CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAY -5 AM 11: 11

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1161542

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Pollydoodle Properties, LLC C/O James Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: **1 Pine St , Cambridge, MA**

TYPE OF OCCUPANCY: single family **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant seeks to alter existing roof line, construct dormers and third story addition within the required front setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

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

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: April 30, 2025

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Jacqueline Arbuckle
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 1 Pine Street

the record title standing in the name of Pollydoodle Properties, LLC

whose address is 1 Pine Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 82873 Page 202 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page

Jacqueline Arbuckle.
(Owner)

==========

On this 30th day of ~~February~~ January, 2025, before me, the undersigned notary public, personally appeared Jacqueline Arbuckle proved to me through satisfactory evidence of identification, which were MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

IRINA N. LISENKOVA
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 27, 2031

I. Lisenkova
Notary Public Irina N. Lisenkova

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 1 Pine St , Cambridge, MA (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:

Section 8.22.2(d) allows for the construction of the proposed addition upon the issuance of a Special Permit when, as in this case, no new nonconforming conditions are being created.

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:

The proposed additions will not alter traffic patterns.

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:

The adjacent uses are all similarly sized single and two family dwellings.

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:

The proposed additions will be constructed in accordance will all the requirements of the State Building Code.

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:

The intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. as a result, tehrew ill not be any detrimental effect upon the neighborhood.

***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: Pollydoodle Properties, LLC
Location: 1 Pine St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: single family
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,298 sf		2,792 sf		N/A	(max.)
LOT AREA:		2,533 sf		no change		N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.90		1.1		N/A	
LOT AREA OF EACH DWELLING UNIT		2,533 sf		no change		N/A	
SIZE OF LOT:	WIDTH	42' 6"		no change		N/A	
	DEPTH	48'		no change		N/A	
SETBACKS IN FEET:	FRONT	12' 6"		no change		10'	
	REAR	(School Front) 3' 10 1/2"		no change		10'	
	LEFT SIDE	3'		no change		5'	
	RIGHT SIDE	3' 5"		no change		5'	
SIZE OF BUILDING:	HEIGHT	29' 6"		34' 5"		45'	
	WIDTH	varies		no change		N/A	
	LENGTH	varies		no change		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/A		38%		30%	
NO. OF DWELLING UNITS:		1		no change		N/A	
NO. OF PARKING SPACES:		1		no change		N/A	
NO. OF LOADING AREAS:		0		no change		N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A		no change		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.:

N/A

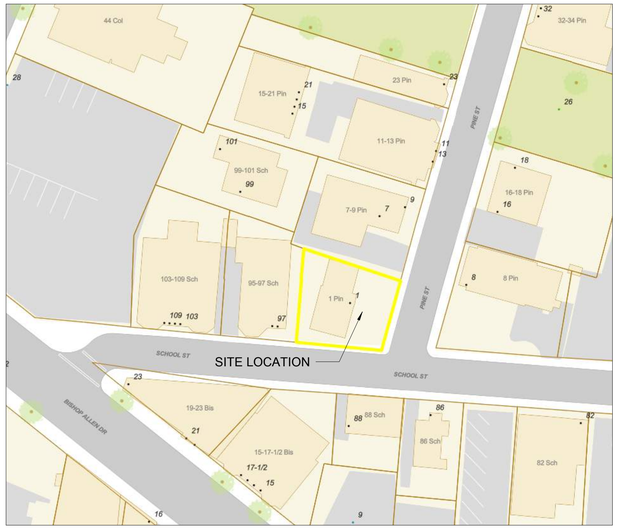
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	04/23/2025
1-Civil		
C-1	EXISTING CONDITIONS	04/23/2025
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	04/23/2025
A-021	GROSS FLOOR AREA	04/23/2025
EX-100	EXISTING CONDITIONS	04/23/2025
D-100	DEMOLITION FLOOR PLANS	04/23/2025
D-101	DEMOLITION DIAGRAM	04/23/2025
A-100	BASEMENT, FIRST & SECOND FLOOR PLANS	04/23/2025
A-101	THIRD FLOOR & ROOF PLANS	04/23/2025
A-300	ELEVATIONS	04/23/2025

PROJECT:
1 PINE RESIDENCE

PROJECT ADDRESS:
1 PINE STREET
CAMBRIDGE MA 02139

LOCUS MAP



ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
RAGGYDOODLE PROPERTIES, LLC.
ADDRESS:
86 BISHOPSGATE ROAD
NEWTON, MA 02459

CIVIL
D & A SURVEY ASSOCIATES, INC.
ADDRESS:
P.O. BOX 80
READING, MA 01867

BZA SET
04/18/2025

PROJECT NAME
1 PINE STREET RESIDENCE

PROJECT ADDRESS
1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT
RAGGYDOODLE

ARCHITECT
KDI ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	MB
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

A-000

1 PINE STREET RESIDENCE

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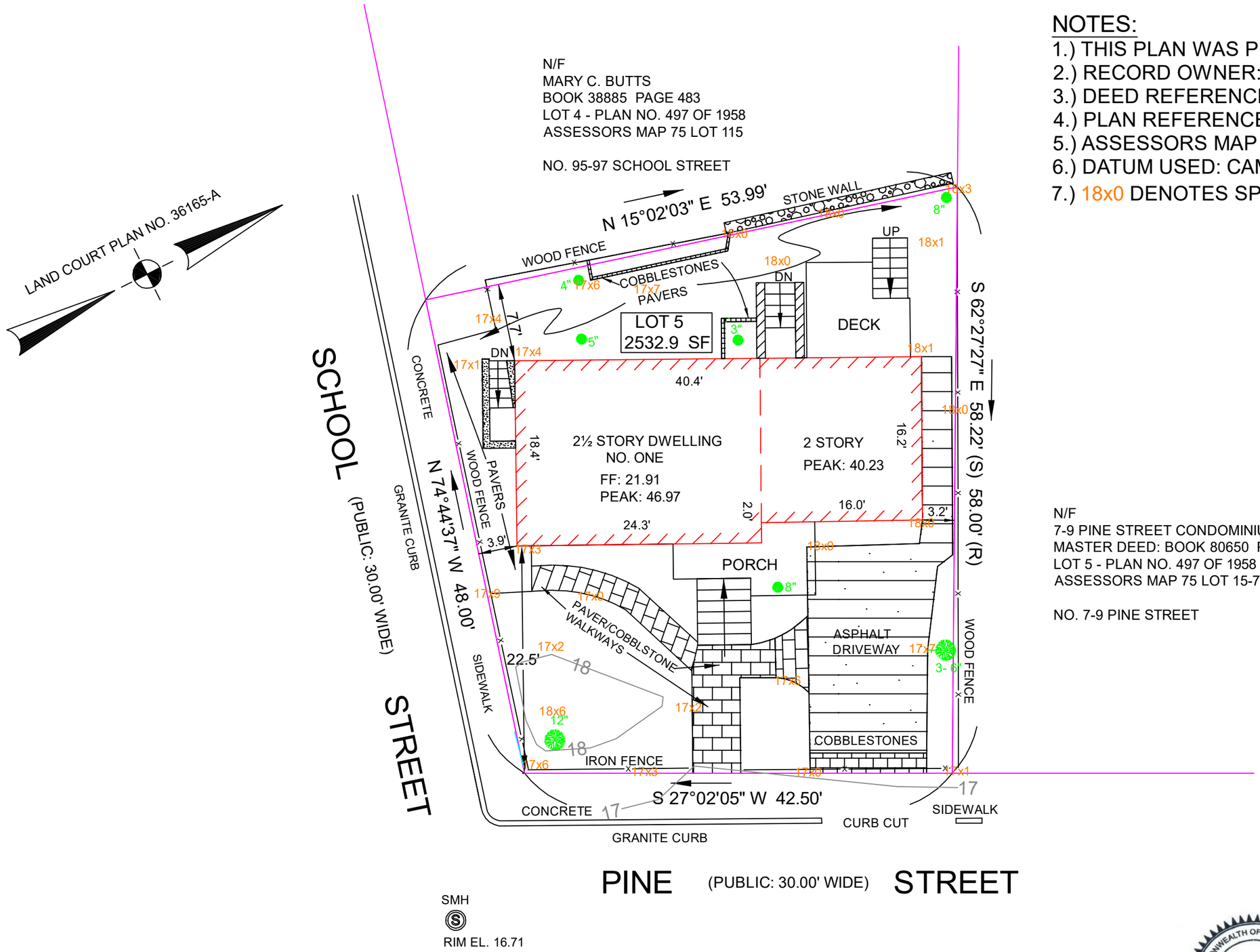
NOTES:

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
2.) RECORD OWNER: POLLYDOODLE PROPERTIES LLC
3.) DEED REFERENCE: BOOK 82873 PAGE 202
4.) PLAN REFERENCE: LOT 5 - PLAN NO. 497 OF 1958
5.) ASSESSORS MAP 75 LOT 114
6.) DATUM USED: CAMBRIDGE SEWER BASE
7.) 18x0 DENOTES SPOT ELEVATION SHOT



EXISTING CONDITIONS PLOT PLAN IN CAMBRIDGE, MA

ONE PINE STREET

0 10 20

SCALE: 1" - 10'-0"

JANUARY 31, 2025

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 80 READING, MA 01867
(781) 324 - 9566

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J CAMERON
NO. 56742
REGISTERED PROFESSIONAL LAND SURVEYOR

ZONING DIMENSIONAL TABLE

ZONE : RESIDENCE C-1	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE				
LOT AREA	N/A	2,533 SF ±	2,533 SF ±	
BUILDING SETBACKS				
MIN. FRONT YARD (3)	MIN. 10'-0" OR BUILDING ALIGN WITH ADJACENT BUILDINGS			
PINE ST.	MIN. 10'-0"	12'-6"	12'-6"	COMPLIES
SCHOOL ST.	MIN. 10'-0"	3'-10 1/2"	3'-10 1/2"	PRE-EXISTING ALIGN WITH ADJACENT BUILDINGS
MIN. SIDE YARDS (4)	MIN. 5'-0"			
SIDE 1	MIN. 5'-0"	3'-0"	3'-0"	PRE-EXISTING NO CHANGE
SIDE 2	MIN. 5'-0"	3'-5"	3'-5"	PRE-EXISTING NO CHANGE
MIN. REAR YARD (4)	MIN. 5'-0"	N/A	N/A	N/A
LOT DEVELOPMENT				
MAX STORIES ABOVE GRADE (2) (37)	4 STORIES	2 1/2 STORIES	2 1/2 STORIES	COMPLIES
MAX HEIGHT (2) (37)	45' - 0"	29' - 6"	34' - 5"	COMPLIES
MIN. OPEN SPACE RATIO (1)	30% / 760 SF	N/A	38% / 1,123 SF	COMPLIES
MIN. 50% PRIVATE OPEN SPACE	50% / 380 SF	N/A	50% / 380 SF	COMPLIES

5.40 FOOTNOTES TO THE TABLE OF DIMENSIONAL REQUIREMENTS

(1) At least fifty percent (50%) of the required Open Space in a Residence C-1 district shall meet all of the requirements of Private Open Space in Section 5.22.1. At least fifty percent (50%) of the required Open Space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private Open Space.

(2) The height of buildings or portions of buildings used as Residences may exceed the base height limit, up to a maximum of 6 stories above grade and 74 feet above grade, if all of the following criteria are met:

(a) The building complies with the Inclusionary Housing Requirements in Section 11.203 of this Zoning Ordinance, regardless of whether it exceeds the size threshold requiring compliance; and

(b) The area of the lot on which the building is located is not less than 5,000 square feet.

(3) A dwelling need not be set back from the street line, or building line where such may have been established on the lot, more than the average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto on either side.

(4) The required side or rear yard setback may be reduced in either of the ways described below:

(a) No side or rear yard setback shall be required for a building or portion thereof that directly abuts a building or portion thereof on an adjacent lot, as in the case of semi-detached dwellings or other adjoining buildings that share a party wall. However, portions of the building that do not directly abut portions of the building on an adjacent lot shall conform to the required side or rear yard setback.

(b) The required setback for one side yard of a lot may be reduced if the setbacks for two opposite side yards of the lot sum to at least 10 feet, and if no portion of a building is closer than 10 feet to the exterior wall of an existing building on an abutting lot.

(c) 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. Additions or alterations that extend horizontally beyond the vertical walls of the existing building shall conform to the requirements in Table 5-1, as modified by paragraphs (a) and (b) above.

(5) Measured from the centerline of the street, but in no case may a non-residential building be nearer the street than ten (10) feet.

(6) Measured from the centerline of the street, but in no case may a non-residential building be nearer the street line than five (5) feet

5.28.25 *Open Space Requirements*.

The open space requirement shall be that required in the district in which the structure is located, except as modified herein.

The dimensional and locational limitations for Private open space set forth in Section 5.22 shall not apply; any combination of at-grade private open space and decks and balconies at other levels shall be permitted as shall walks intended for non vehicular use. However, in every case where those requirements of Section 5.22 waived by this Paragraph (a) are not met, all portions of the surface of the lot shall be Green Area as defined in Article 2.000 that are (1) not covered by the building or (2) devoted to the minimum area necessary to provide at grade, conforming parking spaces and the minimum necessary circulation and driveways for no more than one parking space per dwelling unit. The amount of Private open space required may be reduced upon issuance of a special permit by the Planning Board should the Board find that full compliance cannot reasonably be expected given the existing development of the lot and the provision of parking necessary to serve the dwelling units.However, where open space requirements are not met, the Applicant shall explore the use of portions of the interior of the building to provide recreational opportunities not possible on the exterior.

