



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017009-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : EvB Design - C/O Edrick VanBeuzekom, AIA

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 1 Hancock St Cambridge, MA 02139

TYPE OF OCCUPANCY : 2 Family Residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner proposes to replace the existing wood-frame structure with a new structure on the same footprint but with a new foundation which will allow us to lower the structure and minimize changes to shadows. The new structure will have the same non-compliance to yard setbacks as the current structure except for the addition of a small mudroom/entry which will also add non-compliant FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.23 (Non-Confoming Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Edrick vanBeuzekom
 (Print Name)

Address : 1310 Broadway Suite 200
Somerville, MA 02144

Tel. No. : 617-623-2222

E-Mail Address : edrick@evbdesign.com

Date : 8/27/18

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 HERMAN MAK (OWNER)

Address: 86 SUMMER ST APT 13, ARLINGTON, MA 02474

State that I/We own the property located at 1 HANCOCK ST, CAMBRIDGE, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of HERMAN MAK
& KATIE NG-MAK

*Pursuant to a deed of duly recorded in the date MAY 2, 2018, Middlesex South County Registry of Deeds at Book 70957, Page 122; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

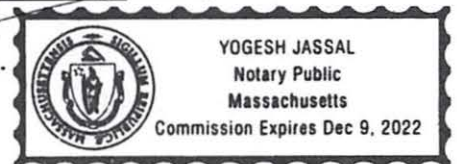
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

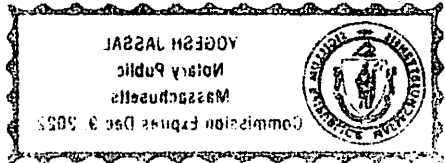
The above-name HERMAN MAK personally appeared before me, this 18th of JUNE, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires Dec 9, 2022 (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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We KATIE NG-MAK (OWNER)

Address: 86 SUMMER ST APT 13, ARLINGTON, MA 02474

State that I/We own the property located at HANCOCK ST, CAMBRIDGE, MA 02174 which is the subject of this zoning application.

The record title of this property is in the name of HERMAN MAK
& KATIE NG-MAK

*Pursuant to a deed of duly recorded in the date MAY 2, 2018, Middlesex South County Registry of Deeds at Book 70957, Page 122; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

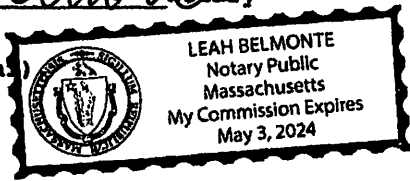
[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Katie Ng-mak personally appeared before me, this 19th of June, 2018 and made oath that the above statement is true.

My commission expires May 3rd 2024 (Notary Seal) [Signature] Notary



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

REAL ESTATE INFORMATION - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to the Secretary of the Board of County Assessors.

Name _____ (Owner)

Address _____

State that I/we own the property located at _____ which is the subject of this pending application.

The record title of this property is in the name of _____

Reference to a deed of title recorded in the date _____, Middlesex South

County Registry of Deeds at Book _____, Page _____ or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

WITNESSED BY TWO OTHER OR AUTHORIZED TRUSTEES, OFFICERS OR AGENTS

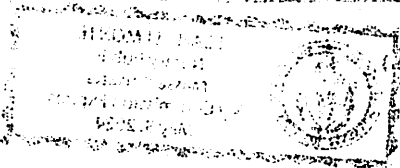
The above evidence of agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of _____

The above name _____ personally appeared before me.

this _____ day of _____, 20____ and acknowledged the above statements as true.

Notary



My commission expires _____ (Notary Seal)

* If ownership is not shown in recorded deed, e.g. as by court order, record deed, or referendum, please include documentation.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The petitioners would like to tear down the existing wood frame structure and replace it with a new structure with the same footprint plus an added mudroom entry and a couple projecting bay windows. The reason for replacing the structure is to lower the foundation height in order to limit overall height and limit changes to shadows on the neighbor's property, and to increase the pace of construction to minimize disturbance to the neighbors. A literal enforcement of the provisions of this Ordinance would involve a hardship in terms of costs of construction and also the ability to maintain the minimal amount of yard area currently existing.

- 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 the narrow dimension of the corner lot, and to the deplorable condition of the existing structure and foundation.

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

- 1)** Substantial detriment to the public good for the following reasons:

Desirable relief may be granted without substantial detriment to the public good because the proposed new structure will have the same footprint and mass as the existing structure except for the addition of a one story mudroom/entry and two bay windows. The new structure will maintain the same relationship to the street as the existing structure but with the addition of a mudroom / entry that will enhance the appearance from the public way. The neighbors have reviewed and agreed to the proposed design.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance because the proposed new structure will have the same footprint and mass as the existing structure except for the addition of a one story mudroom/entry and two bay windows which will increase the FAR to be only very slightly nonconforming. The new structure will have code compliant ceiling heights unlike the existing structure, and by constructing a new foundation can be lowered to be only 6" taller on the closest neighbor's side, minimizing any additional shadows. The neighbors have reviewed and agreed to the proposed design.

- *** 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

DIMENSIONAL INFORMATION

APPLICANT: EvB Design **PRESENT USE/OCCUPANCY:** 2 Family Residence
LOCATION: 1 Hancock St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	2202	2250	2202	(max.)	
<u>LOT AREA:</u>	2933	2933	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.75	0.77	0.75	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1466.5	1466.5	1500	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	80	80	50	(min.)
	DEPTH	36.7	36.7	NA	
<u>SETBACKS IN FEET:</u>	FRONT	13'6"	5'6"	10'	(min.)
	REAR	1'7"	1'7"	7'6"	(min.)
	LEFT SIDE	6'2.5"	5'2.5"	10'	(min.)
	RIGHT SIDE	21'8.5"	21'8.5"	7'6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	20'6"	21'0"/22'9.5"	35'	(max.)
	LENGTH	52'2"	54'2"	61'7"	
	WIDTH	20'11"avg.	28'11"	19'2"	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	30%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	2	2	1	(max.)	
<u>NO. OF PARKING SPACES:</u>	2 tandem	2 tandem	2	(min./max)	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	15'2"	NA	(min.)	

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.

Proposed structure will be wood frame construction with a reinforced concrete foundation. A 5' x 11.5' bike shed will be located along the driveway side adjacent to the neighbor's fence.

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'.



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2018 AUG 28, PM 12: 20

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017009-2018

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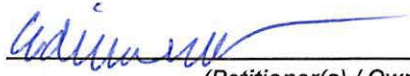
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SECTIONS OF ZONING ORDINANCE CITED :

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Article 8.000 Section 8.23 (Non-Confoming Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Edrick vanBeuzekom
 (Print Name)

Address : 1310 Broadway suite 200
Somerville, MA 02144

Tel. No. : 617-623-7222

E-Mail Address : edrick@evbdesign.com

Date : _____



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1 Hancock Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No hearing required with Historical. Not significant.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date September 11, 2018

Received by Uploaded to Energov

Date September 11, 2018

Relationship to project BZA 17009-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>













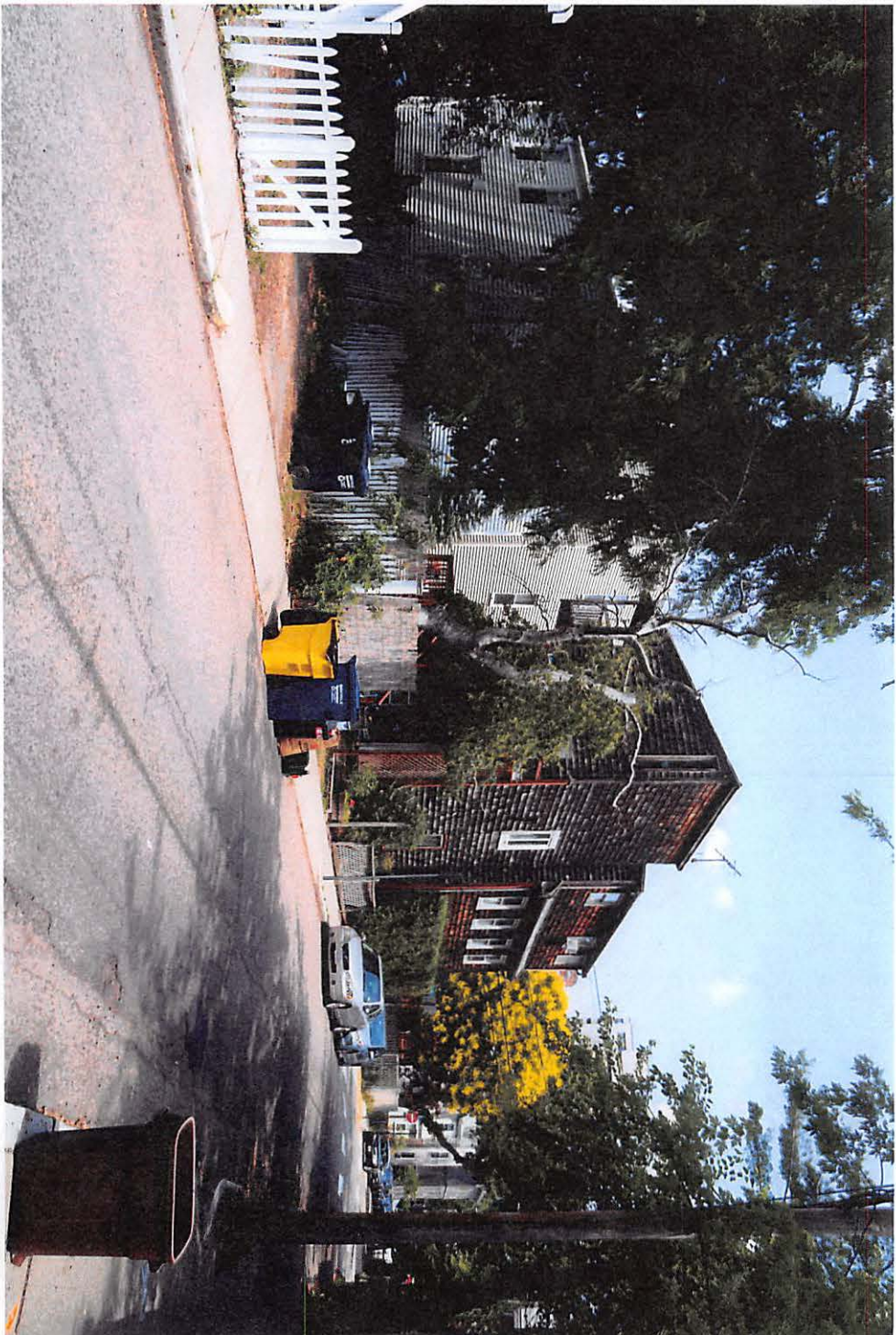
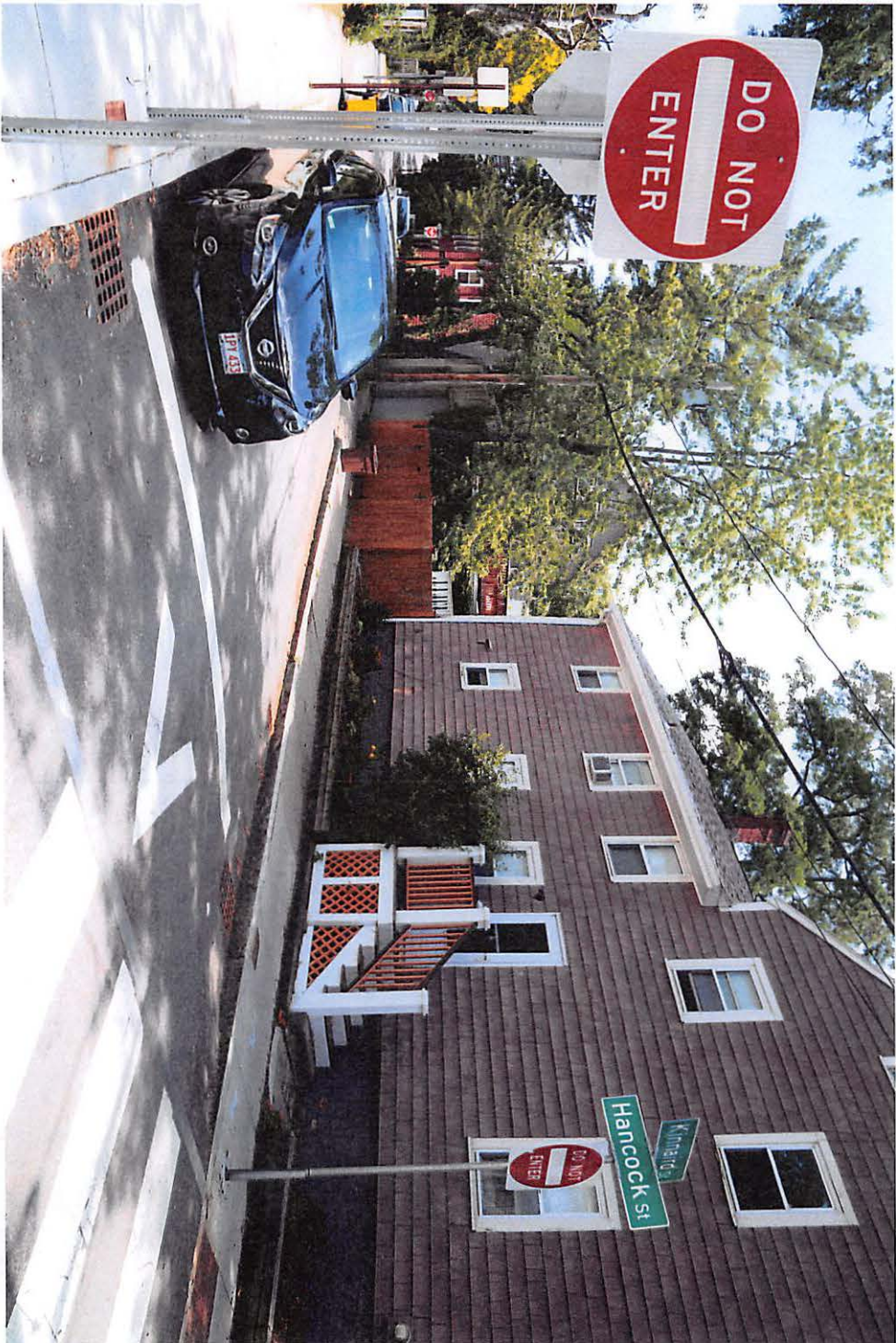




