



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

02139 JUN 28 AM 10:54

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017146-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : √ Appeal : \_\_\_\_\_

PETITIONER : David H. Ritter - C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 26 Clarendon Ave Cambridge, MA

TYPE OF OCCUPANCY : Single-family residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Expanding a dormer, constructing a new dormer, and re-constructing front stairs and entry to a pre-existing, non-conforming, single-family structure, resulting in increase in FAR and front stairs and entry within the front yard setback requiring variance relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance)

Original Signature(s) :

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Esq. / for  
Petitioner  
(Print Name)

Address :

Trilogy Law LLC  
12 Marshall St., Boston MA 02108

Tel. No. :

617-543-7009

E-Mail Address :

garah@trilogylaw.com

Date :

6/27/19

10:00

10:00



*[Handwritten signature]*

Search like: [illegible] for

15th floor

15th floor

15th floor

15th floor

15th floor

15th floor



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **David H. Ritter**

(**OWNER**)

Address: **26 Clarendon Avenue, Cambridge, MA**

State that I/We own the property located at **26 Clarendon Avenue, Cambridge, MA.** which is the subject of this zoning application.

The record title of this property is in the name of  
**David H. Ritter**

\*Pursuant to a deed dated **February 16, 2019** and duly recorded on **February 19, 2019**, in the Middlesex South County Registry of Deeds at Book 72244, Page 354.

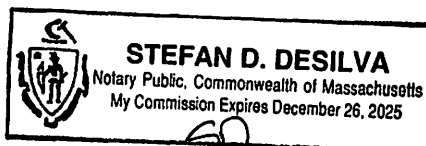


**SIGNATURE BY LAND OWNER BY: David H. Ritter**

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name **David H. Ritter** personally appeared before me, this 7<sup>th</sup> day of **June, 2019**, and made oath that the above statement is true.

 Notary  
My commission expires (Notary Seal).



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

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

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

Petitioner seeks to perform a substantial renovation of this pre-existing, legally non-conforming single-family house that is in need of significant improvements. Due to the currently non-conforming nature of the lot (undersized), and structure which does not comply with modern dimensional standards in terms of FAR (currently 0.64) and setbacks (structure located very close to the front lot line and within side yard setbacks, even these very modest and necessary improvements to the house will minimally increase the current non-conformity. Under a recent Supreme Judicial Court decision, *Maria Bellalta & another vs. Zoning Board of Appeals of Brookline & others*, SJC-12516, Slip Opinion dated February 8, 2019, such de minimus alterations to a pre-existing non-conforming single-family structure such as this one should be allowed to proceed with a finding of this Board under G.L. c. 40A, Section 6, upon a finding of "no substantial detriment" - in essence, a special permit standard. (See a copy of the Slip Opinion for *Bellalta v. ZBA Brookline*, included in this BZA application). The Petitioner has been advised by the Commissioner of Inspectional Services that this Board may not hear this case on such basis unless and until the Cambridge Zoning Ordinance has been amended to reflect the import of the *Bellalta* decision. Thus, the Petitioner hereby requests the Board find that the modest alterations requested in this application be allowed as a variance under Article 5, Section 5.3000, since a literal enforcement of the ordinance would impose substantial hardship, both financial and otherwise, prohibiting the Petitioner from making necessary and desirable improvements to this single-family home.

The following alterations result in an increase in Floor Area requiring a variance: a) expand existing small (approx. 5 ft. 9 inch. wide) shed dormer on the left side of the home increasing to approximately 11 ft. wide) and b) construct matching approximately 11 ft. wide shed dormer on the right side of the home, these dormers allowing for the Petitioner to create living space in the attic level for his two grown children to visit or occasionally reside with him; and c) converting front covered sun porch into living space (no increase in Floor Area) and reconstruct front stairs and entry to the home within the front yard setback, such changes being desired in order to provide a safer, code compliant, and weather tight entry to the home.

- 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 hardships described herein are owing to the unique circumstances relating to the undersized and narrow lot, aged and relatively small single-family structure located within front yard and side yard setbacks. The modest (61 square feet) increase in Floor Area are the result of alterations that are necessary for the reasons stated above.

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

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

The relief from Dimensional Standards of Section 5.31 may be granted without any detriment to the public good, because the changes are very minimal - an expansion of an existing dormer and matching relatively small dormer resulting in a very small increase in Floor Area, and new front stairs and entry, within the front yard setback. The expanded dormer and new dormer are less than the allowable 15 feet dormer, are set back from the street in compliance with dimensional standards, and will not negatively impact the neighbors. The new front stairs and entry are consistent with the style of entries in this neighborhood, including other homes along Clarendon Avenue.

There will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested herein. In allowing this zoning relief, the Board will allow for the Petitioner to proceed with plans to undertake a significant renovation to this single-family home that will allow for him to improve living conditions and reside here with his family. As such, a grant of variance relief will allow for the rehabilitation and improvement of a single-family home and restoration of existing housing stock that will be desirable for future residents.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will: a) create quality housing with valued open space for the benefit of the Petitioner, abutters, and successor owners; b) not result in use or activity not otherwise permitted in the ordinance; and c) not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

- \* 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: Trilogy Law LLCPRESENT USE/OCCUPANCY: Single-family residentialLOCATION: 26 Clarendon Ave Cambridge, MAZONE: Residence B Zone

PHONE: \_\_\_\_\_

REQUESTED USE/OCCUPANCY: Single-family residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,547 sf	1,608 sf	1,199 sf	(max.)
<u>LOT AREA:</u>		2,397 sf	2,397 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.64	0.67	0.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,397 sf	2,397 sf	2,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	35.00 ft	35.00 ft	50 ft	(min.)
	DEPTH	68.24 ft	68.24 ft	--	
<u>SETBACKS IN FEET:</u>	FRONT	3.0 ft	0.0 ft	10 ft	(min.)
	REAR	20.0/30.0 ft	20.0/30.0 ft	25 ft	(min.)
	LEFT SIDE	2.0 ft	2.0 ft	7.5/sum 20	(min.)
	RIGHT SIDE	7.5 ft	7.5 ft	7.5/sum 20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29.25 ft	29.25 ft	35 ft	(max.)
	LENGTH	40.6 ft	43.6 ft	--	
	WIDTH	22.0 ft	22.0 ft	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.30	0.30	0.40	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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.

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'.

This map illustrates a residential area in Lowell, Massachusetts, with a focus on Clarendon Avenue. The map includes the following details:

- Streets:** Muller Ave, Churchill Ave, Clarendon Ave, Massachusetts Ave, Washburn Ave, Morrison Ct, Gold Star Rd, and Edmunds St.
- Addresses:** Numerous addresses are labeled throughout the map, including 186-80, 186-88, 186-89, 185-57, 184-3, 184-2, 184-13, 184-14, 184-15, 184-47, 184-46, 184-45, 184-44, 184-43, 184-40, 184-39, 184-38, 184-37, 184-35, 184-34, 184-33, 184-31, 184-30, 184-29, 184-28, 184-27, 184-26, 184-25, 184-24, 184-23, 184-22, 184-21, 184-20, 184-19, 184-18, 184-17, 184-16, 184-15, 184-14, 184-13, 184-12, 184-11, 184-9, 184-8, 184-7, 184-6, 184-5, 184-4, 184-3, 184-2, 184-1, 184-0, 183-99, 183-98, 183-97, 183-96, 183-95, 183-94, 183-93, 183-92, 183-91, 183-90, 183-89, 183-88, 183-87, 183-86, 183-85, 183-84, 183-83, 183-82, 183-81, 183-80, 183-79, 183-78, 183-77, 183-76, 183-75, 183-74, 183-73, 183-72, 183-71, 183-70, 183-69, 183-68, 183-67, 183-66, 183-65, 183-64, 183-63, 183-62, 183-61, 183-60, 183-59, 183-58, 183-57, 183-56, 183-55, 183-54, 183-53, 183-52, 183-51, 183-50, 183-49, 183-48, 183-47, 183-46, 183-45, 183-44, 183-43, 183-42, 183-41, 183-40, 183-39, 183-38, 183-37, 183-36, 183-35, 183-34, 183-33, 183-32, 183-31, 183-30, 183-29, 183-28, 183-27, 183-26, 183-25, 183-24, 183-23, 183-22, 183-21, 183-20, 183-19, 183-18, 183-17, 183-16, 183-15, 183-14, 183-13, 183-12, 183-11, 183-10, 183-9, 183-8, 183-7, 183-6, 183-5, 183-4, 183-3, 183-2, 183-1, 183-0, 182-99, 182-98, 182-97, 182-96, 182-95, 182-94, 182-93, 182-92, 182-91, 182-90, 182-89, 182-88, 182-87, 182-86, 182-85, 182-84, 182-83, 182-82, 182-81, 182-80, 182-79, 182-78, 182-77, 182-76, 182-75, 182-74, 182-73, 182-72, 182-71, 182-70, 182-69, 182-68, 182-67, 182-66, 182-65, 182-64, 182-63, 182-62, 182-61, 182-60, 182-59, 182-58, 182-57, 182-56, 182-55, 182-54, 182-53, 182-52, 182-51, 182-50, 182-49, 182-48, 182-47, 182-46, 182-45, 182-44, 182-43, 182-42, 182-41, 182-40, 182-39, 182-38, 182-37, 182-36, 182-35, 182-34, 182-33, 182-32, 182-31, 182-30, 182-29, 182-28, 182-27, 182-26, 182-25, 182-24, 182-23, 182-22, 182-21, 182-20, 182-19, 182-18, 182-17, 182-16, 182-15, 182-14, 182-13, 182-12, 182-11, 182-10, 182-9, 182-8, 182-7, 182-6, 182-5, 182-4, 182-3, 182-2, 182-1, 182-0, 181-99, 181-98, 181-97, 181-96, 181-95, 181-94, 181-93, 181-92, 181-91, 181-90, 181-89, 181-88, 181-87, 181-86, 181-85, 181-84, 181-83, 181-82, 181-81, 181-80, 181-79, 181-78, 181-77, 181-76, 181-75, 181-74, 181-73, 181-72, 181-71, 181-70, 181-69, 181-68, 181-67, 181-66, 181-65, 181-64, 181-63, 181-62, 181-61, 181-60, 181-59, 181-58, 181-57, 181-56, 181-55, 181-54, 181-53, 181-52, 181-51, 181-50, 181-49, 181-48, 181-47, 181-46, 181-45, 181-44, 181-43, 181-42, 181-41, 181-40, 181-39, 181-38, 181-37, 181-36, 181-35, 181-34, 181-33, 181-32, 181-31, 181-30, 181-29, 181-28, 181-27, 181-26, 181-25, 181-24, 181-23, 181-22, 181-21, 181-20, 181-19, 181-18, 181-17, 181-16, 181-15, 181-14, 181-13, 181-12, 181-11, 181-10, 181-9, 181-8, 181-7, 181-6, 181-5, 181-4, 181-3, 181-2, 181-1, 181-0, 180-99, 180-98, 180-97, 180-96, 180-95, 180-94, 180-93, 180-92, 180-91, 180-90, 180-89, 180-88, 180-87, 180-86, 180-85, 180-84, 180-83, 180-82, 180-81, 180-80, 180-79, 180-78, 180-77, 180-76, 180-75, 180-74, 180-73, 180-72, 180-71, 180-70, 180-69, 180-68, 180-67, 180-66, 180-65, 180-64, 180-63, 180-62, 180-61, 180-60, 180-59, 180-58, 180-57, 180-56, 180-55, 180-54, 180-53, 180-52, 180-51, 180-50, 180-49, 180-48, 180-47, 180-46, 180-45, 180-44, 180-43, 180-42, 180-41, 180-40, 180-39, 180-38, 180-37, 180-36, 180-35, 180-34, 180-33, 180-32, 180-31, 180-30, 180-29, 180-28, 180-27, 180-26, 180-25, 180-24, 180-23, 180-22, 180-21, 180-20, 180-19, 180-18, 180-17, 180-16, 180-15, 180-14, 180-13, 180-12, 180-11, 180-10, 180-9, 180-8, 180-7, 180-6, 180-5, 180-4, 180-3, 180-2, 180-1, 180-0, 179-99, 179-98, 179-97, 179-96, 179-95, 179-94, 179-93, 179-92, 179-91, 179-90, 179-89, 179-88, 179-87, 179-86, 179-85, 179-84, 179-83, 179-82, 179-81, 179-80, 179-79, 179-78, 179-77, 179-76, 179-75, 179-74, 179-73, 179-72, 179-71, 179-70, 179-69, 179-68, 179-67, 179-66, 179-65, 179-64, 179-63, 179-62, 179-61, 179-60



26 Clarendon Ave

Petitioner

184-199  
CAMBRIDGE CITY OF RECREATION DEPT.  
57 INMAN ST  
CAMBRIDGE, MA 02139

184-199  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

TRILOGY LAW, LLC  
C/O SARAH L. RHATIGAN, ESQ  
12 MARSHALL STREET  
BOSTON, MA 02108

184-199  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

184-21  
SULESKI, RONALD & JONGHYUN LEE  
32 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-22  
MCCANN, PETER G. & ELIZABETH L. MCCANN  
28 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-23  
NOLTEMY, KIM  
26 CLARENDON AVE  
CAMBRIDGE, MA 02138

184-24  
BAZ, AVNER & TAL BAZ  
22 CLARENDON AVE  
CAMBRIDGE, MA 02139

184-25  
DEJON, DIRK S & NANCY L. POPPER  
18 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-26  
BOUKRAA, MABROUK & TERESA BOUKRAA  
14 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-27-191  
BERNARD FAMILY REALTY LLC.  
C/O MARVIN F POER & CO - NTW, LLC  
P.O. BOX 52427  
ATLANTA, GA 30355

184-31  
CAMBRIDGE AUTOMOTIVE PROPERTIES LLC  
117 HAMMOND ST.  
CHESTNUT HILL, MA 02467

184-34  
OLEY, DAVID J.  
19 WASHBURN AVE., #3  
CAMBRIDGE, MA 02140

184-35  
ANTHONY, MICHAEL P.  
21 WASHBURN AVE. UNIT#1  
CAMBRIDGE, MA 02140

184-35  
OPPLIGER, PATRICIA A.  
21 WASHBURN AVE #2  
CAMBRIDGE, MA 02140

184-35  
KUMOR, JULIE  
21 WASHBURN AVE., #3  
CAMBRIDGE, MA 02140

184-37  
PEARL, LISA M.  
29-31 WASHBURN AVE. UNIT#2  
CAMBRIDGE, MA 02140

184-37  
BARBER, KEN D.  
1215 BAY STREET #7  
SAN FRANCISCO, CA 94123

184-37  
MATSUYAMA, KIN-ICHI & HIROKO MATSUYAMA  
29-31 WASHBURN AVENUE UNIT #1  
CAMBRIDGE, MA 02140

184-37  
JOHNSTON, DAVID L.  
29-31 WASHBURN AVENUE UNIT 1B  
CAMBRIDGE, MA 02140

184-39  
BRATHWAITE, WILLIAM J. &  
BARBARA E. BRATHWAITE  
51 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-40  
LAMBERT, CRAIG A.  
41 WASHBURN AVE #1  
CAMBRIDGE, MA 02140

184-40  
KELLY, JOHN G.  
41 WASHBURN AVE #2  
CAMBRIDGE, MA 02140

184-40  
KENNY, MICHAEL W. & JEAN K. KENNY  
30 SCHOOL ST #2  
SOMERVILLE, MA 02143

184-43  
BRATHWAITE, WILLIAM J.,  
BARBARA E. BRATHWAITE  
51 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-20  
O'KEEFE, KEVIN & LAURA HAZARD OWEN  
36 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-197  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

184-38  
WILKINS, MARK D. & NELLA M. YOUNG  
33-35 WASHBURN AVE., #1  
CAMBRIDGE, MA 02140

184-38  
MOODY, GLENN R.  
33-35 WASHBURN AVE., #2  
CAMBRIDGE, MA 02139

184-38  
LLOYD, ADRIAN A. & DOMINIC A. LLOYD  
18 TUFTS ST., #2  
CAMBRIDGE, MA 02139

26 clarendon Ave

184-33  
OLEY, JAMES J., EVA DOUCETTE ,  
EVA M. DOUCETTE & MARY DAVIS  
C/O JAMES J. OLEY  
859 BROADWAY, UNIT #11  
EVERETT, MA 02149

184-192  
EVANS, STACEY  
2495-2497 MASS AVE., UNIT A  
CAMBRIDGE, MA 02140

184-192  
KEBEDE, SHIFERAW M. & RIHANA I. ALI  
2497 MASS AVE. UNIT#5  
CAMBRIDGE, MA 02140

184-192  
JAMANKA, AMBER SUMATHI  
2495-2497 MASSACHUSETTS AVE., UNIT N  
CAMBRIDGE, MA 02140

184-192  
HARRIS, MARCELL & ANTONIA HARRIS  
2495-2497 MASSACHUSETTS AVE., UNIT 8  
CAMBRIDGE, MA 02140

184-192  
MOLA, MESELU  
2497 MASS AVE #L  
CAMBRIDGE, MA 02140

184-192  
TUMWINE, DEO F.  
2497 MASSACHUSETTS AVE., UNIT K  
CAMBRIDGE, MA 02140

184-192  
WANGCHUK, TSETAN  
2497 MASS AVE. #4  
CAMBRIDGE, MA 02140

184-192  
KWAN, JACKIE & JENNY KWAN  
2495-2497 MASSACHUSETTS AVE., UNIT H  
CAMBRIDGE, MA 02140

184-192  
MITIKIE, MEZGEBU B. & ABEBAYE LEMA  
2497 MASS AVE. #2  
CAMBRIDGE, MA 02140

184-192  
BURY, FRANTZ  
2495-2497 MASSACHUSETTS AVE., UNIT F  
CAMBRIDGE, MA 02140

184-192  
HYATT, ANGELINE C.  
2495 MASS AVE. UNIT#5  
CAMBRIDGE, MA 02140

184-192  
FEREJI, SUDDI A. & MOANA S. MOHAMMED  
2495 MASS AVE. #4  
CAMBRIDGE, MA 02140

184-192  
JOSEPH, ARNOLD & JUDITH D. JOSEPH  
2495-2497 MASSACHUSETTS AVE., UNIT C  
CAMBRIDGE, MA 02140

184-192  
BEYENE, MEKONNEN M. & FANAYE M. DESTA  
2495-2497 MASSACHUSETTS AVE., UNIT B  
CAMBRIDGE, MA 02140

184-19  
MURPHY, JOHN J & JOHN E LYMAN  
40 CLARENDON AVE  
CAMBRIDGE, MA 02140

184-18  
BARRETT, CAROLANN C. &  
DONNA M. THOMPSON  
44 CLARENDON AVE  
CAMBRIDGE, MA 02140

June 2, 2019

City of Cambridge, Board of Zoning Appeal  
Constantine Alexander, Chairman  
Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge MA 02139

**Re: 26 Clarendon Avenue, Cambridge MA--Zoning Petition**

Dear Chairman Alexander and Members of the Board of Zoning Appeal:

As an owner of an immediately neighboring property in the City of Cambridge, I am writing to express my support for this proposal to renovate the home located at 26 Clarendon Avenue.

I have discussed and reviewed the proposed plans with Mr. David Ritter, and feel that the renovation plans will be a major improvement to the home and the neighborhood.

Kindly record me in support of this proposal.

Thank you.

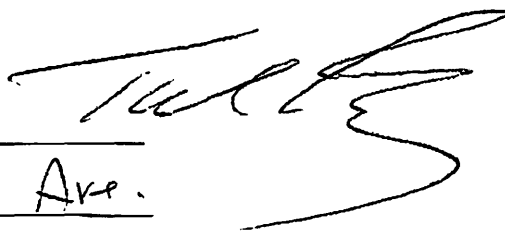
Sincerely,

Name:

Tall Bacz

Address:

22 Clarendon Ave.



June 2, 2019

City of Cambridge, Board of Zoning Appeal  
Constantine Alexander, Chairman  
Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge MA 02139

**Re: 26 Clarendon Avenue, Cambridge MA--Zoning Petition**

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Kindly record me in support of this proposal.

Thank you.

Sincerely,

Name: Elizabeth McCann

Address: 28 Clarendon Ave

June 2, 2019

City of Cambridge, Board of Zoning Appeal  
Constantine Alexander, Chairman  
Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge MA 02139

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Kindly record me in support of this proposal.

Thank you.

Sincerely,

Name:

 N Popper

Address:

18 Clarendon Ave

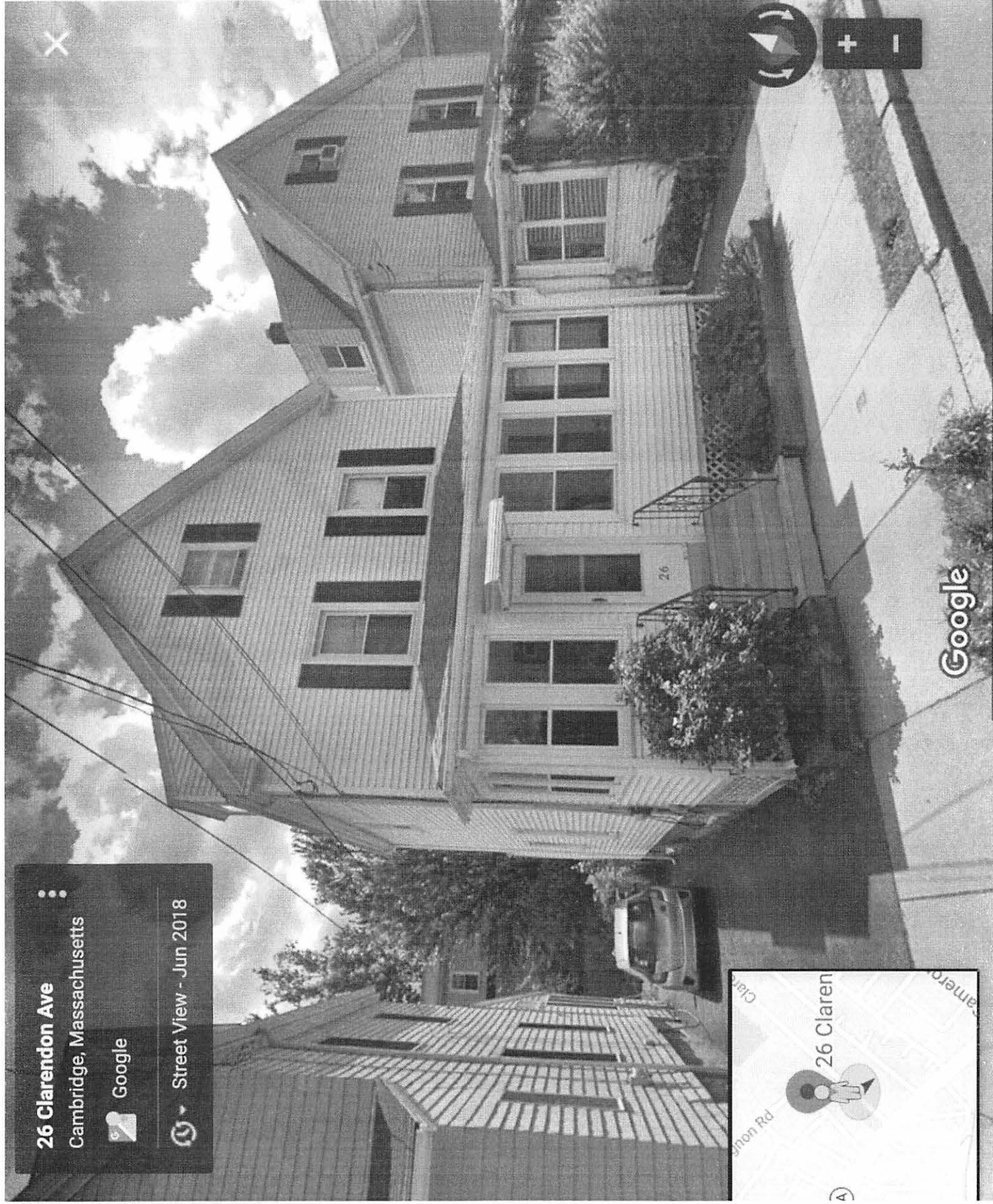
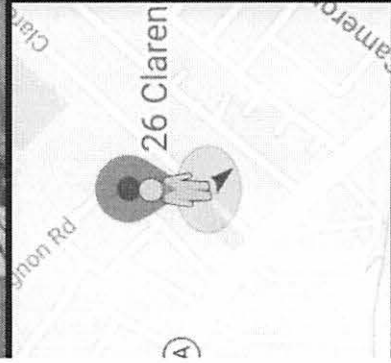


26 Clarendon Ave  
Cambridge, Massachusetts

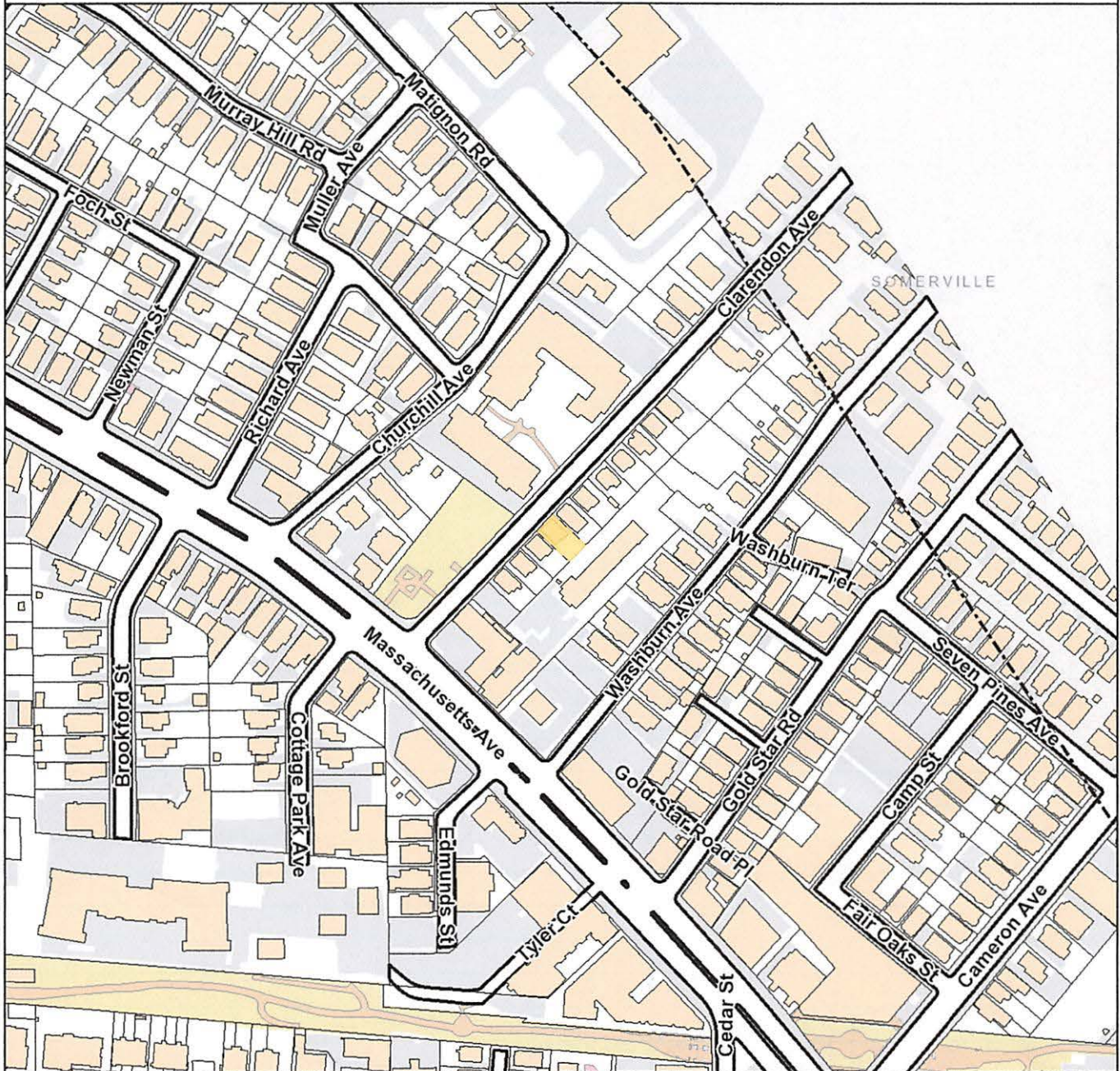


Street View - Jun 2018

Google







City of Cambridge  
Massachusetts

1" = 224 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



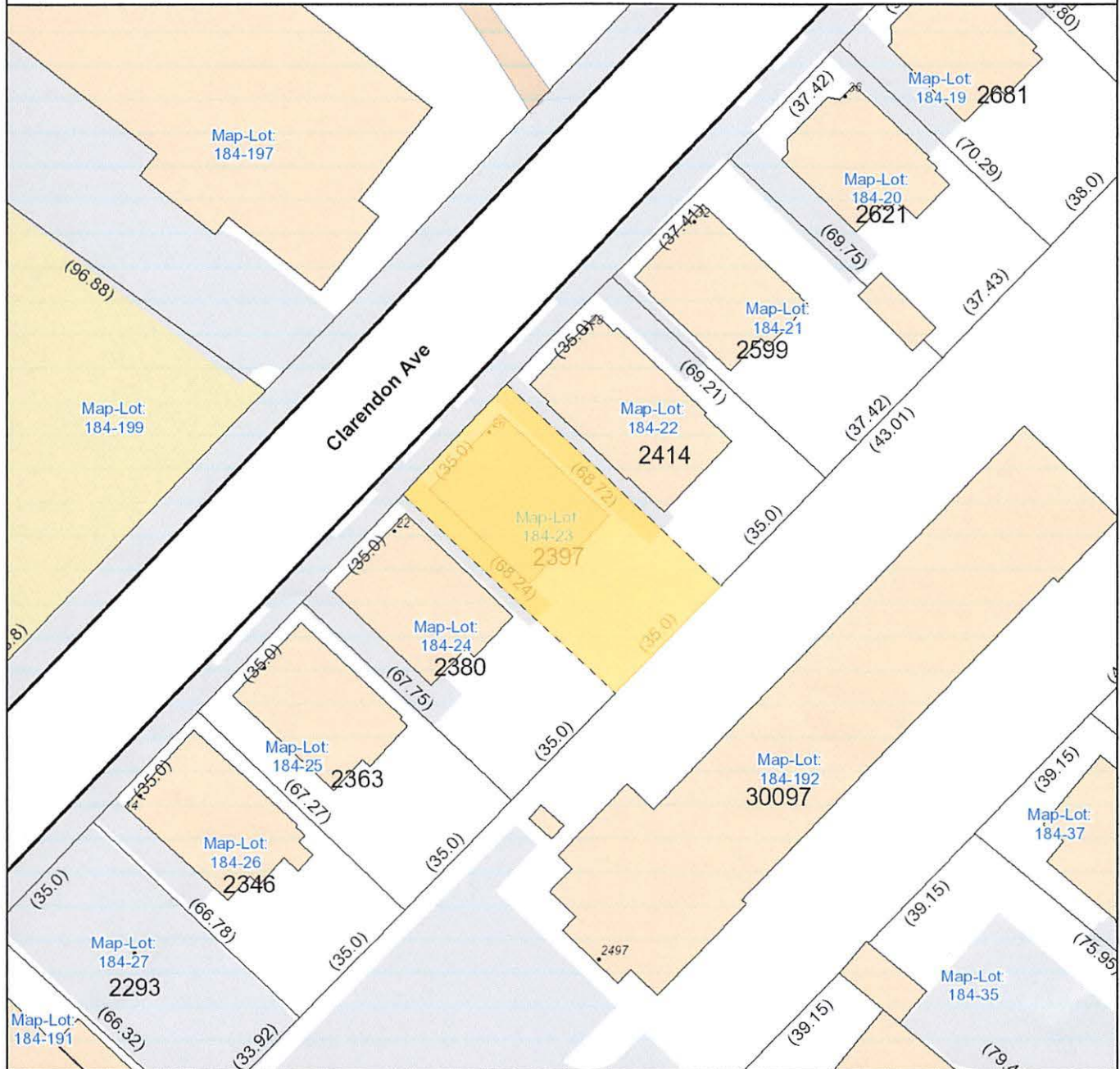
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

ARLINGTON MEDFORD



BOSTON





City of Cambridge  
Massachusetts

1" = 35 ft

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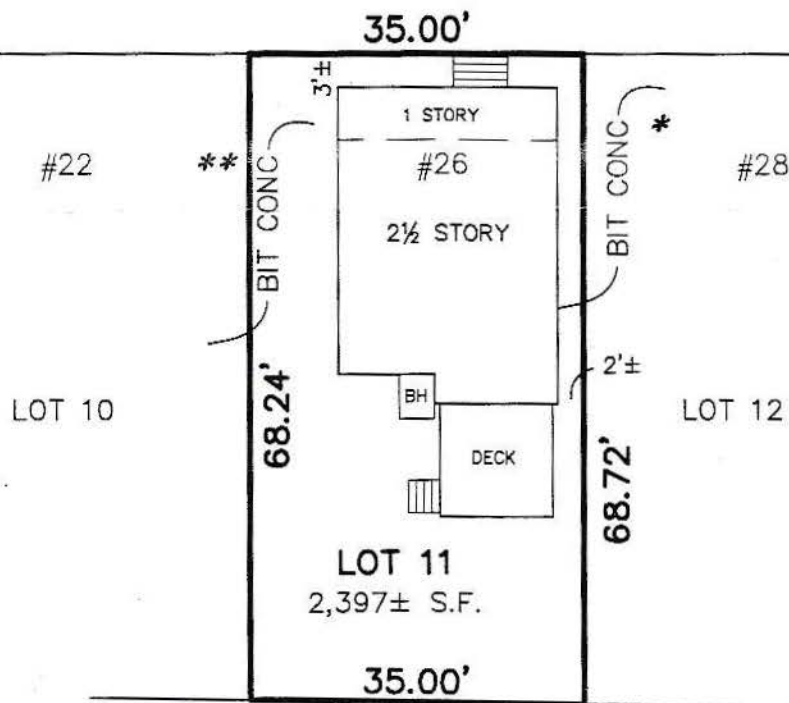
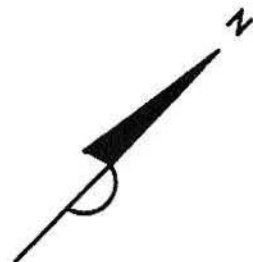
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

ARLINGTON MEDFORD



BOSTON

# 26 CLARENDON AVENUE



\*NOTE: ABUTTERS DRIVEWAY #28 ENCROACHES ONTO LOCUS  
\*\*NOTE: LOCUS DRIVEWAY ENCROACHES ONTO ABUTTER #22

I HEREBY CERTIFY THAT:

THE BUILDING ON THIS PROPERTY CONFORMED WITH THE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF CAMBRIDGE WHEN CONSTRUCTED OR IS EXEMPT FROM ENFORCEMENT ACTION UNDER MASS G.L. TITLE VII, CHAP 40A, SEC 7. EXCEPT AS NOTED.

THE PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF CAMBRIDGE COMMUNITY PANEL NUMBER 250186 0419 E EFFECTIVE DATE JUNE 4, 2010.



CLIFFORD E. ROBER, PLS

DATE

NOTE: THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY.

BANK: QUICKEN LOANS INC., ISAOA

## MORTGAGE PLAN IN CAMBRIDGE, MA (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 2/2/2019

BORROWER: DAVID RITTER  
PLAN BOOK 94 PLAN 3

**ROBER SURVEY**

1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533

19-CAM002



# RITTER RESIDENCE

CONSTRUCTION DOCUMENTS  
06/18/2019

DAVID RITTER

26 CLARENDON ST.  
CAMBRIDGE MA  
02140



1 EXTERIOR PERSPECTIVE - EXISTING



2 EXTERIOR PERSPECTIVE - PROPOSED

ARCHITECT:  
  
SAM KACHMAR  
ARCHITECTS

CLIENT:  
  
DAVID RITTER

INTERIOR DESIGNER:  
  
NONE:

LANDSCAPE ARCHITECT:  
  
NONE:

GENERAL CONTRACTOR:  
  
NONE:

STRUCTURAL ENGINEER:  
  
NONE:



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PROJECT NARRATIVE  
THE RITTER PROJECT  
CONSISTS OF RENOVATING  
THE 1ST FLOOR,  
RECONFIGURING THE 2ND AND  
DESIGNING A 3RD FLOOR  
MASTER SUITE  
ADDING A DORMER AND  
ENLARGING AN EXISTING  
DORMER

Sheet List			
Sheet Number	Sheet Name	Drawn By	Designed By
A-000	COVER SHEET	SKA	SKA
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	SKA	SKA
A-002	SITE PLAN	SKA	SKA
A-002 B	PROPOSED EXTERIOR PERSPECTIVE	Author	Designer
A-003	SITE AXON	SKA	SKA
A-100	LOWER LEVEL PLAN	SKA	SKA
A-101	LEVEL 1 PLAN	SKA	SKA
A-102	LEVEL 2 PLAN	SKA	SKA
A-103	LEVEL 3 PLAN	SKA	SKA
A-104	ROOF PLAN	SKA	SKA
A-200	EAST ELEVATION - FRONT	SKA	SKA

Sheet List			
Sheet Number	Sheet Name	Drawn By	Designed By
A-201	NORTH ELEVATION	SKA	SKA
A-202	WEST ELEVATION - REAR	SKA	SKA
A-203	SOUTH ELEVATION	SKA	SKA
A-300	SECTIONS	SKA	SKA
A-301	SECTIONS	SKA	SKA
A-400	L1 ENTRY ENLARGED PLAN	SKA	SKA
A-401	L1 KITCHEN ENLARGED PLAN	SKA	SKA
A-402	L2 OFFICE ROOM ENLARGED PLAN	SKA	SKA
A-403	L2 MASTER BEDROOM ENLARGED PLAN	SKA	SKA
A-404	L2 MASTER BATHROOM ENLARGED PLAN	Author	Designer
A-405	L3 LIBRARY ENLARGED PLAN	Author	Designer
A-406	INTERIOR PERSPECTIVES	Author	Designer
A-600	LEVEL 1 RCP	SKA	SKA
A-601	LEVEL 2 RCP	SKA	SKA
A-602	LEVEL 3 RCP	SKA	SKA
A-800	WINDOW & DOOR SCHEDULE	SKA	SKA
Grand total: 27			



ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&, +	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

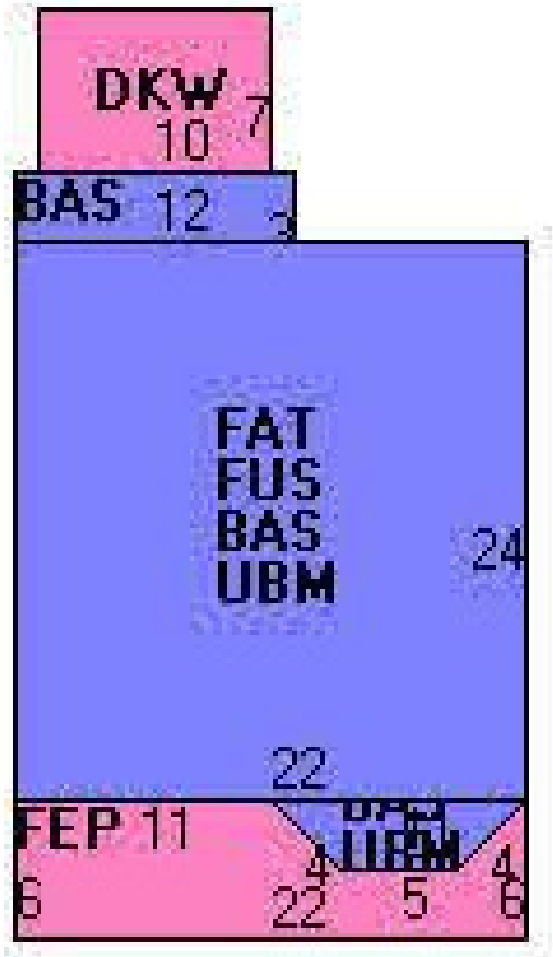
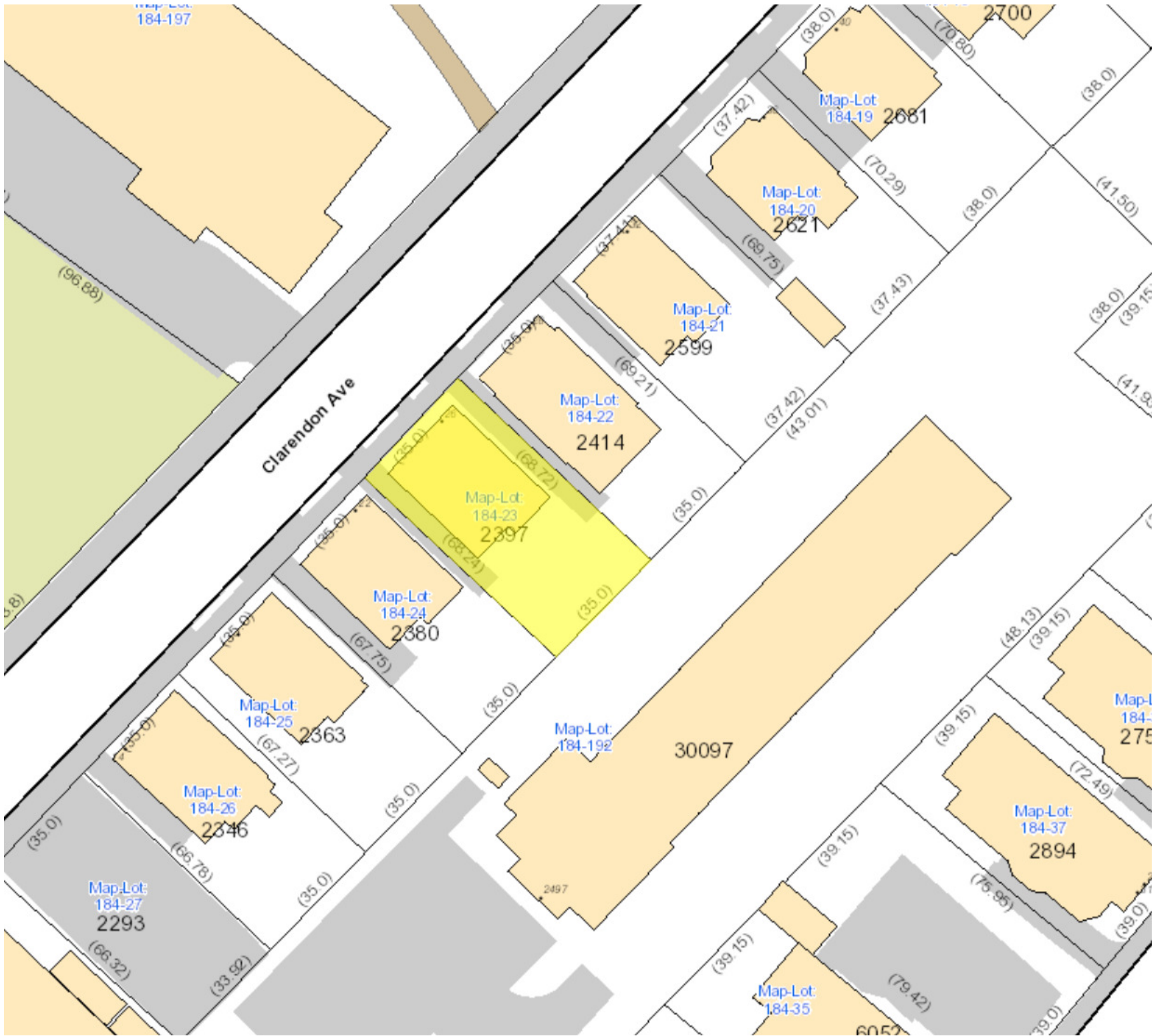
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE	
		EXTERIOR ELEVATION KEY	
		INTERIOR ELEVATION KEY	
		BUILDING SECTION MARKER	
		WALL SECTION MARKER	
		DETAIL AREA MARKER	
		DETAIL SECTION MARKER	
		GRID LINE	
		VERTICAL ELEVATION KEY (ELEV)	
		SPOT ELEVATION W/ TARGET (PLAN)	
		SPOT ELEVATION NO TARGET (PLAN)	
		REVISION CLOUD AND REVISION TAG	
	ROOM TAG		CENTERLINE
	AREA TAG		MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
			FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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KEY PLAN:

GENERAL NOTES,  
SYMBOLS &  
ABBREVIATIONS

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

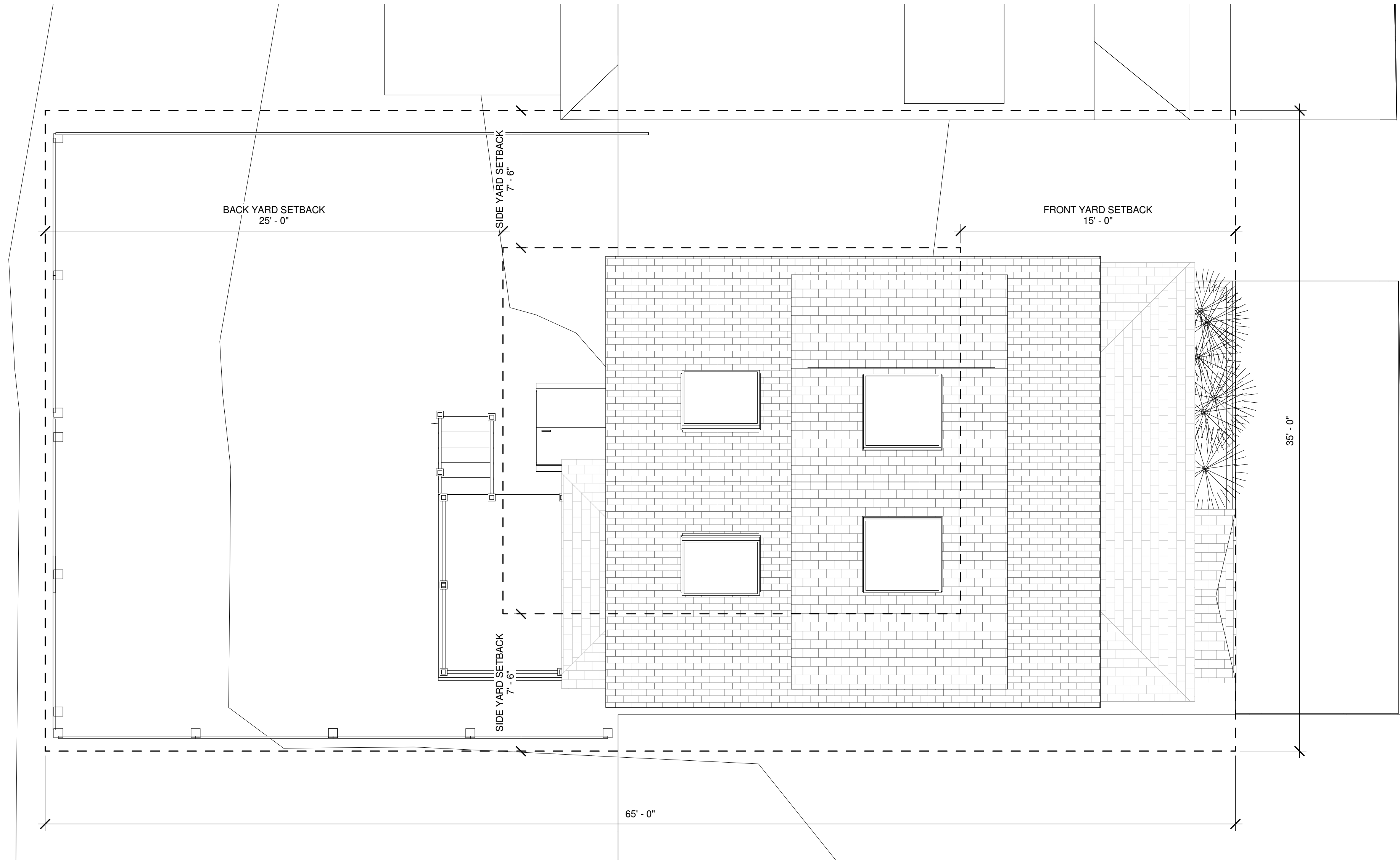
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Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

