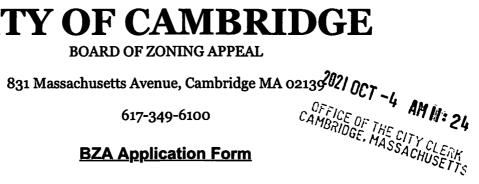


CITY OF CAMBRIDGE



BZA Number: 147193

Genera	ı	Inf	orn	naf	ion
Genera			UI 11	ıaı	.ivii

The undersigned	hereby petition	ns the Board of Zoning	Appeal for the following:
Special Permit: _	<u> </u>	Variance:	Appeal:
PETITIONER: R	ackham & Adri	ia Karlsson	
PETITIONER'S A	ADDRESS: 24	Locke Street, Cambrid	ge, MA 02140
LOCATION OF P	ROPERTY: 24	Locke St , Cambridg	<u>je, MA</u>
TYPE OF OCCU	PANCY: Single	e Family Dwelling	ZONING DISTRICT: Residence B Zone
REASON FOR P	ETITION:		
/Additions/ /Dor	mer/ /New Str	ucture/	
DESCRIPTION C	F PETITIONE	R'S PROPOSAL:	
following element This dormer is no square footage or	is: extending that it making the ex in the third floor	e third-floor non-confo xisting non conforming r, which adds to the exi	conforming singe family residence. Relief is required for the rming dormer wall that falls within the 7.5' side yard setbac condition worse. The addition of this dormer increases the sting nonconforming FAR value. non conforming max dormer total length.
SECTIONS OF Z	ONING ORDIN	NANCE CITED:	
Article: 5.000 Article: 8.000 Article: 10.000	Section: 8.22	(Table of Dimensional .2.D (Non-Conforming o (Special Permit)	-
		Original Signature(s):	(Petitioner (s) / Owner) Adria Kaclsson (Print Name)
		Address:	

408-857-2492

Tel. No.

E-Mail Address: rackham.karlsson@me.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 Adria Karlsson & Kackham Karlsson
Address: 24 Locke St., Cambridge, MA 02140
State that I/We own the property located at 24 Locke St., Cambridge, MA 02140
which is the subject of this zoning application.
The record title of this property is in the name of Valsson, Rackham & Adv
*Pursuant to a deed of duly recorded in the date $\frac{4/30/13}{50}$, Middlesex South County Registry of Deeds at Book $\frac{61709}{50}$, Page $\frac{330}{50}$; or
Middlesex Registry District of Land Court, Certificate No
Book Page
aan flethe
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 Mittlesex
The above-name Adeia Karlsson & Rackham Karlsson personally appeared before me,
this 23 rd of September, 2021, and made oath that the above statement is true.
/m Notary
My commission expires 3 (1 2027 (Notary S JOHN S. BOSCO, JR. Notary Public Commonwealth of Massachusetts My Commission Expires March 11, 2027

• If ownership is not shown in recorded deed, e.g. if by court order, recent

deed, or inheritance, please include documentation.

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 <u>24 Locke St</u>, <u>Cambridge</u>, <u>MA</u> (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:

Per Article 8.22.2(d) as well as the Mass General Laws Chapter 40a section 6, existing non-conforming one and two family structures shall be granted a special permit in finding that the alterations or enlargement shall not be substantially more detrimental than the non-conforming structure to the neighborhood. The proposed alterations to the single family dwelling located at 24 Locke Street are minor and are in no way more detrimental to the existing neighborhood.

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 alternations will not change patterns of access or egress since no alterations will be made to driveway or curb cut. Also, no congestion hazard or substantial change will occur since the house will remain a single family dwelling.

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 use is remaining the exact same. The dwelling will remain single family and there will be no changes to any patterns of access or egress. All adjustments are small and on the rear elevation of the house and will not adversely affect continued operations/development of adjacent uses.

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:

No nuisance or hazard would be created from the adjustments for this single family dwelling work. The work on the exterior is minor and on the rear façade of the building.

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 proposed work on the single family dwelling is consistent with work that is the neighborhood as well as the larger district. The use is remaining the same and fits within the district. The exterior work in minimal and will not change the look or integrity of the house.

^{*}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: Rackham & Adria Karlsson

Present Use/Occupancy:

Single Family Dwelling

Location: 24 Locke Street

Phone:

408-857-2492

Zone:

Residence B Zone

Requested Use/Occupancy:

Single Family Dwelling

		Existing Conditions	Requested Conditions	<u>Ordinance</u> Requirements	
TOTAL GROSS FLOOR AREA:		2248	2412	1915	(max.)
LOT AREA: RATIO OF GROSS		3628	3628	5000	(min.)
FLOOR AREA TO LOT AREA: ² LOT AREA OF		.62	.66	.5	
EACH DWELLING UNIT		3628	3628	2500	
SIZE OF LOT:	WIDTH	40.1	40.1	50	
	DEPTH	91.14	91.14	N/A	
SETBACKS IN FEET	FRONT	6.9	6.9	15	
	REAR	37	37	25	
	LEFT SIDE	1.4	1.4	7.5	
	RIGHT SIDE	11.8	11.8	7.5	
SIZE OF BUILDING:	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
RATIO OF USABLE					
OPEN SPACE TO LOT AREA:		N/A	N/A	N/A	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
<u>DISTANCE TO</u> <u>NEAREST BLDG.</u> <u>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.

- 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 Members

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

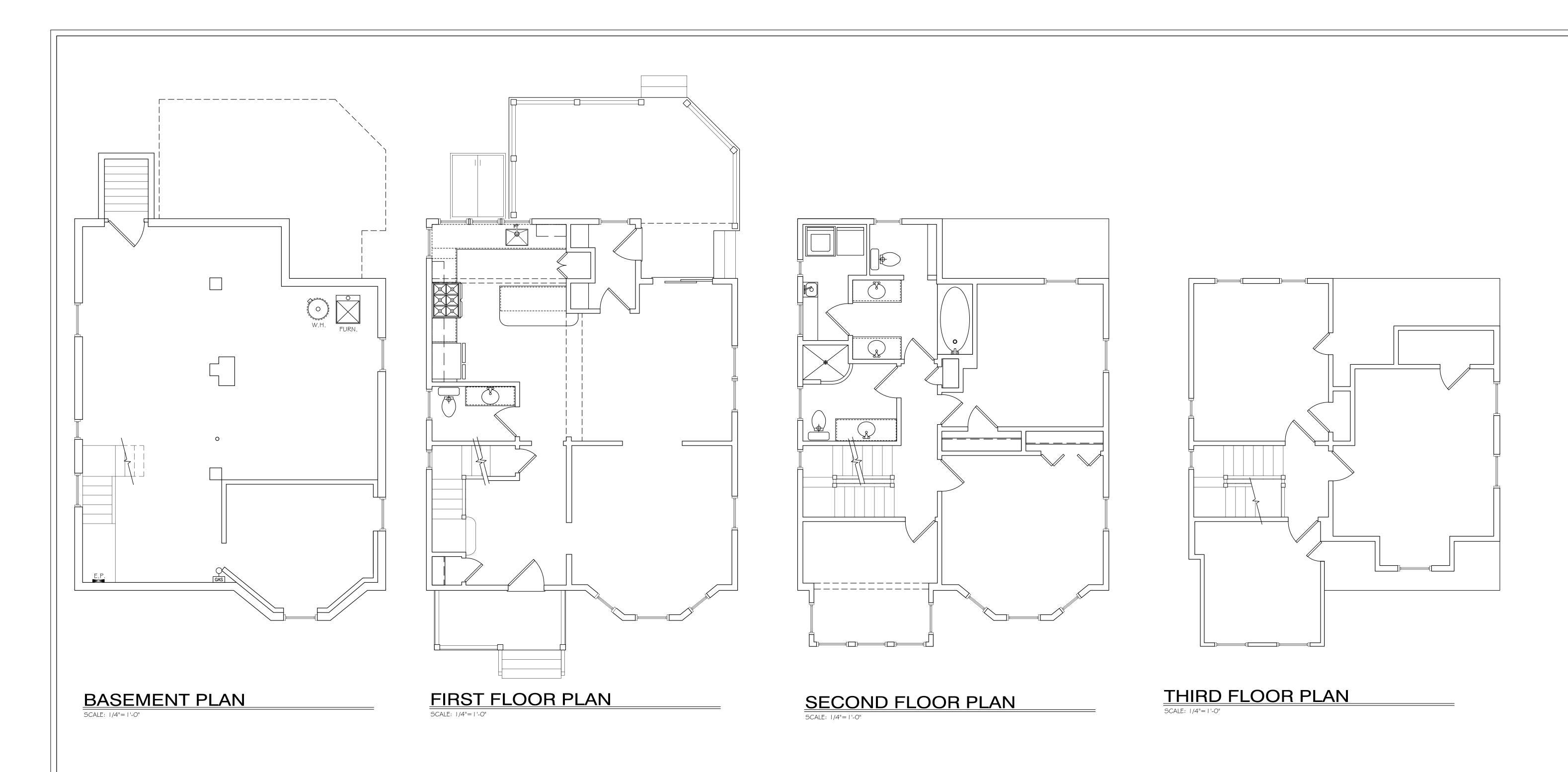
831 Mass Avenue, Cambridge, MA. (617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

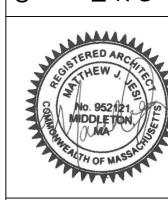
The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: A sa Speciel (Print)	Date: <u>lo[21 22</u>
Address: 24 Locke St.	·
Case No. BZA - 147193	
Hearing Date:	
Thank you,	



A division of Ericson Construction, LLC

KARLSSON RESID



IORSE CONSTRUCTIONS 7 CENTRAL ST. OMERVILLE, MA. 02143

DRAWING TITLE:
EXISTING FLOOR
PLANS

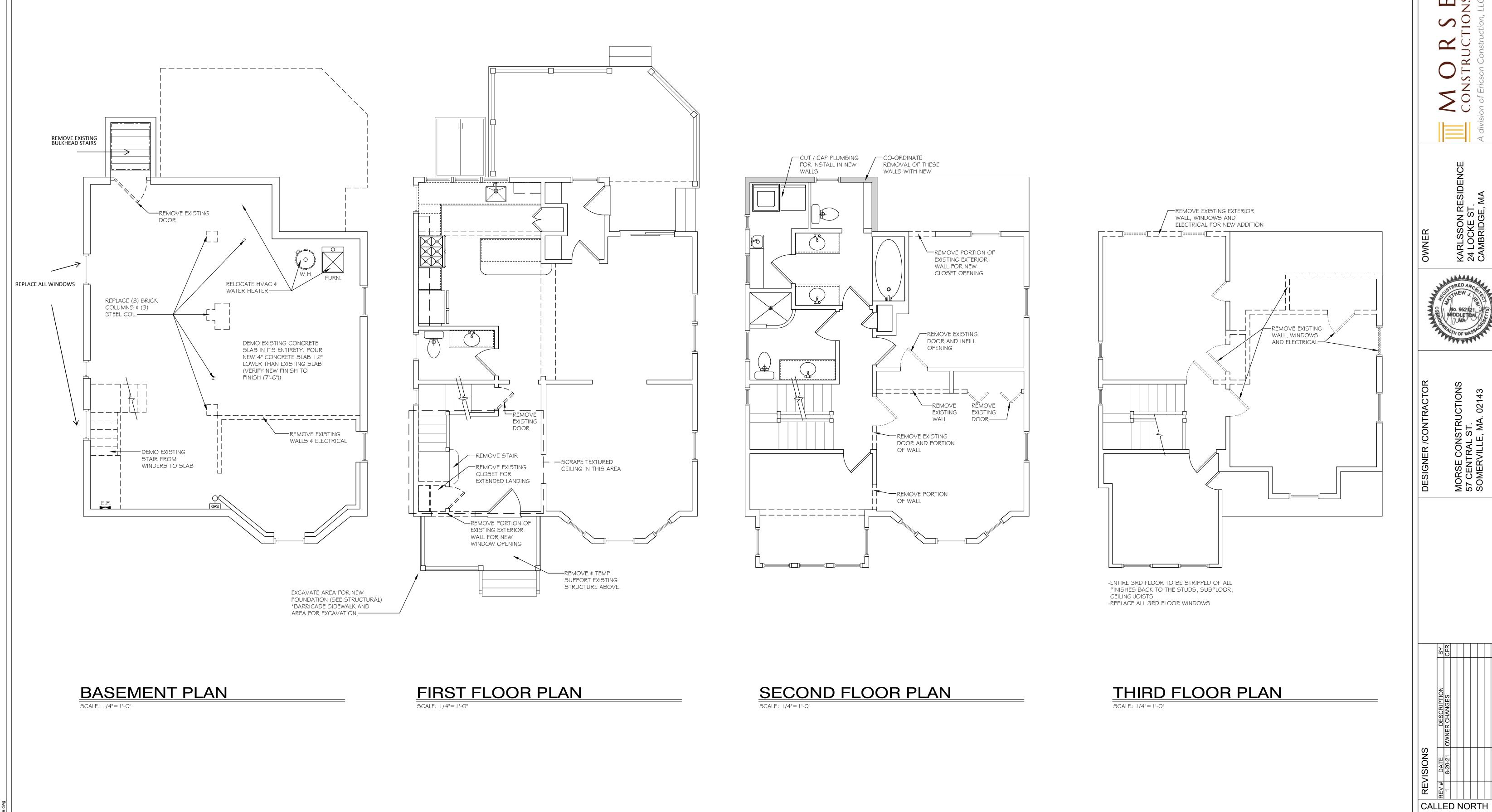
SCALE: 1/4"=1'-0"

DATE: 7-6-21

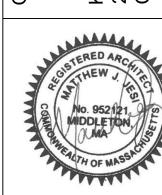
DRAWN BY: CFR

SHEET NO:

EX-1.0



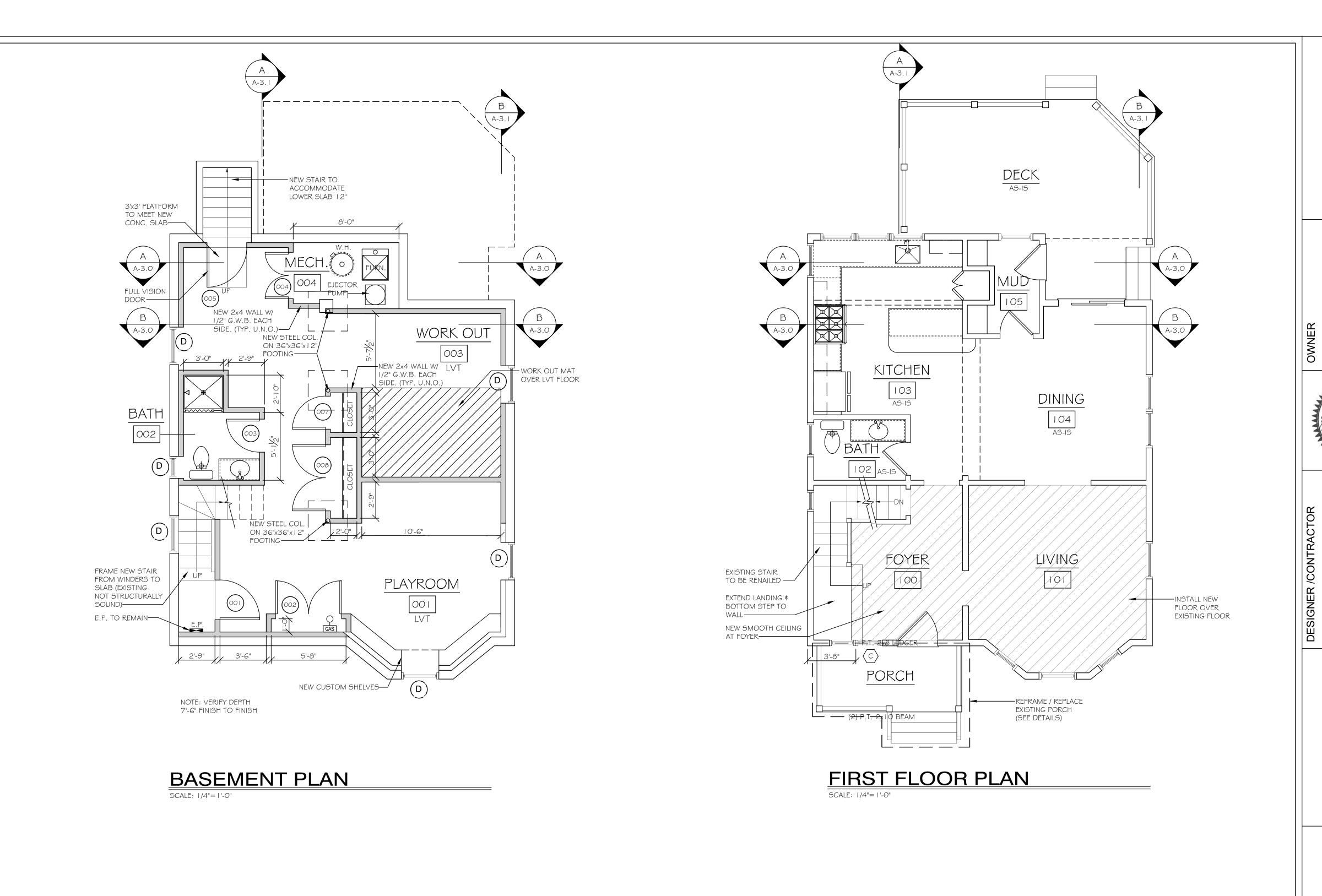
KARLSSON RESII 24 LOCKE ST. CAMBRIDGE, MA



DRAWING TITLE: DEMO PLANS

SCALE: 1/4"=1'-0" DATE: 7-6-21 DRAWN BY: CFR

SHEET NO:



REVISIONS
1 REV # DATE DESCI
1 8-20-21 OWNER CHAN
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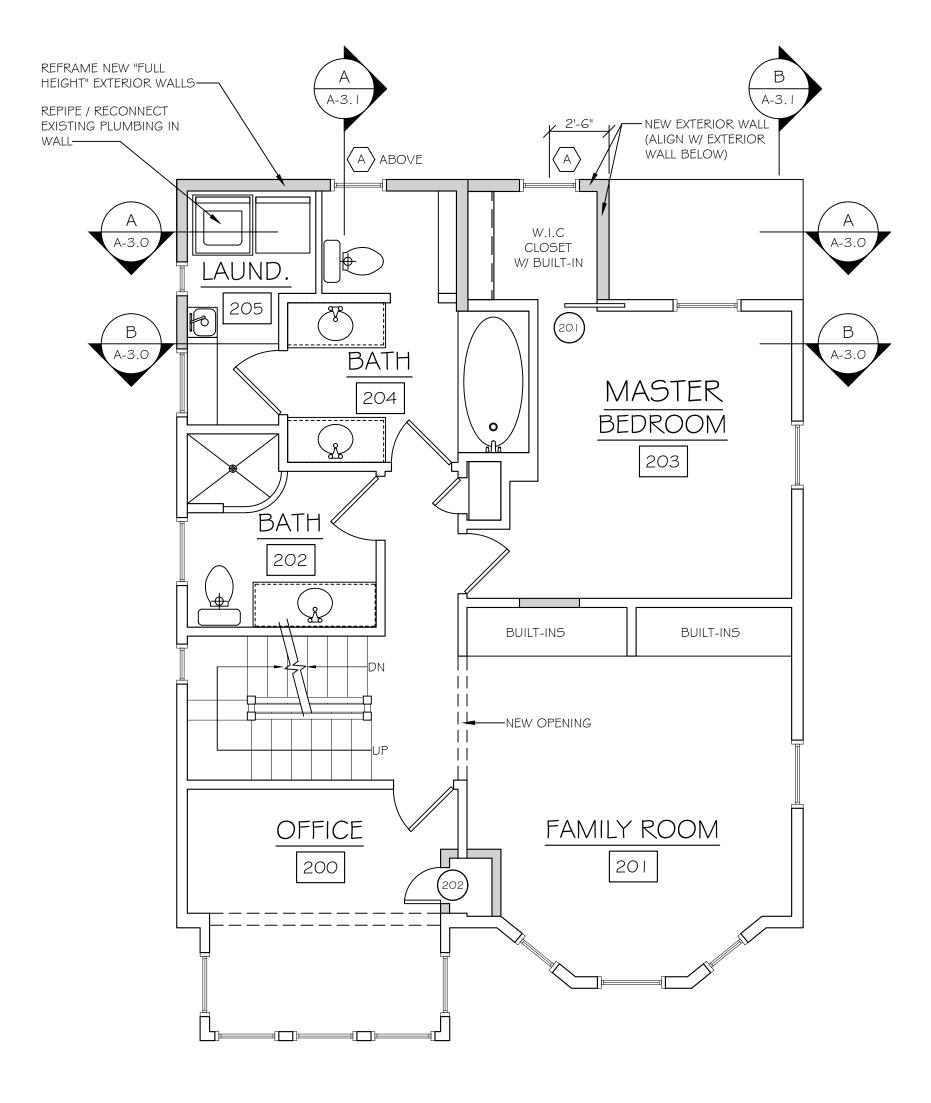
KARLSSON RESIDE 24 LOCKE ST. CAMBRIDGE, MA

DRAWING TITLE:
PROPOSED
FLOOR PLANS

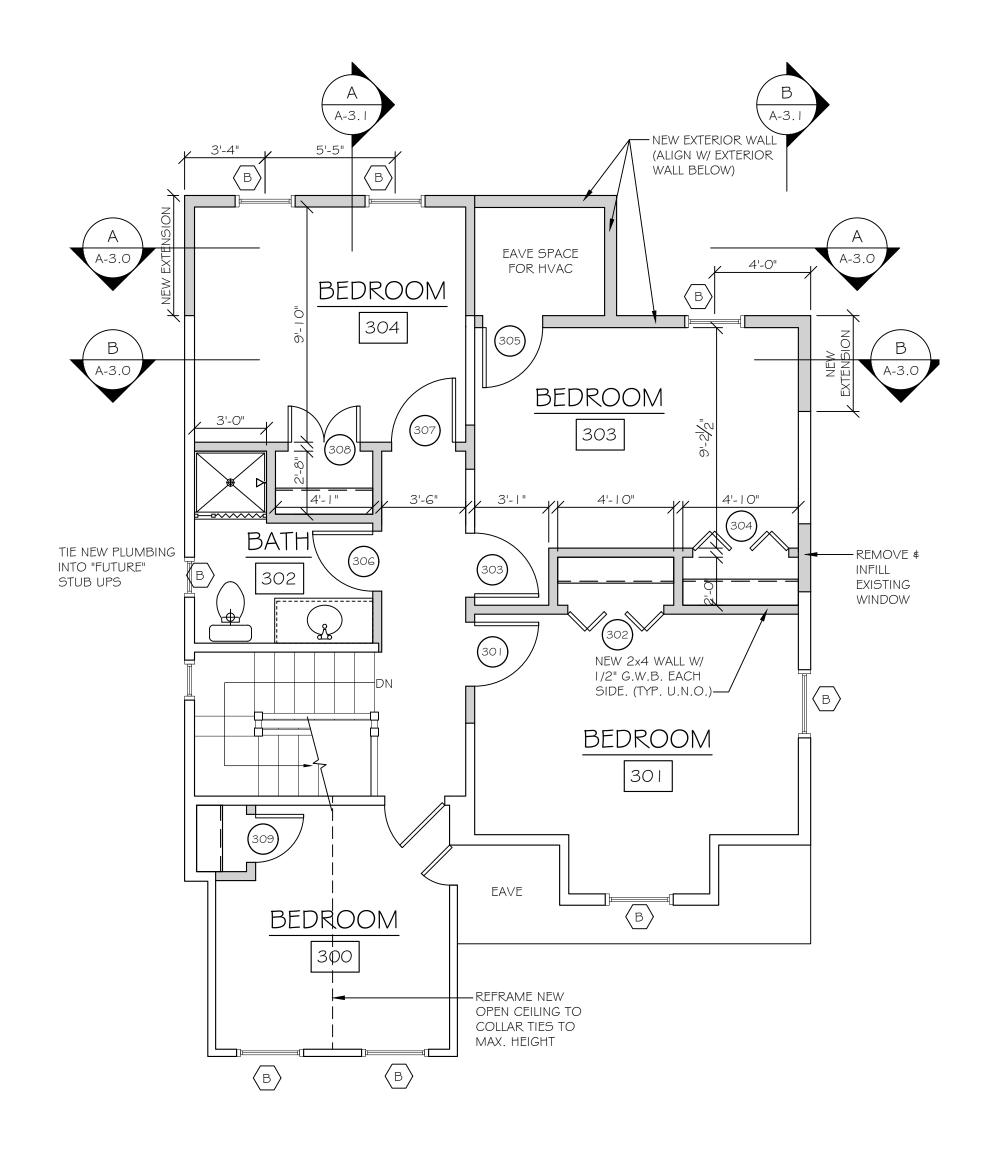
SCALE: 1/4"=1'-0"

DATE: 7-6-21
DRAWN BY: CFR
SHEET NO:

A-1.0

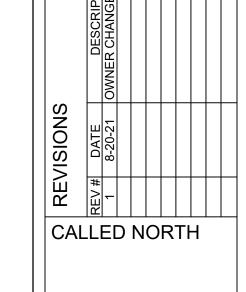


SECOND FLOOR PLAN



THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



KARLSSON RESIDENCE 24 LOCKE ST. CAMBRIDGE, MA

DRAWING TITLE:
PROPOSED
FLOOR PLANS

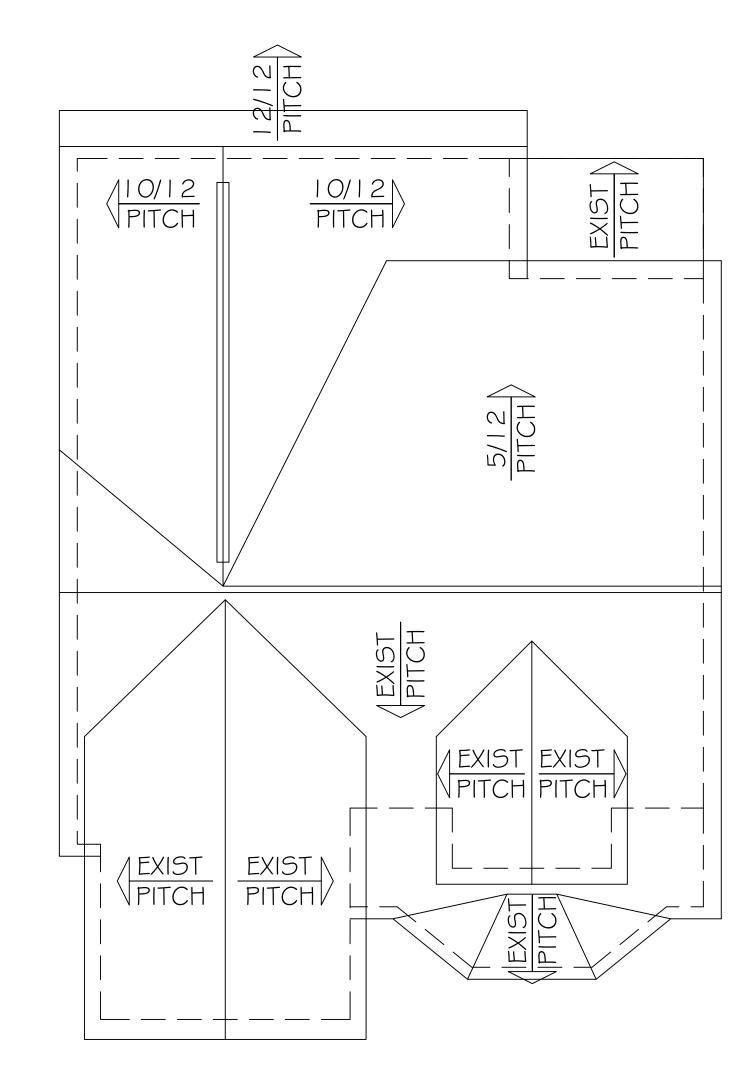
SCALE: 1/4"=1'-0"

DATE: 7-6-21

DRAWN BY: CFR

SHEET NO:

A-1.1



ROOF PLAN SCALE: 1/4"=1'-0"

MORSE
CONSTRUCTIONS
sion of Ericson Construction, LLC

KARLSSON RESIDENCE 24 LOCKE ST. CAMBRIDGE, MA





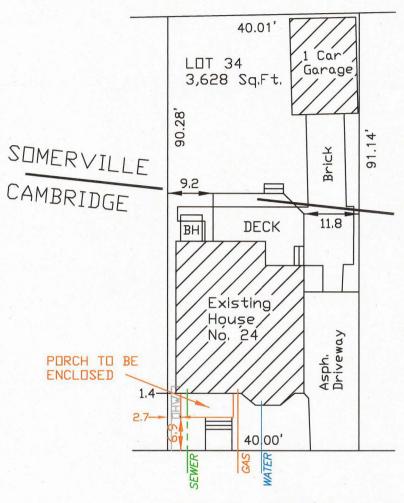
MORSE CONSTRUCTIONS 57 CENTRAL ST. SOMERVILLE, MA. 02143

CALLED NORTH

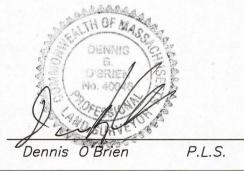
DRAWING TITLE: PROPOSED ROOF PLANS

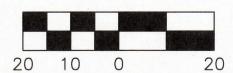
SCALE: 1/4"=1'-0" DATE: 7-6-21

DRAWN BY: CFR SHEET NO:



LOCKE STREET







SHOWING ENCLOSED
24 LOCKE STREET PORCH

SOMERVILLE, MA MIDDLESEX COUNTY

SCALE: DATE: 1" = 20' 7/23/2020

REVISED:

DRAWN BY: CHECKED BY M.F.W. D.O.

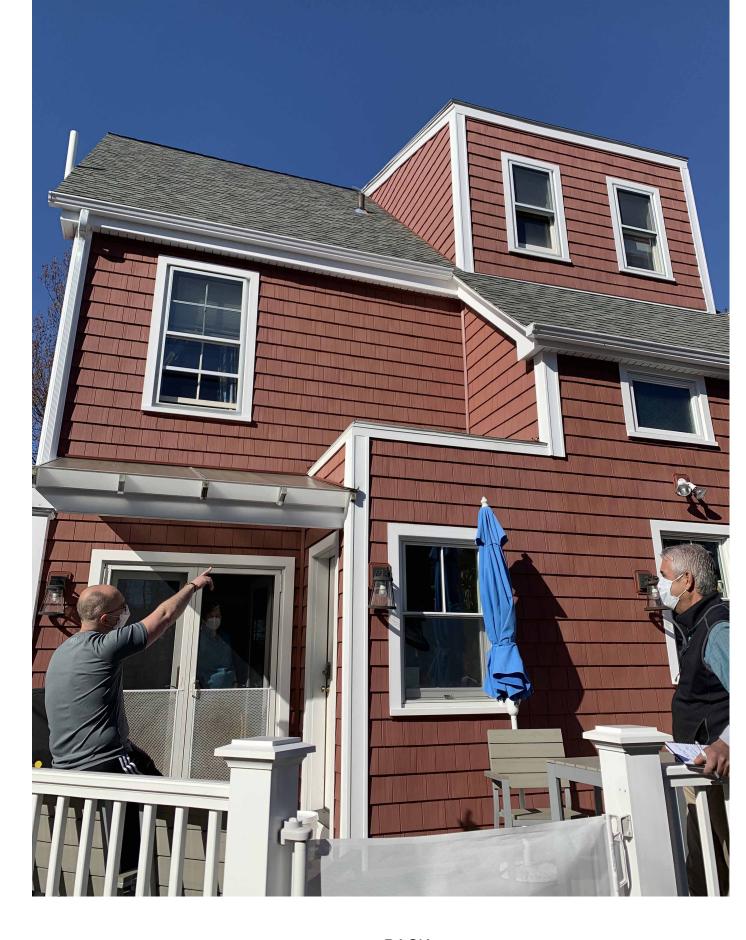


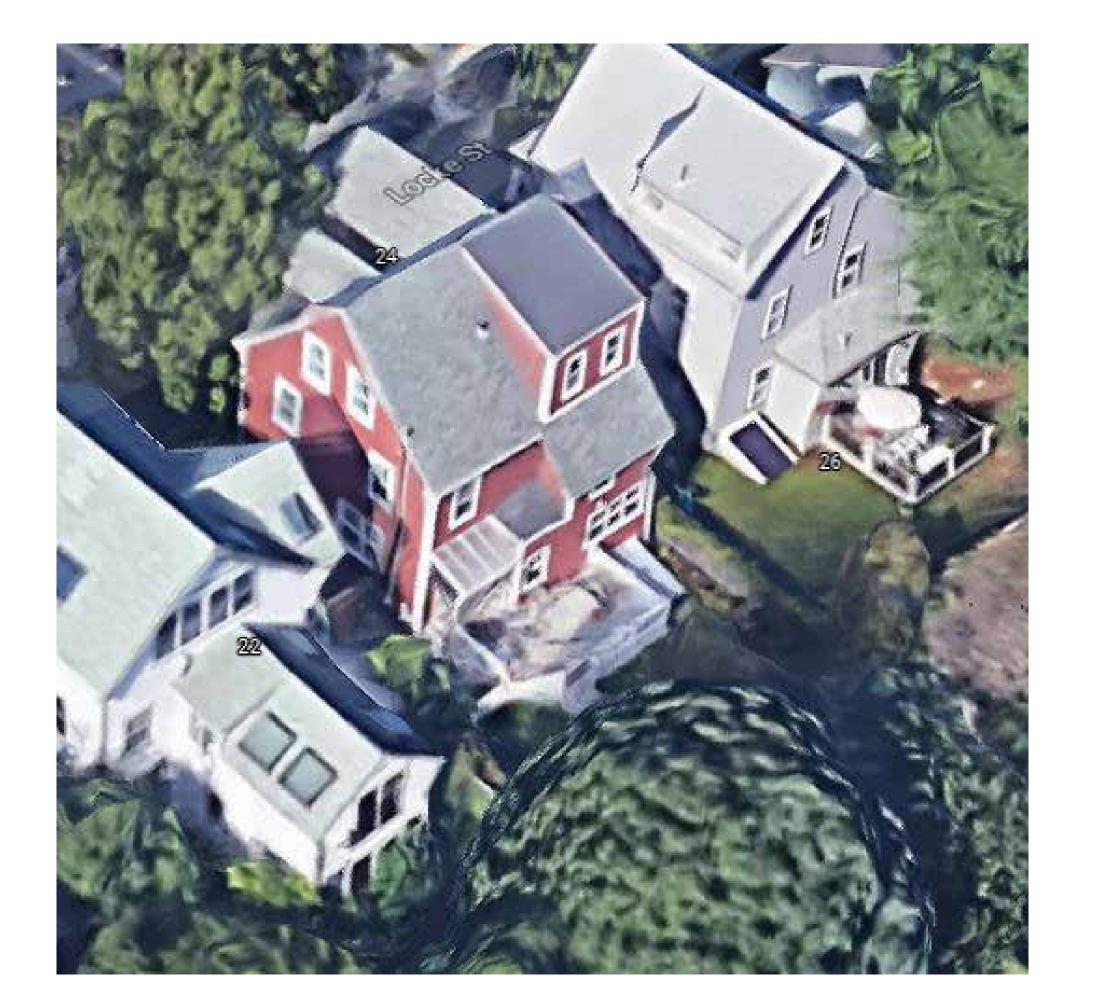




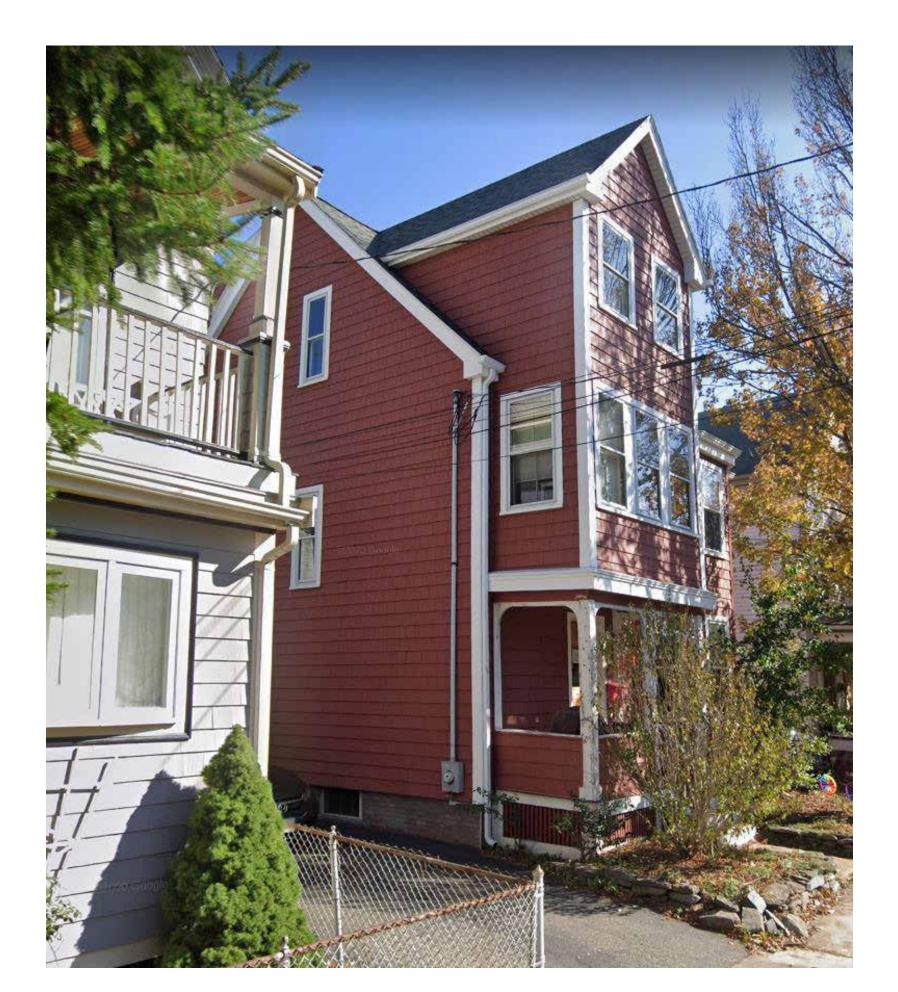
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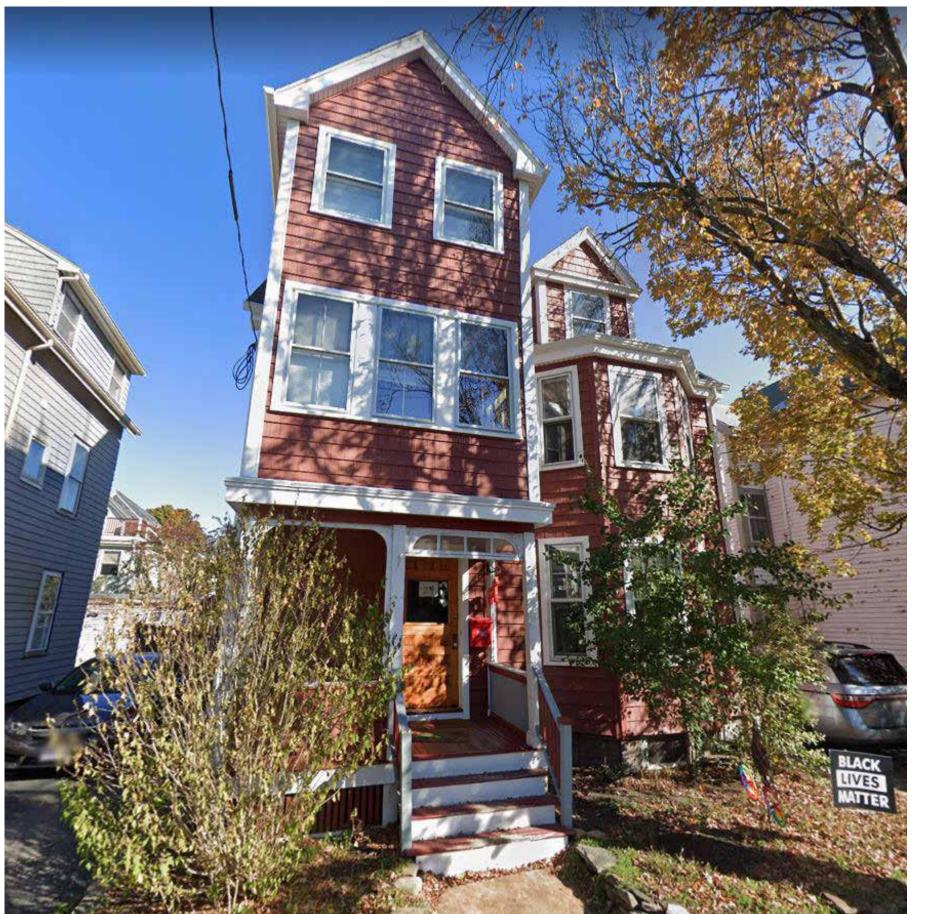