1-3 Hancock Street







1-3 Hancock Street

Herman Mak & Katie Ng-Mak Residence

1 Hancock Street
Cambridge, MA 02139

DATE: August 24, 2018
FOR ZONING VARIANCE

Architect:

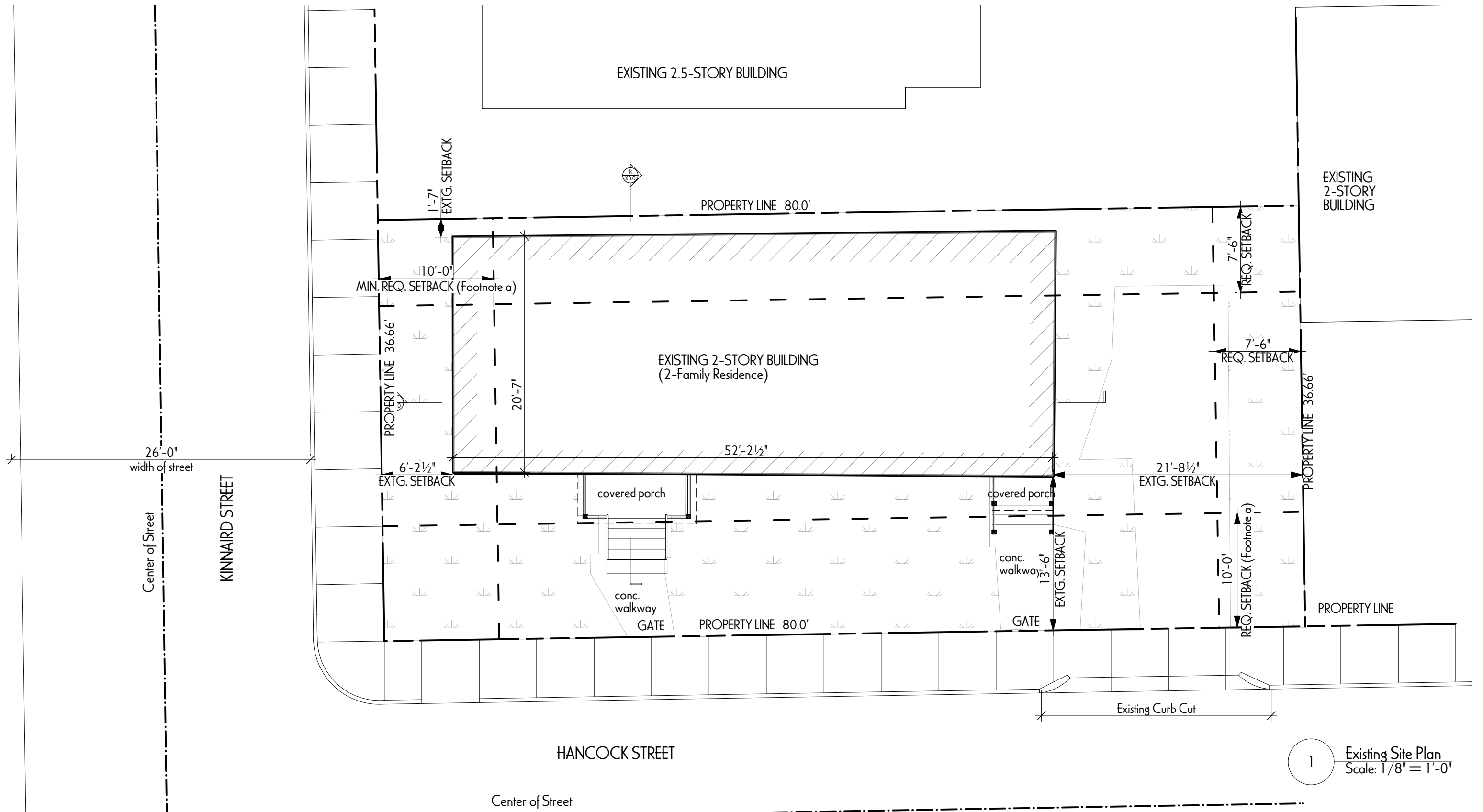
EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway
Suite 200
Somerville, MA 02144
Tel: 617-623-2222
Email: edrick@evbdesign.com

List Of Drawings:

Cover Sheet	
CX1.0 Existing Site Plan	X1.0 Existing Basement Plan
C1.0 Proposed Site Plan	X1.1 Existing 1st Floor Plan
C1.1 Proposed Site Plan - Zoning Info Chart	X1.2 Existing 2nd Floor Plan
Z1.0 Existing & Proposed GFA	X2.0 Existing Elevations - Front & Right Side
P1.0 Proposed Exterior Perspective Views	X2.0 Existing Elevations - Rear & Left Side
P1.1 Proposed Exterior Perspective Views	X3.0 Existing Building Section A-A
A1.0 Proposed Basement Plan	X3.0 Existing Building Section B-B
A1.1 Proposed 1st Floor Plan	
A1.2 Proposed 2nd Floor Plan	
A1.3 Proposed Roof Plan	
A2.0 Proposed Elevations	
A2.1 Proposed Elevations	
A2.2 Proposed Elevations	
A2.3 Proposed Elevations	
A3.0 Proposed Building Section A	
A3.1 Proposed Building Section B	

