



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 OCT -5 PM 3: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 93791

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Steven Ng, Patricia D. Ng and Audrey Ng C/O Christopher J. Alphen, Esq.

PETITIONER'S ADDRESS: Blatman, Bobrowski & Haverty, LLC - 9 Damonmill Sq, Suite 4A4, Concord, MA 01742

LOCATION OF PROPERTY: 96 Alpine St , Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Renovations of the existing 2nd floor apartment and the raising of the roof by six (6) feet to include a main suite and office. Expansion of nonconforming FAR and gross floor area.

To add/relocate new windows.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Christopher J. Alphen, Esq.
Attorney for Applicants

(Print Name)

Address:

Blatman, Bobrowski & Haverty, LLC
9 Damonmill Square, Ste. 4A4
Concord, MA 01742

9/30/2020

Tel. No. 9783712226
E-Mail Address: chris@bbhlaw.net

Date: 09/30/2020

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 Steven Ng, Patricia D. Ng and Audrey Ng
(OWNER)

Address: 94-96 Alpine Street, Cambridge, MA

State that I/We own the property located at 94-96 Alpine Street, Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of _____
Steven Ng, Patricia D. Ng and Audrey Ng

*Pursuant to a deed of duly recorded in the date 12/18/2019, Middlesex South
County Registry of Deeds at Book 73875, Page 99; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

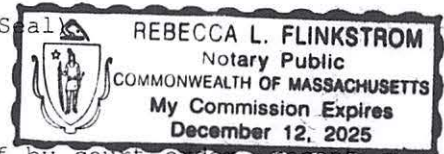
Christopher J. Alphen, Esq. on behalf of the the petitioners

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

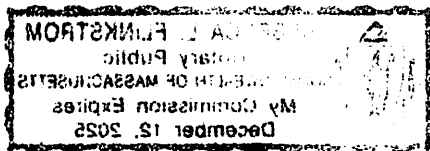
Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,
this 25th of September, 2020, and made oath that the above statement is true.

My commission expires 12-12-2025 (Notary Seal)



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



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:

The Petitioners recently moved to Cambridge from Concord to accommodate their son Thomas who has special needs. The dwelling contains two units. One unit will be independently occupied by Thomas and other by his parents Steven and Patricia Ng. Thomas works in Boston; residing in Cambridge affords him an easier commute. The Petitioners wish to provide a fitting independent living area for their son. Additionally, their daughter Audrey, who has an ownership interest in the home, plans to reside at the home. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

- 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 hardship is related to the size and shape of the lot and the age and condition of the existing two family structure.

- 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 excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

***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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property at proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 96 Alpine St , Cambridge, MA (location) would not be a detrimer to the public interest because:

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

The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed alterations will not cause any additional traffic.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed alterations will not cause a nuisance or hazards.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

***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:** Steven Ng, Patricia D. Ng and Audrey Ng**Present Use/Occupancy:** Two-Family Dwelling**Location:** Blatman, Bobrowski & Havery, LLC - 9
Damonmill Sq, Suite 4A4**Zone:** Residence B Zone**Phone:** 9783712226**Requested Use/Occupancy:** Two-Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,265	3,348	1,900	(max.)
<u>LOT AREA:</u>		3,800	N/A	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.70	.88	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,800	3,800	2,500	
<u>SIZE OF LOT:</u>	WIDTH	40	N/A	50	
	DEPTH	95	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	16-8	16-8	15	
	REAR	27-2	27-2	25	
	LEFT SIDE	5	5	7-6	
	RIGHT SIDE	10-6	10-6	7-6	
<u>SIZE OF BUILDING:</u>	HEIGHT	28-9	34-9	35	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.61	.59	.40	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.

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

BZA Application Form

NG RESIDENCE

STEVE & TRISH NG

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

BZA SUBMISSION SET
09/11/2020



ARCHITECT:



© 2020 SAM KACHMAR ARCHITECTS

SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

STEVE & TRISH NG

THE NG RESIDENCE LOCATED AT 94-96 ALPINE ST WILL INCLUDE THE RENOVATION OF THE FRONT AND REAR PORCH, THE RENOVATION OF THE 2ND FLOOR APARTMENT AND THE RAISING OF THE ROOF BY 6 FT TO INCLUDE A MAIN SUITE AND OFFICE.


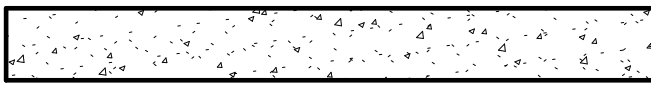
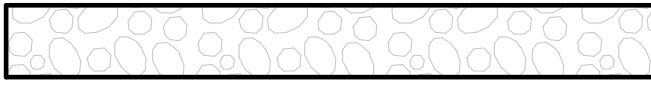


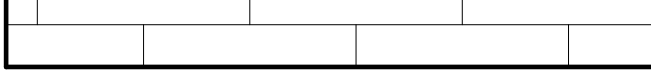


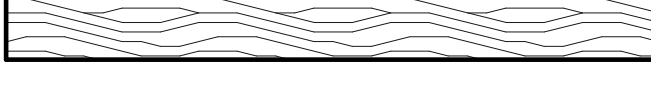
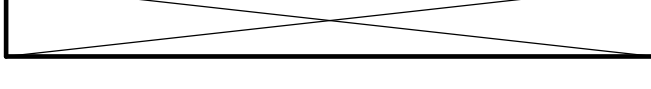

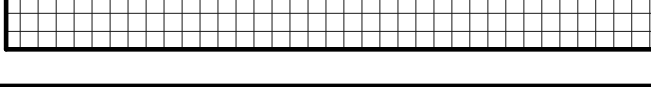

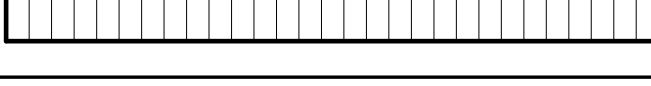


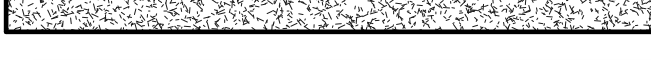
GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

Permit Sheet List		
Sheet Number	Sheet Name	Designed By
P-000	COVER	Designer
P-001	GENERAL NOTES	Designer
P-002	PLOT PLAN & AREA PLAN	Designer
P-003	LANDSCAPE PLAN	SKA
P-100	PROPOSED LEVEL 0	Designer
P-101	PROPOSED LEVEL 1	Designer
P-102	PROPOSED LEVEL 2	Designer
P-103	PROPOSED LEVEL 3	Designer
P-110	PROPOSED ROOF PLAN	Designer
P-200	ELEVATION WEST	Designer
P-201	ELEVATION NORTH	Designer
P-202	ELEVATION EAST	Designer
P-203	ELEVATION SOUTH	Designer

#	NUMBER OR POUND
&+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

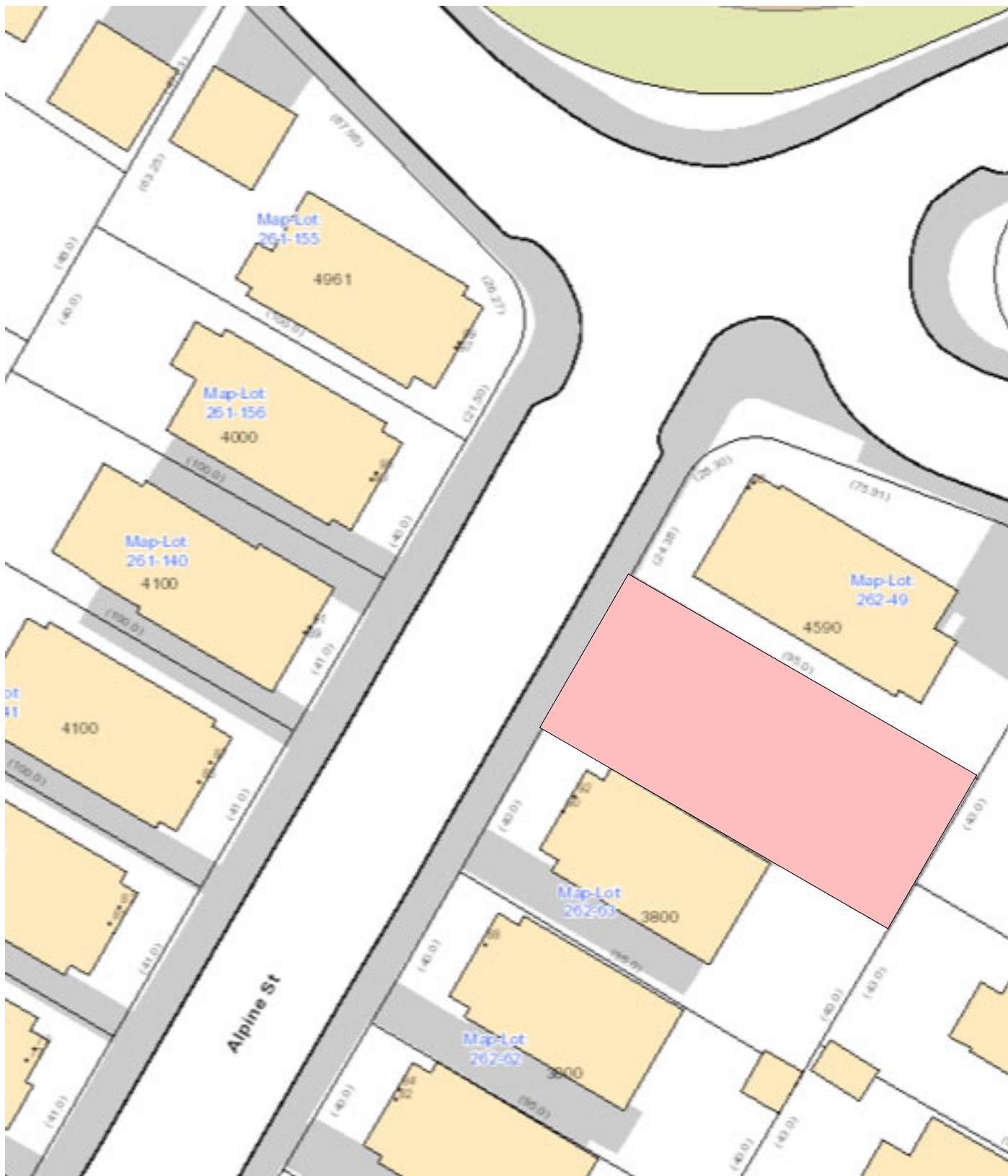
L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SO	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

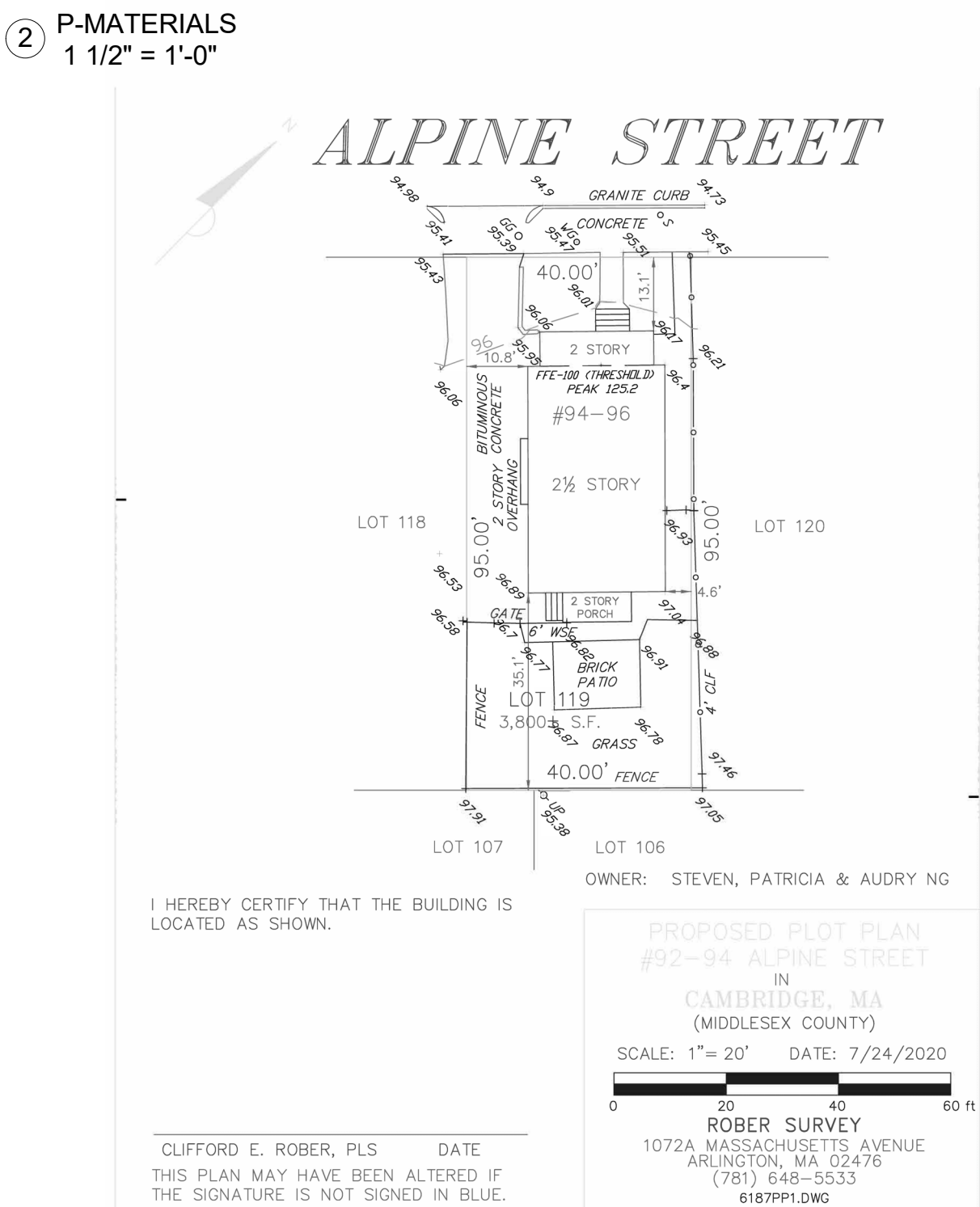
		DRAWING TITLE	
		EXTERIOR ELEVATION KEY	
		INTERIOR ELEVATION KEY	
		BUILDING SECTION MARKER	
		WALL SECTION MARKER	
		DETAIL AREA MARKER	
		DETAIL SECTION MARKER	
		GRID LINE	
		VERTICAL ELEVATION KEY (ELEV)	
		SPOT ELEVATION W/ TARGET (PLAN)	
		SPOT ELEVATION NO TARGET (PLAN)	
		REVISION CLOUD AND REVISION TAG	
	ROOM TAG		CENTERLINE
	AREA TAG		MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
			FINISH TAG

1. ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE DRAWINGS
3. VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
5. LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
6. ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
7. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
8. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
9. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
10. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
11. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
12. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
13. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
14. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
15. WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
16. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
17. PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
18. COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
19. APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
20. GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
21. FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
22. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
23. PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
24. PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
25. LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
26. ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
27. ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
28. DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
29. ALL WOOD SHALL BE FSC CERTIFIED.
30. ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
31. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
32. CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

- ① P-GENERAL NOTES
1 1/2" = 1'-0"



⑤ P-SITE PLAN
1 1/2" = 1'-0"



④ P-PROPERTY BOUNDARY
1 1/2" = 1'-0"

GENERAL NOTES

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138



SAM KACHMAR © 2020 SAM KACHMAR ARCHITECTS
ARCHITECTS
(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

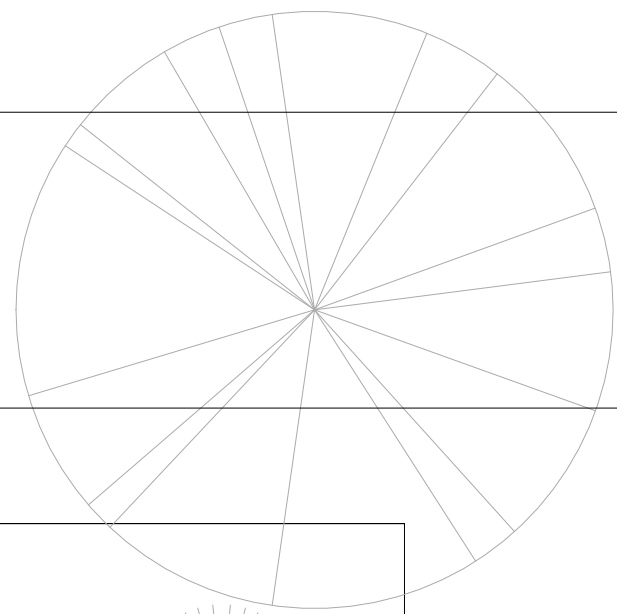
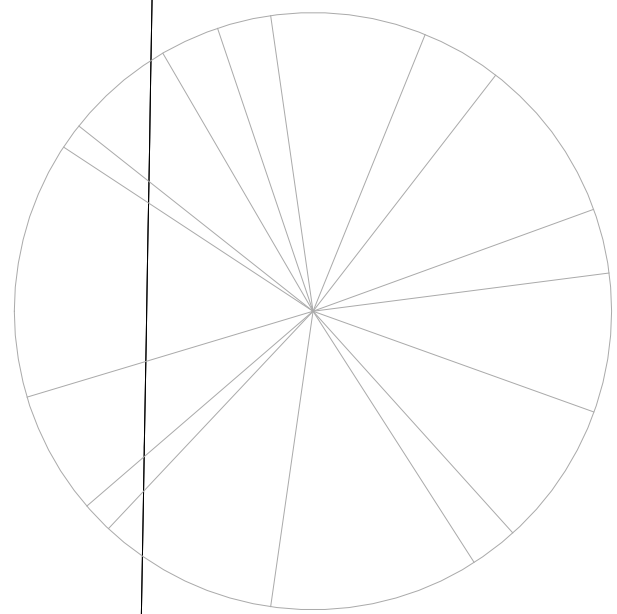
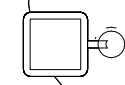
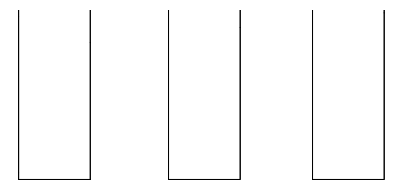
REGISTRATIONS

STRUCTURAL ENGINEER

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

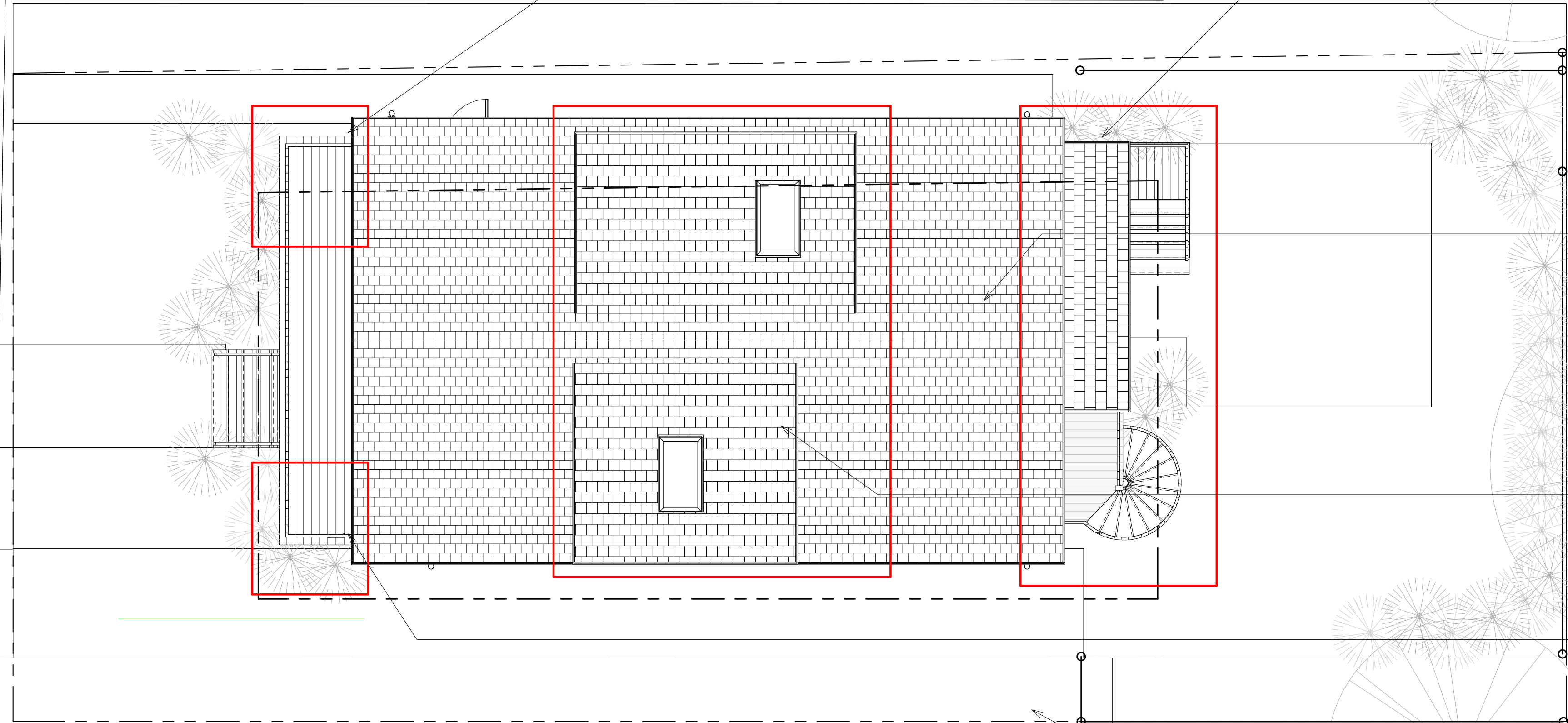
P-001

Scale $1\frac{1}{2}'' = 1'-0''$



PRPOSED EXTERIOR AT
FRONT OF HOUSE

PROPOSED DECK



PROPOSED ROOF

PROPOSED DORMER

PRPOSED EXTERIOR AT
FRONT OF HOUSE

EXISTING DRIVEWAY
TO REMAIN

ALPINE ST.

① P-PROPOSED SITE PLAN
3/16" = 1'-0"



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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

LANDSCAPE PLAN

STEVE & TRISH NG

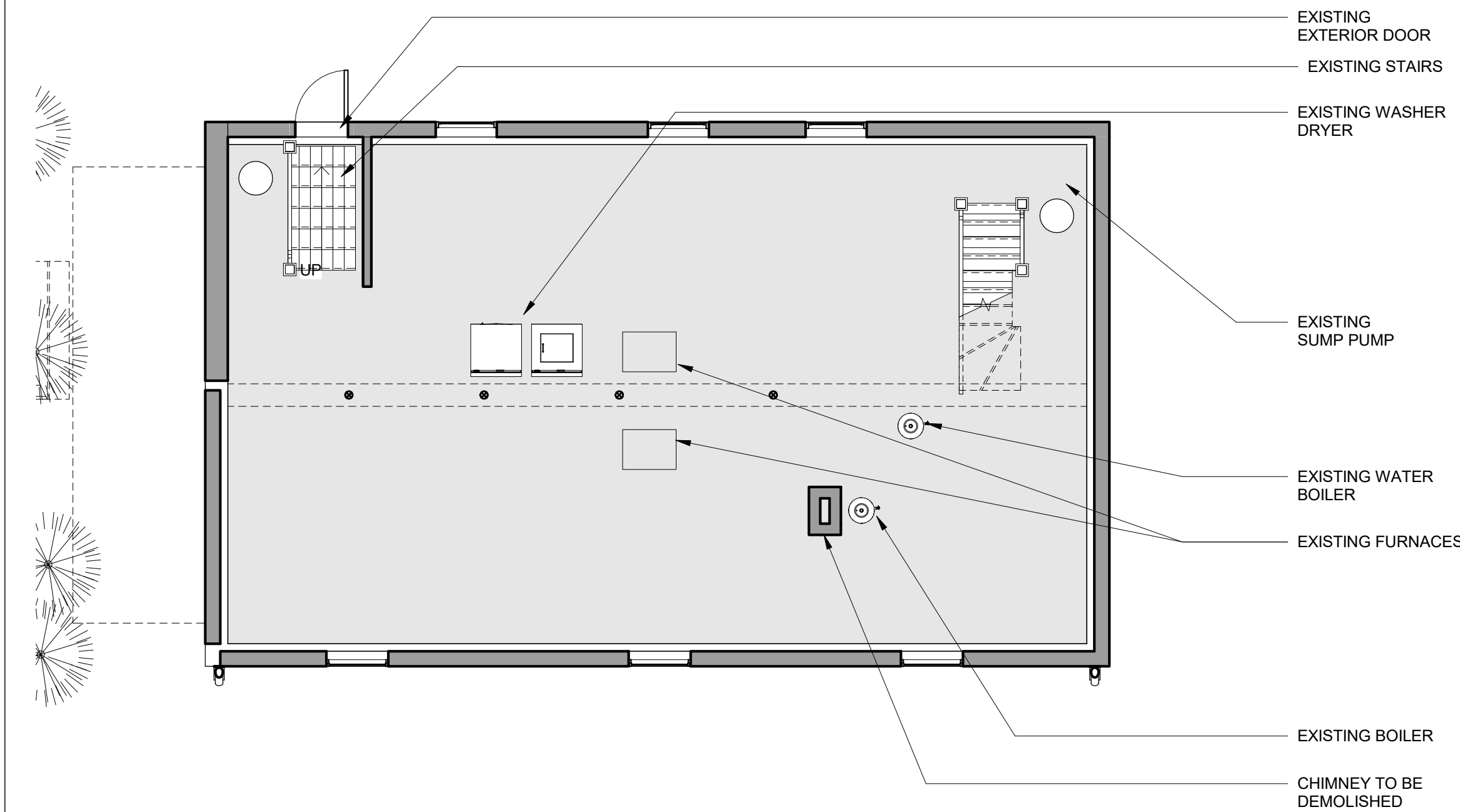
NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

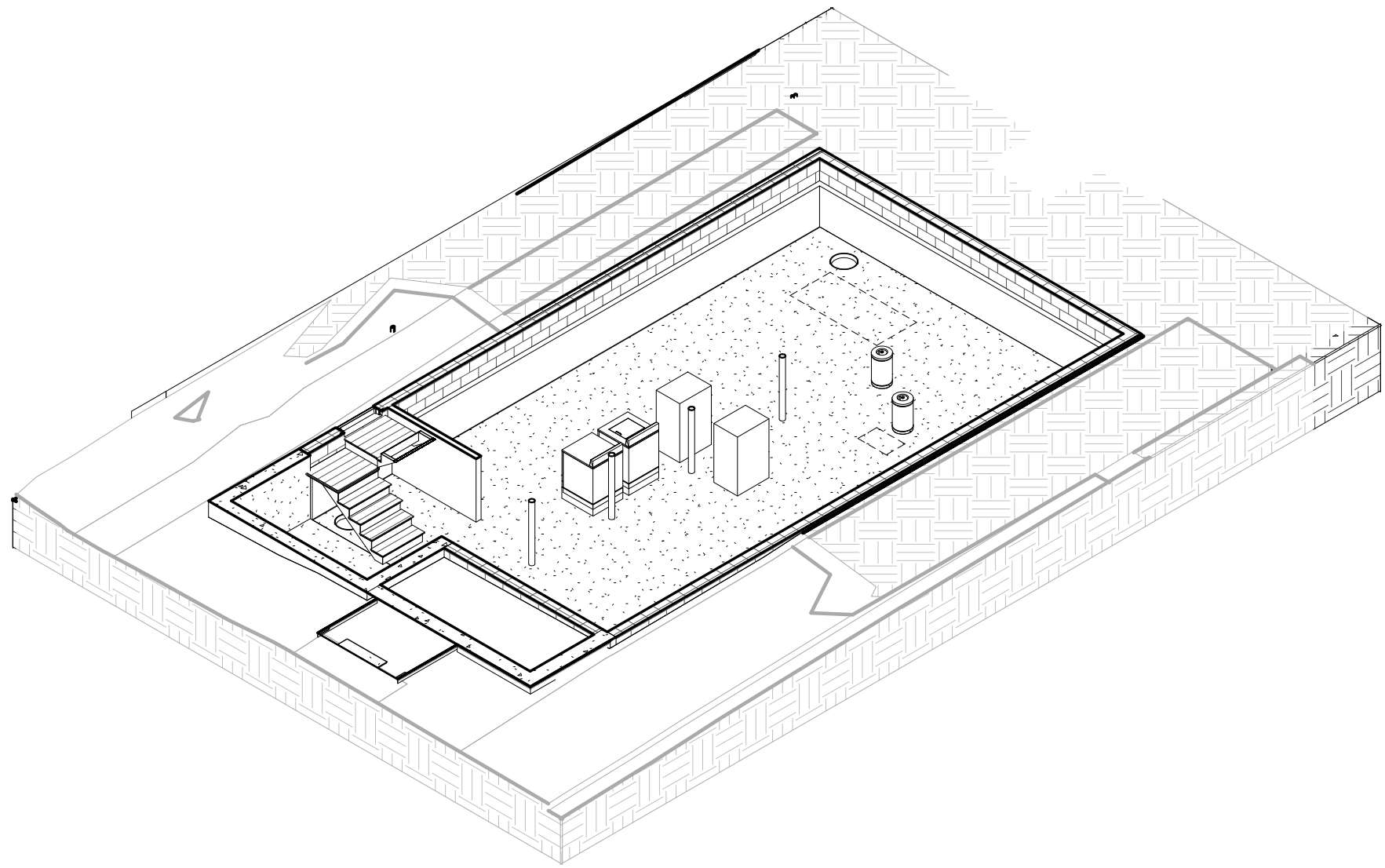
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Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-003

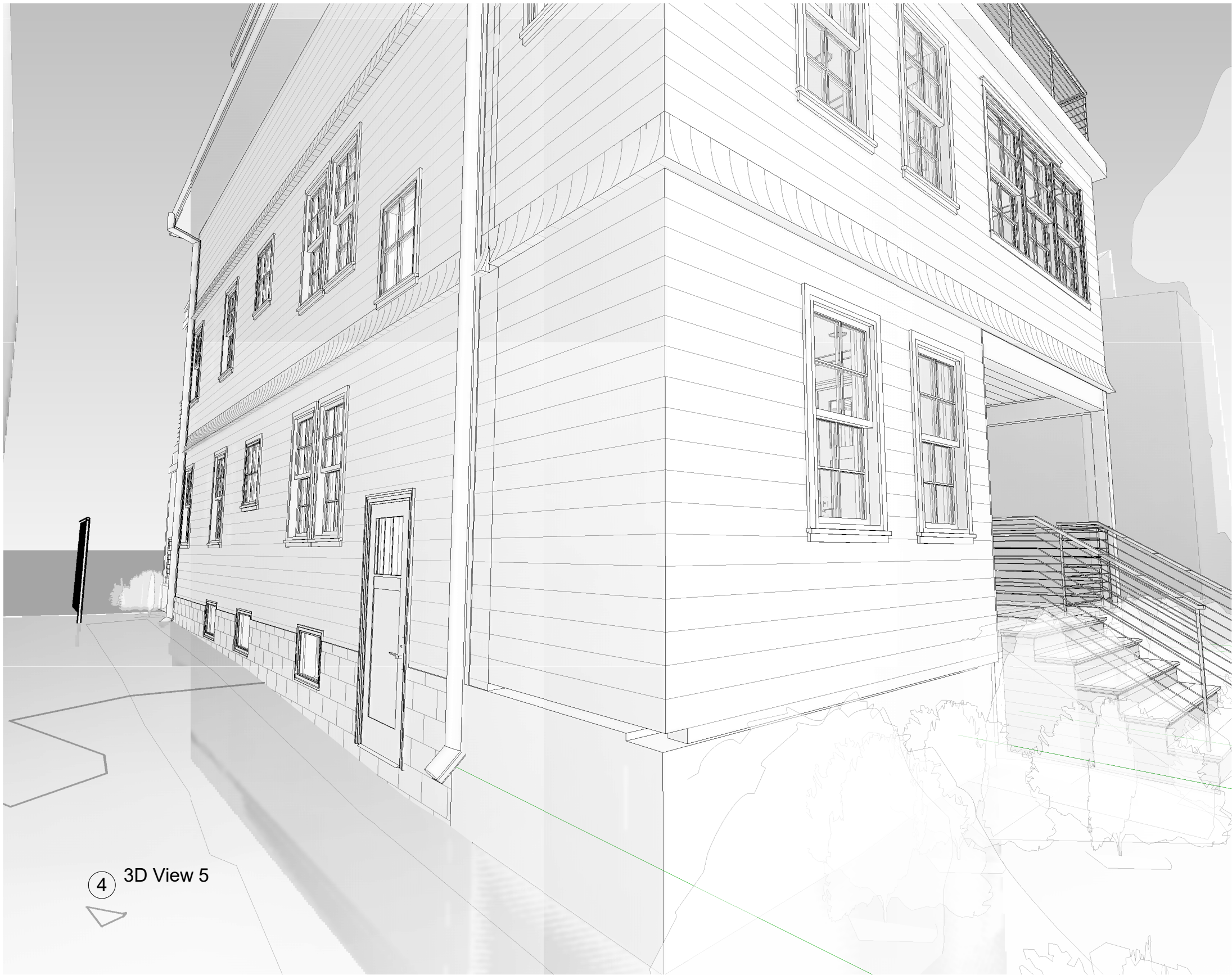
Scale 3/16" = 1'-0"



