



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139

617 349-6100 2018 OCT 12 AM 10:32

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017026-2018

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Mark J. Lanza, Tr., 36 Follen St. RT

PETITIONER'S ADDRESS : 9 Damonmill Square - Suite 4A4 Concord, MA 01742

LOCATION OF PROPERTY : 36 Follen St Cambridge, MA

TYPE OF OCCUPANCY : Single-Family Residential ZONING DISTRICT : Residence A-1 Zone


REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

1.) Raise the height of the house 18 inches; 2.) Construct new front step; 3.) Enclose the southern portion of the front porch; 4.) Restore the windows; 5.) Construct a rear addition; 6.) Construct a dormer on the north side; 7.) Extend the dormer on the west (rear) side to attach to the gable; 8.) Install skylights; and 9.) Construct a trash enclosure at the end of the driveway. No new nonconformities will be created.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.1 (Non-Conformance).
 Article 8.000 Section 8.22.2.C (Non-Conforming Structure).
 Article 8.000 Section 8.22.3 (FAR Additions).
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 
 (Petitioner(s) / Owner)
 Mark J. Lanza, Trustee, 36 Follen Street Realty Trust
 (Print Name)

Address : 9 Damonmill Square - Suite 4A5
Concord, MA 01742
 Tel. No. : (978) 369-9100
 E-Mail Address : mjlanza@comcast.net

Date : October 10, 2018

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2018 OCT 11 P 4:12

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.

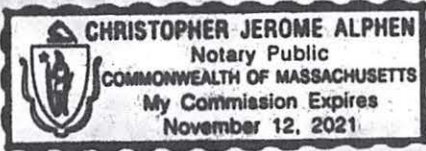
I/~~We~~ Mark J. Lanza, Trustee, 36 Follen Street Realty Trust
(OWNER)

Address: 9 Damonmill Square, Suite 4A4, Concord, MA 01742

State that I/~~We~~ own the property located at 36 Follen Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Mark J. Lanza, Trustee,
36 Follen Street Realty Trust

*Pursuant to a deed of duly recorded in the date 11/28/2017, Middlesex South County Registry of Deeds at Book 70297, Page 282; or Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A. Please see attached deed.



[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

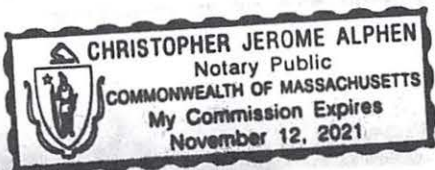
Commonwealth of Massachusetts, County of Middlesex

The above-name Mark J. Lanza personally appeared before me, this 10th of October, 2018, and made oath that the above statement is true.


[Signature] Notary
Christopher J. Alphen

My commission expires November 12, 2021 (Notary Seal).


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



CHRISTOPHER JEROME ALBEN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 15, 2021



CHRISTOPHER JEROME ALBEN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 15, 2021



2.0



2017 00192545

Bk: 70297 Pg: 262 Doc: DEED
Page: 1 of 2 11/28/2017 12:44 PM

DEED

I, Jennifer P. Reed, of 728 Valita Drive, San Leandro, California, for consideration of One Million Nine Hundred Twenty Five Thousand Dollars (\$1,925,000.00) grant to Mark J. Lanza, Trustee, 36 Follen Street Realty Trust u/d/t dated November 27, 2017, as evidenced by the Trustee's Certificate dated November 27, 2017 and recorded herewith

with **Quitclaim Covenants**

All of my right, title and interest in a certain parcel of land with the buildings thereon situated in Cambridge, being now numbered 36 Follen Street, bounded and described as follows:

Beginning at a point on the westerly side of said Follen Street distant two hundred twenty-five and 9/10 (225.9) feet northerly from Waterhouse Street, thence running

WESTERLY in a straight line seventy-five (75) feet; thence turning at right angles and running

NORTHERLY in a straight line fifty-one (51) feet; thence turning at right angles and running

EASTERLY in a straight line ninety-two and 2/10 (92.2) feet to said Follen Street; thence turning and running

SOUTHERLY fifty-four (54) feet to the point of beginning.

Containing 4321 square feet of land.

Grantor hereby states under the penalties of perjury that Grantor is unmarried, releases any and all right of homestead, so-called, in the premises conveyed hereunder and affirms that there is no other person entitled to the protection of Chapter 188 of the General Laws of Massachusetts.

For Grantor's title, see deeds dated September 8, 2017 recorded at Middlesex South Registry of Deeds at Book 69943, Page 402 and Page 406.

CLARK, HUNT, AHERN & EMBRY
150 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/28/2017 12:44 PM
Ctrl# 273827 25040 Doc# 00192545
Fee: \$8,778.00 Cons: \$1,925,000.00

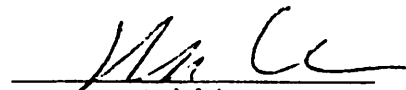
Witness my hand and seal this 27th day of November, 2017.

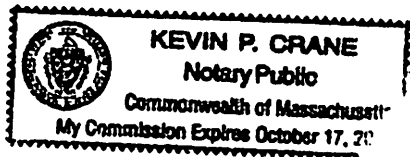

Jennifer P. Reed

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS

On this 27th day of November 2017, before me the undersigned notary public, personally appeared Jennifer P. Reed proved to me through satisfactory evidence of identification which was personally known to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public KEVIN P. CRANE



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:

Without the variance, the occupants will not be able to complete their modest addition to accomodate their 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:

High groundwater at the property necessitates raising the elevation of the first floor of the building.

At its current elevation, there is a potential for flooding of the building. The multiple layers of pavement placed on Follen Street have created a topographical anomaly in the relationship between the elevation of the subject lot and street. Such conditions do not exist throughout the A-1 Zoning District.

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

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

The modest 175 square foot addition to the existing dwelling will have no impact on the well being of the public in any way. Most of the increased floor area will be inside the building and will not be visible from a public way.

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

Granting the requested relief will not nullify or substantially derogate from the intent or purposes of the Zoning Ordinance as set forth in Section 1.30 thereof.

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

By seeking a variance for certain aspects of the proposed addition to the subject dwelling the applicant does not waive his right to claim that a variance may not be lawfully required for the alteration and extension of the dimensionally legally preexisting nonconforming dwelling and expressly reserves his right to challenge the Ordinance's requirement for variance for the addition.

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 36 Follen 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:

The existing & proposed use of the the lot and building as a 1-family residence are conforming. The building on the lot & the proposed alterations conform dimensionally to the building height, rear setback, left side setback and ratio of private open space to lot area requirements of the Zoning Ord. The lot & house are legally preexisting nonconforming as to lot area, lot width, front setback, right side setback and FAR. There will be no increase in any of these nonconformities, except for a a modest 4% increase in FAR. No new nonconformities will be created. Such a modest increase in floor area will not be more detrimental to the neighborhood than the existing nonconforming FAR.

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:

Since there will no change in use, the volume of traffic generated and the patterns of access and egress will not be changed.

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:

Since there will be no change in use, the proposed modest alterations will have no impact on adjacent 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 modest alterations which involve no change of use will have no impact on the health, safety and/or welfare of the occupants of the house or the citizens of the City.

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:

There will be no change in use which is conforming. On May 22, 2018, the Cambridge Historical Commission issued a Certificate of Appropriateness for the proposed alterations. See attached Certificate of Appropriateness. Also see attached Supplemental Supporting Statement.

SUPPLEMENTAL SUPPORTING STATEMENT

CITY OF CAMBRIDGE BOARD OF ZONING APPEALS

36 FOLLEN STREET, CAMBRIDGE, MASSACHUSETTS

SPECIAL PERMIT APPLICATION DATED OCTOBER 10, 2018

The applicant seeks a special permit to alter and extend a legally preexisting single-family dwelling. The alterations involve a modest increase in floor area of 210 square feet or 4%. The increased floor area for additional living space is primarily interior to the house. The addition at the rear is conforming as to rear setback and does not involve an extension of the building further into the rear yard. Rather, the alterations at the rear of the house harmonize the bay windows with the rest of the rear of the structure.

The ground water in the area is seasonably high. Many of the lowest clapboards are at or very near ground level. Additionally, numerous resurfacings of Follen Street by the City have resulted in an incongruous relationship between the respective levels of street and the first floor of the house. All of these conditions will be improved by raising the elevation of the house by 18 inches on a new brick-faced foundation, consistent with the abutting houses.

Most of the properties in the neighborhood, including this one, are nonconforming. The minor increase in FAR and the construction of more building mass within the front yard and more building space in right side yard will result in truly *de minimis* increases in these legally preexisting dimensionally nonconforming land-structure relationships. Such minor increases will not (and could not) be substantially more detrimental to the neighborhood than the existing nonconformities.

Where no new nonconformities will be created in a single-family owner-occupied dwelling such as this one, it is the applicant's position that a dimensional variance cannot be required. See Deadrick v. Zoning Board of Appeals of Chatham, 85 Mass. App. Ct. 539 (2014); and Gale v. Zoning Bd. of Appeals of Gloucester, 80 Mass. App. Ct. 331 (2011), citing M.G.L. Chapter 40A, Section 6. While the applicant has applied for a variance because the City's Zoning Ordinance requires one, I have done so without waiving my right to claim that a variance cannot be lawfully required for the proposed addition.

Respectfully submitted,



Mark J. Lanza, Trustee,
36 Follen Street Realty Trust

DATED: October 10, 2018

CITY OF CAMBRIDGE ZONING DIMENSIONAL FORM

36 FOLLEN STREET, CAMBRIDGE, MASSCHUSETTS

SPECIAL PERMIT AND VARIANCE APPLICATION DATED OCTOBER 10, 2018

A-1 Residential Zoning District

<u>Dimension</u>	<u>Required/Limit</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>
Lot Area	8,000 sq. ft. & 6,000 sq. ft.. per unit min.	4,321 sq. ft.	4,321 sq. ft.	None
Lot Width	80 ft. min.	51 ft.	51 ft.	None
Front Setback	15 ft. min.	5.67 ft.	5.67 ft.	None
Side Setback	7.5 ft. min.	1.38 ft.- Right 15.53 ft.- Left	1.38 ft. 15.53 ft.	None None
Rear Setback	25 ft. min.	44.0 FT.	40.0 FT.	- 4.0 ft.
Building Height	35 ft. max.	26.5 ft.	28 ft.	+ 1.5 ft.
Floor Area Ratio	0.5 max.	0.58	0.62	+ 0.04
Ratio of Open Space to Lot Area	50% min.	61%	55%	- 6%



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 36 Follen Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District**
CHC certificate of appropriateness issued. See document uploaded to Energov.
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date October 22, 2018

Received by Uploaded to Energov

Date October 22, 2018

Relationship to project BZA 17026-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

36 Follen St

Petitioner

192

172-14
SYCAMORE LAND CORPORATION
C/O STEPHEN WOLFBERG
1010 MEMORIAL DR #17A
CAMBRIDGE, MA 02138

172-28
REED, CHRISTOPHER THE
CHRISTOPHER D. REED REV TRUST
36 FOLLEN ST
CAMBRIDGE, MA 02138

MARK J. LANZA,
TR. OF 36 FOLLEN ST. REALTY TR.
9 DAMONMIL SQ. - SUITE 4A4
CONCORD, MA 01742

172-65
MOFFIE, ROSE C. AND SAUL O. NESSEN,
TRS. OF MOFFIE PROPERTY TRUST
50 FOLLEN ST.
CAMBRIDGE, MA 02138

172-107
COGAN, CHARLES G. AND SUSAN Y. COGAN
35 FOLLEN ST
CAMBRIDGE, MA 02138

172-57
44-46 FOLLEN STREET LLC
50 FOLLEN ST
CAMBRIDGE, MA 02138

172-65
CIT LLC
1 NASSAU ST., #1809
BOSTON, MA 02111

172-106
LORENZ, MARIAN B. & J. DIRK LORENZ
33 FOLLEN STREET
CAMBRIDGE, MA 02138

172-105
SLOVIN, JUDITH & ROGER LOWENSTEIN
31 FOLLEN ST
CAMBRIDGE, MA 02138

172-65
VOSKUIL, SONIA N.
50 FOLLEN STREET, UNIT 7
CAMBRIDGE, MA 02138

172-65
SMITH, BETHEL J.
50 FOLLEN ST. UNIT#405
CAMBRIDGE, MA 02138

172-65
REISHTAIN, KATHLEEN COOPER,
TRUSTEE 50 FOLLEN ST UNIT 406 NOMINEE TR.
542 UVEDALE ROAD
RIVERSIDE, IL 60546

172-65
CONLEY, MICHAEL J, & ELIZABETH CONLEY OF
RGC FOLLEN STREET, REALTY TRUST
50 FOLLEN ST., #412
CAMBRIDGE, MA 02138

172-65
PLAYER, BETTY JEAN &
CANDICE TERI-LOWE PLAYER
50 FOLLEN ST. UNIT#415
CAMBRIDGE, MA 02138

172-65
DIENHART, MARIA
99 POKONOKET AVE
SUDBURY, MA 01776

172-65
WITWICKI, NANCY & THOMAS F. WITWICKI
50 FOLLEN ST. UNIT#312
CAMBRIDGE, MA 02139

172-65
DMUKAUSKAS, THOMAS
50 FOLLEN STREET UNIT #15
CAMBRIDGE, MA 02139

172-65
CREAGHE, CHRISTOPHER &
NOELIE VERONIQUE CREAGHE
50 FOLLEN ST., UNIT #408
CAMBRIDGE, MA 02138

172-65
MOORE, AUGUSTUS
50 FOLLEN STREET #7D
CAMBRIDGE, MA 02138

172-65
GANDHI, KAMAL V. & SUSHMA GANDHI &
DAYAN K. GANDHI, TRUSTEE
17343 SIGNATURE DRIVE
GRANADA HILLS, CA 91344

172-65
HOFFMAN, PELAHIA D.
669 FOREST STREET
MARSHFIELD, MA 02050

172-67
ELLIOTT, DAVID J. & HUNGWAH YU
22 FOLLEN ST
CAMBRIDGE, MA 02139

172-65
STERN, DAVID
50 FOLLEN ST., UNIT #516
CAMBRIDGE, MA 02138

172-65
SHAPIRO, THOMAS & EMILY T. KLINE
600 CONCORD AVE
BELMONT, MA 02478

172-65
RAPHAEL, FREDERIC,
TR. THE 50-107 FOLLEN ST REALTY TRUST
P.O. BOX 381255
CAMBRIDGE, MA 02238

172-65
WANG, LIZHENG & XIDUO CAO
C/O EDWARD KANG
PO BOX 458
BEARVILLE, NY 12409

172-65
DANBERG, SEMOUR A. TRUSTEE OF DANBERG
CAMBRIDGE REALTY TRUST
12 TRAYMORE ST
CAMBRIDGE, MA 02140

172-65
RAPHAEL, FREDERIC, TRUSTEE THE 50-110
FOLLEN ST REALTY TRUST
P.O. BOX 381255
CAMBRIDGE, MA 02238

172-68
FOLLEN STREET, LLC
1770 MASSACHUSETTS AVE. #607
CAMBRIDGE, MA 02140

172-74
34 FOLLEN STREET, LLC
C/O DOUGLAS YOFFE
50 FOLLEN ST
CAMBRIDGE, MA 02138

36 Follen St.

2 of 2

172-65
DESAI, JYOTSNA M. & M.V. DESAI
19112 JASPER HILL RD
TRABUCA CANYON, CA 92679

172-65
YOFFEE, DOUGHLAS A. & PATTY M. YOFFEE
50 FOLLEN ST., #502
CAMBRIDGE, MA 02138

172-65
BROSIO, GIUSTINA M.,
TR. OF UNIT 306 130 MT. AUBURN STREET TR.
14 CHANNING ST
CAMBRIDGE, MA 02138

172-65
SUBTELNY, MARIA E.
86 BABY POINT ROAD
TORONTO, ON M6S2G

172-65
DU, YONGLIANG
50 FOLLEN ST., #505
CAMBRIDGE, MA 02138

172-65
AOKI, TOSHIYAKI & MICHIKO Y. AOKI
50 FOLLEN
CAMBRIDGE, MA 02138

172-65
BROWER, RICHARD C. & RUTH A. BROWER
38 LEXINGTON AVE
CAMBRIDGE, MA 02138

172-65
CARLSON, DAVID
69 HAMMOND ROAD
BELMONT, MA 02478

172-65
LANT, JEFFREY L. & CAMBRIDGE TRUST
COMPANY, TR. OF JEFFREY L. LANT2009 TR.
50 FOLLEN ST #507
CAMBRIDGE, MA 02138

172-65
COLLIER, PAUL S. & MATTHEW S. COLLIER
50 FOLLEN ST., UNIT #302
CAMBRIDGE, MA 02138

172-65
SALEY, RICHARD JAMES,
TR OF OF R.J.S. REALTY TRUST
50 FOLLEN ST. UNIT#504
CAMBRIDGE, MA 02138

172-65
SHAPIRO, THOMAS G. & EMILY T. KLINE
600 CONCORDE AVENUE
BELMONT, MA 02178

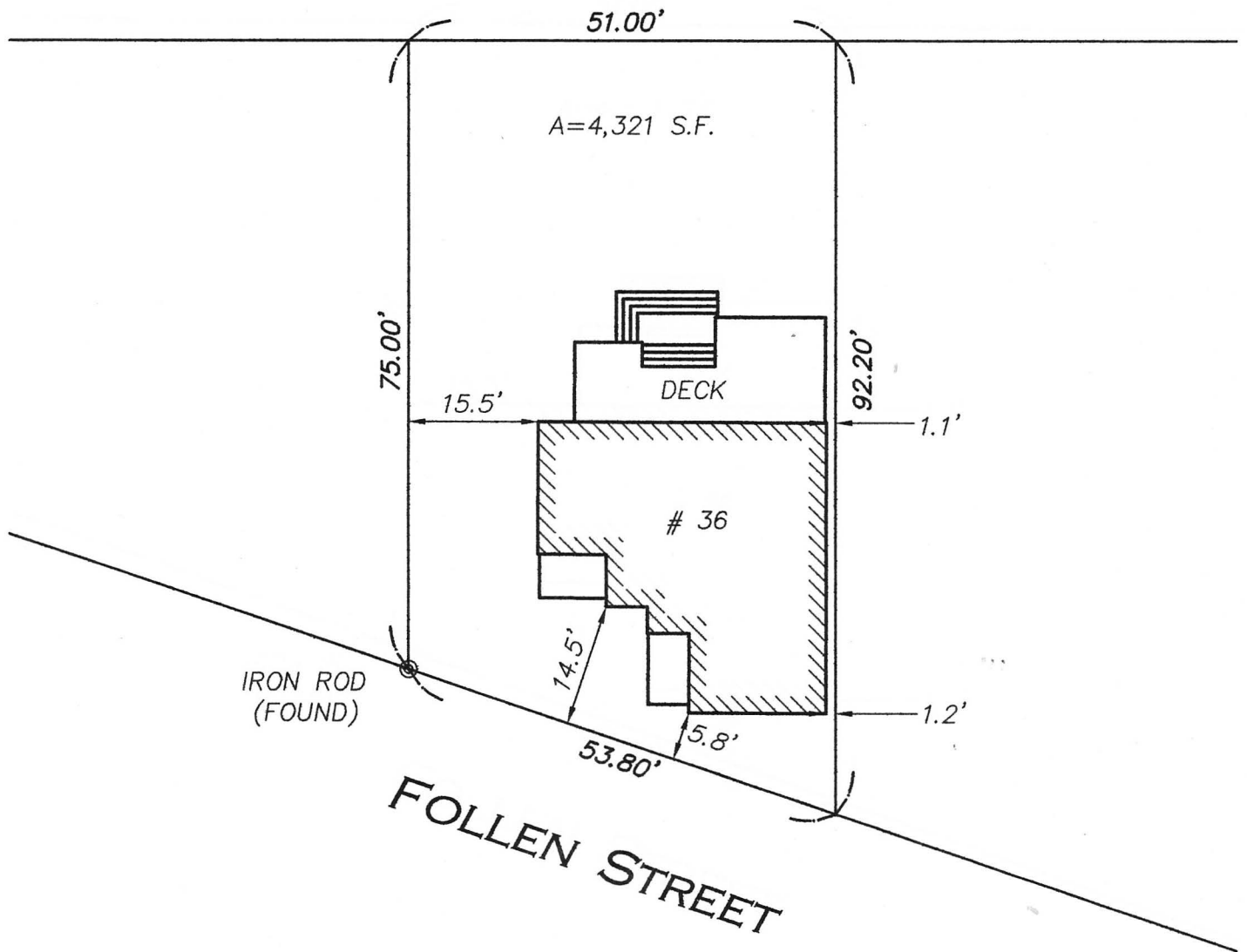
172-65
BOSCO, JOSEPH A.
C/O OXFORD ST. REALTY, LLC
1644 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

172-65
DYGAS, IRENE
50 FOLLEN STREET UNIT 308
CAMBRIDGE, MA 02138

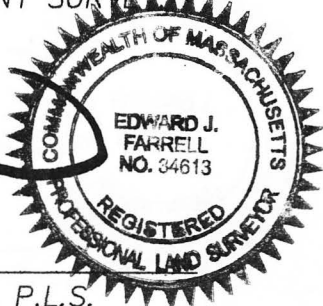
172-65
ODONI, ELENI M., AMEDEO R. ODONI
50 FOLLEN ST., UNIT #211
CAMBRIDGE, MA 02138

172-65
OLBERT, STANISLAW N& NORMA L. OLBERT TRU
OF STANISLAW & NORMA L. OLBERT LIVING TR
50 FOLLEN ST., UNIT #217
CAMBRIDGE, MA 02139

172-65
BERBERIAN, EDWARD B. &
CAROL ANN K. BERBERIAN
50 FOLLEN ST 301
CAMBRIDGE, MA 02138



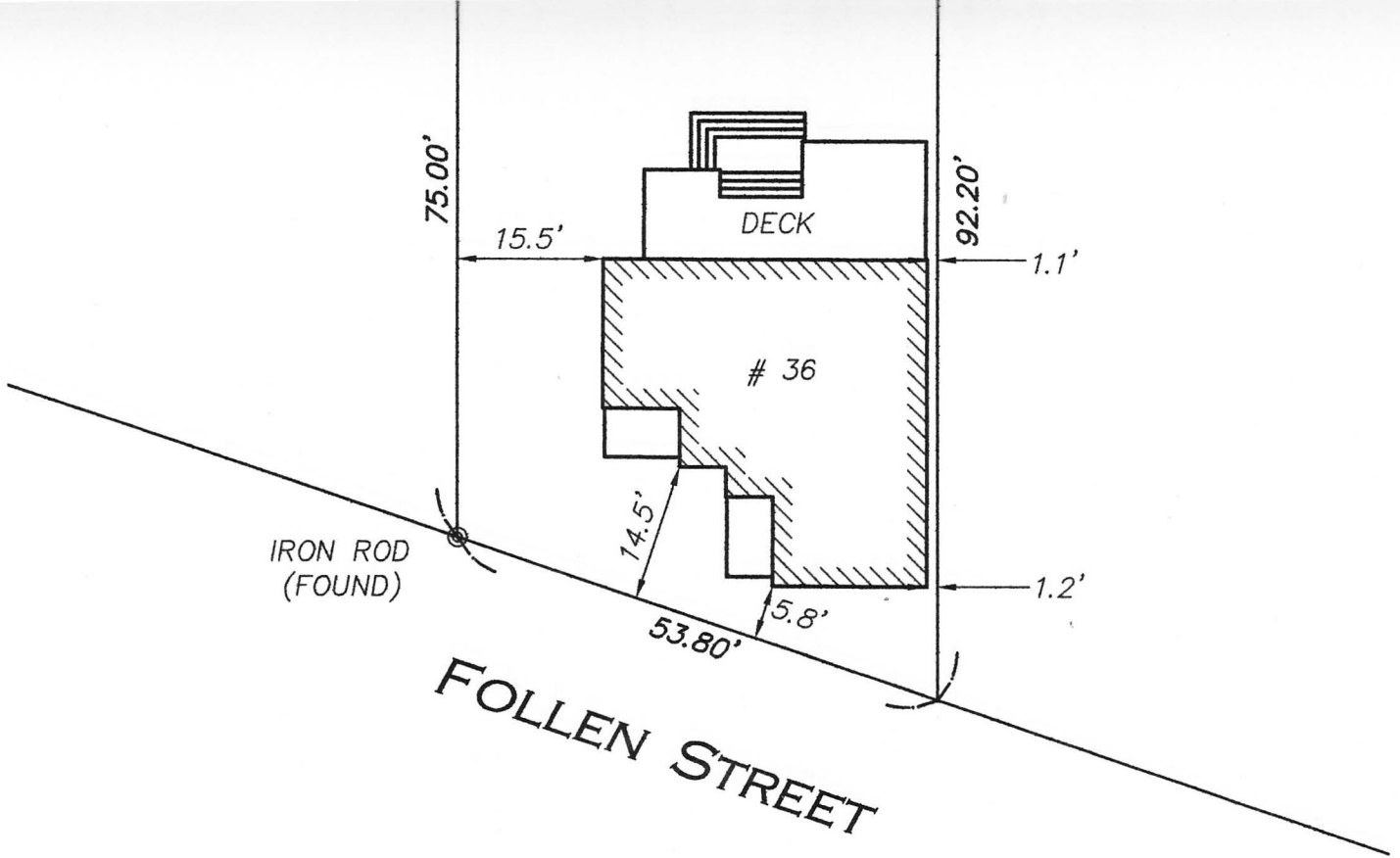
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY



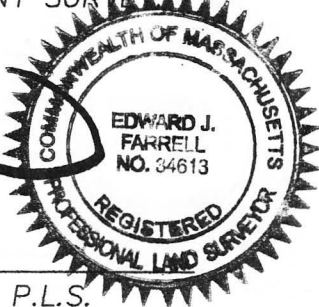
12-20-17

EDWARD J. FARRELL P.L.S.

DATE



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY



12-20-17

EDWARD J. FARRELL P.L.S.

DATE

OWNER OF RECORD

MARK LANZA, TR. 36 FOLLEN STREET REALTY TRUST

BOOK 70297 PAGE 282 M.S.R.D.

PLAN REFERENCES

PLAN # 188 OF 2010

**PLOT PLAN
36 FOLLEN STREET
CAMBRIDGE, MASS.**

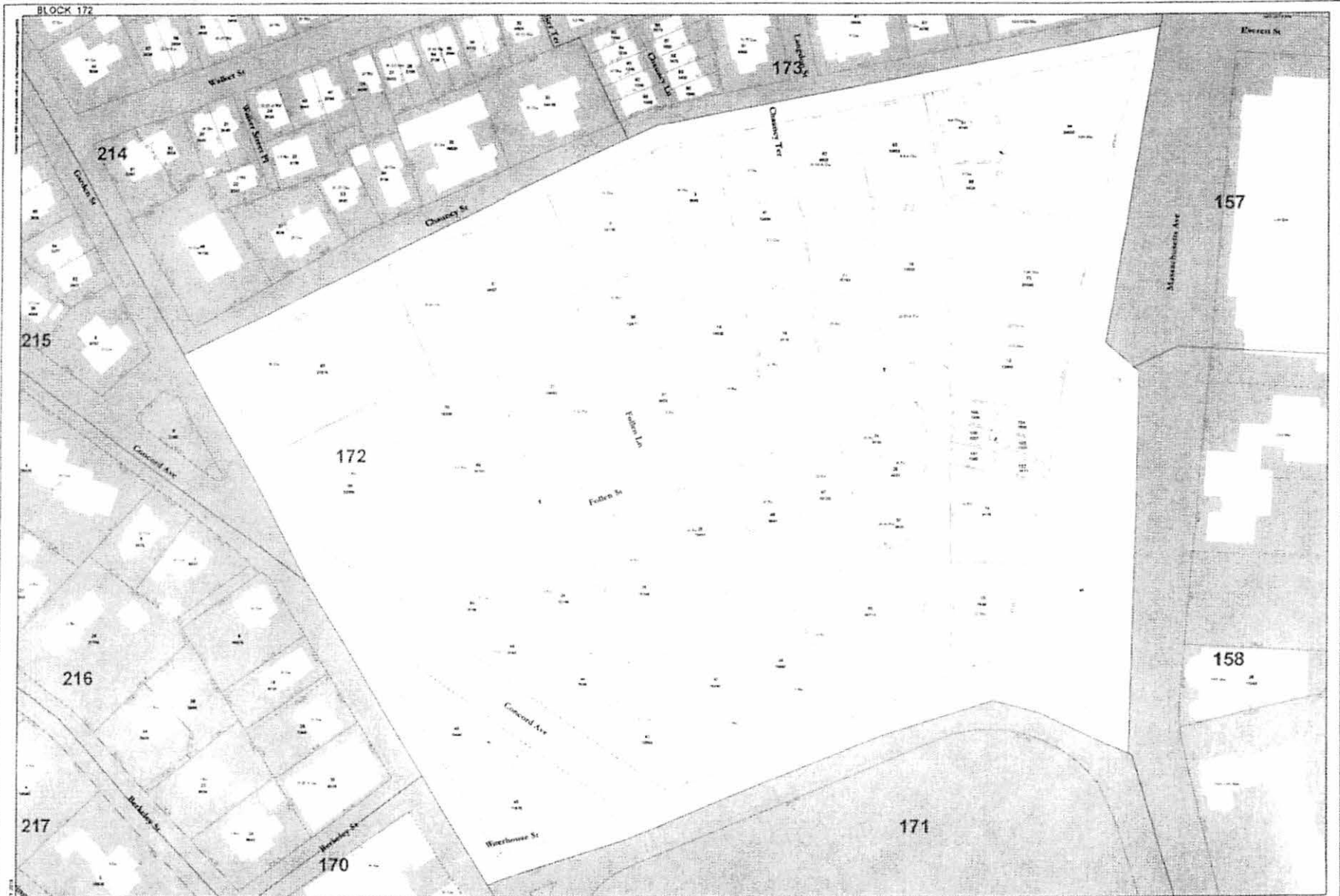
SCALE: 1" = 20' DECEMBER 20, 2017

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.



City of Cambridge
Assessing Department

785 Massachusetts Ave
Cambridge MA 02138

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 172 Block Number
- 11 Cam. Street Number
- 15.00 Deed Dimension
- 100 Parcel size in Sq Ft
- 44.00 Land Court Dimension
- 65.00 Survey Dimension

DISCLAIMER
This map is prepared for use by the City of Cambridge and is not intended for use by any other party. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map.



0 20 40 80 Feet
1 inch = 43 feet



Parcel Block Map

172



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
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CERTIFICATE OF APPROPRIATENESS

Property: 36 Follen Street

Applicant: 36 Follen Street Realty Trust

Attention: Mark Lanza, Trustee
36 Follen Street Realty Trust
9 Damonmill Square, Ste. #4A4
Concord, Mass. 01742

Sam Kachmar
Sam Kachmar Architects
45 Saville Street
Cambridge, Mass. 02138

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Lift the house 18" on a new brick-faced foundation
2. Construct new front steps
3. Enclose the southern portion of the front porch
4. Restore the windows, except those noted on the plans that are changing size or location
5. Construct a rear addition
6. Construct a dormer on the north side
7. Extend dormer on the west (rear) side to attach to gable
8. Install skylights
9. Construct a trash enclosure at the fence at the end of the driveway

All work is to be carried out as indicated on the drawings by Sam Kachmar Architects titled, "36 Follen St Realty Trust," and dated March 13, 2018.

The Commission found that, given the idiosyncratic nature of the house, the adjustments proposed were not incongruous

36 FOLLEN ST RENOVATION

BZA SUBMISSION SET

10/11/2018

36 FOLLEN ST
REALTY TRUST

36 FOLLEN ST.
CAMBRIDGE MA
02138



① EXISTING 1



② PROPOSED

ARCHITECT:

SAM KACHMAR ARCHITECTS

CLIENT:

36 FOLLEN REALTY TRUST

DESIGN CONSULTANT:

ROYCE LANIER

GENERAL CONTRACTOR

KIWI ENTERPRISES

STRUCTURAL ENGINEER:



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SAM KACHMAR

ARCHITECTS

(p)978-270-8441

kachmardesign.com

357 HURON AVE.

CAMBRIDGE MA, 02138

PROJECT NARRATIVE: THE INTENT OF THIS PROJECT AT 36 FOLLEN ST IS TO RAISE THE HOUSE TO BRING THE WATER TABLE UP TO CODE, TO ADD A NORTH SIDE DORMER, INFILL THE AREA BETWEEN AND UNDER THE 2 BUMPOUTS ON THE REAR FACADE, AND INFILL THE FRONT PORCH AREA.

Sheet List		
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A-002	CODE REVIEW	
A-003	EXISTING AND PROPOSED SITE	
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A-300	SECTIONS	
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A-400	ENLARGED MUDROOM & POWDER ROOM PLAN	
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Sheet List		
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A-405A	ENLARGED STAIRS	
A-405B	ENLARGED STAIRS	
A-406	ENLARGED PLANS & ELEVATIONS - LL MECHANICAL ROOM & KITCHENETTE	
A-407	ENLARGED BASEMENT GAME ROOM	
A-500	DIAGRAM	
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A-801	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-802	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-803	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-804	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-805	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-806	AERIAL PERSPECTIVE	
A-807	EXTERIOR PERSPECTIVE	
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A-900	DOOR AND WINDOW SCHEDULES	
A-901	PLUMBING SCHEDULE	
D-001	DEMOLITION SITE PLAN	
D-100	DEMOLITION PLAN LOWER LEVEL/ 1ST FLOOR	
D-101	DEMOLITION PLAN 2ND FLOOR/ 3RD FLOOR	

Grand total: 43

ABBREVIATIONS

#	NUMBER OR POUND
&+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

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

SYMBOLS

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

GENERAL NOTES

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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

GENERAL NOTES,
SYMBOLS &
ABBREVIATIONS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA
02138



Project Status	BZA SUBMISSION SET
Project number	2017.05
Date	10/11/2018
Drawn by	SKA
Checked by	Checker

A-001

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



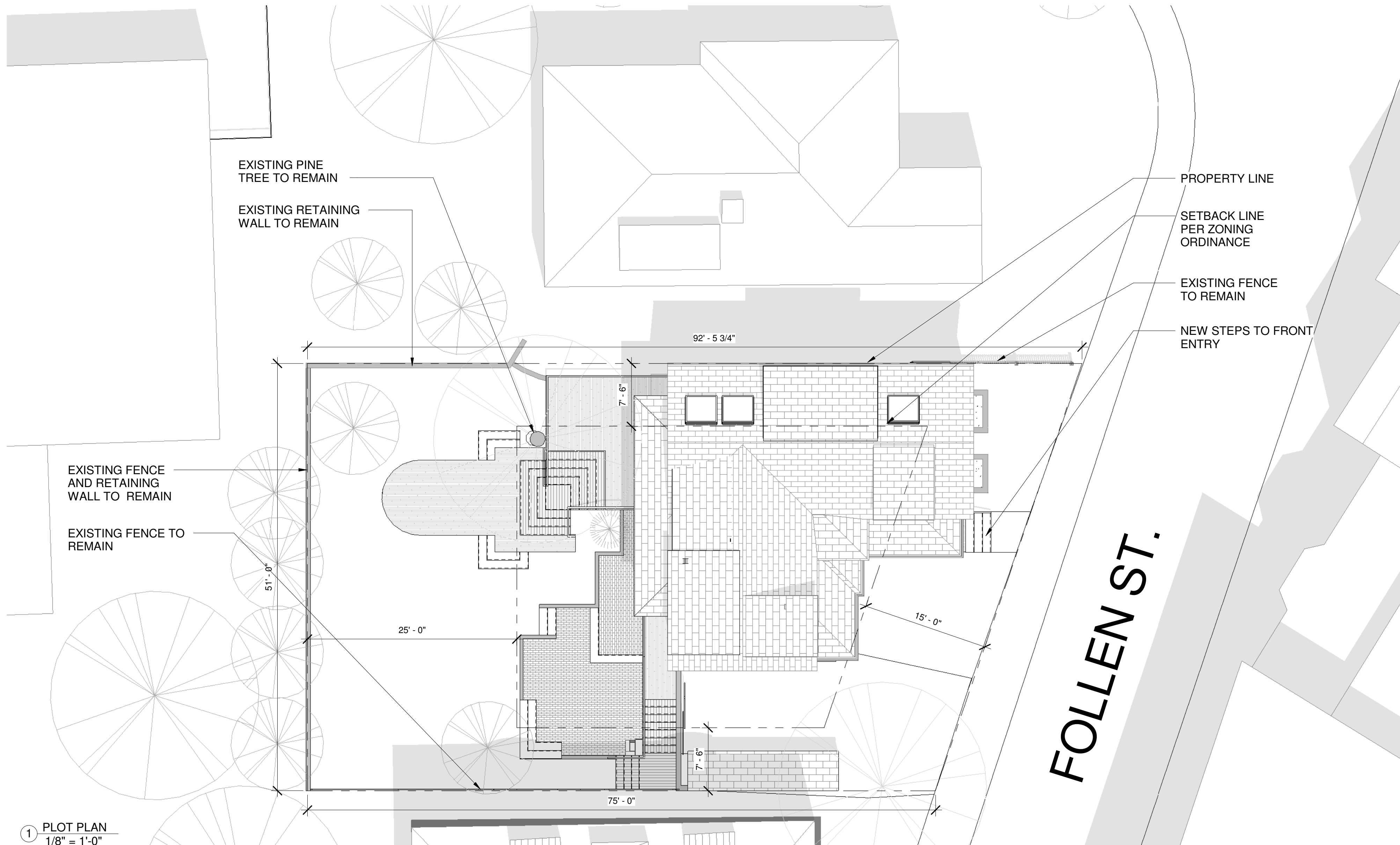
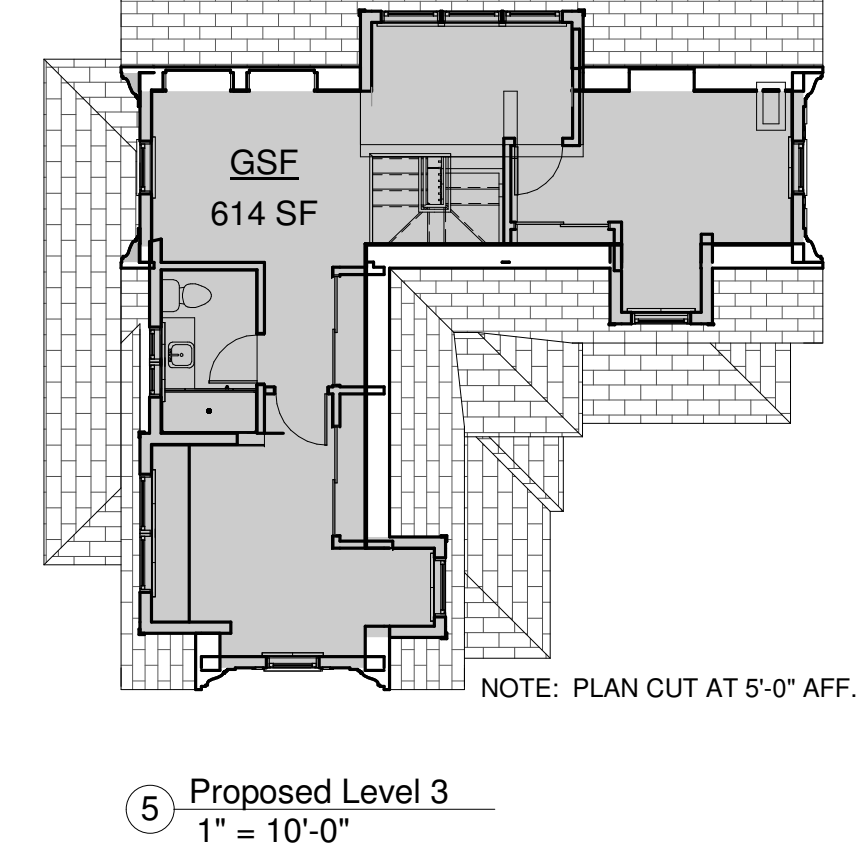
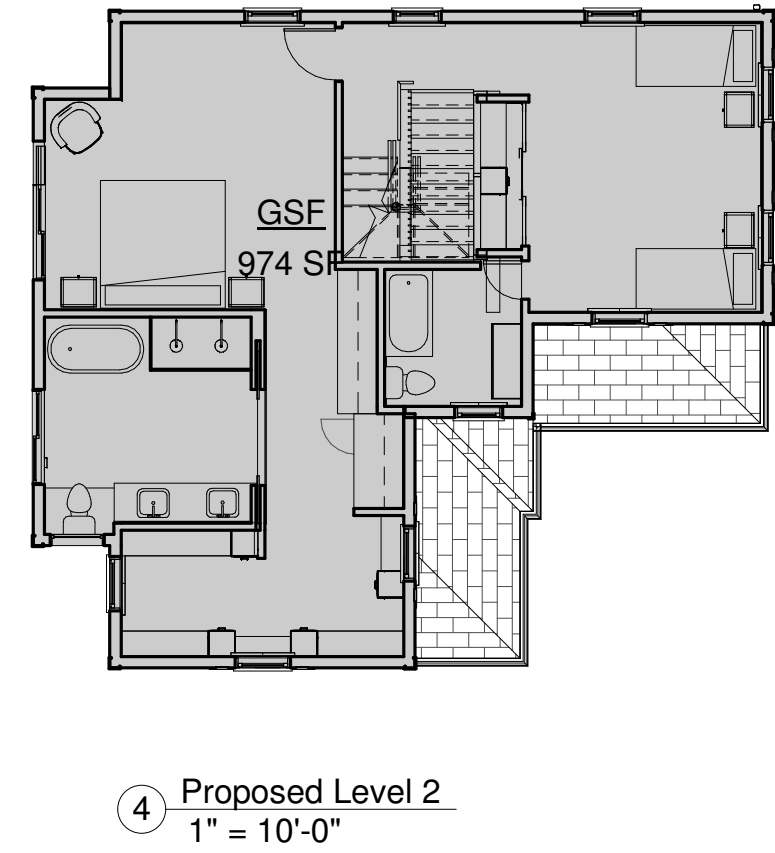
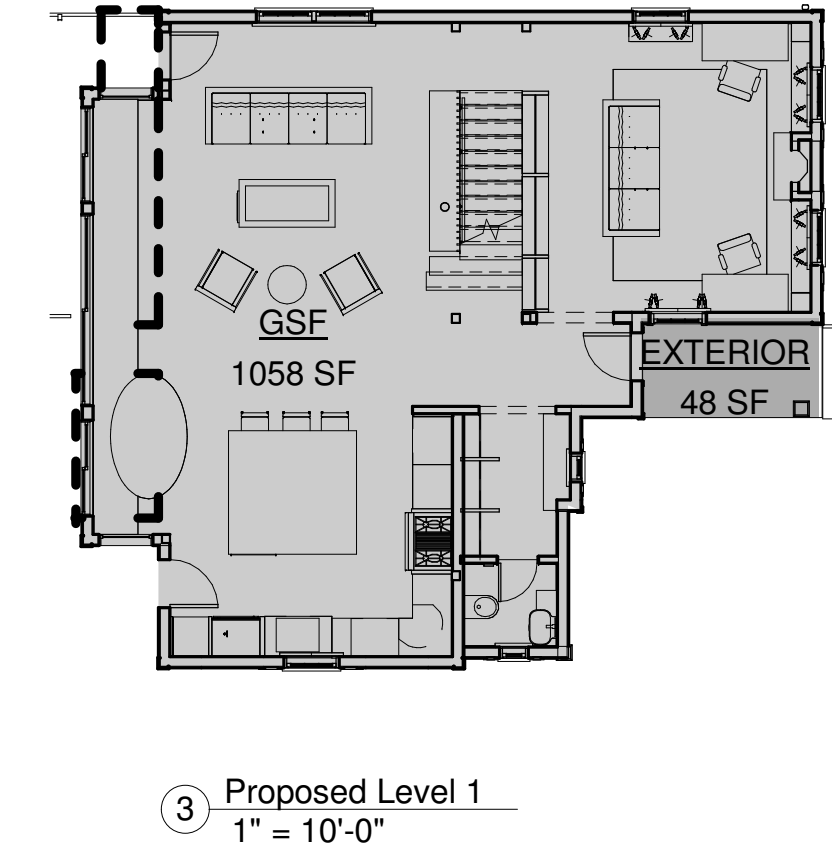
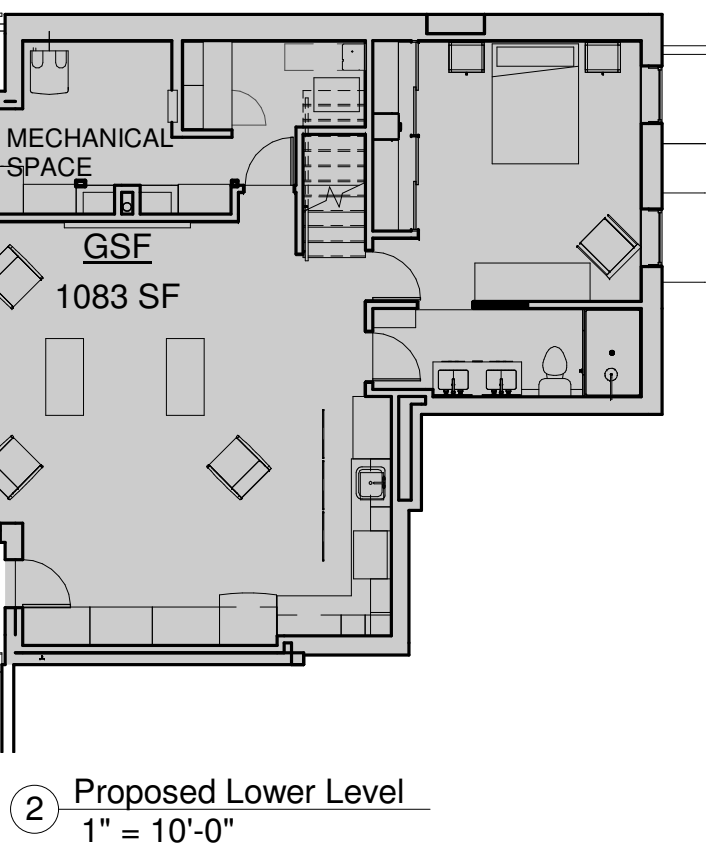
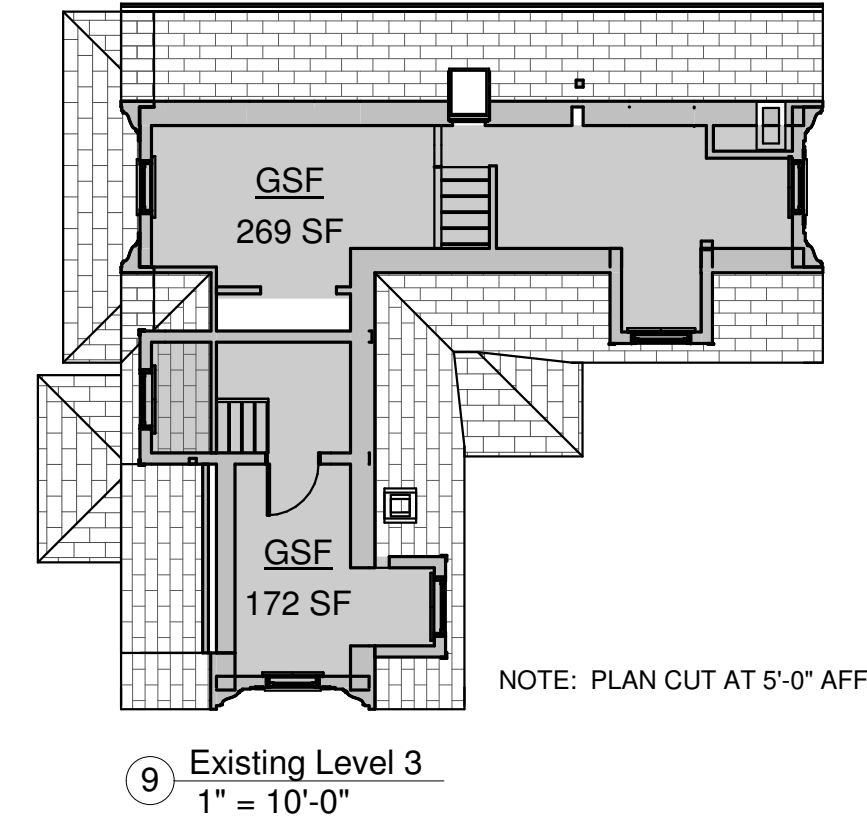
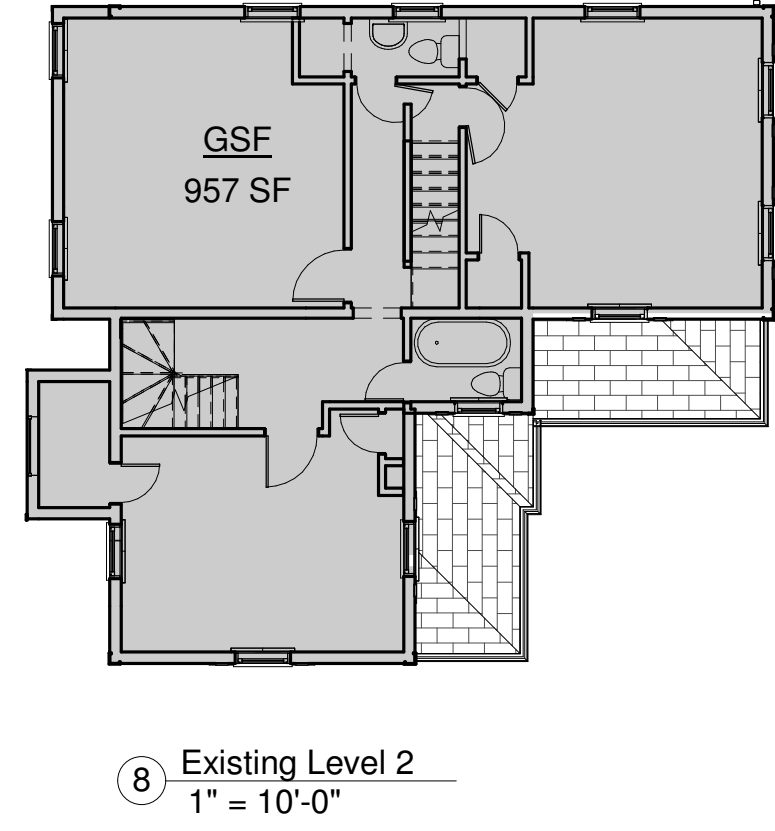
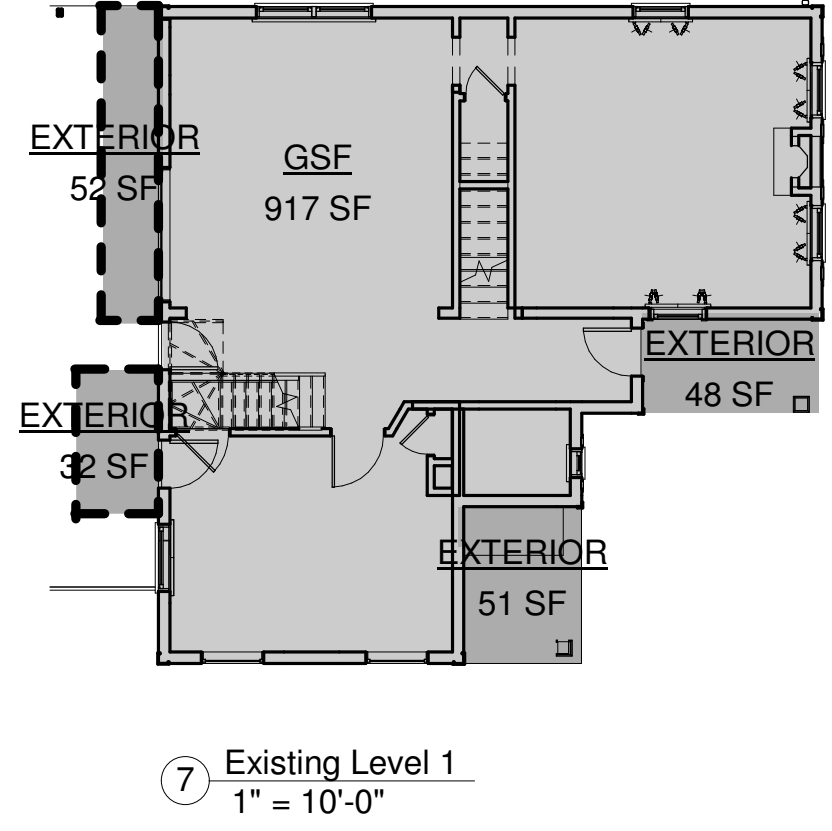
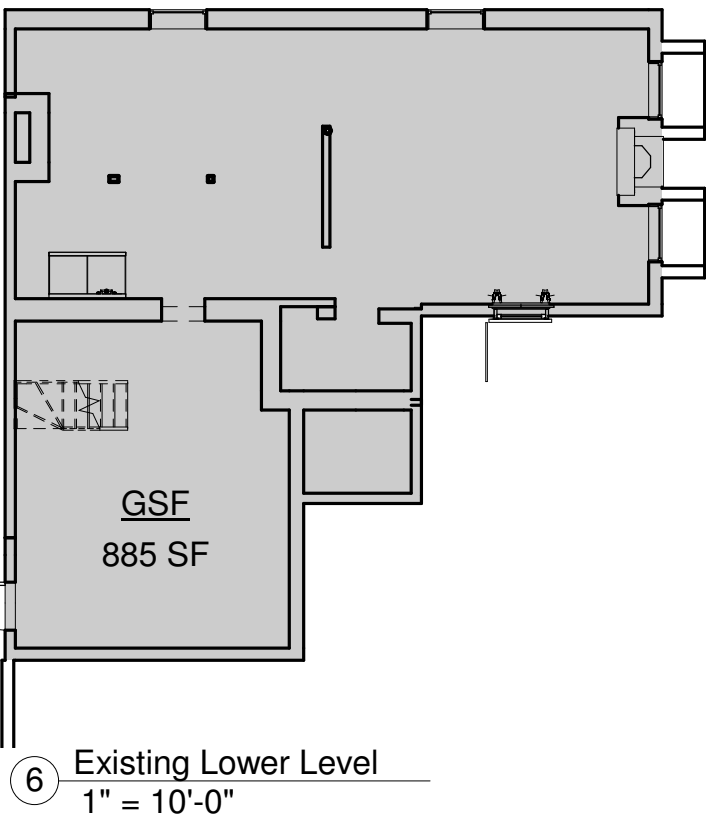
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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING GROSS BUILDING AREA		
Level	Name	Area
Existing Level 1	EXTERIOR	182 SF
Existing Level 1	GSF	917 SF
Existing Level 2	GSF	957 SF
Existing Level 3	GSF	441 SF
		2497 SF

PROPOSED GROSS BUILDING AREA		
Level	Name	Area
Proposed Level 1	EXTERIOR	48 SF
Proposed Level 1	GSF	1058 SF
Proposed Level 2	GSF	974 SF
Proposed Level 3	GSF	614 SF
		2694 SF



ZONE: A-1 (0.5 FAR)
LOT AREA = 4320 SF
EXISTING FAR = 0.58
PROPOSED FAR = 0.62
NET ADDITION: 197 SF
 EXISTING RIDGE HEIGHT: 26'6"
 PROPOSED RIDGE HEIGHT: 28'-0"

CODE REVIEW

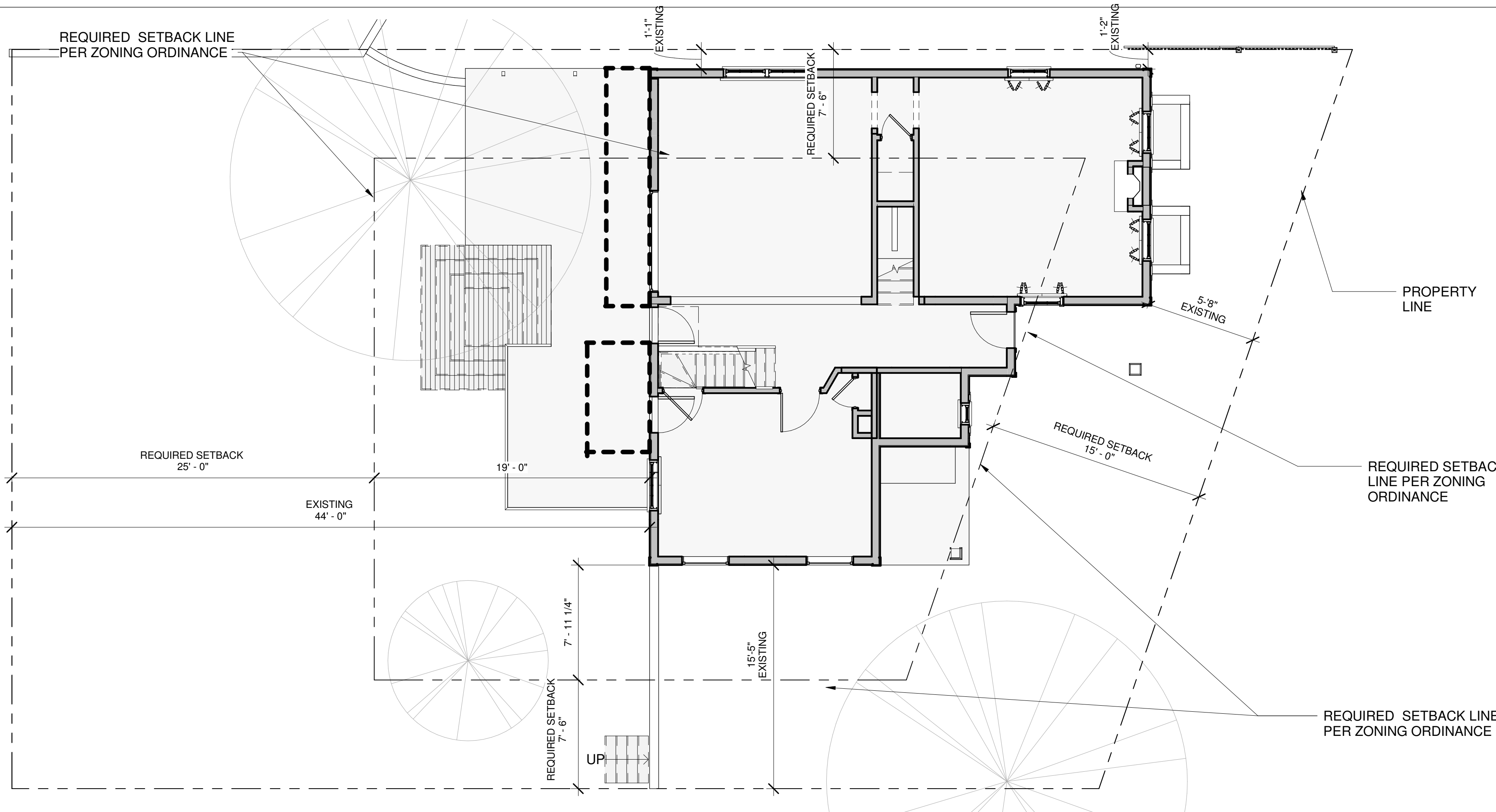
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Project Status	BZA SUBMISSION SET
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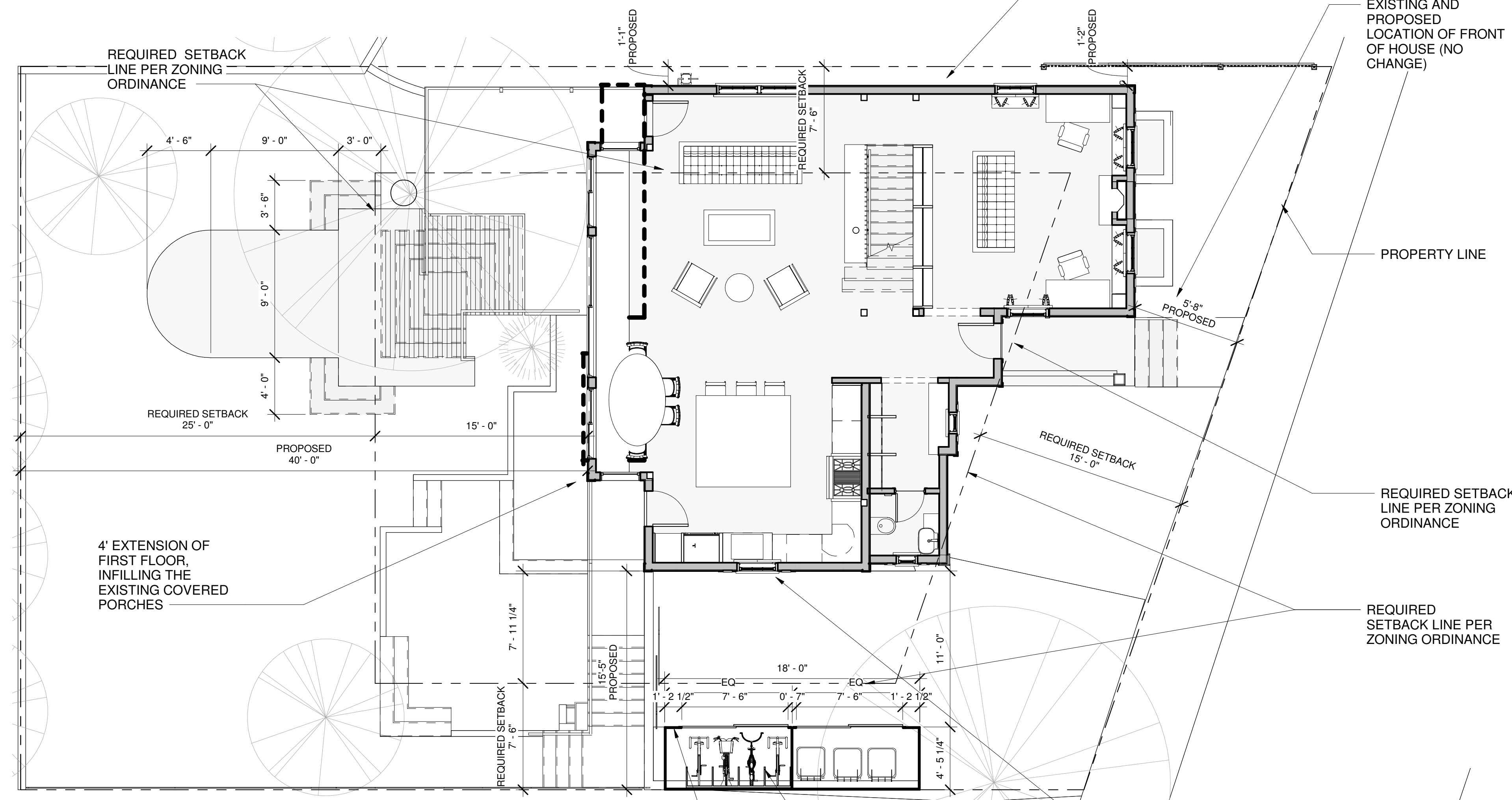
A-002

