



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 JUN 30 AM 8:36

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1218525

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Elad Shoushan and Shelly Miller 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: Residential (2 family, prior to partial demo) **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

In connection with a partial demolition (preserving the existing foundation) and new construction of a residential structure on the original building footprint, the Petitioner seeks to extend the building back, in violation of side setbacks, extending beyond the pre-existing non-conforming footprint of the pre-existing non-conforming structure that was demolished (above the foundation) due to safety concerns.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):


(Petitioner(s) / Owner)
Sarah Like Rhatigan, Esq.
Trilogy Law LLC on behalf of Petitioners
(Print Name)

Address:
Tel. No.
E-Mail Address:

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

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 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

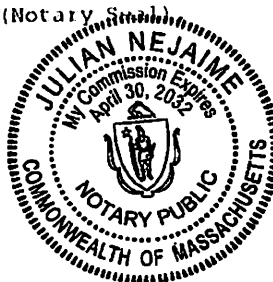
NOTARY PUBLIC

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 that is necessary to allow for construction of a replacement three-story, three-family building to extend 9 feet beyond the pre-existing non-conforming footprint of the former two-story, two-family structure. The construction of the replacement building, to be built upon the original foundation of the pre-existing non-conforming structure, meets zoning dimensional requirements (per Table 5-1, Footnote 4 (c), the first sentence of which provides as follows: "In the case of an alteration or addition to a building in existence since on or before January 1, 2025, the required side and rear yard setback distances shall be those of the existing building or structure."). The 9-foot extended portion of the new structure - which is necessary to provide space for a mandatory sprinkler room in the basement and modest additional living space and rear balconies above - will violate side setbacks, requiring a variance.

BACKGROUND:

The Petitioners purchased this Property in 2020 – a narrow, 19th century two-family home located on an unusually constrained 20-foot-wide lot – as an investment property, with the intention of renovating as soon as they were able to obtain financing for the project. The Petitioners engaged a team of professionals to assist them in evaluating a potential renovation of the building. With existing side setbacks as narrow as approximately 0.6 feet and 2.7 feet, there were significant dimensional constraints on the project.

Additionally, the structure was in bad shape, suffering from age-related deterioration, structural insufficiencies, and outdated construction methods. The Petitioner's structural engineer, Monolith Group, Inc., identified structural deficiencies in the existing structure and foundation. See Letter from Pavel Kozhokin, P.E., dated May 11, 2026). The existing building was found to be functionally obsolete and structurally deficient, and replete with asbestos in the roofing, ceiling, walls, and floors.

Asbestos removal (completed under Asbestos permits # 1192852 and #1194300) involved substantial removal of materials, including layers of roofing, leaving the structure further compromised and open to the elements during winter months. The contractor's team notified Inspectional Services of their serious concerns about the risk of building collapse and filed and obtained a demolition permit (#1194113) to allow the "demolition of structure down to foundation (foundation remaining)."

The contractor then applied for a new construction building permit (#1201782) to allow for construction of a new three-unit residential structure, three stories in height, encapsulating and building upon the existing masonry foundation, with all construction to occur within the same footprint as the original structure. The foundation plan and its method of utilizing the existing masonry foundation, was endorsed by its structural engineer, Monolith Group, Inc., as documented in the plans filed with ISD (attached with this application).

The new construction building permit plans have been reviewed and approved by zoning staff with respect to zoning compliance and currently undergoing review with other City departments, such as

DPW and the Fire Department).

HARDSHIP:

The property is also located within an area affected by elevated flood risk and is subject to flood resiliency requirements under Article 22 of the Cambridge Zoning Ordinance. Compliance with Article 22 constrains the use of the basement, and increases the practical necessity of accommodating limited additional floor area within a proposed rear addition.

Strict enforcement of a 5-foot side setback on either side of the rear addition would leave a buildable width of only 10 feet – which 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 especially affecting this property and not generally affecting the zoning district, including:

- (a) the exceptional narrowness of the lot (20 ft. wide) and pre-existing nonconforming side setbacks of the original structure that was built approximately 0.6 feet and 2.7 feet from the side lot lines;
- (b) structural deficiencies and foundation limitations associated with the original building (as described in detail above and in supporting documentation)
- (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 9 foot extended portion of the new building is modest in scale, limited in depth, and designed to minimize visual and privacy impacts on neighboring properties. The rear extension 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 replacement of a 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 Miller Shoushan**Present Use/Occupancy:** Residential (2 family, prior to partial demo)**Location:** 162 Otis St., Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-543-7009**Requested Use/Occupancy:** Residential (3 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	No max	(max.)
<u>LOT AREA:</u>		1,680 sf	1,680 sf	No min.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.5 *	2.2	No max	
<u>LOT AREA OF EACH DWELLING UNIT</u>		840 ft	560 ft	No min	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	20.0 ft	20.0 ft	No max	
	<u>DEPTH</u>	82.0 ft (average)	82.0 ft (average)	No max	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0.8 ft	0.8 ft	0.4 ft (average of abutters)	
	<u>REAR</u>	27.4 ft	16.7 ft	5 ft	
	<u>LEFT SIDE</u>	2.7 ft	2.7 ft	2.7 (existing)/ 5.0 ft (rear extension)	
	<u>RIGHT SIDE</u>	0.6 ft	0.6 ft	2.7 (existing)/ 5.0 ft (rear extension)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	23 ft 2 in *	35 ft 4 in	45 ft	
	<u>WIDTH</u>	53.6 ft	62.6 ft	No max	
	<u>LENGTH</u>	16.6 ft	16.6	No max	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		45.5% (open and permeable)	31.0% (open and permeable)	30.0% (open)/15.0% (perm)	
<u>NO. OF DWELLING UNITS:</u>		2	3	No max	
<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.:

*Note: Entries with an asterisk reflect dimensional information for the pre-existing non-conforming structure before demolition of the building down to the foundation. Construction will entail reinforcement of existing masonry foundation, a new foundation for the extended portion of the building, and wood construction of three-story residential structure using conventional 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 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

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
06-18-2026

DESIGNED	
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PROJECT NO.	DATE
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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 OCCUPACNY CLASSIFICATIONS

Use Group R-2

CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE

Separation Walls: Fire Partitions in accordance with Section 711
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 Table 716.1(2)	1 HR
--	------

CHAPTER 8 - INTERIOR FINISHES

Interior Wall and Ceiling Finishes
(Table 803.13)

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

Interior Trim Section 806.7	Class C, min.
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Interior Floor Wall Base Section 806.8	Class C, min.
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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 ½" 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: NOT Required in Basement ,two exits available in bedrooms
Section 1031.2 at second and third floors.

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 Raft Assembly: Allowed if no interior Class 1 Vapor retarder installed on
Section 1202.3 on 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



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Client:

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Revisions:

04-21-2026
06-18-2026

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PROJECT NO 00-0000	DATE 02-24-2026

DRAWING TITLE

CODE REVIEW

DRAWING NUMBER

C-1

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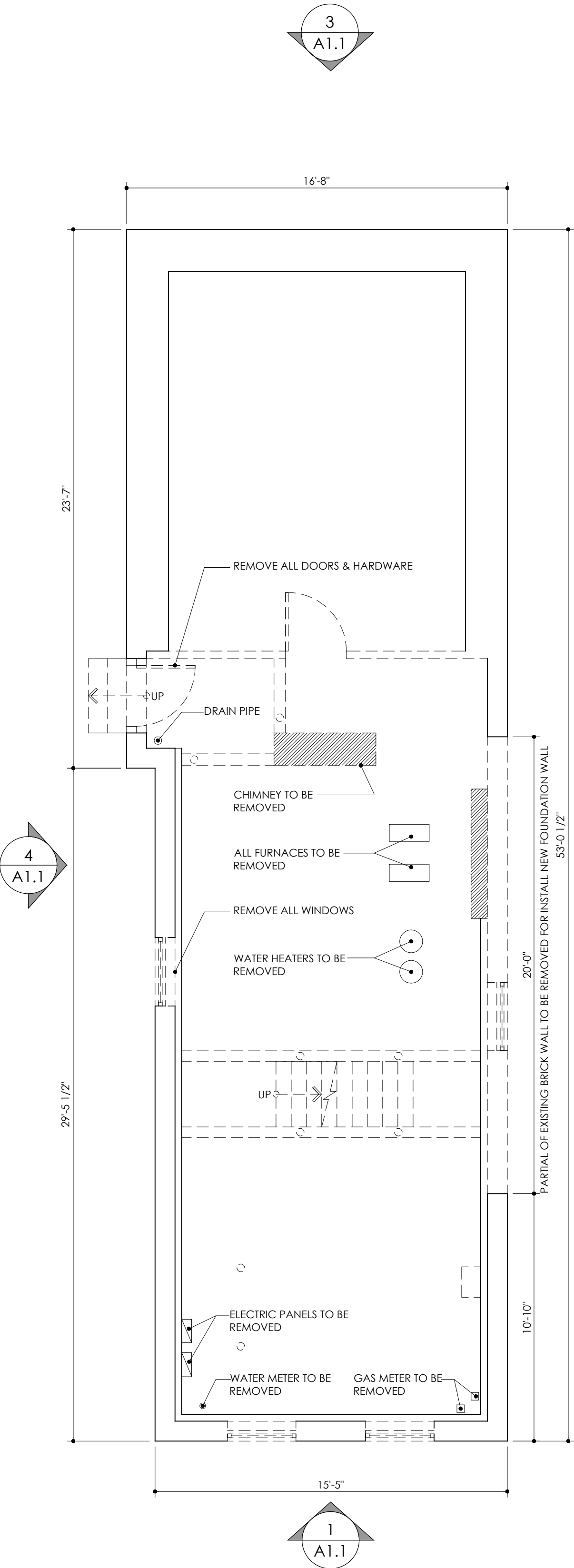
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EXISTING/DEMOLITION FLOOR PLANS

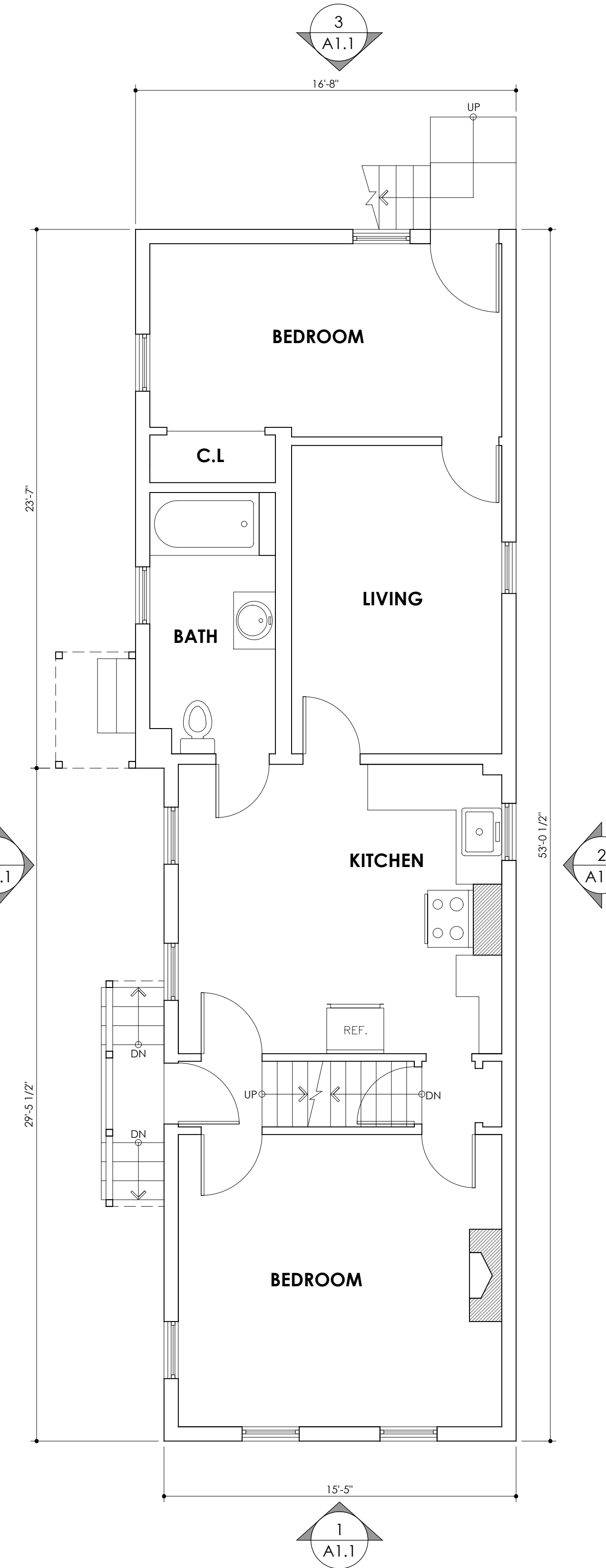
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A1.0



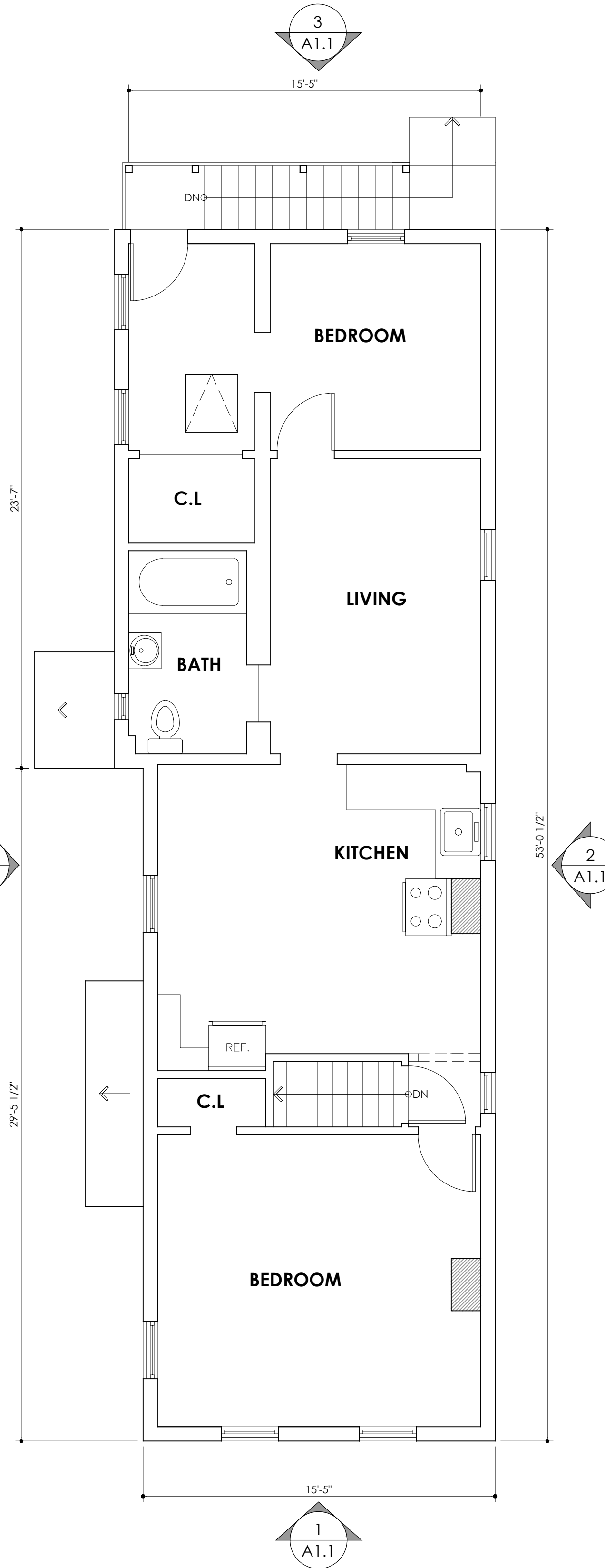
1 EXISTING/DEMOLITION BASEMENT PLAN
A1.0 847 G.S.F 1/4"=1'-0"

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



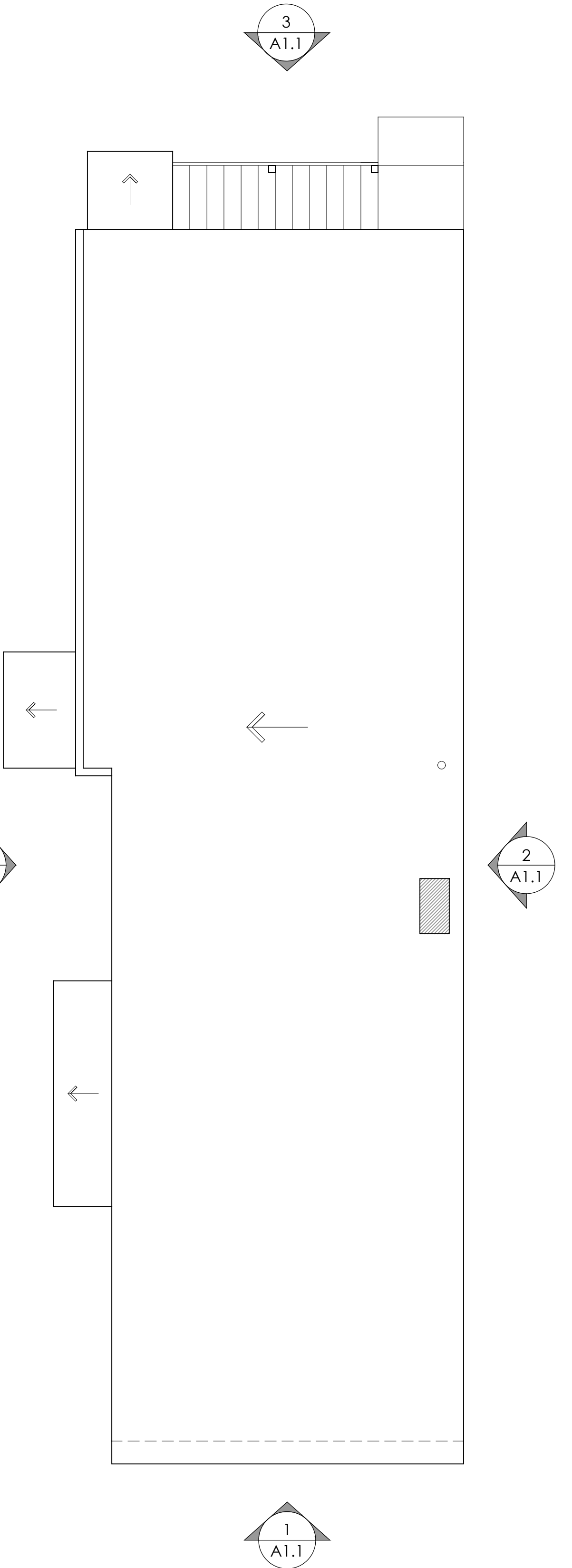
2 EXISTING/DEMOLITION FIRST FLOOR PLAN
A1.0 847 G.S.F 1/4"=1'-0"

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"

