

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 177941

2022 JUN -1 PM 3:19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Fraser Allan C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge , MA 02138

LOCATION OF PROPERTY: 286 Broadway , Cambridge, MA

TYPE OF OCCUPANCY: Business

ZONING DISTRICT: Residence C-2B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New 2 family building construction violating the setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address:

2 Worthington St Cambridge MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 5/31/2022

BZA Application Form

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.

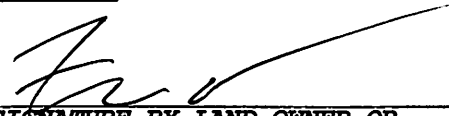
I/We Fraser Allen ~~an~~ _____
(OWNER)

Address: 200 Falcon St East Boston MA 02128

State that I/We own the property located at 286 Broadway Cambridge MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of _____
FL BROADWAY LLC

*Pursuant to a deed of duly recorded in the date 3/22/2022, Middlesex South
County Registry of Deeds at Book 79768, Page 516; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

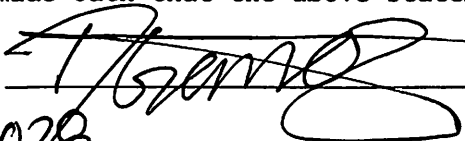


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

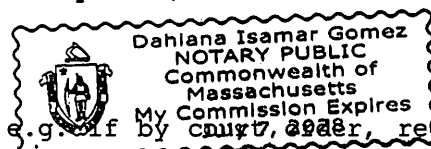
Commonwealth of Massachusetts, County of ~~Middlesex~~ SUFFOLK

The above-name Fraser Allan personally appeared before me,
this 25 of 5, 2022, and made oath that the above statement is true.



Notary

My commission expires July 7, 2028 (Notary Seal).



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

THE UNITED STATES OF AMERICA

Washington, D.C.

January 10, 1964

Dear Mr. [Name]

Thank you for your letter of January 8, 1964.

I am sorry that I cannot give you a more definite answer at this time.

I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.

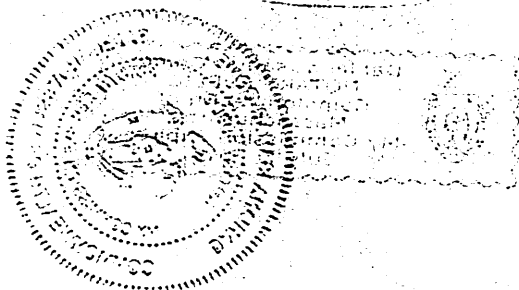
I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.

I am sure that you will understand my position.



10/11/64 DISSENT

SS 3 25

SSUS, F. [Name]

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:

A literal enforcement would prevent the sensible, practical and desirable utilization and habitation of this small urban corner lot in the form of housing appropriate for (2) families. The existing non-conforming corner lot is 3,100 SF and actually supports 5.13 dwelling units per the Res C-2B zone requirement of 600 SF per dwelling unit. The required front and side setbacks, however, on such a small lot render the sensible development of this lot with a new structure that can accommodate even (2) modest family friendly dwelling units impossible without obtaining zoning relief. Alternatively, the construction of a single family home in the middle of this dense, larger scale urban neighborhood makes neither financial nor practical sense and defies the tenets of proper urban planning. This section of Broadway is contextually inappropriate for a single family structure both in terms of scale and density. The surrounding properties, with the exception of the 1-story commercial properties Lamplighter Brewery and Yayla Tribal Rugs, are all 3-4 story, 4-9 dwelling unit multifamily properties, and many with mixed use programs. Additionally, given the work required to remediate the contaminated soil below the existing paved lot of the former auto mechanic's shop and the removal of the existing outdated CMU structure, the development of a single family structure is also completely cost prohibitive.

Without zoning relief the owner will remain unable to utilize this difficult lot in a way that is both consistent with and appropriate for the higher density of this characteristically commercial zone, and in this more urban context a single family structure is economically unfeasible and would result in architecturally inferior massing and programming.

Without zoning relief the lot will continue to remain under-utilized. However, with a very modest amount of zoning relief this lot will provide (2) family oriented units which the city badly needs, and which as designed, will conform to the zoning in every way except the required setbacks (and associated 'Green Areas').

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The existing non-conforming corner lot is only 3,100 SF, and the set backback requirements per the calculations of the zoning ordinance render this lot impossible to properly utilize to the benefit of both the owners and the surrounding community.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The existing site and structure are those of a former and long closed mechanics shop. The existing building and lot as they are have proven over many years to be economically unsustainable, and largely undesirable. The proposed creation of a four story structure supporting (2) dwelling units with parking is zoning code compliant in every way other than the required setbacks and associated yard space. There will be no loss of on street parking, no additional noise, light or air pollution will be created. FAR, building height and usable open space have all been designed in conformance with the zoning code.

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

The existing non-conforming side setbacks will remain non-conforming but will be greatly improved on both Sides. Additionally, per the 'Green Area' requirements, substantial and effective landscape buffers will be created on all sides, all asphalt paving will be removed, and the entire lot area outside of the building envelope will be either professionally designed and maintained landscaping or earth toned pervious paving. These improvements will greatly enhance the character and appearance of this lot, as well as substantially improve the lot's ability to retain and manage stormwater, and reduce this lot's very real contribution to the local heat island effect. The benefits of this project to the community include architectural, economic, and environmental improvements. This project will greatly enhance the streetscape as well as the quality of life in this neighborhood and has the enthusiastic support of both direct abutters.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

DIMENSIONAL INFORMATION

Applicant: Fraser Allan
Location: 286 Broadway, Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: Business
Zone: Residence C-2B Zone
Requested Use/Occupancy: 2 Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,189.0	5,423.0	5,425.0	(max.)
<u>LOT AREA:</u>		3,100	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.35	1.74	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	1,550.0	600.0	
<u>SIZE OF LOT:</u>	WIDTH	62.2	No Change	50.0	
	DEPTH	48.65	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	Broadway 20.6' / Elm 12.5'	Broadway 11.08' at Grade & 6.83' at Bay / Elm 4.82' at Grade & 3.0' at Bay	Broadway 15.7' / Elm 12.80'	
	REAR	No Rear Yard per Corner Lot	No Rear Yard per Corner Lot	No Rear Yard per Corner Lot	
	LEFT SIDE	0.8'	3.13'	10.90'	
	RIGHT SIDE	1.2'	7.11'	13.0'	
<u>SIZE OF BUILDING:</u>	HEIGHT	12.8'	39.7'	45.0'	
	WIDTH	26.9	32.6'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.0 SF	506.3 SF / 16.3%	466.0 SF / 15%	
<u>NO. OF DWELLING UNITS:</u>		0	2	5 max per lot size	
<u>NO. OF PARKING SPACES:</u>		0	2	2	
<u>NO. OF LOADING AREAS:</u>		0	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		10.2	only 1 building	10.0'	

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.:

Existing building to be removed is CMU Block, Proposed building to be wood frame

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'.

PROPOSED 2 FAMILY DWELLING

286 Cambridge Street
Cambridge, MA

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
..T1.1	Title Sheet	5/31/2022
A0.1	Broadway Street Views	5/31/2022
A.0	3D views	5/31/2022
Z1.0	ZONING	5/31/2022
Z1.1	Zoning - GFA & FAR Analysis	5/31/2022
Z1.2	Set Backs Plan	5/31/2022
Z1.3	Open Space Analysis	5/31/2022
Z1.4	Proposed Open Space	5/31/2022
Z1.5	Existing Open Space	5/31/2022
A0	Site Plan Comparison, extg. and proposed	5/31/2022
A0.1	Site Plan Comparison	5/31/2022
A1.1	Proposed 1st Floor Plan	5/31/2022
A1.2	Proposed 2nd Floor Plan	5/31/2022
A1.3	Proposed 3rd Floor Plan	5/31/2022
A1.4	Proposed 4th Floor Plan	5/31/2022
A1.5	Roof Plan	5/31/2022
A1.6	UNIT SIZE	5/31/2022
A2.1	Proposed Elevations	5/31/2022
A2.2	Proposed Elevations	5/31/2022
A3.1	Sections	5/31/2022



GENERAL CONSTRUCTIO NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS COMMERCIAL BUILDING CODE 9TH ADDITION, ASSOCIATED MASS AMENDMENTS, AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
5. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
6. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE

PROJECT:
286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:

Drawing Title:

Title Sheet

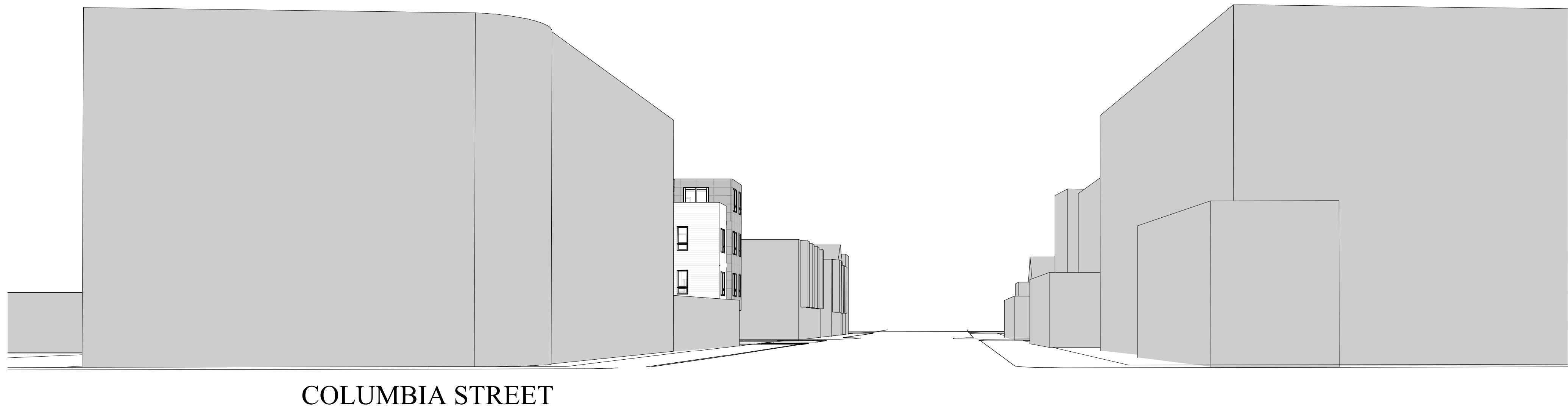
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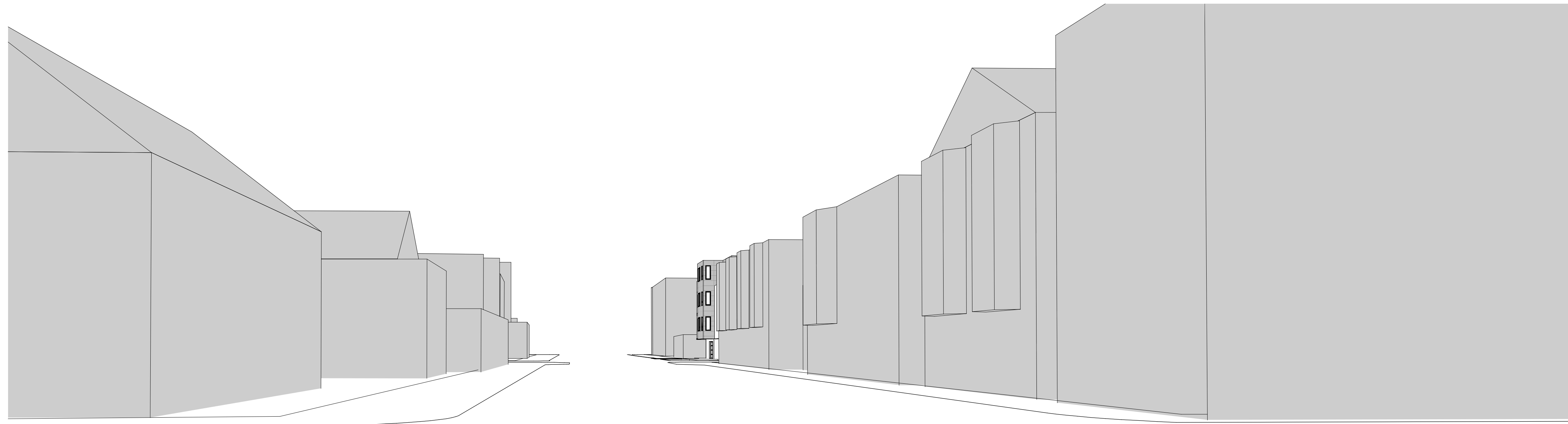
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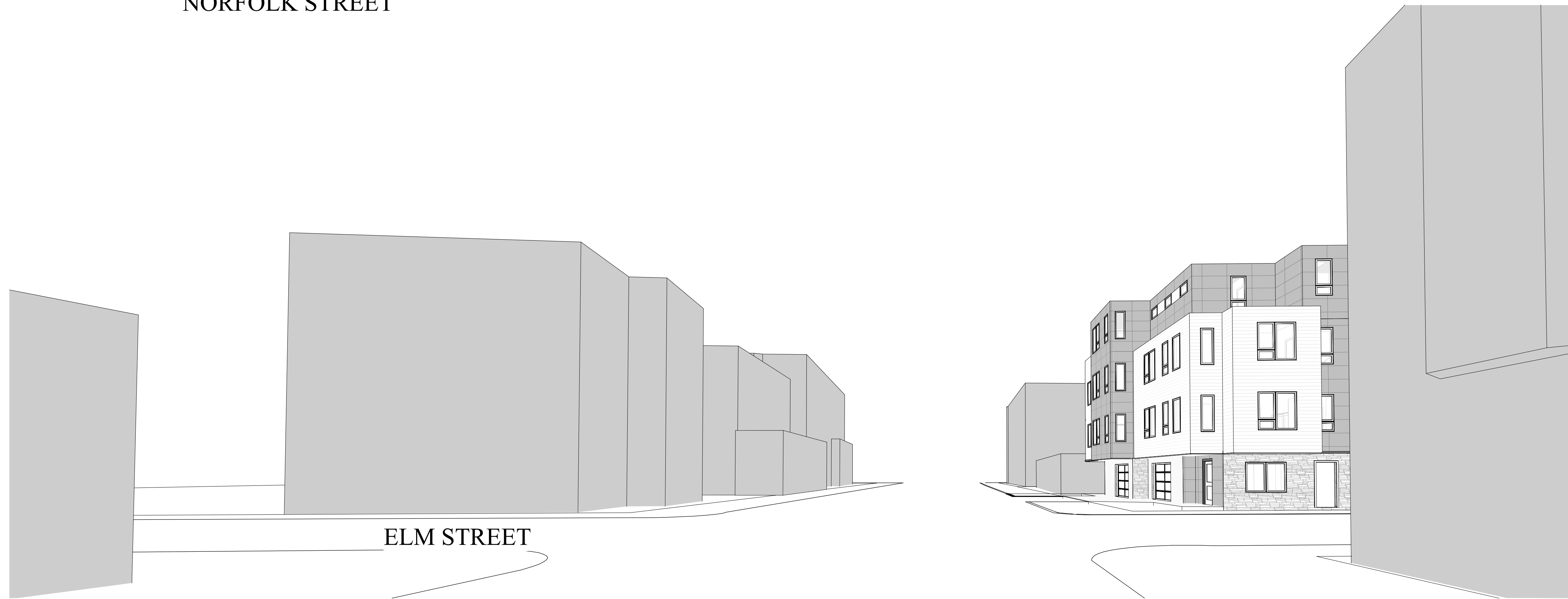
..T1.1



COLUMBIA STREET



NORFOLK STREET



ELM STREET

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GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

CLIENT:

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Drawing Title:
Broadway Street
Views

