



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

BZA APPLICATION FORM

Plan No: BZA-017183-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Alfonso Sira

PETITIONER'S ADDRESS : 523 Medford St Charlestown, MA 02129

LOCATION OF PROPERTY : 310 Columbia St Cambridge, MA 02141

TYPE OF OCCUPANCY : R2 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The owner would like to convert the basement as a accessory apartment and add additional square footage to unit two by adding a third floor. Making the following changes to the existing structure: Basement: Lowering the existing basement slab to provide additional headroom space, upgrade heating system and required utilities, add bathroom, living, dining, kitchen and two bedrooms. Unit two: Existing stair to unit two will be modified and new stair will be added to unit two to access third floor. Three bedrooms, closets and one bathroom will be added to third floor. Existing roof will be demolished and new exterior walls and roof will be provided to create the third floor. New windows to be provided in exterior walls as shown in plans and elevations.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.1 (Enlargment of Non-Conforming Structure).

Article 4.000 Section 4.22 (Accessory Apartment).

Original Signature(s) :

(Petitioner(s) / Owner)

Alfonso Sira

(Print Name)

Address :

523 Medford St

Charlestown, MA 02129

Tel. No. :

617-869-6806

E-Mail Address :

asira@sol-as.com

Date : September 19, 2019

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 Abdul Ahad and SELINA A AHAD
(OWNER)

Address: 310, Columbia St, Cambridge MA 02141

State that I/We own the property located at 310 Columbia St, Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of Abdul Ahad
& SELINA A AHAD.

*Pursuant to a deed of duly recorded in the date March 22, 1999, Middlesex South
County Registry of Deeds at Book 29943, Page 477; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Selina A Ahad & MD Abdul Ahad
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Selina A Ahad & MD Abdul Ahad personally appeared before me,
this 18th of Sep, 20 19, and made oath that the above statement is true.

My commission expires Aug 5, 2022. (Notary Seal).



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

STATE APPELLATION FORM - COUNTY OF [illegible]

to be completed by [illegible] signed before a notary and returned to the Secretary of the Board of County Appeals.

1. The appellant is [illegible]
2. The respondent is [illegible]
3. The subject of this appeal is [illegible]

4. The appellant claims that the respondent is [illegible]
5. The respondent claims that the appellant is [illegible]

6. The appellant claims that the respondent is [illegible]
7. The respondent claims that the appellant is [illegible]

8. The appellant claims that the respondent is [illegible]
9. The respondent claims that the appellant is [illegible]

10. The appellant claims that the respondent is [illegible]
11. The respondent claims that the appellant is [illegible]

12. The appellant claims that the respondent is [illegible]
13. The respondent claims that the appellant is [illegible]

14. The appellant claims that the respondent is [illegible]
15. The respondent claims that the appellant is [illegible]

16. The appellant claims that the respondent is [illegible]
17. The respondent claims that the appellant is [illegible]

18. The appellant claims that the respondent is [illegible]
19. The respondent claims that the appellant is [illegible]

20. The appellant claims that the respondent is [illegible]
21. The respondent claims that the appellant is [illegible]

22. The appellant claims that the respondent is [illegible]
23. The respondent claims that the appellant is [illegible]

24. The appellant claims that the respondent is [illegible]
25. The respondent claims that the appellant is [illegible]

26. The appellant claims that the respondent is [illegible]
27. The respondent claims that the appellant is [illegible]

28. The appellant claims that the respondent is [illegible]
29. The respondent claims that the appellant is [illegible]

30. The appellant claims that the respondent is [illegible]
31. The respondent claims that the appellant is [illegible]

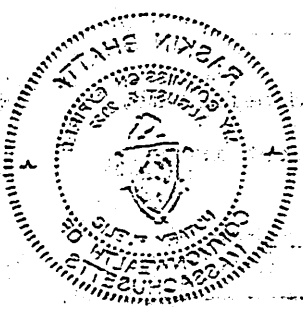
32. The appellant claims that the respondent is [illegible]
33. The respondent claims that the appellant is [illegible]

34. The appellant claims that the respondent is [illegible]
35. The respondent claims that the appellant is [illegible]

36. The appellant claims that the respondent is [illegible]
37. The respondent claims that the appellant is [illegible]

38. The appellant claims that the respondent is [illegible]
39. The respondent claims that the appellant is [illegible]

40. The appellant claims that the respondent is [illegible]
41. The respondent claims that the appellant is [illegible]



NOTARY PUBLIC
STATE OF CALIFORNIA
COMMISSION EXPIRES 12/31/2012

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:

Providing an accessory apartment in the basement would provide additional income to help support the owner's family and pay off existing debt.

The expansion of unit two unto the third floor will provide additional living space for an existing growing family.

- 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 existing foundation and perimeter walls will remain the same. Addition of new walls and roof will match the massing of existing structures throughout the neighborhood.

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

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

The proposed building massing will remain similar to what already exist in the neighborhood no major impact will occur. Car parking to remain similar to what it is now.

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

The basement apartment, an internal modification, and the third floor addition which matches others in the area, will not impact the integrity of the district or purpose of the ordinance due to the minimal impact that it will have in the area.

- *** 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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 310 Columbia St Cambridge, MA 02141 (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The added basement apartment will be a modification of an existing underutilized basement space. The third floor addition will not change the occupancy or use of the preexisting nonconforming two family.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The addition of the basement apartment and third floor will have no impact on traffic congestion and any change on the established neighborhood character because the occupant load should be similar to what it is now.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed internal and addition work will not have any impact on future adjacent uses because the work proposed is an extension of what is already existing and matches the existing surrounding uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed work will have no change or impact on the existing uses or occupancy of the neighborhood or the citizens of the city because there will be no change to the nonconforming two family residence.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The residence will remain as a nonconforming two family residence which will not impair the integrity of district or adjoining district because occupancy will remain similar to what is now and overall building massing will become similar to what is found in the district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Sol and Associates Inc **PRESENT USE/OCCUPANCY:** Two Family Residential
LOCATION: 310 Columbia St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two Family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2104	3058	2499	(max.)
<u>LOT AREA:</u>	3300	3300	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	0.64	0.93	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1650	1650	1500	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	34'	34'	50'	(min.)
<u>DEPTH</u>	98'	98'	?	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	9.8'	9.8'	12.6'	(min.)
<u>REAR</u>	38.8'	38.8'	20'	(min.)
<u>LEFT SIDE</u>	3.2'	3.2'	7.6'	(min.)
<u>RIGHT SIDE</u>	5.3'	5.3'	7.6'	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	28.1	33.5'	35'	(max.)
<u>LENGTH</u>	49'	49'	?	
<u>WIDTH</u>	20.5'	20.5'	?	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	28	28	30	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(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.

n/a

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



CITY OF CAMBRIDGE
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2019 SEP 23 PM 3:41
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

GENERAL INFORMATION

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Article 4.000 Section 4.22 (Accessory Apartment).

Original Signature(s) :

(Petitioner(s) / Owner)

Alfonso Sira

(Print Name)

Address :

523 Medford St

Charlestown, MA 02129

Tel. No. :

617-869-6806

E-Mail Address :

asira@sol-as.com

Date : September 19, 2019

79-14
HUGHES, JARED E., NIKKI R. HUGHES,
CYNTHIA L. QUENSE & TIMOTHY E. HUGHES
315 COLUMBIA ST
CAMBRIDGE, MA 02141

79-29
DERIVAL, JOSEPH T. AND YVANA DERIVAL
302 COLUMBIA ST.
CAMBRIDGE, MA 02141

79-44
BRAZAO, ROBERT & FRANCES BRAZAO
39 UNION STREET
CAMBRIDGE, MA 02141

79-117
MHASE, MAHESH
318 COLUMBIA ST., UNIT#1
CAMBRIDGE, MA 02141

79-121
LAGASSE, MICHAEL J. & FARIBA ABBASI
14 CHAMBERLAIN RD.
NEWTON, MA 02458

79-16
BOOTH, LAURA M. & MELISSA F. TONACHEL
303 COLUMBIA ST
CAMBRIDGE, MA 02141

79-15
307-309 COLUMBIA STREET LLC
3 AUTUMN DR
WESTWOOD, MA 02090

79-30
GROH, ANDREW M. & CATHERINE A. RICH
306 COLUMBIA ST.
CAMBRIDGE, MA 02141

79-45
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN MANAGEMENT CO.
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