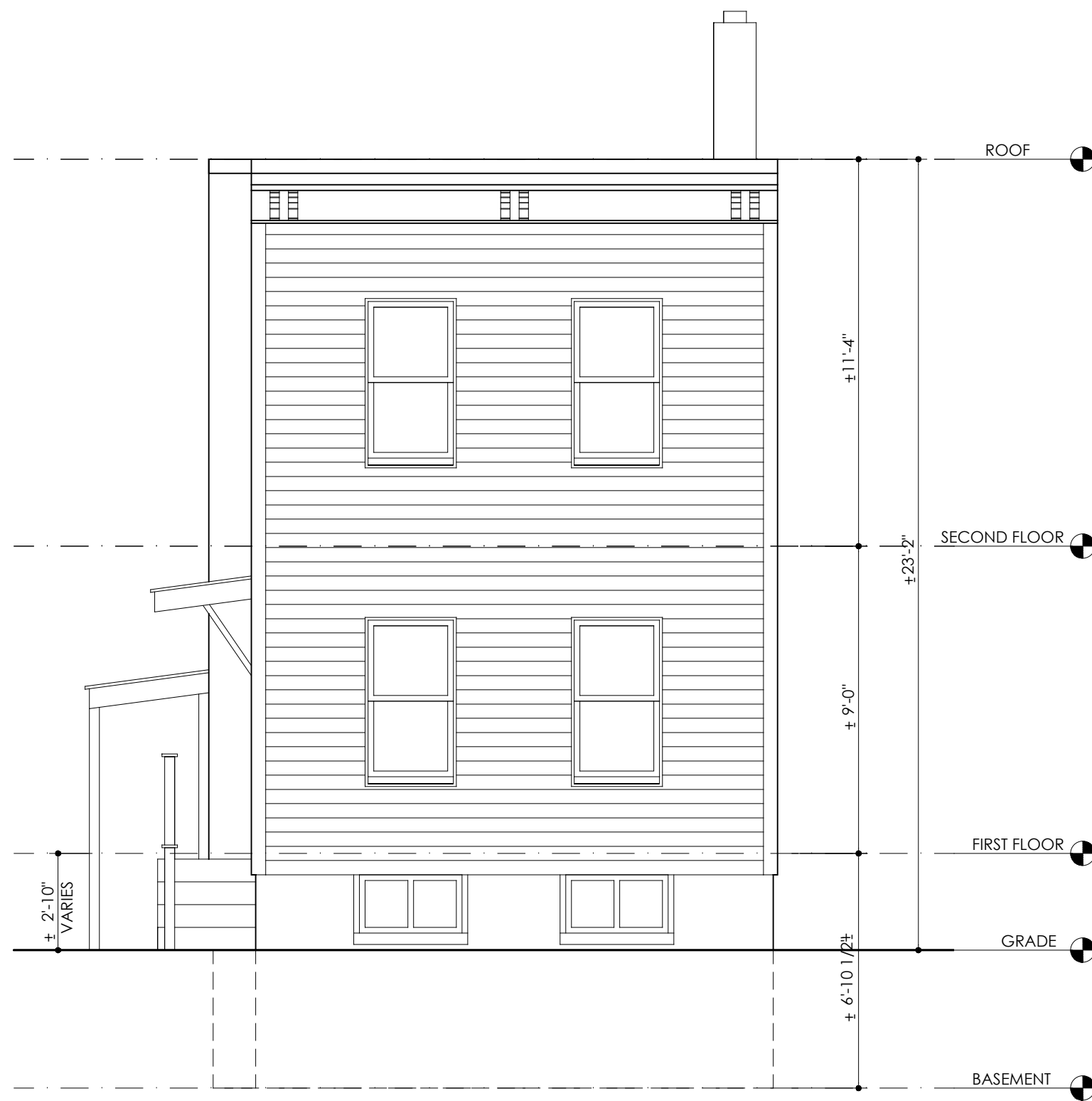
NOTE:
1. ENTIRE WALLS AND FLOOR/CEILING ASSEMBLIES WILL BE DEMOLISHED.



4 EXISTING/DEMOLITION ROOF FLOOR PLAN
A1.0 1/4"=1'-0"

NOTE:
1. ENTIRE ROOF ASSEMBLIES WILL BE DEMOLISHED.

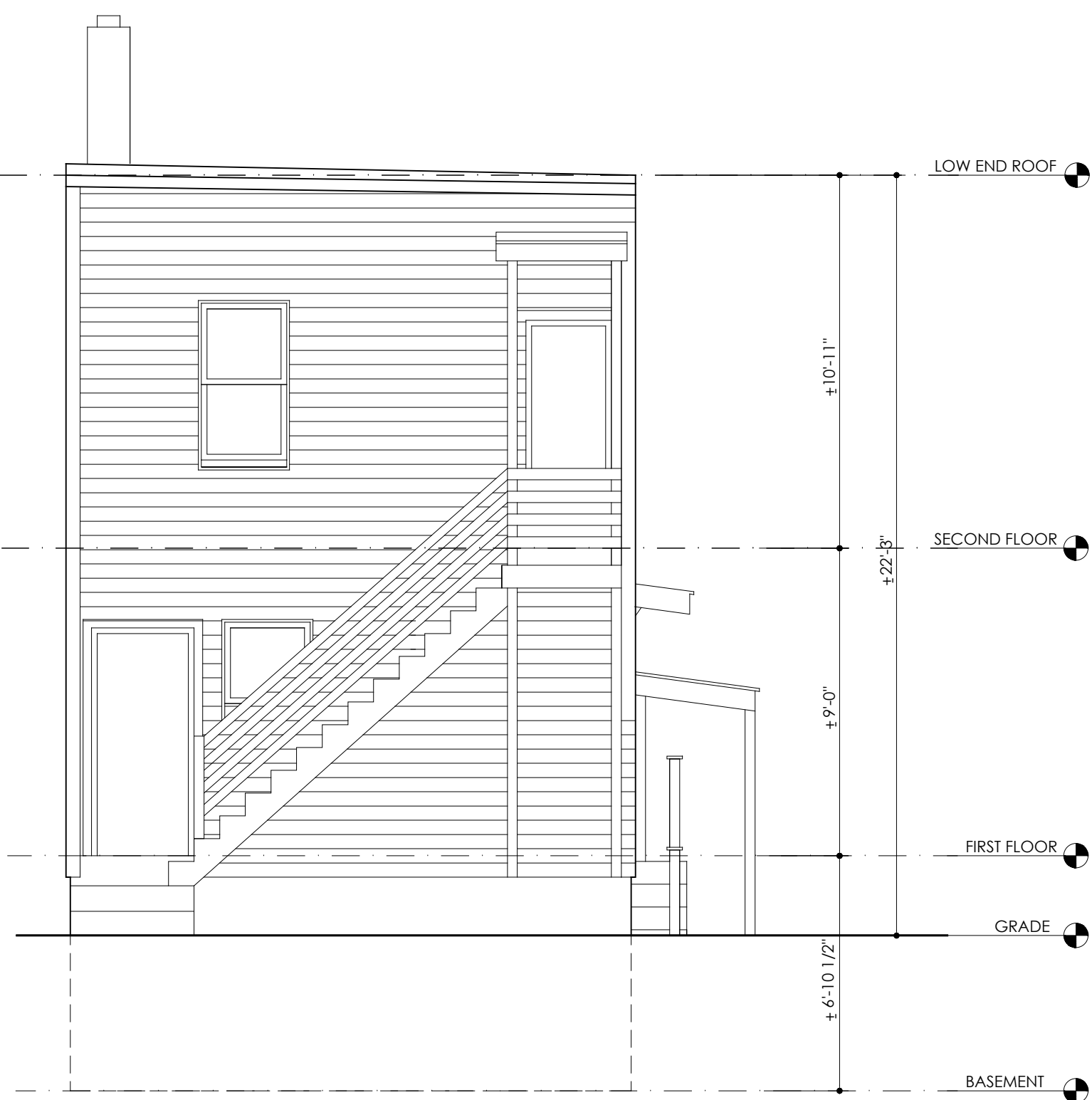




1 EXISTING/DEMOLITION FRONT ELEVATION
A1.1
1/4"=1'-0"

NOTE:

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



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 .



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%).



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%).



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DRAWING NUMBER

A1.1

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06-18-2026

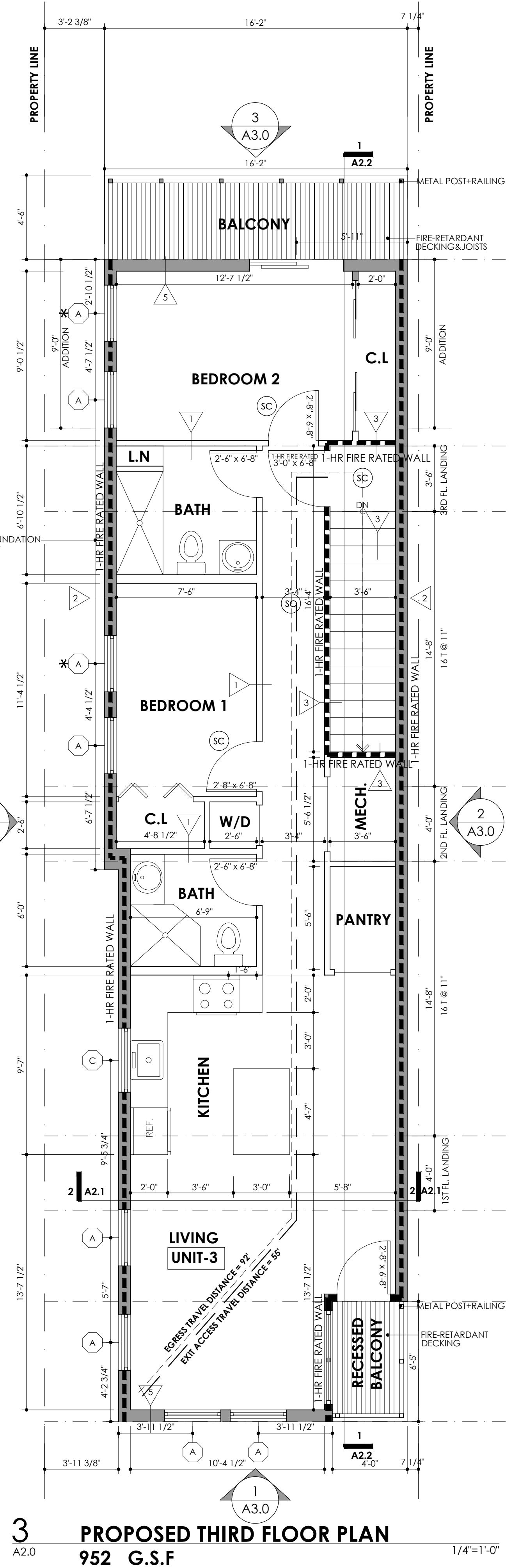
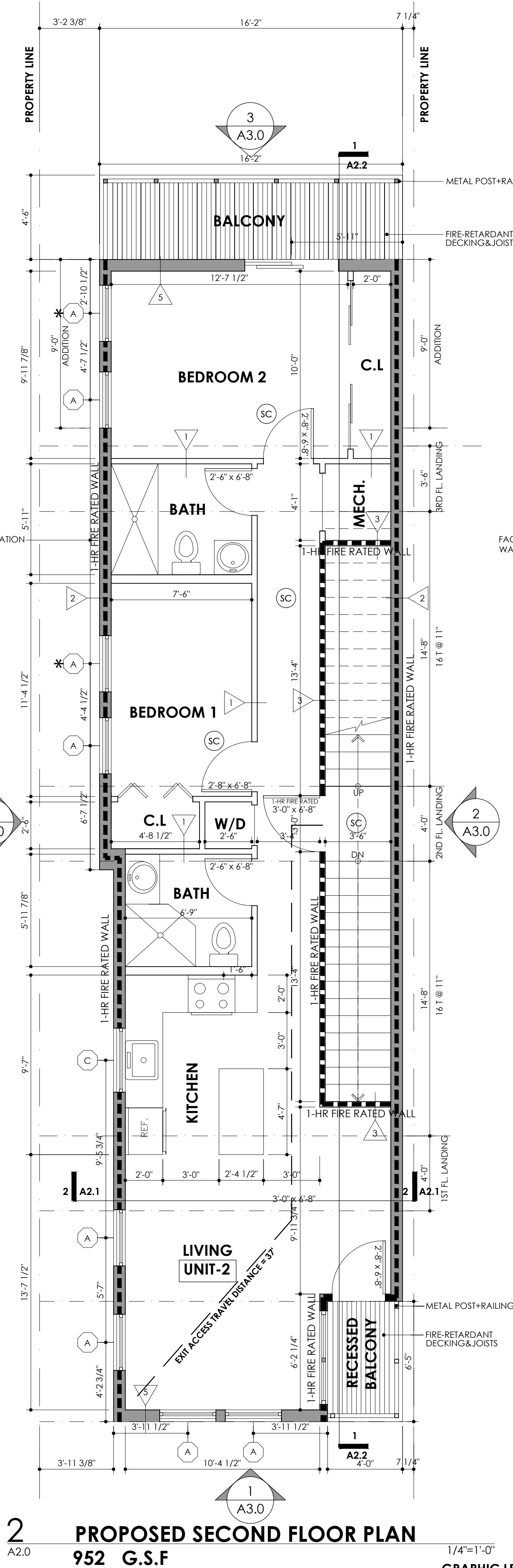
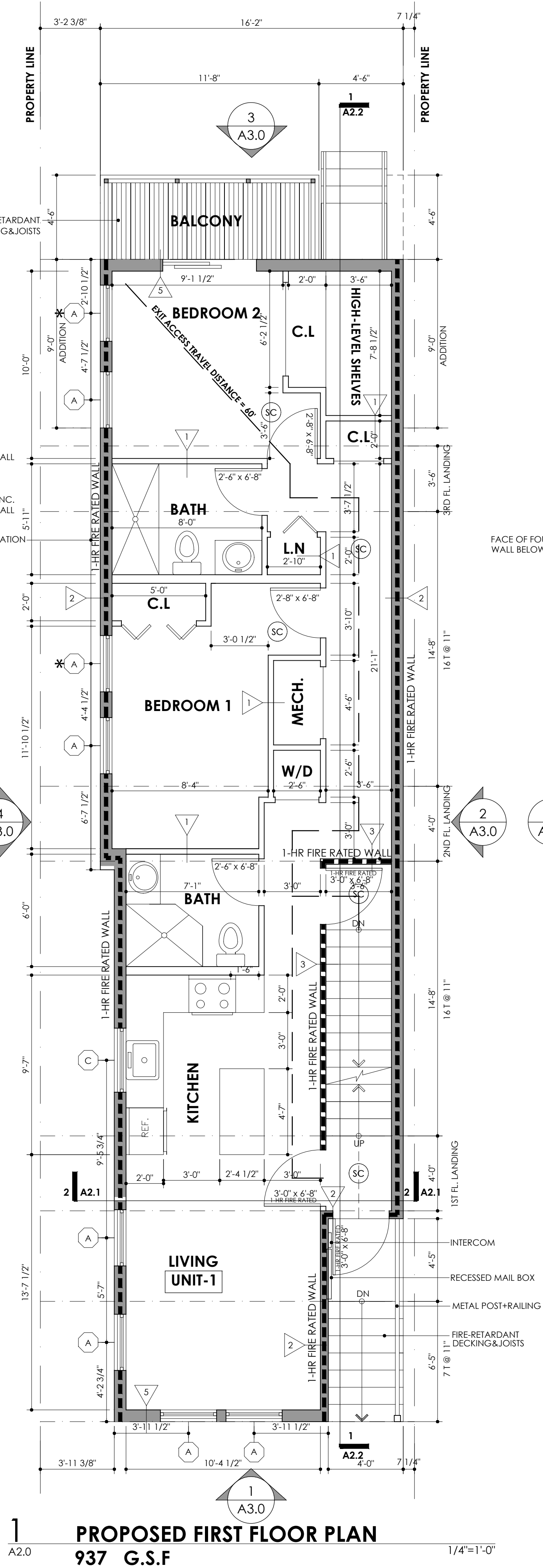
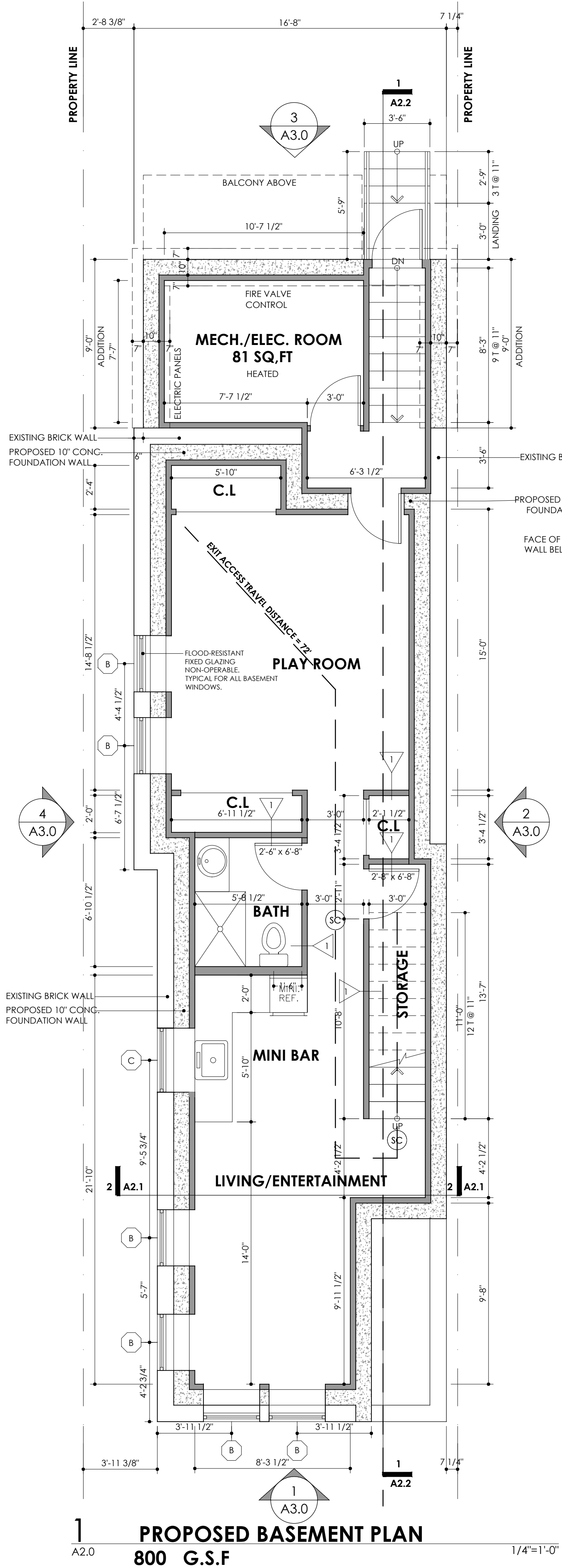
DESIGNED	RE
DRAWN	AA
CHECKED	AA