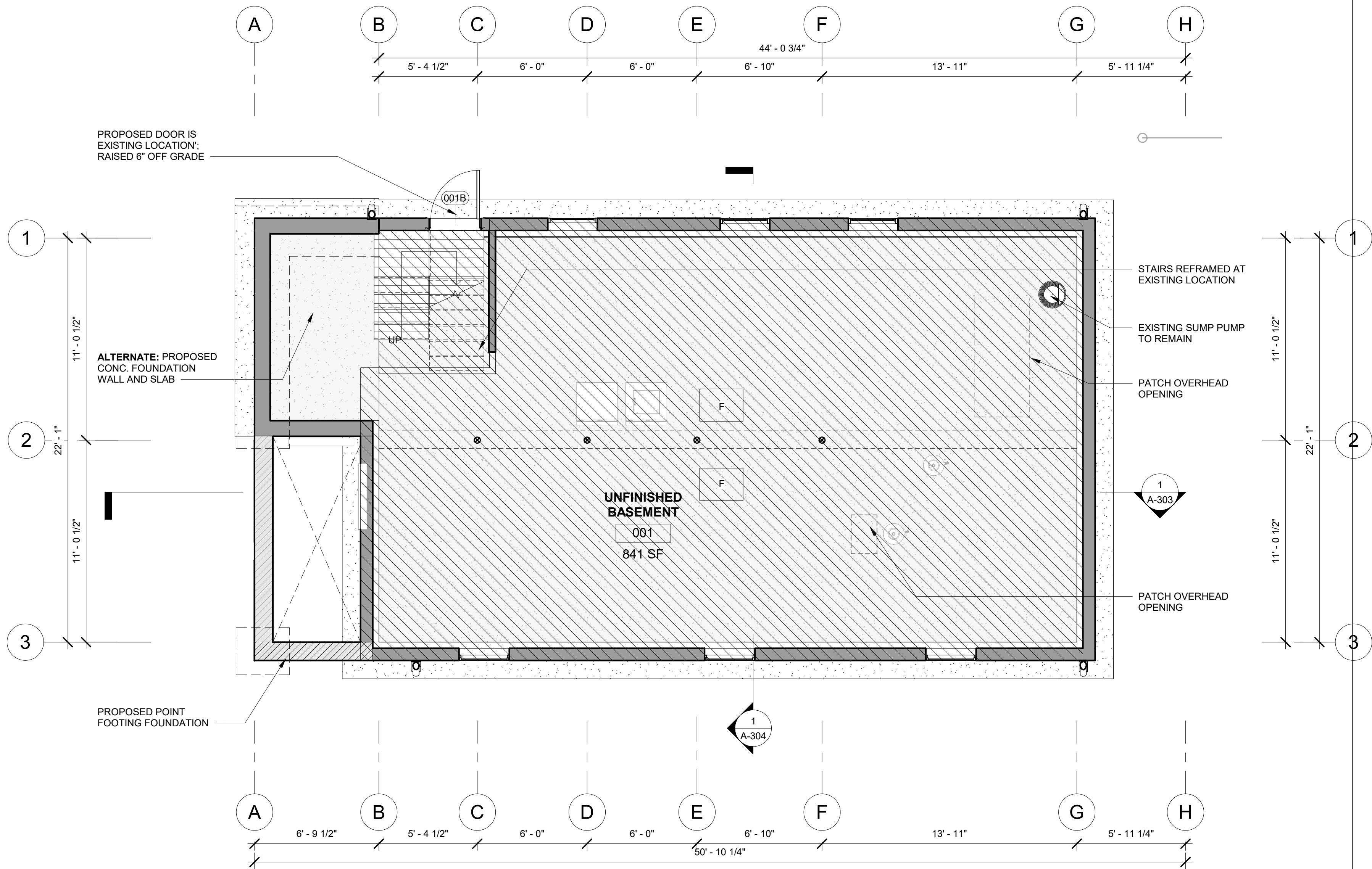
1 2\$EXISTING LEVEL 0
3/16" = 1'-0"



3 1\$AXON - LEVEL 0



4 3D View 5



2 2\$PROPOSED LEVEL 0
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 0

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	09/11/2020
Drawn by	Author
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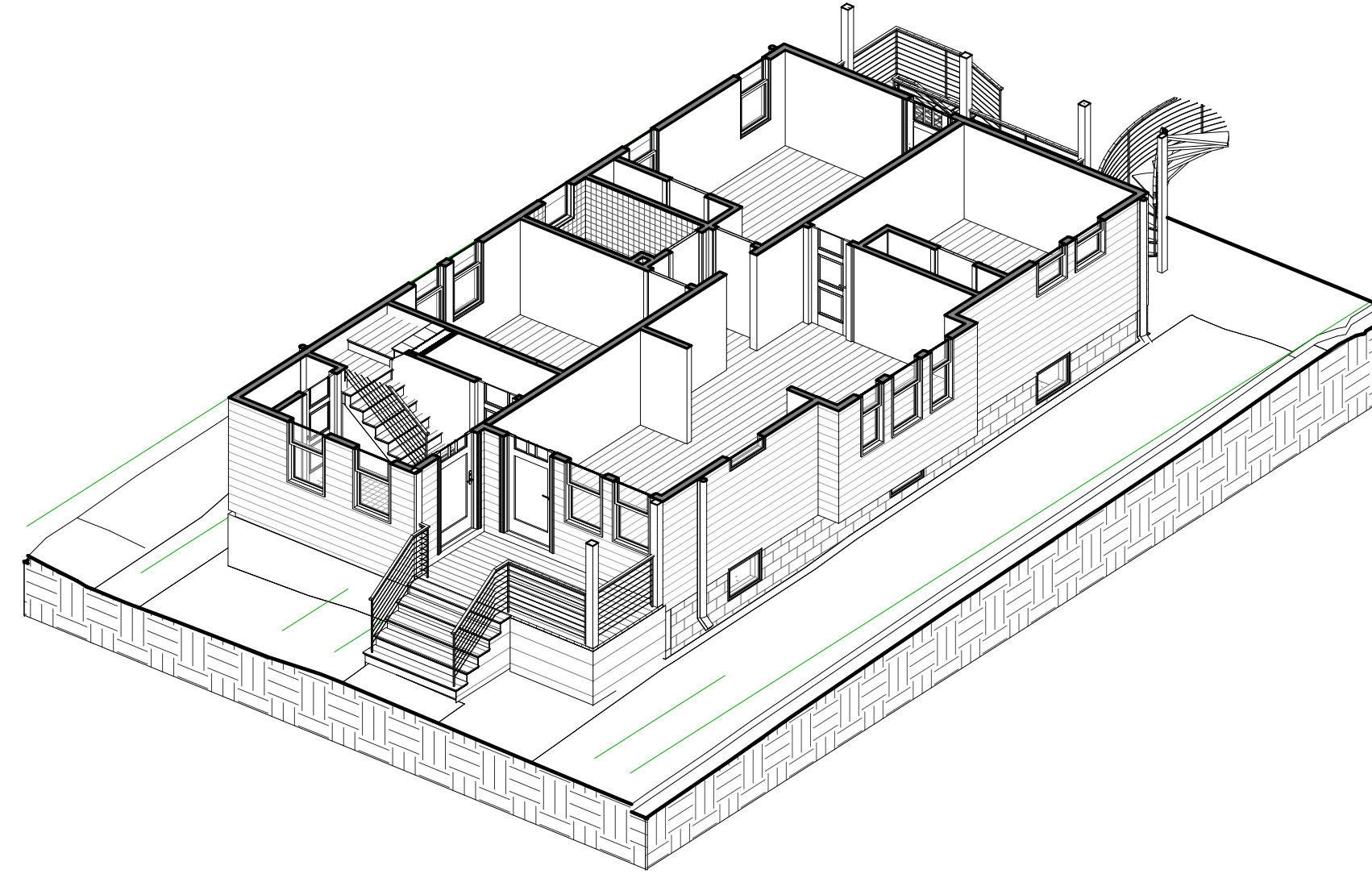
P-100

Scale As indicated

1 2\$EXISTING LEVEL 1
3/16" = 1'-0"



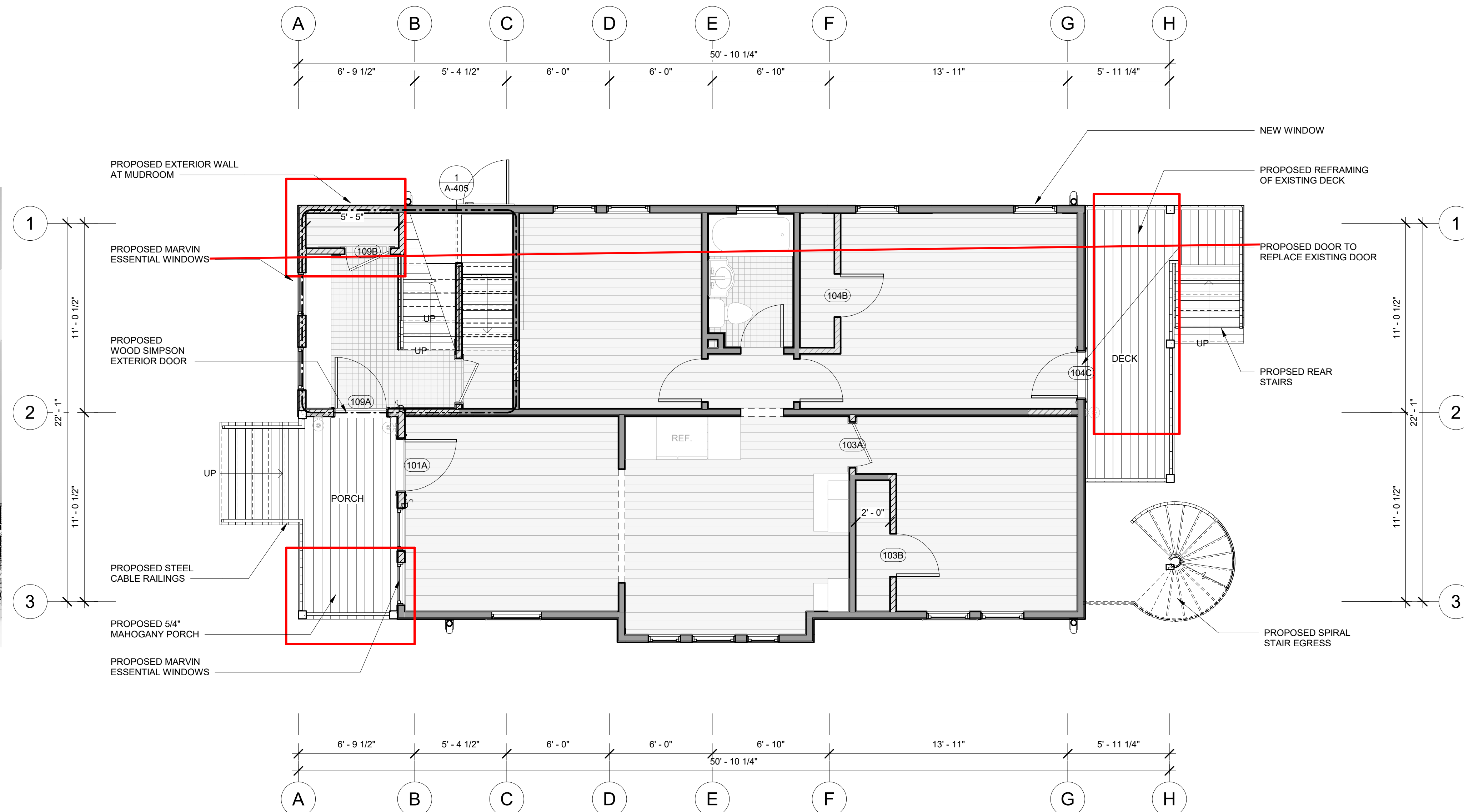
3 1\$AXON - PROPOSED LEVEL 1



4 3D View 2



2 2\$PROPOSED LEVEL 1
1/4" = 1'-0"



PROPOSED LEVEL 1

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138



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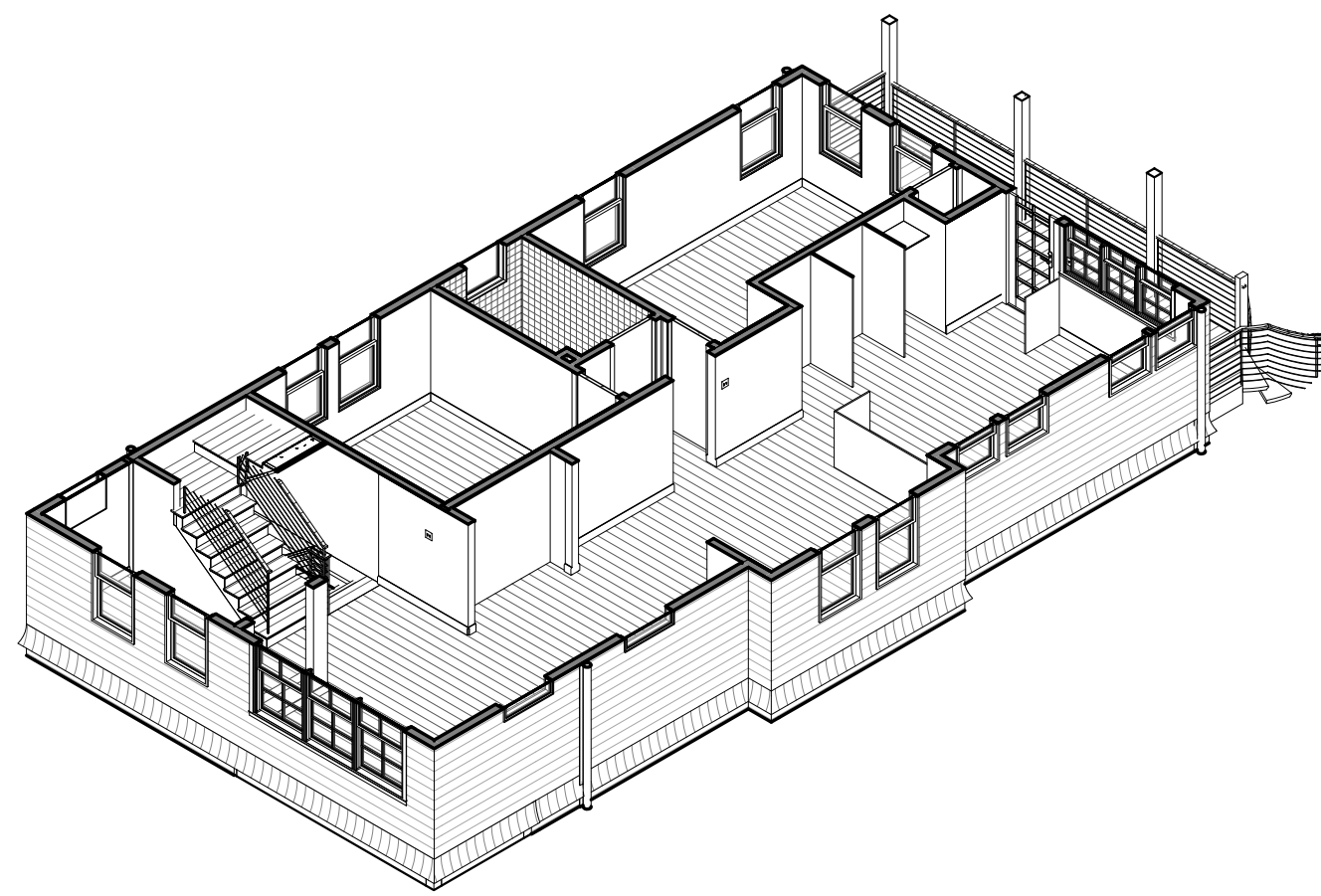
Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-101

Scale As indicated



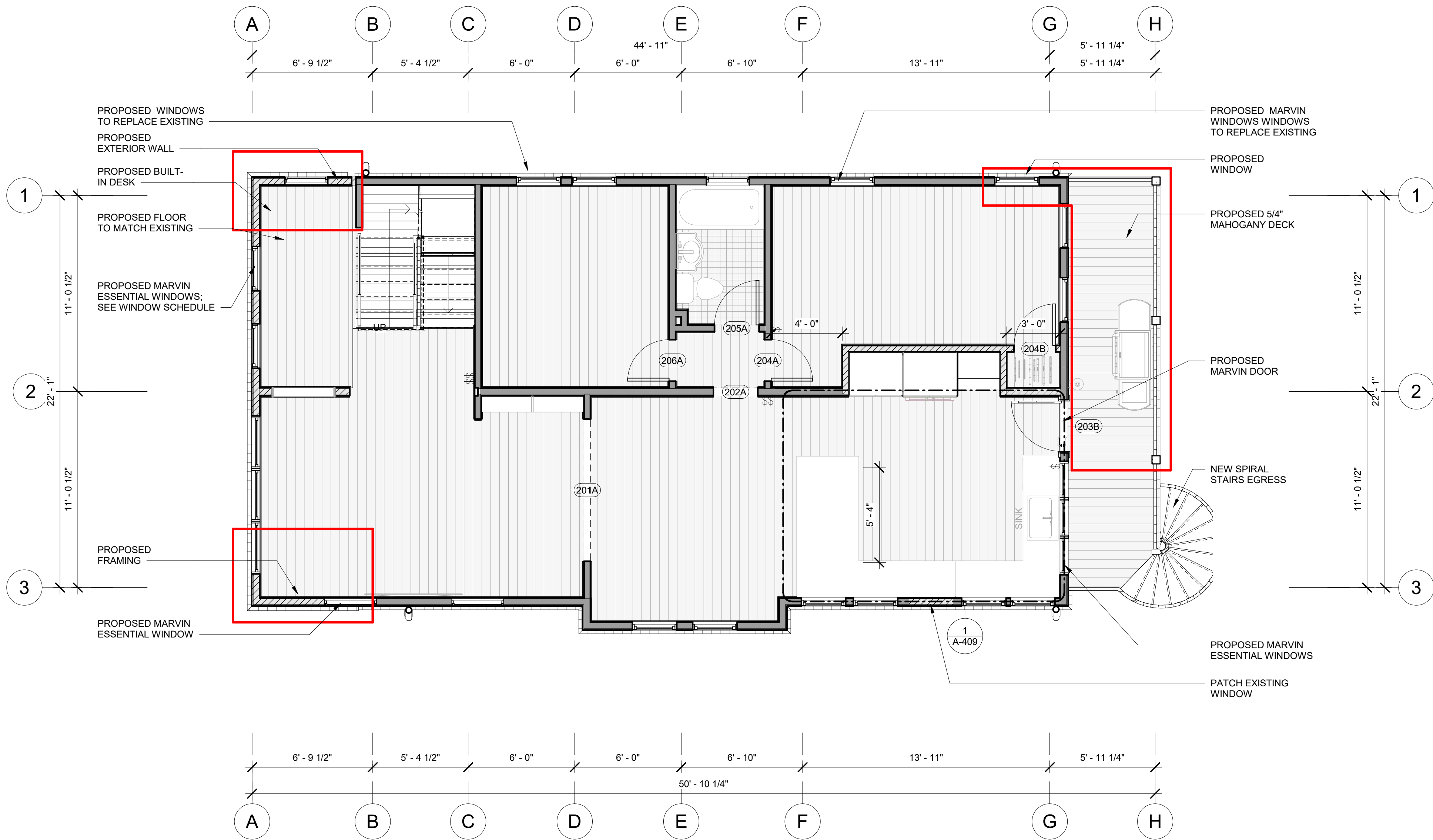
1 2\$EXISTING LEVEL 2
3/16" = 1'-0"



3 1\$AXON - PROPOSED LEVEL 2



4 3D View 3



2 2\$PROPOSED LEVEL 2
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 2

STEVE & TRISH NG

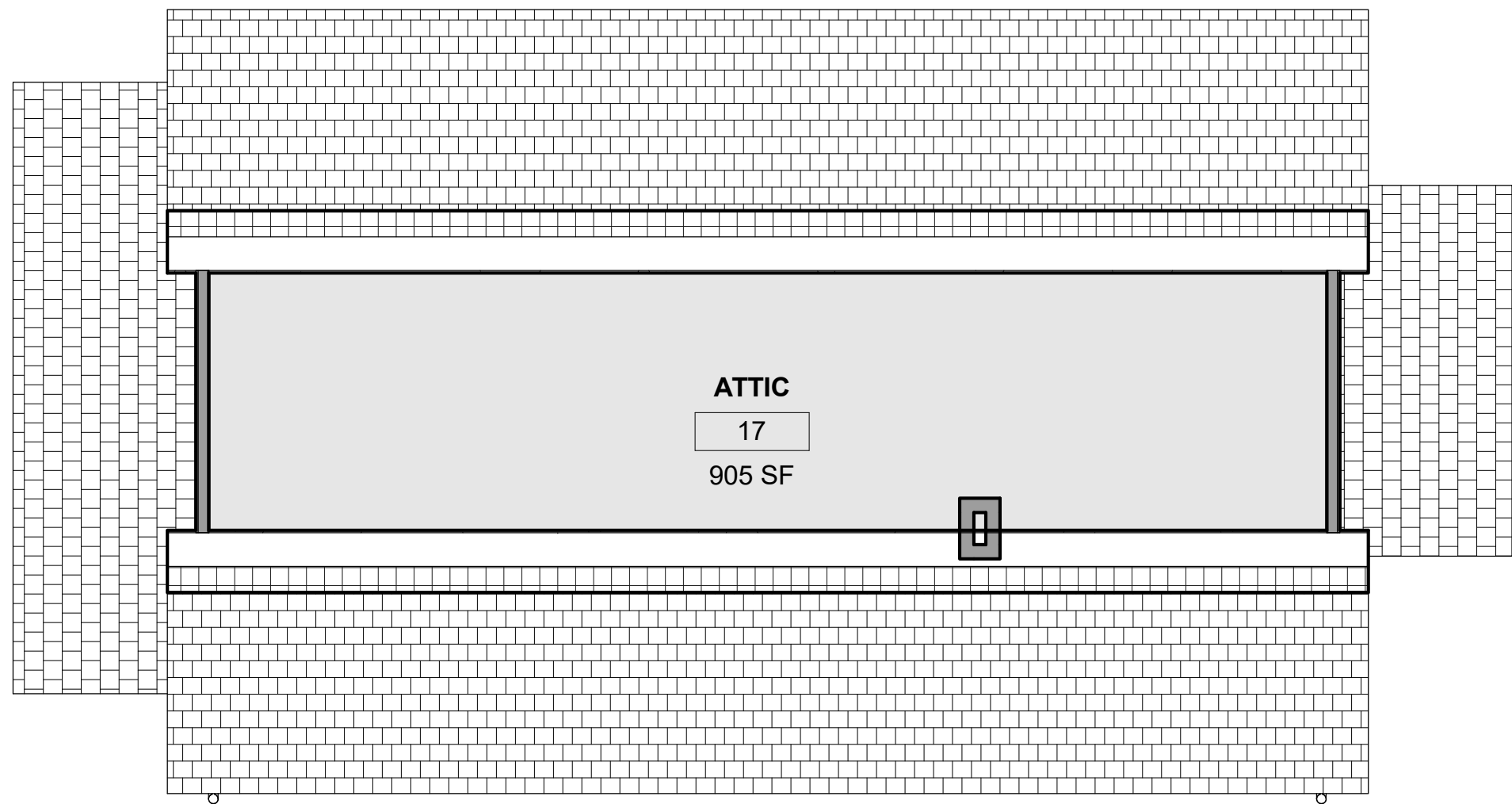
NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

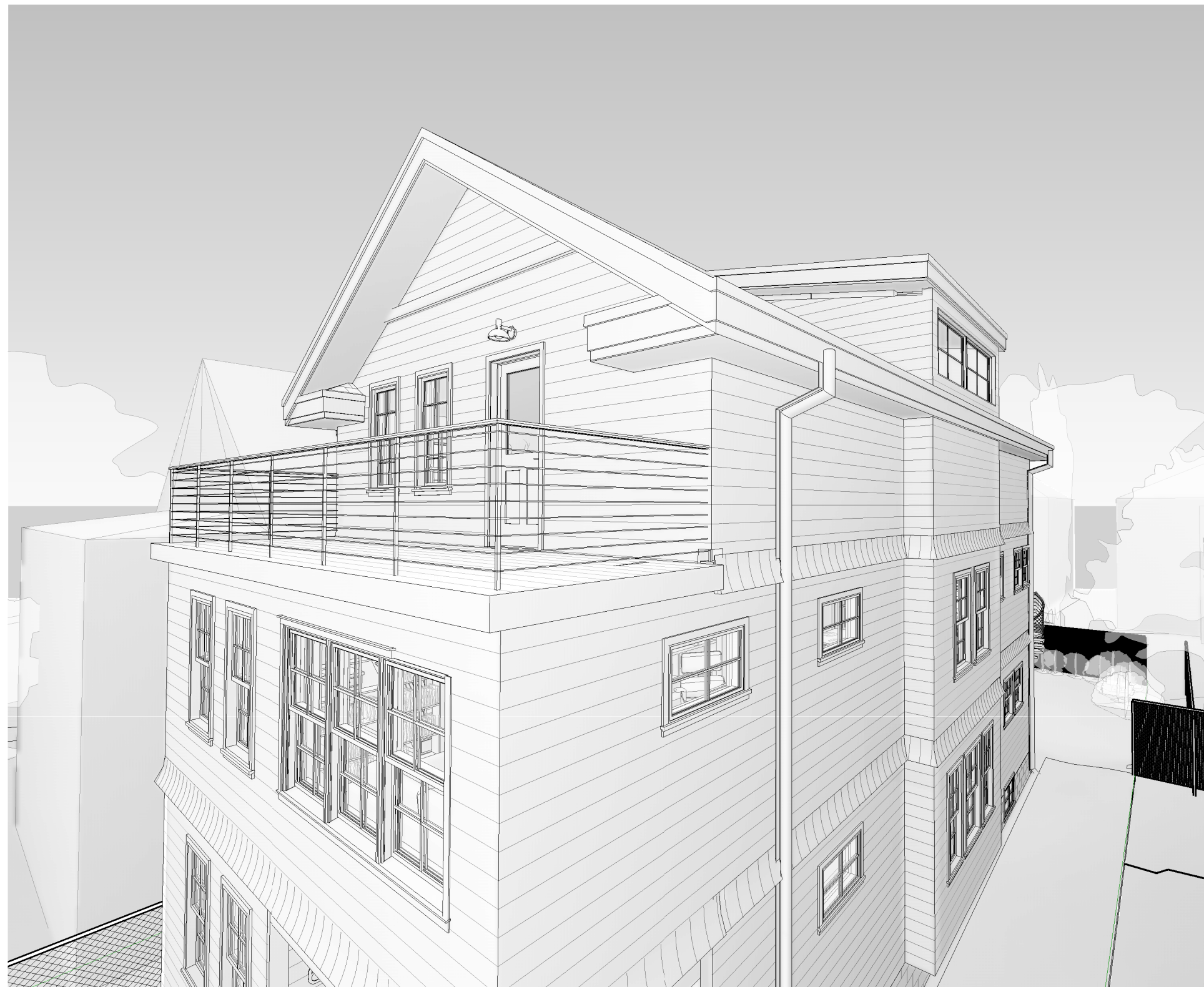
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Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-102

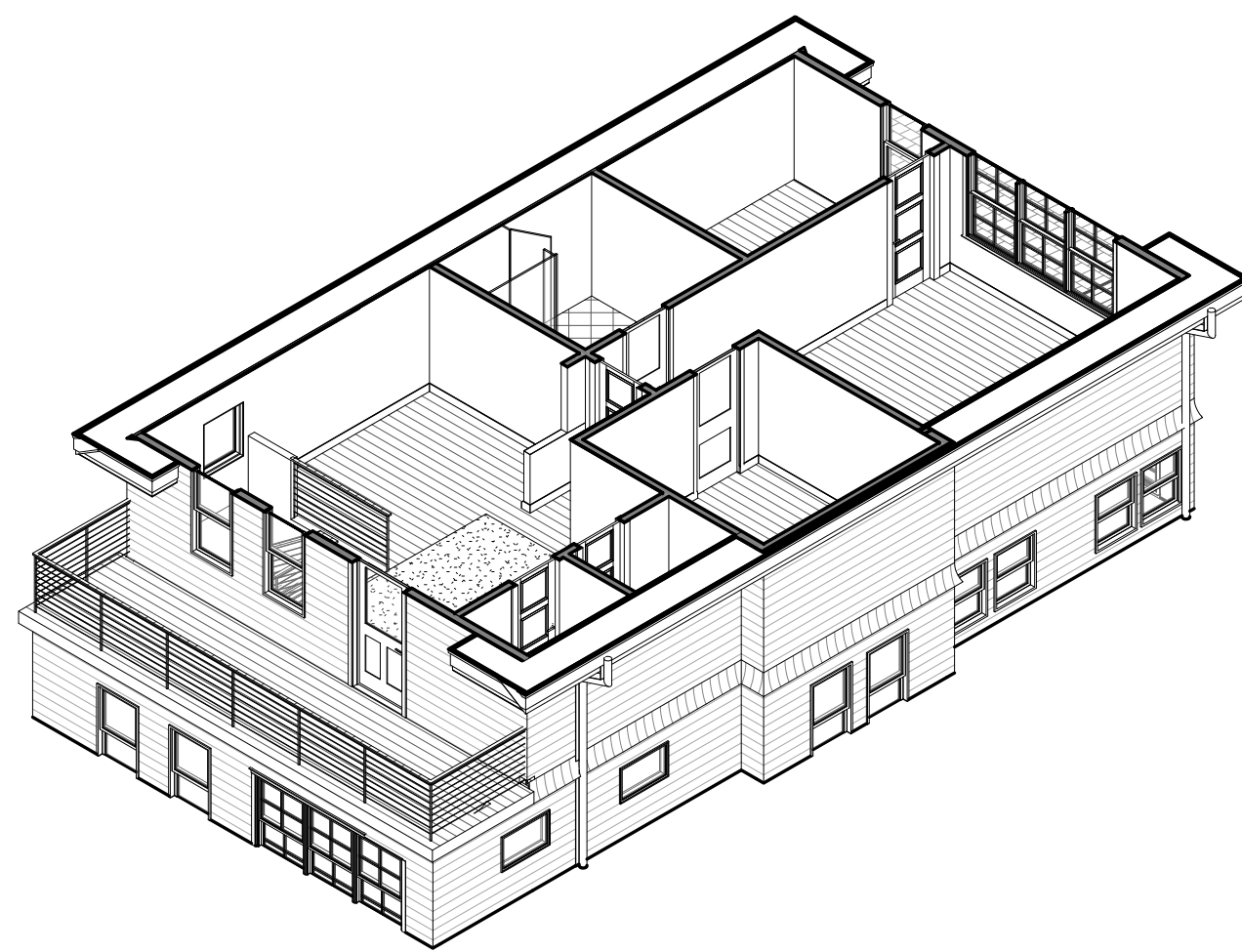
Scale As indicated



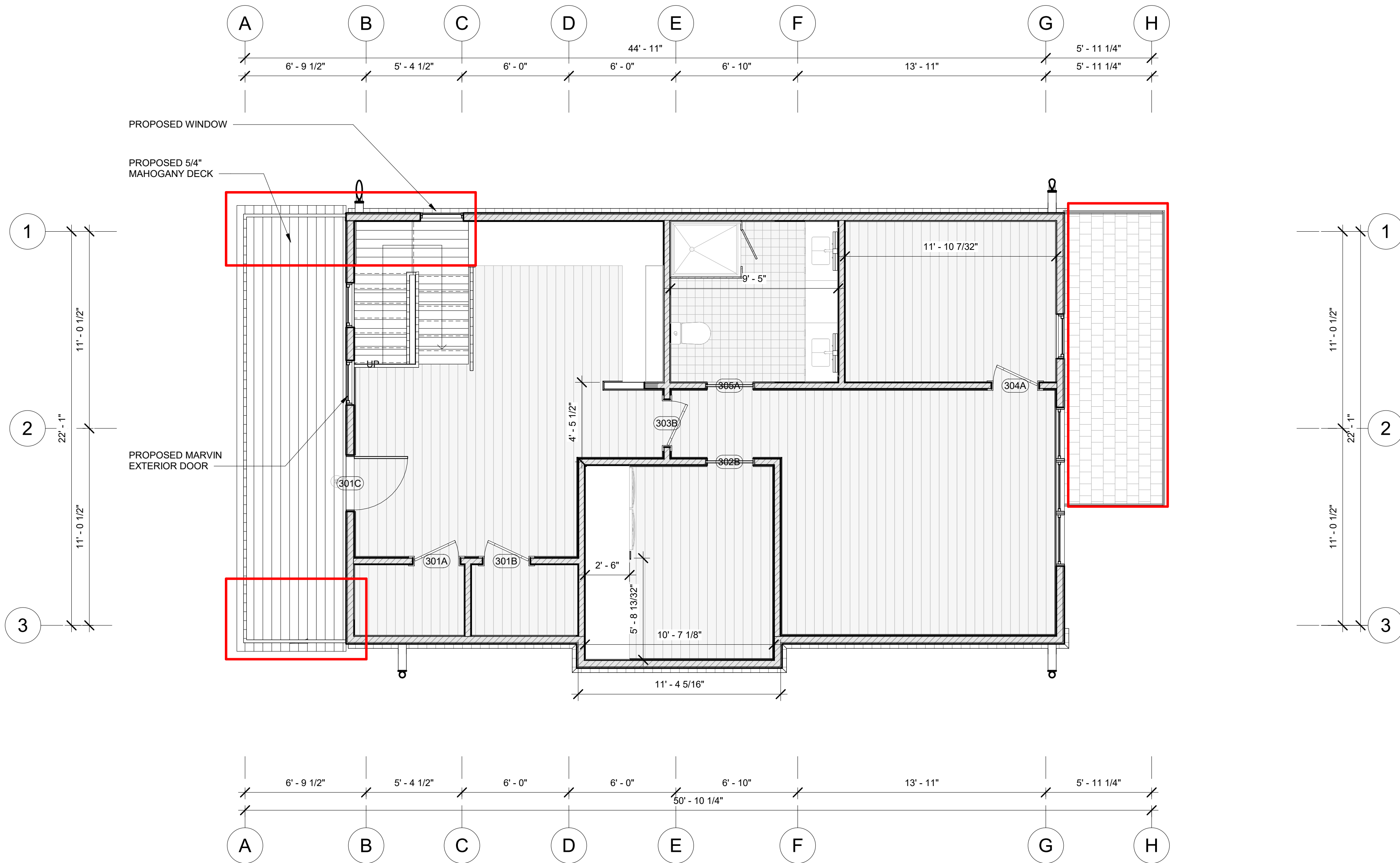
1\$PROPOSED LEVEL 4
3/16" = 1'-0"



