

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

BZA APPLICATION FORM

Plan No:

BZA-017278-2020

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zon	ing Appeal for th	ne following:
Special Permit : Varia	ince:√	Appeal :
PETITIONER: Renato Fontes - C/O Sear	n D. Hope, Es	sq.
PETITIONER'S ADDRESS: 907 Mass Aven	ue Cambridge	, MA 02139
LOCATION OF PROPERTY: 372 Concord At	ve Cambridge,	MA
TYPE OF OCCUPANCY: 4.31	;	ZONING DISTRICT: Residence B Zone
REASON FOR PETITION :		
Additions		
DESCRIPTION OF PETITIONER'S PROPOSAL :		
Petitioner requests Variance relief to	construct a	n addition for a new entry way, stairs
and Canopy.		
SECTIONS OF ZONING ORDINANCE CITED :		-
	Table of Dim	ensional Requirements).
Article 10.000 Section 10.30	(Variance).	
Original	Signature(s) :	A.D. No
J. Igina.	Oigilutalo(o)	(Petitioner(s) / wner)
		Sean D. Hope
		(Print Name)
	Address :	907 Massachusetts Avenue
		Cambridge, MA 02139
	Tel. No. :	617.492.0220
	E-Mail Addı	ess:sean@hopelegal.com
Date: March 3rd 2020		

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 RENATO FONTES
(OWNER)
Address: 134 MAIN ST # 7 STONEHAM MA Dalbo
State that I/We own the property located at 372 CONCORD AVE :
which is the subject of this zoning application.
The record title of this property is in the name of
372 CONCORD AVE LLC.
*Pursuant to a deed of duly recorded in the date $\frac{11/18/2019}{1019}$, Middlesex South
County Registry of Deeds at Book, Page; or
Middlesex Registry District of Land Court, Certificate No. 272035
Book 1552 Page 2
At A
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
The above-name Renato Ribeito Fontes personally appeared before me,
this 24 of Fibruary 20 20, and made oath that the above statement is true.
My commission expires 10/16/2026 (Notary Seal). MARIAN K. AGUILERA CERDA Notary Public Commonwealth of Massachusetts
My commission curities 10/1(c) 202((Notary Social) S
My commission expires 0 9 2026 (Notary Seal). MARIAN K. AGUILERA CERDA Notary Public Commonwealth of Massachusetts My Commission Expires October 16, 2026

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to Petitioner because the existing dwelling's entry is located on Concord Avenue directly adjacent to an MBTA bus stop. This condition causes a substantial hardship because the front steps are often used a seating/smoking area for Bus patrons.

Granting the requested relief to relocated the dwelling entrance will provide for a safe and private main entry that is not possible without building in the front yard setback (Variance relief) due to the siting of the building on a corner with two front and side yards.

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 hardship is owing to the shape of the lot and the entrance location of the non-conforming dwelling such that relocating the entrance (Alpine Street side) would be building within the 15' front yard setback there by requiring Variance relief. The building setback on Alpine Street is 13.8' only 1'4" less than the ordinance requirement for front yards.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

Substantial detriment to the public good for the following reasons:

The requested addition will not negatively impact the adjacent residential uses and will allow for an improve front entrance for the building occupants.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance because the requested relief allows for the existing residential dwelling to be upgraded to modern standards and provides a more functional front entrance for future occupants of the property.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices PRESENT USE/OCCUPANCY: Two Family

LOCATION: 372 Concord Ave Cambridge, MA ZONE: Residence B Zone

PHONE: 6174920220 REQUESTED USE/OCCUPANCY: Two Family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	1
TOTAL GROSS FLOOR AF	REA:	3,543sf	3,512sf	2,200sf	(max.)
LOT AREA:		4,400sf	4,400sf	5,000sf	(min.)
RATIO OF GROSS FLOOP	AREA	.63	.63	5	(max.)
LOT AREA FOR EACH DW	ELLING UNIT:	2,200sf	2,200sf	2,500sf	(min.)
SIZE OF LOT:	WIDTH	45 '	45'	50'	(min.)
	DEPTH	99'8"	99'8"	n/a	
SETBACKS IN FEET:	FRONT	11.8'	11.8'	15'	(min.)
	REAR	n/a	n/a	n/a	(min.)
	LEFT SIDE	35.3'	35.3'	7.5'	(min.)
	RIGHT SIDE	5.4'	5.4'	7.5'	(min.)
SIZE OF BLDG.:	HEIGHT	31.5'	31.5'	35'	(max.)
	LENGTH	50'-1"	50'-1"	n/a	
	WIDTH	25'+/-	25'+/-	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		38.1	39+	39+	(min.)
NO. OF DWELLING UNITS:		2	2	2	(max.)
NO. OF PARKING SPACES:		4	4	2	(min./max)
NO. OF LOADING AREAS:		0	0	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		17'	n/a	10'	(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. renovation of existin wood-framed bulding

^{1.} SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

^{2.} TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

^{3.} OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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

BZA APPLICATION FORM

lan No:	BZA-017278-

GENERAL INFORMATION The undersigned hereby petitions the Board of Zoning Appeal for the following: Special Permit: Variance: Appeal: PETITIONER: Renato Fontes - C/O Sean D. Hope, Esq. 907 Mass Avenue Cambridge, MA 02139 PETITIONER'S ADDRESS: 372 Concord Ave Cambridge, MA LOCATION OF PROPERTY: **ZONING DISTRICT:** Residence B Zone TYPE OF OCCUPANCY: **REASON FOR PETITION:**

DESCRIPTION OF PETITIONER'S PROPOSAL:

Additions

Petitioner requests Variance relief to construct an addition for a new entry way, stairs and Canopy.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5	.000	Section	5.31	(Table of Dimensional Requirements).
Article 1	0.000	Section	10.30	(Variance).