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

DRAWING TITLE
PROPOSED FLOOR PLANS

DRAWING NUMBER

A2.0



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



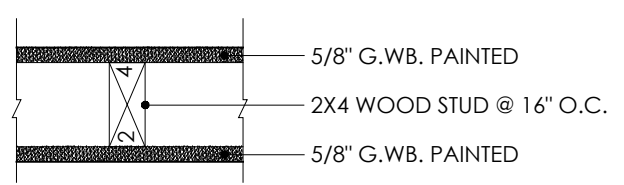
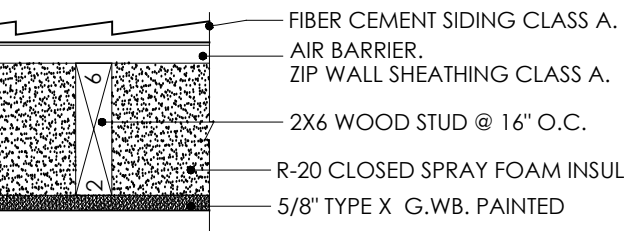
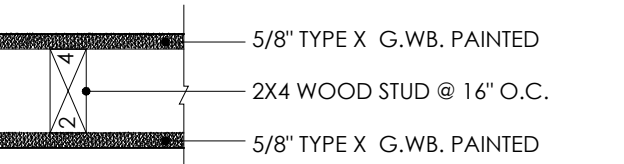
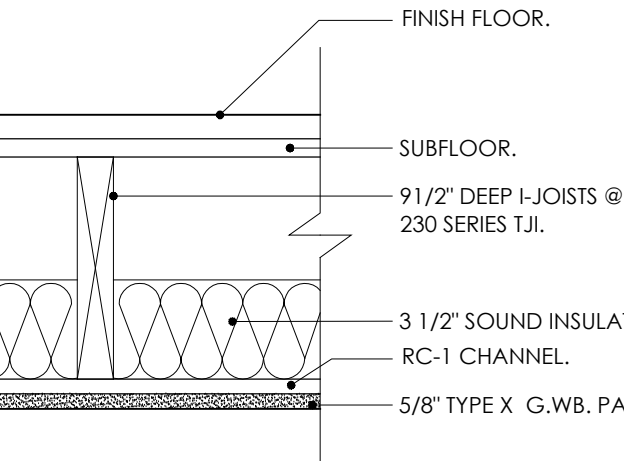
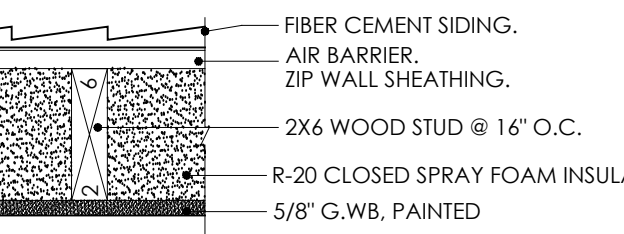
WINDOW SYMBOL	WINDOW SCHEDULE				
(X)	TYPE	UNIT DIM. (W x H)	MANUFACTURER	MODEL	NOTES
(A)	DOUBLE-HUNG WINDOW	2'-11 5/8" x 5'-0 7/8"	ANDERSEN	400 SERIES TW210410	EMERGENCY ESCAPE WINDOW
(B)	FLOOD-RESISTANT FIXED GLAZING WINDOW	2'-11 15/16" x 2'-1115/16"	FLOOD-RESISTANT FIXED GLAZING	400 SERIES CXW13	FIXED WINDOW @ BASEMENT
(C)	CASEMENT WINDOW	3'- 4 3/4" x 2'-1115/16"	ANDERSEN	400 SERIES CN23	KITCHEN WINDOW

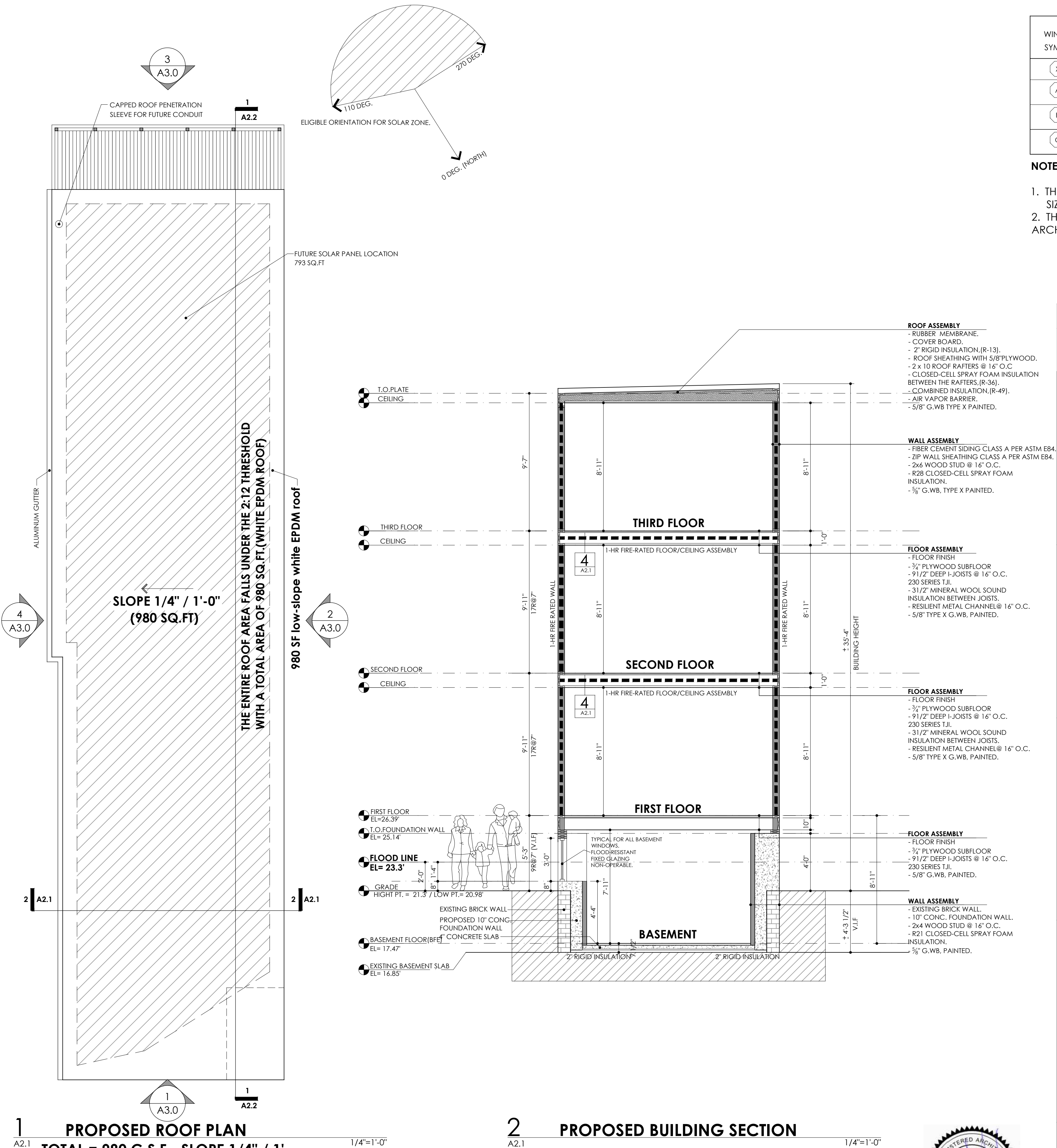
NOTES:

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"

WALL-FLOOR/CEILING DETAILS SCHEDULE				
DETAIL	DESCRIPTION	TEST NUMBER	ACOUSTICAL PERFORMANCE	
			STC	TEST NUMBER
 INTERIOR PARTITION 11/2"=1'-0"	- 5/8" G.W.B. PAINTED. - 2X4 WOOD STUD @ 16" O.C. - 5/8" G.W.B. PAINTED.			
 1-HR FIRE RATED WALL 11/2"=1'-0"	- FIBER CEMENT SIDING CLASS A PER ASTM E84. - ZIP WALL SHEATHING CLASS A PER ASTM E84. - 2x6 WOOD STUD @ 16" O.C. - R28 CLOSED-CELL SPRAY FOAM INSULATION. - 5/8" G.W.B, TYPE X PAINTED.	UL DES U327 1-HR FIRE-RATED	52	BBN-760903
 1-HR FIR RATED PARTITION 11/2"=1'-0"	5/8" G.W.B, TYPE X PAINTED. - 2x4 WOOD STUD @ 16" O.C. - 5/8" G.W.B, TYPE X PAINTED.	1-HR FIRE-RATED		
 1-HR FIRE RATED FLOOR/CEILING 11/2"=1'-0"	- FLOOR FINISH - 3/4" PLYWOOD SUBFLOOR - 91/2" DEEP I-JOISTS @ 16" O.C. - 230 SERIES TJI. - 31/2" MINERAL WOOL SOUND INSULATION BETWEEN JOISTS. - RESILIENT METAL CHANNEL @ 16" O.C. - 5/8" TYPE X G.W.B, PAINTED.	UL DES L514 1-HR FIRE-RATED	50	
 EXTERIOR WALL 11/2"=1'-0"	- FIBER CEMENT SIDING. - ZIP WALL SHEATHING. - 2x6 WOOD STUD @ 16" O.C. - R28 CLOSED-CELL SPRAY FOAM INSULATION. - 5/8" G.W.B,PAINTED.			



1 PROPOSED ROOF PLAN
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 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.
- 3.THE ENTIRE ROOF AREA FALLS UNDER THE 2:12 THRESHOLD WITH A TOTAL AREA OF 980 SQ.FT.

2 PROPOSED BUILDING SECTION
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:

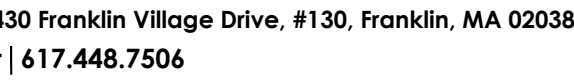
04-21-2026
06-18-2026

DESIGNED	RE
DRAWN	AA
CHECKED	AA

PROJECT NO.	00-0000	DATE	02-24-2026
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DRAWING TITLE
PROPOSED ROOF PLAN
PROPOSED BUILDING SECTION
WALL-FLOOR/CEILING DETAILS
DRAWING NUMBER

A2.1



ADDRESS : 162 OTIS STREET, CAMBRIDGE, MA 02141

Client:
ELAD SHOUSHAN
162 OTIS STREET, C

04-21-2026
06-18-2026

PROJECT NO 00-0000	DATE 02-24-2026
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PROPOSED BUILDING SECTION

A2.2



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

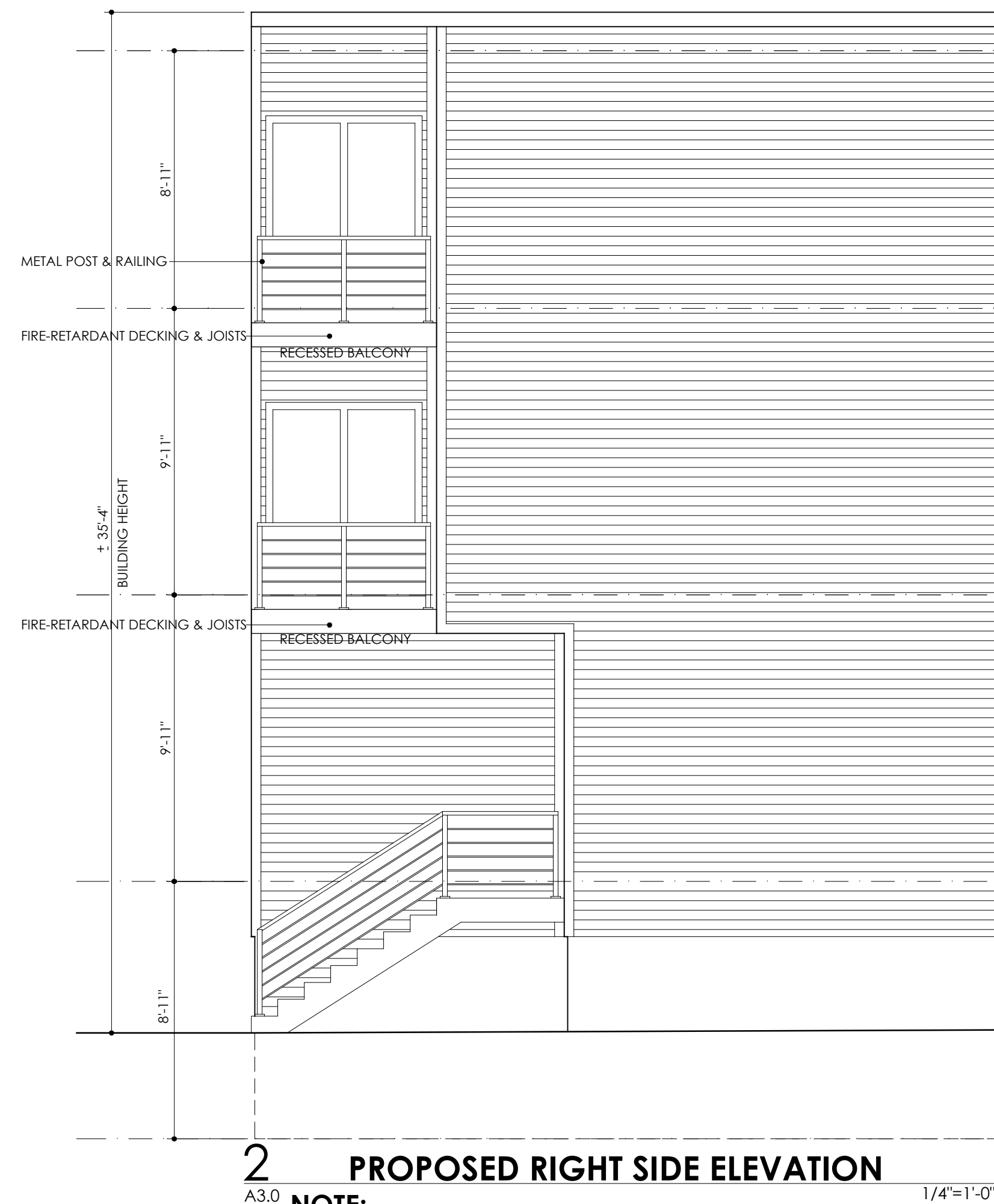
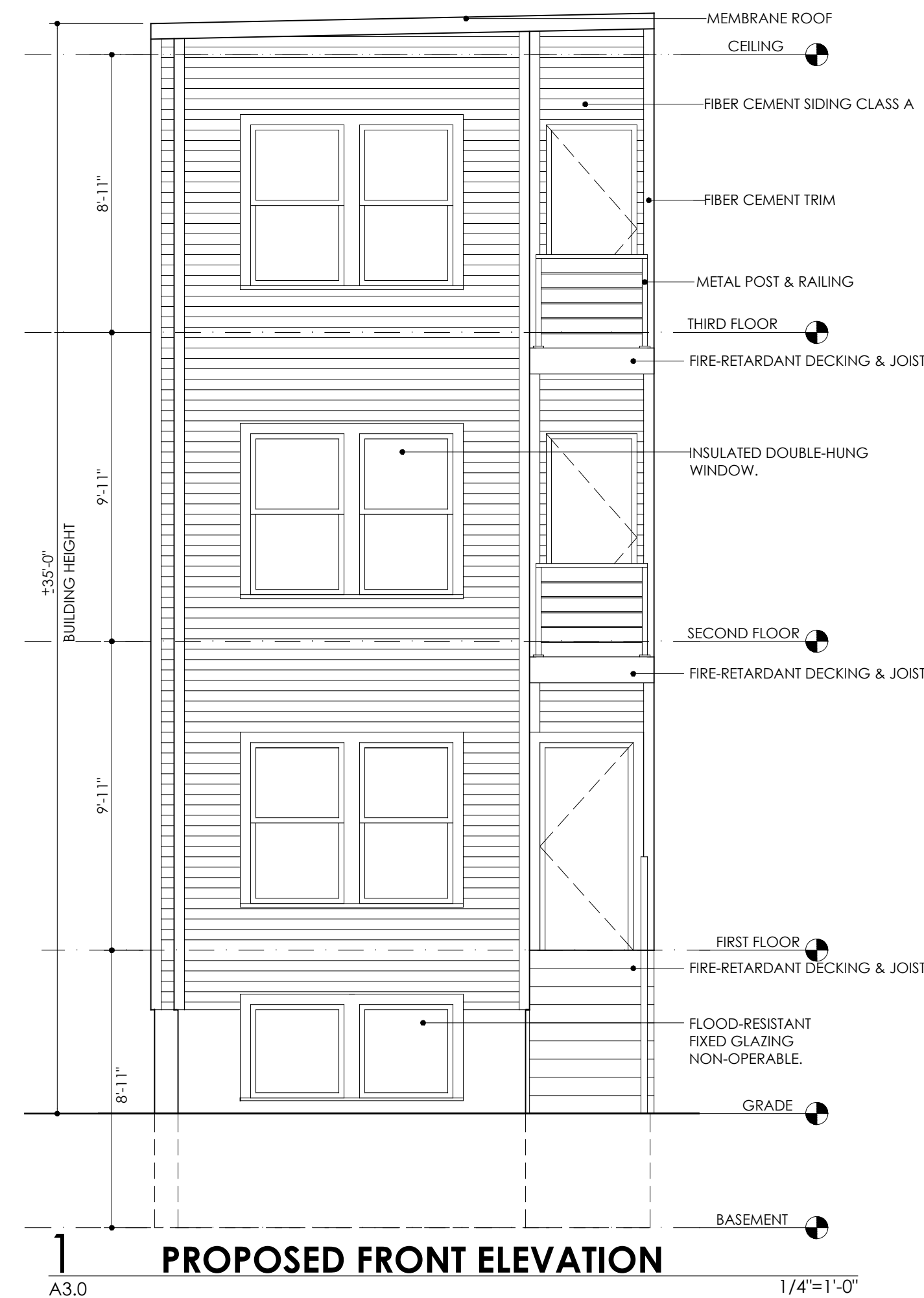
Revisions:

04-21-2026
06-18-2026

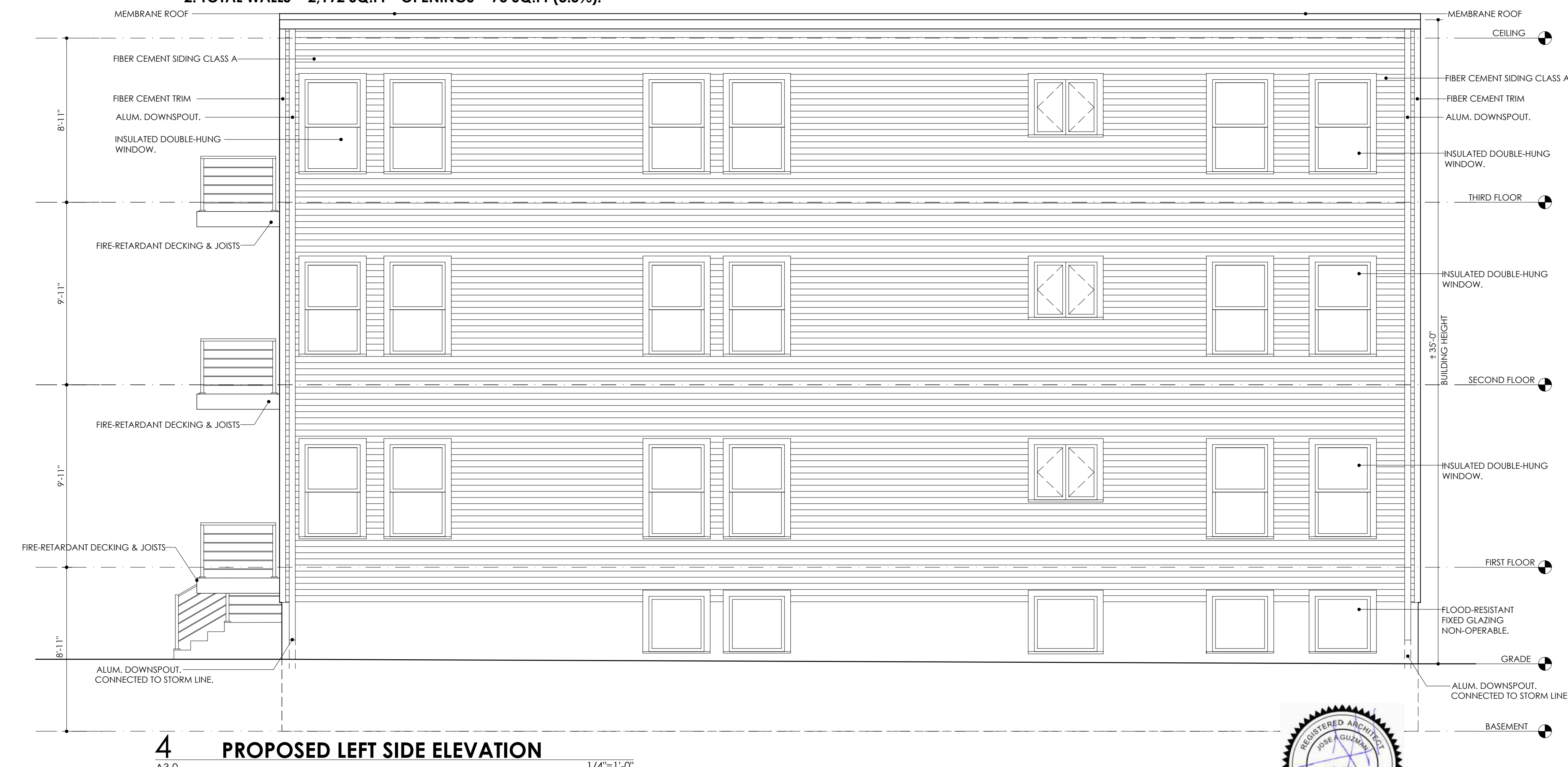
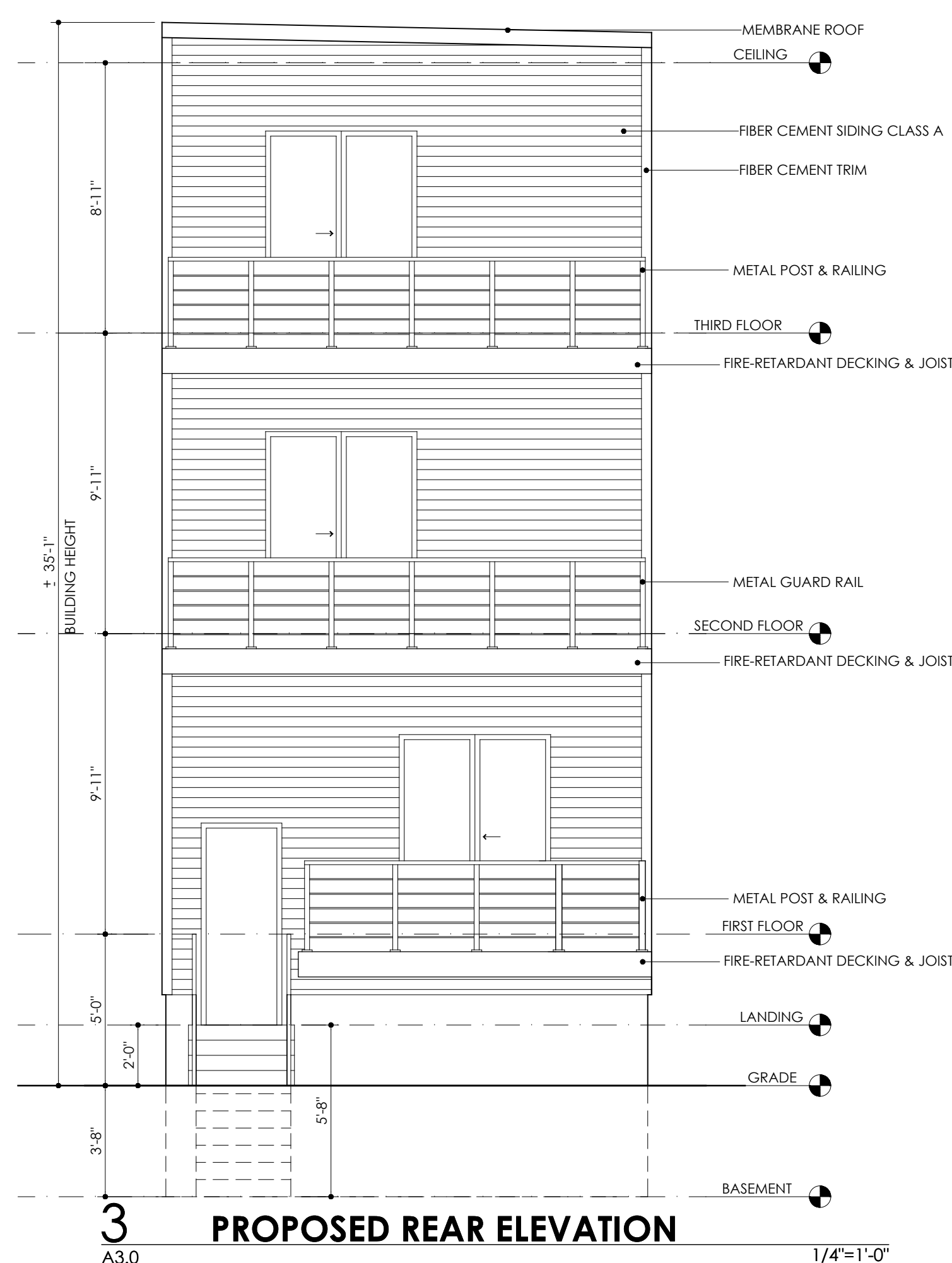
DESIGNED	RE	
DRAWN	AA	
CHECKED	AA	
PROJECT NO.	00-0000	DATE 02-24-2026
DRAWING TITLE PROPOSED ELEVATIONS		

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%).



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

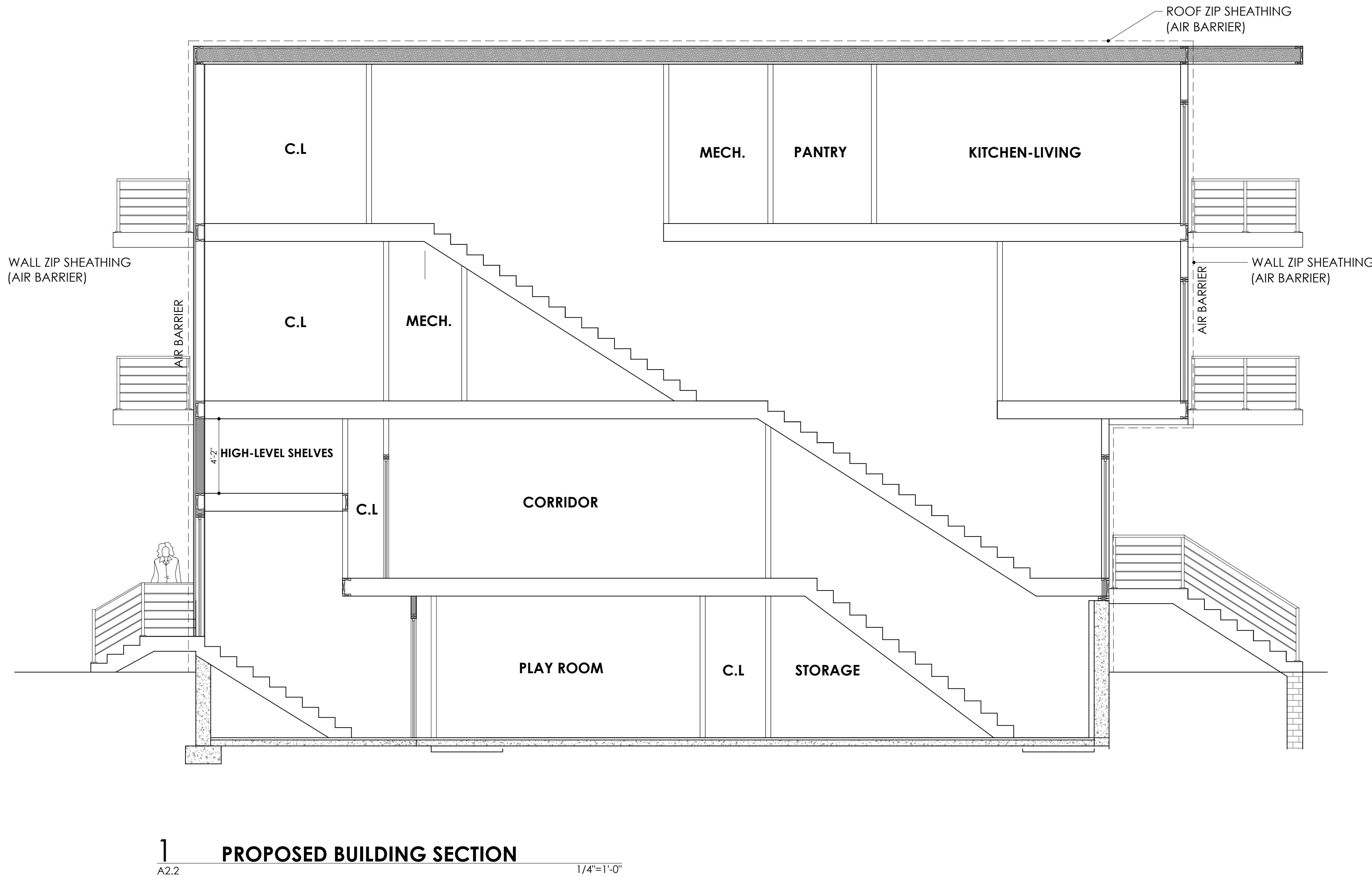
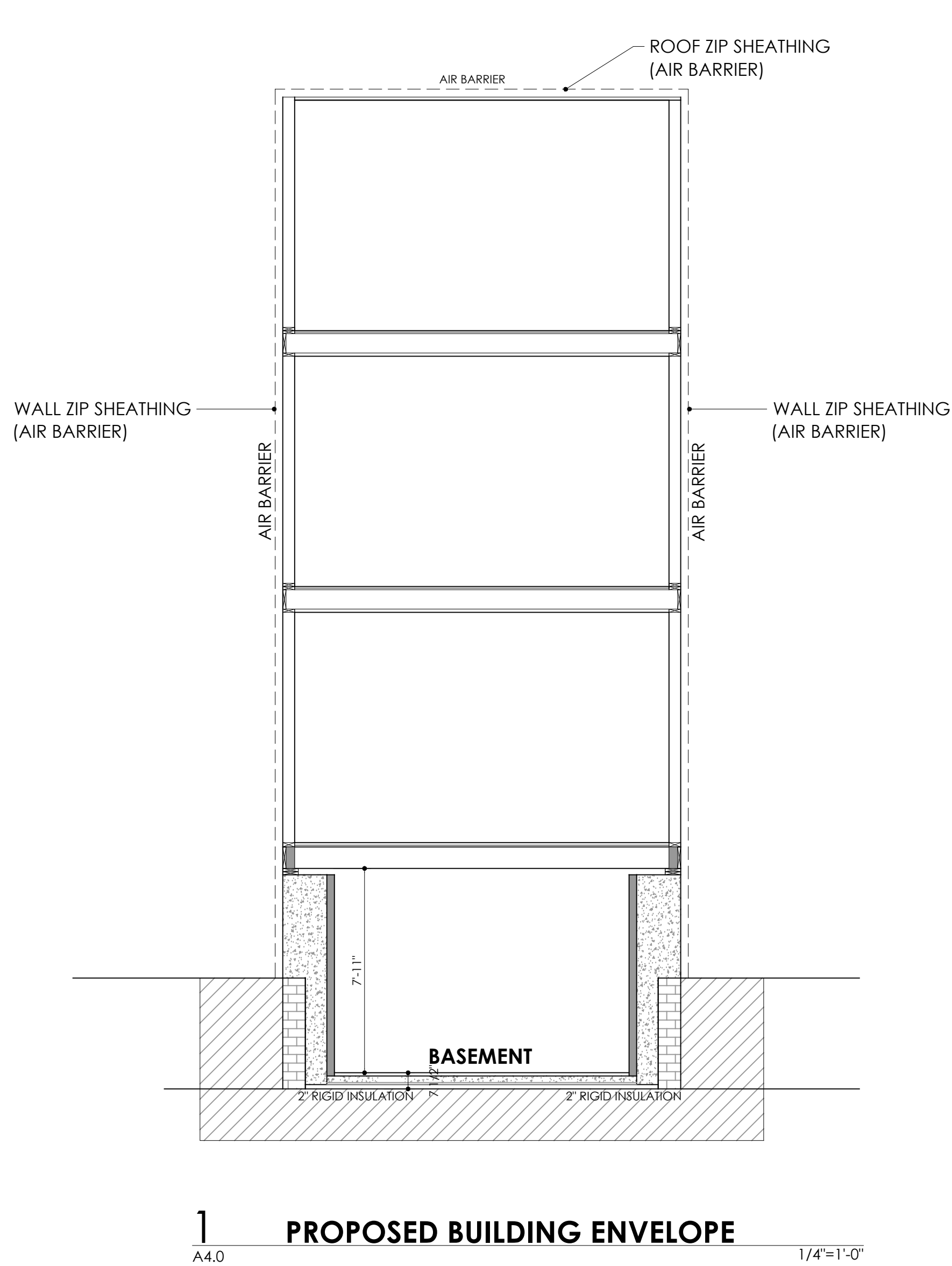
DESIGNED	RE
DRAWN	AA
CHECKED	AA

PROJECT NO.	DATE
00-0000	03-20-2026

DRAWING TITLE
PROPOSED BUILDING ENVELOPE

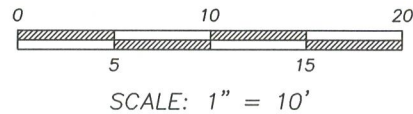
DRAWING NUMBER

A4.0



GRAPHIC LEGEND

----- AIR BARRIER



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:

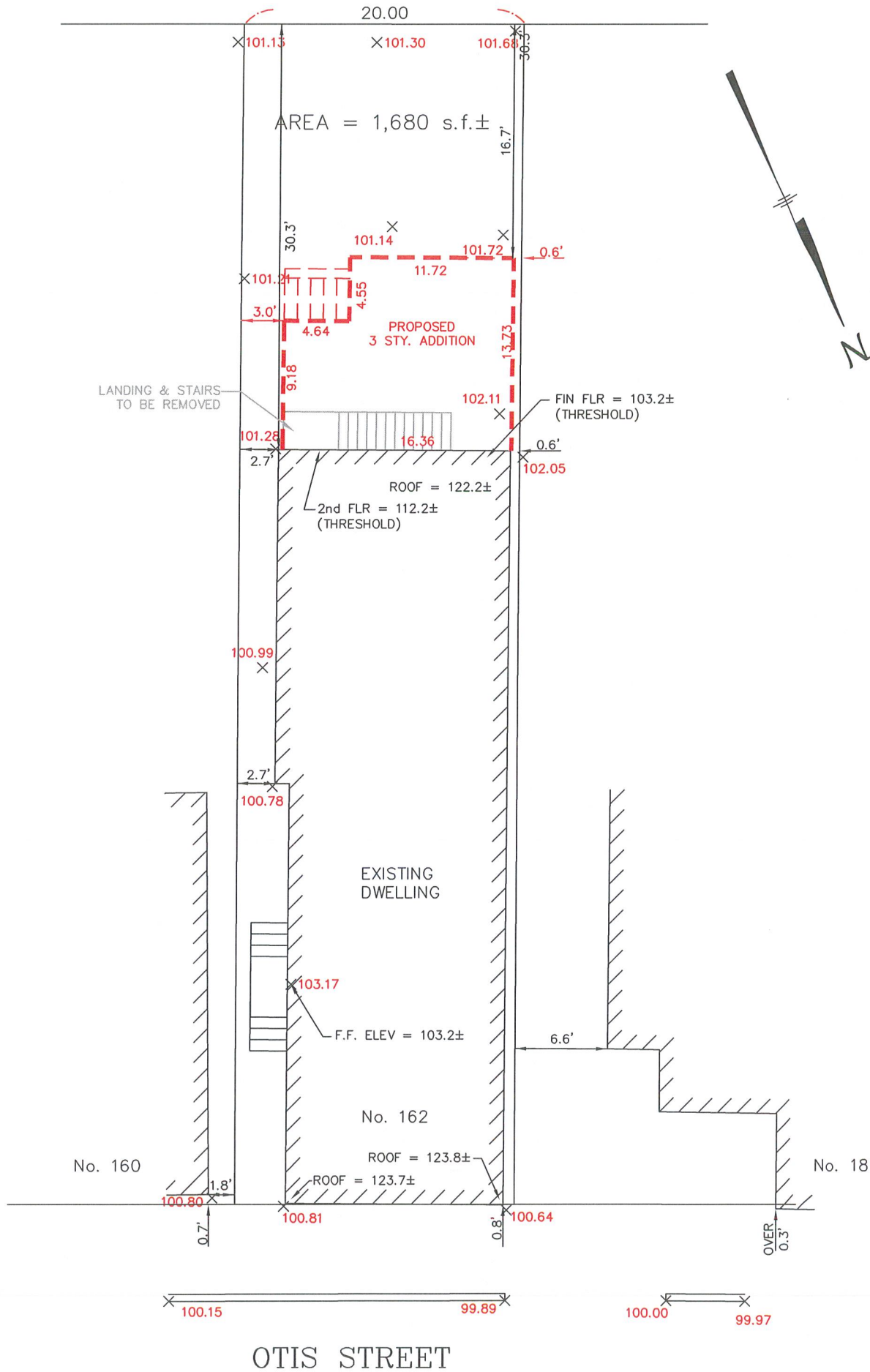
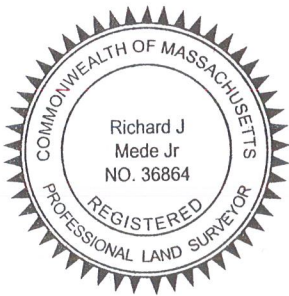
TO: ELAD & SHELLY M SHOUSHAN

