

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 DEC -1 PM 2: 25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 197840

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 93-97 Thorndike Cambridge C/O Gregory McCarthy

PETITIONER'S ADDRESS: 275 Main Street, Boston, 02129

LOCATION OF PROPERTY: 97-1/2 Thorndike St., Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Decks/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct Front Balconies. Building is a Rear Structure. Decks will be facing front building, not the street. Additional FAR for covered balcony

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: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Greg McCarthy (93-97 Thorndike LLC)

(Print Name)

Address:

275 Main St Boston MA, 02129

Tel. No.

(508) 868-0801

E-Mail Address:

greg.riverfront@gmail.com

Date: _____

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 93-97 Thorndike LLC and Greg McCarthy
(OWNER)

Address: 97-1/2 Thorndike St Cambridge MA 02141

State that I/We own the property located at 97 1/2 Thorndike St, which is the subject of this zoning application.

The record title of this property is in the name of 93-97 Thorndike LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 80544, Page 577; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Gregory McCarthy personally appeared before me, this 30th of November, 2022, and made oath that the above statement is true.

Notary

My commission expires 4/25/2025 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

We are adding open space to a building that is severely lacking. The balconies could not be added to provide open space for residents, without relief from ZBA.

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 balconies are built off of the existing building.

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 balconies will not be visible from the street. They will be also be visually appealing and offer the building some character that is common to the neighborhood, but lacking in this house.

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

There should be no negative impact to the public. The open space on the site will be increased.

***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: 93-97 Thorndike Cambridge
Location: 97-1/2 Thorndike St., Cambridge, MA
Phone: (508) 868-0801

Present Use/Occupancy: 2 Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 2 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2810	2900	3750	(max.)
<u>LOT AREA:</u>		5000	5000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.56	.58	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2500	2500	1500	
<u>SIZE OF LOT:</u>	WIDTH	50	50	25	
	DEPTH	100	100	80	
<u>SETBACKS IN FEET:</u>	FRONT	2	2	2	
	REAR	1	1	20	
	LEFT SIDE	3.3	3.3	16.5	
	RIGHT SIDE	1.1	1.1	16.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	27.2	27.2	35	
	WIDTH	49	49	49	
	LENGTH	18	18	18	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	90	30%	
<u>NO. OF DWELLING UNITS:</u>		2	2	3	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		19	19	19	

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.:

This building is situated 1 ft from rear lot line. In the front of the proeprty, on the front lot line, is a 5 unit wood frame structure. Roughly 6,000 sq ft

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'.

ABBREVIATIONS:

ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MEMB	MEMBRANE
AB	ANCHOR BOLT	MEP	MECHANICAL EQUIPMENT PAD
& OR	AND	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	MID-POINT
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
@	AT	MISC	MISCELLANEOUS
BAL	BALANCE	NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION
BETW	BETWEEN	NOM	NOMINAL
BM	BEAM	NWC	NORMAL WEIGHT CONCRETE
BRG	BEARING	N	NORTH
BLK	BLOCK	NIC	NOT IN CONTRACT
B OR BOT	BOTTOM	NTS	NOT TO SCALE
BEW	BOTTOM EACH WAY	NO OR #	NUMBER
BRKT	BRACKET	OC	ON CENTER
BLDG	BUILDING	OPNG	OPENING
CIP	CAST-IN-PLACE	OPP	OPPOSITE
CTRD	CENTERED	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OF	OUTSIDE FACE
CLR	CLEAR	P.T.	PRESSURE TREATED
COL	COLUMN	PT	POINT
CONC	CONCRETE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PTB	POST-TENSIONED BAR
CONST	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONSTJT OR	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	P/C	PRECAST CONCRETE
DET	DETAIL	R	RADIUS
DIA OR	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCE, REINFORCING OR REINFORCEMENT
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	S	SEALANT
ELECT	ELECTRICAL	SCH OR SCHED	SCHEDULE
EL OR	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SH	SHEET
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP	EQUIPMENT	S	SOUTH
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXP BOLT	EXPANSION BOLT	SPKR	SPRINKLER
EJ OR EXP JT	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	STN STL	STAINLESS STEEL
FF	FINISH FACE	STD	STANDARD
FT	FEET OR FOOT	STL	STEEL
FIN	FINISH	ST STL	STAINLESS STEEL
FIN FL	FINISHED FLOOR	STRUCT	STRUCTURAL
FPRF	FIREPROOF	SYM	SYMMETRICAL
FL	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
FD	FLOOR DRAIN	THK	THICK OR THICKNESS
FTG	FOOTING	x	TIMES OR BY
FDN	FOUNDATION	TO	TOP OF
GA	GAGE OR GAUGE	T & B	TOP AND BOTTOM
GALV	GALVANIZED	TOC	TOP OF CURB or CONCRETE
GWB or GYP	GYPSUM WALL BOARD	TOS	TOP OF STEEL
HGT	HEIGHT	TOW	TOP OF WALL
H OR HORIZ	HORIZONTAL	TYP	TYPICAL
IN	INCH	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	V OR VERT	VERTICAL
INCL	INCLUDING OR INCLUSIVE	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	W	WEST
IF	INSIDE FACE	WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WP	WORKING POINT
JT	JOINT		
LWC	LIGHT WEIGHT CONCRETE		
LBS	POUNDS		

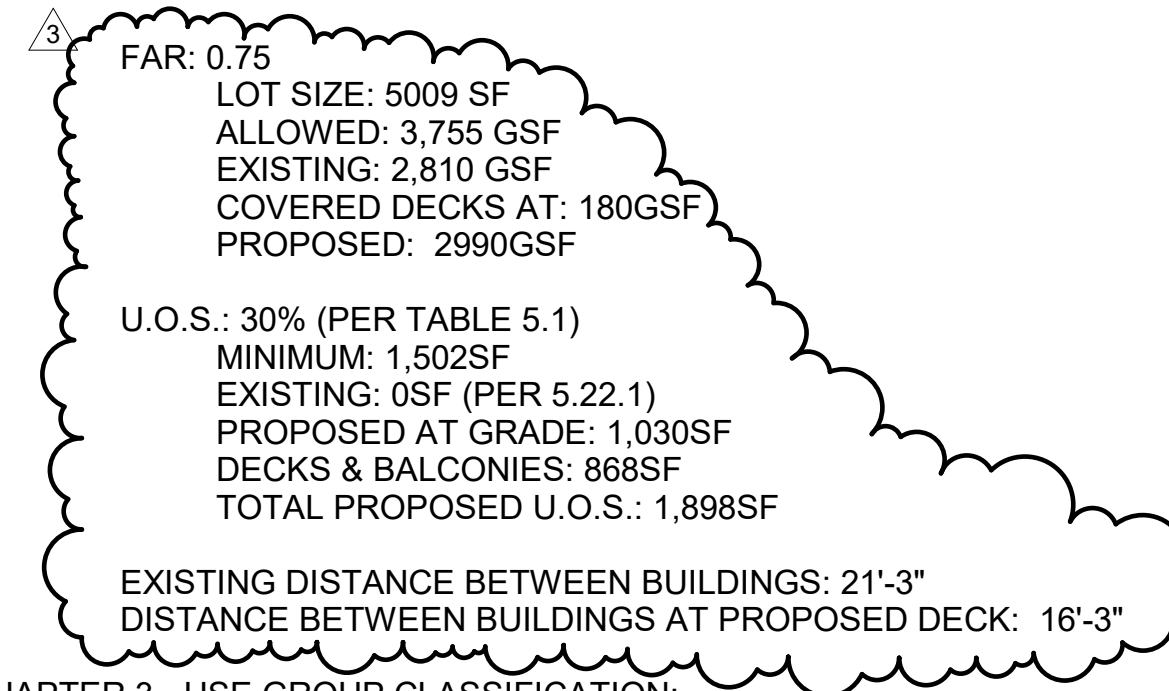
THORNDIKE STREET RESIDENCES

97 1/2 THORNDIKE STREET, CAMBRIDGE, MA 02141

CODE ANALYSIS:

- APPLICABLE CODES:
BUILDING CODE:
IBC 2015 (780 CMR)
IEBC 2015
IECC 2018
IFC 2015 (527 CMR)
8TH EDITION AMENDMENTS
ENERGY CODE:
IECC 2009
FIRE PREVENTION & ELECTRICAL CODE:
527 CMR
- ZONING DISTRICT - CAMBRIDGE RESIDENCE C1
SETBACKS:

97F FRONT:	REQ'D	PROPOSED
97F SIDE:	20'-2"	NO CHANGE
97F REAR:	18'-5"	NO CHANGE
97R FRONT:	20'-2"	NO CHANGE
97R SIDE:	21'-1"	NO CHANGE
97R REAR:	9'- 6"	NO CHANGE
HEIGHT 97:	19'-5"	NO CHANGE
HEIGHT 97R:	35'	NO CHANGE
HEIGHT 97R:	35'	NO CHANGE
- CHAPTER 3 - USE GROUP CLASSIFICATION:
SECTION 310.0 - RESIDENTIAL R2
- CHAPTER 6 - CONSTRUCTION CLASSIFICATION:
TABLE 602 - UNIT SEPERATION - 1 HR
SECTION 602.5 - TYPE 5A CONSTRUCTION
- CHAPTER 10 - MEANS OF EGRESS
TABLE 1006.2.1 - TWO EXITS REQUIRED
SECTION 1030 - EMERGENCY ESCAPE & RESCUE
BEDROOM EGRESS:
1 WINDOW MINIMUM REQUIREMENTS
5.7SF OPERABLE CLEAR AREA
44" MAX SILL HEIGHT



GENERAL NOTES:

- WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED TO PERFORM HIS OR HER WORK AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR FIRE RATED. SINGLE LAYER OF PLASTER OR 5/8" GWB EACH SIDE OF INTERIOR PARTITION (UL DESIGN# L305), SINGLE 5/8" AT CEILINGS (UL DESIGN# L512). ALL REPLACEMENT PATCHING OR REPAIRING IS THE RESPONSIBILITY OF CONTRACTOR. CONTACT ARCHITECT IF RATING IS BELIEVED TO BE INHERENT IN EXISTING ASSEMBLY.
- CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR SMOKE ALARM FIXTURES FOR APPORVAL
- CONTRACTOR SHALL INSTALL R38 INSULATION IN ALL NEW CEILINGS ON THE 2ND FLOOR.

PERFORMANCE SPECIFICATIONS:

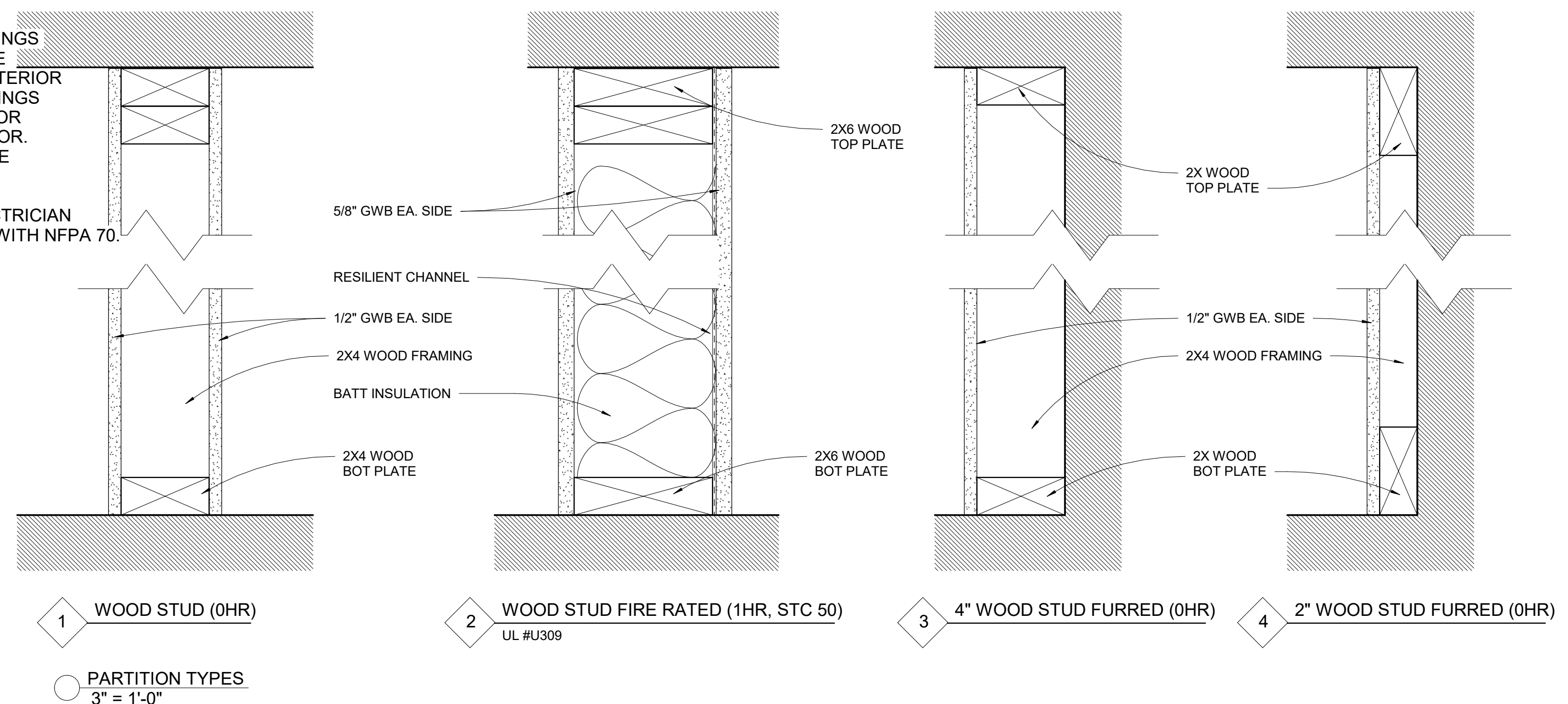
- EXTERIOR WALLS:
EXISTING WOOD FRAMING
R20 MIN INSULATION VALUE (CAVITY) WHERE STUDS ARE EXPOSED
- WINDOWS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- CEILING/ROOF
R38 MIN INSULATION VALUE
- FOUNDATION
NO CHANGE
- STAIRS:
NO CHANGES
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING.
BALUSTERS: 4" MAX CLEAR WIDTH

DRAWING LIST

SHEET #	SHEET NAME
A000	TITLE SHEET
A001	SITE
A100	97R DEMO PLANS
A101	97R FLOOR PLANS
A200	97R ELEVATIONS
A201	97R EXISTING ELEVATIONS
A300	97R FRAMING PLANS

SYMBOL LEGEND

	EXISTING WALL		SHEET # ELEVATION TAG
	PROPOSED WALL		VIEW # SECTION TAG
	EXISTING WALL TO BE REMOVED		HEAT DETECTOR - KIDDE HD135F
	1HR RATED PARTITION		COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
	EXISTING DOOR		COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC
	PROPOSED DOOR		EGRESS LIGHTING
	EXISTING DOOR TO BE REMOVED		
	WINDOWE TAG		
	DOOR TAG		
	ROOM TAG		



ARCHITECT
S47|a
studio47 architects, inc
517 boston post rd
suite #30
roxbury, ma 02176
p: 508.550.4730
www.s47a.com

PROJECT:
Thorndike St Residences

97 1/2 Thorndike St
Cambridge, MA 02141

CLIENT:
River Front Realty

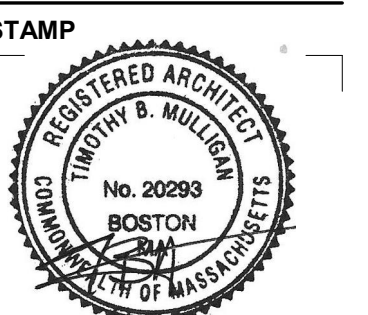
275 Main St
Charlestown MA 02129

PROJECT TEAM:

REVISIONS:
1. ISD REQUEST 7.13.22
3. EXT DECKS 9.27.22

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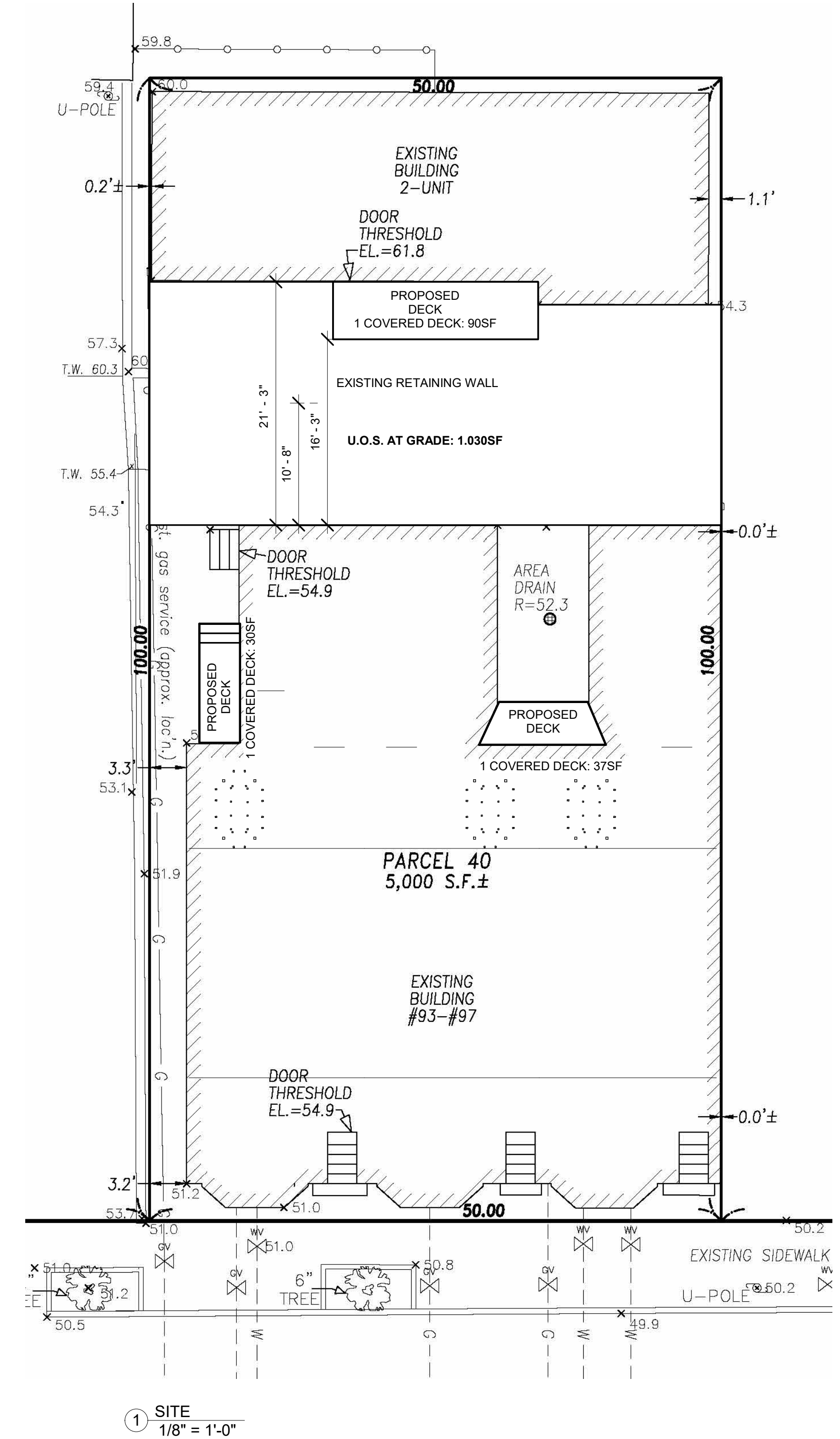
TITLE SHEET



April 5, 2022
DATE OF ISSUE
PERMITTING
DOCUMENT PHASE
As indicated
SCALE
2204.00
PROJECT #

DRAWING NUMBER:

A000



REVISIONS:

3	EXT DECKS	9.27.22

DRAWING TITLE:

SITE

STAMP



April 5, 2022

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

1/8" = 1'-0"