FRONT - LEFT FRONT - RIGHT

KARLSSON RESIDENCE

EXISTING ELEVATION PROPOSED ELEVATION



REAR ELEVATION



REAR ELEVATION

PROJECT NARRATIVE: THE KARLSSON RESIDENCE IS THE RENOVATION OF A SINGLE FAMILY HOME WHICH INCLUDES: ADDITION OF FINISHED BASEMENT SPACE WITH NEW SLAB, REPAIR OF FRONT PORCH, RENOVATION OF 2ND FLOOR BEDROOMS, RENOVATION OF 3RD FLOOR BEDROOMS, ADDITION OF 3/4 BATH AND EXTENSION OF 3RD FLOOR WITH NEW ROOF.



CLIENT KARLSSON 24 LOCKE ST CAMBRIDGE, MA.

DESIGNER / GENERAL CONTRACTOR MORSE CONSTRUCTIONS 57 CENTRAL ST. SOMERVILLE, MA. 02143 lee@morseconstructions.com

STRUCTURAL ENGINEER RSC STRUCTURAL CONSULTING LLC IPSWICH, MA. 01938 978-578-1366

PERMIT SET 7/6/21

SHEET LIST

COVER SHEET NOTES ARCHITECTURAL EXISTING FLOOR PLANS EXISTING ELEVATIONS DEMO FLOOR PLANS DEMO ELEVATIONS PROPOSED FLOOR PLANS PROPOSED FLOOR PLANS PROPOSED ROOF PLANS PROPOSED ELEVATIONS SECTIONS SECTIONS PORCH PLAN A-5.0 DETAILS A-6.0 SCHEDULES PHOTOS A-7.0 STRUCTURAL

FRAMING PLAN & DETAILS

HVAC:

· HVAC SYSTEM TO BE DESIGN/ BUILD BY MECHANICAL CONTRACTOR · PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER/ ARCHITECT, INCLUDING FULL COMPONENT SPECIFICATION SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT AND INSPECTIONS

· CLEAN EXISTING GRILLES/ REGISTERS AS REQUIRED PROVIDE NEW GRILLES/ REGISTERS WHERE APPLICABLE

ELECTRIC: · ELECTRICAL SYSTEM ALTERATIONS TO BE DESIGN / BUILD BY ELECTRICAL CONTRACTOR · ALL ELECTRIC OUTLETS & COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY

PROVIDE NEW OUTLET IF NONE EXISTING WITHIN 5' OF OUTLETS SHOWN ON PLANS · PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER / ARCHITECT INCLUDING FULL COMPONENT SPECIFICATION \$ SINGLE LINE DRAWINGS SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT(S) AND INSPECTIONS.

· CONFIRM EXISTING SYSTEM CAN ACCOMMODATE NEW PLAN CONFIGURATION WHERE EXISTING ELECTRICAL IS SCHEDULED TO REMAIN.

PLUMBING:

· PLUMBING SYSTEM ALTERATIONS TO BE DESIGN / BUILD BY PLUMBING CONTRACTOR ALL PLUMBING FIXTURES & COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY

PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER / ARCHITECT INCLUDING FULL COMPONENT SPECIFICATION \$ SINGLE LINE DRAWINGS SATISFACTORY TO THE LOCAL INSPECTOR TO ISSUE TRADE PERMIT(S) AND INSPECTIONS. CONFIRM EXISTING SYSTEM CAN ACCOMMODATE NEW PLAN CONFIGURATION WHERE EXISTING PLUMBING IS SCHEDULED TO REMAIN.

FIRE PROTECTION:

ARE FOR DIAGRAMMATIC PURPOSES ONLY PROTECT, AUGMENT, & UPDATE EXISTING FIRE PROTECTION & ALARM SYSTEMS AS REQUIRED TO ACCOMMODATE NEW ROOM CONFIGURATIONS TO COMPLY W/ ALL APPLICABLE CODES \$ REGULATIONS

ALL ALARM & FIRE PROTECTION COMPONENTS SHOWN IN ARCHITECTURAL DRAWINGS

PROVIDE STAMPED DRAWINGS, DIAGRAMS, & EQUIPMENT SPECIFICATIONS FOR PROPOSED SYSTEM CHANGES & ADDITIONS TO ACCOMMODATE NEW ROOM CONFIGURATIONS AS REQUIRED FOR PERMITTING \$ INSPECTIONS CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED FIRE DEPARTMENT SUBMISSIONS, REVIEWS, \$ APPROVALS

DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS WORK SHALL BE INCLUDED.

COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT. PLANS ARE BASED ON MASSACHUSETTS RESIDENTIAL BUILDING CODE 9th EDITION \$ CURRENT MAAB (2006 EDITION).

THE CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS A WHOLE WHEN DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.

PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST OWNER'S/ ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL AREAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS. ALL DISCREPANCIES OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE ISSUED.

ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHER TRADES. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE ON DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITHOUT INSTRUCTIONS/CLARIFICATION.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.

VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY OF ITS EMPLOYEES AND OTHER PERSONS IN THE CONSTRUCTION AREA, AS WELL AS FOR THE PROTECTION OF THE SAFETY OF THE IMPROVEMENTS BEING ERECTED AND THE PROPERTY OF THE CONTRACTOR AND/OR OTHER PERSONS, AS A RESULT OF OPERATIONS HEREUNDER.

THE CONTRACTOR SHALL BE FULLY AND COMPLETELY LIABLE AT HIS OWN EXPENSE FOR DESIGN, CONSTRUCTION, INSTALLATION AND USE OR NON-USE OF ALL ITEMS AND METHODS INCIDENT TO PERFORMANCE OF EITHER PERSON OR PROPERTY, INCLUDING WITHOUT LIMITATION THE ADEQUACY OF ALL TEMPORARY SUPPORTS, SHORING, BRACING, SCAFFOLDING, MACHINERY OR EQUIPMENT, SAFETY PRECAUTIONS OR DEVICES, AND SIMILAR ITEMS OR DEVICES USED DURING CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROPERLY COMPLETE THE WORK, INCLUDING ITEMS NOT SPECIFICALLY SET FORTH IN THE CONSTRUCTION DOCUMENTS BUT REASONABLY INFERRED.

THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER OR WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK.

ALL ITEMS TO BE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED ENTIRELY FROM THE PROJECT SITE, UNLESS NOTED OTHERWISE. RETURN ITEMS IDENTIFIED FOR SALVAGE OR REUSE TO THE OWNER/PROPERTY MANAGER.

THE DRAWINGS ARE NOT INTENDED FOR USE AS SHOP OR ERECTION DRAWINGS.

CONTRACTOR TO PHASE ALL WORK SUCH THAT THE OCCUPIED PORTIONS OF THE BUILDING ARE SAFE & AVAILABLE THROUGHOUT CONSTRUCTION.

CONTRACTOR TO PROVIDE TEMPORARY BARRIERS AT ALL FLOOR PENETRATIONS TO PREVENT PHYSICAL BODILY DAMAGE.

CONTRACTOR TO PROVIDE A CLEAN JOB SITE FREE FROM DEBRIS THROUGHOUT CONSTRUCTION AT ALL FLOORS.

CONTRACTOR REQUIRED TO LOCATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING \$
FIRE PROTECTION COMPONENTS AND CLEAR SPACE PRIOR TO WORK.

VERIFY STAGING AREA, PARKING AVAILABILITY, AND RULES FOR USE WITH PROPERTY OWNER.

MAINTAIN PROPER EMERGENCY EGRESS AND FIRE ALARM SYSTEMS THROUGHOUT DEMOLITION AND RENOVATION.

PROTECT EXISTING FINISHES, COMPONENTS, & STRUCTURE NOT SCHEDULED FOR RENOVATION, REMOVAL, OR ALTERATION. REPAIR AND SUCH MATERIALS, FINISHES, OR COMPONENTS DAMAGED DURING EXECUTION OF THIS PROJECT.

PATCH, PREP AND PAINT ALL WALLS THROUGHOUT WORK AREA.

VERIFY & PROTECT EXISTING SUBSURFACE, SURFACE, VISIBLE, & HIDDEN UTILITIES THROUGHOUT DEMO & RENOVATION AREAS.

KEY ALL NEW LOCKS TO BUILDING STANDARD MASTER KEY SYSTEM; VERIFY W/ OWNER.

GENERAL

- I. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code". 9th Edition. (One and Two Family Dwelling Code), "The International Residential Code", IRC2015, and ASCE 7-10.
- 2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
- 3. Verify and coordinate dimensions related to this project.
- 4. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.

FOUNDATIONS

- I. Foundations for this project consist of a new slab. The allowable bearing pressure is assumed to be 2.0 tons per square foot. The contractor is to verify suitability of soils and notify the Architect/Engineer if conditions are not as assumed.
- 2. No responsibility is assumed by the architect/engineer for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits. These data are included only to assist the contractor during bidding and subsequent construction and represent conditions only at these specific locations at the particular time they were made.
- 3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
- 4. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material as applicable.

CONCRETE

- 1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-14), and "Specifications for Structural Concrete for Buildings" (ACI 301-14).
- 2. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 psi normalweight.
- 3. Concrete to be exposed to the weather in the finished project shall be air.

STRUCTURAL TIMBER CONSTRUCTION

- I. Timber construction shall conform to Part II "Design" as published in the "Timber Construction Manual" (AITC 6th Edition) and to "National Design Specification for Wood Construction" (N.F.P.A. 2012 Edition)
- 2. New timber for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction (N.F.P.A. 2012 Edition).
- 3. Timber construction shall conform to Article 23 of IBC 2015.
- 4. Material properties for timber shall conform to the following:
 - (A) For members with nominal 2" thickness. S-P-F # 1/#2 or better (15% max MC).

Allowable bending stress:

Fb = 875 PSI (single member use)

Fb = 1000 PSI (multiple member use)

Allowable shear stress Fv = 135 PSI

Compression parallel to grain = 1100 PSI

Compression perpendicular to grain = 425 PSI

Modulus of elasticity - 1,400.000 PSI

(B) For pressure-treated members with nominal 2" thickness, Southern Pine #1 or better (19% max MC).

Allowable bending stress Fb = 1300 PSI

Allowable shear stress Fv = 90 PSI

Compression parallel to grain = 1550 PSI

Compression perpendicular to grain = 565 PSI
Modulus of elasticity = 1,500,000 PSI

(C) For pressure-treated members with nominal 4" thickness and greater,
Southern Pine #2 pressure-treated (19% max MC).
Allowable bending stress Fb = 1250 PSI
Allowable shear stress Fv = 95 PSI
Compression parallel to grain = 725 PSI
Compression perpendicular to grain = 440 PSI

- Modulus of elasticity = 1,400,000 PSI

 5. "PT" indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
- 6. Joist support by nailing is forbidden unless used with an approved hanger.
 Unless noted otherwise on plans, all flush framed joists and beams shall

framed with Simpson hangers as follows (or approved equals): Type 'U26' (A) 2x6; 2x8 (B) 2-2x6; 2-2x8 Type 'U26-2' (C) 3-2x6; 3-2x8 Type 'U26-3' (D) 2x10; 2x12Type 'U210' Type 'U210-2' (E) 2-2x10; 2-2x12(F) 3-2x10; 3-2x12Type 'U210-3' Type 'GLTV3.56/9.25' (G) 3-1/2" x 9-1/4" LVL Type 'GLTV5.550/9.25' (H) 5-1/4" x 9-1/4" LVL

(It is the contractor's responsibility to determine correct hangers for all sloped and/or skewed conditions. Custom hangers may be required at ridge/valley connections-submit to engineer for review.)

- 7. Minimum bearing for all joists and rafters shall be 4".
- 8. Use double joists under all partitions.
- 9. Interior walls indicated on plans shall be framed with 2x4's at 16" O.C. (see arch drawings).
- 10. New exterior walls indicated on plans shall be framed with 2x6's at 16" O.C. with 1/2" plywood sheathing nailed to studs with 10d nails at 4" O.C. at panel edges and 12" O.C. in field.
- I I. Interior door headers shall be a minimum of 2-2x8's unless noted otherwise on the plans.
- 12. Exterior door and window headers shall be a minimum of 2-2x10's unless noted otherwise on the plans.
- 13. No joist shall be notched or drilled with holes without the specific approval of
- 14. No joist shall be repaired or reinforced in any way without the specific
- approval of the architect.

 15. Beams built up of timbers shall be firmly nailed or bolted together.
- I 6. Plywood shall be laid with face grain parallel to span; stagger all joints
- 17. Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed.
- 18. Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
- 19. Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.
- 20. Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, "Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber"
- 21. Timber shall be so handled and covered as to prevent marring and moisture absorption from snow and rain.
- 22. Steel plates and angles shall be new steel conforming to ASTM A36.

RENOVATION AND RESTORATION

- I. The contractor shall notify the architect when, in the course of construction of demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
- 2. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
- 3. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work.
- 4. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
- 5. Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
- 6. Details shown on any drawings shall be considered typical for all similar conditions.
- 7. Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
- 8. Structural materials and components shall have prior approval of the architect.
 9. Structural alteration shall be preceded by adequate shoring and bracing.
- IO. Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.
- I I. Temporary shores shall be placed as close as practicable to the existing structural work being removed.
- 12. Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
- 13. Shoring shall bear on sleepers to prevent damage to the structural below.
 14. Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live
- I 5. Structural steel shall be completely installed before removing any shores.
- I 6. Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.

STRUCTURAL DESIGN LOADS

I. Dead loads

(A) Weight of building components

2. Live Loads
(A) Typical Residential Floor - 40 PSF
(B) Roof snow load 35 PSF ratio doubt

(B) Roof snow load - 35 PSF plus drift Pg = 40 PSF; Is = 1.0; Ce = 1.0; Ct = 1.0;

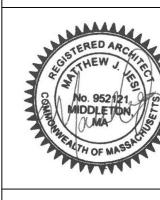
Mind loads Per Mass Code and ASCF7 10: Exposure F

3. Wind loads - Per Mass. Code and ASCE7-10; Exposure B
Risk Category II-V (Ult.) = 126 MPH
Directional Method

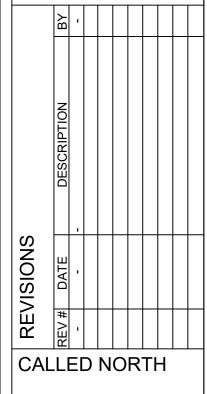
 $\frac{\text{Height}}{\text{O'-15'}}$ $\frac{\text{Wind Load (Ult.)} = 126 \text{ MPH}}{38.2}$ $\frac{15'-35'}{43.1}$

MORSE E CONSTRUCTIONS A division of Ericson Construction, LLC

KARLSSON RESIDEN 24 LOCKE ST. CAMBRIDGE, MA



MORSE CONSTRUCTIONS 57 CENTRAL ST. SOMERVILLE, MA. 02143



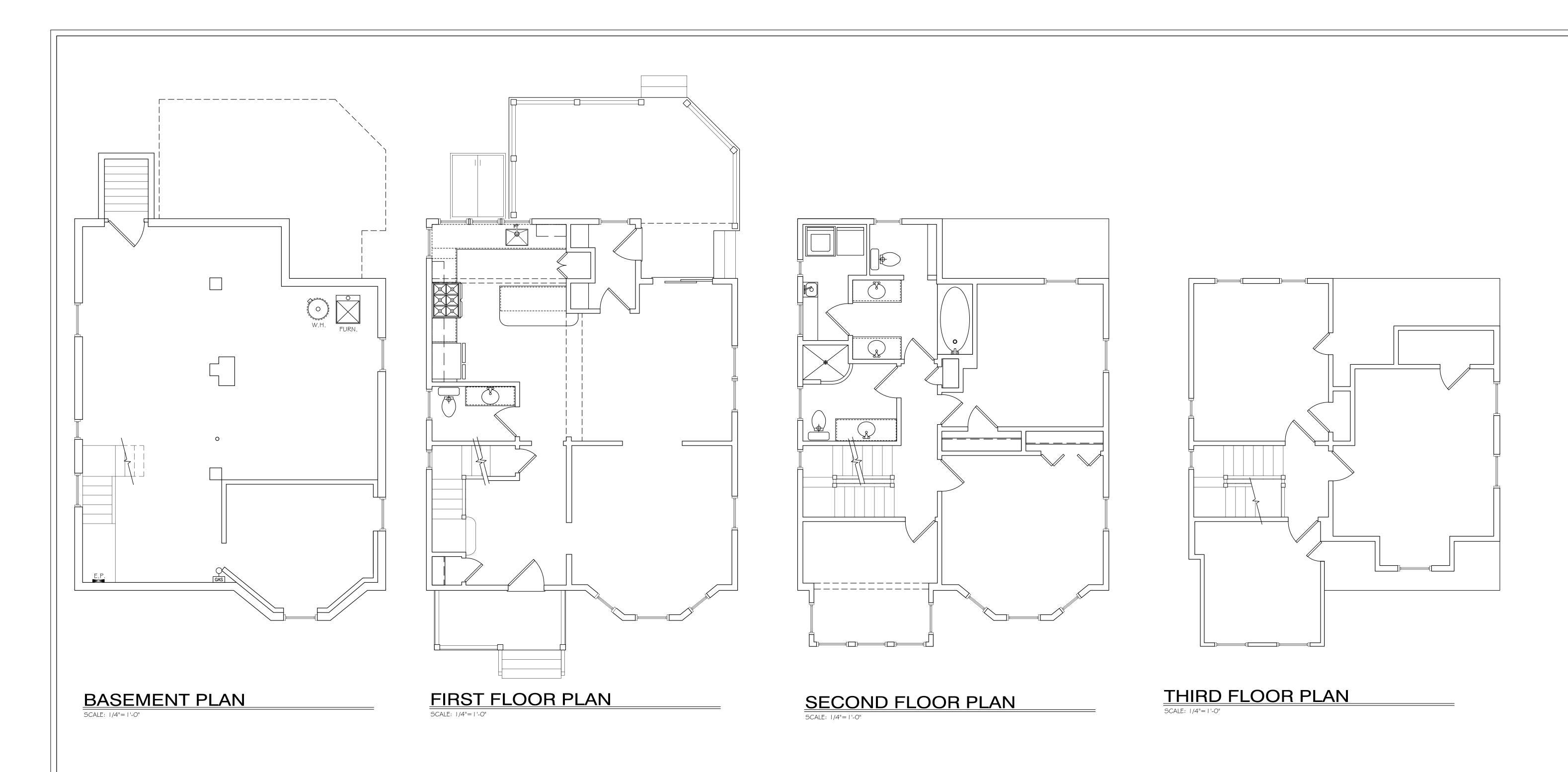
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SCALE:

SHEET NO:

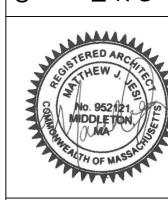
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DRAWN BY: CFR

NOTES



A division of Ericson Construction, LLC

KARLSSON RESID



IORSE CONSTRUCTIONS 7 CENTRAL ST. OMERVILLE, MA. 02143

DRAWING TITLE:
EXISTING FLOOR
PLANS

SCALE: 1/4"=1'-0"

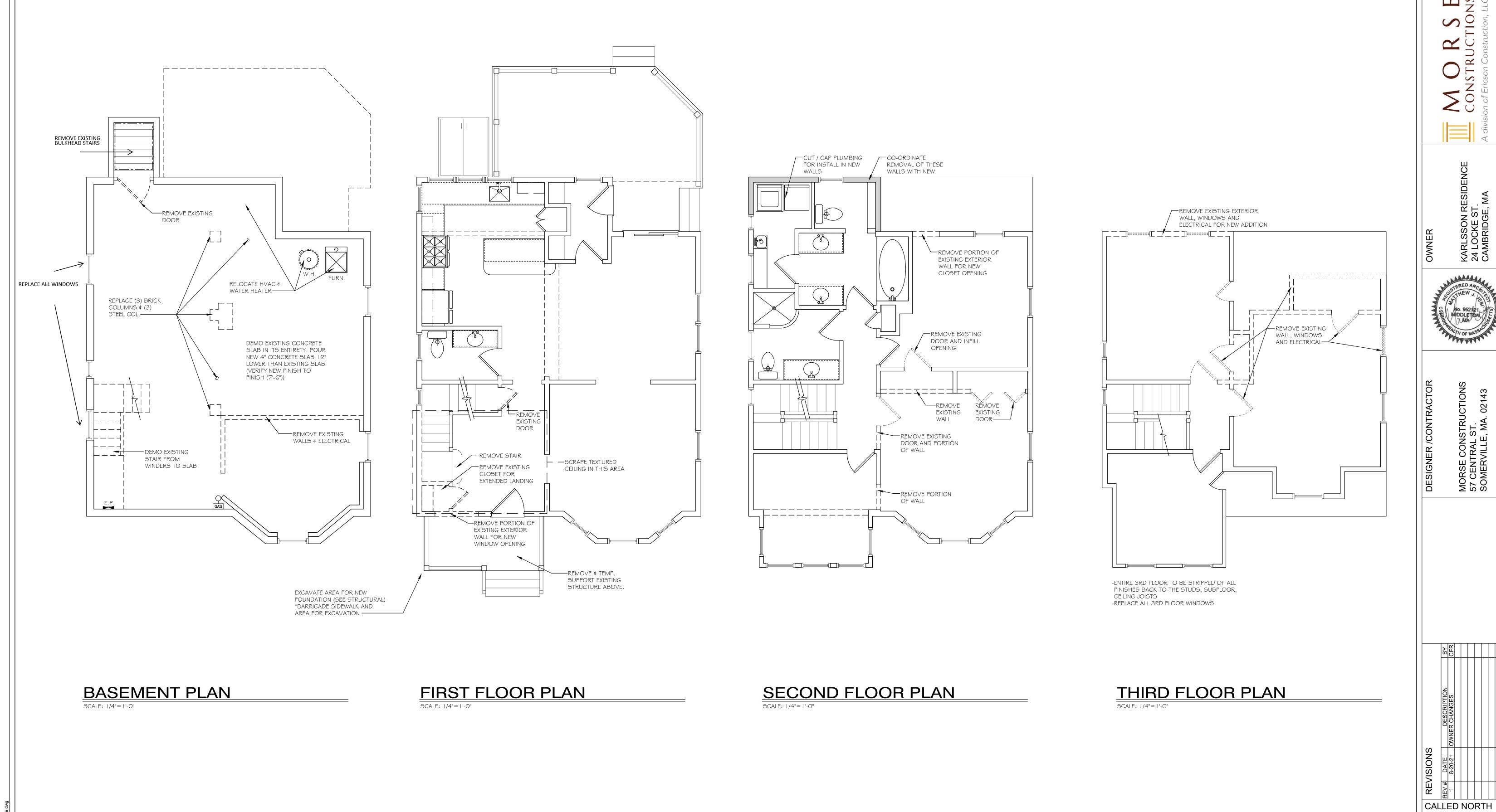
DATE: 7-6-21

DRAWN BY: CFR

SHEET NO:

EX-1.0





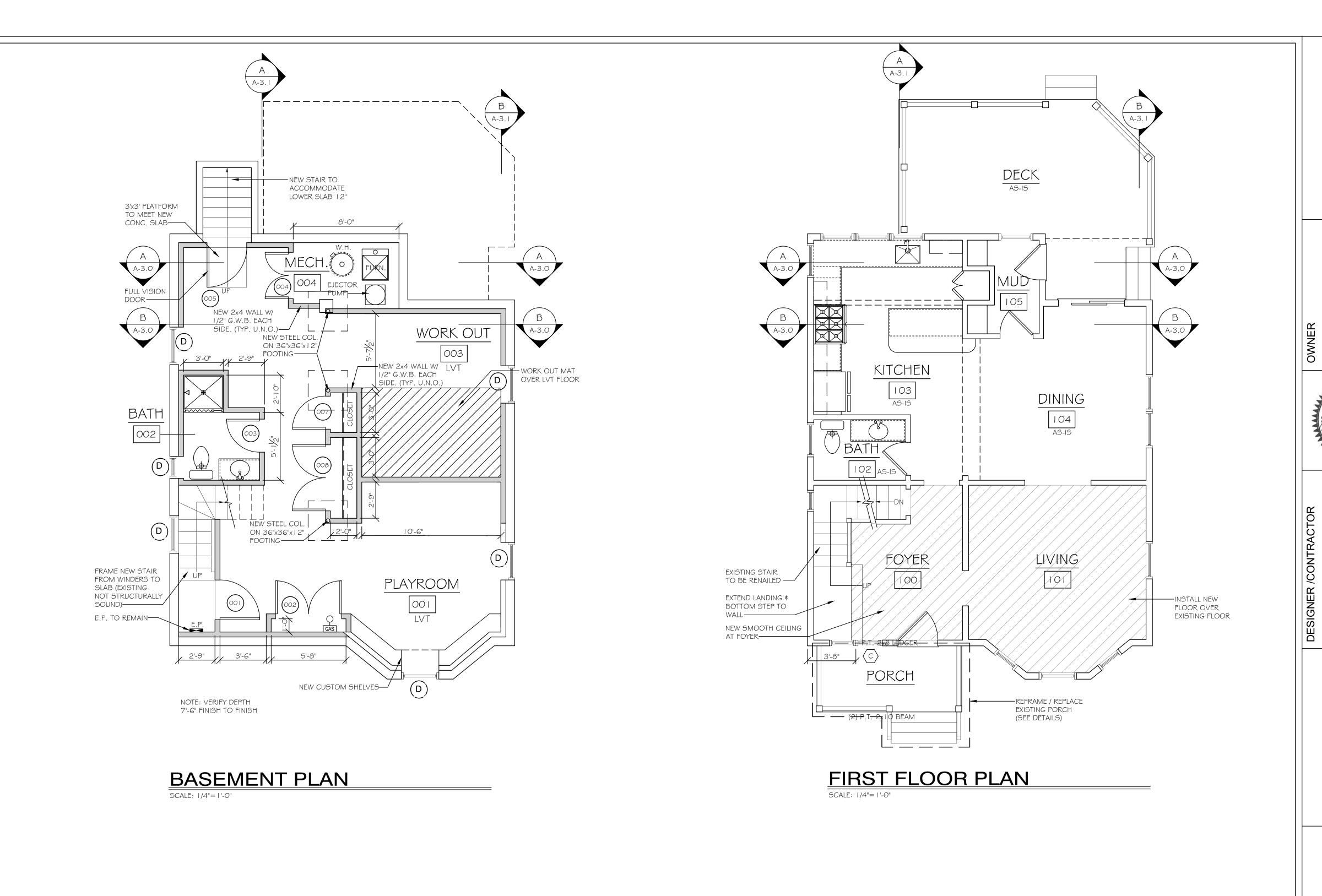
KARLSSON RESII 24 LOCKE ST. CAMBRIDGE, MA

DRAWING TITLE: DEMO PLANS

SCALE: 1/4"=1'-0"

DATE: 7-6-21 DRAWN BY: CFR SHEET NO:





REVISIONS
1 REV # DATE DESCI
1 8-20-21 OWNER CHAN
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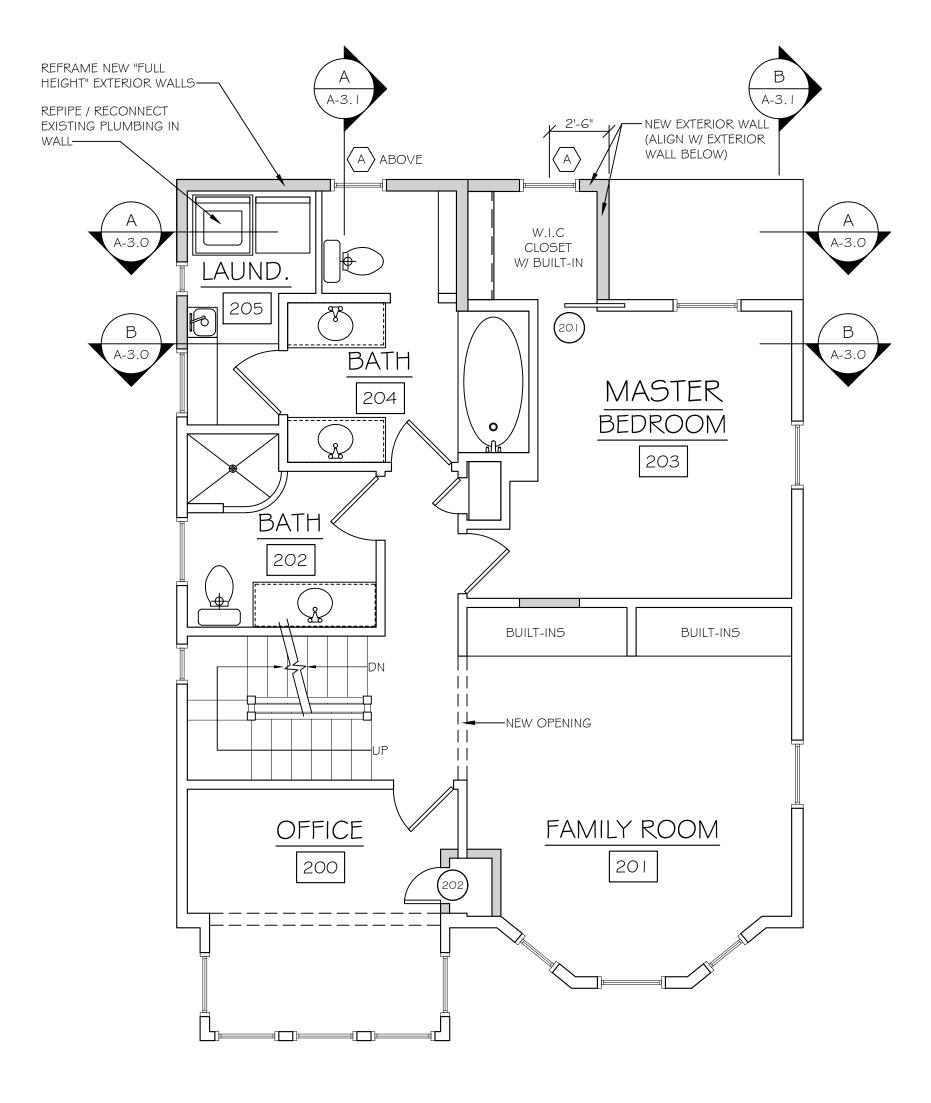
KARLSSON RESIDE 24 LOCKE ST. CAMBRIDGE, MA

DRAWING TITLE:
PROPOSED
FLOOR PLANS

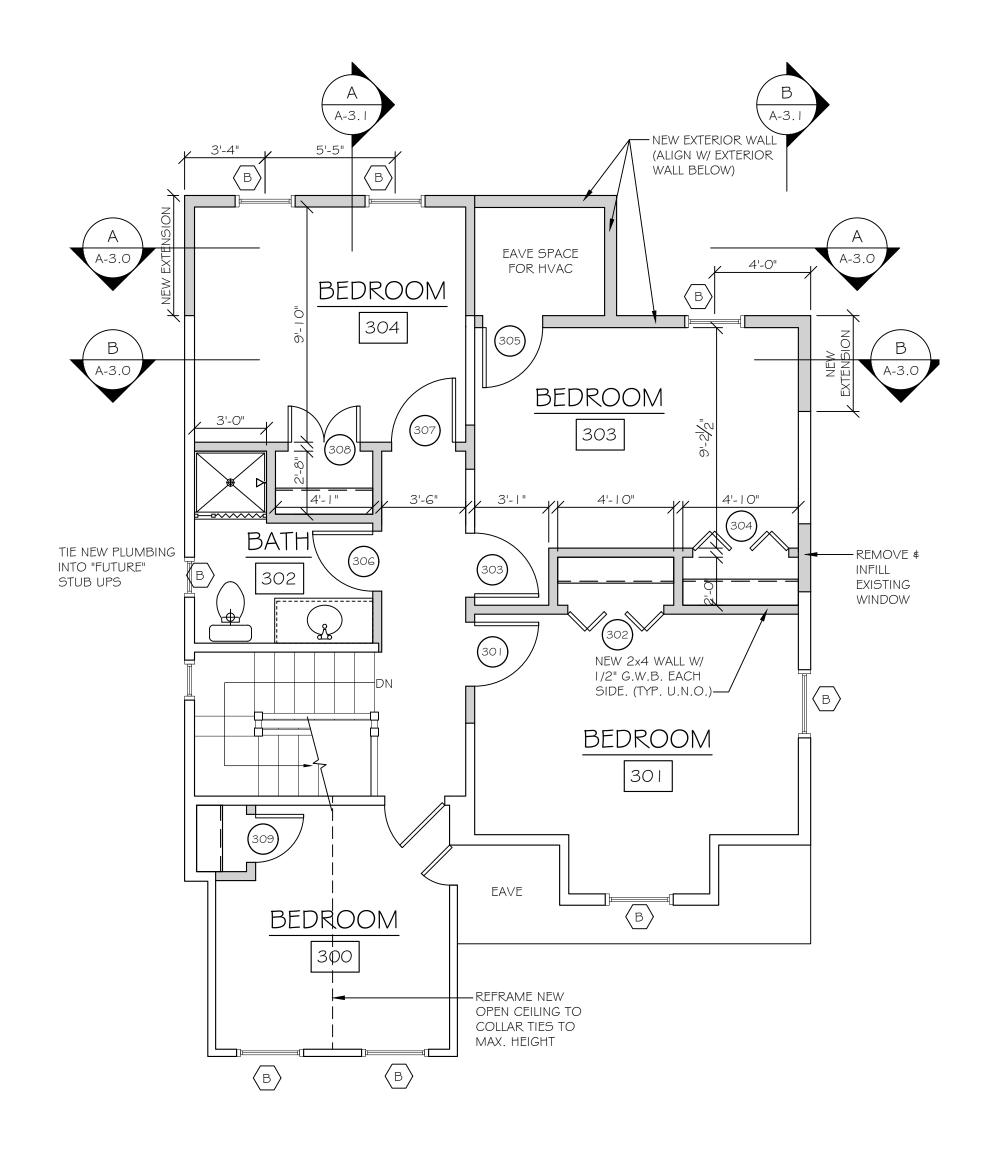
SCALE: 1/4"=1'-0"

DATE: 7-6-21
DRAWN BY: CFR
SHEET NO:

A-1.0

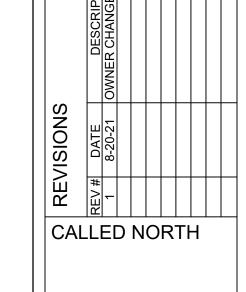


SECOND FLOOR PLAN



THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



KARLSSON RESIDENCE 24 LOCKE ST. CAMBRIDGE, MA

DRAWING TITLE:
PROPOSED
FLOOR PLANS

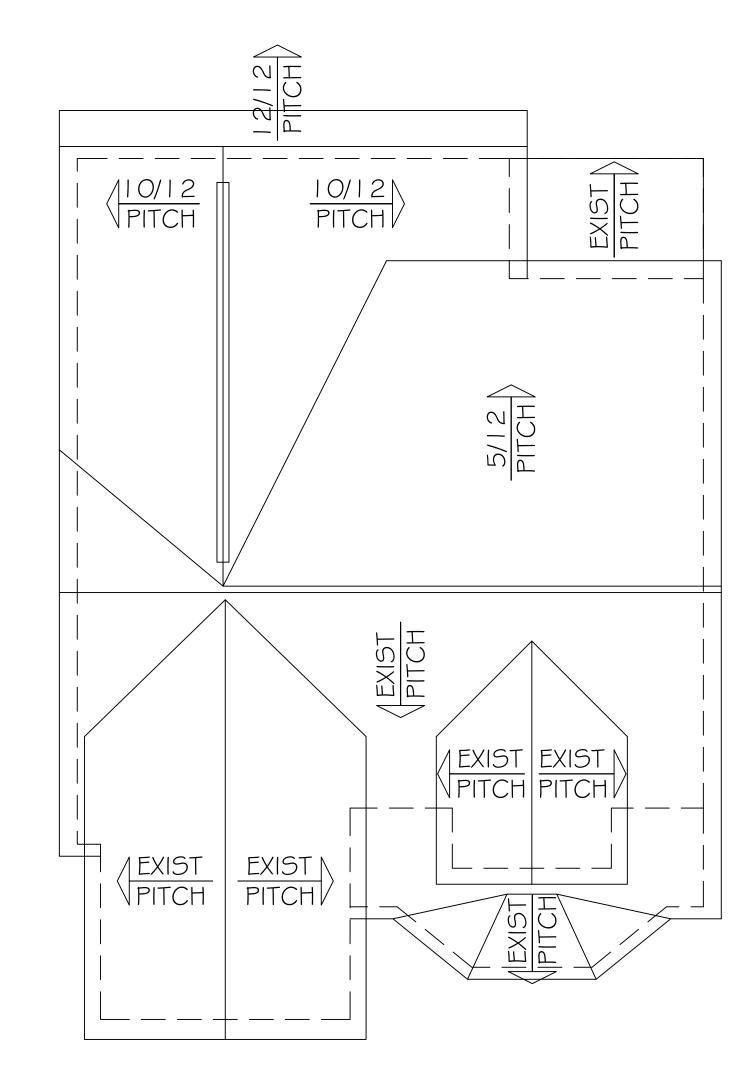
SCALE: 1/4"=1'-0"