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)

PREPARED BY:


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

PREPARED FOR:
ALEX HAIDAR

DRAWN CAV	CHECKED RJM	FILE No. 22768
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← 162 Otis St



163 Otis St
Cambridge, Massachusetts

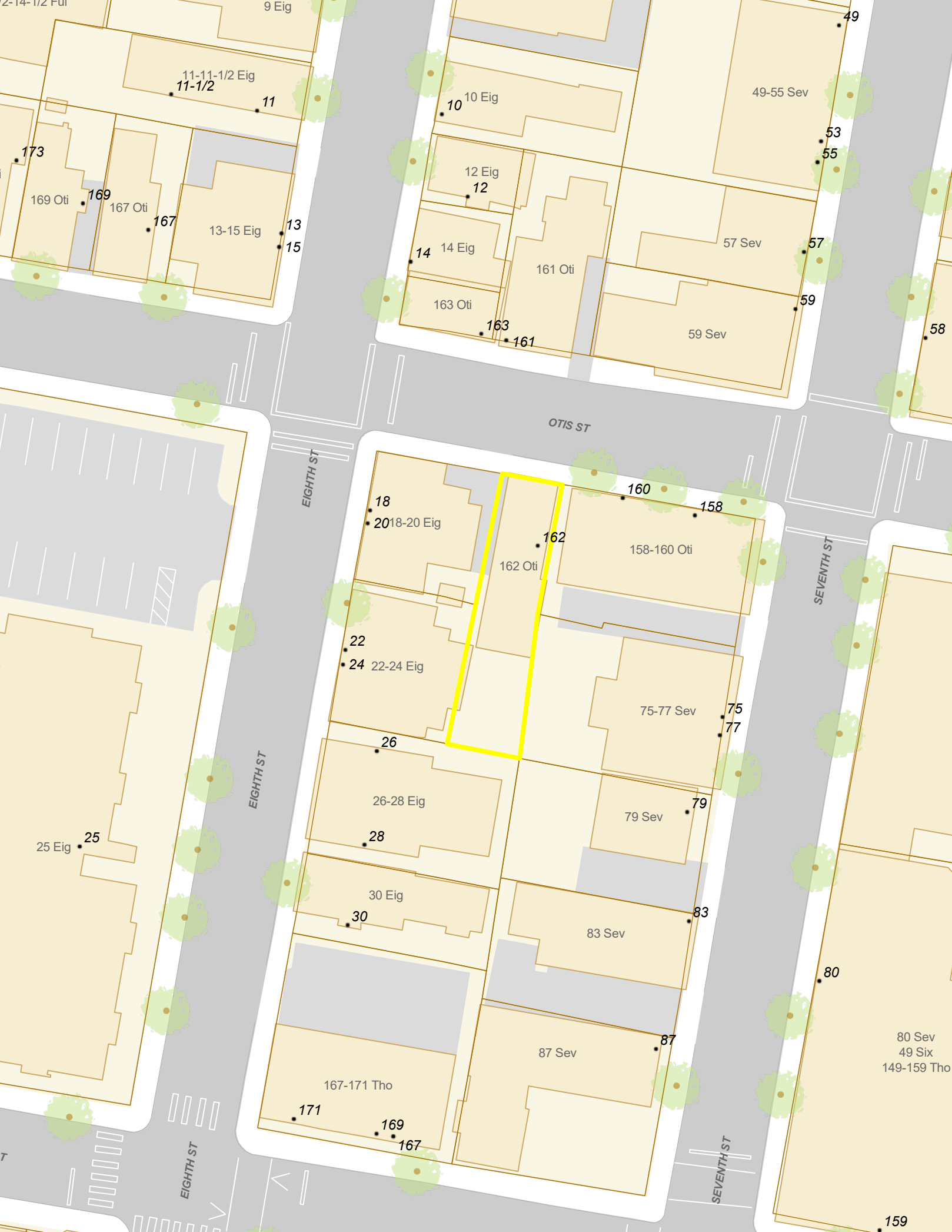


Google Street View

Nov 2020







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.

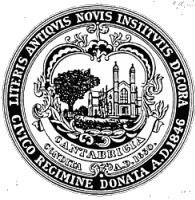
Sincerely,



Pavel Kozhokin, P.E.
pavel@monolith-group.net



[View larger map](#)



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT



Permit Number: DEMO-1194113-2026

Date: March 26, 2026

DEMOLITION PERMIT

JOHN MATTHEWS

has permission to perform:

Demolition of structure down to foundation. (Foundation remaining)

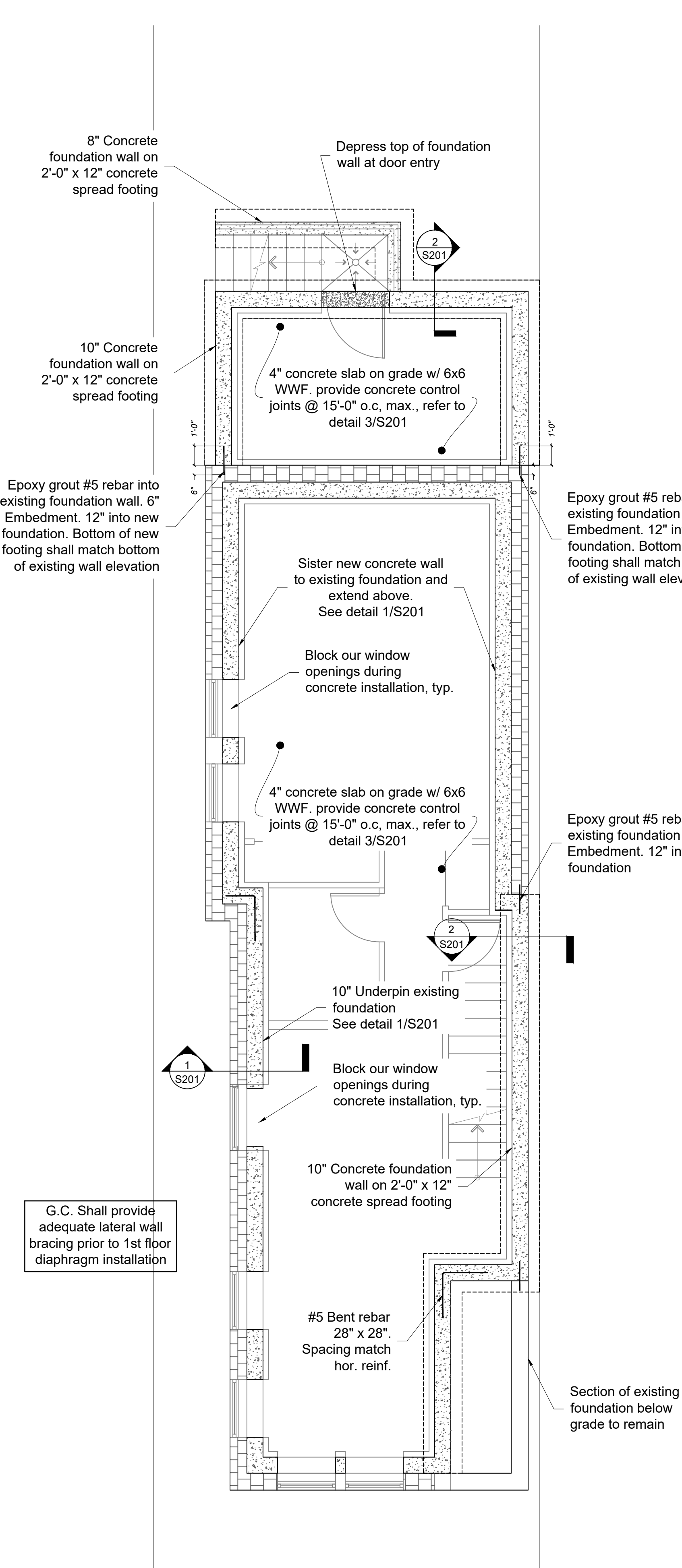
at

162 Otis St

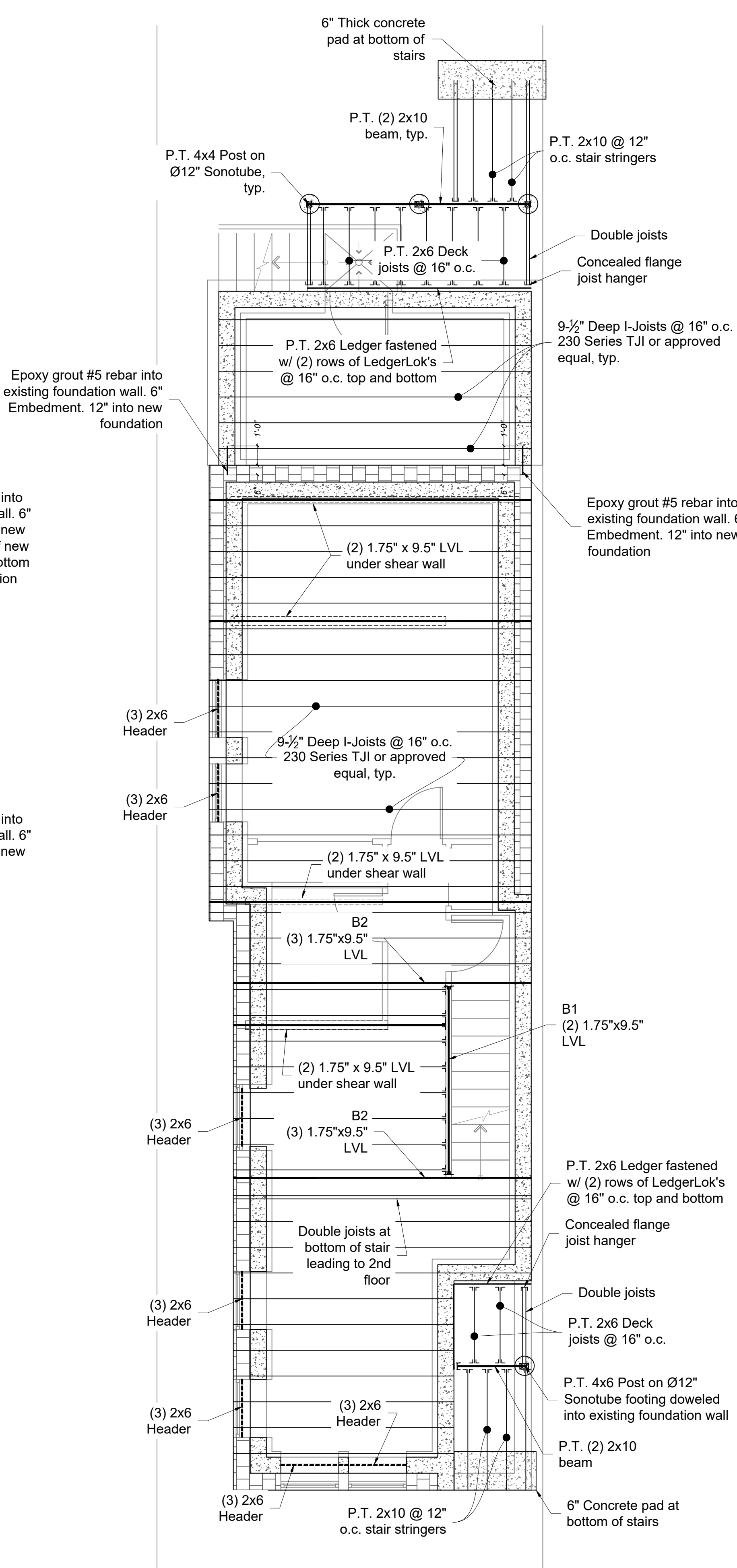
Pursuant to 780 CMR, Section 105.8 of the Massachusetts State Building Code (amended), twenty-four (24) hours notice in writing of start of work under this permit shall be given to the Commissioner of Inspectional Services.

Any person who violates a provision of this code or fails to comply with any of the requirements shall be subject to penalties prescribed by law.

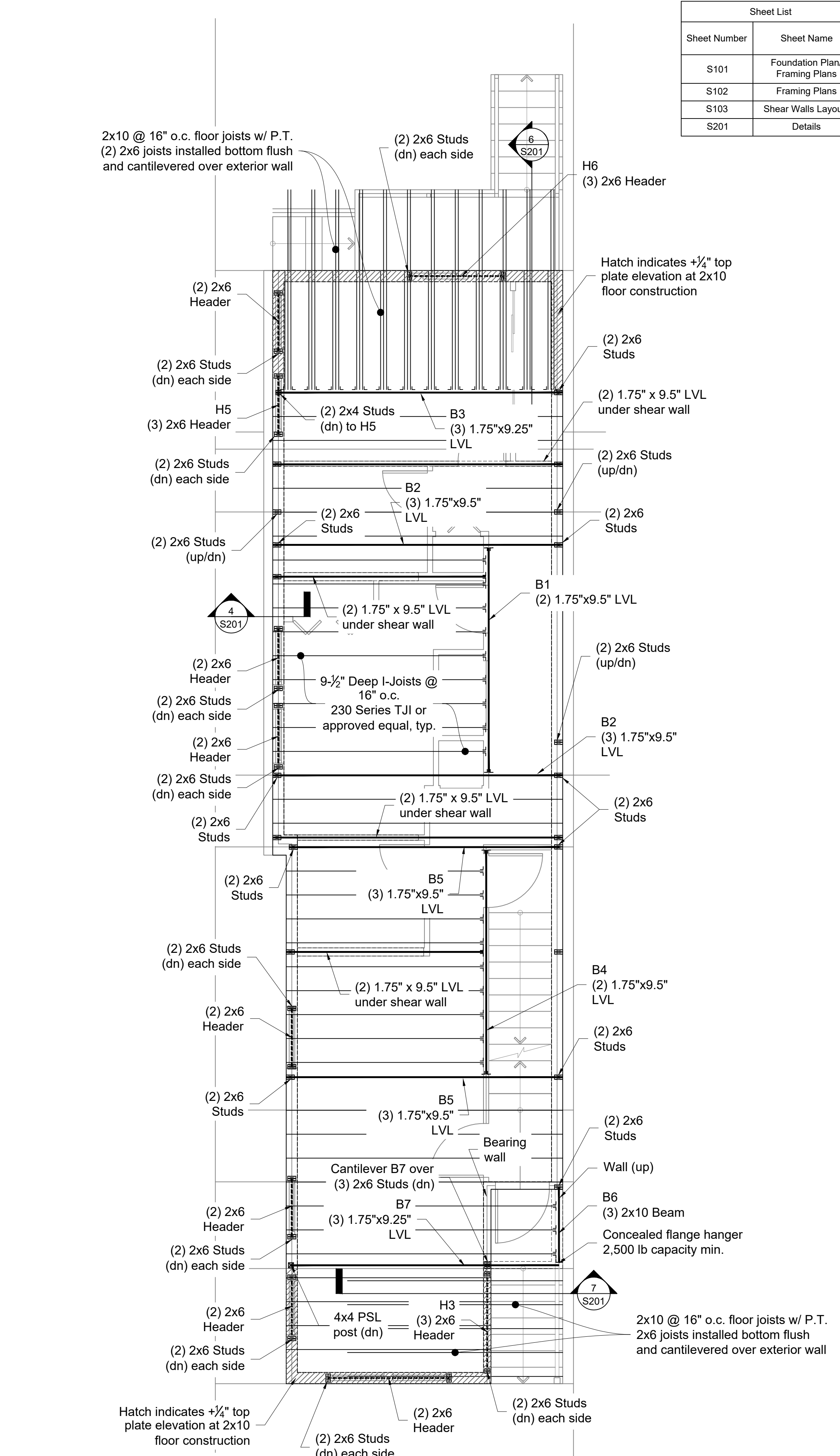
Peter McLaughlin, Commissioner



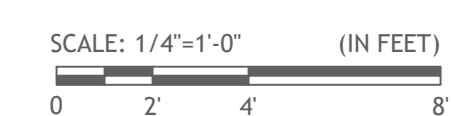
1 Foundation Plan
1/4" = 1'-0"



2 1st Floor Framing Plan
1/4" = 1'-0"

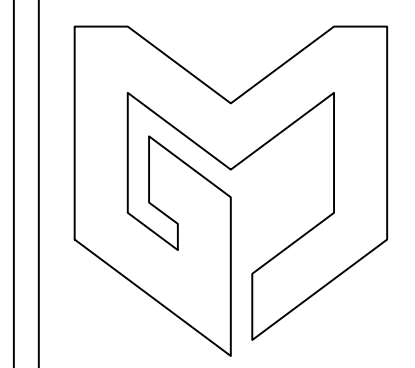


3 2nd Floor Framing Plan
1/4" = 1'-0"

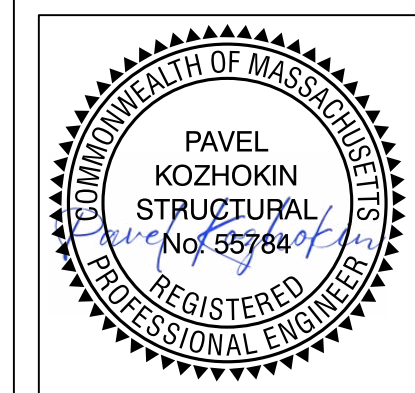


Sheet List	
Sheet Number	Sheet Name
S101	Foundation Plan/ Framing Plans
S102	Framing Plans
S103	Shear Walls Layouts
S201	Details