Scale: Job. # 2022-121 Date: 5/31/2022 Drawing No.: .A0.1



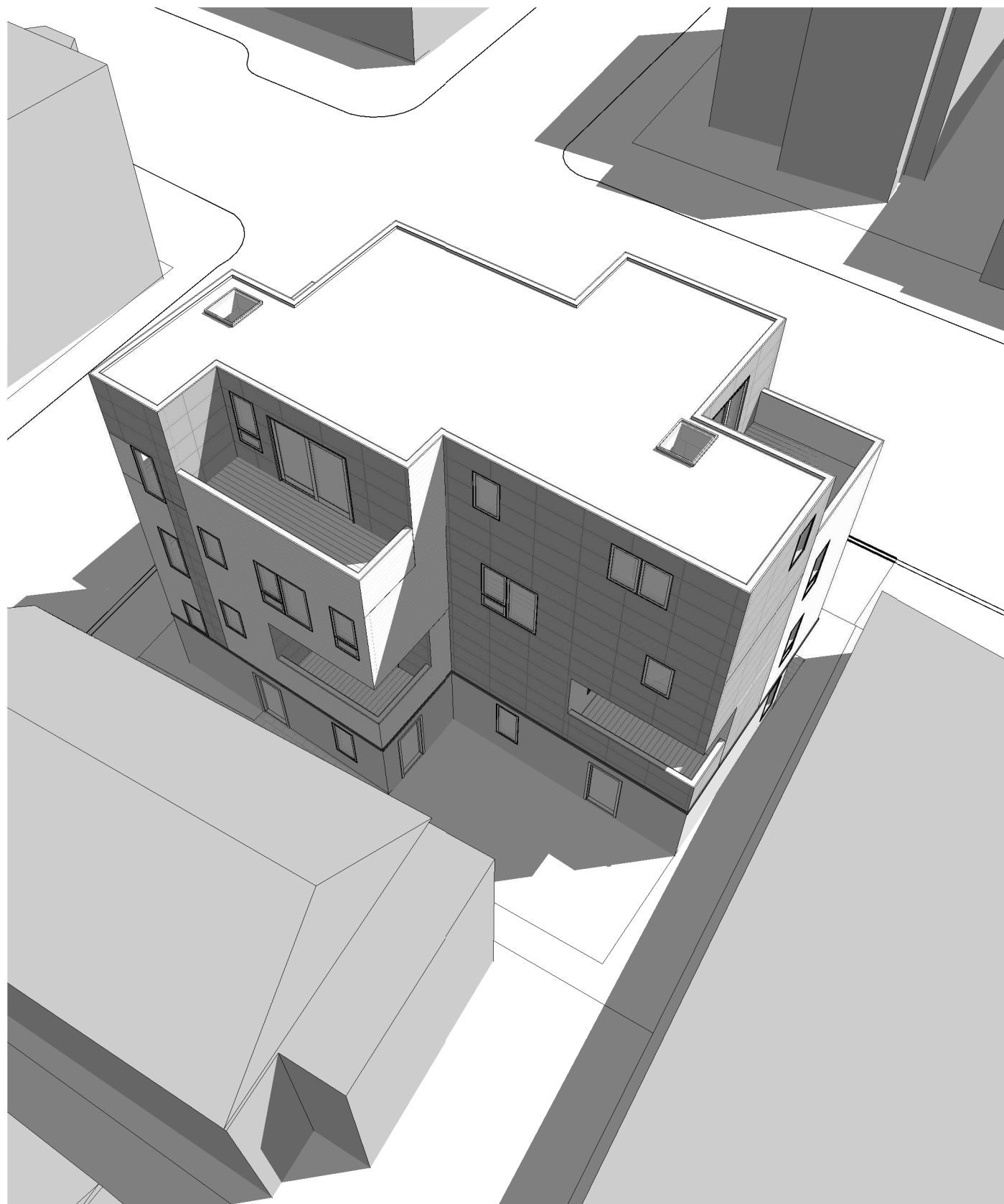
① View from corner of Elm and Broadway



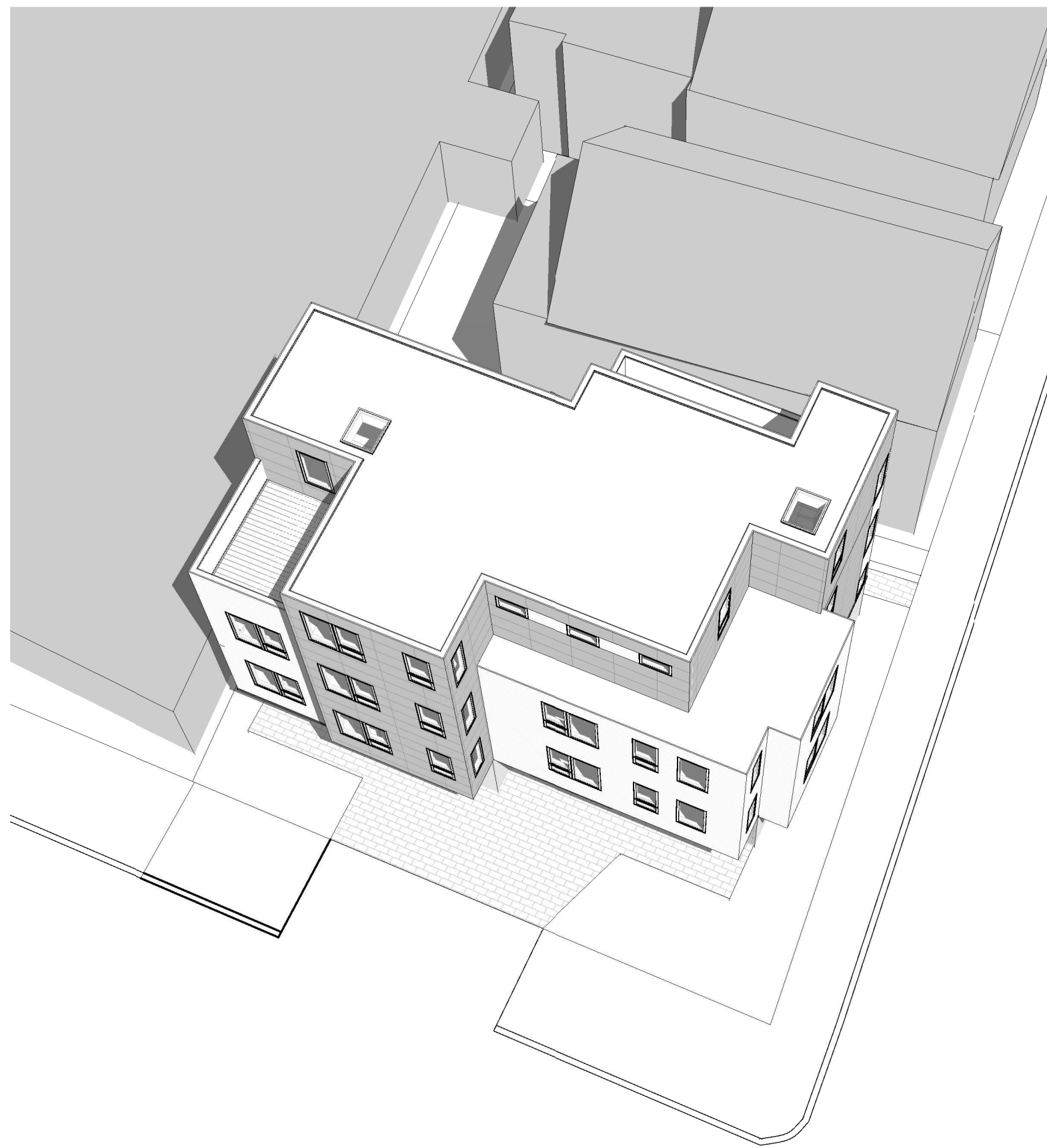
③ View from Broadway



② View from Elm Street



④ Aerial View Back



⑤ Aerial View front

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2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

CLIENT:

Drawing Title:

3D views

Scale:

Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

.A.0

Dimension Regulation - ZONE C-2B			
	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	3,100 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
FAR	1.749	1.75	YES
MIN. LOT WIDTH	62.21'	50'	YES
MIN. FRONT SETBACK (BROADWAY ST)	6.83'	(H+L)/6 = 15.7' see Z1.2	NO
MIN. FRONT SETBACK (ELM ST.)	3'	(H+L)/6 = 12.80' see Z1.2	NO
MIN. LEFT SIDE SETBACK	3.13'	(H+L)/7 = 10.90' see Z1.2	NO
MIN. REAR SETBACK (SIDE)	7.11'	(H+L)/7 = 13' see Z1.2	NO
MAXIMUM HEGHT	39.7'	45'	YES
MIN. RATION OF PRIVATE OP. SP. TO LOT AREA	506 S.F. ON 1ST FLOOR	15% (465 S.F.)	YES

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2 Worthington St.
Cambridge, MA 02138
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ajglassman@hotmail.com
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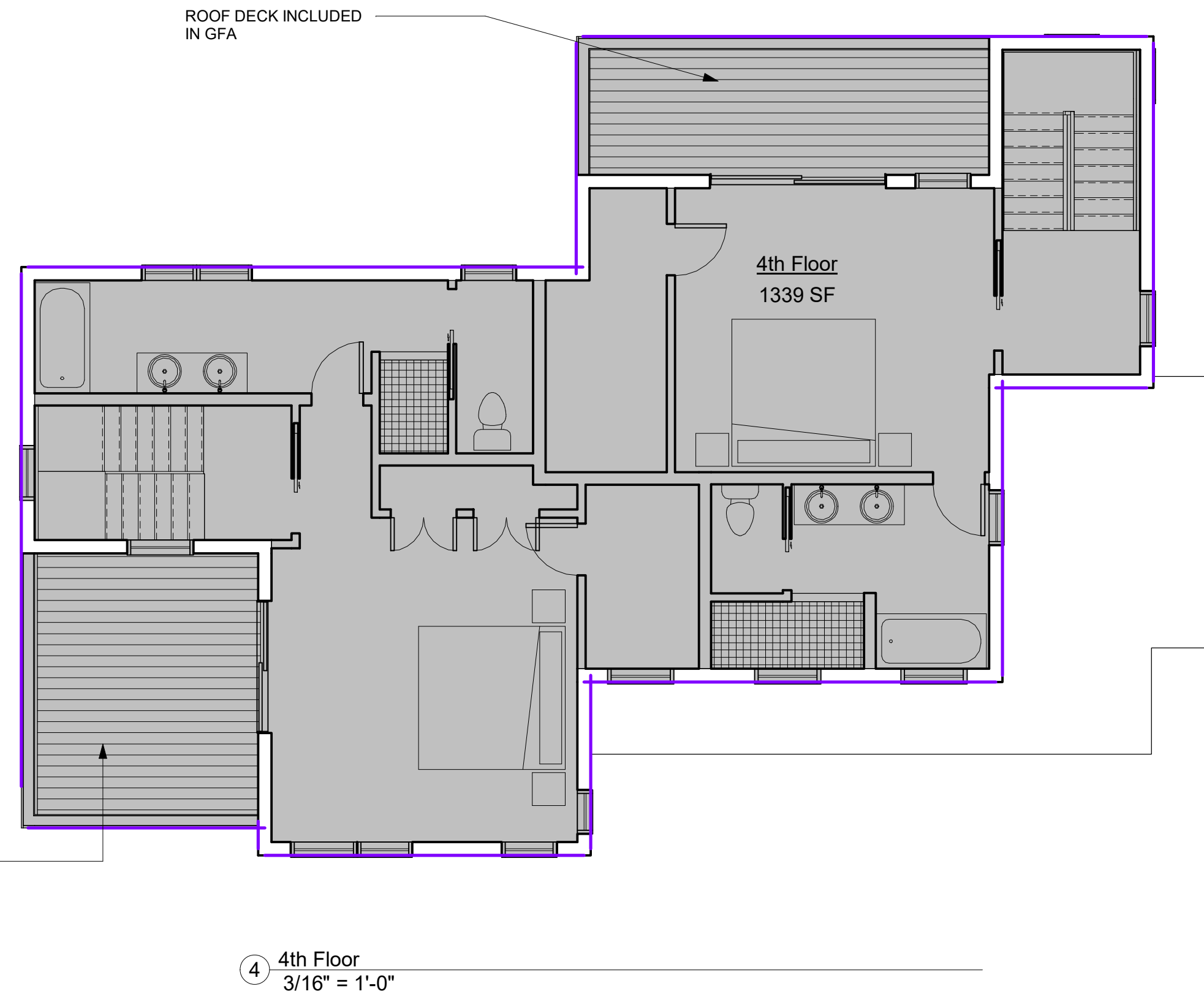
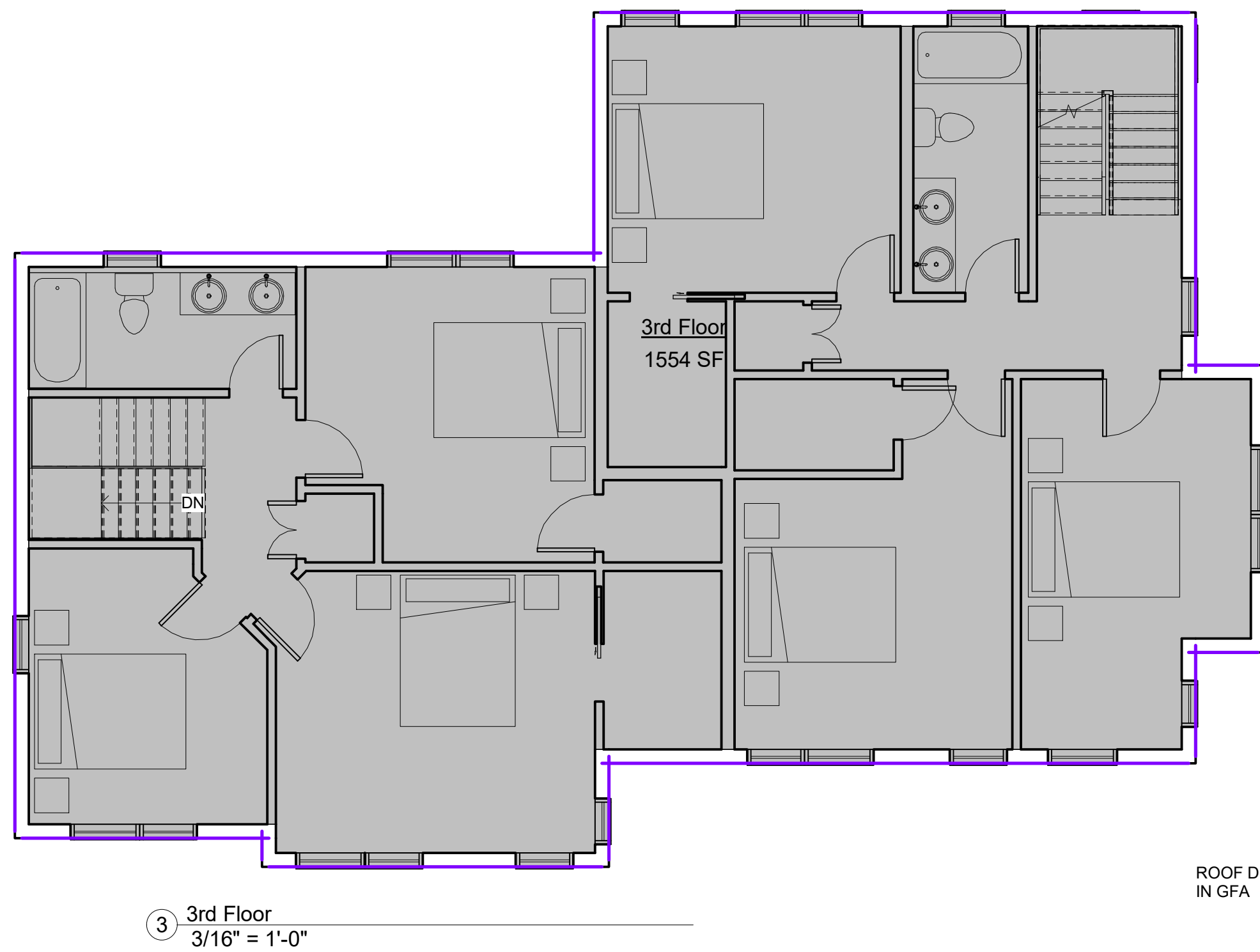
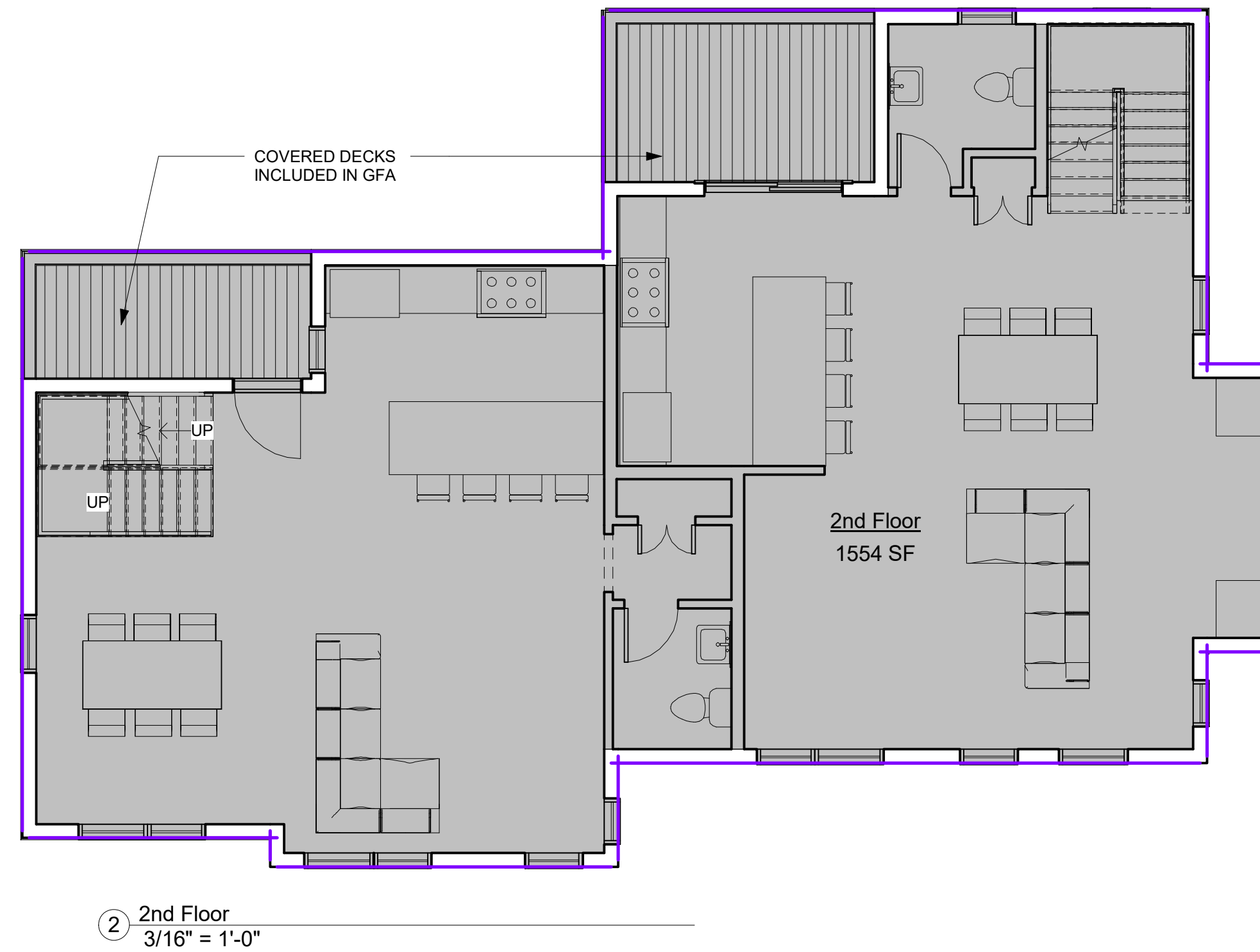
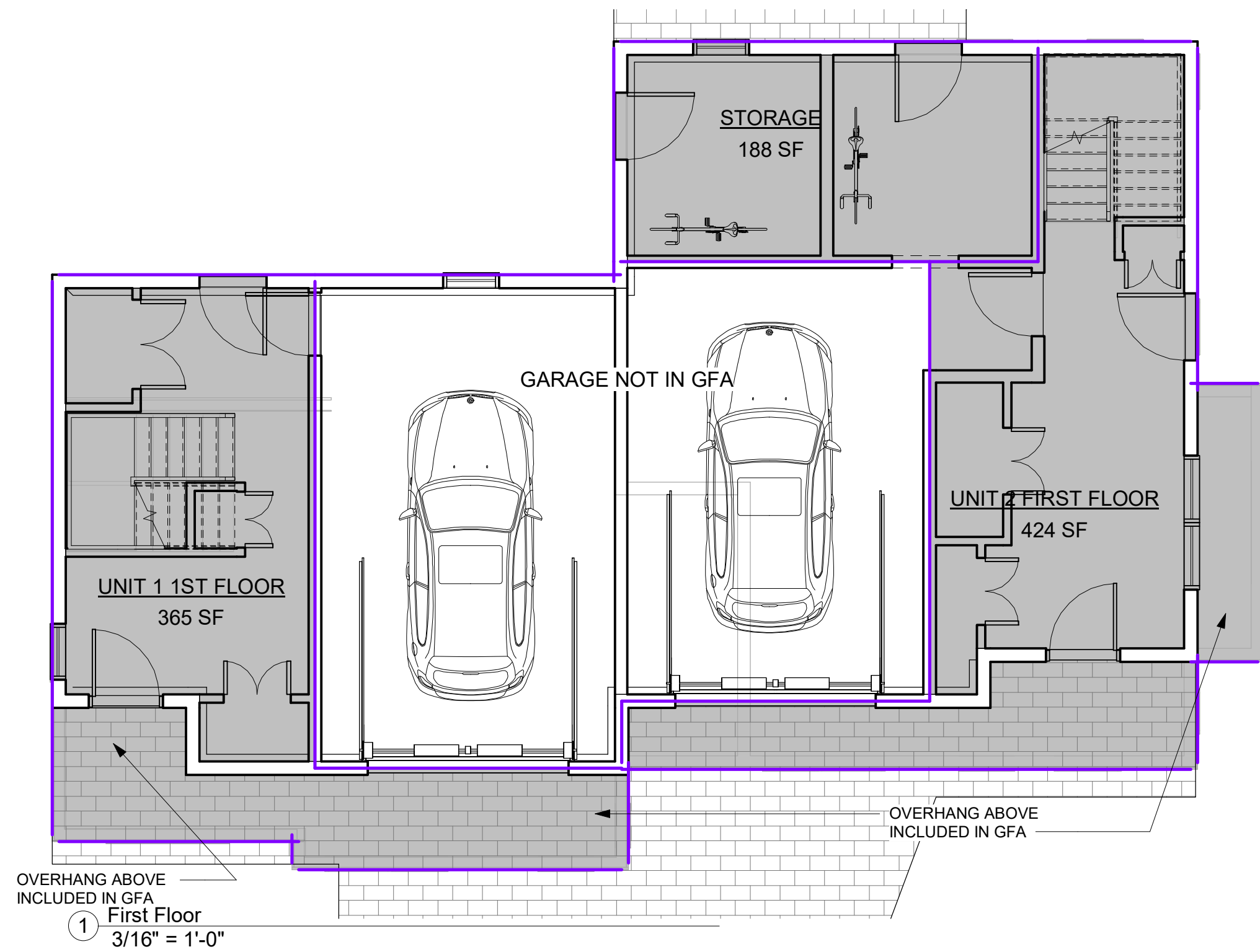
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Drawing Title:
ZONING

