

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: David Wiedaseck, Trustee Putnam Place Condominium Trust

PETITIONER'S ADDRESS: 167 Putnam Ave. #B Cambridge, MA 02139

LOCATION OF PROPERTY: 165-167 Putnam Ave. Cambridge, MA 02139

TYPE OF OCCUPANCY: Residential Multi Family ZONING DISTRICT: Residence C-1

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: Variance to install 1" external insulation within 7'2" setback

DESCRIPTION OF PETITIONER'S PROPOSAL:

Request for a variance to allow installation of 1" exterior insulation as part of an exterior siding replacement within the 7'2" setback required by ordinance 22.43.2. Existing wood clapboard to be removed and replaced with Hardie Plank fiber cement board. 1" rigid foam to be installed under new fiber cement clapboard, with 1" wood mounting. Home is pre-existing construction built in 1905.

SECTIONS OF ZONING ORDINANCE CITED:

Article 22 Section 43.2
Article _____ Section _____
Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): David Wiedaseck, trustee Putnam place Condominium Trust
(Petitioner(s)/Owner)
David Wiedaseck
(Print Name)

Address: 167 Putnam Ave. #B
Cambridge, MA 02139

Tel. No.: (617)875-5882

E-Mail Address: davidwiedaseck@gmail.com

Date: 12/2/2018

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 165-167 Putnam Ave. Cambridge, MA 02139 DATE: 12/2/2018

PETITIONER OR REPRESENTATIVE: David Wiedaseck

ADDRESS & PHONE: 167 Putnam Ave. #B, Cambridge, MA 02139 617-875-5882

BLOCK: 130 LOT: 146

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form 3 Forms with Original Signatures	Yes _____	Yes _____
Supporting Statements - Scanned & 1 set to Zoning	Yes _____	Yes _____
Application Fee (You will receive invoice online)	_____	_____
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	Yes _____	Yes _____
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	Yes _____	Yes _____
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	Yes _____	Yes _____
Floor Plans - Scanned & 1 set to Zoning	Yes _____	Yes _____
Elevations - Scanned & 1 set to Zoning	Yes _____	Yes _____
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	Yes _____	Yes _____
Photographs of Property - Scanned & 1 set to Zoning	Yes _____	Yes _____
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	Yes _____	Yes _____
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	NO _____	_____
Evidence of Separate Utilities **	No _____	_____
Proposed Subdivision Plan	No _____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** Can be submitted after subdivision has been approved.

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 David Wiedaseck, Trustee, Putnam Place Condominium Trust; David Wiedaseck, Manager Savant LLC
(OWNER)

Address: 167 Putnam Ave. #B Cambridge, MA 02139

State that I/We own the property located at 165-167 Putnam Ave. Cambridge, MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Savant, LLC, Sarah Rosenberg, Sridevi Reddy/Zachary Culbreth, Peter Wierzbinski

*Pursuant to a deed of duly recorded in the date 03/27/2018, Middlesex South
County Registry of Deeds at Book 70782, Page 219; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

*David Wiedaseck trustee Putnam Place
Condominium Association*
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

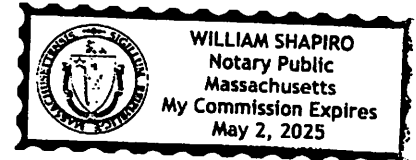
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name David Wiedaseck personally appeared before me,
this 3 of DEC, 2018, and made oath that the above statement is true.

W. Shapiro
Notary

My commission expires 5/2/25 (Notary Seal).



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

David Wiedaseck, Trustee Putnam Place
APPLICANT: Condominium Association **PRESENT USE/OCCUPANCY:** Residential Multifamily