Scale As indicated

10/11/2018 6:56:36 PM



2 EXISTING SITE PLAN
3/16" = 1'-0"



1 PROPOSED SITE PLAN
3/16" = 1'-0"



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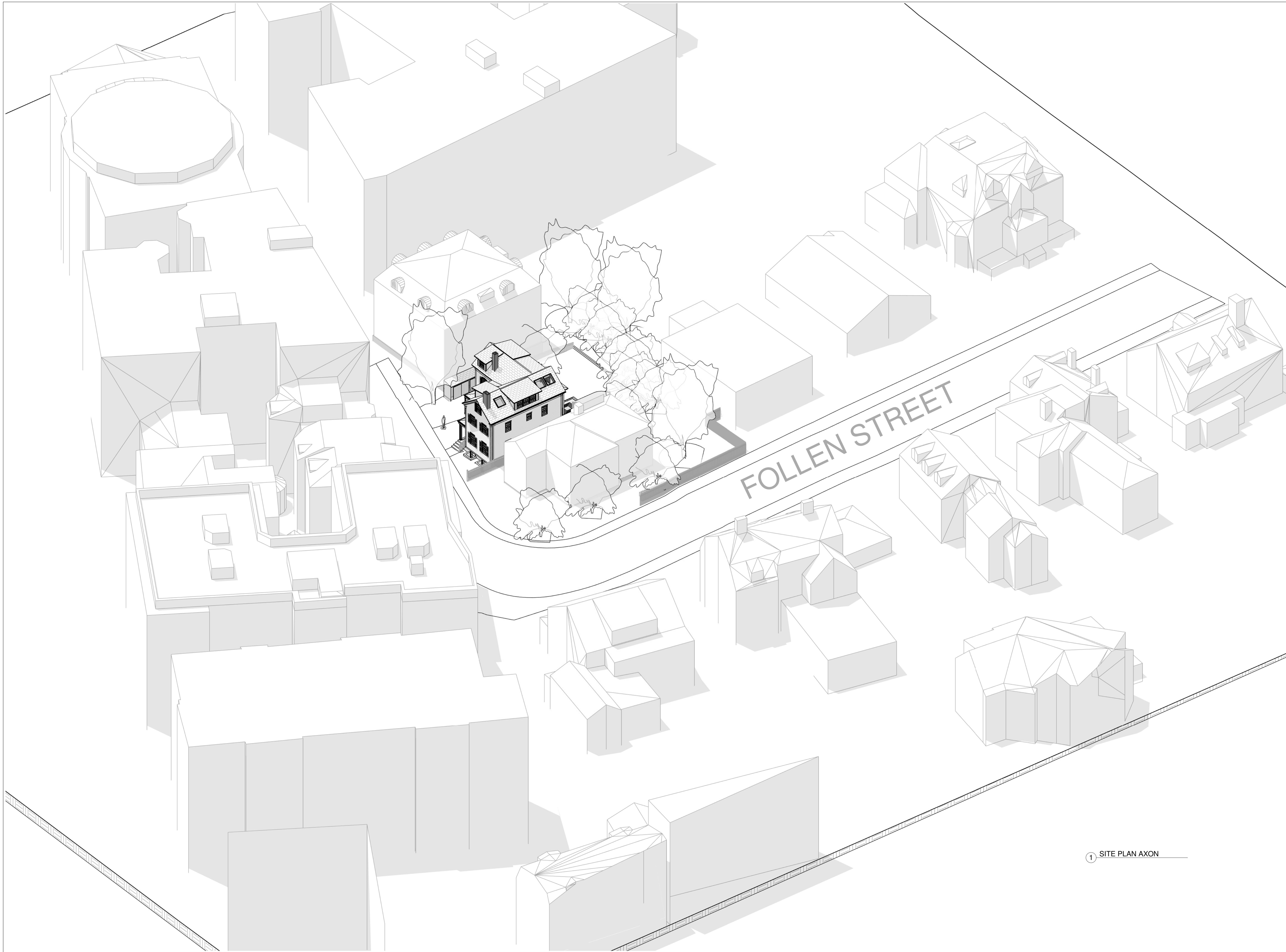
EXISTING AND PROPOSED SITE

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Project Status	BZA SUBMISSION SET
Project number	2017.05
Date	10/11/2018
Drawn by	Author
Checked by	Checker

A-003

Scale 3/16" = 1'-0"



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STRUCTURAL ENGINEER:

SITE PLAN AXON

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 36 FOLLEN ST RENOVATION
 36 FOLLEN ST. CAMBRIDGE MA
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1 SITE PLAN AXON

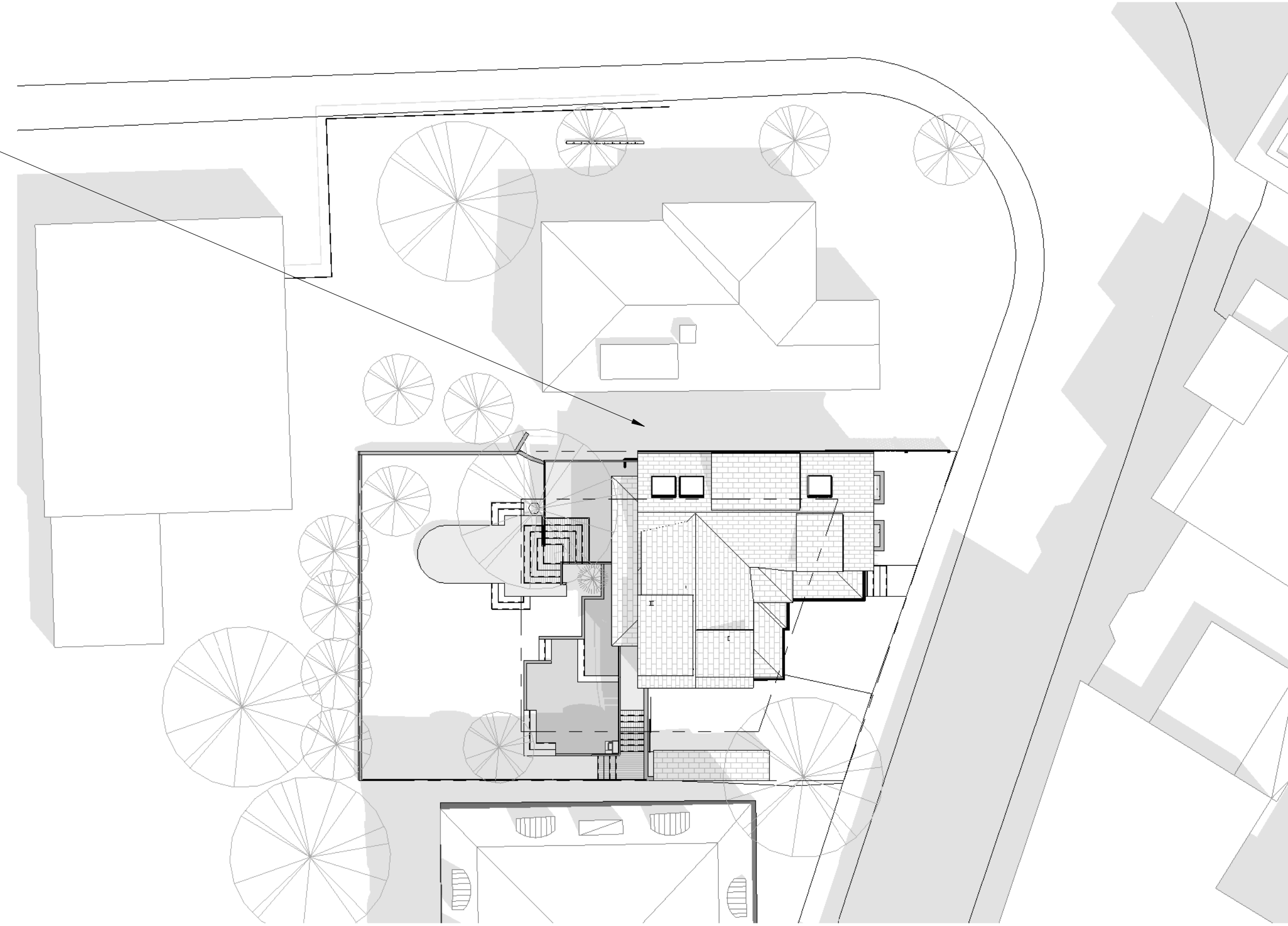
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Project number	2017.05
Date	10/11/2018
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A-004

Scale

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SUMMER SHADOWS FROM
36 FOLLEN ST.



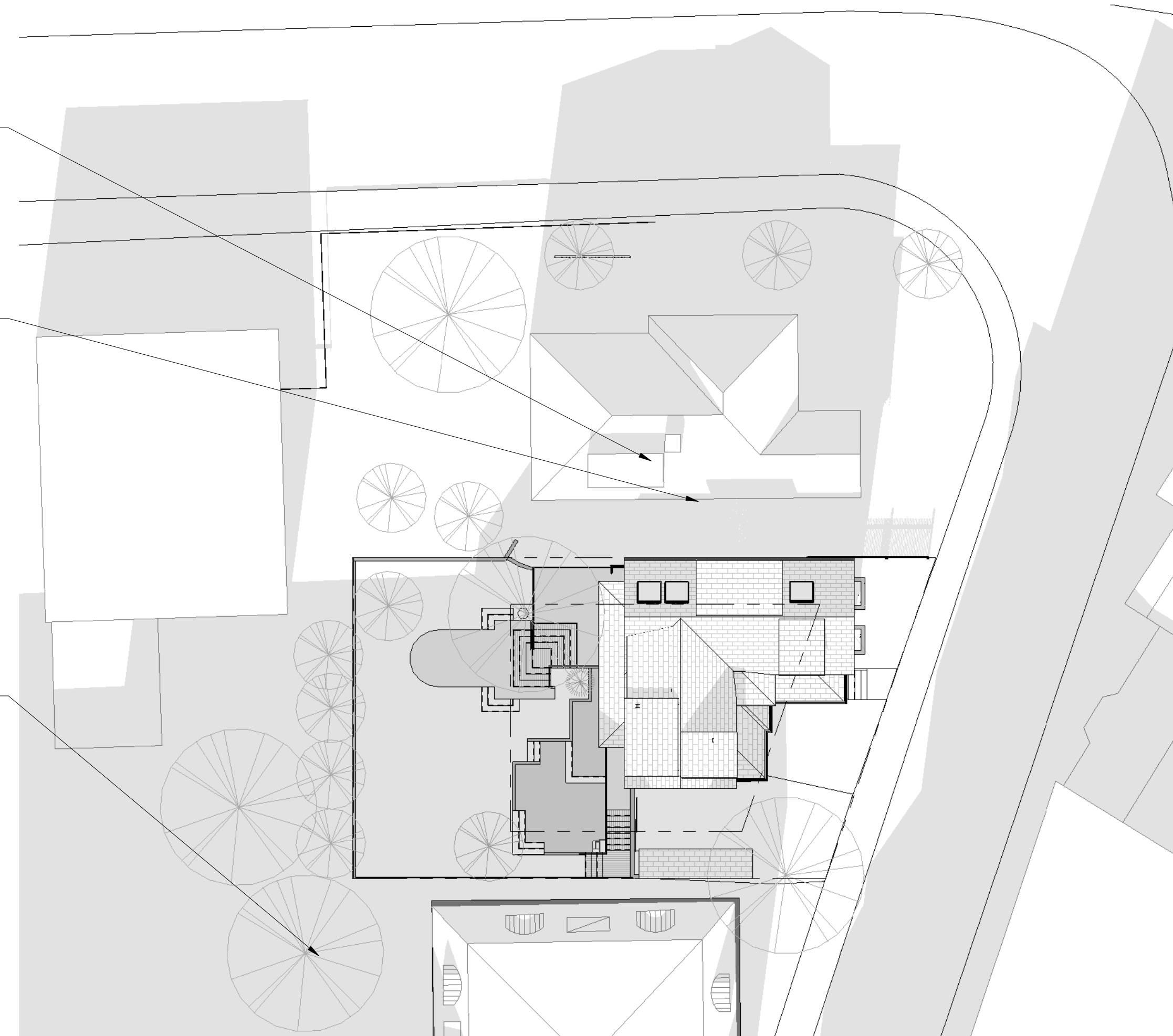
② SUN STUDY (SUMMER SOLSTICE)
1/16" = 1'-0"



UNAFFECTED SOLAR PANELS
OF NEIGHBOR

EXTENT OF WINTER SHADOW
FROM 36 FOLLEN ST.

LONG SHADOWS COVER 36
FOLLEN ST.



① SUN STUDY (WINTER SOLSTICE)
1/16" = 1'-0"



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SUN/SHADOW STUDIES

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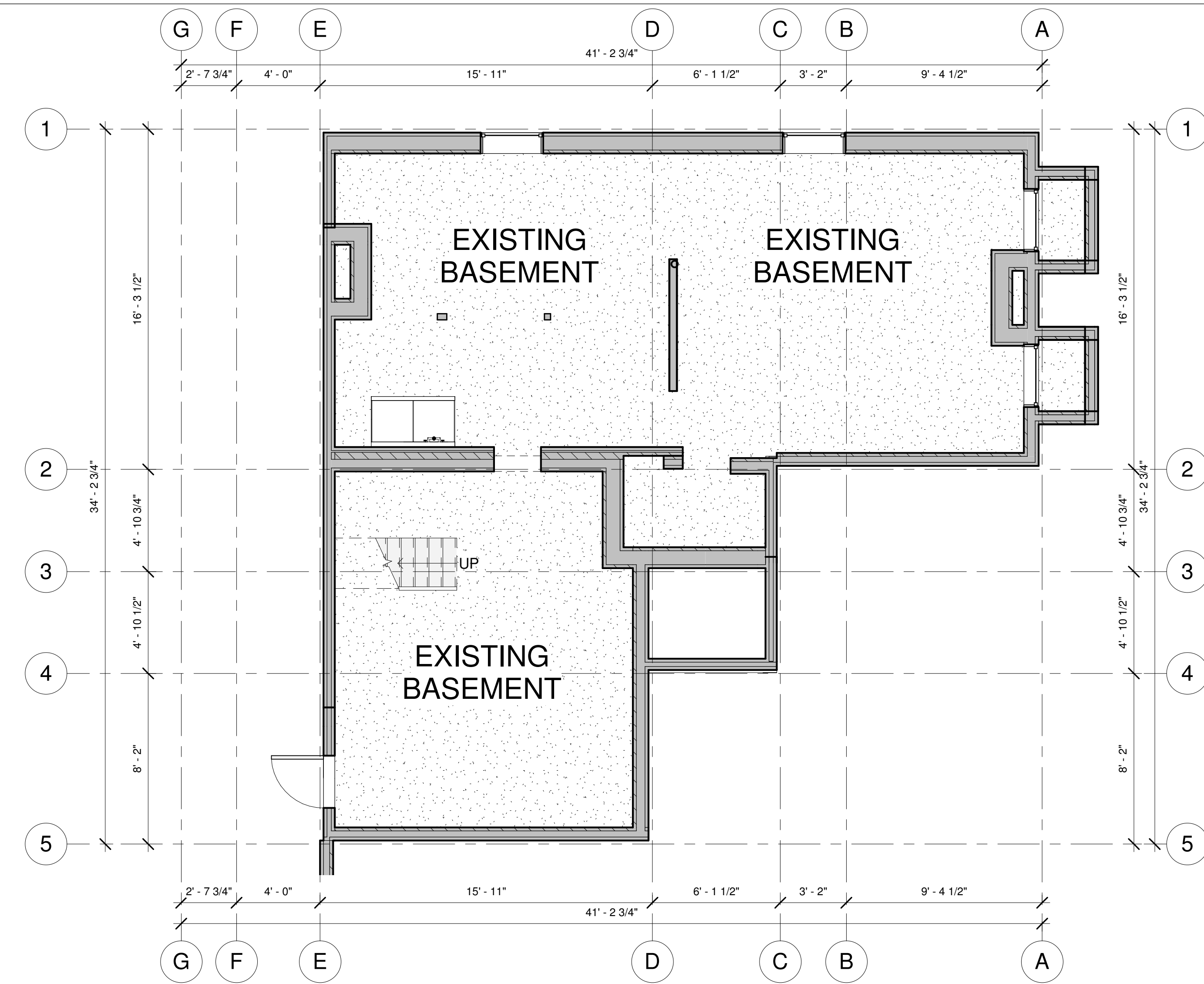
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Project number 2017.05
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A-005

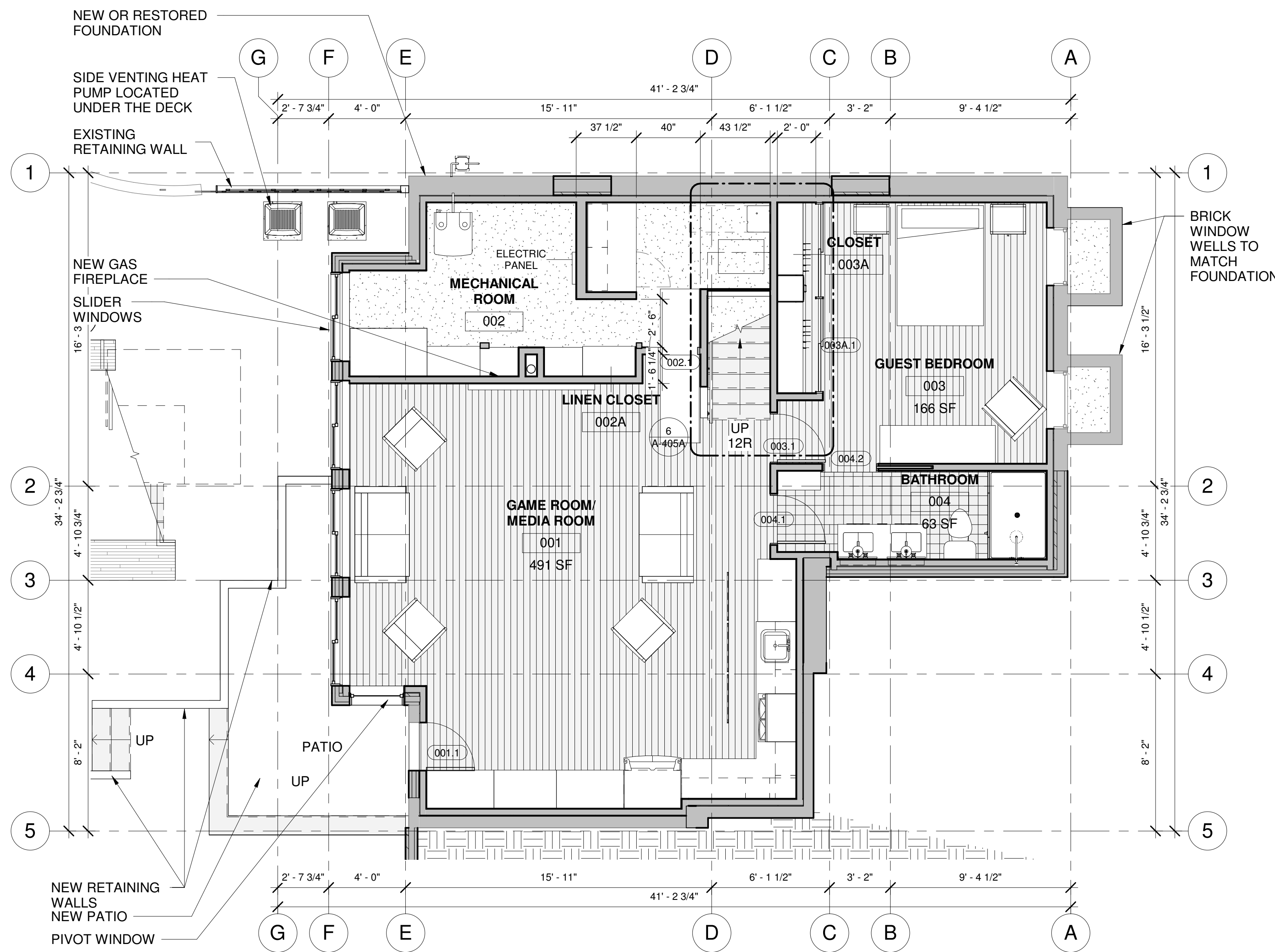
Scale 1/16" = 1'-0"



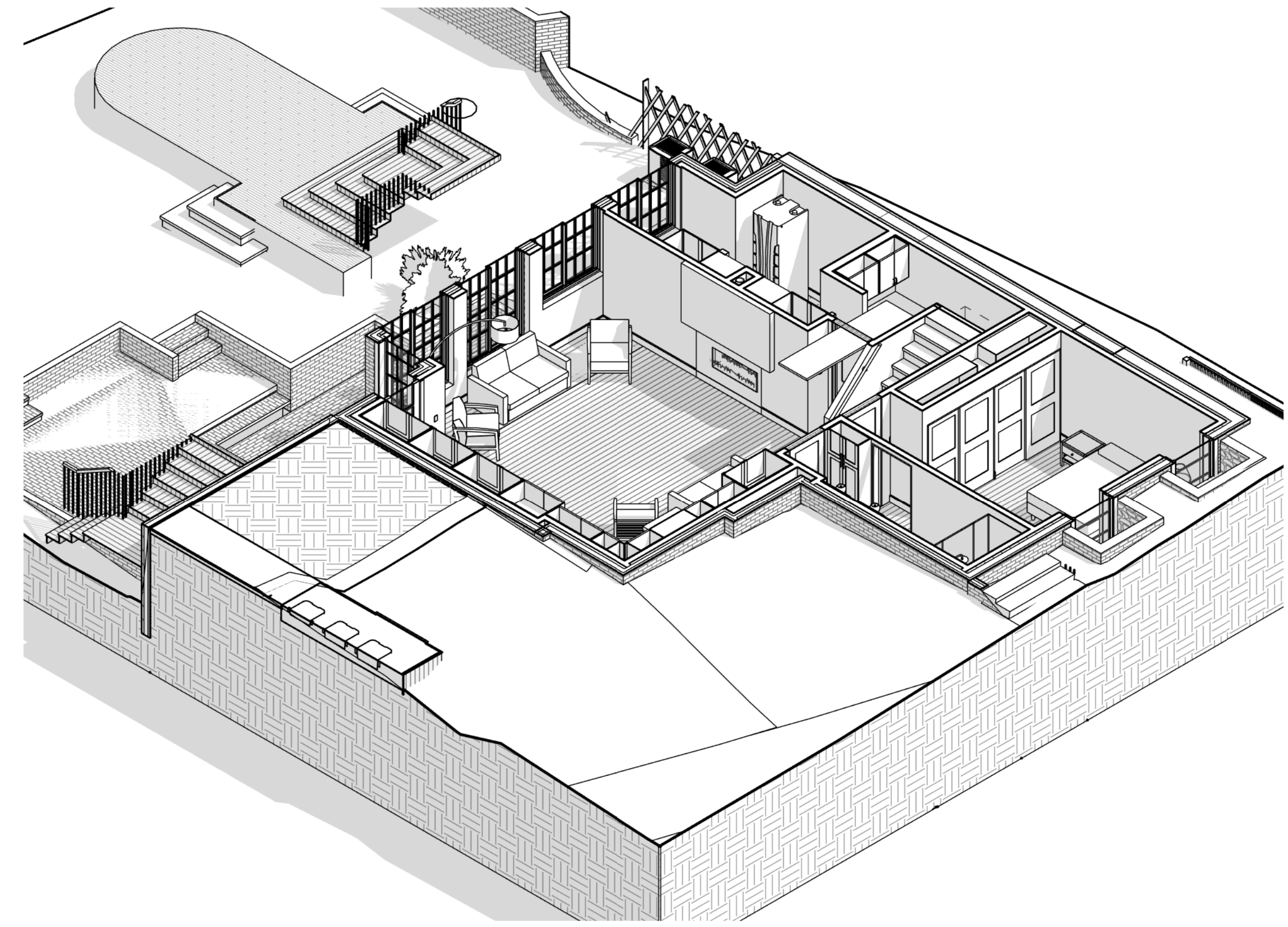
EXISTING VIEW FROM REAR YARD



2. EXISTING LOWER LEVEL PLAN
1/4" = 1'-0"



3. FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"



1. PROPOSED LOWER LEVEL AXON



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LOWER LEVEL PLANS

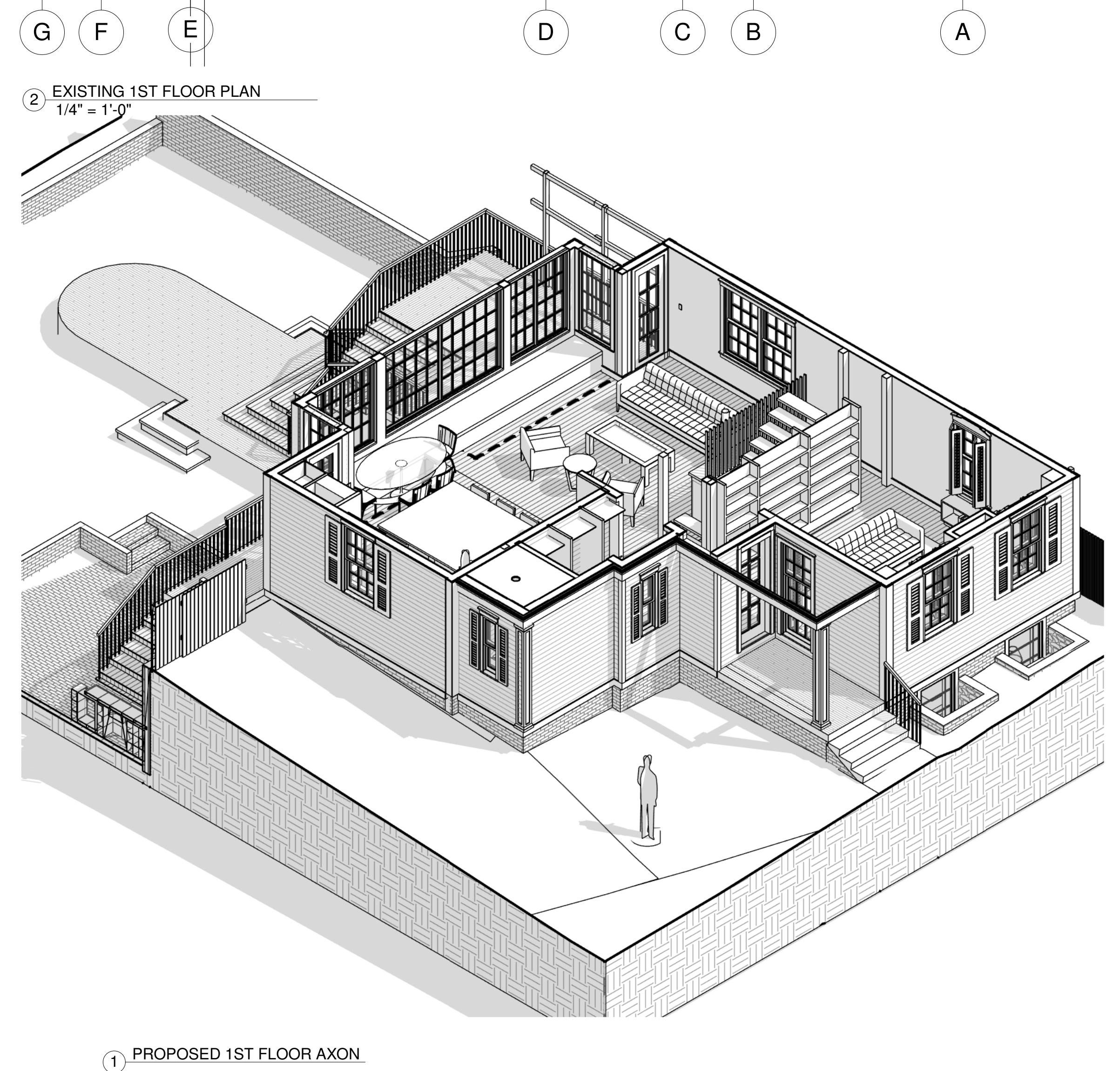
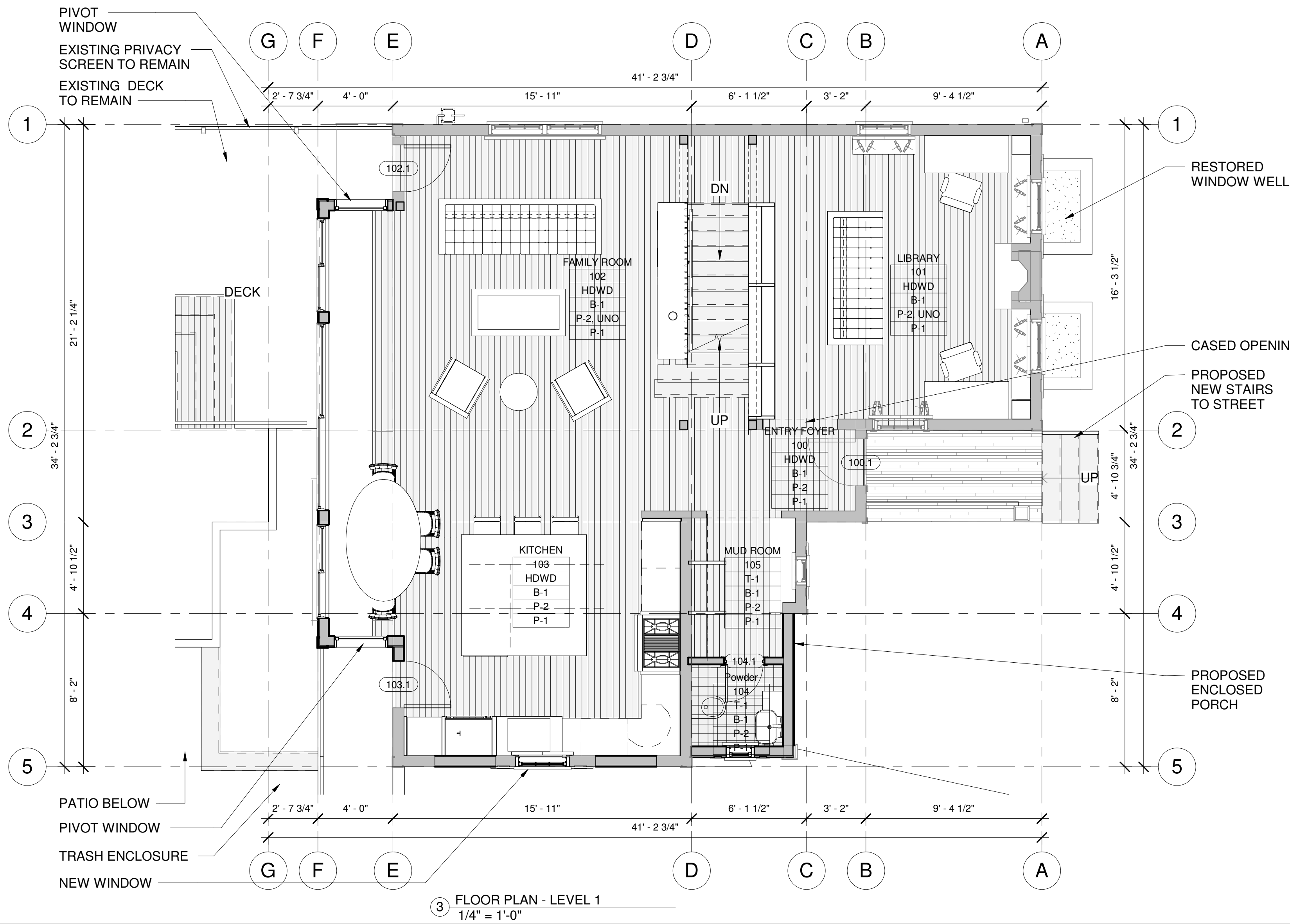
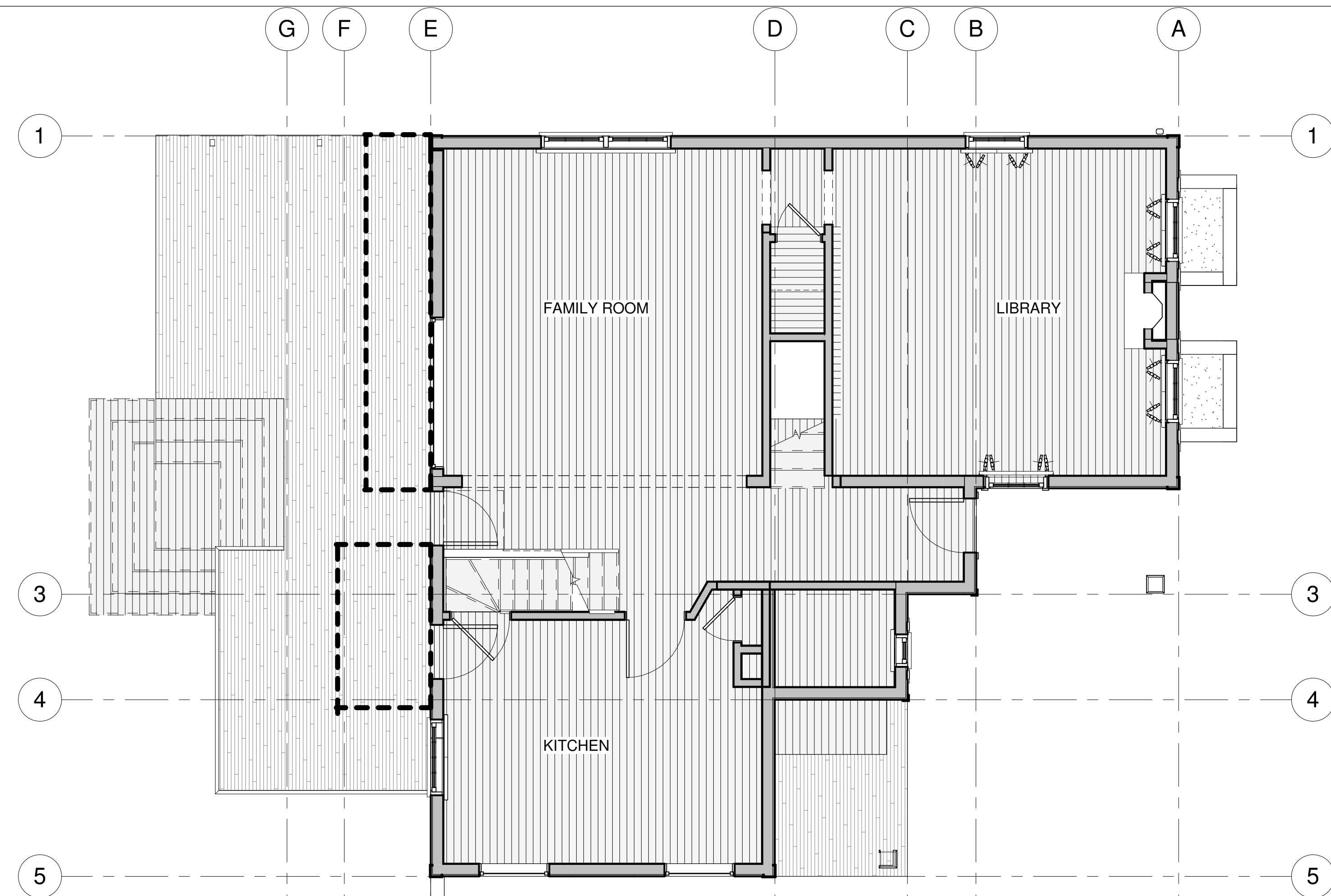
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A-100

Scale 1/4" = 1'-0"

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STRUCTURAL ENGINEER:

1ST FLOOR PLANS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA
02138

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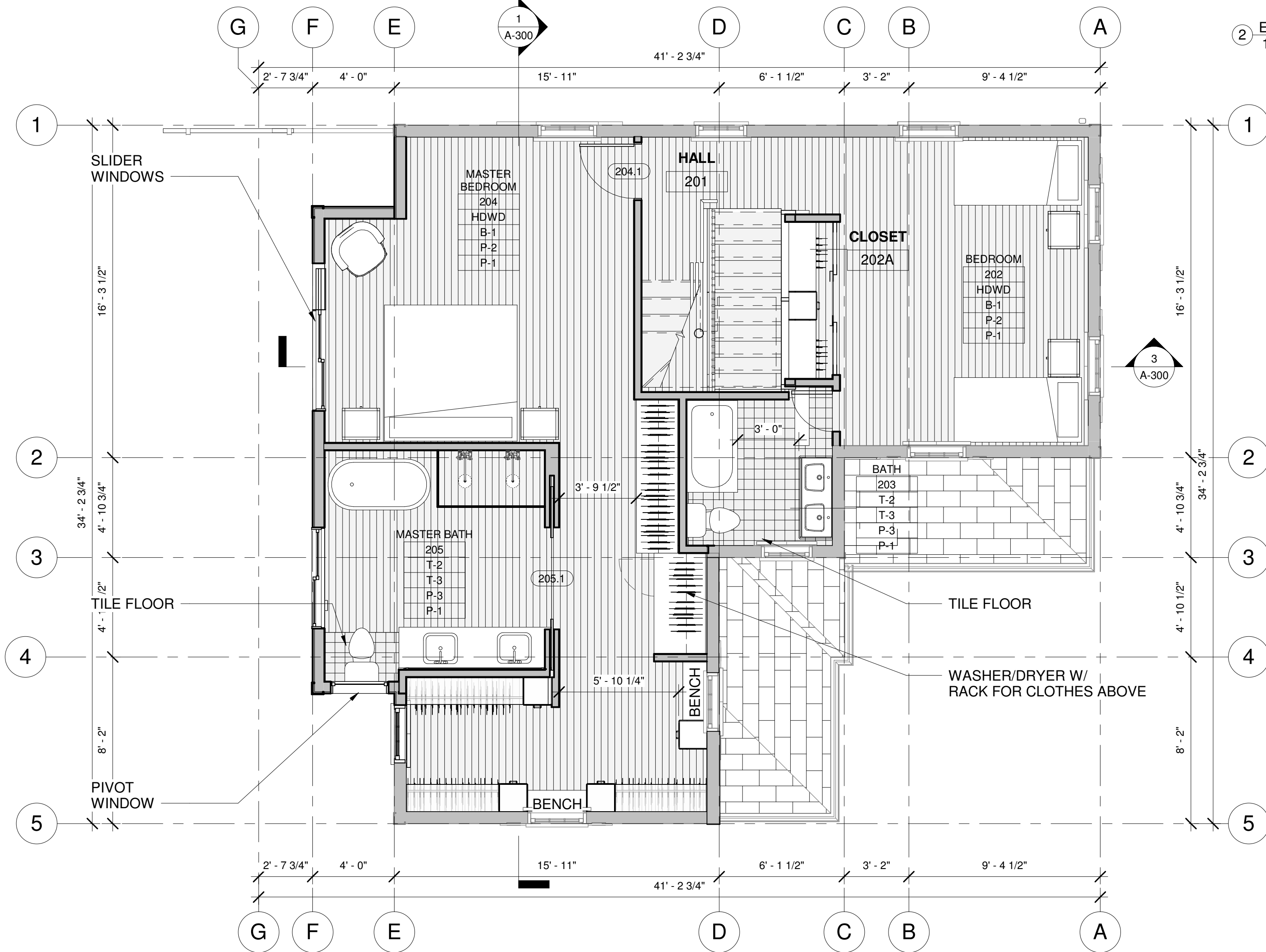
A-101

Scale 1/4" = 1'-0"

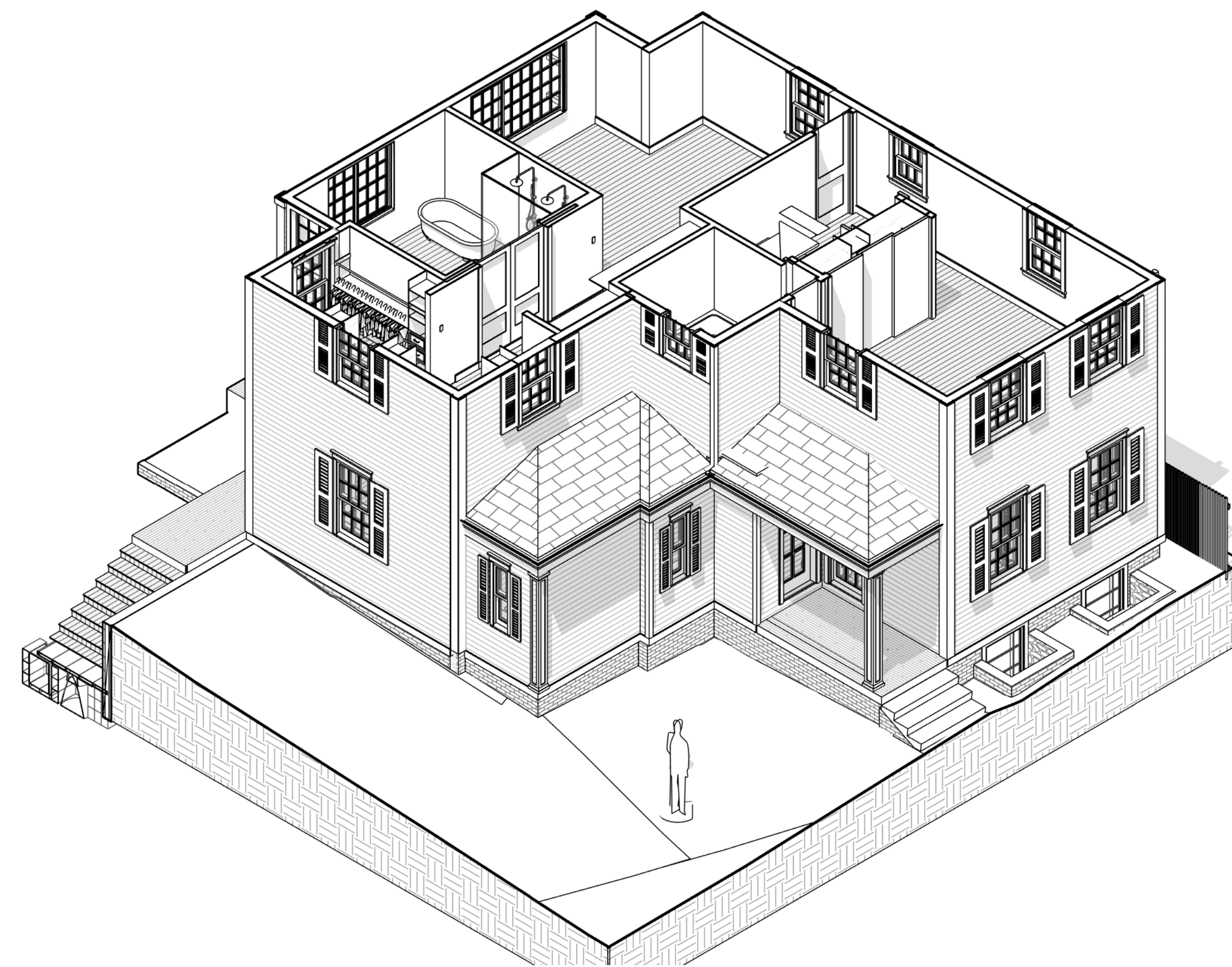
10/11/2018 6:58:03 PM



2 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



3 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



1 PROPOSED 2ND FLOOR AXON



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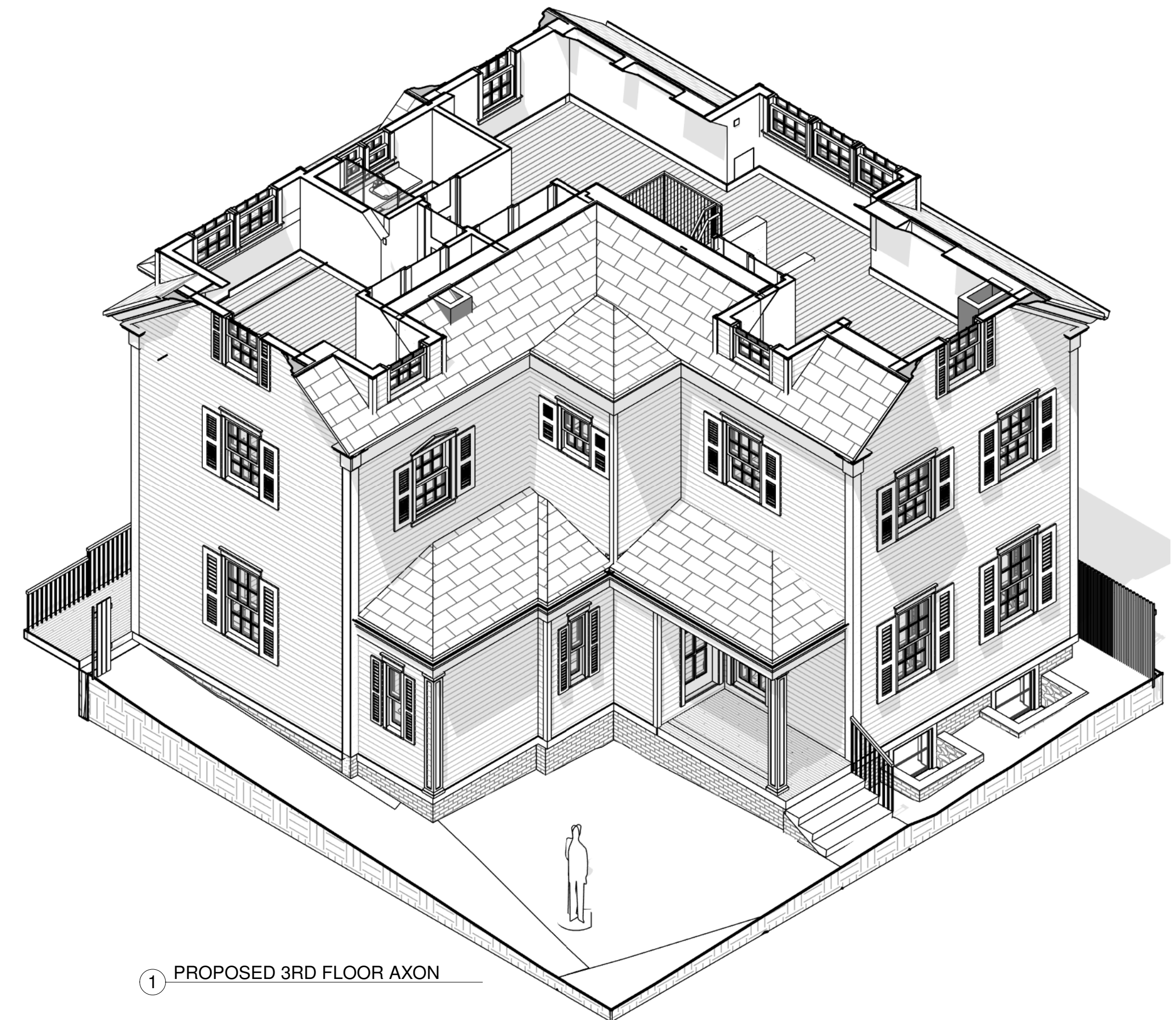
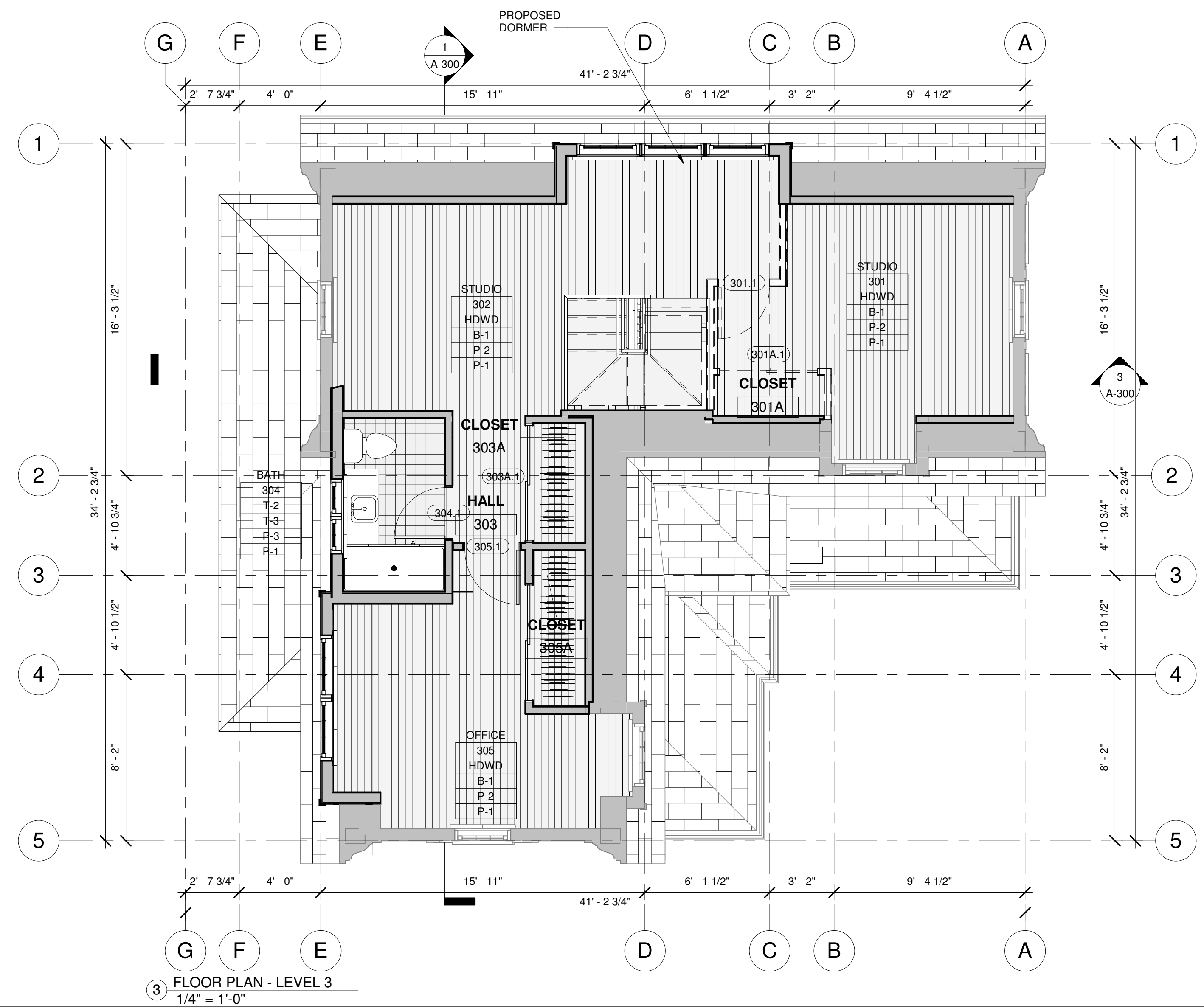
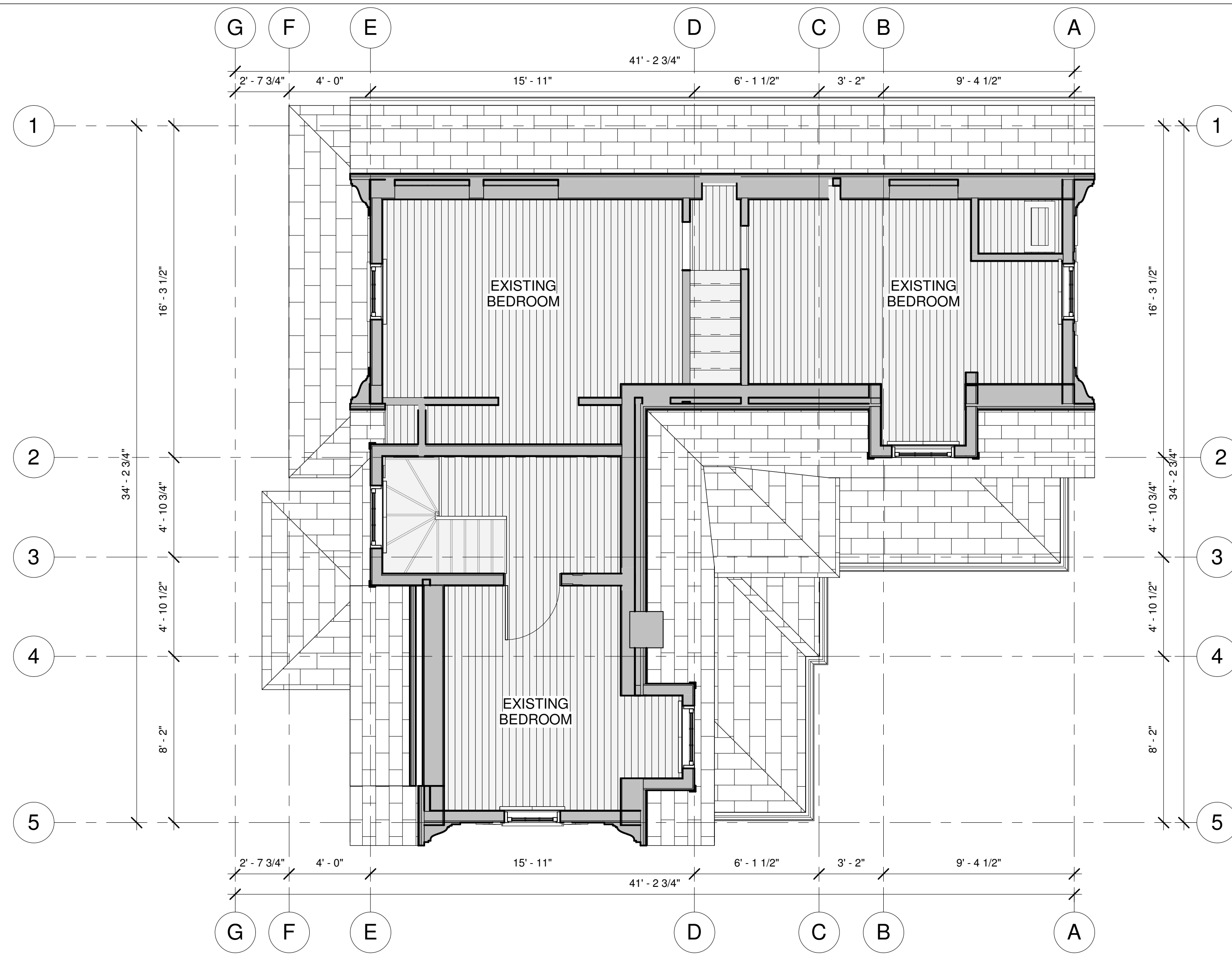
2ND FLOOR PLANS

36 FOLLEN ST REALTY TRUST
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A-102

Scale 1/4" = 1'-0"



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3RD FLOOR PLANS

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A-103

Scale 1/4" = 1'-0"

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36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