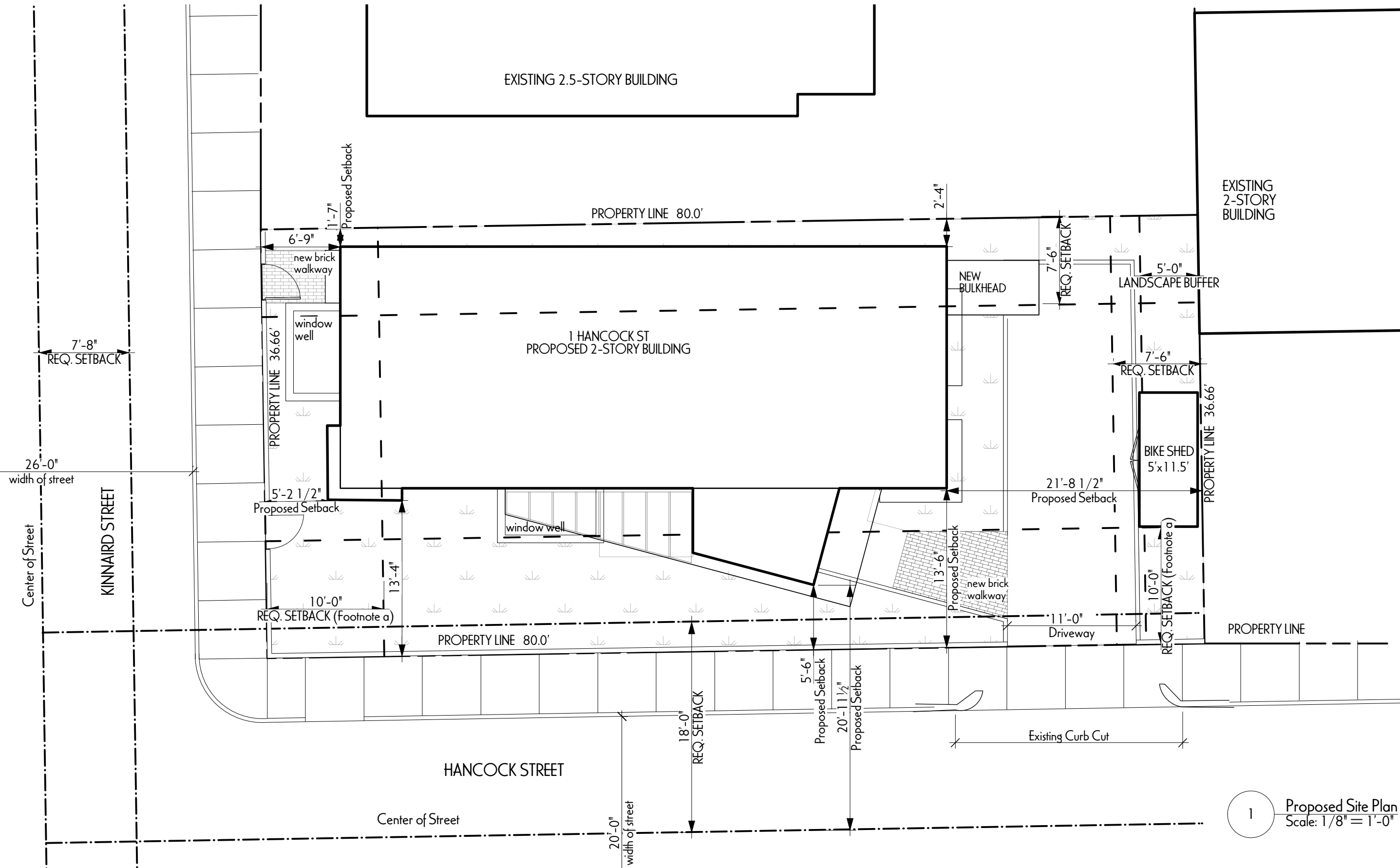




1 Existing Site Plan
Scale: 1/8" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	CX1.0
		08/24/18	

1 Existing Site Plan
Scale: 1/8" = 1'-0"

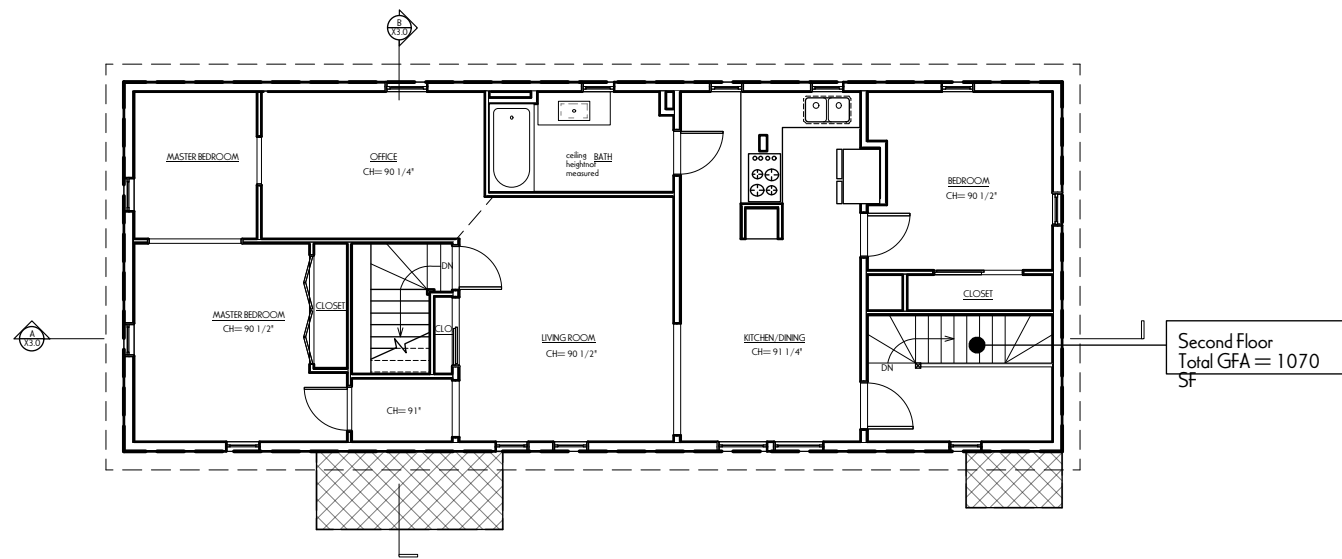


1 Proposed Site Plan
Scale: 1/8" = 1'-0"

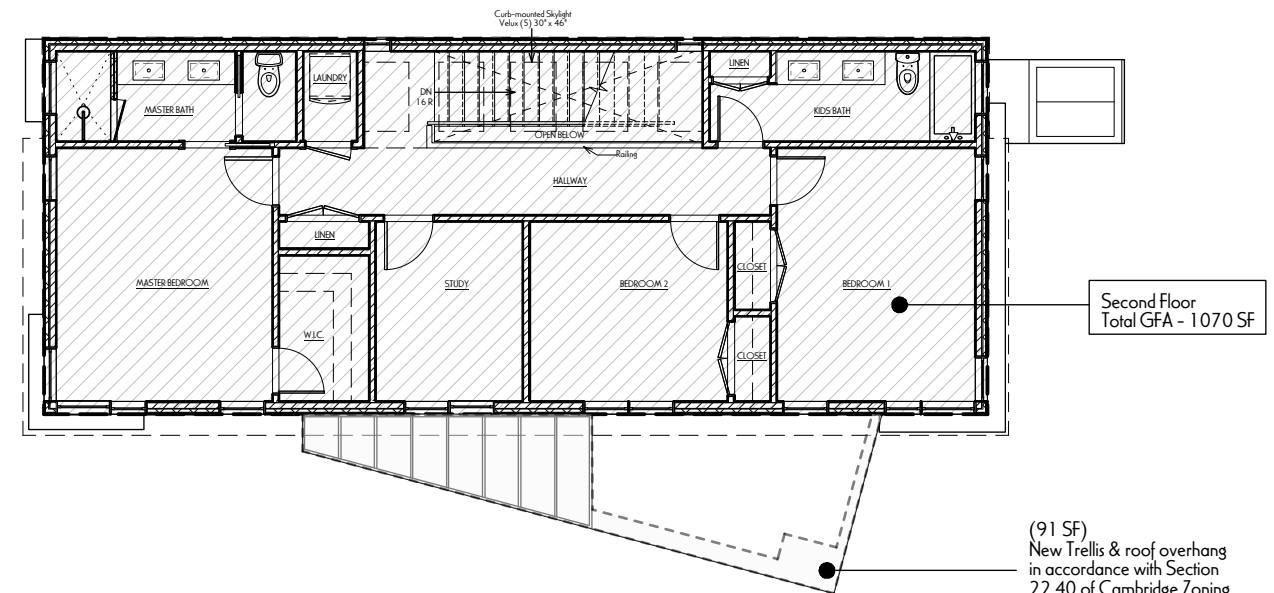
Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>C1.0</h1>

Zoning Information			
1 Hancock St, Cambridge District C-1			
	Existing	Proposed	Requirement
Total Gross Floor Area	2202	2250	2202
Min. Lot size (sq.ft)	2933	2933	5000
Max. Ratio of F.A.R	0.75	0.77	0.75
Lot Area for Each D.U	1466.5	1466.5	1500
Min. Lot width (ft)	80	80	50
Lot Depth	36.7	36.7	-
Min. Yard - Front (ft) (Hancock St)	13'6"	5'6"	H+L/4 = 18.8' or 10' min.
Min. Yard -Rear (ft) (Opp. Hancock St)	1'7"	1'7"	7'6"
Min. Yard - Left side (ft) (Kinnaird St)	6'2 1/2"	5'2 1/2"	H+L/4 = 10'11" or 10' min.
Min. Yard - Right side (ft) (side yard)	21'8 1/2"	21'8 1/2"	7'6"
Max. Building Height (ft)	20'6"	21'0" & 22'9 1/2"	35
Building Length (ft)	52'2"	53'2"	61'7"
Building Width (ft)	20'11" avg.	28'11"	19'2"
Min. Ratio of Private. Op.Sp.	0%	0%	30%
No. of Dwelling Units	2	2	1
No. of Parking Spaces	1	2 tandem	2
No. of Loading Areas	N/A	N/A	N/A
Distance to nearest BLDG on same lot	N/A	N/A	N/A

<p>Herman Mak & Katie Ng-Mak Residence</p> <p>1 Hancock Street Cambridge, MA 02139</p>	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	C1.1
		08/24/18	



Second Floor
Total GFA = 1070 SF

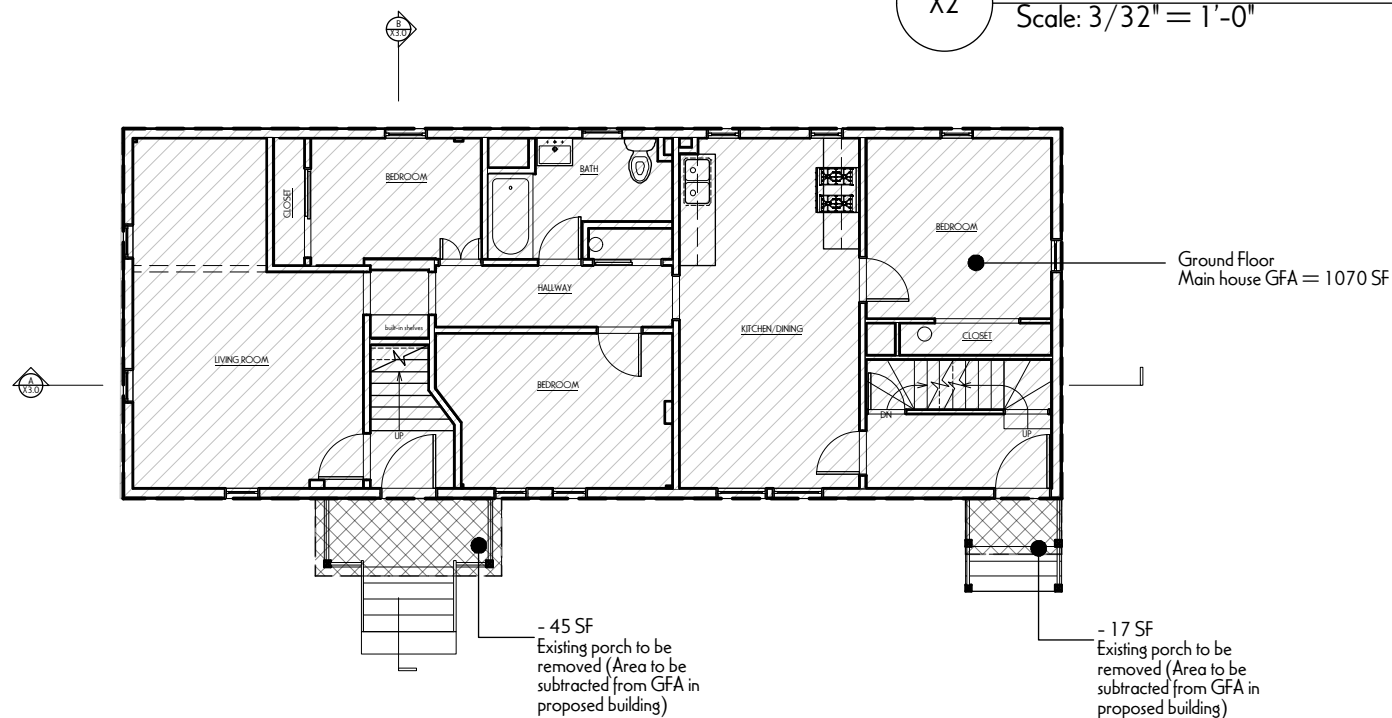


Second Floor
Total GFA = 1070 SF

(91 SF)
New Trellis & roof overhang
in accordance with Section
22.40 of Cambridge Zoning
Ordinance (not to be included
in GFA)

X2 GFA - EXISTING FIRST FLOOR
Scale: 3/32" = 1'-0"

2 GFA - PROPOSED SECOND FLOOR
Scale: 3/32" = 1'-0"



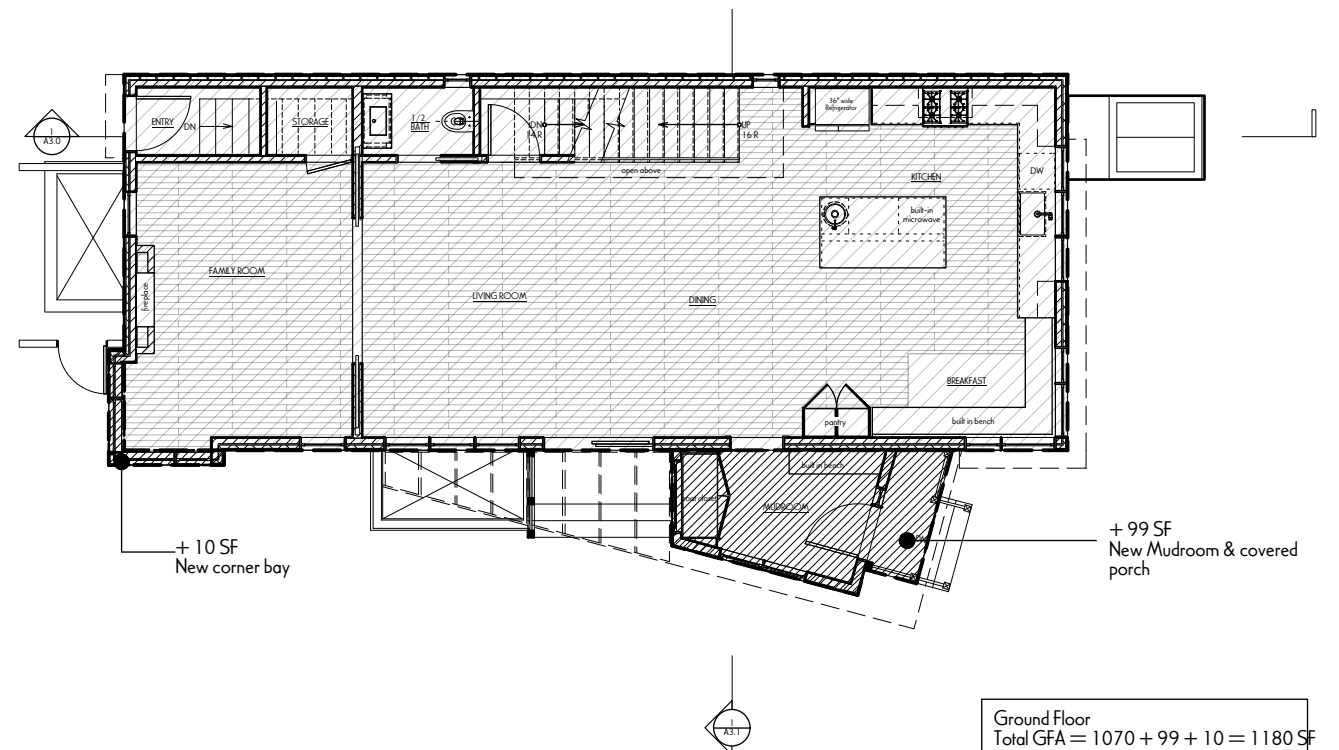
Ground Floor
Main house GFA = 1070 SF

- 45 SF
Existing porch to be
removed (Area to be
subtracted from GFA in
proposed building)

- 17 SF
Existing porch to be
removed (Area to be
subtracted from GFA in
proposed building)

Ground Floor
Total Existing GFA = 1132 SF

X1 GFA - EXISTING FIRST FLOOR
Scale: 3/32" = 1'-0"



+ 10 SF
New corner bay

+ 99 SF
New Mudroom & covered
porch

Ground Floor
Total GFA = 1070 + 99 + 10 = 1180 SF

1 GFA - PROPOSED FIRST FLOOR
Scale: 3/32" = 1'-0"

GRAPHIC KEY

- GFA - TOTAL
- GFA - EXISTING TO BE ELIMINATED
- GFA - PROPOSED ADDITIONAL

Floor Area Ratio (FAR)	Existing (S.F.)	Proposed (S.F.)
First Floor	1132	1180
Second Floor	1070	1070
Total Floor Area	2202	2250
Lot Area	2933	2933
FAR	0.75	0.77
Total Increase from Existing Building (SF)		48
Total % area increase		2%

Herman Mak & Katie Ng-Mak
Residence
1 Hancock Street
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
08/24/18

