



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 179628

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Treetop Investments, LLC C/O Siddharth Gehlot, Manager

PETITIONER'S ADDRESS: 100 Tower Office Park, Woburn, MA 01801

LOCATION OF PROPERTY: 131 Fifth St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Alteration of non-conforming structure to alter doors and windows in the setback, and to finish the basement./

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add a rear first floor patio door, changes to windows on all sides in the existing setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Alteration of Non-Conforming Structure Special Permit)

Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner(s) / Owner)

Siddharth Gehlot

(Print Name)

Address:

Tel. No.

E-Mail Address:

100 Tower Office Park suite-1, Woburn MA 01801

781-305-3731

sid@treetopinvestments.com

Date: June 23, 2022

BZA Application Form

2022 JUN 28 PM 3:25
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 Treetop Investments, LLC
(OWNER)

Address: 100 Tower Office Park, Ste. I, Woburn, MA 01801

State that I/We own the property located at 131-133 5th Street, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Treetop Investments, LLC

*Pursuant to a deed of duly recorded in the date 10/13/2021, Middlesex South
County Registry of Deeds at Book 78904, Page 82; or

Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

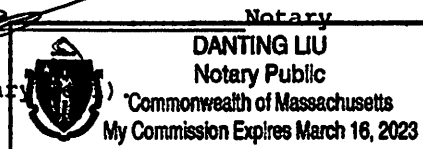
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot, Manager personally appeared before me,
this 24 of May, 2022, and made oath that the above statement is true.

My commission expires March 16, 2023 (Notary)



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

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 131 Fifth St., 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:

The whole foundation wall is falling and it is necessary to repair same, which will require basement work to be performed.

There is no change to the number of Units. The exterior alterations and finishing the basement will not be a detriment to the public interest.

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 number of units will remain the same.

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 in use or increase in number of units. The restoration of the building will benefit the neighborhood.

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 change in use or increase in number of units. In fact, the work proposed makes the existing building safer by fixing its current, unsafe condition.

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 renovated, structurally safer building, with no change in the number of units, will not impact the integrity of the neighborhood and will, in fact, enhance it.

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

DIMENSIONAL INFORMATION

Applicant: Treetop Investments, LLC
Location: 131 Fifth St., Cambridge, MA
Phone: 781-305-3731

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,654	4,654	N/A	(max.)
<u>LOT AREA:</u>		2,100	2,100	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> 2		2.22	2.91	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		350	350	1500	
<u>SIZE OF LOT:</u>	WIDTH	42	42	50	
	DEPTH	50	50	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	18' 11.5"	
	REAR	9' 7"	9' 7"	18' 11.5"	
	LEFT SIDE	2' 7.5"	2' 7.5"	15' 6"	
	RIGHT SIDE	0' 8.5"	0' 8.5"	15' 6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	36' 4.5"	37' 1.5"	35'	
	WIDTH	40' 4"	40' 4"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		14.6%	14.6%	30%	
<u>NO. OF DWELLING UNITS:</u>		6	6	1	
<u>NO. OF PARKING SPACES:</u>		0	0	6	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

There are no other buildings on the 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'.



131 133 5TH STREET CAMBRIDGE MA
RENOVATION OF EXISTING 6 UNITS BUILDING
DRAWINGS FOR SPECIAL PERMIT APPLICATION

PAGE	TITLE	SCALE
E-101	EXISTING FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING EXTERIOR ELEVATIONS	1/8"= 1' 0"
E-103	EXISTING 3D IMAGES	1/8"= 1' 0"
E-104	PICTURES OF EXISTING PROPERTY	
E-105	PICTURES OF EXISTING BASEMENT	
D-101	PROPOSED BASEMENT DEMOLITION PLAN	1/4"= 1' 0"
D-102	PROPOSED FIRST FLOOR DEMOLITION PLAN	1/4"= 1' 0"
D-103	PROPOSED SECOND FLOOR DEMOLITION PLAN	1/4"= 1' 0"
D-104	PROPOSED THIRD FLOOR DEMOLITION PLAN	1/4"= 1' 0"
A-10	PROPOSED GENERAL COMMENTS	
A-100	PROPOSED SITE PLAN	1/4"= 1' 0"
A-101	PROPOSED FIRST FLOOR PLAN	1/4"= 1' 0"
A-102	PROPOSED SECOND FLOOR PLAN	1/4"= 1' 0"
A-103	PROPOSED THIRD FLOOR PLAN	1/4"= 1' 0"
A-104	PROPOSED BASEMENT FLOOR PLAN	1/4"= 1' 0"
A-105	PROPOSED ROOF PLAN	1/4"= 1' 0"
A-114	PROPOSED EAST EXTERIOR ELEVATION	1/4"= 1' 0"
A-115	PROPOSED WEST EXTERIOR ELEVATION	1/4"= 1' 0"
A-116	PROPOSED NORTH EXTERIOR ELEVATION	1/4"= 1' 0"
A-117	PROPOSED SOUTH EXTERIOR ELEVATION	1/4"= 1' 0"
A-118	PROPOSED BUILDING SECTION A-A	1/4"= 1' 0"
A-119	PROPOSED BUILDING SECTION B-B	
A-123	PROPOSED WINDOW AND DOOR SCHEDULES	1/4"= 1' 0"
A-125	PROPOSED 3D IMAGES	

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DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-665-2965
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REV	DESCRIPTION	DATE

TREETOP
INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA

JOB NO.	078	DWG.	YGS
SCALE		DAT.	MAY 18, 2022
DRAWING NUMBER			

FOR CONSTRUCTION
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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark
- outlet strip
elec light switch with dimmer
elec light switch
3 way light switch
data outlet
phone
G.F.I. outlet
counter pop-up outlet
G.F.I. outlet
top cabinet lights outlet
(8" from floor)
110 v elec outlet
220 v elec outlet
floor receptacle
floor recessed light fixture
pendant wall mounted light fixture
4" recessed light fixture
2" round mirror top lights
wet location wall sconce
wall sconce
exterior wall sconce
elec cable
pull chain flush mount ceiling fixture
track light fixture
fluorescent light
under cabinet lights
smoke detector
CO detector
vent
Return air grill-ceiling/floor
Supply air grill-ceiling/floor
Return air grill-wall
Supply air grill-wall
exhaust fan
Electric heater
Radiator
wall fan
Door bell chime
Door bell button
Thermostat
wall mounted speaker
cables connection
heat detector

EXISTING FIELD CONDITIONS

Field conditions are determined by a combination of field measurement and photography

Existing conditions are approximate, and intended as guide for renovation or reconstruction

The architect does not warrant complete accuracy in dimensions, configuration or disposition

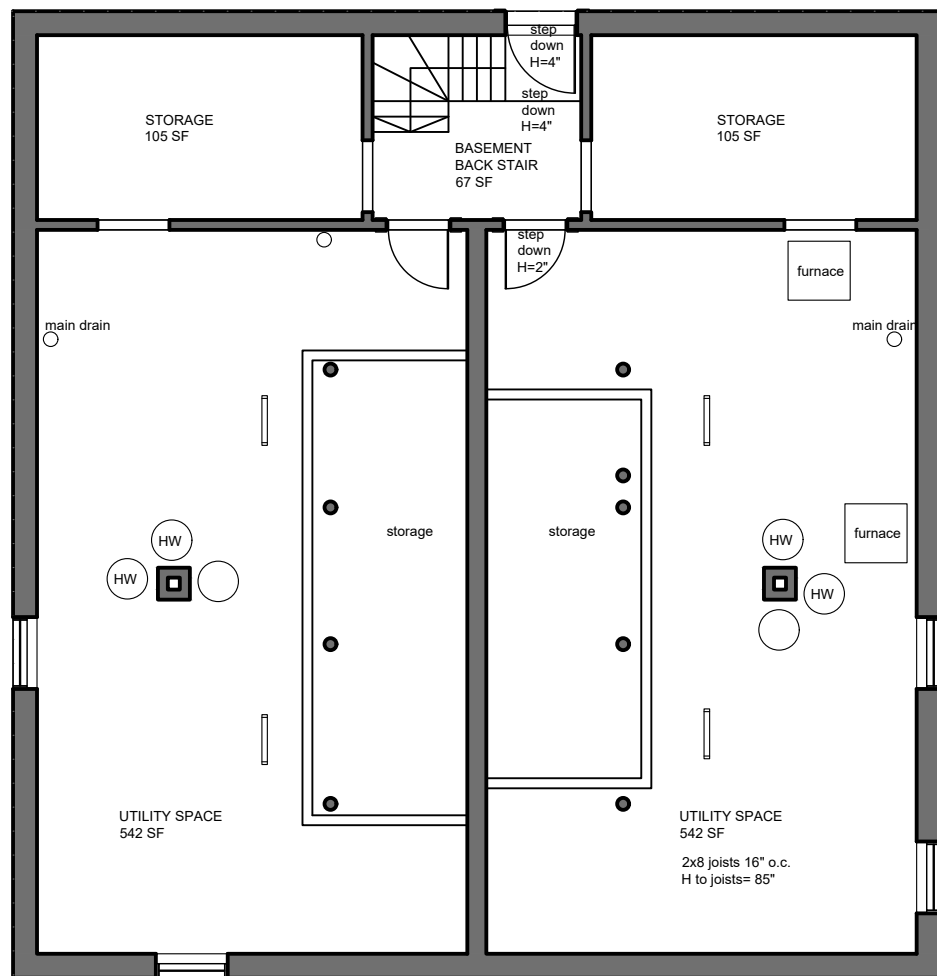
All discrepancies must be reported to architect at time of discovery

	EXISTING GROSS FLOOR AREA	TOTAL NET FLOOR AREA
CELLAR AREA	1561 SF not counted in GFA	0 SF
FIRST FLOOR	1532 SF	1230 SF
SECOND FLOOR	1561 SF	1252 SF
THIRD FLOOR	1561 SF	1262 SF
TOTAL	4,654 SF	3,744 SF

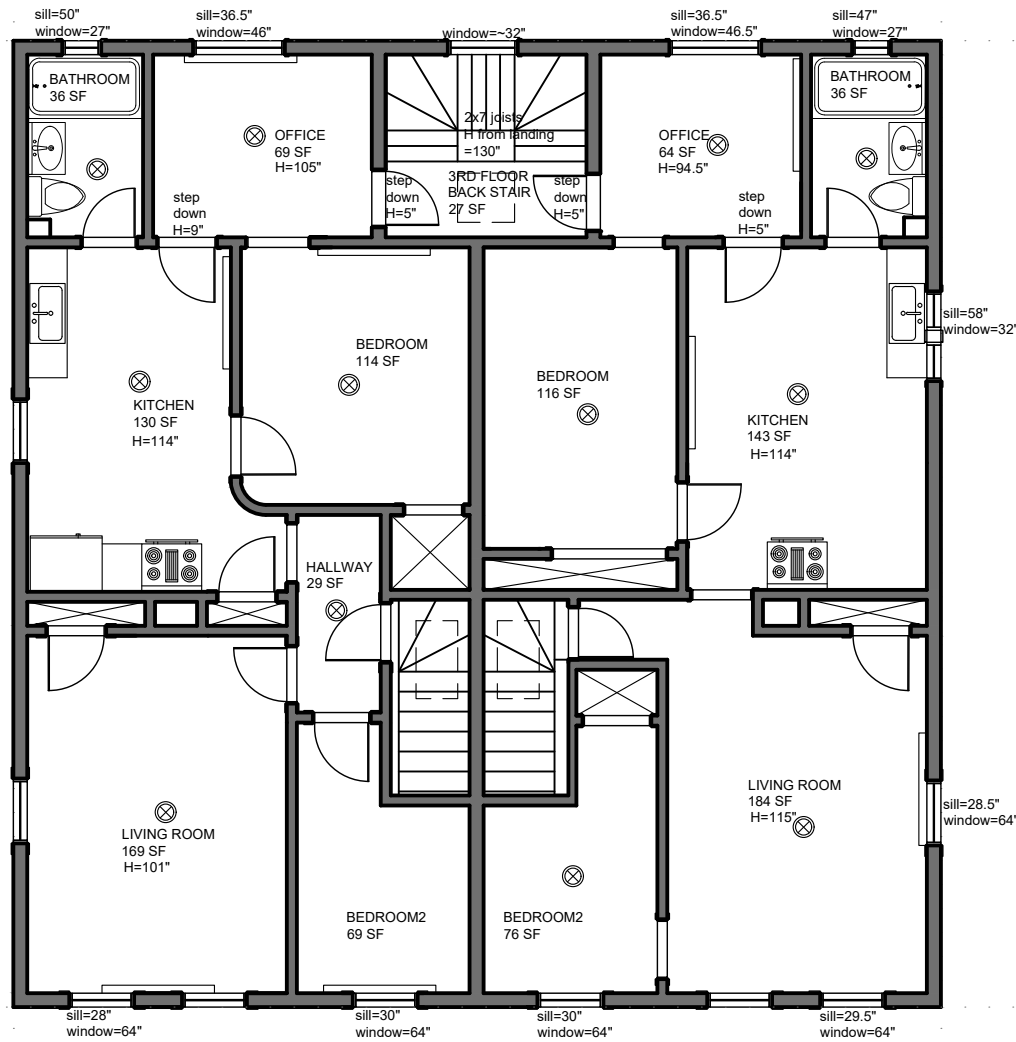
7 EXISTING AREA CALCULATION SCALE: 1/8" = 1' 0"

	ZONING	EXISTING
ZONE	C-1	C-1
MIN LOT SIZE	5,000 SF	2,100 SF
MIN LOT AREA PER DWELLING UNIT	1500	350
FAR	0.75	2.22 not counting basement
LOT WIDTH	50	42
LOT DEPTH	NONE	50'
FRONT SETBACK	H+L min 10' $\frac{37'1.5" + 38'8.5"}{4} = 18'11.5"$	0
SIDE SETBACK	H+L min 7'6" $\frac{37'1.5" + 40'4"}{5} = 15'6"$	2' 7.5" 0' 8.5"
REAR SETBACK	H+L min 20' $\frac{37'1.5" + 38'8.5"}{4} = 18'11.5"$	9' 7"
MAXIMUM HEIGHT	35'	38' 4.5"
MIN RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30%	26% 14.6%
BUILDING WIDTH	NONE	38' 8.5"
BUILDING LENGTH	NONE	40' 4"

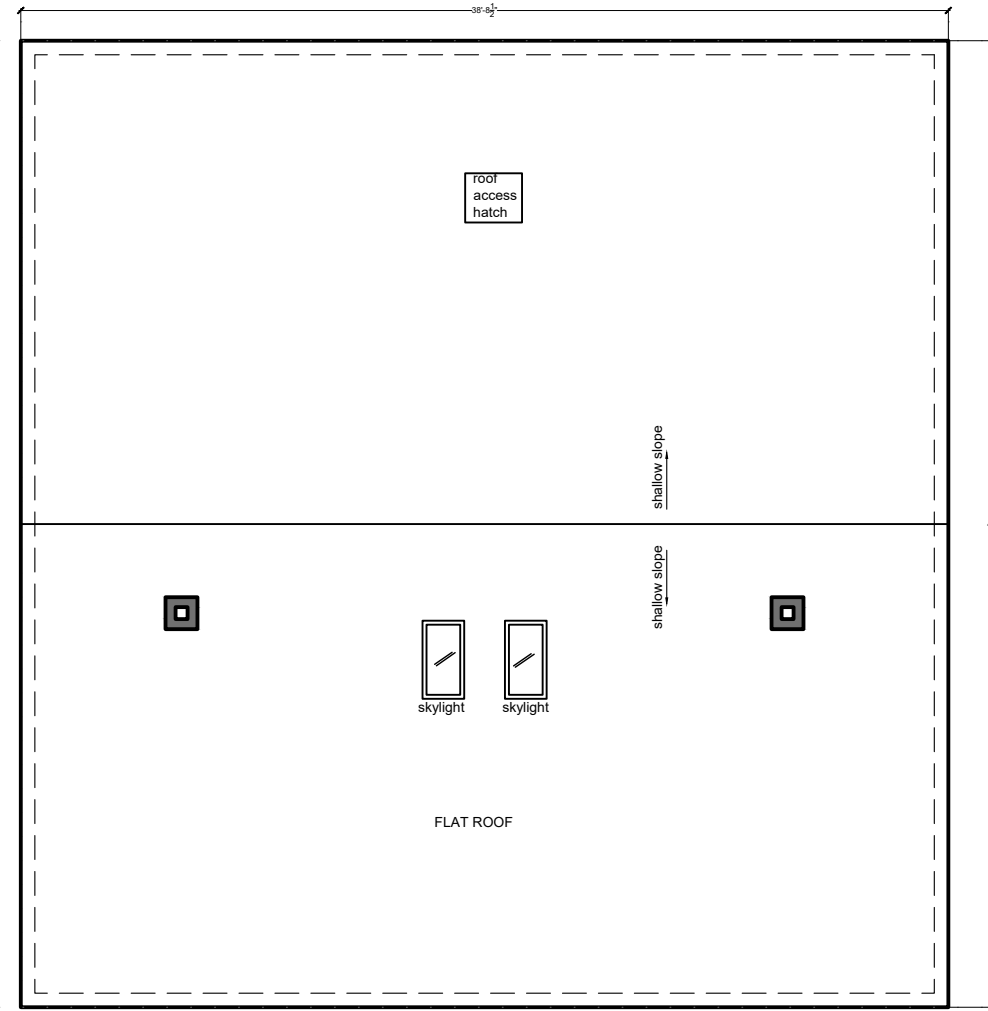
6 EXISTING ZONING ANALYSIS SCALE: 1/8" = 1' 0"