DATE: 7-6-21

DRAWN BY: CFR

SHEET NO:

A-1.1



ROOF PLAN SCALE: 1/4"=1'-0"

MORSE
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sion of Ericson Construction, LLC

KARLSSON RESIDENCE 24 LOCKE ST. CAMBRIDGE, MA





MORSE CONSTRUCTIONS 57 CENTRAL ST. SOMERVILLE, MA. 02143

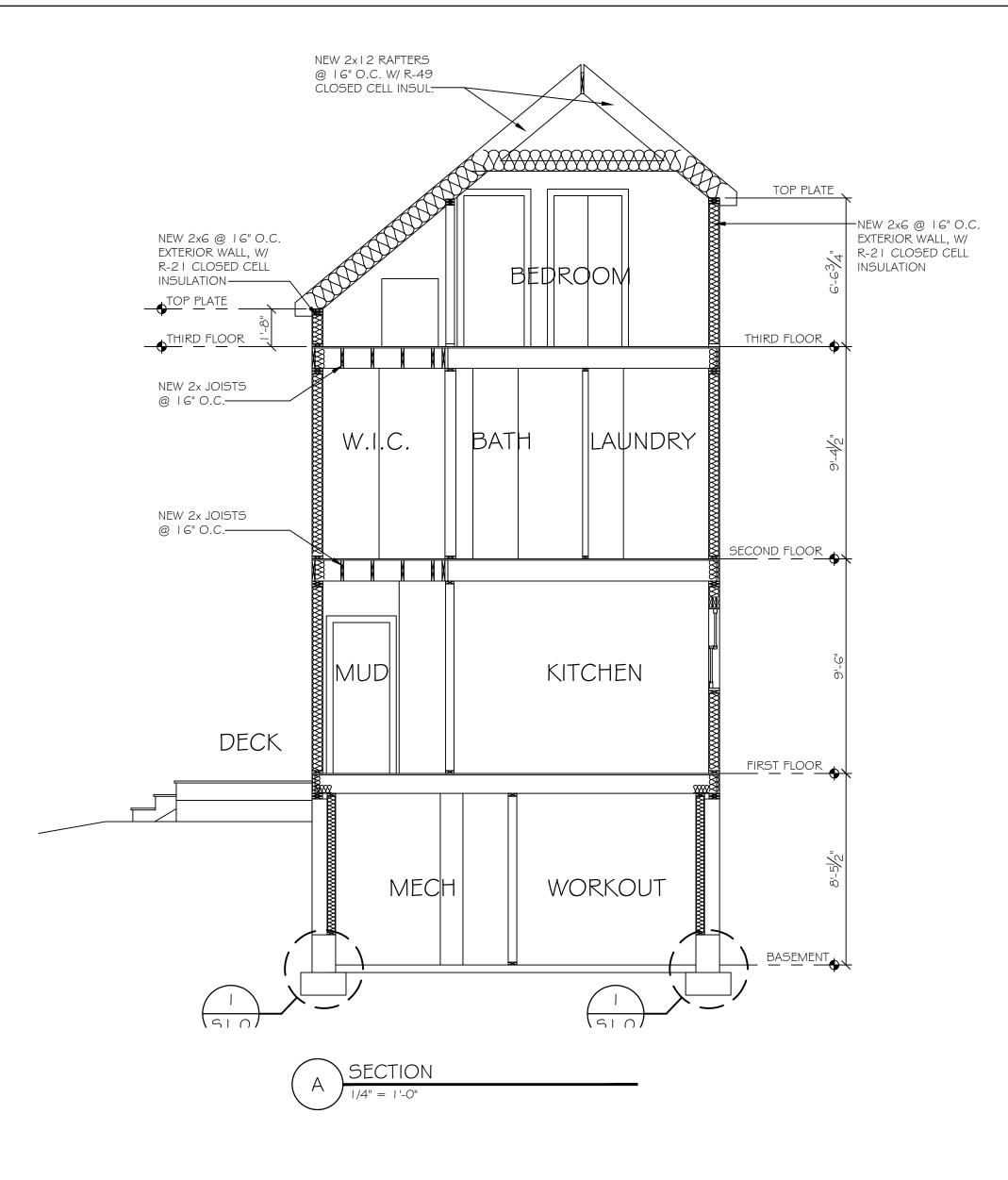
CALLED NORTH

DRAWING TITLE: PROPOSED ROOF PLANS

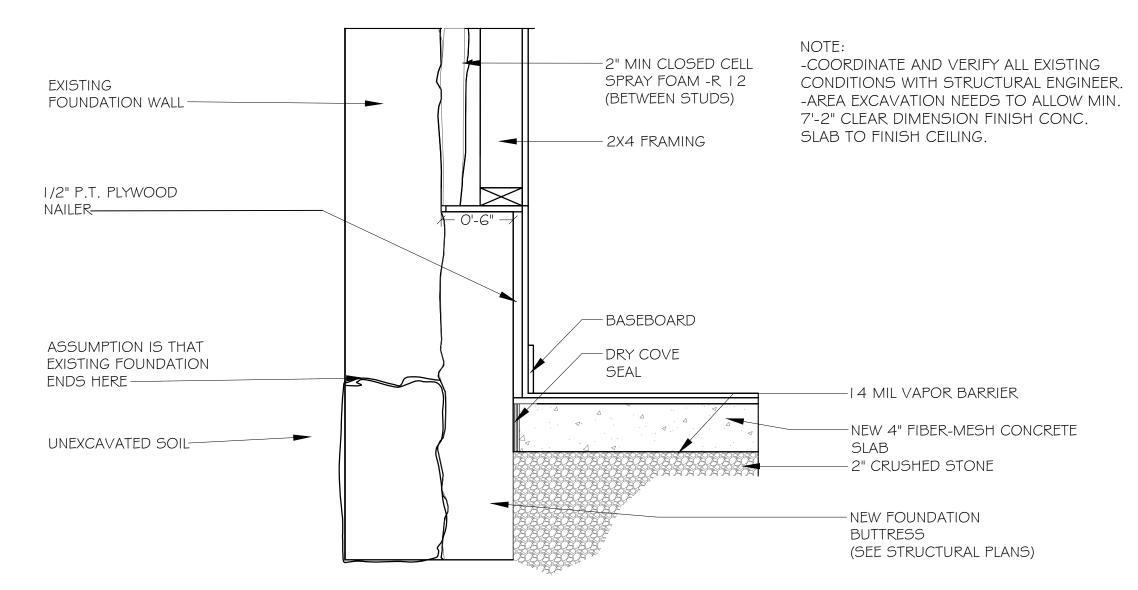
SCALE: 1/4"=1'-0" DATE: 7-6-21

DRAWN BY: CFR SHEET NO:



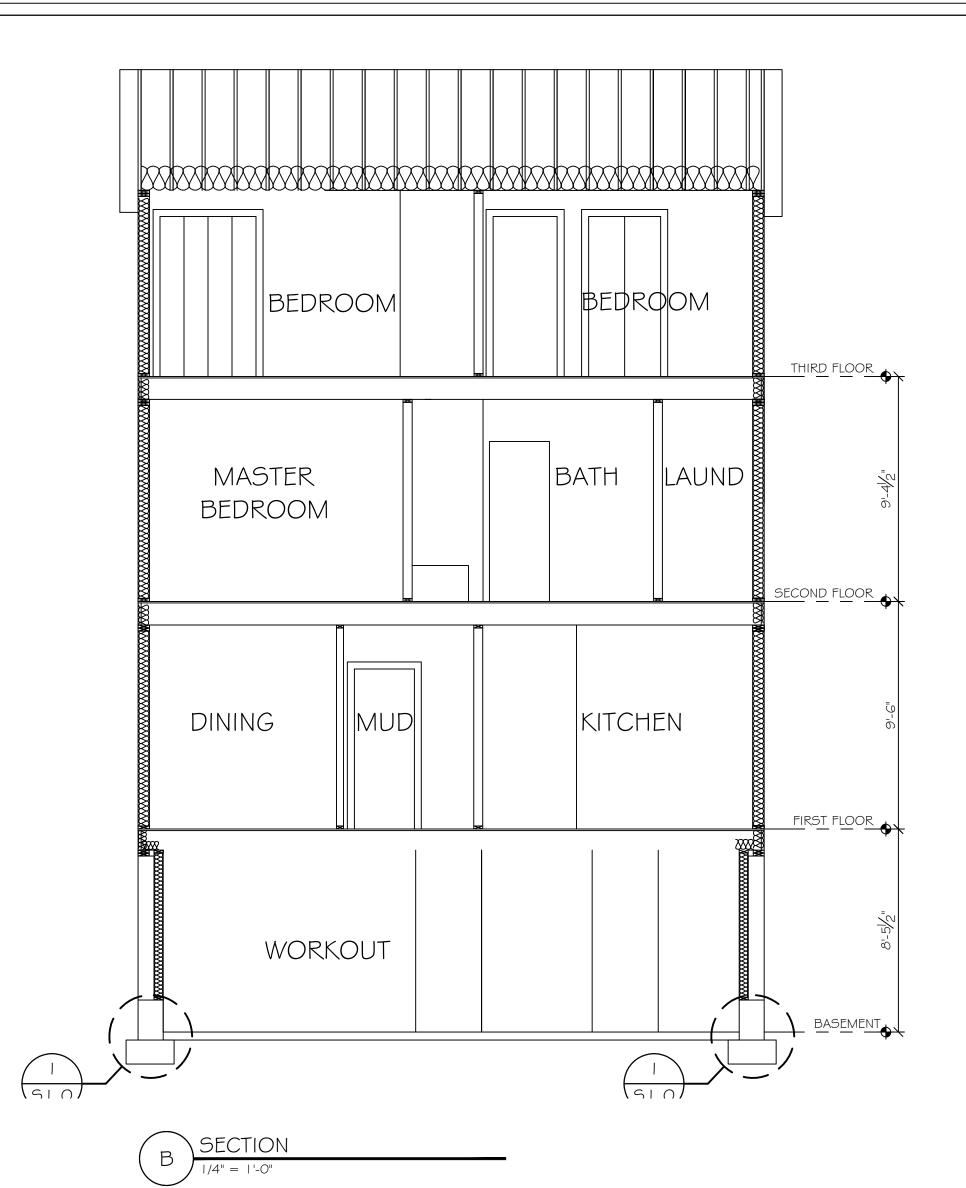


STUDS NEED TO BE MOVED TO FACE OF FOUNDATION WALL FOR MAX S.F. CLEAR SPACE



PERIMETER FOUNDATION DETAIL

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



CONSTRUCTION

KARLSSON RESIDENCE 24 LOCKE ST. SAMBRIDGE, MA



MORSE CONSTRUCTIONS
57 CENTRAL ST.

DRAWING TITLE: SECTIONS

SCALE: 1/4"=1'-0"

DATE: 7-6-21

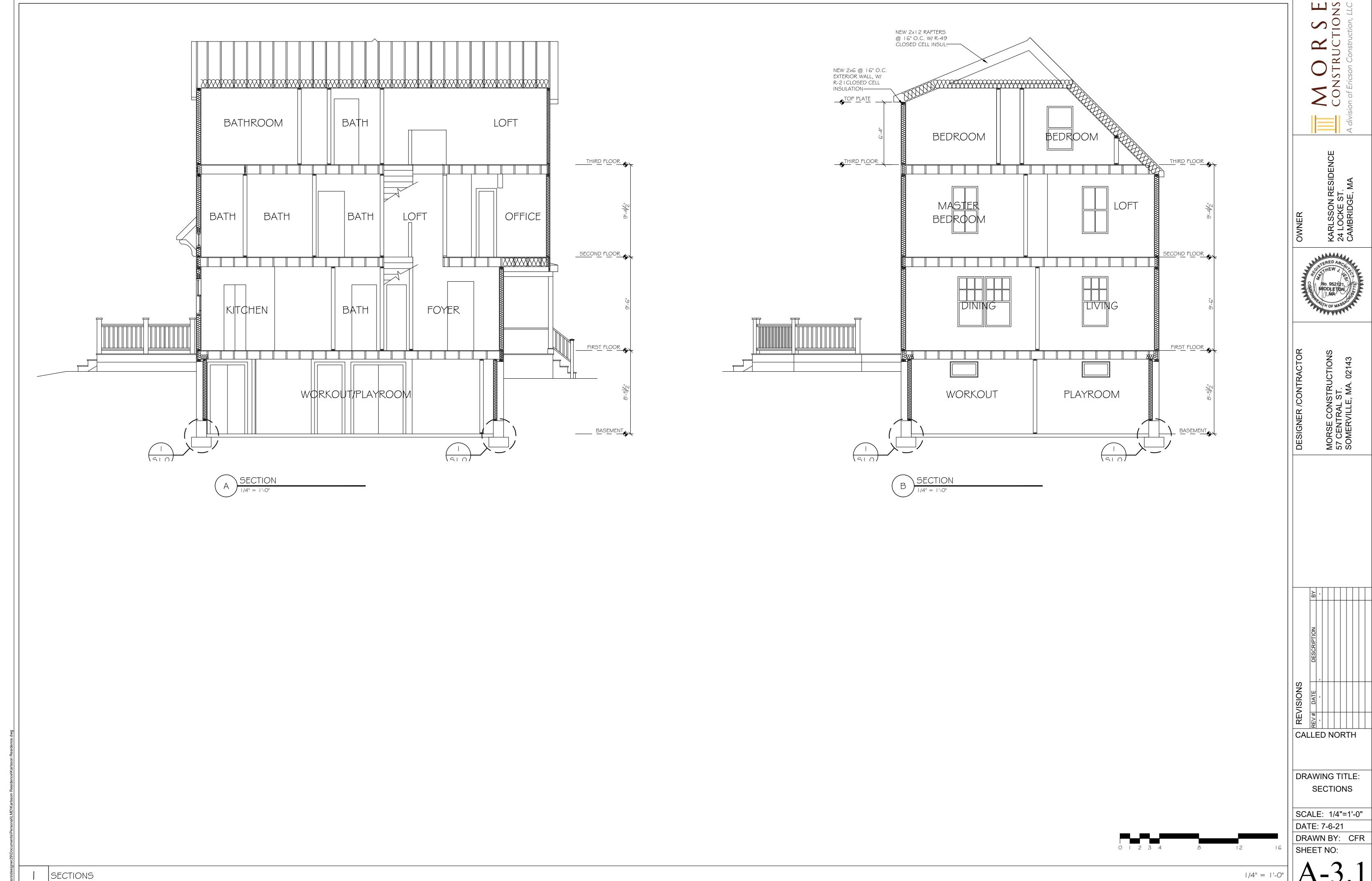
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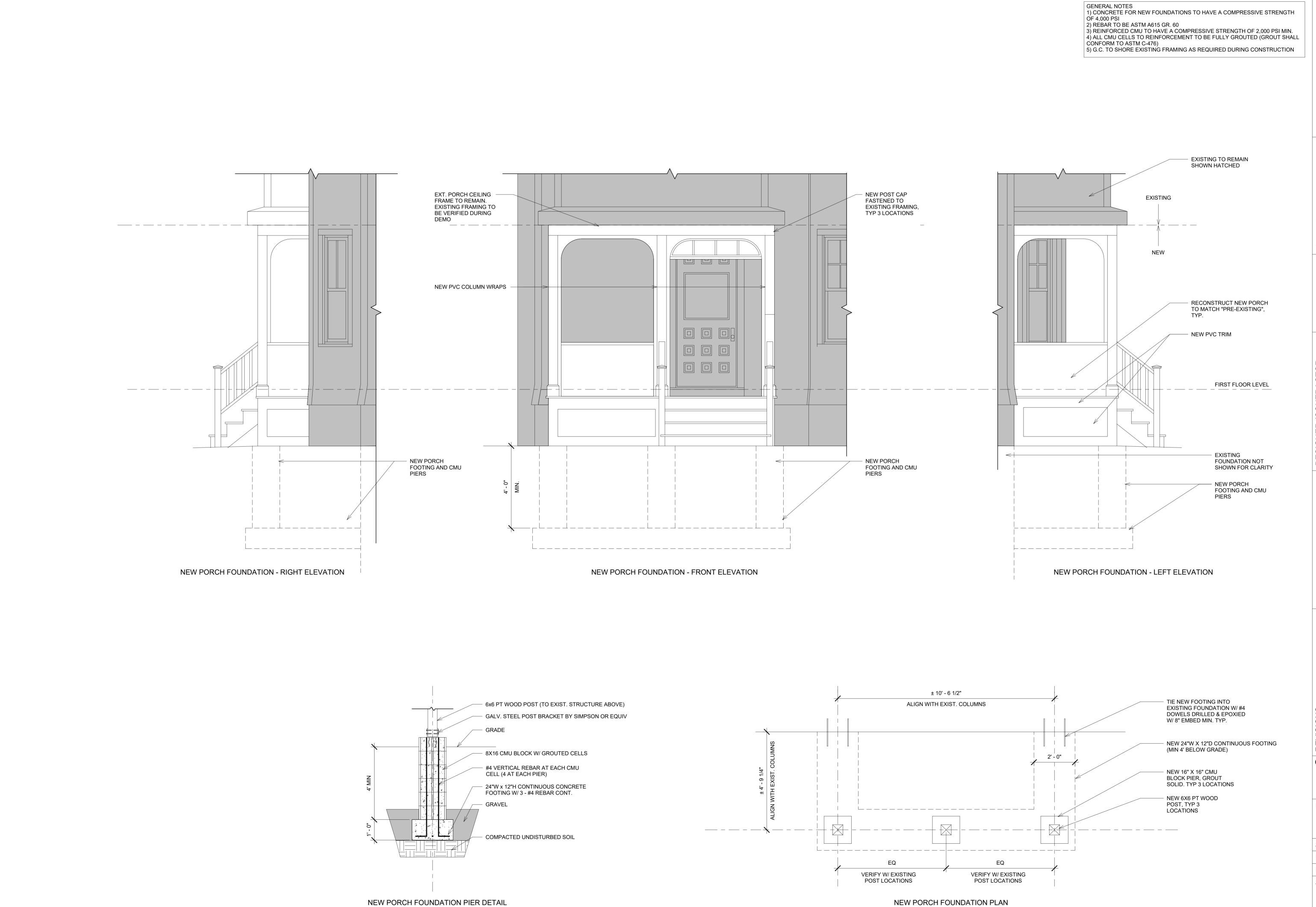
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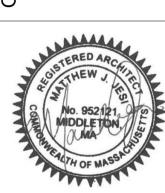
A-3 0

