



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

BZA APPLICATION FORM

Plan No: BZA-017200-2019

GENERAL INFORMATION

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

Special Permit : √ Variance : _____ Appeal : _____

PETITIONER: Josef Simon & Patricia Tung - C/O Kyle Sheffield, LDa Architecture & Interio

PETITIONER'S ADDRESS: 222 Third Street, Suite 3212 Cambridge, MA 02142

LOCATION OF PROPERTY: 44 Coolidge Hill Rd Cambridge, MA 02139

[illegible]

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construction of a new, dimensionally conforming addition to the south side of an existing non-conforming single family house. The new addition will result in an increase in FAR that is 12% (under 25%).

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :


(Petitioner(s) / Owner)

Kyle Sheffield, LDa Architecture & Interiors
(Print Name)

Address : 222 Third Street, Suite 3212
Cambridge, MA 02142

Tel. No. : 617-300-0007

E-Mail Address : ksheffield@lda-architects.com

Date : _____

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.

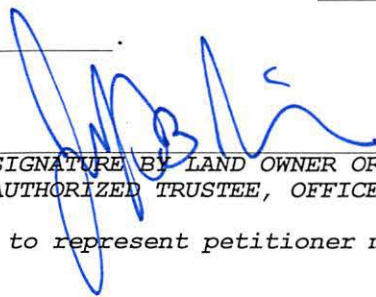
I/We Josef Simon & Patricia Tung
(OWNER)

Address: 44 Coolidge Hill Road, Cambridge, MA 02138

State that I/We own the property located at 44 Coolidge Hill Road, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Josef Simon & Patricia Tung

*Pursuant to a deed of duly recorded in the date 05/31/2013, Middlesex South
County Registry of Deeds at Book 61908, Page 28; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Josef Simon personally appeared before me,
this 18th of October, 2019, and made oath that the above statement is true.

My commission expires 4/29/22 (Notary Seal).



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

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 44 Coolidge Hill Rd Cambridge, MA 02139 (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 proposed addition is conforming to the dimensional requirements set forth in Section 5.00. In addition, the proposed addition falls under the maximum FAR requirements for the lot and does not impact the minimum requirements for open space.

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

The petitioners intend to occupy this residence as their primary residence. No change in use or intensity of the use is proposed. Therefore, there will be no additional traffic generated and the patterns of access and egress will remain the same. No hazard or substantial change in the established neighborhood character will result.

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

The adjacent uses are residential and would not be affected by the proposed addition. The abutters of this property have had an opportunity to review the plans, and have provided support for this project in writing.

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 addition is modest when compared with the existing dwelling (.121 FAR), and the proposed dwelling will be built to conform to current building and energy codes.

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

The proposed addition does not differ from the current use of this dwelling since it was originally constructed in 1917.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: LDa Architecture & Interiors **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 44 Coolidge Hill Rd Cambridge, MA 02139 **ZONE:** Residence A-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3,002sf	3,365sf	3,937sf	(max.)
<u>LOT AREA:</u>	7,875sf	No Change	f(A-1), 6,000s	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.38	.42	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	7,875sf	No Change	f(A-1), 4,500s	(min.)
<u>SIZE OF LOT:</u>	WIDTH	69.55'	'(A-1), 65' (A-	(min.)
	DEPTH	107.86'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	8.8'	'(A-1), 20' (A-	(min.)
	REAR	34.4'	27'	(min.)
	LEFT SIDE	12.3'	10' (sum of 25')	(min.)
	RIGHT SIDE	31.77'	10' (sum of 25')	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	31.6'	35.0'	(max.)
	LENGTH	62'-8 1/2"	n/a	
	WIDTH	26'-6"	37'-4"	n/a
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	63%	60%	50% min	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	No Change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	No Change	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	18'	No Change	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.

There is an existing one story single car garage at the northeast corner of the lot that will remain.
The construction of the new addition will be poured concrete foundations, with wood-framed construction above grade.

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'.



39 2019 OCT 23 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017200-2019

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Special Permit : ☒ Variance : ☐ Appeal : ☐

PETITIONER: Josef Simon & Patricia Tung - C/O Kyle Sheffield, LDa Architecture & Interio

PETITIONER'S ADDRESS : 222 Third Street, Suite 3212 Cambridge, MA 02142

LOCATION OF PROPERTY: 44 Coolidge Hill Rd Cambridge, MA 02139

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

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SECTIONS OF ZONING ORDINANCE CITED :

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Original Signature(s) :


(Petitioner(s) / Owner)

Kyle Sheffield, LDa Architecture & Interiors
(Print Name)

Address : 222 Third Street, Suite 3212
Cambridge, MA 02142

Tel. No. : 617-300-0007

E-Mail Address : ksheffield@lda-architects.com

Date : _____

The map displays a residential area with various property lots and streets. A red line highlights a specific area, and a blue line highlights another. The map includes numerous lot numbers and street names.

Streets:

- 414 Mt Auburn St
- 400 Mt Auburn St
- 27 Coolidge Hill Rd
- 25 Coolidge Hill Rd
- 5 Coolidge Hill Rd
- 4 Coolidge Hill Rd
- 6 Gerrys Landing Rd
- 20 Coolidge Hill Rd
- 12 Coolidge Hill Rd
- 46 Coolidge Hill Rd
- 44 Coolidge Hill Rd
- 47 Coolidge Hill Rd
- 115 Coolidge Hill
- 123 Coolidge Hill
- 125 Coolidge Hill
- 116 Coolidge Hill
- 110 Coolidge Hill
- 126 Coolidge Hill

Property Lots:

- 242A-155
- 242A-156
- 242A-147
- 242A-146
- 242A-87
- 242A-23
- 242A-120
- 242A-119
- 242A-157
- 242A-99
- 242A-123
- 242A-59
- 242A-68
- 242A-113
- 242A-145
- 242A-144
- 242A-44
- 242A-36
- 242A-37
- 242A-38
- 242A-124
- 242A-128
- 242A-129
- 242A-142
- 242A-141
- 242A-139
- 242A-138
- 242A-135
- 242A-134
- 242A-109
- 242A-102
- 242B-999
- 242A-160
- 242A-107
- 242A-148
- 242A-51
- 242A-47
- 242A-48
- 242A-138
- 242A-134
- 242A-109
- 242A-102
- 242B-999
- 242A-160

44 Coolidge Hill Rd.

Petitioner

242A-47
LONGFIELD, CHARLES L. &
SUSAN MEES LONGFIELD
106 COOLIDGE HILL
CAMBRIDGE, MA 02138

242A-48
ACKERMAN, JAMES S. &
JILL ROSE SLOSBURG-ACKERMAN
12 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

LDa ARCHITECTURE & INTERIORS
C/O KYLE SHEFFIELD
222 THIRD STREET - SUITE 3212
CAMBRIDGE, MA 02142

242A-99
CHOO, SOOK JA, SOO JEONG LIM SUNG JIN LEE
47 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-107
DANIELS, JUSTIN J. & STACEY T. DANIELS
115 COOLIDGE HILL
CAMBRIDGE, MA 02138

242A-109
LEGG, CHRISTOPHER S. & HEIDI R. LEGG
125 COOLIDGE HILL
CAMBRIDGE, MA 02138

242A-119
MACDONALD, NORA & RANDY BERKOWITZ
45 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-120
BAUER, JOANNE
20 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-134
SHADY HILL SCHOOL
178 COOLIDGE HILL
CAMBRIDGE, MA 02138

242A-135
BATTINELLI, SALVATORE F.
8 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-141
MAGINN, ROBERT A., JR. & STACY VLASTNER
TRUSTEE OF THE FOURTH OF JULY TRUST.
6 GERRY'S LANDING RD.
CAMBRIDGE, MA 02138

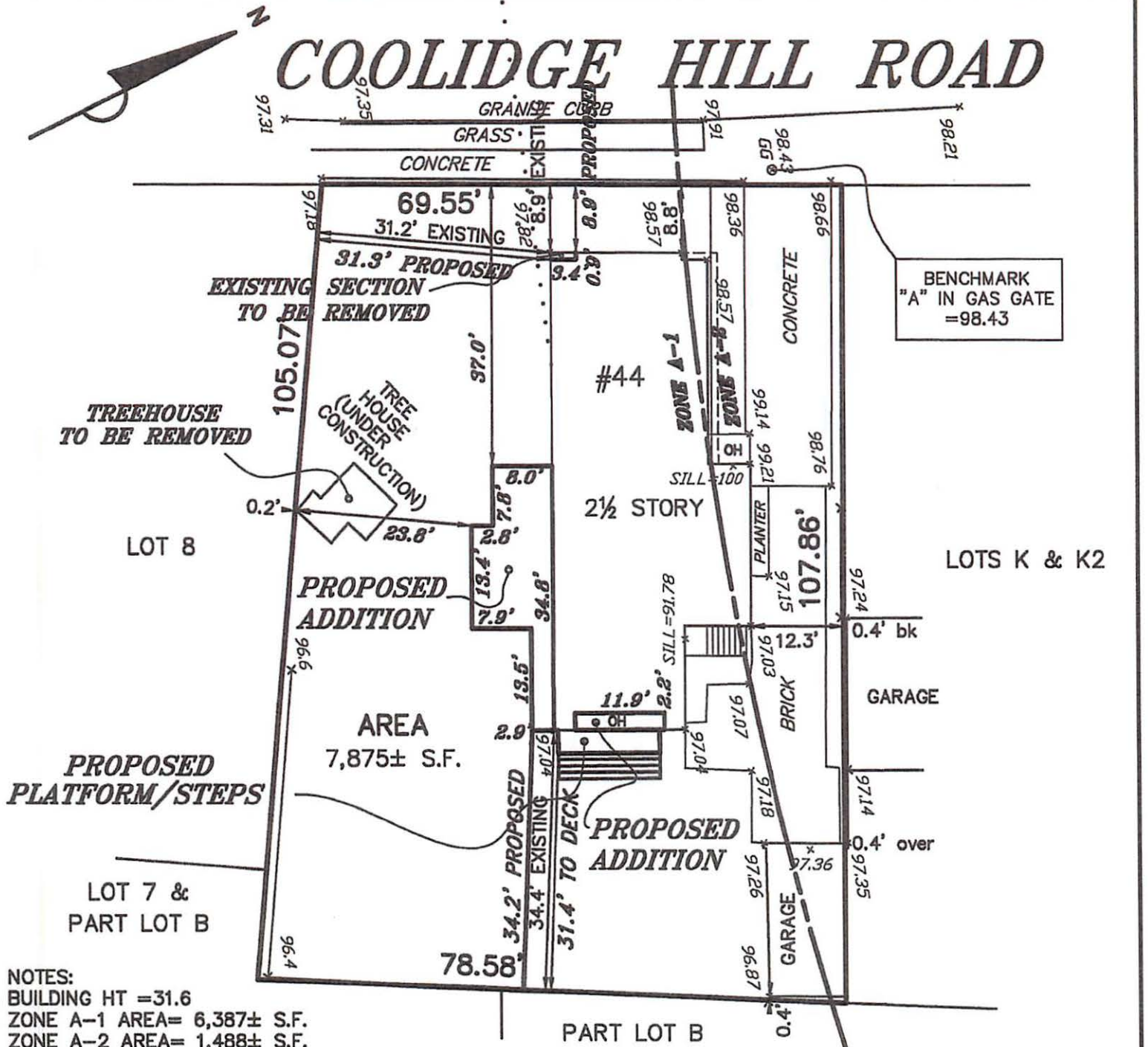
242A-142
RICKER, GEORGE ROLLINS AND
DEANNA P. RICKER
4 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-148
EL-ERIAN, MOHAMED A. &
JAMIE WALTERS EL-ERIAN TR EL-ERIAN LVT
1278 GLENNEYRE ST., #119
LAGUNA BEACH, CA 92651

242A-149
HOLLINGSWORTH, SUSAN HUNT &
C/O GATES, JOHN D., JR. & ANNKATRINE GAT
10 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

242A-51
SIMON, JOSEF & PATRICIA TUNG
44 COOLIDGE HILL RD
CAMBRIDGE, MA 02138

COOLIDGE HILL ROAD



NOTES:
 BUILDING HT = 31.6
 ZONE A-1 AREA = 6,387± S.F.
 ZONE A-2 AREA = 1,488± S.F.
 AVERAGE GRADE = 97.6

OWNER: JOSEF SIMON & PATRICIA TUNG

	EXIST	PROPOSED
LOT COV.	18.7% (1,475 SF)	22.1% (1,737 SF)
OPEN SPACE	63.2% (4,976 SF)	60.0% (4,722 SF)

I HEREBY CERTIFY THAT THE BUILDING IS
 LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
 THE SIGNATURE IS NOT SIGNED IN BLUE.