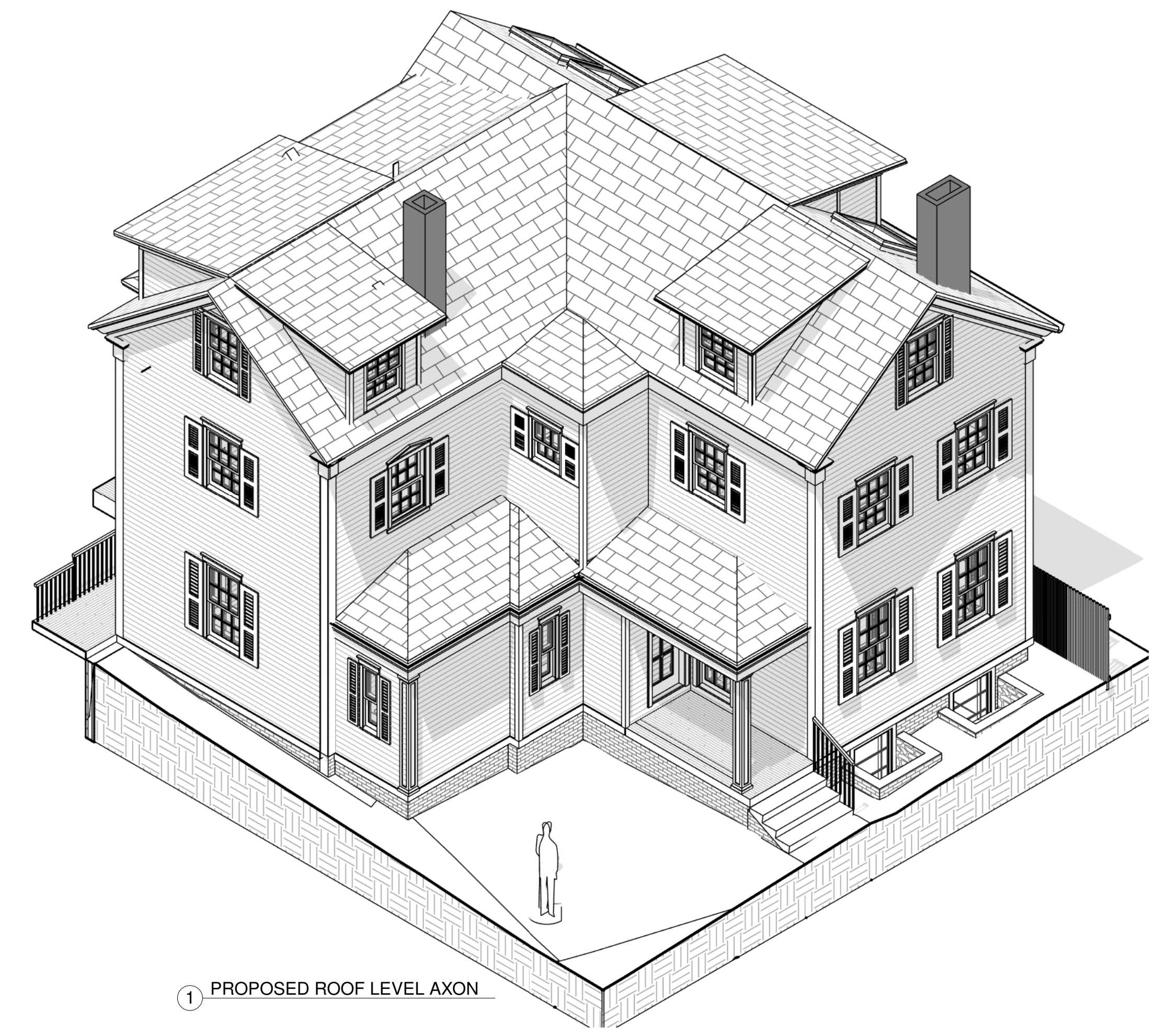
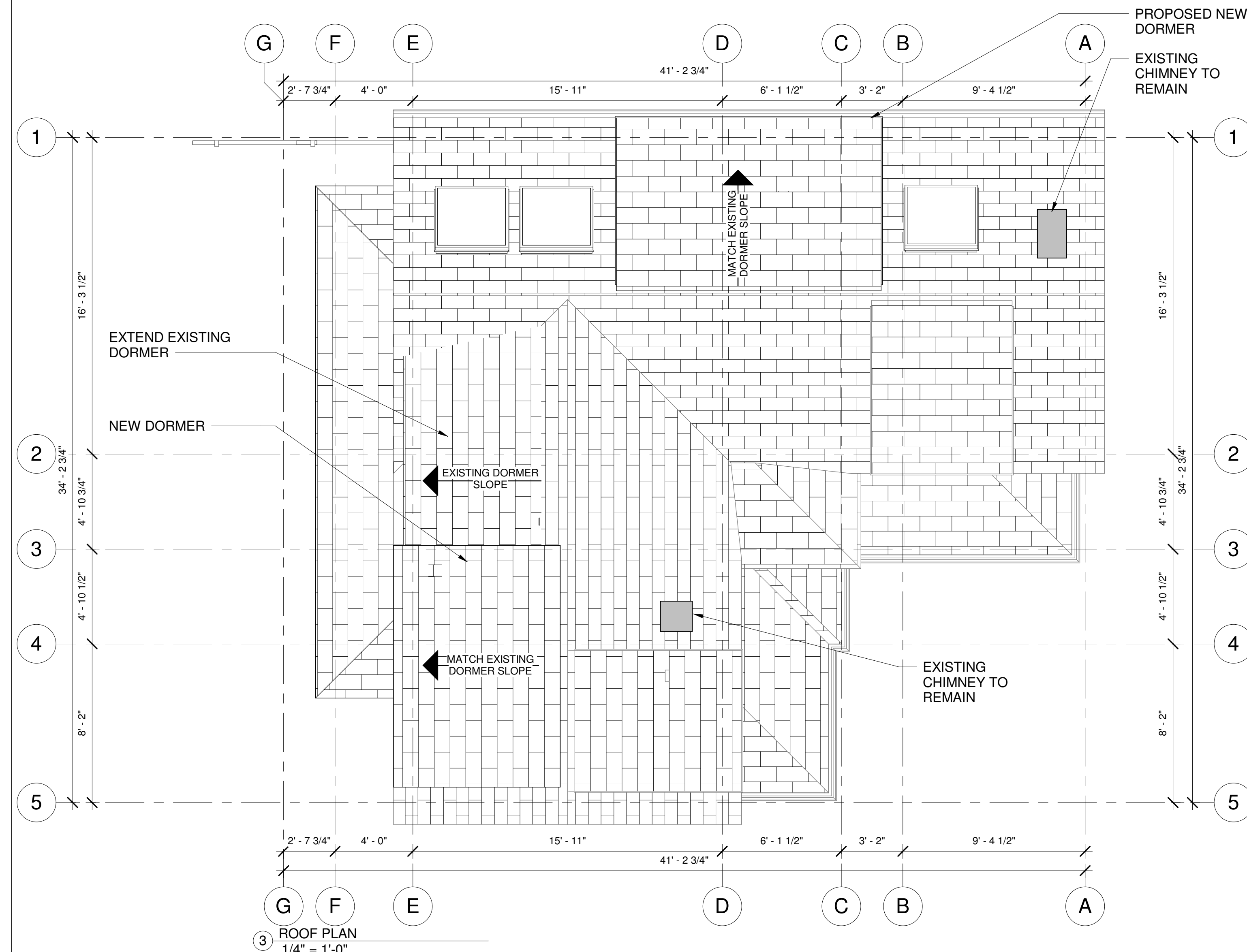
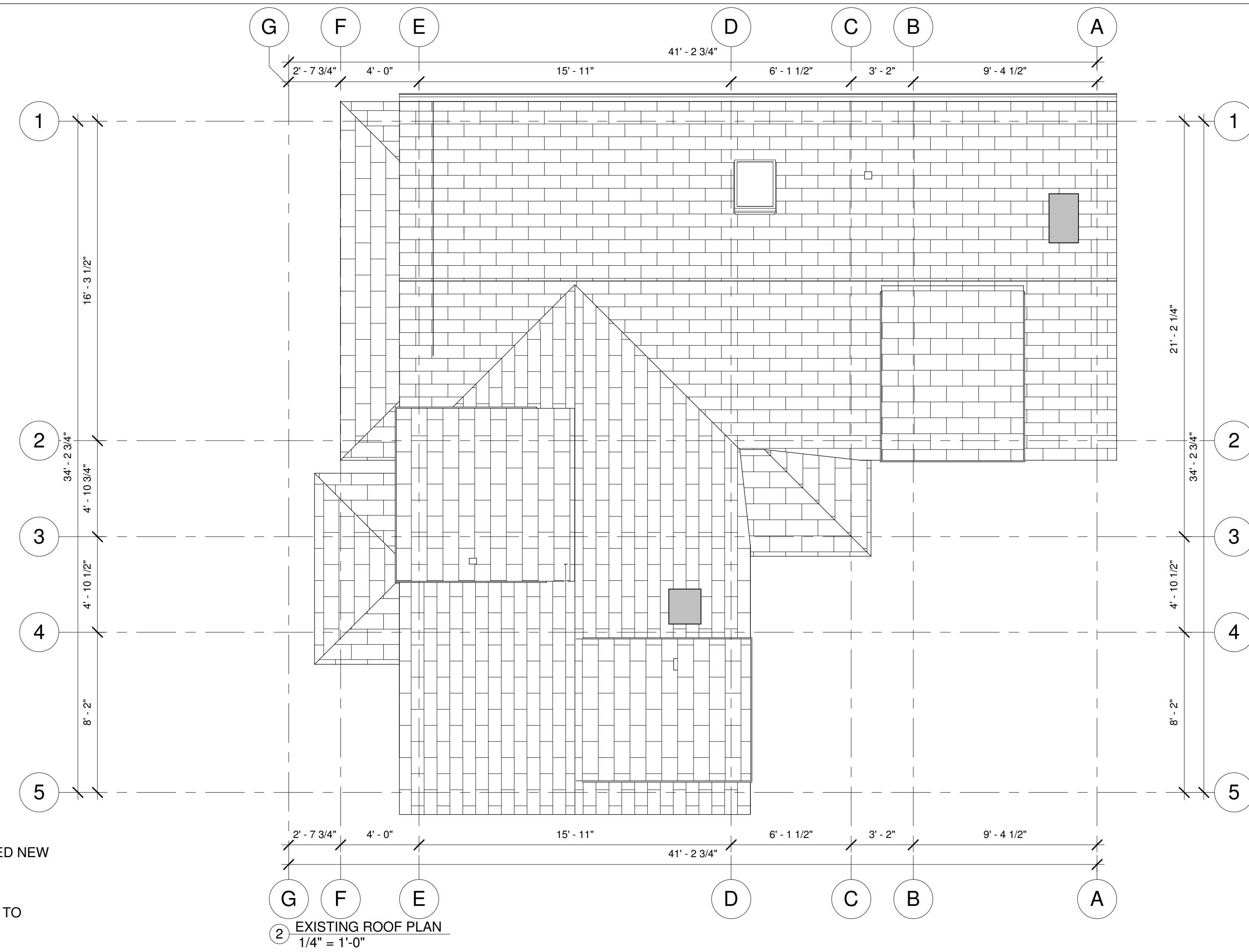
36 FOLLEN ST. CAMBRIDGE MA
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A-104

Scale 1/4" = 1'-0"

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



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



1 3D View 14



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36 FOLLEN ST RENOVATION

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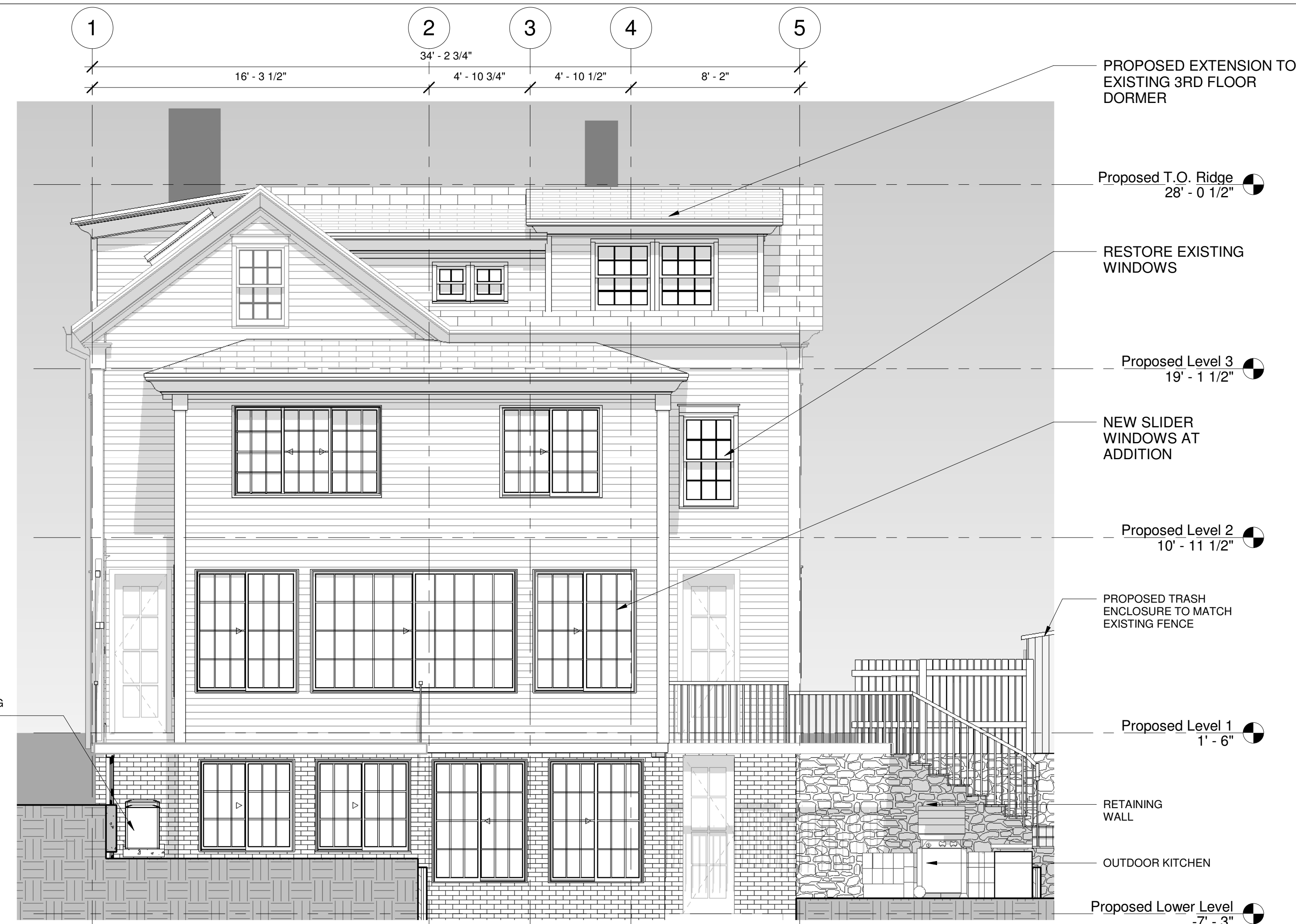
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A-200

Scale 1/4" = 1'-0"



③ EXISTING WEST ELEVATION
1/4" = 1'-0"



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



④ PROPOSED - REAR PERSPECTIVE
1/4" = 1'-0"



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A-201

Scale 1/4" = 1'-0"



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



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



1 3D View 18



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NORTH ELEVATION

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36 FOLLEN ST RENOVATION
36 FOLLEN ST. CAMBRIDGE MA
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A-202

Scale 1/4" = 1'-0"

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SOUTH ELEVATION

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

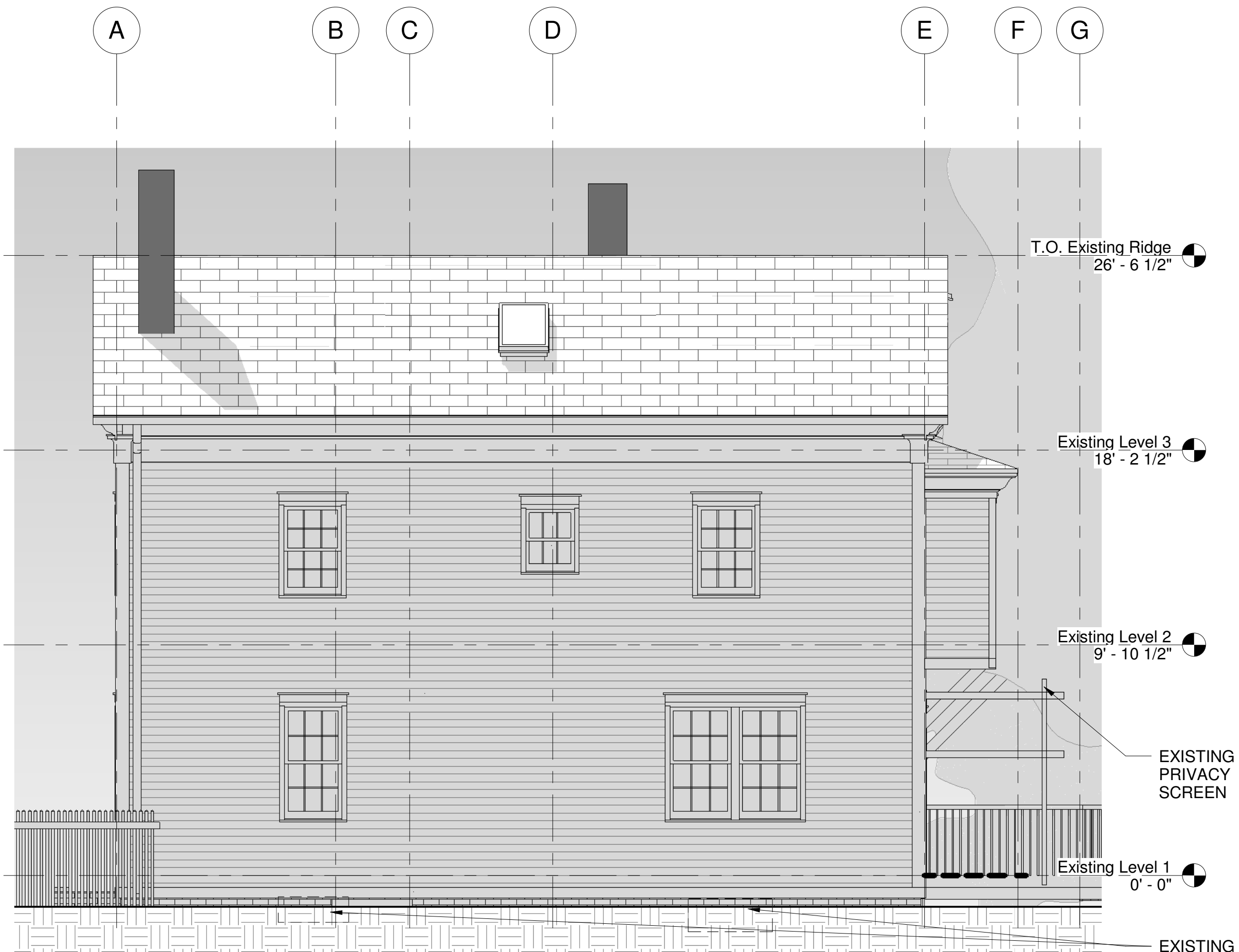
36 FOLLEN ST. CAMBRIDGE MA
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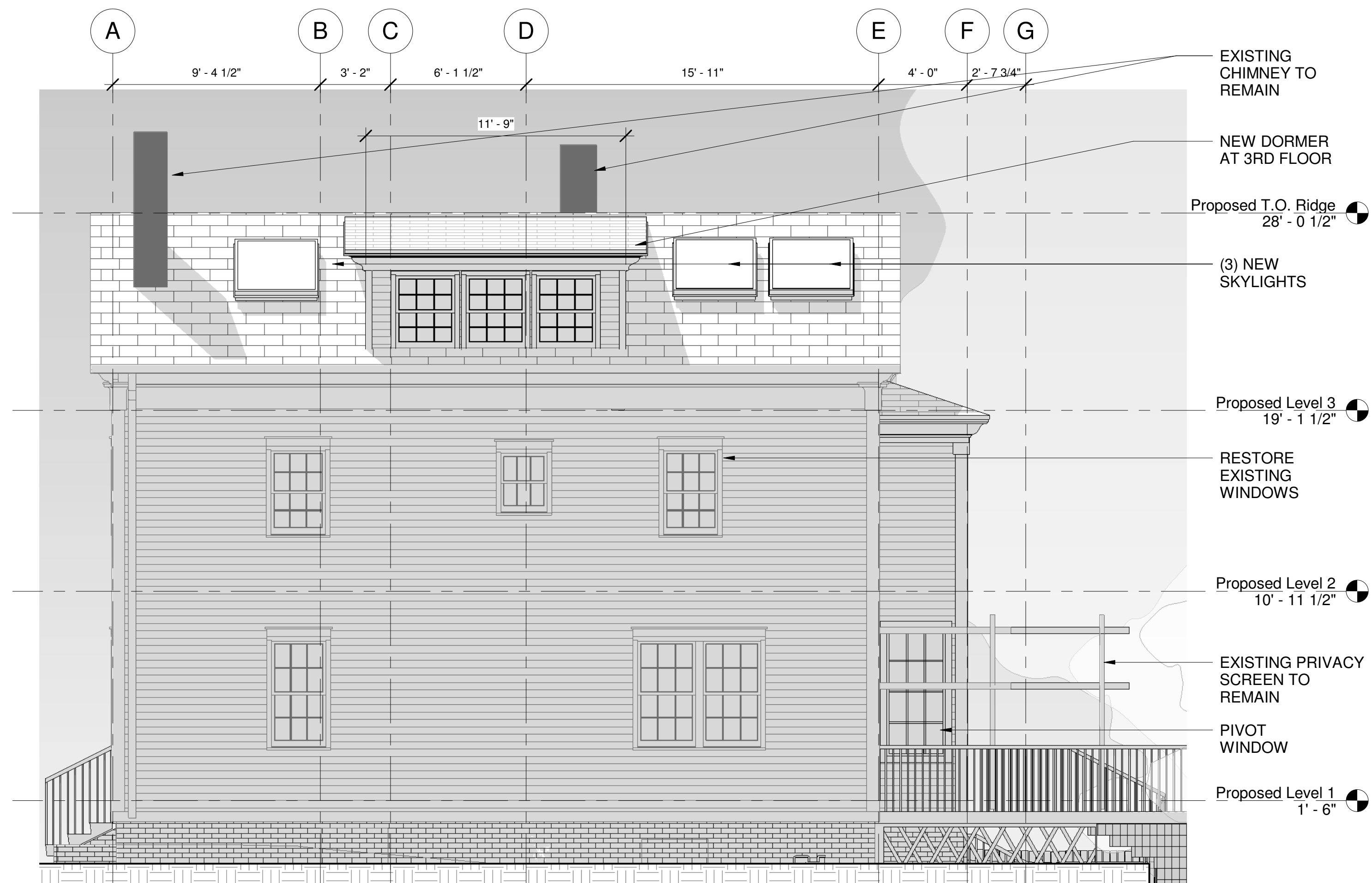
A-203

Scale 1/4" = 1'-0"

10/11/2018 7:02:41 PM



3 EXISTING NORTH ELEVATION
 1/4" = 1'-0"



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



1 EXTERIOR PERSPECTIVE - NORTH ELEVATION





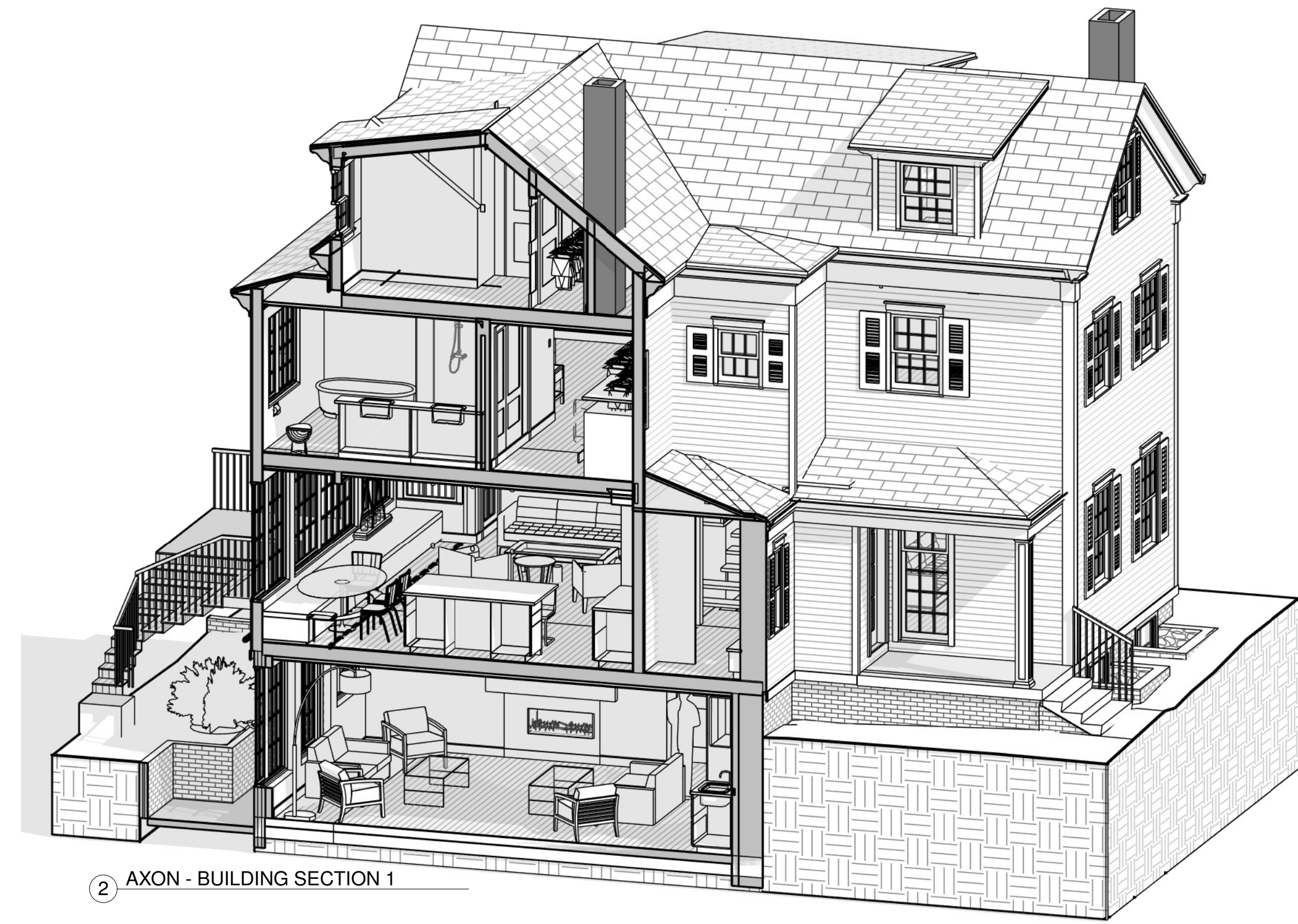
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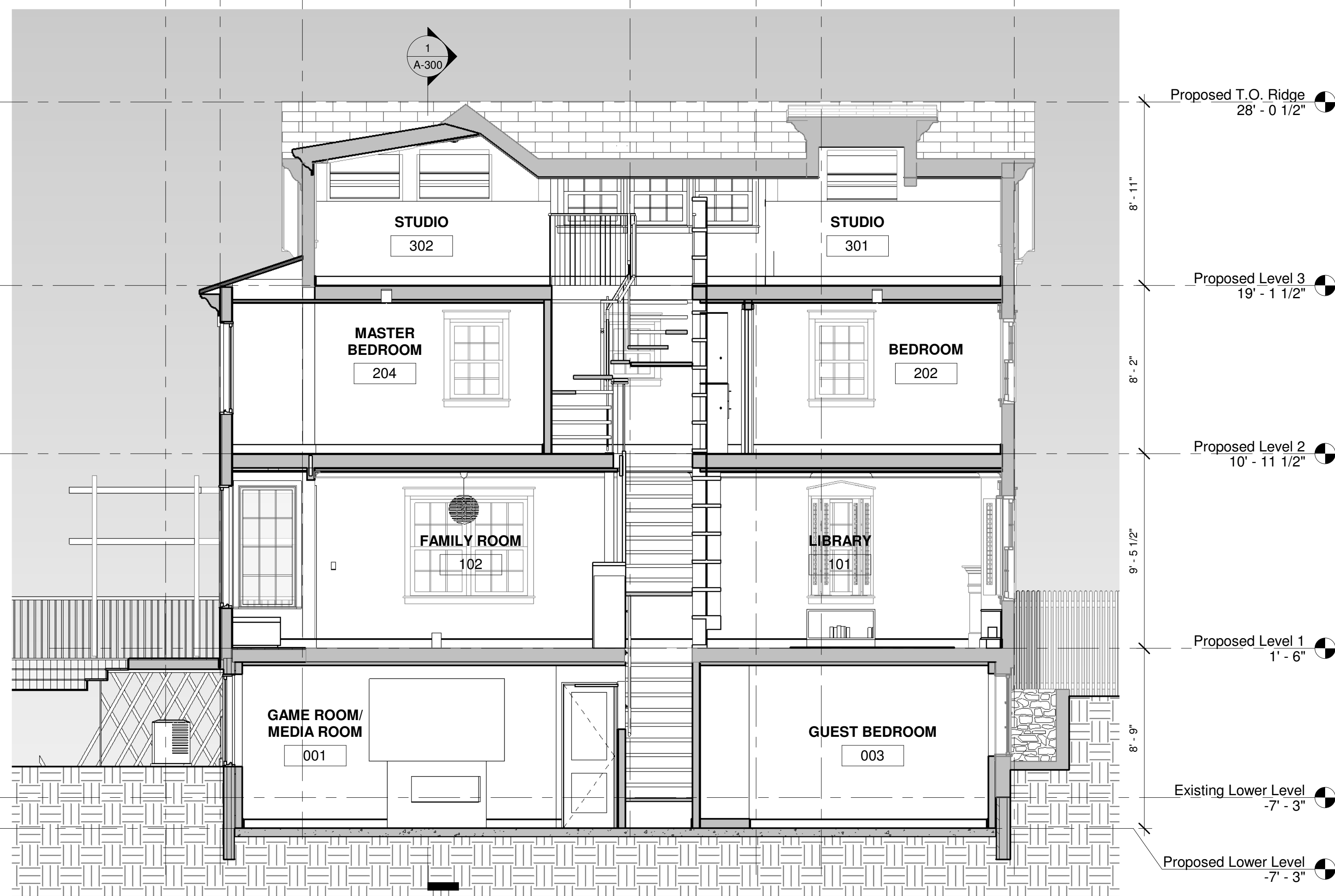
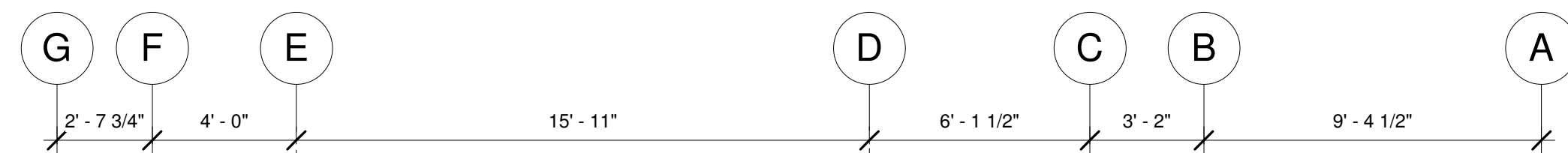
STRUCTURAL ENGINEER:



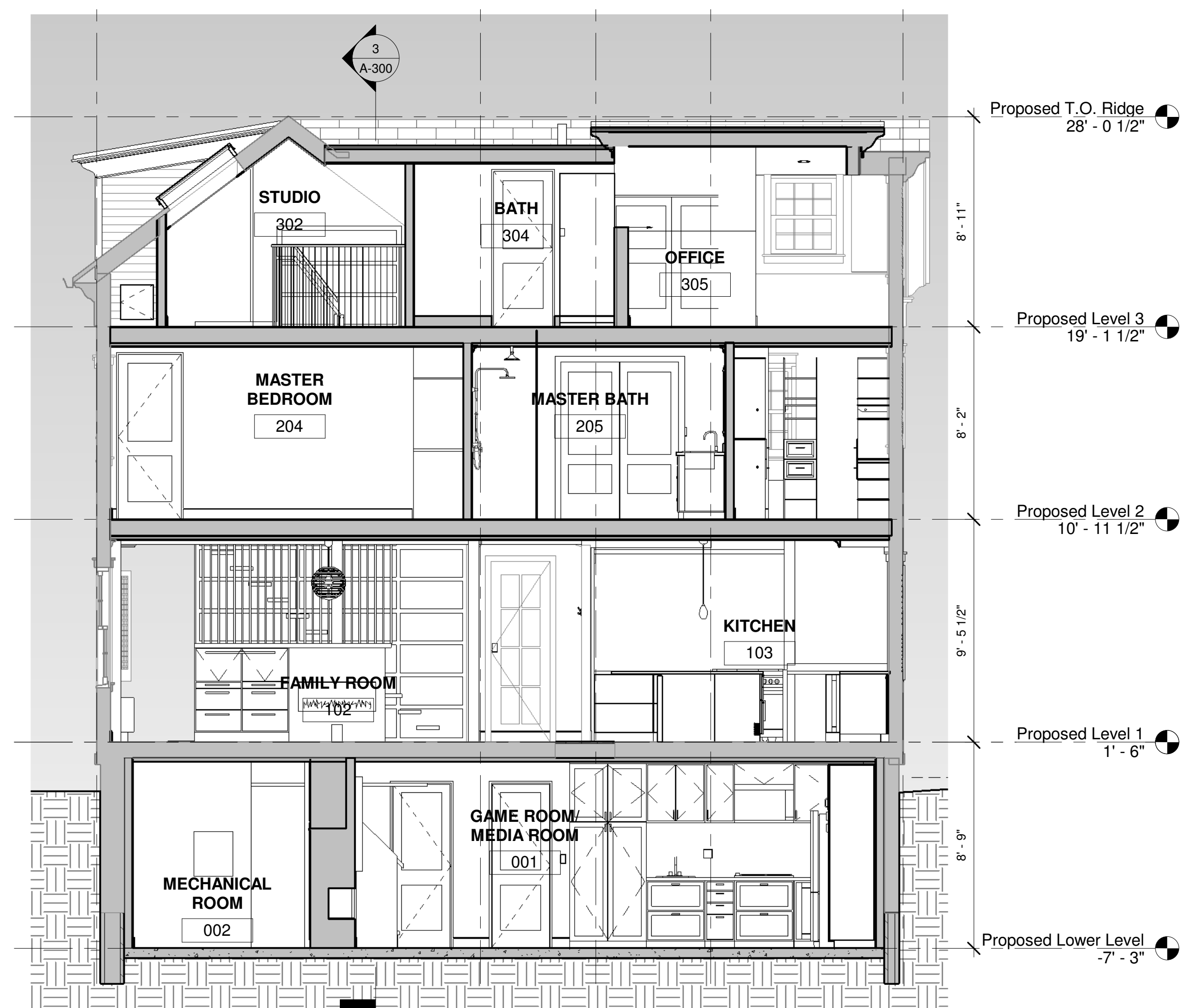
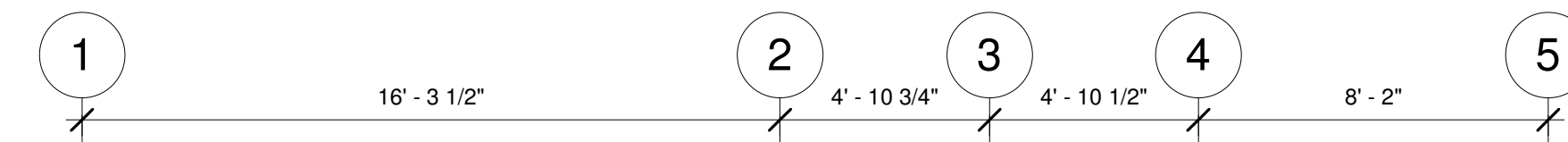
4 AXON - BUILDING SECTION 2



2 AXON - BUILDING SECTION 1



3 BUILDING SECTION 2
 1/4" = 1'-0"



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

SECTIONS

36 FOLLEN ST REALTY TRUST

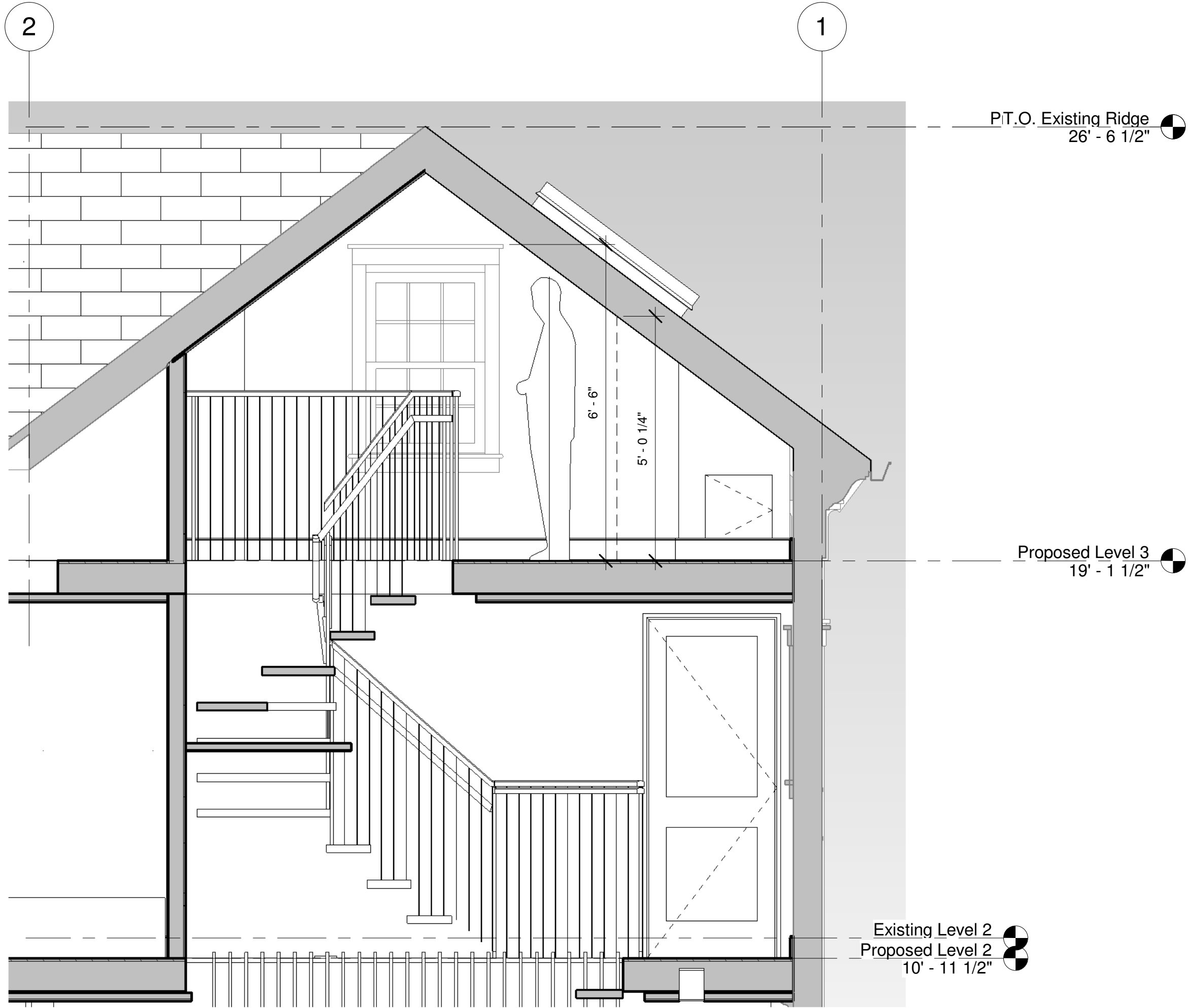
36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA
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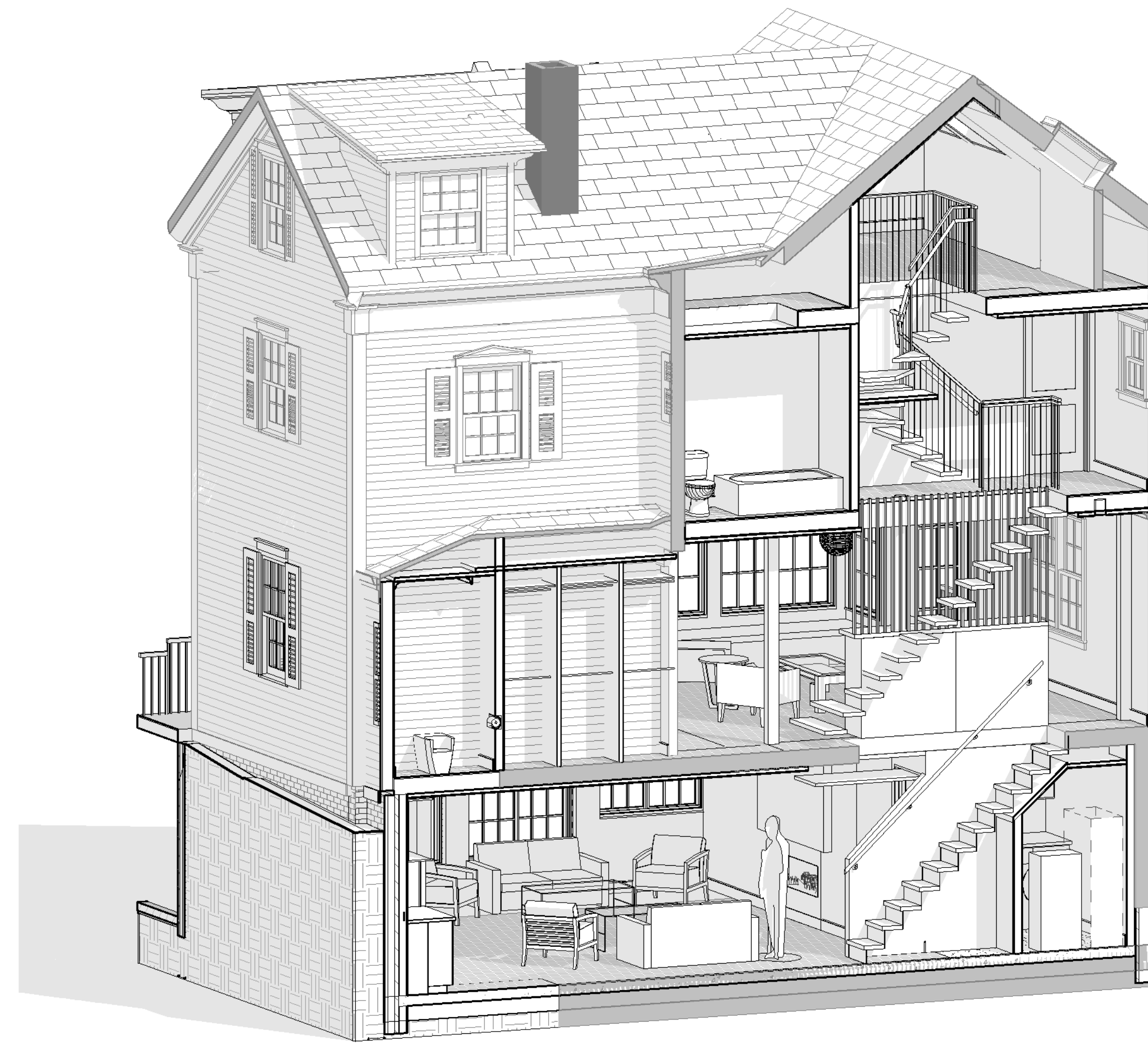
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A-300

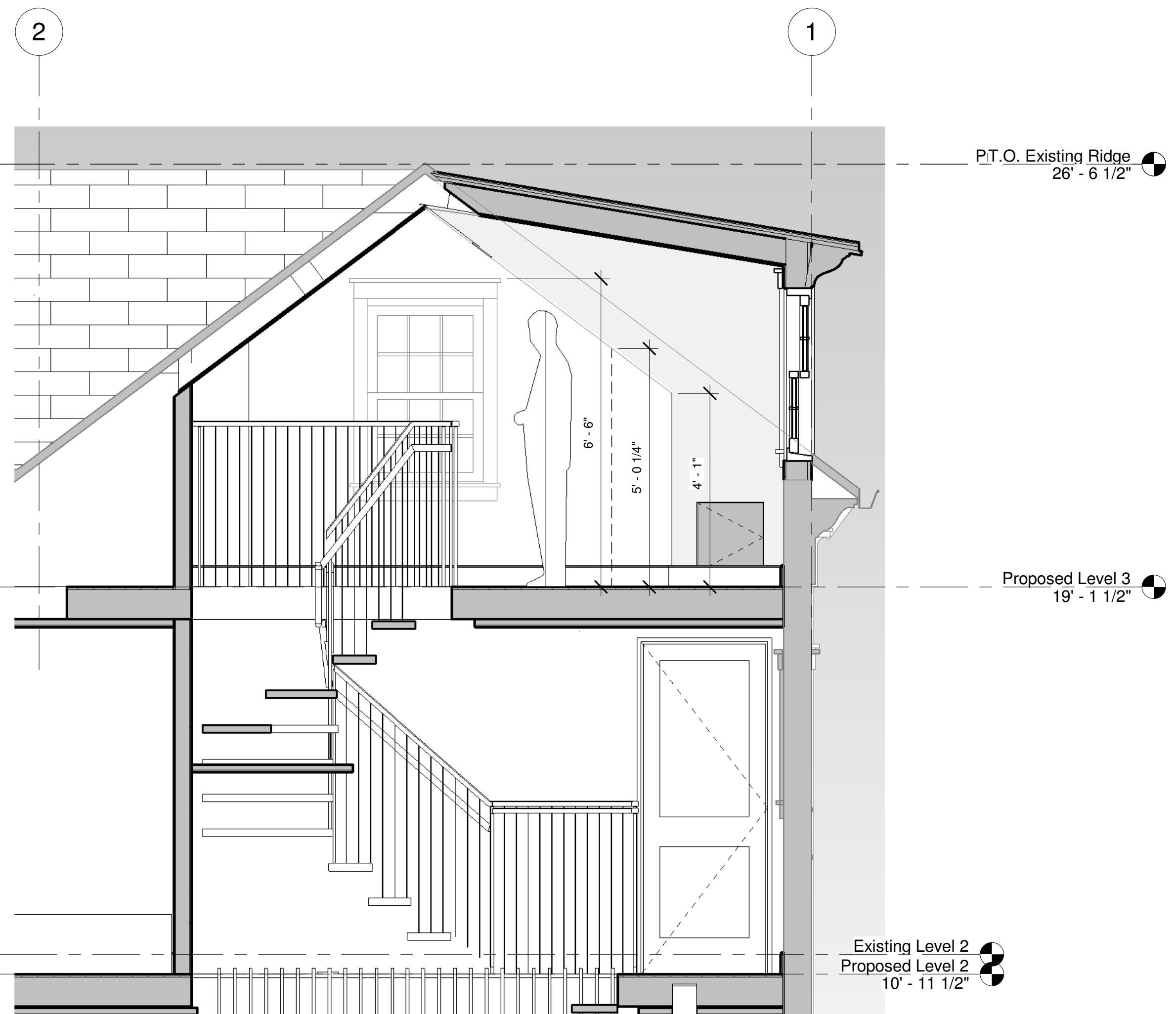
Scale 1/4" = 1'-0"



④ SECTION AT 3RD FLOOR W/O DORMER
1/2" = 1'-0"



② EXISTING SECTIONAL AXON AT STAIRS



③ SECTION AT NEW DORMER
1/2" = 1'-0"



① PROPOSED SECTIONAL AXON AT STAIRS



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LEVEL 3 ROOF SECTIONS

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A-301

Scale 1/2" = 1'-0"

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ENLARGED MUDROOM & POWDER ROOM PLAN

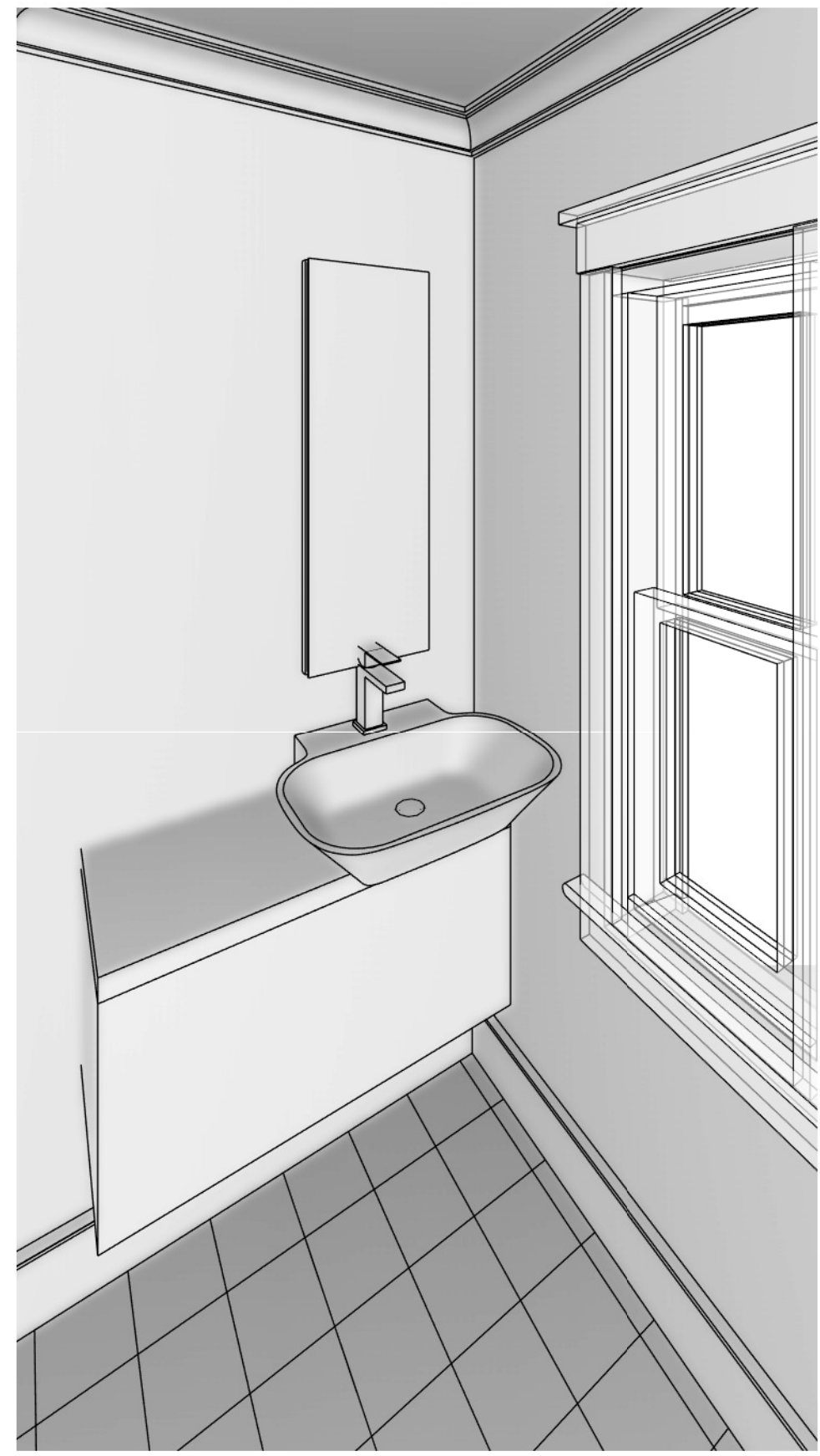
36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST RENOVATION
 36 FOLLEN ST. CAMBRIDGE MA
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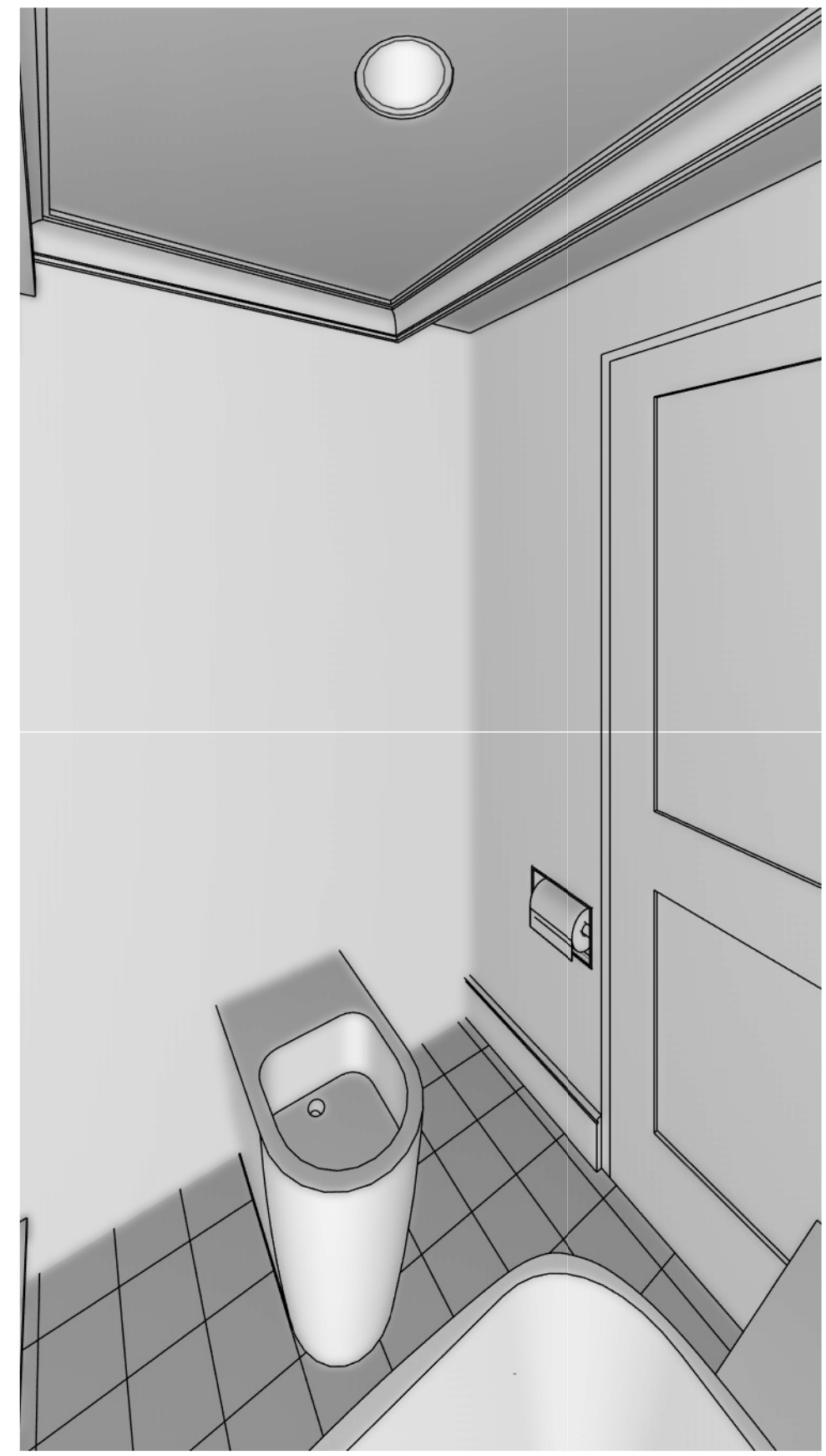
A-400

Scale 1/2" = 1'-0"

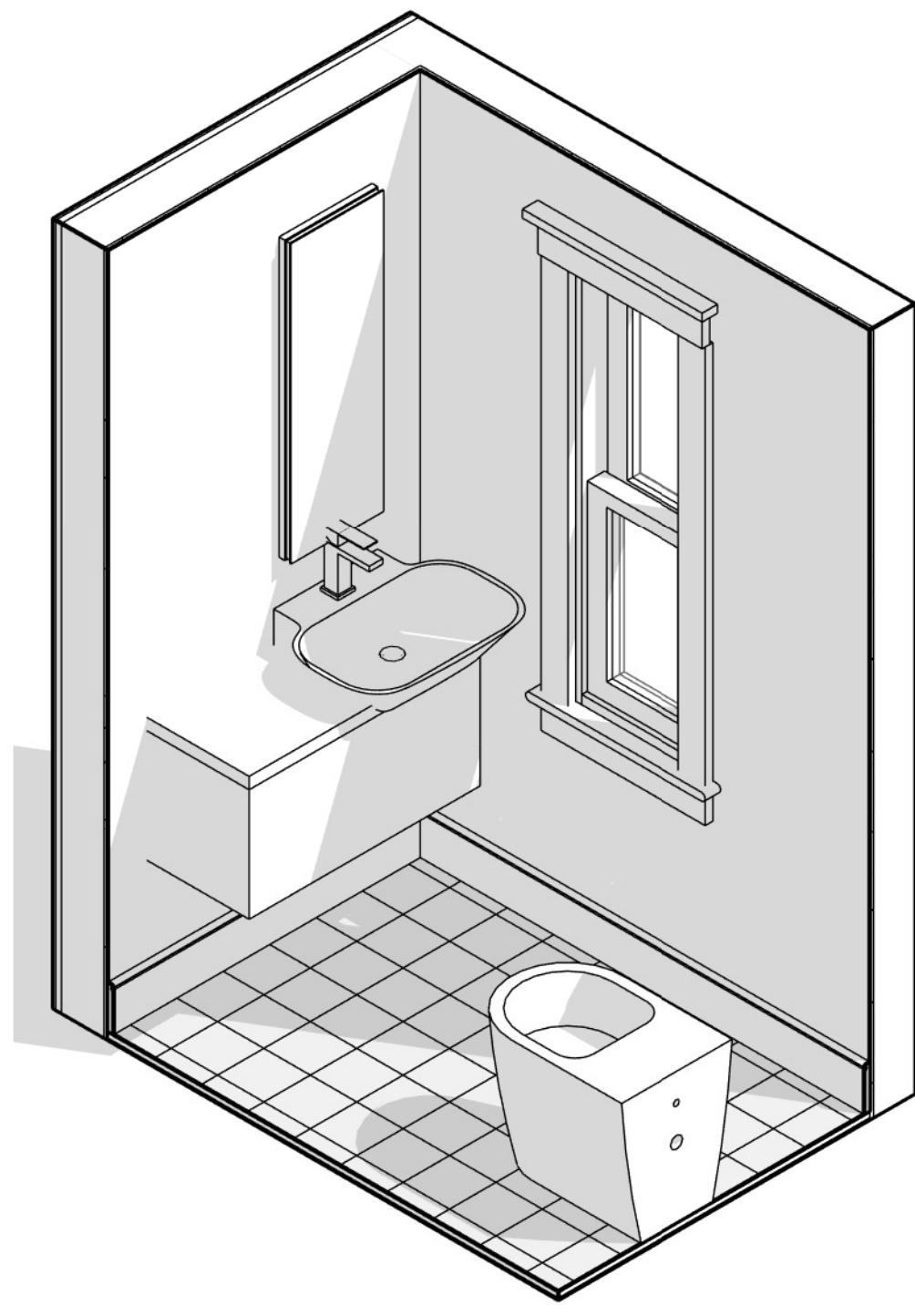
10/11/2018 7:04:25 PM



13 INT PERSPECTIVE - POWDER ROOM 1



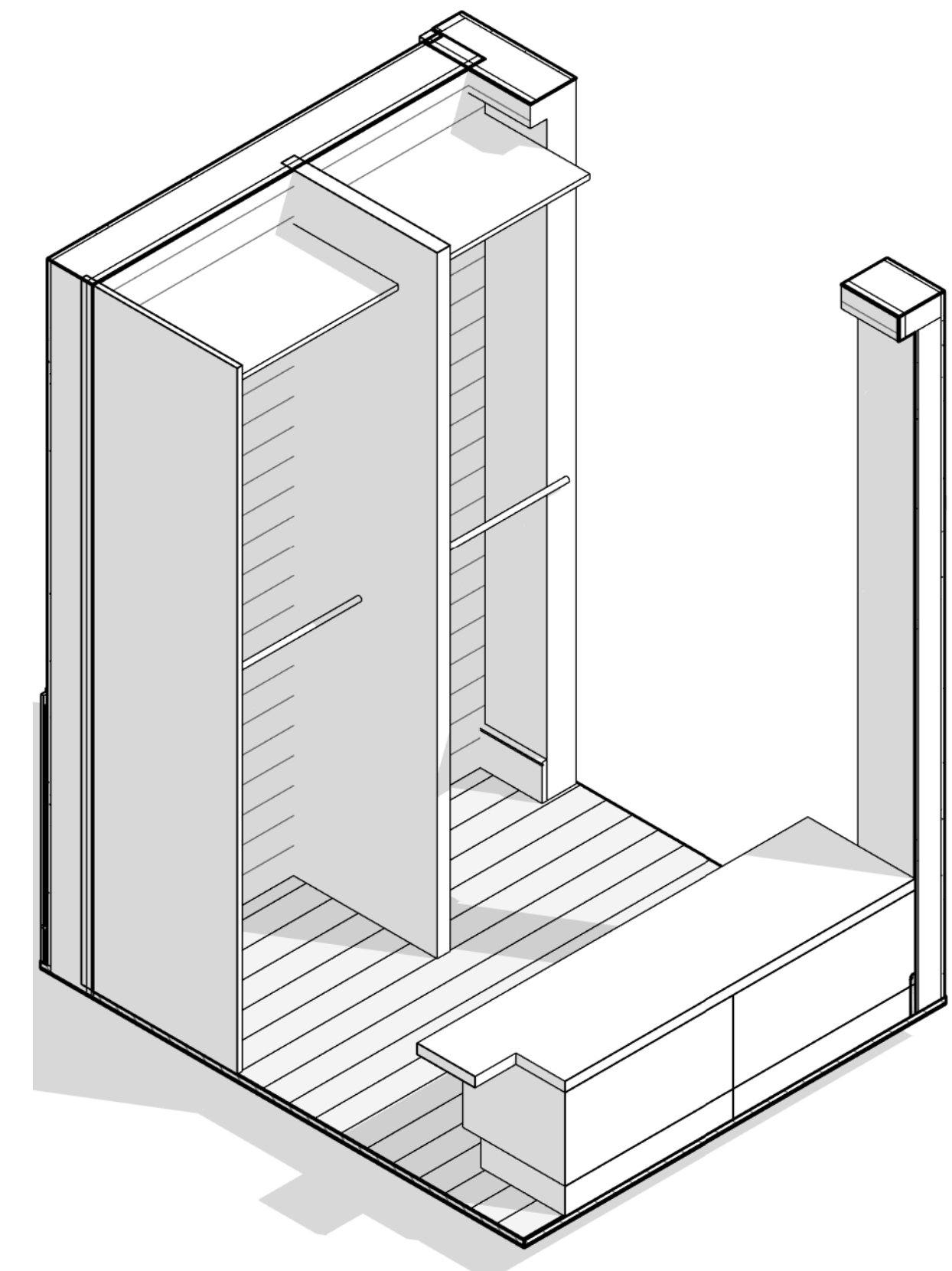
11 INT PERSPECTIVE - POWDER ROOM 2



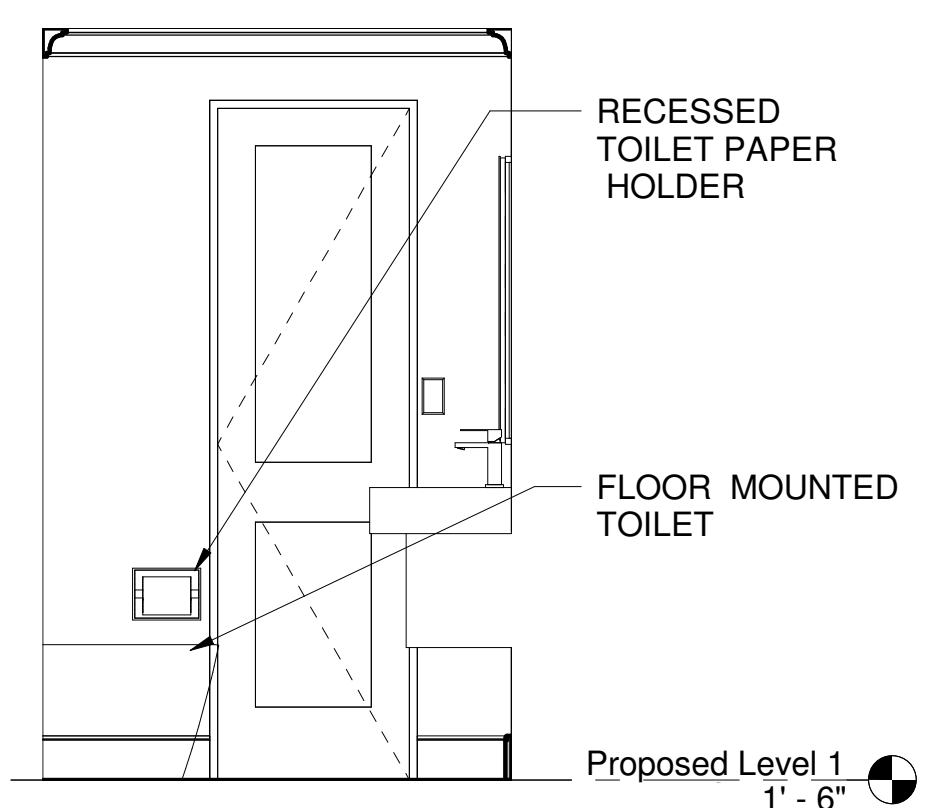
8 AXON - POWDER ROOM



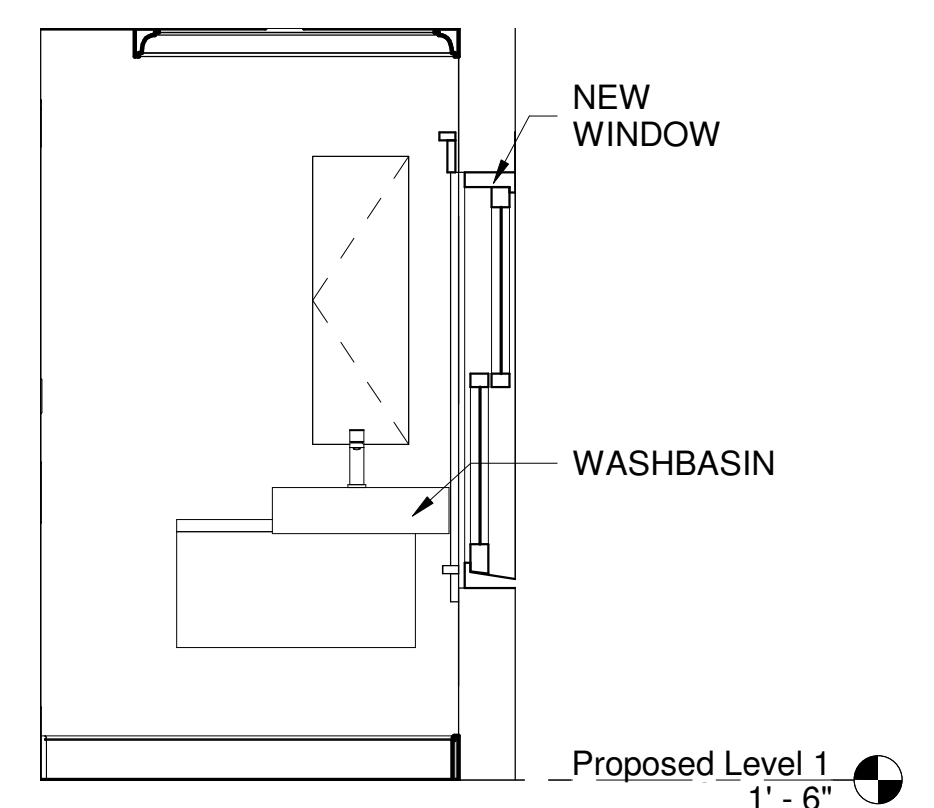
5 INTERNAL PERSPECTIVE MUDROOM



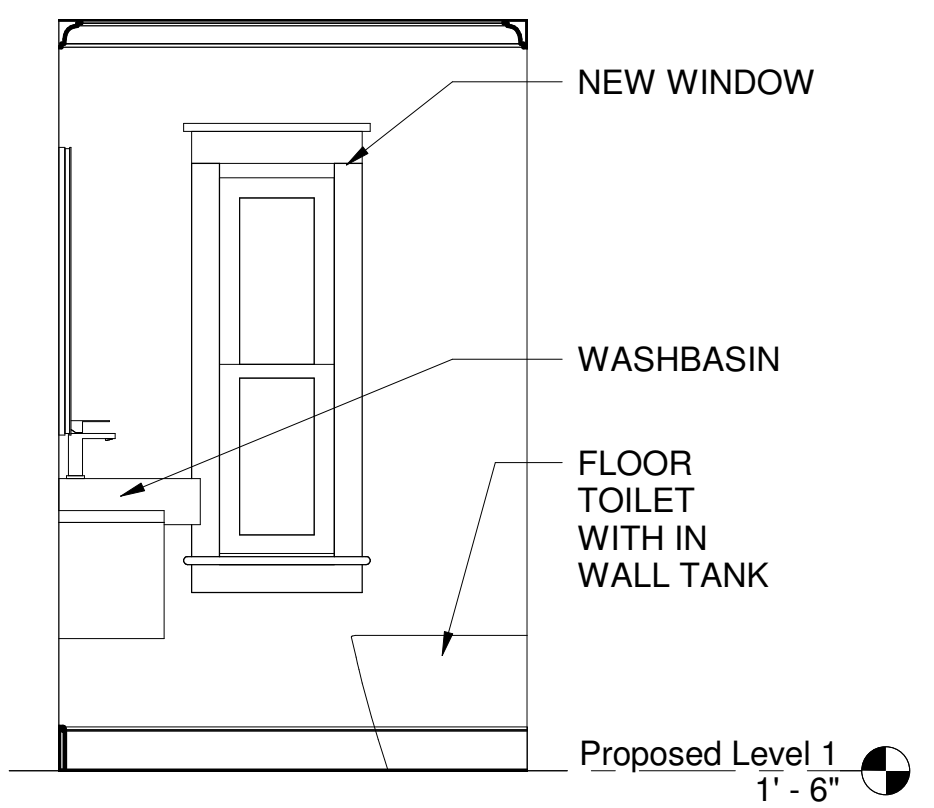
2 AXON - MUDROOM



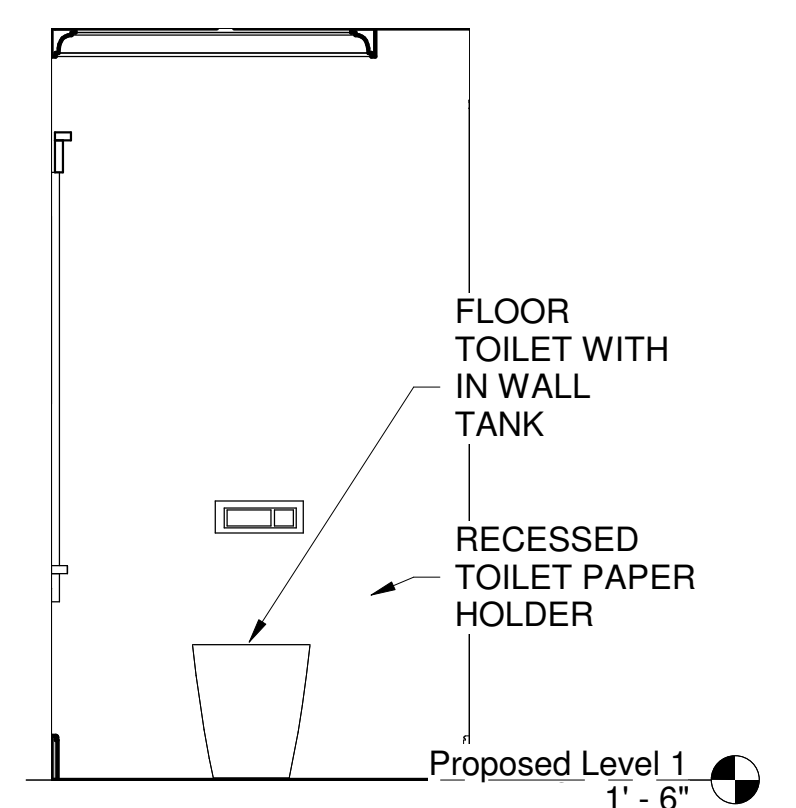
12 POWDER ROOM ELEVATION 1
 1/2" = 1'-0"