79-117
TOM, YEEWAN
318 COLUMBIA ST., UNIT #2
CAMBRIDGE, MA 02139

79-122
105 FIFTH STREET LLC
P.O. BOX 35006
BOSTON, MA 02135

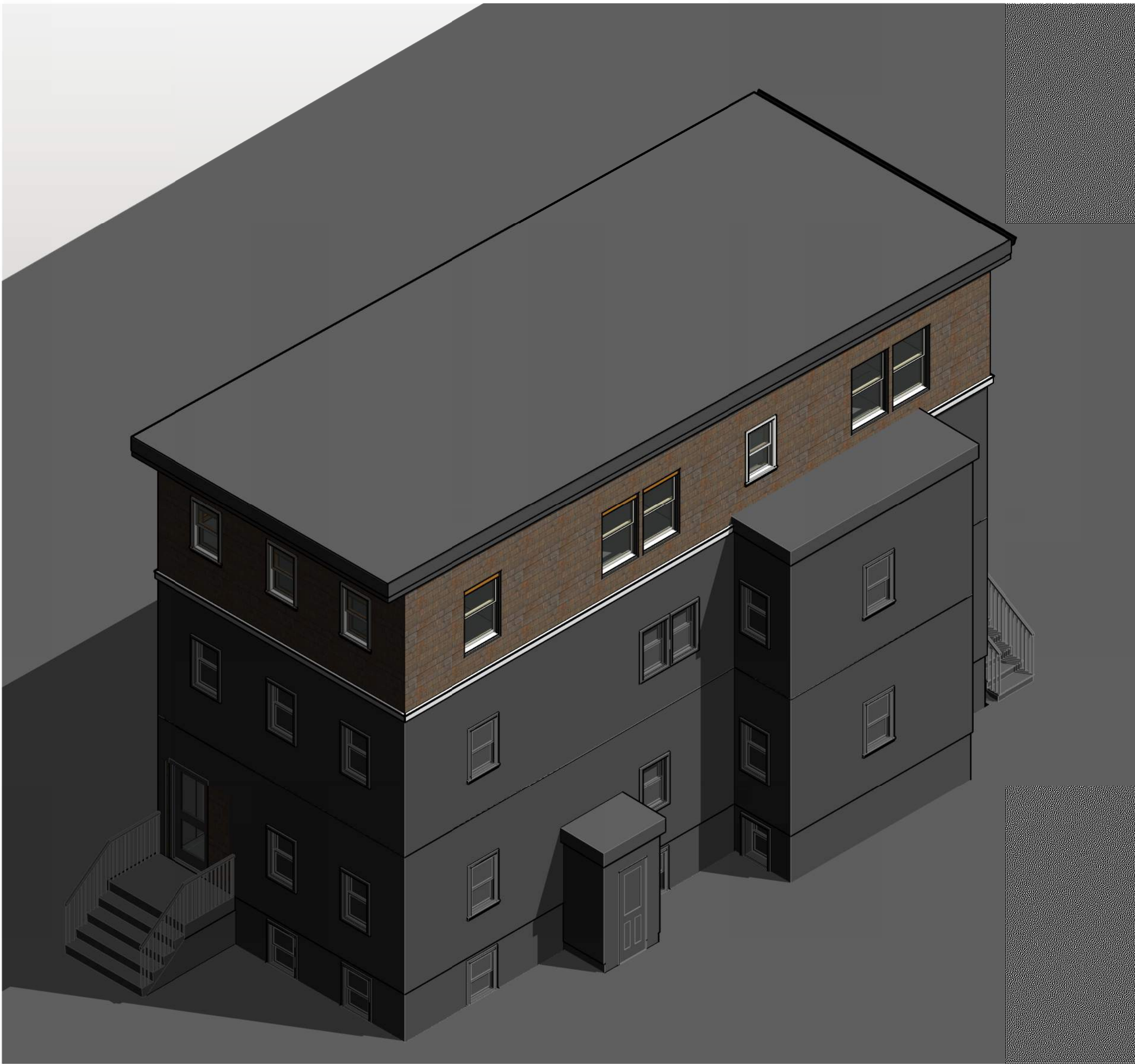
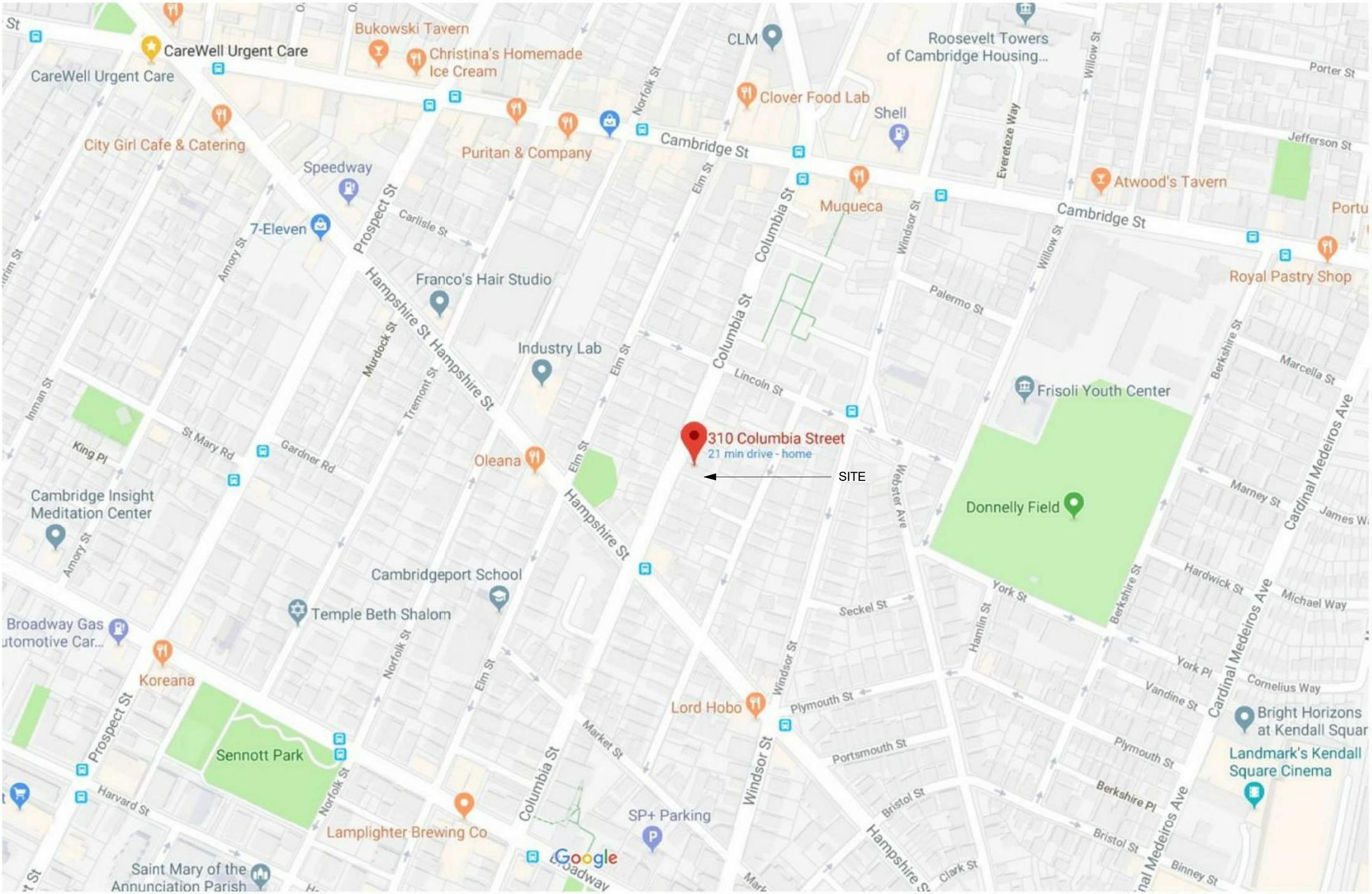
Petitioner
SOL & ASSOCIATES, INC.
C/O ALFONSO SIRA
523 MEDFORD STREET
CHARLESTOWN, MA 02129

79-31
AHAD, ABDUL & SELINA AKHTER AHAD
310 COLUMBIA ST., #2
CAMBRIDGE, MA 02141

79-106
DIVAC, SRDJAN
314 COLUMBIA ST
CAMBRIDGE, MA 02141

79-117
VANSCOYOC, ELLEN & CALEB NEELON
320 COLUMBIA ST. UNIT#3
CAMBRIDGE, MA 02141

79-132
EBANKS, ERROL
3 UNION PL
CAMBRIDGE, MA 02141



PROJECT: Ahad Residence Renovation

Issued for ZBA Review
09.13.2019

CLIENT:
Abdul Ahad

SURVEYOR
Spruhan Engineering, P.C.

ADDRESS:
80 Jewett St, (Suite 1)
Netown, MA 02458

T: 617-816-0722

ARCHITECT
Sol and Associates Inc

ADDRESS:
523 Medford St,
Charlestown, MA 02129

T: 617-869-6806

PROJECT NAME

Ahad Residence
Renovation

PROJECT ADDRESS

310 Columbia St,
Cambridge, MA 02141

CLIENT

Abdul and Selina
Ahad

ARCHITECT

SOL AND ASSOCIATES INC
523 MEDFORD ST
CHARLESTOWN, MA 02129
TELEPHONE: 617-869-6806

CONSULTANTS:

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2015
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ASSOCIATES INC. USE OF THESE PLANS
OR ANY FORM OF REPRODUCTION OF THIS
DESIGN IN WHOLE OR IN PART WITHOUT
EXPRESS WRITTEN CONSENT IS
PROHIBITED AND SHALL RESULT IN THE
FULLEST EXTENT OF PROSECUTION
UNDER LAW

REGISTRATION

Project number AH2019-001
Date 05/25/2019
Drawn by ARS
Checked by SA
Scale As indicated

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Ahad Residence Renovation

GENERAL NOTES:

- THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE." THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION, UNTIL CLIENT ACCEPTANCE OF THE PREMISES.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS OR SCAFFOLDING REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS AND THE PROGRESS OF WORK.
- DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN CONFORMANCE WITH LOCAL BUILDING CODE AND OTHER GOVERNING ENTITY REQUIREMENTS. U.N.O., ALL EXISTING, SERVICES AND DEVICES SHALL REMAIN ACTIVE.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY FOR THE CLIENT AND THE BUILDING OWNER. INCLUDING, BUT IS NOT LIMITED TO, WINDOWS, FLOOR AND CEILING FINISHES, PUBLIC TOILETS, ELEVATORS, DOORS & BUCKS, ELECTRICAL AND AIR-CONDITIONING EQUIPMENT. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, DAMAGE CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD, IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL SUB-CONTRACTORS. IF THE CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, SAID REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER'S REPRESENTATIVE AND BACK CHARGED ACCORDINGLY.
- THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE LANDLORD, THE TENANT, AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, OR CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL COSTS INCLUDING ATTORNEY'S FEES SUSTAINED, AND SHALL OBTAIN A FULL ACQUITTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, ITS AGENTS OR EMPLOYEES.
- THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
- THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE, AND CASEWORK, WASHING AND WAXING OF VCT FLOORING AND THE VACUUMING OF CARPET. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND SMACNA IQ GUIDELINES FOR OCCUPIED BUILDINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK. IT IS EXPECTED THAT THE CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT WORK PROCEEDS WITHOUT DELAY.
- BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS, REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE BID SELECTIONS PERIOD. ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.
- EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD. NEITHER THE OWNER NOR THE ARCHITECTS ARE RESPONSIBLE FOR ACCURACY OF EXISTING INFORMATION. EXISTING CONSTRUCTION CONDITIONS IN AREAS WHERE NEW WORK IS NOT PLANNED MAY BE NOT COMPLETELY SHOWN.
- WITHIN ONE (1) WEEK (5 BUSINESS DAYS), OF THE AWARD OF THIS CONTRACT, PRIOR TO MOBILIZATION FOR ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING CHRONOLOGICALLY THE PHASES OF THE WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.
- CONTRACTOR AND SUBCONTRACTORS SHALL ATTEND JOB MEETINGS REQUIRED BY THIS CONTRACT.
- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, U.N.O.
- DO NOT SCALE THESE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE OFFICE OF THE ARCHITECT.
- LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE PLANS AND ELEVATIONS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED BY HIM DIRECTLY FOR A MINIMUM PERIOD OF ONE (1) YEAR AS SPECIFIED IN THE CONSTRUCTION CONTRACT. ALL DEFECTS OCCURRING IN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
- THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.).
- MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE, OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.

APPLICABLE CODES:

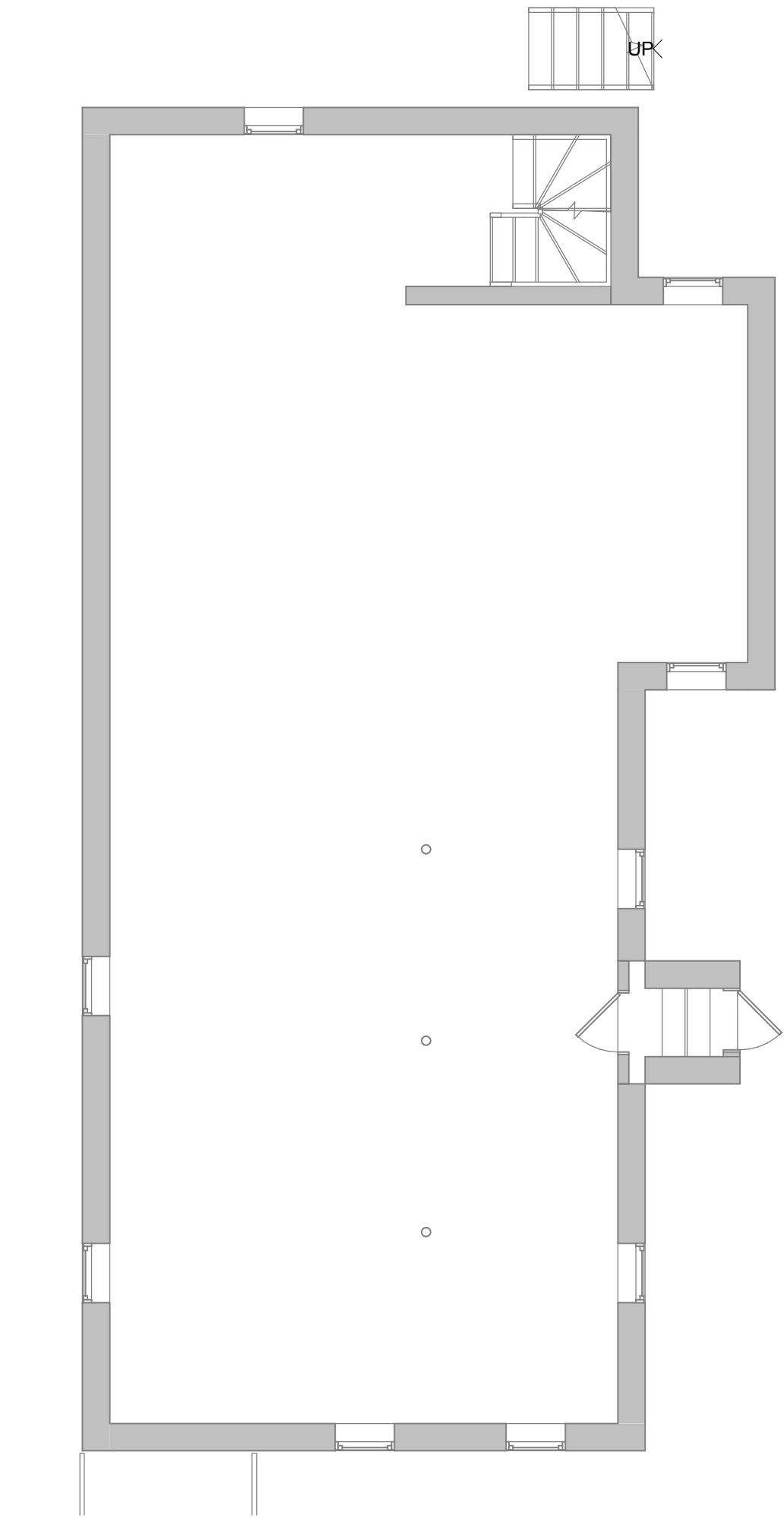
780 CMR 51.00: MASSACHUSETTS RESIDENTIAL CODE

Drawing List

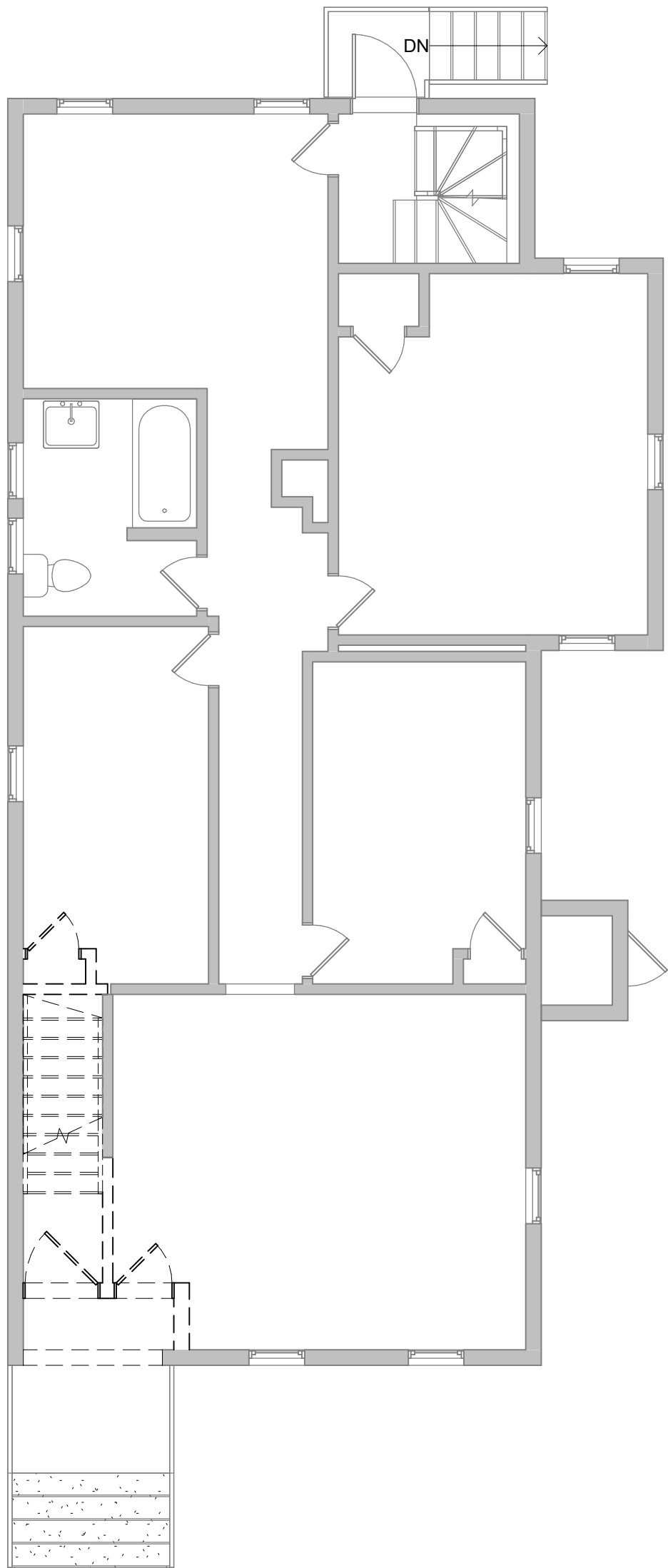
Sheet Number	Sheet Name	Sheet Issue Date
A-500	Existing Photos	09/12/19
Architectural		
A-000	Cover Sheet	09/13/19
D-001	Demolition Floor Plans	09/13/19
A-100	Floor Plans	09/13/19
A-200	Exterior Elevations	09/13/19
A-300	Wall Types, Sections and Schedules	09/13/19
A-400	Perspective Views	09/13/19
Civil		
C1	PLOT PLAN OF LAND	09/09/19

ZONING CHART

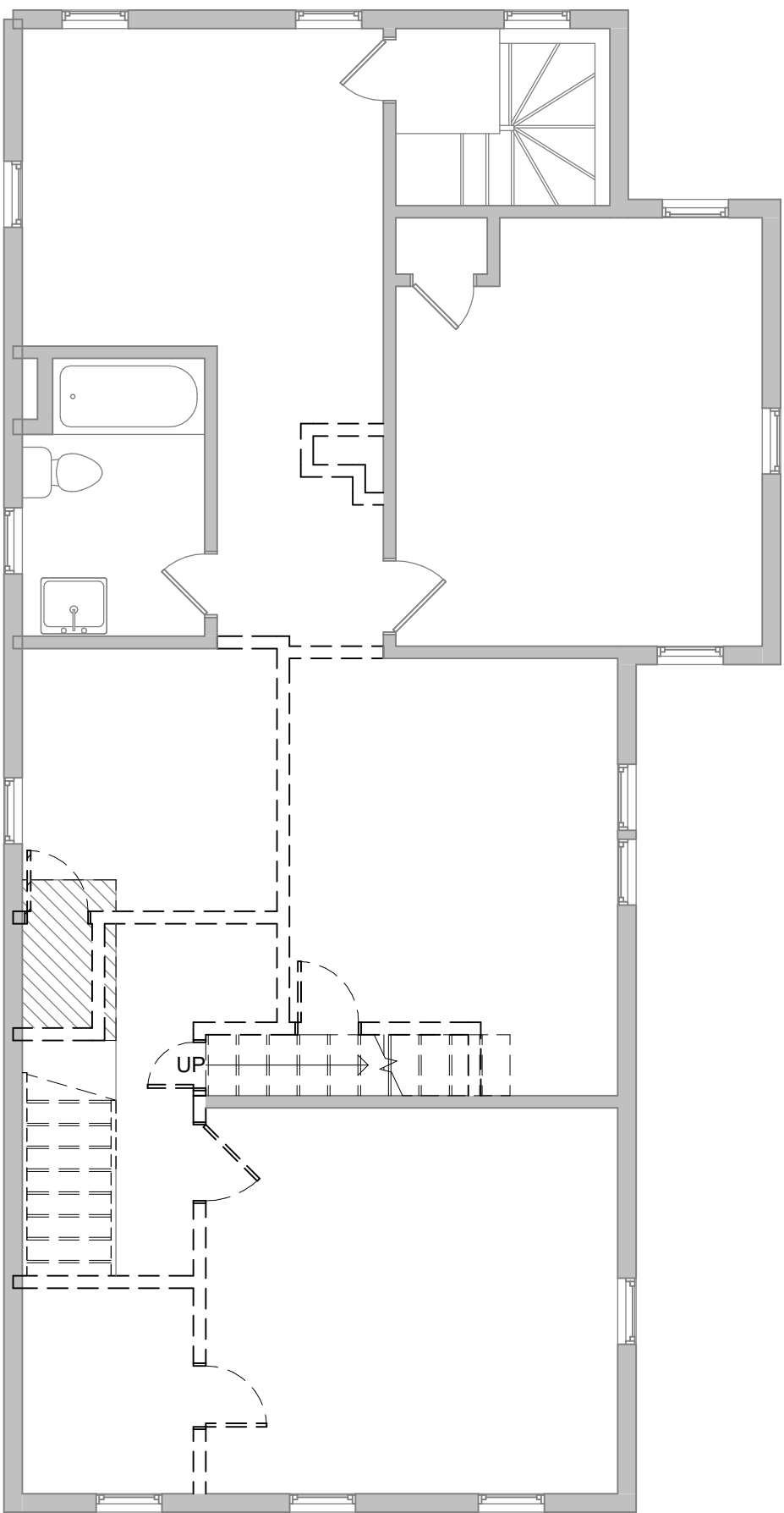
ZONE - C1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT SIZE:	5,000 SF	3,332 SF	EXISTING	NO CHANGE
LOT AREA, MIN. S.F. FOR DWELLING UNIT SPECIFIED	1,500 SF PDU	2,104 SF	2 DU PER 3,000 SF LOT	COMPLIES
FAR	0.75 X 3,332 S.F.= 2,499 SF	2,104 SF	954 SF (NEW) 2,104 SF (EXISTING) 3,058 SF (TOTAL) 569 SF (OVER REQUIRED)	DOES NOT COMPLY
USABLE OPEN SPACE	1,000 S.F. / LOT	EXISTING	EXISTING	NO CHANGE
LOT WIDTH (MIN.)	50'	34'	EXISTING	NO CHANGE
MAX HEIGHT	35'-0"	EXISTING	EXISTING	NO CHANGE
FRONT SETBACK	12.6'	9.8'	EXISTING	NO CHANGE
LEFT SIDE SETBACK	7.6'	3.2'	EXISTING	NO CHANGE
RIGHT SIDE SETBACK	7.6'	5.3'	EXISTING	NO CHANGE
REAR SETBACK	20'	38.8'	EXISTING	NO CHANGE
PARKING	1/ DU = 1 Spaces Required	N/A	2	COMPLIES



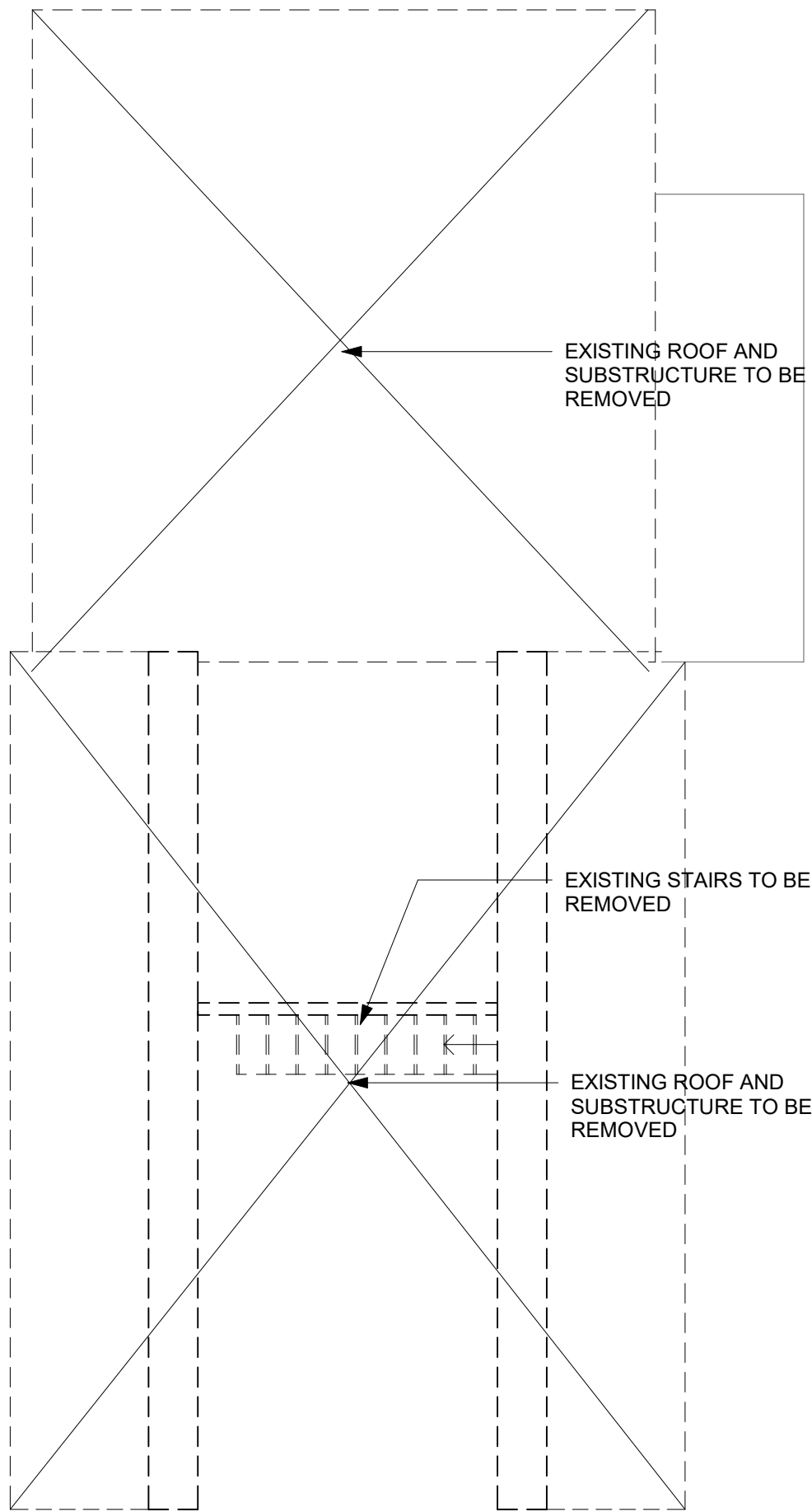
① Basement Demolition Plan
3/16" = 1'-0"