LOCATION: 165-167 Putnam Ave. Cambridge, MA 02139 **ZONE:** C-1

PHONE: 617-875-5882 **REQUESTED USE/OCCUPANCY:** Residential Multifamily (no change)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7,620</u>	<u>No change</u>	<u>.75 x 11,640(max) = 8,730 SR(max.)</u>
<u>LOT AREA:</u>	<u>11,640 SF</u>		<u>5,000 SF (min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.65</u>	<u>No Change</u>	<u>.75 (max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,910 SF</u>	<u>2,944 SF</u>	<u>1,500 SF (min.)</u>
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	<u>102.00'</u>		<u>50.0' (min.)</u>
<u>DEPTH</u>	<u>116.43'</u>		<u>NA</u>
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	<u>2.5' Bldg, 4.0' Porch</u>	<u>2.2' Bldg, 3.8' Porch</u>	<u>7'2" (for exterior insulation) (H+L)/6 = 10' (min.)</u>
<u>REAR</u>	<u>60'</u>	<u>59.84'</u>	<u>36 (min.)</u>
<u>LEFT SIDE</u>	<u>47'</u>	<u>46.84'</u>	<u>10' (min.)</u>
<u>RIGHT SIDE</u>	<u>5.5' Extg Building</u>	<u>5.3' w/ insulation</u>	<u>(H+L)/7 = 11.8' (min.)</u>
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	<u>3.8'</u>	<u>No change</u>	<u>35' (max.)</u>
<u>LENGTH</u>			
<u>WIDTH</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>(2,910 + 1191.48) 4101.48/11640 = .3523</u>	<u>4136.53/11640 = .355537</u>	<u>.30 (min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>4</u>	<u>No change</u>	<u>9 @ 87,30SF/900SF = 9.7 (max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>4</u>	<u>No change</u>	<u>1 Per Unit (min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>32'</u>	<u>31.84'</u>	<u>11.6 (min.)</u>

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

165-167 Putnam Ave. shares a lot with 1 additional existing multifamily dwelling 7-13 Hingham st. 7-13 Hingham st is wood frame construction. Exterior dimensions are 29'x37' with the addition of a 2 story porch (7.1' x 18.8')

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'.

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:
165-167 Putnam Ave. was constructed in 1905 prior to the introduction of modern weatherproofing and insulation techniques. Due to a lack of insulation the home requires great expense to heat and cool. In addition pipes routinely freeze due to drafts and gaps in the insulation in exterior walls necessitating costly repairs to the plumbing and repairing water damage. The owners are unable to further insulate the interior cavity of the walls due to a prior owners installation of cellulose fiber. The cellulose installation left many gaps and partially filled stud cavities. Further the cellulose does not contain a moisture barrier. Re-insulating the stud cavities with fiberglass or spray foam insulation would require excavating the existing cellulose. Removing the cellulose would require removing the entire exterior sheathing or removing plaster from interior walls, which would be an exorbitant expense and a hardship for the owners. Exterior insulation is currently the most cost effective way to increase the R value of the walls and improve the heating and cooling efficiency of the building.
- 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:
Ordinance 22.34.2 contains a set back requirement which assumes that the building was constructed with a set back conforming to the current building ordinance. 165-167 Putnam Ave. was constructed in 1905 prior to the current set back requirements, and is a pre-existing non conforming condition. The age of the property and the conforming conditions at the time of construction should be considered.
Ordinance 22.34.2 Allows for existing conforming or pre-existing non conforming buildings or building that received a building permit before August 2, 2010 to encroach upon the set back or to encroach further upon the set back up to 4 inches in order to add exterior insulation. The current required set back in zone C-1 is 7'6" Ordinance 22.34.2 establishes the minimum set back at 7'2" (7'6"-4" = 7'2"). Many homes in Cambridge pre-date the current set back ordinances and are non conforming. In C-1 the majority of the homes have non-conforming setbacks, many of which have less set back than 165-167 Putnam Ave.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Substantial detriment to the public good for the following reasons:
The addition of 1" of rigid foam to the exterior of the building will be virtually unnoticeable under the fiber cement board siding. Without measuring tools the minor change to the exterior of the building will be undetectable to neighbors and passers by. The overall appearance of the home will be improved by the installation of new cement board siding and PVC trim boards. The owners are serving the public good by increasing the energy efficiency of their home. This will directly reduce the green house emissions and carbon footprint of the home. While small in overall effect this effort also improves air quality by reducing the exhaust fumes generated by heating equipment. The additional insulation will help bring the home closer to meeting the energy efficiency standards mandated by current ordinances and building codes.
- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
Ordinance 22.34.2 was written with the intent to allow exterior insulation, while setting a limit (4") on the thickness of the insulation. The specification of a 7'2" set back is contrary to the language supporting building with pre-existing non conforming setbacks. The additional thickness of the wall will not encroach on any public or private right of way or reduce the distance to neighboring structures. Current overhangs and eaves extend beyond the additional thickness of the exterior wall. These eaves and overhangs will not be altered. Further 165-167 Putnam has ample open space and more than adequate set backs on 2 of the 4 sides.
* If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for _____ (location) would not be a detriment to the public interest because:

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

- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

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Special Permit: _____ Variance: X Appeal: _____

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LOCATION OF PROPERTY: 165-167 Putnam Ave. Cambridge, MA 02139

TYPE OF OCCUPANCY: Residential Multi Family ZONING DISTRICT: Residence C-1

REASON FOR PETITION:

- | | |
|--|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u>Variance to install 1" external insulation within 7'2" setback</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Request for a variance to allow installation of 1" exterior insulation as part of an exterior siding replacement within the 7'2" setback required by ordinance 22.43.2. Existing wood clapboard to be removed and replaced with Hardie Plank fiber cement board. 1" rigid foam to be installed under new fiber cement clapboard, with 1" wood mounting. Home is pre-existing construction built in 1905.