Original Signature(s) :	(Petitioner(s) / Owner)
	Sean D. Hope
	(Print Name)
Address :	907 Massachusetts Avenue
	Cambridge, MA 02139
Tel. No. :	617.492.0220
F 88 11 A Julius	soan@honologal com

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March 3rd 2020 Date:

CITY OF CAMBRIDG

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

April 15, 2020

Sean D. Hope, Esq. 907 Mass Avenue Cambridge, MA 02139

RE: <u>372 Concord Avenue – BZA-017278-2020</u>

Dear Mr. Hope,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,

Maria Pacheco

Administrative Assistant

372 CONCORD AVENUE - CAMBRIDGE, MA 02138

CONCEPT DESIGN - 20 FEBRUARY 2020

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL MASSACHUSETTS STATE AND LOCAL BUILDING CODES, THE AMERICANS FOR DISABILITIES ACT, AND ANY RULES OR REGULATIONS HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED AS IF CONTAINED IN THE CONCEPT DRAWINGS.

2. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND INSPECTIONS REQUIRED FOR THEIR WORK, AND SHALL INCLUDE IN THEIR CONTRACT PRICE ALL COSTS AND COORDINATION NECESSARY FOR SECURING THE PERMITS AND INSPECTIONS.

STRUCTURES, SITE GRADES, UTILITIES, OR CONDITIONS AND SHALL COORDINATE ALL NEW WORK IN ACCORDANCE WITH SUCH MEASUREMENTS, AND NOTIFY THE CLIENT AND A/E CONSULTANTS IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND AT TIME DISCREPANCY IS DISCOVERED.

4. ANY EXISTING ITEMS, EQUIPMENT, AND MATERIALS ON THE PROJECT SITE NOT BEING REUSED SHALL EITHER BE TURNED OVER TO THE CLIENT OR LEGALLY DISCARDED FROM THE PROJECT SITE AT THE CONTRACTOR'S EXPENSE AND ONLY AFTER CONFIRMATION AND APPROVAL BY THE CLIENT.

5. ALL EXISTING CONDITIONS AND NEW WORK SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION BY THE CONTRACTOR, AND ANY DAMAGED AREAS SHALL BE REPAIRED TO THE APPROVAL OF THE CLIENT SO AS TO MATCH EXISTING ADJACENT CONDITIONS, AND AT THE EXPENSE OF

6. WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN EXISTING STRUCTURE OR CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED AREAS AS REQUIRED TO MAKE READY FOR ANY INSTALLATION OF NEW FINISH WORK AND/OR TO TERMINATE EXISTING CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN COORDINATION OF ALL WORK WITH OTHER CONTRACTORS AND THE CLIENT TO ENSURE QUALITY OF THE WORK AND TIMELY COMPLETION OF THE WORK.

8. NO EXTRA WORK SHALL BE PERFORMED BY ANY CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE CLIENT. ANY EXTRA WORK PERFORMED WITHOUT APPROVAL BY THE CLIENT SHALL BE AT THE

9. ANY PROPOSED CHANGES TO THE WORK SHOWN ON THE CONCEPT DRAWINGS SHALL BE SUBMITTED TO THE CLIENT IN WRITING FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. AND CONTRACTOR SHALL INDICATED THE DATE. THE PROPOSED CHANGE IN CONTRACT PRICE, AND THE CHANGE IN THE CONTRACT WORK SCOPE.

10. THE CONCEPT DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT INTENT IN TERMS OF THE ARCHITECTURAL AND STRUCTURAL DESIGN. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL ITEMS IN DETAIL AS MAY BE REQUIRED FOR THE PERFORMANCE AND PROPER COMPLETION OF THE WORK SCOPE. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL NECESSARY MEANS AND METHODS REQUIRED TO PERFORM THE WORK INDICATED IN THESE CONCEPT DRAWINGS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENT ACCORDING TO STANDARDS OF GOOD PRACTICE, SAFETY AND APPLICABLE CODES AND REGULATIONS.

12. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS/HER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

13. ALL DIMENSIONS SHOWN TO FACE OF FINISH WALL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

14. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO

ENERGY CODE COMPLIANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ENERGY CODE COMPLIANCE PRIOR TO THE CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

2. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.

3. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.

4. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES.

5. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.

SOIL TESTING

1. THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE ARCHITECT AND STRUCTURAL ENGINEER ACCEPT NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS.

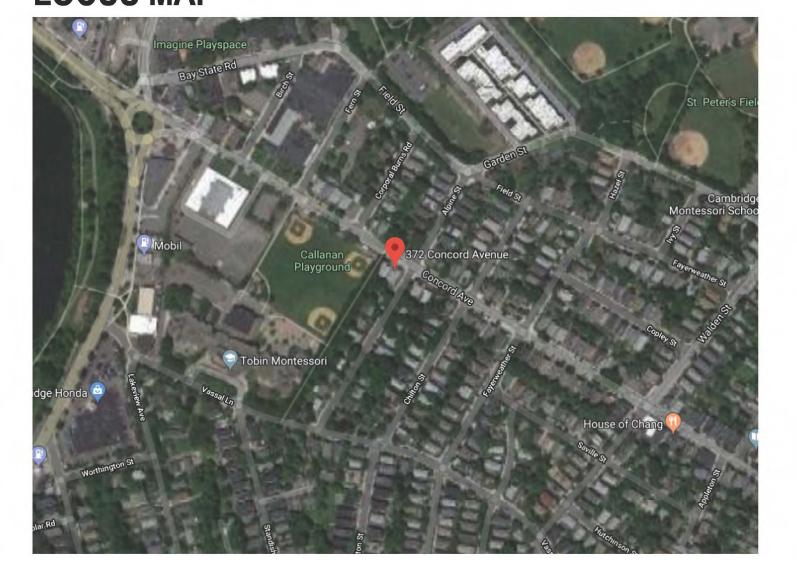
2. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO DETERMINE SUITABLE SOIL AND VERIFY THE BEARING PRESSURE.

3. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PERSPECTIVE FROM CORNER OF CONCORD AND ALPINE



LOCUS MAP



SITE PLAN



DRAWING LIST

SHEET	DESCRIPTION	NOTES
A-000	COVER	
EX-201	EXISTING CONDITIONS ELEVATIONS	
A-101	PROPOSED FLOOR PLANS	
A-201	PROPOSED ELEVATIONS	
A-301	PROPOSED BUILDING SECTIONS AND ENTRY DETAIL	

WALL TYPES

NO.	DESCRIPTION	NOTES
W1	1-HR RATED	
W2	2X4 WD STUDS @ 16" O.C. W. (1) LAYER 1/2" GWB EA. SIDE	
W3	2X6 WD STUDS @ 16" O.C. W. (1) LAYER 1/2" GWB EA. SIDE	
W4	2X4 WD STUDS @ 16" O.C. W. (1) LAYER 1/2" GWB	
W5	EXISTING EXT. WALL W. WEATHER BARRIER, 1/2" EXT. GRADE SHEATHING, R-21 INSULTATION, POLY VAPOR BARRIER, AND (1) LAYER 1/2" GWB (INTERIOR)	

DOOR SCHEDULE

NO.	DESCRIPTION	STYLE	TYPE
D1 3'-0" W x 7'-8" H W. 1'-0" SIDELITE (EXT)		1-PANEL, FG	SWING
D2	3'-0" W x 6'-8" H (EXT)	1-PANEL, FG	SWING
D3 6'-0" W x 6'-8" H (EXT)		1-PANEL, FG	SLIDER
D4	2'-8" W x 6'-8" H	2-PANEL, FLAT	SWING
D5	5'-0" W x 6'-8" H DOUBLE	2-PANEL, FLAT	SWING

1. HINGE-SIDE DOOR R.O. TO BE LOCATED 4" OFF FACE OF GWB OR CENTERED PER

PLANS UNLESS OTHERWISE NOTED. 2. INTERIOR SWING DOORS TO BE 2-PANEL SHAKER STYLE (NO PANEL MOULD).
3. FIELD VERIFY ALL R.O. DIMENSIONS PRIOR TO PLACEMENT OF DOOR ORDER AND NOTIFY ARCHITECT OF DISCREPANCIES (IF ANY).

WINDOW SCHEDULE

NO.	SIZE	STYLE	COLOR
Α	2'-8" W x 5'-6" H	AWNING	BLACK
В	2'-0" W x 5'-6" H	AWNING	BLACK
С	2'-8" W x 4'-6" H	AWNING	BLACK
D	1'-8" W x 5'-6" H	AWNING	BLACK
Е	4'-6" W x 6'-6" H	FIXED / AWNING (CUSTOM)	BLACK

PLUMBING FIXTURE SCHEDULE

UNIT	BATHROOM	KITCHEN
#1	4 TOILETS, 4 SINKS/FAUCETS, 2 TUBS, 1 SHOWER	1 SINK / FAUCET
#2	4 TOILETS, 4 SINKS/FAUCETS, 2 TUBS, 1 SHOWER	1 SINK / FAUCET
TOTAL	8 TOILETS, 8 SINKS/FAUCETS, 4 TUBS, 2 SHOWER	2 SINKS / FAUCETS

AREA CALCULATIONS

EXISTING

FLOOR		UNIT	
BASEMENT	1,146 SF	#1	2BD/1BA = 1,743 SF
FIRST	1,214 SF	#2	2BD/1BA = 1,800 SF
SECOND	1,183 SF		
TOTAL	3,543 GSF	TOTAL	3,543 SF
<u> </u>			

PROPOSED

FLOOR		UNIT	
BASEMENT	1,146 SF	#1	3BD/3.5BA = 1,798 SF
FIRST	1,183 SF	#2	3BD/3.5BA = 1,714 SF
SECOND	1,183 SF		
TOTAL	3,512 GSF	TOTAL	3,512 SF

PORT ONE DESIGN LLC 207 MARION ST #3 BOSTON, MA 02128

PROSPECT REALTY & ADVISORS 419 MT. AUBURN ST.