② 1st Floor Demolition Plan
3/16" = 1'-0"



③ 2nd Floor Demolition Plan
3/16" = 1'-0"



④ 3rd Floor Demolition Plan
3/16" = 1'-0"

- DEMOLITION NOTES**
1. ALL EXTERIOR WALLS TO REMAIN U.O.N.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & CONSTRUCTION
 3. DISCONNECT ALL UTILITIES INCLUDED IN SCOPE AREA PRIOR TO WORK START.
 4. G.C. TO COORDINATE IN FIELD PORTION OF UTILITIES THAT NEEDS TO BE FUNCTIONAL DURING CONSTRUCTION FOR OPERATION OF EXISTING BUILDING.
 5. DEMO ALL AREAS AS INDICATED ON THE DRAWINGS AND FILL ANY VOIDS AS INDICATED. REQUIRED AS PREPARATION FOR NEW WORK ALL MATERIALS / STRUCTURES DEMOLISHED SHALL BE THE PROPERTY OF THE GC. GC SHALL DISPOSE OF ALL MATERIALS IN A LEGAL MANNER.
 6. REMOVE EXISTING WINDOWS, DOORS AS REQUIRED FOR NEW WORK.
 7. GC SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED TO MAINTAIN STRUCTURES INTACT AND TO MAINTAIN SAFE WORKING CONDITIONS.
 8. ALL STRUCTURES, FINISHES, AND EQUIPMENT SCHEDULED TO REMAIN THAT ARE DAMAGED DURING THE DEMOLITION PROCESS SHALL BE PATCHED, REPAIRED, OR REPLACED IN KIND AS DIRECTED BY THE ARCHITECT.
 9. GC. TO PROTECT AS REQUIRED DURING CONSTRUCTION ALL AREAS DESIGNATED TO REMAIN.
 10. THE SUBSTRATE OR PERIMETER SURFACES THAT REMAIN AFTER THE DEMOLITION OF INTERIOR CONSTRUCTION SHALL BE PREPARED STRAIGHT, PLUMB AND TRUE AND OTHERWISE SUITABLE TO RECEIVE THE NEW CONSTRUCTION WITHOUT ADDITIONAL DEMOLITION.

PLAN DEMOLITION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALL TO BE DEMOLISHED

EXISTING DOORS TO REMAIN

EXISTING DOORS TO BE DEMOLISHED

PROJECT NAME
**Ahad Residence
Renovation**

PROJECT ADDRESS
310 Columbia St,
Cambridge, MA 02141

CLIENT
**Abdul and Selina
Ahad**

ARCHITECT
SOL AND ASSOCIATES INC
523 MEDFORD ST
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TELEPHONE: 617-869-6806

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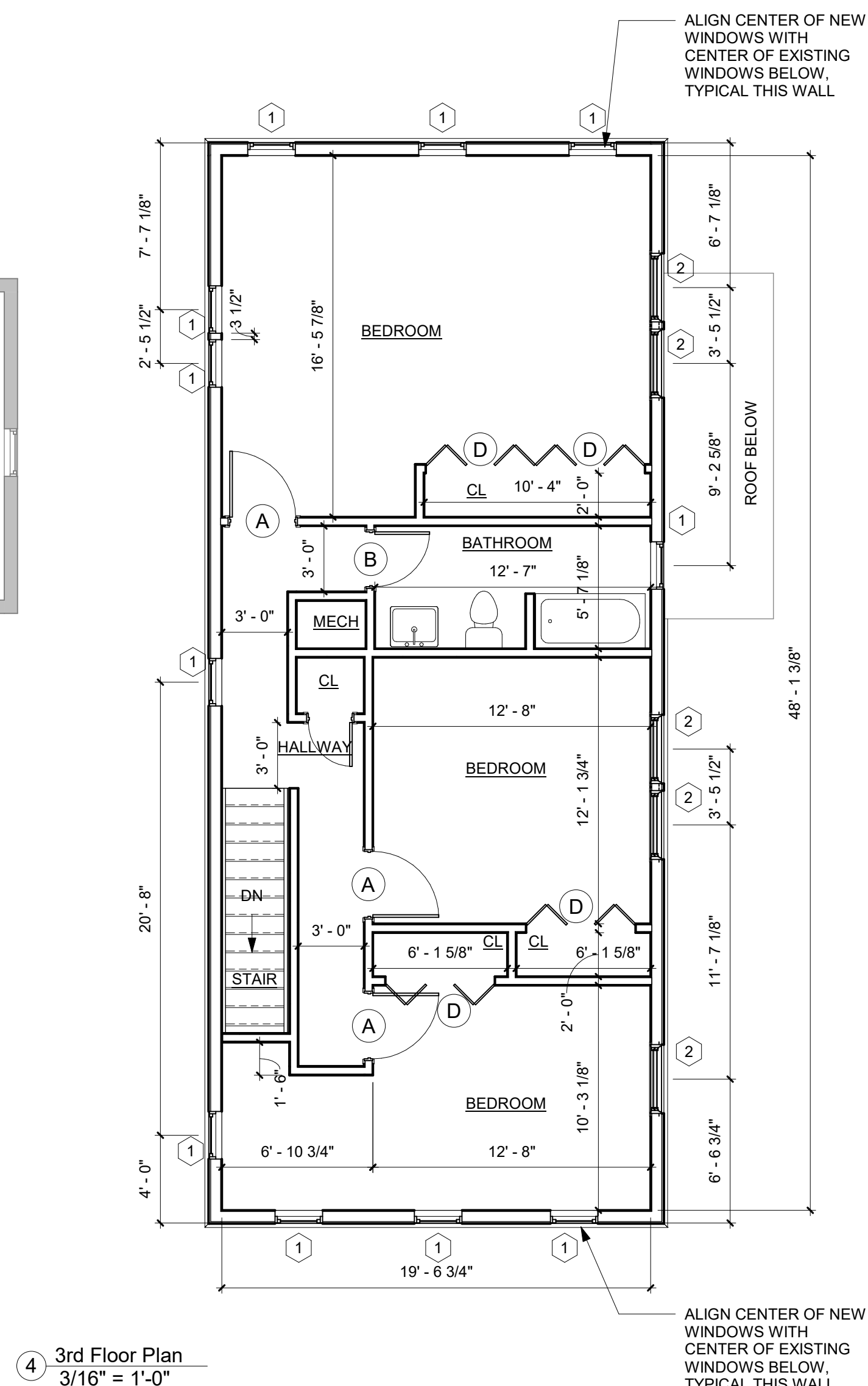
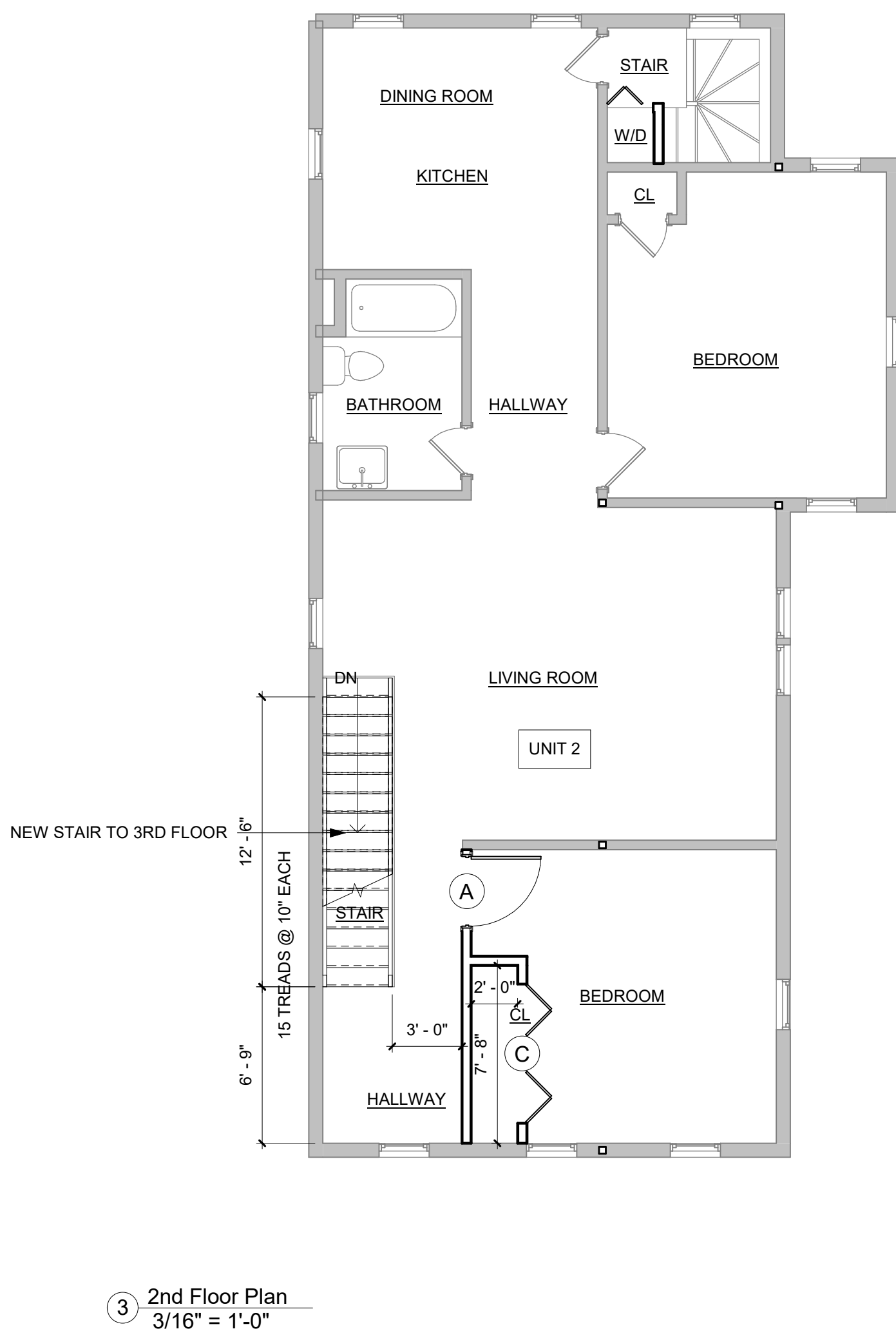
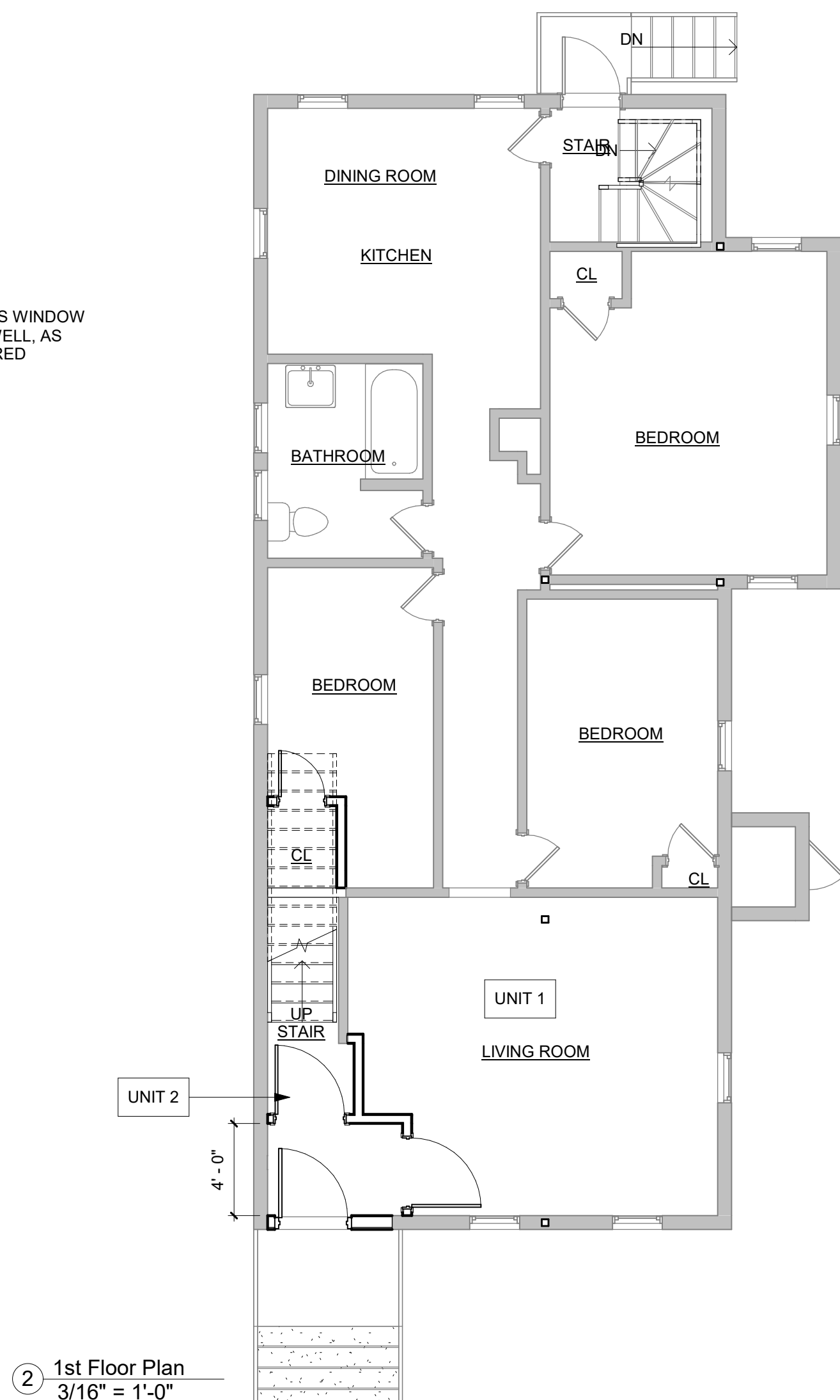
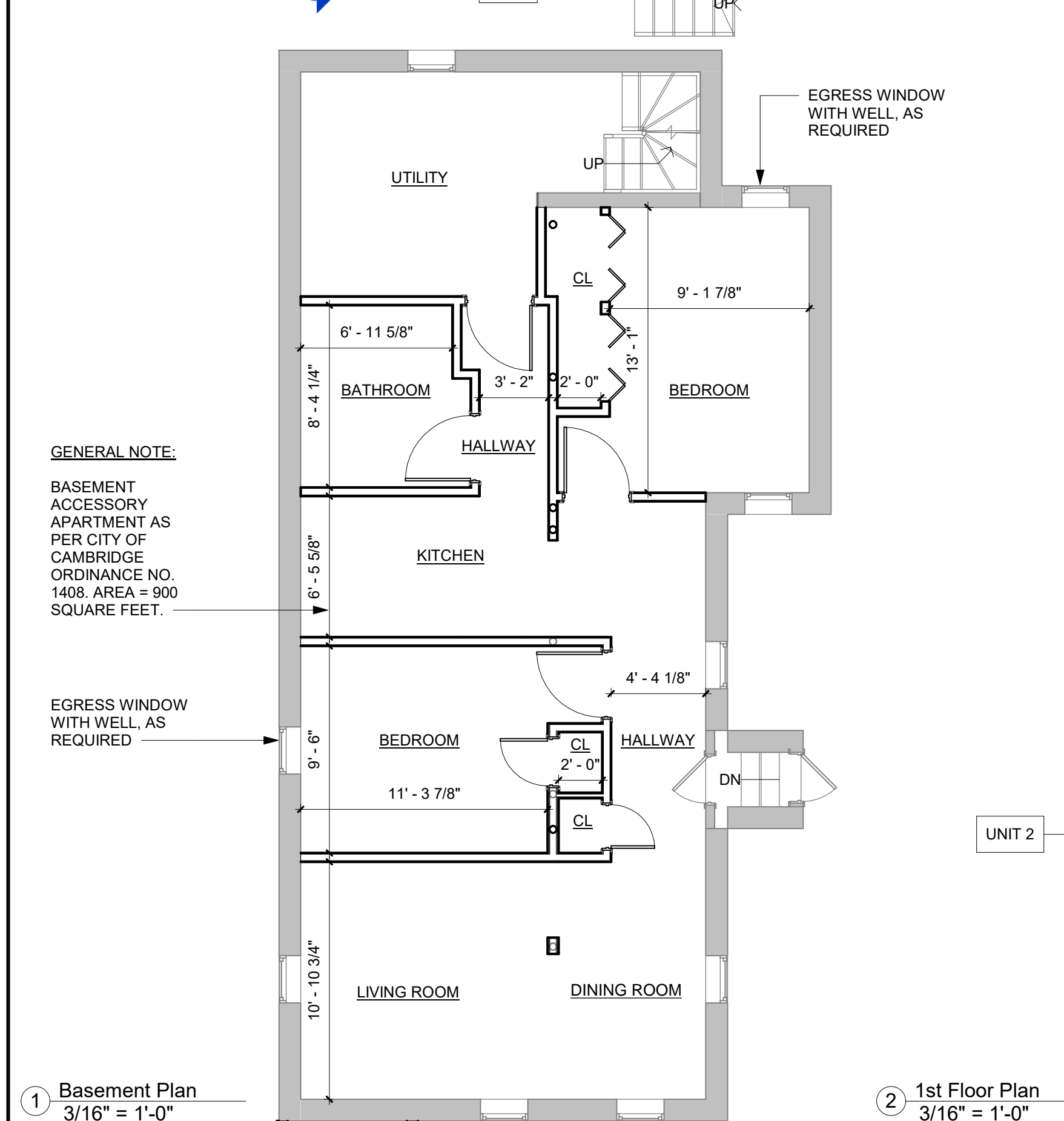
REGISTRATION