Address: 1 Pine St

Ground Elevation Min:	16.3 ft-CCB
Ground Elevation Max:	18.0 ft-CCB
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	22.1
2070 - 10% - SLR/SS	20
2070 - 10% - Precip	20.4
2030 - 1% - Precip	21.8
2030 - 10% - Precip	19.8
Present Day - 1% - Precip	21.5
Present Day - 10% - Precip	18.7
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	23.3
10% - LTFE	20.4

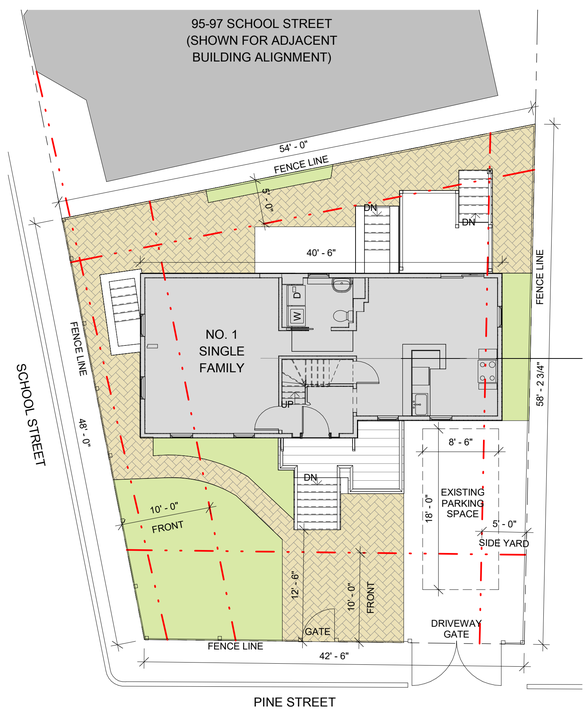
Selected Map-Lot: 75-114
Selected Address: 1 Pine St

SITE PLAN LEGEND

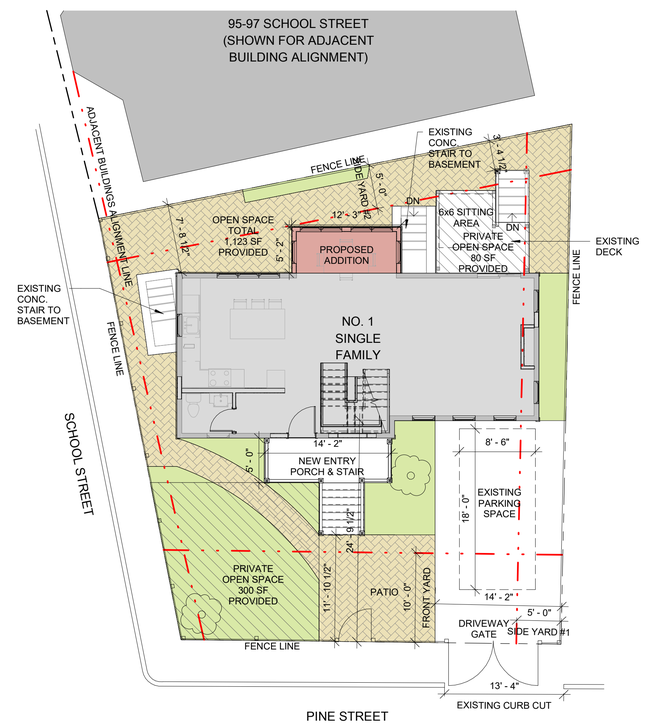
- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT
- LANDSCAPE
- PAVERS
- REQUIRED SETBACKS

NOTE:

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.



3 EXISTING - SITE PLAN
1/8" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	KC
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
1	Revision 1	Date 1

ARCHITECTURAL SITE PLAN

A-020

1 PINE STREET RESIDENCE

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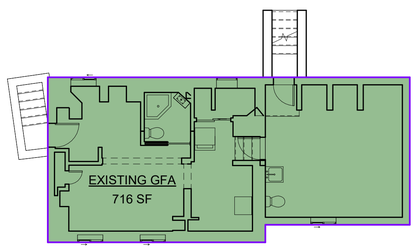
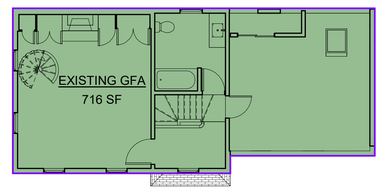
EXISTING GFA

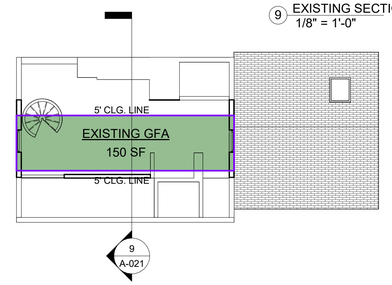


1 BASEMENT
1/8" = 1'-0"

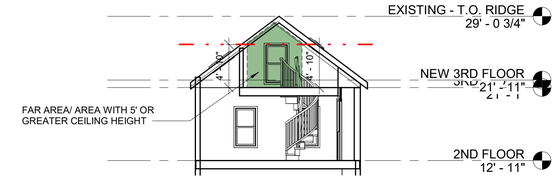
2 1ST FLOOR
1/8" = 1'-0"



3 2ND FLOOR
1/8" = 1'-0"



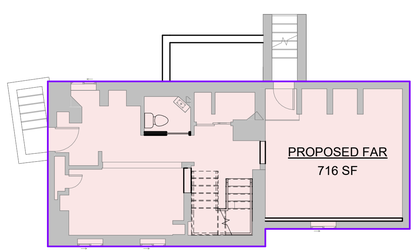
4 3RD FLOOR
1/8" = 1'-0"



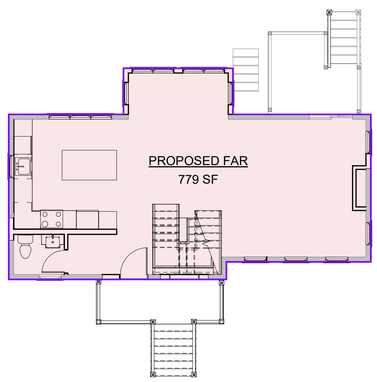
9 EXISTING SECTION @ 3RD FLOOR
1/8" = 1'-0"

Area Schedule (EXISTING GFA)		
Name	Level	Area
EXISTING GFA	BASEMENT	716 SF
EXISTING GFA	1ST FLOOR	716 SF
EXISTING GFA	2ND FLOOR	716 SF
EXISTING GFA	3RD FLOOR	150 SF
EXISTING GFA		2298 SF

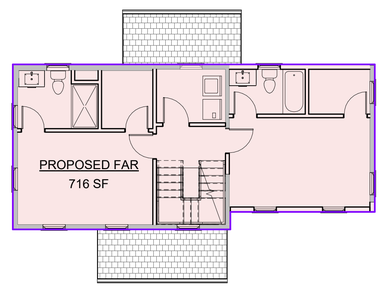
PROPOSED GFA



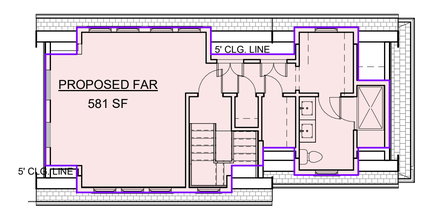
5 BASEMENT
1/8" = 1'-0"



6 1ST FLOOR
1/8" = 1'-0"