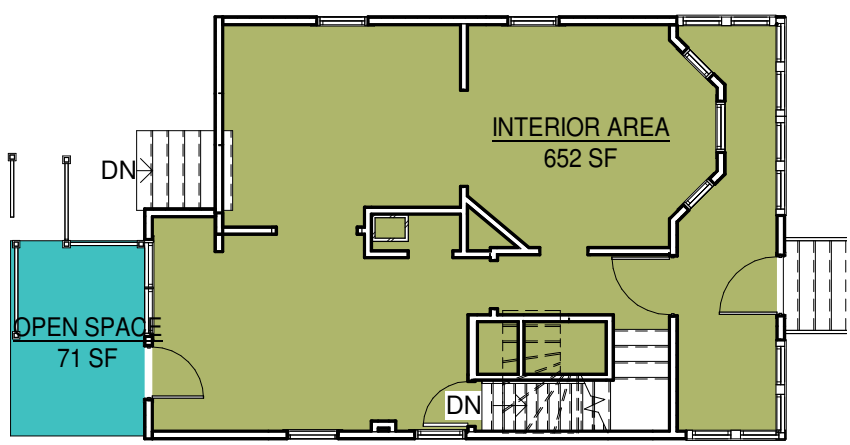
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Scale 1 1/2" = 1'-0"

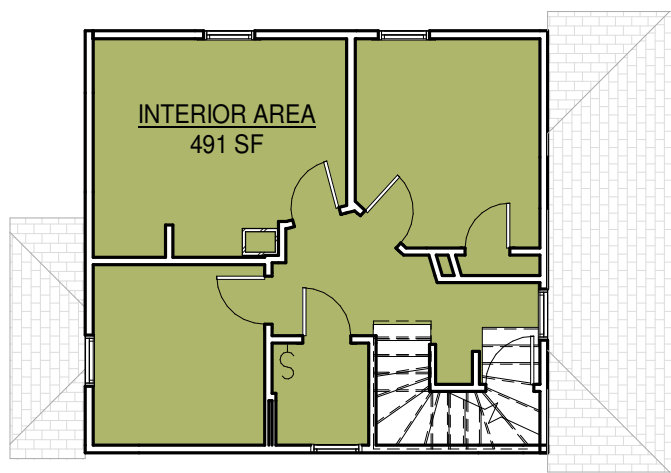




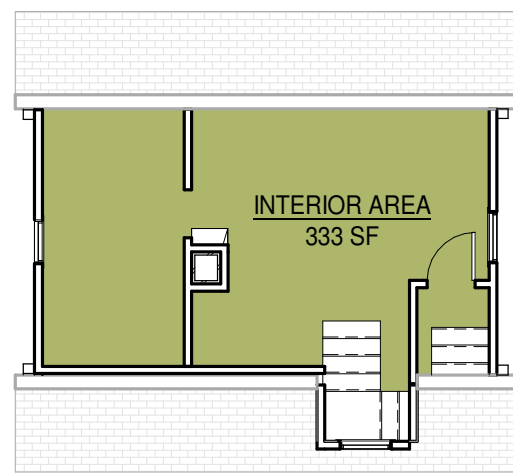
1 SITE PLAN  
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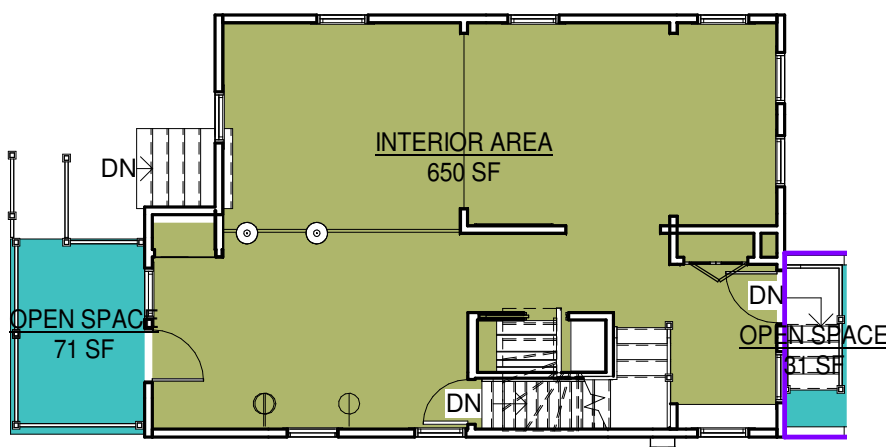
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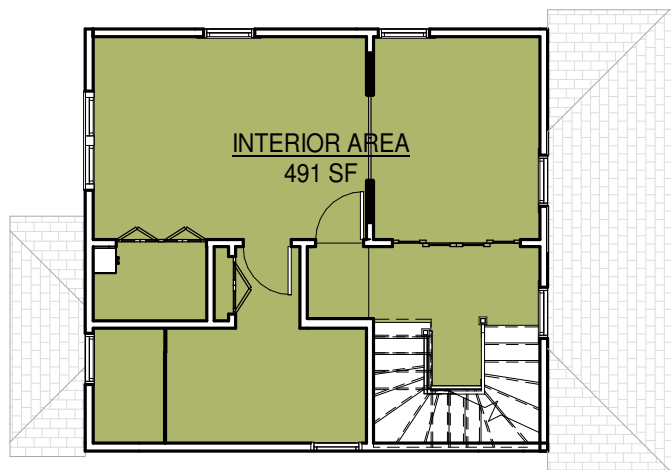
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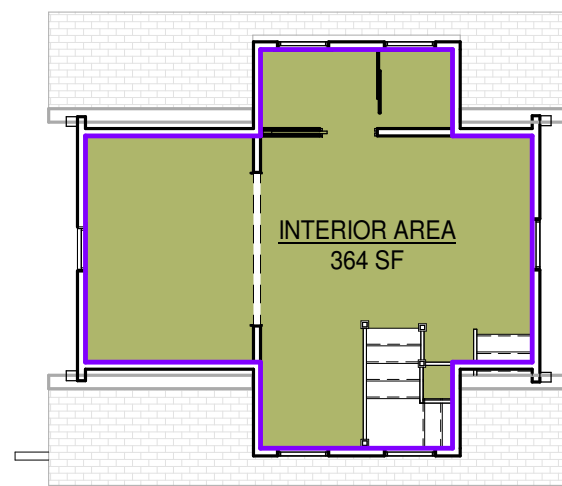
4 EXISTING LEVEL 3  
1" = 10'-0"



5 PROPOSED LEVEL 1  
1" = 10'-0"



7 PROPOSED LEVEL 2  
1" = 10'-0"



6 PROPOSED LEVEL 3  
1" = 10'-0"

CLARENDON ST.

ZONE: RESIDENCE B  
TWO-FAMILY OR SEMI- DETACHED DWELLINGS

MAXIMUM FAR: 0.50  
MIN LOT SIZE = 5,000 SF  
2,500 SF LOT PER DWELLING UNIT

FRONT YARD SETBACK: 15'  
SIDE YARD SETBACK: 7.5'  
REAR YARD SETBACK: 25'

35' MAXIMUM BUILDING HEIGHT

OPEN SPACE REQUIREMENT: 40%

EXISTING BUILDING AREA		
Level	Area	Perimeter
Not Placed	Not Placed	Not Placed
LEVEL 1	652 SF	107' - 4 1/2"
LEVEL 1	71 SF	34' - 3 1/2"
LEVEL 2	491 SF	88' - 9"
LEVEL 3	333 SF	81' - 1 1/2"
	1547 SF	311' - 6 1/2"

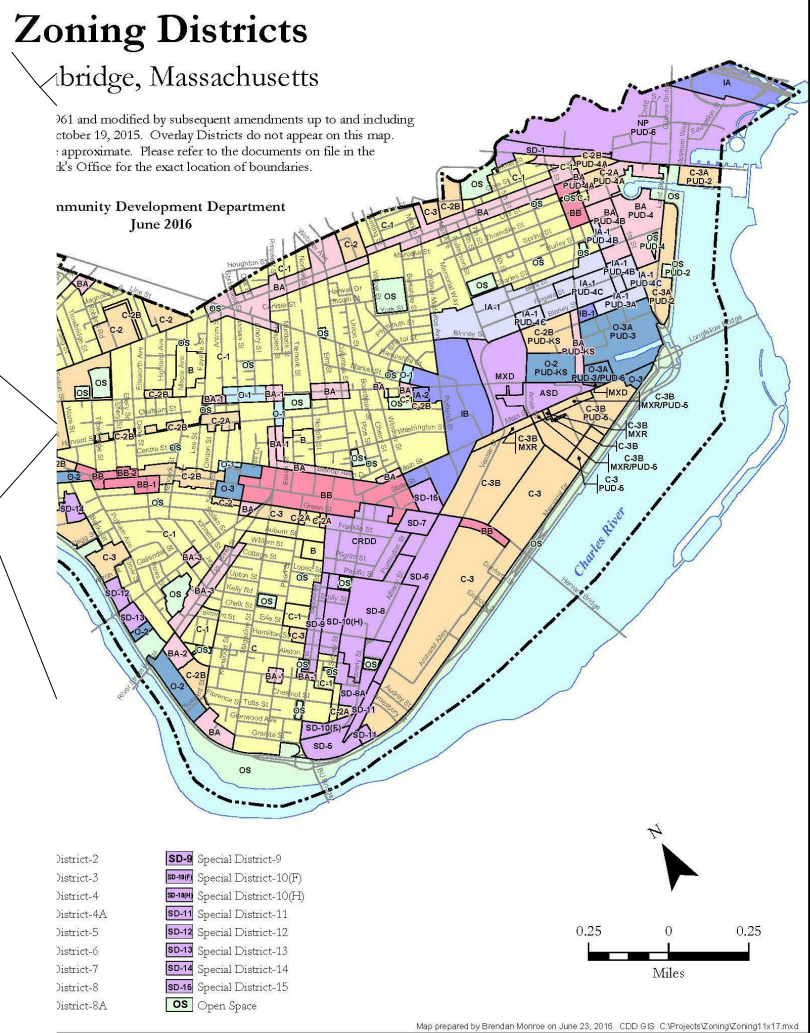
TOTAL AREA: 1,547  
LAND AREA: 2,397

EXISTING FAR: 0.64  
EXISTING OPEN SPACE: 0.5

PROPOSED BUILDING AREA		
Level	Area	Perimeter
LEVEL 1	650 SF	107' - 4 1/2"
LEVEL 1	71 SF	34' - 3 1/2"
LEVEL 1	31 SF	25' - 8"
LEVEL 2	491 SF	88' - 9"
LEVEL 3	364 SF	88' - 0 1/2"
	1608 SF	344' - 1 1/2"

TOTAL AREA: 1,608  
LAND AREA: 2,397

PROPOSED FAR: 0.67  
PROPOSED OPEN SPACE: 0.5



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KEY PLAN:

SITE PLAN

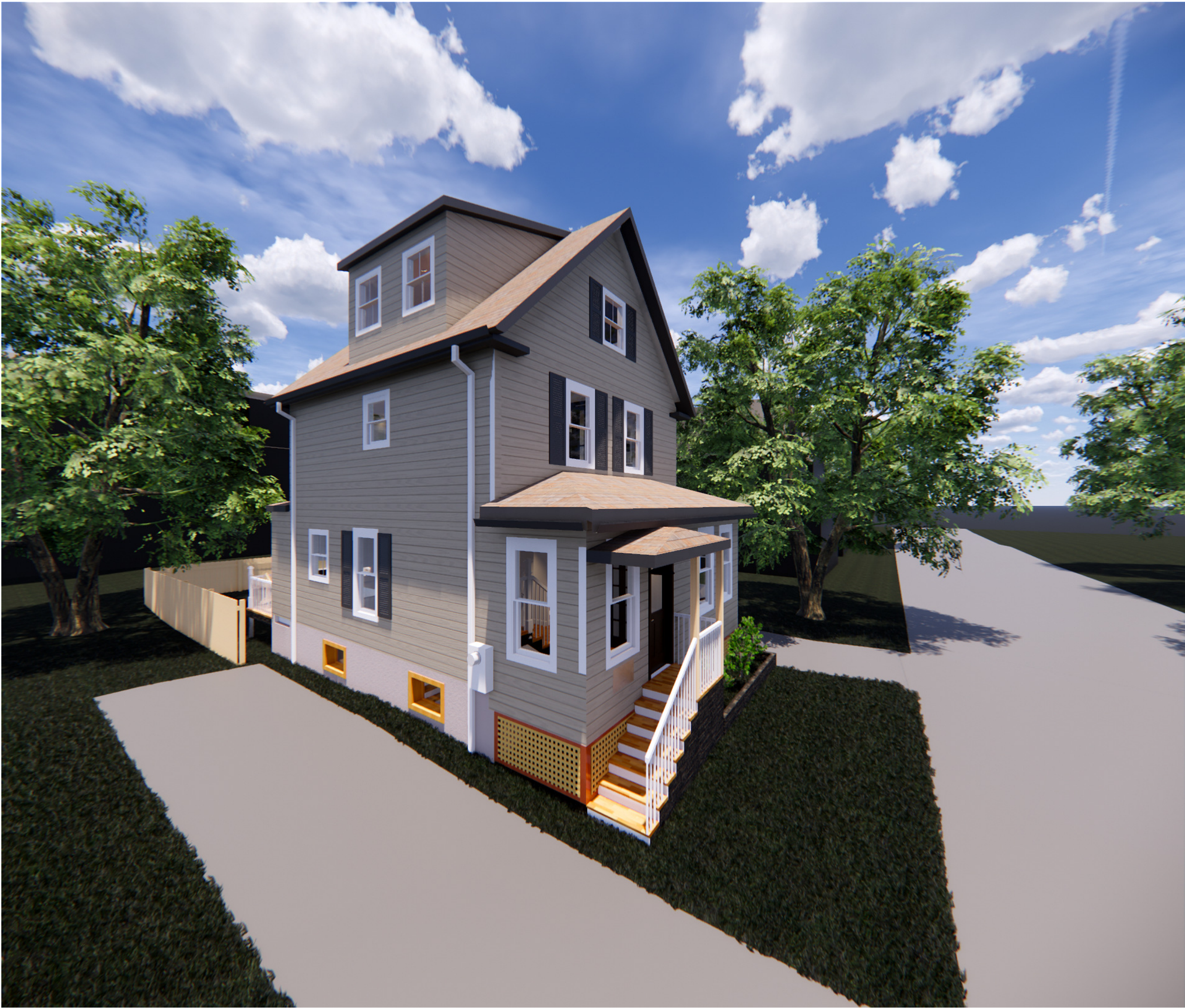
DAVID RITTER

RITTER RESIDENCE

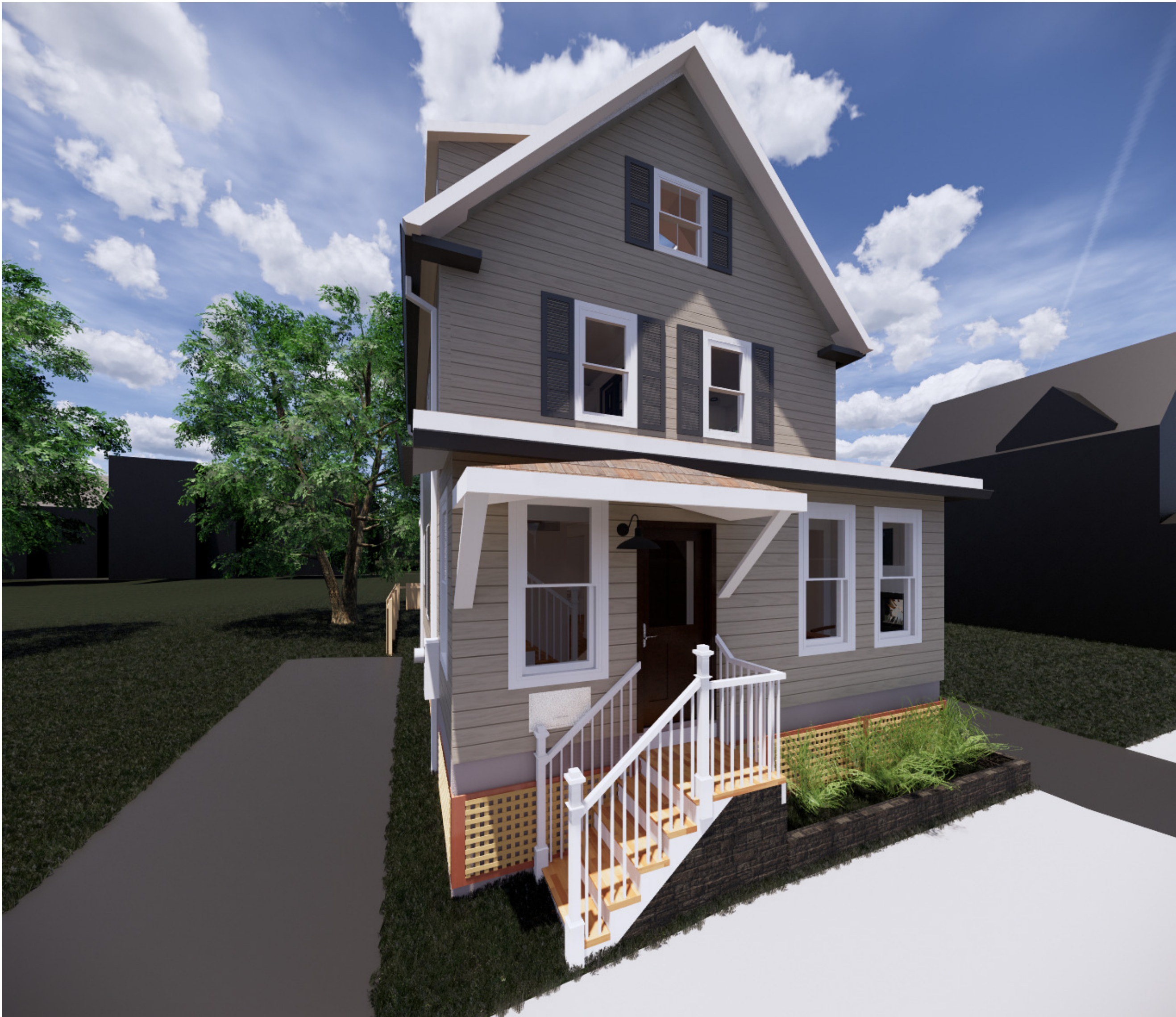
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker
A-002	
Scale	As indicated





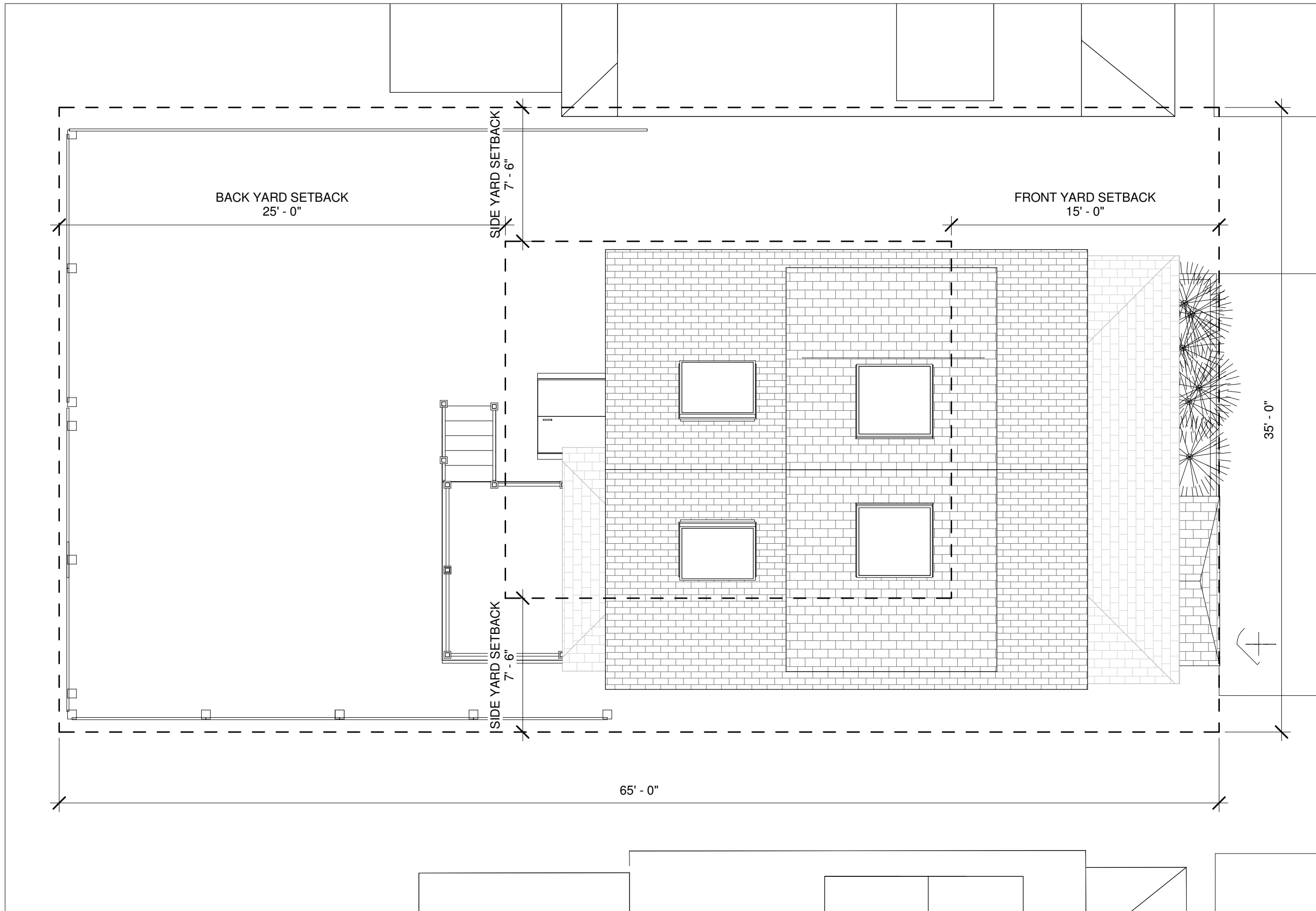
③ FRONT YARD EXTERIOR PERSPECTIVE  
12" = 1'-0"



④ FRONT YARD EXTERIOR PERSPECTIVE 2  
12" = 1'-0"



② BACK YARD EXTERIOR PERSPECTIVE  
12" = 1'-0"



① SITE PLAN Copy 1  
3/16" = 1'-0"



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KEY PLAN:

PROPOSED EXTERIOR  
PERSPECTIVE

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	Author
Checked by	Checker
A-002 B	
Scale	As indicated





1 SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SITE AXON

DAVID RITTER

RITTER RESIDENCE

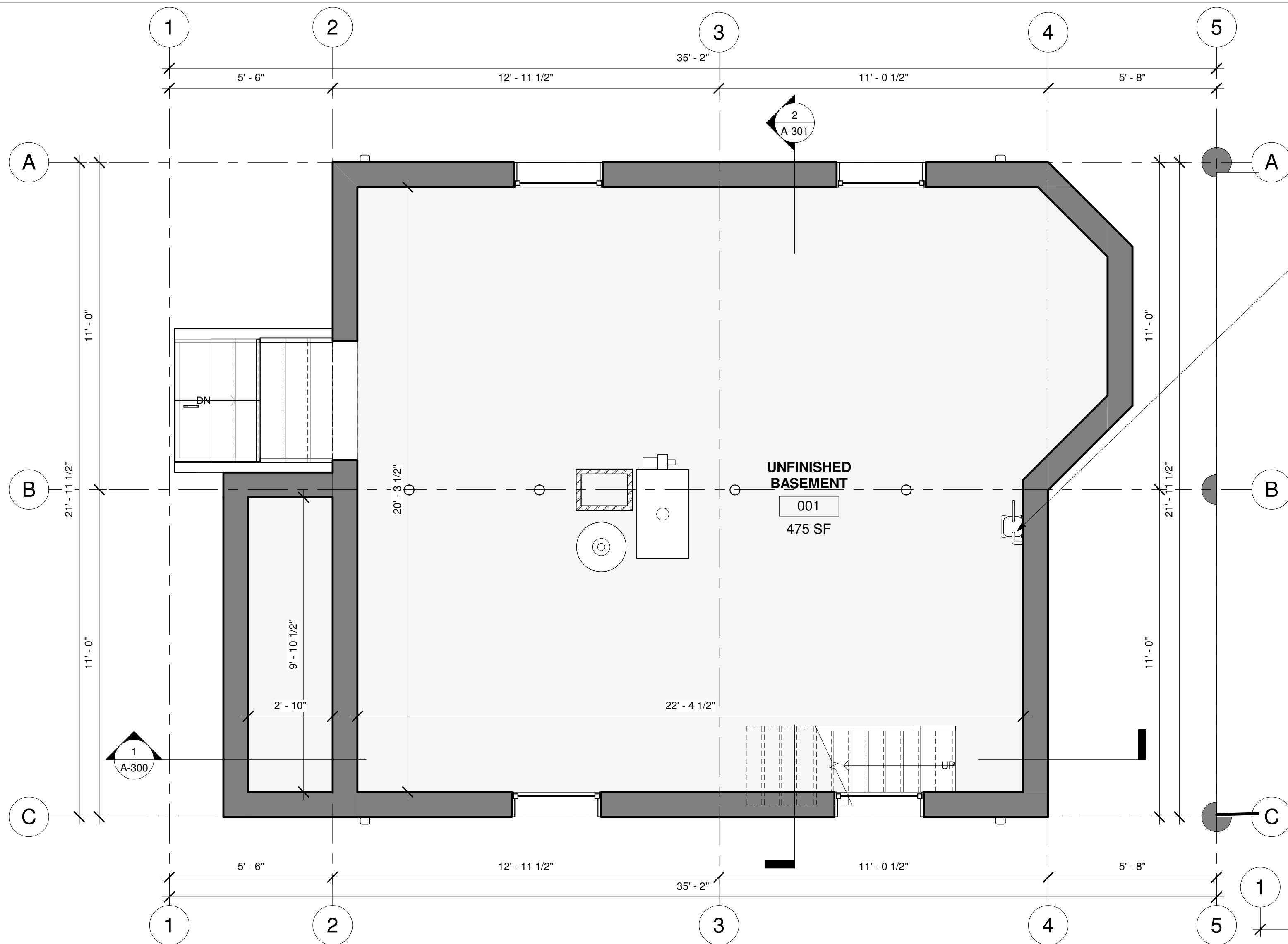
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
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Date	06/18/2019
Drawn by	SKA
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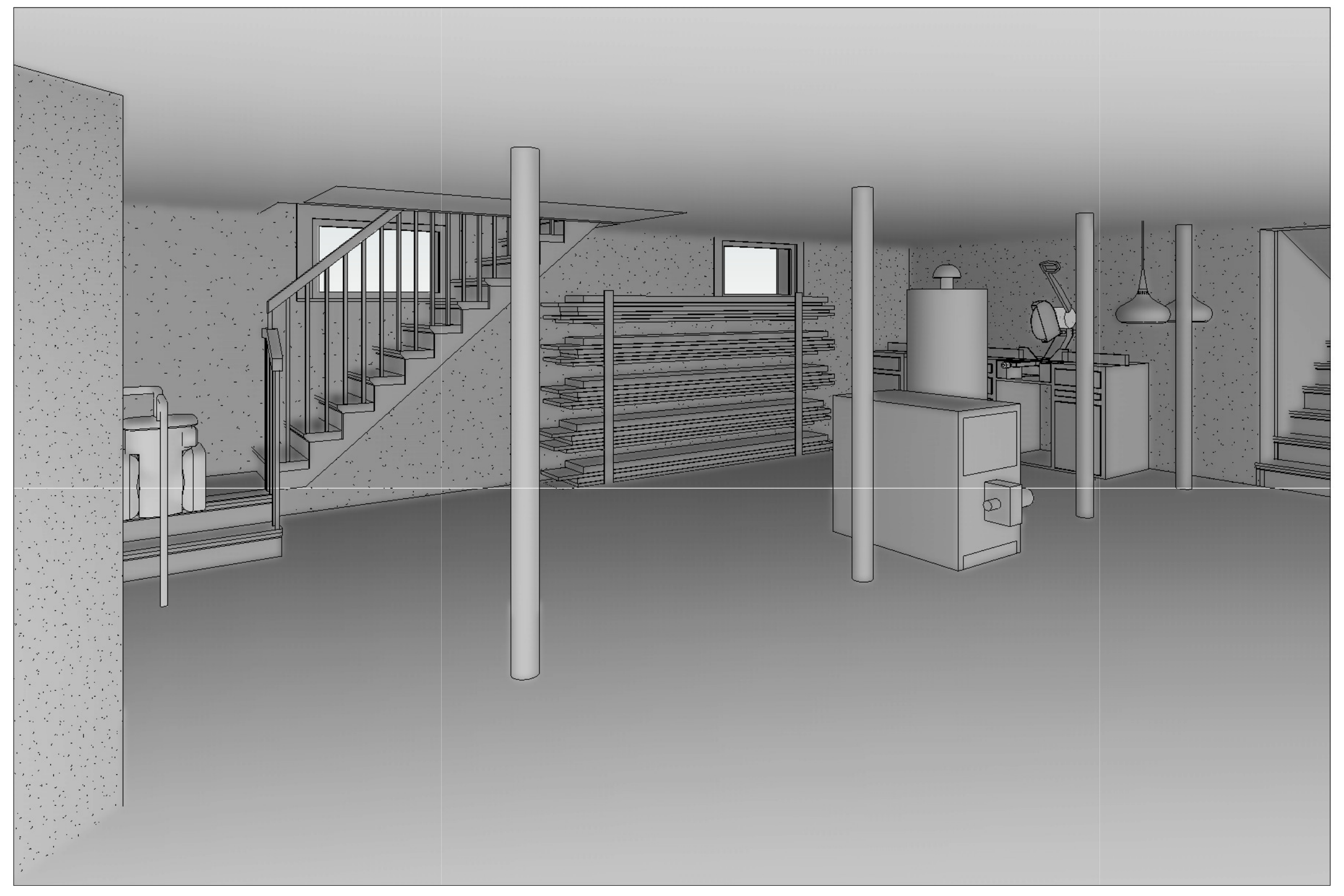
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Scale

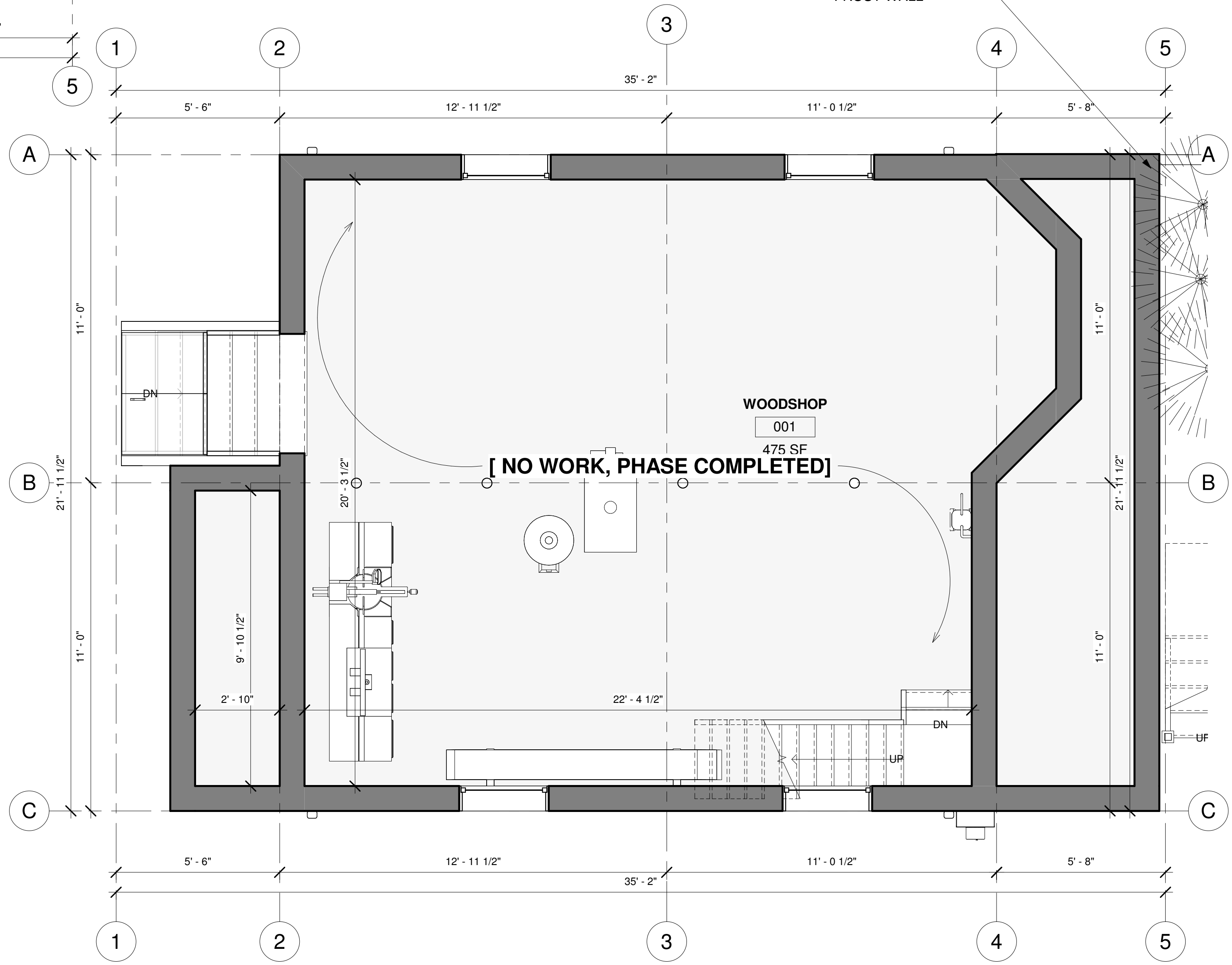
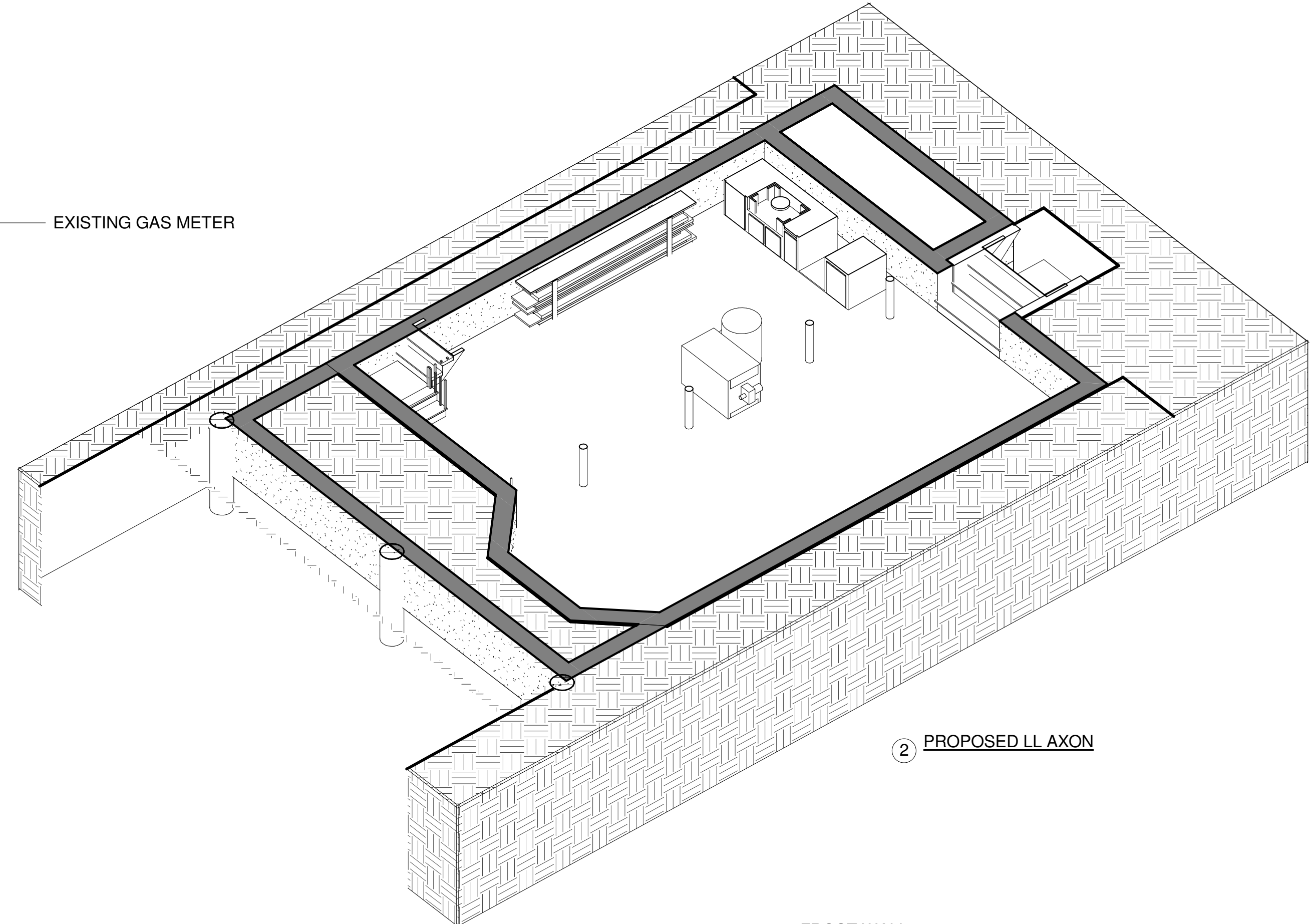




1 EXISTING LEVEL 0 PLAN  
3/8" = 1'-0"



4 LO PERSPECTIVE



3 PROPOSED LEVEL 0 PLAN  
3/8" = 1'-0"



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CAMBRIDGE MA, 02138

REGISTRATIONS:

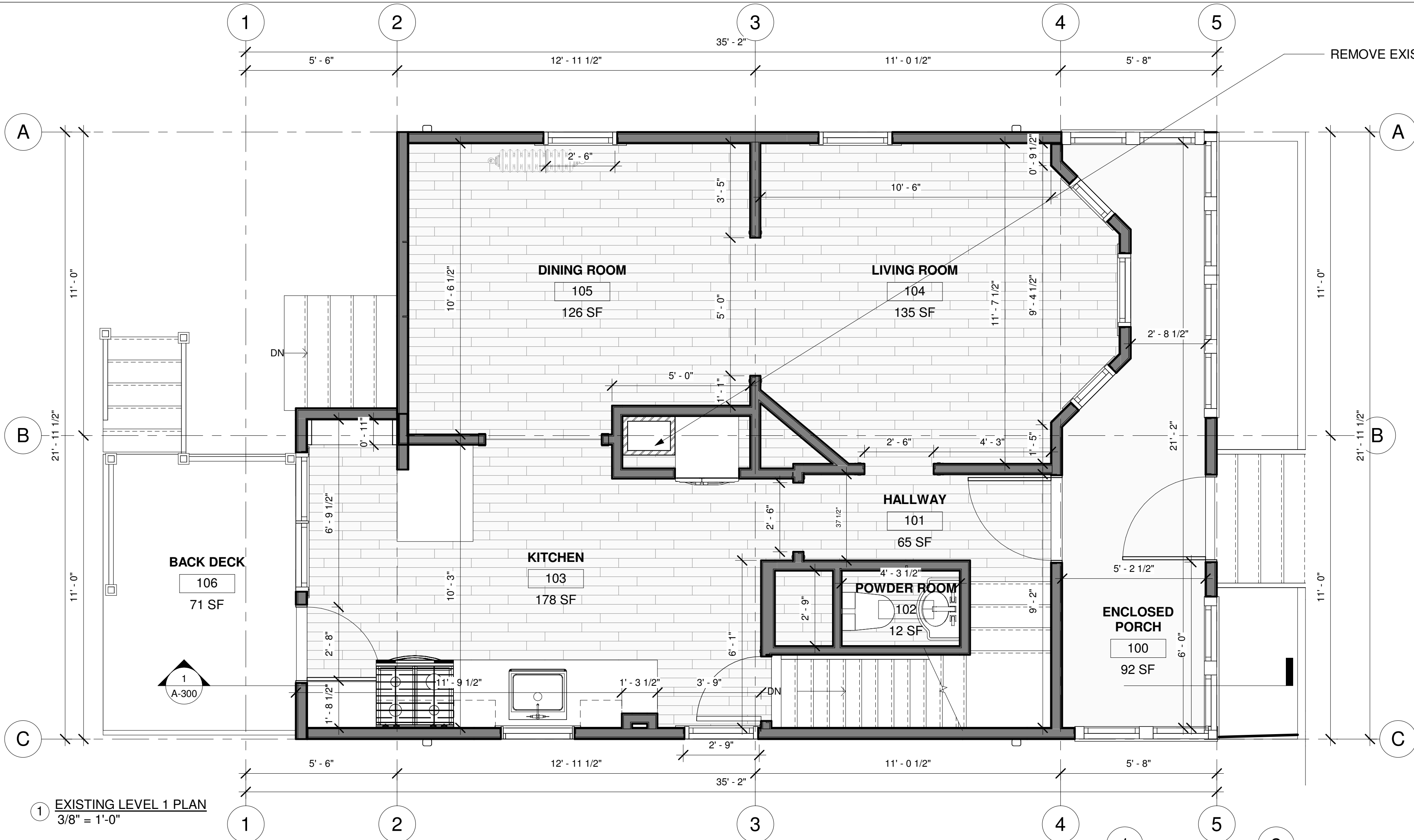
STRUCTURAL ENGINEER:

LOWER LEVEL PLAN

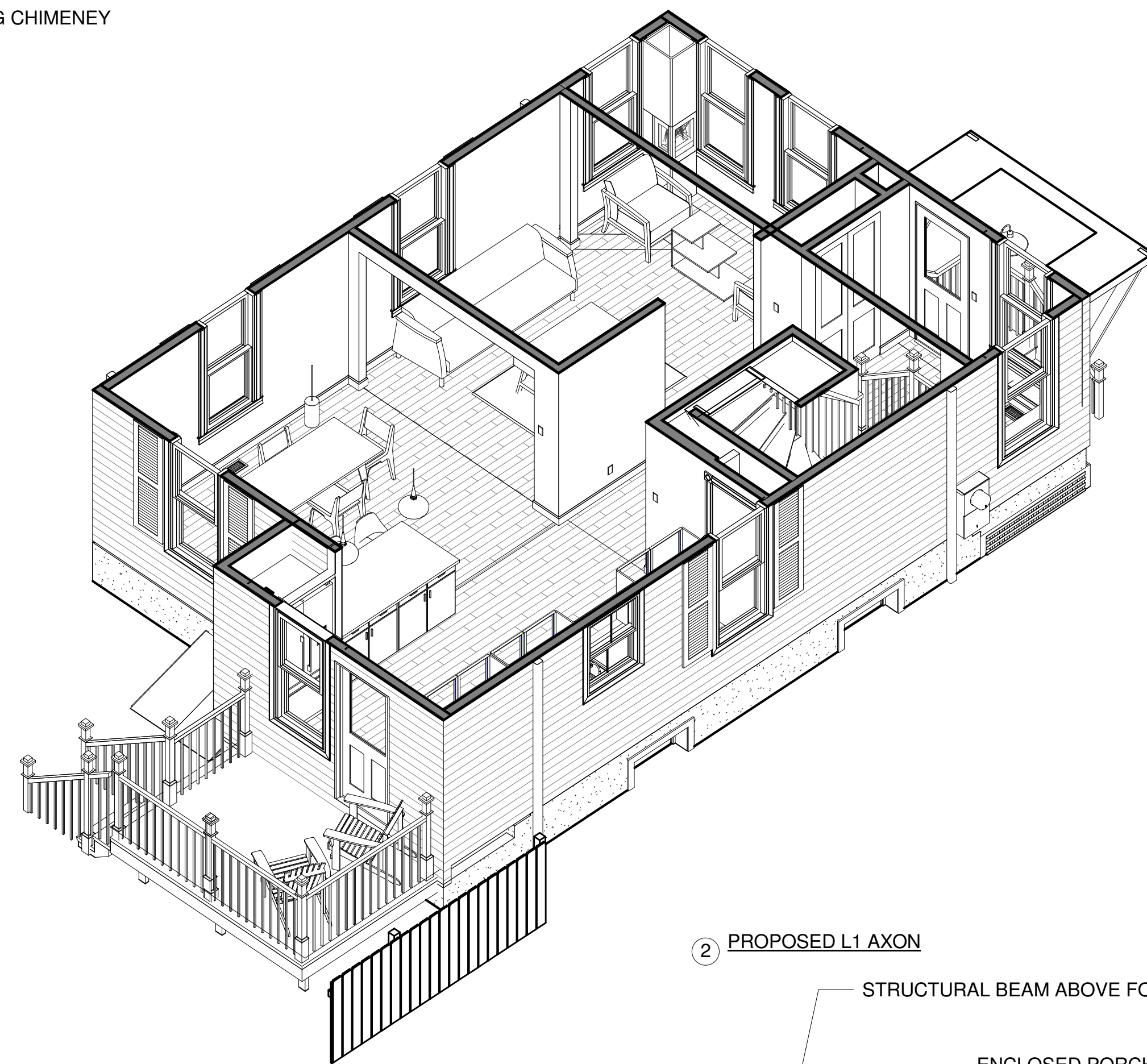
DAVID RITTER  
RITTER RESIDENCE  
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker
A-100	
Scale	3/8" = 1'-0"