**PROPOSED PLOT PLAN
 #44 COOLIDGE HILL ROAD
 IN
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)**

REV: 10/21/2019
 SCALE: 1" = 20' DATE: 8/17/2018



ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 5585PP5.DWG

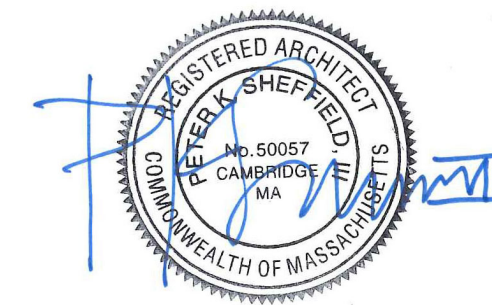
Simon-Tung Residence

**44 Coolidge Hill Road
Cambridge, MA 02138**



BZA SUBMISSION

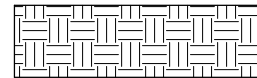
10/16/2019

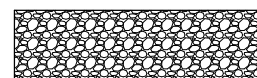


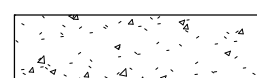
LDa
ARCHITECTURE & INTERIORS


222 Third Street, Suite 3212 tel: 617 621-1455
Cambridge, MA 02142 fax 617 621-1477
www.LDa-Architects.com


MATERIALS KEY


 EARTH

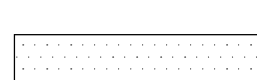
 GRAVEL


 CAST CONCRETE

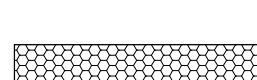
 SOLID WOOD

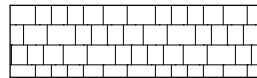
 PLYWOOD

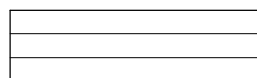
 RIGID INSULATION

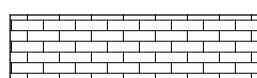
 SPRAY INSULATION - LOW DENSITY


 SPRAY INSULATION - HIGH DENSITY


 BLOWN-IN INSULATION

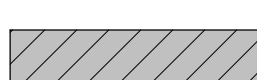
 SHINGLES (ELEVATION)

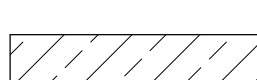
 CLAPBOARD (ELEVATION)

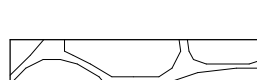
 BRICK (ELEVATION)


 BRICK (SECTION)

 GYPSUM WALL BOARD

 CMU MASONRY

 ARCHITECTURAL STONEWORK

 ARCHITECTURAL STONEWORK (ELEVATION)

 METAL

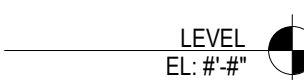
ABBREVIATIONS


AFF	ABOVE FINISH FLOOR	OC	ON CENTER
CIP	CAST-IN-PLACE	PCF	POUND PER CUBIC FOOT
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
		PT	PRESERVATIVE TREATED
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DN	DOWN		
EXIST	EXISTING	R	RISER
		RO	ROUGH OPENING
FIN	FINISH	SF	SQUARE FOOT
FLR	FLOOR	SHT	SHEET
FT	FOOT	SIM	SIMILAR
		SPEC	SPECIFICATIONS
GC	GENERAL CONTRACTOR	T	TREAD
GWB	GYPSUM WALL BOARD	T&G	TONGUE AND GROOVE
		TYP	TYPICAL
HP	HIGH POINT	VCT	VINYL COMPOSITION TILE
IN	INCH	VIF	VERIFY IN FIELD
MAX	MAXIMUM	W/	WITH
MDF	MEDIUM DENSITY FIBERBOARD	W/O	WITHOUT
MDO	MEDIUM DENSITY OVERLAY		
MIN	MINIMUM	&	AND
MISC	MISCELLANEOUS	#	AT
MO	MASONRY OPENING	#	NUMBER
		¢	CENTERLINE
NTS	NOT TO SCALE		


DRAWING LIST

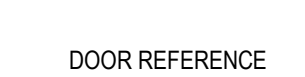
- GENERAL
- G100 INDEX SHEET
 - G101 FAR DIAGRAMS & WINDOW SCHEDULE
- DEMOLITION
- D100 BASEMENT AND FIRST FLOOR DEMOLITION PLANS
 - D101 SECOND FLOOR AND ATTIC DEMOLITION PLANS
 - D102 ROOF DEMOLITION PLAN
- ARCHITECTURE
- A100 BASEMENT AND FIRST FLOOR PLANS
 - A101 SECOND FLOOR AND ATTIC FLOOR PLAN
 - A102 ROOF PLAN
 - A200 EAST EXTERIOR ELEVATION
 - A201 NORTH & SOUTH EXTERIOR ELEVATIONS
 - A202 WEST EXTERIOR ELEVATION
 - A300 BUILDING SECTION
 - A700 EXISTING CONDITIONS PHOTOS & PROPOSED 3D IMAGES
 - A701 EXISTING SUN STUDIES
 - A702 PROPOSED SUN STUDIES


SYMBOLS

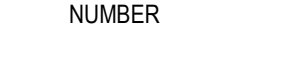
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EL: #.#

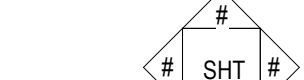
 ELEVATION MARKER

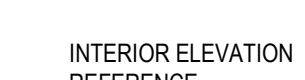
 DOOR REFERENCE
NUMBER

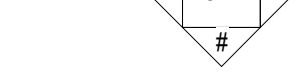
 WINDOW REFERENCE
NUMBER

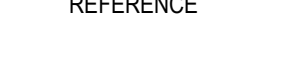
 INTERIOR ELEVATION
REFERENCE


 SECTION CALL OUT


 EXTERIOR ELEVATION
REFERENCE

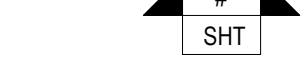
 NORTH ARROW

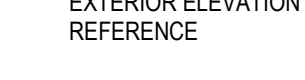
 STRUCTURAL GRID LINE

 DETAIL REFERENCE

 ELEVATION CALL OUT

 PARTITION REFERENCE

 KEYNOTE REFERENCE

 CASEWORK REFERENCE

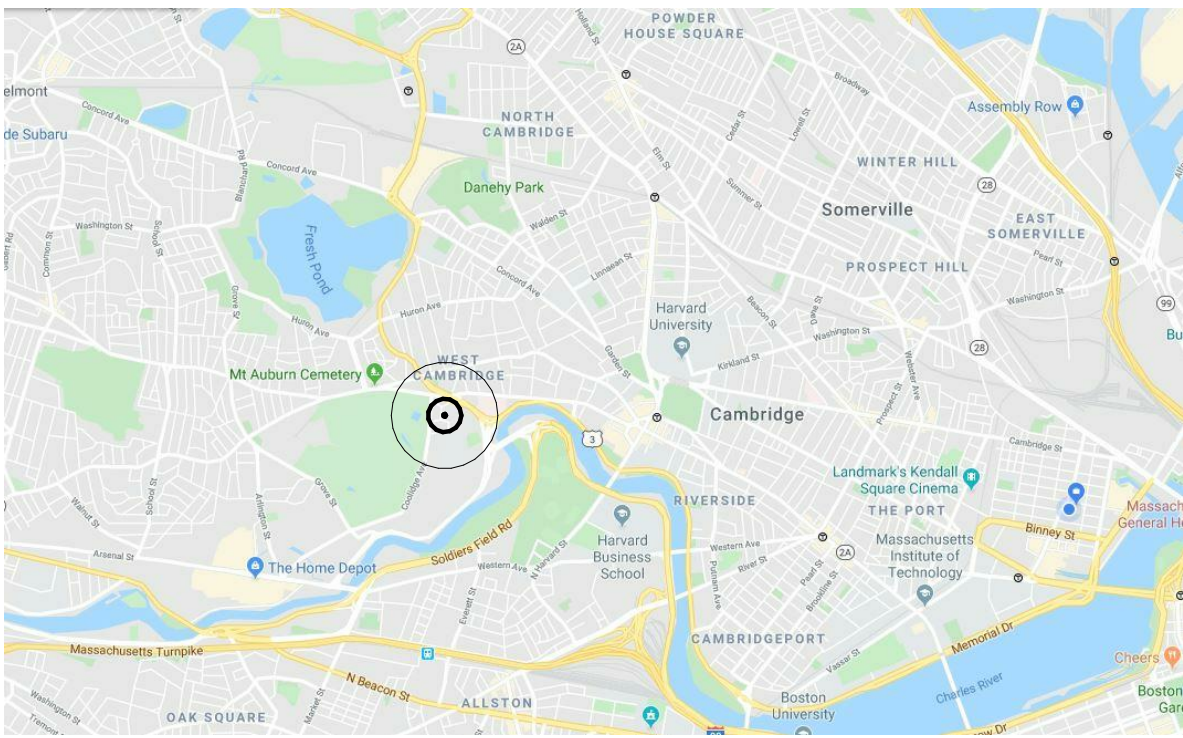
GENERAL PROJECT NOTES

- THE PROJECT CONSISTS OF EXISTING AND NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND RELATED SITE WORK.
- THE DRAWINGS ARE INTENDED TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES. PROMPTLY REPORT DISCREPANCIES IN THE DRAWINGS AND BETWEEN DRAWINGS, SPECIFICATIONS AND SCHEDULES TO THE ARCHITECT AND/OR OWNER.
- THE CONTRACTOR IS TO COMPLETE THE WORK IN COMPLIANCE WITH ZONING ORDINANCES, BUILDING CODES, ENERGY CODES AND GENERAL LAWS APPLICABLE TO THE REGULATORY JURISDICTION OF THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S SUB-CONTRACTORS TO REVIEW EXISTING SITE AND BUILDING CONDITIONS TO THE EXTENT NECESSARY TO CONFIRM THAT THE WORK CAN BE EXECUTED WITHOUT DELAYS OR ADDITIONAL COST.
- THE CONTRACTOR IS TO LAYOUT AND CONFIRM SITE ELEVATIONS AND SETBACK LINES SHOWN ON CIVIL, LANDSCAPE AND ARCHITECTURAL PLANS. DISCREPANCIES BETWEEN PROPOSED LOCATIONS AND ELEVATIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE INSTALLATION OF THE WORK.
- SEE GENERAL NOTES ON INDIVIDUAL DRAWING SHEETS.

ZONING INFORMATION

PROJECT ADDRESS	44 COOLIDGE HILL ROAD CAMBRIDGE, MA 02138
DEED BOOK	BOOK __, PAGE __
PLAN REFERENCE	PLAN BOOK 242A, PLAN 51
ZONING ORDINANCE	ZONING BY-LAW, CAMBRIDGE, #1397 08-07-2017
ZONING DISTRICT	RES A-1 & A-2

LOCATION



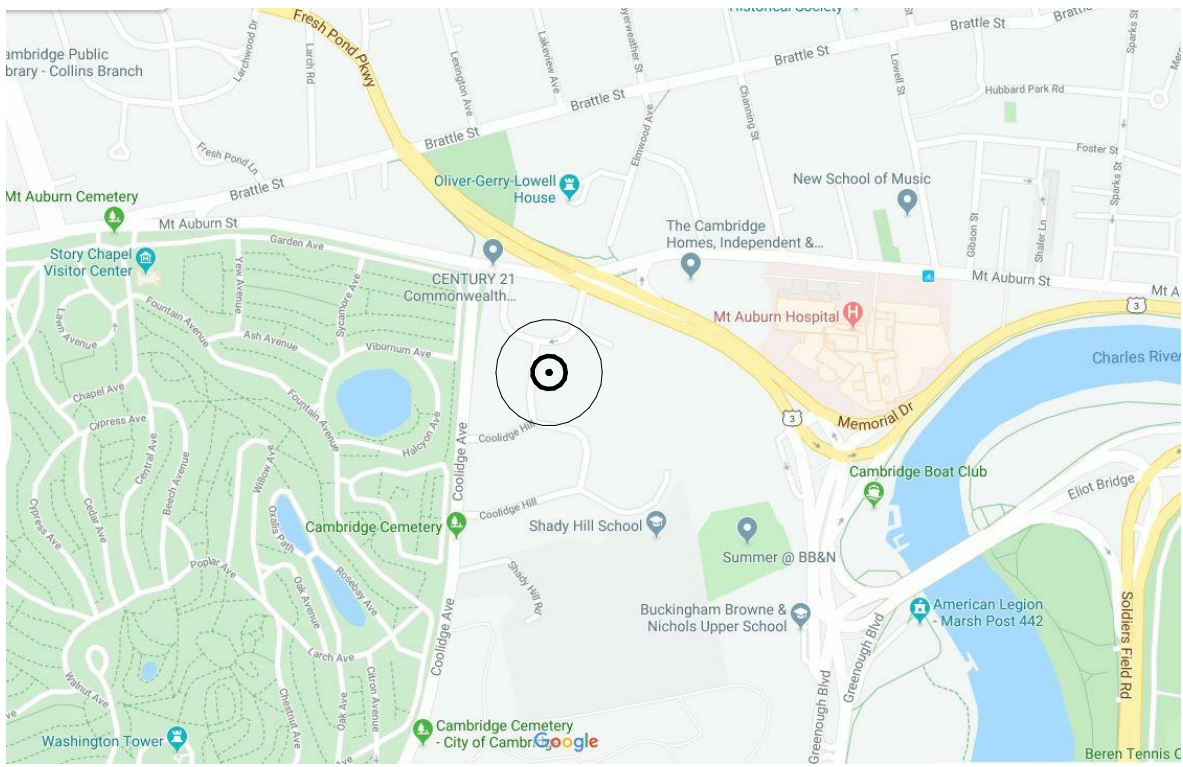
BUILDING/ENERGY CODE

BUILDING CODE: 780 CMR, 9TH EDITION, MASSACHUSETTS STATE BUILDING CODE ONE AND TWO FAMILY DWELLING CODE

ENERGY CODE: 780 CMR, 9TH EDITION, APPENDIX 115 AA "STRETCH" ENERGY CODE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009

THERMAL PERFORMANCE REQUIREMENTS FOR CLIMATE ZONE 5		
	REQUIRED R-VALUE	PROPOSED R-VALUE
CEILING/ROOF	R49	R49
EXTERIOR WALLS	R20	R20
BASEMENT WALLS	R15/R19	R15
SLAB-ON-GRADE	R10	R10
FENESTRATION U-VALUE	0.30	0.30
HERS RATING	55	55

