



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

BZA APPLICATION FORM

Plan No: BZA-017111-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Robert Livingston - C/O Nicholas Paolucci

PETITIONER'S ADDRESS : 45 Woodmere Drive Milton, MA 02186

LOCATION OF PROPERTY : 7 Gibson St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We would like relief in order to park 2 cars in the existing paved driveway in the front yard. Cars have been parking there for decades and we are looking for written approval for the two grandfathered spaces.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.44.1.C (Front Yard Parking).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Robert Livingston

(Petitioner(s) / Owner)

Robert Livingston

(Print Name)

Address :

7 Gibson Street
Cambridge MA 02138

Tel. No. :

(312) 217-9467

E-Mail Address :

rwlivingston4@gmail.com

Date :

April 25, 2019

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:

If the owner was not allowed to park 2 cars in the existing driveway, the cars would need to be parked on the street, where there is already limited parking.

- 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:

We'd like to keep the existing paved driveway as is, as it has been for decades. This will not affect the existing topography.

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

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

If relief is granted, there will be no detriment to the surrounding neighbors. If not granted, there would be two more cars parked on the street, which would affect the neighborhood.

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

The two parking spaces and paved driveway have been in existence prior to 1961

- *** 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: Mass Architect LLC **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 7 Gibson St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>	<u>na</u>	<u>na</u>	<u>na</u> (max.)
<u>LOT AREA:</u>	<u>na</u>	<u>na</u>	<u>na</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>na</u>	<u>na</u>	<u>na</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>na</u>	<u>na</u>	<u>na</u> (min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>na</u>	<u>na</u>	<u>na</u> (min.)
	<u>na</u>	<u>na</u>	<u>na</u>
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>na</u>	<u>na</u>	<u>na</u> (min.)
	<u>na</u>	<u>na</u>	<u>na</u> (min.)
	<u>na</u>	<u>na</u>	<u>na</u> (min.)
	<u>na</u>	<u>na</u>	<u>na</u> (min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>na</u>	<u>na</u>	<u>na</u> (max.)
	<u>na</u>	<u>na</u>	<u>na</u>
	<u>na</u>	<u>na</u>	<u>na</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>na</u>	<u>na</u>	<u>na</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>na</u>	<u>na</u>	<u>na</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>na</u>	<u>na</u>	<u>na</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>na</u>	<u>na</u>	<u>na</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'.



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

2019 MAY -7 PM 2:38
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017111-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Robert Livingston - C/O Nicholas Paolucci

PETITIONER'S ADDRESS : 45 Woodmere Drive Milton, MA 02186

LOCATION OF PROPERTY : 7 Gibson St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We would like relief in order to park 2 cars in the existing paved driveway in the front yard. Cars have been parking there for decades and we are looking for written approval for the two grandfathered spaces.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.44.1.C (Front Yard Parking).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Robert Livingston

(Petitioner(s) / Owner)

Robert Livingston

(Print Name)

Address :

7 Gibson Street
Cambridge MA 02138

Tel. No. :

(312) 217-9467

E-Mail Address :

rwilivngston4@gmail.com

Date :

April 25, 2019

LIVINGSTON RESIDENCE - CARRIAGE HOUSE

7 GIBSON STREET - CAMBRIDGE, MA

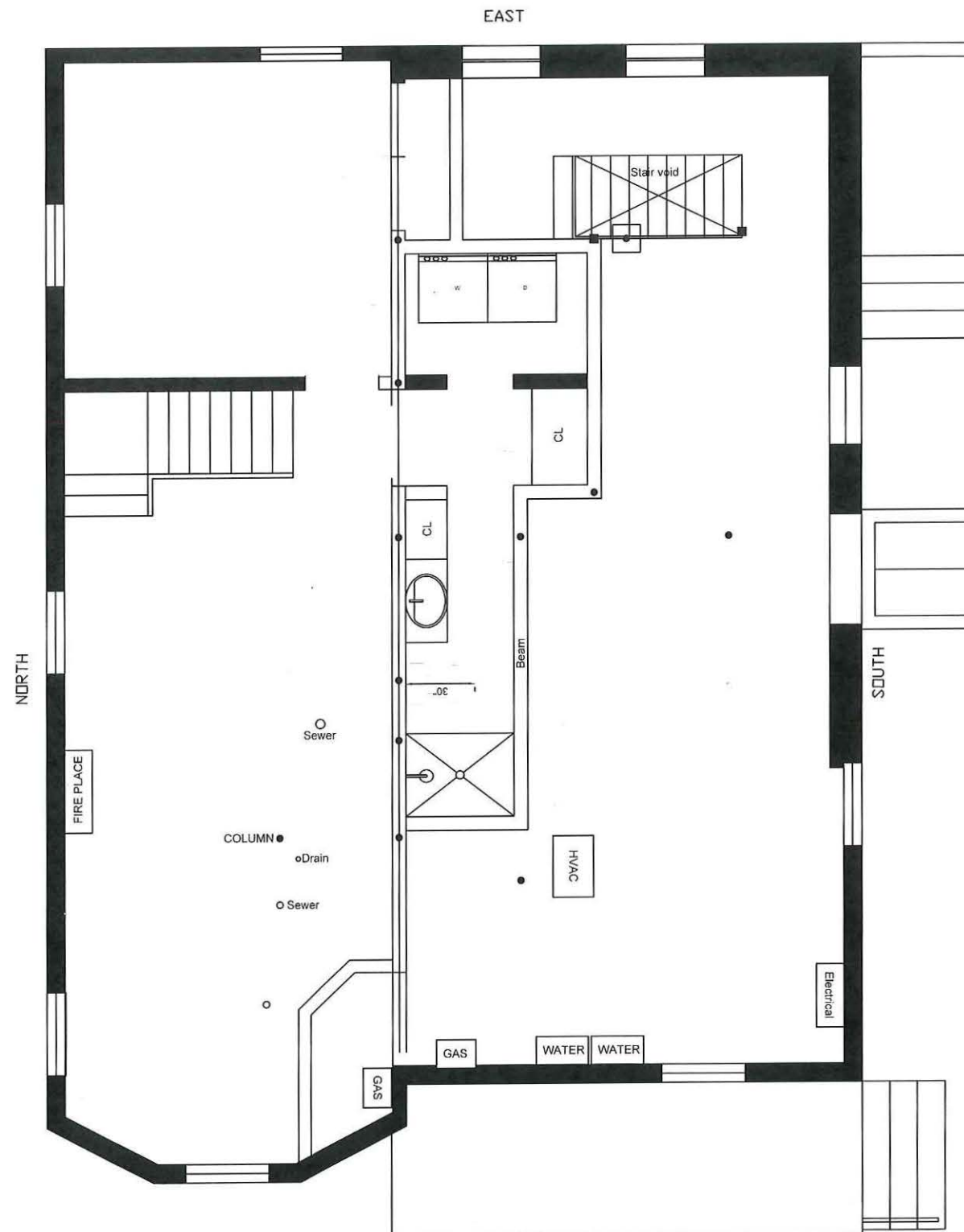


General Notes		
1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY.		
2. ALL CONSTRUCTION IS TO CONFORM TO THE IRC, MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT, WOOD FRAME CONSTRUCTION MANUAL, AND ALL APPLICABLE LAWS & REGULATIONS.		
3. PRIOR TO CONSTRUCTION, CONTRACTOR 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.		
No.	Revision/Issue	Date

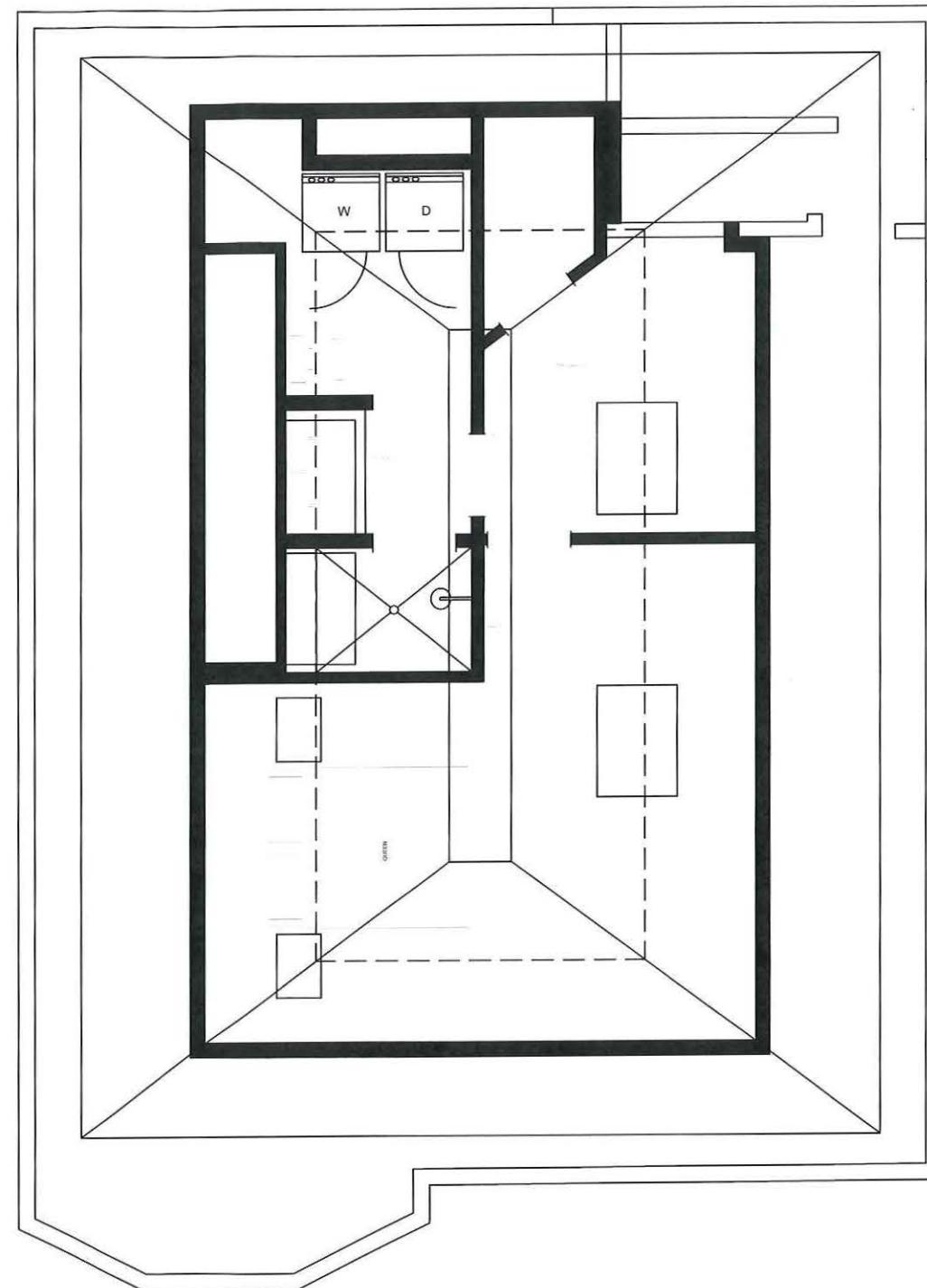
MASS ARCHITECT
NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	0
Date	12-11-18	COVER SHEET & RENDERING	
Scale	3/16"=1'-0"		



EXISTING BASEMENT FLOOR PLAN (MAIN HOUSE) 673 GSF WITH 7' MIN CEILINGS



EXISTING ATTIC FLOOR PLAN (MAIN HOUSE) 248 GSF W/5' MIN CEILING

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.

No.	Revision/Issue	Date
-----	----------------	------

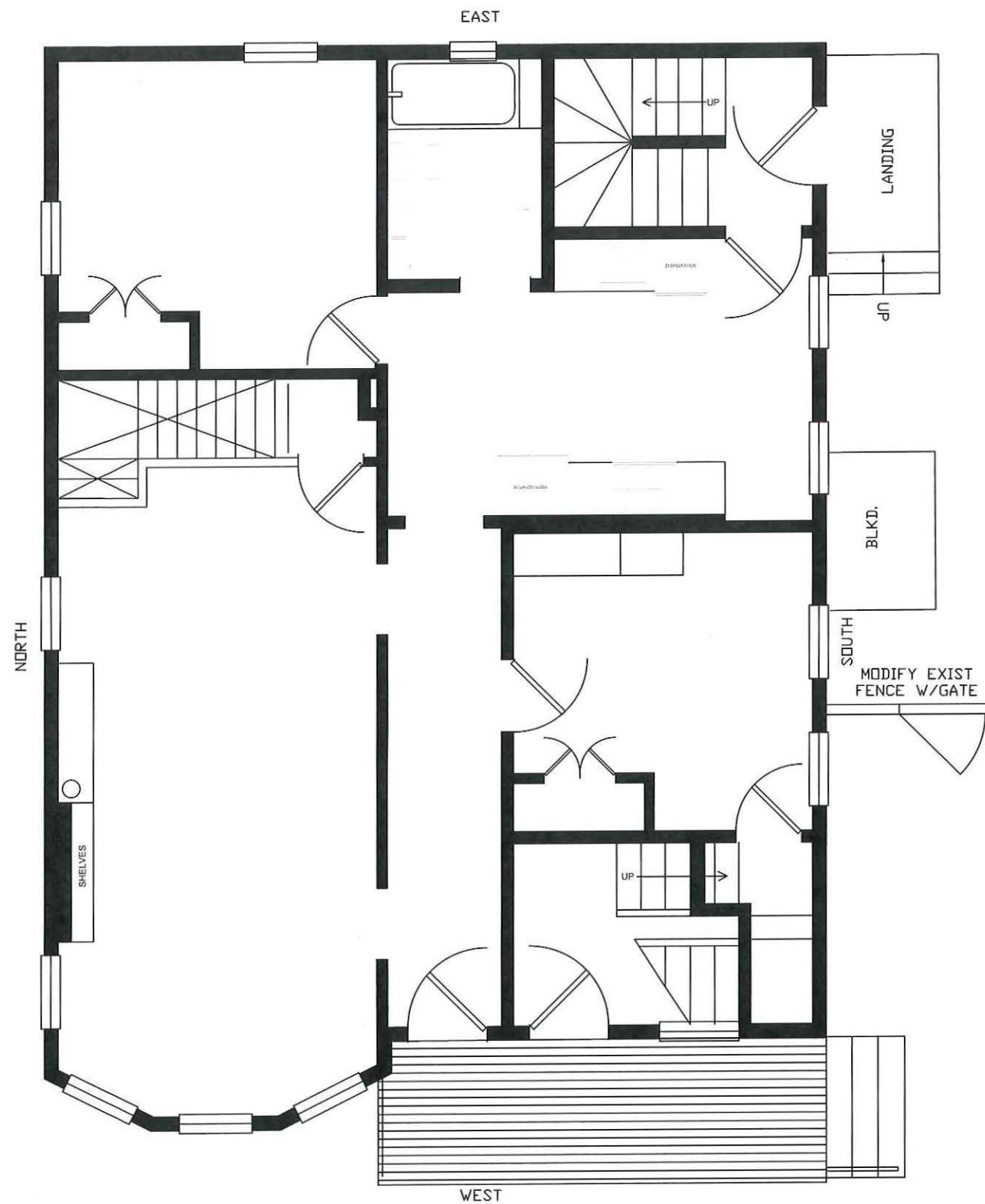
MASS ARCHITECT

NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

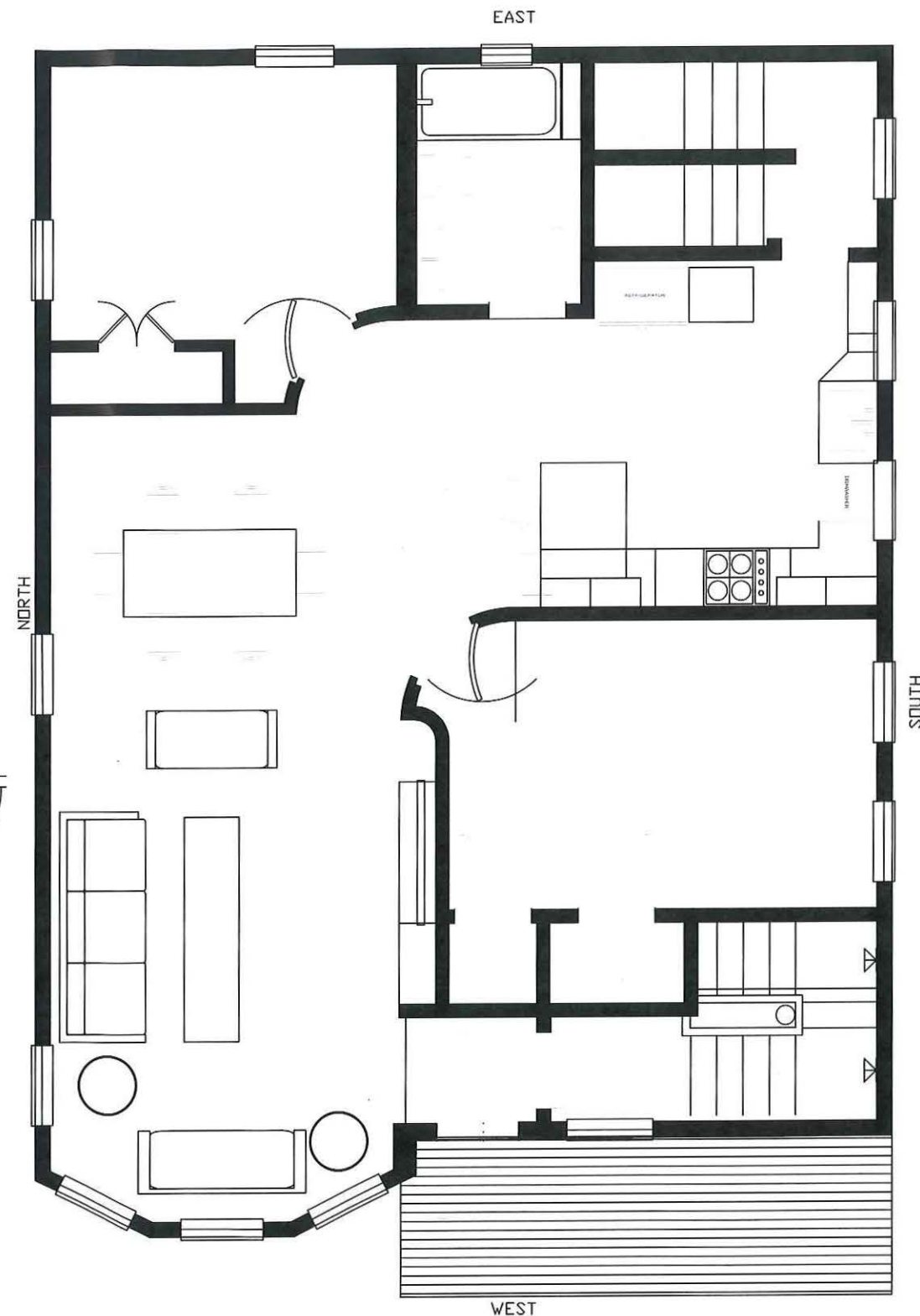
Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	1
Date	12-11-18		
Scale	3/16"=1'-0"		

EXIST HOUSE
BASEMENT &
ATTIC PLANS



EXISTING FIRST FLOOR PLAN (MAIN HOUSE) 1184 GSF



EXISTING SECOND FLOOR PLAN (MAIN HOUSE) 1184 GSF

General Notes

- DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY.
- ALL CONSTRUCTION IS TO CONFORM TO THE IRC, MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT, WOOD FRAME CONSTRUCTION MANUAL, AND ALL APPLICABLE LAWS & REGULATIONS.
- 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.
- ONCE CONSTRUCTION COMMENCES, CONTRACTORS ASSUME ALL RESPONSIBILITY FOR THE WORK. ARCHITECT IS NOT LIABLE FOR STRUCTURES BUILT FROM THESE DRAWINGS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
- 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.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND RELATED INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB-SITE SAFETY AND REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL MEMBER SIZING/VERIFICATION.
- ANY ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
- 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 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.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.
- RESPONSIBILITY FOR THERMAL AND MOISTURE DESIGN LIES WITH THE BUILDER AND HOMEOWNER.

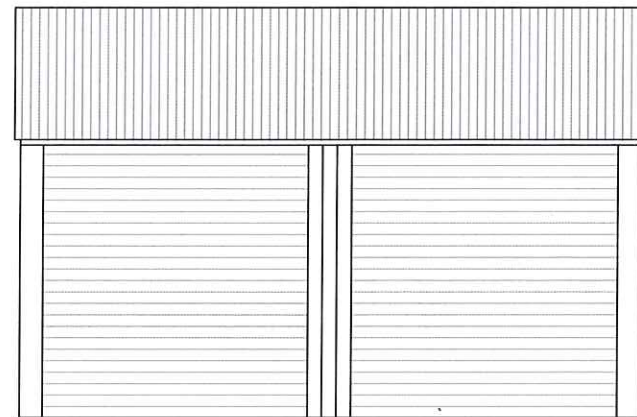
No.	Revision/Issue	Date

MASS ARCHITECT

NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	2
Date	12-11-18	EXIST HOUSE	1ST & 2ND
Scale	3/16"=1'-0"	FLOOR PLANS	



GARAGE NEIGHBOR SIDE EXISTING SOUTH ELEVATION



GARAGE HOUSE SIDE EXISTING NORTH ELEVATION

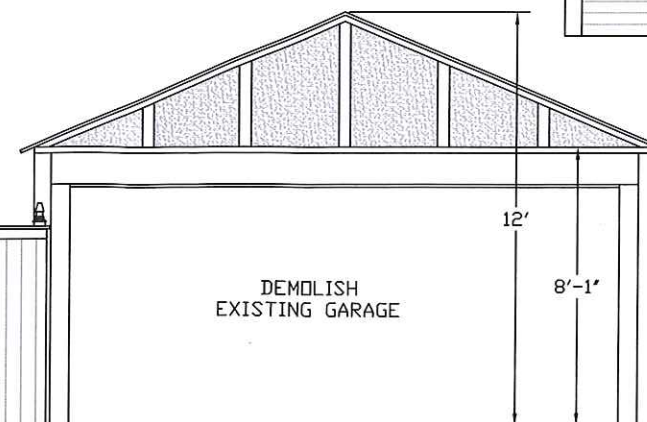


PARTIAL DRIVEWAY SIDE EXISTING SOUTH ELEVATION (MAIN HOUSE) NO WORK



EXISTING FRONT WEST ELEVATION (MAIN HOUSE)

MODIFY EXIST FENCE W/GATE



GARAGE EXISTING FRONT WEST ELEVATION



GARAGE EXISTING REAR EAST ELEVATION

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 SPOUCE-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.

No.	Revision/Issue	Date
-----	----------------	------

MASS ARCHITECT

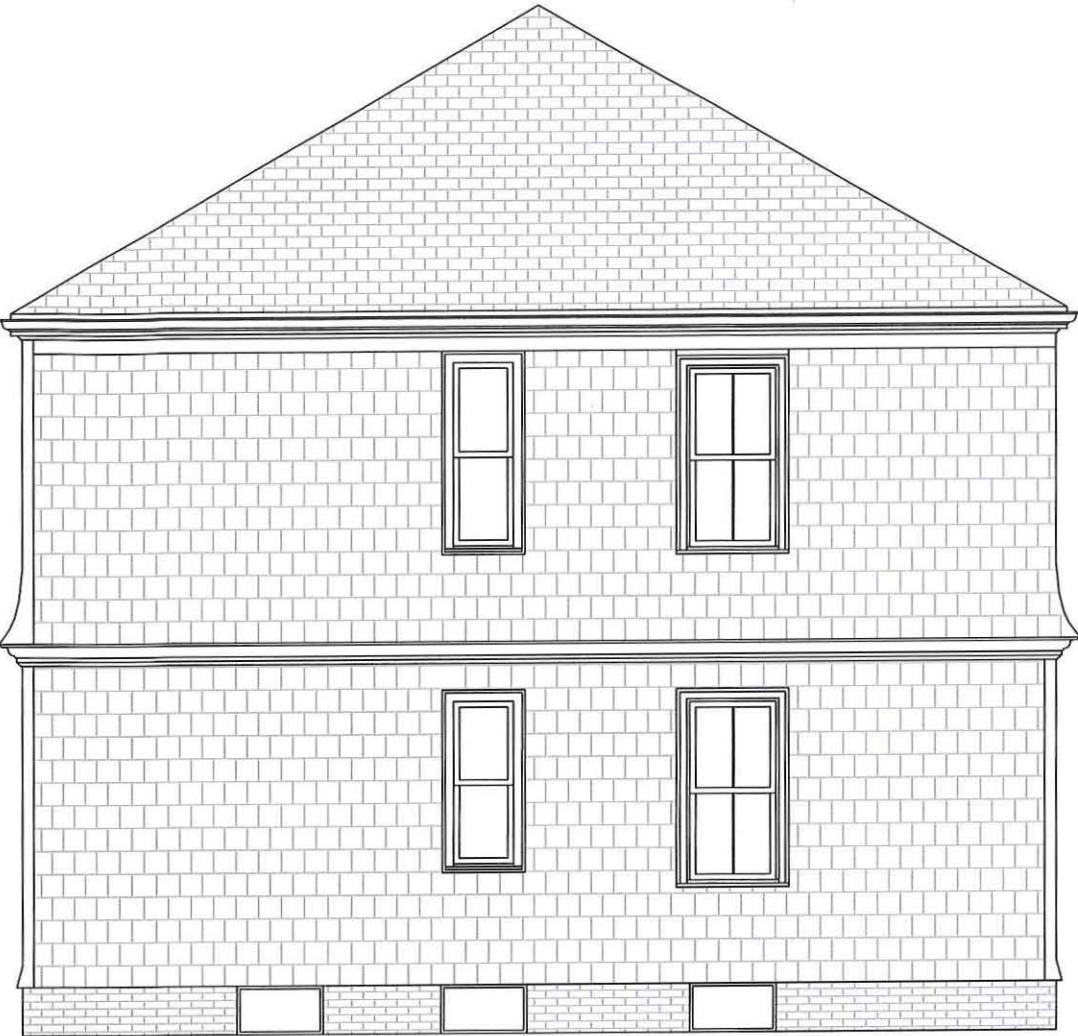
NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	Sheet
LIVINGSTON	3
Date	12-11-18
Scale	3/16"=1'-0"
	EXISTING ELEVATIONS



NORTH SIDE ELEVATION (MAIN HOUSE) NO WORK



EAST SIDE ELEVATION (MAIN HOUSE) NO WORK

- 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.

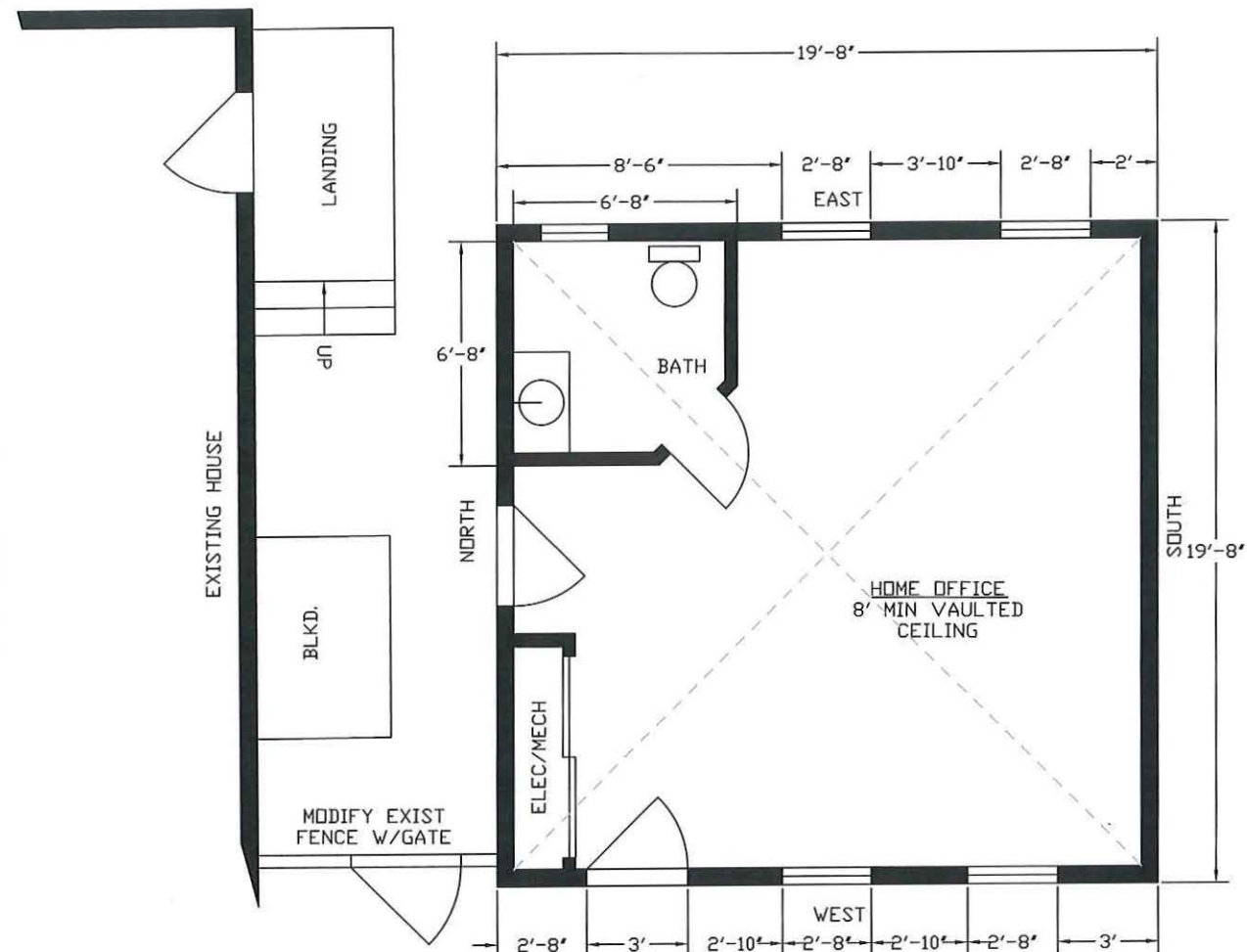
No.	Revision/Issue	Date

MASS ARCHITECT

NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

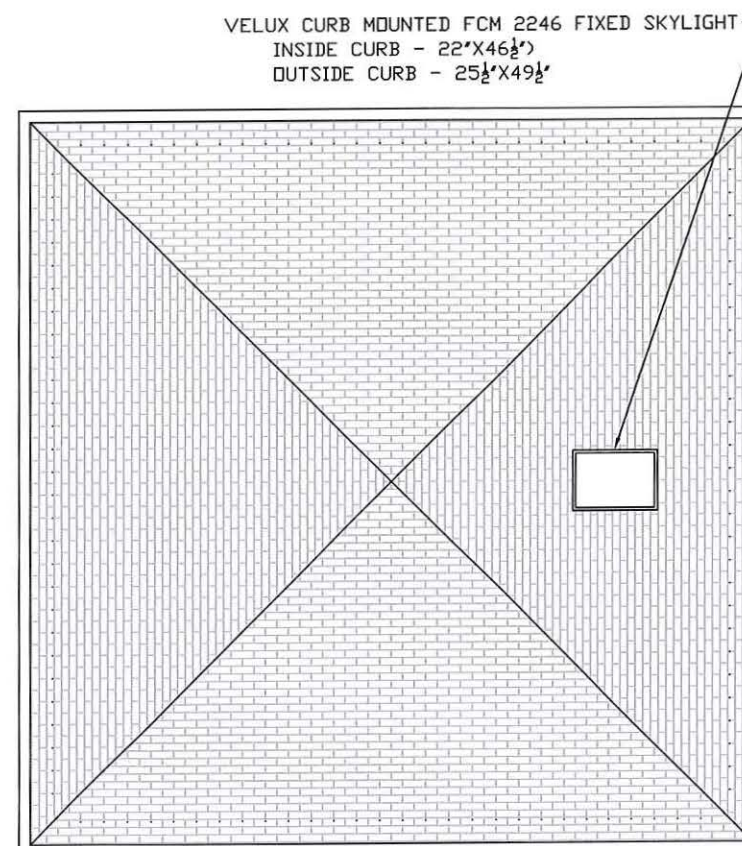
Project	LIVINGSTON	Sheet	4
Date	12-11-18	EXISTING ELEVATIONS	NOT IN SCOPE
Scale	3/16"=1'-0"		



GROUND FLOOR PLAN (CARRIAGE HOUSE) 387 GSF FOR HOME OFFICE



FOUNDATION PLAN (CARRIAGE HOUSE)



ROOF PLAN

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.

No.	Revision/Issue	Date
-----	----------------	------

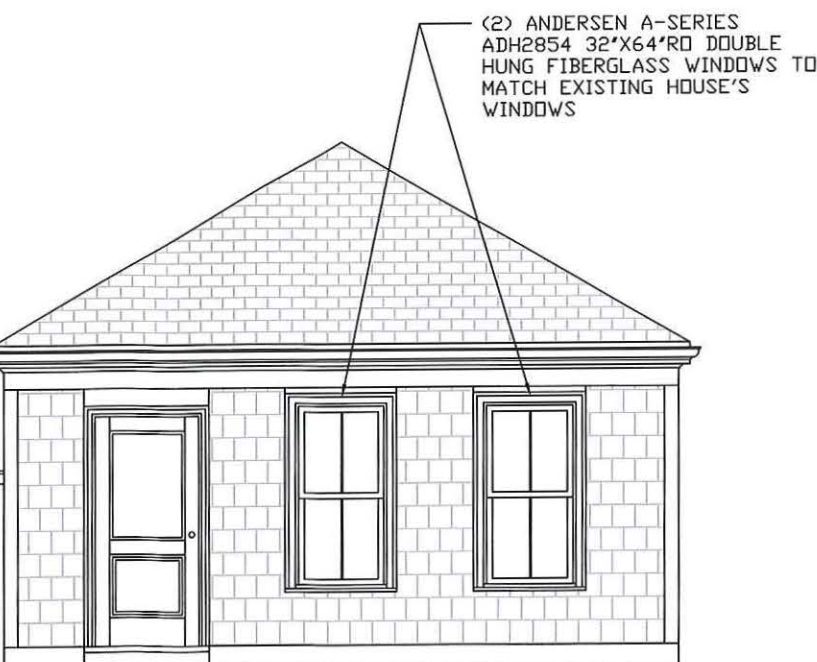
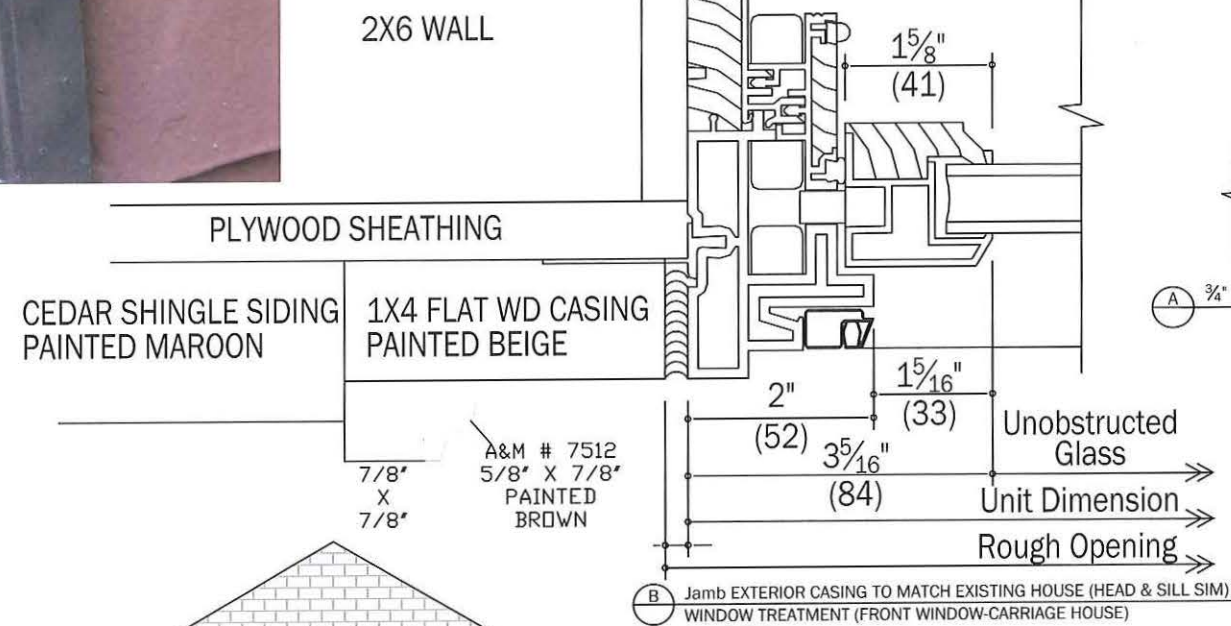
MASS ARCHITECT

NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	5
Date	12-11-18		
Scale	3/16"=1'-0"		

PROPOSED
CARRIAGE
HOUSE PLANS



ANDERSEN Straightline Full Panel
195 PAINTED MAHOGANY DOOR

CARRIAGE HOUSE FRONT WEST ELEVATION

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.

No.	Revision/Issue	Date

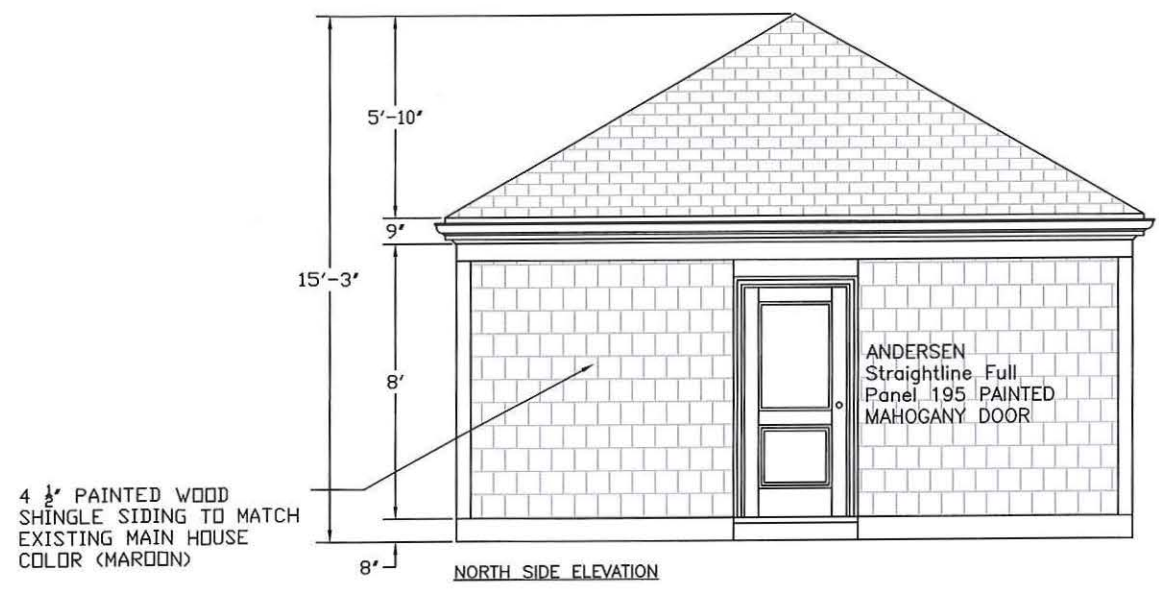
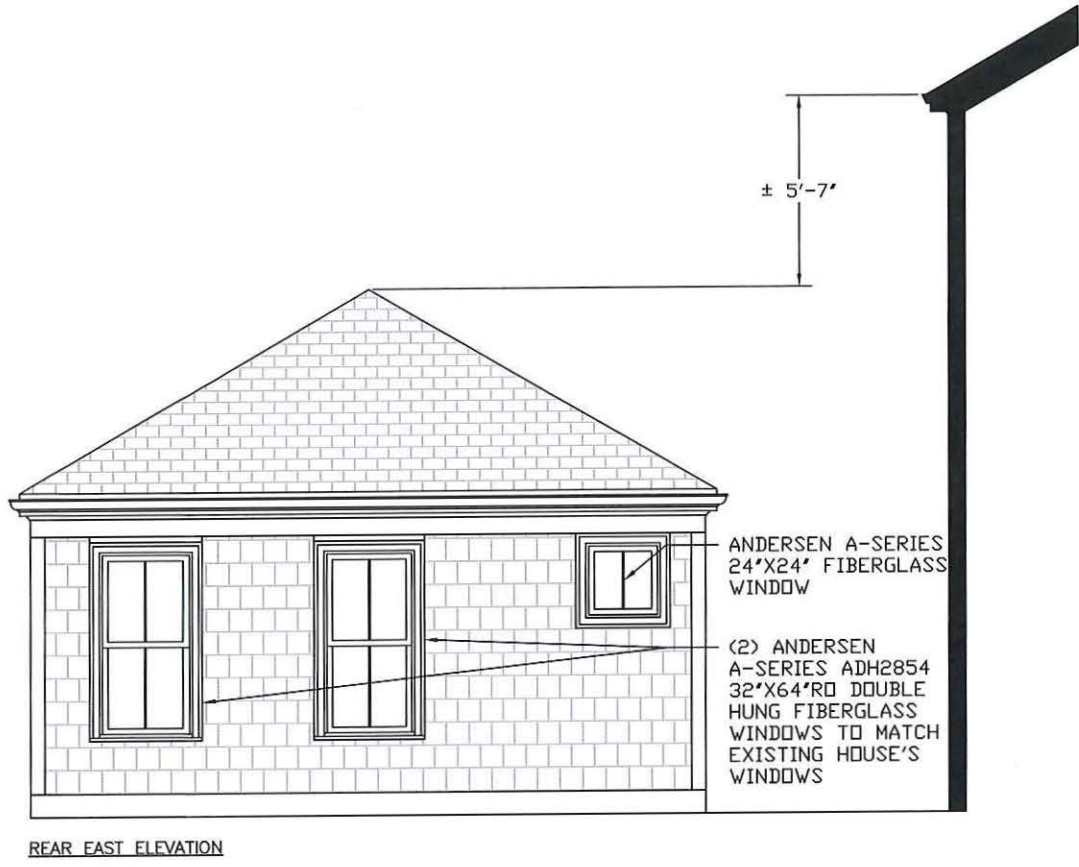
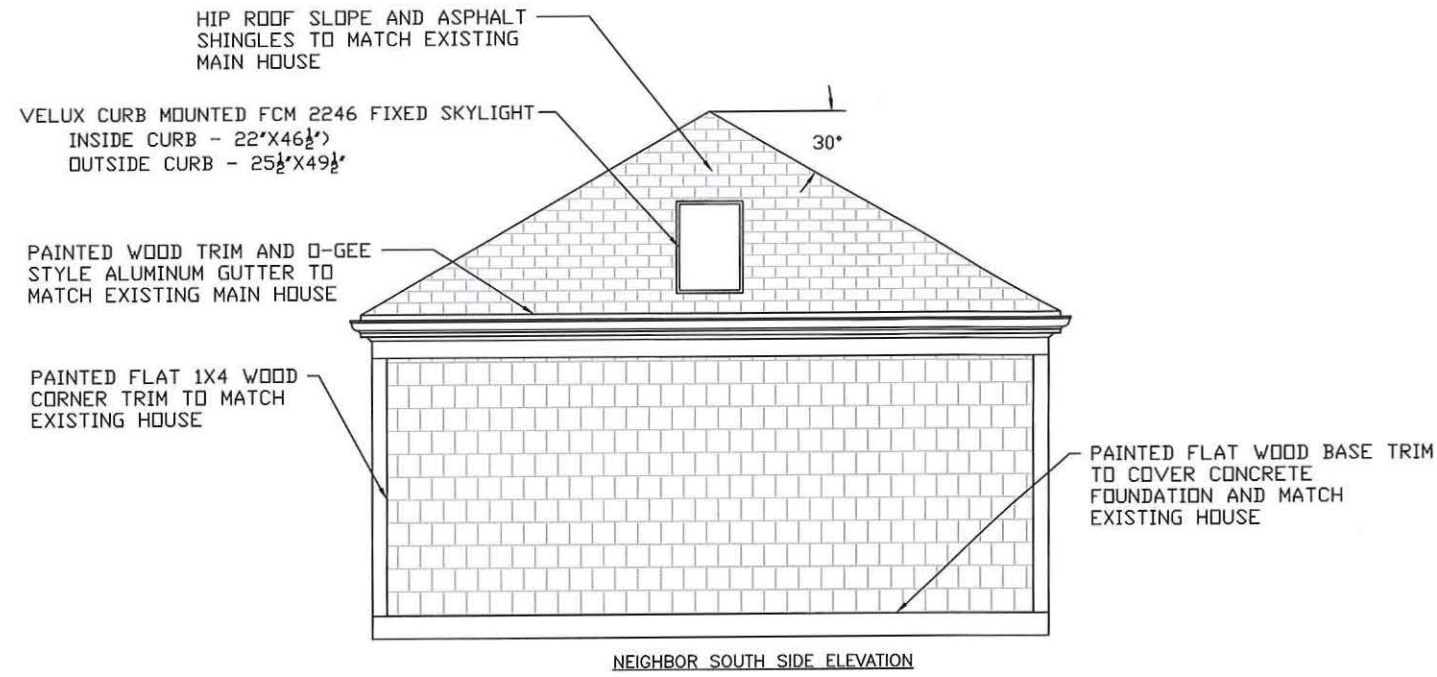
MASS ARCHITECT

NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project LIVINGSTON	Sheet 6
Date 12-11-18	PROPOSED FRONT & SIDE ELEVATIONS
Scale 3/16"=1'-0"	

FRONT WEST ELEVATION (MAIN HOUSE)



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.		
No.	Revision/Issue	Date

MASS ARCHITECT

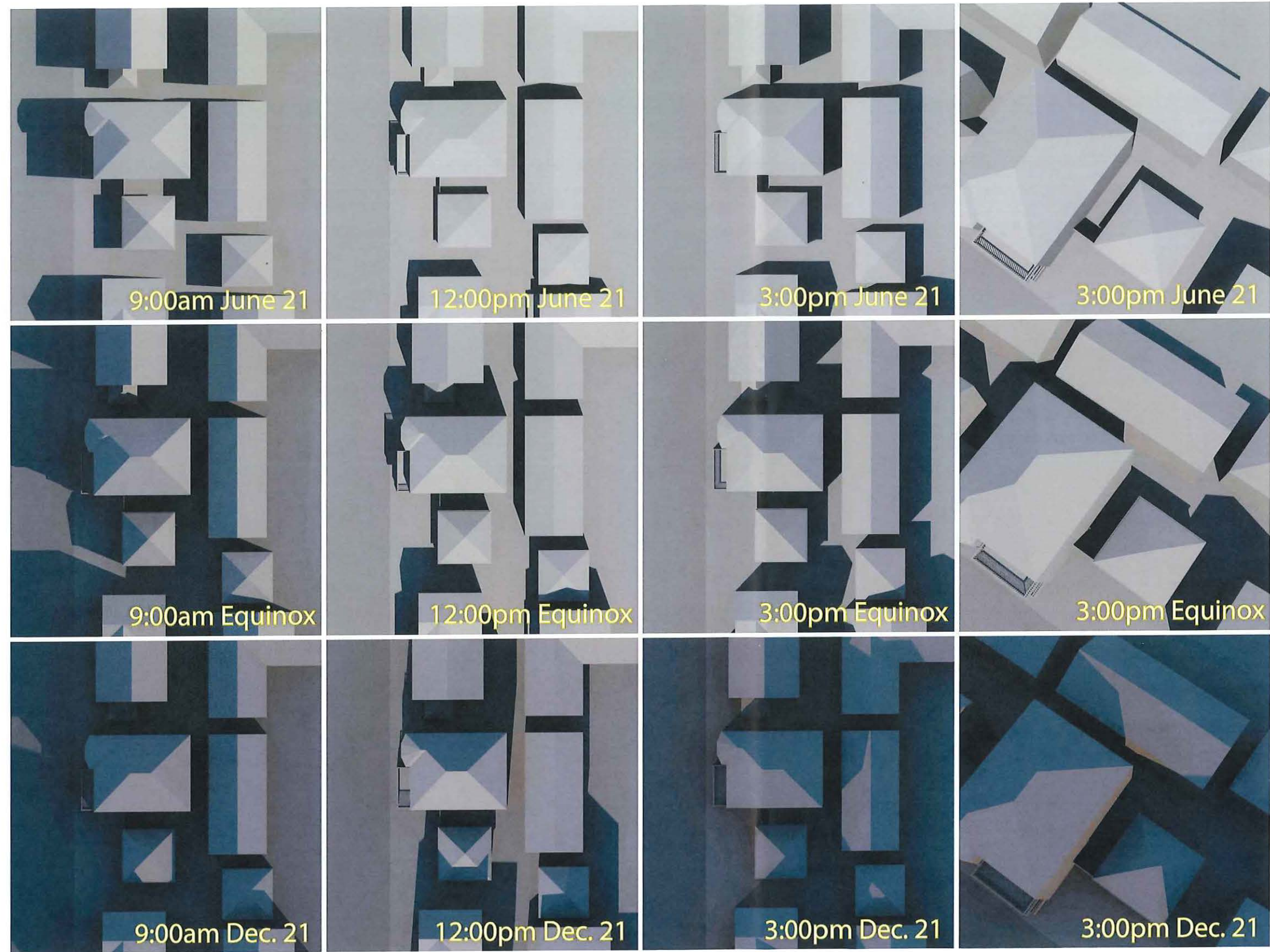
NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address

LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	7
Date	12-11-18		
Scale	3/16"=1'-0"		

CARRIAGE HOUSE ELEVATIONS



9:00am June 21

12:00pm June 21

3:00pm June 21

3:00pm June 21

9:00am Equinox

12:00pm Equinox

3:00pm Equinox

3:00pm Equinox

9:00am Dec. 21

12:00pm Dec. 21

3:00pm Dec. 21

3:00pm Dec. 21

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.

No.	Revision/Issue	Date

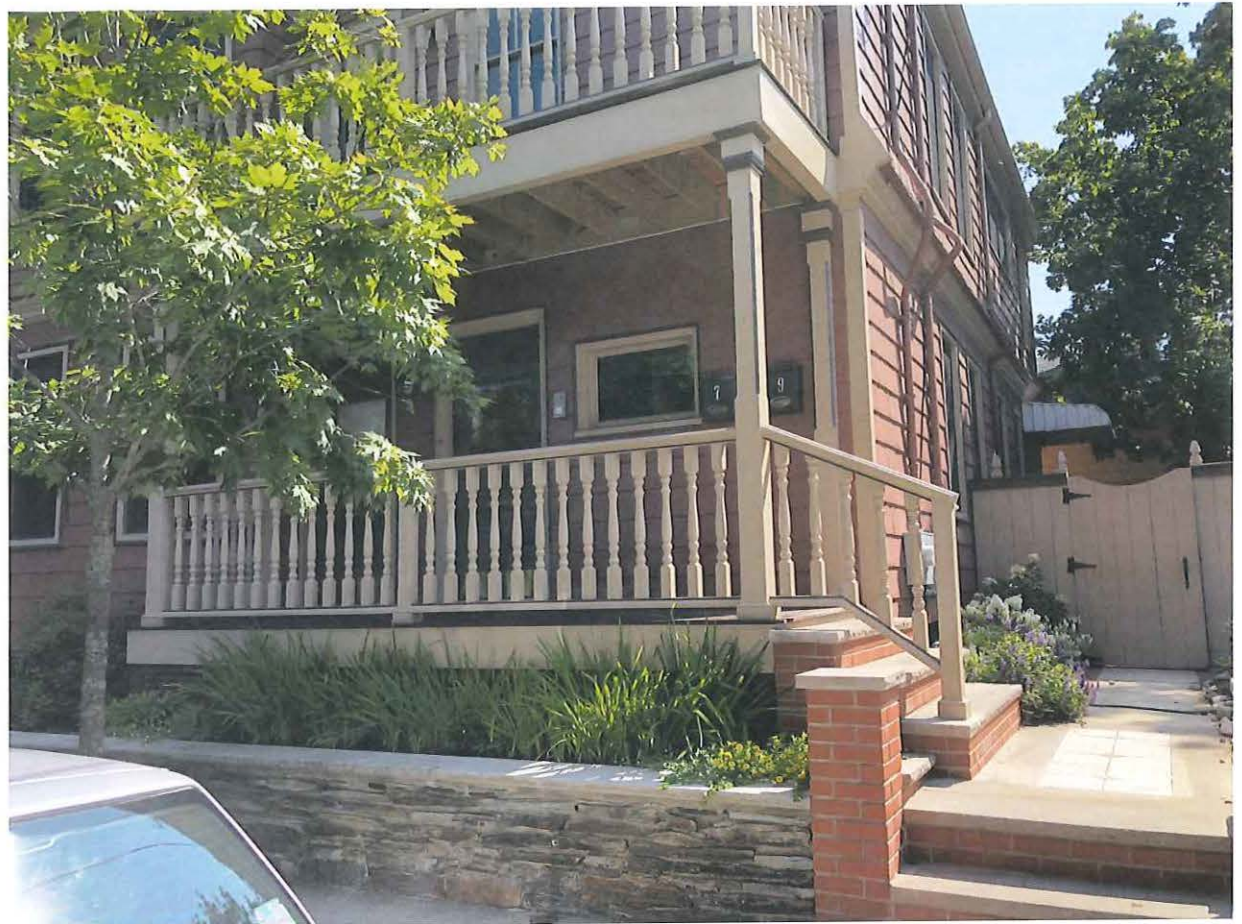
MASS ARCHITECT

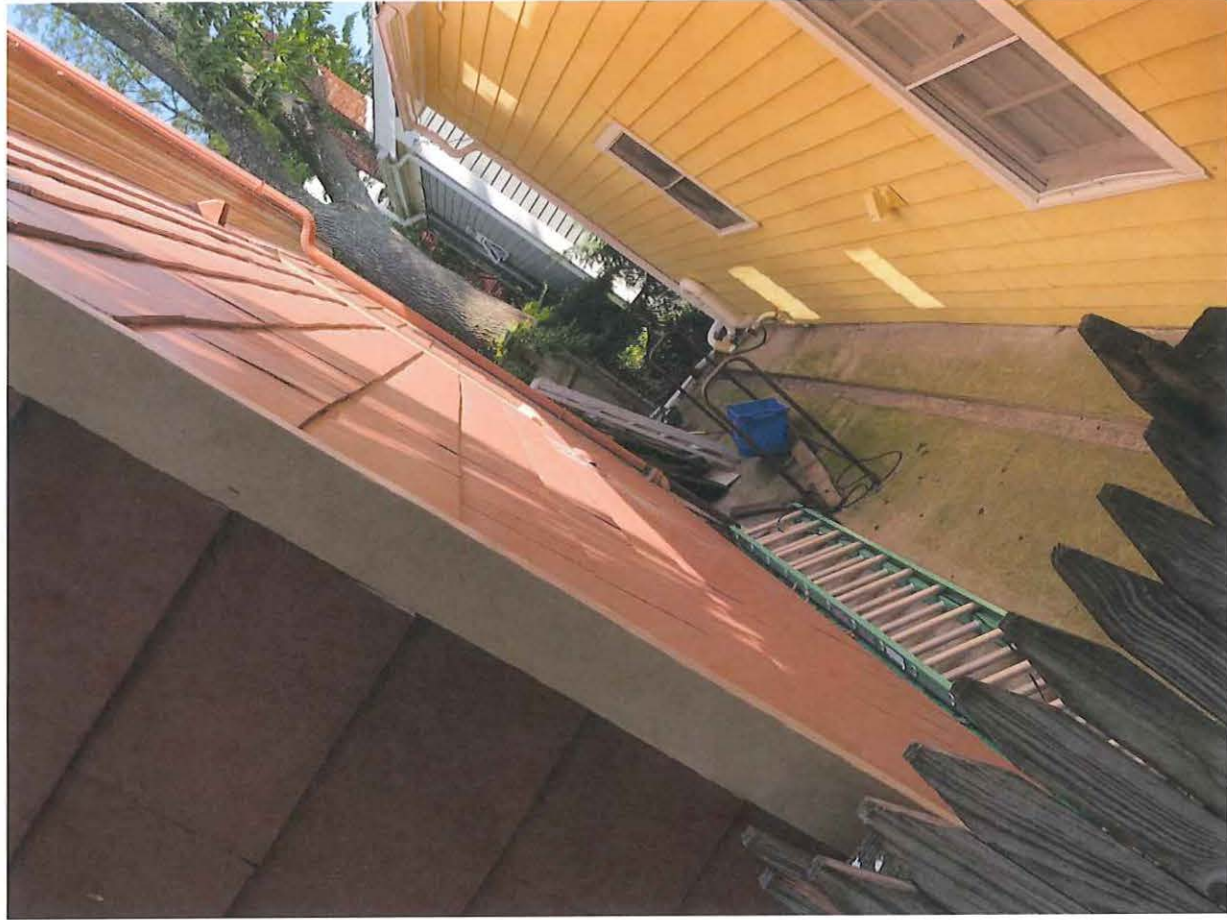
NICHOLAS PAOLUCCI, AIA
71 REVERE BEACH BLVD
REVERE, MA 02151
RIMASSARCHITECT@GMAIL.COM
401-316-3525

Project Name and Address
LIVINGSTON RESIDENCE
CARRIAGE HOUSE
7 GIBSON STREET
CAMBRIDGE, MA

Project LIVINGSTON	Sheet 8
Date 12-11-18	SUN STUDIES
Scale NTS	







PLAN OF LAND

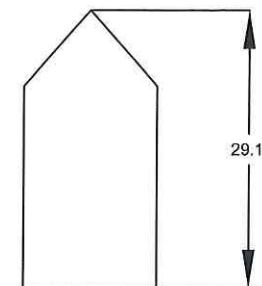
LOCATED AT
7-9 GIBSON STREET
CAMBRIDGE, MA

PREPARED FOR:
ROBERT LIVINGSTON

SCALE: 1 INCH = 10 FEET

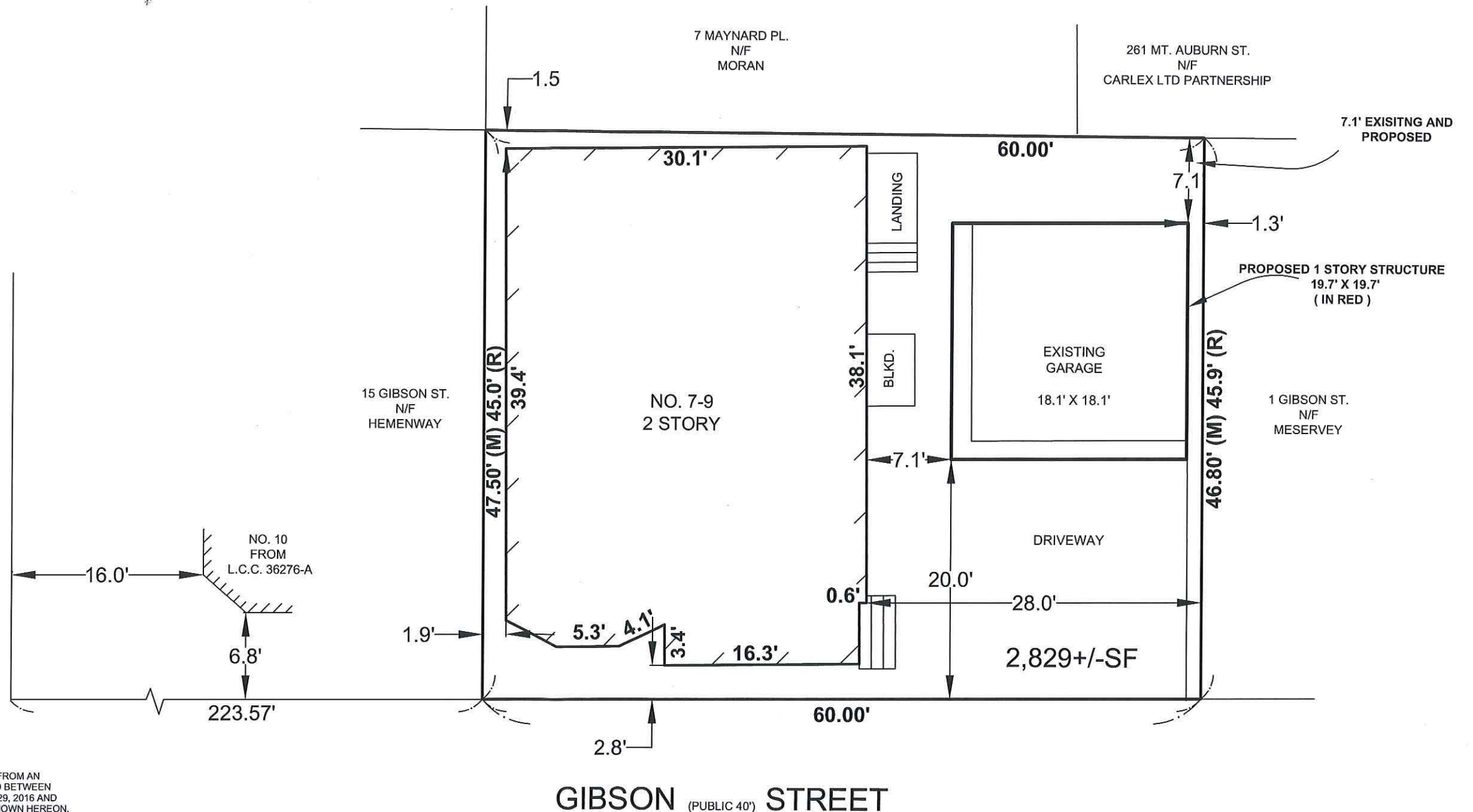
MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



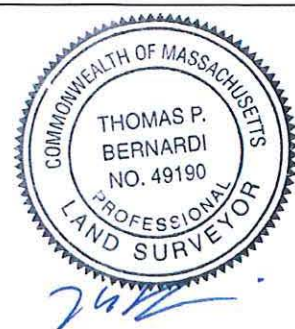
1ST FLOOR
TO ROOF PEAK 29.1'

KENWAY STREET



REFERENCES

DEED: BOOK 66646 PAGE 431
PLAN: BOOK 2079-END
PLAN: LAND COURT PLAN 36276-A
PLAN: 53 OF 1929



CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 25 AND MARCH 29, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE: DEC. 11, 2018

PLAN OF LAND

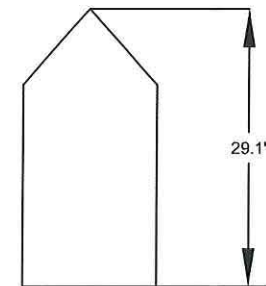
LOCATED AT
7-9 GIBSON STREET
CAMBRIDGE, MA

PREPARED FOR:
ROBERT LIVINGSTON

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

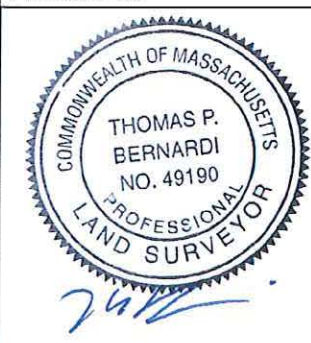


1ST FLOOR
TO ROOF PEAK 29.1'

