

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: 196630

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 #1, Boston, Ma 02129

LOCATION OF PROPERTY: 97 Thorndike St., Cambridge, MA

TYPE OF OCCUPANCY: 5 Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Decks /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Exterior only, Addition of decks only. Some proposed decks within setbacks.

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.

5088680801

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 Thorndike St Cambridge MA 02141

State that I/We own the property located at 97 Thorndike, 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 8/5/2022, Middlesex South County Registry of Deeds at Book 80544, Page 577; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

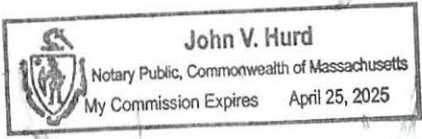
Commonwealth of Massachusetts, County of Suffolk

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

[Signature] Notary

My commission expires 4/25/25 (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 cannot fit any outdoor space within the setbacks for some units and the Decks will not exceed the existing nonconformity. We will be able to greatly increase the lacking open space and private outdoor space with these decks.

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:

Given the setback requirements the building is too close to the lot lines to allow for enjoyable private outdoor space. The decks help to solve for the limited existing open space

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 decks are between the two buildings on one property. they will be within the existing setbacks on the lot, but no within the conforming setbacks. They will not be visible from the street, or from the property sharing our rear lot line.

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

We expect no detriment to public, appeal to the board is the only way to provide adequate outdoor space. The decks will provide additional open space to a property greatly lacking in open space

***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 Thorndike St., Cambridge, MA
Phone: 5088680801

Present Use/Occupancy: 5 Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 5 Family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		9199		9296		3750	(max.)
LOT AREA:		5000		5000		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.83		1.85		.75	
LOT AREA OF EACH DWELLING UNIT		1000		1000		1500	
SIZE OF LOT:	WIDTH	50		50		50	
	DEPTH	100		100		0	
SETBACKS IN FEET:	FRONT	0		0		0	
	REAR	1.9		1.9		23.5	
	LEFT SIDE	3.3		3.3		18.5	
	RIGHT SIDE	0		0		18.5	
SIZE OF BUILDING:	HEIGHT	34.5		34.5		35	
	WIDTH	59.8		59.8		-	
	LENGTH	46.7		46.7		-	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		.11		.18		.3	
NO. OF DWELLING UNITS:		5		5		5	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		22		22		22	

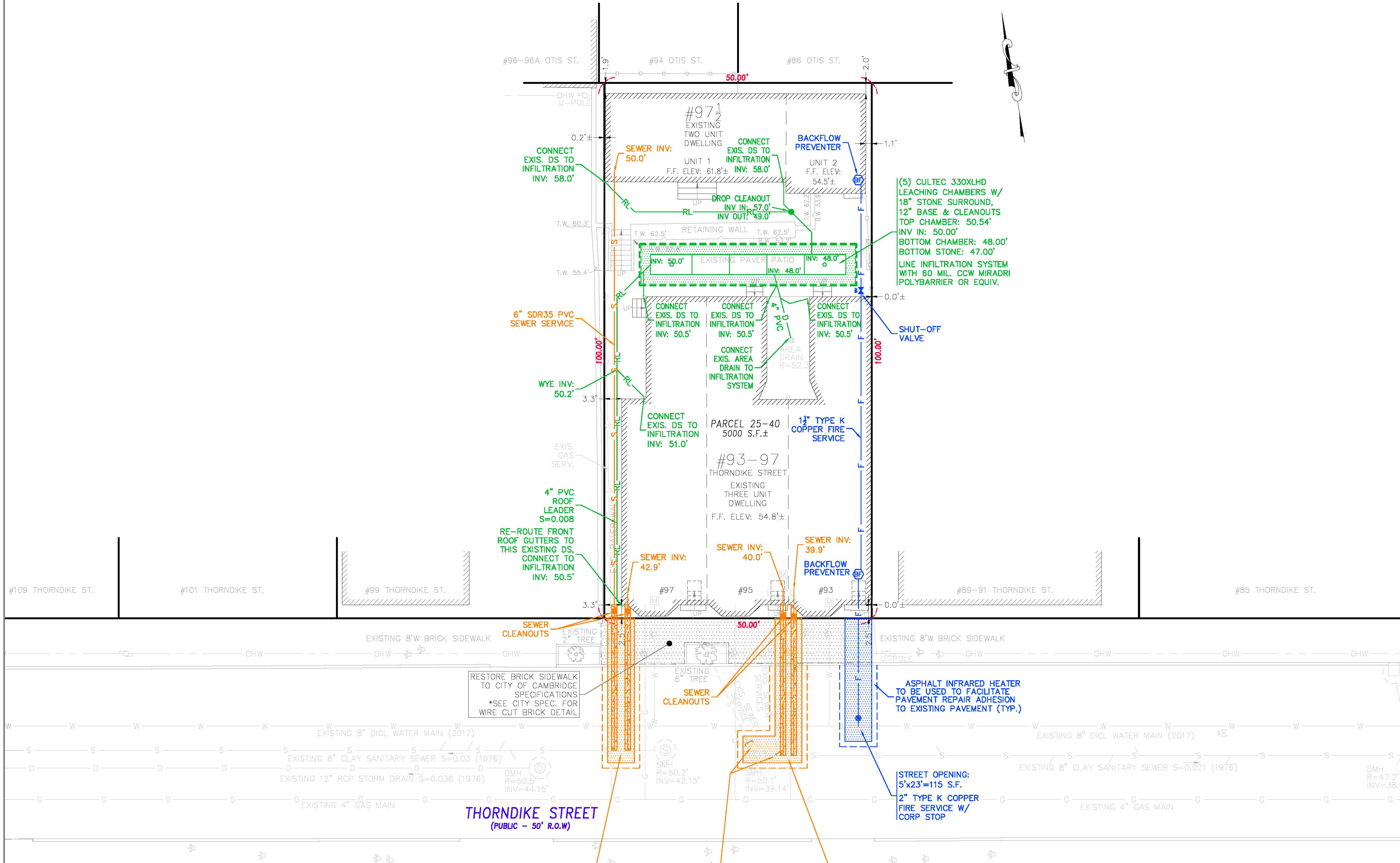
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

existing 2 Family Behind building on same lot wood Frame.

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'.

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.



SCIARAPPA STREET
(PUBLIC - 50' R.O.W.)

THORNDIKE STREET
(PUBLIC - 50' R.O.W.)

LEGEND

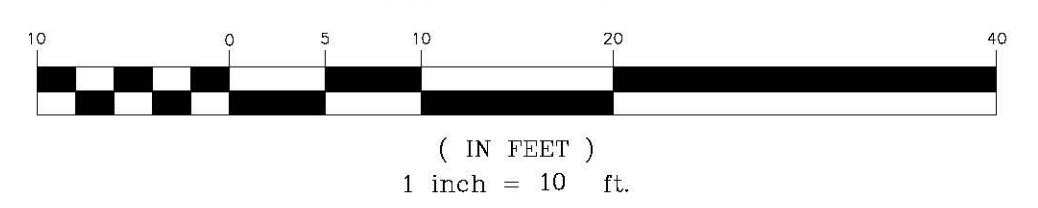
BSW	BACK EDGE OF SIDEWALK
BC	BUILDING CORNER
BLDG	EDGE OF BUILDING
GS	GROUND SHOT
CLF	CHAIN LINK FENCE
CB	CATCH BASIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
HYD	FIRE HYDRANT
LC	LOT CORNER
EHH	ELEC. HANDHOLE
WG	WATER GATE
GG	GAS GATE
DS	EXISTING DOWNSPOUT & SPLASH BLOCK
●	SEWER/DRAIN CLEANOUT
⊕	WATER SHUT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

GRAPHIC SCALE

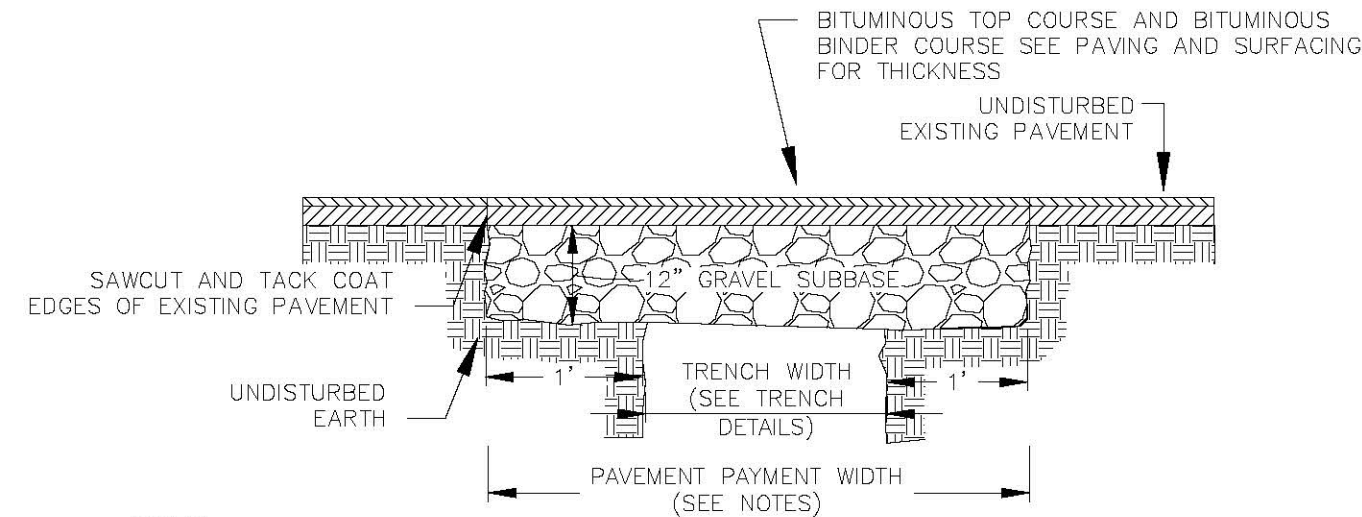


REFERENCES
DEED BK. 49,311 PG. 131
PLAN IN BK. 13,138-END
LAND CT. PLAN #11309-A
ASSESSORS MAP 25 PARCEL 40
ELEVATIONS BENCHMARK: CAMBRIDGE CITY BASE

PROPOSED SITE PLAN
97 THORNDIKE STREET
CAMBRIDGE MA
FOR
GREG MCCARTHY

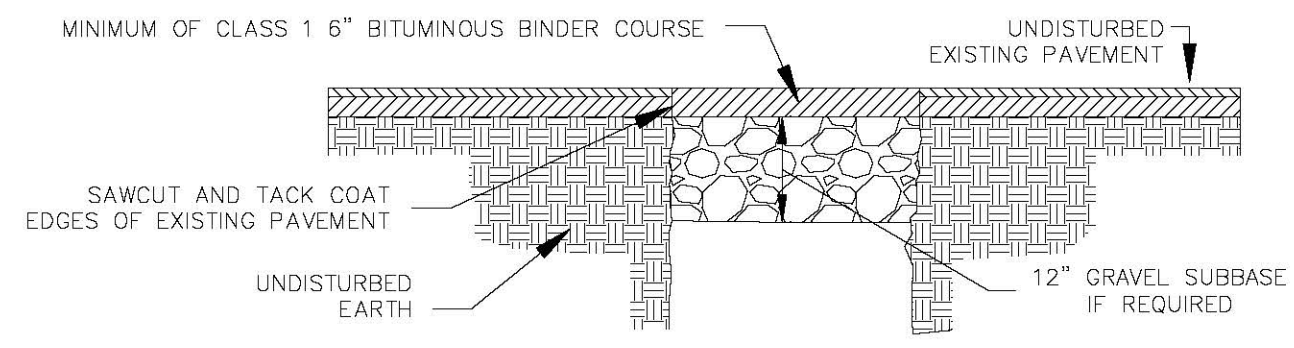
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191

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



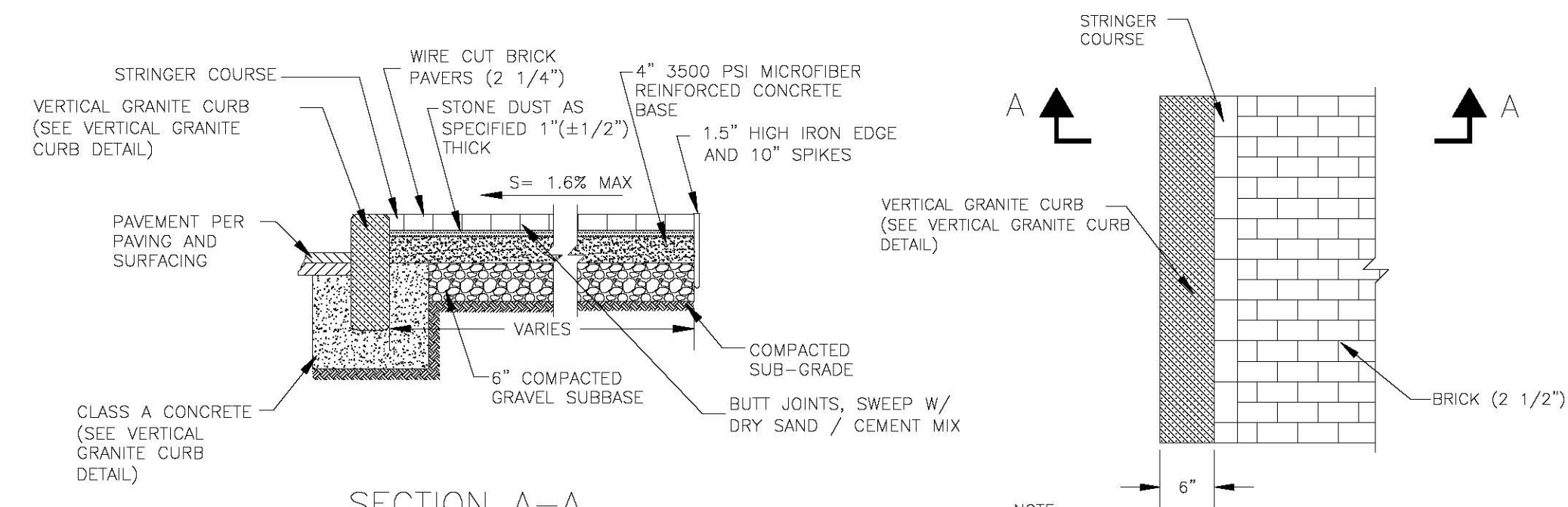
- NOTES:
1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
 2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH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

PERMANENT PAVEMENT PATCH DETAIL



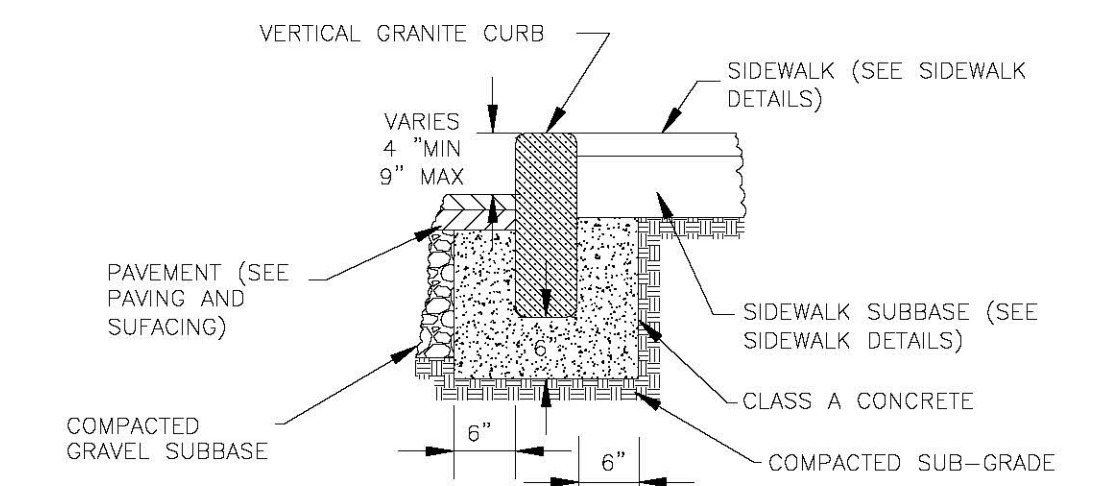
- NOTES:
1. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 2. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

TEMPORARY PAVEMENT PATCH DETAIL

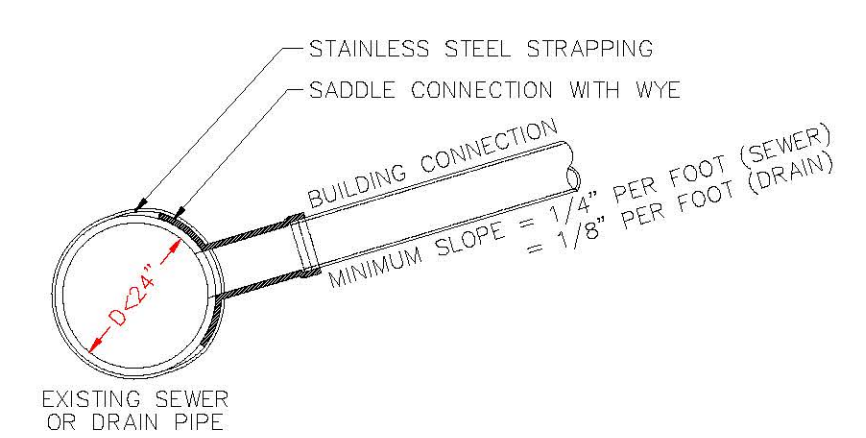


- NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.
 2. FOR BRICK LAYOUT PATTERN SEE PLAN VIEW DETAIL 2524-8

BRICK SIDEWALK DETAIL

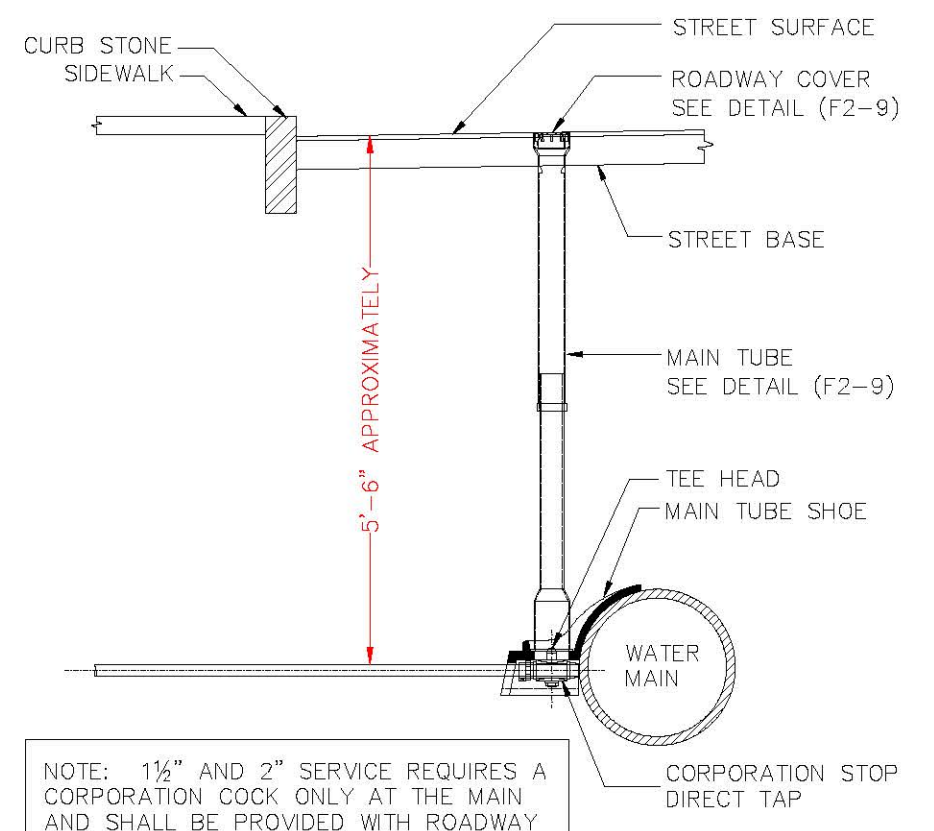


VERTICAL GRANITE CURB DETAIL

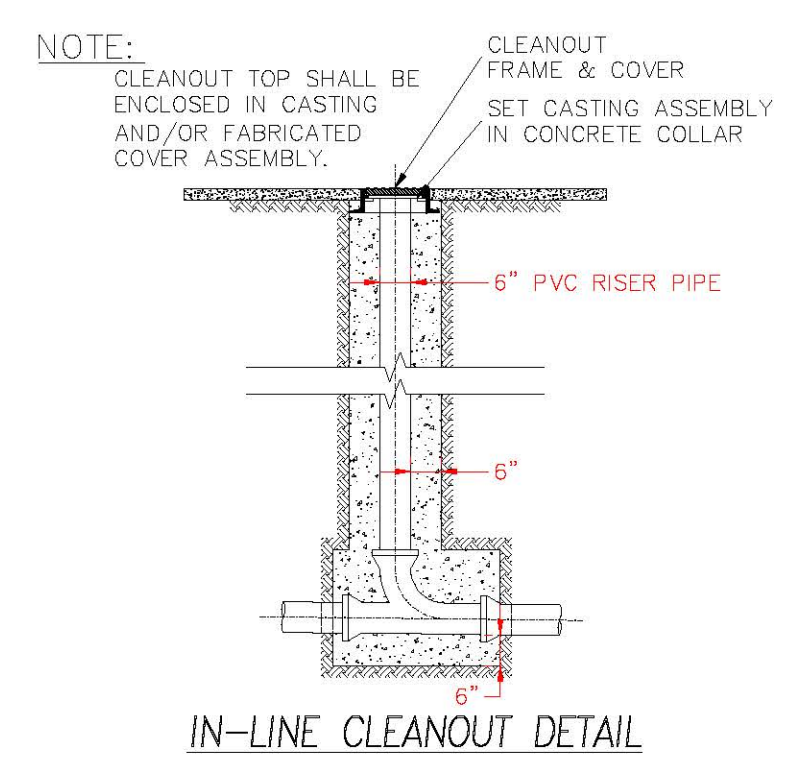


- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO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

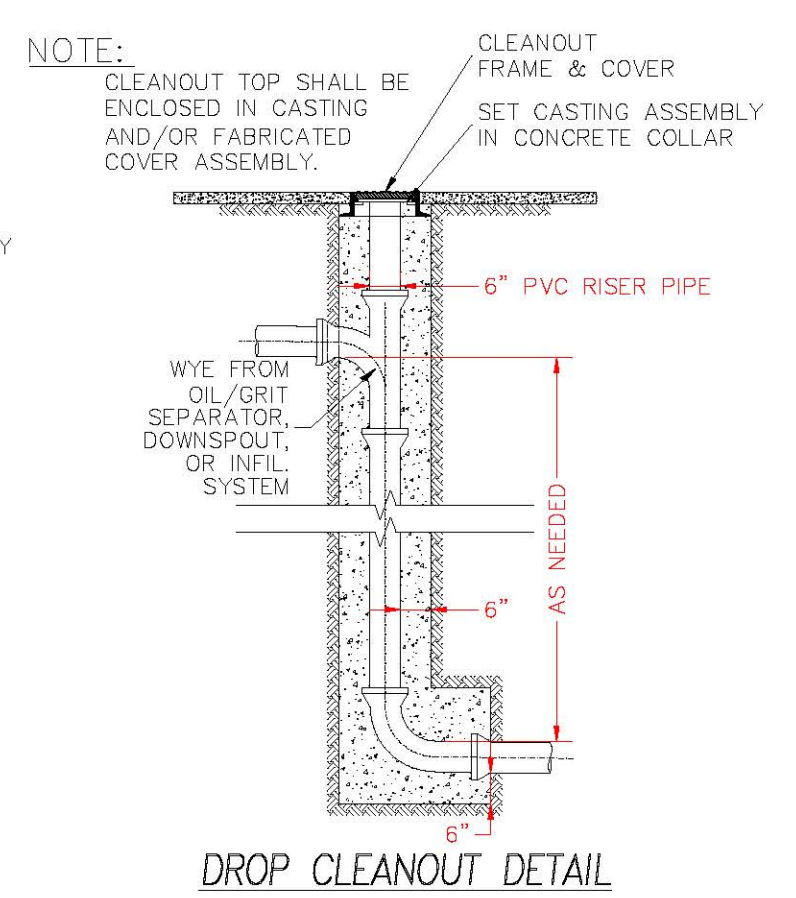
SEWER SERVICE CONNECTION DETAIL



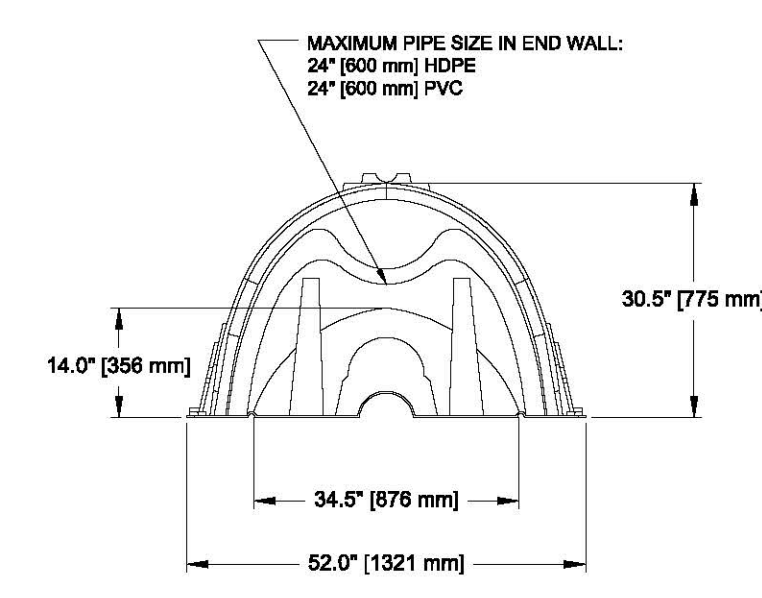
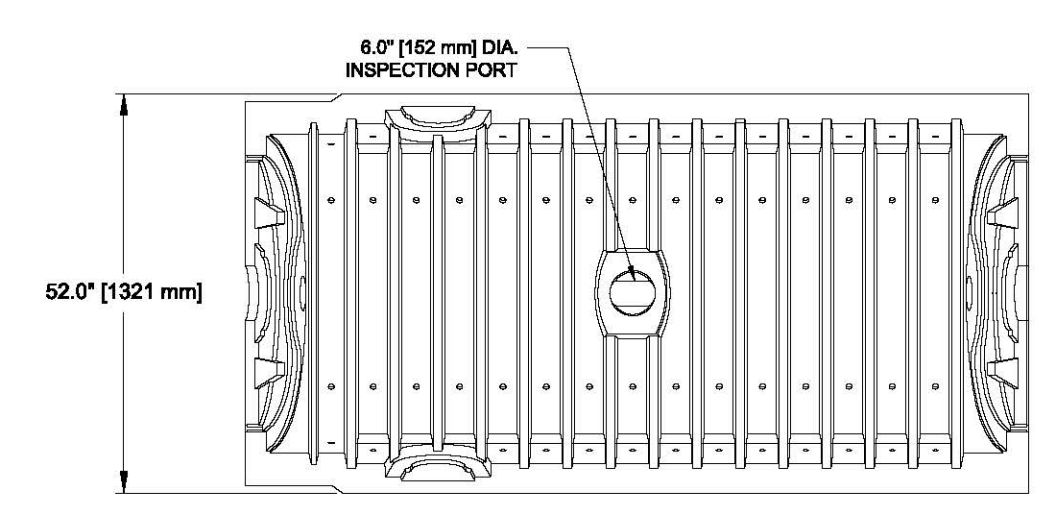
FIRE SERVICE CONNECTION DETAIL



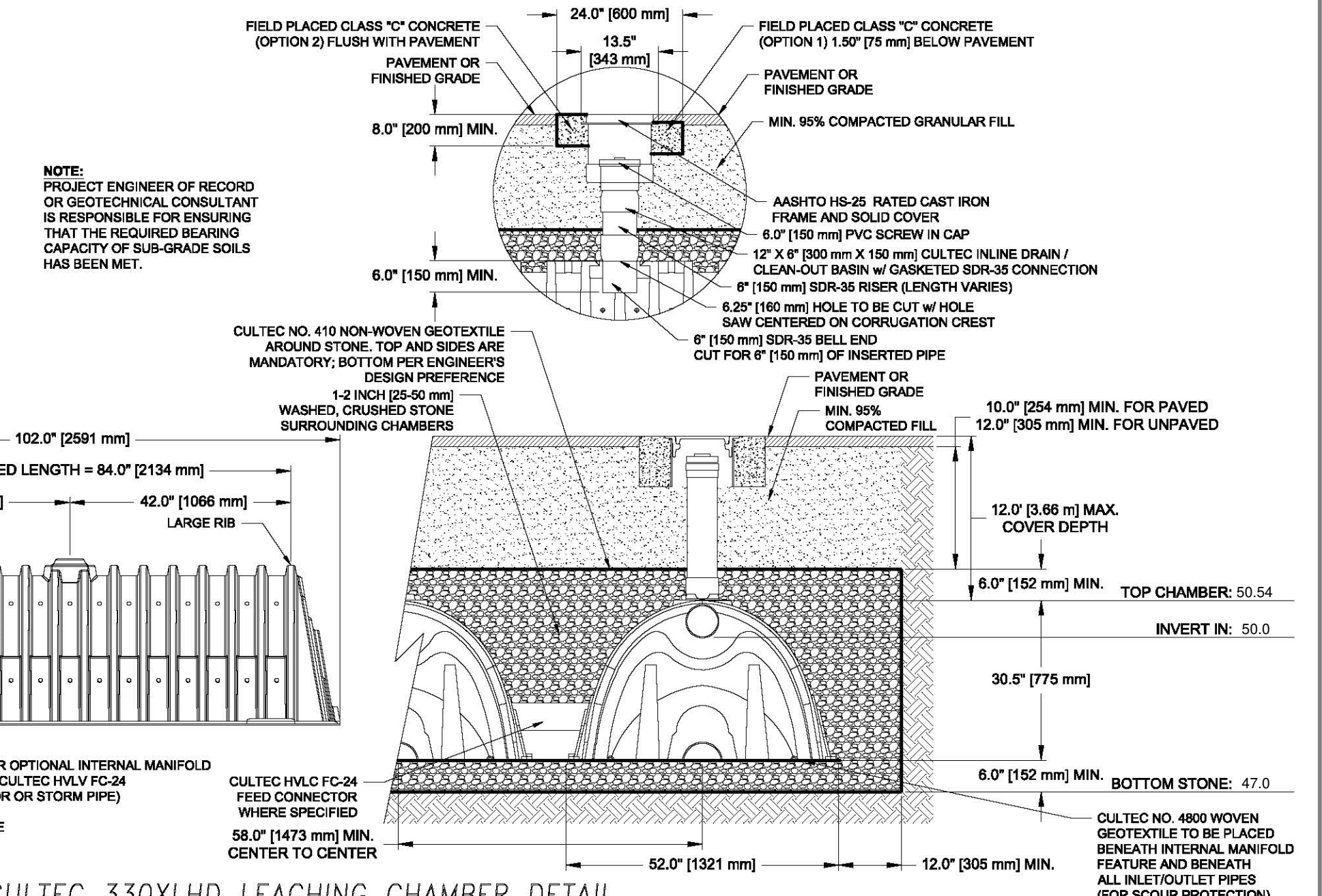
IN-LINE CLEANOUT DETAIL



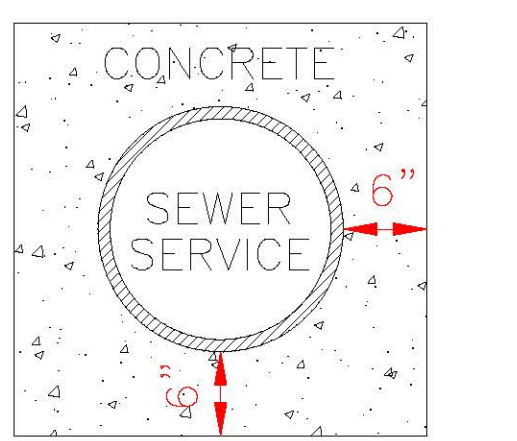
DROP CLEANOUT DETAIL



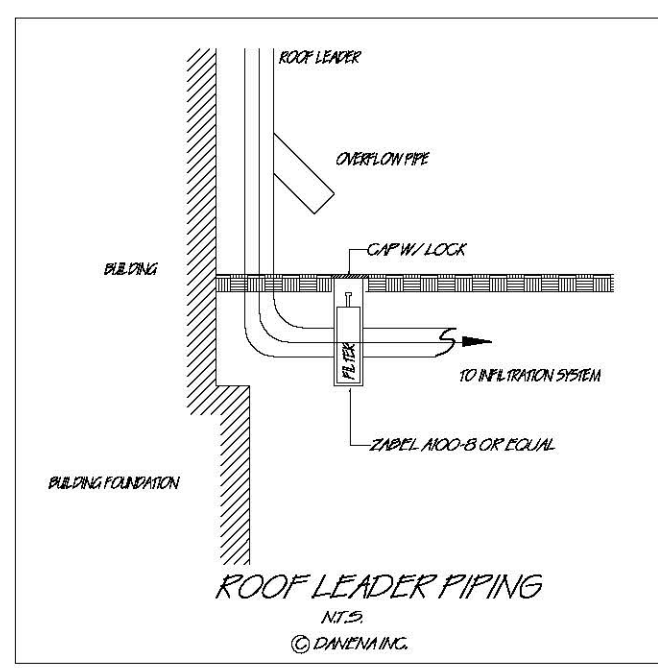
CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.450 CF/FT (0.693 m³/m)
 INSTALLED LENGTH ADJUSTMENT = 1.5' (0.46 m)
 SINGLE CHAMBER MAX. STORAGE = 52.21 CF (1.478 m³)
 SIDE PORTAL ACCEPTS CULTEC H.V.L.V. FC-24 FEED CONNECTOR



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:

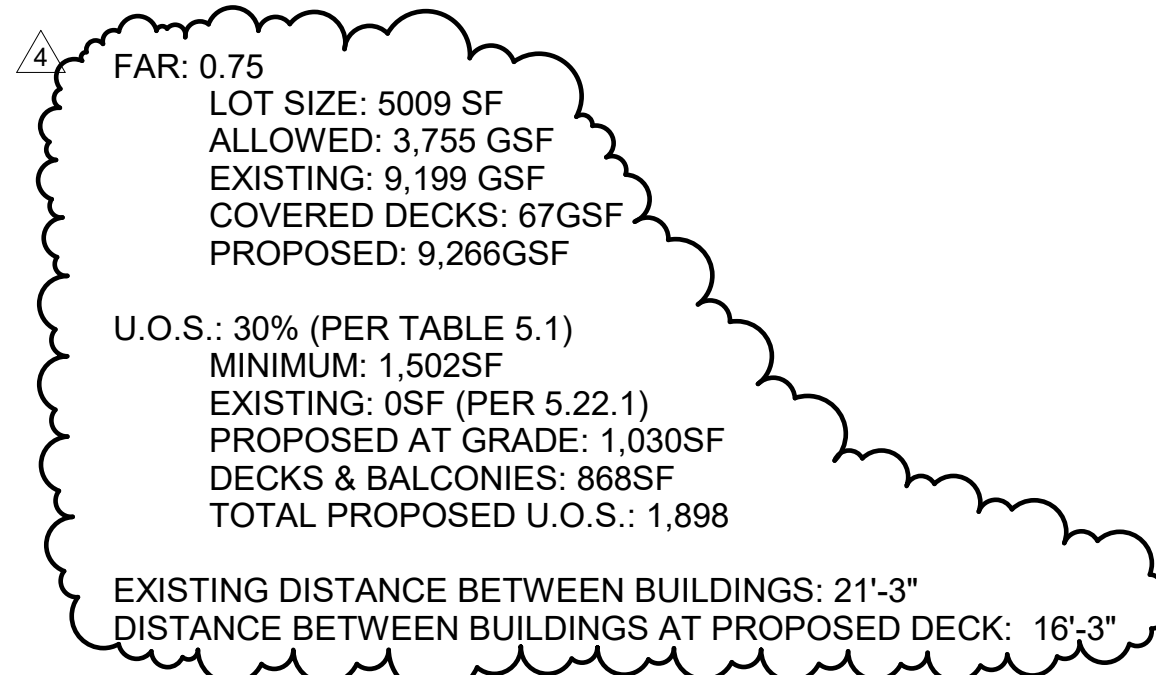
ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MEMB	MEMBRANE
AB	ANCHOR BOLT	MEP	MECHANICAL EQUIPMENT PAD
& OR	AND	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	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 #	NO OR #
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	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 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 C-1
SETBACKS:
FRONT: 20'-2"
SIDE: 18'-5"
REAR: 20'-2"
HEIGHT 97: 35'



- 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 - SINGLE EGRESS ALLOWED
MAX TRAVEL: 75' - 0"
PROVIDED: 64' - 5"
- 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.