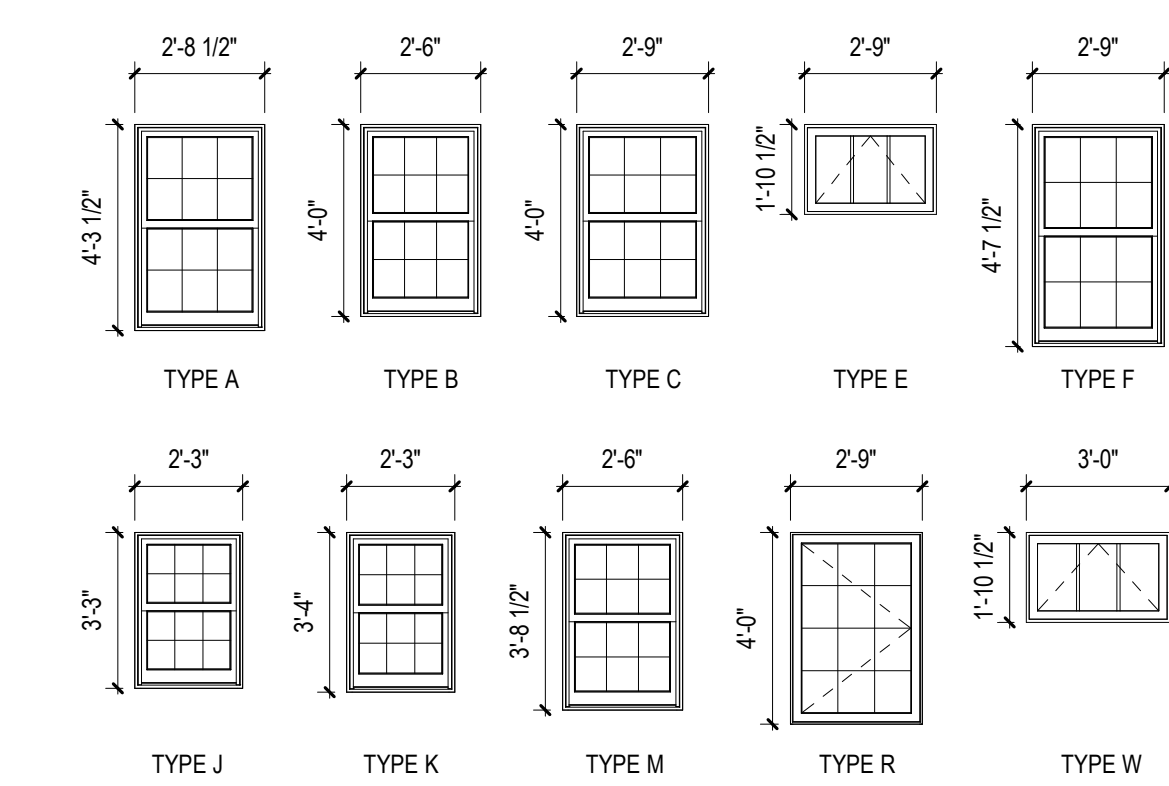
LOCUS



WINDOW SCHEDULE

TYPE	COUNT	WIDTH	HEIGHT	Operation	NOTES
Existing					
A	6	2'-8 1/2"	4'-3 1/2"	Double Hung	
B	6	2'-6"	4'-0"	Double Hung	
C	4	2'-9"	4'-0"	Double Hung	
D	7	3'-0"	1'-6"	Awning	
G	4	1'-2"	2'-2 1/2"	Casement	
H	4	2'-3"	4'-0"	Casement	
J	2	2'-3"	3'-3"	Double Hung	
L	3	2'-0"	4'-0"	Casement	
M	1	2'-6"	3'-8 1/2"	Double Hung	
N	2	1'-4 1/2"	3'-1 1/2"	Casement	
O	2	1'-9"	2'-11 3/4"	Casement	
P	2	1'-11 3/4"	3'-8 3/4"	Casement	
Q	2	5'-0"	3'-6"	Slider	
S	1	2'-9"	1'-11"	Awning	
T	1	1'-8"	4'-5"	Casement	
U	1	1'-9 1/2"	4'-0"	Double Hung	
V	1	1'-2 3/4"	2'-10"	Casement	
New Construction					
A	11	2'-8 1/2"	4'-3 1/2"	Double Hung	
B	5	2'-6"	4'-0"	Double Hung	
C	3	2'-9"	4'-0"	Double Hung	
E	6	2'-9"	1'-10 1/2"	Awning	
F	6	2'-9"	4'-7 1/2"	Double Hung	
J	2	2'-3"	3'-3"	Double Hung	
K	4	2'-3"	3'-4"	Double Hung	
M	1	2'-6"	3'-8 1/2"	Double Hung	
R	2	2'-9"	4'-0"	Casement	
W	1	3'-0"	1'-10 1/2"	Awning	

NEW WINDOWS - TYPE ELEVATIONS

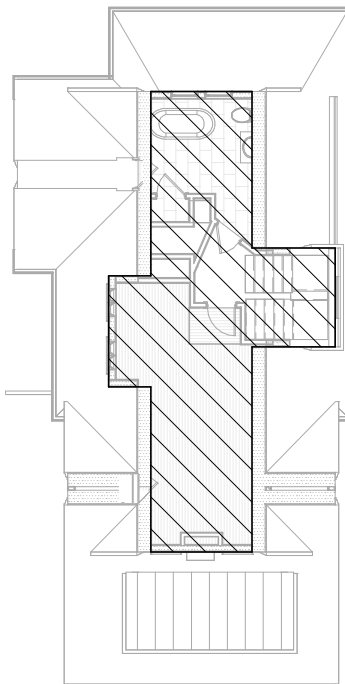


DOOR SCHEDULE

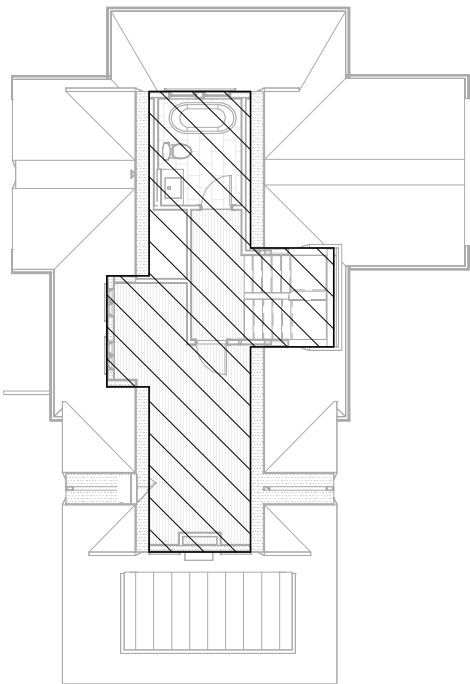
NUMBER	WIDTH	HEIGHT	NOTES
004	2'-8"	6'-8"	
005	2'-6"	6'-8"	
103	2'-2"	6'-5"	
104	12'-5 1/4"	6'-10"	Standard Thermally Broken Aluminum Framed Folding system
105	2'-6"	7'-0"	
106	3'-0"	7'-0"	
107.1	3'-1 7/16"	7'-2"	3684 FR DOOR
112	2'-6"	6'-8"	
117	3'-0"	5'-1"	
125	3'-1 7/16"	6'-10"	3680 FR DOOR
201	2'-8"	6'-8"	
202.1	2'-4"	6'-8"	
202.2	2'-4"	6'-8"	
203	2'-4"	6'-8"	
204	2'-4"	6'-8"	
205	2'-4"	6'-8"	
206	2'-4"	6'-8"	
207	2'-4"	6'-8"	
208	2'-8"	6'-8"	
209.1	2'-8"	6'-8"	
209.2	2'-4"	6'-8"	
210	2'-8"	6'-8"	
211	2'-4"	6'-8"	
301	2'-6"	6'-8"	

FLOOR AREA RATIO DATA

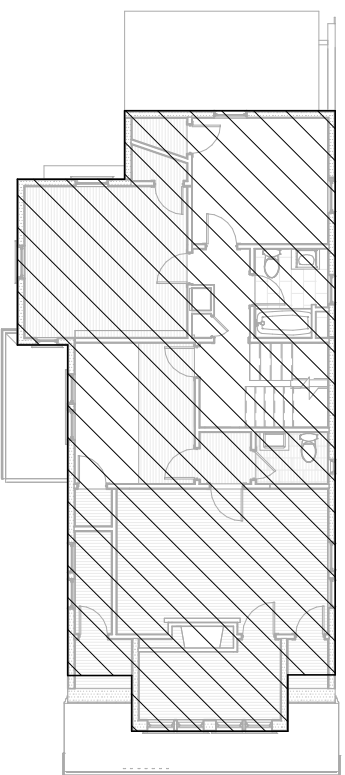
FLOOR	EXISTING AREA	PROPOSED AREA
BASEMENT	1,027 SF (NOT COUNTED)	1,236 SF (NOT COUNTED)
FIRST FLOOR	1,446 SF	1,660 SF
SECOND FLOOR	1,142 SF	1,291 SF
THIRD FLOOR	414 SF	414 SF
GARAGE	213 SF (NOT COUNTED)	213 SF (NOT COUNTED)
TOTAL LOT AREA	7,875 SF	7,875 SF
TOTAL FLOOR AREA (NOT INCLUDING BASEMENT)	3,002 SF	3,365 SF
F.A.R. ALLOWABLE AREA	0.50	0.42



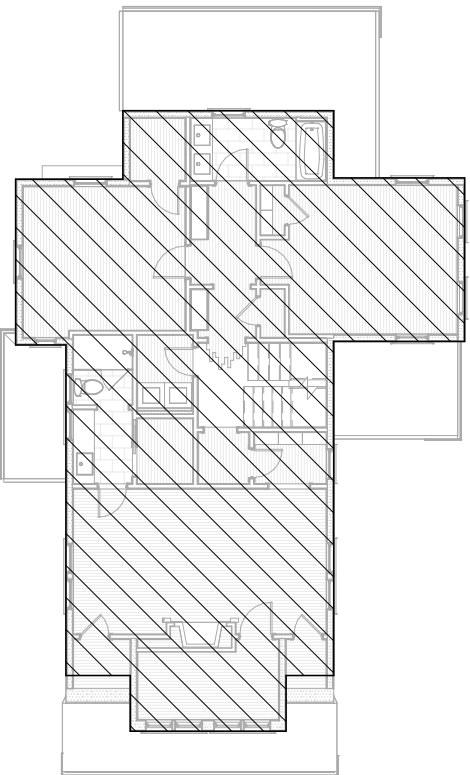
EXISTING ATTIC: 414 SF



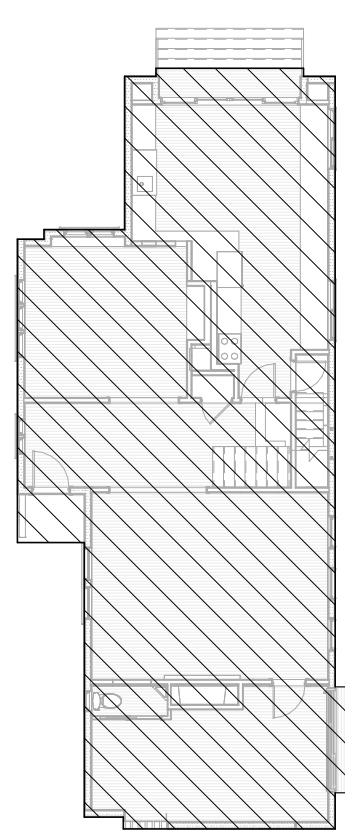
PROPOSED ATTIC: 414 SF



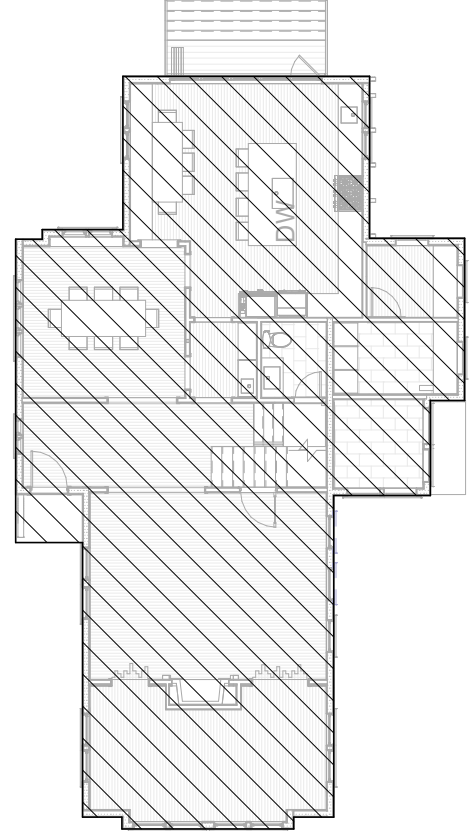
EXISTING SECOND FLOOR: 1,142 SF



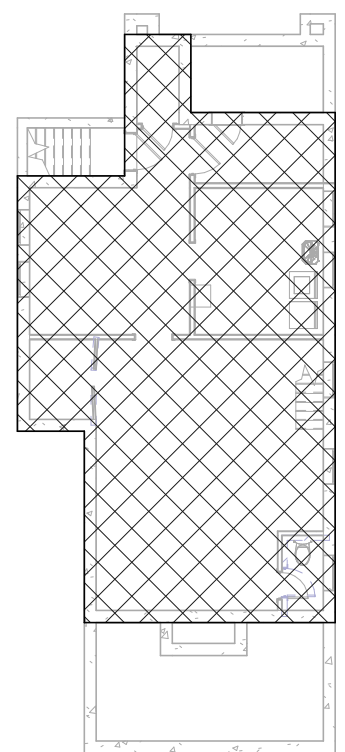
PROPOSED SECOND FLOOR: 1,291 SF



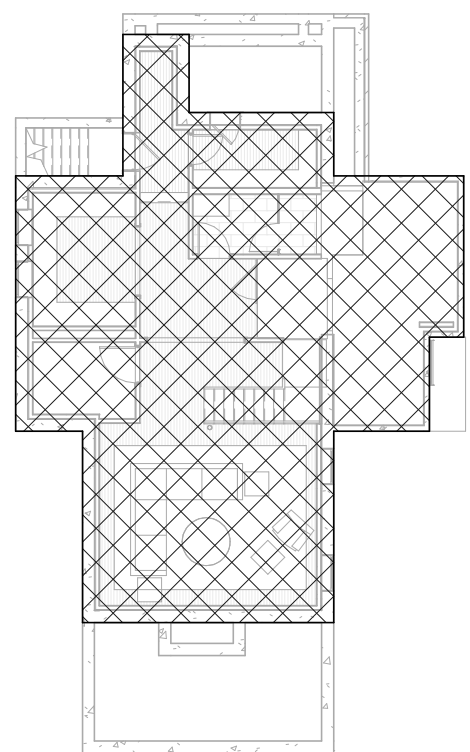
EXISTING FIRST FLOOR: 1,446 SF



PROPOSED FIRST FLOOR: 1,660 SF



EXISTING BASEMENT: 1,027 SF (NOT COUNTED)