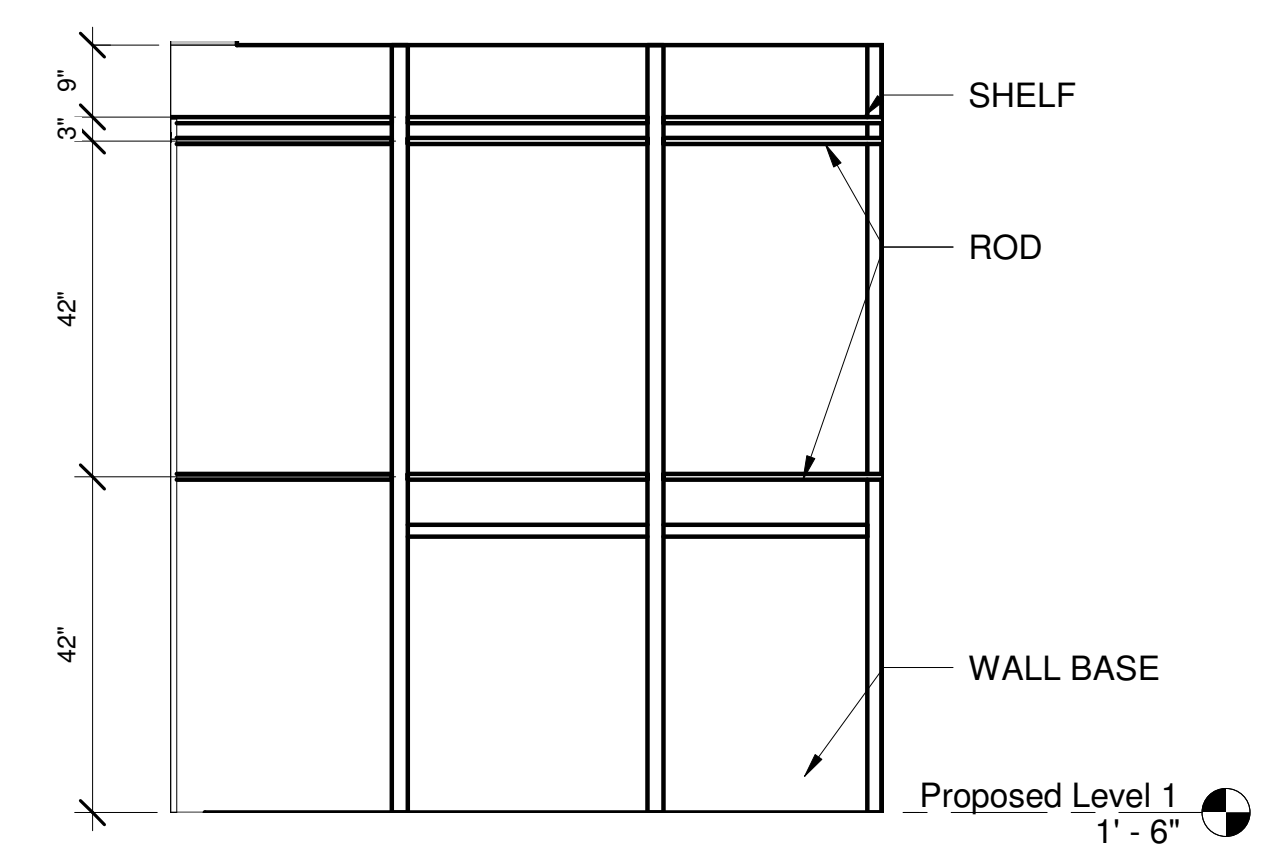
10 POWDER ROOM ELEVATION 2
 1/2" = 1'-0"



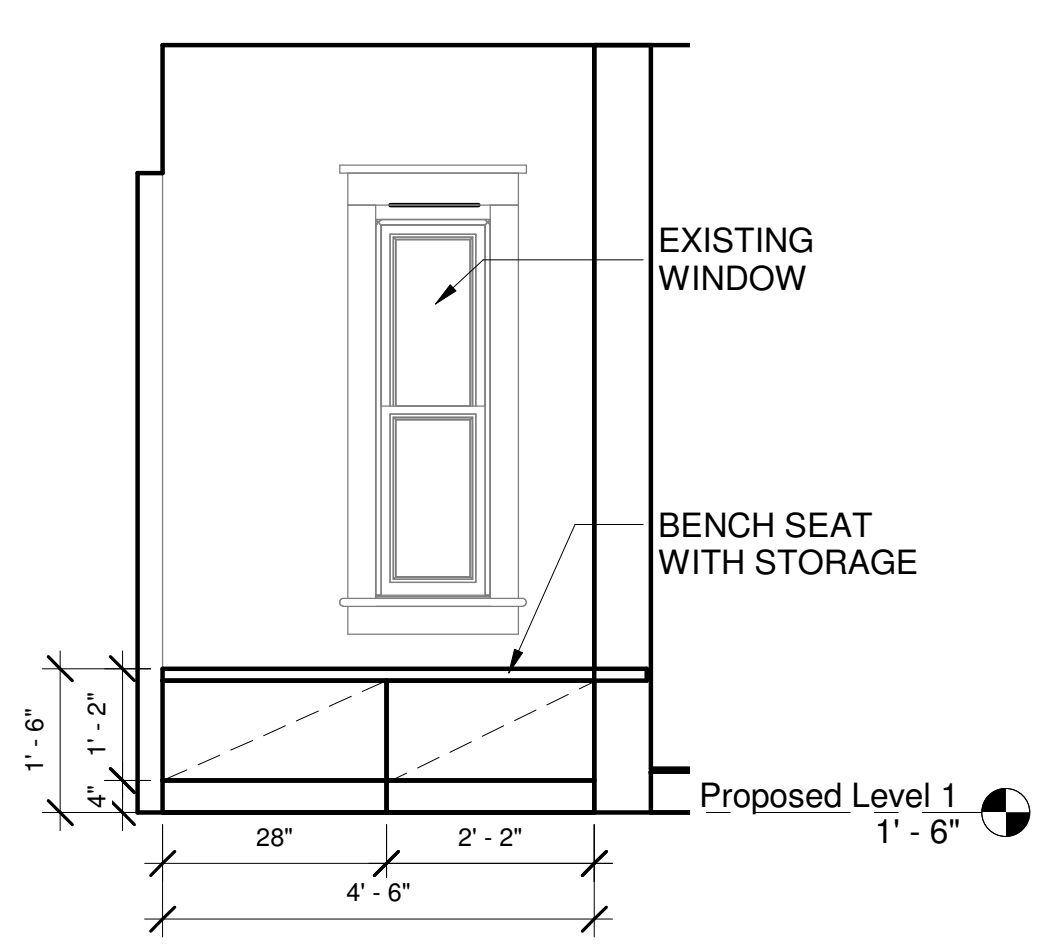
7 POWDER ROOM ELEVATION 3
 1/2" = 1'-0"



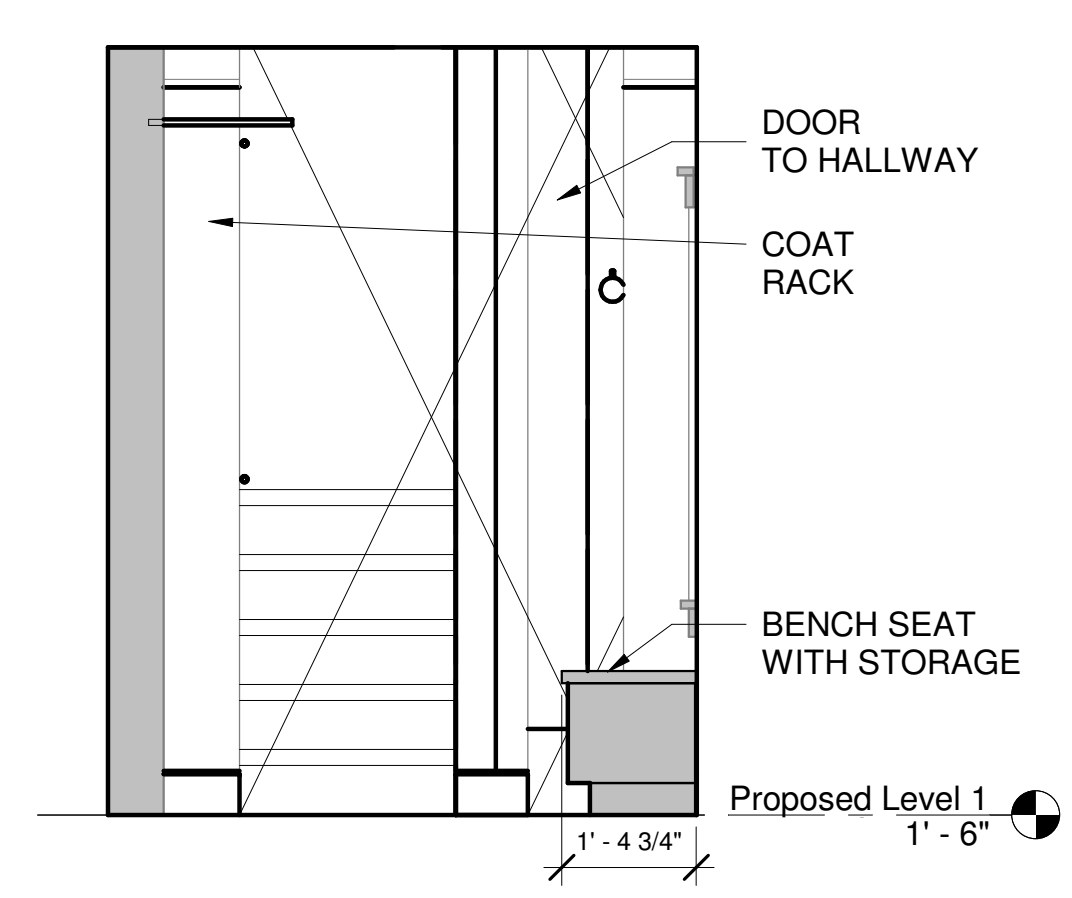
4 POWDER ROOM ELEVATION 4
 1/2" = 1'-0"



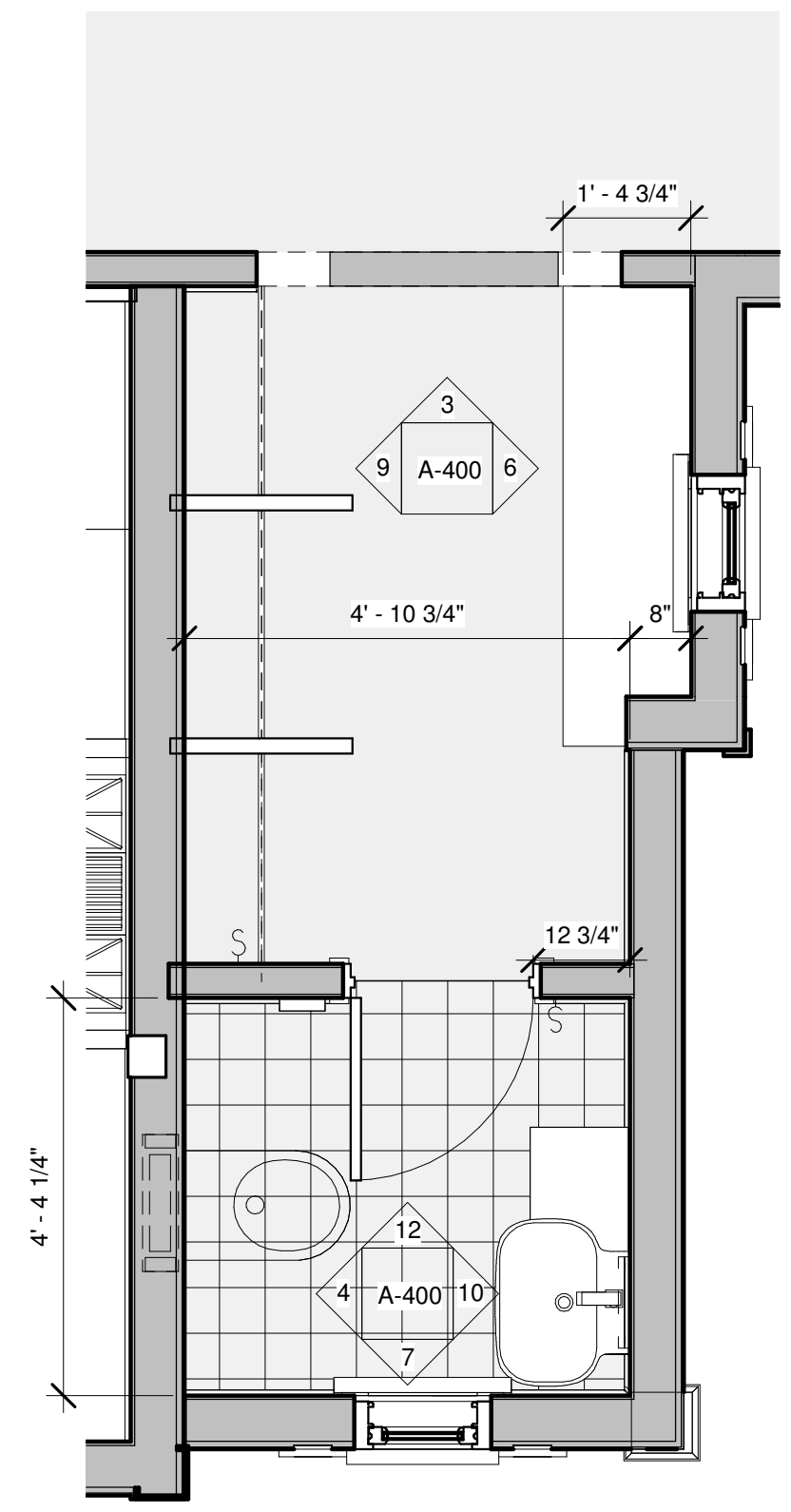
9 MUDROOM ELEVATION 4
 1/2" = 1'-0"



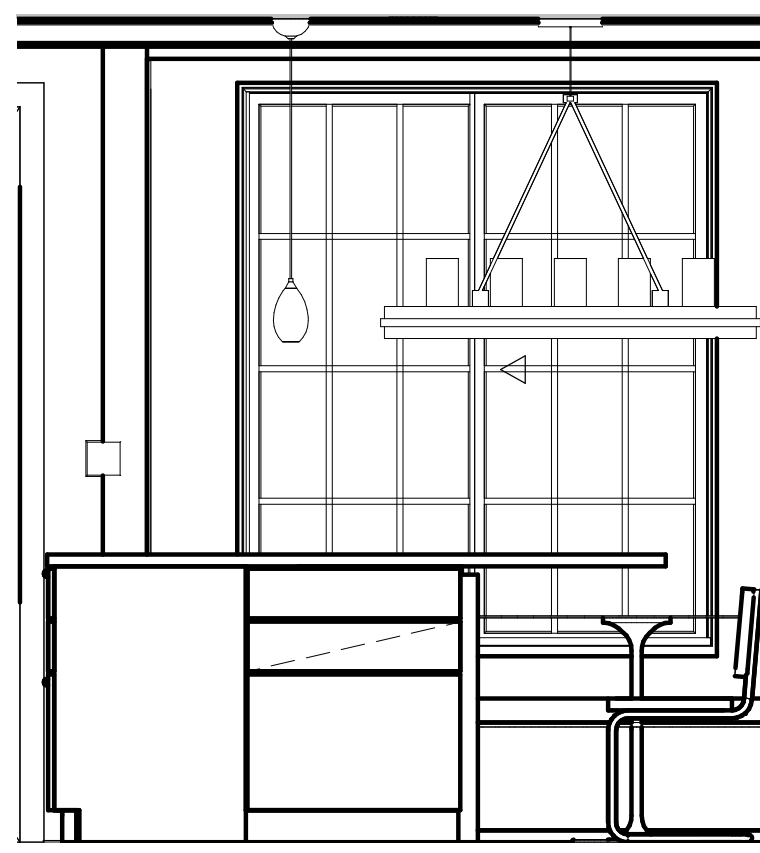
6 MUDROOM ELEVATION 2
 1/2" = 1'-0"



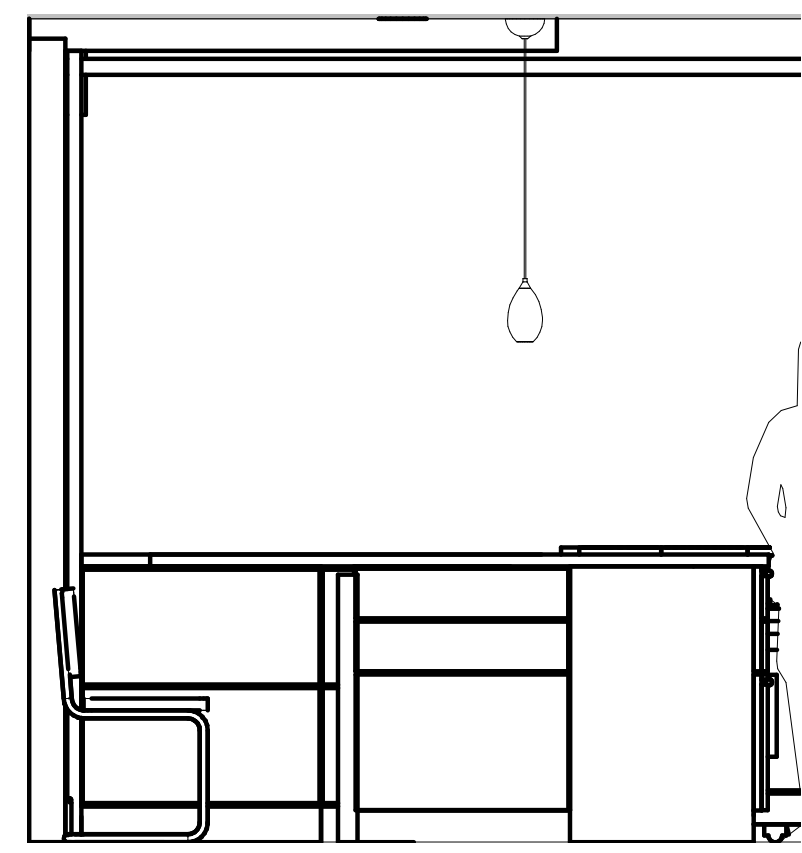
3 MUDROOM ELEVATION 1
 1/2" = 1'-0"



1 ENLARGED MUDROOM PLAN
 1/2" = 1'-0"



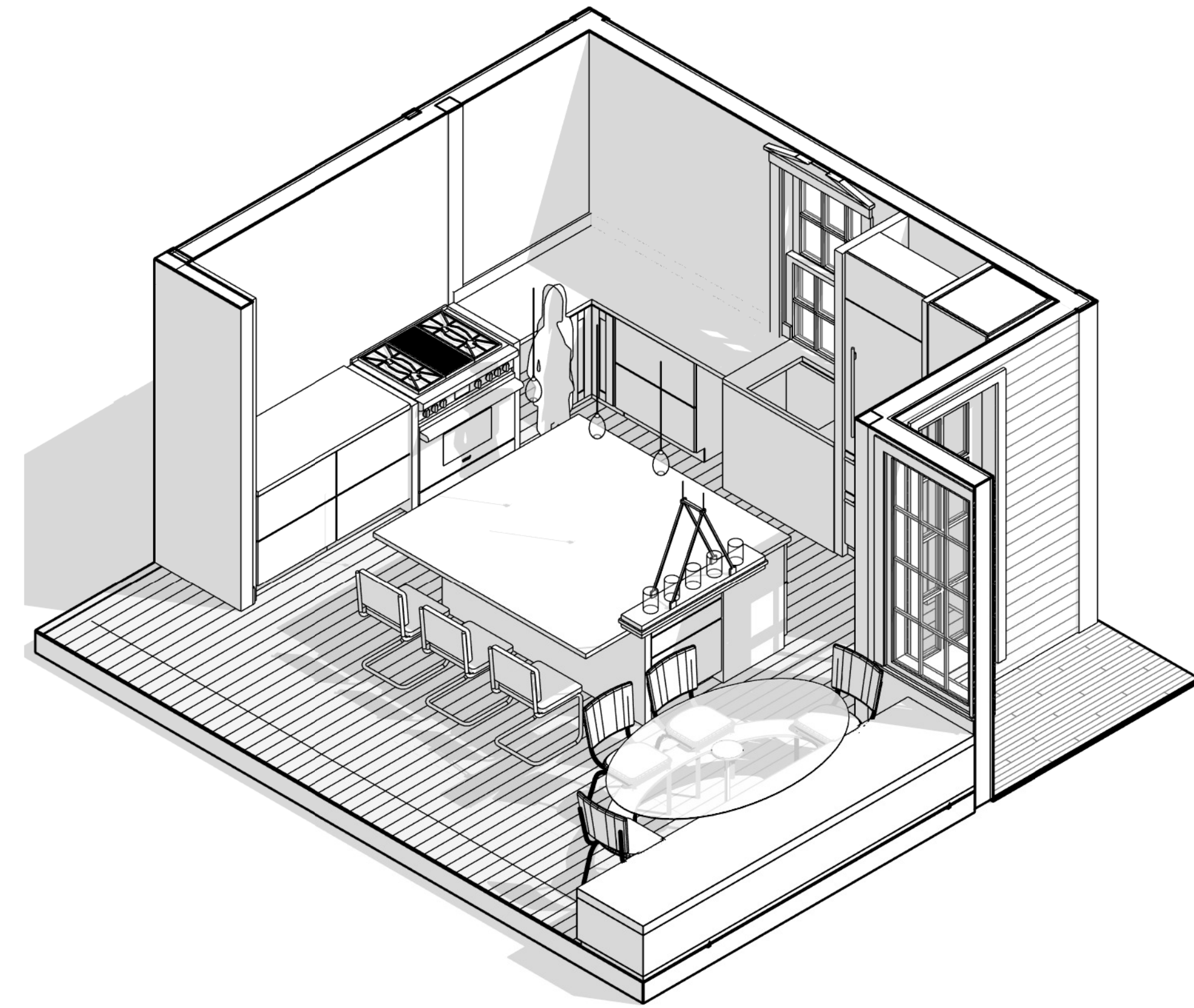
7 MILLWORK ELEVATION - ISLAND 02
1/2" = 1'-0"



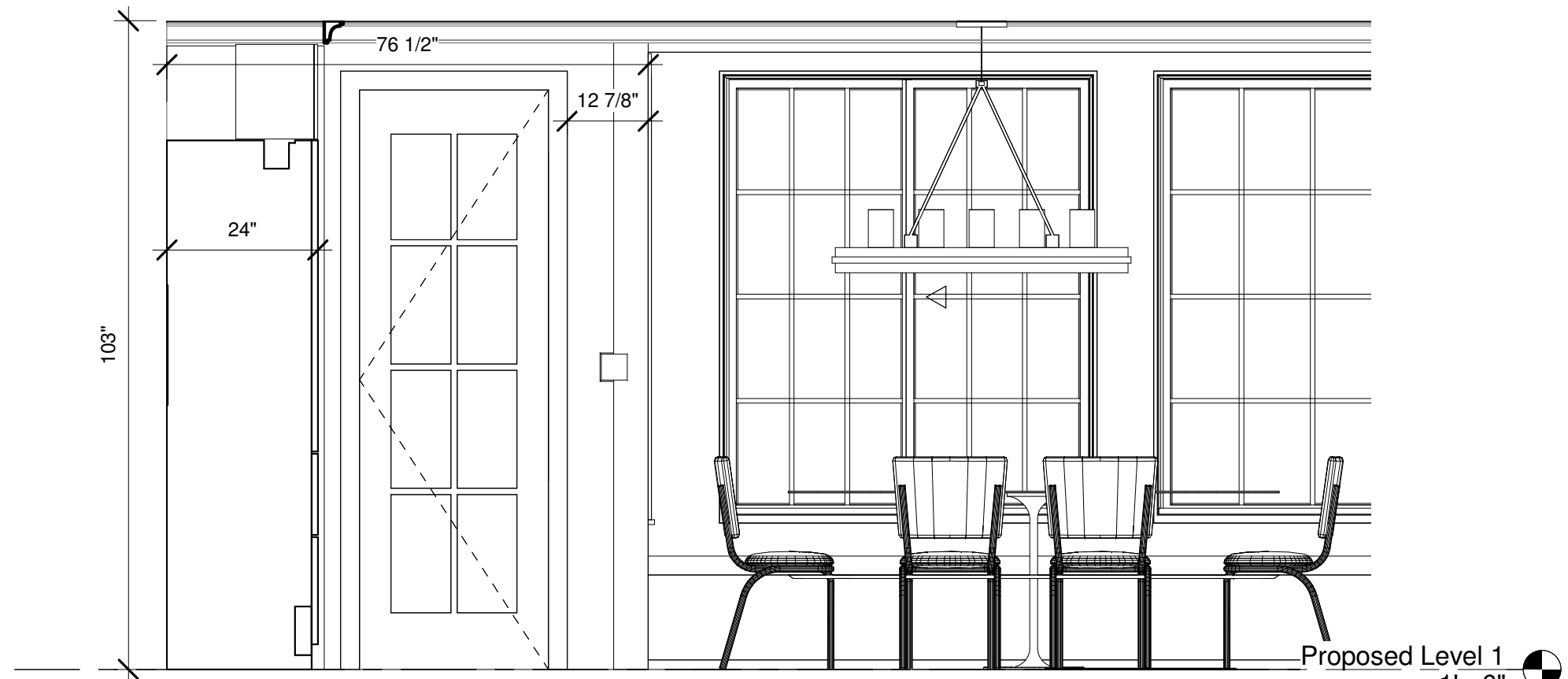
8 MILLWORK ELEVATION - ISLAND 01
1/2" = 1'-0"



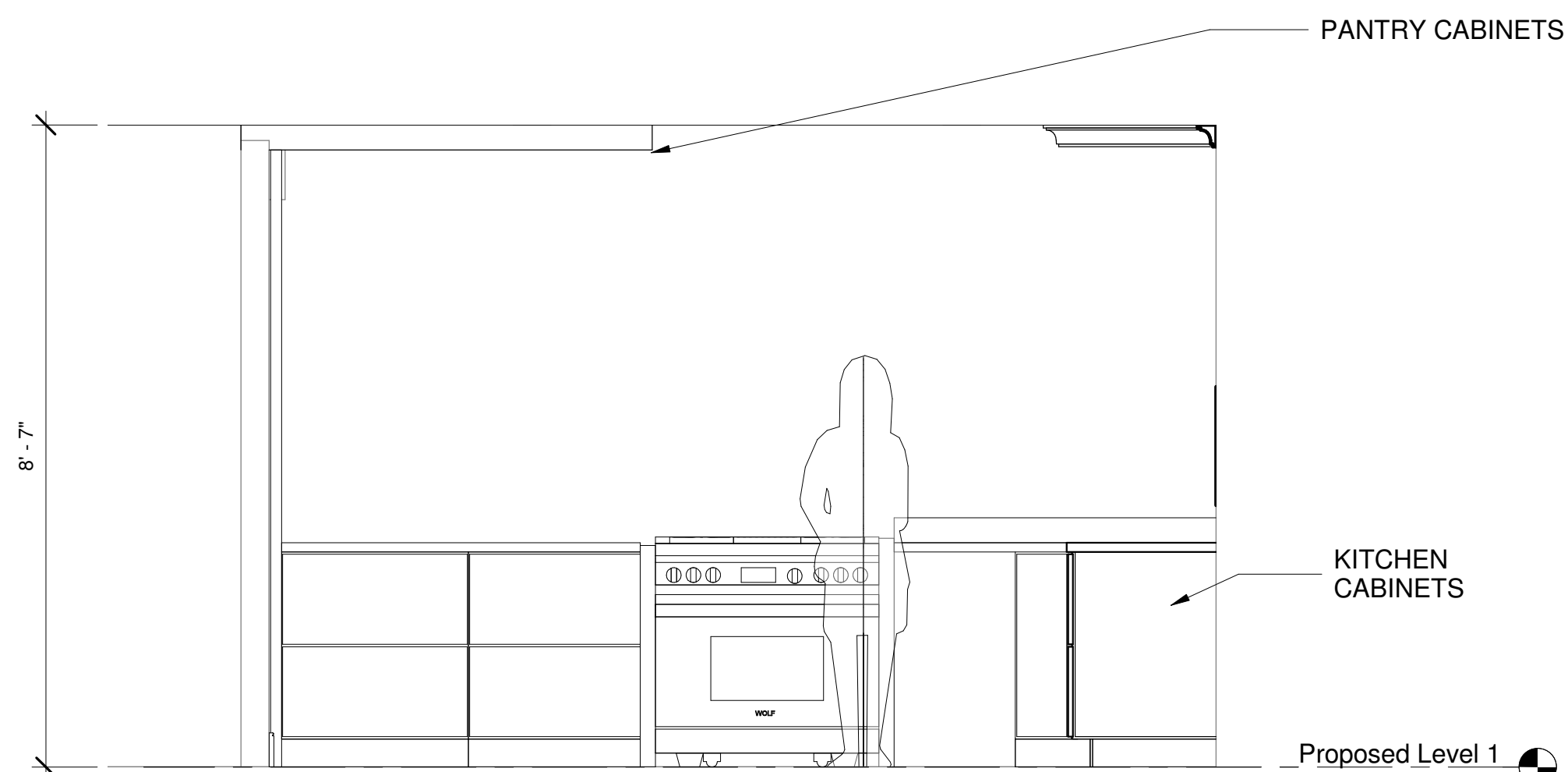
4 INTERIOR PERSPECTIVE KITCHEN 2



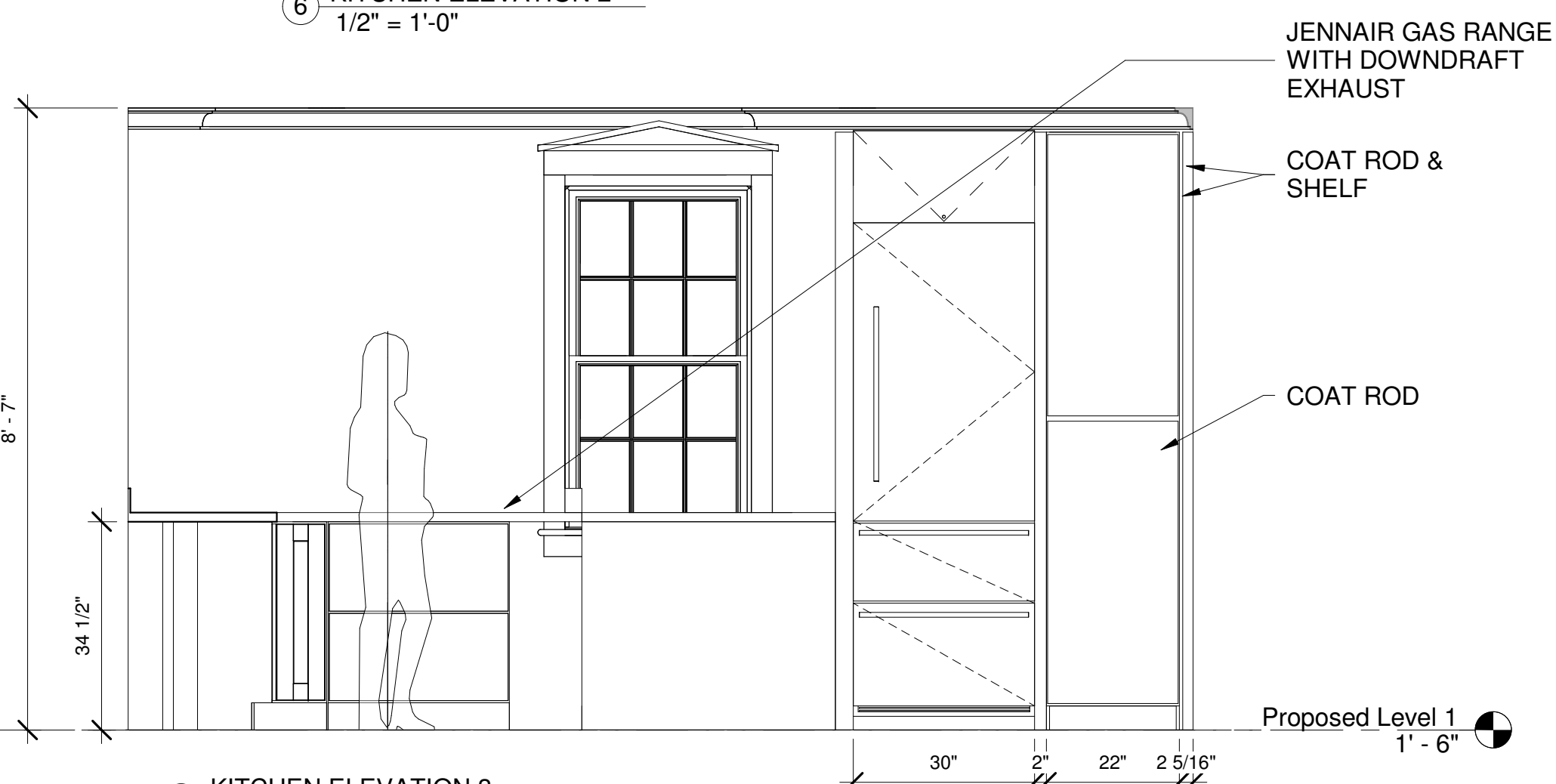
2 PROPOSED 1ST FLOOR KITCHEN AXON



9 KITCHEN ELEVATION 1
1/2" = 1'-0"



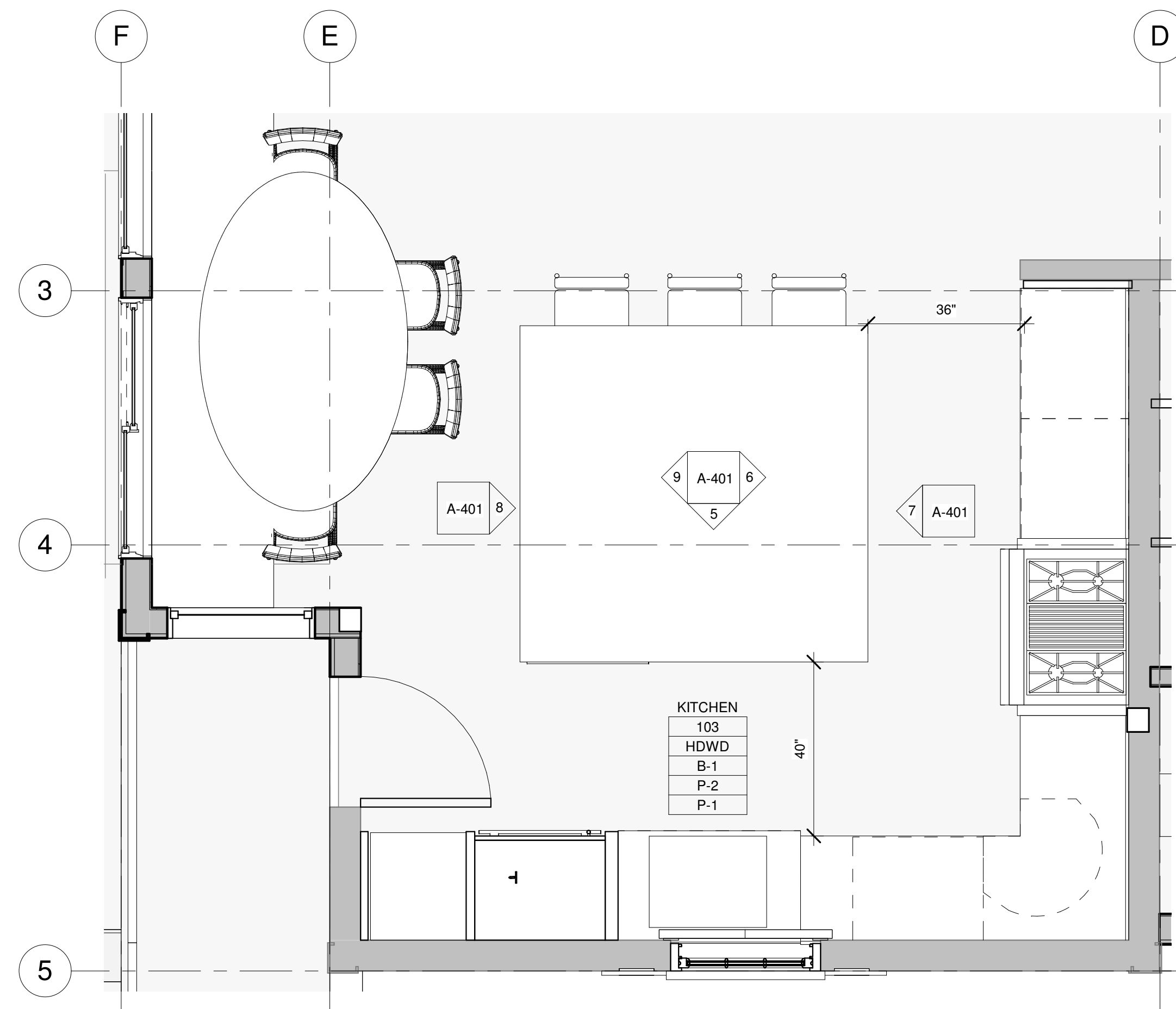
6 KITCHEN ELEVATION 2
1/2" = 1'-0"



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



3 INTERIOR PERSPECTIVE KITCHEN 1



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



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A-401

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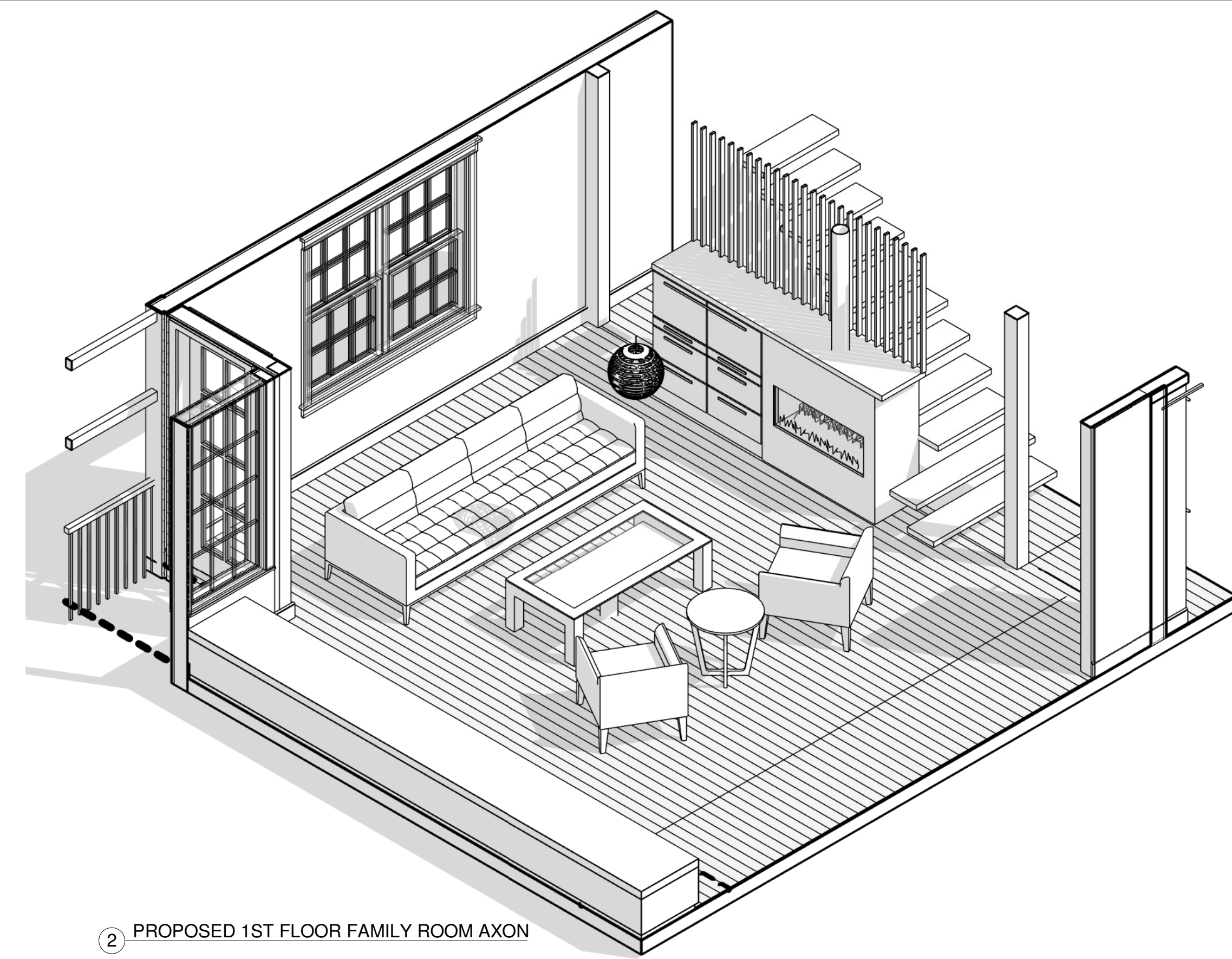
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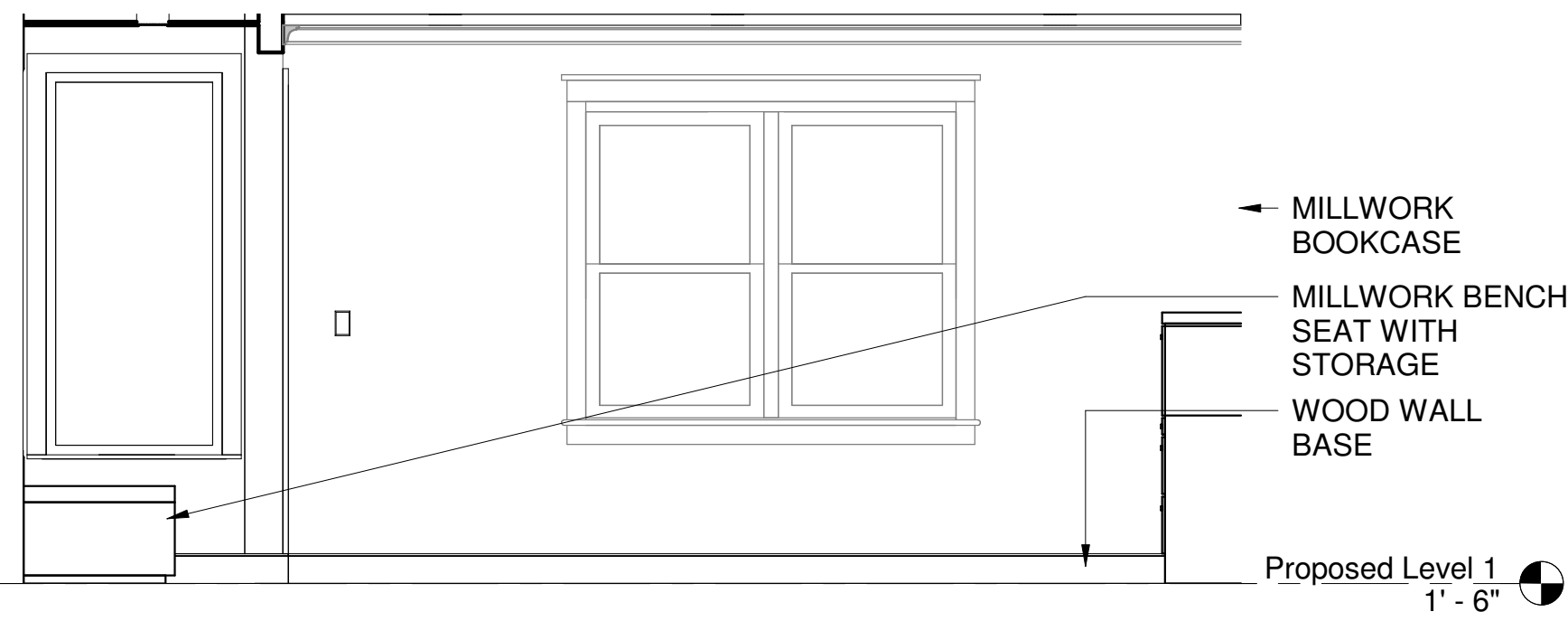
8 INT PERSPECTIVE - FAMILY ROOM



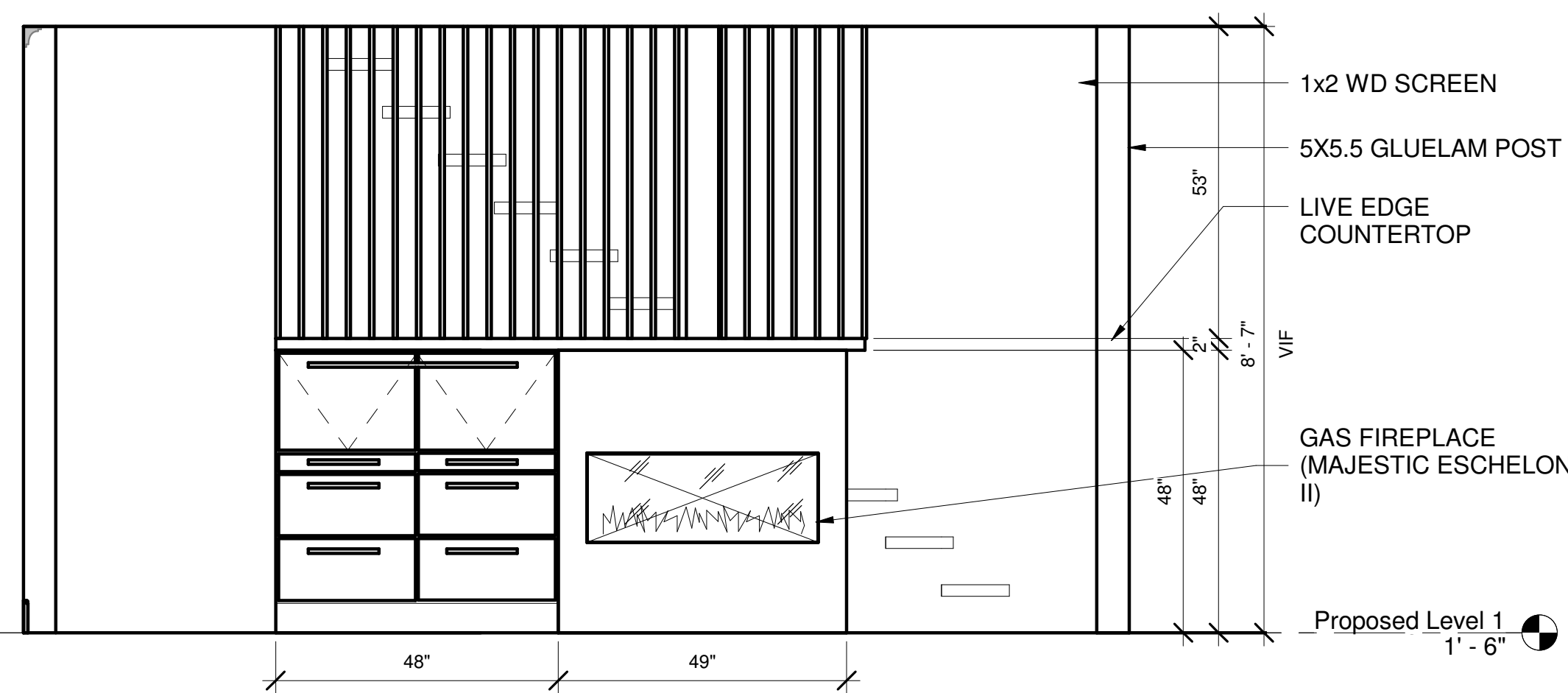
4 INT PERSPECTIVE - FAMILY ROOM 1



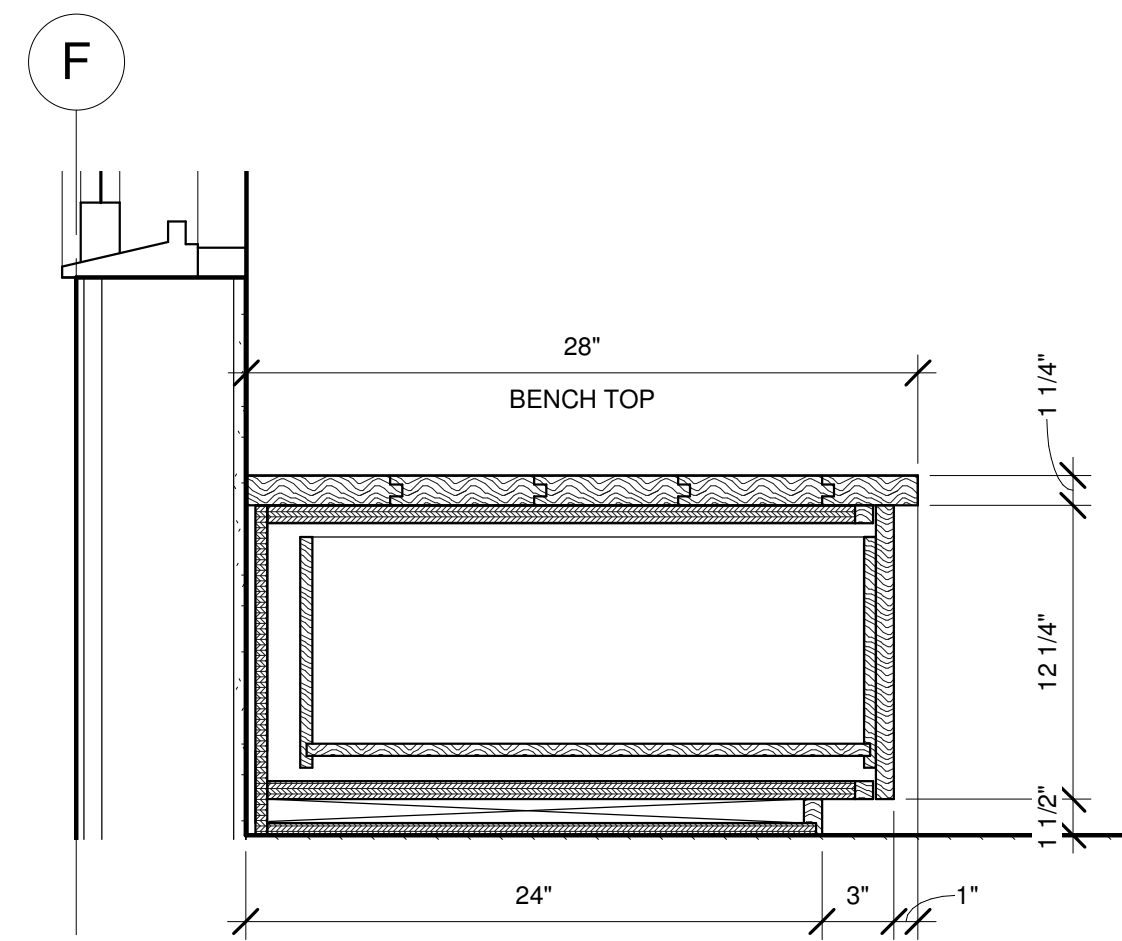
2 PROPOSED 1ST FLOOR FAMILY ROOM AXON



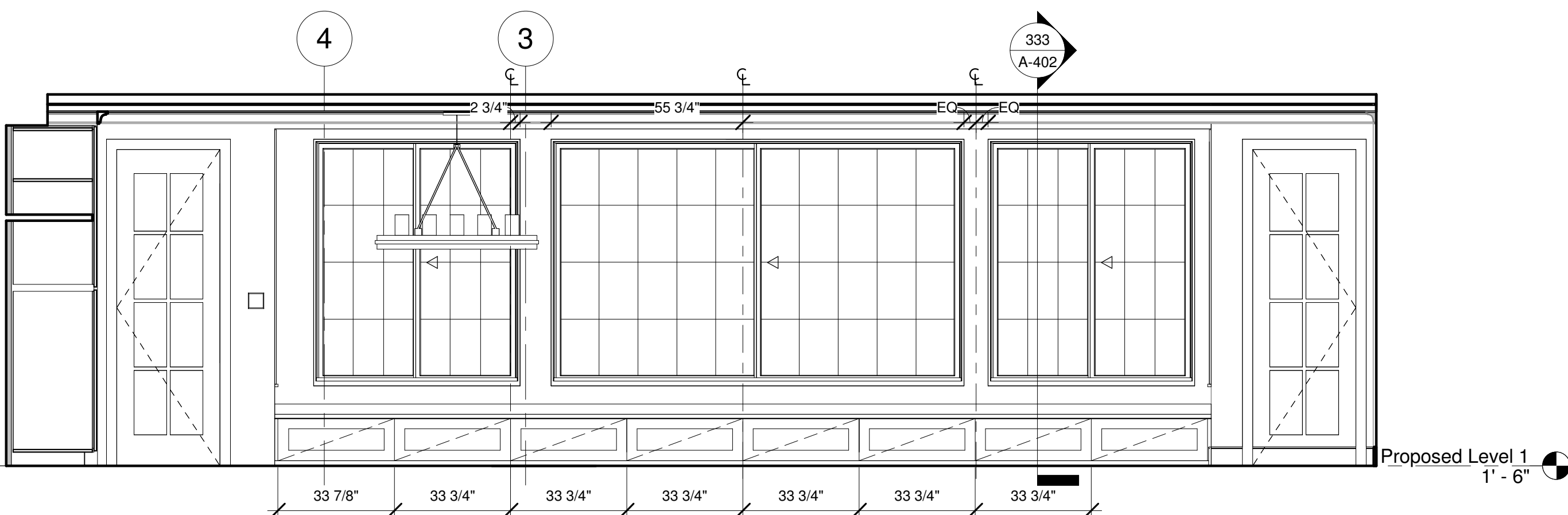
7 FAMILY ROOM ELEVATION 1
3/8" = 1'-0"



