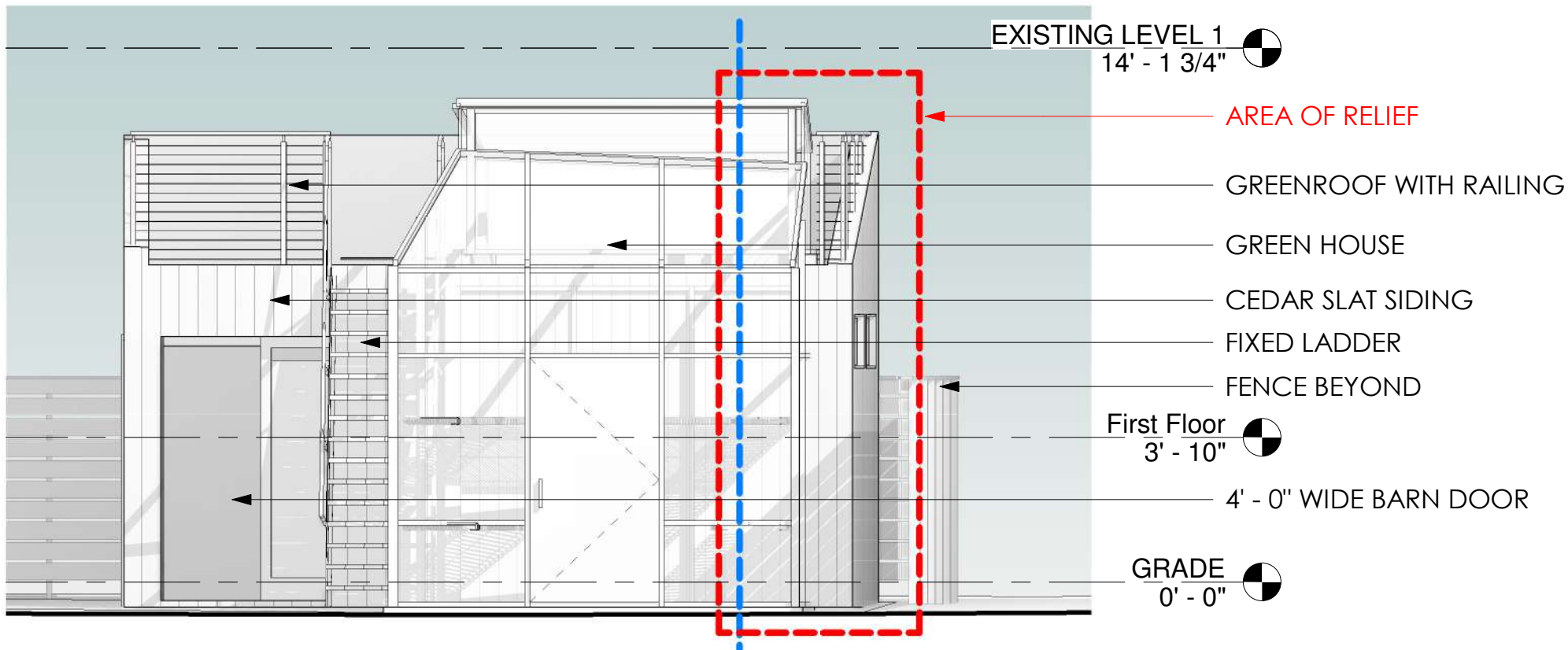
4 PROPOSED GARAGE - ELEVATION A
1/4" = 1'-0"



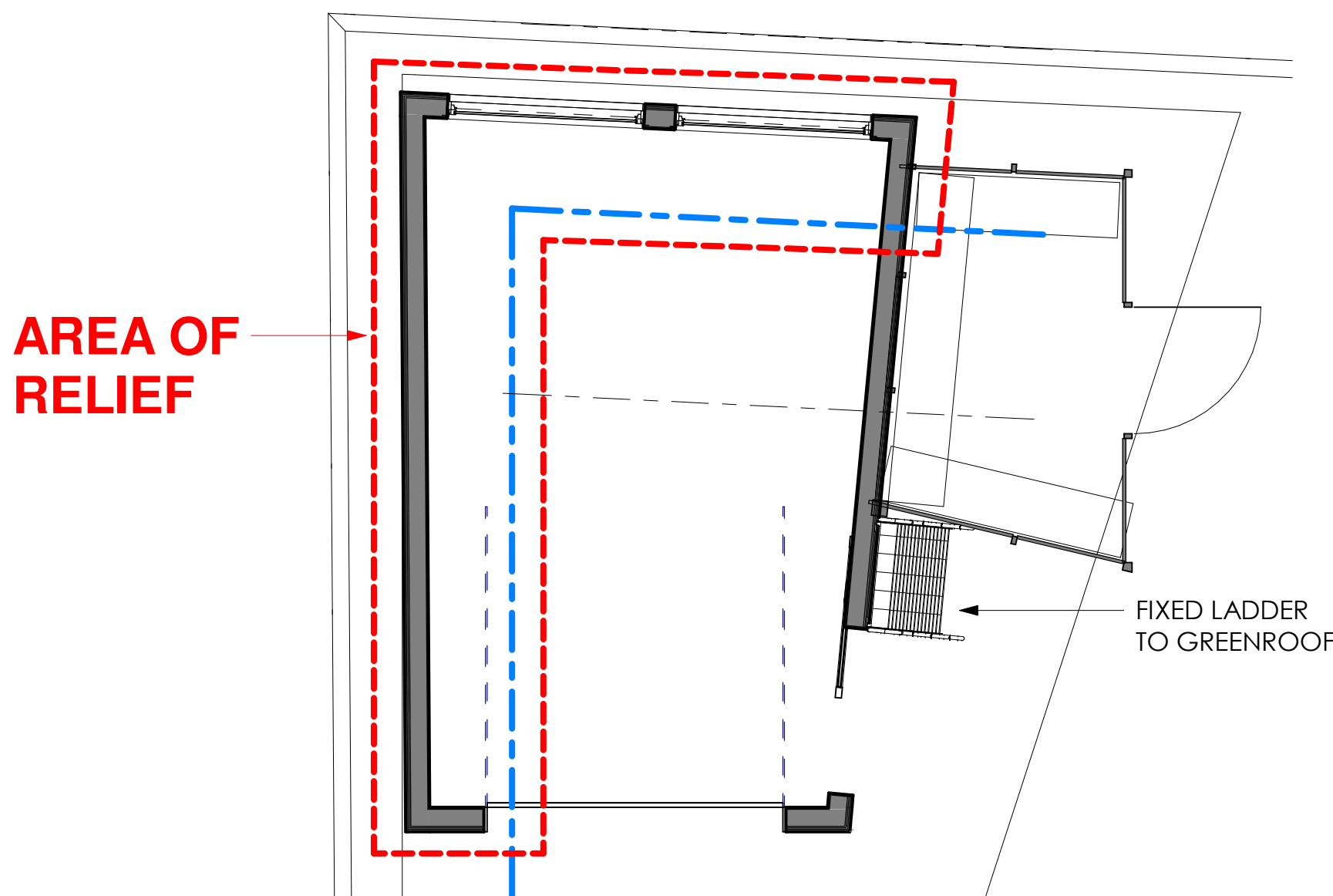
5 PROPOSED GARAGE - ELEVATION B
1/4" = 1'-0"



2 PROPOSED GARAGE - ELEVATION C
1/4" = 1'-0"



3 PROPOSED GARAGE - ELEVATION D
1/4" = 1'-0"



1 PROPOSED GARAGE - ENLARGED
PLAN
1/4" = 1'-0"



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REGISTRATIONS:



GARAGE

BRETT SIGWORTH AND DAVE

KAHN

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Project Status BZA SUBMISSION SET
Project number 2204-0011
Date 06/17/2022
Drawn by Author
Checked by Checker

BZA-017

Scale 1/4" = 1'-0"



PROPOSED - WEST ELEVATION



PROPOSED - NORTH ELEVATION



EXISTING - WEST ELEVATION



EXISTING - NORTH ELEVATION



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REGISTRATIONS:



WEST/NORTH ELEVATION
RENDERS

BRETT SIGWORTH AND DAVE

KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
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Date	06/17/2022
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BZA-018

Scale



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REGISTRATIONS:



EXISTING CONDITION
PHOTOS

BRETT SIGWORTH AND DAVE

KAHN

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Project number 2204-0011

Date 06/17/2022

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BZA-019

Scale



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REGISTRATIONS:



QR CODE

BRETT SIGWORTH AND DAVE
KAHN
11 SACRAMENTO PL
11 SACRAMENTO PLACE
CAMBIRGDE MA, 02138

Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
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BZA-020

Scale



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REGISTRATIONS:



CERTIFIED PLOT PLAN

BRETT SIGWORTH AND DAVE

KAHN

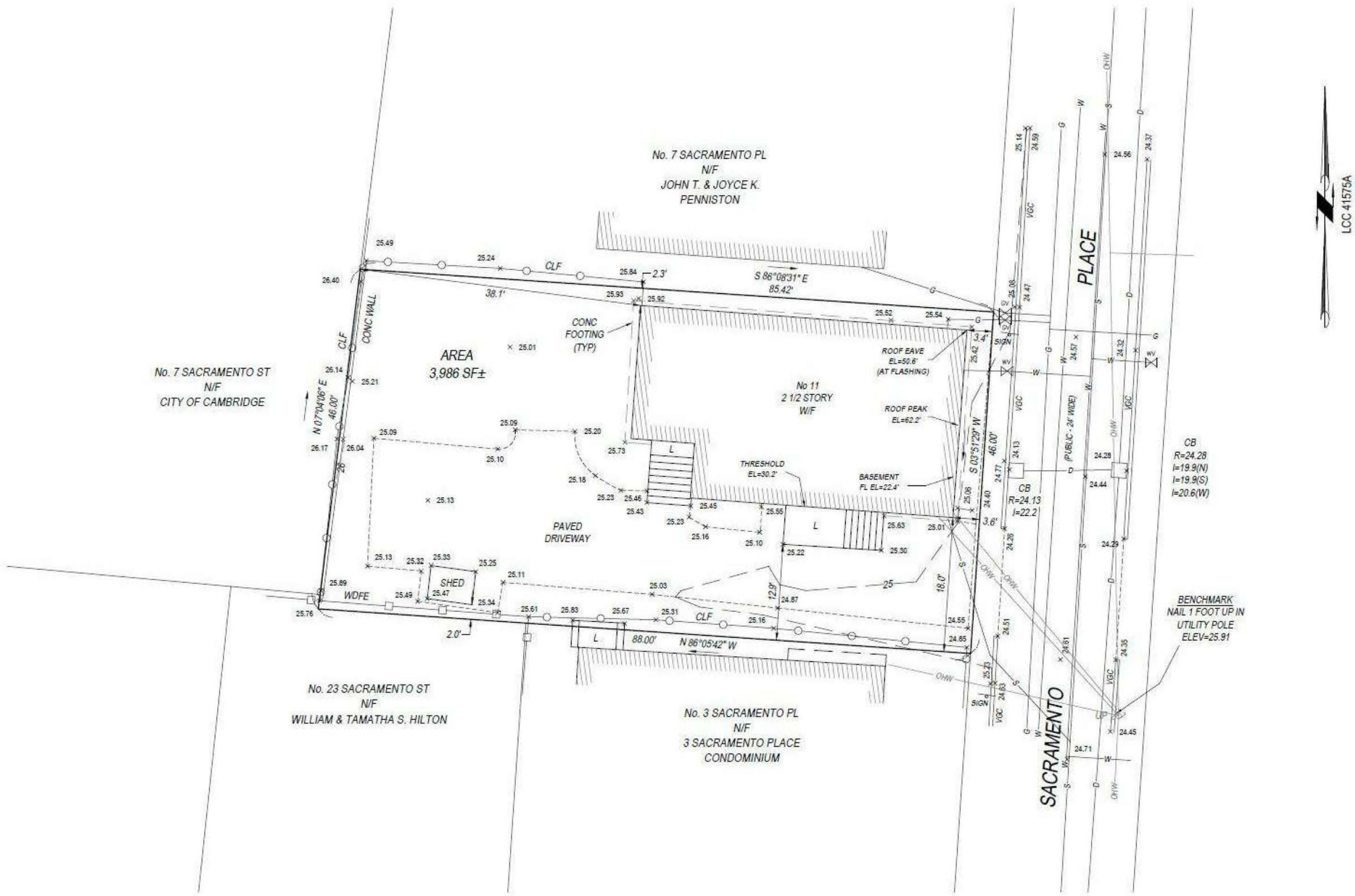
11 SACRAMENTO PL

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Project Status	BZA SUBMISSION SET
Project number	2204-0011
Date	06/17/2022
Drawn by	Author
Checked by	Checker

BZA-021

Scale



RECORD OWNERS:

ANTHONY G. & LYDIA V. ENOS
11 SACRAMENTO PLACE
CAMBRIDGE, MA

REFERENCES:

DEED BOOK 28371 PAGE 302
LC 17879 A
END OF BOOK 4375
PLAN 1136 OF 1986

NOTES:

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN APRIL 2022.

2.) SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE CITY ENGINEERING RECORDS AND THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.

3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

4.) VERTICAL DATUM IS CAMBRIDGE CITY BASE.

