



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

BZA APPLICATION FORM

Plan No: BZA-016450-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Pamela R. Wine, MD - C/O Scott M Vaughn, AIA

PETITIONER'S ADDRESS : 1 Mifflin Place, Suite 400 Cambridge, MA 02138

LOCATION OF PROPERTY : 58 Clay St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add two dormers and add addition at the 2nd floor rear of building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : _____

(Petitioner(s) / Owner)

SCOTT M VAUGHN

(Print Name)

Address :

VAUGHN ASSOCIATES INC.
1 Mifflin Place, Suite 400
Cambridge MA 02138

Tel. No. :

617-556-6333

E-Mail Address :

SMVAUGHN@VERIZON.NET

Date :

5/15/18

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 PAMELA WINE
(OWNER)

Address: 58 Clay Street, Cambridge MA 02140

State that I/We own the property located at 58 Clay Street,
which is the subject of this zoning application.

The record title of this property is in the name of Pamela R Wine

*Pursuant to a deed of duly recorded in the date 12/4/17, Middlesex South
County Registry of Deeds at Book 70330, Page 511; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

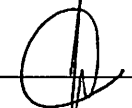


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

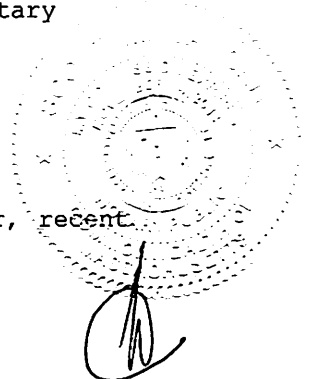
Commonwealth of Massachusetts, County of Middlesex

The above-name Pamela Wine personally appeared before me,
this 4th day of April, 2018, and made oath that the above statement is true.

 Notary

My commission expires 11/14/2021 (Notary Seal).

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



THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.
DEAR MR. [Name]
[Faint handwritten text]

Very truly yours,

[Signature]

cc

cc

cc

cc

cc

cc

cc

cc



BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS OR 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:

Literal enforcement of the provisions of the Ordinance would be a substantial hardship because: (a) the headroom at the top of the stair at the Third Floor is substantially less than what is required by the Massachusetts building code; (b) the low headroom areas of the Third Floor are not habitable and/or useable area; and, (c) additional building area is needed to allow construction of additional bathrooms.

- 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:

As noted in the response to preceding Part A: (a) the existing roof pitch is such that the headroom at the top of the stair at the Third Floor is substantially less than what is required by the Massachusetts building code; and, (b) the existing roof pitch at the low headroom areas of the Third Floor are not habitable and/or useable area. As shown in the attached photographs: (a) the aerial photograph shows that the building mass of 58 Clay is less than the adjacent and/or proximate structures; and, (b) that adjacent and/or proximate structures have similar dormer configurations.

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

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

The requested relief is the conversion of (a) 50 SF of non-habitable space under the low pitch roof to habitable space; (b) the addition of 40 SF of new floor area at the rear of the 2nd floor; and, (c) the addition of 50 SF of new floor area at the driveway side of the 3rd floor. If granted, the post construction additions to the existing structure will not result in a building configuration that is substantially different from the surrounding structures.

- 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 is allowed under the Ordinance as it incorporates a process for the approval of (a) dormer additions, and (b) the grant of additional floor area in excess of the allowable Floor Area Ratio, and where (as with the requested relief) such additions are de minimus and/or where the requested relief is consistent with other existing abutting and proximate structures.

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

Vaughn Associates

I N C O R P O R A T E D

15 May 2018

Architecture

58 Clay Street – Response to Request for Information on FAR

As described in BZA-016459-2018 the proposed work 58 Clay Street is to convert an existing Two Family to a Single-Family residence.

The existing building Gross Floor Area is as follows:

	<i>Habitable</i>	<i>Non-Habitable</i>
Lower Level:	0 SF	682 SF
First Floor:	813 SF	0 SF
Second Floor:	683 SF	0 SF
Third Floor:	205 SF	0 SF
TOTAL:	1,701 SF	0 SF

Scott Vaughn AIA

The proposed building Gross Floor Area is as follows:

	<i>Habitable</i>	<i>Non-Habitable</i>
Lower Level:	0 SF*	256 SF
First Floor:	813 SF	0 SF
Second Floor:	726 SF	0 SF
Third Floor:	345 SF	0 SF
TOTAL:	1,884 SF	0 SF

Please find attached a revised Dimensional Worksheet, showing the following:

Massachusetts
New Hampshire

Existing FAR: 50%
Proposed FAR: 56%
Allowed FAR: 40%

Please let me know if I can be of further assistance.

Thank you.

One Millin Place
Suite 400
Cambridge, MA
02138

Scott Vaughn, AIA

617-776-6333
Fax 776-6334

* Note: The proposed work includes the conversion of 426 SF of the Lower Level to habitable space, however as allowed by the Zoning Ordinance the new habitable area is not included in the calculation of the new Floor Area Ratio [See Cambridge Zoning Ordinance – Article 2 – Definitions Gross Floor Area – Note (15)].

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Pamela R Wine, MD PRESENT USE/OCCUPANCY: 2 Family
Scott Vaughan, AIA (ARCHITECT)
 LOCATION: S8 Clay Street ZONE: B

PHONE: 617-576-1523 REQUESTED USE/OCCUPANCY: 1 Family
617-776-6333

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>1,701</u>	<u>1,884</u>	<u>1,688</u> (max.)
LOT AREA:	<u>3,375</u>		<u>5,000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²			(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,687.5</u>	<u>3,375</u>	<u>2,500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>45'</u>		(min.)
DEPTH	<u>75'</u>		
Setbacks in Feet:			
FRONT	<u>15' 11"</u>	<u>N/C</u>	<u>15'</u> (min.)
REAR	<u>17'</u>	<u>N/C</u>	<u>25'</u> (min.)
LEFT SIDE	<u>18'</u>	<u>N/C</u>	<u>7.5' MIN</u> (min.)
RIGHT SIDE	<u>3' 11"</u>		<u>± 20' COMBINED</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>30' 11"</u>	<u>30' 11"</u>	<u>35'</u> (max.)
LENGTH	<u>42'</u>		
WIDTH	<u>23'</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>0.50</u>	<u>0.56</u>	<u>0.40</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>1</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u> (min./max.)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

The proposed work is wood frame construction
with exterior finishes to match the existing
structure.