Z1.0



1 Aerial View @ Kinnaid & Hancock St
Scale: Actual Size

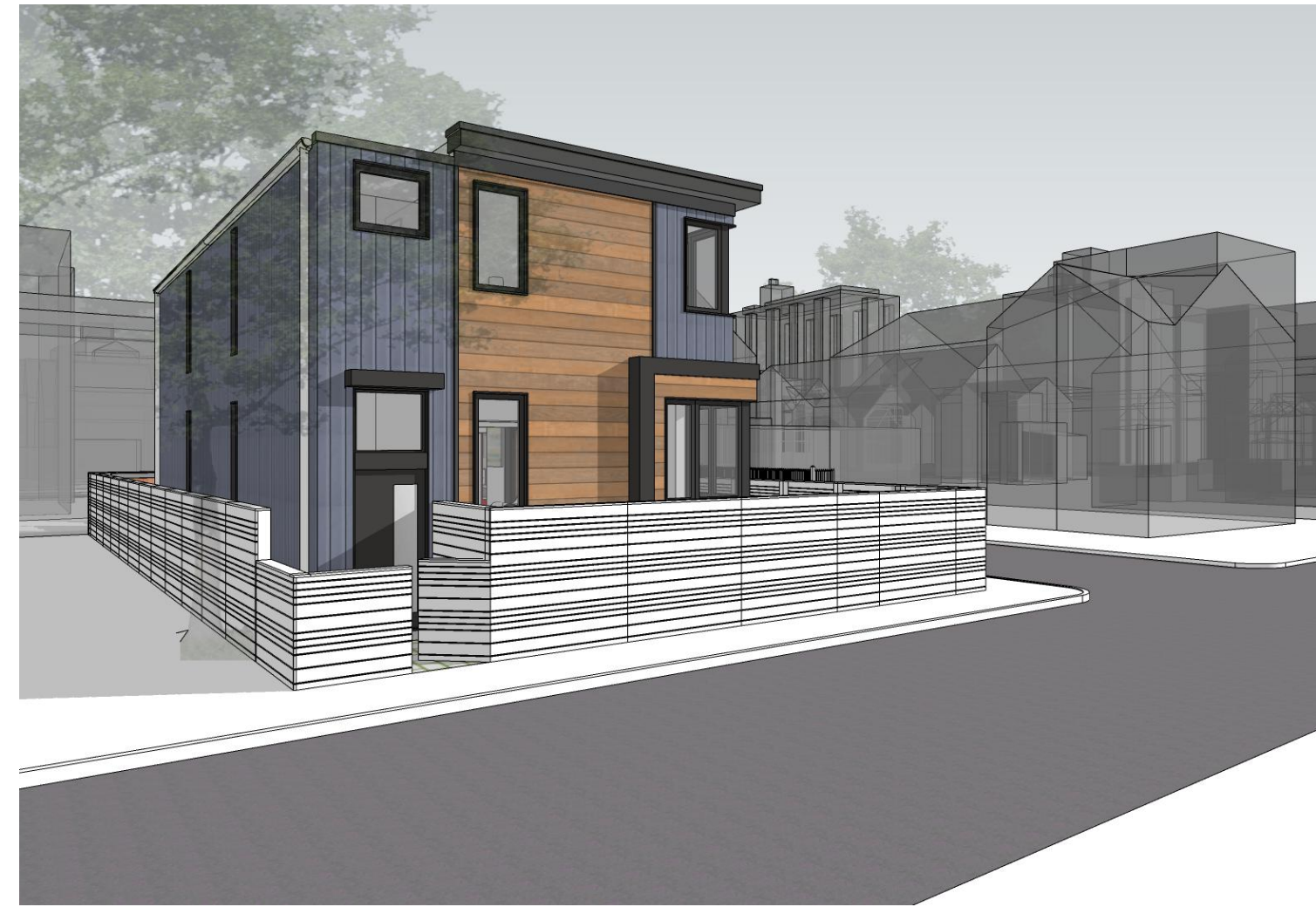


2 Perspective view on Hancock St
Scale: Actual Size


<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<p>P1.0</p>
		08/24/18	

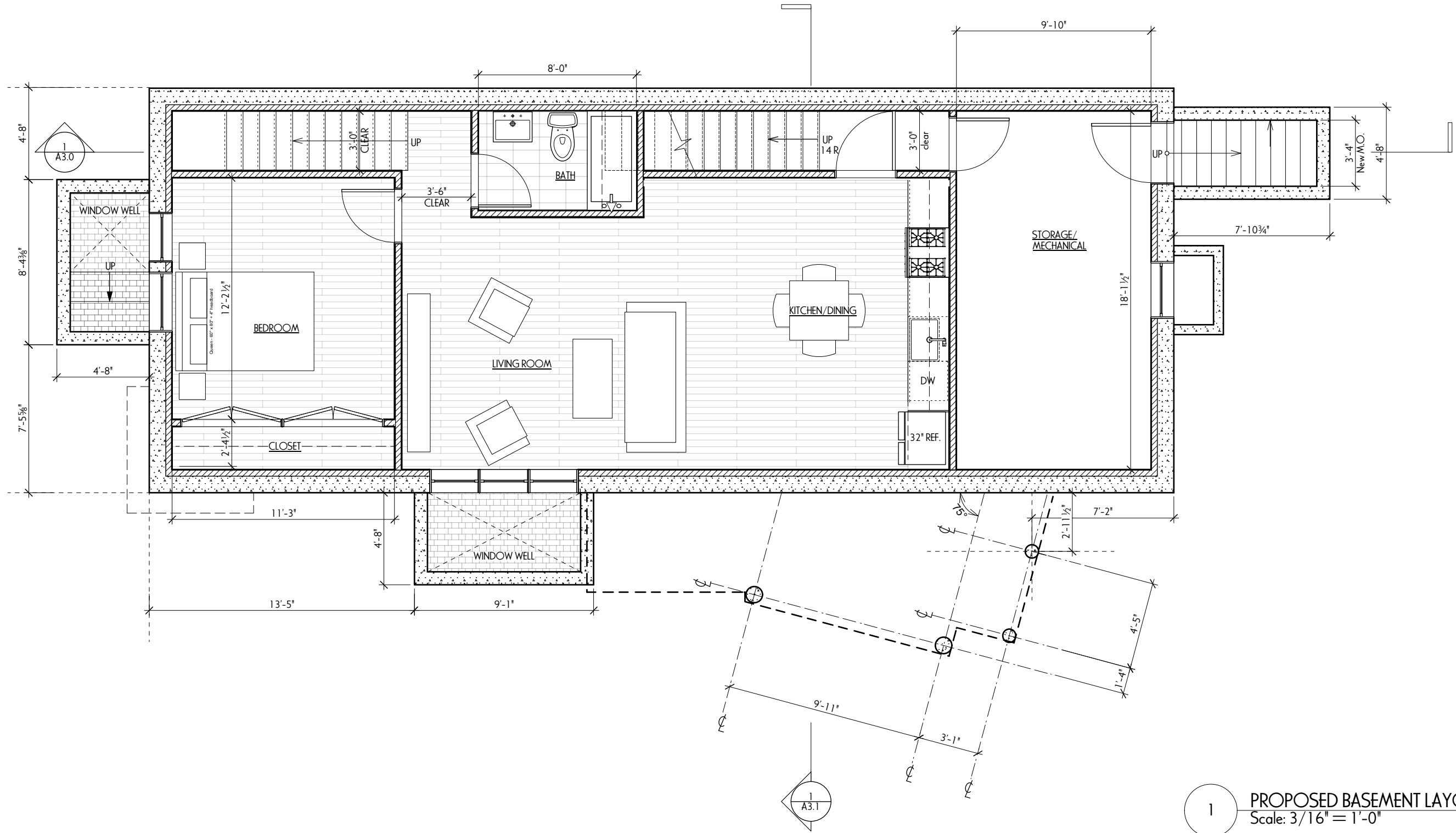


3 Perspective view @ Kinnaird & Hancock St
Scale: Actual Size



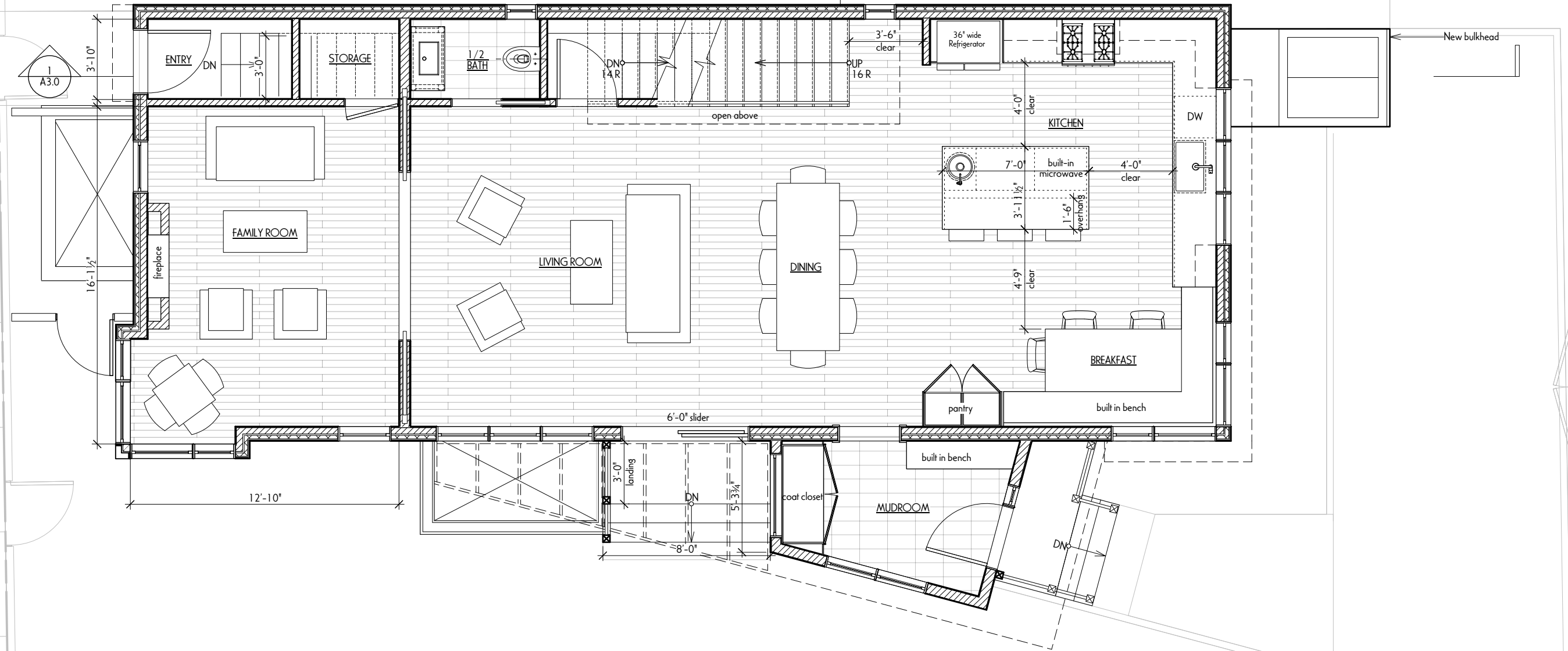
4 Perspective view on Kinnaird St.
Scale: Actual Size

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<p>P1.1</p>
		08/24/18	



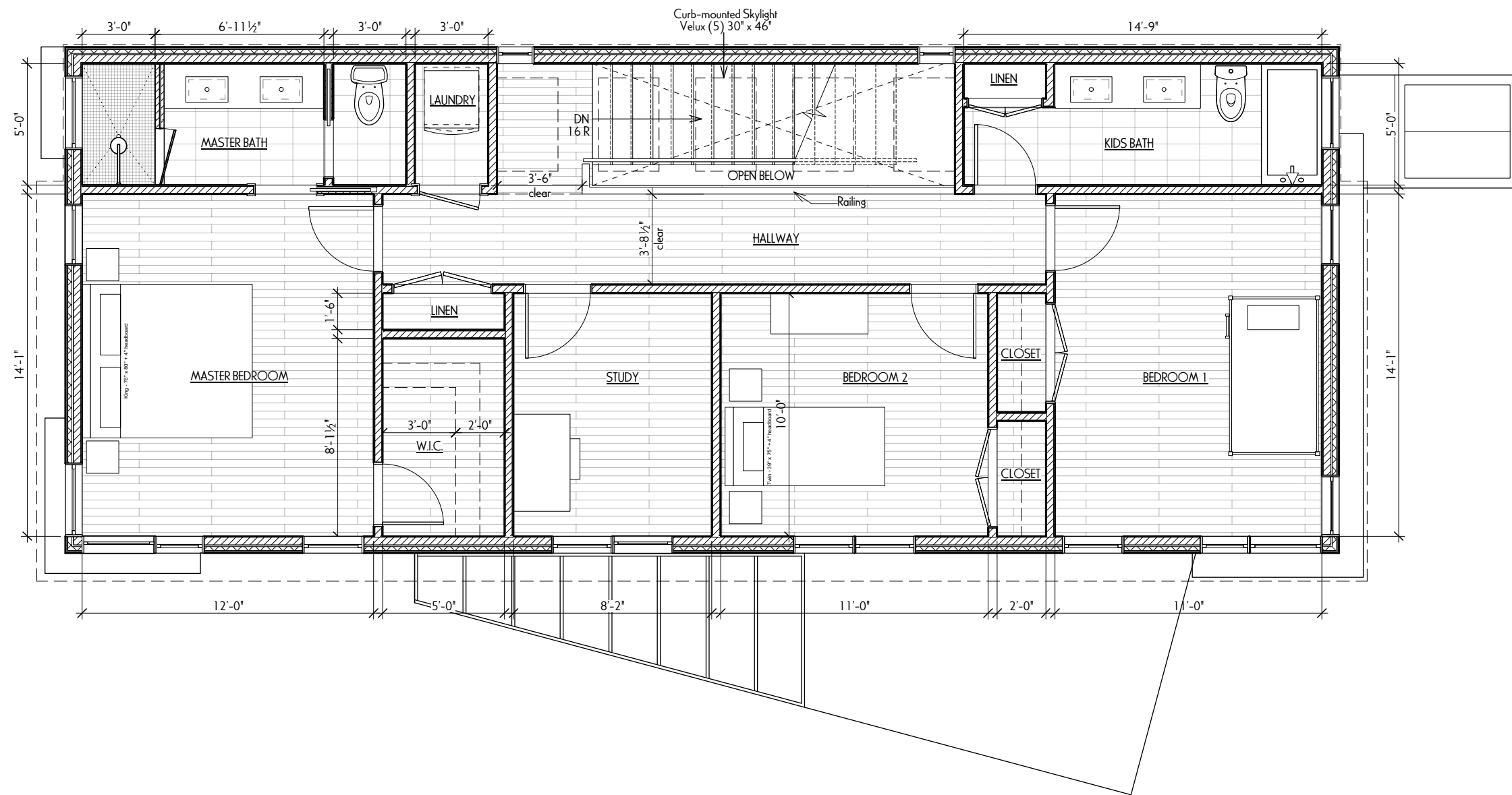
1 PROPOSED BASEMENT LAYOUT
Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A1.0</h1>
		08/24/18	