LEGEND:

BIT	BITUMINOUS
CB	CATCH BASIN
CON	CONIFEROUS
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CLT	CENTERLINE OF TROUGH
DEC	DECIDUOUS
EMH	ELECTRIC MANHOLE
FD	FOUND
GV	GAS VALVE
HYD	FIRE HYDRANT
OHV	OVERHEAD WIRES
POR	PORCH
SMH	SEWER MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WV	WATER VALVE
WV	GAS VALVE
WV	HYDRANT
WV	SEWER MANHOLE
WV	UTILITY POLE
WV	WATER VALVE
WV	DRAIN LINE
WV	GAS LINE
WV	SEWER LINE
WV	TELEPHONE
WV	WATER LINE



SIGNATURE: DATE: 4-13-22

TEL. 978-692-7109
APRIL 13, 2022

WWW.SUMMITSURVEYINGINC.COM
22-0110

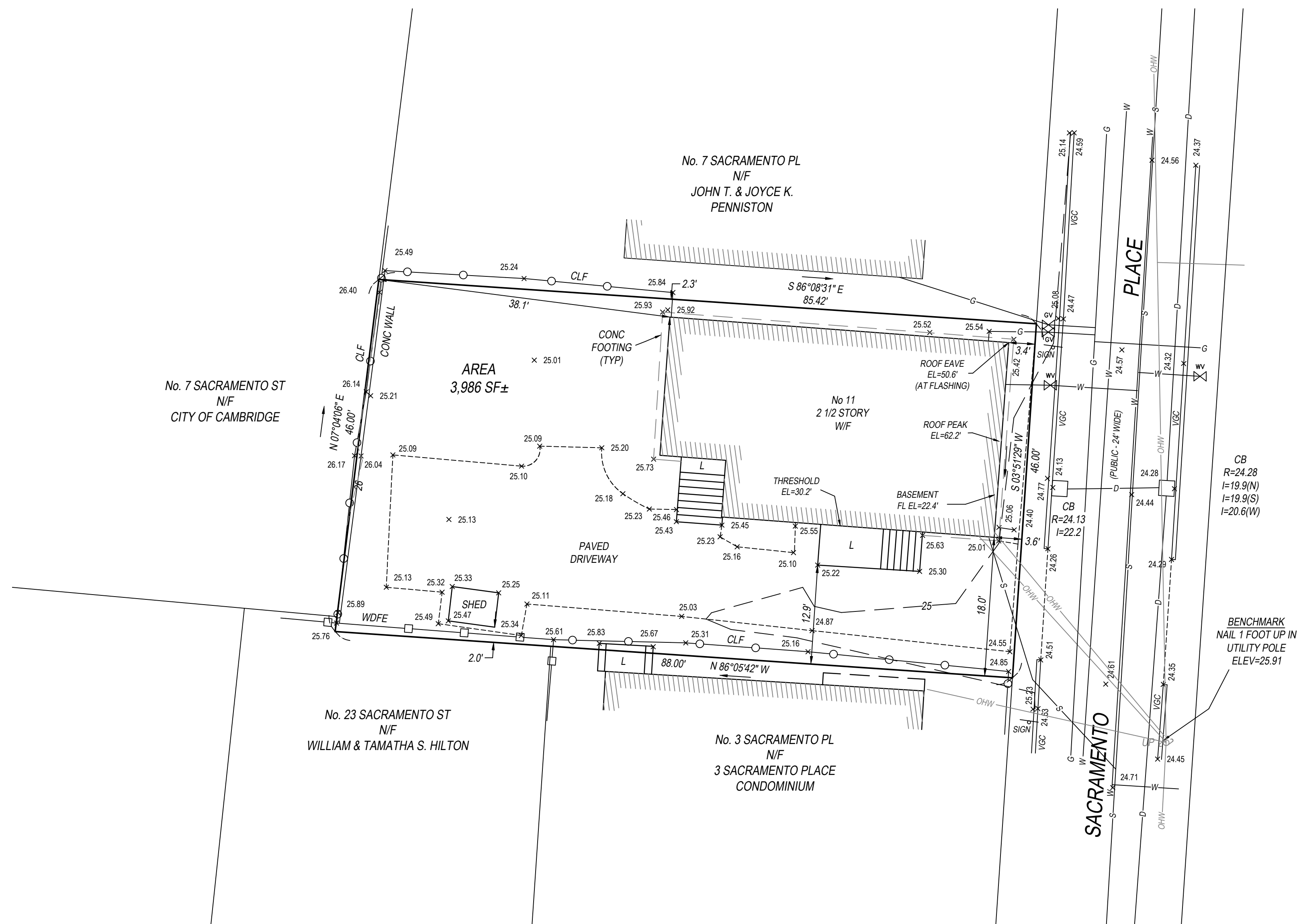
TOPOGRAPHIC
SITE PLAN
IN
CAMBRIDGE, MA

AT 11 SACRAMENTO PLACE
PREPARED FOR

11 SACRAMENTO, LLC

BY
SUMMIT SURVEYING INC.

4 SOUTH POND STREET, NEWBURYPORT, MA 01950



LCC 41515A

RECORD OWNERS:

ANTHONY G. & LYDIA V. ENOS
11 SACRAMENTO PLACE
CAMBRIDGE, MA

REFERENCES:

DEED BOOK 28371 PAGE 302
LC 17879 A
END OF BOOK 4375
PLAN 1136 OF 1986

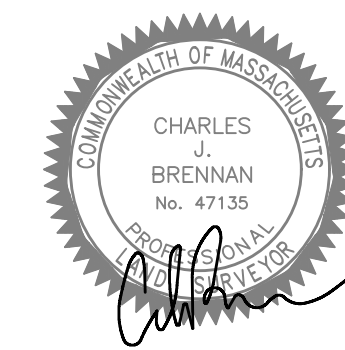
NOTES:

- THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN APRIL 2022.
- SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE CITY ENGINEERING RECORDS AND THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
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- VERTICAL DATUM IS CAMBRIDGE CITY BASE.

LEGEND:

BIT	BITUMINOUS
CB	CATCH BASIN
CON	CONIFEROUS
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CLT	CENTERLINE OF TROUGH
DEC	DECIDUOUS
EMH	ELECTRIC MANHOLE
FD	FOUND
GV	GAS VALVE
HYD	FIRE HYDRANT
OHV	OVERHEAD WIRES
POR	PORCH
SMH	SEWER MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WV	WATER VALVE
W	WATER LINE
D	DRAIN LINE
G	GAS LINE
S	SEWER LINE
T	TELEPHONE
W	WATER LINE

0 5 10 20 40
SCALE: 1" = 10 FT.



SIGNATURE:

DATE:

TEL. 978-692-7109
APRIL 13, 2022

WWW.SUMMITSURVEYINGINC.COM
22-0110

TOPOGRAPHIC SITE PLAN IN CAMBRIDGE, MA AT 11 SACRAMENTO PLACE PREPARED FOR 11 SACRAMENTO, LLC BY SUMMIT SURVEYING INC. 4 SOUTH POND STREET, NEWBURYPORT, MA 01950

11 SACRAMENTO PL

BRETT SIGWORTH AND DAVE KAHN

BZA SET
07/22/2022

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138



PROJECT #: 2204-0011

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



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CLIENTS:

BRETT SIGWORTH
AND DAVE KAHN

GENERAL CONTRACTOR:

N / A

STRUCTURAL ENGINEER:

N / A

DESCRIPTION:
THE PROJECT INVOLVES A RENOVATION ON A 2 FAMILY HOUSE WITH ADDITIONAL SQUARED FOOTAGE AT ALL LEVELS, RELOCATING THE FRONT FACADE FOR LARGER FRONT SETBACK EXTRUDING THE BUILDING ON REAR AREA, UNDERPINNING ON LEVEL 0, NEW MEP, NEW ENTRIES, NEW WINDOWS, WINDOW WELLS, NEW ROOF, NEW DORMERS, NEW TWO TONES SIDING AND NEW PERMEABLE HEATED DRIVEWAY.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JUL 22 A 11:19

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
AND	AND	LAM	LAMINATE, LAMINATED
AT	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
FAB	FABRICATE, FABRICATION	RO	ROUGH OPENING
FD	FLOOR DRAIN	S	SOUTH
FF	FINISHED FLOOR	SCHED	SCHEDULE
FL	FLOOR	SF	SQUARE FEET
FOW	FACE OF WALL	SI	SQUARE INCHES
FT	FEET, FOOT	SIM	SIMILAR
GA	GAUGE	SPEC	SPECIFICATION
GALV	GALVANIZED	SO	SQUARE
GL	GLASS, GLAZING, GLAZED	SS, SST	STAINLESS STEEL
GWB	GYP SUM WALLBOARD, BACKING BOARD	STC	SOUND TRANSMISSION CLASS
GYP	GYP SUM	STL	STEEL
H	HIGH	STR	STORAGE
HDWD	HARDWOOD	STR	STAIR
HM	HOLLOW METAL	T.O.	TOP OF
HORIZ	HORIZONTAL	U.O.	UNDER SIDE OF
HVAC	HEATING, VENTILATING & AIR CONDITIONING	UON	UNLESS OTHERWISE NOTED
IN	INCH, INCHES	WD	WOOD
INCL	INCLUDE, INCLUDED	WT	WEIGHT
INT	INTERIOR	X	INDICATES TIMES OR BY
JT	JOINT		

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYP SUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE
		EXTERIOR ELEVATION KEY
		INTERIOR ELEVATION KEY
		BUILDING SECTION MARKER
		WALL SECTION MARKER
		DETAIL AREA MARKER
		DETAIL SECTION MARKER
		GRID LINE
		VERTICAL ELEVATION KEY (ELEV)
		SPOT ELEVATION W/ TARGET (PLAN)
		SPOT ELEVATION NO TARGET (PLAN)
		REVISION CLOUD AND REVISION TAG
	ROOM TAG	CENTERLINE
	AREA TAG	MATCH LINE
	DOOR TAG	HINGE SIDE OF DOOR
	WINDOW TAG	ALIGN SURFACES
		FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-S5
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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REGISTRATIONS:



GENERAL NOTES

BRETT SIGWORTH AND DAVE KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

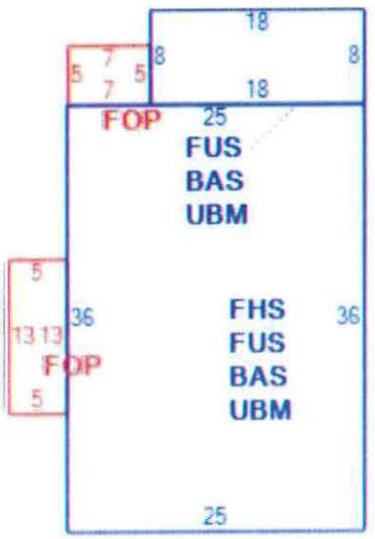
Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
Drawn by	Author
Checked by	Checker

BZA-001

Scale 1 1/2" = 1'-0"



1 MATERIALS 1
1 1/2" = 1'-0"



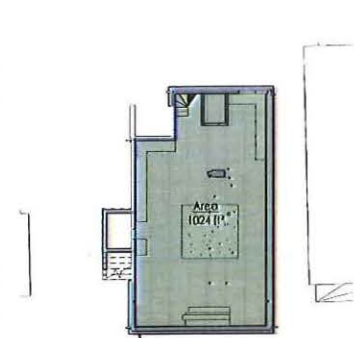
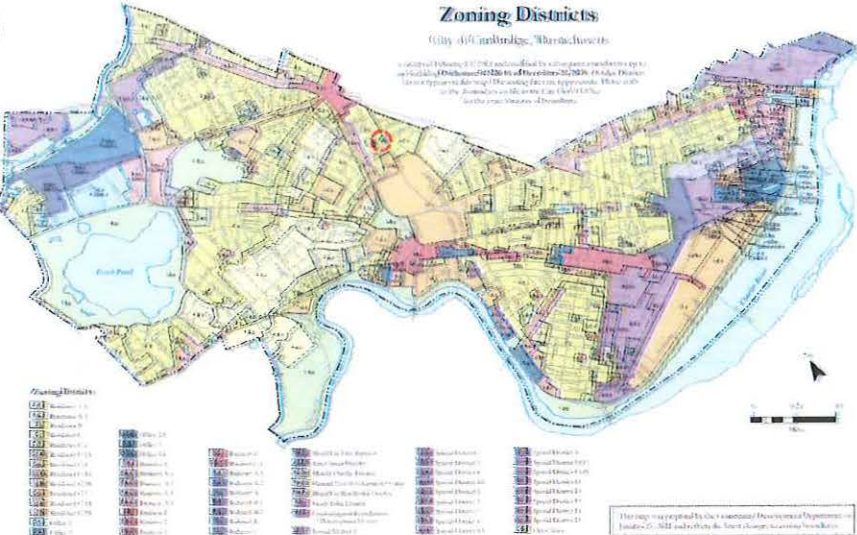
2 SYMBOLS 1
1 1/2" = 1'-0"

3 GENERAL NOTES 1
1 1/2" = 1'-0"

BZA-003 AREA & PLOT PLAN

EXISTING FLOOR AREAS

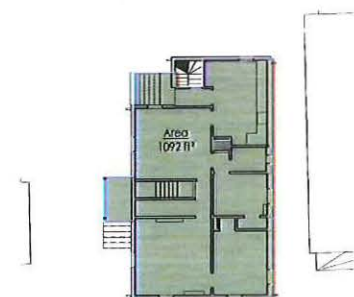
PROPOSED FLOOR AREAS



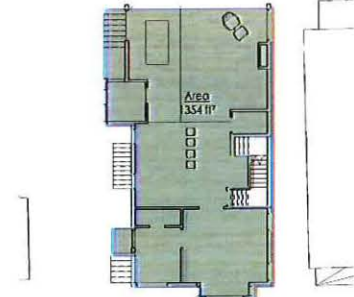
EXISTING - LEVEL 0 Copy 1
1/16" = 1'-0"



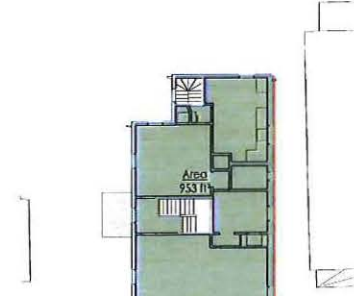
PROPOSED - LEVEL 0 - OPT B Copy 1
1/16" = 1'-0"



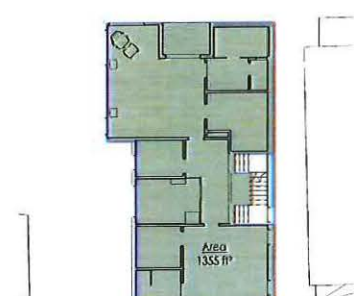
EXISTING - LEVEL 1 Copy 1
1/16" = 1'-0"



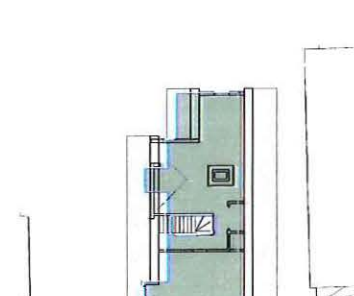
PROPOSED - LEVEL 1 - OPT B Copy 1
1/16" = 1'-0"



