



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAY -6 AM 11:20

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1161501

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Daniel Ustayev

PETITIONER'S ADDRESS: 47 Ripley St, Newton, MA 02459

LOCATION OF PROPERTY: 133 Fayerweather St, Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Install a curbcut at the front of the unit to make one parking space

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 6.000 Section: 6.44.1.c (Off Street Parking)

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Daniel Ustayev

(Print Name)

Address: _____

Tel. No. _____

617-959-6915

E-Mail Address: _____

dustayev@gmail.com

Date: 5/5/25

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 202 Middlesex Ave LLC
(OWNER)

Address: ~~202 Middlesex Ave LLC~~ 33 Saco St Newton MA 02467

State that I/We own the property located at 133 Fayerweather St Cambridge MA 02138,
which is the subject of this zoning application.

The record title of this property is in the name of 202 Middlesex Ave LLC

*Pursuant to a deed of duly recorded in the date 3/31/24, Middlesex South
County Registry of Deeds at Book NA, Page NA; or
Middlesex Registry District of Land Court, Certificate No. 284128
Book NA Page NA.


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 Suffolk

The above-name Daniel Vstayer personally appeared before me,
this 23rd of April, 2025, and made oath that the above statement is true.

Matthew Mariano Notary

My commission expires 7/17/2031 (Notary Seal).



MATTHEW P. MARIANO
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 17, 2031

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

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

Given the limited availability of on-street parking in this neighborhood—particularly during evenings, weekends, and winter months—the absence of a driveway makes it extremely difficult to reliably access my property. This will be especially challenging when carrying groceries, transporting young children or elderly family members, or accommodating deliveries and service vehicles. The inability to install a curb cut also limits the functional use of my property, which is otherwise capable of supporting off-street parking without negatively impacting the streetscape or public safety. Without a variance, I'm unable to make reasonable use of my property in a way that many neighboring lots are already permitted to do. Not having off-street parking will lead to increased expenses, including frequent parking tickets, long walks from distant spots, and missed work or appointments due to parking availability. Over time, these inconveniences and financial impacts amount to a significant hardship.

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

has no usable space on either side of the structure to accommodate a driveway, and there is not enough of a front yard setback from the street to provide legal off-street parking without a curb cut. These physical constraints—specifically the placement of the house on the lot and the limited setback—create a unique hardship that prevents the installation of parking without zoning relief.

These limitations are specific to the shape and layout of this parcel and do not generally affect other properties within the zoning district. As a result, without a variance, the property cannot reasonably be improved to provide off-street parking, which is a standard amenity in the neighborhood. We will use permeable pavers.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed curb cut and off-street parking space have been designed to maintain the safety, accessibility, and character of the neighborhood. The driveway will not interfere with pedestrian pathways, street trees, or public utilities, and will be constructed using permeable materials to minimize stormwater runoff.

By providing legal off-street parking, the project reduces reliance on scarce on-street spaces and helps ease parking congestion in the area. It also improves quality of life and safety for residents, particularly during winter months when on-street parking becomes even more limited due to snow removal restrictions.

The design has been carefully considered to respect the scale and appearance of surrounding properties, and the visual impact will be minimal. Furthermore, we have engaged with abutters and community members and have not received significant objections to the proposal.

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

Granting this variance supports the ordinance by allowing for a modest, well-integrated off-street parking solution that enhances livability without negatively impacting the surrounding area.

The proposal respects the residential character of the neighborhood and does not increase the building footprint, height, or density of the property. It also avoids adverse effects on traffic, pedestrian safety, or the visual streetscape. By reducing

dependence on limited on-street parking, especially in a high-demand area, the project aligns with broader goals of reducing congestion and promoting efficient use of private property. Thank you

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Ustayev
Location: 133 Fayerweather St., Cambridge, MA
Phone: 617-959-6915

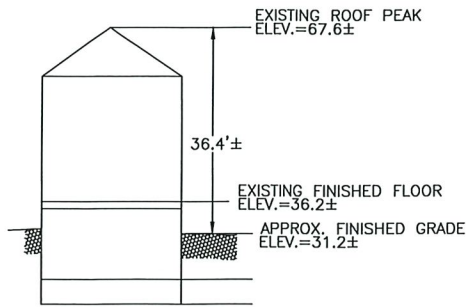
Present Use/Occupancy: Two-Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-Family Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A		N/A		N/A	(max.)
<u>LOT AREA:</u>		4772		4772		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		-		-		-	
<u>LOT AREA OF EACH DWELLING UNIT</u>		-		-		-	
<u>SIZE OF LOT:</u>	WIDTH	52		52		50	
	DEPTH	91.95		91.95		100	
<u>SETBACKS IN FEET:</u>	FRONT	23.1		23.1		10	
	REAR	28.8		28.8		5	
	LEFT SIDE	5.4		5.4		5	
	RIGHT SIDE	5.3		5.3		5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34-35		34-35		45	
	WIDTH	-		-		-	
	LENGTH	-		-		-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		59.95%		52.85%		30%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		0		1		2	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA		NA		NA	

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.:

NA

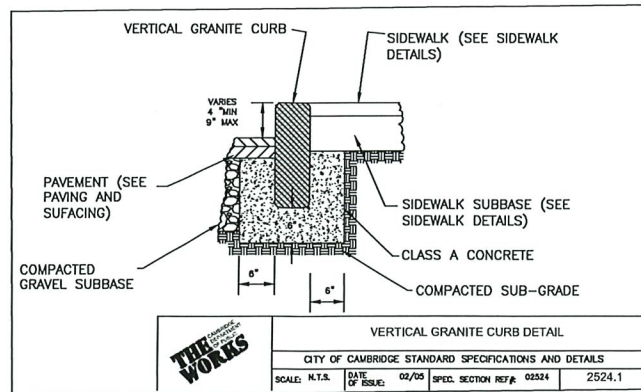
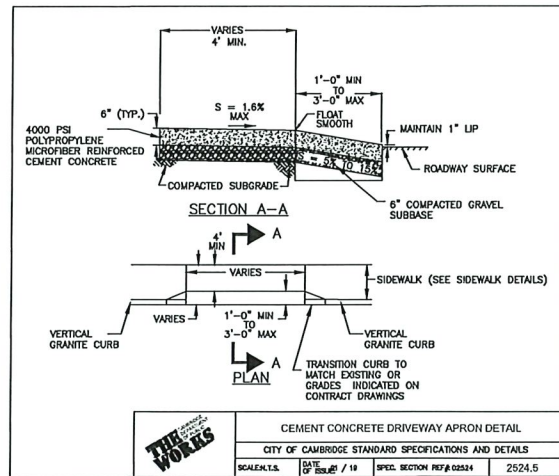
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



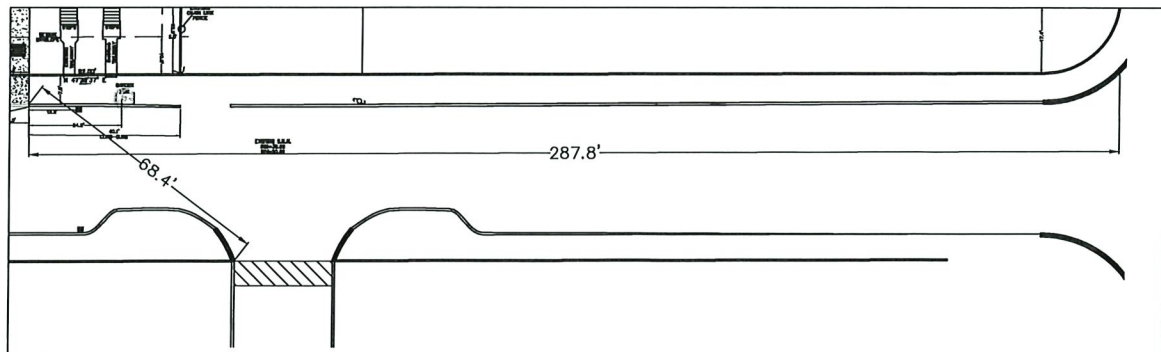
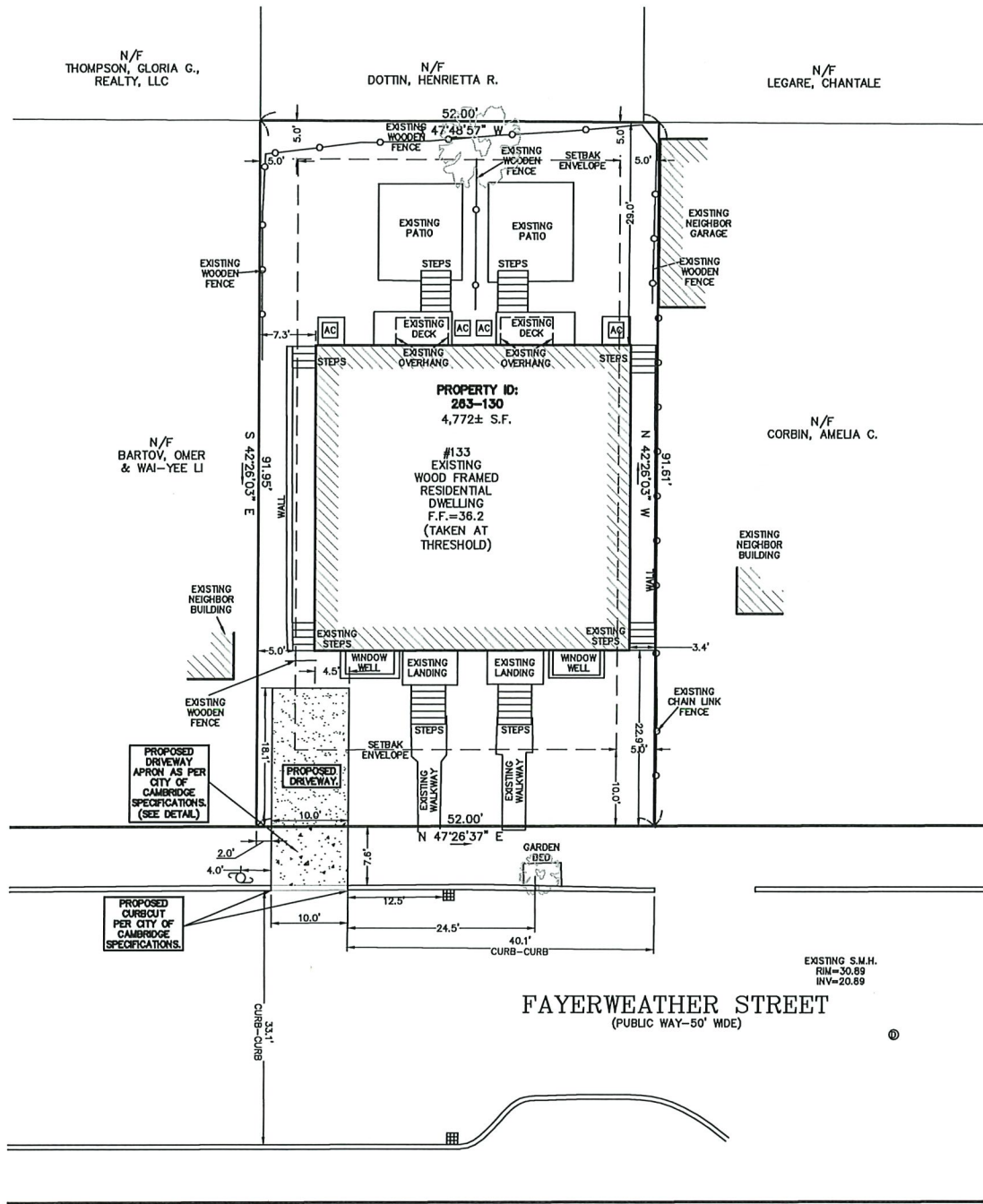
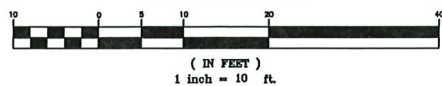
EXISTING PROFILE
NOT TO SCALE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 4/1/2025.
2. DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 169924
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



GRAPHIC SCALE



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2025 JUN 23 A 11:12

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

ZONING LEGEND				
O-1 MULTIFAMILY DWELLINGS				
		REQUIRED	EXISTING	PROPOSED
SETBACKS	FRONT (MIN)	10'	22.9'	22.9'
	SIDE (MIN)	5'	3.4'	3.4'
	REAR (MIN)	5'	29.0'	29.0'
MAX. BLDG. HEIGHT		45'	36.4'	36.4'
MAX. NO. STORIES		4	—	—
MIN. OS. RATIO		30%	37.4%	33.62%

SCALE 1"=10'	REV	DATE	REVISION	BY
DATE 06/20/25				
SHEET 1				
PLAN NO. 1 OF 1				
CLIENT:				
DRAWN BY JM				
CHKD BY P.N				
APPD BY P.N				

**133 FAYERWEATHER STREET
CAMBRIDGE
MASSACHUSETTS**

CURB CUT PLAN

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1 NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com

SHEET NO.
1



CITY OF CAMBRIDGE
MODERNIZATION SERVICES

JUN 23 A 9:26



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2025 JUN 23 A 9:26



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2025 JUN 23 A 9:26



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2025 JUN 23 A 9:26

133 FAYERWEATHER ST: PERMIT SET

CAMBRIDGE, MA 02138

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS.
- THE DRAWINGS SHALL BE WORKED IN CONJUNCTION WITH THE SPECIFICATIONS AND/OR PROJECT MANUAL.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE ARCHITECT OF CHANGES IN DIMENSIONS OR CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS, AND AGENCY APPROVALS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING DEMOLITION.
- ALL WORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING/RESIDENTIAL CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR: THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, AND SAFETY AND SECURITY ON SITE.
- CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED.
- THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK.
- THE EXISTING PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD-VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.
- DETAILS ARE INTENDED TO SHOW METHODS AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH THE EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- UNLESS TESTS, MATERIALS, EQUIPMENT, OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED BY THE CONTRACTOR UNDER THIS CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL PERFORM TESTS AT HIS/HER OWN EXPENSE, AS NECESSARY OR AS REQUIRED BY ANY INSPECTION AGENCY. TESTS SHALL BE MADE TO VERIFY WHETHER THE SYSTEM OR COMPONENTS INSTALLED COMPLY WITH THE SPECIFICATIONS AND ARE IN WORKING ORDER.
- THE CONTRACTOR SHALL LEAVE THE WORK IN PROPER WORKING ORDER AND SHALL, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK, MATERIALS, OR EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.



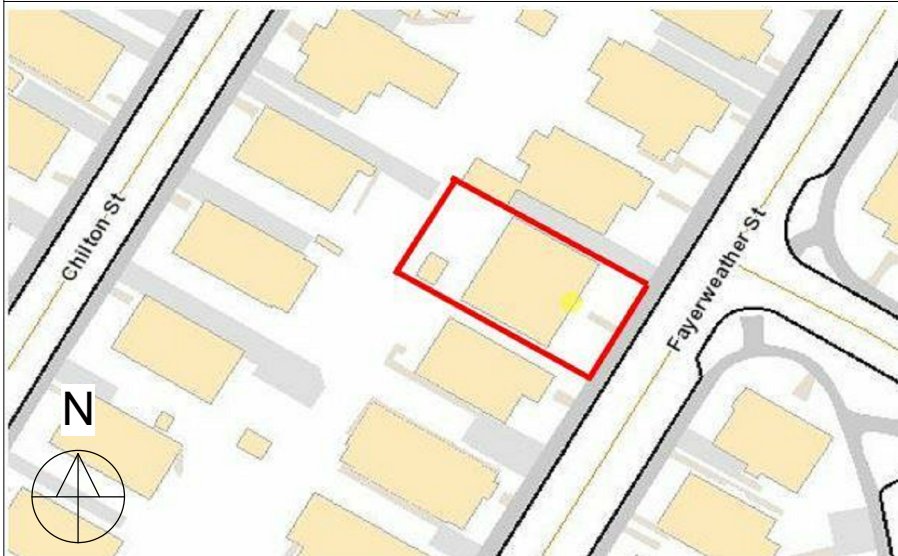
LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED
- EXISTING STRUCTURE OR PARTITION TO REMAIN
- NEW STRUCTURE OR PARTITION
- FINISH ELEVATION
- ROOM TAG
- GENERAL DETAIL
- WALL SECTION
- INTERIOR ELEVATION
- FINISH TAG
- DOOR IDENTIFICATION SYMBOL
- WALL TYPE TAG
- WINDOW IDENTIFICATION SYMBOL
- DUPLEX OUTLET
- GROUND FAULT OUTLET
- CAT 5/COAX/DATA
- CARBON MONOXIDE DETECTOR
- SMOKE ALAM

ABBREVIATIONS

- AFF ABOVE FINISHED FOOR
- CI CONTROL JOINT
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXIST EXISTING
- FC FURRING CHANNEL
- FD FLOOR DRAIN
- FIN FINISH
- FL FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HDWD HARDWOOD
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MFR MANUFACTURER
- MIR MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLAN PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STRL STRUCTURE/STRUCTURAL
- T.O.C. TOP OF CONCRETE
- T.O.S TOP OF SLAB
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- W/ WITH
- WINDW WINDOW

SITE LOCATION



CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave,
4th Floor
Cambridge MA 02139

Dan Anderson
617.354.2501
dan@andersonporter.com

CIVIL ENGINEER
Spruhan Engineering, P.C.
80 Jewett Street, Suite 2
Newton MA 02458
Edmond Spruhan
617.816.0722

OWNER
DND Homes LLC
1 Garfield Circle, Unit 6
Burlington, MA 01803
Trina Murphy
781.460.8437

STRUCTURAL ENGINEER
Forest Structural Engineering
231 West Newton Street, #1
Boston, MA 02116
617.447.8030

DRAWING LIST

- G0.1 COVER SHEET
- Z1.1 ZONING COMPLIANCE
- C.0 EXISTING LOT PLAN
- C.1 EXISTING CIVIL PLAN
- L1.1 PROPOSED SITE PLAN
- S100 FRAMING PLANS
- S101 FRAMING PLANS
- S102 FRAMING PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A1.3 PROPOSED ROOF PLAN
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A3.1 PROPOSED SECTIONS
- A3.2 PROPOSED SECTIONS
- A5.1 TYPICAL DETAILS
- A5.2 TYPICAL DETAILS
- A6.1 SCHEDULES AND DETAILS
- A8.1 REFLECTED CEILING PLANS
- A8.2 REFLECTED CEILING PLANS

ENERGY CODE COMPLIANCE:

225 CMR 22.00 (IECC 2021 and IRC 2021 CH 11 with MA amendments)

- Compliance path - R401.2.3 ERI - Energy Rating Index Option
- R406 - HERS max score 45 all electric - PV ready - See HERS reports.
- R403.6 - GC shall provide Mechanical Ventilation to meet code requirements
- ERVs to be located in second floor mechanical rooms (A8.2 - 202 - 207)
- R404.4 - Not applicable to this project. No parking is provided

CODE SUMMARY

CODE REFERENCE: IRC 2015 ; IEBC 2015; MASSACHUSETTS STATE BUILDING CODE 780 CMR 9TH EDITION; RESIDENTIAL CODE AMENDMENTS

PROPERTY ADDRESS:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138
ZONING DISTRICT:	RESIDENCE B
PROJECT DESCRIPTION:	TWO-FAMILY STRUCTURE
CHAPTER 3 - BUILDING PLANNING	SECTION 316
SECTION 302	SECTION 317
FIRE-RESISTANT CONSTRUCTION	PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY
Dwelling units shall be separated by a 1-hour fire-resistance rated wall.	GC shall verify that any foam plastics used shall comply with code.
Enclosed space under stairs that is accessed by door or access panel shall be covered with 1/2" gypsum board.	SECTION 318
Fireblocking shall be provided per code.	PROTECTION AGAINST SUBTERRANEAN TERMITES
SECTION 303	GC shall verify that construction complies with code.
LIGHT, VENTILATION AND HEATING	SECTION 319
Mechanical ventilation shall be provided.	MECHANICAL VENTILATION
SECTION 304	SECTION 320
MINIMUM ROOM AREAS	ACCESSIBILITY
All habitable room areas shall comply with code.	SECTION 321
CEILING HEIGHT	ELEVATORS AND PLATFORM LIFTS
Dwelling units shall be provided with required heating.	SECTION 322
SECTION 305	FLOOD-RESISTANT CONSTRUCTION
R305.1	The basement shall be constructed to anticipate the estimated seasonal high ground water level.
SECTION 306	STORM SHELTERS
SECTION 307	SECTION 323
TOILET, BATH AND SHOWER SPACES	This section is not applicable to the proposed design.
SECTION 308	SOLAR ENERGY SYSTEMS
TOILET, baths, and showers spaces shall comply with code.	SECTION 324
SECTION 309	MEZZANINES
All glazing shall comply with code.	SECTION 325
GARAGES AND CARPORTS	SWIMMING POOLS, SPAS AND HOT TUBS
SECTION 310	SECTION 326
This section of the code is not applicable to the proposed design.	SECTION 327
EMERGENCY ESCAPE AND RESCUE OPENINGS	SECTION 328
This section shall comply with code.	SECTION 329
MEANS OF EGRESS	SECTION 330
Each dwelling unit shall be provided with a primary and secondary means of egress with clear widths that comply with code.	SECTION 331
All interior doors shall have nominal widths and heights that comply with code.	SECTION 332
R311.1	SECTION 333
R311.2.1	SECTION 334
R311.7.5.1-2	SECTION 335
Riser heights shall not be more than 81/4". Tread depths shall not be less than 9". Window treads shall have a minimum tread depth of 3" at any point.	SECTION 336
SECTION 312	SECTION 337
GUARDS AND WINDOW FALL PROTECTION	SECTION 338
Guard locations and heights, and window openings and fall protections shall comply with code.	SECTION 339
AUTOMATIC FIRE SPRINKLER SYSTEMS	SECTION 340
The proposed design does not have an aggregate area greater than 14,400 square feet.	SECTION 341
SECTION 313	SECTION 342
R313.2	SECTION 343
SECTION 314	SECTION 344
R314.3	SECTION 345
SECTION 315	SECTION 346
R315.3	SECTION 347
CARBON MONOXIDE ALARMS	SECTION 348
Carbon monoxide alarms shall be provided and located as required.	SECTION 349

