

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER: Jessica Cashdan & Francois Berelowitch

PETITIONER'S ADDRESS : 67 Dudley Street Cambridge, MA 02140

LOCATION OF PROPERTY: 67 Dudley St Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct new stairway from basement projecting into the rear yard setback, install guard rails for new window wells within the setback.

Install new windows on non conforming sides

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

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

Original Signature(s):

(Petitioner(s) / Owner)

(Print Name)

Address :

67 Dudley St.

Cambridge, MA 02140

Tel. No. :

617-955-9503

E-Mail Address :

: jcashdan@icloud.com

Date :

August 9, 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 Jessica Cashdan and Francois Berelwita
(OWNER)

Address: 67 Dudley St., Cambridge

State that I/We own the property located at 67 Dudley St.,
which is the subject of this zoning application.

The record title of this property is in the name of Jessica Cashdan and
Francois Berelwita

*Pursuant to a deed of duly recorded in the date May 17 '99, Middlesex South
County Registry of Deeds at Book 30177, Page 402; or
Middlesex Registry District of Land Court, Certificate No. _____
Book 30177 Page 402.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

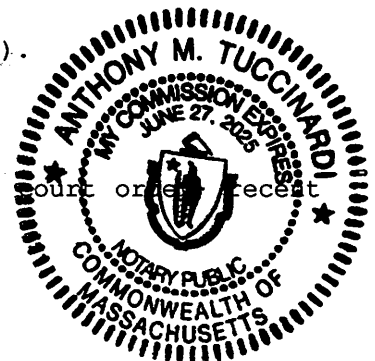
Commonwealth of Massachusetts, County of Middlesex

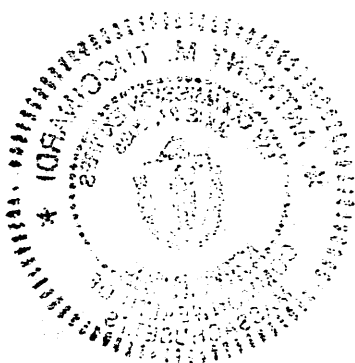
The above-name Jessica Cashdan personally appeared before me,
this 8 of 8, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 27 2025 (Notary Seal).

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





BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

Seeking second means of safe egress from the basement.

- 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:

Hardship is due to the preexisting non conforming status of the building

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

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

Relief may be granted without detriment to the public good

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

Relief request is minimal and will not derogate or nullify the intent of the ordinance

*** 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

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 67 Dudley 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:
Preexisting location of the building on site
- 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:
No traffic pattern changes
- 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:
No adverse affect on the neighborhood
- 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:
No nuisance or hazard will be created
- 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 windows will bring more light and air ventilation to the basement.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Jessica Cashdan **PRESENT USE/OCCUPANCY:** single family
LOCATION: 67 Dudley St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1066	1066	921	(max.)
<u>LOT AREA:</u>		1843	1843	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.69	.69	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1843	1843	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	29.5	29.5	50	(min.)
	DEPTH	63	63	100	
<u>SETBACKS IN FEET:</u>	FRONT	9.5	9.5	15	(min.)
	REAR	24.5	18.5	25	(min.)
	LEFT SIDE	6	6	7.5	(min.)
	RIGHT SIDE	2.5	2.5	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	30	30	35	(max.)
	LENGTH	n/a	n/a	n/a	
	WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.33	.33	.4	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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'.

Pacheco, Maria

From: Jessica Cashdan <jcashdan@icloud.com>
Sent: Saturday, August 10, 2019 1:47 PM
To: Pacheco, Maria
Subject: 67 Dudley Street - variance/special permit

Dear Maria,

Thank you for helping me file my application on Friday morning.

Enclosed are the photos of our house:

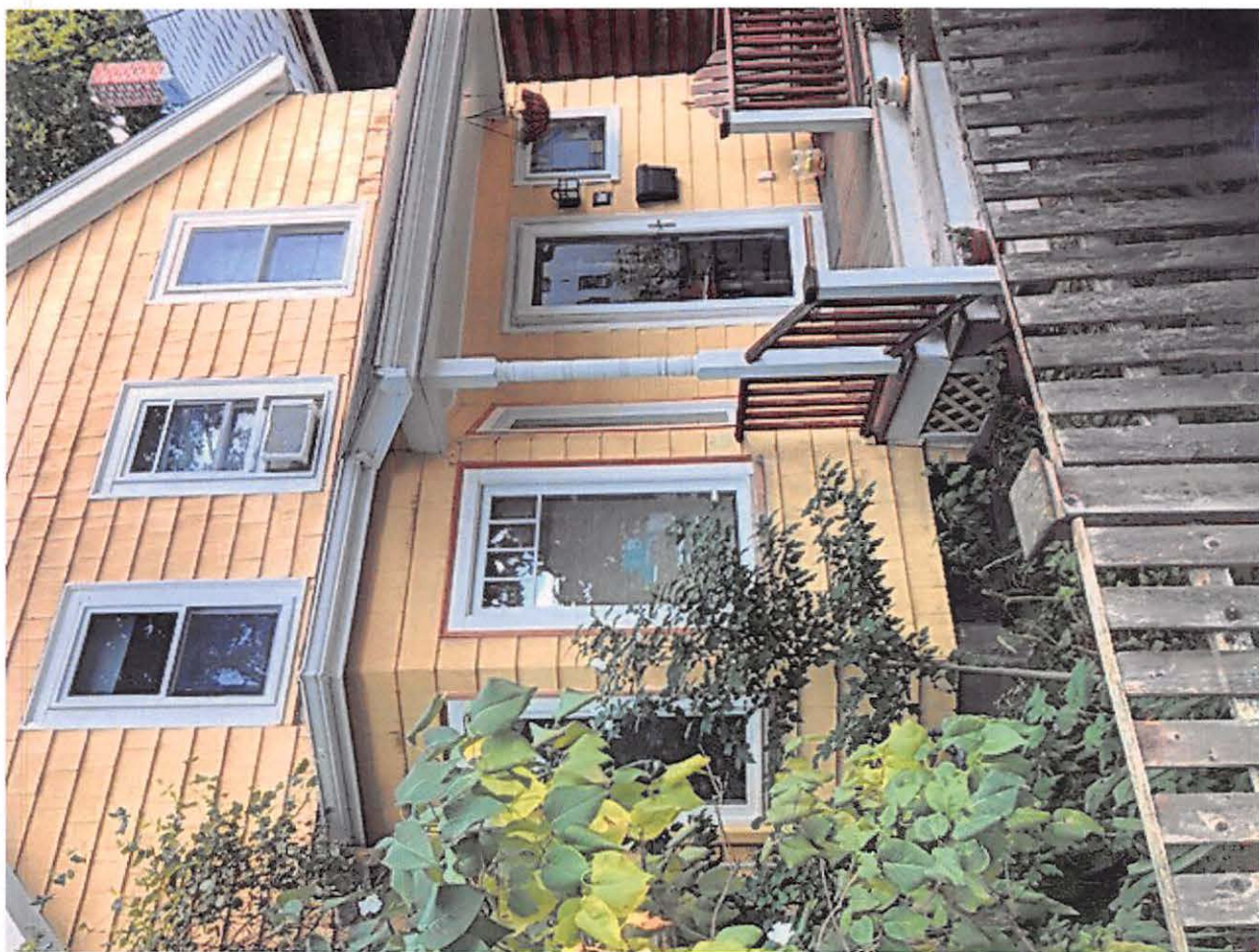
1. Front
2. Front with view of existing small front basement window
3. Back
4. Back with closer view of existing bulkhead
5. Side
6. Side close up of existing small side basement window

I will send separately the plot plan.

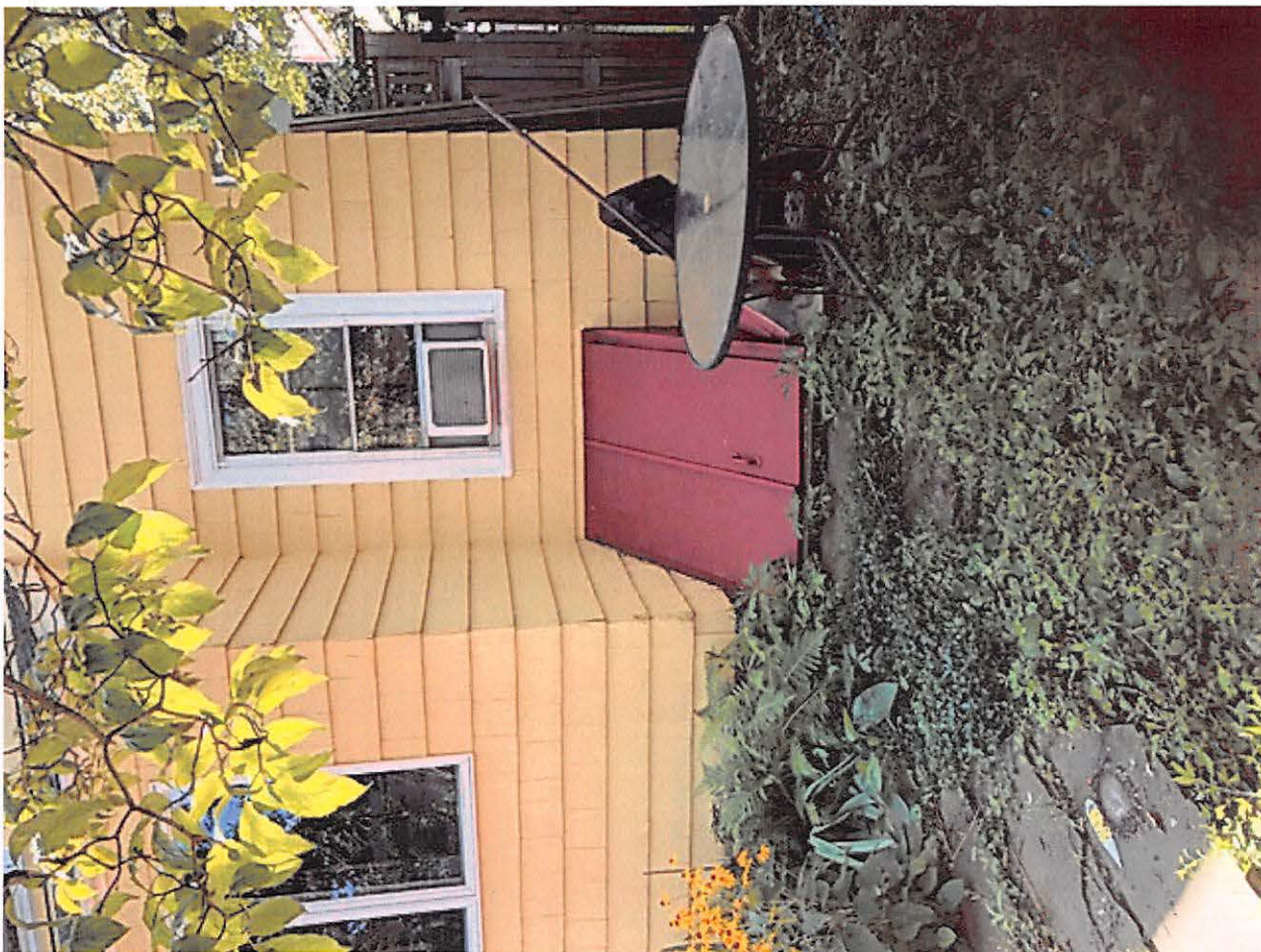
Thank you, again,

Jessica





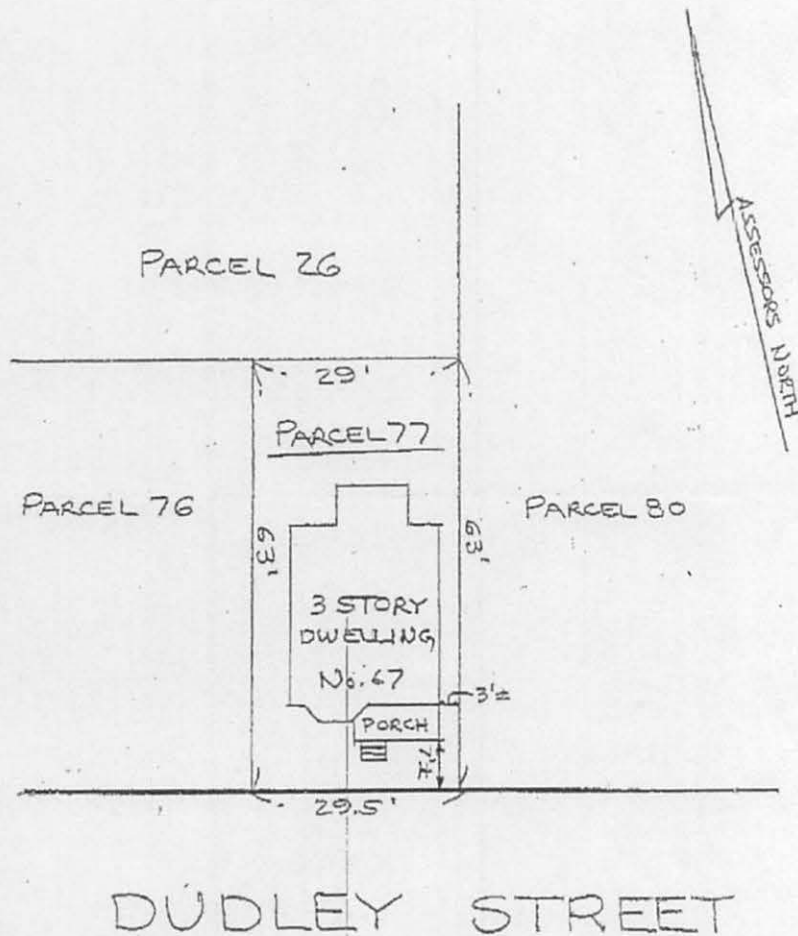








TOTAL P. 01



NOTE: LOT CONFIGURATION IS BASED ON DEED, AND/OR ASSESSOR'S MAP, & OCCUPATION. A MORE ACCURATE REPRESENTATION WILL REQUIRE AN INSTRUMENT SURVEY.



LOCATION OF STRUCTURE(S) BASED ON LINES OF OCCUPATION ONLY. A MORE ACCURATE REPRESENTATION WILL REQUIRE AN INSTRUMENT SURVEY.

Scale: 1" = 20'

JOHN H. CIARCIA
 I, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION PLAN WAS PREPARED FOR NORTHSTAR VTR, CORP. IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. NO CORNERS WERE SET. IT CANNOT BE USED FOR ESTABLISHING FENCE, HEDGE OR BUILDING LINES. THE LAND AS SHOWN HEREON IS BASED ON CLIENT FURNISHED INFORMATION AND MAY BE SUBJECT TO FURTHER OUT-SALES, EASEMENTS, EASEMENTS AND RIGHTS OF WAY. NO RESPONSIBILITY IS EXTENDED HEREIN TO THE LAND OWNER OR OCCUPANT. IT IS NOT INTENDED TO BE RECORDED.

DATE: 2-25-99
 CLIENT: NATHAN BOW
 CLIENT REF: 29126



AMERICAN SURVEYING COMPANY
 1264 Main Street, Waltham, MA 02451 (781) 893-6477

Mortgage Inspection Plan

THE LOCATION OF THE ORIGINAL DWELLING SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL APPLICABLE ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS ONLY, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VI, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED OR SHOWN HEREON. A CONFIRMATORY INSTRUMENT SURVEY IS ADVISED WHEN STRUCTURES ARE SHOWN TO BE 1' OR LESS FROM PROPERTY OR REQUIRED ZONING SETBACK LINES.

RECORDED AT MIDDLESEX COUNTY REGISTRY OF DEEDS, BOOK 10262 PAGE 588 L.C. Cert. #
 PLAN REFERENCE:
 DRAWN PER TOWN OF CAMBRIDGE ASSESSOR'S MAP # 101 PARCEL # 27 DATED
 ADDRESS: 87 DUDLEY ST. CAMBRIDGE, MA
 BORROWER: JESSICA CASHDALE & FRANK'S RESIDENTIAL TRUST
 SUBJECT DWELLING LIES IN FLOOD ZONE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP DATED JUL 5 1982 COMMUNITY PANEL # 250126 VMD 15
 BY:

FILED	DRAFTED	CHECKED
<u>PL</u>	<u>ST</u>	<u>JMC</u>

 802 ... 135

67 Dudley St.

Petitioner

191-23
SHABSHELOWITZ, ADAM
22 HARRINGTON RD
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A. & DONNA FRASER
24 HARRINGTON ROAD
CAMBRIDGE, MA 02140

191-77
CASHDAN, JESSICA & FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-53
GRACE, WALTER J. JR. &
MARY GRACE A LIFE ESTATE
25 HARRINGTON RD
CAMBRIDGE, MA 02140

191-74
BAIN, JOSEPH F. & VERONIQUE A. BAIN
32 HENDERSON ST.
ARLINGTON, MA 02474

191-75
FITCH, JOHN L. & ANTOINETTE M FITCH
71 DUDLEY ST
CAMBRIDGE, MA 02140

191-76
DEERY, CHRISTOPHER P. & MARGARET E. DEERY
69 DUDLEY ST
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND & JOSETTE GEORGES
95 REED STREET
CAMBRIDGE, MA 02140

191-80
QUINCY, DONALD A. & JANE E. QUINCY
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-81
SKOW, BRADFORD A. & DEANNA P. SKOW
63 DUDLEY ST
CAMBRIDGE, MA 02140

191-82
BOND, MARGARET A.
61 DUDLEY ST
CAMBRIDGE, MA 02140

192-125
FLORI FAMILY HOLDINGS, LLC
76 PIGEON LANE
WALTHAM, MA 02452

192-146
MADHURI, RAVI,
TRUSTEE THE BLUE BOAT TRUST
8 SPRUCE ST., #9N
NEW YORK, NY 10038

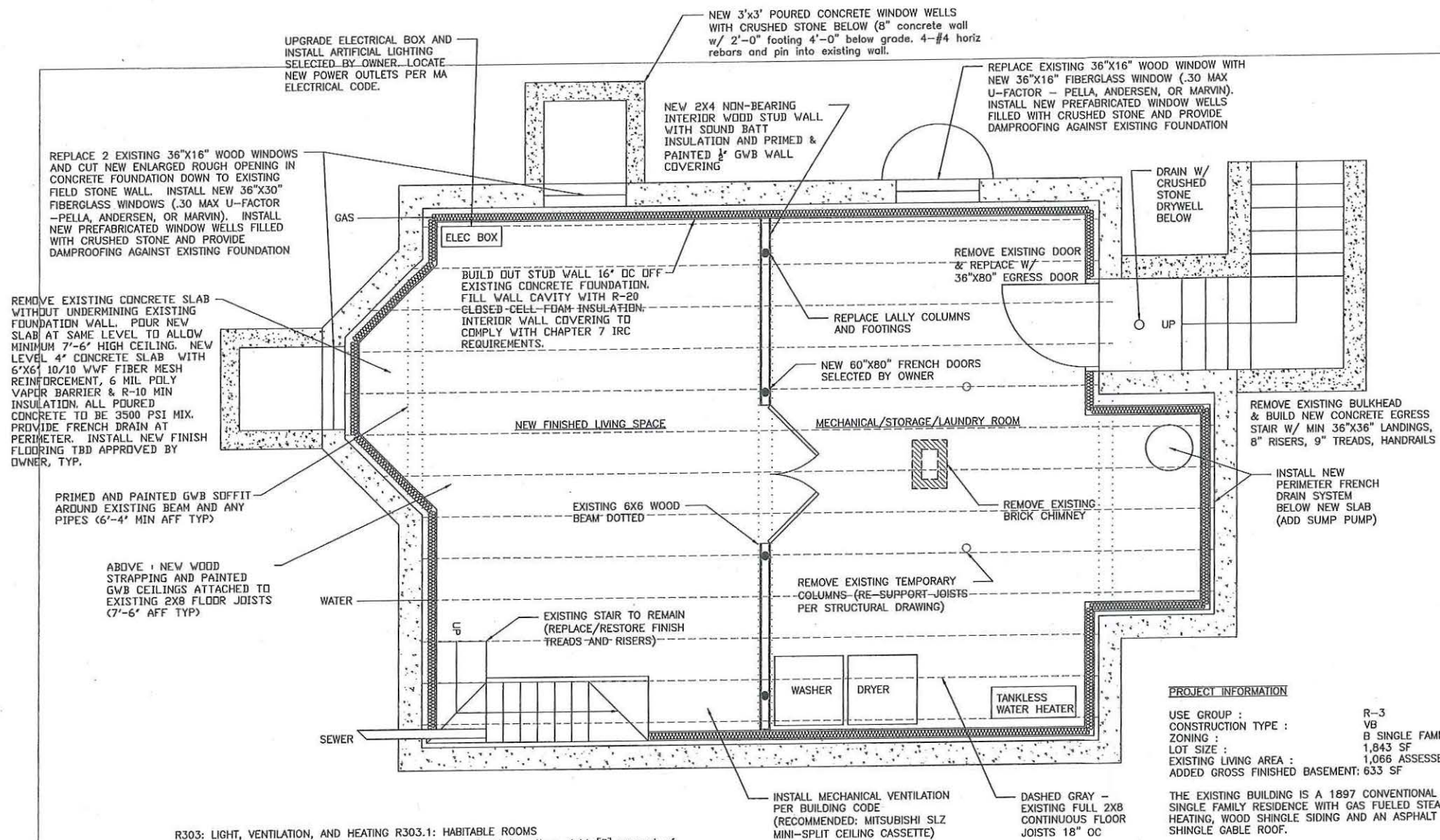
192-146
NAJAFIAN, MARYAM
70 DUDLEY STREET #2
CAMBRIDGE, MA 02140

192-146
SIDIROGLOU, SYLIANOS & ALISON FOLLAND
70 DUDLEY ST #3
CAMBRIDGE, MA 02140

192-147
MACDONALD, JARED & ATARA RICH-SHEA
66 DUDLEY ST., UNIT #1
CAMBRIDGE, MA 02140

192-147
CHURCHILL, JEFFREY H.
66 DUDLEY ST., #3
CAMBRIDGE, MA 02140

192-147
SUN, DAPENG & YONGTING WANG
66 DUDLEY ST., #2
CAMBRIDGE, MA 02140



R303: LIGHT, VENTILATION, AND HEATING R303.1: HABITABLE ROOMS

All habitable rooms shall have an aggregate glazing area of not less than eight [8] percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be four [4] percent of the floor area being ventilated.

EXCEPTIONS:

1. The glazed areas need not be openable where the opening is not required by section R310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed capable of supplying outdoor ventilation air of fifteen [15] cubic feet per minute (cfm) (78l/s) per occupant computed on the basis of two occupants for the first room and one occupant for each additional room.
2. The glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches above the floor level.

PROJECT INFORMATION

USE GROUP : R-3
CONSTRUCTION TYPE : VB
ZONING : B SINGLE FAMILY
LOT SIZE : 1,843 SF
EXISTING LIVING AREA : 1,066 ASSESSED
ADDED GROSS FINISHED BASEMENT: 633 SF

THE EXISTING BUILDING IS A 1897 CONVENTIONAL SINGLE FAMILY RESIDENCE WITH GAS FUELED STEAM HEATING, WOOD SHINGLE SIDING AND AN ASPHALT SHINGLE GABLE ROOF.

THE INTENTION OF THIS PROJECT IS TO FINISH THE EXISTING INTERIOR OF THE BASEMENT TO INCLUDE A FAMILY ROOM AND STORAGE/LAUNDRY AREA.

General Notes

1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY.
2. ALL CONSTRUCTION IS TO CONFORM TO THE IRC, MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT, WOOD FRAME CONSTRUCTION MANUAL, AND ALL APPLICABLE LAWS & REGULATIONS.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL THOROUGHLY EXAMINE THE DRAWINGS AND ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS.
4. ONCE CONSTRUCTION COMMENCES, CONTRACTORS ASSUME ALL RESPONSIBILITY FOR THE WORK. ARCHITECT IS NOT LIABLE FOR STRUCTURES BUILT FROM THESE DRAWINGS.
5. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
6. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS WITHOUT THE PRIOR APPROVAL OF ARCHITECT AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE IN THE WORK WITHOUT PRIOR APPROVAL.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND RELATED INSPECTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB-SITE SAFETY AND REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS.
9. DRAWINGS INDICATE GENERAL CONSTRUCTION, DIMENSIONS, DETAILS AND STYLES FOR MATERIALS, PRODUCTS, AND EQUIPMENT INDICATED. FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL MEMBER SIZING/VERIFICATION.
12. ANY ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
13. ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM MASS ARCHITECT, LLC IS PROHIBITED.
14. ALL ON SITE WORK TO BE OVERSEEN BY LICENSED CONTRACTOR.
15. ALL STRUCTURAL MATERIALS SHALL BE VOID OF ANY DEFECTS THAT DIMINISH THEIR CAPACITY TO FUNCTION IN AN ADEQUATE MANNER. ALL FRAMING LUMBER SHALL BE KILN-DRIED NO 2 GRADE SPUCE-PINE-FIR OR BETTER. ALL FRAMING MEMBERS SHOWN ARE SUGGESTED SIZES AND SPANS TO BE VERIFIED WITH CALCULATIONS AND SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER UNDER SEPARATE CONTRACT AND TERMS.
16. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.
17. RESPONSIBILITY FOR THERMAL AND MOISTURE DESIGN LIES WITH THE BUILDER AND HOMEOWNER.



NICHOLAS PAOLUCCI, AIA
45 WOODMERE DRIVE
MILTON, MA 02186
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
CASHDAN BASEMENT
67 DUDLEY STREET
CAMBRIDGE, MA
BASEMENT RENOVATION

Project
CASHDAN BASEMENT
Date
4-30-19
Scale
3/8"=1'-0"

Sheet
1
FLOOR PLAN

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS EXCEPT DECKS AND BALCONIES	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

GENERAL CONDITIONS

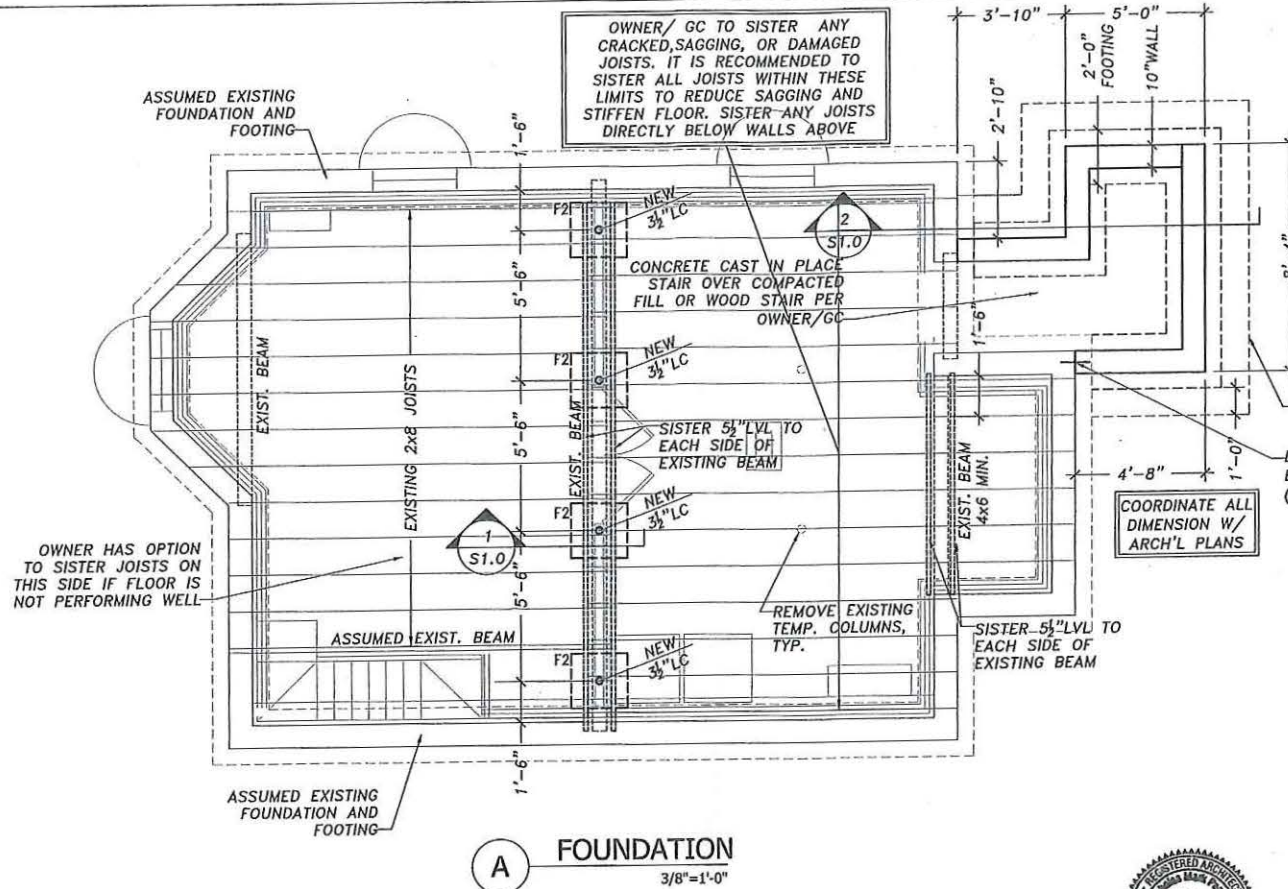
- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ARCHITECT IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