4 3D View 4



3 1\$AXON - OPTION A - LEVEL 3



2\$PROPOSED LEVEL 3
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 3

STEVE & TRISH NG

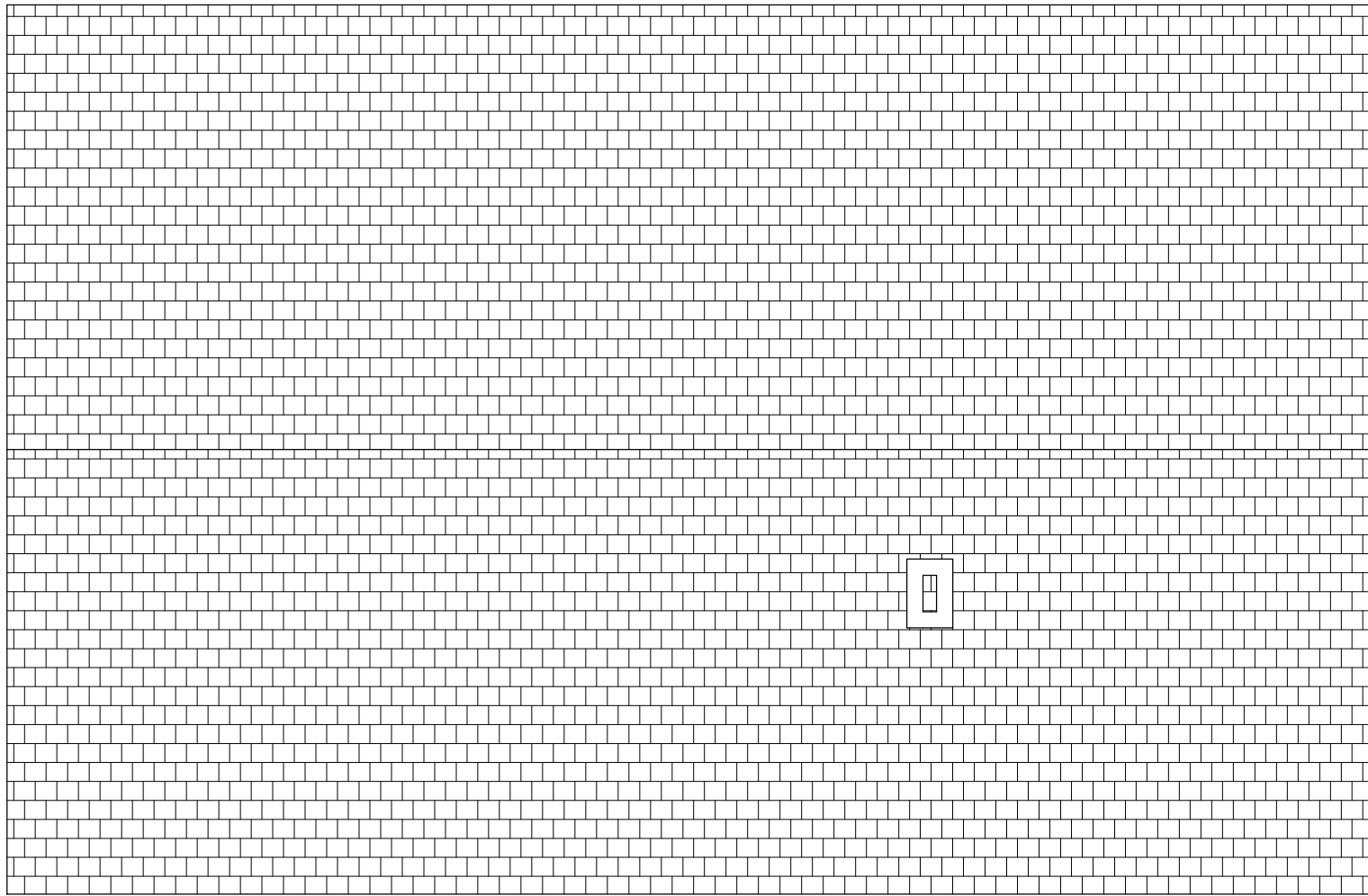
NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

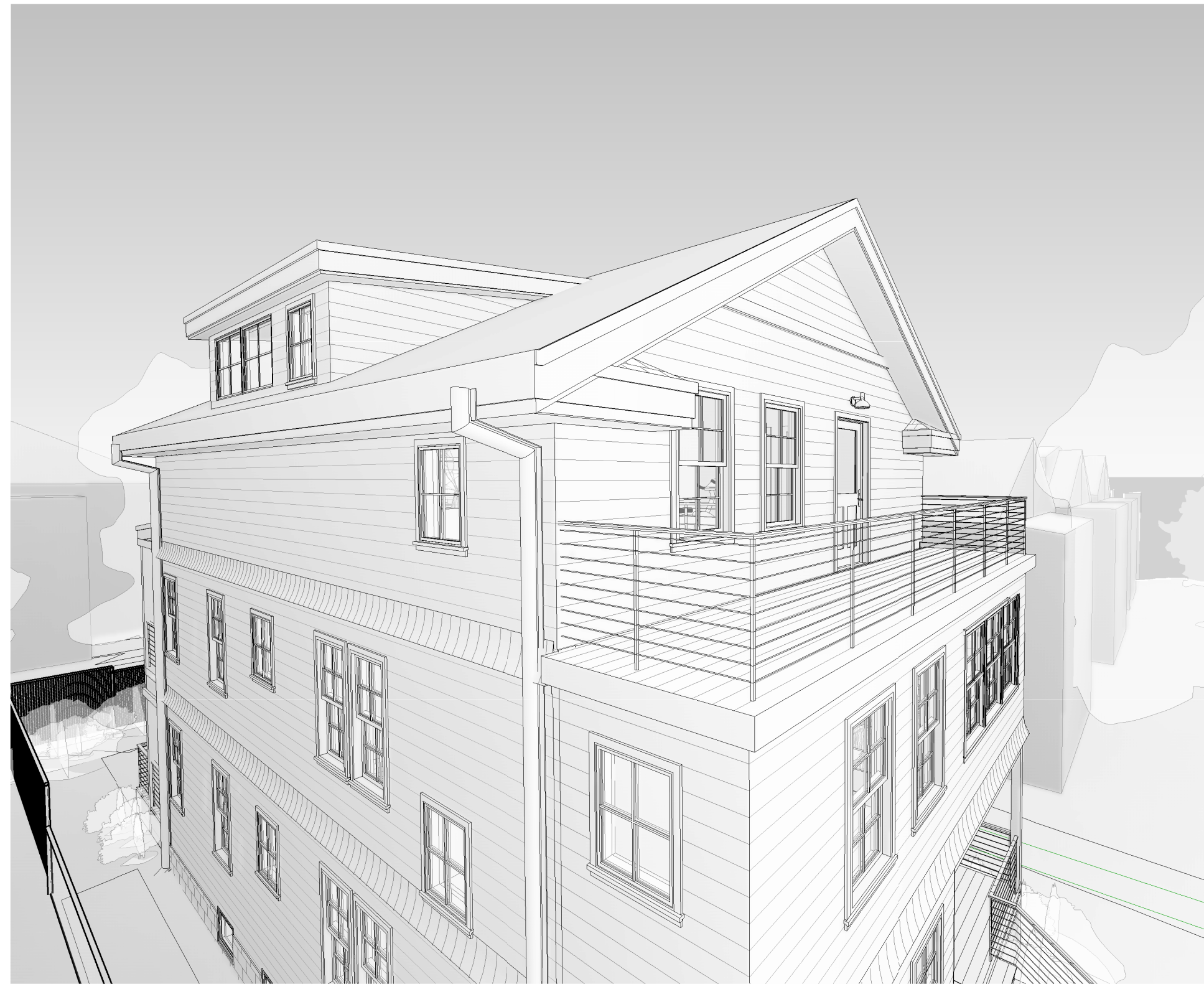
Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-103

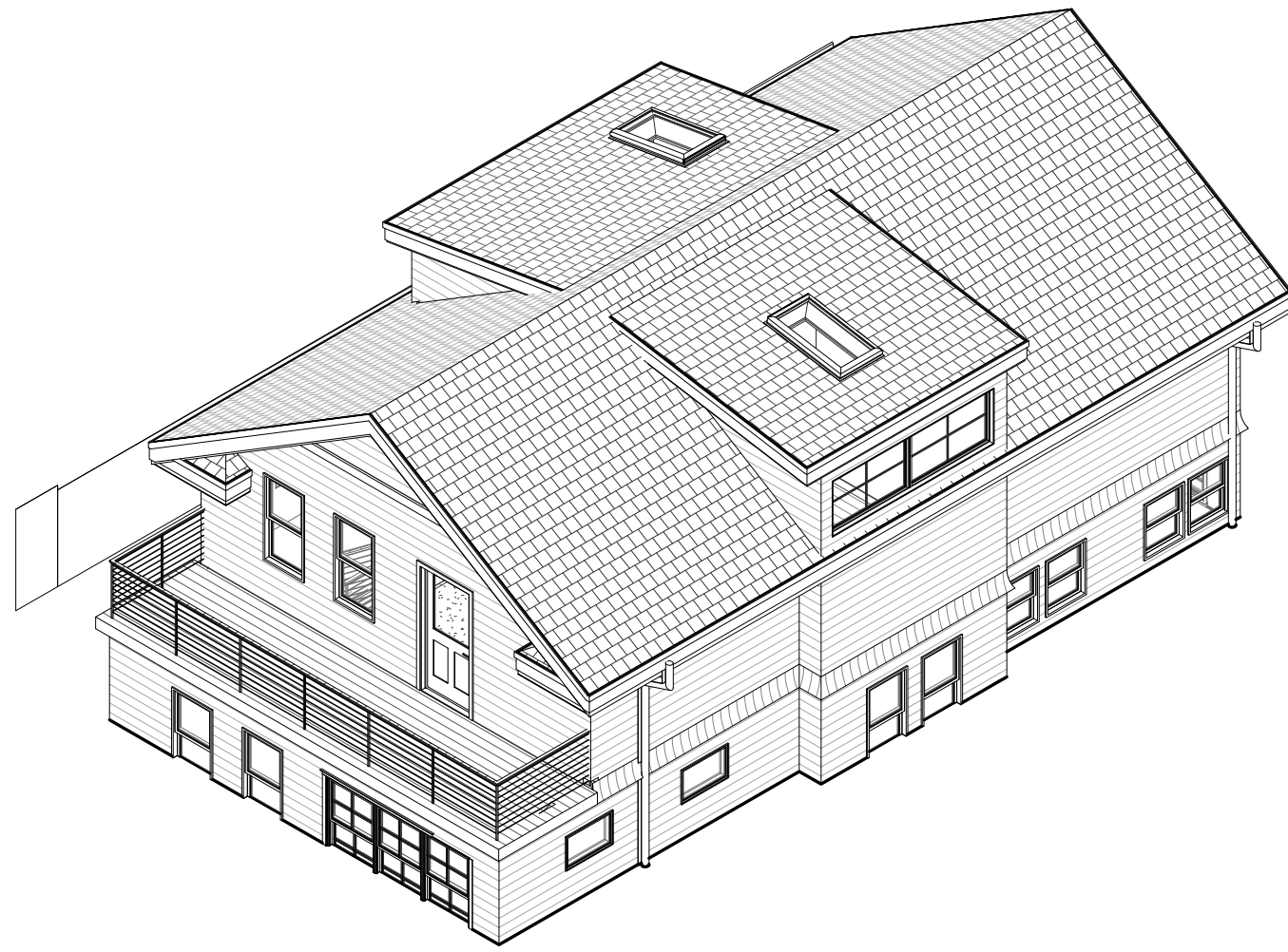
Scale As indicated



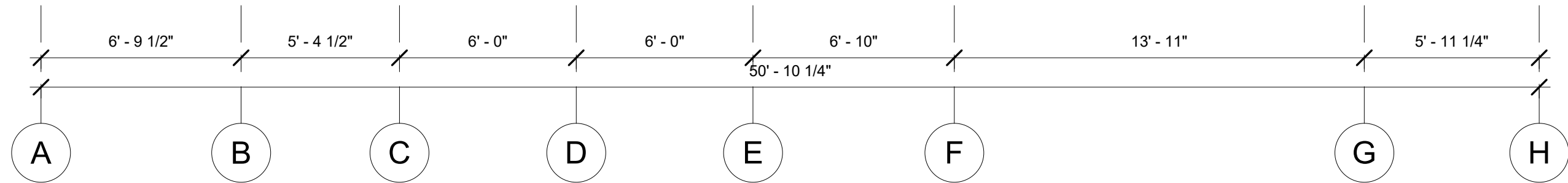
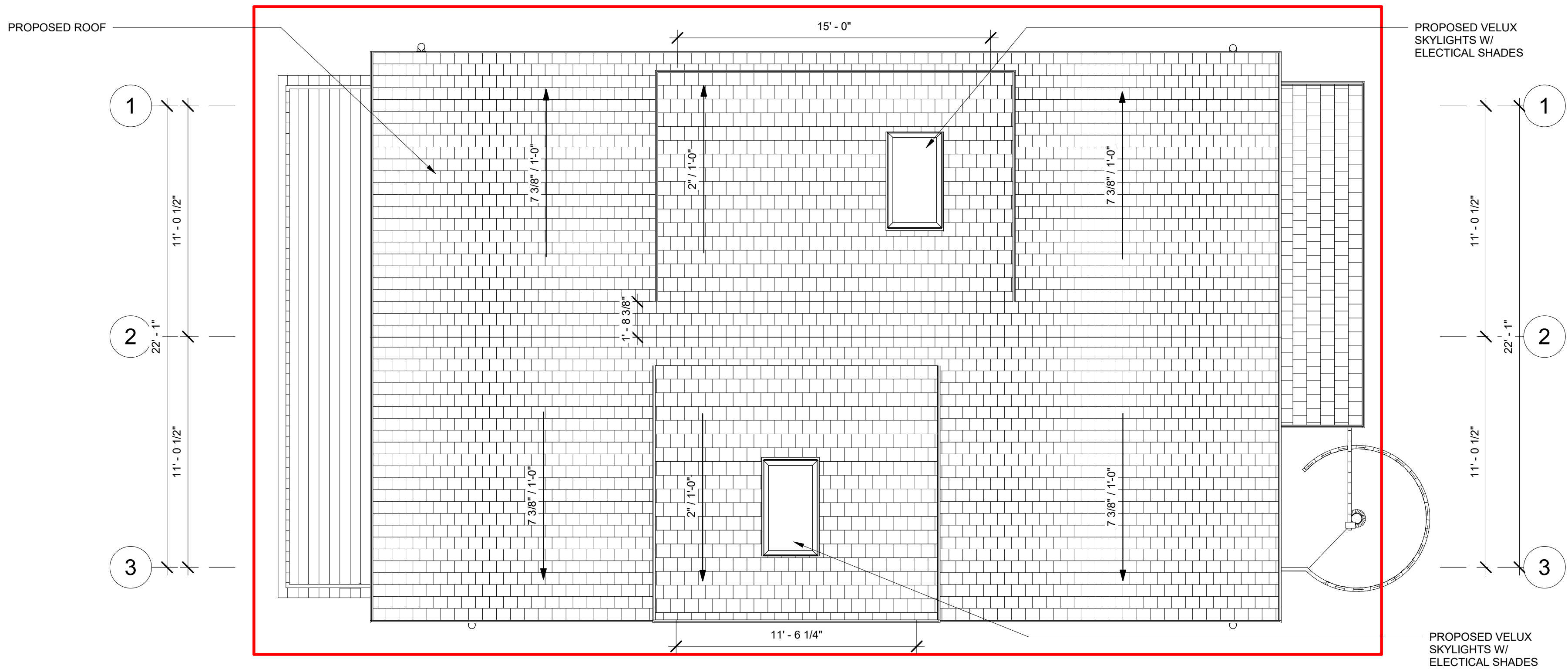
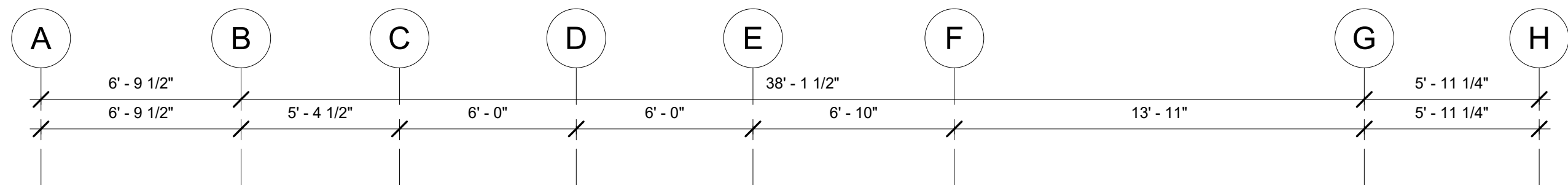
1 EXISTING ROOF RIDGE
3/16" = 1'-0"



4 PERSPECTIVE - ROOF



3 AXON - ROOF LEVEL



2 PROPOSED ROOF RIDGE
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

STEVE & TRISH NG

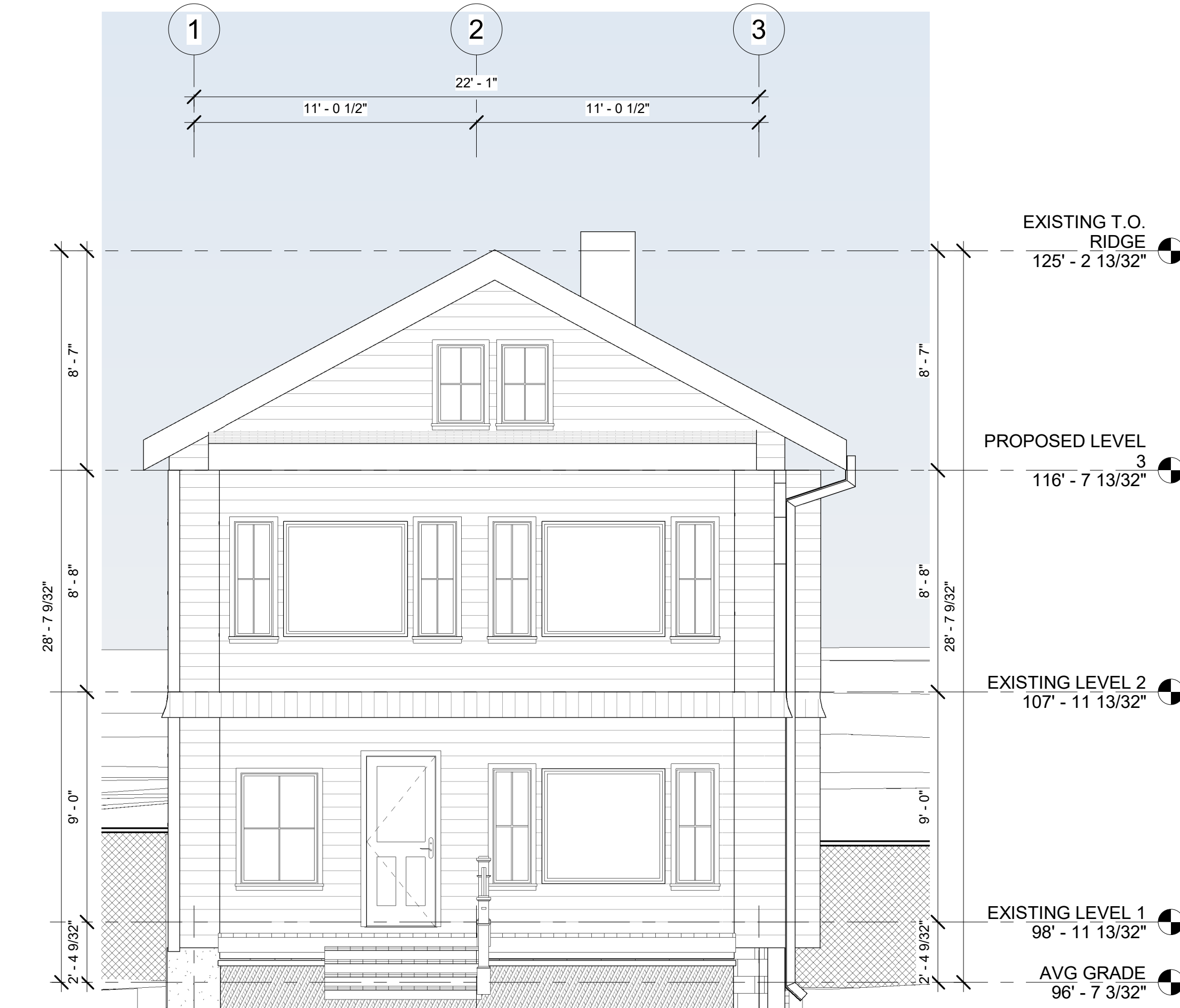
NG RESIDENCE

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CAMBRIDGE, MA 02138

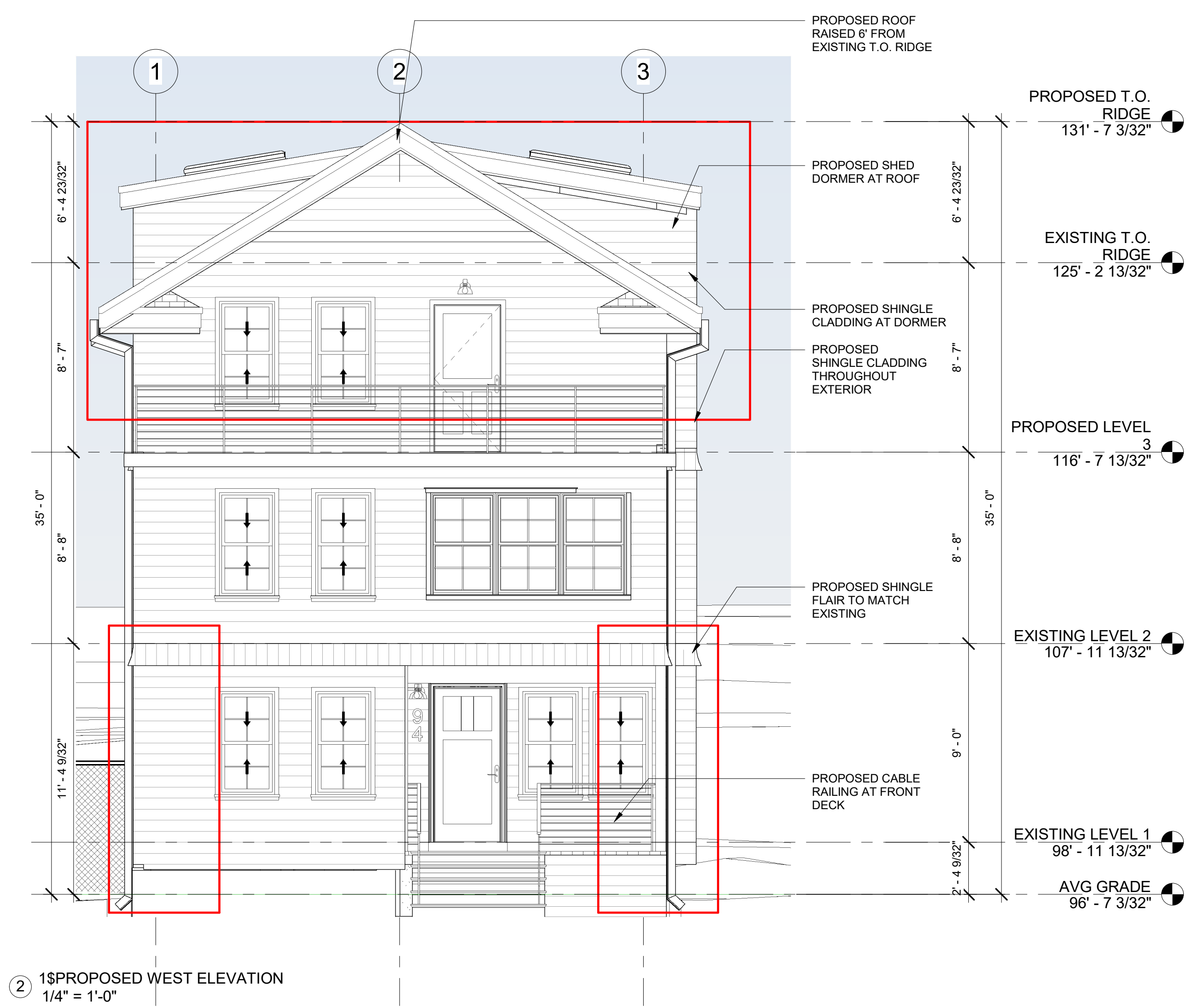
Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-110

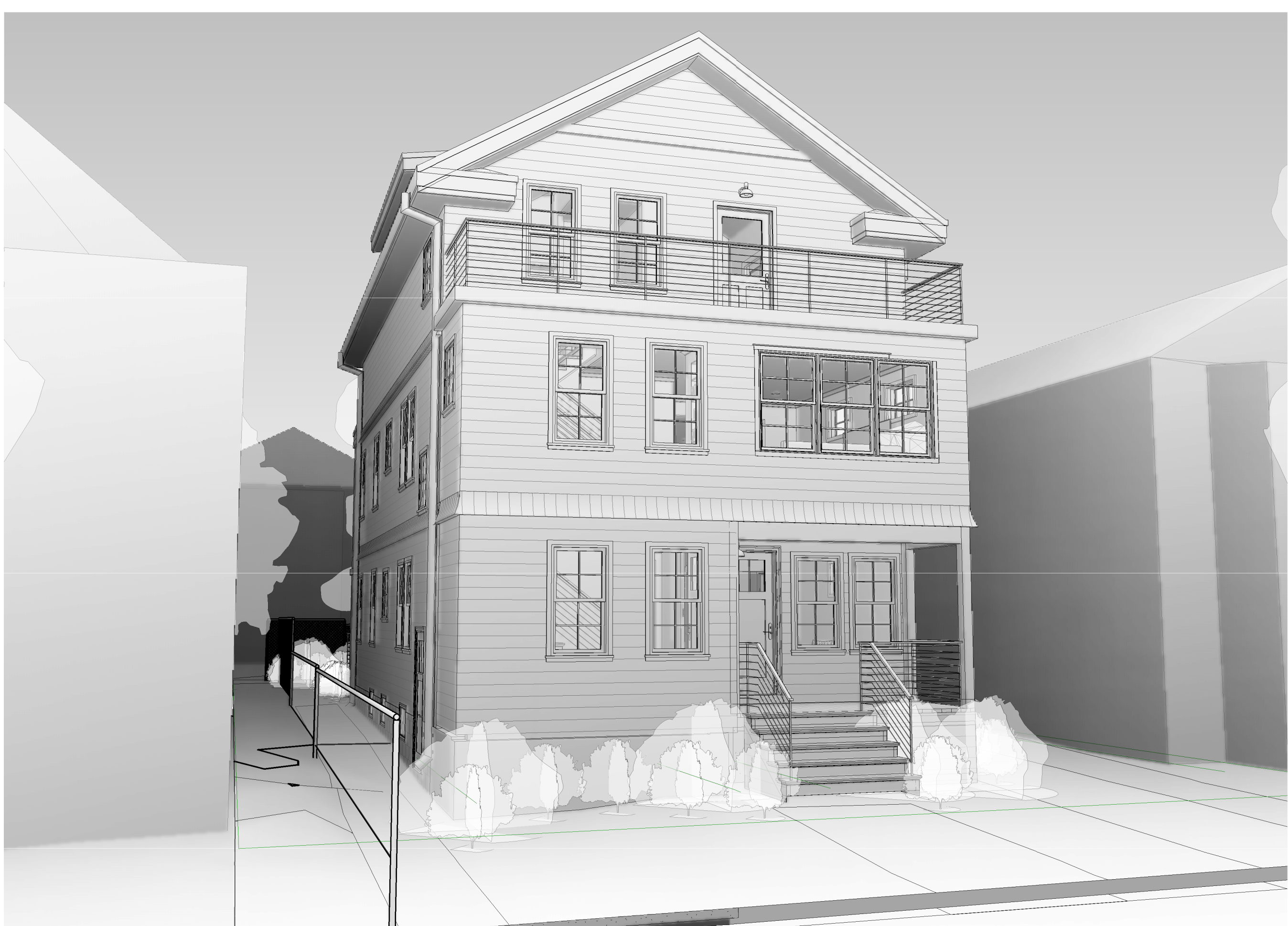
Scale As indicated



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 PERSPECTIVE FRONT ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION WEST

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

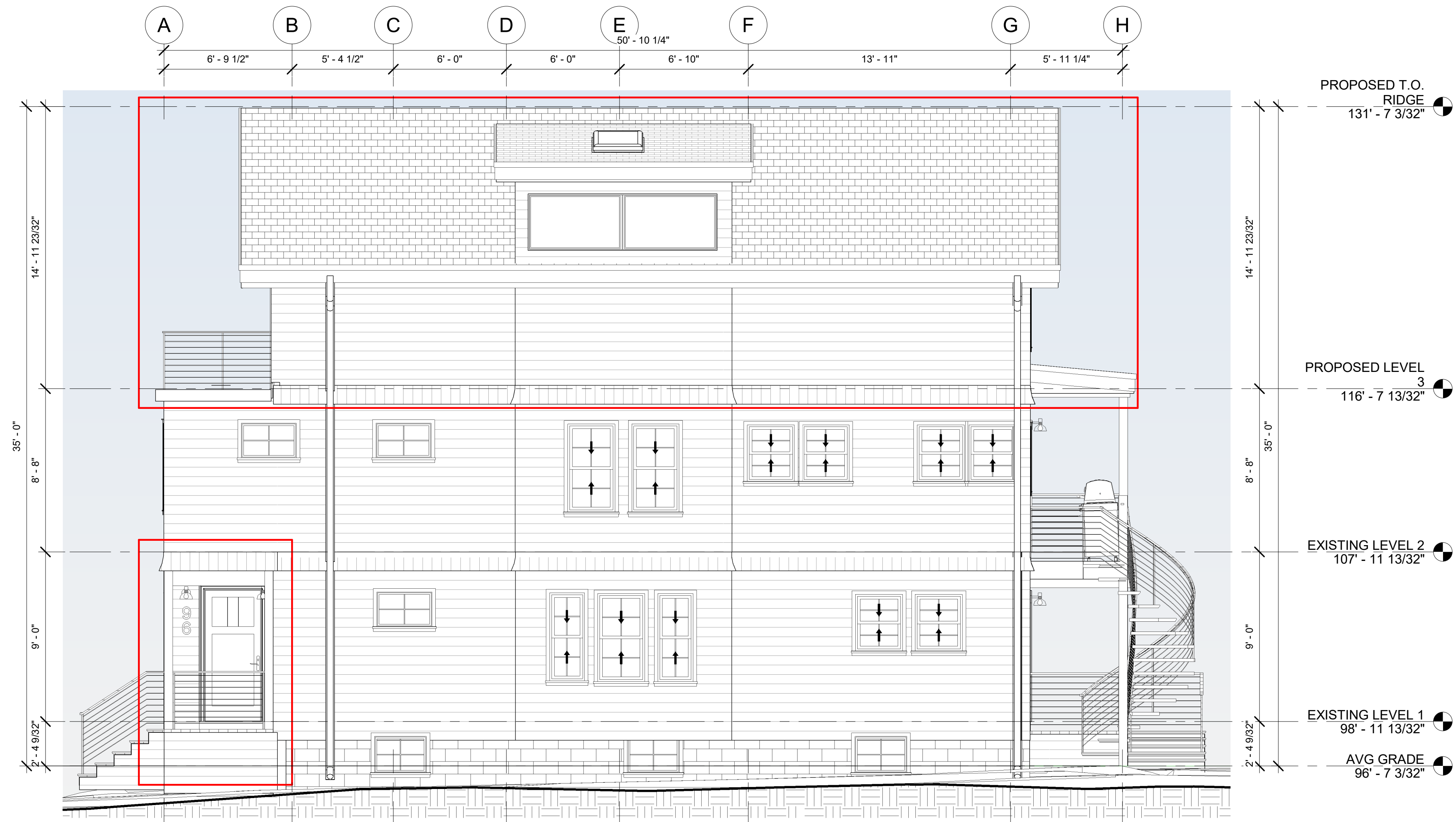
P-200
Scale 1/4" = 1'-0"



1\$EXISTING SOUTH ELEVATION
1/4" = 1'-0"