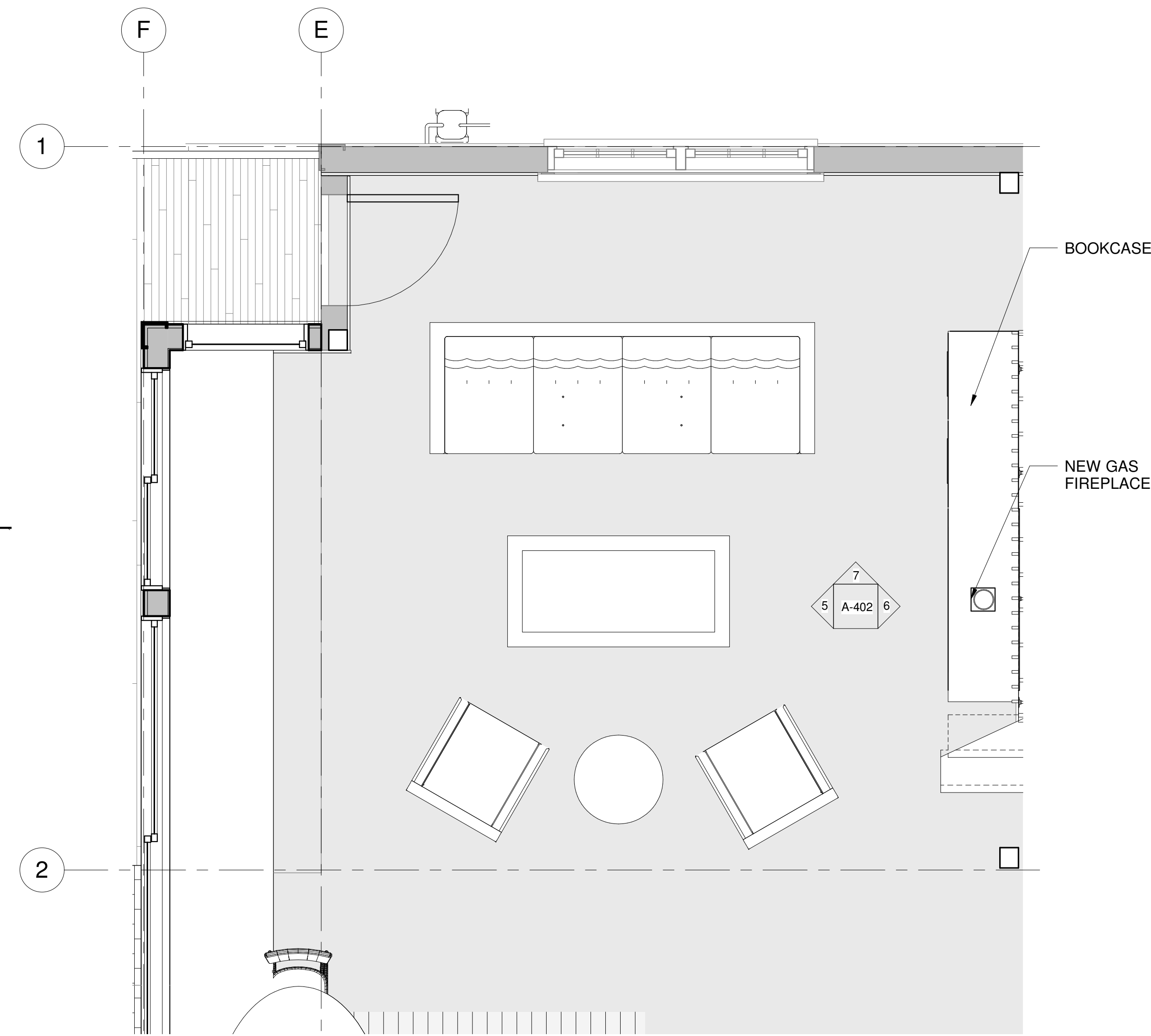
6 FAMILY ROOM ELEVATION 2
1/2" = 1'-0"



333 SECTION DETAIL - BENCH
1 1/2" = 1'-0"



5 FAMILY ROOM ELEVATION 4
3/8" = 1'-0"



1 ENLARGED FAMILY ROOM PLAN
1/2" = 1'-0"



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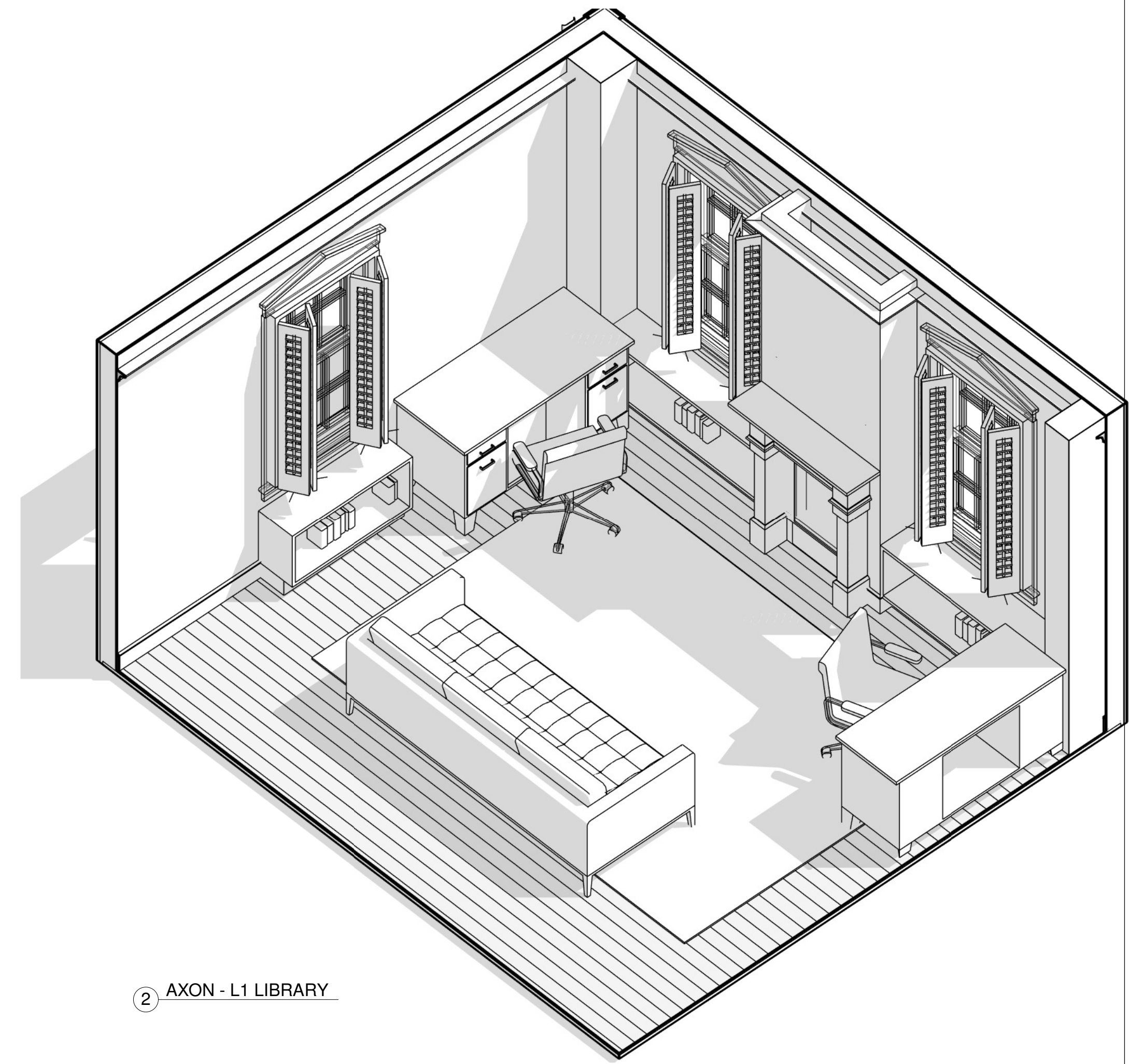
STRUCTURAL ENGINEER:



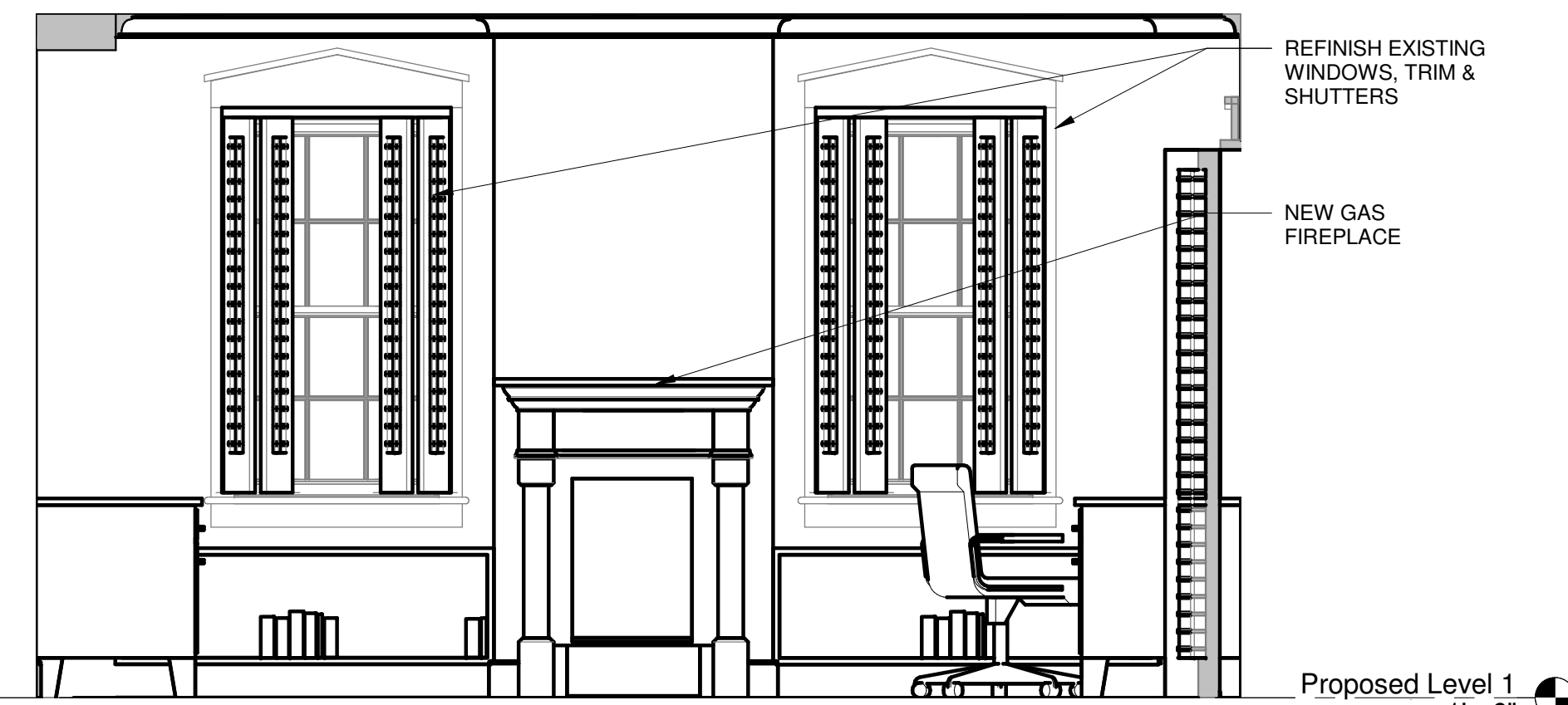
8 INTERIOR PERSPECTIVE LIBRARY 2



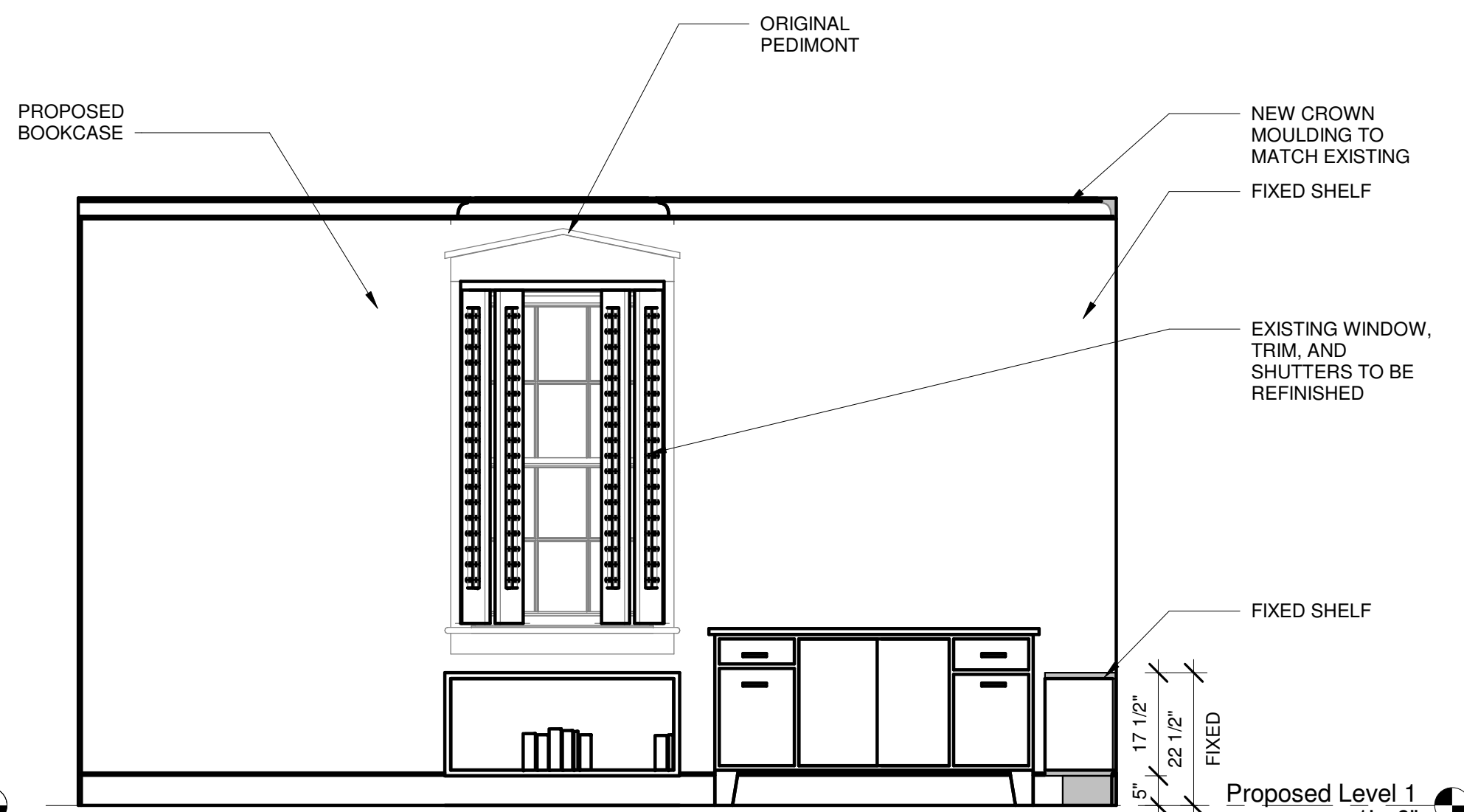
5 INTERIOR PERSPECTIVE LIBRARY 1



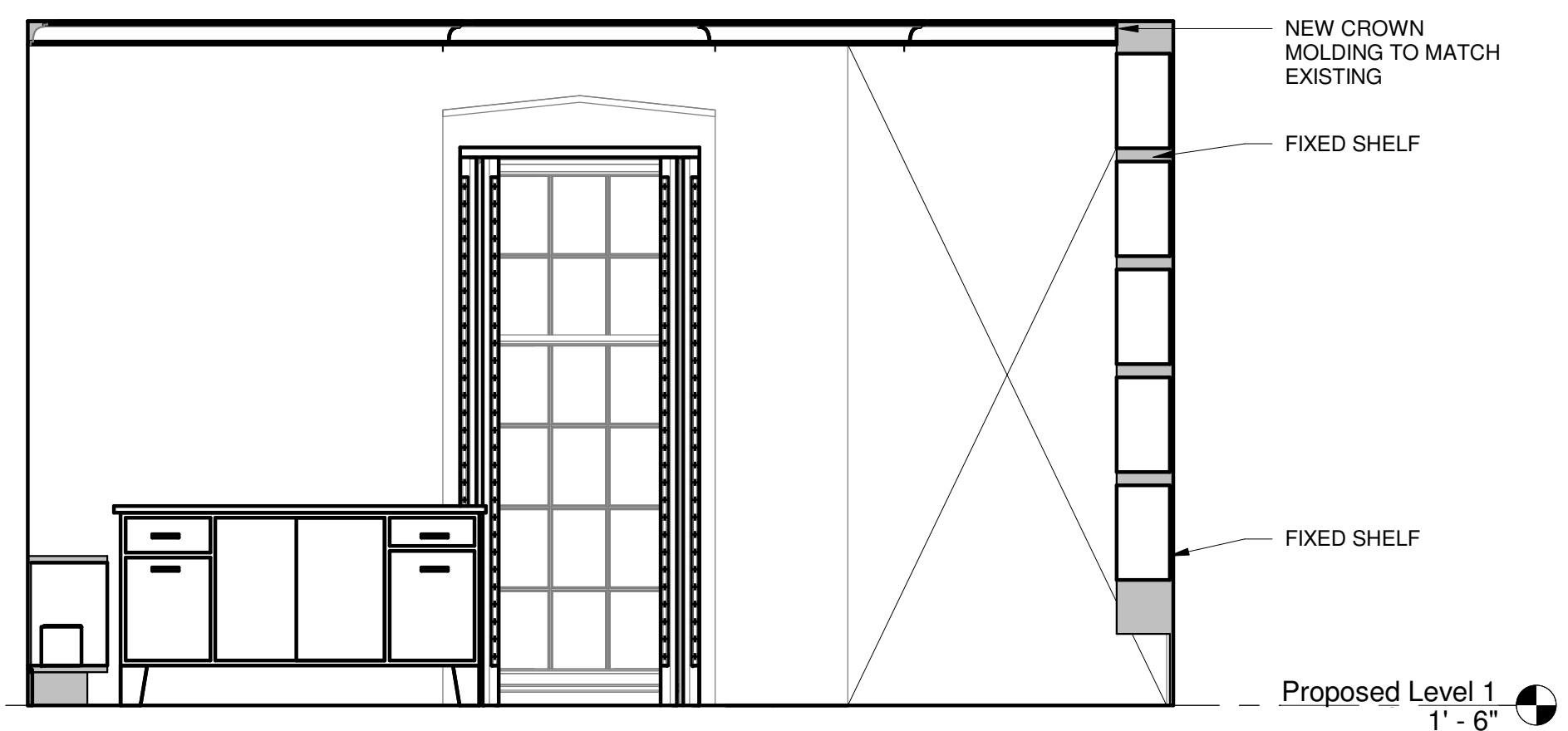
2 AXON - L1 LIBRARY



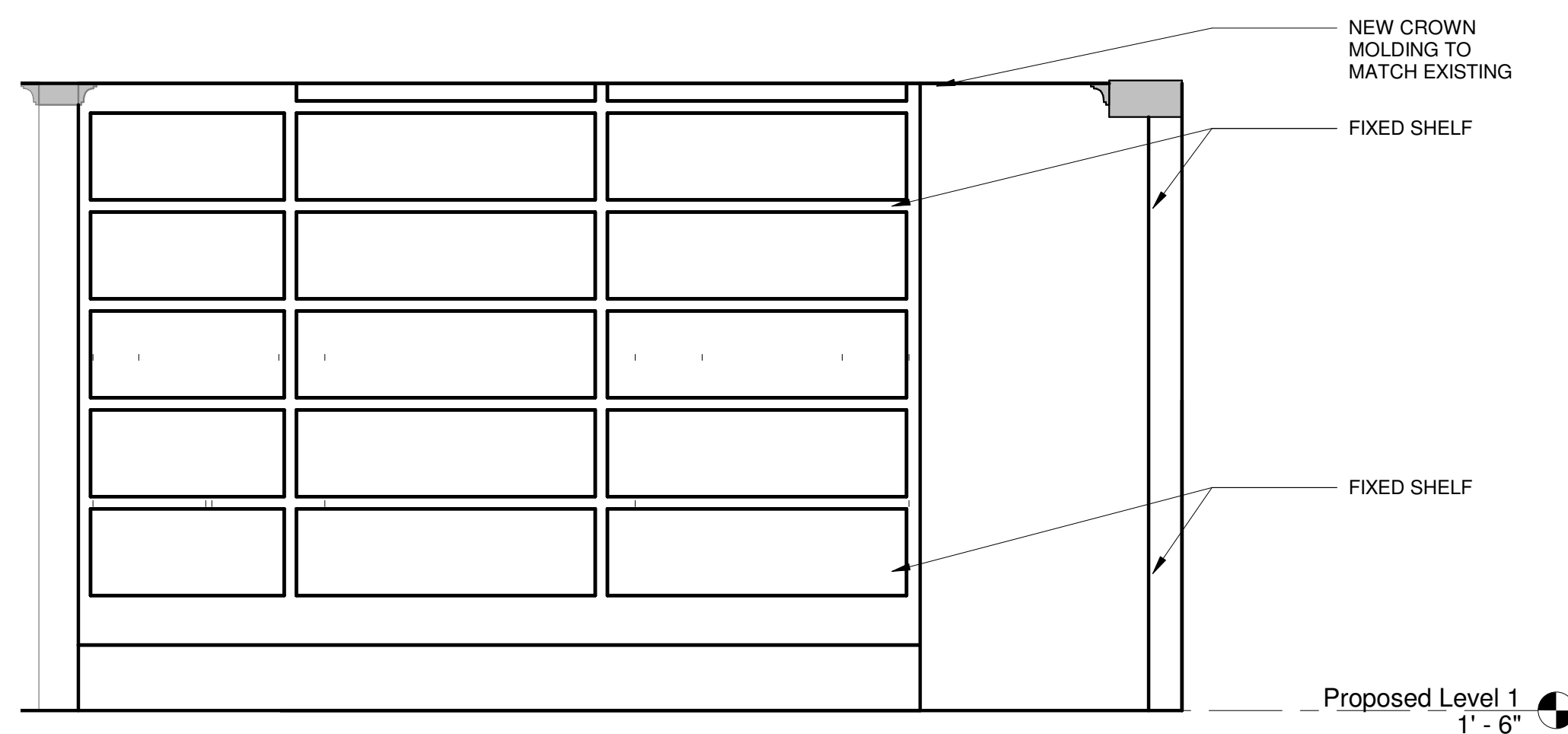
7 LIBRARY ELEVATION 2
 1/2" = 1'-0"



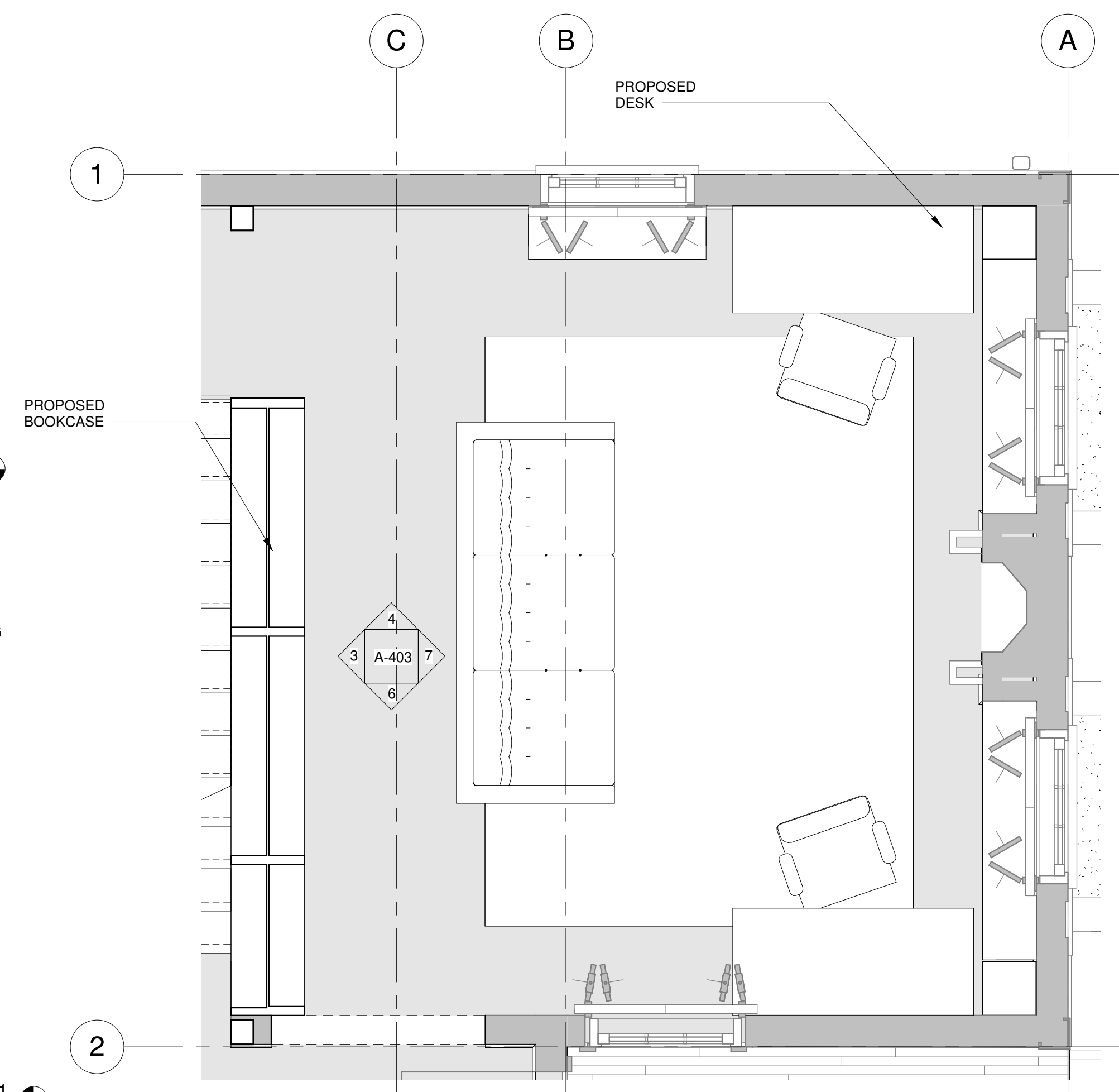
4 LIBRARY ELEVATION 1
 1/2" = 1'-0"



6 LIBRARY ELEVATION 3
 1/2" = 1'-0"



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



1 ENLARGED LIBRARY PLAN
 1/2" = 1'-0"

ENLARGED LIBRARY

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36 FOLLEN ST RENOVATION

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STRUCTURAL ENGINEER:

ENLARGED MASTER BATH

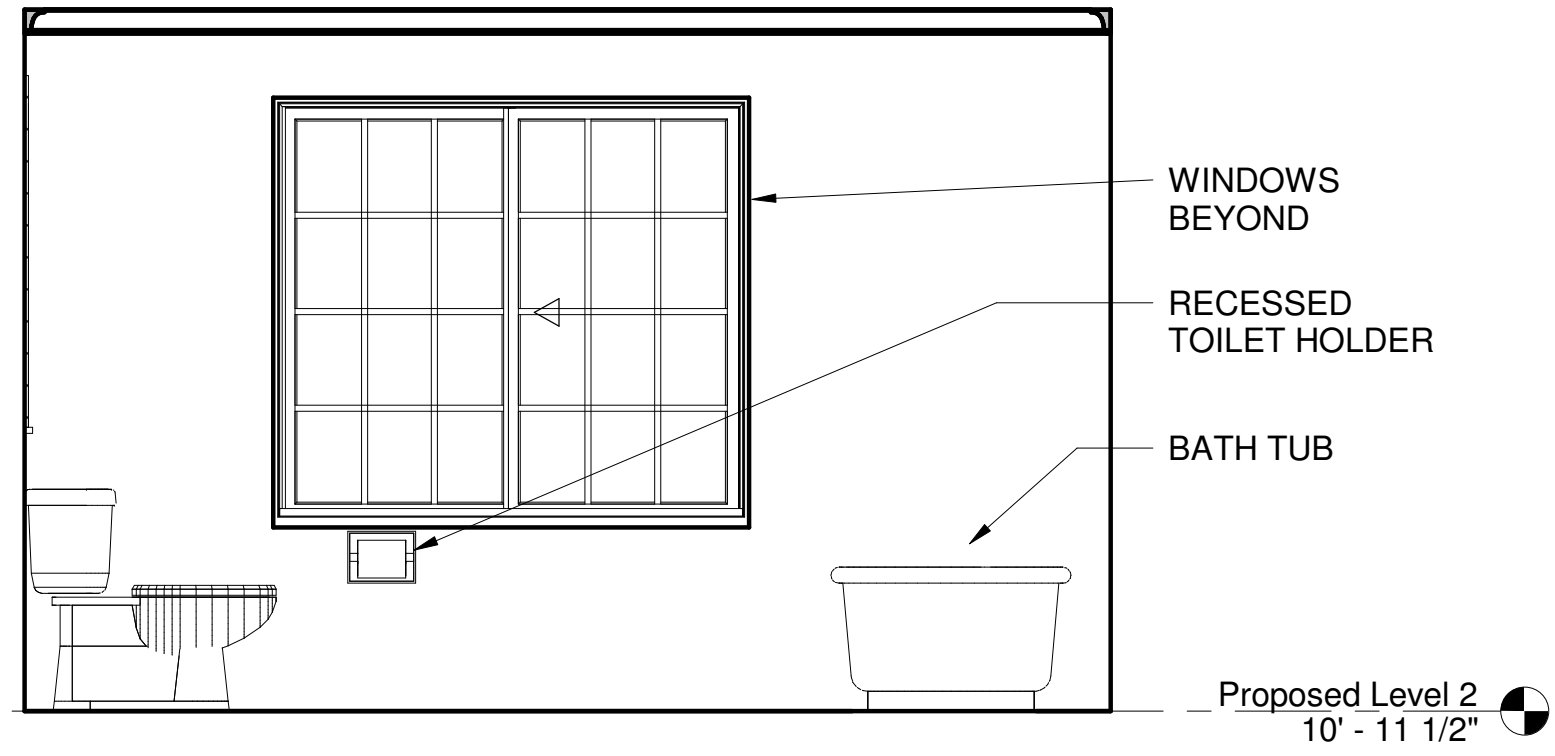
36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST RENOVATION
 36 FOLLEN ST. CAMBRIDGE MA
 02138

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 Project number 2017.05
 Date 10/11/2018
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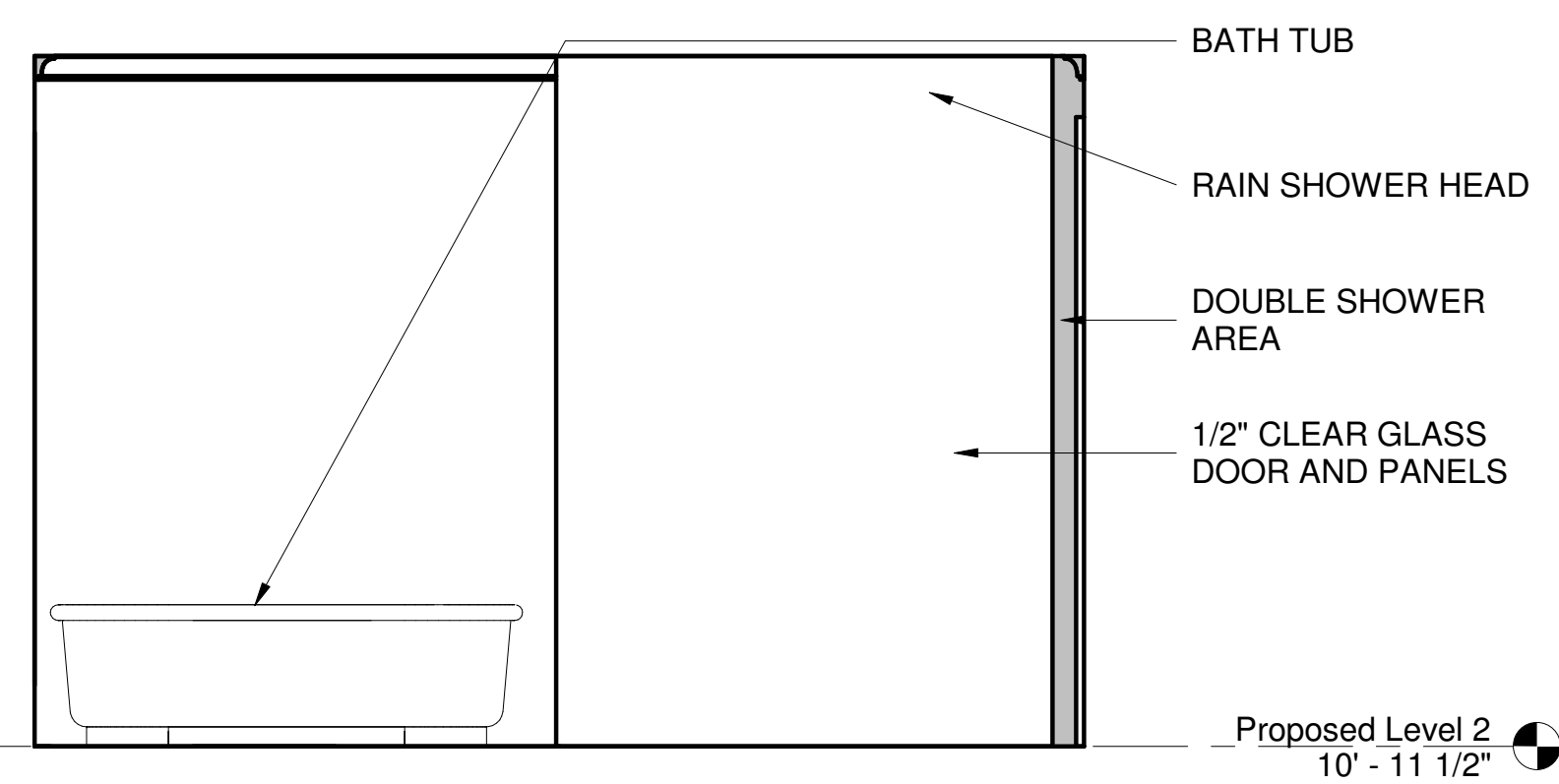
A-404

Scale 1/2" = 1'-0"

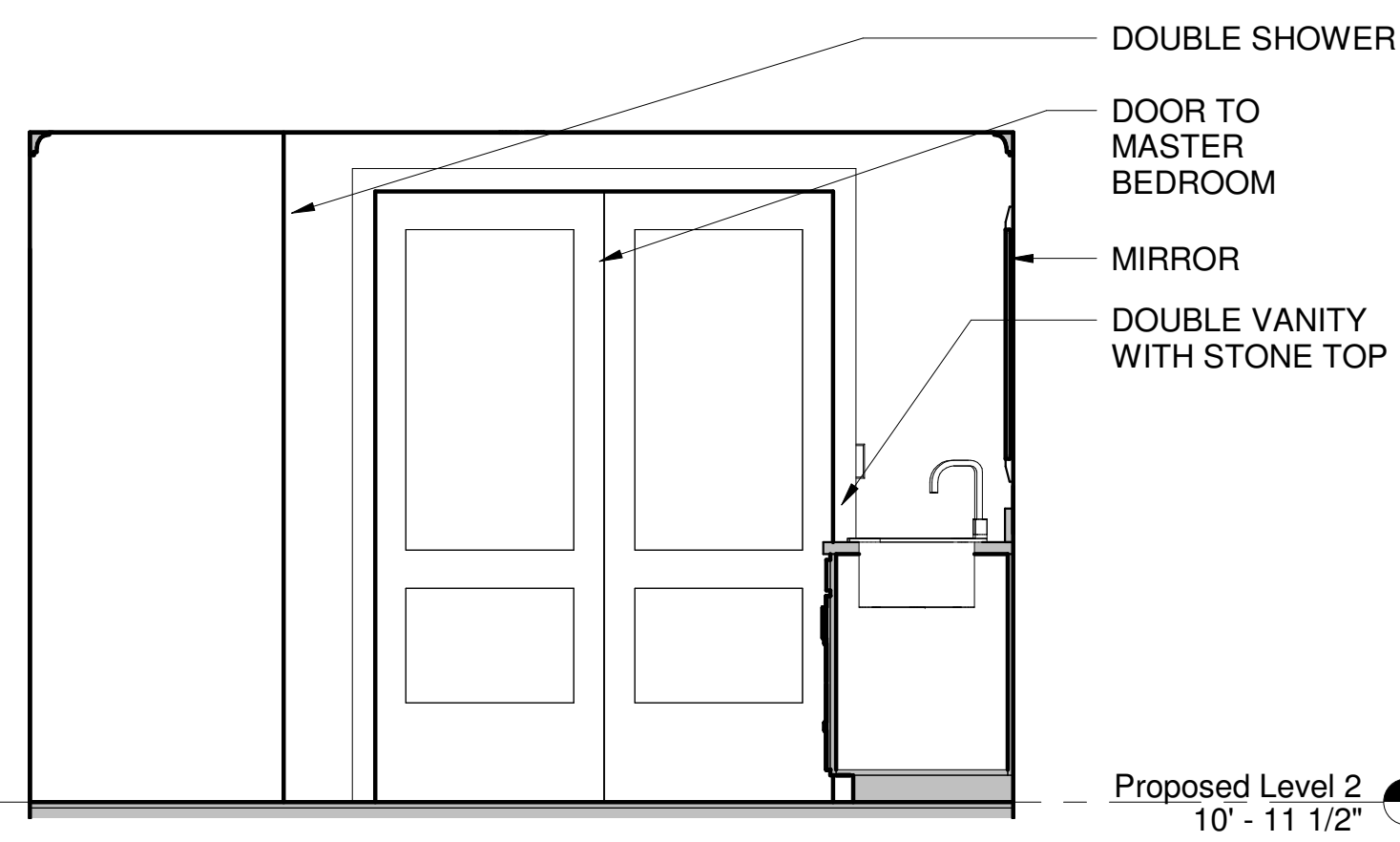
10/11/2018 7:05:45 PM



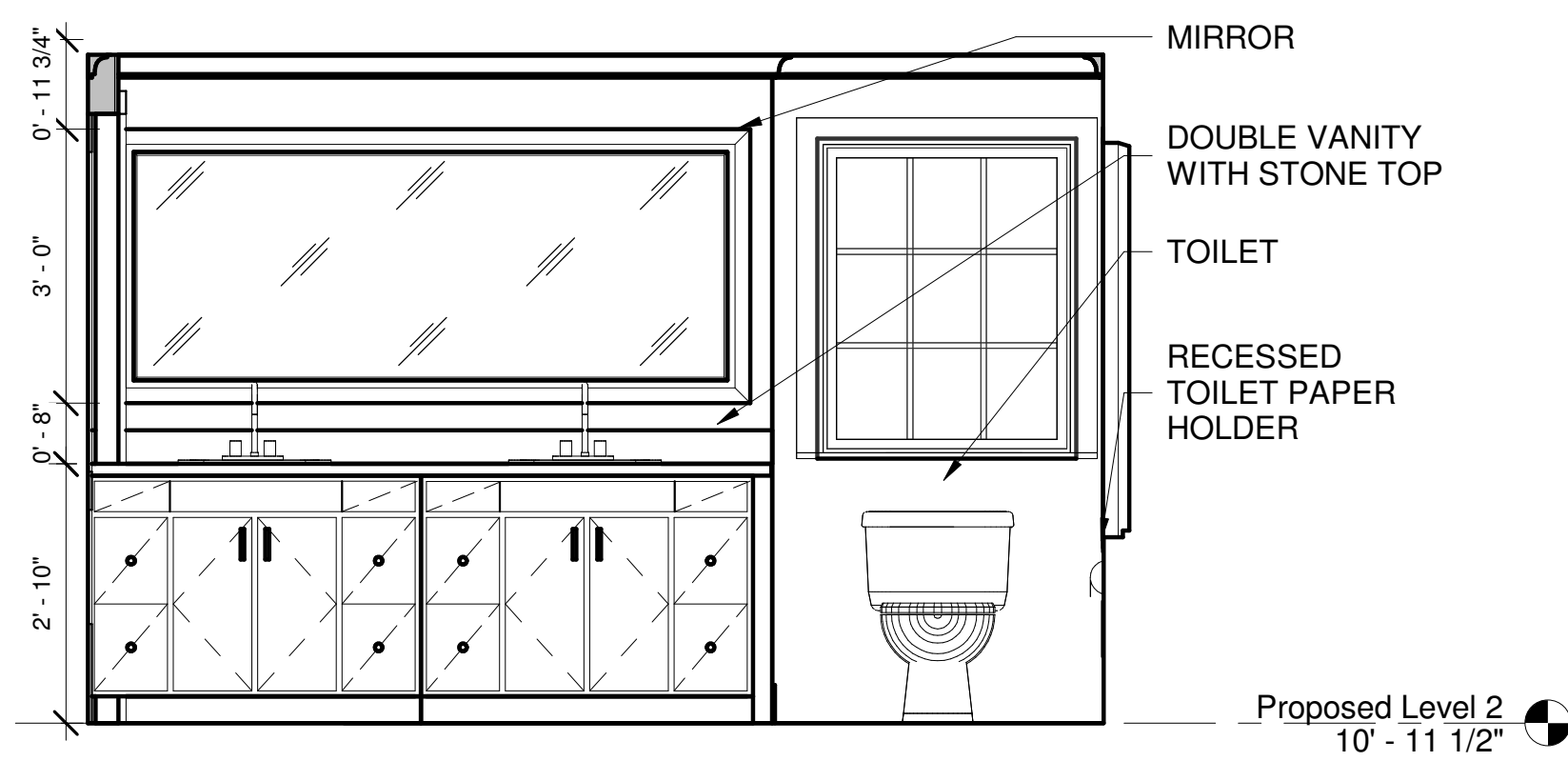
8 MASTER BATHROOM ELEVATION 4
 1/2" = 1'-0"



7 MASTER BATHROOM ELEVATION 1
 1/2" = 1'-0"



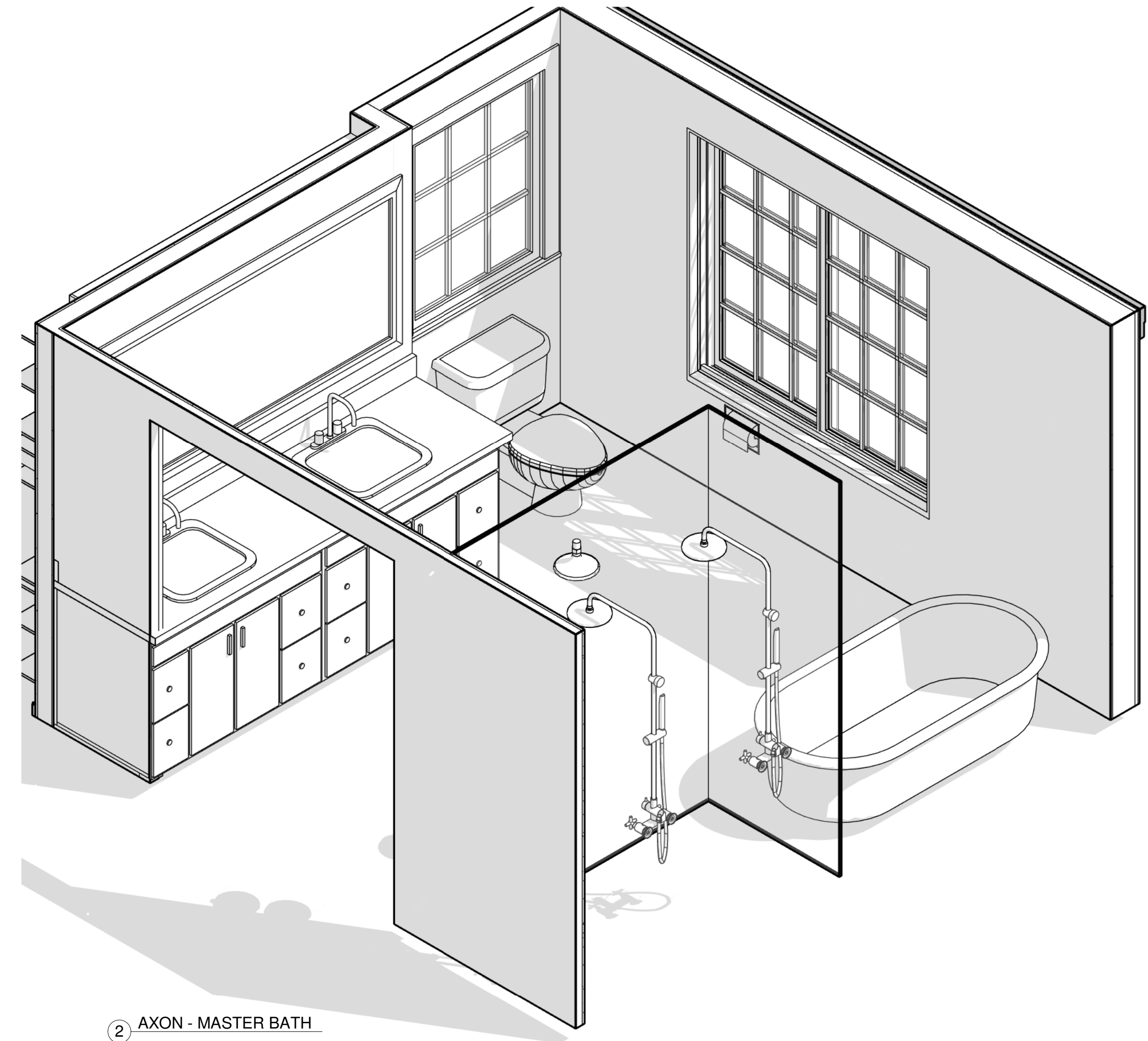
6 MASTER BATHROOM ELEVATION 2
 1/2" = 1'-0"



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



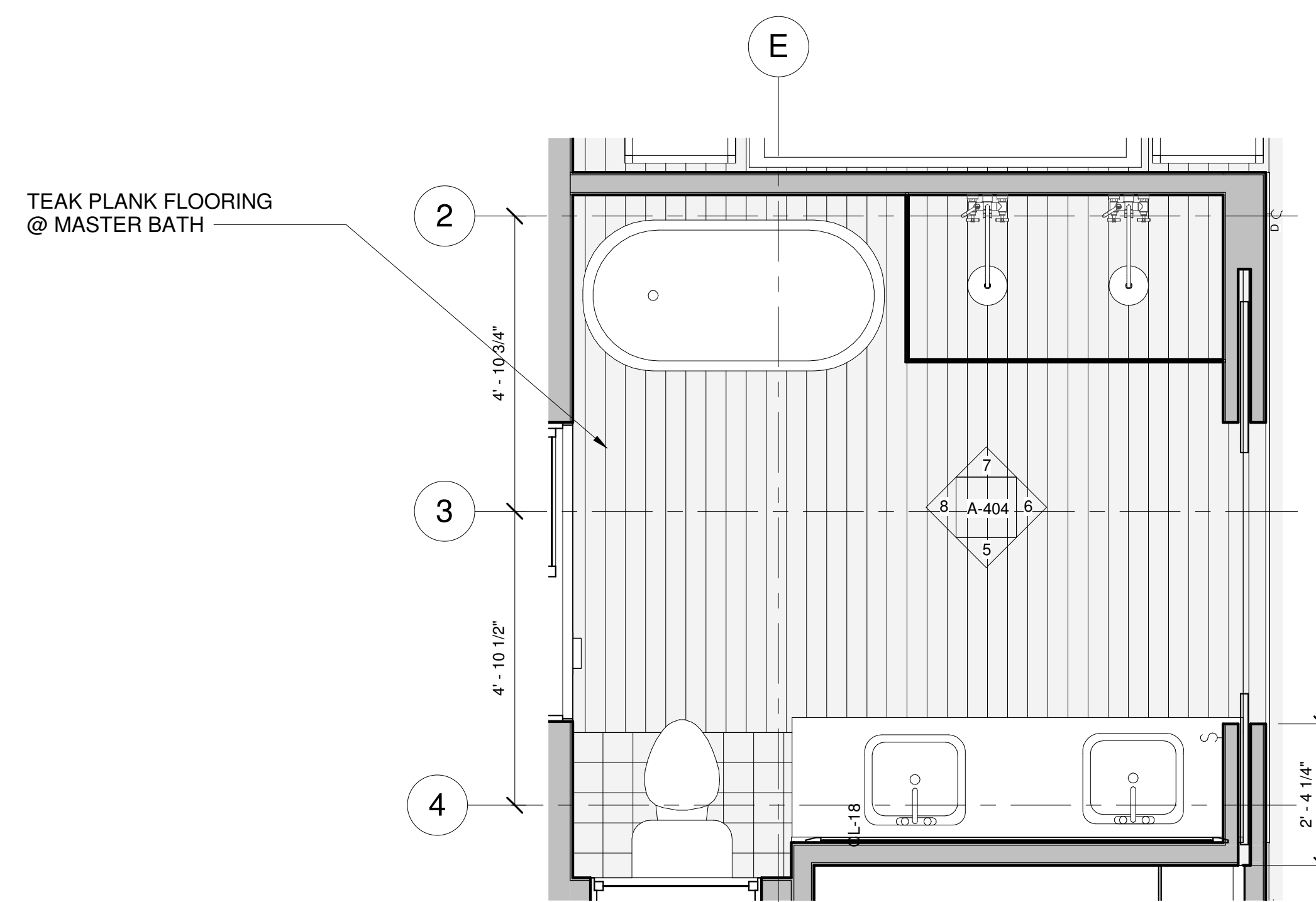
4 INT PERSPECTIVE - MASTER BATHROOM 1



2 AXON - MASTER BATH



3 INT PERSPECTIVE - MASTER BATH 2



1 ENLARGED PLAN - MASTER BATHROOM
 1/2" = 1'-0"

ENLARGED STAIRS

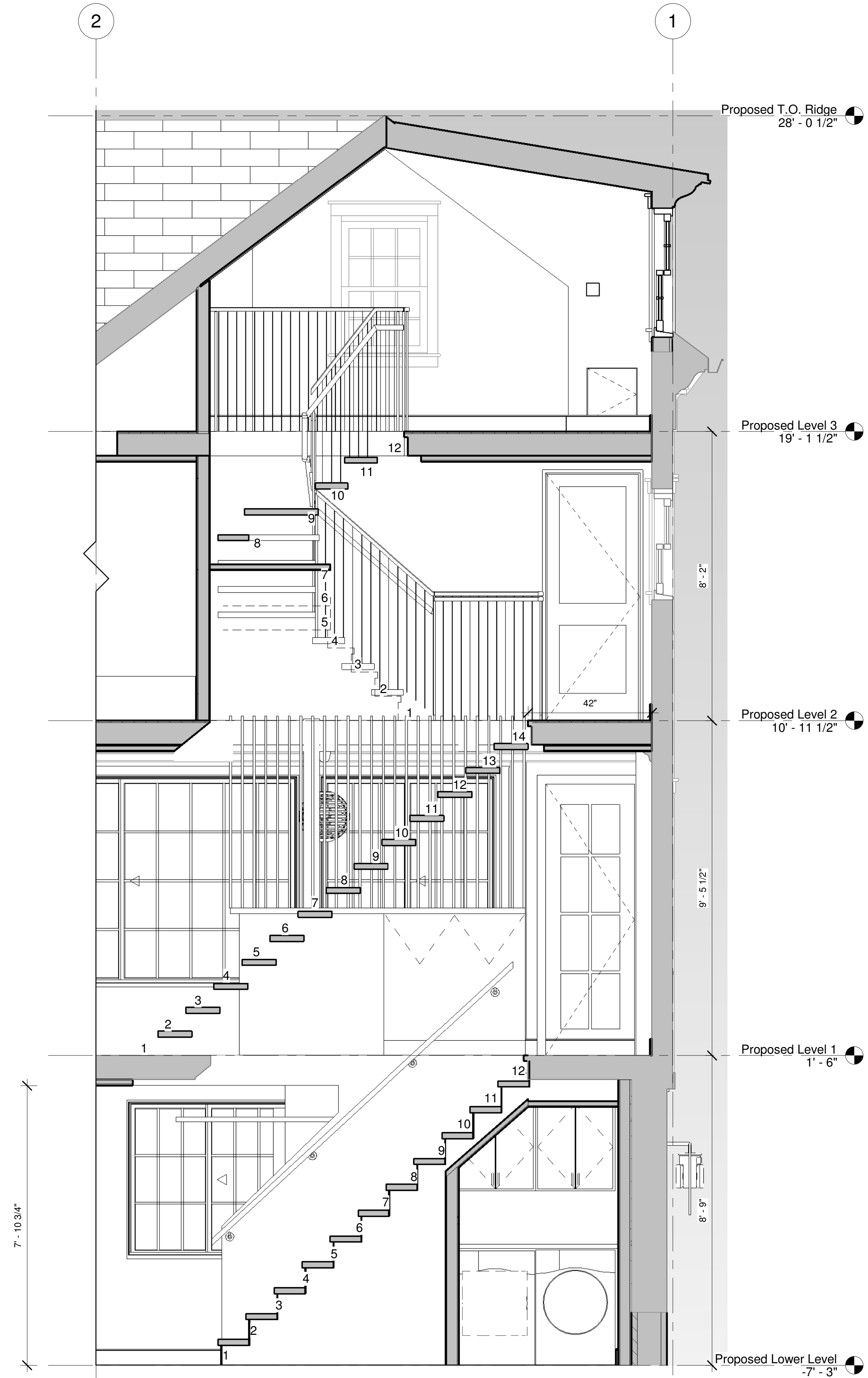
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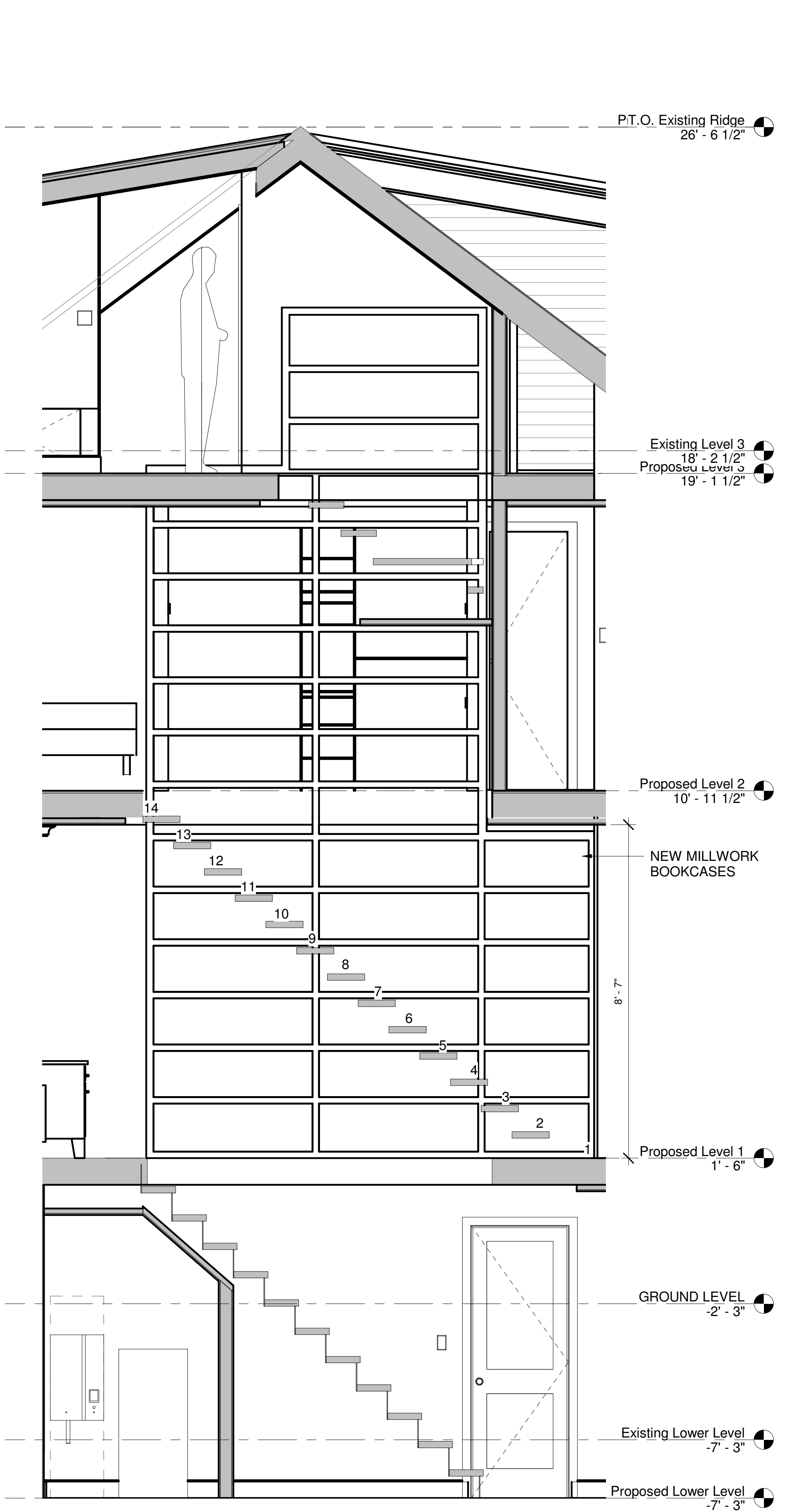
A-405

Scale 1/2" = 1'-0"

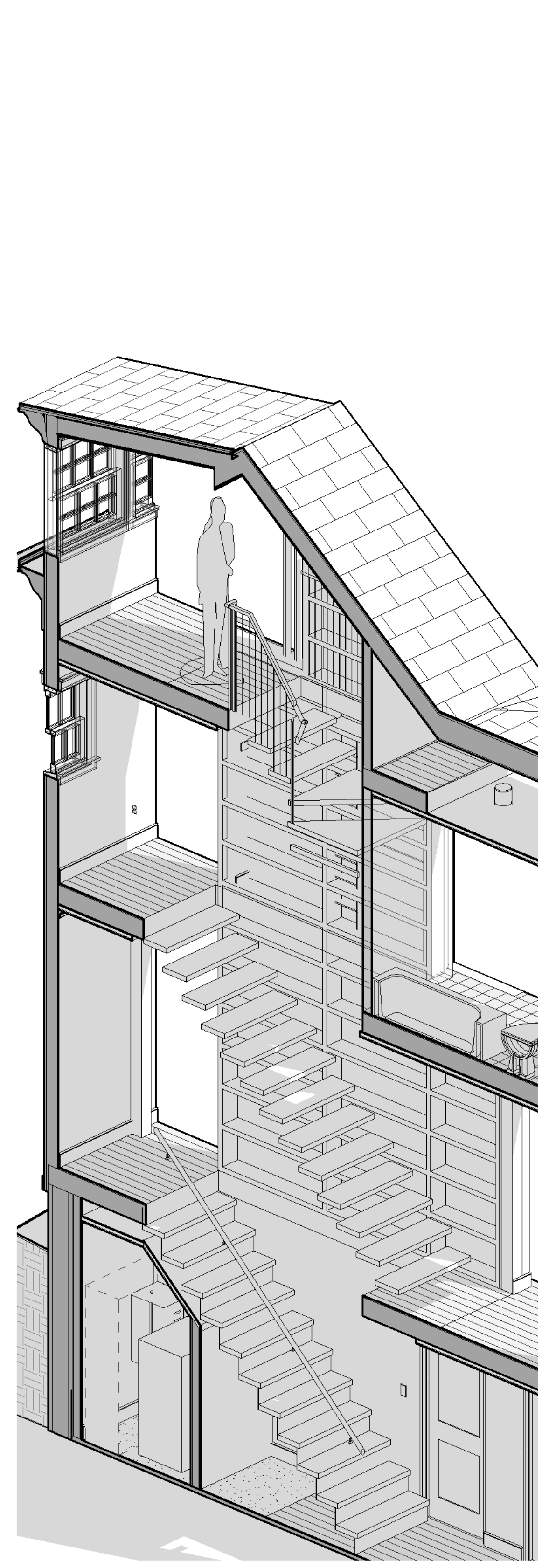
10/11/2018 7:05:55 PM



7 STAIR SECTION
 1/2" = 1'-0"



6 INT ELEVATION - STAIR
 1/2" = 1'-0"



6 PROPOSED 1ST FLOOR STAIR AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ENLARGED STAIRS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

