



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

**BZA APPLICATION FORM**

Plan No: BZA-017216-2019

**GENERAL INFORMATION**

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

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

PETITIONER : James Steinhilber

PETITIONER'S ADDRESS : 315 Columbia Street Cambridge, MA 02143

LOCATION OF PROPERTY : 315 Columbia St Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :  
Parking

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Retain 1 existing nonconforming parking spot following approved rebuild of single family house on existing foundation. Existing parking spot does not conform with dimensional, front yard, and setback requirements.

**SECTIONS OF ZONING ORDINANCE CITED :**

- Article 6.000 Section 6.42 (Dimensional Standard).
- Article 6.000 Section 6.44.1.C (Front Yard Parking).
- Article 6.000 Section 6.44.1.B & G (5' side yard setback).
- Article 10.000 Section 10.30 (Variance).
- Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

*(Handwritten Signature)*

(Petitioner(s) / Owner)

JAMES STEINHILBER

(Print Name)

Address : 72 LINE ST  
SOMERVILLE, MA 02143

Tel. No. : 732-814-4611

E-Mail Address : JAMES.STEINHILBER@GMAIL.COM

Date : 11/13/2019

**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:

Our family would lose our current parking spot, which has a curb cut and to our knowledge has been used consistently by residents of our house since the 1960s. Our section of Columbia Street, between Hampshire and Lincoln, is a densely-filled two-way street with several multi-family houses but only a handful of parking spots, which are consistently occupied throughout the day.

- 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 lot and structure are narrow, creating dimensions that make a parking spot meeting the dimensional requirements impossible.

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

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

No change to existing use. To our knowledge, other properties in neighborhood also have nonconforming front yard parking.

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

Proposal upholds the purpose of zoning ordinance, as it allows the property to maintain its existing off-street parking.

\* 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 315 Columbia St Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
- 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:  
Not applicable. Also, granting of the special permit would decrease street congestion.
- 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:  
Not applicable. There would be no change to use.
- 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:  
Not applicable. There would be no change to use.
- 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:  
To our knowledge, other properties in neighborhood also have nonconforming front yard parking. Our section of Columbia Street, between Hampshire and Lincoln, is a densely-filled two-way street with several multi-family houses but only a handful of parking spots, which are consistently occupied throughout the day.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

APPLICANT: James Steinhilber PRESENT USE/OCCUPANCY: Parking  
 LOCATION: 315 Columbia St Cambridge, MA ZONE: Residence C-1 Zone  
 PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: Parking

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2302</u>	<u>n/a</u>	<u>2505</u>	(max.)
<u>LOT AREA:</u>	<u>3341</u>	<u>n/a</u>	<u>3341</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>0.69</u>	<u>n/a</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3341</u>	<u>n/a</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>32.5</u>	<u>n/a</u>	<u>50</u>	(min.)
DEPTH	<u>100</u>	<u>n/a</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>12.2</u>	<u>12.2</u>	<u>10</u>	(min.)
REAR	<u>40.7</u>	<u>40.7</u>	<u>20</u>	(min.)
LEFT SIDE	<u>6.8</u>	<u>6.8</u>	<u>10</u>	(min.)
RIGHT SIDE	<u>1.9</u>	<u>1.9</u>	<u>9.4</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>28.5</u>	<u>n/a</u>	<u>35</u>	(max.)
LENGTH	<u>41.8</u>	<u>n/a</u>	<u>n/a</u>	
WIDTH	<u>23.5</u>	<u>n/a</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>46</u>	<u>46</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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. See separate approved rebuild variance, BZA-017193-2019.

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



**BZA 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 JAMES STEINHILBER  
(OWNER)

Address: 72 LINE ST., SOMERVILLE MA 02143 (PENDING RENOVATION)

State that I/We own the property located at 315 COLUMBIA ST., which is the subject of this zoning application.

The record title of this property is in the name of JAMES STEINHILBER AND LINDSEY LOUIS

\*Pursuant to a deed of duly recorded in the date 6/14/19, Middlesex South County Registry of Deeds at Book 72768, Page 18; 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 Essex County - MA

The above-name James A Steinhilber personally appeared before me, this 14 of Nov, 20 19, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

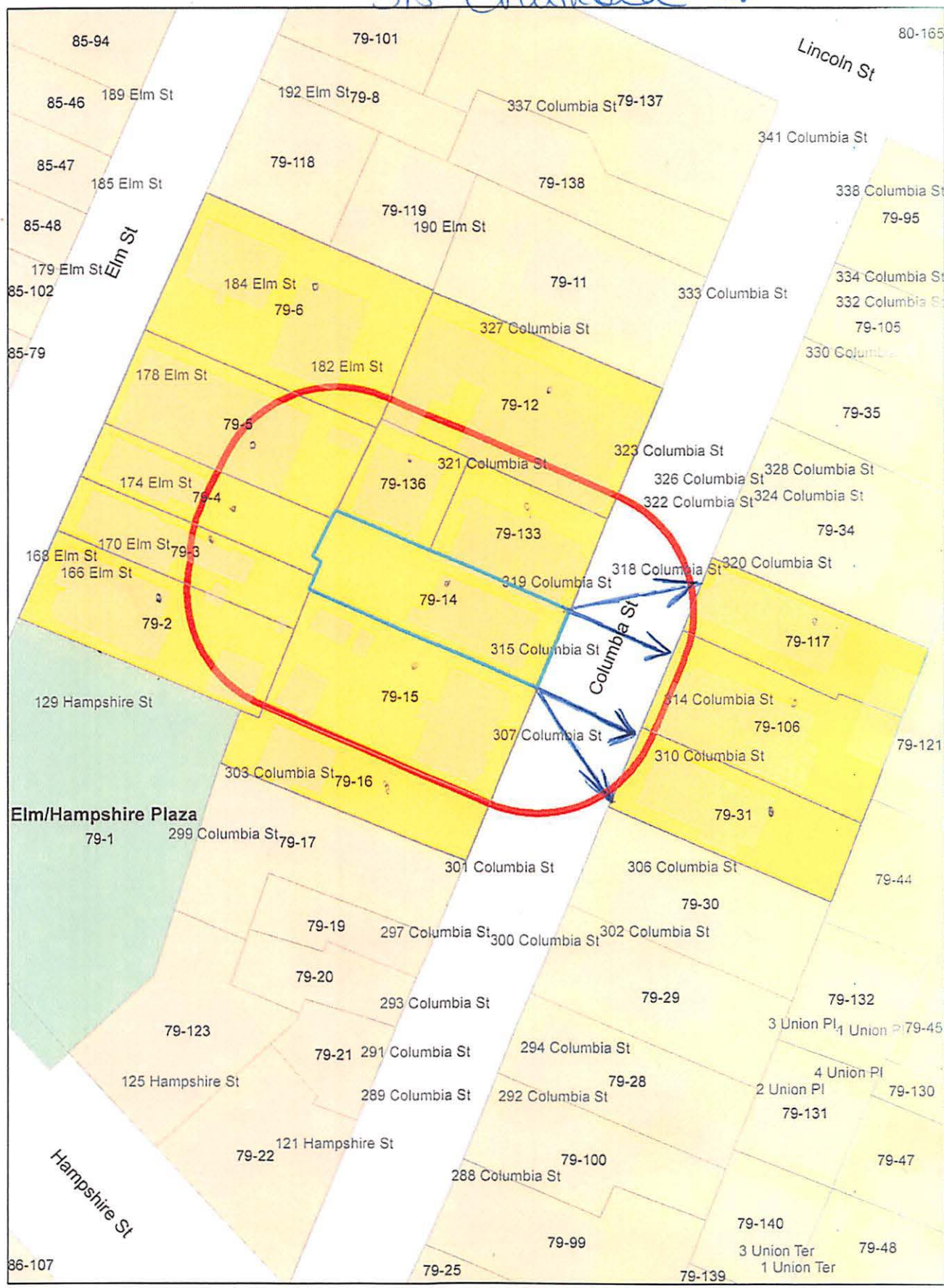
My commission expires 12-19-2025 (Notary Seal).



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



315 Columbia St.



315 Columbia St.

*Petitioner*  
JAMES STEINHILBER  
72 LINE STREET  
SOMERVILLE, MA 02143

79-2  
PEREIRA, MARIA B., A LIFE ESTATE  
168 ELM STREET  
CAMBRIDGE, MA 02139

79-3  
BRAZ, MARIA  
170 ELM ST  
CAMBRIDGE, MA 02139

79-5  
CASA BENIFICA LLC  
264 SALEM ST  
MEDFORD, MA 02155

79-12  
CACCIOLA, EDWARD D.,  
TR. OF NEWPORT REALTY TRUST  
63 SHORE RD #31  
WINCHESTER, MA 01890

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

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

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

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

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

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

79-133  
ESP INVESTMENTS LLP  
4 MARLBOROUGH ST  
BOSTON, MA 02116

79-136  
PARK, ERNEST & TINA PARK  
321 COLUMBIA ST., #1  
CAMBRIDGE, MA 02139

79-136  
STONEHOUSE, JILL  
321 COLUMBIA ST #3  
CAMBRIDGE, MA 02141

79-136  
FENG, DAN & GUAN SUN  
321 COLUMBIA ST UNIT #2  
CAMBRIDGE, MA 01239

79-6  
TYE, KAY  
184 ELM ST, UNIT #1  
CAMBRIDGE, MA 02139

79-6  
LOVE, ANDREA & JEFFERY T. DAVIS, JR.  
184 ELM ST.  
CAMBRIDGE, MA 02139

79-6  
LESZCZYNIACKA, MAGDALENA  
182-184 ELM ST. UNIT#182/3  
CAMBRIDGE, MA 02139

79-6  
NYQUIST, SARAH KATE  
184 ELM ST., #182/2  
CAMBRIDGE, MA 02139

79-4  
REVILLE, DOUGLAS W.  
174 ELM ST  
CAMBRIDGE, MA 02139



**Supplement to BZA application for 315 Columbia Street**

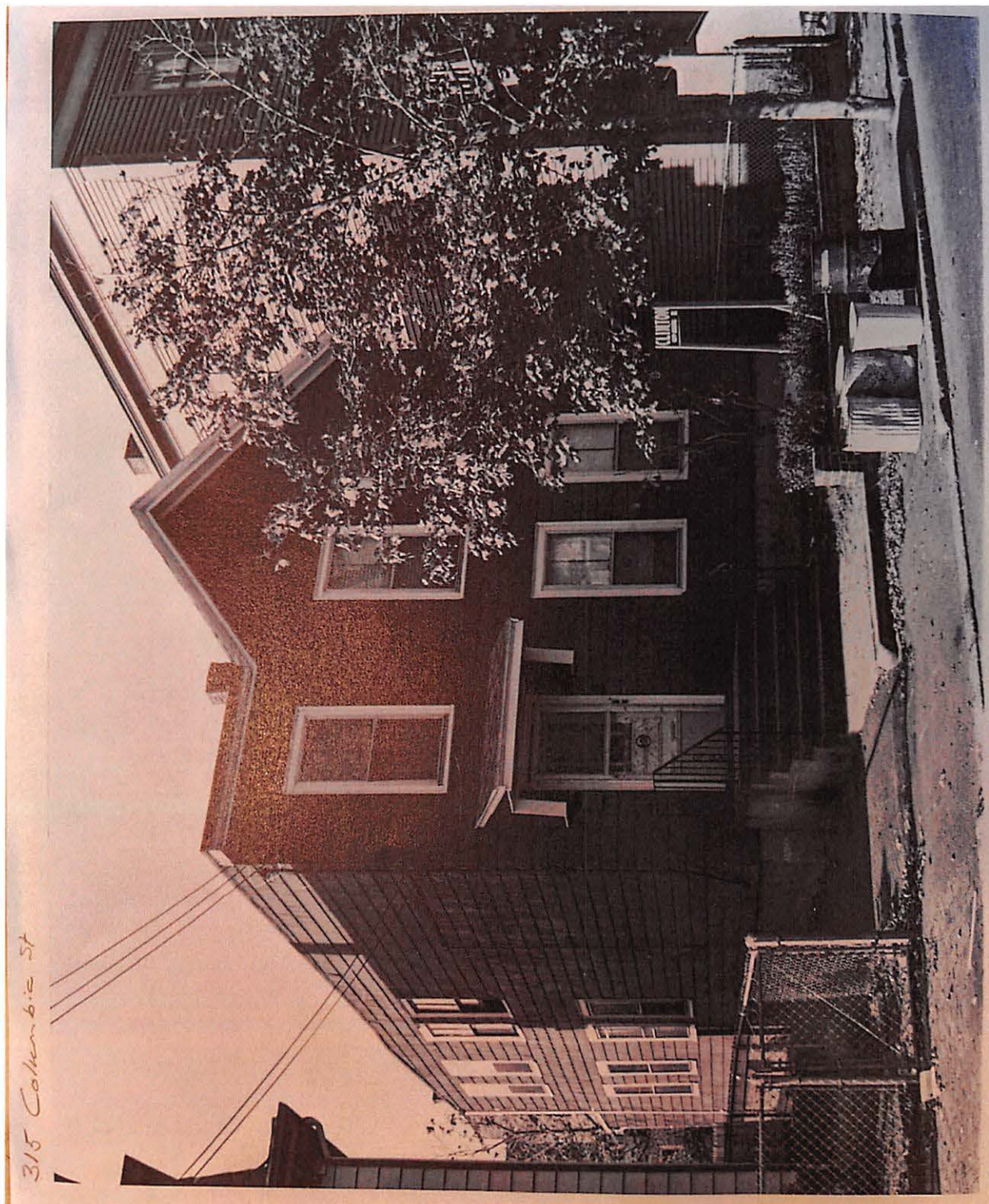
**To: Board of Zoning Appeals**  
**From: Owners/Applicants James Steinhilber & Lindsey Locks**  
**Subject: Nonconforming parking, historical record of**  
**Date: November 13, 2019**

We recently received a variance to rebuild our detached single-family home at 315 Columbia Street, case no. BZA-017193-2019. As described in a supplement to that application and at the hearing, in reviewing our application weeks after it was submitted, we noticed that our architect did not include a request for parking relief.