3 PERSPECTIVE - ELEVATION - NORTH



2\$PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION NORTH

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-201

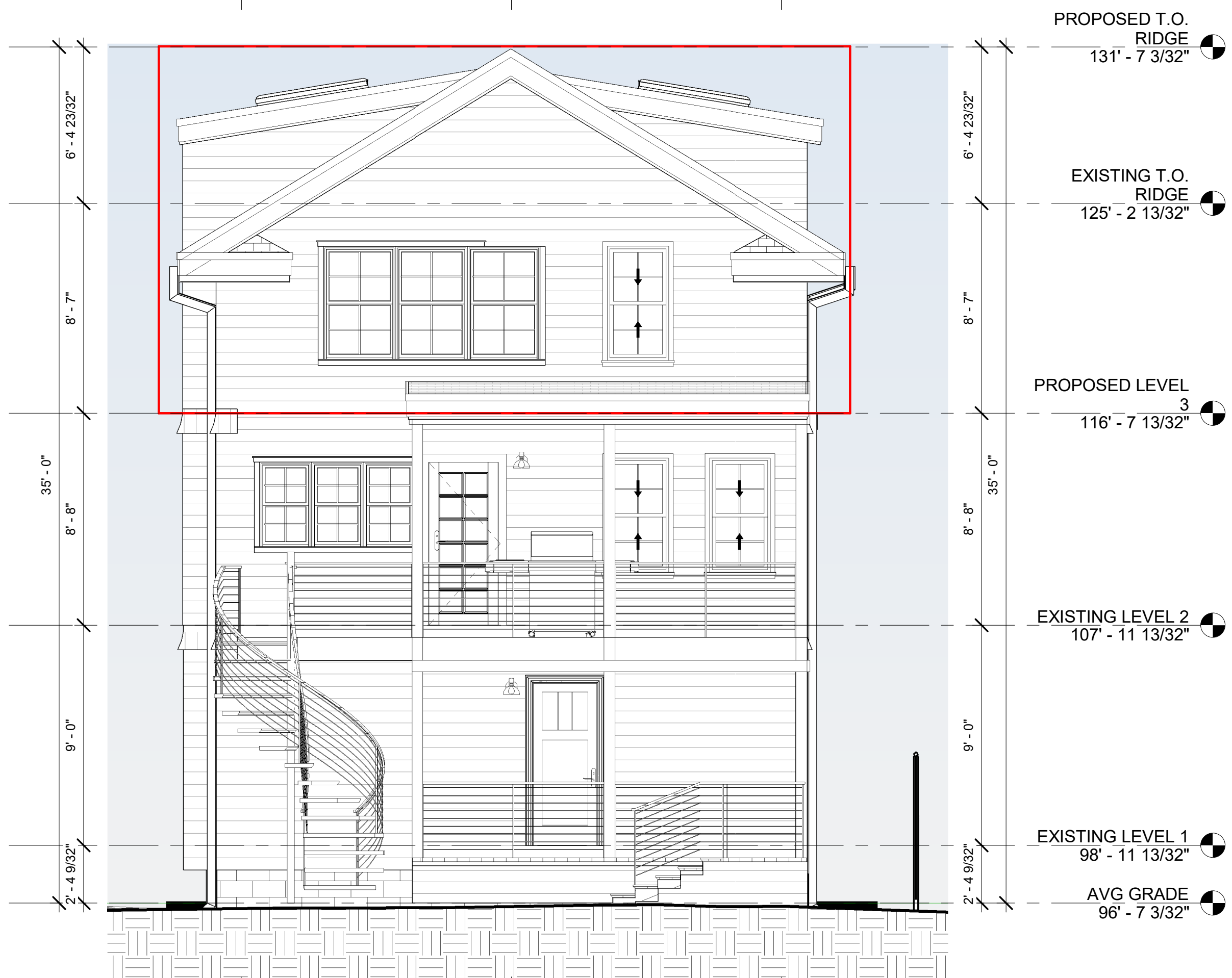
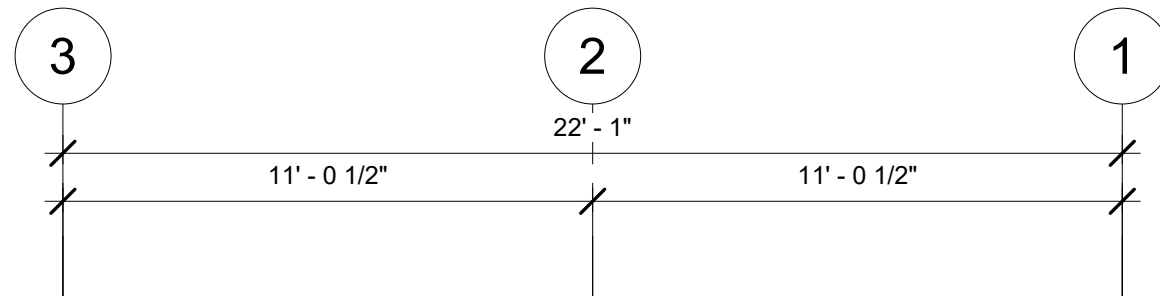
Scale 1/4" = 1'-0"



1\$EXISTING EAST ELEVATION
1/4\" = 1'-0"



3 PERSPECTIVE - EVELATION - EAST



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

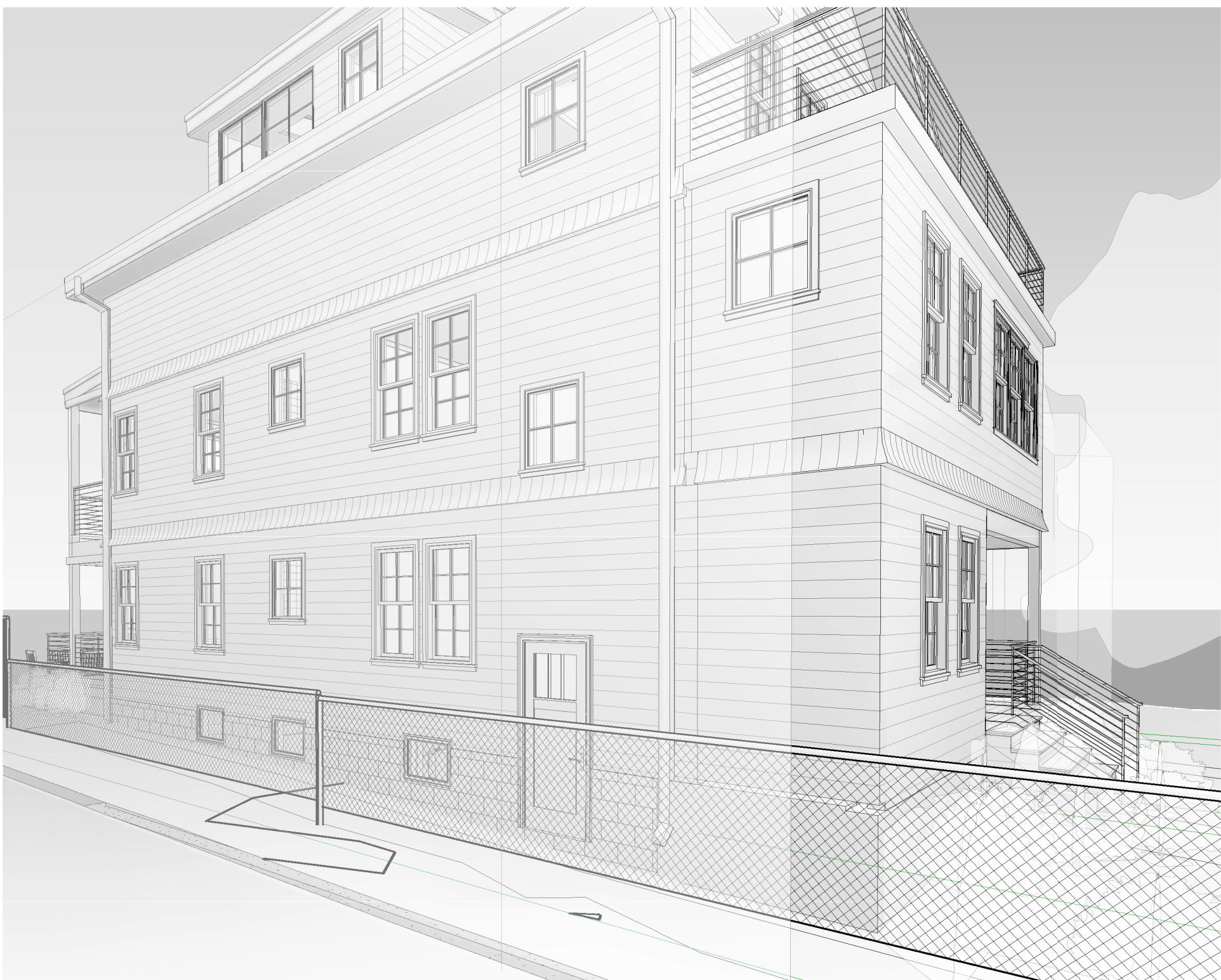
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Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-202

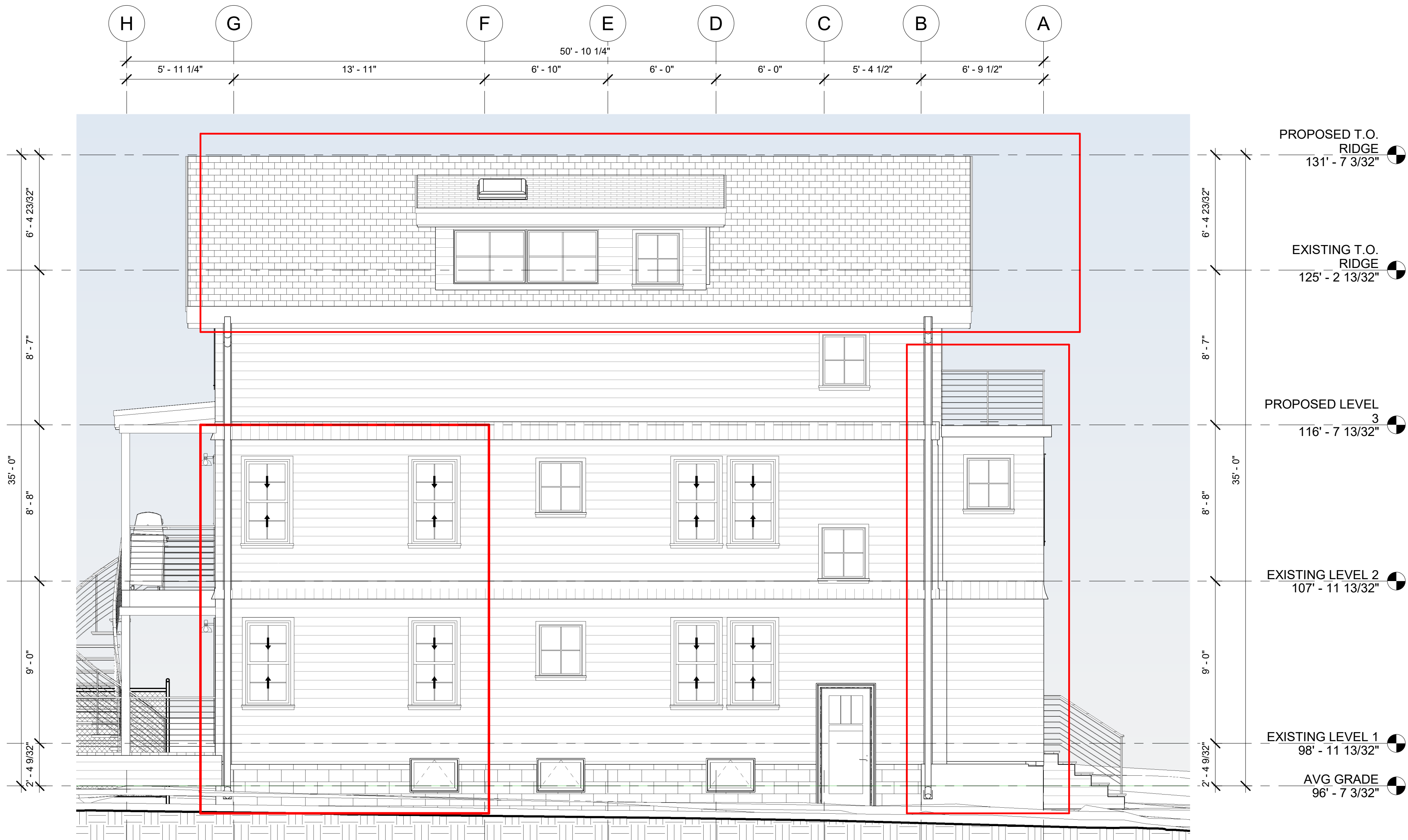
Scale 1/4\" = 1'-0"



SITNG NORTH ELEVATION
1'-0"



③ PERSPECTIVE - ELEVATION - SOUTH



② 1\$PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION SOUTH

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-203

Scale 1/4" = 1'-0"

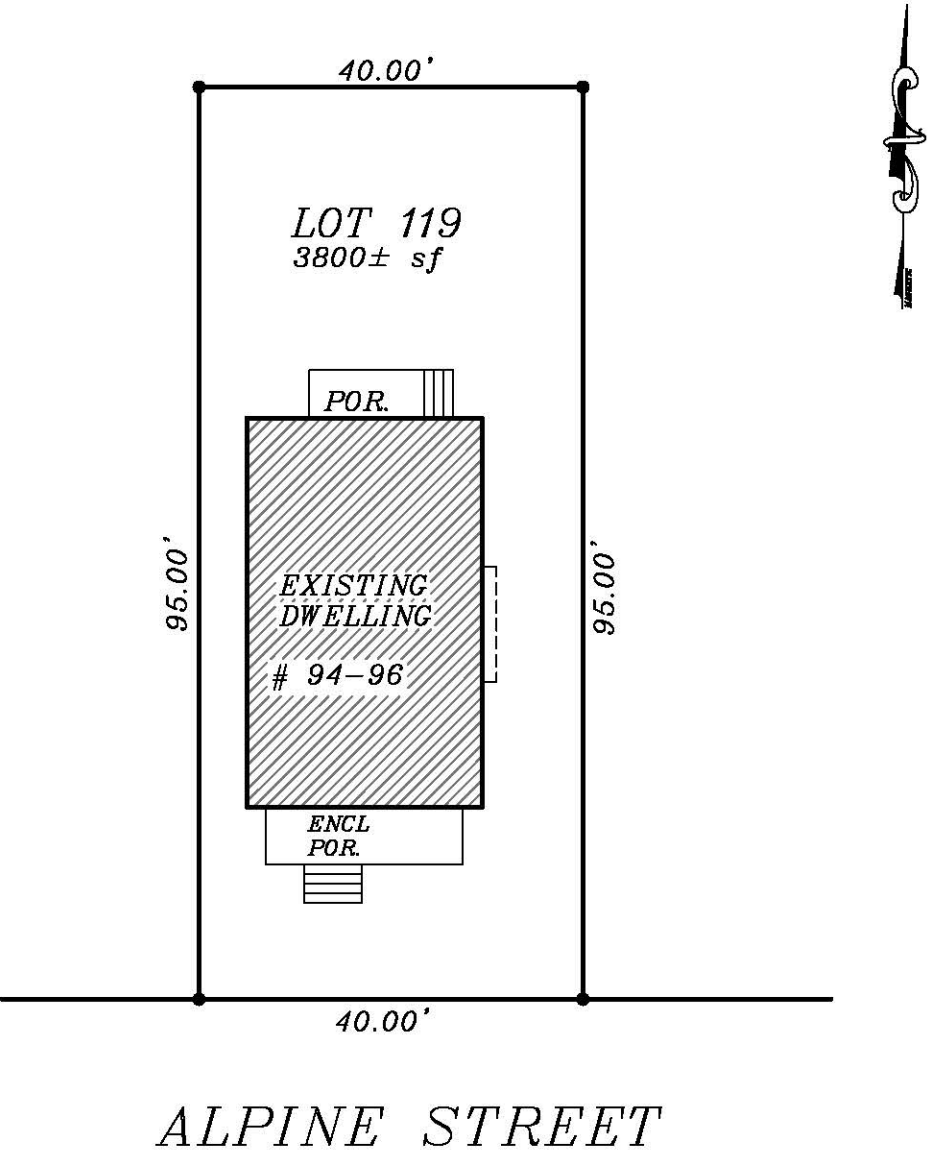
MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

92 MAPLE AVENUE ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: STEVEN NG, PATRICIA NG &
AUDREY NG
LOCATION: 94-96 ALPINE ST
CITY,STATE: CAMBRIDGE, MA
DATE: 11/25/19

DEED REF. 72187/182
PLAN REF. #481
SCALE: 1"=20'
JOB #: 2193744



CERTIFIED TO: GUARANTEED RATE AFFINITY LLC, ISAOA/ATIMA

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purpose only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sales, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from reliance by anyone other than the said mortgagee and its proposed mortgage financing to said mortgagor.



I render this mortgage inspection plan to be issued with the best of my knowledge, information and belief.

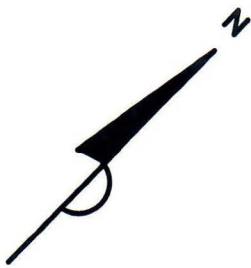
I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40-A Sec. 7.

- ☒ 1. Property/House is not in Flood Hazard.
- ☐ 2. Property/House is in a Flood Hazard Area.
- ☐ 3. Information is insufficient to determine Flood Hazard.

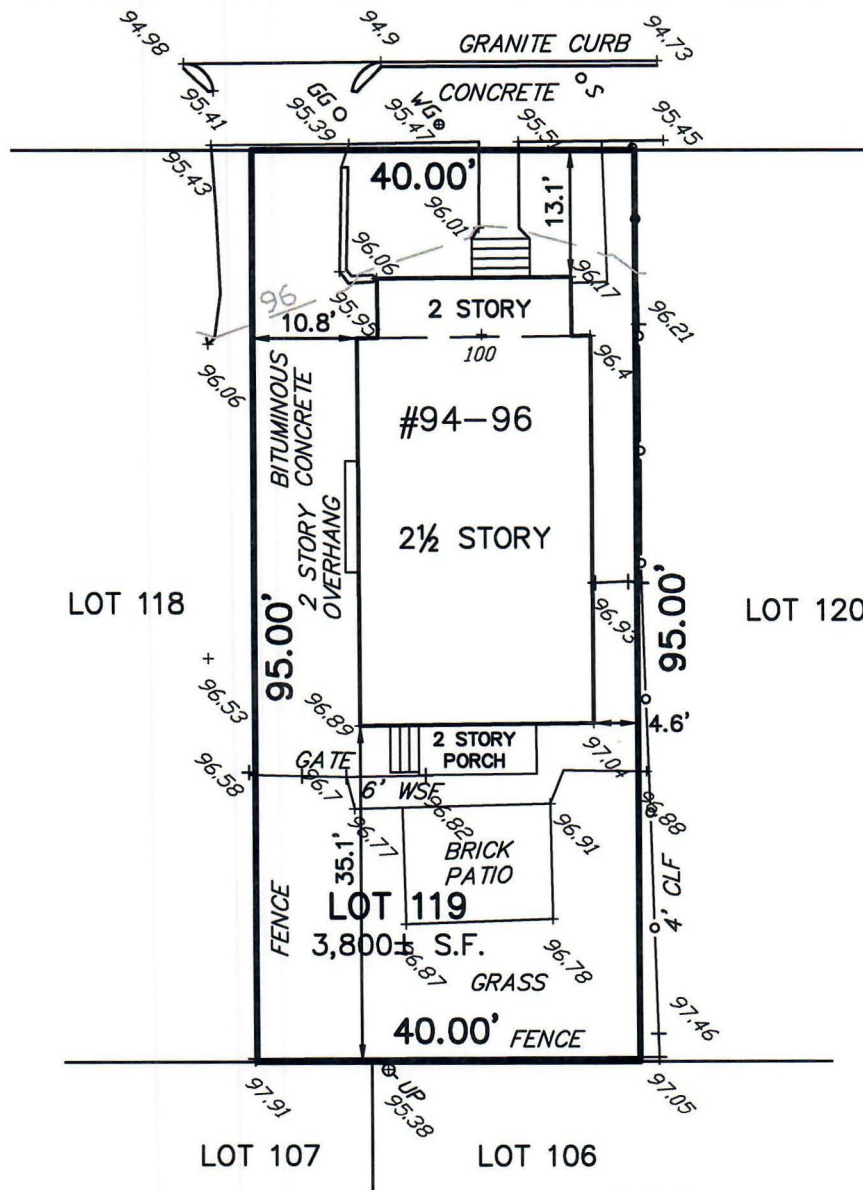
Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C0419E

Date 06/04/10 Zone X



ALPINE STREET



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

**PROPOSED PLOT PLAN
#92-94 ALPINE STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 7/24/2020



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

6187PP1.DWG

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

Google Maps 97 Alpine St

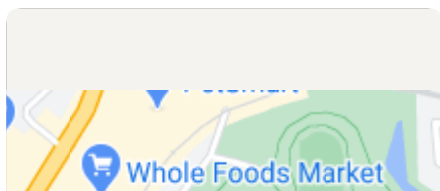


Image capture: Jul 2019 © 2020 Google

Cambridge, Massachusetts



Street View



Google Maps 94 Alpine St

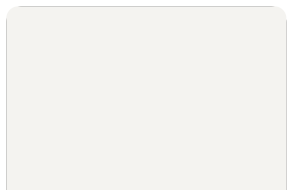


Image capture: Jul 2019 © 2020 Google

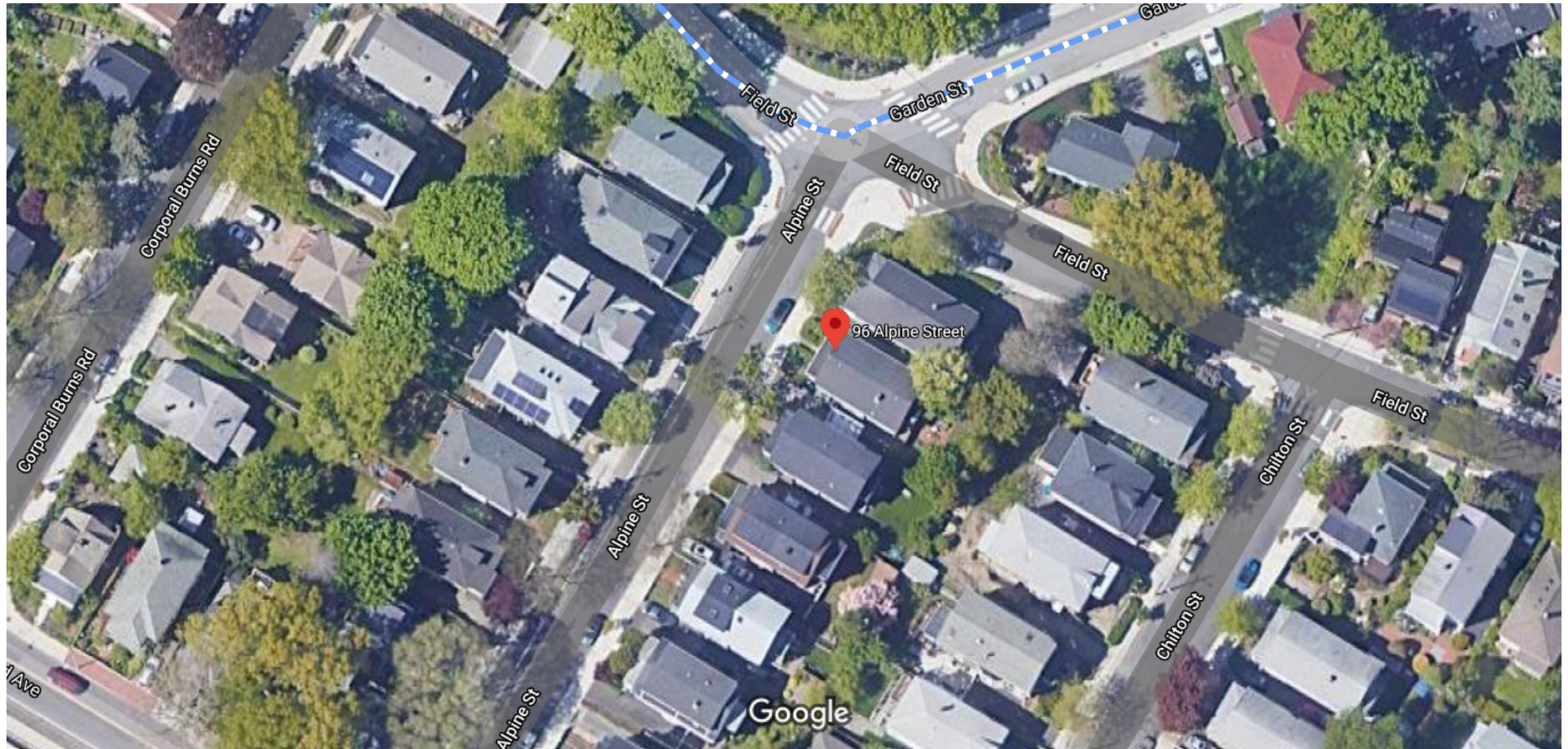
Cambridge, Massachusetts



Street View



Google Maps 96 Alpine St



Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2020

50 ft

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal:

PETITIONER: Steven Ng, Patricia D. Ng and Audrey Ng by: Christopher J. Alphen, Esq.

PETITIONER'S ADDRESS: Blatman, Bobrowski & Haverty, LLC, 9 Damonmill Square, Concord, MA 01742

LOCATION OF PROPERTY: 94-96 Alpine Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: Two-Family Residence ZONING DISTRICT: Residence "B"

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposal includes the renovation of the existing 2nd floor apartment and the raising of
the roof by six (6) feet to include a main suite and office. The proposal increases the already
nonconforming FAR from 0.70 to 0.88, requiring a Variance. The proposal is an alteration of
a pre-existing nonconforming structure, requiring a special permit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 11 / Table 5-1

Article 10.000 Section 30 / 13(c) / G.L. ch. 40A, s. 11

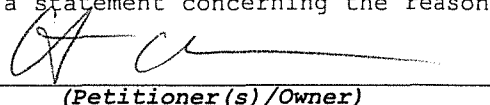
Article 8.000 Section 8.22.2.C (Non-Conforming Structure)

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

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

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

Original Signature(s):



(Petitioner(s)/Owner)

Steve Ng and Trish Ng by: Christopher J. Alphen, Esq.
(Print Name)

Address: Blatman, Bobrowski & Haverty, LLC
9 Damonmill Square, Ste. 4A4
Concord, MA 01742
Tel. No.: 978.371.2226 Ext. 19 (office)
978.371.2296 (fax)
E-Mail Address: Chris@bbhlaw.net

Date: September 25, 2020

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.

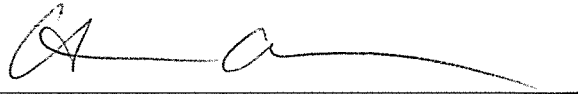
I/We Steven Ng, Patricia D. Ng and Audrey Ng
(OWNER)

Address: 94-96 Alpine Street, Cambridge, MA

State that I/We own the property located at 94-96 Alpine Street, Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of _____
Steven Ng, Patricia D. Ng and Audrey Ng

*Pursuant to a deed of duly recorded in the date 12/18/2019, Middlesex South
County Registry of Deeds at Book 73875, Page 99; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

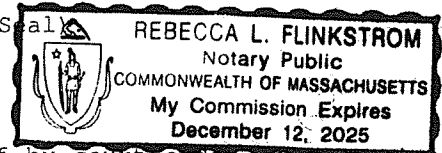
Christopher J. Alphen, Esq. on behalf of the the petitioners

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,
this 25th of September, 2020, and made oath that the above statement is true.

My commission expires 12-12-2025 (Notary Seal)



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Steven Ng, Patricia D. Ng and Audrey Ng **PRESENT USE/OCCUPANCY:** Residential Two family

LOCATION: 94-96 Alpine Street, Cambridge, MA **ZONE:** Zone B

PHONE: Christopher J. Alphen, Esq.
978 371-2226 **REQUESTED USE/OCCUPANCY:** Residential Two family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,265 SF</u>	<u>3,348 SF</u>	<u>1,900 SF</u> (max.)
<u>LOT AREA:</u>	<u>3,800 SF</u>		<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.70 %</u>	<u>.88 %</u>	<u>.50 %</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3,800 SF</u>	<u>3,800 SF</u>	<u>2,500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>40' - 0"</u>		<u>50' - 0"</u> (min.)
DEPTH	<u>95' - 0"</u>		
<u>Setbacks in</u>			
<u>Feet:</u>			
FRONT	<u>16 - 8"</u>	<u>16 - 8"</u>	<u>15' - 0"</u> (min.)
REAR	<u>27' - 2"</u>	<u>27' - 2"</u>	<u>25' - 0"</u> (min.)
LEFT SIDE	<u>5' - 0"</u>	<u>5' - 0"</u>	<u>7' - 6"</u> (min.)
RIGHT SIDE	<u>10' - 6"</u>	<u>10' - 6"</u>	<u>7' - 6"</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>28' - 9"</u>	<u>34' - 9"</u>	<u>35' - 0"</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³)	<u>.61 %</u>	<u>.59 %</u>	<u>.40 %</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)

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

THE PROPOSED RENOVATION AT THE ROOF AND FRONT OF THE HOUSE WILL BE WOOD

FRAME CONSTRUCTION ON THE EXISTING WOOD FRAME. NO OTHER BUILDINGS ON SAME LOT.

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

BZA APPLICATION FORM

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:

The Petitioners recently moved to Cambridge from Concord to accommodate their son Thomas who has special needs. The dwelling contains two units. One unit will be independently occupied by Thomas and other by his parents Steven and Patricia Ng. Thomas works in Boston; residing in Cambridge affords him an easier commute. The Petitioners wish to provide a fitting independent living area for their son. Additionally, their daughter Audrey, who has an ownership interest in the home, plans to reside at the home. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

- 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:

The hardship is related to the size and shape of the lot and the age and condition of the two-family structure.

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

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

The excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 94-96 Alpine Street (location) would not be a detriment to the public interest because:

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

The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed alterations will not cause any additional traffic.

- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed alterations will not cause a nuisance or hazards.

- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

NG RESIDENCE

STEVE & TRISH NG

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

BZA SUBMISSION SET
09/11/2020



ARCHITECT:



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CLIENTS:

STEVE & TRISH NG

THE NG RESIDENCE LOCATED AT 94-96 ALPINE ST WILL INCLUDE THE RENOVATION OF THE FRONT AND REAR PORCH, THE RENOVATION OF THE 2ND FLOOR APARTMENT AND THE RAISING OF THE ROOF BY 6 FT TO INCLUDE A MAIN SUITE AND OFFICE.

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

Permit Sheet List		
Sheet Number	Sheet Name	Designed By
P-000	COVER	Designer
P-001	GENERAL NOTES	Designer
P-002	PLOT PLAN & AREA PLAN	Designer
P-003	LANDSCAPE PLAN	SKA
P-100	PROPOSED LEVEL 0	Designer
P-101	PROPOSED LEVEL 1	Designer
P-102	PROPOSED LEVEL 2	Designer
P-103	PROPOSED LEVEL 3	Designer
P-110	PROPOSED ROOF PLAN	Designer
P-200	ELEVATION WEST	Designer
P-201	ELEVATION NORTH	Designer
P-202	ELEVATION EAST	Designer
P-203	ELEVATION SOUTH	Designer

#	NUMBER OR POUND
&+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

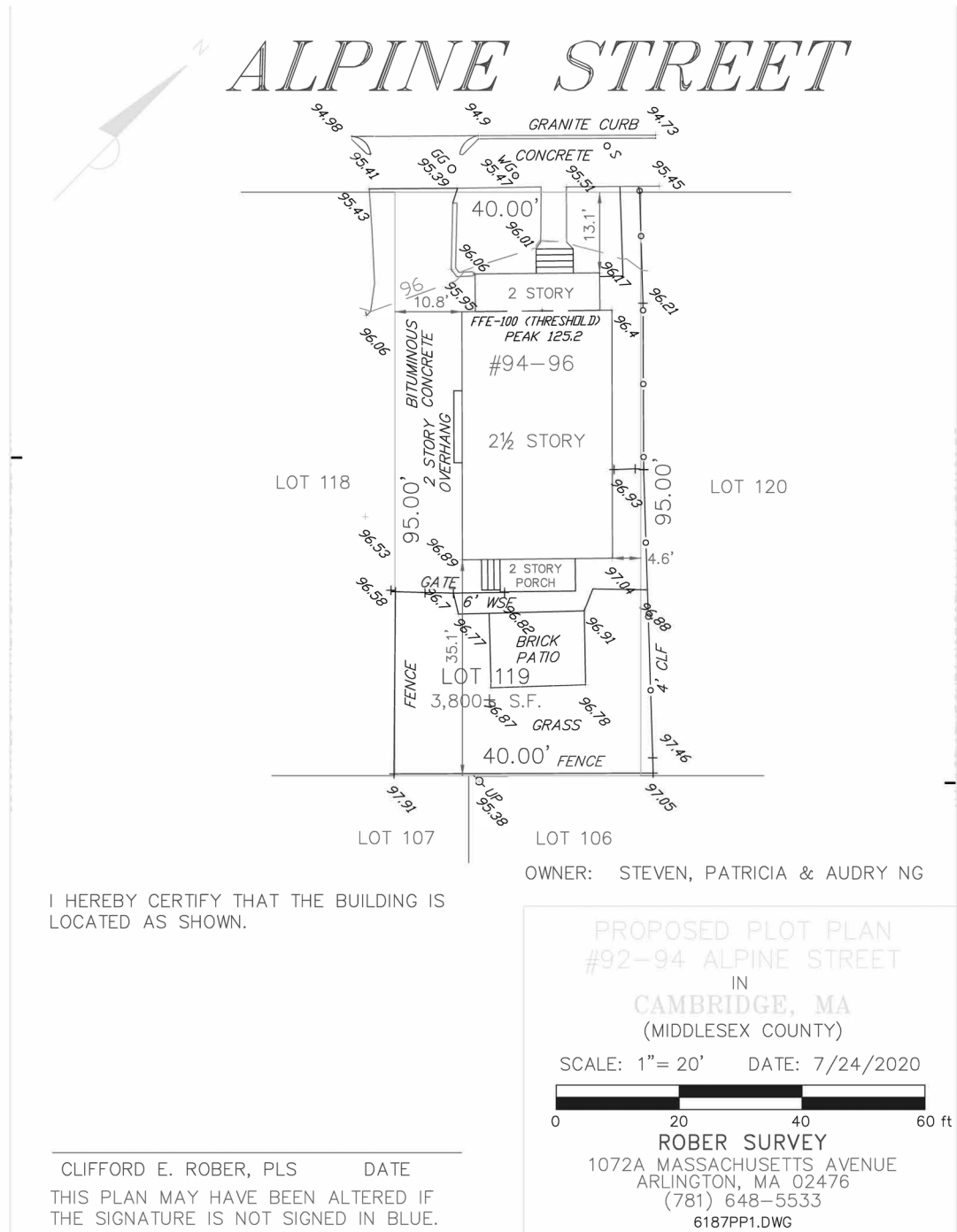
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

<div></div>		DRAWING TITLE	
<div><div></div></div>		EXTERIOR ELEVATION KEY	
<div><div></div></div>		INTERIOR ELEVATION KEY	
<div><div></div></div>		BUILDING SECTION MARKER	
<div><div></div></div>		WALL SECTION MARKER	
<div><div></div></div>		DETAIL AREA MARKER	
<div><div></div></div>		DETAIL SECTION MARKER	
<div><div></div></div>		GRID LINE	
<div><div></div></div>		VERTICAL ELEVATION KEY (ELEV)	
<div><div></div></div>		SPOT ELEVATION W/ TARGET (PLAN)	
<div><div></div></div>		SPOT ELEVATION NO TARGET (PLAN)	
<div><div></div></div>		REVISION CLOUD AND REVISION TAG	
<div><div><div>ROOM NAME</div><div>ROOM #</div></div></div>	ROOM TAG	<div><div>℄</div></div>	CENTERLINE
<div><div><div>AREA NAME</div><div>AREA</div></div></div>	AREA TAG	<div><div>SHEET</div><div>SHEET</div></div>	MATCH LINE
<div><div><div>DOOR #</div></div></div>	DOOR TAG	<div><div></div></div>	HINGE SIDE OF DOOR
<div><div><div>#</div><div>TYPE</div></div></div>	WINDOW TAG	<div><div></div></div>	ALIGN SURFACES
		<div><div>ROOM NAME</div><div>ROOM #</div><div>FLOOR</div><div>BASE</div><div>WALL</div><div>CEILING</div></div>	FINISH TAG