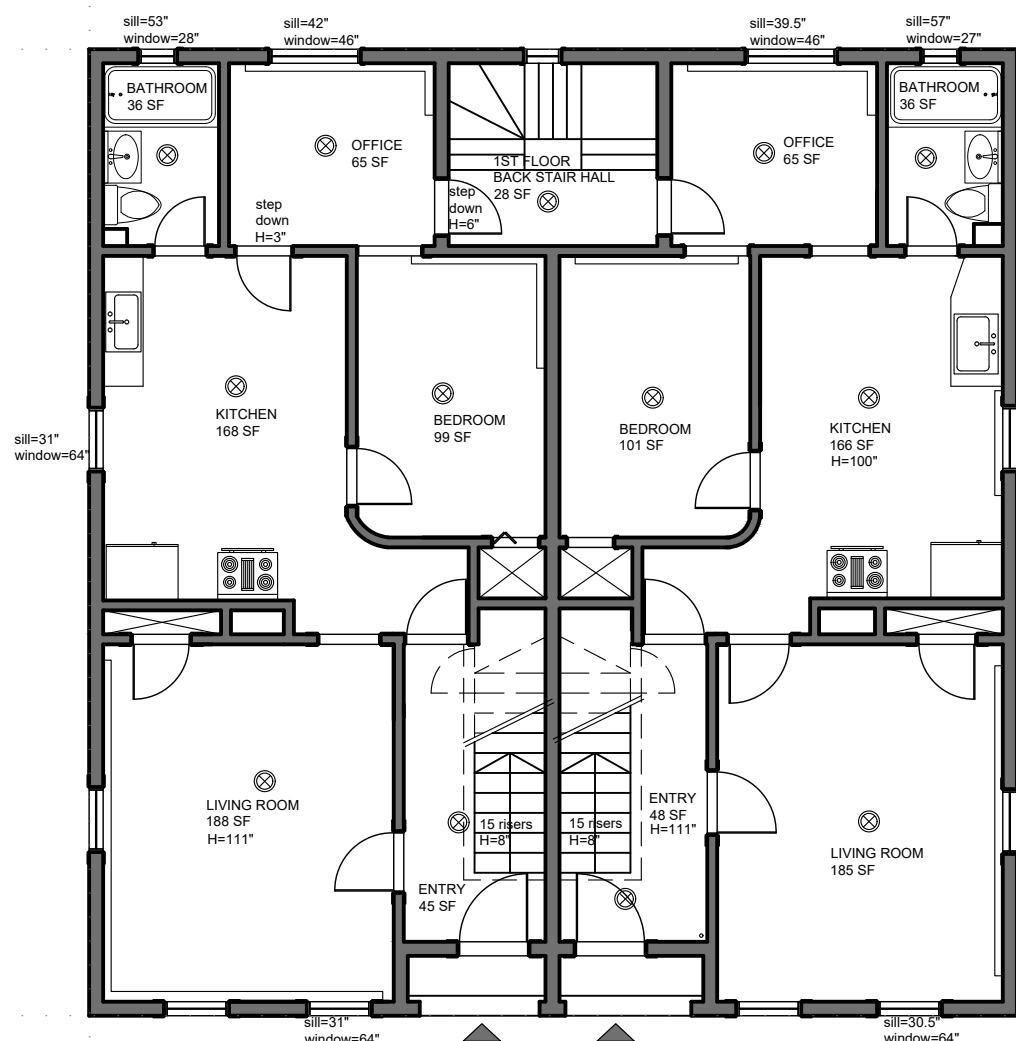
1 EXISTING BASEMENT FLOOR PLAN SCALE: 1/8" = 1' 0"



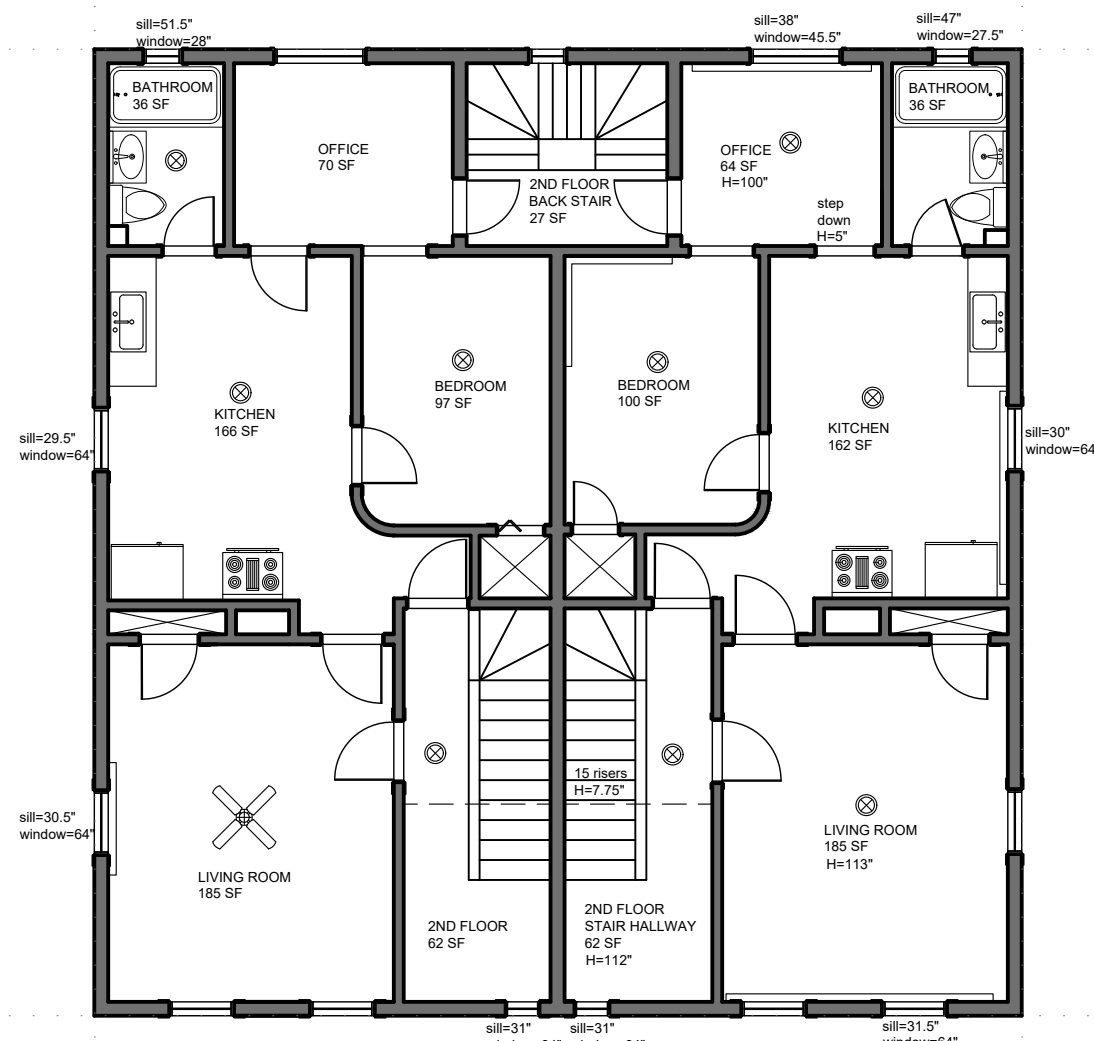
4 EXISTING THIRD FLOOR PLAN SCALE: 1/8" = 1' 0"



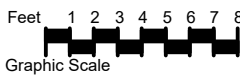
5 EXISTING ROOF PLAN SCALE: 1/8" = 1' 0"



2 EXISTING FIRST FLOOR PLAN SCALE: 1/8" = 1' 0"



3 EXISTING SECOND FLOOR PLAN SCALE: 1/8" = 1' 0"

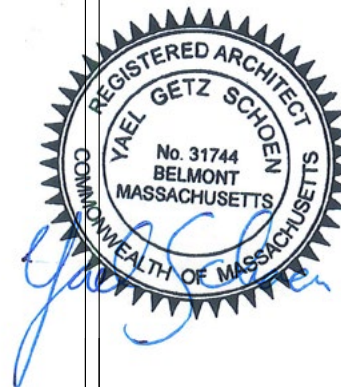


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REV.	DESCRIPTION	DATE

TREETOP INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA
EXISTING FLOOR PLANS AND
AREA CALCULATIONS

078	YGS
1/8" = 1' 0"	MAY 18, 2022

E-101

DRAWING NUMBER

- existing wall to remain
new wall
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window mark- see window schedule
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exterior wall sconce
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pull chain flush mount ceiling fixture
track light fixture
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vent
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Electric heater
Radiator
wall fan
Door bell chime
Door bell button
Thermostat
wall mounted speaker
cables connection
heat detector

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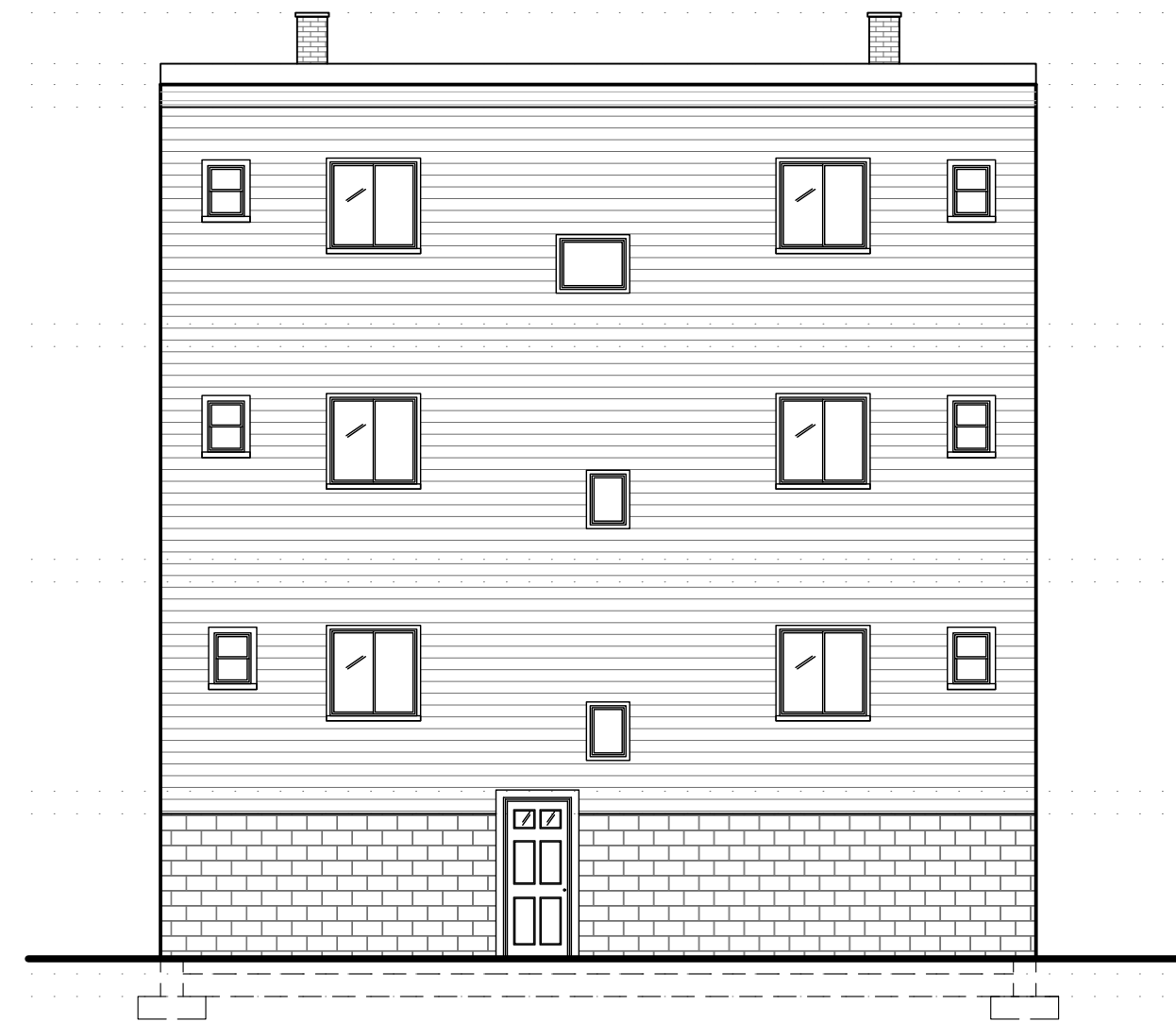
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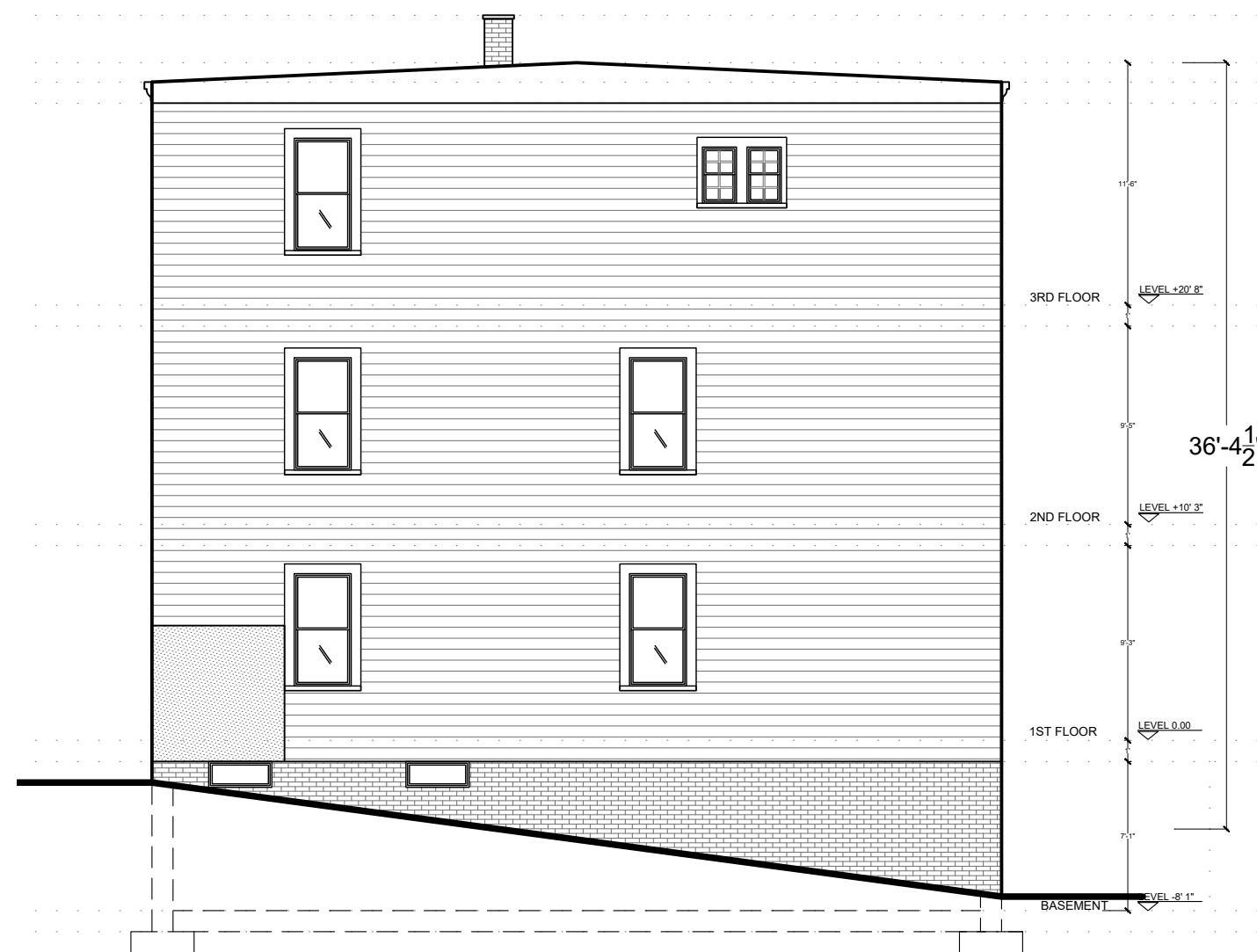
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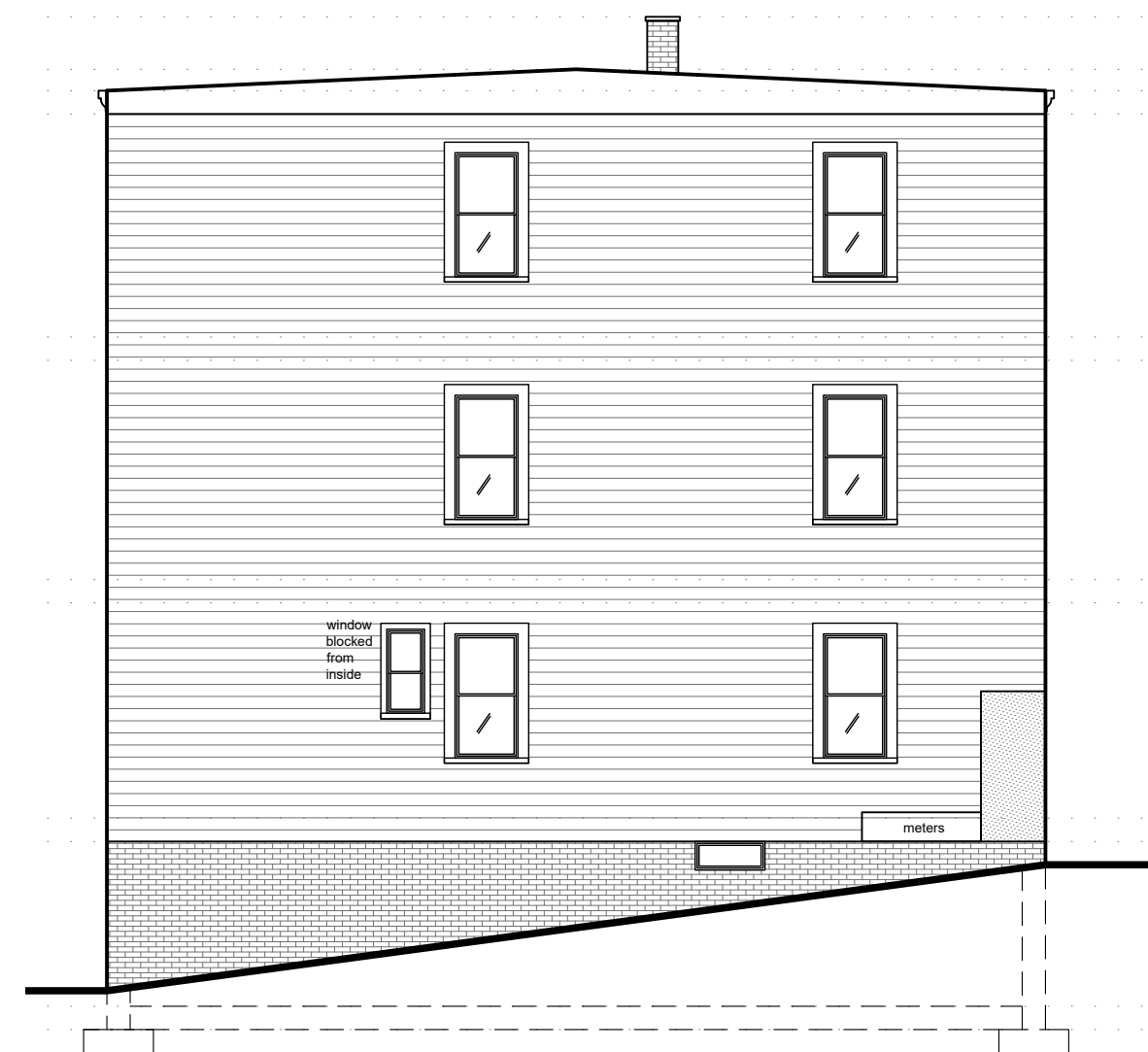
3 EXISTING EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