372 CONCORD AVE RENOVATION

CONCEPT DESIGN NOT FOR CONSTRUCTION

ISSUED: 20 FEB 2020

DRAWN BY: TC

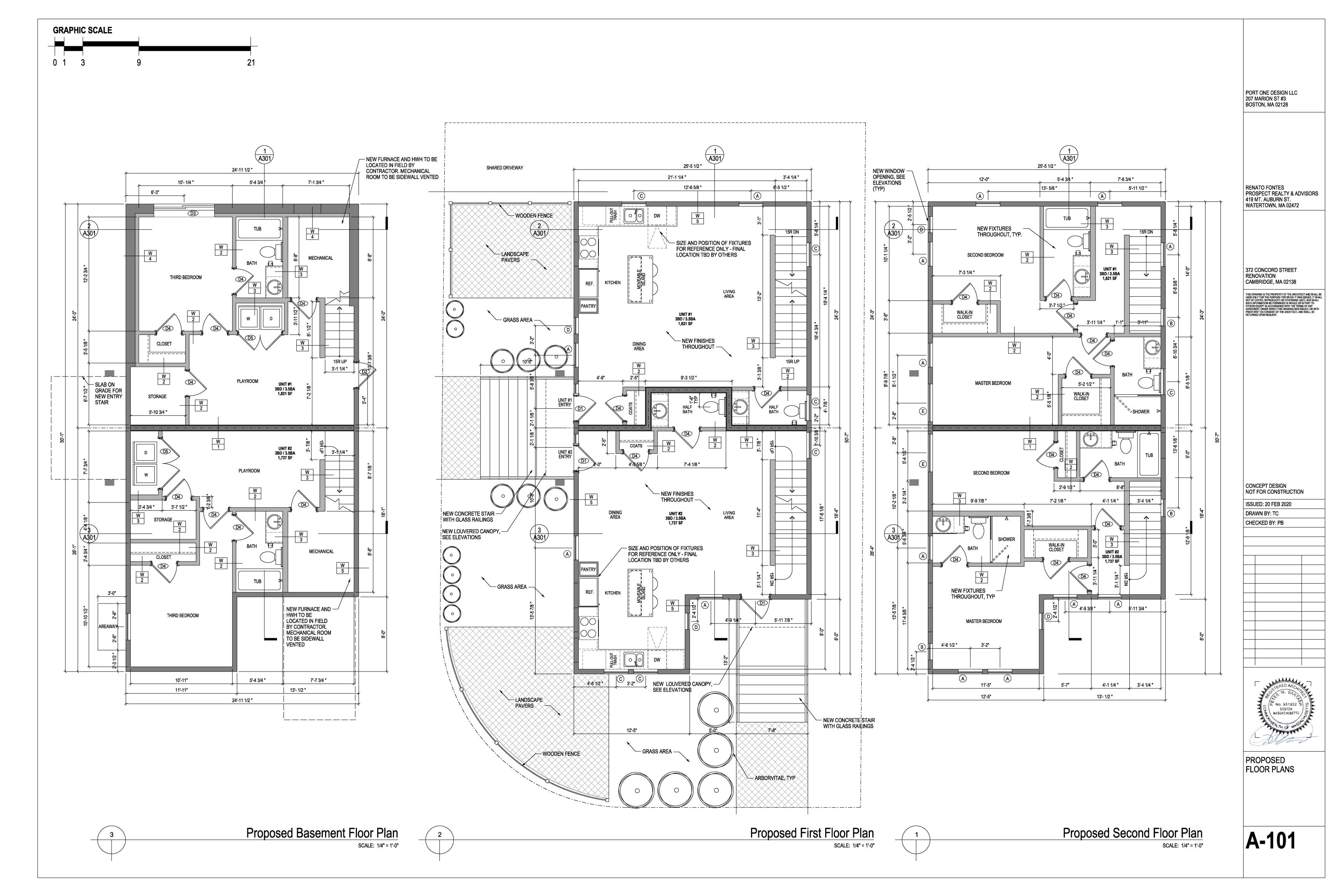
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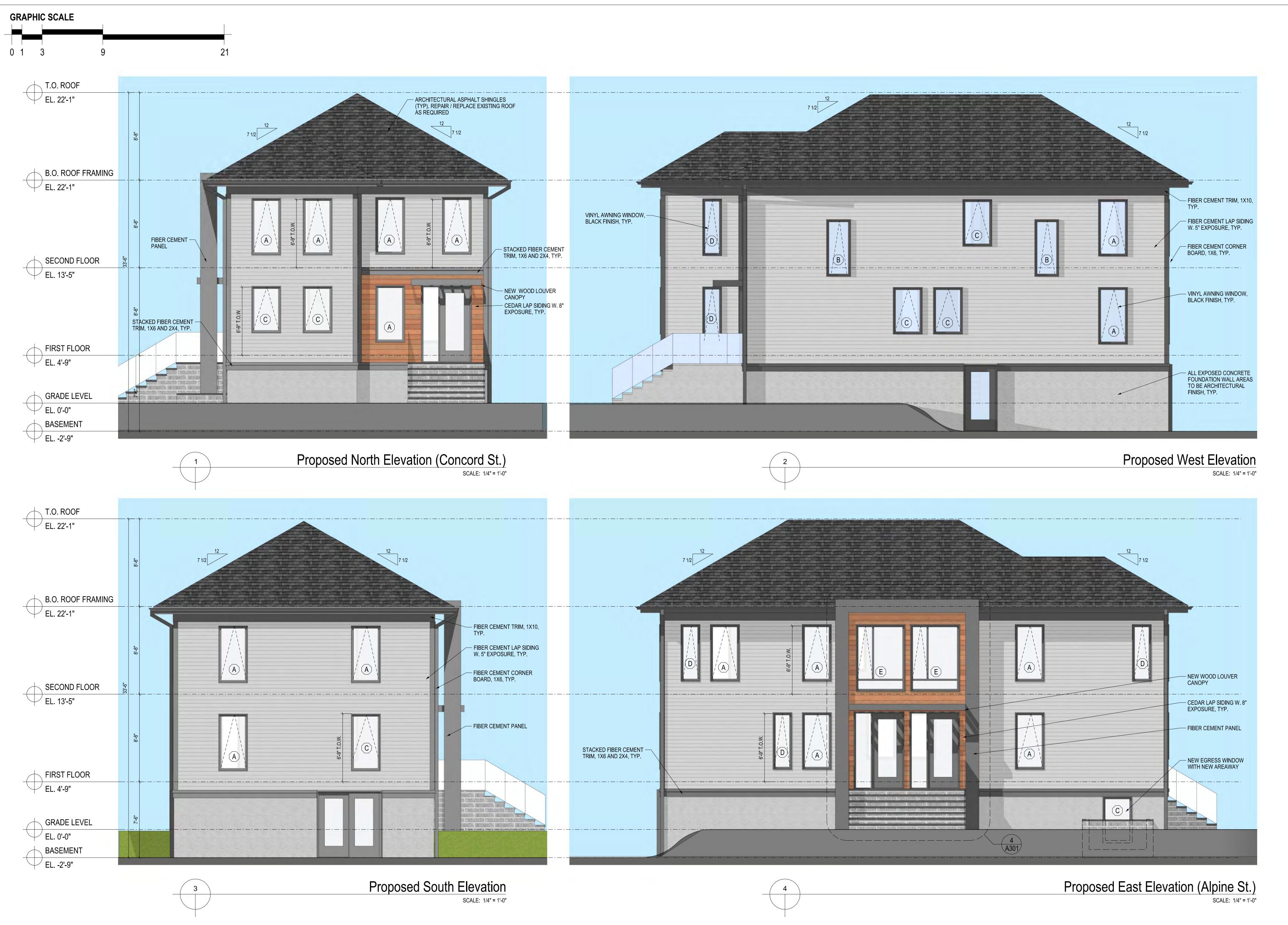