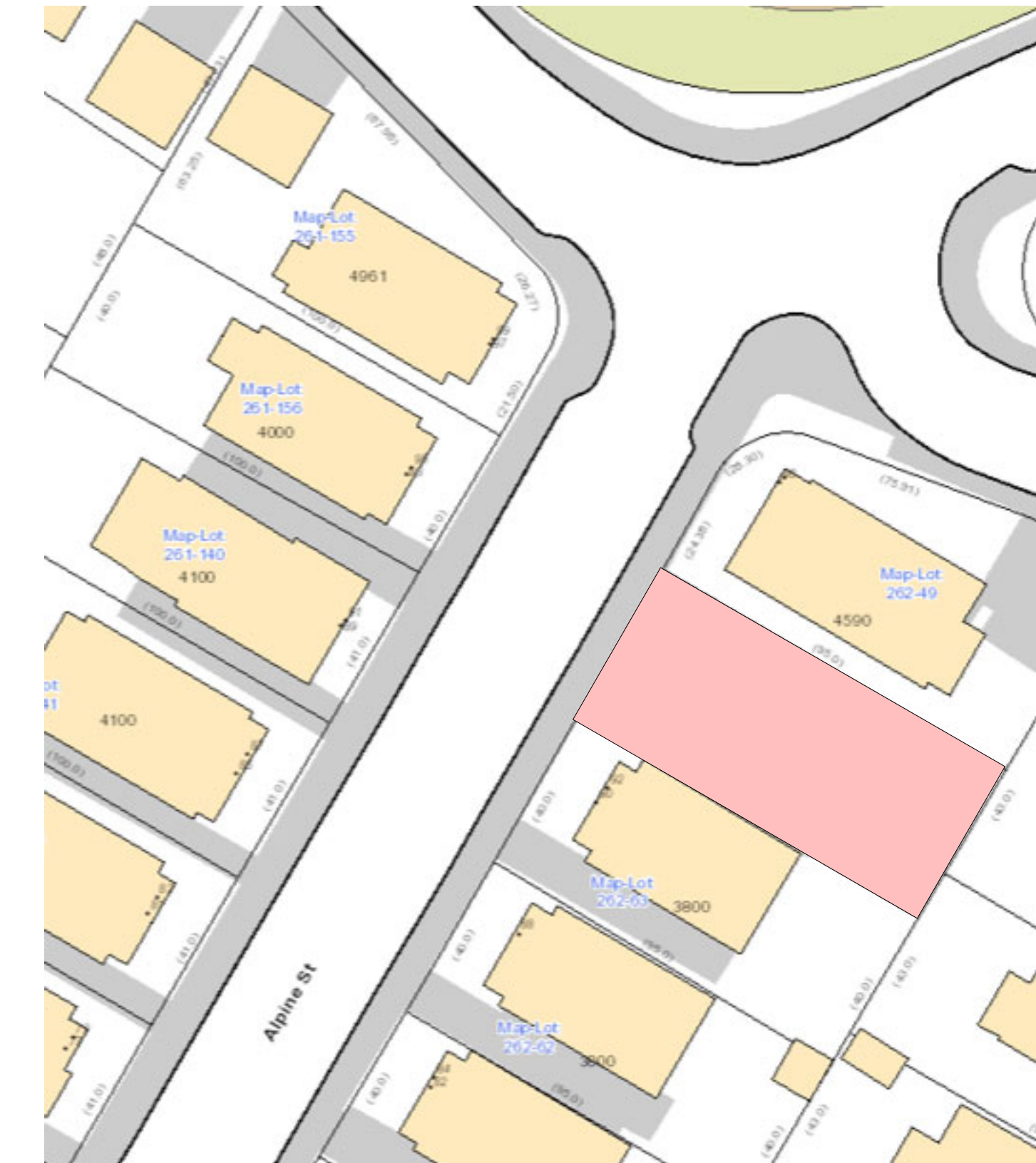
- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS. SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-S5
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

- 1 P-GENERAL NOTES
1 1/2" = 1'-0"

- 2 P-MATERIALS
1 1/2" = 1'-0"



- 4 P-PROPERTY BOUNDARY
1 1/2" = 1'-0"



- 5 P-SITE PLAN
1 1/2" = 1'-0"

GENERAL NOTES

STEVE & TRISH NG

NG RESIDENCE

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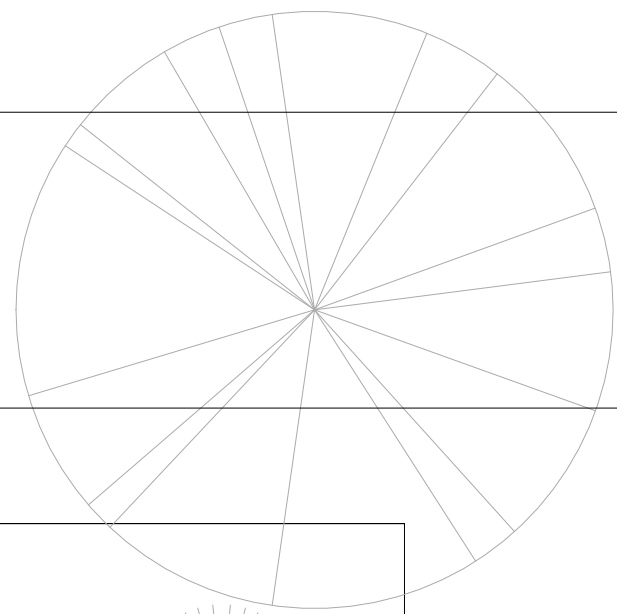
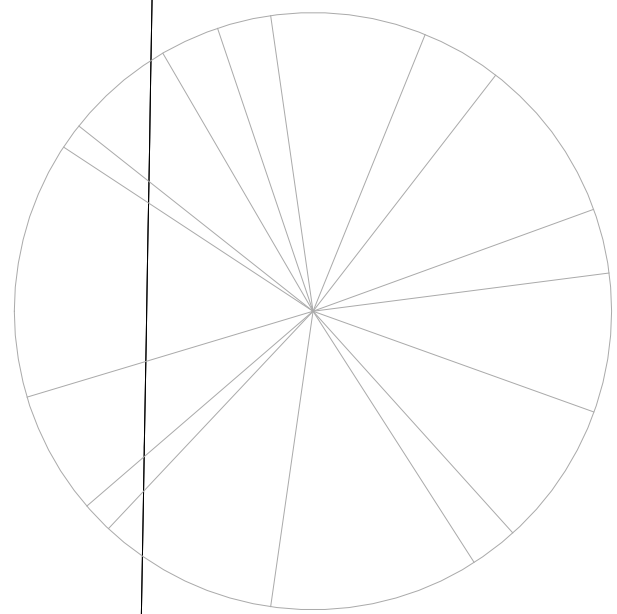
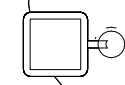
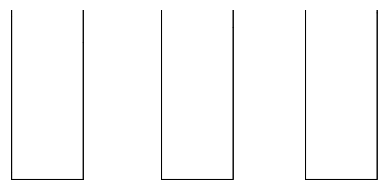
REGISTRATIONS:

STRUCTURAL ENGINEER:

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

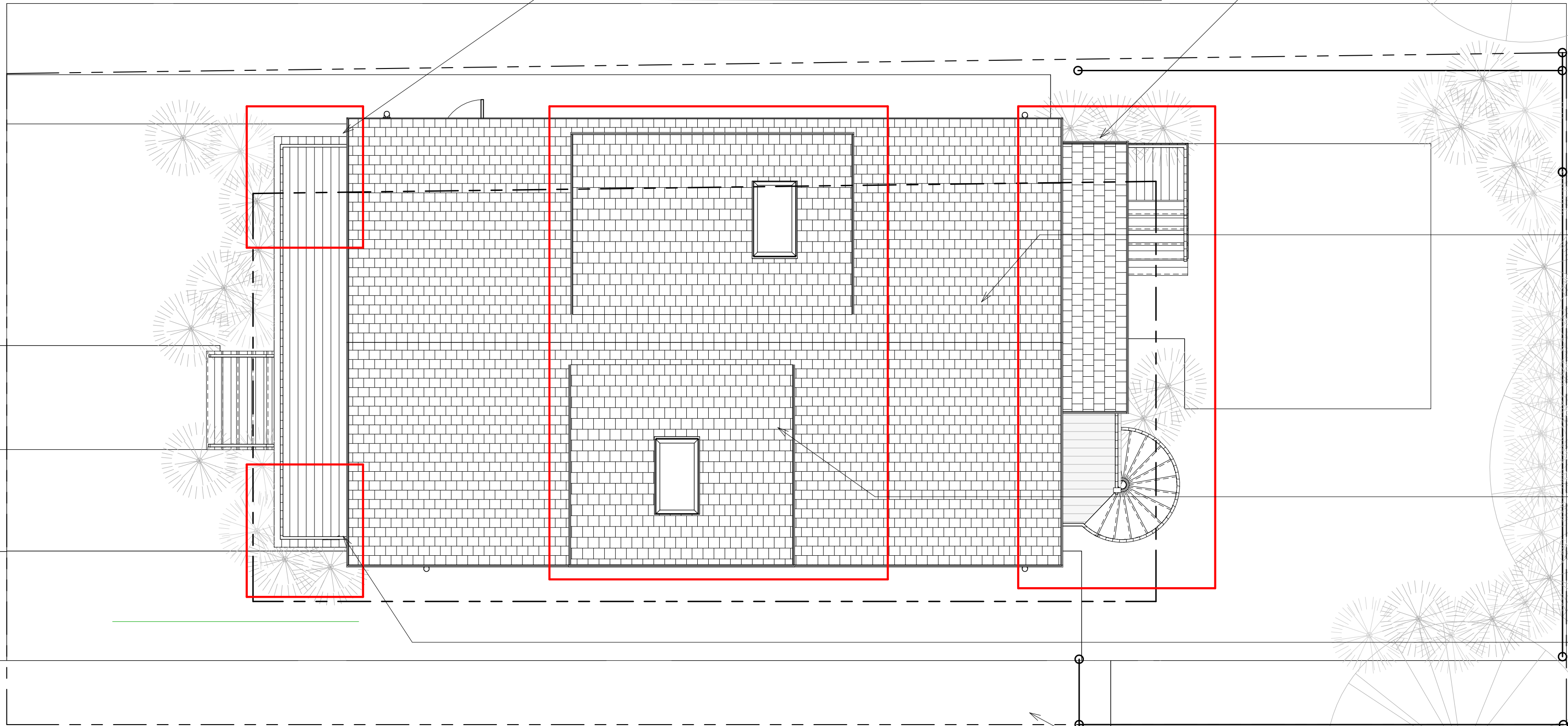
P-001

Scale 1 1/2" = 1'-0"



PRPOSED EXTERIOR AT
FRONT OF HOUSE

PROPOSED DECK



PROPOSED ROOF

PROPOSED DORMER

PRPOSED EXTERIOR AT
FRONT OF HOUSE

EXISTING DRIVEWAY
TO REMAIN

ALPINE ST.

① P-PROPOSED SITE PLAN
3/16" = 1'-0"



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LANDSCAPE PLAN

STEVE & TRISH NG

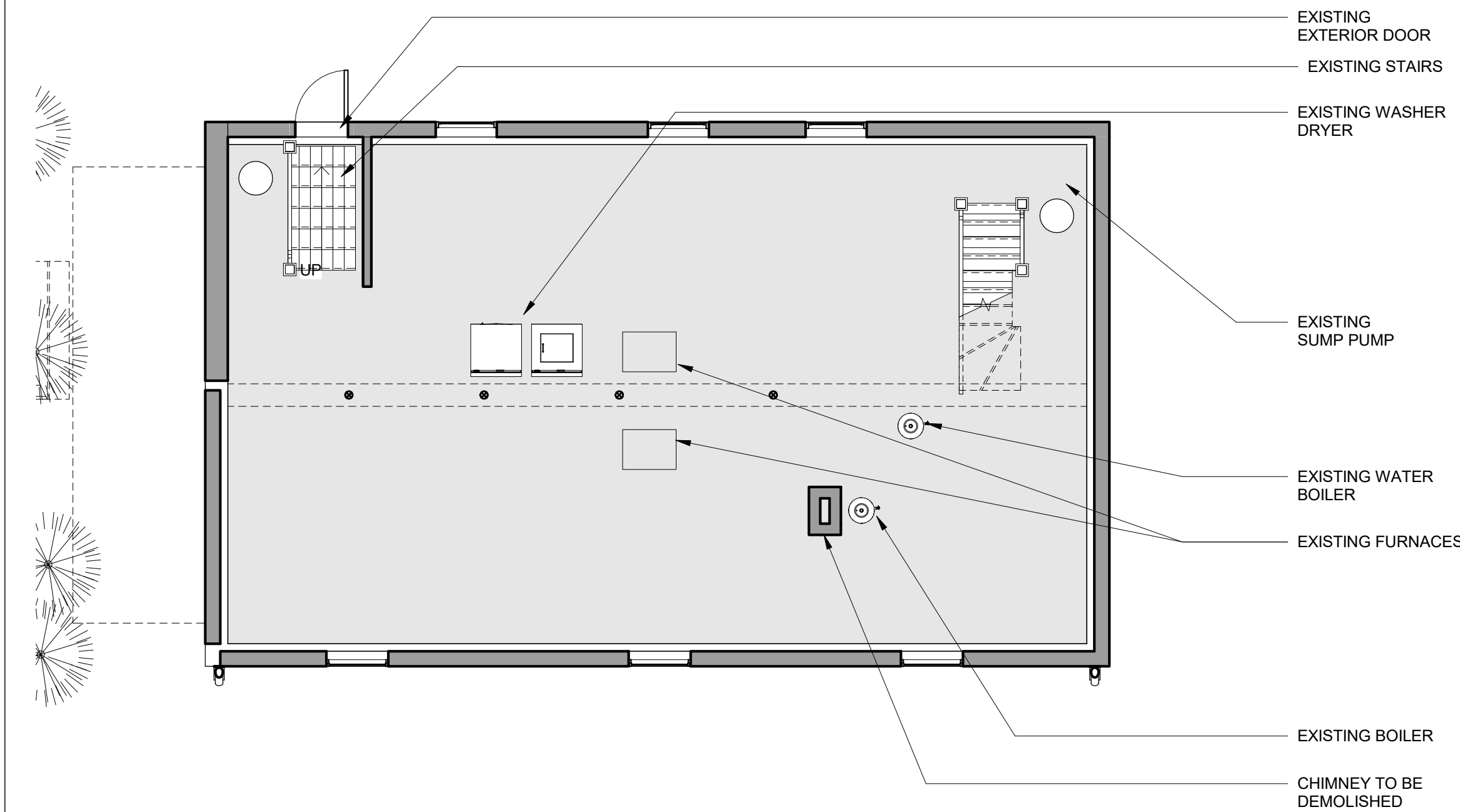
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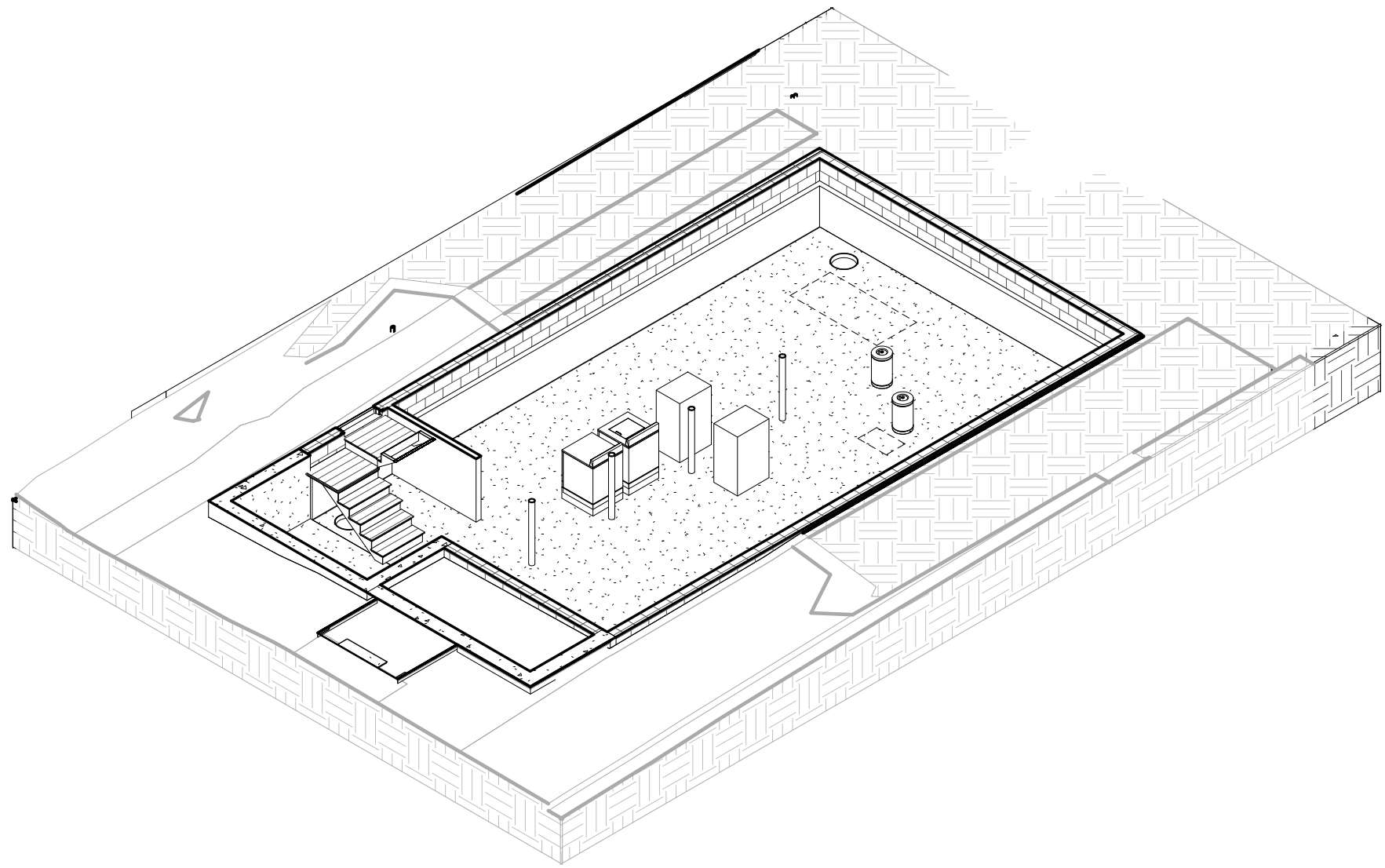
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Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-003

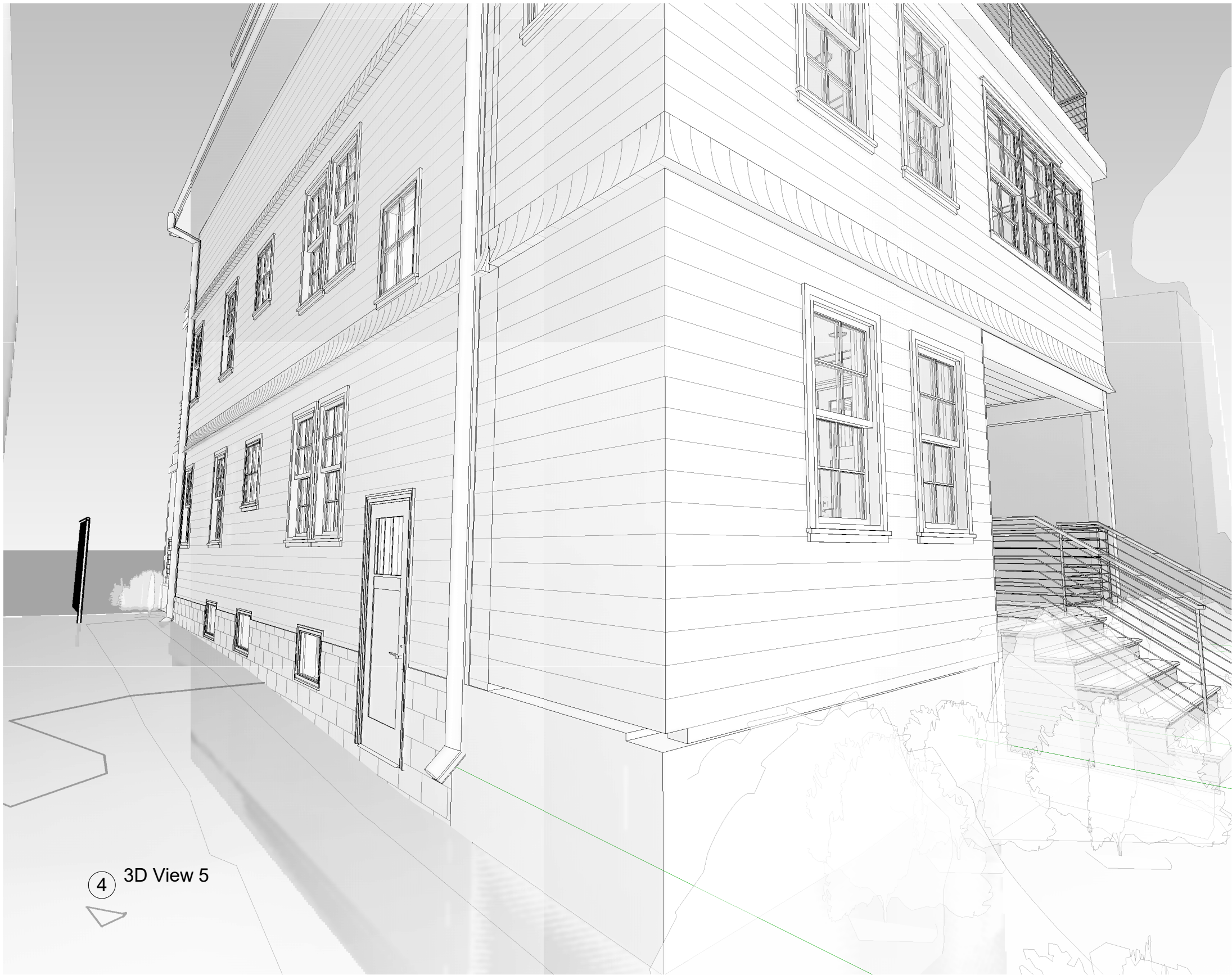
Scale 3/16" = 1'-0"



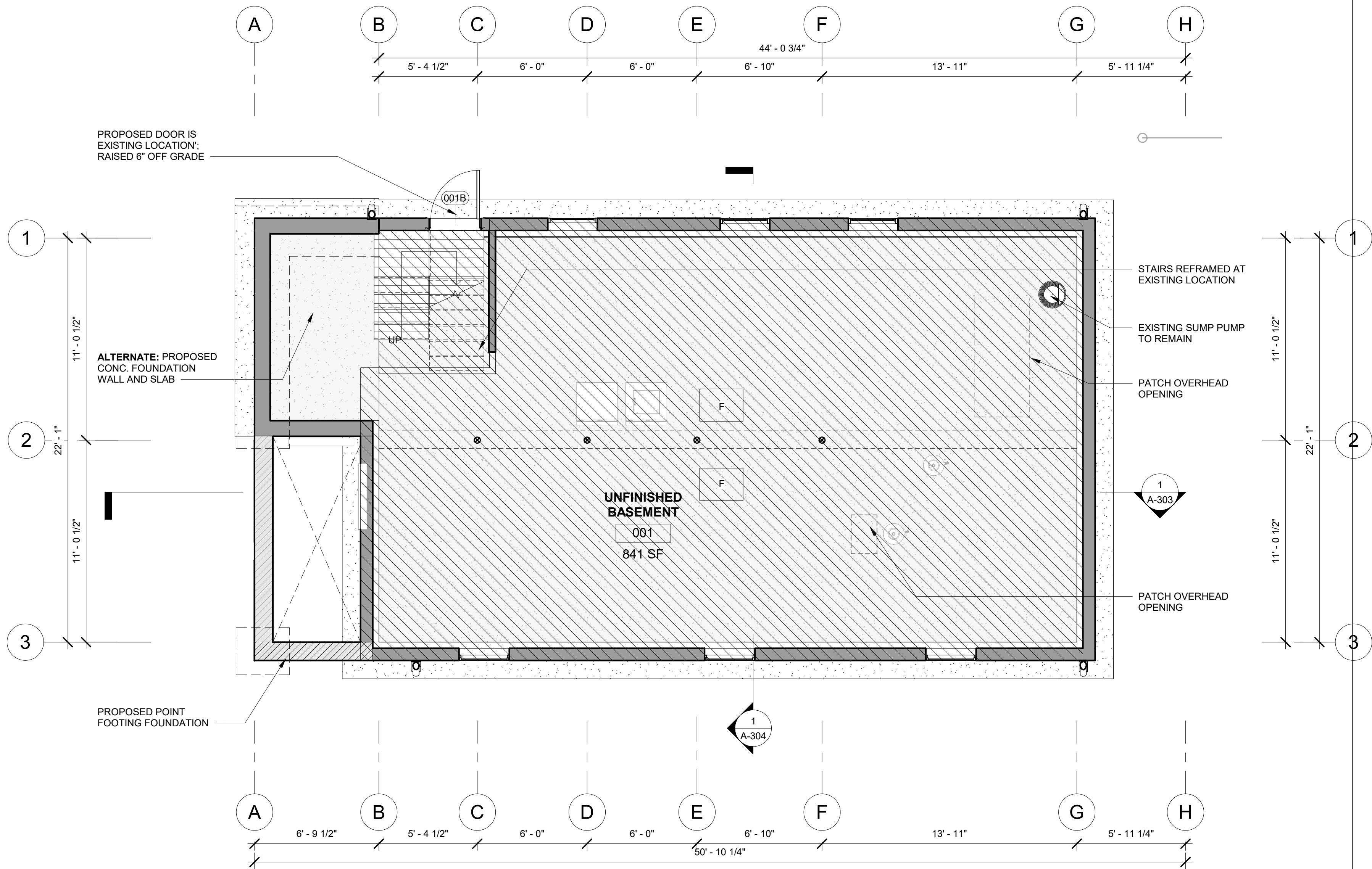
1 2\$EXISTING LEVEL 0
3/16" = 1'-0"



3 1\$AXON - LEVEL 0



4 3D View 5



2 2\$PROPOSED LEVEL 0
1/4" = 1'-0"



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PROPOSED LEVEL 0

STEVE & TRISH NG

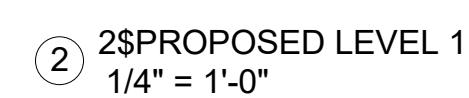
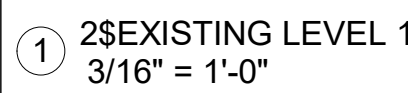
NG RESIDENCE

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Project number	Project Number
Date	09/11/2020
Drawn by	Author
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P-100

Scale As indicated



REGISTRATIONS

STRUCTURAL ENGINEER:

PROPOSED LEVEL 1

STEVE & TRISH NG

NG RESIDENCE

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CAMBRIDGE, MA 02138

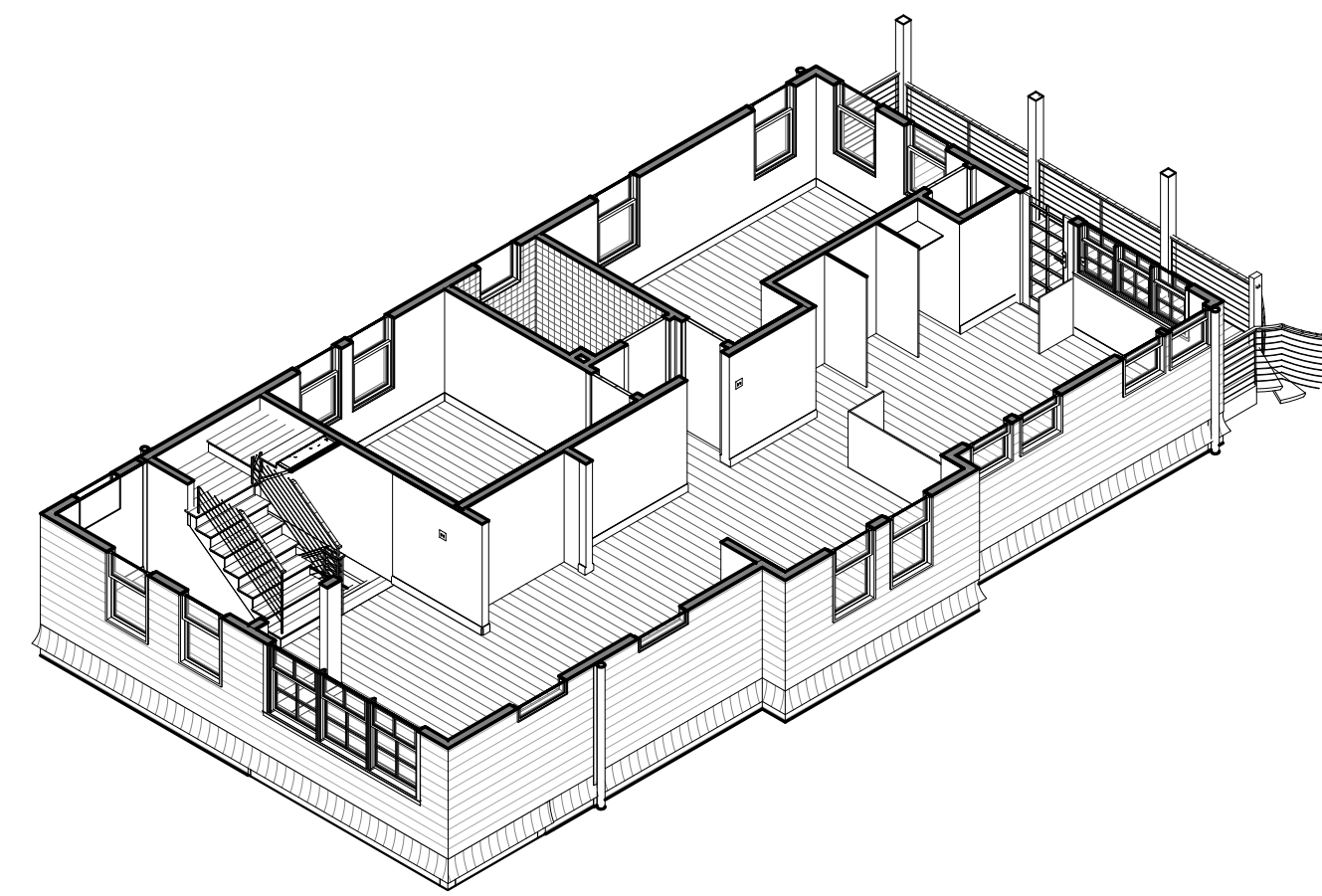
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Project number	Project Number
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P-101

Scale	As indicated
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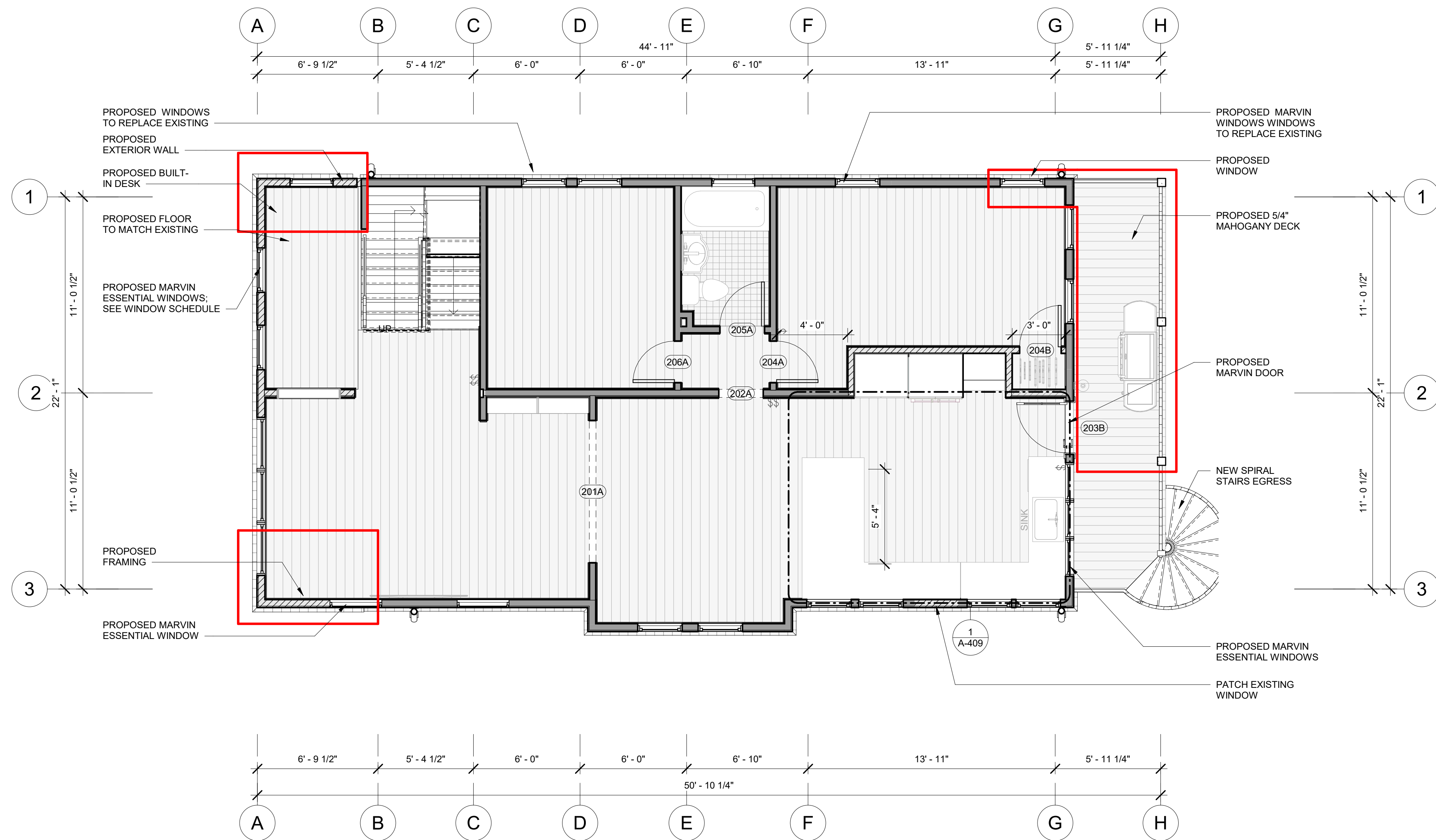
1 2\$EXISTING LEVEL 2
3/16" = 1'-0"