7 2ND FLOOR
1/8" = 1'-0"



8 3RD FLOOR
1/8" = 1'-0"

Area Schedule (PROPOSED FAR)		
Name	Level	Area
PROPOSED FAR	BASEMENT	716 SF
PROPOSED FAR	1ST FLOOR	779 SF
PROPOSED FAR	2ND FLOOR	716 SF
PROPOSED FAR	3RD FLOOR	581 SF
Grand total		2792 SF

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	MB
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

GROSS FLOOR AREA

A-021

1 PINE STREET RESIDENCE

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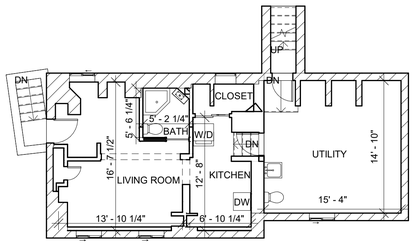
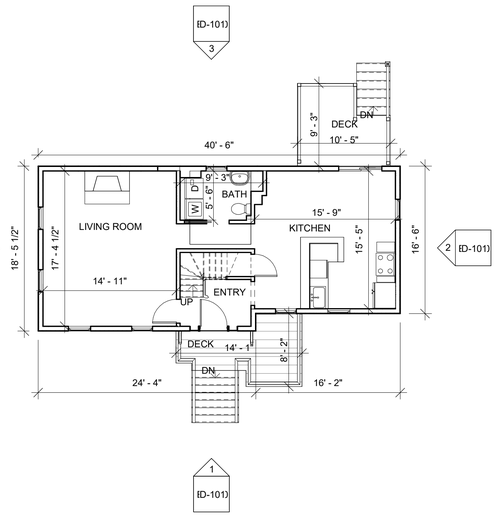
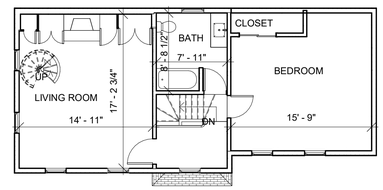


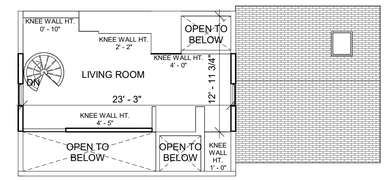
1 EXISTING - BASEMENT
1/8" = 1'-0"



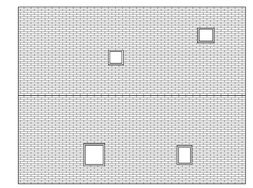
2 EXISTING - 1ST FLOOR
1/8" = 1'-0"



3 EXISTING - 2ND FLOOR
1/8" = 1'-0"



4 EXISTING - 3RD FLOOR
1/8" = 1'-0"



5 EXISTING - T.O. RIDGE
1/8" = 1'-0"

6 EXISTING - FRONT ELEVATION
1/8" = 1'-0"

7 EXISTING - RIGHT ELEVATION
1/8" = 1'-0"

8 EXISTING - REAR ELEVATION
1/8" = 1'-0"

9 EXISTING - LEFT ELEVATION
1/8" = 1'-0"

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	KC
Checked by	TC
Scale	1/8" = 1'-0"