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Original Signature(s): David Wiedaseck, Trustee Putnam Place Condominium Trust
(Petitioner(s)/Owner)
David Wiedaseck
(Print Name)

Address: 167 Putnam Ave. #B
Cambridge, MA 02139

Tel. No.: (617)875-5882

E-Mail Address: davidwiedaseck@gmail.com

Date: 12/2/2018

2018 DEC -4 PM 2:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 165-167 Putnam Ave. Cambridge, MA 02139 DATE: 12/2/2018

PETITIONER OR REPRESENTATIVE: David Wiedaseck

ADDRESS & PHONE: 167 Putnam Ave. #B, Cambridge, MA 02139 617-875-5882

BLOCK: 130 LOT: 146

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

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<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
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Evidence of Separate Utilities **	No _____	_____
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Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** Can be submitted after subdivision has been approved.

I, *Sarah Rosenberg*, owner of *167A Putnam Ave, Cambridge MA*, grant *David Wiedaseck*, Trustee Putnam Place Condominium association, to act as trustee and requests building permit, special permits, and variances on behalf of Putnam Place Condominium trust.

Sarah B Rosenberg

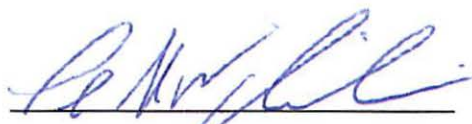


Signature

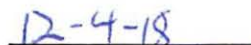
12/1/18

Date

I Pete Wierzbinski owner of 165 Putnam Ave. Unit B, Cambridge MA 02139, grant David Wiedaseck, Trustee Putnam Place Condominium association permission to act as trustee and requests building permits, special permits, and variances on behalf of Putnam Place Condominium trust.

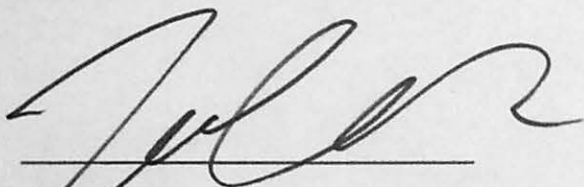
A handwritten signature in blue ink, appearing to read 'P. Wierzbinski', written over a horizontal line.

Pete Wierzbinski

A handwritten date '12-4-18' in blue ink, written over a horizontal line.

(Date)

I ZACHARY CULBRETH owner of 165 Putnam Ave. Unit A, Cambridge MA 02139,
grant David Wiedaseck, Trustee Putnam Place Condominium association permission to act as
trustee and requests building permits, special permits, and variances on behalf of Putnam Place
Condominium trust.



(Sign)

12.02.2018
(Date)

ZACHARY CULBRETH
(Name)

PLAN # 1301 OF 2007 12-11-07 12:19 PM

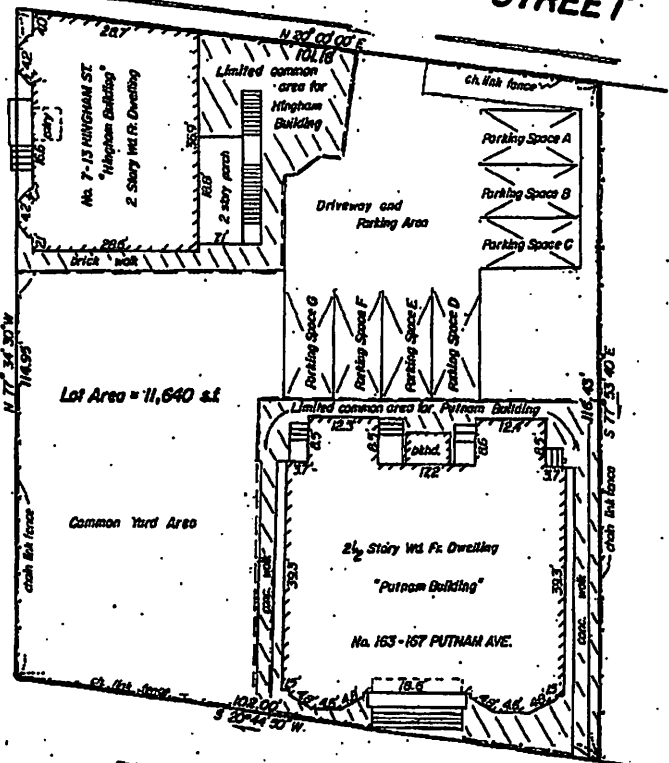
Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 1301 of 2007
Rec'd 12-11-07 20:07
at 12:49 M P.M.