4 EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



1 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



2 EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"

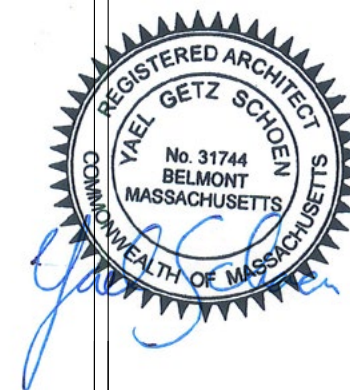


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REV.	DESCRIPTION	DATE

**TREETOP
INVESTMENTS**
131-133 5th STREET
CAMBRIDGE, MA

EXISTING EXTERIOR
ELEVATIONS

DATE	BY	DATE	BY
078	YGS	1/8" = 1' 0"	MAY 18, 2022
SCALE	DATE		

E-102

DRAWING NUMBER



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REV	DESCRIPTION	DATE

**TREETOP
INVESTMENTS**
131-133 5th STREET
CAMBRIDGE, MA
EXISTING 3D IMAGES

078	YGS
MAY 18, 2022	

E-103

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FRONT FACADE



FRONT FACADE



BACK FACADE



SOUTH FACADE
AISLE ACCESS TO BACK



BACK FACADE



BACK FACADE



BACK FACADE



NORTH FACADE
ACCESS AISLE BELONGS TO
NEIGHBORING BUILDING



NORTH FACADE
ACCESS AISLE BELONGS TO
NEIGHBORING BUILDING



SOUTH FACADE
AISLE ACCESS TO BACK



SOUTH FACADE
AISLE ACCESS TO BACK

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REV.	DESCRIPTION	DATE

**TREETOP
INVESTMENTS**
131-133 5th STREET
CAMBRIDGE, MA
EXISTING PICTURES

078	YGS
MAY 18, 2022	DATE

E-104

DRAWING NUMBER

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FOUNDATION WALL THAT
WILL NEED TO BE FIXED



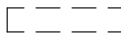


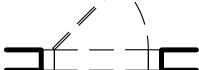





FOUNDATION WALL THAT
WILL NEED TO BE FIXED

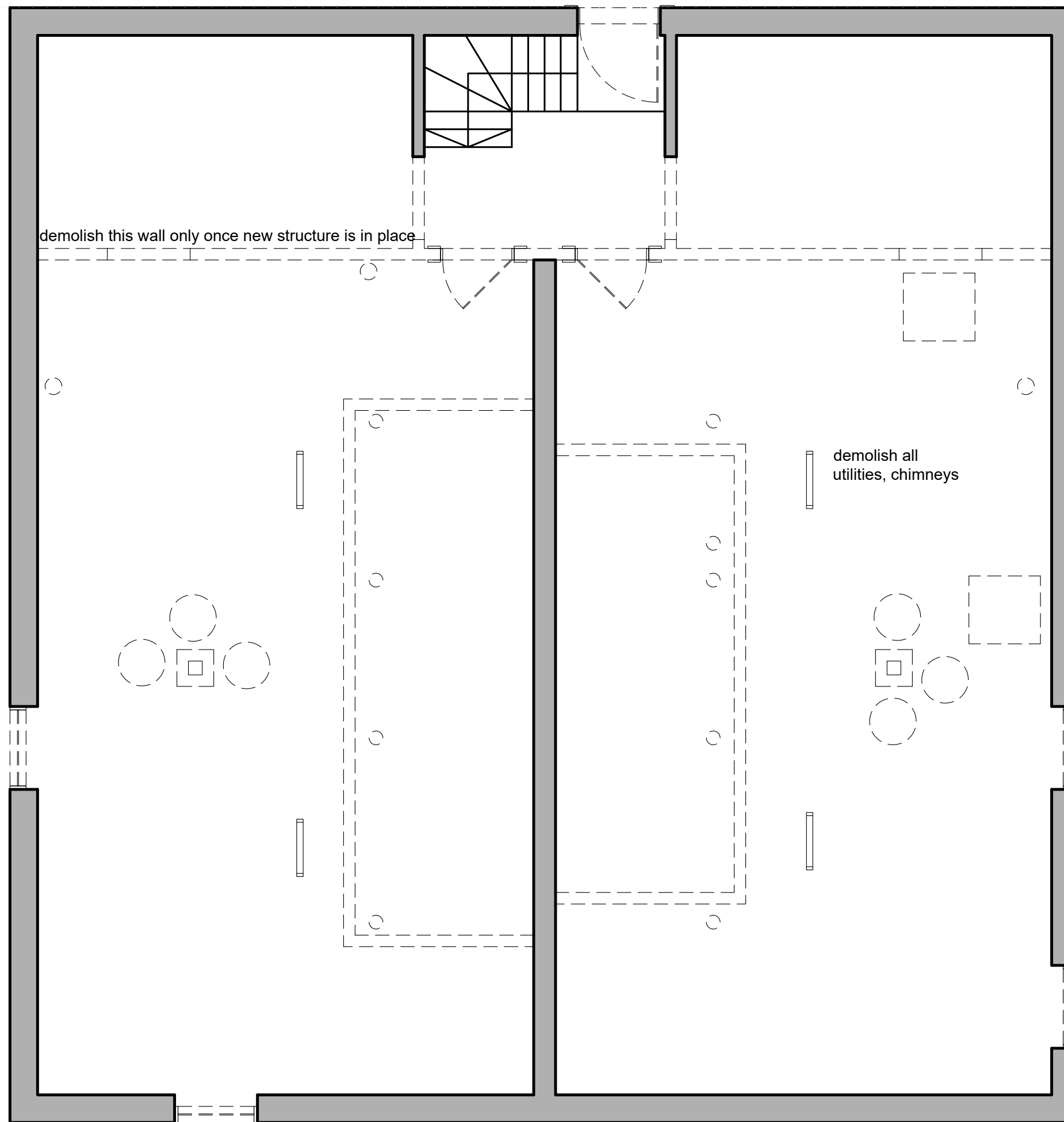


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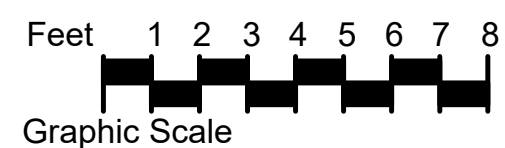
TREETOP INVESTMENTS	
131-133 5th STREET CAMBRIDGE, MA	
EXISTING PICTURES	
DRAWING TITLE	

078	YGS
MAY 18, 2022	DATE

- | | |
|---|----------------------------------|
|  | existing wall to demolish |
|  | existing wall to remain |
|  | new wall |
|  | existing door to demolish |
|  | existing door to remain |
|  | new door |
|  | window mark- see window schedule |
|  | door mark- see door schedule |
|  | interior elevations mark |



1 PROPOSED BASEMENT DEMOLITION PLAN
D - 101 SCALE: 1/4" = 1' 0"

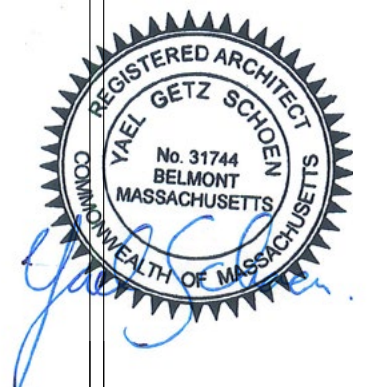


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REV:	DESCRIPTION:	DATE:

REV:	DESCRIPTION:	DATE:
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TREETOP
INVESTMENTS

131-133 5th STREET
CAMBRIDGE, MA

PROPOSED BASEMENT
DEMOLITION PLAN

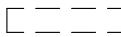


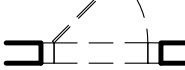
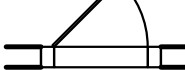




078	YGS
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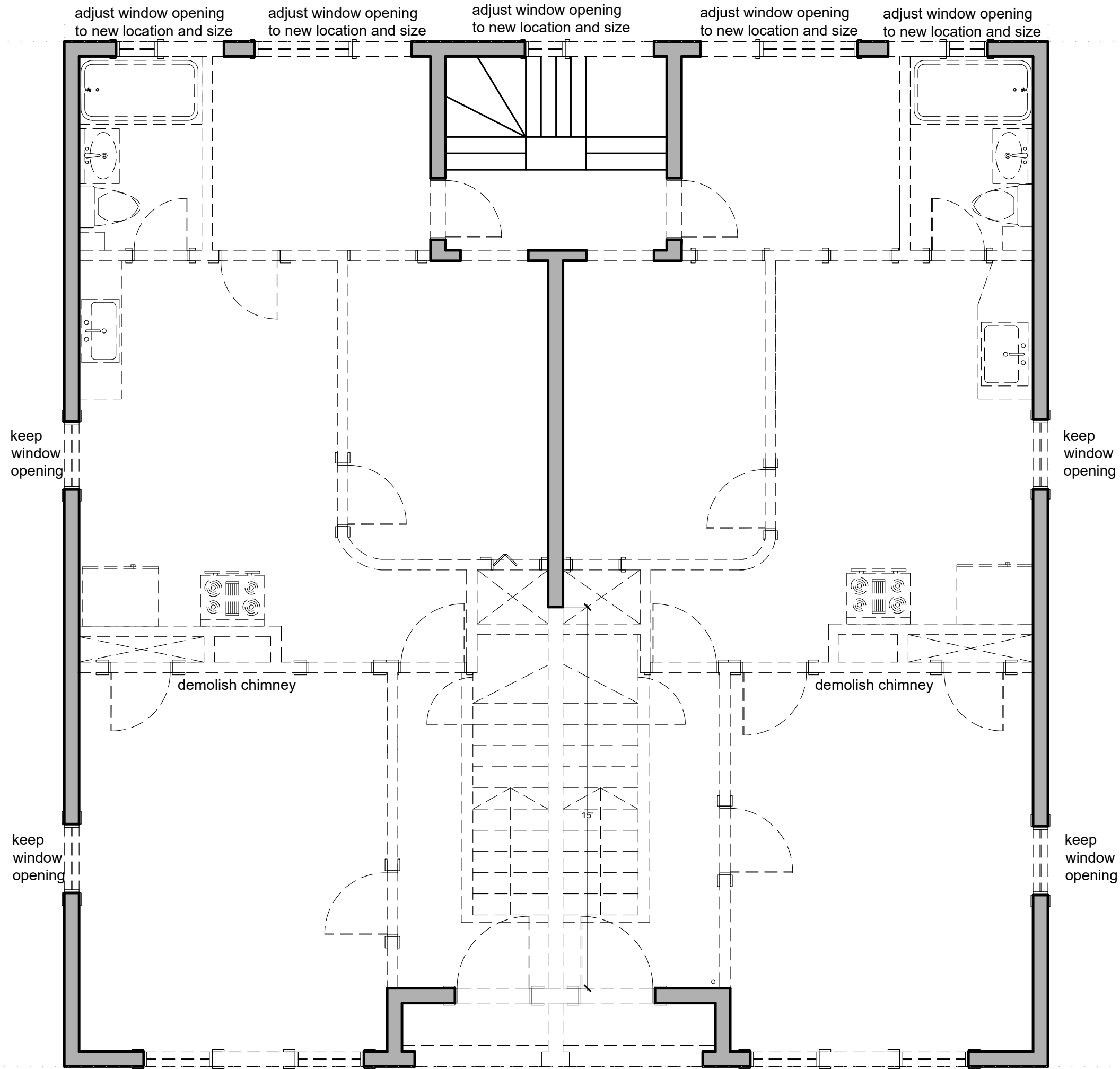
DATE:	MAY 18, 2022
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D-101

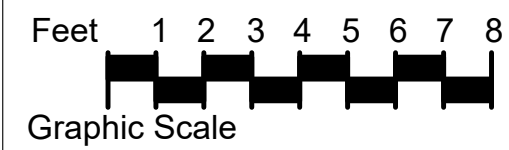
14652

FOR CONSTRUCTION
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-  existing wall to demolish
 existing wall to remain
 new wall
 existing door to demolish
 existing door to remain
 new door
 window mark- see window schedule
 door mark- see door schedule
 interior elevations mark



1 PROPOSED FIRST FLOOR DEMOLITION PLAN
D - 102 SCALE: 1/4" = 1' 0"



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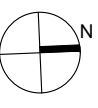
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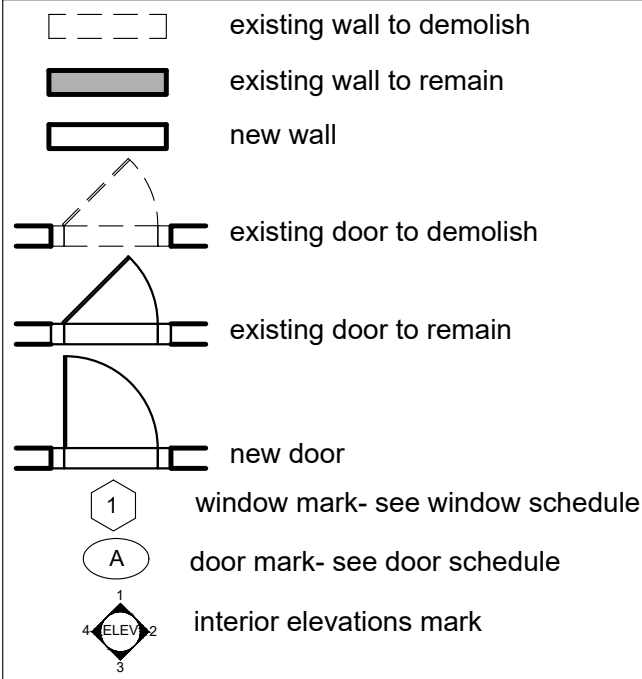
REV.	DESCRIPTION	DATE