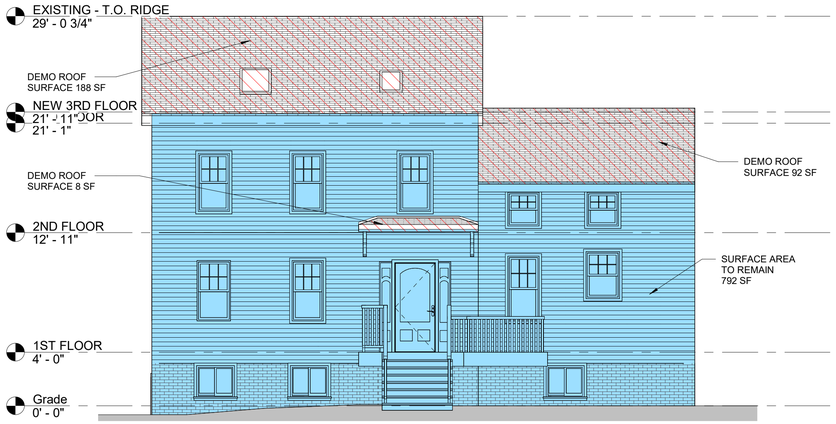
REVISIONS

No.	Description	Date

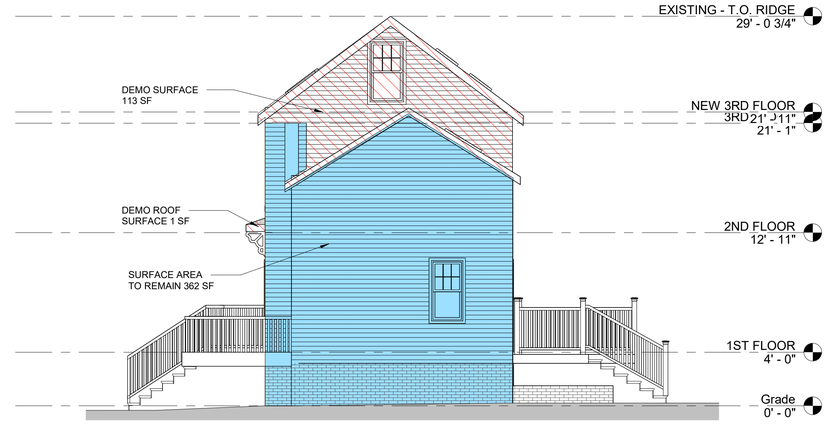
EXISTING CONDITIONS

EX-100

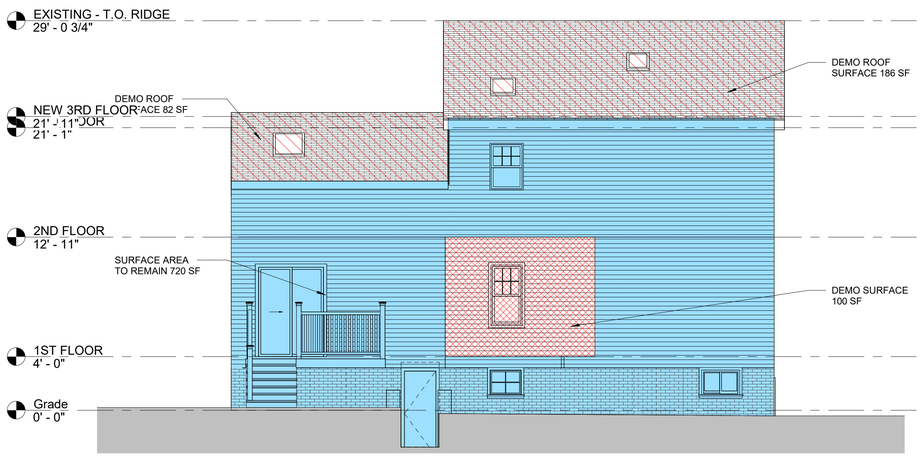
1 PINE STREET RESIDENCE



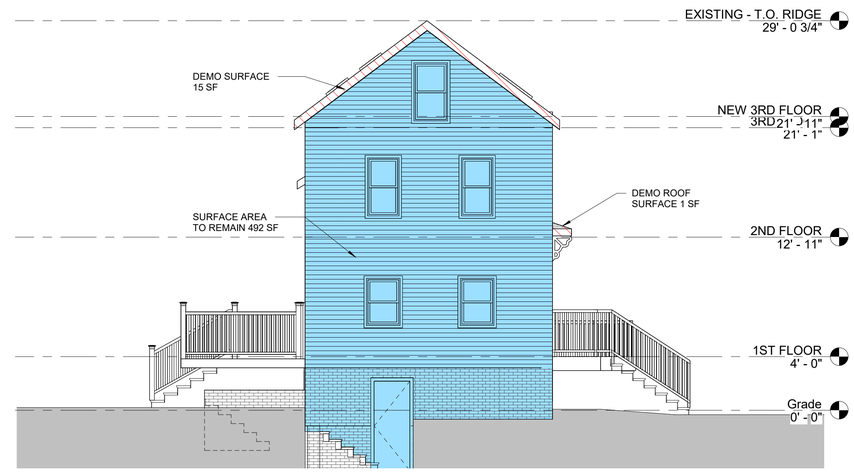
1 DEMO - FRONT ELEVATION
3/16" = 1'-0"



2 DEMO - RIGHT ELEVATION
3/16" = 1'-0"



3 DEMO - REAR ELEVATION
3/16" = 1'-0"



4 DEMO - LEFT ELEVATION
3/16" = 1'-0"

DEMO LEGEND

- EXISTING SURFACE AREA TO BE DEMOLISHED
- EXISTING ROOF SURFACE AREA TO BE DEMOLISHED
- EXISTING SURFACE AREA TO REMAIN

SURFACE AREA DEMOLITION %

EXISTING SURFACE	EXISTING S.F.	DEMO S.F.	REMAINING S.F
FRONT ELEVATION	1,080 SF	288 SF	792 SF
LEFT ELEVATION	508 SF	16 SF	492 SF
REAR ELEVATION	1,090 SF	370 SF	720 SF
RIGHT ELEVATION	476 SF	114 SF	362 SF
TOTAL	3,154 SF	788 SF	2,366 SF

788 SF TOTAL DEMO / 3,154 SF TOTAL SURFACE AREA =
PROPOSED DEMOLITION OF 24.9% OF EXISTING SURFACE AREA

NOTES:
1. SUBGRADE FOUNDATION WALLS AND SLABS DO NOT COUNT TOWARDS CALCULATED SURFACE AREA (EXISTING OR DEMO)

2. LOW SLOPE ROOFS (UNDER 3/12 SLOPE) & PORCHES ARE COUNTED IN PLAN VIEW. ROOFS OVER 3/12 SLOPE AND VERTICAL WALLS ARE COUNTED IN ELEVATION VIEW.

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	MB
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

DEMOLITION DIAGRAM

D-101

1 PINE STREET RESIDENCE

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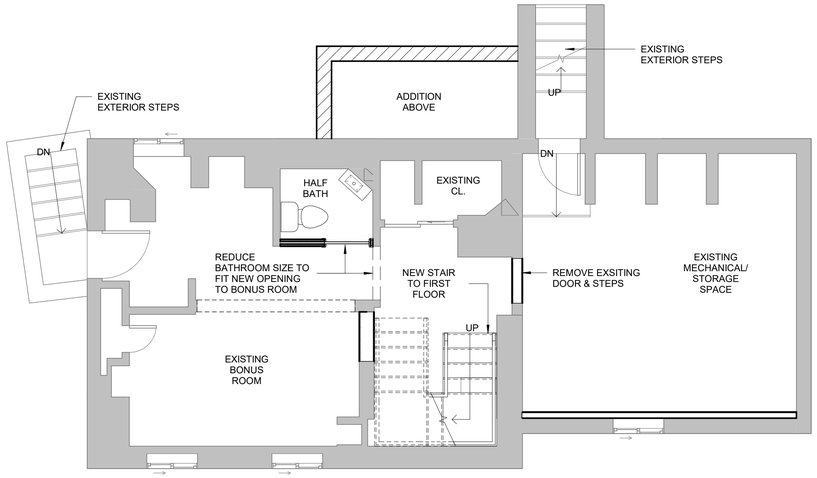
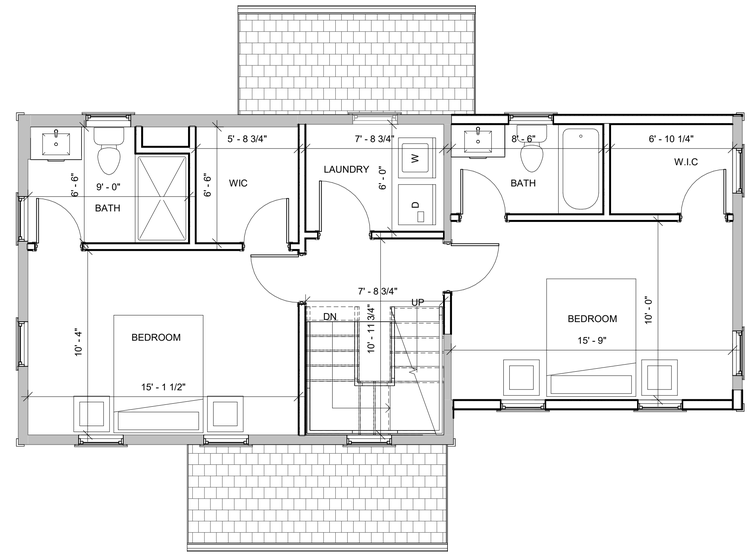
LEGEND

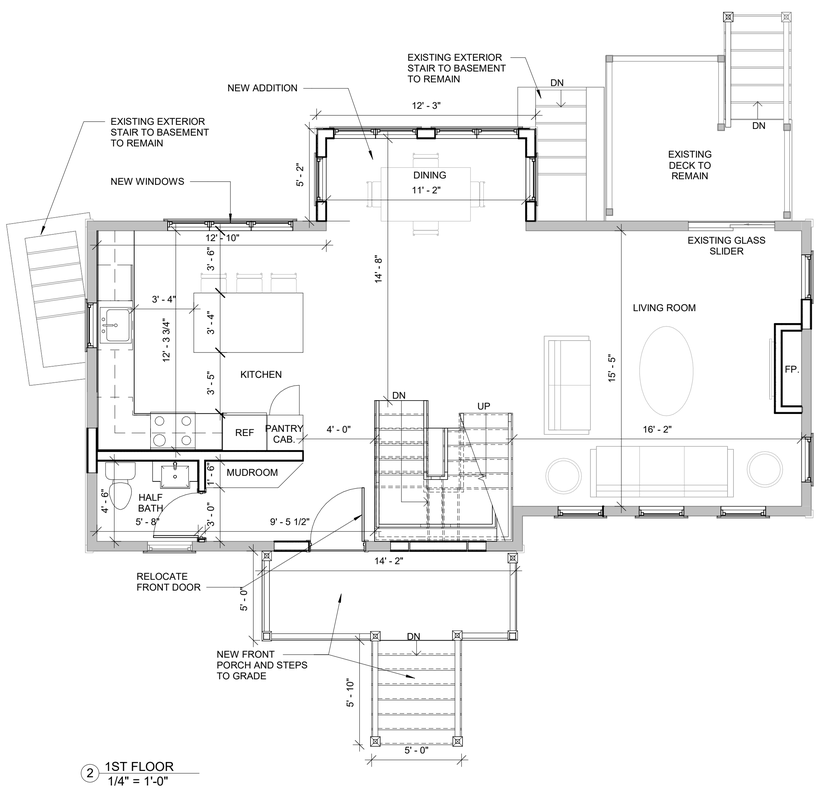
	NEW WALL	CM	CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		
X	WALL TYPE	SD	SMOKE DETECTOR