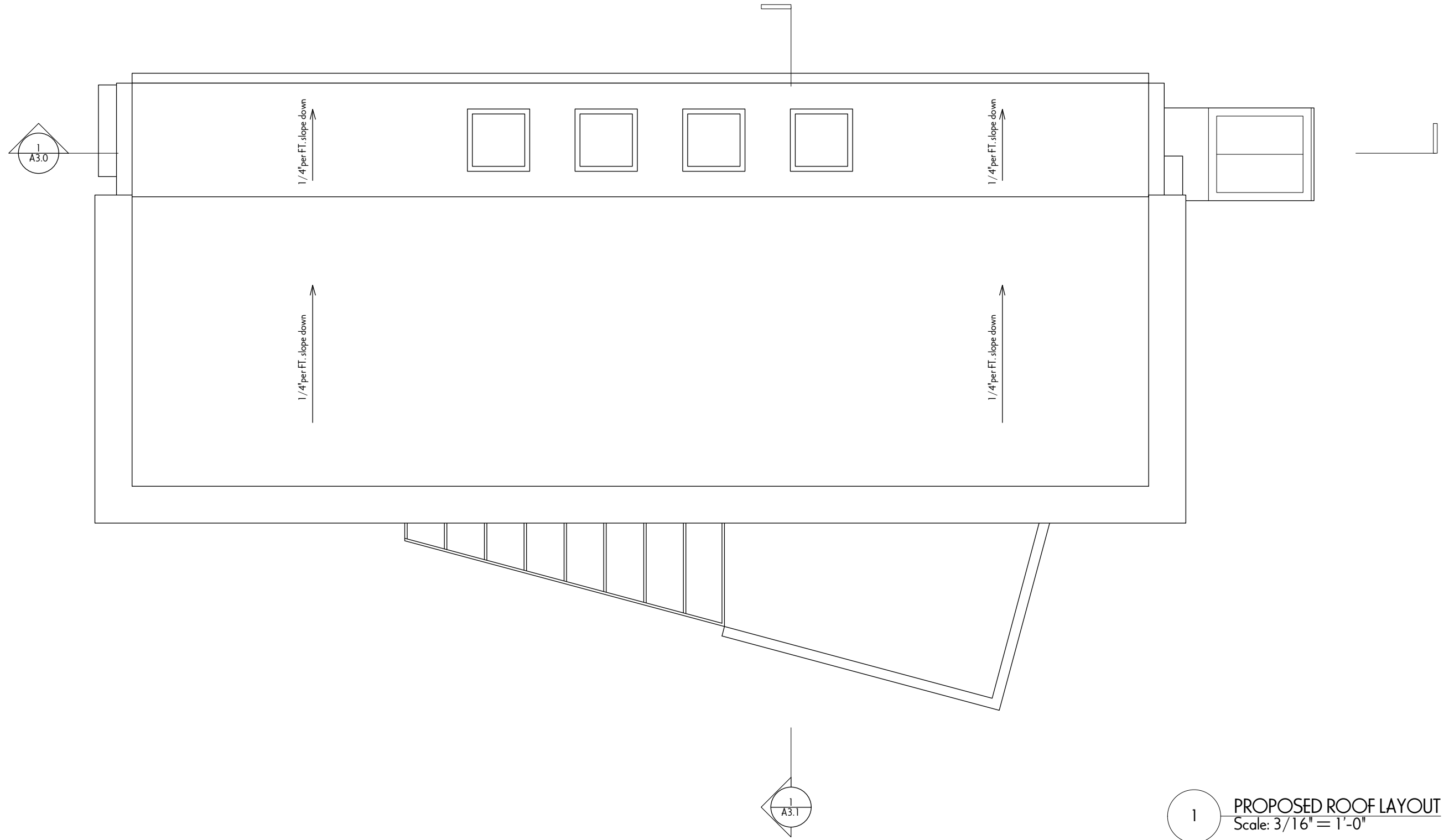
1 PROPOSED GROUND FLOOR LAYOUT
Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A1.1</h1>



1 PROPOSED SECOND FLOOR LAYOUT
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>A1.2</h1>
		08/24/18	



1 PROPOSED ROOF LAYOUT
 Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	A1.3
		08/24/18	



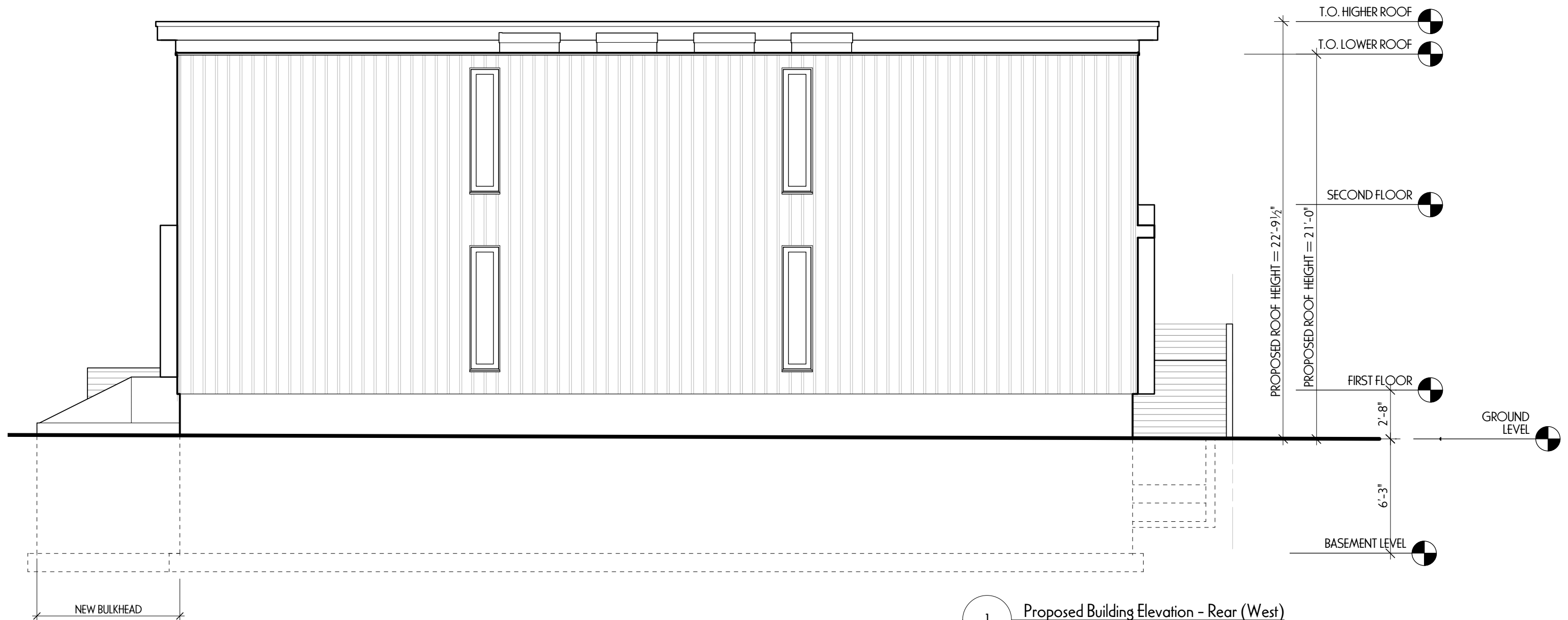
1 Proposed Building Elevation - Front (East)
 Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A2.0</h1>
		08/24/18	



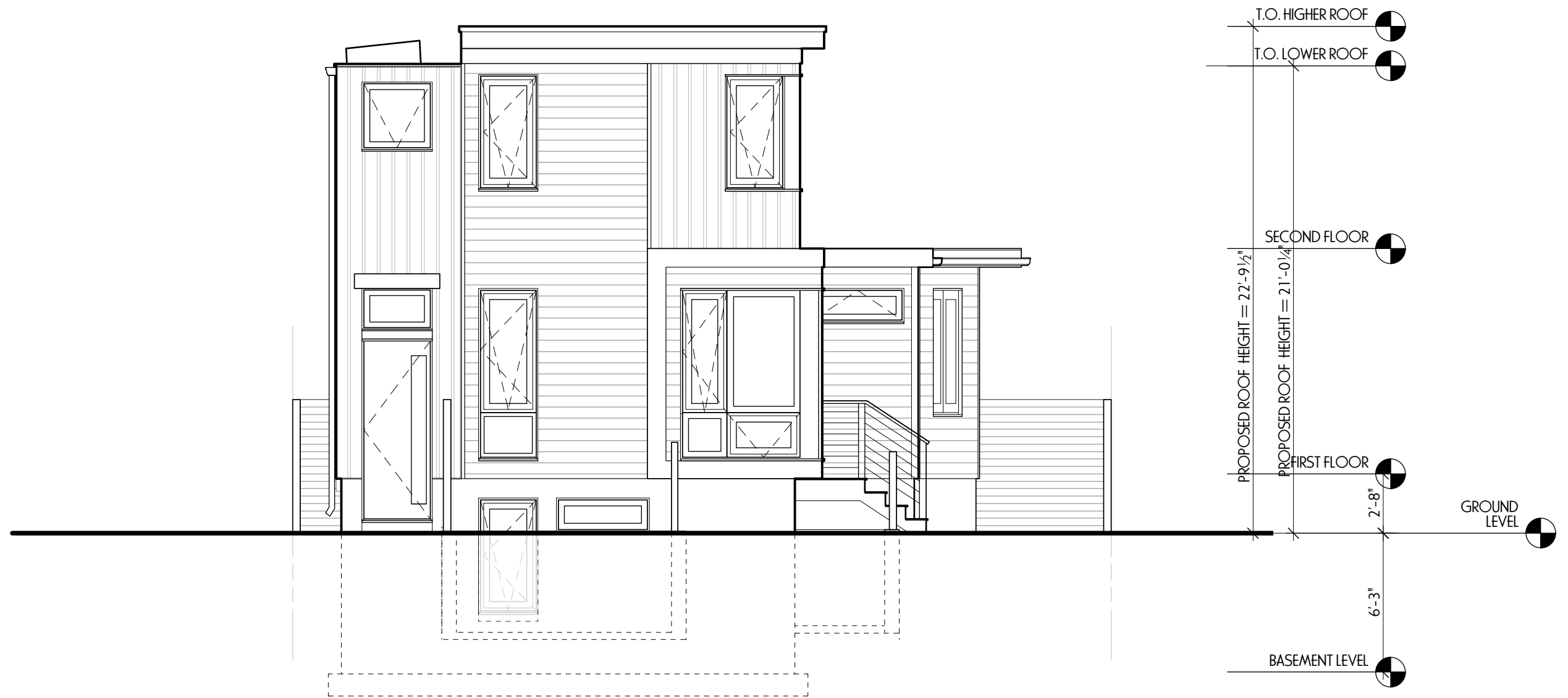
1 Proposed Building Elevation - Side (North)
 Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A2.1</h1>
		08/24/18	