Revision Schedule	
#	Description
1	ISSUED FOR PERMIT



Monolith Group, Inc.
617-314-4177
info@monolith-group.net

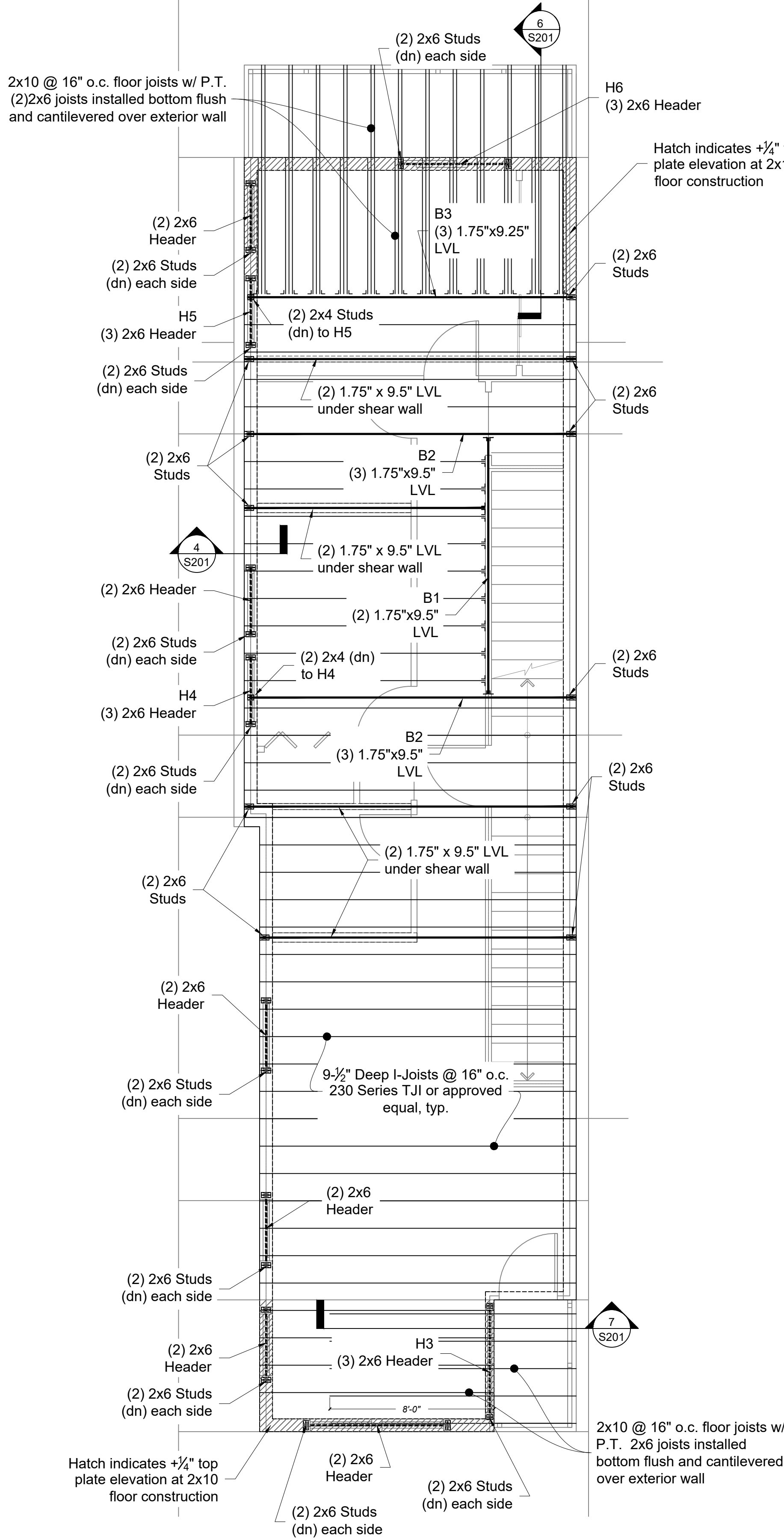


RESIDENCE REMODEL
162 Ohio St
Cambridge, MA

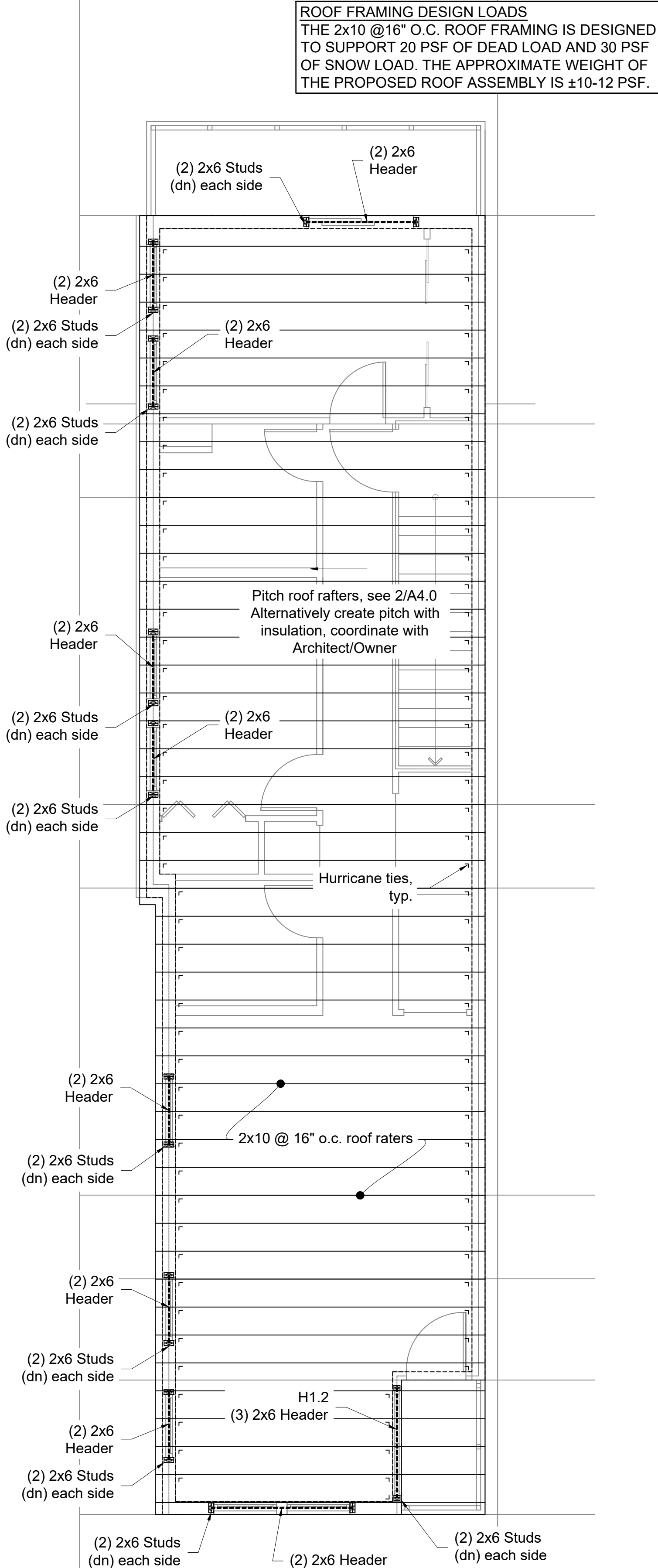
Foundation Plan
Framing Plans

DATE	2026-03-02
DRAWN BY	AM
CHECKED BY	PK
DRAWINGS SIZE	24x36

S101



1 3rd Floor Framing Plan
1/4" = 1'-0"



2 Roof Framing Plan
1/4" = 1'-0"

ROOF FRAMING DESIGN LOADS
THE 2x10 @16" O.C. ROOF FRAMING IS DESIGNED
TO SUPPORT 20 PSF OF DEAD LOAD AND 30 PSF
OF SNOW LOAD. THE APPROXIMATE WEIGHT OF
THE PROPOSED ROOF ASSEMBLY IS ±10-12 PSF.

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 review 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.

STRUCTURAL NOTES:

- All loads and loading conditions are per IBC 2021 (10th Edition of Massachusetts Building Code).
- Contractor shall verify all dimensions.
- Concrete shall be $f_c = 3000$ psi, min.
- Foundation designed based on assumed allowable soil bearing pressure of 2000 psf.
- All rebar shall be $f_y = 60$ ksi.
- All exterior walls shall 2x6 @ 16" o.c.
- All members designated as 1.75" x ____" shall be LVL beams.
- All members designated as 2x ____ shall be dimensional lumber.
- All dimensional lumber shall be spruce-pine-fir:
 - $F_b = 875$ psi.
 - $F_v = 135$ psi.
 - $F_{c(perp)} = 425$ psi.
 - No. 1/ No. 2 or better
- LVL plies shall be $F_b = 3100$ psi, PSL's shall be $F_b = 2650$ psi, min.
- All header sizes shall be in accordance with 2021 IBC, U.N.O.
- Number of jack studs shall be in accordance with 2021 IBC, U.N.O.
- Where studs are combined to form a column, the boards shall be fastened with 2 vertical rows of nails spaced at 8" o.c. Nails shall penetrate the boards at least 3/4" of depth.
- Exterior walls shall be sheathed w/ 1/8" plywood or OSB.
- Sheathing shall be fastened to every exterior wall stud. Studs supporting beams and headers shall not be omitted.
- All floors shall be sheathed w/ 23/32" plywood or OSB, U.N.O.
- Roof shall be sheathed with 5/8" plywood or OSB, U.N.O.
- All LVL headers shall be supported by 4x6 PSL posts, U.N.O.
- All LVL girders shall be supported by 4x6 PSL posts, U.N.O.
- Apply (2) 2x joists under new partition walls which are parallel to framing.
- Provide blocking under partition walls which are perpendicular to direction of framing.
- Provide hurricane ties at roof rafters.
- PSL posts which extend multiple floors shall be braced on all sides at

STRUCTURAL DESIGN CRITERIA:

- | | |
|--------------------------------------|---------|
| 1. Live Load | |
| 1.a. Rooms other than sleeping rooms | 40 psf |
| 2. Snow Load | |
| 2.a. Ground Snow Load | 40 psf |
| 2.b. Flat Roof Snow | 30 psf |
| 3. Wind Speed | |
| 3.a. Basic Wind Speed | 128 mph |
| 4. Roof Dead Load | |
| 4.a. Allow for Future Solar Panels | 20 psf |

SCALE: 1/4"=1'-0" (IN FEET)

Revision Schedule	Date	
	Description	
#	1	ISSUED FOR PERMIT

Monolith Group, Inc.
617-314-4177
info@monolith-group.net

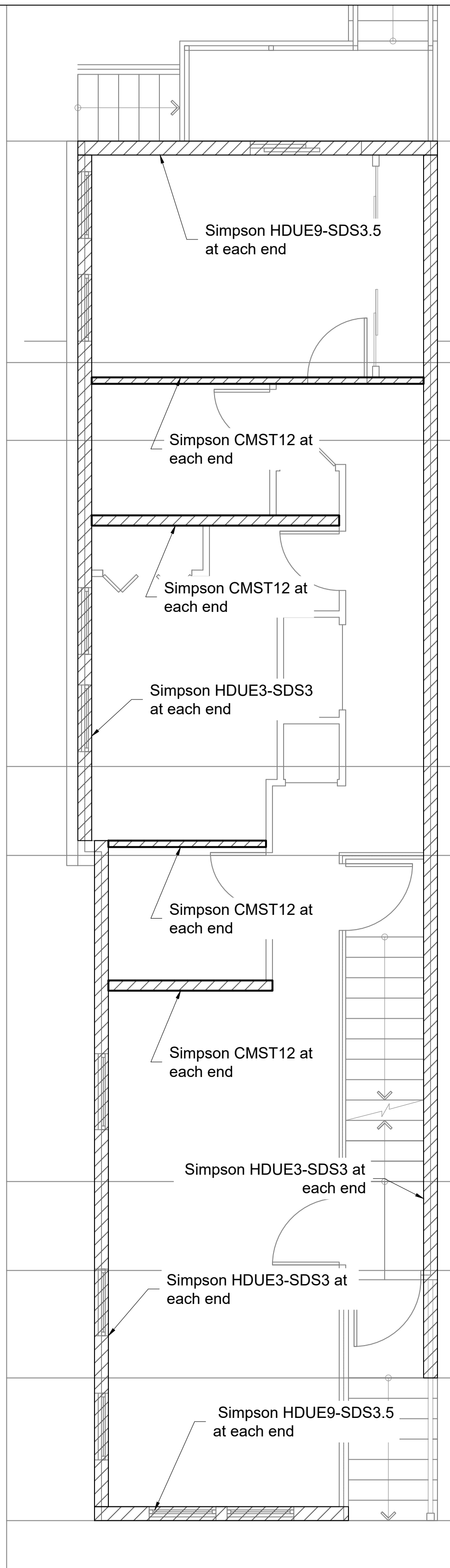


RESIDENCE REMODEL
162 Otis St
Cambridge, MA

Foundation Plan
Framing Plans

DATE	2026-03-02
DRAWN BY	AM
CHECKED BY	PK
DRAWINGS SIZE	24x36

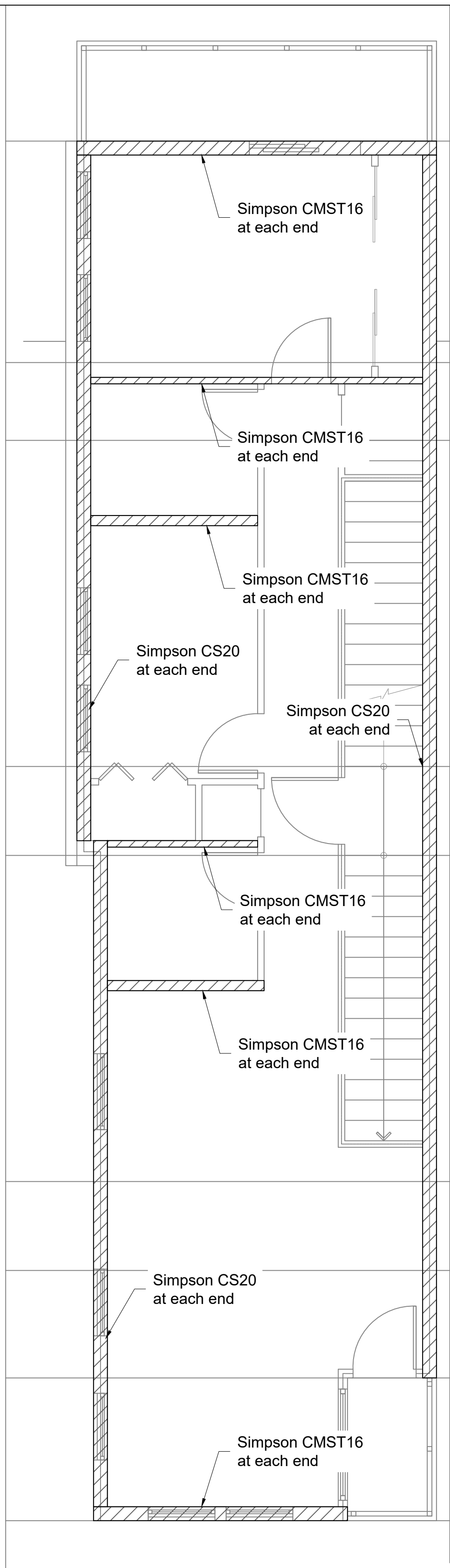
S102



1st Floor Shear Wall (SW) Notes:

1. $\frac{7}{16}$ " Plywood or OSB sheathing.
 - 1.1. Single sided in N-S direction
 - 1.2. Two-sided in E-W direction U.N.O.
2. Provide blocking at panel edges.
3. 8d nails @ 6" o.c.
4. Provide (2) 2x studs at end of each wall, U.N.O.
5. Provide hold-downs as listed.
6. Where SW does not align with a wall below, provide (2) LVL's below the wall.
7. Provide Simpson HDUE3-SDS3 hold-down ties at each end of LVL located below SW.
8. Provide 2 rows of 10d nails @ 6" o.c. to fasten bottom plate of SW.
9. Refer to drawings S200 series for typical details.

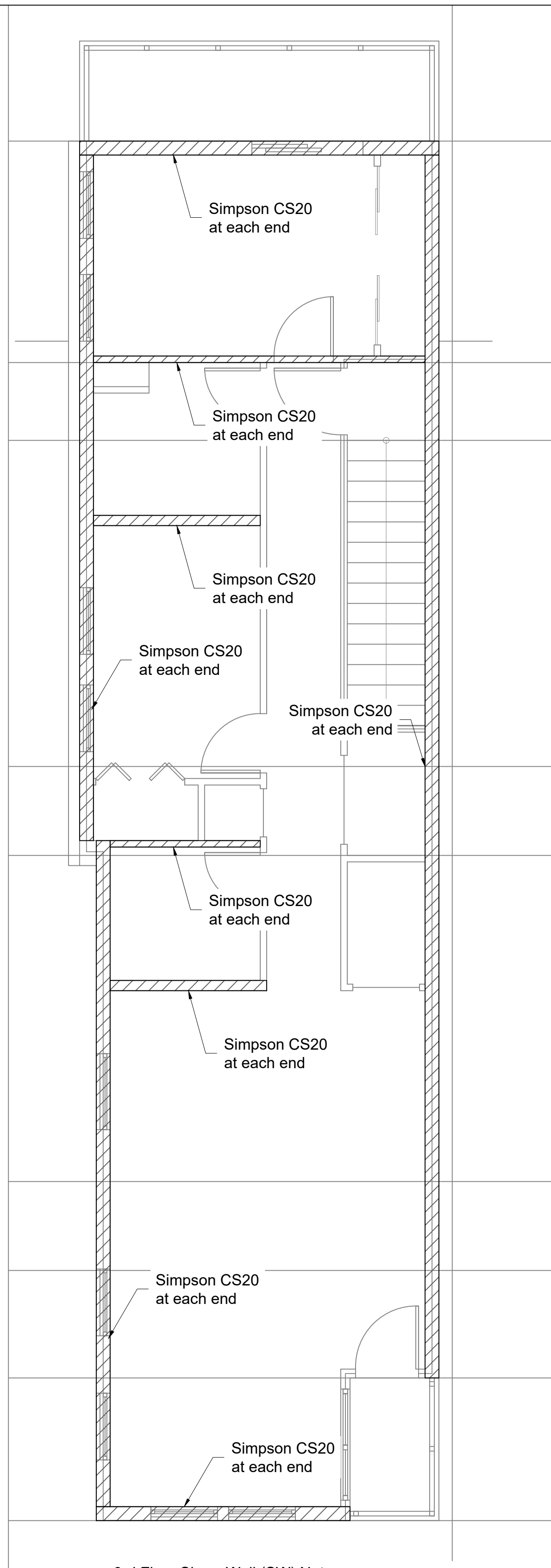
1 **1st Floor Shear Walls Layout**
 $\frac{1}{4}" = 1'-0"$



2nd Floor Shear Wall (SW) Notes:

1. $\frac{7}{16}$ " Plywood or OSB sheathing.
2. Provide blocking at every panel edge.
3. 8d nails.
 - 3.1. @6" o.c. in E-W walls
 - 3.2. @6" o.c. in N-S walls.
4. Provide (2) 2x studs at end of each wall, U.N.O.
5. Provide hold-downs as listed.
6. Where SW does not align with a wall below, provide (2) LVL's below the wall.
7. Provide 2 rows of 10d nails @ 6" o.c. to fasten bottom plate of SW.
8. Refer to drawings S200 series for typical details.