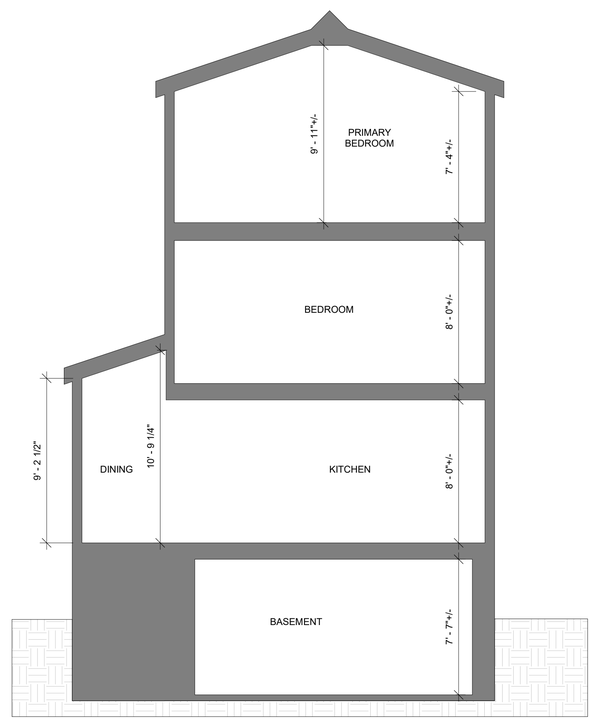
1 BASEMENT
1/4" = 1'-0"



3 2ND FLOOR
1/4" = 1'-0"



2 1ST FLOOR
1/4" = 1'-0"



4 DIAGRAMMATICAL SECTION
1/4" = 1'-0"

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

BASEMENT, FIRST & SECOND FLOOR PLANS

A-100

1 PINE STREET RESIDENCE

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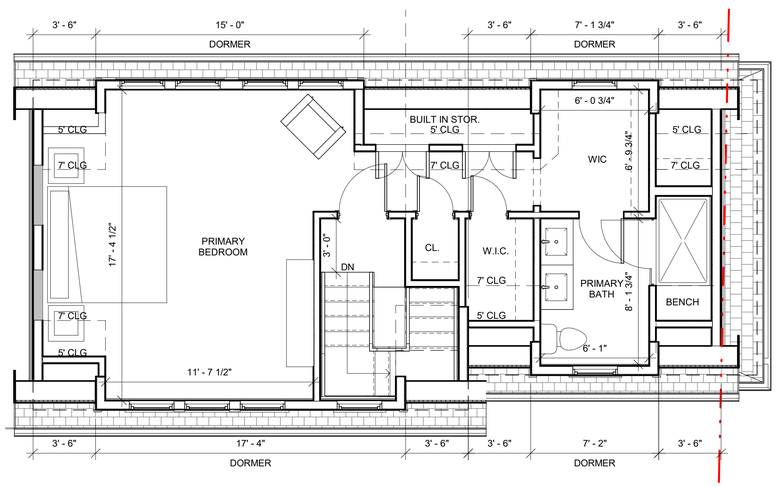
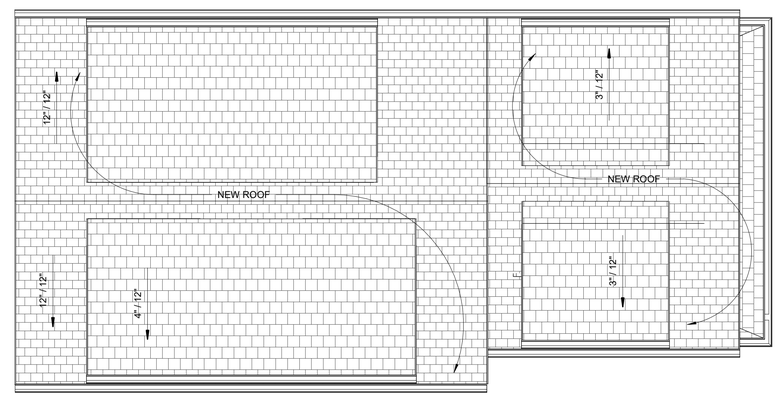
\\kg-nas1522\Data\24\24052_Raggydoodle_1 Pine St\03_DRAWINGS\00_ARCH\01_SD\24052_Raggydoodle_1 Pine St- SD- Option 2.rvt

LEGEND

	NEW WALL	CM	CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		
X	WALL TYPE	SD	SMOKE DETECTOR



1 3RD FLOOR
1/4" = 1'-0"