COVER

A-000







PORT ONE DESIGN LLC 207 MARION ST #3 BOSTON, MA 02128

RENATO FONTES
PROSPECT REALTY & ADVISORS
419 MT. AUBURN ST.
WATERTOWN, MA 02472

372 CONCORD STREET RENOVATION CAMBRIDGE, MA 02138

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL E USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ISSUED. IT SHA NOT BE COPIED, REPRODUCED OR OTHERWISE USED, NOR SHALL SUCH INFORMATION BE FURNISHED IN WHOLE OR IN PART TO OTHERS EXCEPT IN ACCORDANCE WITH THE TERMS OF ANY AGREEMENT UNDER WHICH THIS DRAWING WAS ISSUED, OR WITH PRIOR WHITTEN CONSENTION OF THE PROPER WHITTEN CONSENTION OF THE PROPERTY OF THE ARCHITECT AND SHALL SE

CONCEPT DESIGN NOT FOR CONSTRUCTION

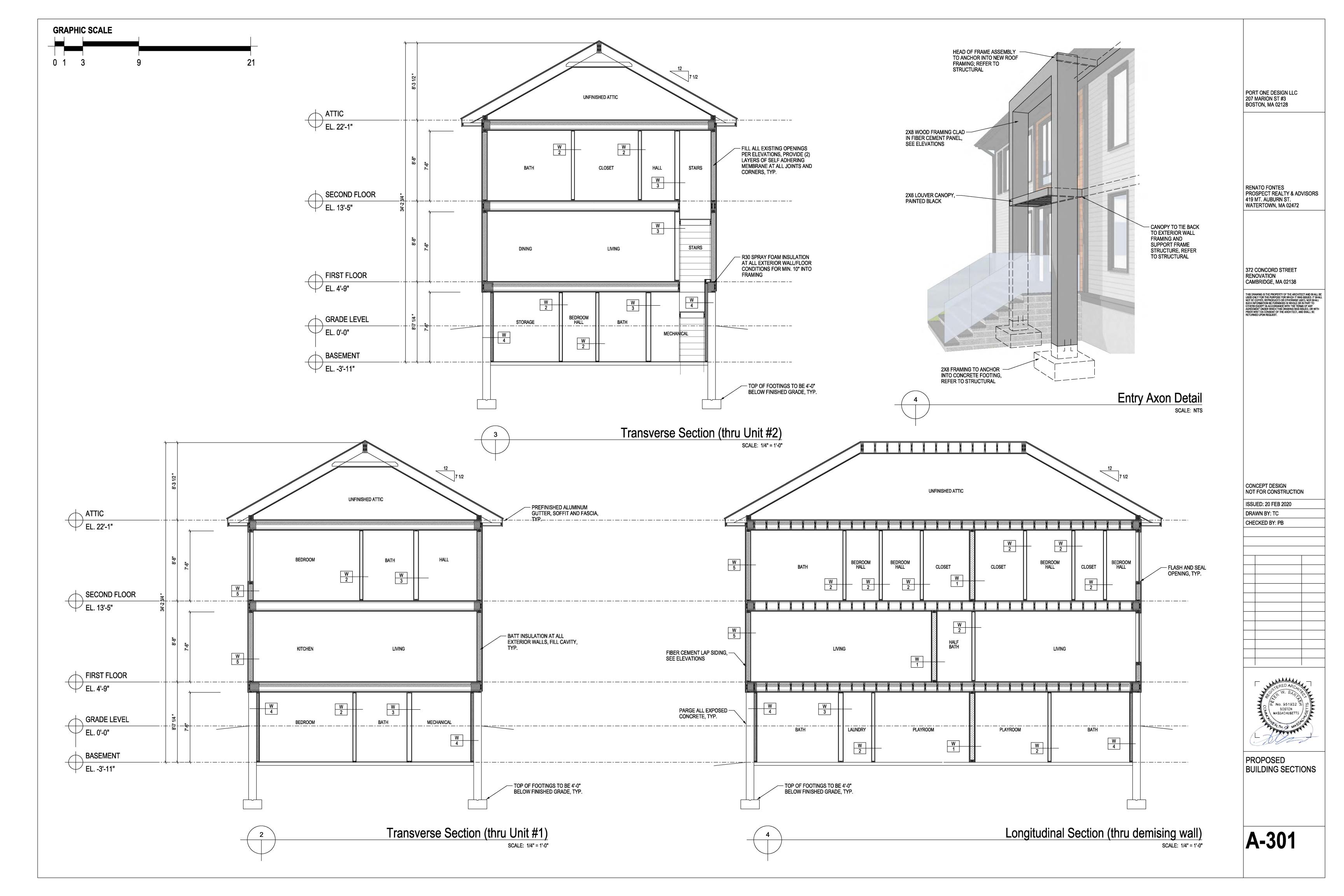
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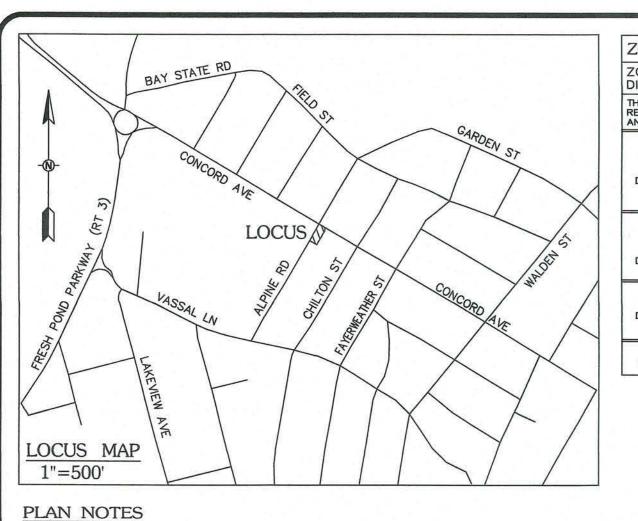
CHECKED BY: PB



PROPOSED ELEVATIONS

A-201





THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE

BY LIGHTHOUSE LAND SURVEYING LLC ON DECEMBER 1, 2019.