2 **2nd Floor Shear Walls Layout**
 $\frac{1}{4}" = 1'-0"$



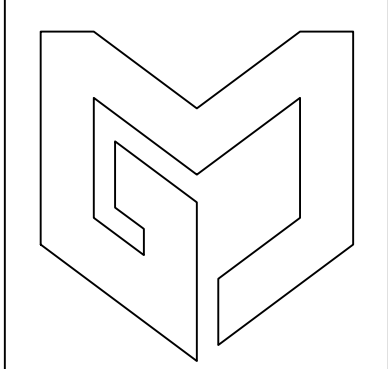
3rd Floor Shear Wall (SW) Notes:

1. $\frac{7}{16}$ " Plywood or OSB sheathing.
2. Provide blocking at every panel edge.
3. 8d nails.
 - 3.1. @6" o.c. in E-W walls
 - 3.2. @6" o.c. in N-S walls.
4. Provide (2) 2x studs at end of each wall, U.N.O.
5. Provide hold-downs as listed.
6. Where SW does not align with a wall below, provide (2) LVL's below the wall.
7. Provide 2 rows of 10d nails @ 6" o.c. to fasten bottom plate of SW.
8. Refer to drawings S200 series for typical details.

3 **3rd Floor Shear Walls Layout**
 $\frac{1}{4}" = 1'-0"$

SCALE: $\frac{1}{4}" = 1'-0"$ (IN FEET)
 0 2' 4' 8'

Revision Schedule		Date
#	Description	
1	ISSUED FOR PERMIT	2026-03-02



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 617-314-4177
 info@monolith-group.net