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

GENERAL INFORMATION

2018 MAY 16 PM 1:36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016450-2018

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Pamela R. Wine, MD - C/O Scott M Vaughn, AIA

PETITIONER'S ADDRESS : 1 Mifflin Place, Suite 400 Cambridge, MA 02138

LOCATION OF PROPERTY : 58 Clay St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add two dormers and add addition at the 2nd floor rear of building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : _____

(Petitioner(s) / Owner)

SCOTT M VAUGHN AIA
(Print Name)

Address :

VAUGHN ASSOCIATES INC.
1 Mifflin Place Suite 400
Cambridge MA 02138

Tel. No. :

617-776-6333

E-Mail Address :

SMVAUGHN@YEL2011.NET

Date :

5-15-18

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 58 Clay Street DATE: 4-4-18

PETITIONER OR REPRESENTATIVE: SCOTT VAUGHN - ARCHITECT

ADDRESS & PHONE: VAUGHN ASSOCIATES INC., 1 MILLIN PLACE, Suite 400, Cambridge MA 02138

BLOCK: 193

LOT: 206

617-776-6333

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

DOCUMENTS

REQUIRED

ENCLOSED

<input checked="" type="checkbox"/> Application Form	<u>3</u>	<u>3</u>
<input checked="" type="checkbox"/> 3 Forms with Original Signatures	<u>3</u>	<u>3</u>
<input checked="" type="checkbox"/> Supporting Statements - 2 Copies	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Application Fee (\$ <u>250⁰⁰</u>) (SEE ATTACHED FEE SCHEDULE)	<u>250⁰⁰</u>	<u>✓</u>
<input checked="" type="checkbox"/> Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>1</u>	<u>1</u>
<input checked="" type="checkbox"/> Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Ownership Certificate, Notarized - 2 Copies	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Floor Plans - 2 Sets	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Elevations - 2 Sets *	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Photographs of Property - 2 Copies	<u>2</u>	<u>2</u>
<input checked="" type="checkbox"/> Parking Plan (if relevant to your application) 2 Copies	<u>N/A</u>	<u>N/A</u>

FOR SUBDIVISION ALSO INCLUDE:**

Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities ***	<u>1</u>	<u>1</u>
Proposed Subdivision Plan	<u>↓</u>	<u>↓</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** See attachment G.

*** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Pamela R. Wine, MD

PETITIONER'S ADDRESS: 49 Hancock St, Cambridge MA 02139

LOCATION OF PROPERTY: 58 Clay STREET

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: B

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
<u>X</u> Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
<u>X</u> Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Convert 2 Family Residence to 1 Family residence;
Add two dormers to pitched roof; and,
Add addition at the 2nd Floor rear of the building.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 8.07(4)(c) ~~document length greater than 15'~~
Article 5 Section 5.31 ~~6.38-2~~ request for FAR of .67 in Zone B
Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____

(Petitioner(s)/Owner)

Pamela R. Wine, MD
(Print Name)

Address: 49 Hancock St

Cambridge MA 02139

Tel. No.: 617-576-1523

E-Mail Address: PRWINEMD@gmail.com

Date: 4-4-18

S.MYVAUGHN@VERIZON.NET

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS OR 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:

Literal enforcement of the provisions of the Ordinance would be a substantial hardship because: (a) the headroom at the top of the stair at the Third Floor is substantially less than what is required by the Massachusetts building code; (b) the low headroom areas of the Third Floor are not habitable and/or useable area; and, (c) additional building area is needed to allow construction of additional bathrooms.

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As noted in the response to preceding Part A: (a) the existing roof pitch is such that the headroom at the top of the stair at the Third Floor is substantially less than what is required by the Massachusetts building code; and, (b) the existing roof pitch at the low headroom areas of the Third Floor are not habitable and/or useable area. As shown in the attached photographs: (a) the aerial photograph shows that the building mass of 58 Clay is less than the adjacent and/or proximate structures; and, (b) that adjacent and/or proximate structures have similar dormer configurations.

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

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

The requested relief is the conversion of (a) 50 SF of non-habitable space under the low pitch roof to habitable space; (b) the addition of 40 SF of new floor area at the rear of the 2nd floor; and, (c) the addition of 50 SF of new floor area at the driveway side of the 3rd floor. If granted, the post construction additions to the existing structure will not result in a building configuration that is substantially different from the surrounding structures.

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

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

City of Cambridge

April 4, 2018

LEGEND

- Addresses
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

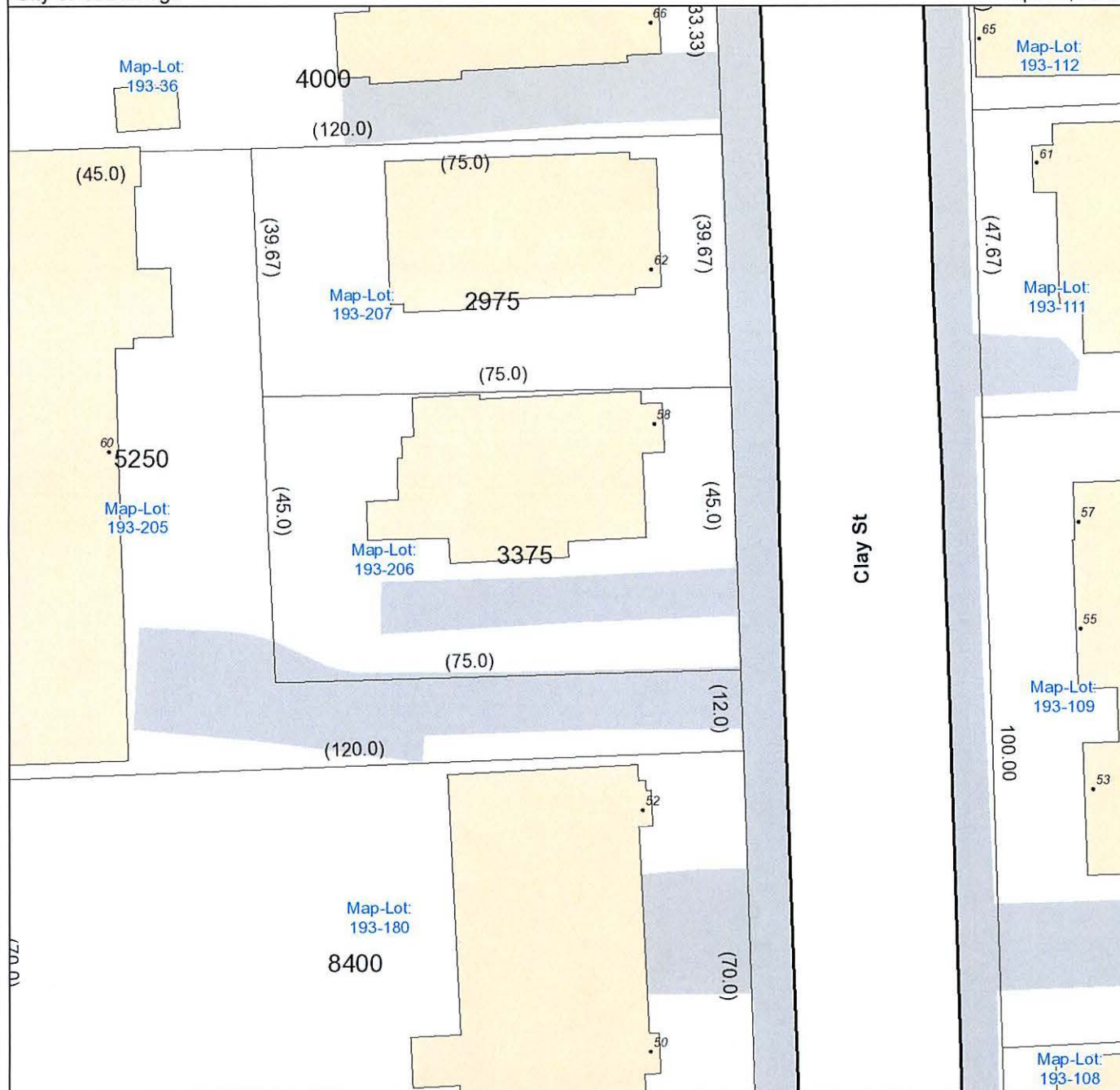


City of Cambridge
Massachusetts

1" = 24 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Pamela E Wine MD PRESENT USE/OCCUPANCY: 2 Family