Project number AH2019-001
Date 05/25/2019
Drawn by ARS
Checked by SA
Scale As indicated

REVISIONS		
No.	Description	Date

**Demolition Floor
Plans**

D-001
Ahad Residence Renovation



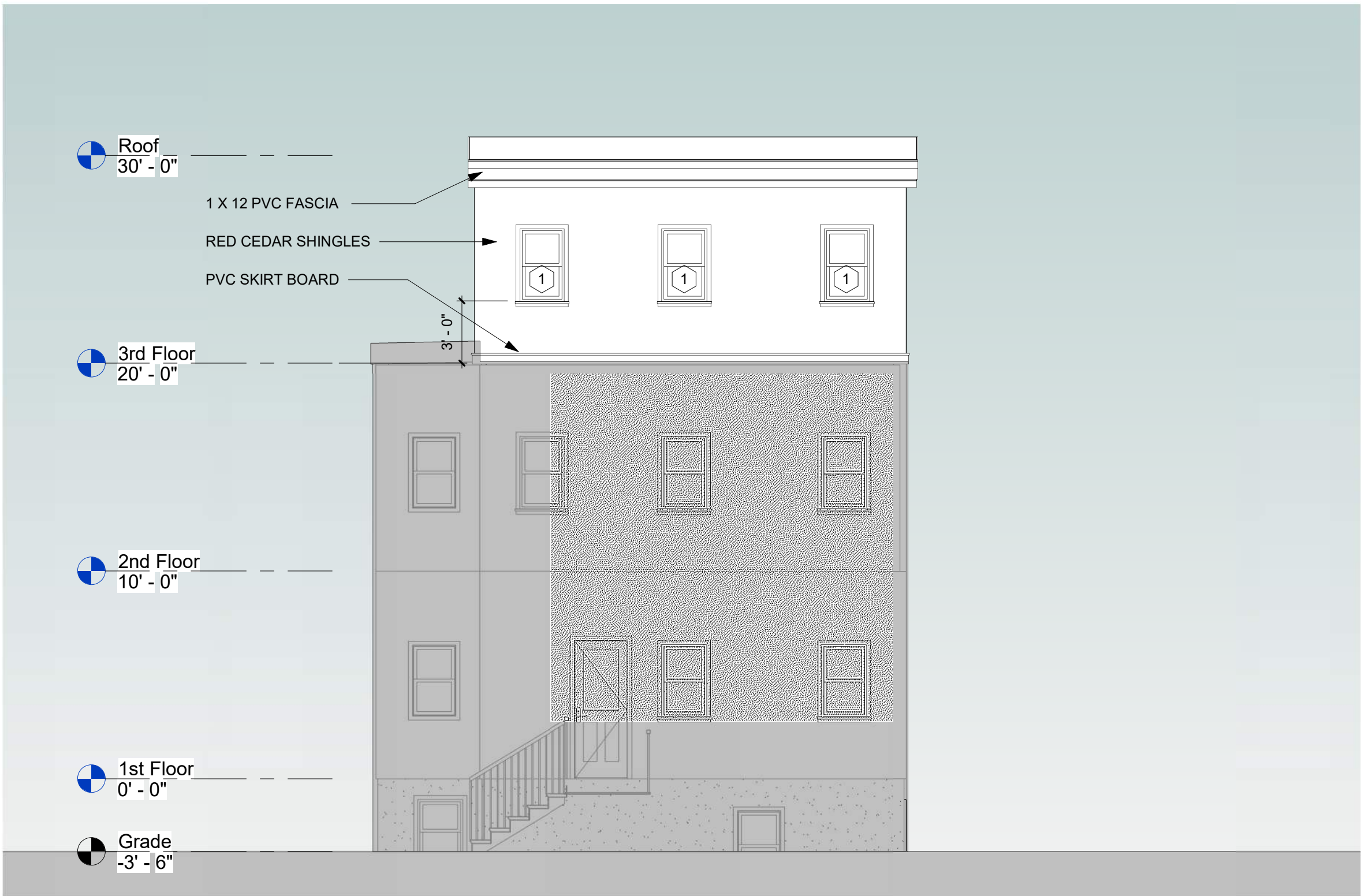
1. FINAL KITCHEN AND BATHROOM LAYOUTS TO BE DETERMINED BY OWNER.
2. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
4. SEE A-300 FOR PARTITION TYPES.
5. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
6. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB.
8. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
10. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED.