Scale:
Job. #: 2022-121
Date: 5/31/2022

Drawing No.:

.Z1.0



GFA - FAR CALCULATION				
Name	Level	Gross Floor Area	Lot Area	FAR (GFA/LOT)
UNIT 1 1ST FLOOR	1st Floor	365 SF	3100 SF	0.117723
UNIT 2 FIRST FLOOR	1st Floor	424 SF	3100 SF	0.136694
STORAGE	1st Floor	188 SF	3100 SF	0.060657
2nd Floor	2nd Floor	1554 SF	3100 SF	0.50113
3rd Floor	3rd Floor	1554 SF	3100 SF	0.50113
4th Floor	4th Floor	1339 SF	3100 SF	0.431897
		5423 SF		1.749231

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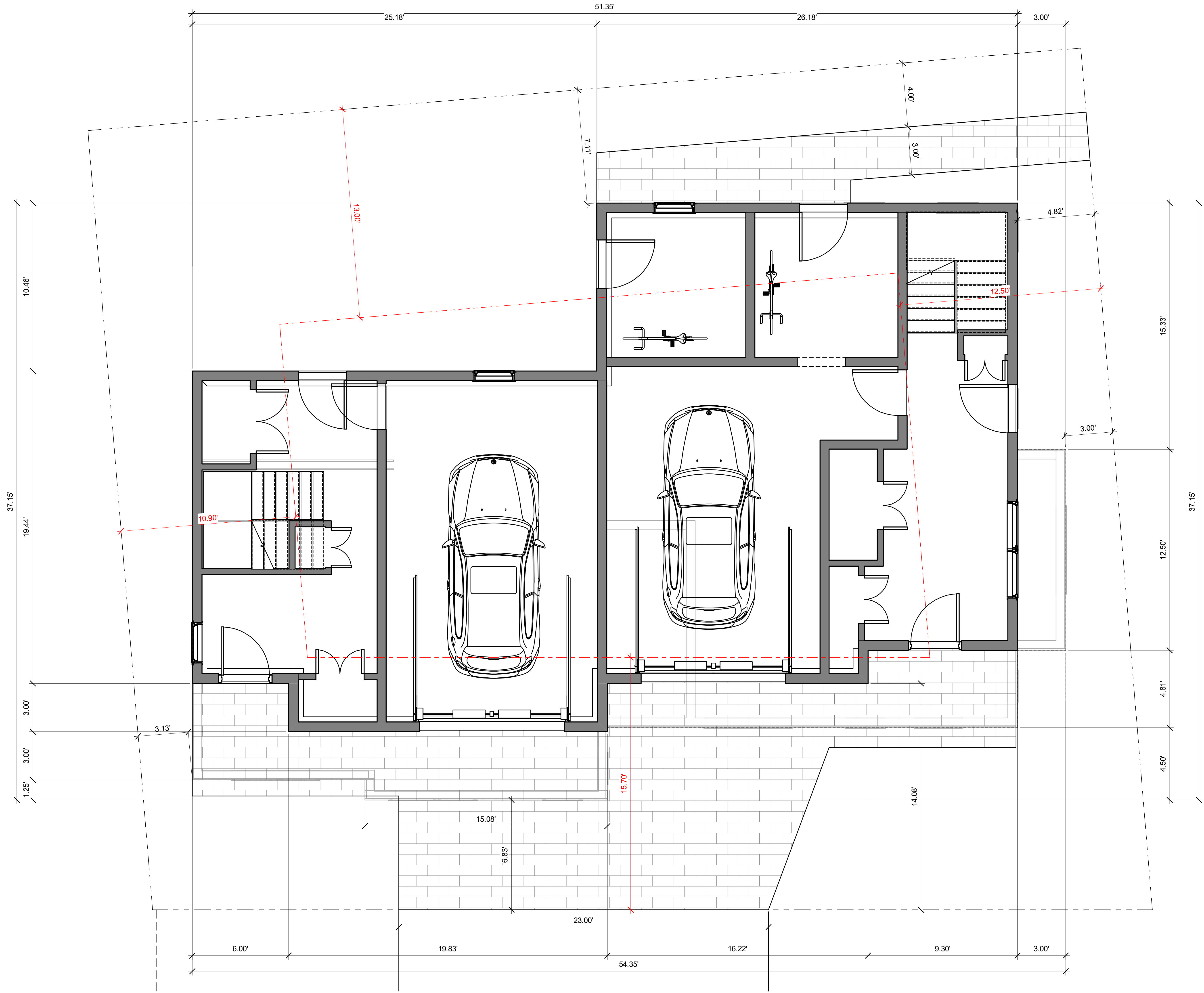
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Drawing Title:

Zoning - GFA &
FAR Analysis

Scale: 3/16" = 1'-0" Drawing No.:
Job #: 2022-121
Date: 5/31/2022

.Z1.1



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2 Worthington St.
Cambridge, MA 02138
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CLIENT:

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REQUIRED FRONT SETBACK:
 $(H+L) / 6 = (39.7 + 54.35) / 6 = 15.7'$

REQUIRED RIGHT SIDE SETBACK:
 $(H+L) / 6 = (39.7 + 37.15) / 6 = 12.8'$

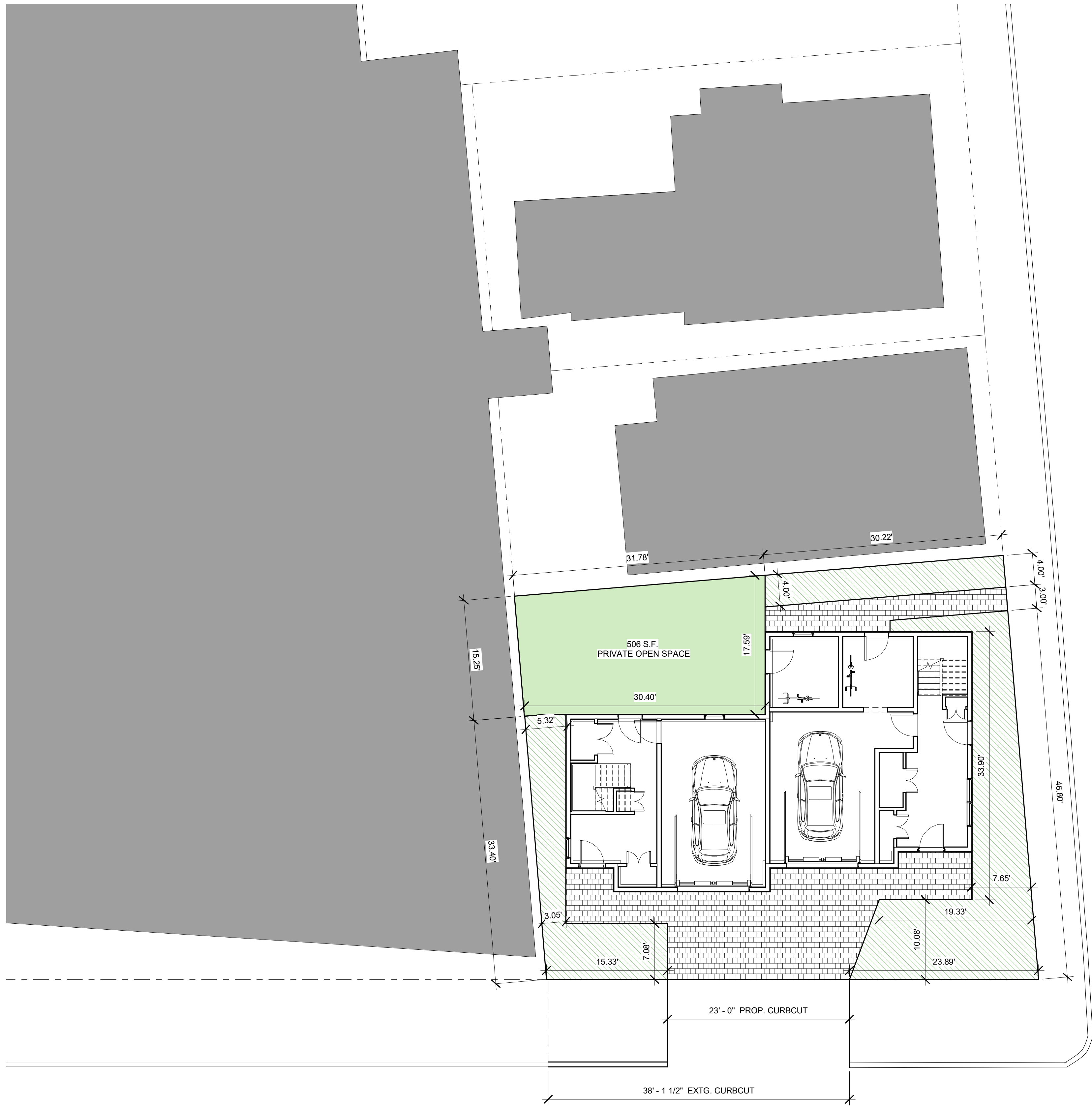
REQUIRED REAR SETBACK:
 $(H+L) / 7 = (39.7 + 51.35) / 7 = 13'$

REQUIRED LEFT SIDE SETBACK:
 $(H+L) / 7 = (39.7 + 37.15) / 7 = 10.9'$

Drawing Title:
Set Backs Plan

Scale: 3/8" = 1'-0" Drawing No.:
Job #: 2022-121
Date: 5/31/2022

.Z1.2



ELM STREET

BROADWAY STREET

- PRIVATE OPEN SPACE (15'x15' MIN.) 506 S.F.
- LANDSCAPED / YARDS (800 S.F.)
- PERMEABLE PAVERS (559 S.F.)