Our consistent understanding is that the property has off-street parking, which may be nonconforming. The attached documents further confirm this. They include a mid-1960s photo of the property showing a curb cut and driveway; a summary of our conversation with the brother of someone who resided at the property in the late 1960s and recalled that the space was used for parking; and various aerial photos, street photos, and maps confirming the existence of a curb cut and driveway and its usage for parking.

Historical photo from Cambridge Historical Commission (CHC) showing the property with a curb cut and clearly-defined paved driveway.

Allison Crosbie, Preservation Archivist at the CHC, believes that the photo was taken in the mid-1960s based on where she located it in the records.



## Summary of 11/1/19 conversation with John Kotowski

On Nov. 1, 2019, I spoke on the phone with John Kotowski regarding information communicated to him by his brother Stanley Kotowski, who resided at 315 Columbia in the 1960s-70s. I located Stanley and John by way of the 1968 Cambridge Telephone Directory, available in the Cambridge Room of the Cambridge Public Library, which listed as a resident of the property, "Kotowski Stanley T."

This is a summary of the information they provided.

Stanley lived on the second floor of 315 Columbia St. for approximately 2.5 years in the late 60s into the early 1970s. Stanley and John's aunt lived on the first floor.

Stanley recalled that during this time period, the driveway was used for parking. He recalled that it was on a limited basis, as there was usually street parking. Stanley recalled occasionally parking his 1968 Mercury Cougar convertible in the spot.

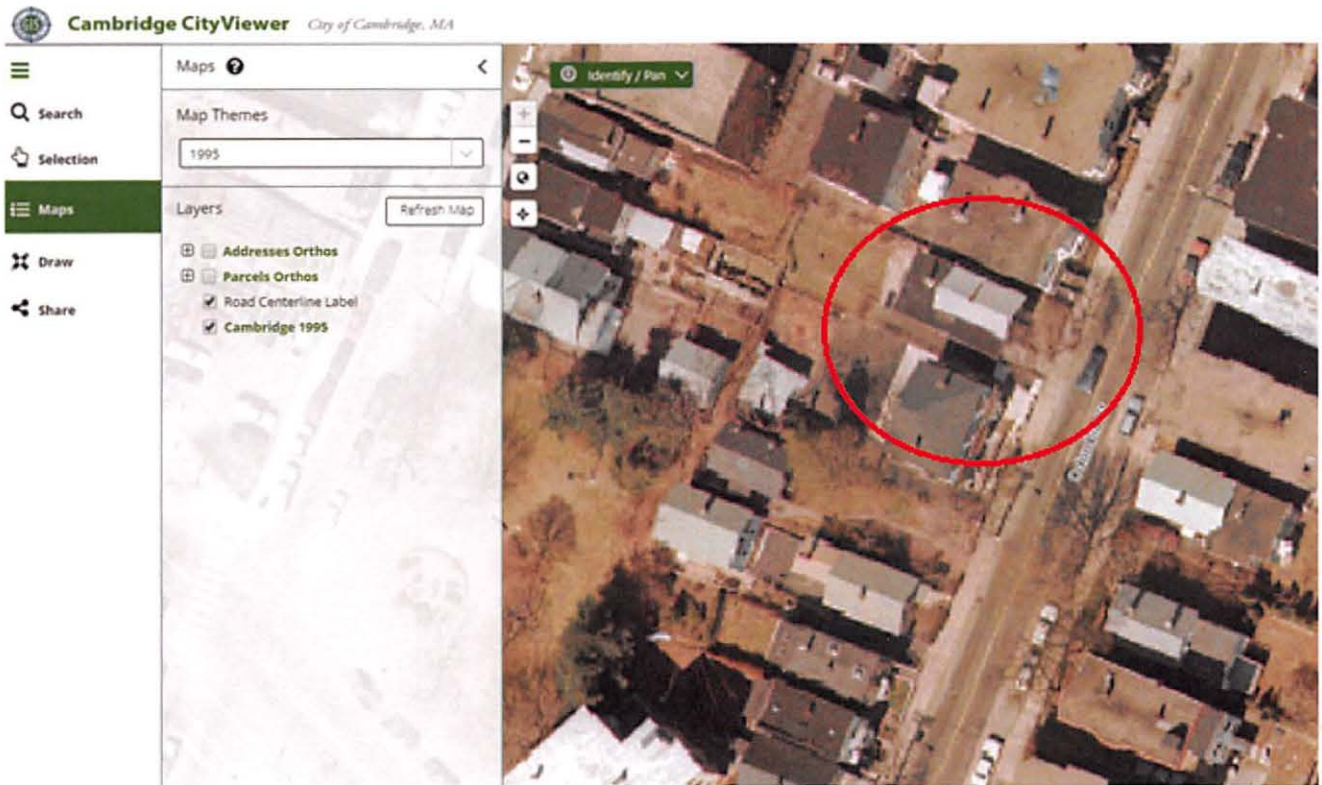
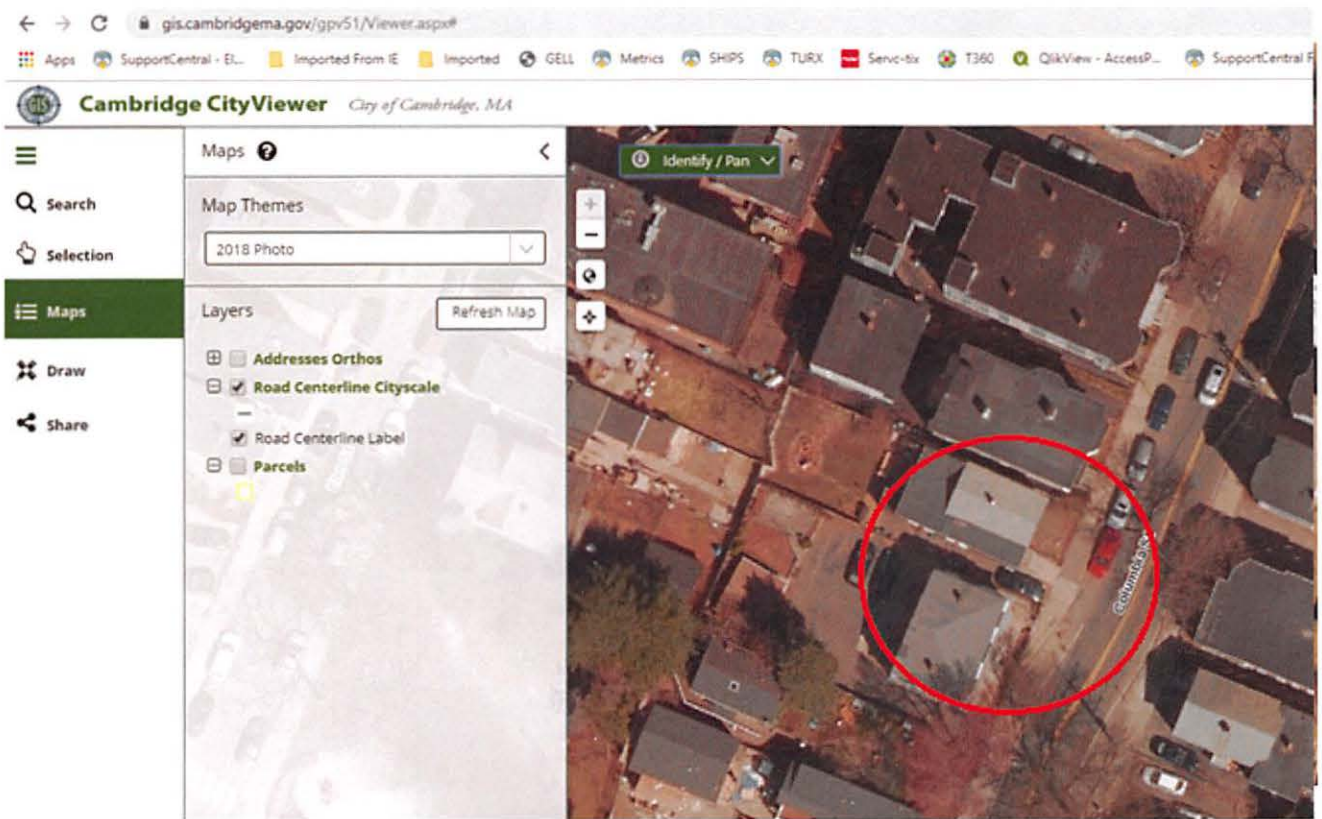
John and Stanley are both retired Cambridge firefighters.

I can supplement the record with John's contact information, if required.