LOCATION: 58 Clay Street ZONE: B

PHONE: 617-576-1523 REQUESTED USE/OCCUPANCY: 1 Family

ARCHITECT: SCOTT VAUGHN
617-776-6333

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,624</u>	<u>2,262</u>	<u>1,688</u>	(max.)
<u>LOT AREA:</u>		<u>3,375</u>		<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>0.4812</u>	<u>0.6702</u>	<u>0.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1,687.5</u>	<u>3,375</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>45</u>		<u>50</u>	(min.)
	<u>DEPTH</u>	<u>75</u>			
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>15' 11" +/-</u>	<u>N/C</u>	<u>15'</u>	(min.)
	<u>REAR</u>	<u>17' +/-</u>	<u>N/C</u>	<u>25'</u>	(min.)
	<u>LEFT SIDE</u>	<u>18'</u>	<u>N/C</u>	<u>7.5' MIN & 20' combined</u>	(min.)
	<u>RIGHT SIDE</u>	<u>3' 11" +/-</u>	<u>N/C</u>		(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>30' 11" +/-</u>	<u>30' 11" +/-</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>	<u>42' OVERALL</u>			
	<u>WIDTH</u>	<u>23' OVERALL</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>1,736</u>	<u>1,736</u>	<u>1,350</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>1</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>2</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. 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.

The proposed work is wood frame construction
& exterior finishes to match the existing
structure.

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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We PAMELA WINE
(OWNER)

Address: 58 Clay Street, Cambridge MA 02140

State that I/We own the property located at 58 Clay Street,
which is the subject of this zoning application.

The record title of this property is in the name of Pamela R Wine

*Pursuant to a deed of duly recorded in the date 12/4/17, Middlesex South
County Registry of Deeds at Book 70330, Page 511; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

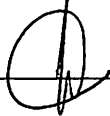


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

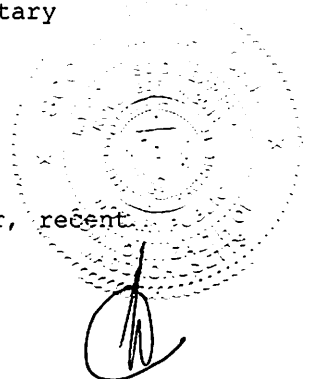
The above-name Pamela Wine personally appeared before me,
this 4th day of April, 2018, and made oath that the above statement is true.

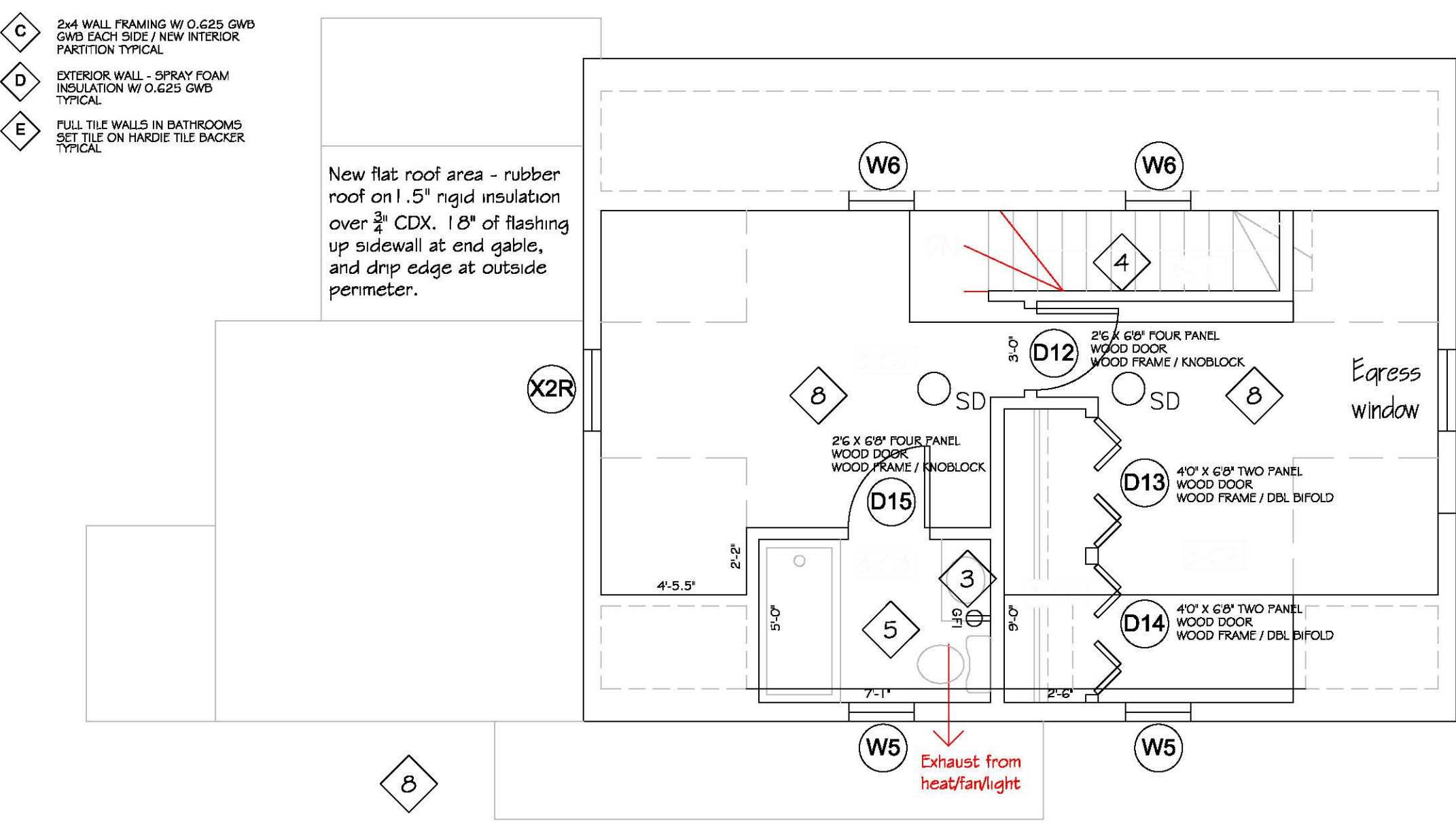


Notary

My commission expires 11/14/2021 (Notary Seal).