PROPOSED BASEMENT: 1,236 SF (NOT COUNTED)

Lda

ARCHITECTURE & INTERIORS

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REGISTERED ARCHITECT
JAMES C. SHEPHERD
No. 50057
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

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SCALE: As indicated
DRAWN: BJ, SW
CHECKED: KS

SHEET INFO:
FAR DIAGRAMS & WINDOW SCHEDULE

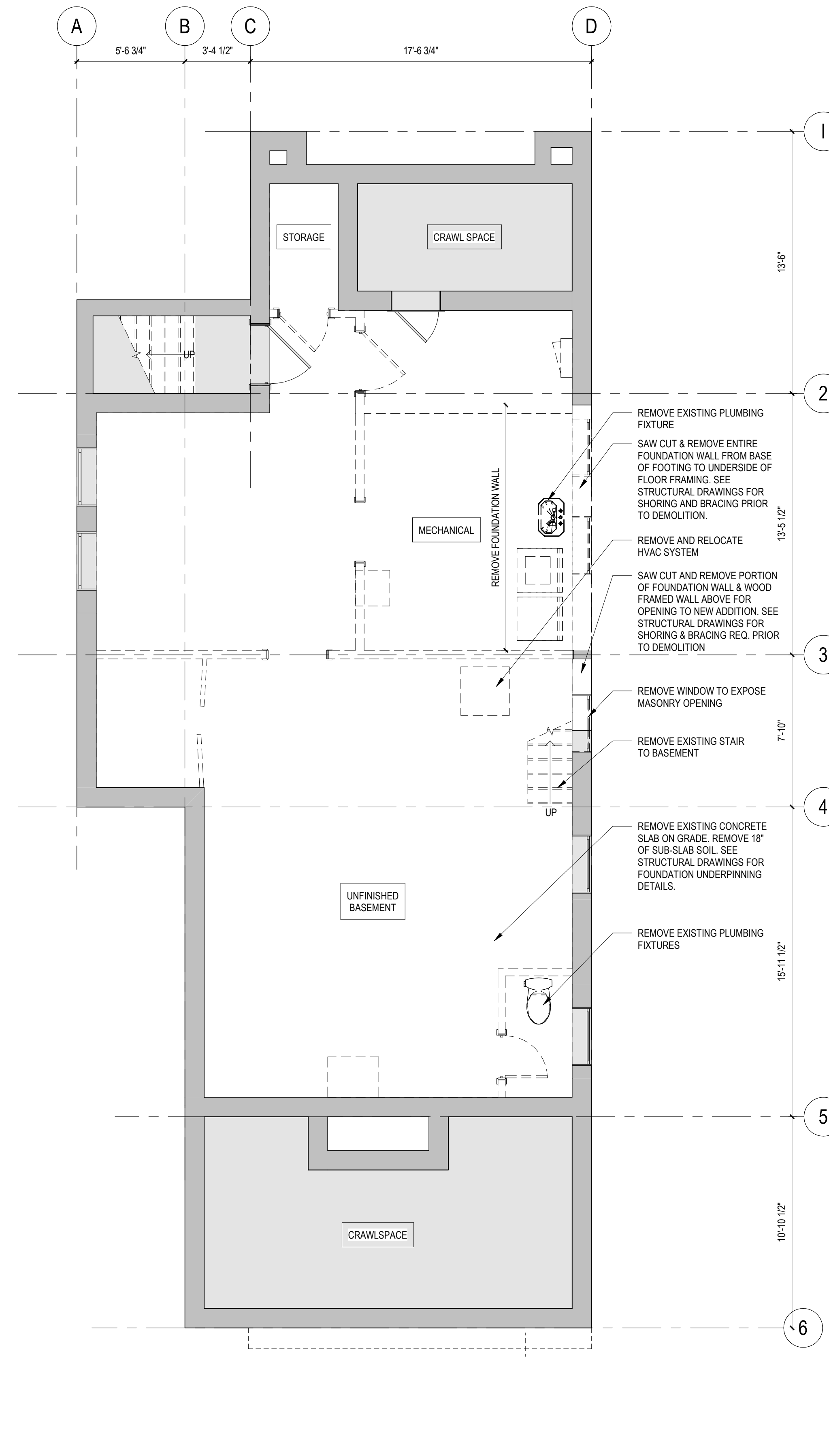
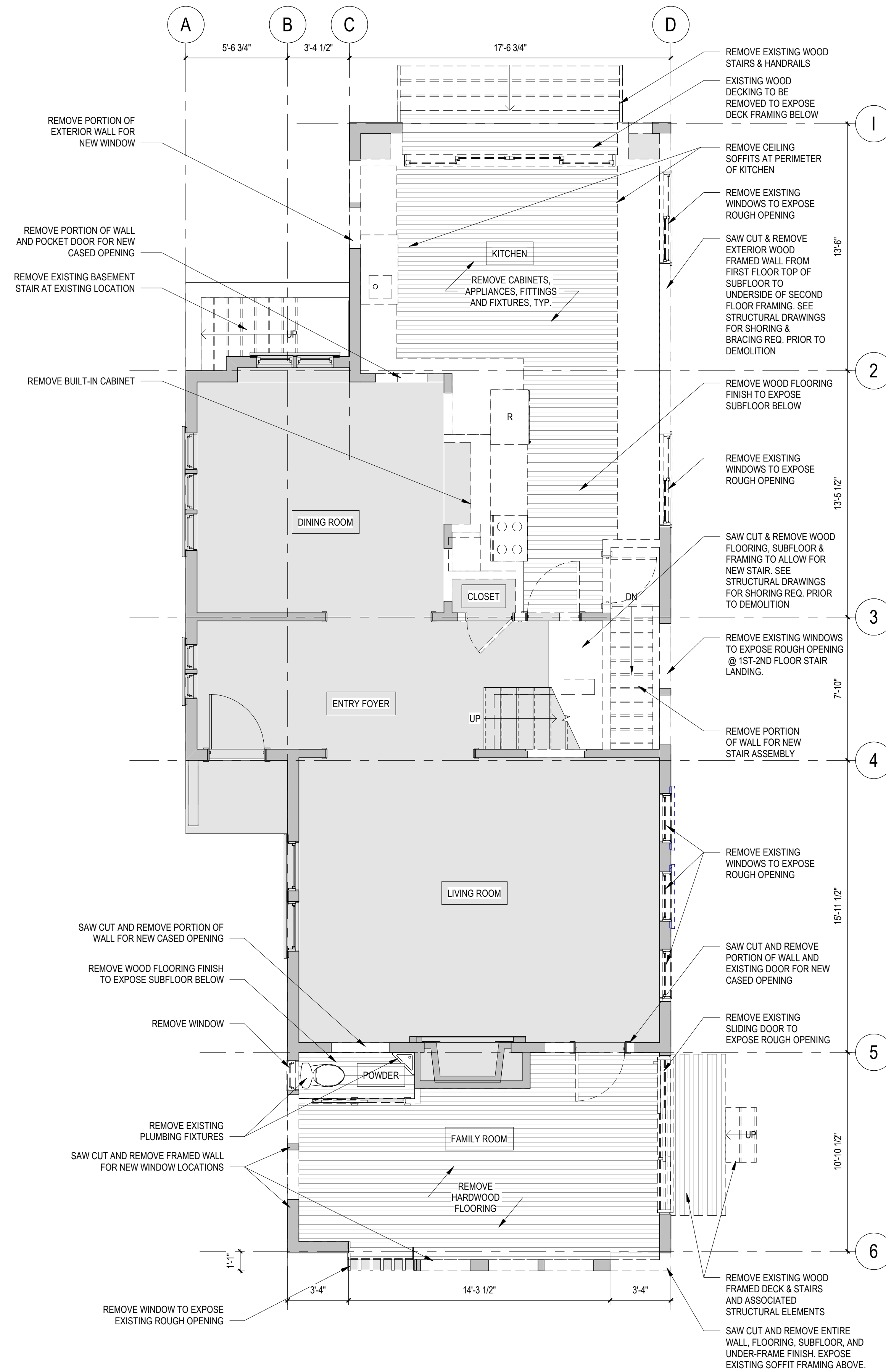
G101

GENERAL DEMOLITION NOTES

1. TAKE CARE TO PROTECT AREAS OUTSIDE THE SCOPE OF WORK FROM DAMAGE OR CONTAMINATION BY CONSTRUCTION DUST & DEBRIS
- 2.

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



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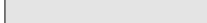
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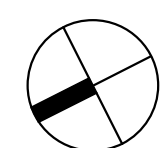
DATE: 10/16/2019
SCALE: 1/4" = 1'-0"
DRAWN: SW
CHECKED: KS

SHEET INFO:
BASEMENT AND FIRST FLOOR
DEMOLITION PLANS

D100

1. TAKE CARE TO PROTECT AREAS OUTSIDE THE SCOPE OF WORK FROM DAMAGE OR CONTAMINATION BY CONSTRUCTION DUST & DEBRIS
- 2.

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

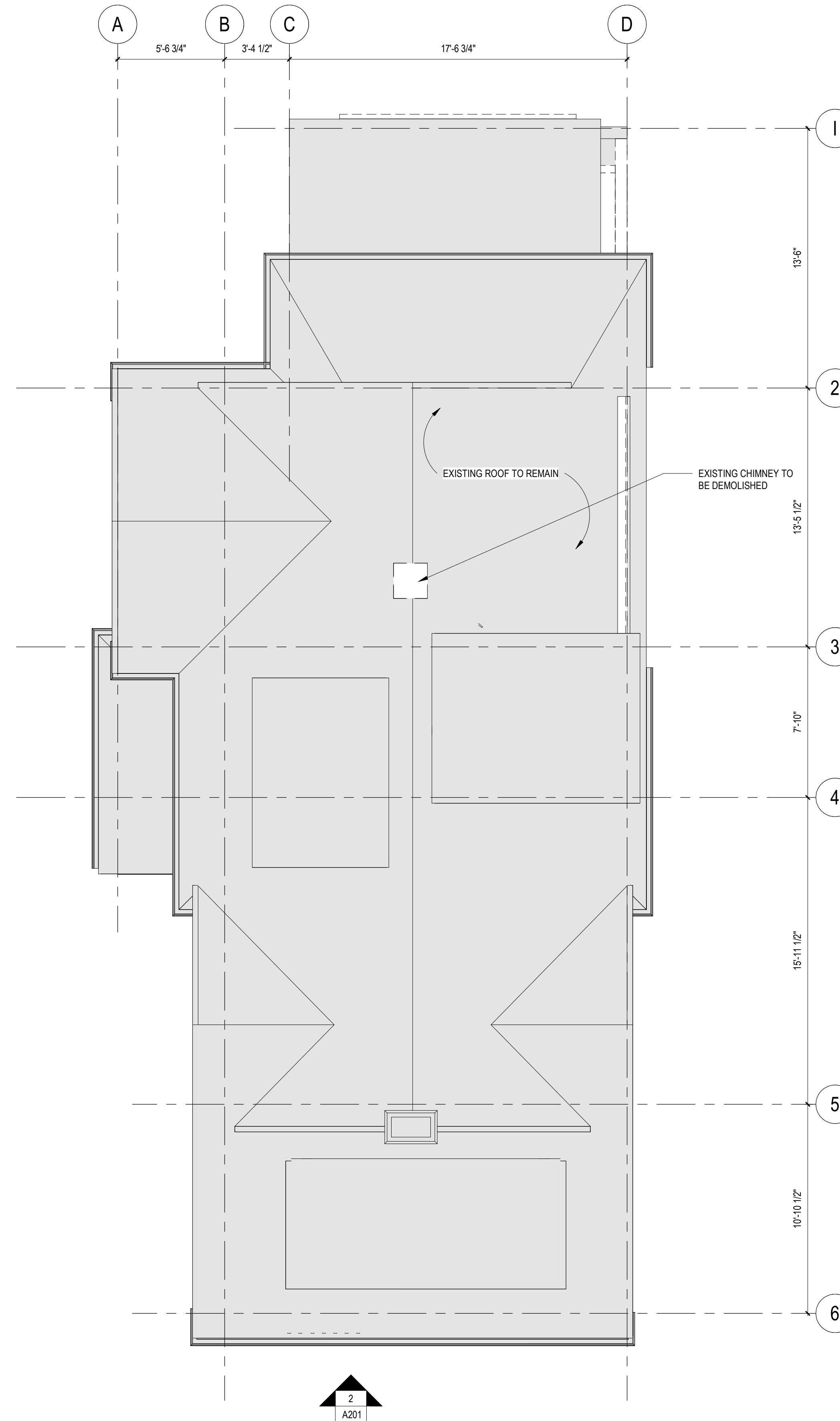


GENERAL DEMOLITION NOTES

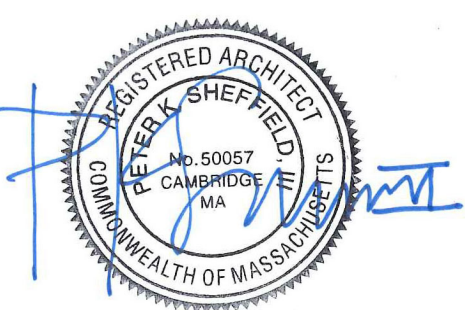
1. TAKE CARE TO PROTECT AREAS OUTSIDE THE SCOPE OF WORK FROM DAMAGE OR CONTAMINATION BY CONSTRUCTION DUST & DEBRIS
- 2.