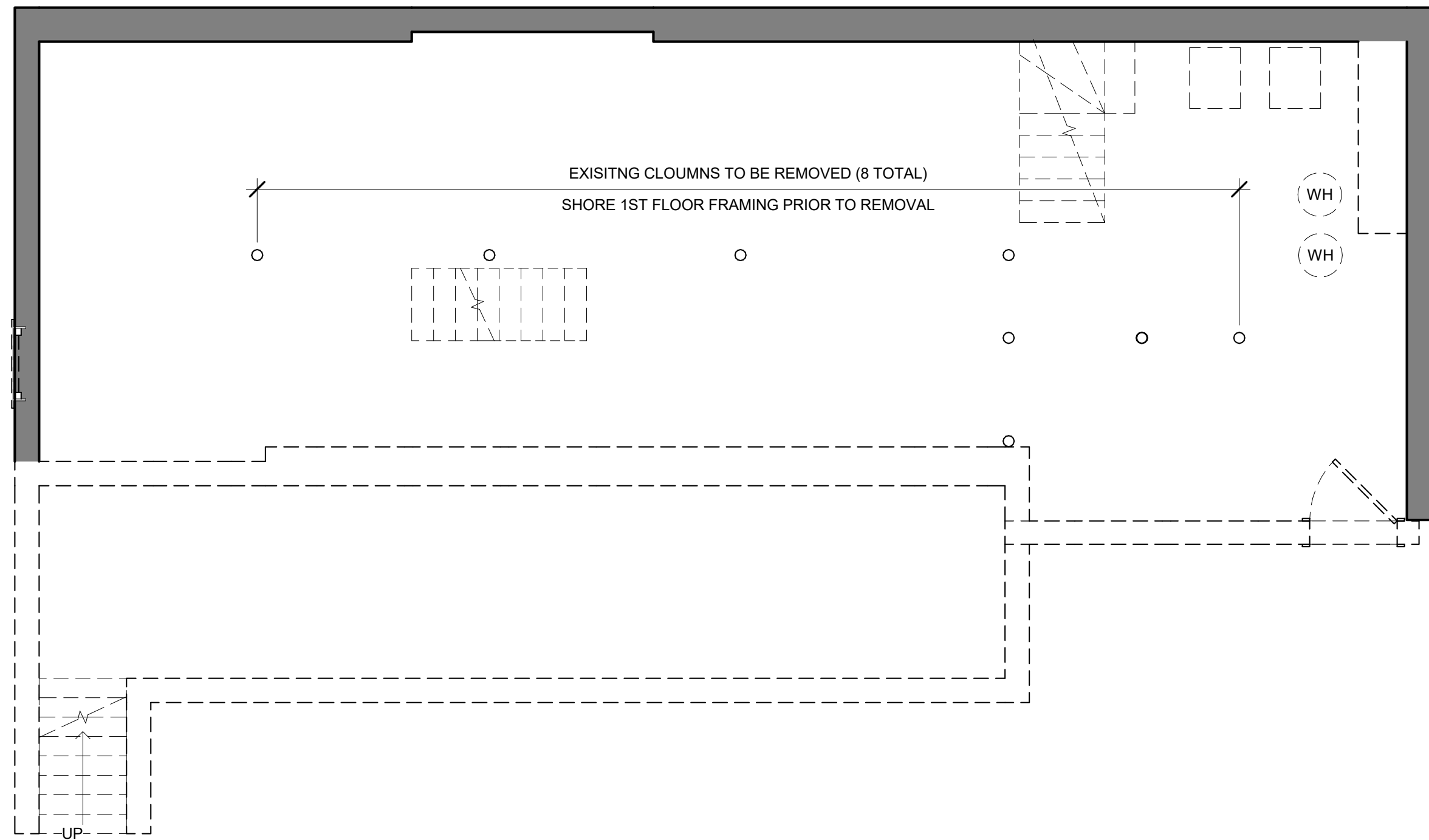
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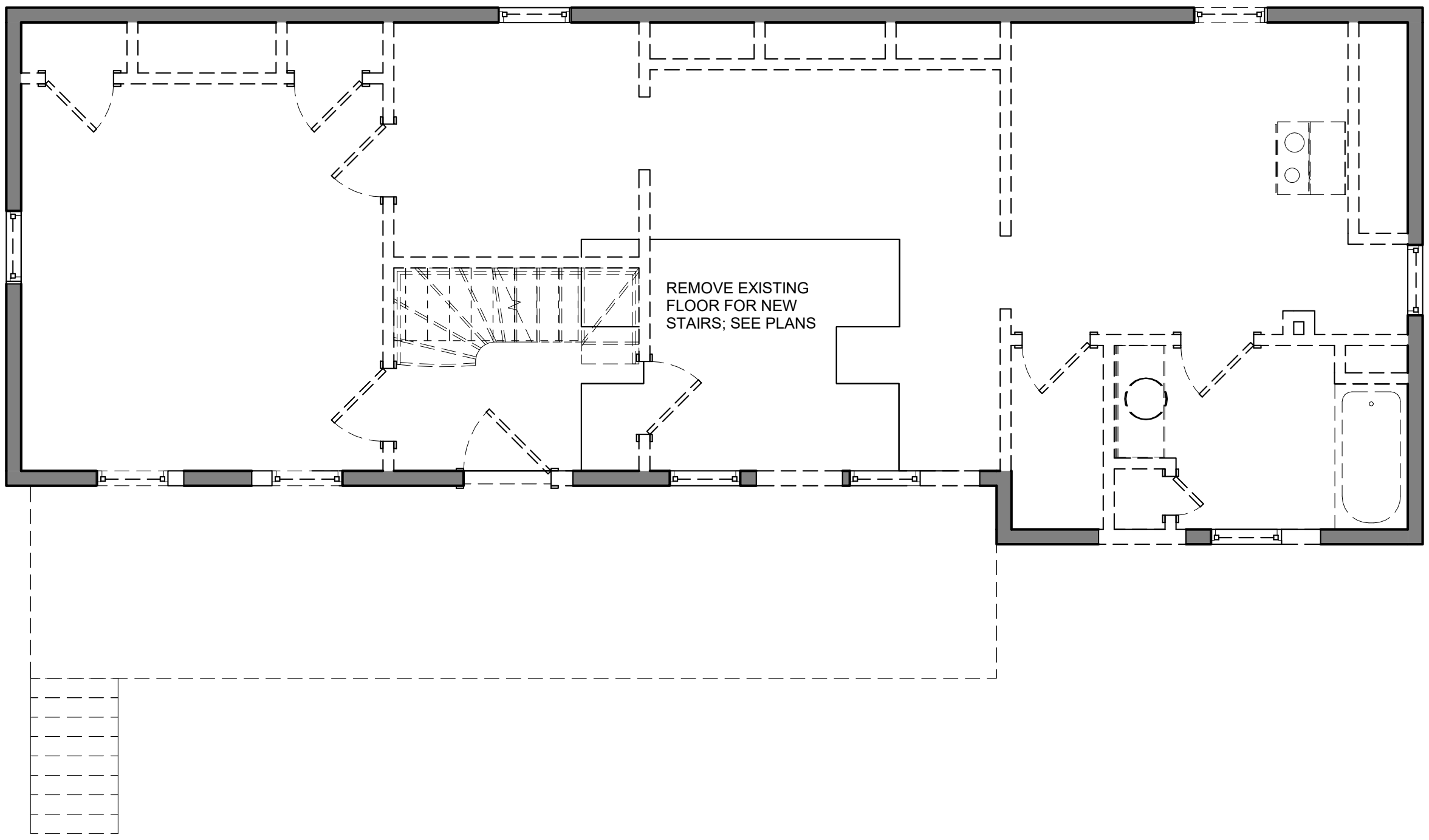
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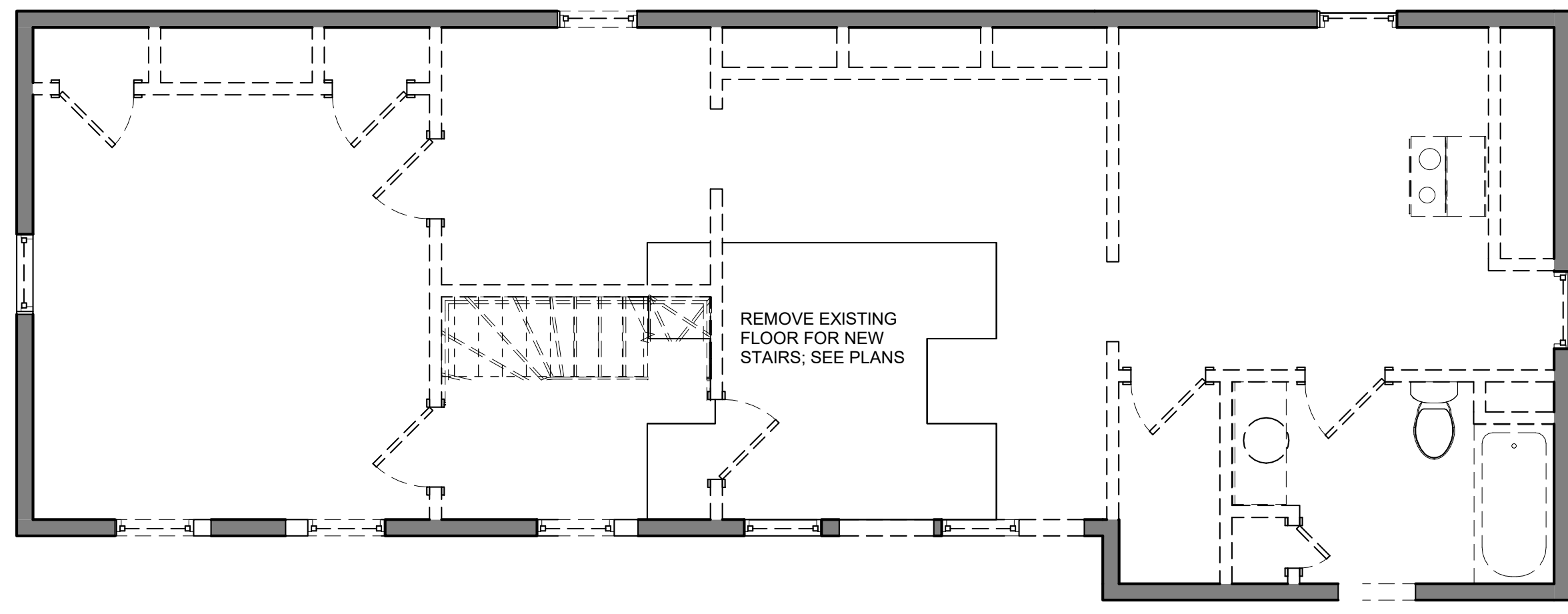
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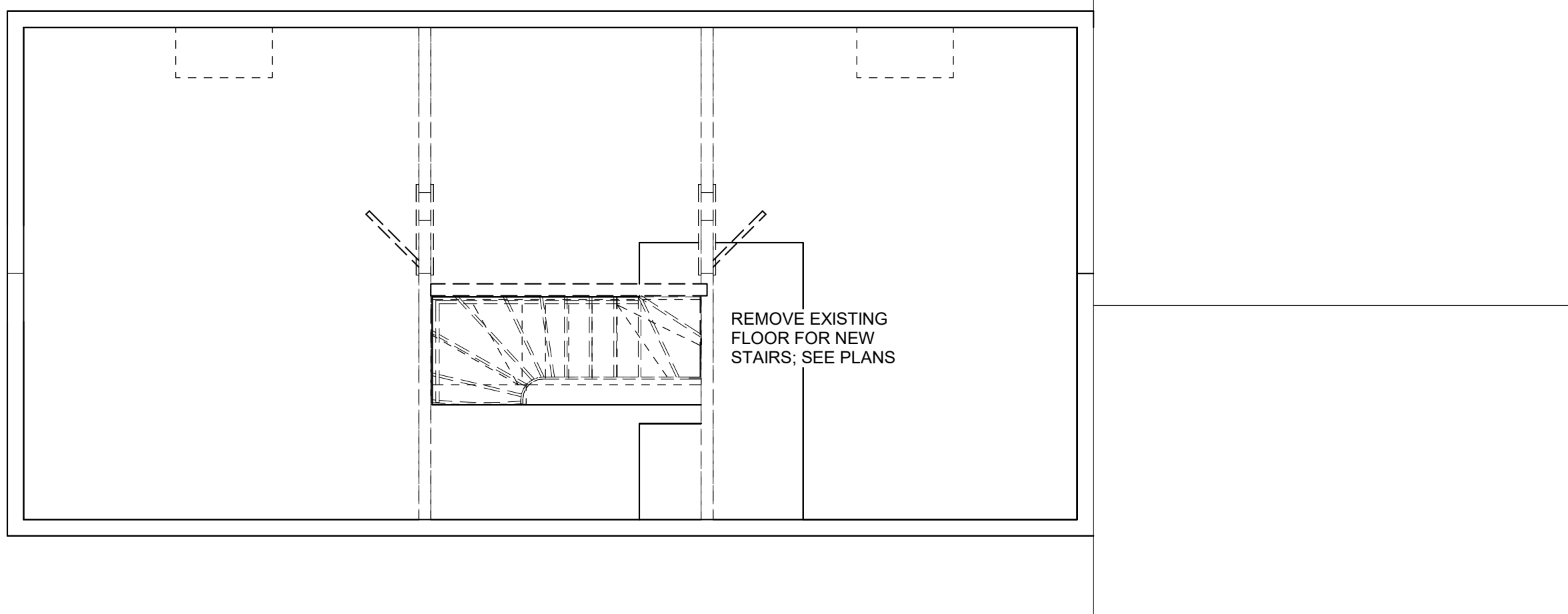
1 DEMO - BASMENT (REAR)
1/4" = 1'-0"



2 DEMO - 97R 1ST FLOOR
1/4" = 1'-0"



3 DEMO - 97R 2ND FLOOR
1/4" = 1'-0"



4 DEMO - 97R 3RD FLOOR
1/4" = 1'-0"

DEMO/FINISH NOTES:

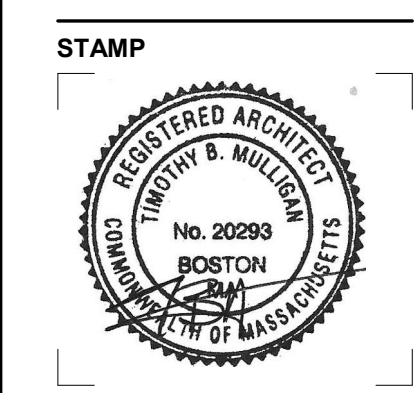
1. ALL EXISTING CEILING, FLOOR AND WALL FINISHES TO BE REMOVED AND EXISTING FRAMING EXPOSED.
2. ALL EXISTING INTERIOR DOORS TO BE REMOVED AND REPLACED IN KIND.
3. ALL EXISTING PLUMBING AND PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED PLUMBING AND FIXTURES.
4. ALL EXISTING ELECTRICAL WIRING AND FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED WIRING AND FIXTURES.
5. ALL EXISTING EXTERIOR CLAPBOARD SIDING TO REMAIN AND REPAIRED AS REQUIRED.
6. ALL EXISTING EXTERIOR TRIM TO REMAIN AND REPAIRED AS REQUIRED.
7. ALL EXISTING WINDOWS TO BE REPAIRED/REPLACED AS REQUIRED.
8. ALL EXISTING EXTERIOR DOORS TO BE REPAIRED/REPLACED AS REQUIRED.
9. EXISTING FRAMING AND FLOOR PLAN LAYOUTS TO REMAIN, UNLESS NOTED OTHERWISE.
10. ENSURE ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR RATED AND MIN 50 STC.
11. EXTERIOR WALLS: R21 MIN INSULATION VALUE (CAVITY).
12. NEW WINDOWS AS REQUIRED:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
13. NEW EXTERIOR DOORS AS REQUIRED:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
14. CEILING/ROOF: R49 MIN INSULATION VALUE

DEMO SYMBOL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

REVISIONS:

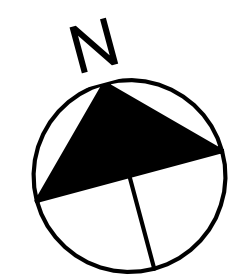
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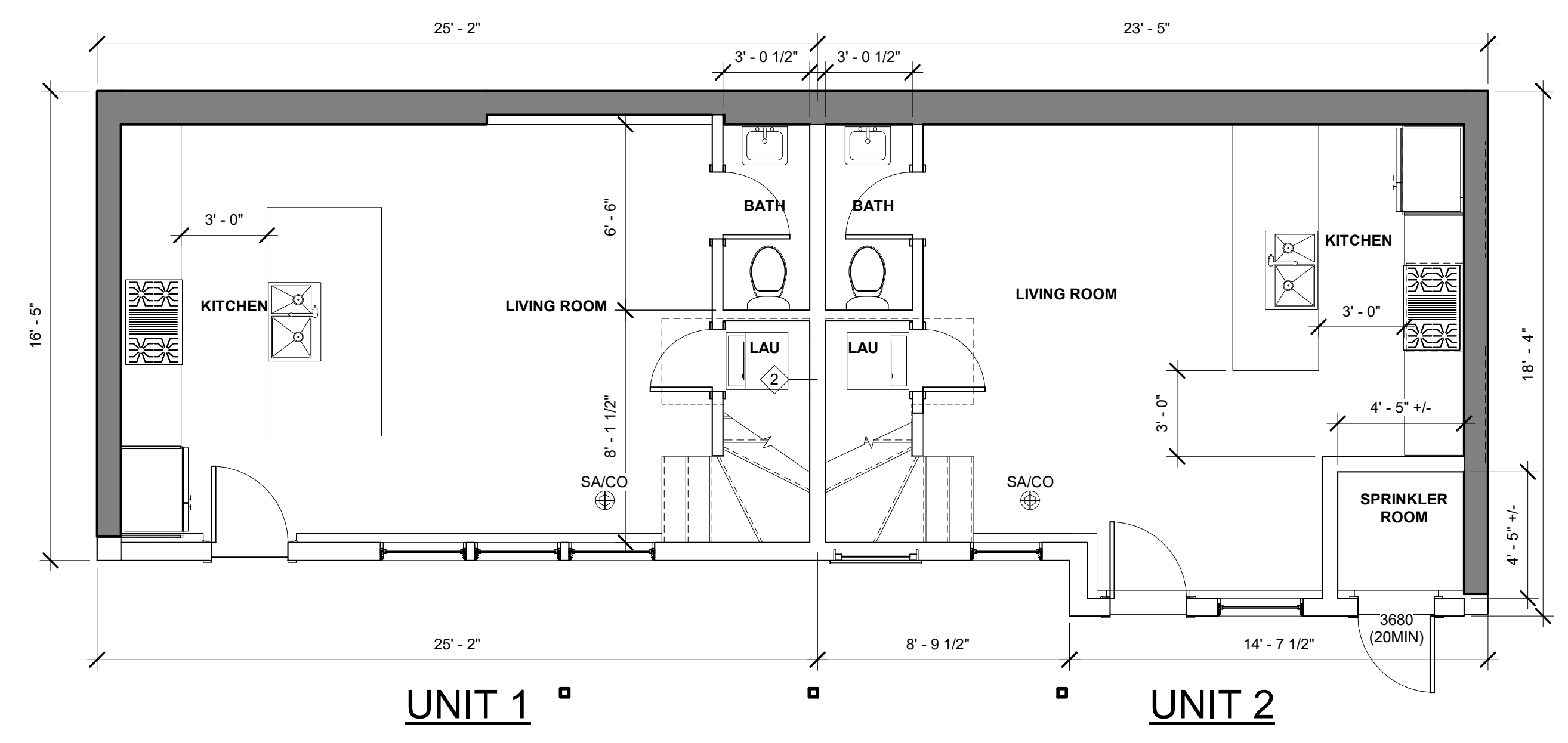


April 5, 2022
DATE OF ISSUE
PERMITTING
DOCUMENT PHASE
1/4" = 1'-0"
SCALE
2204.00
PROJECT #

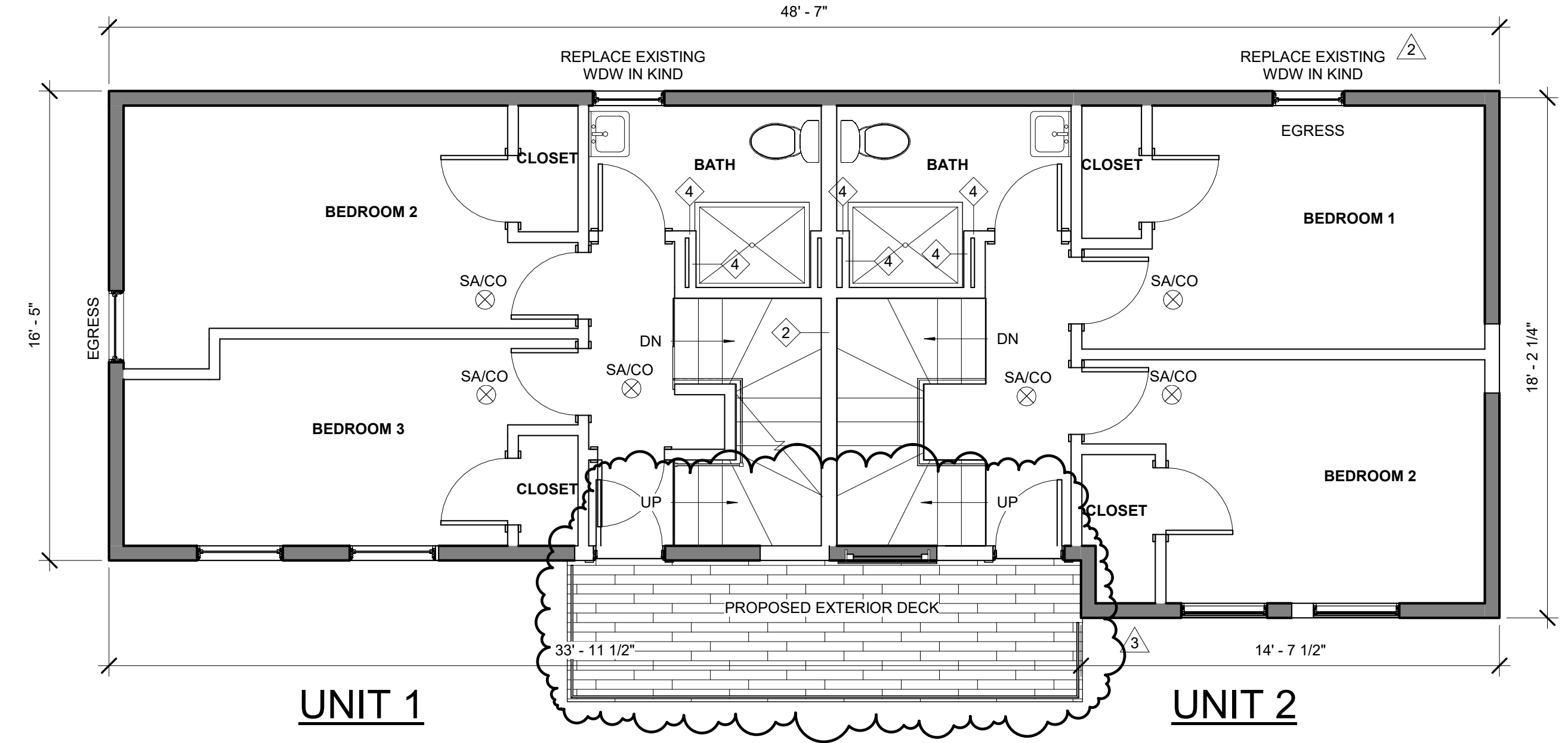
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A100



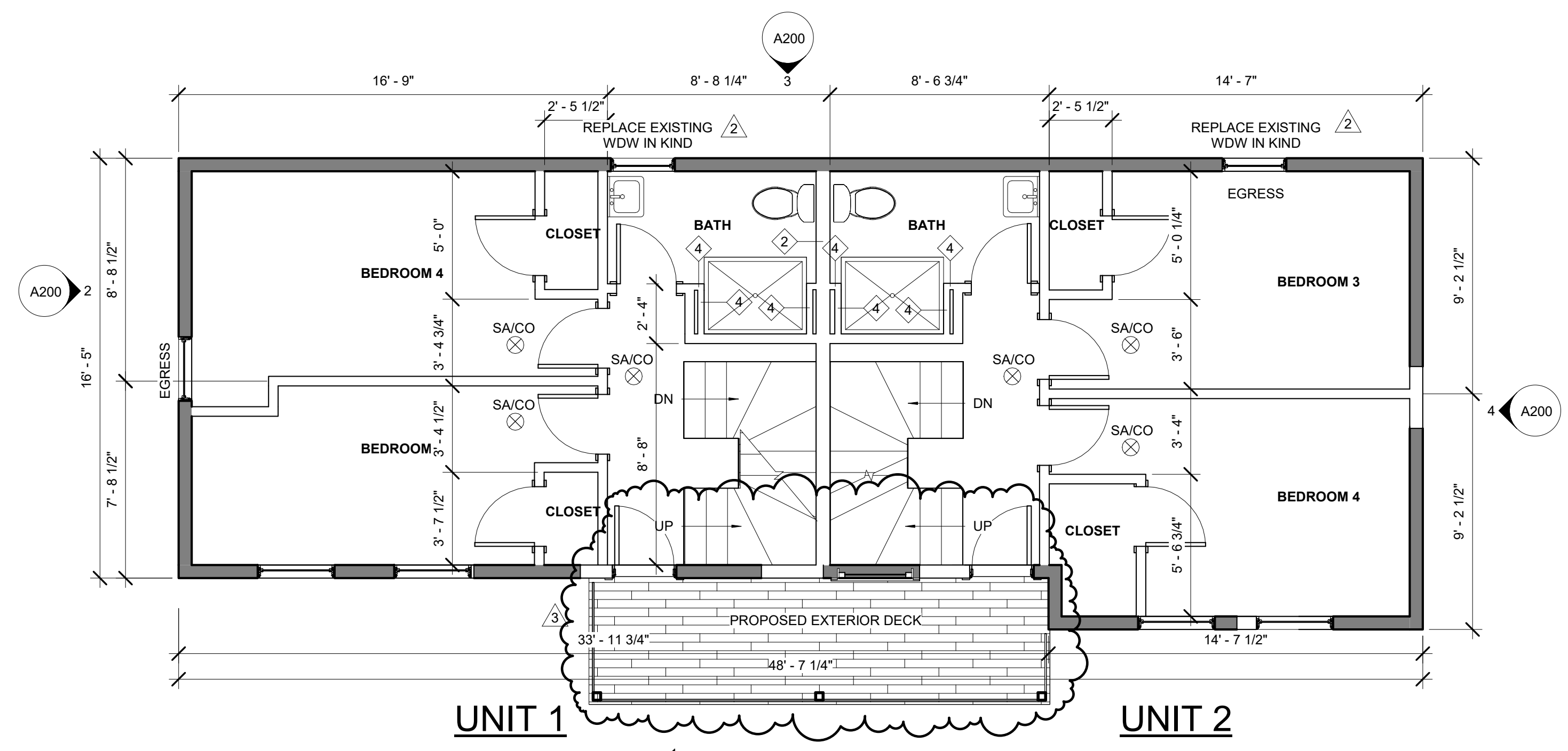


1 97R NEW BASEMENT
 1/4" = 1'-0"

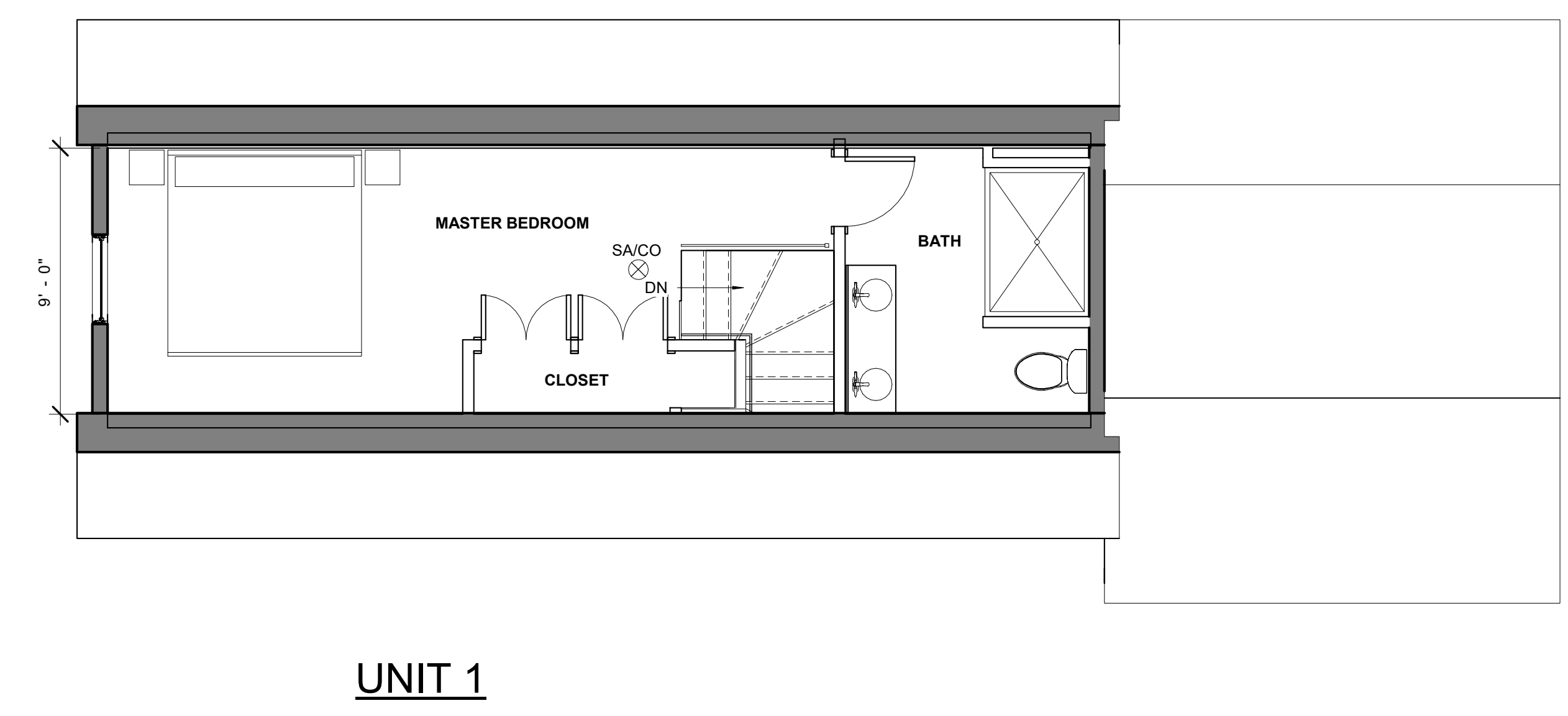


4 97R THORNDIKE - 2ND FLOOR
 1/4" = 1'-0"

NOTE:
 PARTITION TYPES
 TO BE TYPE 1 UNLESS
 NOTED OTHERWISE



2 97R THORNDIKE - 1ST FLOOR
 1/4" = 1'-0"



3 97R THORNDIKE - 3RD FLOOR
 1/4" = 1'-0"

- SYMBOL LEGEND**
- EXISTING WALL
 - PROPOSED WALL
 - EXISTING WALL TO BE REMOVED
 - 1HR RATED PARTITION (UL DESIGN U305)
 - HEAT DETECTOR - KIDDE HD135F
 - COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
 - COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC
 - EXISTING DOOR
 - PROPOSED DOOR
 - EXISTING DOOR TO BE REMOVED
 - SHEET #
 - ELEVATION TAG
 - VIEW #
 - SECTION TAG
 - SHEET #