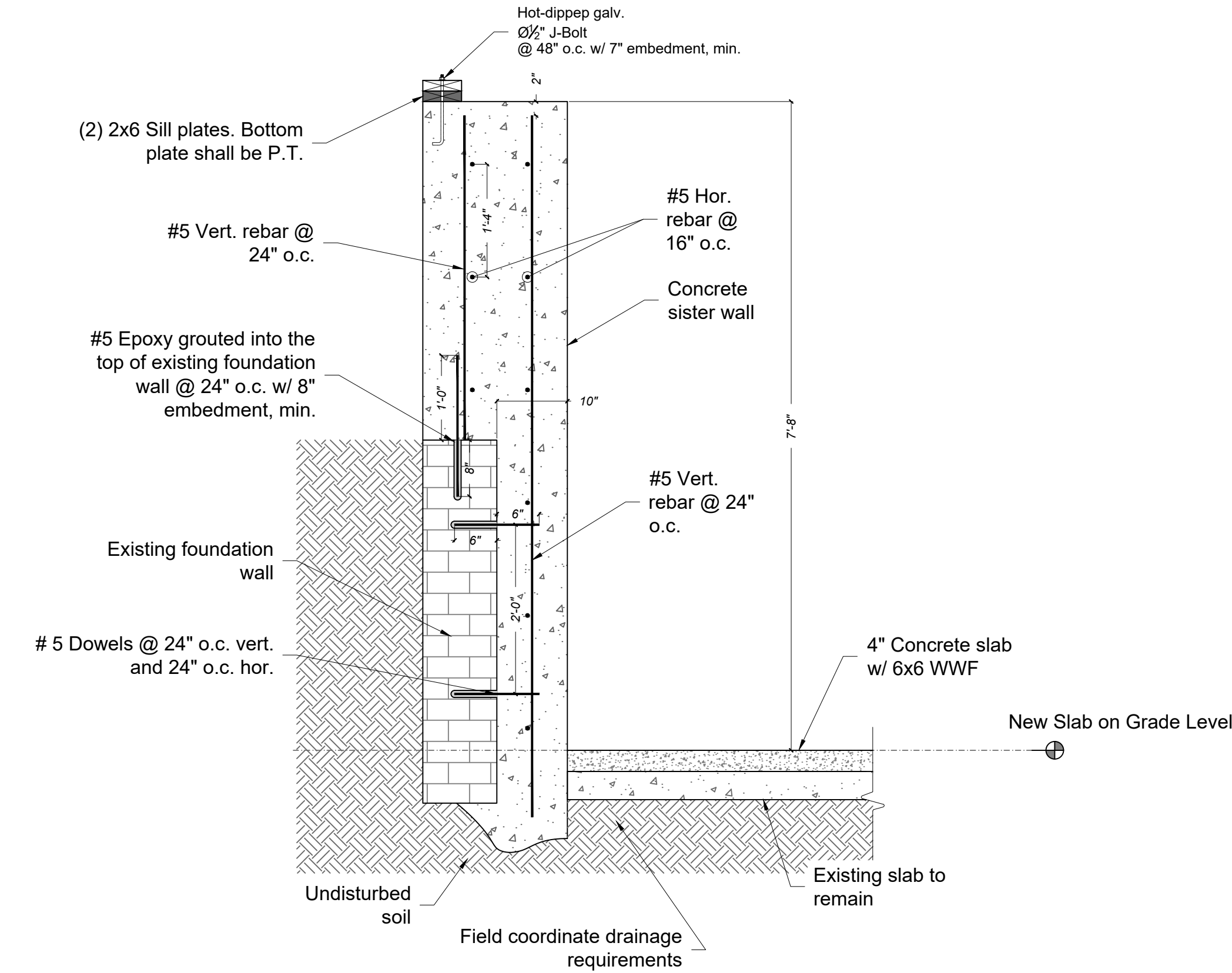


RESIDENCE REMODEL
 162 Otis St
 Cambridge, MA

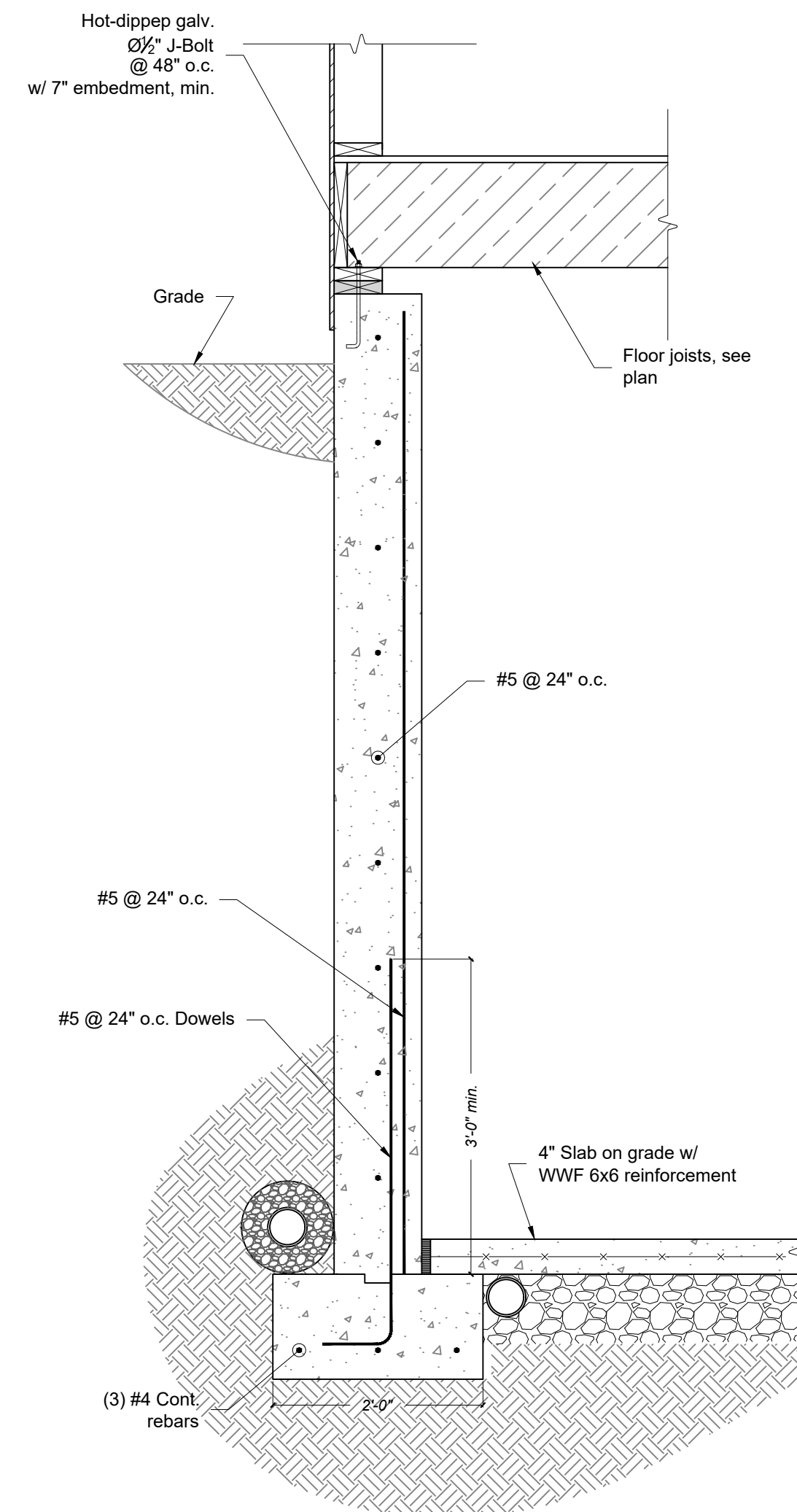
Shear Walls Layouts

DATE	2026-03-02
DRAWN BY	AM
CHECKED BY	PK
DRAWINGS SIZE	24x36

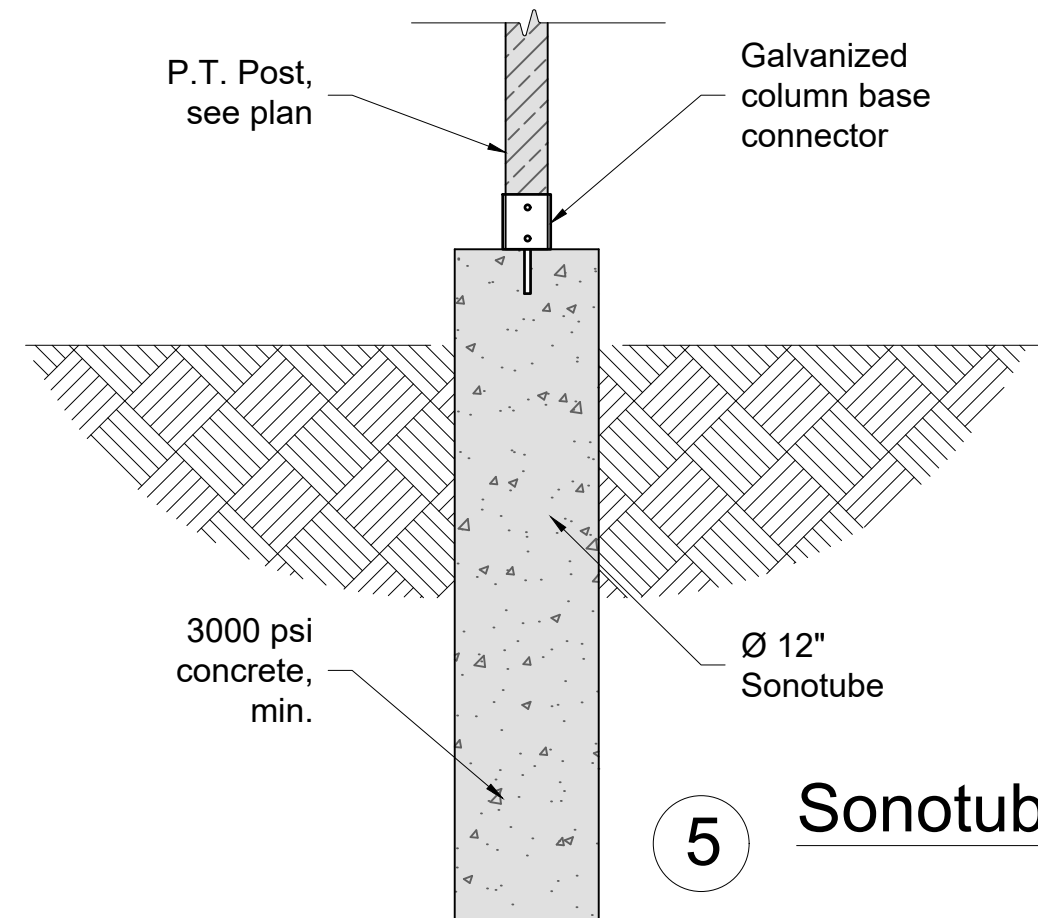
S103



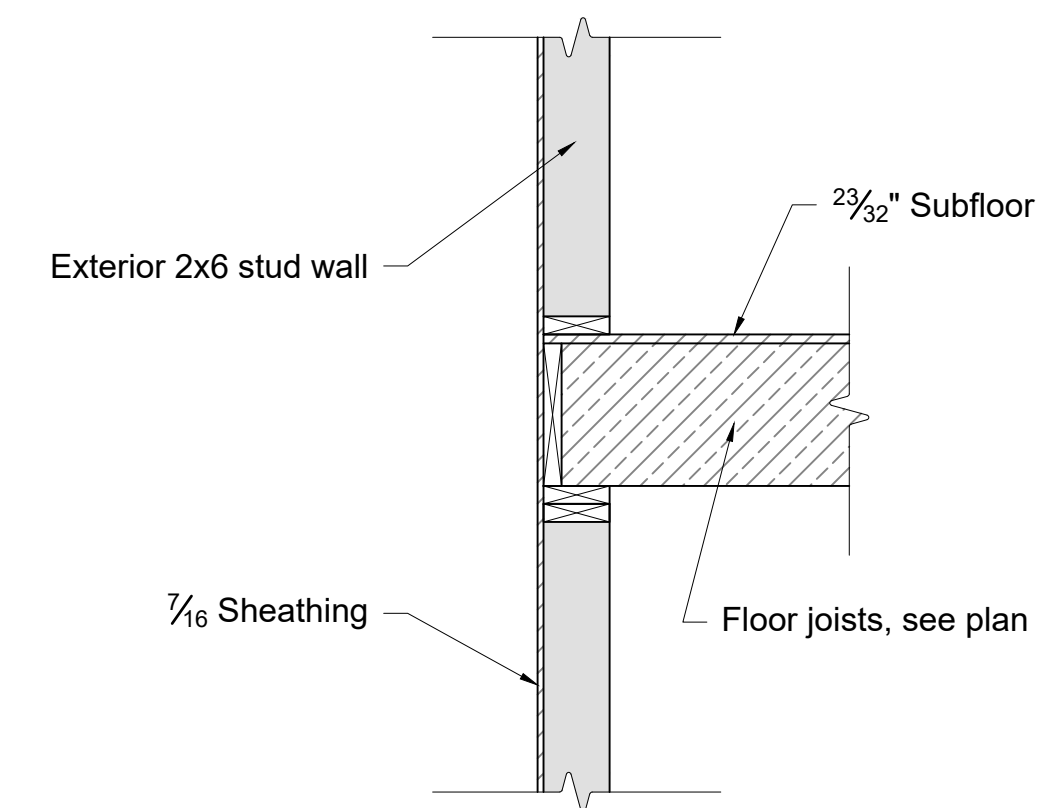
1 Underpin/ Reinforce Foundation Wall



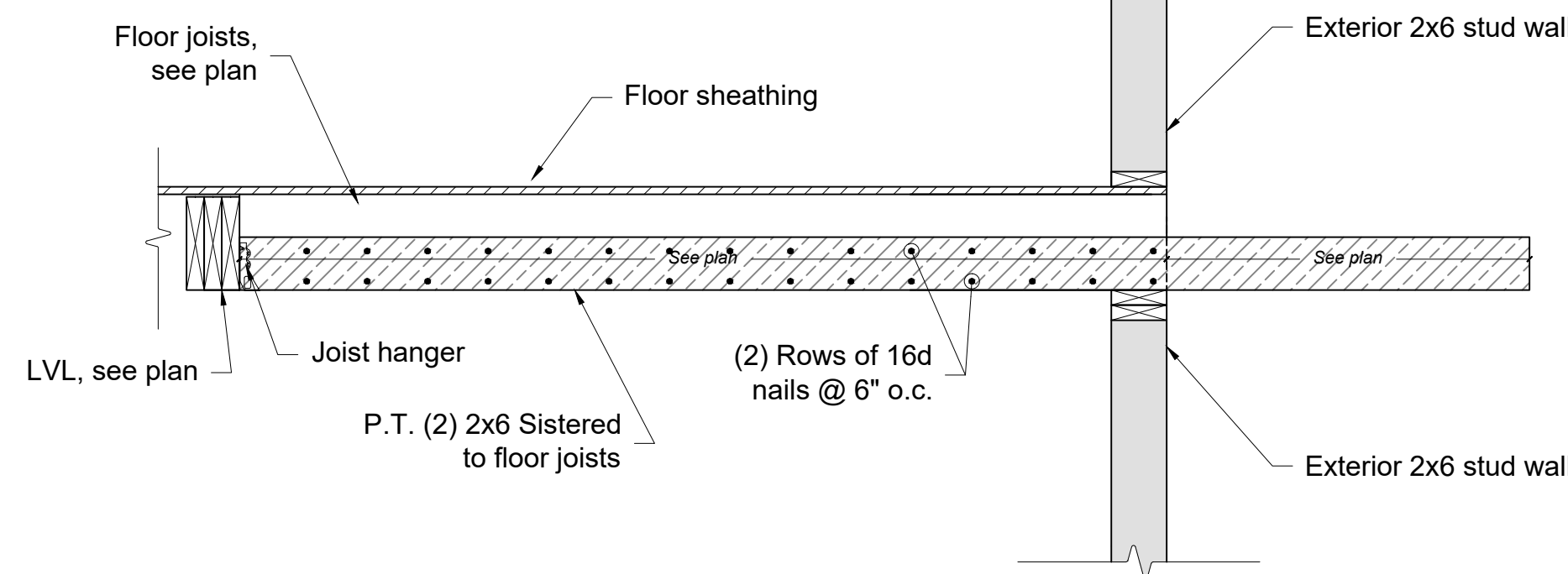
2 New Foundation Wall



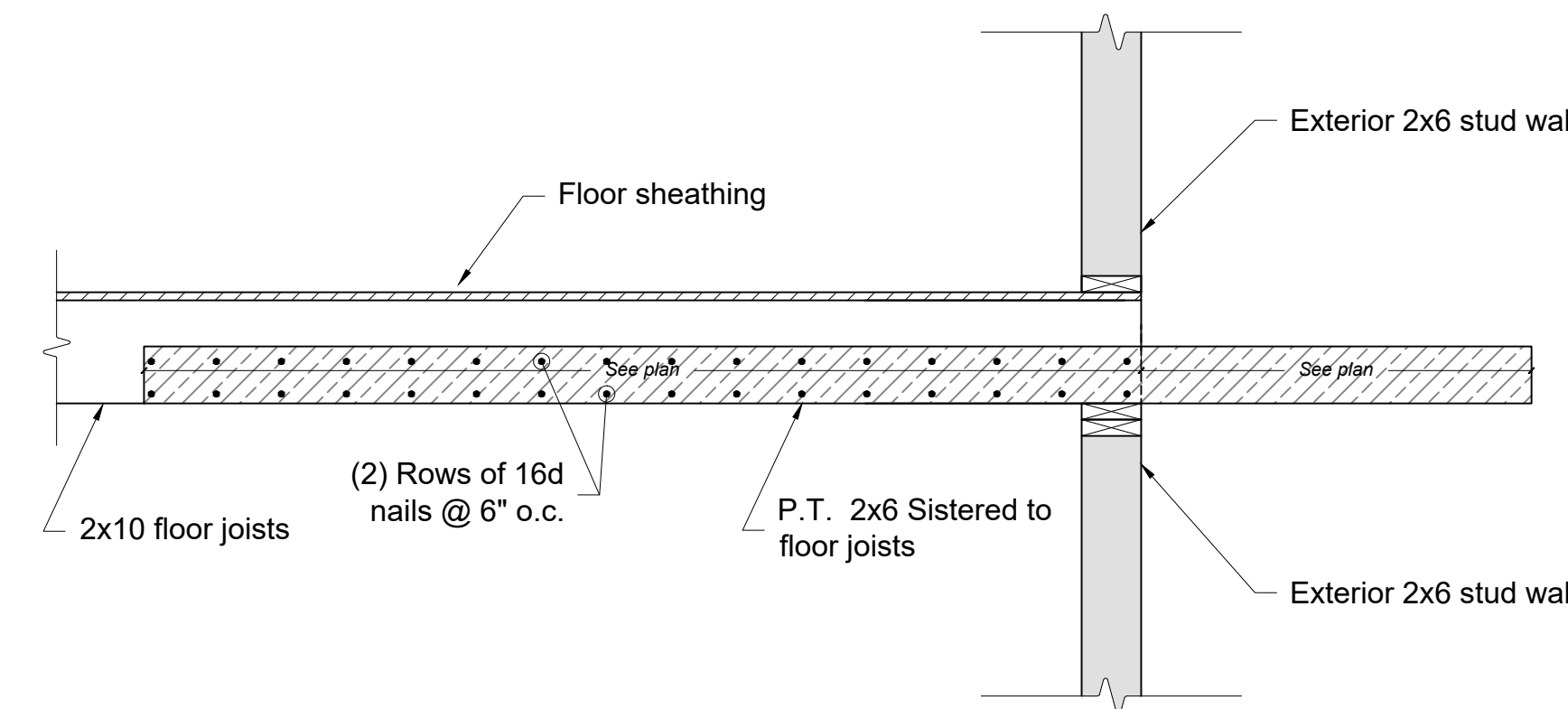
3 Slab on Grade



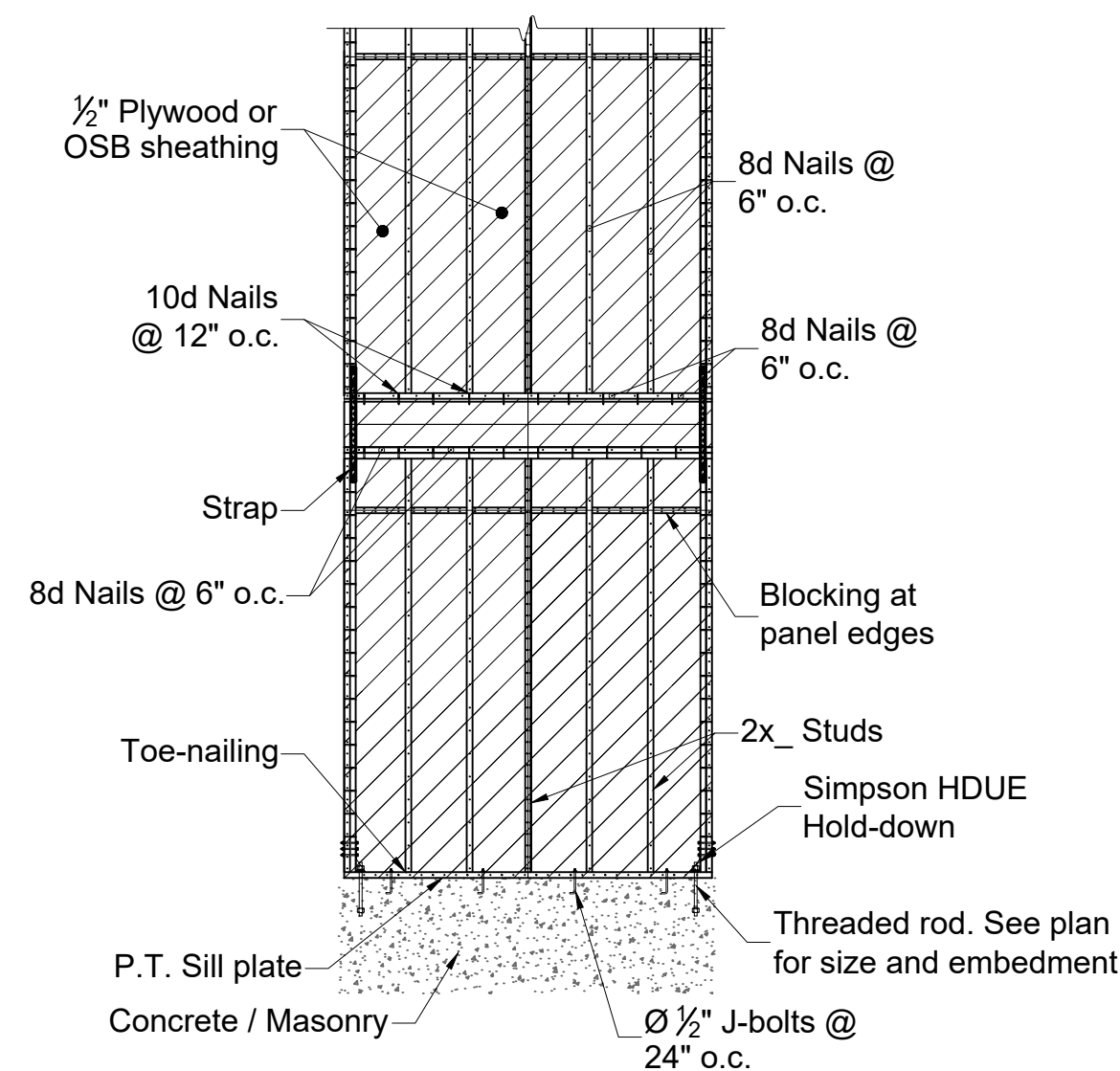
4 Joists at Exterior Wall



5 Sonotube

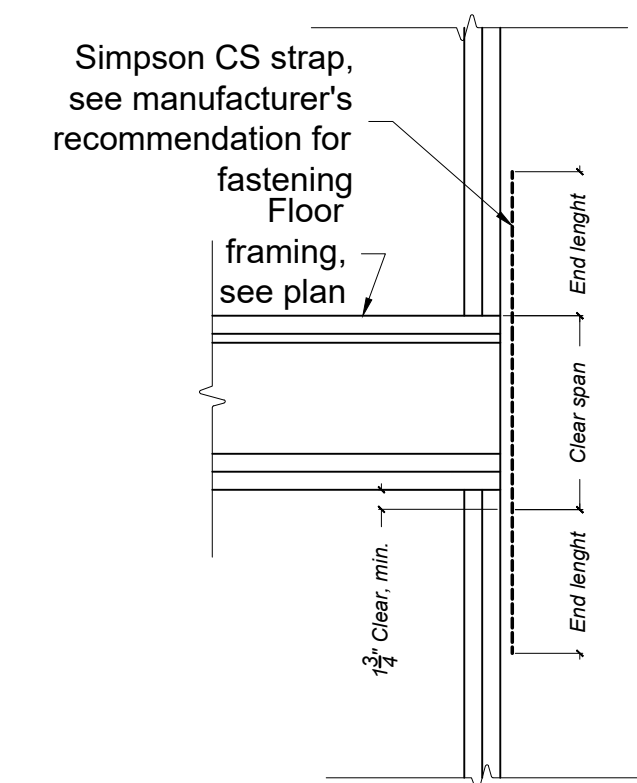


6 Cantilever Deck

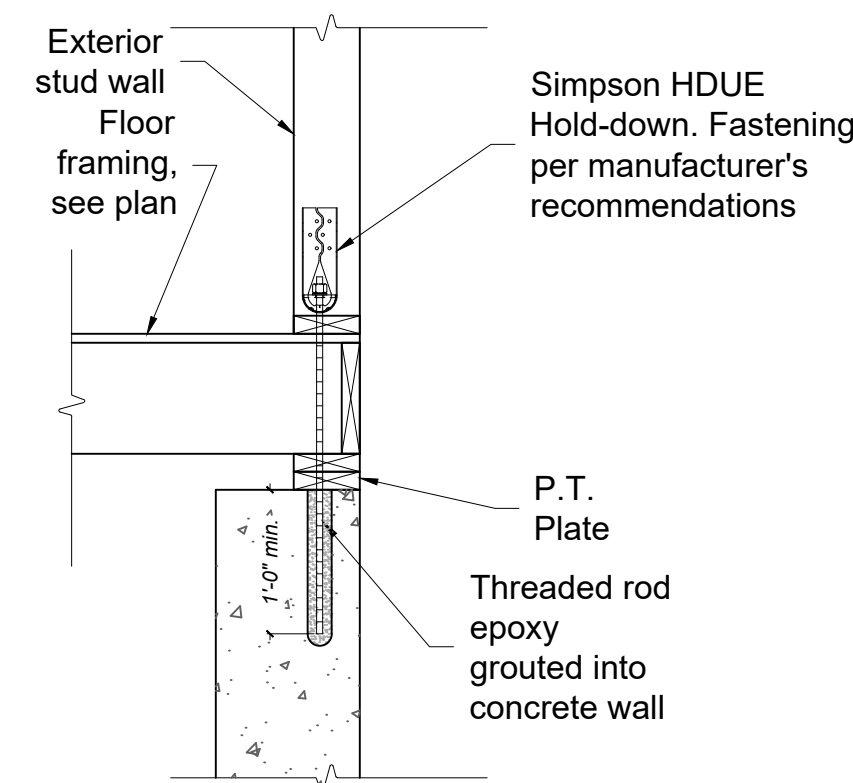


7 Typical Shear Wall

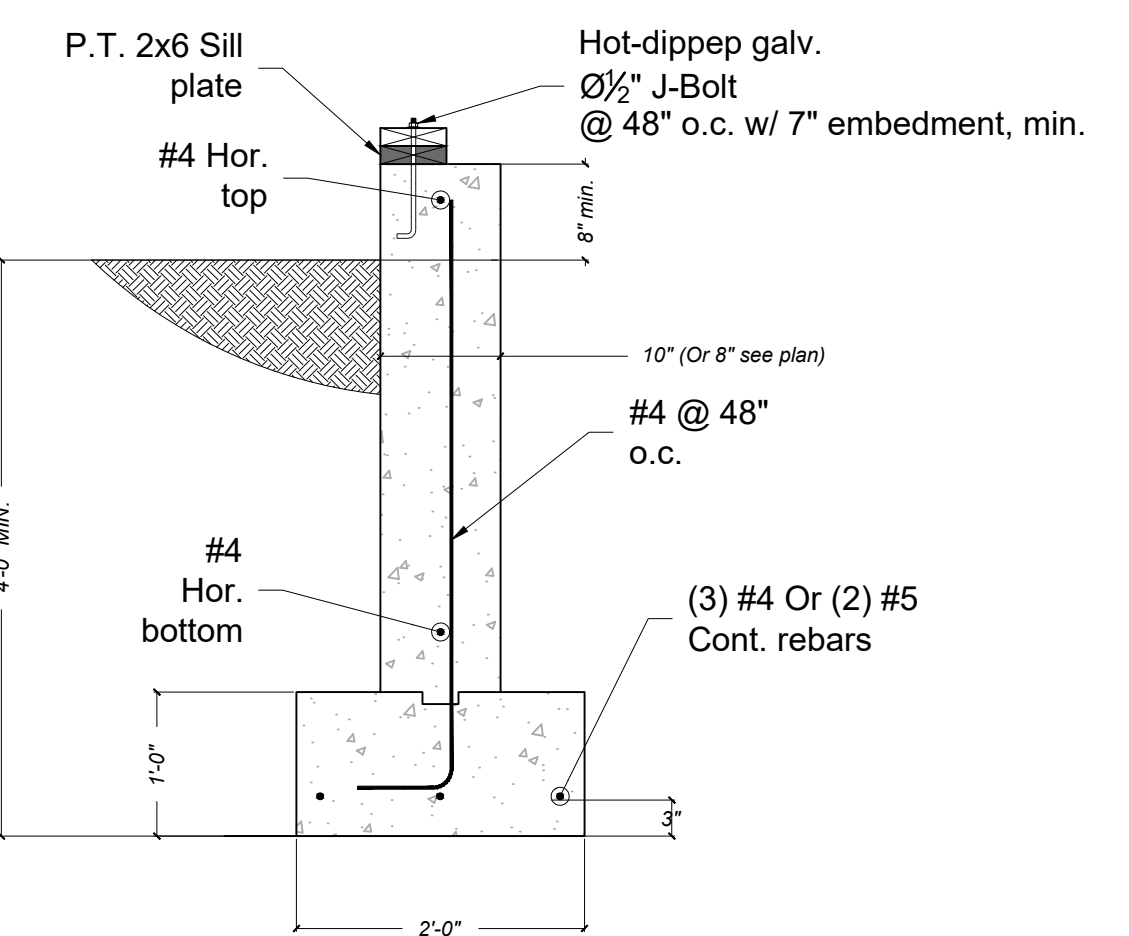
8 Cantilever Deck



9 CS Strap Detail

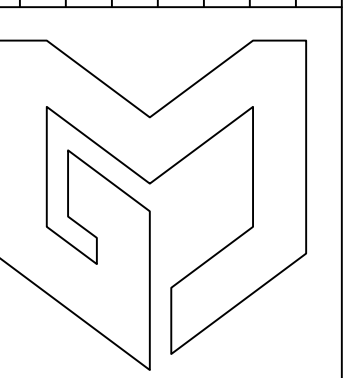


10 HDUE Detail

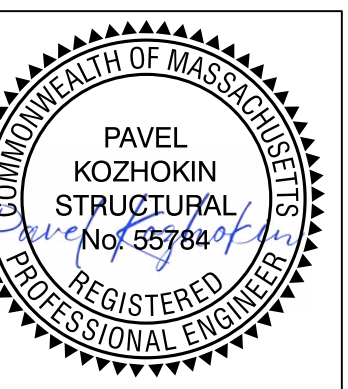


11 Foundation Wall

Revision Schedule	Description	Date
1	ISSUED FOR PERMIT	2026-03-02



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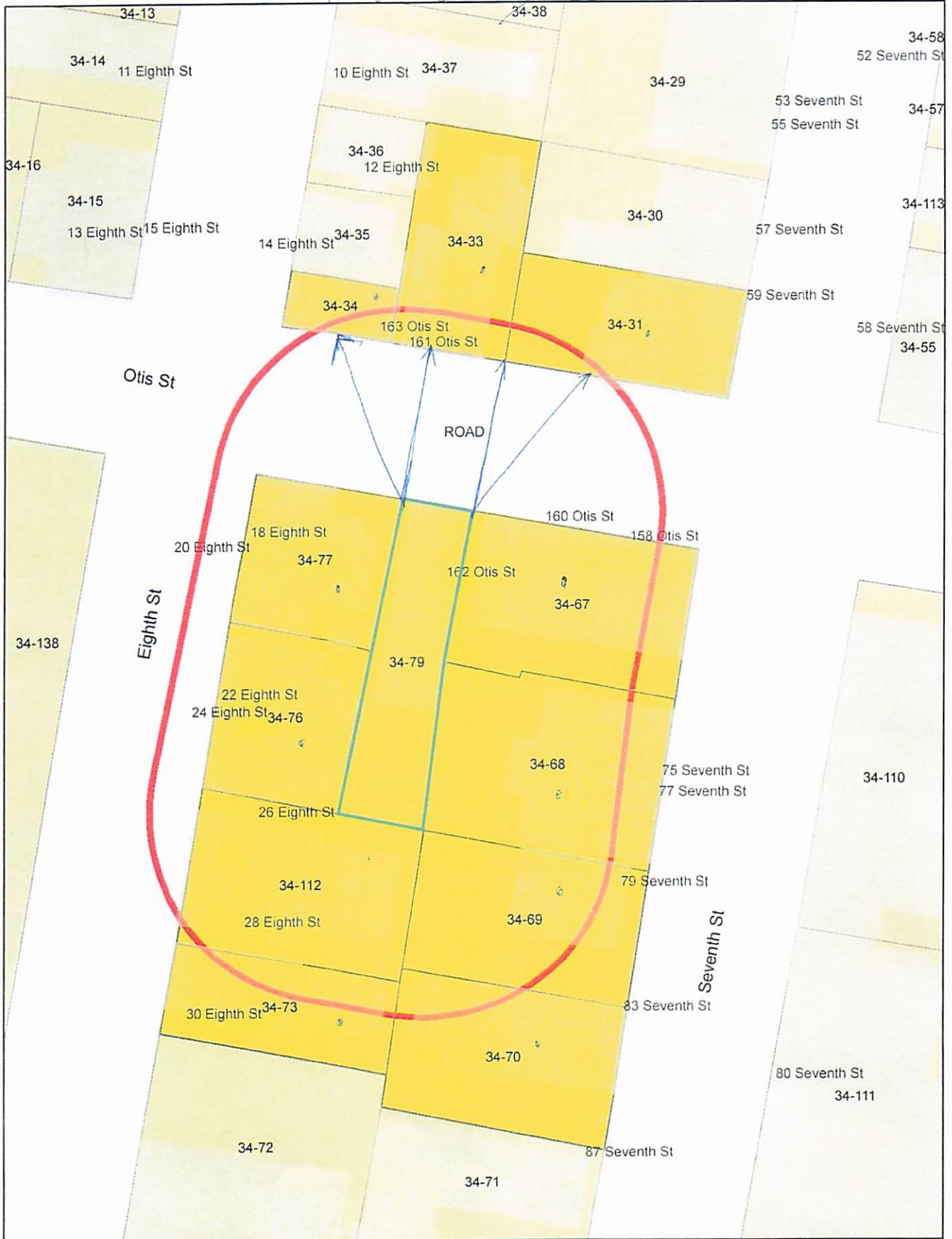
RESIDENCE REMODEL
162 Otis St.
Cambridge, MA

Details

DATE	2026-03-02
DRAWN BY	AM
CHECKED BY	PK
DRAWINGS SIZE	24x36

S201

162 Otis Street



142 Otis St.

Pettiner

34-70
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34-73
HUSSEY, EDWARD C. JR. &
MARGARET HUSSEY A LIFE ESTATE
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C/O SARAH L. RHATIGAN, ESQ.
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TRUSTEE OF THE AGUIAR 2017 TRUST
39 EARLY AVE
MEDFORD, MA 02155

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NORTH ANDOVER, MA 01845

34-34
VIGILANTE, DENNIS, DAVID VIGILANTE &
SUSAN C. PILLERI
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RIBEIRO, GEORGE
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SEVENTH STREET LLC
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SHOUSHAN ELAD SHELLY M. SHOUSHAN
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POZEN, DANIEL
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