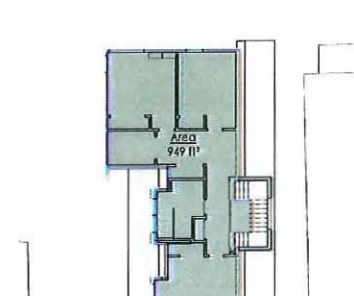
EXISTING - LEVEL 2 Copy 1
1/16" = 1'-0"



PROPOSED - LEVEL 2 - OPT B Copy 1
1/16" = 1'-0"



EXISTING - LEVEL 3 Copy 1
1/16" = 1'-0"



PROPOSED - LEVEL 3 - OPT B Copy 1
1/16" = 1'-0"

Area Schedule (Existing Area1)	
Level	Area
Basement	1024 ft²
First Floor	1092 ft²
Second Floor	953 ft²
Third Floor	574 ft²
Grand total: 4	3642 ft²

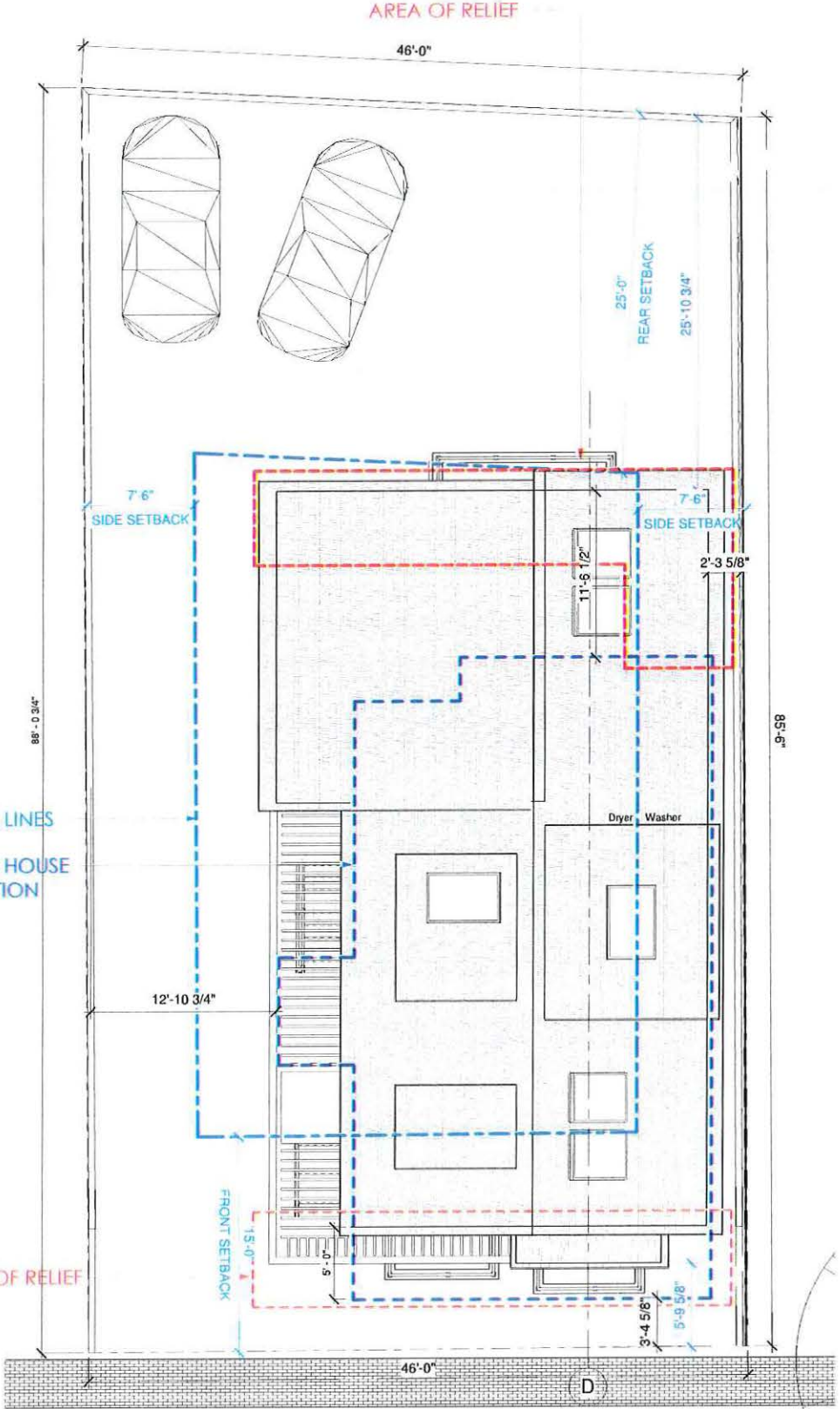
Area Schedule (Proposed Area - Opt B2)	
Level	Area
PROPOSED BASEMENT	1368 ft²
First Floor	1354 ft²
Second Floor	1355 ft²
Third Floor	949 ft²
Grand total: 4	5025 ft²

ZONING DISTRICT: RESIDENCE B
MAX F.A.R. = 0.50

LAND AREA: 3986 sf.
MIN. OS 40% (1,594.4 sf)
EXISTING OS: 34.6% (1,370 sf)
PROPOSED OS: 29.9% (1,192 sf)

EXISTING FAR: 0.65 2,618 sf. (w/o Level 0)
PROPOSED FAR: 0.92 3,668 sf. (w/o Level 0)

REQUIRED BUILDING HEIGHT: 35' - 0"
EXISTING BUILDING HEIGHT: 36' - 8"
PROPOSED BUILDING HEIGHT: 36' - 8"
PROPOSED HEIGHT W/ WINDOW WELL: 38' - 11"



PROPOSED - PLOT PLAN 1
3/16" = 1'-0"



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REGISTRATIONS:



AREA & PLOT PLAN

BRETT SIGWORTH AND DAVE
KAHN

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EXISTING AXON



PROPOSED AXON



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BZA-004

Scale

MORNING - 9 AM

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

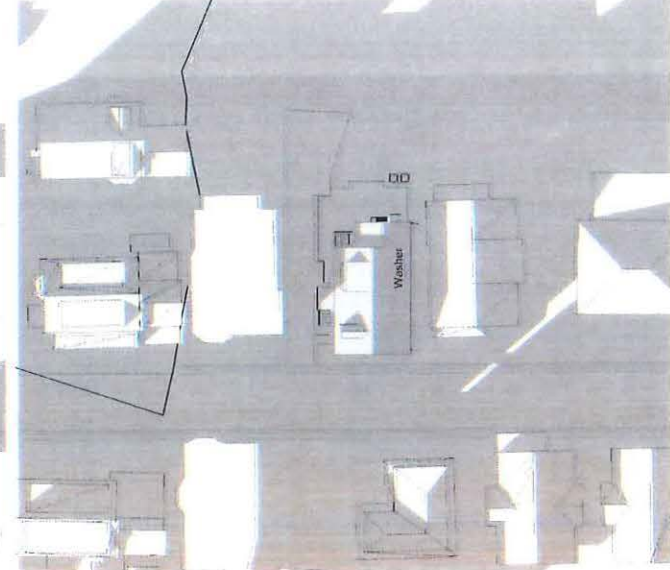
WINTER SOLSTIC - EXISTING

WINTER SOLSTIC - PROPOSED

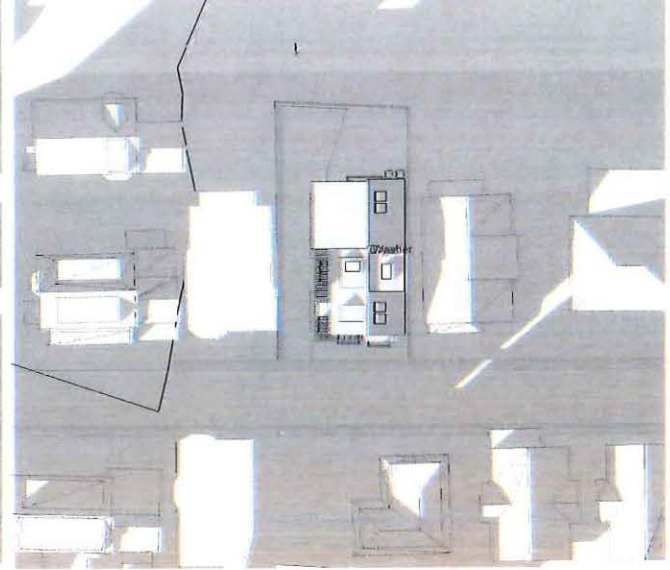


5 BZA - SUMMER - EXISTING - MORNING
1" = 30'-0"

1 BZA - SUMMER - PROPOSED - MORNING
1" = 30'-0"

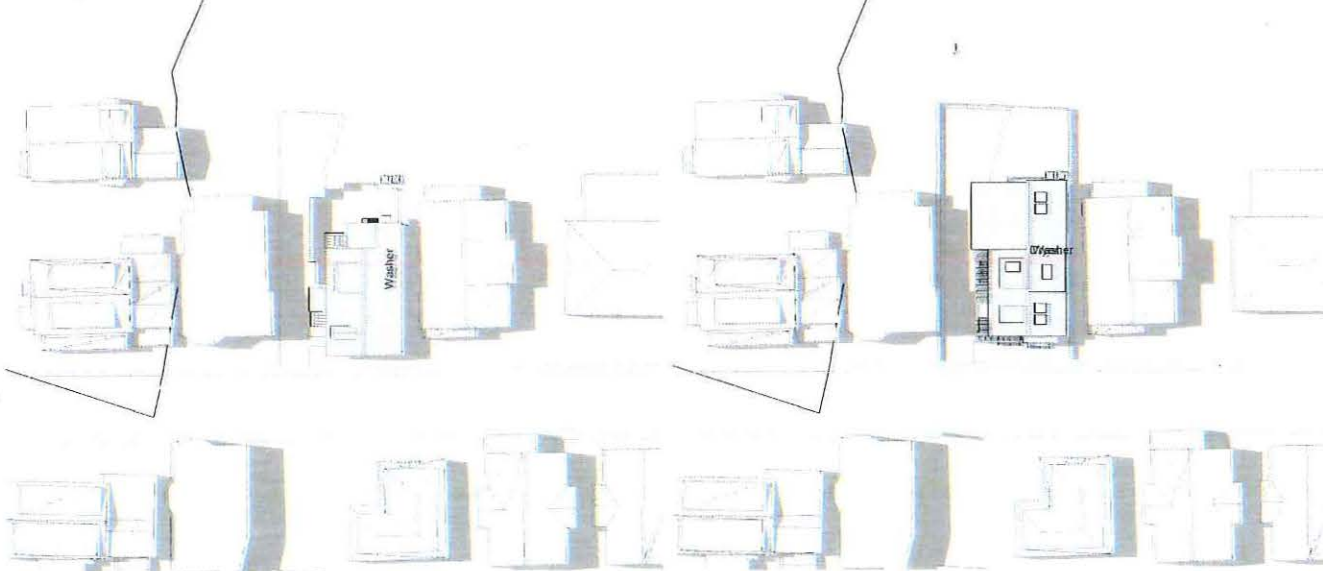


9 BZA - WINTER - EXISTING - MORNING
1" = 30'-0"



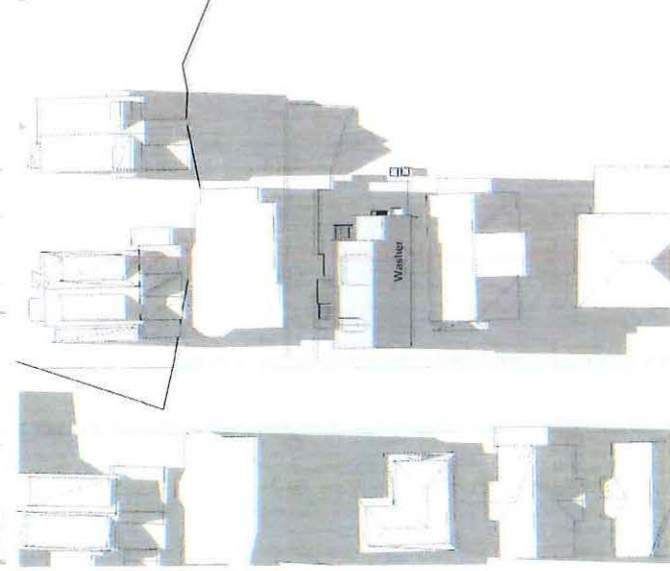
12 BZA - WINTER - PROPOSED - MORNING
1" = 30'-0"