2 NEW T.O. RIDGE
1/4" = 1'-0"

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

THIRD FLOOR & ROOF PLANS

A-101

1 PINE STREET RESIDENCE

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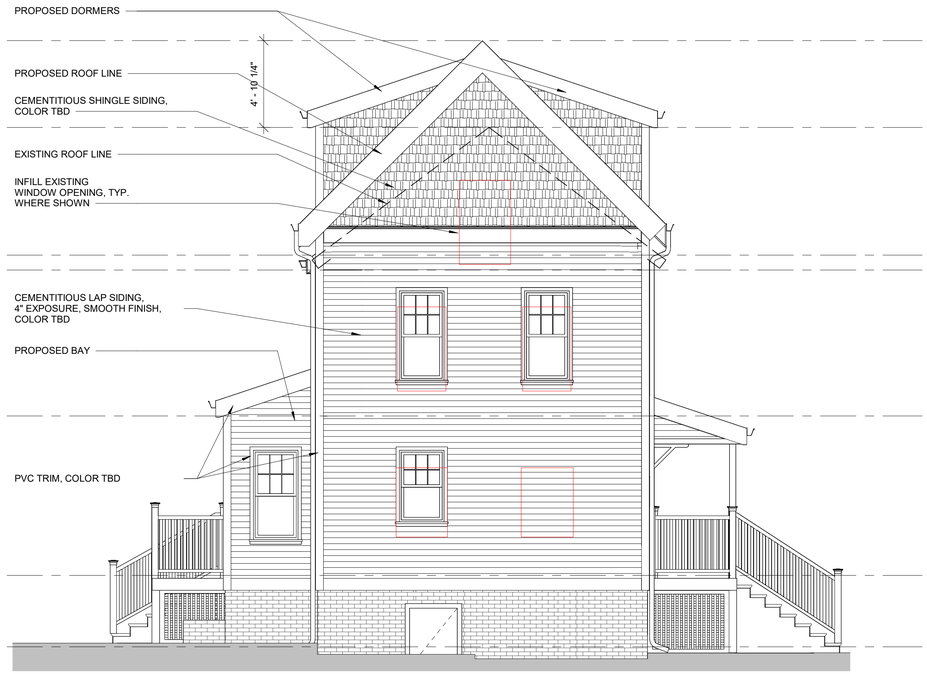
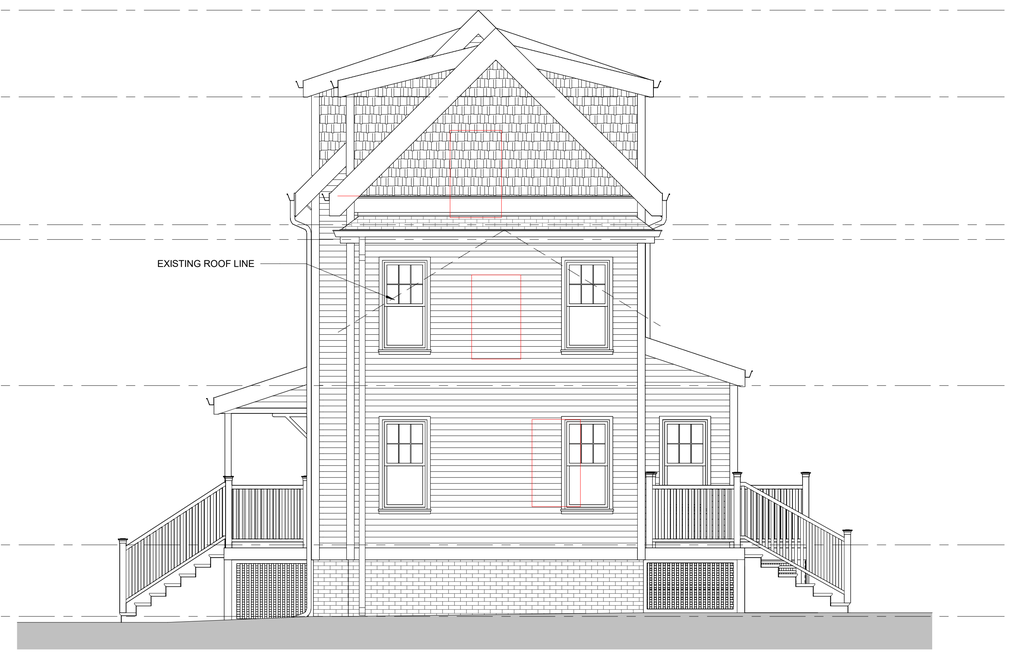
1 PINE STREET- FRONT ELEVATION
1/4" = 1'-0"



2 SCHOOL STREET - FRONT ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

PROJECT NAME

1 PINE STREET RESIDENCE

PROJECT ADDRESS

1 PINE STREET
CAMBRIDGE, MA 02139

CLIENT

RAGGYDOODLE

ARCHITECT

KDI ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

Project number	24052
Date	04/23/2025
Drawn by	MB
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

1 PINE STREET RESIDENCE

\\kg-nas1522\Data\24\24052_Raggydoodle_1 Pine St\03_DRAWINGS\00_ARCH\01_SD\24052_Raggydoodle_ 1 Pine St - SD- Option 2.rvt

