



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017116-2019

2019 MAY 20 PM 4:19  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : \_\_\_\_\_ Variance : ✓

Appeal : \_\_\_\_\_

PETITIONER : Eric Zachrisson

PETITIONER'S ADDRESS : 1 Ludlow Street Charlestown, MA 02129

LOCATION OF PROPERTY : 500 Huron Ave Cambridge, MA

TYPE OF OCCUPANCY : 2-family residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The requested relief includes adding living space to the 3rd floor using two, 15' dormers on either side of the roof. 3 bedrooms occupy the 3rd floor space. Living space will also be added to the basement (2 bedrooms and family room). The Floor-Area-Ratio requires a variance.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

  
(Petitioner(s) / Owner)

ERIC ZACHRISSON  
(Print Name)

Address : 1 LUDLOW ST  
BOSTON MA 02129

Tel. No. : 312 780 9456

E-Mail Address : eric@theworkshop.com

Date : 5/20/2019

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to  
The Secretary of the Board of Zoning Appeals.

I/We TONY TRAN  
(OWNER)

Address: 500 HURON AVE, CAMBRIDGE, MA 02138

State that I/We own the property located at 500 HURON AVE, CAMBRIDGE  
which is the subject of this zoning application.

The record title of this property is in the name of MILLER 9293 LLC

\*Pursuant to a deed of duly recorded in the date 1-11-19, Middlesex South

County Registry of Deeds at Book 633B, Page 314; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

Tony Tran  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

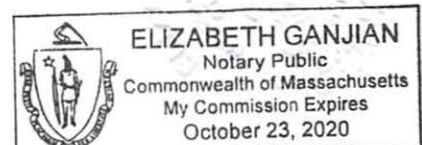
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Tony Tran personally appeared before me,  
this 1st of June, 2019, and made oath that the above statement is true.

Elizabeth Ganjian Notary

My commission expires 10-23-2020 (Notary Seal).



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

REAL ESTATE APPLICATION FORM - OWNERSHIP INFORMATION

to be completed by owner, signed and sworn to by owner and recorded in the records of the County of \_\_\_\_\_.

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Address)

State that I am the owner of the property described in the foregoing application and that I am the subject of the foregoing application.

The record title of this property is to wit: \_\_\_\_\_

\_\_\_\_\_ (Name) is a deed of trust recorded in the \_\_\_\_\_

County of \_\_\_\_\_, State of \_\_\_\_\_.

\_\_\_\_\_ (Name) is a deed of trust recorded in the \_\_\_\_\_

County of \_\_\_\_\_, State of \_\_\_\_\_.

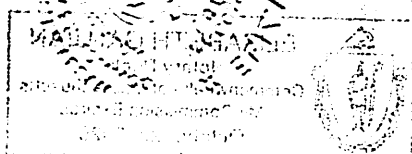
\_\_\_\_\_ (Name)  
\_\_\_\_\_ (Address)  
\_\_\_\_\_ (City and State)

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Commissioner of the \_\_\_\_\_

The above is a true and correct statement of the \_\_\_\_\_

and made under oath and the above statement is true.



My commission expires \_\_\_\_\_ (Date)

If ownership is not shown in record book, it is to be shown in the \_\_\_\_\_

**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:

~~N/A~~ THE UPPER FLOOR CURRENTLY CANNOT PROVIDE ADEQUATE HEAD HEIGHT AND DOWNERS WILL PROVIDE THE ABILITY TO ACHIEVE THE SPACE

- 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:

~~N/A~~ THE HARDSHIP DOES NOT REQUIRE MODIFICATION TO THE EXISTING BUILDING FOOTPRINT.

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

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

The proposed additions will be substantially similar to the surrounding properties.

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

The building remains contextually similar to the surrounding neighborhood.

\* 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:** Marina McIntosh **PRESENT USE/OCCUPANCY:** \_\_\_\_\_  
**LOCATION:** 500 Huron Ave Cambridge, MA **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** \_\_\_\_\_

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3203</u>	<u>3383</u>	<u>N/A</u>	(max.)
<u>LOT AREA:</u>		<u>4246</u>	<u>4246</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>		<u>0.75</u>	<u>0.79</u>	<u>0.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>2123</u>	<u>2123</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>52'</u>	<u>52'</u>	<u>50'</u>	(min.)
	DEPTH	<u>81.47'</u>	<u>81.47'</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>17'-6"</u>	<u>17'-6"</u>	<u>15'</u>	(min.)
	REAR	<u>10'-11"</u>	<u>10'-11"</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>15'-10"</u>	<u>15'-10"</u>	<u>7'-6"</u>	(min.)
	RIGHT SIDE	<u>9'-8"</u>	<u>9-8"</u>	<u>7'-6"</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>32'-6.5"</u>	<u>32'-6.5"</u>	<u>35'</u>	(max.)
	LENGTH	<u>44'-4"</u>	<u>44'-4"</u>	<u>N/A</u>	
	WIDTH	<u>26'-5"</u>	<u>26'-5"</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		<u>60%</u>	<u>55%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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'.

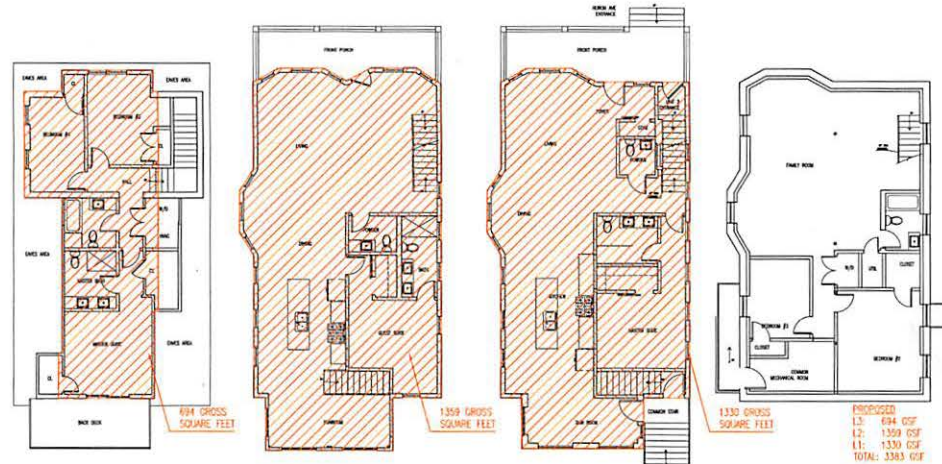


**X3** EXISTING THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**X2** EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**X1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**XB** EXISTING BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



**P3** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**P2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**P1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PB** PROPOSED BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



500 Huron St.  
Miller 9293 LLC

**context**  
a collaborative design workshop

Cambridge, Massachusetts

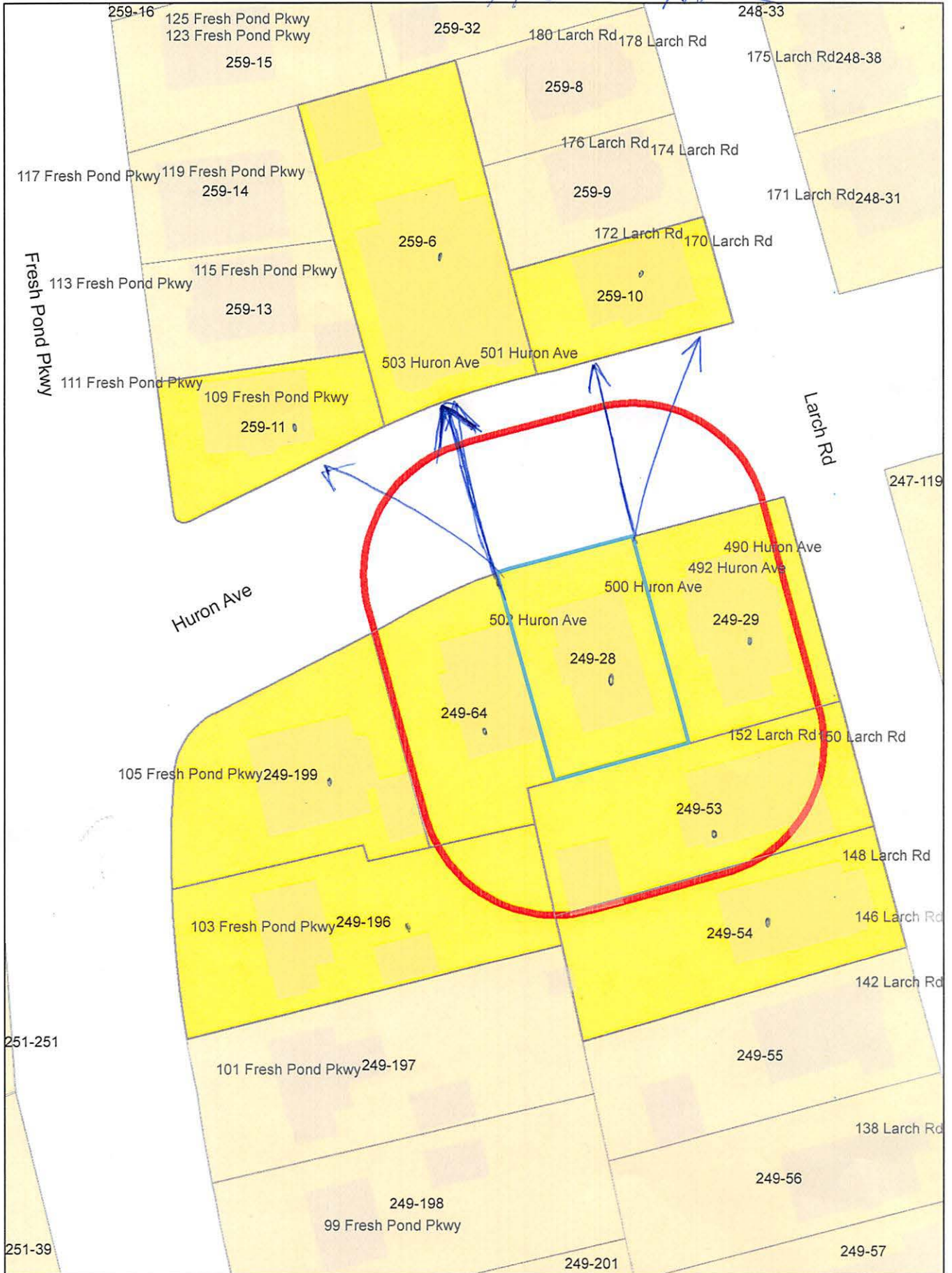
No.	Description	Date
02	Issued for Revision	03/11/2019
01	Issued for Building Permit	01/07/2019