NOON - 12 PM

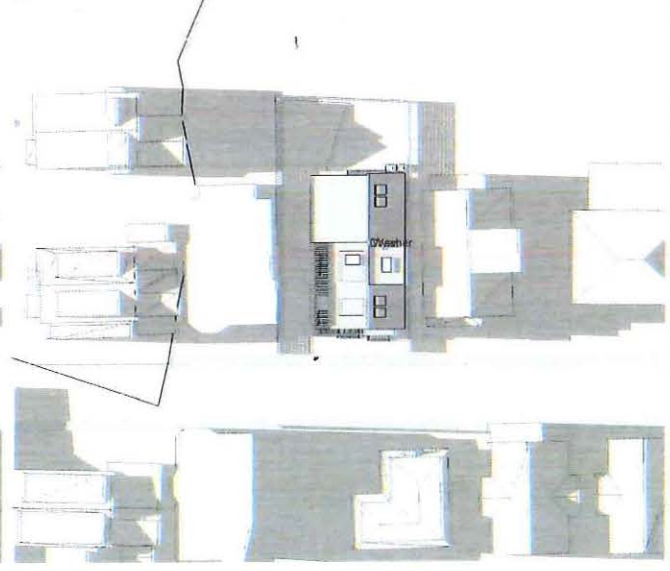


4 BZA - SUMMER - EXISTING - NOON
1" = 30'-0"

2 BZA - SUMMER - PROPOSED - NOON
1" = 30'-0"

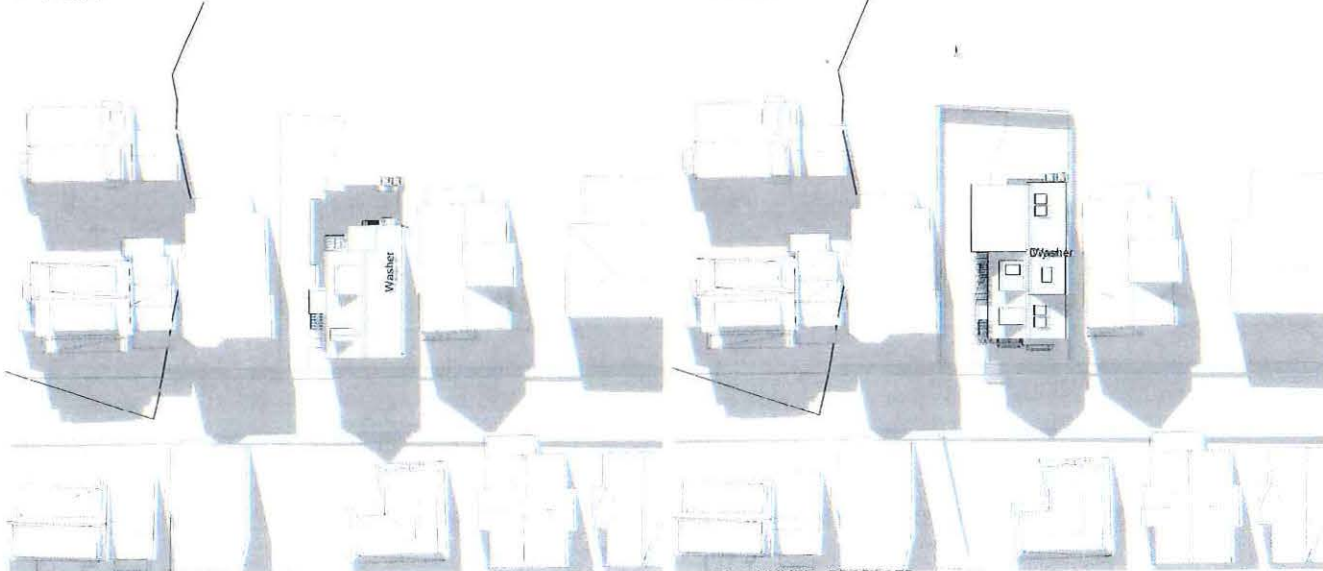


8 BZA - WINTER - EXISTING - NOON
1" = 30'-0"



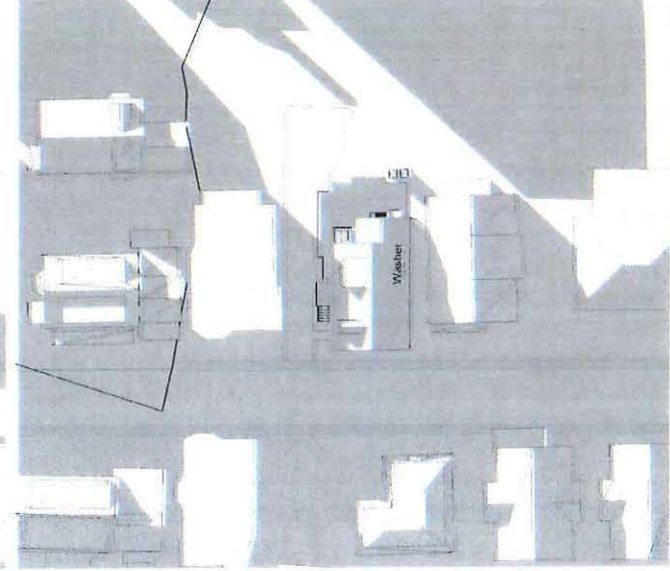
11 BZA - WINTER - PROPOSED - NOON
1" = 30'-0"

AFTERNOON - 3 PM

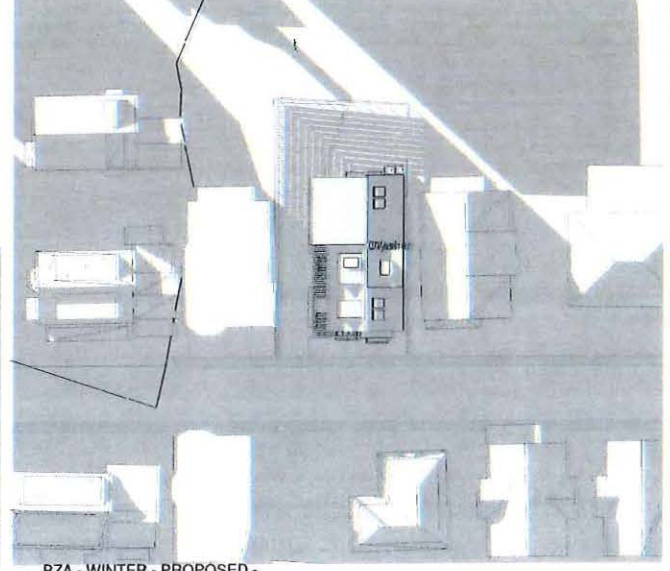


6 BZA - SUMMER - EXISTING - AFTERNOON
1" = 30'-0"

3 BZA - SUMMER - PROPOSED - AFTERNOON
1" = 30'-0"



7 BZA - WINTER - EXISTING - AFTERNOON
1" = 30'-0"

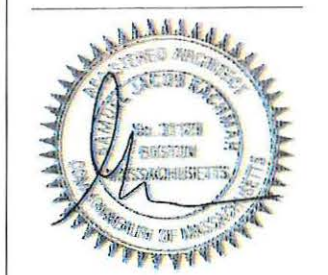


10 BZA - WINTER - PROPOSED - AFTERNOON
1" = 30'-0"



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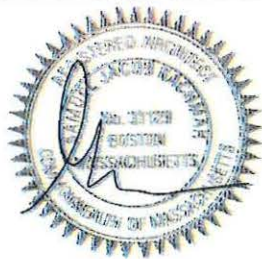
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BZA-005	
Scale	1" = 30'-0"



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STREET SCAPE

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CAMBRIDGE MA, 02138

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Project number	2204-0011
Date	07/22/2022
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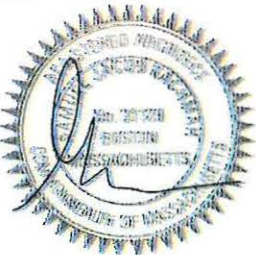
BZA-006

Scale



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STREETSCAPE

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11 SACRAMENTO PLACE
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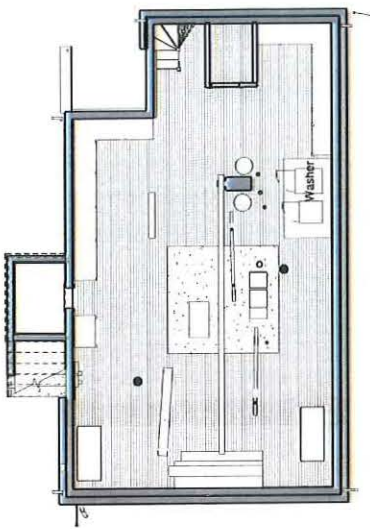
Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
Drawn by	Author
Checked by	Checker

BZA-006A

Scale:

BZA-007 PLAN - LEVEL 0

EXISTING

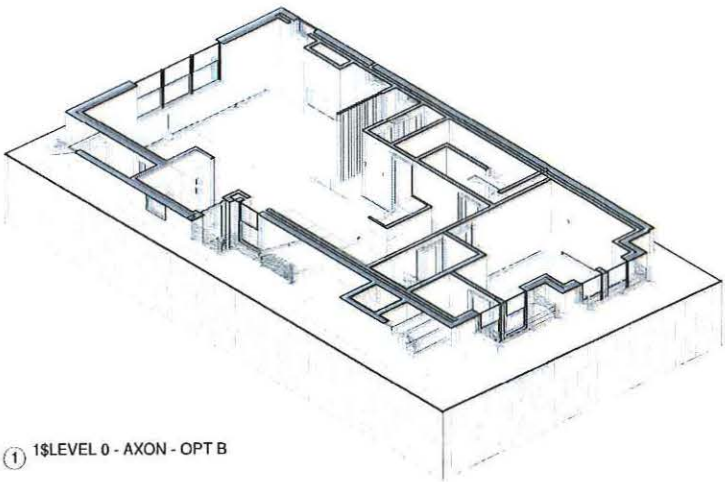


1\$EXISTING - LEVEL 0 - OPT B
1/8" = 1'-0"

SET BACK LINE

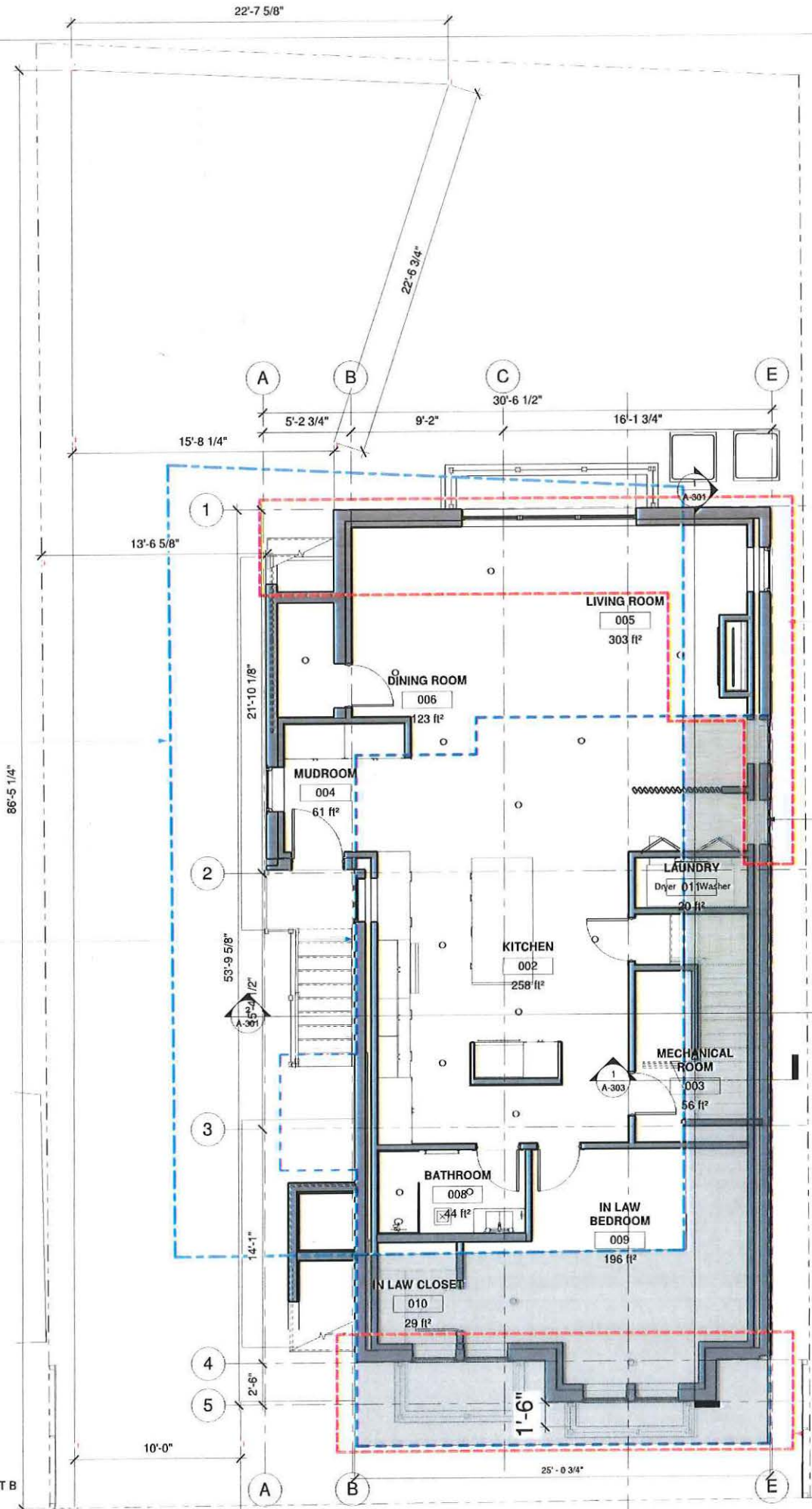
EXISTING HOUSE
PROJECTION

PROPOSED



1\$LEVEL 0 - AXON - OPT B

2\$PROPOSED - LEVEL 0 - OPT B
1/4" = 1'-0"



AREA OF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

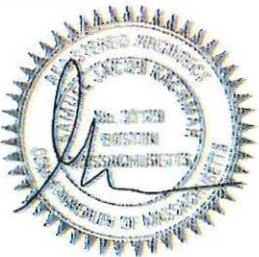


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REGISTRATIONS:



PLAN - LEVEL 0

BRETT SIGWORTH AND DAVE
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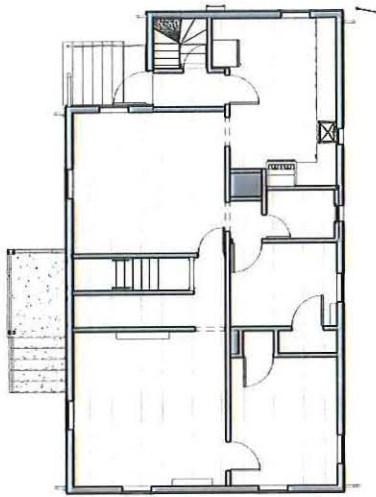
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Scale As indicated