ANDERSON
PORTER
DESIGN

PERMIT SET

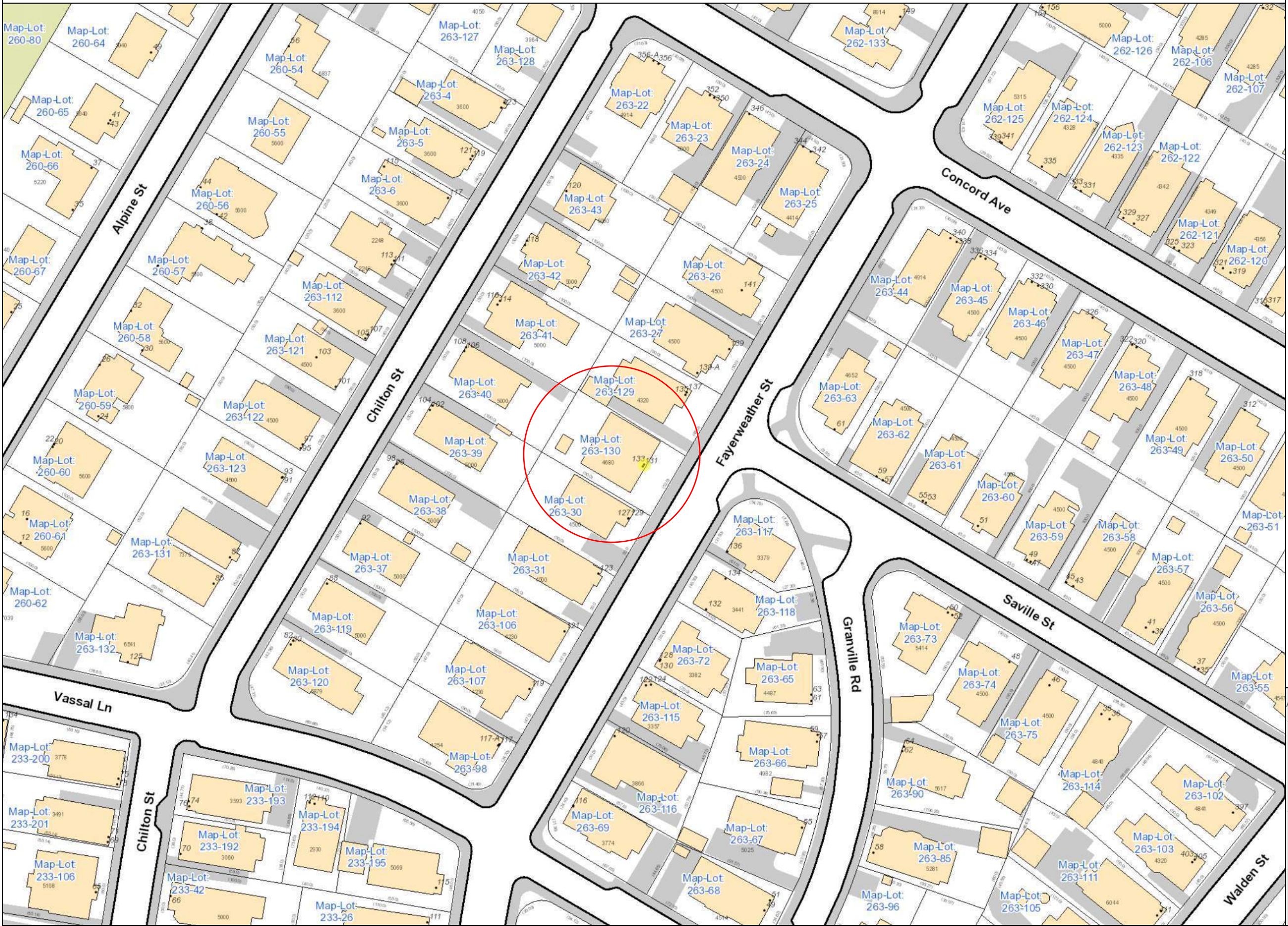
REVISIONS		
No.	Description	Date
1	REVISION PER ISD	11.06.2023



AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138
Title:	COVER SHEET
Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2125
Date:	2023.09.30
Scale:	1/4" = 1'-0"
Drawn by:	GA

G0.1



LEGEND

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

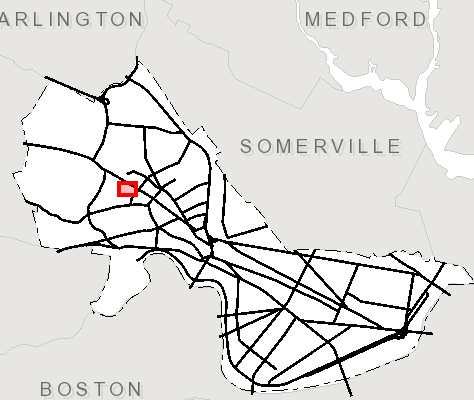


City of Cambridge
Massachusetts

1" = 69 ft

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www.cambridgema.gov/gis



ZONING CHART - CAMBRIDGE				
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	B ZONE	B ZONE	B ZONE	COMPLIES
USE	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	COMPLIES
MIN LOT SIZE	5,000 S.F.	4,772 +/- S.F.	4,772 +/- S.F.	EXISTING NON CONFORMING
MIN LOT AREA PER DWELLING	2,500 S.F.	2,386 S.F.	2,386 S.F.	EXISTING NON CONFORMING
MAX FLOOR AREA RATIO (FAR)	0.50	0.64	0.87	EXISTING NON CONFORMING
MAX BUILDING HEIGHT	35'	27.2'	34.8'	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'	22.9'	22.9'	COMPLIES
RIGHT SIDE	7.5' SUM TO 20'	3.2'	3.2'	EXISTING NON CONFORMING
LEFT SIDE	7.5' SUM TO 20'	7.4'	7.4'	EXISTING NON CONFORMING
REAR	25'	28.4'	28.4'	COMPLIES
MIN LOT WIDTH	50'	52'	52'	COMPLIES
PARKING REQUIREMENTS	1 PER DWELLING UNIT	0 SPOTS	0 SPOTS	EXISTING NON CONFORMING
TOTAL OPEN SPACE, MIN % OF LOT	40% = 1908.80 S.F.	63% = 2994.21 S.F. +/-	63% = 2994.21 S.F. +/-	COMPLIES
PRIVATE OPEN SPACE	20% = 954.40 S.F. (50% OF TOTAL OPEN SPACE)	56% = 2691.26 S.F. +/-	56% = 2691.26 S.F. +/-	COMPLIES
PERMEABLE OPEN SPACE	20% = 954.40 S.F. (50% OF TOTAL OPEN SPACE)	25% = 1175.45 S.F. +/-	25% = 1175.45 S.F. +/-	COMPLIES
BICYCLE PARKING	N/A	0 SPOTS	0 SPOTS	COMPLIES

Min. distance between buildings: Sum of Heights/6 or 10'-0", whichever is greater

N/A; BASEMENT AREA IS EXCLUDED FROM GROSS FLOOR AREA PER ARTICLE 2.



5:26 AM ⑤ AREA ELEVATION
 $1/4" = 1'-0"$

PERMIT SET

[illegible]

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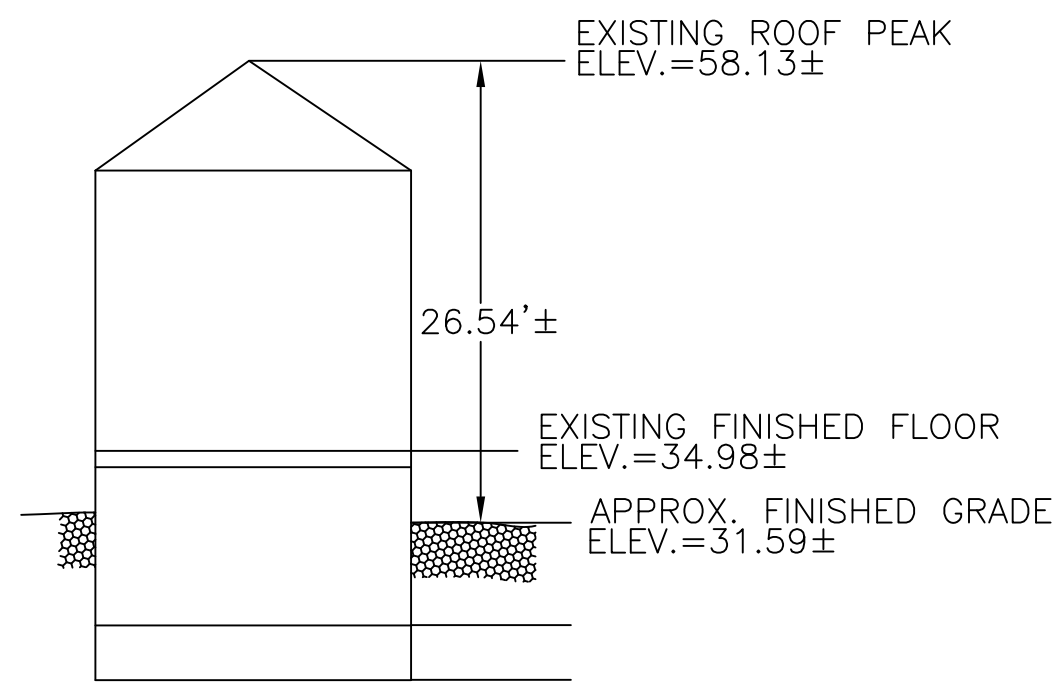
Project: 133 FAYERWEATHER

Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

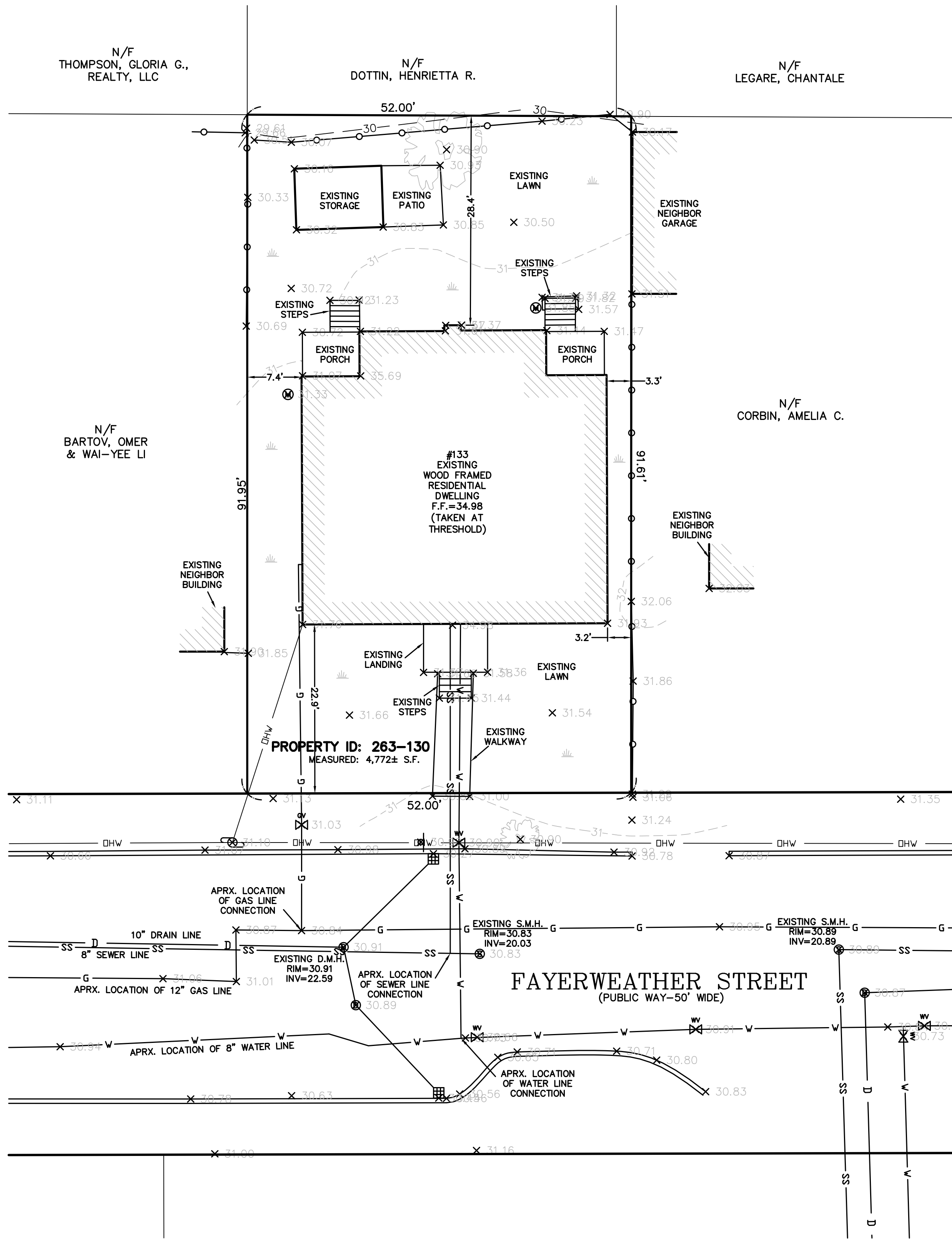
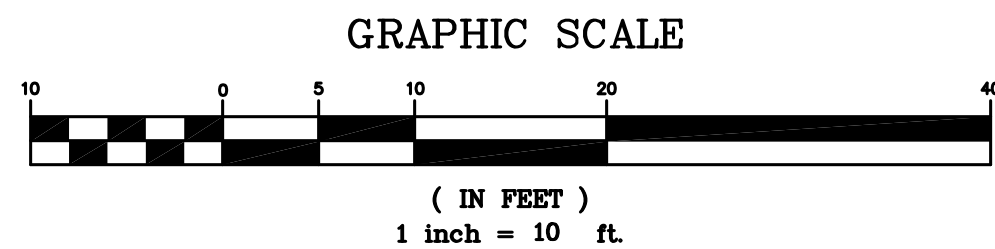
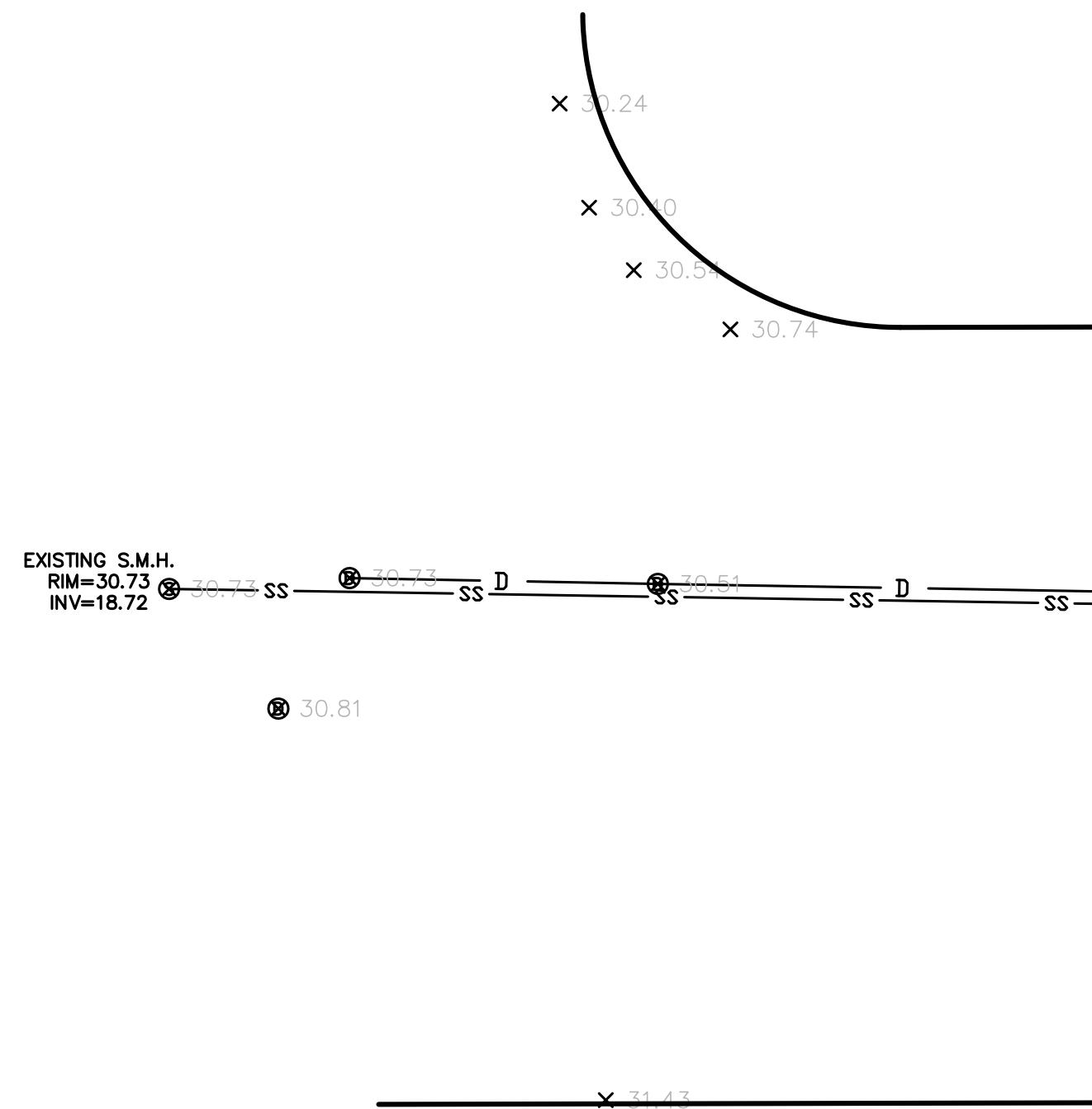
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Drawing Issued By: ANDERSON PORTER DESIGN	
Project #: 2125	Drawn No. Z1.1
Date: 2023.09.30	
Scale: As indicated	
Drawn by: GA	

Z1.1



EXISTING PROFILE
NOT TO SCALE



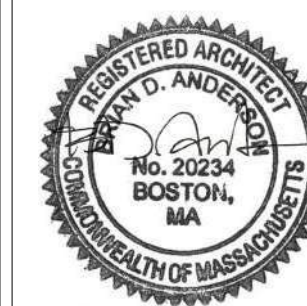
LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
- DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SCALE 1"=10'				
DATE 12/08/21	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS PLAN			
CLIENT:				
DRAWN BY OB	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CHKD BY P.J.N				
APPD BY P.J.N				
				SHEET NO. 1