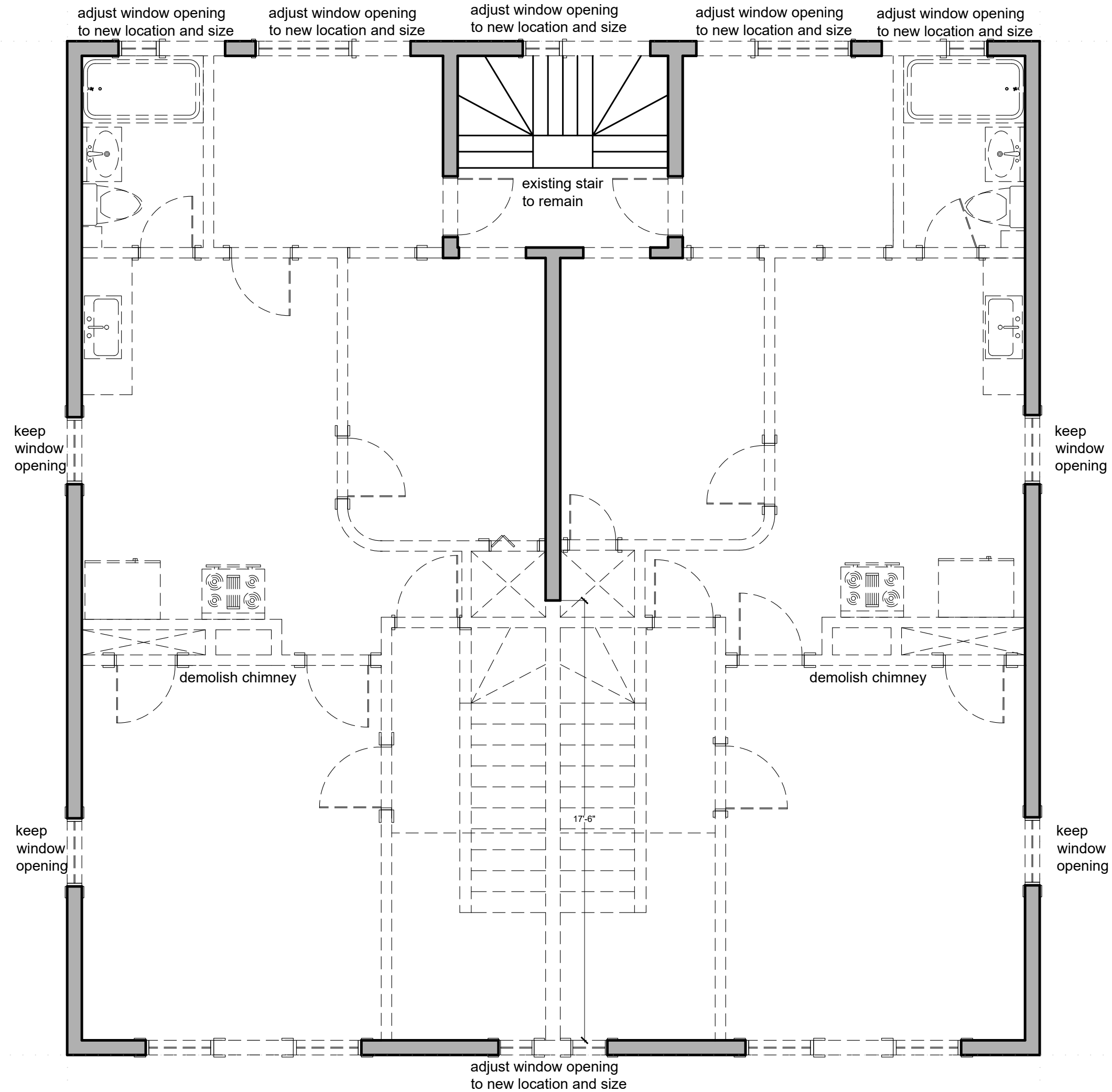
TREETOP INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA
PROJECT
PROPOSED FIRST FLOOR
DEMOLITION PLAN
DRAWING TITLE

	N
078	YGS
1/4" = 1' 0"	MAY 18, 2022

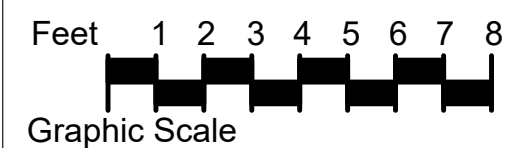
D-102

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- 
- existing wall to demolish
 - existing wall to remain
 - new wall
 - existing door to demolish
 - existing door to remain
 - new door
 - 1 window mark- see window schedule
 - A door mark- see door schedule
 - 4-ELEV 2 interior elevations mark



1 PROPOSED SECOND FLOOR DEMOLITION PLAN
D - 103 SCALE: 1/4" = 1' 0"

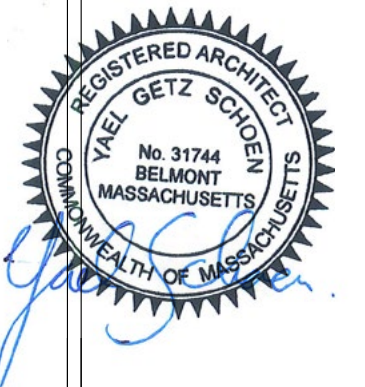


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REV.	DESCRIPTION	DATE

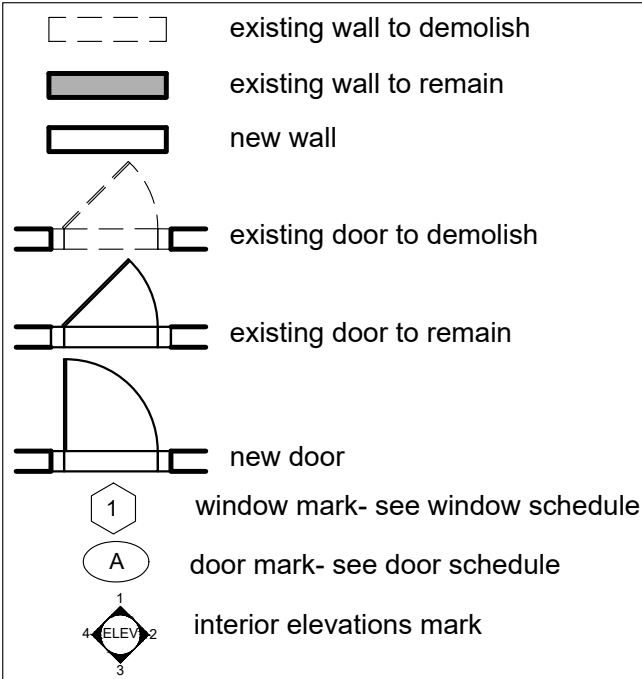
OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA
DRAWING TITLE	PROPOSED SECOND FLOOR DEMOLITION PLAN

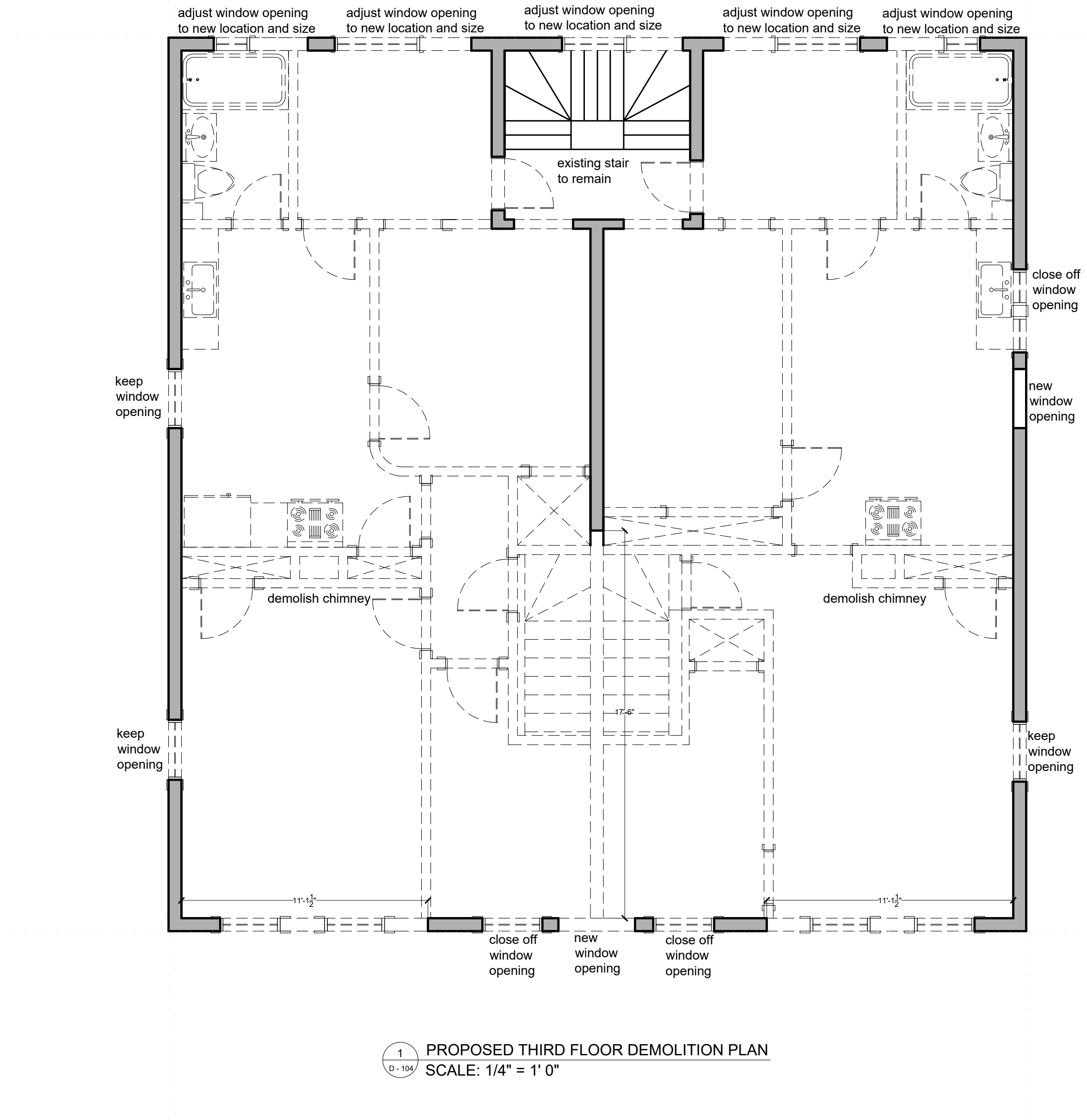
ASB NO.	078	YGS
SCALE	1/4" = 1' 0"	MAY 18, 2022

D-103

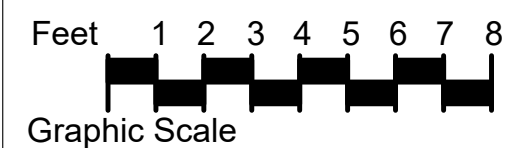
DRAWING NUMBER

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- existing wall to demolish
existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1 PROPOSED THIRD FLOOR DEMOLITION PLAN
D - 104 SCALE: 1/4" = 1' 0"

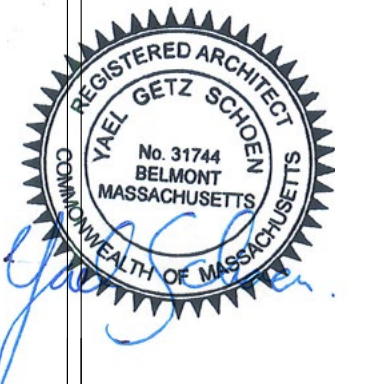


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REV.	DESCRIPTION	DATE

OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA
DRAWING TITLE	PROPOSED THIRD FLOOR DEMOLITION PLAN

DATE	078	YGS
SCALE	1/4" = 1' 0"	MAY 18, 2022

D-104

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GENERAL COMMENTS

GENERAL COMMENTS

All work shall be performed in strict compliance with local, county, state and federal codes and ordinances.

Contractor to confirm existing conditions and notify architect if any condition differs from drawings.

Salvage and disposal- confirm all items to be removed prior to disposal. Stockpile and store all items to be salvaged in locations approved by owner and architect. contractor shall be responsible for replacement of any stockpiled that are damaged during construction.

Protect site, existing trees and shrubs on the site during construction. Do not drive or stockpile materials within the drip line of existing trees.

Comments, notes and specifications on this page are to supersede comments, notes and specifications elsewhere in the document

Utilities- contractor to study all utilities at grade, below grade and above grade, including pipes and structures. The contractor will verify locations of all utilities with utility companies before construction starts. The contractor shall take sole responsibility for the cost incurred by and replacement of any damage to utilities on the site. the contractor shall contact Massachusetts "dig safe" at 1-800-322-4844 to field locate all utilities prior to starting work.

All work will be performed in compliance with the city's regulations for opening streets, locating service assemblies, and closing and restoration of street and sidewalk.

General contractor is responsible for obtaining permits for fire protection, plumbing, mechanical and electrical systems prior to installation of such systems.

Repair site- grade and seed site upon completion, restore all disturbed areas.

For the purpose of the documents, "to install" shall mean to provide all fasteners, hardware, blocking, electrical connections, plumbing connections, and all other items required for a complete operational installation , unless otherwise noted

All items substitutions must be approved by owner /architect/ or designing engineer

All work to be performed by licensed persons, and comply with all federal, state and local codes and laws.

Report progress on a weekly basis to architect

EXISTING FIELD CONDITIONS

Field conditions are determined by a combination of field measurement and photography

Existing conditions are approximate, and intended as guide for renovation or reconstruction

The architect does not warrant complete accuracy in dimensions, configuration or disposition

All discrepancies must be reported to architect at time of discovery

ELECTRICAL COMMENTS

Provide hardwired smoke detectors as required by code.

Wet location outlets to be GFI with buttons.

Switches, outlets, and cover plates to be white, owner/ architect to approve before installation

Switches, outlets, junction boxes etc in demolished walls to be removed

Installation heights of outlets and switches to be consistent throughout, unless otherwise noted on plans

Exterior electrical outlets to have waterproof covers.

External junction boxes to be insulated.

All light fixtures to be LED

DEMOLITION COMMENTS

General contractor to remove all existing interior non structural walls in 1st 2nd and 3rd floors, and all interior finish materials from these floors. Structural engineer to evaluate building once the structure is fully exposed.

After structural inspection GC to complete demo to the extent show in the plans.

GC to remove all abandoned electrical, mechanical materials and assemblies, including freight elevator.

GC to provide disposal certificates for all materials removed during demolition to the architect and owner.

With the delivery of new windows, the GC to remove and reframe as necessary new and existing window openings.

DRAFTING COMMENTS

All existing dimensions to the face of finished surfaces unless otherwise noted.

Do not scale off drawings, contact architect for clarifications

General contractor to verify all dimensions, including clearances required by other trades, and notify architect/owner of any discrepancies prior to proceeding with the work.

ROOF COMMENTS

Under layment:- provide grace ice and water sheild under asphalt shingles over all areas of new roofs

Vents- Plumbing vents to be located to minimize penetrations and visibility

Gutters and downspouts- all new black aluminum gutters for new roofs, all new black downspouts.

MECHANICAL/ PLUMBING COMMENTS:

Exact locations of all new heaters/ HVAC grilles/ air handler, ducts to be confirmed on site with architect/owner

Tub and shower drain finishes to match plumbing fittings

Locate heights of all shower heads in field with owner/ architect

Contractor to confirm locations of city utility connections

FINISH COMMENTS

5/8" wall board on ceilings, 5/8" wall board on walls unless otherwise noted. Rated assemblies 5/8" FRGWB typical fire tapes and offset joints where required.

All surfaces new and existing, including doors and trim, to be preped, primed and painted, with 2 coats of latex or oil based paint, determined by particular application.

All plaster to be smooth, including closets ceilings etc.

Tile to be installed on cement board in wet locations

Tile and backsplash to be selected and approved by owner.

Installation to follow tiling instructions and starting point in detailed elevations.

Thresholds to match wood floor material with a rise of max 1/4", to be reviewed with architect in field prior to floor installation

New wood floor per owner/ architect choice

All paint colors to be white unless approved by owner/architect

FURNITURE AND FIXTURES COMMENTS

in contractor bid- to include tiles, lighting, appliances, countertops and millwork

EXTERIOR COMMENTS

New fiber cement siding for new exterior walls. Color to be selected by owner/ architect based on sample in conjunction with all exterior material samples

Exterior trims 4" around windows- all composite white. Color to be selected by owner/architect based on sample in conjunction with all exterior material samples.

New exterior PVC trim for all new windows, screens for all windows.

INSULATION COMMENTS

Underside of roof spray foam closed cell R49

Existing exterior walls closed cell foam R21

Ceilings between floors-fiberglass batts R21

WINDOW AND DOOR COMMENTS

All reasonable efforts have been made to ensure the accuracy of the window and door schedules. The general contractor to verify all window and door sizes, count, tempering, egress, and locations with provider prior to ordering the windows and doors.

All new windows black aluminum cladding exterior, prefinished black interior. Low E tempered glass. Refer to window schedules for mullion spacing. Manufacturer to be determined.

Exterior doors: metal doors, paint grade, with exterior locks, and interior panic hardware. Manufacturer to be determined.

Verify that all remaining existing doors, hardware and frame, meet client standards and/or code requirements.

STRUCTURAL COMMENTS

All structural work to be in accordance with building and MA code

Sister, repair or replace any unsound framing or partition construction

Timber to be SPF no. 2 or better

Air dried lumber with max moisture content 15%

Simpson joist hangers where joists supported by beams

Simpson connectors at column/beam and beam/beam connections according to manufacturer's instructions.