James Steinhilber



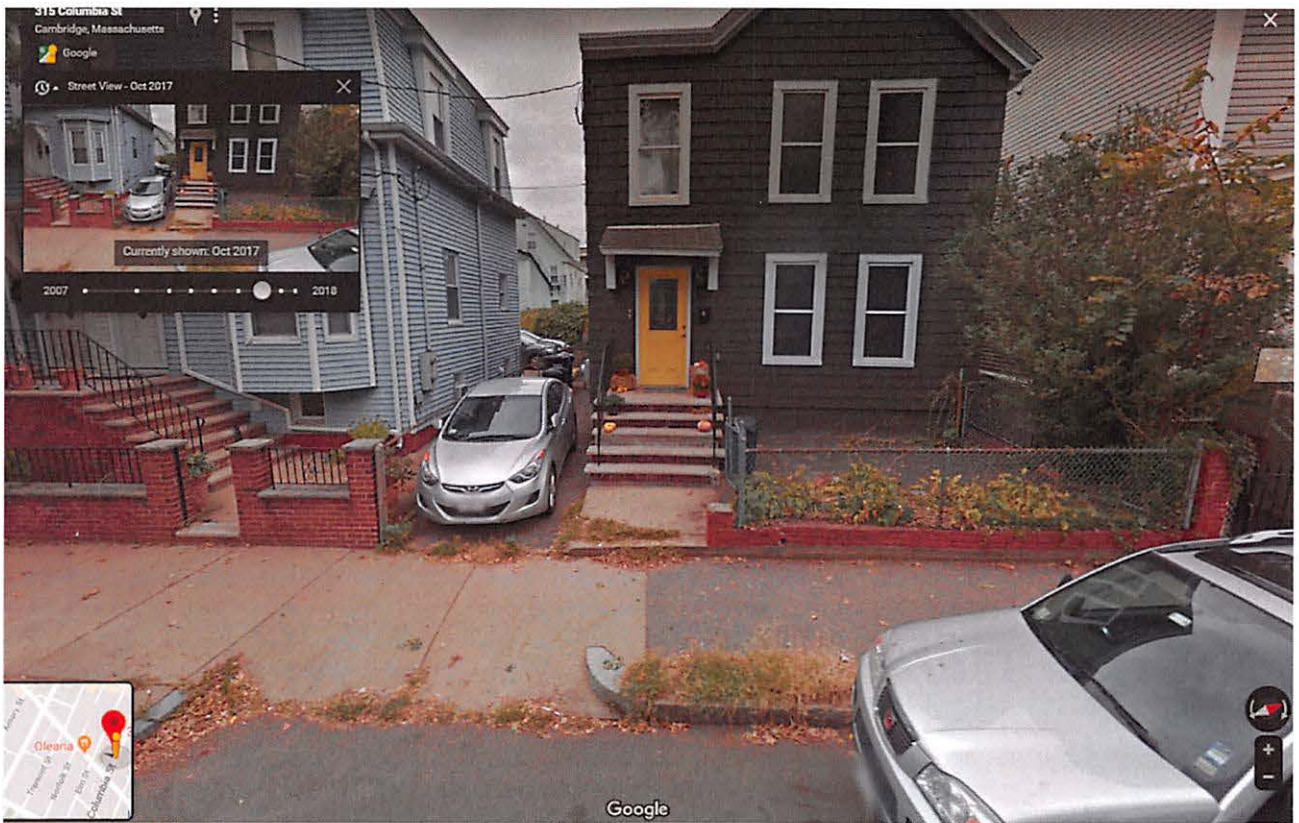
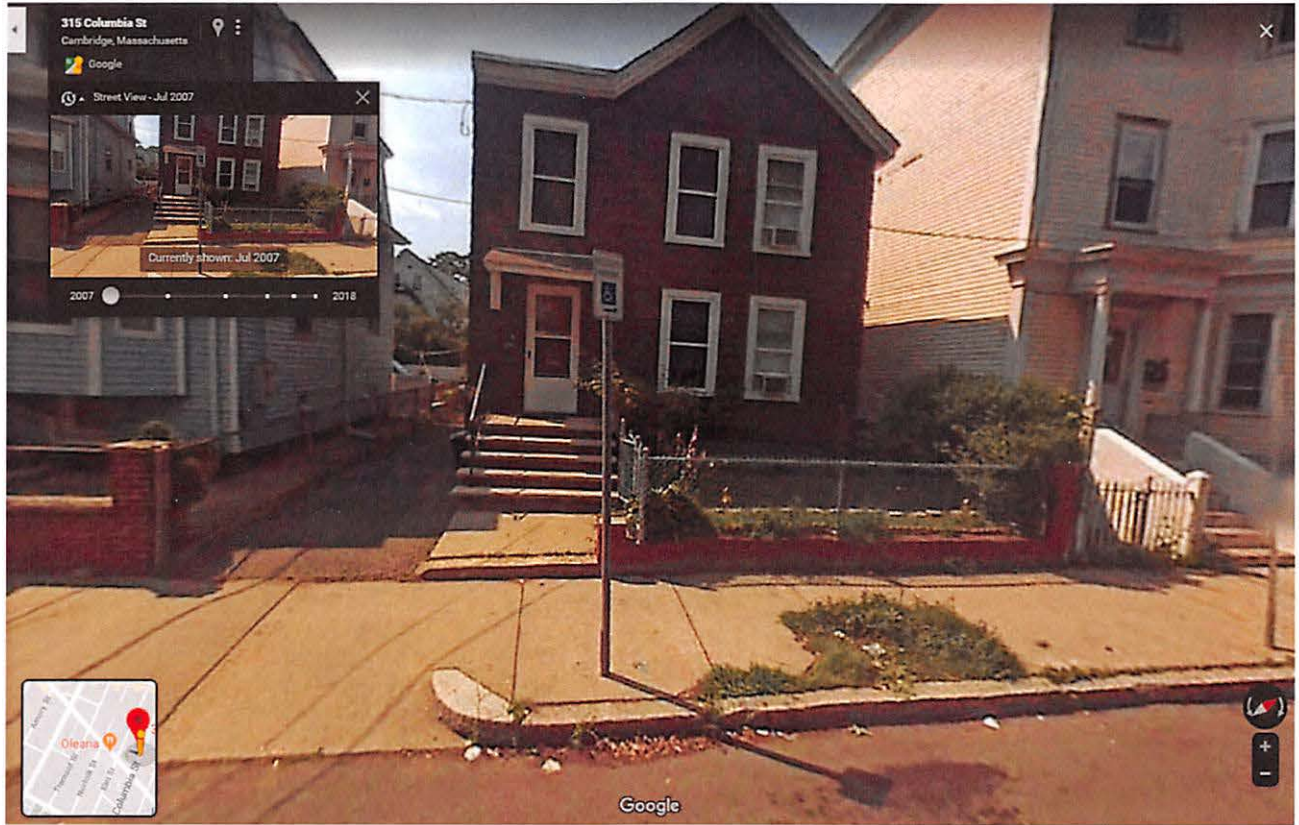
# Cambridge GIS Aerial Photos (2018 and 1995)



*Emphasis added*



Google Maps Street View screenshots (2007 and 2017)



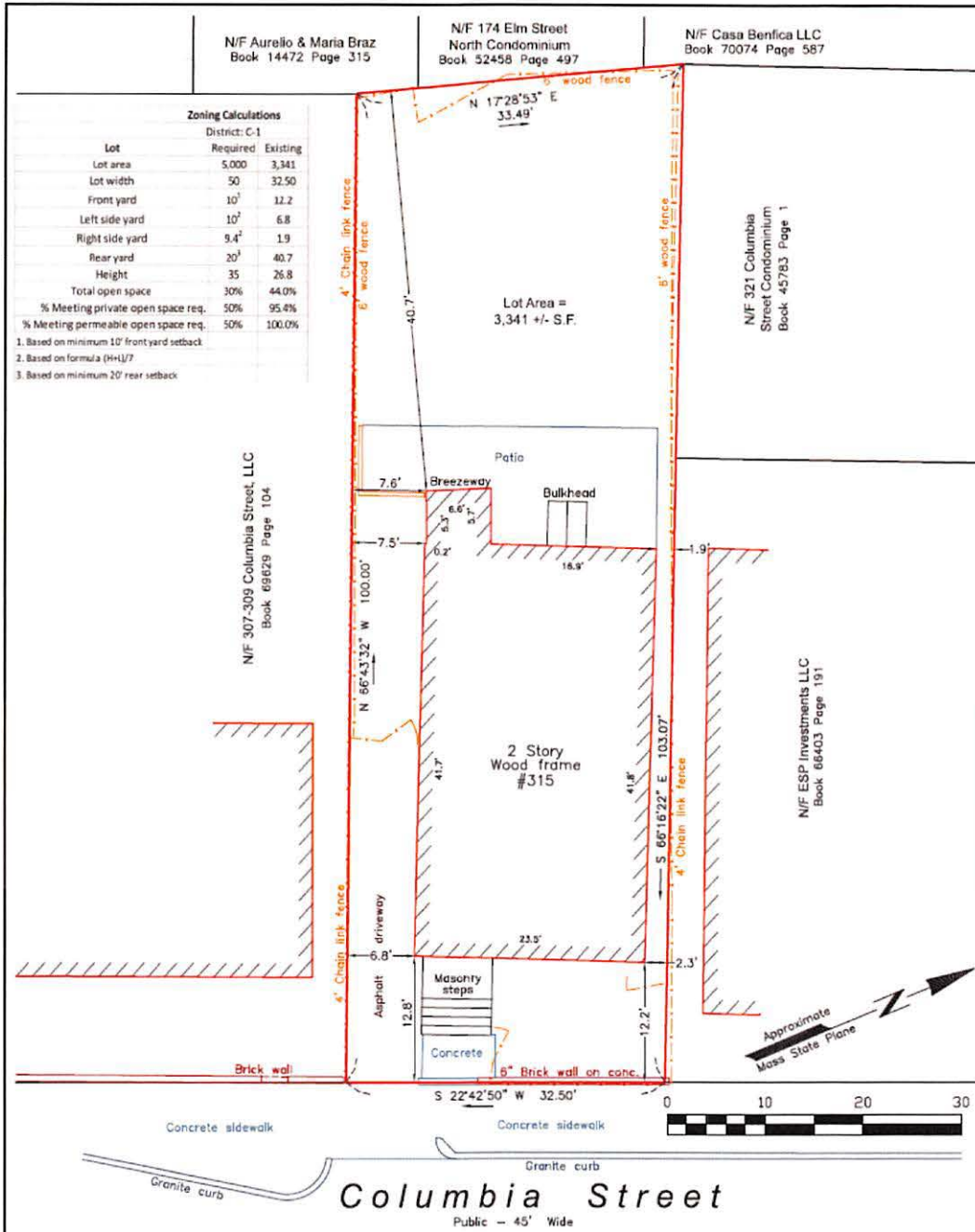
## Cambridge GIS map showing driveway on property

The image is a screenshot of the Cambridge CityViewer GIS application. The browser address bar shows the URL [gis.cambridgema.gov/map/Viewer.aspx#](http://gis.cambridgema.gov/map/Viewer.aspx#). The page title is "Cambridge CityViewer City of Cambridge, MA". On the left side, there is a navigation menu with options: Selection, Search, Maps, Draw, and Share. The "Selection" menu is currently active. In the center, there is a "Build a Spatial Query" panel with several dropdown menus and buttons. The "Address" dropdown is selected, and the address "315 Columbia St." is entered and highlighted in yellow. Below the address input are buttons for "Select All", "Zoom To", and "Clear". The main map area displays a street grid with property lots shaded in light orange. A red circle is drawn around a specific property at the intersection of Columbia St and Elm St, which is labeled "315 Col". The street name "Columbia St" is written vertically along the right side of the map. Other map labels include "Map-Lot 79-12", "323-327 Col", "Map-Lot 79-13", "318 Col", "Map-Lot 79-14", "315 Col", "Map-Lot 79-15", "307-309 Col", "Map-Lot 79-16", "305 Col", "299 Col", "Map-Lot 79-17", "314 Col", "Map-Lot 79-18", "310 Col", "Map-Lot 79-19", "311 Col", "Map-Lot 79-20", "312 Col", "Map-Lot 79-21", "313 Col", "Map-Lot 79-22", "314 Col", "Map-Lot 79-23", "315 Col", "Map-Lot 79-24", "316 Col", "Map-Lot 79-25", "317 Col", "Map-Lot 79-26", "318 Col", "Map-Lot 79-27", "319 Col", "Map-Lot 79-28", "320 Col", "Map-Lot 79-29", "321 Col", "Map-Lot 79-30", "322 Col", "Map-Lot 79-31", "323 Col", "Map-Lot 79-32", "324 Col", "Map-Lot 79-33", "325 Col", "Map-Lot 79-34", "326 Col", "Map-Lot 79-35", "327 Col", "Map-Lot 79-36", "328 Col", "Map-Lot 79-37", "329 Col", "Map-Lot 79-38", "330 Col", "Map-Lot 79-39", "331 Col", "Map-Lot 79-40", "332 Col", "Map-Lot 79-41", "333 Col", "Map-Lot 79-42", "334 Col", "Map-Lot 79-43", "335 Col", "Map-Lot 79-44", "336 Col", "Map-Lot 79-45", "337 Col", "Map-Lot 79-46", "338 Col", "Map-Lot 79-47", "339 Col", "Map-Lot 79-48", "340 Col", "Map-Lot 79-49", "341 Col", "Map-Lot 79-50".

*Emphasis added*



Surveyor's plot describing "Asphalt driveway" completely within 315 Columbia property



In my professional opinion, I certify to Lindsey Locks and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0576E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

Existing Conditions Plan of Land

in  
Cambridge, Massachusetts

Prepared For: Lindsey Locks

Scale: 1" = 10'

Date: June 8, 2019



Justin D. Maloney  
PROFESSIONAL LAND SURVEYOR

DATE: 6/8/2019

MALONEY GEOSPATIAL


7 Walnut Road  
Somerville, MA 02145

617-744-9002  
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 68247 Pg 35  
Assessors Map 79, Lot 14  
Zoning District: Residence C-1

Screenshots of Cambridge Property Database entry showing property having two parking spots.