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



2 PROPOSED L1 AXON

STRUCTURAL BEAM ABOVE FOR LEVEL 2

ENCLOSED PORCH  
INSULATED AND REFINISHED  
FLOORS, WALL, CEILING &  
NEW WINDOWS INSTALLED  
TO MATCH REST

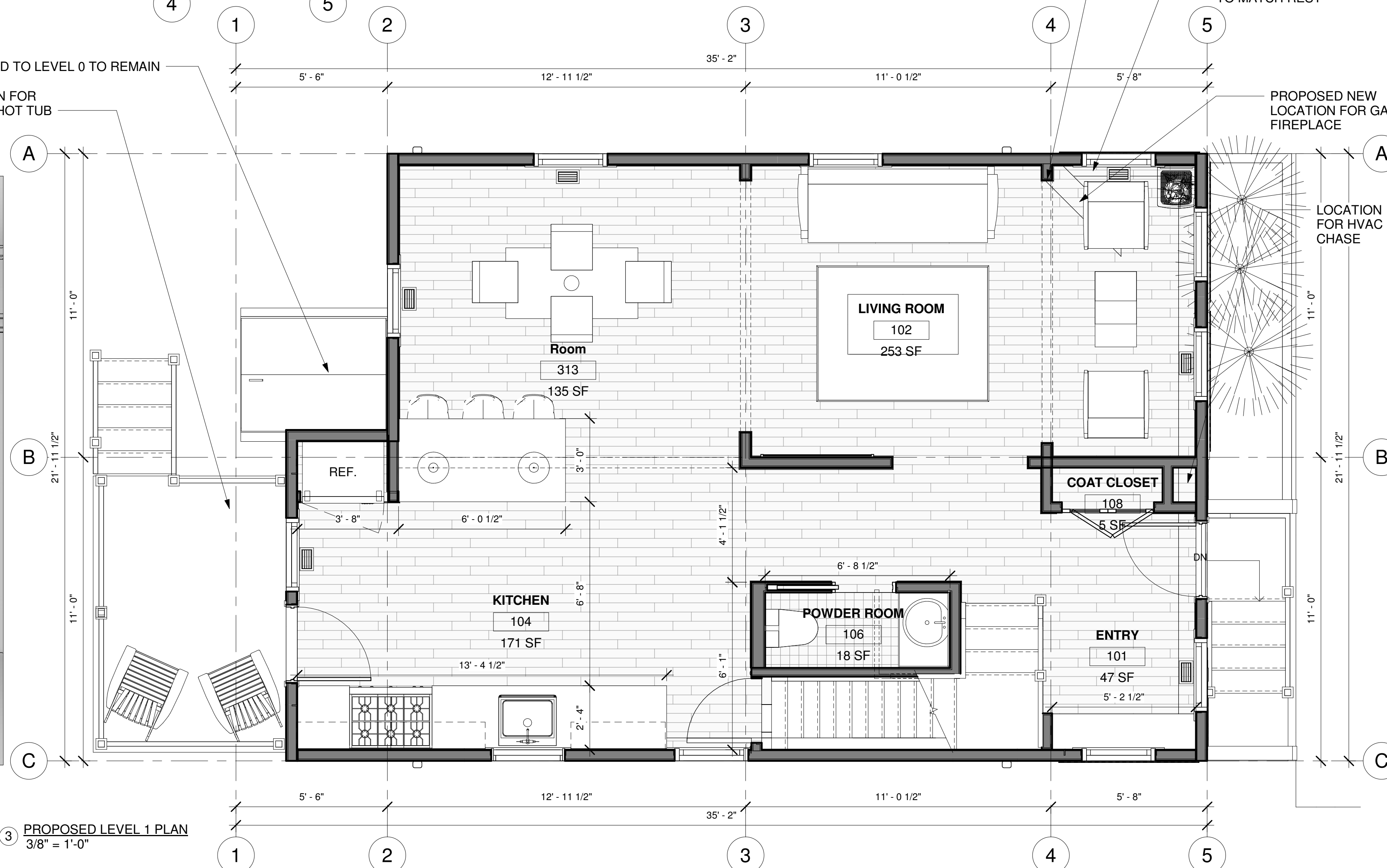
PROPOSED NEW  
LOCATION FOR GAS  
FIREPLACE

LOCATION  
FOR HVAC  
CHASE



4 L1 PROPOSED PERSPECTIVE

BULKHEAD TO LEVEL 0 TO REMAIN  
LOCATION FOR  
FUTURE HOT TUB



3 PROPOSED LEVEL 1 PLAN  
3/8" = 1'-0"

## LEVEL 1 PLAN

DAVID RITTER

RITTER RESIDENCE

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REGISTRATIONS:

STRUCTURAL ENGINEER:

CONSTRUCTION  
DOCUMENTS

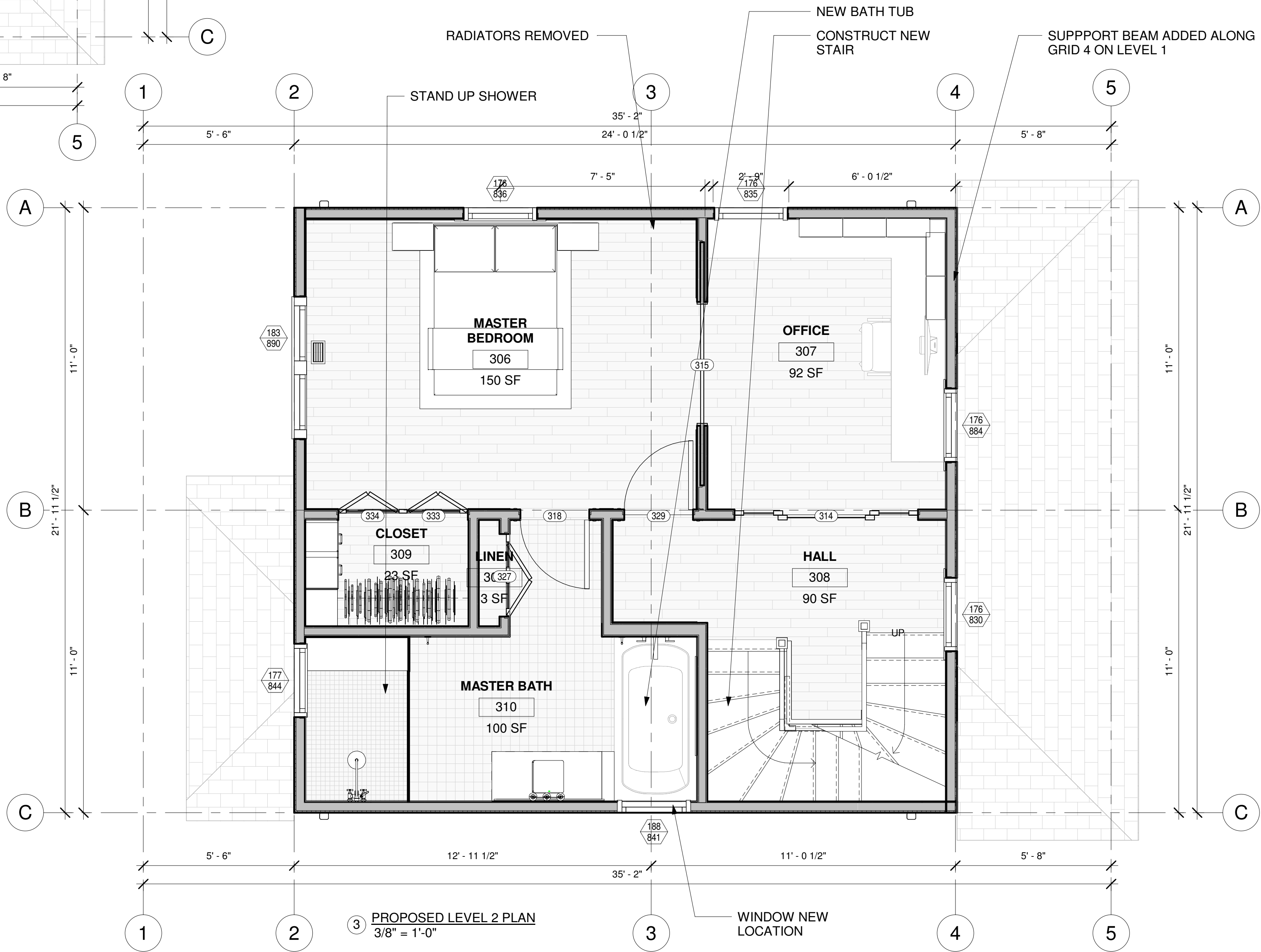
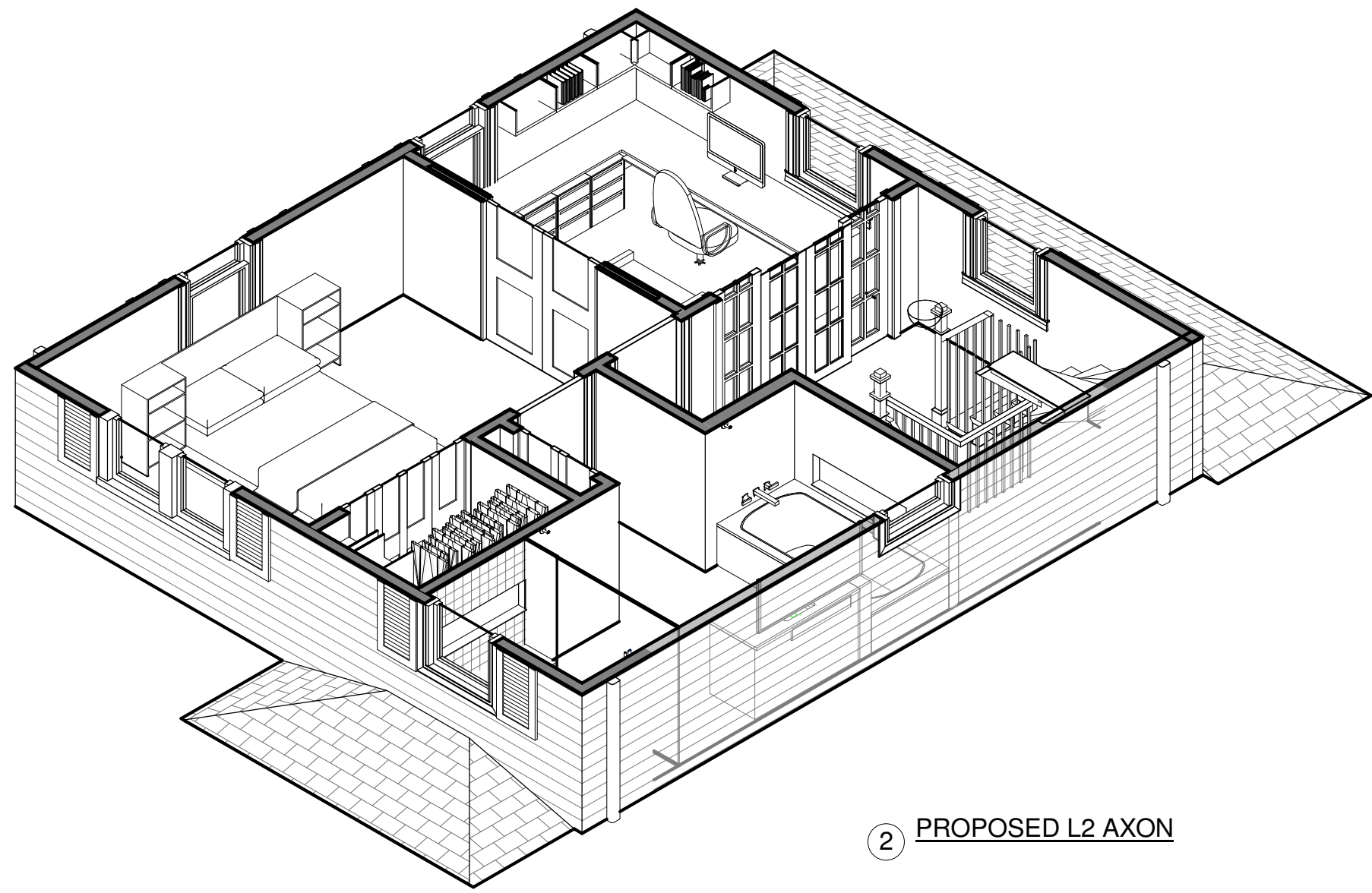
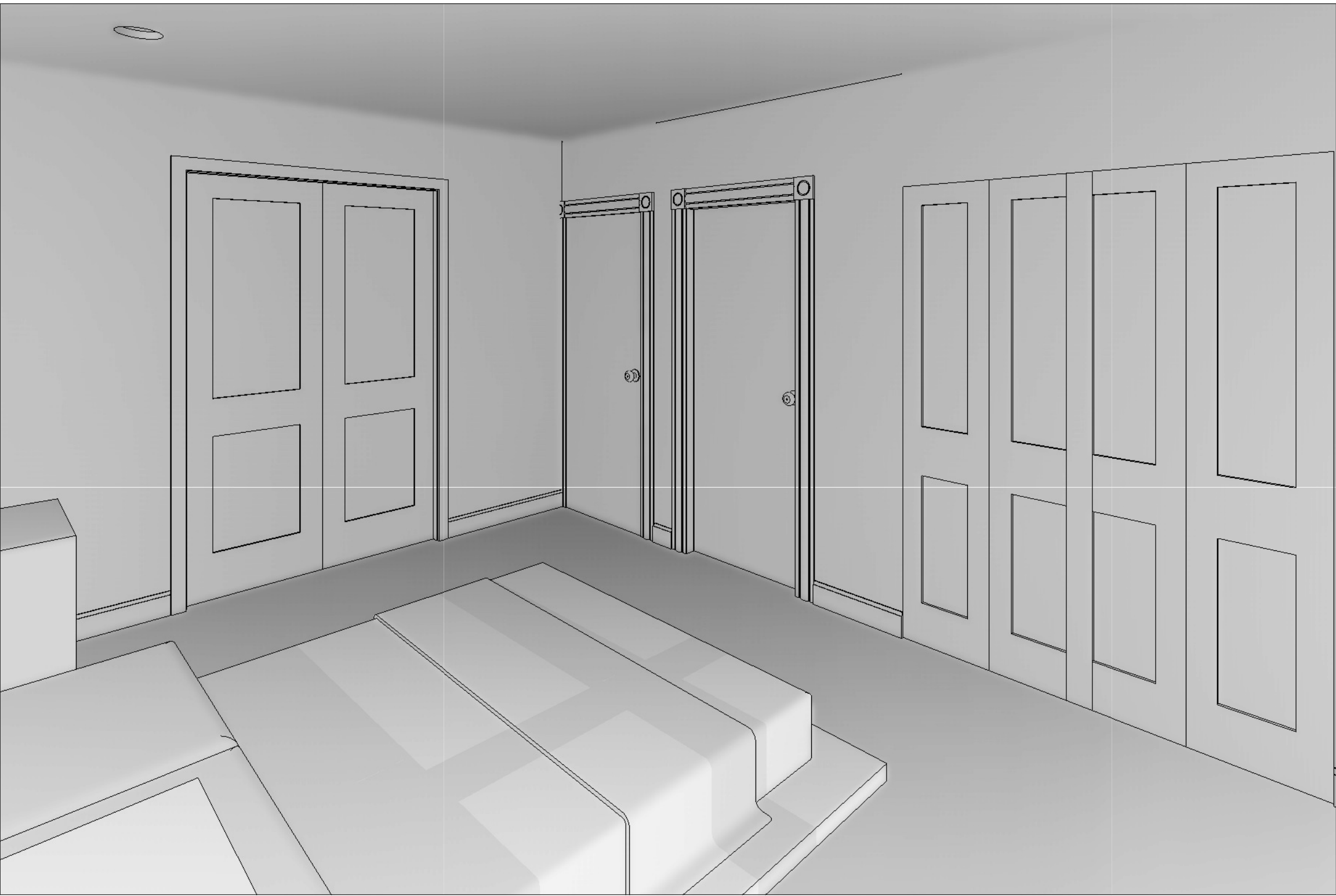
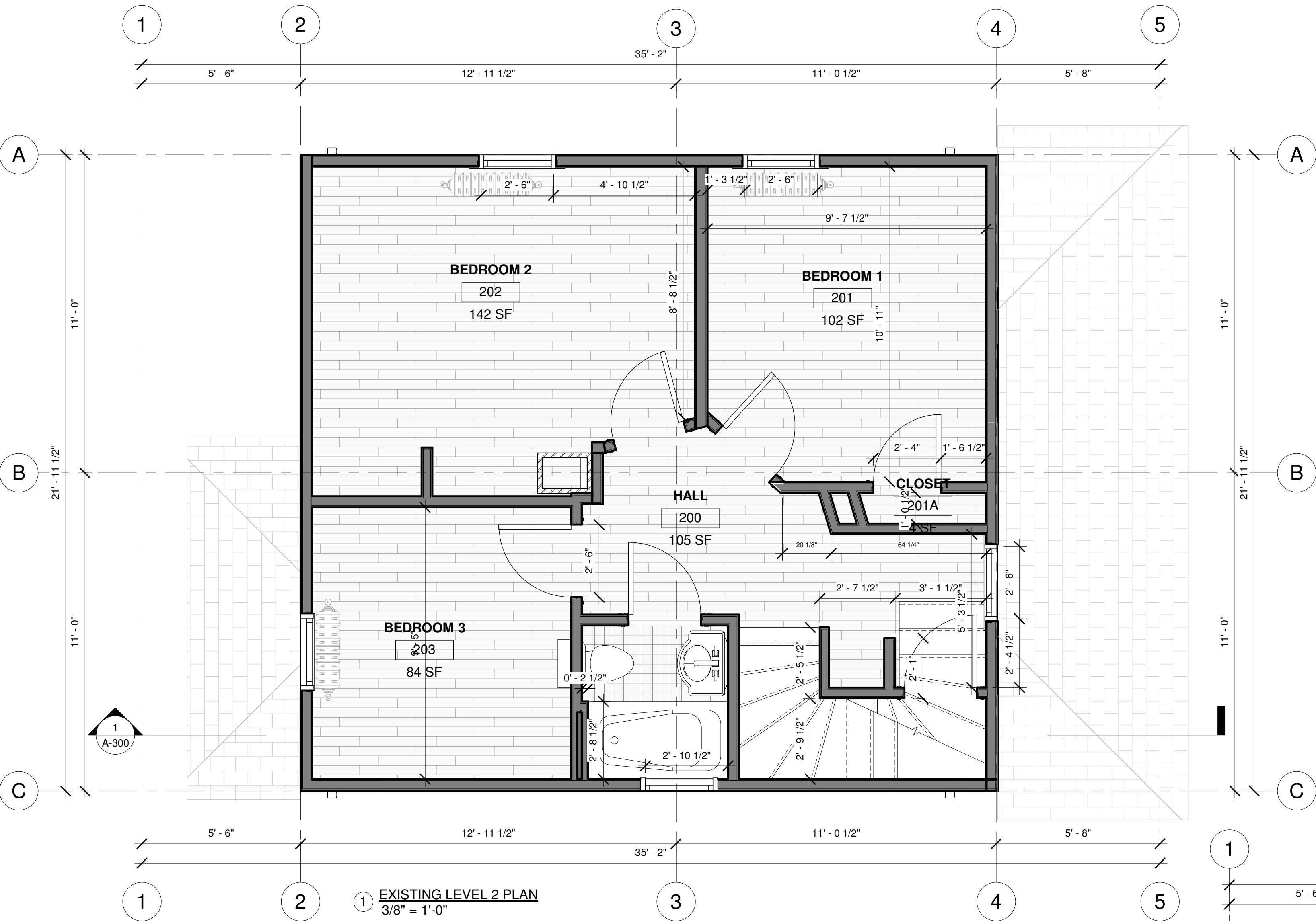
Project Status  
Project number N/A  
Date 06/18/2019  
Drawn by SKA  
Checked by Checker

A-101

Scale 3/8" = 1'-0"

6/18/2019 6:27:58 PM





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REGISTRATIONS:

STRUCTURAL ENGINEER:

LEVEL 2 PLAN

DAVID RITTER  
RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

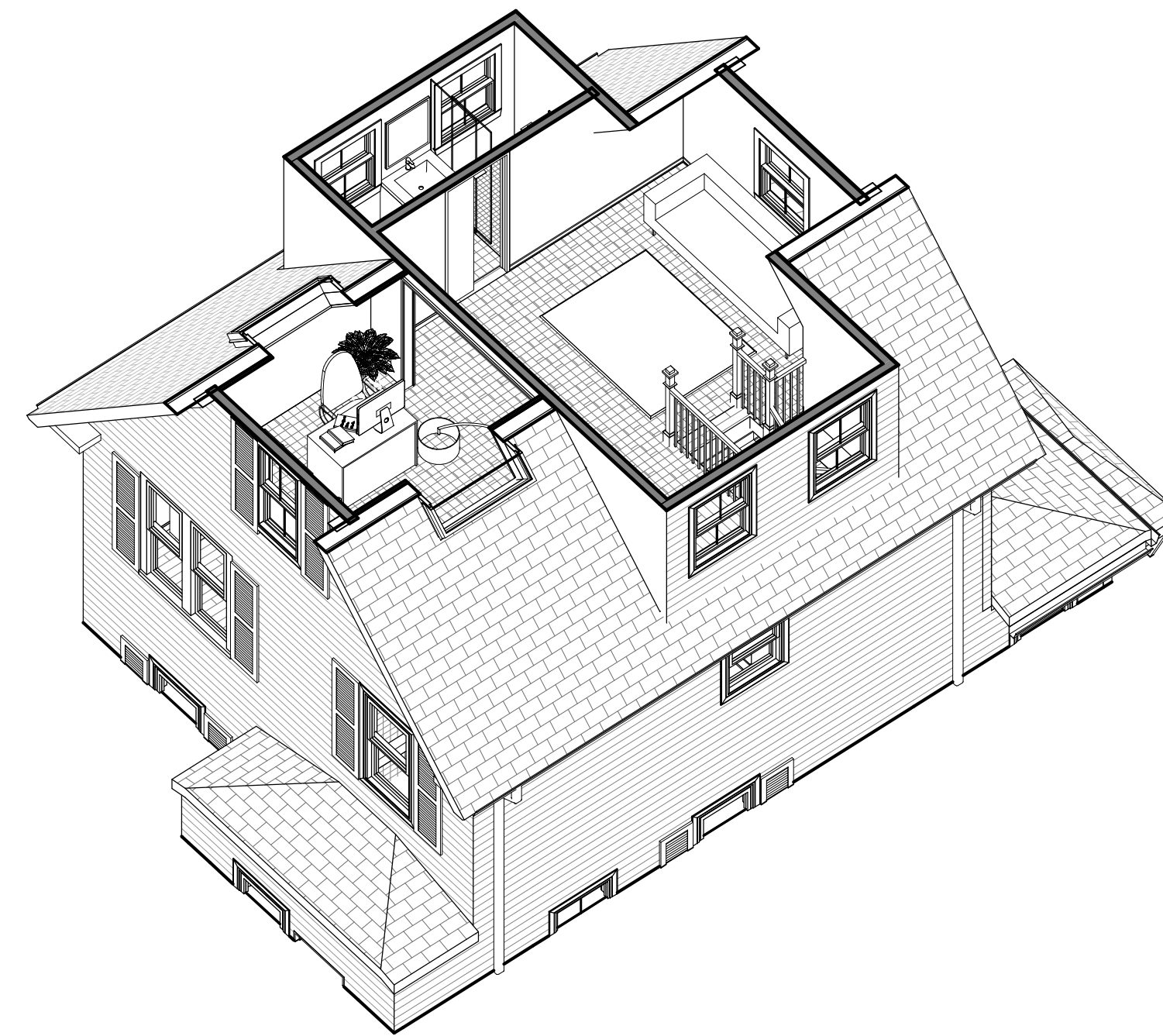
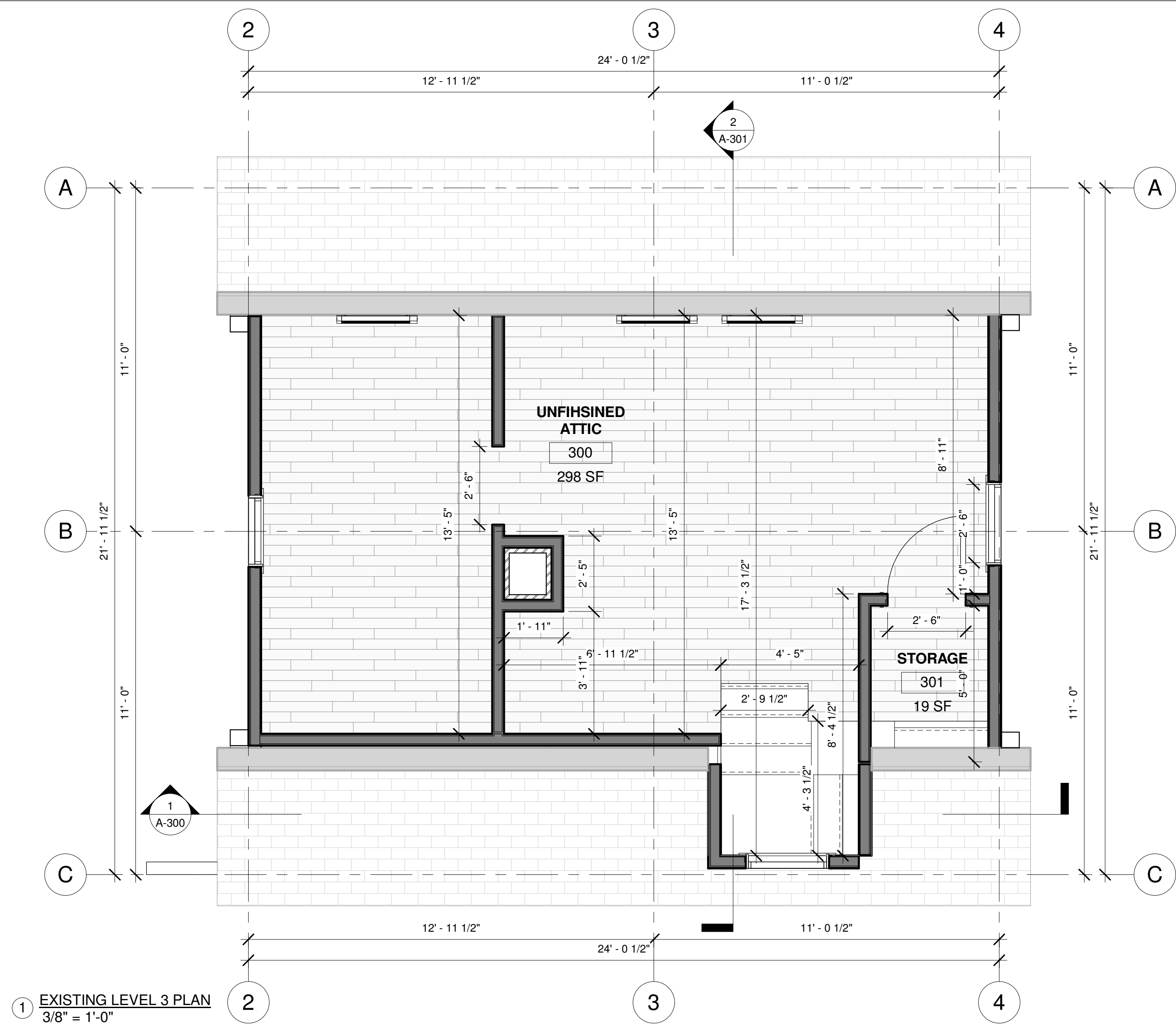
Project Status  
Project number N/A  
Date 06/18/2019  
Drawn by SKA  
Checked by Checker

A-102

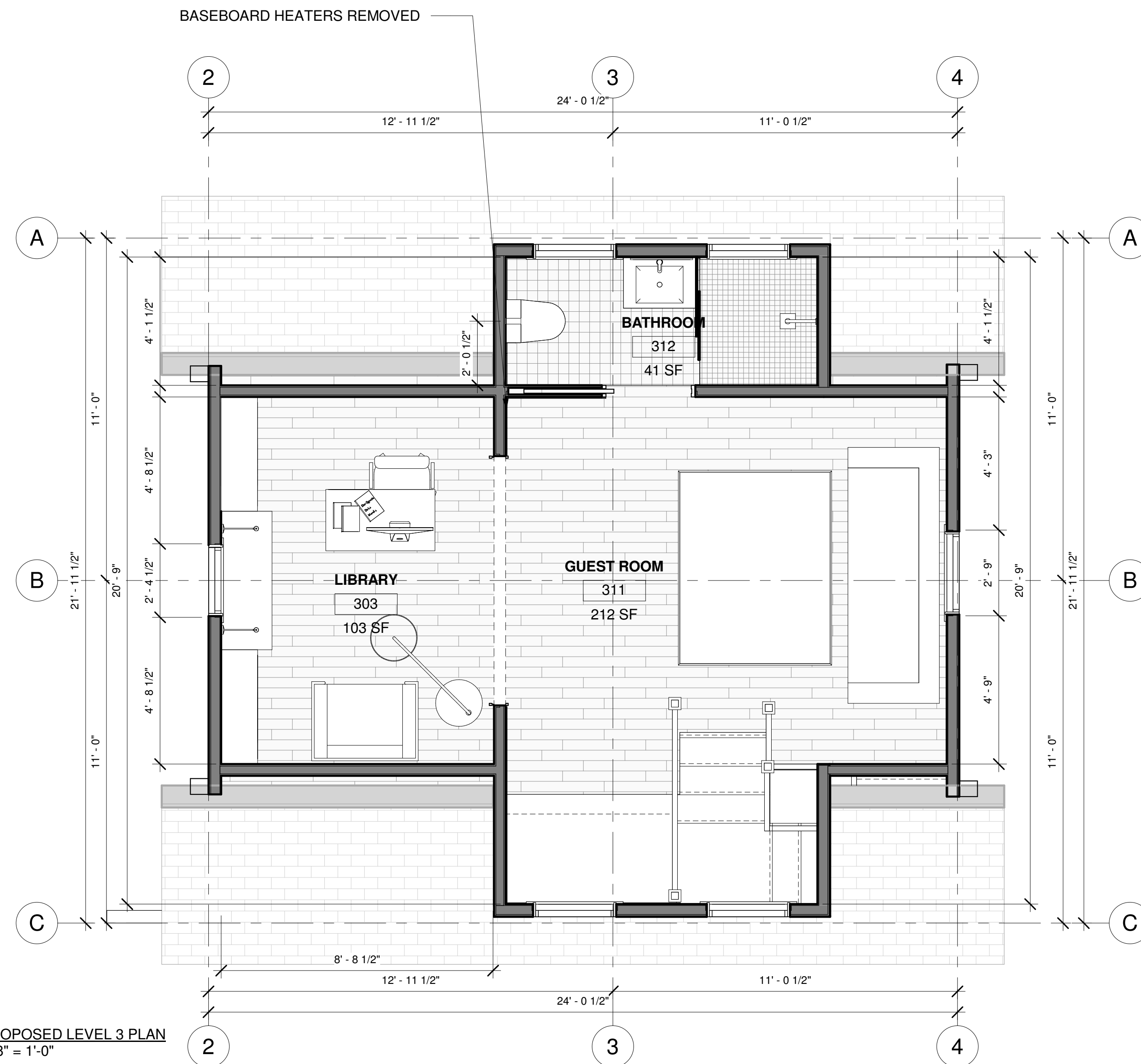
Scale 3/8" = 1'-0"

6/18/2019 6:28:03 PM





3 PROPOSED L3 AXON



2 PROPOSED LEVEL 3 PLAN  
3/8" = 1'-0"



4 L3 PROPOSED PERSPECTIVE



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REGISTRATIONS:

STRUCTURAL ENGINEER:

## LEVEL 3 PLAN

DAVID RITTER  
RITTER RESIDENCE

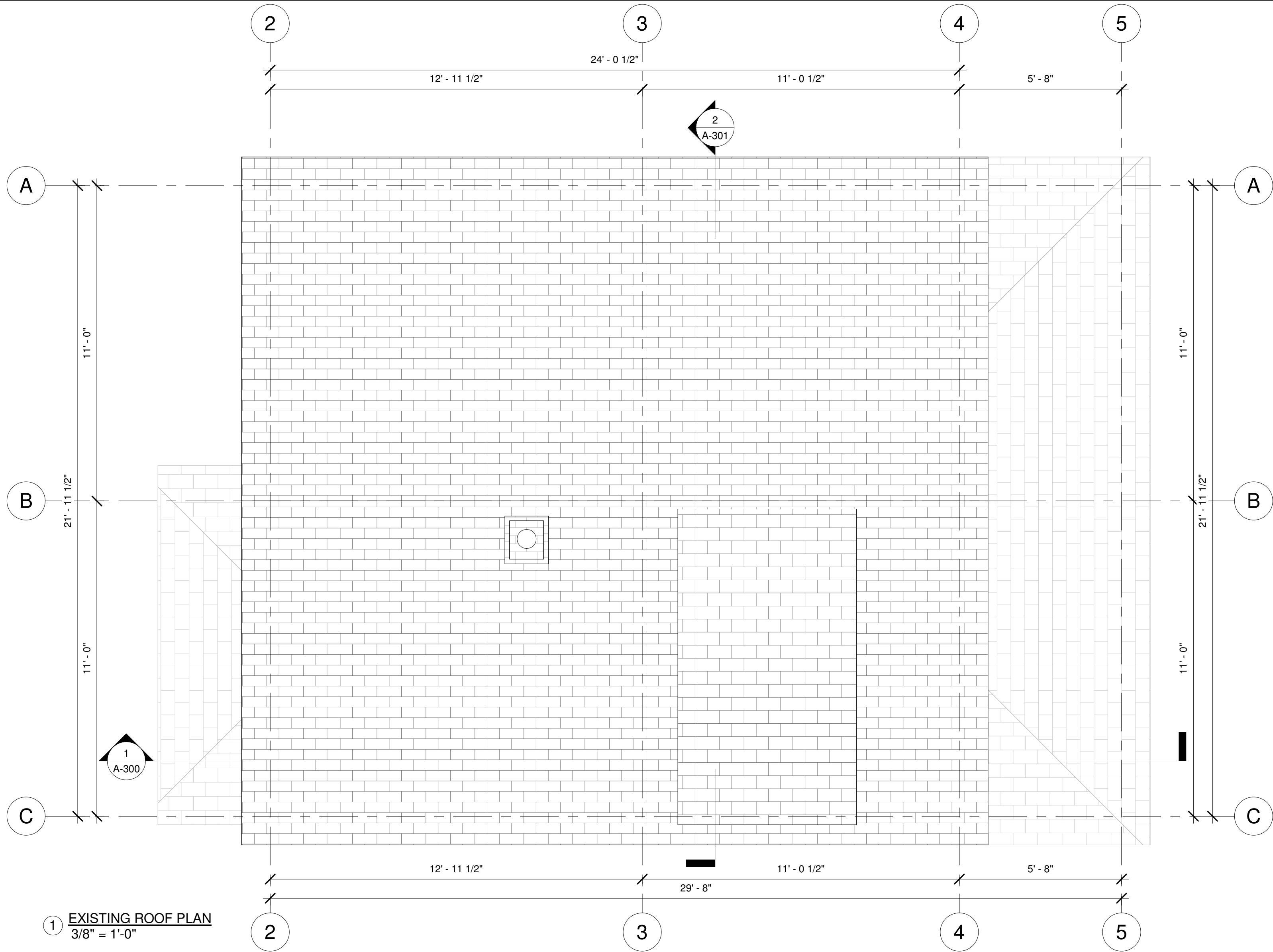
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

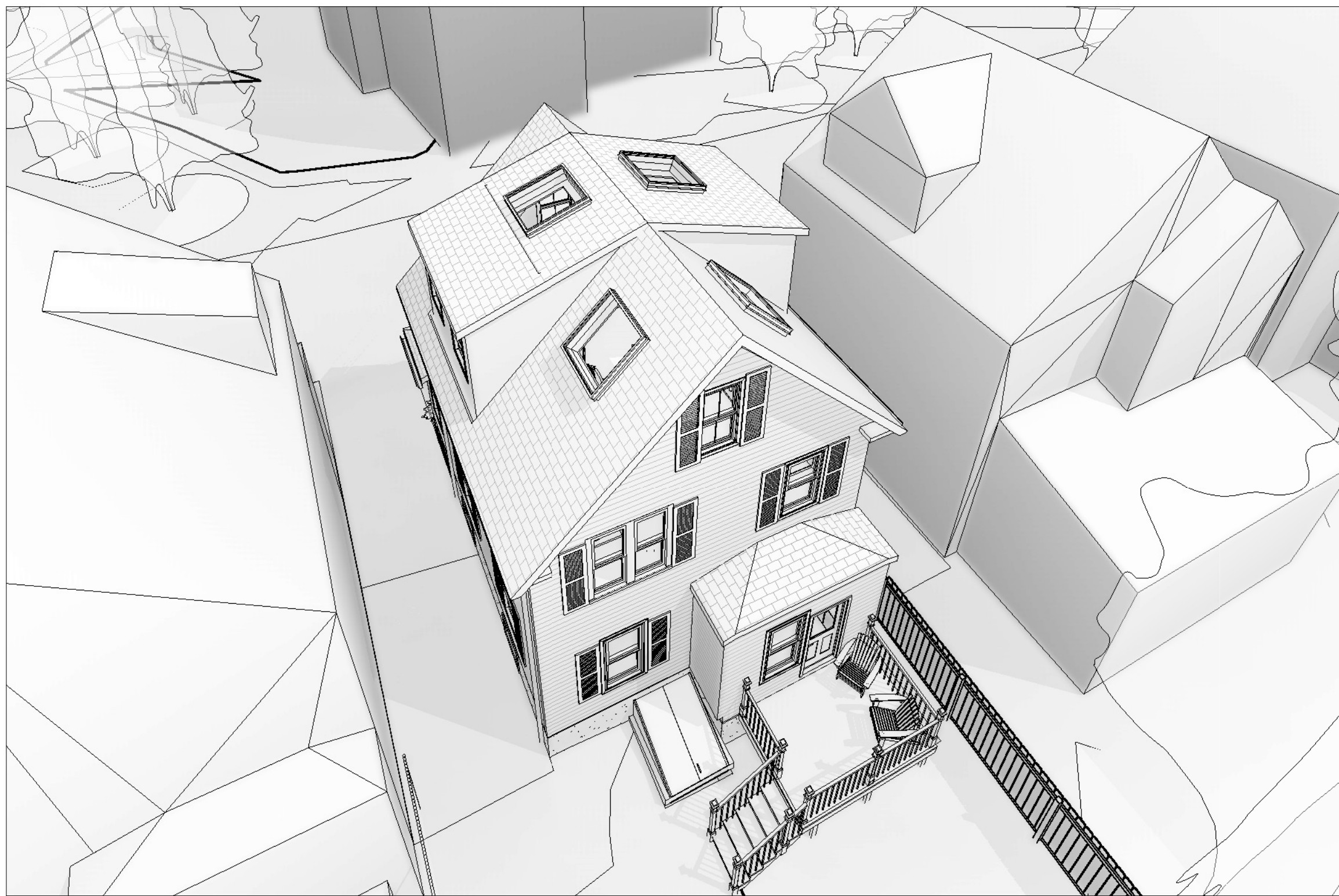
A-103

Scale 3/8" = 1'-0"

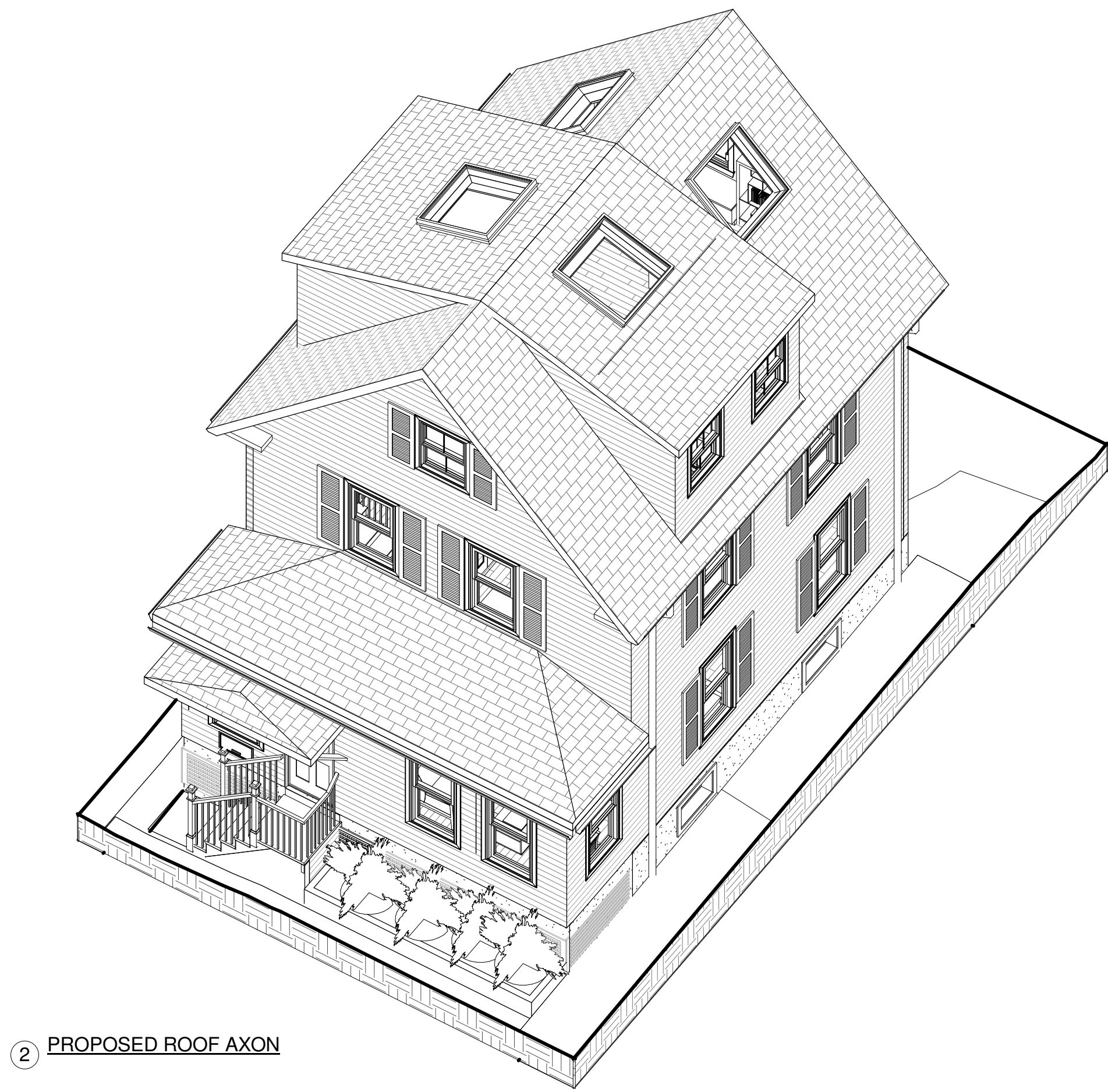




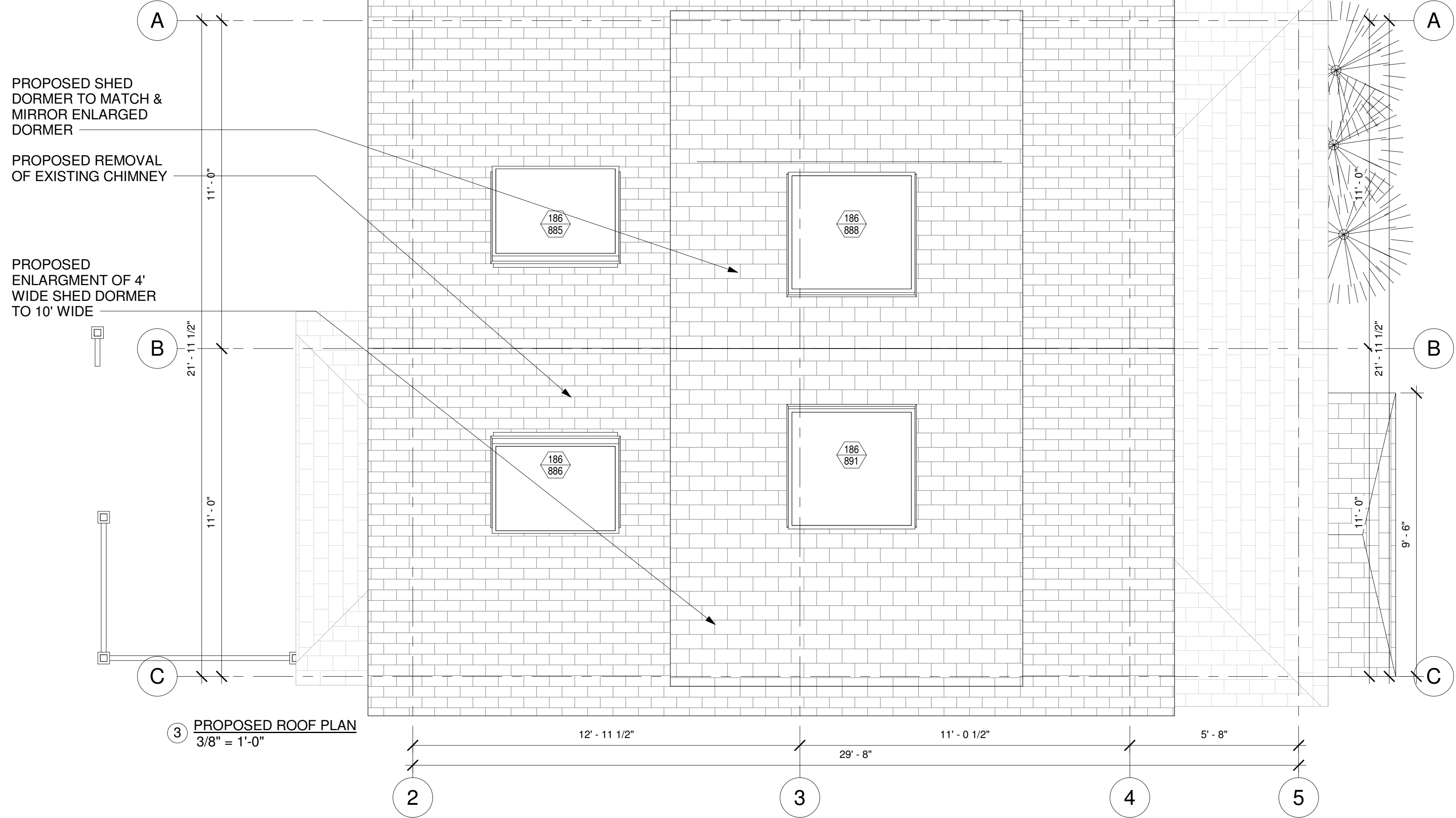
1 EXISTING ROOF PLAN  
3/8" = 1'-0"