EPOCH 2010.00 - US FEET

TS12 (3") ROBOTIC TOTAL STATIONS.

VERTICAL DATUM:

THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED

SURVEY TRAVERSE POINTS 1 AND 2 WERE OBSERVED WITH A CARLSON

BRX6+ GPS RECEIVER USING THE MASSDOT Macors RTK NETWORK.

MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)

NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS

5. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND

ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE

AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND

SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING

STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED

BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR

SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME, CONTRACTOR MUST NOTIFY

ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA

4. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON,

ZONING '	TABLE						
ZONING DISTRICT	TRESIDENCE B						
REFER TO VAR	STED IN THIS TABLE IOUS METRICS MEASURED IN DIFFERENT UNITS	REQUIRED	EXISTING		PROPOSED		
	AREA	5,000 S.F.	4,400± S.F.		4,400± S.F. (EXIST)		
МІМІМИМ	AREA / DWELLING UNIT	2,500 S.F.	2,200± S.F.		2,200± S.F. (EXIST)		
LOT DIMENSIONS	FRONTAGE	20 FT.	136.34 FT.		136.34 FT. (EXIST)		
	WIDTH	50 FT.	45 FT.		45 FT. (EXIST)		
1000000	FRONT	15 FT.	11.8 FT.		11.8 FT.		
MINIMUM YARD SETBACK DIMENSIONS	SIDE	7.5 FT.	5.4 FT. (WEST)	35.3 FT. (SOUTH)	5.4 FT. (WEST)	35.3 FT. (SOUTH)	
	REAR	25 FT.	NA		NA		
BUILDING	MAXIMUM BUILDING HEIGHT	35 FT.	31.5 FT.		31.5 FT. (EXIST)		
DIMENSIONS	FLOOR AREA RATIO (F.A.R.)	0.5	0.63		0.63 (EXIST)		
LOT COVERAGE	MINIMUM OPEN SPACE	40%	38.1%		40.8%		

LEGAL REFERENCE TABLE

OWNER ADDRESS:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH

THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND

SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

No. 46861

PROFESSIONAL LAND SURVEYOR

ASSESSORS PARCEL ID: DEED REFERENCE: PLAN REFERENCE:

134 MAIN STREET, UNIT 7 260-35 LC DOC 1828873 LC CASE 13538 A

LC CASE 12809 D

DIG SAFE NOTE

UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811.



BITUMINOUS BERM BITUMINOUS CONCRETE CURB BITUMINOUS CONCRETT CHAIN LINK FENCE CONCRETI CORRUGATED RETAINING WALL DRILL HOLE DETECTABLE WARNING PAD FINISHED FLOOR GAS METER LANDSCAPE AREA PICKET FENCE POST & RAIL FENCE ROOF DRAIN STONE BOUND STONE RETAINING WALL STOCKADE FENCE HUB STAKE STONEWALL UTILITY POLE W/ NUMBER VERTICAL GRANITE CURB WOOD STEP WATERGATE WIRE FENCE WATER METER WOOD RETAINING WALL WATER SHUTOFF

LEGEND

CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND
- 2. THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- 3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
- 4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
- 6. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
- 7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR
- SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAINS. 8. THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING
- INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- 9. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35, ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT
- 10. THE TOWN OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON ALPINE STREET OR CONCORD AVENUE.
- 11. STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.03.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO
- 12. STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 1-1/2" BINDER COURSE AND 1-1/2" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT,
- 13. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN
- 14. ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
- 15. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

% BY WFIGHT CREEPING RED FESCUE TALL FESCUE WHITE DUTCH CLOVER

SEED AT THE RATE OF 2#/2,000 S.F. USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE

- 16. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
- 17. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

6. ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT

HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH. 7. THE SUBJECT PROPERTY FALLS IN SPECIAL FLOOD HAZARD ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:

MAT EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST

COUNTY MIDDLESEX COMMUNITY CAMBRIDGE MAP NUMBER 25017C0419E EFFECTIVE DATE JUNE 4, 2010

8. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THE DOCUMENT INVALID AND UNUSABLE.

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FEBRUARY 24, 2020

DATE

DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. N30° 52' 09"E 0-0-0-0-0-0-0-0 CRW CONC LOT 26 NOF ROBBART, ANN M. ALPINE ST — CAMBRIDGE PARCEL ID: 280—63 DEED BK 1288 / PAGE AREA = $4,400\pm$ S.F. 3-STORY BUILDING MASONRY & WOOD FRAME $= 0.101 \pm AC.$ FF1=9.45 FF2=17.85 FF3=26.85 GRASS __SB/LC(fnd) - **S30° 52' 09"W** 530° 52' 09"W CONC ALPINE STREET

PROJECT BENCHMARK

NL SET UP 8" ELEV=12.47'

-ENTRANCE TO BE -SHED TO BE RAZED REMOVED #372 3-STORY BUILDING MASONRY & WOOD FRAME FF1=9.45 FF2=17.85 FF3=26.85 GRASS CONC STP GRASS CONC GRASS CONC