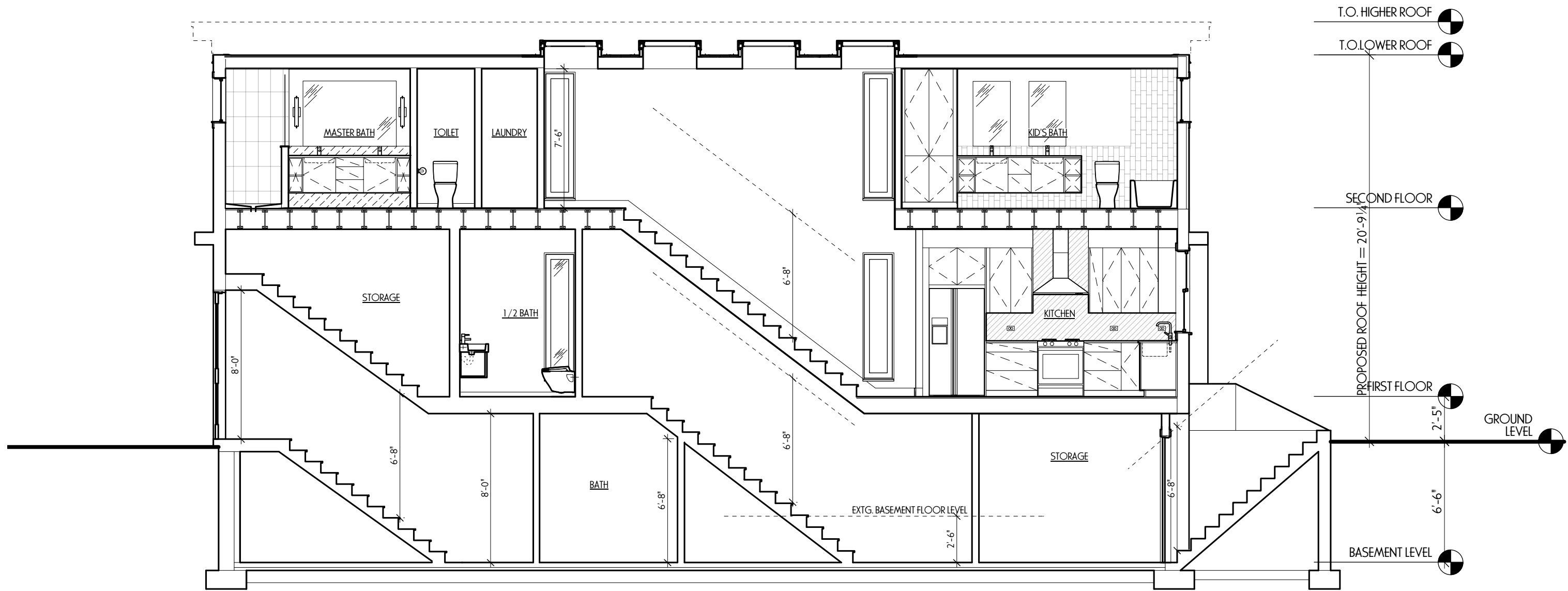
1 Proposed Building Elevation - Rear (West)
Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A2.2</h1>
		08/24/18	



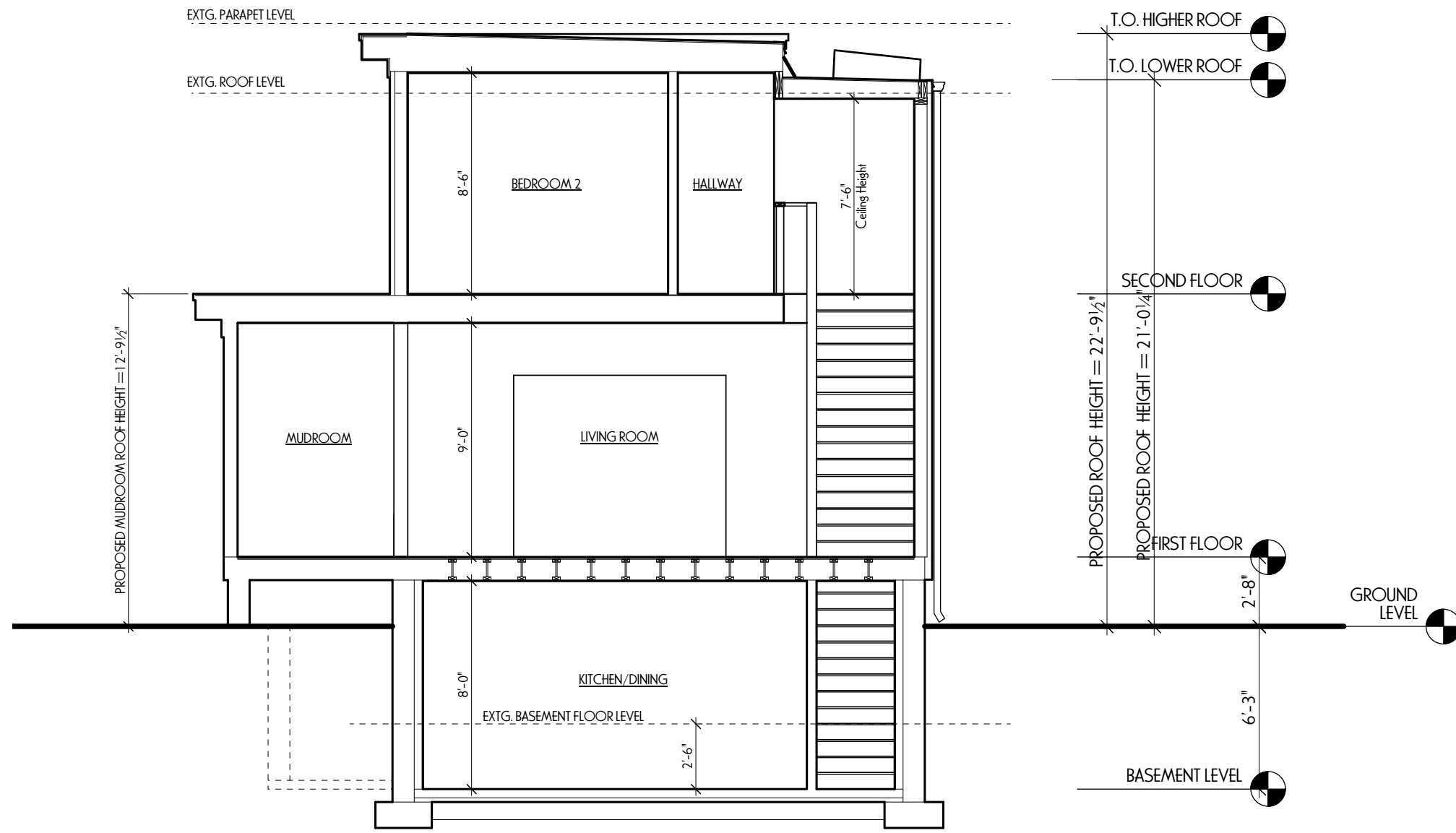
1 Proposed Building Elevation - Side (South)
 Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	A2.3
		08/24/18	



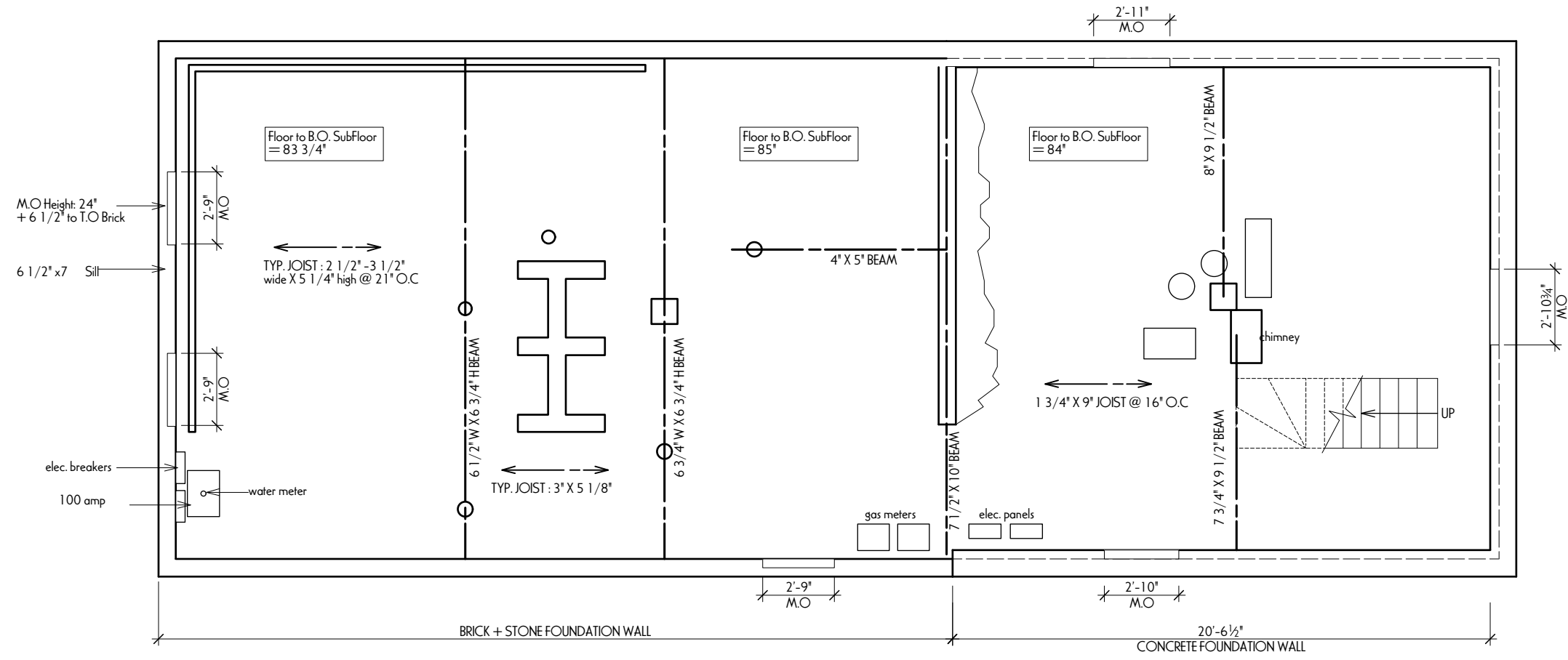
1 Proposed Building Section A
 Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A3.0</h1>
		08/24/18	



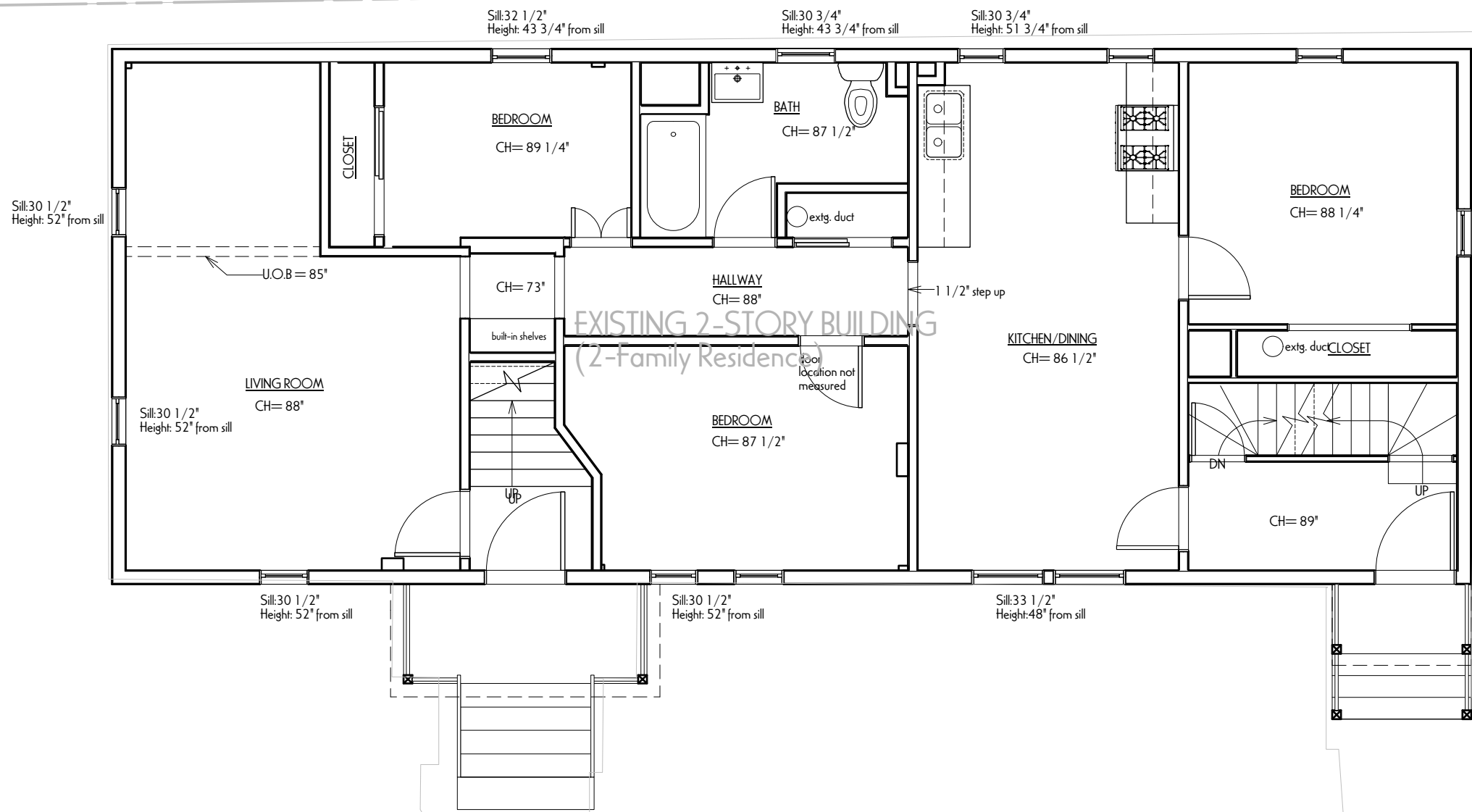
1 Proposed Building Section B
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>A3.1</h1>
		08/24/18	



