

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 JUN 22 AM 9: 58

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1215715

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Bernard Feghali C/O DAVID PIAZZAROLLO

PETITIONER'S ADDRESS: 151 East Street , ,

LOCATION OF PROPERTY: 63 Magee St., Cambridge, MA

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

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed project consists of a vertical addition to an existing single-family dwelling, including construction of a new third-floor living area, exterior decks, structural framing modifications, roofing replacement, siding installation, and associated mechanical, electrical, and plumbing upgrades. The existing use as a single-family residence will remain unchanged.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000 Section: 8.22.2.c&d (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): David Piazzarollo

(Petitioner (s) / Owner)

DAVID D. PIAZZAROLLO
(Print Name)

Address: 151 east st Whitinsville Ma 01588
Tel. No. 5083080396
E-Mail Address: dpcustomhomesrenovations@gmail.com

Date: 06/17/26

BZA Application Form

DIMENSIONAL INFORMATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

CITY OF CAMBRIDGE
REGISTRATION SERVICES

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals. 2020 JUN 17 PM 1:31

I/We Bernard Feghali (OWNER)

Address: 17 Lincoln Terrace Salem NH 03079

State that I/We own the property located at 63 Magee St Cambridge MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of Feghali Revocable Trust

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book 80140 Page 435



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

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

Commonwealth of Massachusetts, County of ESSEX

The above-name BERNARD FEGHALI personally appeared before me,
this 16 of June, 2026, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal).



Henry Sarkis
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/18/2031

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

BZA Application Form

SUPPORTING STATEMENT FOR A 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 63 Magee St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The project complies with the intent of the Zoning Ordinance to the maximum extent practicable. Existing nonconformities related to floor area ratio and open space are pre-existing conditions on the site and are not substantially intensified by the proposed work. No new nonconformities are created with respect to use, lot area, building footprint, or number of dwelling units. The proposal represents a reasonable and appropriate improvement to a legally established residential structure.

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 proposed work does not increase the number of dwelling units and does not introduce any new commercial or high-intensity use. As a result, no additional traffic, parking demand, or changes to access or egress are anticipated. Existing traffic patterns and neighborhood circulation will remain unchanged, preserving the established residential character of the area.

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 surrounding properties consist primarily of residential uses permitted under the Zoning Ordinance. The proposed vertical addition does not encroach on adjacent properties, alter lot lines, or impact access to light, air, or privacy beyond existing conditions. Adjacent properties will continue to operate and develop in conformity with zoning regulations without adverse impact from the proposed project.

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 project will be constructed in full compliance with applicable building codes, safety standards, and inspection requirements. The proposed residential use is consistent with the existing use of the property and will not generate noise, emissions, or conditions that would create a nuisance or hazard. The work enhances the safety and livability of the dwelling without introducing risks to occupants or the surrounding community.

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 project supports the intent of the Zoning Ordinance by allowing reasonable residential improvements while preserving neighborhood character. The vertical addition is appropriately scaled, maintains the existing lot configuration, and respects the context of the surrounding district. Granting the Special Permit will allow a modest and thoughtful enhancement of a single-family home without setting a precedent that would undermine zoning goals or district integrity.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2026 JUN 17 PM 1:32

Applicant: Bernard Feghali
Location: 63 Magee St., Cambridge, MA
Phone: 5083080396

Present Use/Occupancy: Single-Family Dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single-Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,144 SF	2,138.15	1,575	(max.)
<u>LOT AREA:</u>		2,100	2,100	2,100	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.744	1.02	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,100	2,100	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	35	35	35	
	<u>DEPTH</u>	60	60	60	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	10	
	<u>REAR</u>	10	10	25	
	<u>LEFT SIDE</u>	0	0	7,5	
	<u>RIGHT SIDE</u>	0	0	7,5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	25	35	35	
	<u>WIDTH</u>	50	50	50	
	<u>LENGTH</u>	35	35	35	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0,20	0,15	0,25	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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

There are no other occupancies or buildings on the same lot. The property consists of a single-family dwelling only. The proposed work is a vertical addition to the existing building. Construction type is wood-frame residential construction.

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'.



PROJECT ADDRESS:

*63 Magee St,
Cambridge, Massachusetts*

ADDITION

SCOPE:
VERTICAL ADDITION TO THE EXISTING SINGLE-FAMILY DWELLING CONSISTING OF RAISING THE EXISTING ROOF TO CREATE A NEW BEDROOM WITH WALK-IN CLOSET AND BATHROOM, AND CONSTRUCTION OF EXTERIOR DECKS AT THE SECOND AND THIRD FLOORS, WITH ALL ASSOCIATED CONSTRUCTION WORK IN ACCORDANCE WITH APPLICABLE MASSACHUSETTS AND LOCAL BUILDING CODES

1 - BUILDING CODE:
MASSACHUSETTS STATE BUILDING CODE – 780 CMR (10TH EDITION), BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).

2- ELECTRICAL:
NATIONAL ELECTRICAL CODE (NEC / NFPA 70), AS ADOPTED BY THE COMMONWEALTH OF MASSACHUSETTS.

3- PLUMBING:
MASSACHUSETTS PLUMBING CODE (248 CMR 10.00).

4- FIRE/LIFE SAFETY:
MASSACHUSETTS FIRE CODE (527 CMR 1.00), BASED ON NFPA STANDARDS.

5- ENERGY EFFICIENCY:
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH MASSACHUSETTS AMENDMENTS, INCLUDING THE MASSACHUSETTS STRETCH ENERGY CODE (225 CMR 22.00).

ZONING INFORMATION:

1 - ZONING DISTRICT: C-1 (SINGLE FAMILY)

2 - LOT AREA: 2,100 SF

3 - EXISTING GROSS FLOOR AREA: 1,144 SF

4 - EXISTING FAR: 0.744 (PER RECORDED SITE PLAN)

5 - PROPOSED GROSS FLOOR AREA: 2,138.15 SF

6 - PROPOSED FAR: 1.02

7 - BUILDING HEIGHT:
* PROPOSED HEIGHT: 35'-0 1/2"
* MAXIMUM ALLOWED HEIGHT: 45'-0"

8 - SETBACKS:
FRONT YARD: EXISTING / NO CHANGE
SIDE YARD: EXISTING / NO CHANGE
REAR YARD: EXISTING / DECK EXTENSION ONLY

9 - USE:
EXISTING SINGLE-FAMILY DWELLING WITH VERTICAL ADDITION AND EXTERIOR DECKS.

10 - ZONING COMPLIANCE:
THE PROPOSED WORK COMPLIES WITH THE APPLICABLE ZONING REQUIREMENTS FOR BUILDING HEIGHT AND DOES NOT INCREASE ANY EXISTING NONCONFORMITIES.

11 - FLOOR AREA RATIO:
THE PROPOSED FAR IS PROVIDED FOR ZONING REFERENCE AND IS BASED ON THE RECORDED SITE PLAN AND PROPOSED CONSTRUCTION.

A.100	COVER
A.101	NOTES
A.102	EXISTING AND PROPOSED SITE PLAN
A.103	EXISTING FIRST, SECOND AND BASEMENT FLOOR PLAN
A.104	PROPOSED SECOND AND THIRD FLOOR PLAN
A.105	ELEVATIONS
A.106	SECTIONS

TOTAL OF SHEETS: 7

STAMP:



Date: 03/01/2026

DRAWING TITLE:

COVER

No.	REVISION	DATE

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A.100

PROJECT ADDRESS:

**63 Magee St,
Cambridge, Massachusetts**

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. VERIFY ALL MEASUREMENTS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR SPECIFICATIONS.
2. ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION LAYOUTS SHALL BE PROVIDED BY THE CONTRACTOR RESPONSIBLE FOR THE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ALL WORK PERFORMED UNDER THESE CONTRACT DOCUMENTS SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. SAFETY AND HEALTH STANDARDS.
4. BUILDING AND CONSTRUCTION TERMINOLOGY USED IN THESE DOCUMENTS MAY VARY IN DEFINITION FROM OTHER INDUSTRIES OR PRACTICES. REFER FIRST TO THE CURRENT BUILDING CODE DEFINITIONS, AND IF QUESTIONS REMAIN, CONSULT WITH THE ARCHITECT.
5. COMPLY WITH ALL MANUFACTURERS' INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, WHERE SUCH REQUIREMENTS ARE MORE STRINGENT THAN THOSE INDICATED IN THE CONTRACT DOCUMENTS.

SMOKE, HEAT & CO2 DETECTORS:

1. SMOKE AND CARBON MONOXIDE ALARMS IN ONE- AND TWO-FAMILY DWELLINGS SHALL BE HARDWIRED, INTERCONNECTED, AND PROVIDED WITH BATTERY BACKUP, IN ACCORDANCE WITH 780 CMR AND NFPA 72.
2. SMOKE ALARMS SHALL BE PHOTOELECTRIC TYPE AND SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - ON EVERY HABITABLE LEVEL OF THE DWELLING.
 - AT THE BASE OF EACH STAIRWAY.
 - OUTSIDE EACH SEPARATE SLEEPING AREA.
 - INSIDE EACH SLEEPING ROOM.
 - A MINIMUM OF ONE SMOKE ALARM SHALL BE INSTALLED FOR EVERY 1,200 SQUARE FEET OF LIVING AREA PER LEVEL.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS FOLLOWS:
 - ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE PORTIONS OF ATTICS.
 - WITHIN 10 FEET OF EACH BEDROOM DOOR.
 - WITHIN 10 FEET OF ANY FOSSIL FUEL-BURNING APPLIANCE, INCLUDING GAS OR OIL-FIRED EQUIPMENT, FIREPLACES, WOOD OR PELLET STOVES, GAS DRYERS, OR GAS COOKING APPLIANCES, WHERE APPLICABLE.
4. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED WHEN LISTED AND APPROVED FOR SUCH USE.
5. HEAT ALARMS SHALL BE INSTALLED IN GARAGES AND OTHER AREAS WHERE SMOKE OR CARBON MONOXIDE ALARMS ARE NOT SUITABLE DUE TO HIGH LEVELS OF FUMES, SMOKE, OR DUST. HEAT ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
6. ALL SMOKE, CARBON MONOXIDE, AND HEAT ALARMS SHALL BE UL-LISTED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AND THE MASSACHUSETTS FIRE CODE (527 CMR 1.00).

PEST PROOFING NOTES:

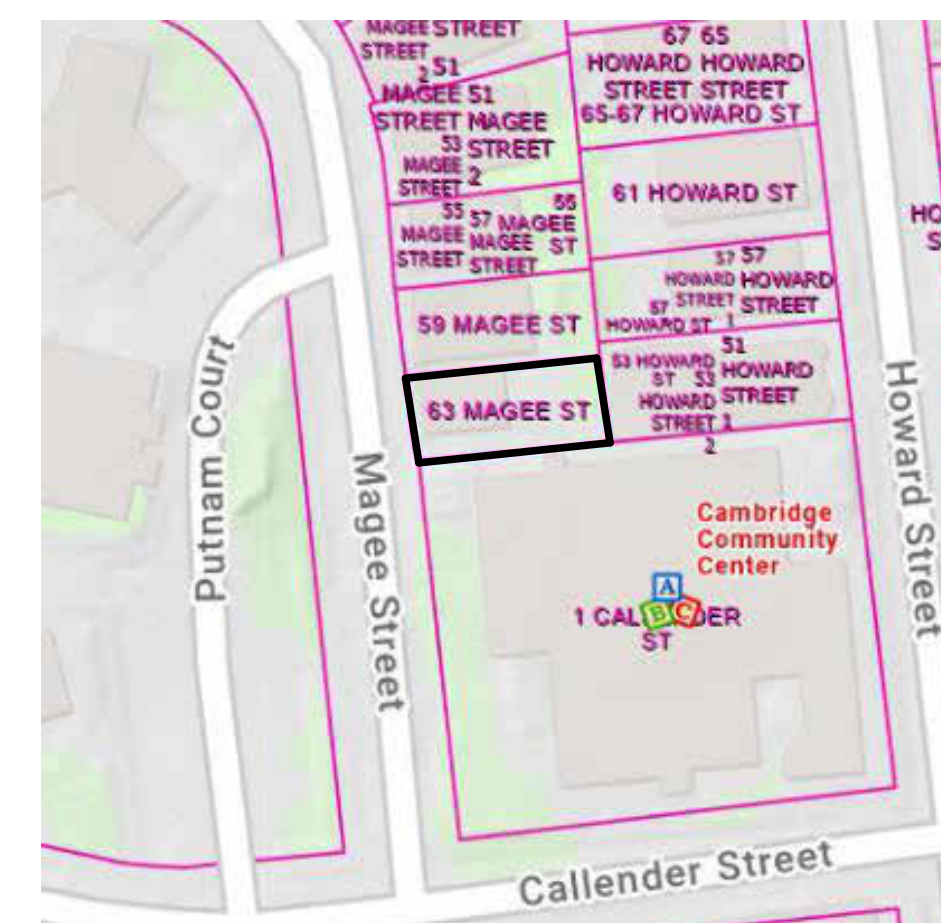
1. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS SHALL BE PROTECTED AGAINST DAMAGE CAUSED BY RODENTS, INSECTS, OR OTHER PESTS. PROTECTION SHALL BE PROVIDED BY INSTALLING SOLID SHEET METAL COLLARS, A MINIMUM OF 0.024 INCH THICK, AT THE TOP OF EACH PIER OR PILE AND AROUND EACH PIPE, CABLE, CONDUIT, WIRE, OR OTHER PENETRATION THAT PROVIDES A CONTINUOUS PATHWAY FROM THE GROUND TO THE FLOOR, OR BY ENCLOSING SUCH PENETRATIONS IN AN ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH 780 CMR SECTION F101.6.1.1.
2. EXTERIOR OPENINGS INTO ATTIC SPACES SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES, AND OTHER SIMILAR ANIMALS. VENTILATION OPENINGS WITH A LEAST DIMENSION BETWEEN 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM SHALL BE PERMITTED. VENTILATION OPENINGS WITH A LEAST DIMENSION GREATER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION BETWEEN 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC SPACE, IT SHALL COMPLY WITH CHAPTER 7 OF THE INTERNATIONAL MECHANICAL CODE, AS ADOPTED BY THE COMMONWEALTH OF MASSACHUSETTS.
3. FOUNDATION WALL VENTILATION OPENINGS SHALL BE COVERED FOR THEIR FULL HEIGHT AND WIDTH WITH PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK, EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK, CAST IRON GRILLS OR GRATING, EXTRUDED ALUMINUM LOAD-BEARING VENTS, OR HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER. OPENINGS SHALL NOT EXCEED 1/4 INCH.
4. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER WALL PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF RODENTS USING CEMENT MORTAR, CONCRETE MASONRY, OR NON-CORROSIVE METAL.
5. DOORS PROVIDED WITH METAL PROTECTION SHALL BE HINGED TO ALLOW FREE OPERATION. WHEN CLOSED, THE MAXIMUM CLEARANCE BETWEEN ANY DOOR, DOOR JAMBS, AND SILLS SHALL NOT EXCEED 3/8 INCH.

INTERIOR FINISHES:

1. UNLESS OTHERWISE NOTED, ALL BLUEBOARD AND PLASTER SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ASTM C840, LEVEL 5 FINISH.

WALL CONSTRUCTION

1. STUDS: EXTERIOR WALLS SHALL BE FRAMED WITH NO. 2, 2X6 KILN-DRIED SPRUCE-PINE-FIR (SPF) STUDS SPACED AT 16 INCHES ON CENTER, UNLESS NOTED OTHERWISE. INTERIOR NON-LOAD-BEARING PARTITIONS SHALL BE FRAMED WITH 2X4 STUDS SPACED AT 16 INCHES ON CENTER. REFER TO IRC TABLE R602.3(2) FOR FASTENING REQUIREMENTS OF STRUCTURAL MEMBERS.
2. TOP PLATES: ALL WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES, LAPPED A MINIMUM OF 24 INCHES AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS, IN ACCORDANCE WITH THE IRC.
3. SHEATHING: INSTALL 1/2 INCH EXTERIOR-GRADE CDX PLYWOOD SHEATHING ON ALL NEW EXTERIOR WALLS. SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH IRC TABLE R602.3(2). PROVIDE A CONTINUOUS WEATHER-RESISTIVE BARRIER (WRB) SUCH AS TYPAR OR TYVEK OVER EXTERIOR WALL SHEATHING. TAPE ALL SEAMS AND PROVIDE REINFORCED COVERAGE AT CORNERS. ALTERNATIVELY, ZIP SYSTEM WALL SHEATHING WITH MANUFACTURER-APPROVED JOINT TAPE MAY BE USED.
4. SIDING: EXISTING SIDING SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE THE PROPOSED WORK. NEW EXTERIOR SIDING SHALL BE INSTALLED ON NEW CONSTRUCTION AREAS TO MATCH EXISTING OR AS SELECTED BY THE OWNER.
5. TRIM, CASING, AND SOFFITS: EXTERIOR TRIM BOARDS, WINDOW AND DOOR CASING, AND SOFFITS SHALL BE INSTALLED AS SELECTED BY THE OWNER.
6. THERMAL BARRIER AND INSULATION: NEW EXTERIOR WALLS SHALL BE INSULATED WITH CLOSED-CELL SPRAY FOAM INSULATION TO ACHIEVE A MINIMUM THERMAL RESISTANCE OF R-19, UNLESS OTHERWISE REQUIRED BY THE ENERGY CODE. INTERIOR WALLS SURROUNDING BATHROOMS AND WALLS ADJACENT TO UNHEATED SPACES SHALL BE INSULATED WITH FIBERGLASS ACOUSTIC BATT INSULATION. INSULATE ALL RIM JOISTS, BOX HEADERS, AND CORNER FRAMING ASSEMBLIES.
7. INTERIOR FINISH: INSTALL 1/2 INCH BLUEBOARD AND PLASTER ON NEW WALL SURFACES. SURFACES SHALL BE PREPARED, PRIMED, AND PAINTED WITH TWO FINISH COATS; COLORS TO BE SELECTED BY THE OWNER.



PROPERTY INFORMATIONS EXISTING

LOT SIZE:	0,05 Acres
BUILDING STYLE:	COLONIAL
BOOK PAGE:	80140, 0435
PROPERTY ID:	122-108
LOCATION ID:	F_761174_2958564
EXISTING AREA:	1144 SF
PROPOSED AREA:	2138.15 ft²

Property informations obtained from:
<https://massgis.maps.arcgis.com>

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Date: 03/01/2026

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NOTES

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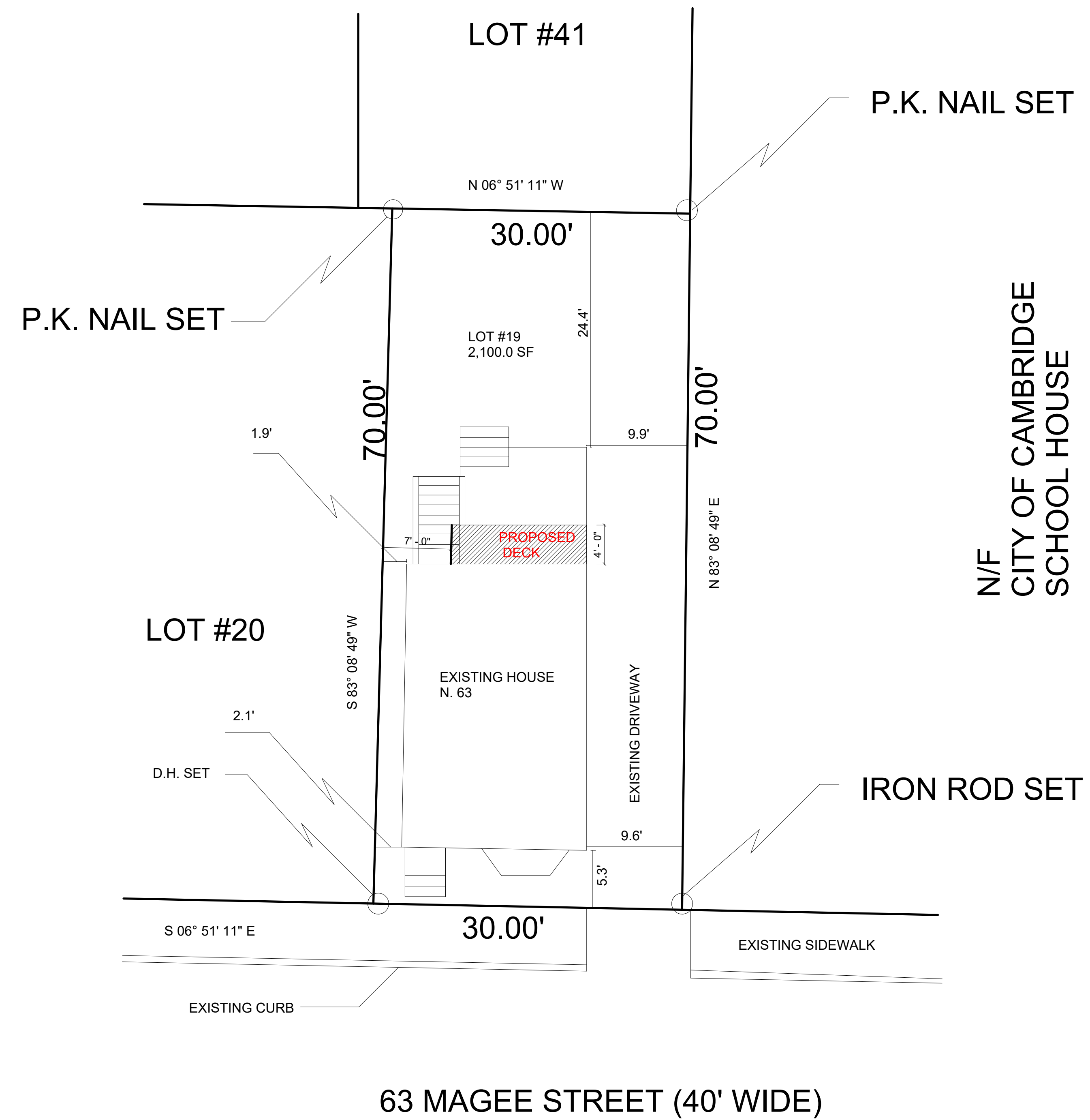
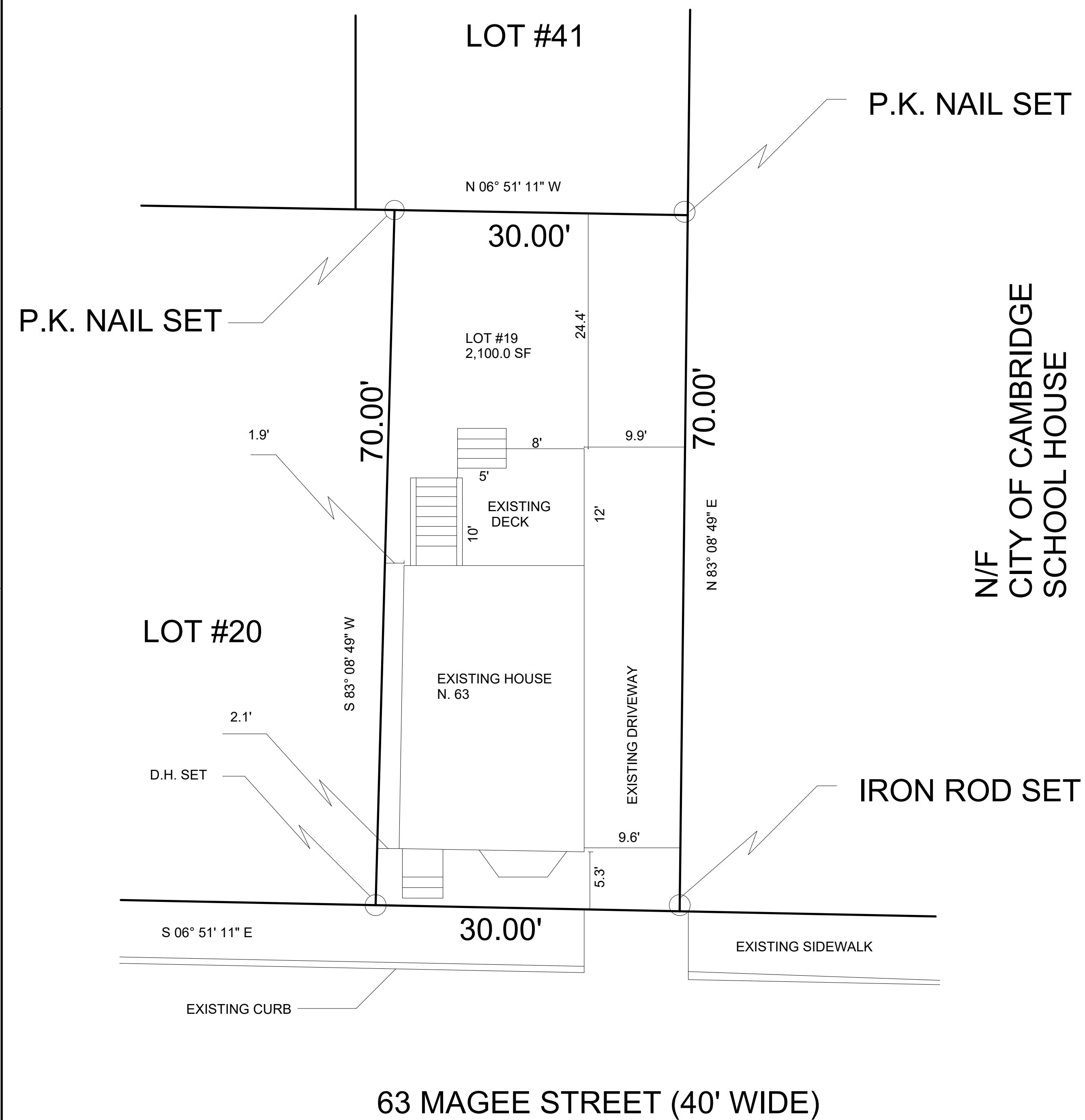
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PROJECT ADDRESS:

63 Magee St,
Cambridge, Massachusetts



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

TOTAL LOT AREA: 2,100.0 SF
BUILDING FOOTPRINT: 515.5 SF
EXISTING BUILDING COVERAGE: 24.54%
EXISTING OPEN SPACE: 66.38%
FLOOR/AREA RATIO: 0.744

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Date: 03/01/2026

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EXISTING AND PROPOSED SITE
PLAN

No.	REVISION	DATE





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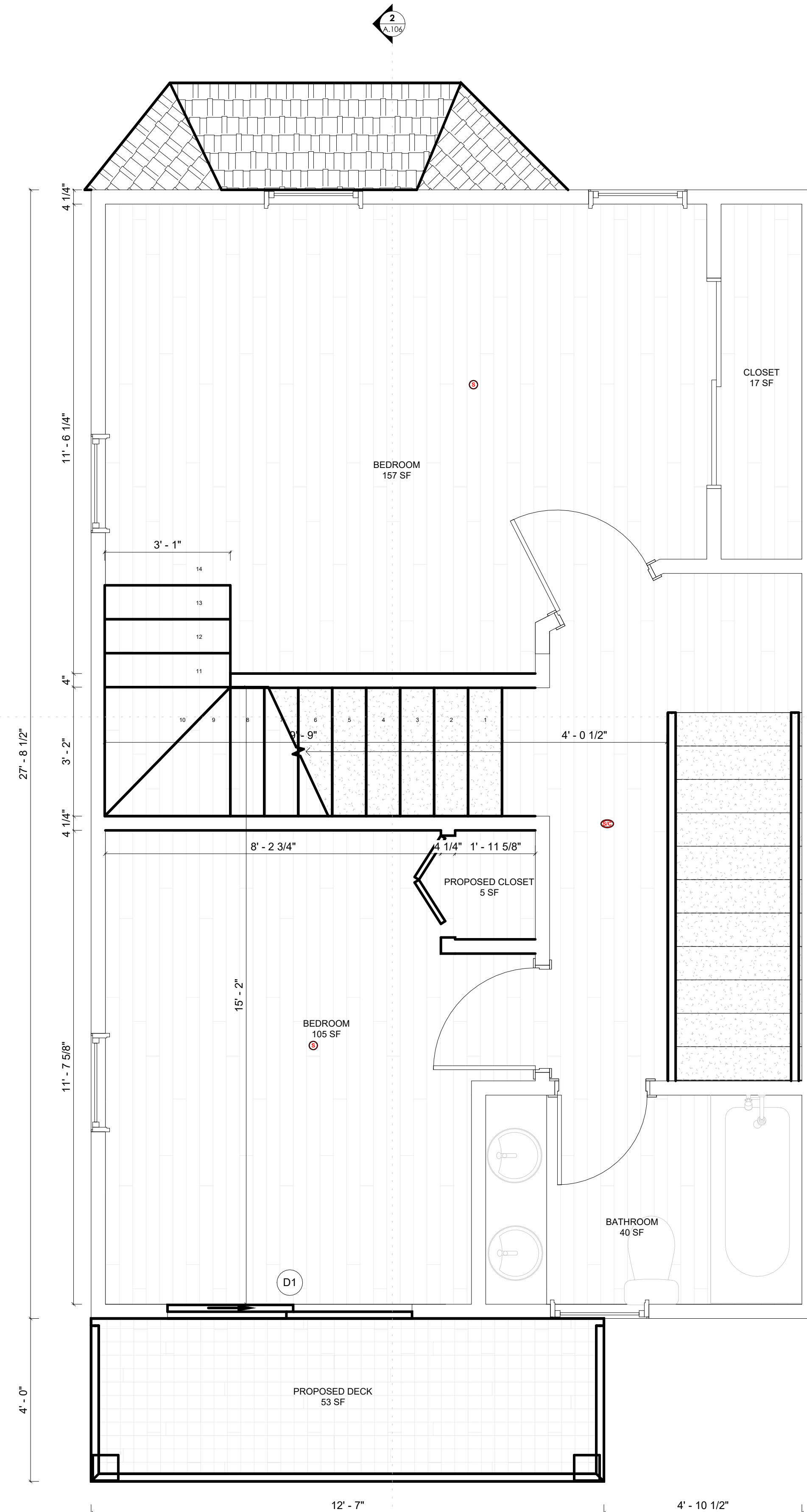
63 Magee St,
Cambridge, Massachusetts

LEGEND	
	COMBO SMOKE & CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	EXISTING
	DEMOLITION

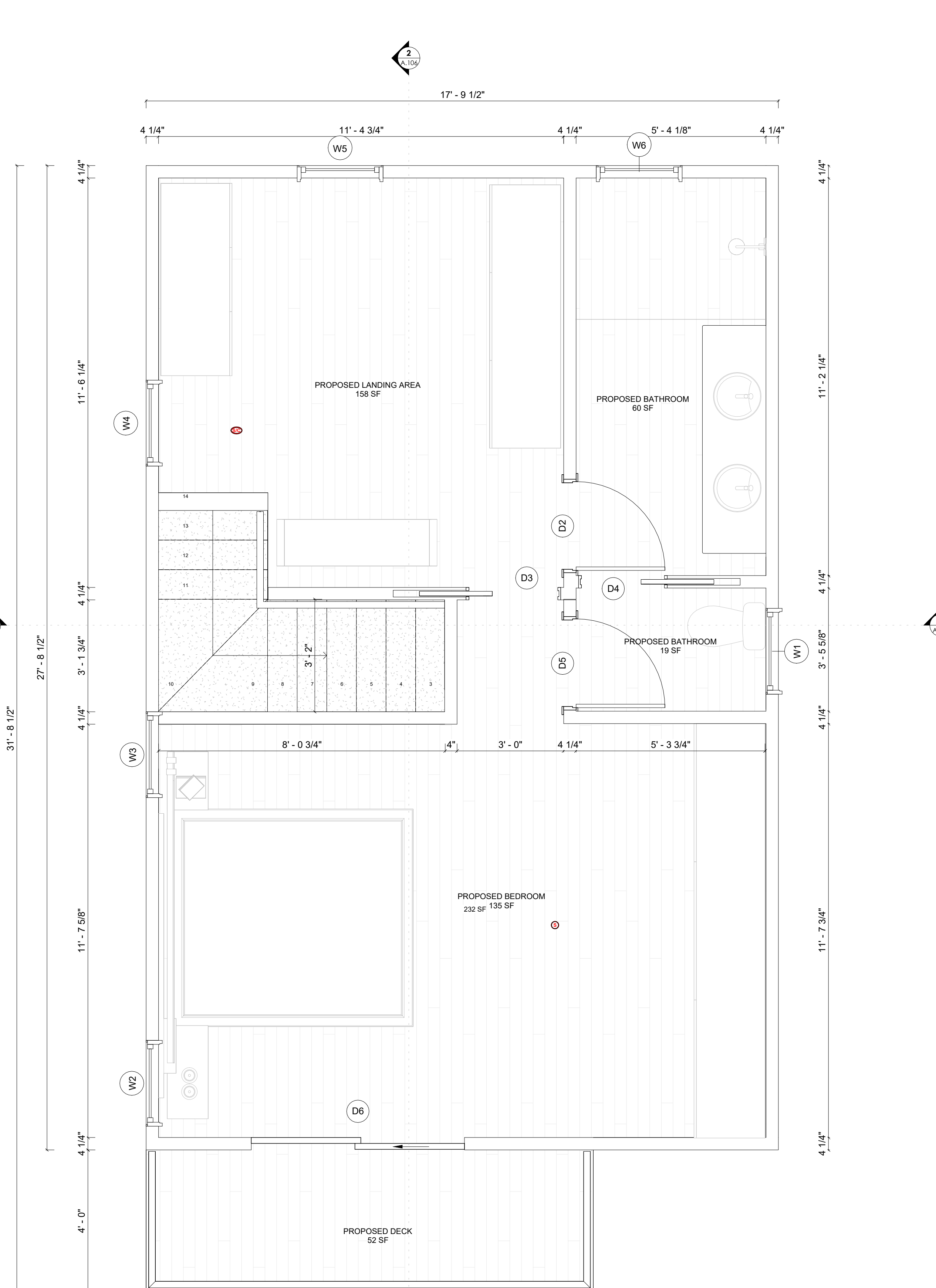
PROPOSED ROOM AREA		
ROOM NAME	AREA	LEVEL
PROPOSED BATHROOM	60 SF	PROPOSED THIRD FLOOR PLAN
PROPOSED BATHROOM	19 SF	PROPOSED THIRD FLOOR PLAN
PROPOSED BEDROOM	135 SF	PROPOSED THIRD FLOOR PLAN
PROPOSED CLOSET	73 SF	PROPOSED THIRD FLOOR PLAN
PROPOSED DECK	52 SF	PROPOSED THIRD FLOOR PLAN
PROPOSED LANDING AREA	158 SF	PROPOSED THIRD FLOOR PLAN
TOTAL AREA	496 SF	

PROPOSED DOOR SCHEDULE					
TYPE	WIDTH	HEIGHT	DESCRIPTION	QTY	
D1	6'-0"	6'-8"	SLIDING GLASS DOOR	1	
D2	2'-6"	6'-8"	SWING DOOR	1	
D3	2'-6"	6'-8"	POCKET DOOR	1	
D4	2'-4"	6'-8"	POCKET DOOR	1	
D5	2'-6"	6'-8"	SWING DOOR	1	
D6	6'-0"	6'-8"	SLIDING GLASS DOOR	1	
TOTAL: 6					

PROPOSED WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	QTY
W1	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
W2	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
W3	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
W4	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
W5	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
W6	2'-5"	3'-11"	3'-0"	DOUBLEHUNG	1
TOTAL: 6					



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/2" = 1'-0"

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Date: 03/01/2026

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PROPOSED SECOND AND THIRD
FLOOR PLAN

No.	REVISION	DATE

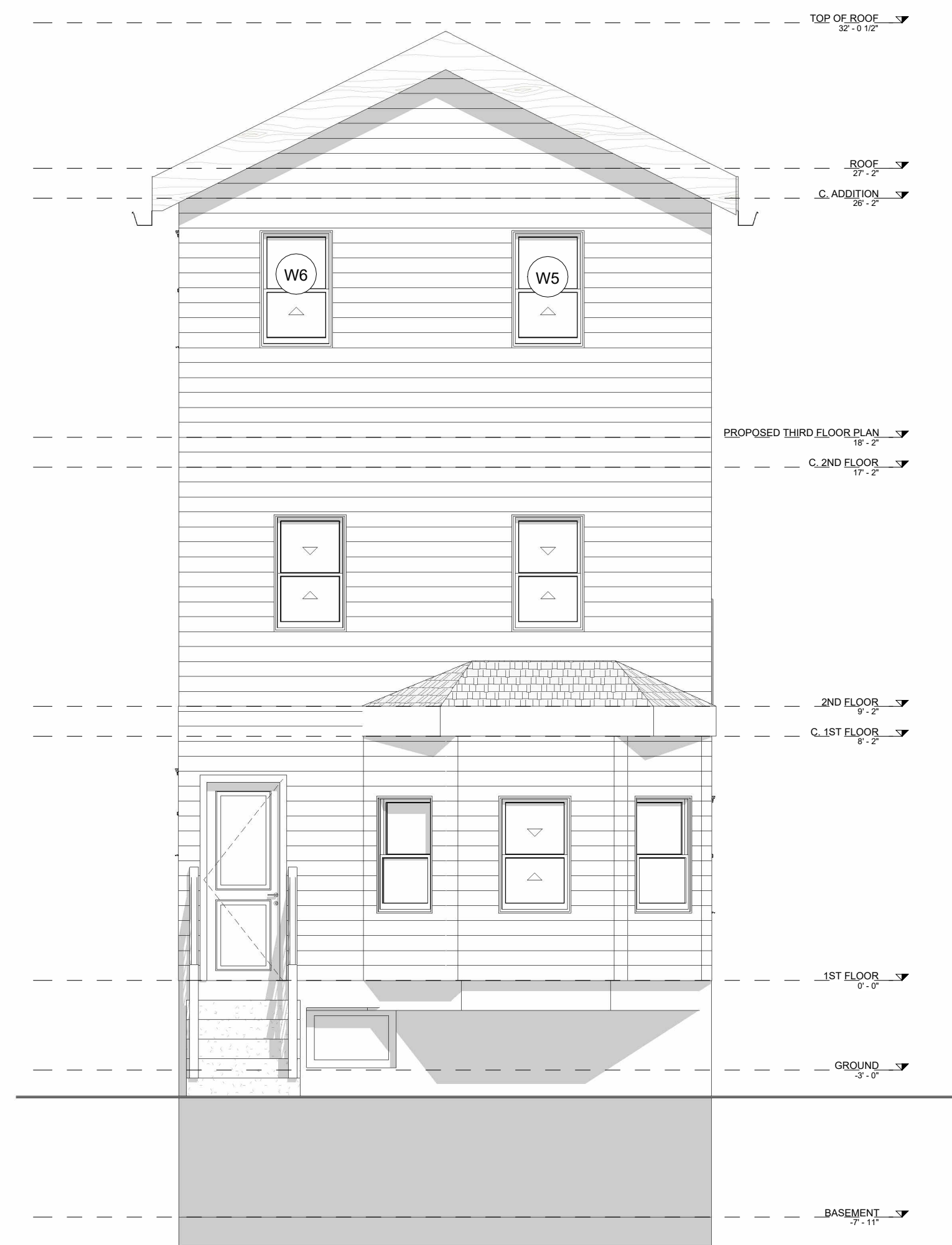
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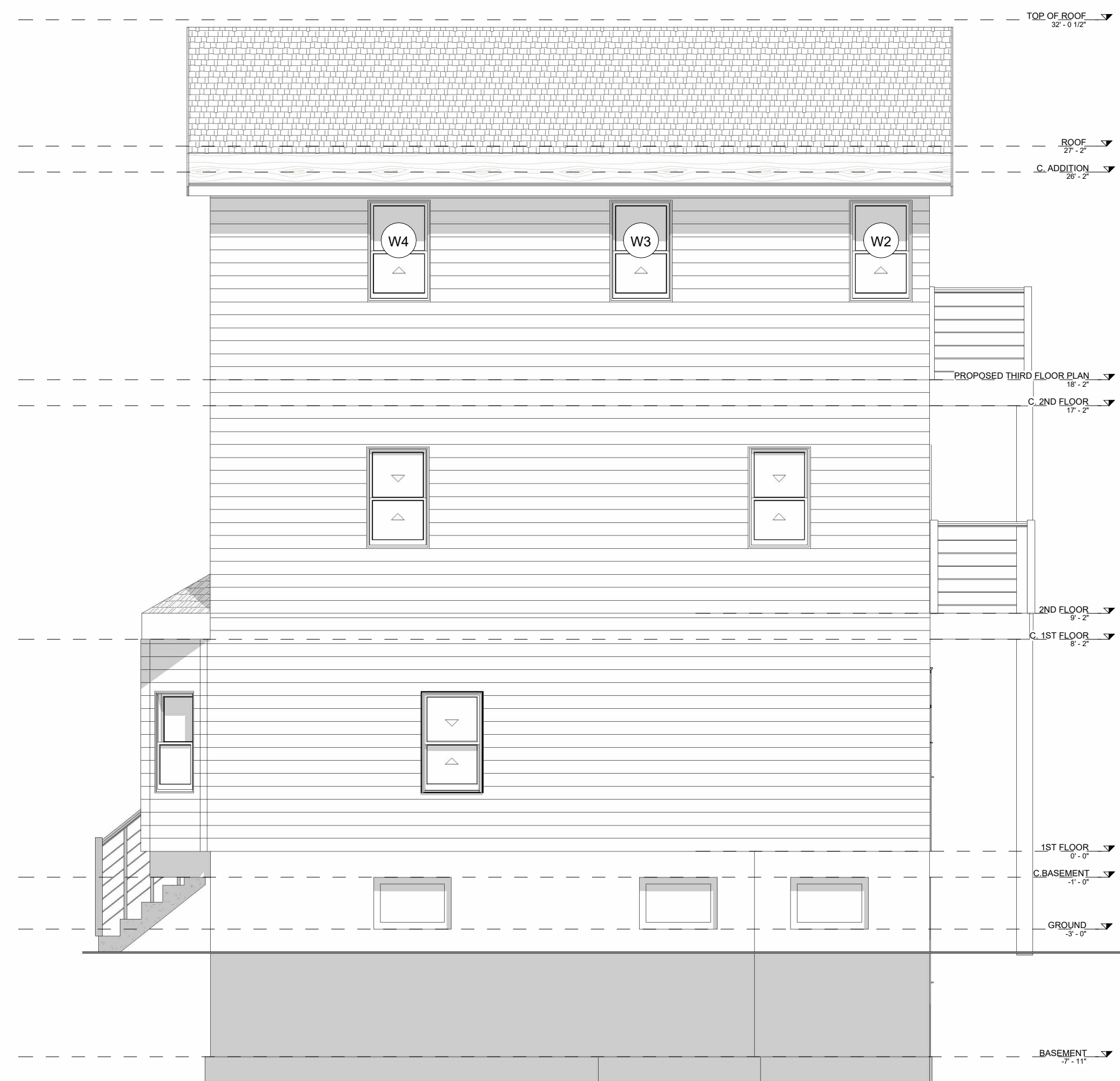
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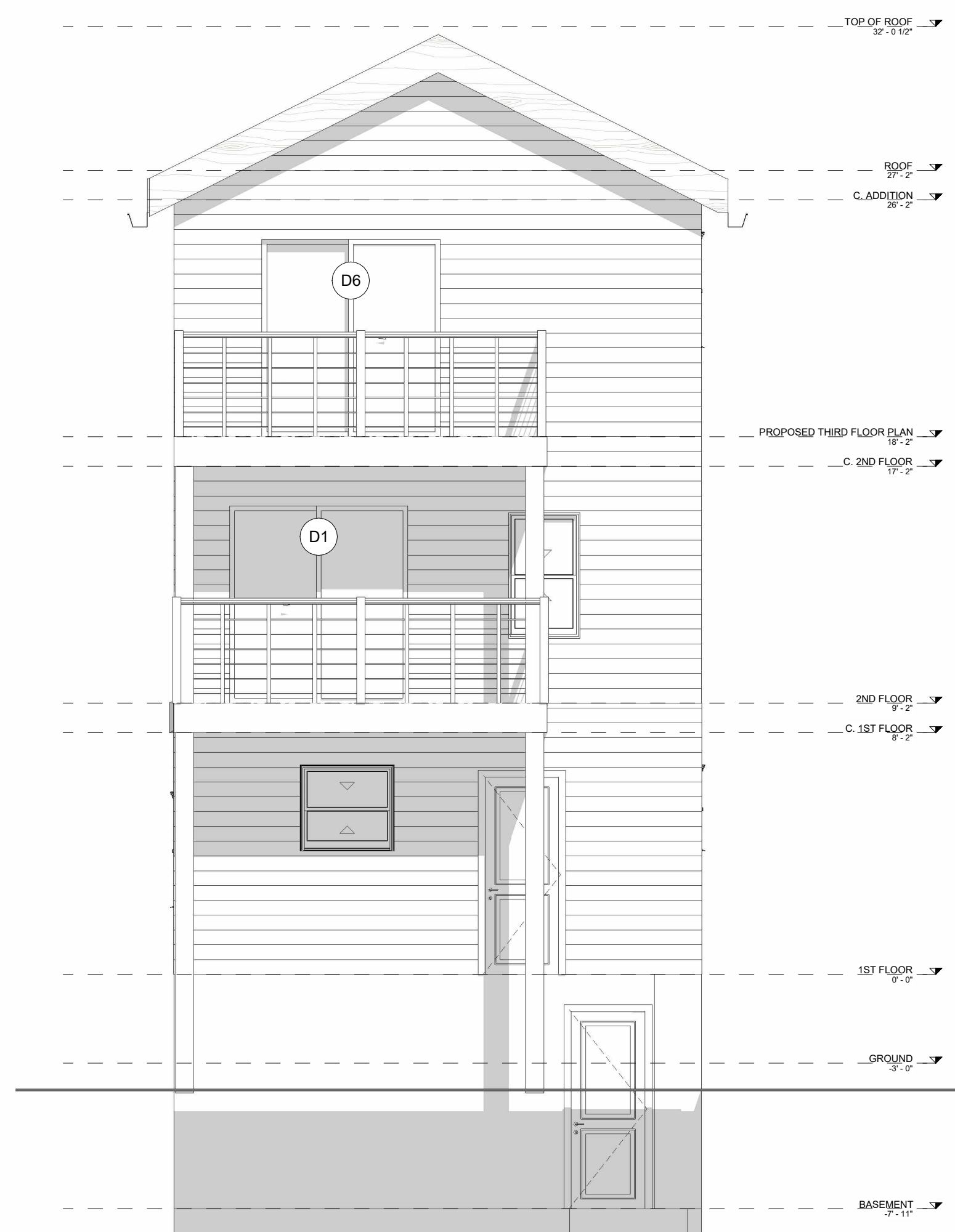
63 Magee St,
Cambridge, Massachusetts



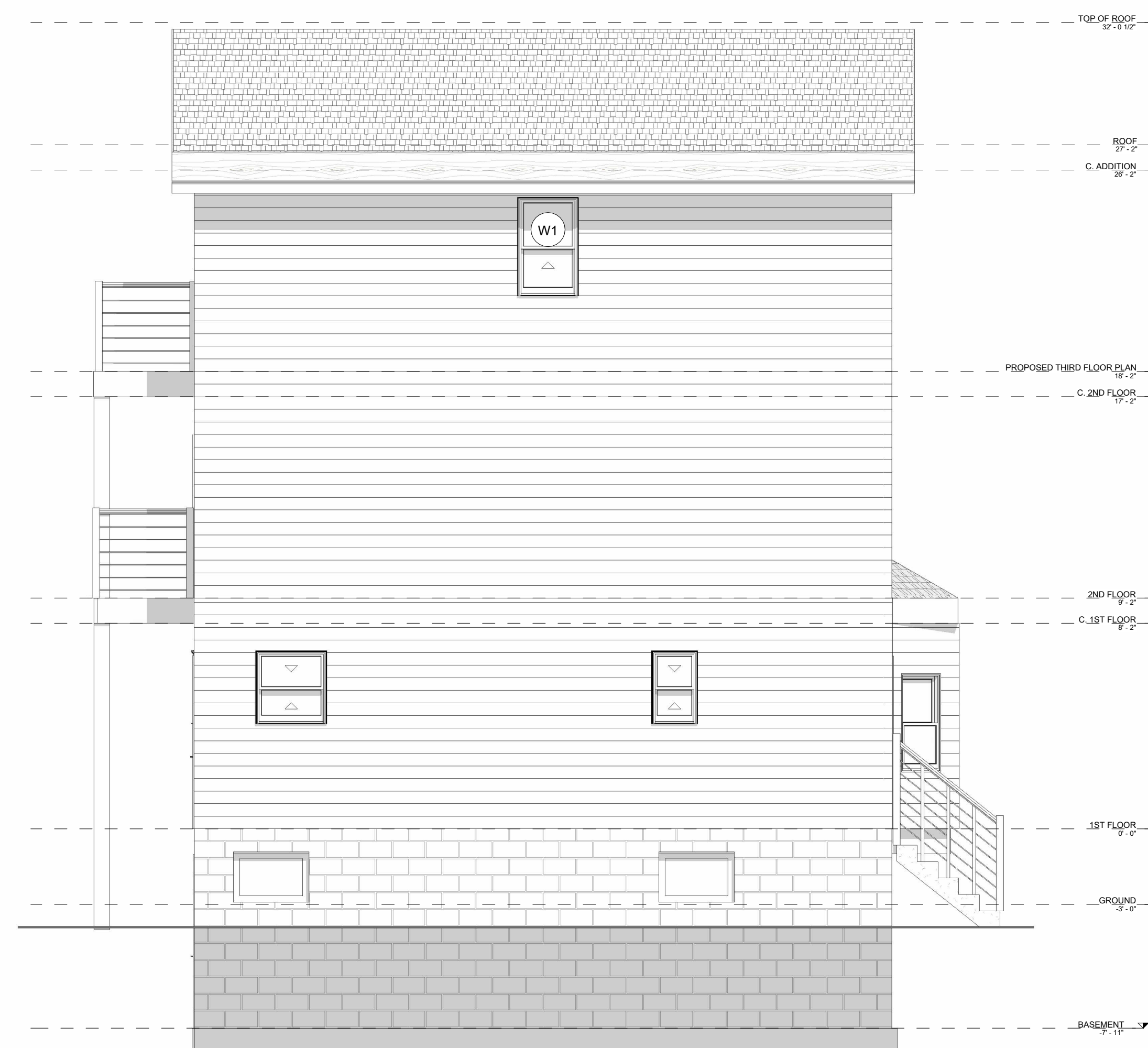
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

STAMP:



Date: 03/01/2026

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ELEVATIONS

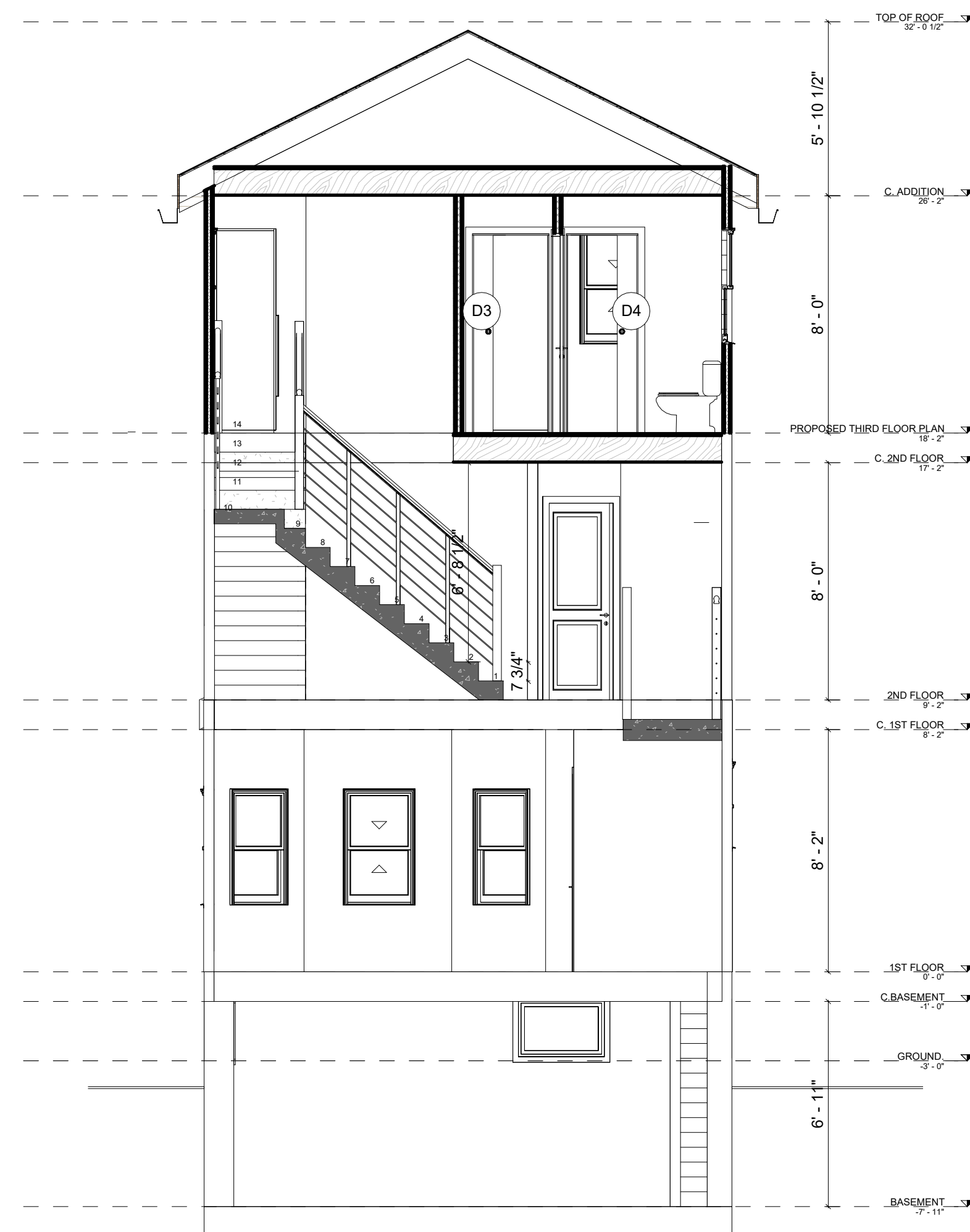
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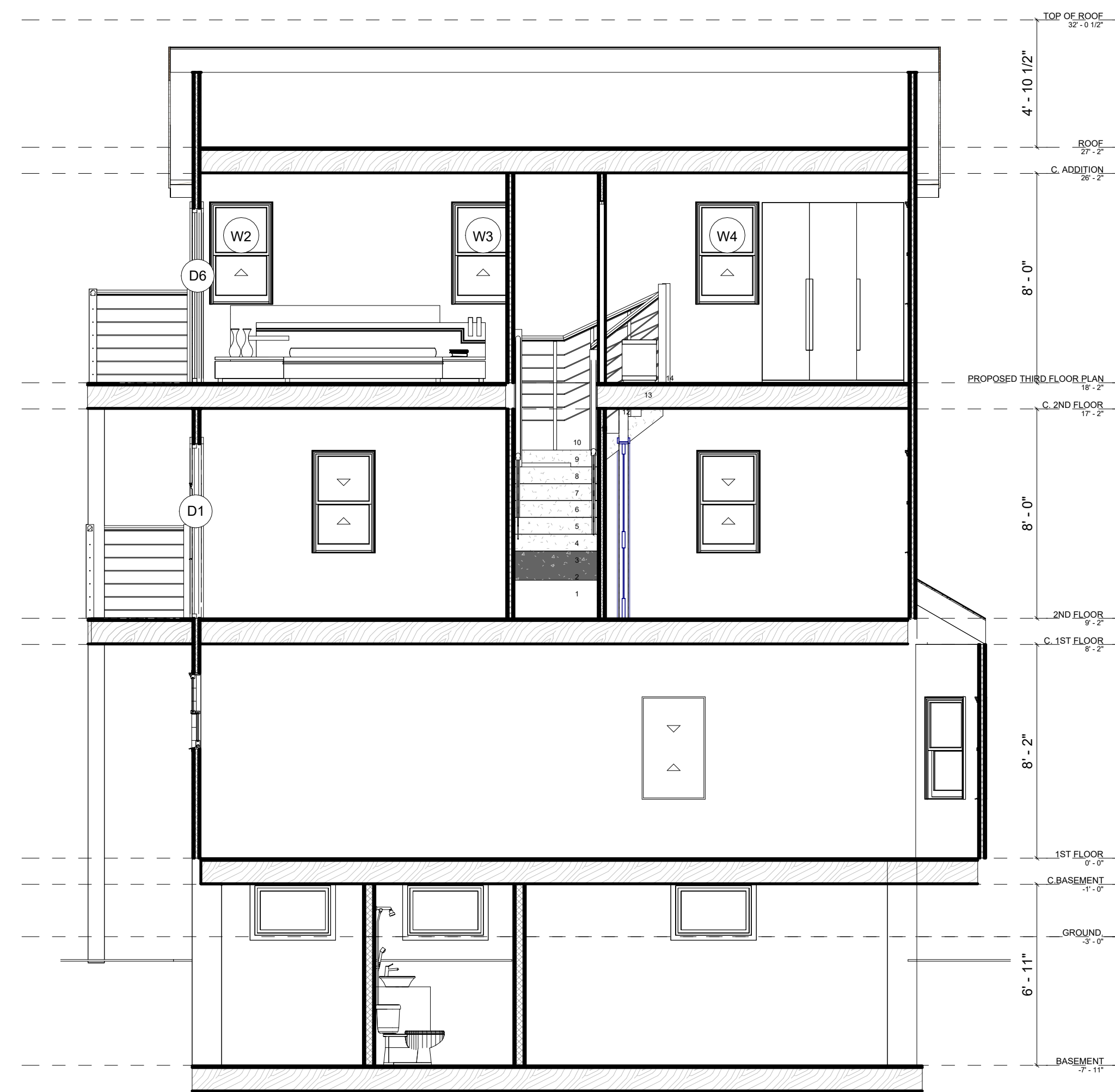
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PROJECT ADDRESS:

63 Magee St,
Cambridge, Massachusetts



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



2 SECTION B
SCALE: 1/4" = 1'-0"

STAMP:



Date: 03/01/2026

DRAWING TITLE:

SECTIONS

No.	REVISION	DATE

DATE JAN 12 2026	SHEET N. 06
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A.106

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN. WHERE DIMENSIONS OR CONDITIONS ARE UNCLEAR, CONTACT THE STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING.

ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, 10TH EDITION (780 CMR), BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), INCLUDING MASSACHUSETTS AMENDMENTS, THE CITY OF CAMBRIDGE BUILDING REQUIREMENTS, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF CAMBRIDGE BUILDING DEPARTMENT PRIOR TO COMMENCING WORK AND SHALL SCHEDULE ALL REQUIRED INSPECTIONS, INCLUDING BUT NOT LIMITED TO FOOTING AND REINFORCING INSPECTIONS WHERE NEW CONCRETE IS PROVIDED, FRAMING/STRUCTURAL INSPECTIONS, AND FINAL INSPECTION.

FIELD VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATIONS IN THE FIELD. ANY DISCREPANCIES OR CONDITIONS THAT DIFFER FROM THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING.

COORDINATION: STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, CIVIL, MEP, AND ENERGY DOCUMENTS. DO NOT PROCEED WITH FABRICATION OR INSTALLATION UNTIL ALL CONFLICTS ARE RESOLVED AND APPROVED.

EXISTING CONDITIONS INFORMATION IS BASED ON AVAILABLE RECORDS AND INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY VARIATIONS THAT MAY AFFECT THE STRUCTURAL DESIGN.

TEMPORARY CONDITIONS: PROVIDE AND MAINTAIN ALL REQUIRED TEMPORARY SHORING, BRACING, AND SUPPORTS TO MAINTAIN STRUCTURAL STABILITY DURING DEMOLITION AND CONSTRUCTION UNTIL ALL PERMANENT STRUCTURAL ELEMENTS ARE INSTALLED AND SECURED.

SITE SAFETY: COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES. WHERE REQUIRED BY SCOPE OR AUTHORITY HAVING JURISDICTION, IMPLEMENT A FIRE SAFETY DURING CONSTRUCTION PLAN IN ACCORDANCE WITH NFPA 241 AND LOCAL REGULATIONS. MAINTAIN THE SAFETY OF ADJACENT STRUCTURES, PROPERTIES, WORKERS, AND THE PUBLIC.

EXCAVATION & UTILITIES: PRIOR TO ANY EXCAVATION, CONTACT DIG SAFE (811) FOR UTILITY MARK-OUTS. PROVIDE SAFE EXCAVATION, SLOPING, AND SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS.

PROPERTY LINES: THE CONTRACTOR SHALL VERIFY PROPERTY BOUNDARIES AND SHALL NOT ENCRoACH BEYOND LOT LINES WITHOUT PROPER AUTHORIZATION, IN ACCORDANCE WITH 780 CMR AND CITY OF CAMBRIDGE ORDINANCES.

OPENINGS: SECURE, COVER, AND PROTECT ALL OPENINGS, HOLES, AND HAZARDOUS CONDITIONS AT THE END OF EACH WORKDAY AND DURING WEEKENDS AND HOLIDAYS.

SUBGRADE & BEARING: WHERE SUBGRADE, EXISTING CONCRETE, OR STRUCTURAL SUPPORT SURFACES ARE EXPOSED, VERIFY THAT CONDITIONS ARE SOUND AND SUITABLE FOR THE INTENDED LOADS. NOTIFY THE STRUCTURAL ENGINEER IF UNSUITABLE OR DETERIORATED CONDITIONS ARE ENCOUNTERED.

MATERIALS & WORKMANSHIP: ALL NEW MATERIALS SHALL BE OF THE SPECIFIED GRADE OR BETTER AND INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND APPLICABLE CODES BY QUALIFIED PERSONNEL.

CHANGES: NO FIELD MODIFICATIONS, CUTTING, NOTCHING, OR DRILLING OF STRUCTURAL MEMBERS SHALL BE PERFORMED WITHOUT PRIOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

WOOD CONSTRUCTION

ALL STRUCTURAL WOOD FRAMING, CONNECTIONS, AND REINFORCEMENTS SHALL COMPLY WITH AWC NDS 2021 AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR (10TH EDITION), BASED ON THE 2021 IRC.

UNLESS NOTED OTHERWISE, ALL NEW FRAMING LUMBER SHALL BE SPF NO. 2 OR BETTER. ENGINEERED WOOD PRODUCTS (LVL, I-JOISTS) SHALL BE INSTALLED PER MANUFACTURER DESIGN VALUES AND REQUIREMENTS.

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SUBJECT TO MOISTURE SHALL BE PRESSURE-TREATED PER AWP A U1. FIELD CUTS SHALL BE TREATED PER AWP A M4. ALL STRUCTURAL WOOD SHALL BE GRADE-STAMPED BY AN ALSC-ACCREDITED AGENCY.

PROVIDE REQUIRED STUDS, POSTS, JACK STUDS, AND SUPPLEMENTAL FRAMING AS SHOWN. PROVIDE A CONTINUOUS LOAD PATH FROM ROOF AND FLOOR FRAMING TO THE EXISTING FOUNDATION AND NEW PIERS, WHERE INDICATED.

BEARING: PROVIDE MIN. 1-1/2" ON WOOD OR STEEL AND 3" ON MASONRY OR CONCRETE, UNLESS HANGERS OR ENGINEERED CONNECTIONS ARE SPECIFIED.

CONNECTORS AND FASTENERS SHALL BE HOT-DIP GALVANIZED (ZMAX) OR STAINLESS STEEL WHERE REQUIRED, AND INSTALLED WITH FULL NAILING PER MANUFACTURER.

NO CUTTING, NOTCHING, OR DRILLING OF STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. WHERE PERMITTED, COMPLY WITH IRC R502.8 AND R602.6.

STUD WALLS SHALL HAVE DOUBLE TOP PLATES UNLESS NOTED OTHERWISE.

SHEATHING:
WALLS – 15/32" APA EXPOSURE 1
ROOF – 5/8" APA
FLOORS – 3/4" (23/32") T&G
INSTALL PER IRC, APA, AND STRUCTURAL DRAWINGS.

PROVIDE FIREBLOCKING AND DRAFTSTOPPING PER IRC R302.11 AND R302.12.

DECK CONSTRUCTION (WHERE APPLICABLE) SHALL COMPLY WITH IRC R507 AND MANUFACTURER REQUIREMENTS.

CAST-IN-PLACE CONCRETE

SCOPE:
NEW ISOLATED CONCRETE PIERS / SONOTUBE FOOTINGS ARE PROPOSED AS SHOWN ON THE STRUCTURAL DRAWINGS. NO NEW CONTINUOUS FOUNDATION WALLS ARE PROPOSED. ALL OTHER LOADS ARE SUPPORTED BY THE EXISTING FOUNDATION AND/OR SLAB, WHERE INDICATED.

CODES & STANDARDS:
780 CMR (10TH EDITION).
ACI 318, ACI 301, ACI 315, ACI 305/306, ACI 308.
ASTM C94; ASTM A615/A706.

EXISTING CONDITIONS:
VERIFY EXISTING CONCRETE AT CONNECTION POINTS IS SOUND AND SUITABLE. UNSUITABLE OR DETERIORATED CONDITIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING.

NEW FOOTINGS / PIERS:
PROVIDE CONCRETE PIERS AS SHOWN WITH MIN. f_c = 4,000 PSI AT 28 DAYS.
PLACE CONCRETE ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL.
PROVIDE REQUIRED REINFORCING, COVER, AND EMBEDMENT PER APPROVED PLANS.

ANCHORS:
USE ICC-ESR APPROVED ANCHORS, INSTALLED PER MANUFACTURER'S REQUIREMENTS.

INSPECTIONS:
FOOTING AND REINFORCING STEEL INSPECTIONS ARE REQUIRED PRIOR TO CONCRETE PLACEMENT.

ROOF CONSTRUCTION

ROOF RAFTERS:
PROVIDE 2x10 SPF NO. 2 OR BETTER RAFTERS @ 16" O.C., UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

RIDGE:
PROVIDE CONTINUOUS 2x12 RIDGE BOARD AS SHOWN ON THE STRUCTURAL DRAWINGS. THE RIDGE BOARD IS NON-STRUCTURAL AND SHALL NOT BE CONSIDERED A RIDGE BEAM. ROOF RAFTERS SHALL BE LaterALLY SUPPORTED BY CEILING JOISTS AND/OR COLLAR TIES AS DETAILED.

ROOF SHEATHING:
PROVIDE 5/8" APA-RATED EXTERIOR-GRADE (EXPOSURE 1) PLYWOOD ROOF SHEATHING, INSTALLED PERPENDICULAR TO RAFTERS. FASTEN WITH 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, UNLESS NOTED OTHERWISE.

CONNECTORS / HANGERS:
INSTALL ALL SPECIFIED CONNECTORS, STRAPS, AND HANGERS PER STRUCTURAL DRAWINGS AND MANUFACTURER REQUIREMENTS, INCLUDING FULL NAILING WITH THE SPECIFIED FASTENER TYPE AND SIZE.

HURRICANE TIES:
PROVIDE SIMPSON H2.5 (OR APPROVED EQUAL) AT EACH RAFTER-TO-TOP-PLATE CONNECTION, UNLESS NOTED OTHERWISE.

HANGERS WHERE INDICATED:
PROVIDE HANGERS WHERE SHOWN (E.G., SIMPSON LSSU210, LUS SERIES, OR APPROVED EQUAL), INSTALLED PER MANUFACTURER REQUIREMENTS.

COLLAR TIES / BLOCKING:
PROVIDE 2x6 COLLAR TIES, BLOCKING, AND BRIDGING WHERE SHOWN ON THE PLANS AND AS REQUIRED TO ENSURE STRUCTURAL STABILITY AND LOAD TRANSFER.

WEATHERPROOFING:
PROVIDE ICE & WATER SHIELD AT EAVES EXTENDING A MINIMUM OF 24 INCHES INSIDE THE EXTERIOR WALL LINE, OR AS OTHERWISE REQUIRED BY 780 CMR / IRC. INSTALL UNDERLAYMENT AND DRIP EDGE IN ACCORDANCE WITH IRC SECTION R905 (AS APPLICABLE TO ROOFING TYPE).

ATTIC VENTILATION:
PROVIDE CONTINUOUS RIDGE VENT/CAP WHERE SHOWN AND ATTIC VENTILATION IN ACCORDANCE WITH IRC AND APPLICABLE ENERGY CODE REQUIREMENTS. MAINTAIN A MINIMUM 2" CLEAR VENTILATION SPACE AT RAFTERS WHERE INDICATED.

CODE COMPLIANCE:
ALL ROOF CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE (780 CMR, 10TH EDITION), BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL APPLICABLE CITY OF CAMBRIDGE REQUIREMENTS AND ORDINANCES.

DESIGN CRITERIA

CODES:
MASSACHUSETTS STATE BUILDING CODE, 780 CMR (10TH EDITION), BASED ON THE 2021 IRC, INCLUDING ALL APPLICABLE MASSACHUSETTS AMENDMENTS AND CITY OF CAMBRIDGE REQUIREMENTS. STRUCTURAL DESIGN PER ASCE 7; ASCE 7-22 USED AS ENGINEERING BASIS WHERE NOT IN CONFLICT WITH 780 CMR / IRC. AWC NDS 2021 FOR WOOD CONSTRUCTION. OTHER STANDARDS (ACI, AISC, AWS) APPLY ONLY WHERE APPLICABLE.

DESIGN LOADS (MIN.):
ROOF: DL = 10 PSF; P_g = 40 PSF (CONVENTIONAL GABLE ROOF, NO SIGNIFICANT DRIFTING).
FLOORS (DWELLING): LL = 40 PSF; DL = 15 PSF.
WIND: V_{ult} = 128 MPH, RISK CAT. II, EXPOSURE B.
SEISMIC: SDC B; SITE CLASS D (ASSUMED).

LATERAL SYSTEM:
WOOD-FRAMED BRACED WALL PANELS PER 780 CMR / IRC. PROPOSED WORK DOES NOT REDUCE EXISTING LATERAL SYSTEM. CONTINUOUS LOAD PATH PROVIDED TO EXISTING FOUNDATION AND NEW ISOLATED PIERS, AS SHOWN.

DESIGN BASIS:
MEMBERS DESIGNED PER ASCE 7 LOAD COMBINATIONS (ASD/LRFD). DEFLECTION LIMITS: FLOORS L/360 (LL), L/240 (TL); ROOF L/240 (SNOW), L/180 (TL).

MATERIALS & SCOPE:
FRAMING: SPF NO. 2 OR BETTER; ENGINEERED WOOD PER MANUFACTURER.
CONNECTORS: SIMPSON STRONG-TIE OR APPROVED EQUAL.
SCOPE INCLUDES NEW ISOLATED CONCRETE SONOTUBE FOOTINGS AND ASSOCIATED POSTS; NO NEW CONTINUOUS FOUNDATION WALLS. UNSUITABLE EXISTING CONDITIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

DRAWINGS:

- STRUCTURAL S-100 NOTES**
- S-101 PROPOSED FOOTING PLAN, PROPOSED SECOND FLOOR FRAMING PLAN**
- S-102 PROPOSED CEILING FRAMING PLAN AND PROPOSED ROOF FRAMING PLAN**
- S-103 SECTION, DETAILS**



PROJECT ADDRESS:

**63 Magee St,
Cambridge, MA**

STAMP:



Date: 03/01/2026

DRAWING TITLE:

NOTES

No.	REVISION	DATE

DATE JAN 14 2026	SHEET N° 1
DRAWN BY KV	CHECKED BY AM

SHEET
S-100

PROJECT ADDRESS:
**63 Magee St,
 Cambridge, MA**

STAMP:



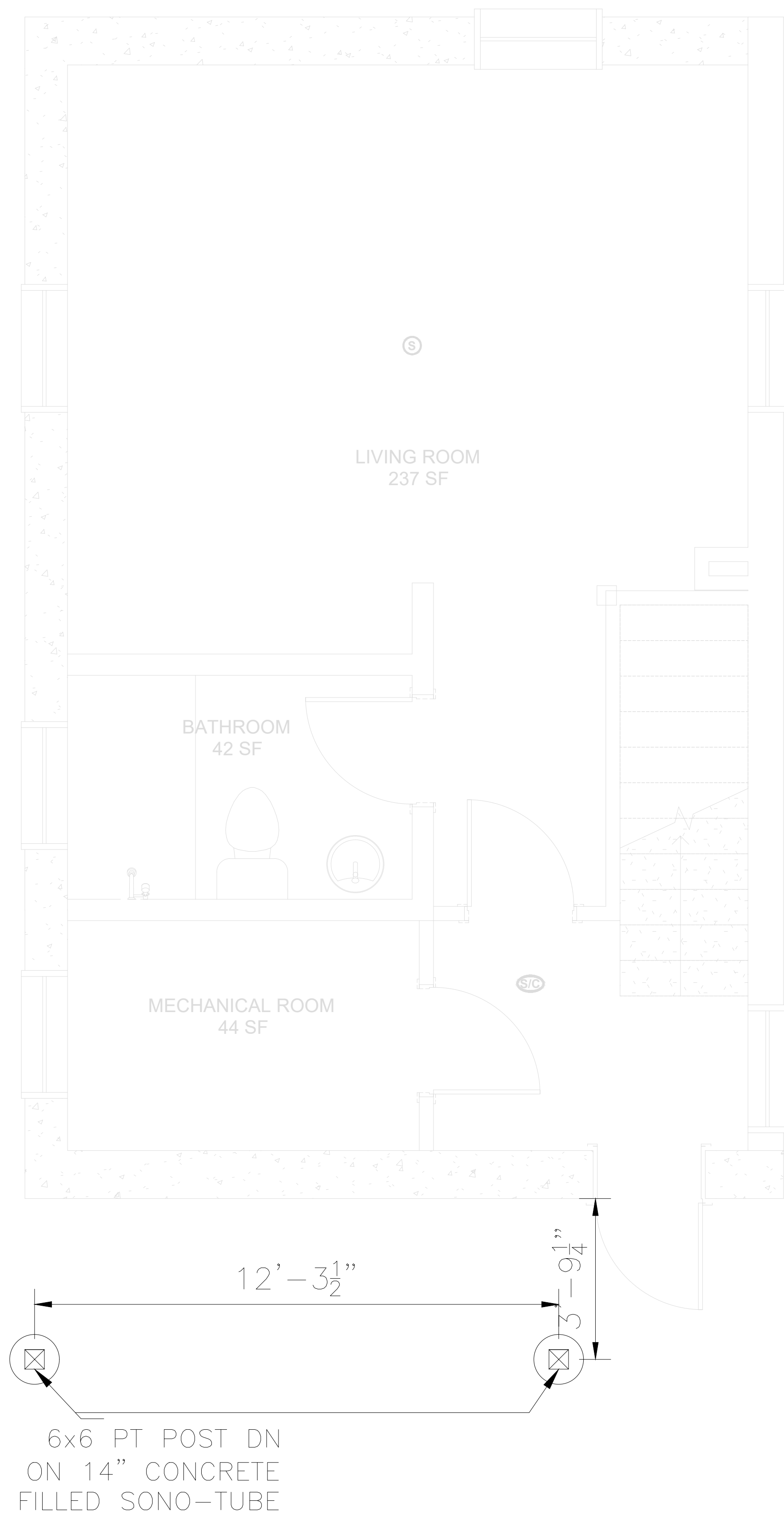
Date: 03/01/2026

DRAWING TITLE:
**PROPOSED FOOTING PLAN,
 PROPOSED SECOND FLOOR
 FRAMING PLAN**

No.	REVISION	DATE

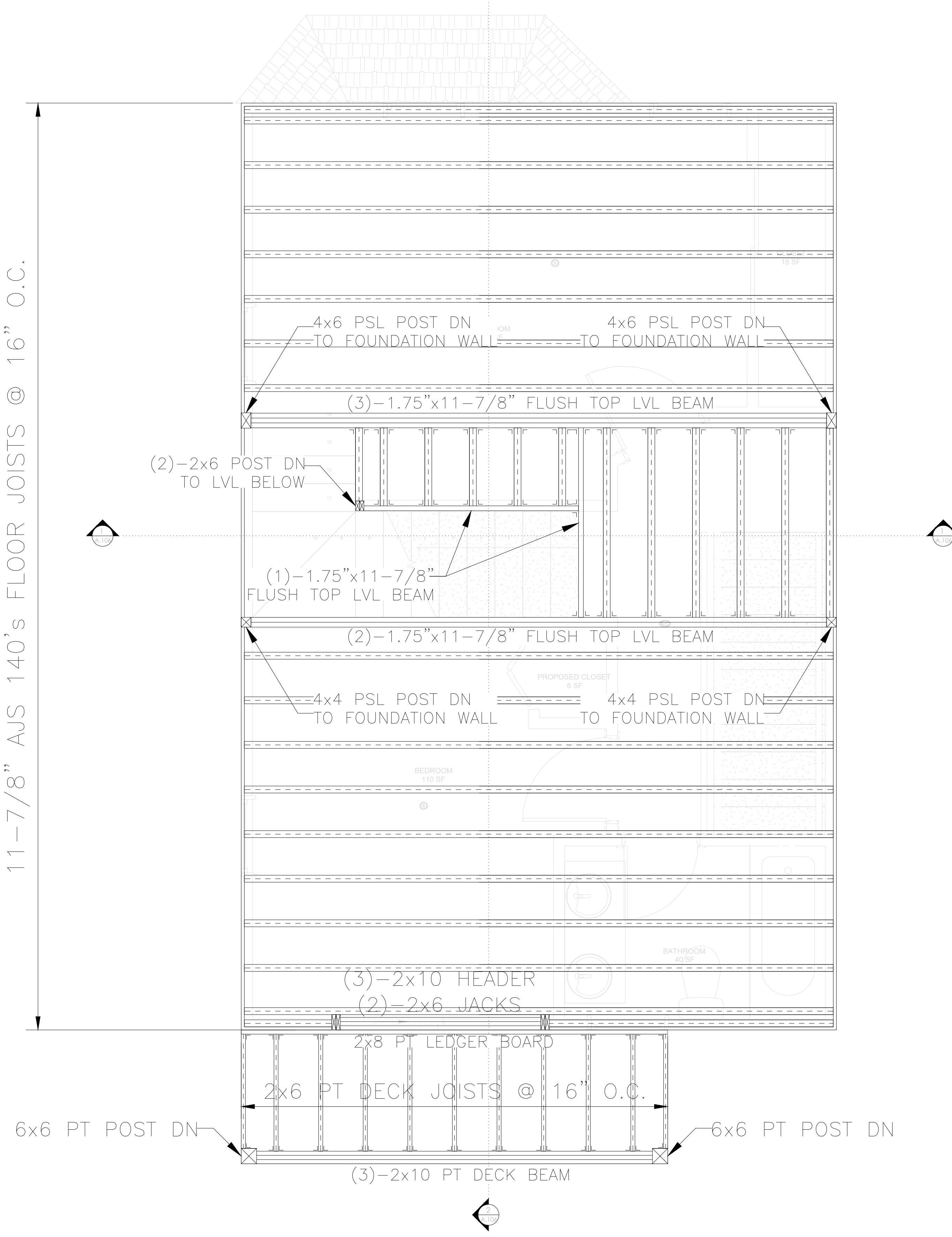
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 DRAWN BY: **KV** CHECKED BY: **AM**

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S-101



PROPOSED FOOTING PLAN
 SCALE: 1/2" = 1'-0"

11-7/8" AJIS 140's FLOOR JOISTS @ 16" O.C.



PROPOSED SECOND FLOOR FRAMING PLAN
 SCALE: 1/2" = 1'-0"

PROJECT ADDRESS:

**63 Magee St,
Cambridge, MA**

STAMP:



Date: 03/01/2026

DRAWING TITLE:

**PROPOSED CEILING FRAMING PLAN -
PROPOSED ROOF FRAMING PLAN**

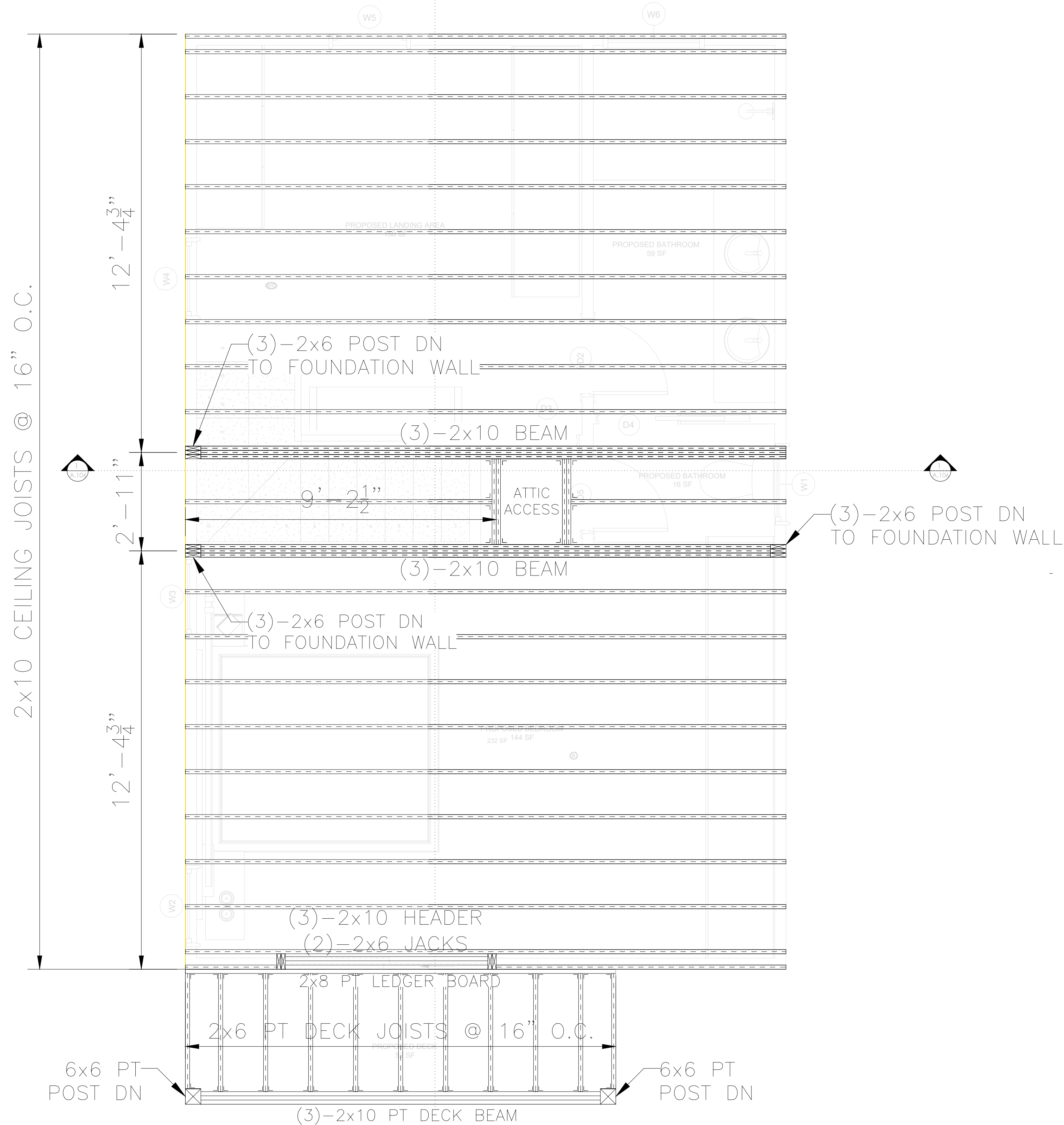
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DATE JAN 14 2026	SHEET N° 3
DRAWN BY KV	CHECKED BY AM

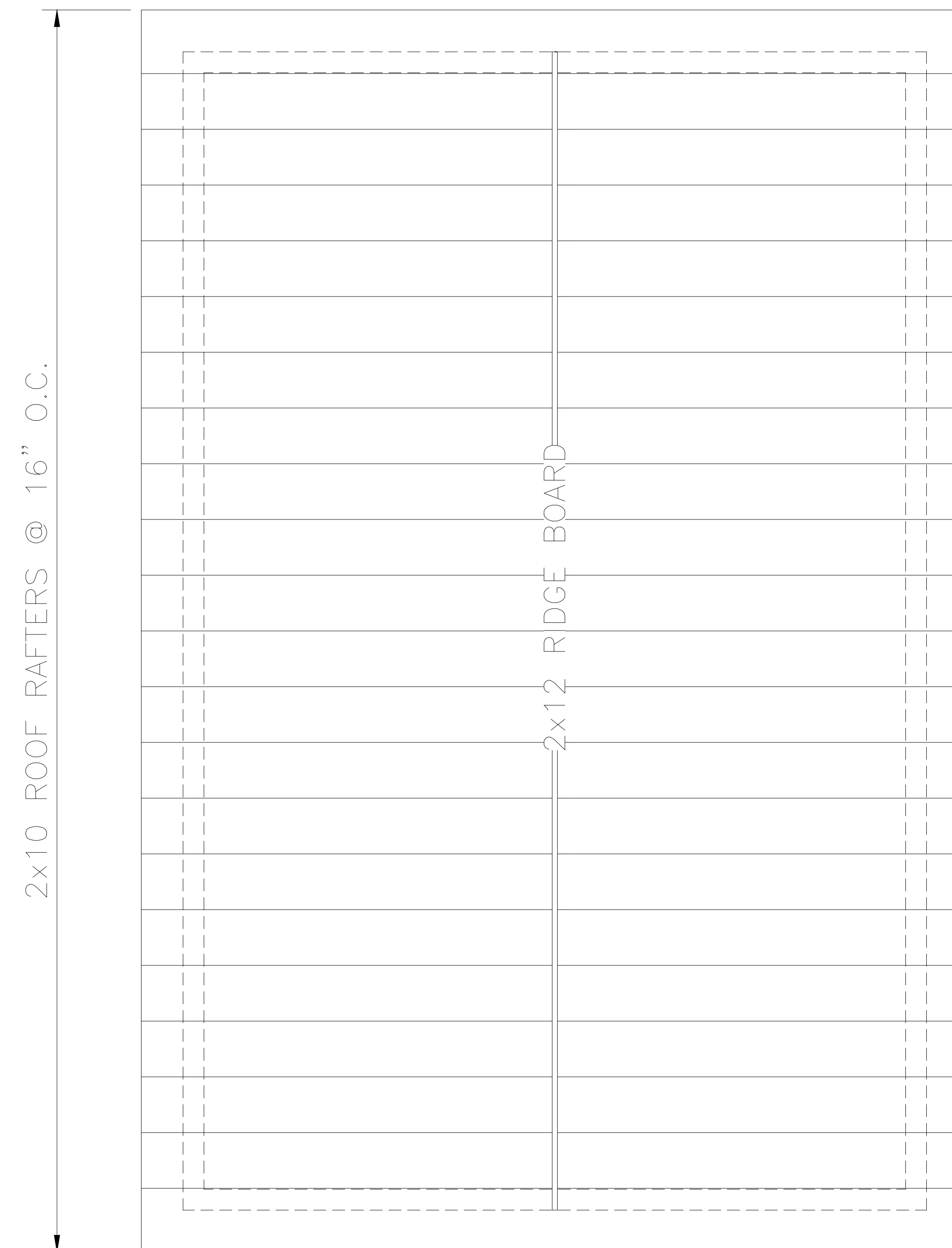
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S-102

ALL UNSPECIFIED WINDOW HEADERS:
(3)-2x8 HEADER
(2)-2x6 JACKS



PROPOSED CEILING FRAMING PLAN
SCALE: 1/2" = 1'-0"



PROPOSED ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"













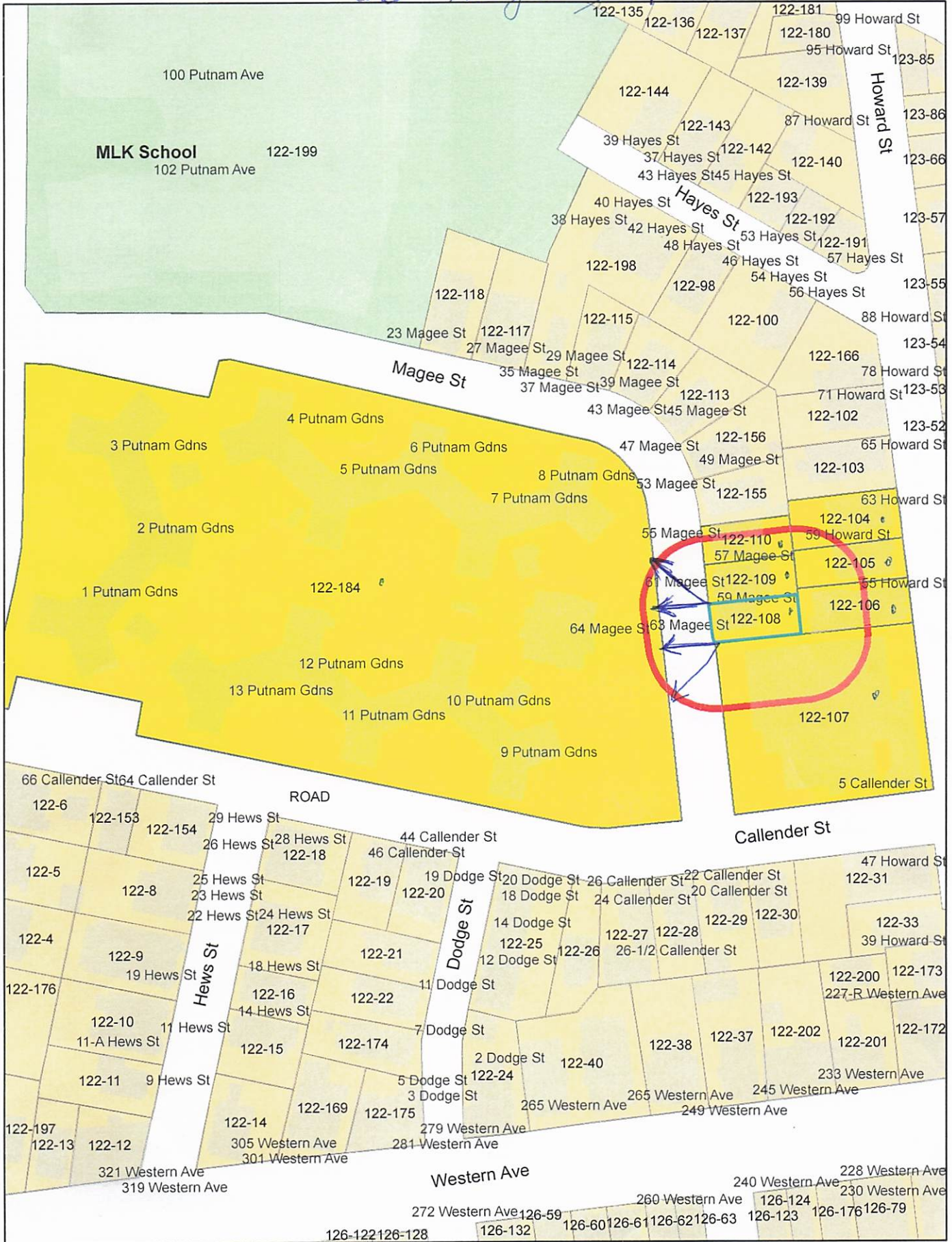








63 Magee St.



63 Magee St.

Petitioner

122-109
BERTHIAUME, FRANCOIS &
CAROLINE CABRAL
61 MAGEE ST UNIT 2
CAMBRIDGE, MA 02139

122-104
SPIER, MICHAEL J.
TR OF MJS REALTY TRUST
63 HOWARD ST
CAMBRIDGE, MA 02139-2911

CUSTOM HOMES RENOVATIONS
C/O DAVID PIAZZAROLLO
151 EAST STREET
WHITINSVILLE, MA 01588

122-184
PUTNAM GARDENS, LLC
362 GREEN ST
CAMBRIDGE, MA 02139

122-105
LUONG, PHUONG
57 HOWARD ST UNIT 3
CAMBRIDGE, MA 02139

122-108
FEGHALI, BERNARD E & ROMY FEGHALI
TRS THE FEGHALI LIV REV TR
17 LINCOLN TER
SALEM, NH 03079

122-106
VIVIAN CAMBRIDGE LLC
54R BURROUGHS ST
JAMAICA PLAIN, MA 02130

122-110
PETERSON ATICUS ARTHUR
55-57 MAGEE ST - UNIT 57
CAMBRIDGE, MA 02139

122-106
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3525 DEL MAR HEIGHTS RD UNIT 386
SAN DIEGO, CA 92130

122-106
JIN-LIERN, HONG
51-55 HOWARD ST - UNIT, 53/3
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122-106
ZHANG, DORIS , MEIJIE ZHANG JIANXIA ZENG
53-55 HOWARD STIT 53/2UN
CAMBRIDGE, MA 02139

122-106
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51 HOWARD ST, UNIT 51/1
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122-106
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SEATTLE, WA 98105

122-105
ZHU ZHUANGDA ZHANG WEIWEI
57 59 HOWARD ST - UNIT 1
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122-107
CAMBRIDGE COMMUNITY CENTER INC.
5 CALLENDER ST
CAMBRIDGE, MA 02139

122-110
MURABIT, ALAA
55 MAGEE ST
CAMBRIDGE, MA 02139

122-105
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TRUSTEES DIEDERICH & KIM FAMILY TRS
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WOODSIDE, CA 94602