3 1\$AXON - PROPOSED LEVEL 2



4 3D View 3



2 2\$PROPOSED LEVEL 2
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 2

STEVE & TRISH NG

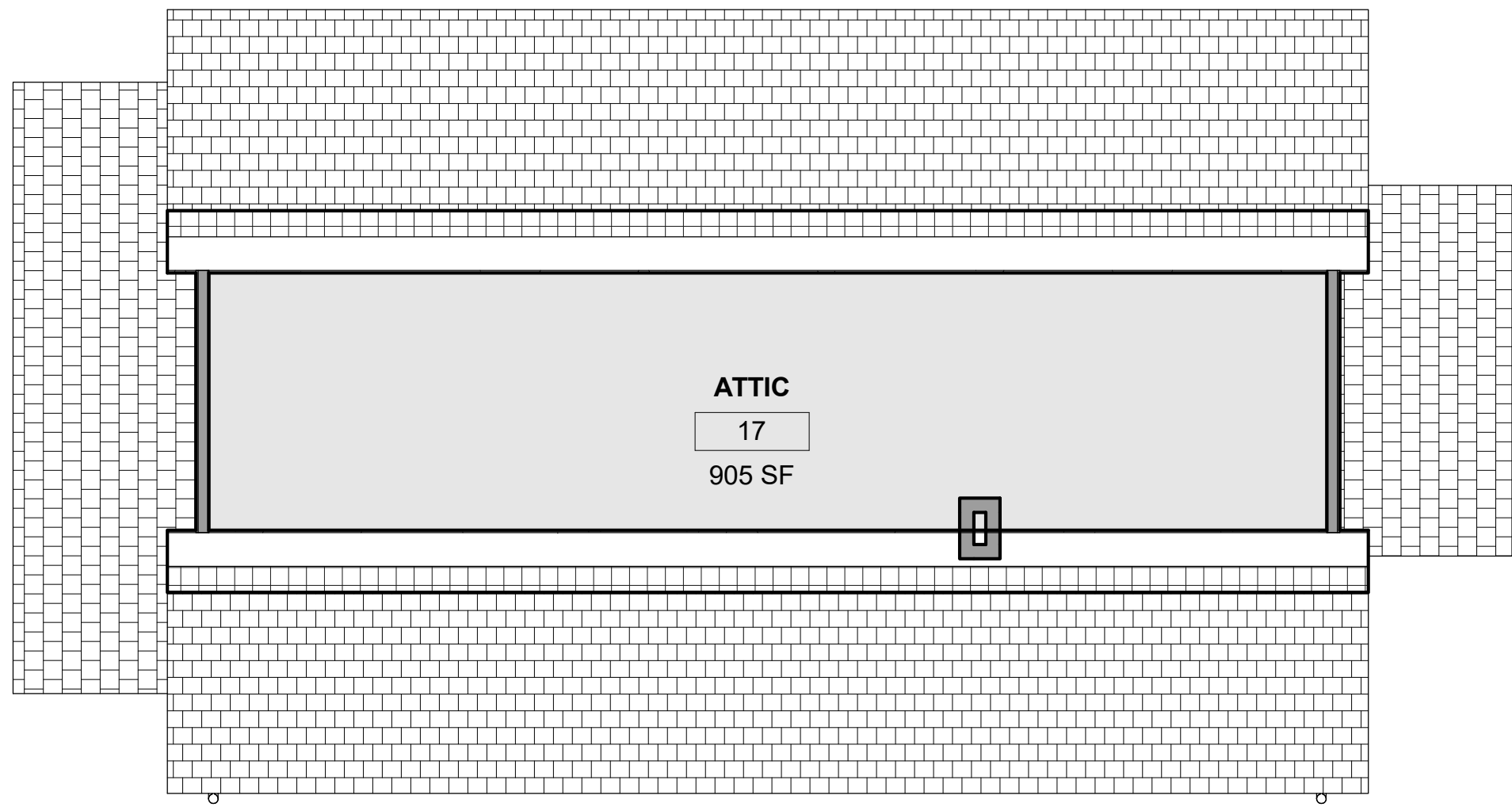
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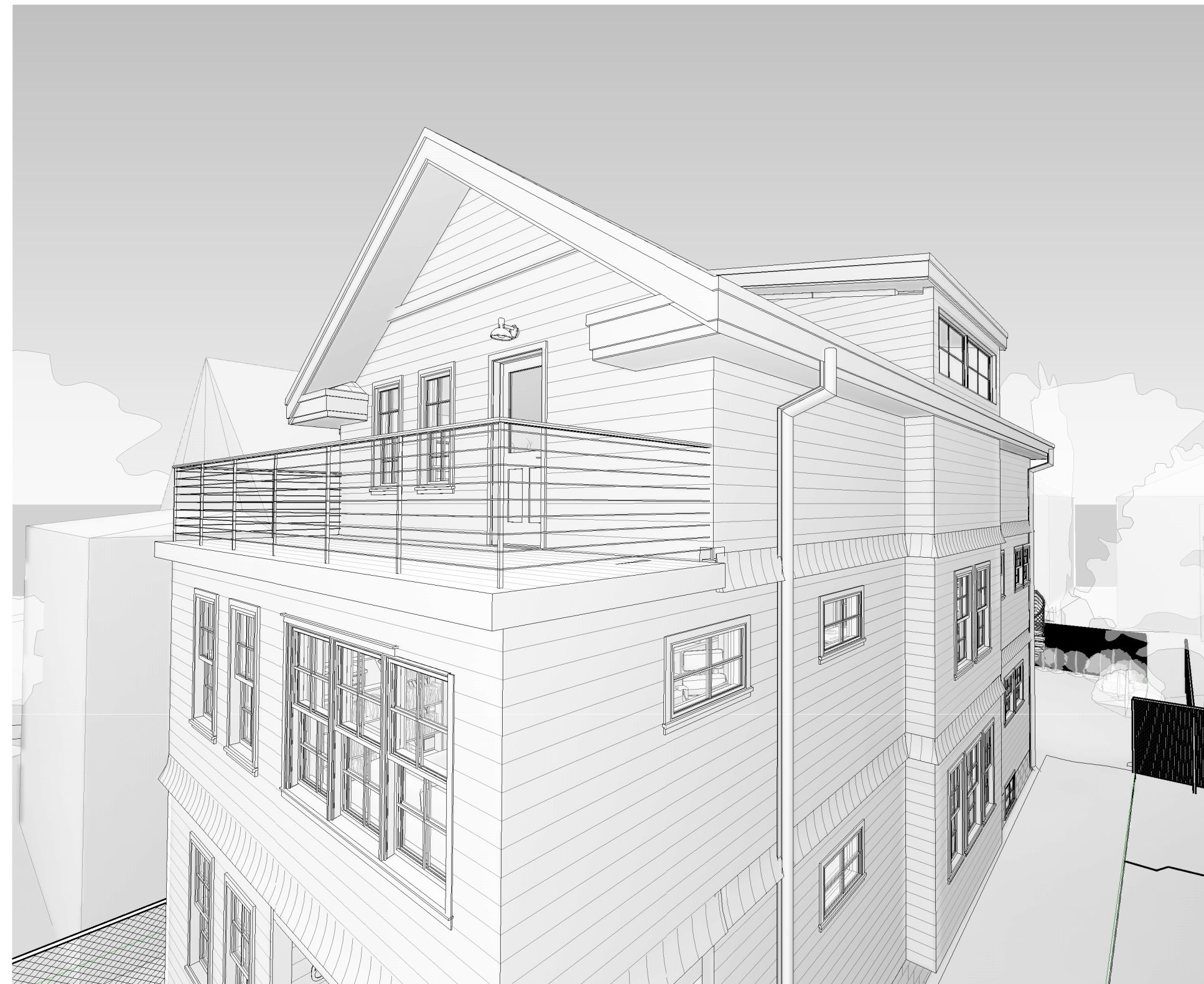
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Date 09/11/2020
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P-102

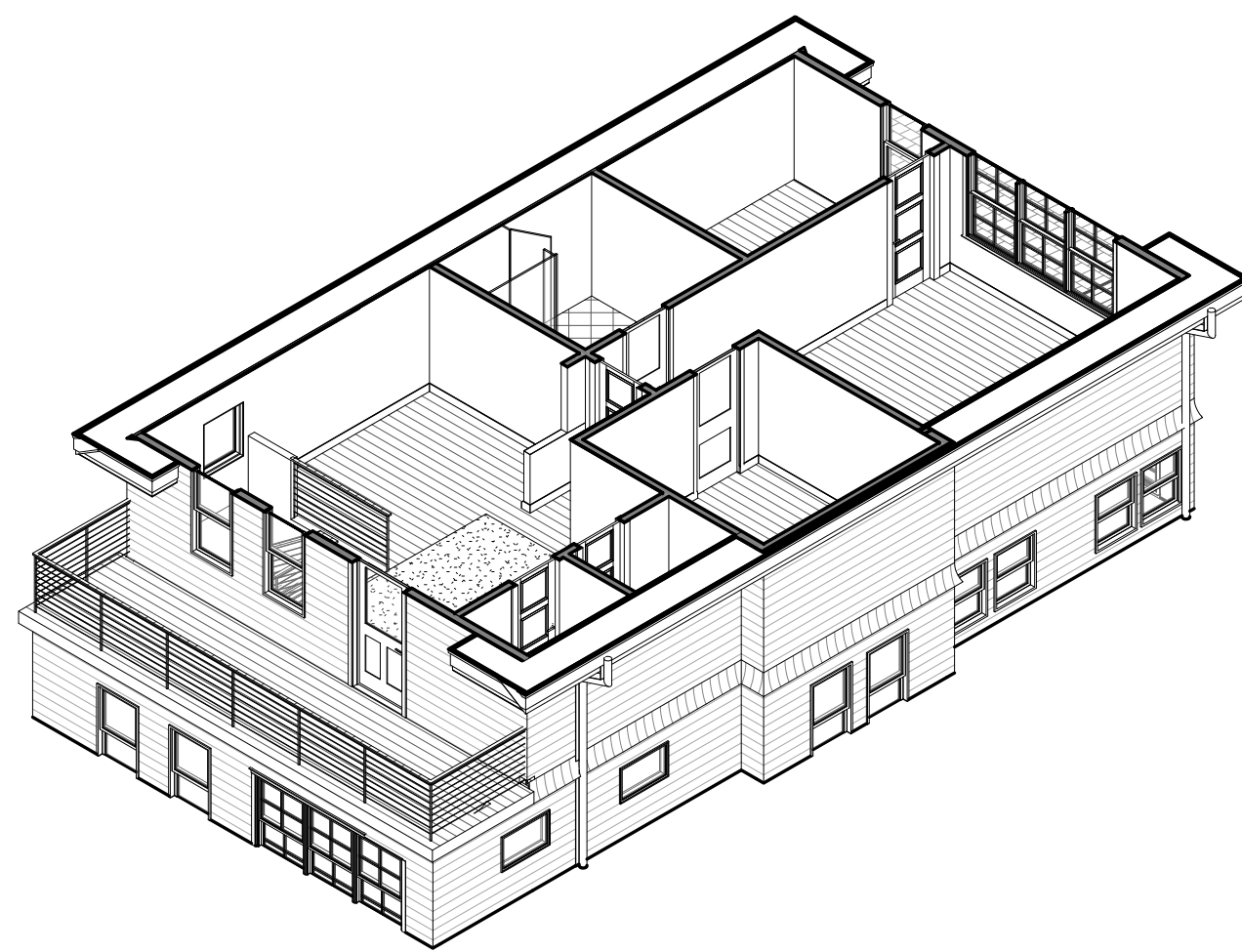
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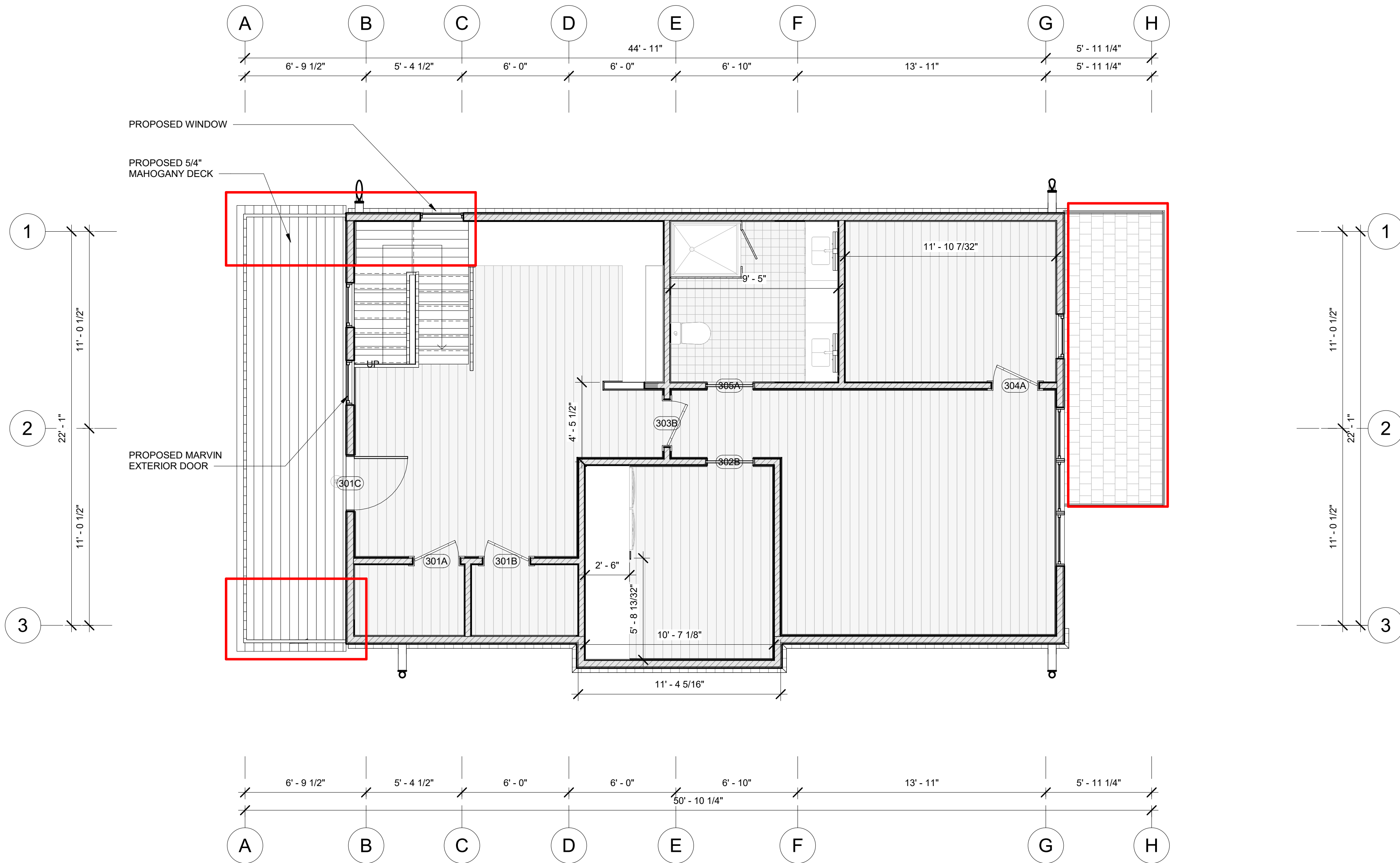
1\$PROPOSED LEVEL 4
3/16" = 1'-0"



4 3D View 4



3 1\$AXON - OPTION A - LEVEL 3



2\$PROPOSED LEVEL 3
1/4" = 1'-0"



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STRUCTURAL ENGINEER:

PROPOSED LEVEL 3

STEVE & TRISH NG

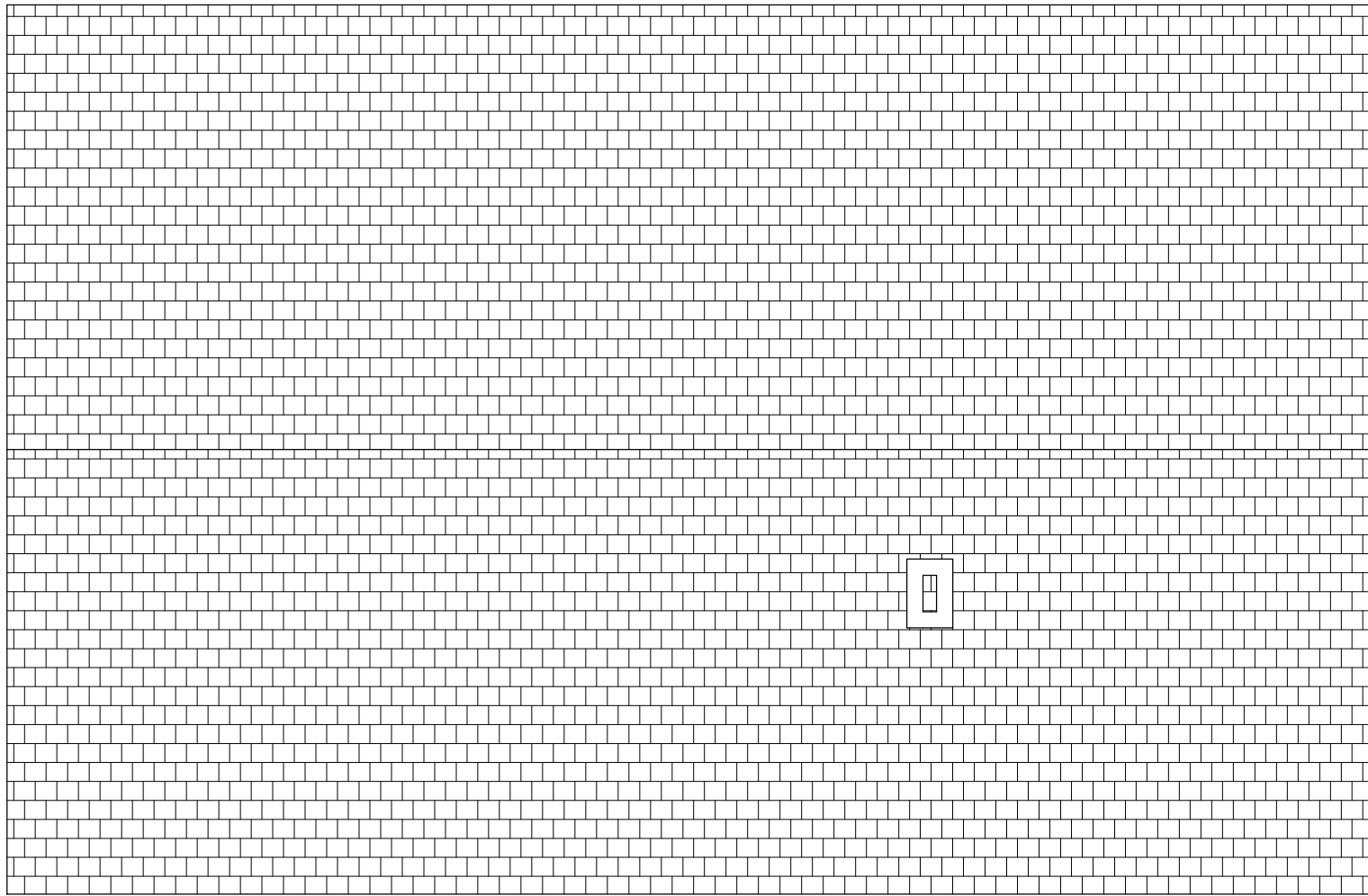
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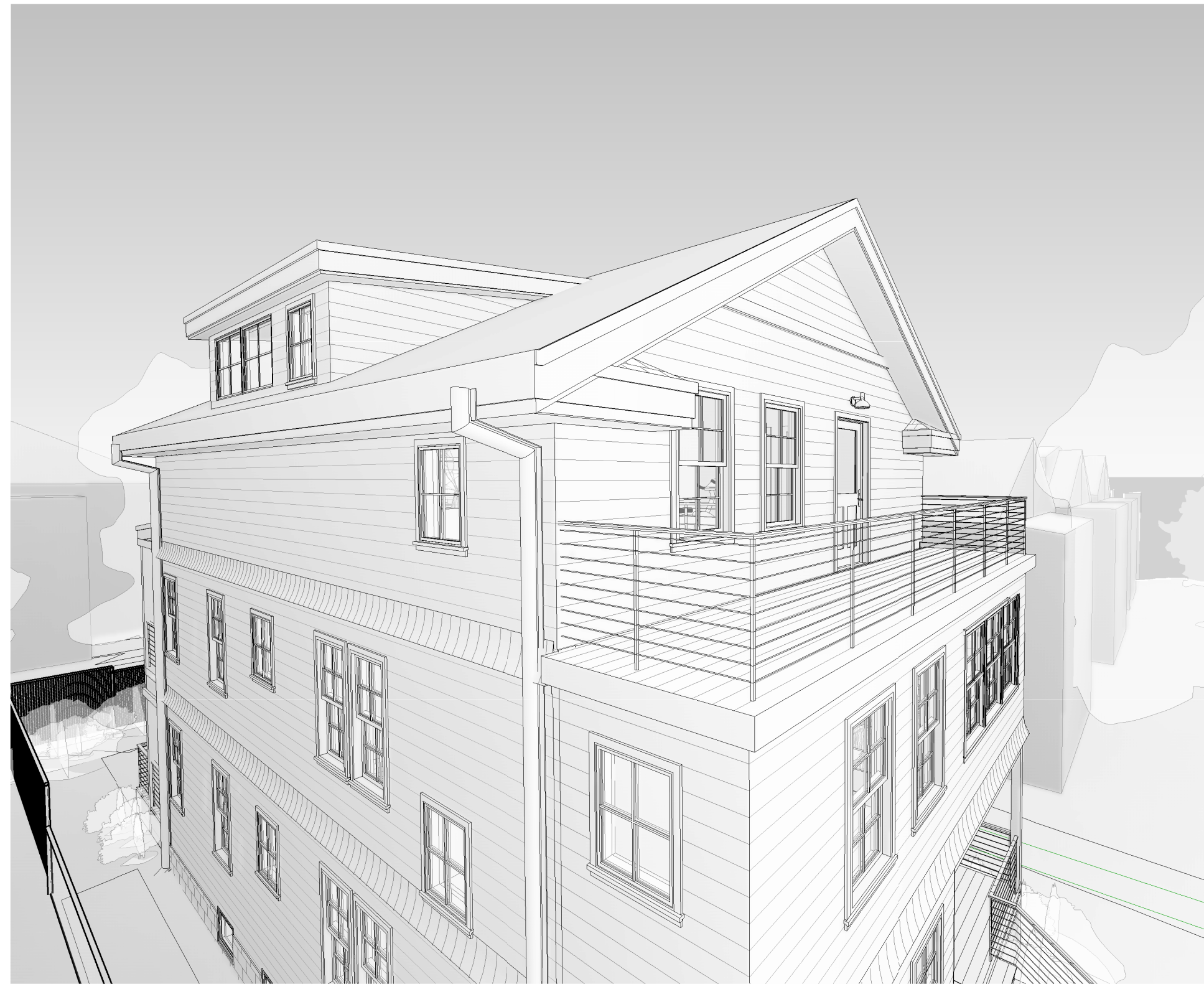
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Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-103

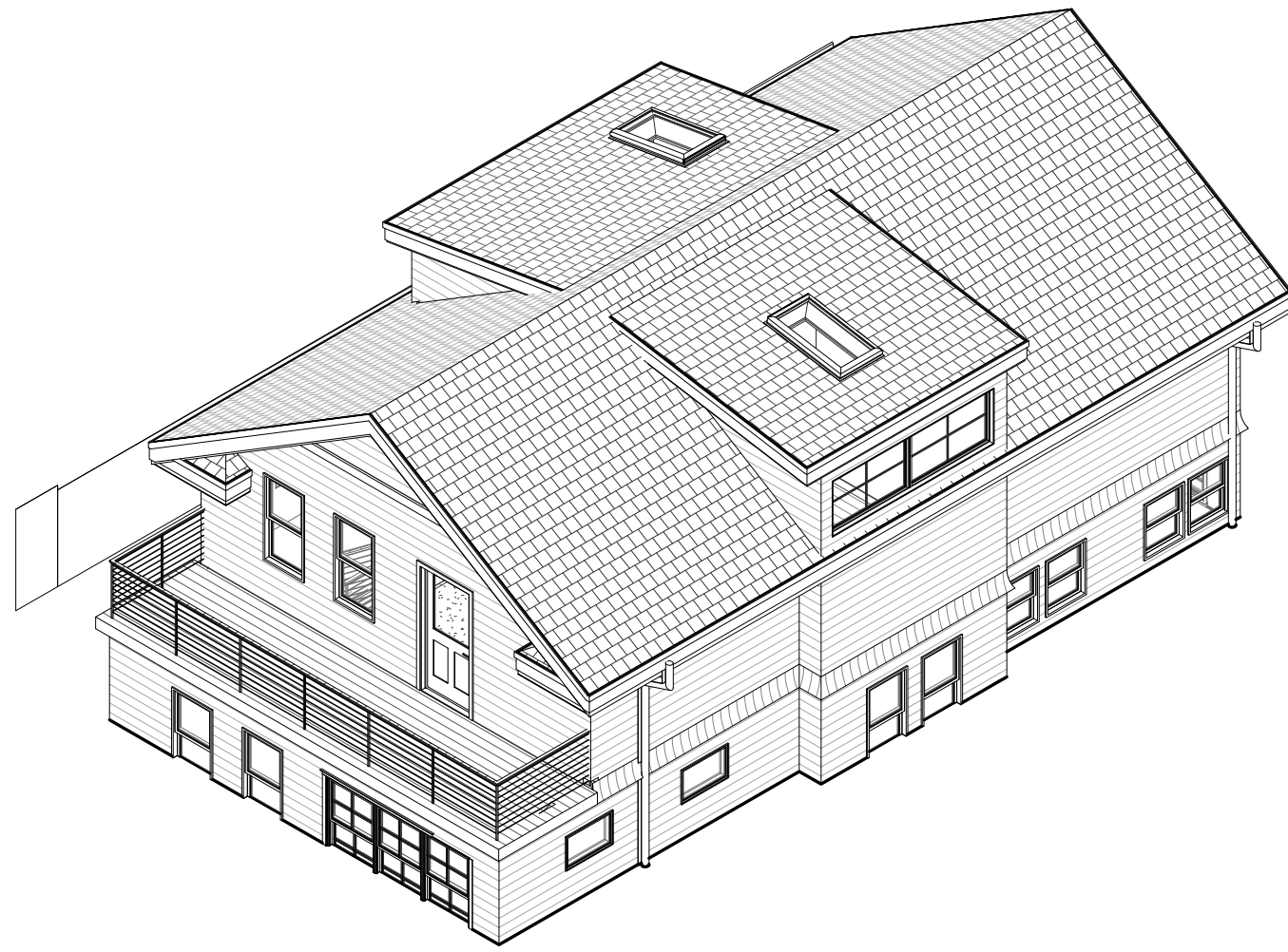
Scale As indicated



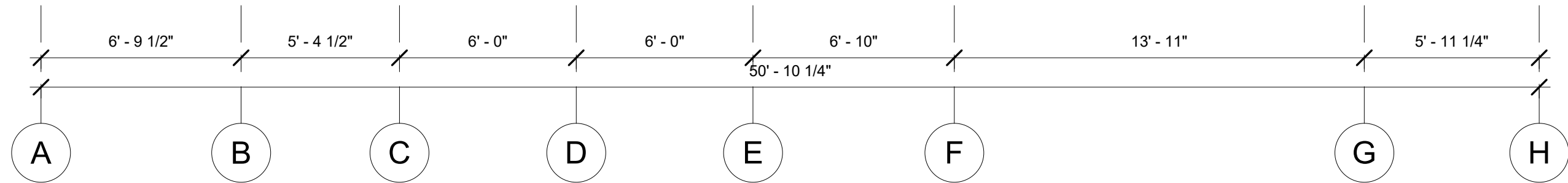
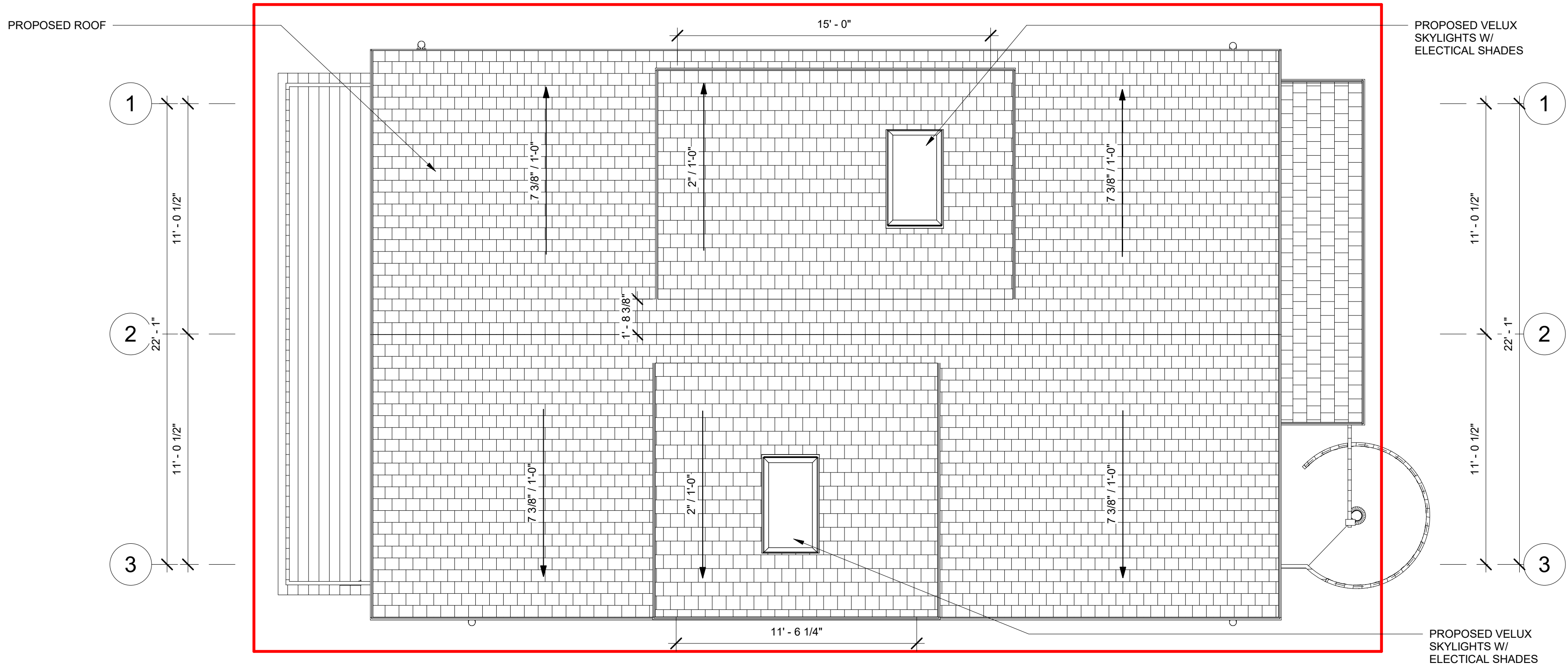
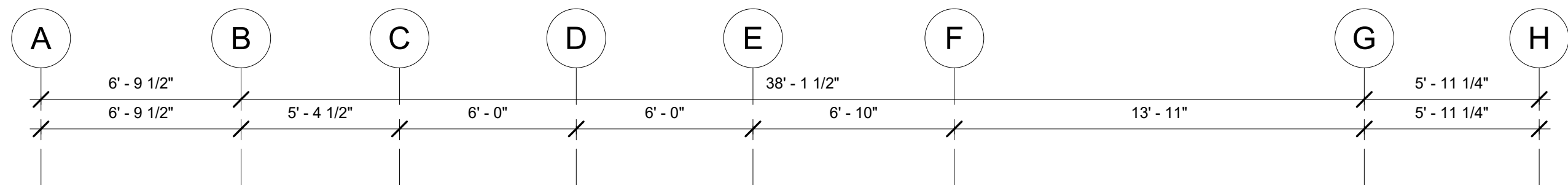
1\$EXISTING ROOF RIDGE
3/16" = 1'-0"



4 PERSPECTIVE - ROOF



3 1\$AXON - ROOF LEVEL



2 1\$PROPOSED ROOF RIDGE
1/4" = 1'-0"



SAM KACHMAR
ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS
(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