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BZA-008 PLAN - LEVEL 1

EXISTING

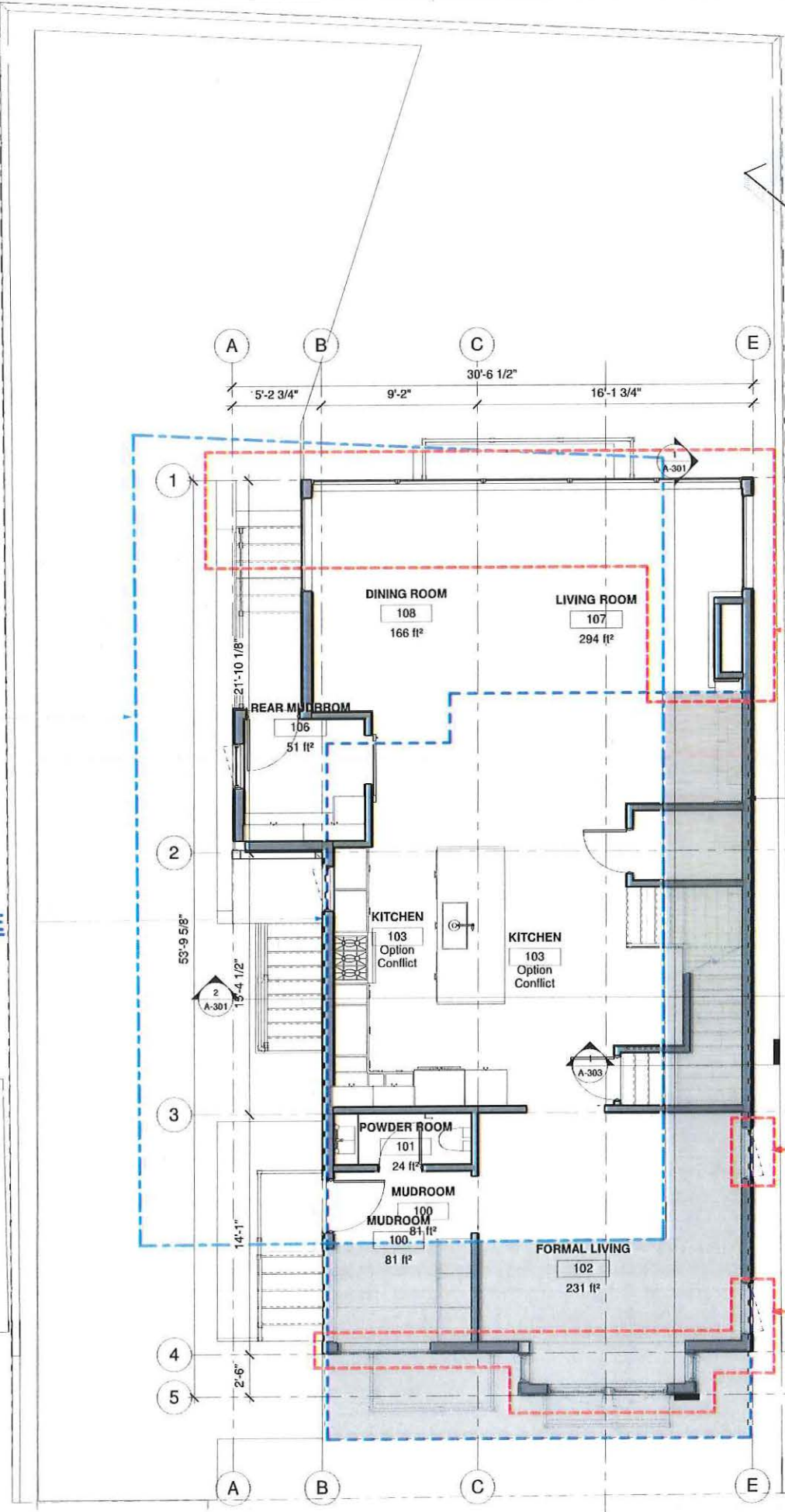


2 1\$EXISTING - LEVEL 1 - OPT B
1/8" = 1'-0"

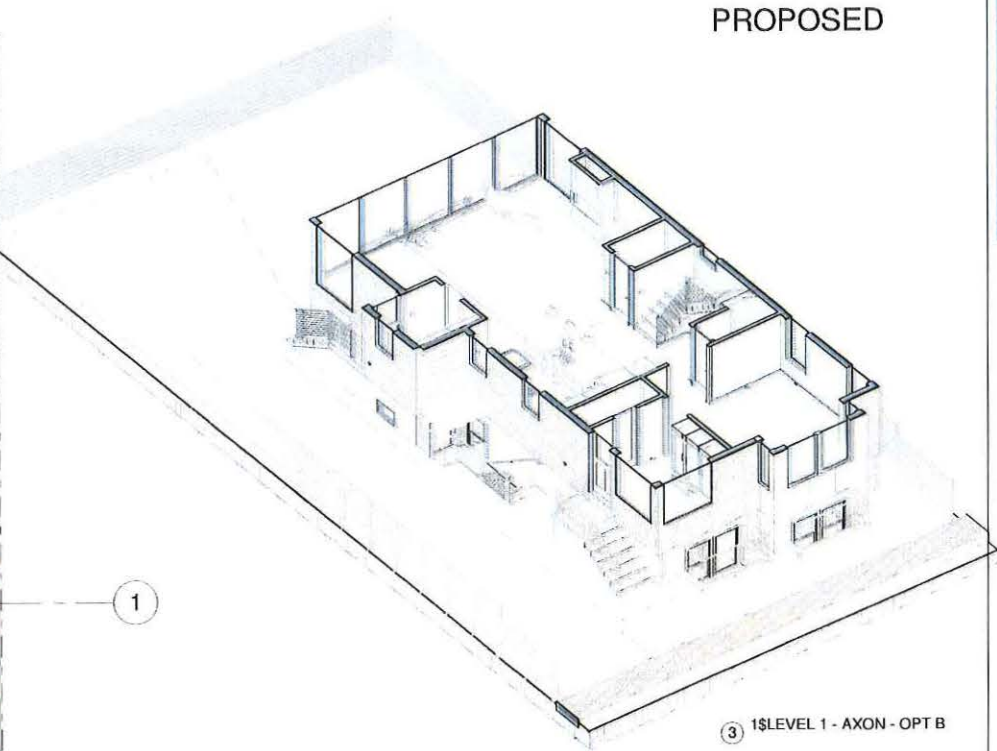
SET BACK LINE

EXISTING HOUSE
PROJECTION

1 1\$PROPOSED - LEVEL 1 - OPT B
1/4" = 1'-0"



PROPOSED



3 1\$LEVEL 1 - AXON - OPT B

AREA OF RELIEF

EXISTING NON CONFORMING AREA

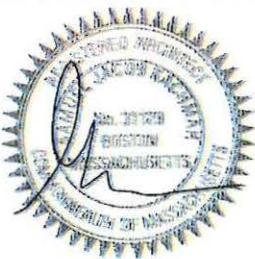
AREA OF RELIEF

AREA OF RELIEF



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REGISTRATIONS:



PLAN - LEVEL 1

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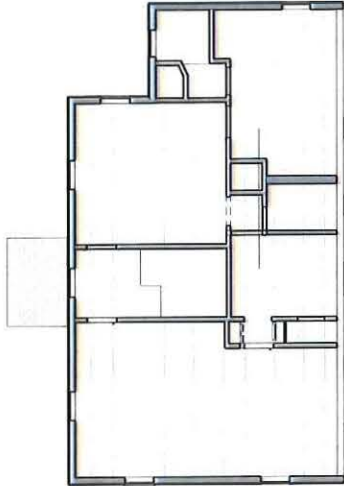
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BZA-009PLAN - LEVEL 2

EXISTING

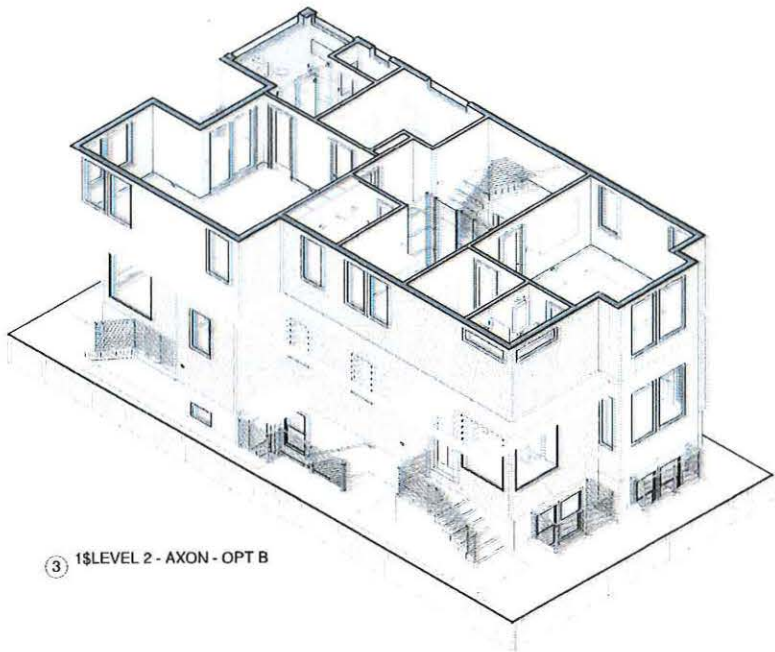
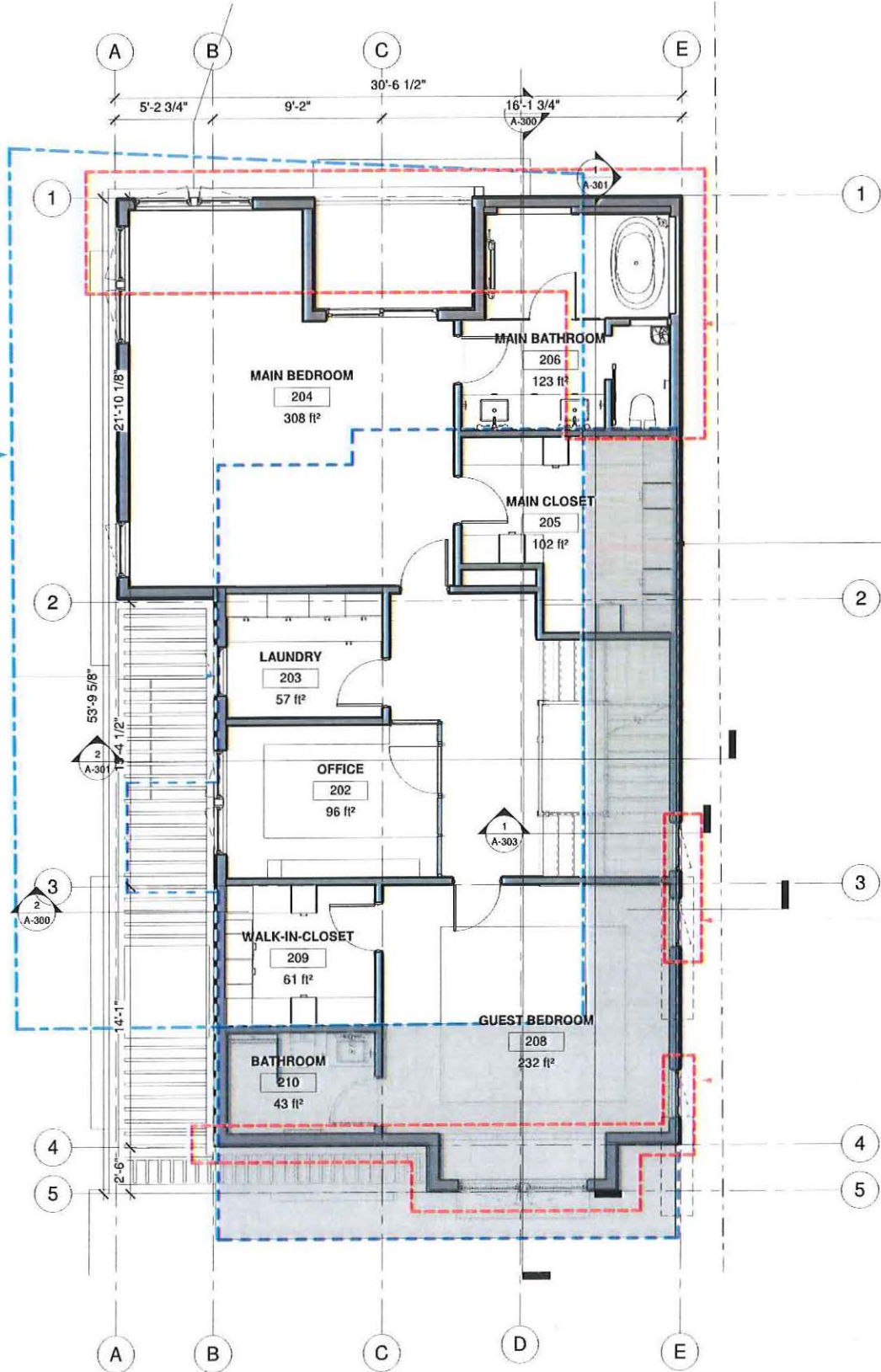
PROPOSED



2 1\$EXISTING - LEVEL 2 - OPT B
1/8" = 1'-0"

SET BACK LINE

EXISTING HOUSE
PROJECTION



3 1\$LEVEL 2 - AXON - OPT B

AREA OF RELIEF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

AREA OF RELIEF

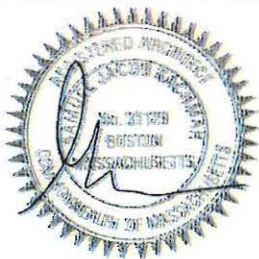


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REGISTRATIONS:



PLAN - LEVEL 2

BRETT SIGWORTH AND DAVE
KAHN

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Project number: 2204-0011
Date: 07/22/2022
Drawn by: Author
Checked by: Checker