Provide two 2"x6" post down and three 2"x8" header at each window and door opening

Provide three 2"x6" between each ganged window

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TREETOP
INVESTMENTS

131-133 5th STREET
CAMBRIDGE, MA

GENERAL COMMENTS

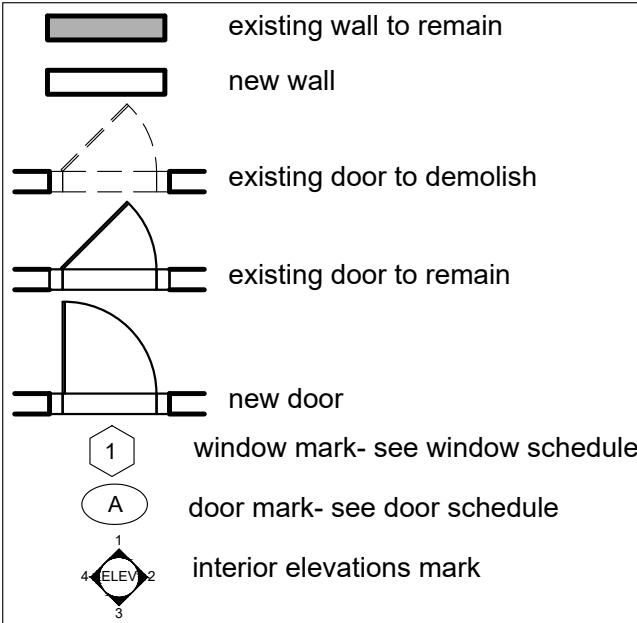
DRAWING TITLE

078

YGS

MAY 18, 2022

A-10



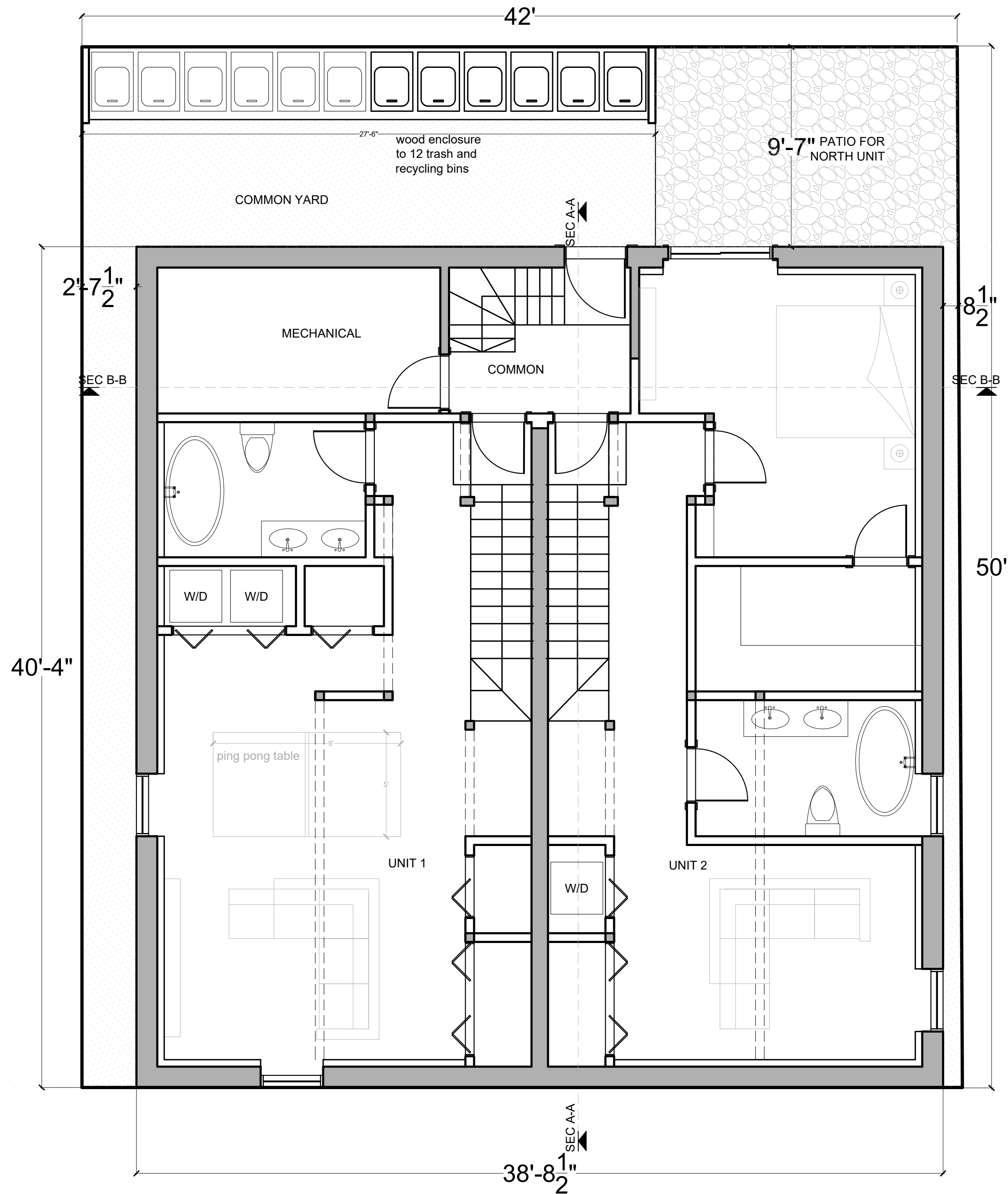
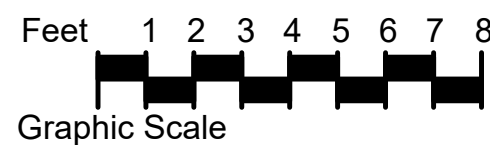
	TOTAL GROSS FLOOR AREA	TOTAL NET FLOOR AREA
CELLAR AREA	1466 SF excluding mech space	1158 SF
FIRST FLOOR	1532 SF	1171 SF
SECOND FLOOR	1561 SF	1274 SF
THIRD FLOOR	1561 SF	1274 SF
TOTAL	6,120 SF	4,877 SF

	GROSS FLOOR AREA	NET FLOOR AREA
B UNIT 1	626 SF	504 SF
B UNIT 2	746 SF	587 SF
F1 UNIT 1	678 SF	561 SF
F1 UNIT 2	678 SF	561 SF
F2 UNIT 3	685 SF	608 SF
F2 UNIT 4	685 SF	608 SF
F3 UNIT 5	685 SF	608 SF
F3 UNIT 6	685 SF	608 SF

3 PROPOSED AREAS
SCALE: 1/4" = 1' 0"

	ZONING	EXISTING	PROPOSED
ZONE	C-1	C-1	C-1
MIN LOT SIZE	5,000 SF	2,100 SF	2,100 SF
MIN LOT AREA PER DWELLING UNIT	1500	350	350
FAR	0.75	$\frac{2100}{1466} = 2.22$ not counting basement	$\frac{1171}{1466} = 2.91$ counting basement
LOT WIDTH	50	42	42
LOT DEPTH	NONE	50'	50'
FRONT SETBACK	$\frac{H+L}{4}$ min 10' $\frac{37'1.5" + 38'8.5"}{4} = 18'11.5"$	0	0
SIDE SETBACK	$\frac{H+L}{5}$ min 7'6" $\frac{37'1.5" + 40'4"}{5} = 15' 6"$	SOUTH= 2' 7.5" NORTH= 0' 8.5"	SOUTH= 2' 7.5" NORTH= 0' 8.5"
REAR SETBACK	$\frac{H+L}{4}$ min 20' $\frac{37'1.5" + 38'8.5"}{4} = 18'11.5"$	9' 7"	9' 7"
MAXIMUM HEIGHT	35'	36' 4.5"	37' 1.5"
MIN RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30%	$\frac{2100}{1466} = 14.6\%$	$\frac{1171}{1466} = 14.6\%$
BUILDING WIDTH	NONE	38' 8.5"	38' 8.5"
BUILDING LENGTH	NONE	40' 4"	40' 4"

2 PROPOSED ZONING ANALYSIS
SCALE: 1/4" = 1' 0"



1 PROPOSED SITE PLAN
SCALE: 1/4" = 1' 0"

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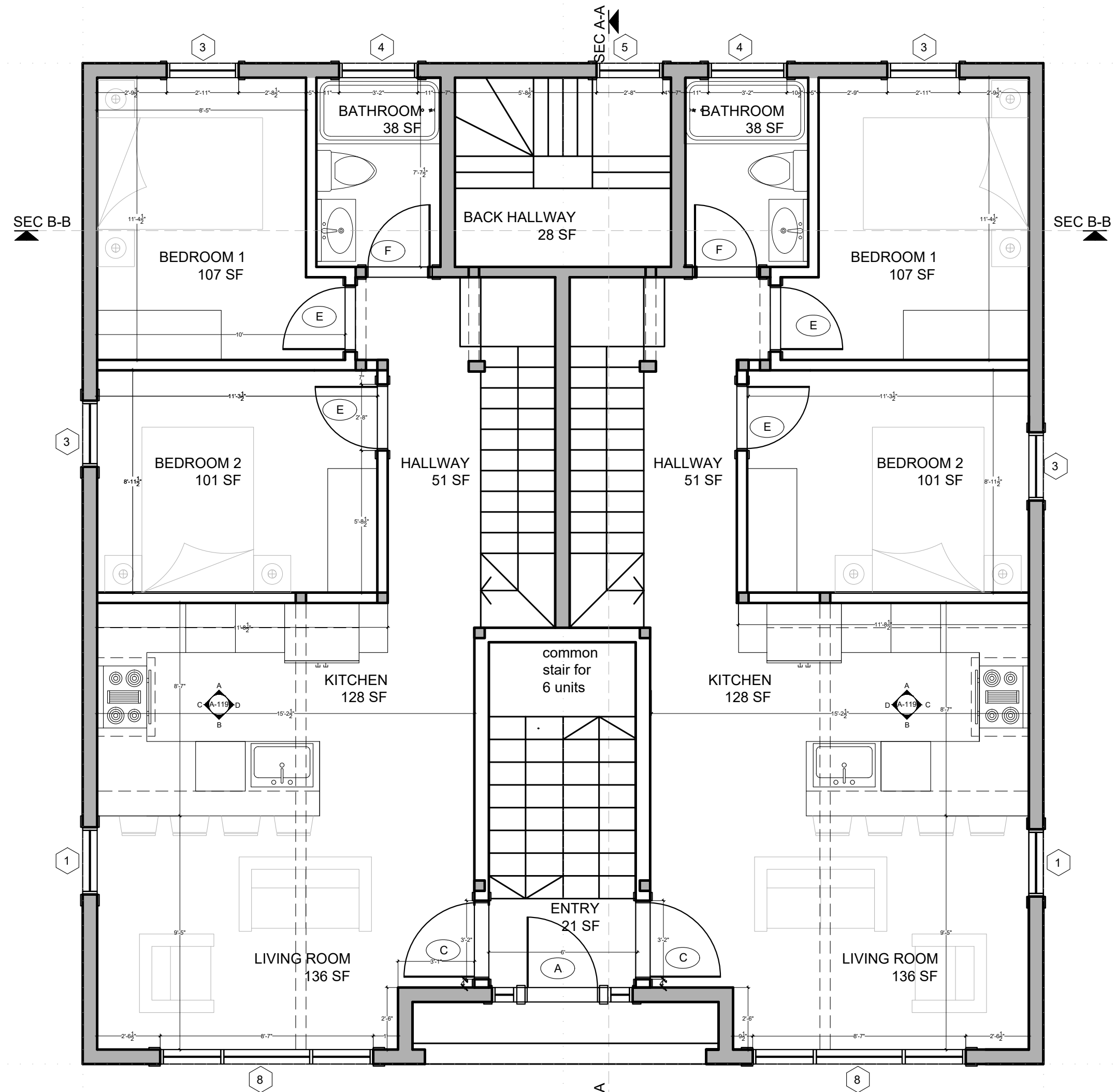
REV	DESCRIPTION	DATE

TREETOP
INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA
PROPOSED SITE PLAN

078	YGS
1/4" = 1' 0"	MAY 18, 2022

A-100

- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



UNIT 1 F1 GROSS AREA = 678 SF
UNIT 1 F1 NET AREA = 561 SF

UNIT 2 F1 GROSS AREA = 678 SF
UNIT 2 F1 NET AREA = 561 SF

TOTAL F1 GROSS AREA= 1532 SF
TOTAL F1 NET AREA= 1171 SF

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1' 0"

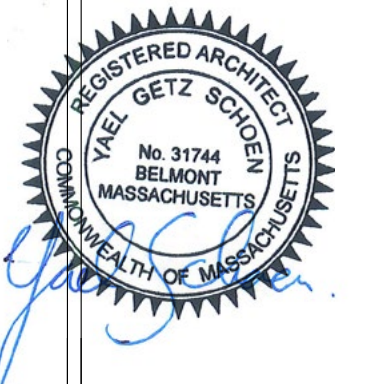
Feet 1 2 3 4 5 6 7 8
Graphic Scale

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fix area text 06/13/22

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1 131-133 5th STREET CAMBRIDGE, MA

PROJECT: PROPOSED FIRST FLOOR PLAN

DRAWING TITLE

078 YGS

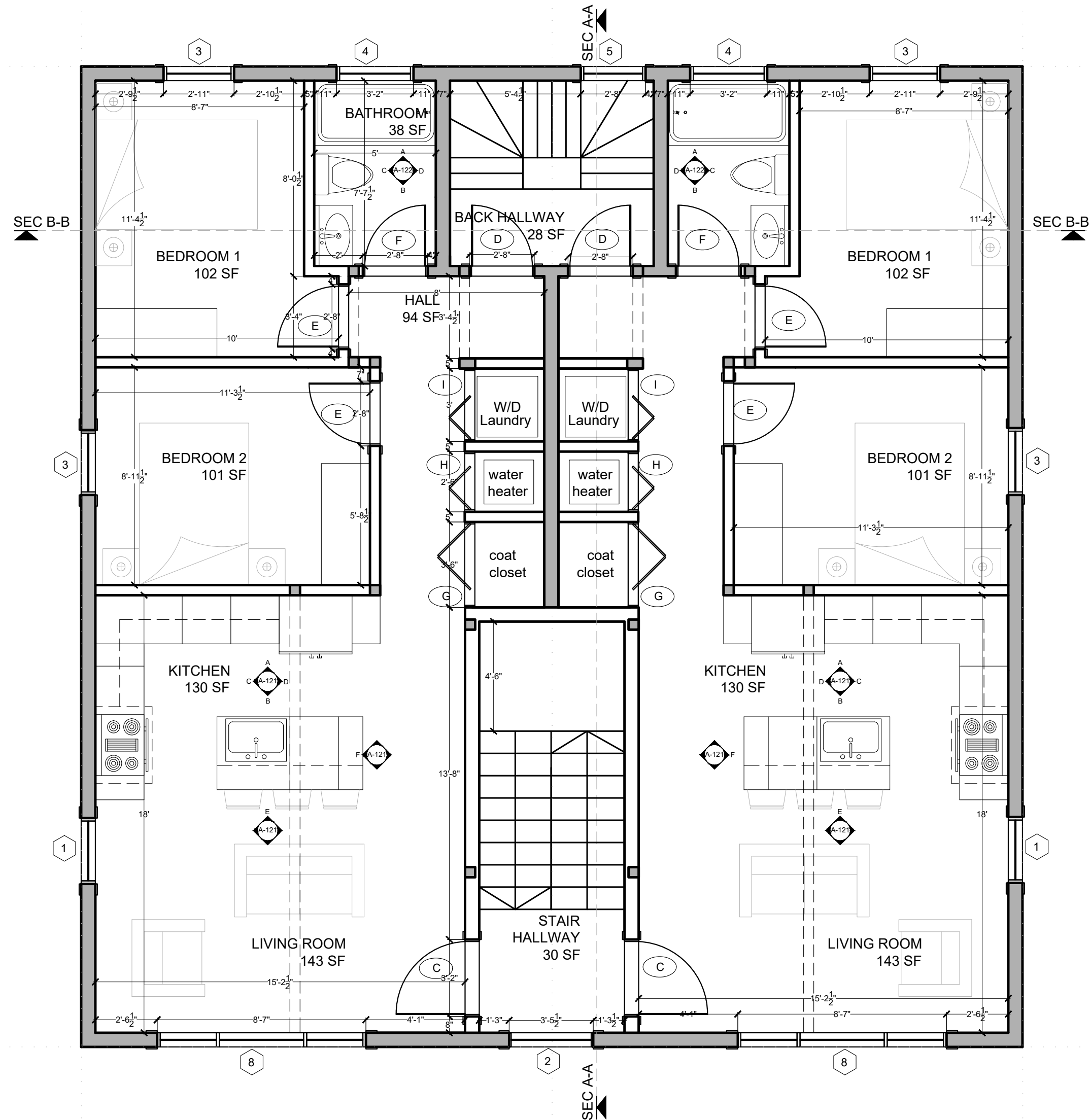
1/4" = 1' 0" JUNE 13, 2022

SCALE: DATE:

A-101

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new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark

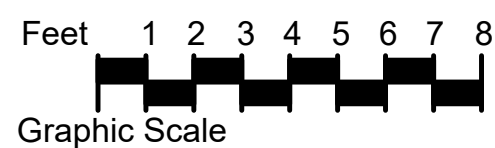


UNIT 3 F2 GROSS AREA = 685 SF
UNIT 3 F2 NET AREA = 608 SF

UNIT 4 F2 GROSS AREA = 685 SF
UNIT 4 F2 NET AREA = 608 SF

TOTAL F2 GROSS AREA= 1561 SF
TOTAL F2 NET AREA= 1274 SF

1 PROPOSED SECOND FLOOR PLAN
A-102 SCALE: 1/4" = 1' 0"

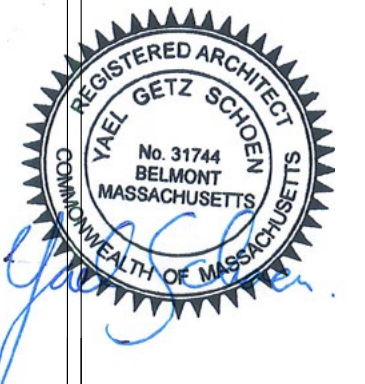


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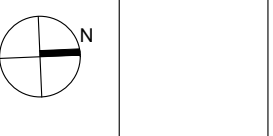