SECTIONS

3 4 8 12 16



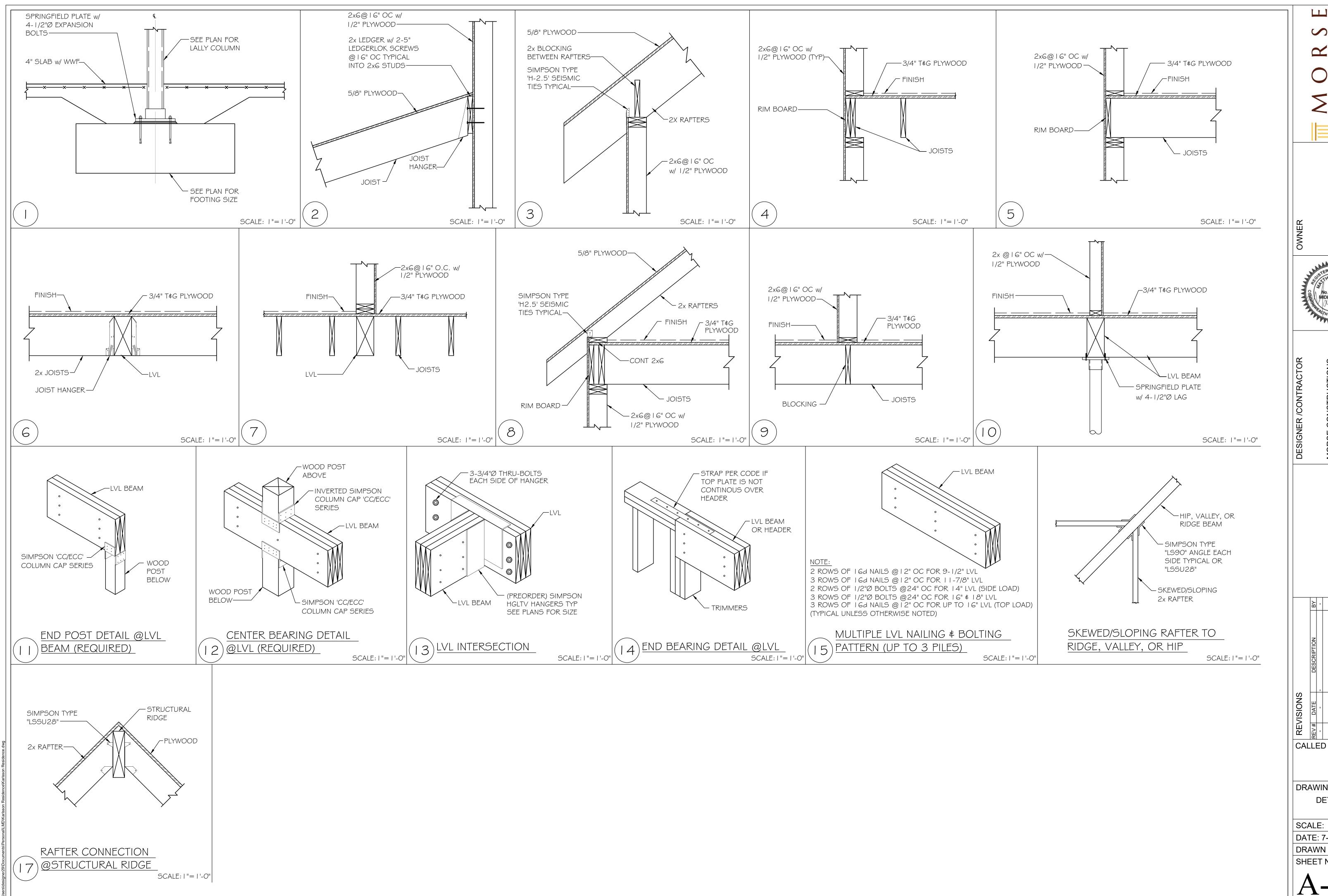




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DRAWING TITLE: FRONT PORCH

SCALE: 1/2" = 1'-0" DATE: 7-6-21 DRAWN BY: MJJ SHEET NO:



KARLSSON RESII 24 LOCKE ST. CAMBRIDGE, MA

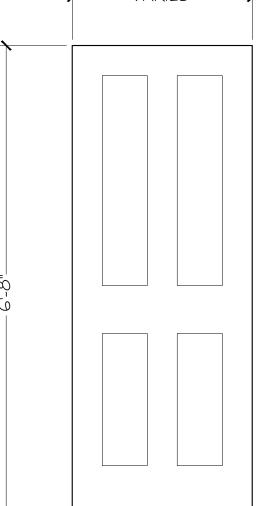
MORSE CONSTRUCTIONS 57 CENTRAL ST. SOMERVILLE, MA. 02143

CALLED NORTH

DRAWING TITLE: **DETAILS**

SCALE: 1/4"=1'-0"

DATE: 7-6-21 DRAWN BY: CFR SHEET NO:



TYPE

DOOR

006

NUMBER ROOM

PAINT GRADE SOLID WOOD SHAKER STYLE/ 4 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE

BOTTOM OF BASEMENT STAIR

PLAYROOM OO I CLOSET

PLAYROOM OO I CLOSET

BEDROOM 303 CLOSET

BEDROOM 304 CLOSET

OFFICE 200 CLOSET

201 MASTER BEDROOM 203 CLOSET TYPE I WOOD

BATHROOM 002

STAIR WELL DOOR

007 WORK OUT 003 CLOSET

BEDROOM 301

HVAC CLOSET

BEDROOM 304

309 BEDROOM 300 CLOSET

303 | BEDROOM 303

306 BATHROOM 306

302 BEDROOM 301 CLOSET

004 MECHANICAL 004

DOOR

FRAME

WOOD

WOOD

TYPE 2 WOOD

TYPE I WOOD

TYPE I WOOD

TYPE I | WOOD

TYPE I WOOD

TYPE 3 | WOOD |

TYPE I WOOD

TYPE 3 WOOD

TYPE 4 WOOD

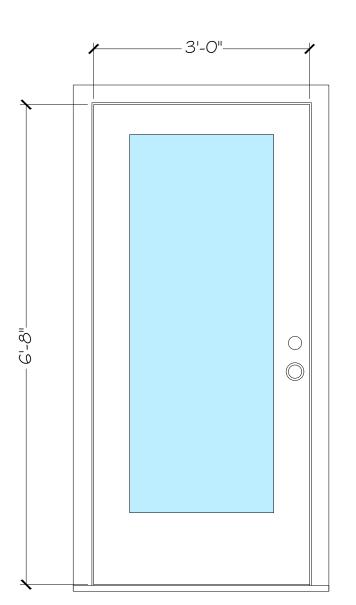
TYPE I WOOD

TYPE I WOOD

TYPE 5 | WOOD

TYPE I

TYPE 2 WOOD



TYPE 2

HAND OPERATION

PASSAGE PASSAGE

PRIVACY

PASSAGE

ENTRANCE

PASSAGE

PASSAGE

POCKET

PASSAGE

PRIVACY

PRIVACY

PASSAGE

PRIVACY

PRIVACY

RH

PR

PR

RH

PR

POCKET

LH

RH

RH

RH

PR

RH

WOOD | BI-FOLD |

WOOD BI-FOLD

DOOR

WOOD

TYPE I WOOD WOOD LH PASSAGE

FIRE RATED EXTERIOR GRADE FIBERGLASS DOOR SHAKER STYLE/ SINGLE VISION PANEL. TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING EXTERIOR GRADE THRESHOLD & WEATHERSTRIPPING

SIZE

3'-0"x6'-8"

2'-6"x6'-8" (2)

2'-6"x6'-8"

1'-8"x6'-8" (2)

3'-0"x6'-8"

2'-6"x6'-8"

2'-6"x6'-8" (2)

2'-6"x6'-8"

1'-6"x6'-8"

2'-8"x6'-8"

1'-0"x6'-8" (4)

2'-8"x6'-8"

l'-0"x6'-8" (4)

2'-6"x3'-0"

2'-6"x6'-8"

2'-8"x6'-8"

1'-6"x6'-8" (2)

2'-0"x6'-8"

DOOR STOP

TYPE

WALL

NONE

WALL

NONE

FLOOR

NONE

NONE

NONE

NONE

WALL

NONE

WALL

NONE

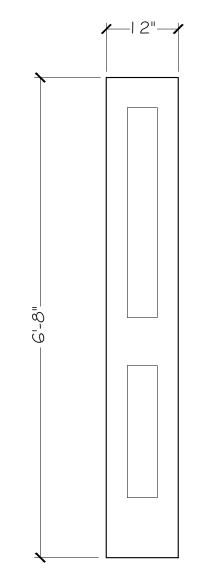
WALL

WALL

WALL

NONE

WALL



TYPE 3

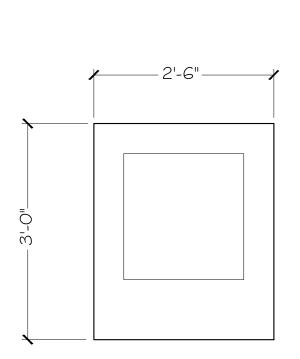
HARDWARE FINISH | COMMENT

-

-

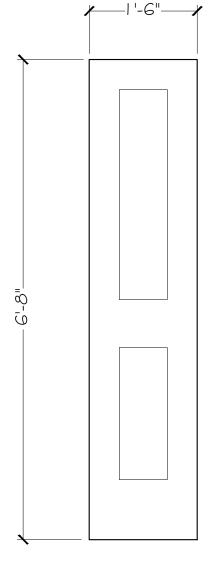
-

PAINT GRADE SOLID WOOD SHAKER STYLE/ 2 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE



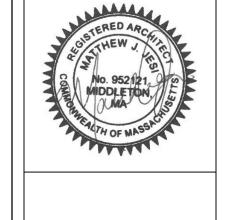
TYPE 4

PAINT GRADE SOLID WOOD SHAKER STYLE/ SINGLE PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE



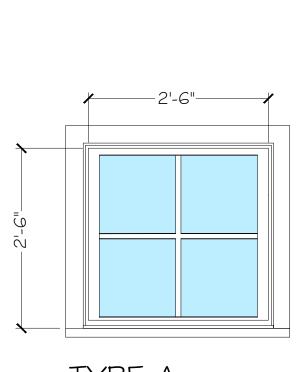
TYPE 5

PAINT GRADE SOLID WOOD SHAKER STYLE/ 2 PANEL (TO MATCH EXISTING) TRIM TO MATCH EXISTING HARDWARE STYLE/ COLOR TO MATCH EXISTING OR RE-USE EXISTING WHERE APPLICABLE



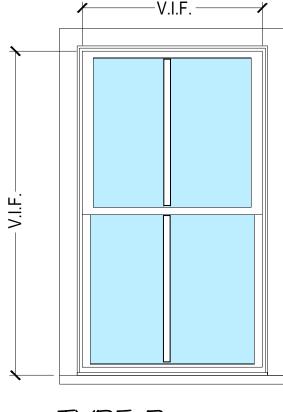
KARLSSON F 24 LOCKE ST CAMBRIDGE

WINDOW TYPES



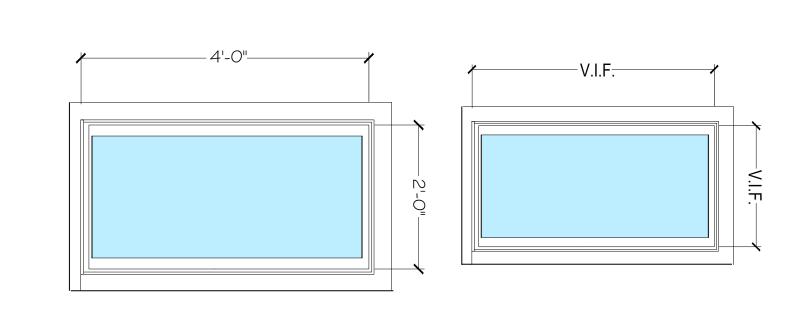
TYPE A

AWNING WINDOW SOLID WHITE VINYL DOUBLE GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING



TYPE B

DOUBLE HUNG WINDOW W/ FULL SCREEN SOLID WHITE VINYL DOUBLE GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING **EGRESS**



TYPE C

FIXED WINDOW SOLID WHITE VINYL, GLAZED, DOUBLE LOW E, ARGON FILLED

TYPE D

HOPPER WINDOW SOLID WHITE VINYL, GLAZED, DOUBLE LOW E, ARGON FILLED HDW COLOR TO MATCH EXISTING HDW COLOR TO MATCH EXISTING

WINDOW TYPE	COUNT	LOCATION	BRAND	OPERATION	SIZE	FRAME MATERIAL	HARDWARE FINISH
Α	2	M.BEDROOM 203 & BATH 204	ANDERSEN 200	AWNING	2'-6"x2'-6"	VINYL	EXISTING
В	8	THIRD FLOOR	ANDERSEN 200	DOUBLE HUNG	V.I.F.	VINYL	EXISTING
O		FOYER 100		FIXED	2'-0"x4'-0"	VINYL	EXISTING
D	6	BASEMENT	ANDERSEN 200	HOPPER	V.I.F.	VINYL	EXISTING

NOTE:

-ALL DIMENSIONS ARE BASED ON EXISTING WINDOW WIDTHS & HEIGHTS -ALL EXISTING WINDOWS ARE MEASURED ON INTERIOR SIDE AND AS SHOWN: VERTICAL JAMB TO VERTICAL JAMB & HEAD JAMB TO TOP OF SILL -ALL NEW WINDOWS SHOULD CORRELATE TO THESE DIMENSIONS SPECIFICALLY IN CLOSE ADJACENCIES -ALL NEW WINDOWS TO HAVE FULL SCREENS \$ LOCKING HARDWARE THAT MATCHES EXISTING STYLE & COLOR AS BEST AS POSSIBLE

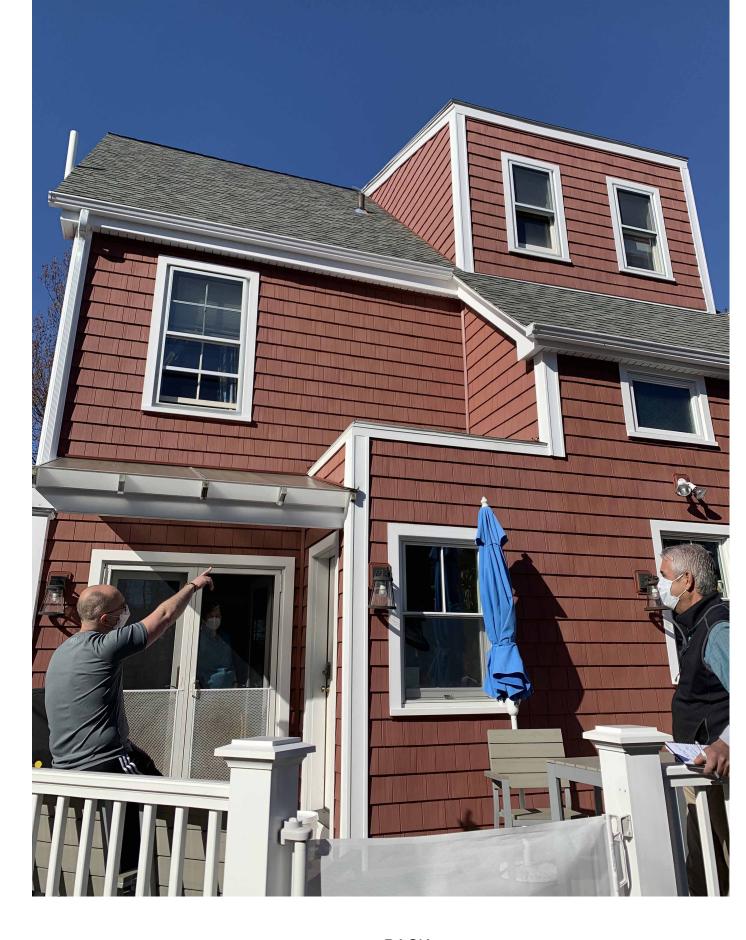
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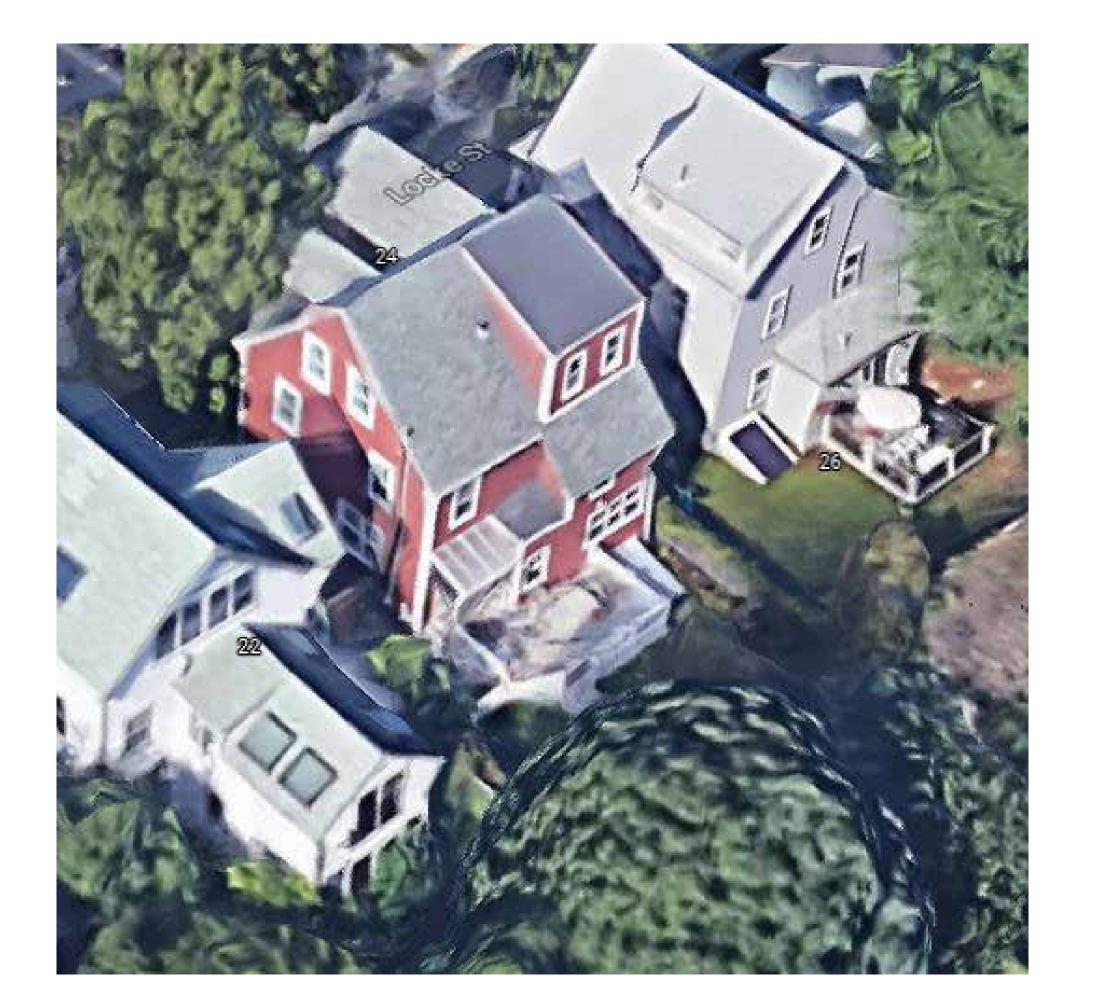
DRAWING TITLE: SCHEDULES