4 PROPOSED ROOF AREAL PERSPECTIVE



2 PROPOSED ROOF AXON



3 PROPOSED ROOF PLAN  
3/8" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ROOF PLAN

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

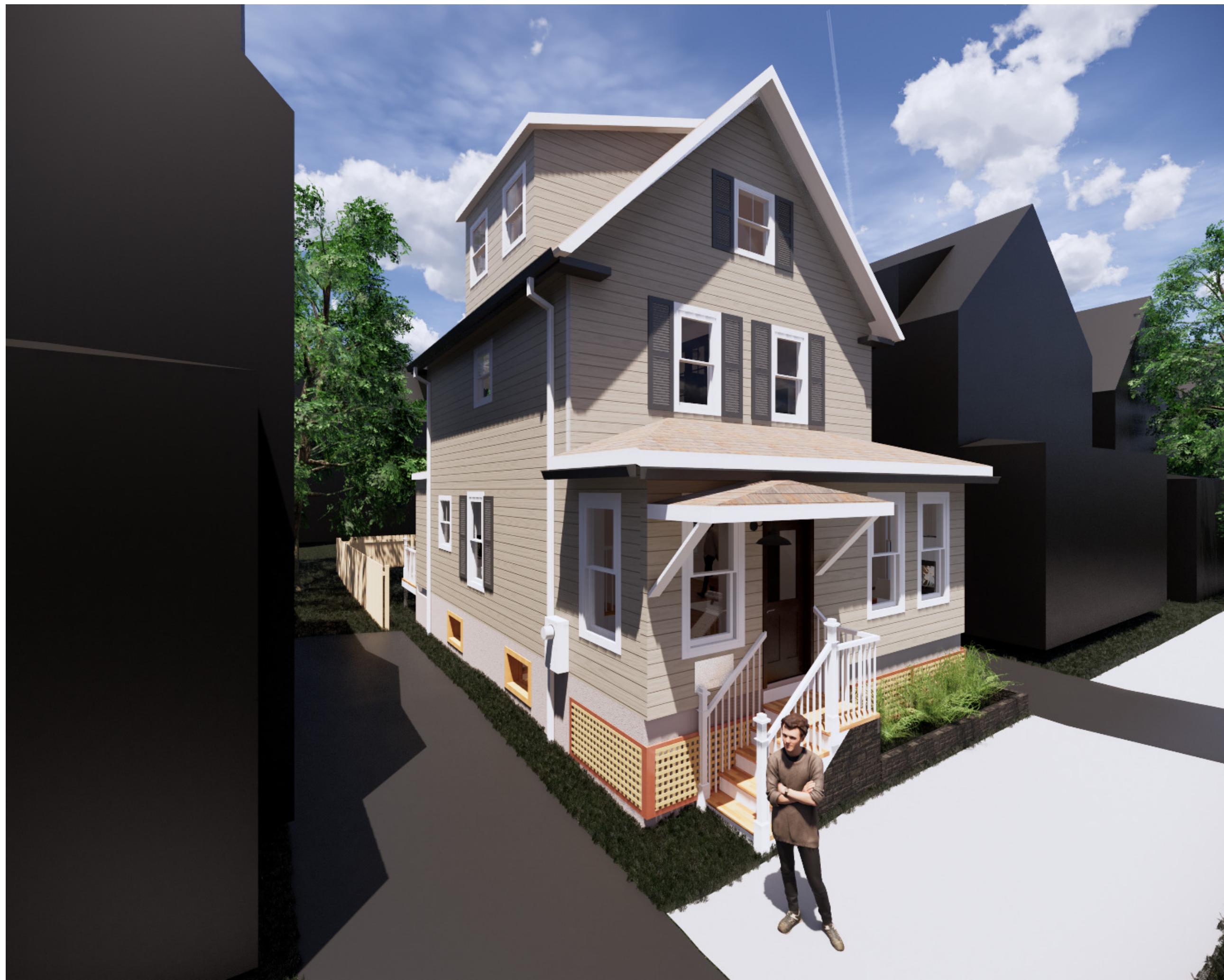
A-104

Scale 3/8" = 1'-0"





1 EXISTING EAST ELEVATION  
1/4" = 1'-0"



3 PROPOSED EAST EXTERIOR PERSPECTIVE  
12" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EAST ELEVATION -  
FRONT

DAVID RITTER  
RITTER RESIDENCE

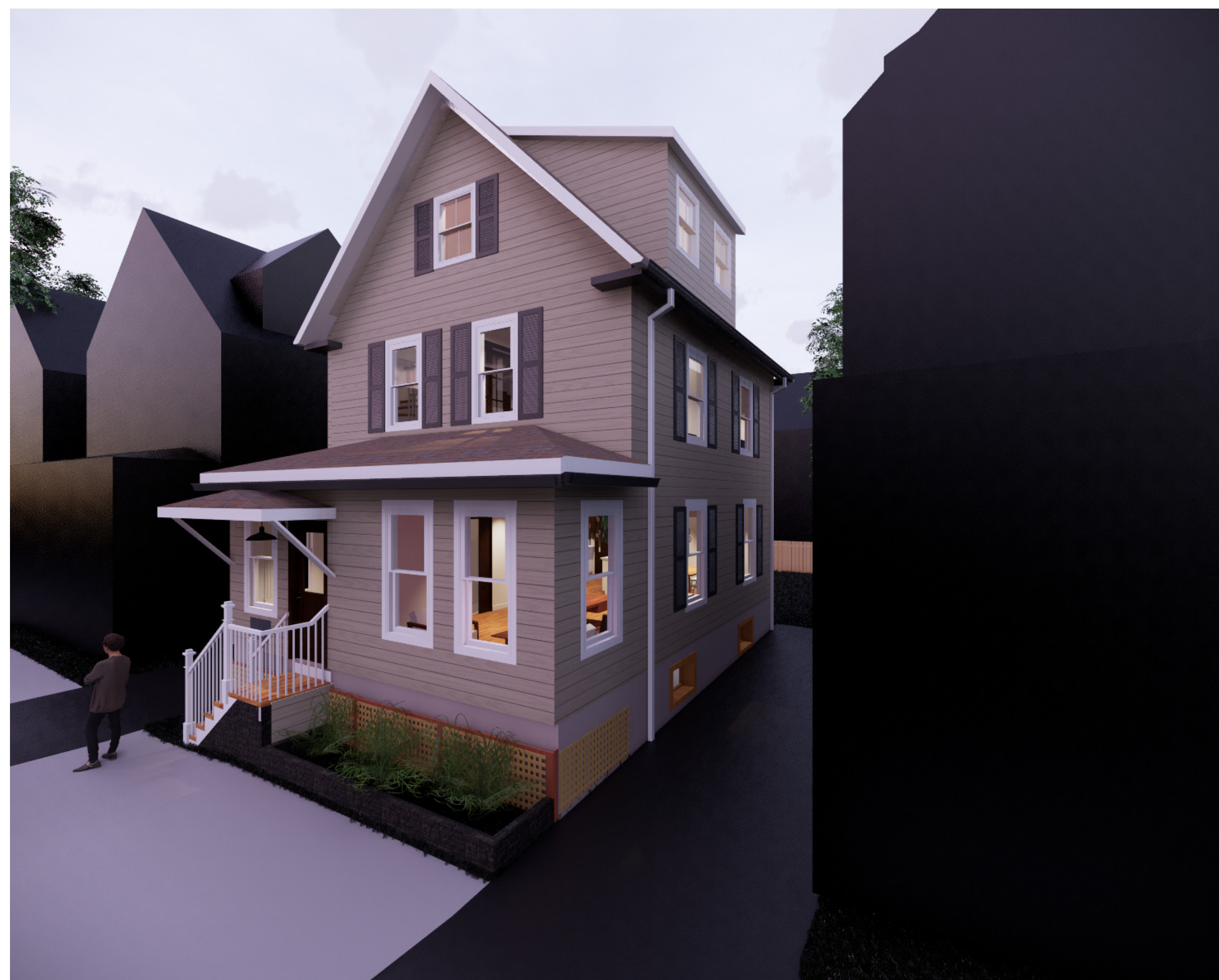
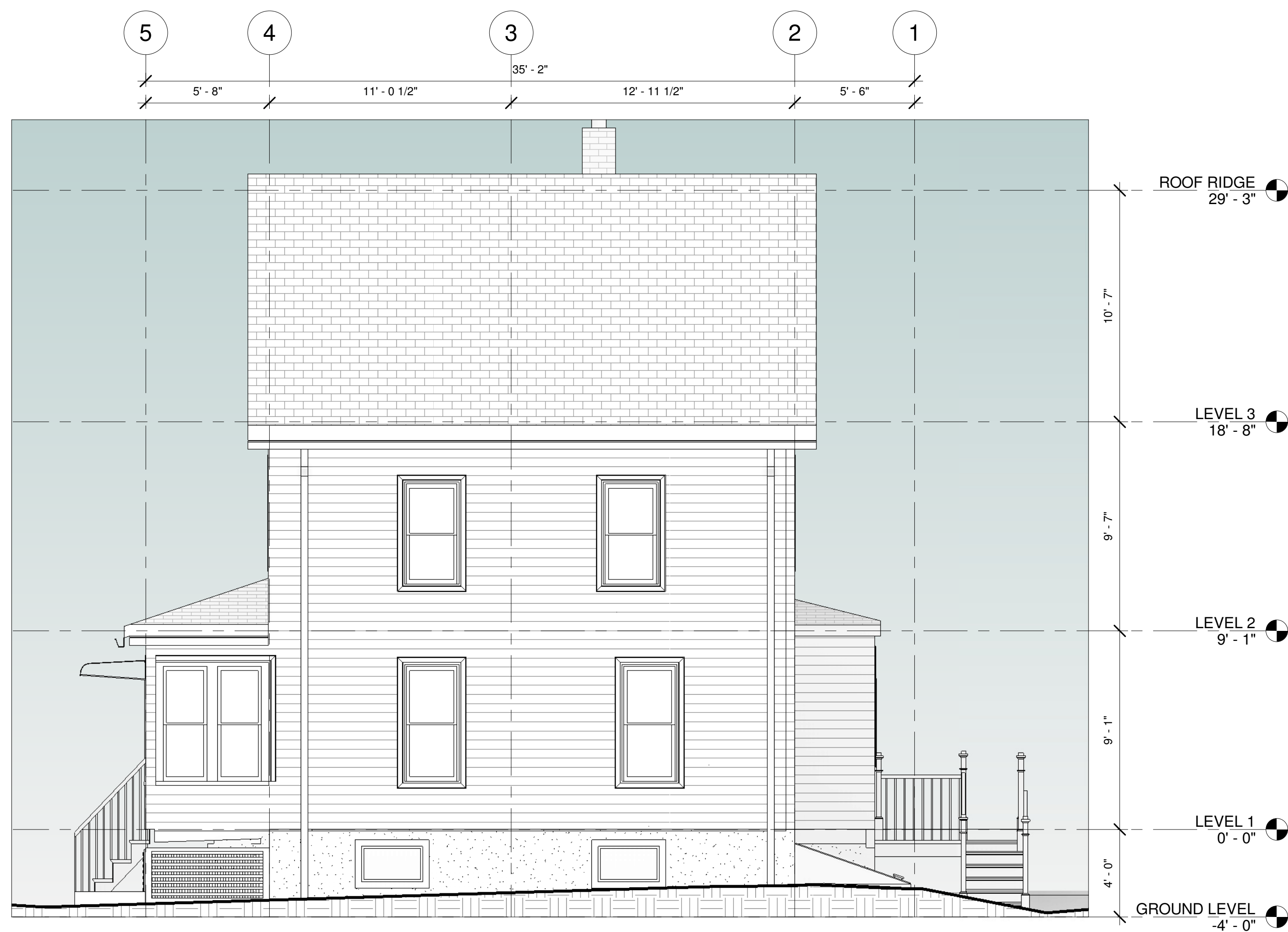
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-200

Scale As indicated





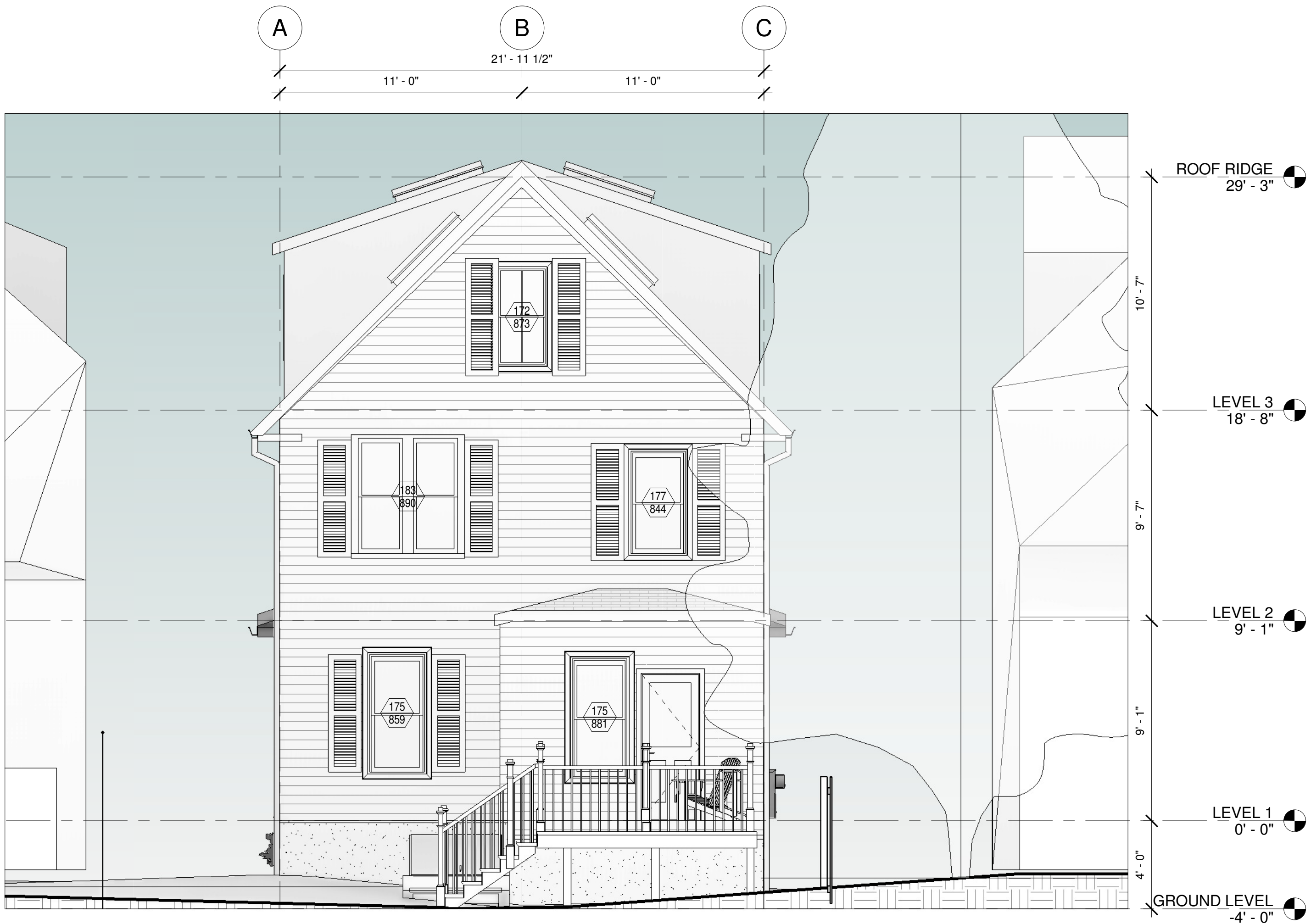




1 EXISTING WEST ELEVATION  
1/4" = 1'-0"



3 PROPOSED WEST EXTERIOR PERSPECTIVE  
12" = 1'-0"



2 PROPOSED WEST ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

WEST ELEVATION - REAR

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RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

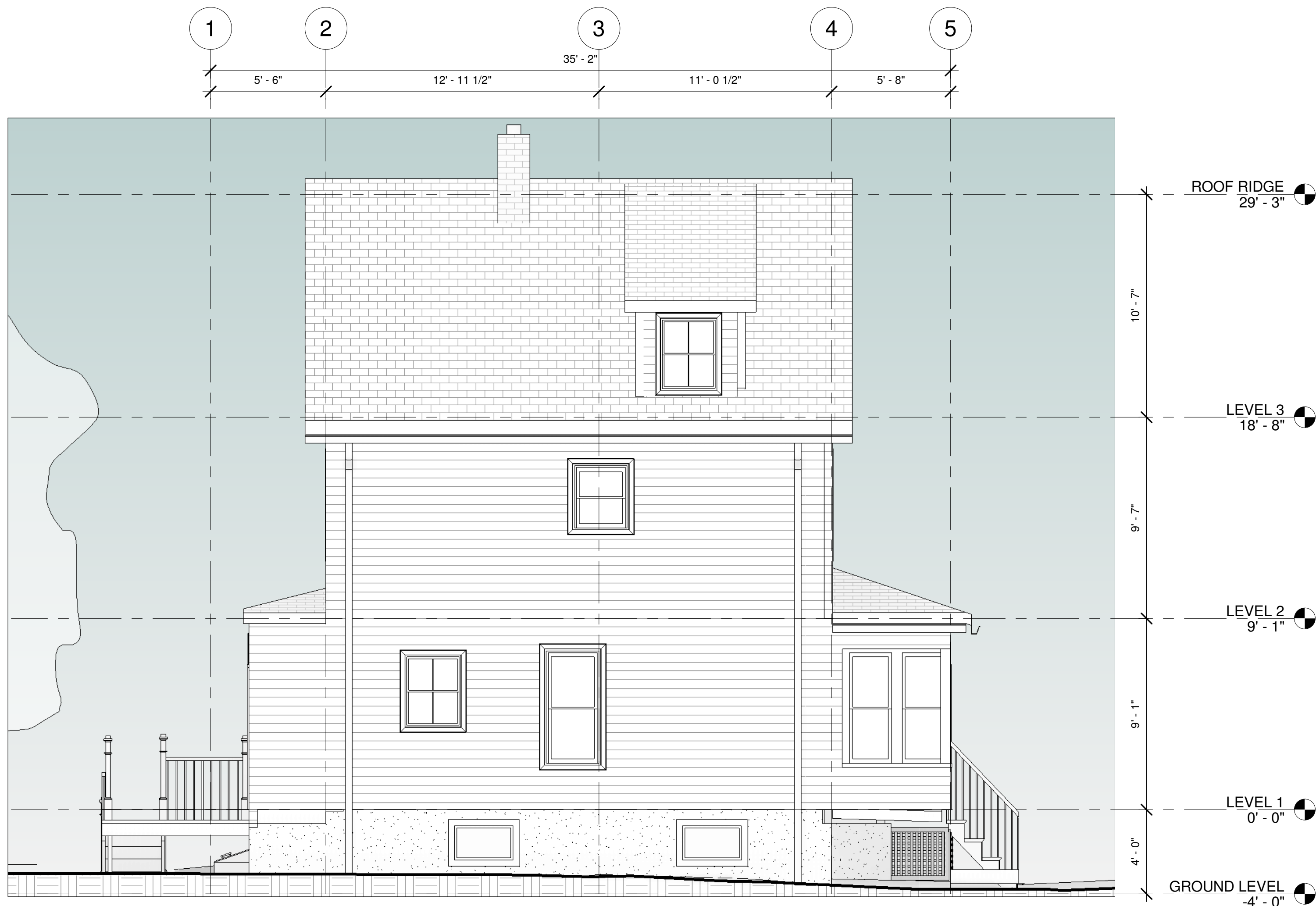
CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-202

Scale As indicated

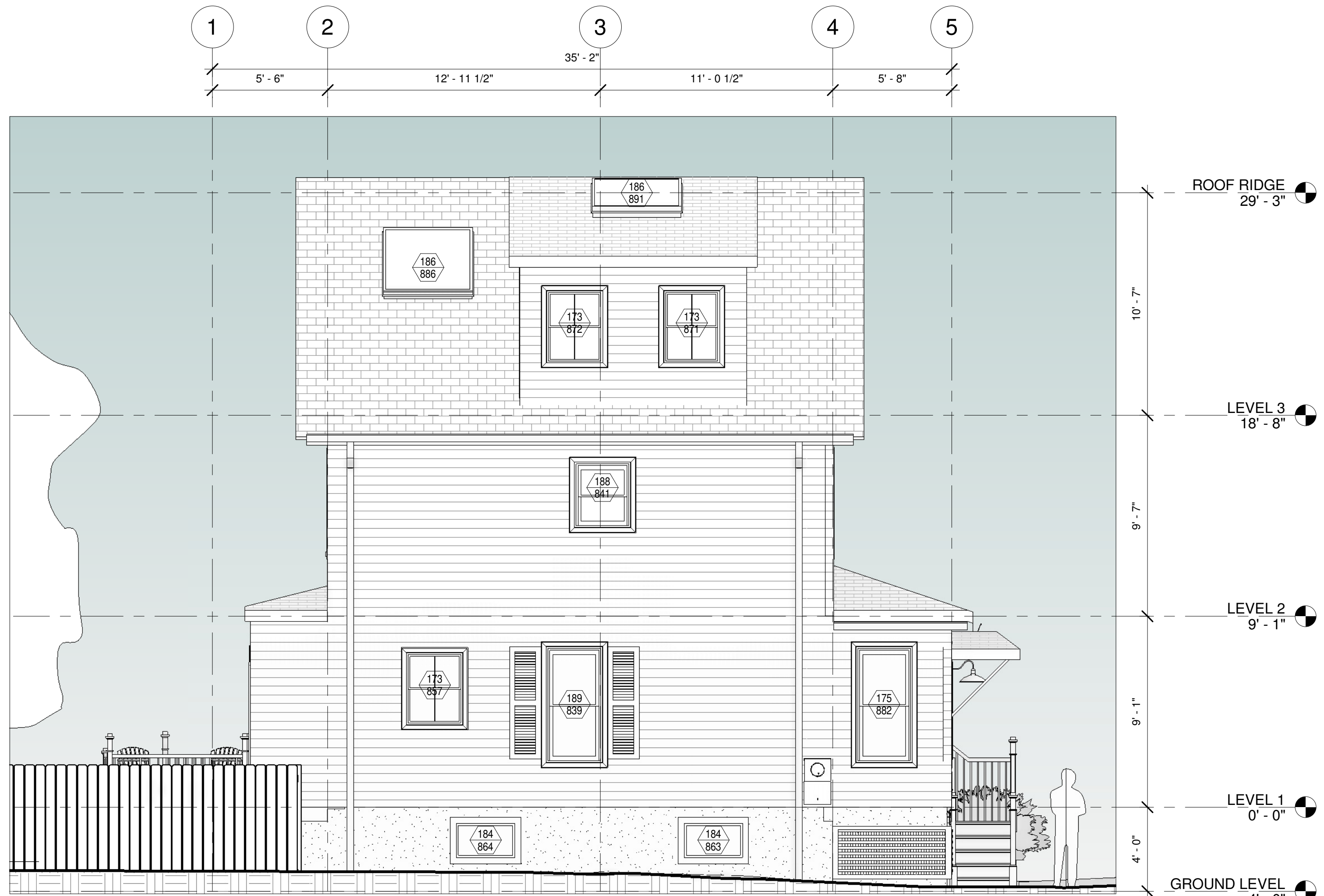




① EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



④ PROPOSED SOUTH EXTERIOR PERSPECTIVE  
12" = 1'-0"



② PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOUTH ELEVATION

DAVID RITTER

RITTER RESIDENCE

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MA 02140

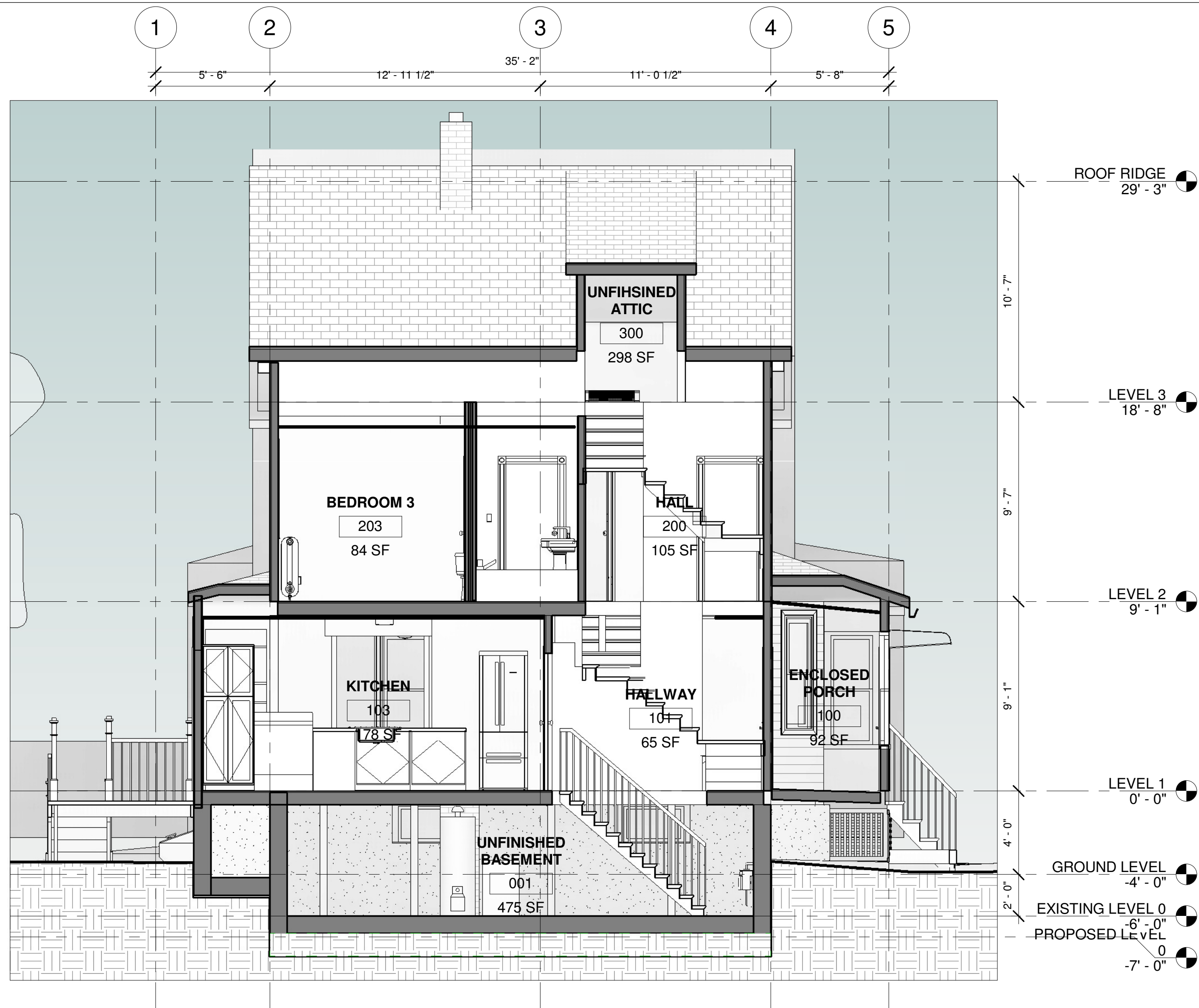
CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

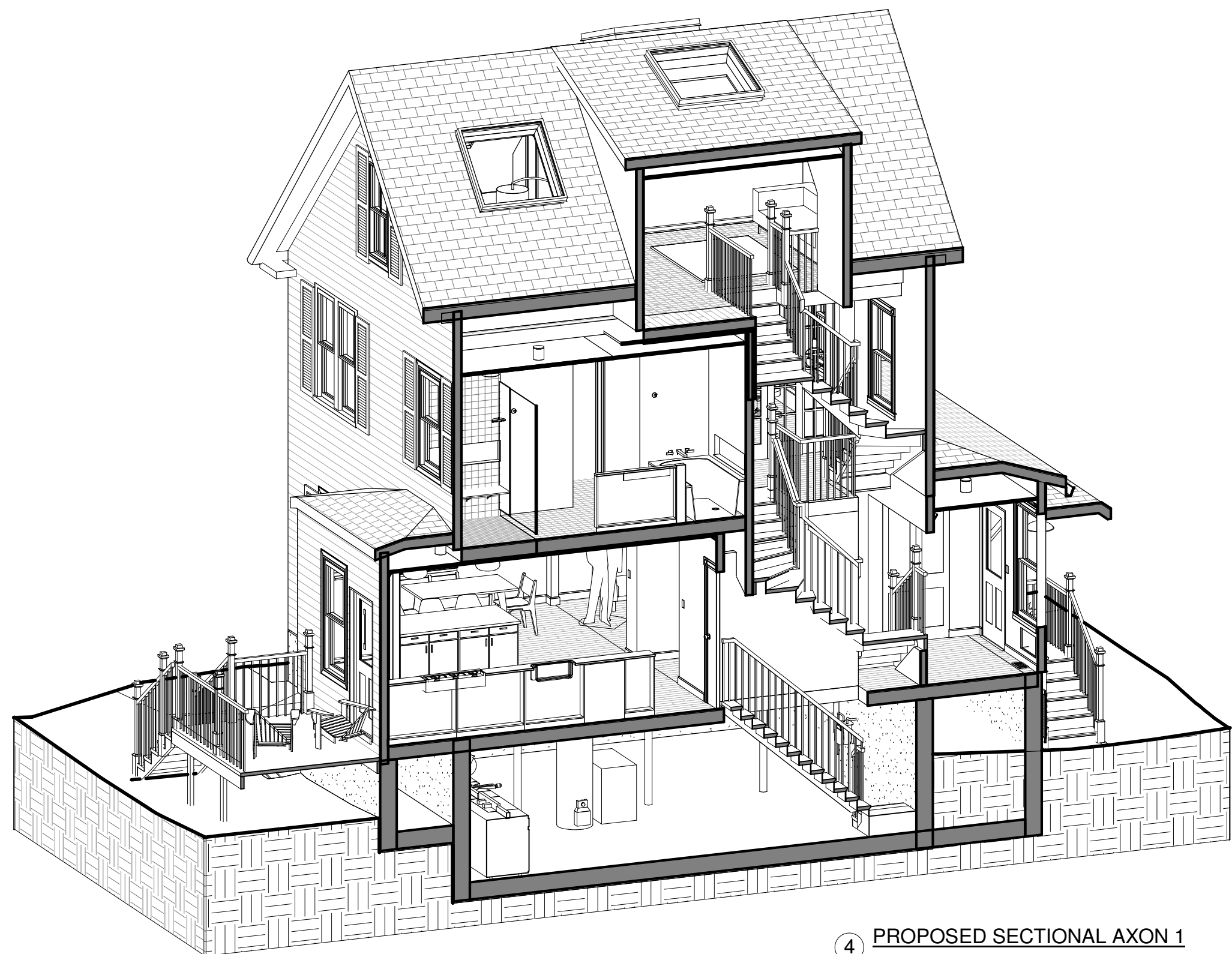
A-203

Scale As indicated

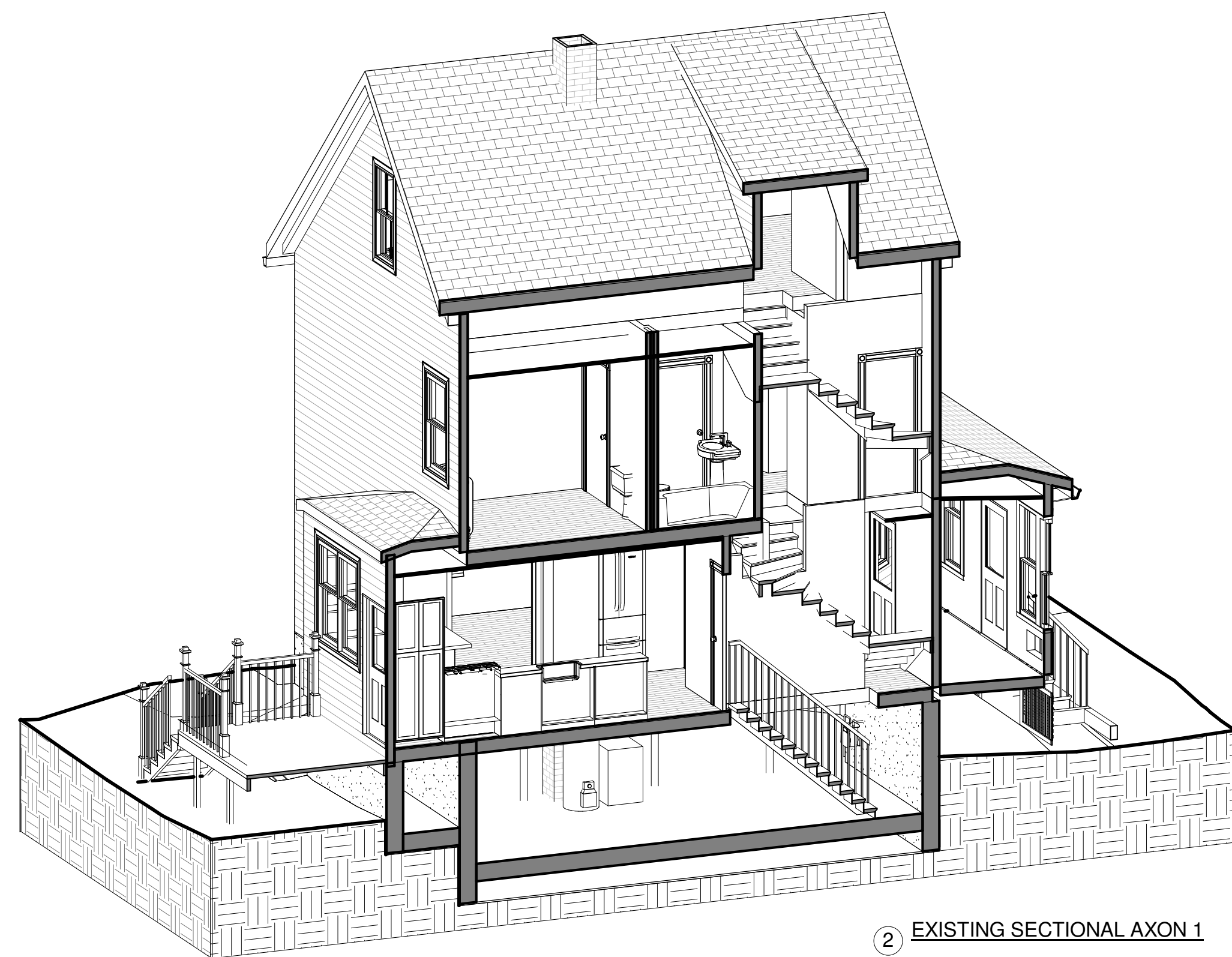




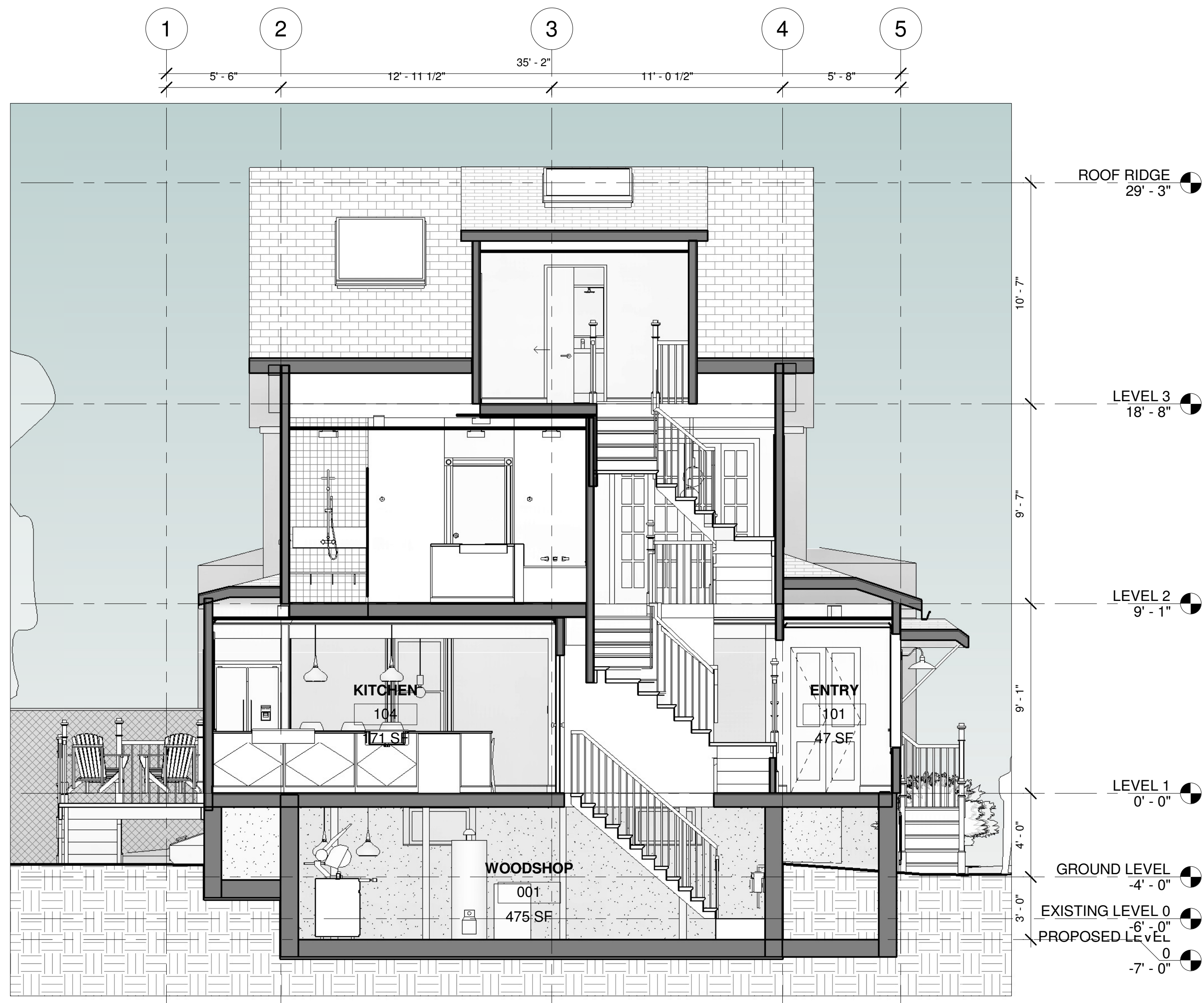
1 EXISTING SECTION 1  
1/4" = 1'-0"



4 PROPOSED SECTIONAL AXON 1



2 EXISTING SECTIONAL AXON 1



3 PROPOSED SECTION 1  
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

## SECTIONS

DAVID RITTER

RITTER RESIDENCE

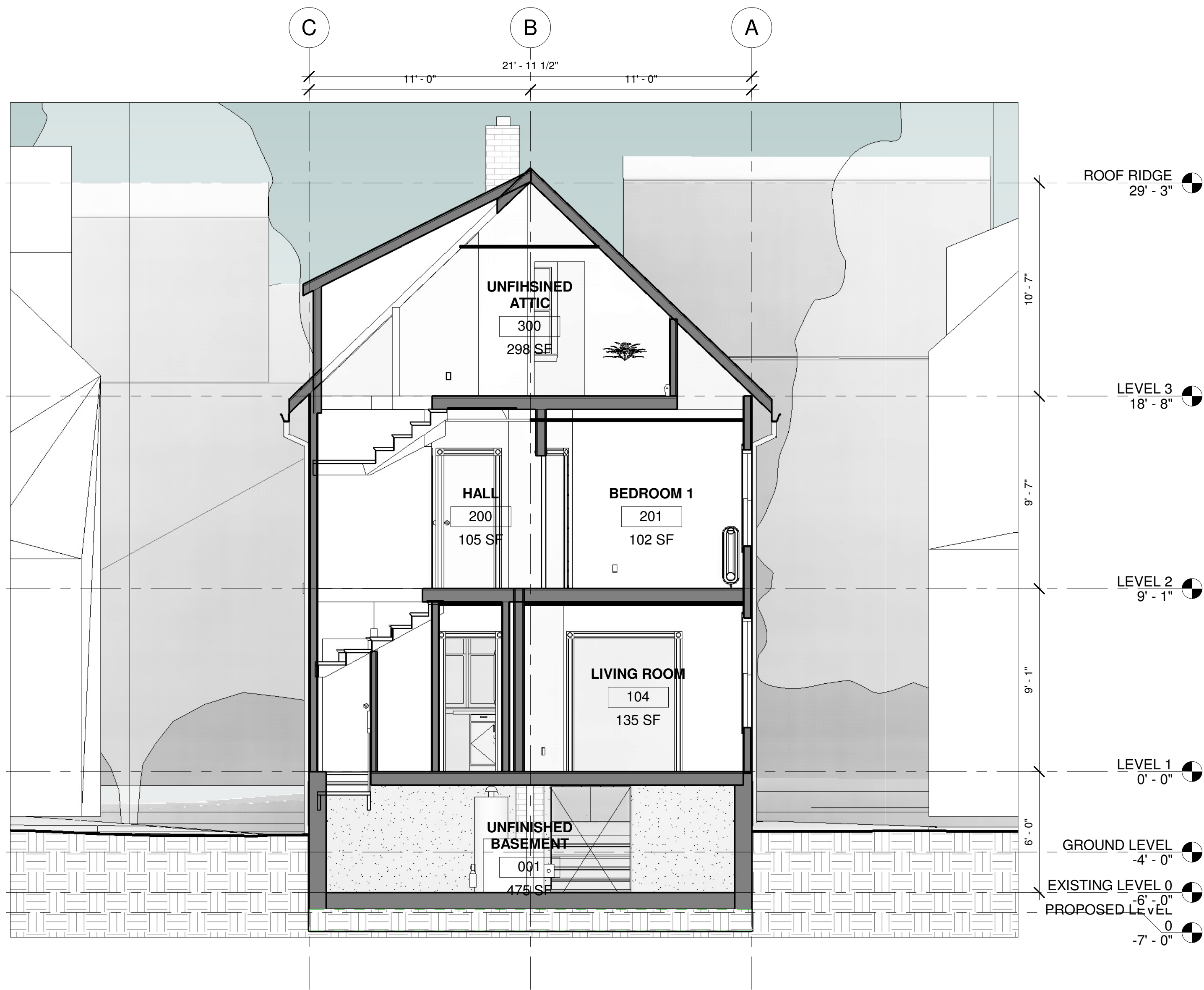
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

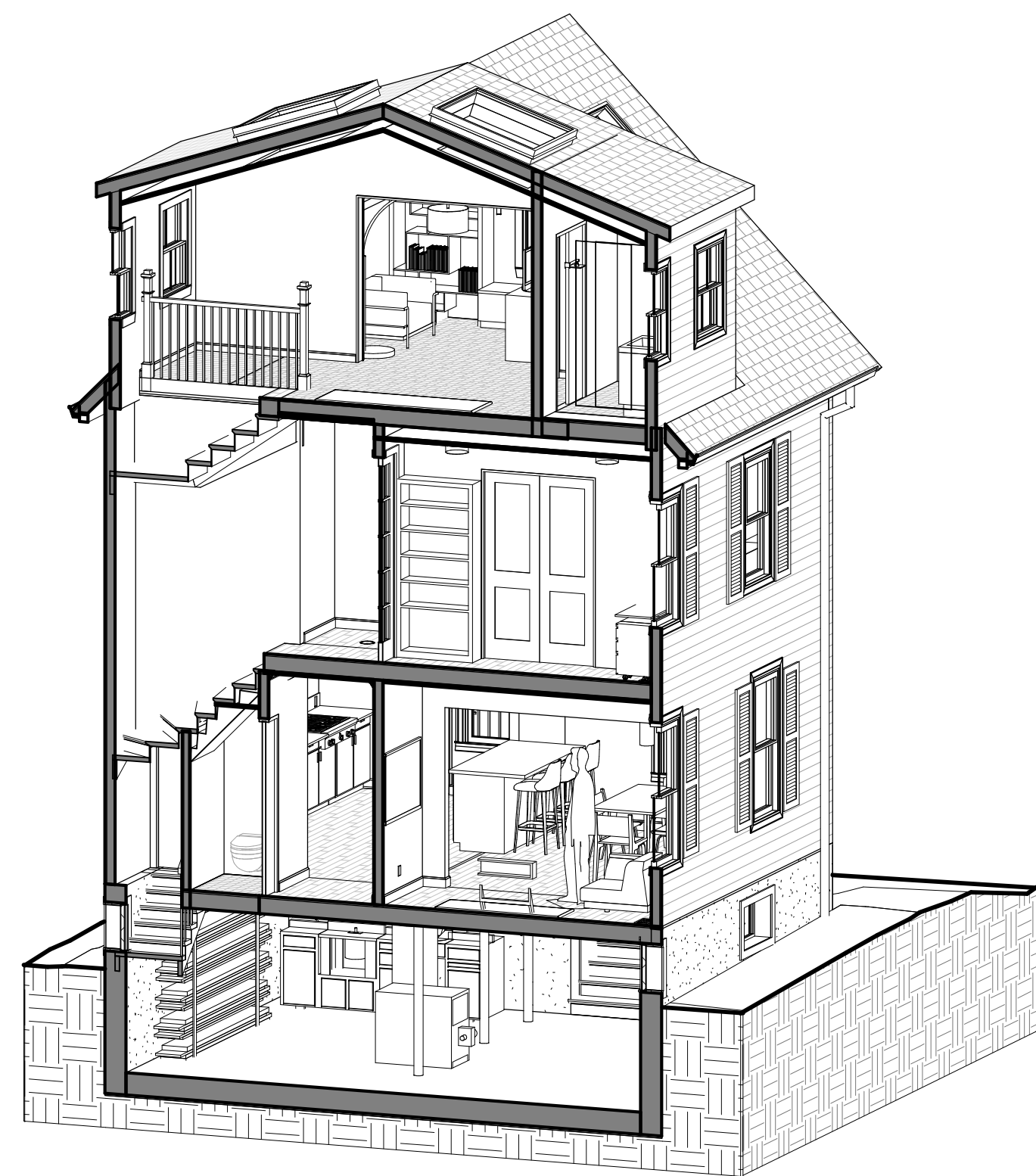
**A-300**

Scale 1/4" = 1'-0"