Attest
[Signature]
Register

RESERVED FOR REGISTRY USE

HINGHAM STREET
(Public - 40' Wide)

ELMER STREET
(Public - 25' Wide)



PUTNAM AVENUE
(Public - 40' Wide)

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Bk. 46084, Pg. 546-551
Bk. 14162, Pg. 139
Bk. 37893, Pg. 42
Bk. 19374, Pg. 71
Plan Bk. 24, Plan 15
City of Cambridge Engineering Dept.
Acceptance Plan for Elmer St. - Plan 6335-B

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, MA, dated July 3, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of the "PUTNAM PLACE CONDOMINIUM" fully and accurately depicts the layout of the buildings, dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

[Signature]



SITE PLAN
PUTNAM PLACE CONDOMINIUM
CAMBRIDGE, MA

SCALE: 1" = 16'
NOV. 12, 2007
WENDELL H. MASON, PROF. LAND SURVEYOR
122 ESSEX ST., BEVERLY, MA 01915



1301



GENERAL NOTES:

DEMOLITION:

1. REMOVE AND DISPOSE ALL EXISTING CLAPBOARD SIDING AND TAR PAPER.
2. REMOVE ALL EXTERIOR TRIM INCLUDING CORNER BOARDS, WATER TABLE, ACCENT TRIM, CORNICES, SOFFITS AND FASCIAS AND TAR PAPER.
3. REMOVE AND DISPOSE OF ALL GUTTERS AND DOWNSPOUTS.
4. REMOVE ALL WINDOWS FROM BASEMENT, 1ST FLOOR, 2ND FLOOR AND 3RD FLOOR.
5. REMOVE AND REPLACE ANY DAMAGED WALL SHEATHING OR WALL STUDS WITH NEW.

NEW WORK:

1. INSTALL NEW INSULATED WALL SHEATHING PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL NEW CEMENT BOARD LAP SIDING, EXPOSURE TO MATCH EXISTING CLAPBOARDS.
3. REPLACE ALL EXTERIOR TRIM INCLUDING CORNER BOARDS, WATER TABLE, ACCENT TRIM, CORNICES, SOFFITS AND FASCIAS WITH AZEK TRADITIONAL FINISH CELLULAR PVC MATERIAL.
4. INSTALL PROPER ALUMINUM FLASHING ABOVE ALL PROJECTING TRIM BOARDS, CORNICES, DOOR AND WINDOW CASINGS AND SIMILAR.
5. INSTALL NEW WINDOWS IN BASEMENT, 1ST FLOOR, 2ND FLOOR AND 3RD FLOOR ALONG WITH NEW PVC WINDOW TRIM, DETAILS TO MATCH EXISTING.
6. ALL NEW WINDOWS TO BE PROPERLY FLASHED INSULATED AND AIR SEALED.
7. NEW WINDOW REPLACEMENTS ARE BY UNIT AND THE SPECIFICS OF THE WINDOW TYPES SHOULD BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
8. NEW BASEMENT WINDOWS TO BE DOUBLE PANE PVC WINDOWS.
9. CONTRACTOR TO VERIFY ALL NEW WINDOW DIMENSIONS AND COORDINATE INSTALLATION DETAILS PRIOR TO INSTALLATION.
10. INSTALL NEW GUTTERS AND DOWNSPOUTS.
11. PRIME AND PAINT ALL NEW EXTERIOR SIDING, EXTERIOR TRIM INCLUDING CORNER BOARDS, WATER TABLE, ACCENT TRIM, CORNICES, SOFFITS AND FASCIAS.

PRICING DOCUMENT NOT FOR CONSTRUCTION

ARCHITECT:
 ANDREW RICHARD
 565 FRANKLIN STREET
 CAMBRIDGE, MA 02139
 617-775-1942
 richarddesign@comcast.net