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

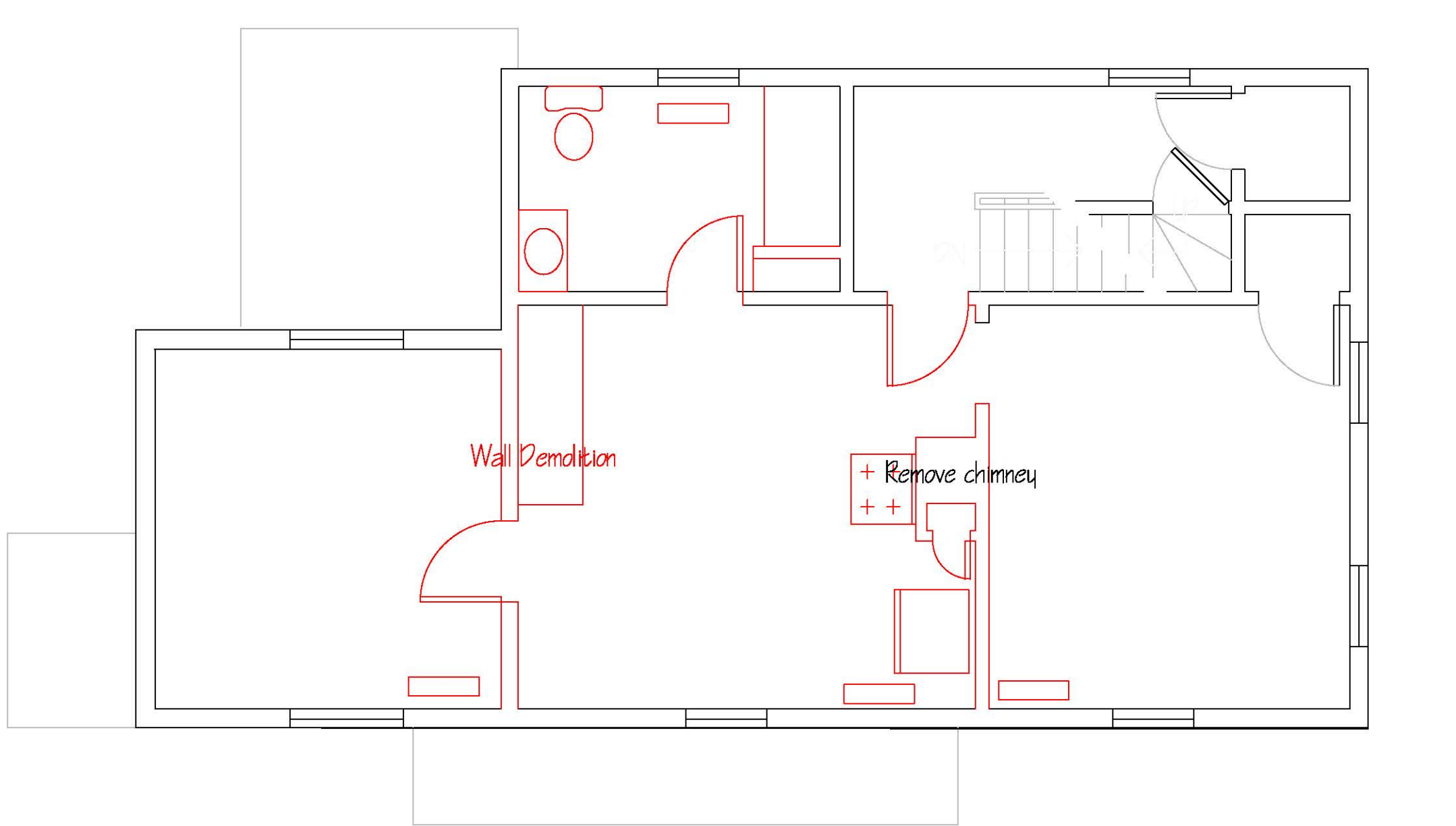
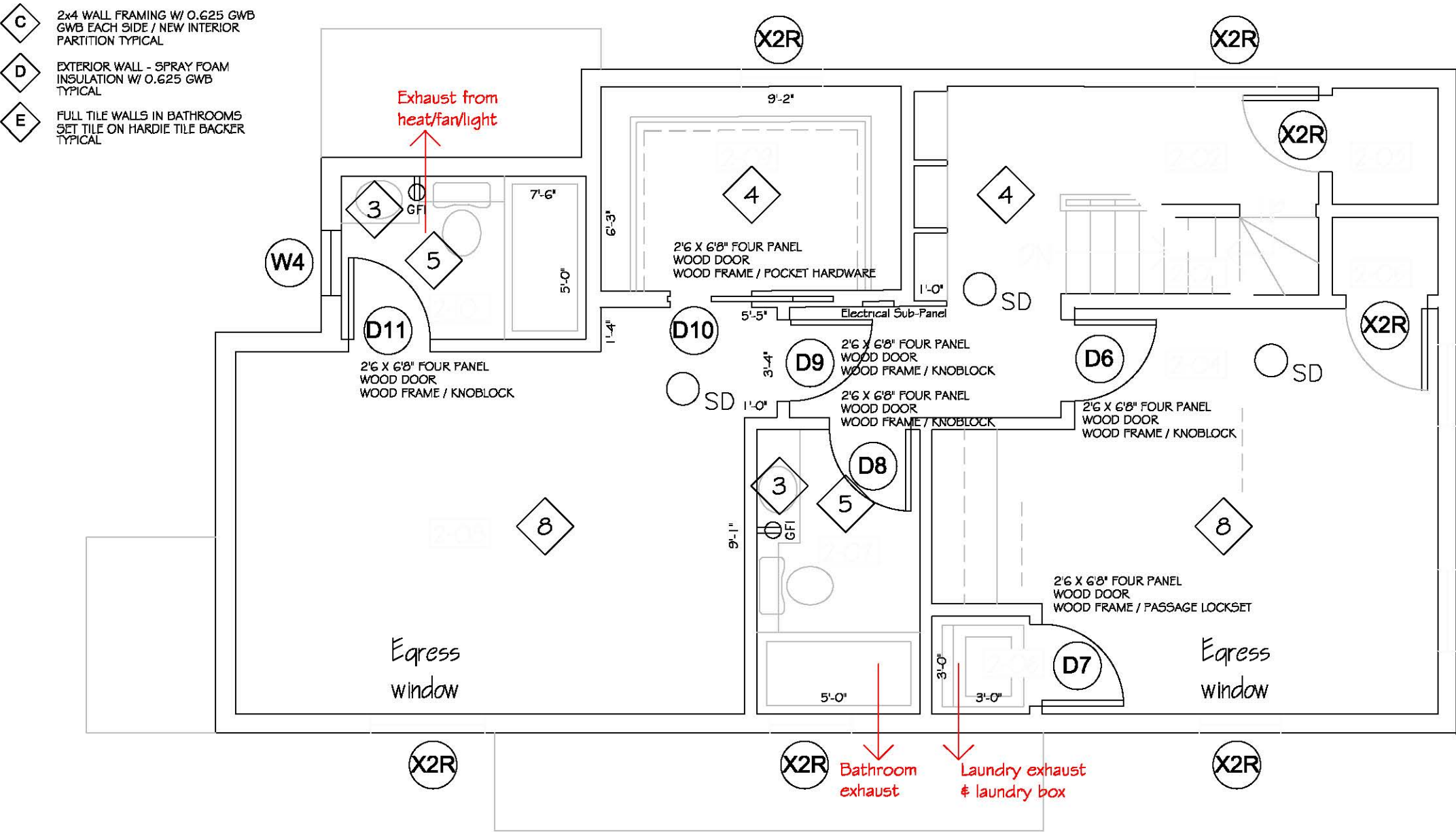




3rd FLOOR

3 DEMOLITION - 3rd FLOOR

D3



2nd FLOOR

2 DEMOLITION - 2nd FLOOR

D2

- Verify all dimensions shown on the plan and notify the Architect of any discrepancies prior to construction of partitions.
- Provide access doors in wall and ceilings as required for electrical, mechanical and/or plumbing and similar items.
- Provide wood blocking in walls as required to properly secure counters, cabinets, shelving and similar items.
- Contractor shall field verify all finish to finish wall dimensions prior to fabrication of casework and similar items.
- All products and finishes shall be installed in strict accordance with, and over substrates prepared in accordance with, manufacturers written instructions.