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight:	3 pcf		
Fire Test:	UL R1319-85, 11-16-64 UL Design, L514		
Sound Test:	CK 6512-6, 7, 4-15-65		
IIC & Test:	38(67 C & P) CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

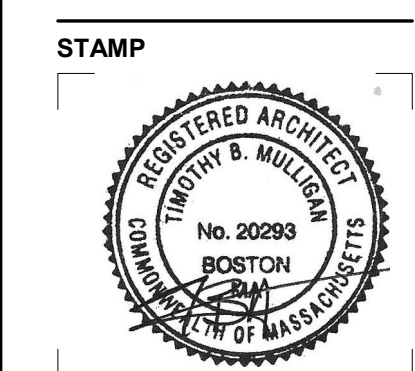
GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight:	3 pcf		
Fire Test:	UL R1319-85, 11-16-64 UL Design, L514		
Sound Test:	CK 6512-6, 7, 4-15-65		
IIC & Test:	38(67 C & P) CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

REVISIONS:

2. REAR WDWs	8.30.22
3. EXT DECKS	9.27.22

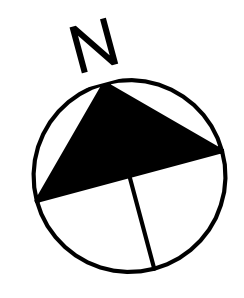
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97R FLOOR PLANS



April 5, 2022
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 SCALE
 2204.00
 PROJECT #

DRAWING NUMBER:

A101

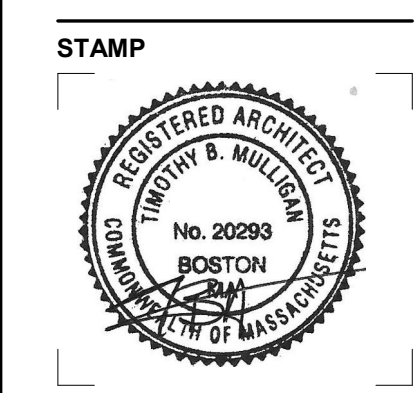


REVISIONS:

2	REAR WDWS	8.30.22
3	EXT DECKS	9.27.22

DRAWING TITLE:

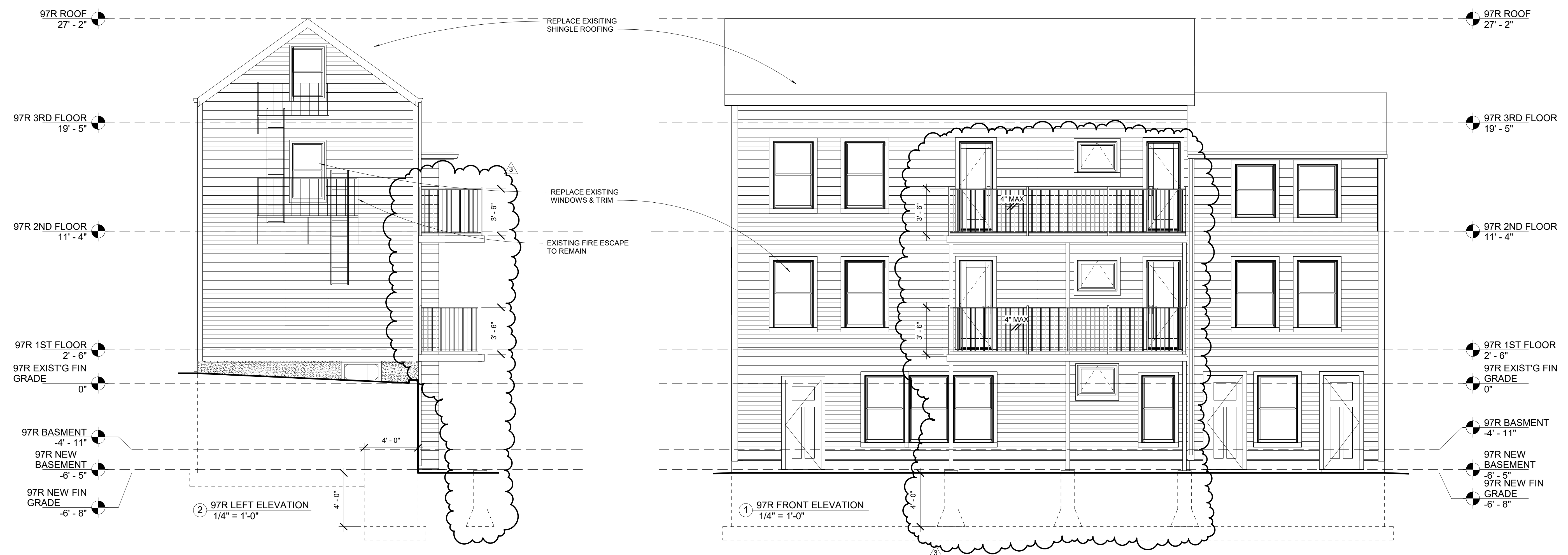
**97R
 ELEVATIONS**



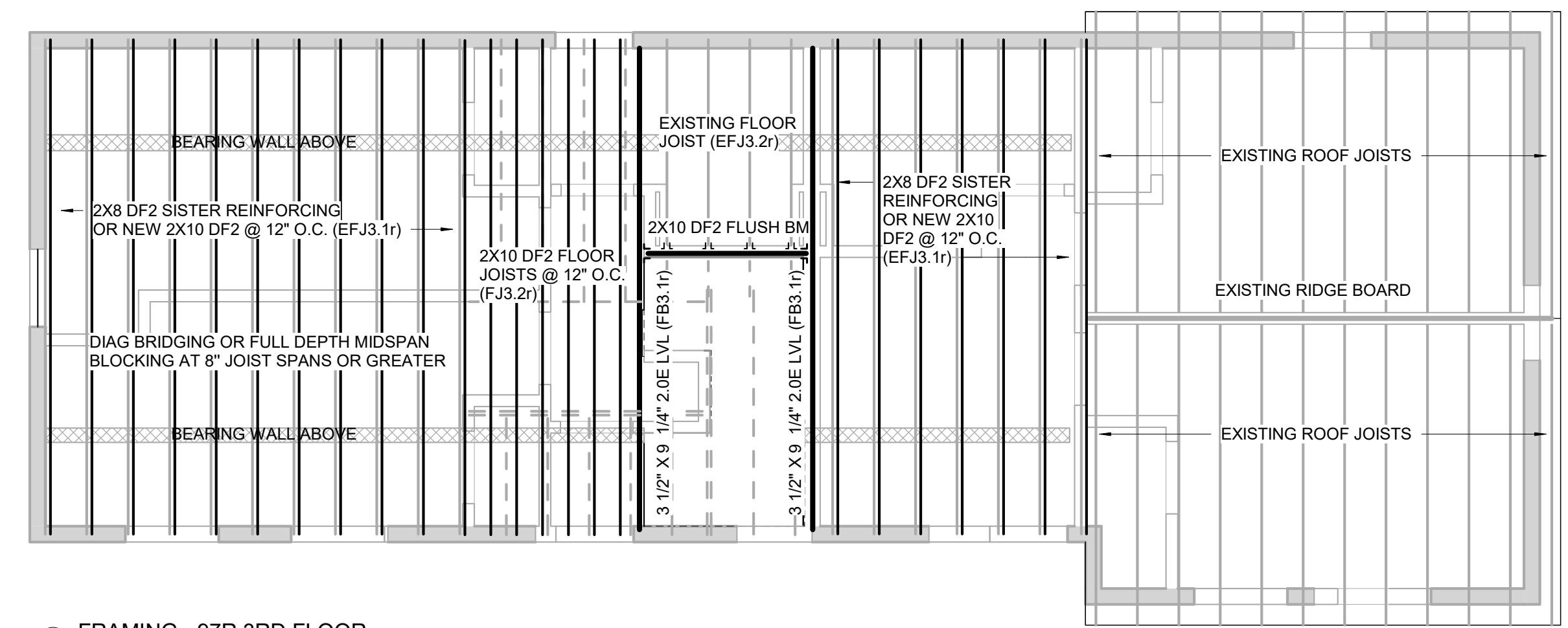
April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.00
 PROJECT #

DRAWING NUMBER:

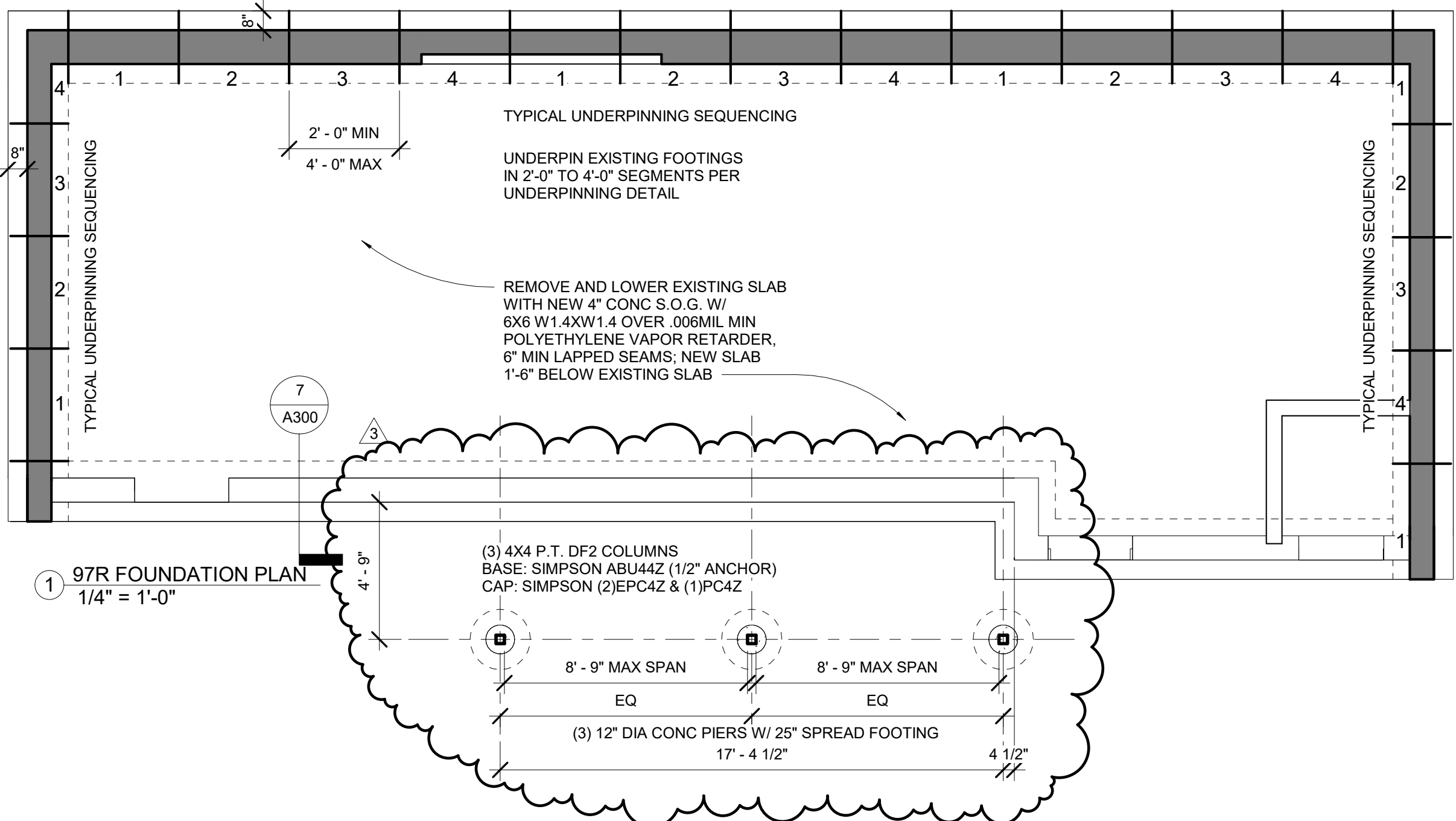
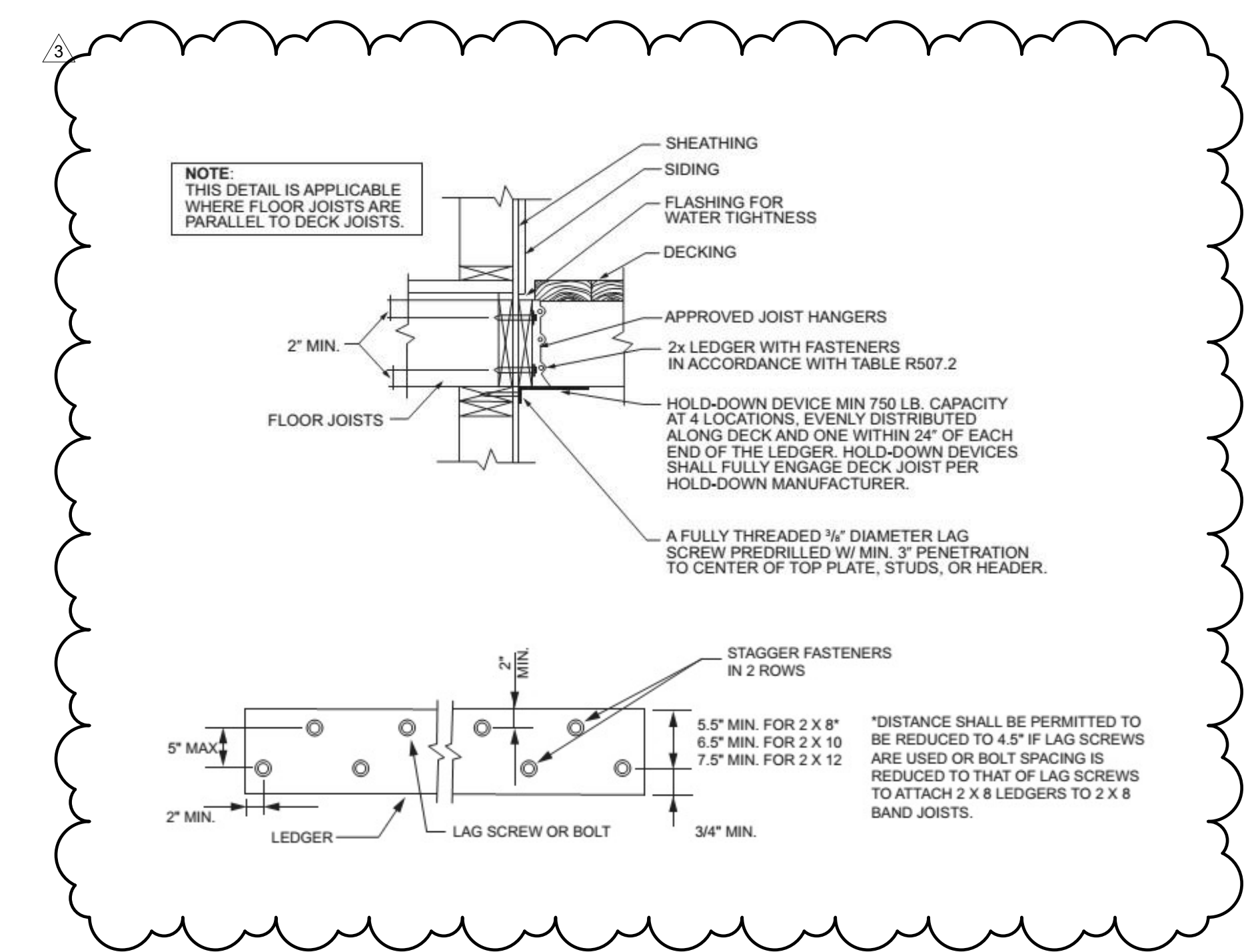
A200



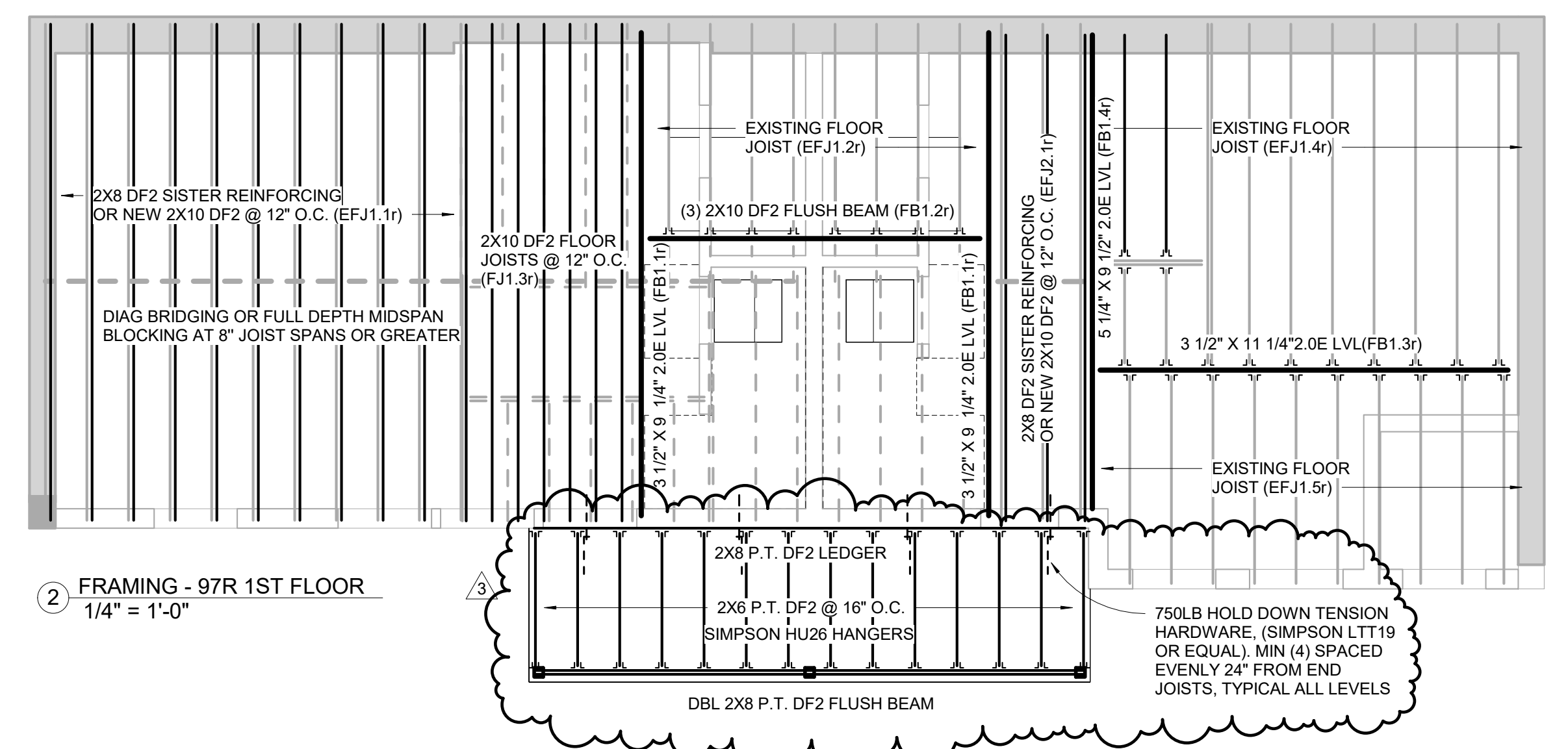
10/27/2022 9:58:38 AM



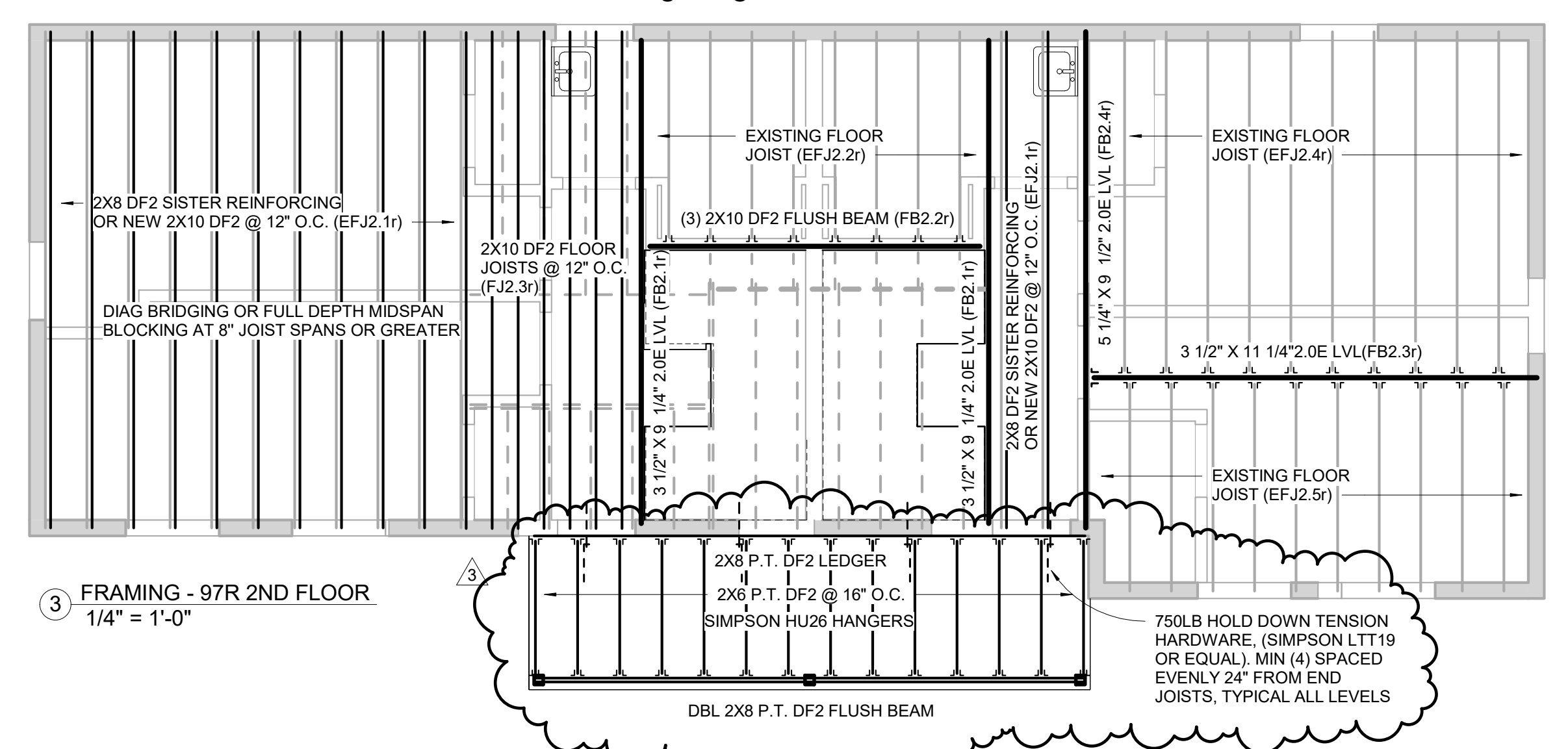
4. FRAMING - 97R 3RD FLOOR
 1/4" = 1'-0"



1. 97R FOUNDATION PLAN
 1/4" = 1'-0"



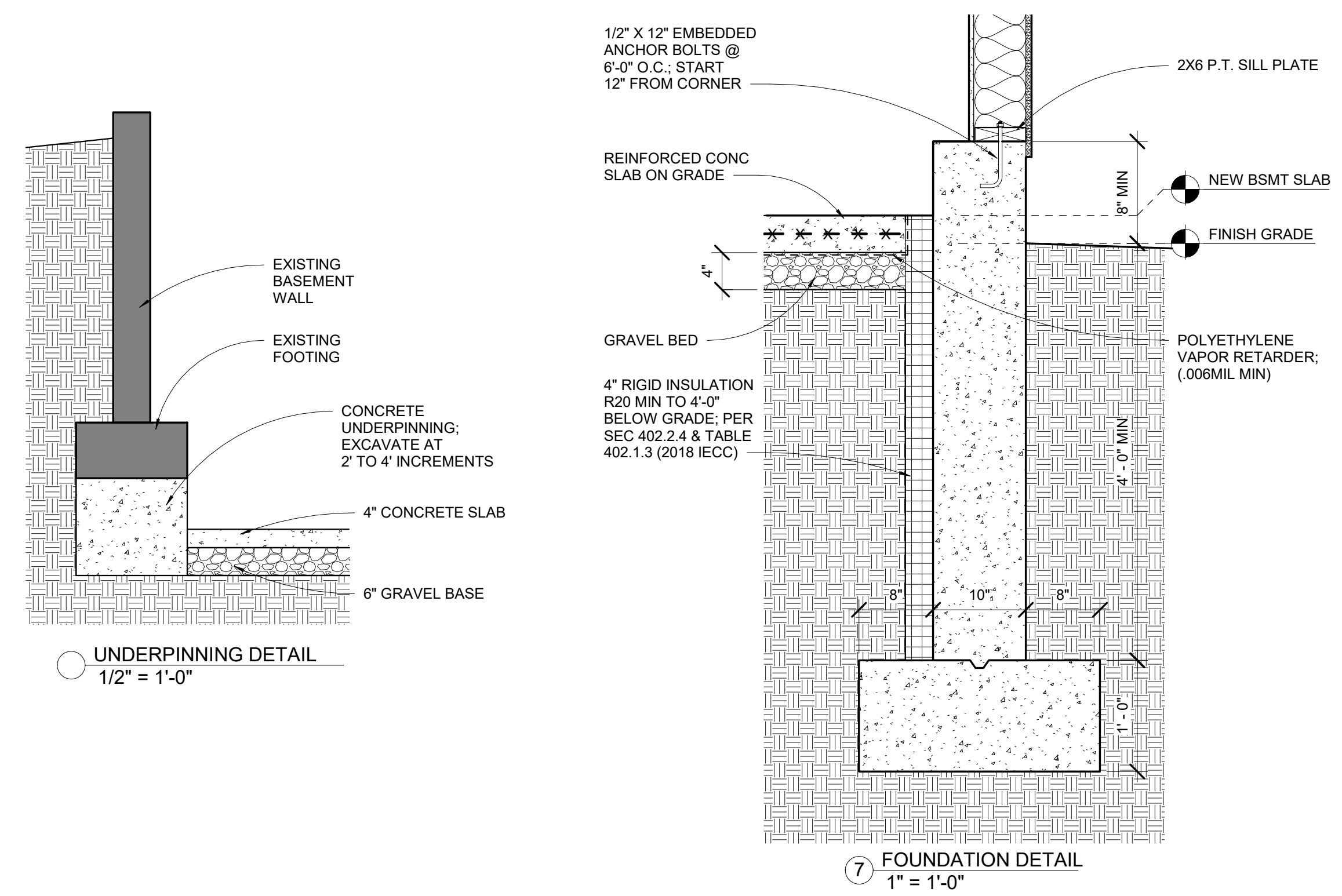
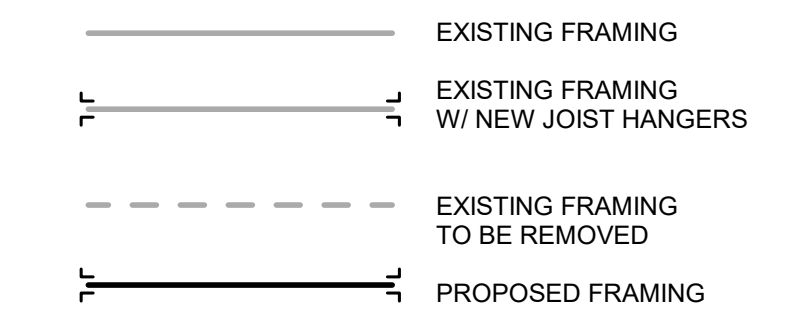
2. FRAMING - 97R 1ST FLOOR
 1/4" = 1'-0"



3. FRAMING - 97R 2ND FLOOR
 1/4" = 1'-0"

- CONCRETE NOTES:**
1. ALL CONCRETE WORK SHALL COMPLY WITH ACI 318: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 2. ALL CONCRETE SHALL COMPLY WITH ACI 301: SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 3. 2,500 MIN PSI COMPRESSIVE STRENGTH POST 28 DAYS
 4. ALL CONCRETE TO BE POURED MONOLITHICALLY.
 5. CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION 4 OF IRC 2015 780CMR.
 6. STEEL REINFORCING SHALL COMPLY WITH ASTM 615 GRADE 60, U.N.O.