PROJECT:
 PUTNAM PLACE CONDOMINIUM
 163-167 PUTNAM AVE
 CAMBRIDGE, MA

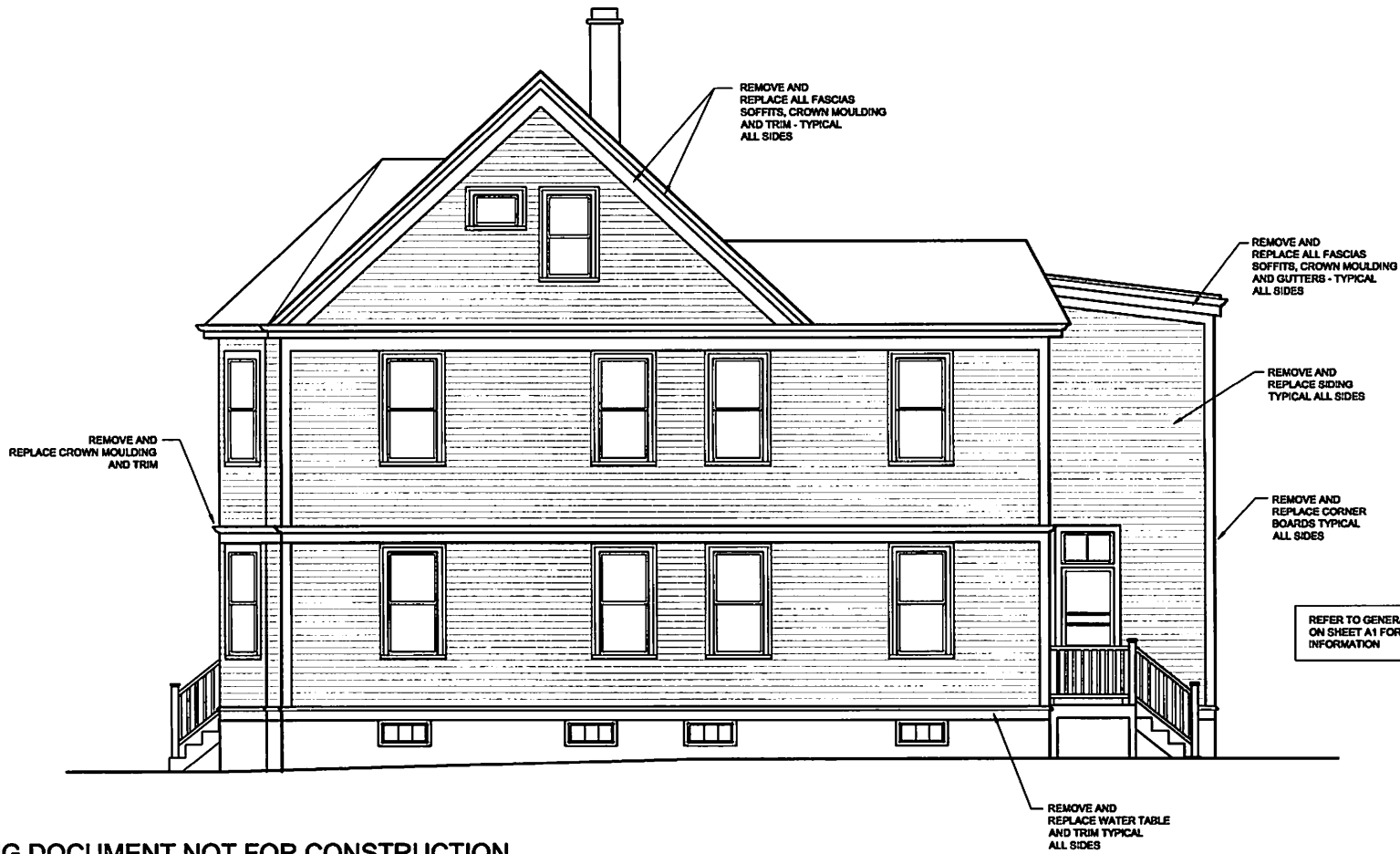
FRONT ELEVATION

SCALE: 3/16"=1'-0"

DATE: 5/10/2018

A1

DRAWING NO.



PRICING DOCUMENT NOT FOR CONSTRUCTION

	<p>ARCHITECT: ANDREW RICHARD 565 FRANKLIN STREET CAMBRIDGE, MA 02139 617-775-1942 richarddesign@comcast.net</p>	<p>PROJECT: PUTNAM PLACE CONDOMINIUM 163-167 PUTNAM AVE CAMBRIDGE, MA</p>	<p>RIGHT SIDE ELEVATION</p>	<p>DATE: 5/10/2018</p>	<p>A2</p> <p>DRAWING NO.</p>
			<p>SCALE: 3/16"=1'-0"</p>		