- New partitions shall be constructed of 5/8" GWB on 3-1/2" at 16" O.C. for interior walls & 5-1/2" for exterior and party walls.
- Finish all face panel joints, trim and angles with the proper compound & tape system.
- Reinforce all vertical and horizontal exterior partition and soffit corners with metal corner bead. Edges of new and old work shall have metal edge trim.
- NOTE - Repair all existing perimeter walls, all interior walls to remain, and demising walls as required for proper application of new finishes.
- Provide blocking for all cabinets, shelves, and closet rods.

Wood flooring to match existing, provide a minimum of 1.25" of floor sheathing depth to allow for proper fastening - note leave a gap at the perimeter of the wood floor to allow for expansion and contraction. Walls and ceilings are to be skim coat plaster on blue-board - note, use a sand finish inside of closets, for the walls and ceiling, use a smooth finish all other areas. Two piece baseboard trim, and skirt board at stair.

- Oil Paint in Bathrooms & Kitchen Area
- Latex All Other Locations
- Walls Paint to have an Eggshell Finish
- Trim Paint to have a Semi-Gloss Finish

- 1 WAY SWITCH
3 WAY SWITCH
DIMMER SWITCH
DUPLEX RECEPTACLE SPLIT
DUPLEX RECEPTACLE
WATER PROOF DUPLEX RECEPTACLE
DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
GARBAGE DISPOSAL
TELEPHONE
- TELEVISION JACK
QUAD OUTLET
DUAL SMOKE DETECTOR
IONIZING & PHOTO SENSITIVE
- 1 Type 1 - Hanging Light
2 Type 2 - Low Voltage Strip Light
3 Type 3 - Vanity Light

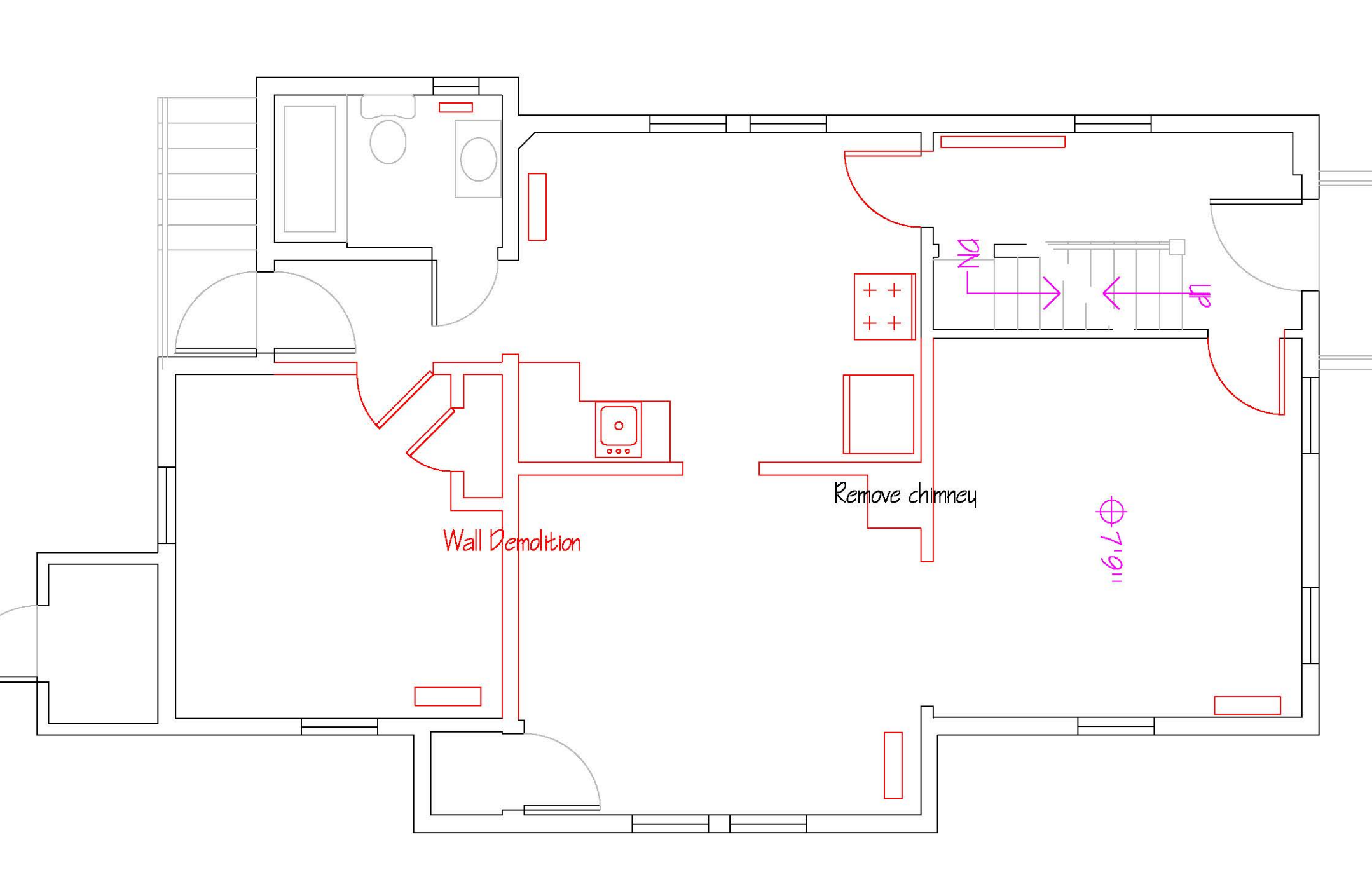
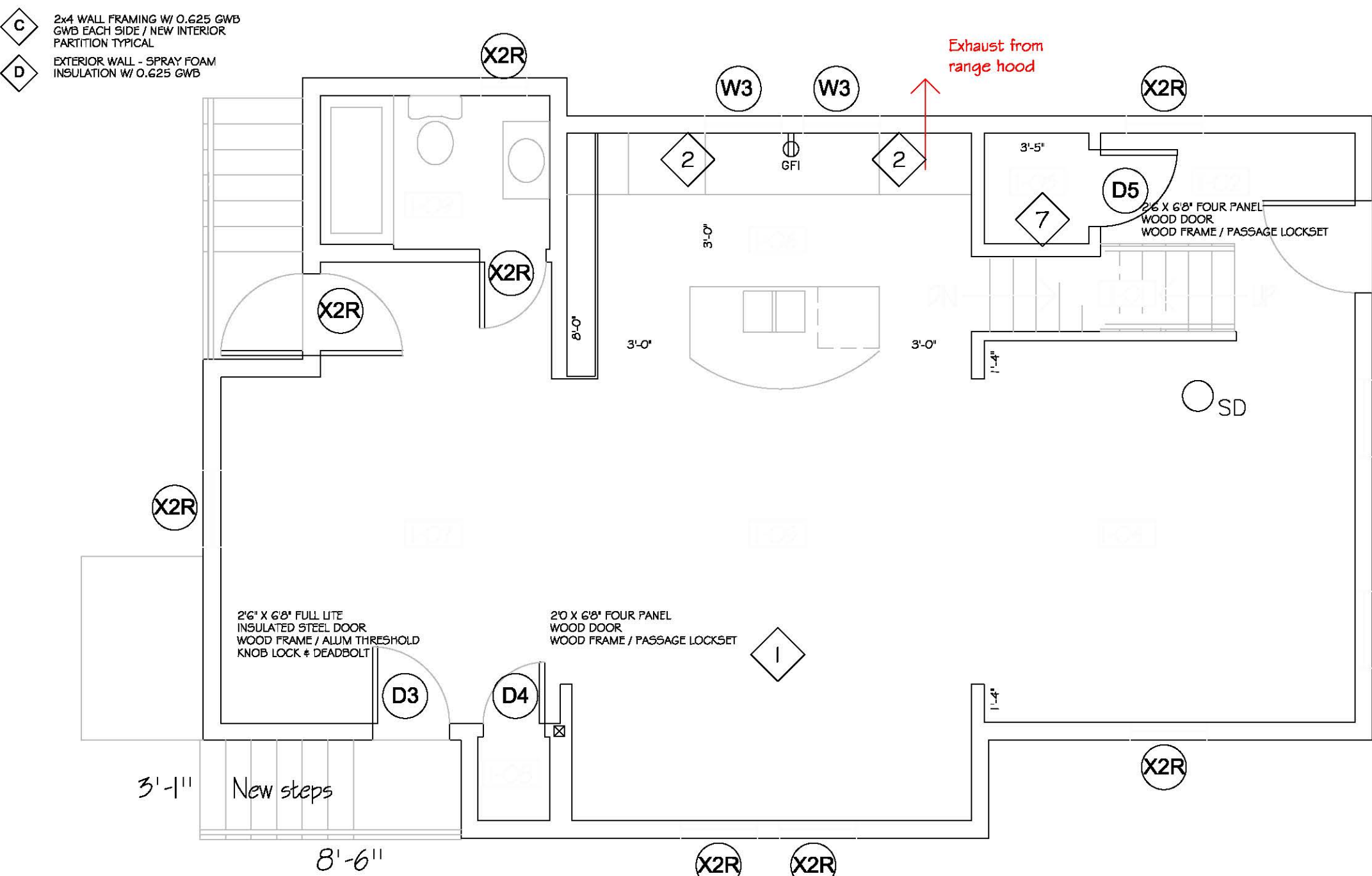
- 4 Type 4 - Surface Light
5 Type 5 - Heat/Fan/Light
6 Type 6 - Recessed Light
7 Type 7 - Utility Light
8 Type 8 - Surface light w/ fan bracket