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



1 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





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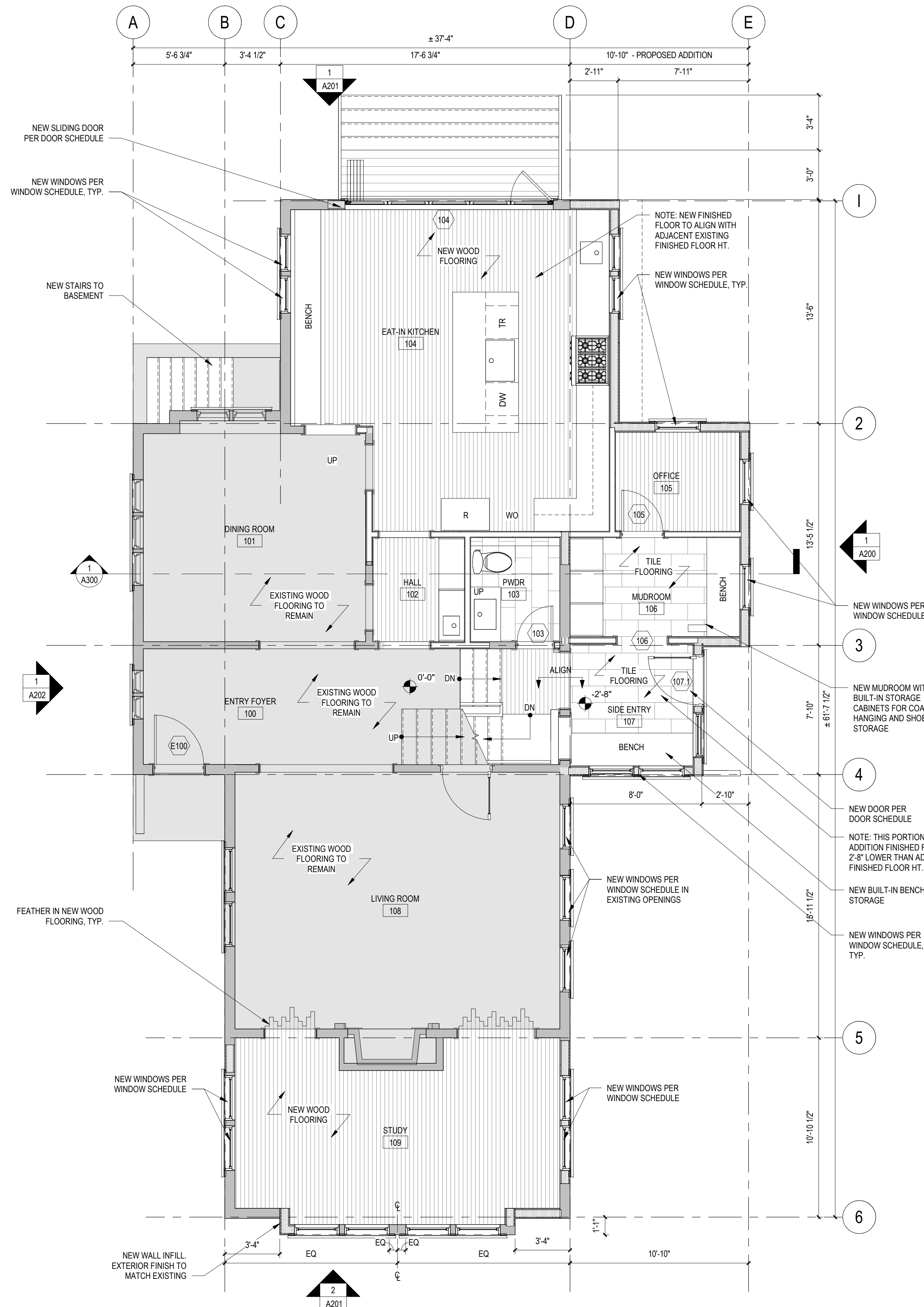
REVISION:

DATE: 10/16/2019
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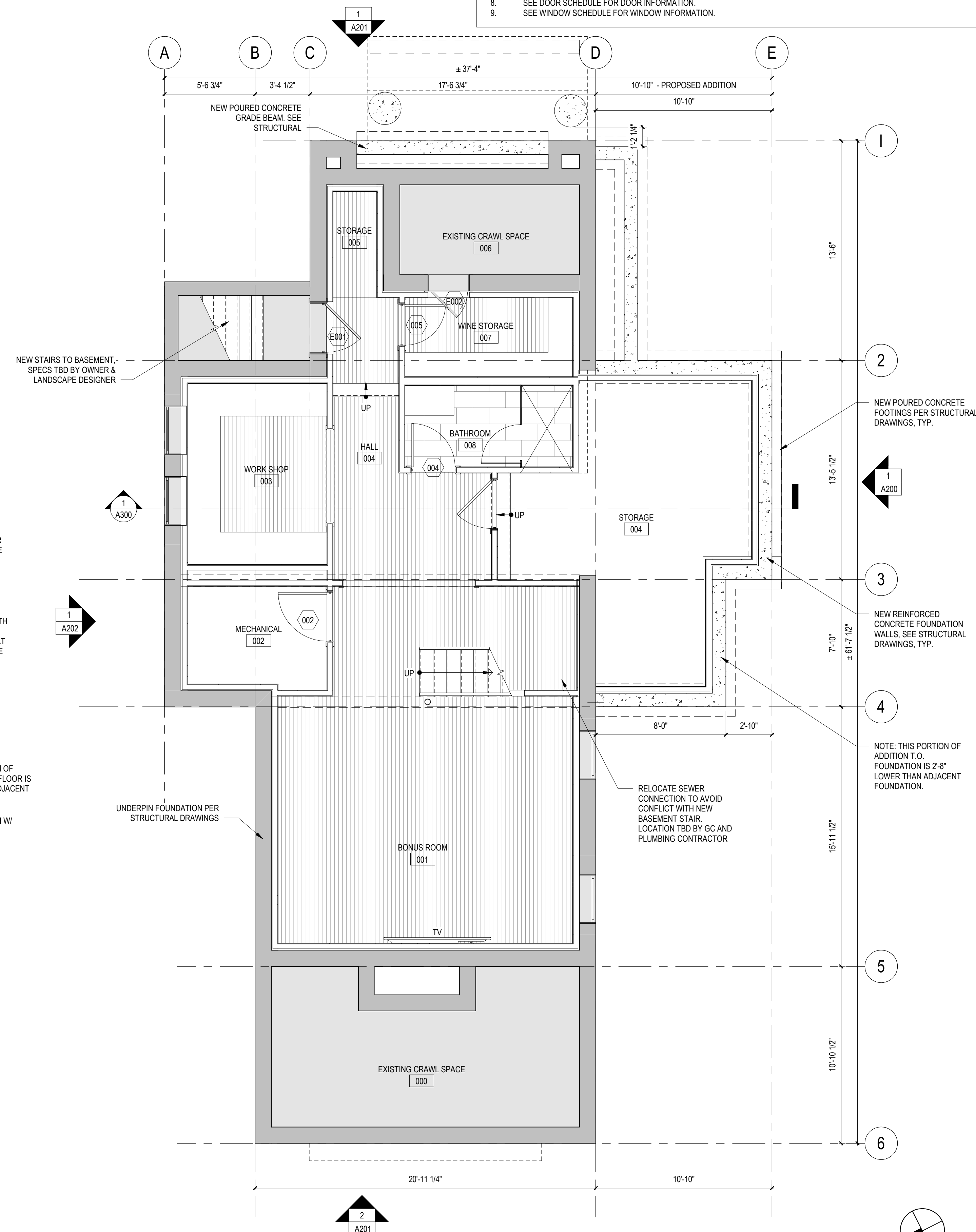
SHEET INFO:
BASEMENT AND FIRST FLOOR PLANS

GENERAL FLOOR PLAN NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
- AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
- GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
- EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
- INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
- PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
- SEE ROOF PLAN FOR ROOF INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR INFORMATION.
- SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

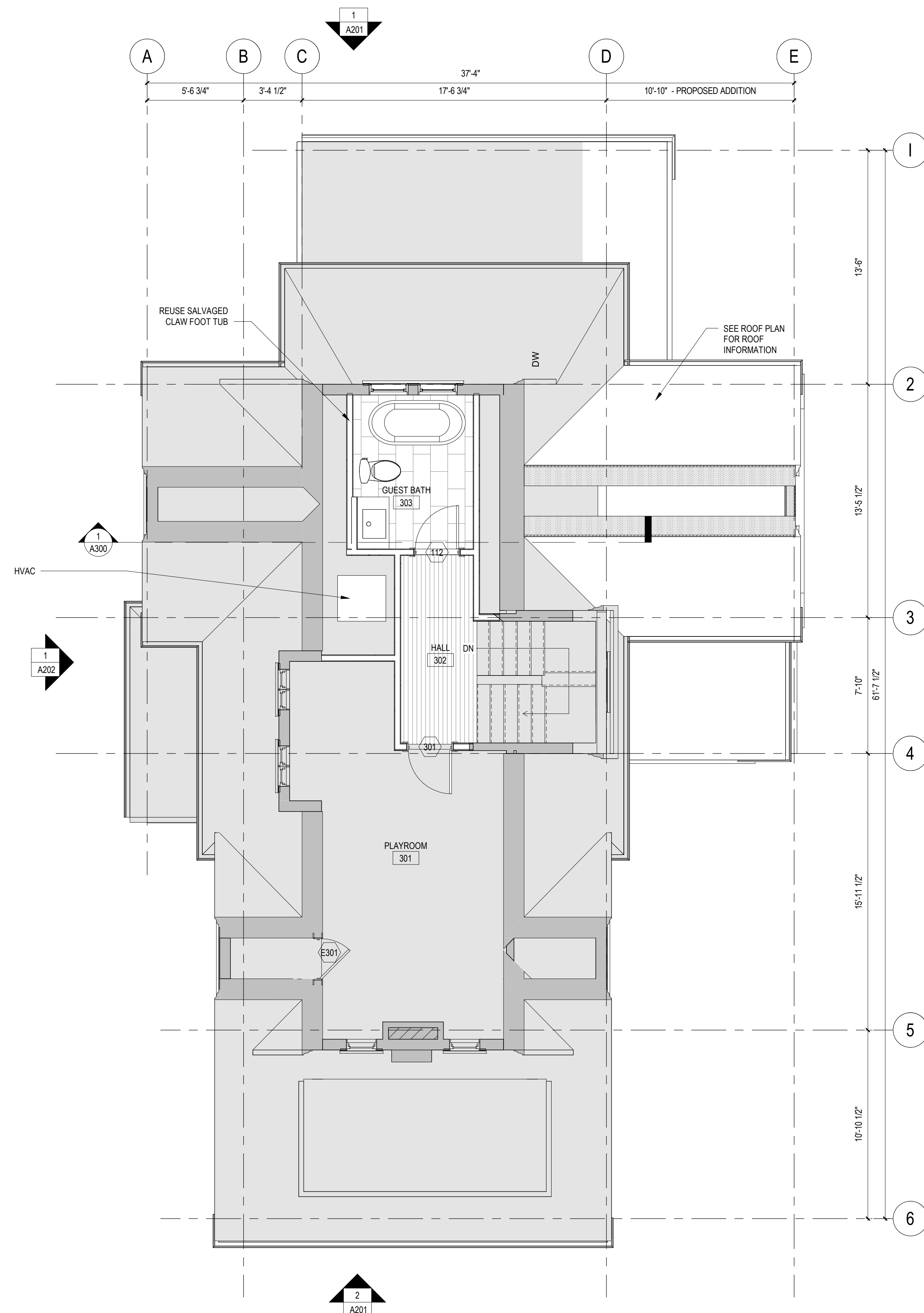
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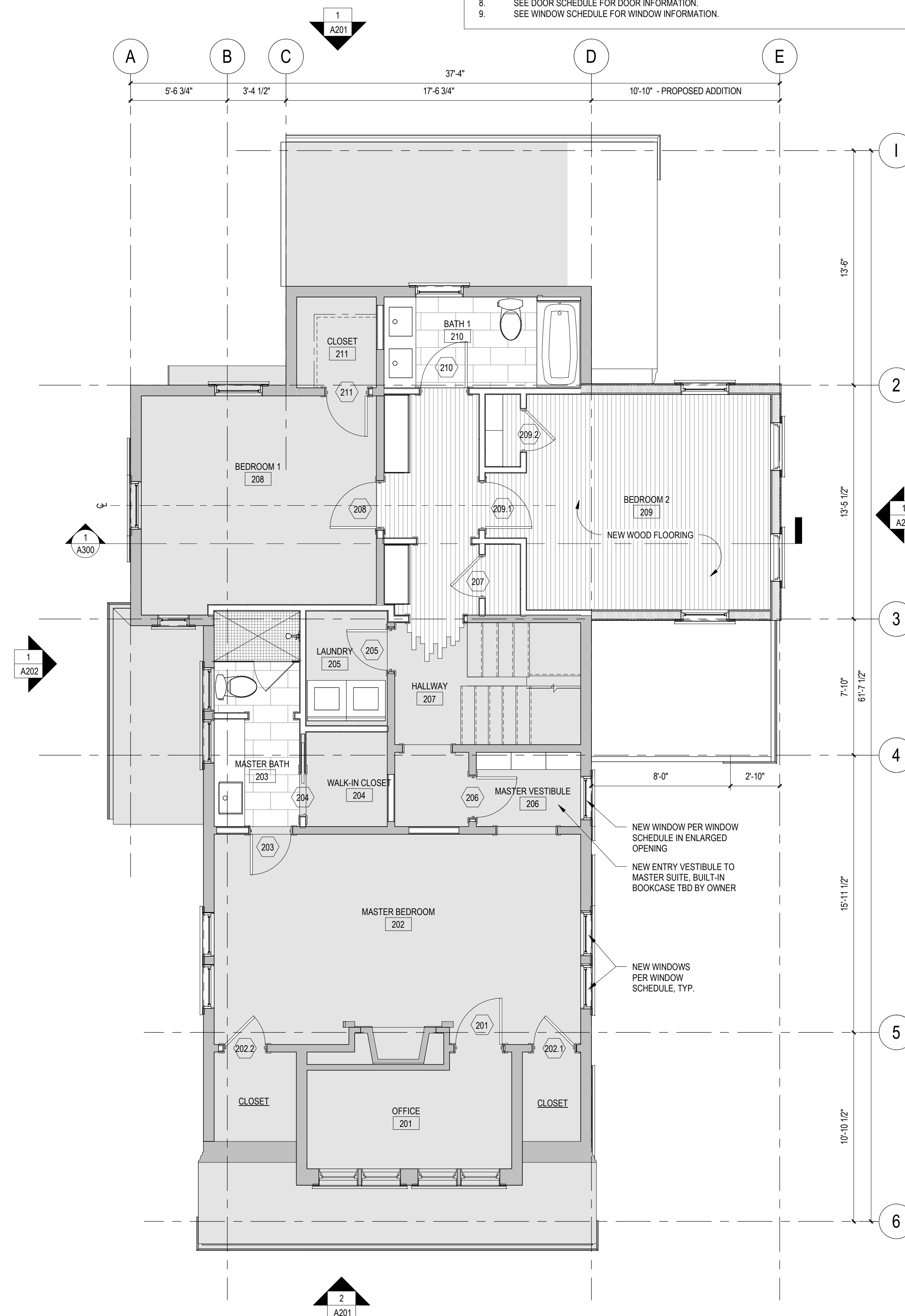
SHEET INFO:
SECOND FLOOR AND ATTIC FLOOR
PLAN

GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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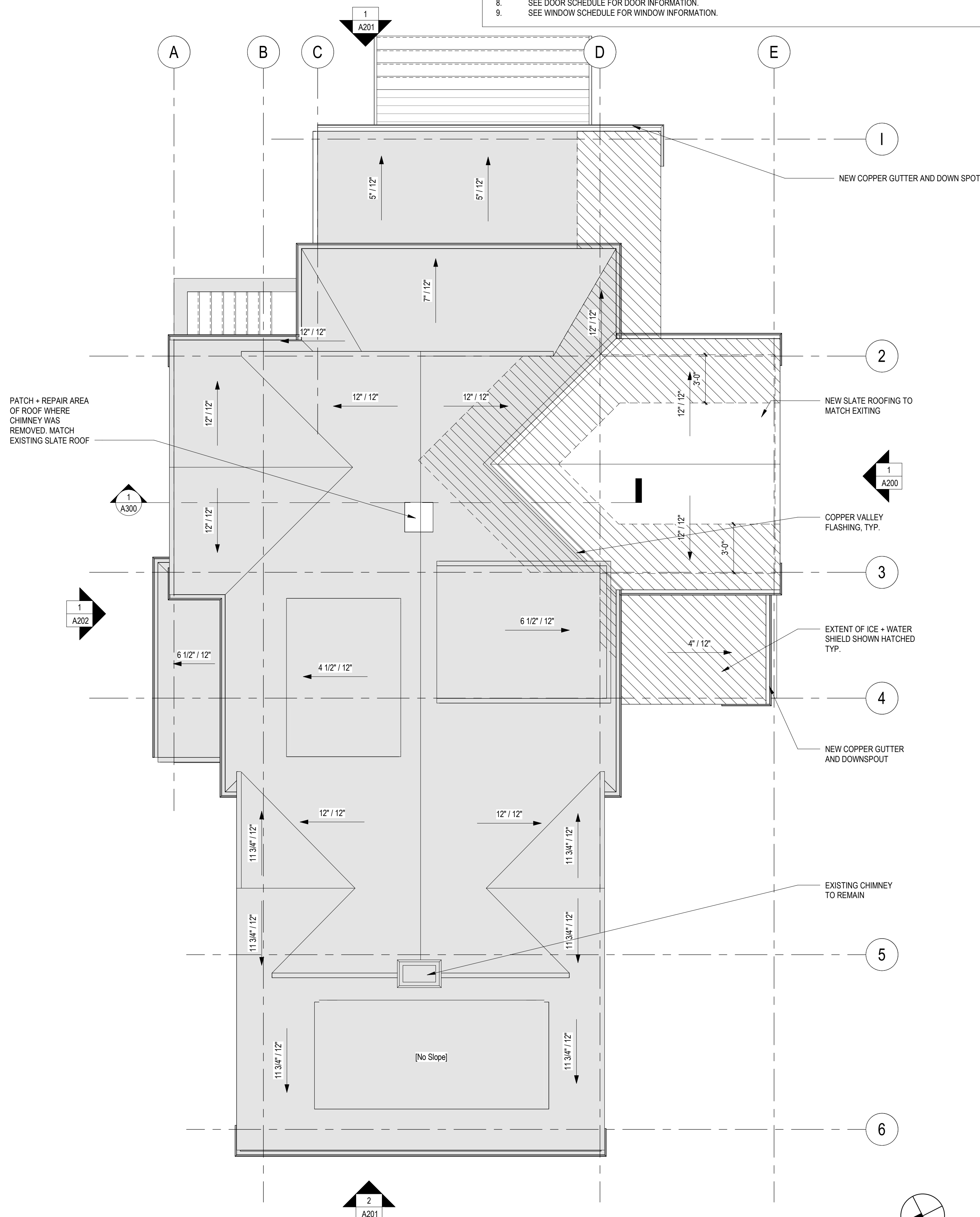
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DATE: 10/16/2019
SCALE: 1/4" = 1'-0"
DRAWN: SW
CHECKED: KS

SHEET INFO:
ROOF PLAN

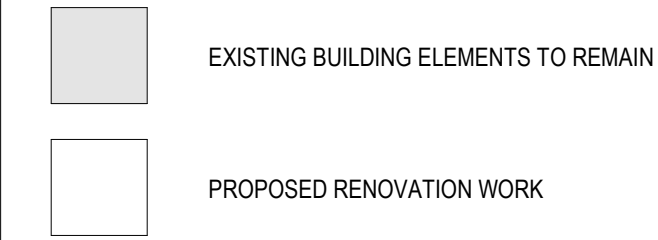
GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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7. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
8. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ELEVATION COLOR LEGEND



GENERAL ELEVATION NOTES

- GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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- SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.



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

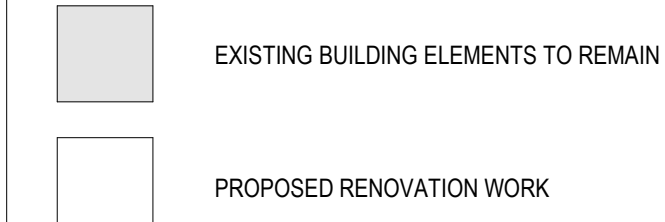
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SHEET INFO:
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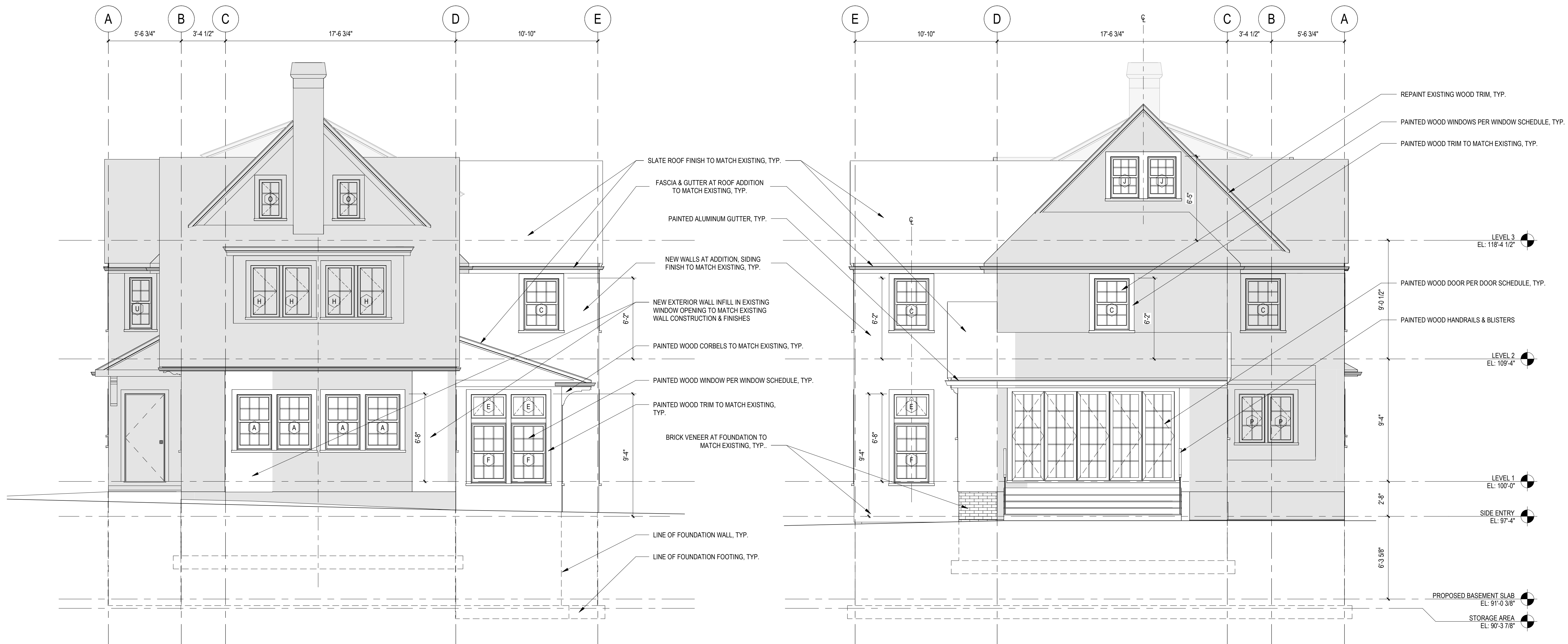
A200

ELEVATION COLOR LEGEND



GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
3. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
4. SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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CHECKED: KS

SHEET INFO:
NORTH & SOUTH EXTERIOR
ELEVATIONS

A201

ELEVATION COLOR LEGEND

EXISTING BUILDING ELEMENTS TO REMAIN

PROPOSED RENOVATION WORK

GENERAL ELEVATION NOTES

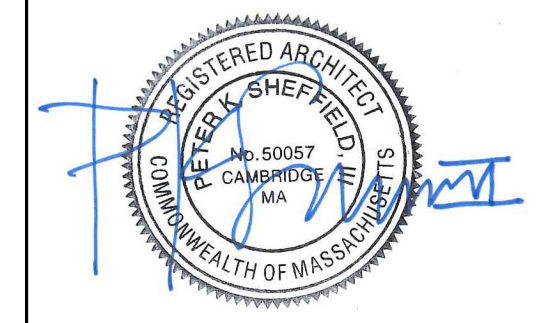
- GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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- SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET INFO:
WEST EXTERIOR ELEVATION