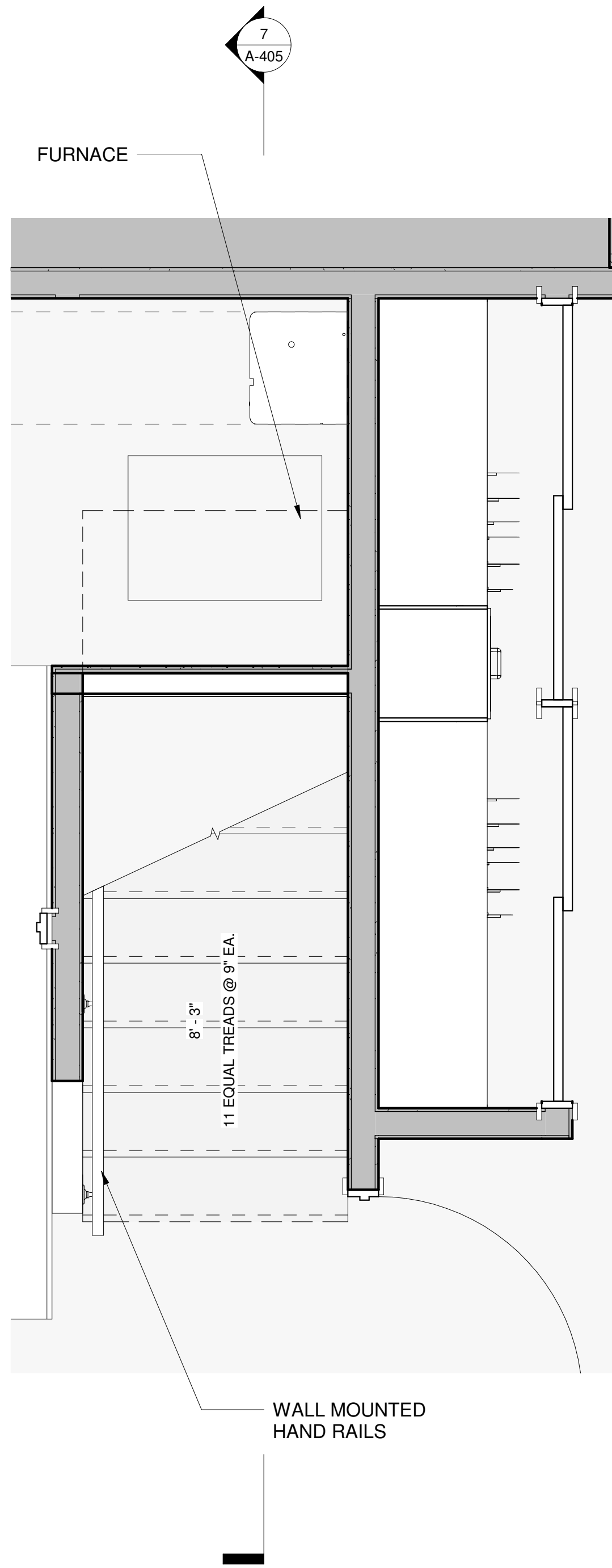
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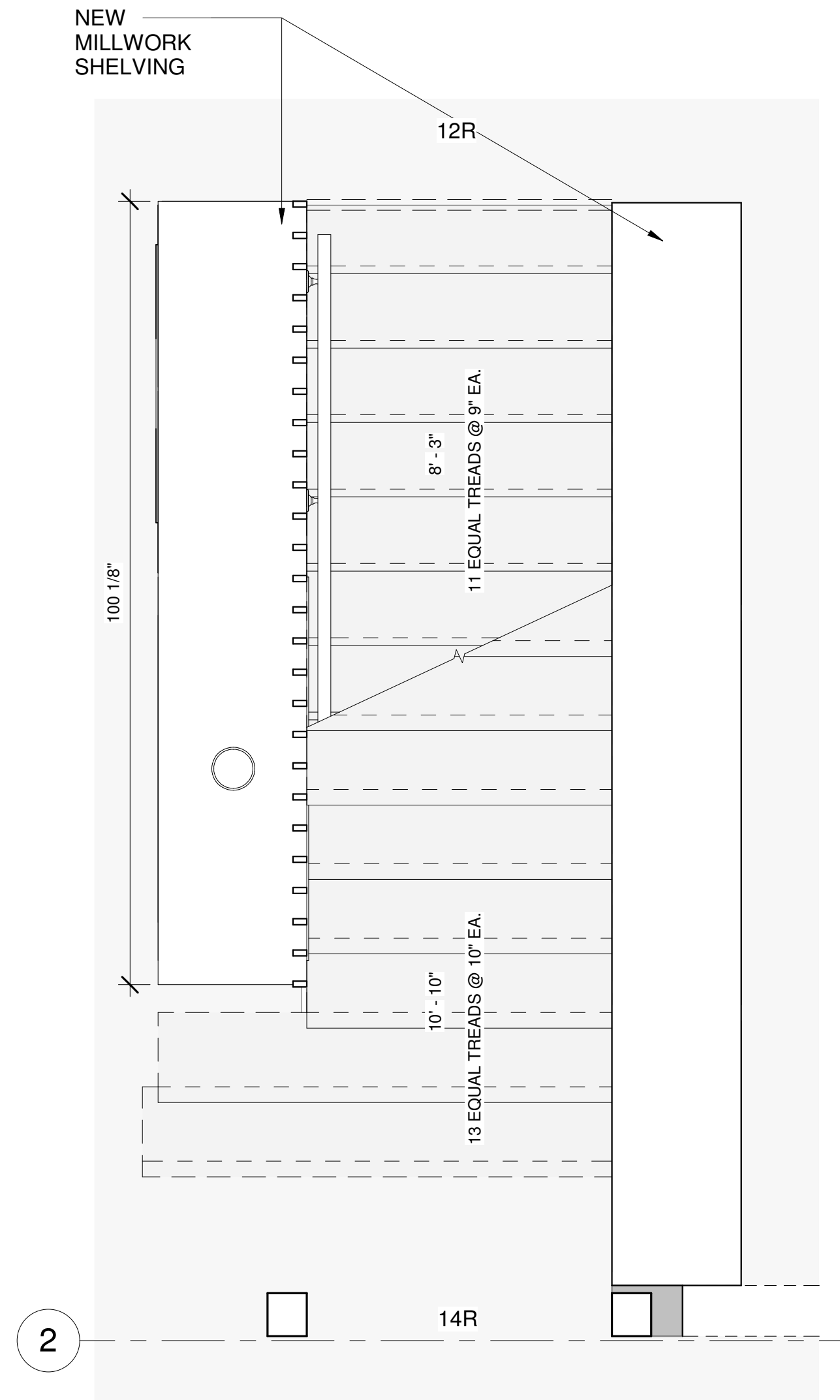
A-405A

Scale 3/4" = 1'-0"

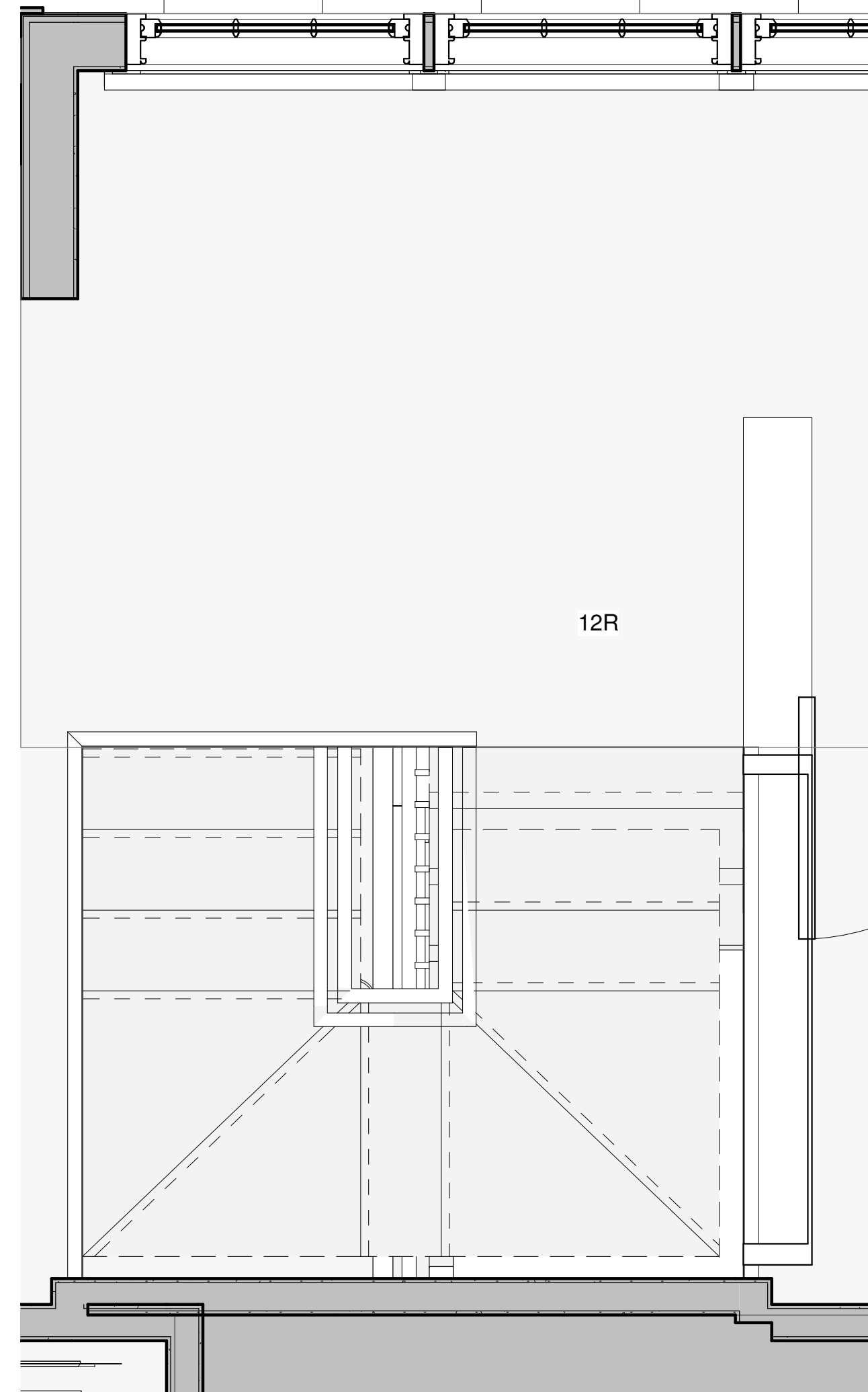
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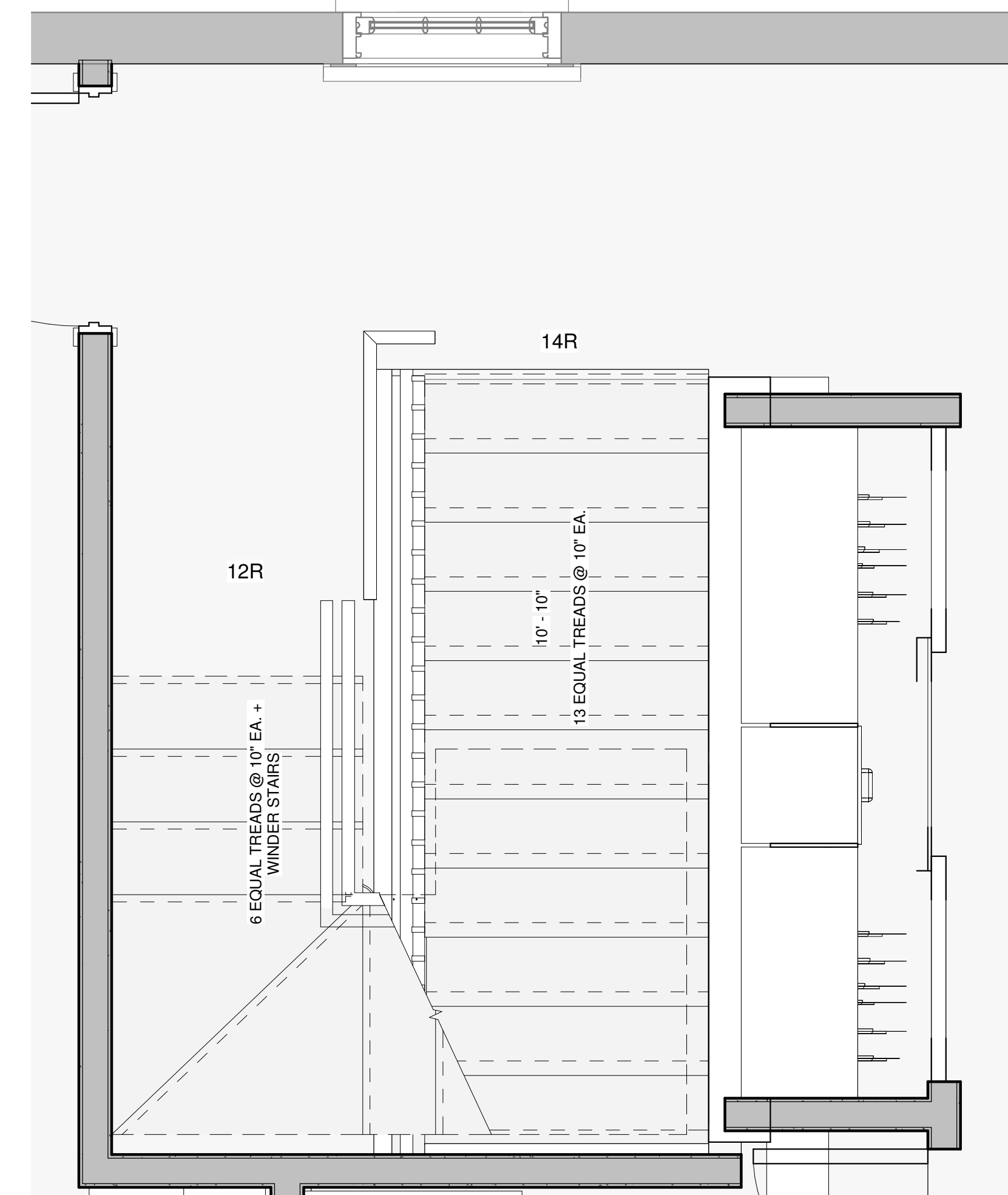
6 ENLARGED STAIR PLAN - LOWER LEVEL
 3/4" = 1'-0"



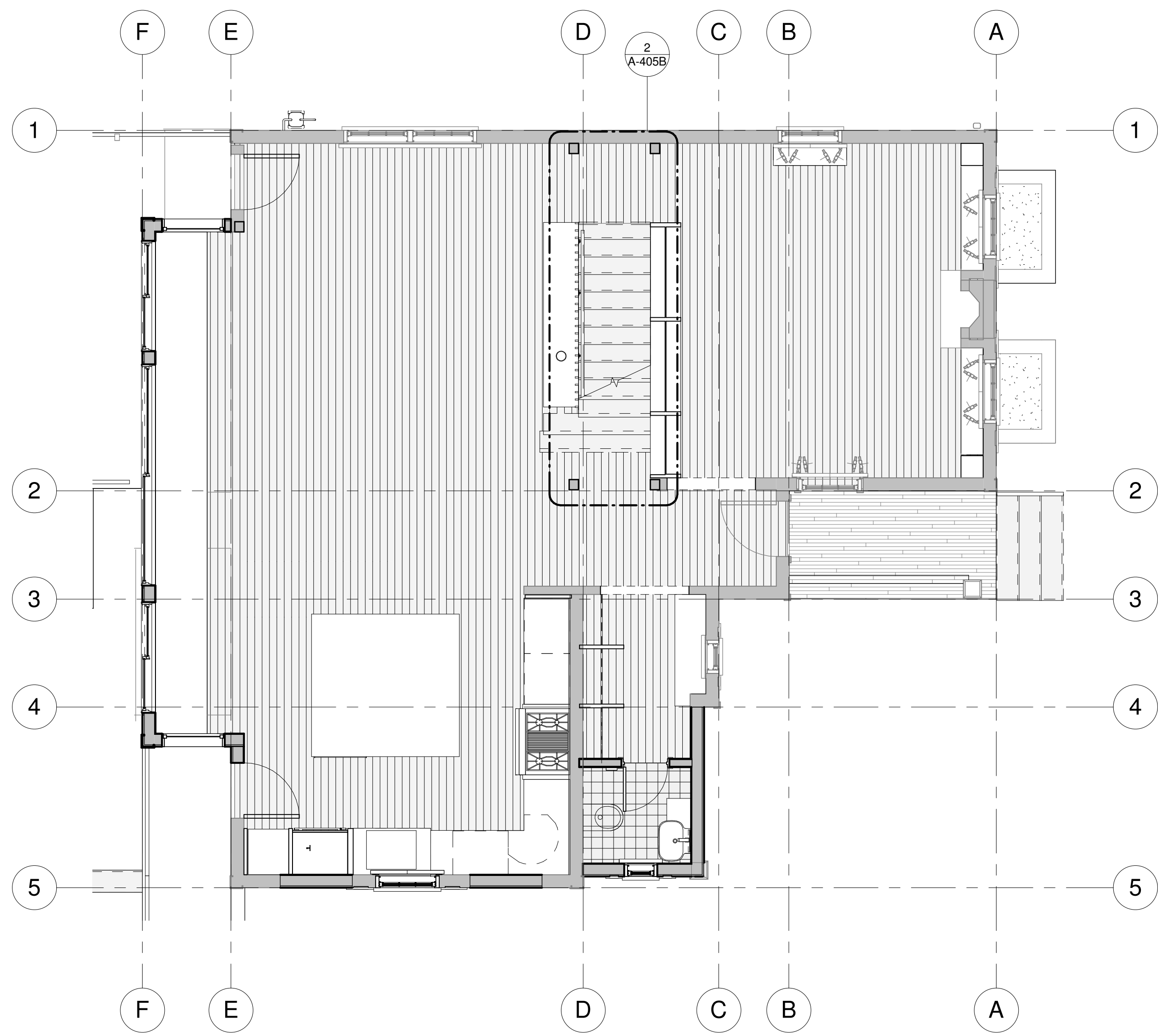
5 ENLARGED STAIR PLAN - LEVEL 1
 3/4" = 1'-0"



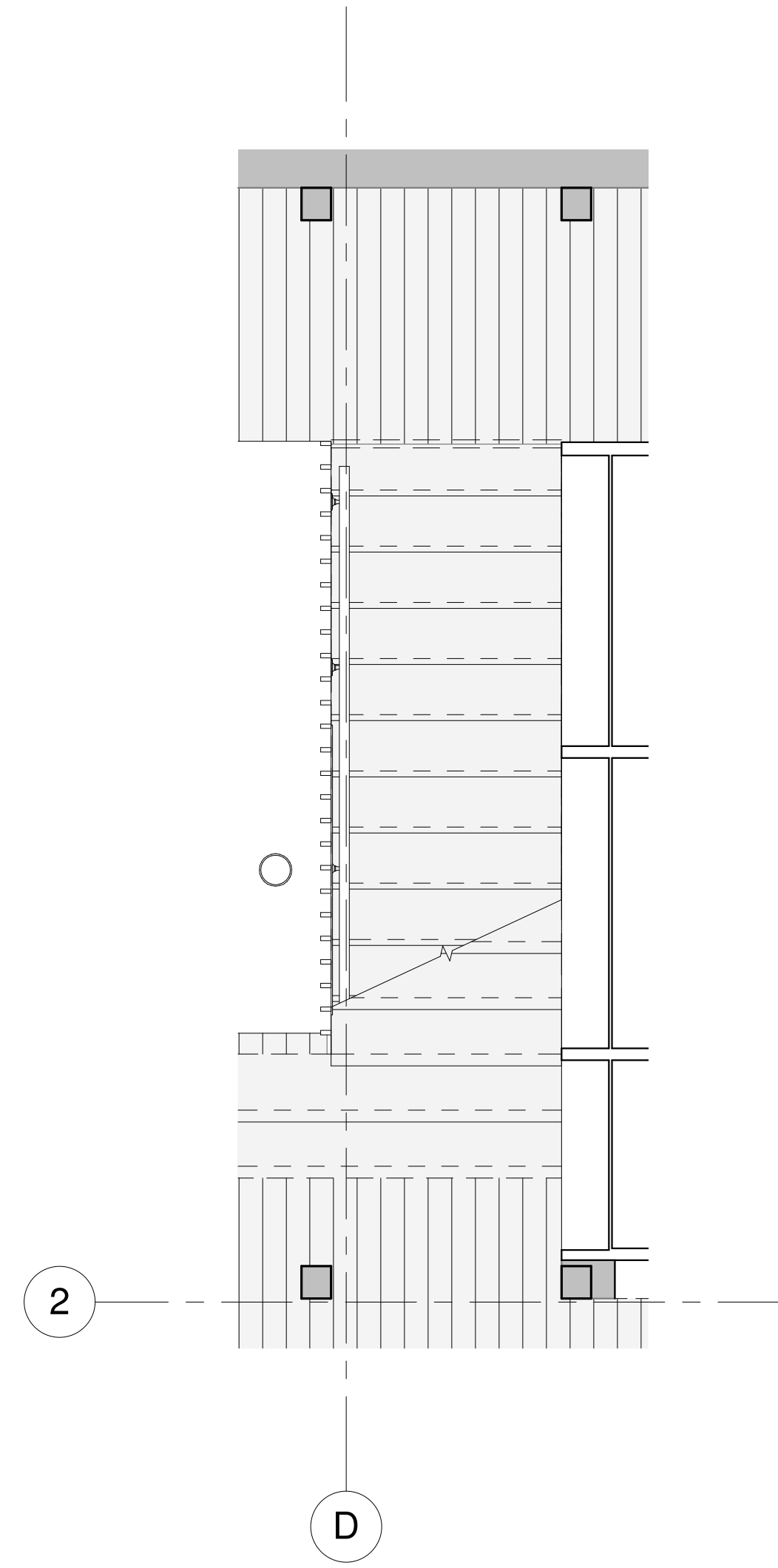
1 ENLARGED STAIR PLAN - LEVEL 3
 3/4" = 1'-0"



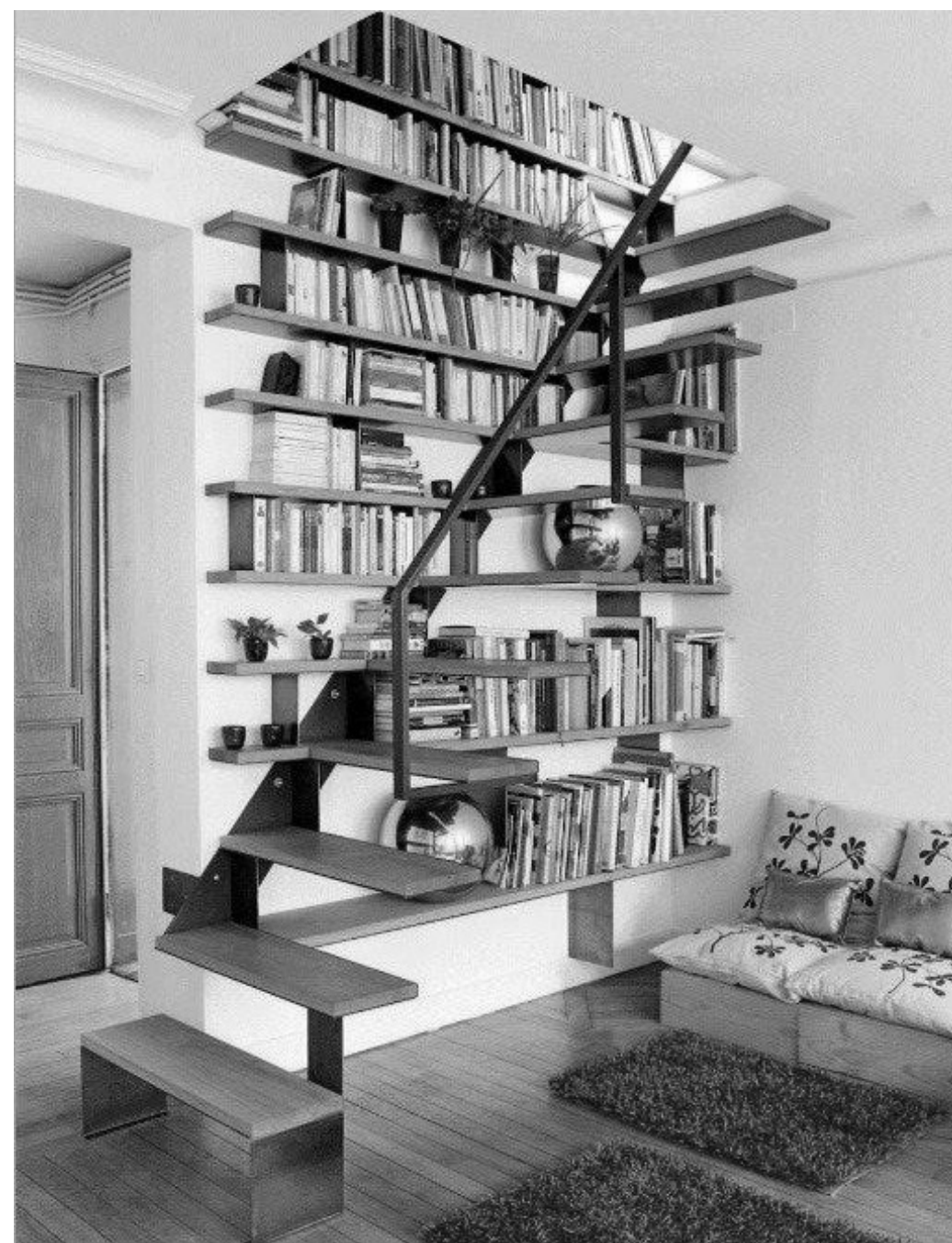
3 ENLARGED STAIR PLAN - LEVEL 2
 3/4" = 1'-0"



1 FLOOR PLAN - LEVEL 1 - STAIRS
1/4" = 1'-0"



2 FLOOR PLAN - LEVEL 1 - STAIRS - Callout 1
1/2" = 1'-0"



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STRUCTURAL ENGINEER:

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A-405B
Scale As indicated



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ENLARGED PLANS &
 ELEVATIONS - LL
 MECHANICAL ROOM &
 KITCHENETTE

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36 FOLLEN ST RENOVATION

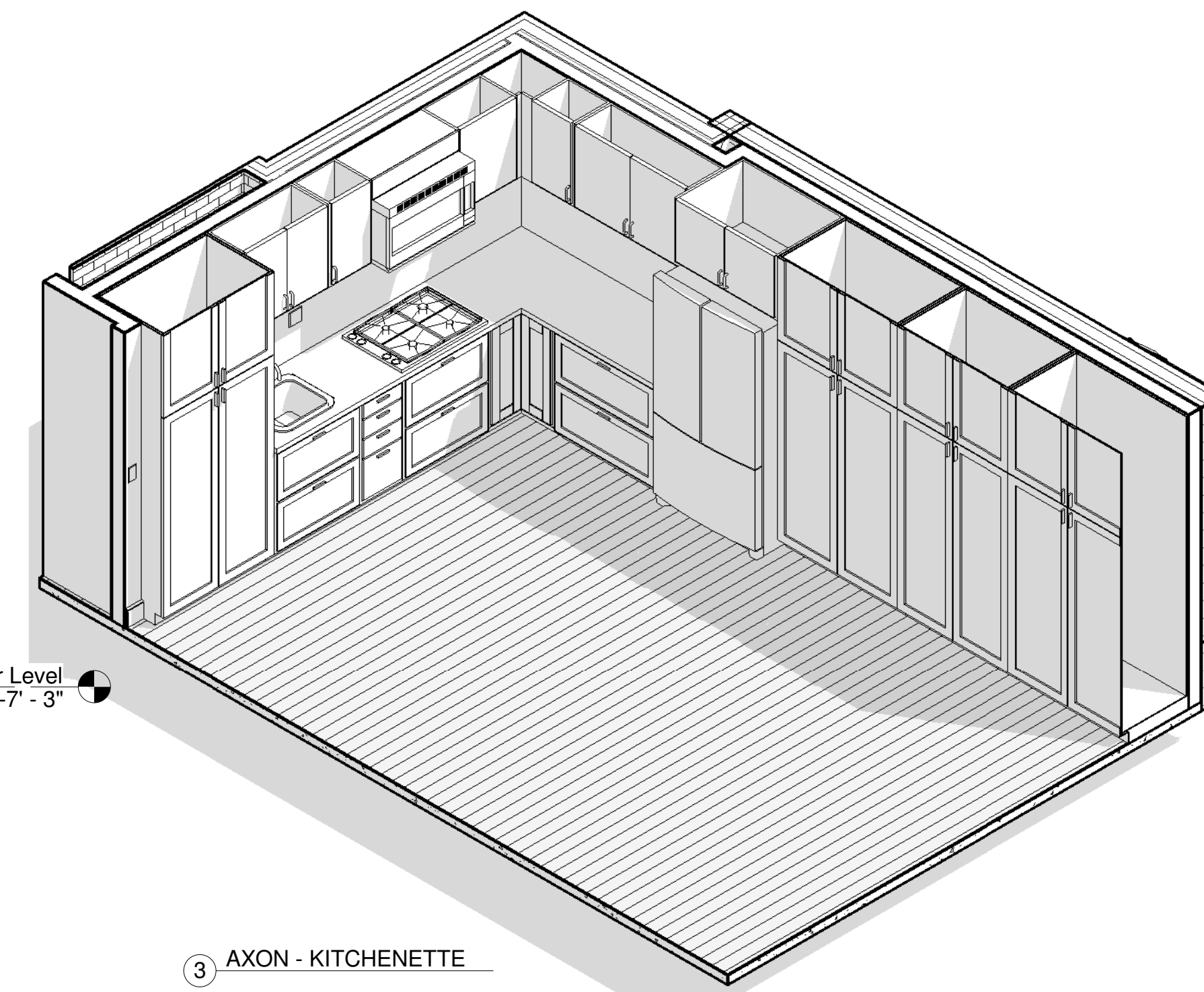
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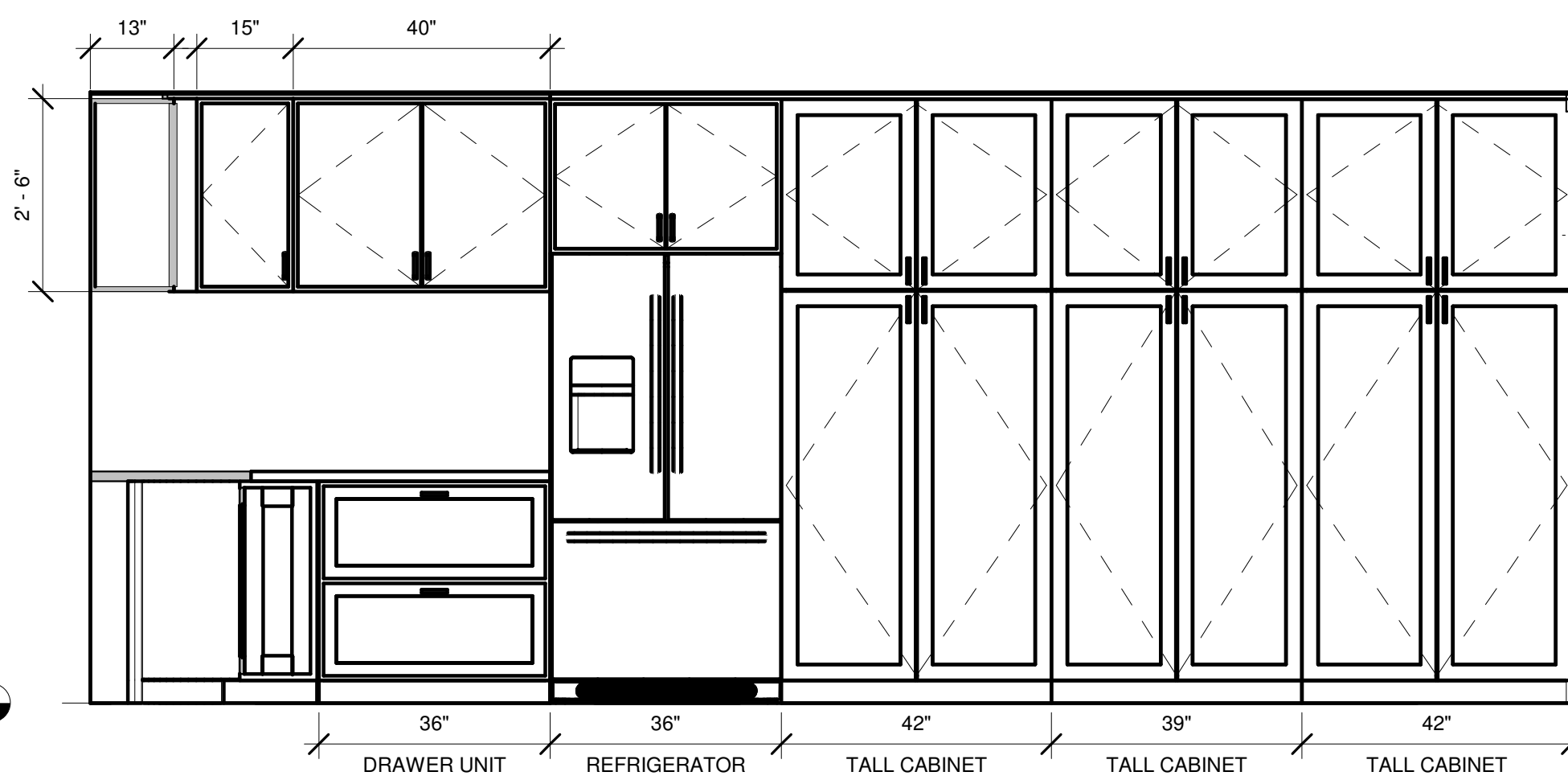
A-406

Scale 1/2" = 1'-0"

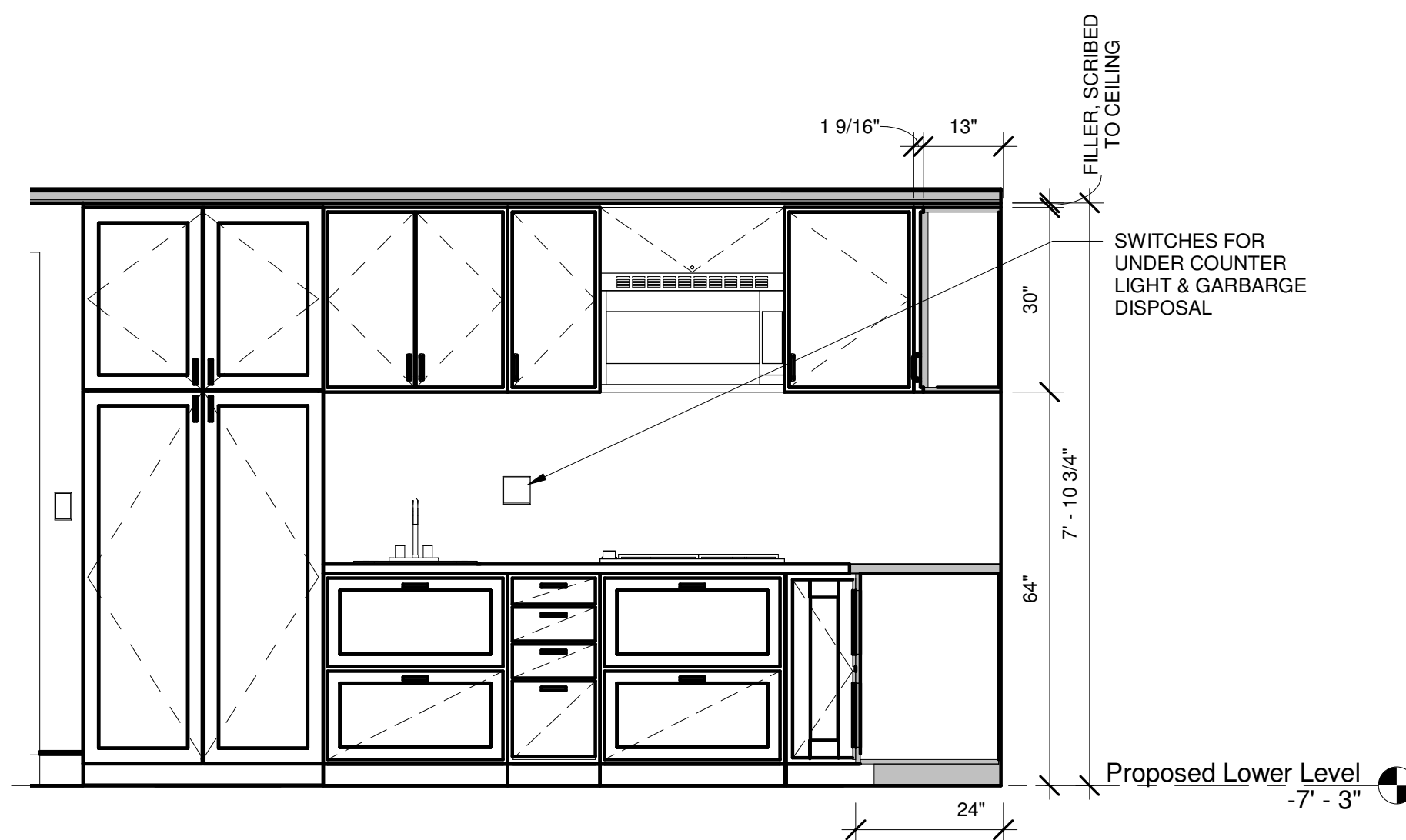
10/11/2018 7:06:07 PM



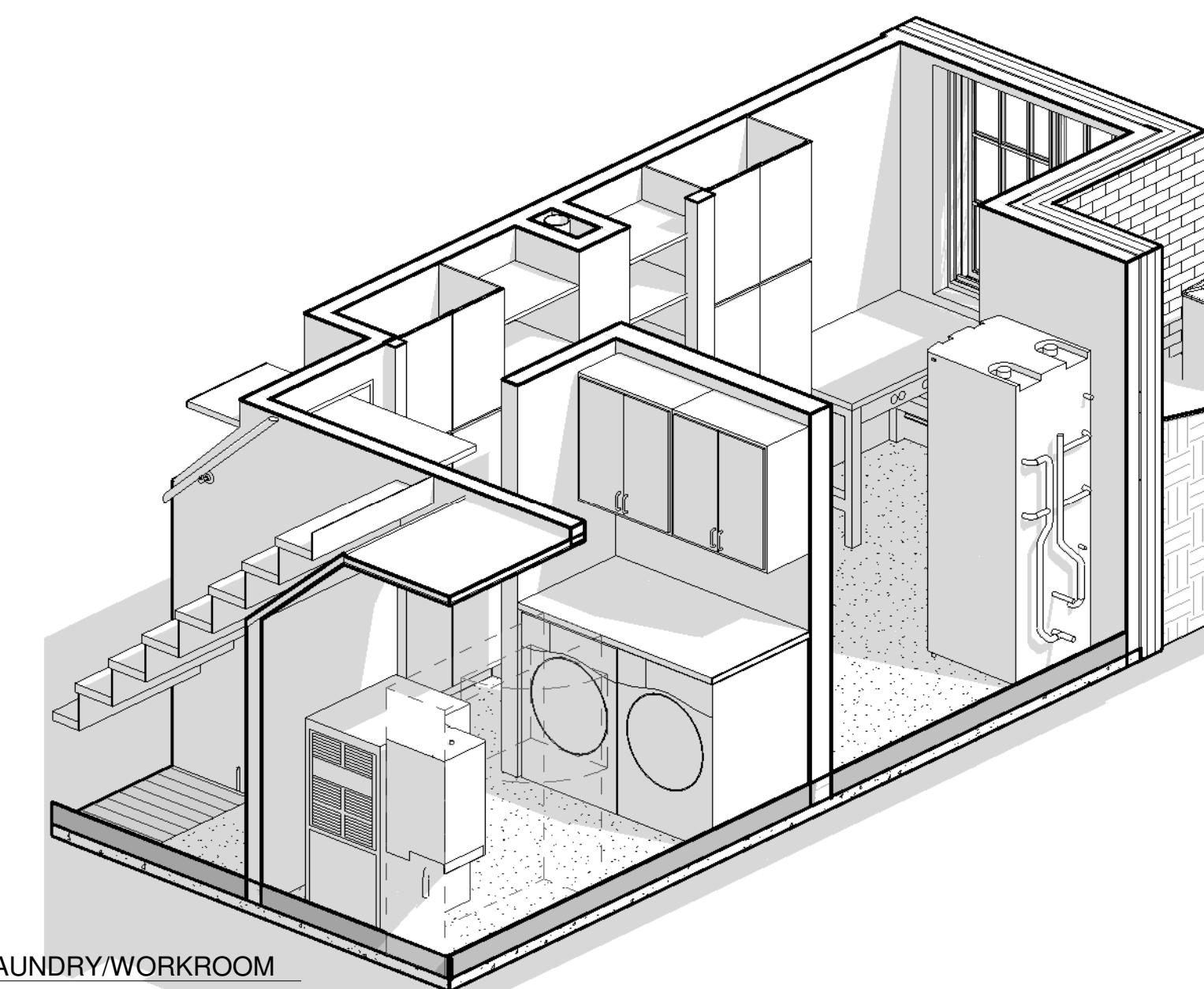
3 AXON - KITCHENETTE



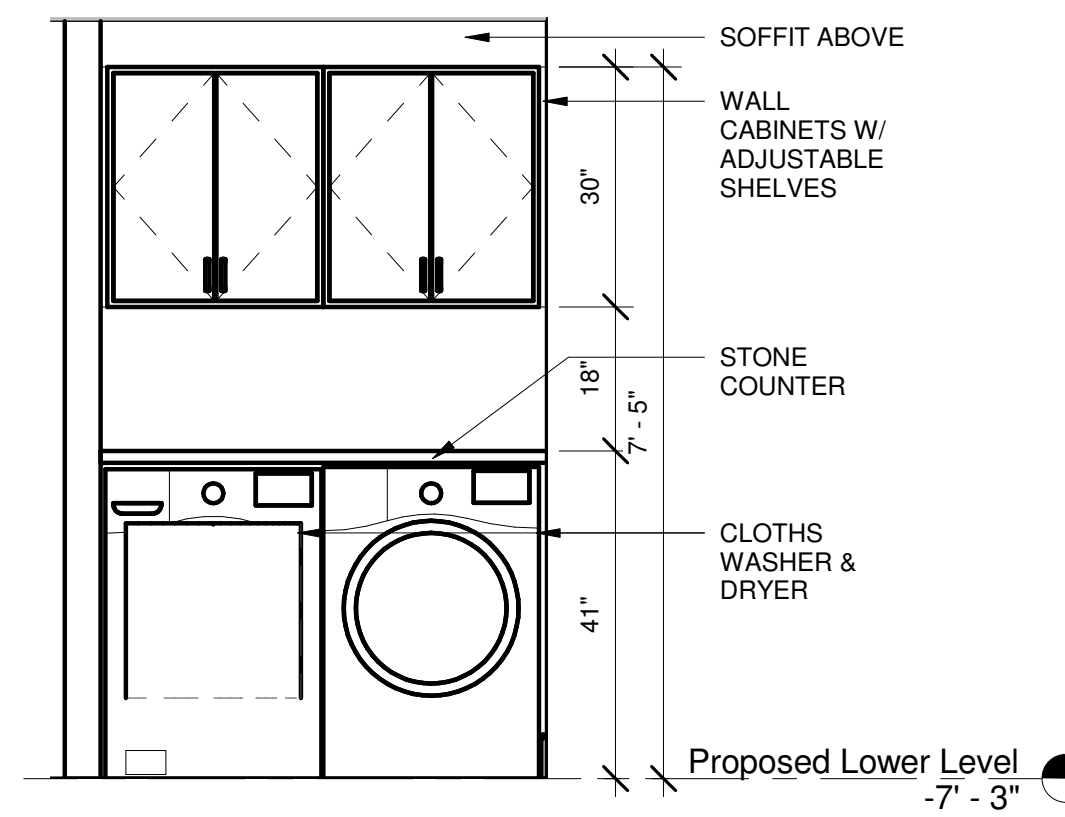
7 INT ELEVATION - LL KITCHENETTE
 1/2" = 1'-0"



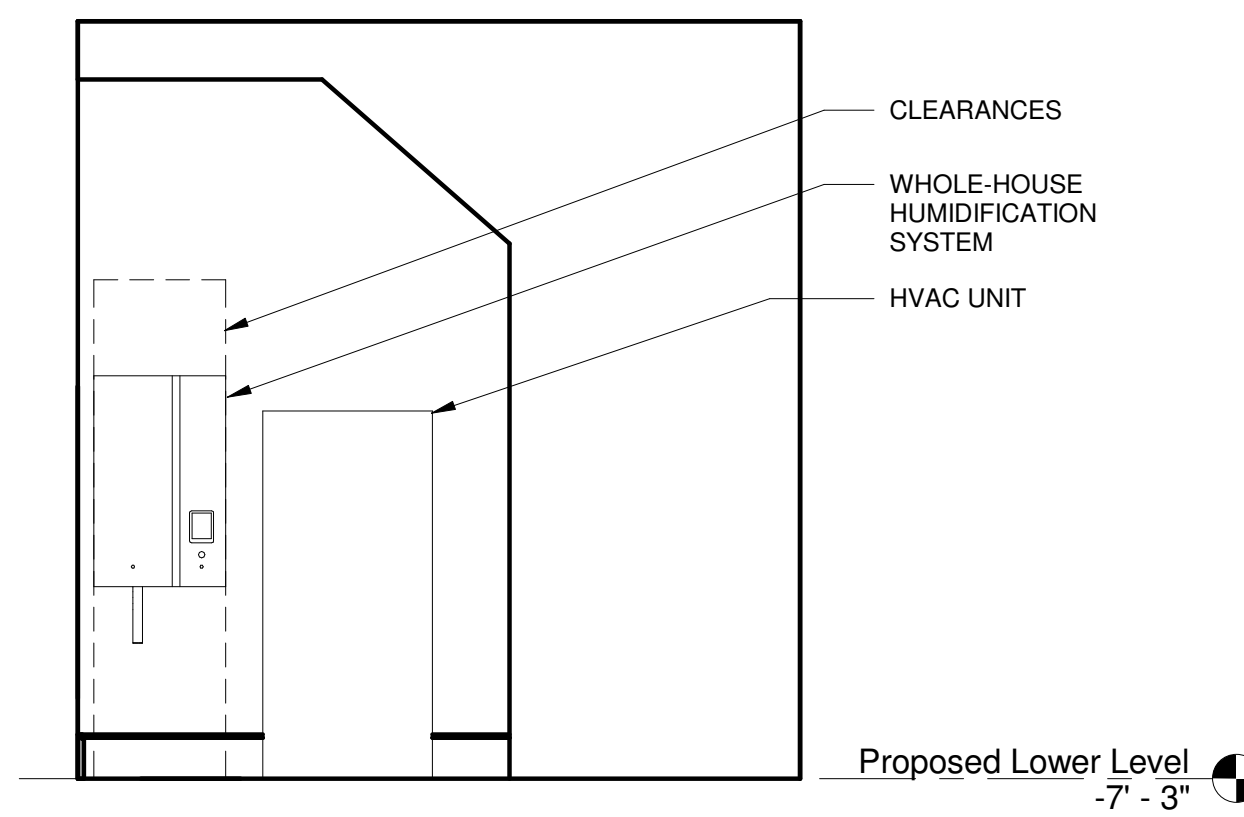
10 INT ELEVATION - LL KITCHENETTE 2
 1/2" = 1'-0"



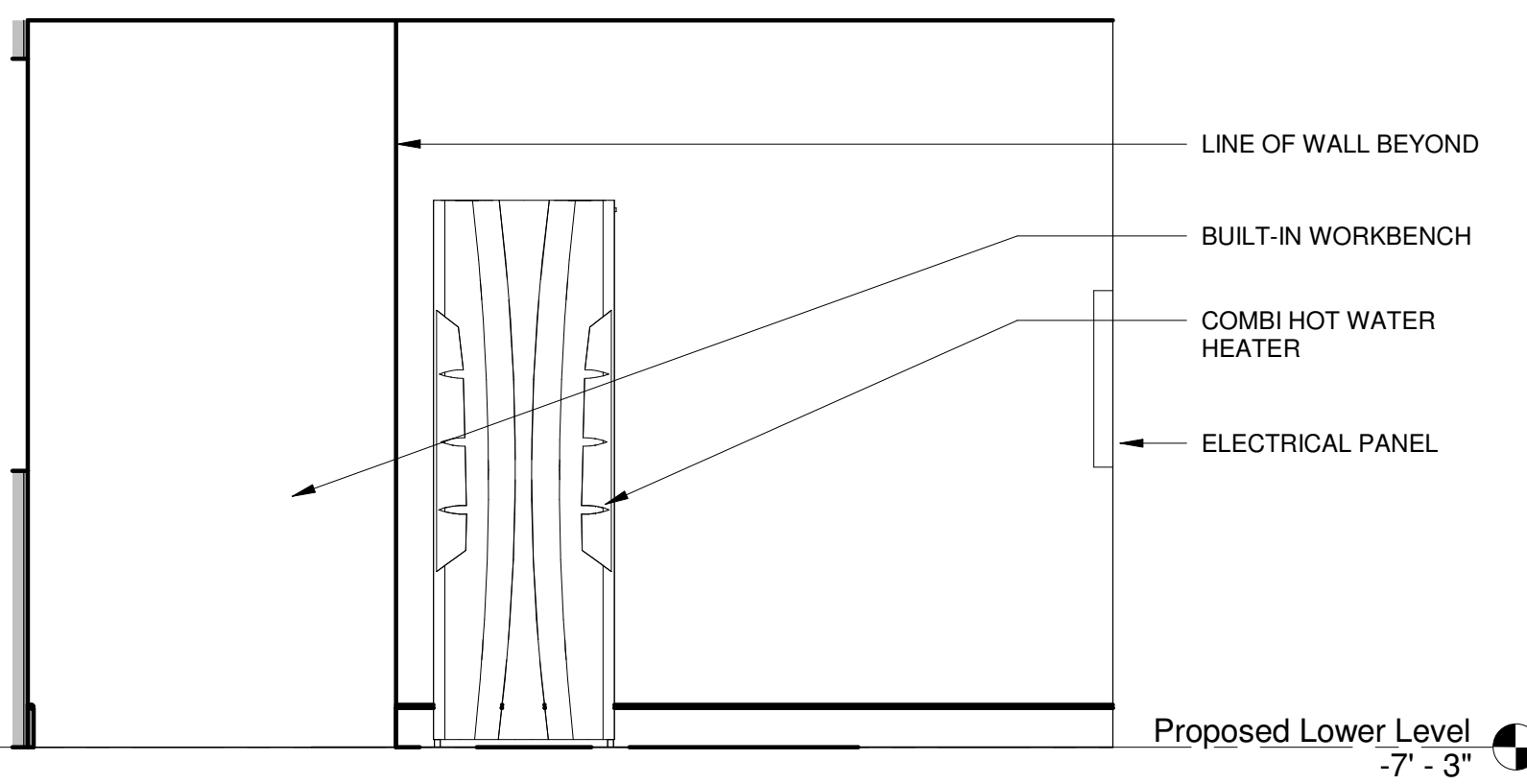
2 AXON - LAUNDRY/WORKROOM



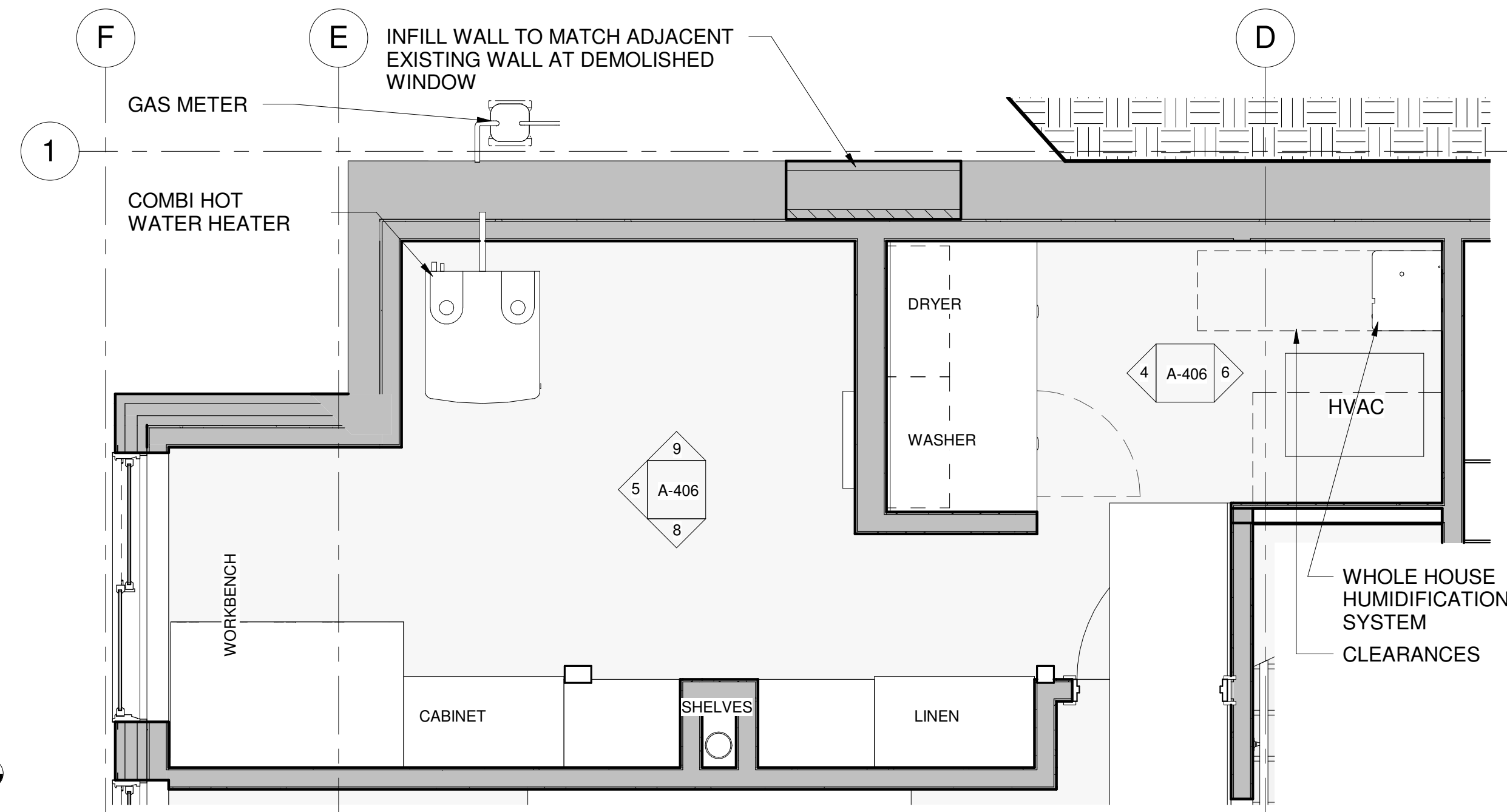
4 INT ELEVATION - LL LAUNDRY ROOM 2
 1/2" = 1'-0"



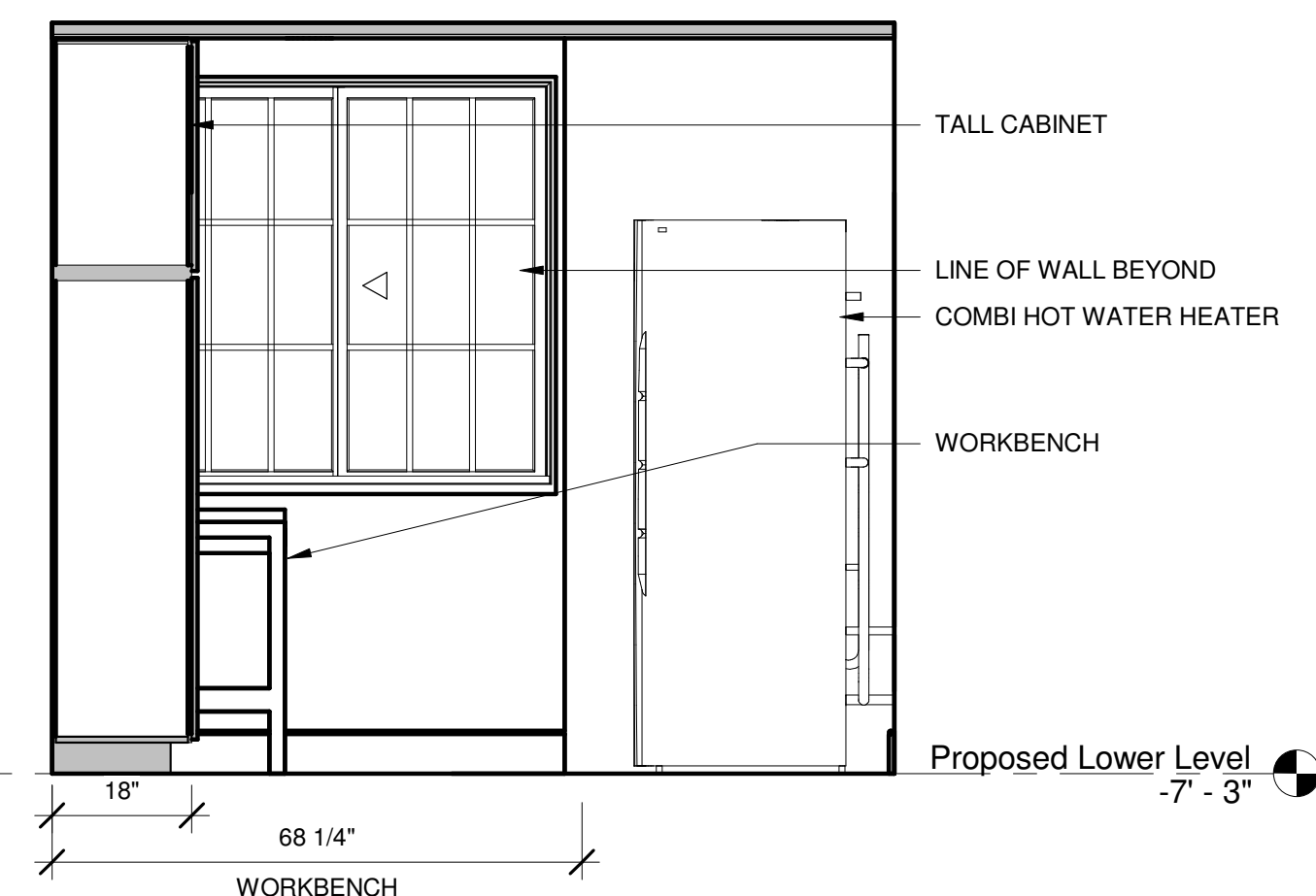
6 INT ELEVATION - LL LAUNDRY ROOM
 1/2" = 1'-0"



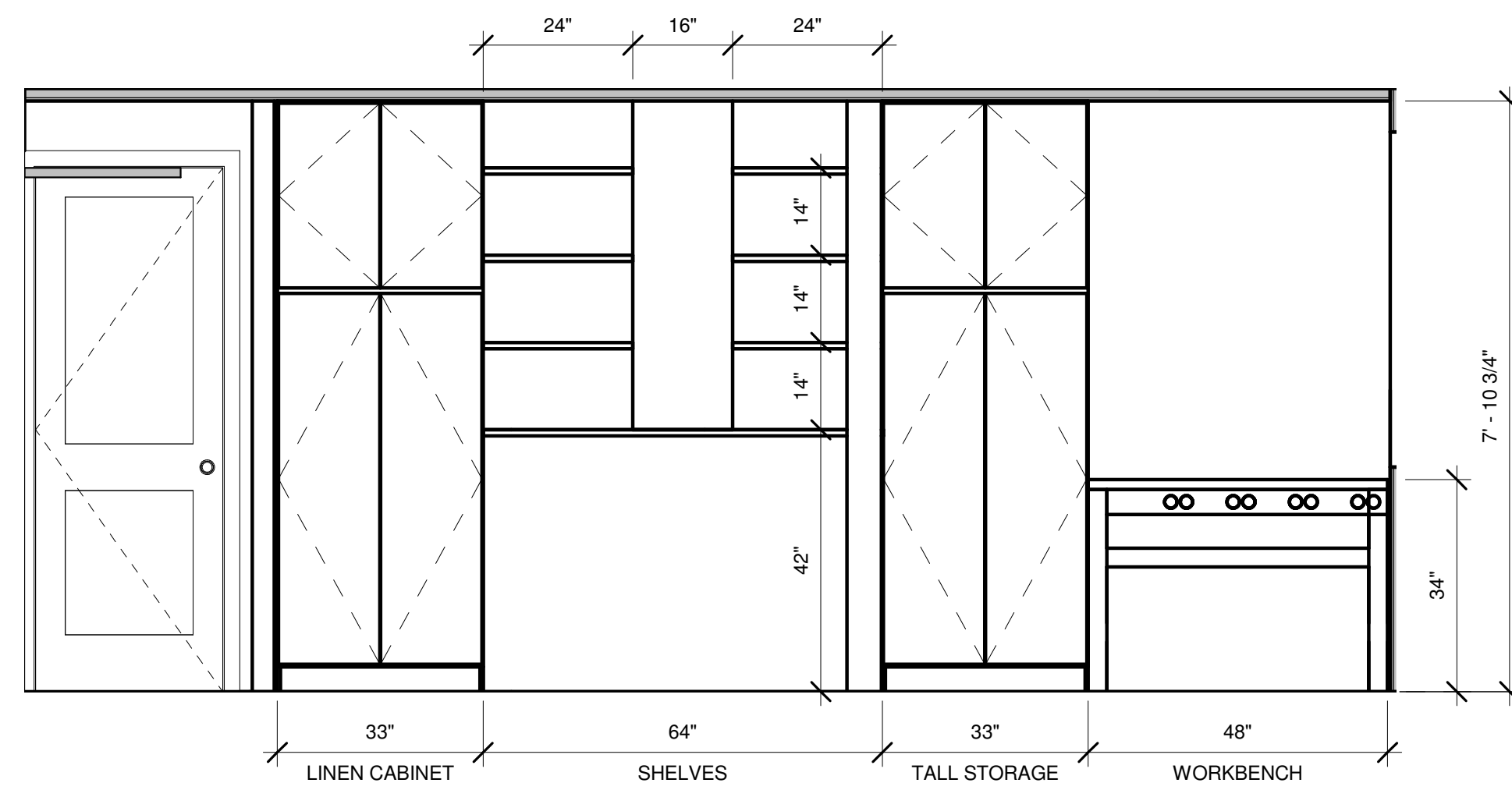
9 INT ELEVATION - MECHANICAL ROOM 4
 1/2" = 1'-0"