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Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
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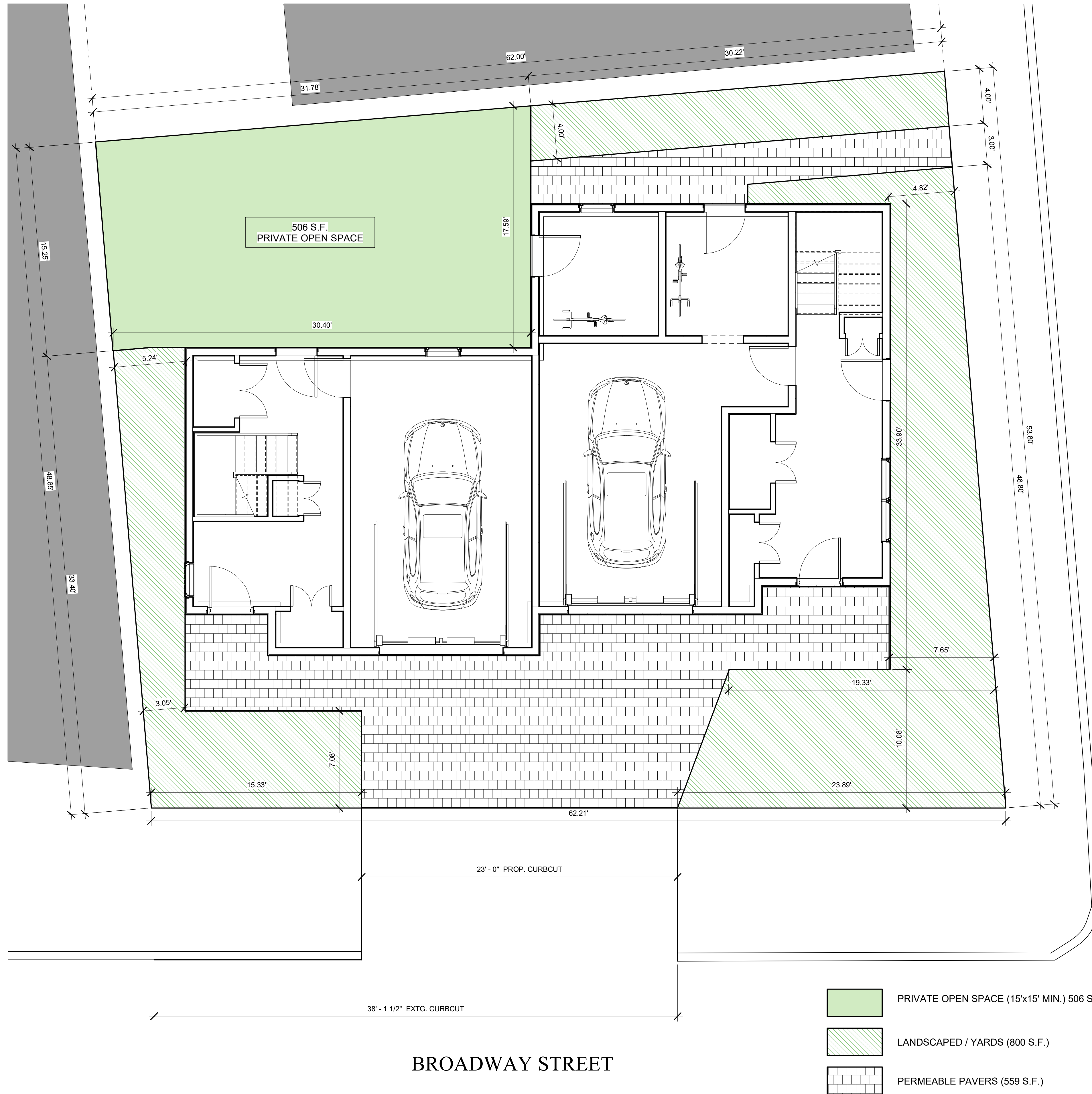
Drawing Title:

Open Space
Analysis

Scale: 1/8" = 1'-0"
Job. #: 2022-121
Date: 5/31/2022

Drawing No.:

.Z1.3



ELM STREET

BROADWAY STREET

1 Proposed Open space Plan
1/4" = 1'-0"

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Cambridge, MA

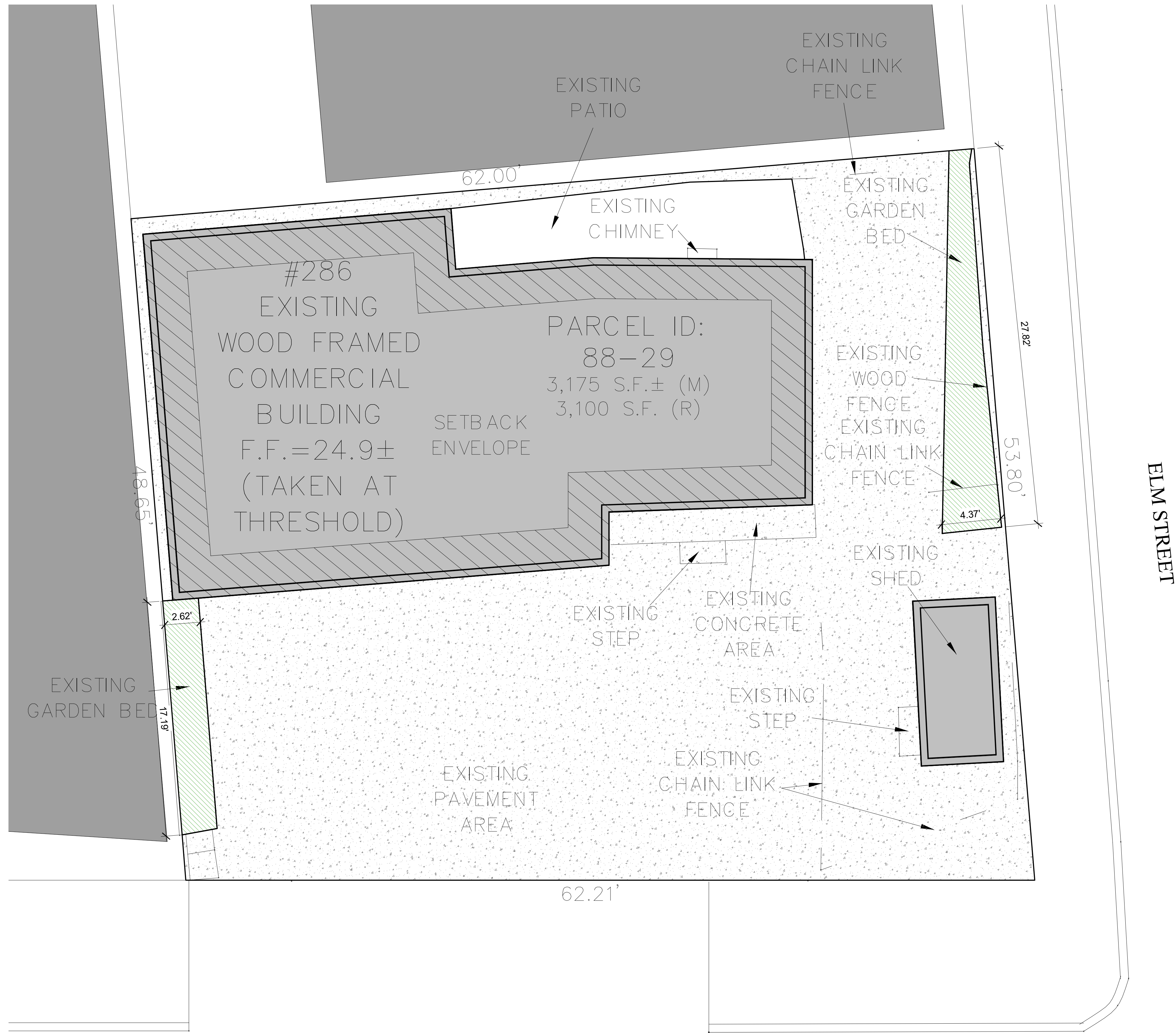
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2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:
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Drawing Title:
Proposed Open
Space

Scale: 1/4" = 1'-0" Drawing No.:
Job. #: 2022-121
Date: 5/31/2022
.Z1.4



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Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
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CLIENT:

Drawing Title:

Existing Open
Space

① Existing Open space Plan
1/4" = 1'-0"

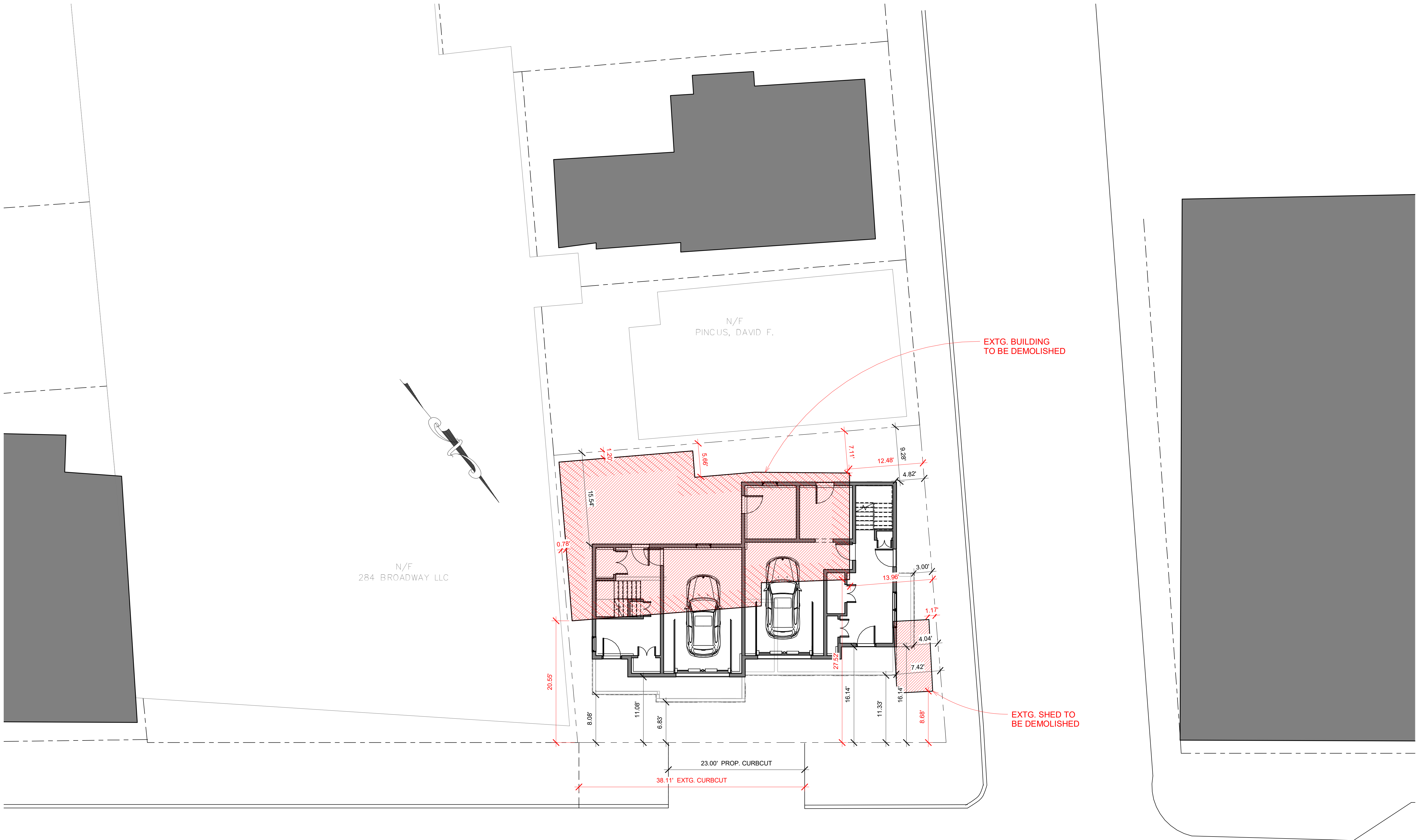
Scale: 1/4" = 1'-0"

Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

.Z1.5



EXTG. STRUCTURES
TO BE DEMOLISHED

EXTG. FOOTPRINT:
MAIN BUILDING = 1,115 S.F.
SHED = 73 S.F.
TOT.= 1,188 S.F.

PROPOSED FOOTPRINT:
PROPOSED 1ST FLOOR = 1,312 S.F.

① Setback Plan Comparison
1/8" = 1'-0"

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2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
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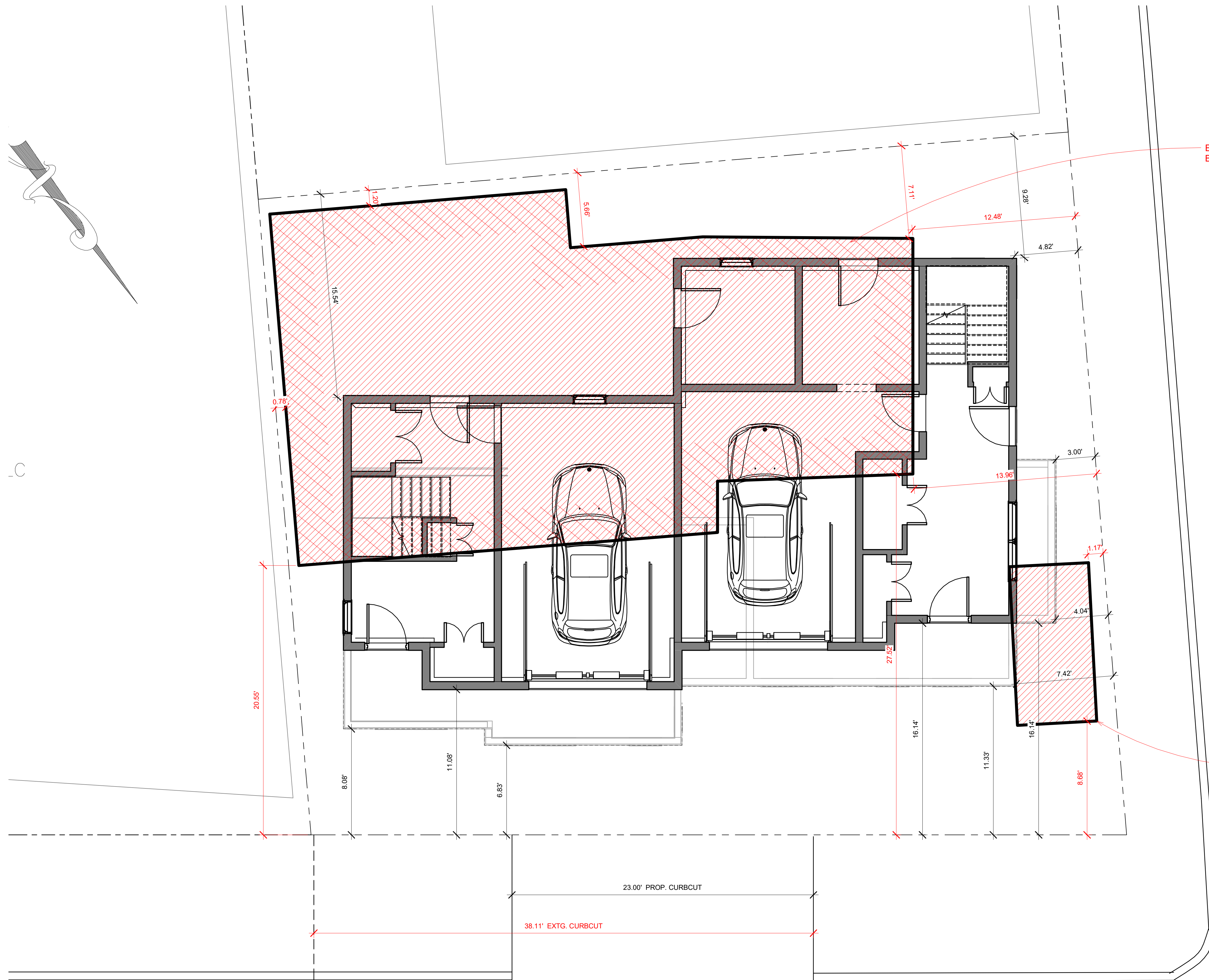
CLIENT:

Drawing Title:
Site Plan
Comparison, extg.
and proposed

Scale: 1/8" = 1'-0" Drawing No.:
Job. #: 2022-121
Date: 5/31/2022

A0

-C



EXTG. BUILDING TO
BE DEMOLISHED

EXTG. STRUCTURES
TO BE DEMOLISHED

EXTG. SHED TO
BE DEMOLISHED

EXTG. FOOTPRINT:
MAIN BUILDING = 1,115 S.F.
SHED = 73 S.F.
TOT.= 1,188 S.F.

PROPOSED FOOTPRINT:
PROPOSED 1ST FLOOR = 1,312 S.F.