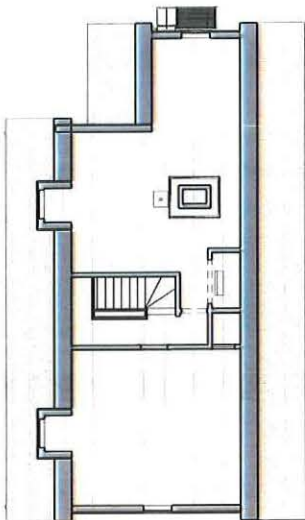
BZA-009

Scale: As indicated

7/22/2022 9:33:25 AM

BZA-010 PLAN - LEVEL 3

EXISTING

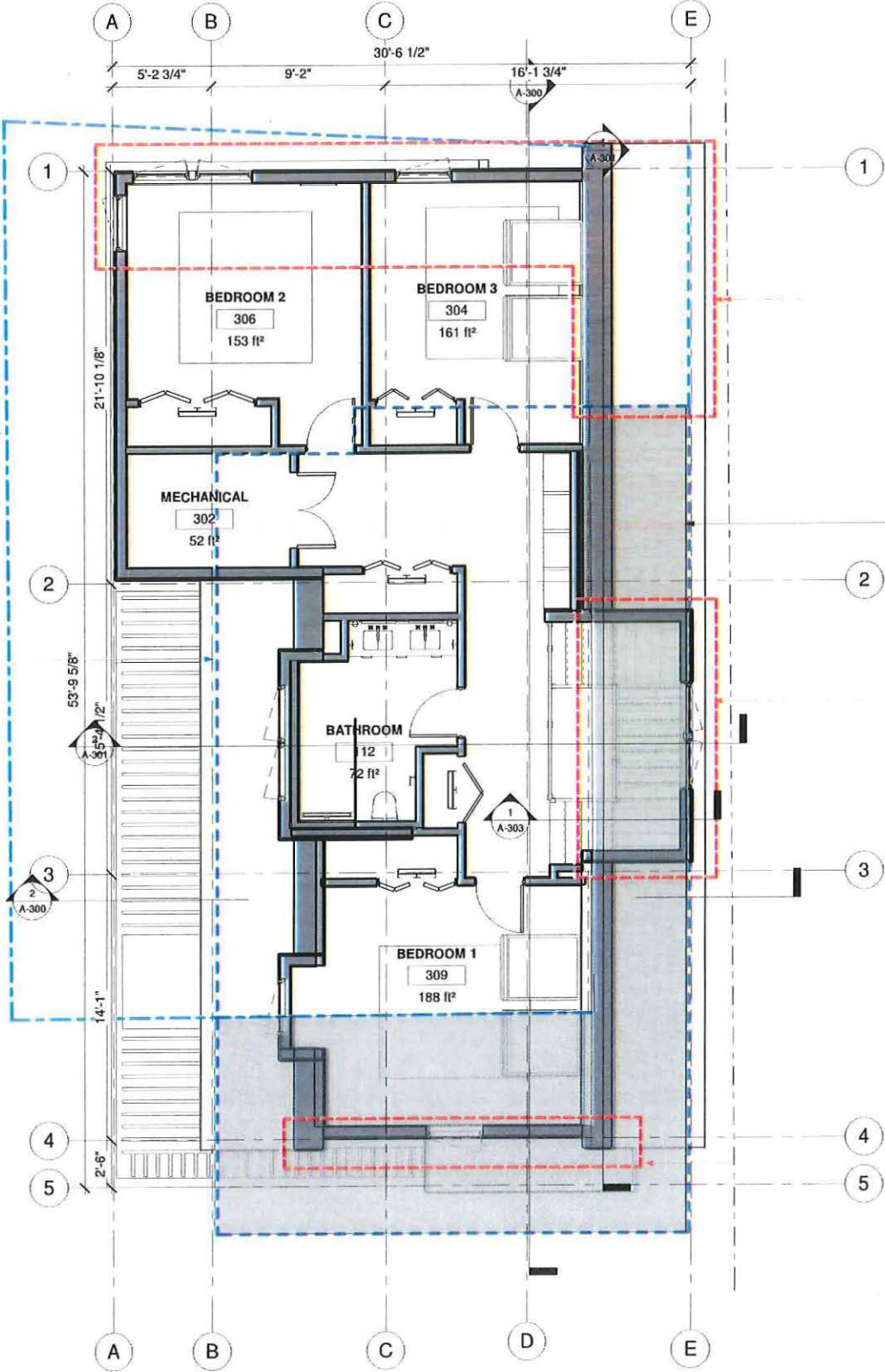


2 EXISTING - LEVEL 3 - OPT B
1/8" = 1'-0"

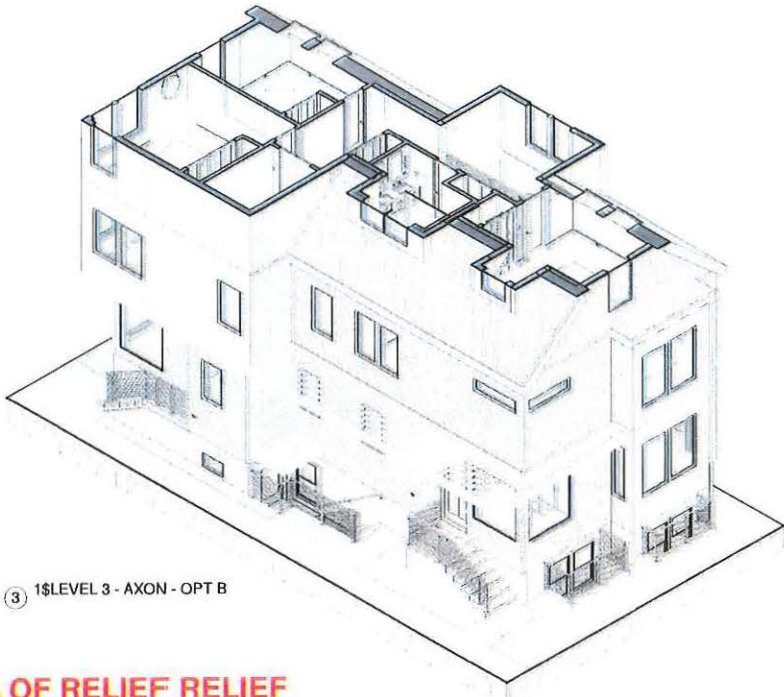
SET BACK LINE

EXISTING HOUSE
PROJECTION

PROPOSED



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



3 LEVEL 3 - AXON - OPT B

AREA OF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

AREA OF RELIEF



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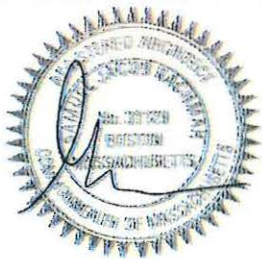
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REGISTRATIONS:



PLAN - LEVEL 3

BRETT SIGWORTH AND DAVE
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Date	07/22/2022
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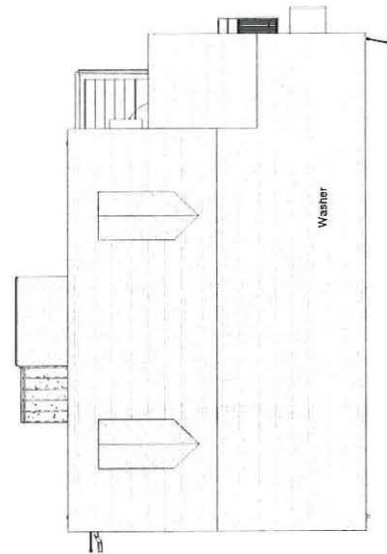
BZA-010

Scale As indicated

7/22/2022 9:33:46 AM

BZA-011 PLAN - ROOF

EXISTING

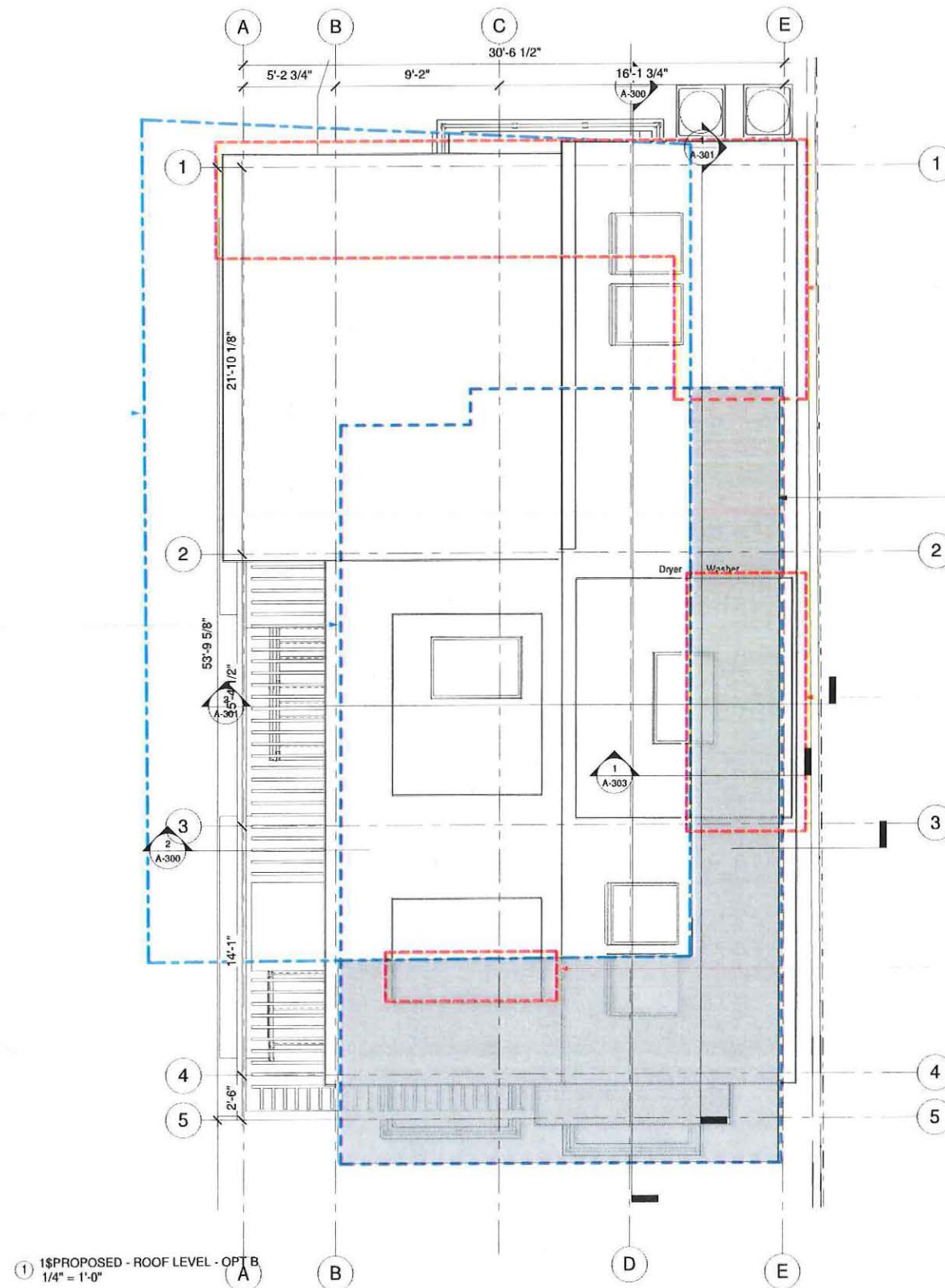


② 1\$EXISTING - ROOF LEVEL - OPT B
1/8" = 1'-0"

SET BACK LINE

EXISTING HOUSE
PROJECTION

PROPOSED



① 1\$PROPOSED - ROOF LEVEL - OPT B
1/4" = 1'-0"

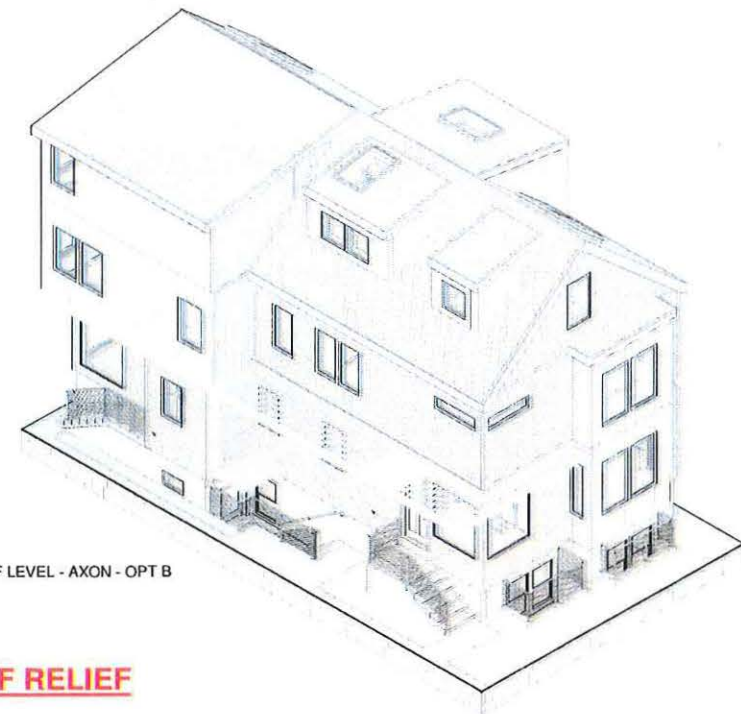
③ 1\$ROOF LEVEL - AXON - OPT B

AREA OF RELIEF

EXISTING NON CONFORMING AREA

AREA OF RELIEF

AREA OF RELIEF



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11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

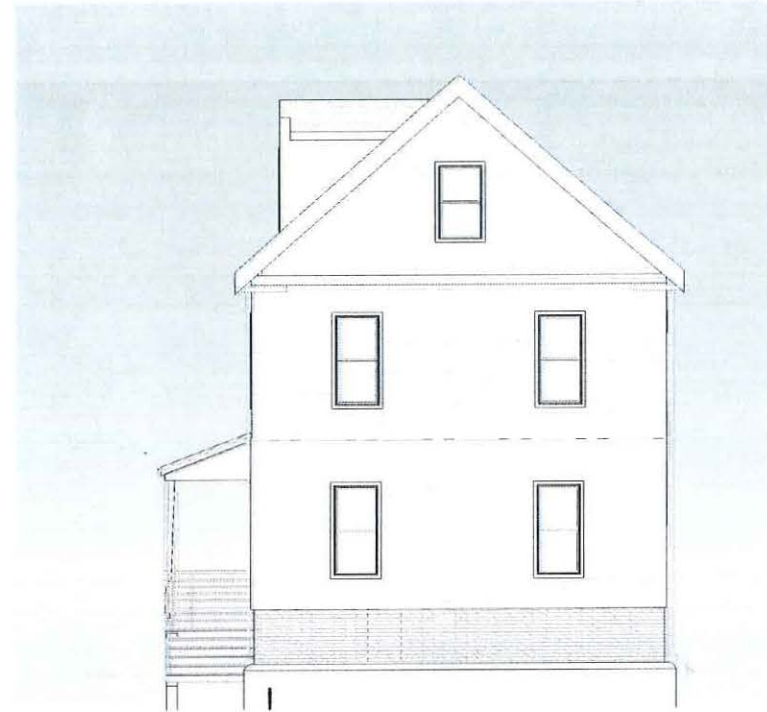
Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
Drawn by	Author
Checked by	Checker