10/29/2019 Property Database - City of Cambridge, MA



# PROPERTY DATABASE


315 Columbia St

Property Information

Property Class	TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	C-1
Map/Lot	79-14
Land Area (sq. ft)	3,386

Property Value

## Photos



## Sketches

## Parking

Open Parking	2
Covered Parking	0



N/F Aurelio & Maria Braz  
Book 14472 Page 315

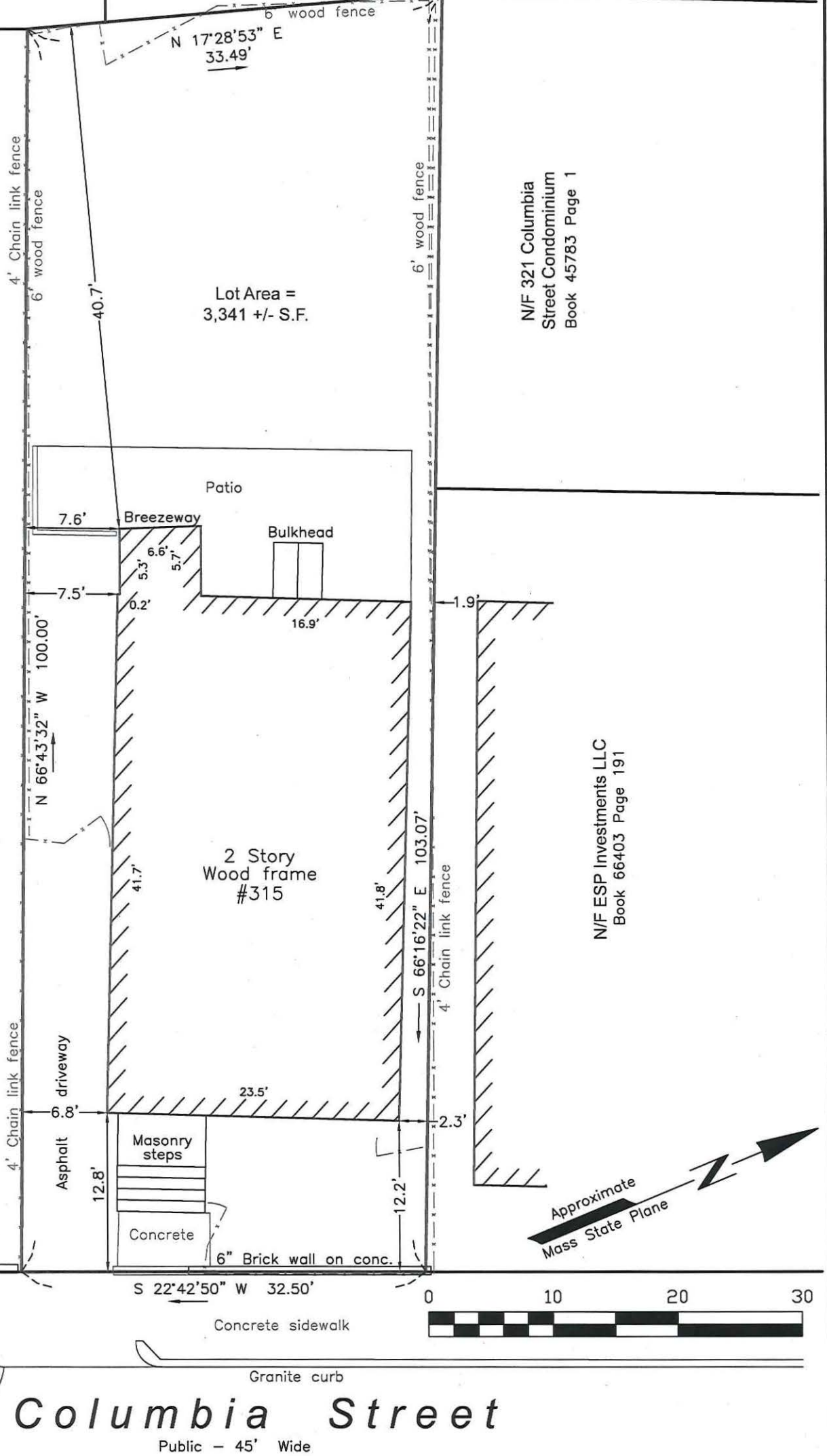
N/F 174 Elm Street  
North Condominium  
Book 52458 Page 497

N/F Casa Benfica LLC  
Book 70074 Page 587

**Zoning Calculations**  
District: C-1

Lot	Required	Existing
Lot area	5,000	3,341
Lot width	50	32.50
Front yard	10 <sup>1</sup>	12.2
Left side yard	10 <sup>2</sup>	6.8
Right side yard	9.4 <sup>2</sup>	1.9
Rear yard	20 <sup>3</sup>	40.7
Height	35	26.8
Total open space	30%	44.0%
% Meeting private open space req.	50%	95.4%
% Meeting permeable open space req.	50%	100.0%

1. Based on minimum 10' front yard setback
2. Based on formula (H+L)/7
3. Based on minimum 20' rear setback



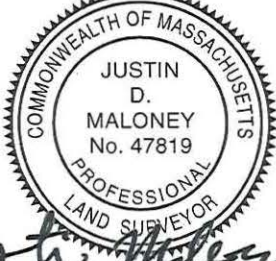
N/F 307-309 Columbia Street, LLC  
Book 69629 Page 104

N/F 321 Columbia Street Condominium  
Book 45783 Page 1

N/F ESP Investments LLC  
Book 66403 Page 191

In my professional opinion, I certify to Lindsey Locks and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0576E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

**Existing Conditions Plan of Land**  
in  
**Cambridge, Massachusetts**  
Prepared For: Lindsey Locks  
Scale: 1" = 10' Date: June 8, 2019



Justin D. Maloney  
PROFESSIONAL LAND SURVEYOR  
DATE: 6/8/2019



7 Walnut Road Somerville, MA 02145 617-744-9002 maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 68247 Pg 35  
Assessors Map 79, Lot 14  
Zoning District: Residence C-1



**BUILDING CODE**

INTERNATIONAL RESIDENTIAL CODE 2015 (IRC)  
 MASS AMENDMENTS TO THE IRC 9TH EDITION  
 INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)  
 MASS AMENDMENTS 780 CMR 115.AA

**ZONING INFORMATION**

PARCEL ADDRESS:	315 COLUMBIA STREET
PROPERTY ID:	79-14
PROPERTY TYPE:	2-FAM CONVERTING TO 1-FAM
ZONING DISTRICT:	RESIDENCE C-1
PARCEL BLOCK MAP:	79
CONSTRUCTION TYPE:	5A
USE GROUP:	R-2

**BUILDING AREAS**

LOT AREA:	3,341 SQFT
FAR:	0.75
PERMITTED FLOOR AREA:	3,341 X 0.75 = 2,505 SQFT
<b>EXISTING FLOOR AREAS:</b>	
BASEMENT FINISHED	0 SQFT
FIRST FLOOR	991 SQFT
SECOND FLOOR	961 SQFT
TOTAL EXISTING FLOOR AREA:	1,952 SQFT
<b>PROPOSED FLOOR AREAS:</b>	
BASEMENT FINISHED	380 SQFT
FIRST FLOOR	961 SQFT
SECOND FLOOR (NO CHANGE)	961 SQFT
TOTAL PROPOSED FLOOR AREA:	2,302 SQFT

**PROJECT DESCRIPTION**

ZONING DOWNGRADE FROM 2-FAMILY DOWN TO 1-FAMILY  
 EXTERIOR WORK INCLUDING NEW WINDOWS & DOORS, SIDING, ROOFWORK  
 FULL INTERIOR RENOVATION INCLUDING KITCHEN, BATHS, BEDROOMS, NEW STAIRS AND STRUCTURE

**DIMENSIONAL REGULATIONS**

CAMBRIDGE RESIDENCE C-1 DISTRICT				
	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
LOT AREA (SF) MIN.	5000	3341	NO CHANGE	E.N.C. *
ADDITIONAL LOT AREA PER DWELLING (SF) MIN.	1500	N/A	N/A	N
LOT WIDTH (FEET) MIN.	50	32.5	NO CHANGE	E.N.C. *
FLOOR AREA RATIO MAX.	0.75	0.58	0.69	N
BUILDING HEIGHT (STORIES) MAX.	3	2	NO CHANGE	N
BUILDING HEIGHT (FEET) MAX.	35	26.8	28.5	N
FRONT YARD DEPTH (FT) MIN.	10	12.2	NO CHANGE	N
SIDE YARD WIDTH LH (FT) MIN.	10	6.8	NO CHANGE	E.N.C. *
SIDE YARD WIDTH RH (FT) MIN.	9.4	1.9	NO CHANGE	E.N.C. *
REAR YARD DEPTH (FT) MIN.	20	40.7	NO CHANGE	N
RATIO PRIVATE OPEN SPACE MIN.	30%	46%	46%	N

\* E.N.C. = EXISTING NON-CONFORMING

**ENERGY CODE COMPLIANCE**

FOR MASSACHUSETTS 5A			
	REQUIRED	PROPOSED	DRAWING REF.
FENESTRATION U-FACTOR =	0.32	0.31	-
SKYLIGHT U-FACTOR =	0.55	0.44	-
GLAZED FENESTRATION U-FACTOR =	NR	-	-
CEILING R-VALUE =	49	49	-
WOOD FRAME WALL R-VALUE =	20 or 13+5	20	-
MASS WALL R-VALUE =	13/17	-	-
FLOOR R-VALUE =	30	-	-
BASEMENT WALL R-VALUE =	15/19	19 cavity	-
SLAB R-VALUE & DEPTH =	10, 2 ft	-	-
CRAWL SPACE R-VALUE =	15/19	19 cavity	-

**DRAWING LIST**

TITLE	REV	2019.09.27	PRICING SET	2019.10.09	ZBA SET	2019.10.15	PRICING SET_REV
A0.00	TITLE PAGE	00	00	00			
A0.01	SCHEDULE - WINDOW & DOOR	00	00	00			
A0.02	SCHEDULE - LIGHTING	00	00	00			
A0.03	SCHEDULE - FF&E	00	00	00			
A0.04	SCHEDULE - FINISHES	00	00	00			
<b>SITE PLAN</b>							
A1.00	SITE PLAN - EXISTING	00	00	00			
A1.01	SITE PLAN - NEW	00	00	00			
<b>PLANS (EXISTING)</b>							
A2.00	DEMO PLAN - BASEMENT	00	00	00			
A2.01	DEMO PLAN - 1ST FLOOR	00	00	00			
A2.02	DEMO PLAN - 2ND FLOOR	00	00	00			
A2.03	DEMO PLAN - ROOF	00	00	00			
<b>PLANS (NEW)</b>							
A3.00	PROPOSED PLAN - BASEMENT	00	00	00			
A3.01	PROPOSED PLAN - 1ST FLOOR	00	00	00			
A3.02	PROPOSED PLAN - 2ND FLOOR	00	00	00			
A3.03	PROPOSED PLAN - ATTIC	00	00	00			
A3.04	PROPOSED PLAN - ROOF	00	00	00			
<b>SECTIONS</b>							
A4.00	EXIST. SECTION - NORTH / WEST	00	00	00			
A4.01	NEW SECTION - NORTH / WEST	00	00	00			
<b>EXTR. ELEVS</b>							
A5.00	EXTR. ELEVS - EXISTING	00	00	00			
A5.01	EXTR. ELEVS - NEW	00	00	00			
<b>INTR. ELEVS</b>							
A6.00	INTR. ELEVS - BATH3+DEN	00	00	00			
A6.01	INTR. ELEVS - LIVING+KITCHEN	00	00	00			
A6.02	INTR. ELEVS - MBR+MBATH	00	00	00			
A6.03	INTR. ELEVS - BATH2+BR	00	00	00			
<b>ELECTRICAL</b>							
E1.00	LIGHTING PLAN - BASEMENT	00	00	00			
E1.01	LIGHTING PLAN - 1ST FLOOR	00	00	00			
E1.02	LIGHTING PLAN - 2ND FLOOR	00	00	00			
E1.03	LIGHTING PLAN - ATTIC	00	00	00			
E1.04	ELECTRIC PLAN - BASEMENT	00	00	00			
E1.05	ELECTRIC PLAN - 1ST FLOOR	00	00	00			
E1.06	ELECTRIC PLAN - 2ND FLOOR	00	00	00			
E1.07	ELECTRIC PLAN - ATTIC	00	00	00			
<b>STRUCTURAL</b>							
S1.00	FRAMING PLAN - 1ST FLOOR	00	00	00			
S1.01	FRAMING PLAN - 2ND FLOOR	00	00	00			
S1.02	FRAMING PLAN - ROOF	00	00	00			



GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
 Owners  
 315 Columbia St, Cambridge, MA 02141  
 email: james.steinhiber@gmail.com  
 email: locks.lindsey@gmail.com  
 cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
 Isamu Kanda, Principal

50 Terminal St  
 Bldg 2, Unit#429  
 Charlestown, MA 02129

email: info@i-kanda.com  
 cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
 Benjamin Rosenberg, PE, LEED AP  
 Principal

111 Devonshire St, Boston MA 02109  
 email: rosenberg@silman.com  
 tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

315 COLUMBIA ST  
 Cambridge MA 02141

I-KANDA ARCHITECTS, LLC  
 364 Main Street, Charlestown, MA 02129  
 tel: 646.228.1040 e: info@i-kanda.com

drawing title:

**TITLE PAGE**

dwg no.