1 ENLARGED PLAN - MECHANICAL ROOM
 1/2" = 1'-0"



5 INT ELEVATION - MECHANICAL ROOM 3
 1/2" = 1'-0"



8 INT ELEVATION - MECHANICAL ROOM 2
 1/2" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ENLARGED BASEMENT
GAME ROOM

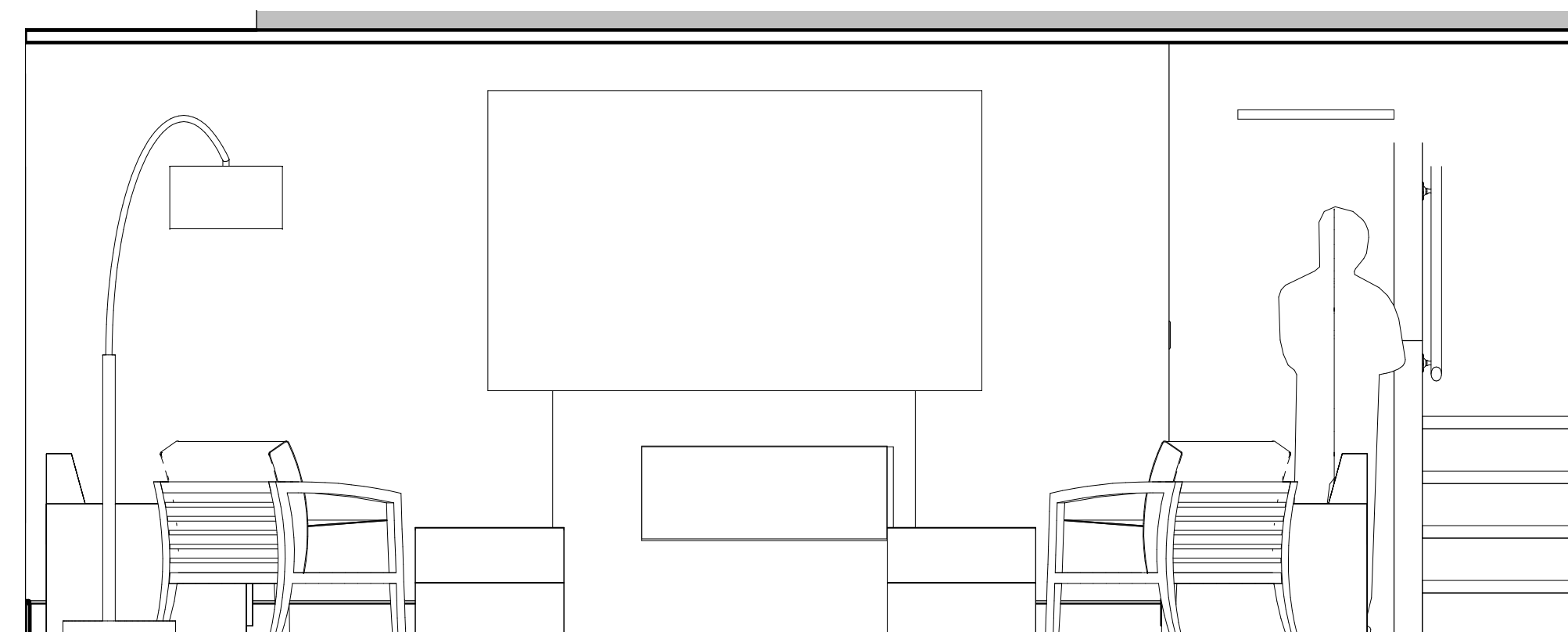
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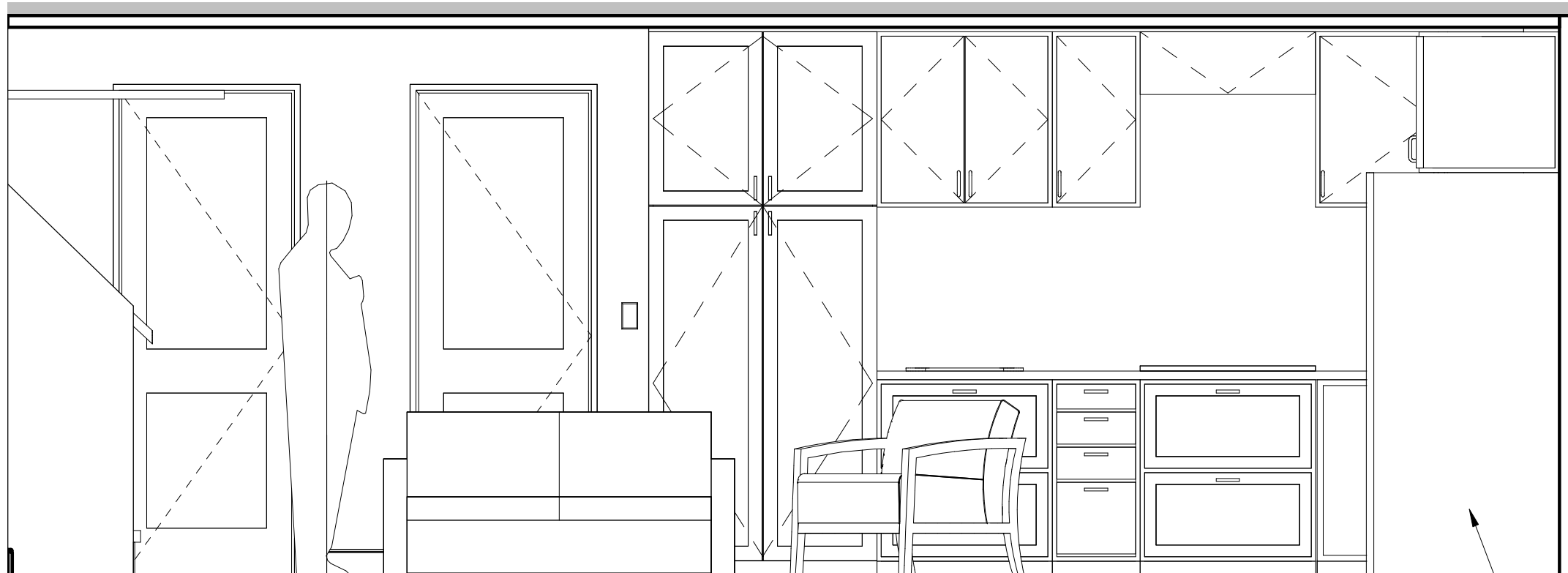
Scale 1/2" = 1'-0"

10/11/2018 7:06:19 PM



7 INT ELEVATION BASEMENT GAME ROOM 3
1/2" = 1'-0"

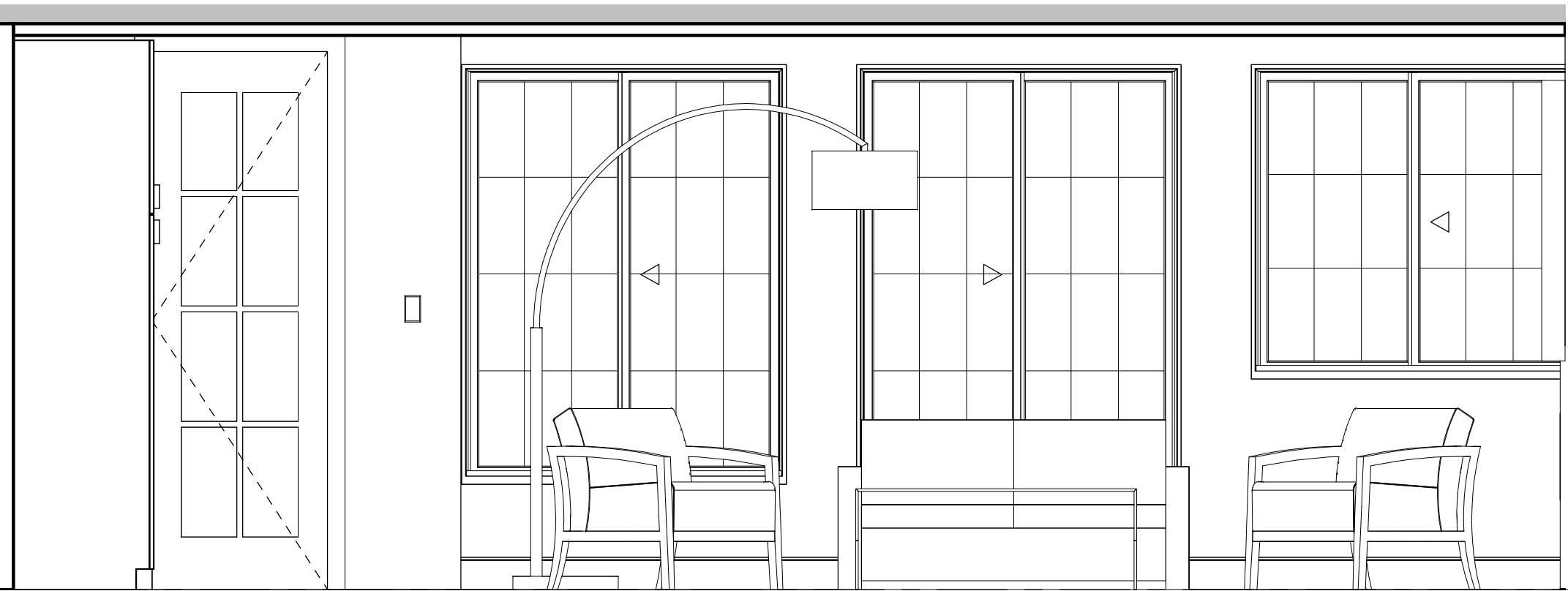
Proposed Lower Level
-7' - 3"



6 INT ELEVATION BASEMENT GAME ROOM 2
1/2" = 1'-0"

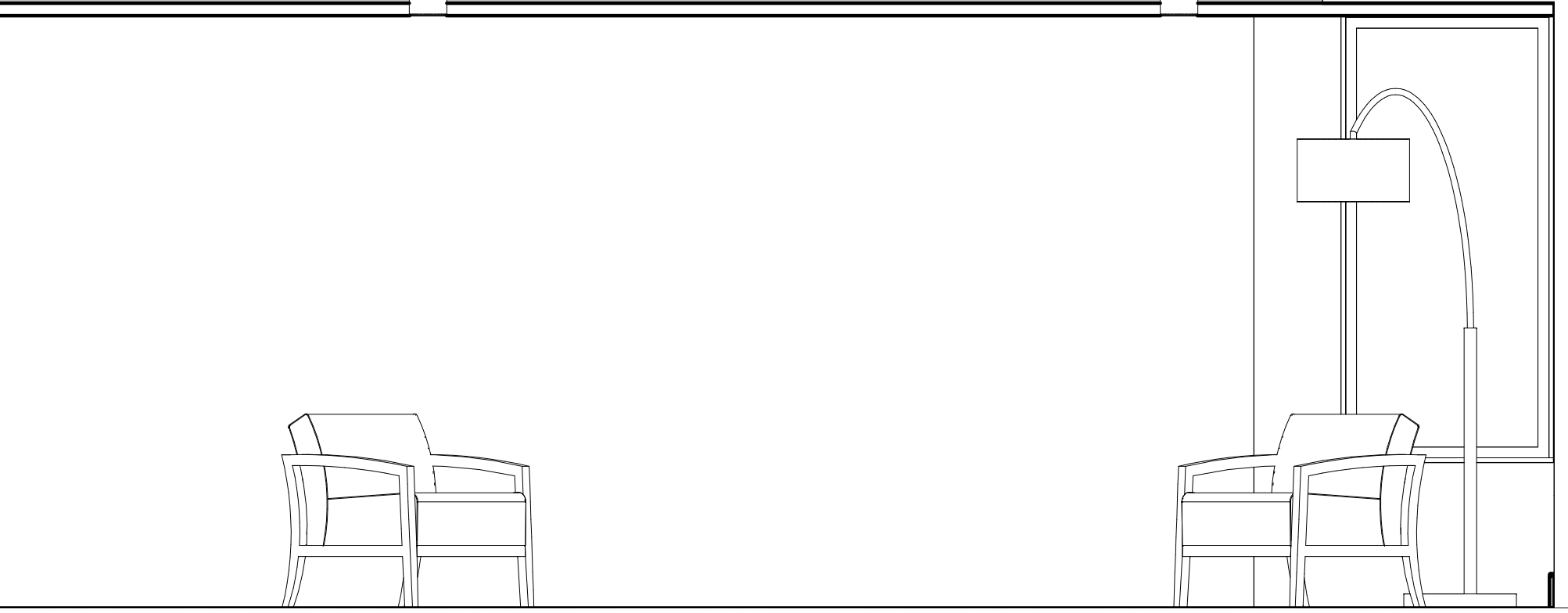
Proposed Lower Level
-7' - 3"

COUNTER DEPTH FRIDGE



5 INT ELEVATION BASEMENT GAME ROOM 4
1/2" = 1'-0"

Proposed Lower Level
-7' - 3"

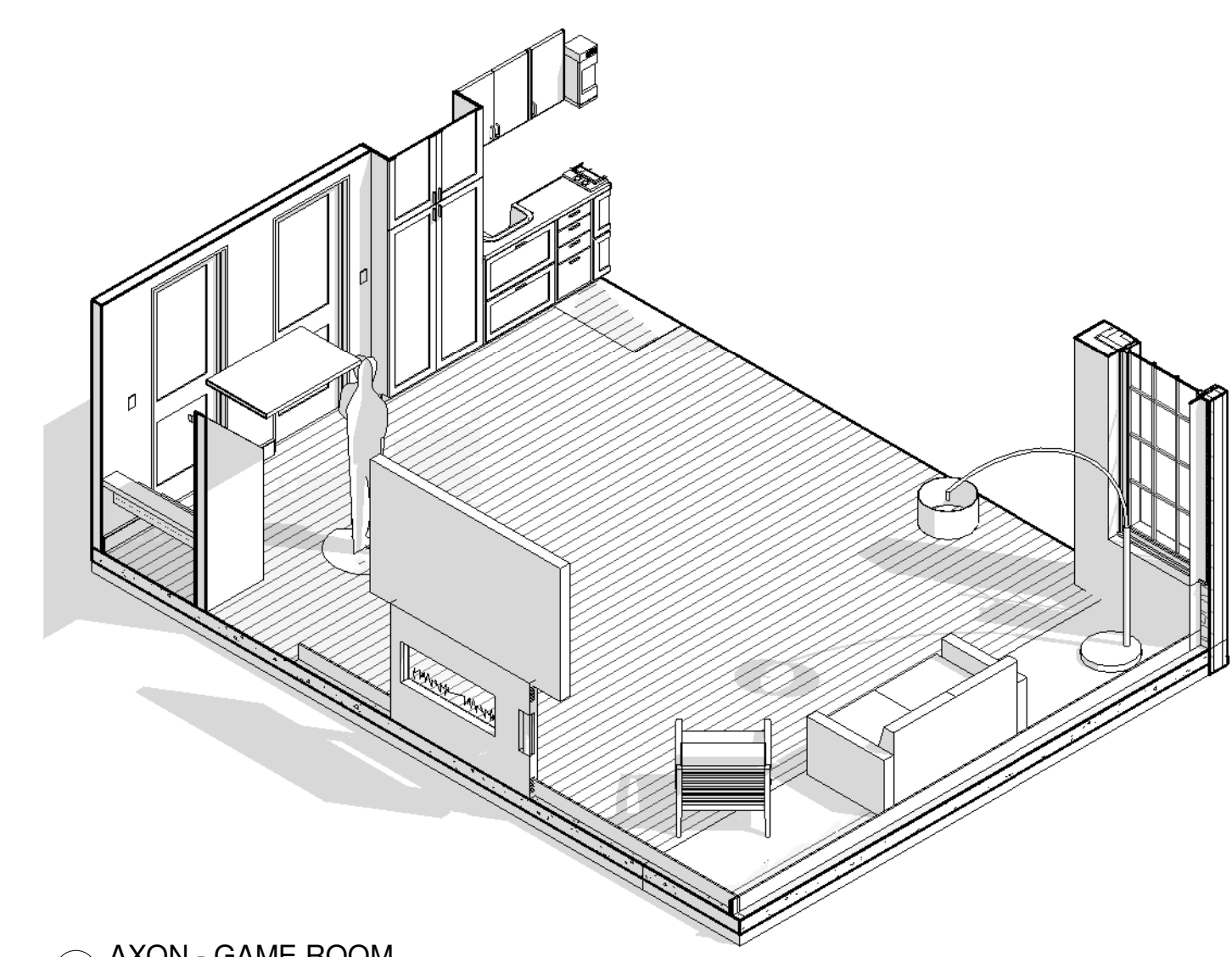


4 INT ELEVATION BASEMENT GAME ROOM 1
1/2" = 1'-0"

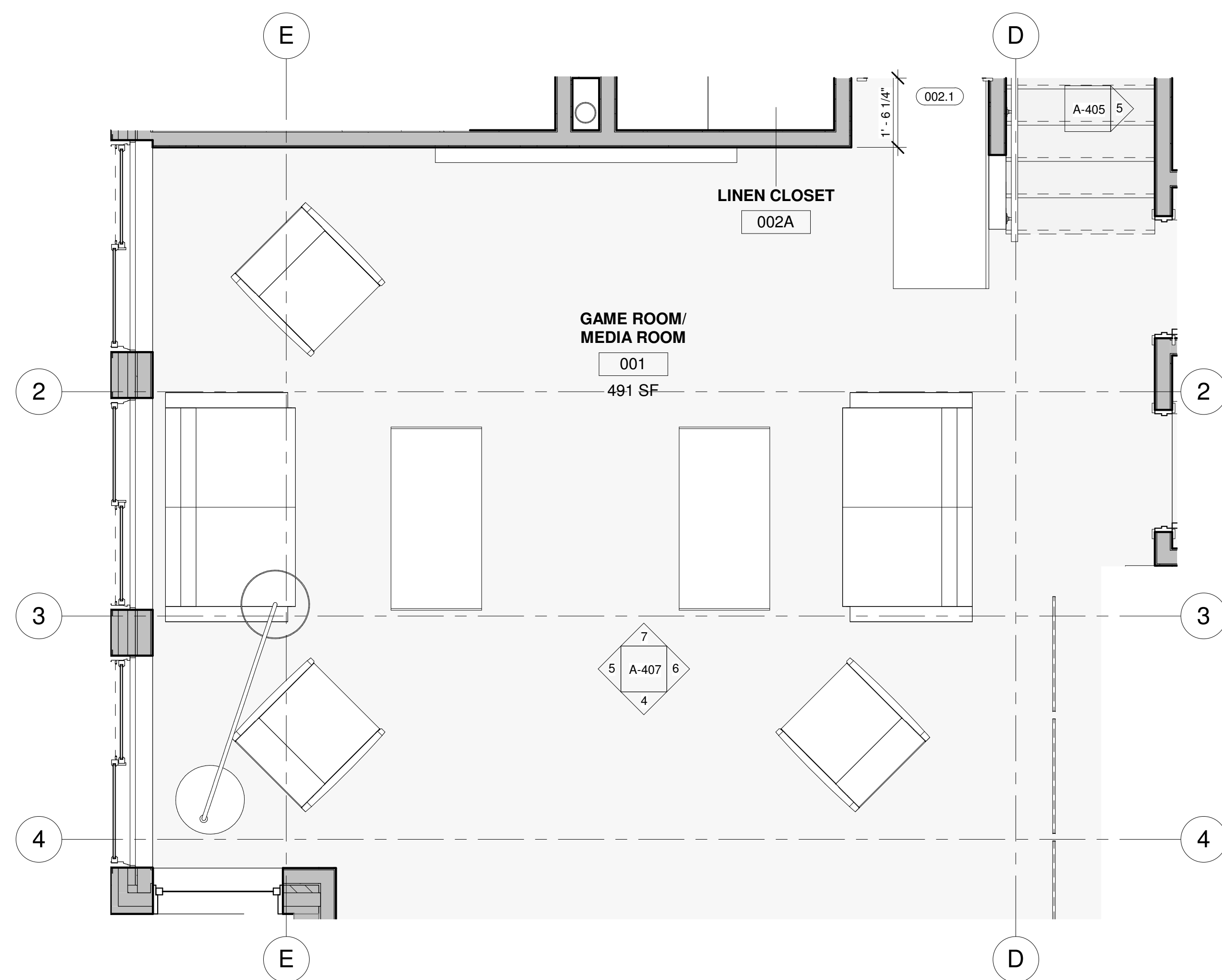
Proposed Lower Level
-7' - 3"



3 PROPOSED BASEMENT GAME ROOM
PERSPECTIVE



2 AXON - GAME ROOM



1 ENLARGED BASEMENT GAME ROOM
1/2" = 1'-0"



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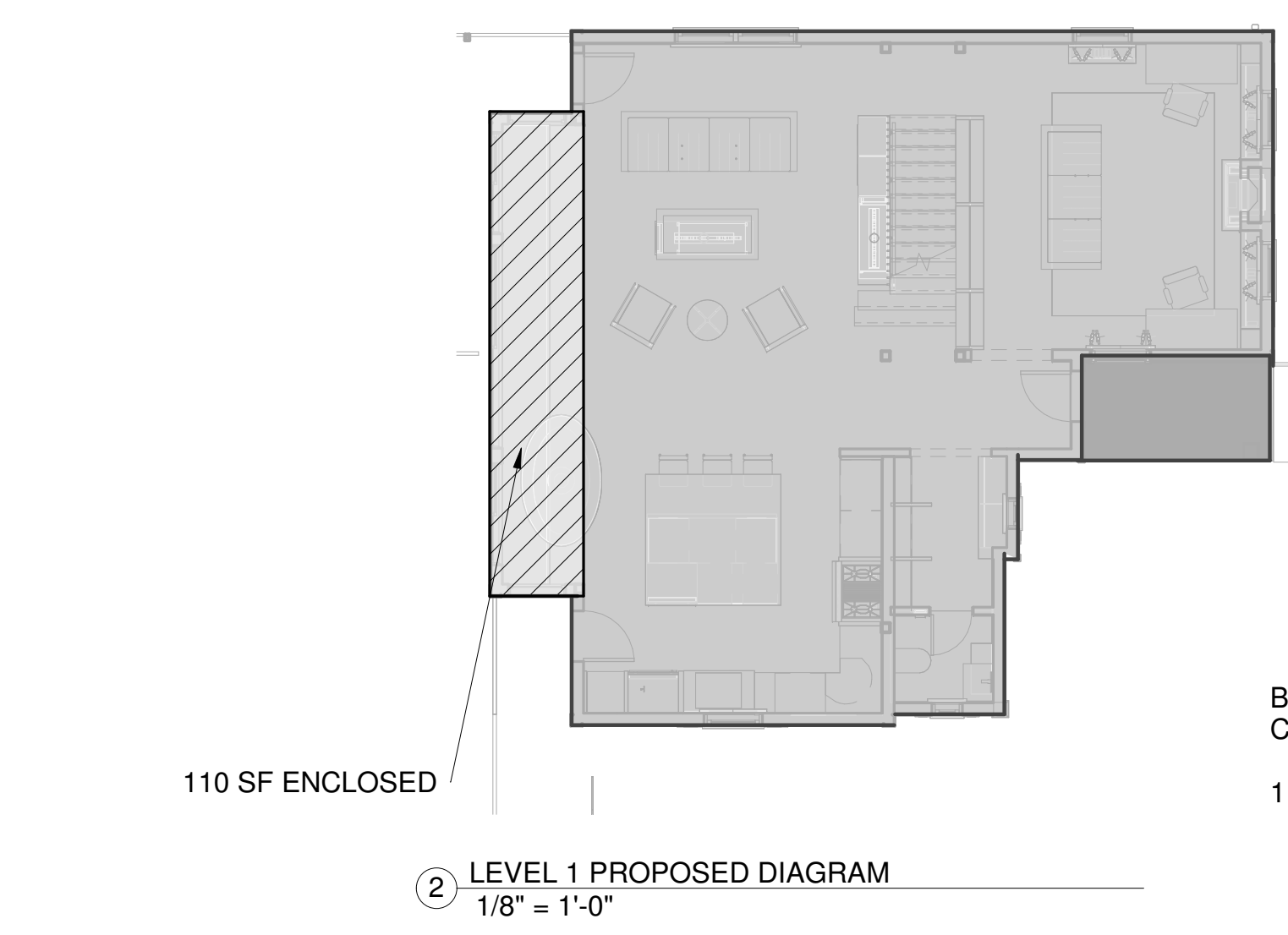
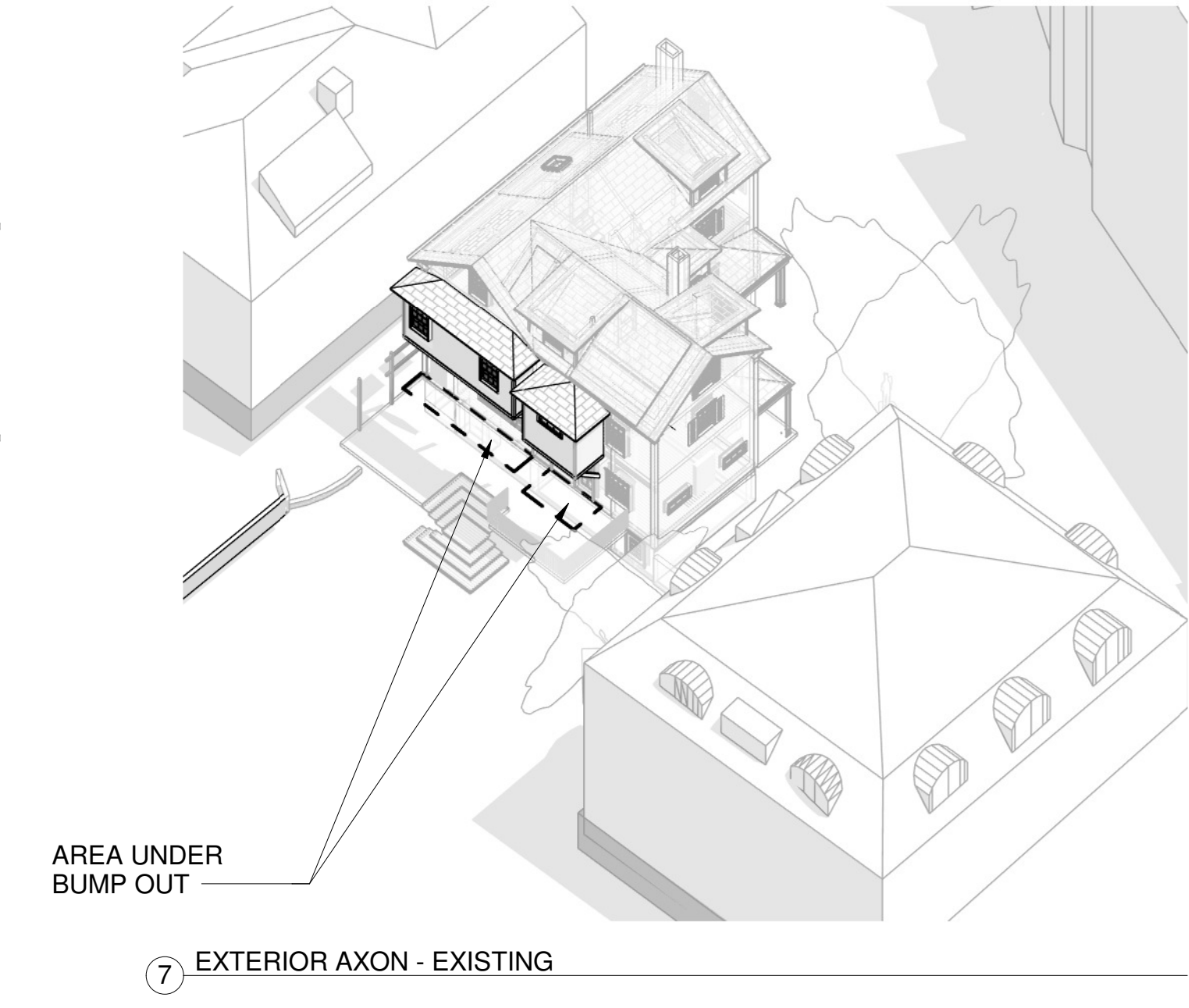
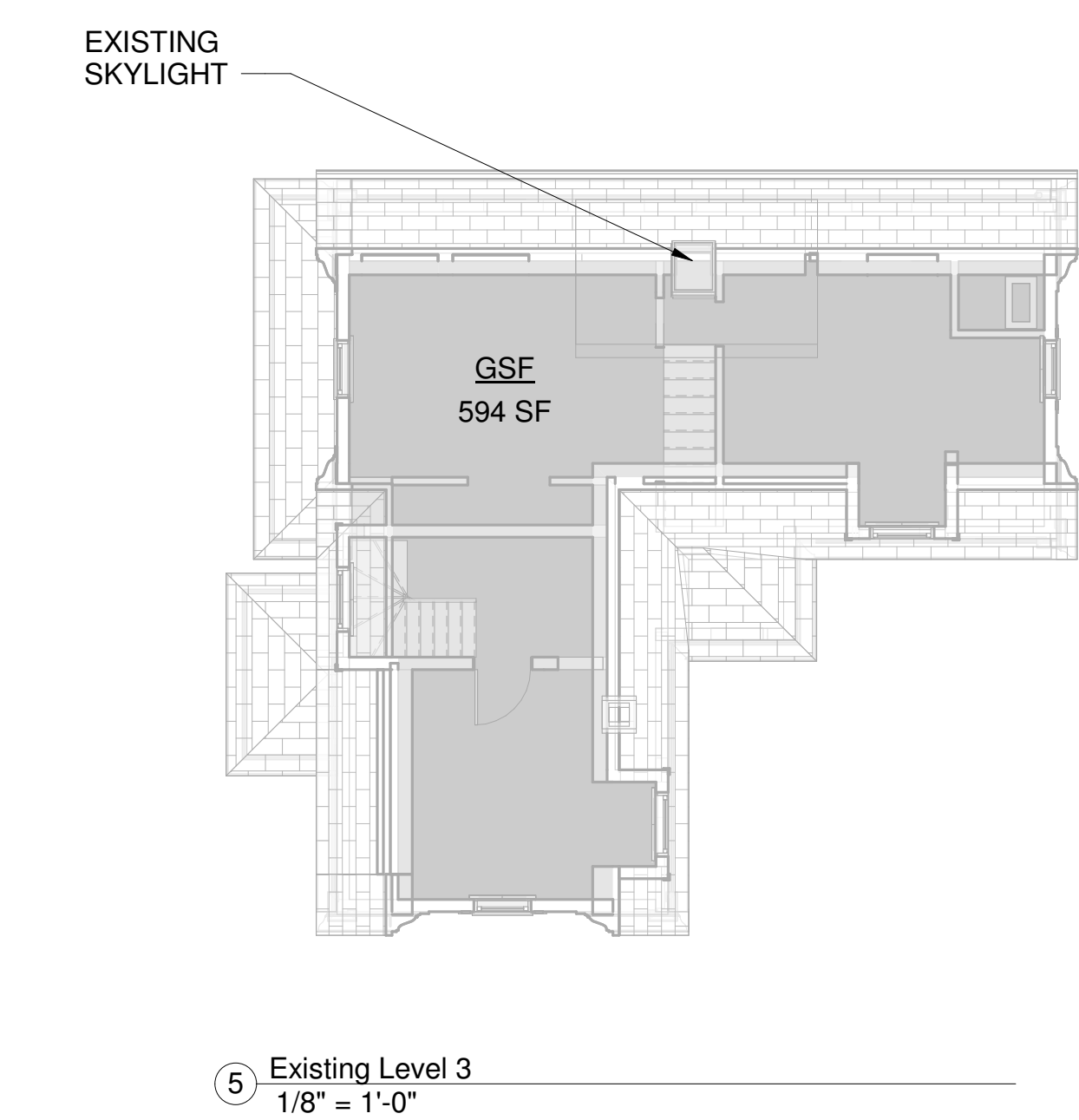
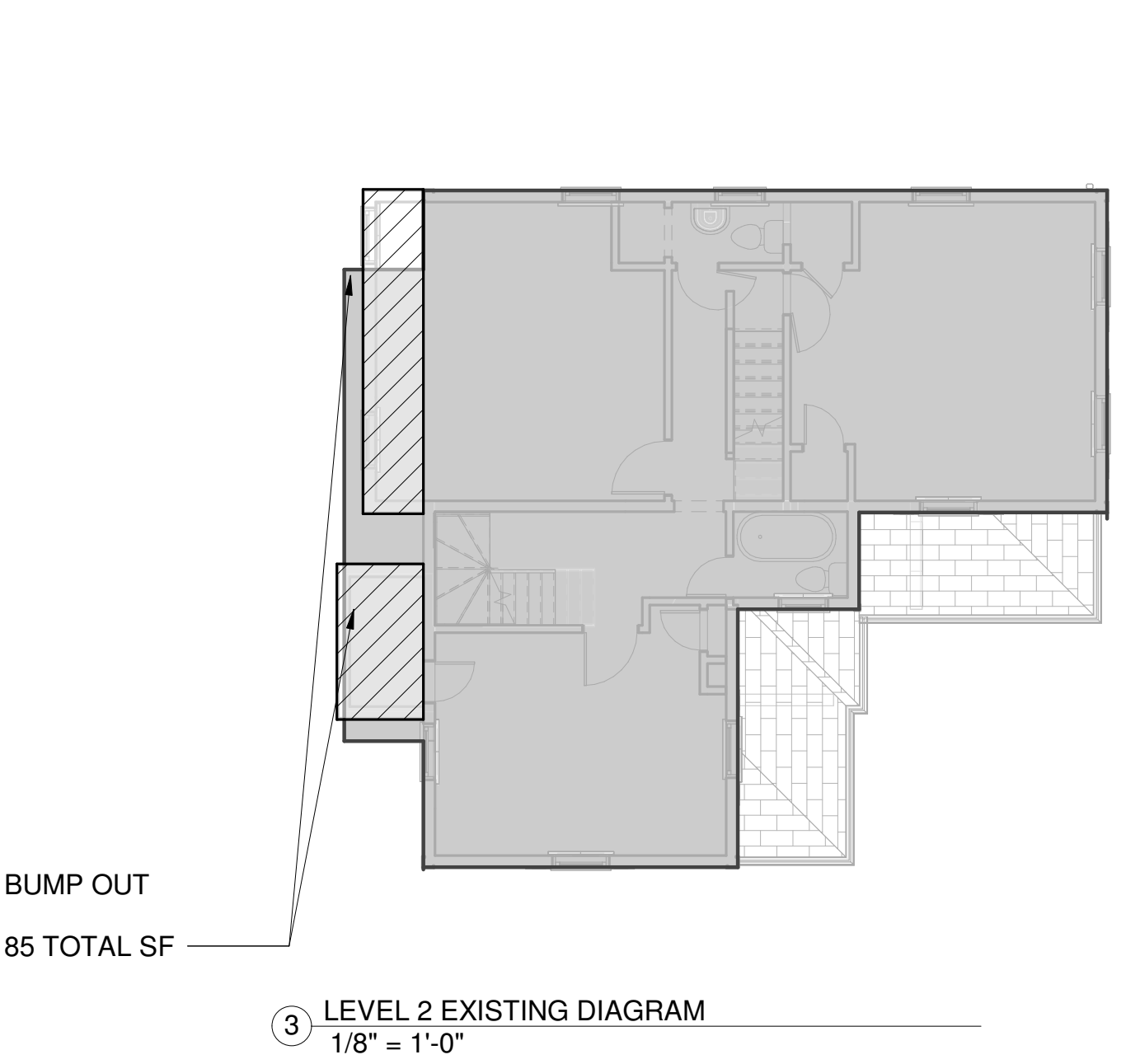
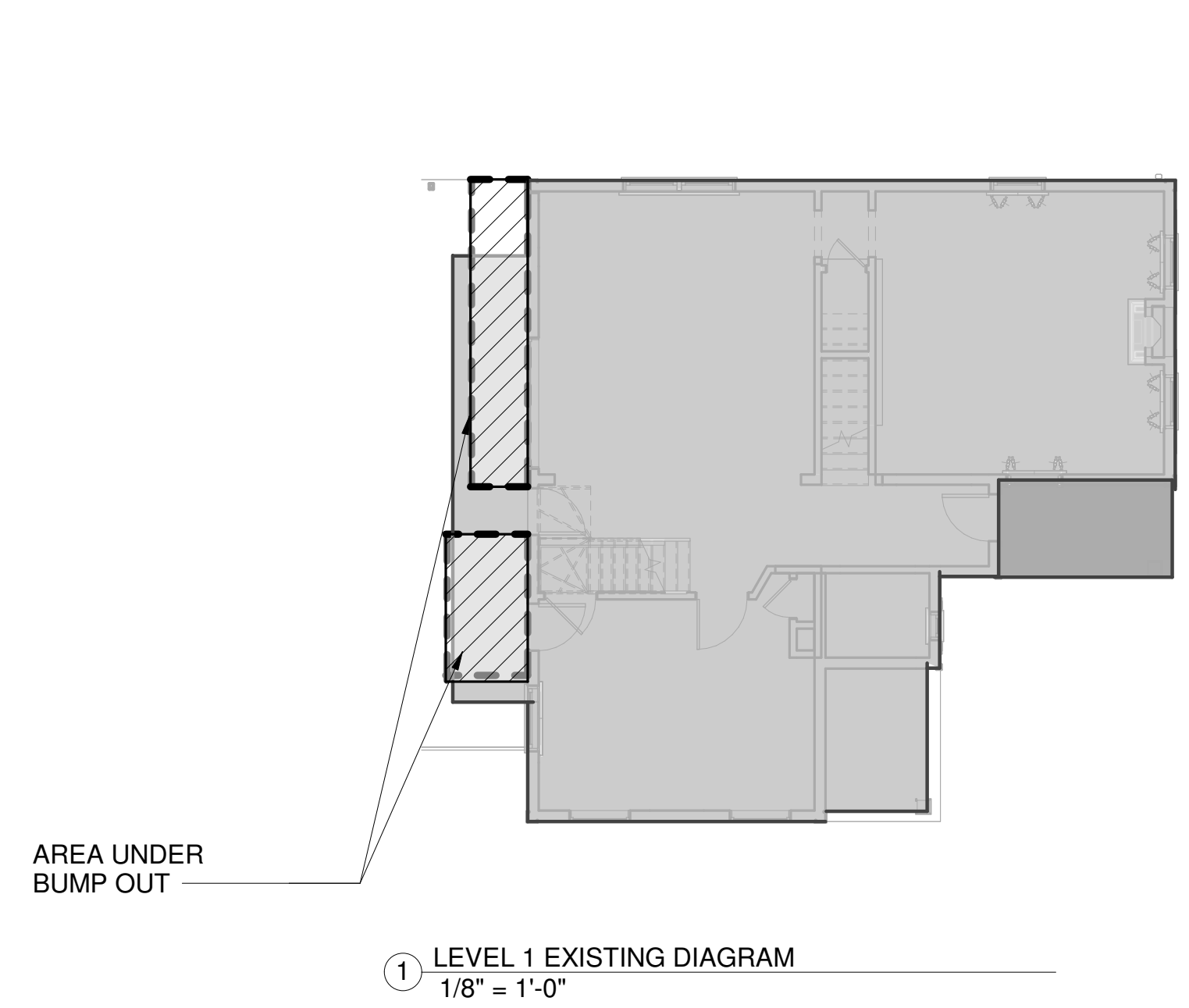
STRUCTURAL ENGINEER:

DIAGRAM

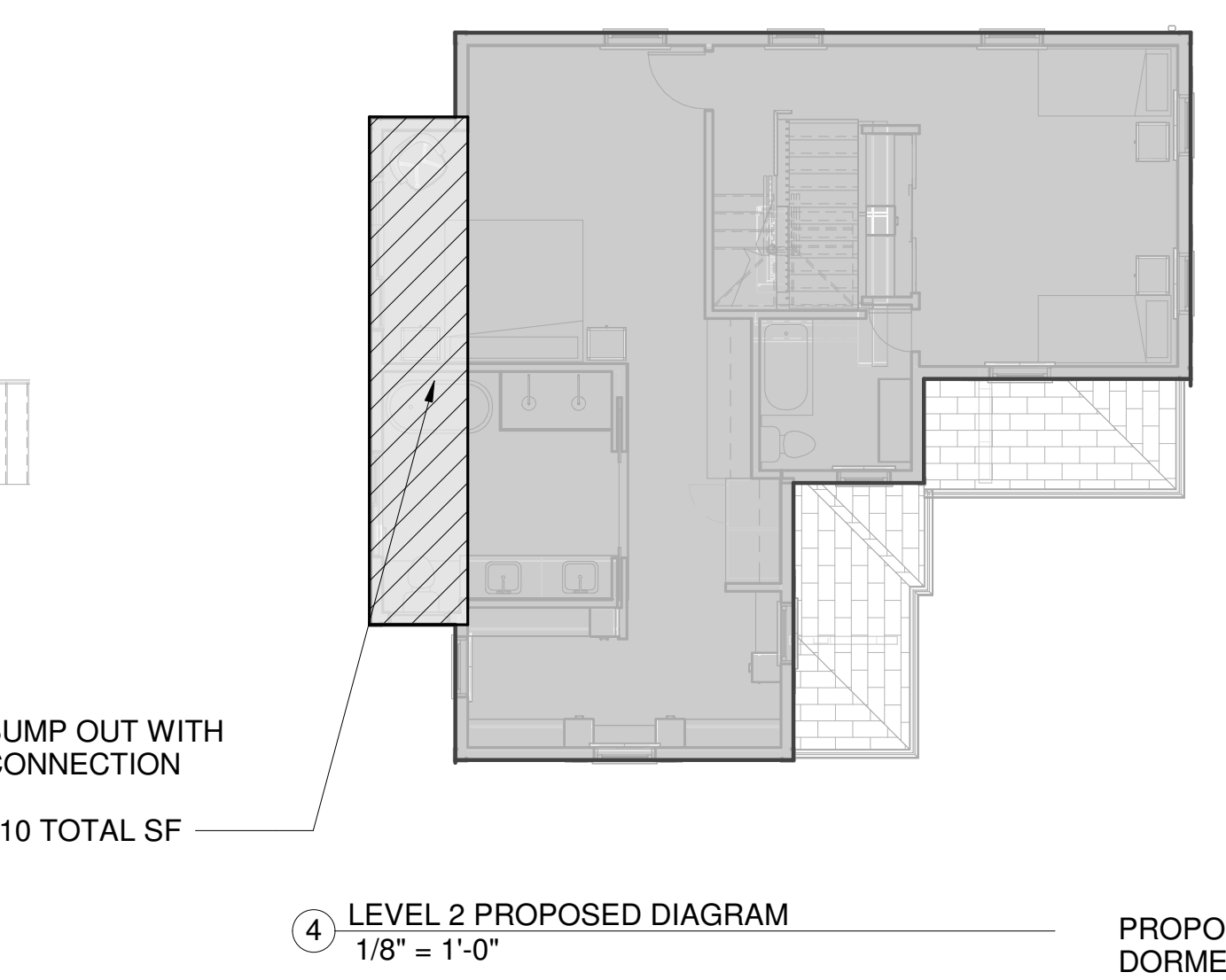
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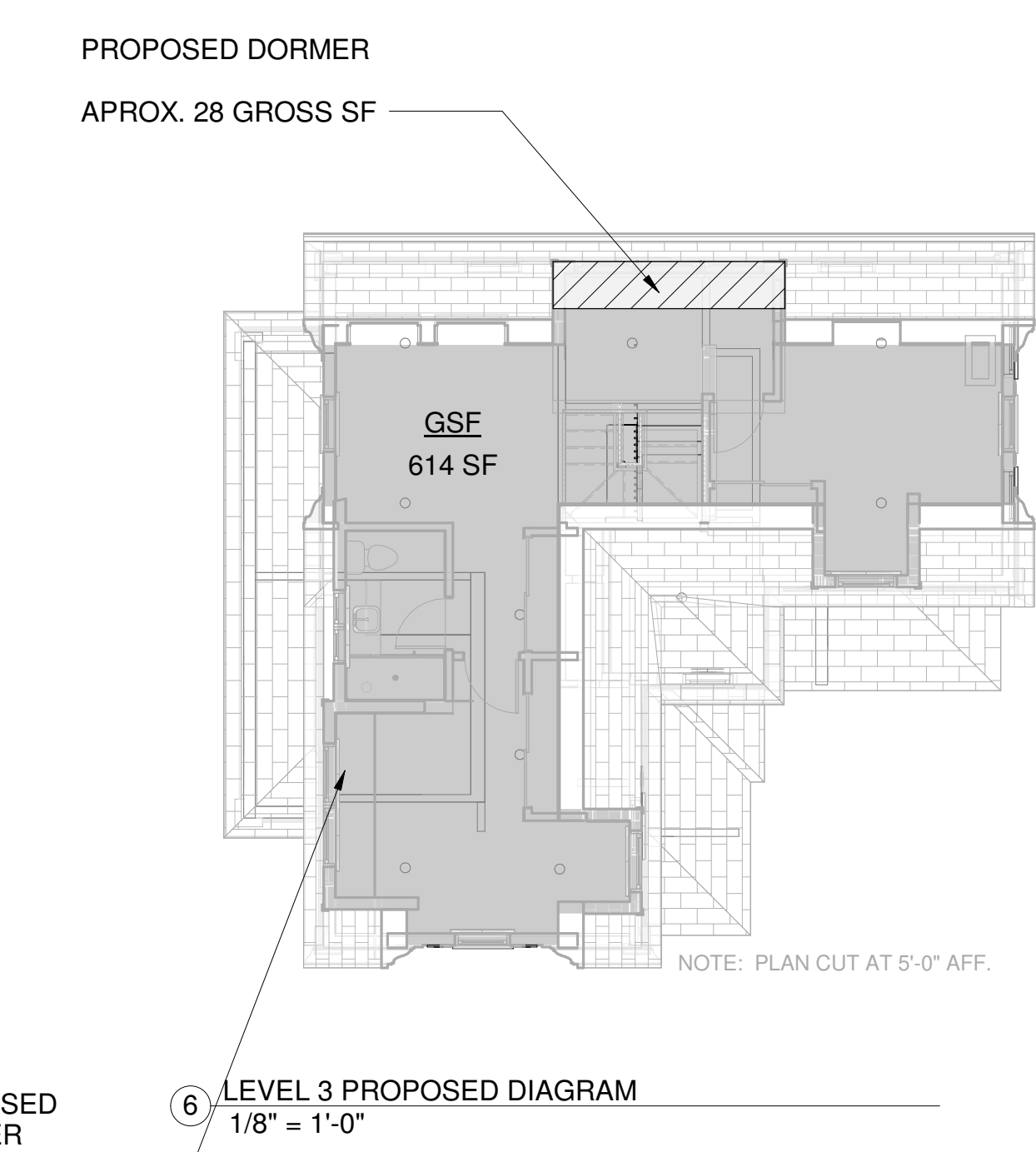
A-500
Scale 1/8" = 1'-0"



APPROX. 28 SQ FT ADDED AT 1ST FLOOR



APPROX. 28 SQ FT ADDED AT 2ND FLOOR

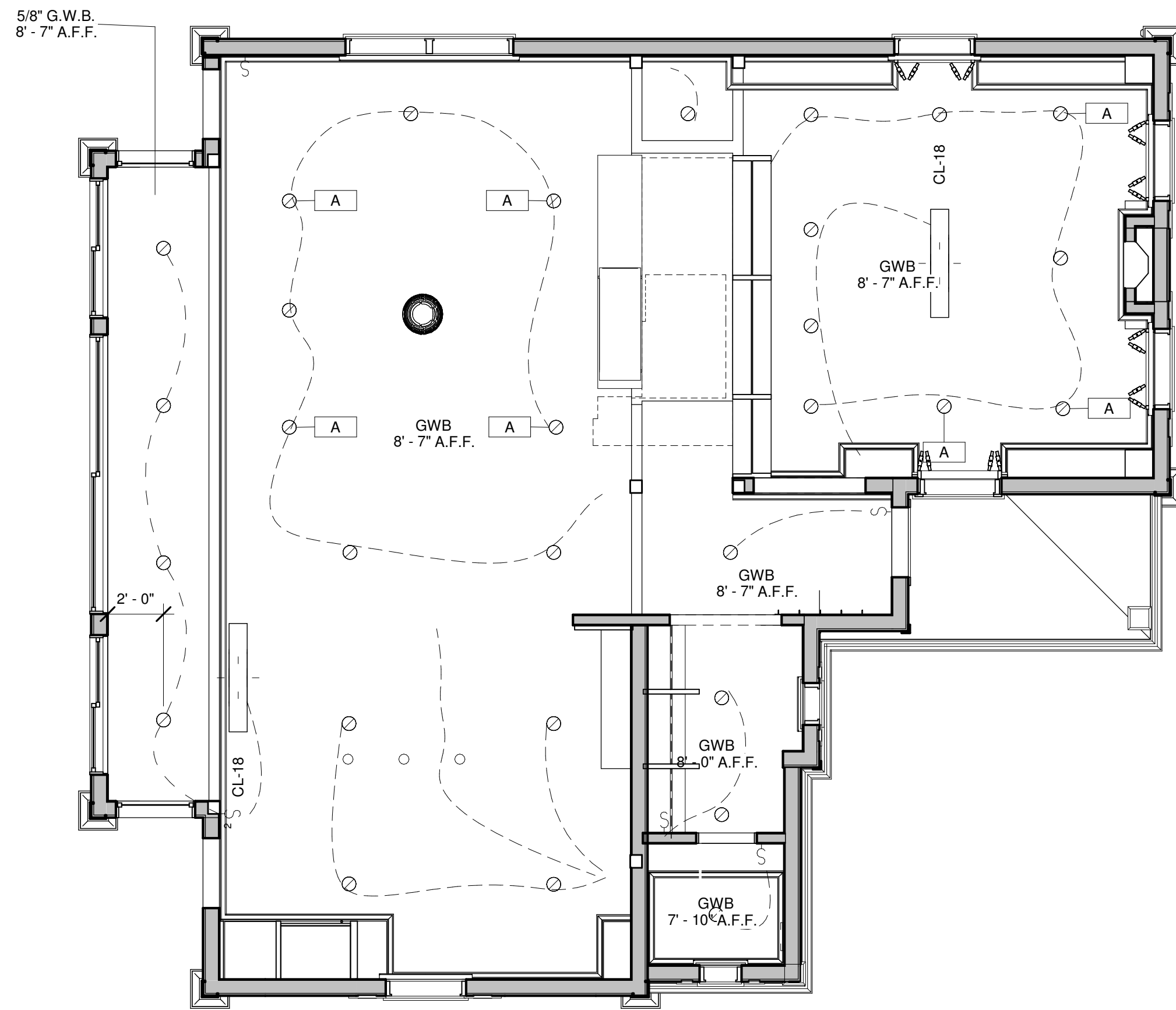


APPROX. 141 SQ FT ADDED AT 3RD FLOOR

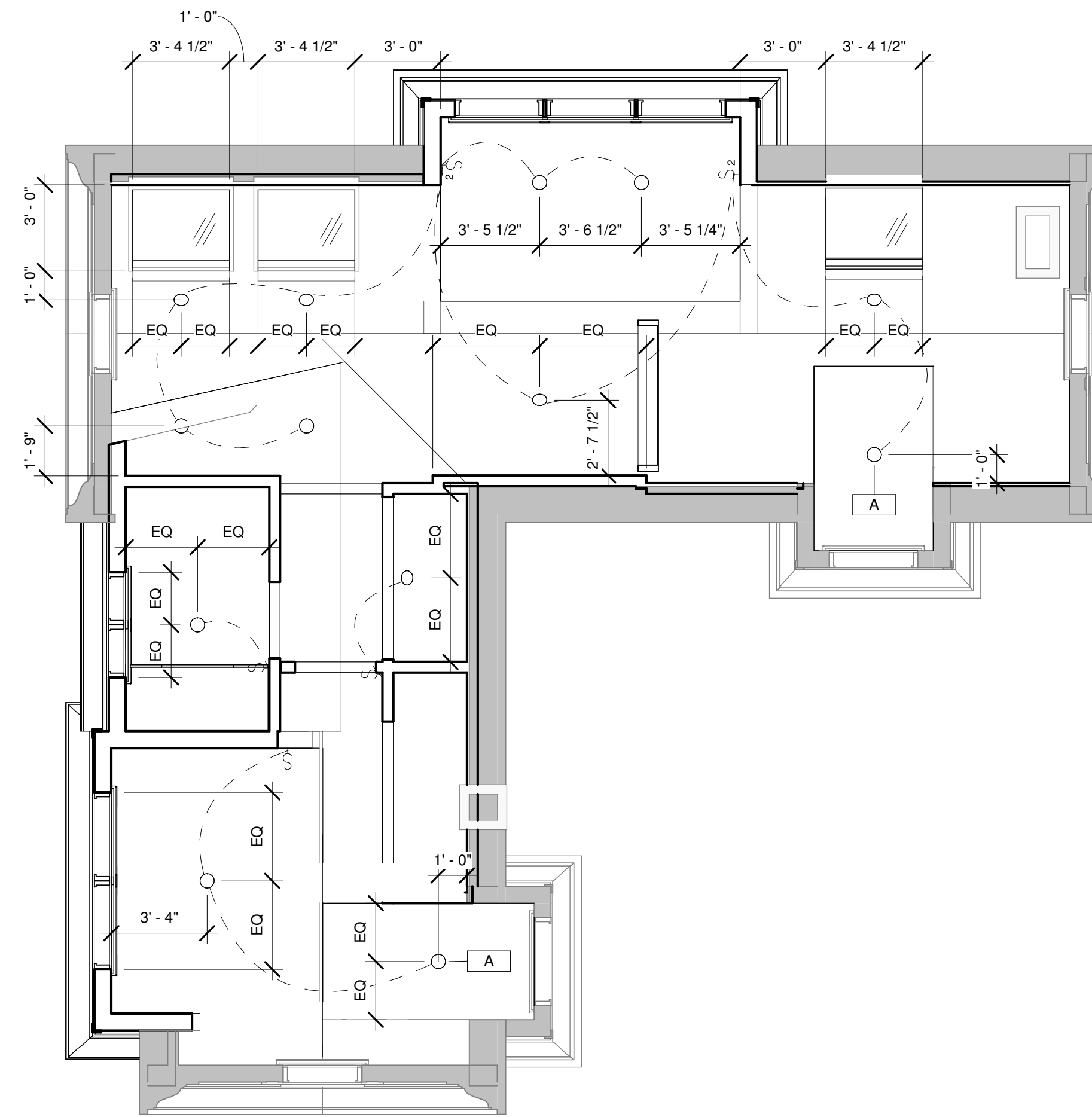


197 SQ FT ADDED TO ENTIRE HOME

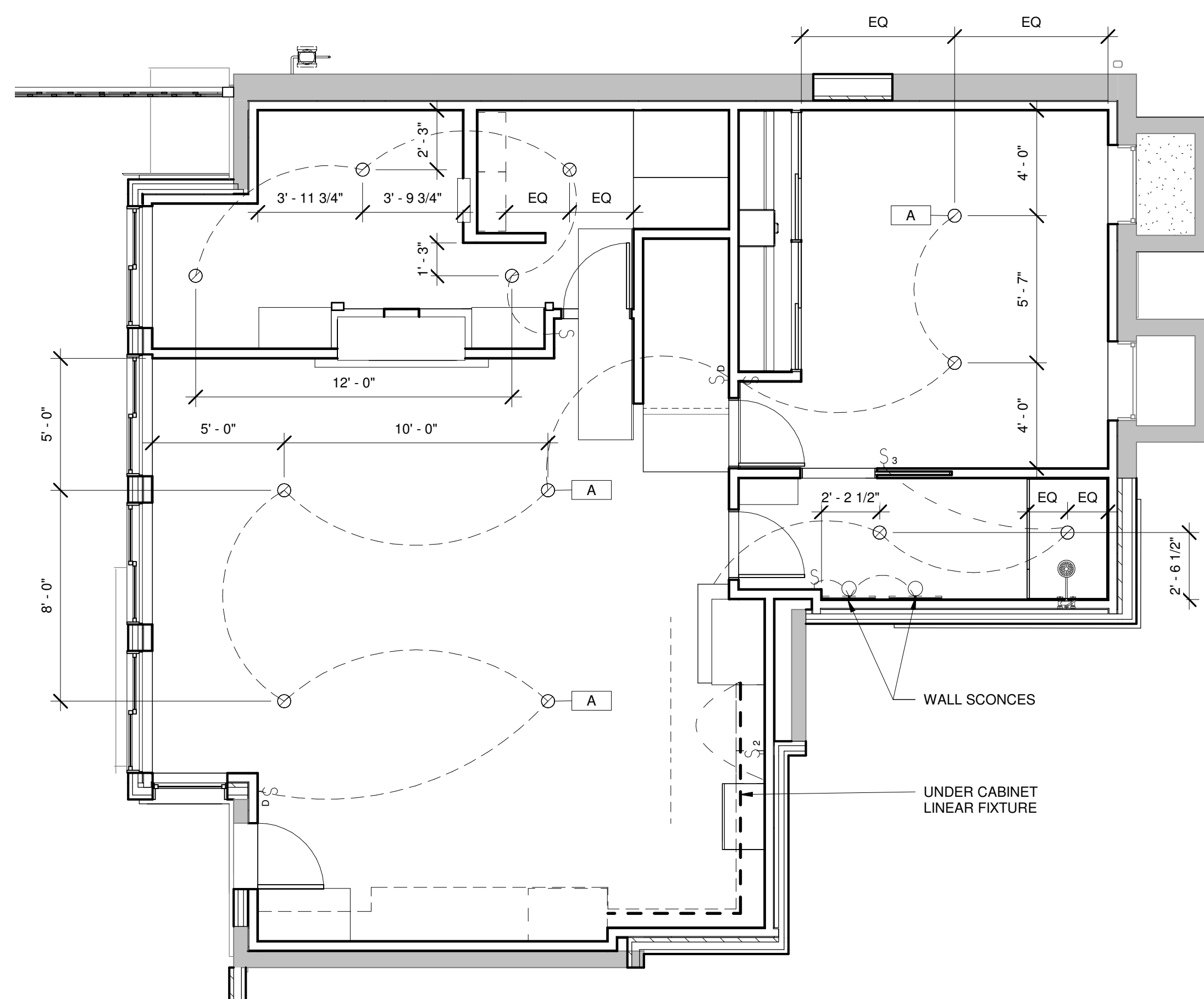
.04 REQUESTED INCREASE IN FAR, FROM .58 TO .62



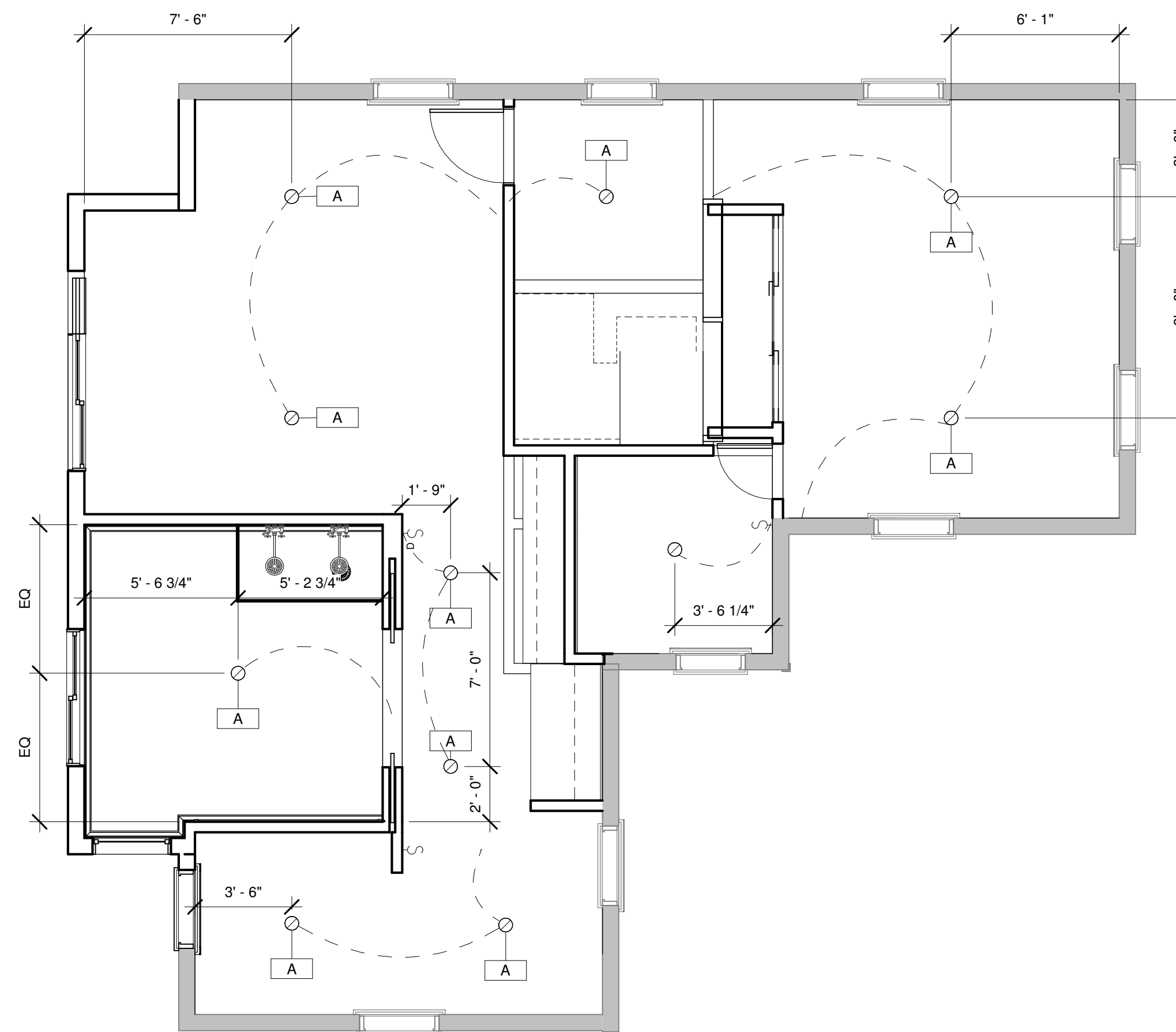
2 REFLECTED CEILING PLAN - LEVEL 1
1/4" = 1'-0"