PERMIT SET

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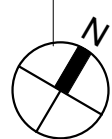
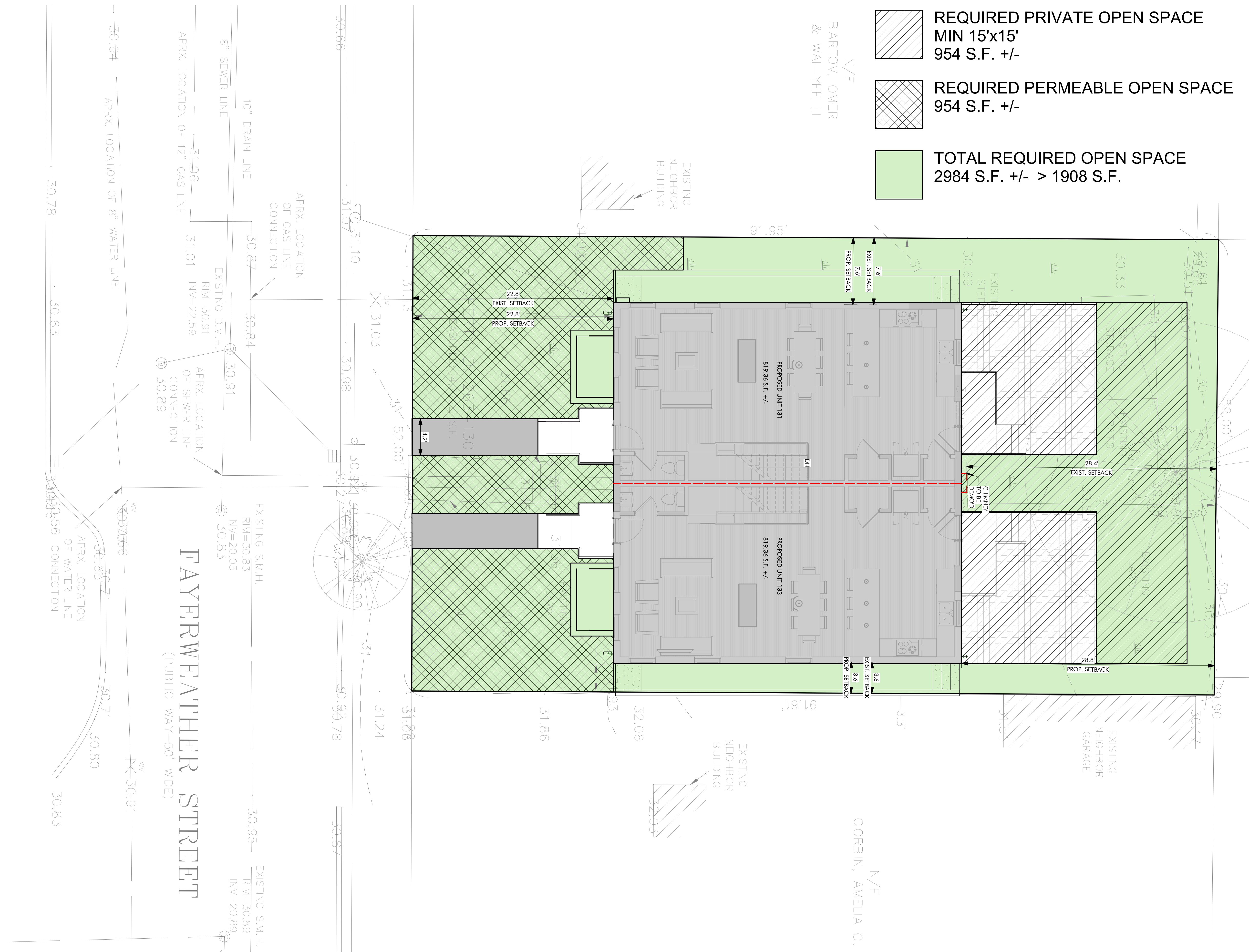
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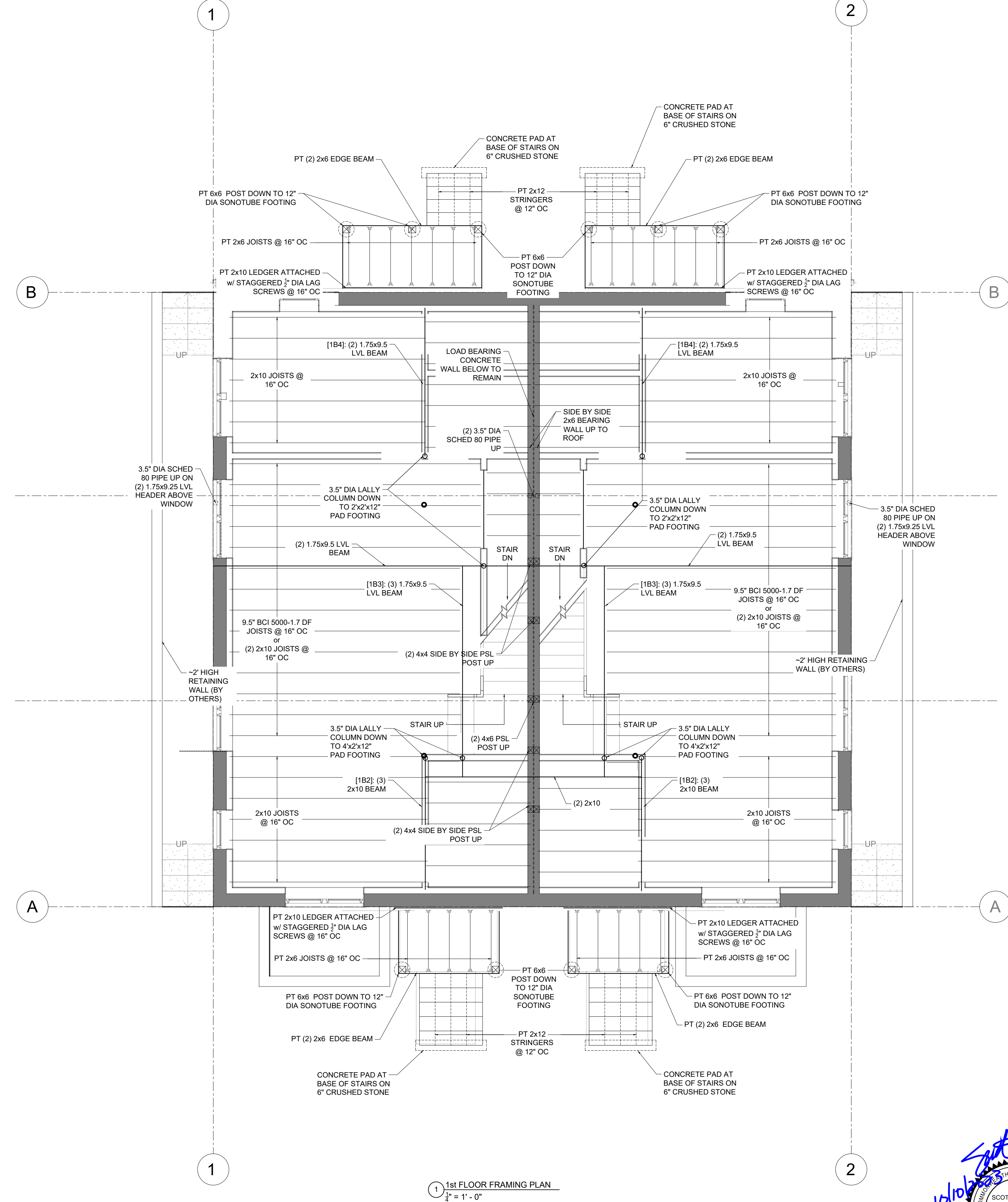
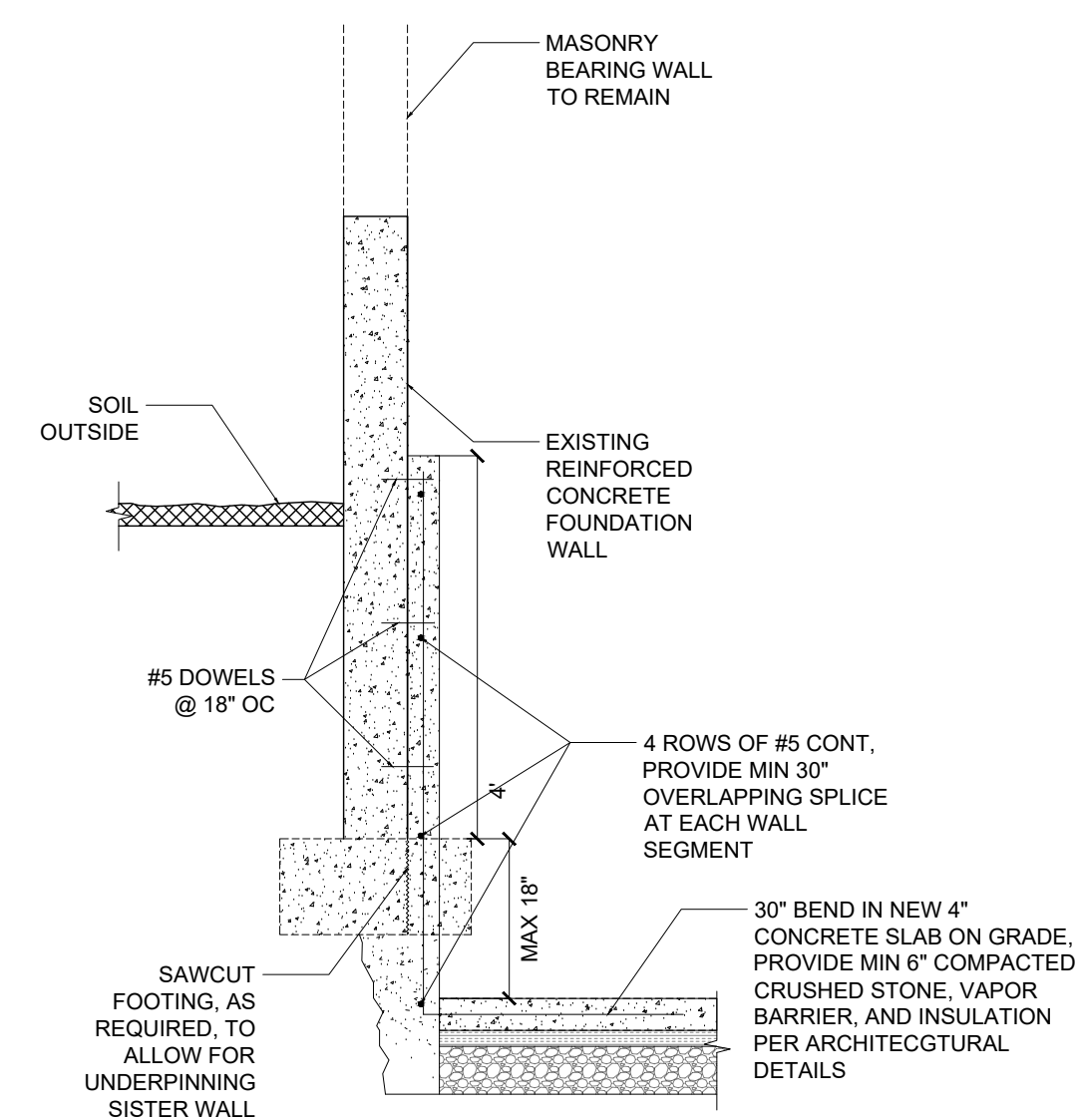
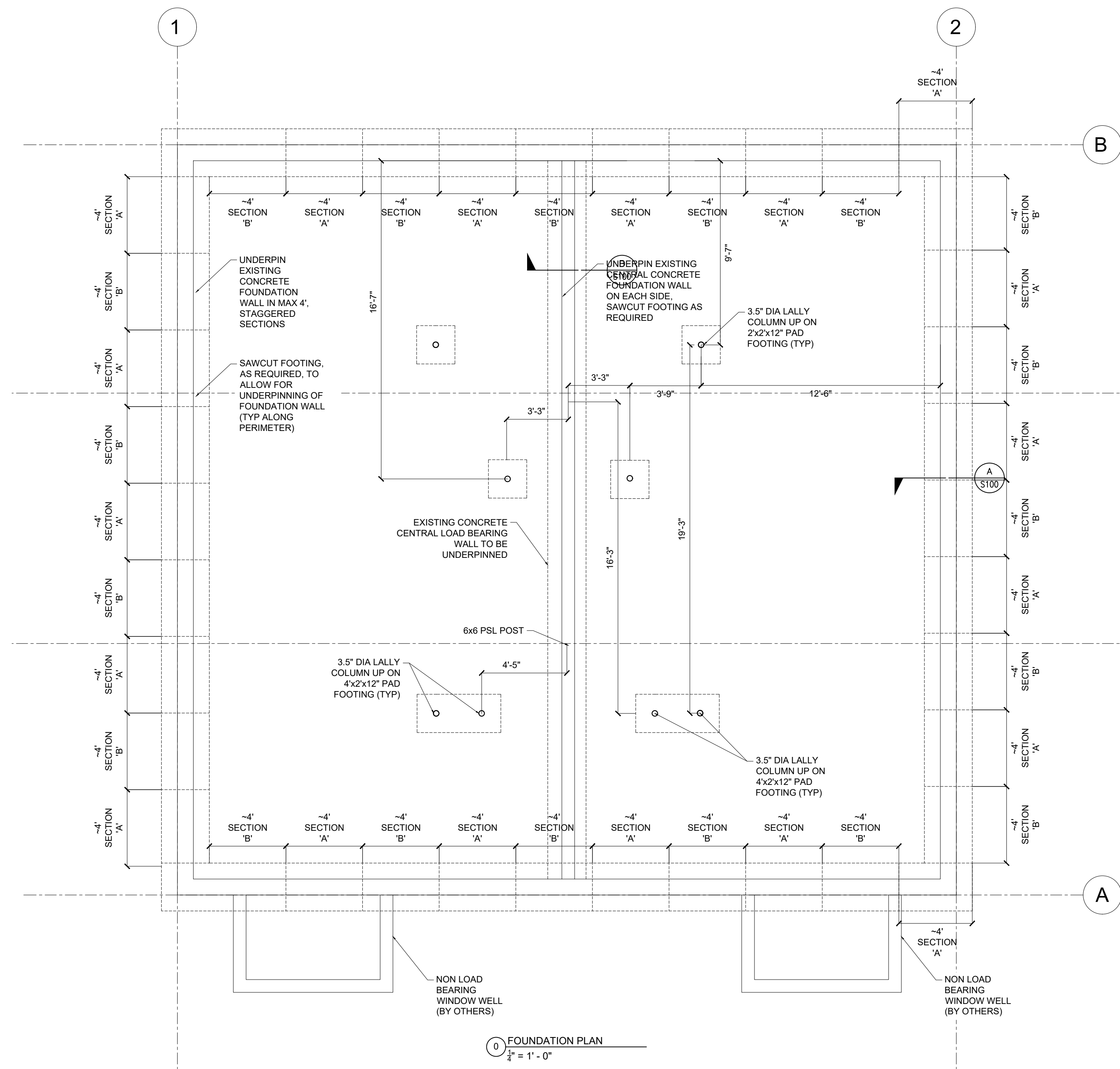
Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

Title: **PROPOSED SITE PLAN**

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2125
Date:	2023.09.30
Scale:	3/16" = 1'-0"
Drawn by:	GA

L1.1



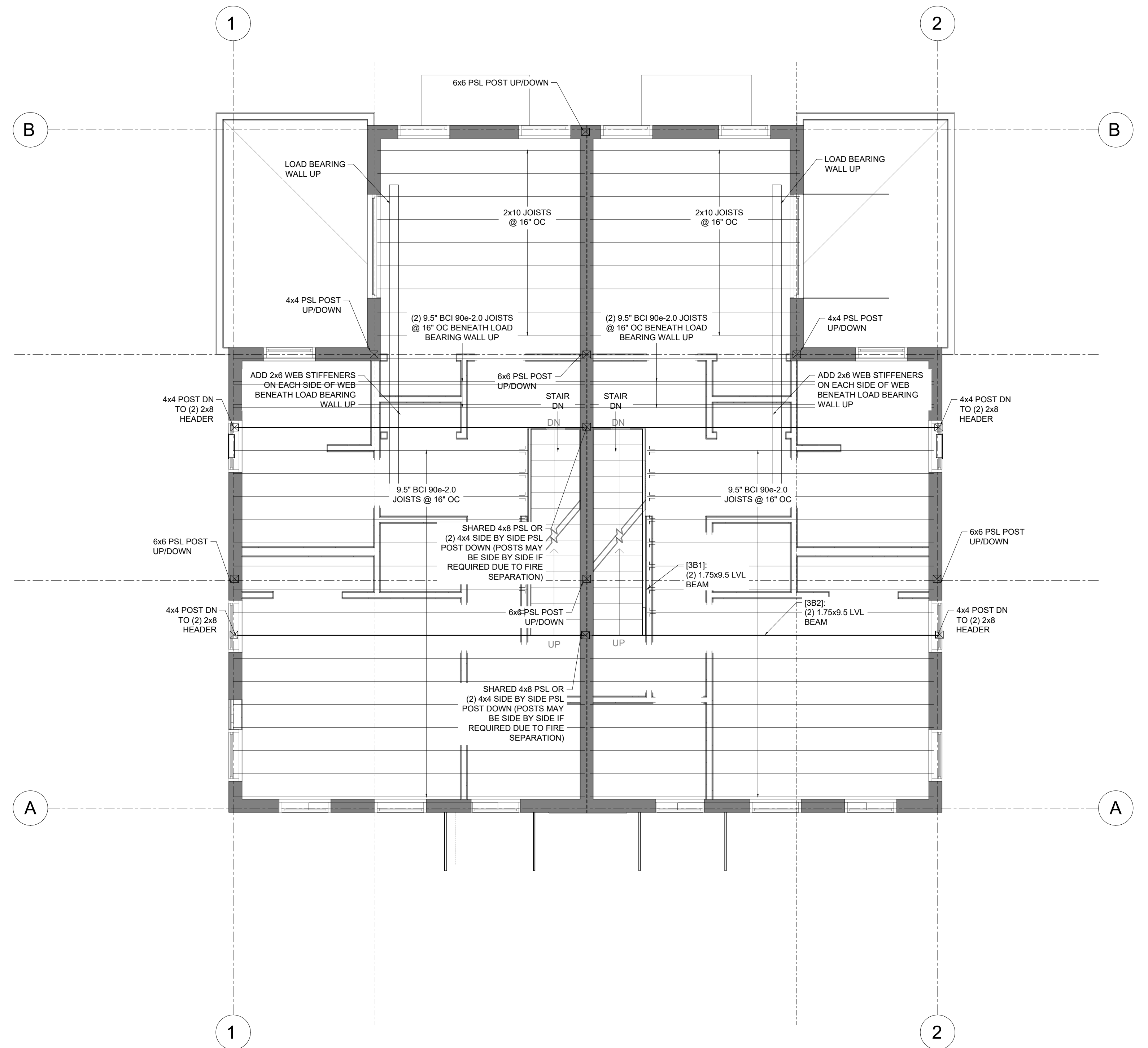
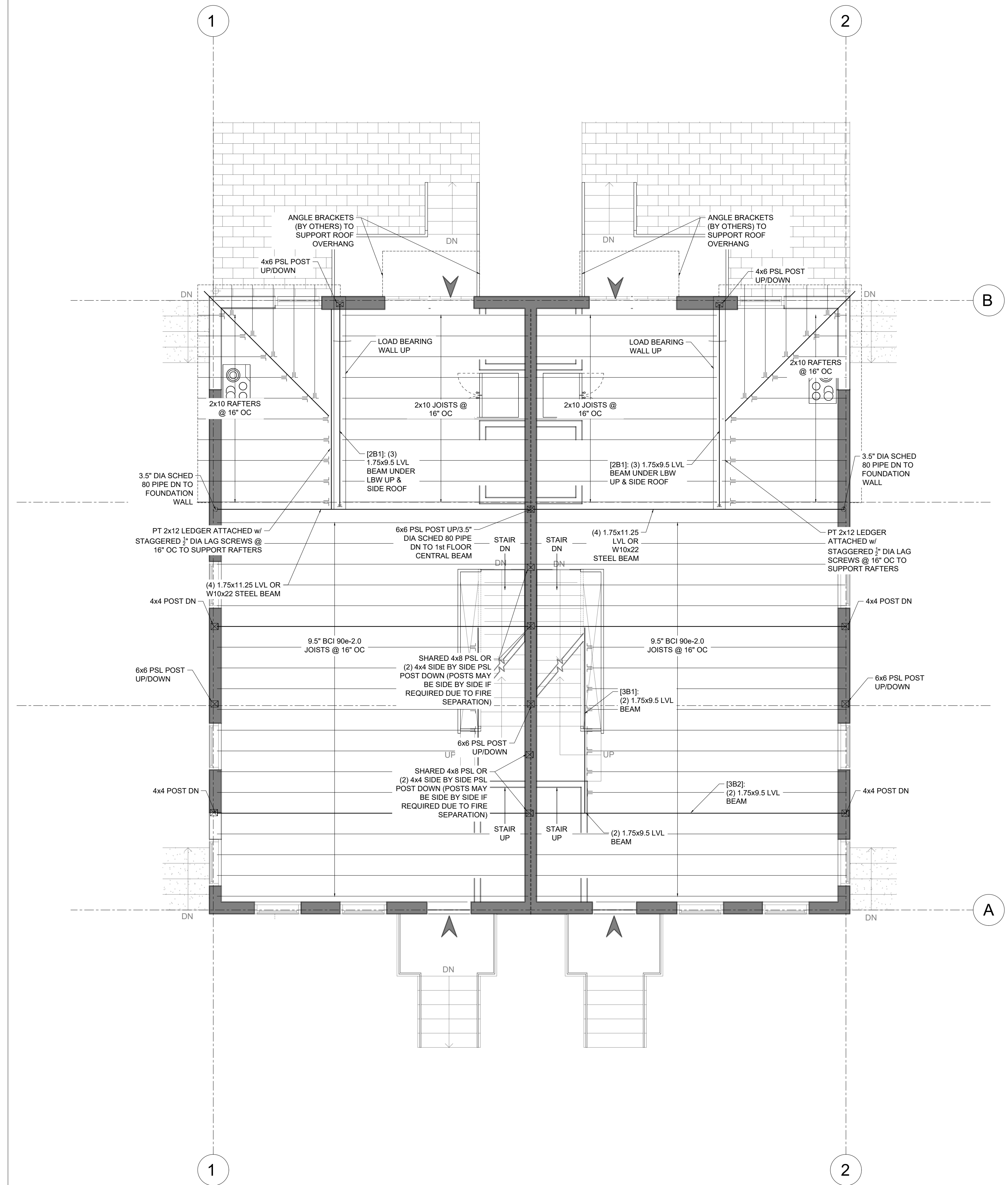


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Cambridge, MA

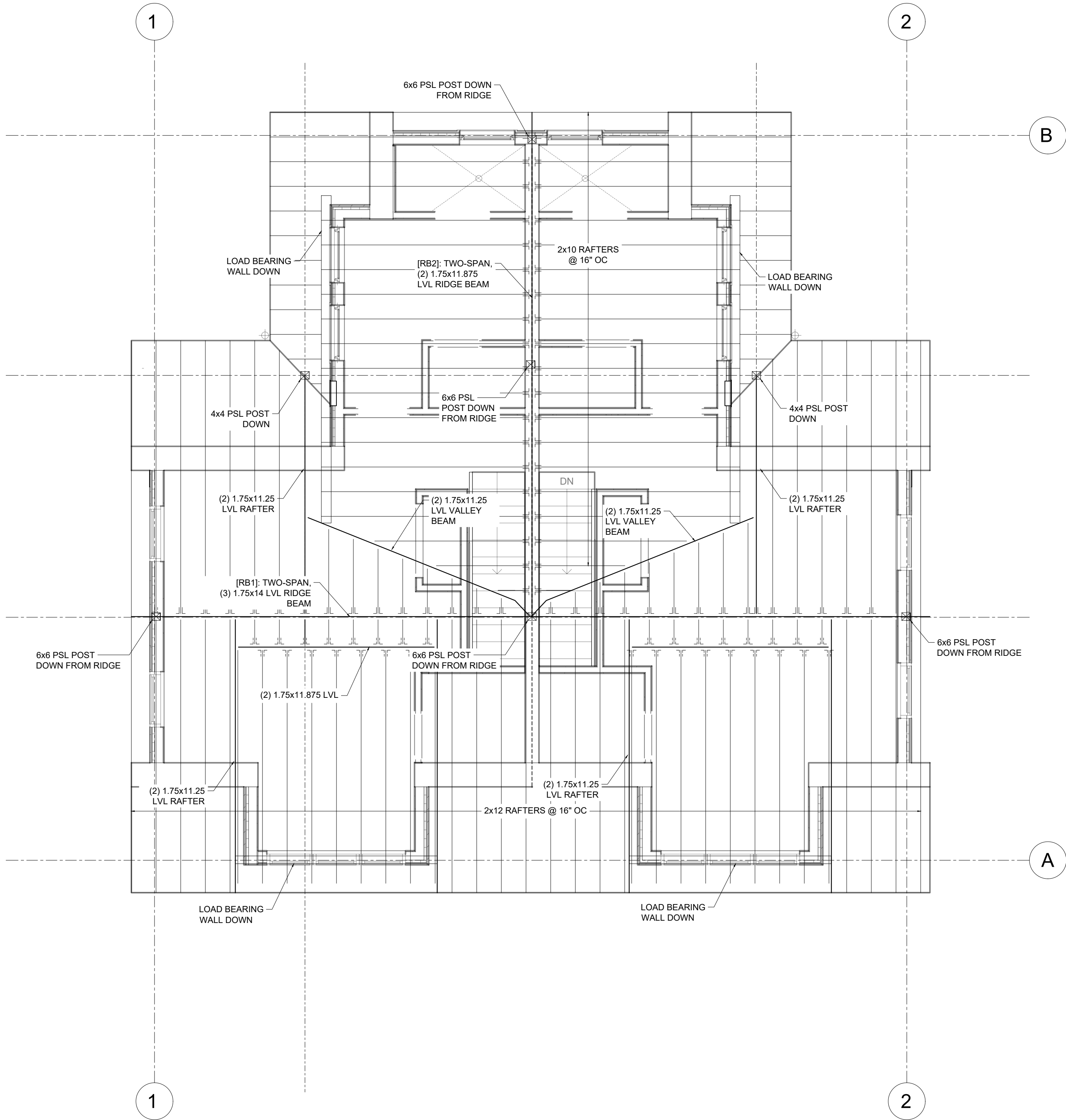
Framing Plans

S100



10/19/2020

SCOTT FOREST
STRUCTURAL
NO. 54899
REGISTERED
PROFESSIONAL ENGINEER



GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF CAMBRIDGE LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.
- THE DRAWINGS SHALL BE WORKED IN CONJUNCTION WITH THE SPECIFICATIONS AND/OR PROJECT MANUAL.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE OWNER OF CHANGES IN DIMENSIONS OR CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS, AND AGENCY APPROVALS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING DEMOLITION.
- ALL WORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING/RESIDENTIAL CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR: THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, AND SAFETY AND SECURITY ON SITE.
- CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED.
- THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK.
- THE EXISTING PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD-VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.
- DETAILS ARE INTENDED TO SHOW METHODS AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH THE EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- UNLESS ITEMS, MATERIALS, EQUIPMENT, OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED BY THE CONTRACTOR UNDER THIS CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE OWNER.
- THE CONTRACTOR SHALL PERFORM TESTS AT HIS/HER OWN EXPENSE, AS NECESSARY OR AS REQUIRED BY ANY INSPECTION AGENCY. TESTS SHALL BE MADE TO VERIFY WHETHER THE SYSTEM OR COMPONENTS INSTALLED COMPLY WITH THE SPECIFICATIONS AND ARE IN WORKING ORDER.
- THE CONTRACTOR SHALL LEAVE THE WORK IN PROPER WORKING ORDER AND SHALL, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK, MATERIALS, OR EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- FOREST STRUCTURAL ENGINEERING, INC. IS NOT THE ENGINEER OF RECORD UNLESS A CONSTRUCTION CONTROL AFFIDAVIT STATING OTHERWISE IS FILED.
- FOREST STRUCTURAL ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THESE PLANS.

STRUCTURAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- ALL LOADS AND LOADING CONDITIONS ARE PER IBC 2015 (9TH EDITION OF MASSACHUSETTS BUILDING CODE).
- ALL DIMENSIONAL LUMBER MUST BE CONSTRUCTION GRADE OR BETTER.
- LVL's SHALL BE $F_v = 3100$ psi. PSL's SHALL BE $F_v = 2650$ psi.
- PSL POSTS SHALL BE BRACED ON ALL SIDES AT EACH LEVEL.
- LVL's SHALL BE ATTACHED PER MANUFACTURER'S RECOMMENDATIONS FOR SIDE LOADED ASSEMBLIES.
- APPLY (2) 2x JOISTS UNDER PARTITION WALLS WHICH ARE PARALLEL TO FRAMING. PROVIDE (2) 2x BLOCKING UNDER PARTITION WALLS WHICH ARE PERPENDICULAR TO FRAMING.