1 EXISTING BASEMENT LAYOUT
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>X1.0</h1>
		08/24/18	



EXISTING 2-STORY BUILDING
(2-family Residence)

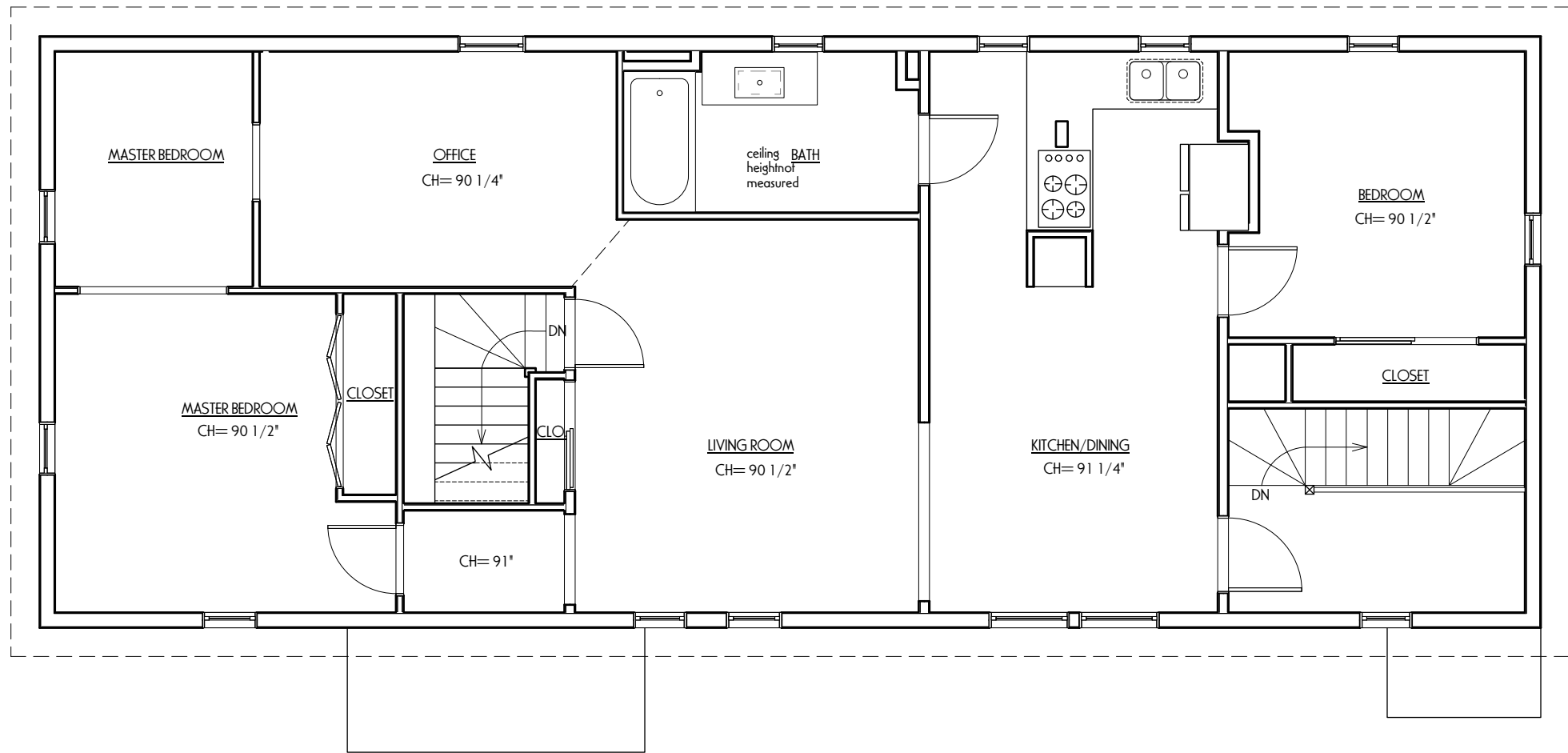
1 EXISTING GROUND FLOOR LAYOUT
Scale: 3/16" = 1'-0"

Herman Mak & Katie Ng-Mak
Residence
1 Hancock Street
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Somerville, MA 02144

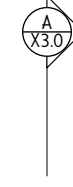
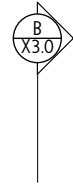
Date:
08/24/18

X1.1



1 EXISTING SECOND FLOOR LAYOUT
 Scale: 3/16" = 1'-0"

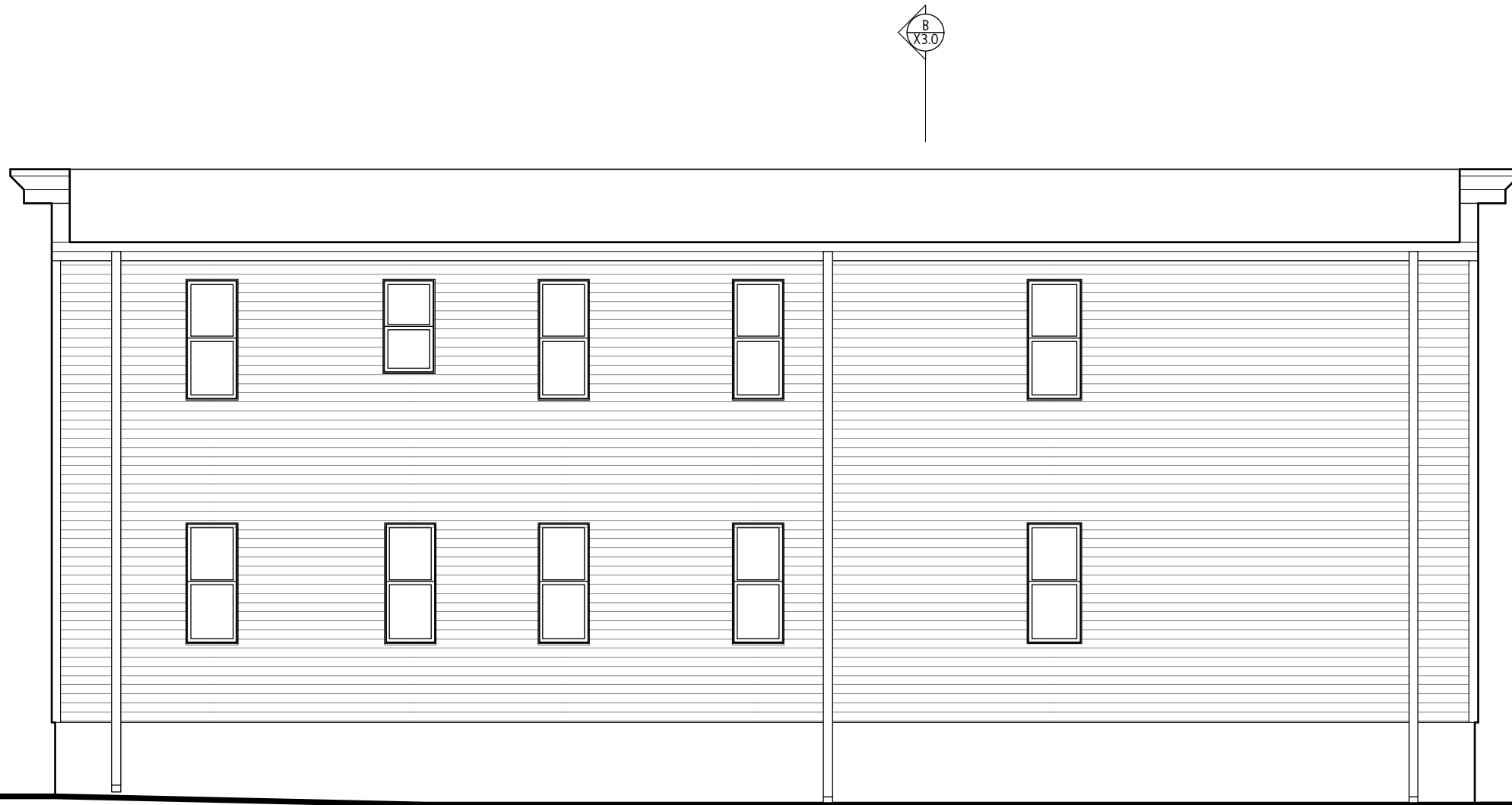
Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	X1.2
		08/24/18	



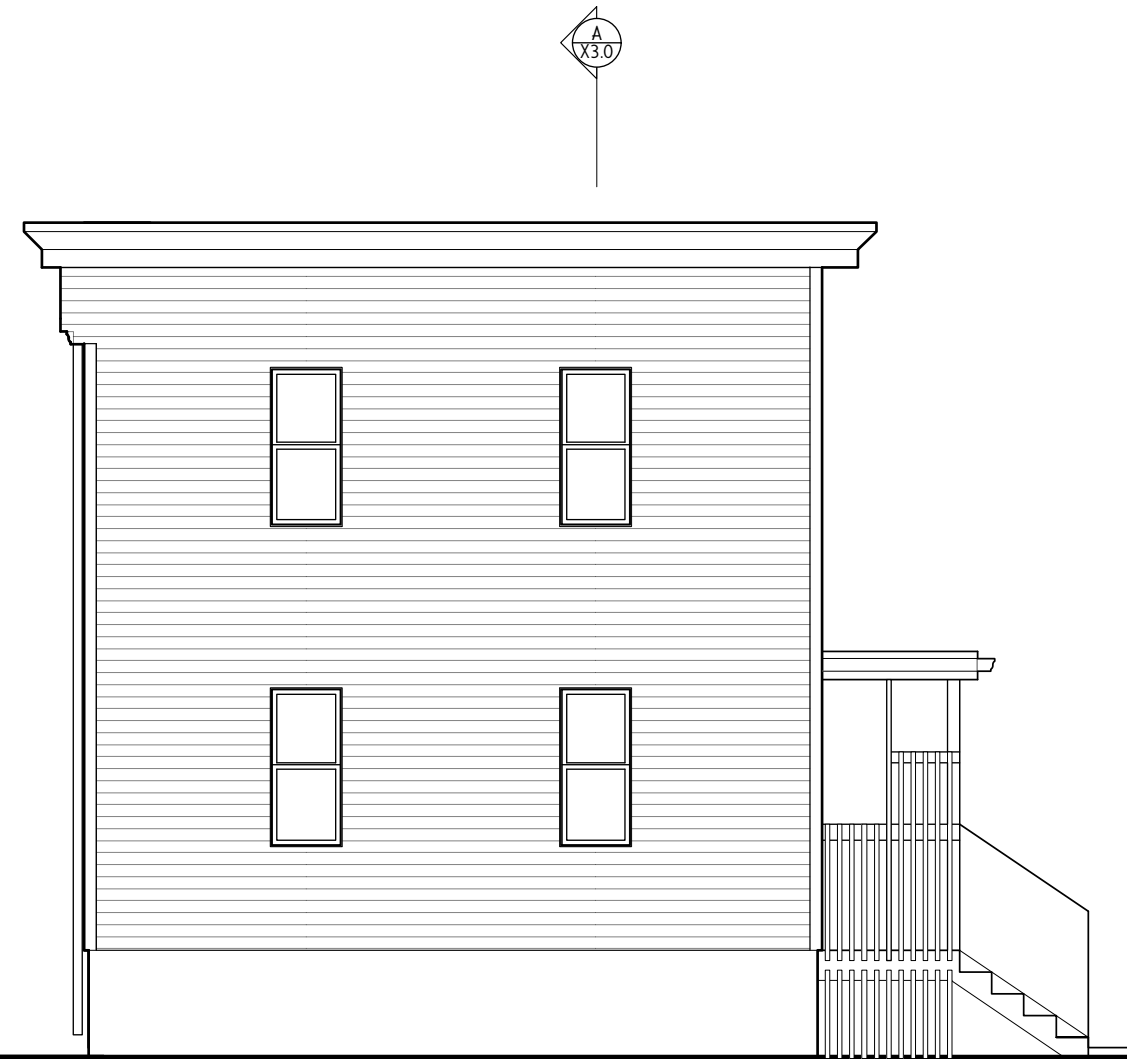
1 Existing Elevation - East
Scale: 3/16" = 1'-0"