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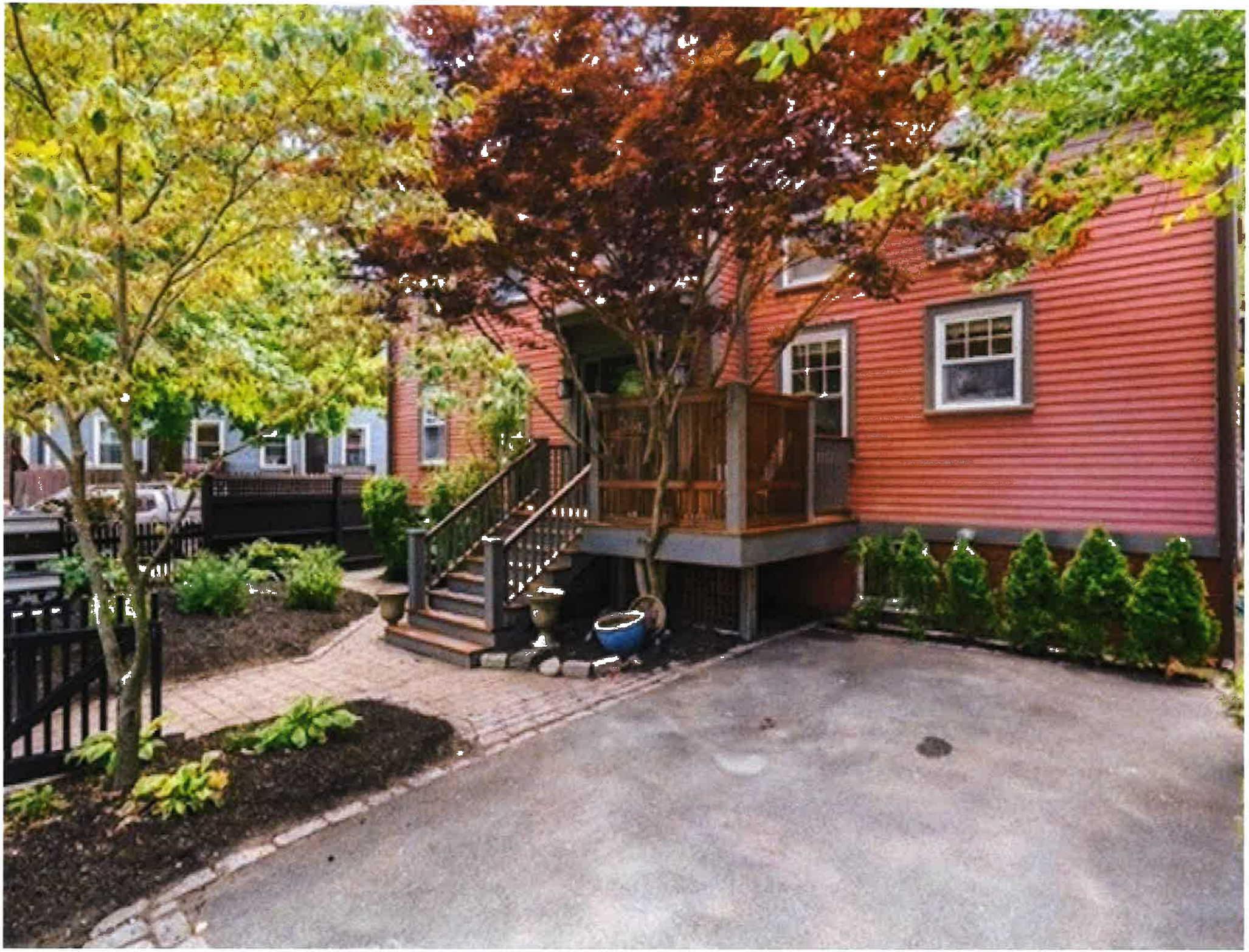
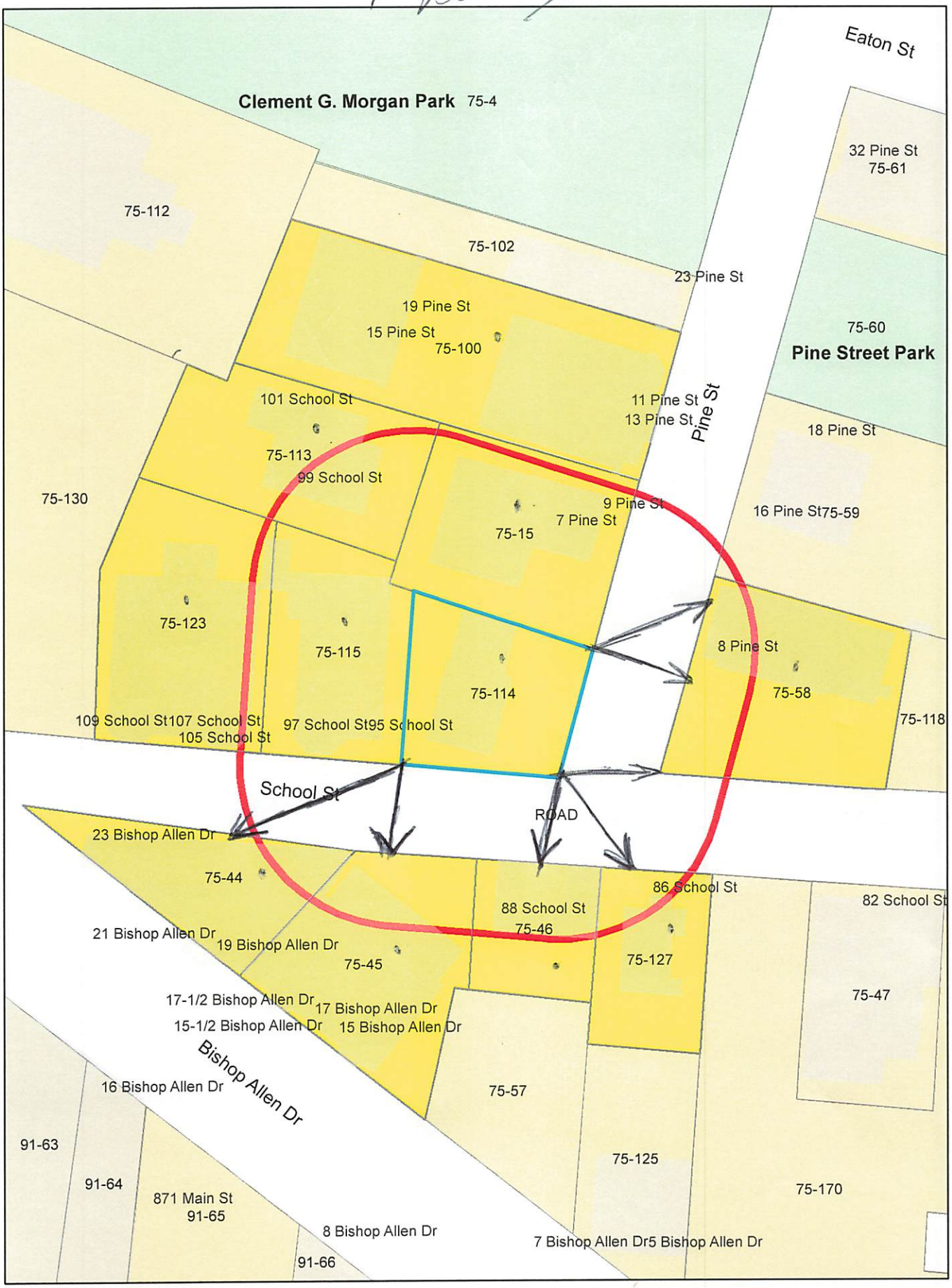


1 Pine St.


Eaton St
Clement G. Morgan Park 75-4
32 Pine St
75-61
75-112
75-102
23 Pine St
19 Pine St
15 Pine St
75-100
75-60
Pine Street Park
101 School St
11 Pine St
13 Pine St
Pine St
18 Pine St
75-113
99 School St
75-130
9 Pine St
7 Pine St
16 Pine St75-59
75-15
75-123
75-115
8 Pine St
75-114
75-58
109 School St107 School St
105 School St
97 School St95 School St
75-118
School St
ROAD
23 Bishop Allen Dr
75-44
86 School St
88 School St
75-46
82 School St
21 Bishop Allen Dr
19 Bishop Allen Dr
75-45
75-127
75-47
17-1/2 Bishop Allen Dr
17 Bishop Allen Dr
15-1/2 Bishop Allen Dr
15 Bishop Allen Dr
Bishop Allen Dr
16 Bishop Allen Dr
75-57
91-63
75-125
91-64
871 Main St
91-65
75-170
8 Bishop Allen Dr
7 Bishop Allen Dr5 Bishop Allen Dr
91-66

1 Pine St.

Petitioner

75-113
TOLMAN, WARREN E. & CAROLYN B. TOLMAN
30 STONELEIGH CIR
WATERTOWN, MA 02472

75-46
LARUE, MATTHEW & RANDA GHATTAS
88 SCHOOL ST
CAMBRIDGE, MA 02139-3519

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

75-115
BUTTS, MARY C
95 SCHOOL ST
CAMBRIDGE, MA 02139

75-58
INNISS, ILEEN E. & SHIRLEY D. THOMAS
8 PINE STREET
CAMBRIDGE, MA 02139-2713

75-15
HOWIE, LISA MARIE
7-9 PINE ST UNIT 7
CAMBRIDGE, MA 02139

75-15
AMJ SOUZA LLC,
22 BROCKETT RD
WALLINGFORD, CT 06492

75-114
POLLYDOODLE PROPERTIES LLC
86 BISHOPSGATE RD
NEWTON, MA 02459

75-44
KIMBERK, FREDERICK S.
TRS FREDERICK S. KIMBERK REVOCABLE TR
45 IRVING ST
CAMBRIDGE, MA 02138

75-127
RAVI ARVIND
86 SCHOOL ST
CAMBRIDGE, MA 02139

75-45
SOMMARIPA, EVA A. &
NICHOLAS C.R. SOMMARIPA
TRS. GEORGE SOMMARIPA 1997 REVOC TR.
105 JORDAN RD
S. DARTHMOUTH, MA 02748

75-123
103-109 SCHOOL ST CAMBRIDGE LLC
34 SEVLAND RD
NEWTON, MA 02458

75-100
11-21 PINE STREET REALTY, LLC
59 UNION SQUARE
SOMERVILLE, MA 02143