FOUNDATION NOTES:

- GENERAL: (UNLESS NOTED OTHERWISE)
 - ANY WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE SURFACES SHALL BE COATED WITH PRESERVATIVE.
 - ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND COMPACTION. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
 - CONCRETE WALLS TO BE DAMP PROOFED BELOW GRADE, EXTERIOR SIDE. LOCAL BUILDING DEPARTMENT SHALL INSPECT EXCAVATION PRIOR TO CONSTRUCTION OF FOOTINGS AND WALLS, AND AT OTHER INTERVALS IN ACCORDANCE WITH LOCAL STANDARD PRACTICES.
 - IF THE CONTRACTOR MAKES ANY CHANGES OR DEVIATES FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL DESIGN.
 - SLAB POURED ON GROUND SHALL REST AGAINST 6" COMPACTED SAND ON 1 LAYER OF POLYETHYLENE SHEETING (6 MILS.)
- FOUNDATION REQUIREMENTS:
 - THE BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED INORGANIC GRANULAR SOIL OR COMPACTED STRUCTURAL FILL WITH A SAFE ALLOWABLE BEARING PRESSURE OF MINIMUM 1 TONS/SQ FT.
 - IF ORGANICS ARE ENCOUNTERED IN THE EXCAVATION, WORK SHALL BE SUSPENDED AND THE ENGINEER CONTACTED PRIOR TO COMMENCING WORK.
 - CONCRETE SHALL BE PLACED "IN THE DRY" ONLY, AND NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
 - SPECIAL CARE SHALL BE TAKEN IN BACKFILLING WALLS AND UTILITY TRENCHES. BACKFILL MATERIAL SHALL BE COMPACTED IN 12" LAYERS MAXIMUM WITH POWER TAMPERS OR BY OTHER APPROVED EQUIPMENT.
 - WALLS RETAINING EARTH SHALL BE BACKFILLED EQUALLY EACH SIDE UNLESS ADEQUATELY BRACED.
- CONCRETE (UNLESS NOTED OTHERWISE):
 - CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE, STANDARDS, RECOMMENDED PRACTICES AND SPECIFICATIONS AS REVISED TO DATE
 - CONCRETE SHALL BE MIXED IN THE SPECIFIED PROPORTIONS TO GIVE MINIMUM COMPRESSIVE STRENGTH AT THE END OF 28 DAYS OF 3500 PSI.
 - CONSTRUCTION JOINTS IN STRUCTURAL CONCRETE SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN OR OTHER APPROVED LOCATION OF MINIMUM SHEAR.
- REINFORCING STEEL (UNLESS NOTED OTHERWISE):
 - BARS SHALL BE HIGH BOND DEFORMED BARS MEETING ASTM 1-615 GRADE 60
 - WHERE OPENINGS OCCUR IN WALLS OR SLABSM, PROVIDE (2) #4 BARS EACH FACE EACH SIDE OF OPENINGS AND EXTEND 2'-6" BEYOND OPENING
 - SLABS ON GRADE SHALL BE REINFORCED WITH 6x6= W10xW10 WELDED WIRE FABRIC. LAP SPLICE WIRES ONE SPACE PLUS 2" ALL SIDES
- MISC (UNLESS NOTED OTHERWISE):
 - VERIFY IN FIELD ALL LOCATIONS AND CONDITIONS IN THE STRUCTURE SHOWN ON THE DRAWINGS AND/OR AFFECTING THE INSTALLATION OF NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE FABRICATION OF DEPENDENT WORK
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING. TO SAFELY SUPPORT THE BUILDING DURING CONSTRUCTION ANY APPROVAL BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY . FOR SHORING AND/OR BRACING.
 - DURING THE CONSTRUCTION PHASE OF THE PROJECT THE CONTRACTOR SHALL REVIEW DESIGN LOADS TO LIMIT AND CONTROL CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO MATERIAL STOCK PILING AND CONSTRUCTION EQUIPMENT.

10/19/24

SCOTT FOREST
STRUCTURAL
NO. 54896
REGISTERED
PROFESSIONAL ENGINEER

Forest Structural Engineering

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617-447-8030
scott@foreststructural.com

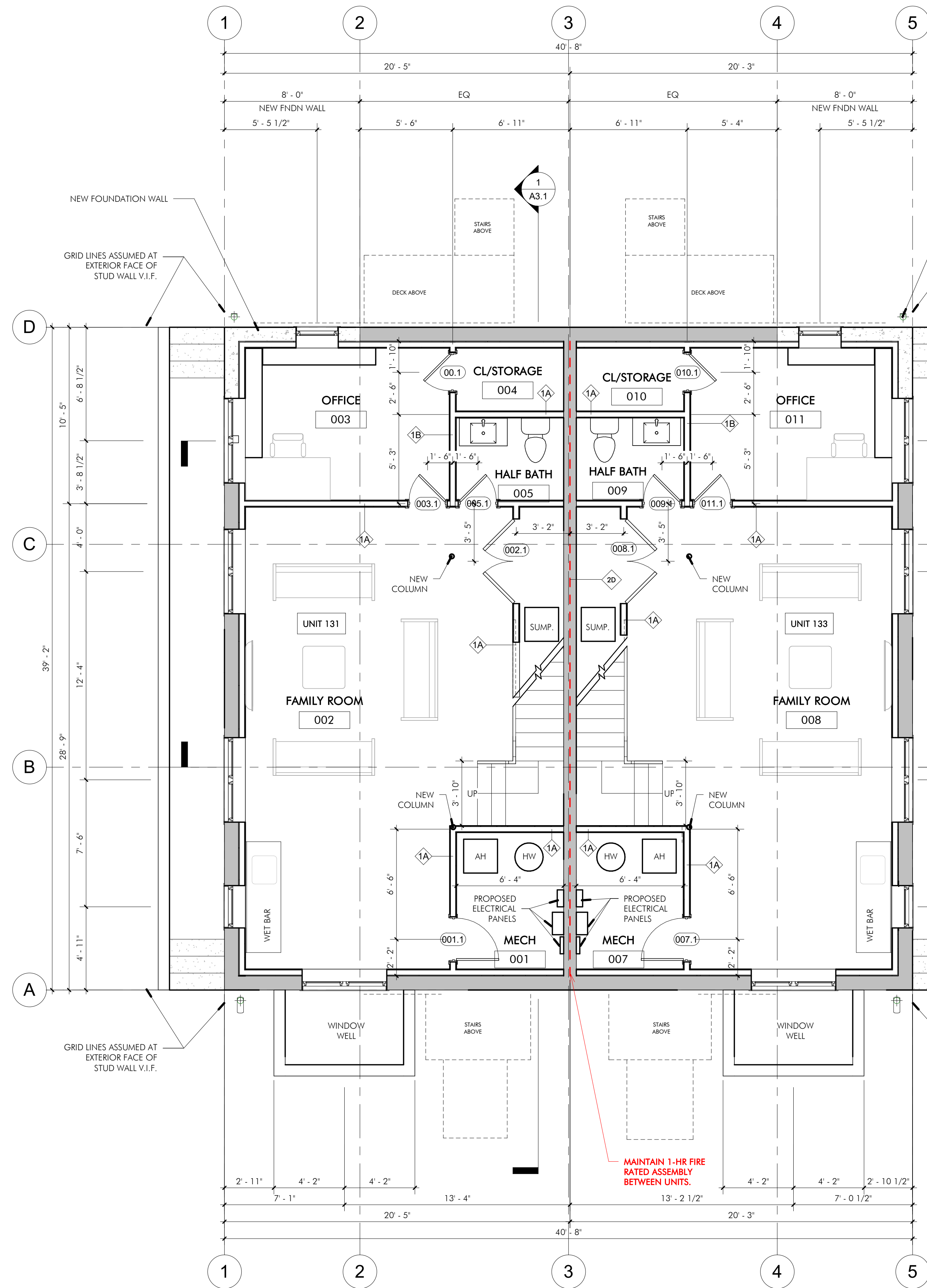
OWNER:

133 Fayerweather St
Cambridge, MA

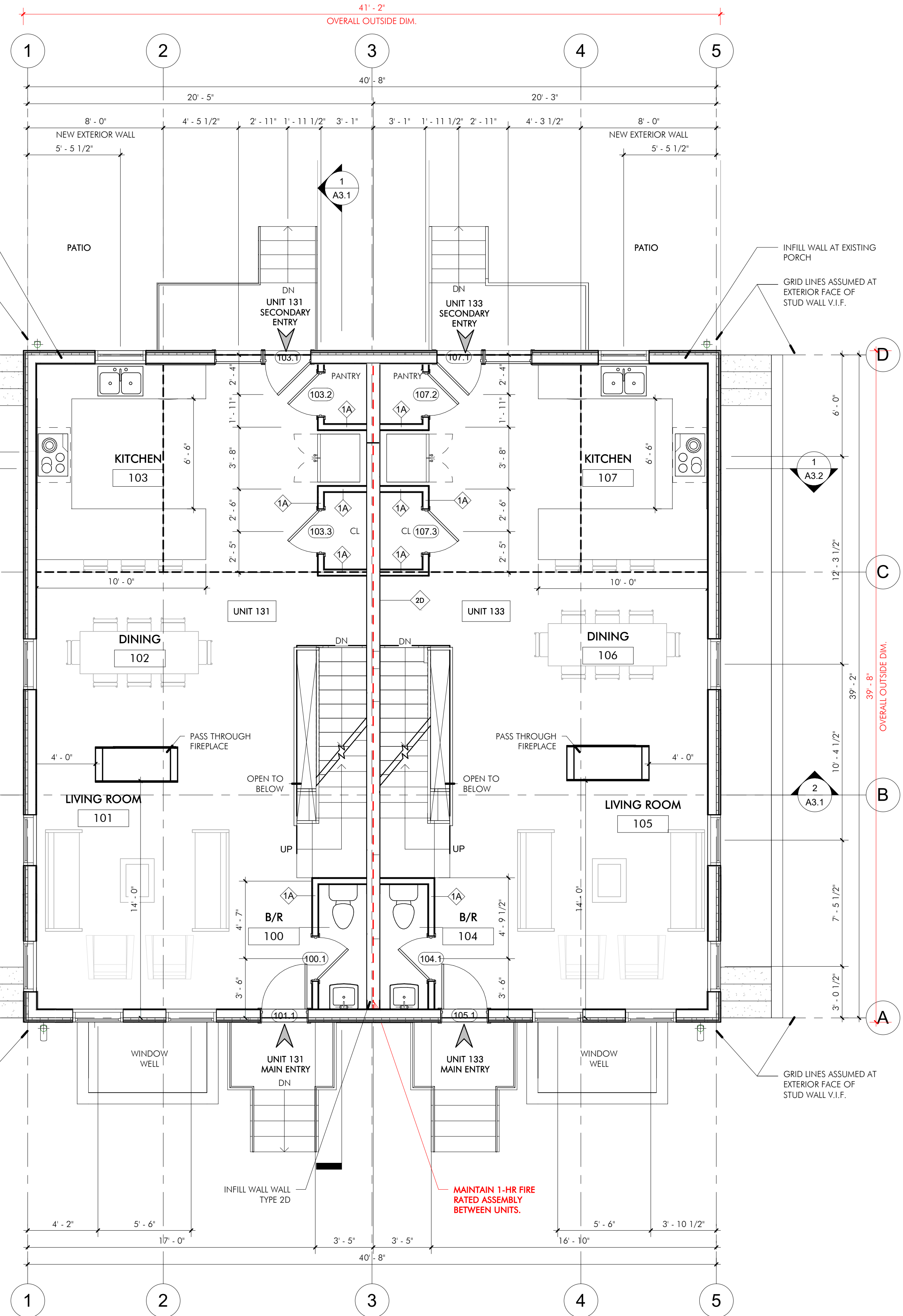
Framing Plans

Scale: 1/4" = 1'- 0"

S102



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED LEVEL 1 PLAN
1/4" = 1'-0"

PERMIT SET

REVISIONS		
No.	Description	Date



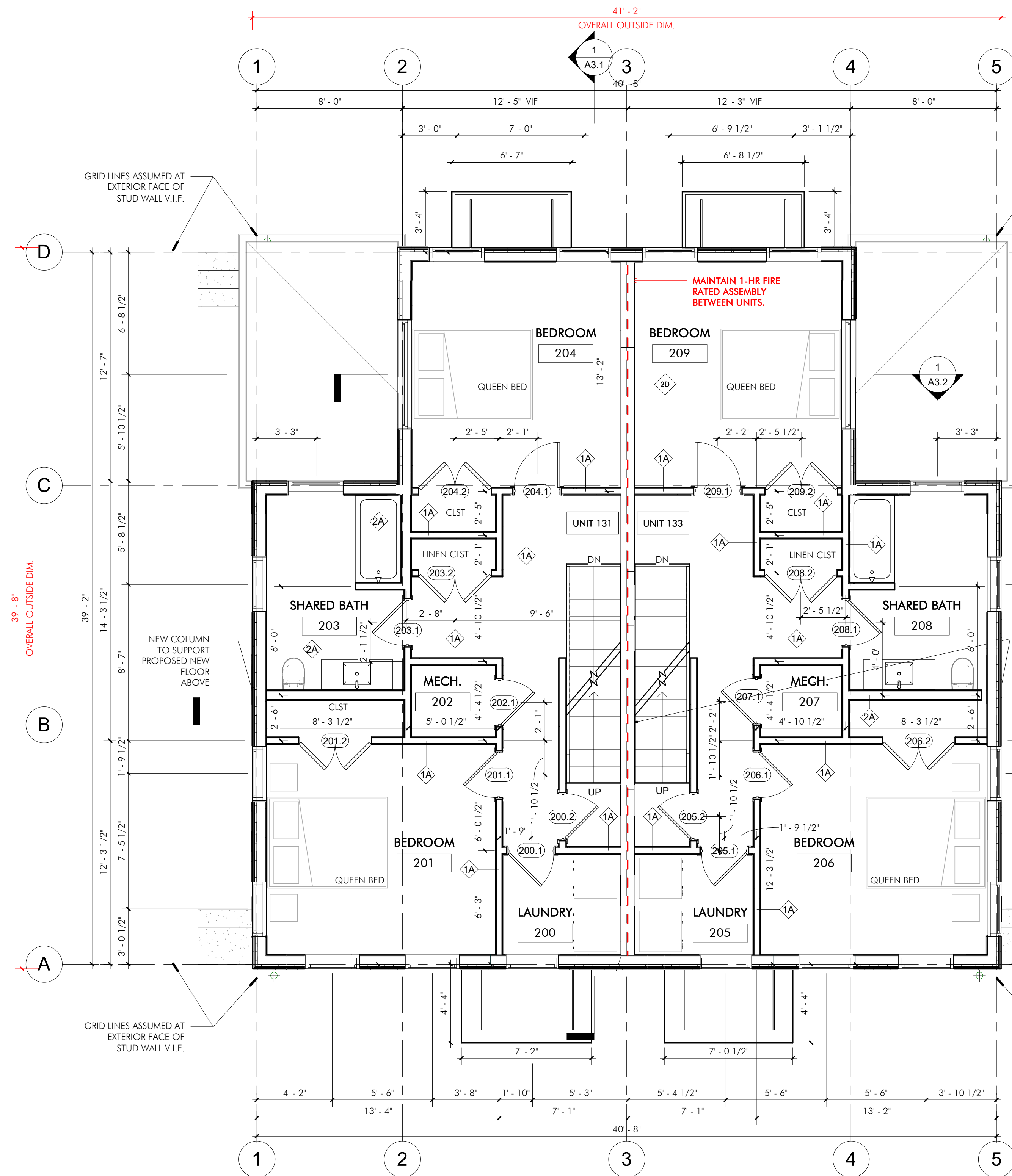
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

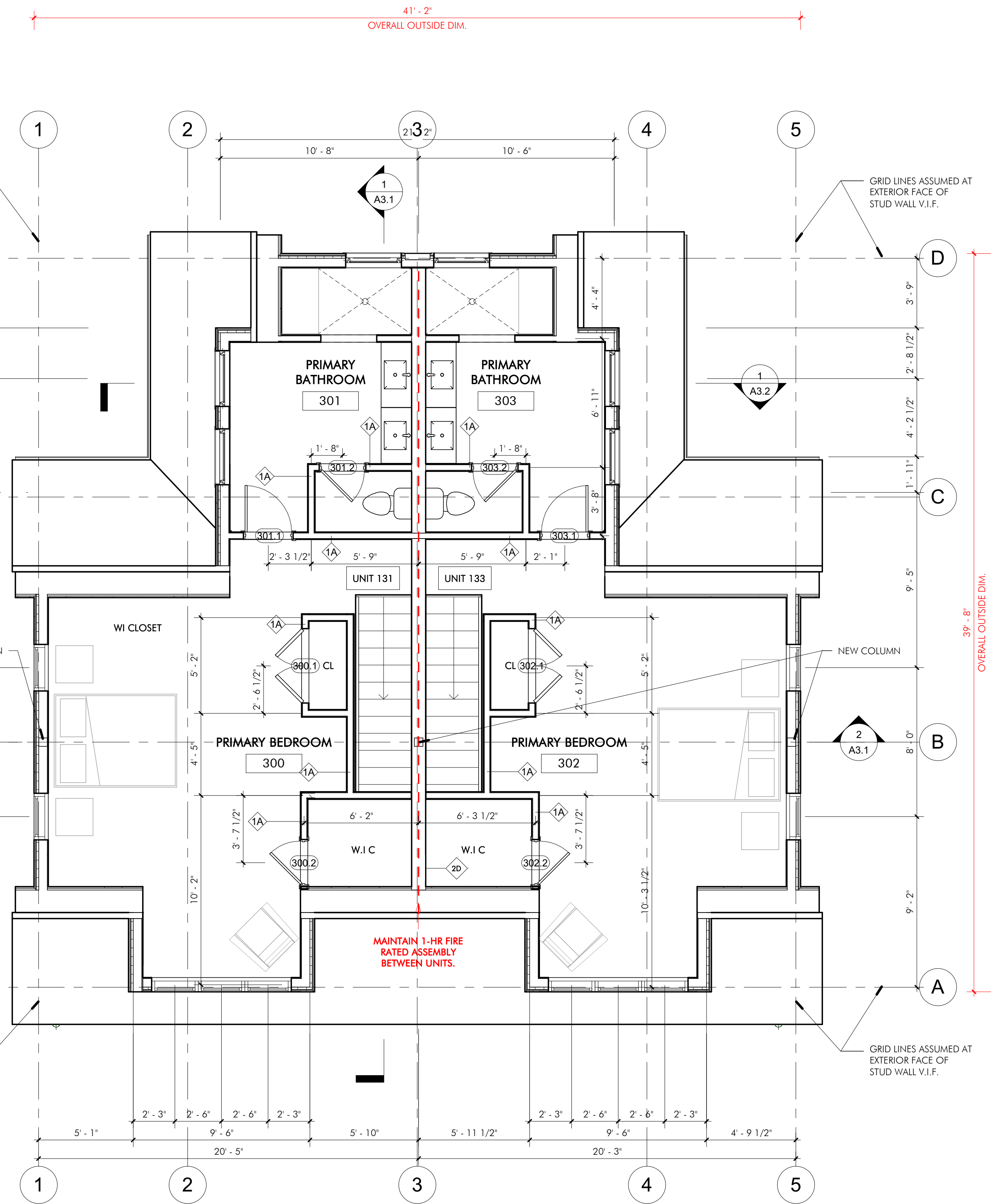
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Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: 1/4" = 1'-0"
Drawn by: GA

A1.1



1 PROPOSED LEVEL 2 PLAN
1/4" = 1'-0"



2 PROPOSED LEVEL 3 PLAN
1/4" = 1'-0"

PERMIT SET

REVISIONS		
No.	Description	Date



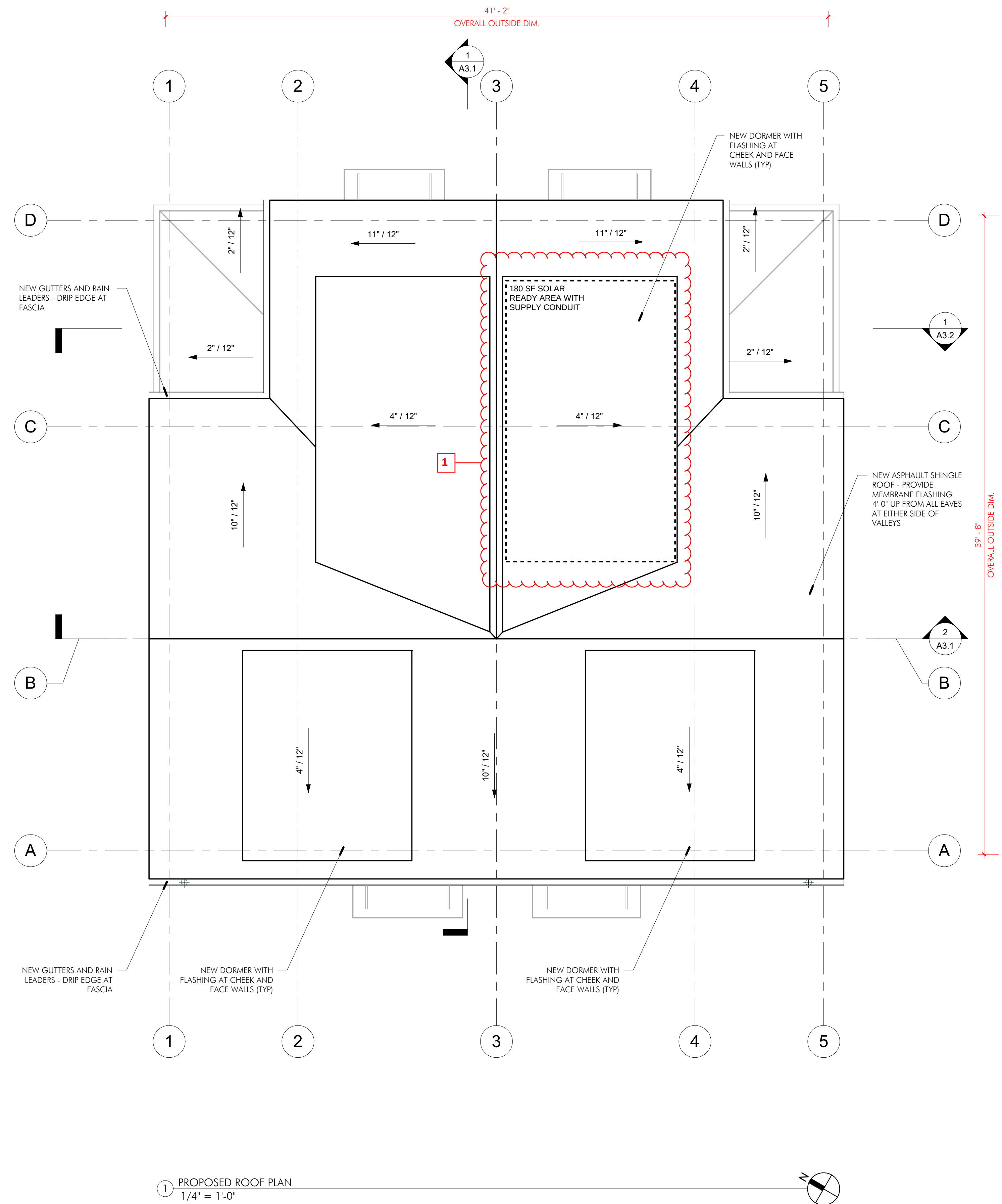
AndersonPorterDesign
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Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: 1/4" = 1'-0"
Drawn by: GA

A1.2



PERMIT SET

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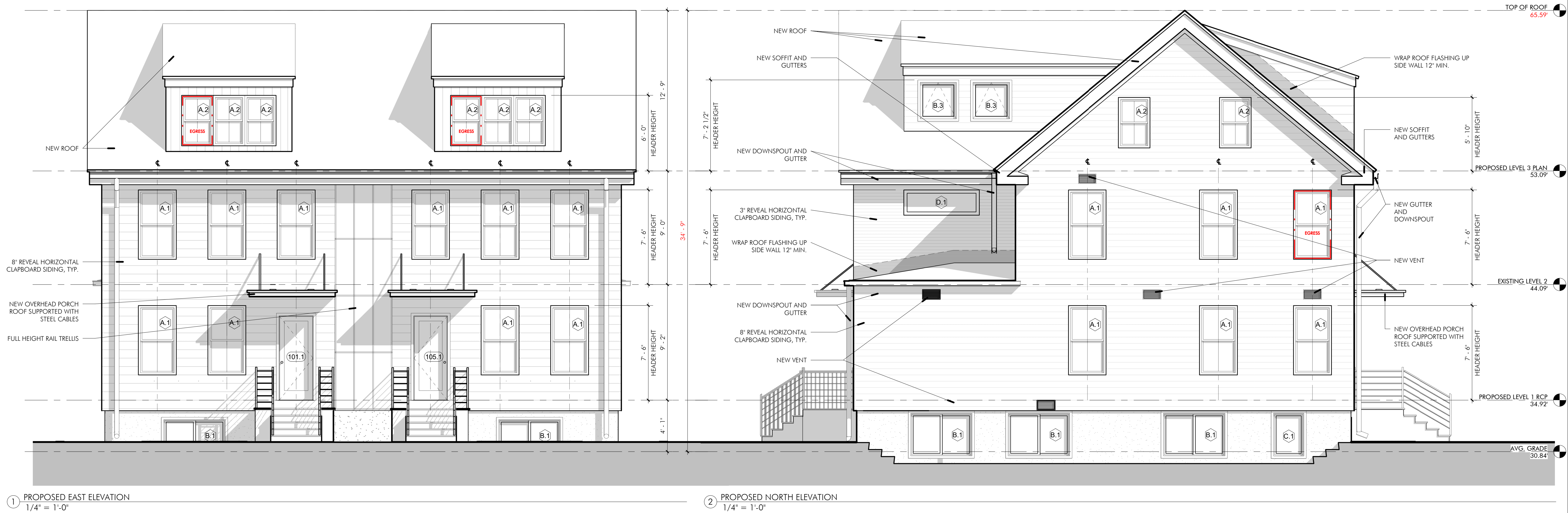
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

Title: **PROPOSED ROOF PLAN**

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2125
Date:	2023.09.30
Scale:	1/4" = 1'-0"
Drawn by:	GA

A1.3



PERMIT SET

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: 1/4" = 1'-0"
Drawn by: GA

A2.1



PERMIT SET

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: 1/4" = 1'-0"
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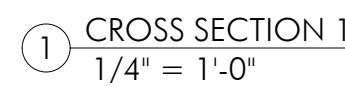
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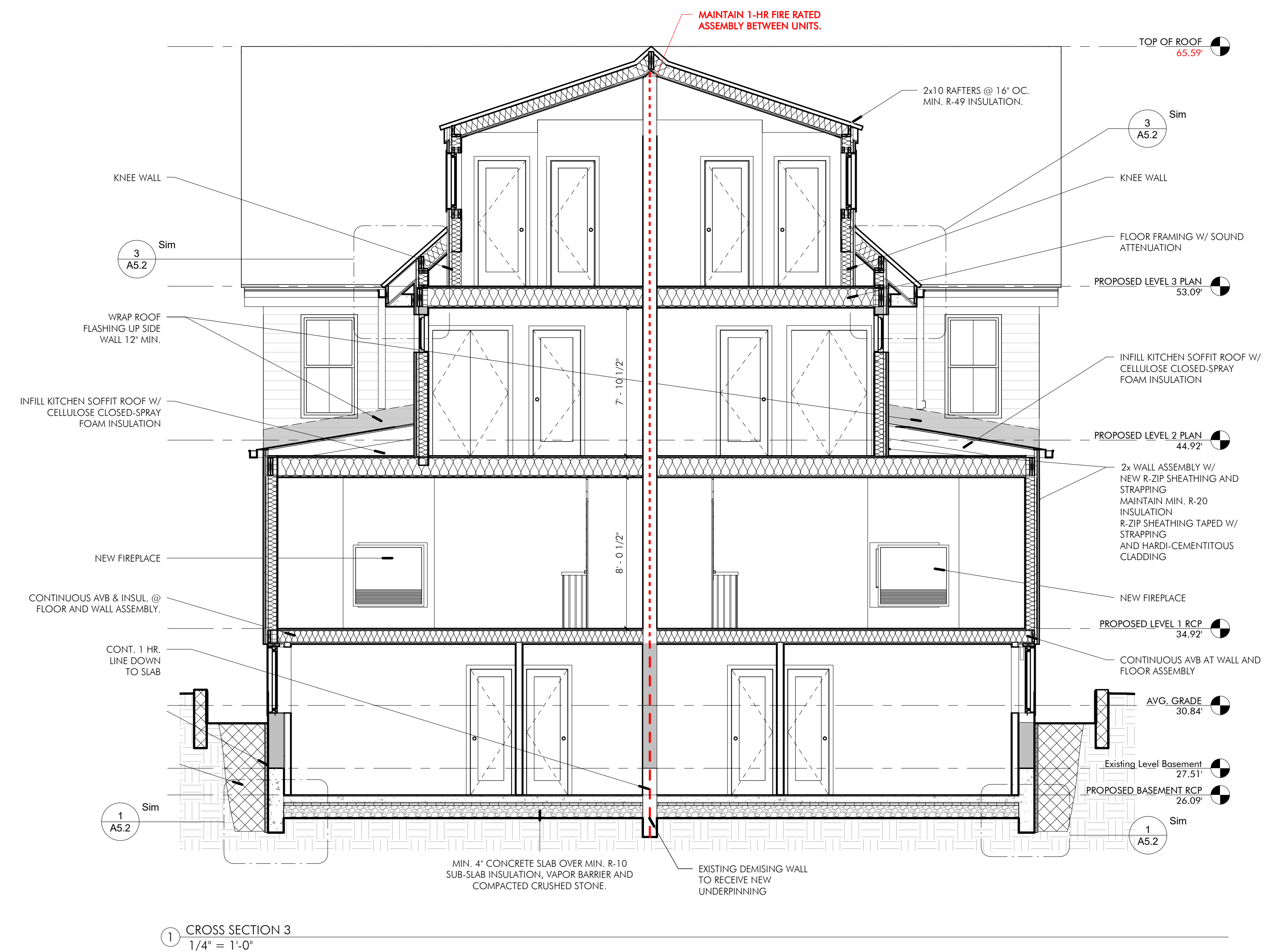
Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2125
Date:	2023.09.30
Scale:	1/4" = 1'-0"
Drawn by:	GA

A3.1



② CROSS SECTION 2
1/4" = 1'-0"



① CROSS SECTION 3
1/4" = 1'-0"

PERMIT SET

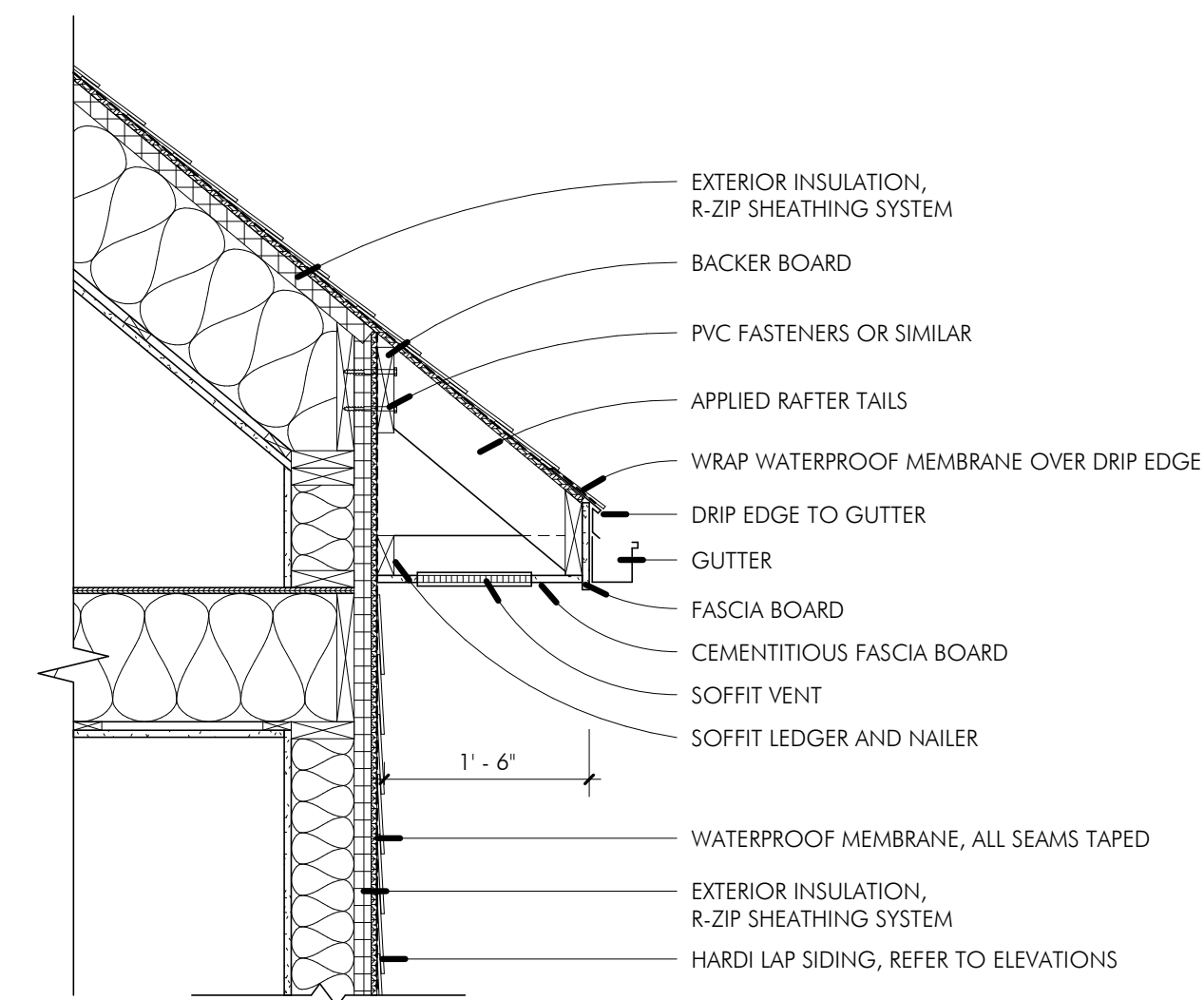
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AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

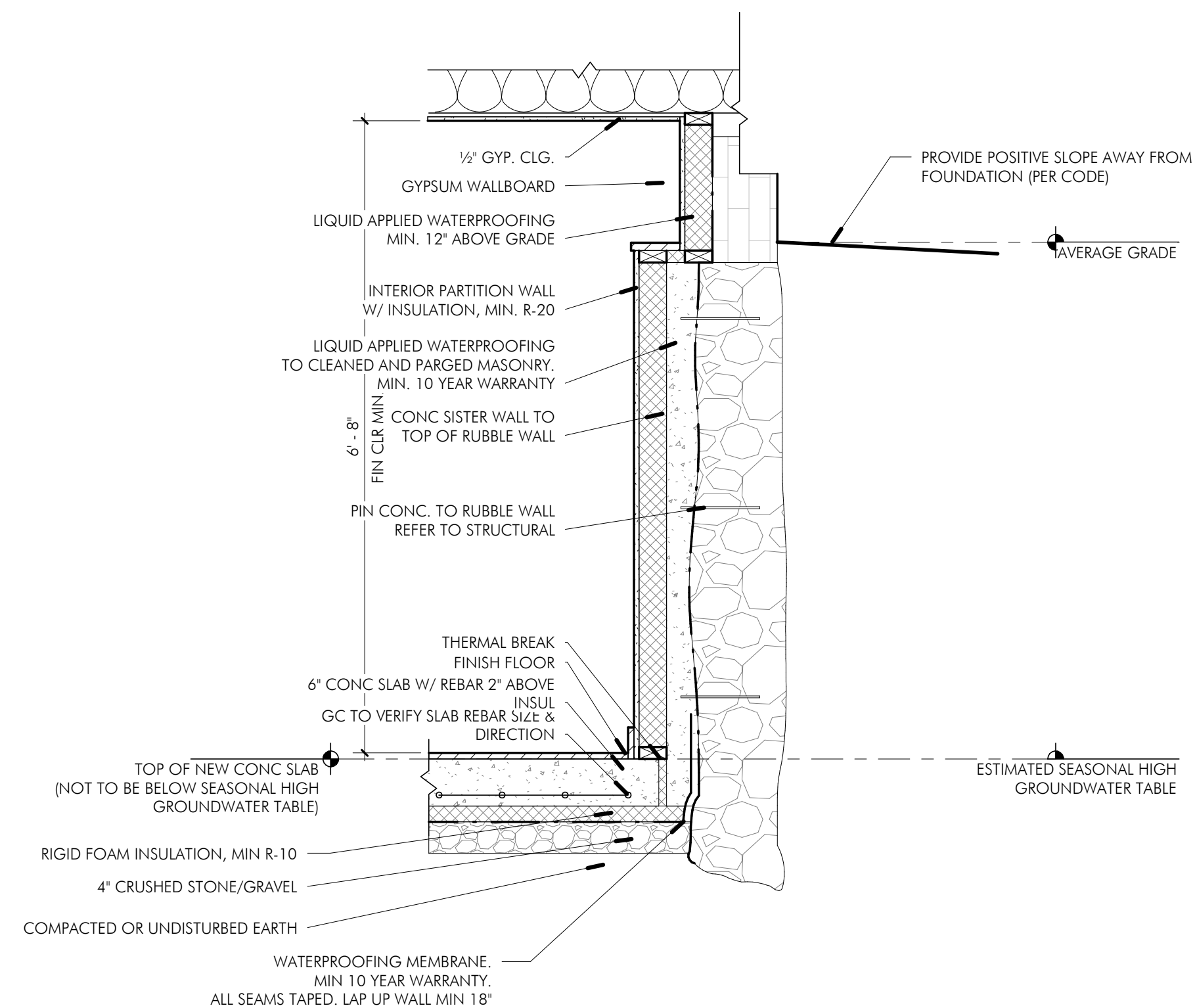
Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

Title:	PROPOSED SECTIONS
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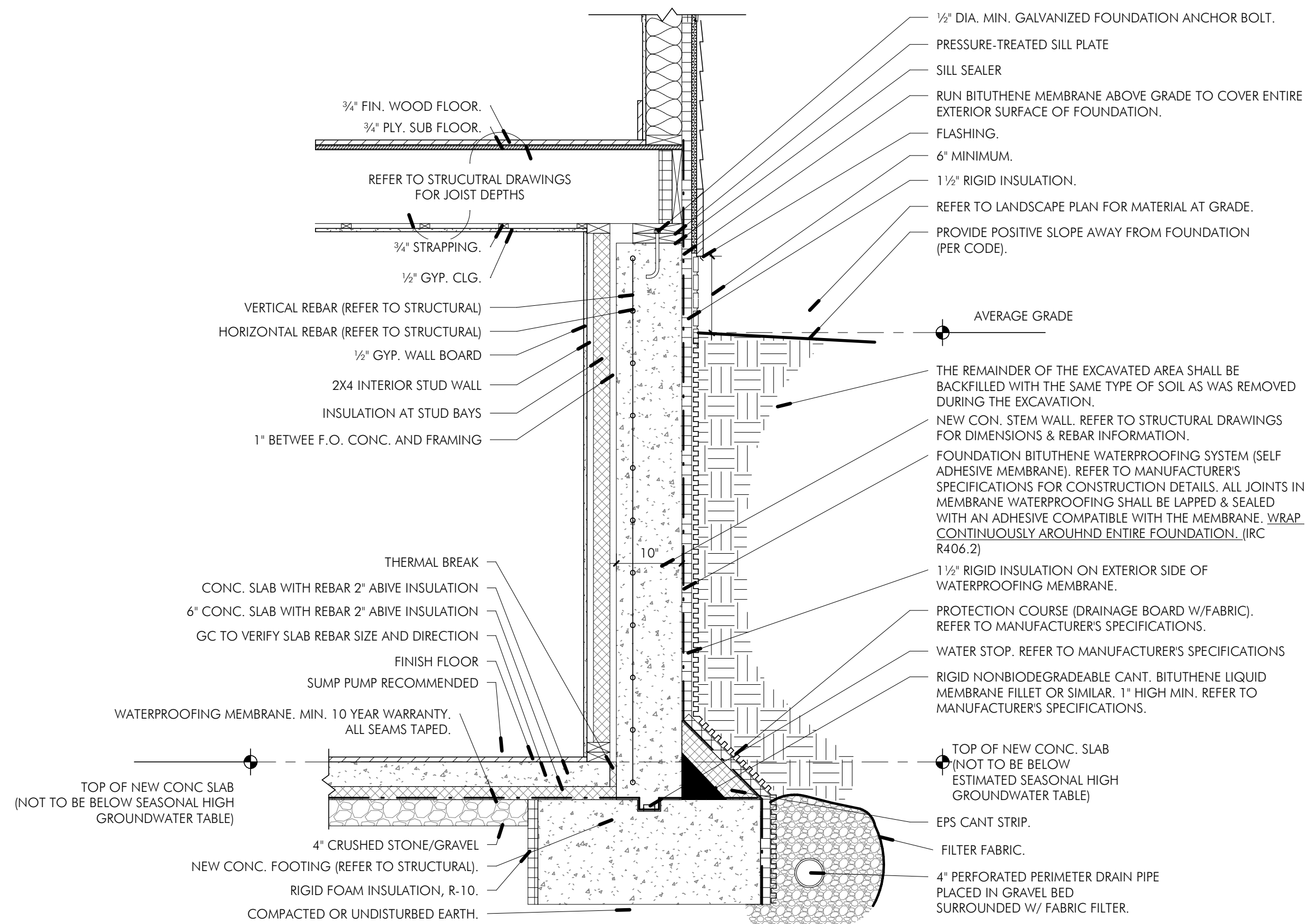
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Project #: 2125	Drawn No. A3.2
Date: 2023.09.30	
Scale: 1/4" = 1'-0"	
Drawn by: GA	



3 TYPICAL EAVE DETAIL
3/4" = 1'-0"



1 SUBSTRUCTURE WATERPROOFING (FOR EXISTING FOUNDATION)
3/4" = 1'-0"



2 SUBSTRUCTURE WATERPROOFING (FOR NEW FOUNDATION)
3/4" = 1'-0"

PERMIT SET

REVISIONS		
No.	Description	Date
REV 1	REVISED DIMENSIONS FOR ZONING OFFICIALS	2022.11.28
REV 2	REVISED WINDOW SCHEDULE	2023.12.07



AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: TYPICAL DETAILS
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: 3/4" = 1'-0"
Drawn by: GA

A5.2

DOOR TYPES

1

2

3

DOOR NOTES:

- Door finish & style to be determined by owner.
- Door hardware to be determined by owner.
- See floor plans to direction of swing.
- All glass in doors and sidelites to be tempered.
- Match door panel style with existing, verify in field prior to ordering.

Door Schedule					
Mark	Width	Height	Door Elevation	Manufacturer	Comments
00.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
001.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
002.1	5' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
003.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
005.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
007.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
008.1	5' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
009.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
010.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
011.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
100.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
101.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
103.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
103.1.1	2' - 8"	6' - 8"		GC TO COORDINATE W/ CLIENT	FULL GLASS SIDELIGHT
103.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
103.3	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
104.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
105.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
107.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
107.1.1	2' - 8"	6' - 8"		GC TO COORDINATE W/ CLIENT	FULL GLASS SIDELIGHT
107.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
107.3	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
200.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
200.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
201.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
201.2	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
202.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
203.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
203.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
204.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
204.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
205.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
205.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
206.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
206.2	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
207.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
208.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
208.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
209.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
209.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
300.1	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
300.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
301.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
301.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
302.1	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
302.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
303.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
303.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	

WINDOW TYPES

A

B.1

B.3

B.4

C

D

ALL WINDOWS WITH SILLS BELOW 24" REQUIRE OPENING LIMITERS OF 4" OR LESS IF SILL IS GREATER THAN 72" ABOVE GRADE.