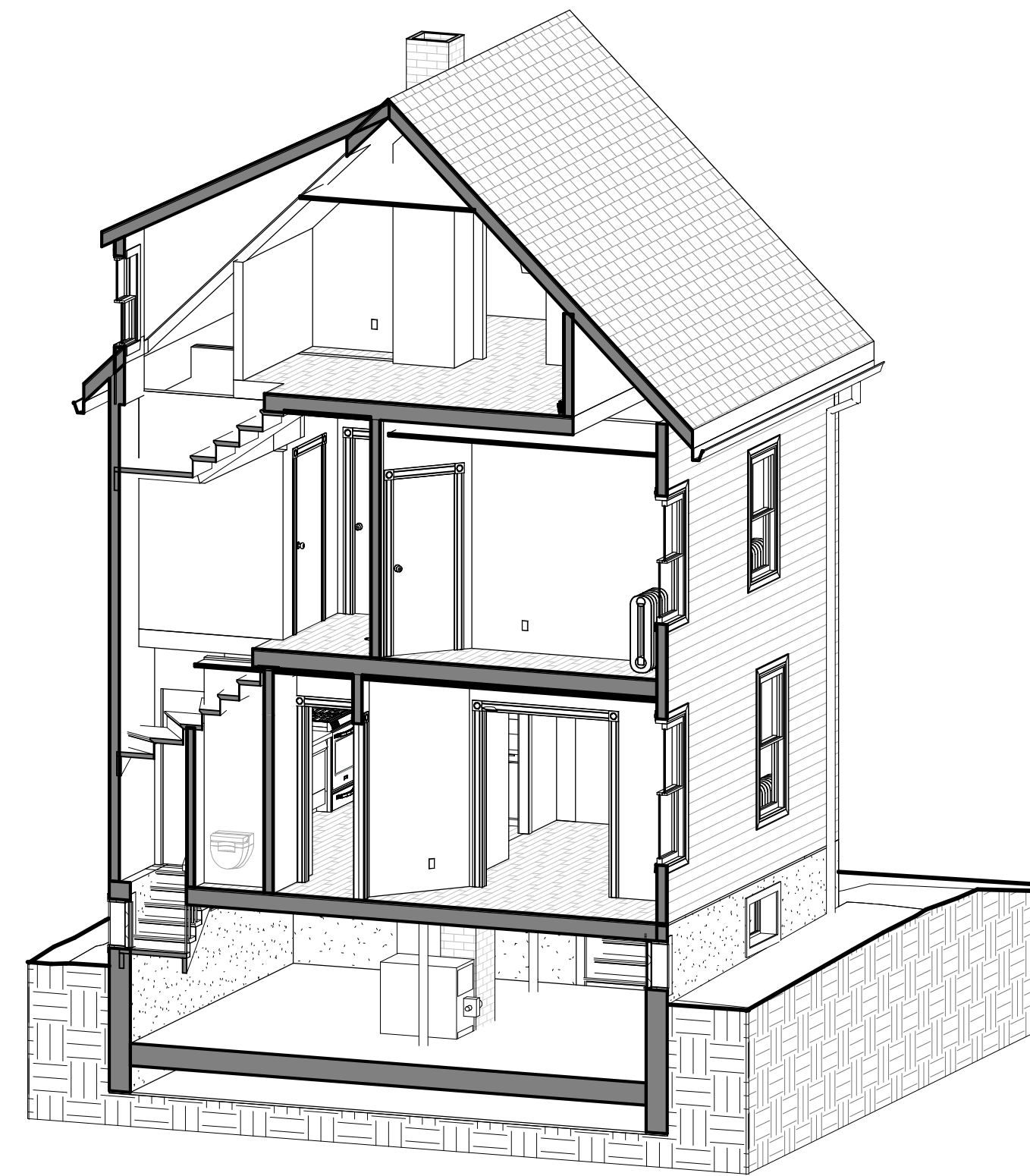




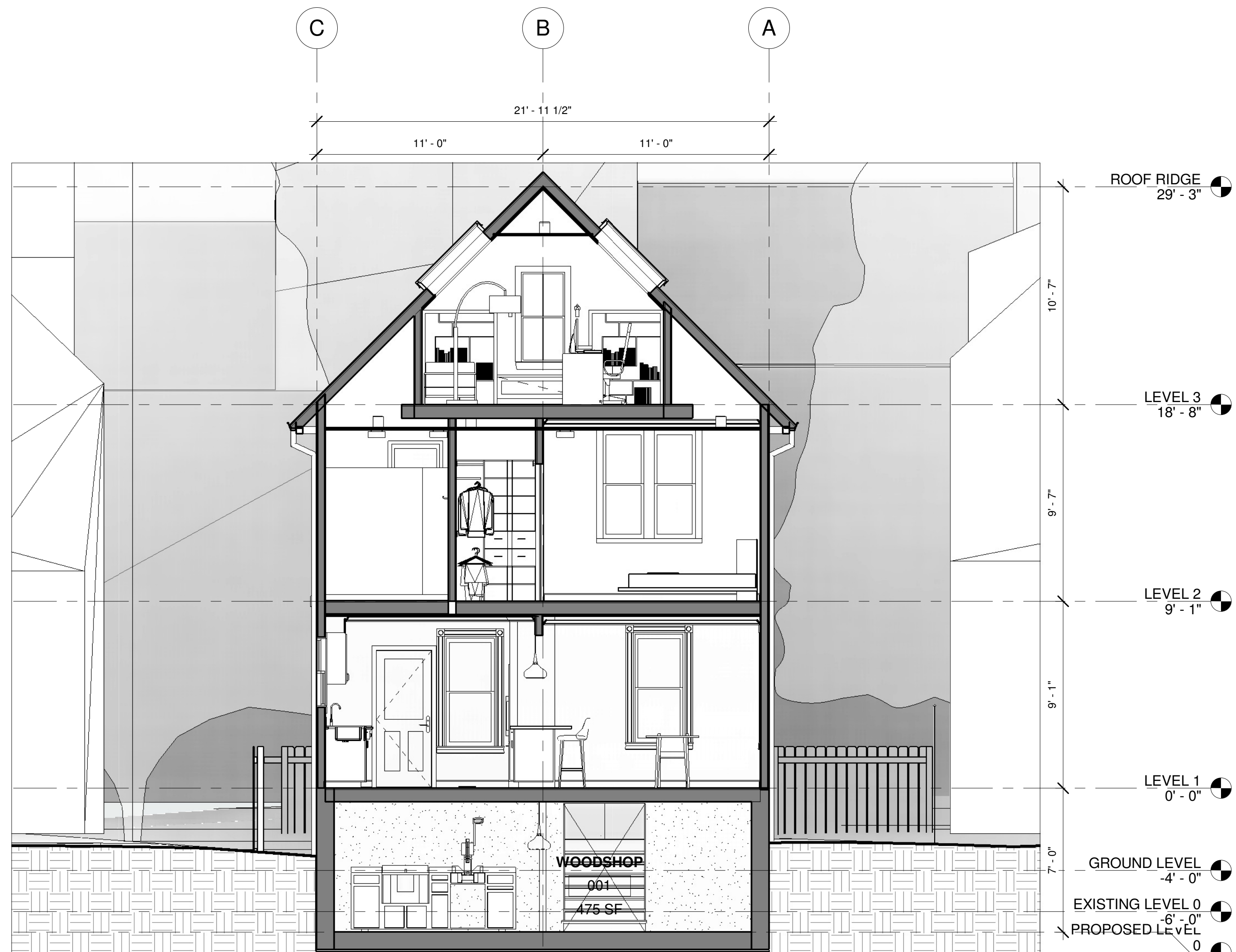
② EXISTING SECTION 2  
1/4" = 1'-0"



③ PROPOSED SECTIONAL AXON 2



④ EXISTING SECTIONAL AXON 2



① PROPOSED SECTION 2  
1/4" = 1'-0"



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KEY PLAN:

## SECTIONS

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-301

Scale 1/4" = 1'-0"

6/18/2019 6:28:27 PM

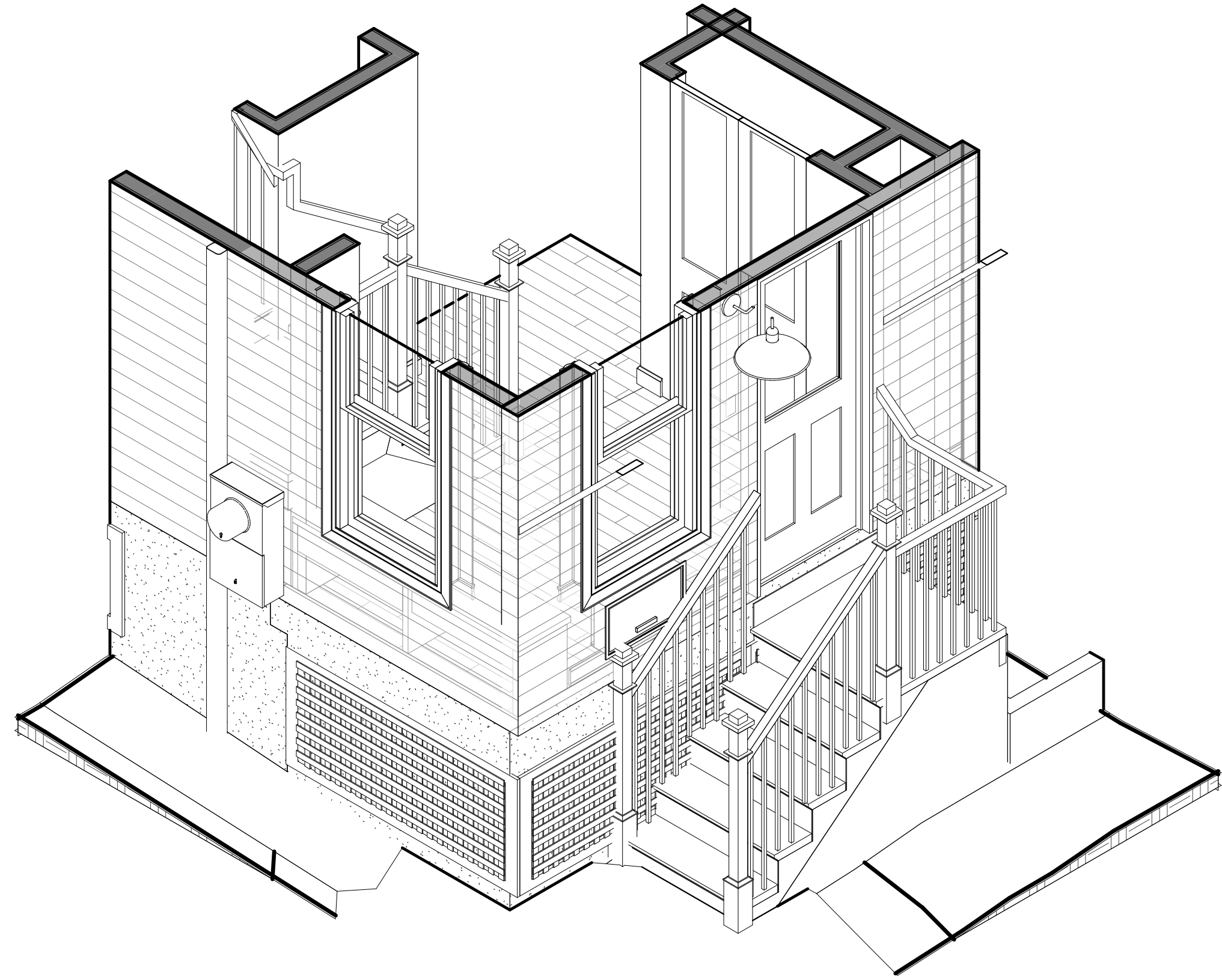




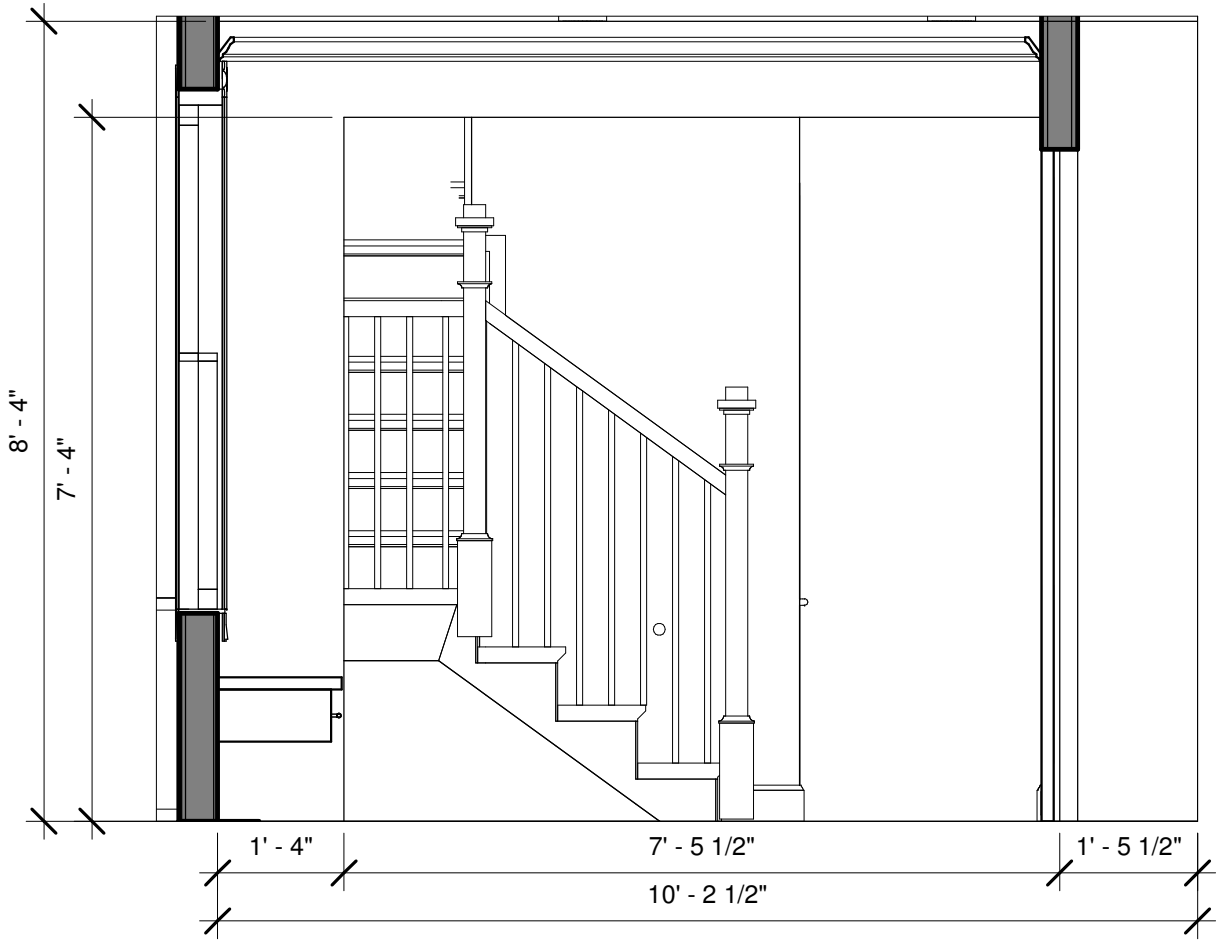
⑥ L1 ENTRY PERSPECTIVE 1  
12" = 1'-0"



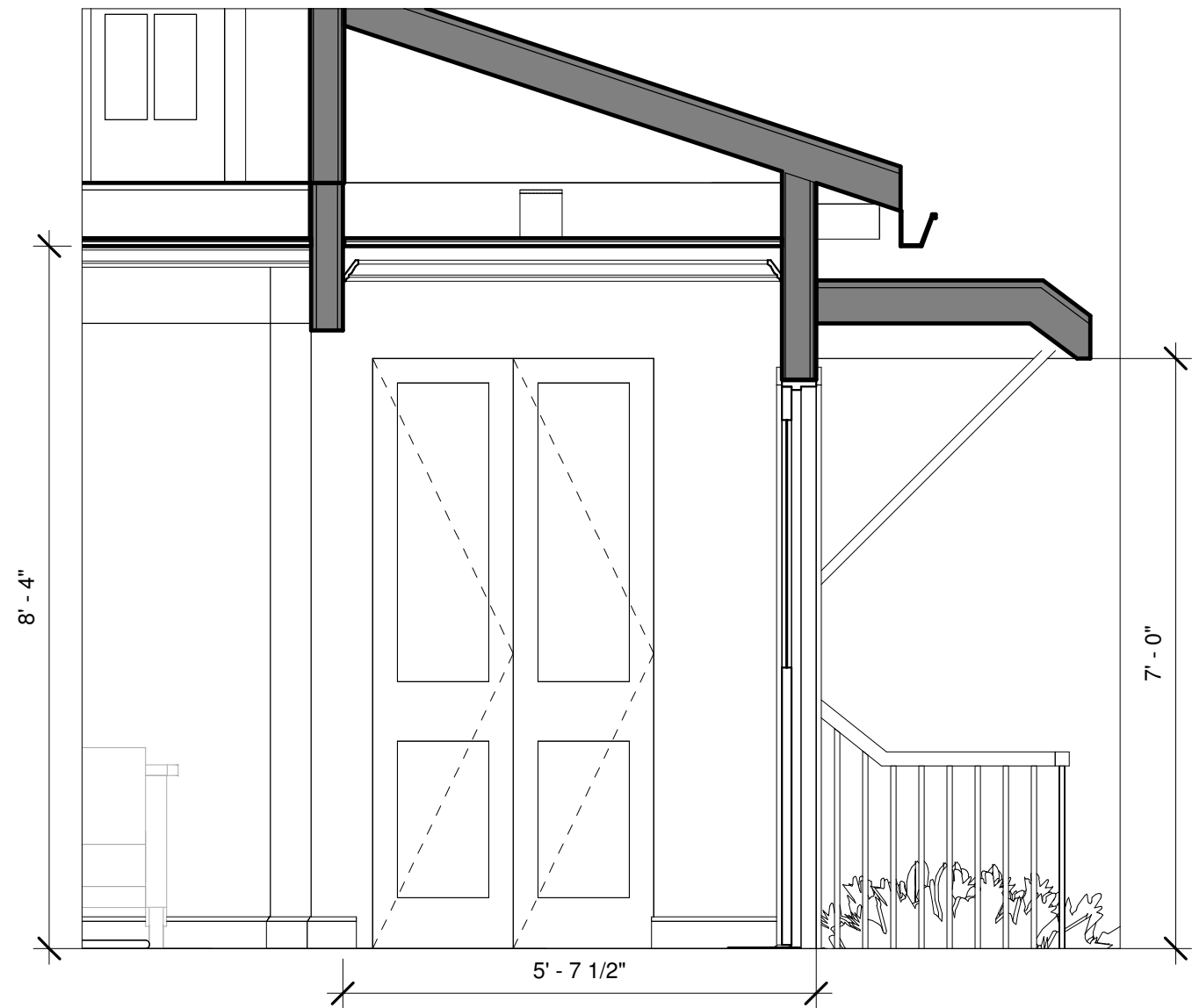
⑧ L1 ENTRY PERSPECTIVE 2  
12" = 1'-0"



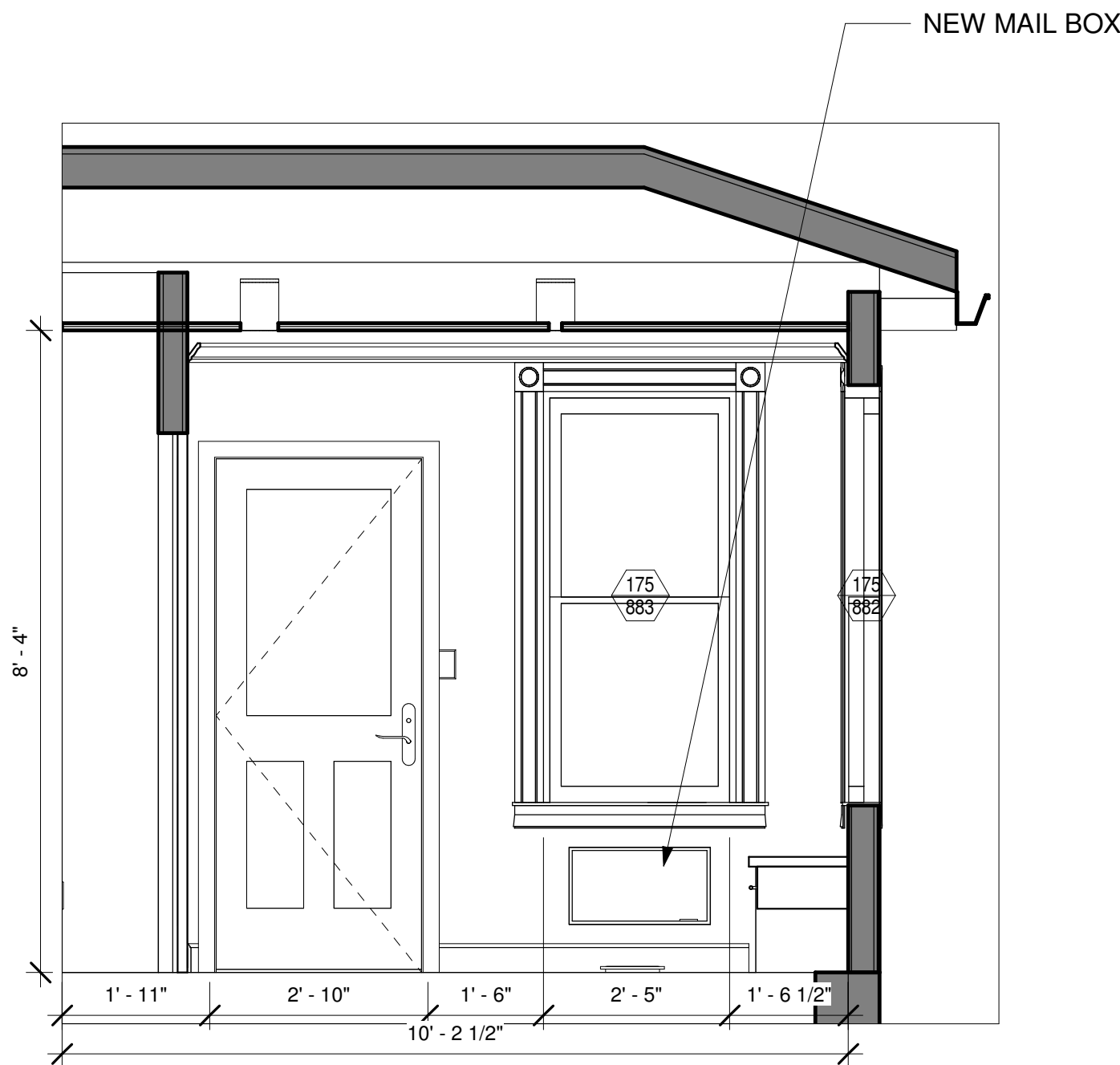
⑦ L1 ENTRY AXON



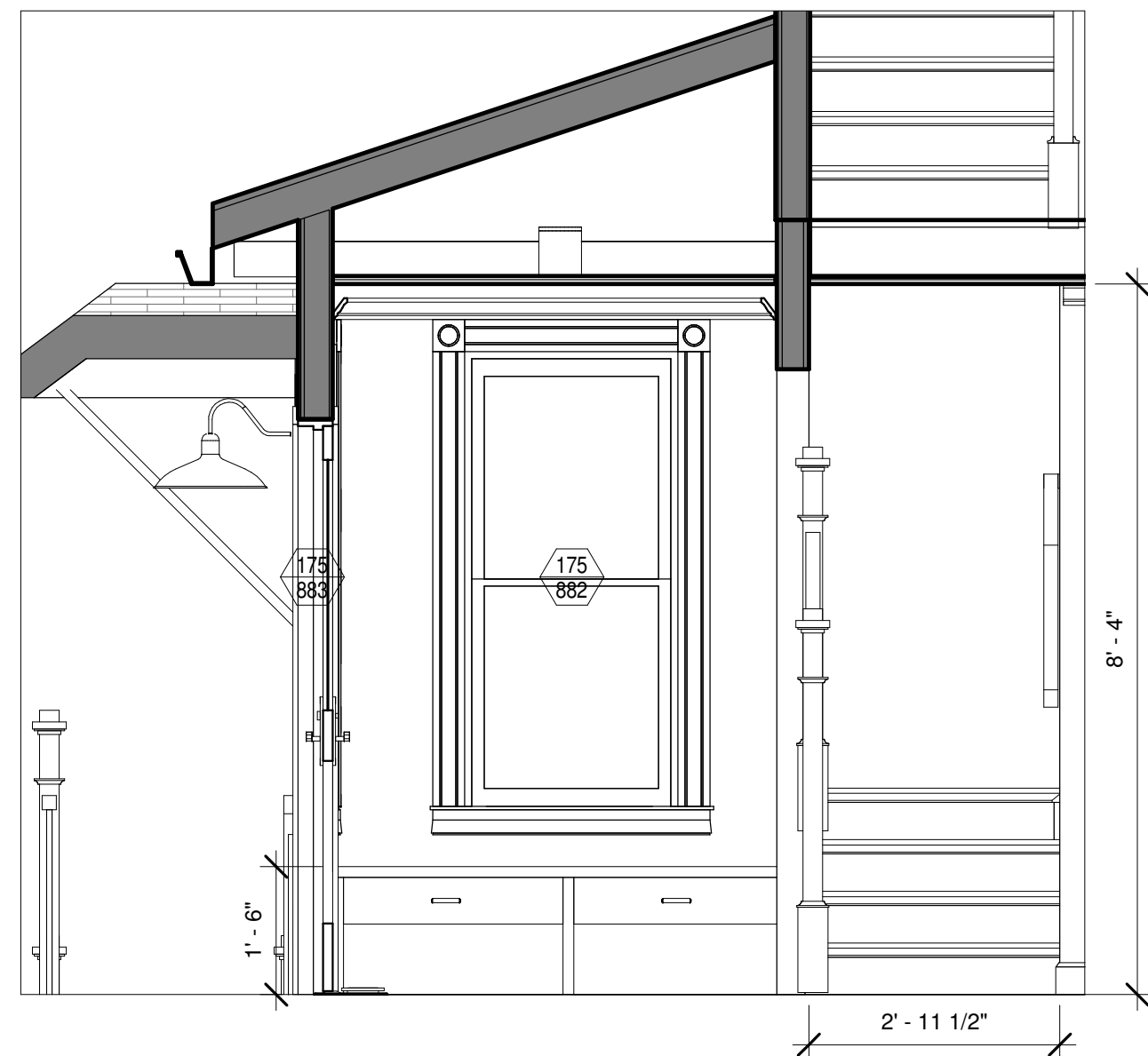
② L1 ENTRY ELEVATION 1  
1/2" = 1'-0"



③ L1 ENTRY ELEVATION 2  
1/2" = 1'-0"

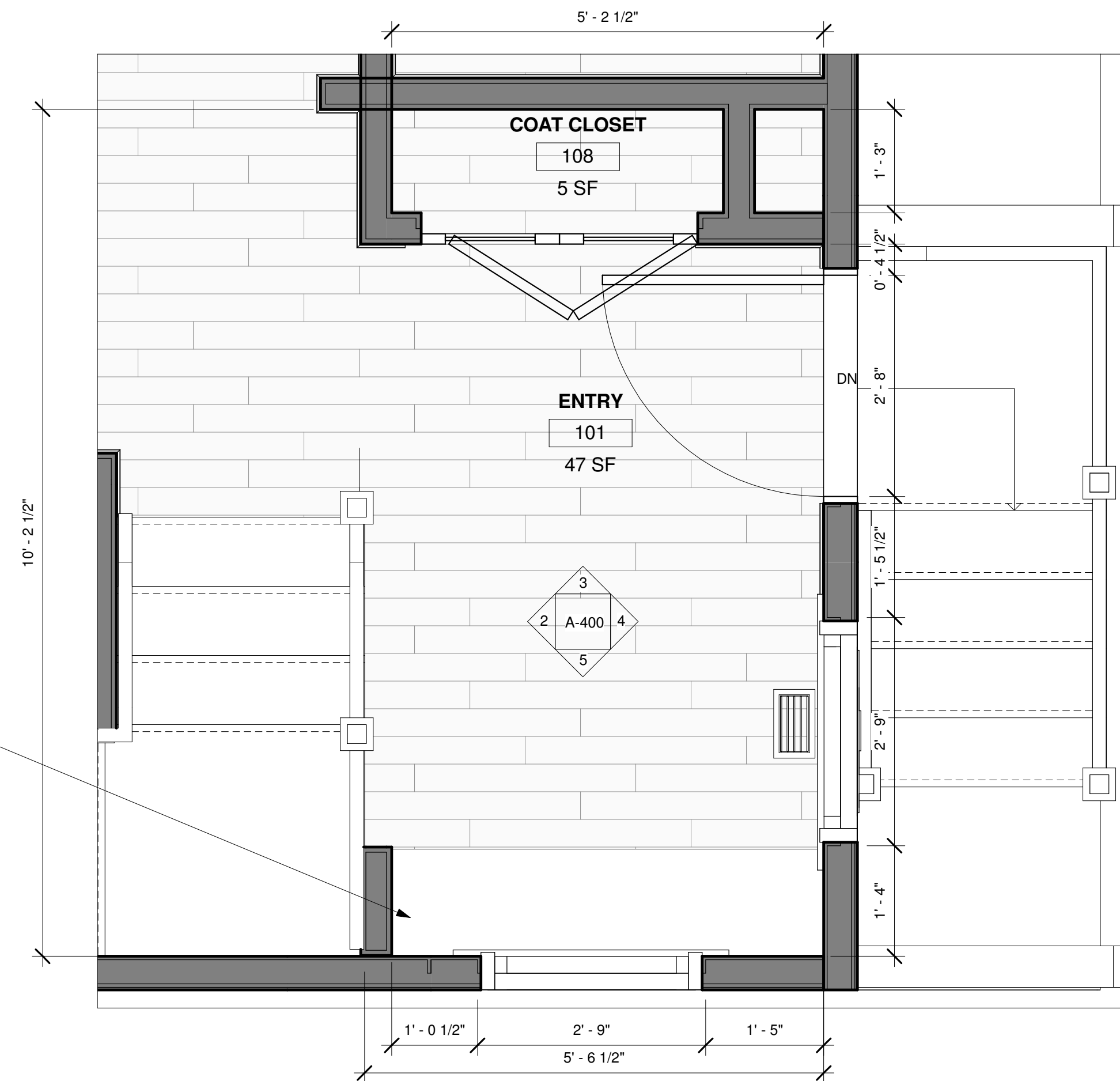


④ L1 ENTRY ELEVATION 3  
1/2" = 1'-0"



⑤ L1 ENTRY ELEVATION 4  
1/2" = 1'-0"

ENTRY BENCH



① L1 ENTRY ENLARGED PLAN  
3/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

L1 ENTRY ENLARGED  
PLAN

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-400

Scale As indicated

6/18/2019 6:28:28 PM

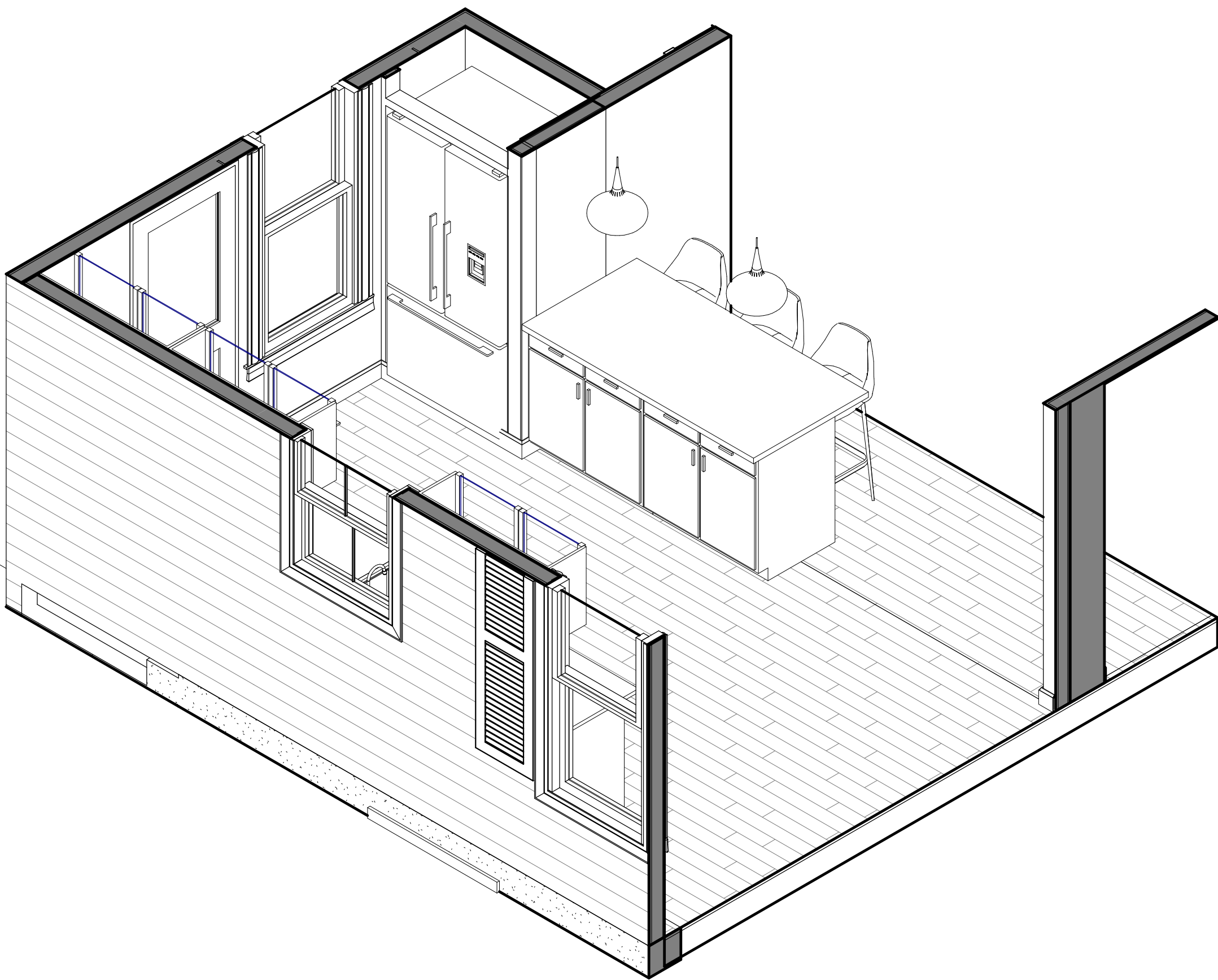




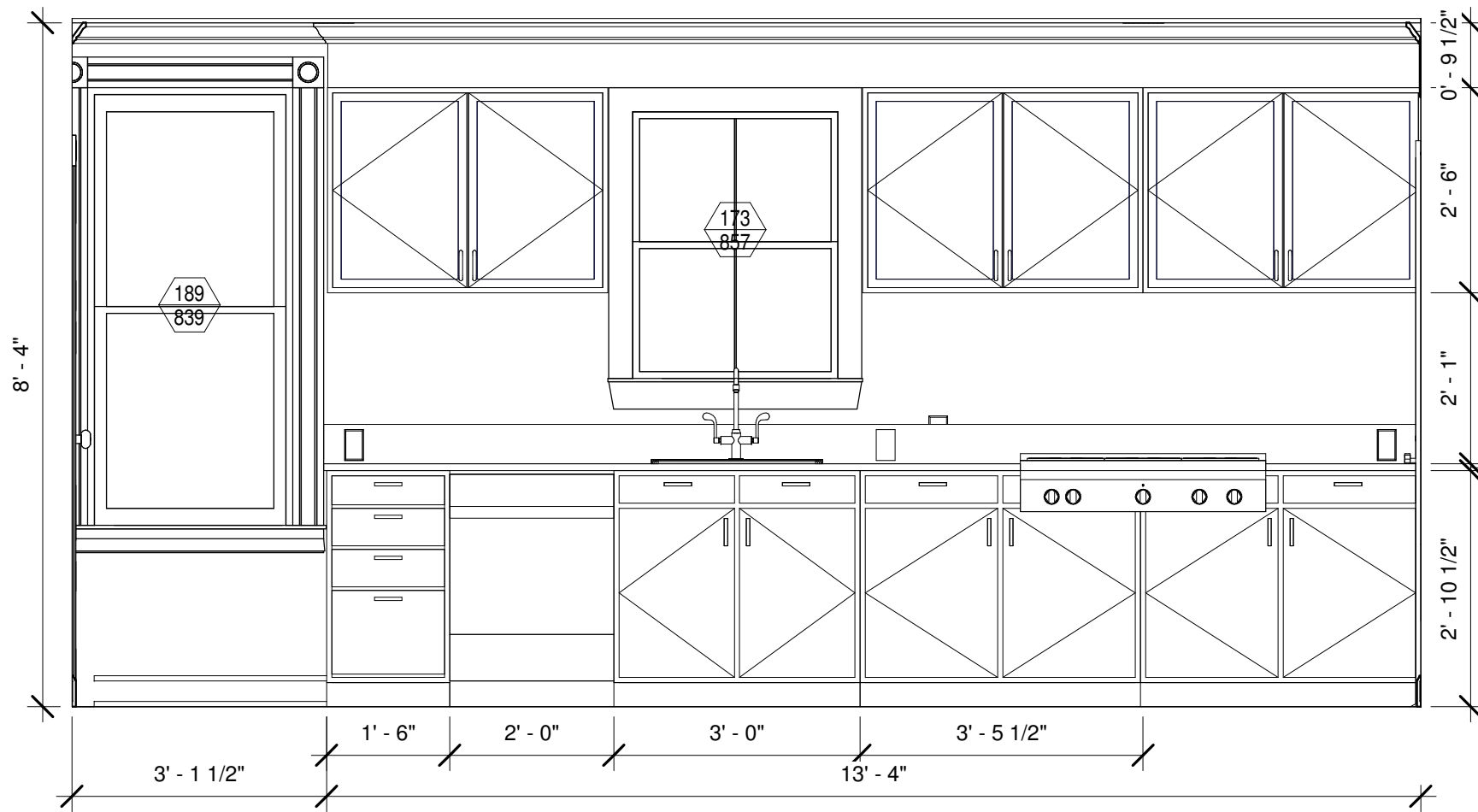
7 L1 KITCHEN PERSPECTIVE 1  
12" = 1'-0"



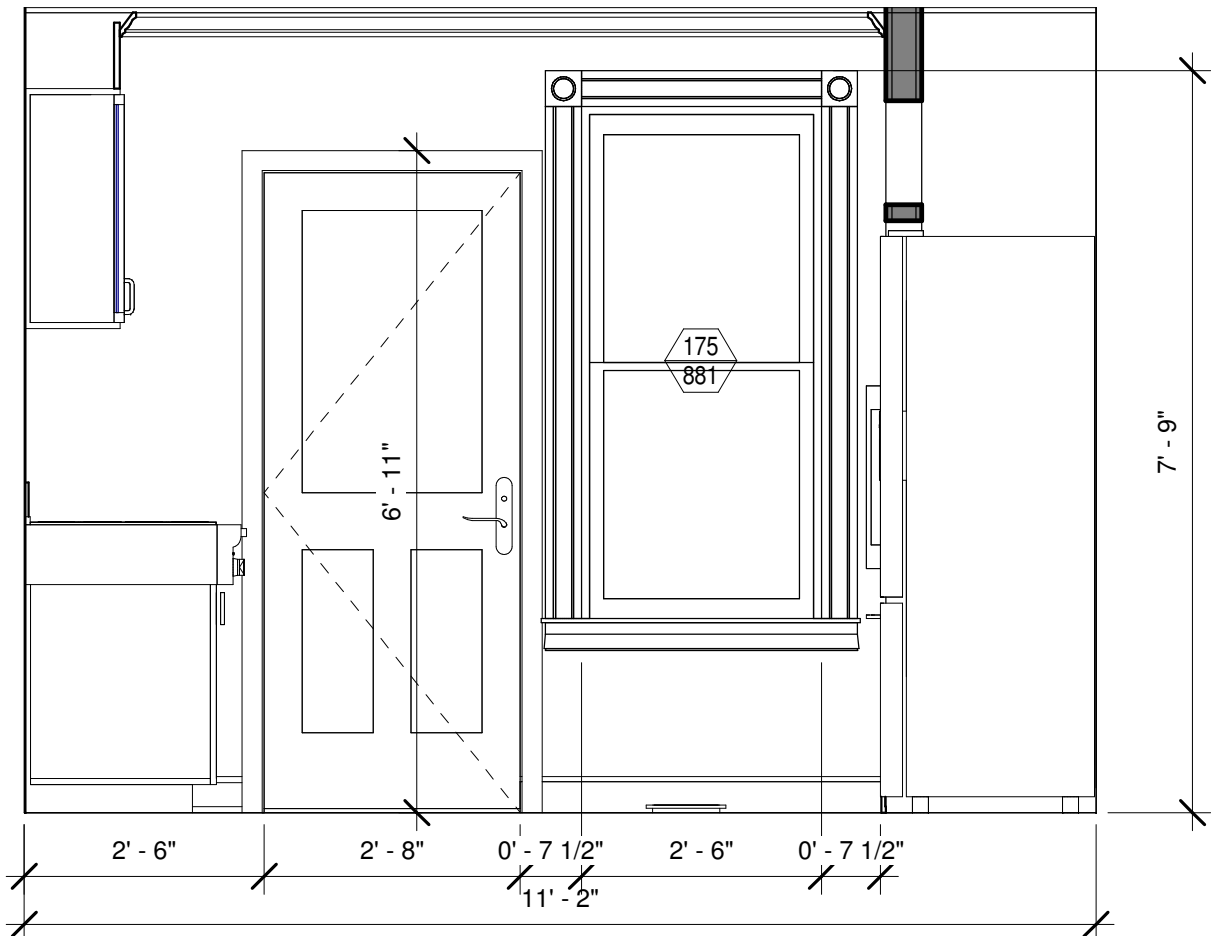
8 L1 KITCHEN PERSPECTIVE 2  
12" = 1'-0"



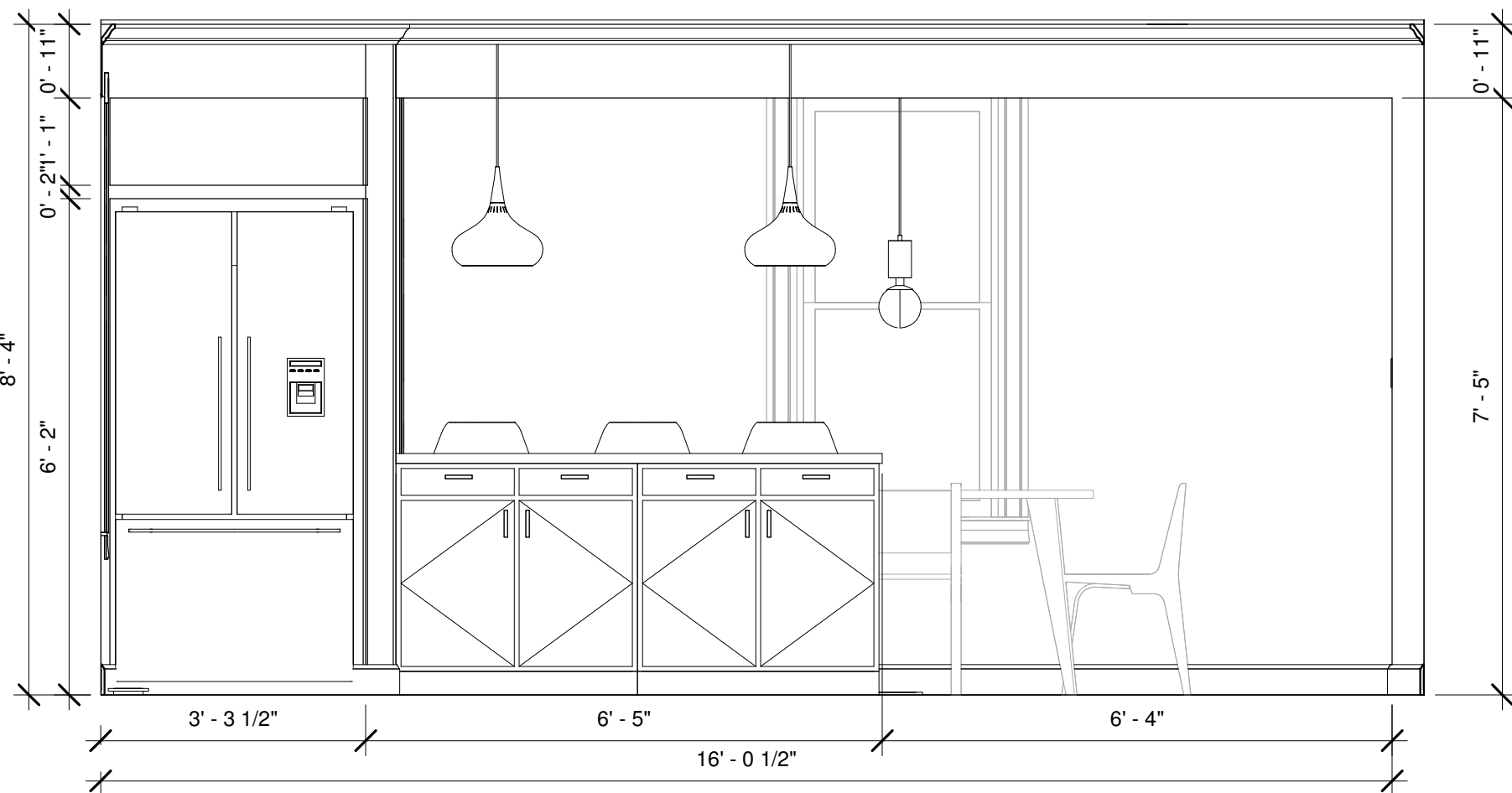
2 L1 KITCHEN AXON



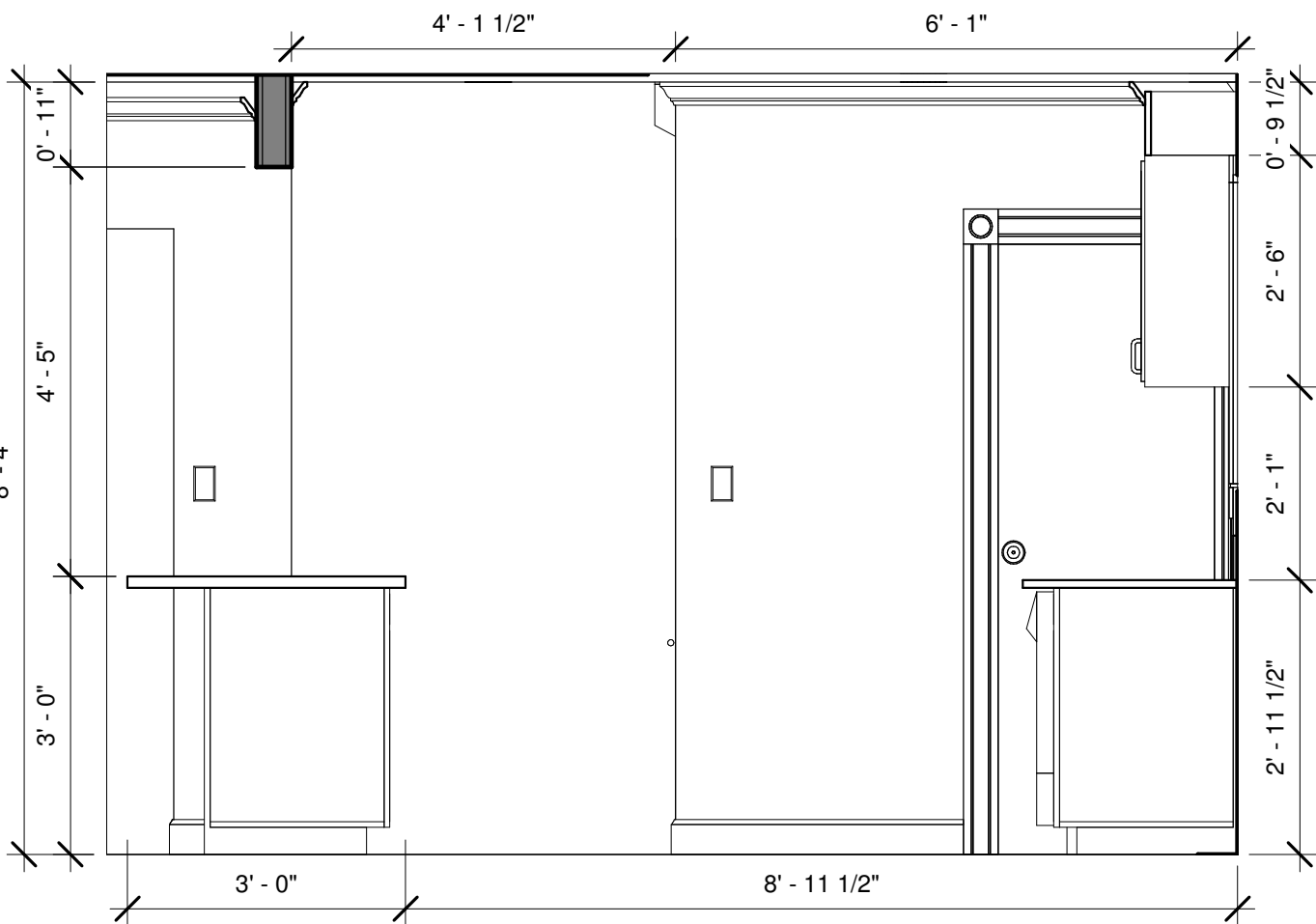
5 L1 KITCHEN ELEVATION 1  
1/2" = 1'-0"