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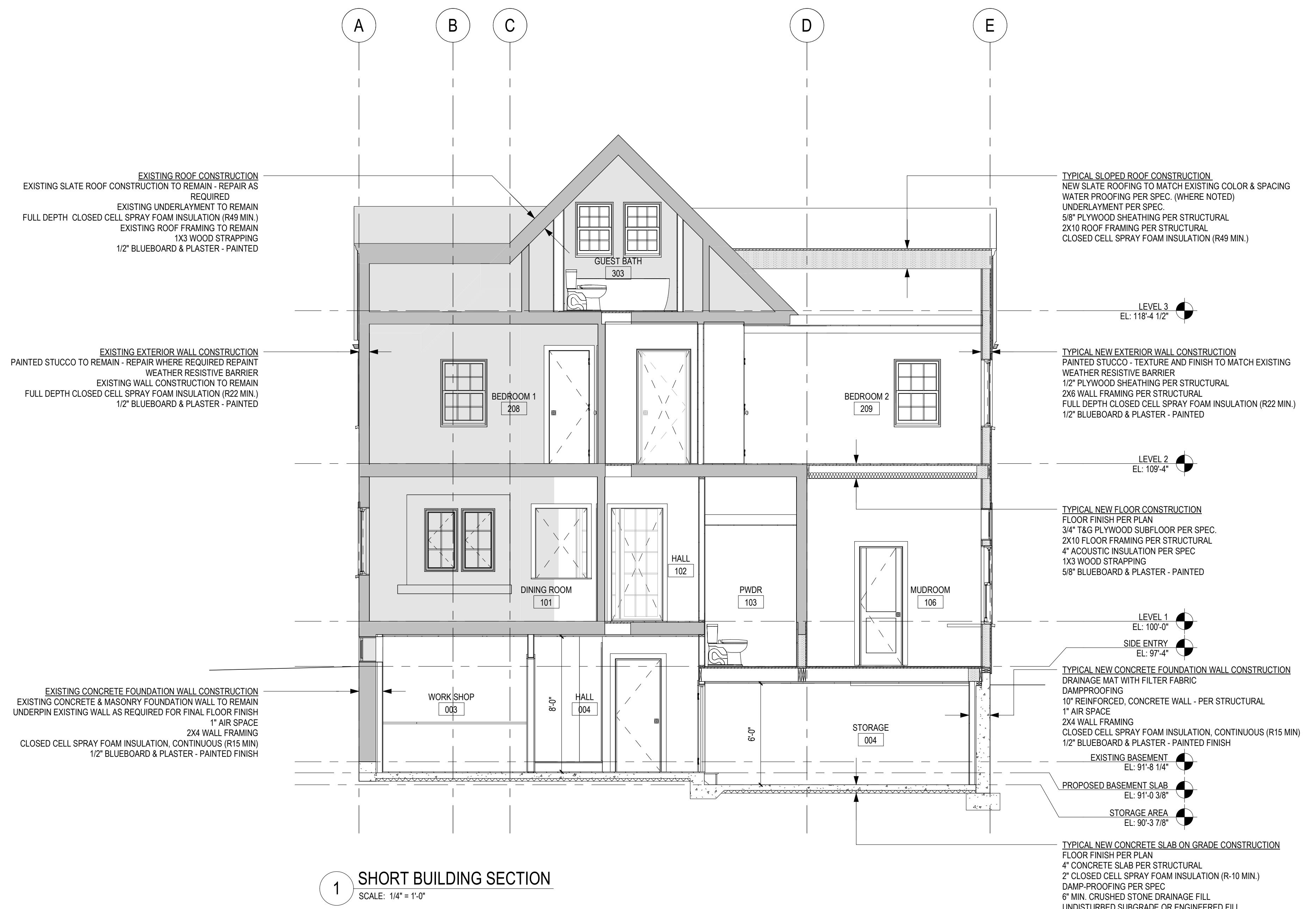
ISSUANCE:
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REVISION:

DATE: 10/16/2019
SCALE: 1/4" = 1'-0"
DRAWN: SW
CHECKED: KS

SHEET INFO:
BUILDING SECTION

A300





EXISTING FRONT- NORTHWEST



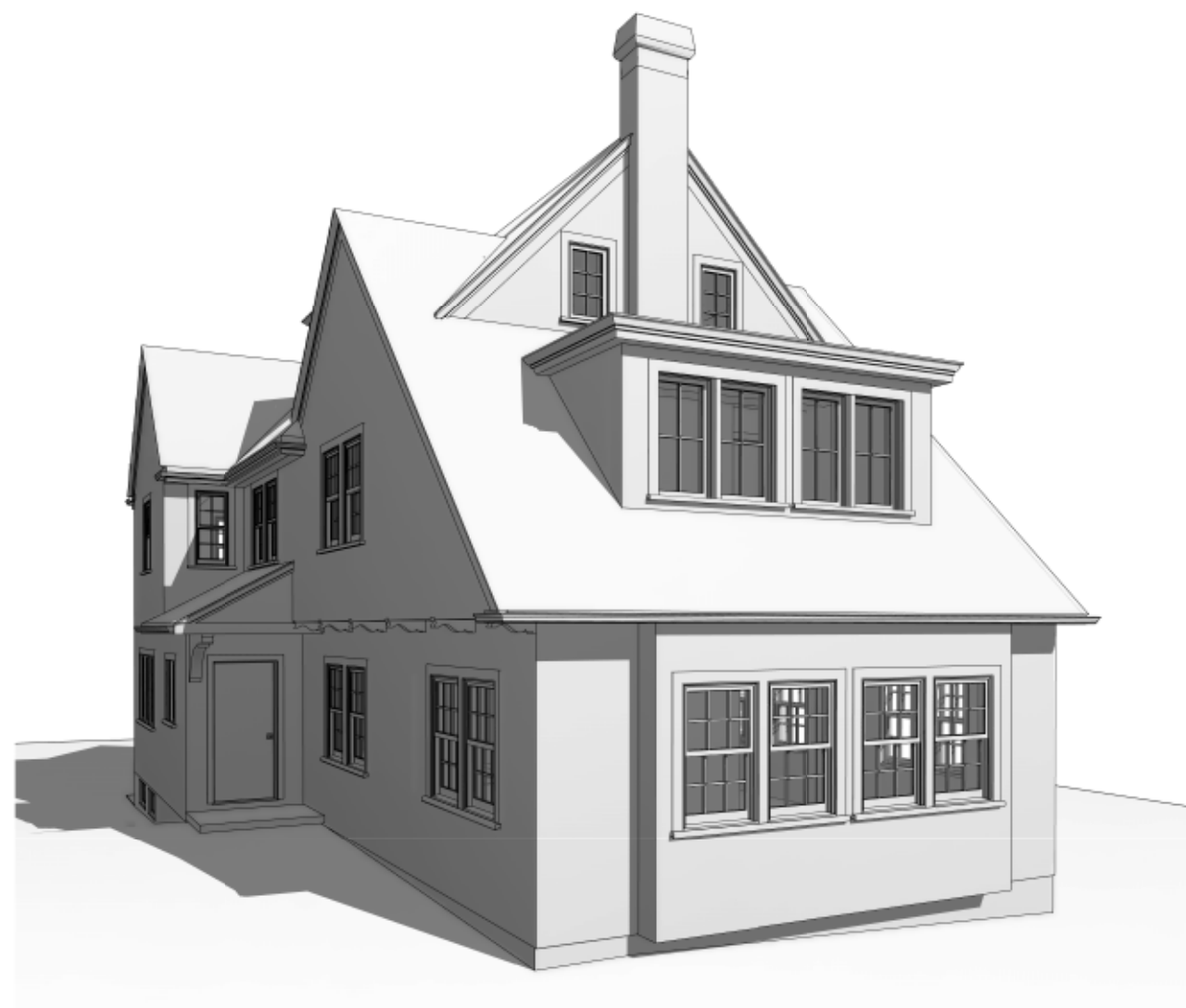
EXISTING FRONT- WEST



EXISTING FRONT- SOUTHWEST



EXISTING FRONT- NORTH



PROPOSED FRONT- NORTHWEST



PROPOSED FRONT- WEST



PROPOSED FRONT- SOUTHWEST



PROPOSED FRONT- NORTH





1 EXISTING SUMMER 10AM
SCALE: 1" = 40'-0"



2 EXISTING SUMMER 12PM
SCALE: 1" = 40'-0"



3 EXISTING SUMMER 2 PM
SCALE: 1" = 40'-0"



4 EXISTING SUMMER 4 PM
SCALE: 1" = 40'-0"



5 PROPOSED SUMMER 10AM
SCALE: 1" = 40'-0"



6 PROPOSED SUMMER 12PM
SCALE: 1" = 40'-0"



7 PROPOSED SUMMER 2 PM
SCALE: 1" = 40'-0"



8 PROPOSED SUMMER 4 PM
SCALE: 1" = 40'-0"



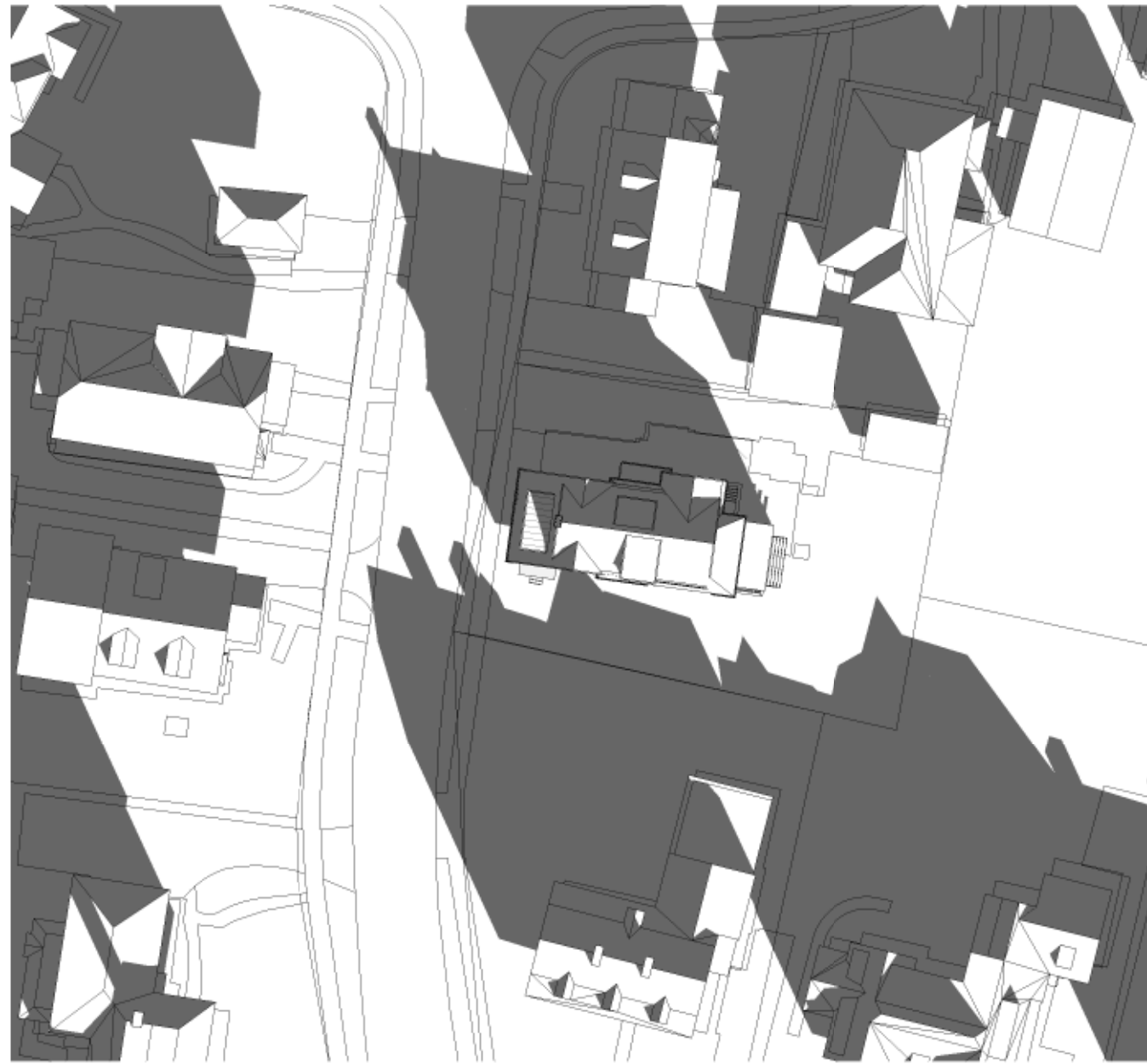
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DATE: 10/16/2019
SCALE: 1" = 40'-0"
DRAWN: DR
CHECKED: SW