4 REFLECTED CEILING PLAN - LEVEL 3
1/4" = 1'-0"



1 REFLECTED CEILING PLAN - LOWER LEVEL
1/4" = 1'-0"



3 REFLECTED CEILING PLAN - LEVEL 2
1/4" = 1'-0"



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REFLECTED CEILING PLANS

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A-600

Scale 1/4" = 1'-0"



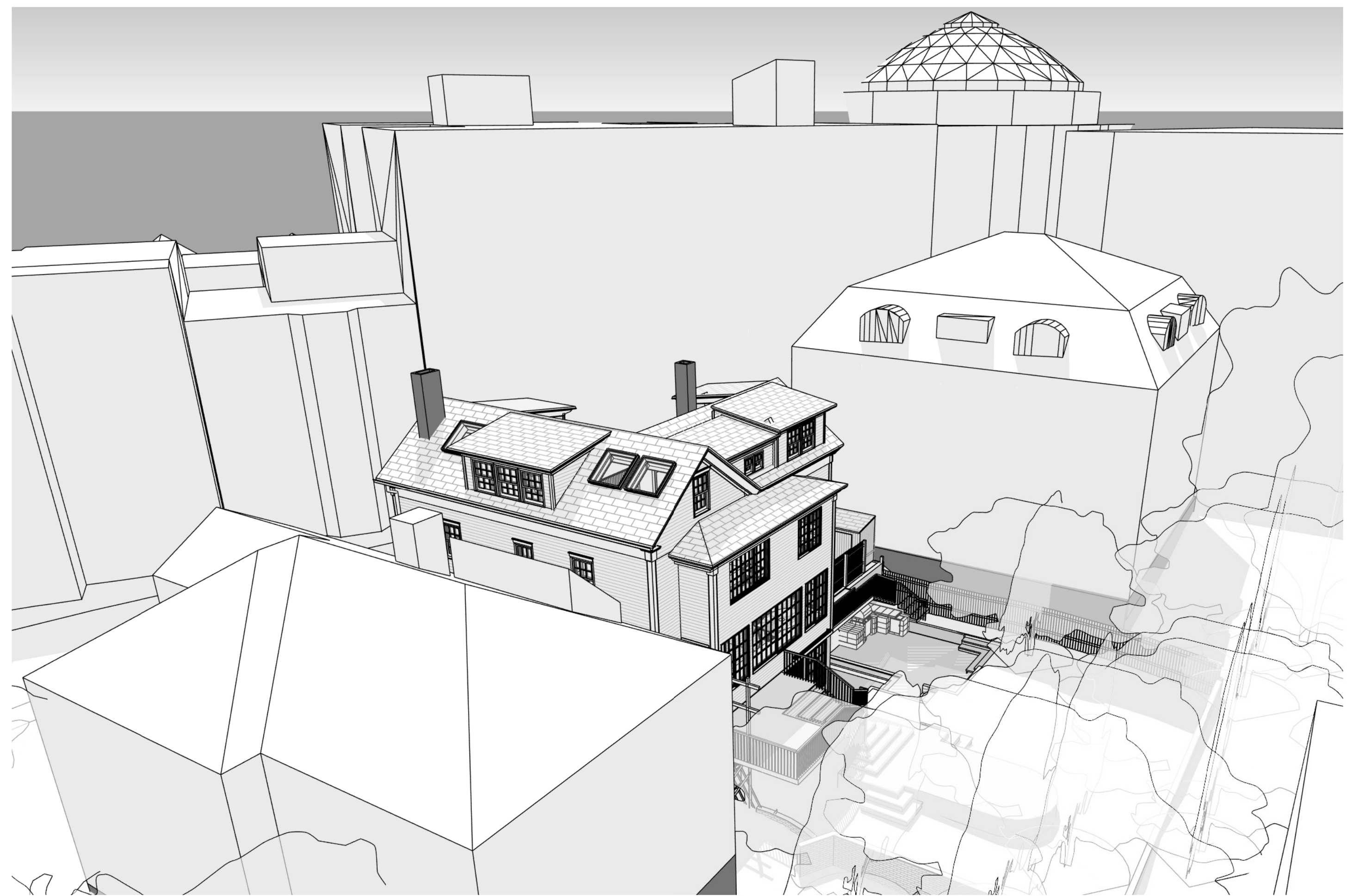
4 EXTERIOR PERSPECTIVE - REAR YARD 2



2 EXTERIOR PERSPECTIVE-AERIAL VIEW 1



3 EXTERIOR PERSPECTIVE - REAR YARD



1 EXTERIOR PERSPECTIVE - AERIAL - REAR



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A-800

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1 EXTERIOR PERSPECTIVE - FOLLEN STREET - FRONT 2



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EXTERIOR PERSPECTIVE
 - FOLLEN STREET

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A-801

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EXTERIOR PERSPECTIVE
 - FOLLEN STREET

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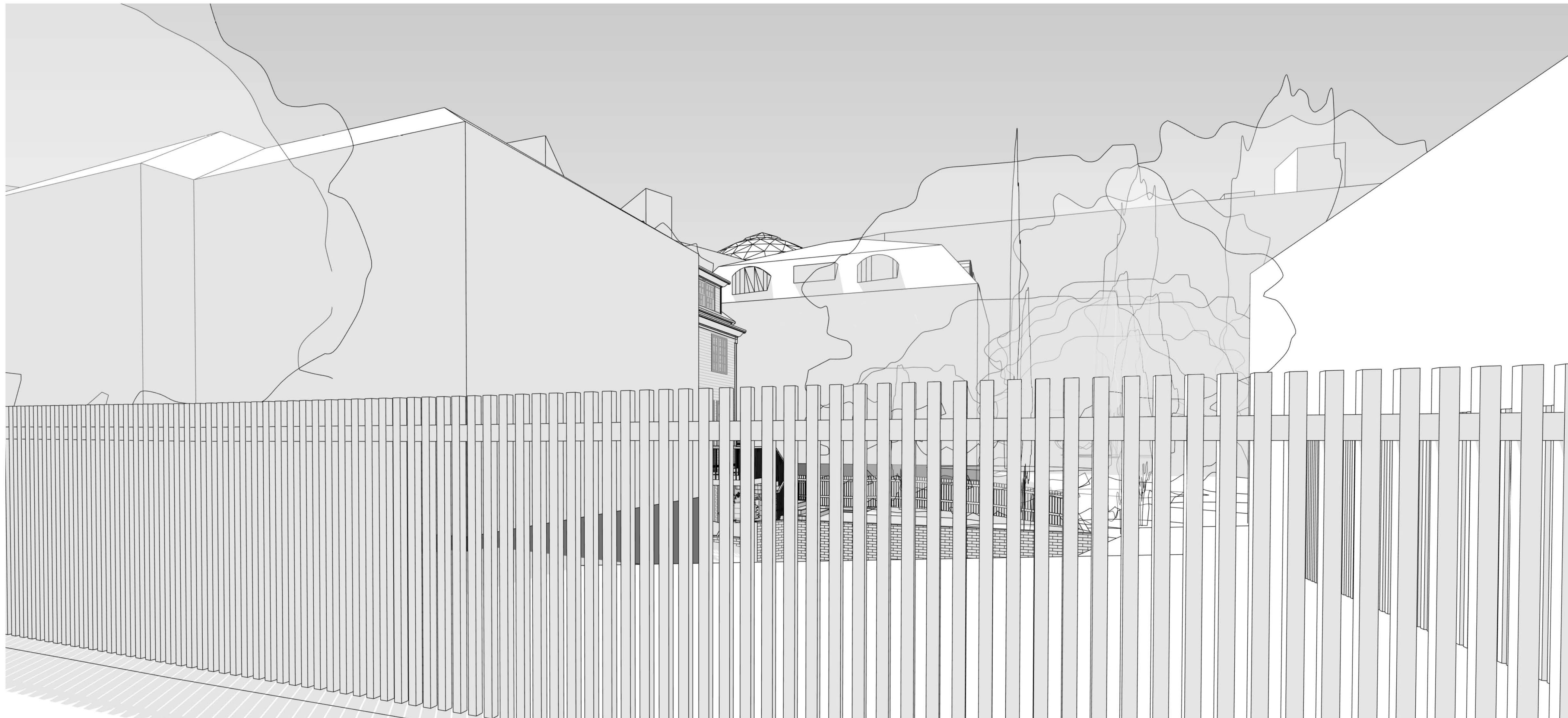
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EXTERIOR PERSPECTIVE - FOLLEN STREET - FRONT

1



1 EXTERIOR PERSPECTIVE - FOLLEN STREET - REAR 2



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 - FOLLEN STREET

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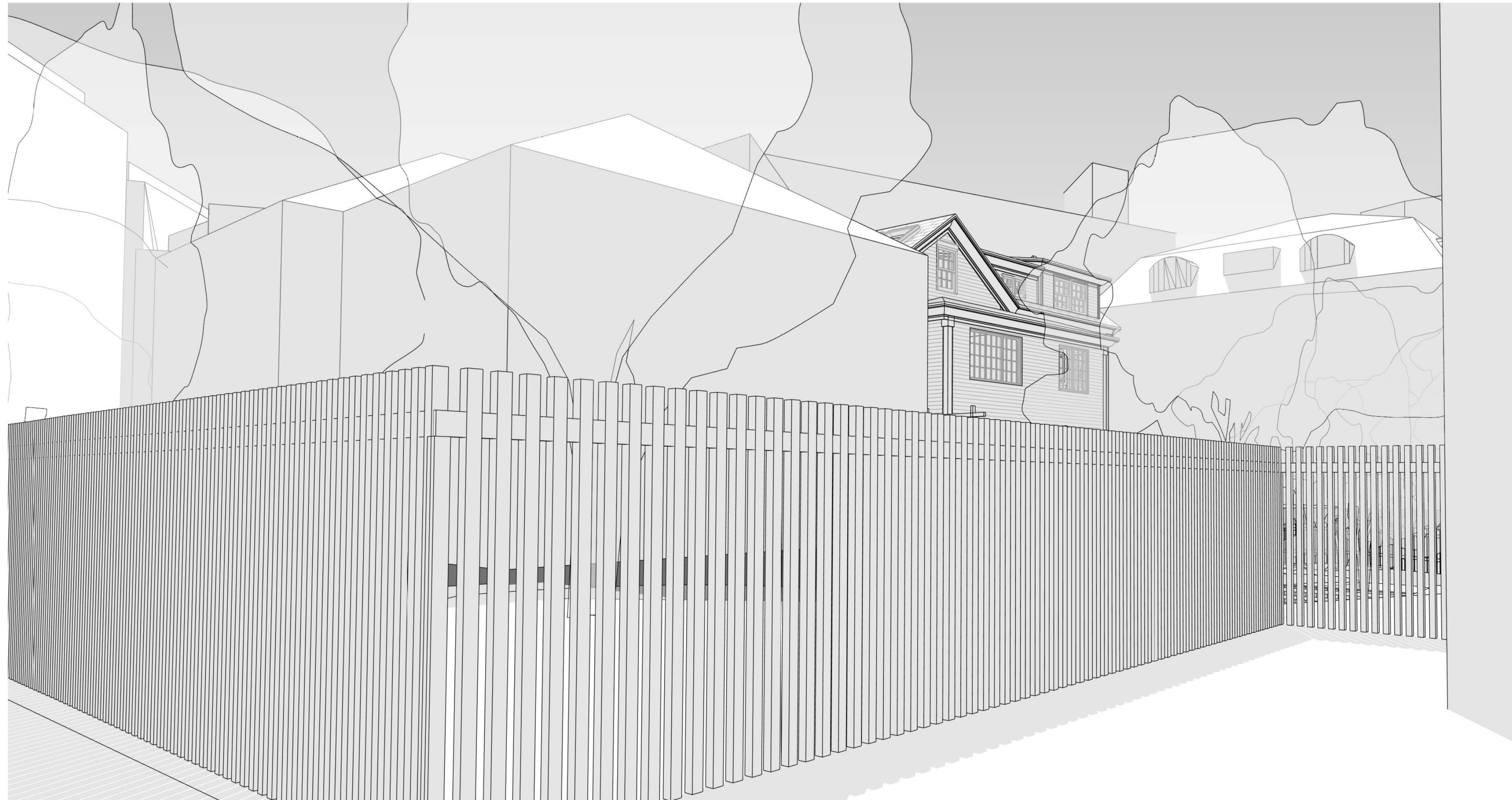
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EXTERIOR PERSPECTIVE - FOLLEN STREET - REAR 1



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 - FOLLEN STREET

36 FOLLEN ST REALTY TRUST

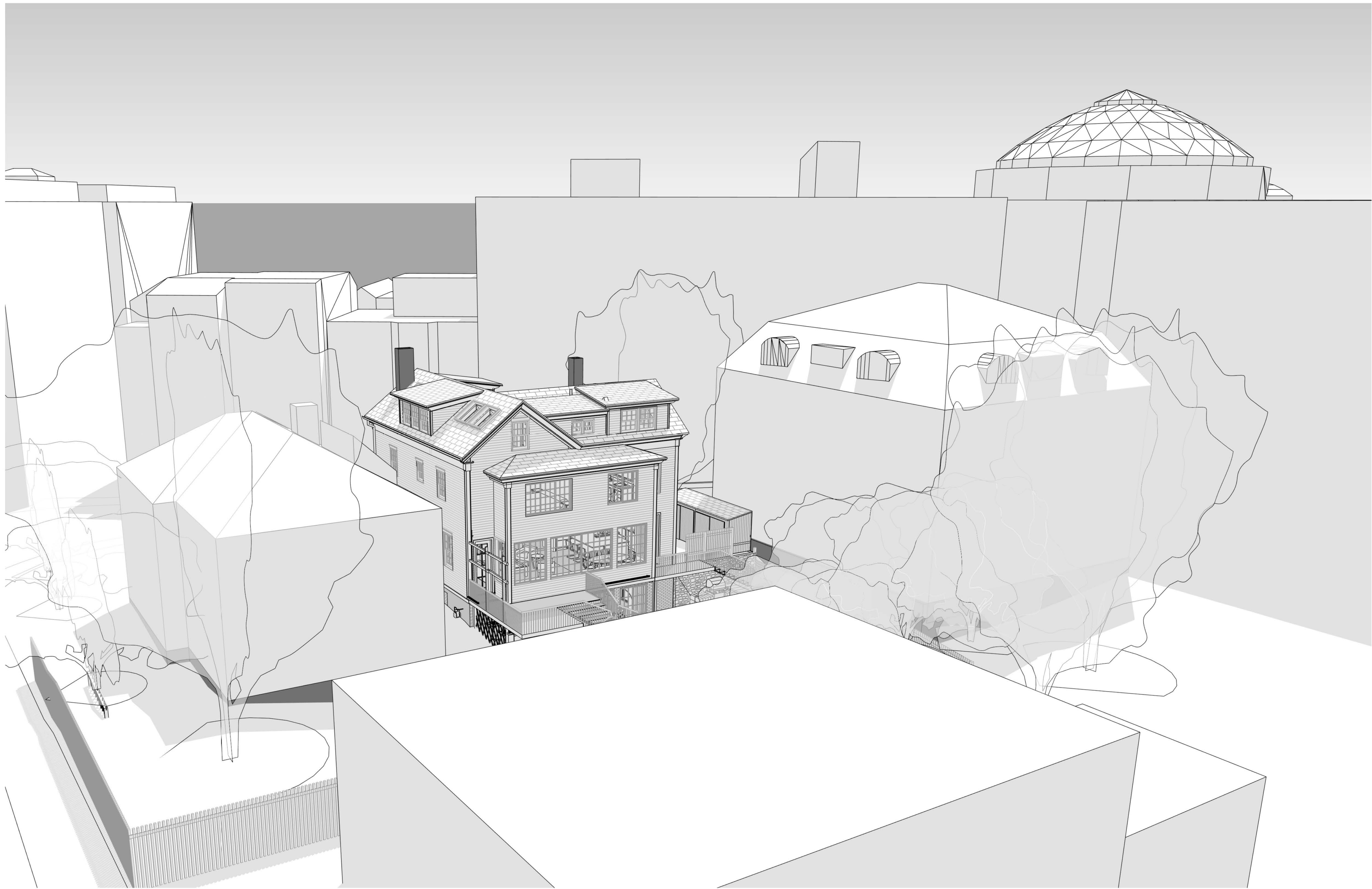
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② EXTERIOR PERSPECTIVE - AERIAL



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AERIAL PERSPECTIVE

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② EXT PERSPECTIVE - DECK 1



① EXT PERSPECTIVE - DECK 2



③ EXT PERSPECTIVE - BIKE SHED



④ EXT PERSPECTIVE - DECK 3



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EXTERIOR PERSPECTIVE

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INTERIOR PERSPECTIVE

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36 FOLLEN ST RENOVATION

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Project number	2017.05
Date	10/11/2018
Drawn by	Author
Checked by	Checker

A-808

Scale

1 INTERIOR PERSPECTIVE - DINING/LIVING

WINDOW SCHEDULE

Table with columns: Count, New/Existing, Manufacturer, Operation, Model, Sill Height, Level, Type Mark, Mark, Head Height, Width, Description. Includes sections for Proposed Lower Level, Existing Lower Level, Proposed Level 1, Existing Level 1, Proposed Level 2, Existing Level 2, Proposed Level 3, and Existing Level 3.

Grand total: 48

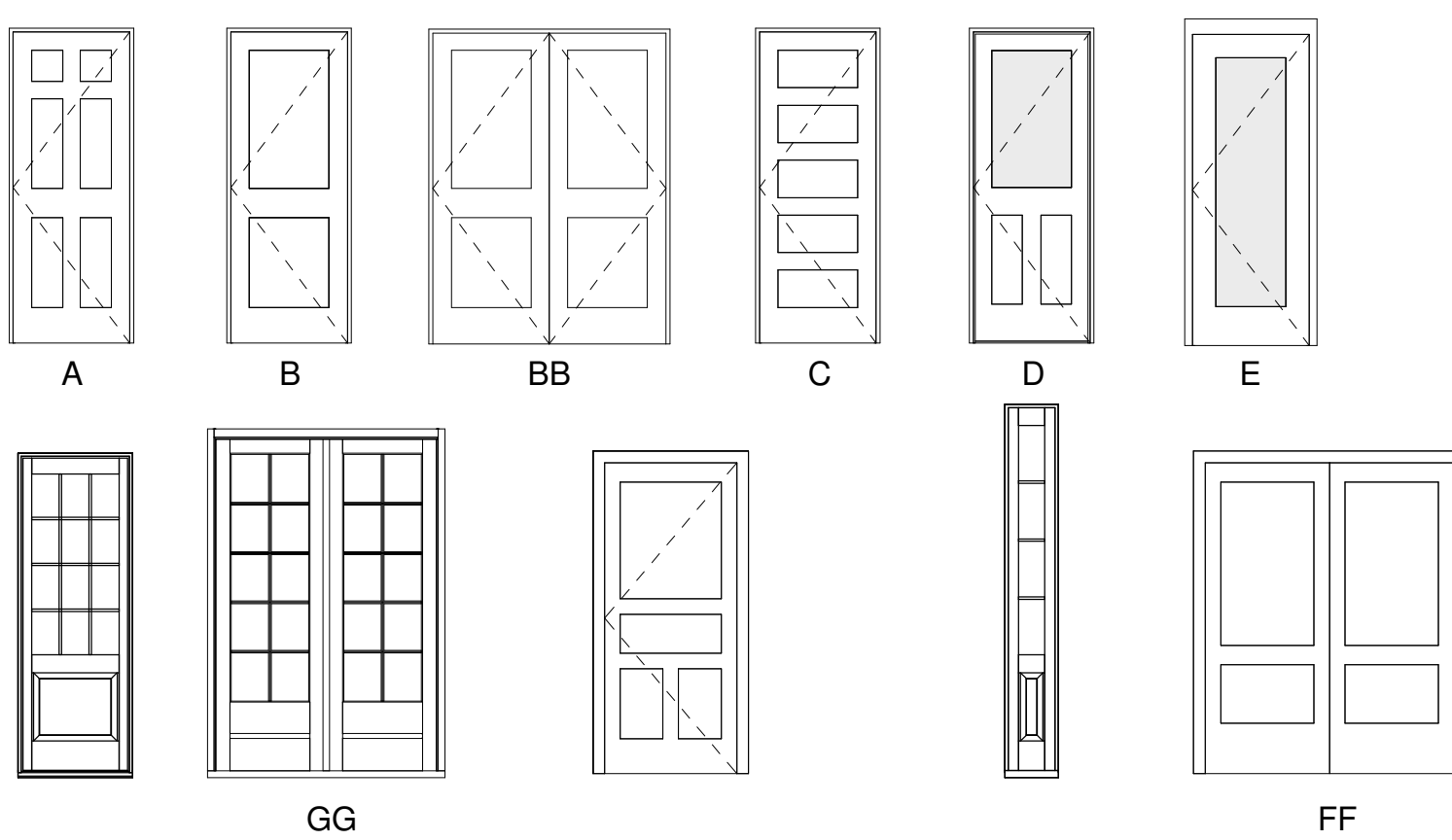
DOOR SCHEDULE

Table with columns: Mark, Function, New / Existing, Type, Description, Material, Finish, Thickness, Width, Height, Frame Type, Frame Material, Frame Finish, Comments. Includes sections for Proposed Lower Level, Existing Lower Level, Proposed Level 1, and Proposed Level 2.

DOOR SCHEDULE

Table with columns: Mark, Function, New / Existing, Type, Description, Material, Finish, Thickness, Width, Height, Frame Type, Frame Material, Frame Finish, Comments. Includes sections for Proposed Level 3 and Existing Lower Level.

DOOR TYPE SCHEDULE



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REGISTRATIONS:

STRUCTURAL ENGINEER:

DOOR AND WINDOW SCHEDULES

36 FOLLEN ST REALTY TRUST

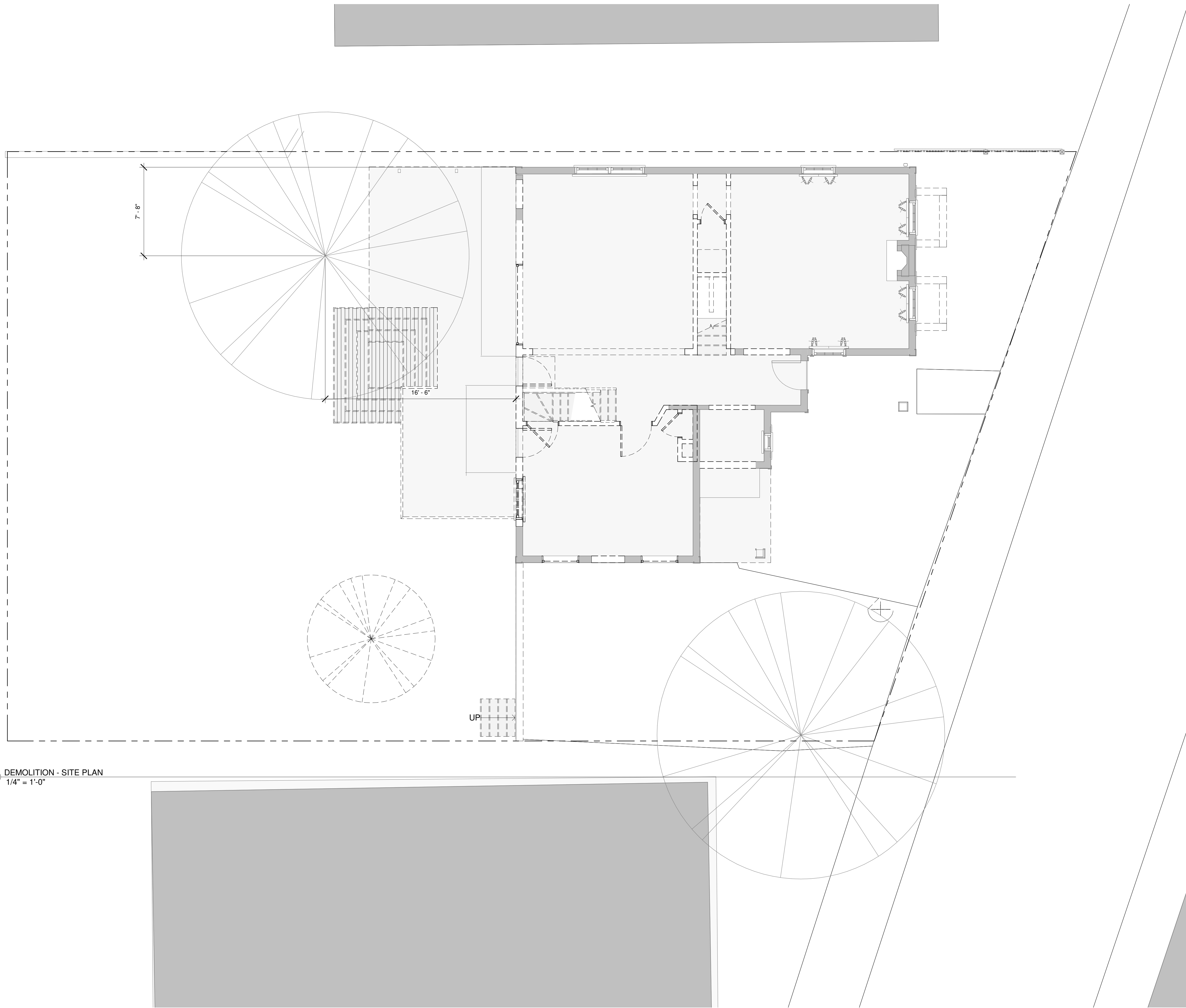
36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA 02138

Project Status: BZA SUBMISSION SET. Project number: 2017.05. Date: 10/11/2018. Drawn by: SKA. Checked by: SJK.

A-900

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



1 DEMOLITION - SITE PLAN
1/4" = 1'-0"



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 STRUCTURAL ENGINEER:

DEMOLITION SITE PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST RENOVATION
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status	BZA SUBMISSION SET
Project number	2017.05
Date	10/11/2018
Drawn by	Author
Checked by	Checker

D-001

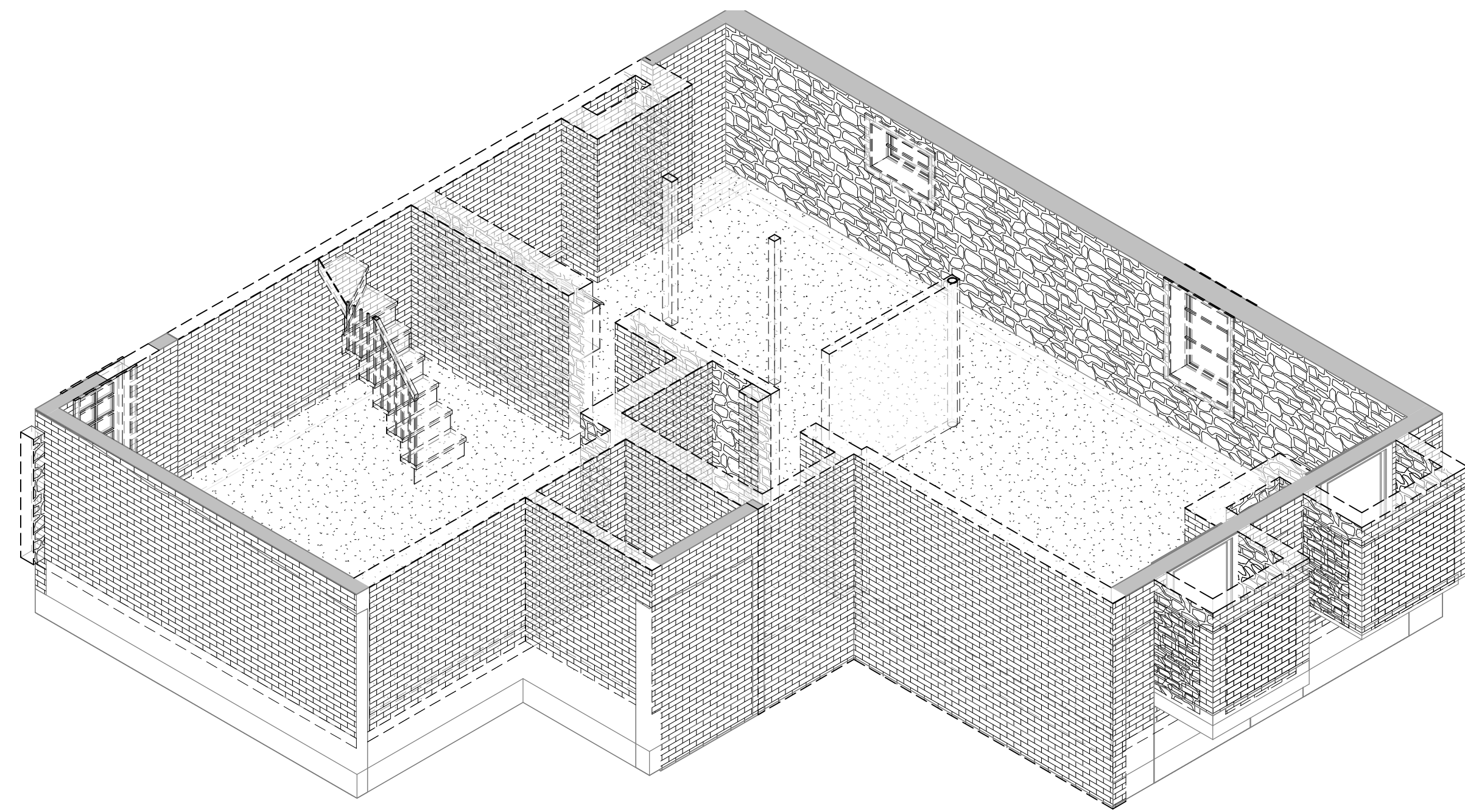
Scale 1/4" = 1'-0"



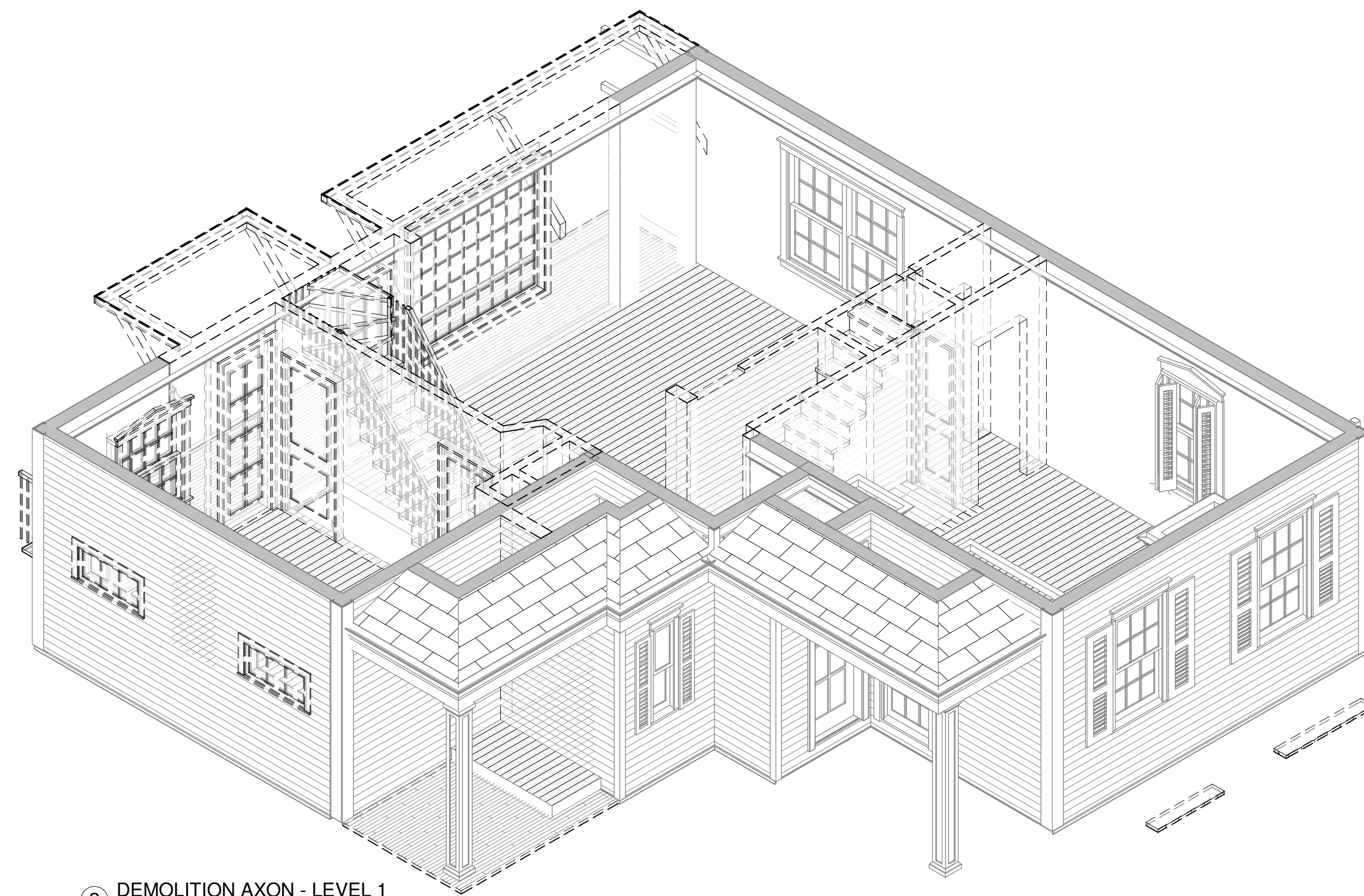
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REGISTRATIONS:

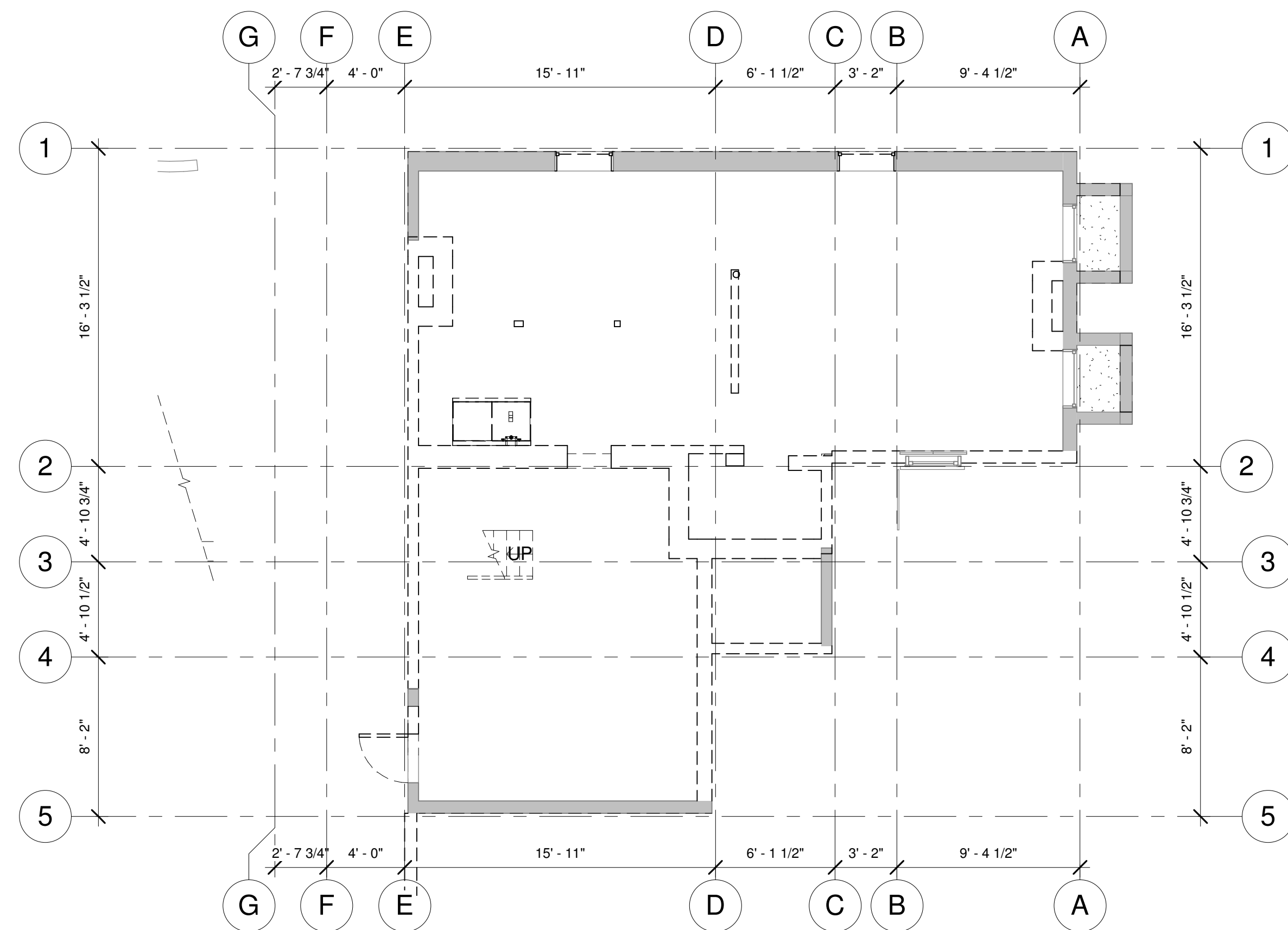
STRUCTURAL ENGINEER:



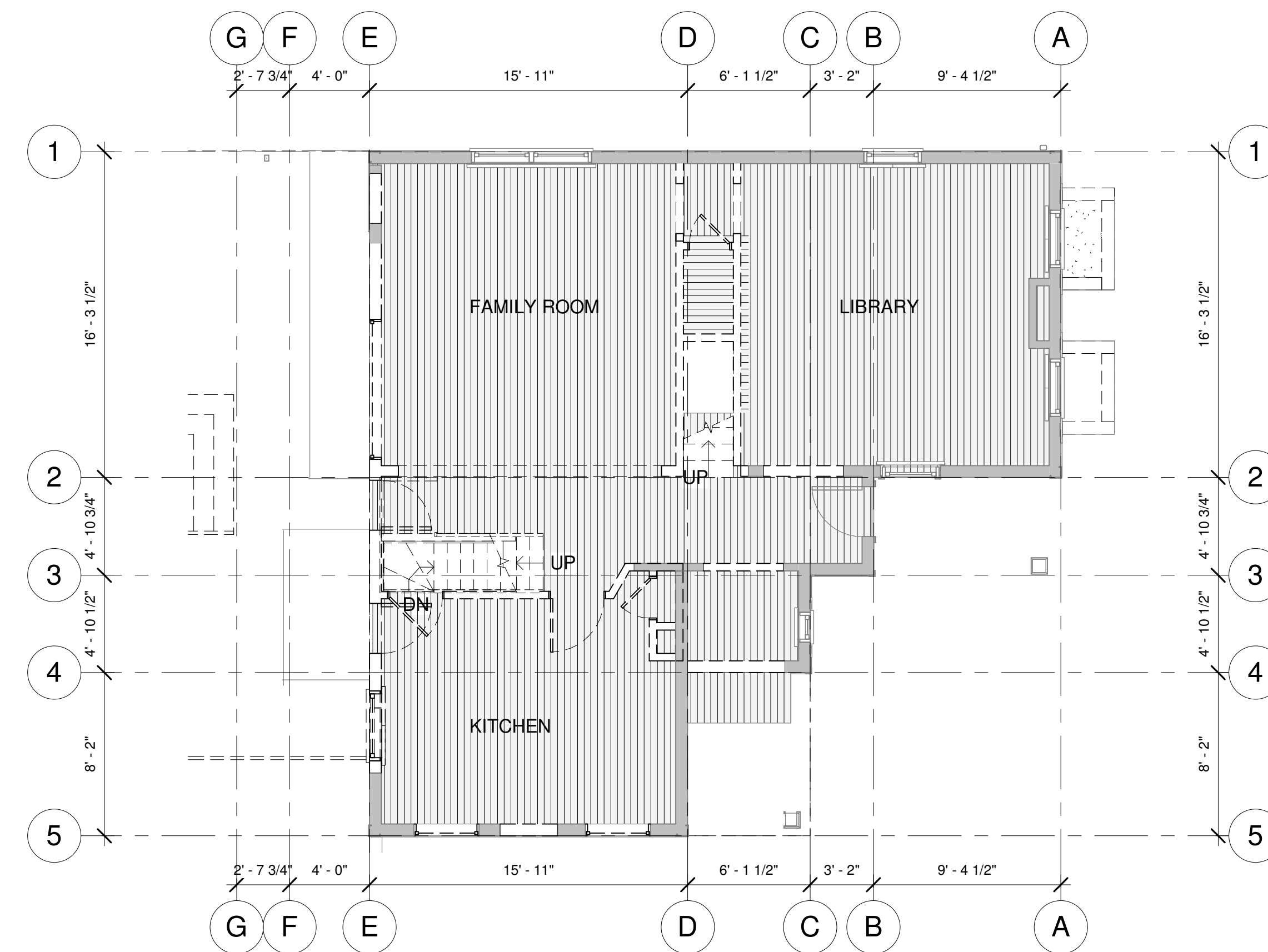
④ DEMOLITION AXON - LOWER LEVEL



② DEMOLITION AXON - LEVEL 1



③ DEMOLITION PLAN - LOWER LEVEL
 3/16" = 1'-0"



① DEMOLITION PLAN - LEVEL 1
 3/16" = 1'-0"

DEMOLITION NOTES
 1. HOUSE SHALL BE FULLY GUTTED TO EXTERIOR SHELL, INCLUDING FLOORS.
 2. BRACE HISTORIC SHELL FOR RAISING. STRUCTURAL MODIFICATIONS AND REVISIONS TO FLOOR TO FLOOR HEIGHTS.

DEMOLITION PLAN
 LOWER LEVEL/ 1ST
 FLOOR

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST RENOVATION
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status BZA SUBMISSION SET
 Project number 2017.05
 Date 10/11/2018
 Drawn by SKA
 Checked by Checker

D-100

Scale As indicated

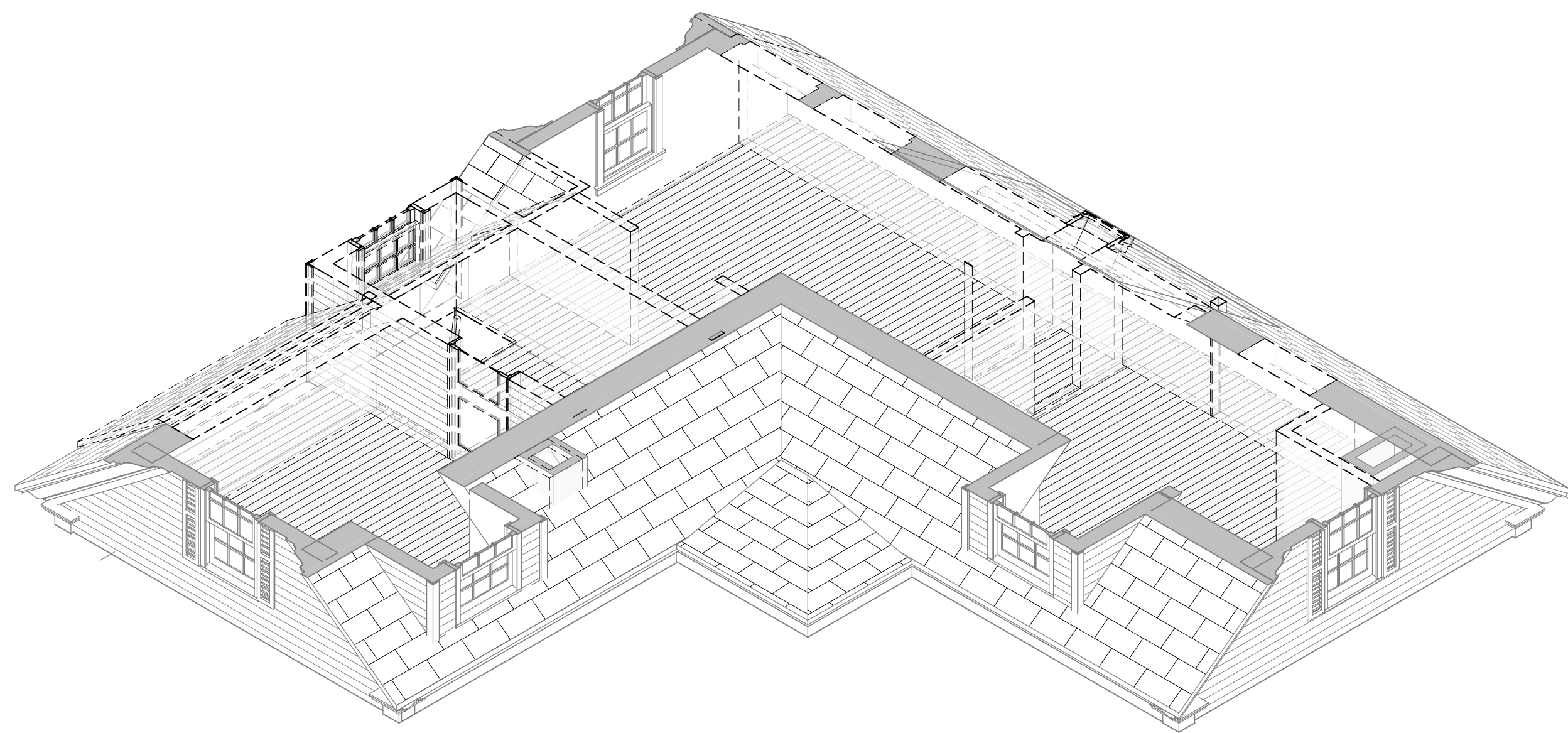
10/11/2018 7:14:05 PM



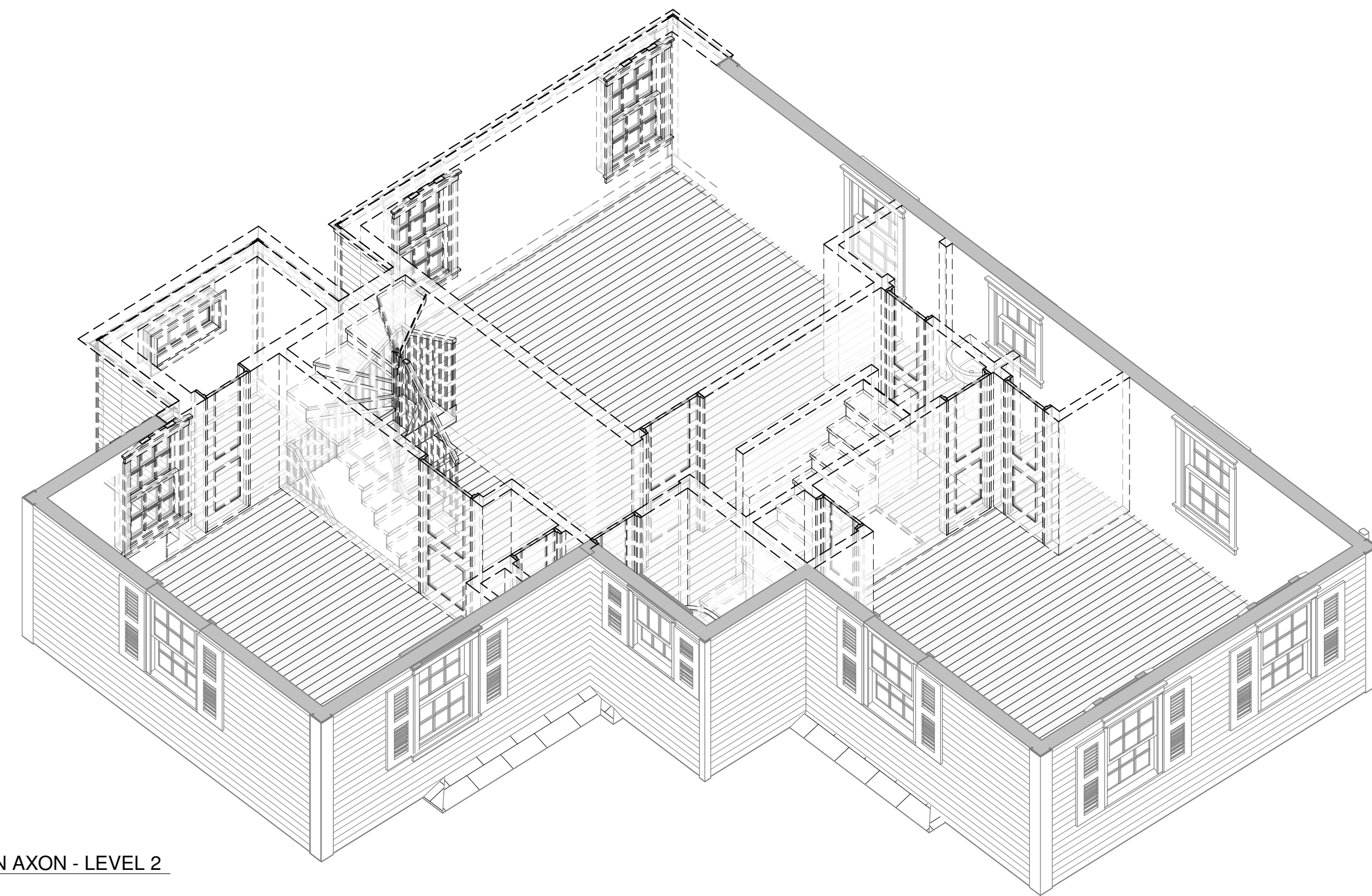
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REGISTRATIONS:

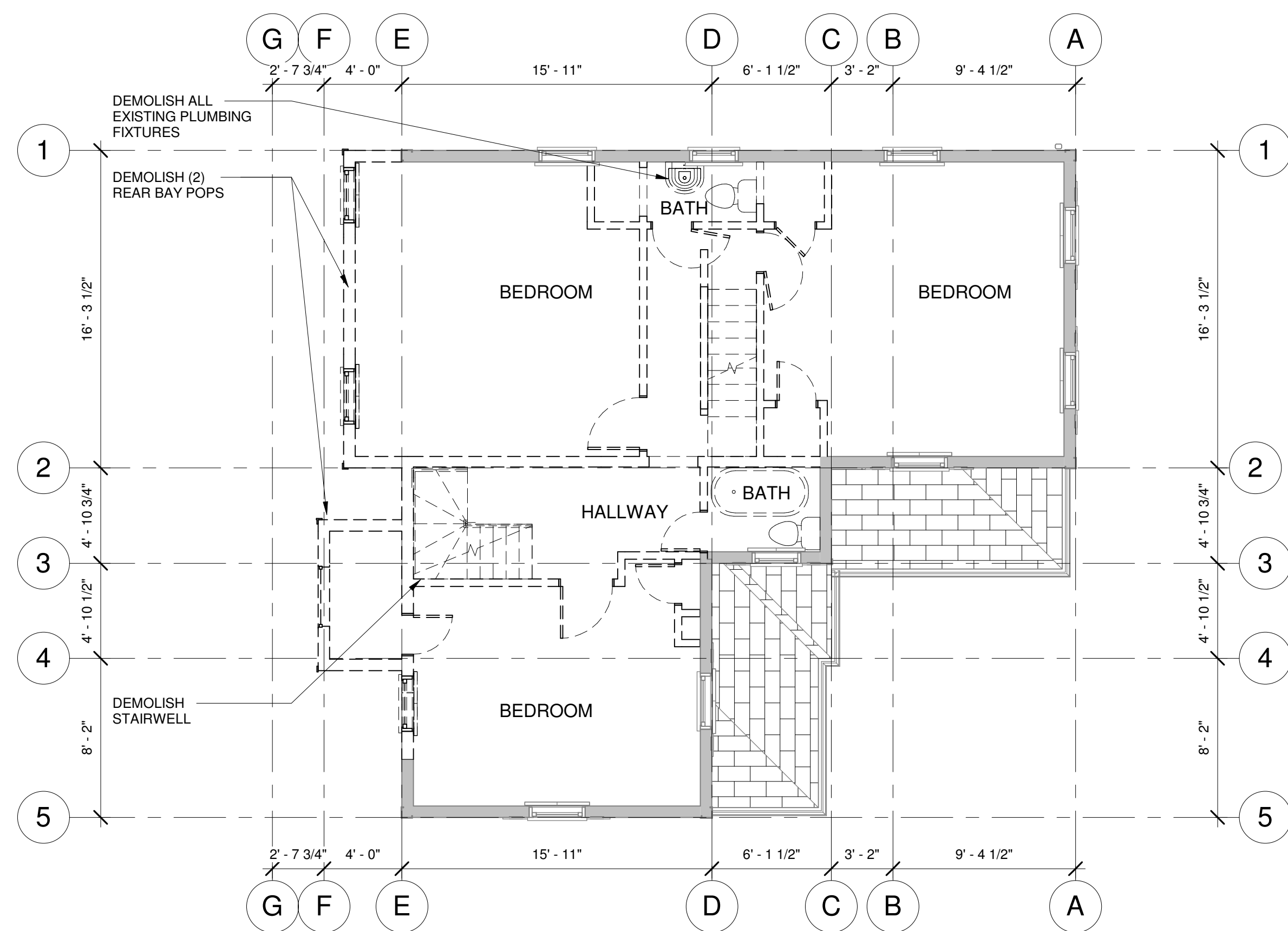
STRUCTURAL ENGINEER:



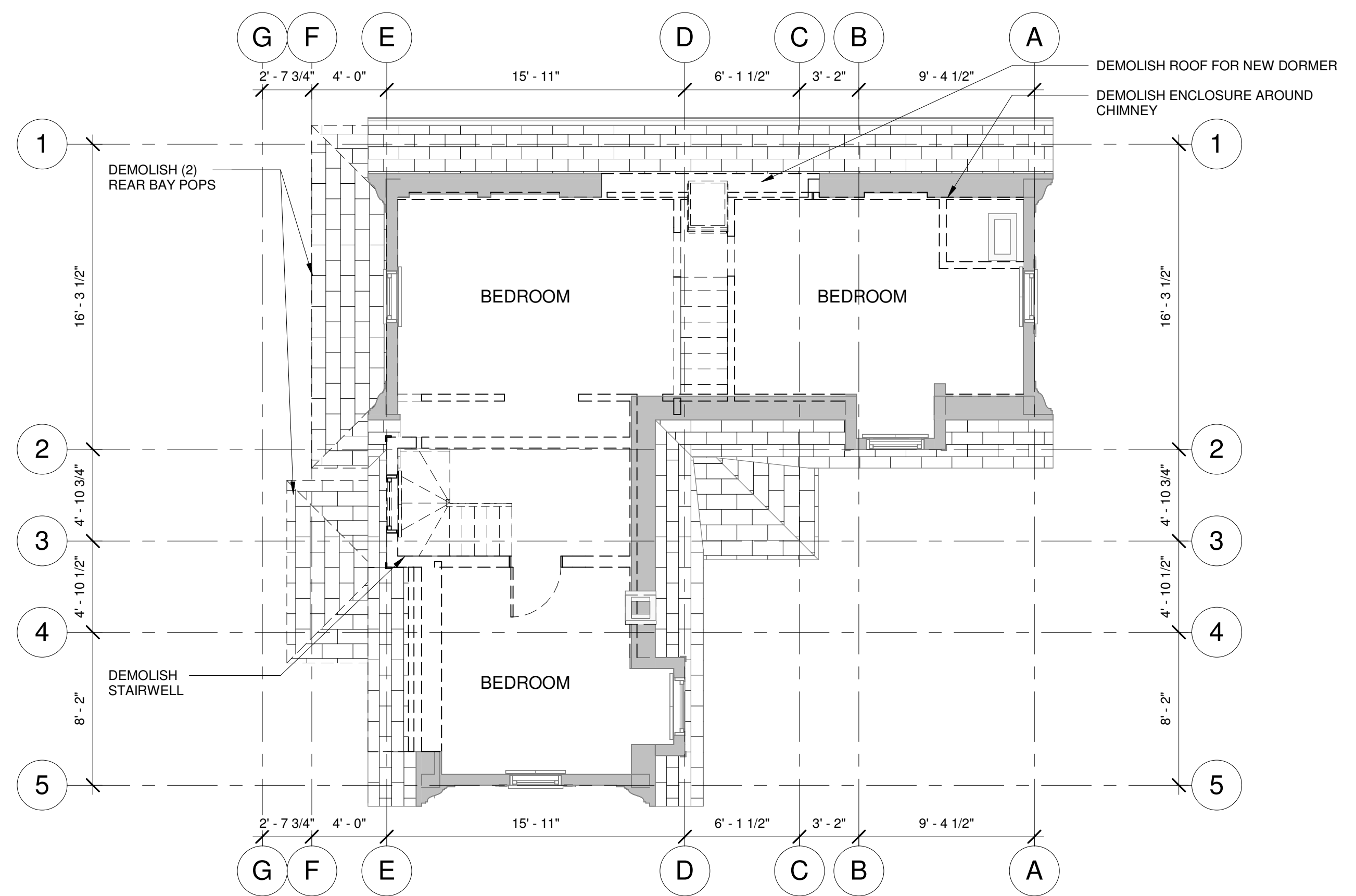
4 DEMOLITION AXON - LEVEL 3



2 DEMOLITION AXON - LEVEL 2



3 DEMOLITION PLAN - LEVEL 2
 3/16" = 1'-0"



1 DEMOLITION PLAN - LEVEL 3
 3/16" = 1'-0"

DEMOLITION NOTES

- HOUSE SHALL BE FULLY GUTTED TO EXTERIOR SHELL, INCLUDING FLOORS.
- BRACE HISTORIC SHELL FOR RAISING, STRUCTURAL MODIFICATIONS AND REVISIONS TO FLOOR TO FLOOR HEIGHTS.

DEMOLITION PLAN 2ND FLOOR/ 3RD FLOOR

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status	BZA SUBMISSION SET
Project number	2017.05
Date	10/11/2018
Drawn by	SKA
Checked by	Checker

D-101

Scale As indicated