GENERAL NOTES

PARTITIONS

INTERIOR FINISHES

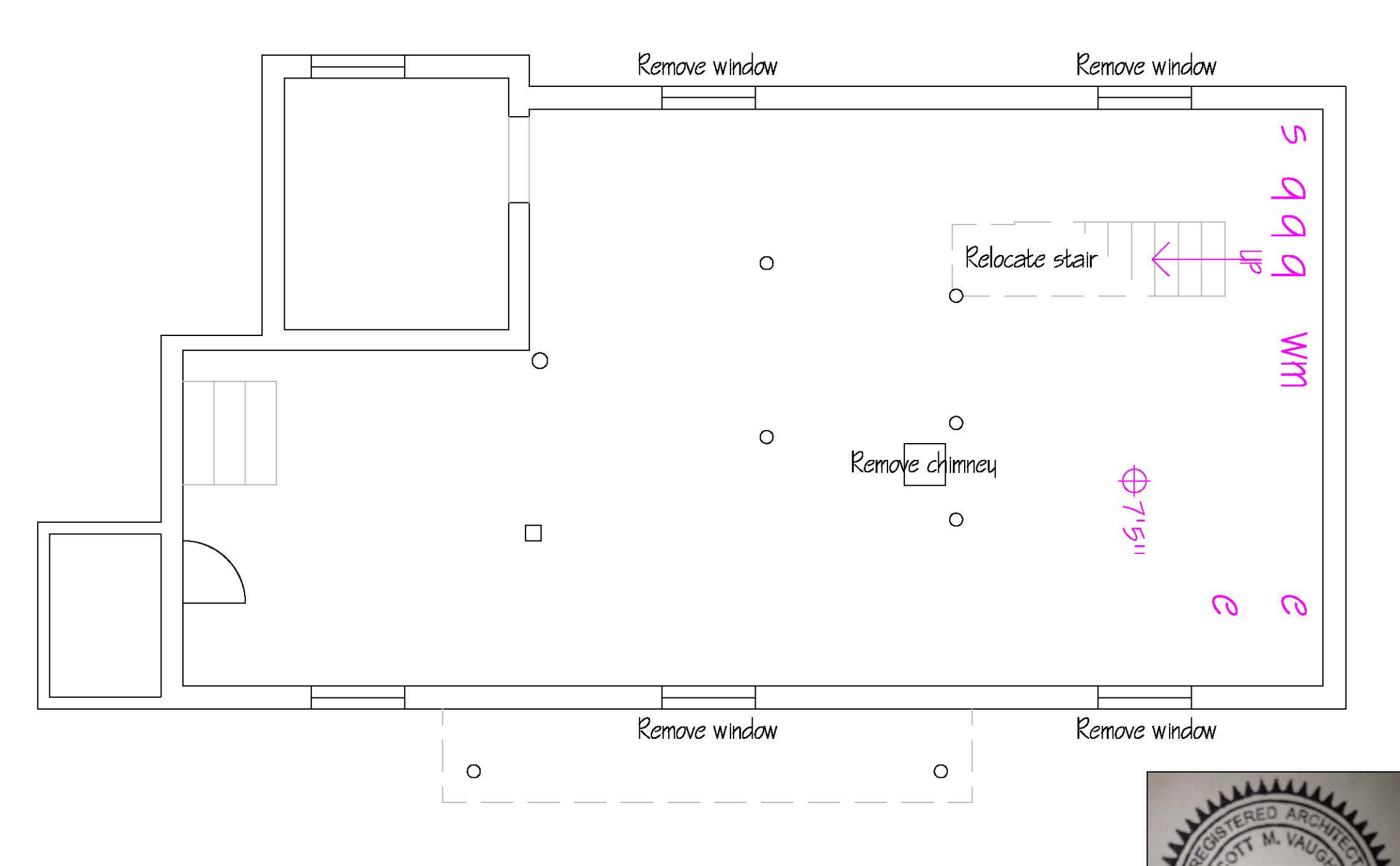
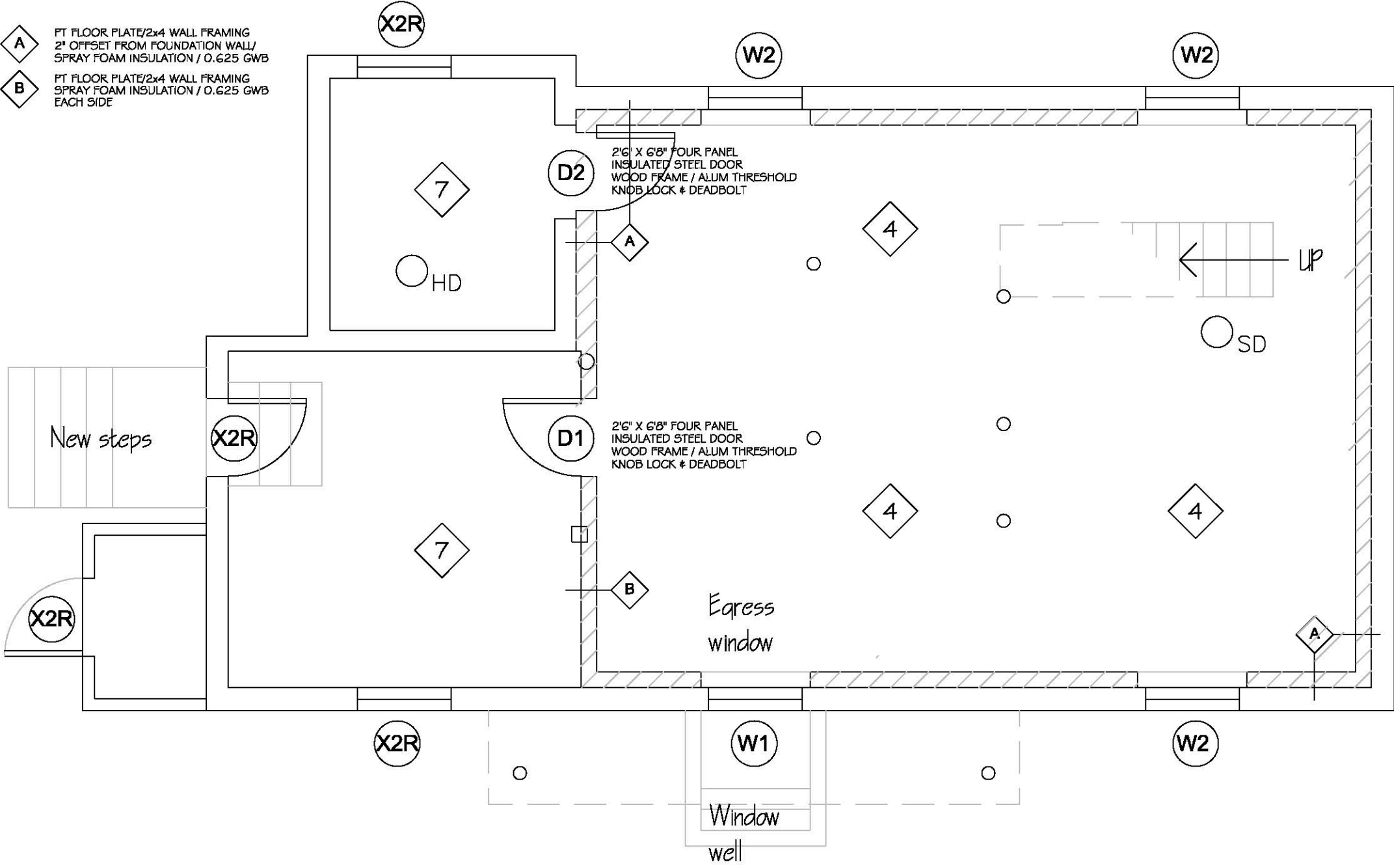
ELECTRICAL