REV.	DESCRIPTION	DATE

TREETOP
INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA

PROPOSED SECOND
FLOOR PLAN

DRAWING TITLE



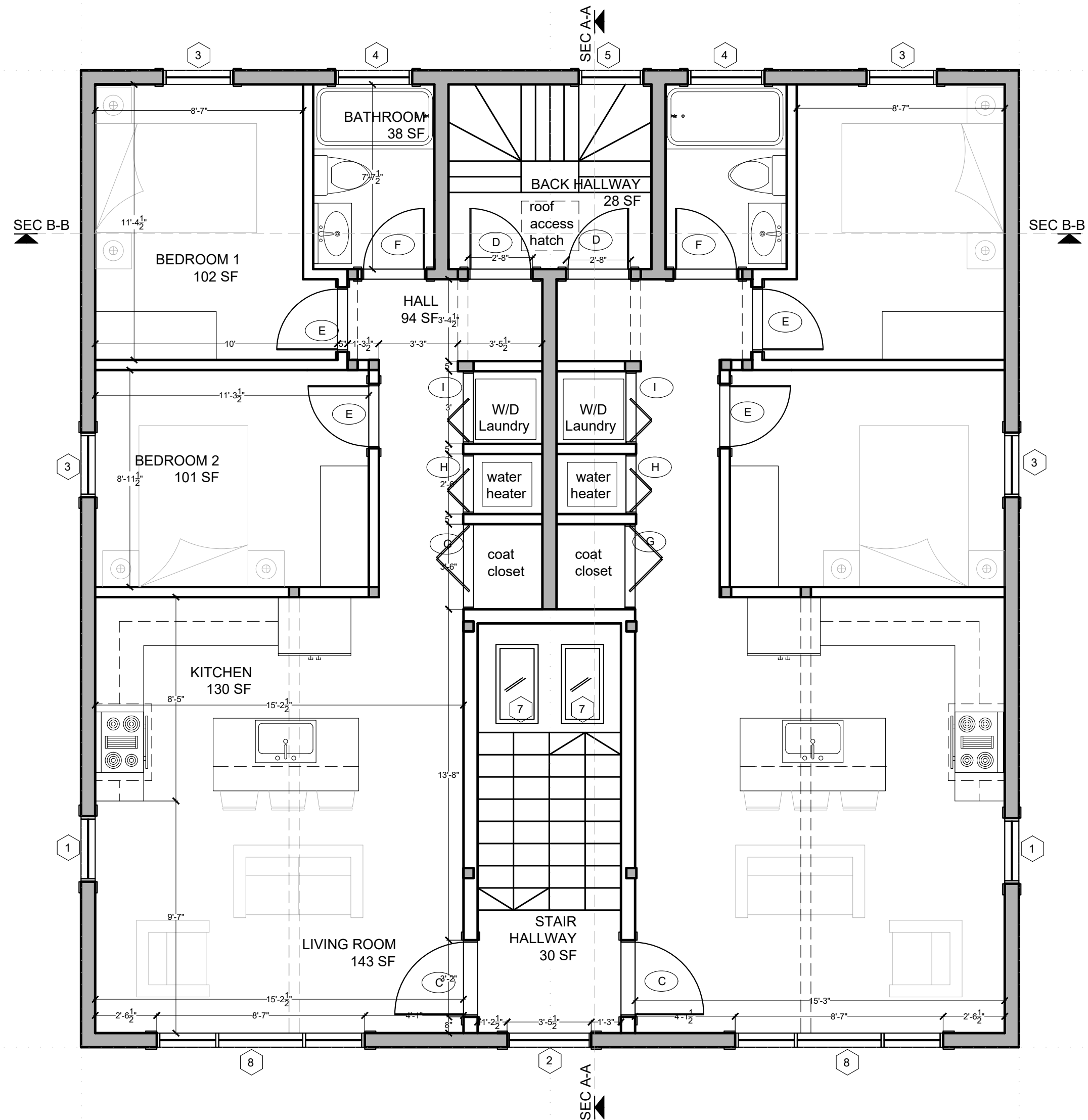
078 YGS
1/4" = 1' 0" MAY 18, 2022
SCALE DATE

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- existing wall to remain
new wall
existing door to demolish
existing door to remain
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door mark- see door schedule
interior elevations mark

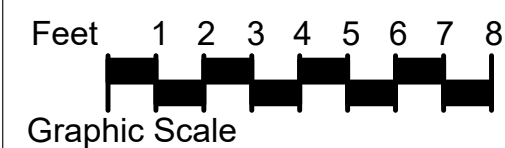


UNIT 5 F3 GROSS AREA = 685 SF
UNIT 5 F3 NET AREA = 608 SF

UNIT 6 F3 GROSS AREA = 685 SF
UNIT 6 F3 NET AREA = 608 SF

TOTAL F3 GROSS AREA= 1561 SF
TOTAL F3 NET AREA= 1274 SF

1 PROPOSED THIRD FLOOR PLAN
A - 103 SCALE: 1/4" = 1' 0"

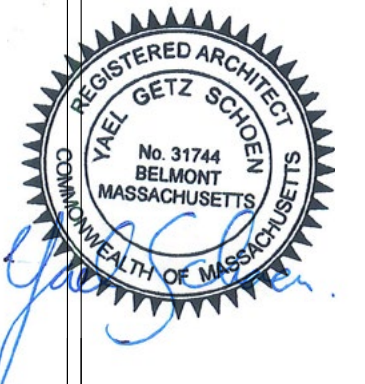


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REV.	DESCRIPTION	DATE

TREETOP
INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA

PROPOSED THIRD
FLOOR PLAN

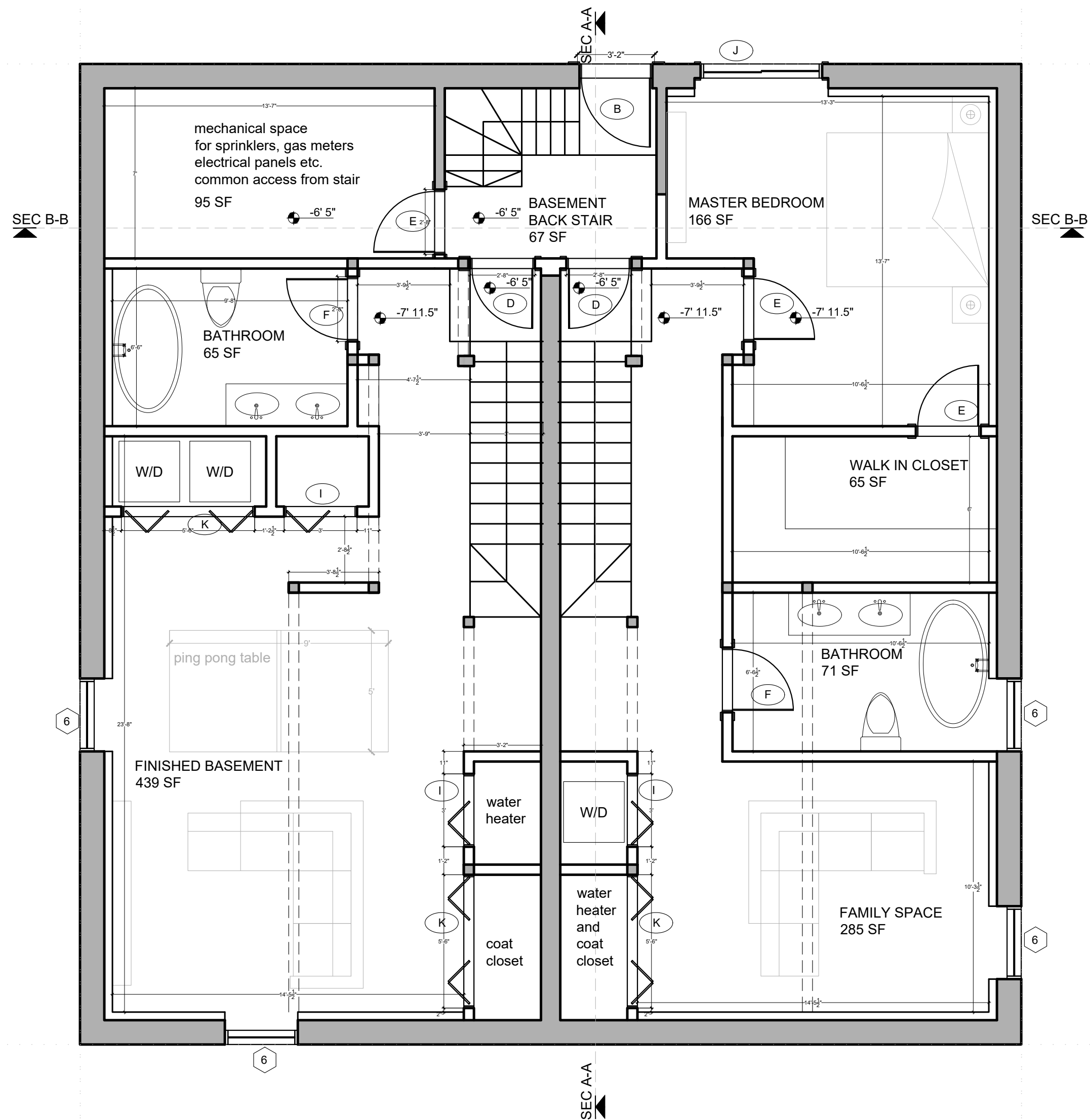


078 YGS
1/4" = 1' 0" MAY 18, 2022

A-103

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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
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door mark- see door schedule
interior elevations mark

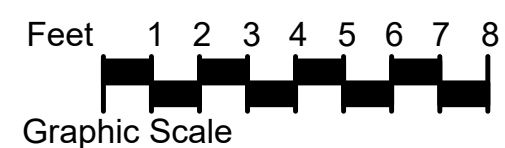


UNIT 1 BASEMENT GROSS AREA = 626 SF
UNIT 1 BASEMENT NET AREA = 504 SF

UNIT 2 BASEMENT GROSS AREA = 746 SF
UNIT 2 BASEMENT NET AREA = 587 SF

TOTAL BASEMENT GROSS AREA= 1466 SF (excluding
mech space)
TOTAL BASEMENT NET AREA= 1158 SF

1 PROPOSED BASEMENT FLOOR PLAN
A - 104 SCALE: 1/4" = 1' 0"

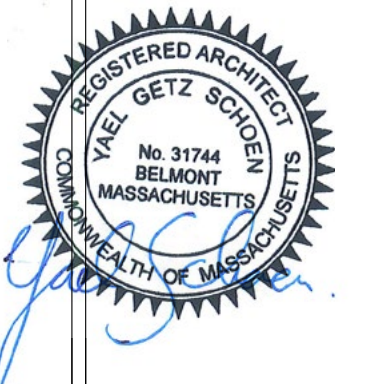


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REV	DESCRIPTION	DATE

TREETOP
INVESTMENTS

131-133 5th STREET
CAMBRIDGE, MA

PROPOSED BASEMENT
FLOOR PLAN



078 YGS
1/4" = 1' 0" MAY 18, 2022

A-104

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- 1

window mark- see window schedule
- A

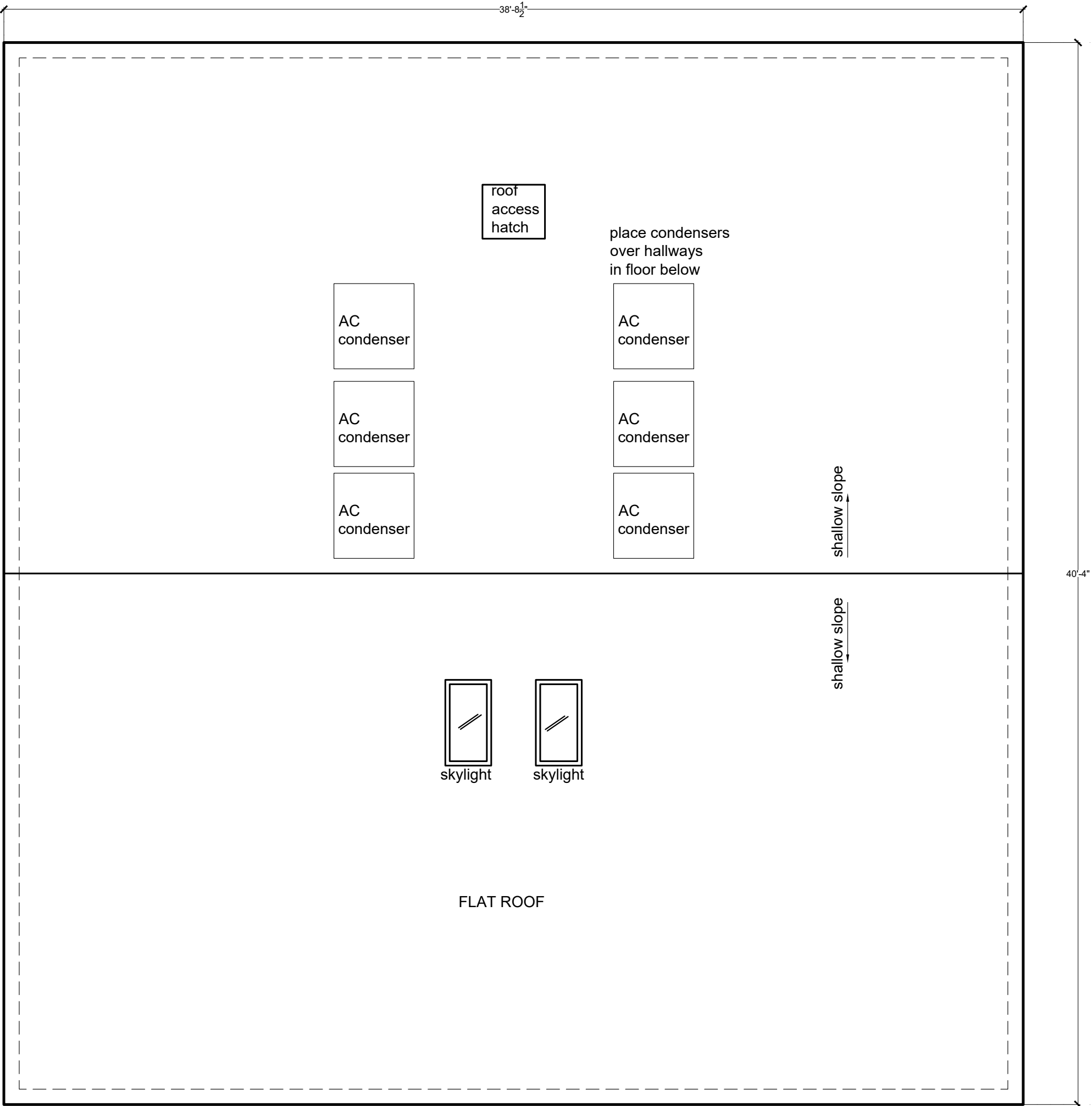
door mark- see door schedule
- 4

ELEV

2

3

interior elevations mark

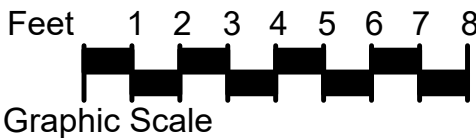


1

PROPOSED ROOF PLAN

A - 105

SCALE: 1/4" = 1' 0"



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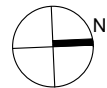
REV.	DESCRIPTION:	DATE:

TREETOP
INVESTMENTS

131-133 5th STREET
CAMBRIDGE, MA

PROPOSED ROOF PLAN

DRAWING TITLE



078	YGS
1/4" = 1' 0"	MAY 18, 2022
SCALE:	DATE:

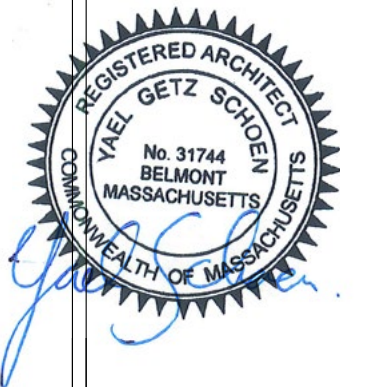
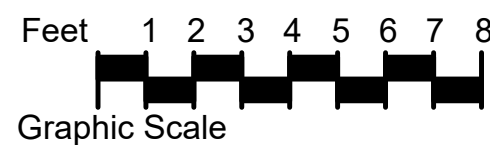
A-105

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1 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1' 0"



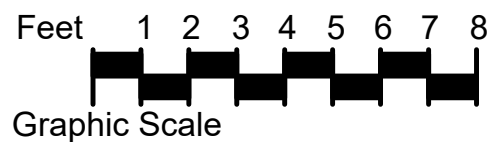
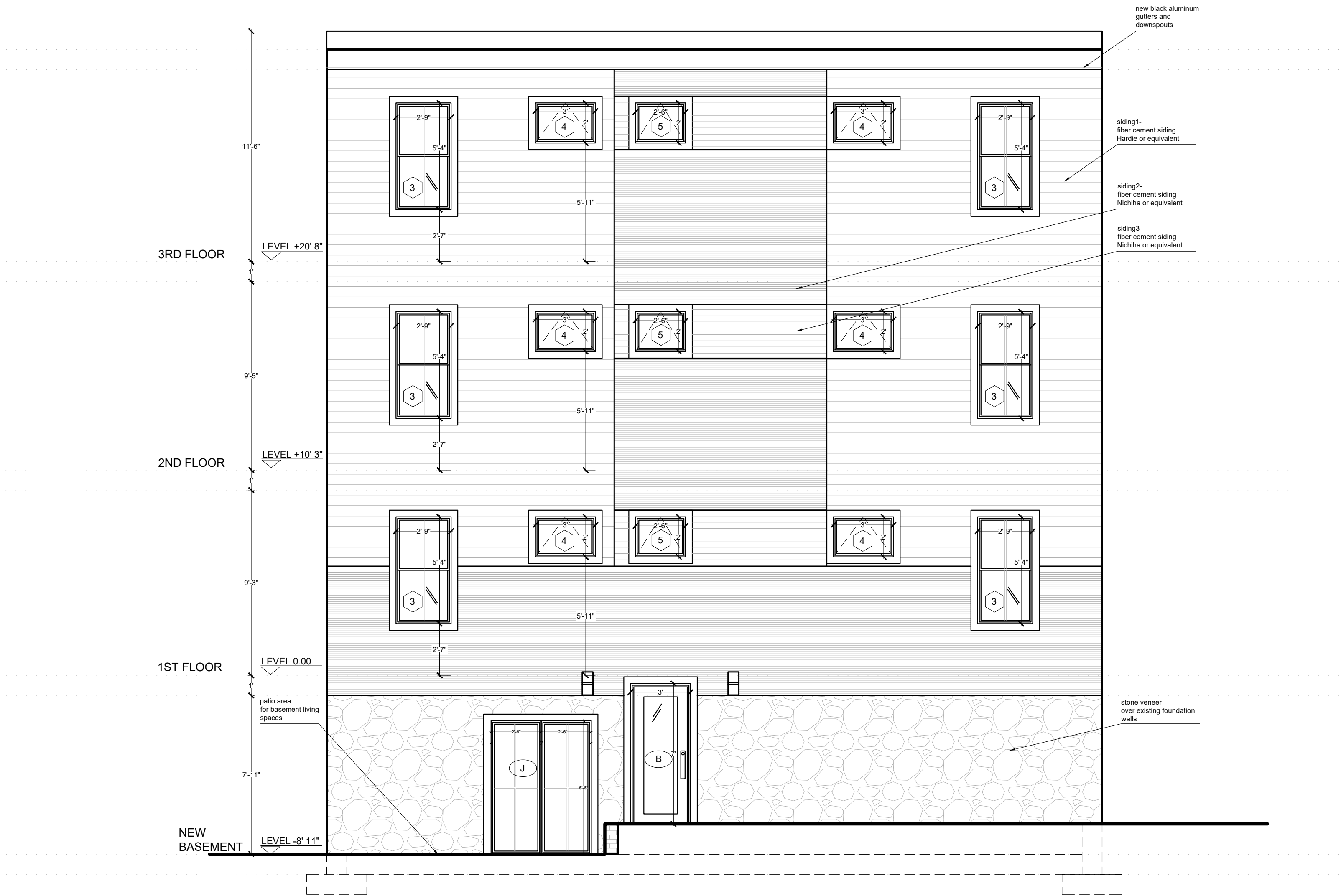
REV.	DESCRIPTION	DATE