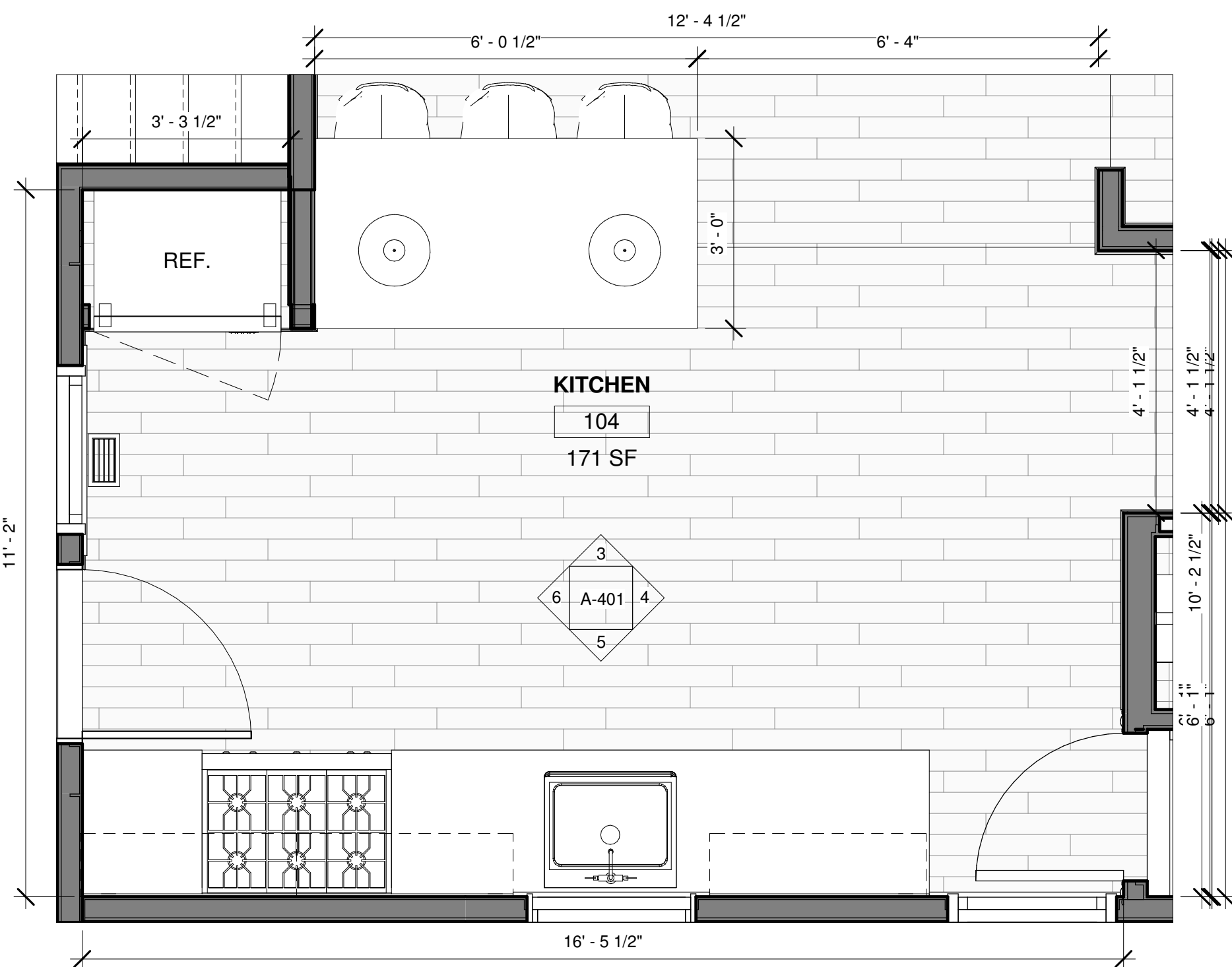
6 L1 KITCHEN ELEVATION 2  
1/2" = 1'-0"



3 L1 KITCHEN ELEVATION 3  
1/2" = 1'-0"



4 L1 KITCHEN ELEVATION 4  
1/2" = 1'-0"



1 L1 KITCHEN ENLARGED PLAN  
1/2" = 1'-0"



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KEY PLAN:

L1 KITCHEN ENLARGED  
PLAN

DAVID RITTER  
RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker
A-401	
Scale	As indicated

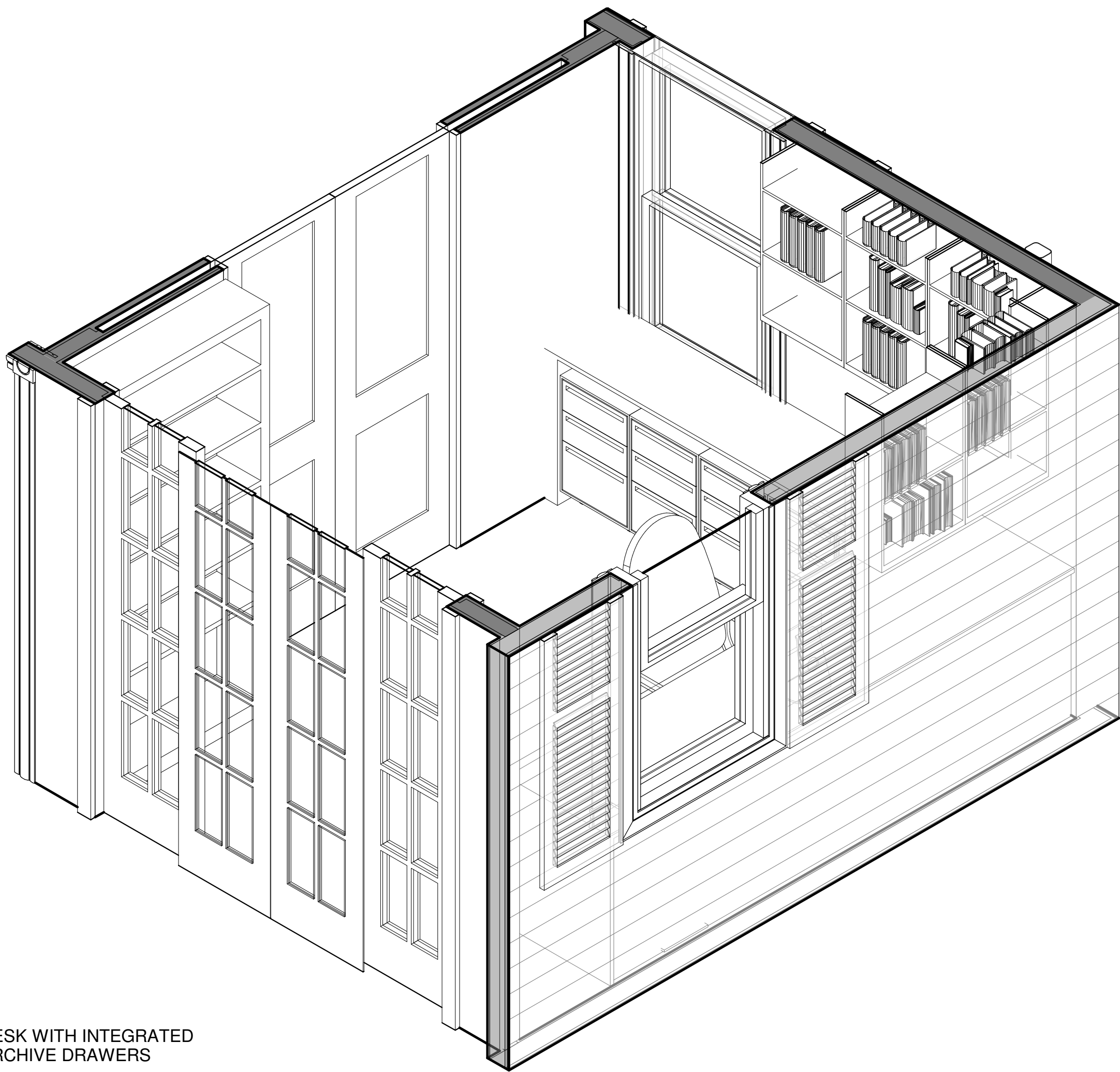




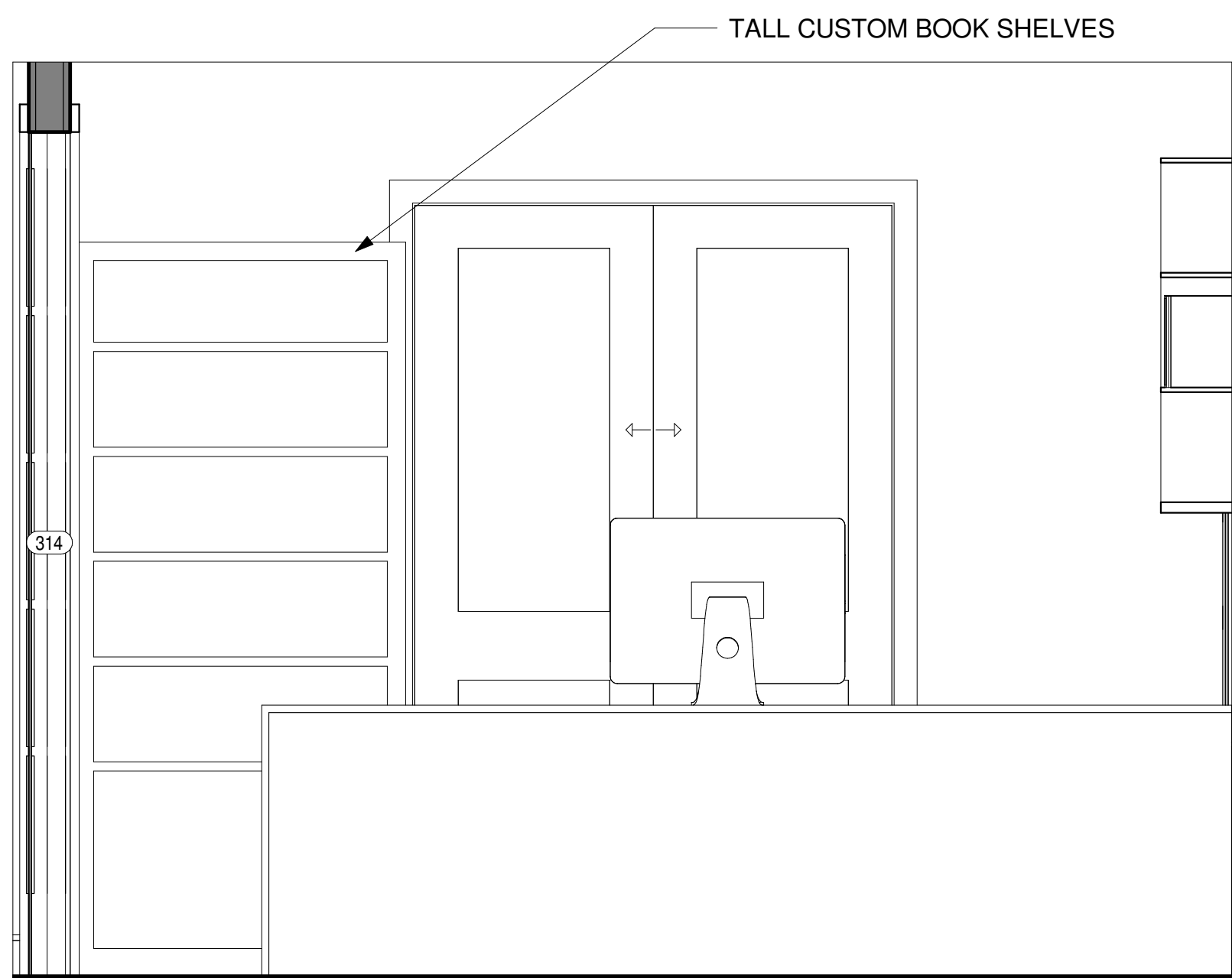
④ L2 OFFICE PERSPECTIVE  
12" = 1'-0"



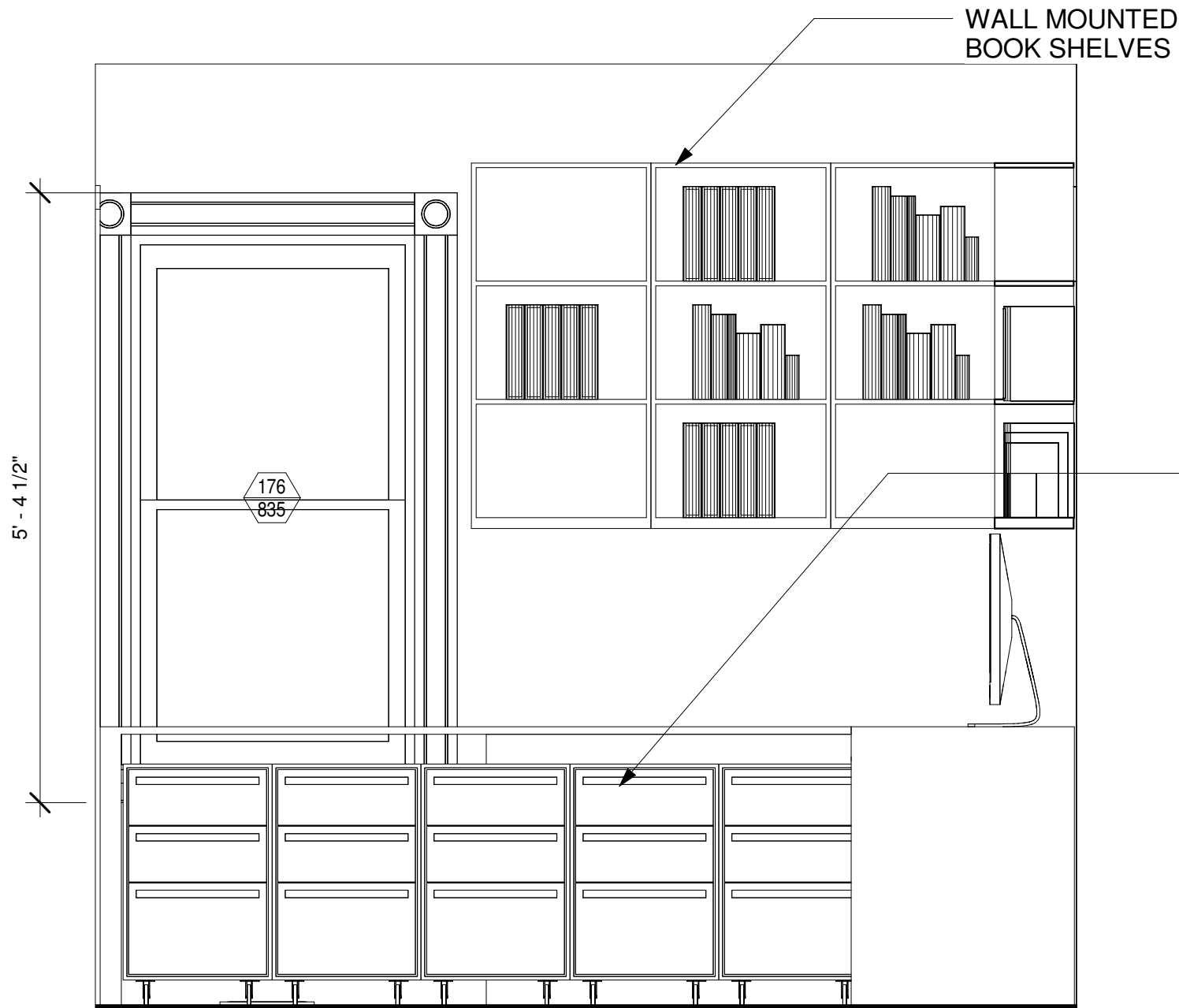
③ L2 OFFICE PERSPECTIVE 2  
12" = 1'-0"



② L2 OFFICE AXON



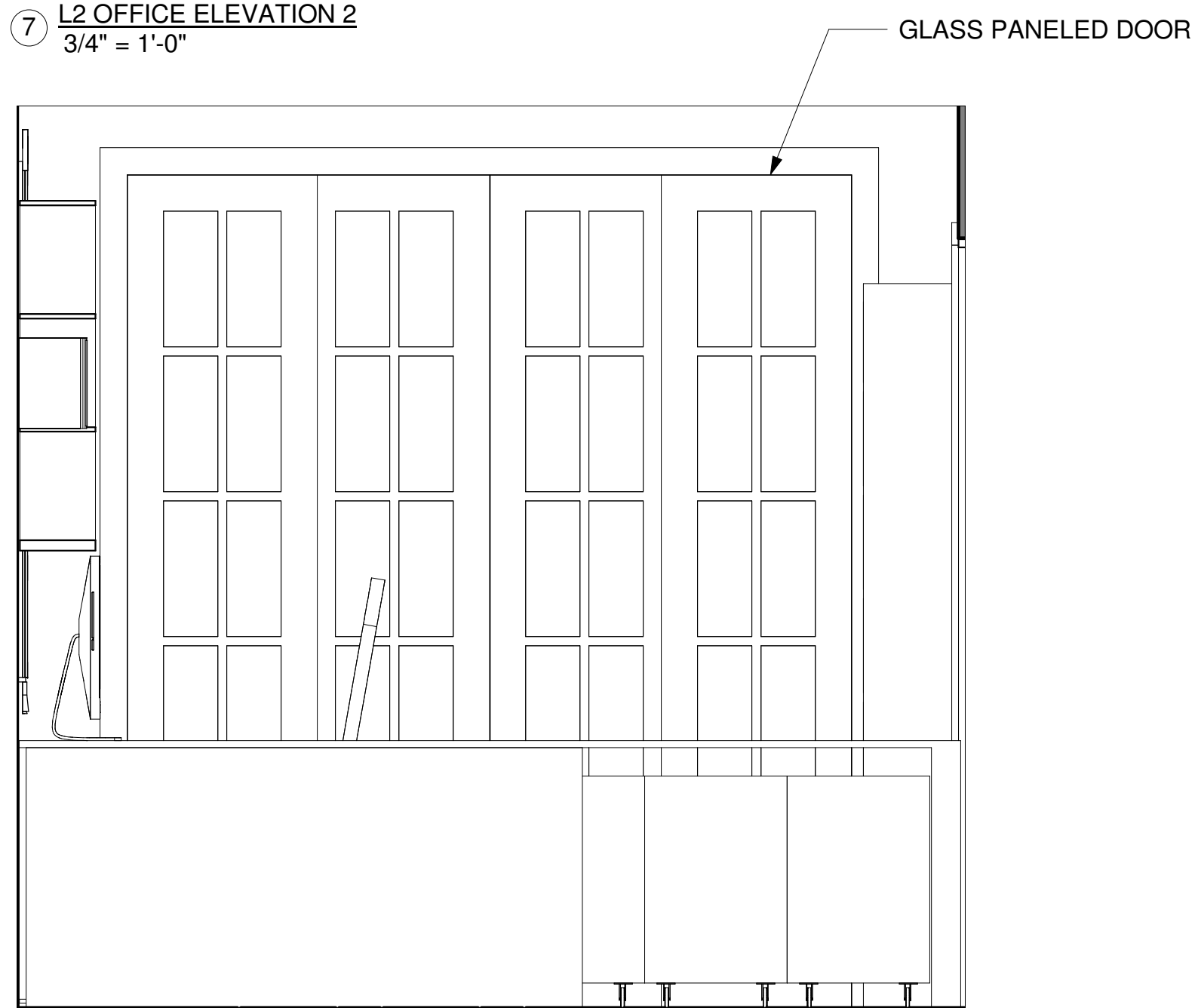
⑥ L2 OFFICE ELEVATION 1  
3/4" = 1'-0"



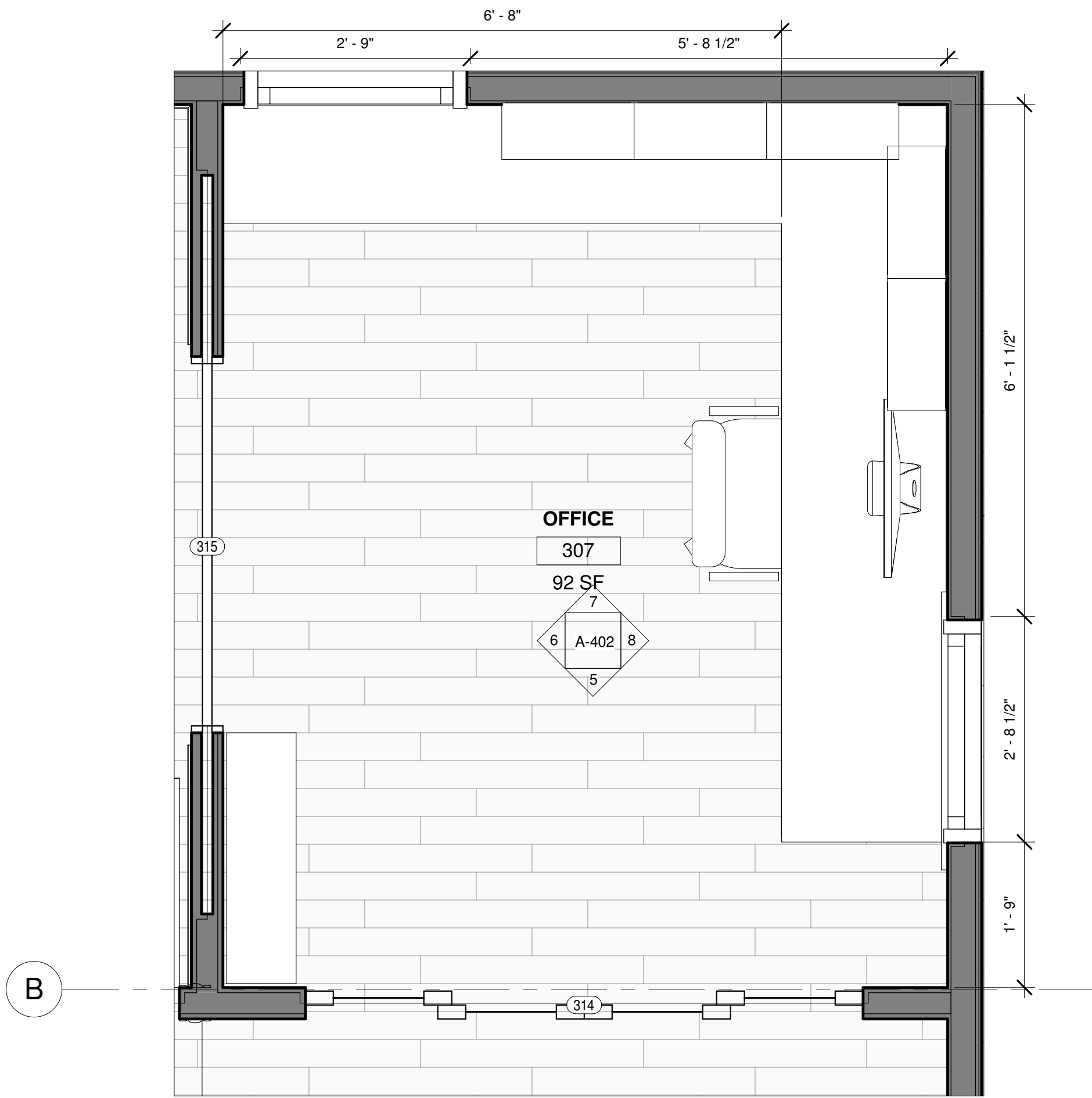
⑦ L2 OFFICE ELEVATION 2  
3/4" = 1'-0"



⑧ L2 OFFICE ELEVATION 3  
3/4" = 1'-0"



⑤ L2 OFFICE ELEVATION 4  
3/4" = 1'-0"



① L2 OFFICE ENLARGED PLAN  
3/4" = 1'-0"



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KEY PLAN:

L2 OFFICE ROOM  
ENLARGED PLAN

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

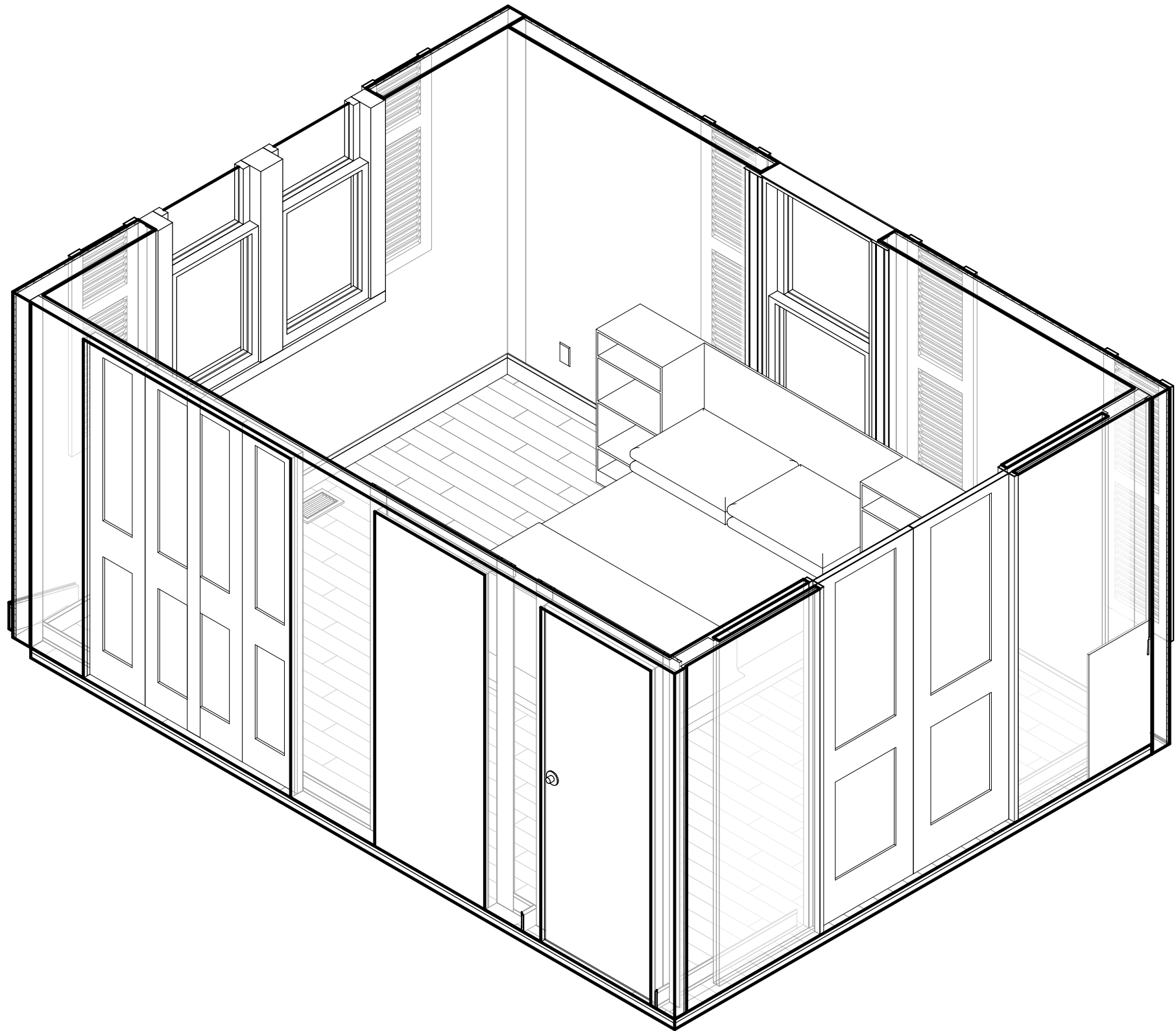
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-402

Scale As indicated

6/18/2019 6:28:32 PM

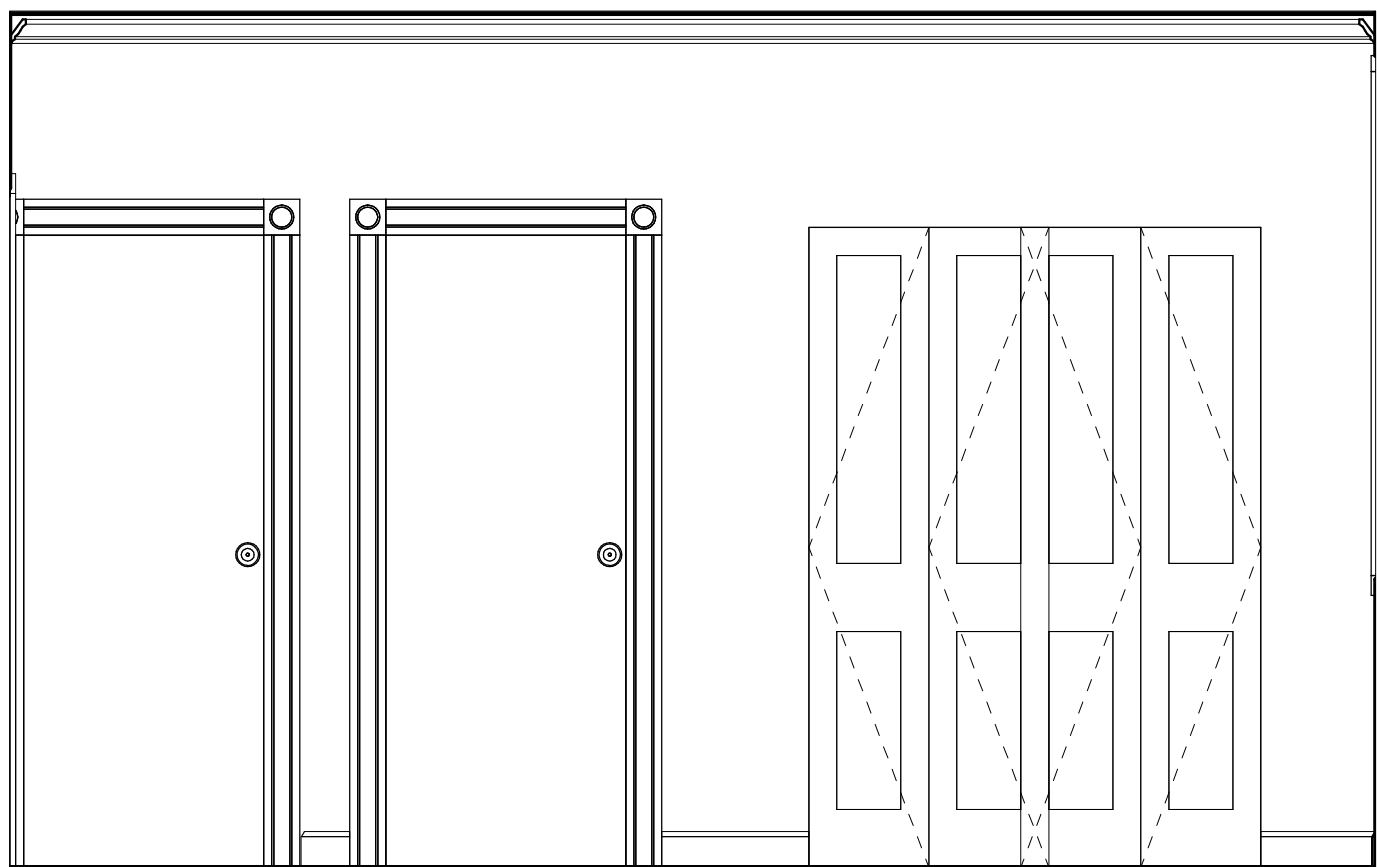




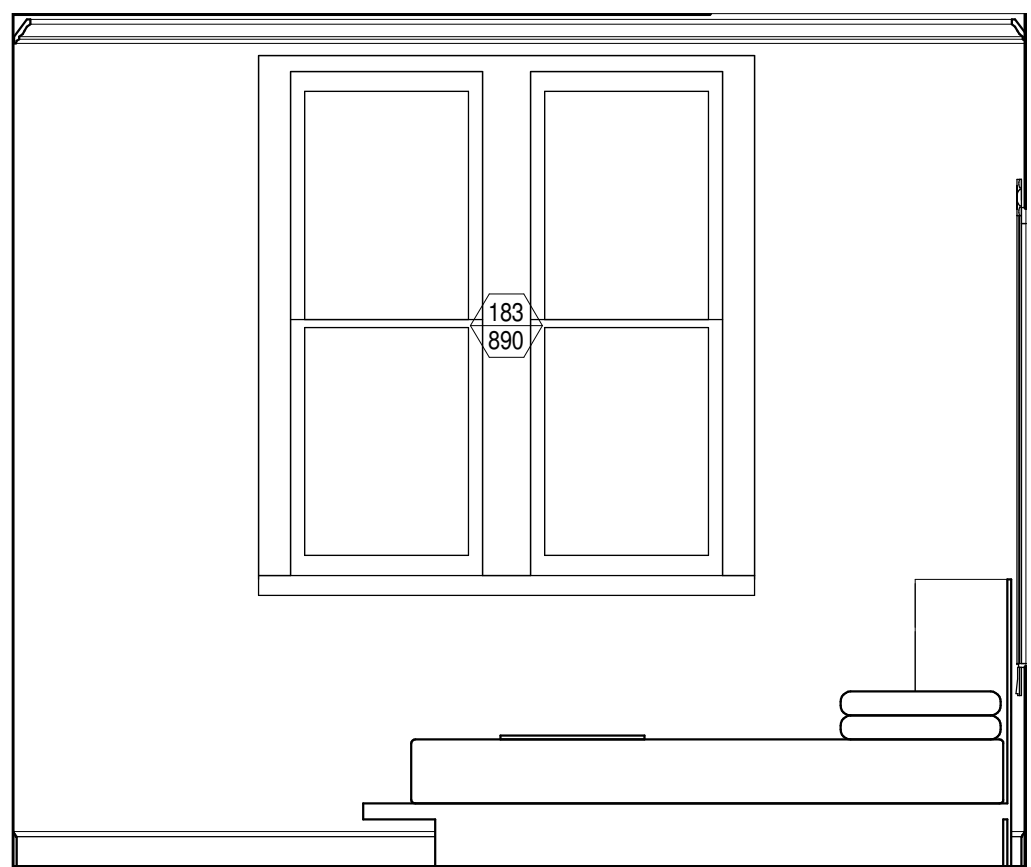
9 L2 MASTER BEDROOM PERSPECTIVE 1  
12" = 1'-0"

10 L2 MASTER BEDROOM PERSPECTIVE 2  
12" = 1'-0"

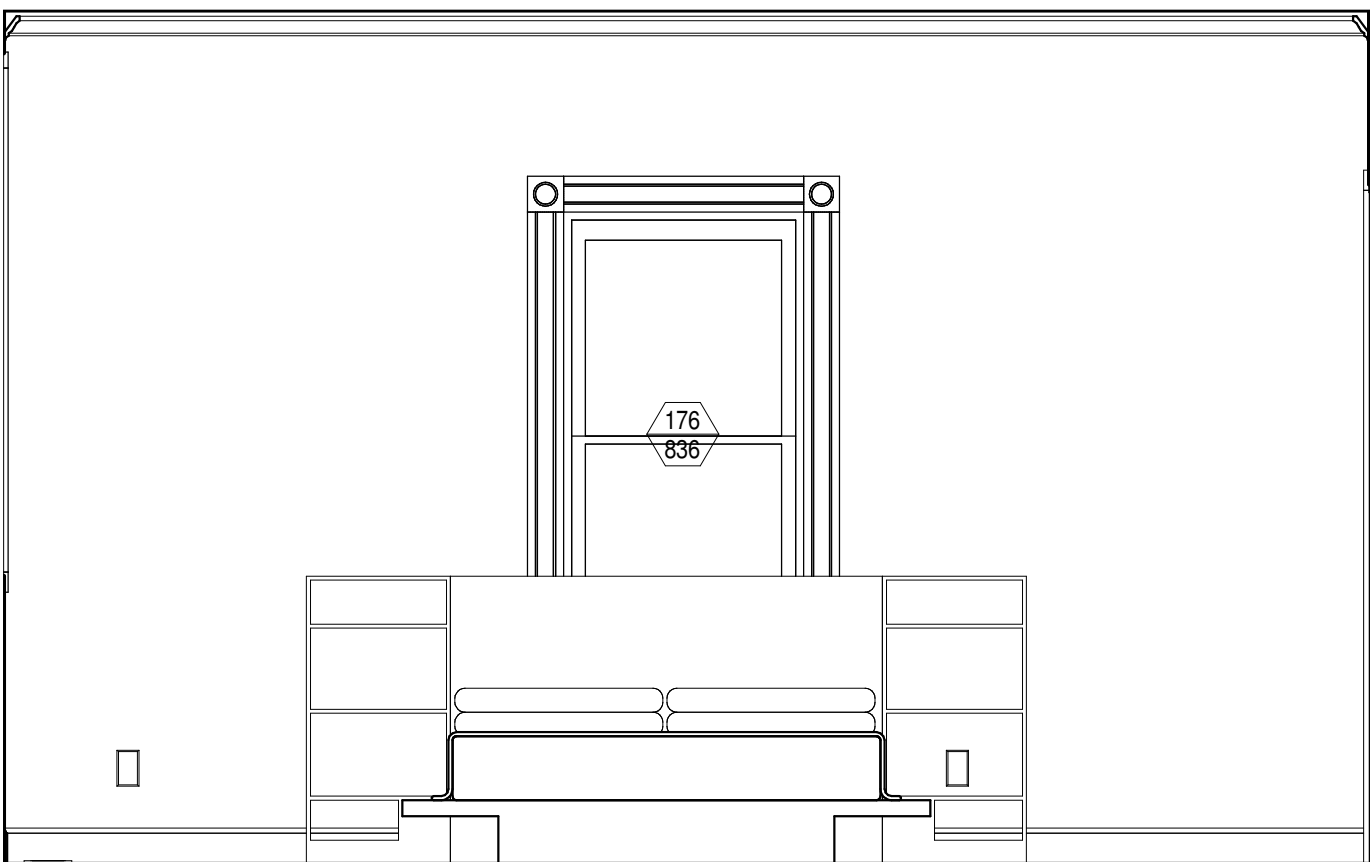
2 L2 MASTER BEDROOM AXON



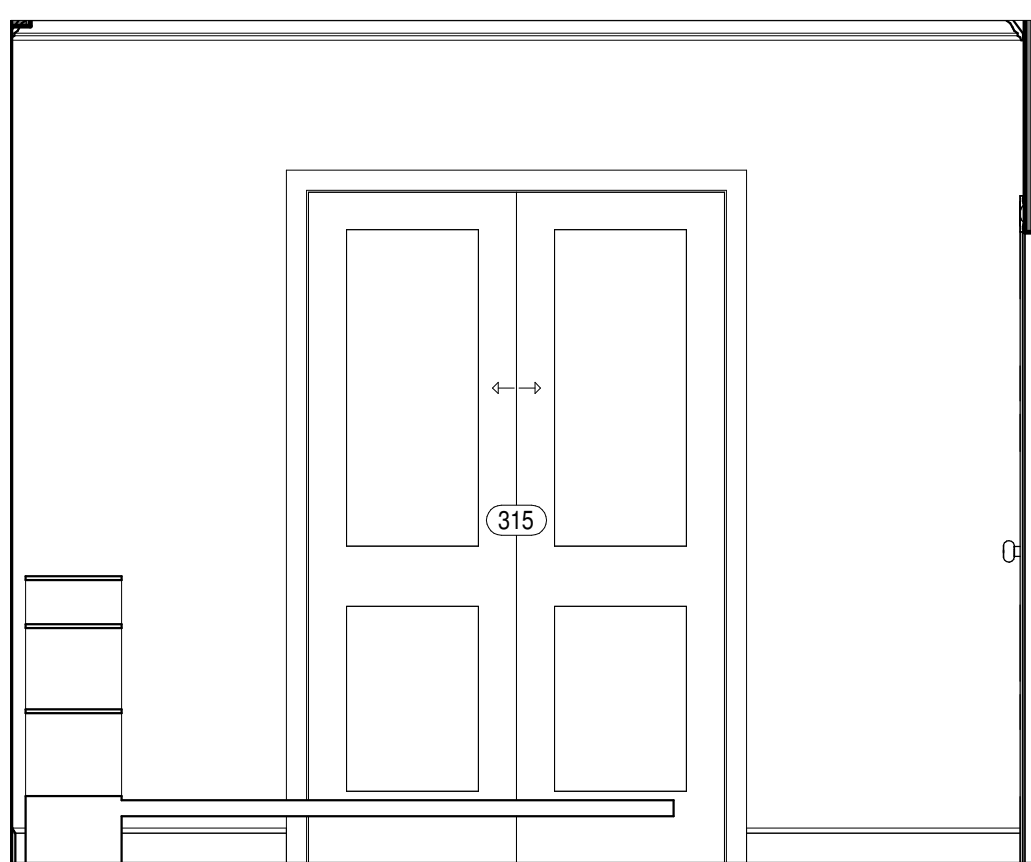
4 L2 MASTER BEDROOM ELEVATION 1  
1/2" = 1'-0"



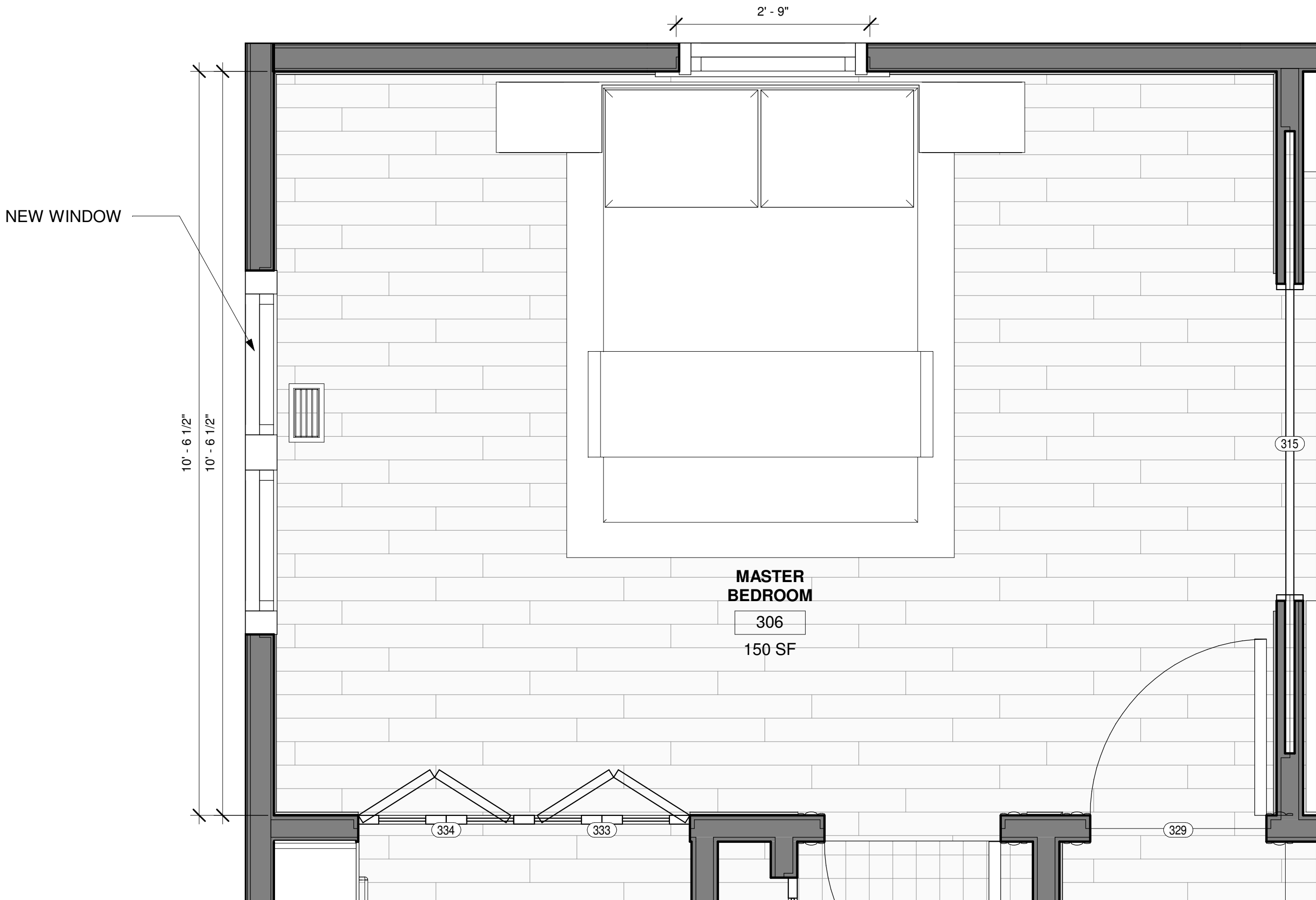
5 L2 MASTER BEDROOM ELEVATION 2  
1/2" = 1'-0"



6 L2 MASTER BEDROOM ELEVATION 3  
1/2" = 1'-0"



7 L2 MASTER BEDROOM ELEVATION 4  
1/2" = 1'-0"



1 L2 MASTER BEDROOM ENLARGED PLAN  
3/4" = 1'-0"



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KEY PLAN:

L2 MASTER BEDROOM  
ENLARGED PLAN

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-403

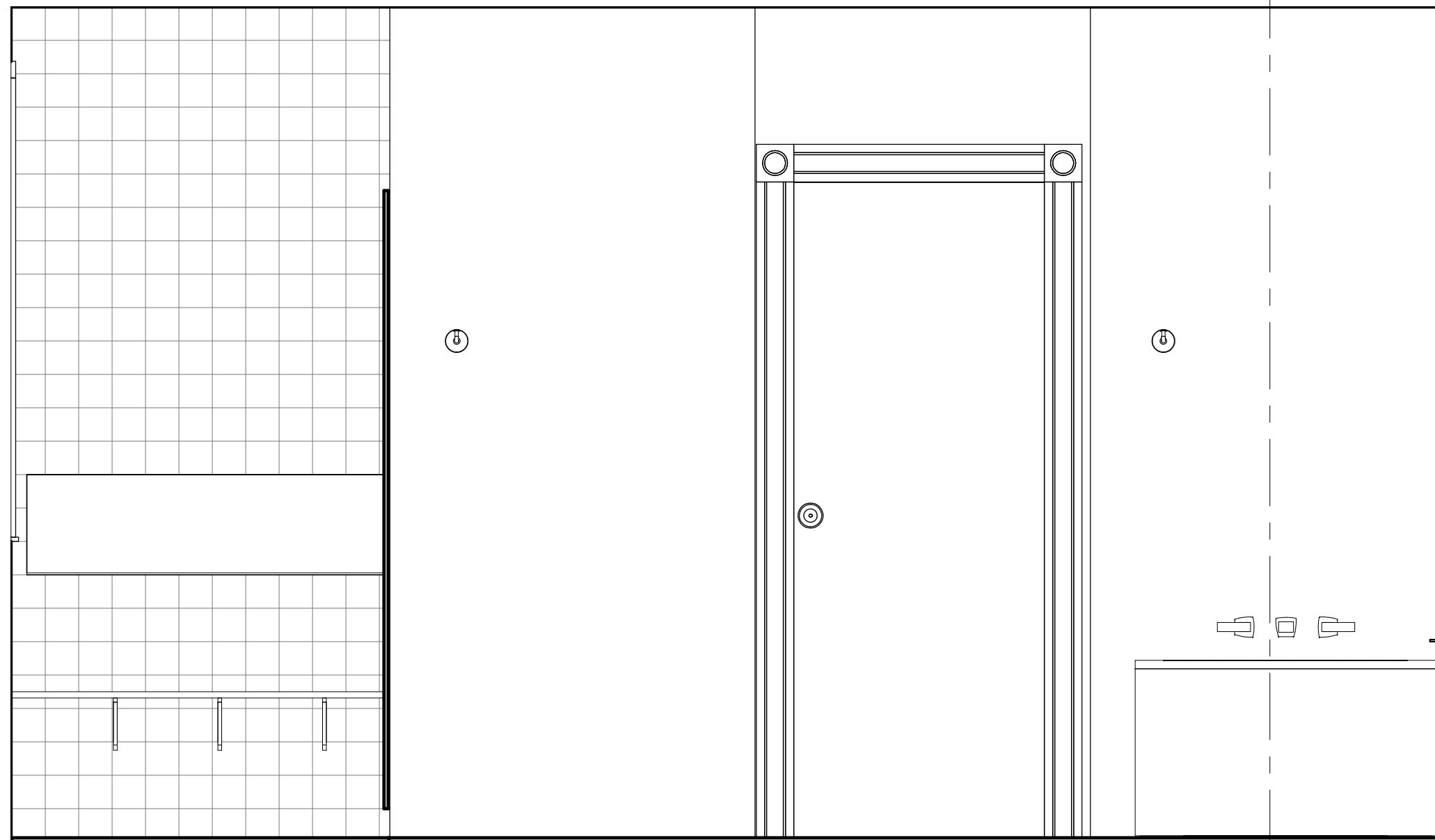
Scale As indicated

6/18/2019 6:28:32 PM

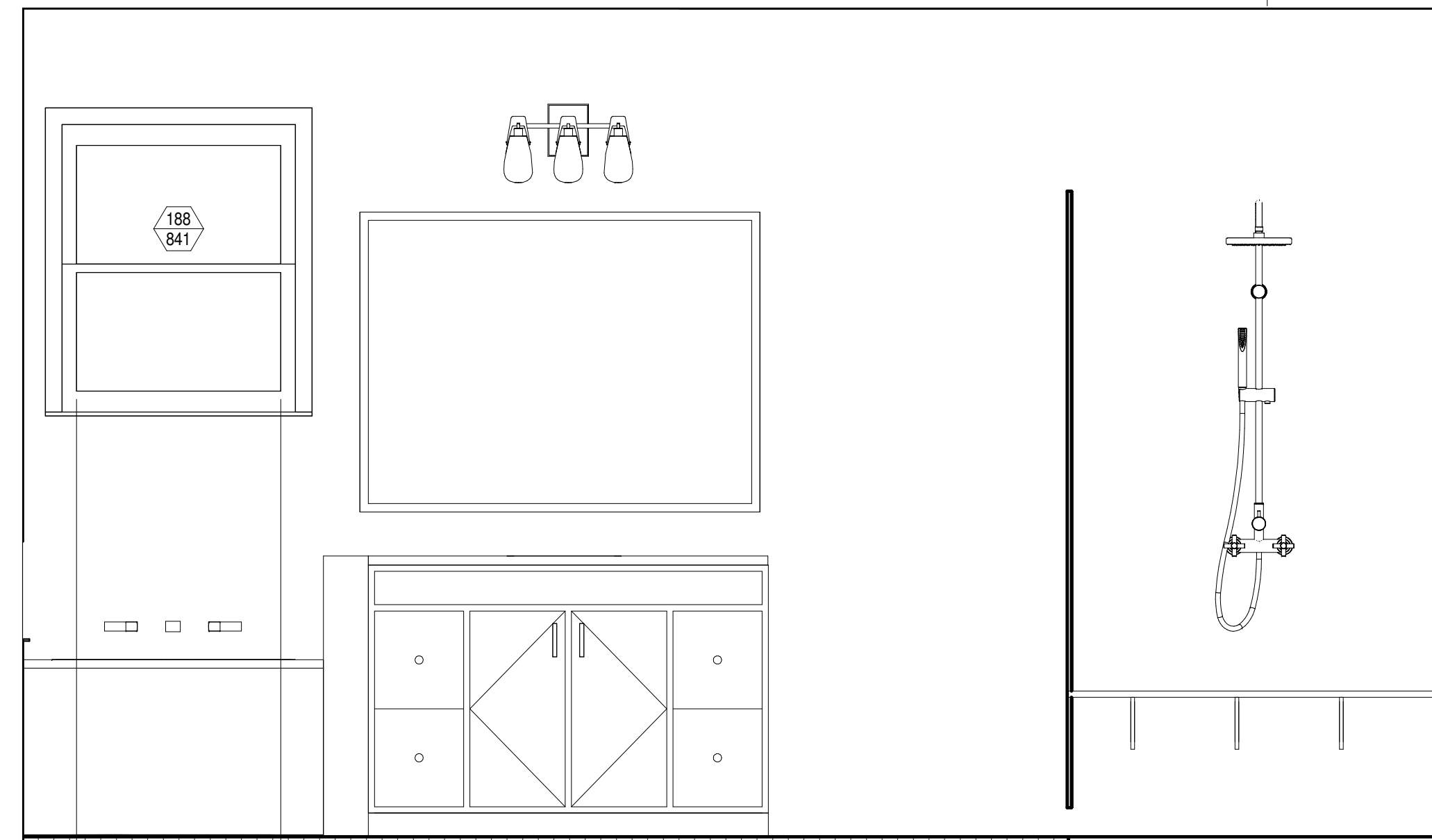




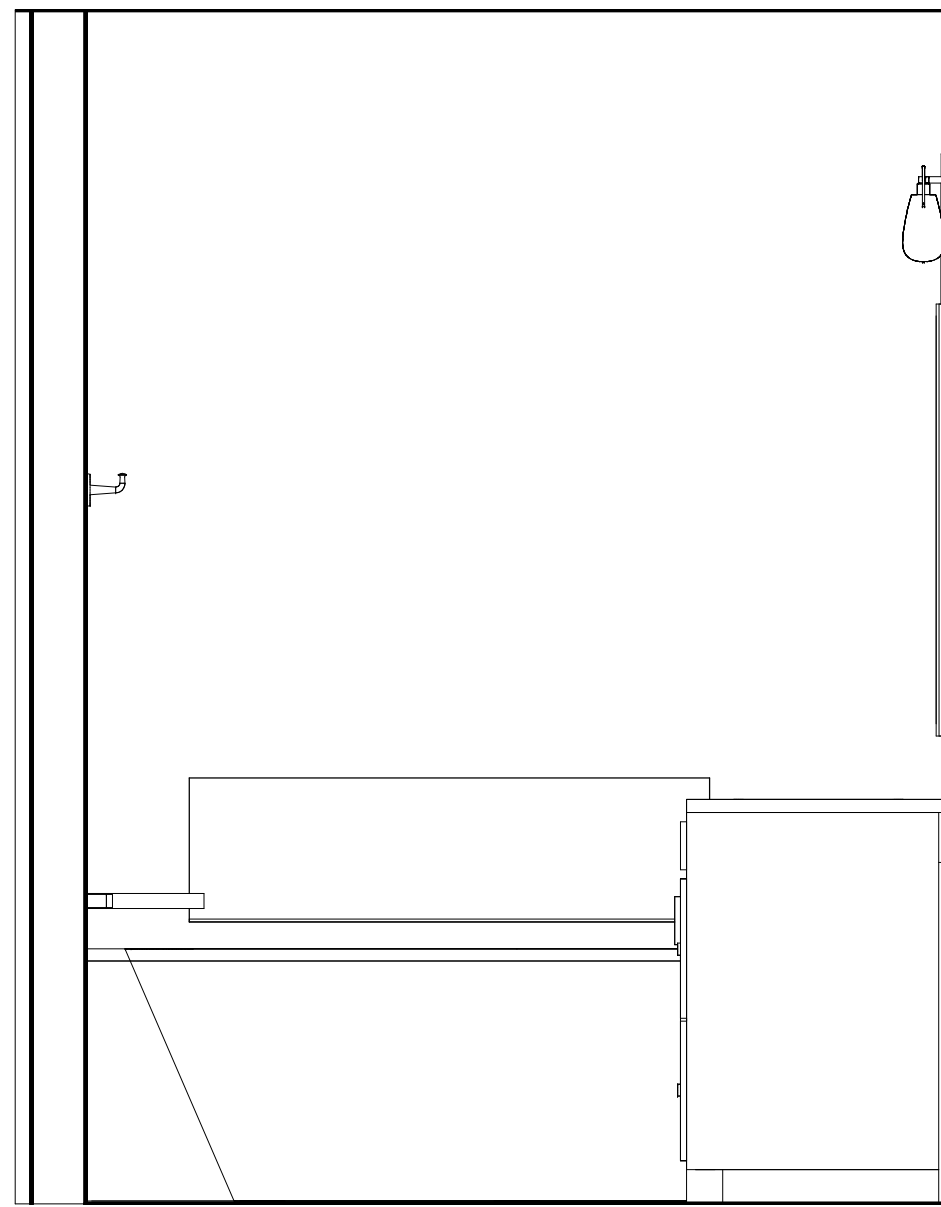
9 MASTER BATHROOM INTERIOR PERSPECTIVE  
12" = 1'-0"



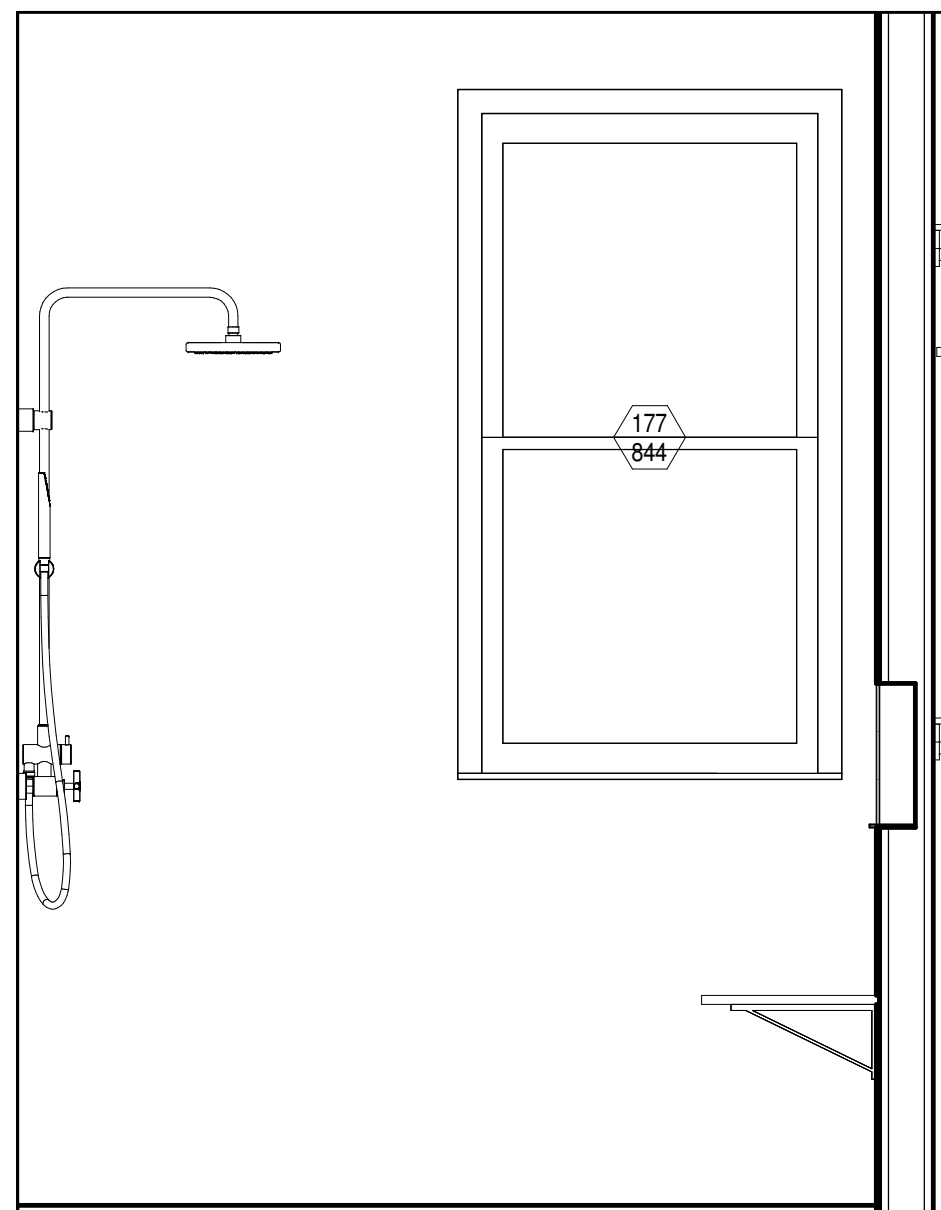
2 L2 MASTER BATHROOM ELEVATION 1  
3/4" = 1'-0"



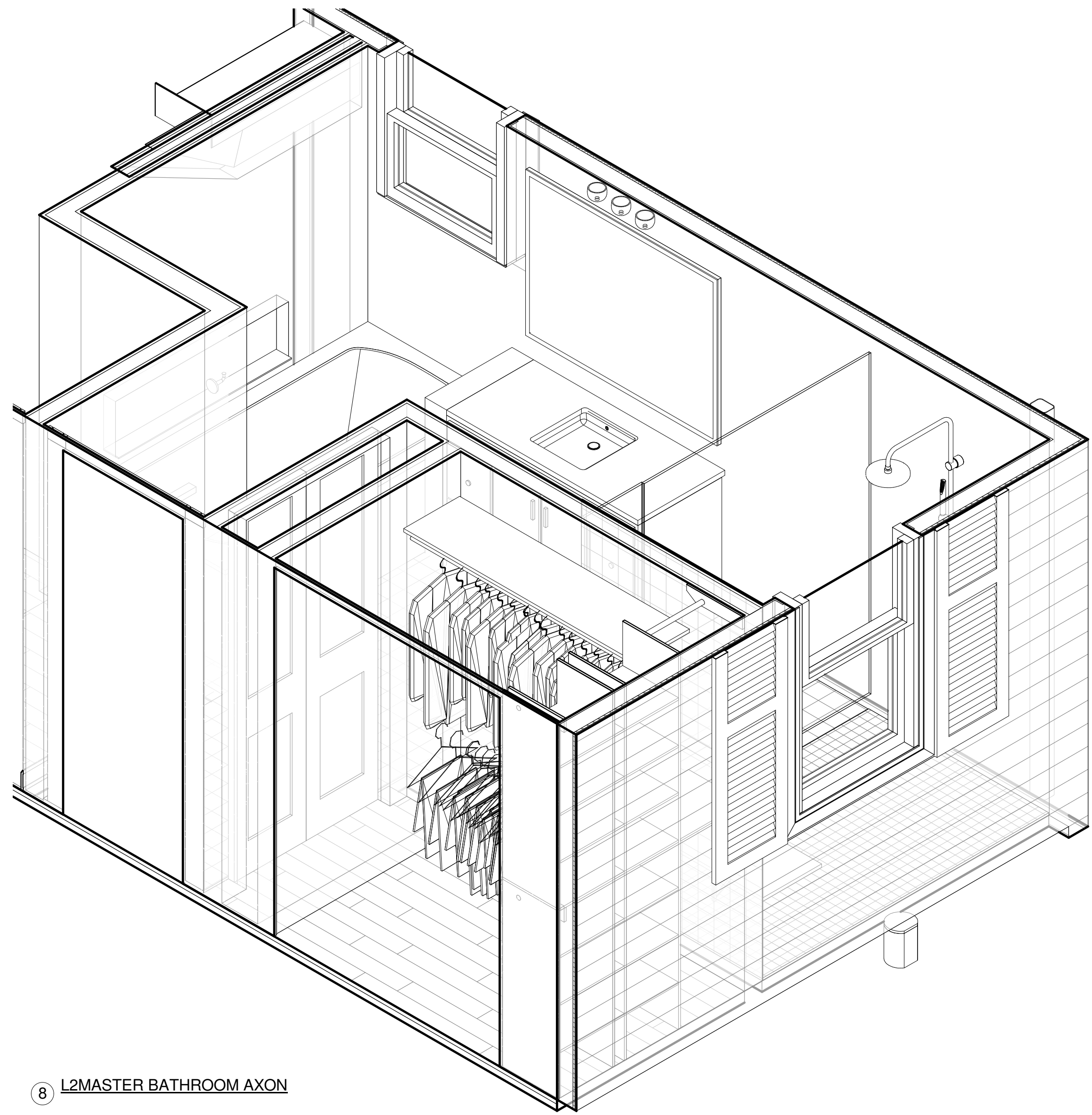
4 L2 MASTER BATHROOM ELEVATION 3  
3/4" = 1'-0"



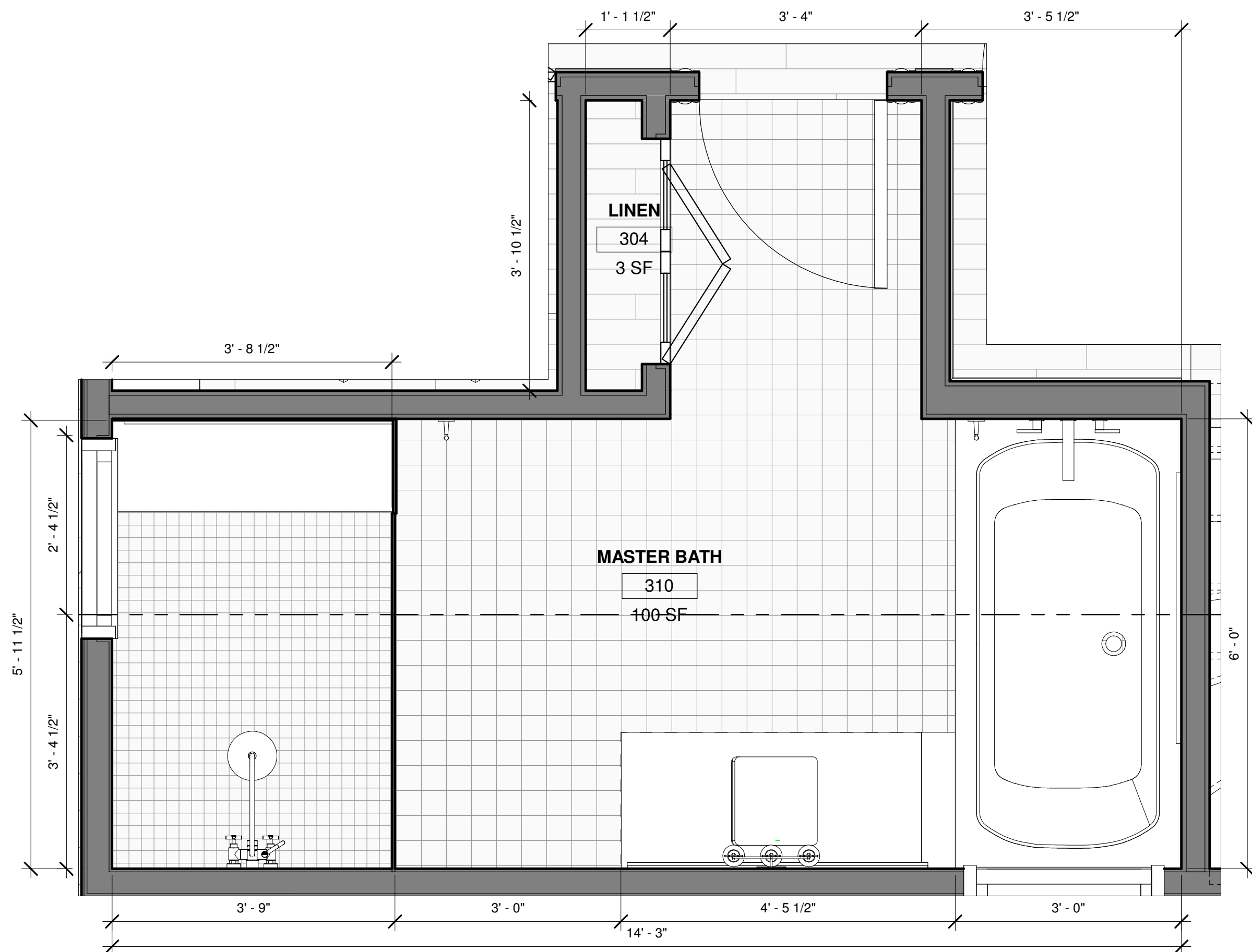
3 L2 MASTER BATHROOM ELEVATION 2  
3/4" = 1'-0"



5 L2 MASTER BATHROOM ELEVATION 4  
3/4" = 1'-0"



8 L2MASTER BATHROOM AXON



1 L2 MASTER BATHROOM ENLARGED PLAN  
3/4" = 1'-0"



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KEY PLAN:

L2 MASTER BATHROOM  
ENLARGED PLAN

DAVID RITTER

RITTER RESIDENCE

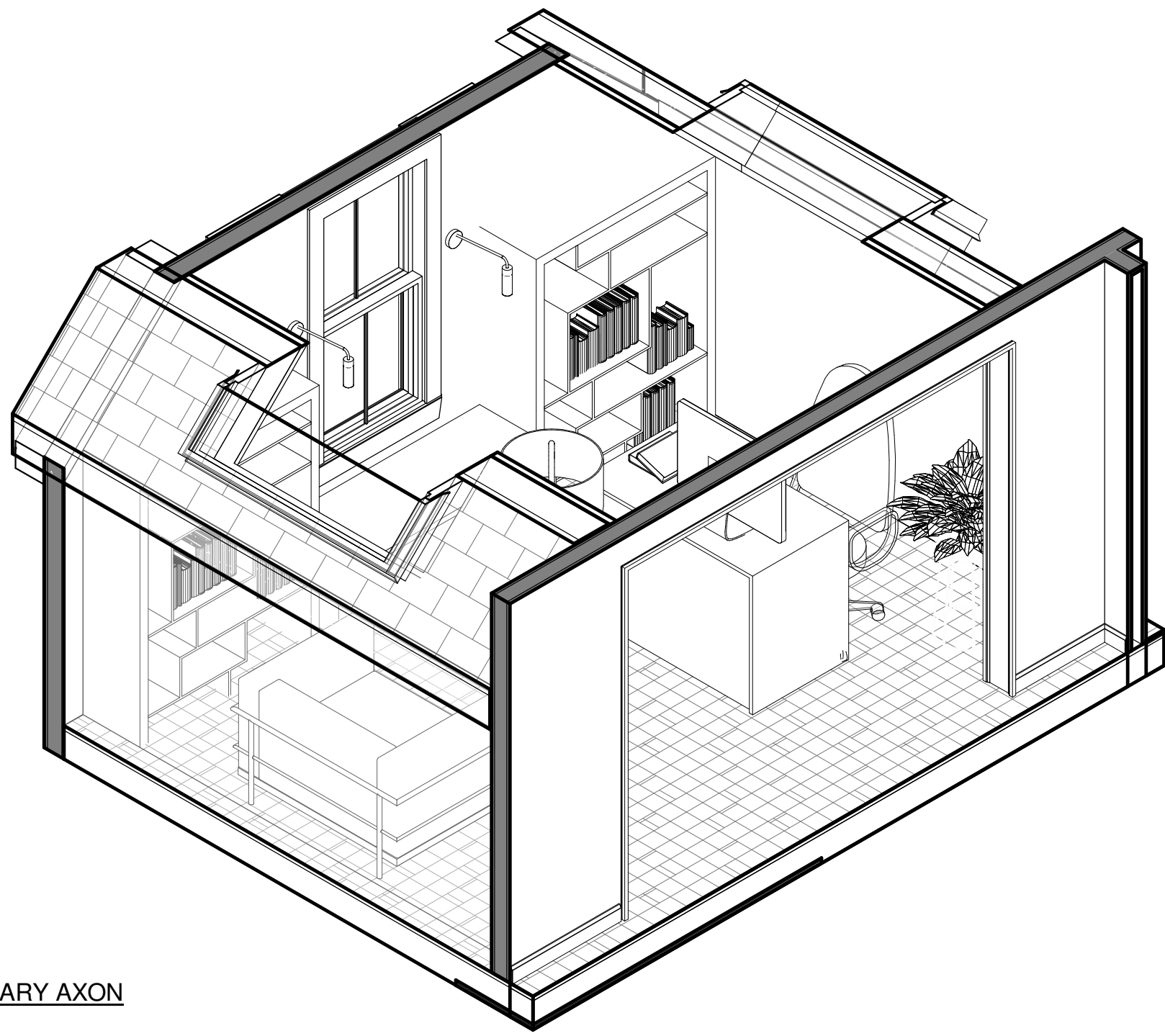
26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	Author
Checked by	Checker

A-404

Scale As indicated

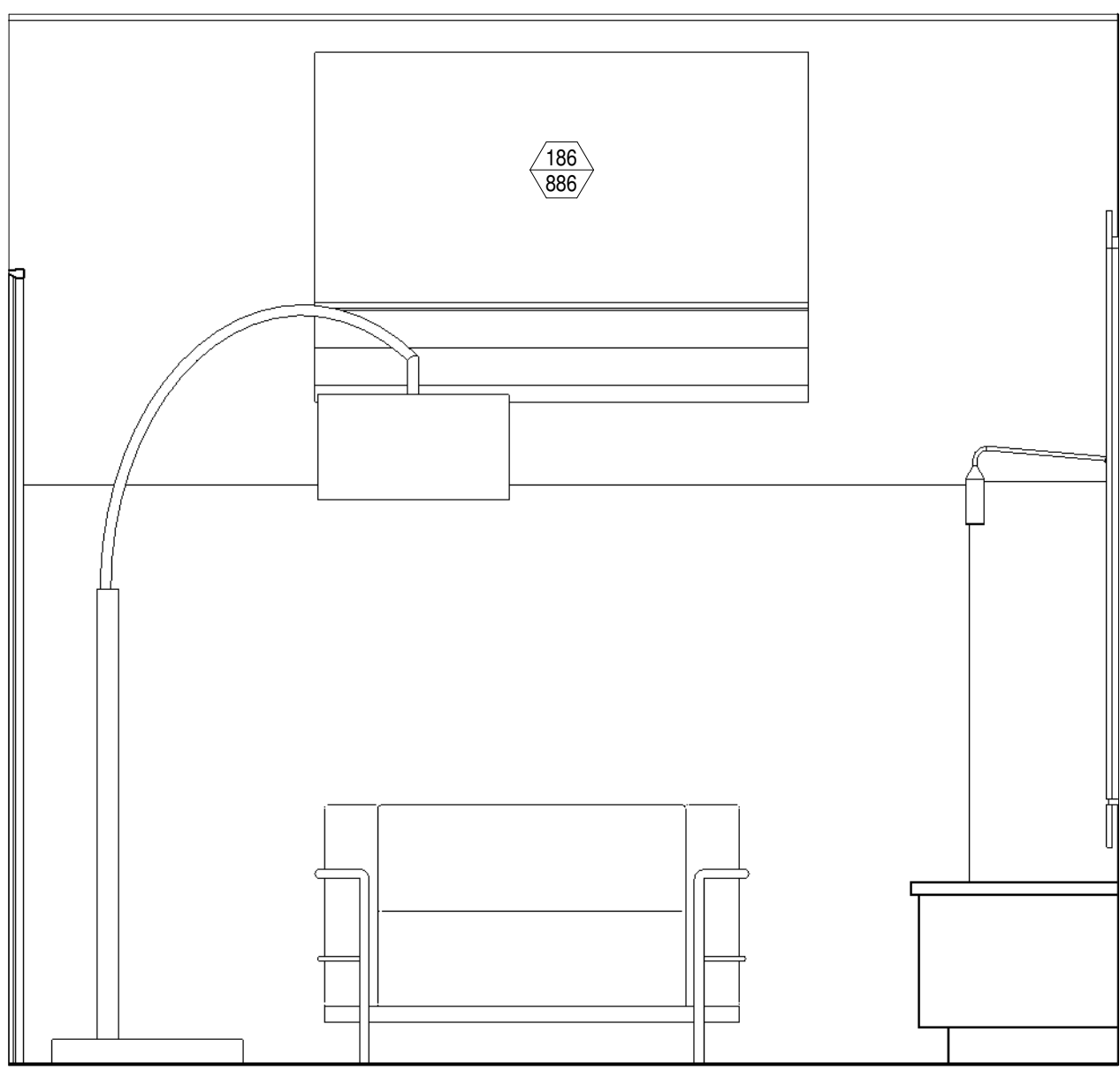
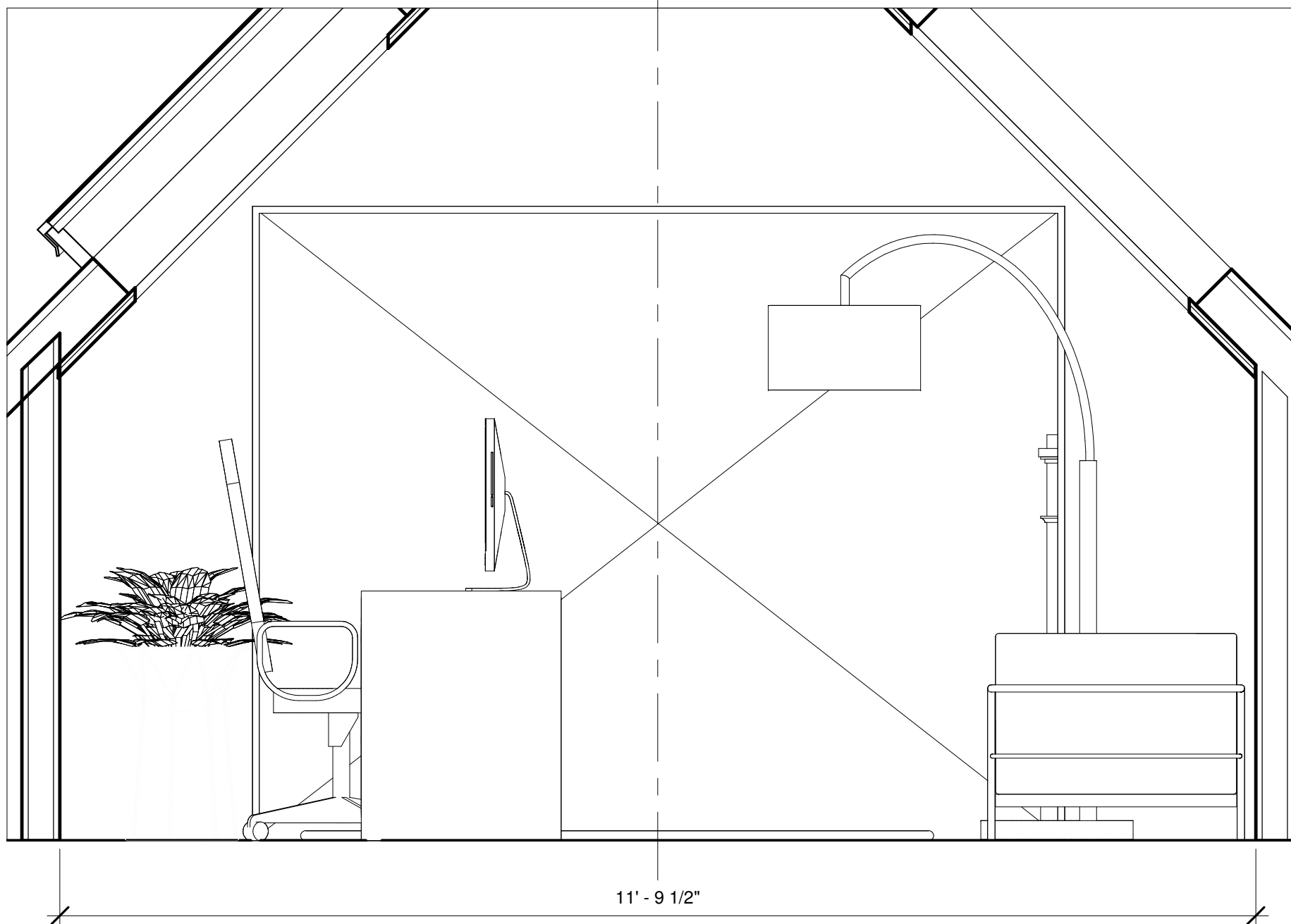




6 L3 LIBRARY INTERIOR PERSPECTIVE  
12" = 1'-0"

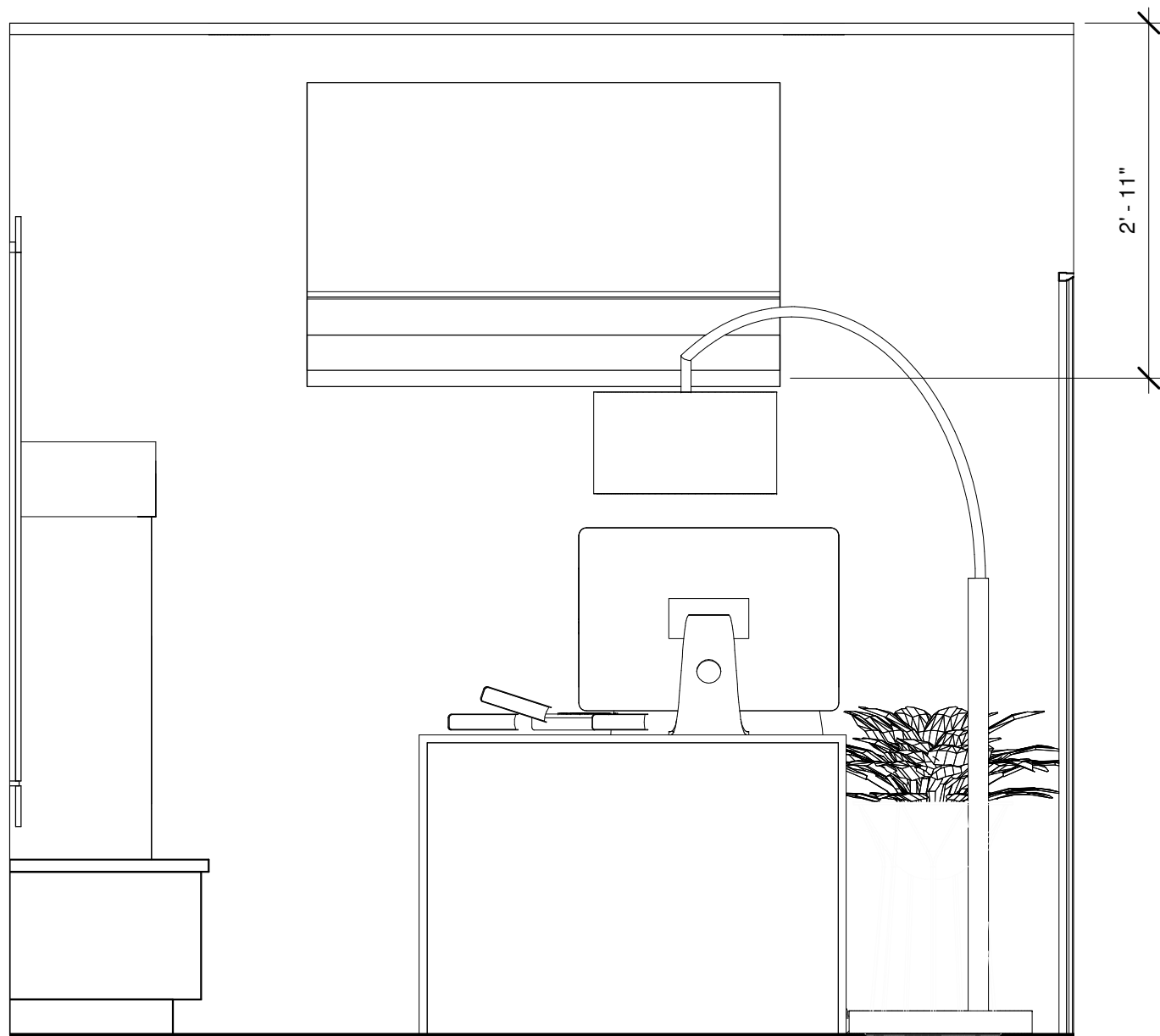
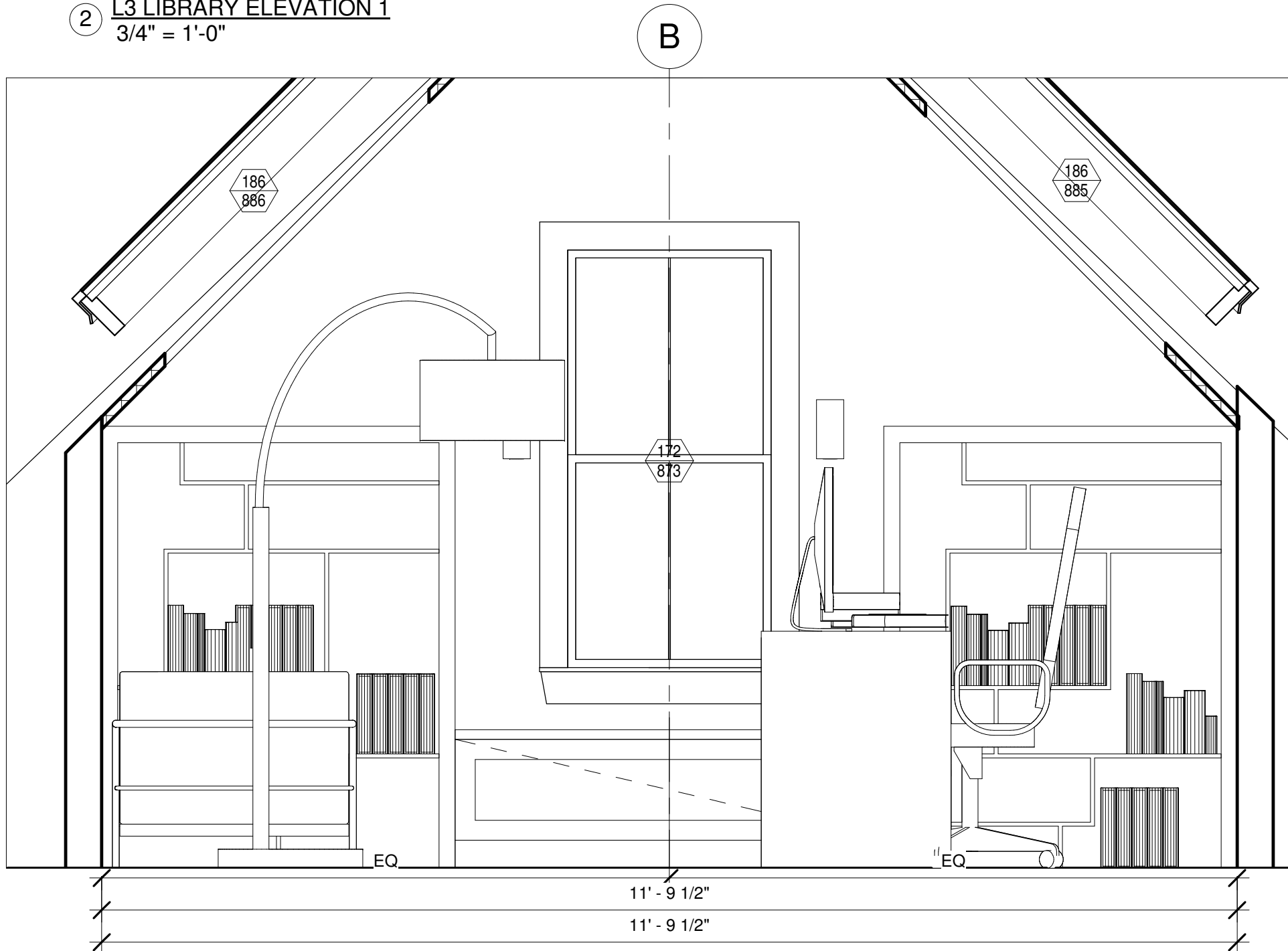
9 L3 LIBRARY INTERIOR PERSPECTIVE 2  
12" = 1'-0"

8 L3 LIBRARY AXON



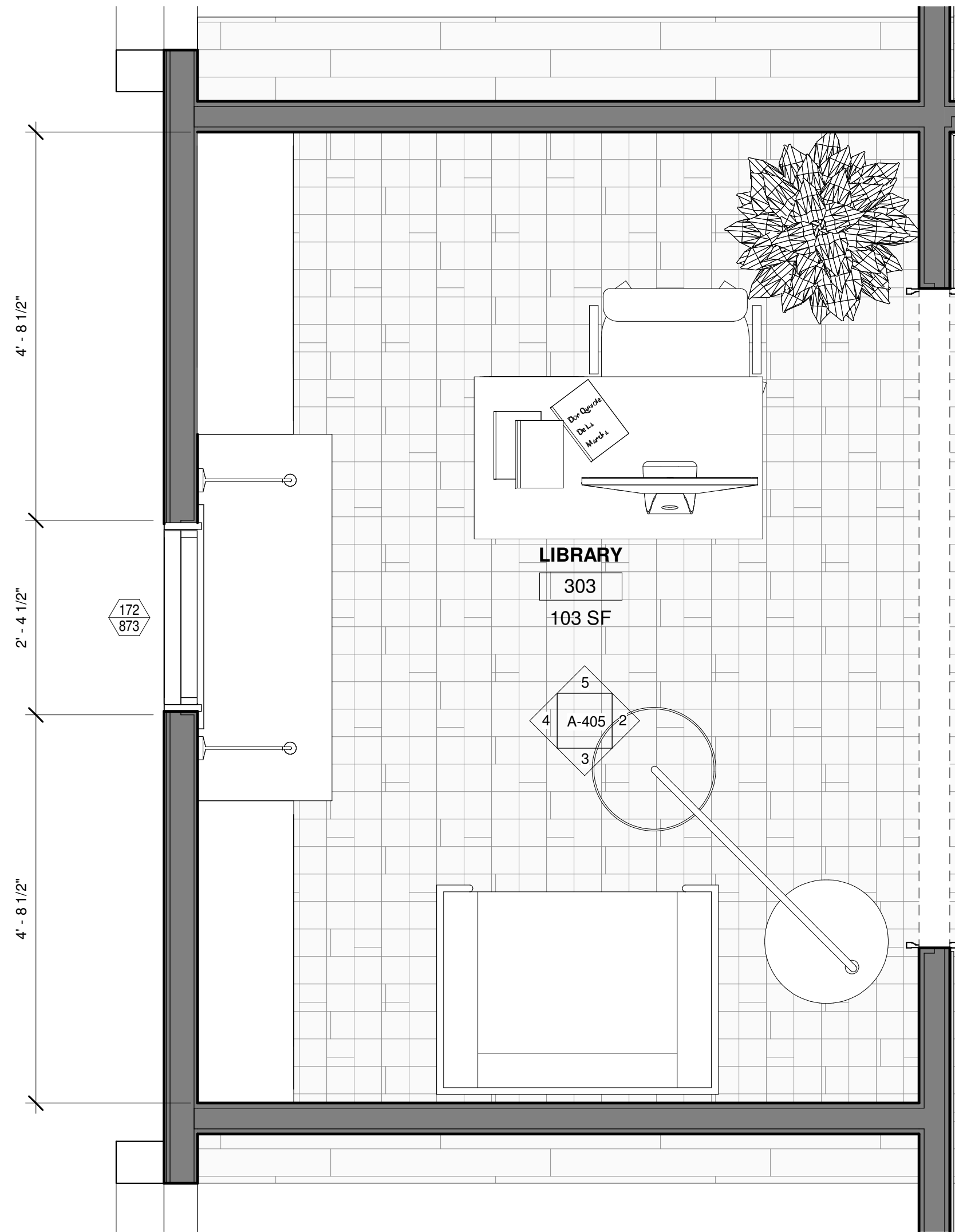
2 L3 LIBRARY ELEVATION 1  
3/4" = 1'-0"

3 L3 LIBRARY ELEVATION 2  
3/4" = 1'-0"



4 L3 LIBRARY ELEVATION 3  
3/4" = 1'-0"

5 L3 LIBRARY ELEVATION 4  
3/4" = 1'-0"



1 L3 LIBRARY ENLARGED PLAN  
3/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

L3 LIBRARY ENLARGED  
PLAN

DAVID RITTER

RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	Author
Checked by	Checker

A-405

Scale As indicated

6/18/2019 6:28:37 PM





② L3 GUEST ROOM  
12" = 1'-0"



③ L3 OFFICE  
12" = 1'-0"



⑥ L3 BATHROOM  
12" = 1'-0"



① L2 STAIRS  
12" = 1'-0"



④ L2 OFFICE  
12" = 1'-0"



⑤ L1 LIVING ROOM  
12" = 1'-0"



⑦ 3D View 16 2019-05-23-10-01-28 (Enscape)  
12" = 1'-0"



⑧ L1 LIVING ROOM 02  
12" = 1'-0"