Drawing Title: Area Analysis Plans  
Project No.: 0100  
Checked by: EZ

**A-03**



500 Huron Ave



500 Huron Ave

Petitioner

249-28  
KILLELEA, MARY TERZIAN  
432 MASS AVE  
ARLINGTON, MA 02474

249-53  
BARKIN, PETER M. & JOYCE F. BARKIN  
152 LARCH RD  
CAMBRIDGE, MA 02138

ERIC ZACHRISON  
1 LUDLOW STREET  
CHARLESTOWN, MA 02129

249-64  
MILTON, DAVID & JENNIFER E. GOTWALS  
502 HURON AVE  
CAMBRIDGE, MA 02138

249-196  
FLAHERTY, TIMOTHY R.  
103 FRESH POND PKWY  
CAMBRIDGE, MA 02138

249-199  
CURLEY, MICHAEL G. & PATRICIA M. BELLANCA  
654 BOSTON POST RD.  
WESTON, MA 02493

259-6  
ADAMS, PENELOPE TYSON  
501 HURON AVE., #1  
CAMBRIDGE, MA 02138

259-6  
ROBERTS, CAITLIN & JOHN HALLORAN  
501 HURON AVE., #2  
CAMBRIDGE, MA 02138

259-6  
LOEB, ARIANE  
501 HURON AVE., #3  
CAMBRIDGE, MA 02138

259-6  
GODBURN, ALISON N.  
503 HURON AVE., #4  
CAMBRIDGE, MA 02138

259-6  
LANNON, TUCKER & CRYSTAL CHAPPELL  
503 HURON AVE., #5  
CAMBRIDGE, MA 02138

259-6  
REISER, DAVID S.  
503 HURON AVENUE, UNIT #6  
CAMBRIDGE, MA 02138

259-10  
LAFRENIERE, JOHN H.  
56 KIRKLAND ST., #4  
CAMBRIDGE, MA 02138

259-11  
MCCARTHY, JASON & KATHRYN MCCARTHY  
109-111 FRESH POND PKWY., #109  
CAMBRIDGE, MA 02138

259-11  
ASSANG, CAROL  
109-111 FRESH POND PKWY. #111  
CAMBRIDGE, MA 02138

249-29  
CHRISTENSEN, TINE K.  
490-492 HURON AVE., #490  
CAMBRIDGE, MA 02138

249-29  
JUDSON, DANIEL & LOVLEEN JUDSON  
490-492 HURON AVE - UNIT #492  
CAMBRIDGE, MA 02138

249-54  
BERNSTEIN, BRADLEY & KIMBERLY BERNSTEIN  
146-148 LARCH RD  
CAMBRIDGE, MA 02138





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 500 Huron Avenue

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
- ☐ 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)
- ☒ **X** 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 demolition permit application is anticipated.**
- ☐ 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 May 21, 2019

Received by Uploaded to Energov

Date May 21, 2019

Relationship to project BZA 017116-2019

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





Existing Photo

# 500 Huron Avenue

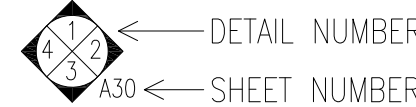
- Cambridge, Massachusetts

Owner: Miller 9293 LLC - Permit Set - Issued 01/07/19, Revised 3/11/19

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

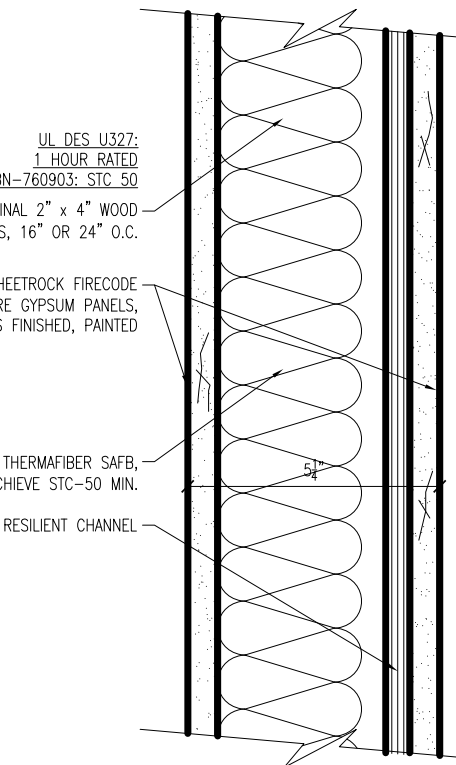


WINDOW TARGET

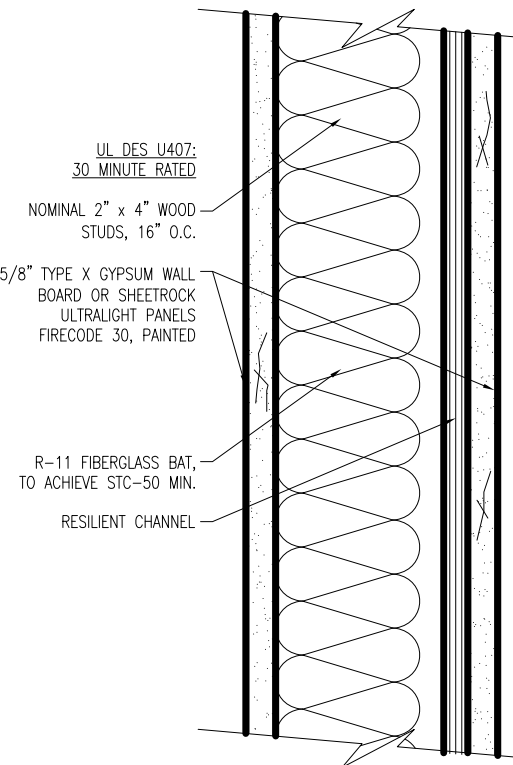


## GENERAL NOTES:

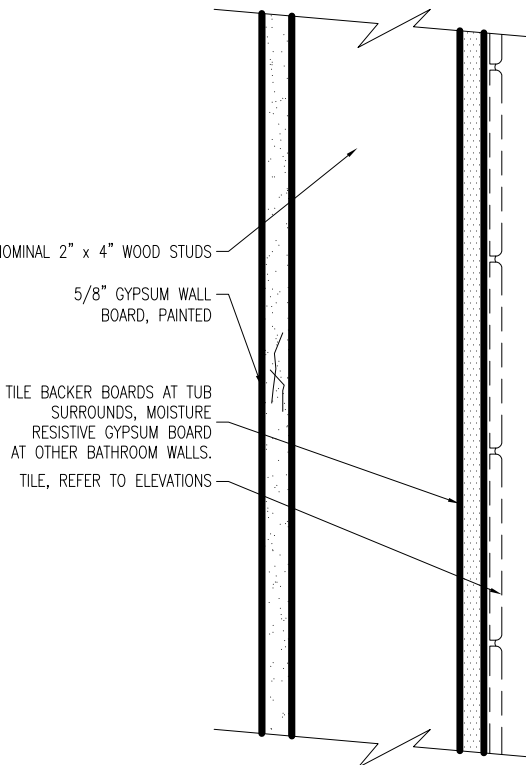
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
- THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
  - THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
  - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
  - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
  - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
  - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
  - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
- CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
- ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
  - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
  - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
  - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
  - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND 527 CMR 1.00 MA COMPREHENSIVE FIRE PREVENTION CODE
  - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
  - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
  - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1' OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
- EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
  - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
  - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
- PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
- SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
- EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
- DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



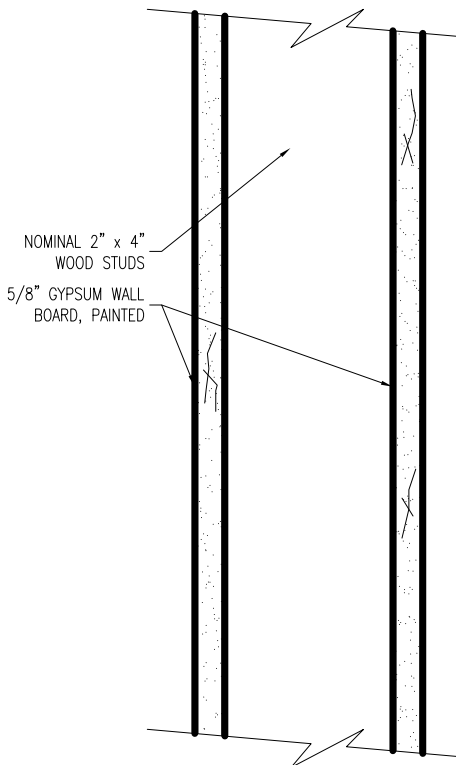
WALL TYPE D  
1 HOUR RATED  
SCALE: 3" = 1'-0"



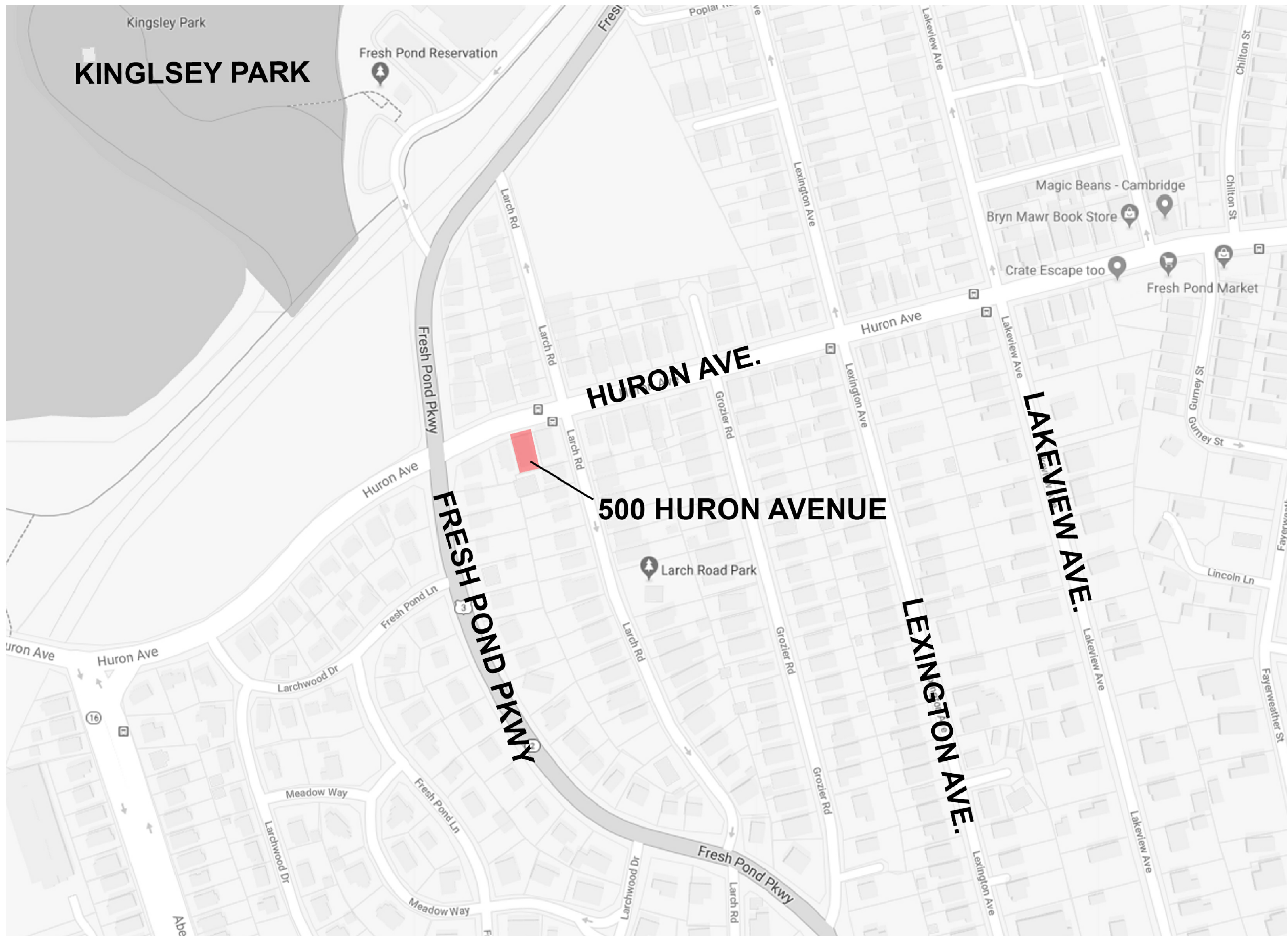
WALL TYPE C  
30 MINUTE RATED  
SCALE: 3" = 1'-0"



WALL TYPE B  
SECTION DETAIL  
SCALE: 3" = 1'-0"



WALL TYPE A  
SECTION DETAIL  
SCALE: 3" = 1'-0"



1 LOCATION PLAN  
SCALE: NOT TO SCALE

## APPLICABLE CODES:

- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
- ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
- ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
- PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
- AMERICANS WITH DISABILITIES ACT
- CAMBRIDGE ZONING CODE
- MGL CH. 148 SECTION 26G

## BUILDING DESCRIPTION:

RENOVATION OF AN EXISTING TWO-FAMILY BUILDING INTO TWO CONDOMINIUM UNITS.