1st FLOOR

1 DEMOLITION - 1st FLOOR

D1



LOWER LEVEL

L DEMOLITION - LOWER LEVEL

DL

A-2

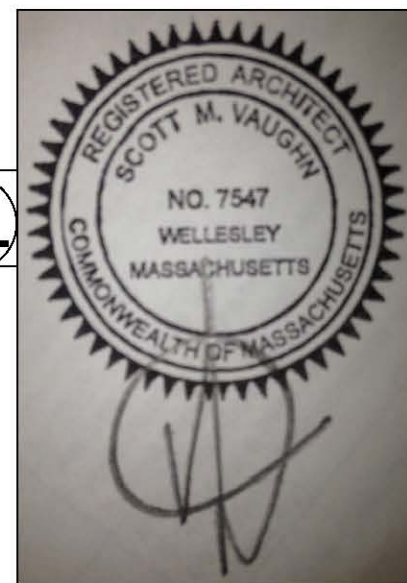
3 May 18

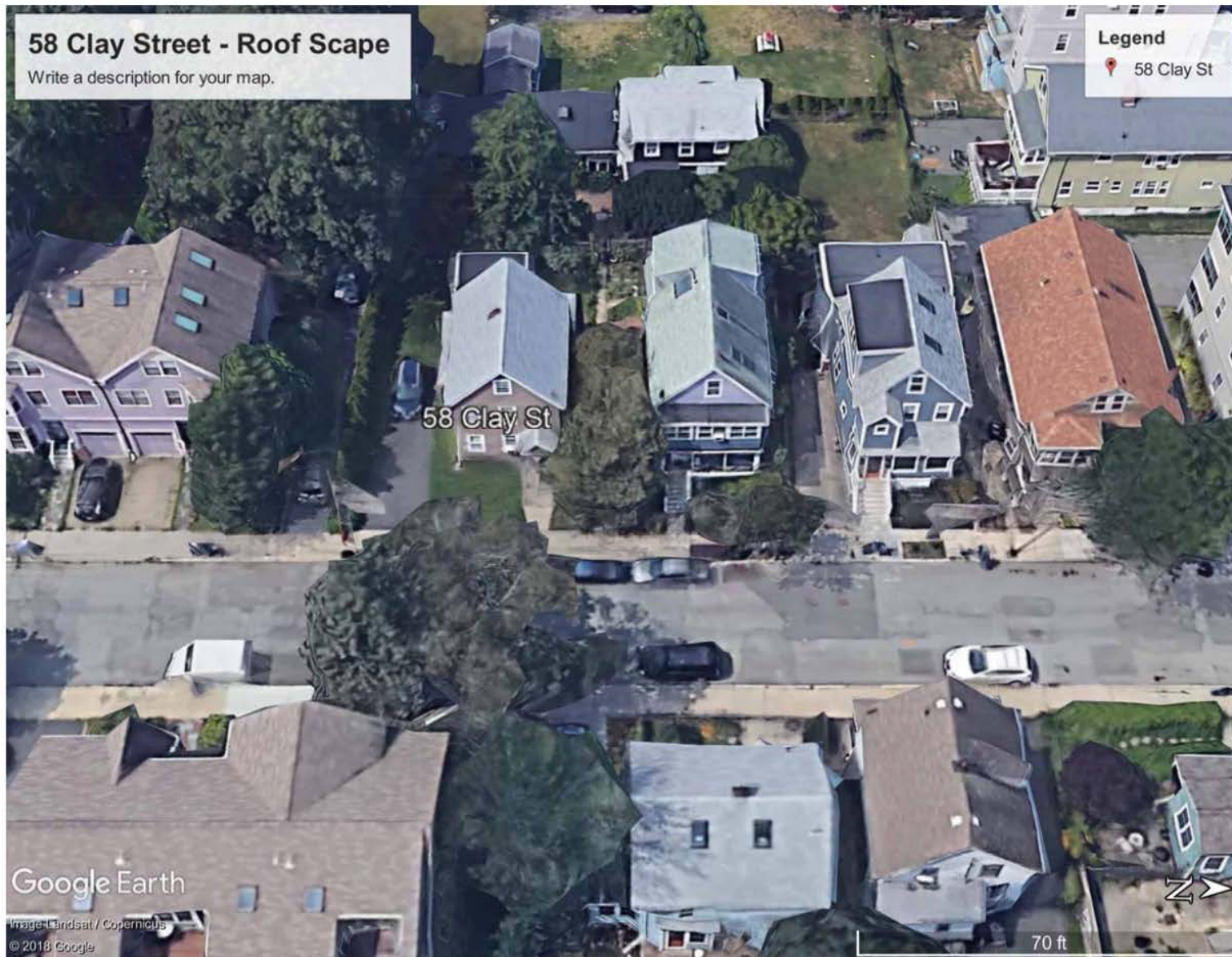
PROJECT
Renovation & Dormer Addition
58 Clay Street
Cambridge MA