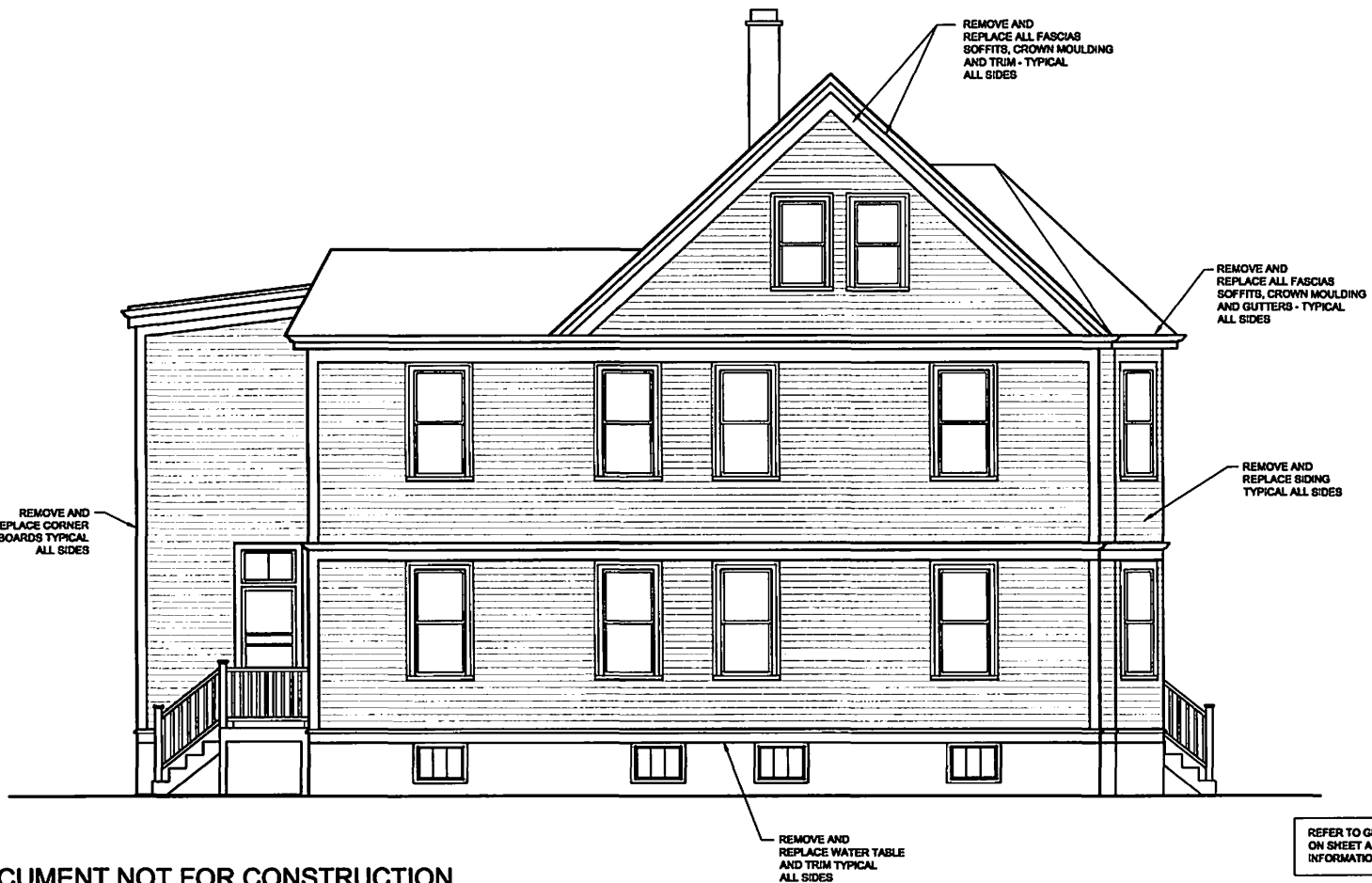


PARTIAL ELEVATION 1

PARTIAL ELEVATION 2

PRICING DOCUMENT NOT FOR CONSTRUCTION

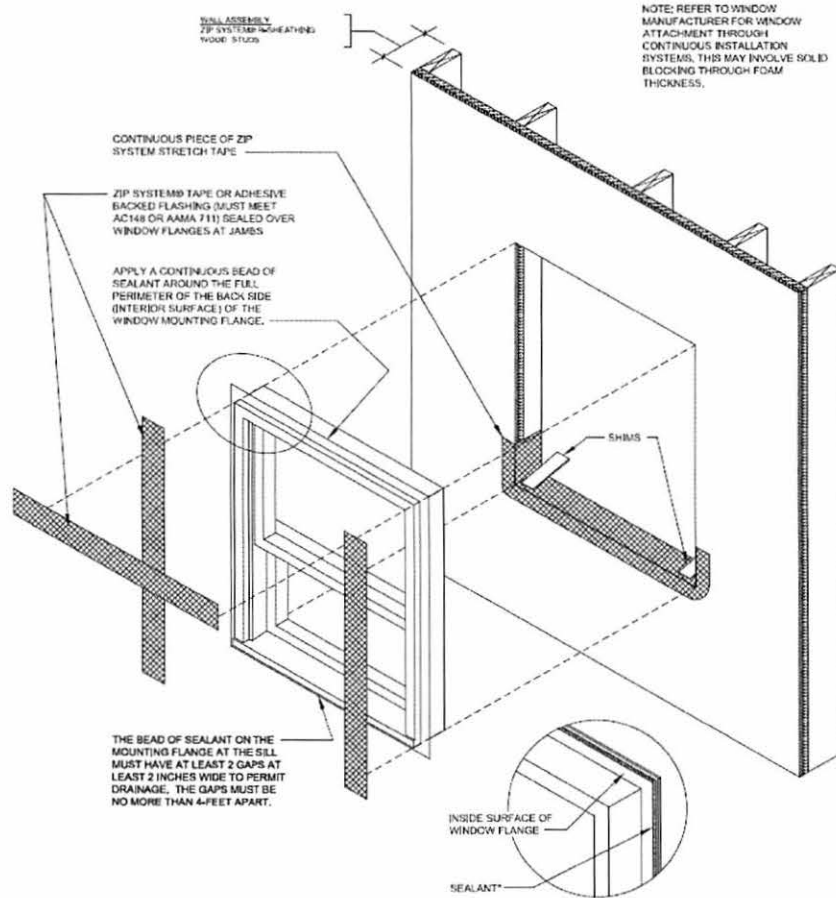
	<p>ARCHITECT: ANDREW RICHARD 565 FRANKLIN STREET CAMBRIDGE, MA 02139 617-775-1942 richarddesign@comcast.net</p>	<p>PROJECT: PUTNAM PLACE CONDOMINIUM 183-187 PUTNAM AVE CAMBRIDGE, MA</p>	<p>REAR ELEVATION</p>	<p>DATE: 5/10/2018</p>	<p>A3 DRAWING NO.</p>
			<p>SCALE: 3/16"=1'-0"</p>		



REFER TO GENERAL NOTES ON SHEET A1 FOR ADDITIONAL INFORMATION

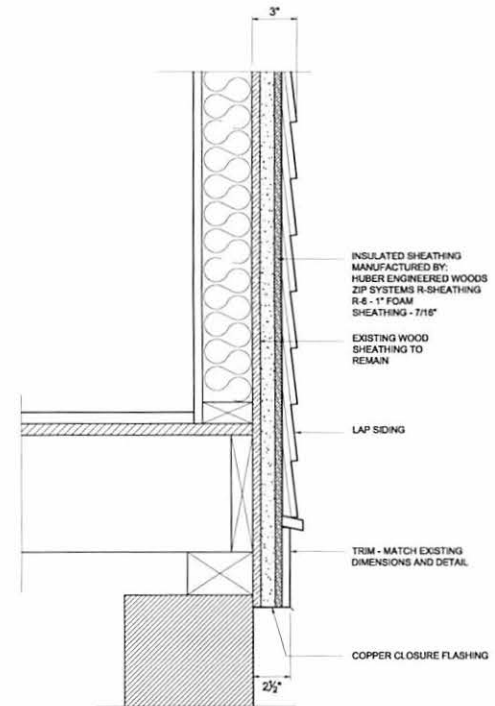
PRICING DOCUMENT NOT FOR CONSTRUCTION

	<p>ARCHITECT: ANDREW RICHARD 565 FRANKLIN STREET CAMBRIDGE, MA 02139 617-775-1942 richarddesign@comcast.net</p>	<p>PROJECT: PUTNAM PLACE CONDOMINIUM 163-167 PUTNAM AVE CAMBRIDGE, MA</p>	<p>LEFT SIDE ELEVATION</p>	<p>DATE: 5/10/2018</p>	<p style="font-size: 2em; text-align: center;">A4</p> <p style="text-align: center;">DRAWING NO.</p>
			<p>SCALE: 3/16"=1'-0"</p>		



NOTE: REFER TO WINDOW MANUFACTURER FOR WINDOW ATTACHMENT THROUGH CONTINUOUS INSTALLATION SYSTEMS. THIS MAY INVOLVE SOLID BLOCKING THROUGH FOAM THICKNESS.