## CODE SUMMARY:

- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R3
  - OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 4687 SF = 23 PERSONS
- CONSTRUCTION TYPE: V.B
  - PER TABLE 601: BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
  - MAX. AREA PER FLOOR IS 7000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
- PER TABLE 1006.2.1 FOR USE GROUP R ONLY ONE EXIT IS REQUIRED WHERE THERE IS A MAXIMUM OCCUPANCY LOAD OF 10 PERSONS.
- MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
- MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1016.1
- FIRE RATED CONSTRUCTION:
  - PER TABLE 602, EXTERIOR WALLS 10' OR MORE FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, LESS THAN 10' MUST BE 1 HOUR RATED.

6.2 PER TABLE 602, EXTERIOR WALLS 10' OR MORE FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, LESS THAN 10' MUST BE 1 HOUR RATED.

6.3 DEMISING PARTITIONS MUST BE 1 HOUR RATED IN A V.B BUILDING PER 420.2 AND 708.3

6.4 CORRIDOR PARTITIONS MUST BE 1/2 HOUR RATED PER 420.2 AND 708.3

6.5 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A SPRINKLERED, V.B BUILDING PER 420 AND 711.2.4.3

6.6 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1019 AND 713.4

- DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2 REFER TO DETAIL #6 ON A-10
- ACCESSIBILITY REQUIREMENTS:
  - CMR 521 9.3 - EXISTING BUILDINGS RENOVATED FOR RESIDENTIAL USE ARE EXEMPT FROM MAAB REQUIREMENTS PER 521 CMR; ARCHITECTURAL ACCESS BOARD, PARAGRAPH 9.2.1

## ENERGY REQUIREMENTS:

MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015

- CLIMATE ZONE 5H PER TABLE 301.1
- EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 101.4.3.3. VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
- R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R=20 OR 13(CAVITY)+5(CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=9 CONTINUOUS; SLAB R=10
- R402.1.2 - FENESTRATION U=0.30; SKYLIGHT: U=0.55

ZONING ANALYSIS:	RESIDENCE B	PROPOSED	COMMENTS
MAX. RATIO OF FLOOR AREA TO LOT AREA	0.5	1.09	VARIANCE REQUIRED
MIN. LOT AREA SIZE	5000 SF	UNCHANGED	
MIN. LOT AREA FOR EACH DWELLING UNIT	2500	UNCHANGED	
MIN. LOT WIDTH	50'	UNCHANGED	
MIN. SIDE YARD	7'-6"	UNCHANGED	
MIN. FRONT YARD	15'	UNCHANGED	
MIN. REAR YARD	25'	UNCHANGED	
MAXIMUM HEIGHT IN FEET	35'	UNCHANGED	
MIN. RATIO OF PRIVATE OP. SPACE TO LOT AREA	40%	UNCHANGED	
PARKING REQUIREMENT	1/UNIT	UNCHANGED	

## LIST OF DRAWINGS

- |      |                                  |
|------|----------------------------------|
| A-01 | ANALYSIS, DRAWING LIST AND NOTES |
| A-10 | PROPOSED PLANS                   |
| A-11 | PROPOSED PLANS & DETAILS         |
| A-30 | PROPOSED ELEVATIONS              |
| X-A1 | EXISTING PLANS                   |
| X-A2 | EXISTING ELEVATIONS              |