**A0.00**



GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhilber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

**315 COLUMBIA ST**  
Cambridge MA 02141

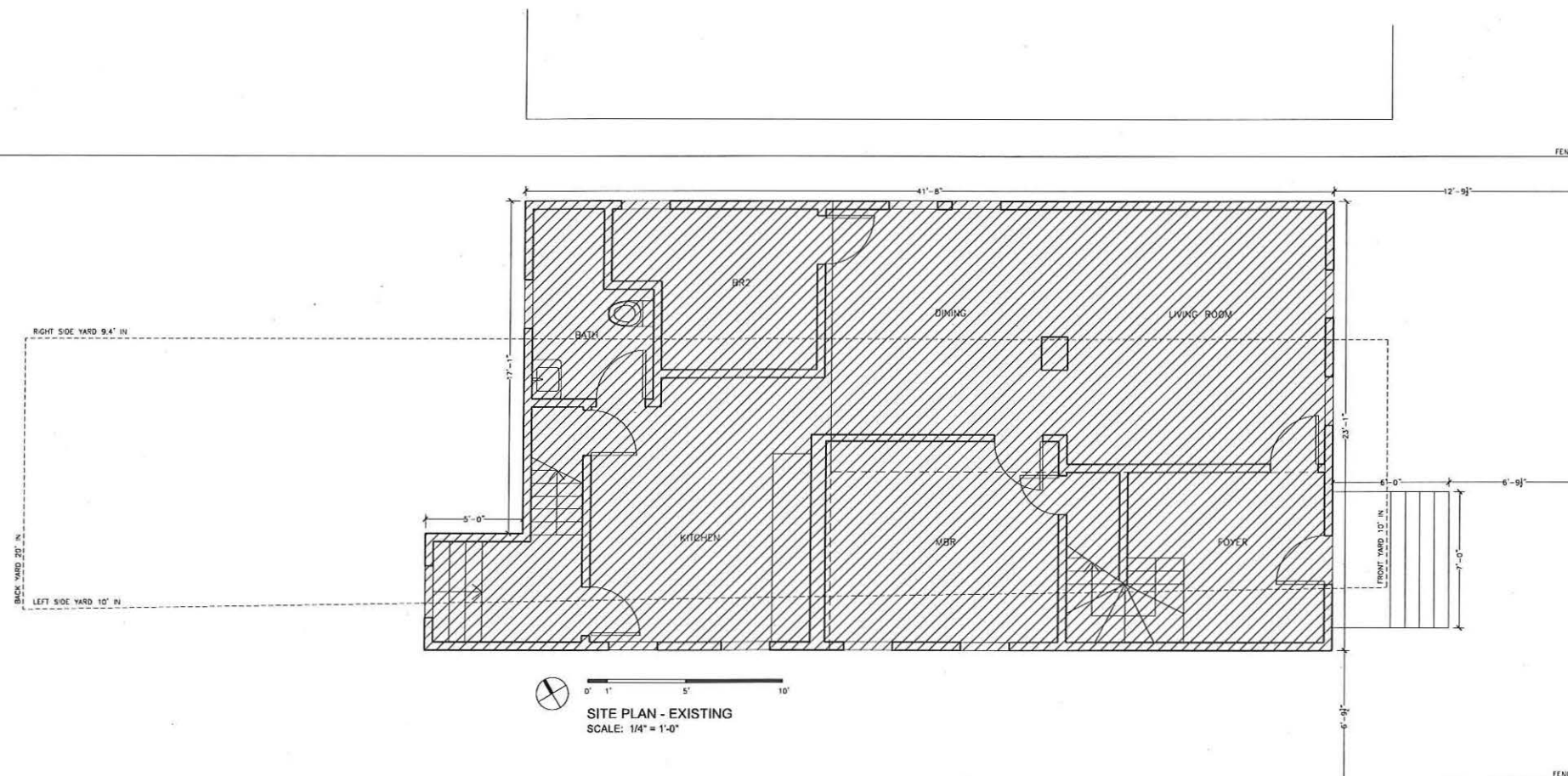
I-KANDA ARCHITECTS, LLC  
284 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

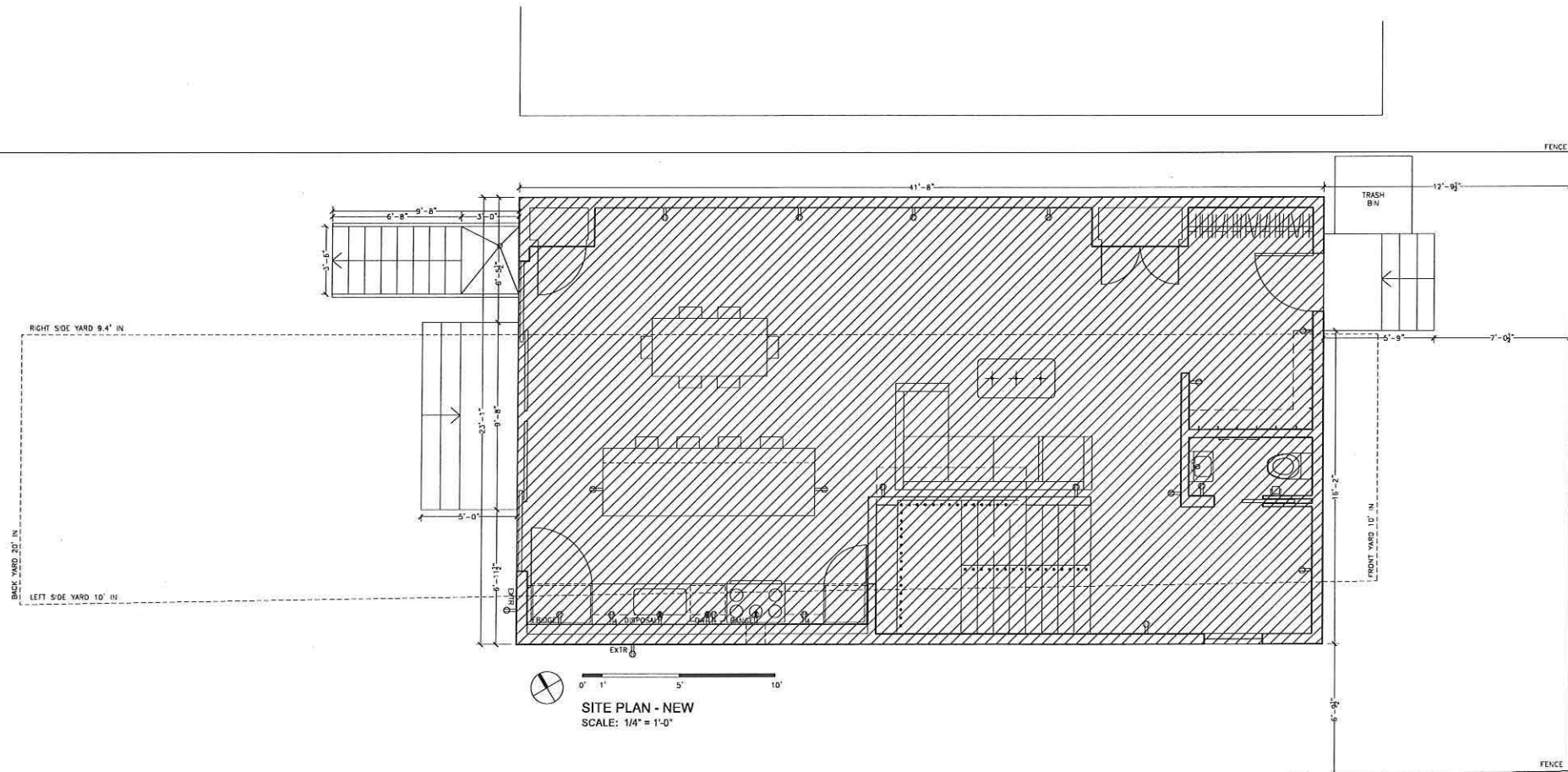
drawing title:

**SITE PLAN**  
**EXISTING**

dwg no.

**A1.00**





GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhilber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

**315 COLUMBIA ST**  
Cambridge MA 02141

I-KANDA ARCHITECTS, LLC  
354 Main Street, Charlestown, MA 02129  
m: 646.228.1040 e: info@i-kanda.com

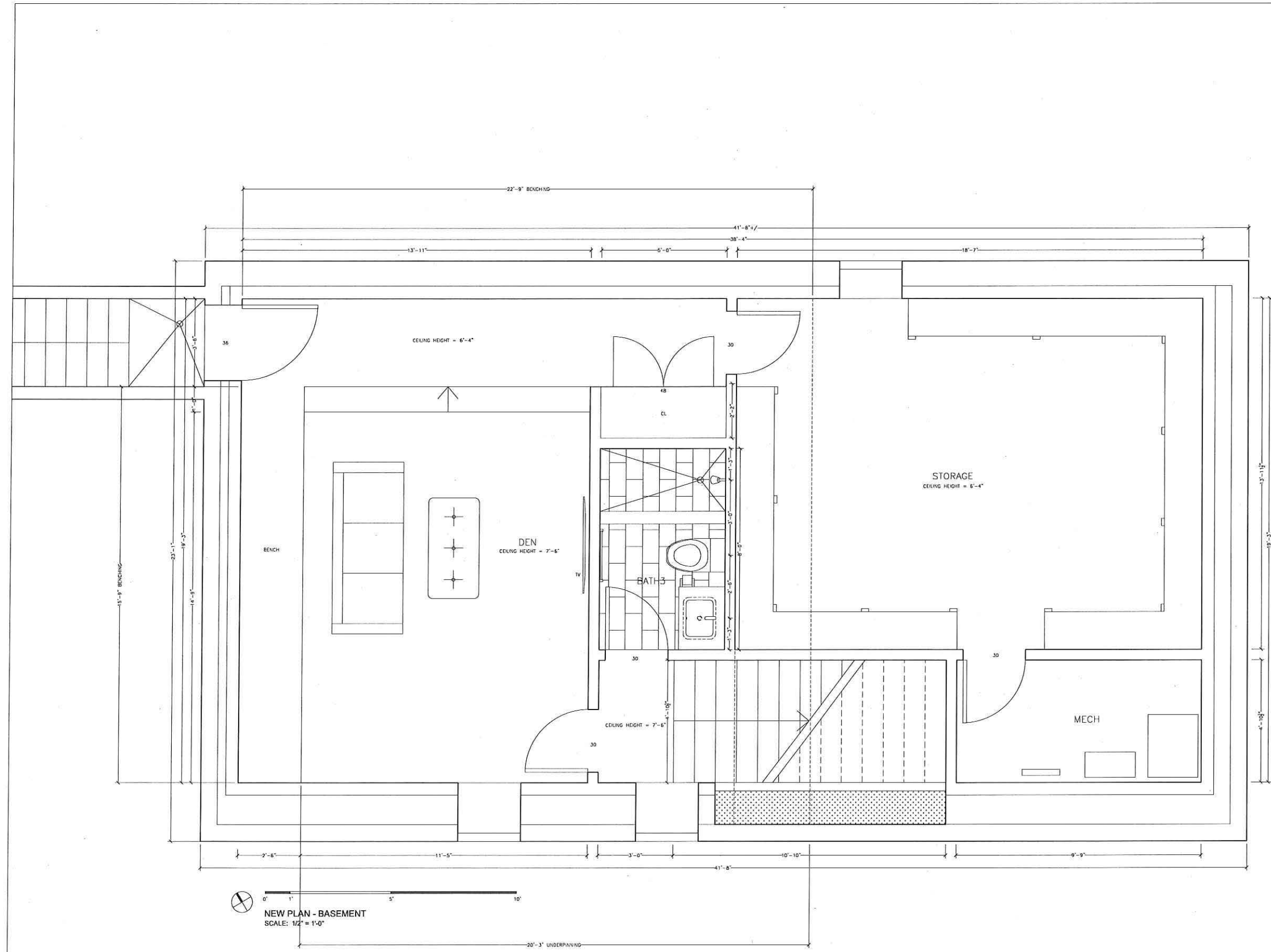
drawing title:

**SITE PLAN**  
**NEW**

deg no.