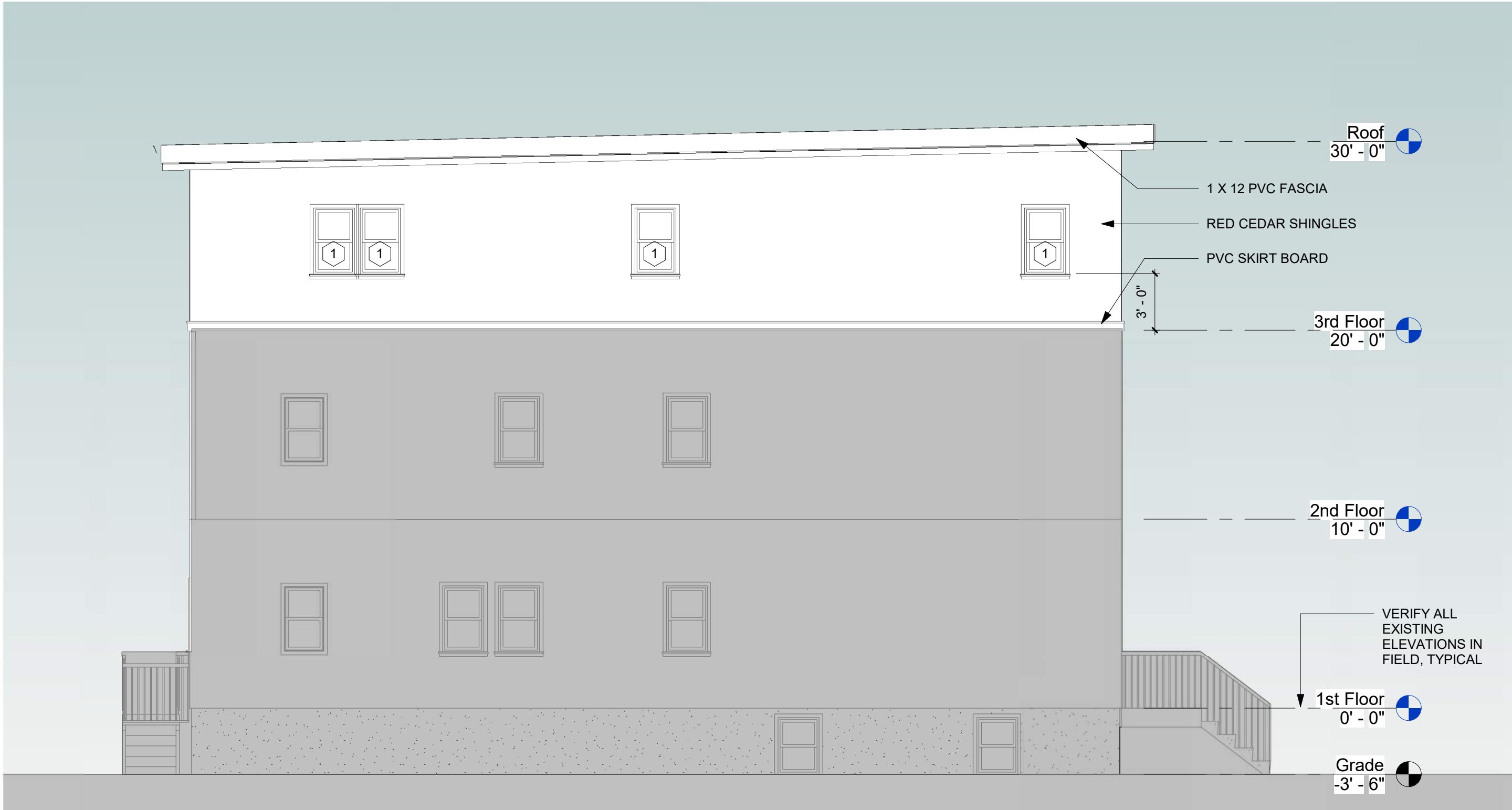
② South Elevation
3/16" = 1'-0"



③ East Elevation
3/16" = 1'-0"



① North Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"

PROJECT NAME
**Ahad Residence
Renovation**

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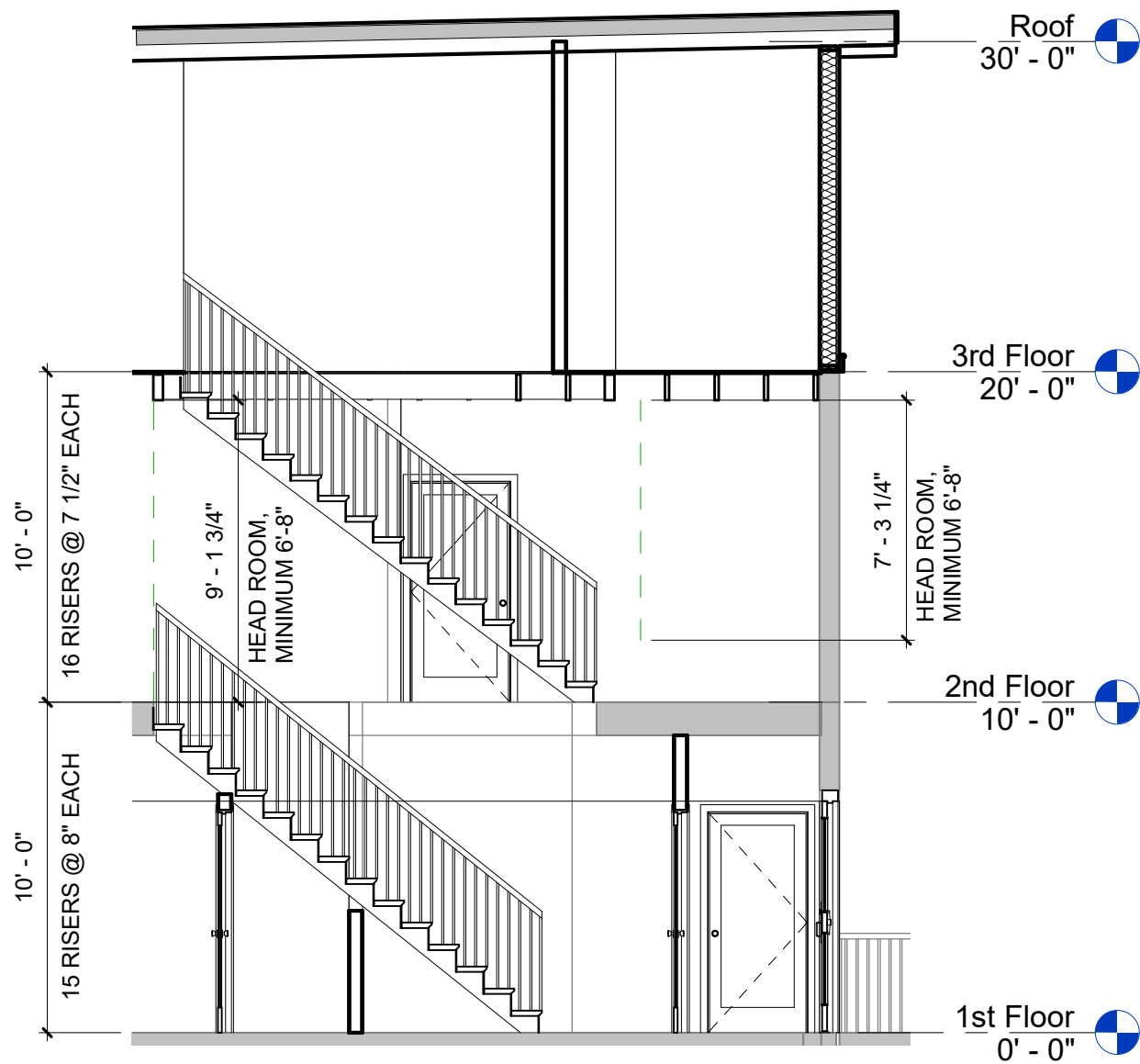
Project number AH2019-001
Date 05/25/2019
Drawn by ARS
Checked by SA
Scale 3/16" = 1'-0"