SCALE: AS NOTED DATE: 7-6-21 DRAWN BY: CFR SHEET NO:

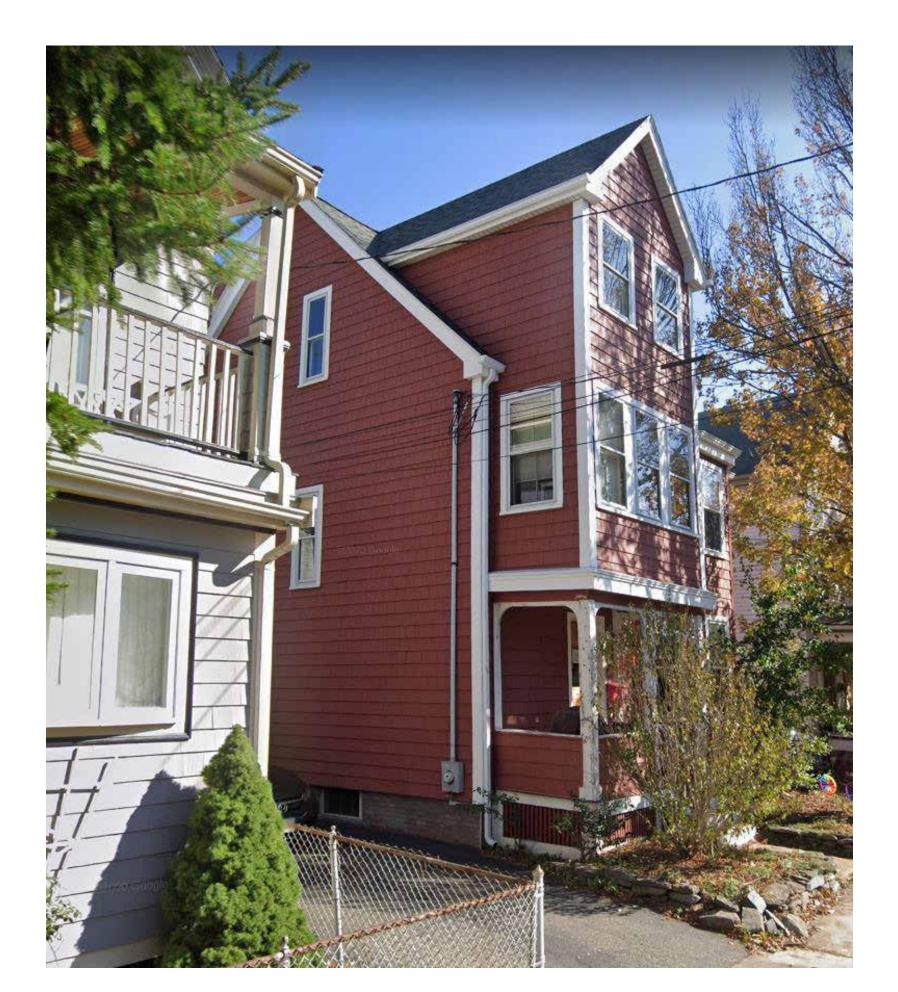
SHEET NO:

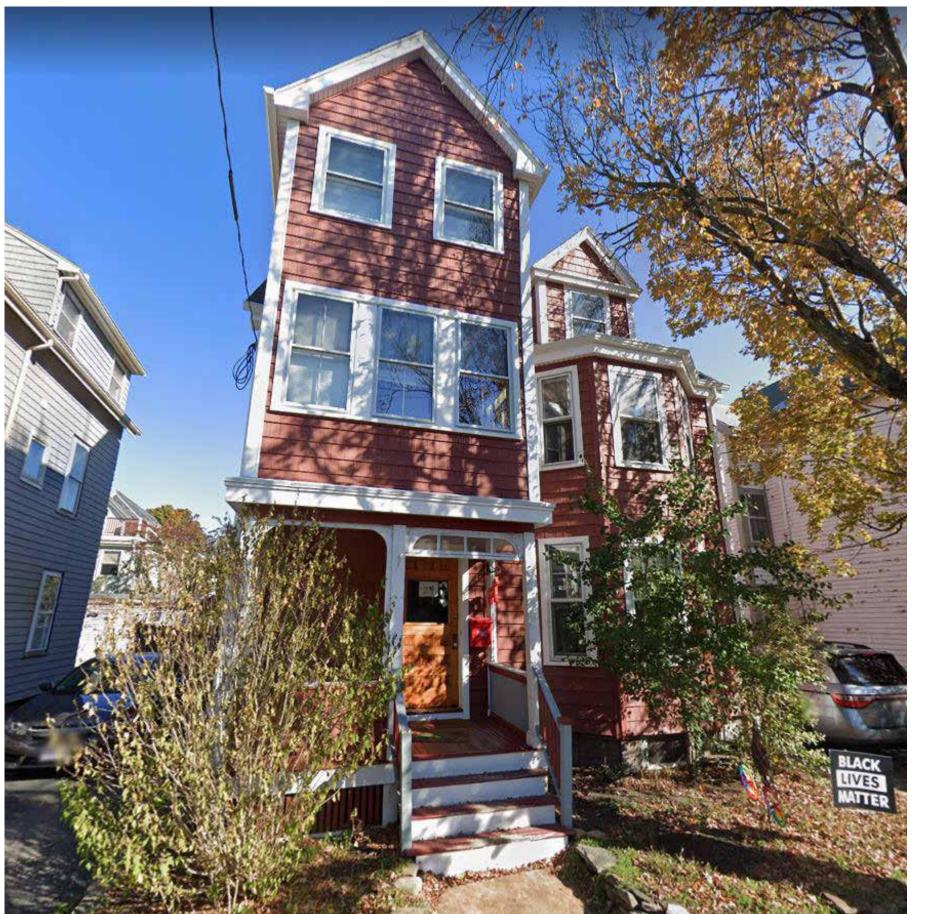






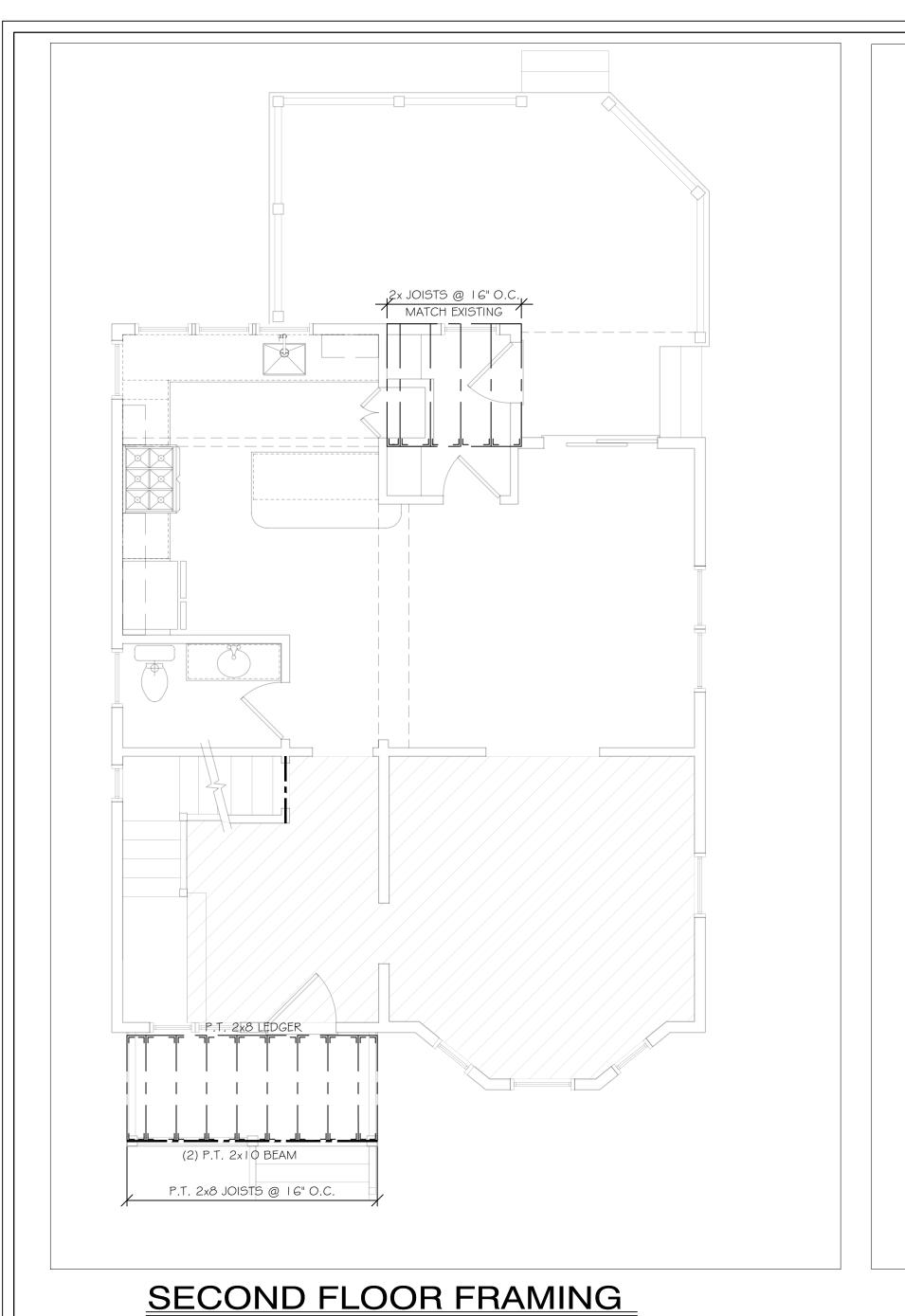


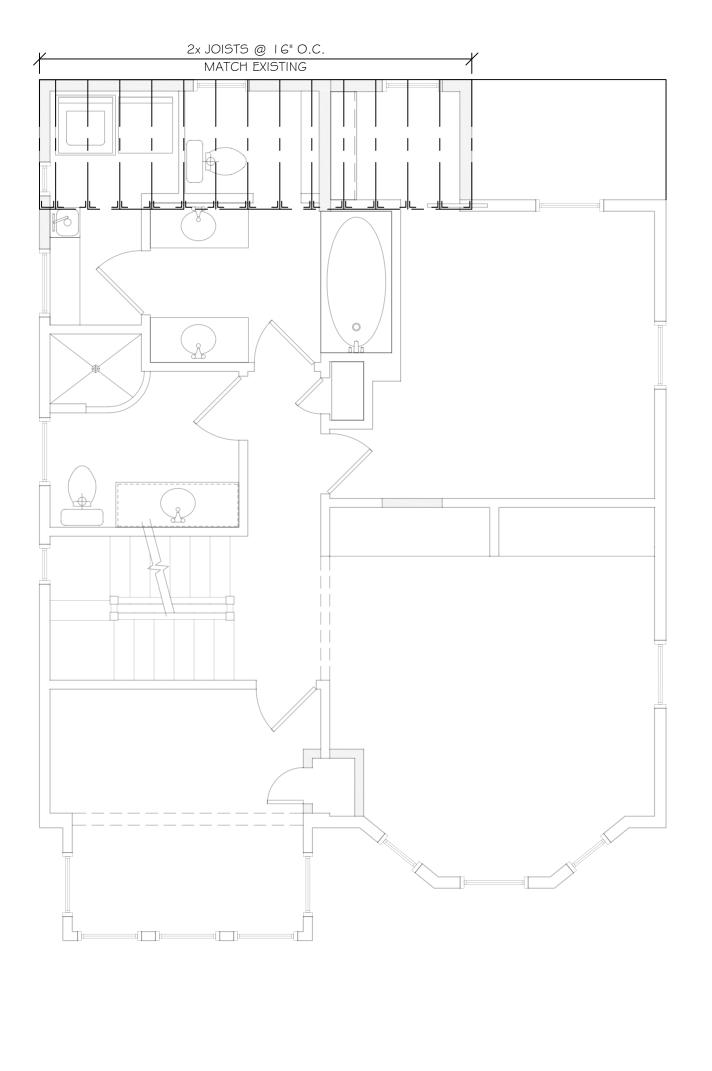






FRONT - LEFT FRONT - RIGHT





THIRD FLOOR FRAMING SCALE: 1/4"=1'-0"

STUDS NEED TO BE MOVED TO FACE OF -2" MIN CLOSED CELL SPRAY FOAM -R 12 FOUNDATION WALL FOR EXISTING FOUNDATION WALL — (BETWEEN STUDS) MAX S.F. CLEAR SPACE - 2X4 FRAMING NOTE: -COORDINATE AND VERIFY ALL EXISTING 1/2" P.T. PLYWOOD CONDITIONS WITH STRUCTURAL ENGINEER. NAILER--AREA EXCAVATION NEEDS TO ALLOW MIN. 7'-6" CLEAR DIMENSION FINISH CONC. SLAB TO FINISH CEILING. —BASEBOARD ASSUMPTION IS THAT -DRY COVE EXISTING FOUNDATION ENDS HERE — -14 MIL VAPOR BARRIER - NEW 4" FIBER-MESH CONCRETE UNEXCAVATED SOIL-SLAB -2" CRUSHED STONE

CO-ORDINATE DETAILS \$
PORCH WITH STRUCTURAL ENGINEER.

2x12 RAFTERS @ 16" O.C.

2x8 RAFTERS @ 16" O.C.

ROOF FRAMING

PERIMETER FOUNDATION DETAIL

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

- NEW FOUNDATION

(SEE STRUCTURAL PLANS)

BUTTRESS

FRAMING PLANS & DETAILS

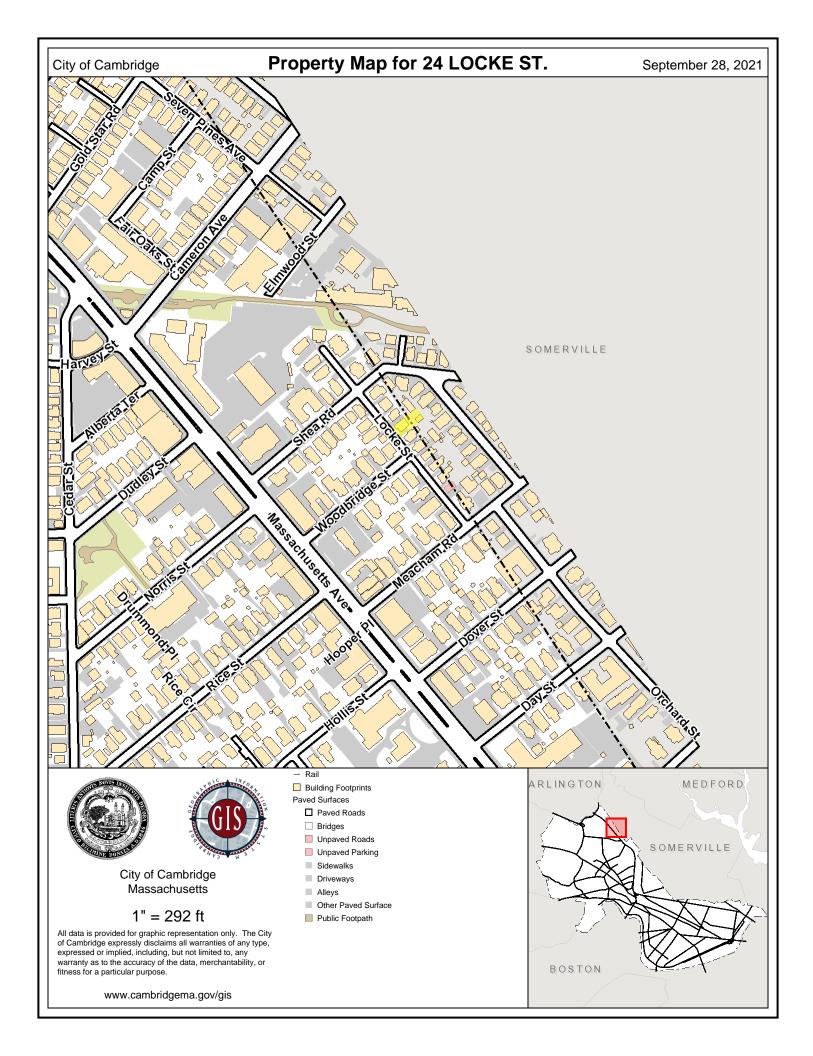
SCALE: 1/4"=1'-0"

CALLED NORTH

DRAWING TITLE: FRAMING PLANS & DETAILS

SCALE: 1/4"=1'-0"

DATE: 7-6-21 DRAWN BY: CFR SHEET NO:



24 Locke St. 183-92 45 Shea Rd 183-23 Kingston St. 41 Shea Rd Campbell Ruxkey 183-24 40 Locke St SheaRd 183-113 32 Locke St183-121 183-122 36 Shea Rd 22 30 Locke St 183-76 183-33 21 26 Locke St 183-77 29 Locke S 27 Locke St 183-34 20 25 Locke St23 Lo 24 Locke St 183-78 183-35 183-42 22 Locke St 183-36 18 183-80 18 Locke St 183-37 16 Locke St 23 Woodbridge St 183-106 19 Woodbridge St²¹ Woodbridge St 183-38 183-107 14 Locke St 17 Woodbridge St 5 24 Woodbridge St²⁶ Woodbridge St Woodbridge ROAD 183-39 22 Woodbridge St183-55 10 Locke St 183-46 15 Woodbridge St 20 Woodbridge St 16 Woodbridge St 183-70 9 Locke St 183-40 183-95 183-56 183-4 183-57 183-96



183-113 / 17.H.1 EASTMENT, KATHERINE E. 48 KINGSTON ST SOMERVILLE, MA 02144-2724

183-43 CANNISTRARO, PAUL A. & YIH-HSIEN SHEN 23 WOODBRIDGE ST CAMBRIDGE, MA 02140

183-35 / 17.H.20 YOURMAN, CAROL & DAVID GROSSER 22 LOCKE ST CAMBRIDGE, MA 02140-1223

17.H.2 JASON B & LUCY L VAN BEEVER 46 KINGSTON STREET SOMERVILLE, MA 02144

17.H.4.26 THEODORE J & REBECCA A. VESSENES 26 CAMPBELL PARK SOMERVILLE, MA 02144

17.H.6 GILDA P. CLARKE, TR. OF CARL E. CLARKE LIFE ESTATE 20 CAMPBELL PARK SOMERVILLE, MA 02144 24 Locke St.