**A1.01**





GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhilber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

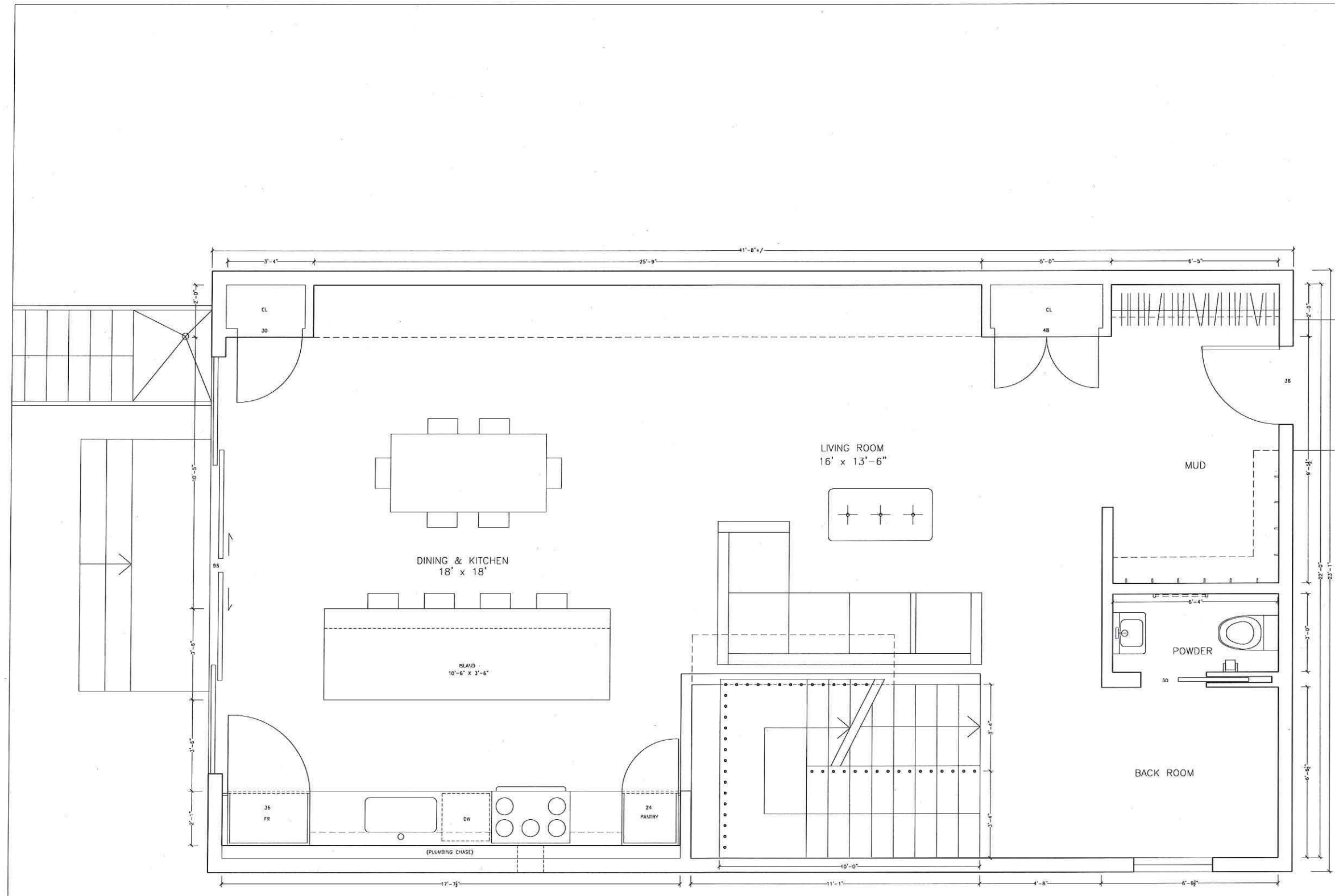
**315 COLUMBIA ST**  
Cambridge MA 02141

I-KANDA ARCHITECTS, LLC  
364 Main Street, Charlestown, MA 02129  
m: 646.228.1040 e: info@i-kanda.com

drawing title:  
**NEW PLAN  
BSMT**

deg no.

**A3.00**




 0' 1' 5' 10'  
**NEW PLAN - 1ST FLOOR**  
 SCALE: 1/2" = 1'-0"

**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.  
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

**PROJECT NAME/OWNER'S NAME:**  
**JAMES STEINHILBER & LINDSEY LOCKS**  
 Owners  
 315 Columbia St, Cambridge, MA 02141  
 email: james.steinhilber@gmail.com  
 email: locks.lindsey@gmail.com  
 cell:

**ARCHITECT:**  
**I-KANDA ARCHITECTS, LLC**  
 Isamu Kanda, Principal  
 50 Terminal St  
 Bldg 2, Unit#429  
 Charlestown, MA 02129  
 email: info@i-kanda.com  
 cell: 646-228-1040

**STRUCTURAL ENGINEER:**  
**ROBERT SILMAN ASSOCIATES**  
 Benjamin Rosenberg, PE, LEED AP  
 Principal  
 111 Devonshire St, Boston MA 02109  
 email: rosenberg@silman.com  
 tel: 617-695-6700

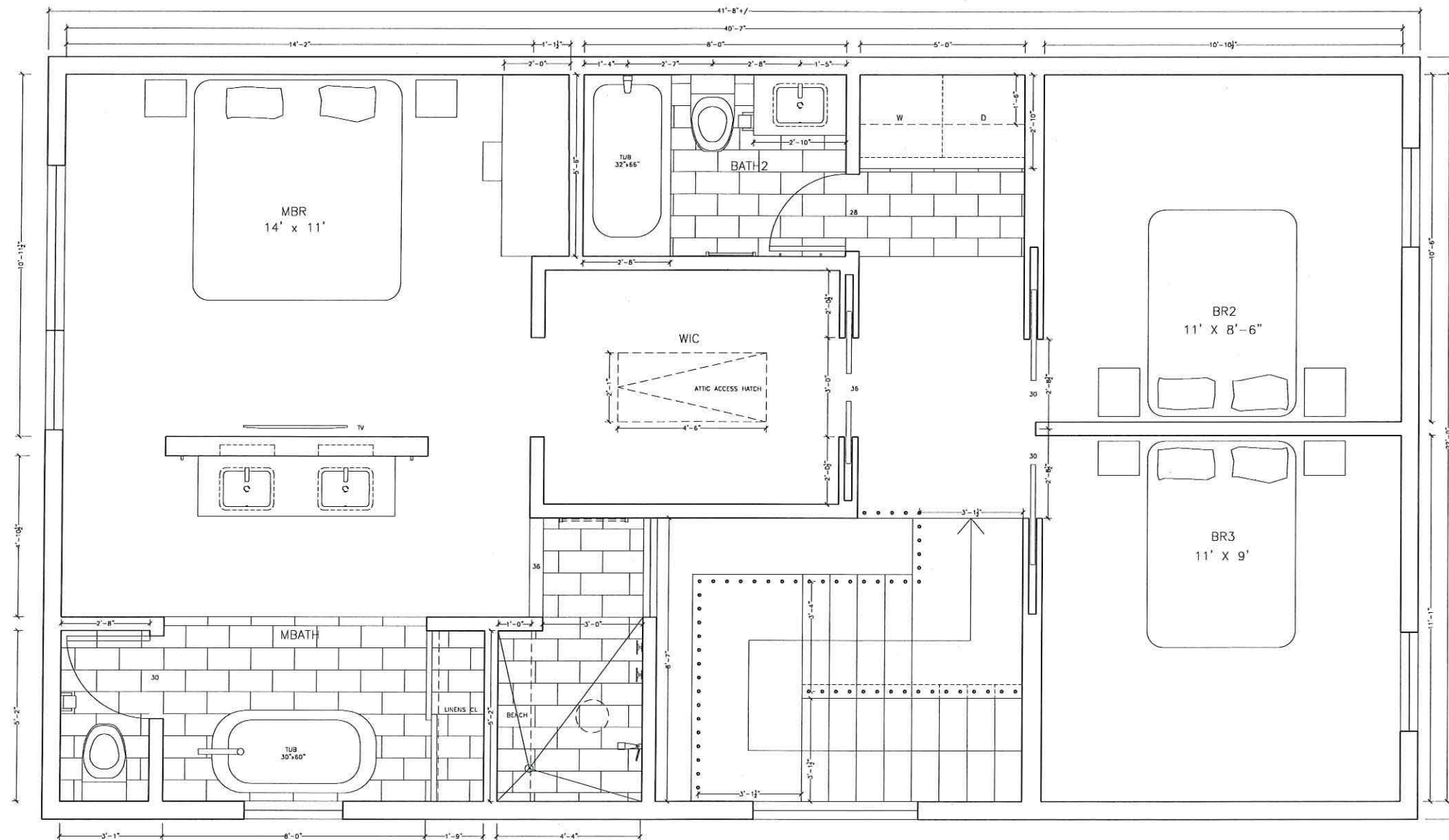
**GENERAL CONTRACTOR:**

date:	10.15.19	00

**315 COLUMBIA ST**  
 Cambridge MA 02141  
 I-KANDA ARCHITECTS, LLC  
 364 Main Street, Charlestown, MA 02129  
 m: 646.228.1040 e: info@i-kanda.com

drawing title:  
**NEW PLAN**  
**1ST FLOOR**

desg no. **A3.01**




 0' 1' 5' 10'  
**NEW PLAN - 2ND FLOOR**  
 SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, APPENDIX, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
 email: james.steinhilber@gmail.com  
 email: locks.lindsey@gmail.com  
 cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
 Bldg 2, Unit#429  
 Charlestown, MA 02129

email: info@i-kanda.com  
 cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
 email: rosenberg@silman.com  
 tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 Q0

**315 COLUMBIA ST**  
Cambridge MA 02141

I-KANDA ARCHITECTS, LLC  
 384 Main Street, Charlestown, MA 02129  
 tel: 646.228.1040 e: info@i-kanda.com

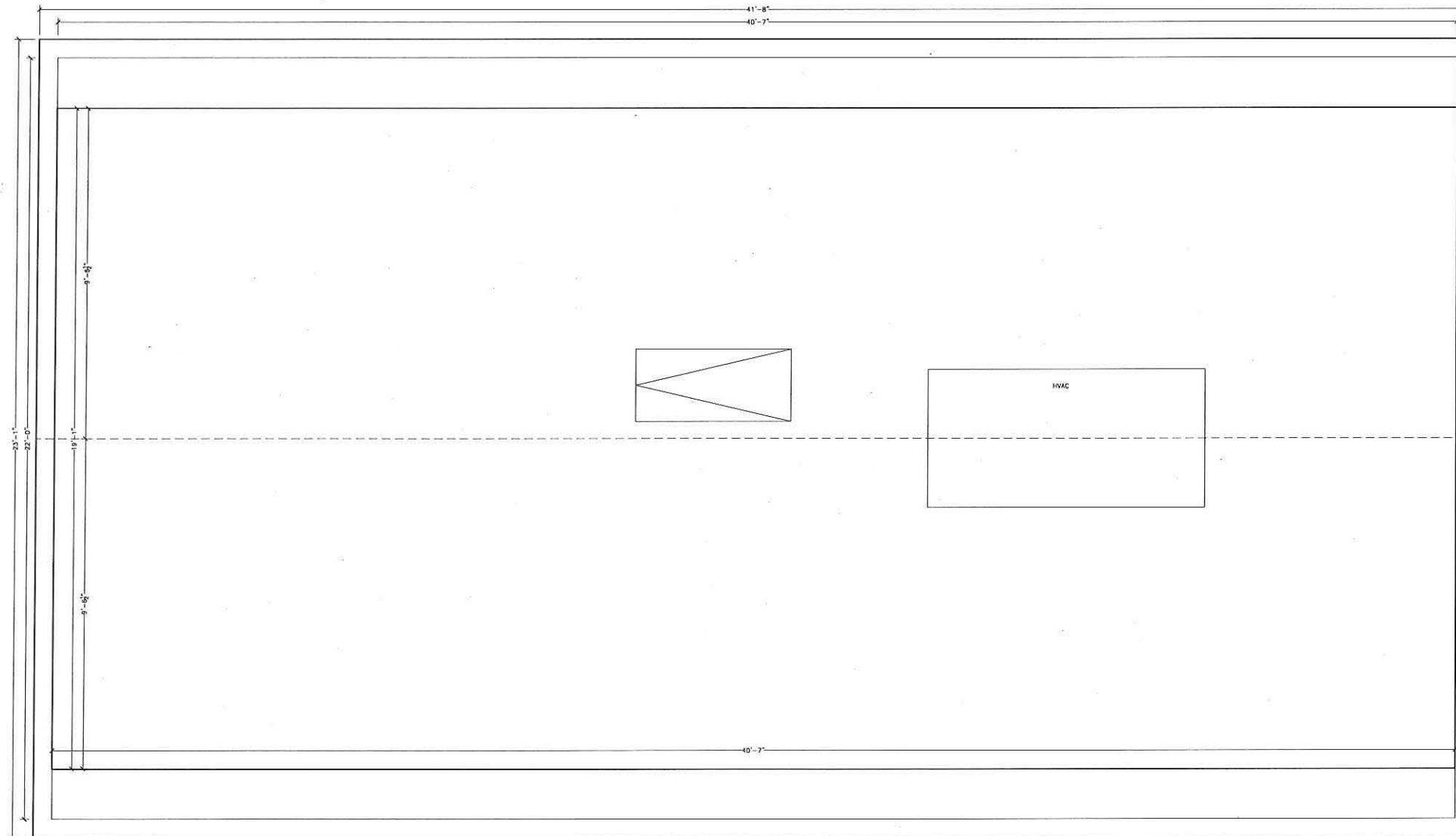
drawing title:

**NEW PLAN  
2ND FLOOR**

dwg no.