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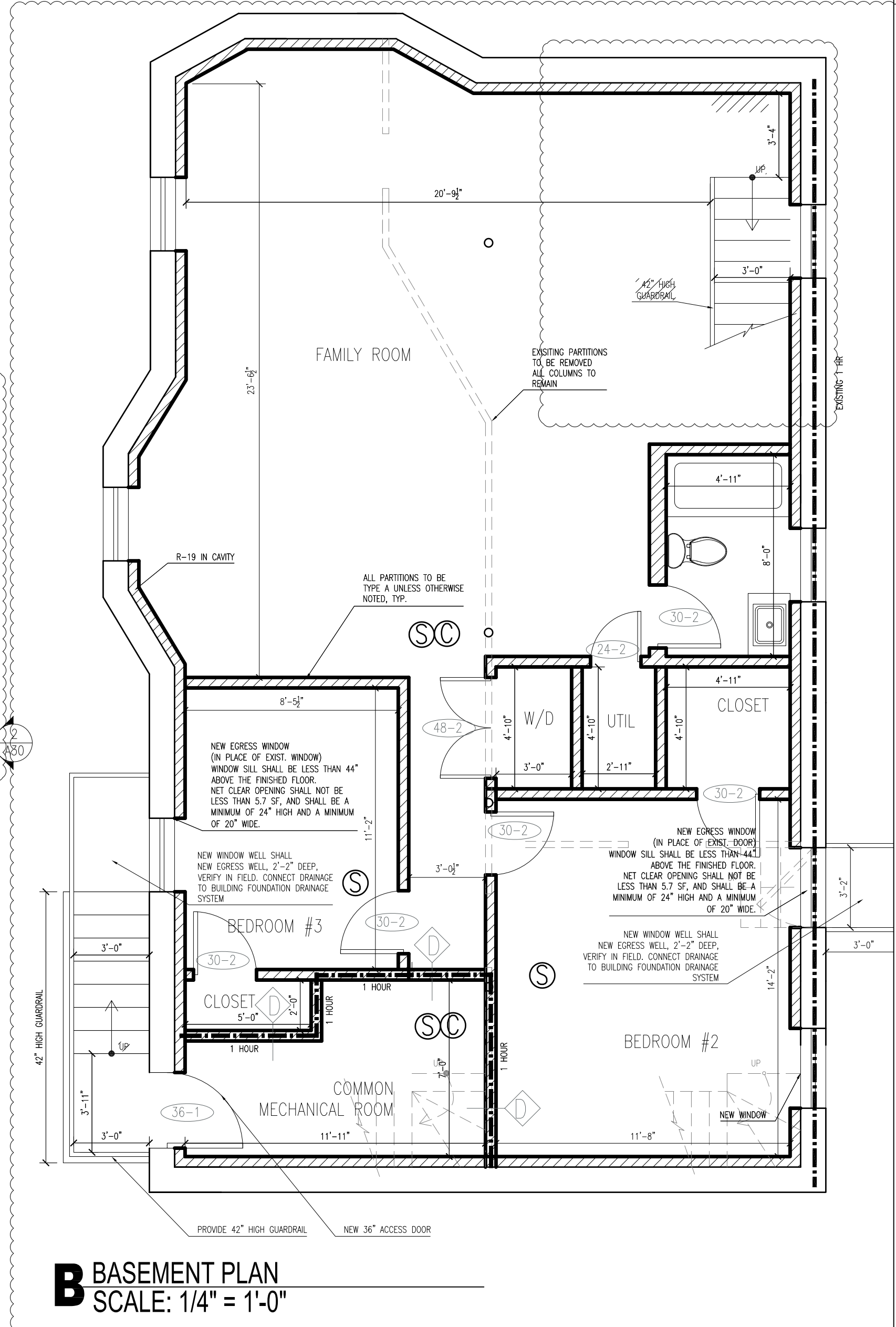
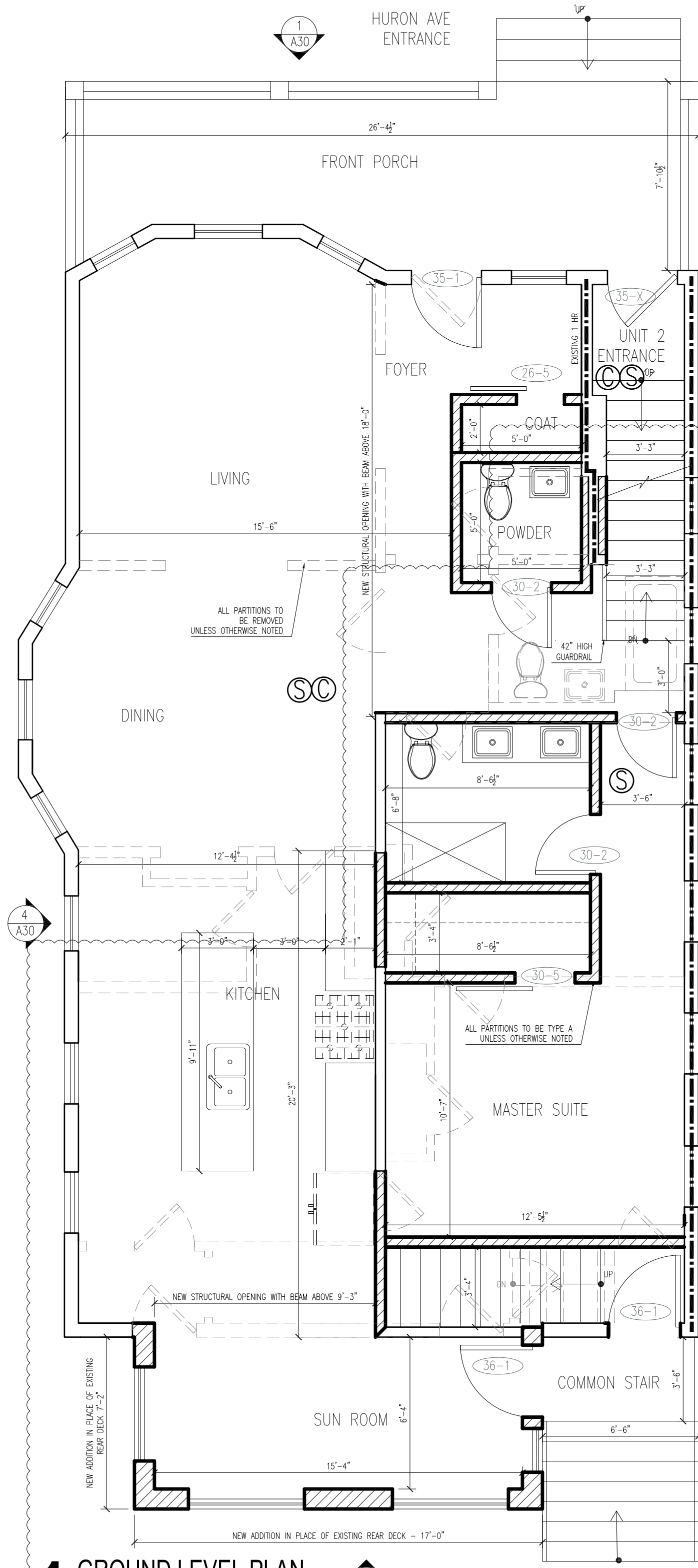
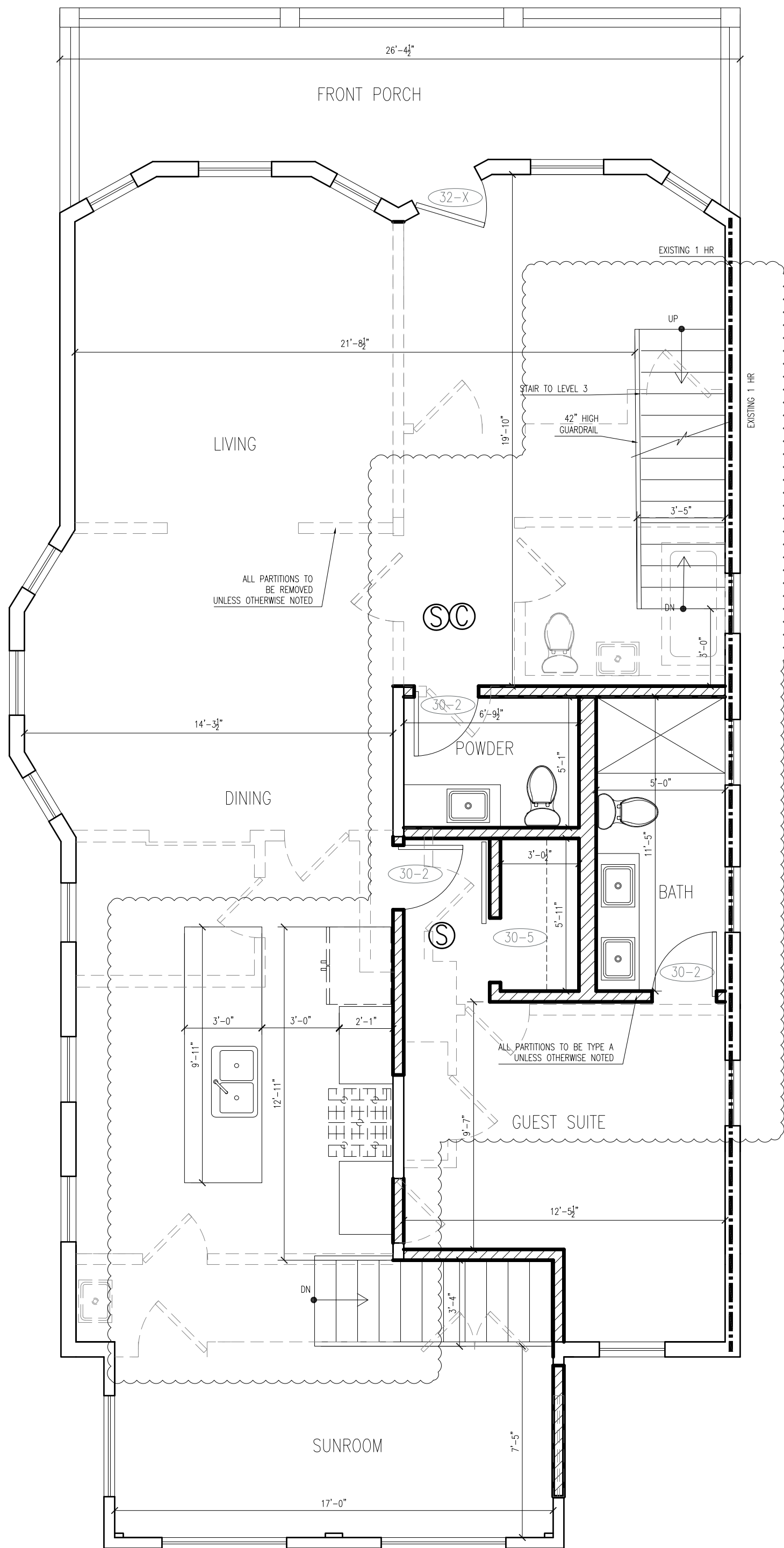
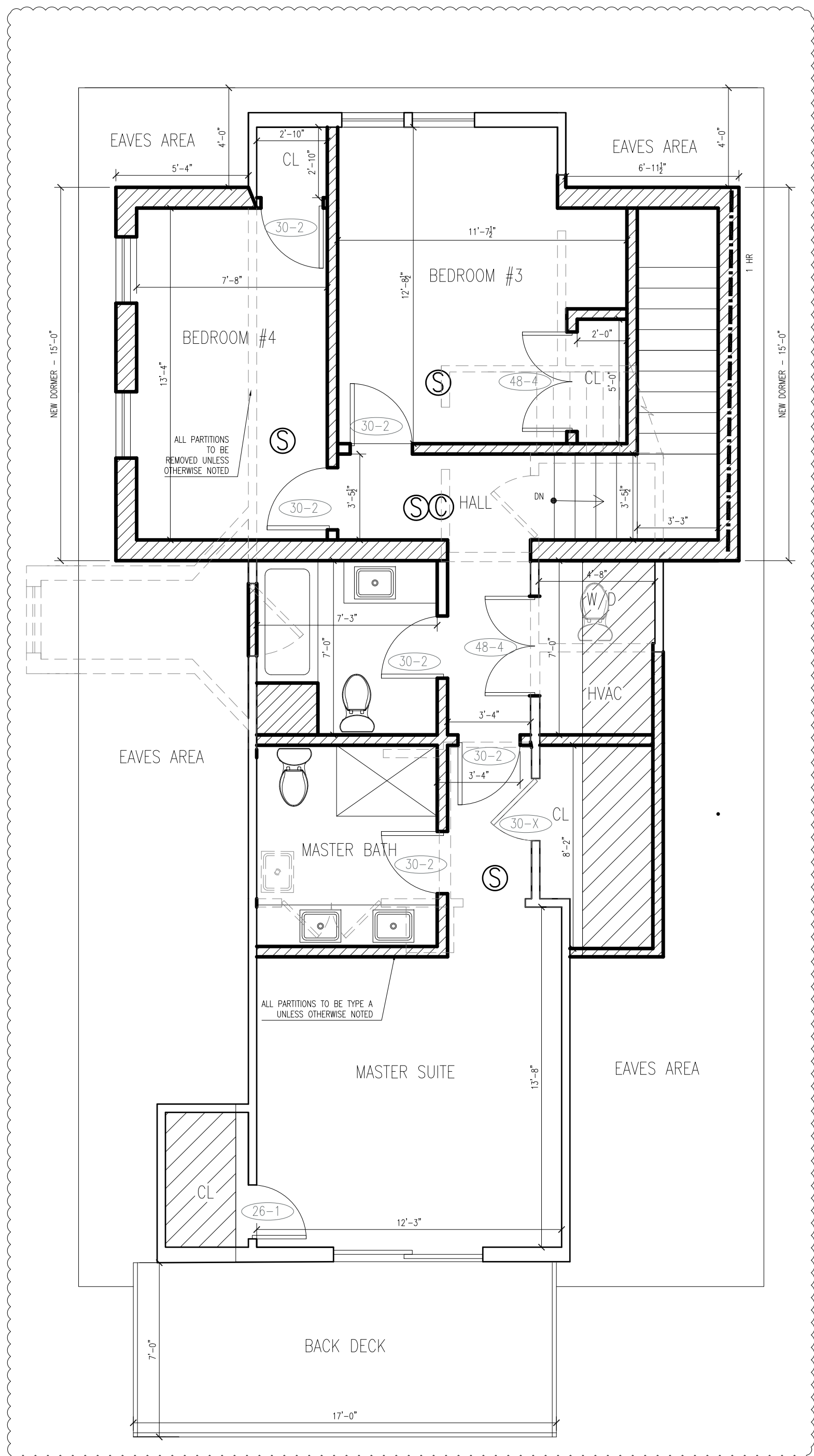
Drawing Title: ANALYSIS, DWG LIST, NOTES