KENWAY STREET

REFERENCES

DEED: BOOK 66646 PAGE 431
PLAN: BOOK 2079-END
PLAN: LAND COURT PLAN 36276-A
PLAN: 53 OF 1929

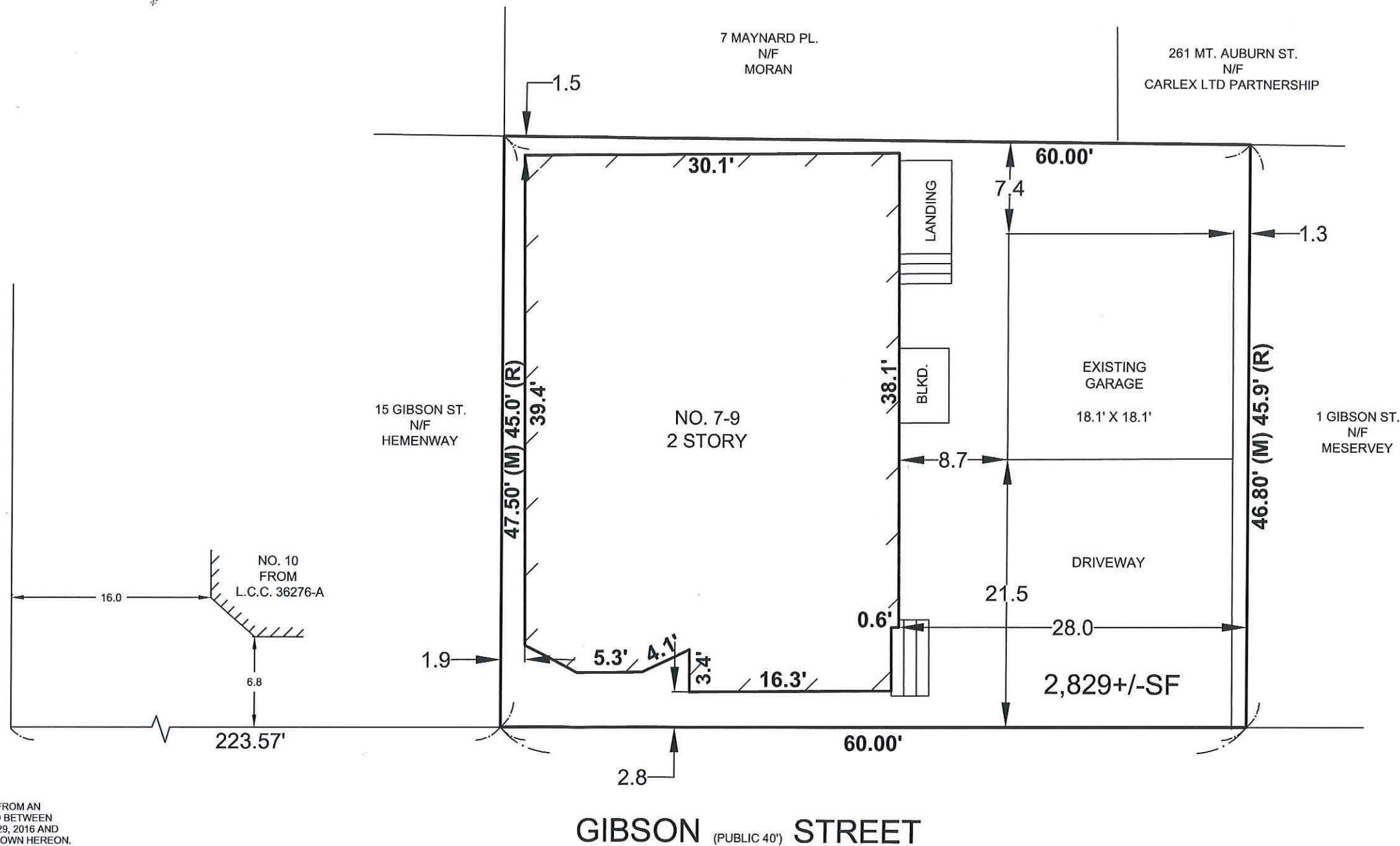


CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND BETWEEN
THE DATES OF MARCH 25 AND MARCH 29, 2016 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE: SEPTEMBER 7, 2018



BLOCK 221



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
221 Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent map changes have been compiled using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 10 20 40 Feet
1 inch = 25 feet



Parcel Block Map

221



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 Robert W. Livingston
(OWNER)

Address: 7 Gibson Street

State that I/We own the property located at 7-9 Gibson Street,
which is the subject of this zoning application.

The record title of this property is in the name of Robert W. Livingston

*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 _____ Page _____.

Robert Livingston
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 ROBERT W LIVINGSTON personally appeared before me,
this 16TH of JANUARY, 2019, and made oath that the above statement is true.

[Signature]
Notary

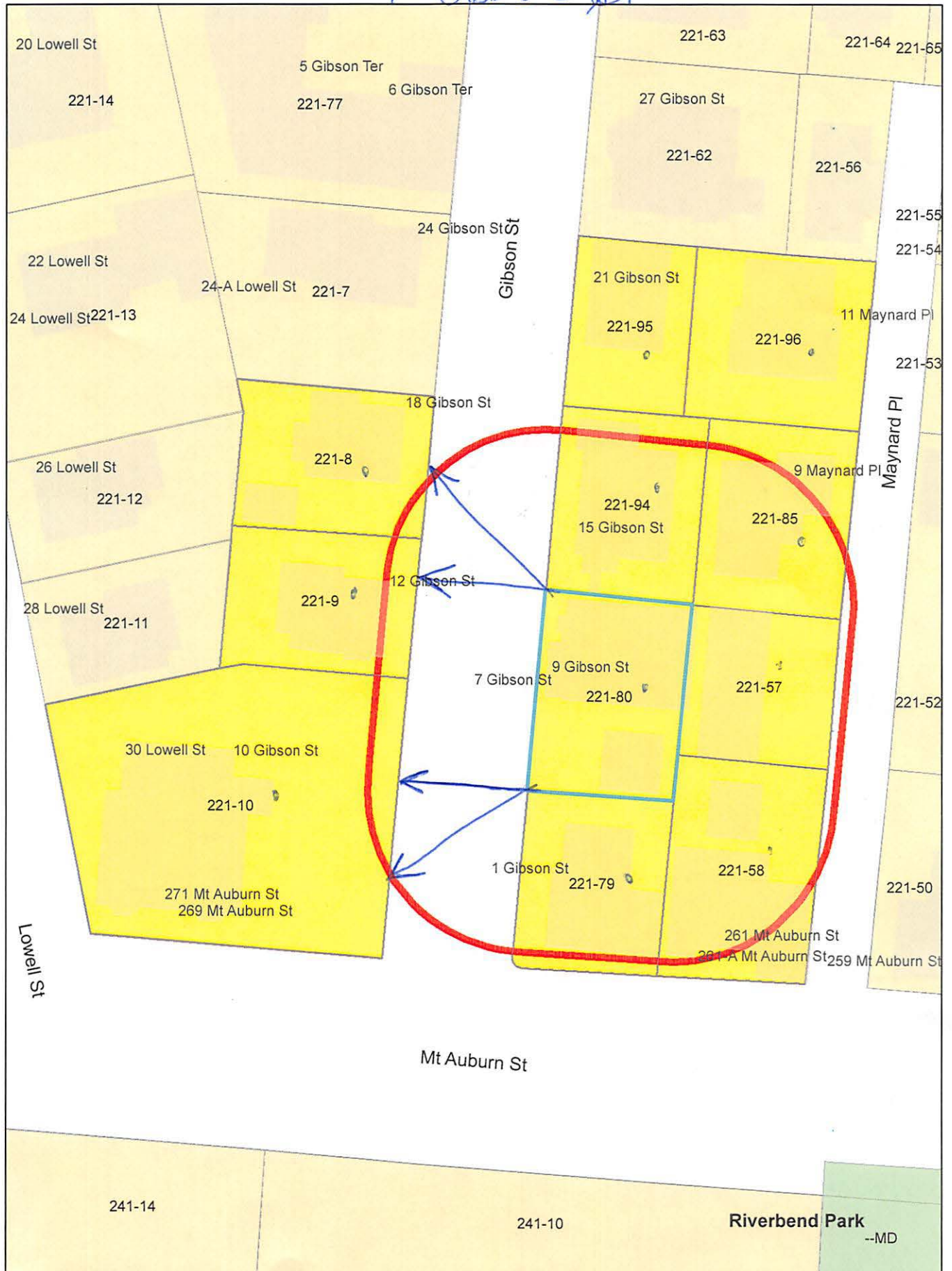
My commission expires OCTOBER 21, 2022 (Notary Seal)



ANDRES AVALOS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 21, 2022

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

7 Gibson st.



7 Gibson

Petitioner

221-8
MICHAEL, GERARD & PAMELA KOGUT
18 GIBSON ST
CAMBRIDGE, MA 02138

221-9
CANNER, MARY K. & MARK M. CANNER
12 GIBSON ST
CAMBRIDGE, MA 02138

ROBERT LIVINGSTON
7 GIBSON STREET
CAMBRIDGE, MA 02138

221-57
MORAN, DEBORAH
7 MAYNARD PLACE
CAMBRIDGE, MA 02138

221-58
CARLEX LIMITED PARTNERSHIP
C/O GLENN HEROSIAN
261 MOUNT AUBURN ST.
CAMBRIDGE, MA 02138

NICHOLAS PAOLUCCI
45 WOODMERE DRIVE
MILTON, MA 02186

221-80
LIVINGSTON, ROBERT W.
7 GIBSON ST
CAMBRIDGE, MA 02138

221-85
SZPORLUK, ROMAN & MARYANN SZPORLUK
9 MAYNARD PLACE
CAMBRIDGE, MA 02138

221-94
HEMENWAY, NANCY L. W. & ELLEN J. LANGER
15 GIBSON STREET
CAMBRIDGE, MA 02138

221-95
SEKLER EDUARD FRANZ &
MARY PATRICIA MAY SEKLER
21 GIBSON ST.
CAMBRIDGE, MA 02138

221-96
STAR, BRENDA S.
11 MAYNARD PLACE
CAMBRIDGE, MA 02138

221-10
CATALANO, ADRIAN & ALEJANDRINA CATALANO
TRUSTEES OF THE CATALANO REALTY TRUST
341 HARVARD STREET
CAMBRIDGE, MA 02138

221-79
MESERVEY, DIANA & SARAH MESERVEY
57 FRANCIS AVE
CAMBRIDGE, MA 02138



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 7 Gibson 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
Project was approved by the HCM NCD Commission at a public hearing.
- ☐ 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 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 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 20, 2019

Received by Uploaded to Energov

Date May 20, 2019

Relationship to project BZA 017111-2019

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.**

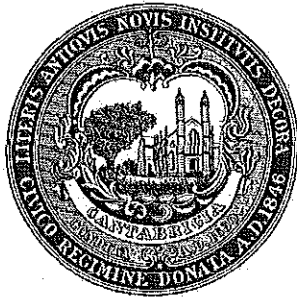
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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>



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov

James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice Chair Jo Solet, Peter Schur,
Members Adrian Catalano, Maximillian Frank, and Rory O'Connor, Alternates

*City Clerk
Please file*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **7 Gibson Street**

APPLICANT: Robert Livingston
7 Gibson Street
Cambridge, MA 02138

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Demolish garage and construct new accessory structure.

The applicant shall contact staff with any subsequent updates to the design during or after review by Zoning Board and Inspectional Services.

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant and all improvements shall be carried out as described therein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-436**

Date of Certificate: **December 11, 2018**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on 12-10-2018. By

Eric Hall, Staff of Cambridge Historical Commission.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____, Date

_____, City Clerk.