TREETOP INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA

PROPOSED EAST
EXTERIOR ELEVATION

078	YGS
1/4" = 1' 0"	MAY 18, 2022

A-114



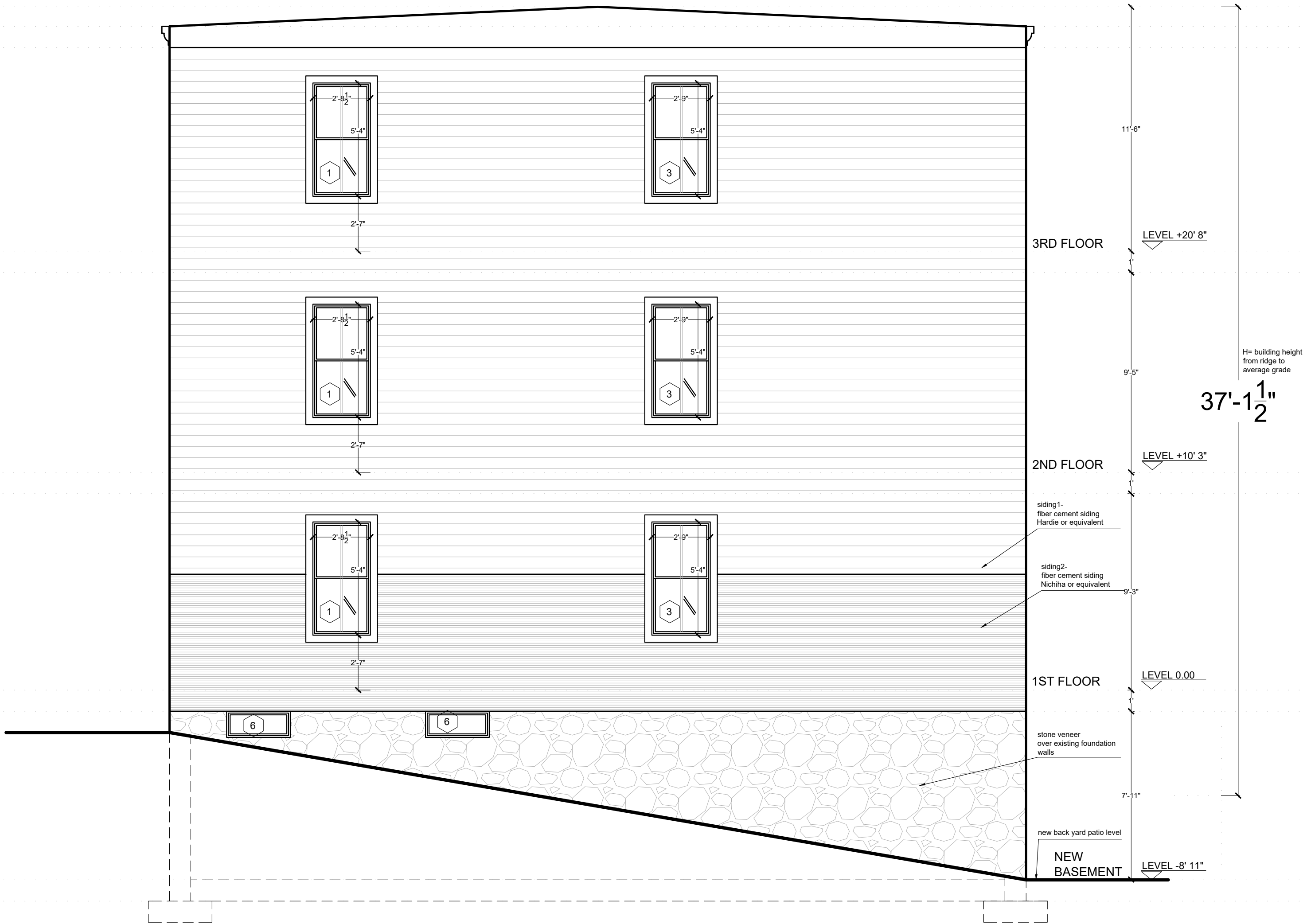
REV.	DESCRIPTION	DATE

OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA

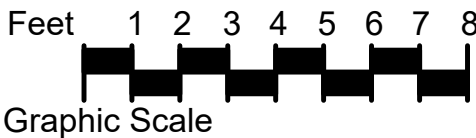
DRAWING TITLE	PROPOSED WEST EXTERIOR ELEVATION
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JOB NO.	078	DWG.	YGS
SCALE	1/4" = 1' 0"	DATE	MAY 18, 2022

A-115



1 PROPOSED NORTH EXTERIOR ELEVATION
A - 116 SCALE: 1/4" = 1' 0"



REV.	DESCRIPTION	DATE
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OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA

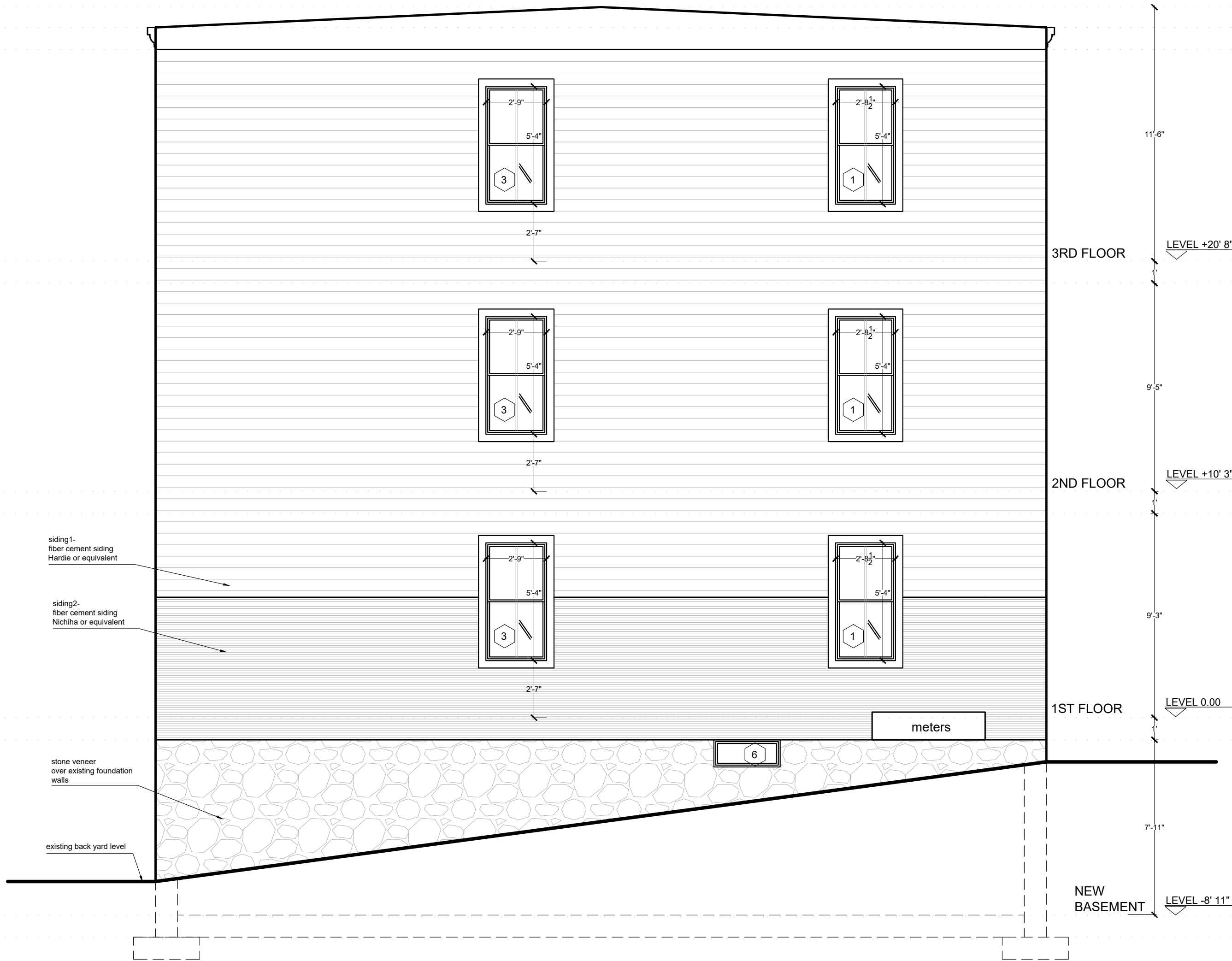
DRAWING TITLE	PROPOSED NORTH EXTERIOR ELEVATION
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JOB NO.	078	DWG.	YGS
SCALE	1/4" = 1' 0"	DATE	MAY 18, 2022

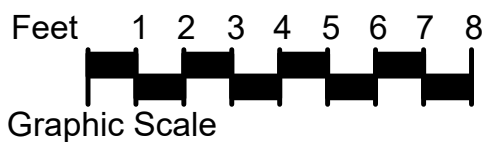
A-116

DRAWING NUMBER

FOR CONSTRUCTION
THIS DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC



1
A - 117
PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1' 0"



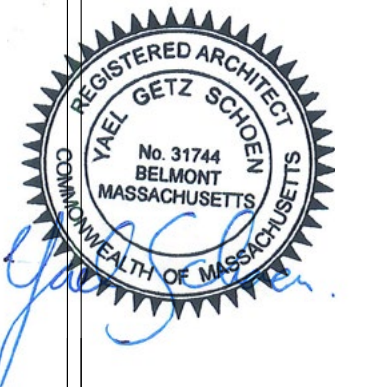
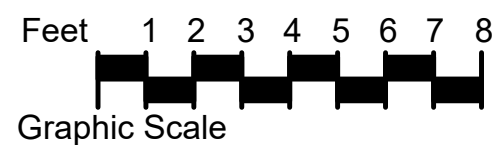
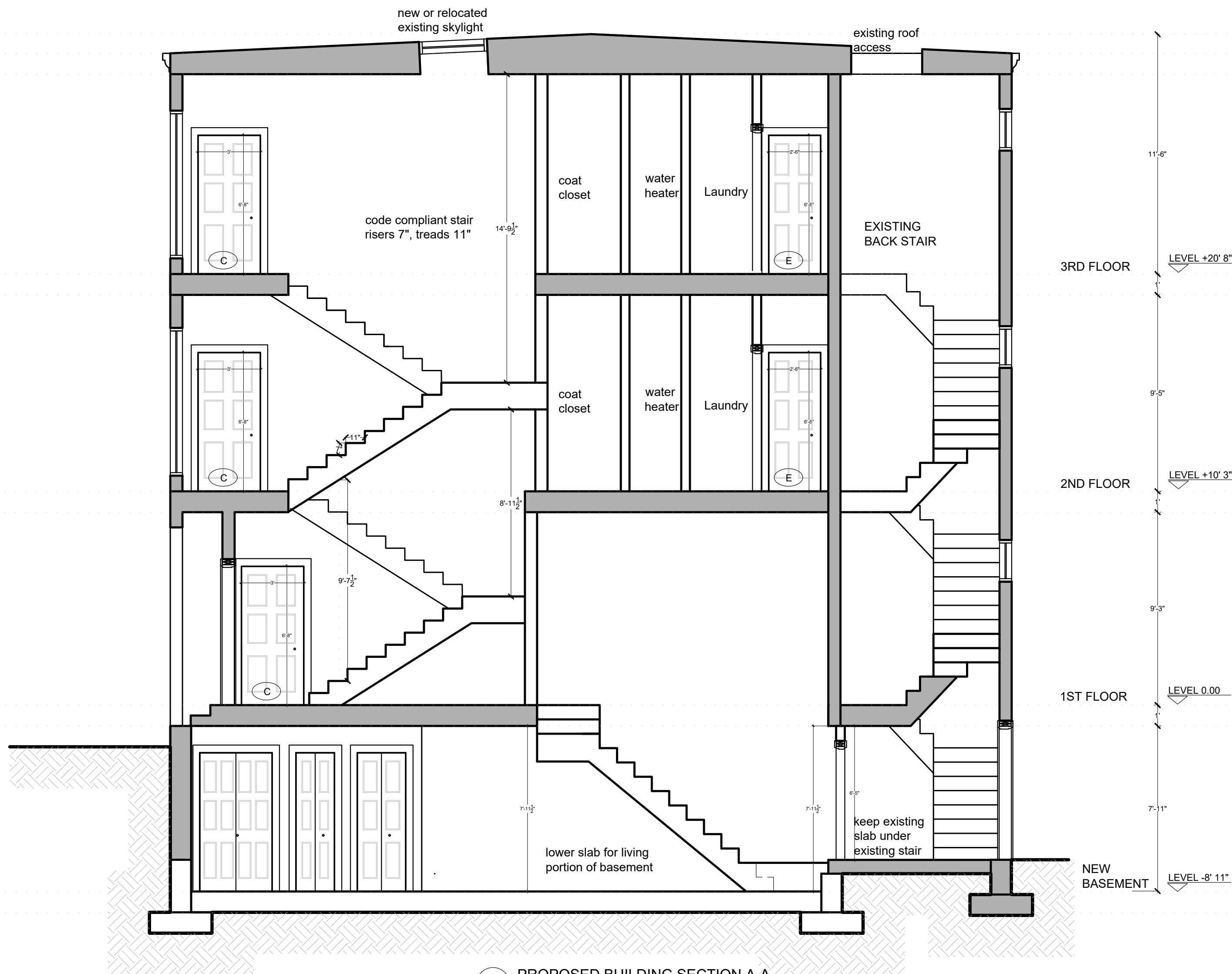
REV.	DESCRIPTION	DATE

PROJECT	TREETOP INVESTMENTS
131-133 5th STREET CAMBRIDGE, MA	

DRAWING TITLE	PROPOSED SOUTH EXTERIOR ELEVATION
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078	YGS
1/4" = 1' 0"	MAY 18, 2022