Project No.: 0100

Checked by: EZ

A-01





**LEGEND**

NEW PARTITION

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE REMOVED

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

NEW DOOR

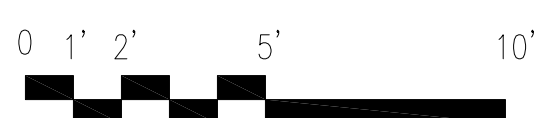
1" BETWEEN ADJACENT WALL AND OPENING, UNLESS NOTED OTHERWISE

SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED

CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED

HEAT DETECTOR, HARDWIRED AND INTERCONNECTED

WALL TYPE, REFER TO DRAWING A-40



**FINISH NOTES:**

1. ALL WALLS TO BE PAINTED GWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)

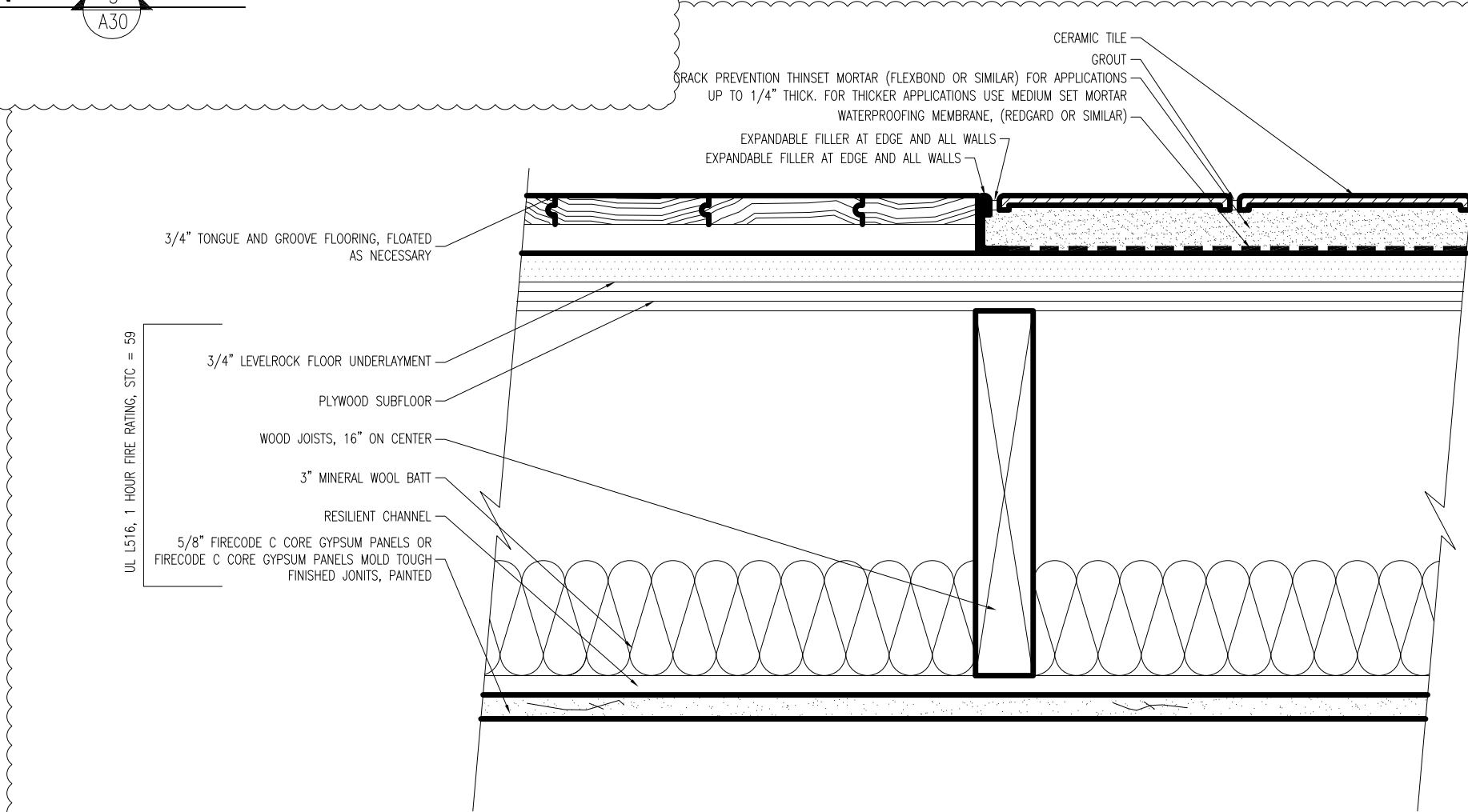
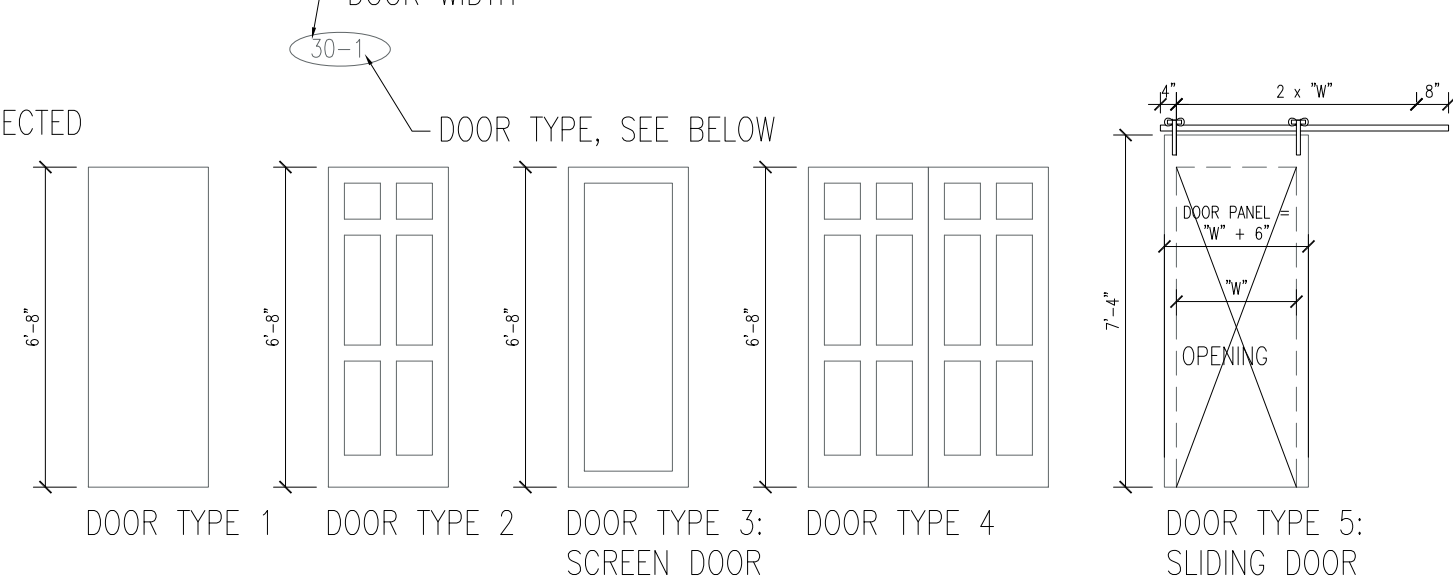
2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

**DOOR NOTES:**

1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.

2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT

3. DOOR TARGETS:



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03	Issued for Basement Revisions	02/20/2019
02	Issued for Revisions	01/28/2019
01	Issued for Building Permit	01/07/2019