⑨ L2 LIVING ROOM  
12" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

INTERIOR  
PERSPECTIVES

DAVID RITTER  
RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

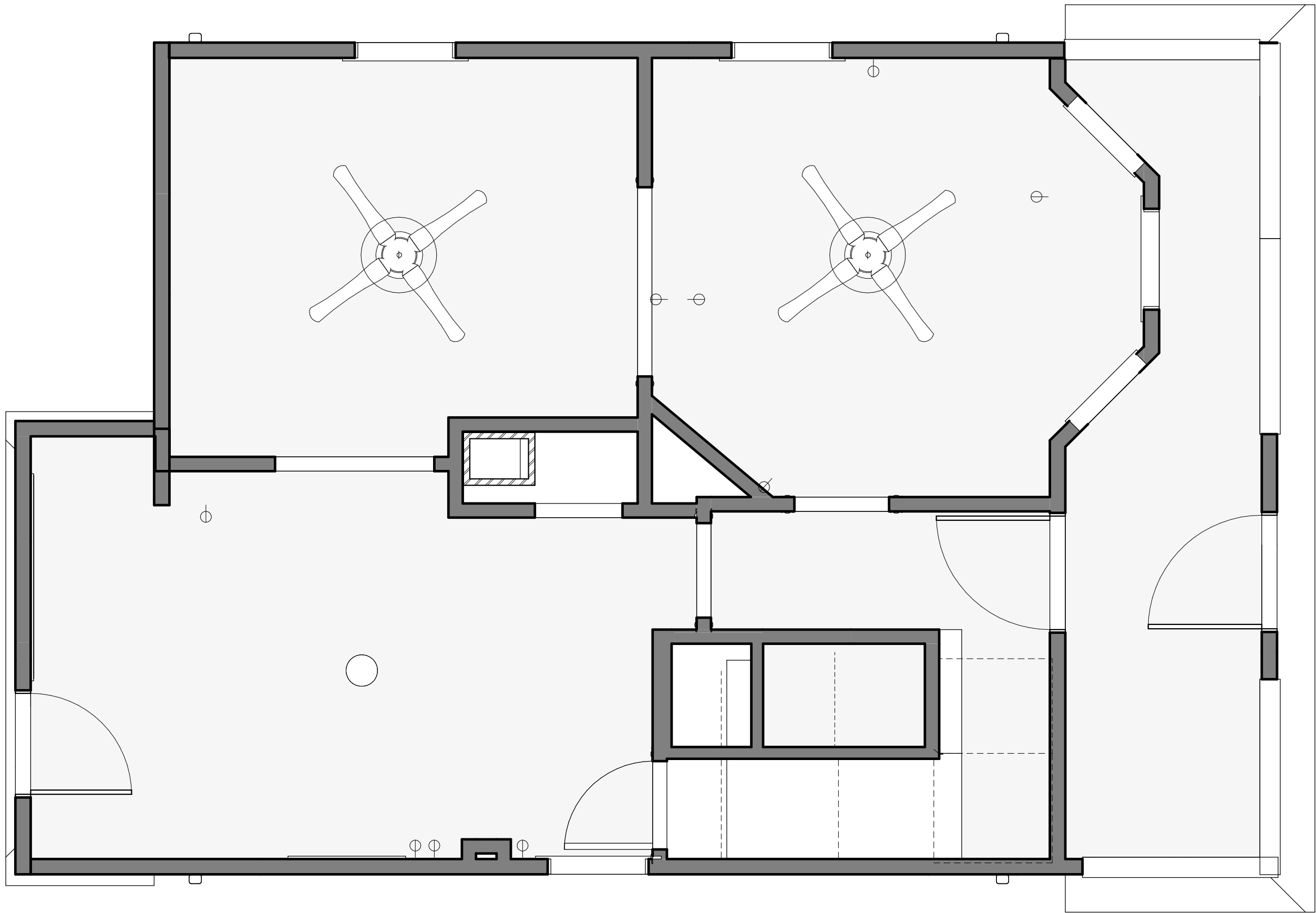
CONSTRUCTION  
DOCUMENTS

Project Status	N/A
Project number	N/A
Date	06/18/2019
Drawn by	Author
Checked by	Checker

A-406

Scale 12" = 1'-0"

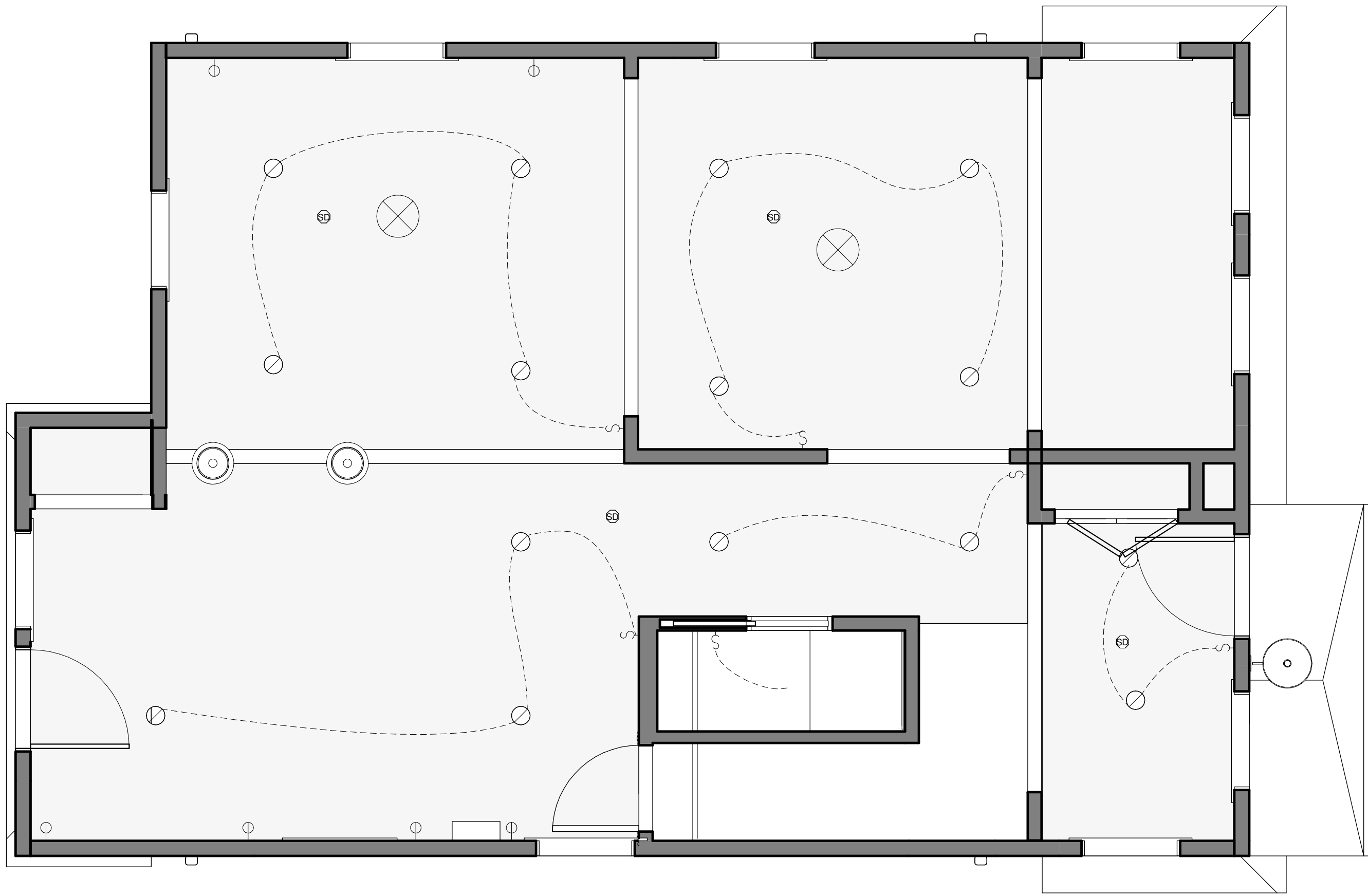




1 EXISTING LEVEL 1 RCP  
3/8" = 1'-0"



3 L1 CEILING PERSPECTIVE



2 PROPOSED LEVEL 1 RCP  
3/8" = 1'-0"

L1 LIGHT FIXTURES SCHEDULE					
Level	Count	Family	Type	Phase Created	Phase Demolished
LEVEL 1	1	Ceiling Light - Flat Round	60W - 277V	Existing	New Construction
LEVEL 1	15	Downlight - Recessed Can	6" Incandescent - 120V	New Construction	None
LEVEL 1	1	Exterior_Gooseneck_Light	Exterior_Gooseneck_Light_3763	New Construction	None
LEVEL 1	1	FIRE	FIRE	New Construction	None
LEVEL 1	4	HighTower_Orient_Pendant_Lightyears_15728	HighTower_Orient_Pendant_Lightyears_15728	New Construction	None



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REGISTRATIONS:

STRUCTURAL ENGINEER:

LEVEL 1 RCP

DAVID RITTER  
RITTER RESIDENCE

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MA 02140

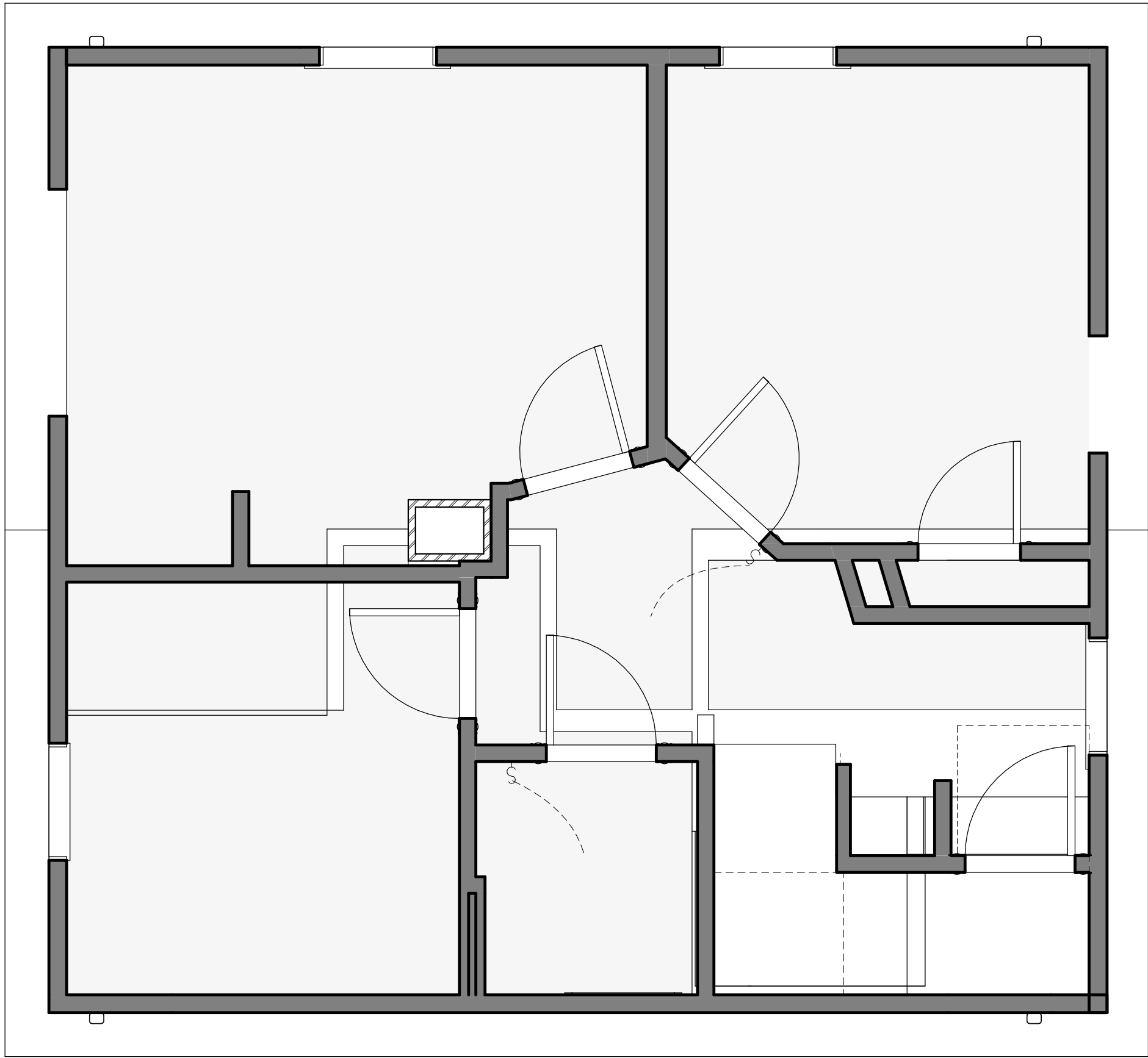
CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker

A-600

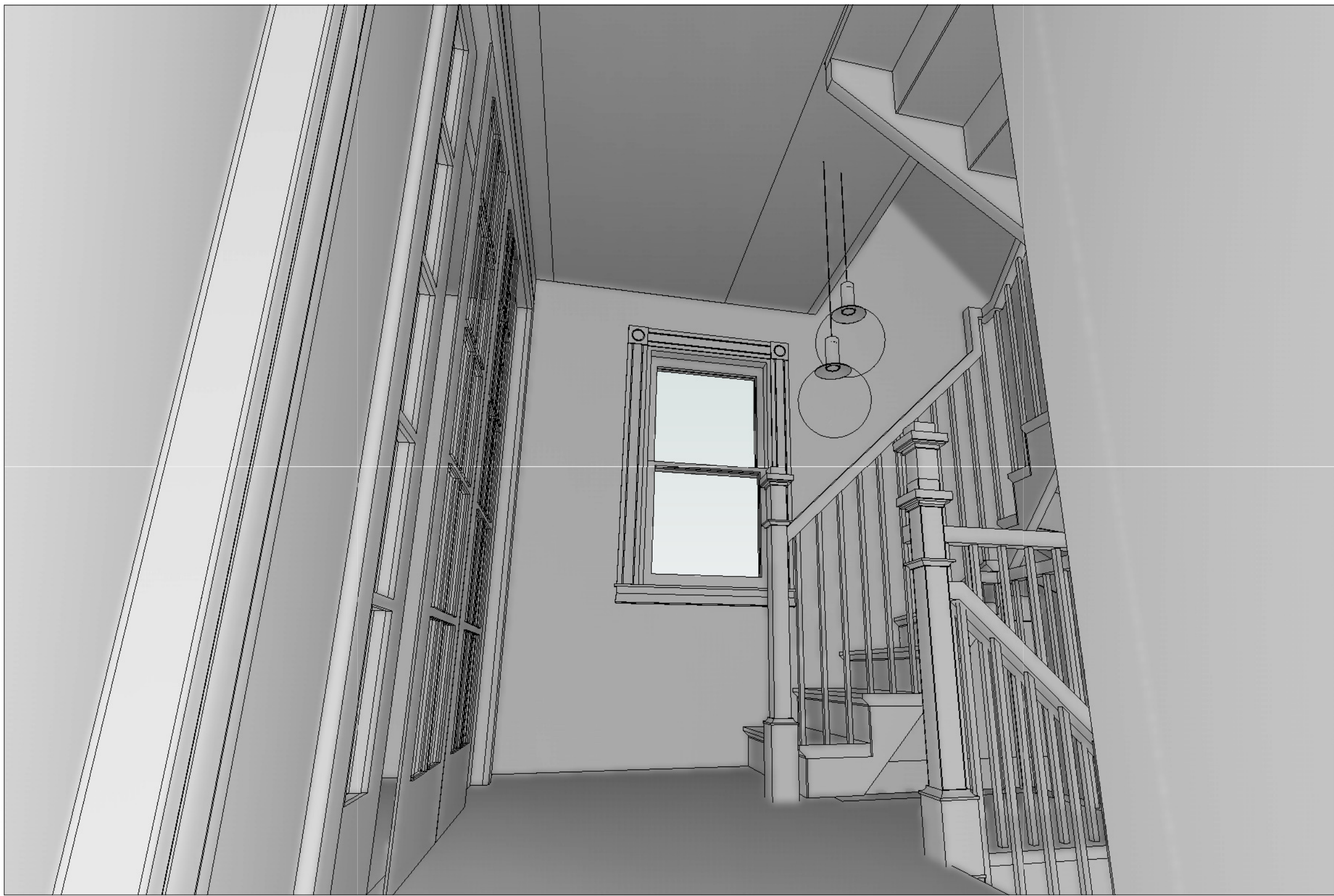
Scale 3/8" = 1'-0"

6/18/2019 6:28:41 PM



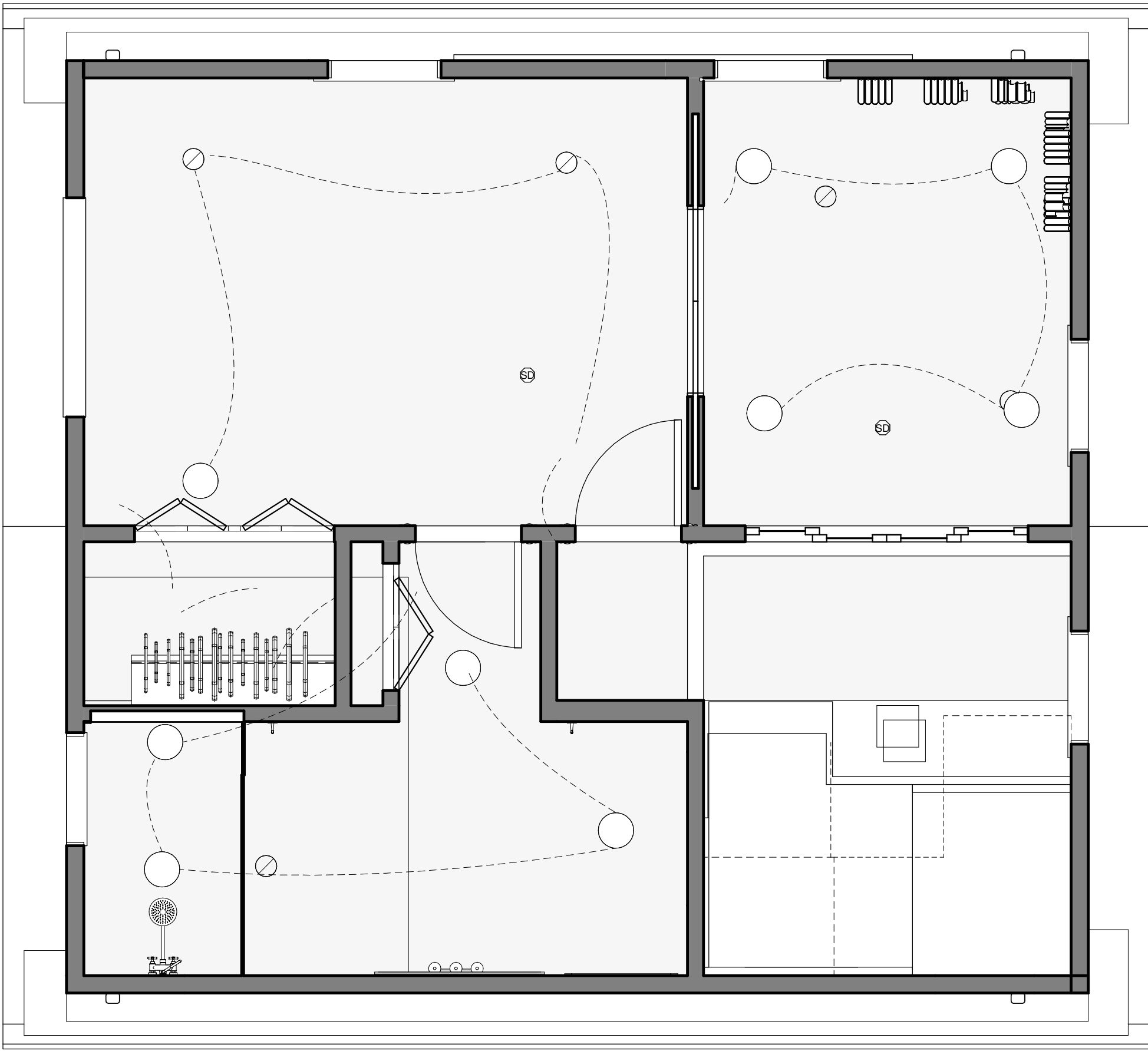


① EXISTING LEVEL 2 RCP  
3/8" = 1'-0"



④ L2 CEILING PERSPECTIVE

L2 LIGHT FIXTURES SCHEDULE					
Level	Count	Family	Type	Phase Created	Phase Demolished
LEVEL 2	1	ALMA_LIGHT_THE_LIGHT	THE_LIGHT_5150/180	New Construction	None
LEVEL 2	1	Bathroom Sconce	Bathroom Sconce	New Construction	None
LEVEL 2	14	Ceiling Light - Flat Round	60W - 120V		None
LEVEL 2	6	Downlight - Recessed Can	6" Incandescent - 120V	New Construction	None
LEVEL 2	1	KAISHI_LIGHTING_PAWN_PEND ANT_LAMP	PAWN_PENDANT_LA MP_□16cm	New Construction	None
LEVEL 2	2	ZERO-Revit-Fog-Pendant-ZERO-1 38029-bima3b0beb1 (1)	Fog pendant 350mm LED 395LM/4W Copper	New Construction	None



② PROPOSED LEVEL 2 RCP  
3/8" = 1'-0"



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KEY PLAN:

LEVEL 2 RCP

DAVID RITTER  
RITTER RESIDENCE  
26 CLARENDON ST. CAMBRIDGE  
MA 02140

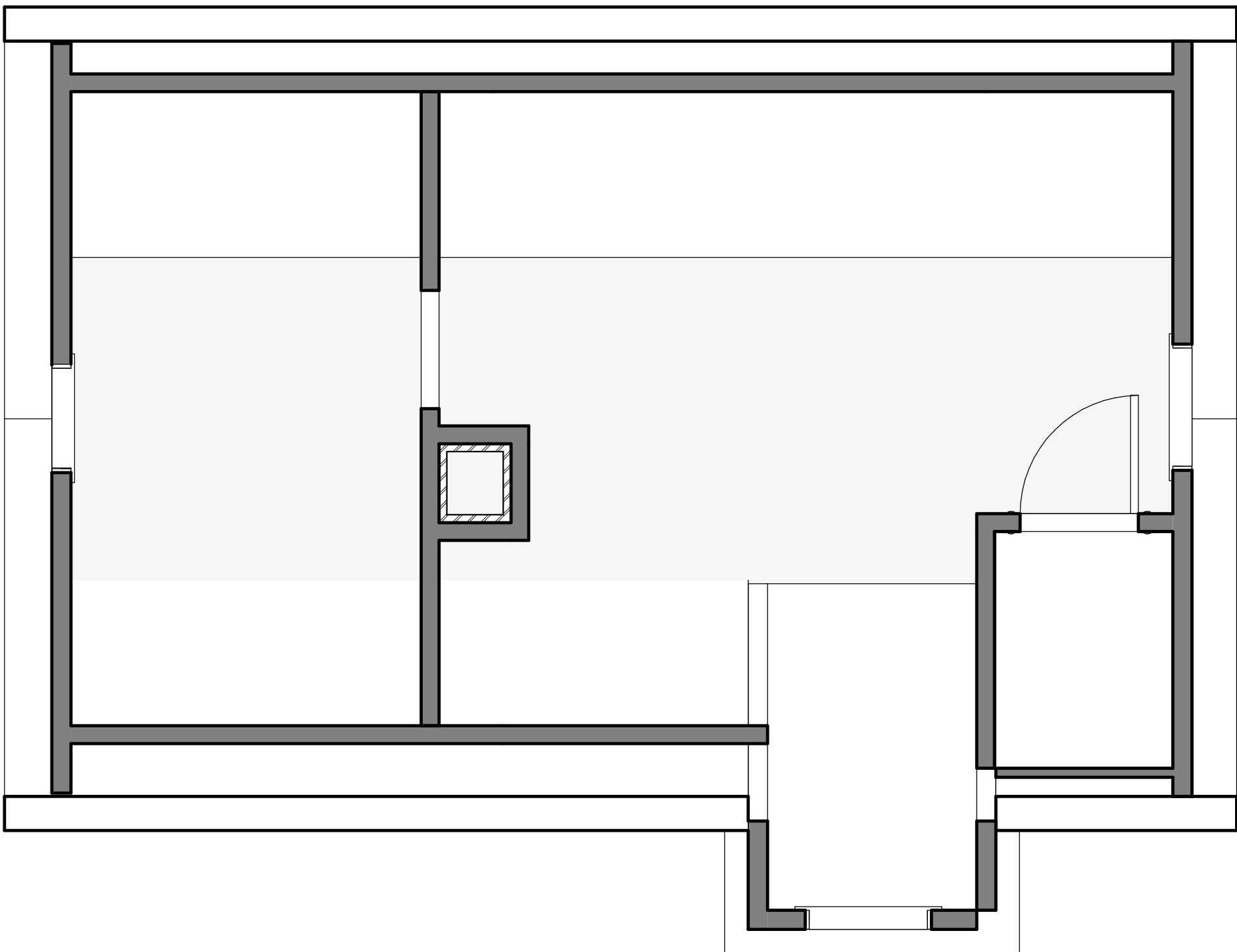
CONSTRUCTION  
DOCUMENTS

Project Status  
Project number N/A  
Date 06/18/2019  
Drawn by SKA  
Checked by Checker

A-601

Scale 3/8" = 1'-0"



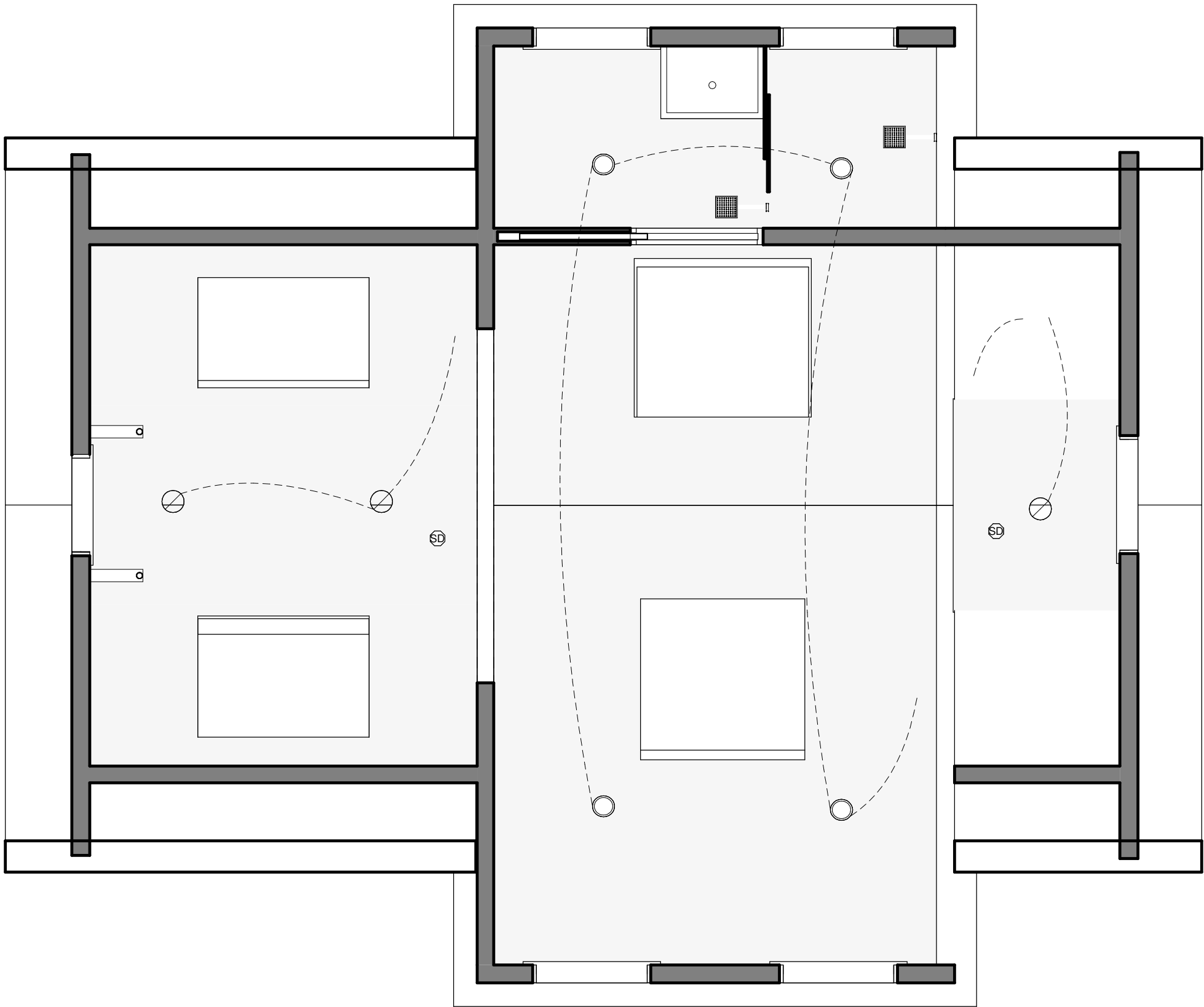


1 EXISTING LEVEL 3 RCP  
3/8" = 1'-0"



3 L3 CEILING PERSPECTIVE

L3 LIGHT FIXTURES SCHEDULE					
Level	Count	Family	Type	Phase Created	Phase Demolished
LEVEL 3	1	Arc_Modern_Floor_Lamp_18312	Arc_Modern_Floor_Lamp_18312	New Construction	None
LEVEL 3	7	Downlight - Recessed Can	6" Incandescent - 120V	New Construction	None
LEVEL 3	2	Flamingo-Applique-Platak-190405-bime086e311	3010116_9W_LED_3000K	New Construction	None



2 PROPOSED LEVEL 3 RCP  
3/8" = 1'-0"



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KEY PLAN:

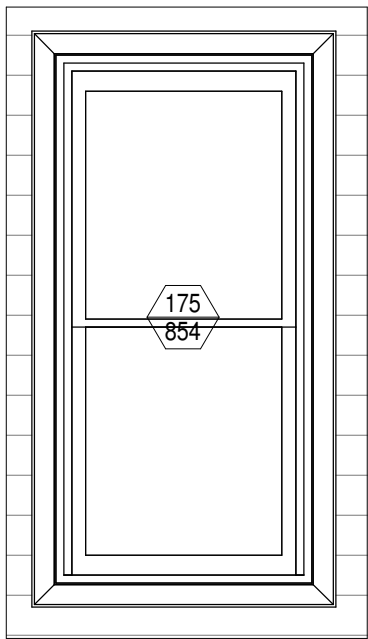
LEVEL 3 RCP

DAVID RITTER  
RITTER RESIDENCE  
26 CLARENDON ST. CAMBRIDGE  
MA 02140

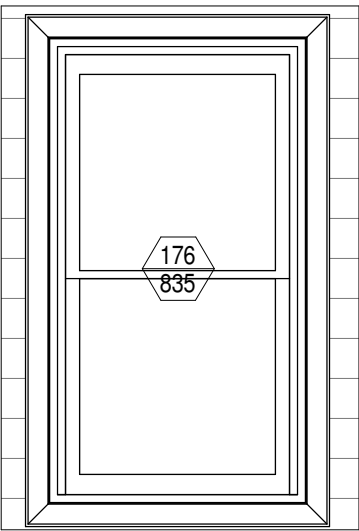
CONSTRUCTION DOCUMENTS	
Project Status	
Project number	N/A
Date	06/18/2019
Drawn by	SKA
Checked by	Checker
A-602	
Scale	3/8" = 1'-0"



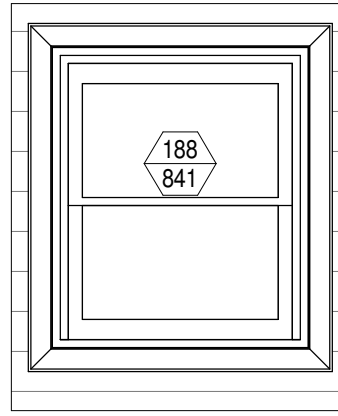
WINDOW SCHEDULE								
Level	Count	Mark	Family and Type	Height	Width	Sill Height	Phase Created	Phase Demolished
PROPOSED LEVEL 0	4		Transom with Trim: 36" x 22"	1' - 10"	3' - 0"	4' - 6"	Existing	None
LEVEL 1	2		Side Windows_A: 38" x 42"	4' - 0"	2' - 0"	2' - 2"	Existing	New Construction
LEVEL 1	2		Side Windows_B: 38" x 42"	4' - 0"	2' - 0"	2' - 2"	Existing	New Construction
LEVEL 1	1	867	Side Windows_C: 38" x 42"	4' - 0"	2' - 0"	2' - 2"	Existing	New Construction
LEVEL 1	1	839	Window A_30x63: 30" x 62"	5' - 2"	2' - 5 1/2"	2' - 2"	Existing	None
LEVEL 1	3		Window A_30x63: 38" x 42"	3' - 1 1/2"	2' - 0"		Existing	
LEVEL 1	2		Window B_19x63: 38" x 42"	4' - 0"	2' - 0"		Existing	New Construction
LEVEL 1	1	842	Window D_58.5x58.5: 38" x 42"	4' - 0"	2' - 0"	3' - 1 1/2"	Existing	New Construction
LEVEL 1	1	857	Window H_30x39: 38" x 42"	4' - 0"	2' - 0"	3' - 11"	Existing	None
LEVEL 1	7		Window A_30x63: 38" x 42"	3' - 1 1/2"	2' - 0"		New Construction	None
LEVEL 2	3		Window E_30x56: 38" x 42"	4' - 0"	2' - 0"		Existing	None
LEVEL 2	1	844	Window E_30x56_no casing: 38" x 42"	4' - 0"	2' - 0"	3' - 0"	Existing	None
LEVEL 2	1	841	Window F_30x34.5_no casing: 30"	4' - 0"	2' - 5 1/2"	4' - 3"	Existing	None
LEVEL 2	1	890	Side Windows_A: 38" x 42"	4' - 0"	2' - 0"	3' - 0"	New Construction	None
LEVEL 2	1	884	Window E_30x56: 38" x 42"	4' - 0"	2' - 0"	3' - 0"	New Construction	None
LEVEL 3	1	873	Window G_27.5x52: 38" x 42"	4' - 0"	2' - 0"	2' - 0 1/2"	Existing	None
LEVEL 3	2		Window H_30x39: 38" x 42"	4' - 0"	2' - 0"		Existing	
LEVEL 3	4		Skylight: 5' x 4'	4' - 2"	4' - 2"		New Construction	None
LEVEL 3	4		Window H_30x39: 38" x 42"	4' - 0"	2' - 0"	2' - 6"	New Construction	None



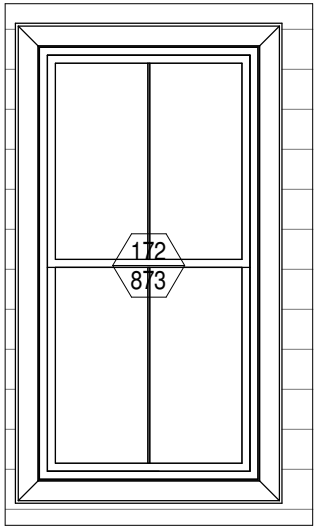
3 WINDOW TYPE A  
1/2" = 1'-0"



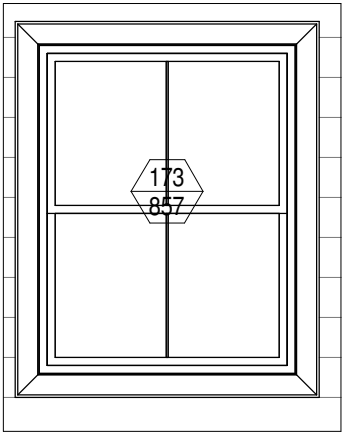
2 WINDOW TYPE B  
1/2" = 1'-0"



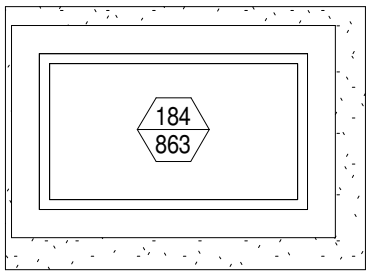
7 WINDOW TYPE C  
1/2" = 1'-0"



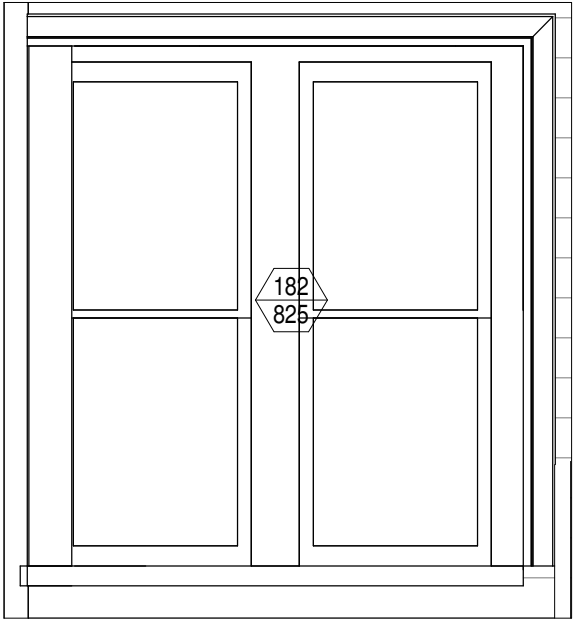
9 WINDOW TYPE D  
1/2" = 1'-0"



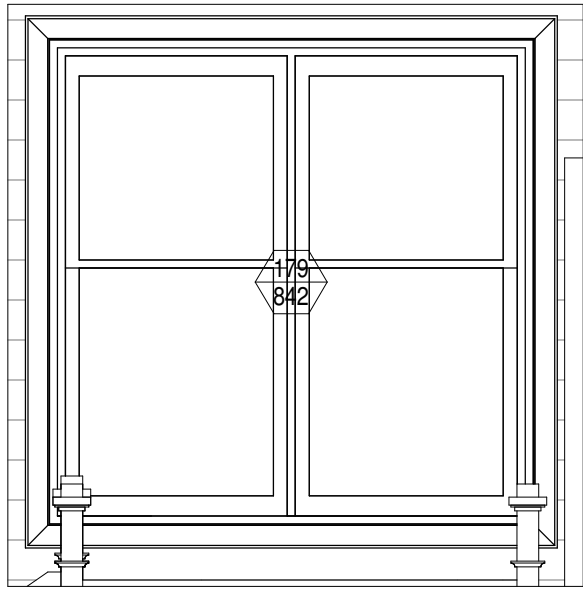
4 WINDOW TYPE E  
1/2" = 1'-0"



6 WINDOW TYPE F  
1/2" = 1'-0"

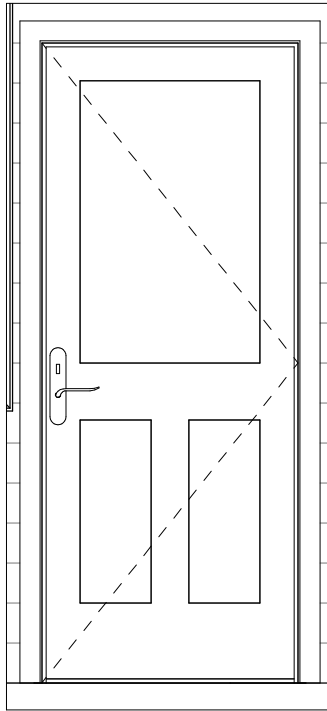


1 WINDOW TYPE G - DEMOLISHED  
1/2" = 1'-0"

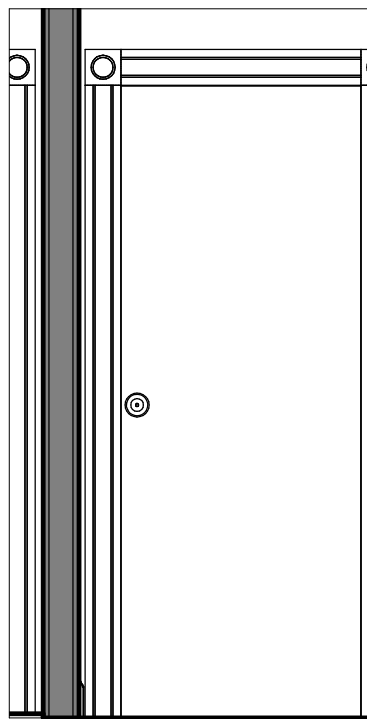


10 WINDOW TYPE H - DEMOLISHED  
1/2" = 1'-0"

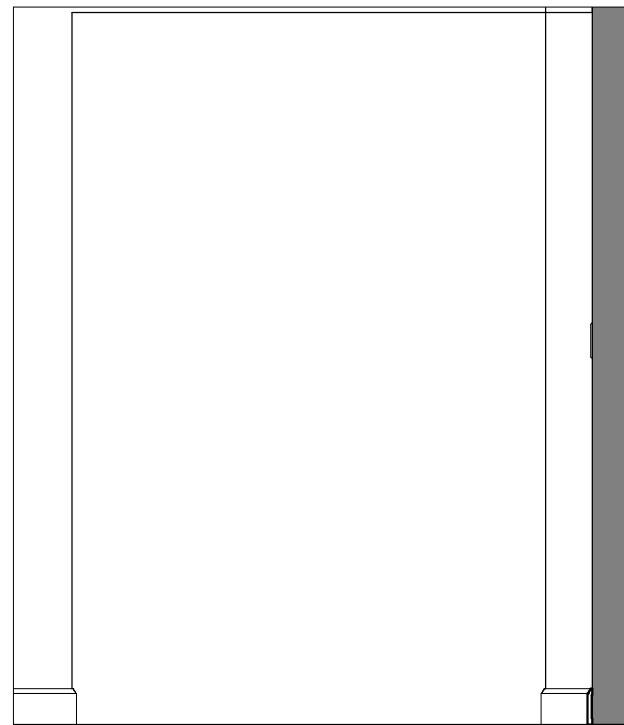
DOOR SCHEDULE								
Level	Function	Count	Mark	Family and Type	Height	Width	Phase Created	Phase Demolished
PROPOSED LEVEL 0	Interior	1	294	Door-Opening: 48" x 84" 2	0' - 0"	0' - 0"	Existing	None
LEVEL 1		1	305	Delivery Package Door: Delivery Package Door			New Construction	None
LEVEL 1	Exterior	1	257	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 32" x 80"	6' - 8"	2' - 8"	Existing	New Construction
LEVEL 1	Exterior	2		Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 1	Exterior	2		Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 32" x 80"	6' - 8"	2' - 8"	New Construction	None
LEVEL 1	Interior	2		Cased Opening_30 in: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 1	Interior	1	275	Cased Opening_60 in: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 1	Interior	1	277	Closet Door_28: 36" x 80"	6' - 8"	3' - 0"	Existing	None
LEVEL 1	Interior	1	302	Copy of Bifold-2 Panel_no trim: 36" x 84"	7' - 0"	3' - 4"	New Construction	None
LEVEL 1	Interior	1	283	Pocket_Slider_Door: 2.027 x 0.945	6' - 8"	2' - 4"	New Construction	None
LEVEL 2	Interior	1	271	Closet Door_28: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 2	Interior	5		Door: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 2	Interior	2		Copy of Bifold-2 Panel_no trim: 30" x 80"	6' - 8"	2' - 6"	New Construction	None
LEVEL 2	Interior	1	327	Copy of Bifold-2 Panel_no trim: 36" x 80"	6' - 8"	3' - 0"	New Construction	None
LEVEL 2	Interior	1	315	Door-Interior-Double-Pocket-2_Panel-Wood: Door-Interior-Double-Pocket-2_Panel-Wood	7' - 0"	4' - 4"	New Construction	None
LEVEL 2	Interior	2		Door: 36" x 80"	6' - 8"	3' - 0"	New Construction	None
LEVEL 2	Interior	1	314	Sliding-4 Panel 2: 8'6"	7' - 8"	6' - 8"	New Construction	None
LEVEL 3	Interior	1	264	Door: 36" x 80"	6' - 8"	3' - 0"	Existing	New Construction
LEVEL 3	Interior	1	321	Door-Opening: 144"	0' - 0"	8' - 0"	New Construction	None
LEVEL 3	Interior	1	330	Pocket_Slider_Door: 36"	6' - 8"	3' - 0"	New Construction	None



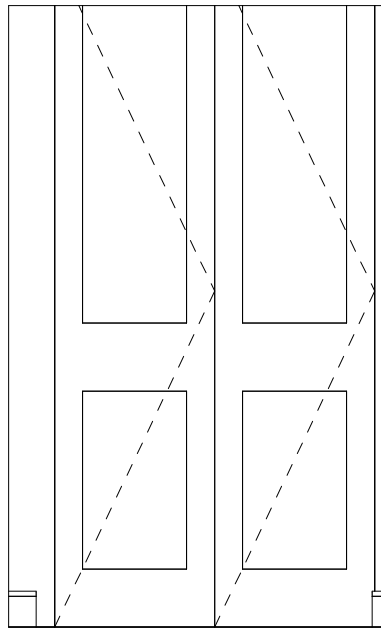
5 DOOR TYPE A - EXTERIOR  
1/2" = 1'-0"



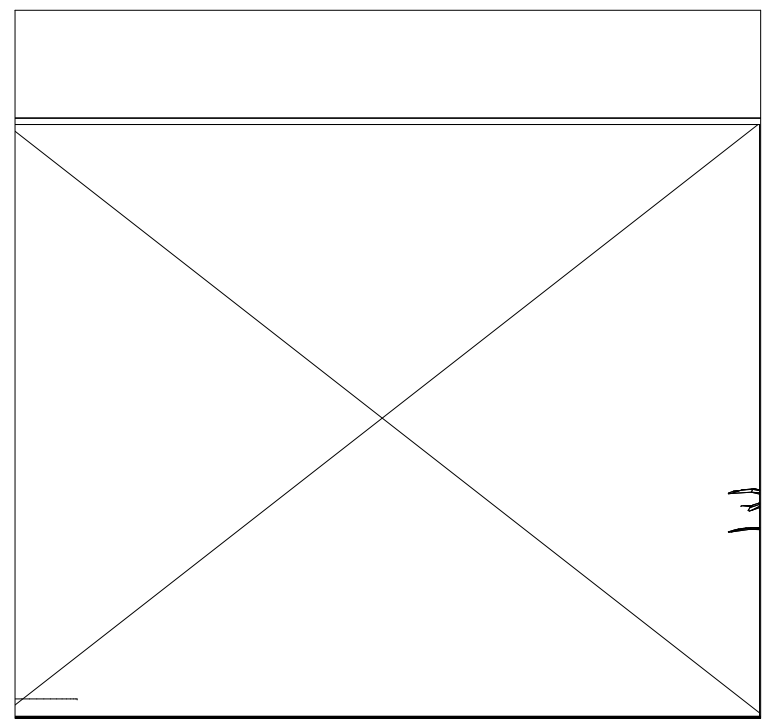
12 DOOR TYPE B - 30" WIDE  
1/2" = 1'-0"



14 DOOR TYPE D - CASSED OPENING  
1/2" = 1'-0"



15 DOOR TYPE F - SINGLE SLIDE DOOR  
1/2" = 1'-0"



8 DOOR TYPE G - DOUBLE SLIDE DOOR  
1/2" = 1'-0"



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KEY PLAN:

WINDOW & DOOR  
SCHEDULE

DAVID RITTER  
RITTER RESIDENCE

26 CLARENDON ST. CAMBRIDGE  
MA 02140

CONSTRUCTION  
DOCUMENTS

Project Status  
Project number N/A  
Date 06/18/2019  
Drawn by SKA  
Checked by Checker

A-800

Scale 1/2" = 1'-0"