OWNER
Pamela Wine
58 Clay Street
Cambridge MA

ARCHITECT
Vaughn Associates Inc.
1 Mifflin Place, Suite 400
Cambridge MA 02138
617-776-6333

CONTRACTOR
The Murphy Group
183 Virginia Road
Concord MA
781-393-0671





58 Clay Street – Local Roof Scape



58 Clay Street – Street Panorama



58 Clay Street – View of Street Façade [East]



58 Clay Street – View from Street [North East]



58 Clay Street – View from Street [South East]



58 Clay Street – Rear Facade [South East]

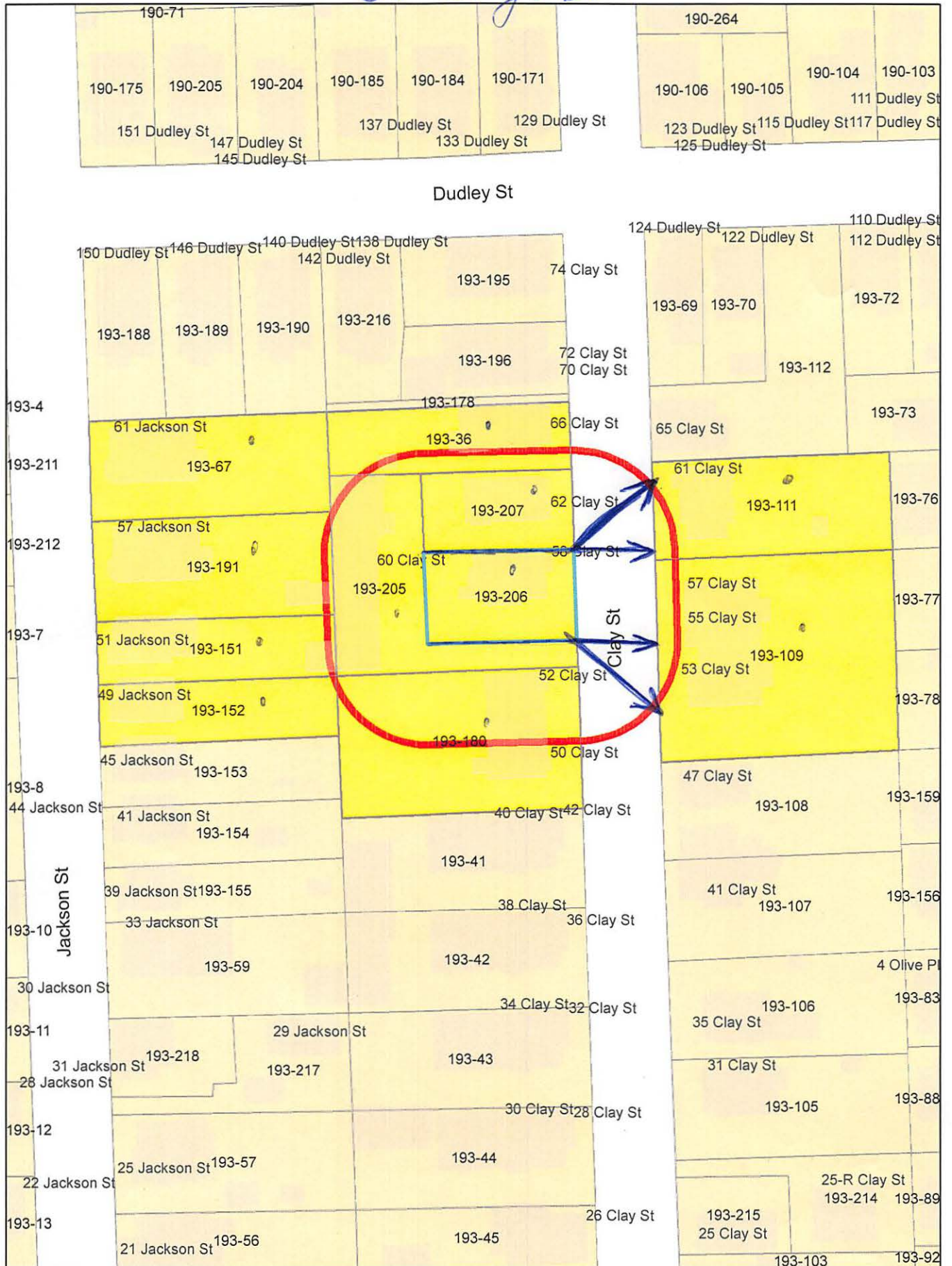


58 Clay Street – Rear Facade [South West]



58 Clay Street – Rear Facade [Panorama]

58 Clay St.



58 Clay St.

193-36
DELVECCHIO, BERNARD M. &
RACHEL H. DELVECCHIO, TRUSTEE
66 CLAY ST
CAMBRIDGE, MA 02140

193-109
ROTHFEDER, JAMIE L. & MITHRA T. ROTHFEDE
55 CLAY ST., #55
CAMBRIDGE, MA 02140

193-151
SIROIS, RAYMOND & PIERRETTE SIROIS
51 JACKSON ST
CAMBRIDGE, MA 02140

193-180
LORY, STEPHEN & CLARISSA B. FOY
52 CLAY ST., UNIT #52
CAMBRIDGE, MA 02138

193-207
SIRKIN, JENNA TAUBE & RENE RAMPAL CHOPRA
62 CLAY ST
CAMBRIDGE, MA 02140

193-191
O'BERG, MELISSA A. & JAMES P. BYRNES
57 JACKSON ST., #2
CAMBRIDGE, MA 02140

193-67
COMERFORD, EDWARD M. &
MICHELLE COMERFORD-MORA
C/O ELLIS COLLEN
18 CLIFF AVE
SCITUATE, MA 02066

193-109
LIBIN, PHILIP
C/O PEPIN, FLORENTINE & PEDRAM JAVEDAN
57 CLAY ST., #57
CAMBRIDGE, MA 02138

193-152
ARCIDIACONO, JOSEPH E. &
EMMA MENDEZ-ARCIDIACONO
49 JACKSON ST
CAMBRIDGE, MA 02140

193-205
BAEHR, JOEL D. & ANN W. BAEHR
60 CLAY STREET
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193-191
E2 PROPERTY, LLC
95 AUCKLAND ST., #2
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193-109
GREIF, MATTHEW P.
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193-180
BROPHY, BENJAMIN W. & LISA M. DOWNING
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193-206
VOLPE, DONNA M.
58 CLAY ST
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193-191
FREI, WALTER
57 JACKSON ST., #3
CAMBRIDGE, MA 02140

193-111
RAYCROFT, JOSY T. & KATHERINE A. TOOKE
61 CLAY ST
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