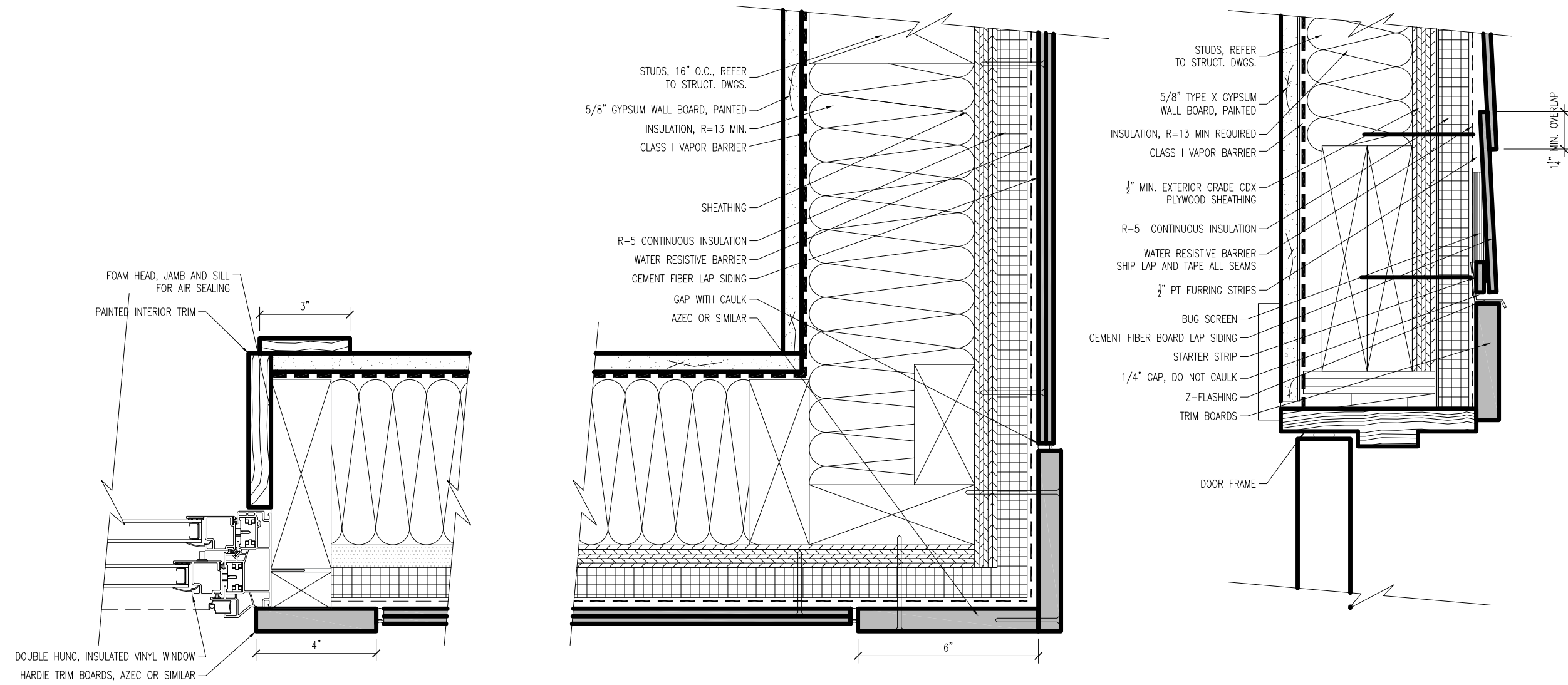
Drawing Title: Proposed Plans

Project No.: 0100

Checked by: EZ

**A-10**

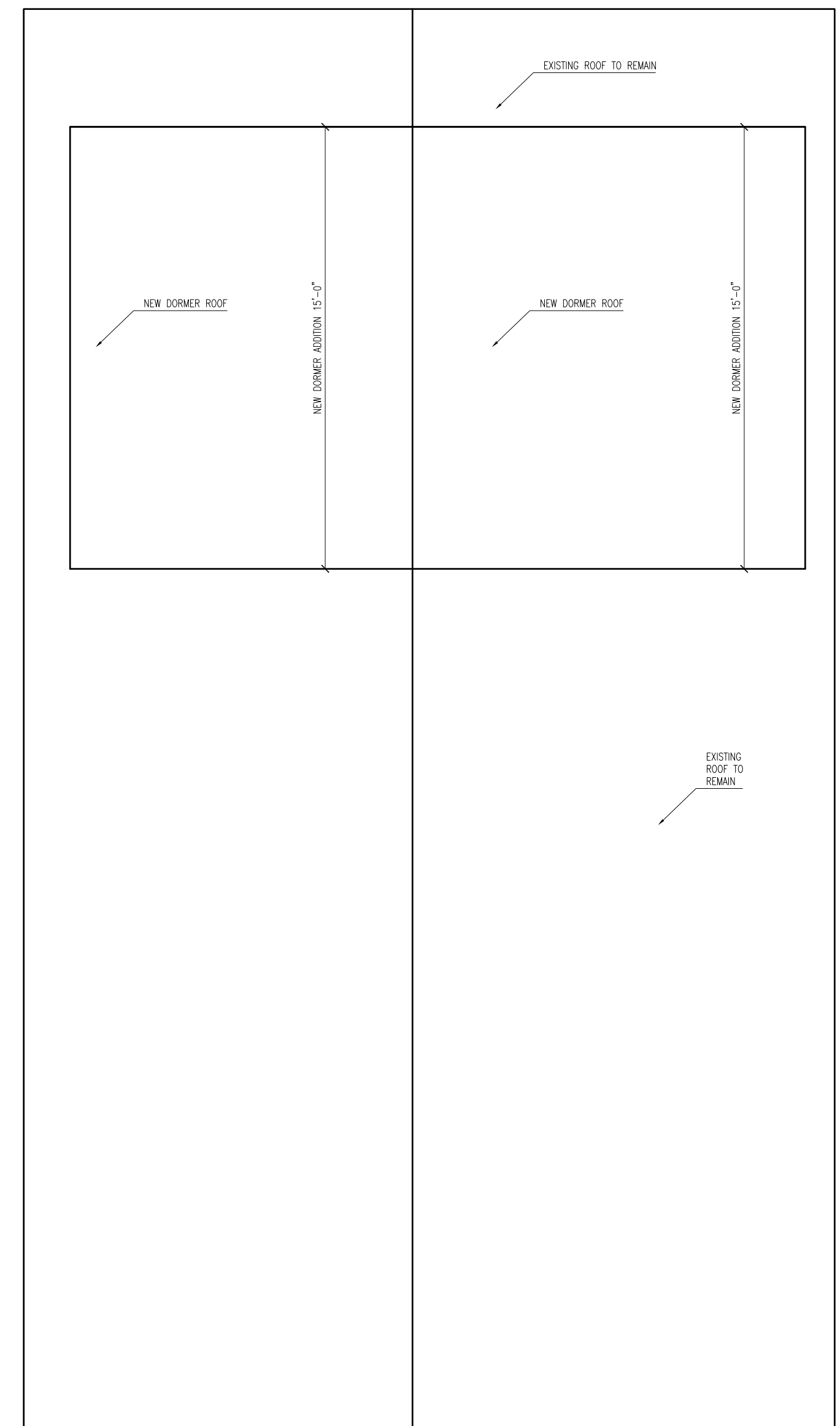




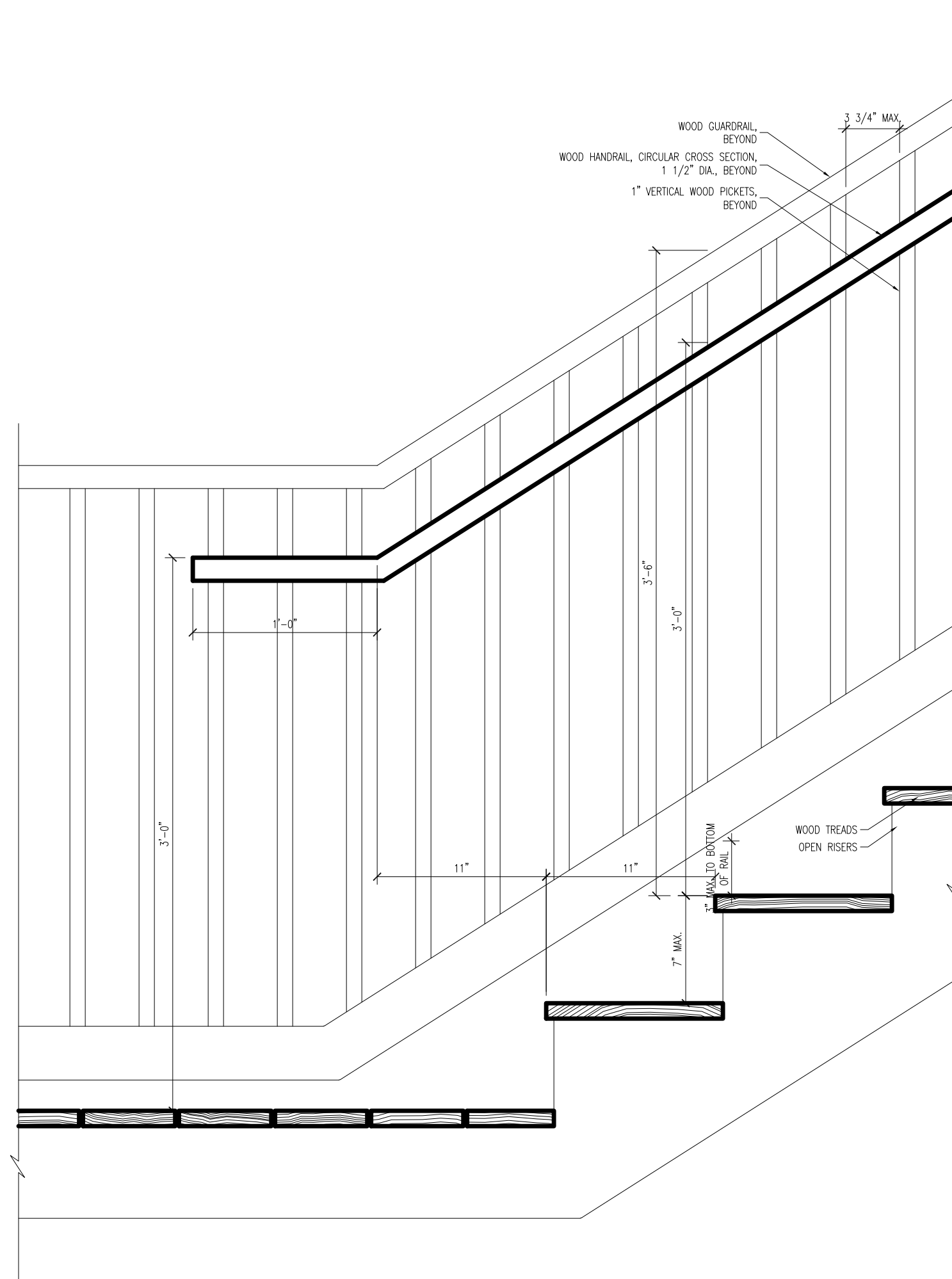
**12** WINDOW JAMB WALL PLAN DETAIL  
SCALE: 3" = 1'-0"

**11** EXTERIOR WALL PLAN DETAIL  
SCALE: 3" = 1'-0"

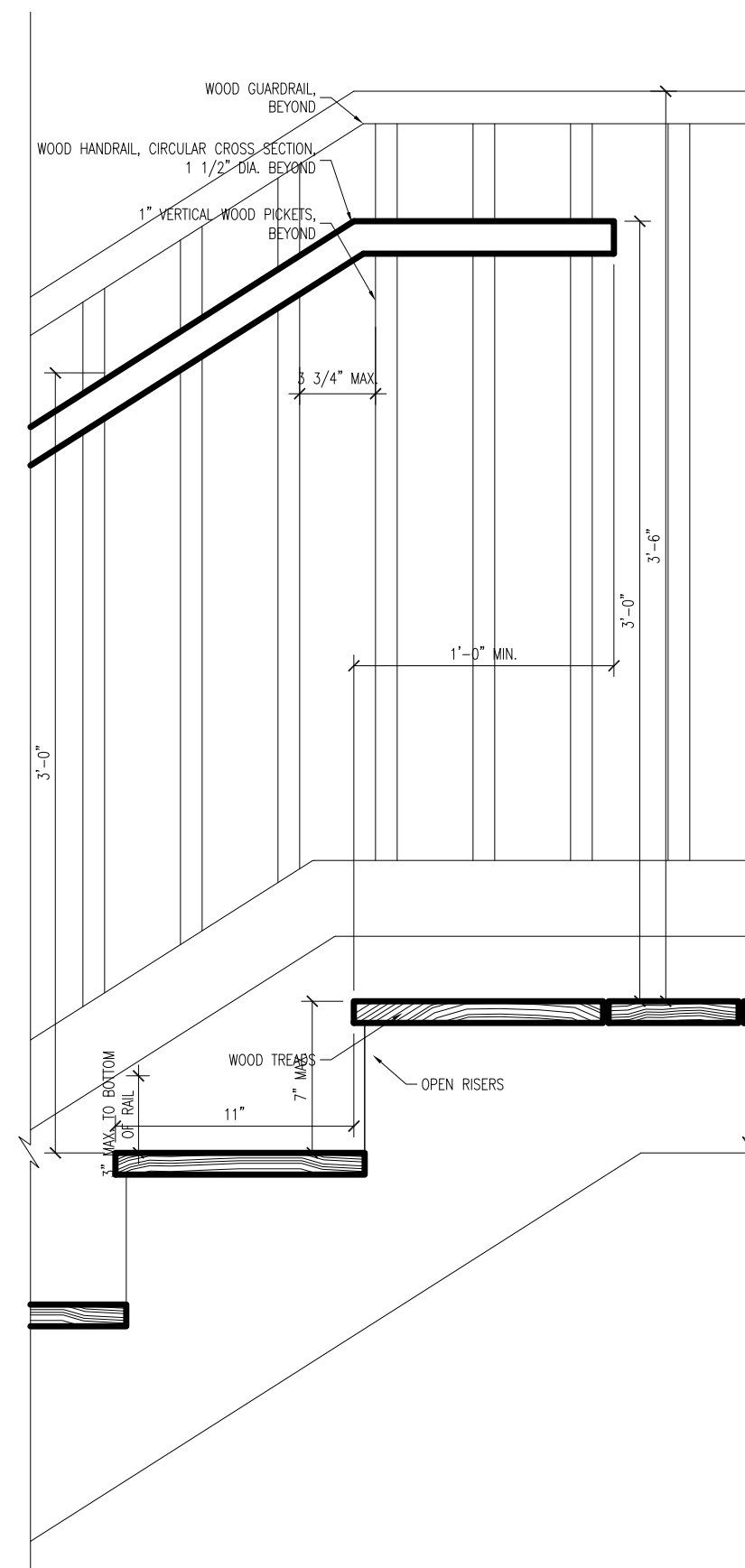
**10** EXTERIOR WALL SECTION DETAIL  
SCALE: 3" = 1'-0"



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



**2** STAIR SECTION AT BASE OF NEW STAIR  
SCALE: 1 1/2" = 1'-0"



**3** STAIR SECTION AT TOP OF NEW STAIR  
SCALE: 1 1/2" = 1'-0"

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Drawing Title: Proposed Plans

Project No.: 0100 Checked by: EZ

A-11



**1** PROPOSED HURON AVE ELEVATION  
SCALE: 1/4" = 1'-0"



**2** PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**3** PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**4** PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