SHEET INFO:
EXISTING SUN STUDIES



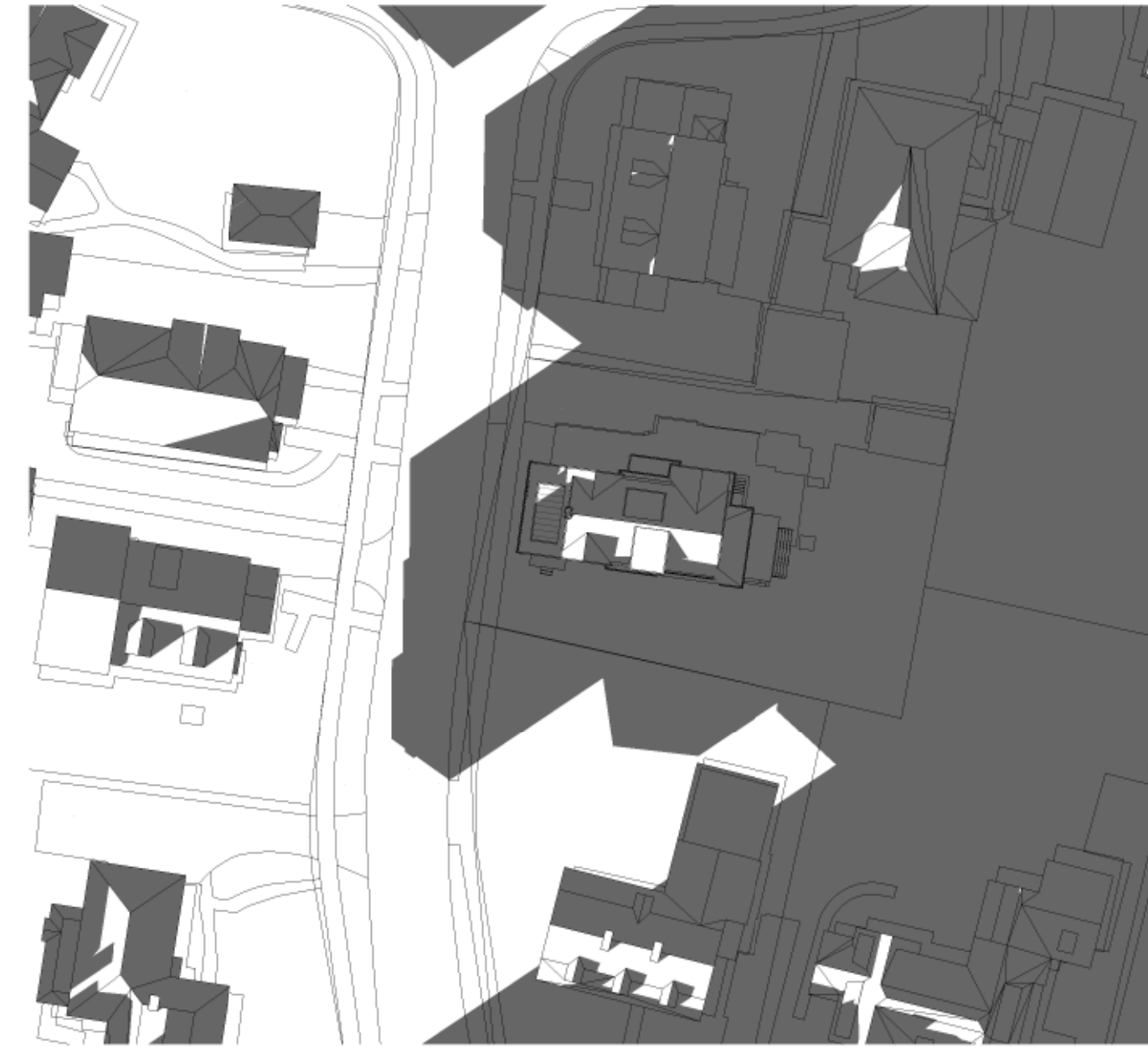
1 EXISTING WINTER 10AM
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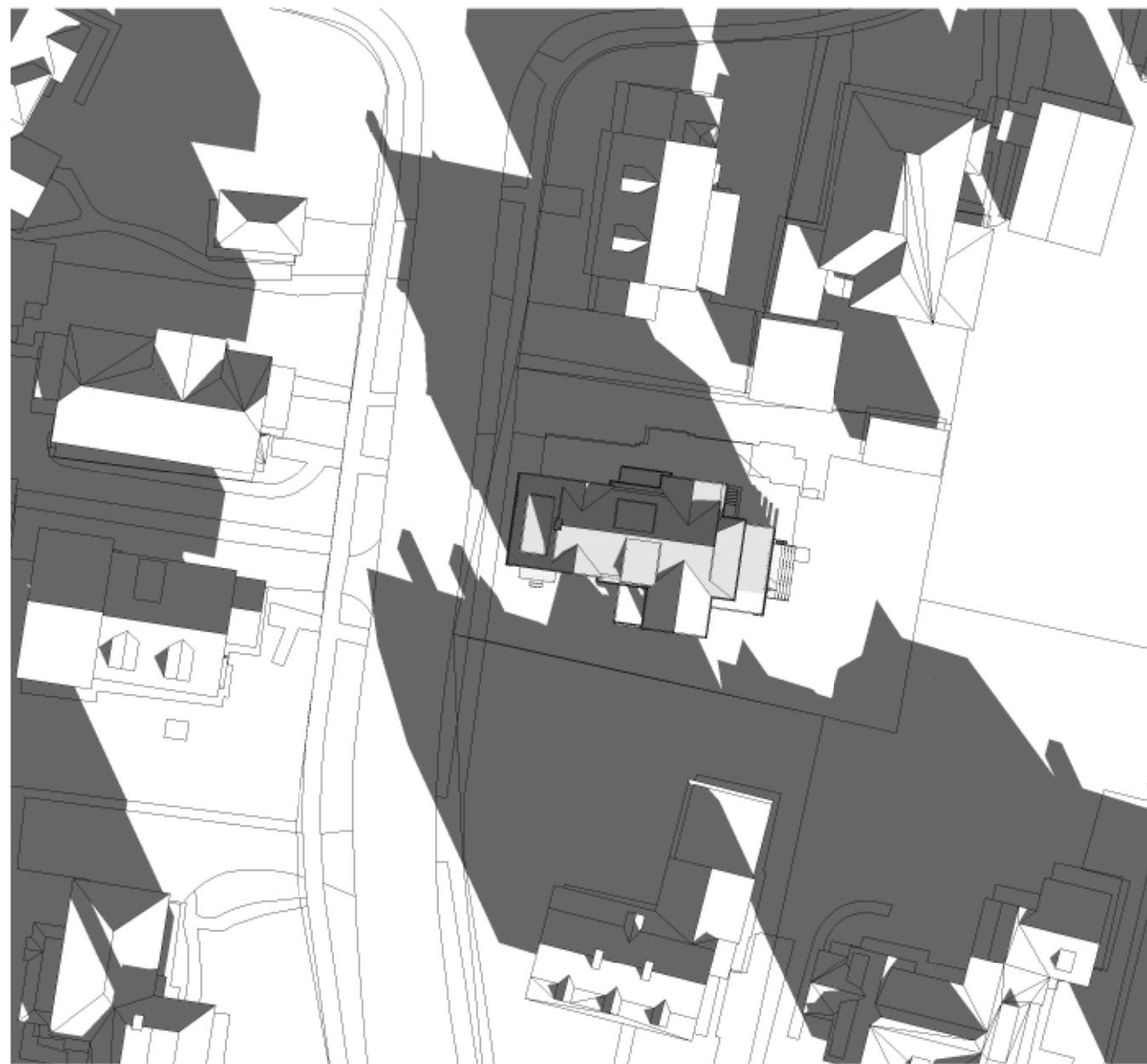
2 EXISTING WINTER 12PM
SCALE: 1" = 40'-0"



3 EXISTING WINTER 2 PM
SCALE: 1" = 40'-0"



4 EXISTING WINTER 4 PM
SCALE: 1" = 40'-0"



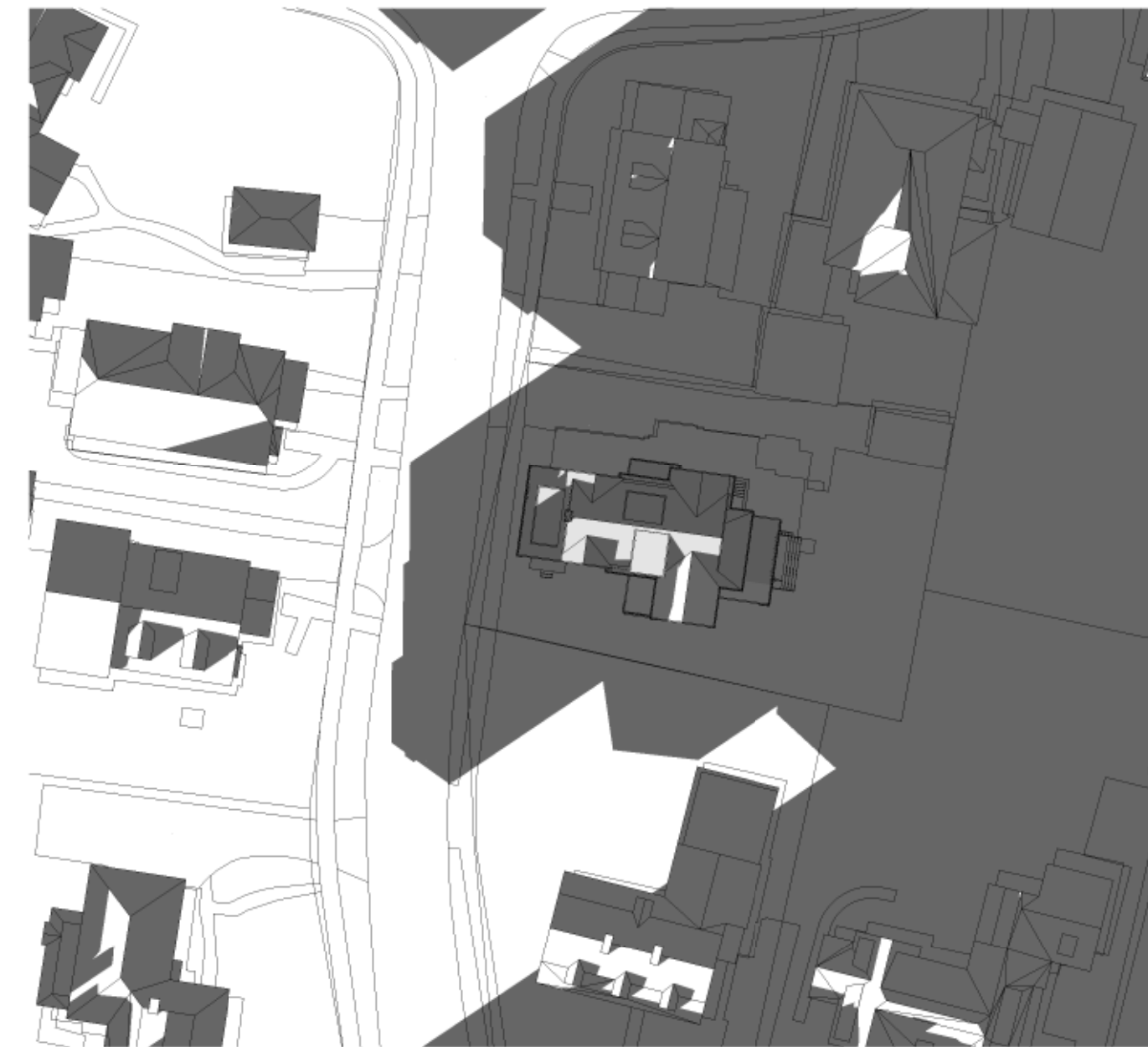
5 PROPOSED WINTER 10AM
SCALE: 1" = 40'-0"



6 PROPOSED WINTER 12PM
SCALE: 1" = 40'-0"



7 PROPOSED WINTER 2 PM
SCALE: 1" = 40'-0"



8 PROPOSED WINTER 4 PM
SCALE: 1" = 40'-0"



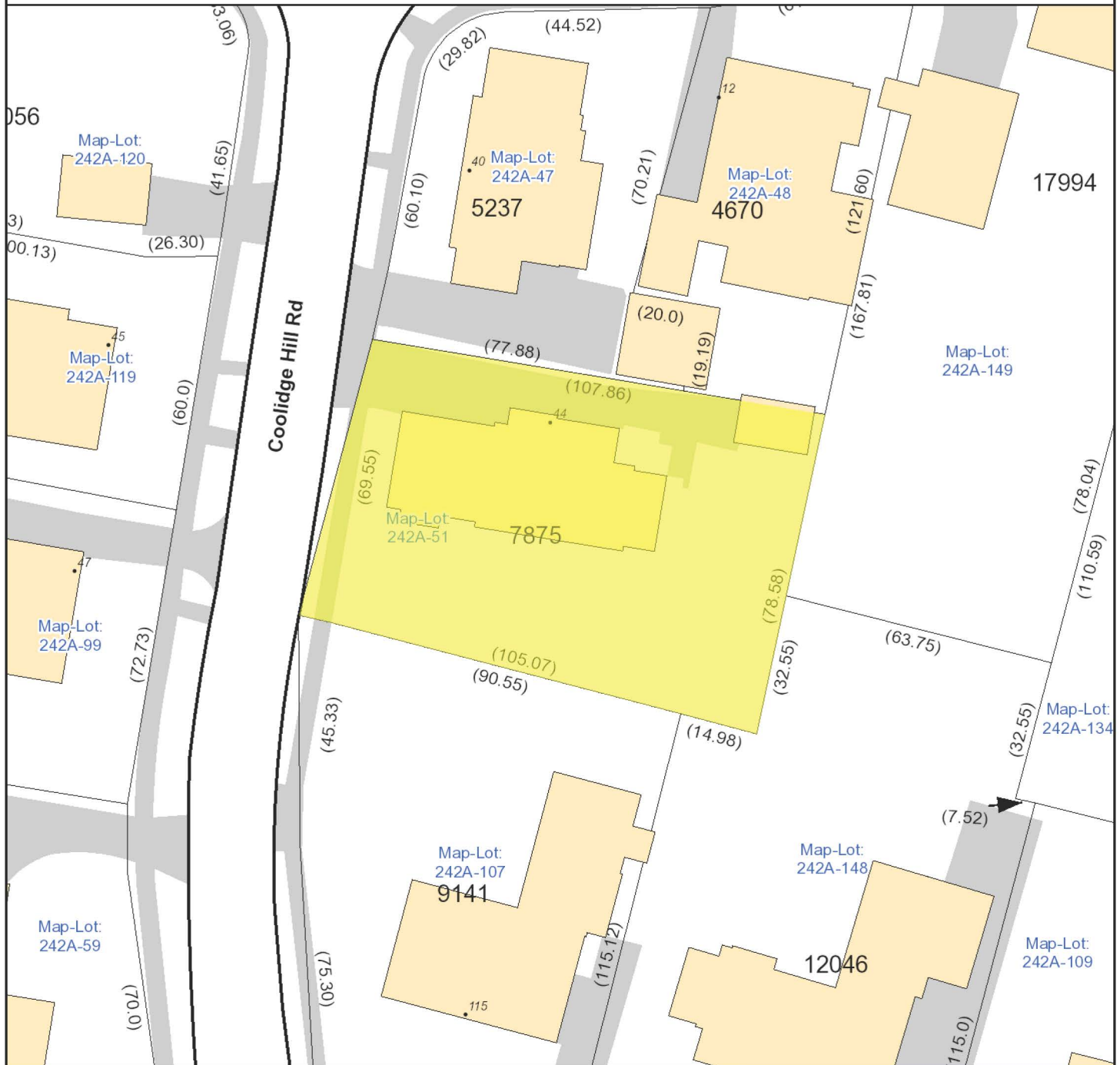
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ISSUANCE:
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REVISION:

DATE: 10/16/2019
SCALE: 1" = 40'-0"
DRAWN: DR
CHECKED: SW

SHEET INFO:
PROPOSED SUN STUDIES



City of Cambridge
Massachusetts

1" = 35 ft

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 - Paved Roads
 - Bridges
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 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

