



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 MAY 27 AM 11:05

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 1212288

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Elad Shoushan and Shelly M. Shoushan C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

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

**LOCATION OF PROPERTY:** 162 Otis St., Cambridge, MA

**TYPE OF OCCUPANCY:** Dwelling, Two-Family **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Construction of a rear addition that violates side setback requirements for the district.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of  
\_\_\_\_\_  
(Print Name) Petitioners

Address:  
Tel. No.      617-543-7009  
E-Mail Address: sarah@trilogylaw.com

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

Date: 5/21/2026

**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.

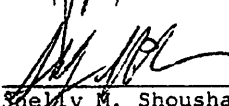
We Elad Shoushan and Shelly M. Shoushan  
(OWNER)

Address: 35 Falkerson Street, Cambridge, Massachusetts

state that I/We own the property located at 162 Otis Street, Cambridge, Massachusetts, which is the subject of this zoning application.

The record title of this property is in the name of: Elad Shoushan and Shelly M. Shoushan, pursuant to a deed dated August 29, 2020 and duly recorded in Middlesex South District Registry of Deeds at Book 75543, Page 434.

  
Elad Shoushan

  
Shelly M. Shoushan

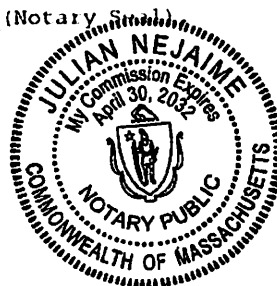
**NOTARY PUBLIC**

Commonwealth of Massachusetts, County of Middlesex

The above-named Elad Shoushan and Shelly M. Shoushan personally appeared before me, this 9th day of April, 2026, and made oath that the above statement is true.

  
Notary

My commission expires April 30, 2032 (Notary Seal)



## **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:

A literal enforcement of the provisions of the Cambridge Zoning Ordinance would involve substantial hardship to the Petitioners due to the unique physical characteristics and existing conditions affecting the property located at 162 Otis Street, Cambridge, Massachusetts.

The Petitioners seek a variance to permit a modest rear addition that extends the existing nonconforming side setback conditions further toward the rear yard. The requested relief is narrowly tailored and limited to the minimum necessary to permit a reasonable, code-compliant rehabilitation of the property.

The existing dwelling is a narrow 19th century structure situated on an unusually constrained 20-foot-wide lot with existing side setbacks as narrow as approximately 0.6 feet and 2.7 feet. These dimensional constraints are pre-existing and longstanding in nature. The existing structure is further affected by age-related deterioration, structural insufficiencies, and outdated construction methods. A structural assessment prepared by the project's structural engineer, Monolith Group, Inc., identifies structural deficiencies in the existing structure and foundation.

The existing building is functionally obsolete and structurally deficient to the extent that substantial reconstruction above the foundation is required. While portions of the existing foundation may be retained, the structural engineer has concluded that the existing masonry foundation has limited capacity to support vertical expansion. Construction of a fourth story beyond the proposed three-story design would likely require substantial underpinning and/or replacement of the existing foundation. Due to the constrained site conditions and close proximity of adjacent structures, such work would result in materially greater construction impacts, cost, complexity, and risk to neighboring properties than the proposed modest rear addition.

The property is also located within an area affected by elevated flood risk as identified by the City of Cambridge Flood Viewer and is therefore subject to flood resiliency requirements under Article 22 of the Cambridge Zoning Ordinance. Existing mechanical systems are presently located within the basement. Compliance with Article 22 will likely require relocation of critical building systems to upper levels and may substantially limit the future functional use of basement areas as habitable space. These flood resiliency constraints further reduce usable interior square footage and increase the practical necessity of accommodating limited additional floor area within the proposed rear addition.

The Petitioners and their design team have developed a proposal that preserves portions of the existing foundation and reconstructs the structure above while maintaining the general scale and character of the streetscape. The proposal includes a limited rear addition of approximately nine feet together with modest stacked porches/balconies intended to provide private open space for each unit.

Strict enforcement of the required 5-foot side setback for the rear addition would leave a buildable width that is not sufficient to create functionally viable and code-compliant residential layouts. Due to the extreme narrowness of the lot and the pre-existing nonconforming conditions, a conforming rear addition would result in impractical and unusable interior spaces and would materially impair the reasonable rehabilitation of the property.

**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:

The hardship is owing to circumstances described above that are especially affecting this property and not generally affecting the zoning district, including:

- (a) the exceptional narrowness of the lot and existing nonconforming side setbacks;
- (b) structural deficiencies and foundation limitations associated with the existing building; and
- (c) flood resiliency constraints affecting basement use and building systems.

**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 requested relief may be granted without substantial detriment to the public good. The proposed rear addition continues an existing building line and does not create materially new setback conditions beyond those already existing on the property. The addition is modest in scale, limited in depth, and designed to minimize visual and privacy impacts on neighboring properties. The rear addition will remain substantially set back from the rear lot line and will not be readily visible from the public way.

The project will comply with applicable flood resiliency and stormwater management requirements and will incorporate flood-resistant construction measures and elevated building systems in accordance with current City requirements.

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

The requested variance may also be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance. The proposal allows for the rehabilitation of an existing structurally compromised building, preservation of neighborhood character, and creation of code-compliant residential housing while maintaining a scale and massing consistent with surrounding properties. The requested relief is the minimum necessary to permit a reasonable and practical rehabilitation of the site.

The Petitioners therefore respectfully request that the Board grant the requested variance.

**\*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:** Elad Shoushan and Shelly M. Shoushan  
**Location:** 162 Otis St, Cambridge, MA  
**Phone:** 617-543-7009

**Present Use/Occupancy:** Dwelling, Two-Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Dwelling, Three-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,541 sf	3,641 sf	n/a	(max.)
<u>LOT AREA:</u>		1,680 sf	1,680 sf	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.5	2.2	n/a	
<u>LOT AREA OF EACH DWELLING UNIT</u>		840 ft	560 ft	n/a	
<u>SIZE OF LOT:</u>	WIDTH	20 ft	20 ft	20 ft	
	DEPTH	84 ft	84 ft	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0.8 ft	0.8 ft	0.4 ft (avg of abutters)	
	REAR	30.3 ft	16.7 ft	5.0 ft	
	LEFT SIDE	2.7 ft	2.7 ft	2.7 (existing)/5.0 ft (addition)	
	RIGHT SIDE	0.6 ft	0.6 ft	0.6 (existing)/5.0 ft (addition)	
<u>SIZE OF BUILDING:</u>	HEIGHT	23 ft 2 in	35 ft 4 in	45 ft	
	WIDTH	n/a	n/a	n/a	
	LENGTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		45.5% (open and perm)	31.0% (open and perm)	30.0% (open)/15.0% (perm)	
<u>NO. OF DWELLING UNITS:</u>		2	3	n/a	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

Construction of a wood-framed rear addition and reconstruction of wood structure above existing masonry foundation, with conventional residential construction methods.

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'.

# TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.

162 OTIS STREET  
CAMBRIDGE, MA 02141

## CLIENT:

ELAD SHOUSHAN  
162 OTIS STREET  
CAMBRIDGE, MA 02141

## PROJECT DESCRIPTION:

THE EXISTING TWO-FAMILY STRUCTURE LOCATED AT 162 OTIS STREET, CAMBRIDGE, MA IS TWO STORIES WITH A FULL BASEMENT. THE FLOOR AND WALLS ARE STRUCTURALLY DEFICIENT BEYOND REPAIR THEREFORE THE ENTIRE STRUCTURE WILL BE RAZED. THE MASONRY FOUNDATION WALLS WILL REMAIN IN PLACE EXCEPT FOR 20 LINEAR FEET OF WALL. THE NEW STRUCTURE WILL BE THREE STORIES IN HEIGHT FOR THREE DWELLING UNITS. THE FIRST-FLOOR UNIT WILL HAVE ACCESS TO THE BASEMENT. THE OTHER TWO UNITS WILL BE LOCATED AT THE SECOND AND THIRD FLOORS.

## INDEX OF DRAWINGS

### ARCHITECTURAL

NO.	DRAWING TITLE
T-1	COVER SHEET.
C-1	CODE REVIEW.
PP	PLOT PLAN.
A1.0	EXISTING/DEMOLITION FLOOR PLANS.
A1.1	EXISTING/DEMOLITION ELEVATIONS.
A2.0	PROPOSED FLOOR PLANS.
A2.1	PROPOSED ROOF PLAN-BUILDING SECTION WALL-FLOOR/CEILING DETAILS-WINDOW SCHEDULE.
A2.2	PROPOSED BUILDING SECTION.
A3.0	PROPOSED ELEVATIONS.
A4.0	PROPOSED BUILDING ENVELOPE.

### STRUCTURAL

NO.	DRAWING TITLE
S101	FOUNDATION PLAN - FIRST-SECOND FRAMING PLANS.
S102	THIRD FLOOR - ROOF FRAMING PLANS.
S103	SHEAR WALLS LAYOUTS.
S201	DETAILS.



PERMIT DRAWINGS



430 Franklin Village Drive, #130, Franklin, MA 02038  
t | 617.448.7506

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.

ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:

ELAD SHOUSHAN

162 OTIS STREET, CAMBRIDGE, MA 02141

Revisions:

04-21-2026

DESIGNED	RE
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CHECKED	AA
PROJECT NO	00-0000
DATE	03-20-2026

DRAWING TITLE  
COVER SHEET

DRAWING NUMBER

T1

**Two-Family Structure Replacement with Three-Family Structure**  
162 Otis Street, Cambridge, Ma

**Introduction and Summary**

The existing two-family structure located at 162 Otis Street, Cambridge Ma is two stories with a full basement. The floor and walls are structurally deficient beyond repair therefore the entire structure will be razed. The masonry foundation walls will remain in place except for 20 linear feet of wall. The new structure will be three stories in height for three dwelling units. The first-floor unit will have access to the basement. The other two units will be located at the second and third floors.

**Applicable Building Codes**

- The Massachusetts State Building Code (780 CMR, 10th edition), comprised of the International Building Code 2021 (IBC 2021) amended by Massachusetts Amendments to the International Building Code 2021
- 225 CMR 22 MA Stretch Code & Specialized Code for Low-Rise Residential
- 2021 International Energy Conservation Code
- IMC - International Mechanical Code
- IFC - International Fire Code
- 527 CMR - MA fire prevention and electrical regulations
- 521 CMR - MA accessibility regulations
- 248 CMR - MA plumbing regulations
- 524 CMR - MA elevator regulation

**INTERNATIONAL BUILDING CODE WITH MA AMENDMENTS**

**CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATIONS**

Use Group R-2

**CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE**

**Separation Walls:** Fire Partitions in accordance with Section 708 Section 420.2

**Horizontal Separations:** Shall be horizontal assemblies in accordance with Section 711 Section 420.3

**Automatic Sprinkler System:** In accordance with Section 903.2.8 Section 420.4

**Fire Alarm Systems and Smoke Alarms:** In accordance with Section 907.2.9 Section 420.5

**CHAPTER 5 – GENERAL BUILDING HEIGHT AND AREAS**

Construction Type V-B

Height (Table 504.3 & 504.4): 60 feet / Three Stories  
Area (Table 506.2): 7,000 SF

**CHAPTER 6 – TYPES OF CONSTRUCTION**

**Fire Resistance Rating Requirement for Specific Building Elements**  
(Table 601)

Primary Structural Frame:	0 HRS
Bearing Walls:	0 HRS
Nonbearing Walls – Exterior:	0 HRS
Non-bearing Walls – Interior:	0 HRS
Floor Construction:	0 HRS
Roof Construction:	0 HRS

**CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES**

**Bldg. Projections:** - Projects not permitted with 0 to less than 2' bldg. fire separation distance. Table 705.2  
- 24" projections allowed for 2 to less than 3' bldg. fire separation distance.  
- 2/3 of FSD allowed with 3 to less than 5' bldg. fire separation distance.  
- 40" projection allowed for 5' or greater bldg. fire separation distance.

**Fire-Resistance rating Requirements for Exterior Walls Based on Fire Separation Distance**  
(Table 705.5)

X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 10	0 HR

**Maximum Area of Exterior Wall Openings Based on Fire Separation Distance**  
(Table 705.8)

0 to less than 3 feet (unprotected, sprinklered)	Not Permitted
3 to less than 5 feet (unprotected, sprinklered)	15% per story
5 to less than 10 feet (unprotected, sprinklered)	25% per story
Dwelling Unit Separation Walls Section 708.3	1 HR
Dwelling Unit Horizontal Assembly Section 711.2.4.3	1HR
Shaft Enclosure Section 713.4	1 HR

Stairway Fire Rated Door 1 HR  
Table 716.1(2)

**CHAPTER 8 - INTERIOR FINISHES**

Interior Wall and Ceiling Finishes  
(Table 803.13)

Interior Stairway Class C, min.  
Rooms and Enclosed Spaces Class C, min.

Interior Trim Class C, min.  
Section 806.7

Interior Floor Wall Base Class C, min.  
Section 806.8

**CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**Automatic Sprinkler System:** Required  
Section 903.2.8

**NFPA 13R Sprinkler System:** Allowed  
Section 903.3.1.2

**Manual Fire Alarm System:** Not required  
Section 907.2.8.1

**Smoke Alarms:** Required in the following areas:  
Section 907.2.11.2  
1. Outside each bedroom  
2. In Bedrooms  
3. At each story

**CHAPTER 10 – MEANS OF EGRESS**

**Single Exit:** Allowed for bldgs. not exceeding three floors with max. of 4 dwelling units  
Table 1006.3.4(1) and exit access travel distance not exceeding 125 feet.

**Stairway Width:** 36" min.  
Section 1011.2 (1)

**Stairway Headroom:** 80" min.  
Section 1011.3

**Stairway Riser Height:** 7" max., 4" min.  
Section 1011.5.2

**Enclosure Under Stairway:** 1 hour fire rated.  
Section 1011.7.3

**Stairway Exit Signs:** Not required.  
Section 1013.1(3)

**Handrail Height:** 34" to 38"

Section 1014.2  
**Handrail Type:** Outside diameter not less than 1 /14", not greater than 2".  
Section 1014.3

**Handrail Extensions:** 12" min at top stairway landing and handrail continue to slope for  
Section 1014.6 depth of one tread beyond bottom riser.

**Handrail Clearance:** 1 1/2" min. between handrail and wall  
Section 1014.7

**Guard Height:** 42" min  
Section 1015.3

**Guard Opening:** 4" max.  
Section 1015.4

**Exit Access Travel Distance:** 250' max.  
Table 1017.2

**Corridor Width:** 36" min.  
Table 1020.3

**Stairway Construction:** 1 Hour Fire Rated  
Section 1023.2

**Emergency Escape and Rescue:** Required in stories with one exit and in basements.  
Section 1031.2

Emergency Escape and Rescue Size: 5 sf at grade  
Section 1031.3.1 5.7 sf above grade

**Emergency Escape and Rescue Min. Dimensions: 24 H,20" W**  
Section 1031.3.1

**Emergency Escape and Rescue Maximum Height:** 44" from floor.  
Section 1031.3.3

**Emergency Escape Area Walls:** 9 SF  
Section 1031.5.1 3' W x 3' D

**CHAPTER 12 – INTERIOR ENVIRONMENT**

**Unvented Enclosed Rafter Assembly:** Allowed if no interior Class I Vapor retarder installed on  
Section 1202.3 the interior ceiling side.  
Air-impermeable insulation- Class II vapor retarder

**Ventilation Area for Crawl Spaces with Covered Floors:** 1 SF per 1,500 sf of crawl space  
Section 1202.4.1.2 Class I vapor retarder

**Sound Transmission Class:** 50 min. between dwelling units  
Section 1206.2

**Min. Room Width:** 7'  
Section 1208.

**Min. Ceiling Height:** 7'-6"  
Section 1208.2 7' at bathroom, kitchens, storage space and laundry rooms

**Crawl Space Access:** 18" x 24" min.  
Section 1209.1

**APPENDIX RC-MA MUNICIPAL OPT-IN SPECIALEZED STRETCH CODE 2023**

**Compliance:** Section RC 103 – All Electric  
RC101.1 Section R404.4 – EV Wiring  
Section R406 – HERS

**SECTION RC 103 ALL-ELECTRIC PATHWAY**

**General:** Shall comply with:  
RC103.1 Section R401.2.5 – Additional Energy Efficiency  
Section RC 103.2 – All Electric HERS Rating Index  
Appendix RB – Solar Ready Provisions

**All Electric HERS Rating Index Score:** 45 max., building shall meet the requirements of  
Table RC103.2 - Section R406.2

**Additional Energy Efficiency:** R408.2.2 and R408.2.3 shall apply for primary space heating  
and R401.2.5 domestic hot water supply.

**Wiring for Electric Vehicle Ready Parking Spaces:** Does not apply, off-street parking not  
R404.4 provided.

**Requirements for Energy Rating Index:**  
Table R406.2 R403.6.1 Heat and Energy Recovery Ventilation  
R404.1. Lighting Equipment  
R402.2. Interior Lighting Controls

**More Efficient HVAC Equipment Performance Option:** Shall apply, refer to this Section.  
R408.2.2

**Reduced Energy use in Service in Water Heating Option:** Shall apply, refer to this Section.  
R408.2.3

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.

ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:

ELAD SHOUSHAN

162 OTIS STREET, CAMBRIDGE, MA 02141

**Revisions:**

**04-21-2026**

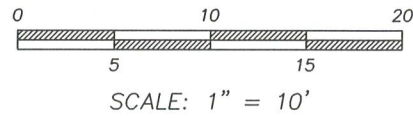
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DATE	02-24-2026

**DRAWING TITLE**  
CODE REVIEW

**DRAWING NUMBER**

**C-1**





ZONE: C-1

	REQUIRED	EXISTING	PROPOSED
MIN OPEN SPACE%	30%	45.5%	31.0%
MAX STORIES	4	2	3
MIN FRONT YARD(AVG FRONT SETBACK)	0.4	0.8	0.8
MIN SIDE YARD	5	2.7	2.7
MIN SIDE YARD	5	0.6	0.6
MIN REAR YARD	5	30.3	16.7

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: ELAD & SHELLY M SHOUSHAN

TITLE REFERENCE: BK 75543 PG 434

PLAN REFERENCE: 4479A & 368 OF 1968

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: ELAD & SHELLY M SHOUSHAN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: AUGUST 25, 2025

DATE OF PLAN: SEPTEMBER 23, 2025

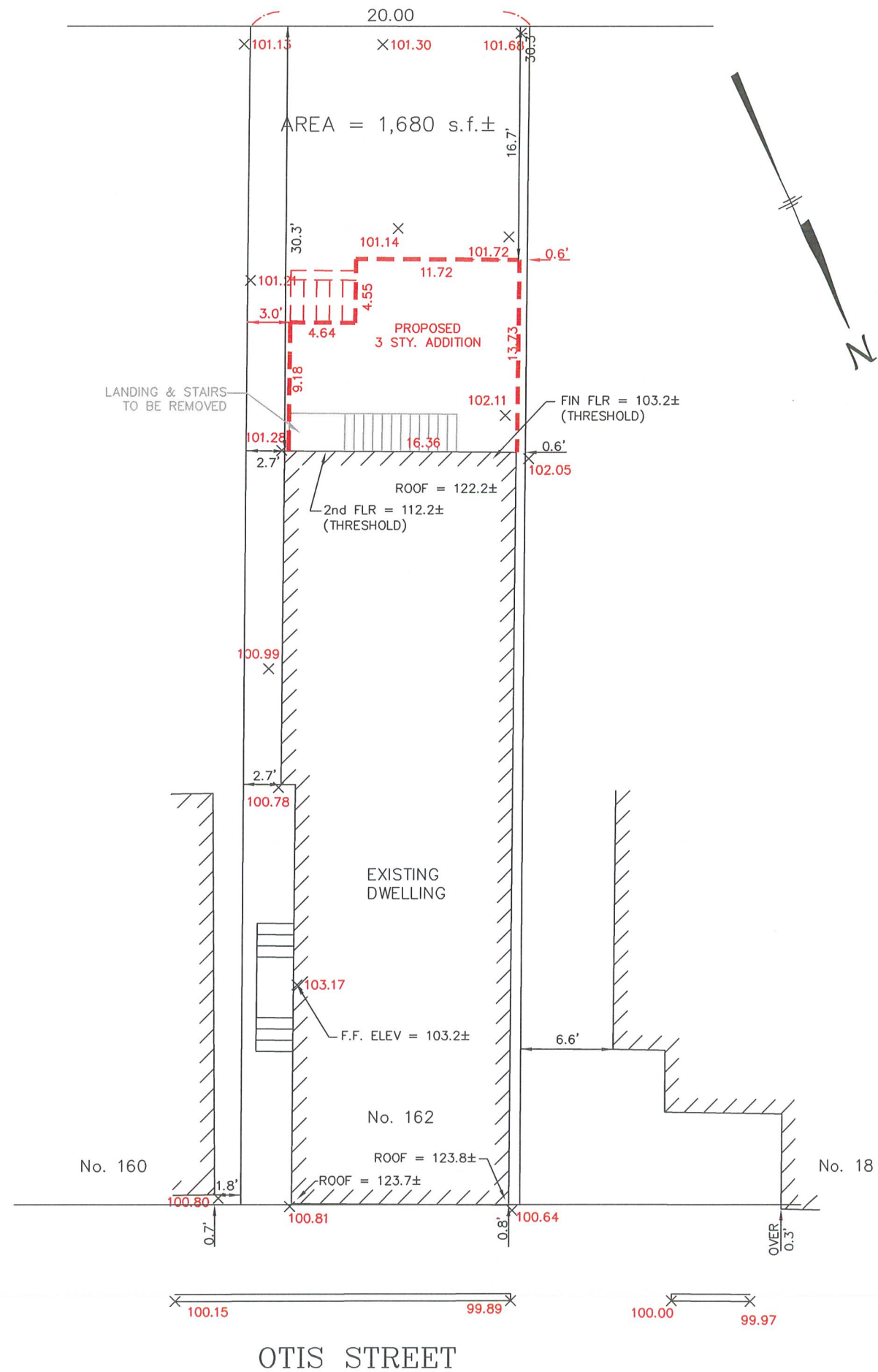
DATE OF PLAN: NOVEMBER 12, 2025

REVISION DATE: MARCH 04, 2026 (PROPOSED)

REVISION DATE: APRIL 20, 2026 (REVISION)

  
RICHARD J. MEDE, JR. P.L.S.

04/20/2026  
DATE:



**CERTIFIED PLOT PLAN**  
**162 OTIS STREET**  
**CAMBRIDGE, MA.**  
**(MIDDLESEX COUNTY)**

**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED BY:



PREPARED FOR:  
ALEX HAIDAR

DRAWN CAV	CHECKED RJM	FILE No. 22768
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PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

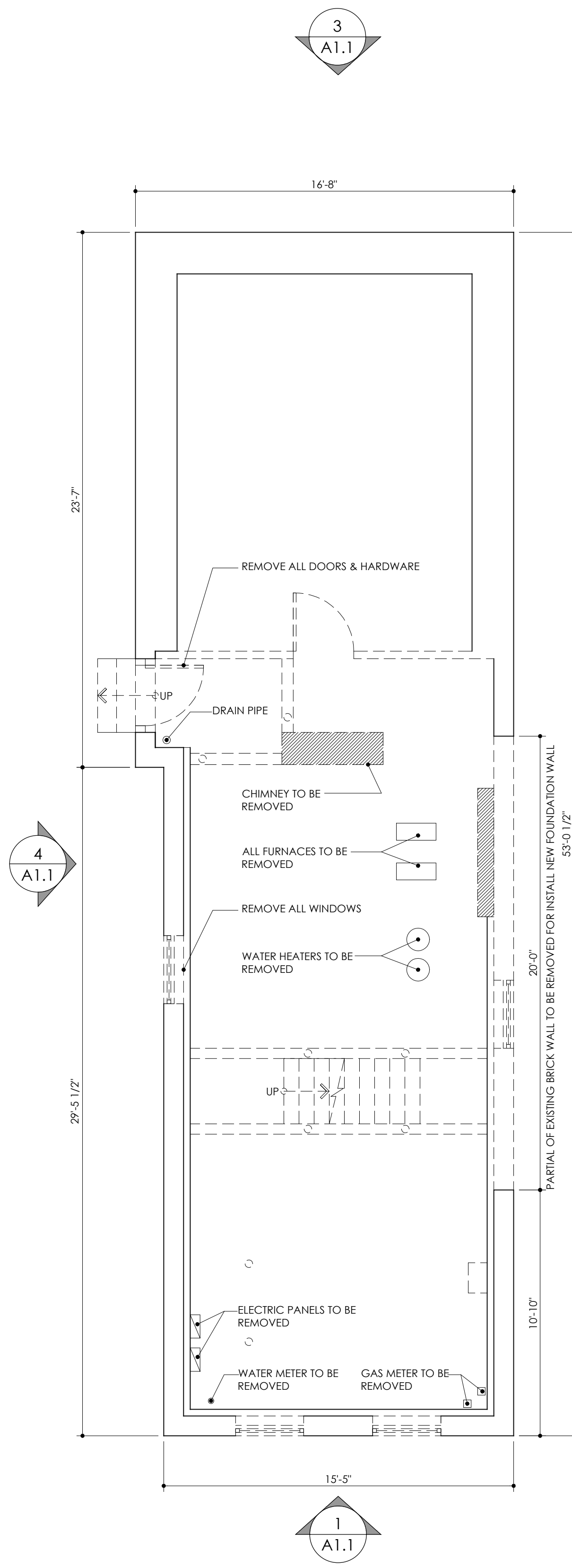
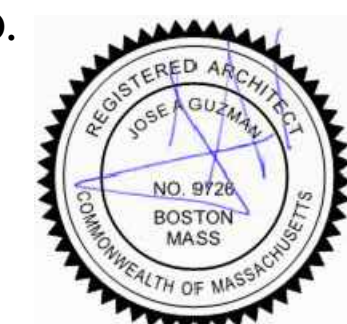
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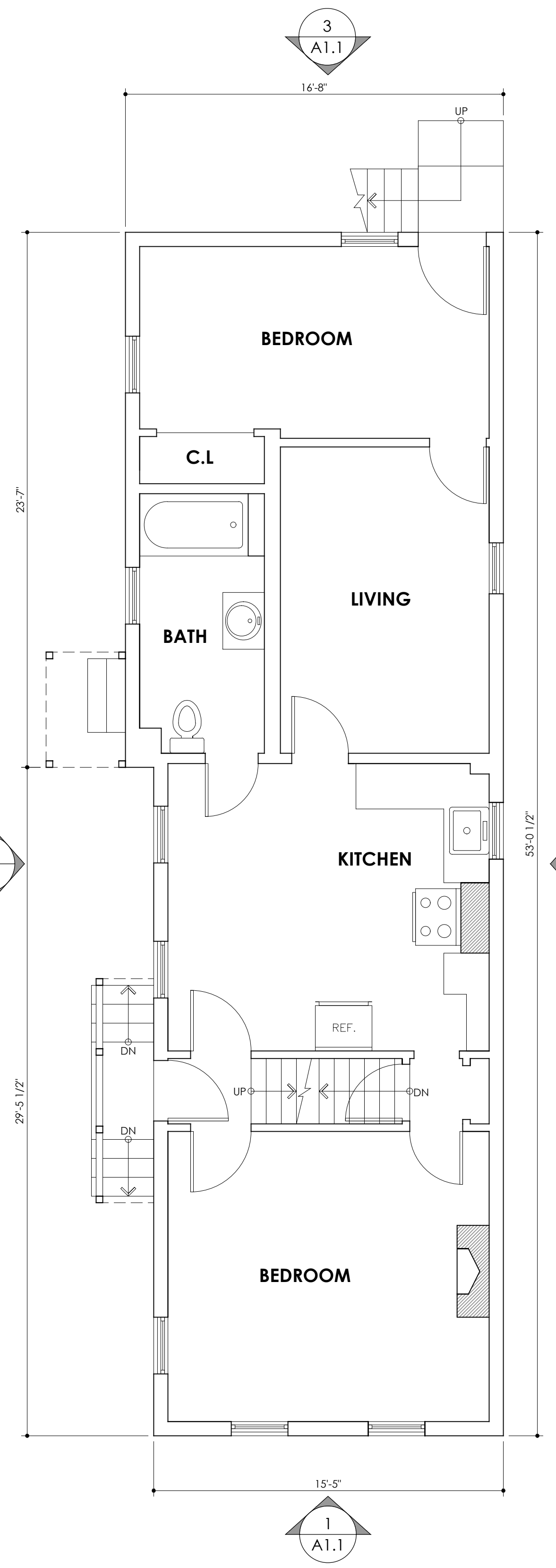
DRAWING TITLE  
EXISTING/DEMOLITION FLOOR PLANS

DRAWING NUMBER  
**A1.0**



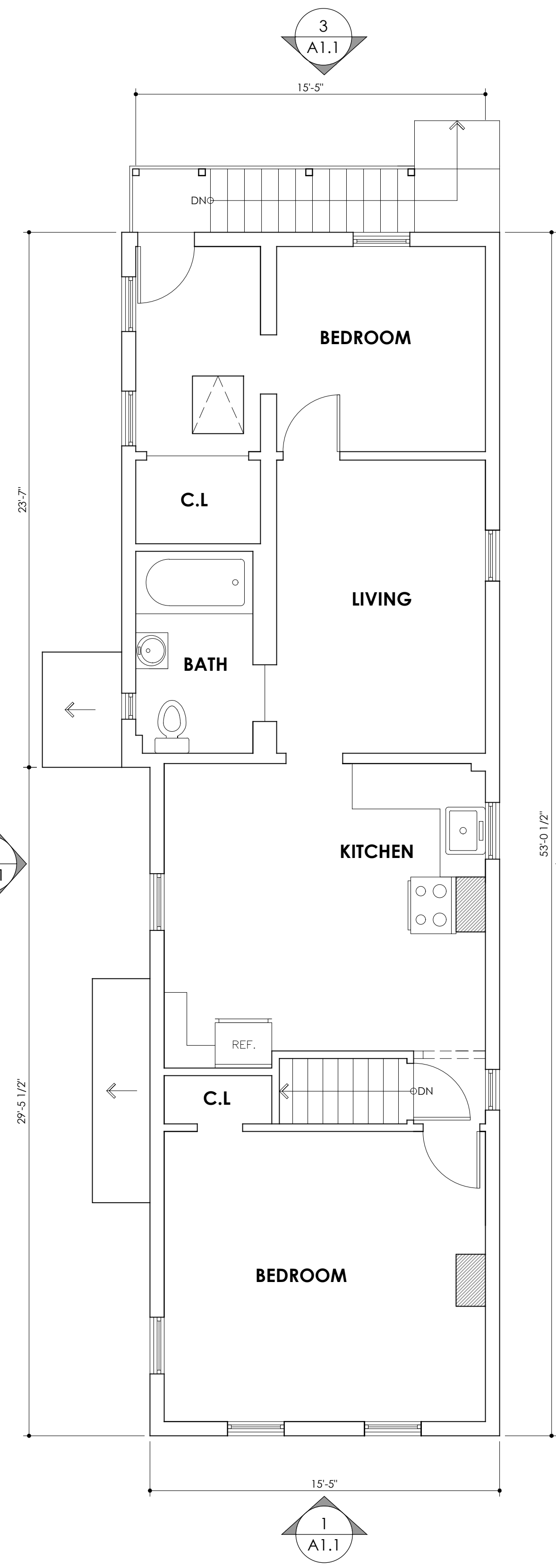
**1** EXISTING/DEMOLITION BASEMENT PLAN  
A1.0 847 G.S.F. 1/4"=1'-0"

**NOTE:**  
1. FOUNDATION WALLS TO REMAIN WITH EXCEPTION NOTED.



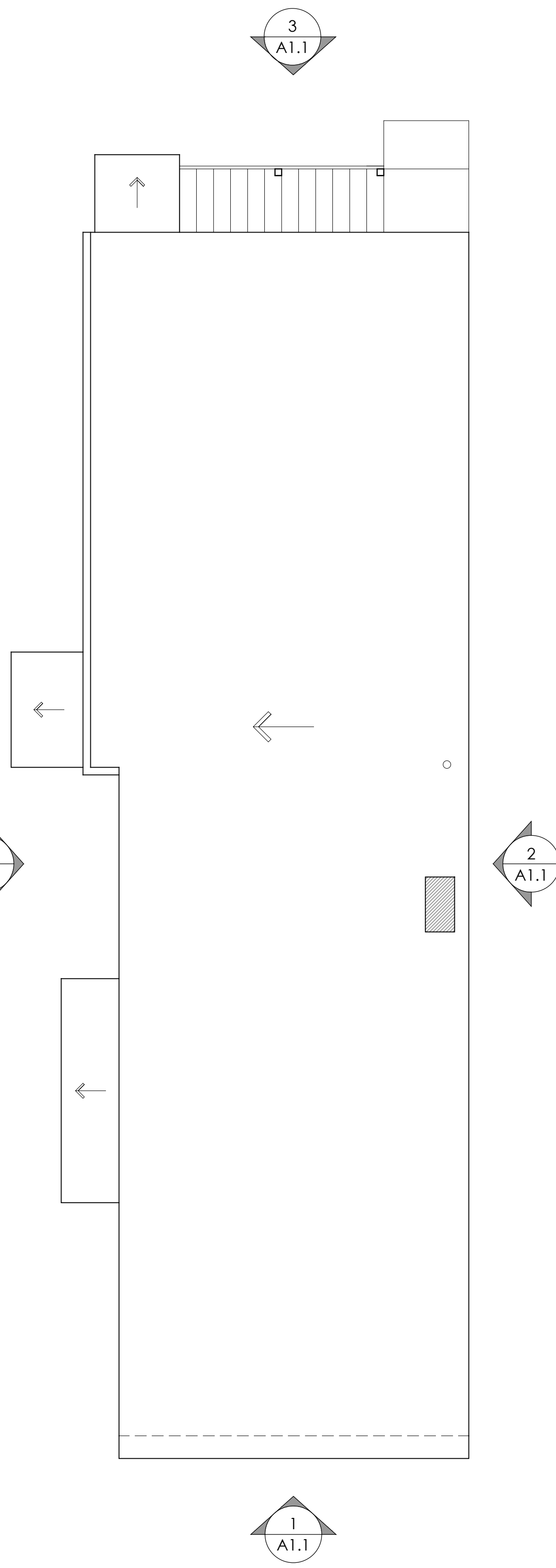
**2** EXISTING/DEMOLITION FIRST FLOOR PLAN  
A1.0 847 G.S.F. 1/4"=1'-0"

**NOTE:**  
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.



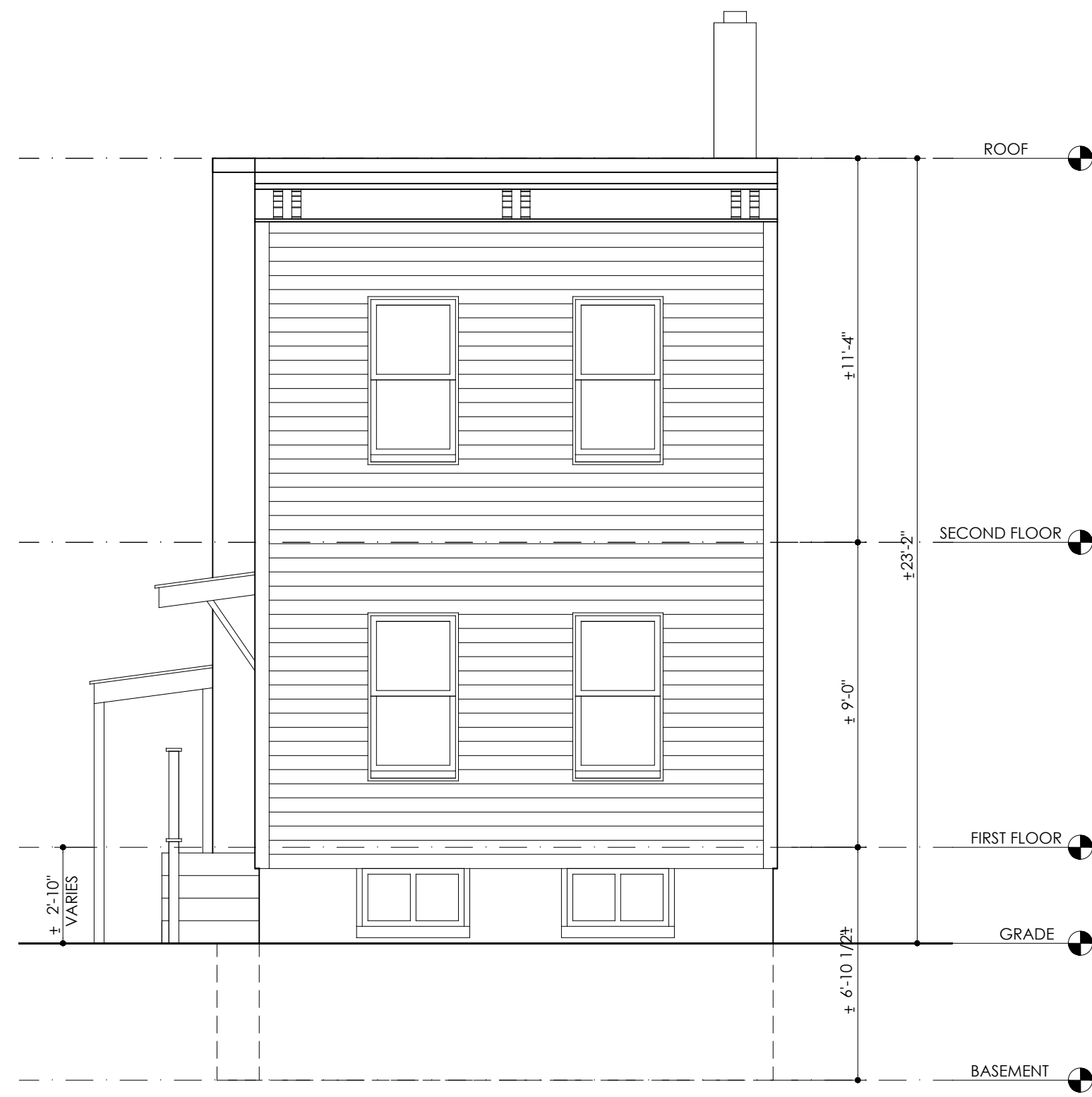
**3** EXISTING/DEMOLITION SECOND FLOOR PLAN  
A1.0 847 G.S.F. 1/4"=1'-0"

**NOTE:**  
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.



**4** EXISTING/DEMOLITION ROOF FLOOR PLAN  
A1.0 847 G.S.F. 1/4"=1'-0"

**NOTE:**  
1. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.



**1 EXISTING/DEMOLITION FRONT ELEVATION**  
 A1.1 1/4"=1'-0"

**NOTE:**

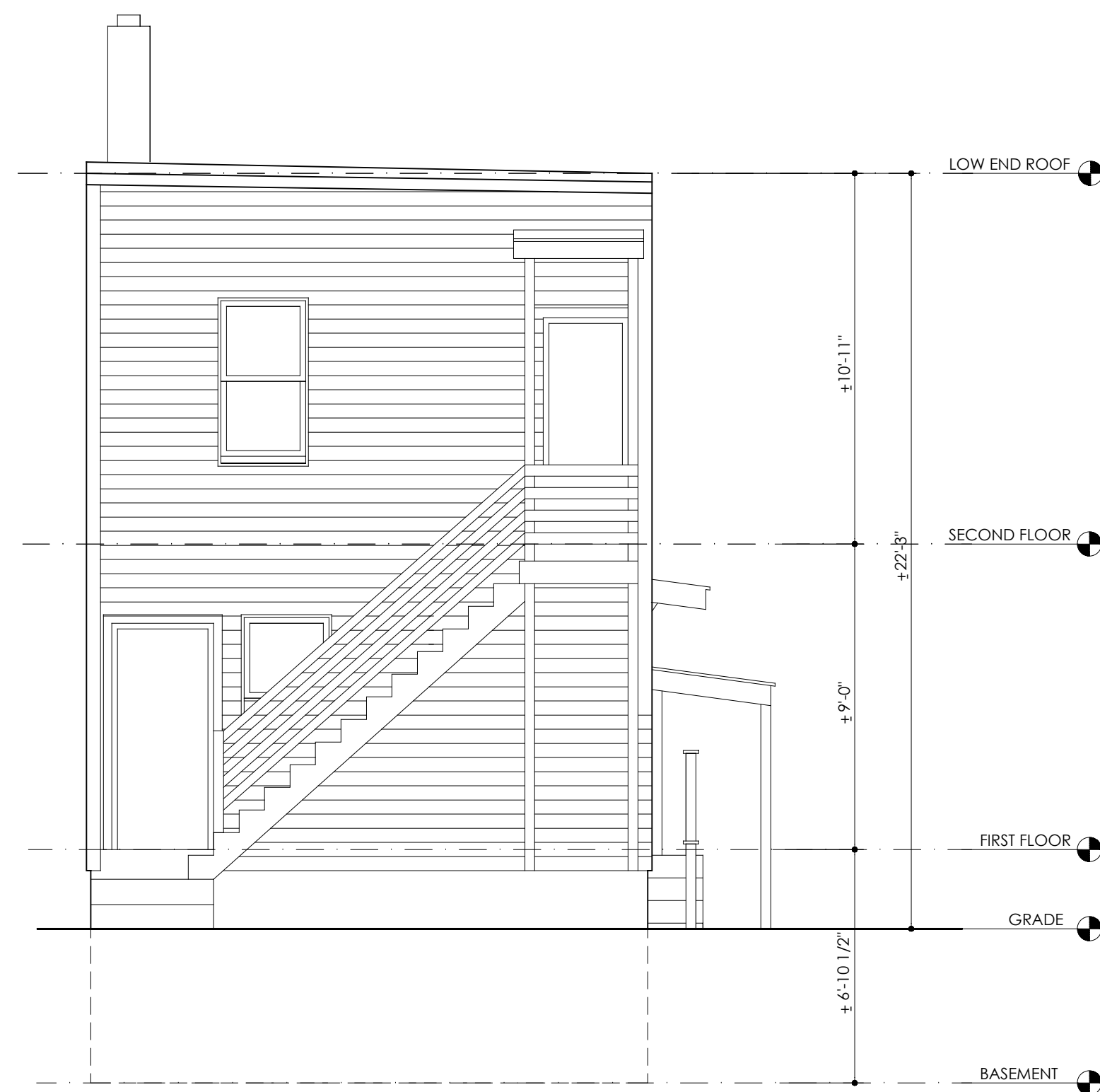
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
3. FOUNDATION WALLS TO REMAIN .



**2 EXISTING/DEMOLITION RIGHT SIDE ELEVATION**  
 A1.1 1/4"=1'-0"

**NOTE:**

1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
3. FOUNDATION WALLS TO REMAIN WITH EXCEPTION NOTED.
4. TOTAL WALLS = 1,175 SQ.FT - OPENINGS = 60 SQ.FT (5%).



**3 EXISTING/DEMOLITION REAR ELEVATION**  
 A1.1 1/4"=1'-0"

**NOTE:**

1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
3. FOUNDATION WALLS TO REMAIN .



**4 EXISTING/DEMOLITION LEFT SIDE ELEVATION**  
 A1.1 1/4"=1'-0"

**NOTE:**

1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
3. FOUNDATION WALLS TO REMAIN .
4. TOTAL WALLS = 1,175 SQ.FT - OPENINGS = 132 SQ.FT (11%).



**PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141**

**Client:**  
**ELAD SHOUSHAN**  
**162 OTIS STREET, CAMBRIDGE, MA 02141**

Revisions:  
**04-21-2026**

DESIGNED	RE	
DRAWN	AA	
CHECKED	AA	

PROJECT NO	DATE
00-0000	02-24-2026

DRAWING TITLE  
**EXISTING/DEMOLITION ELEVATIONS**

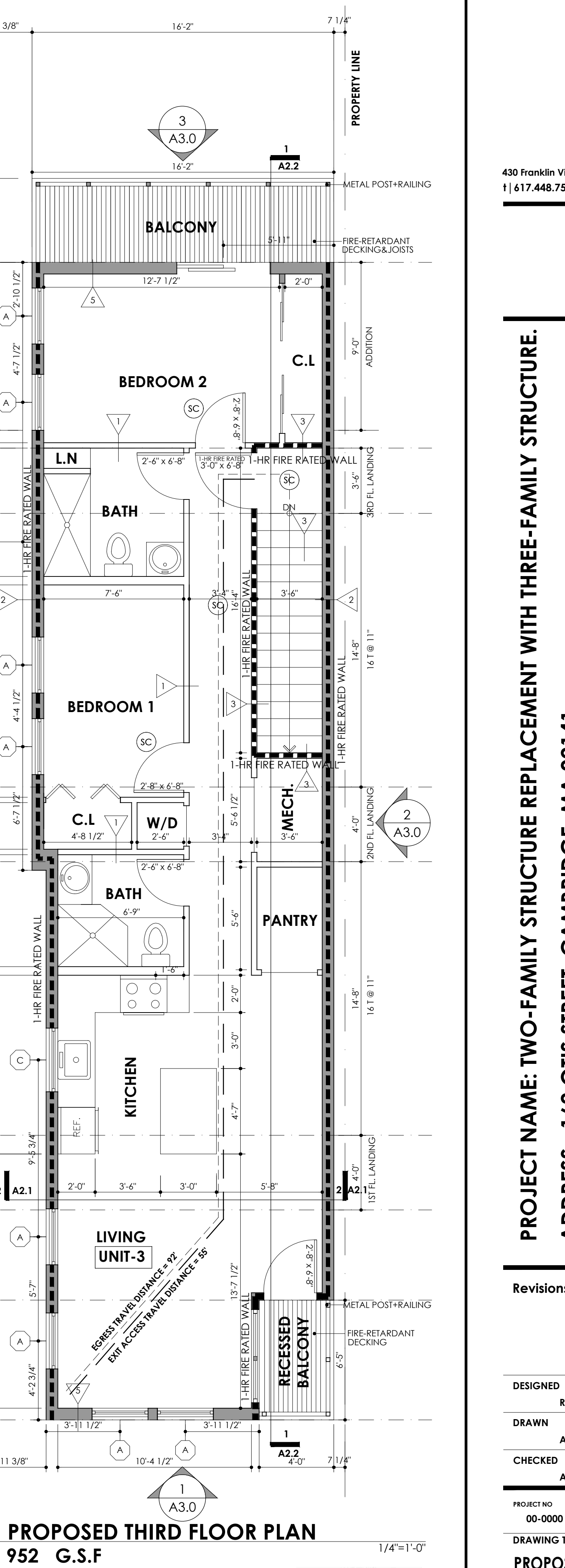
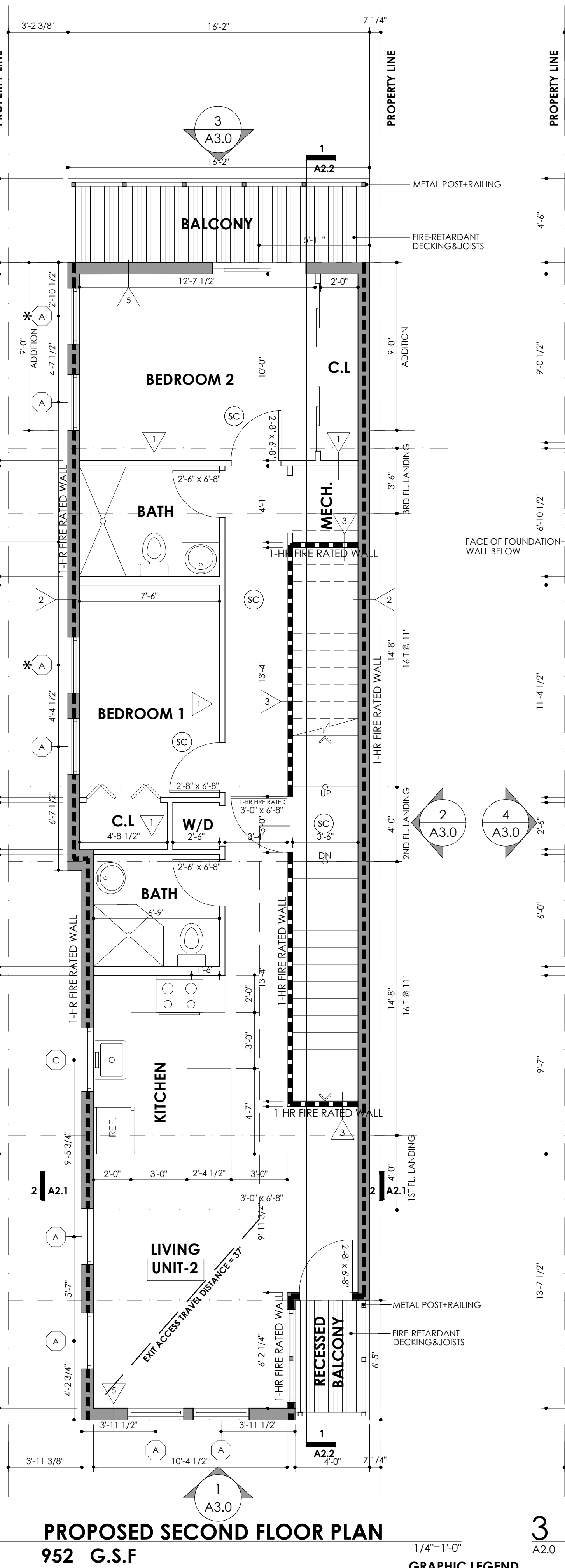
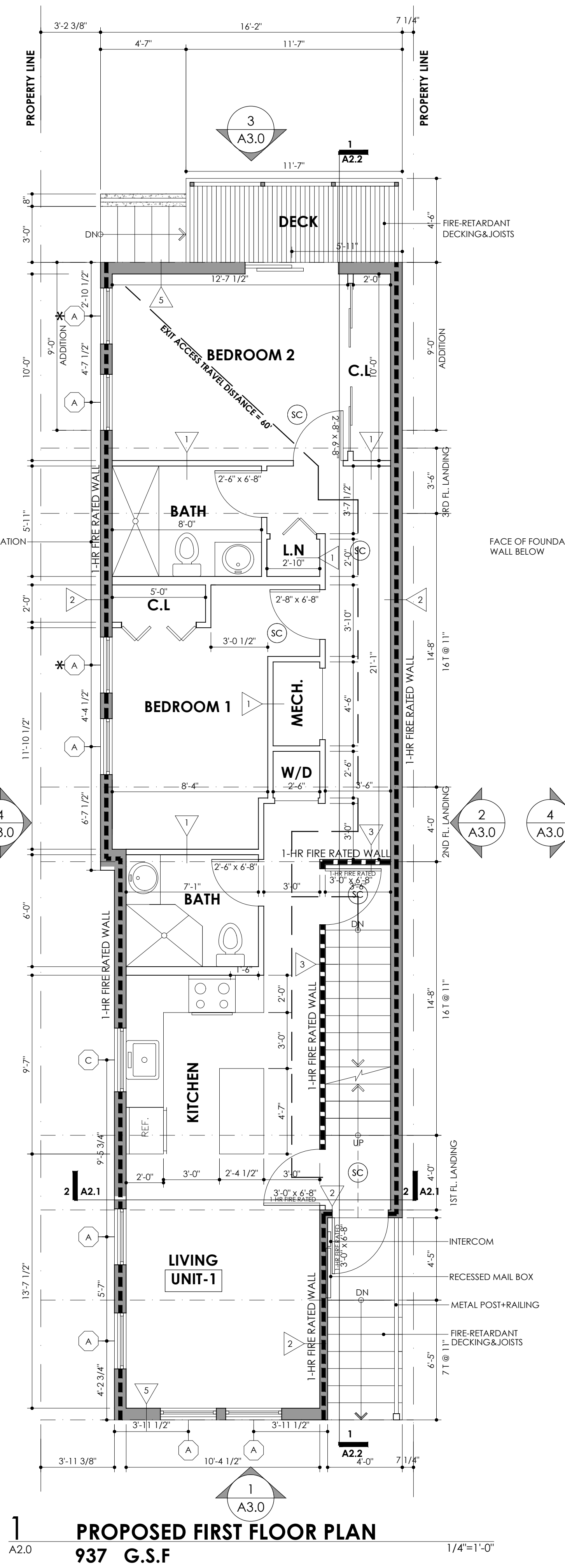
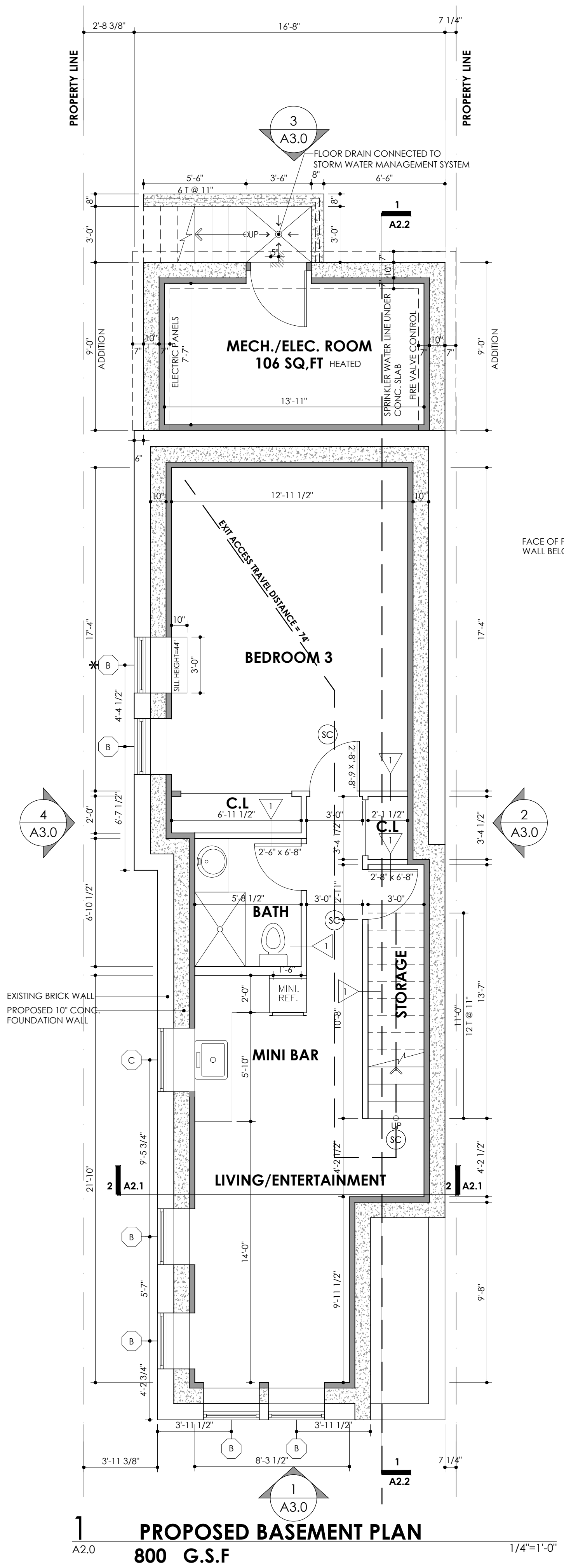
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**PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141**

**Client:**  
**ELAD SHOUSHAN**  
**162 OTIS STREET, CAMBRIDGE, MA 02141**

Revisions:  
**04-21-2026**

DESIGNED	RE
DRAWN	AA
CHECKED	AA
PROJECT NO	DATE
00-0000	02-24-2026
DRAWING TITLE	
PROPOSED FLOOR PLANS	
DRAWING NUMBER	
<b>A2.0</b>	



**GRAPHIC LEGEND**

- (SC) HARD-WIRE SMOKE CARBON MONOXIDE DETECTOR
- 1-HR FIRE RATED WALL
- EGRESS TRAVEL DISTANCE
- EXIT ACCESS TRAVEL DISTANCE
- R-28 CLOSED-CELL SPRAY FOAM INSULATION
- R-21 CLOSED-CELL SPRAY FOAM INSULATION AT BASEMENT WALLS
- EMERGENCY ESCAPE WINDOW



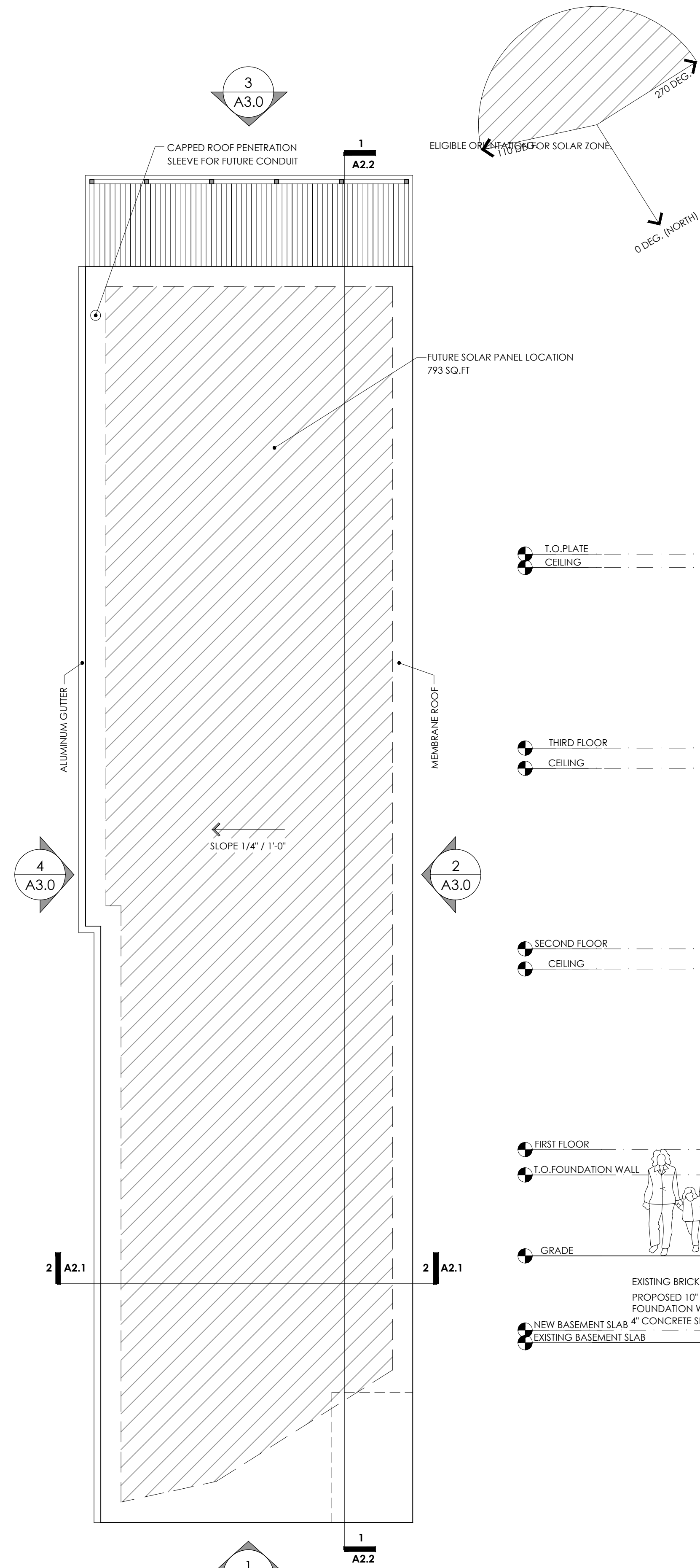
WINDOW SYMBOL	WINDOW SCHEDULE					
(X)	No.	TYPE	UNIT DIM. (W x H)	MANUFACTURER	MODEL	NOTES
(A)	24	DOUBLE-HUNG WINDOW	2'-11 5/8" x 5'-0 7/8"	ANDERSEN	400 SERIES TW210410	EMERGENCY ESCAPE WINDOW
(B)	6	CASEMENT WINDOW(FULL OPENING)	2'-11 15/16" x 2'-1115/16"	ANDERSEN	400 SERIES CXW13	EMERGENCY ESCAPE WINDOW @ BASEMENT
(C)	4	CASEMENT WINDOW	3'- 4 3/4" x 2'-1115/16"	ANDERSEN	400 SERIES CN23	KITCHEN WINDOW

**NOTES:**

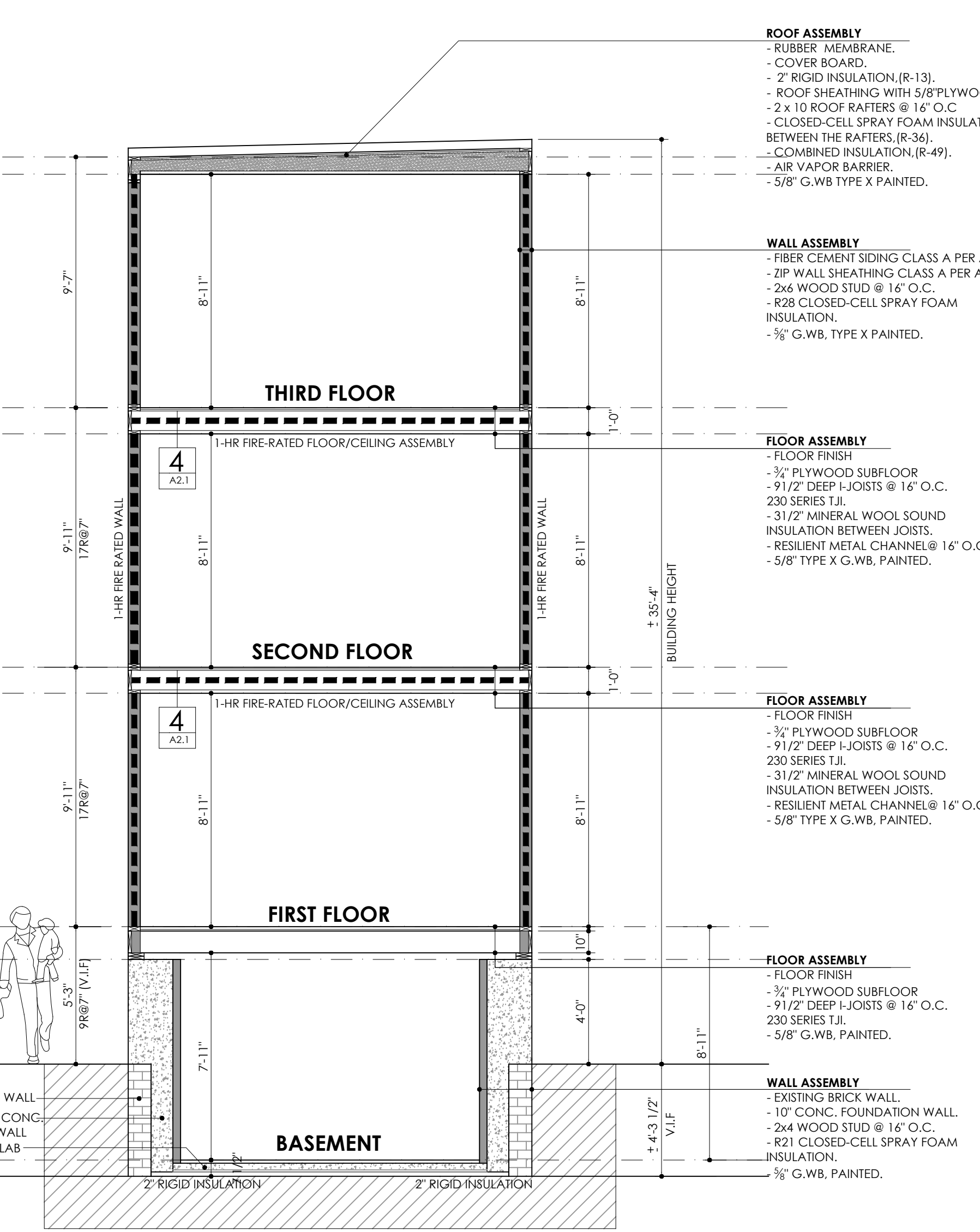
1. THE CONTRACTOR SHALL CONFIRM ALL ROUGH WINDOW OPENINGS CONFORM TO WINDOW SIZES SHOWN ON DRAWINGS PRIOR TO ORDERING WINDOWS.
2. THE CONTRACTOR CAN PROPOSE WINDOW SUBSTITUTIONS SIMILAR TO WINDOW SPECIFIED BY THE ARCHITECT FOR ARCHITECTS APPROVAL.

**3 WINDOW SCHEDULE**  
A2.1 1/4" = 1'-0"

DETAIL	DESCRIPTION	TEST NUMBER	ACOUSTICAL PERFORMANCE	
			STC	TEST NUMBER
	- 5/8" G.WB, PAINTED. - 2X4 WOOD STUD @ 16" O.C. - 5/8" G.WB, PAINTED.			
	- FIBER CEMENT SIDING CLASS A PER ASTM E84. - ZIP WALL SHEATHING CLASS A PER ASTM E84. - 2X6 WOOD STUD @ 16" O.C. - R-28 CLOSED-CELL SPRAY FOAM INSULATION. - 5/8" G.WB, TYPE X PAINTED.	UL DES U327 1-HR FIRE-RATED	52	BBN-760903
	- 5/8" G.WB, TYPE X PAINTED. - 2X4 WOOD STUD @ 16" O.C. - 5/8" G.WB, TYPE X PAINTED.	1-HR FIRE-RATED		
	- FLOOR FINISH - 3/4" PLYWOOD SUBFLOOR - 91/2" DEEP I-JOISTS @ 16" O.C. - 230 SERIES TJI. - 3 1/2" SOUND INSULATION. - RC-1 CHANNEL. - 5/8" TYPE X G.WB, PAINTED.	UL DES L514 1-HR FIRE-RATED	50	
	- FIBER CEMENT SIDING. - ZIP WALL SHEATHING. - 2X6 WOOD STUD @ 16" O.C. - R-20 CLOSED SPRAY FOAM INSULATION. - 5/8" G.WB, PAINTED.			



**1 PROPOSED ROOF PLAN**  
A2.1 980 G.S.F  
1/4" = 1'-0"



**2 PROPOSED BUILDING SECTION**  
A2.1 1/4" = 1'-0"

**SOLAR PANEL NOTE:**  
1. ELECTRIC PANEL SHALL HAVE A RESERVED SPACE FOR A DUAL CIRCUIT BREAKER.  
2. THE CAPPED ROOF PENETRATION SLEEVE SHALL BE SIZED TO ACCOMMODATE PHOTOVOLTAIC SYSTEM CONDUIT AND SHALL HAVE INSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES.



**PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141**  
**Client: ELAD SHOUSHAN**  
**162 OTIS STREET, CAMBRIDGE, MA 02141**

Revisions:  
**04-21-2026**

DESIGNED	RE
DRAWN	AA
CHECKED	AA

PROJECT NO: 00-0000 DATE: 02-24-2026

DRAWING TITLE: **PROPOSED ROOF PLAN PROPOSED BUILDING SECTION WALL-FLOOR/CEILING DETAILS**

DRAWING NUMBER: **A2.1**

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.

ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:  
 ELAD SHOUSHAN  
 162 OTIS STREET, CAMBRIDGE, MA 02141

Revisions:

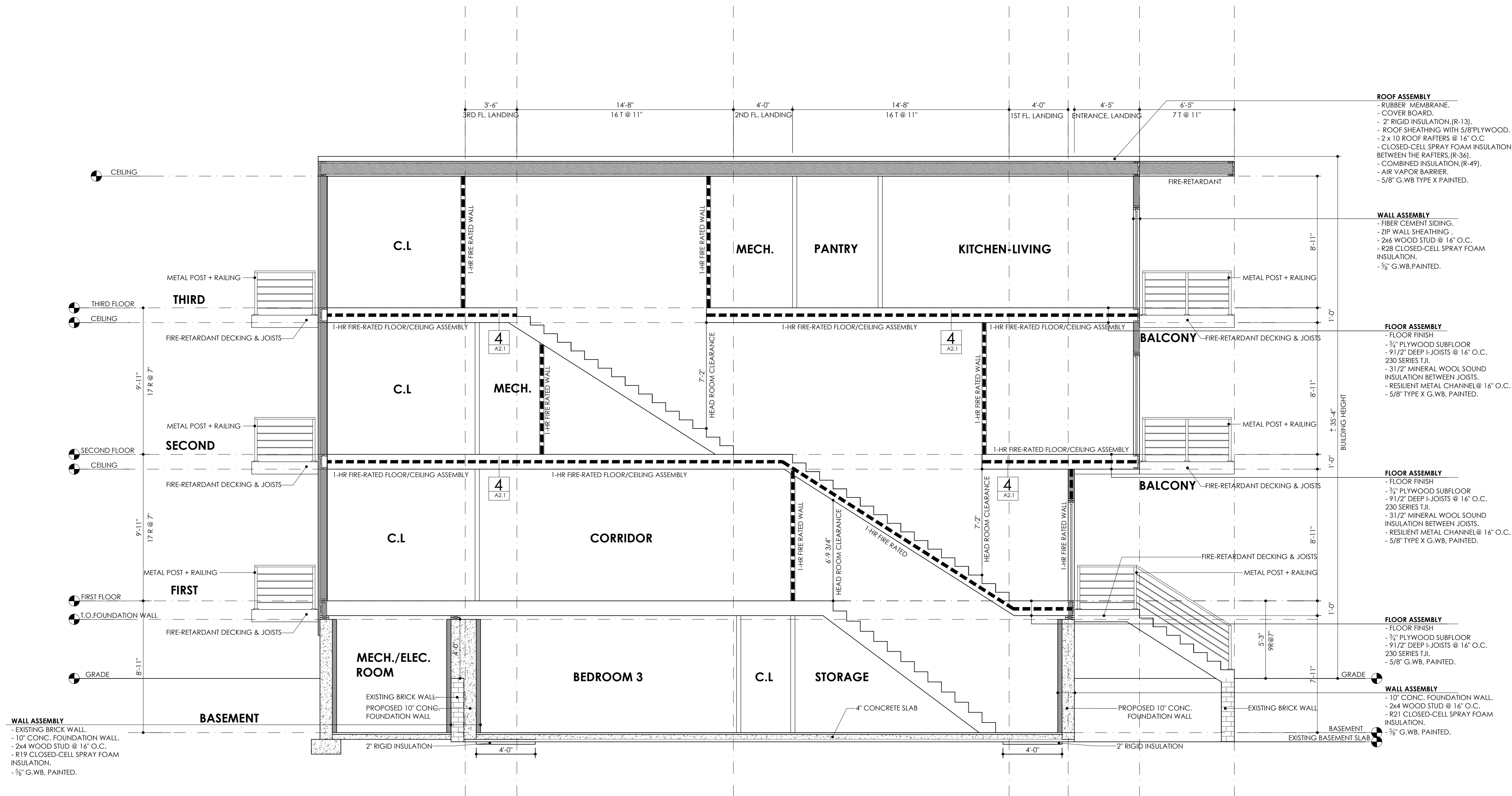
04-21-2026

DESIGNED	RE	
DRAWN	AA	
CHECKED	AA	
PROJECT NO	00-0000	DATE 02-24-2026

DRAWING TITLE  
 PROPOSED BUILDING SECTION

DRAWING NUMBER

A2.2



1 PROPOSED BUILDING SECTION  
 A2.2 1/4"=1'-0"

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

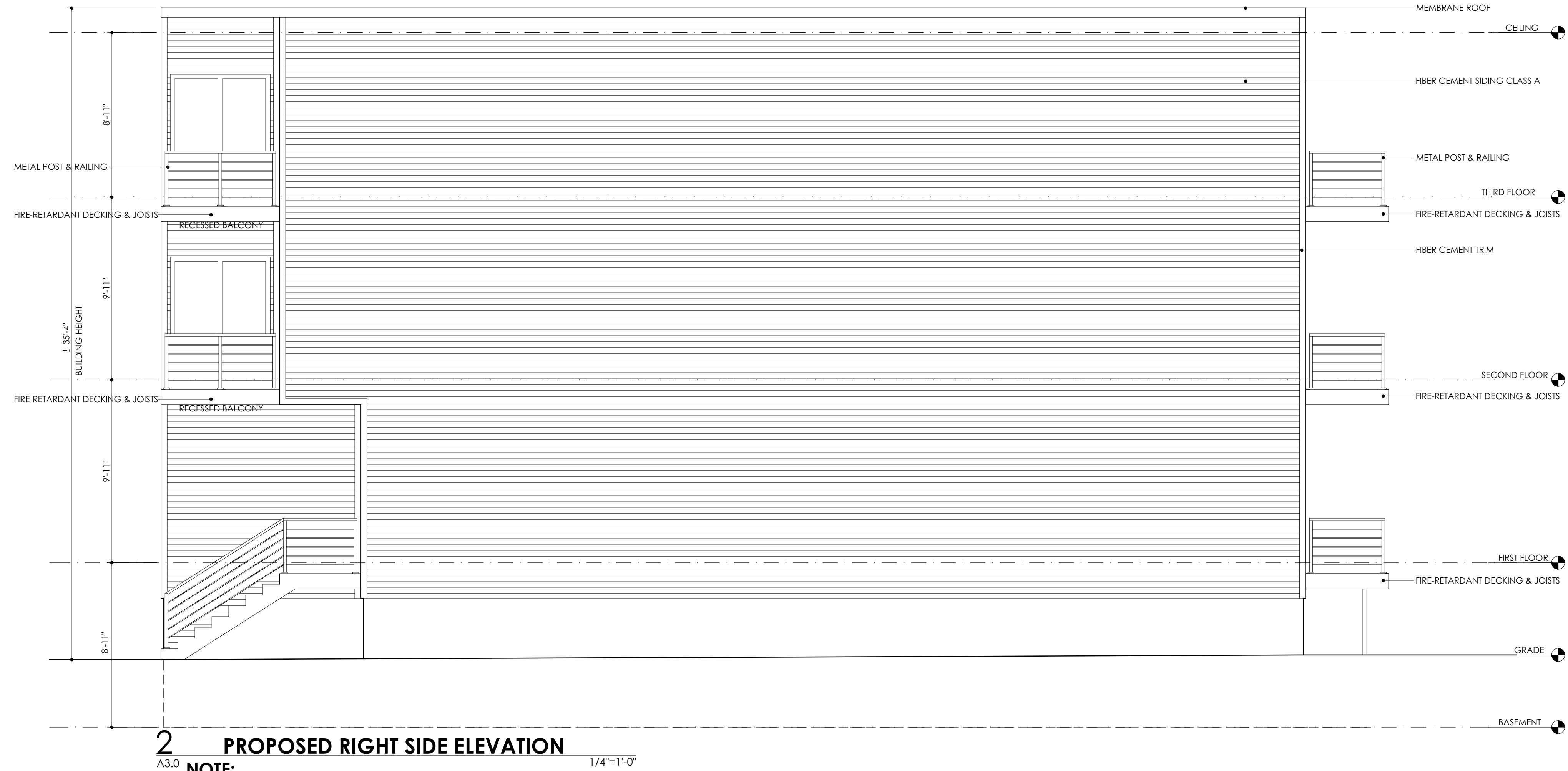
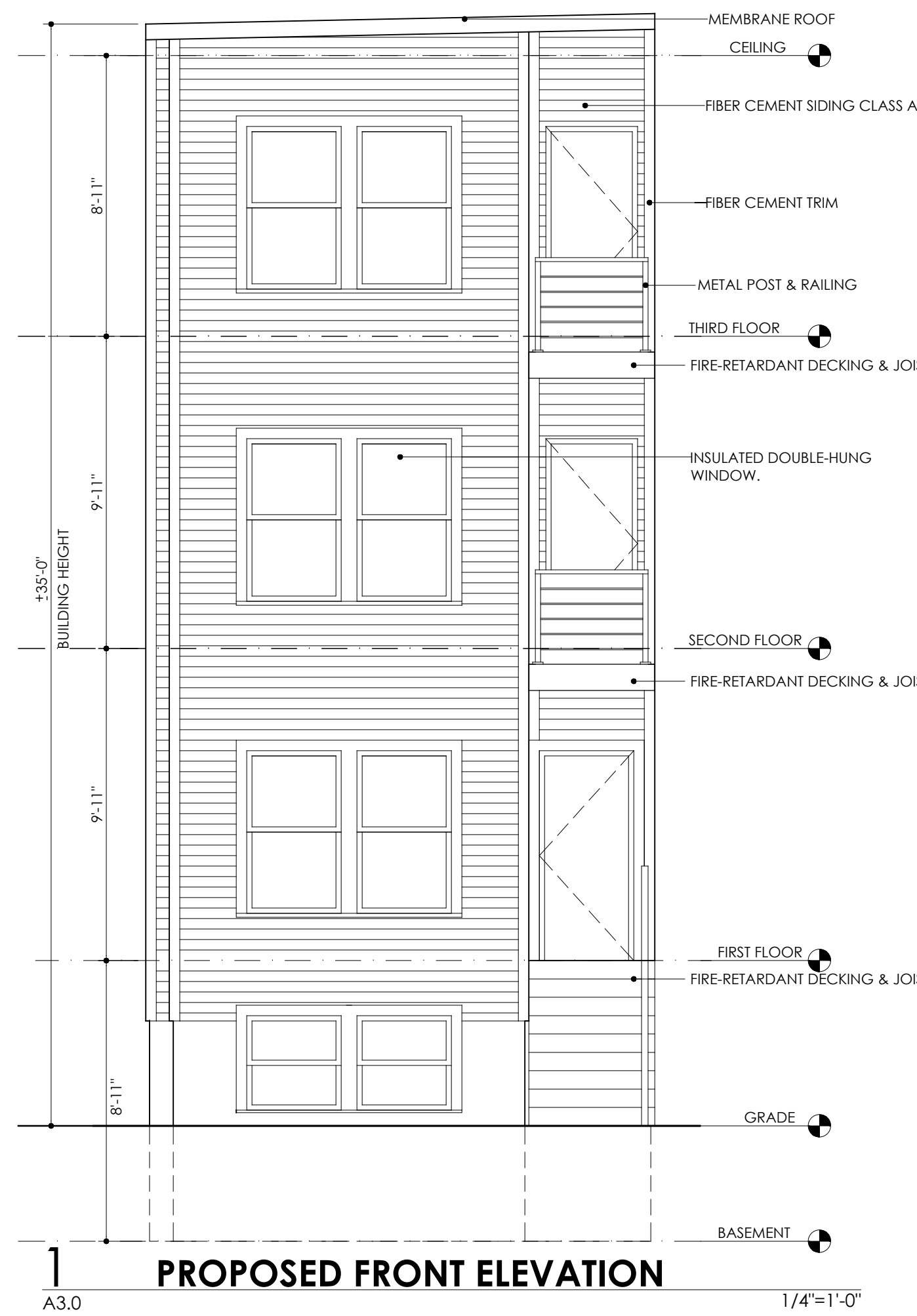
Client:  
ELAD SHOUSHAN  
162 OTIS STREET, CAMBRIDGE, MA 02141

Revisions:  
04-21-2026

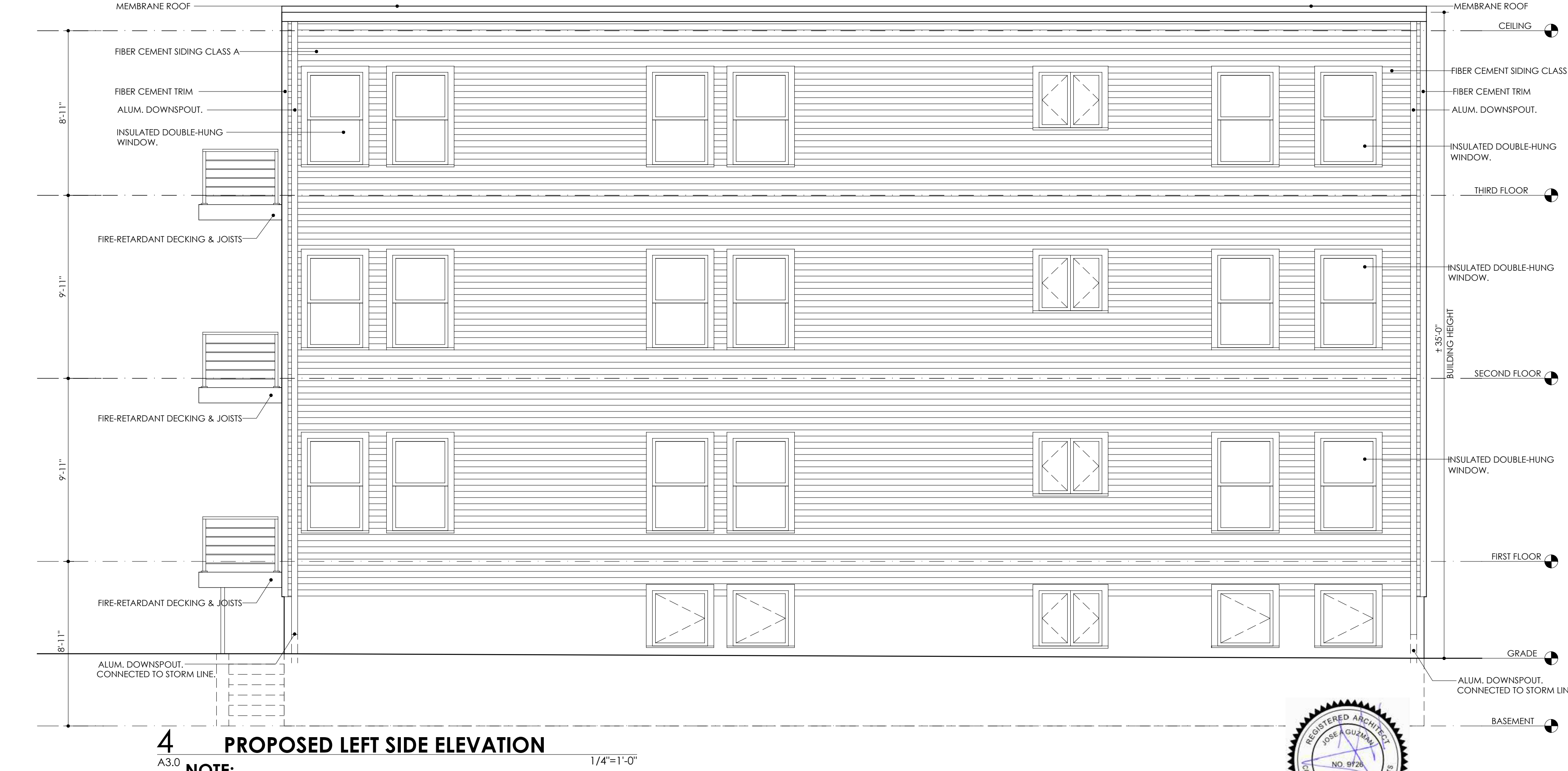
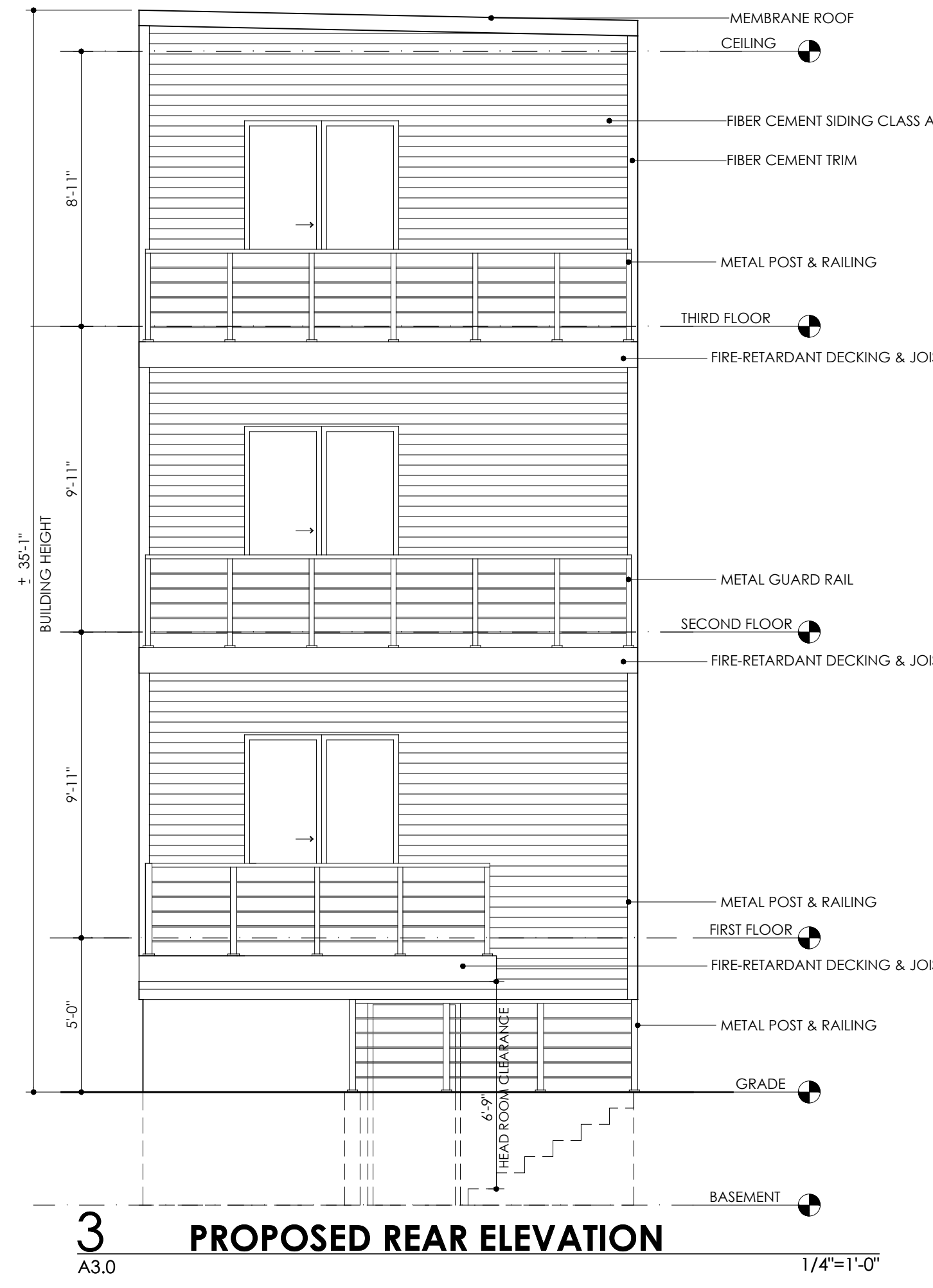
DESIGNED	RE	
DRAWN	AA	
CHECKED	AA	
PROJECT NO	00-0000	DATE 02-24-2026

DRAWING TITLE  
PROPOSED ELEVATIONS

DRAWING NUMBER  
**A3.0**

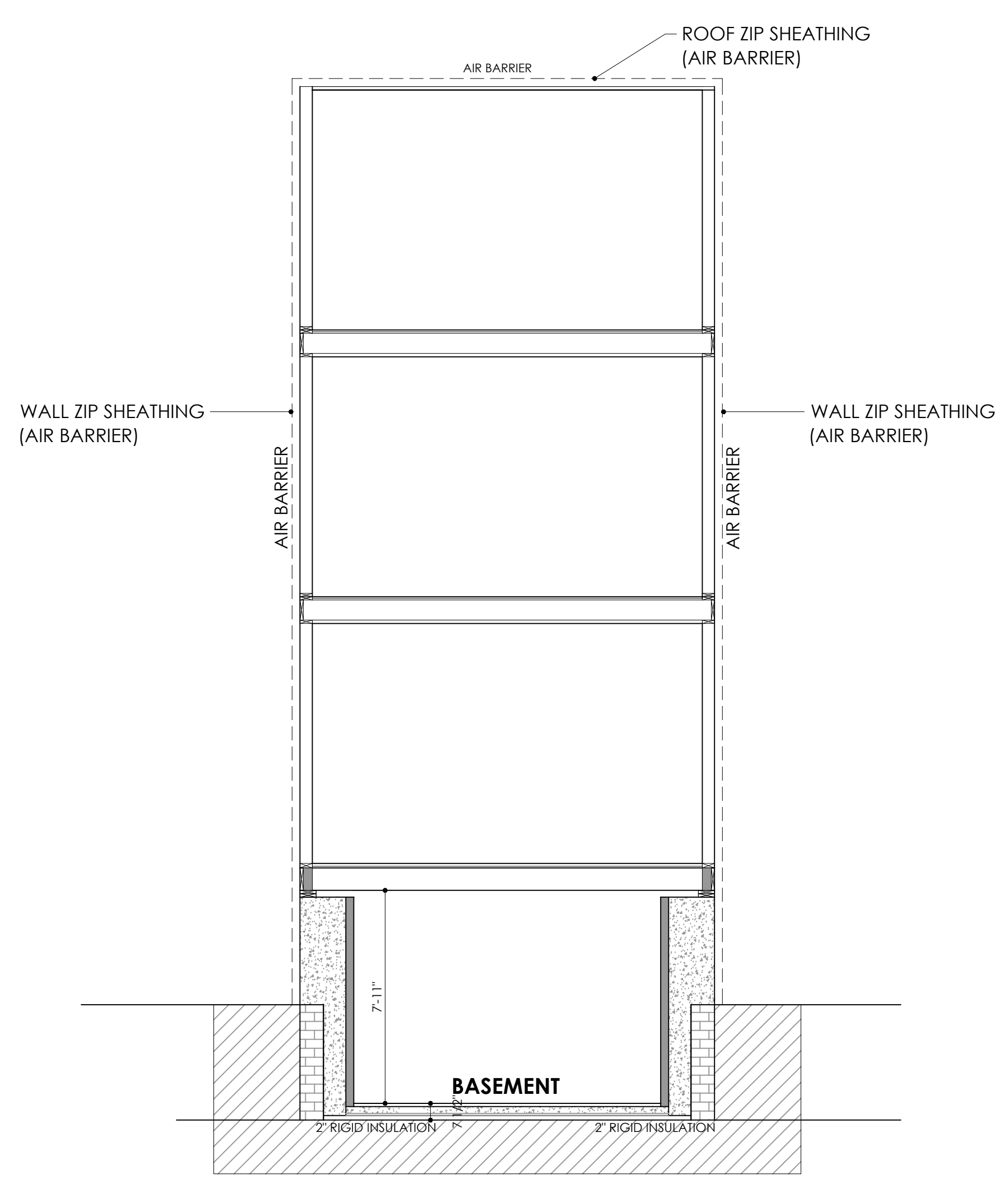


**NOTE:**  
1. WALL OPENINGS ARE LESS THAN 15% PER FLOOR.  
2. TOTAL WALLS = 2,192 SQ.FT - OPENINGS = 75 SQ.FT (3.5%).

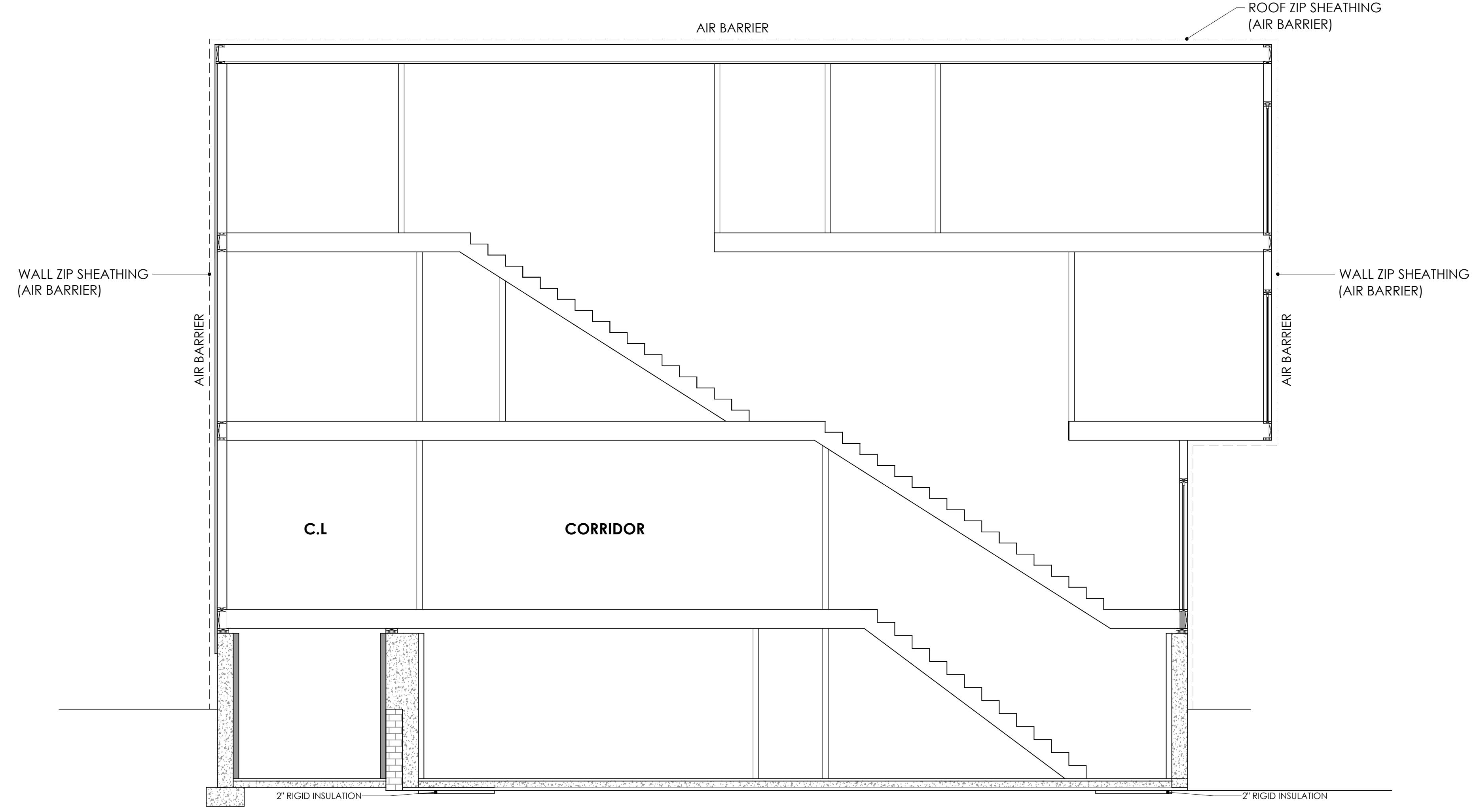


**NOTE:**  
1. WALL OPENINGS ARE LESS THAN 15% PER FLOOR.  
2. TOTAL WALLS = 2,192 SQ.FT - OPENINGS = 328 SQ.FT (14.9%).





**1** PROPOSED BUILDING ENVELOPE  
 A4.0 1/4"=1'-0"



**2** PROPOSED BUILDING ENVELOPE  
 A4.0 1/4"=1'-0"



GRAPHIC LEGEND

--- AIR BARRIER

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.

ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:  
**ELAD SHOUSHAN**  
 162 OTIS STREET, CAMBRIDGE, MA 02141

Revisions:  
**04-21-2026**

DESIGNED	RE
DRAWN	AA
CHECKED	AA

PROJECT NO	DATE
00-0000	03-20-2026

DRAWING TITLE  
**PROPOSED BUILDING ENVELOPE**

DRAWING NUMBER  
**A4.0**

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2026 JUN 22 PM 3:23

June 22, 2026

Via Email

Ms. Maria Pacheco  
Zoning Administrator  
City of Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: BZA Case No. 1212288-2026  
BZA Application: 162 Otis Street, Cambridge, MA

Dear Ms. Pacheco:

Enclosed please find for filing in connection with the BZA Application referenced above, the following original materials:

- Revised Architectural Plans, Elevations, by Guzman Architects, original date 4/21/26, revisions date 6/18/26

Please note that this revised plan set supersedes the original plan set filed with the BZA application.

Thank you.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

cc: Alex Haidar  
Elad and Shelly M. Shoushan

**TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**162 OTIS STREET**  
**CAMBRIDGE, MA 02141**

**CITY OF CAMBRIDGE**  
**INSPECTIONAL SERVICES**

**2026 JUN 22 PM 3:23**

**CLIENT:**  
 ELAD SHOUSHAN  
 162 OTIS STREET  
 CAMBRIDGE, MA 02141

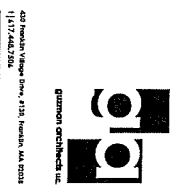
**PROJECT DESCRIPTION:**  
 THE EXISTING TWO-FAMILY STRUCTURE LOCATED AT 162 OTIS STREET, CAMBRIDGE, MA IS TWO STORIES IN HEIGHT WITH A FULL BASEMENT. THE FLOOR AND WALLS ARE STRUCTURALLY DEFICIENT BEYOND REPAIR THEREFORE THE ENTIRE STRUCTURE WILL BE RAZED. THE MASONRY FOUNDATION WALLS WILL REMAIN IN PLACE EXCEPT FOR 20 LINEAR FEET OF SIDE WALL AND REAR WALL. THE NEW STRUCTURE WILL BE THREE STORIES IN HEIGHT FOR THREE DWELLING UNITS. THE FIRST-FLOOR UNIT WILL HAVE ACCESS TO THE BASEMENT. THE OTHER TWO UNITS WILL BE LOCATED AT THE SECOND AND THIRD FLOORS.

**INDEX OF DRAWINGS**

ARCHITECTURAL		STRUCTURAL	
NO.	DRAWING TITLE	NO.	DRAWING TITLE
T-1	COVER SHEET.	S101	FOUNDATION PLAN - FIRST-SECOND FRAMING PLANS.
C-1	CODE REVIEW.	S102	THIRD FLOOR - ROOF FRAMING PLANS.
PP	PLOT PLAN.	S103	SHEAR WALLS LAYOUTS.
A1.0	EXISTING/DEMOLITION FLOOR PLANS.	S201	DETAILS.
A1.1	EXISTING/DEMOLITION ELEVATIONS.		
A2.0	PROPOSED FLOOR PLANS.		
A2.1	PROPOSED ROOF PLAN-BUILDING SECTION		
A2.2	WALL-FLOOR/CEILING DETAILS-WINDOW SCHEDULE.		
A3.0	PROPOSED BUILDING SECTION.		
A4.0	PROPOSED ELEVATIONS.		
	PROPOSED BUILDING ENVELOPE.		



**PERMIT DRAWINGS**



**PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141**  
**Client:**  
**ELAD SHOUSHAN**  
**162 OTIS STREET, CAMBRIDGE, MA 02141**

Revisions:

04-21-2026  
 06-18-2026

REVISION	BY	DATE	DESCRIPTION
1	SKAWN	04-21-2026	ISSUED FOR PERMIT
2	MA	06-18-2026	COVER SHEET



**Three-Family Structure Replacement with Three-Family Structure**  
123 Otis Street, Cambridge, MA

**Reductions and Summary**

The existing building structure located at 123 Otis Street, Cambridge, MA, is a two-story structure with a total area of approximately 10,000 sq ft. The structure is currently occupied by residential units. The existing structure is being replaced with a new three-family structure. The new structure will be a three-story structure with a total area of approximately 15,000 sq ft. The new structure will be a three-story structure with a total area of approximately 15,000 sq ft. The new structure will be a three-story structure with a total area of approximately 15,000 sq ft.

**Applicable Building Codes**

- 11 The Massachusetts State Building Code (MBC), 1996 edition, amended by the Massachusetts Building Code 2001 (MBC 2001) approved by Massachusetts Amendments to the Massachusetts Building Code 2001
- 12 2021 International Energy Conservation Code
- 13 2021 International Fire Code
- 14 2021 International Mechanical Code
- 15 2021 International Plumbing Code
- 16 2021 International Fuel Gas Code
- 17 2021 International Electrical Code
- 18 2021 International Fire Code
- 19 2021 International Fire Code
- 20 2021 International Fire Code
- 21 2021 International Fire Code
- 22 2021 International Fire Code
- 23 2021 International Fire Code
- 24 2021 International Fire Code
- 25 2021 International Fire Code

**CHAPTER 1 - USE AND OCCUPANCY CLASSIFICATIONS**

**CHAPTER 2 - SPECIAL DETAILED REQUIREMENTS BASED ON USE**

**CHAPTER 3 - GENERAL BUILDING HEIGHT AND AREA**

**CHAPTER 4 - TYPES OF CONSTRUCTION**

**CHAPTER 5 - FIRE RESISTANCE RATING REQUIREMENTS FOR SPECIFIC BUILDING ELEMENTS**

**CHAPTER 6 - MEANS OF EGRESS**

**CHAPTER 7 - MEANS OF EGRESS**

**CHAPTER 8 - MEANS OF EGRESS**

**CHAPTER 9 - MEANS OF EGRESS**

**CHAPTER 10 - MEANS OF EGRESS**

**CHAPTER 11 - MEANS OF EGRESS**

**CHAPTER 12 - MEANS OF EGRESS**

**CHAPTER 13 - MEANS OF EGRESS**

**CHAPTER 14 - MEANS OF EGRESS**

**CHAPTER 15 - MEANS OF EGRESS**

**CHAPTER 16 - MEANS OF EGRESS**

**CHAPTER 17 - MEANS OF EGRESS**

**CHAPTER 18 - MEANS OF EGRESS**

**CHAPTER 19 - MEANS OF EGRESS**

**CHAPTER 20 - MEANS OF EGRESS**

**CHAPTER 21 - MEANS OF EGRESS**

**CHAPTER 22 - MEANS OF EGRESS**

**CHAPTER 23 - MEANS OF EGRESS**

**CHAPTER 24 - MEANS OF EGRESS**

**CHAPTER 25 - MEANS OF EGRESS**

**CHAPTER 26 - MEANS OF EGRESS**

**CHAPTER 27 - MEANS OF EGRESS**

**CHAPTER 28 - MEANS OF EGRESS**

**CHAPTER 29 - MEANS OF EGRESS**

**CHAPTER 30 - MEANS OF EGRESS**

**CHAPTER 31 - MEANS OF EGRESS**

**CHAPTER 32 - MEANS OF EGRESS**

**CHAPTER 33 - MEANS OF EGRESS**

**CHAPTER 34 - MEANS OF EGRESS**

**CHAPTER 35 - MEANS OF EGRESS**

**CHAPTER 36 - MEANS OF EGRESS**

**CHAPTER 37 - MEANS OF EGRESS**

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**CHAPTER 42 - MEANS OF EGRESS**

**CHAPTER 43 - MEANS OF EGRESS**

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**CHAPTER 52 - MEANS OF EGRESS**

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**CHAPTER 54 - MEANS OF EGRESS**

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**CHAPTER 80 - MEANS OF EGRESS**

**CHAPTER 81 - MEANS OF EGRESS**

**CHAPTER 82 - MEANS OF EGRESS**

**CHAPTER 83 - MEANS OF EGRESS**

**CHAPTER 84 - MEANS OF EGRESS**

**CHAPTER 85 - MEANS OF EGRESS**

**CHAPTER 86 - MEANS OF EGRESS**

**CHAPTER 87 - MEANS OF EGRESS**

**CHAPTER 88 - MEANS OF EGRESS**

**CHAPTER 89 - MEANS OF EGRESS**

**CHAPTER 90 - MEANS OF EGRESS**

**CHAPTER 91 - MEANS OF EGRESS**

**CHAPTER 92 - MEANS OF EGRESS**

**CHAPTER 93 - MEANS OF EGRESS**

**CHAPTER 94 - MEANS OF EGRESS**

**CHAPTER 95 - MEANS OF EGRESS**

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**CHAPTER 105 - MEANS OF EGRESS**

**CHAPTER 106 - MEANS OF EGRESS**

**CHAPTER 107 - MEANS OF EGRESS**

**CHAPTER 108 - MEANS OF EGRESS**

**CHAPTER 109 - MEANS OF EGRESS**

**CHAPTER 110 - MEANS OF EGRESS**

**CHAPTER 111 - MEANS OF EGRESS**

**CHAPTER 112 - MEANS OF EGRESS**

**CHAPTER 113 - MEANS OF EGRESS**

**CHAPTER 114 - MEANS OF EGRESS**

**CHAPTER 115 - MEANS OF EGRESS**

**CHAPTER 116 - MEANS OF EGRESS**

**CHAPTER 117 - MEANS OF EGRESS**

**CHAPTER 118 - MEANS OF EGRESS**

**CHAPTER 119 - MEANS OF EGRESS**

**CHAPTER 120 - MEANS OF EGRESS**

**CHAPTER 121 - MEANS OF EGRESS**

**CHAPTER 122 - MEANS OF EGRESS**

**CHAPTER 123 - MEANS OF EGRESS**

**CHAPTER 124 - MEANS OF EGRESS**

**CHAPTER 125 - MEANS OF EGRESS**

**CHAPTER 126 - MEANS OF EGRESS**

**CHAPTER 127 - MEANS OF EGRESS**

**CHAPTER 128 - MEANS OF EGRESS**

**CHAPTER 129 - MEANS OF EGRESS**

**CHAPTER 130 - MEANS OF EGRESS**

**CHAPTER 131 - MEANS OF EGRESS**

**CHAPTER 132 - MEANS OF EGRESS**

**CHAPTER 133 - MEANS OF EGRESS**

**CHAPTER 134 - MEANS OF EGRESS**

**CHAPTER 135 - MEANS OF EGRESS**

**CHAPTER 136 - MEANS OF EGRESS**

**CHAPTER 137 - MEANS OF EGRESS**

**CHAPTER 138 - MEANS OF EGRESS**

**CHAPTER 139 - MEANS OF EGRESS**

**CHAPTER 140 - MEANS OF EGRESS**



**COMMON ORTHOGONALS INC.**  
407 South Street, Suite 1100, North, MA 02108  
617-442-7200

**PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.**  
**ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141**

**Client:**  
**ELAD SHOUSHAN**  
**162 OTIS STREET, CAMBRIDGE, MA 02141**

**Permitted:**  
**04-21-2026**  
**06-18-2026**

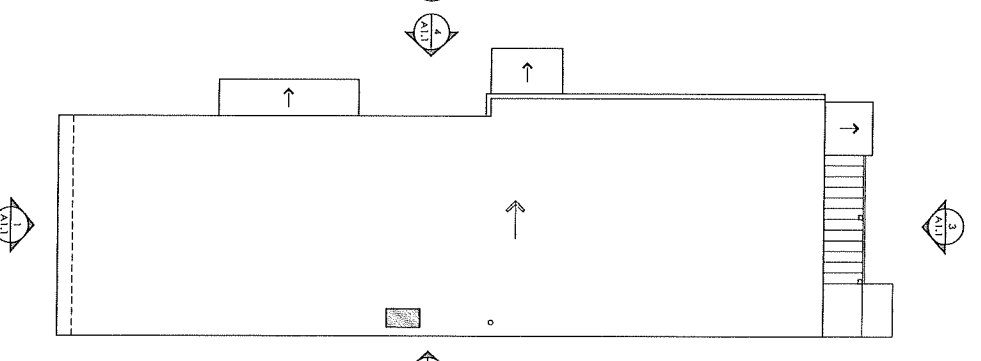
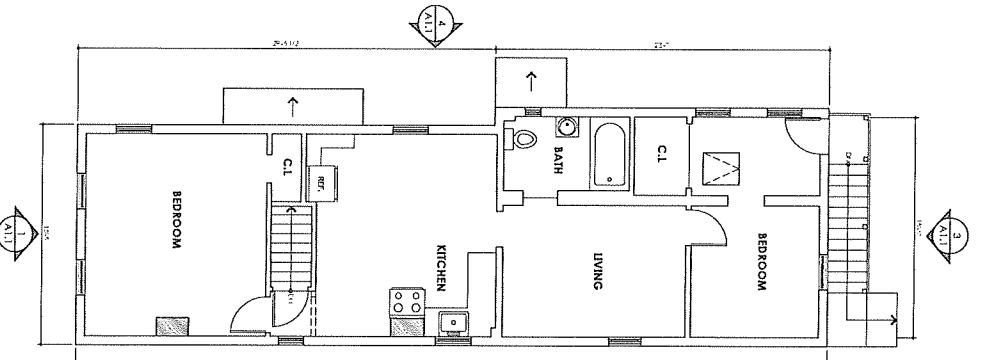
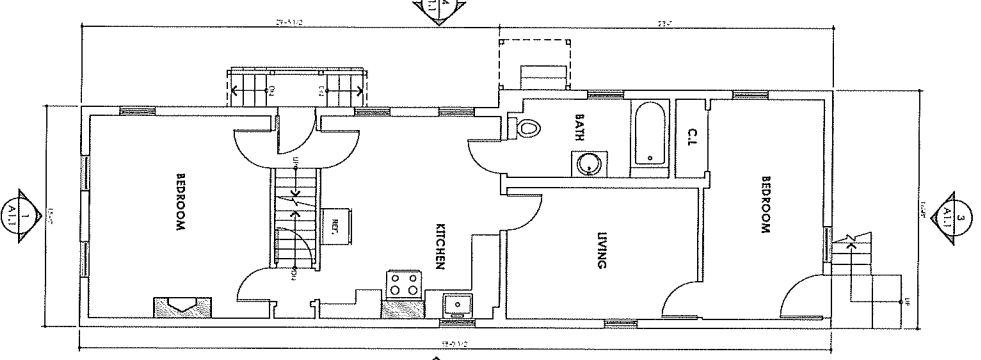
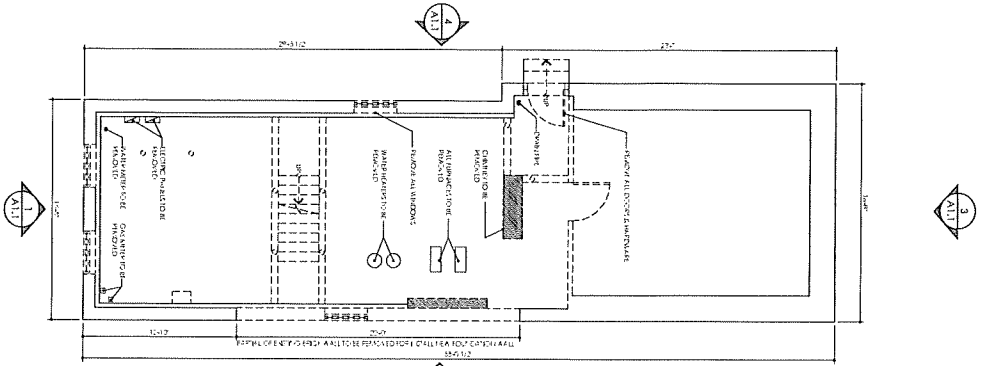
**REVISIONS:**

REVISION	DATE	BY	DESCRIPTION
1	04-21-2026	ELAD	ISSUE FOR PERMIT
2	06-18-2026	ELAD	PERMIT REVIEW

**PERMITTING:**  
PROJECT NO. 2026-001  
PROJECT TITLE: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE  
PROJECT ADDRESS: 162 OTIS STREET, CAMBRIDGE, MA 02141  
PROJECT OWNER: ELAD SHOUSHAN  
PROJECT ARCHITECT: COMMON ORTHOGONALS INC.  
PROJECT ENGINEER: COMMON ORTHOGONALS INC.

**PERMITTING:**  
PROJECT NO. 2026-001  
PROJECT TITLE: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE  
PROJECT ADDRESS: 162 OTIS STREET, CAMBRIDGE, MA 02141  
PROJECT OWNER: ELAD SHOUSHAN  
PROJECT ARCHITECT: COMMON ORTHOGONALS INC.  
PROJECT ENGINEER: COMMON ORTHOGONALS INC.

**C-1**



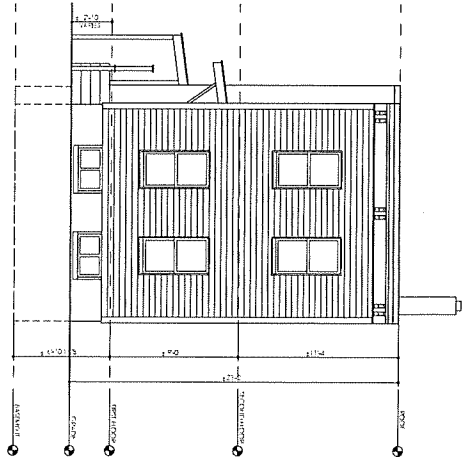
DESIGNED BY	MA
DRAWN BY	MA
CHECKED BY	MA
DATE	02-24-2024
DRAWING TITLE	EXISTING/DEMOLITION FLOOR PLANS
DRAWING NUMBER	A1.0

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
 ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:  
 ELAD SHOUSHAN  
 162 OTIS STREET, CAMBRIDGE, MA 02141

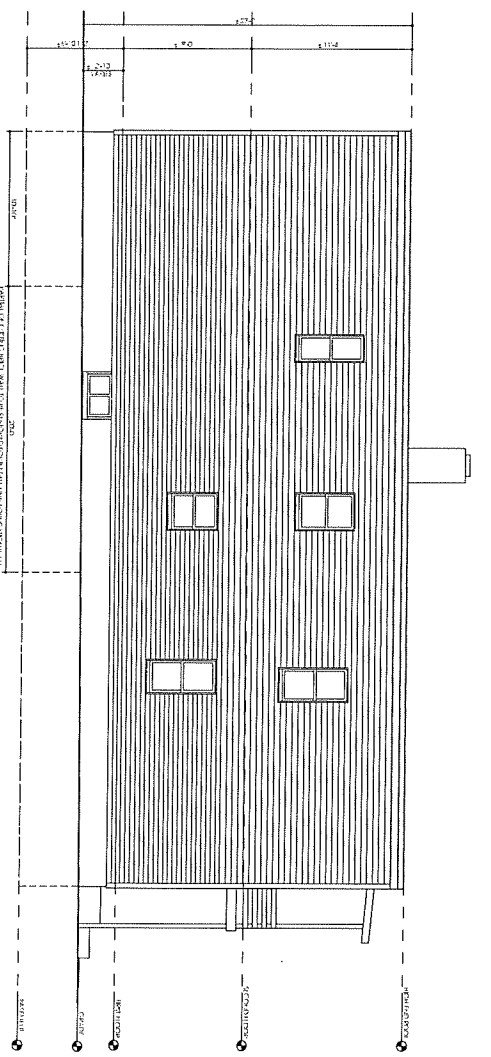
Revision:  
 04-21-2024

GRIMONI BROTHERS INC.  
 605 FERRIS AVENUE, SUITE #120, NEEDHAM, MA 02461  
 (617) 452-3300



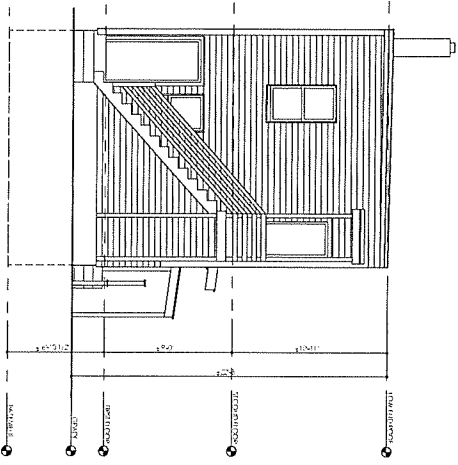
**EXISTING/DEMOLITION FRONT ELEVATION**

- NOTE:**
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
  2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
  3. FOUNDATION WALLS TO REMAIN.



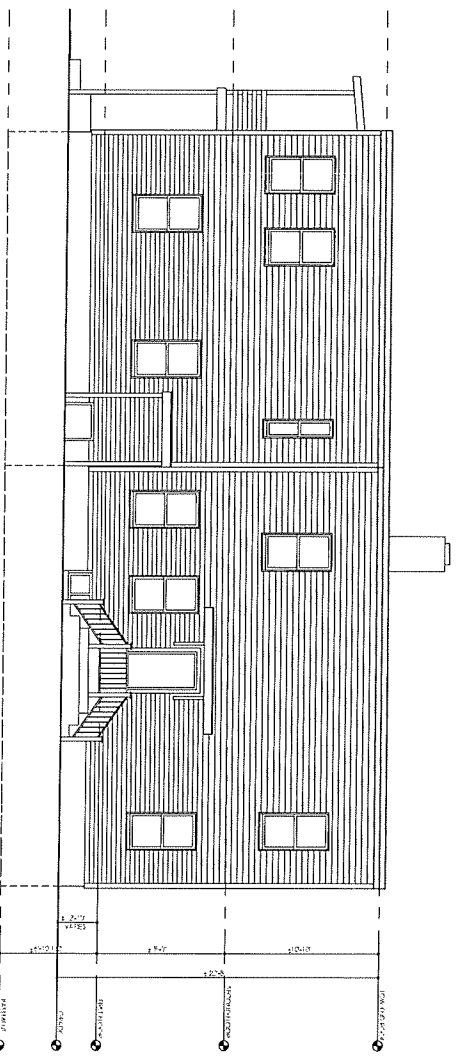
**EXISTING/DEMOLITION RIGHT SIDE ELEVATION**

- NOTE:**
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
  2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
  3. FOUNDATION WALLS TO REMAIN WITH EXCEPTION NOTED.
  4. TOTAL WALLS = 1,175 SQ. FT. - OPENINGS = 40 SQ. FT. (3%).



**EXISTING/DEMOLITION REAR ELEVATION**

- NOTE:**
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
  2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
  3. FOUNDATION WALLS TO REMAIN.



**EXISTING/DEMOLITION LEFT SIDE ELEVATION**

- NOTE:**
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.
  2. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.
  3. FOUNDATION WALLS TO REMAIN.
  4. TOTAL WALLS = 1,175 SQ. FT. - OPENINGS = 132 SQ. FT. (11%).



201 North Main Street, 11th Floor, Cambridge, MA 02142  
 617.452.2000  
 gordonarchitecture.com

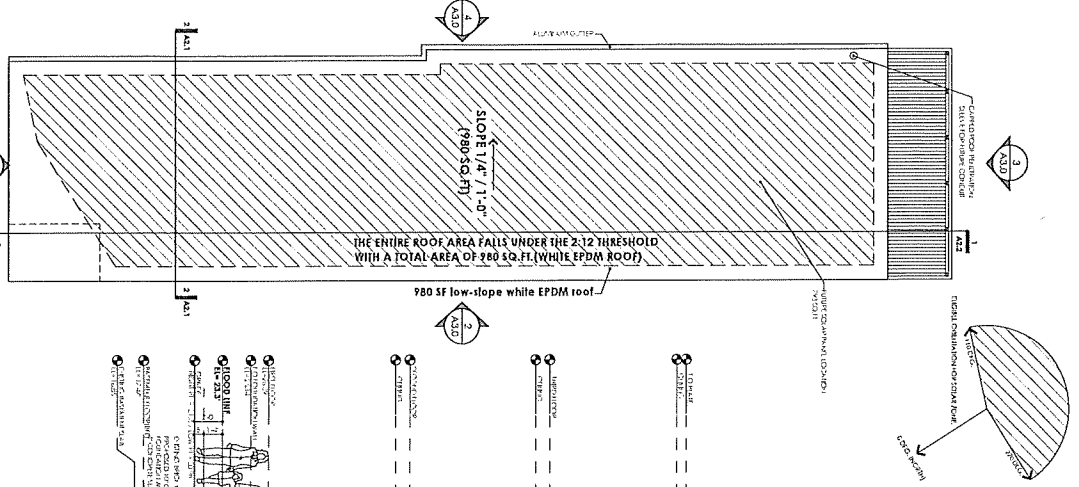
**PROJECT NAME:** TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
**ADDRESS :** 162 OTIS STREET, CAMBRIDGE, MA 02141

**Client:**  
 ELAD SHOUSHAN  
 162 OTIS STREET, CAMBRIDGE, MA 02141

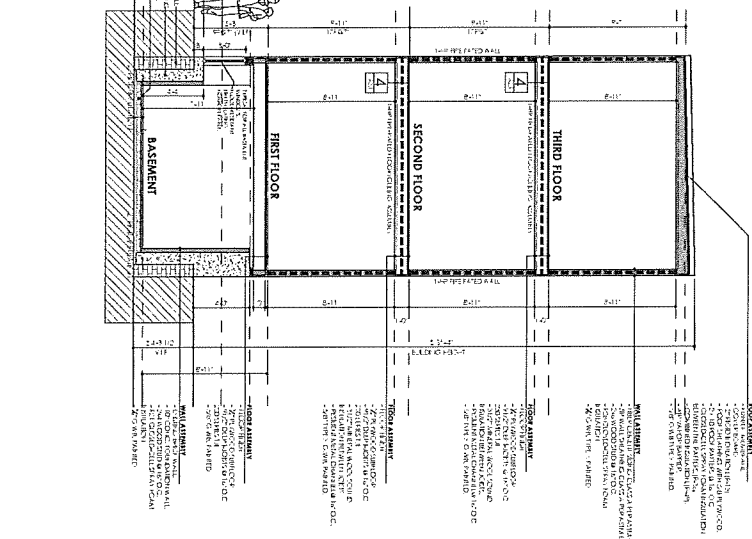
Revised:	04-21-2024
DESIGNED BY:	AA
DRAWN BY:	AA
CHECKED BY:	AA
DATE:	04-24-2024
PROJECT TITLE:	EXISTING/DEMOLITION ELEVATIONS
DRAWING NUMBER:	A1.1



**PROPOSED ROOF PLAN**  
 1. TOTAL = 980 G.S.F. - SLOPE 1/4" / 1"  
**SOLAR PANEL NOTE:**  
 1. ELECTRIC PANEL SHALL HAVE A RESERVED SPACE FOR A DUAL CIRCUIT BREAKER.  
 2. THE CAPRED ROOF PENETRATION SLEEVE SHALL BE SIZED TO ACCOMMODATE PHOTOVOLTAIC SYSTEM CONDUIT AND SHALL HAVE INSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES.  
 3. THE ENTIRE ROOF AREA FALLS UNDER THE 2:12 THRESHOLD WITH A TOTAL AREA OF 980 SQ.FT.



**PROPOSED BUILDING SECTION**



**WINDOW SCHEDULE**

WINDOW SYMBOL	TYPE	UNIT DIM. (W x H)	MANUFACTURER	MODEL	NOTES
1	DOUBLE-HING WINDOW	2'-11 5/8" x 5'-0 7/8"	AMBERBER	400 SERIES	EMERGENCY ESCAPE WINDOW
2	ROOF-RESISTANT FIXED CLIMATE WINDOW	2'-11 1/2" x 2'-11 1/2"	AMBERBER	400 SERIES	1950 WINDOW
3	CASHERM WINDOW	3'-4 3/4" x 2'-11 1/2"	AMBERBER	400 SERIES	KITCHEN WINDOW

**NOTES:**  
 1. THE CONTRACTOR SHALL CONFORM ALL ROUGH WINDOW OPENINGS CONFORM TO WINDOW SIZES SHOWN ON DRAWINGS PRIOR TO ORDERING WINDOWS.  
 2. THE CONTRACTOR CAN PROPOSE WINDOW SUBSTITUTIONS SIMILAR TO WINDOW SPECIFIED BY THE ARCHITECT FOR ARCHITECT'S APPROVAL.

**3 WINDOW SCHEDULE**

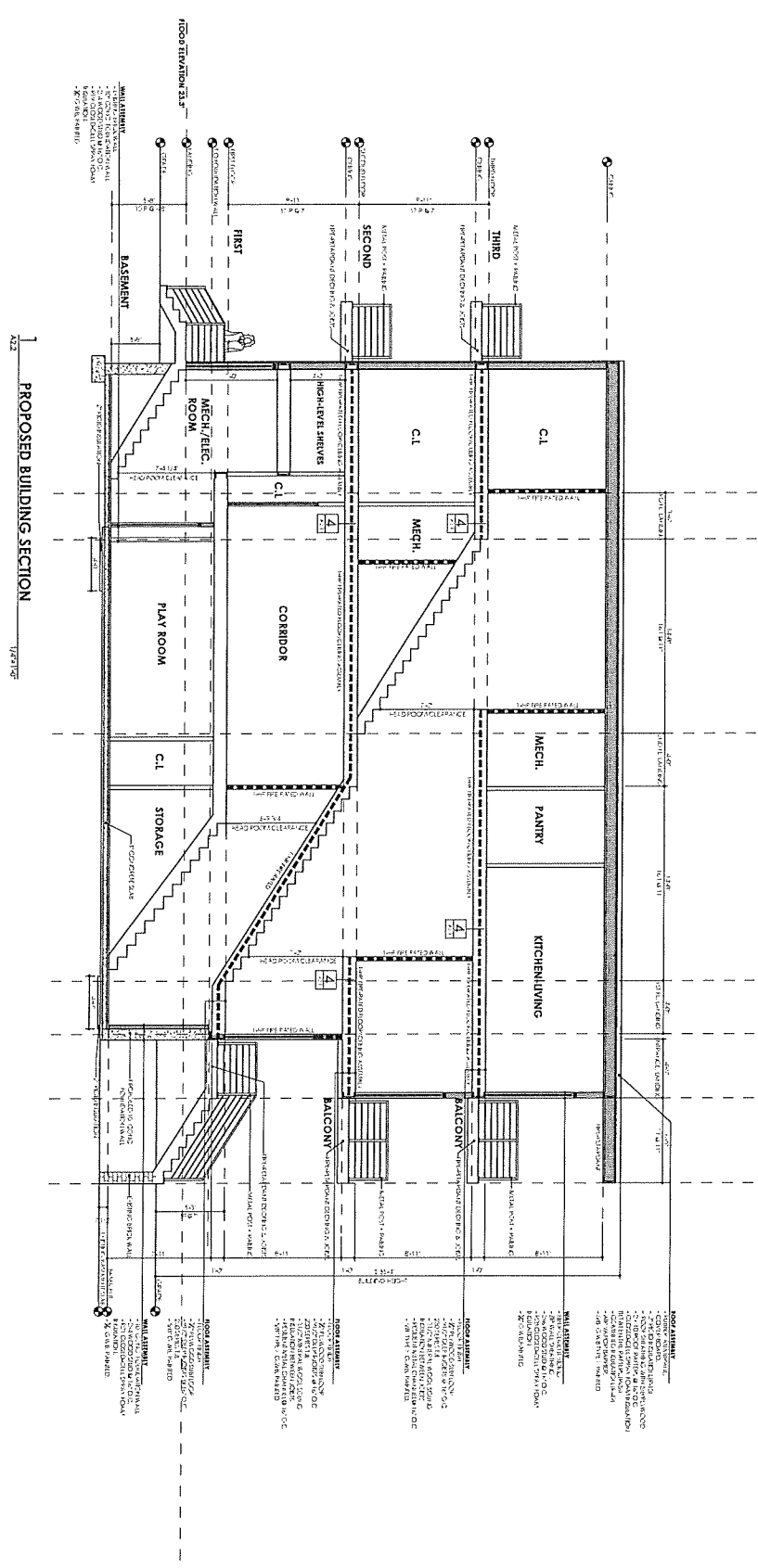
**WALL-FLOOR/CEILING DETAILS SCHEDULE**

DETAIL	DESCRIPTION	TEST NUMBER	ACCOMPANYING PERFORMANCE TEST NUMBER
<b>INTERIOR PARTITION</b>	1/2" GIB BOARD 1/2" GIB BOARD 1/2" GIB BOARD	UL DCS 1037	1-HR FIRE-RATED
<b>1-HR FIRE RATED WALL</b>	1/2" GIB BOARD 1/2" GIB BOARD 1/2" GIB BOARD	UL DCS 1037	1-HR FIRE-RATED
<b>1-HR FIRE RATED PARTITION</b>	1/2" GIB BOARD 1/2" GIB BOARD 1/2" GIB BOARD	UL DCS 1037	1-HR FIRE-RATED
<b>1-HR FIRE RATED FLOOR/CEILING</b>	1/2" GIB BOARD 1/2" GIB BOARD 1/2" GIB BOARD	UL DCS 1037	1-HR FIRE-RATED
<b>EXTERIOR WALL</b>	1/2" GIB BOARD 1/2" GIB BOARD 1/2" GIB BOARD	UL DCS 1037	1-HR FIRE-RATED