Eric Johnson

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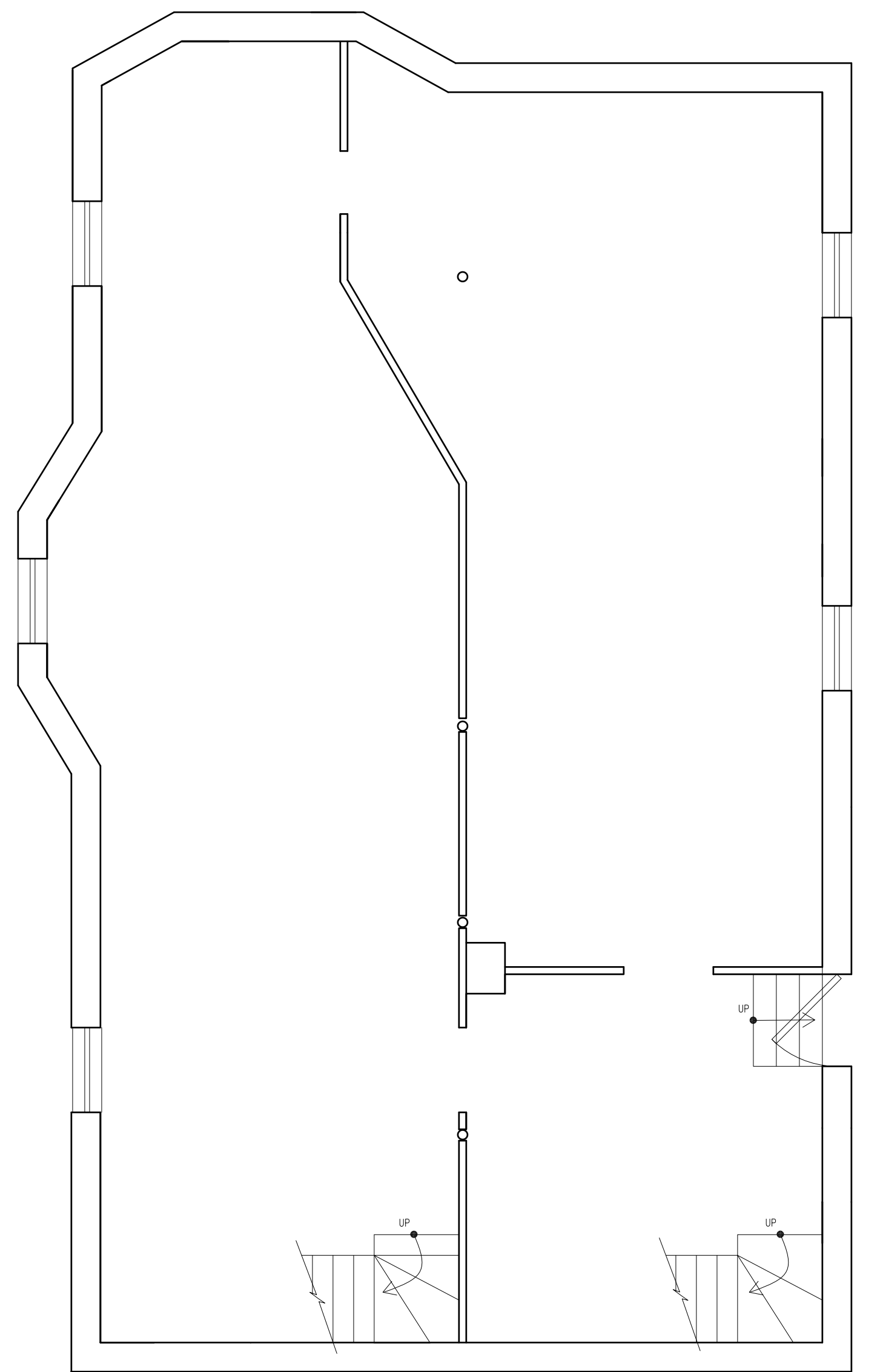
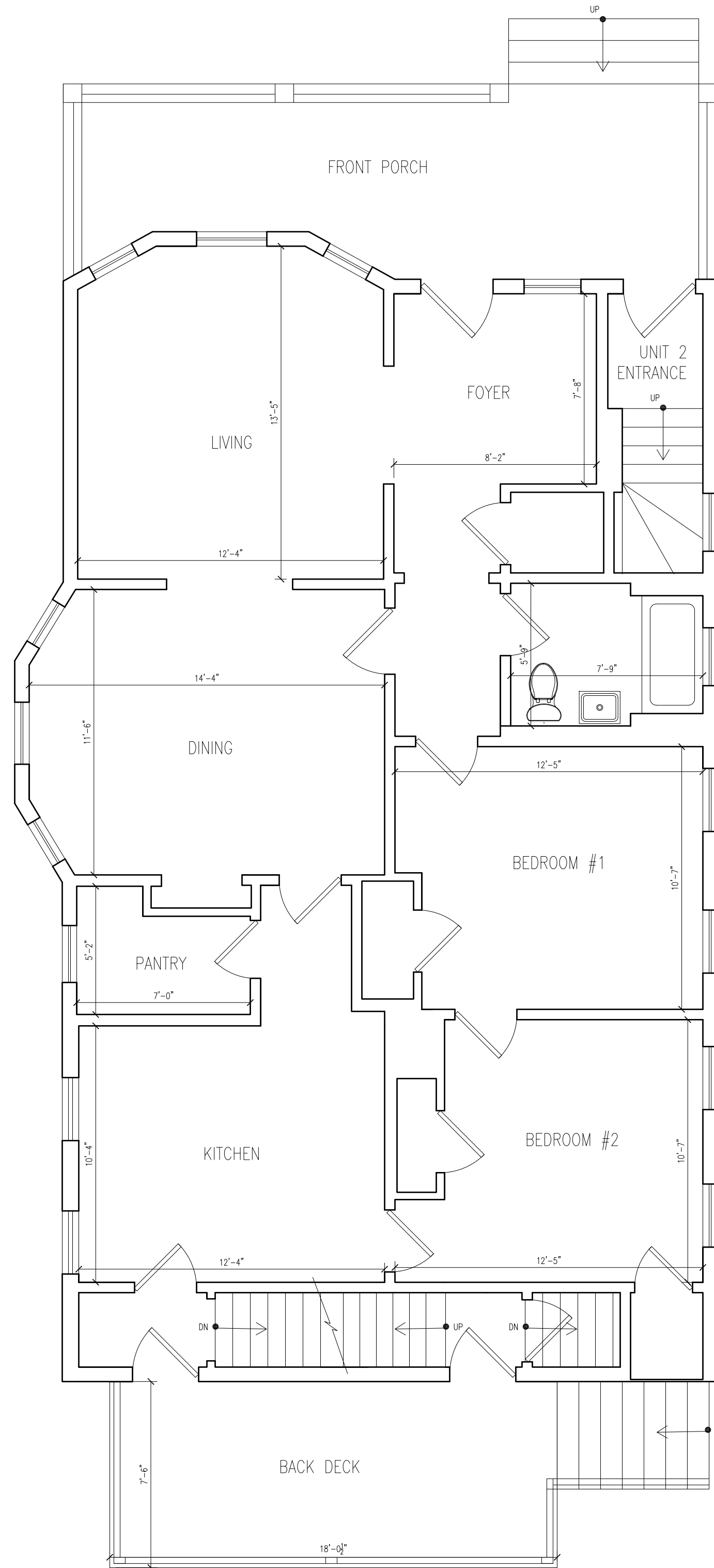
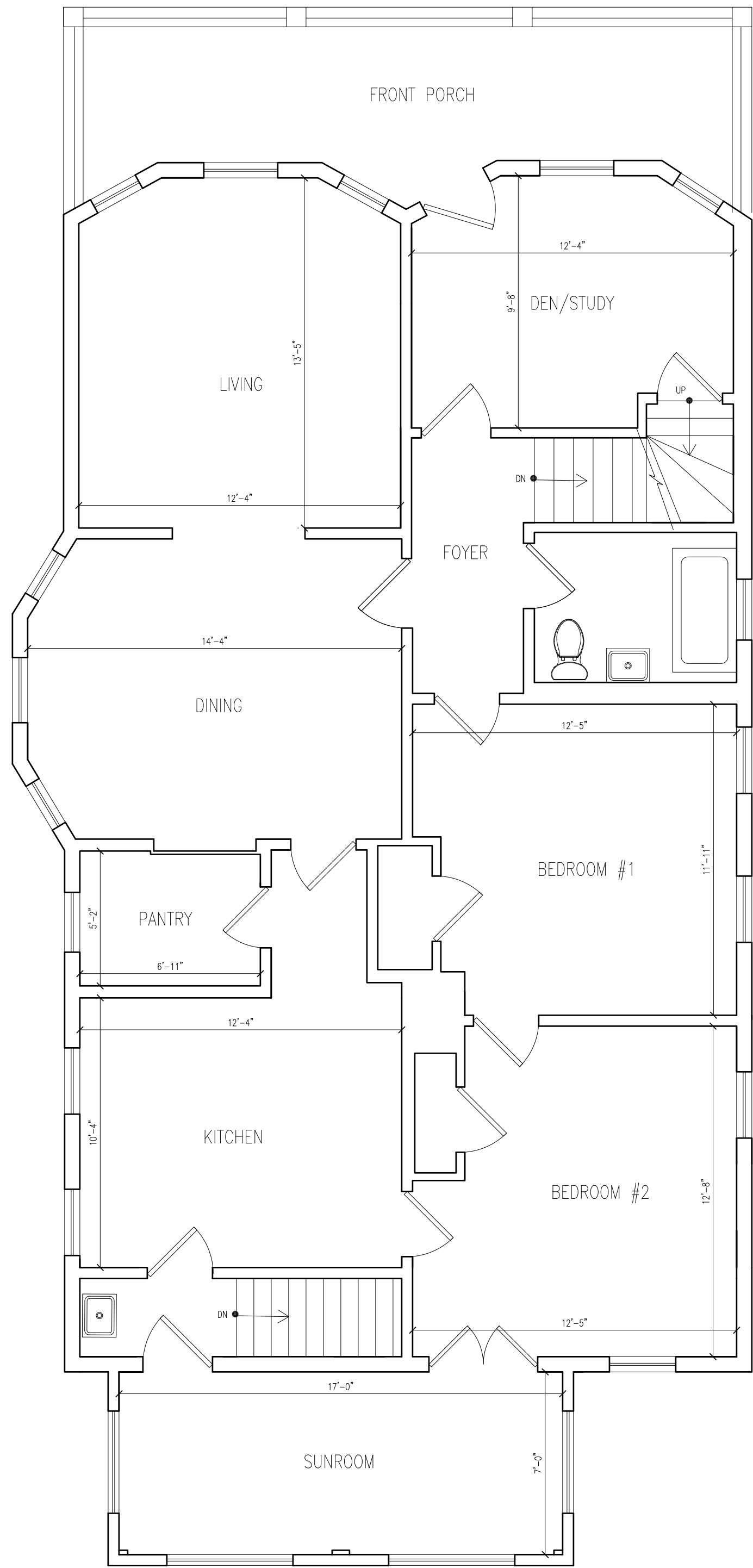
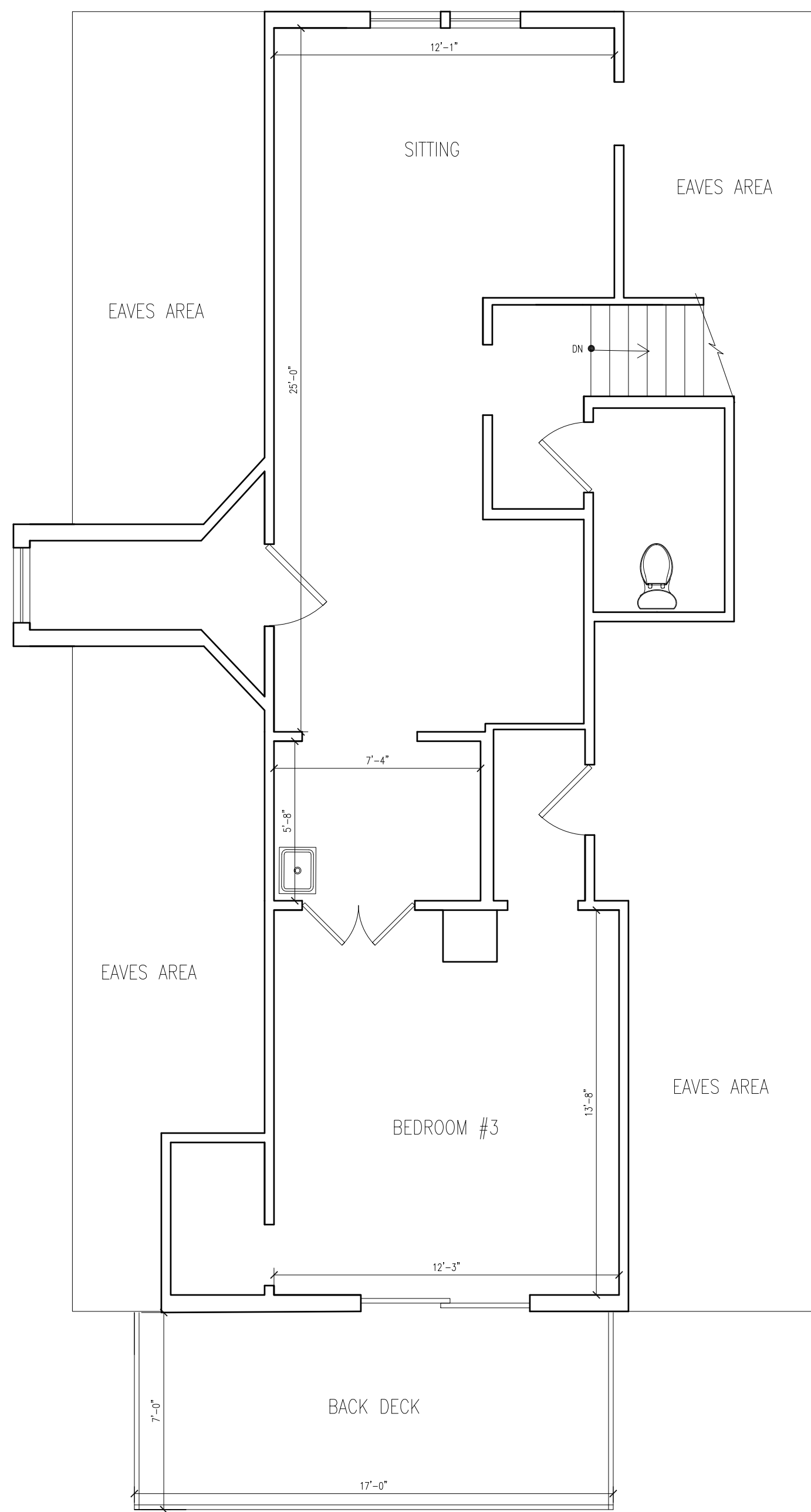
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02	Issued for Revision	03/11/2019
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No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 0100		Checked by: EZ