STEVE & TRISH NG

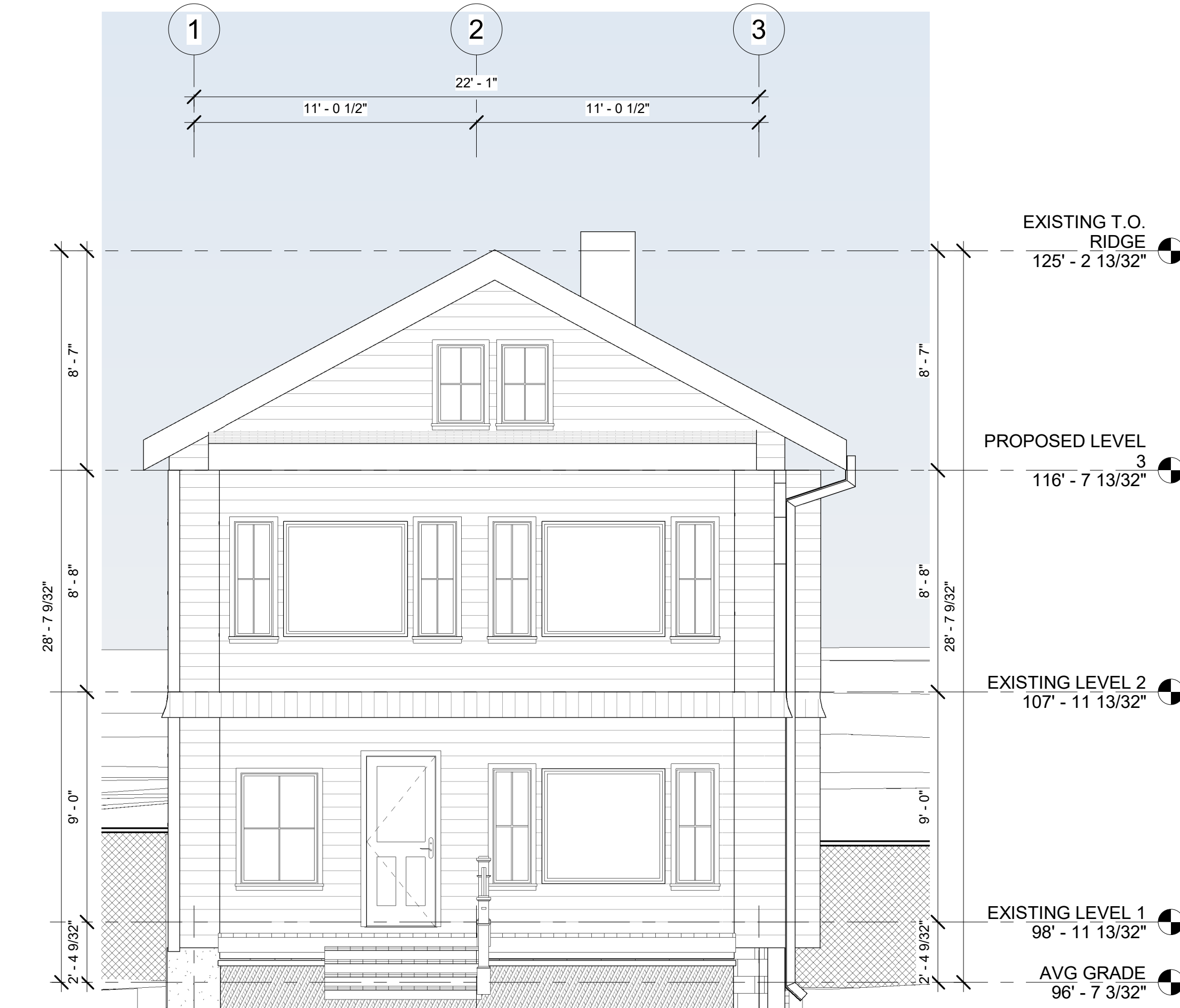
NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

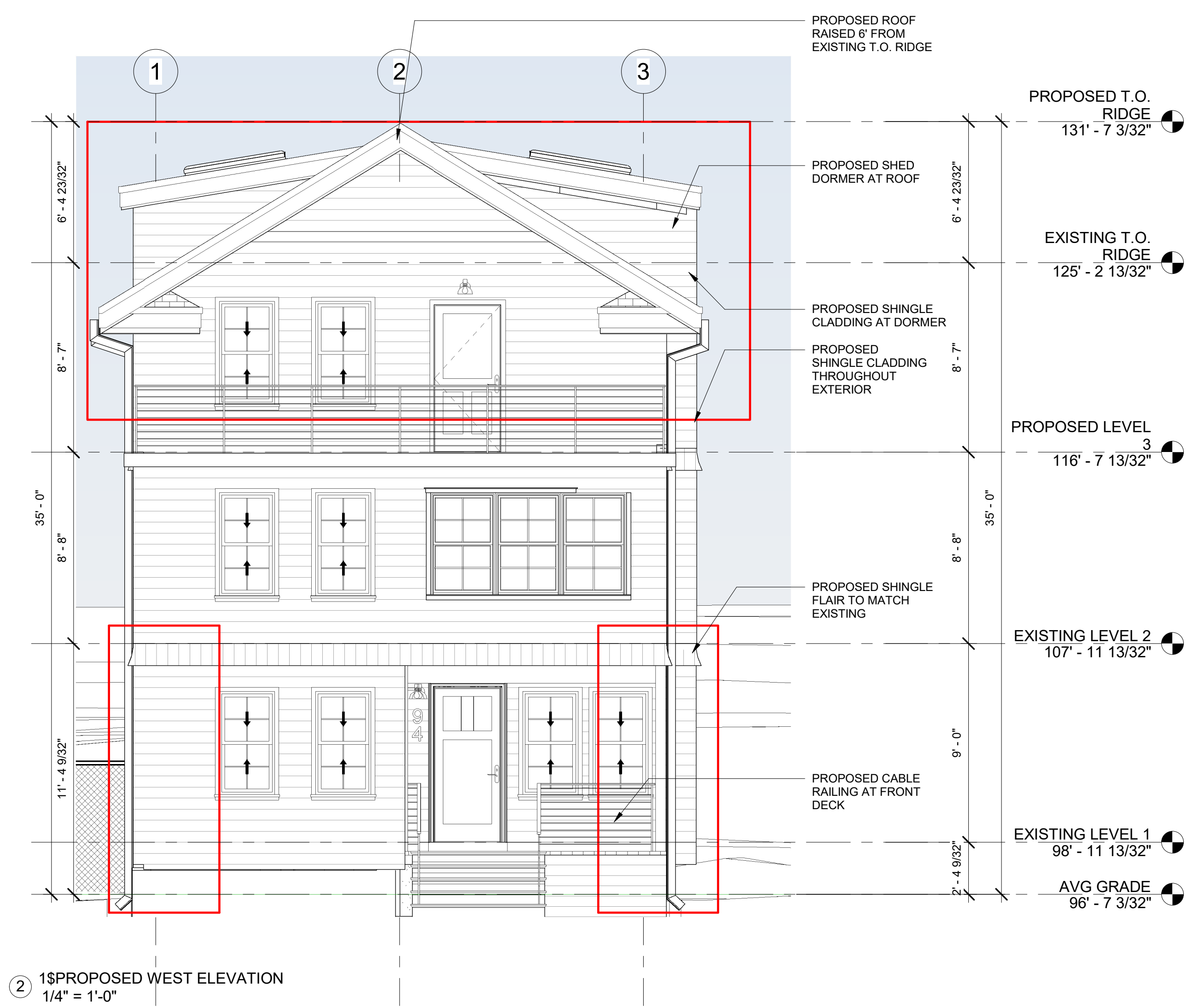
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Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-110

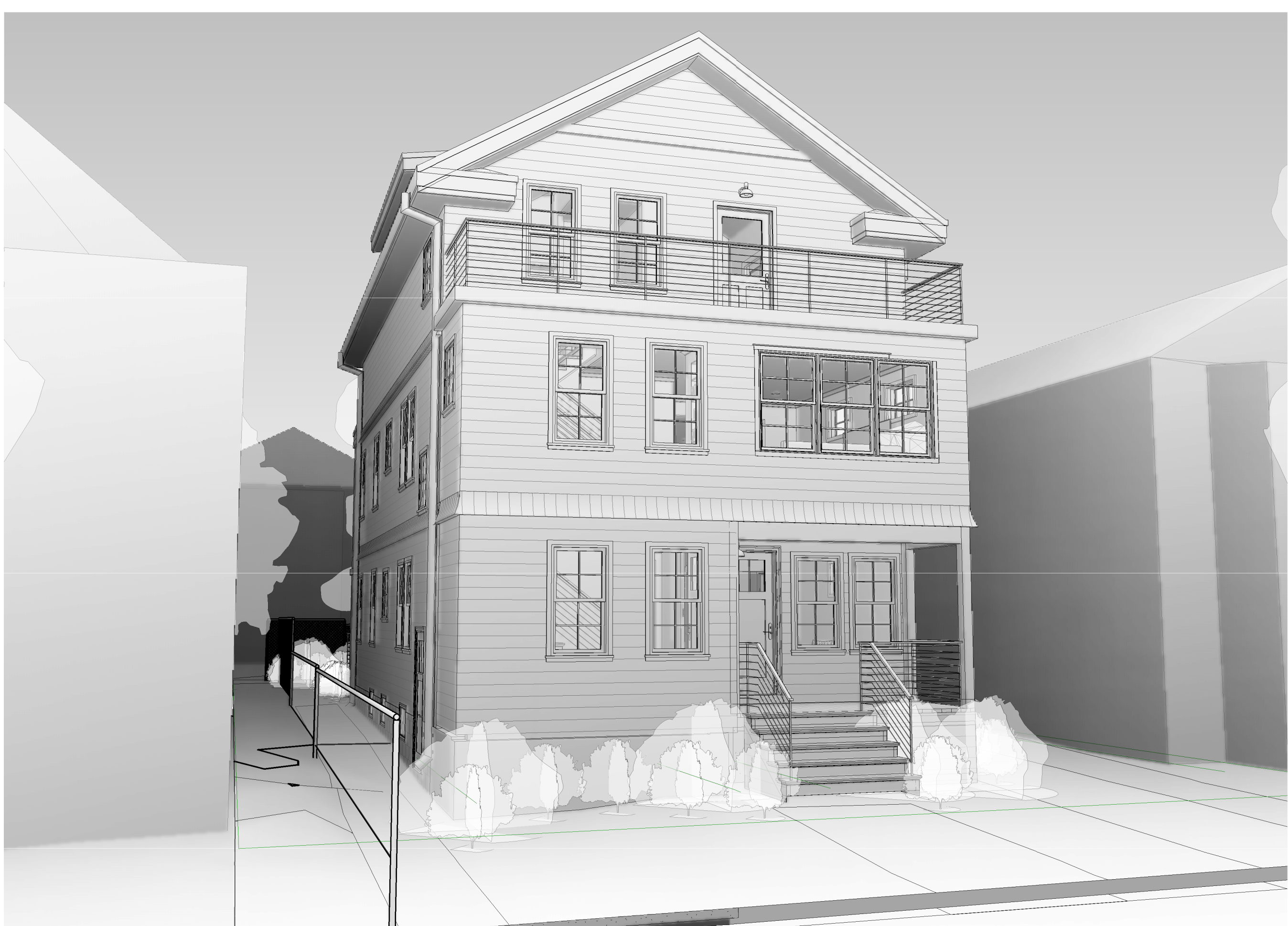
Scale As indicated



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



3 PERSPECTIVE FRONT ELEVATION



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION WEST

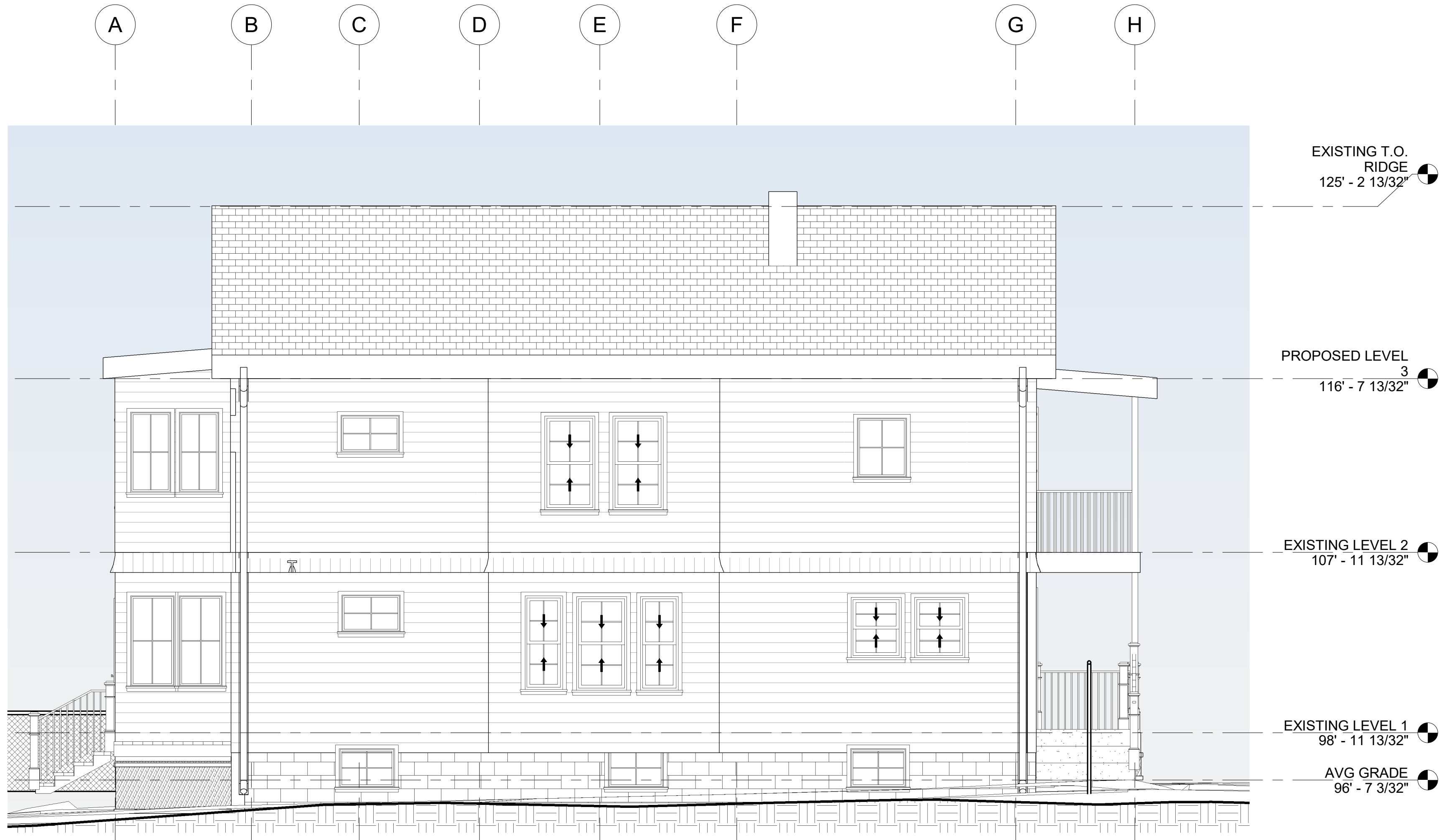
STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

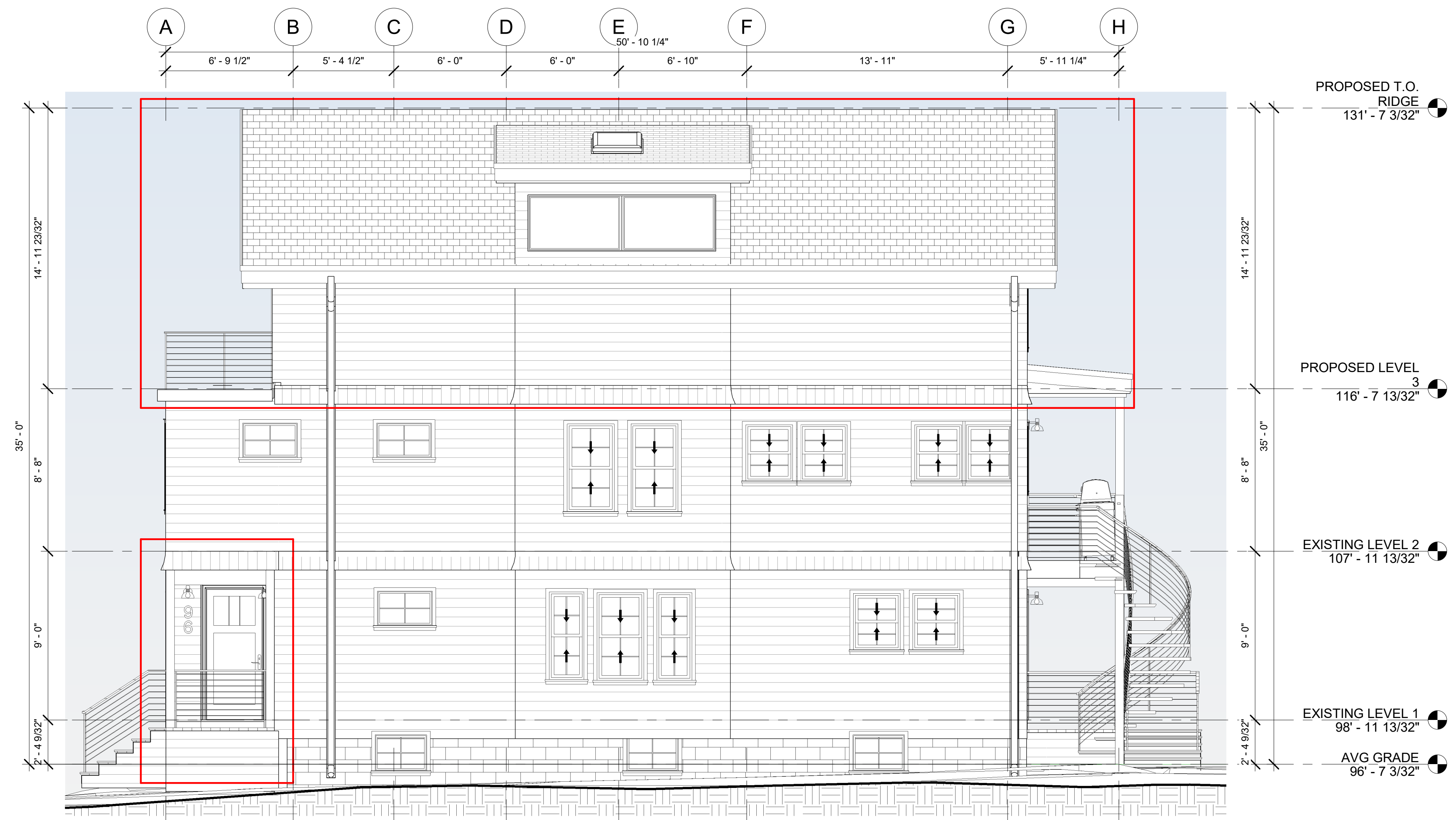
P-200
Scale 1/4" = 1'-0"



1\$EXISTING SOUTH ELEVATION
1/4" = 1'-0"



3 PERSPECTIVE - ELEVATION - NORTH



2\$PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION NORTH

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-201

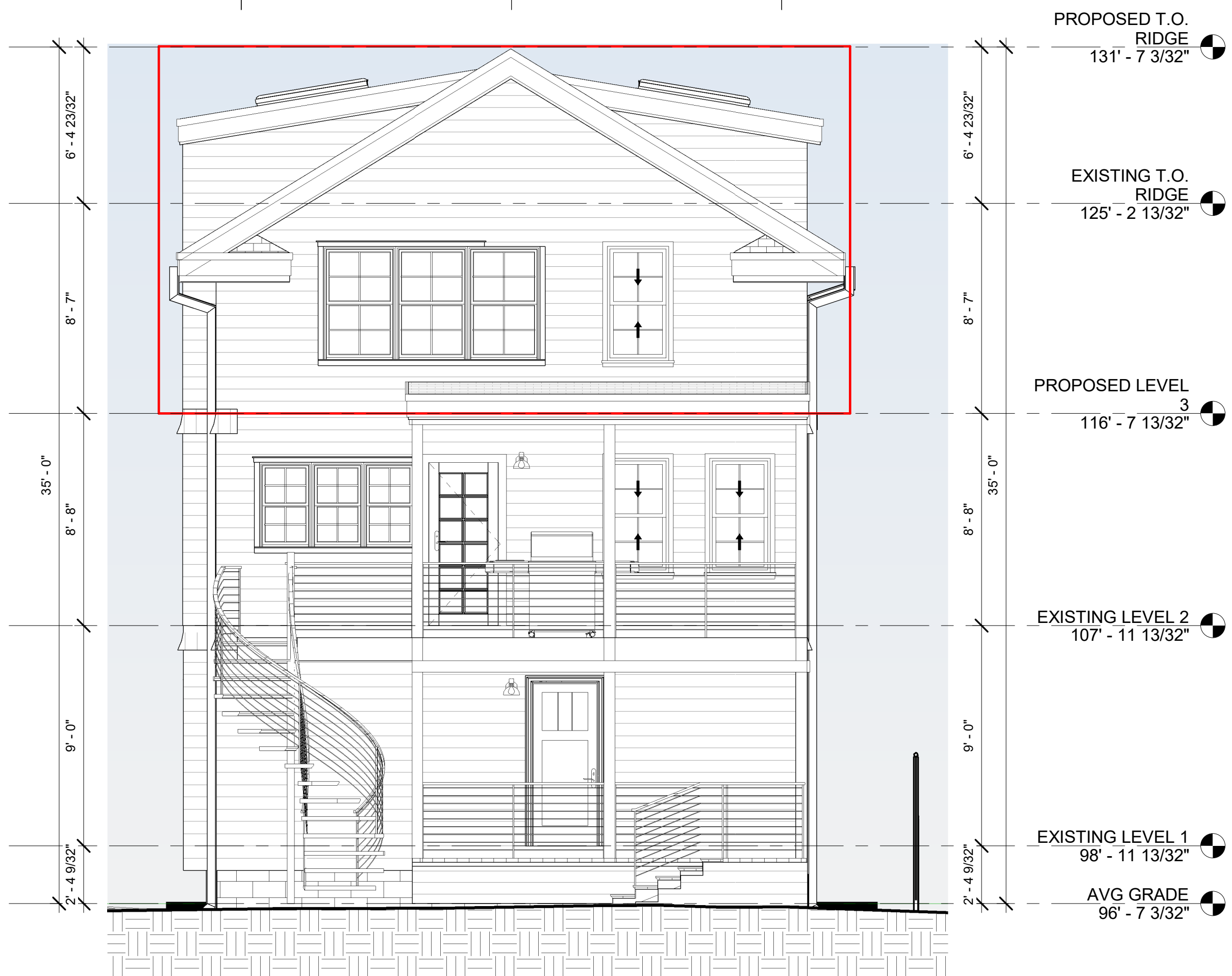
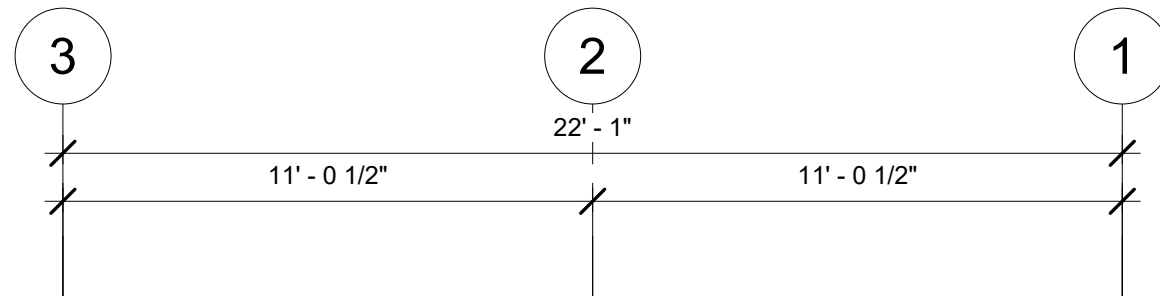
Scale 1/4" = 1'-0"



1\$EXISTING EAST ELEVATION
1/4" = 1'-0"



3 PERSPECTIVE - EVELATION - EAST



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ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS
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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

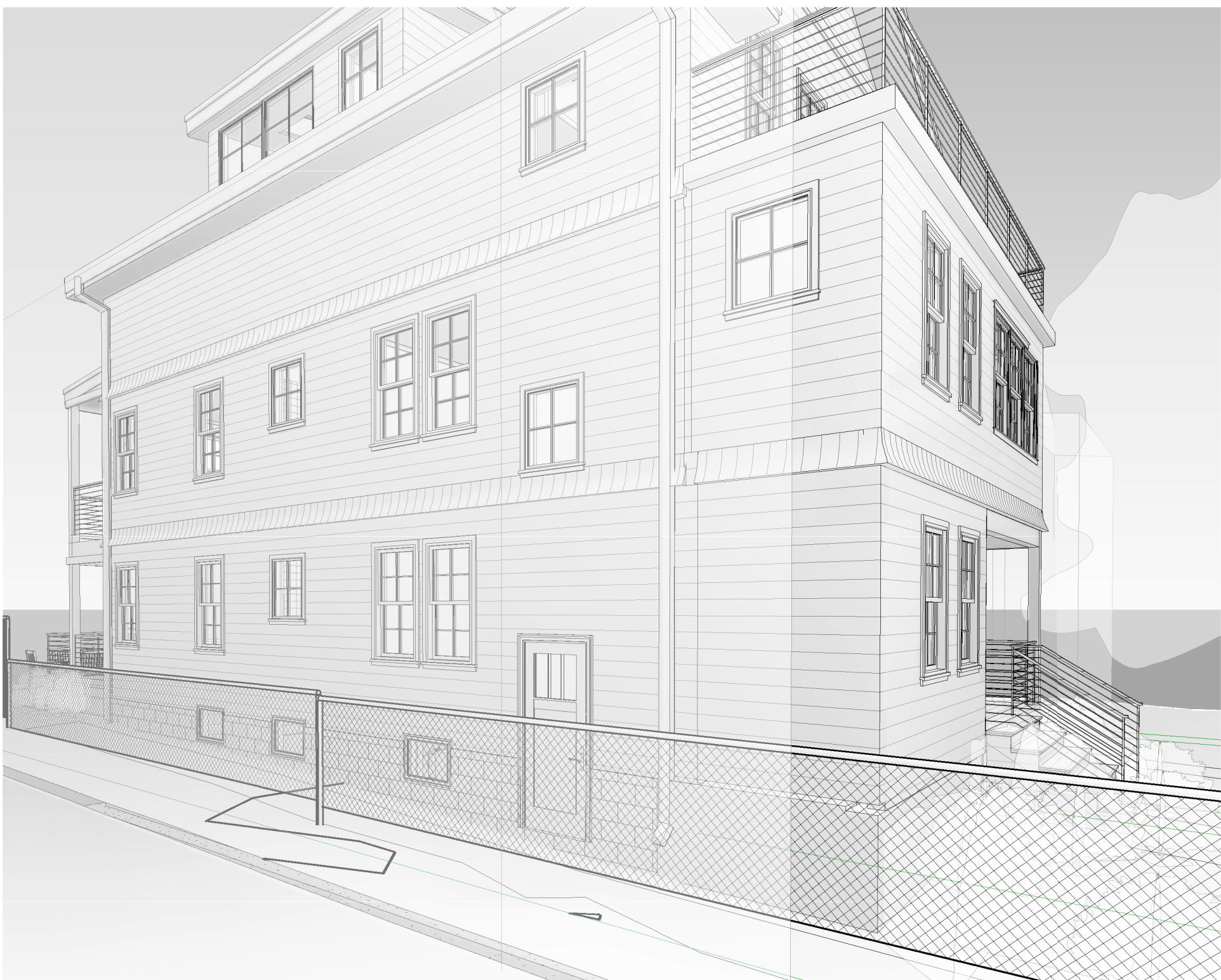
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Project number	Project Number
Date	09/11/2020
Drawn by	Author
Checked by	Checker

P-202

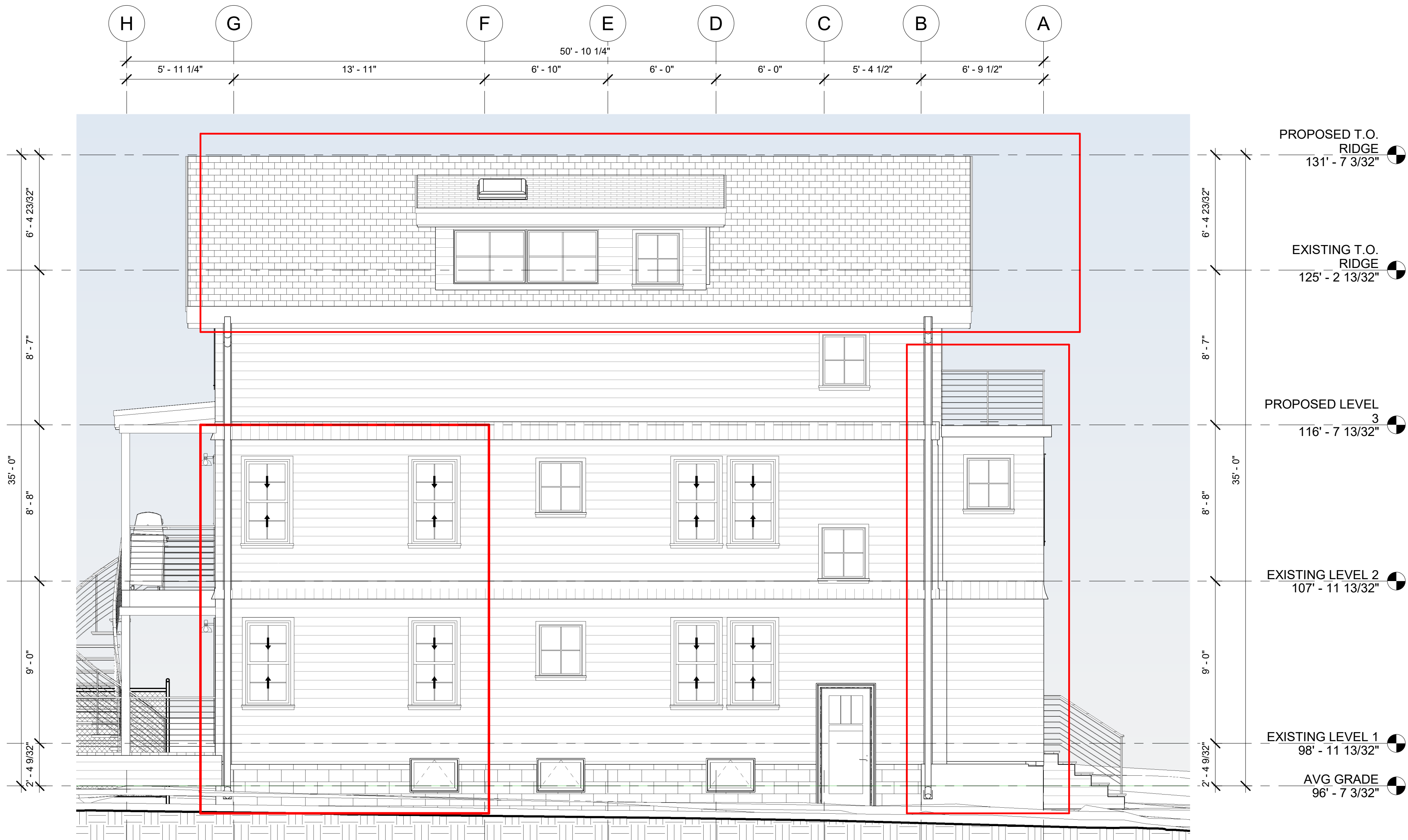
Scale 1/4" = 1'-0"



SITNG NORTH ELEVATION
1'-0"



3 PERSPECTIVE - ELEVATION - SOUTH



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



SAM KACHMAR
ARCHITECTS
(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION SOUTH

STEVE & TRISH NG

NG RESIDENCE

94-96 ALPINE ST.
CAMBRIDGE, MA 02138

Project Status BZA SUBMISSION SET
Project number Project Number
Date 09/11/2020
Drawn by Author
Checked by Checker

P-203

Scale 1/4" = 1'-0"

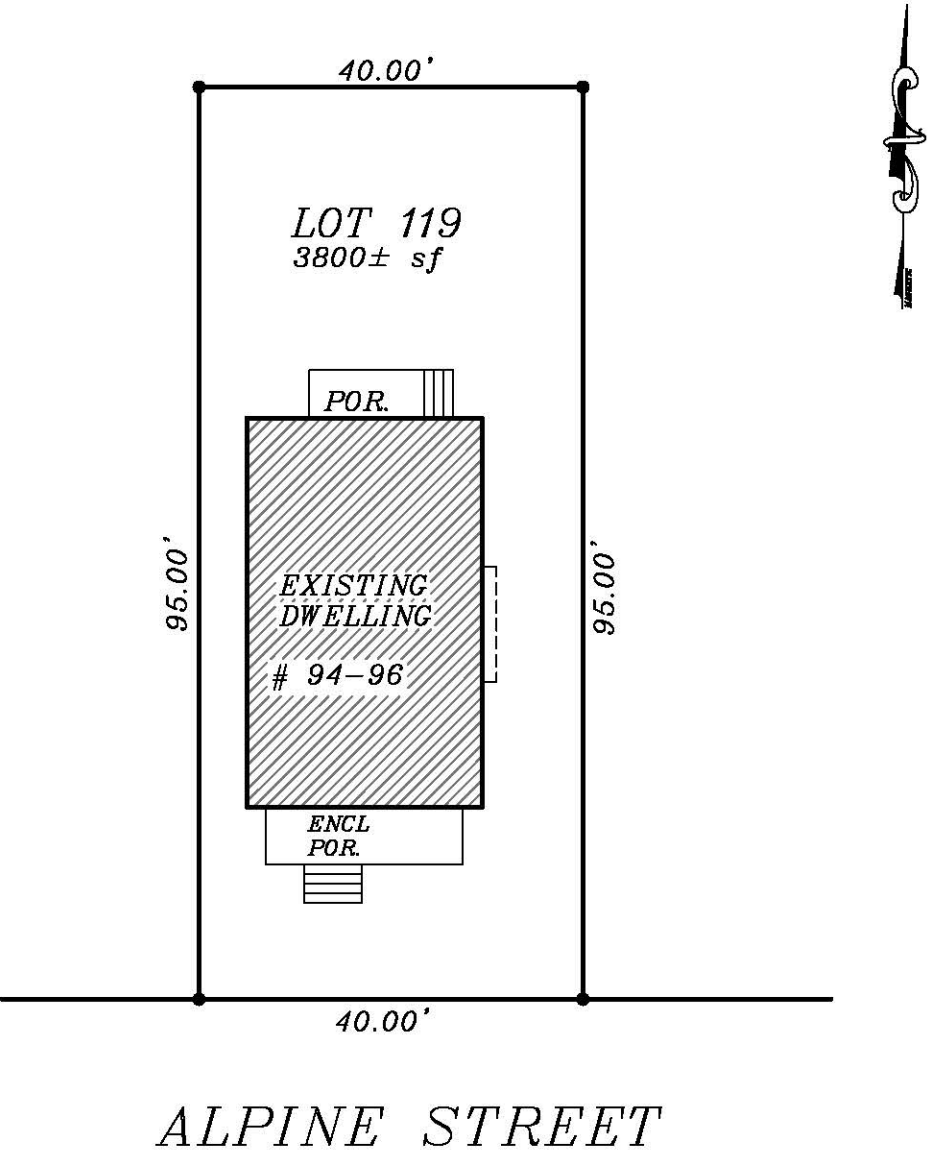
MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

92 MAPLE AVENUE ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: STEVEN NG, PATRICIA NG &
AUDREY NG
LOCATION: 94-96 ALPINE ST
CITY,STATE: CAMBRIDGE, MA
DATE: 11/25/19

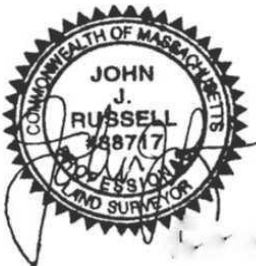
DEED REF. 72187/182
PLAN REF. #481
SCALE: 1"=20'
JOB #: 2193744



CERTIFIED TO: GUARANTEED RATE AFFINITY LLC, ISAOA/ATIMA

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purpose only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sales, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from reliance by anyone other than the said mortgagee and its mortgagee in connection with its proposed mortgage financing to said mortgagor.