TEMPERED GLASS REQUIRED FOR ALL GLAZING 18" OR LOWER AFF. REFER TO ELEVATIONS

BEDROOM EMERGENCY ACCESS OPENINGS PROVIDE MINIMUM NET CLEAR OPENING OF 5.75F MINIMUM HEIGHT OF 24" MINIMUM WIDTH OF 20"

Window Schedule					
Type Mark	Count	Manufacturer	Width	Height	Comments
A.1	28	Andersen Corporation	3' - 0"	5' - 6"	
A.2	10	Andersen Corporation	2' - 6"	4' - 0"	
A.3	2	Andersen Corporation	3' - 0"	4' - 0"	
B.1	8	Andersen Corporation	5' - 0"	3' - 6"	
B.3	6	Andersen Corporation	3' - 0"	3' - 0"	
B.4	2	Andersen Corporation	2' - 6"	1' - 6"	
C.1	2	Andersen Corporation	2' - 6"	3' - 6"	
D.1	2	Andersen Corporation	6' - 0"	2' - 0"	

1A

TYPE "1A"
2x4" INTERIOR WALL

1B

TYPE "1B"
2x4" FURRING WALL

2A

TYPE "2A"
2x6" INTERIOR WALL

2D

TYPE "2D"
INTERIOR - CONTINUOUS FIRE SEPARATION
MIN. (1-HR RATED)

UL-U493 / STC 64 / IIC 50+

ANDERSON
PORTER
DESIGN

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER

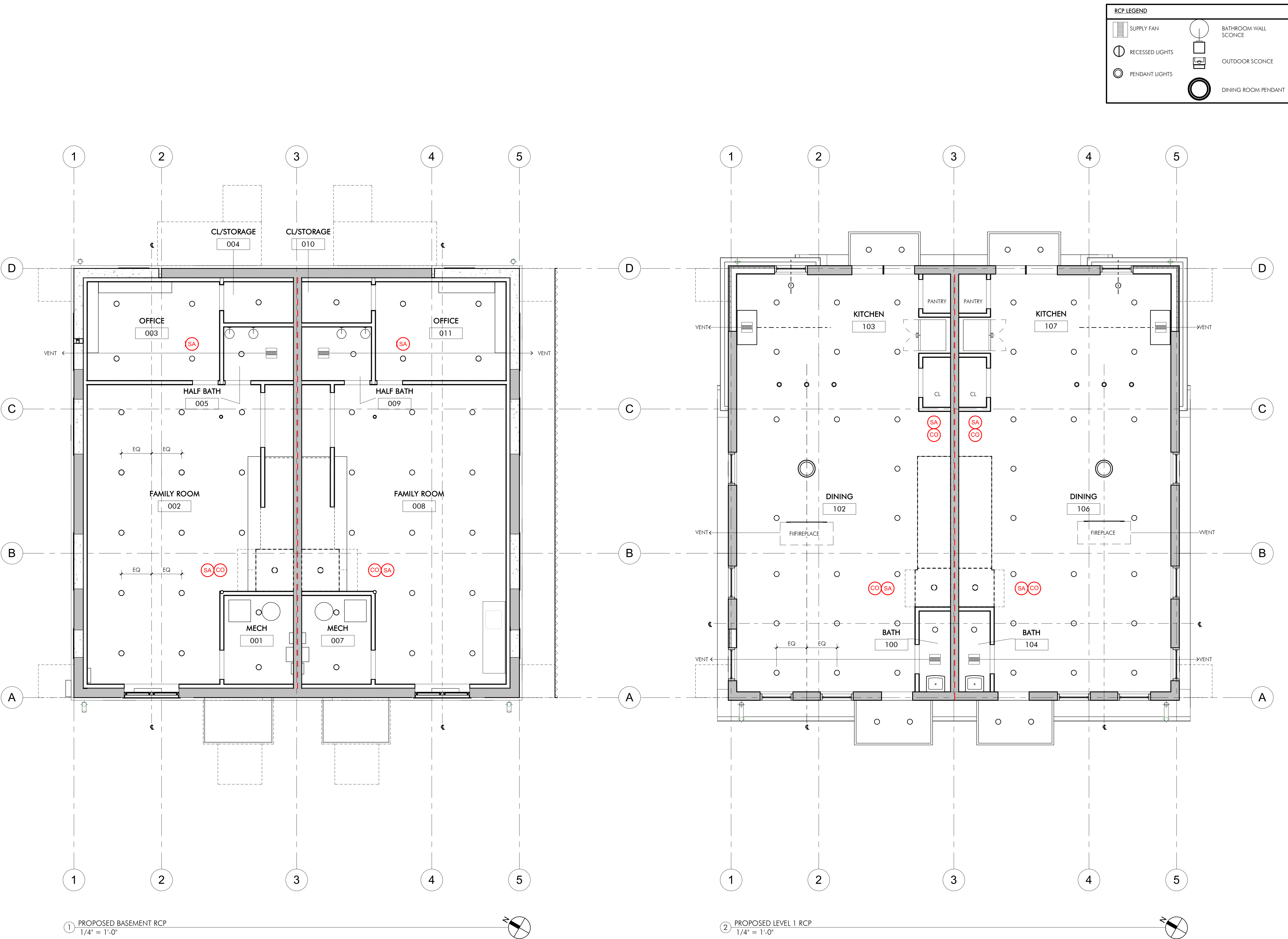
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: SCHEDULES AND DETAILS

Drawing Issued By: ANDERSON PORTER DESIGN

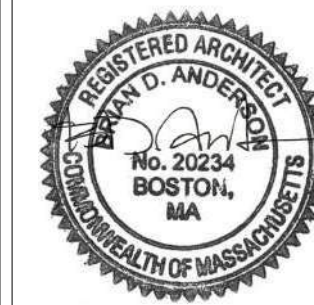
Project #: 2125
Date: 2023.09.30
Scale: As indicated
Drawn by: GA

Drawn No. A6.1



PERMIT SET

REVISIONS		
No.	Description	Date
REV 1	REVISED DIMENSIONS FOR ZONING OFFICIALS	2023.11.28
REV 2	REVISED WINDOW SCHEDULE	2023.12.07



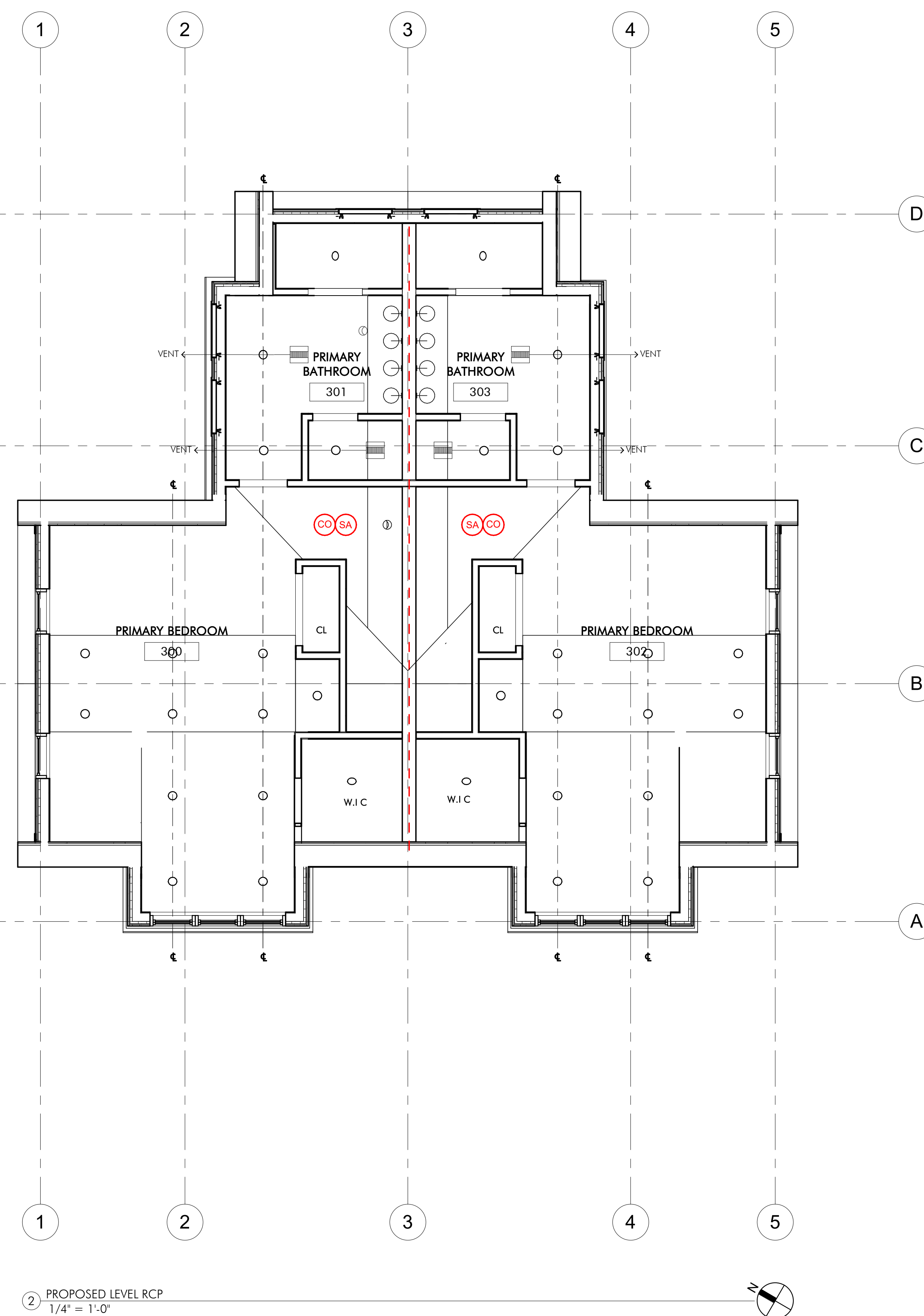
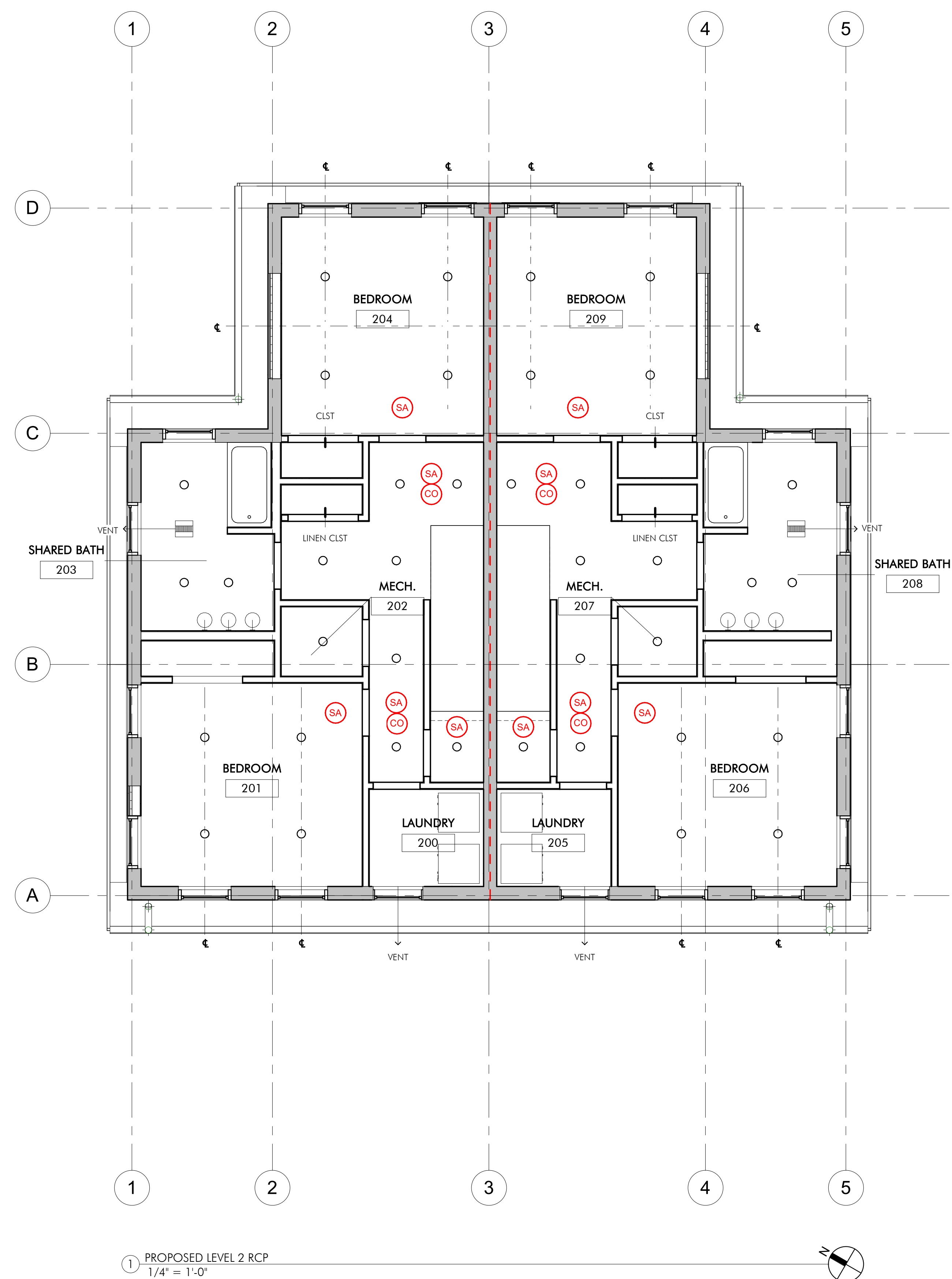
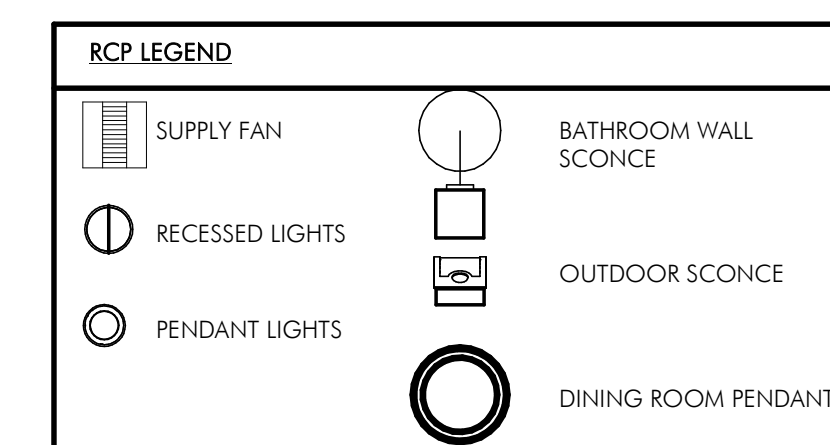
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER
Address: 133 FAYERWEATHER STREET
CAMBRIDGE, MA 02138

Title: REFLECTED CEILING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2125
Date: 2023.09.30
Scale: As indicated
Drawn by: GA

A8.1

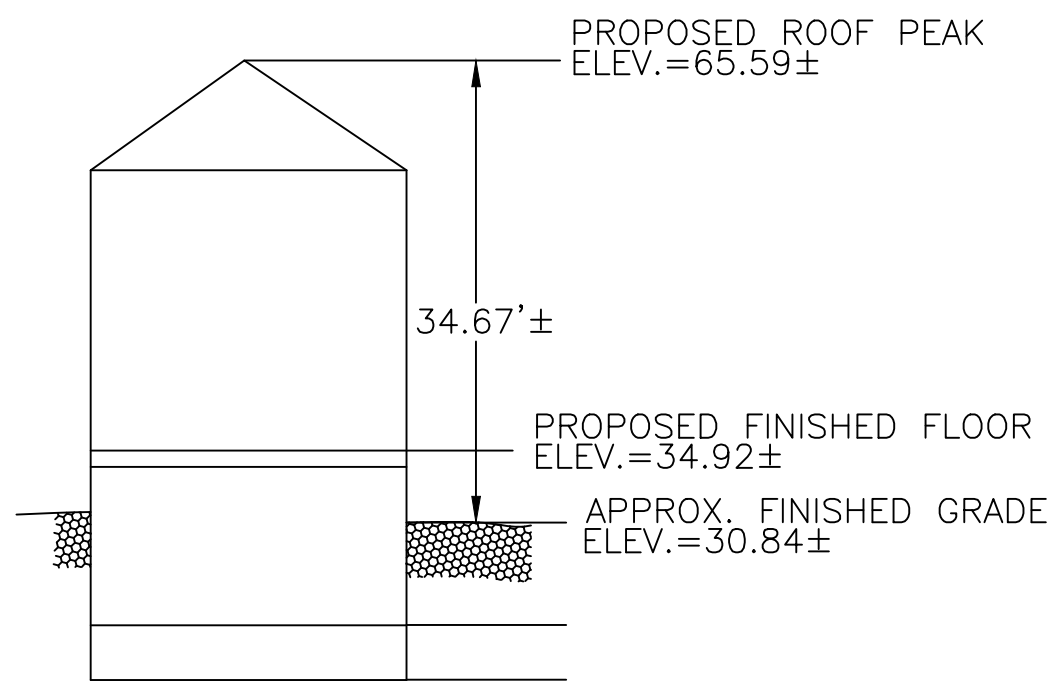


133 Fayerweather St.

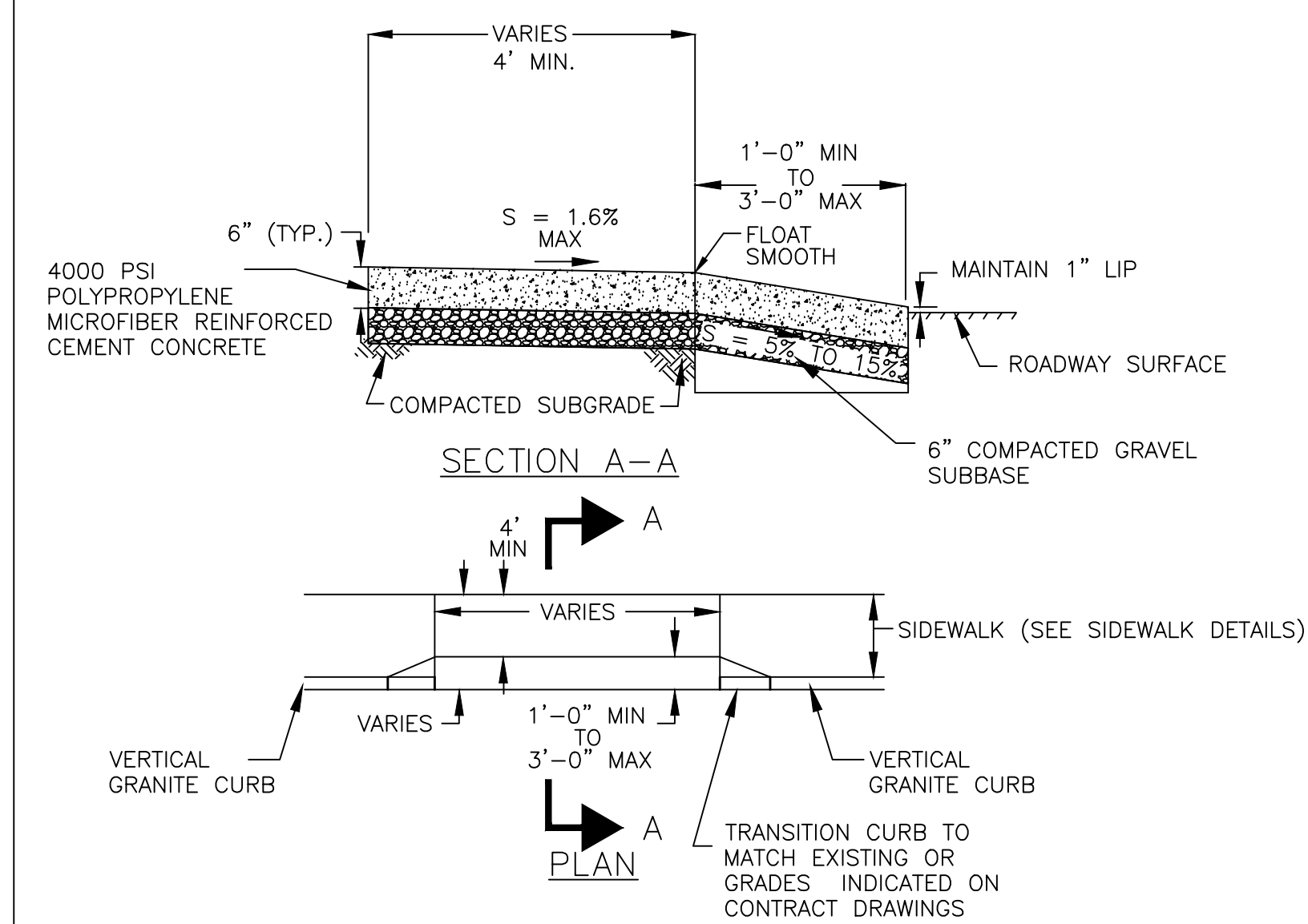


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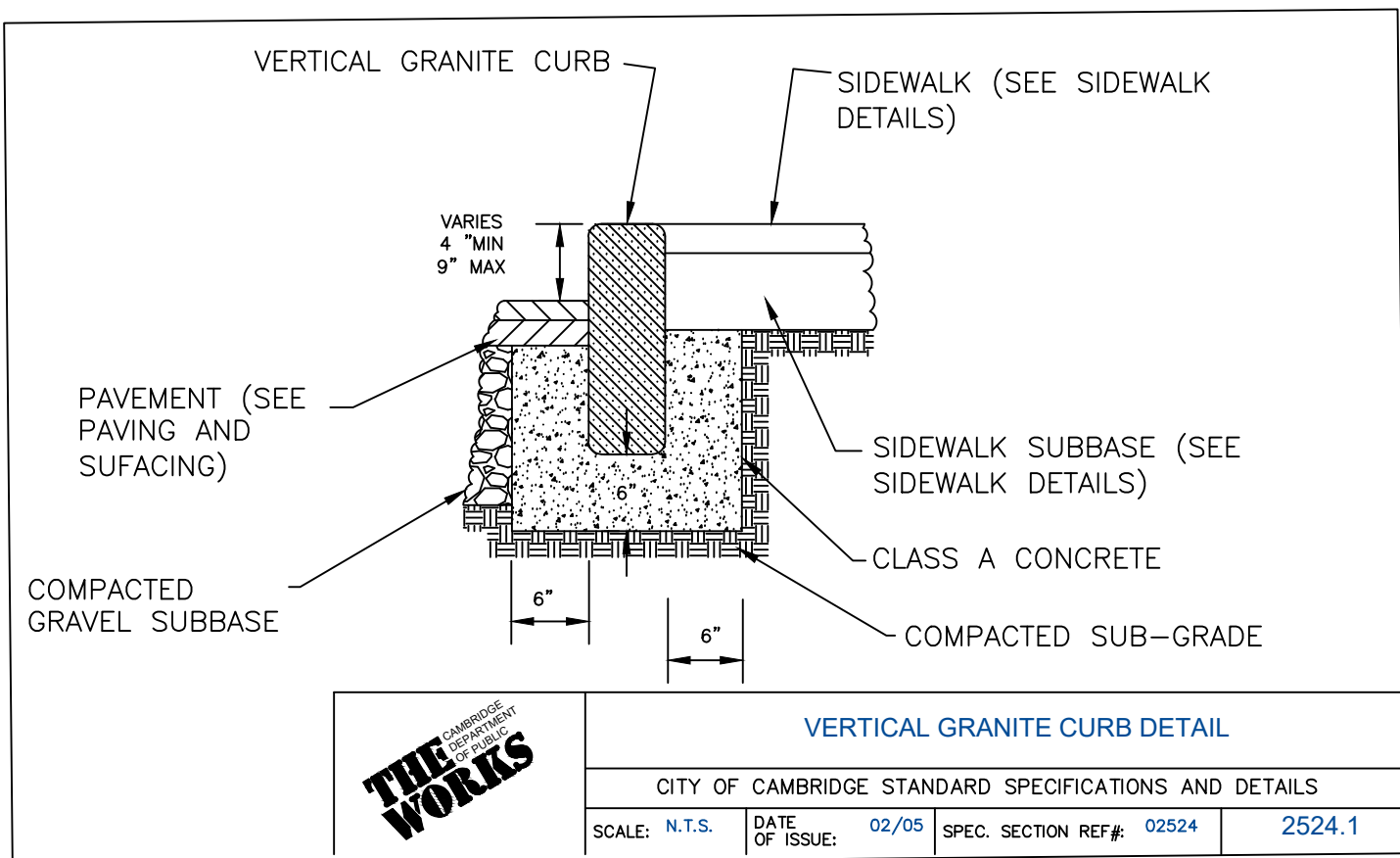