**PROJECT NAME:** TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
**ADDRESS :** 162 OTIS STREET, CAMBRIDGE, MA 02141  
**Client:**  
 ELAD SHOUSHAN  
 162 OTIS STREET, CAMBRIDGE, MA 02141

**PROPOSED ROOF PLAN**  
**PROPOSED BUILDING SECTION**  
**WALL-FLOOR/CEILING DETAILS**





601 Newbury Street, Suite 4100, Boston, MA 02115  
 617.452.2300

**PROJECT NAME:** TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
**ADDRESS :** 162 OTIS STREET, CAMBRIDGE, MA 02141

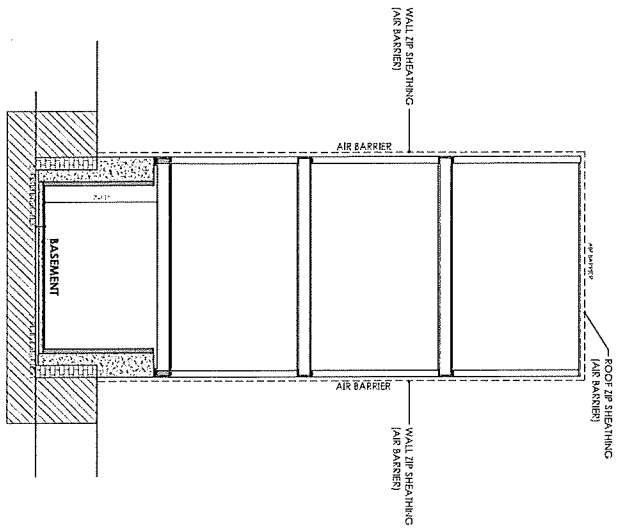
**Client:**  
 ELAD SHOUSHAN  
 162 OTIS STREET, CAMBRIDGE, MA 02141

Revision:  
 04-21-2026  
 06-18-2026

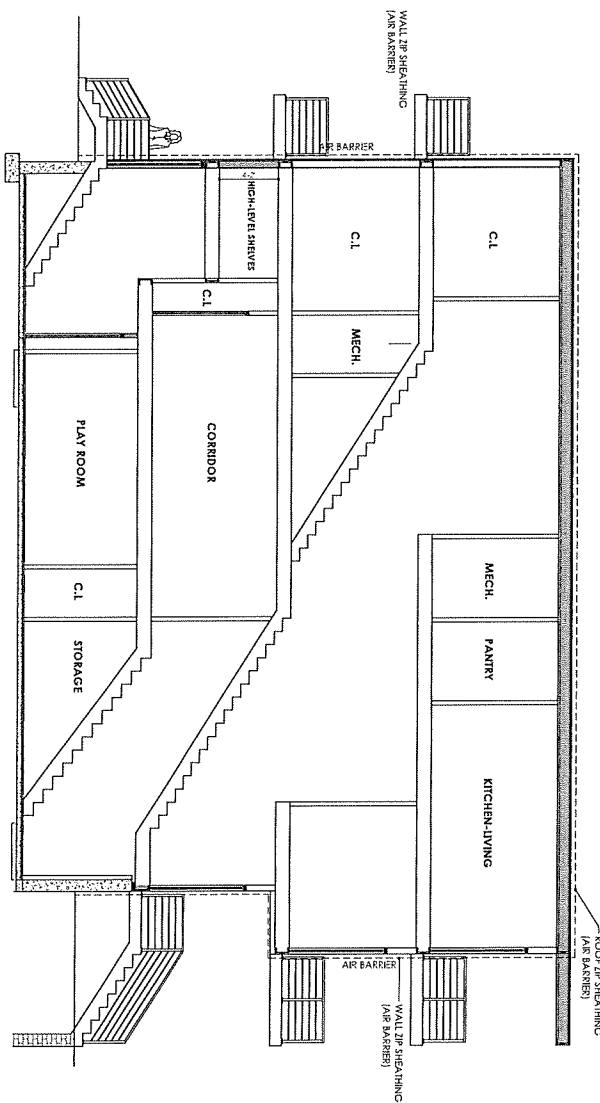
DESIGNED BY	HE
DRAWN BY	MA
CHECKED BY	MA
DATE	06-18-2026
DRAWING TITLE	PROPOSED BUILDING SECTION

DRAWING NUMBER  
**A2.2**





1  
1/2"=1'-0"  
PROPOSED BUILDING ENVELOPE



1  
1/2"=1'-0"  
PROPOSED BUILDING SECTION



GRAPHIC LEGEND  
--- AIR BARRIER

PROJECT NAME: TWO-FAMILY STRUCTURE REPLACEMENT WITH THREE-FAMILY STRUCTURE.  
ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:  
ELAD SHOUSHAN  
162 OTIS STREET, CAMBRIDGE, MA 02141

Revision:

04-21-2026  
06-18-2026

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
EF	AA	AA	03-30-2024
DRAWING TITLE			
PROPOSED BUILDING ENVELOPE			

DRAWING NUMBER

A4.0



403 North Village Drive, #121, North, MA 02238  
(617) 242-7251





← 162 Otis St

163 Otis St  
Cambridge, Massachusetts  
Google Street View  
Nov 2020



Google Maps

May 11, 2026

Project: Remodeling and Addition  
162 Otis St, Cambridge, MA  
Variance Application Structural Support Letter

Monolith Group, Inc. (MGI) is the structural engineer for the above-referenced project. The purpose of this letter is to provide a general overview of the building condition observed throughout the design phase.

The existing building consists of a basement and two stories. MGI personnel visited the site multiple times prior to and during the design phase. Below is the general summary of our observations:

- The existing structure and foundation exhibit structural deficiencies consistent with an aging 19th century building.
- The existing masonry foundation has limited capacity for additional vertical loading.
- Constructing a fourth story would likely require substantial underpinning and/or foundation replacement.
- The existing foundation reinforcement was designed to accommodate the proposed approach of retaining portions of the existing foundation while reconstructing the upper structure with a limited rear addition.

Please do not hesitate to reach out with any questions.

Sincerely,

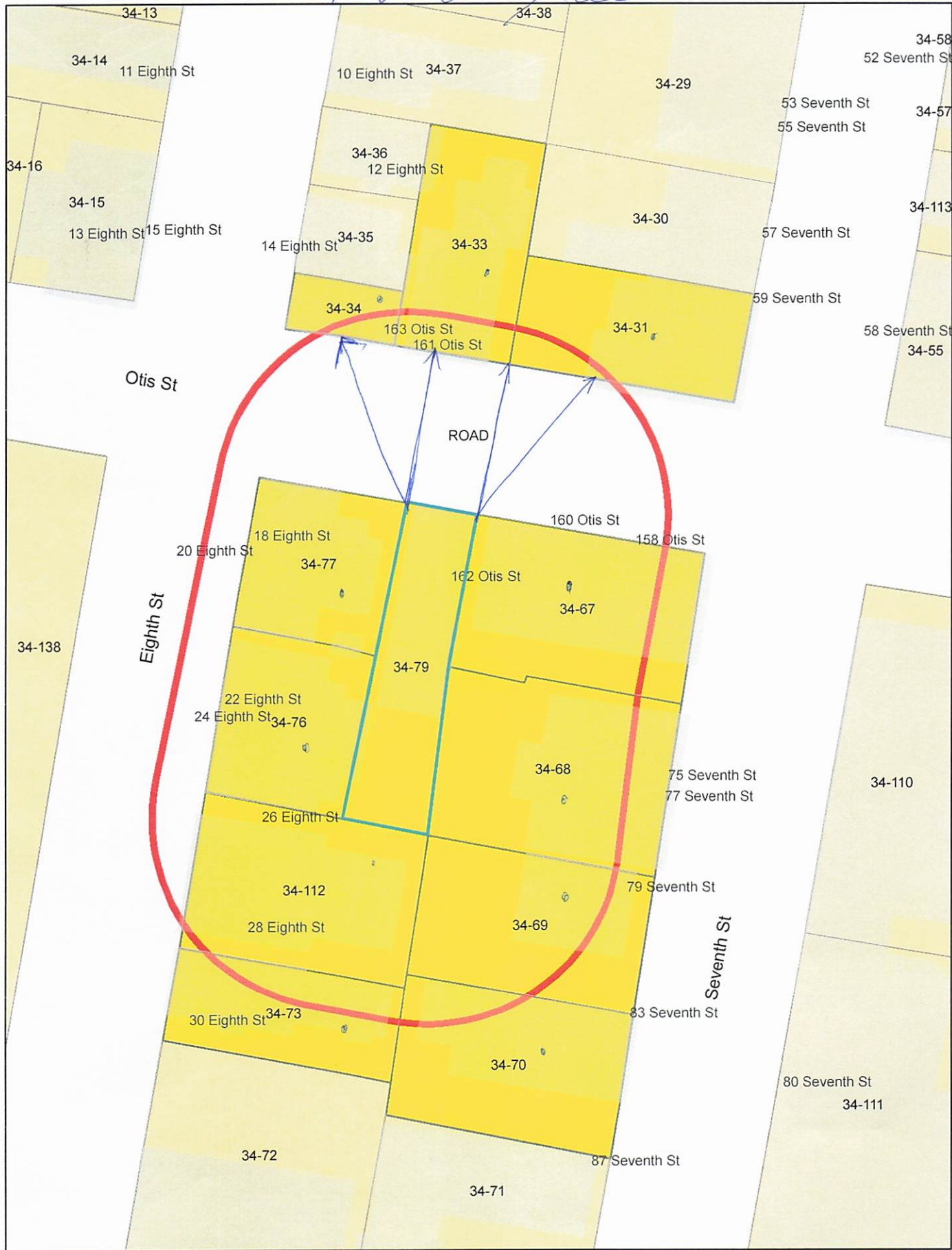


Pavel Kozhokin, P.E.  
[pavel@monolith-group.net](mailto:pavel@monolith-group.net)





162 Otis Street



142 Otis St.

Pettiner

34-70  
RUTKAUSKAS, MARK A.  
83 SEVENTH ST  
CAMBRIDGE, MA 02141

34-73  
HUSSEY, EDWARD C. JR. &  
MARGARET HUSSEY A LIFE ESTATE  
30 EIGHTH ST  
CAMBRIDGE, MA 02141

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

34-76  
AGUIAR, GAULTER J & LUCY AGUIAR F.,  
TRUSTEE OF THE AGUIAR 2017 TRUST  
39 EARLY AVE  
MEDFORD, MA 02155

34-67  
160 OTIS LLC  
231 SUTTON ST SUITE 2J  
NORTH ANDOVER, MA 01845

34-34  
VIGILANTE, DENNIS, DAVID VIGILANTE &  
SUSAN C. PILLERI  
163 OTIS STREET  
CAMBRIDGE, MA 02141-1514

34-69  
SHATSANG, SONAM D.  
79 SEVENTH ST  
CAMBRIDGE, MA 02141

34-112  
RIBEIRO, GEORGE  
26 EIGHTH STREET  
CAMBRIDGE, MA 02141

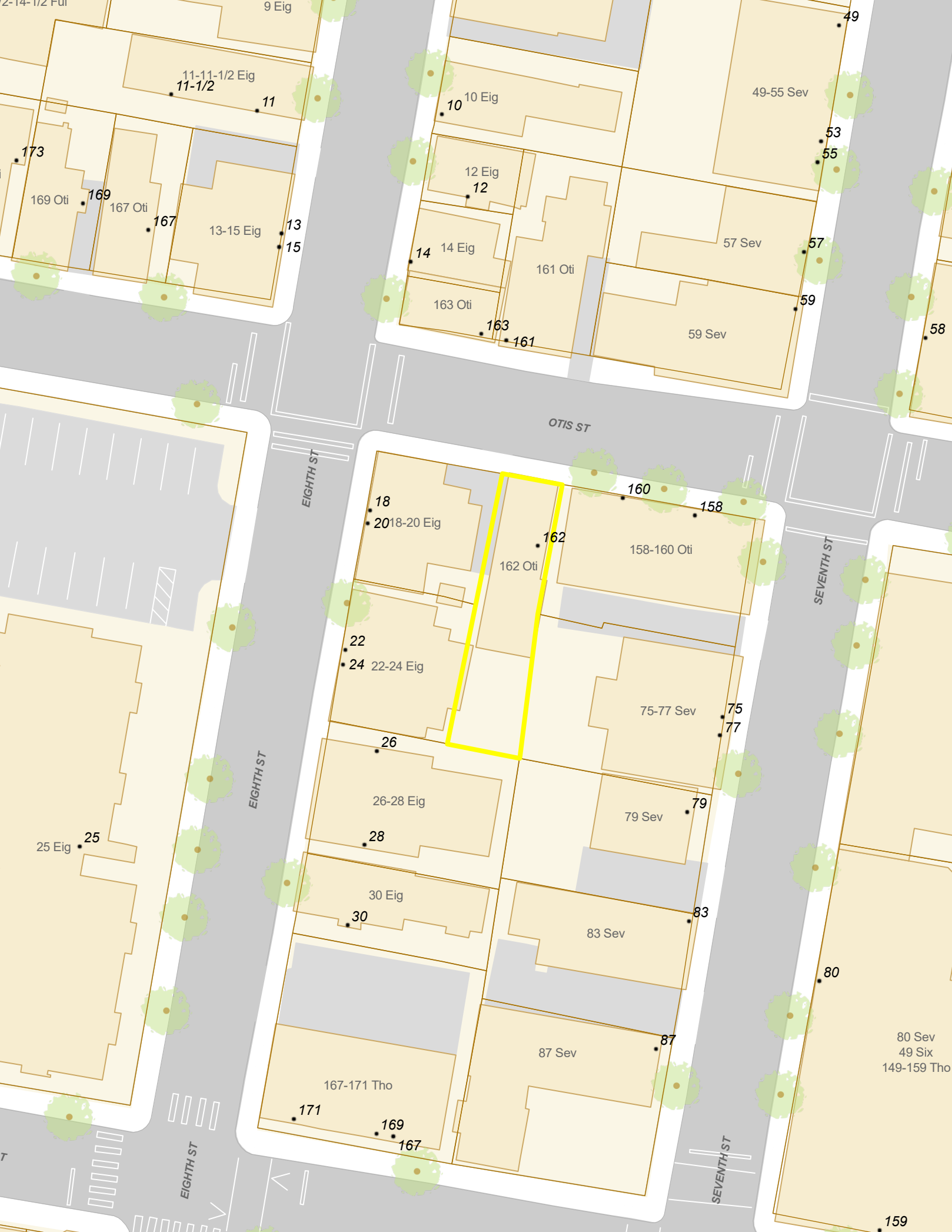
34-68  
SEVENTH STREET LLC  
231 SUTTON ST SUITE 2J  
NORTH ANDOVER, MA 01845

34-79  
SHOUSHAN ELAD SHELLY M. SHOUSHAN  
35 FULKERSON ST  
CAMBRIDGE, MA 02141

34-31  
FLYNN, JESSE & CHRISTOPHER ZAKAK  
POZEN, DANIEL  
17 ALLENS LN  
DUXBURY, MA 02332

34-33  
HE, WEI  
265 BOULEVARD  
SCARSDALE, NY 10583

34-77  
CABRAL, LILLIAN D. &  
DORENE M. CABRAL MOCHI  
20 EIGHTH ST  
CAMBRIDGE, MA 02141



# Flood Viewer 2022

**Cambridge FloodViewer 2022**

Resilient Cambridge CCRP CDD Homepage Cambridge DPW

[View larger map](#)

**Water Bodies**

- Address Points
  - Building
  - Call Box
  - Other
  - Park
  - others
- Parcels With Flood Data
- Precipitation Flooding - 2070 - 10%
  - 2070 - 10% - Impacted Parcels
  - 2070 - 10% - Extent of Flooding
  - 2070 - 10% - Impacted Parcels

**Flooding Scenarios**

Ground Elevation Min:	20.6 ft-CCB
Ground Elevation Max:	22.4 ft-CCB
2070 - 1% - SLR/SS	23.2
2070 - 1% - Precip	22
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	21.7
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	21.3
Present Day - 10% - Precip	N/A
FEMA 100-Year	N/A
1% - L1FE	23.2
10% - L1FE	N/A

Address: 162 Otis St

Selected Map-Lot: 34-79

Selected Address: 162 Otis St

[Zoom To](#)



# 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: Julian Nejaimé Date: 6/11/26  
(Print)

Address: 162 Otis St.

Case No. BZA-12/2288

Hearing Date: 6/25/20

Thank you,  
Bza Members