2 Existing Elevation - North
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>X2.0</h1>
		08/24/18	



3 Existing Elevation - West
Scale: 3/16" = 1'-0"



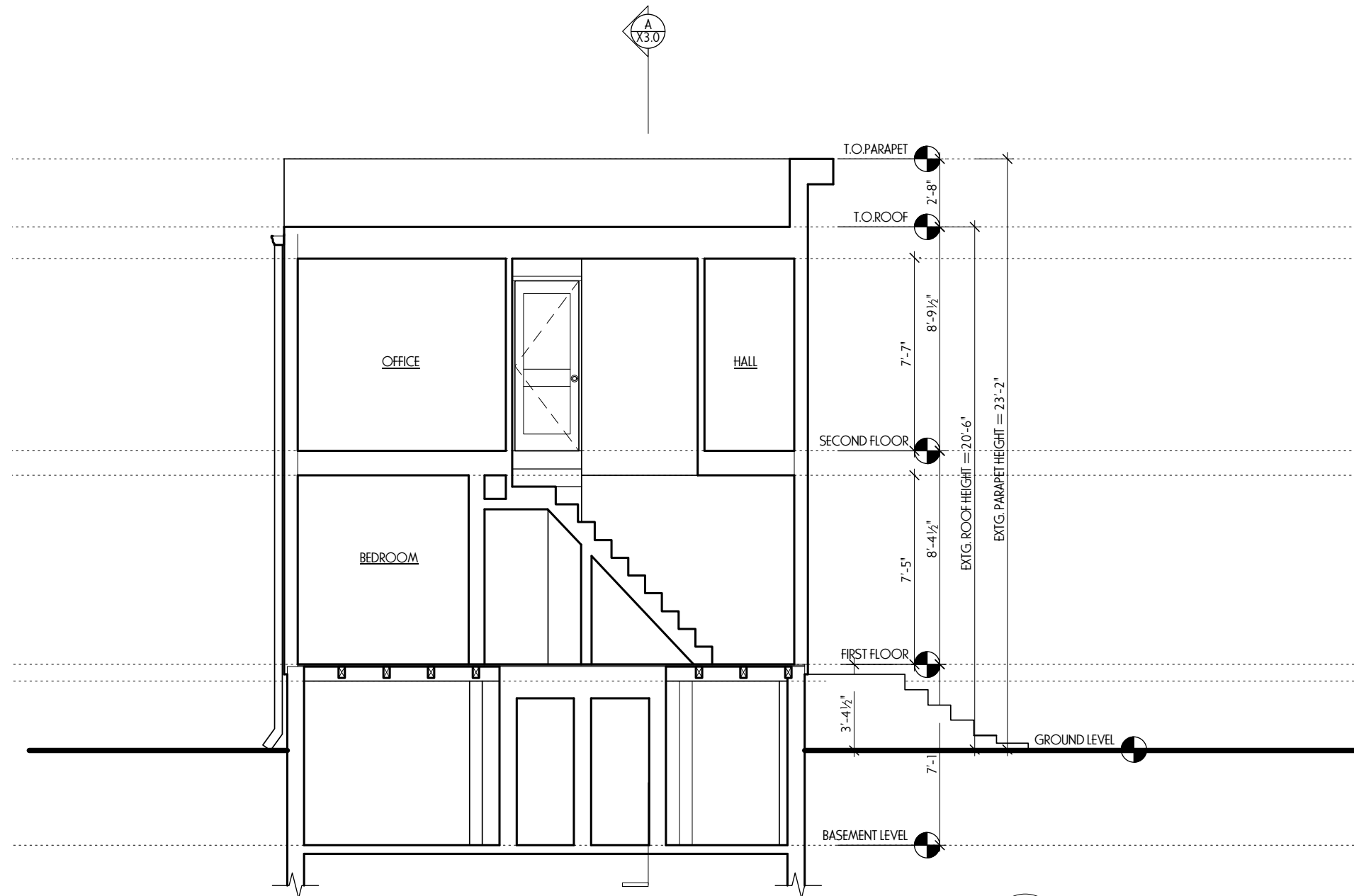
4 Existing Elevation - South
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	X2.0
		08/24/18	



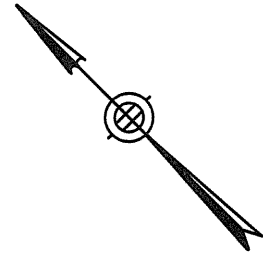
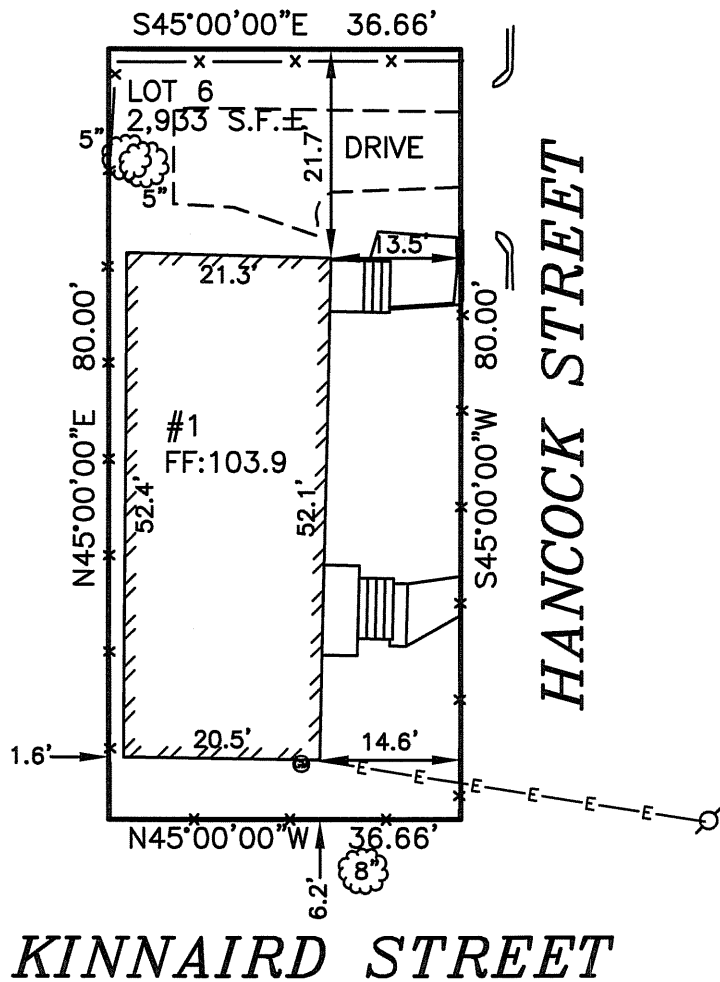
1 Existing Building Section A
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>X3.0</h1>
		08/24/18	



2 Existing Building Section B
Scale: 3/16" = 1'-0"

<p>Herman Mak & Katie Ng-Mak Residence 1 Hancock Street Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p>	Date:	<h1>X3.0</h1>
		08/24/18	



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SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

PLAN OF LAND IN
CAMBRIDGE, MA

1 HANCOCK STREET
EXITING CONDITION

SCALE: 1 IN.= 20 FT.

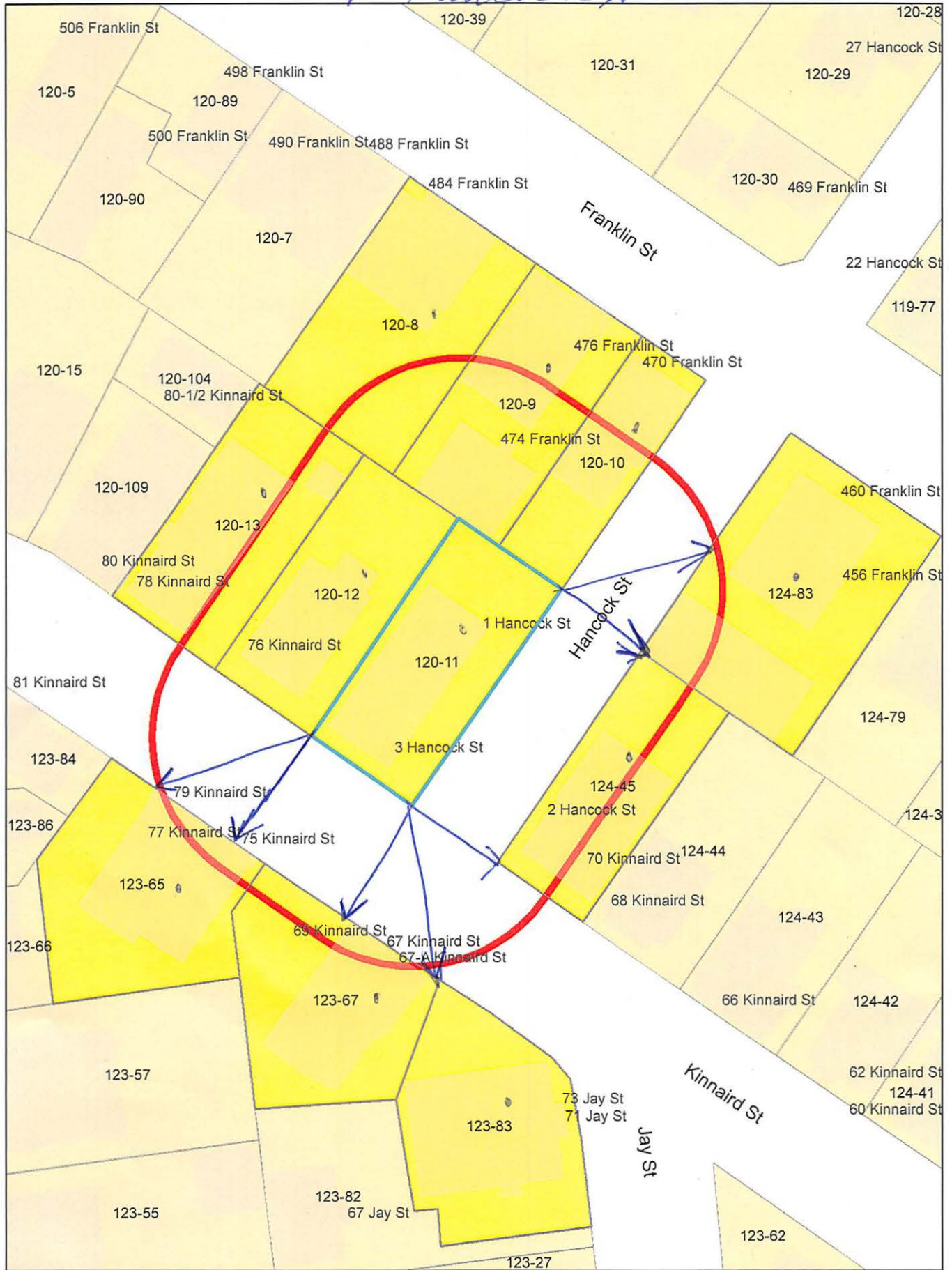
DATE: JUNE 19, 2018

DRAWN: GAR

CHECK: BB

PROJECT NO. 25575

1 Hancock St.



120-8-9
FRIENDLY EARTH HOMES, LLC.
96 WILSON RD.
CONCORD, MA 01742

120-10
AMATO, MICHAEL J. & MARY RUTH AMATO &
CITY OF CAMBRIDGE TAX TITLE
470 FRANKLIN ST
CAMBRIDGE, MA 02139

HERMAN MAK & KATIE NG-MAK
86 SUMMER STREET – APT. 13
ARLINGTON, MA 02474

120-11
CLARKE, LANCE DARNELL
1-3 HANCOCK ST.
CAMBRIDGE, MA 02138

120-12
BAXTER, DAWN E. & SPENCE S. SMITH
76 KINNAIRD ST
CAMBRIDGE, MA 02139

EvB DESIGN
C/O EDRICK VANBEUZekom, AIA
1310 BROADWAY – SUITE 200
SOMERVILLE, MA 02144

123-65
BOURNE, JOSEPH G. & JOHNNIE L. BOURNE
75 KINNAIRD ST
CAMBRIDGE, MA 02139

123-67
LEE, KATHY Y. & JOHNNY Y. KUI
30 GARRISON RD.
CONCORD, MA 01742

123-83
DIAZ, JUNOT
2 WARE ST
CAMBRIDGE, MA 02138

124-45
SPENCER, JAMES E., JR. & LINDA SPENCER
2 HANCOCK ST
CAMBRIDGE, MA 02139

124-83
CARMEN, IRENE
460 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

124-83
460 FRANKLIN LLC
3770 SMUGGLER PLACE
BOULDER, CO 80305

124-83
VIK, SUSAN E.
460 FRANKLIN ST #3
CAMBRIDGE, MA 02139

124-83
BAUMANN, HARVEY & PHYLLIS BAUMANN
19 BAY STREET
CAMBRIDGE, MA 02139

120-13
BAXTER, DAWN & MARK BAXTER
TR. OF KINNAIRD STREET REALTY TRUST
78 KINNAIRD ST
CAMBRIDGE, MA 02139