CONCRETE

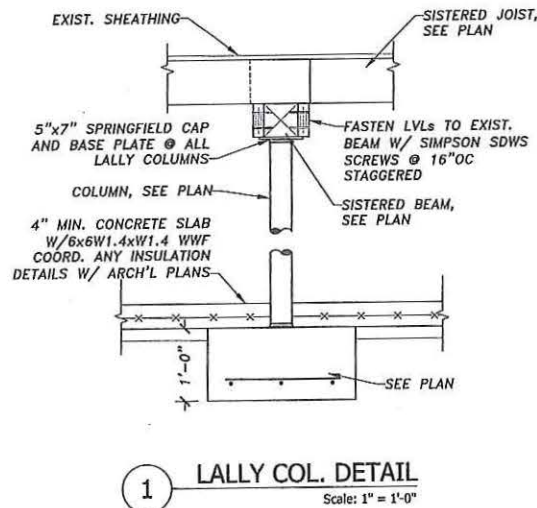
- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

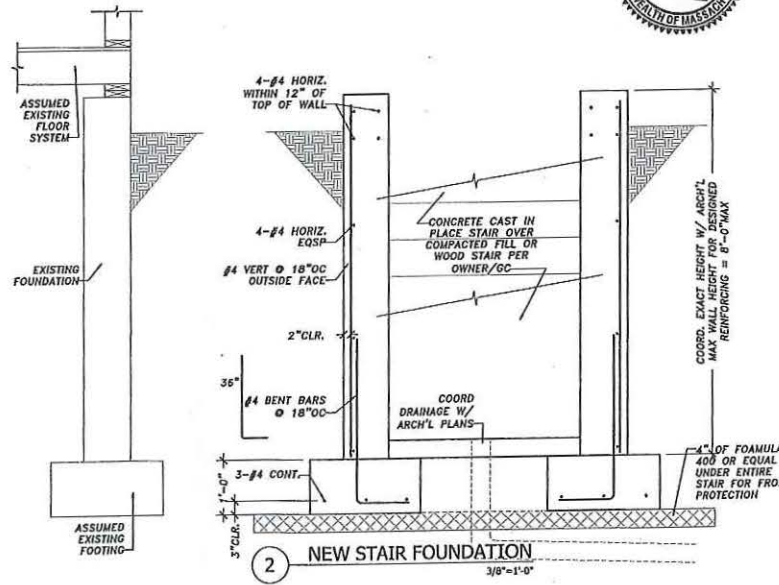
- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1&2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1&2).
- REFER TO THE MBC 1&2 AND IRC 1&2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ARCHITECT OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1&2 AND IRC 1&2 OR IN THESE DRAWINGS.
- REFER TO THE IRC 1&2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS. ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPICED OVER SUPPORTS.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.



A FOUNDATION
3/8" = 1'-0"



1 LALLY COL. DETAIL
Scale: 1" = 1'-0"



2 NEW STAIR FOUNDATION
3/8" = 1'-0"

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- ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM MASS ARCHITECT, LLC IS PROHIBITED.
- ALL ON-SITE WORK TO BE OVERSEEN BY LICENSED CONTRACTOR.
- ALL STRUCTURAL MATERIALS SHALL BE VOID OF ANY DEFECTS THAT DIMINISH THEIR CAPACITY TO FUNCTION IN AN ADEQUATE MANNER. ALL FRAMING LUMBER SHALL BE KILN-DRIED NO. 2 GRADE SPRUCE-PINE-FIR OR BETTER. ALL FRAMING MEMBERS SHOWN ARE SUGGESTED SIZES AND SPACINGS TO BE VERIFIED WITH CALCULATIONS AND SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER UNDER SEPARATE CONTRACT AND TERMS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.