REVISIONS

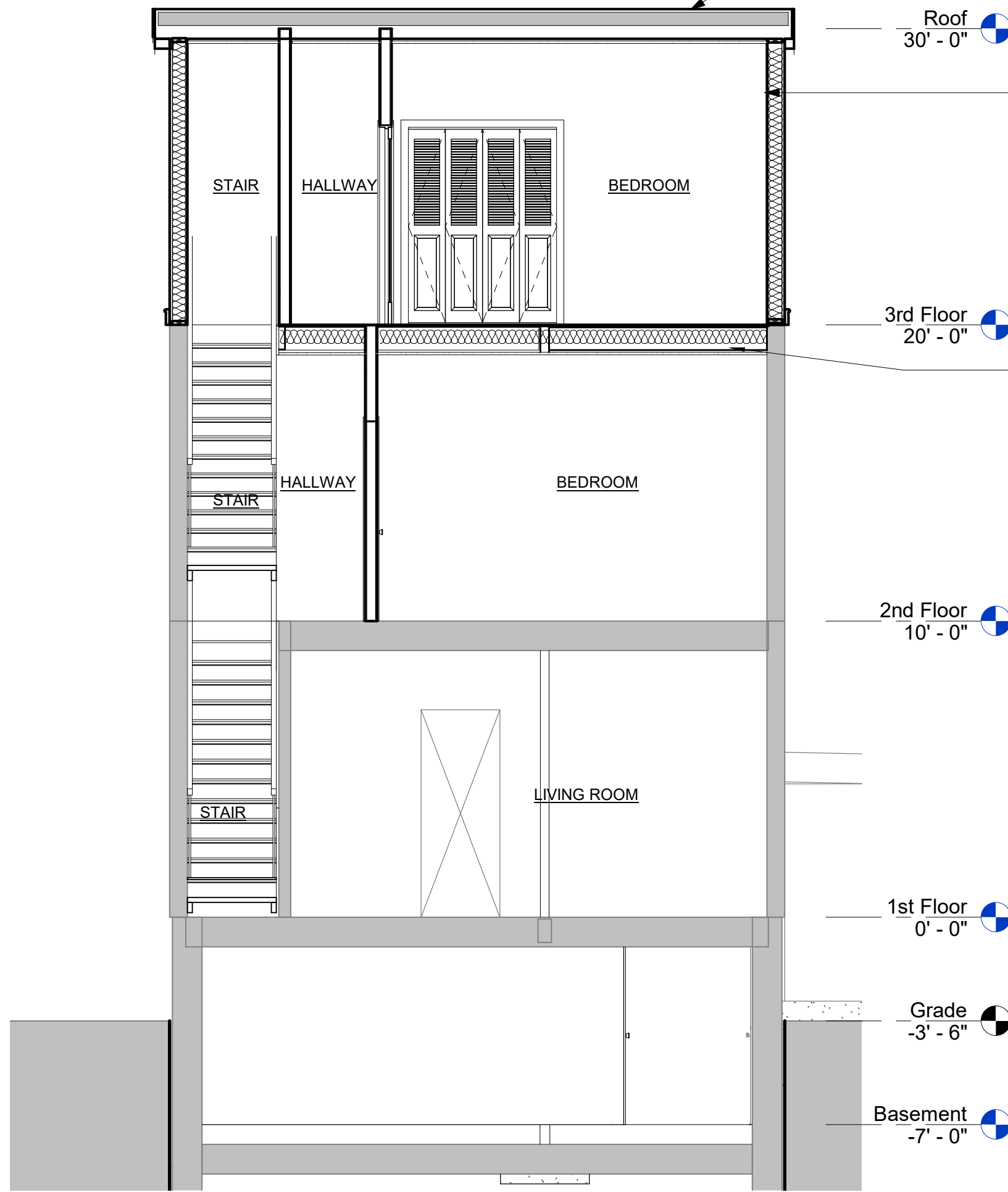
No.	Description	Date

Exterior Elevations

A-200
Ahad Residence Renovation



3 Section @ Stairs
3/16" = 1'-0"



2 Section @ Short Axis
1/4" = 1'-0"

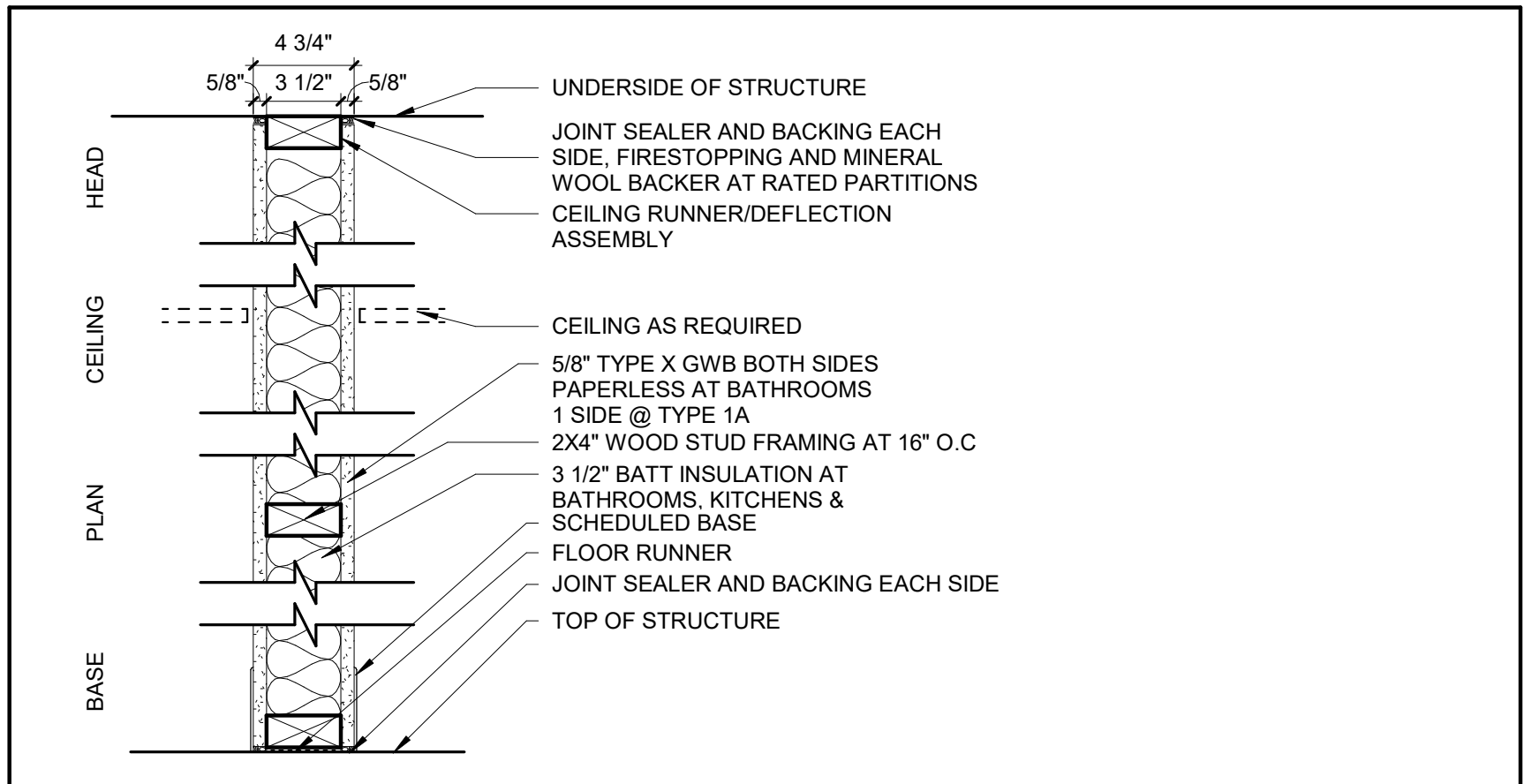
Door Schedule					
Door Number	Description	Door Type	Frame Type	Width	Height
A	Single Hinged	WD		3' - 0"	6' - 8"
B	Single Hinged	WD	WD	2' - 6"	6' - 8"
C	Steel Bifold Door			6' - 0"	6' - 8"
D	Steel Bifold Door			5' - 0"	6' - 8"

Window Schedule			
Type Mark	Description	Width	Height
1	Vinyl-clad double hung	2' - 2"	3' - 6"
2	Vinyl-clad hung window	3' - 1 5/8"	4' - 8 7/8"

ROOF ASSEMBLY @ NEW CONSTRUCTION
-SINGLE PLY MEMBRANE ROOFING SYSTEM
-1/2" EXTERIOR GRADE PLYWOOD SHEATHING
-ROOF JOISTS
-SPRAY FOAM CLOSED CELL INSULATION, R-38 MIN.
-1X3 WOOD STRAPPING @ 16" O.C.
-1 LAYER 5/8" GYPSUM WALLBOARD
-NON VENTED ROOF

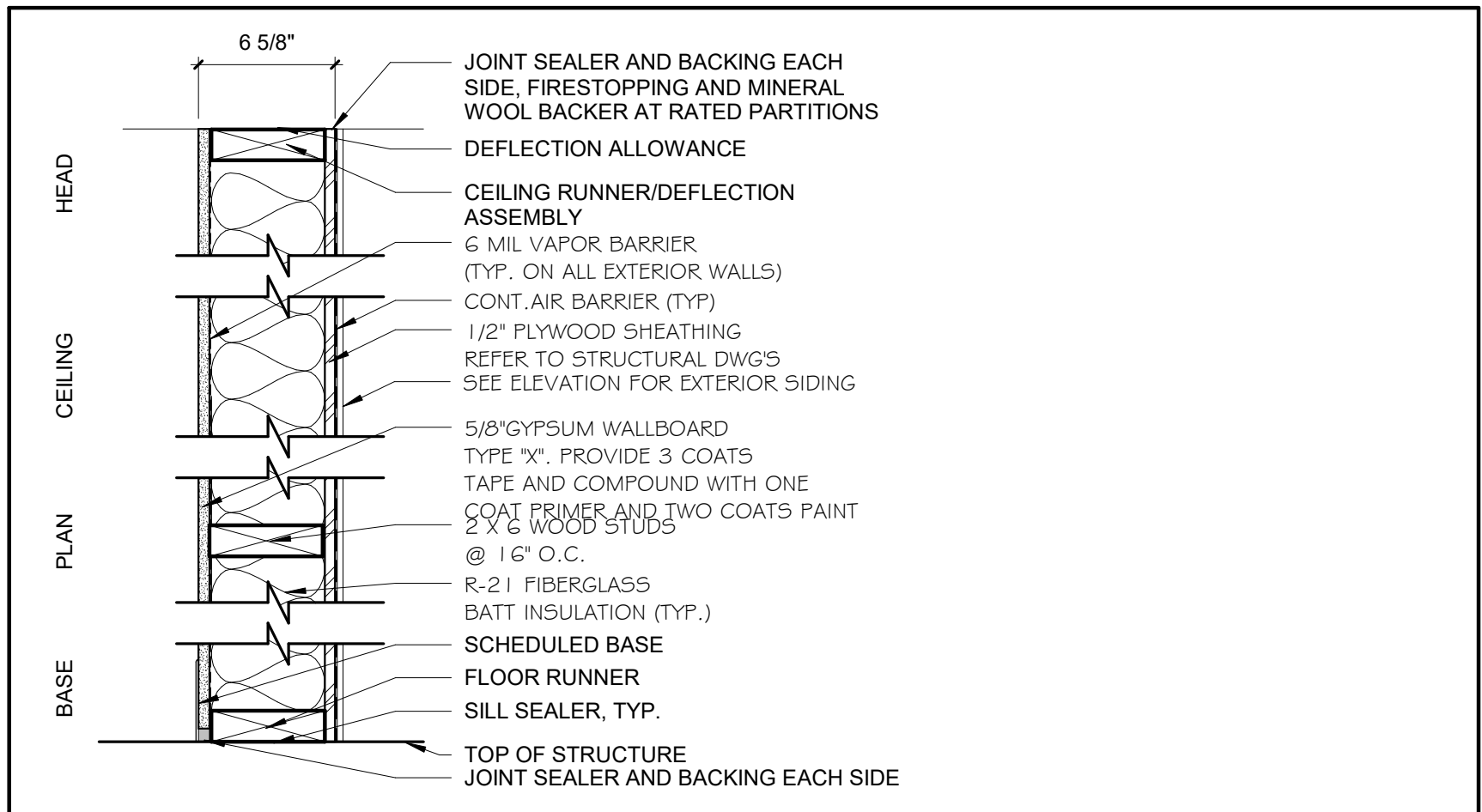
TYPICAL EXTERIOR WALL ASSEMBLY @ NEW CONSTRUCTION
-5/8" GWB, 2 COATS COMPOUND SANDED, PRIME, 2 COATS OF PAINT
-2X6 WOOD STUDS @ 16" O.C.
-BATT INSULATION, R-21 MIN.
-1/2" EXTERIOR GRADE PLYWOOD
-HENRY AIR-BLOC, CONT. AIR BARRIER
-SIDING, SEE ELEVATIONS FOR TYPE

TYPICAL FLOOR/CEILING ASSEMBLY @ EXISTING CONSTRUCTION (NEW CONSTRUCTION)
-PATCH AND MATCH EXISTING INTERIOR FINISH AS REQUIRED
-3/4" HARDWOOD OR TILE FINISH FLOOR OR AS SELECTED BY OWNER
-3/4" T&G PLYWOOD SUBFLOOR
-NEW 2X5 FLOOR JOISTS SISTER TO EXISTING 2X5, SEE STRUCTURAL DRAWINGS
-(NEW 2 X 10 FLOOR JOISTS @ NEW CONSTRUCTION)
-5 1/2" MINERAL WOOL INSULATION
-1X3 WD STRAPPING @ 16" O.C.
-5/8" GYPSUM WALLBOARD, PTD.



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANTNCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
1	2X4	5/8" GWB	4 3/4"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE
1A	2X4	5/8" TYPE "X" GWB	4 3/4"	3 1/2" BATT	UL# U305	1 HR	STC 34	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE
1B	2X4	5/8" GWB	4 1/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	DELETE GWB AT INSIDE FACE OF STUD, MR GWB @ BATH AND KITCHEN SIDE, DEFLECTION U/360 5/8" GWB TYPE X, STC 50+ AND PT. WOOD FRAMING @ CMU WALLS
1C	2X6	5/8" GWB	6 3/4"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE
1D	2X6	5/8" GWB	4 1/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	DELETE GWB AT INSIDE FACE OF STUD, MR GWB @ BATH AND KITCHEN SIDE.

1 PARTITION TYPE 1 - INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANTNCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
X1	2X6	5/8" TYPE "X" GWB	6 5/8"	5 1/2" BATT	UL# 356	-	-	-	16'-4"	HORIZONTAL LAP SIDING 6" SEE ELEVATION DWG'S.

X1 EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"

PROJECT NAME

Ahad Residence Renovation

PROJECT ADDRESS

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CLIENT

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REGISTRATION

Project number AH2019-001
Date 05/25/2019
Drawn by ARS
Checked by SA
Scale As indicated

REVISIONS

No.	Description	Date

Wall Types,
Sections and
Schedules

A-300

Ahad Residence Renovation



VIEW FROM FRONT 2



VIEW FROM FRONT 1



VIEW FROM BACK 2



VIEW FROM BACK 1

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Ahad Residence Renovation

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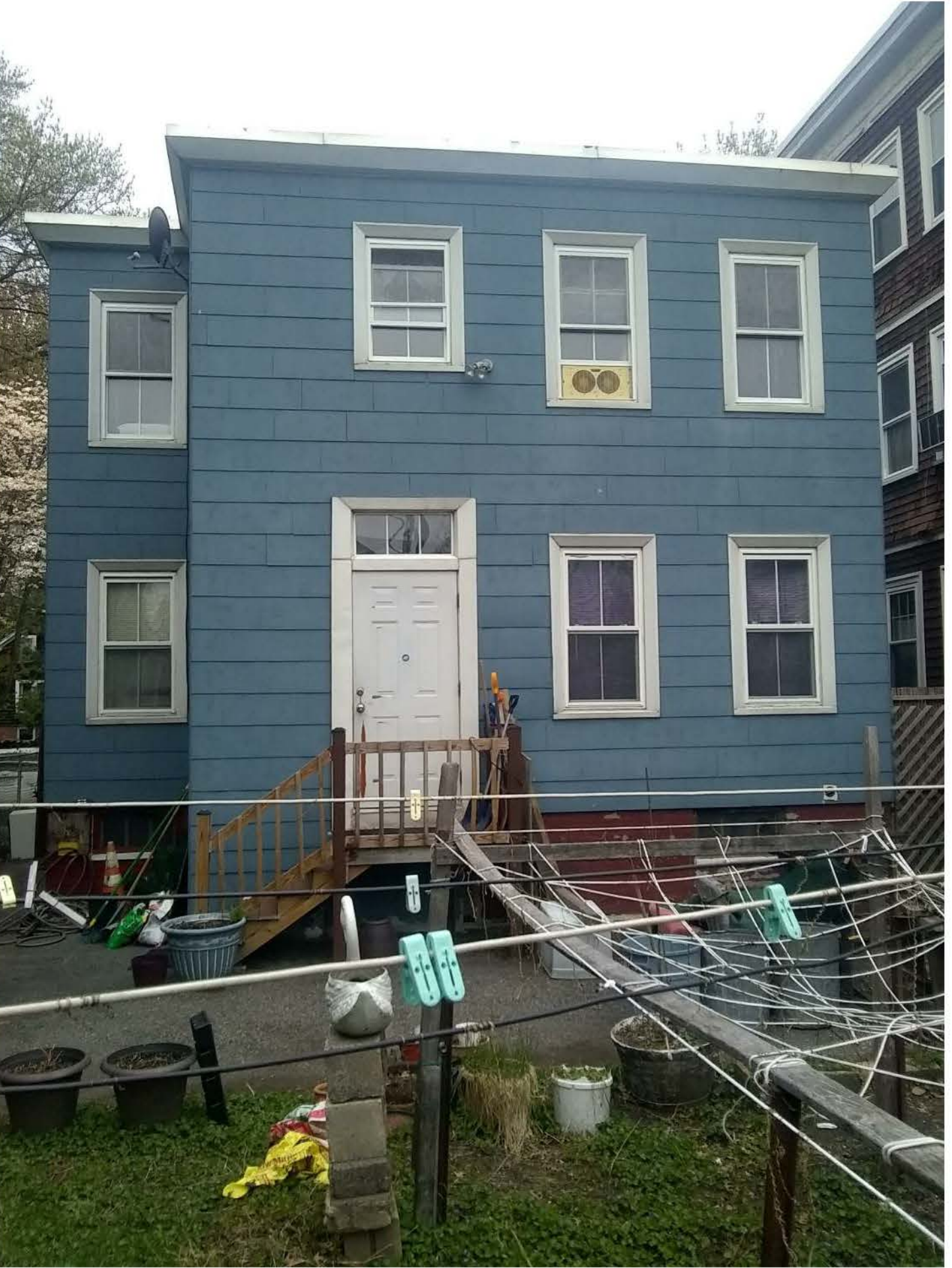
Project number AH2019-001
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Checked by SA
Scale