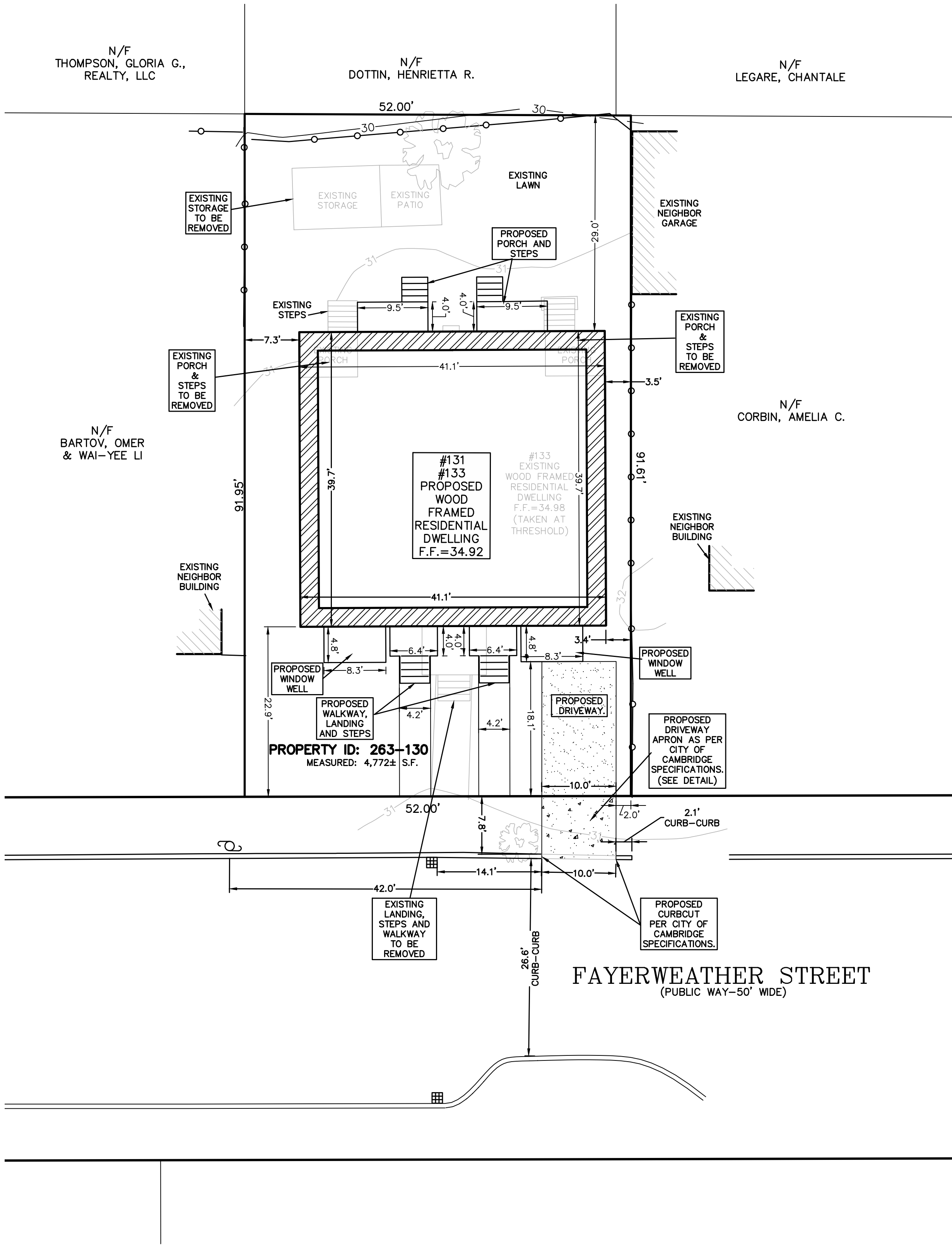
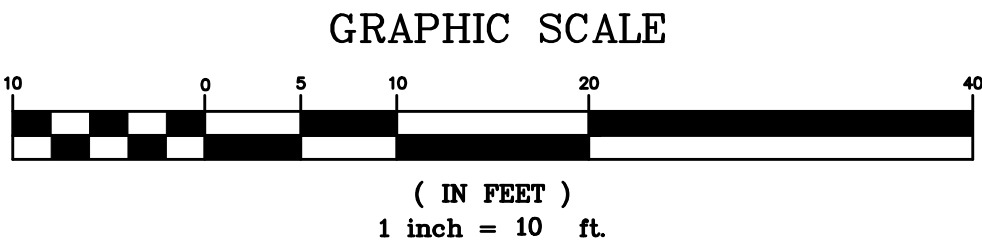
PROPOSED PROFILE
NOT TO SCALE



	CEMENT CONCRETE DRIVEWAY APRON DETAIL			
	CITY OF CAMBRIDGE STANDARD SPECIFICATIONS AND DETAILS			
	SCALE: N.T.S.	DATE OF ISSUE: 01 / 19	SPEC. SECTION REF#: 02524	2524.5



	VERTICAL GRANITE CURB DETAIL			
	CITY OF CAMBRIDGE STANDARD SPECIFICATIONS AND DETAILS			
	SCALE: N.T.S.	DATE OF ISSUE: 02/05	SPEC. SECTION REF#: 02524	2524.1



LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
 2. DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SCALE 1"=10'				
DATE 01/23/25	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	CURB CUT PLAN			
CLIENT:				
DRAWN BY JM				
CHKD BY PJN				
APPD BY PJN				
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			

	SHEET NO. 1
--	-----------------------



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

1251 Fayerweather

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

133 Fayerweather st

Signed:

[Signature]

Date:

2/3/25

Address:

To Whom It May Concern:

As owner or agent of

136 Fayerweather Street

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

133 Fayerweather st

Signed:

[Signature]

Date:

2/4/25

Address:

To whom it may concern,

With respect to obtaining abutters signatures, we were unsuccessful in getting a hold of the owners at 106-108 Chilton St which is the property located directly behind 133 Fayerweather. We were also unsuccessful in getting a hold of the owners at 135-137 Fayerweather St. We knocked on the door for a week and a half straight at different times of the day. It did seem like the folks at 135-137 Fayerweather were home with the lights on, but they never answered the door and we never caught them coming out of the house. Same story with the folks that own the property directly behind us at 106-108 Chilton, however, I never saw any lights on. We exhausted all options and hope you accept this letter as a means of doing our best to get abbuters signatures for our application of a curb cut at 133 Fayerweather St

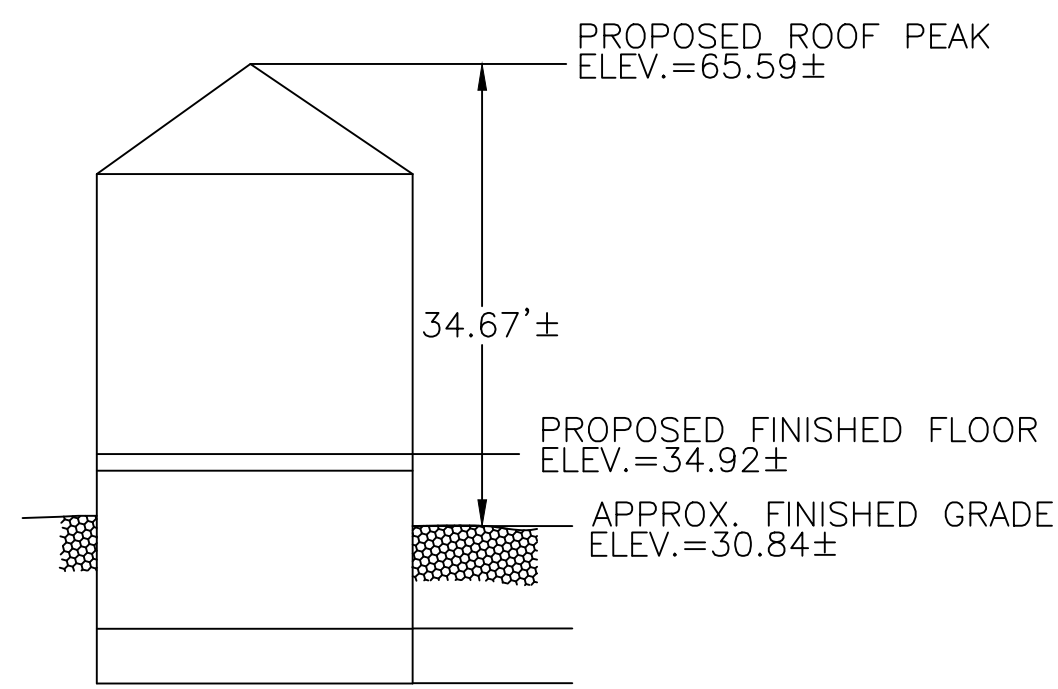
Best,

Daniel Ustayev

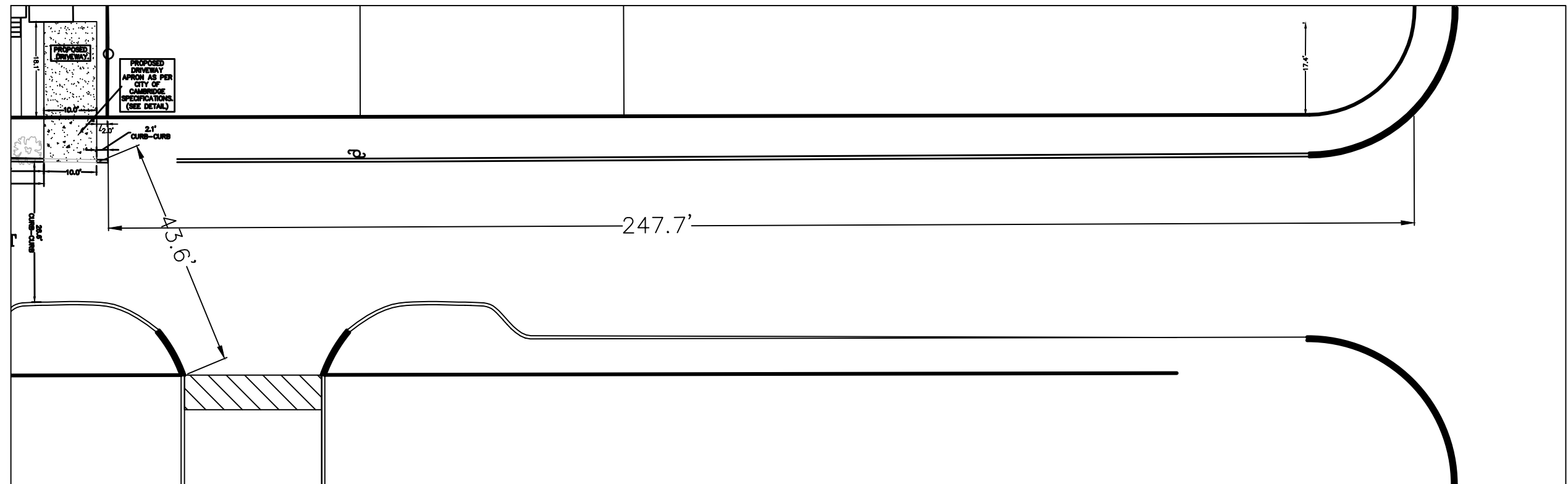
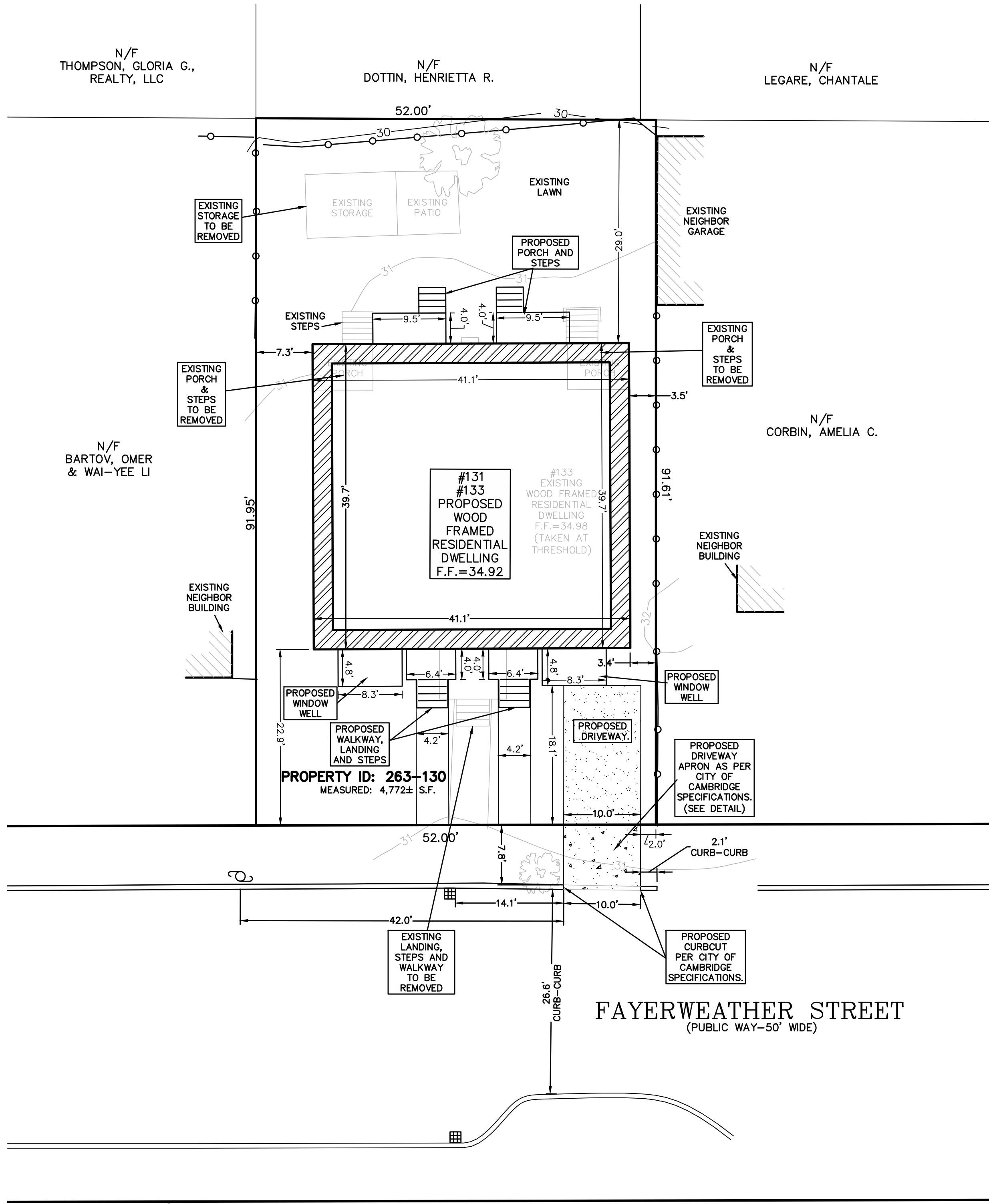
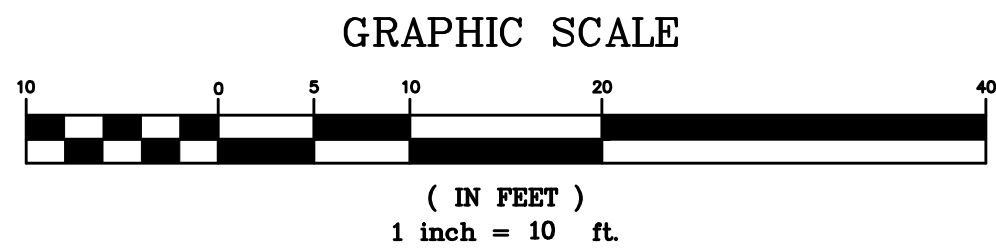
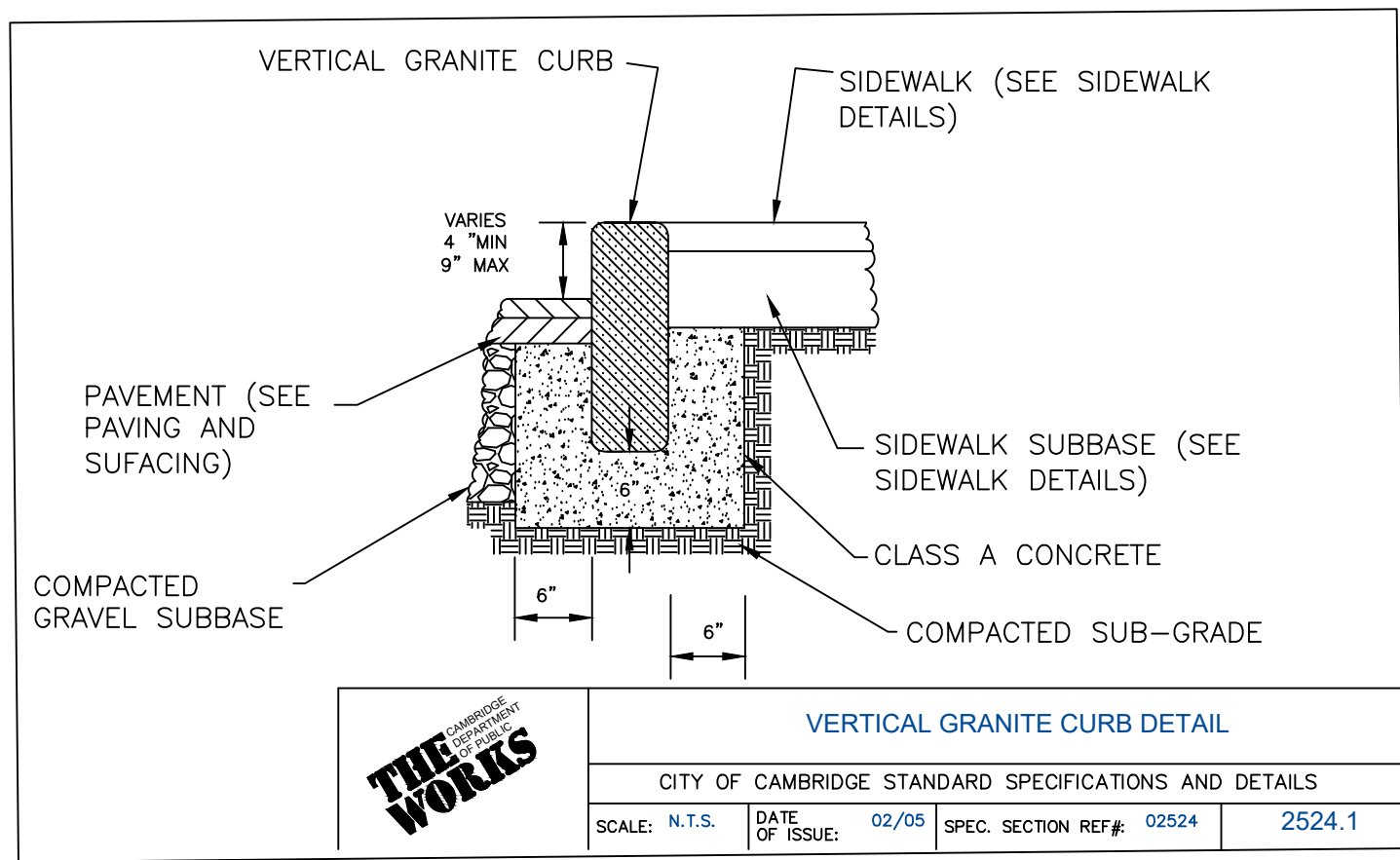
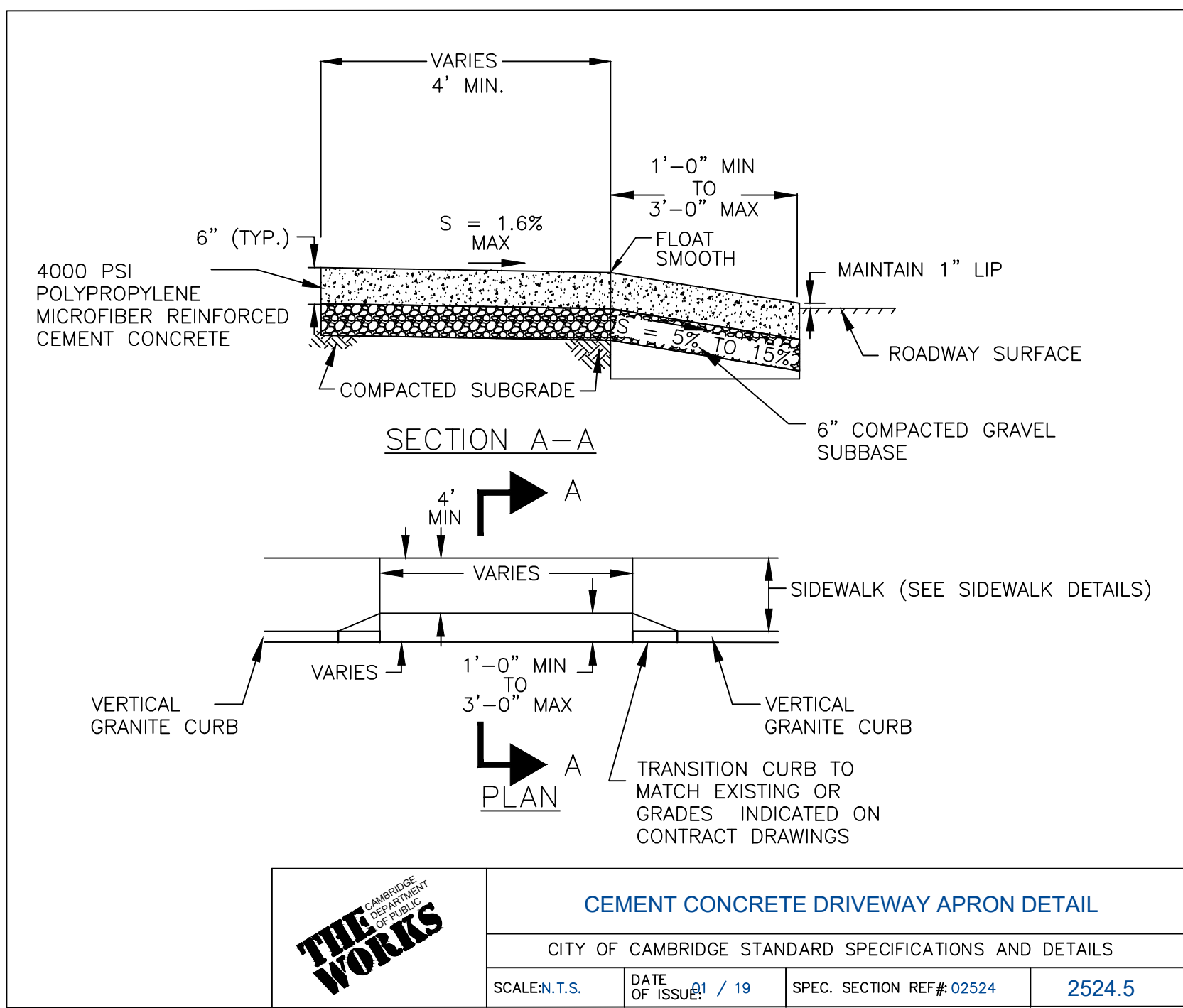
Delson Filho

(owners of 133 Fayerweather)