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GCD ARCHITECTS
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CLIENT:

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Drawing Title:

Site Plan
Comparison

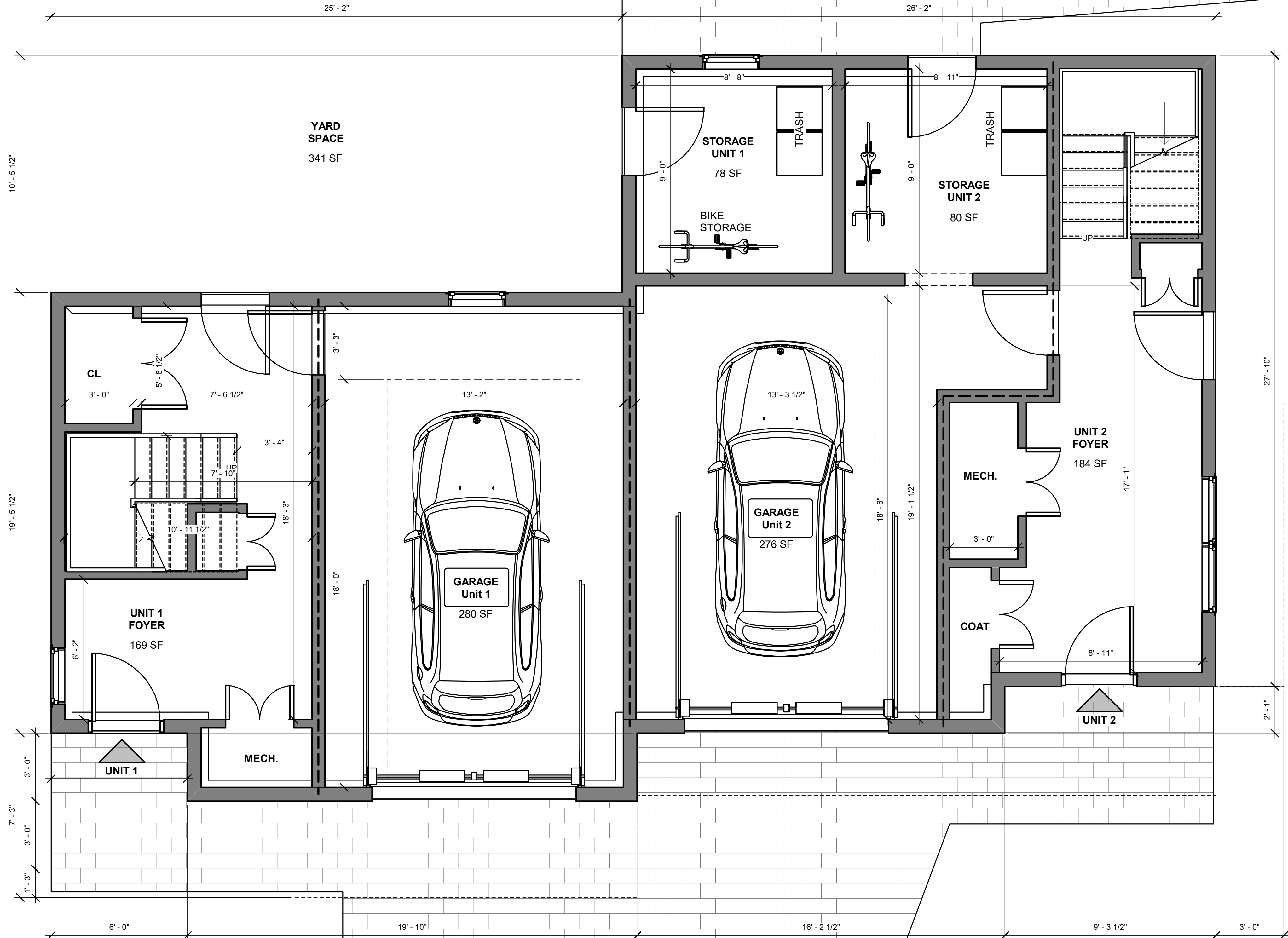
Scale: 1/4" = 1'-0"

Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

A0.1



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Tel. 617-412-8450
ajglassman@hotmail.com
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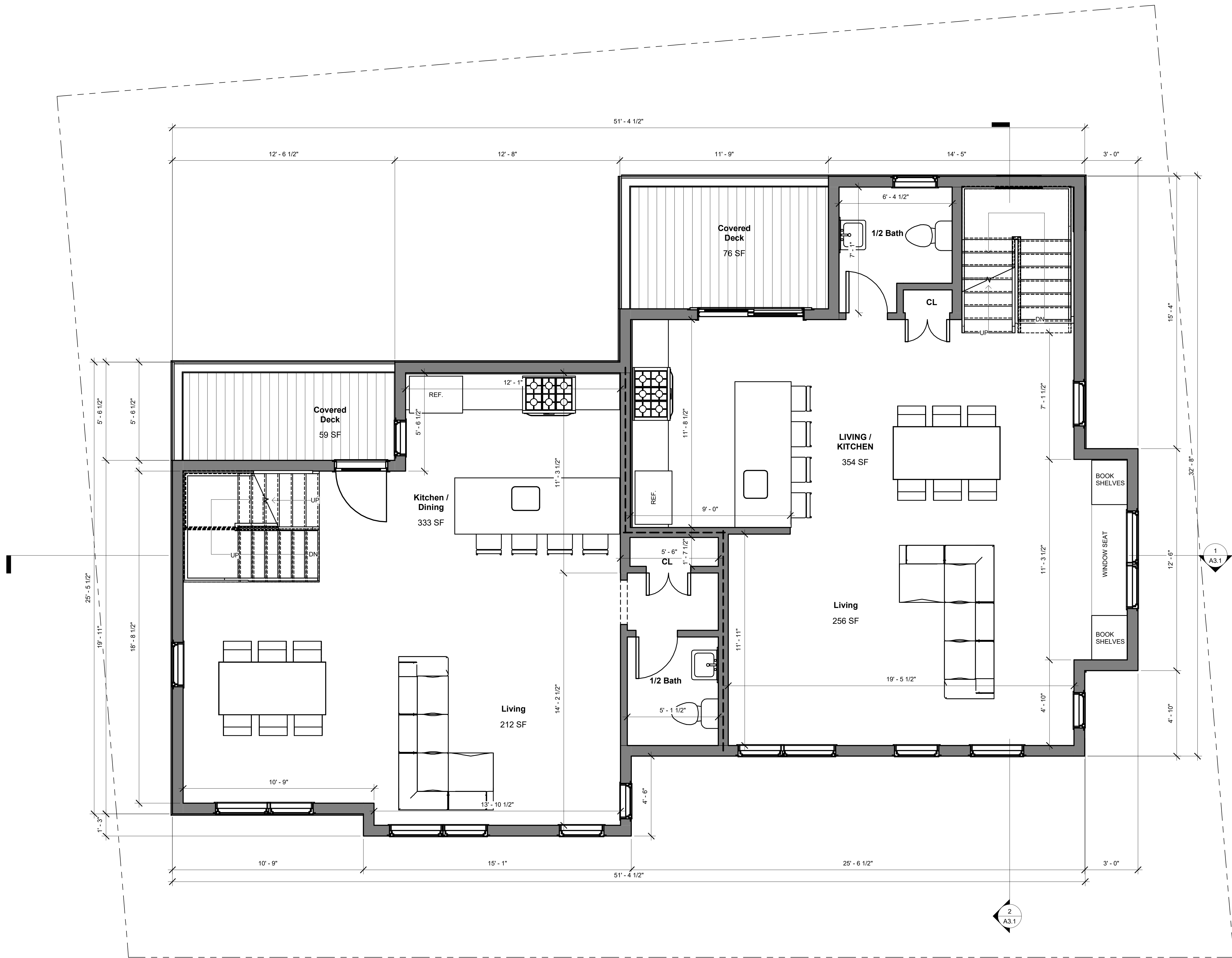
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- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- 1 HOUR FIRE RATED WALLS

Drawing Title:
Proposed 1st Floor
Plan

Scale: As indicated
Job. #: 2022-121
Date: 5/31/2022

Drawing No.:
A1.1



1 2nd Floor
3/8" = 1'-0"

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CLIENT:

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- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- 1 HOUR FIRE RATED WALLS

Drawing Title:

Proposed 2nd Floor
Plan

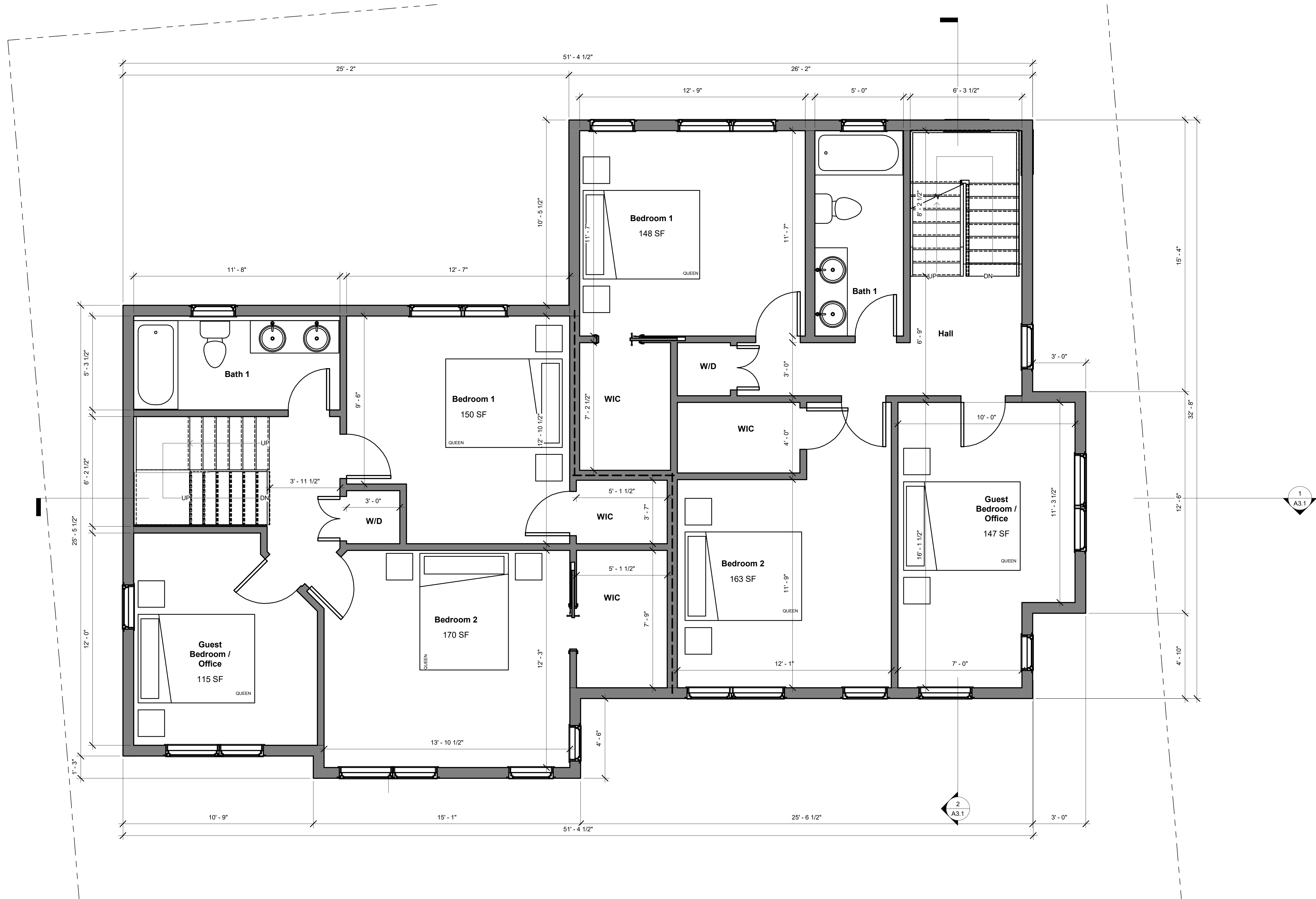
Scale: As indicated

Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

A1.2



PROJECT:
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Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:

--

- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- 1 HOUR FIRE RATED WALLS

Drawing Title:

Proposed 3rd Floor
Plan

Scale: As indicated

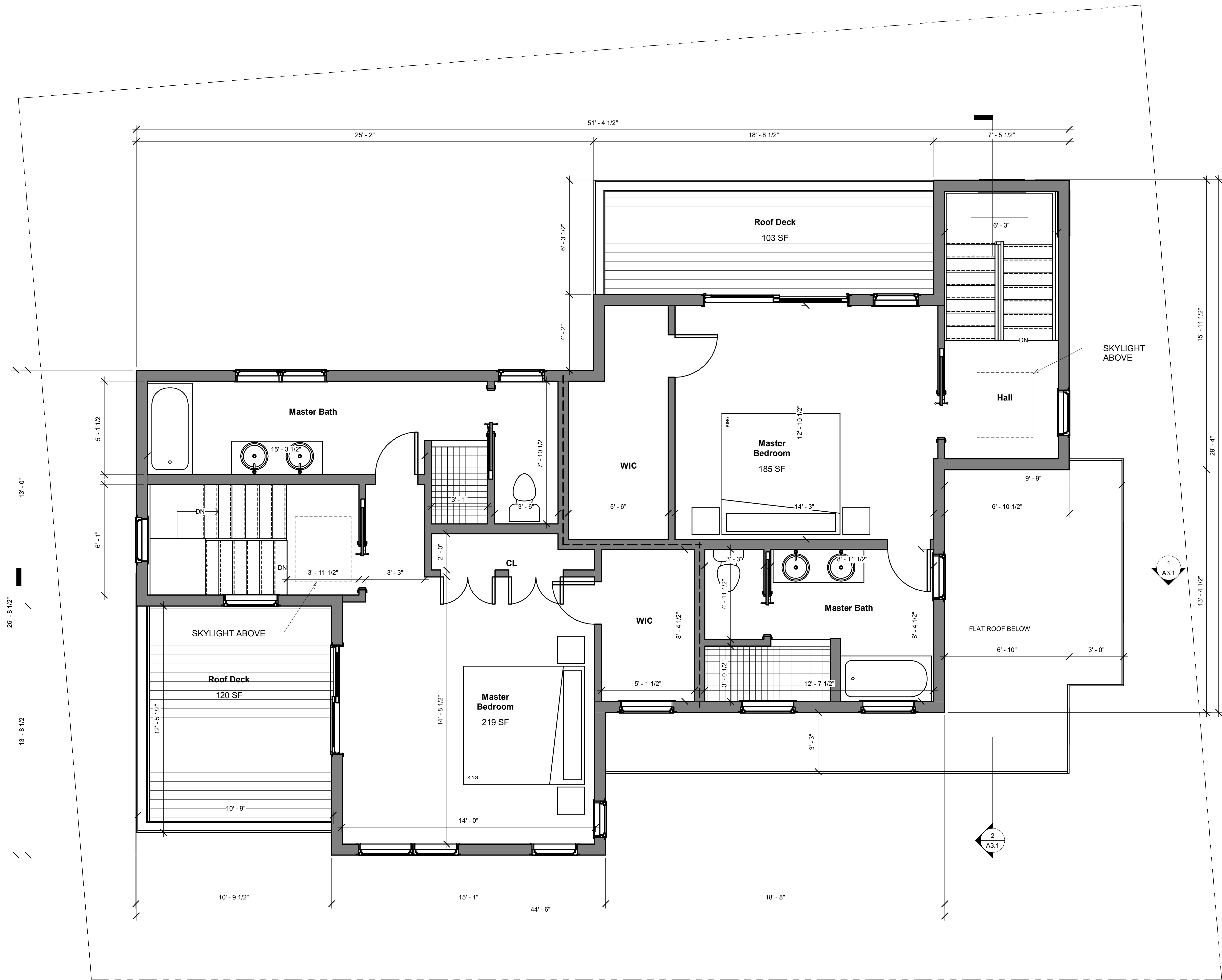
Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

A1.3

① 3rd Floor
3/8" = 1'-0"



① 4th Floor
3/8" = 1'-0"

PROJECT:
286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:

--

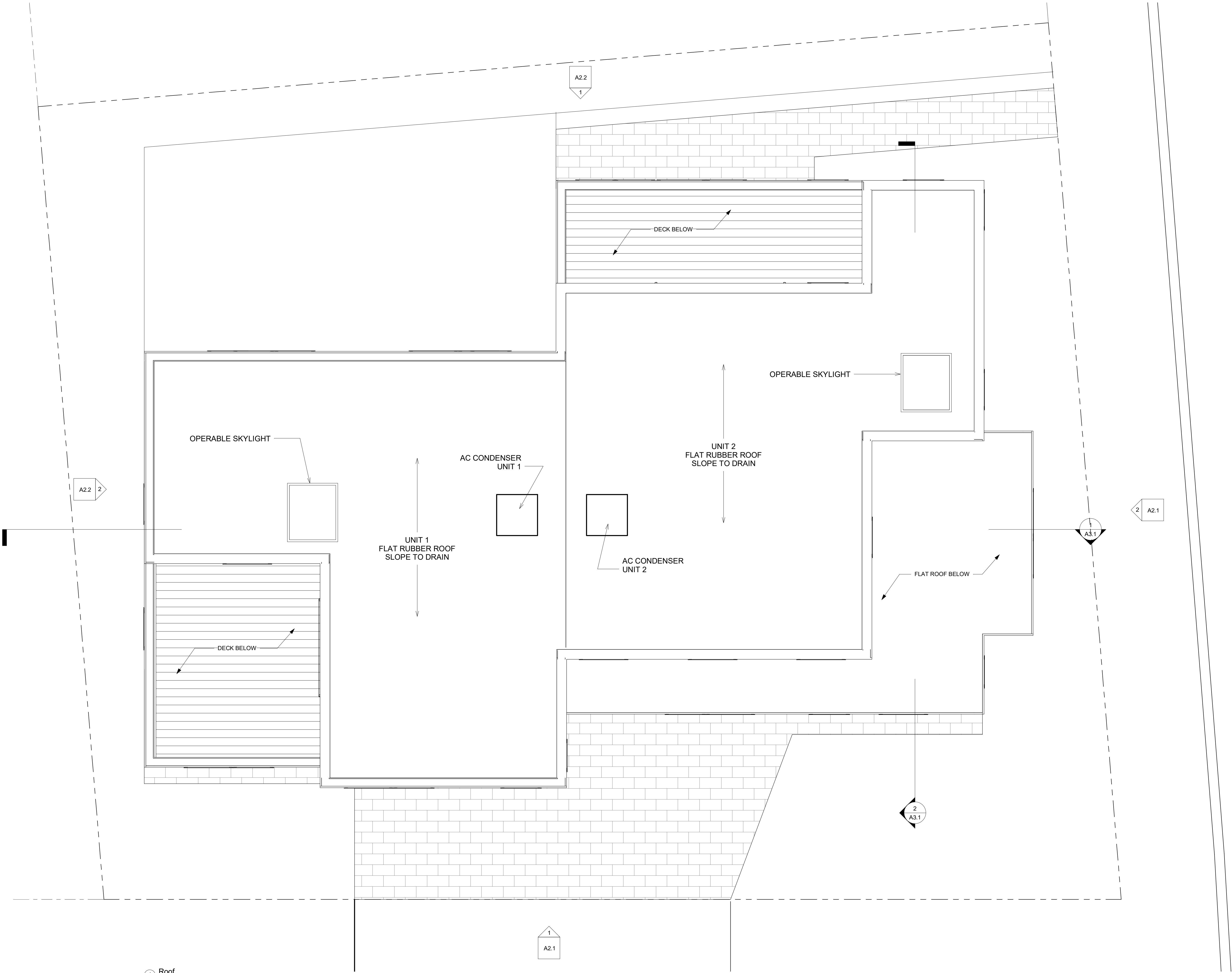
- EXTG. WALLS TO REMAIN
- PROPOSED WALLS
- - - 1 HOUR FIRE RATED WALLS

Drawing Title:

Proposed 4th Floor Plan

Scale: As indicated Drawing No.:
Job. #: 2022-121
Date: 5/31/2022

A1.4



PROJECT:
286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:

Drawing Title:

Roof Plan

Scale: 3/8" = 1'-0"

Job. #: 2022-121

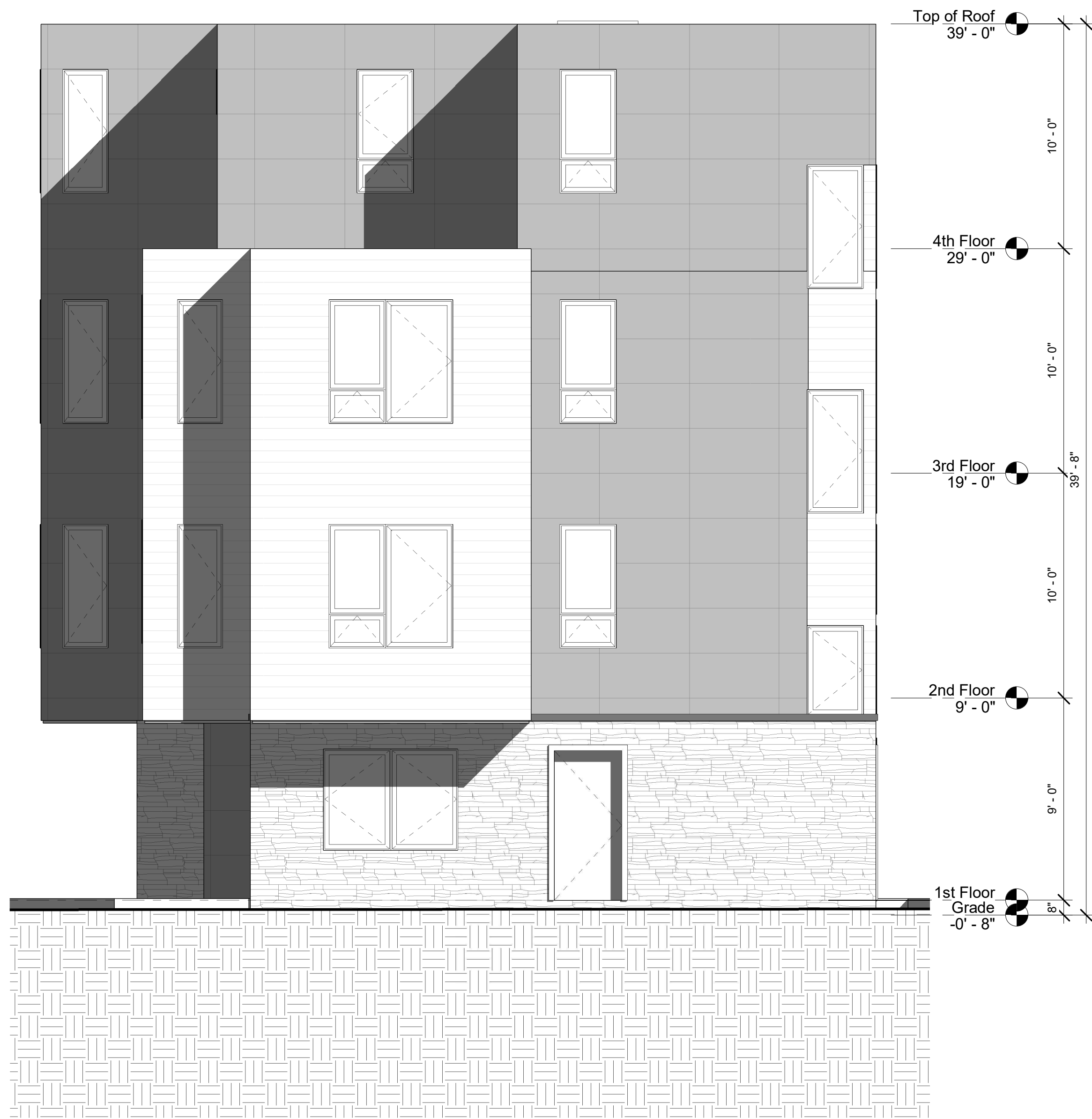
Date: 5/31/2022

Drawing No.:

A1.5



① Front
1/4" = 1'-0"



② Right
1/4" = 1'-0"

PROJECT:
286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:

Drawing Title:

Proposed
Elevations

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

Job. #: 2022-121

Date: 5/31/2022

Drawing No.:

A2.1



① Rear
1/4" = 1'-0"



② Left
1/4" = 1'-0"

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286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:
--

Drawing Title:

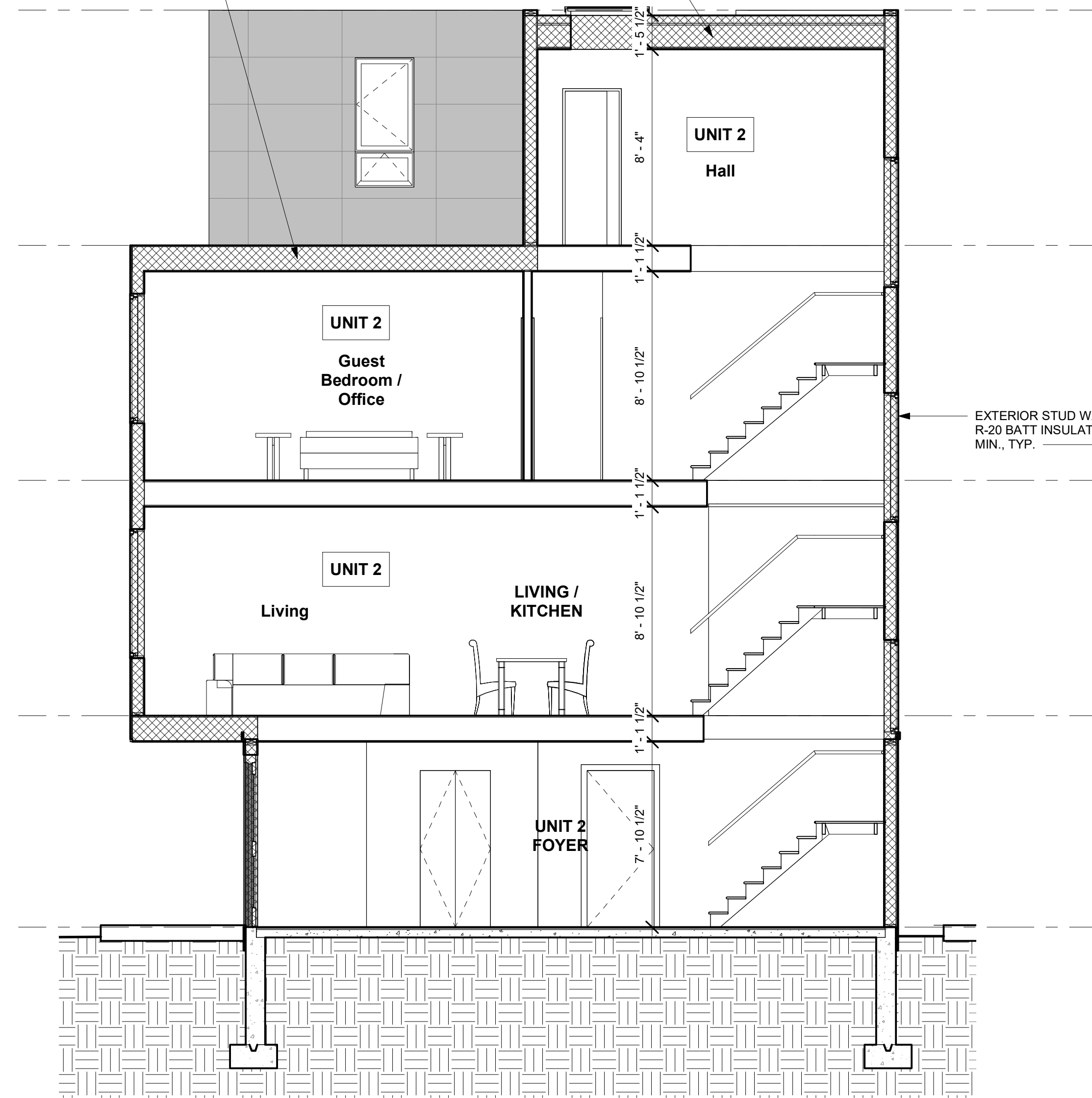
Proposed
Elevations

Scale: 1/4" = 1'-0"
Job. #: 2022-121
Date: 5/31/2022

Drawing No.:

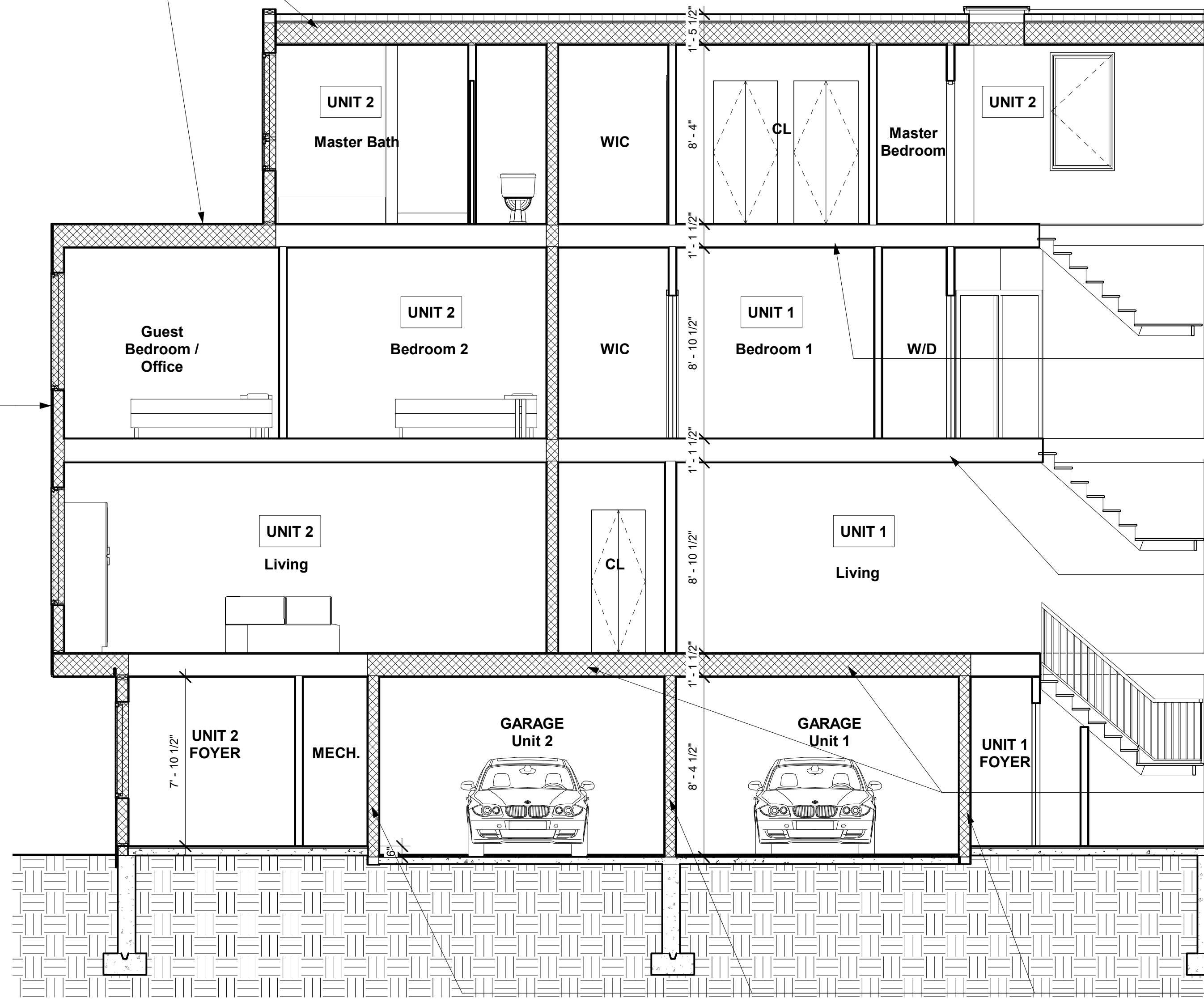
A2.2

ROOFS:
OPEN CELL SPRAY FOAM
INSULATION R-49, TYP.



② Section 2
1/4" = 1'-0"

ROOFS:
OPEN CELL SPRAY FOAM
INSULATION R-49, TYP.



① Section 1
1/4" = 1'-0"

Top of Roof
39' - 0"

10' - 0"

4th Floor
29' - 0"

4TH FLOOR SYSTEM (STC 50, NO FIRE RATED)
SRB SOUND MAT
SUB-FLOOR
FLOOR JOIST
R-25 BATT. INSULATION
1X3 STRAPPING @ 16" O.C.
1 LAYER 5/8" GWB.
TAPED, MUDDED & PTD.

10' - 0"

3rd Floor
19' - 0"

3RD FLOOR SYSTEM (STC 50, NO FIRE RATED)
SRB SOUND MAT
SUB-FLOOR
FLOOR JOIST
R-25 BATT. INSULATION
1X3 STRAPPING @ 16" O.C.
1 LAYER 5/8" GWB.
TAPED, MUDDED & PTD.

10' - 0"

2nd Floor
9' - 0"

FLOOR SYSTEM ABOVE GARAGE (STC 50, 1H FIRE RATED)
SRB SOUND MAT
SUB-FLOOR
FLOOR JOIST
R-25 BATT. INSULATION
1X3 STRAPPING @ 16" O.C.
2 LAYERS 5/8" TYPE X GWB.
TAPED, MUDDED & PTD.

9' - 0"

1st Floor
Grade
-0' - 8"

ALL WALLS BETWEEN GARAGE AND UNITS:
SAFENSOUND INSULATION RESILIENT CHANNELS 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24 IN O.C.
(1) LAYER 5/8" GBW TYPE-X
1 HOUR FIRE RATING, STC: 50

PROJECT:
286 Broadway Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St.
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CLIENT:
--

Drawing Title:

Sections

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

Job. #: 2022-121

Date: 5/31/2022

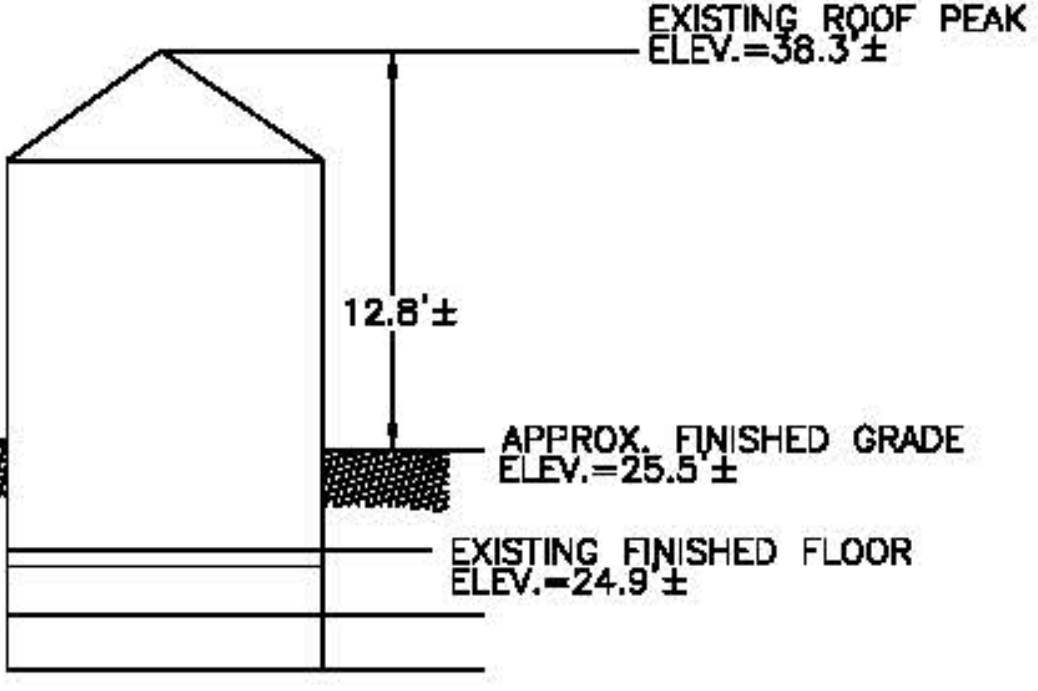
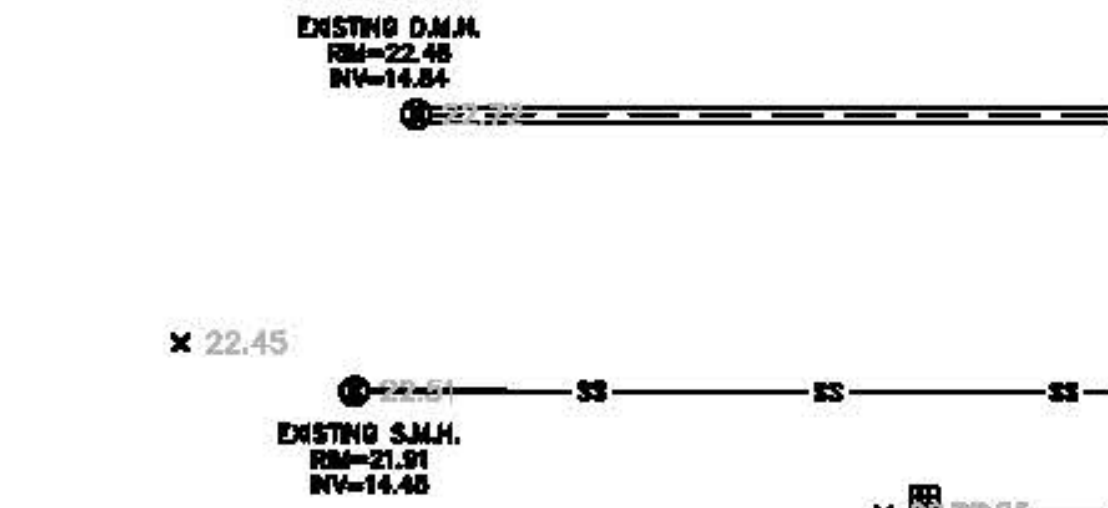
Drawing No.:

A3.1

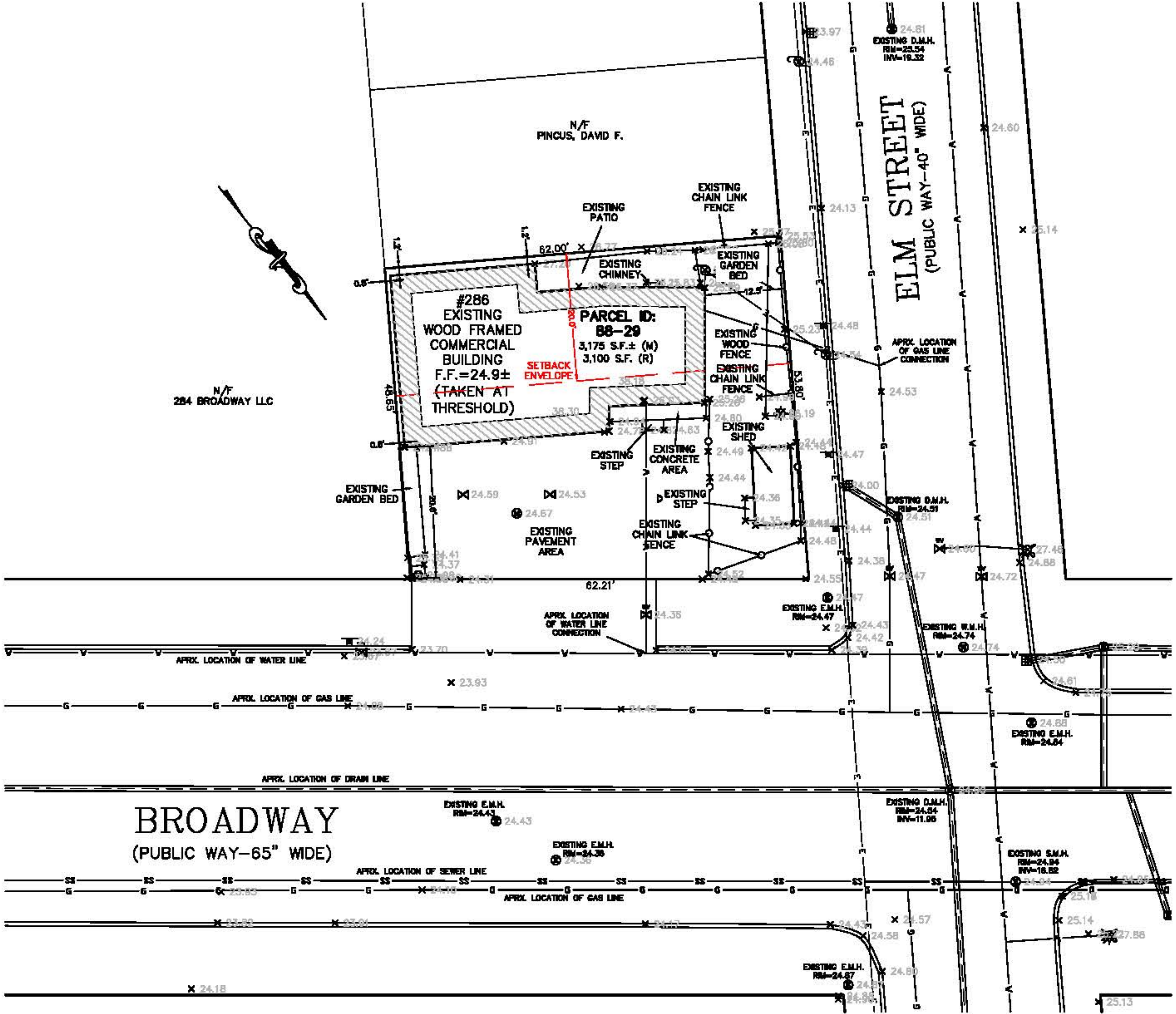
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3/9/2022.
2. DEED REFERENCE: BOOK 54331, PAGE 548
PLAN REFERENCE 1: PARCEL BLOCK MAP (BLOCK_88)
PLAN REFERENCE 2: REF PLAN (BK 240, PG 37)
PLAN REFERENCE 3: REF PLAN (PLAN 370 OF 1998)
PLAN REFERENCE 4: REF PLAN (PLAN 1486 OF 1985)
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C05786, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT = BUSINESS A

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	METAL POST
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MGR)
	CONTOUR LINE (MNR)

COLUMBIA STREET
(PUBLIC WAY-45" WIDE)



EXISTING PROFILE
NOT TO SCALE



ZONING LEGEND			
ZONING DISTRICT: BUSINESS A			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	-	-	-
MIN. LOT AREA FOR EACH DWELLING UNIT	800 S.F.	-	-
MIN. YARD FRONT	-	-	-
SIDE (RIGHT)	-	-	-
SIDE (LEFT)	-	-	-
REAR	20'	1.2'	1.2'
MAX. BLDG. HEIGHT	45'	12.8'±	12.8'±
MIN. OPEN SPACE	-	-	-
MIN. LOT WIDTH	-	-	-
MAX. F.A.R.	1.0/1.75	-	-

SCALE
1"=10'

DATE
4/7/2022

SHEET
1

PLAN NO.
1 OF 1

CLIENT:
286 BROADWAY STREET
CAMBRIDGE
MASSACHUSETTS

DRAWN BY
D.K.

CHKD BY
P.N.

APPD BY
P.N.

REV DATE REVISION BY

286 BROADWAY STREET
CAMBRIDGE
MASSACHUSETTS

EXISTING CONDITION
OF LAND

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET NEWTON, MA. SUITE 1
PHONE: 857 891 7478
EMAIL: pnolan@pnasurveyors.com

SHEET NO.
1

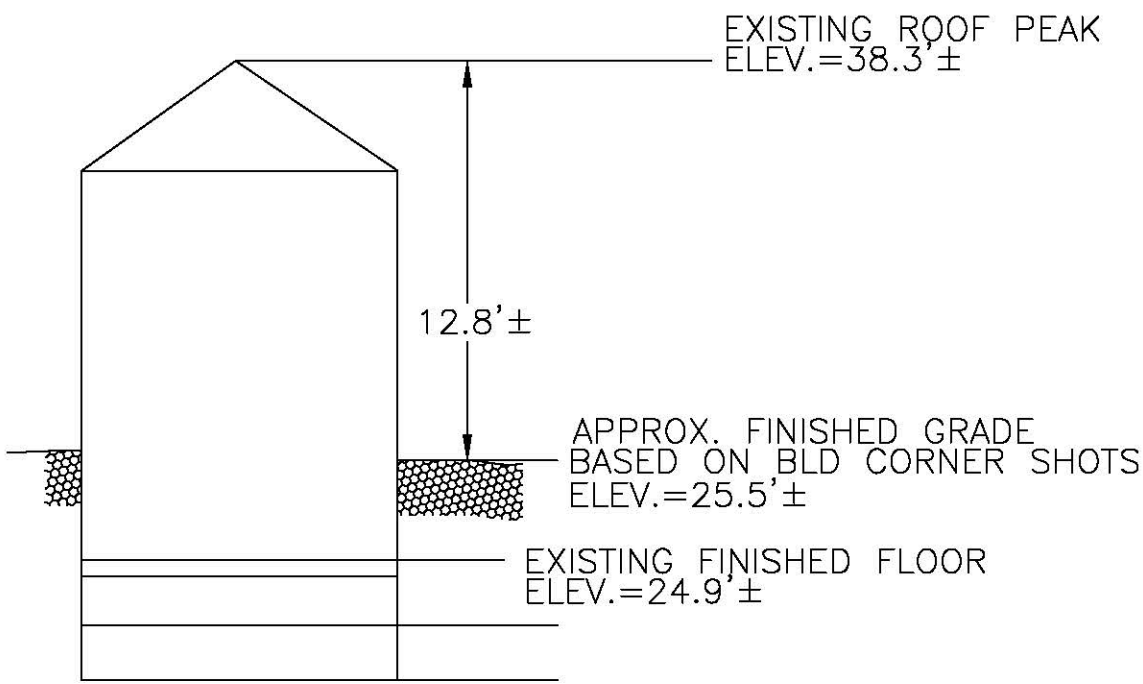
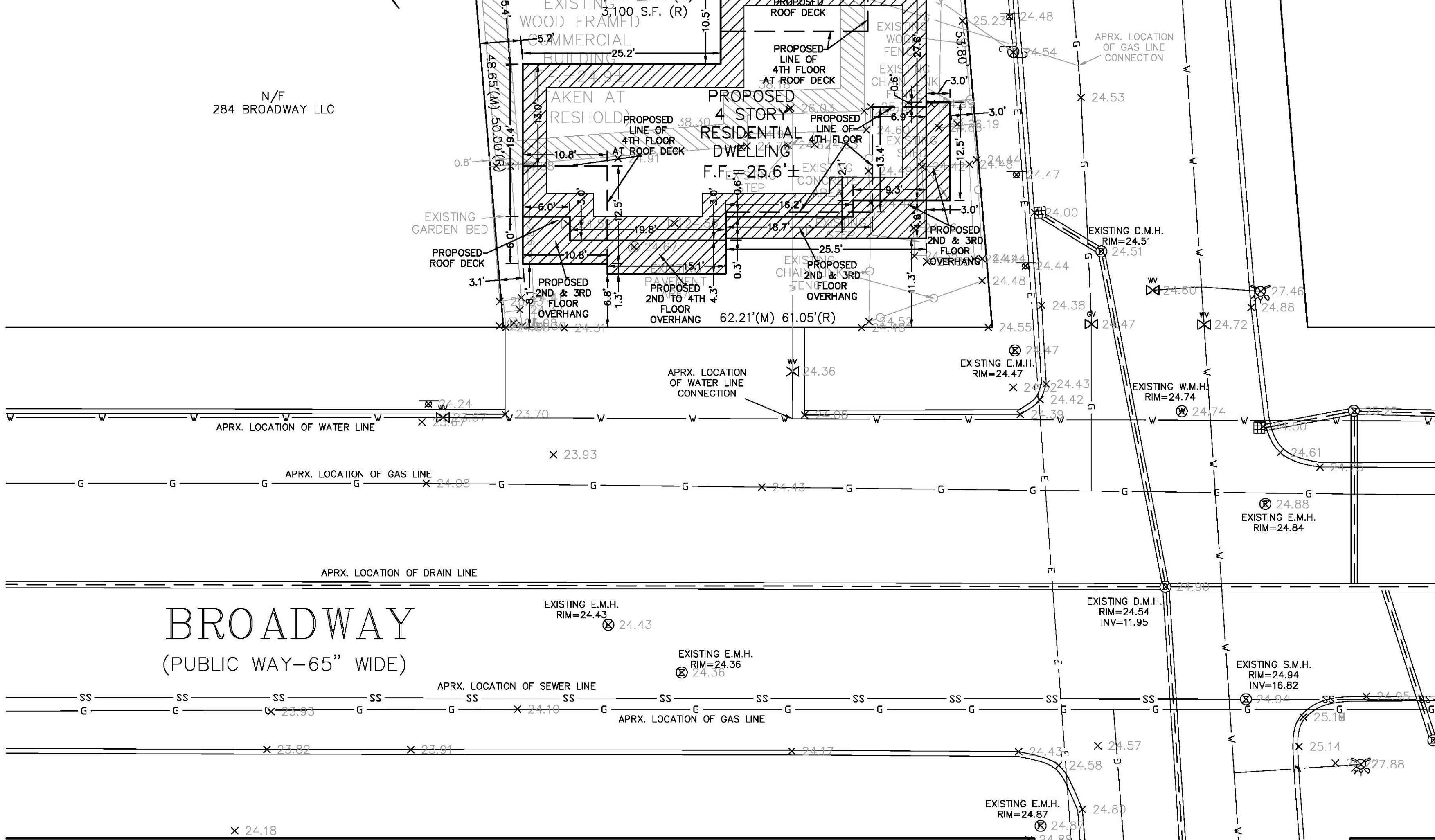
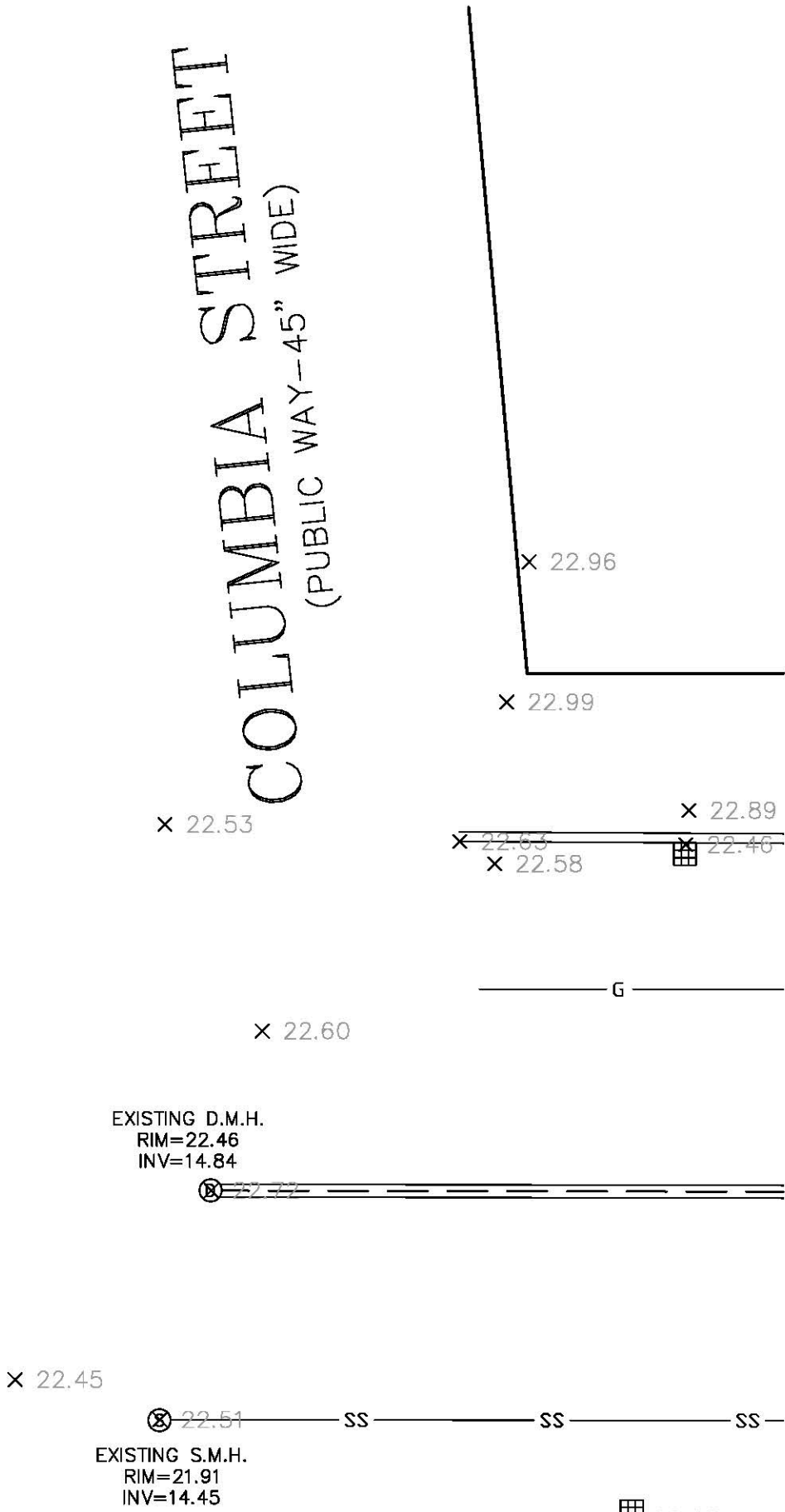
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PLAN REFERENCE 3: REF PLAN (PLAN 370 OF 1996)
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MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
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8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT = BUSINESS A