1 WINDOW FLASHING DETAIL
NTS



2 WALL SECTION DETAIL
SCALE: 1 1/2"=1'-0"

ARCHITECT:
ANDREW RICHARD
565 FRANKLIN STREET
CAMBRIDGE, MA 02139
617-775-1942
richarddesign@comcast.net

PROJECT:
PUTNAM PLACE CONDOMINIUM
163-167 PUTNAM AVE
CAMBRIDGE, MA

DETAILS

SCALE: 1 1/2"=1'-0"

DATE: 12/2/2018

A5

DRAWING NO.

165-167 Putnam Ave. Cambridge, MA 02139





165-167 Putnam Ave, Cambridge, MA 02139, and neighboring homes.

Note: 165-167 has a deeper set back than other nearby homes which have a front wall starting at the sidewalk.

BLOCK 130

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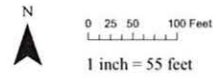
City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number 100 Parcel size in Sq Ft
 130 Block Number 44.0 LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

2014 Update
 All parcel data shown on this map was compiled from existing Assessor's Tax Maps
 dated 10/1/13 and is subject to the City Finance Office and the Department
 of Public Works. Subsequent information has been incorporated into the City of
 Cambridge Geographic Information System (GIS). Parcel lines shown on this map
 are not intended to be a substitute for a deed or other legal instrument.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
130

165-167 Putnam Ave

Petitioner

122-4
ESTIA PROPERTIES LLC
27 MYOPIA RD
WINCHESTER, MA 01890

122-5
PARKER, MARLAINE L.,
TRS THE PROFFITT-PUTNAM REALTY TRUST II
266 COLUMBIA ST
CAMBRIDGE, MA 02139

130-146
WIEDASECK, DAVID
TRUSTEE PUTNAM PLACE CONDO TRUST
165-167 PUTNAM AVE., #167B
CAMBRIDGE, MA 02139

122-176
CHENG, XIAOJIANG & JINCHENG ZHAO
172-174 PUTNAM AVE., #172/1
CAMBRIDGE, MA 02139

122-176
SUNDAR, SUDARSHAN
172-174 PUTNAM AVE., #172/2
CAMBRIDGE, MA 02139

122-176
MA, HUICHAO
172 PUTNAM AVE., #172/3
CAMBRIDGE, MA 02139

122-176
BANK, HELENE S.
174 PUTNAM AVE #174/1
CAMBRIDGE, MA 02139

122-176
REDDI, VANI,
TR. OF THE 174 PUTNAM AVE., #2 REALTY TR.
4 WORTHERN PL
ANDOVER, MA 01810

122-176
ZELIGER, OHAD & BAT-CHEN ZELIGER
174 PUTNAM AVE., UNIT #3
CAMBRIDGE, MA 02139

130-14
SPENCER, BRADFORD A, TRSUTEE HBS REALTY
TRUST C/O THE BEANTOWN COMP
138 HARVARD AVE
ALLSTON, MA 02134

130-15
GONZENBACH, GABRIELA &
MARY DOLBEAR A LIFE ESTATE
10 HINGHAM ST
CAMBRIDGE, MA 02138

130-16
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

130-67
CALCITE, LLC
C/O NCP MANAGEMENT CO
PO BOX 590179
NEWTON CENTER, MA 02459

130-73
161 PUTNAM LLC
464 COMMON ST., SUITE 322
BELMONT, MA 02478

130-137
HALITE, LLC
C/O NCP MANAGEMENT CO.
PO BOX 590179
NEWTON CENTER, MA 02459

130-167
RADUANO, JOSEPH T.,
TR. OF PUTNAM-ELMER REALTY TRUST, ET-AL
C/O THE WINCHESTER CO.
63 SHORE RD, STE #14
WINCHESTER, MA 01890

130-146
REDDY, SRIDEVI & ZACHARY CULBRETH
170 TACONIC AVE
GREAT BARRINGTON, MA 01230

122-6
TRACY, JOSEPH P.
158 PUTNAM AVE
CAMBRIDGE, MA 02138

130-146
ROSENBERG, SARAH B
165-167 PUTNAM AVE., #167A
CAMBRIDGE, MA 02139

130-146
WIERZBINSKI, PETER M.
165B PUTNAM AVE
CAMBRIDGE, MA 02139

130-146
ALLORE, KIRSTY JOANNE & ANGUS BEASLEY
9 HINGHAM ST., #2
CAMBRIDGE, MA 02139

130-146
COLEY, PETER B. & SANDRINE H. DESCHAUX
TRUSTEE, THE COLEY-DESCHAUX LIV TRUST
7 HINGHAM ST., #1
CAMBRIDGE, MA 02138

130-146
HUBEAU, CEDRIC
7-13 HINGHAM ST. UNIT A
CAMBRIDGE, MA 02138