**A3.02**





GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT ADDENDUMS AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhilber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

**315 COLUMBIA ST**  
Cambridge MA 02141

I-KANDA ARCHITECTS, LLC  
364 Main Street, Charlestown, MA 02129  
t: 646.228.1040 e: info@i-kanda.com

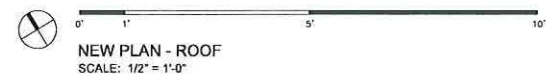
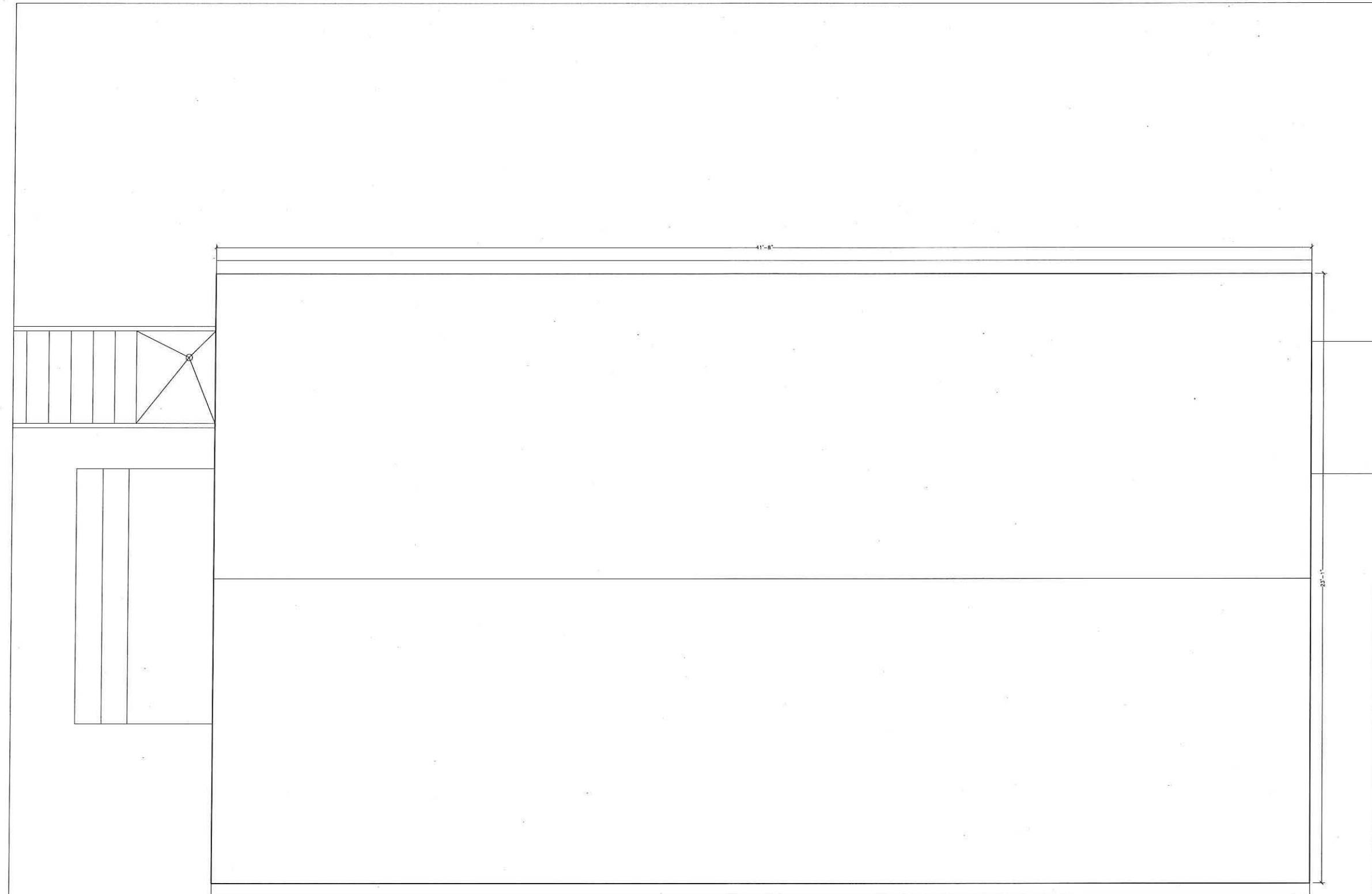
drawing title:

**NEW PLAN  
ATTIC**

deg no.

**A3.03**





GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, APPENDIX, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:  
**JAMES STEINHILBER & LINDSEY LOCKS**  
 Owners  
 315 Columbia St, Cambridge, MA 02141  
 email: james.steinhilber@gmail.com  
 email: locks.lindsey@gmail.com  
 cell:

ARCHITECT:  
**I-KANDA ARCHITECTS, LLC**  
 Isamu Kanda, Principal  
 50 Terminal St  
 Bldg 2, Unit#429  
 Charlestown, MA 02129  
 email: info@i-kanda.com  
 cell: 646-228-1040

STRUCTURAL ENGINEER:  
**ROBERT SILMAN ASSOCIATES**  
 Benjamin Rosenberg, PE, LEED AP  
 Principal  
 111 Devonshire St, Boston MA 02109  
 email: rosenberg@silman.com  
 tel: 617-695-6700

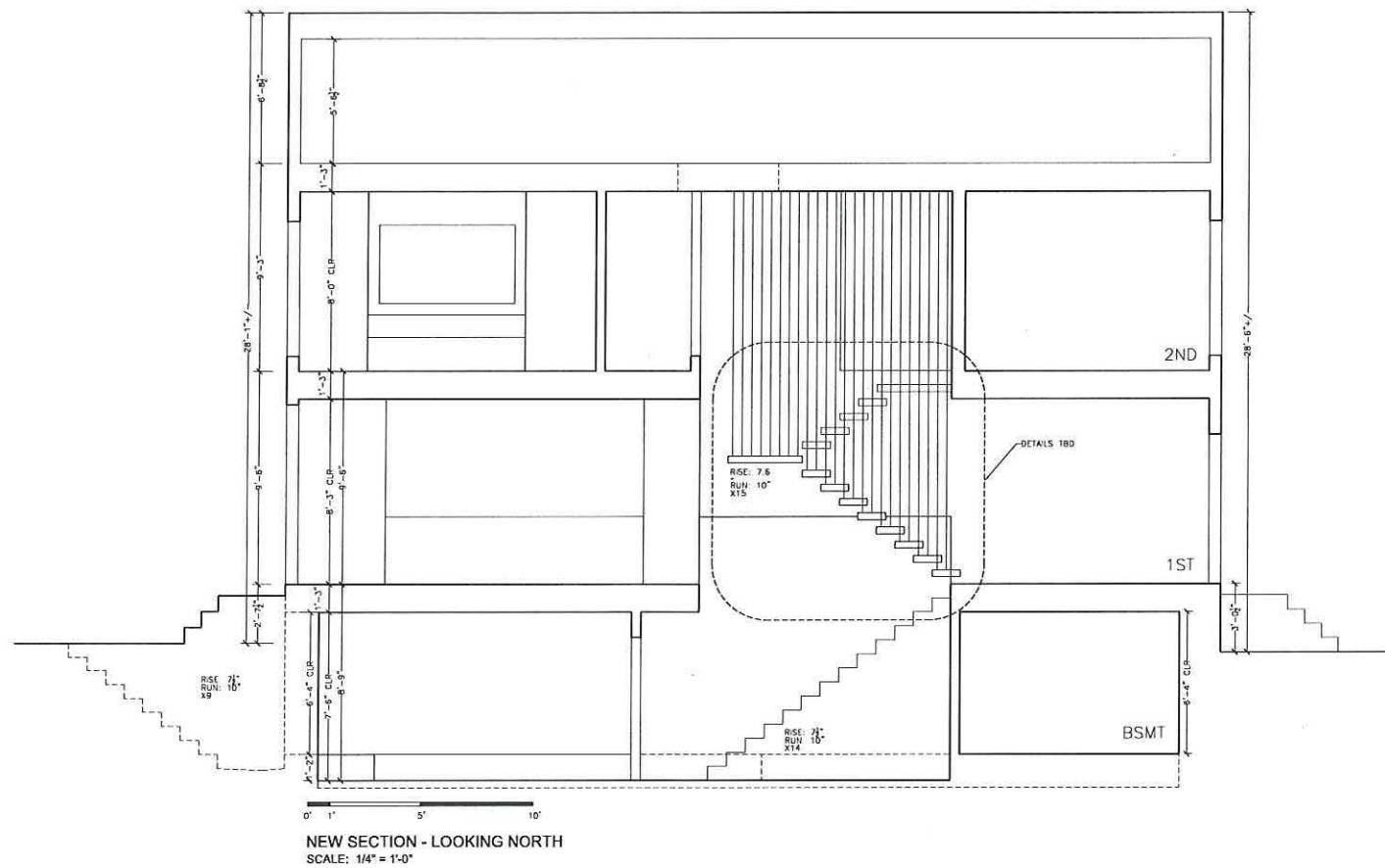
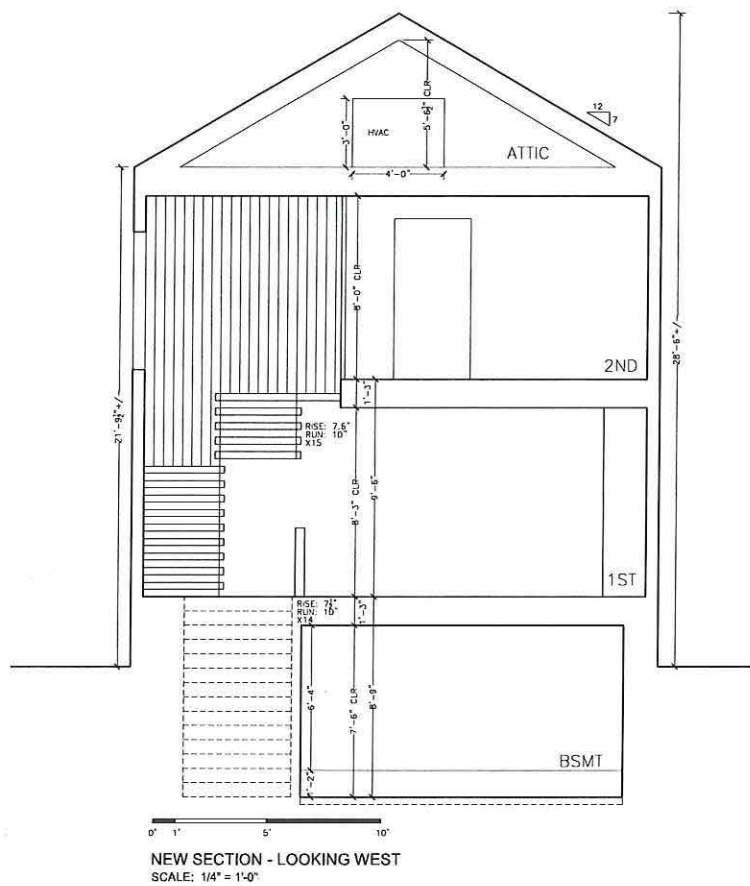
GENERAL CONTRACTOR:

date:	10.15.19	00

**315 COLUMBIA ST**  
 Cambridge MA 02141  
 I-KANDA ARCHITECTS, LLC  
 304 Main Street, Charlestown, MA 02129  
 m: 646.228.1040 e: info@i-kanda.com

drawing title:  
**NEW PLAN  
 ROOF**

deg no. **A3.04**



GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhilber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129

email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

111 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

**315 COLUMBIA ST**  
Cambridge MA 02141

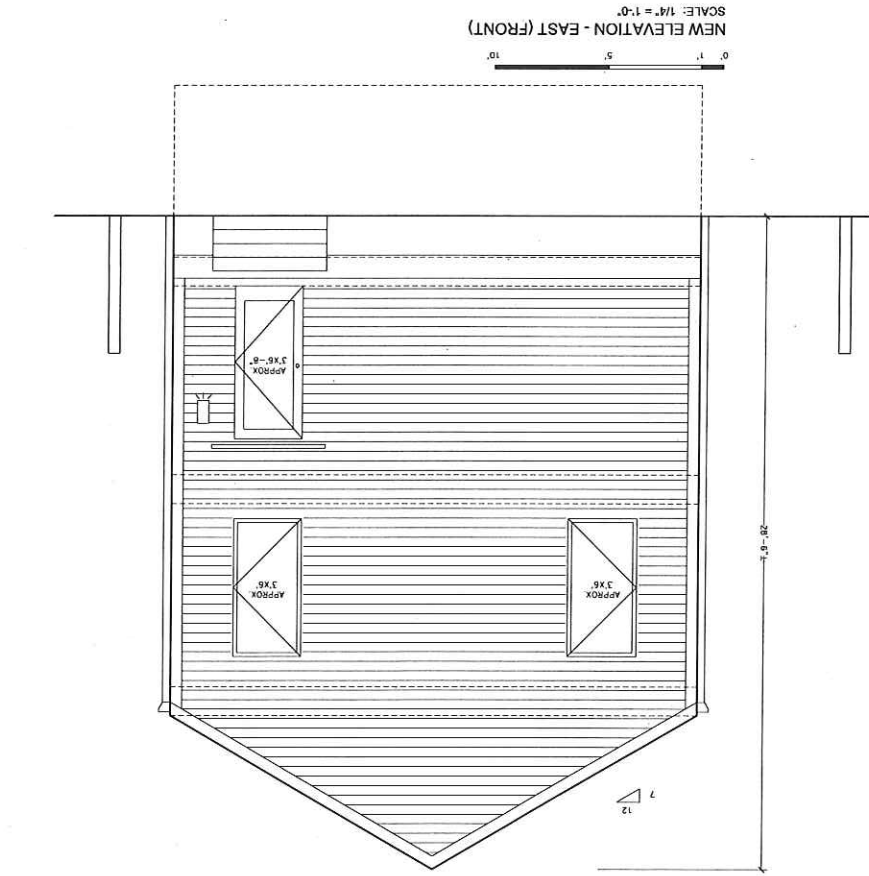
I-KANDA ARCHITECTS, LLC  
364 Main Street, Charlestown, MA 02129  
m: 646.228.1040 e: info@i-kanda.com

drawing title:

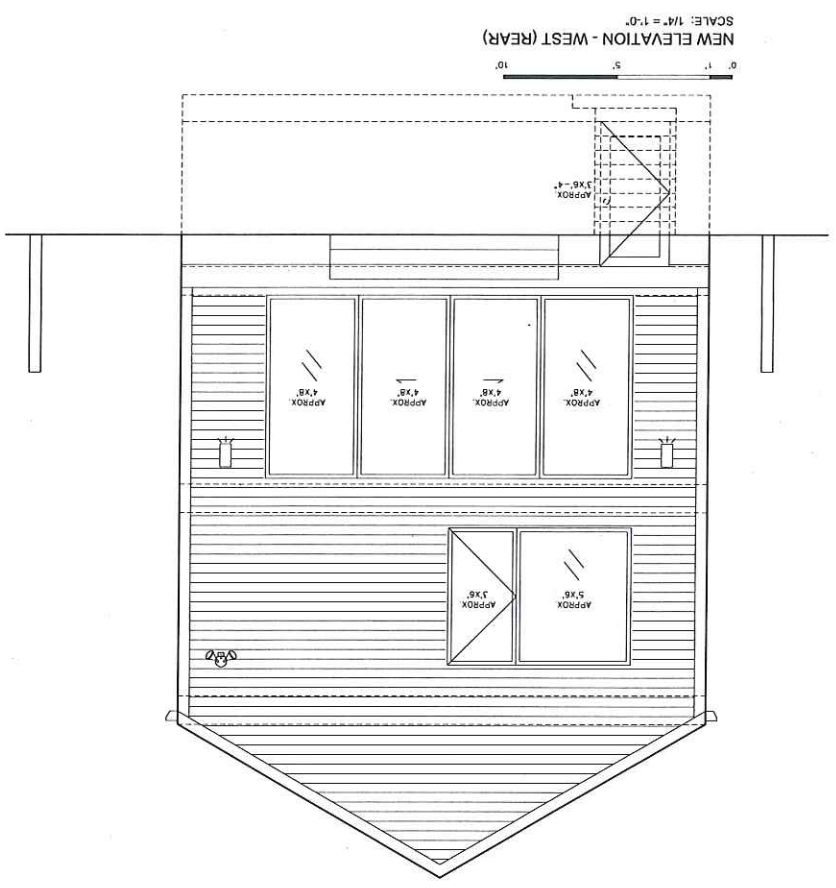
**NEW SECTION**  
**LOOKING W&N**

desig. no.

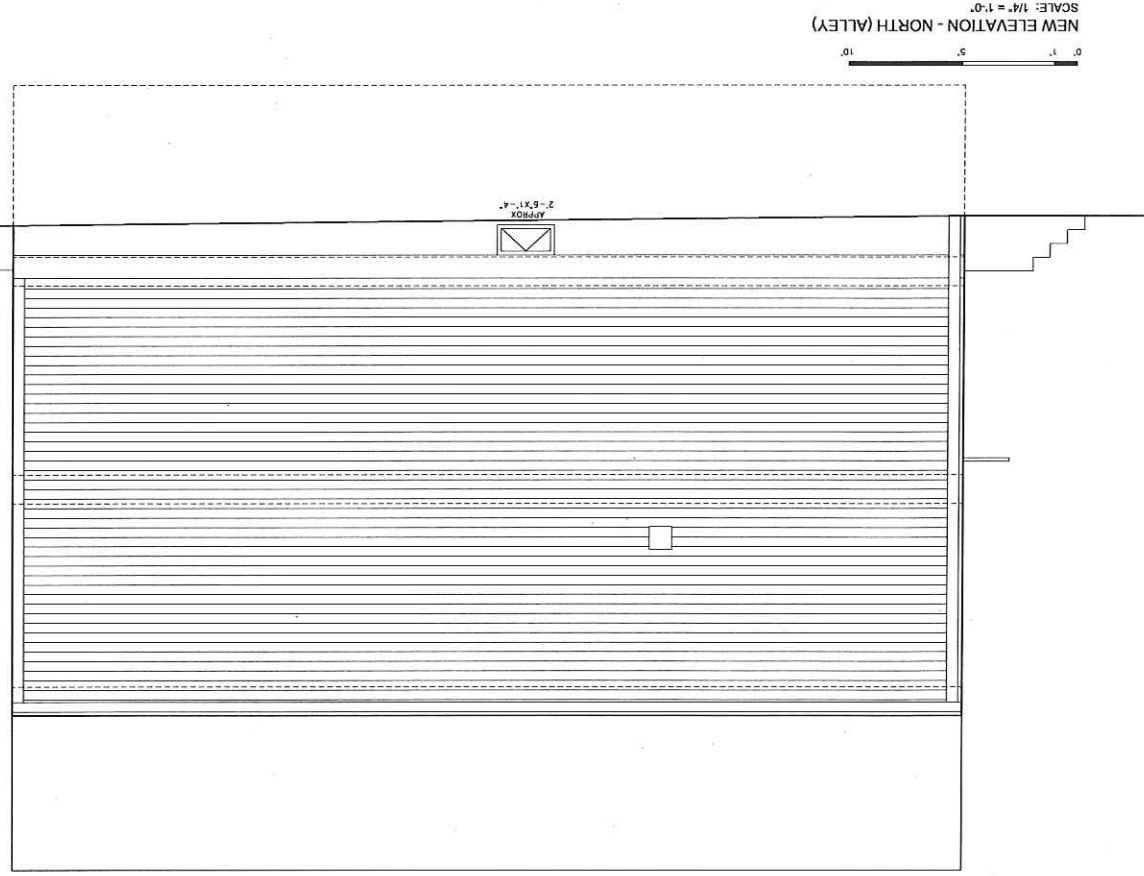
**A4.01**



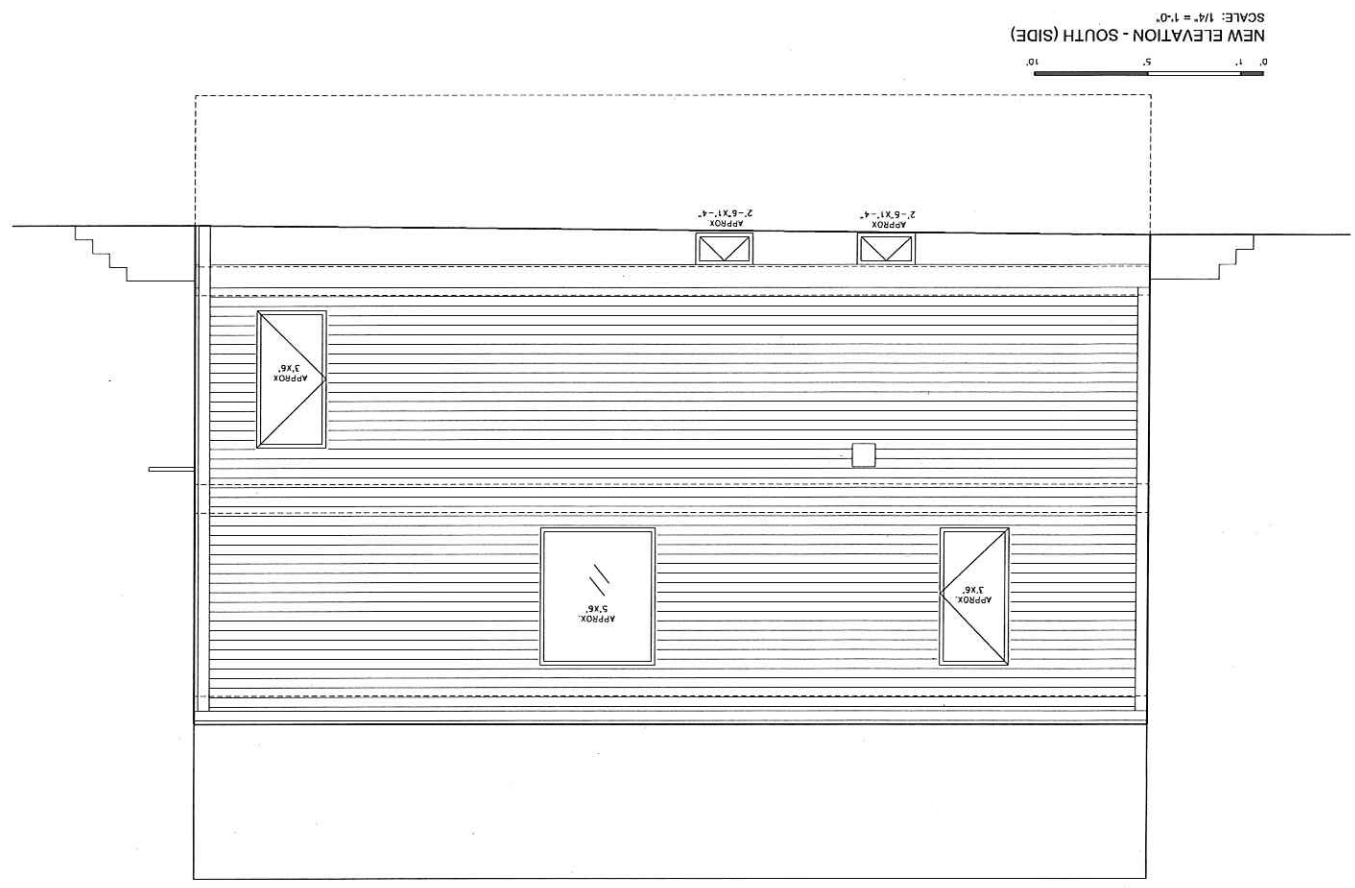
NEW ELEVATION - EAST (FRONT)  
SCALE: 1/4" = 1'-0"



NEW ELEVATION - WEST (REAR)  
SCALE: 1/4" = 1'-0"



NEW ELEVATION - NORTH (ALLEY)  
SCALE: 1/4" = 1'-0"



NEW ELEVATION - SOUTH (SIDE)  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

**JAMES STEINHILBER & LINDSEY LOCKS**  
Owners

315 Columbia St, Cambridge, MA 02141  
email: james.steinhlber@gmail.com  
email: locks.lindsey@gmail.com  
cell:

ARCHITECT:

**I-KANDA ARCHITECTS, LLC**  
Isamu Kanda, Principal

50 Terminal St  
Bldg 2, Unit#429  
Charlestown, MA 02129  
email: info@i-kanda.com  
cell: 646-228-1040

STRUCTURAL ENGINEER:

**ROBERT SILMAN ASSOCIATES**  
Benjamin Rosenberg, PE, LEED AP  
Principal

11 Devonshire St, Boston MA 02109  
email: rosenberg@silman.com  
tel: 617-695-6700

GENERAL CONTRACTOR:

date: 10.15.19 00

315 COLUMBIA ST  
Cambridge MA 02141  
I-KANDA ARCHITECTS, LLC  
368 Main Street, Charlestown, MA 02129  
tel: 646-228-1040  
e: info@i-kanda.com

drawing title:  
**NEW  
EXTR. ELEV.**

diag no.

**A5.01**