ALPINE

STREET

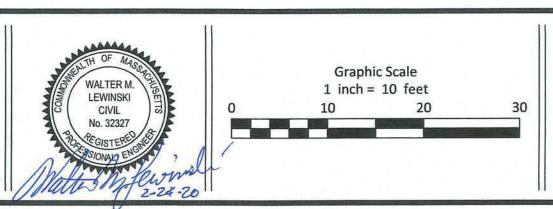
PROPOSED CONDITIONS

REVISIONS: 0 2/24/20 ISSUED FOR REVIEW REV # DATE DESCRIPTION

11 525.26'

SB/DH(fnd)

- 530° 52' 09"W



EXISTING CONDITIONS

Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts (508) 480-0225

PREPARED BY:

WIGFALL RESIDENCE

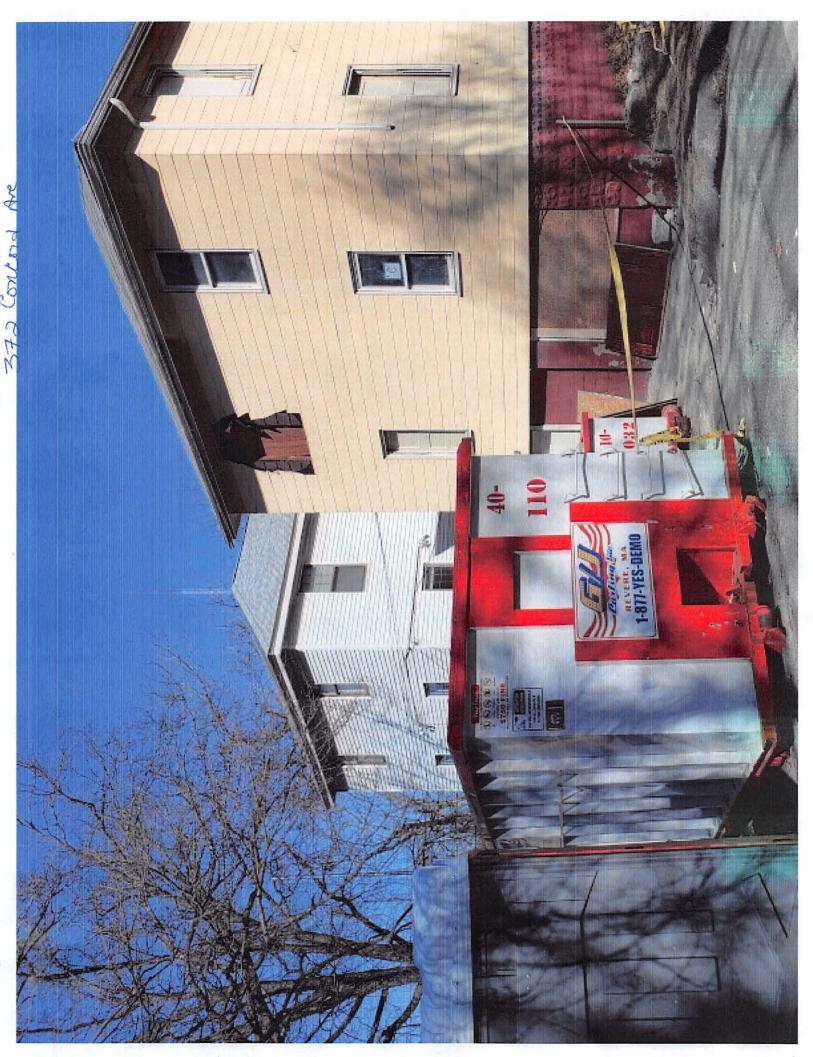
372 CONCORD AVENUE (MIDDLESEX COUNTY - SOUTH DISTRICT) CAMBRIDGE, MASSACHUSETTS

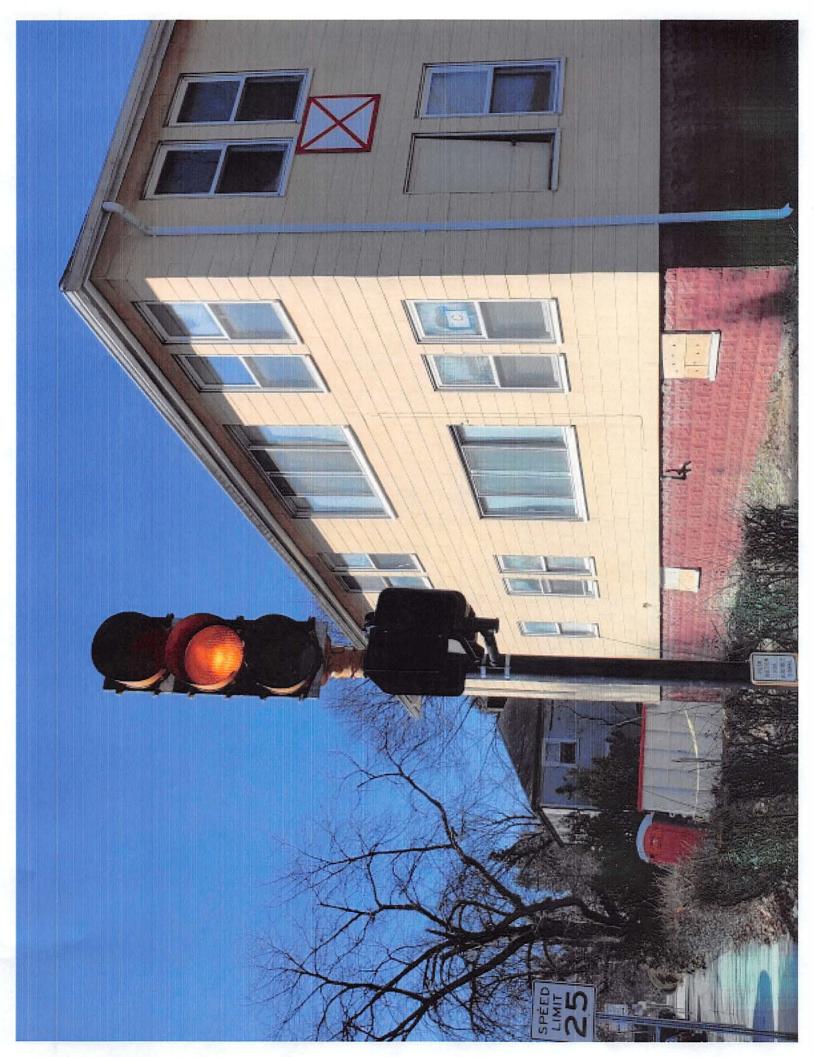
EXISTING & PROPOSED CONDITIONS SITE DEVELOPMENT PLAN

PREPARED FOR:

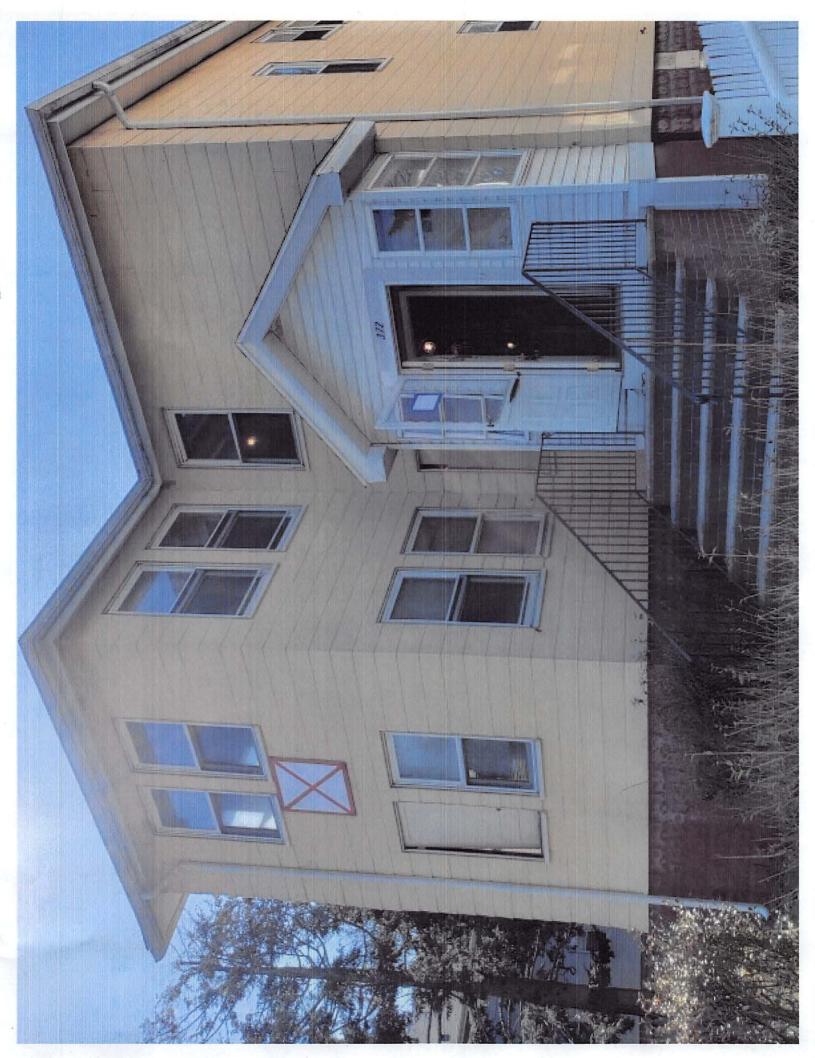
Renato Fontes 651 Fellsway Medford, Massachusetts 02155 FEBRUARY 24, 2020 OF 1 EDC PROJECT NUMBER

3670









261-110 409 Concord Ave 261-140 8 Corporal Burns Rd 407 Concord Ave 261-132 261-141 87 Alpine St Copporal Burns Ro 261-111 85 Alpine St 261-131 261-112 261-142 81 Alpine St 83 Alpine St 261-130 261-143 262-62 77 Alpine St⁷⁹ Alpine St 84 Alpine St 261-147 401 Concord Ave 82 Alpine St 262-61 261-198 261-146 75 Alpine St 395 Concord Ave 80 Alpine St Concord Ave 391 Concord Ave 261-197 262-60 387 Concord Ave 261-196 385 Concord Ave 72 Alpine St 262-59 ROA 374 Concord Ave 262-58 369 Concord Ave 260-34 Tobin Field 260-80 65 Alpine S 262-57 260-35 63 Alsine St 370 Concord Ave 260-19 368 Concord Ave 260-63 364 Concord Ave 260-20 55 Alpine St 360 Concord Ave 263-127 03 Apino St 260-64 56 Alpine St 49 Alpine St 263-128 260-54 263-4 123 Chilton St 260-65 43 Alpine St41 Alpine St 48 Alpine St 50 Alpine St 260-55 263-5 119 Chilton St 115 Chilton St 121 Chilton St 37 Alpine St 260-66 44 Alpine St 117 Chilton St ROAD 263-6 260-56 S 263-43 35 Alpine St Chillon 42 Alpine St 38 Alpine St 263-134 260-67

260-57

263-133

263-42

260-54 MENZIN, NANCY W. 56 ALPINE STREET CAMBRIDGE, MA 02138-6811

260-63 ROBBART, ANN M. 55 ALPINE ST CAMBRIDGE, MA 02138

260-64 SLATE, MALLORY H. & YLVA M. SLATE 49 ALPINE ST CAMBRIDGE, MA 02138-6810

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260-80
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RENATO FONTES 134 MAIN ST. #7 STONEHAM, MA 02180

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261-146 CHILINSKI, DAVID 391 CONCORD AVE UNIT #1 CAMBRIDGE, MA 02138

260-80 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR