

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 DEC 15 AM 11:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 156992

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Clayton Vance 88, LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 88 Garden St., Cambridge, MA

TYPE OF OCCUPANCY: single family **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

/Additions/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners have been advised by the Commissioner of Inspectional Services that they must obtain approval from the BZA to construct a covered porch and a conforming rear addition to a portion of a single family dwelling that received a front setback variance in 2006 in BZA Case no. 9220. The proposed covered porch and addition complies with all setback and other dimensional requirements of the Residence A-2 Zoning District.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.1.F (Non-conforming Structure)
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Cambridge, MA 02139
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 12/14/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Robert Ketterson and Kristin Hill
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 88 Garden Street

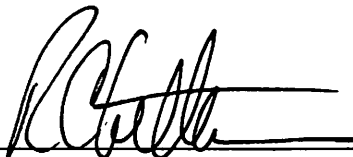
the record title standing in the name of Clayton Vance 88, LLC

whose address is 88 Garden Street, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 77560 Page 571 or _____ Registry


District of Land Court Certificate No. _____ Book _____ Page _____



(Manager)

=====

On this 16th day of November 2021, before me, the undersigned notary public, personally appeared Robert Ketterson proved to me through satisfactory evidence of identification, which were MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


JOSEPH M THEODATE
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept 14, 2023
Notary Public
My commission expires:

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:

In BZA case no. 9220 (see attached) the Board found a hardship existed based on the condition of the garage being replaced and the historical significance of maintaining the existing footprint.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The structure has been designated a historical landmark by the Cambridge Historical Commission.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The Cambridge Historical Commission issued a Certificate of Appropriateness approving the addition on November 15, 2021. Copy attached.

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

To the contrary, the covered porch and addition amounts to less than a 10% increase in gross floor area since the structure first became nonconforming and thus are permitted pursuant to Section 8.22.1.f.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Clayton Vance 88, LLC
Location: 88 Garden St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: single family
Zone: Residence A-2 Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		5,968 sf	6,480 sf	6,998.5 sf	(max.)
LOT AREA:		13,997 sf	no change	6,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.42	0.48	0.5	
LOT AREA OF EACH DWELLING UNIT		13,977 sf	no change	6,000 sf	
SIZE OF LOT:	WIDTH	67.75'	no change	65'	
	DEPTH	N/A	no change	N/A	
SETBACKS IN FEET:	FRONT	(madison) 0'	no change	20'	
	REAR	(garden) 24.65'	no change	20'	
	LEFT SIDE	26.2'	no change	10' (sum 25')	
SIZE OF BUILDING:	RIGHT SIDE	29.43'	no change	10' (sum 25')	
	HEIGHT	32.5'	no change	35'	
	WIDTH	N/A	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		67%	no change	50%	
NO. OF DWELLING UNITS:		1	no change	1	
NO. OF PARKING SPACES:		3	no change	1	
NO. OF LOADING AREAS:		0	no change	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

N/A

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'.



INDEX OF DRAWINGS

ARCHITECTURAL

A0.0	SITE PLAN
A1.0	BASEMENT FLOOR PLAN
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A1.2	SECOND FLOOR PLAN
A1.3	BASEMENT REFLECTED CEILING PLAN
A1.4	FIRST FLOOR REFLECTED CEILING PLAN
A1.5	SECOND FLOOR REFLECTED CEILING PLAN
A2.1	NORTH AND EAST ELEVATIONS
A2.2	SOUTH AND WEST ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A7.1	SCHEDULES
D1.0	BASEMENT DEMO PLAN
D1.1	FIRST FLOOR DEMO PLAN
D1.2	SECOND FLOOR DEMO PLAN

88 GARDEN STREET

CAMBRIDGE, MA 02138

PROJECT TEAM:

ARCHITECT:

CATHERINE TRUMAN ARCHITECTS
29 WARREN STREET
CAMBRIDGE, MA 02141

T: (617) 233-2893

STRUCTURAL ENGINEER:

JOHN BORN ASSOCIATES
3 WALNUT AVENUE
CAMBRIDGE, MA 02140

T: (617) 864-0068

LANDSCAPE ARCHITECT:

KIMBERLY MERCURIO
2 MASON STREET
CAMBRIDGE, MA 02138

T: (508) 495-1075



PERMIT SET

ISSUED: 7 SEPTEMBER 2021

GENERAL NOTES:

- HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
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NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RNI

CHECKED BY

DATE 09/07/2021

SCALE AS NOTED

DRAWING TITLE

**SITE PLAN &
ZONING**

A0.0

LEGEND

- AREA OF ADDED COVER PORCH
- AREA OF ADDED BUILDING
- AREA TO BE REMOVED

PLANTING LEGEND*

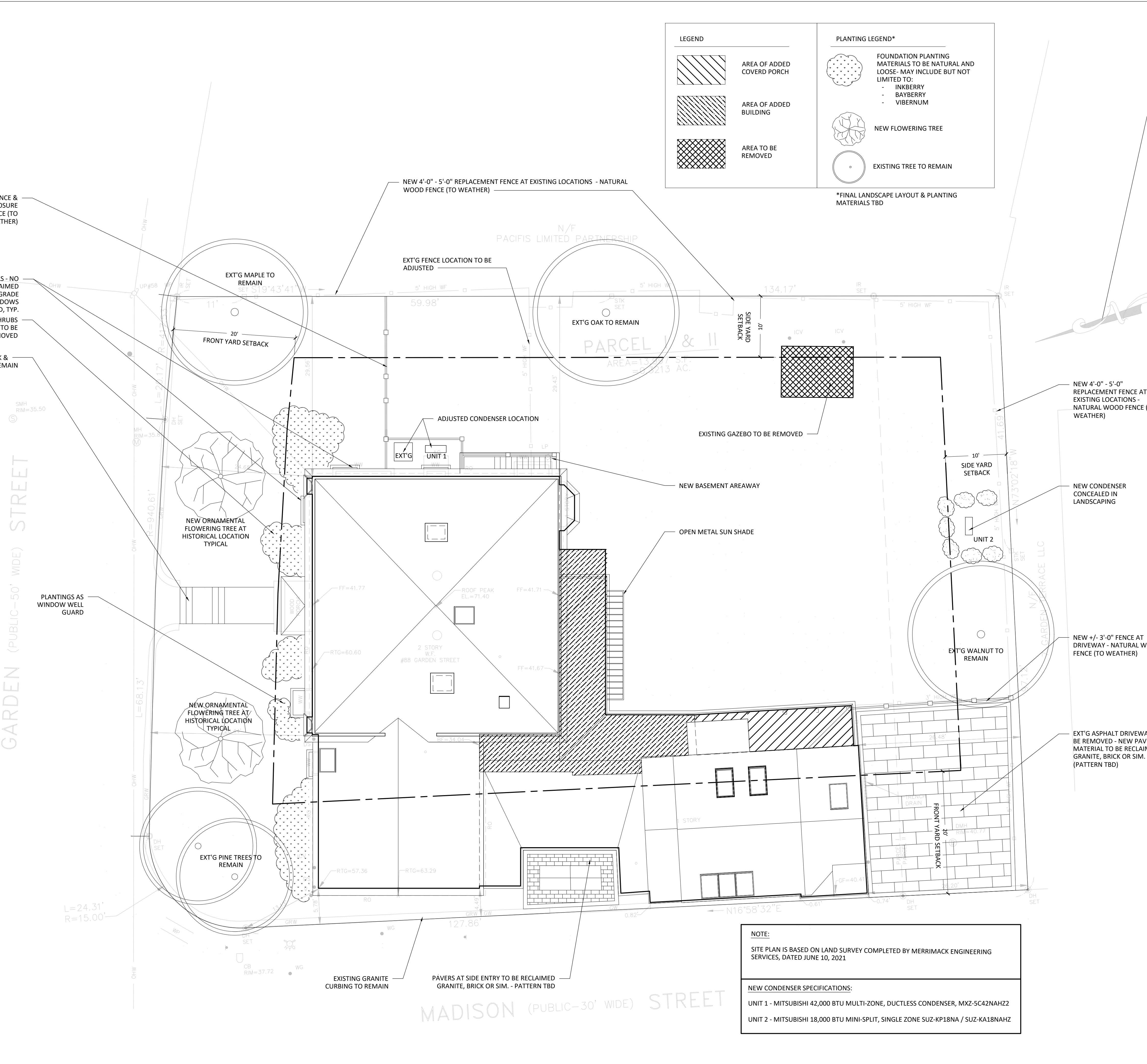
- FOUNDATION PLANTING MATERIALS TO BE NATURAL AND LOOSE- MAY INCLUDE BUT NOT LIMITED TO:
 - INKBERRY
 - BAYBERRY
 - VIBERNUM
- NEW FLOWERING TREE
- EXISTING TREE TO REMAIN

*FINAL LANDSCAPE LAYOUT & PLANTING MATERIALS TBD

88 GARDEN STREET, CAMBRIDGE MA 02138				
ZONING INFORMATION				
Municipality	City of Cambridge			
Zone	Residential A-1			
Overlay District	None			
Land Use	Single Family Residential			
Map/Lot	227-34			
Historic District	No - On National Register of Historic Places			
Lot Size:	13,997 SF			
FAR	0.43			
Max % of Lot Cover	6999 SF			
	ALLOWED	EXISTING	PROPOSED	
Minimum Lot Size	6,000 SF	13,997 SF	13,997 SF	
Lot Width Minimum	65'	67.75' (+/-)	67.75' (+/-)	
Building Height Max	35'	32.5' (+/-)	32.5' (+/-)	
Min Open space / lot area	50%	67% (+/-)	67% (+/-)	
Front Setbacks*	20.0'	0.0' / 24.65'	0.0' / 24.65'	
Min Side Setback*	10.0'	29.43' / 26.2'	29.43' / 26.2'	
Rear Setback*	n/a	n/a	n/a	
Roof	Hip - Asphalt Shingle			
Exterior Wall	Wood Clapboard			
Open Parking:	4			
Fireplaces:	6			
Stories:	2			
Total Rooms:	12			
Bedrooms:	4			
Bathrooms:	4			
Half Bathrooms:	2			
Kitchen:	1			
Heat Type:	Steam / Gas			
AC:	Yes			
SQUARE FOOTAGE CALCULATIONS FOR FAR - BASED ON AREA TAKEOFFS OF AS BUILT				
Square Footage	1924 Existing Gross	2000 ZBA Variance	2006 ZBA Variance	Proposed
Basement	1704 SF*	1704 SF	1704 SF	NOT INCLUDED**
Garage	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
First Floor	3457 SF	3497 SF	3497 SF	3962 SF
Second Floor	2361 SF	2361 SF	2361 SF	2361 SF
Attic	0 SF	0 SF	0 SF	0 SF
Covered Porches	35 SF	35 SF	35 SF	157 SF
Gazebo	0 SF	0 SF	75 SF	0 SF (removed)
Terrace	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
TOTAL SF	7557 SF*	7597 SF	7672 SF	6480 SF**
MAX ALLOWABLE AREA 50% OF 13997SF	6999 SF	6999 SF	6999 SF	6999 SF
MAX ALLOWABLE INCREASE IN SF	N/A	N/A	N/A	519 SF
FAR	0.54	0.55	0.55	0.46
MAX ALLOWABLE FOR EXISTING NON-CONFORMING STRUCTURE - 10% OF EXISTING OVERALL AREA AT TIME OF NON-CONFORMITY	756 SF	40 SF ADDED, 716 SF REMAINING	0 SF ADDED, 716 SF REMAINING	587 SF ADDED, 129 SF REMAINING

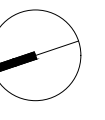
* At the time the building became nonconforming, basement spaces with ceiling heights greater than 7' 0" were included with FAR. 10% of available square footage includes this area.

** As of 2016, all basement spaces are no longer included for FAR calculations in single family homes.



NOTE:
SITE PLAN IS BASED ON LAND SURVEY COMPLETED BY MERRIMACK ENGINEERING SERVICES, DATED JUNE 10, 2021

NEW CONDENSER SPECIFICATIONS:
UNIT 1 - MITSUBISHI 42,000 BTU MULTI-ZONE, DUCTLESS CONDENSER, MX2-5C42NAHZ2
UNIT 2 - MITSUBISHI 18,000 BTU MINI-SPLIT, SINGLE ZONE SUZ-KP18NA / SUZ-KA18NAHZ



GENERAL NOTES:

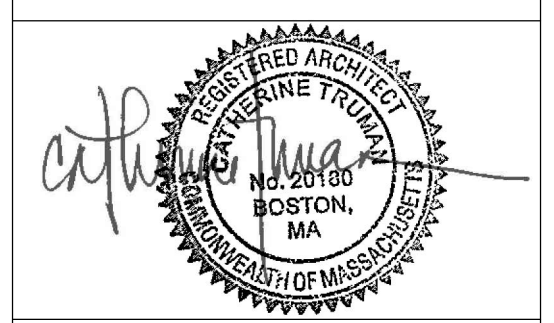
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- BASEMENT NOTES:**
1. ALLOW FOR THE ADJUSTMENT OF WASTE & WATER LINES TO LINES TO KEEP AS TIGHT TO THE EXTERIOR FOUNDATION WALLS AS POSSIBLE
 2. HVAC DUCT LINES TO BE RUN WITHIN JOIST FRAMING AND KEPT AS TIGHT AS POSSIBLE TO EXTERIOR WALLS
 3. WINE ROOM HVAC TO BE ZONED SEPARATELY FOR TEMPERATURE & HUMIDITY CONTROL.
 4. NEW FOUNDATIONS & UNDERPINNING AT EXCAVATED AREAS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS & SPECIFICATIONS.
 5. WATER PROOFING DETAILS PROVIDED BY CIVIL ENGINEER

WALL LEGEND

- UNDISTURBED, PROTECTED AREA - WOOD FLOOR TO BE REFINISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA OF BASEMENT TO EXCAVATE +/- 24"
- AREA OF NEW FULL BASEMENT

NO.	REV.	DATE
ISSUED FOR PERMIT		09/07/2021

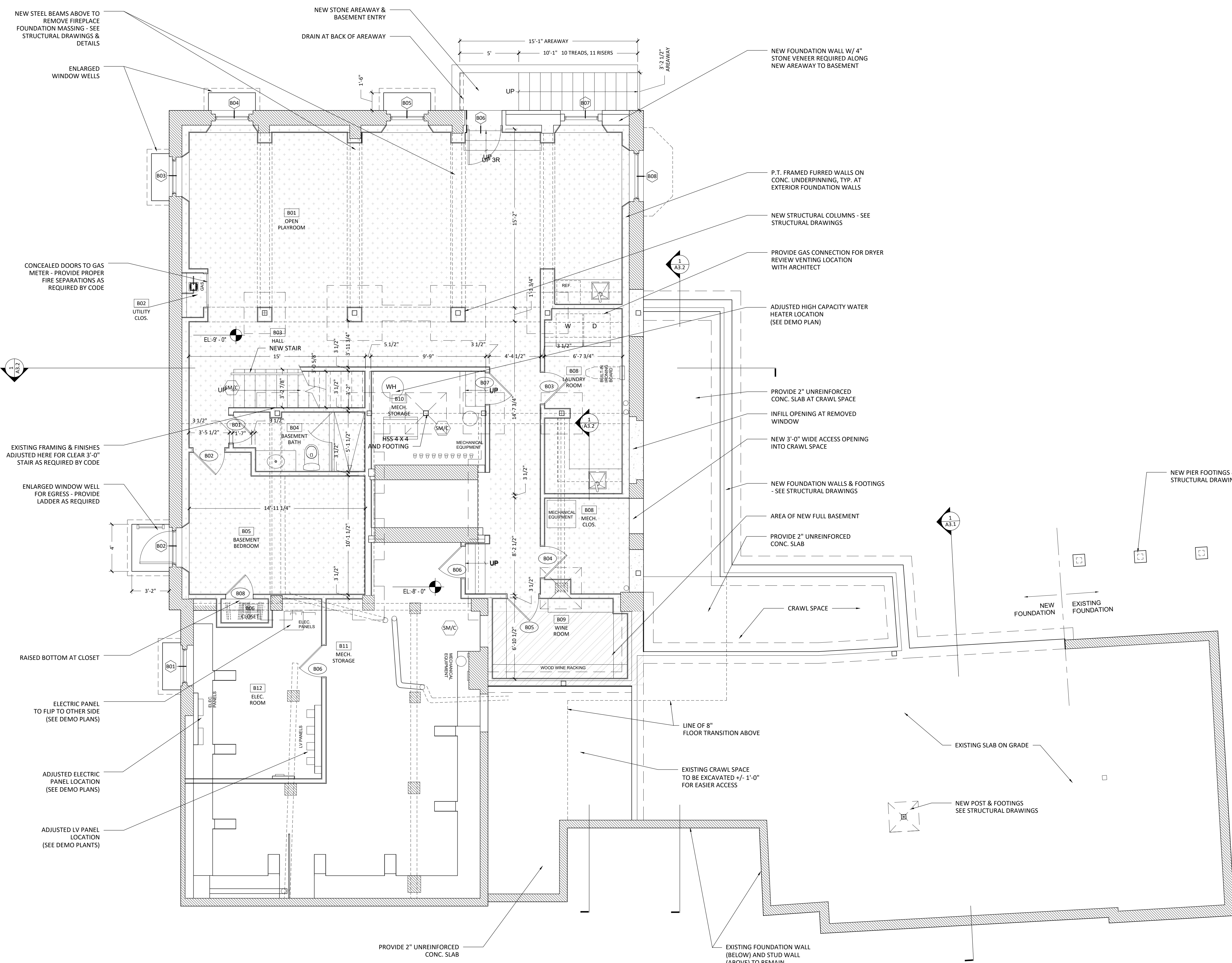


CATHERINE TRUMAN ARCHITECTS

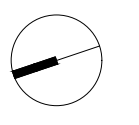
29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RNI
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SCALE	AS NOTED
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BASEMENT PLAN

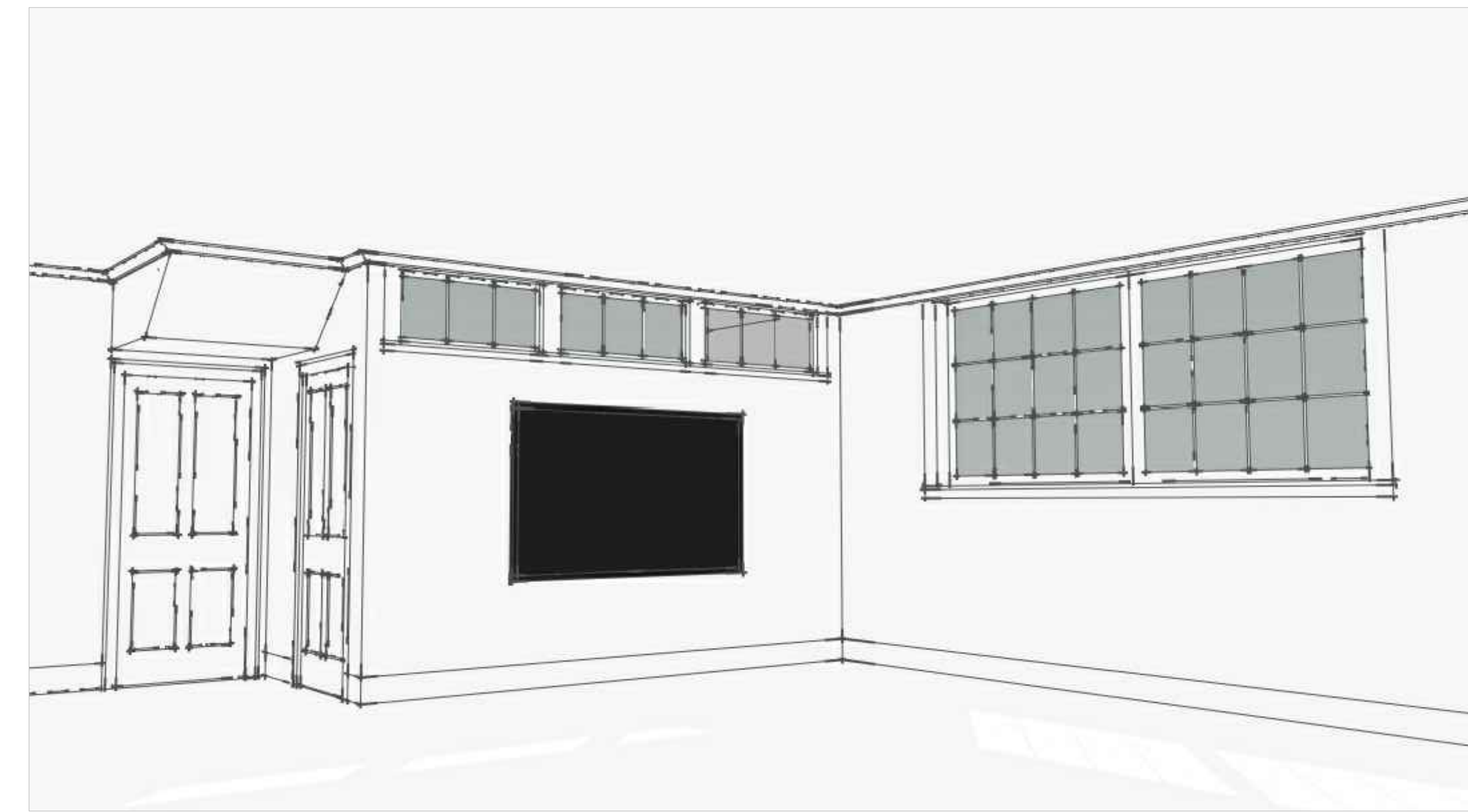


1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

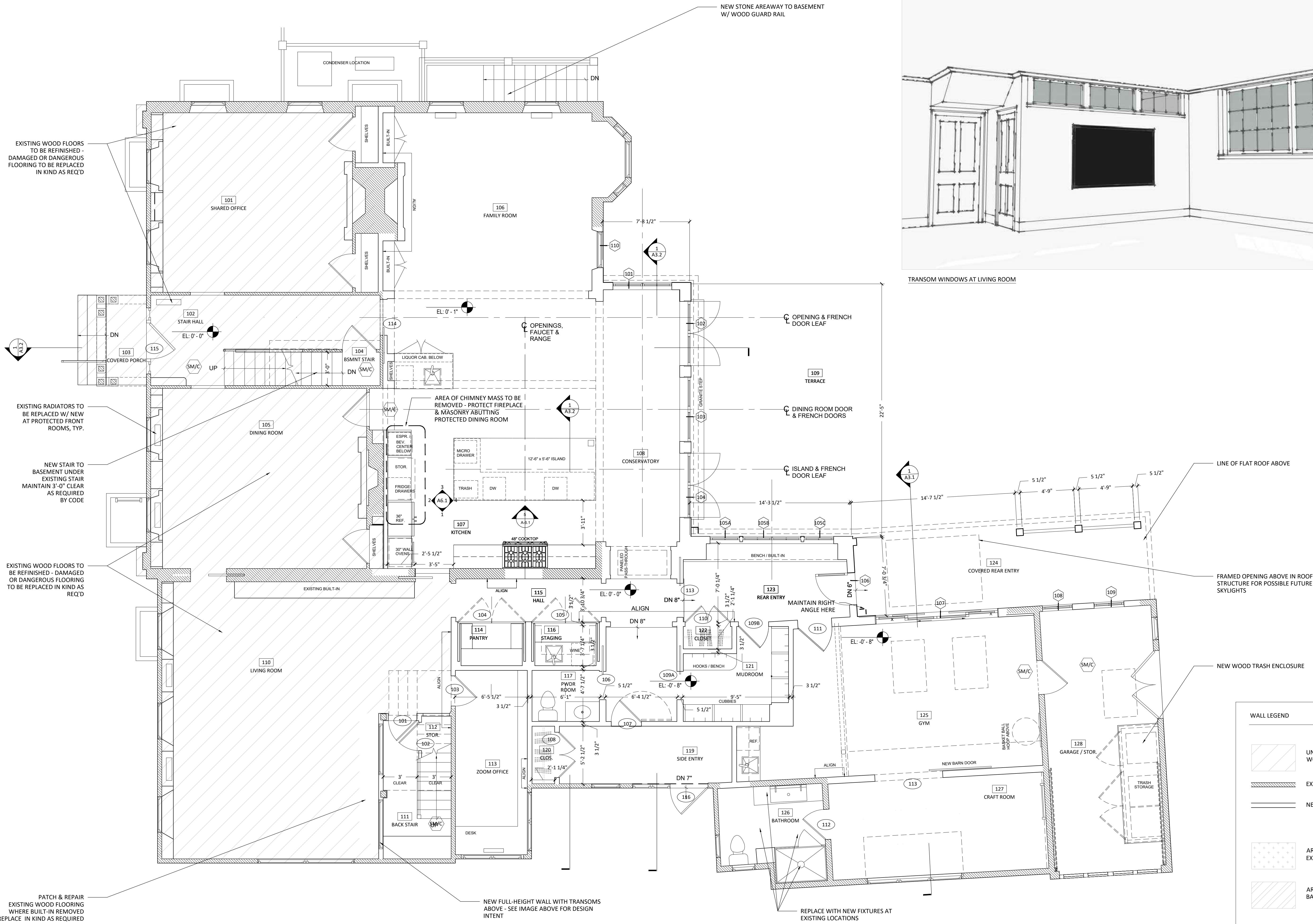


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TRANSOM WINDOWS AT LIVING ROOM

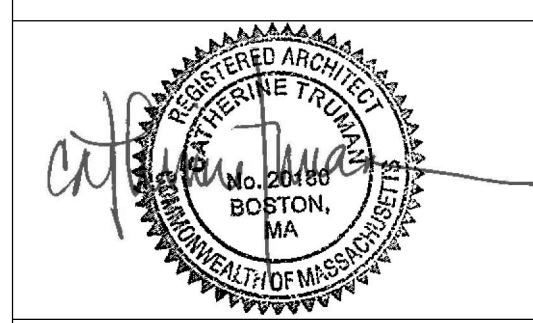


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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

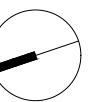
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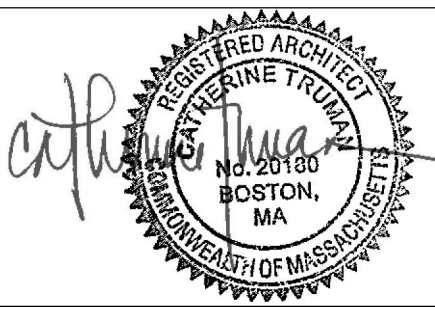
FIRST FLOOR PLAN



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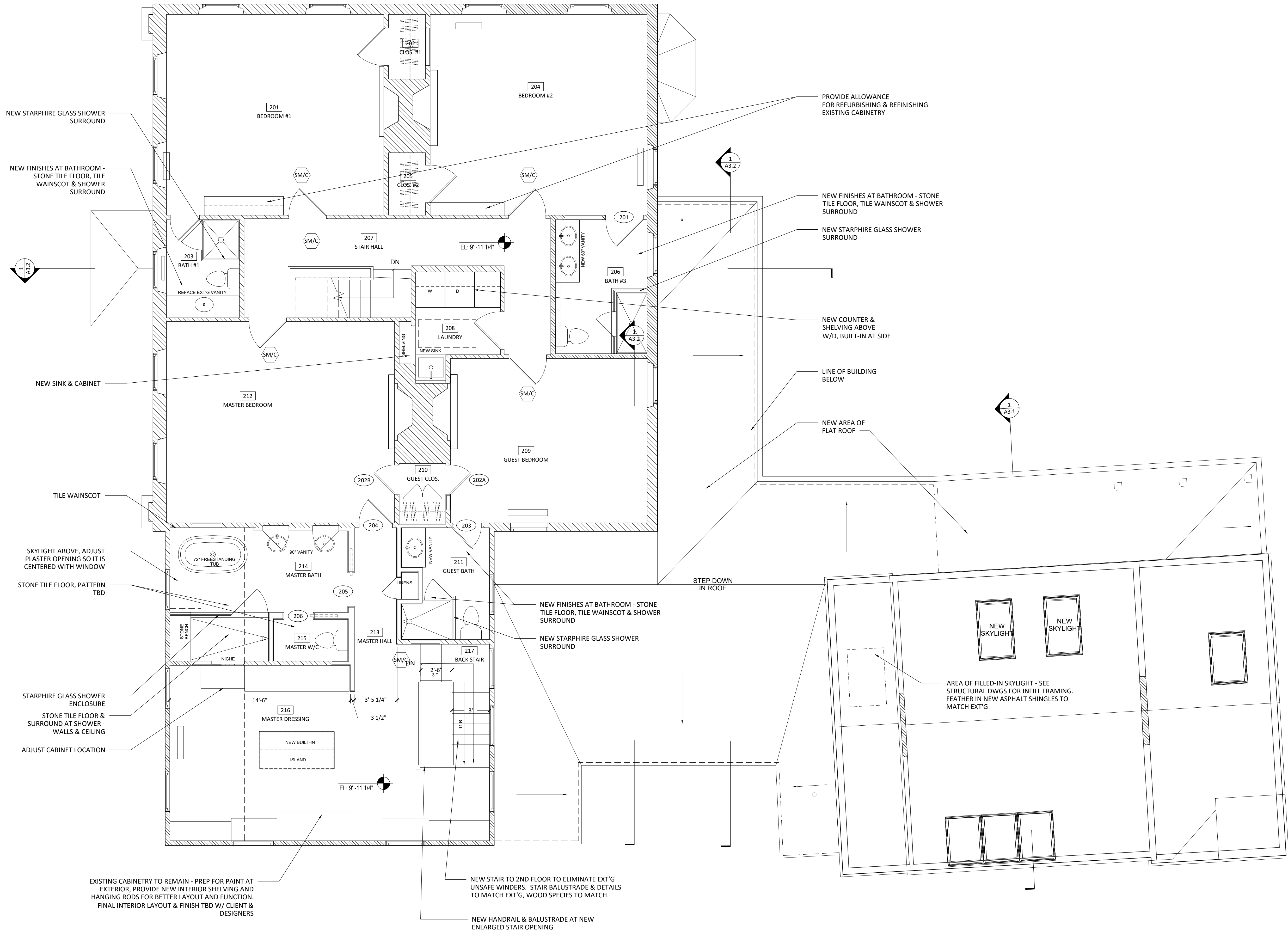
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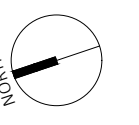
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SECOND FLOOR PLAN



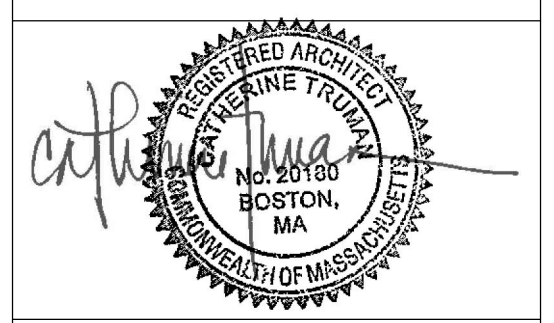
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PROJECT TITLE
BASEMENT REFLECTED CEILING PLAN

GENERAL NOTES:

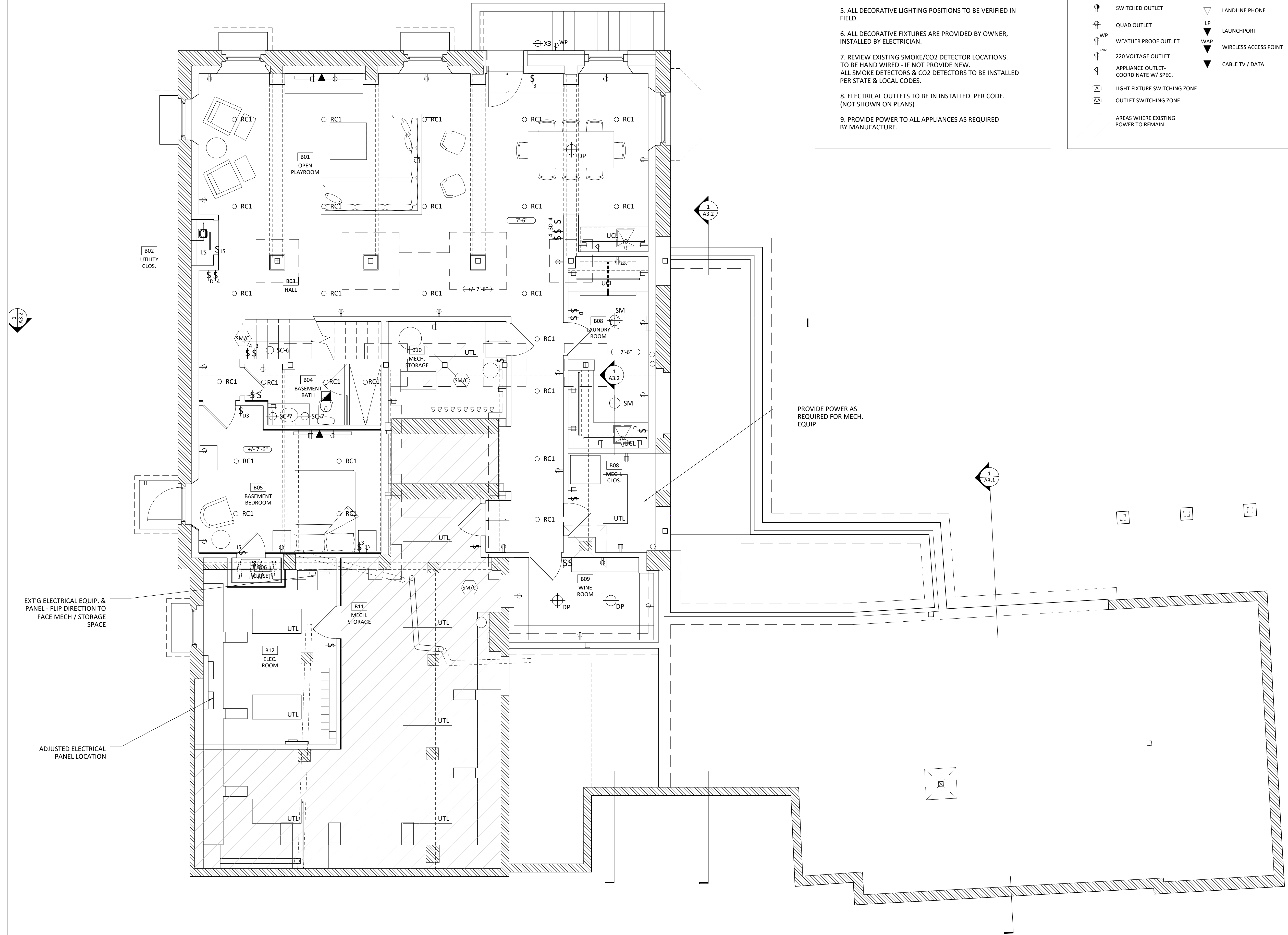
- EXISTING RECESSED LIGHTING LOCATION AT PROTECTED AREAS TO BE REPLACED WITH NEW LED FIXTURES.
- NEW FIXTURES TO BE 2700K TEMPERATURE, TYP.
- ALL LIGHTING TO BE FREE FROM FLICKERING, STROBING, FLASHING, OR OTHER VISIBLE INCONSISTENCIES, TYP.
- SWITCHING TO BE DECORA STYLE, TOGGLE DIMMER.
- ALL DECORATIVE LIGHTING POSITIONS TO BE VERIFIED IN FIELD.
- ALL DECORATIVE FIXTURES ARE PROVIDED BY OWNER, INSTALLED BY ELECTRICIAN.
- REVIEW EXISTING SMOKE/CO2 DETECTOR LOCATIONS. TO BE HAND WIRED - IF NOT PROVIDE NEW. ALL SMOKE DETECTORS & CO2 DETECTORS TO BE INSTALLED PER STATE & LOCAL CODES.
- ELECTRICAL OUTLETS TO BE IN INSTALLED PER CODE. (NOT SHOWN ON PLANS)
- PROVIDE POWER TO ALL APPLIANCES AS REQUIRED BY MANUFACTURE.

POWER LEGEND

- SWITCH
- 3 WAY SWITCH
- DIMMER SWITCH
- TOUCHSCREEN KEYPAD-COUNTERTOP
- DUPLEX OUTLET
- SWITCHED OUTLET
- QUAD OUTLET
- WEATHER PROOF OUTLET
- 220 VOLTAGE OUTLET
- APPLIANCE OUTLET-COORDINATE W/ SPEC.
- LIGHT FIXTURE SWITCHING ZONE
- OUTLET SWITCHING ZONE
- AREAS WHERE EXISTING POWER TO REMAIN
- GFI DUPLEX OUTLET
- FLOOR OUTLET
- FLOOR OUTLET, SWITCHED
- MECHANICAL SHADES
- GARAGE DOOR OPENER
- LANDLINE PHONE
- LAUNCHPORT
- WIRELESS ACCESS POINT
- CABLE TV / DATA

RCP LEGEND

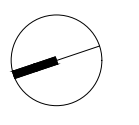
- DECORATIVE SURFACE MOUNTED PENDANT.
- DECORATIVE SURFACE MOUNTED PENDANT.
- DECORATIVE WALL SCONCE.
- DECORATIVE EXTERIOR LIGHTING.
- NEW 3" LED FIXTURE, NEW CONSTRUCTION, ADJUSTABLE, WET LISTED
- NEW 3" LED, ADJUSTABLE LINEAR LENS
- NEW 3" LED, WALL WASHER
- REMODEL 3" LED FIXTURE - REPLACE AT EXISTING LOCATIONS, WET LISTED
- REMODEL 3" LED ADJUSTABLE LINEAR LENSE, REPLACE AT EXISTING LOCATION.
- REMODEL 3" LED FIXTURE, WALL WASHER, REPLACE AT ALL EXISTING LOCATIONS.
- JUNCTION BOX
- UNDER CABINET LIGHT
- LINEAR STRIP ON JAMB SWITCH
- LINEAR WALL GRAZER, WET LISTED
- SWITCHED EXHAUST
- SUPPLY DIFFUSER
- CEILING FAN
- SMOKE/CARBON MONOXIDE DETECTOR AS REQUIRED PER CODE, VERIFY ALL LOCATIONS WITH ARCHITECT ON SITE PRIOR TO INSTALL



1 BASEMENT RCP
SCALE: 1/4" = 1'-0"

EXT'G ELECTRICAL EQUIP. & PANEL - FLIP DIRECTION TO FACE MECH / STORAGE SPACE

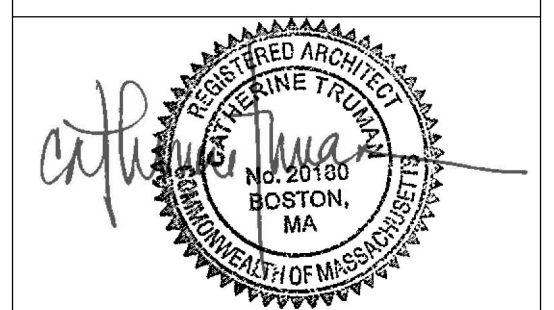
ADJUSTED ELECTRICAL PANEL LOCATION



GENERAL NOTES:

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- REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
- ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
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- REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
- COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RNI

CHECKED BY

DATE 09/07/2021

SCALE AS NOTED

DRAWING TITLE

FIRST FLOOR
REFLECTED
CEILING PLAN

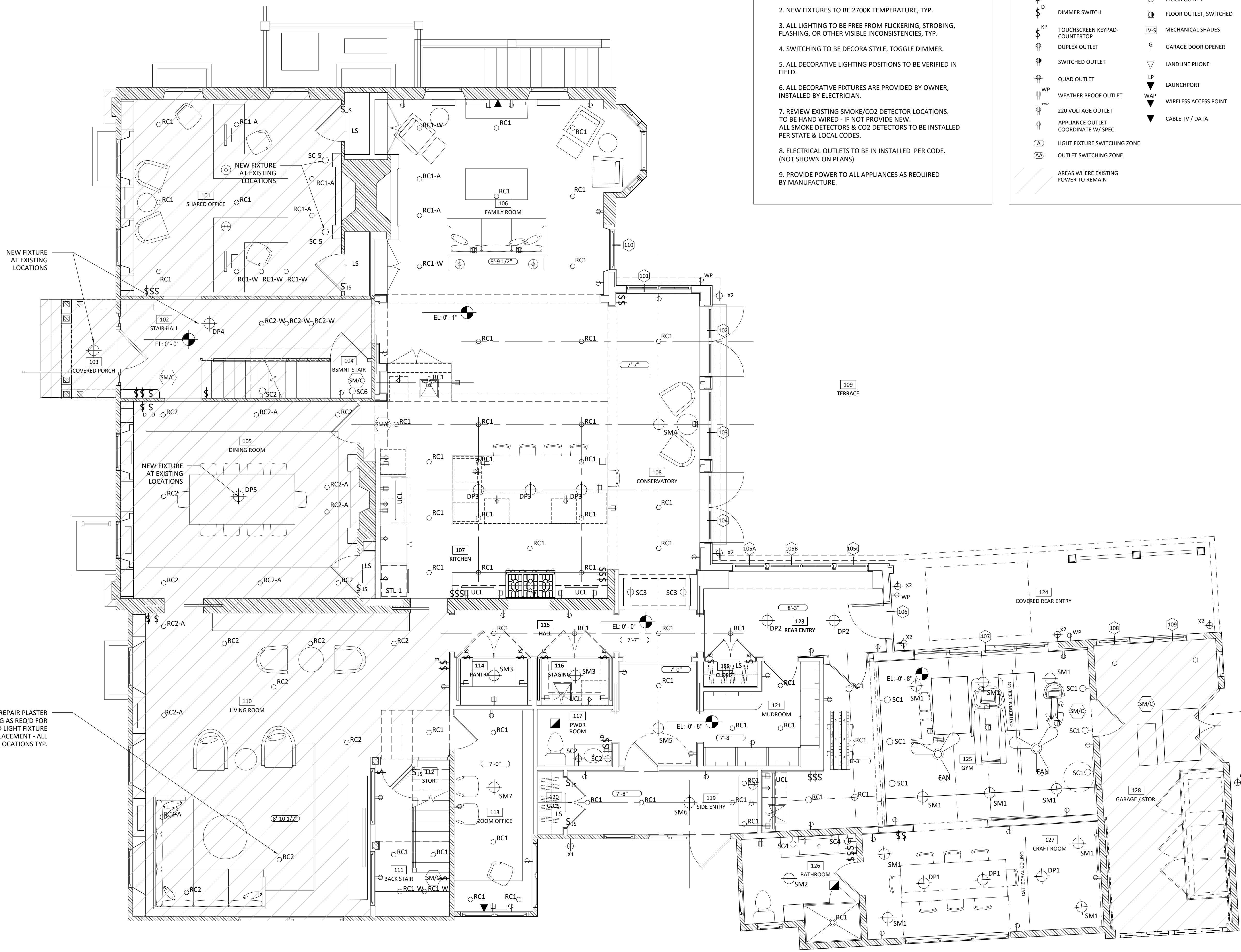
- GENERAL NOTES:
- EXISTING RECESSED LIGHTING LOCATION AT PROTECTED AREAS TO BE REPLACED WITH NEW LED FIXTURES.
 - NEW FIXTURES TO BE 2700K TEMPERATURE, TYP.
 - ALL LIGHTING TO BE FREE FROM FLICKERING, STROBING, FLASHING, OR OTHER VISIBLE INCONSISTENCIES, TYP.
 - SWITCHING TO BE DECORA STYLE, TOGGLE DIMMER.
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POWER LEGEND

⌘	SWITCH	⌘	GFI DUPLEX OUTLET
⌘ ³	3 WAY SWITCH	⌘	FLOOR OUTLET
⌘ ^D	DIMMER SWITCH	⌘	FLOOR OUTLET, SWITCHED
⌘ ^{KP}	TOUCHSCREEN KEYPAD-COUNTERTOP DUPLEX OUTLET	⌘	MECHANICAL SHADES
⌘	SWITCHED OUTLET	⌘	GARAGE DOOR OPENER
⌘	QUAD OUTLET	⌘	LANDLINE PHONE
⌘ ^{WP}	WEATHER PROOF OUTLET	⌘	LAUNCHPORT
⌘ ^{200V}	220 VOLTAGE OUTLET	⌘	WIRELESS ACCESS POINT
⌘	APPLIANCE OUTLET-COORDINATE W/ SPEC.	⌘	CABLE TV / DATA
⌘	OUTLET SWITCHING ZONE		
⌘	AREAS WHERE EXISTING POWER TO REMAIN		

RCP LEGEND

⊕	DECORATIVE SURFACE MOUNTED PENDANT.
⊕ SM	DECORATIVE SURFACE MOUNTED PENDANT.
⊕ ^{SC}	DECORATIVE WALL SCONCE.
⊕ ^{X1}	DECORATIVE EXTERIOR LIGHTING.
⊕ ^{RC1}	NEW 3" LED FIXTURE, NEW CONSTRUCTION, ADJUSTABLE, WET LISTED
⊕ ^{RC1-A}	NEW 3" LED, ADJUSTABLE LINEAR LENS
⊕ ^{RC1-W}	NEW 3" LED, WALL WASHER
⊕ ^{RC2}	REMODEL 3" LED FIXTURE - REPLACE AT EXISTING LOCATIONS, WET LISTED
⊕ ^{RC2-A}	REMODEL 3" LED ADJUSTABLE LINEAR LENSE, REPLACE AT EXISTING LOCATION.
⊕ ^{RC2-W}	REMODEL 3" LED FIXTURE, WALL WASHER, REPLACE AT ALL EXISTING LOCATIONS.
⊕	JUNCTION BOX
⊕	UNDER CABINET LIGHT
⊕	LINEAR STRIP ON JAMB SWITCH
⊕	LINEAR WALL GRAZER, WET LISTED
⊕	SWITCHED EXHAUST
⊕	SUPPLY DIFFUSER
⊕	CEILING FAN
⊕ ^{SM/C}	SMOKE/CARBON MONOXIDE DETECTOR AS REQUIRED PER CODE, VERIFY ALL LOCATIONS WITH ARCHITECT ON SITE PRIOR TO INSTALL

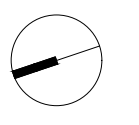


NEW FIXTURE AT EXISTING LOCATIONS

PATCH & REPAIR PLASTER CEILING AS REQ'D FOR RECESSED LIGHT FIXTURE REPLACEMENT - ALL LOCATIONS TYP.

EXISTING ELECTRICAL AND LIGHT AT GARAGE TO REMAIN

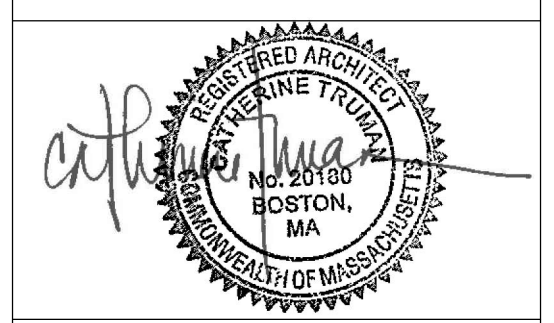
1 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

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NO.	REV.	DATE
ISSUED FOR PERMIT		09/07/2021



CATHERINE TRUMAN
ARCHITECTS
29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RN
CHECKED BY	
DATE	09/07/2021
SCALE	AS NOTED

PROJECT TITLE
SECOND FLOOR REFLECTED CEILING PLAN

GENERAL NOTES:

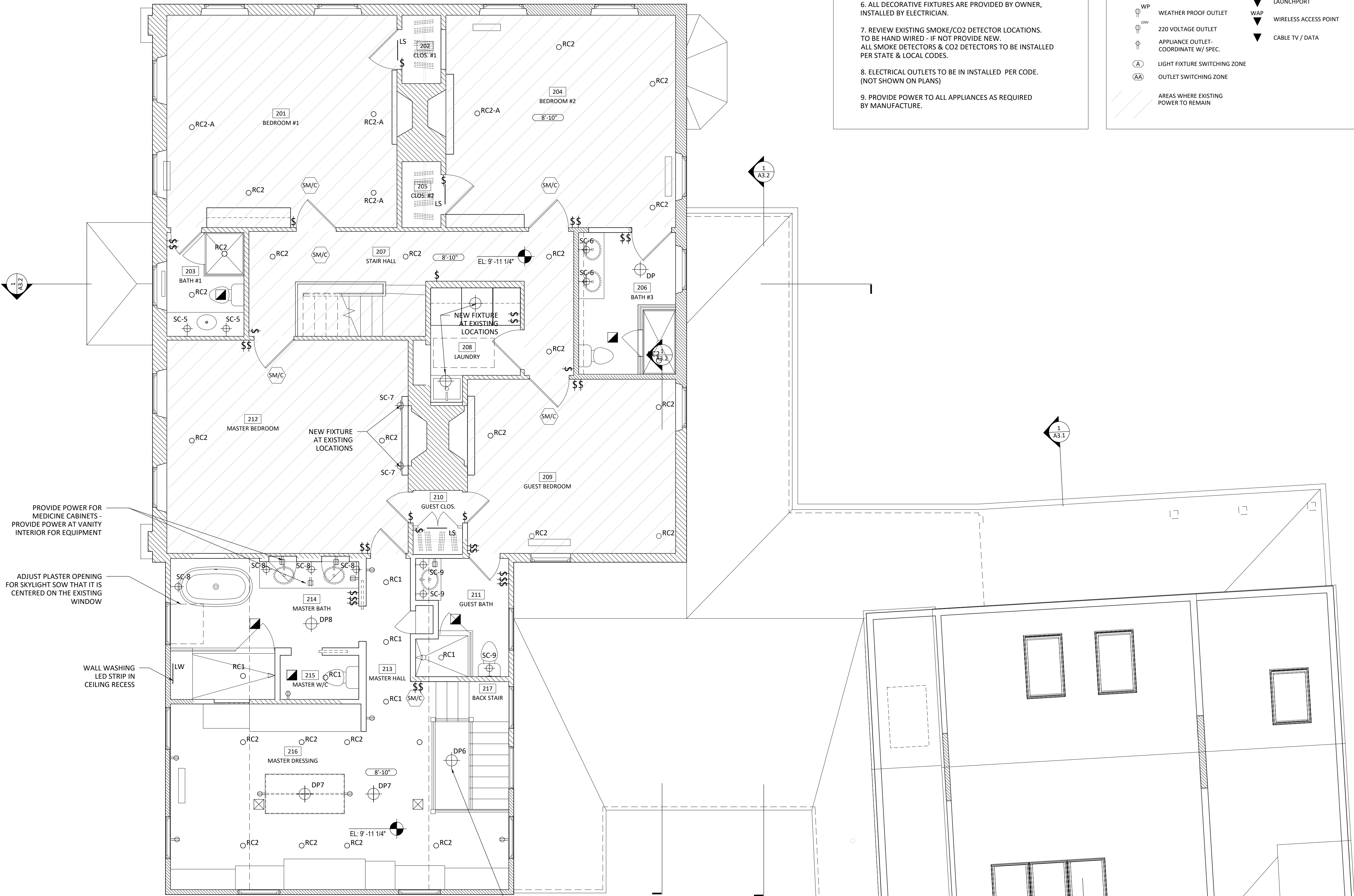
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- DUPLEX OUTLET
- SWITCHED OUTLET
- QUAD OUTLET
- WEATHER PROOF OUTLET
- 220 VOLTAGE OUTLET
- APPLIANCE OUTLET-COORDINATE W/ SPEC.
- LIGHT FIXTURE SWITCHING ZONE
- OUTLET SWITCHING ZONE
- AREAS WHERE EXISTING POWER TO REMAIN
- GFI DUPLEX OUTLET
- FLOOR OUTLET
- FLOOR OUTLET, SWITCHED
- MECHANICAL SHADES
- GARAGE DOOR OPENER
- LANDLINE PHONE
- LAUNCHPORT
- WIRELESS ACCESS POINT
- CABLE TV / DATA

RCP LEGEND

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- DECORATIVE SURFACE MOUNTED PENDANT.
- DECORATIVE WALL SCONCE.
- DECORATIVE EXTERIOR LIGHTING.
- NEW 3" LED FIXTURE, NEW CONSTRUCTION, ADJUSTABLE, WET LISTED
- NEW 3" LED, ADJUSTABLE LINEAR LENS
- NEW 3" LED, WALL WASHER
- REMODEL 3" LED FIXTURE - REPLACE AT EXISTING LOCATIONS, WET LISTED
- REMODEL 3" LED ADJUSTABLE LINEAR LENSE, REPLACE AT EXISTING LOCATION.
- REMODEL 3" LED FIXTURE, WALL WASHER, REPLACE AT ALL EXISTING LOCATIONS.
- JUNCTION BOX
- UNDER CABINET LIGHT
- LINEAR STRIP ON JAMB SWITCH
- LINEAR WALL GRAZER, WET LISTED
- SWITCHED EXHAUST
- SUPPLY DIFFUSER
- CEILING FAN
- SMOKE/CARBON MONOXIDE DETECTOR AS REQUIRED ON SITE PRIOR TO INSTALL



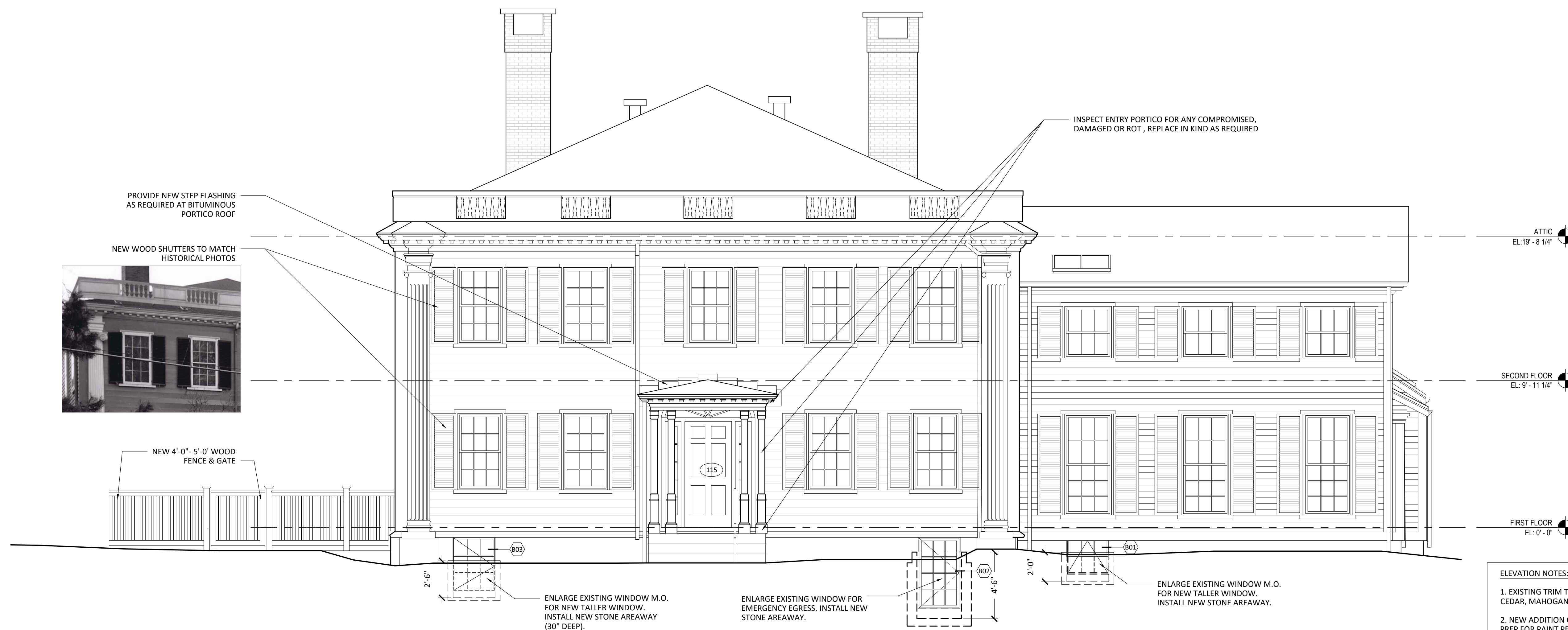
1 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

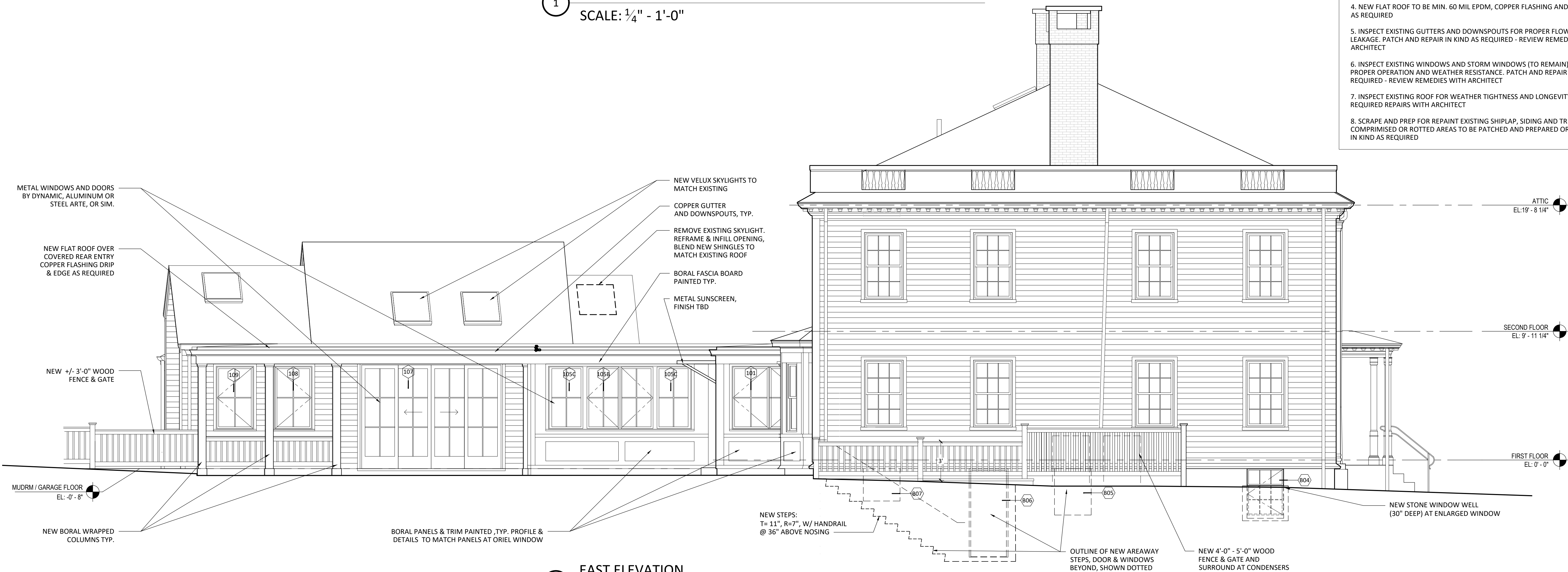
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ELEVATION NOTES:

1. EXISTING TRIM TO BE REPLACED IN KIND TO BE WEATHER RESISTANT WOOD, - CEDAR, MAHOGANY OR EQ.
2. NEW ADDITION CLADDING, PANELS AND TRIM TO BE BORAL - INSTALL AND PREP FOR PAINT PER MANUFACTURERS INSTRUCTIONS
3. NEW GUTTERS AND DOWNSPOUTS TO BE 16 GAUGE COPPER
4. NEW FLAT ROOF TO BE MIN. 60 MIL EPDM, COPPER FLASHING AND DRIP EDGE AS REQUIRED
5. INSPECT EXISTING GUTTERS AND DOWNSPOUTS FOR PROPER FLOW, ROT AND LEAKAGE. PATCH AND REPAIR IN KIND AS REQUIRED - REVIEW REMEDIES WITH ARCHITECT
6. INSPECT EXISTING WINDOWS AND STORM WINDOWS (TO REMAIN) FOR PROPER OPERATION AND WEATHER RESISTANCE. PATCH AND REPAIR AS REQUIRED - REVIEW REMEDIES WITH ARCHITECT
7. INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS AND LONGEVITY - REVIEW REQUIRED REPAIRS WITH ARCHITECT
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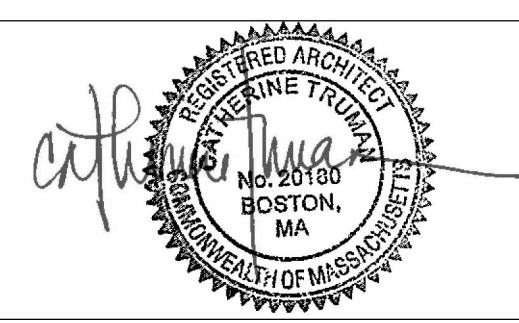


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

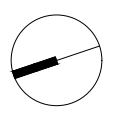
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ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN
ARCHITECTS
29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
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DATE	09/07/2021
SCALE	AS NOTED

DRAWING TITLE
NORTH & EAST ELEVATIONS



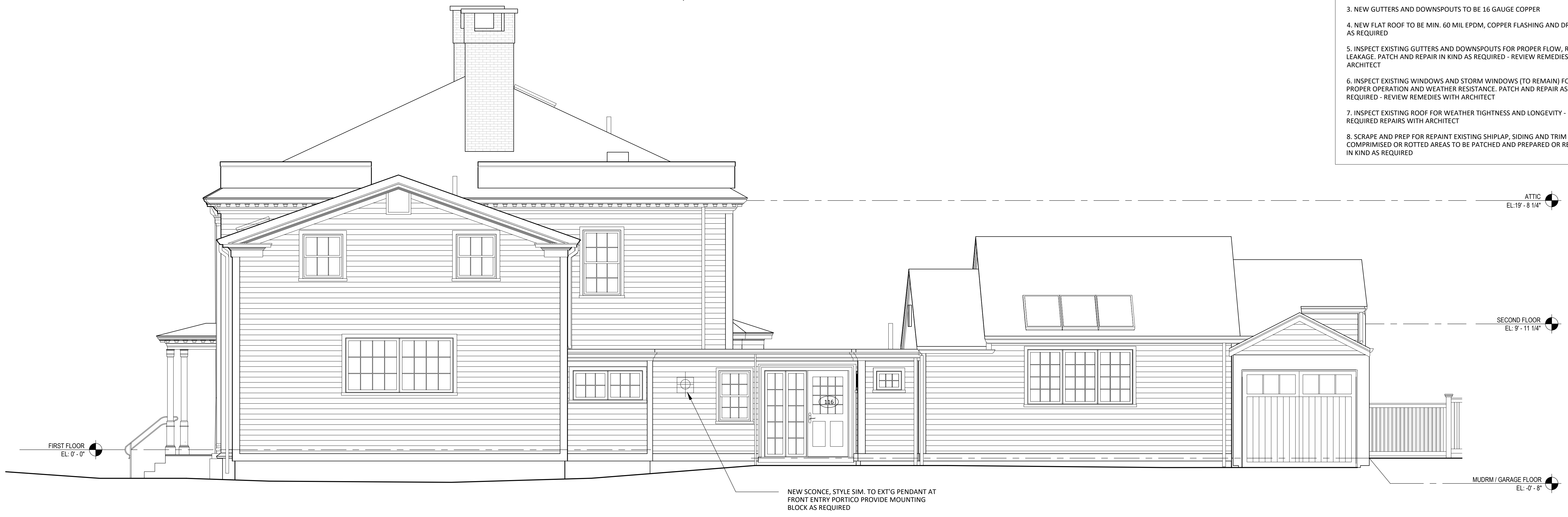
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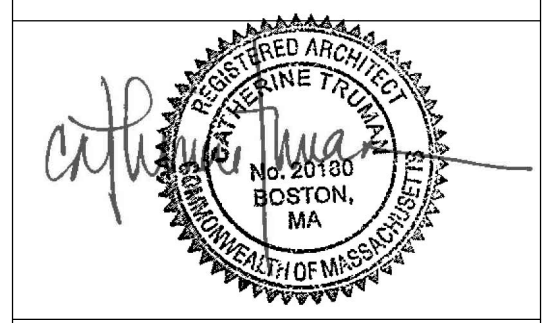
1 SOUTH ELEVATION
SCALE: 1/4" - 1'-0"

- ELEVATION NOTES:**
1. EXISTING TRIM TO BE REPLACED IN KIND TO BE WEATHER RESISTANT WOOD - CEDAR, MAHOGANY OR EQ.
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2 WEST ELEVATION
SCALE: 1/4" - 1'-0"

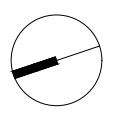
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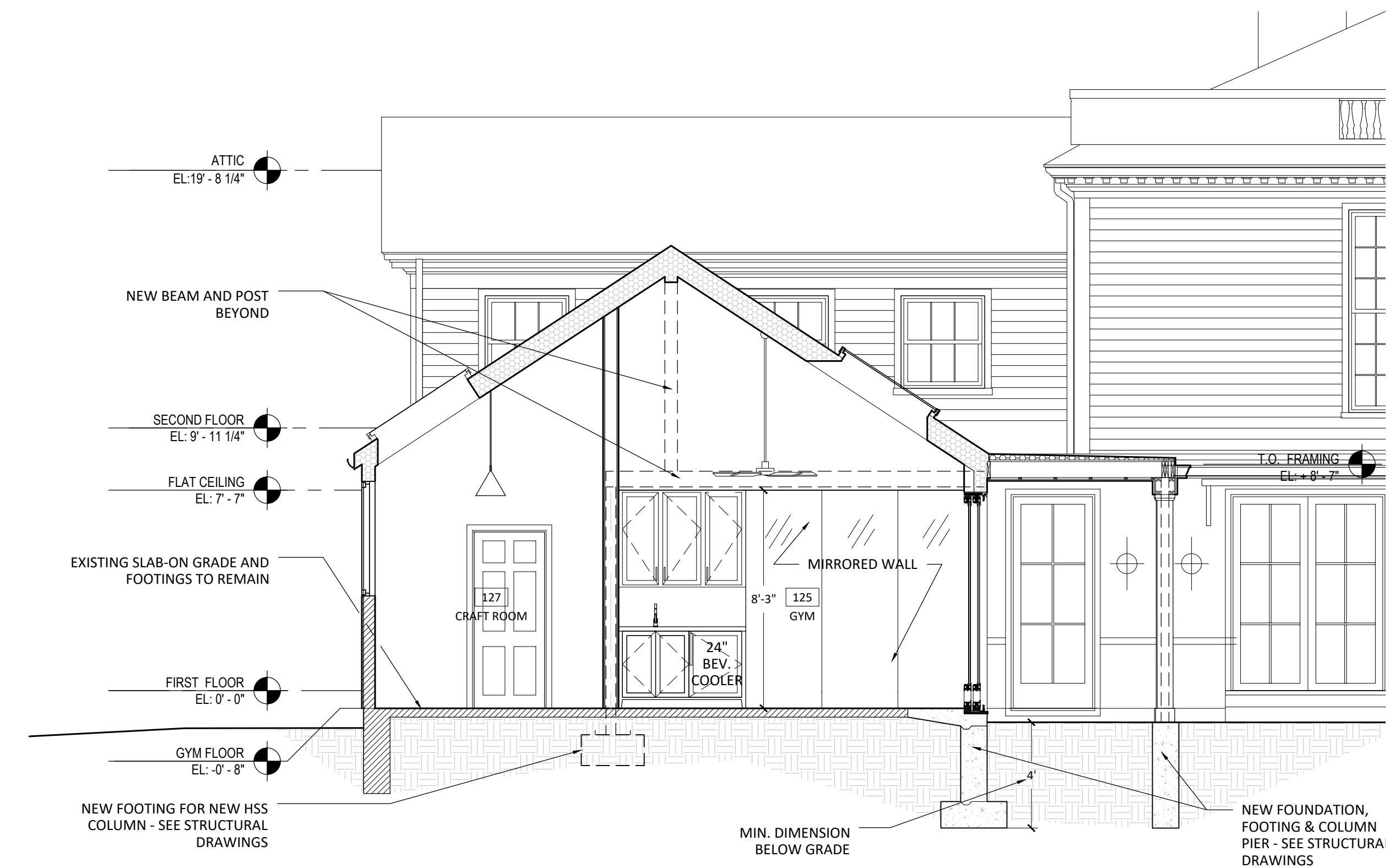
PROJECT	88 GARDEN STREET
DRAWN BY	RN
CHECKED BY	
DATE	09/07/2021
SCALE	AS NOTED
DRAWING TITLE	

SOUTH & WEST
ELEVATIONS

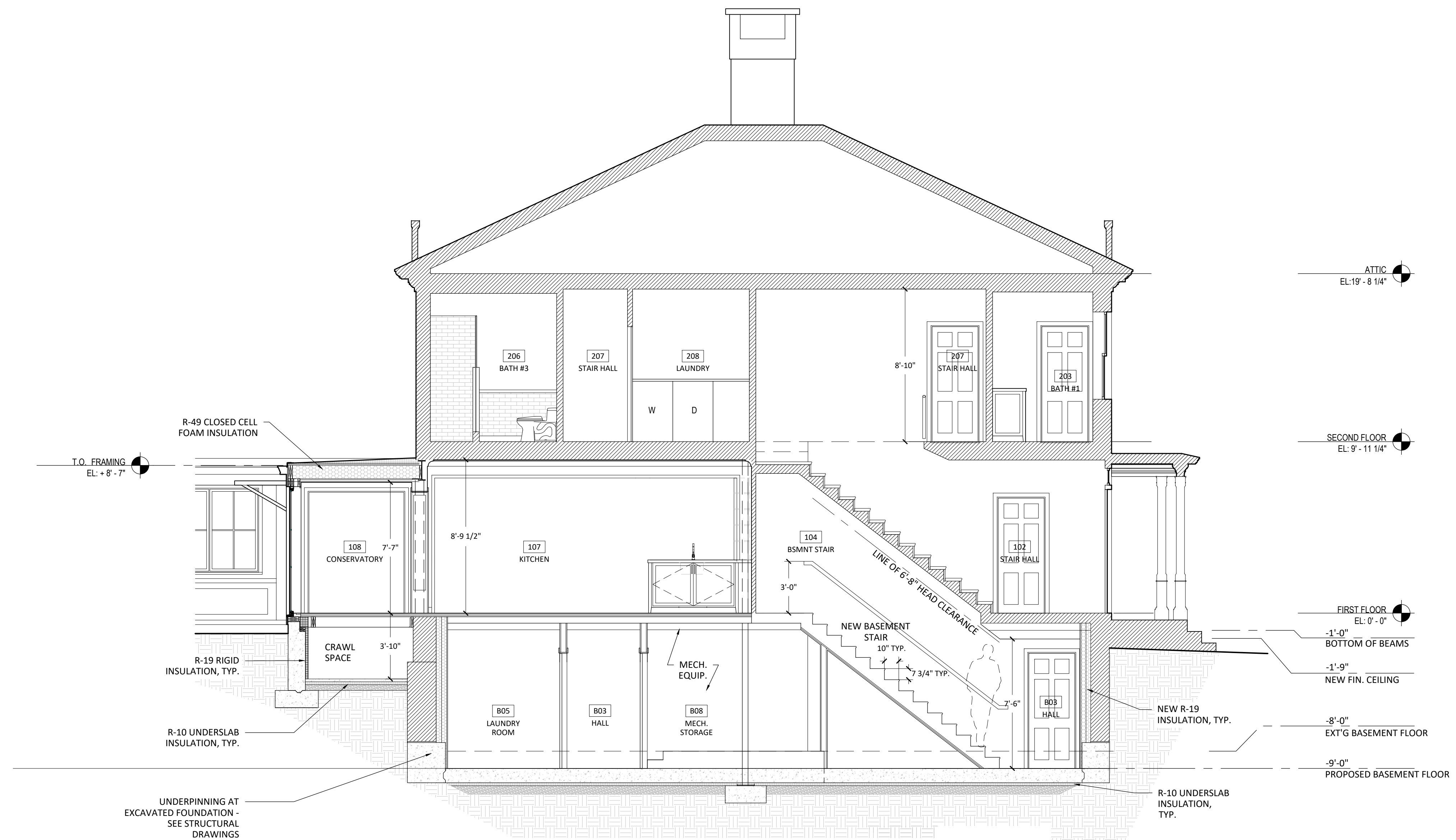


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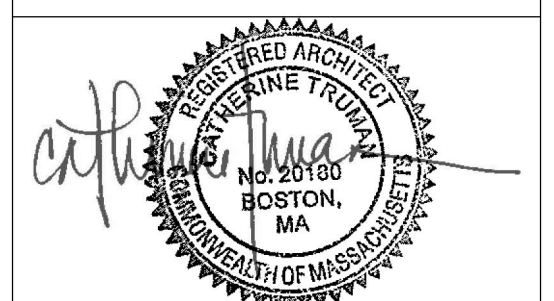
1 BUILDING SECTION A - A, AT GYM AND CRAFT ROOM
SCALE: 1/4" - 1'-0"



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

PROGRESS 08/20/21

NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY R/W/ELM

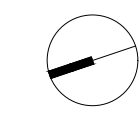
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DATE 09/07/2021

SCALE AS NOTED

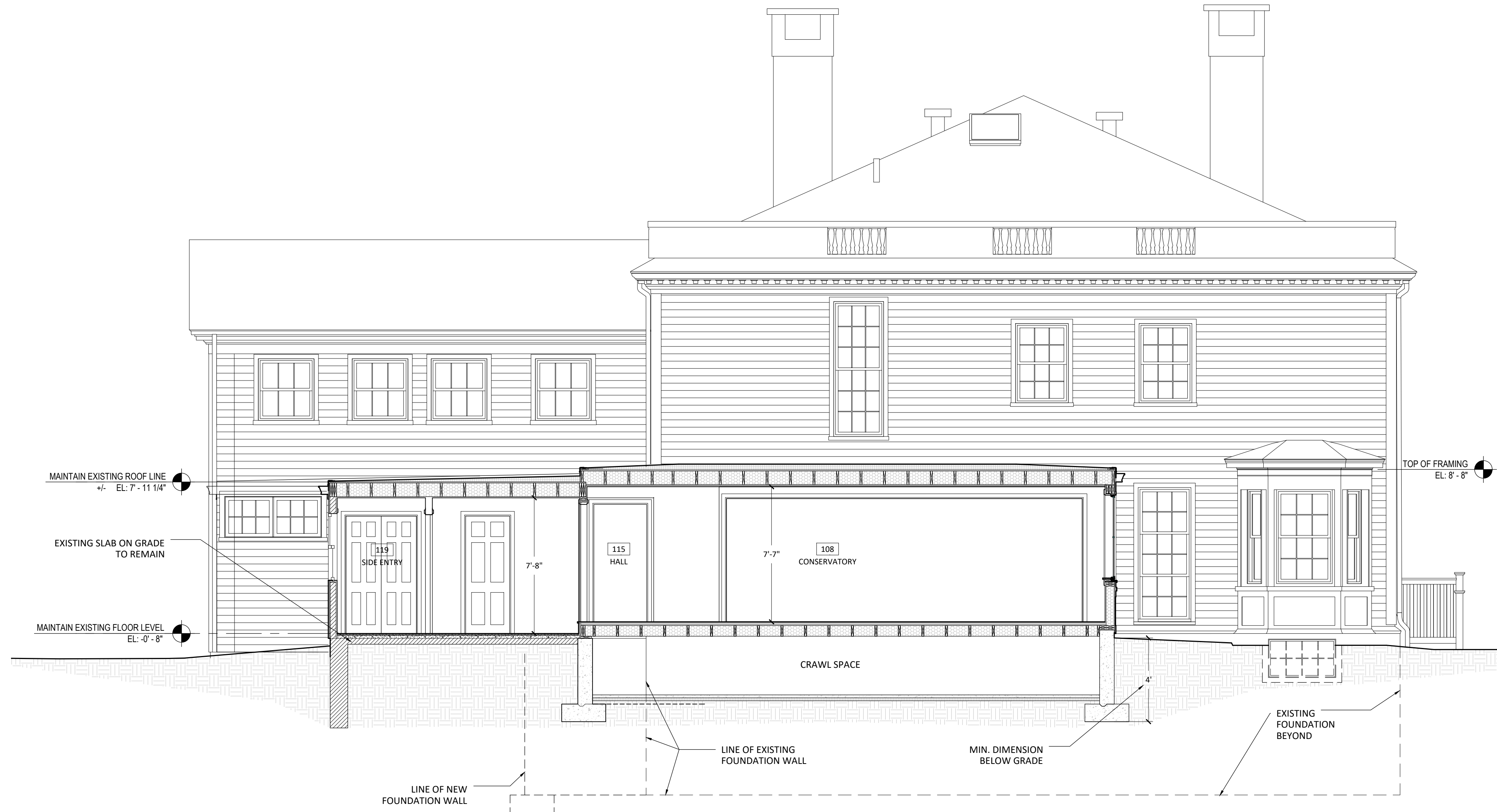
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BUILDING SECTIONS

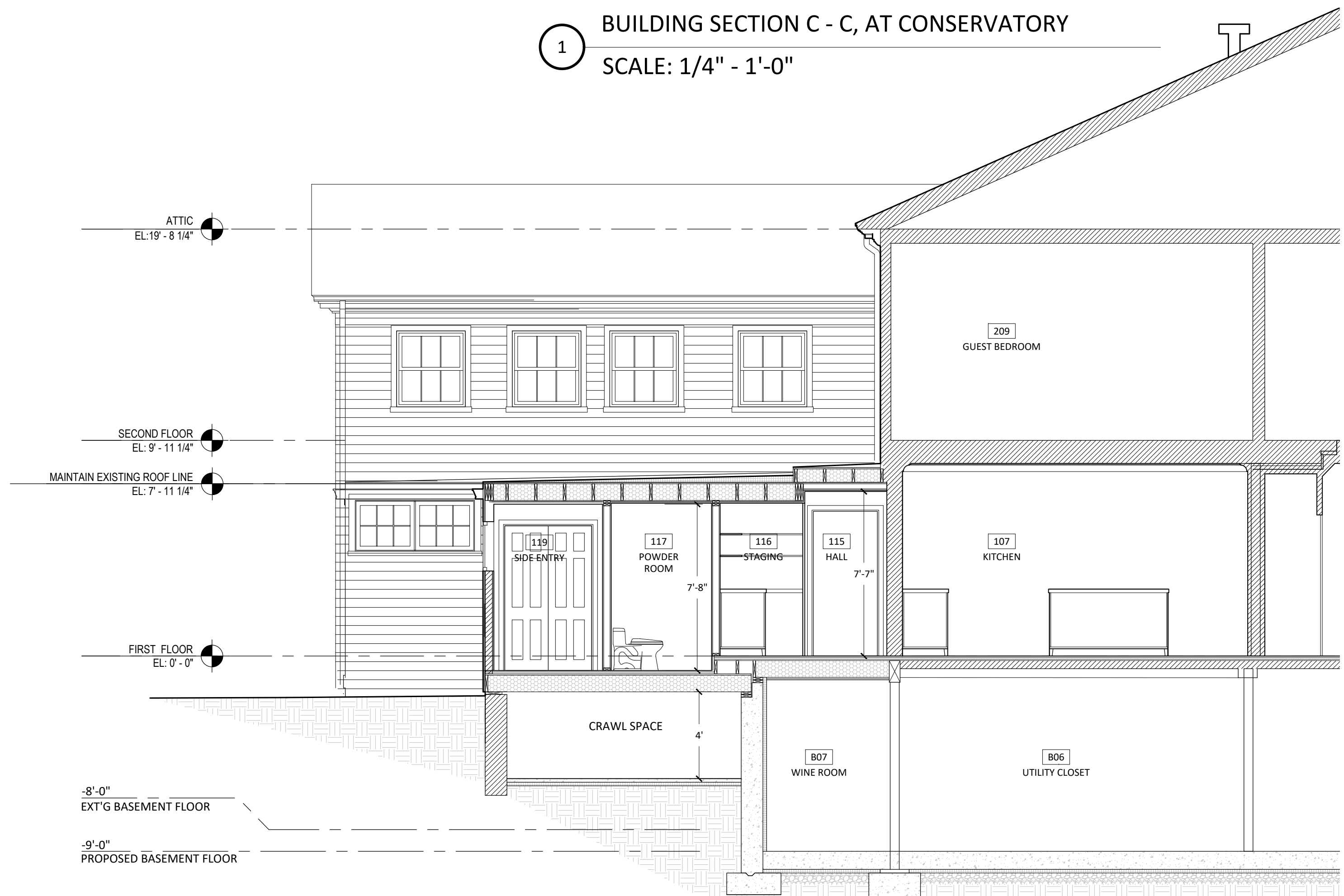


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4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
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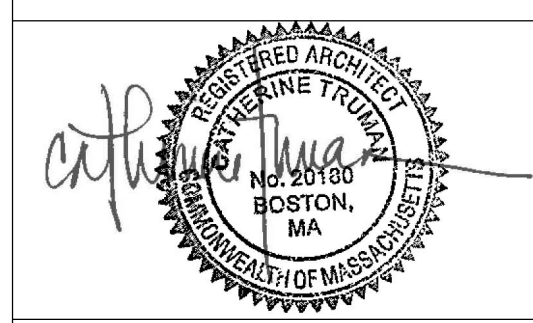


1 BUILDING SECTION C - C, AT CONSERVATORY
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2 BUILDING SECTION D - D
SCALE: 1/4" - 1'-0"

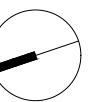
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ARCHITECTS
29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RNI
CHECKED BY	
DATE	09/07/2021
SCALE	AS NOTED

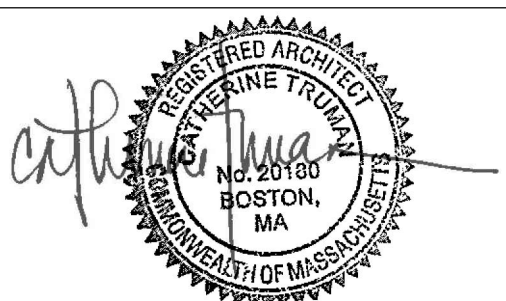
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BUILDING SECTIONS



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857 285 2500

PROJECT 88 GARDEN STREET

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DATE 09/07/2021

SCALE AS NOTED

DRAWING TITLE

SCHEDULES

INTERIOR DOOR SCHEDULE							
DOOR NUMBER	ROOM NUMBER, LOCATION	DOOR STYLE	FINISH	FINISH WIDTH	FINISH HEIGHT	HARDWARE	REMARKS
B01A	B02- UTILITY CLOSET	SLAB / CONCEALED	PAINTED	2'-6"	6'-8"	TBD	1 HOUR RATED DOOR AT MECHANICAL, GASKET & WEATHER STRIP FOR AIR TIGHTNESS
B01B	B02- UTILITY CLOSET	SLAB / CONCEALED	PAINTED	2'-6"	6'-8"	TBD	
B02	B04- GOLF SIMULATOR	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	
B03	B05- LAUNDRY	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	
B04	B06- UTILITY CLOSET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	
B05	B07- WINE ROOM	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	GASKET (FOR CONDITIONED TEMPERATURE CONTROLLED WINE STORAGE)
B06	B08- MECHANICAL	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	1 HOUR RATED DOOR AT MECHANICAL, GASKET & WEATHER STRIP FOR AIR TIGHTNESS
B07	B09- MECHANICAL	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-6"	6'-8"	TBD	1 HOUR RATED DOOR AT MECHANICAL, GASKET & WEATHER STRIP FOR AIR TIGHTNESS
101	111- BACK STAIR	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-6"	6'-8"	TBD, PRIVACY	
102	112 - STORAGE	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-6"	6'-8"	TBD	CUSTOM ANGLED DOOR UNDER STAIR CARRIAGE
103	113- ZOOM OFFICE	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD, PRIVACY	
104	114 - PANTRY	TRUSTILE TS 6000 OR EQ.	PAINTED	3'-0"	6'-8"	TBD	SLIDING, POCKETING DOOR HARDWARE - HAFELE ACCURIDE OR EQ.
105	116- STAGING	TRUSTILE TS 6000 OR EQ.	PAINTED	3'-0"	6'-8"	TBD	SLIDING, POCKETING DOOR HARDWARE - HAFELE ACCURIDE OR EQ.
106	117- POWDER ROOM, POCKET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-6"	6'-8"	TBD, PRIVACY	POCKET DOOR ON HEAVY DUTY POCKET DOOR HARDWARE, HAFELE OR EQ.
107	115 -MUDROOM HALL	CUSTOM PANEL DOOR	PAINTED	2'-8"	6'-8"	TBD, PRIVACY LOCK OR DEADBOLT	DOOR TO SWING 180 DEGREES TO LAY FLAT AGAINST WALL - DEADBOLT OR LOCKING FOR PRIVACY FROM SIDE ENTRY
108	120 - SIDE ENTRY CLOSET	EXISTING REUSED	PAINTED	EXISTING PAIR	EXISTING	TBD	REUSE EXISTING DOUBLE DOORS AT EXISTING GUEST SUITE STORAGE
109A	121 - MUDROOM	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-6"	6'-8"	TBD	POCKET DOOR ON HEAVY DUTY POCKET DOOR HARDWARE, HAFELE OR EQ.
109B	121 - MUDROOM	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD	
110	122 - REAR ENTRY CLOSET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-0" PAIR	6'-8"	TBD	
111	125 - GYM	TRUSTILE TS 6000 OR EQ.	PAINTED	3'-0"	6'-8"	TBD	
112	126 - BATHROOM	EXISTING REUSED	PAINTED	EXISTING	EXISTING	TBD	RELOCATED DOOR FROM BATHROOM 126
113	127 - CRAFT ROOM	STYLE TBD	PAINTED	6'-0"	6'-8"	TBD	SLIDING BARN DOOR ON HEAVY DUTY BARN DOOR HARDWARE, HAFELE OR EQ.
114	113 - REAR ENTRY	CUSTOM FLAT SLAB	PAINTED	3'-0"	2'-0"	TBD	CUSTOM SLIDING LOW PANEL AS DOG GATE
201	206 - BATH #3	EXISTING REUSED	PAINTED	EXISTING	EXISTING	TBD, PRIVACY	RELOCATED DOOR FROM BATH 206
202A	210 - GUEST CLOSET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-4"	6'-8"	TBD, PRIVACY	
202B	210 - GUEST CLOSET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-4"	6'-8"	TBD, PRIVACY	
203	211 - GUEST BATH	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-4"	6'-8"	TBD, PRIVACY	CUSTOM ANGLED DOOR TO FOLLOW CEILING ANGLE
204	212 - MASTER BEDROOM	EXISTING REUSED	PAINTED	EXISTING	EXISTING	TBD, PRIVACY	RELOCATED DOOR FROM MASTER BEDROOM 212
205	214- MASTER BATH, POCKET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-8"	6'-8"	TBD, PRIVACY	POCKET DOOR ON HEAVY DUTY POCKET DOOR HARDWARE, HAFELE OR EQ.
206	215- MASTER W/C, POCKET	TRUSTILE TS 6000 OR EQ.	PAINTED	2'-4"	6'-8"	TBD, PRIVACY	POCKET DOOR ON HEAVY DUTY POCKET DOOR HARDWARE, HAFELE OR EQ.

NOTES:

- INTERIOR DOORS NOT NUMBERED ARE EXISTING TO REMAIN, NO ADJUSTMENT
- HARDWARE SETS ARE TBD. ASSUME CLASSIC BRASS OR EQ. FOR PRICING

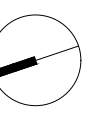
APPLIANCE SCHEDULE						
LAUNDRY/B05						
Washer	1	Whirlpool/Maytag or EQ.	Front-load, TDB	TBD	TBD	
Dryer	1	Whirlpool/Maytag or EQ.	Front-load, TDB	TBD	TBD	
KITCHEN/107						
36" Ref. / Freezer	1	Subzero Designer, or EQ.	TBD	36"	Paneled	
24" Dishwasher	2	Miele Quick Cycle or EQ.	TBD	24"	Paneled	
48" Cooktop	1	Wolf or EQ.	TBD	48"	S.S.	
Exhaust Hood	1	Best or EQ.	TBD	TBD	TBD	
30" Double Oven	1	Wolf or EQ.	TBD	30"	TBD	
Microwave Drawer	1	Wolf or EQ.	TBD	24"	TBD	
Built-In Espresso	1	Miele, Wolf or EQ.	TBD	24"	TBD	
24" Cooler Drawer	1	Subzero or EQ.	TBD	24"	Paneled	
24" Bev. Center	1	Subzero or EQ.	TBD	24"	Paneled	
18" Ice Maker	1	U-Line or EQ.	TBD	18"	Paneled	
Disposal	1	Insinkerator or EQ.	TBD	TBD	TBD	
LAUNDRY/208						
Washer	1	Whirlpool/Maytag or EQ.	Large capacity front-load, TD	TBD	TBD	Replacement appliance at existing location
Dryer	1	Whirlpool/Maytag or EQ.	Large capacity front-load, TD	TBD	TBD	Replacement appliance at existing location

EXTERIOR OPENING SCHEDULE												
EXT OPENING	TYPE	MANUF. / STYLE	VISIBLE WIDTH	VISIBLE HEIGHT	EXT FINISH	INT FINISH	SCREEN	HARDWARE	LITES	JAMB DETAIL	REMARKS	
B01	AWNING	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 2'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	6, SDL		AWNING BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B02	EGRESS CASEMENT	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 4'-8"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	12, SDL		BASEMENT EGRESS CASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B03	CASEMENT	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 3'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	9, SDL		CASEMENT BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B04	CASEMENT	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 3'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	9, SDL		CASEMENT BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B05	CASEMENT	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 3'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	9, SDL		CASEMENT BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B06	SWING DOOR	MARVIN CLAD ULTIMATE	3'-0"	6'-8"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	12		SWING DOOR - LITE DIMENSIONS SIM. TO EXISTING, FLAT PANEL BELOW	
B07	AWNING	MARVIN CLAD ULTIMATE	+/- 2'-9"	+/- 2'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	6, SDL		AWNING BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
B08	AWNING	MARVIN CLAD ULTIMATE	+/- 3'-9"	+/- 2'-6"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	3		AWNING BASEMENT WINDOW - WIDTH TO MATCH EXISTING, HEIGHT WILL BE LARGER, M.O. TO BE ADJUSTED, EXTERIOR CLAD FINISH TBD	
101	FRENCH CASEMENT	DYNAMIC ALUMINUM ARTE	5'-1"	4'-9"	ALUMINUM	ALUMINUM	YES	TBD	4 / SASH		FRENCH CASEMENTS - ALUMINUM ARTE FINISH TBD	
102	OUTSWING FRENCH DOORS	DYNAMIC ALUMINUM ARTE	5'-8"	7'-4"	ALUMINUM	ALUMINUM	YES, CENTER	TBD	6 / LEAF		OUTSWING FRENCH DOORS - ALUMINUM ARTE FINISH TBD - INTERIOR CENTER SLIDING SCREEN SYSTEM - PROVIDE EXTERIOR DOOR STAYS TO SECURE IN PLACE	
103	FIXED PANELS	DYNAMIC ALUMINUM ARTE	5'-8"	7'-4"	ALUMINUM	ALUMINUM	NO	N/A	6 / LEAF		FIXED PANELS TO MATCH ADJACENT OUTSWING FRENCH DOORS - ALUMINUM ARTE FINISH TBD	
104	OUTSWING FRENCH DOORS	DYNAMIC ALUMINUM ARTE	5'-8"	7'-4"	ALUMINUM	ALUMINUM	YES, CENTER	TBD	6 / LEAF		OUTSWING FRENCH DOORS - ALUMINUM ARTE FINISH TBD - INTERIOR CENTER SLIDING SCREEN SYSTEM - PROVIDE EXTERIOR DOOR STAYS TO SECURE IN PLACE	
105A	FIXED	DYNAMIC ALUMINUM ARTE	2'-7"	4'-9"	ALUMINUM	ALUMINUM	NO	N/A	4 / SASH		FIXED UNIT ADJACENT TO FRENCH CASEMENTS - ALUMINUM ARTE FINISH TBD	
105B	FRENCH CASEMENT	DYNAMIC ALUMINUM ARTE	5'-1"	4'-9"	ALUMINUM	ALUMINUM	YES	TBD	4 / SASH		FRENCH CASEMENTS - ALUMINUM ARTE FINISH TBD	
105C	FIXED	DYNAMIC ALUMINUM ARTE	2'-7"	4'-9"	ALUMINUM	ALUMINUM	NO	N/A	4 / SASH		FIXED UNIT ADJACENT TO FRENCH CASEMENTS - ALUMINUM ARTE FINISH TBD	
106	SWING DOOR	DYNAMIC ALUMINUM ARTE	2'-10"	8'-0"	ALUMINUM	ALUMINUM	NO	TBD	6		SWING DOOR - LITE DIMENSIONS TO MATCH & ALIGN WITH DOORS 102 & 104 - BOTTOM RAIL EXTENDED FOR ADDED HEIGHT	
107	CENTER LIFT & SLIDE	DYNAMIC ALUMINUM ARTE	11'-0"	8'-0"	ALUMINUM	ALUMINUM	YES, SLIDING	TBD	6 / PANEL		(4) 2'-10" DOOR PANELS, 2 MIDDLE SLIDING, 2 FIXED ENDS - LITE DIMENSIONS TO MATCH & ALIGN WITH DOORS 102 & 104 - BOTTOM RAIL EXTENDED FOR ADDED HEIGHT	
108	CASEMENT	DYNAMIC ALUMINUM ARTE	2'-7"	4'-9"	ALUMINUM	ALUMINUM	YES	TBD	4 / SASH		CASEMENT - ALUMINUM ARTE FINISH TBD	
109	CASEMENT	DYNAMIC ALUMINUM ARTE	2'-7"	4'-9"	ALUMINUM	ALUMINUM	YES	TBD	4 / SASH		CASEMENT - ALUMINUM ARTE FINISH TBD	
110	TRIPLE HUNG WINDOW	DYNAMIC CLAD WOOD	2'-9 1/2"	7'-4"	ALUMINUM CLAD	WOOD, PAINTED	YES	TBD	6/6/6		TRIPLE-HUNG WINDOW, SILL AT FLOOR LEVEL- LITE PROPORTIONS TO MATCH EXISTING DOUBLE HUNG WINDOWS AT EAST ELEVATION OF FAMILY ROOM - EXTERIOR CLAD FINISH TBD	

NOTES:

- DYNAMIC ALUMINUM ARTE FINISH TBD
- ALL DOORS AND WINDOWS FROM THE DYNAMIC ALUMINUM ARTE LINE ARE TO HAVE MATCHING LITE SIZES, ALIGNING HORIZONTALLY
- HARDWARE SETS FOR DYNAMIC ALUMINUM ARTE DOORS ARE TBD

EXTERIOR DOOR SCHEDULE							
DOOR NUMBER	ROOM NUMBER, LOCATION	DOOR STYLE	FINISH	FINISH WIDTH	FINISH HEIGHT	HARDWARE	REMARKS
115	102- STAIR HALL	EXISTING	PAINTED	EXISTING	EXISTING	TBD	EXISTING DOOR TO BE REFURBISHED FOR SMOOTH OPERATION & PROPER WEATHERSTRIPPING - WILL INCLUDE NEW HARDWARE
119	B02- SIDE ENTRY	EXISTING	PAINTED	EXISTING	EXISTING	TBD	EXISTING DOOR TO BE REFURBISHED FOR SMOOTH OPERATION & PROPER WEATHERSTRIPPING - WILL INCLUDE NEW HARDWARE



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DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- INTERIOR PARTITION TO BE REMOVED
- FIXTURE TO BE REMOVED
- EXT'G BEARING STRUCTURE TO BE REMOVED - SEE STRUCTURAL DWGS FOR NEW STRUCTURE & SHORING REQMNTS
- REMOVE EXT'G WOOD FLOORS - PROTECT ALL ASSOCIATED TRIM
- REMOVE EQUIPMENT OR APPLIANCE - SAVE FOR REUSE OR RESALE
- REMOVE EXISTING TILE & STONE
- REMOVE CEILING FINISHES
- REMOVE DOOR & SAVE FOR REUSE
- REMOVE DOOR
- REMOVE WINDOW
- REMOVE ALL FIXTURES, CASEWORK, FINISHES, FLOOR, CEILING, TO SUBFLOOR & STUDS
- AREA OF EXCAVATION +/- 24" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- AREA OF EXCAVATION +/- 36" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- REMOVE EXISTING STAIR
- REMOVE EXISTING CASEWORK

NOTES

1. ALL DEMO DIMENSIONS TO BE COORDINATED WITH DESIGN AND STRUCTURAL ENGINEER PLANS
2. EXISTING LIGHTING, SWITCHING, & OUTLETS TO BE REVIEWED AND MODIFIED AS NEEDED FOR NEW LAYOUT
3. EXISTING HVAC AND DUCTWORK TO BE REVIEWED ON SITE AFTER DEMOLITION AND MODIFIED AS NEEDED FOR NEW LAYOUT
4. PROTECT ALL FIREPLACES
5. PROTECT EXISTING FRONT ROOMS: SHARED OFFICE, STAIR HALL, DINING ROOM & LIVING ROOM - EXISTING TRIM, WALL FINISH AND BUILT-INS ARE HISTORIC & REQUIRE FULL PROTECTION
6. STRUCTURE AND BEARING WALLS TO BE REMOVED AS INDICATED - PROVIDE SHORING AND TEMPORARY SUPPORT AS REQUIRED. REVIEW ANY SPECIAL CIRCUMSTANCES WITH ARCHITECT & STRUCTURAL ENGINEER
7. SEE STRUCTURAL DRAWINGS FOR NEW FOUNDATION, UNDERPINNING & SHORING REQUIREMENTS AT ALL EXCAVATIONS.
8. REFER TO CIVIL ENGINEER FOR NEW WATERPROOFING REQUIREMENTS

WALL LEGEND

- UNDISTURBED, PROTECTED AREA - WOOD FLOOR TO BE REFINISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED
- AREA OF BASEMENT TO EXCAVATE +/- 24"
- AREA OF NEW FULL BASEMENT

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PROJECT 88 GARDEN STREET

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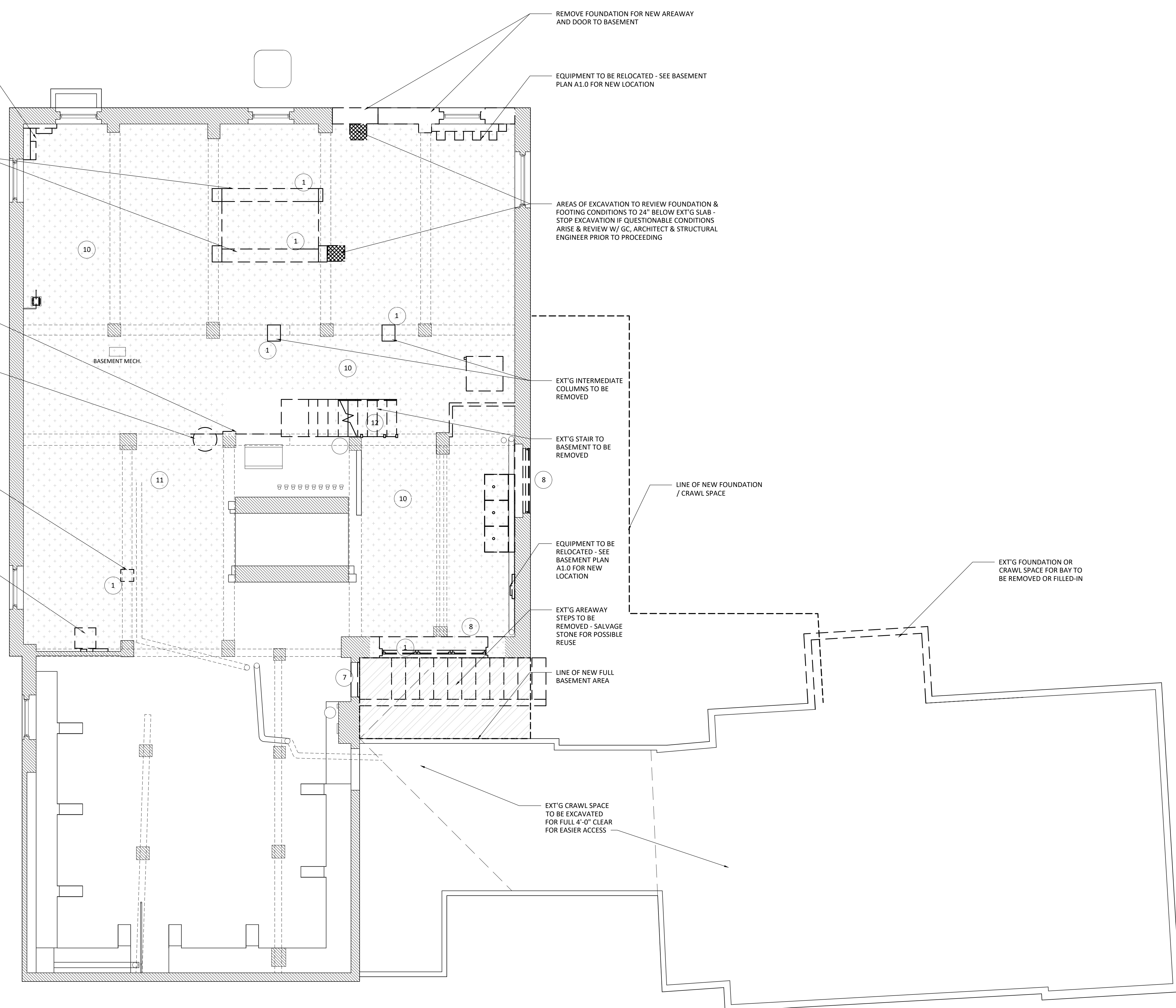
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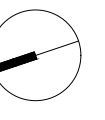
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**BASEMENT
DEMOLITION
PLAN**

D1.0



1 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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DEMOLITION LEGEND

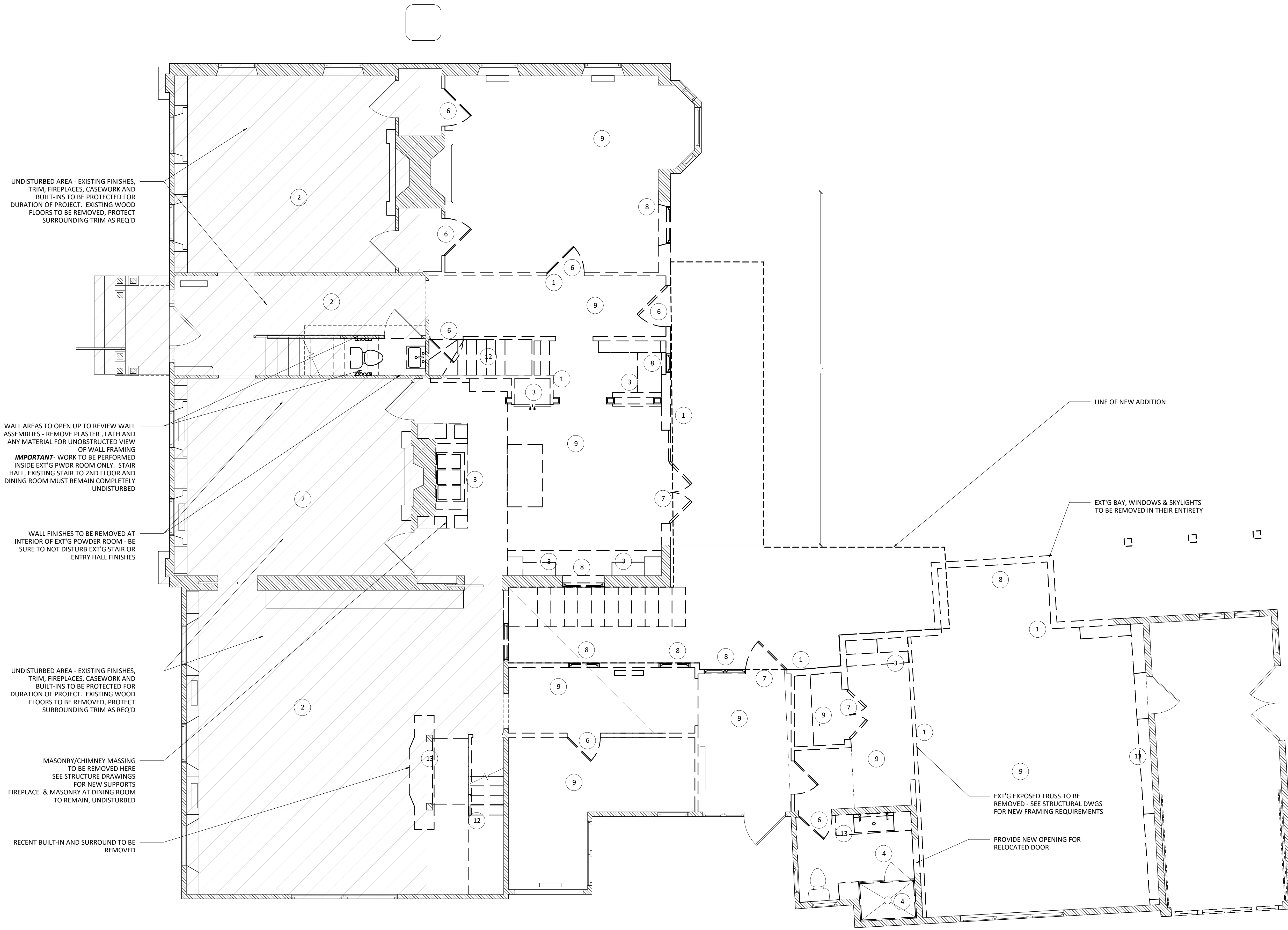
- EXISTING WALL TO REMAIN
- INTERIOR PARTITION TO BE REMOVED
- FIXTURE TO BE REMOVED
- EX'T'G BEARING STRUCTURE TO BE REMOVED - SEE STRUCTURAL DWGS FOR NEW STRUCTURE & SHORING REQMNTS
- REMOVE EX'T'G WOOD FLOORS - PROTECT ALL ASSOCIATED TRIM
- REMOVE EQUIPMENT OR APPLIANCE - SAVE FOR REUSE OR RESALE
- REMOVE EXISTING TILE & STONE
- REMOVE CEILING FINISHES
- REMOVE DOOR & SAVE FOR REUSE
- REMOVE DOOR
- REMOVE WINDOW
- REMOVE ALL FIXTURES, CASEWORK, FINISHES, FLOOR, CEILING, TO SUBFLOOR & STUDS
- AREA OF EXCAVATION, +/- 24" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- AREA OF EXCAVATION, +/- 36" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- REMOVE EXISTING STAIR
- REMOVE EXISTING CASEWORK

NOTES

1. ALL DEMO DIMENSIONS TO BE COORDINATED WITH DESIGN AND STRUCTURAL ENGINEER PLANS
2. EXISTING LIGHTING, SWITCHING, & OUTLETS TO BE REVIEWED AND MODIFIED AS NEEDED FOR NEW LAYOUT
3. EXISTING HVAC AND DUCTWORK TO BE REVIEWED ON SITE AFTER DEMOLITION AND MODIFIED AS NEEDED FOR NEW LAYOUT
4. PROTECT ALL FIREPLACES
5. PROTECT EXISTING FRONT ROOMS: SHARED OFFICE, STAIR HALL, DINING ROOM & LIVING ROOM - EXISTING TRIM, WALL FINISH AND BUILT-INS ARE HISTORIC & REQUIRE FULL PROTECTION
6. STRUCTURE AND BEARING WALLS TO BE REMOVED AS INDICATED - PROVIDE SHORING AND TEMPORARY SUPPORT AS REQUIRED. REVIEW ANY SPECIAL CIRCUMSTANCES WITH ARCHITECT & STRUCTURAL ENGINEER
7. SEE STRUCTURAL DRAWINGS FOR NEW FOUNDATION, UNDERPINNING & SHORING REQUIREMENTS AT ALL EXCAVATIONS.
8. REFER TO CIVIL ENGINEER FOR NEW WATERPROOFING REQUIREMENTS

WALL LEGEND

- UNDISTURBED, PROTECTED AREA - WOOD FLOOR TO BE REFINISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED
- AREA OF BASEMENT TO EXCAVATE +/- 24"
- AREA OF NEW FULL BASEMENT



UNDISTURBED AREA - EXISTING FINISHES, TRIM, FIREPLACES, CASEWORK AND BUILT-INS TO BE PROTECTED FOR DURATION OF PROJECT. EXISTING WOOD FLOORS TO BE REMOVED, PROTECT SURROUNDING TRIM AS REQ'D

WALL AREAS TO OPEN UP TO REVIEW WALL ASSEMBLIES - REMOVE PLASTER, LATH AND ANY MATERIAL FOR UNOBSTRUCTED VIEW OF WALL FRAMING
IMPORTANT - WORK TO BE PERFORMED INSIDE EX'T'G POWDR ROOM ONLY. STAIR HALL, EXISTING STAIR TO 2ND FLOOR AND DINING ROOM MUST REMAIN COMPLETELY UNDISTURBED

WALL FINISHES TO BE REMOVED AT INTERIOR OF EX'T'G POWDR ROOM - BE SURE TO NOT DISTURB EX'T'G STAIR OR ENTRY HALL FINISHES

UNDISTURBED AREA - EXISTING FINISHES, TRIM, FIREPLACES, CASEWORK AND BUILT-INS TO BE PROTECTED FOR DURATION OF PROJECT. EXISTING WOOD FLOORS TO BE REMOVED, PROTECT SURROUNDING TRIM AS REQ'D

MASONRY/CHIMNEY MASSING TO BE REMOVED HERE SEE STRUCTURE DRAWINGS FOR NEW SUPPORTS FOR FIREPLACE & MASONRY AT DINING ROOM TO REMAIN, UNDISTURBED

RECENT BUILT-IN AND SURROUND TO BE REMOVED

EXT'G EXPOSED TRUSS TO BE REMOVED - SEE STRUCTURAL DWGS FOR NEW FRAMING REQUIREMENTS

PROVIDE NEW OPENING FOR RELOCATED DOOR

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RNI

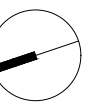
CHECKED BY CT

DATE 09/07/2021

SCALE AS NOTED

DRAWING TITLE
FIRST FLOOR DEMOLITION PLAN

D1.1



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

DEMOLITION LEGEND

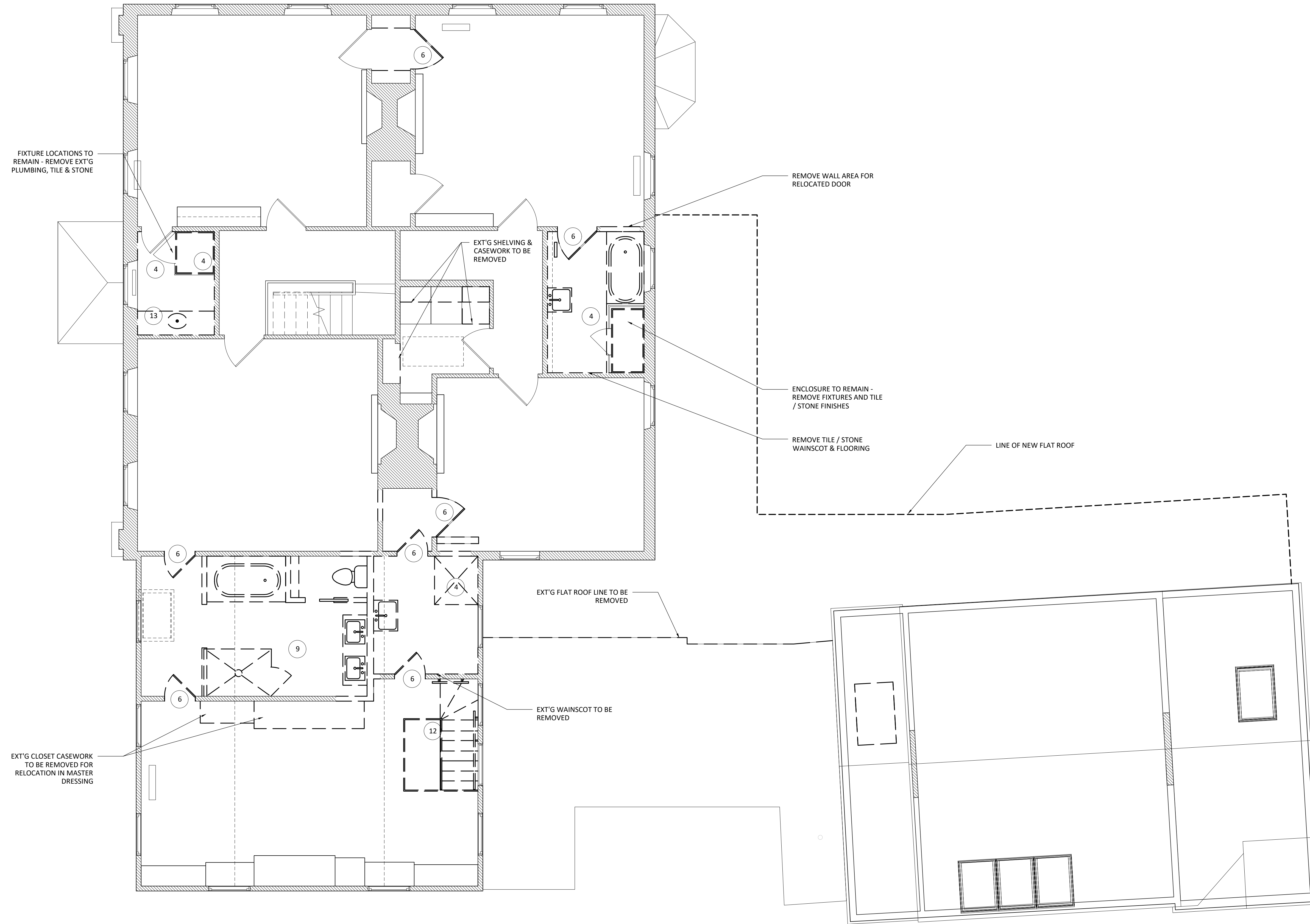
- EXISTING WALL TO REMAIN
- INTERIOR PARTITION TO BE REMOVED
- FIXTURE TO BE REMOVED
- 1. EXIST'G BEARING STRUCTURE TO BE REMOVED - SEE STRUCTURAL DWGS FOR NEW STRUCTURE & SHORING REQMNTS
- 2. REMOVE EXIST'G WOOD FLOORS - PROTECT ALL ASSOCIATED TRIM
- 3. REMOVE EQUIPMENT OR APPLIANCE - SAVE FOR REUSE OR RESALE
- 4. REMOVE EXISTING TILE & STONE
- 5. REMOVE CEILING FINISHES
- 6. REMOVE DOOR & SAVE FOR REUSE
- 7. REMOVE DOOR
- 8. REMOVE WINDOW
- 9. REMOVE ALL FIXTURES, CASEWORK, FINISHES, FLOOR, CEILING, TO SUBFLOOR & STUDS
- 10. AREA OF EXCAVATION, +/- 24" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- 11. AREA OF EXCAVATION, +/- 36" - SEE STRUCTURAL DWGS FOR UNDERPINNING & SHORING REQMNTS
- 12. REMOVE EXISTING STAIR
- 13. REMOVE EXISTING CASEWORK

NOTES

1. ALL DEMO DIMENSIONS TO BE COORDINATED WITH DESIGN AND STRUCTURAL ENGINEER PLANS
2. EXISTING LIGHTING, SWITCHING, & OUTLETS TO BE REVIEWED AND MODIFIED AS NEEDED FOR NEW LAYOUT
3. EXISTING HVAC AND DUCTWORK TO BE REVIEWED ON SITE AFTER DEMOLITION AND MODIFIED AS NEEDED FOR NEW LAYOUT
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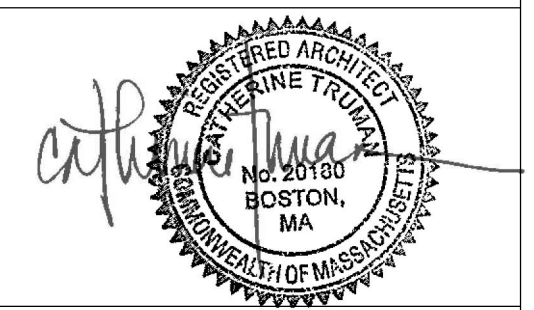
WALL LEGEND

- UNDISTURBED, PROTECTED AREA - WOOD FLOOR TO BE REFINISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED
- AREA OF BASEMENT TO EXCAVATE +/- 24"
- AREA OF NEW FULL BASEMENT



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021



CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RNI
CHECKED BY	CT
DATE	09/07/2021
SCALE	AS NOTED

DRAWING TITLE
**SECOND FLOOR
DEMOLITION
PLAN**

D1.2



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 88 Garden Street

Applicant: Clayton Vance 88 LLC

Attention: Robert C. Ketterson, Manager
88 Garden Street
Cambridge, Mass. 02138

Catherine Truman
Catherine Truman Architects
29 Warren Street
Cambridge, Mass. 02141

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Exterior alterations:

1. Install a new light sconce at the Madison Street elevation
2. Replace the perimeter fence
3. Install shutters to match photographic evidence
4. Repave the driveway
5. Enlarge the existing window wells; add granite coping at grade
6. Exterior repairs in kind to rotted or damaged trim, clapboards or shiplap siding
7. Relocate condensers
8. Construct a new basement stair on the east elevation
9. Construct a flat-roofed addition in the rear courtyard with a covered walkway to the driveway
10. Remove the gazebo in the rear yard

Interior alterations to spaces protected by the Preservation Restriction:

1. Replace the radiators
2. Replace recessed light fixtures

3. Remove the plaster ceiling of the shared office and add sound attenuation; Install new plaster finish
4. Construct a new basement stair below the front hall stair and accessed through an existing door
5. Repair and refinish the wood floors including selective replacement of damaged floor boards
6. Remove and reconstruct the back staircase to meet current code
7. Remove the partial TV wall and construct a new full-height wall with transom lights

Work is to be carried out as shown on the plans by Catherine Truman Architects titled, "88 Garden Street Cambridge, MA 02138," and dated July 12, 2021 with the condition that construction details of the alterations and repairs be reviewed and approved by the Commission staff including but not limited to the extent of replacement of the wood floors and the details and materials of the paving and fences.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

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

Case Number: 4629

Date of Certificate: November 15, 2021

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on November 15, 2021.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/14/2021 3:45:10 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
90842	DECISION		47476/322	05/19/2006	
Property-Street Address and/or Description					
88 GARDEN ST					
Grantors					
CAMBRIDGE CITY APPEAL, SHEPHERD BENJAMIN, SHEPHERD ELIZABETH					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

3/17



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2006 APR 28 A 10: 20

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS



2006 00090842

Bk: 47476 Pg: 322 Doc: DECIS
Page: 1 of 3 05/19/2006 12:13 PM

CASE NO: 9220

LOCATION: 88 Garden Street Residence A-2 Zone
Cambridge, MA

PETITIONER: Benjamin & Elizabeth Shepherd (owner)
C/o James J. Rafferty, Esq.

PETITION: Variance: To reconstruct a non-conforming studio and one-car garage on existing footprint.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: December 23 & 30, 2005

DATE OF PUBLIC HEARING: January 12, 2006

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ – CHAIR	_____
	JENNIFER PINCK – VICE CHAIR	_____ ✓
	SUSAN SPURLOCK	_____
	KEEFE B. CLEMONS	_____
	CONSTANTINE ALEXANDER	_____ ✓

ASSOCIATE MEMBERS:	BRENDAN SULLIVAN	_____ ✓
	CHRISTOPHER CHAN	_____ ✓
	PAUL D. GRIFFIN	_____
	EDWARD W. WAYLAND	_____
	TIMOTHY HUGHES	_____ ✓

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

BOOK 30712 Page 544

James J. Rafferty
187 Concord Ave
Cambridge MA
02138

Case No. 9220
Location: 88 Garden Street
Petitioner: Benjamin and Elizabeth Shepard c/o James Rafferty, Esq.

On March 23, 2006, Petitioner's attorney James Rafferty appeared before the Board of Zoning Appeal requesting a variance to reconstruct a non-conforming studio and a one-car garage on the existing footprint. The Petitioner submitted plans and photographs.

Mr. Rafferty stated that the studio and garage were in poor condition and that the plan to rebuild them had the support of the Historical Commission. He stated that the plan had the support of the neighbors and produced two letters of support from them. He stated that the hardship related to the historical nature of the house.

The Acting-Chair asked if anyone wished to speak in favor of or in opposition to the proposal, no one indicated such.

After discussion, the Acting-Chair moved that the Board grant a variance in Case No. 9220 at 88 Garden Street to reconstruct a nonconforming studio and one car garage on the existing footprint, with a .01 increase in FAR. The Acting-Chair moved that the Board find that this construction constitutes a diminimus change to the property, that the garage is in poor condition, and that the construction preserves the historical nature of the studio and garage. The Acting-Chair moved that the Board grant the variance on the condition that the work be in close conformance with the plans submitted in support of the application, prepared by Hickock-Williams Architects, dated 1/25/06, consisting of Sheets A3, A4, A5, A6, A7, A1, and A2.

The five member Board voted unanimously in favor of finding a hardship and in granting a variance (Pinck, Sullivan, Alexander, Hughes, and Chan) with the above conditions. Therefore, the variance is granted.

The Board specifically finds that there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10. The Board also finds that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

Jennifer B. Pinck
Jennifer Pinck, Acting-Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-28-06 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

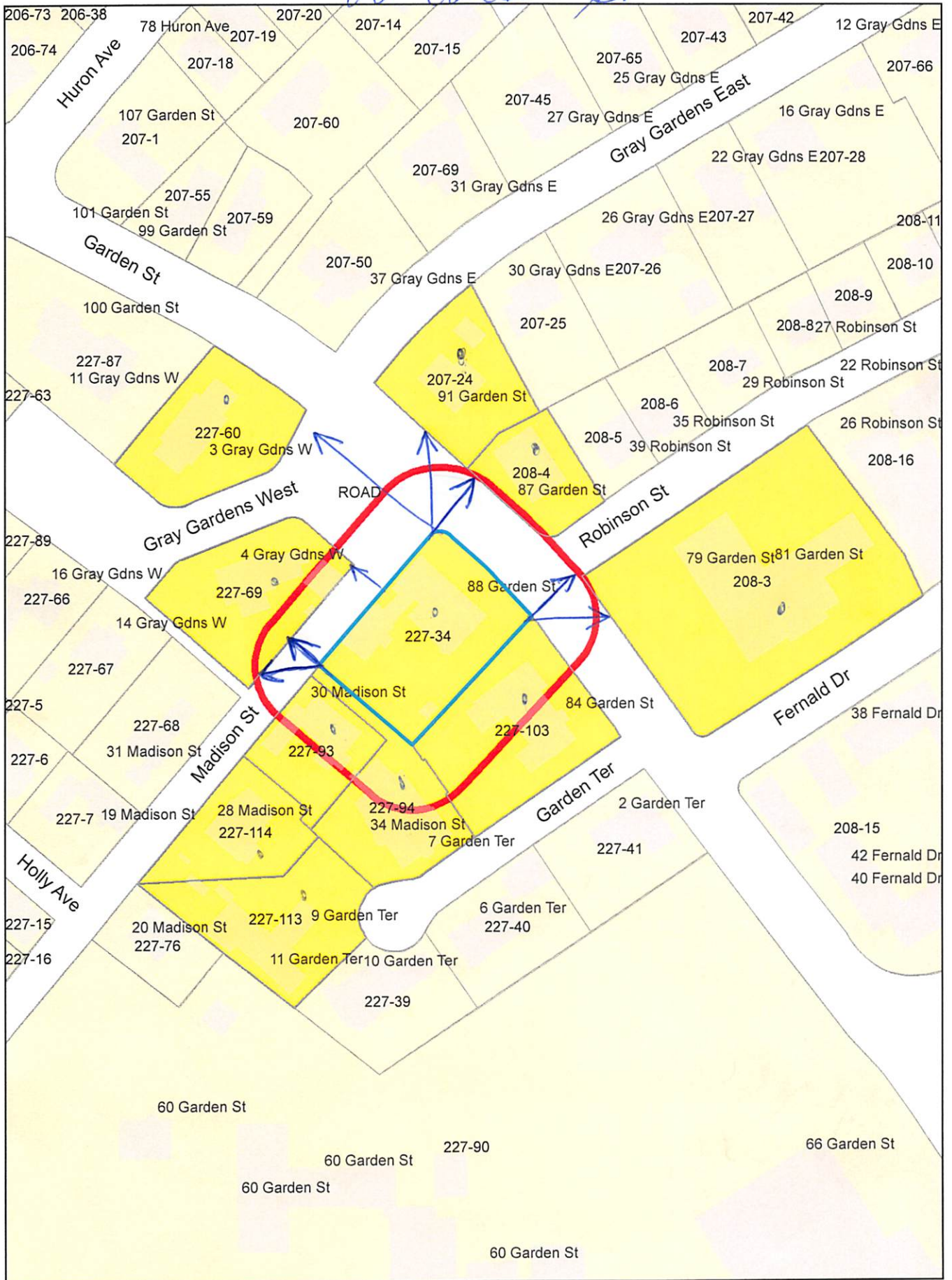
No appeal has been filed ✓.

Appeal has been filed and dismissed or denied.

Date: May 19, 2006 Margaret Chung City Clerk.