BZA-011

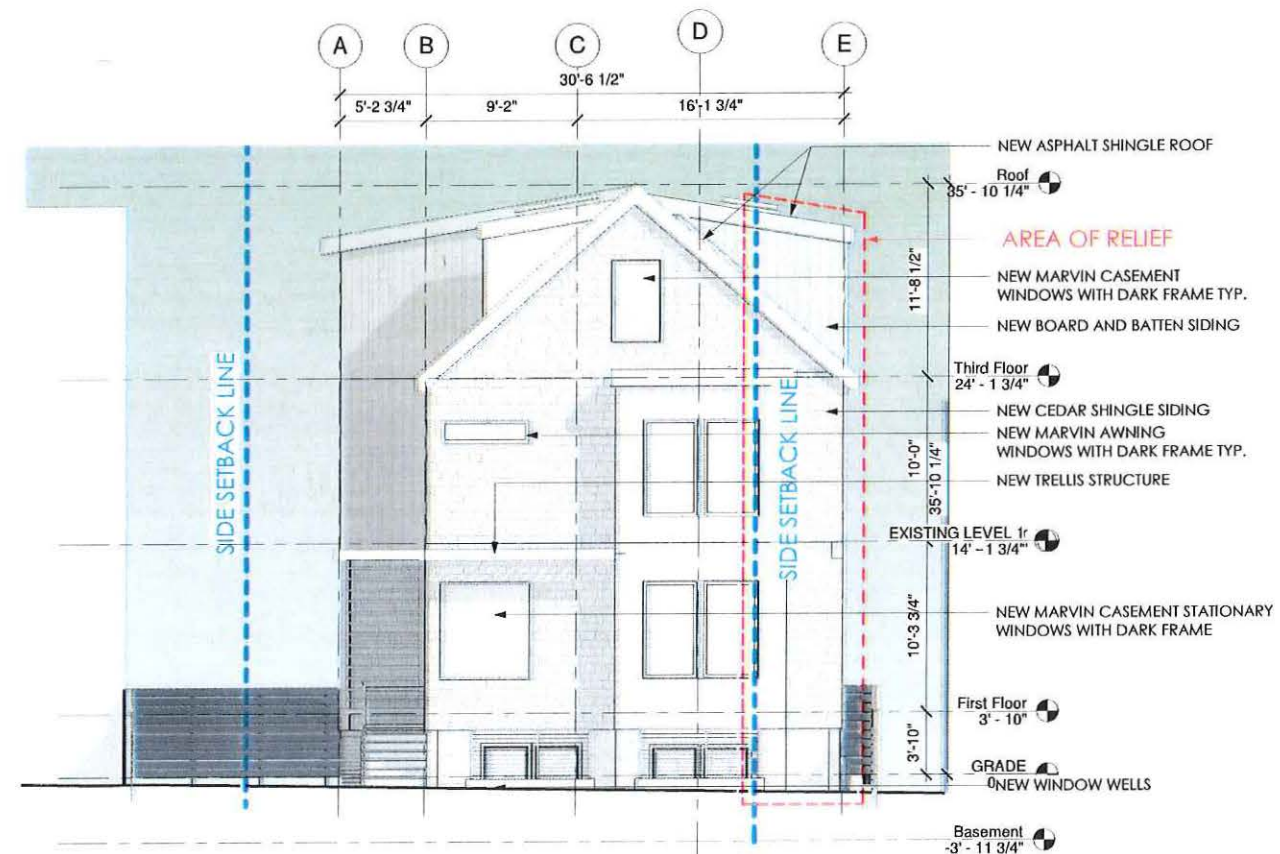
Scale As indicated

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BZA-012ELEVATION EAST



② 1\$EXISTING - EAST ELEVATION
3/16\" = 1'-0"

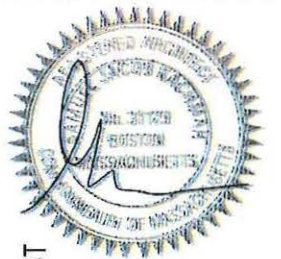


① 1\$PROPOSED - EAST ELEVATION
3/16\" = 1'-0"



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REGISTRATIONS:



ELEVATION EAST

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

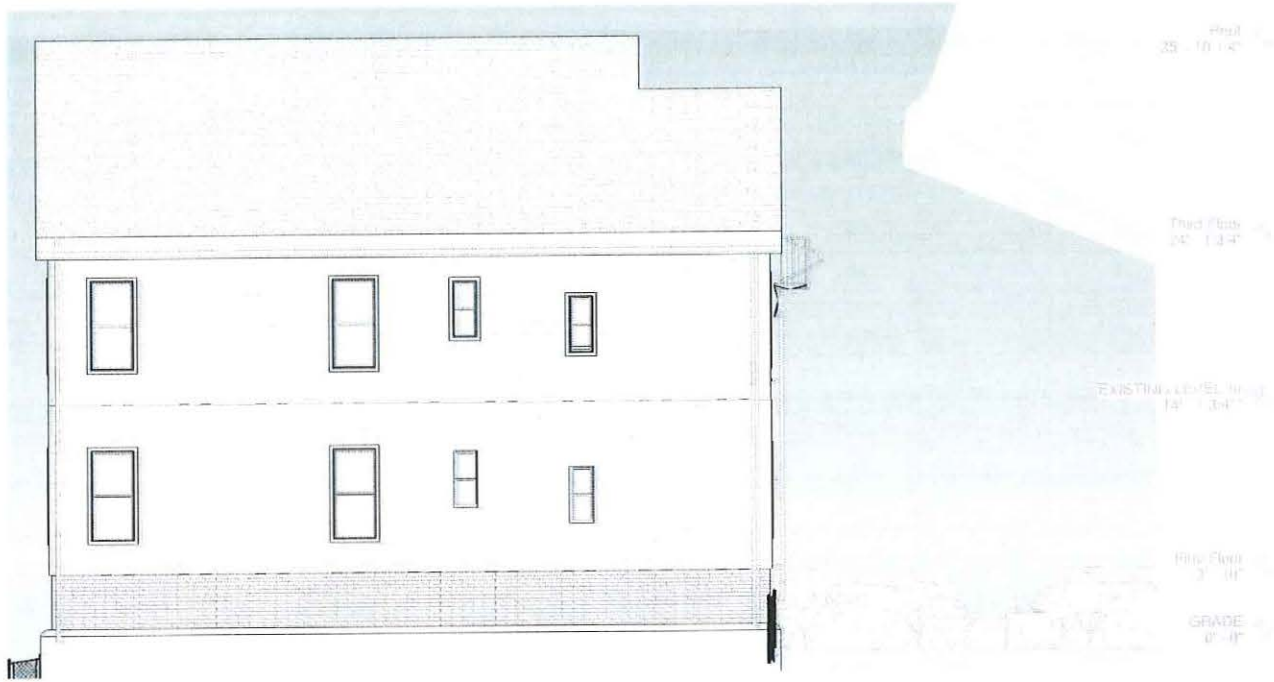
11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
Drawn by	Author
Checked by	Checker

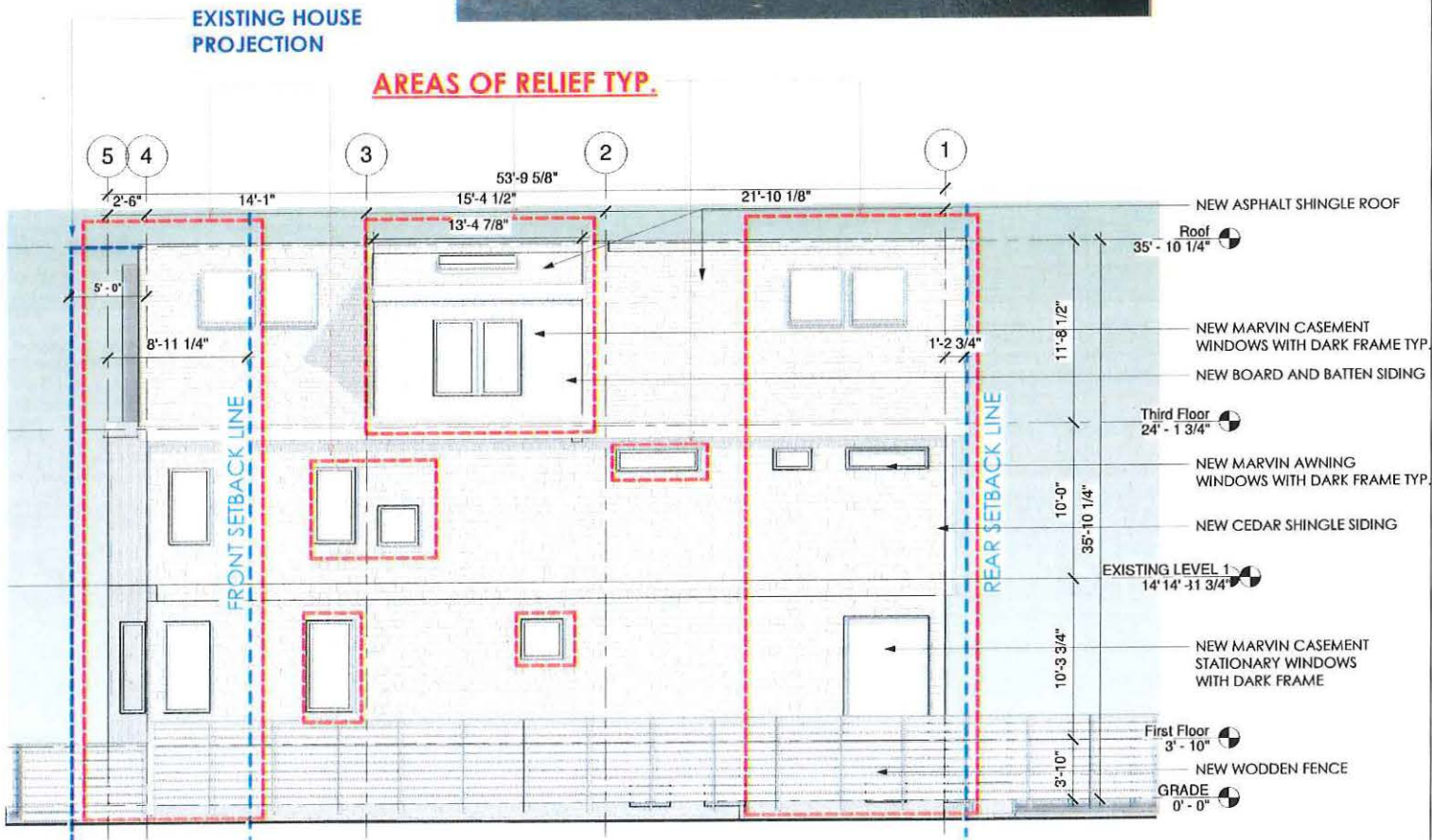
BZA-012

Scale 3/16\" = 1'-0"

7/22/2022 9:34:17 AM



② 1\$EXISTING - NORTH ELEVATION
3/16" = 1'-0"



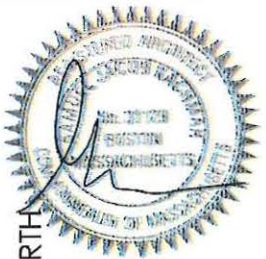
① 1\$PROPOSED - NORTH ELEVATION
3/16" = 1'-0"



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REGISTRATIONS:



ELEVATION NORTH

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

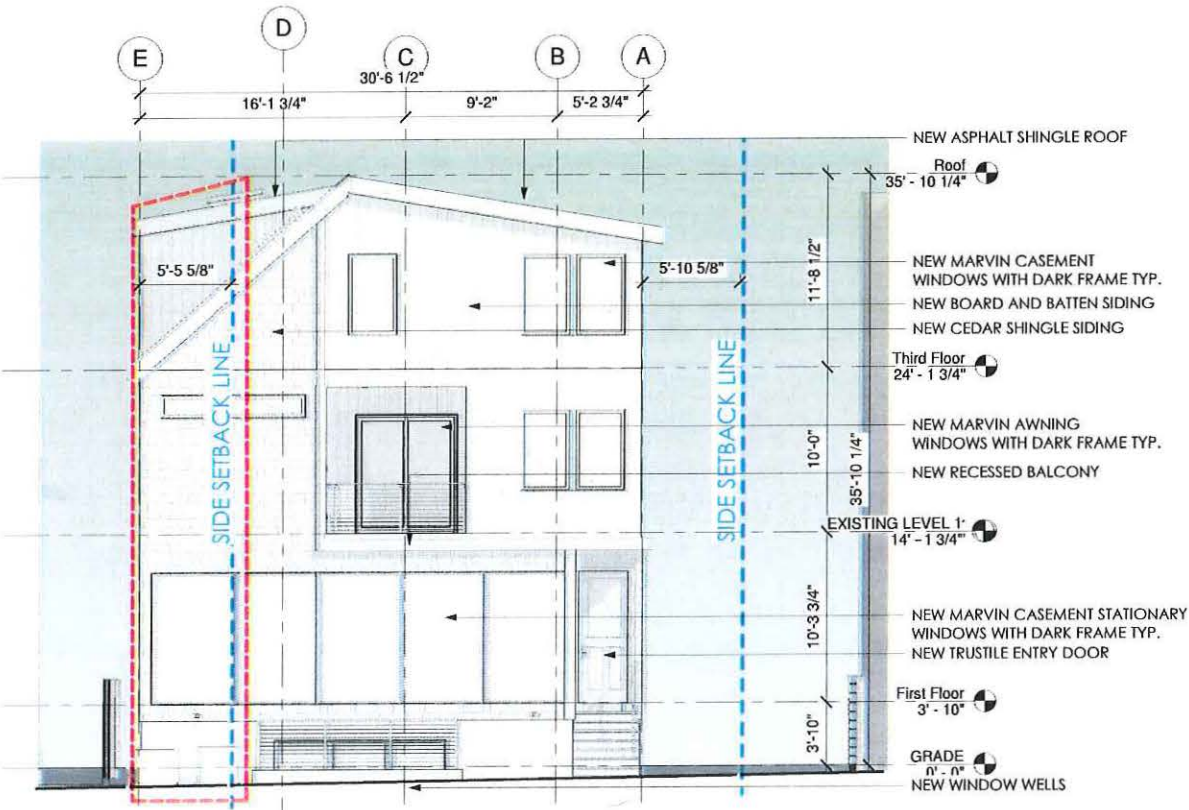
Project Status BZA SET
Project number 2204-0011
Date 07/22/2022
Drawn by Author
Checked by Checker

BZA-013

Scale 3/16" = 1'-0"



2 1\$EXISTING - WEST ELEVATION
3/16" = 1'-0"



1 1\$PROPOSED - WEST ELEVATION
3/16" = 1'-0"