A-117



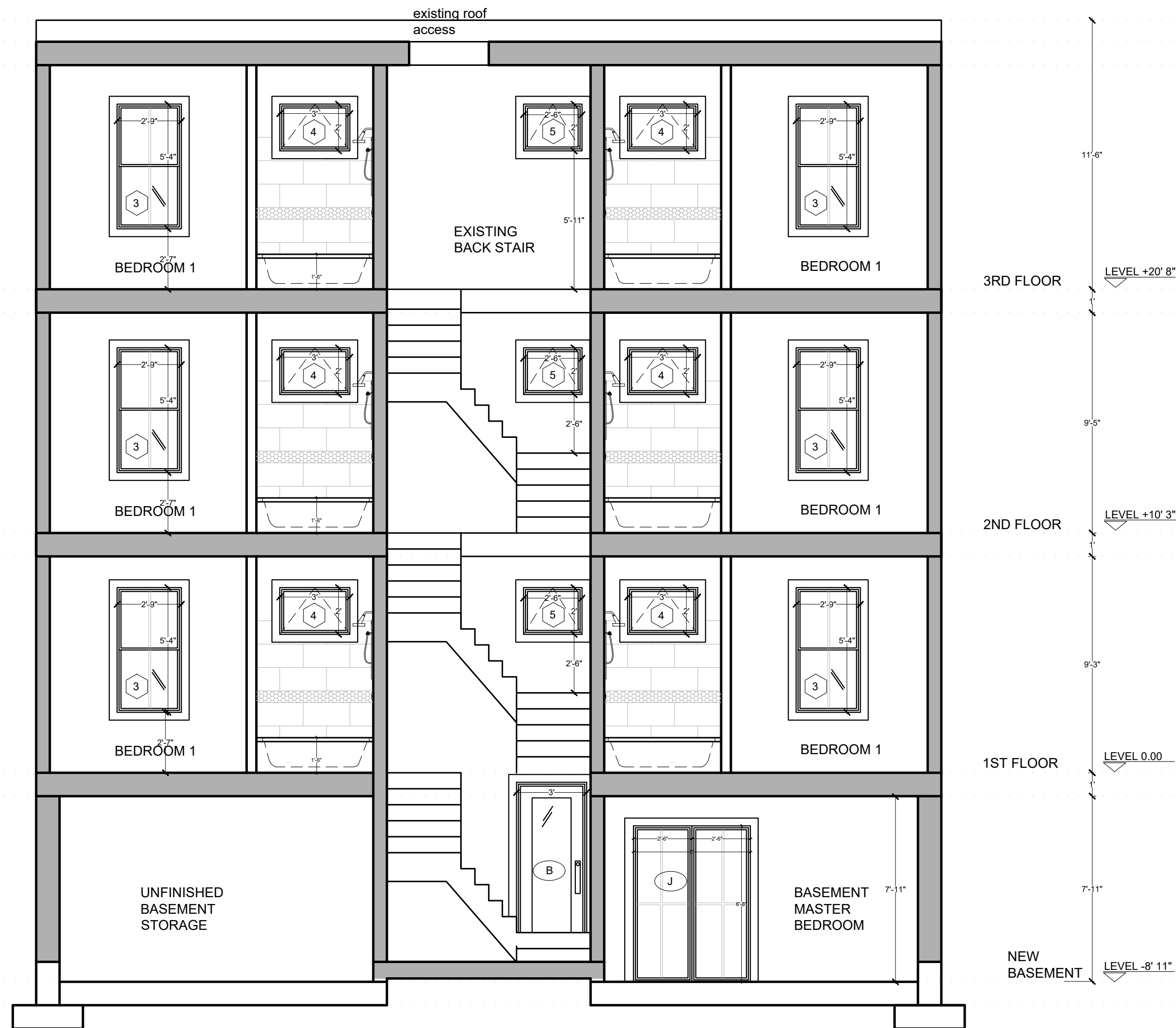
REV.	DESCRIPTION	DATE

OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA
DRAWING TITLE	PROPOSED BUILDING SECTION A-A

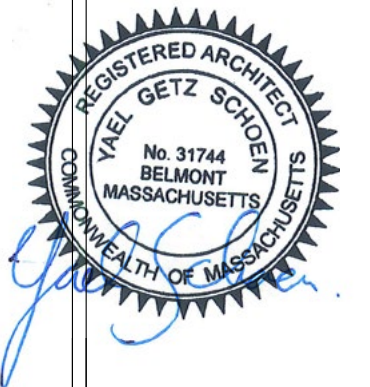
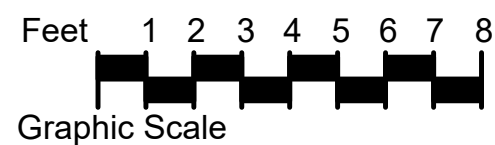
JOB NO.	078	DATE	YGS
SCALE	1/4" = 1' 0"	DATE	MAY 18, 2022

A-118

DRAWING NUMBER



1
A - 119
PROPOSED BUILDING SECTION B-B
SCALE: 1/4" = 1' 0"



REV.	DESCRIPTION	DATE
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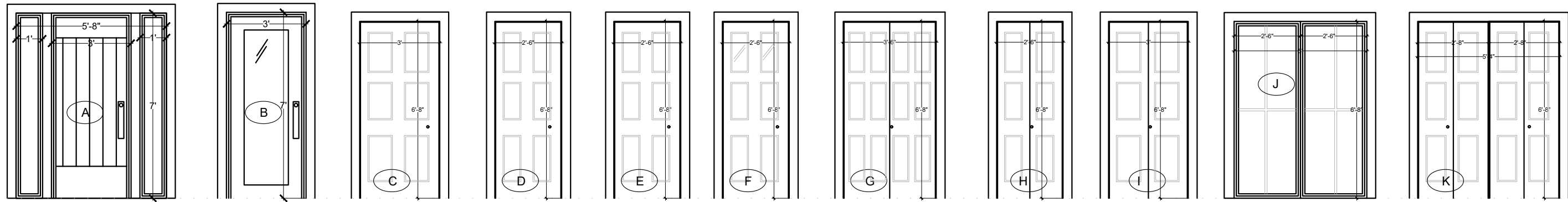
OWNER	TREETOP INVESTMENTS
PROJECT	131-133 5th STREET CAMBRIDGE, MA
DRAWING TITLE	PROPOSED BUILDING SECTION B-B

JOB NO.	078	DWG.	YGS
SCALE	1/4" = 1' 0"	DATE	MAY 18, 2022

DRAWING NUMBER	A-119
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FOR CONSTRUCTION
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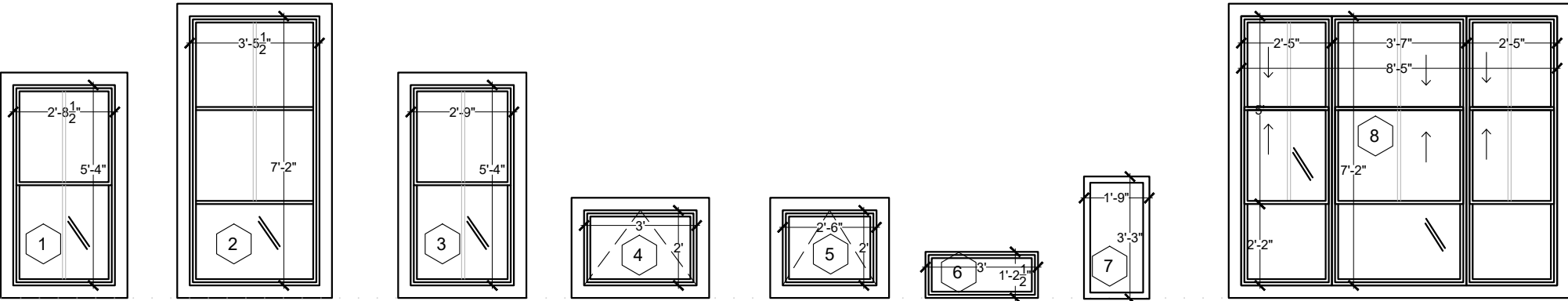
DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	DOOR SIZE	MFR	MODEL	NOTES
A	Main front door	1	front door with 2 side light	5' 10" x 7' 2"	5' 8" x 7' 0"	Simpson		
B	Back stair exterior door	1	exterior door with glass	3' 2" x 7' 2"	3' 0" x 7' 0"	Andersen		
C	Unit entry main door	6	room entry door	3' 2" x 6' 10"	3' 0" x 6' 8"	Simpson		1 hr fire rated
D	Back stair unit doors	6	room entry door	2' 8" x 6' 10"	2' 6" x 6' 8"	Simpson		
E	Bedrooms	15	room entry door	2' 8" x 6' 10"	2' 6" x 6' 8"	Simpson		
F	Bathrooms	8	room entry door with glass	2' 8" x 6' 10"	2' 6" x 6' 8"	Simpson		
G	Coat closets F1, F2, F3 units	4	folding door	3' 8" x 6' 10"	3' 6" x 6' 8"	Simpson		
H	Mechancial closets	4	folding door	2' 8" x 6' 10"	2' 6" x 6' 8"	Simpson		
I	Laundry closets	7	folding door	3' 2" x 6' 10"	3' 0" x 6' 8"	Simpson		
J	Basement bedroom	1	glass patio door	5' 2" x 6' 10"	5' 0" x 6' 8"	Simpson		
K	Basement closets	3	double folding door	5' 6" x 6' 10"	5' 4" x 6' 8"	Simpson		



-V.I.F is verify in field
-Full screens for all new operable windows and doors

2 PROPOSED DOOR SCHEDULE
SCALE: 1/4" = 1' 0"

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	WINDOW SIZE	MFR	NOTES
1	Living rooms side walls	6	double hung, replacement, low E , double glazed, argon filled, u value 0.27	2' 10.5" X 5' 6" V.I.F	2' 8.5" X 5' 4" V.I.F	Andersen	
2	Front stair	2	fixed, low E , double glazed, argon filled, u value 0.27	3' 7.5" X 7' 4"	3' 5.5" X 7' 2"	Andersen	tempered
3	Bedrooms	12	double hung, low E, double glazed, argon filled, u value 0.27	2' 11" X 5' 6"	2' 9" X 5' 4"	Andersen	egress
4	Bathrooms	6	awning, low E , double glazed, argon filled, u value 0.27	3' 2" X 2' 2"	3' 0" X 2' 0"	Andersen	tempered
5	Back stair	3	awning, low E , double glazed, argon filled, u value 0.27	2' 8" X 2' 2"	2' 6" X 2' 0"	Andersen	tempered
6	Basement	4	replacement, awning, low E , double glazed, argon filled, u value 0.27	3' 2" X 1' 4.5"	3' 0" X 1' 2.5"	Andersen	
7	Front stair	2	non operable skylight	V.I.F or reuse existing	V.I.F or reuse existing		
8	Living rooms	6	3 wide, double hung and fixed, low E, double glazed, argon filled, uvalue 0.27	8' 7" X 7' 4"	8' 5" X 7' 2"	Andersen	tempered



-V.I.F is verify in field
-Full screens for all new operable windows and doors

1 PROPOSED WINDOW SCHEDULE
SCALE: 1/4" = 1' 0"

WINDOW AND DOOR COMMENTS

All reasonable efforts have been made to ensure the accuracy of the window and door schedules. The general contractor to verify all window and door sizes, count, tempering, egress, and locations with provider prior to ordering the windows and doors.

All new windows black aluminum cladding exterior, prefinished black interior. Low E tempered glass. Refer to window schedules for mullion spacing. Manufacturer to be determined.

Exterior doors: metal doors, paint grade, with exterior locks, and interior panic hardware. Manufacturer to be determined.

Verify that all remaining existing doors, hardware and frame, meet client standards and/or code requirements.

YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDD.COM

YGS
Design &
Development

CONSULTANT



REV	DESCRIPTION	DATE

TREETOP
INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA

PROPOSED WINDOW AND
DOOR SCHEDULES

DRAWING TITLE

078

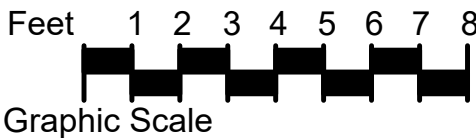
YGS

1/4" = 1' 0"

MAY 18, 2022

A-123

DRAWING NUMBER





YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDO.COM



DATE/TIME:



REV	DESCRIPTION	DATE

TREETOP INVESTMENTS
131-133 5th STREET
CAMBRIDGE, MA
PROPOSED 3D IMAGES

078	YGS
MAY 18, 2022	

A-125

FOR CONSTRUCTION
THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

LOT AREA
2,100 S.F.±

Chain Link Fence

42.00'

Bituminous

38.60'

Assessor's Map 26
Lot 19

Assessor's Map 26
Lot 23

50.00'

40.5'

No. 131-133
3 Story
Conc./Wood/Vinyl
Dwelling

50.00'

40.5'

Assessor's Map 26
Lot 147

#135

Elec.

42.00'

15.0'

2.6'

8.5'

2.6'

15.1'

#129

58.00'

To Spring St

FIFTH STREET



PREPARED FOR:

SCALE: 1"=20' DATE: JANUARY 26, 2022

Zoning District: C-1
Deed Reference: Book 72898, Page 145
Assessor's Map 26, Lot 22
Existing Lot Coverage = 74.4% ±

This is a detailed street map of a residential area in Chicago, likely in the South Loop or Loop area. The map shows a grid of streets with numerous lot numbers and street names. A red circle highlights a specific area, and a blue circle highlights another area. The map includes numerous lot numbers and street names.

Streets shown: Spring St, Hurley St, Fifth St, 129 Spring St, 127 Spring St, 125 Spring St, 123 Spring St, 121 Spring St, 119 Spring St, 117 Spring St, 115 Spring St, 114 Spring St, 112 Spring St, 110 Spring St, 108 Spring St, 106 Spring St, 104 Spring St, 102 Spring St, 100 Spring St, 98 Spring St, 96 Spring St, 94 Spring St, 92 Spring St, 90 Spring St, 88 Spring St, 86 Spring St, 84 Spring St, 82 Spring St, 80 Spring St, 78 Spring St, 76 Spring St, 74 Spring St, 72 Spring St, 70 Spring St, 68 Spring St, 66 Spring St, 64 Spring St, 62 Spring St, 60 Spring St, 58 Spring St, 56 Spring St, 54 Spring St, 52 Spring St, 50 Spring St, 48 Spring St, 46 Spring St, 44 Spring St, 42 Spring St, 40 Spring St, 38 Spring St, 36 Spring St, 34 Spring St, 32 Spring St, 30 Spring St, 28 Spring St, 26 Spring St, 24 Spring St, 22 Spring St, 20 Spring St, 18 Spring St, 16 Spring St, 14 Spring St, 12 Spring St, 10 Spring St, 8 Spring St, 6 Spring St, 4 Spring St, 2 Spring St.

Lot numbers shown: 25-152, 25-102, 25-145, 25-PW, 25-100, 25-99, 25-97, 25-98, 25-83, 25-149, 25-131, 25-129, 25-130, 25-113, 25-57, 25-58, 26-179, 26-7, 26-8, 26-9, 26-10, 26-12, 26-11, 26-15, 26-16, 26-14, 26-13, 26-12, 26-19, 26-147, 26-163, 26-22, 26-23, 26-24, 26-27, 26-28, 26-156, 26-155, 26-154, 26-153, 26-152, 26-151, 26-150, 26-149, 26-148, 26-147, 26-146, 26-145, 26-144, 26-143, 26-142, 26-141, 26-140, 26-139, 26-138, 26-137, 26-136, 26-135, 26-134, 26-133, 26-132, 26-131, 26-130, 26-129, 26-128, 26-127, 26-126, 26-125, 26-124, 26-123, 26-122, 26-121, 26-120, 26-119, 26-118, 26-117, 26-116, 26-115, 26-114, 26-113, 26-112, 26-111, 26-110, 26-109, 26-108, 26-107, 26-106, 26-105, 26-104, 26-103, 26-102, 26-101, 26-100, 26-99, 26-98, 26-97, 26-96, 26-95, 26-94, 26-93, 26-92, 26-91, 26-90, 26-89, 26-88, 26-87, 26-86, 26-85, 26-84, 26-83, 26-82, 26-81, 26-80, 26-79, 26-78, 26-77, 26-76, 26-75, 26-74, 26-73, 26-72, 26-71, 26-70, 26-69, 26-68, 26-67, 26-66, 26-65, 26-64, 26-63, 26-62, 26-61, 26-60, 26-59, 26-58, 26-57, 26-56, 26-55, 26-54, 26-53, 26-52, 26-51, 26-50, 26-49, 26-48, 26-47, 26-46, 26-45, 26-44, 26-43, 26-42, 26-41, 26-40, 26-39, 26-38, 26-37, 26-36, 26-35, 26-34, 26-33, 26-32, 26-31, 26-30, 26-29, 26-28, 26-27, 26-26, 26-25, 26-24, 26-23, 26-22, 26-21, 26-20, 26-19, 26-18, 26-17, 26-16, 26-15, 26-14, 26-13, 26-12, 26-11, 26-10, 26-9, 26-8, 26-7, 26-6, 26-5, 26-4, 26-3, 26-2, 26-1.

Other features: A red circle highlights a specific area, and a blue circle highlights another area. The map includes numerous lot numbers and street names.

131 Fifth St.

Petitioner

26-14
CHOLFIN, BRYAN & THERESA M. CHOLFIN
1 SPRING PL
CAMBRIDGE, MA 02141

26-19
AZAROWICZ, JANE H. AND
SOPHIE P. AZAROWICZ
69 LEXINGTON ST
BELMONT, MA 02478-1334

26-22
TREETOP INVESTMENTS LLC
C/O SIDDHARTH GEHLOT, MANAGER
100 TOWER OFFICE PARK - STE I
WOBURN, MA 01801

26-163
DAROSA, JOSE F. AND MARIA C. DAROSA
829 HIGHLAND AVE
MEDFORD, MA 02155

26-73
TRIGILIO, JAMES A., JR.
134 FIFTH ST.
CAMBRIDGE, MA 02141-1136

26-136
RODRIGUES, MANUEL P. AND
MARIA RODRIGUES
132 1/2 FIFTH ST.
CAMBRIDGE, MA 02141-2035

26-137
NOWISZEWSKI, PHYLLIS T.,
TR. THE PHYLLIS T. NOWISZEWSKI TRUST
114 SPRING ST
CAMBRIDGE, MA 02141-1742

26-23
PIERCE, KENNETH R.
137-139 FIFTH ST, #137
CAMBRIDGE, MA 02141

26-23
CHEN, LIZI
137-139 FIFTH ST., #139B
CAMBRIDGE, MA 02141

26-23
BRENNAN, KIMBERLY B.
137-139 FIFTH ST., #139A
CAMBRIDGE, MA 02141

26-23
DAUM, MATTHEW
135-139 FIFTH ST 135
CAMBRIDGE, MA 02139

26-147
118 SPRING STREET LLC
100 TOWER OFFICE - STE 1
WOBURN, MA 01801

26-155
SMITH, CHRISTOPHER M. & HEATHER E. DWYER
145 FIFTH ST
CAMBRIDGE, MA 02141

26-156
SEEGER, JEREMY
148 OAKLEY RD.
BELMONT, MA 02478

26-27
LIPLIL II, LLC HURLEY VENTURES, LLC
5 CLAREMON ST STE 1
SOMERVILLE, MA 02144

26-72
SUESS, DANIEL LM MICHAEL N. PELCH
136 FIFTH ST
CAMBRIDGE, MA 02141

26-24
ZHUCHEN LLC
228 PARK AVE S
PMB 35567
NEW YORK, NY 10003

26-12
BRAFF DANA BRIK ROBERT
126 SPRING ST
CAMBRIDGE, MA 02141