PROPOSED PROFILE
NOT TO SCALE



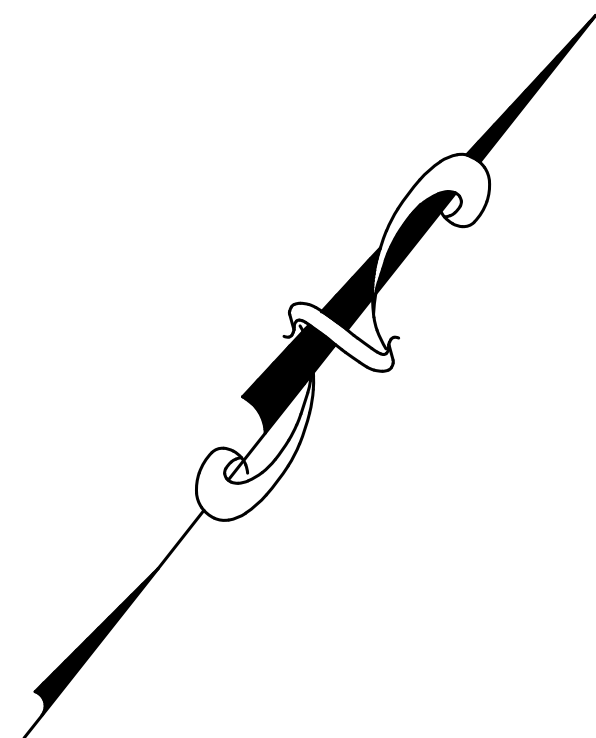
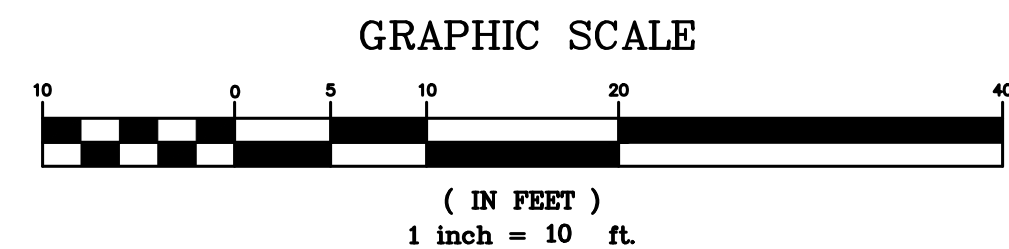
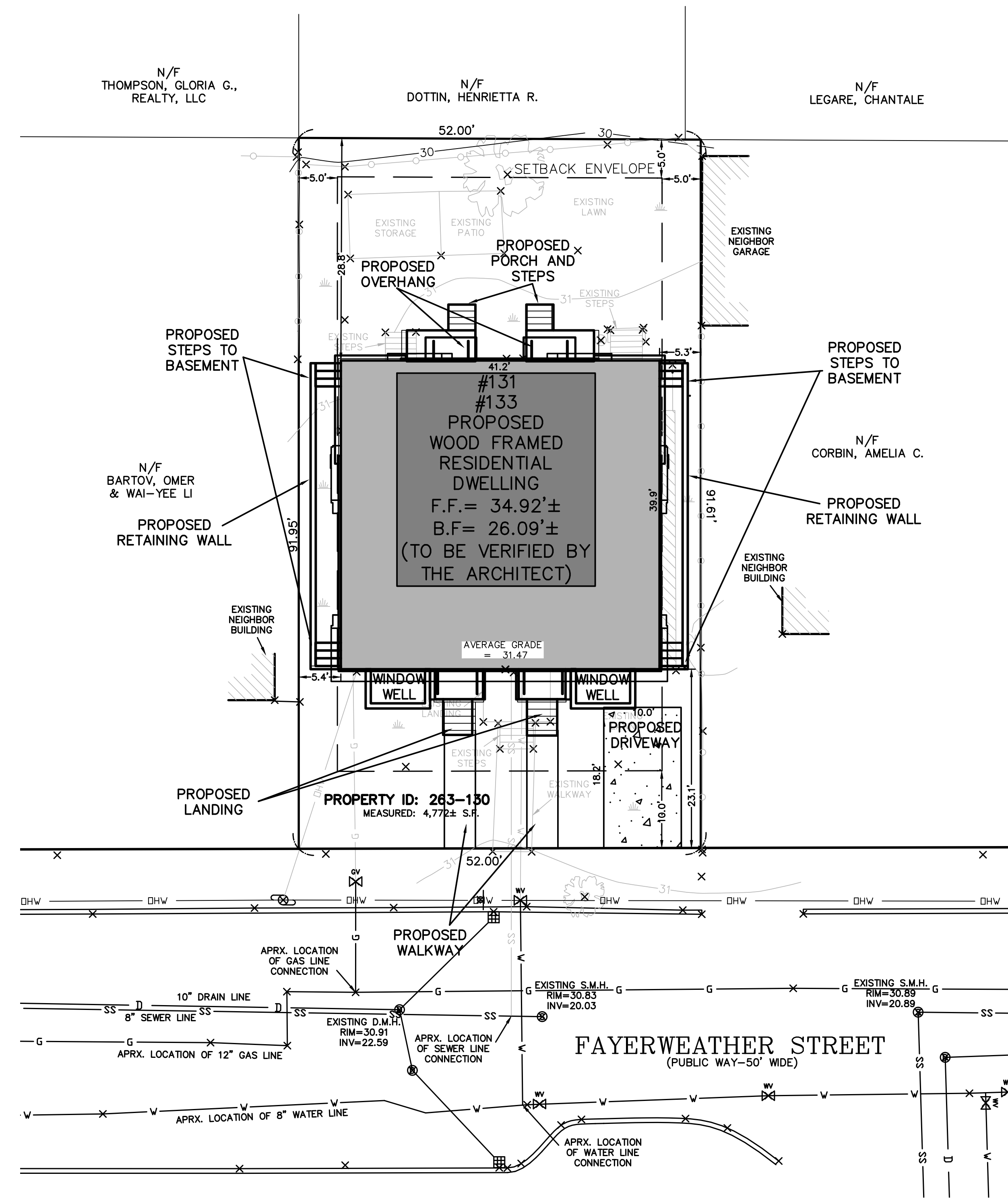
LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
 - DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
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 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
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 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SCALE 1"=10'				
DATE 04/30/25	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	CURB CUT PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY J.M				
CHKD BY P.J.N				
APPD BY P.J.N				

SHEET NO. 1

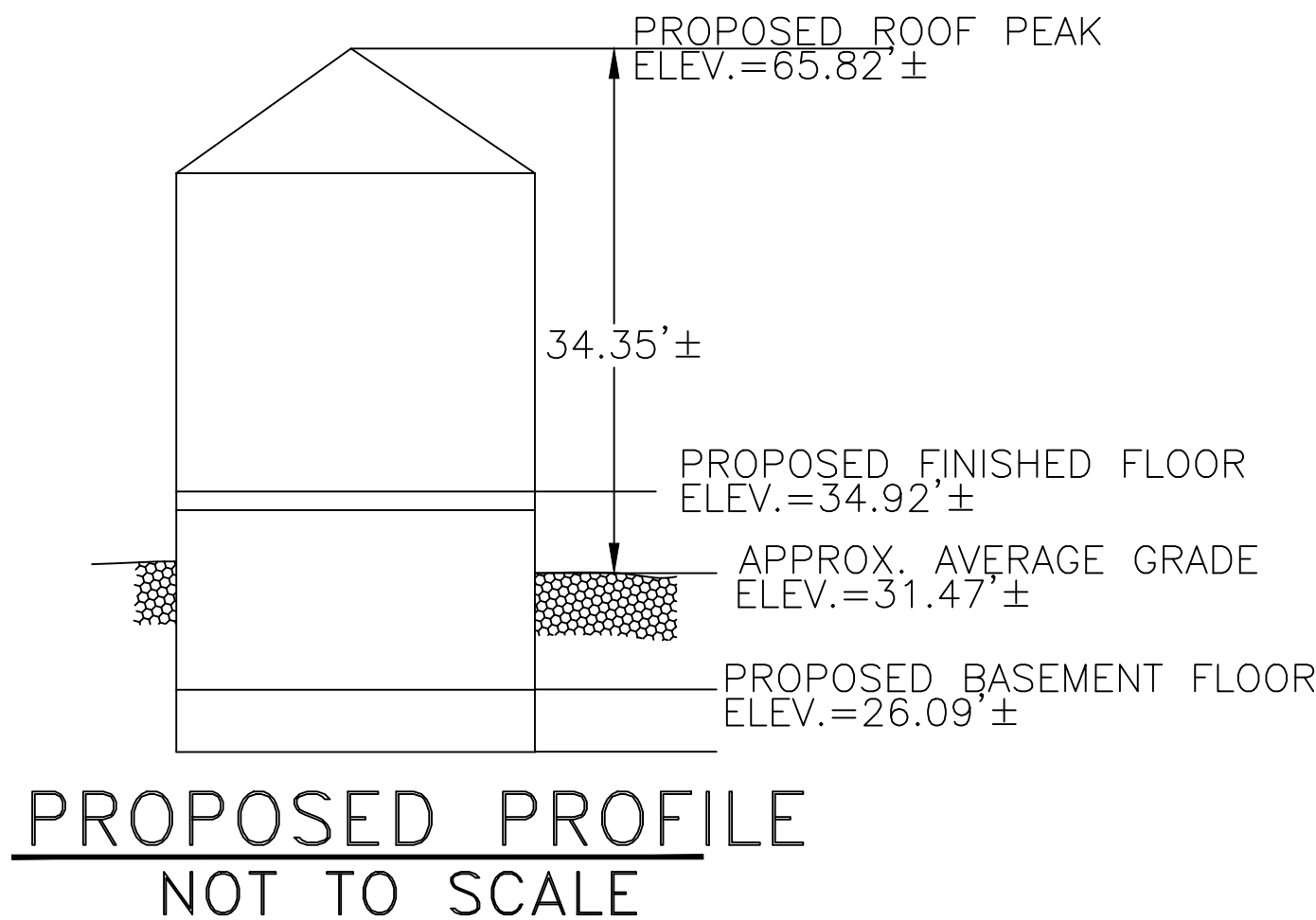
PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1 NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com

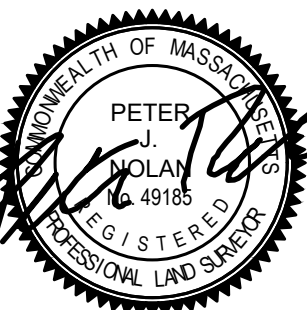


ZONING LEGEND			
C-1 MULTIFAMILY DWELLINGS			
		REQUIRED	PROPOSED
SETBACKS	FRONT (MIN)	10'	23.1'
	SIDE (MIN)	5'	5.3'
	REAR (MIN)	5'	28.8'
MAX. BLDG. HEIGHT		45.0'	34.35'
MAX. NO. STORIES		4	3
MIN. OS. RATIO		30%	52.85%

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
 2. DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



SCALE 1"=10'				
DATE 04/30/25	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	PROPOSED PLOT PLAN			
DRAWN BY TK				
CHKD BY P.J.N		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.J.N				
				
SHEET NO.				1

[illegible]

133 Fayerweather St.

Petitioner

263-42
HUTCHINSON, GEORGE E., SR.,
TR THE HUTCHINSON CHILTON TRUST
118 CHILTON ST
CAMBRIDGE, MA 02138

263-30
K & A O'HANA PROPERTIES LLC
592 HURON AVE. UNIT 2
CAMBRIDGE, MA 02138

DANIEL USTAYEV
47 RIPLEY STREET
NEWTON, MA 02459

263-39
THOMPSON, GLORIA G., REALTY, LLC
82 CHILTON ST
CAMBRIDGE, MA 02138

263-118
BERGSON, JUDITH
30 PRESTON RD.
SOMERVILLE, MA 02143

263-130
202 MIDDLESEX AVE LLC
33 SACO ST
NEWTON, MA 02464

263-41
LEGARE, CHANTALE
116 CHILTON ST
CAMBRIDGE, MA 02138

263-63
KASSAY, NUMAN & GUMJA KASSAY
61 SAVILLE ST
CAMBRIDGE, MA 02138

263-30
BARTOV, OMER & WAI-YEE LI
129 FAYERWEATHER ST UNIT 2
CAMBRIDGE, MA 02138

263-31
CHARLES, ROY P. WENDY U CHARLES
123 FAYERWEATHER ST
CAMBRIDGE, MA 02138-6812

263-117
RICHARDS, STUART L.
136 FAYERWEATHER ST
CAMBRIDGE, MA 02138

263-118
BERCU, STEVEN A.,
TR. THE STEVEN A. BERCU REV TRUST
132 FAYERWEATHER ST
CAMBRIDGE, MA 02138

263-27
AHERN, KATHLEEN M.
TRS THE KATHLEEN M. AHERN TR
139A FAYERWEATHER ST
CAMBRIDGE, MA 02138

263-40
DOTTIN, HENRIETTA R. , GERALD A. DOTTIN
JR. CITY OF CAMBRIDGE TAX TITLE
106 CHILTON ST
CAMBRIDGE, MA 02138-6803

263-27
AHERN, KATHLEEN M.
TRS THE KATHLEEN M. AHERN TR
139A FAYERWEATHER ST
CAMBRIDGE, MA 02138

263-129
CORBIN, AMELIA C. TR. OF AMELIA C. TRUST
C/O JANET CARBIN & DIANE ADEBAYO
21 REGENT RD
MALDEN, MA 02148

263-38
KANTOR, CALVIN J. &
SYLVIA D. KANTOR A LIFE ESTATE
98 CHILTON ST
CAMBRIDGE, MA 02138-6803

Pacheco, Maria

From: Charles Callahan <charlescallahan78@gmail.com>
Sent: Sunday, June 8, 2025 11:51 AM
To: Pacheco, Maria
Subject: BZA-1161501 Opposition

Dear Members of the BZA,

I write in strong opposition to the variance request for 133 Fayerweather Street, which seeks permission to install a parking space within the front yard setback.

A variance requires a legitimate hardship. None exists here. Fayerweather Street consistently has a surplus of street parking, even during peak residential hours. Linked below is a video taken on a Sunday morning at 7:30 AM, when most residents and their vehicles are home. It clearly shows an abundance of available spaces. This is not an isolated case, but the normal state of the street regardless of the season or time of day.

https://drive.google.com/file/d/1OmQhl8EbtYPfyJpu0_H91ZujkFxlTCVD/view?usp=drivesdk

There is also no demonstrated medical or accessibility hardship deeming off-street parking necessary, as there is no homeowner—just a developer. The property remains on the market, and no future condition or buyer should pre-justify zoning relief.

Moreover, parking within a front yard setback is not a characteristic of this neighborhood—hence the need for a variance. Had this developer been more thoughtful and familiar with the area, they would have recognized this and pursued a side-yard driveway like the majority of homes on this street. To request zoning relief now, after-the-fact, reflects poor planning—not hardship.

The developers' conduct throughout this project further undermines their credibility, especially as stewards of the neighborhood. They initially promised to retain 25% of the original structure, only to later petition the BZA for complete demolition, citing structural failure. Yet no protective measures or honest attempts were ever visible—no shoring, bracing, or weatherproofing. Those of us in the neighborhood watched this unfold, and the incident could have been prevented had the developers cared.

This request appears aimed solely at maximizing resale value—not addressing any true hardship. Granting this variance would set a troubling precedent, rewarding speculative development at the expense of neighborhood character and zoning integrity.

Though I am unable to attend Thursday's hearing, I respectfully ask that this letter be read into the record in full.

Sincerely,
Charles Callahan

Pacheco, Maria

From: bercu limelaw.com <bercu@limelaw.com>
Sent: Thursday, May 29, 2025 3:40 PM
To: Pacheco, Maria
Subject: Petition for Variance for 133 Fayerweather Street - BZA-1161501

Dear Ms. Pacheco:

I wish to comment on the above-referenced petition, and I wish to have my comments submitted to the Board of Zoning Appeal as a written statement for the scheduled BZA hearing on June 12, 2025. My wife and I own the unit at 132 Fayerweather Street, across the street from the 133 Fayerweather Street location (the "Location"). For the reasons detailed below, I write in order to OPPOSE the variance for a curb cut and driveway proposed by the petitioner, Mr. Daniel Ustayev (the "Petitioner"). Further, I believe that if granted, said variance would negatively impact our neighborhood, including quality of life, the quality of the streetscape, pedestrian safety, and our shared, curbside parking resource.

1. **Reduction in On-Street Parking.** The fundamental problem with Petitioner's application is that, if granted, it will reduce on-street parking in our neighborhood. The Petitioner has concerns over what he characterizes as "the limited availability of on-street parking in this neighborhood." Ironically, his solution to this purported problem is an intervention that in fact would only exacerbate it. I have lived at 132 Fayerweather Street for more than two decades. In all that time, contrary to Petitioner's assertions, I have never experienced or observed any significant issues with carrying groceries, transporting young children or elderly family members, or accommodating deliveries and service vehicles—the purported problems that, Petitioner asserts, with no evidence, necessitate the requested variance. Indeed, Petitioner's proposal would exacerbate, rather than relieve, the "challenges" that he cites. That is because, in allowing a curb cut in order to install a single, off-street parking space, the community will effectively lose a single, on-street, shareable parking space in order to gain a single off-street parking space that can be used only by Petitioner, a loss of flexibility, a loss of community parking, a decline in access for delivery and service vehicles, and no net increase whatsoever in available parking.
2. **Viewshed/Safety.** My home overlooks the Location. If this variance is granted, much of the Location's small tidy front yard will be converted to a driveway. Our view will be of a property clogged with a glorified parking lot for a front yard rather than a spot of greenery—obviating the very purpose of the Ordinance in question. Repurposing a front-yard setback for private parking will reduce quality of life in the neighborhood and would likely pose a risk to pedestrian safety including children walking on the sidewalk in front of the Location on their way to and from the nearby Tobin school.
3. **Wild Exaggeration of "Hardship."** Petitioner's enumerated list of the "hardships" arising from his inability to park on his small lawn, of which again he presents no evidence whatever, truly test the

limits of credulity: frequent parking tickets, long walks from distant spots, missed work, missed appointments . . ." In point of fact, Petitioner, a Newton resident; has never resided at the Location, and his list of imagined parking-related ills has no basis in anything other than his suburban fantasies. I will point out that, according to Walkscore.com, "133 Fayerweather Street has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot." The area is also well-served by transit and the Blue Bikes bike share system. Many of us who live here, myself included, successfully manage to avoid parking tickets, missed work, missed appointments, or long walks to distant parking spots without resort to off-street parking.

4. Equity. Petitioner asserts that the "hardship" results from "physical constraint—specifically the placement of the house on the lot and the limited setback." This is ironic, because Petitioner is affiliated with the real estate development firm that just completed what amounted to a complete, tear-down redevelopment of the Location and its property. In other words, the "physical constraints" Petitioner complains of are the direct result of the project that Petitioner himself designed, planned, developed, constructed, and is now marketing for sale. Petitioner is asking the BZA for relief on account of the very condition created by Petitioner himself, which I believe comes very close to the classic definition of *chutzpah*: the defendant who, on trial for the murder of his parents, begs the court for mercy for the reason that he's now an orphan.

The Location and its sister unit at 131 Fayerweather Street are currently being marketed for sale, with an asking price on the order of \$2.6 million for each unit. Clearly Petitioner does not believe that the parking conditions present a problem sufficient to detract from these lofty valuations. Moreover, folks have inhabited the prior multi-family structure at the Location for generations without discernible parking difficulties for themselves or for us abutters. Let's not mar the current, functioning streetscape in order to "solve" a problem that, frankly, does not exist.

Respectfully submitted,

Steven Bercu
132 Fayerweather Street



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: Daniel Cstayer Date: 5/23/25
(Print)

Address: 133 Fayweather St.

Case No. BZA-1161501

Hearing Date: 6/12/25

Thank you,
Bza Members

Pacheco, Maria

From: Dan Ustayev <dustayev@gmail.com>
Sent: Monday, June 9, 2025 6:53 PM
To: zoning@cambridgema.gov; Pacheco, Maria
Subject: Request for Continuance - 133 Fayerweather St Case #BZA-1161501 - June 12, 2025 hearing

Dear Members of the Board of Zoning Appeal and Ms. Pacheco,

I respectfully request a continuance for the hearing scheduled on June 12, 2025, regarding the curb cut application at 133 Fayerweather St.

We are still finalizing essential components of our submission and would appreciate additional time to complete our materials and address preliminary input. We also were informed today that our key consultant will not be able to attend the hearing due to family matters. I kindly request that the case be continued to the next available hearing date, preferably June 26, 2025.

Please confirm receipt of this request and advise on the new hearing date.

Thank you for your time and consideration.

Sincerely,
Daniel Ustayev

--
-

Daniel N. Ustayev

Los Amigos Taqueria

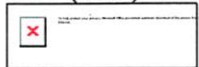
www.AmigosBurritos.com

@AmigosBurritos

Coolidge Corner - Davis Square - Brighton Center

West Roxbury - Newtonville

Tel: (617)-959-6915



Pacheco, Maria

From: JC <yassymom@gmail.com>
Sent: Wednesday, June 11, 2025 9:47 PM
To: Pacheco, Maria
Subject: Opposition to BZA-1161501: Petition for Variance for 133 Fayerweather Street

Dear Members of the ZBA and Ms. Pacheco:

I, Jeanette Corbin O'Leary (Jeanette) and my sister, Diane C. Adebayo (Diane) own 135-137 Fayerweather Street, the two-family home next to 133 Fayerweather Street.

I, Jeanette, join Steven Bercu and his wife, and Charles Callahan, in OPPOSING the variance for a curb cut and parking space proposed by Daniel Ustayev, the Petitioner ("Ustayev") for 133 Fayerweather Street.

I first want to note that Ustayev failed to provide either me or Diane with ANY notice of his plans to install a parking space in the tiny front yard in front of the subject property.

Ustayev, or one of his agents, however, stopped one of our tenants and asked them to execute a document to "declare approval of installment of Off-Street Parking Facility located at 133 Fayerweather Street."

Our tenant advised Ustayev or his agent that they did not own 135-137 Fayerweather. They declined to sign the form, and instructed Ustayev or his agent to contact the owner(s).

Thereafter, Ustayev still did not bother contact us -- although he submitted my contact information to the Zoning Board within his petition.

I did not learn of Ustayev's variance petition until late May 2025, when I received the Notice of Public Hearing the City of Cambridge's Board of Zoning Appeal mailed me. The Notice envelope is postmarked "5/23/25."

While I, Jeanette, am no expert on zoning and/or planning matters, I believe that the proposed space is far too small to be utilized for parking for (even) one car.

I or Diane presently visit 135-137 Fayerweather Street approximately twice a month -- and/or as needed to manage the property. I, Jeanette, have NEVER had a problem finding an "on the street" parking space in the immediate area of the property.

Specifically, I, Jeanette, fear that if the driver of a vehicle entering or exiting that parking space (if the variance were approved) was involved in an accident at 133 Fayerweather Street, our abutting property might suffer property damage.

Further, I, Jeanette, share the concern of The Bercus Family that a parking space situated on the site of 133 Fayerweather's tiny front lawn may pose a risk of harm to pedestrians -- including children (as the Tobin School is nearby).

In closing, I, Jeanette Corbin O'Leary, oppose the variance sought for the above reasons I stated above.

Very Truly Yours,

Jeanette Corbin O'Leary



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2025 JUN 12 PM 2:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-1141501

Address: 133 Fayerweather St

☒ Owner, ☐ Petitioner, or ☐ Representative: Don Ustayer
(Print Name)

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☐
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date: 6/10/25

[Signature]
Signature