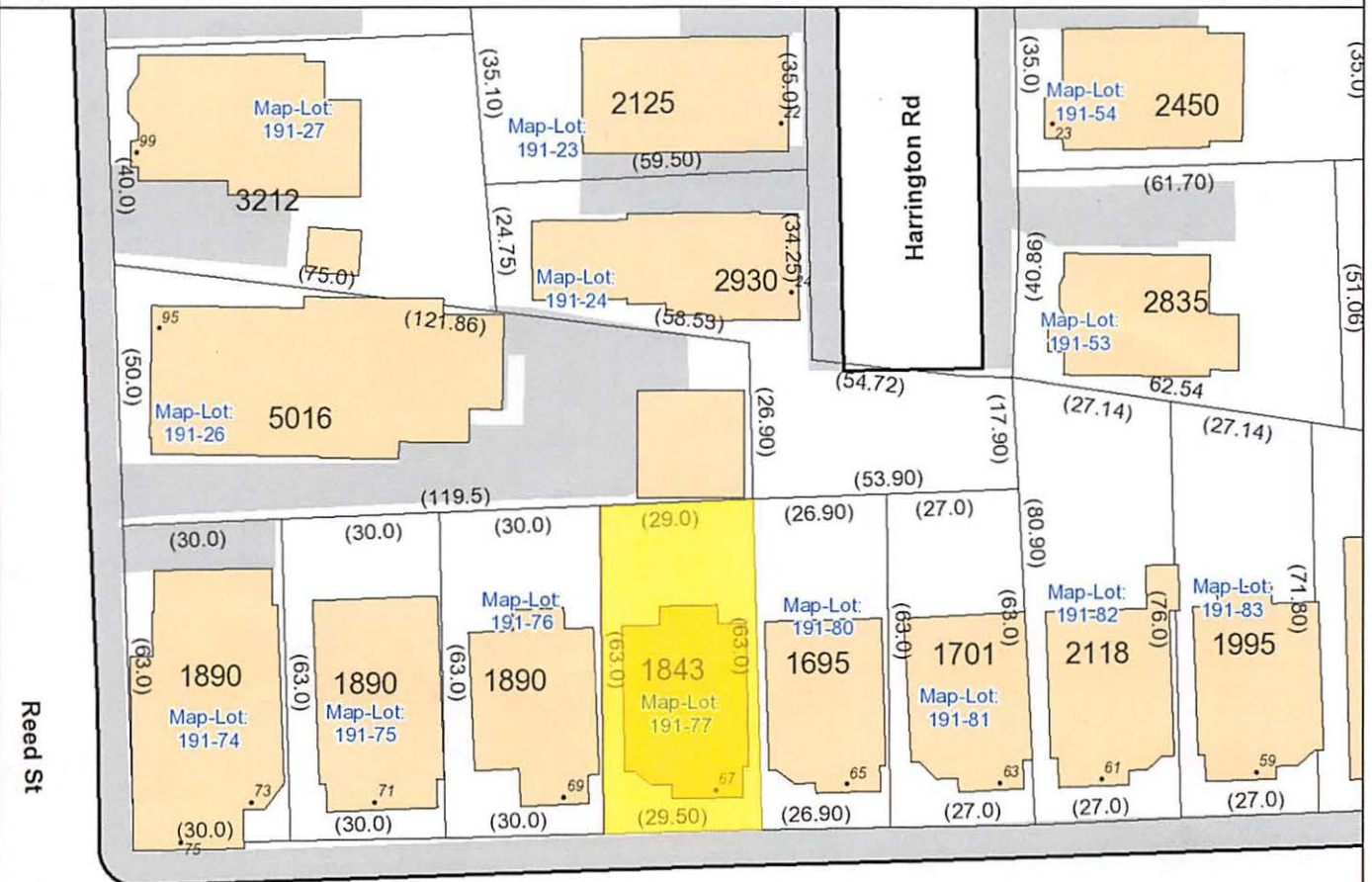
MASS ARCHITECT
NICHOLAS PAOLUCCI, AIA

NICHOLAS PAOLUCCI, AIA
45 WOODMERE DRIVE
MILTON, MA 02166
RIMASSARCHITECT@GMAIL.COM
401-316-3525

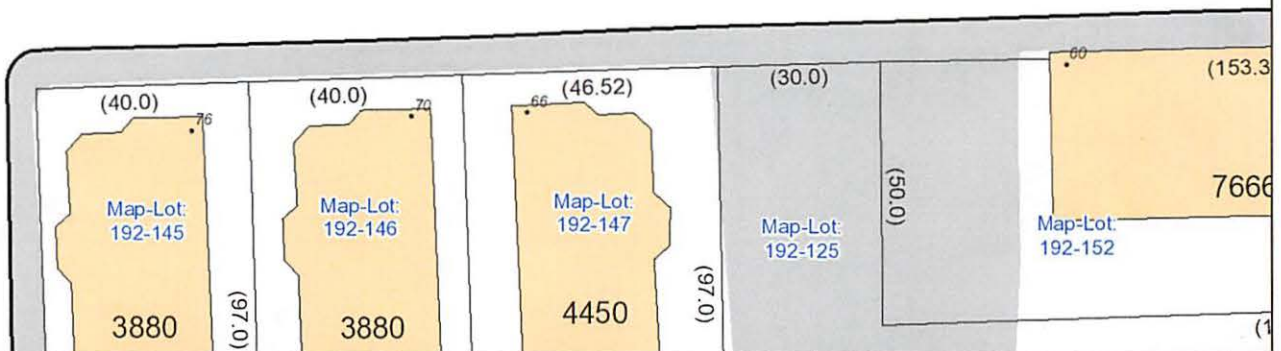
Project Name and Address
CASHDAN BASEMENT
67 DUDLEY STREET
CAMBRIDGE, MA
BASEMENT RENOVATION

Project
CASHDAN BASEMENT
Date
4-29-19
Scale
NOTED

Sheet
S1.0
STRUCTURAL
PLAN



Dudley St



City of Cambridge
Massachusetts

1" = 35 ft

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



30177/402



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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 67 Dudley Street

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)
- ☒ Structure is fifty years or more old and is 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 August 27, 2019

Received by Uploaded to Energov

Date August 27, 2019

Relationship to project BZA 017166-2019

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