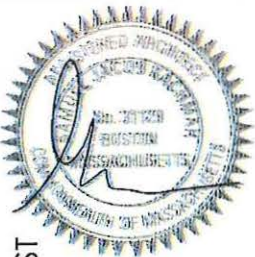


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REGISTRATIONS:



ELEVATION WEST

BRETT SIGWORTH AND DAVE
KAHN

11 SACRAMENTO PL

11 SACRAMENTO PLACE
CAMBRIDGE MA, 02138

Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
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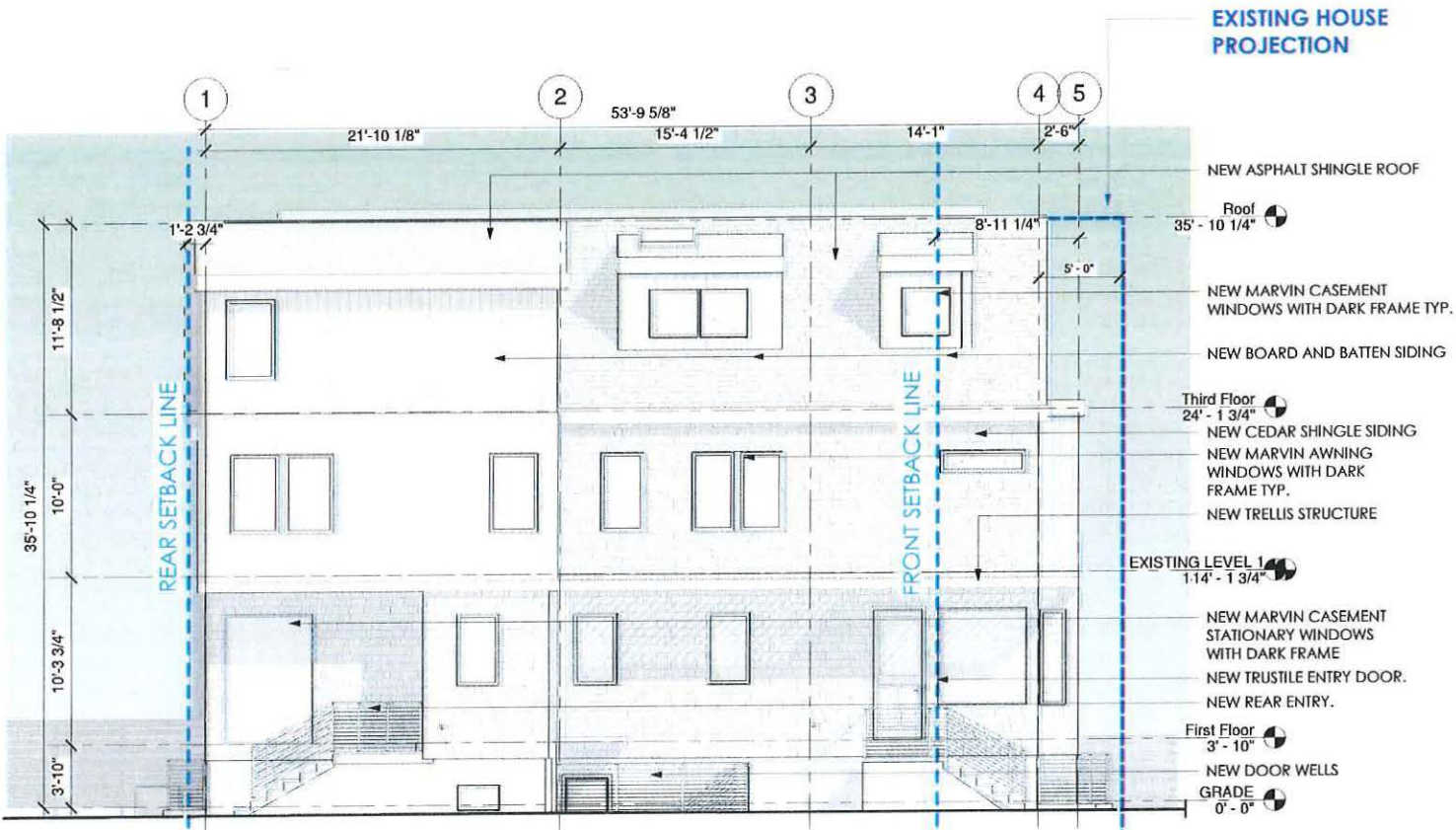
BZA-014

Scale 3/16" = 1'-0"

BZA-015 ELEVATION SOUTH



2 EXISTING - SOUTH ELEVATION
3/16" = 1'-0"



1 PROPOSED - SOUTH ELEVATION
3/16" = 1'-0"



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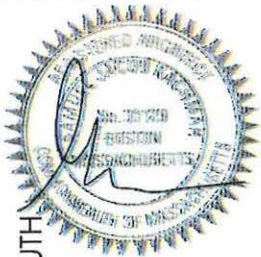
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REGISTRATIONS:



ELEVATION SOUTH

BRETT SIGWORTH AND DAVE

KAHN

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11 SACRAMENTO PLACE
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Project Status	BZA SET
Project number	2204-0011
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BZA-015

Scale 3/16" = 1'-0"

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PROPOSED - EAST ELEVATION



PROPOSED - SOUTH ELEVATION



EXISTING - EAST ELEVATION



EXISTING - SOUTH ELEVATION



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REGISTRATIONS:



EAST/SOUTH ELEVATION
RENDERS

BRETT SIGWORTH AND DAVE
KAHN
11 SACRAMENTO PL
11 SACRAMENTO PLACE
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Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
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BZA-016

Scale



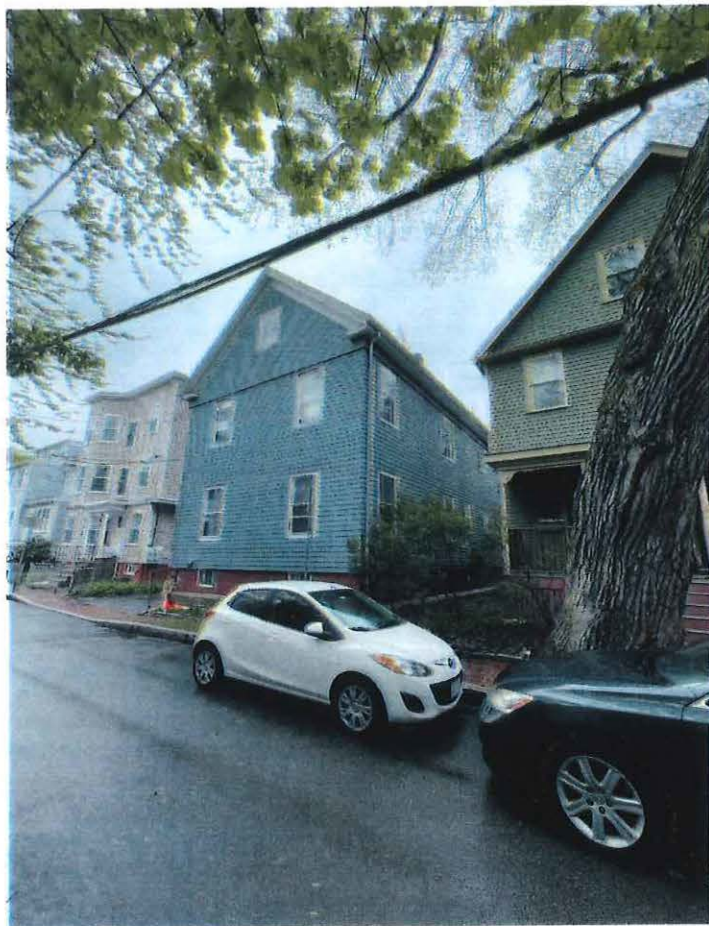
PROPOSED - WEST ELEVATION



PROPOSED - NORTH ELEVATION



EXISTING - WEST ELEVATION

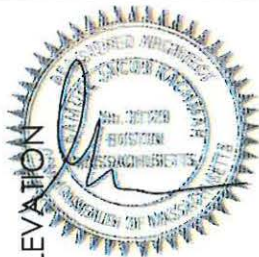


EXISTING - NORTH ELEVATION



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REGISTRATIONS:



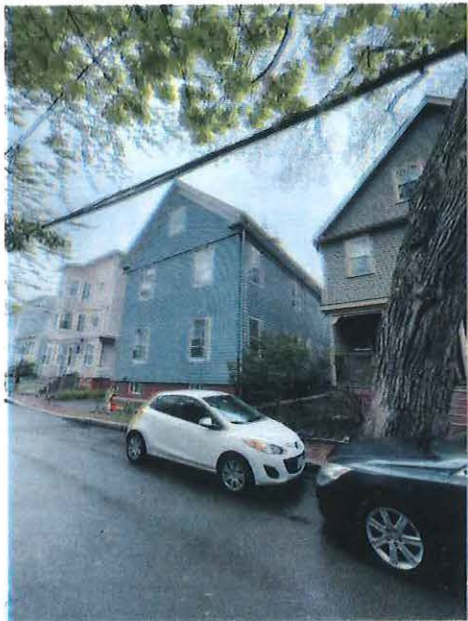
WEST/NORTH ELEVATION
RENDERS

BRETT SIGWORTH AND DAVE
KAHN
11 SACRAMENTO PL
11 SACRAMENTO PLACE
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BZA-018

Scale



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REGISTRATIONS:



EXISTING CONDITION
PHOTOS

BRETT SIGWORTH AND DAVE
KAHN
11 SACRAMENTO PL
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Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
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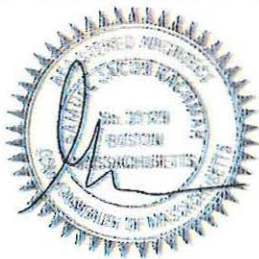
BZA-019

Scale



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REGISTRATIONS:



QR CODE

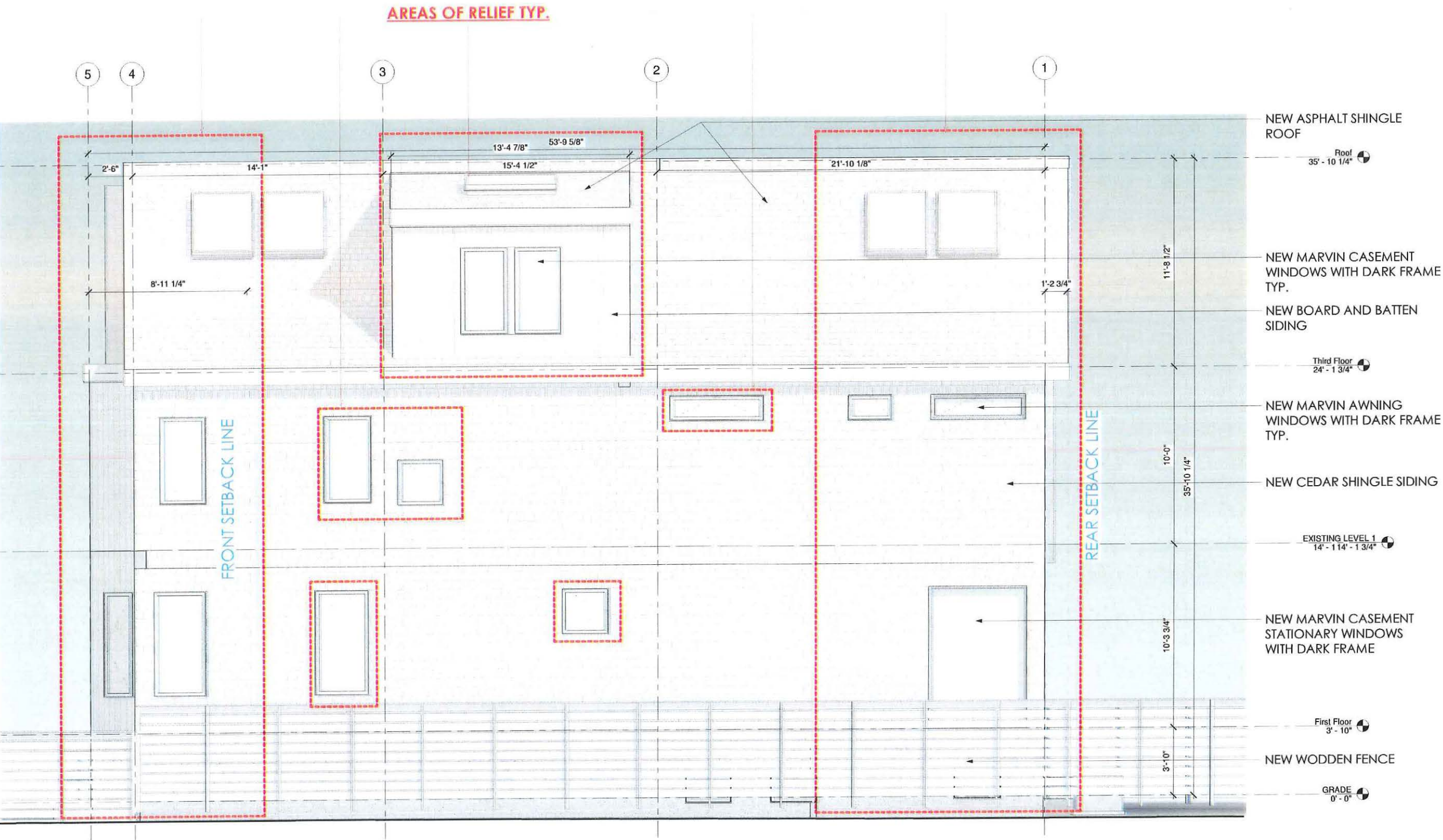
BRETT SIGWORTH AND DAVE
KAHN
11 SACRAMENTO PL
11 SACRAMENTO PLACE
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Project Status	BZA SET
Project number	2204-0011
Date	07/22/2022
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BZA-020

Scale

BZA-022ENLARGED NORTH ELEVATION



PROPOSED - ENLARGED NORTH ELEVATION
3/8" = 1'-0"



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REGISTRATIONS:



ENLARGED NORTH ELEVATION

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Project Status BZA SET
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BZA-022

Scale 3/8" = 1'-0"

7/22/2022 9:35:04 AM



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Dan Chen Date: 7/14/22
(Print)

Address: 11 Sacramento Place

Case No. BZA-181771

Hearing Date: 7/28/22

Thank you,
Bza Members