I render this mortgage inspection plan to be issued with the best of my knowledge, information and belief.

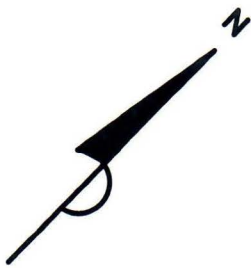
I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40-A Sec. 7.

- ☒ 1. Property/House is not in Flood Hazard.
- ☐ 2. Property/House is in a Flood Hazard Area.
- ☐ 3. Information is insufficient to determine Flood Hazard.

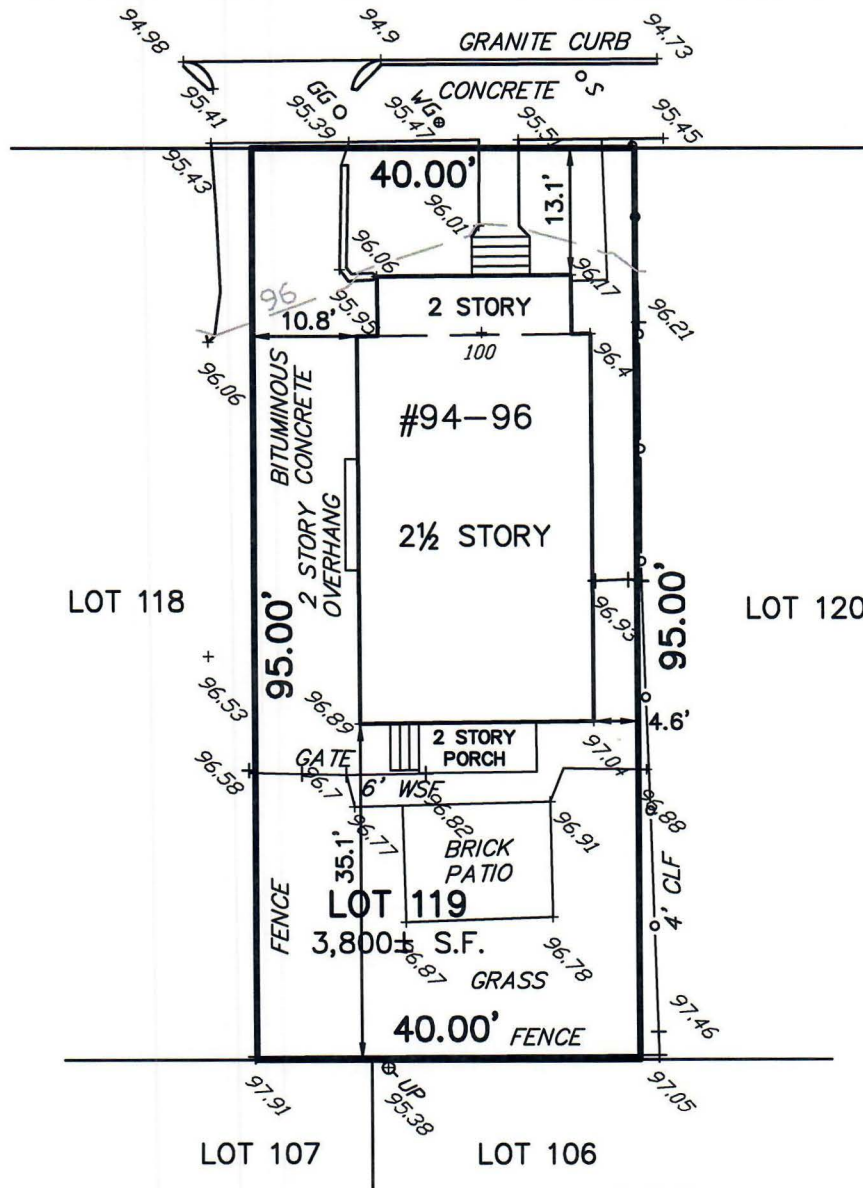
Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C0419E

Date 06/04/10 Zone X



ALPINE STREET



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

**PROPOSED PLOT PLAN
#92-94 ALPINE STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 7/24/2020



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

6187PP1.DWG

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

Google Maps 97 Alpine St

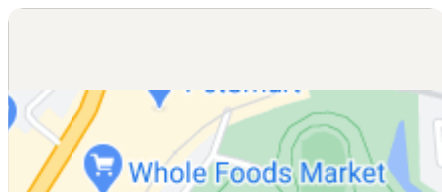


Image capture: Jul 2019 © 2020 Google

Cambridge, Massachusetts



Street View



Google Maps 94 Alpine St

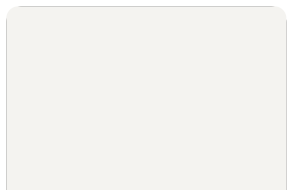


Image capture: Jul 2019 © 2020 Google

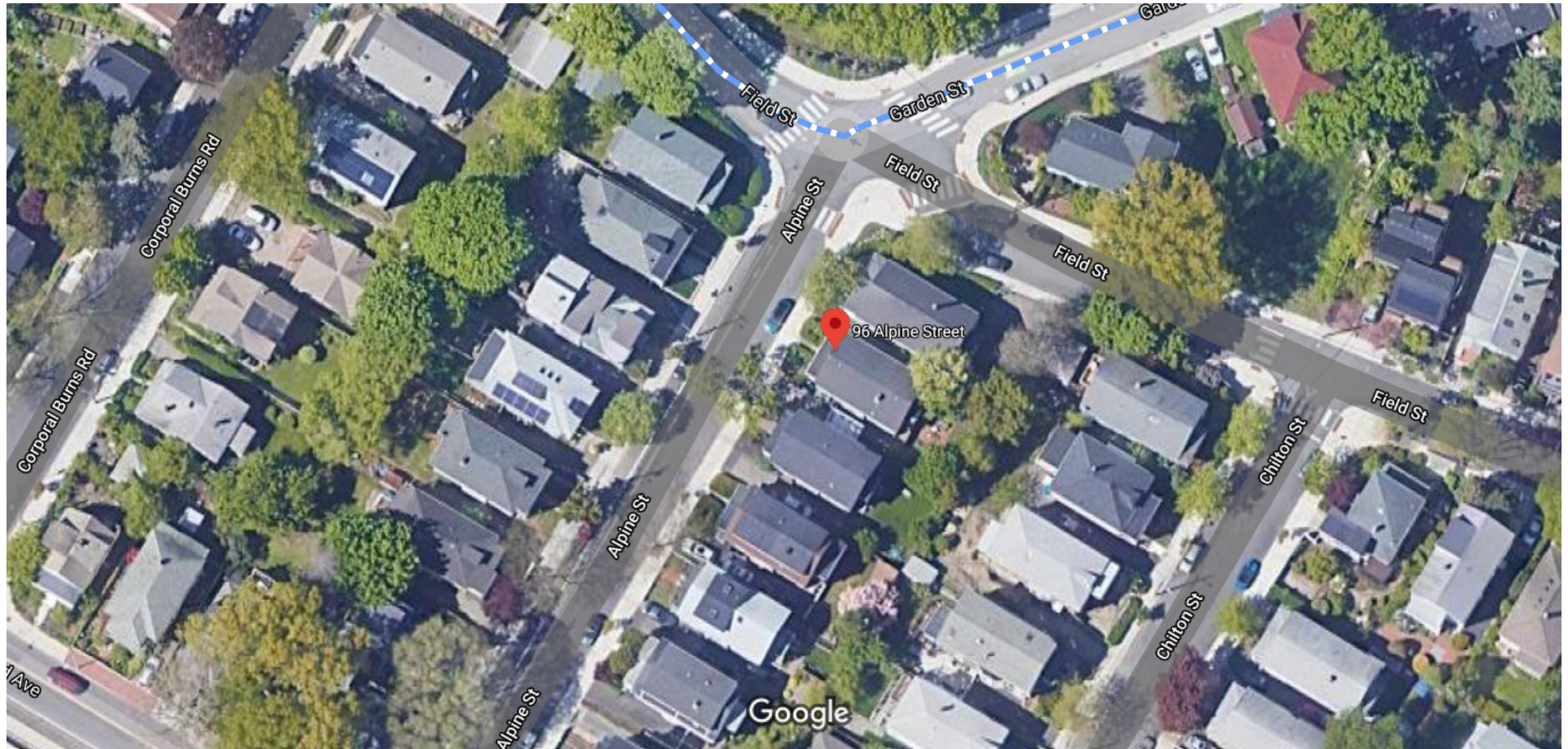
Cambridge, Massachusetts



Street View

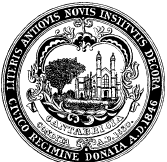
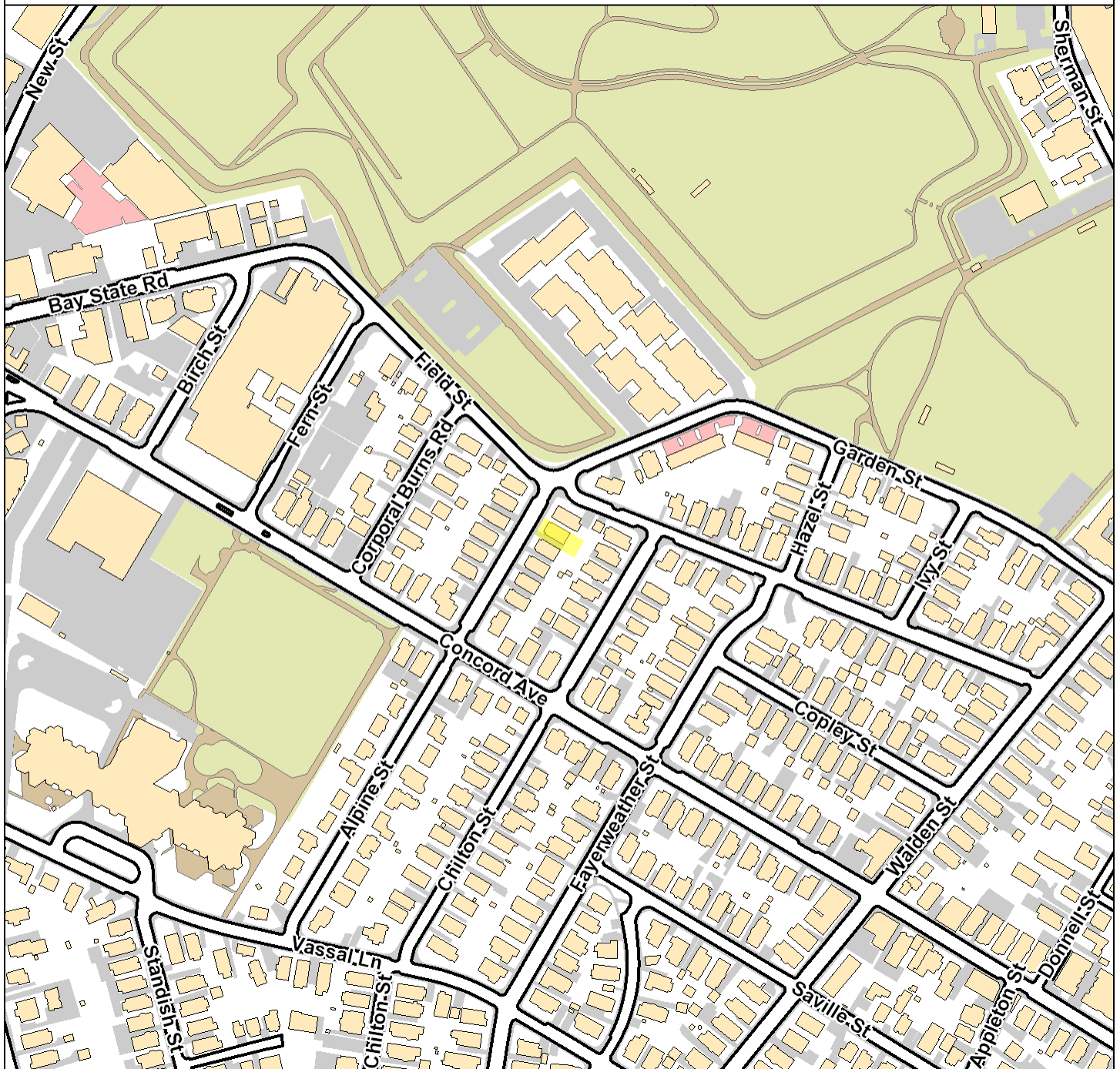


Google Maps 96 Alpine St



Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2020

50 ft



City of Cambridge
Massachusetts

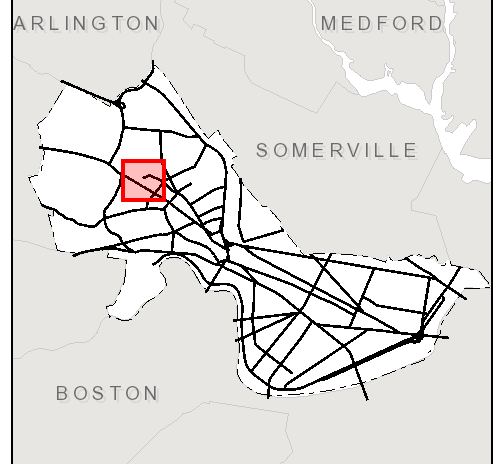
1" = 305 ft

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

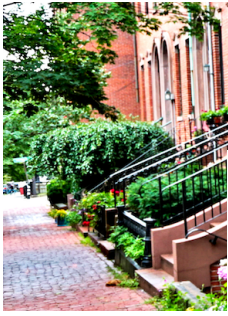
www.cambridgema.gov/gis



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



INFORMATIONAL ALERT | Coronavirus Updates



PROPERTY DATABASE



94 Alpine St

Property Information

Property Class	TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	B
Map/Lot	262-64
Land Area (sq. ft)	3,800

Property Value

Photos



Sketches

Style	OLD STYLE TWO FAM
Occupancy	TWO-FAM-RES
Number of Stories	2.25
Exterior Wall Type	Asbestos Shingl
Roof Type	Gable
Roof Material	Asphalt Shingl

Interior

Living Area (sq. ft.)	1,992
Number of Units	2
Total Rooms	10
Bedrooms	4
Kitchens	2
Full Baths	2
Half Baths	0
Fireplaces	0

Systems

Heat Type	Forced Air
Heat Fuel	Gas
Central A/C	No

Condition & Grade

Year Built	1924
Interior Condition	Average
Overall Condition	Average
Overall Grade	Average

Parking

Open Parking	2
Covered Parking	0

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	996	996
FEP	Porch, Enclosed	240	0
FOP	Porch, Open	120	0
FUS	Upper Story, Finished	996	996
UAT	Attic, Unfinished	984	0
UBM	Basement	984	0
Total:		4,320	1,992

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 203826
Document Type	: DEED
Recorded Date	: December 23, 2019
Recorded Time	: 08:24:41 AM
Recorded Book and Page	: 73875 / 99
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2408828
Recording Fee (including excise)	: \$5,825.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/23/2019 08:24 AM
Ctrl# 312660 03839 Doc# 00203826
Fee: \$5,700.00 Cons: \$1,250,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

DEED

CMSBRC Holdings LLC, a Massachusetts limited liability company, having a mailing address of 2 Worcester Street, Cambridge, MA 02139

for consideration paid and in full consideration of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00) Dollars grant(s) to

Two Thirds Interest to Steven Ng and Patricia D. Ng, as Husband and Wife, Tenants by the Entirety and One Third Interest to Audrey Ng, Individually now of 94-96 Alpine Street, Cambridge, MA

with **Quitclaim Covenants**

The land with the buildings thereon, situated in Cambridge, in the County of Middlesex, and Commonwealth of Massachusetts, being the lot numbered One Hundred Nineteen (119) as shown on a Plan of University Park, Cambridge, Massachusetts, surveyed for Joseph H. Allen & Otto M. Frank, Trustees, dated February 17, 1911, by W. A. Mason & Sons, Surveyors, duly recorded with Middlesex South District as filed Plan No. 481, bounded and described as follows:

NORTHWESTERLY	by Alpine Street, forty (40) feet;
NORTHEASERLY	by lot 120, as shown on said plan, ninety-five (95) feet;
SOUTHEASTERLY	by Lots 106 and 107, as shown on said plan, forty (40) feet; and
SOUTHWESTERLY	by lot 118, as shown on said plan, ninety-five (95) feet.

Containing 3,800 square feet of land, according to said plan.


The Grantor hereby certifies that it has not elected to be treated as a corporation for federal income tax purposes.

For title, see Deed dated January 31, 2019, and recorded with the Middlesex South District Registry of Deeds in Book 72187, Page 181.

{Signatures follow on next page}

Executed as a sealed instrument 18th day of December, 2019.

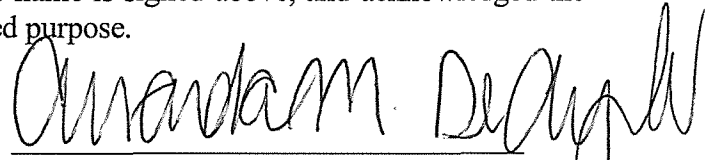
CMSBRC Holdings LLC

By: 
Name: Christopher M. Shachoy
Title: Manager

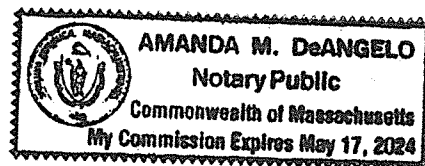
COMMONWEALTH OF MASSACHUSETTS

Middlesex ss

On this 18th day of December, 2019, before me, the undersigned notary public, personally appeared Christopher M. Shachoy, Manager of CMSBRC Holdings LLC, proved to me by satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.



Notary Public
My Commission Expires:





CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
795 MASS. AVE., CAMBRIDGE, MA 02139
Tel.: 617-349-4343 Fax: 617-349-4357

Gayle Willett
Director of Assessment

Andrew J. Johnson
Deputy Director

Walter H. Pennell
Assessor

Date: September 22, 2020

Certified List of Abutters

From: Cambridge Board of Assessors
Parcel ID: 262-64
Location: 94 Alpine St

This is to certify that the names and addresses for the map and lot numbers stated on the attached list are correct according to the most current records in the Assessor's Office. Owners listed as of January 1, 2020.

Sincerely,

Gayle Willett
Director of Assessment

REM_ACCT_NUM	REM_PRCL_LOCN	REM_USE_CODE
261-140	89-91 ALPINE ST	104
261-156	95 ALPINE ST	199
261-156-1	95 ALPINE ST #1	102
261-156-2	95 ALPINE ST #2	102
262-49	98 ALPINE ST	104
262-50	169-171 CHILTON ST	199
262-50-169	169 CHILTON ST #169	102
262-50-171	169 CHILTON ST #171	102
262-51	161 CHILTON ST	104
262-52	157 CHILTON ST	104
262-53	153 CHILTON ST	104
262-62	88 ALPINE ST	104
262-63	90 ALPINE ST	104
262-64	94 ALPINE ST	104

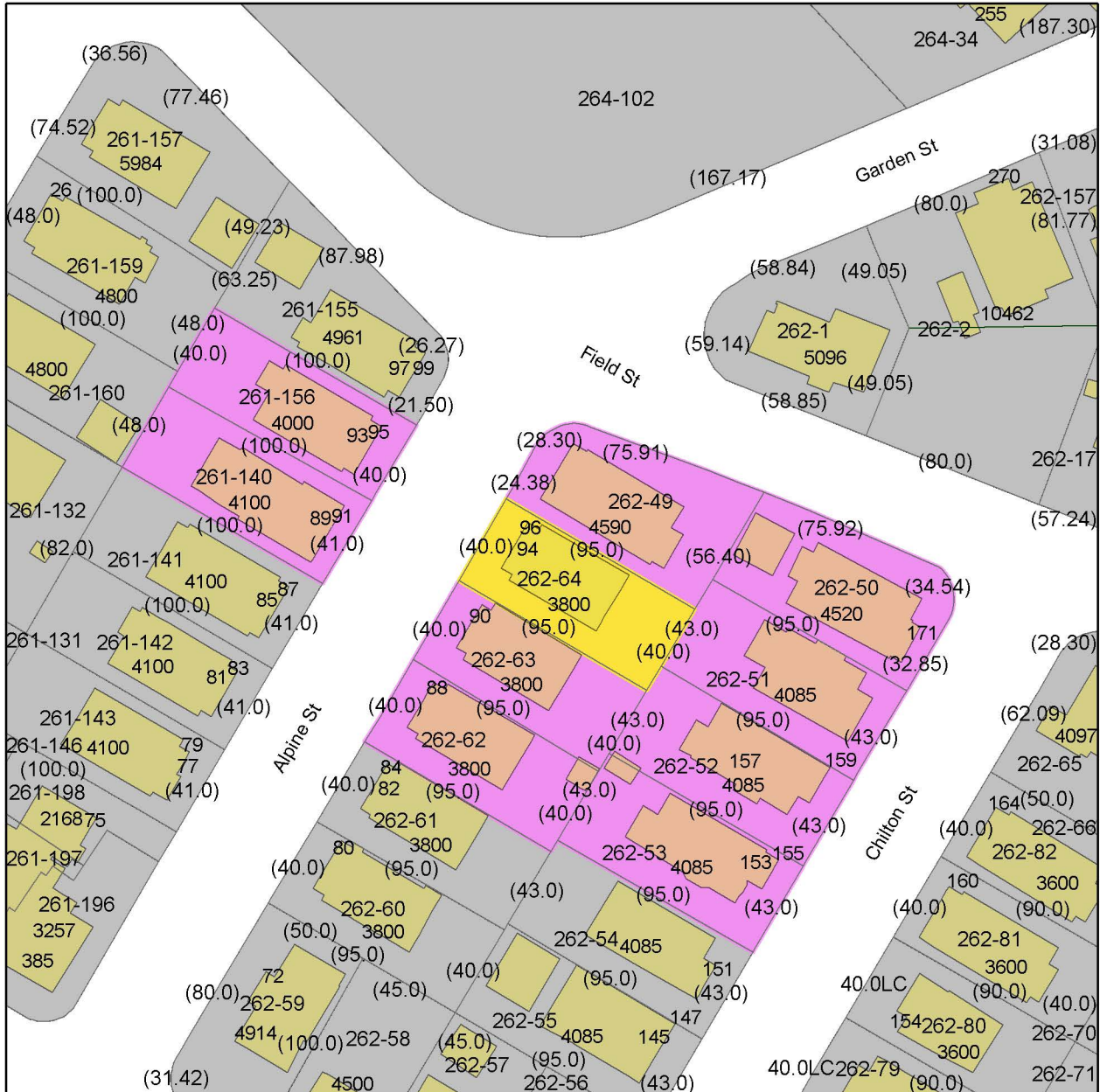
REM_OWN_NAME
TERRY, WILLIAM & RUTH E. TERRY
CAMBRIDGE CT ASSOCIATES I LLC
DANNENBAUM, KARL THOMAS JAYARAM &
LEUNG LI, JUAN LUIS &
PHYSIC, CHARLES E.
WUNDERLICH, THOMAS M.
WUNDERLICH, THOMAS M.
DOTTIN, GREGORY F. & DELORES P. DOTTIN
157 CHILTON STREET LLC
BLAKE , TAMRA A.
GREENE, DONALD L. & EDNA C. GREENE, TRS
ALPINE REAL ESTATE LLC
REYBURN, ERIC N.

OWN_NAME1	OWN_NAME2
TERRY, WILLIAM & RUTH E. TERRY	
CAMBRIDGE CT ASSOCIATES I LLC	
DANNENBAUM, KARL THOMAS JAYARAM &	KEYA HARSHEY JAYARAM DANNENBAUM.
LEUNG LI, JUAN LUIS	
PHYSIC, CHARLES E.	
HALL, MIRIAM P.	
WUNDERLICH, THOMAS M.	
WUNDERLICH, THOMAS M.	
DOTTIN, GREGORY F. & DELORES P. DOTTIN	TRS. DOTTIN REALTY TRUST
157 CHILTON STREET LLC	
BLAKE , TAMRA A.	
GREENE, DONALD L. & EDNA C. GREENE, TRS	THE GREENE REALTY TRUST
ALPINE REAL ESTATE LLC	

MAD_MAIL_ADDR1	MAD_MAIL_ADDR2	MAD_MAIL_ADDR3
91 ALPINE ST		
90 SPENCER AVE		
95 ALPINE ST. UNIT 1		
95 ALPINE ST #2		
C/O CJL MANAGEMENT	50 GREER STREET	
169 CHILTON ST.		
169 CHILTON ST., # 171		
163 CHILTON ST		
134 MAIN ST UNIT #7		
10 WOODS ROAD		
88 ALPINE ST.		
32 AMBERWOOD DR		
C/O CMSBRC HOLDINGS LLC		2 WORCESTER ST

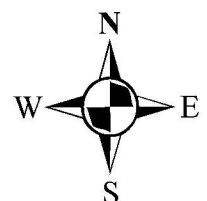
MAD_MAIL_CITY	MAD_MAIL_STATE	MAD_MAIL_ZIP
CAMBRIDGE	MA	02138-1224
CHELSEA	MA	02150
CAMBRIDGE	MA	02138
CAMBRIDGE	MA	02138
WALTHAM	MA	02452
CAMBRIDGE	MA	02138
CAMBRIDGE	MA	02138
CAMBRIDGE	MA	02138-1226
STONEHAM	MA	02180
BELMONT	MA	02478
CAMBRIDGE	MA	02138-1225
WINCHESTER	MA	01890
CAMBRIDGE	MA	02139

MAP TITLE



Cambridge, MA Assessing Department

Gayle Willett, Director



261-140
TERRY, WILLIAM & RUTH E. TERRY
91 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-156
CAMBRIDGE CT ASSOCIATES I LLC
90 SPENCER AVE
CHELSEA, MA 02150

261-156-1
DANNENBAUM, KARL THOMAS JAYARAM &
KEYA HARSHEY JAYARAM DANNENBAUM.
95 ALPINE ST. UNIT 1
CAMBRIDGE, MA 02138

261-156-2
LEUNG LI, JUAN LUIS
95 ALPINE ST #2
CAMBRIDGE, MA 02138

262-49
PHYSIC, CHARLES E.
C/O CJL MANAGEMENT
50 GREER STREET
WALTHAM, MA 02452

262-50
HALL, MIRIAM P.

262-50-169
WUNDERLICH, THOMAS M.
169 CHILTON ST.
CAMBRIDGE, MA 02138

262-50-171
WUNDERLICH, THOMAS M.
169 CHILTON ST., # 171
CAMBRIDGE, MA 02138

262-51
DOTTIN, GREGORY F. & DELORES P. DOTTIN
TRS. DOTTIN REALTY TRUST
163 CHILTON ST
CAMBRIDGE, MA 02138-1226

262-52
157 CHILTON STREET LLC
134 MAIN ST UNIT #7
STONEHAM, MA 02180

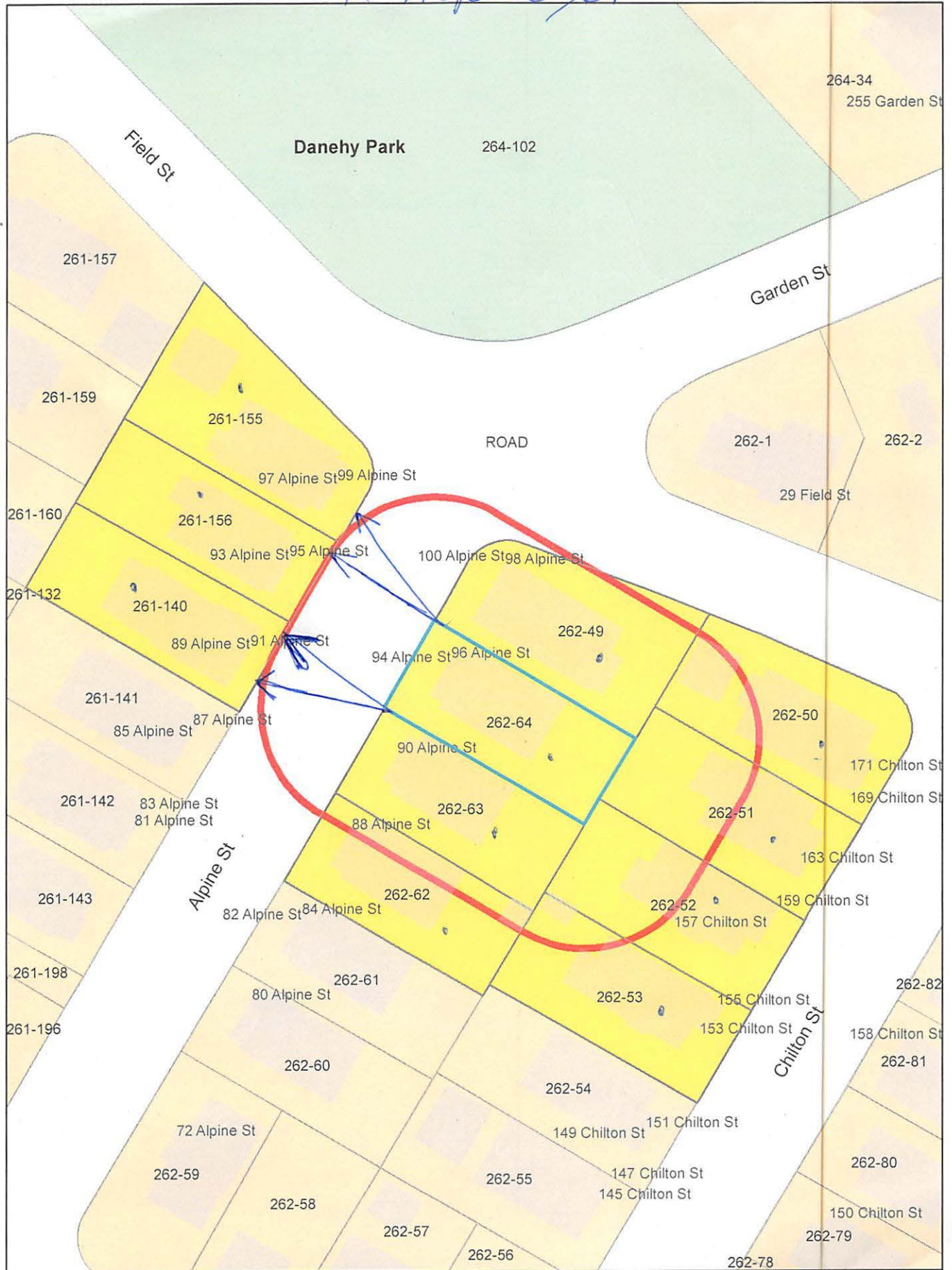
262-53
BLAKE , TAMRA A.
10 WOODS ROAD
BELMONT, MA 02478

262-62
GREENE, DONALD L. & EDNA C. GREENE, TRS
THE GREENE REALTY TRUST
88 ALPINE ST.
CAMBRIDGE, MA 02138-1225

262-63
ALPINE REAL ESTATE LLC
32 AMBERWOOD DR
WINCHESTER, MA 01890

262-64
REYBURN, ERIC N.
C/O CMSBRC HOLDINGS LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

96 Alpine St.



96 Alpine St.

Petitioner

261-140
TERRY, WILLIAM & RUTH E. TERRY
91 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-155
KOZACHUK, DOMENNA, G
REGORY M. KOZACHUK
99 ALPINE ST
CAMBRIDGE, MA 02138

BLATMAN, BOBROWSKI & HAVERTY, LLC
C/O CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQ. - SUITE 4A4
CONCORD, MA 01742

262-49
PHYSIC, CHARLES E.
C/O CJL MANAGEMENT
50 GREER STREET
WALTHAM, MA 02452

262-63
ALPINE REAL ESTATE LLC
32 AMBERWOOD DR
WINCHESTER, MA 01890

262-50
WUNDERLICH, THOMAS M.
169 CHILTON ST., # 171
CAMBRIDGE, MA 02138

262-51
DOTTIN, GREGORY F. & DELORES P. DOTTIN
TRS. DOTTIN REALTY TRUST
163 CHILTON ST
CAMBRIDGE, MA 02138-1226

262-62
GREENE, DONALD L. & EDNA C. GREENE,
TRS THE GREENE REALTY TRUST
88 ALPINE ST.
CAMBRIDGE, MA 02138-1225

262-50
WUNDERLICH, THOMAS M.
169 CHILTON ST.
CAMBRIDGE, MA 02138

261-156
DANNENBAUM, KARL THOMAS JAYARAM &
KEYA HARSHEY JAYARAM DANNENBAUM.
95 ALPINE ST. UNIT 1
CAMBRIDGE, MA 02138

262-64
NG, STEVEN & PATRICIA D. NG AUDREY NG
94-96 ALPINE ST
CAMBRIDGE, MA 02138

261-156
LEUNG LI, JUAN LUIS
95 ALPINE ST UNIT 2
CAMBRIDGE, MA 02138

262-52
LIU, CHARLIE C. PATRICE ANNE LIU
159 CHILTON ST
CAMBRIDGE, MA 02138

262-53
BLAKE, TAMRA A.
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