183-33 /17.H.22 THIBODEAU, DORIS M. A LIFE ESTATE 26 LOCKE ST CAMBRIDGE, MA 02140

183-122 KRAMER, MARK A. & CATHERINE J. CHU TRUSTEES OF THE KRAMER CHU FAMILY TRUST 30 LOCKE ST CAMBRIDGE, MA 02140

183-42 PHILBRICK, ROBERT LAWRENCE JR. TRUSTEE MARION SEVERYNES TRUSTEE 25 LOCKE ST CAMBRIDGE, MA 02140

17.H.3.1 EILEEN LEVETT TR. OF EILEEN M. LEVELL RECOV. TRUST 32 CAMPBELL PARK SOMERVILLE, MA 02144

17.H.4.28 C/O LAUREL BRAITMAN 139 SHATTUCK AVENUE BERKLEY, CA 94709 183-34 / 17.H.21 KARLSSON, RACKHAM & ADRIA KARLSSON 24 LOCKE ST CAMBRIDGE, MA 02140

ERIC KEYES 176 DAYTON STREET DANVERS, MA 01923

183-36 / 17.H.19 MONTROWE, PHILIP, TRUSTEE THE MENELAUS REV TRUST 18 LOCKE ST CAMBRIDGE, MA 02140

17.H.3.2 MICHAEL FAIGEN & PATRICIA M. ACOSTA C/O PATRICIA M. ACOSTA 30 CAMPBELL PARK CAMBRIDGE, MA 02144

17.H.5 SHAWN & KATELIN H. MORAN 14 ELLINGTON ROAD #2 SOMERVILLE, MA 02144

48 KINGSTON ST

Location 48 KINGSTON ST

Mblu 17/ H/ 1//

Acct# 16537094

Owner EASTMENT KATHERINE

Assessment \$990,700

PID 4066

Building Count 1

Current Value

Assessment					
Valuation Year Improvements Land Total					
2021	\$351,100	\$639,600	\$990,700		

Owner of Record

Owner

EASTMENT KATHERINE

Sale Price

\$157,000

Co-Owner Address

48 KINGSTON ST

Certificate Book & Page

25368/072

SOMERVILLE, MA 02144

Sale Date 05/26/1995

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EASTMENT KATHERINE	\$157,000		25368/ 072	00	05/26/1995
PETROV PAVEL	\$0				

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

1,286

Replacement Cost:

\$419,570

Building Percent Good:

83

Replacement Cost

Less Depreciation:

\$348,200

Building Attributes		
Field Description		
Style	Cottage Bungalow	

Location 26 LOCKE ST

Mblu 17/ H/ 22/ /

Acct# 20666202

Owner THIBODEAU DORIS M

Assessment \$98,300

PID 4086

Building Count 1

Current Value

Assessment					
Valuation Year Improvements Land Total					
2021	\$13,800	\$84,500	\$98,300		

Owner of Record

Owner Co-Owner THIBODEAU DORIS M

Address

26 LOCKE ST

CAMBRIDGE, MA 02140

Sale Price \$0

Certificate

Book & Page 13571/527

Sale Date

Ownership History

Ownership History					
Owner Sale Price Certificate Book & Page Sale Date					
THIBODEAU DORIS M	\$0		13571/ 527		

Building Information

Building 1: Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good: Replacement Cost

Less Depreciation:

\$0

Building Attributes			
Field	Description		
Style	Outbuildings		
Model			

Location 24 LOCKE ST

Mblu 17/ H/ 21//

Acct# 19617015

Owner KARLSSON RACKHAM & ADRIA

Assessment \$97,400

PID 4085

Building Count 1

Current Value

Assessment					
Valuation Year Improvements Land Total					
2021	\$9,100 \$88,300				

Owner of Record

Owner KARLSSON RACKHAM & ADRIA

24 LOCKE ST

Sale Price \$985,000

Co-Owner Address Certificate

CAMBRIDGE, MA 02139

Sale Date 04/30/2013

Juic Date

Book & Page

04/30/20

61709/330

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KARLSSON RACKHAM & ADRIA	\$985,000		61709/ 330	1G	04/30/2013
HUBBELL JOHN	\$212,500		21013/ 462	G	02/20/1991
LEO A SHEEHAN	\$0				

Building Information

Building 1: Section 1

Year Built:

Living Area:

0 \$0

Replacement Cost:

Building Percent Good:

Replacement Cost Less Depreciation:

\$0

Building Attributes			
Field Description			

Location 22 LOCKE ST

Mblu 17/ H/ 20//

Acct# 11346020

Owner YOURMAN CAROL

Assessment \$419,200

PID 4084

Building Count 1

Current Value

Assessment					
Valuation Year Improvements Land Total					
2021	\$34,000	\$385,200	\$419,200		

Owner of Record

Owner YOURMAN CAROL

Sale Price \$545,500

Co-Owner GROSSER DAVID

Certificate

Address 22 LOCKE ST

Book & Page 33290/577

NO CAMBRIDGE, MA 02140

Sale Date 07/20/2001

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
YOURMAN CAROL	\$545,500		33290/ 577	1G	07/20/2001
BURNS ANNA A FOR LIFE	\$1		32200/ 493	1G	01/02/2001
KELLEHER ANNA A	\$0		14253/ 502		

Building Information

Building 1 : Section 1

Year Built:

1890

Living Area:

1,816

Replacement Cost:

\$486,227

Building Percent Good:

7

Replacement Cost

Less Depreciation:

\$34,000

Building Attributes		
Fleid	Description	

Location 18 LOCKE ST Mblu 17/ H/ 19/ /

Acct# 02033092 Owner MONTROWE PHILIP TRUSTEE

Assessment \$536,200 **PID** 4083

Building Count 1

Current Value

Assessment					
Valuation Year	Improvements	Land	Total		
2021	\$109,700	\$426,500	\$536,200		

Owner of Record

Co-Owner

Address

Owner

MONTROWE PHILIP TRUSTEE

Sale Price \$951,000

18 LOCKE ST

Certificate

Book & Page 58422/167

CAMBRIDGE, MA 02138

Sale Date

02/03/2012

Instrument

1G

Ownership History

Ownership History						
Owner Sale Price Certificate Book & Page Instrument Sa						
MONTROWE PHILIP TRUSTEE	\$951,000		58422/ 167	1G	02/03/2012	
GEISS DONALD	\$100		58422/ 164	1F	02/03/2012	
GEISS DONALD C & HELEN L	\$780,000		41578/ 136	1G	12/09/2003	
WELSH GRETCHEN E	\$589,000		31024/ 410	1G	01/04/2000	
ESPINOZA LESLIE G	\$350,000		29889/ 107	1G	03/08/1999	

Building Information

Building 1: Section 1

Year Built:

1890

Living Area:

1,888

Replacement Cost:

\$562,026

Building Percent Good:

16

Replacement Cost

Less Depreciation:

\$89,900

44 KINGSTON ST

Location 44 KINGSTON ST

Mblu 17/ H/ 2//

Acct# 06249151

Owner VAN BEEVER JASON B & LUCY

L

Assessment \$1,512,400

PID 4067

Building Count 1

Current Value

Assessment				
Valuation Year Improvements Land Total				
2021	\$837,000	\$675,400	\$1,512,400	

Owner of Record

Owner

VAN BEEVER JASON B & LUCY L

Sale Price

\$874,730

Co-Owner Address

46 KINGSTON ST

Certificate

SOMERVILLE, MA 02144

Book & Page 49677/451

Sale Date

06/27/2007

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VAN BEEVER JASON B & LUCY L	\$874,730		49677/ 451	00	06/27/2007
FLEAGLE RACHEL C & ROBERT M	\$100		39758/ 043	1A	07/01/2003
FLEAGLE RACHEL C	\$1		33818/ 023	1F	10/12/2001
FLEAGLE JOHN E & RACHEL C	\$54,000		13813/ 488		

Building Information

Building 1: Section 1

Year Built:

1890

Living Area:

....

Replacement Cost:

3,274

Duilding Descent Cond.

\$876,703

Building Percent Good:

94

Replacement Cost

Less Depreciation:

\$824,100

Location 32 CAMPBELL PK

Mblu 17/ H/ 3/ 1/

Acct# 20021740 Owner LEVETT EILEEN TRUSTEE

Assessment \$779,900

PID 101482

Building Count 1

Current Value

Assessment					
Valuation Year	Improvements	Land	Total		
2021	\$779,900	\$0	\$779,900		

Owner of Record

Owner

LEVETT EILEEN TRUSTEE

Co-Owner EILEEN M LEVETT REVOC TRUST

Address 32 CAMPBELL PK

SOMERVILLE, MA 02144

Sale Price \$1

Certificate

Book & Page 71513/93

Sale Date 08/23/2018

Instrument 1F

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
LEVETT EILEEN TRUSTEE	\$1		71513/ 93	1F	08/23/2018	
LEVETT EILEEN	\$632,000		63675/ 221	00	05/29/2014	
SCURRIA BENJAMIN G	\$480,000		44432/ 497	00	01/06/2005	
SHEA MATTHEW N & JAMIE H	\$460,000		38774/ 219	CO	04/11/2003	
BLOUIN REBECCA	\$369,000		32992/ 545	CO	06/04/2001	

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

Replacement Cost:

1,155 \$812,356

Building Percent Good:

Replacement Cost

Less Depreciation:

\$779,900

Location 30 CAMPBELL PK

Mblu 17/ H/ 3/ 2/

Acct# 20021750

Owner **FAIGEN MICHAEL L & ACOSTA**

PATRICIA M

Assessment \$1,042,700

PID 101483

Building Count 1

Current Value

Assessment					
Valuation Year Improvements Land Total					
2021	\$1,042,700	\$0	\$1,042,700		

Owner of Record

Owner

FAIGEN MICHAEL L & ACOSTA PATRICIA M

Sale Price \$1

Co-Owner S/O ACOSTA PATRICIA M

Certificate

Address 30 CAMPBELL PARK Book & Page 62132/128

SOMERVILLE, MA 02144

Sale Date

06/28/2013

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FAIGEN MICHAEL L & ACOSTA PATRICIA M	\$1		62132/ 128	1F	06/28/2013
FAIGEN MICHAEL L	\$716,000		46358/ 471	00	10/27/2005
COLE THOMAS	\$615,000		33379/ 001	00	08/01/2001
SANTANGELO MICHAEL	\$352,500		30264/ 478	1P	06/08/1999
CARBONE JOANNE T	\$24,000		11516/ 241	00	01/19/1968

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

2,278

Replacement Cost:

\$1,117,640

Building Percent Good:

Location 26 CAMPBELL PK

Mblu 17/ H/ 4/ 26/

20030980 Acct#

Owner **VESSENES THEODORE J &**

REBECCA A

\$968,300 Assessment

PID 102098

Building Count 1

Current Value

Assessment					
Valuation Year	Improvements	Land	Total		
2021	\$968,300	\$0	\$968,300		

Owner of Record

VESSENES THEODORE J & REBECCA A Owner

Sale Price Certificate \$700,000

Co-Owner Address

26 CAMPBELL PK

Book & Page

SOMERVILLE, MA 02144

53721/210

Sale Date

10/23/2009

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VESSENES THEODORE J & REBECCA A	\$700,000		53721/ 210	00	10/23/2009
LHA 26 CAMPBELL PARK FAMILY LP	\$1		49992/ 308	1F	08/23/2007
SHICK LAWTON	\$610,000		34480/ 522	00	01/02/2002
TUNG YUAN SHION & SHU-LIN	\$483,000		31794/ 591	1P	09/06/2000

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

1,888

Replacement Cost:

\$1,005,154

Building Percent Good:

96

Replacement Cost

Less Depreciation:

\$964,900

Location 28 CAMPBELL PK

Mblu 17/ H/ 4/ 28/

Acct# 20030990

Owner BRAITMAN LAUREL

Assessment \$863,200 PID 102099

Building Count 1

Current Value

Assessment						
Valuation Year Improvements Land Total						
2021	\$863,200	\$0	\$863,200			

Owner of Record

Owner **BRAITMAN LAUREL** Sale Price \$0

Co-Owner Address

139 SHATTUCK AVE

Book & Page 72242/40

BERKLEY, CA 94709

Sale Date 02/19/2019

Instrument

Certificate

1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRAITMAN LAUREL	\$0		72242/ 40	1A	02/19/2019
BRAITMAN LAUREL	\$100		54582/ 456	1J	04/23/2010
BRAITMAN LAUREL & BARTON ANDREW	\$529,000		48037/ 286	00	08/23/2006
CIOLINO GINA S	\$429,000		33968/ 589	00	11/01/2001
TUNG YUAN SHION & SHU-LIN	\$483,000		31794/ 591	1P	09/06/2000

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

1,283

Replacement Cost: **Building Percent Good:** \$924,670

Replacement Cost

Less Depreciation:

\$859,900

Location 24 CAMPBELL PK

Mblu 17/ H/ 5/ /

Acct# 19653070

Owner MORAN SHAWN & KATELIN H

Assessment \$1,117,200

PID 4070

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$368,300	\$748,900	\$1,117,200

Owner of Record

Owner

MORAN SHAWN & KATELIN H

Sale Price Certificate \$900,000

Co-Owner Address

14 ELLINGTON ROAD #2

Book & Page

73848/ 520

SOMERVILLE, MA 02144

Sale Date 1

12/18/2019

Instrument

1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORAN SHAWN & KATELIN H	\$900,000		73848/ 520	1H	12/18/2019
SULLIVAN DONALD T	\$0		9466/ 109		01/19/1959

Building Information

Building 1: Section 1

Year Built:

1910

Living Area:

1,927

Replacement Cost:

\$565,091

Building Percent Good:

65

Replacement Cost

Less Depreciation:

\$367,300

Building Attributes		
Field Description		
Style Conventional		

Location 20 CAMPBELL PK

Mblu 17/ H/ 6/ /

Acct# 03129143 Owner CLARKE GILDA P LIFE ESTATE

Assessment \$1,099,100

PID 4071

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$350,200	\$748,900	\$1,099,100

Owner of Record

Owner

CLARKE GILDA P LIFE ESTATE

Co-Owner CLARKE CARL E TRUSTEE

Address

20 CAMPBELL PK

SOMERVILLE, MA 02144

Sale Price

Certificate

Book & Page

67587/382

\$1

Sale Date

07/08/2016

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CLARKE GILDA P LIFE ESTATE	\$1		67587/ 382	1F	07/08/2016
CLARKE CARL E & GILDA P	\$37,250		12657/ 015		

Building Information

Building 1: Section 1

Year Built:

1900

Living Area:

2.810

Replacement Cost:

\$506,121

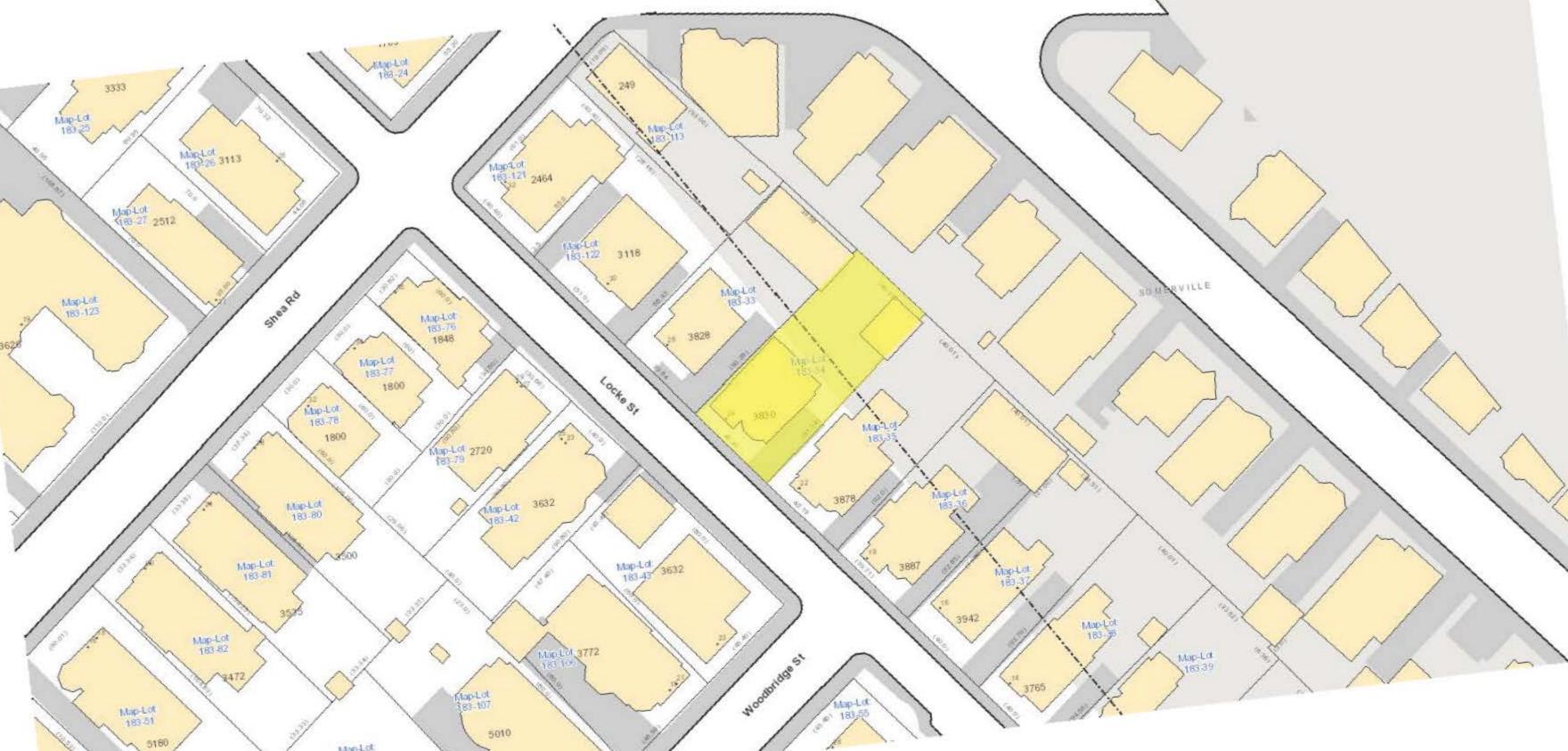
Building Percent Good:

Replacement Cost

Less Depreciation:

\$349,200

Building Attributes	
Field Description	
Style 2-Decker	



LETTER OF CONSENT FROM ADJOINING NEIGHBORS FOR ALTERATIONS TO 24 LOCKE ST. CAMBRIDGE, MA 02140 CASE NO: BZA147193-2021

I/we, the undersigned adjoining neighbors of 24 Locke St., Cambridge, MA 02140, have been informed of Adria and Rackham Karlsson's petition for a special permit for:

Alterations to an existing non-conforming single family dwelling by extending the third-floor non-conforming dormer wall that falls within the side yard setback, increasing the sq. ft. on the third floor adding to the existing FAR and increasing the existing non-conforming max dormer total length.

We have no objection to this project proceeding.

Address	Signature	Date
22 Locke St	A M	10 30 21
18 LOCKE ST		10/30/4
25 Loche St.	maun Iweense	10/30/2
24 LOCKE ST	anem. Correia	10/30/21
30 Lake ST	Anca M	10/31/2
20 Compbell Rt.	Glocke Clacke	10/3/12
		Carte House Control Control
,		

LETTER OF CONSENT FROM ADJOINING NEIGHBORS FOR ALTERATIONS TO 24 LOCKE ST. CAMBRIDGE, MA 02140 CASE NO: 82A447100-2021

Iwe, the undersigned adjoining neighbors of 24 Locke St., Cambridge, MA 02/140, have been informed of Adria and Reckham Kartseon's polition for a special permit for:

Alterations to an existing non-conforming single family dwelling by extending the third-fluor non-conforming donner wall that talls within the side yard setback, increasing the sq. it, on the third floor adding to the existing FAR and increasing the existing non-conforming max dement total length.

We have no objection to this project proceeding

Date	Signature	Address
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