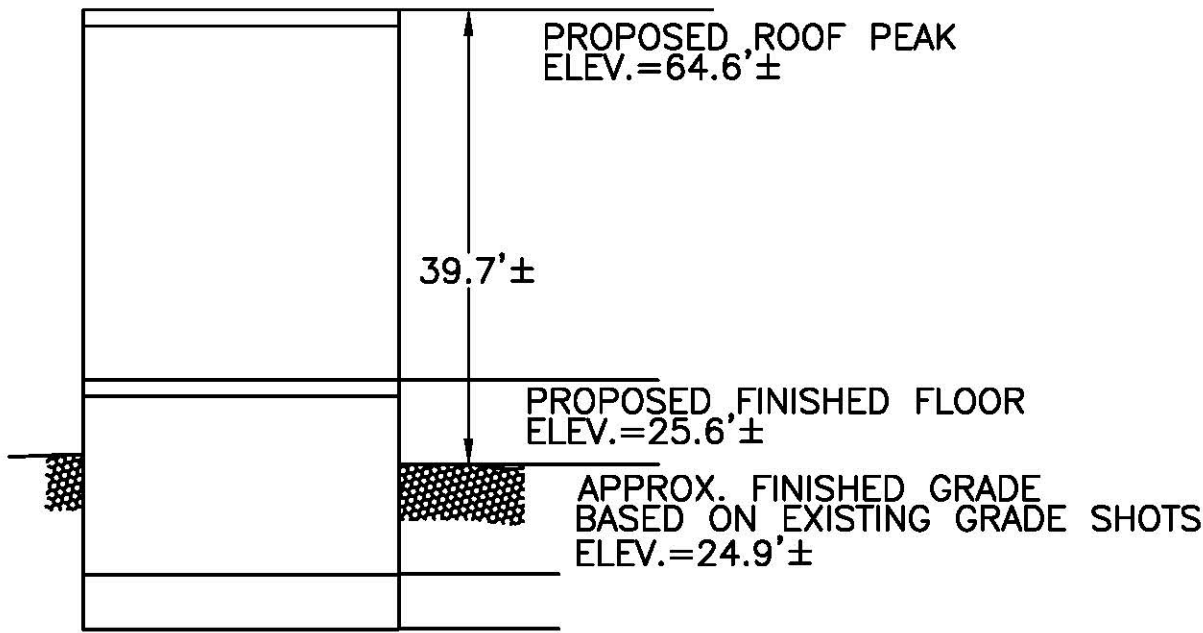
LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	METAL POST
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

COLUMBIA STREET
(PUBLIC WAY-45" WIDE)

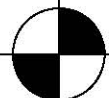
74

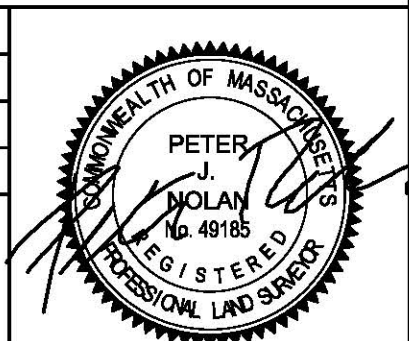


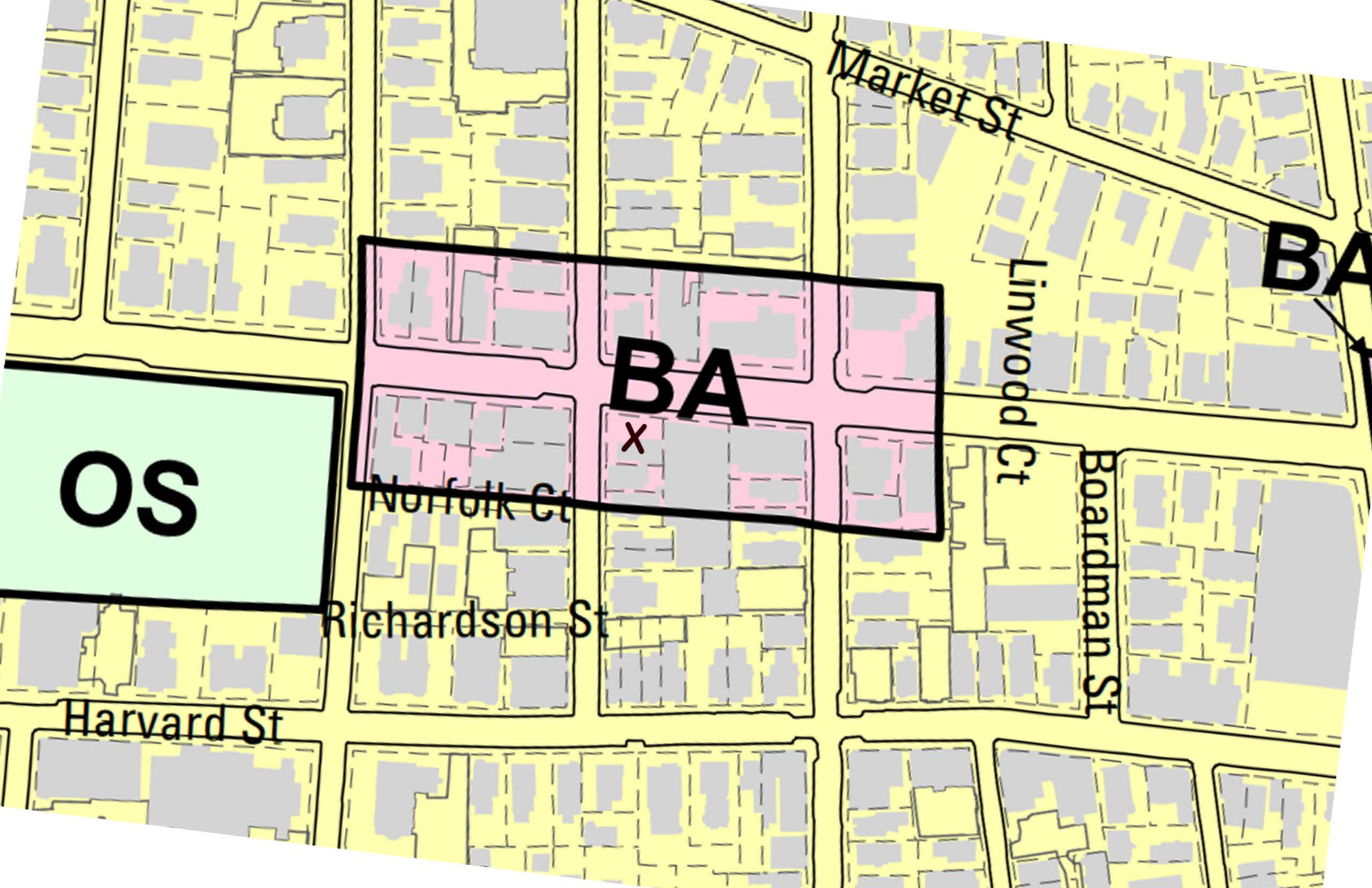
EXISTING PROFILE
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

SCALE 1"=10'				
DATE 05/24/2022	REV	DATE	REVISION	BY
SHEET 1	286 BROADWAY STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	PROPOSED SITE PLAN			
DRAWN BY D.N.				
CHKD BY P.J.N.	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APPD BY P.J.N.	80 JEWETT STREET NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com			





Market St

BA

BA

X

Linwood Ct

Boardman St

Norfolk Ct

Richardson St

OS

Harvard St



















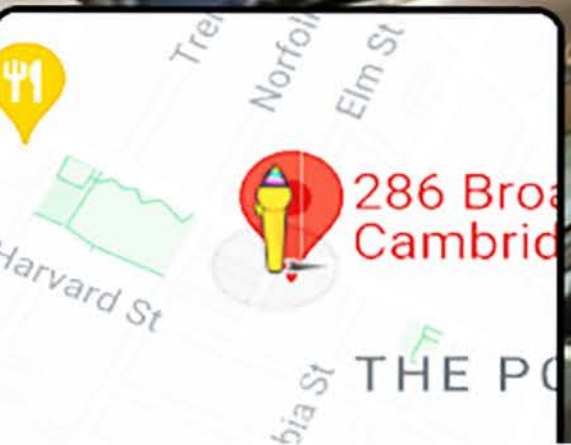
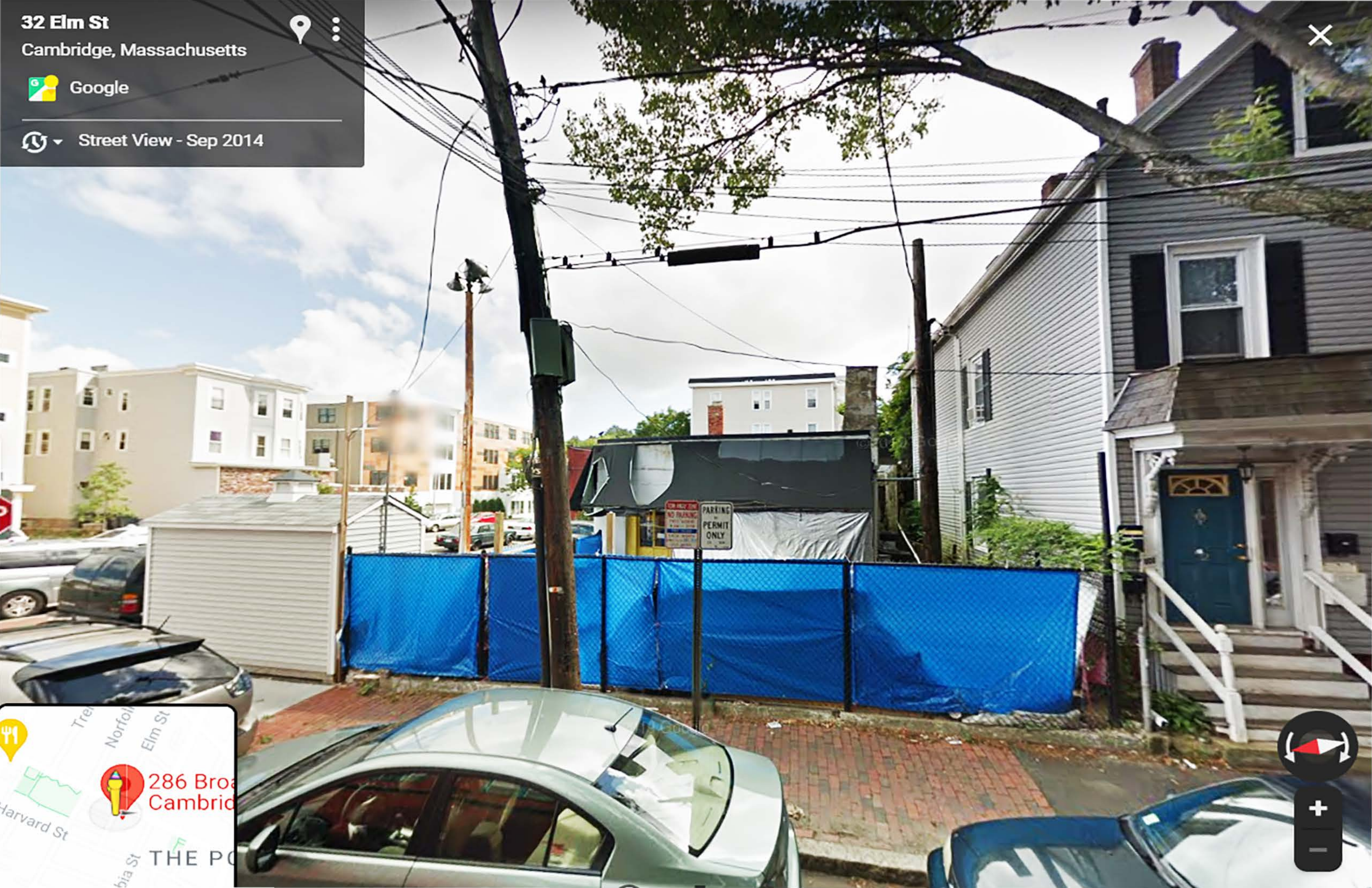
32 Elm St
Cambridge, Massachusetts



Google



Street View - Sep 2014



286 Broadway

Peabody

88-33
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
810 MEMORIAL DR. - SUITE 102
CAMBRIDGE, MA 02139

88-42
PINCUS, DAVID F.
32 ELM ST
CAMBRIDGE, MA 02139

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

88-64-65
RAIMO, DAVID P. & CHRISTINA M. RAIMO
23 OLD ROWLEY RD
NEWBURY, MA 01951

86-84
WALTER, CHRISTOPHER & F. ERCAN KORKMAZ,
TRS. NAMKA REALTY TRUST
283 BROADWAY
CAMBRIDGE, MA 02139

86-82
277 BROADWAY, LLC.
277 BROADWAY
CAMBRIDGE, MA 02139

86-49
AMARAL, ANTONIO & ANN B. AMARAL
8 BURLINGTON STREET
BURLINGTON, MA 01803-4734

88-45
MEDEIROS, ANTONIO & MICHAEL VITAL,
JOAO CARVALHO,
TRUSTEES OF THE JAM REALTY TRUST
732 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1401

88-31
CHICCARELLI REAL ESTATE, INC. 1
P.O. BOX 2215
ACTON, MA 01720-2215

88-32
O'CONNOR, BENJAMIN & KRISTIN RAVEN
179 COLUMBIA STREET
CAMBRIDGE, MA 02139

88-46
LAGOS, ROBERT S.
14 ELM ST. 14/1
CAMBRIDGE, MA 02139

88-47
284 BROADWAY LLC
313 PARK AVE
ARLINGTON, MA 02474

88-71
GANI, MOHAMMED O.
29 ELM ST., UNIT #1
CAMBRIDGE, MA 02142

88-71
JOHNSON, NILS
29 ELM ST., UNIT #3
CAMBRIDGE, MA 02139

88-41
MCHENRY, BRUCE A.
28 ELM ST
CAMBRIDGE, MA 02139-1810

88-46
DELANCEY, JOHN CHARLES AND
HELENA MING-CHU CHANG
16 ELM ST
CAMBRIDGE, MA 02139

88-46
PUREKA, MICHAEL T. & YUAN-MIN CHONG
14-2 ELM ST
CAMBRIDGE, MA 02139

86-98
NAGLE, BRIAN & KATHLEEN GENOVA
31 ARBORWAY
EASTON, MA 02356

86-98
XIE, HUANGMING & MIAOQING FANG
281 BROADWAY, UNIT #1
CAMBRIDGE, MA 02139

88-69
SHIRIN & AIBEK, LLC
294 BROADWAY
CAMBRIDGE, MA 02139

88-69
SHIRIN & AIBEK, LLC
294 BROADWAY
CAMBRIDGE, MA 02139

88-69
KORKMAZ FUAT ERCAN & LEMLEM B KORKMAZ
290-300 BROADWAY UNIT 294
CAMBRIDGE, MA 02139

88-69
SHIRIN & AIBEK, LLC
294 BROADWAY
CAMBRIDGE, MA 02139

88-69
WALTER, CHRISTOPHER & ARTI PANDEY
296 BROADWAY
CAMBRIDGE, MA 02139

88-69
YAYLA, INC
283 BROADWAY
CAMBRIDGE, MA 02139

88-71
29-2 ELM STREET LLC
29 ELM ST #2
CAMBRIDGE, MA

88-71
MASON, GEOFFREY M.,
TRUSTEE THE 29-4 ELM STREET TRUST
C/O ELM ST #4
CAMBRIDGE, MA 02139

88-71
29-5 ELM STREET LLC
29 ELM ST UNIT #5
CAMBRIDGE, MA 02139

88-29
FL BROADWAY LLC
200 FALCON ST
BOSTON, MA 02128

86-98
MA BOTONG
281 BROADWAY - UNIT 3
CAMBRIDGE, MA 02139











PERMEABLE PAVERS



BOLLARD-STYLE PATH LIGHTS



BACK FENCE: CEDAR WITH COLOR DETAIL



STEPPING STONE PATH



MIXED TREES, SHRUBS, AND PERENNIALS



sitescape design

margery stegman
sitescapedesign@gmail.com | 781.504.5917

project

286 BROADWAY, CAMBRIDGE MA

sheet title

LANDSCAPE PLAN AND PHOTOS

notes

Materials and plant photos are of representative to give a sense of how the site and gardens will look. These are not necessarily the exact items that will be used.

drawing

revision

date

6.13.22

scale

N