Robert M. Middleman
Robert M. Middleman, S. Registrar

88 Garden St.



88 Garden St.

Rafferty
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

207-24
BAECKSTROM, PATRICIA O'NEILL
91 GARDEN ST
CAMBRIDGE, MA 02138-1415

208-3
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

227-69
ONESTI, SILVIO J., JR., & JEAN ONESTI, TRUSTEES
46 CEDAR LANE
BRONXVILLE, NY 10708

227-94
OWNER, CHARLES W.
20 WALNUT ST
BRAINTREE, MA 02184-3923

227-34
CLAYTON VANCE 88 LLC
88 GARDEN ST
CAMBRIDGE, MA 02138

227-93
NIXHOLM, HOLLY G. & HELEN W. DONOVAN
30 MADISON ST
CAMBRIDGE, MA 02138

227-114
STEINER, HENRY J. & PAMELA P. STEINER
TRS. OF THE 28 MADISON ST. REALTY TRUST
28 MADISON STREET
CAMBRIDGE, MA 02138-1419

227-113
LIBERT, JEFFREY A. & MARTHA D. BROWN
TRS. THE LIBERTY/CAMBRIDGE FAMILY TR.
11 GARDEN TER
CAMBRIDGE, MA 02138-1419

227-94
7 GARDEN TERRACE LLC
7 GARDEN TERR - UNIT 1
CAMBRIDGE, MA 02138

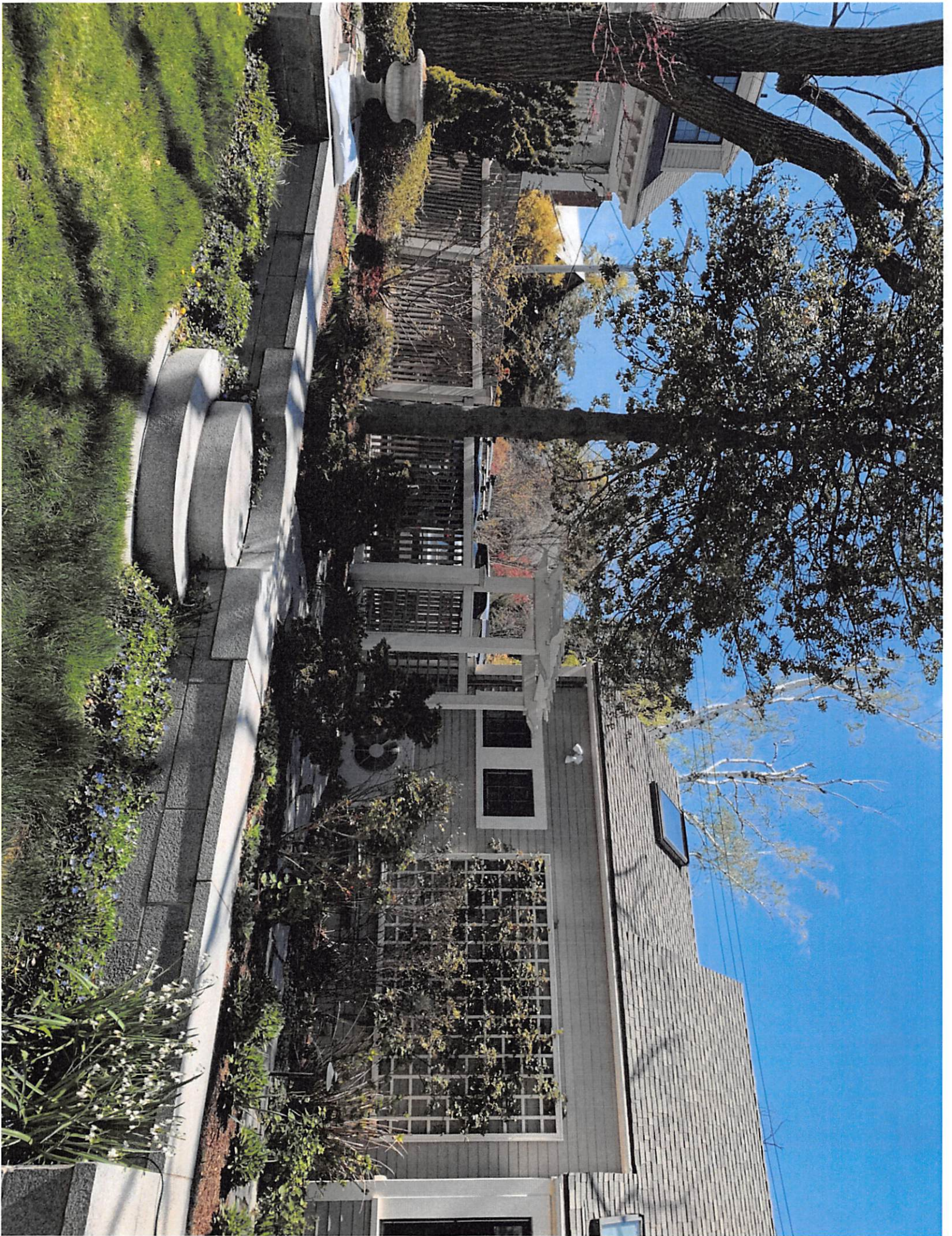
227-60
INGELFINGER, JULIE R.,
TRS JULIE R. INGELFINGER REV TRUST
3 GRAY GDNS W
CAMBRIDGE, MA 02139

227-103
PACIFIS LIMITED PARTNERSHIP
1770 MASS AVE #118
CAMBRIDGE, MA 02138

208-4
MARINI, DAVIDE M. & KARIN INGEGERD OBERG
87 GARDEN ST
CAMBRIDGE, MA 02138

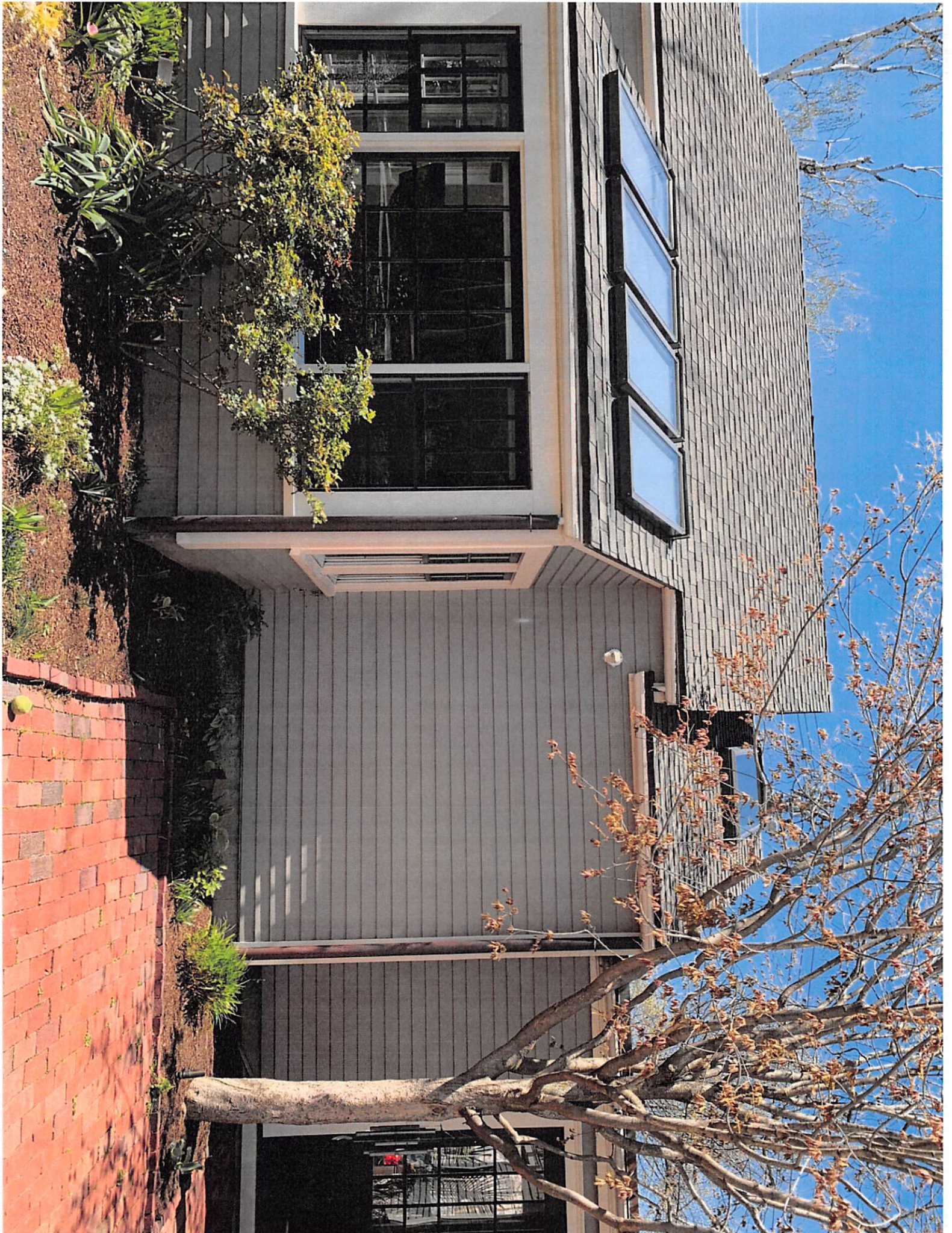


85 Cranston St.









Pacheco, Maria

156992

From: Charles Downer <cwdowner40@gmail.com>
Sent: Wednesday, January 19, 2022 7:38 PM
To: Pacheco, Maria

Dear BZA Board,

I understand there is a hearing on January 27 with regard to 88 Garden Street's proposed renovations. I am the abutting next door neighbor on Madison Street. According to the owners' plans, the proposed changes are to the rear of house only and add a small amount of square footage to the lower level. The plans were developed with a reputable Cambridge architecture firm and are proposed to be done in a tasteful fashion consistent with the existing structure. In my view, the proposed changes to the home and the yard represent an improvement to existing conditions.

If I can be of further assistance in this matter, please do not hesitate to contact me by email or phone.

Sincerely,

Charles W. Downer

34 Madison Street

(617) 771-1500

--

Charles W. Downer
Mobile phones: USA. +1 617 771 1500
France. +33 608 688 194
Residences: PO Box 5575
Carmel-by-the-Sea, CA 93921
34 Madison Street
Cambridge, MA 02138
"Adriana"
Port de Suffren 75015 Paris, France
Email <cwdowner40@gmail.com>



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Dat Conte Date: 1/10/22
(Print)

Address: 88 Garden St.

Case No. BZA-156992

Hearing Date: 1/27/22

Thank you,
Bza Members

GENERAL NOTES:

- HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
- VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
- REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
- REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
- ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
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- REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
- COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
ISSUED FOR PERMIT		09 07 2021
PERMIT REVISION		10 18 2021
PERMIT REVISION		10 27 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RN

CHECKED BY

DATE 10/27/2021

SCALE AS NOTED

DRAWING TITLE

SITE PLAN & ZONING

LEGEND

- AREA OF ADDED COVERED PORCH
- AREA OF ADDED BUILDING
- AREA OF ADDED SUN SHADE
- AREA TO BE REMOVED

PLANTING LEGEND*

- FOUNDATION PLANTING MATERIALS TO BE NATURAL AND LOOSE- MAY INCLUDE BUT NOT LIMITED TO:
 - INKBERRY
 - BAYBERRY
 - VIBERNUM
- NEW FLOWERING TREE
- EXISTING TREE TO REMAIN

*FINAL LANDSCAPE LAYOUT & PLANTING MATERIALS TBD

88 GARDEN STREET, CAMBRIDGE MA 02138			
ZONING INFORMATION			
Municipality	City of Cambridge		
Zone	Residential A-1		
Overlay District	None		
Land Use	Single Family Residential		
Map/Lot	227-34		
Historic District	No - On National Register of Historic Places		
Lot Size:	13,997 SF		
FAR	0.47		
Max % of Lot Cover	6999 SF		
	ALLOWED	EXISTING	PROPOSED
Minimum Lot Size	6,000 SF	13,997 SF	13,997 SF
Lot Width Minimum	65'	67.75' (+/-)	67.75' (+/-)
Building Height Max	35'	32.5' (+/-)	32.85' (+/-)
Min Open space / lot area	50%	67% (+/-)	67% (+/-)
Front Setbacks*	20.0'	0.0' / 24.65'	0.0' / 24.65'
Min Side Setback*	10.0'	29.43' / 26.2'	29.43' / 26.2'
Rear Setback*	n/a	n/a	n/a
Roof	Hip - Asphalt Shingle		
Exterior Wall	Wood Clapboard		
Open Parking:	4		
Fireplaces:	6		
Stories:	2		
Total	12		
Bedrooms:	4		
Bathrooms:	4		
Half Bathrooms:	2		
Kitchen:	1		
Heat Type:	Steam / Gas		
AC:	Yes		

SQUARE FOOTAGE CALCULATIONS FOR FAR - BASED ON AREA TAKEOFFS OF AS BUILT				
Square Footage	1924 Existing Gross	2000 ZBA Variance	2006 ZBA Variance	Proposed
Basement	1704 SF*	1704 SF	1704 SF	NOT INCLUDED**
Garage	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
First Floor	3457 SF	3497 SF	3497 SF	3962 SF
Second Floor	2361 SF	2361 SF	2361 SF	2361 SF
Attic	0 SF	0 SF	0 SF	0 SF
Covered Porches	35 SF	35 SF	35 SF	157 SF
Gazebo	0 SF	0 SF	75 SF	0 SF (removed)
Terrace	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	65 SF (sun shade)
TOTAL SF	7557 SF*	7597 SF	7672 SF	6543 SF**
MAX ALLOWABLE AREA 50% OF 13997SF	6999 SF	6999 SF	6999 SF	6999 SF
MAX ALLOWABLE INCREASE IN SF	N/A	N/A	N/A	456 SF
FAR	0.54	0.55	0.55	0.47
MAX ALLOWABLE FOR EXISTING NON-CONFORMING STRUCTURE - 10% OF EXISTING OVERALL AREA AT TIME OF NON CONFORMITY	756 SF	40 SF ADDED, 716 SF REMAINING	0 SF ADDED, 716 SF REMAINING***	650 SF ADDED, 66 SF REMAINING

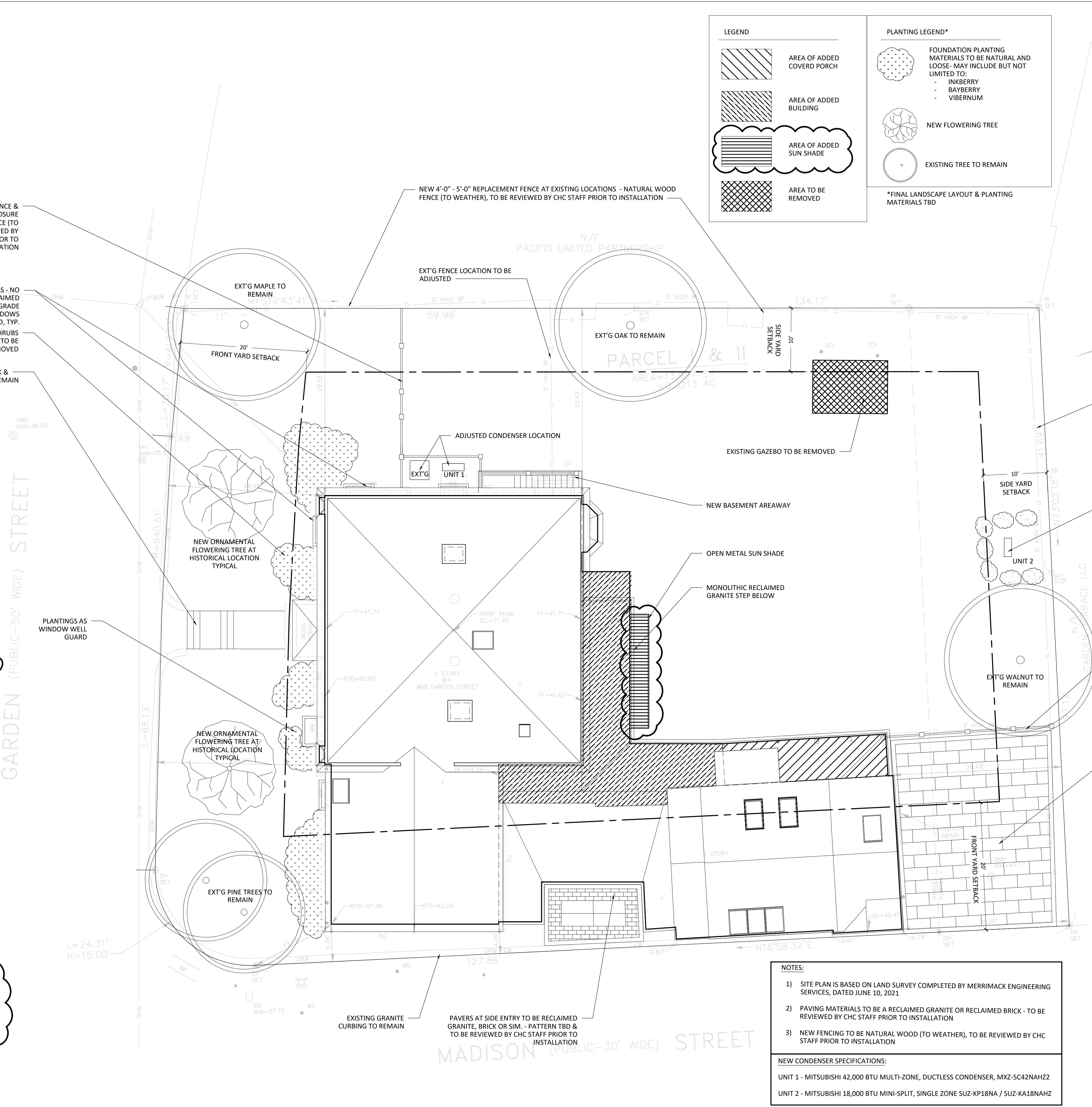
* At the time the building became nonconforming, basement spaces with ceiling heights greater than 7' 0" were included into the FAR calculation. The 10% allowable increase in square footage includes the original basement square footage

** As of 2016, all basement spaces are no longer included for FAR calculations in single family homes.

*** Addition of a gazebo does not get calculated into the 10% allowable increase for an existing non-conforming structure

2 ZONING ANALYSIS
SCALE: NTS

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



NOTES:

- SITE PLAN IS BASED ON LAND SURVEY COMPLETED BY MERRIMACK ENGINEERING SERVICES, DATED JUNE 10, 2021
- PAVING MATERIALS TO BE A RECLAIMED GRANITE OR RECLAIMED BRICK - TO BE REVIEWED BY CHC STAFF PRIOR TO INSTALLATION
- NEW FENCING TO BE NATURAL WOOD (TO WEATHER), TO BE REVIEWED BY CHC STAFF PRIOR TO INSTALLATION

NEW CONDENSER SPECIFICATIONS:

UNIT 1 - MITSUBISHI 42,000 BTU MULTI-ZONE, DUCTLESS CONDENSER, MXZ-5C42NAHZ2

UNIT 2 - MITSUBISHI 18,000 BTU MINI-SPLIT, SINGLE ZONE SUZ-KP18NA / SUZ-KA18NAHZ