REVISIONS

No.	Description	Date

Perspective Views

A-400
Ahad Residence Renovation



PROJECT NAME

Ahad Residence
Renovation

PROJECT ADDRESS

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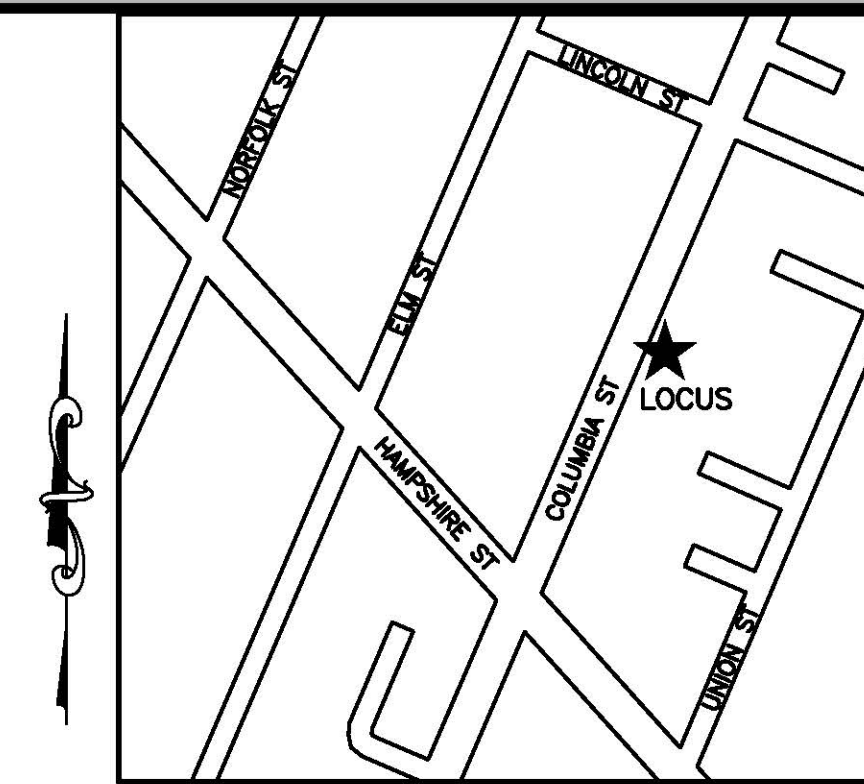
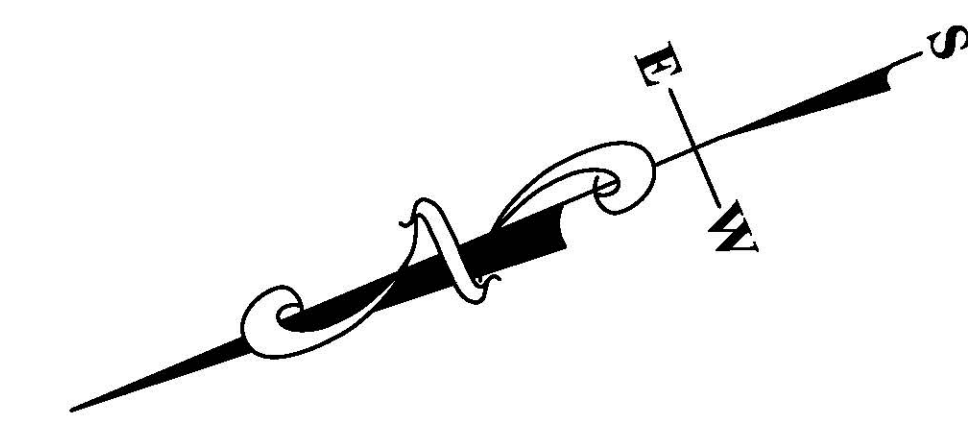
Project number AH2019-001
Date 05/25/2019
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Existing Photos

A-500
Ahad Residence Renovation



Spruhan
Engineering, P.C.

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email: espruhan@gmail.com

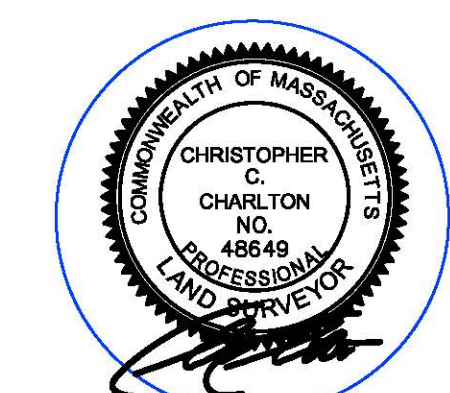
310 COLUMBIA STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

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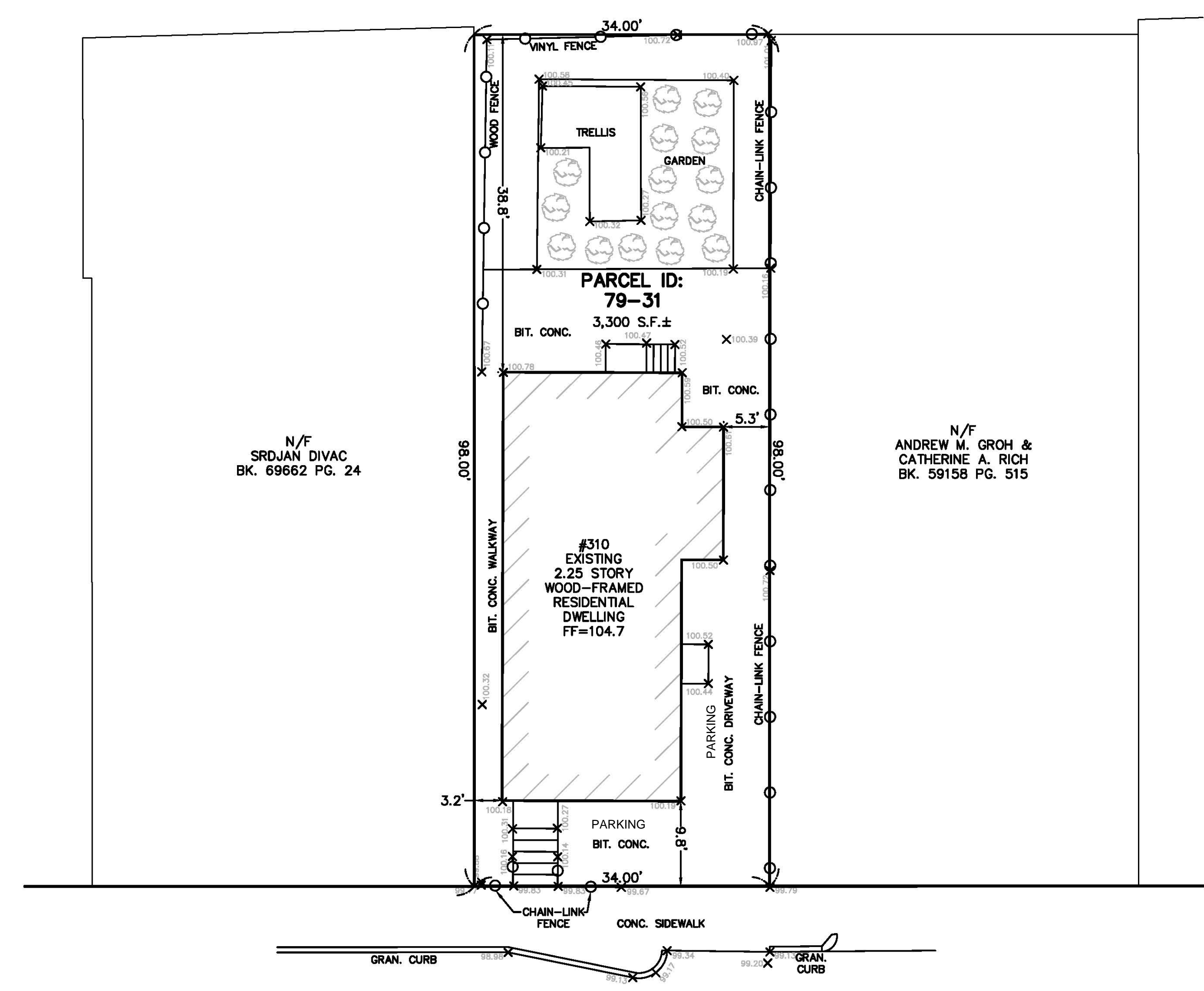


DATE:	9/9/2019
DRAWN BY:	M.G.C.
CHECKED BY:	E.S.
APPROVED BY:	E.S.

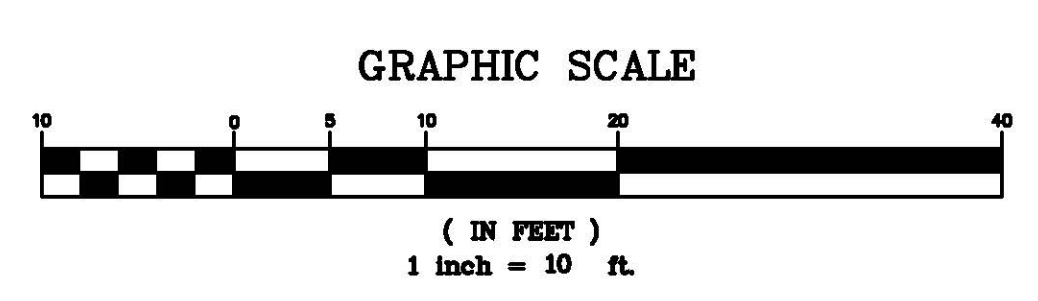
PLOT PLAN
OF LAND





SHEET 1 OF 1

ZONING LEGEND		
ZONING DISTRICT: C -		
	REQUIRED	EXISTING
MAX. F.A.R.	0.75	-
MIN. AREA	5,000 S.F.	3,300 S.F.±
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-
MIN. LOT WIDTH	50'	34'±
MIN. YARD FRONT	SEE BYLAWS	9.8'
SIDE (LEFT)	SEE BYLAWS	3.2'
REAR	SEE BYLAWS	38.8'
MAX. BLDG. HEIGHT	35	28.1'±
MIN. OPEN SPACE	30%	28%±



COLUMBIA STREET
(PUBLIC WAY - 45' WIDE)



LEGEND	
	SHRUBS/FLOWERS
	SPOT GRADE
	EXISTING BUILDING
	FENCE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. ON 8/26/2019.
 2. DEED REFERENCE: BOOK 61534, PAGE 374
PLAN REFERENCE 1: END OF BOOK 397
PLAN REFERENCE 2: PLAN BOOK 408, PLAN 29
PLAN REFERENCE 3: PLAN NO. 1955 OF 1986
PLAN REFERENCE 4: PLAN NO. 850 OF 1995
PLAN REFERENCE 5: PLAN NO. 867 OF 1999
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.
 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 SPRUHAN ENGINEERING, P.C. 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 AN ASSUMED DATUM.