A-30



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No.	Description	Date
Drawing Title: Existing Plans		
Project No.: 0100		Checked by: EZ
X-A1		

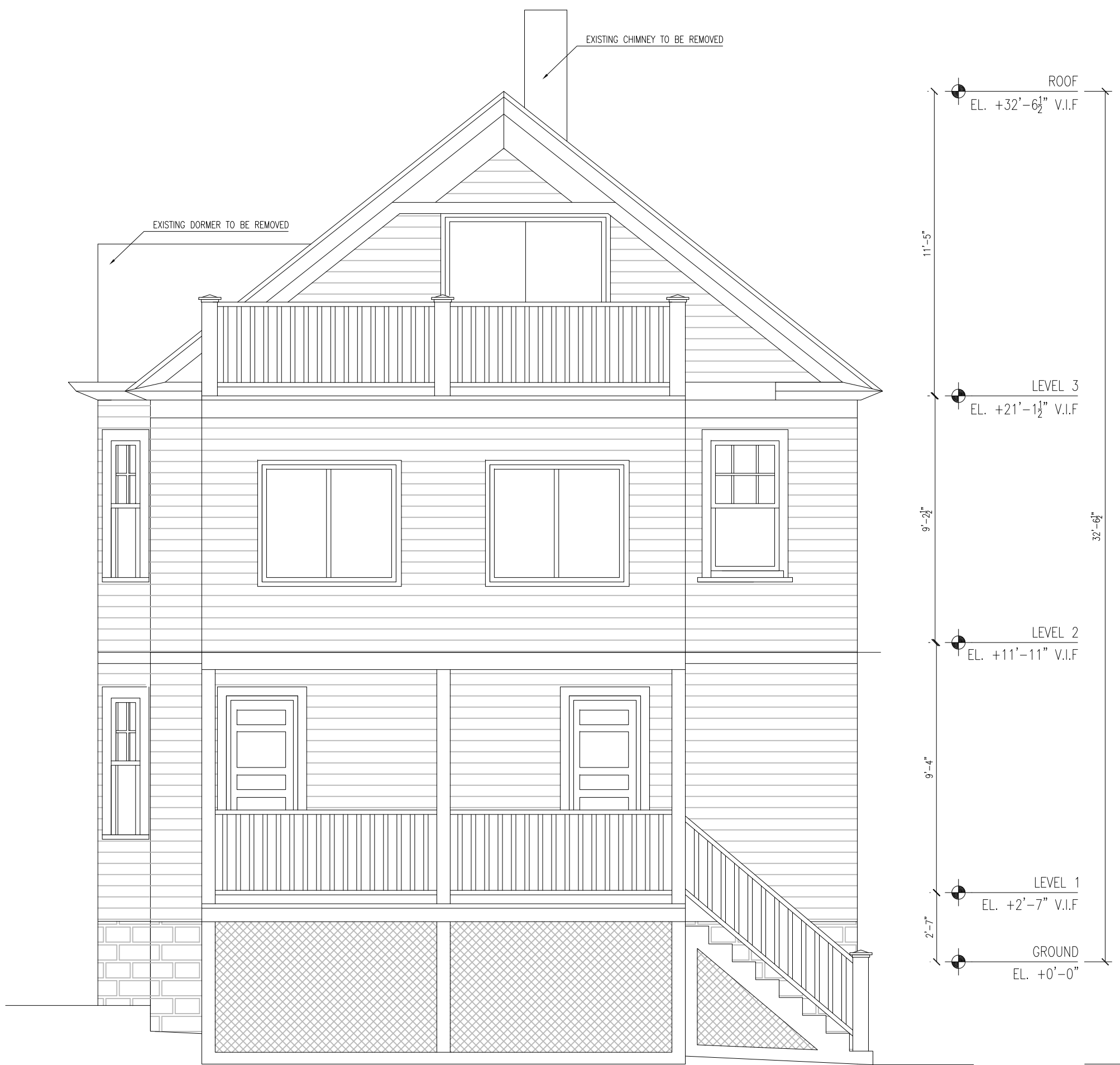




**1** EXISTING HURON AVE ELEVATION  
SCALE: 1/4" = 1'-0"



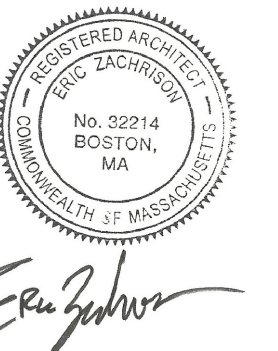
**2** EXISTING SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**3** EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**4** EXISTING SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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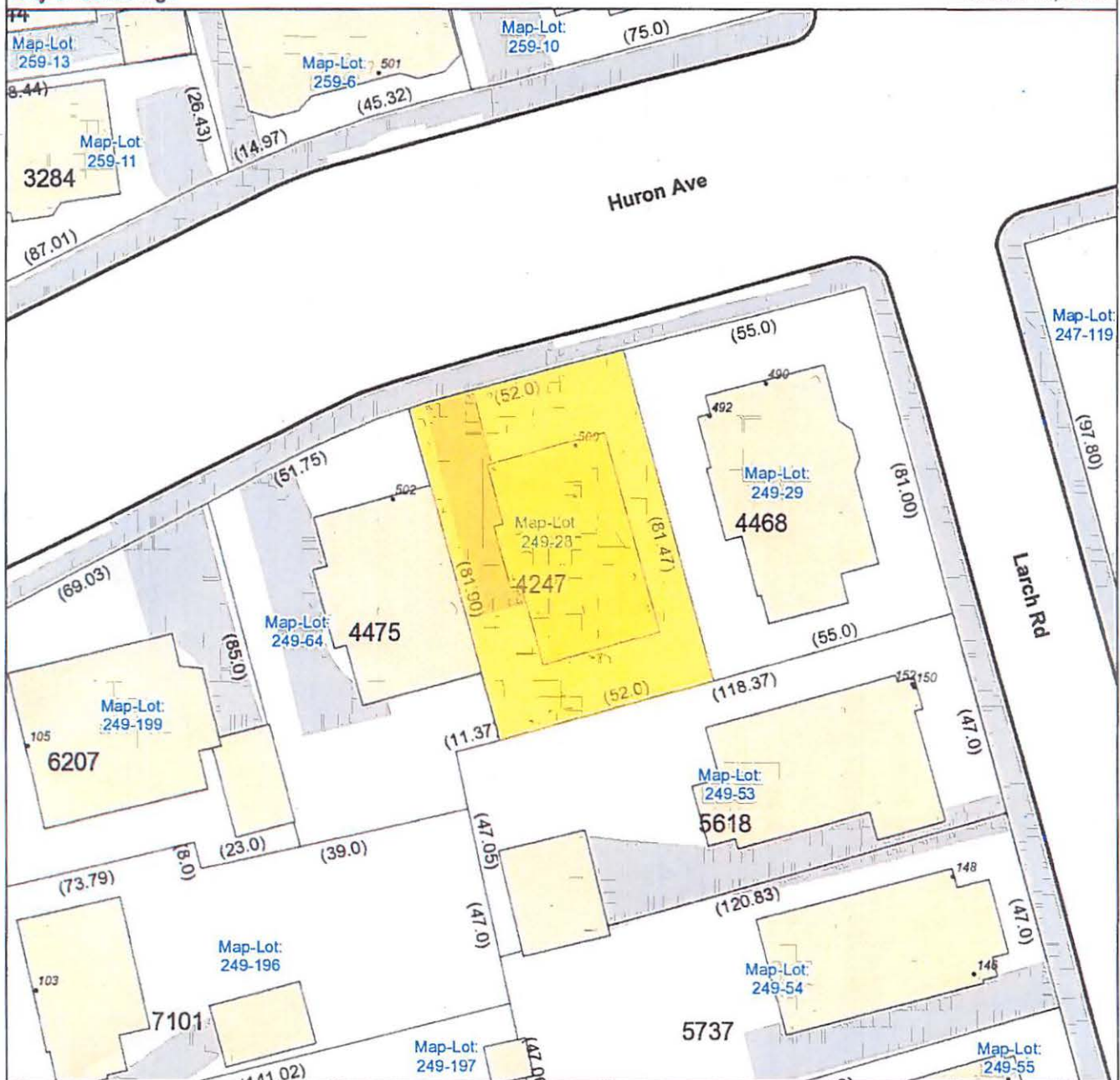
No.	Description	Date
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Drawing Title: Existing Elevations

Project No.: 0100	Checked by: EZ
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X-A2




$$1'' = 35 \text{ ft}$$

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







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