- FRAMING NOTES:**
1. FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS; ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
 2. COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
 3. INSTALL LUS210 SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
 4. DIAG BRIDGING OR FULL DEPTH MIDSPAN BLOCKING AT 8' JOIST SPANS OR GREATER
 5. INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
 6. NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ARCHITECT
 7. SPLICE BEAMS AT SUPPORTS
 8. INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
 9. LIVE LOADS:
 BEDROOMS 30 PSF
 OTHER THAN BEDROOMS 40 PSF
 EXTERIOR DECK 40 PSF
 SNOW LOAD 50PSF



6. UNDERPINNING DETAIL
 1/2" = 1'-0"

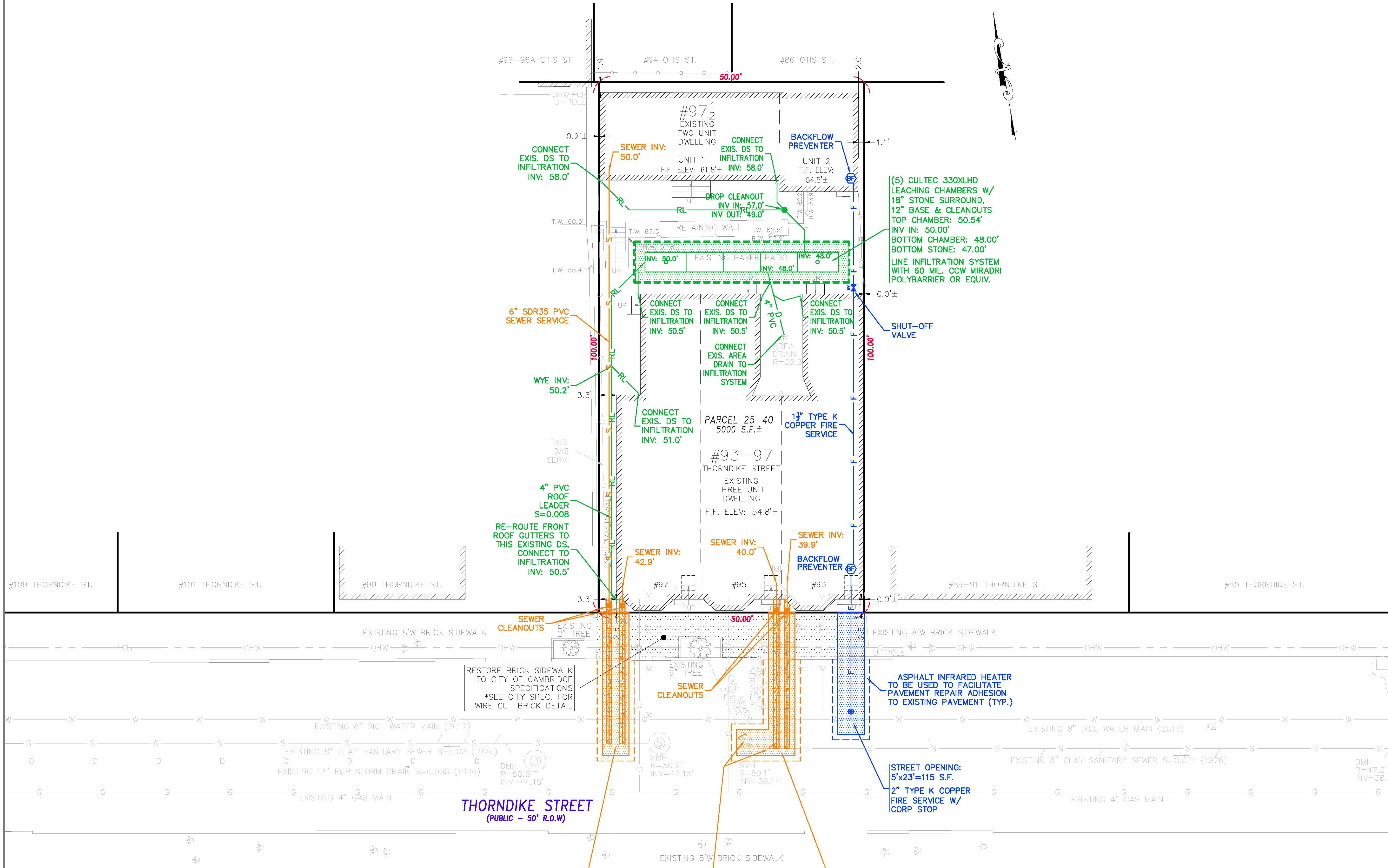
7. FOUNDATION DETAIL
 1" = 1'-0"

2022/04/05 10:45:03 AM

2022/04/05 10:45:03 AM

THIS PLAN HAS BEEN CALCULATED FROM INSTRUMENT SURVEY AND FROM RECORD INFORMATION ONLY. THE ABSENCE OR EXACTNESS OF UTILITIES IS NEITHER INTENDED OR IMPLIED. THE CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES.

CONTRACTOR TO NOTIFY DIG-SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.



LEGEND

- BSW BACK EDGE OF SIDEWALK
- BC BUILDING CORNER
- BLDG EDGE OF BUILDING
- GS GROUND SHOT
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- HYD FIRE HYDRANT
- LC LOT CORNER
- EHH ELEC HANDHOLE
- WG WATER GATE
- GG GAS GATE
- DS EXISTING DOWNSPOUT & SPLASH BLOCK
- SEWER/RAIN CLEANOUT
- WATER SHUT OFF
- WATER SHUT OFF

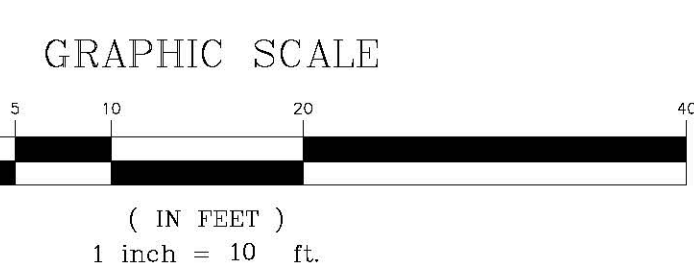
STREET OPENING:
5'x27'=135 S.F.
6" SDR35 PVC SEWER SERVICE (#97) ENCASED IN 8"± CONC. TO CLEANOUT S=0.07 CONN INV: 42.2'

6" SDR35 PVC SEWER SERVICE (#97) ENCASED IN 6"± CONC. S=0.02 CONN INV: 42.3'

CUT & CAP (2) SEWER SERVICES AT MAIN

STREET OPENING:
5'x27'+5'x6'=1165 S.F.
6" SDR35 PVC SEWER SERVICE (#95) ENCASED IN 6"± CONC. S=0.02 CONN INV: 39.4'

6" SDR35 PVC SEWER SERVICE (#93) ENCASED IN 6"± CONC. S=0.02 CONN INV: 39.3'

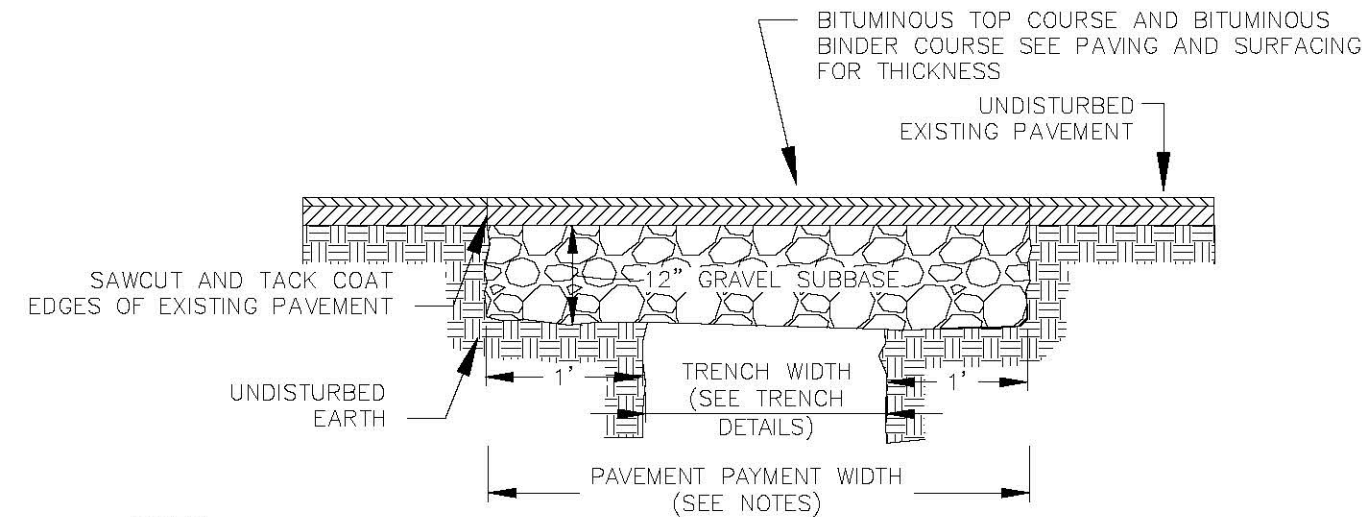


PROPOSED SITE PLAN
97 THORNDIKE STREET
CAMBRIDGE MA
FOR
GREG MCCARTHY

CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191

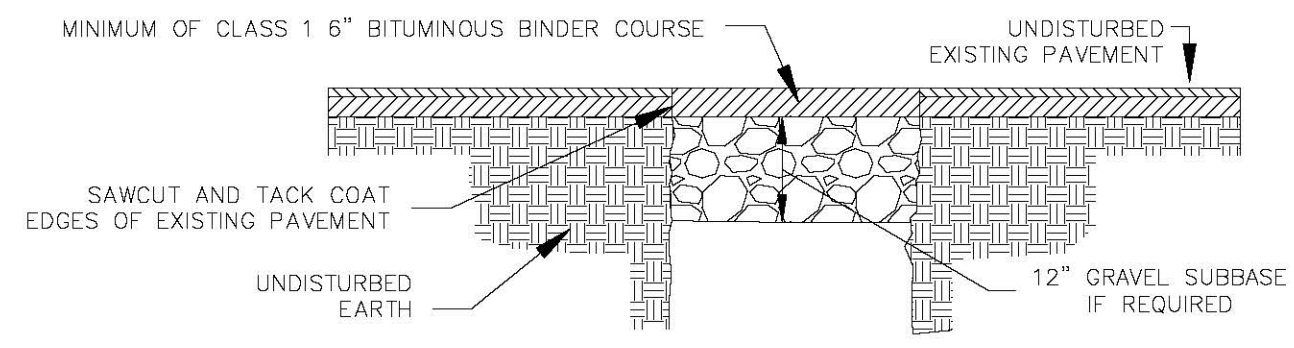
SHEET NO: 1 OF 2 DATE: 3/21/2022 JOB: 4449
REV. 6/13/2022
DRAWN BY: W.R.D.

REFERENCES
DEED BK. 49,311 PG. 131
PLAN IN BK. 13,138-END
LAND CT. PLAN #11309-A
ASSESSORS MAP 25 PARCEL 40
ELEVATIONS BENCHMARK: CAMBRIDGE CITY BASE



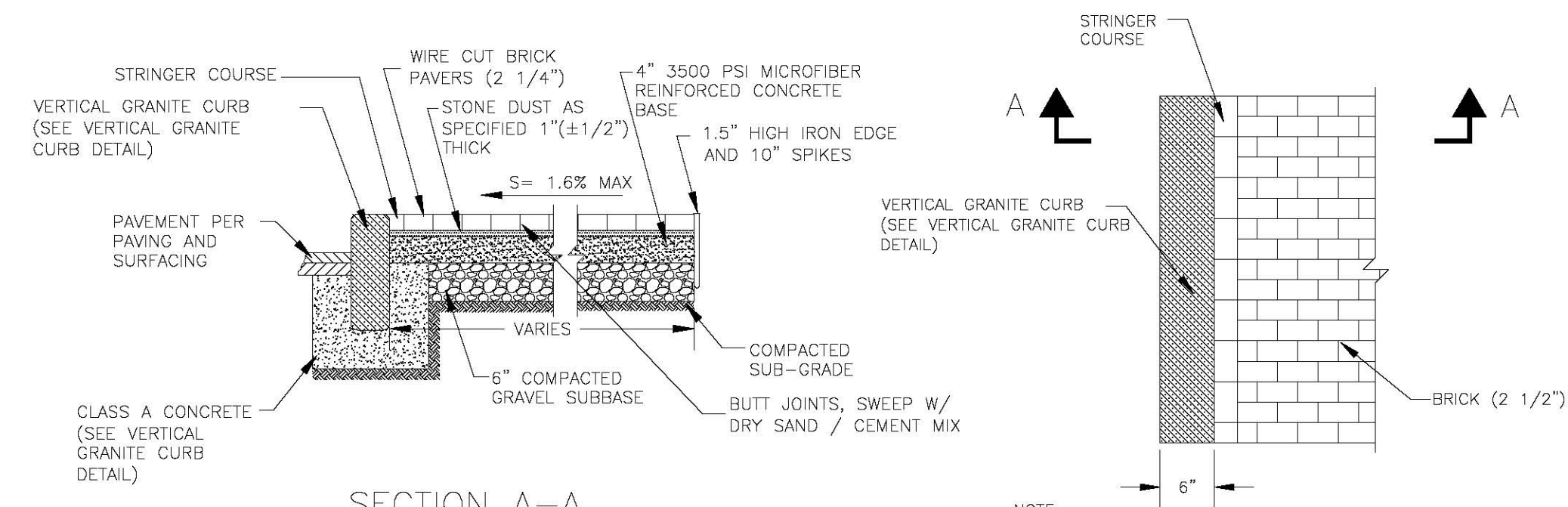
- NOTES:
1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
 2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.
 4. ASPHALT INFRARED HEATER TO BE USED TO FACILITATE PAVEMENT REPAIR ADHESION TO EXISTING PAVEMENT

PERMANENT PAVEMENT PATCH DETAIL



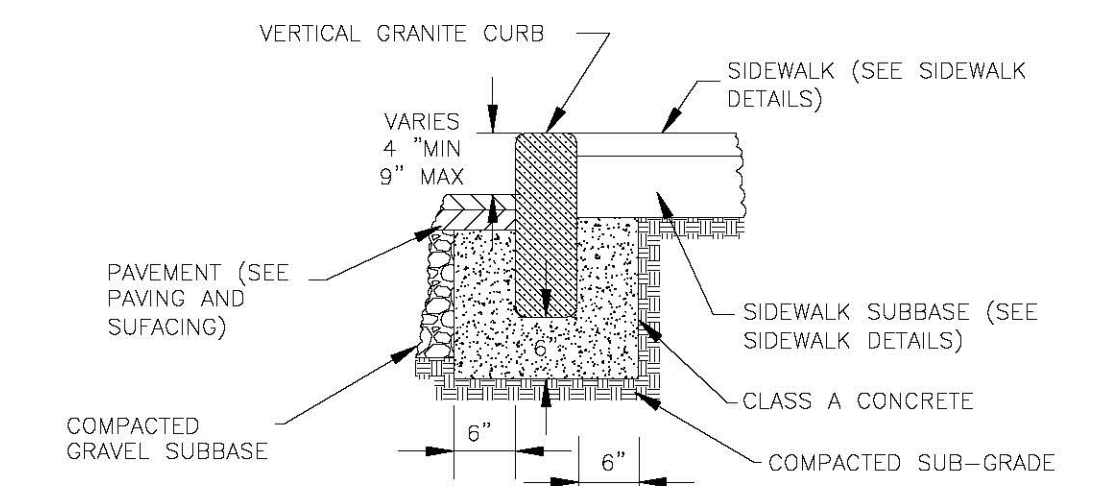
- NOTES:
1. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 2. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

TEMPORARY PAVEMENT PATCH DETAIL

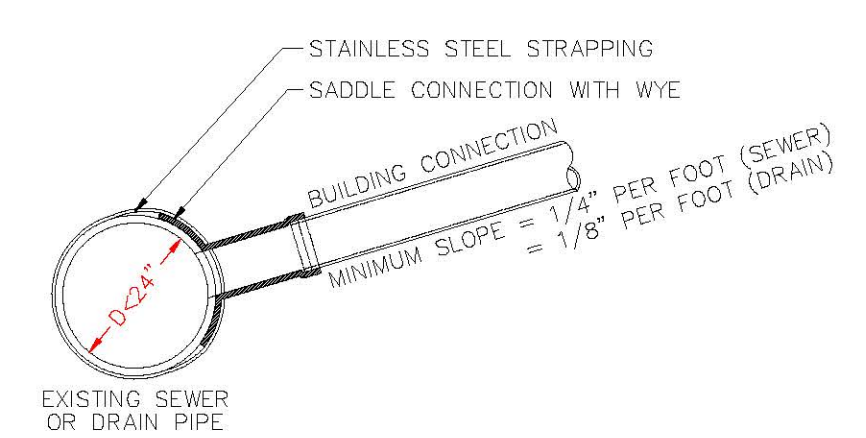


- NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.
 2. FOR BRICK LAYOUT PATTERN SEE PLAN VIEW DETAIL 2524-8

BRICK SIDEWALK DETAIL

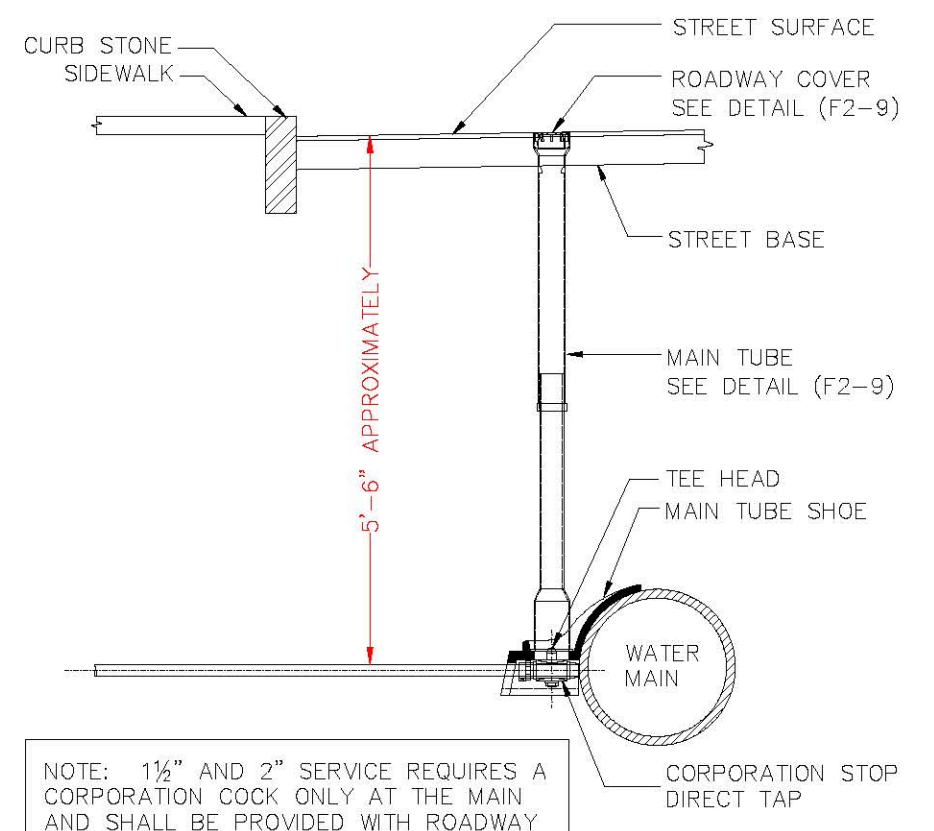


VERTICAL GRANITE CURB DETAIL



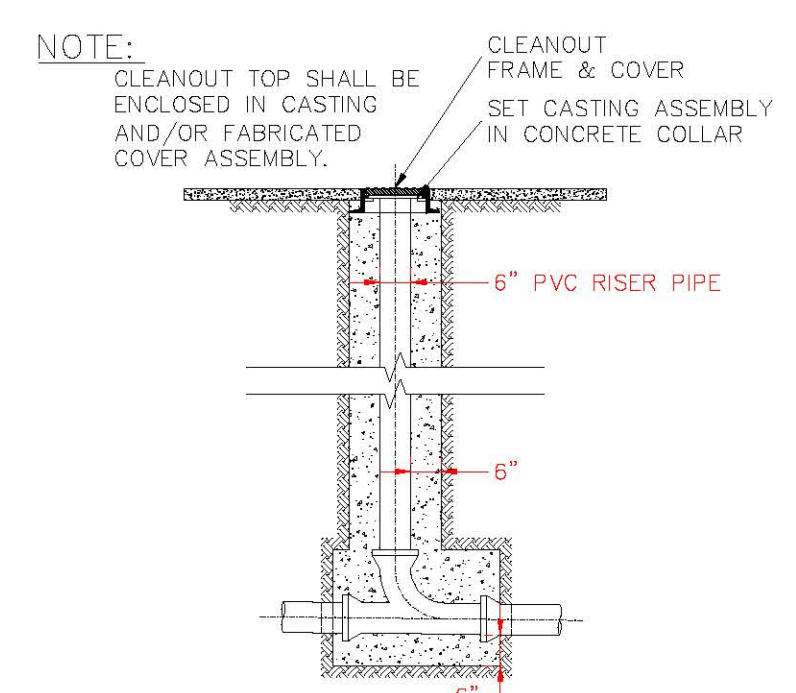
- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING OF THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

SEWER SERVICE CONNECTION DETAIL



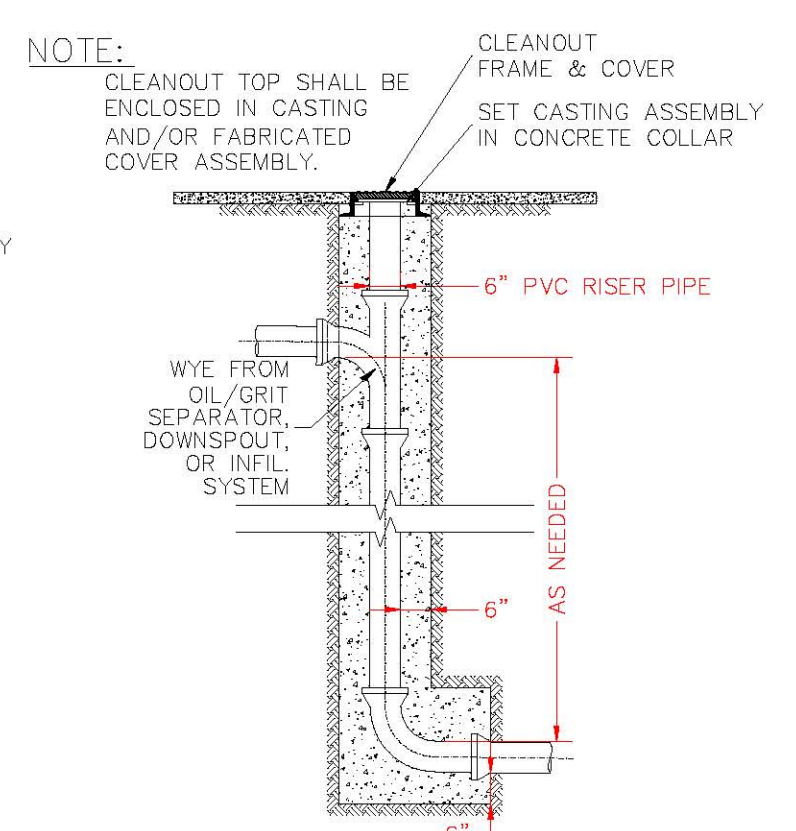
- NOTE: 1 1/2\"/>

FIRE SERVICE CONNECTION DETAIL



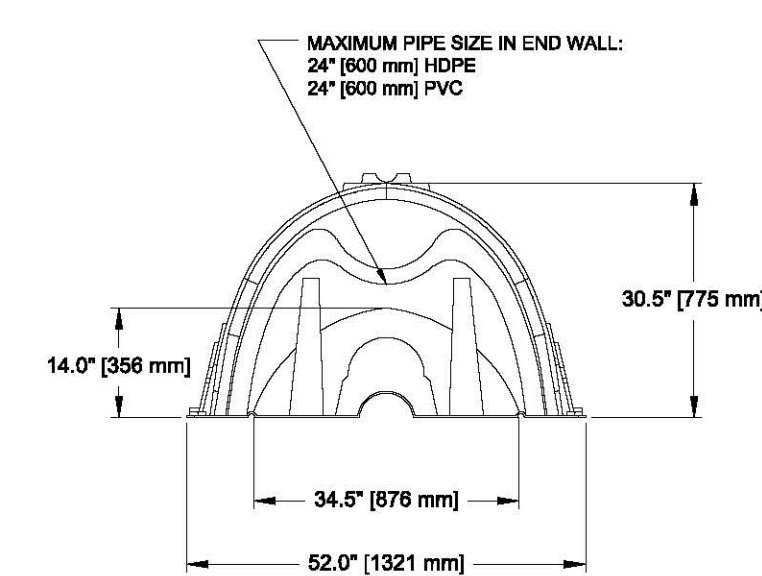
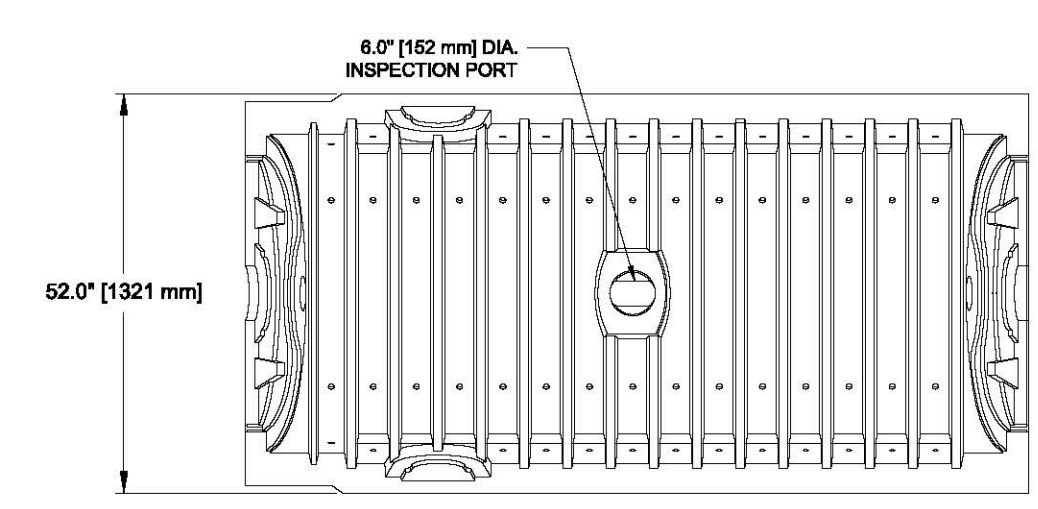
- NOTE:

IN-LINE CLEANOUT DETAIL

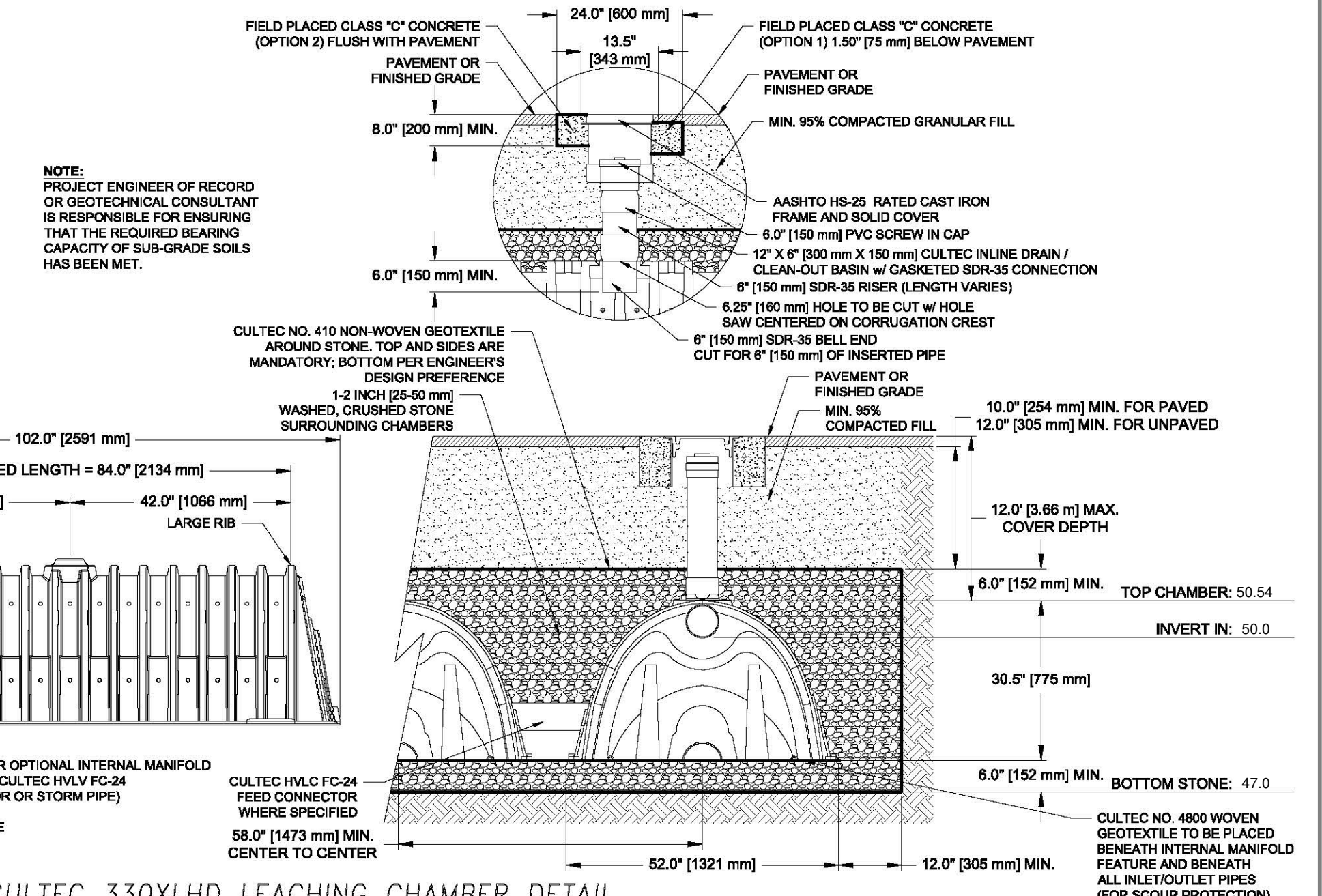


- NOTE:

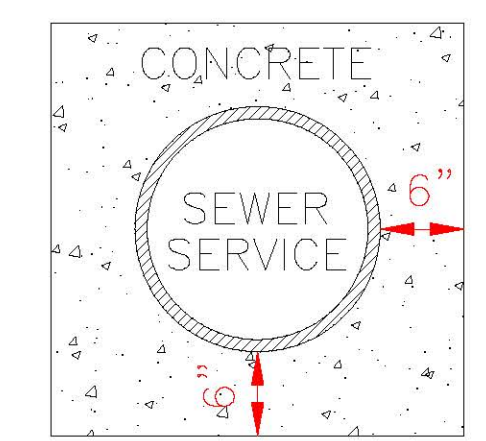
DROP CLEANOUT DETAIL



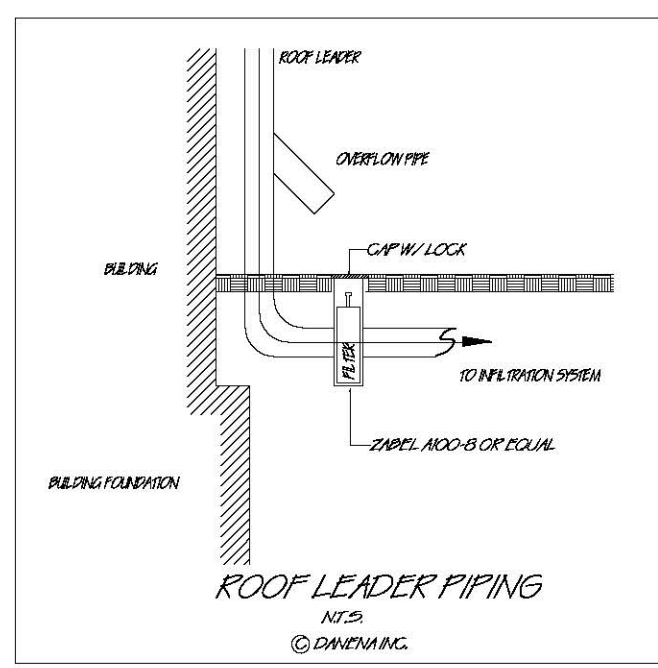
CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.450 CF/FT (0.693 m³/m)
 INSTALLED LENGTH ADJUSTMENT = 1.5' (0.46 m)
 SINGLE CHAMBER MAX. STORAGE = 52.21 CF (1.478 m³)
 SIDE PORTAL ACCEPTS CULTEC H.V.LV FC-24 FEED CONNECTOR



CULTEC 330XLHD LEACHING CHAMBER DETAIL



SEWER ENCASEMENT DETAIL



ROOF LEADER PIPING



PROPOSED SITE PLAN DETAILS
 97 THORNDIKE STREET
 CAMBRIDGE MA
 FOR
 GREG MCCARTHY
 CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 2 OF 2 DATE: 3/21/2022 JOB: 4449
 REV. 6/13/2022
 DRAWN BY: W.R.D.

ABBREVIATIONS:

ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MEMB	MEMBRANE
AB	ANCHOR BOLT	MEP	MECHANICAL EQUIPMENT PAD
& OR	AND	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	MID-POINT
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
@	AT	MISC	MISCELLANEOUS
BAL	BALANCE	NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION
BETW	BETWEEN	NOM	NOMINAL
BM	BEAM	NWC	NORMAL WEIGHT CONCRETE
BRG	BEARING	N	NORTH
BLK	BLOCK	NIC	NOT IN CONTRACT
B OR BOT	BOTTOM	NTS	NOT TO SCALE
BEW	BOTTOM EACH WAY	NO OR #	NUMBER
BRKT	BRACKET	OC	ON CENTER
BLDG	BUILDING	OPNG	OPENING
CIP	CAST-IN-PLACE	OPP	OPPOSITE
CTRD	CENTERED	OD	OUTSIDE DIAMETER
⊕	CENTERLINE	OF	OUTSIDE FACE
CLR	CLEAR	P.T.	PRESSURE TREATED
COL	COLUMN	PT	POINT
CONC	CONCRETE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PTB	POST-TENSIONED BAR
CONST	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONSTJT OR ⋈	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	P/C	PRECAST CONCRETE
DET	DETAIL	R	RADIUS
DIA OR □	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCE, REINFORCING OR REINFORCEMENT
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	Ⓢ	SEALANT
ELECT	ELECTRICAL	SCH OR SCHED	SCHEDULE
EL OR ⊕	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SH	SHEET
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP	EQUIPMENT	S	SOUTH
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXP BOLT	EXPANSION BOLT	SPKR	SPRINKLER
EJ OR EXP JT	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	STN STL	STAINLESS STEEL
FF	FINISH FACE	STD	STANDARD
FT	FEET OR FOOT	STL	STEEL
FIN	FINISH	ST STL	STAINLESS STEEL
FIN FL	FINISHED FLOOR	STRUCT	STRUCTURAL
FPRF	FIREPROOF	SYM	SYMMETRICAL
FL	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
FD	FLOOR DRAIN	THK	THICK OR THICKNESS
FTG	FOOTING	x	TIMES OR BY
FDN	FOUNDATION	TO	TOP OF
GA	GAGE OR GAUGE	T & B	TOP AND BOTTOM
GALV	GALVANIZED	TOC	TOP OF CURB or CONCRETE
GWB or GYP	GYPSTUM WALL BOARD	TOS	TOP OF STEEL
HGT	HEIGHT	TOW	TOP OF WALL
H OR HORIZ	HORIZONTAL	TYP	TYPICAL
IN	INCH	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	V OR VERT	VERTICAL
INCL	INCLUDING OR INCLUSIVE	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	W	WEST
IF	INSIDE FACE	WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WP	WORKING POINT
JT	JOINT		
LWC	LIGHT WEIGHT CONCRETE		
LBS	POUNDS		

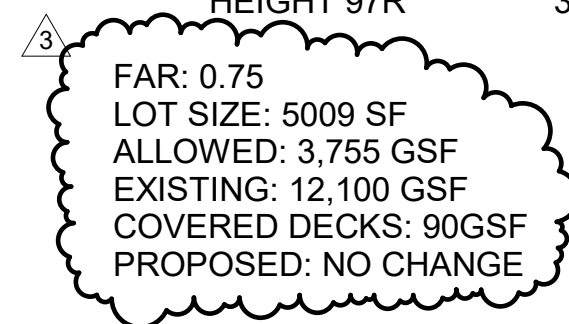
THORNDIKE STREET RESIDENCES

97 1/2 THORNDIKE STREET, CAMBRIDGE, MA 02141

CODE ANALYSIS:

- APPLICABLE CODES:
 BUILDING CODE:
 IBC 2015 (780 CMR)
 IEBC 2015
 IECC 2018
 IFC 2015 (527 CMR)
 8TH EDITION AMENDMENTS
 ENERGY CODE:
 IECC 2009
 FIRE PREVENTION & ELECTRICAL CODE:
 527 CMR
- ZONING DISTRICT - CAMBRIDGE RESIDENCE C1
 SETBACKS:

97F FRONT:	REQ'D	PROPOSED
97F SIDE:	20'-2"	NO CHANGE
97F REAR:	18'-5"	NO CHANGE
97R FRONT:	20'-2"	NO CHANGE
97R SIDE:	21'-1"	NO CHANGE
97R REAR:	9'- 6"	NO CHANGE
	19'-5"	NO CHANGE
HEIGHT 97:	35'	NO CHANGE
HEIGHT 97R:	35'	NO CHANGE



- CHAPTER 3 - USE GROUP CLASSIFICATION:
SECTION 310.0 - RESIDENTIAL R2
- CHAPTER 6 - CONSTRUCTION CLASSIFICATION:
TABLE 602 - UNIT SEPERATION - 1 HR
SECTION 602.5 - TYPE 5A CONSTRUCTION
- CHAPTER 10 - MEANS OF EGRESS
TABLE 1006.2.1 - TWO EXITS REQUIRED
SECTION 1030 - EMERGENCY ESCAPE & RESCUE
BEDROOM EGRESS:
1 WINDOW MINIMUM REQUIREMENTS
5.7SF OPERABLE CLEAR AREA
44" MAX SILL HEIGHT

GENERAL NOTES:

- WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED TO PERFORM HIS OR HER WORK AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR FIRE RATED. SINGLE LAYER OF PLASTER OR 5/8" GWB EACH SIDE OF INTERIOR PARTITION (UL DESIGN# L305), SINGLE 5/8" AT CEILINGS (UL DESIGN# L512). ALL REPLACEMENT PATCHING OR REPAIRING IS THE RESPONSIBILITY OF CONTRACTOR. CONTACT ARCHITECT IF RATING IS BELIEVED TO BE INHERENT IN EXISTING ASSEMBLY.
- CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR SMOKE ALARM FIXTURES FOR APPORVAL
- CONTRACTOR SHALL INSTALL R38 INSULATION IN ALL NEW CEILINGS ON THE 2ND FLOOR.

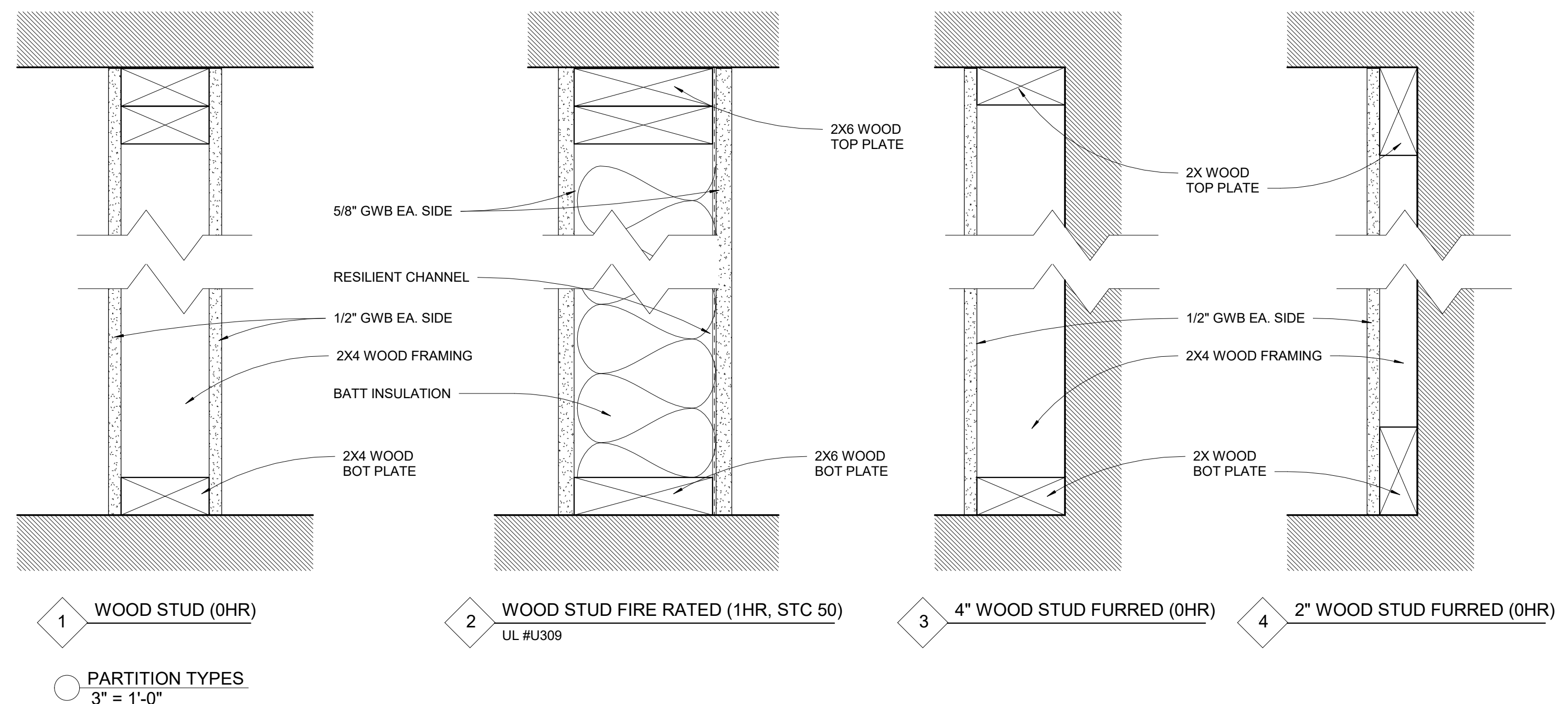
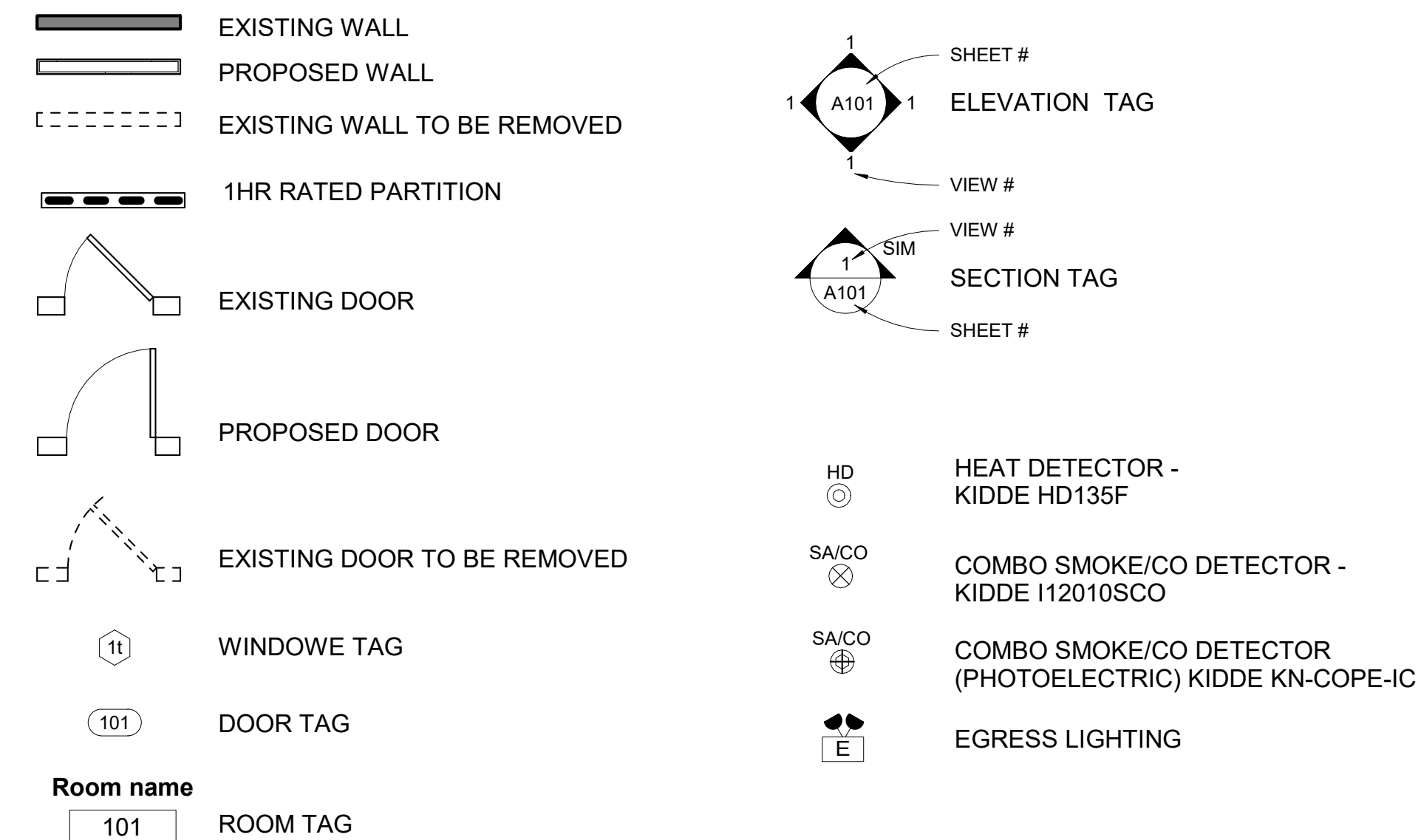
PERFORMANCE SPECIFICATIONS:

- EXTERIOR WALLS:
EXISTING WOOD FRAMING
R20 MIN INSULATION VALUE (CAVITY) WHERE STUDS ARE EXPOSED
- WINDOWS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- CEILING/ROOF
R38 MIN INSULATION VALUE
- FOUNDATION
NO CHANGE
- STAIRS:
NO CHANGES
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING.
BALUSTERS: 4" MAX CLEAR WIDTH

DRAWING LIST

SHEET #	SHEET NAME
A000	TITLE SHEET
A100	97R DEMO PLANS
A101	97R FLOOR PLANS
A200	97R ELEVATIONS
A201	97R EXISTING ELEVATIONS
A300	97R FRAMING PLANS

SYMBOL LEGEND



ARCHITECT
S47|a
 studio47 architects, inc
 517 boston post rd
 suite #30
 sudbury, ma 01776
 p: 508-550-4730
 www.s47a.com

PROJECT:
Thorndike St Residences
 93-97 Thorndike St
 Cambridge, MA 02141

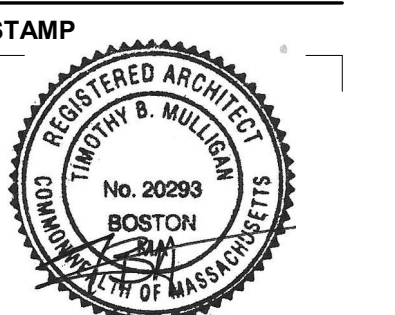
CLIENT:
River Front Realty
 275 Main St
 Charlestown MA 02129

PROJECT TEAM:

REVISIONS:

1. ISD REQUEST	7.13.22
3. EXT DECKS	9.27.22

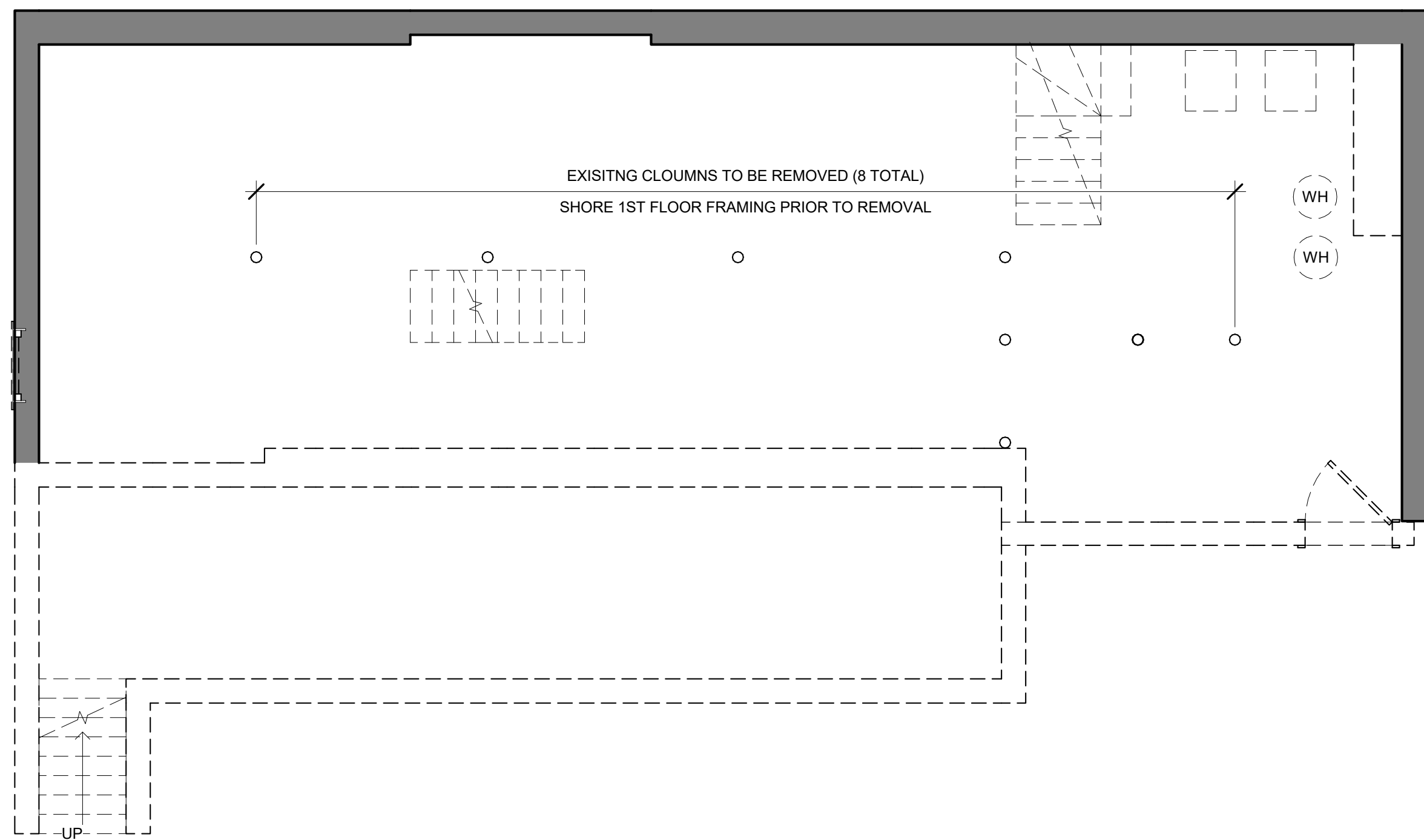
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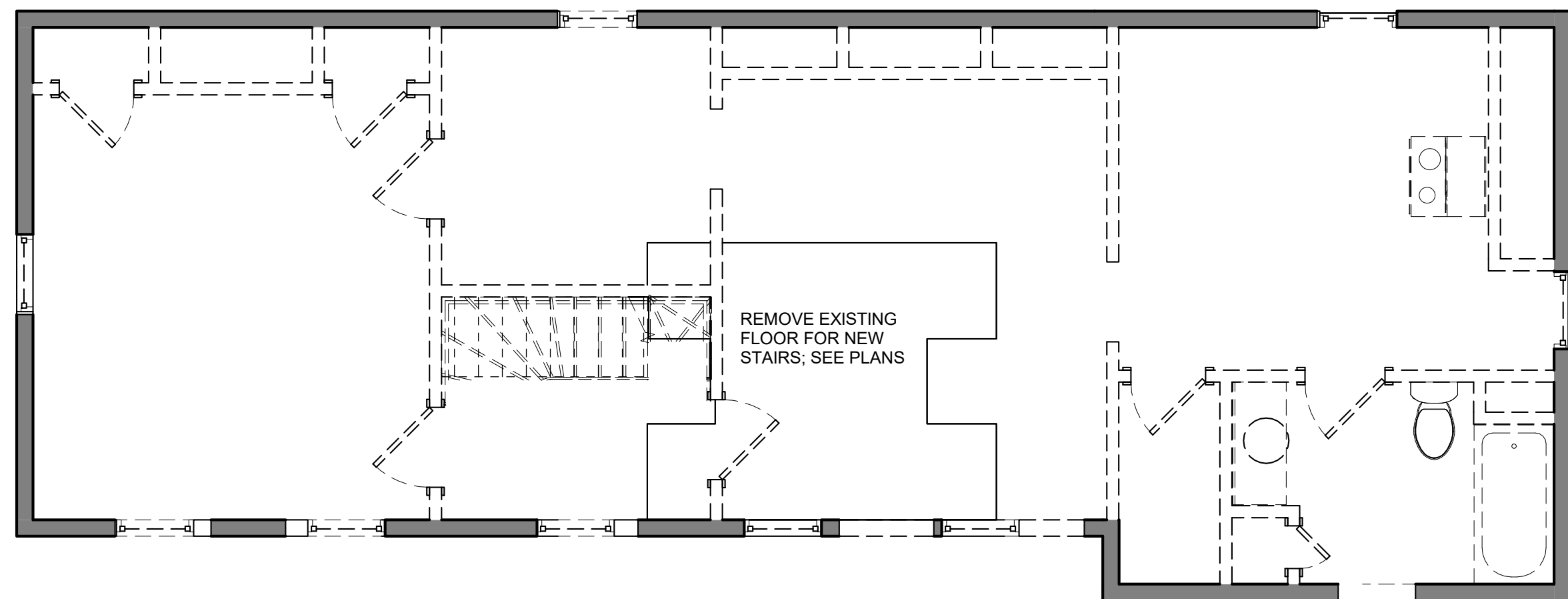
April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 As indicated
 SCALE
 2204.00
 PROJECT #

DRAWING NUMBER:

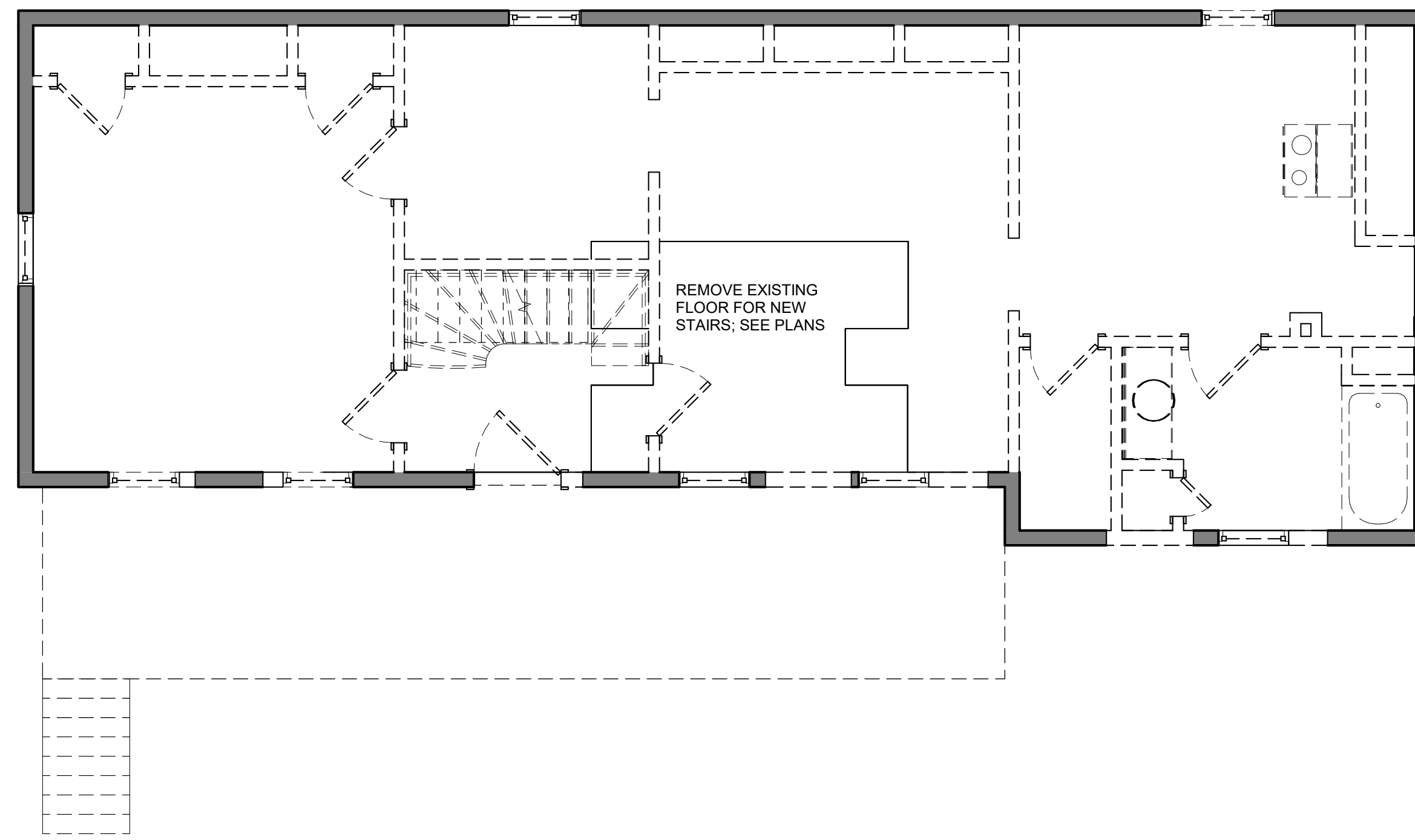
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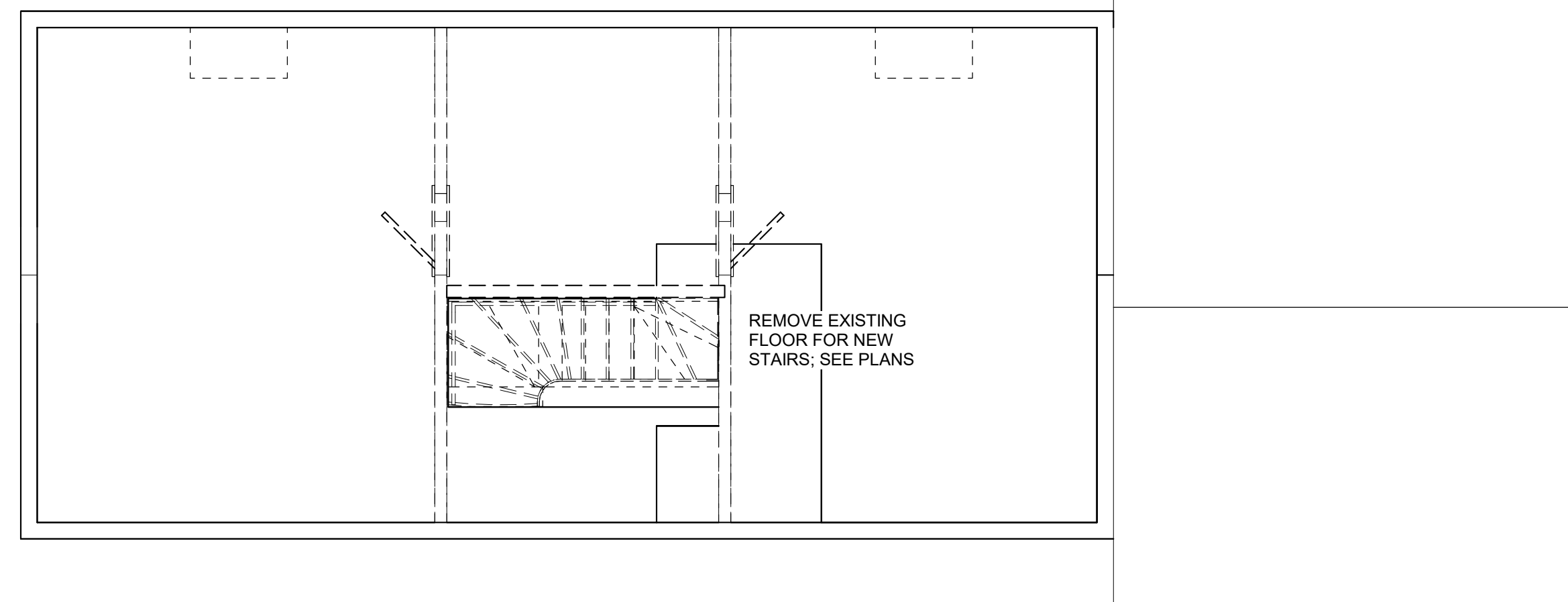
1 DEMO - BASMENT (REAR)
1/4" = 1'-0"



3 DEMO - 97R 2ND FLOOR
1/4" = 1'-0"



2 DEMO - 97R 1ST FLOOR
1/4" = 1'-0"



4 DEMO - 97R 3RD FLOOR
1/4" = 1'-0"

DEMO/FINISH NOTES:

1. ALL EXISTING CEILING, FLOOR AND WALL FINISHES TO BE REMOVED AND EXISTING FRAMING EXPOSED.
2. ALL EXISTING INTERIOR DOORS TO BE REMOVED AND REPLACED IN KIND.
3. ALL EXISTING PLUMBING AND PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED PLUMBING AND FIXTURES.
4. ALL EXISTING ELECTRICAL WIRING AND FIXTURES TO BE REMOVED AND REPLACED WITH UPDATED WIRING AND FIXTURES.
5. ALL EXISTING EXTERIOR CLAPBOARD SIDING TO REMAIN AND REPAIRED AS REQUIRED.
6. ALL EXISTING EXTERIOR TRIM TO REMAIN AND REPAIRED AS REQUIRED.
7. ALL EXISTING WINDOWS TO BE REPAIRED/REPLACED AS REQUIRED.
8. ALL EXISTING EXTERIOR DOORS TO BE REPAIRED/REPLACED AS REQUIRED.
9. EXISTING FRAMING AND FLOOR PLAN LAYOUTS TO REMAIN, UNLESS NOTED OTHERWISE.
10. ENSURE ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR RATED AND MIN 50 STC.
11. EXTERIOR WALLS: R21 MIN INSULATION VALUE (CAVITY).
12. NEW WINDOWS AS REQUIRED:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
13. NEW EXTERIOR DOORS AS REQUIRED:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
14. CEILING/ROOF: R49 MIN INSULATION VALUE

DEMO SYMBOL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

REVISIONS:

DRAWING TITLE:

97R DEMO PLANS

STAMP



April 5, 2022

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

1/4" = 1'-0"

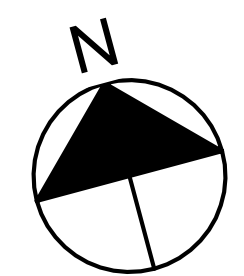
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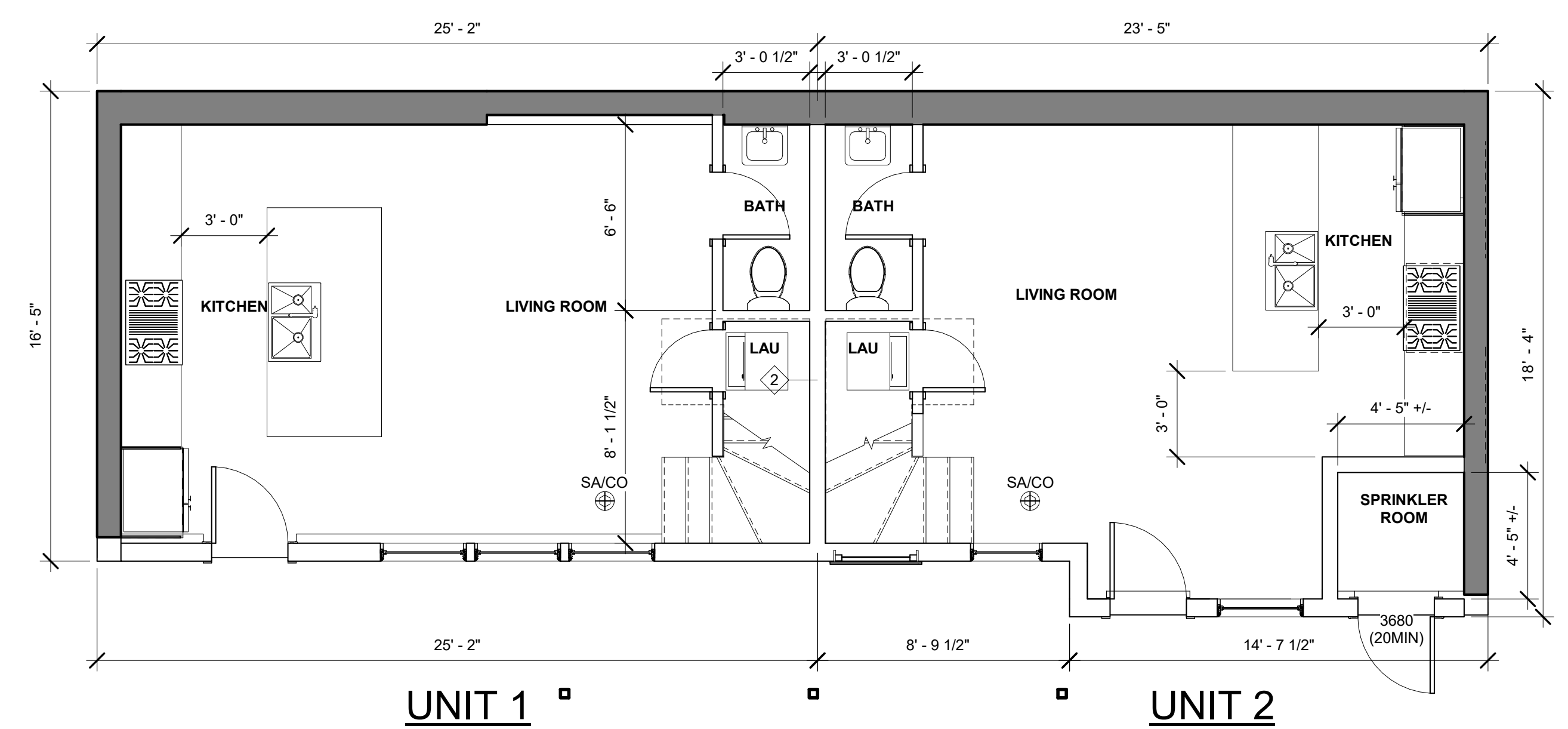
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PROJECT #

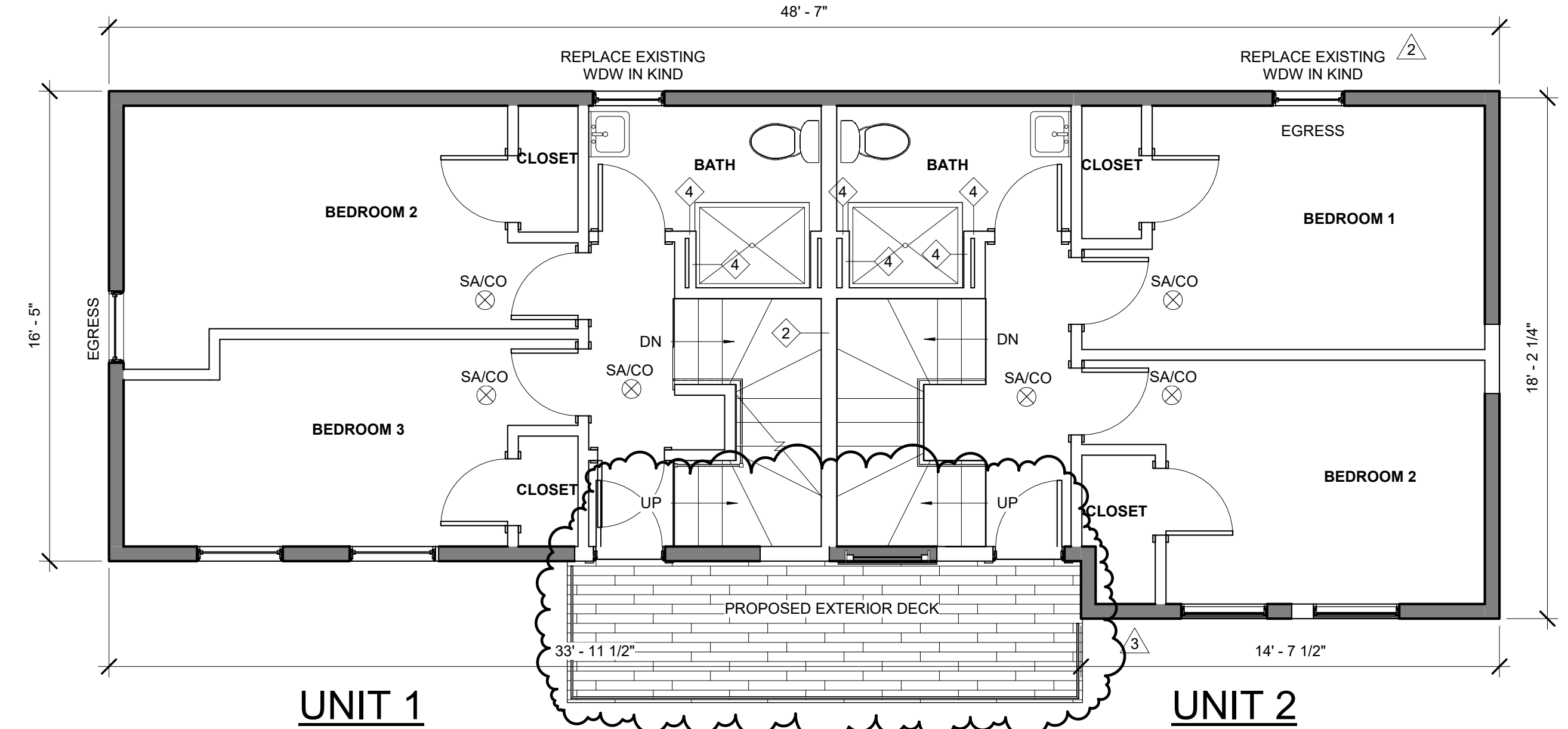
DRAWING NUMBER:

A100



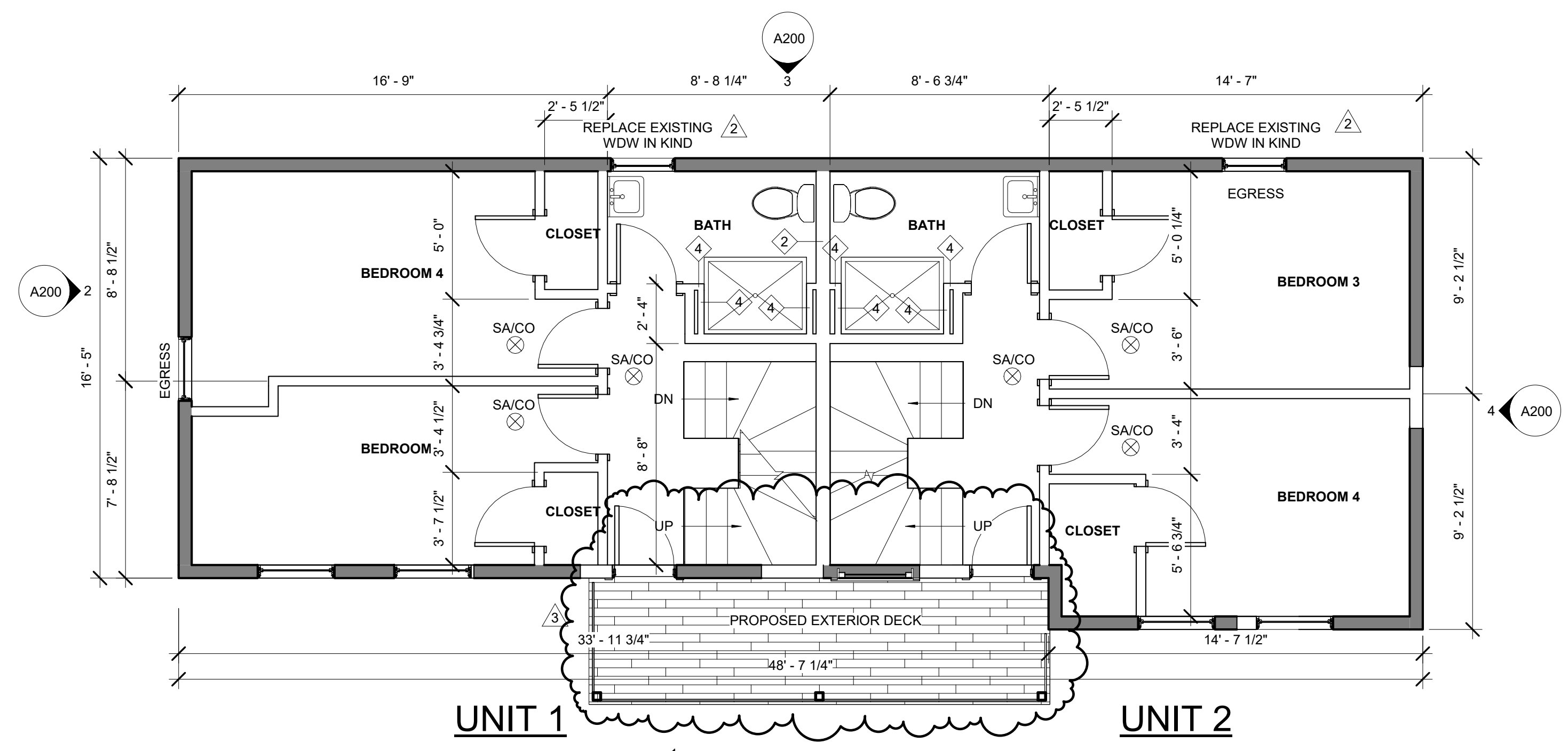


1 97R NEW BASEMENT
 1/4" = 1'-0"

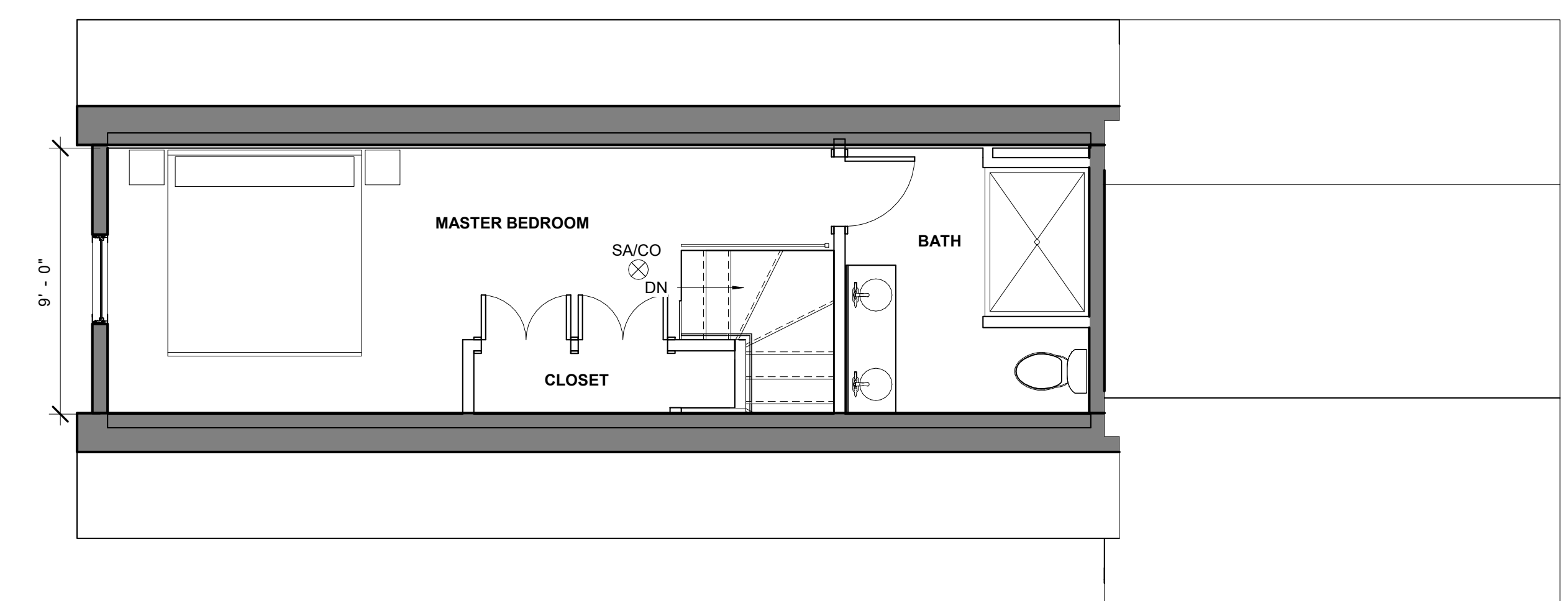


4 97R THORNDIKE - 2ND FLOOR
 1/4" = 1'-0"

NOTE:
 PARTITION TYPES
 TO BE TYPE 1 UNLESS
 NOTED OTHERWISE



2 97R THORNDIKE - 1ST FLOOR
 1/4" = 1'-0"



3 97R THORNDIKE - 3RD FLOOR
 1/4" = 1'-0"

SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED
- 1HR RATED PARTITION (UL DESIGN U305)
- HEAT DETECTOR - KIDDE HD135F
- COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
- COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED

SHEET #
 ELEVATION TAG
 VIEW #
 SECTION TAG
 SHEET #

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight:	3 pcf		
Fire Test:	UL R1319-85, 11-16-64		
Sound Test:	UL Design, L514		
IIC & Test:	CK 6512-6, 7, 4-15-65		
	38(67 C & P)		
	CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

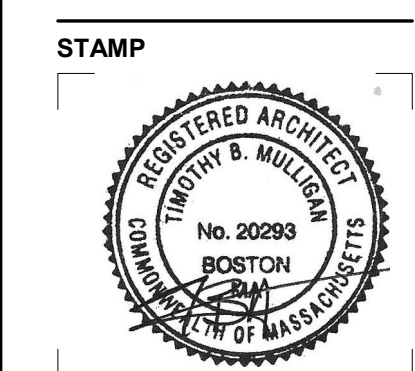
GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight:	3 pcf		
Fire Test:	UL R1319-85, 11-16-64		
Sound Test:	UL Design, L514		
IIC & Test:	CK 6512-6, 7, 4-15-65		
	38(67 C & P)		
	CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

REVISIONS:

2. REAR WDWs	8.30.22
3. EXT DECKS	9.27.22

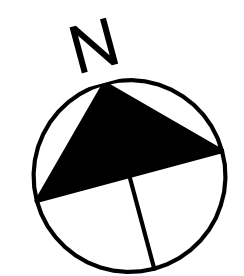
DRAWING TITLE:
97R FLOOR PLANS



April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.00
 PROJECT #

DRAWING NUMBER:

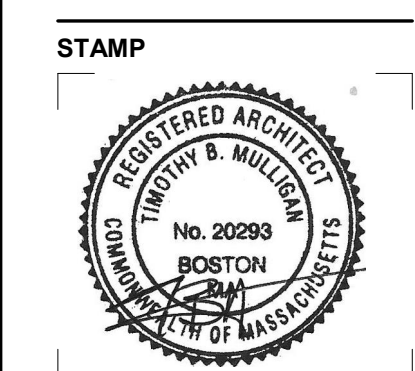
A101



REVISIONS:

2	REAR WDWS	8.30.22
3	EXT DECKS	9.27.22

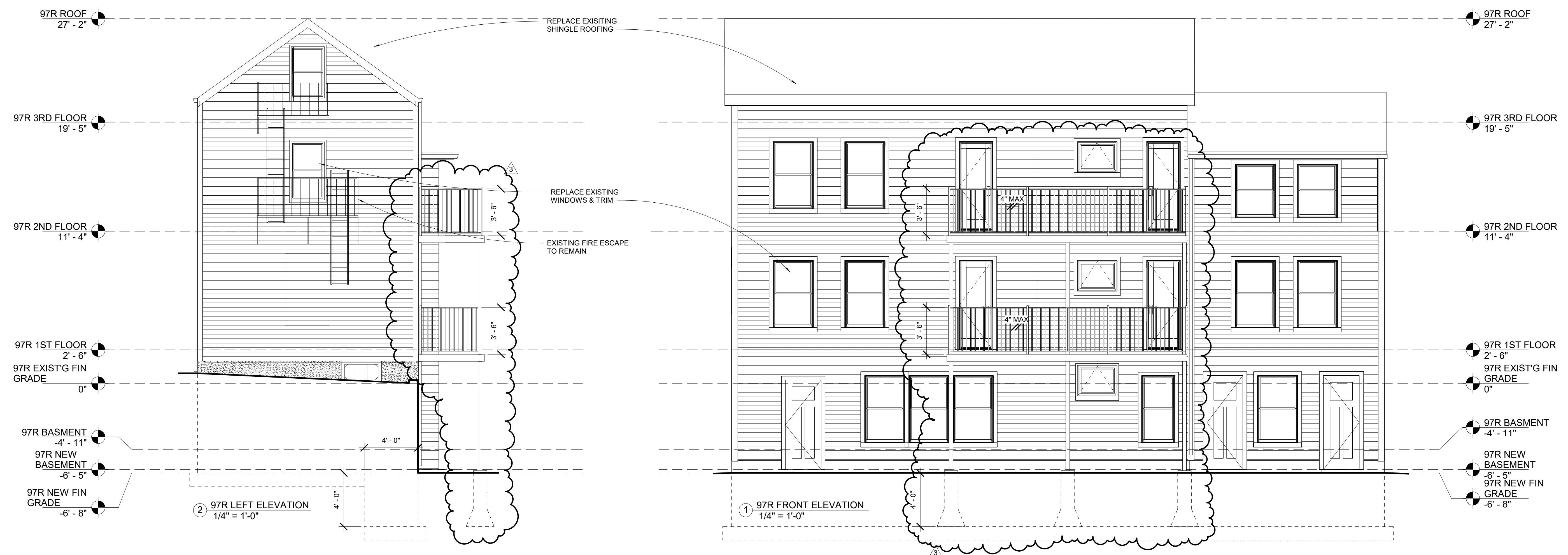
DRAWING TITLE:
97R ELEVATIONS



April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.00
 PROJECT #

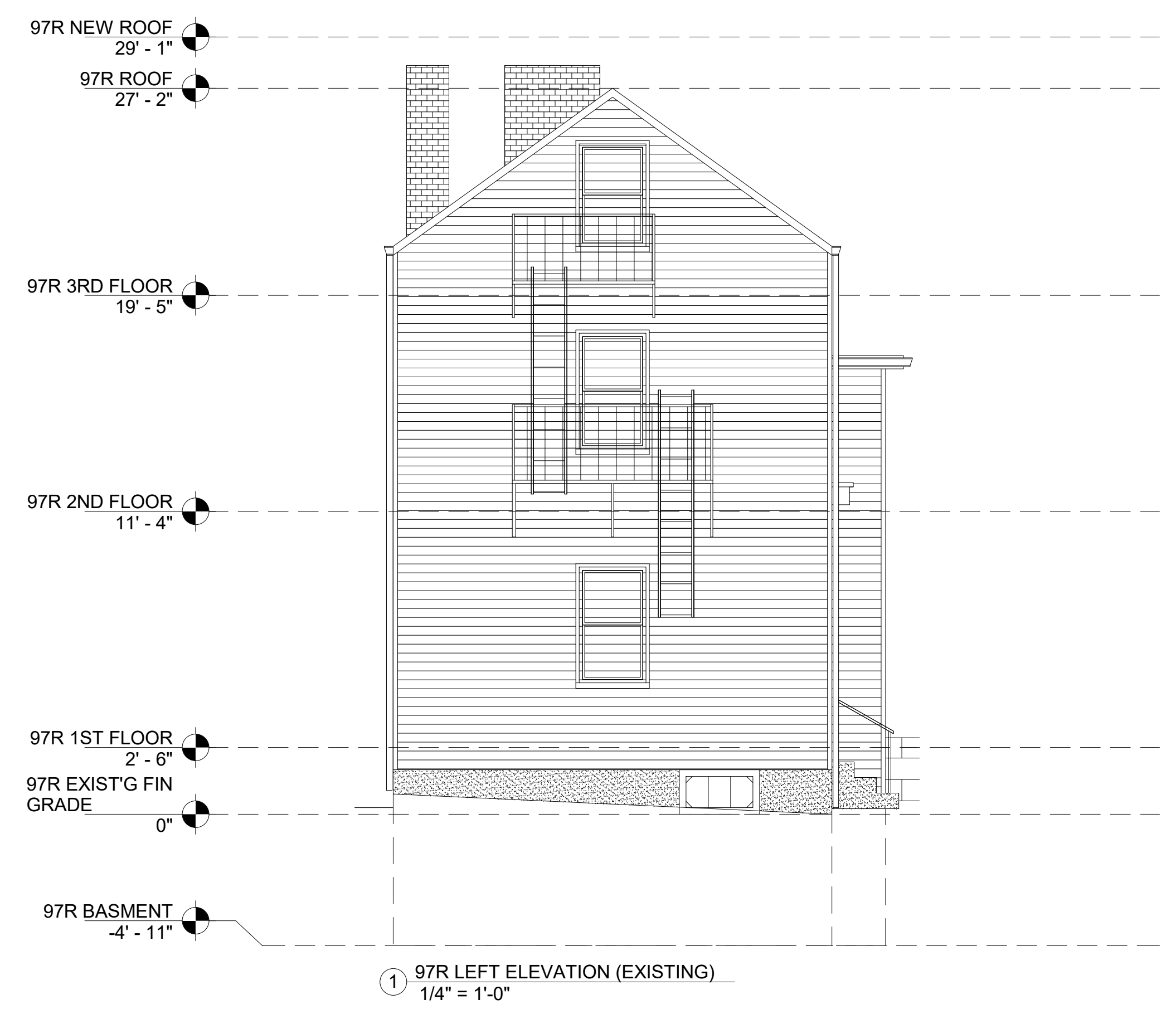
DRAWING NUMBER:

A200



20220405 10:15 AM S47|a architects, inc.

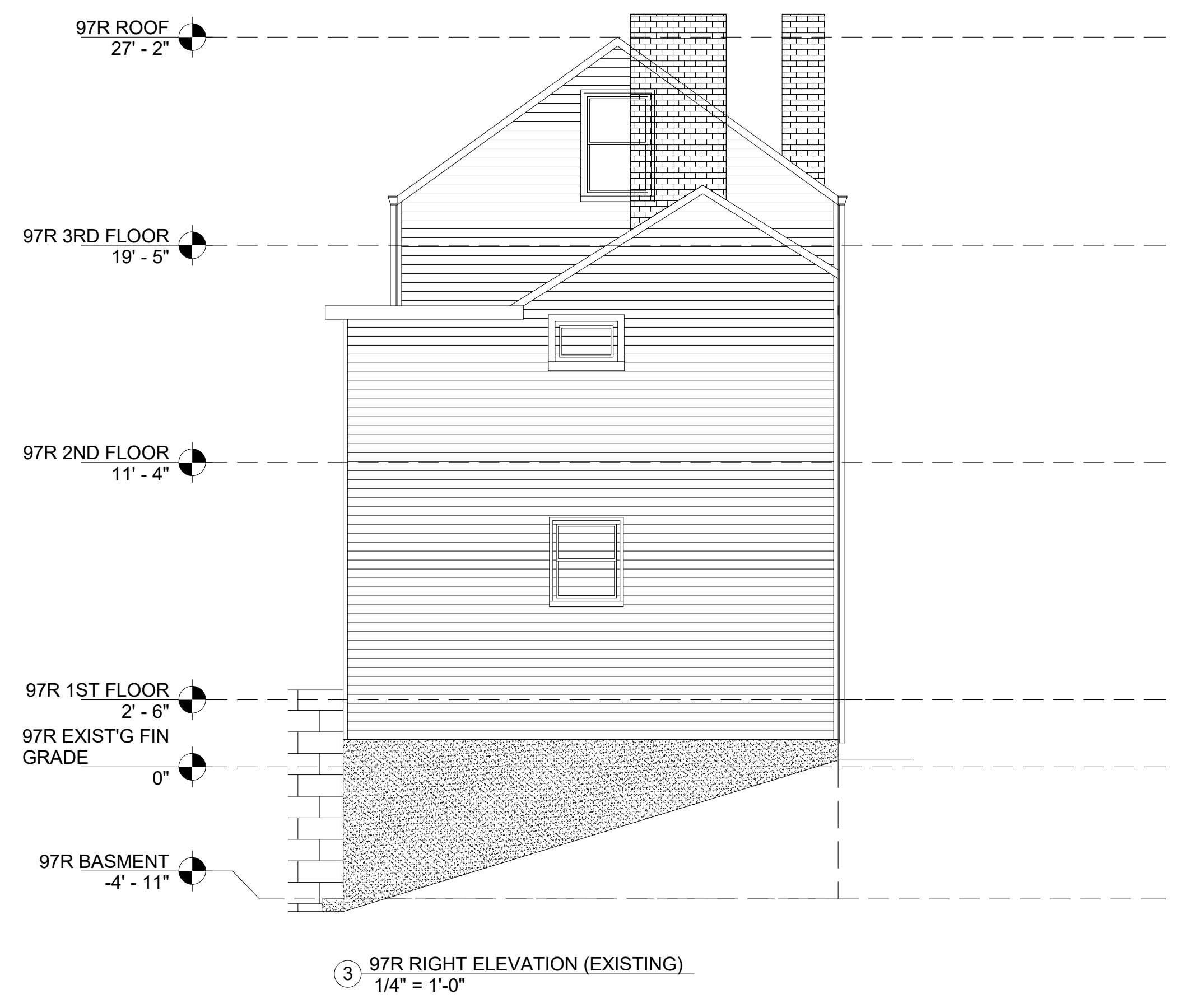
20220405 10:15 AM S47|a architects, inc.



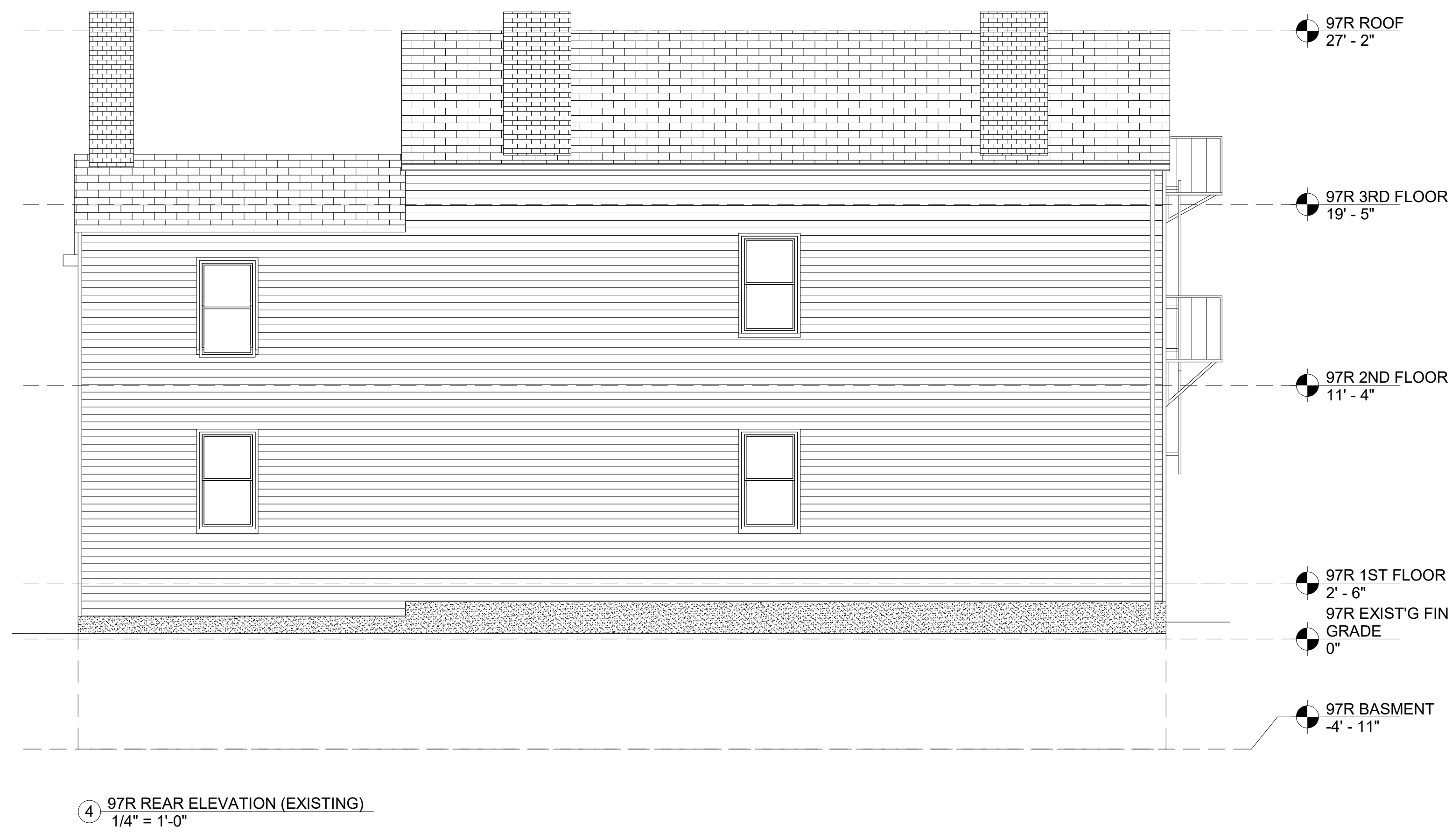
① 97R LEFT ELEVATION (EXISTING)
 1/4" = 1'-0"



② 97R FRONT ELEVATION (EXISTING)
 1/4" = 1'-0"



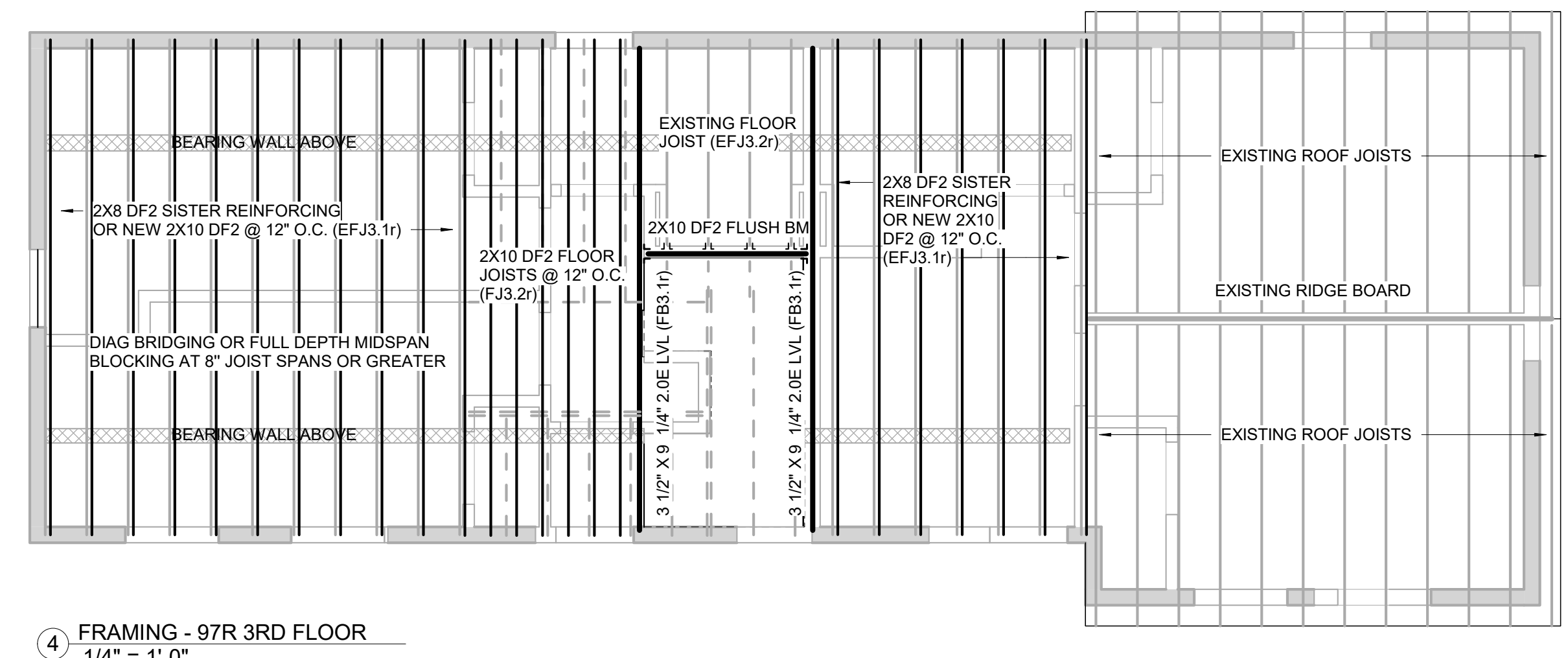
③ 97R RIGHT ELEVATION (EXISTING)
 1/4" = 1'-0"



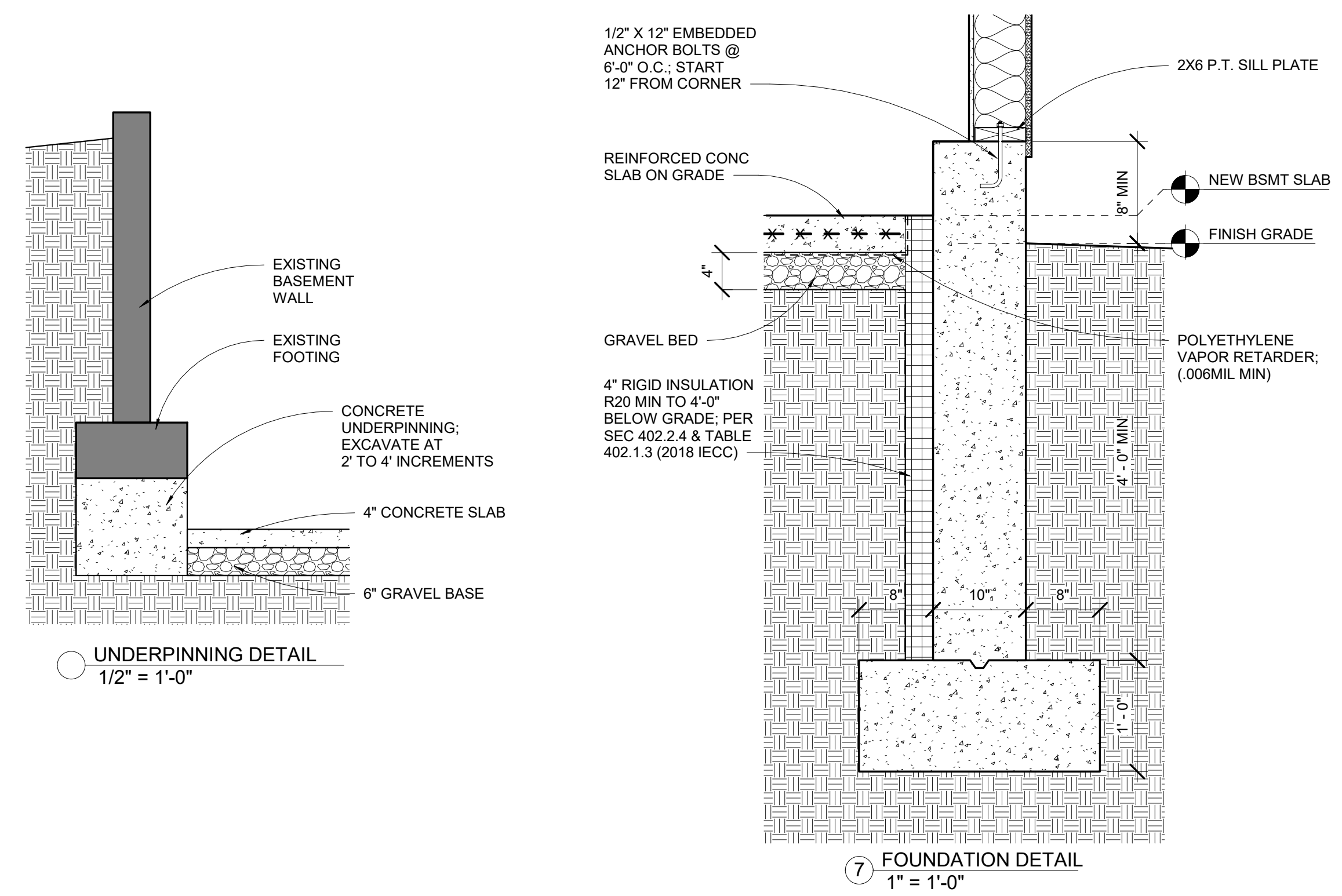
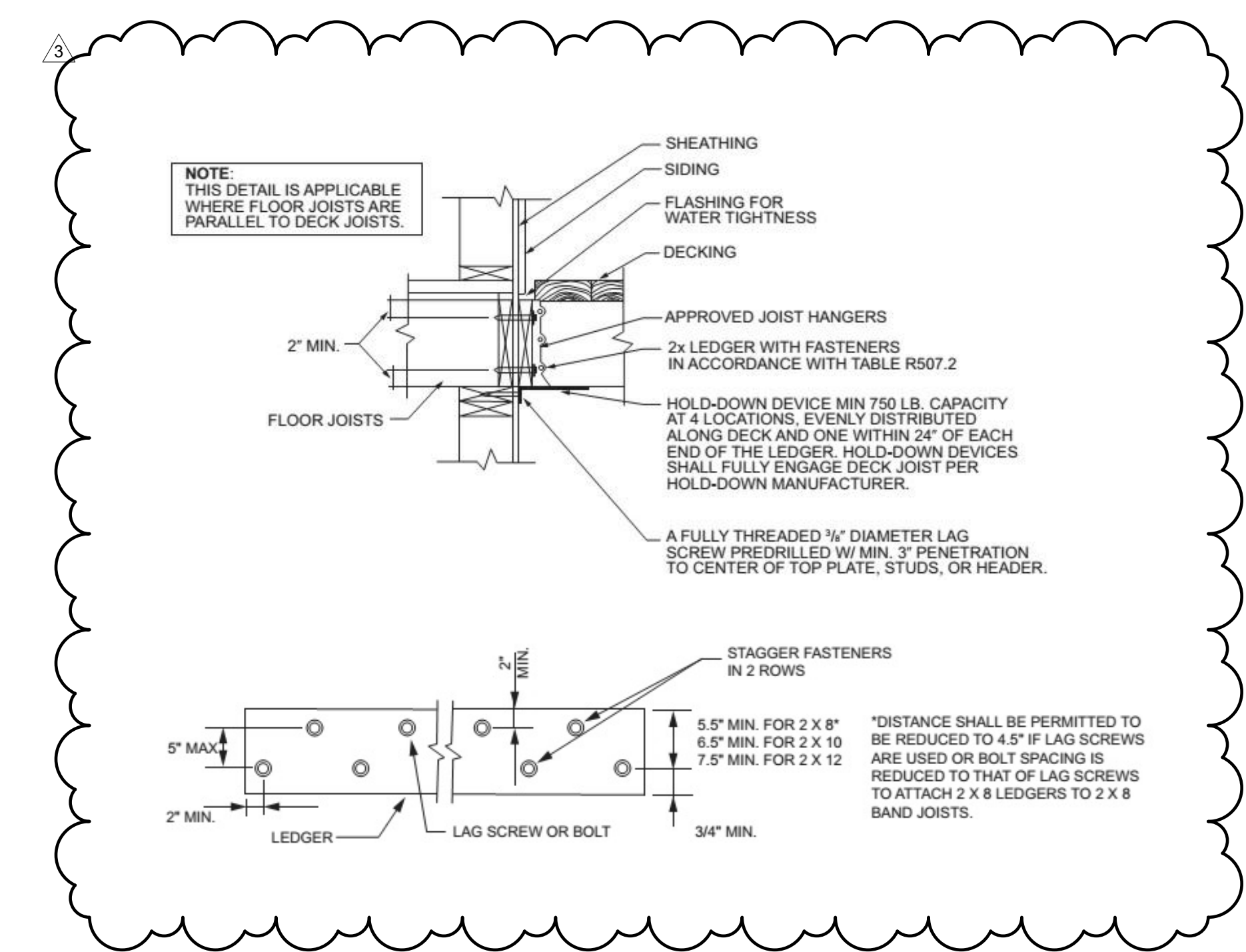
④ 97R REAR ELEVATION (EXISTING)
 1/4" = 1'-0"

20220405 10:58 AM

20220405 10:58 AM



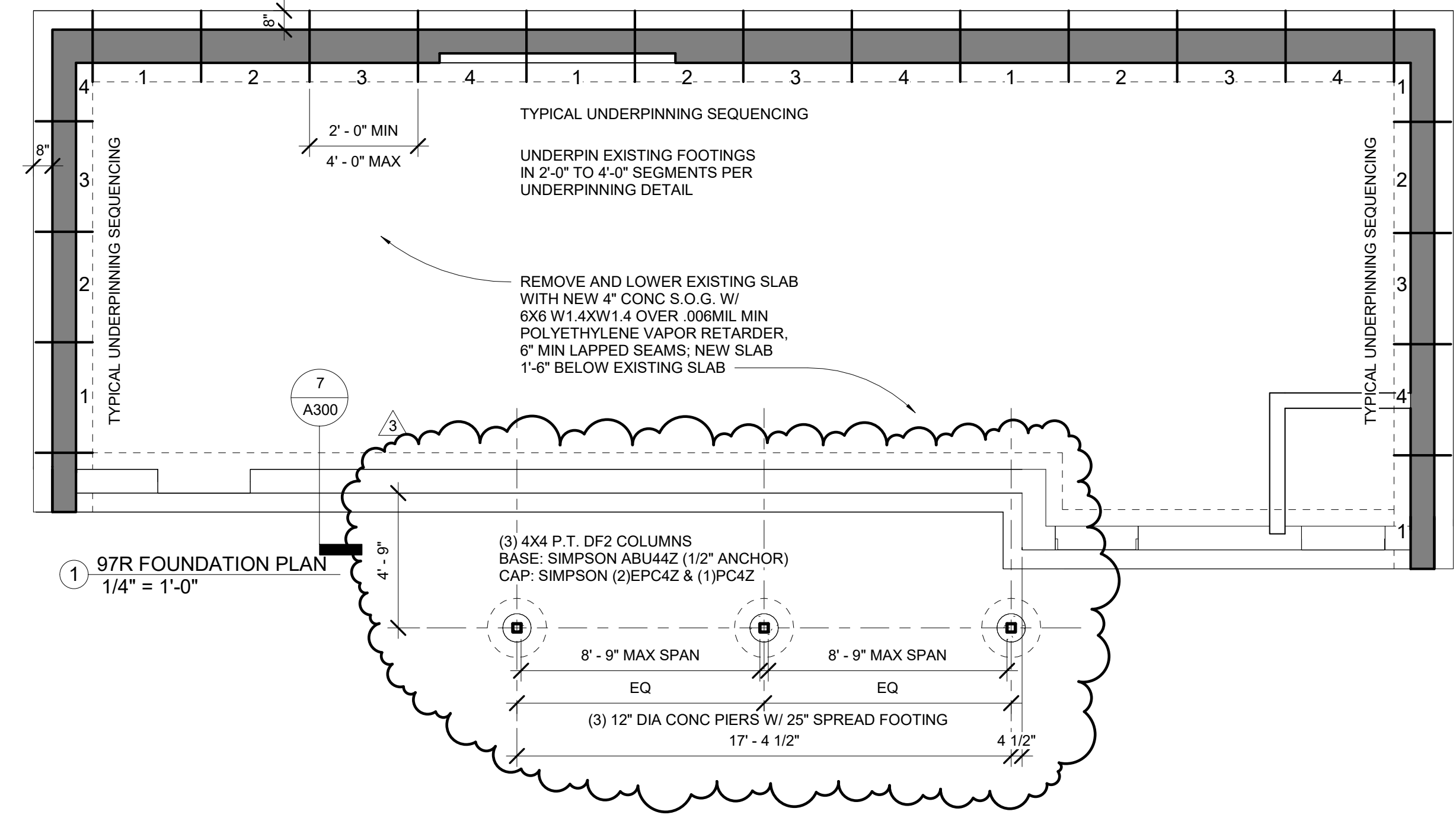
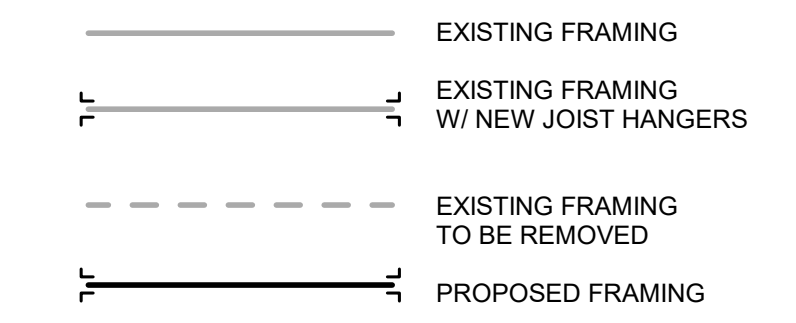
4. FRAMING - 97R 3RD FLOOR
 1/4" = 1'-0"



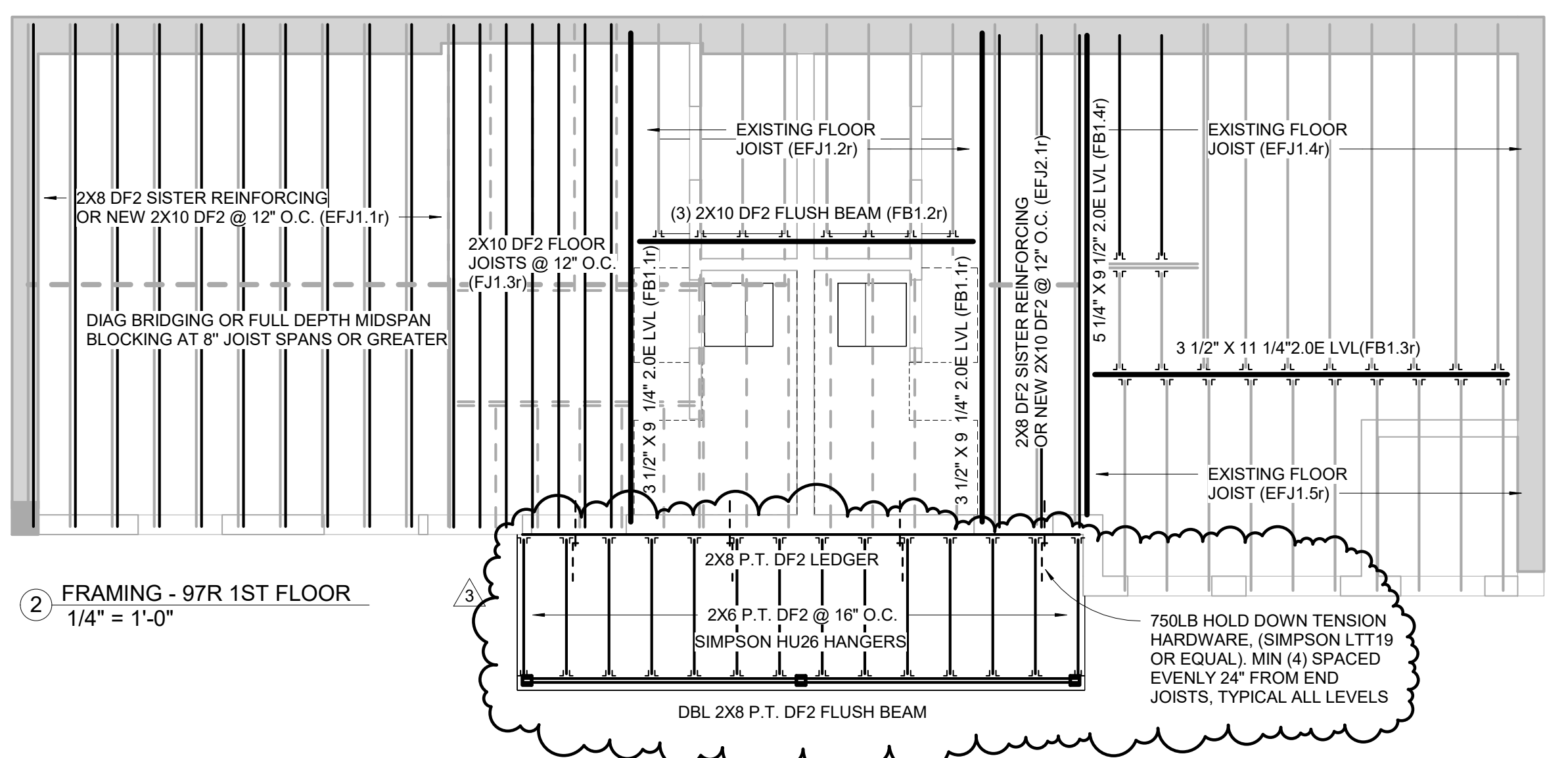
7. FOUNDATION DETAIL
 1" = 1'-0"

- CONCRETE NOTES:**
1. ALL CONCRETE WORK SHALL COMPLY WITH ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 2. ALL CONCRETE SHALL COMPLY WITH ACI 301; SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 3. 2,500 MIN PSI COMPRESSIVE STRENGTH POST 28 DAYS
 4. ALL CONCRETE TO BE POURED MONOLITHICALLY.
 5. CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION 4 OF IRC 2015 780CMR.
 6. STEEL REINFORCING SHALL COMPLY WITH ASTM 615 GRADE 60, U.N.O.

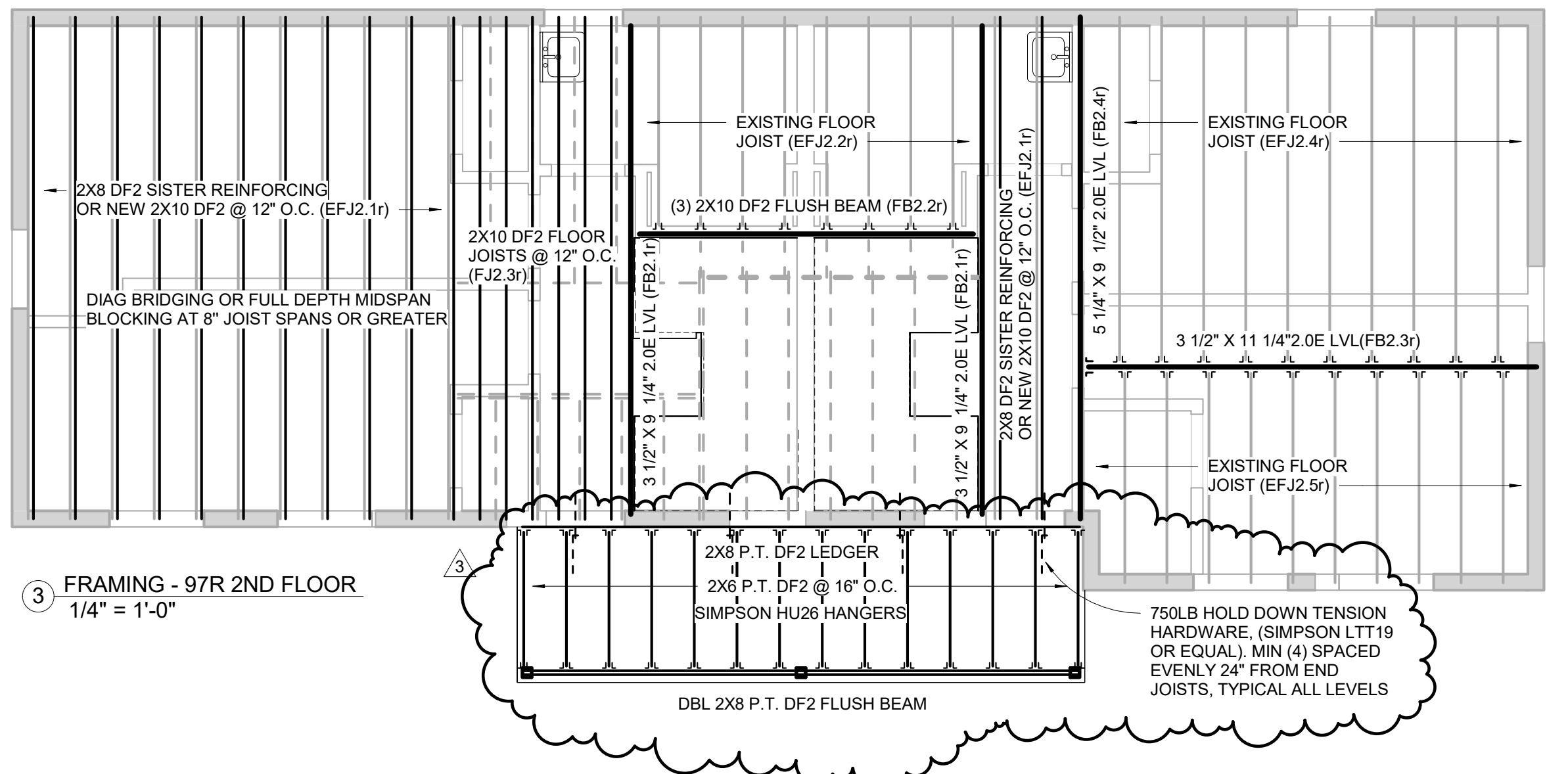
- FRAMING NOTES:**
1. FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS; ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
 2. COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
 3. INSTALL LUS210 SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
 4. DIAG BRIDGING OR FULL DEPTH MIDSPAN BLOCKING AT 8' JOIST SPANS OR GREATER
 5. INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
 6. NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ARCHITECT
 7. SPLICE BEAMS AT SUPPORTS
 8. INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
 9. LIVE LOADS:
 BEDROOMS 30 PSF
 OTHER THAN BEDROOMS 40 PSF
 EXTERIOR DECK 40 PSF
 SNOW LOAD 50PSF



1. 97R FOUNDATION PLAN
 1/4" = 1'-0"



2. FRAMING - 97R 1ST FLOOR
 1/4" = 1'-0"



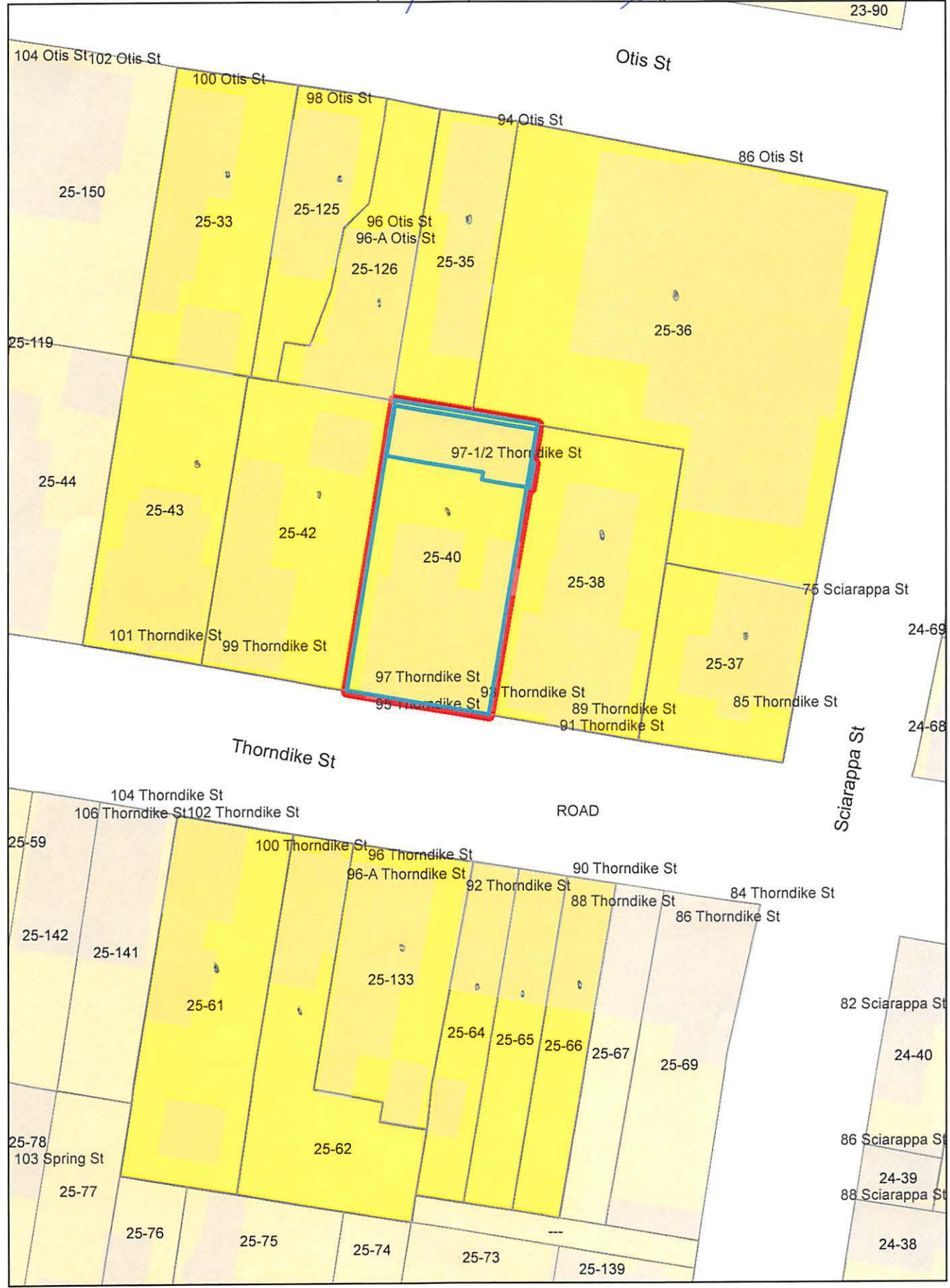
3. FRAMING - 97R 2ND FLOOR
 1/4" = 1'-0"

2015/05/22 10:15 AM

2022/04/05 10:15 AM

97 1/2 Thorndike St.

23-90



97 1/2 Thorndike St.

25-40
SERIES C OF LEGACIES PROPERTY, LLC
P.O. BOX# 400998
CAMBRIDGE, MA 02140

25-42
CLEMENTE, SALVATORE, APRIL CLEMENTE,
ROBERT CLEMENTE & ROBERT GREEN
99 THORNDIKE ST
CAMBRIDGE, MA 02141

Petitioner
GREGORY MCCARTHY
275 MAIN STREET
BOSTON, MA 02129

25-61
ARONS, DAVID N. DE SWAAN &
PEGGY M. MARTHEZE
102 THORNDIKE ST
CAMBRIDGE, MA 02141

25-33
BALAZS, ALEJANDRO B.
100 OTIS ST., #2
CAMBRIDGE, MA 02140

25-33
MCKEE, JANET ELIZABETH
100 OTIS ST., UNIT#1
CAMBRIDGE, MA 02141

25-36
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

25-35
94 OTIS ST. LLC
C/O PERISTYLE PROPERTIES OF BOSTON
ATTN: MELINA GEORGANTAS
29 CHESTER ST
WATERTOWN, MA 02472

25-37
LIU, BAOHUA & JINLAN YANG
85 THORNDIKE ST
CAMBRIDGE, MA 02141

25-62
FINNON, JASON & DABNEY HAILEY
100 THORNDIKE ST
CAMBRIDGE, MA 02141

25-65
ADELSON, ELLEN
92 THORNDIKE ST
CAMBRIDGE, MA 02141

25-125
FIORE, PAUL & DAVID FOLEY
98 OTIS ST
CAMBRIDGE, MA 02139

25-133
ROBINSON, MARGARET T.
96 THORNDIKE STREET
CAMBRIDGE, MA 02141-1745

25-38
LEE, DAVID & GRACE LEE
89 THORNDIKE ST., UNIT #3
CAMBRIDGE, MA 02139

25-64
MCCONNELL, JENNIFER K.,
TRS THE JENNIFER K. MCCONNELL LIV TR
94 THORNDIKE ST
CAMBRIDGE, MA 02141

25-38
MCAVEENEY STEVEN J & JULIE MCAVEENEY
89-91 THORNDIKE ST UNIT 2
CAMBRIDGE, MA 02141

25-38
LEE DAVID & GRACE LEE
89-91 THORNDIKE ST - UNIT 1
CAMBRIDGE, MA 02141

25-66
LEONARD TARYN
90 THORNDIKE ST
CAMBRIDGE, MA 02141

25-126
96 OTIS ST LLC
83 CONCORD AVE
BELMONT, MA 02141

25-43
JOHN & PATRICIA, LLC
62 PUTNAM STREET
SOMERVILLE, MA 02143