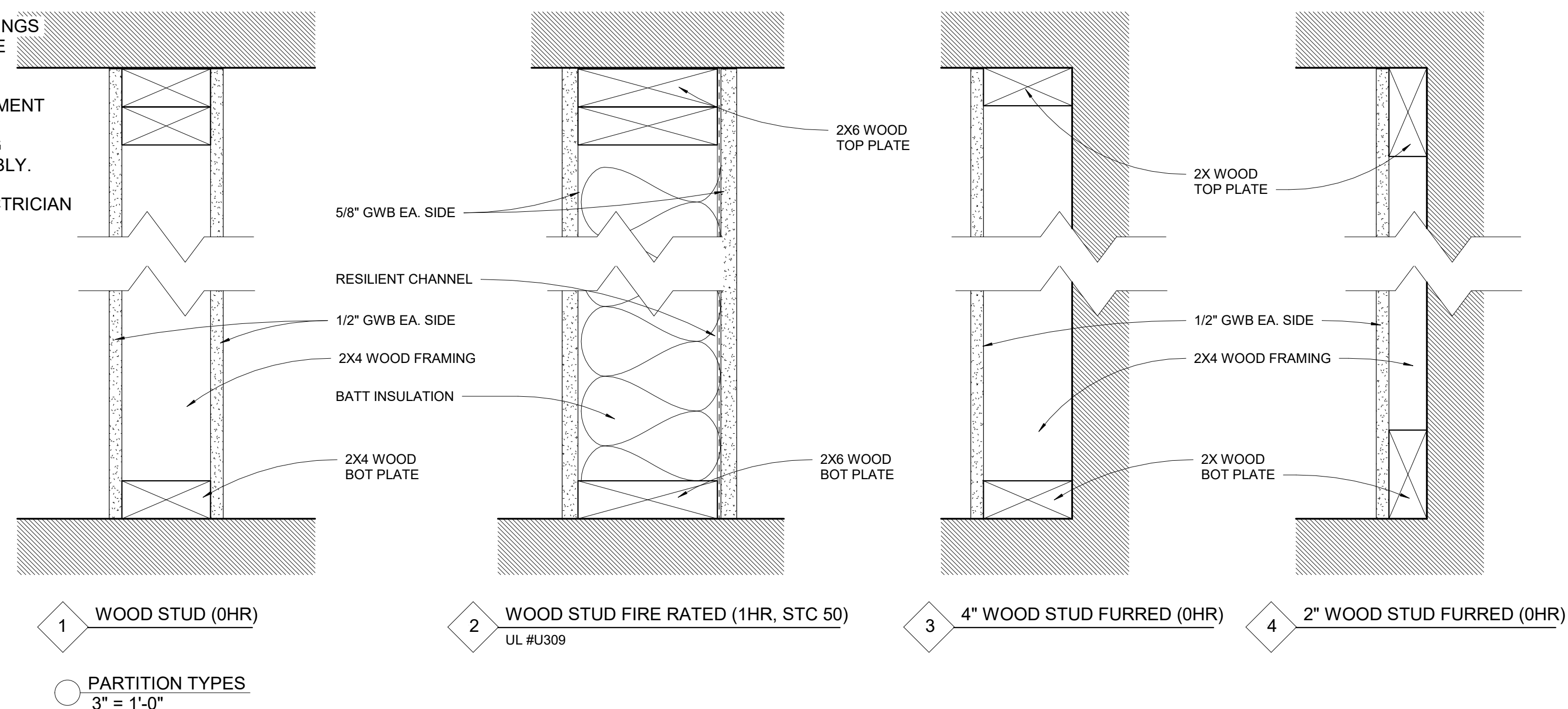
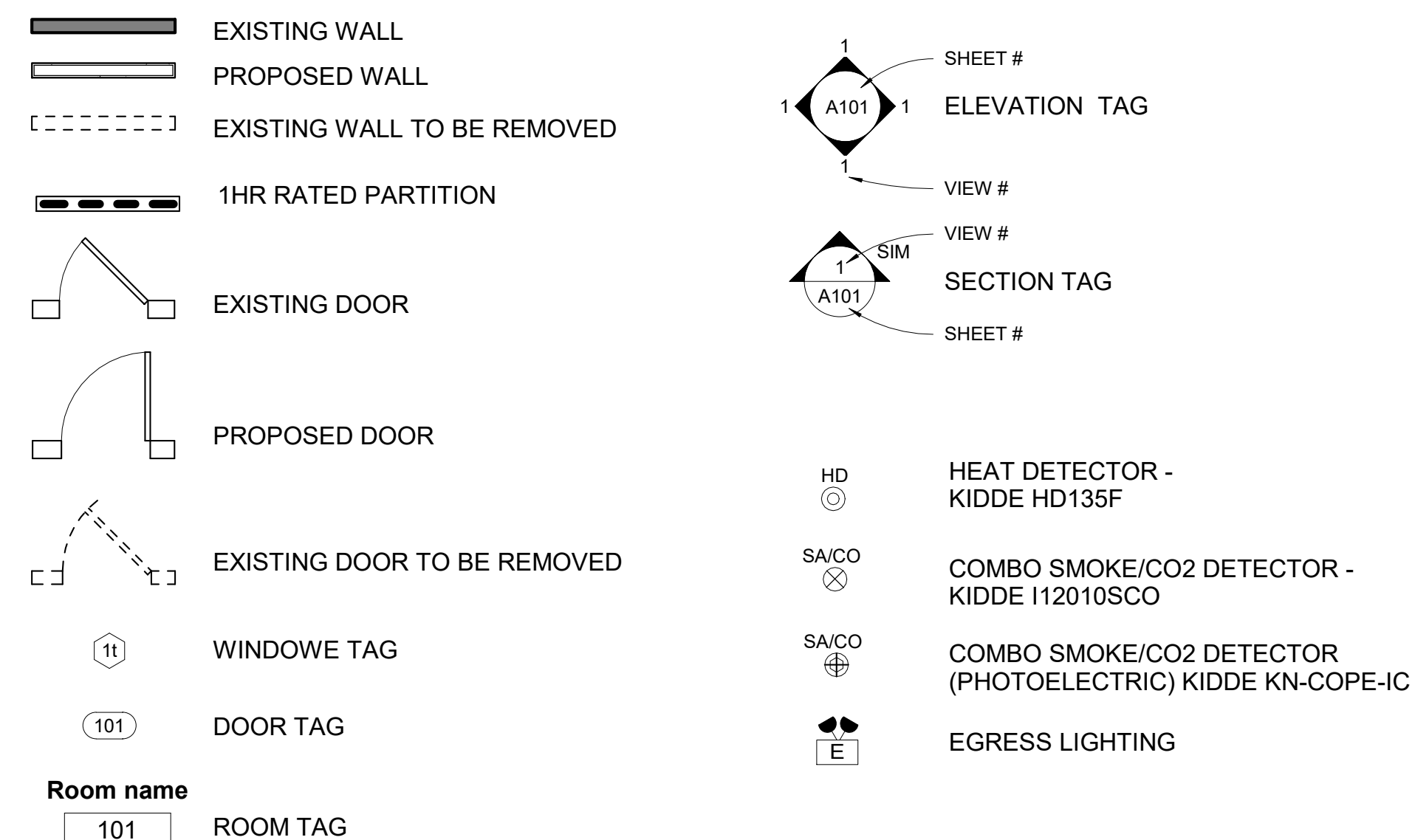
PERFORMANCE SPECIFICATIONS:

- 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	DEMO PLANS
A101	DEMO PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A200	ELEVATIONS
A202	EXISTING ELEVATIONS
A203	EXISTING ELEVATIONS
A300	FRAMING PLANS
A301	FRAMING PLANS
A302	FRAMING PLANS

SYMBOL LEGEND



ARCHITECT
547|a
studio47 architects, inc
517 boston post rd
suite #30
roxbury, ma 01776
p: 508.550.4730
www.547a.com

PROJECT:
Thorndike St Residences
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
2	BSMT EGRESS	8.9.22
3	EXT DECKS	9.27.22

DRAWING TITLE:

TITLE SHEET

STAMP



April 5, 2022

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

As indicated

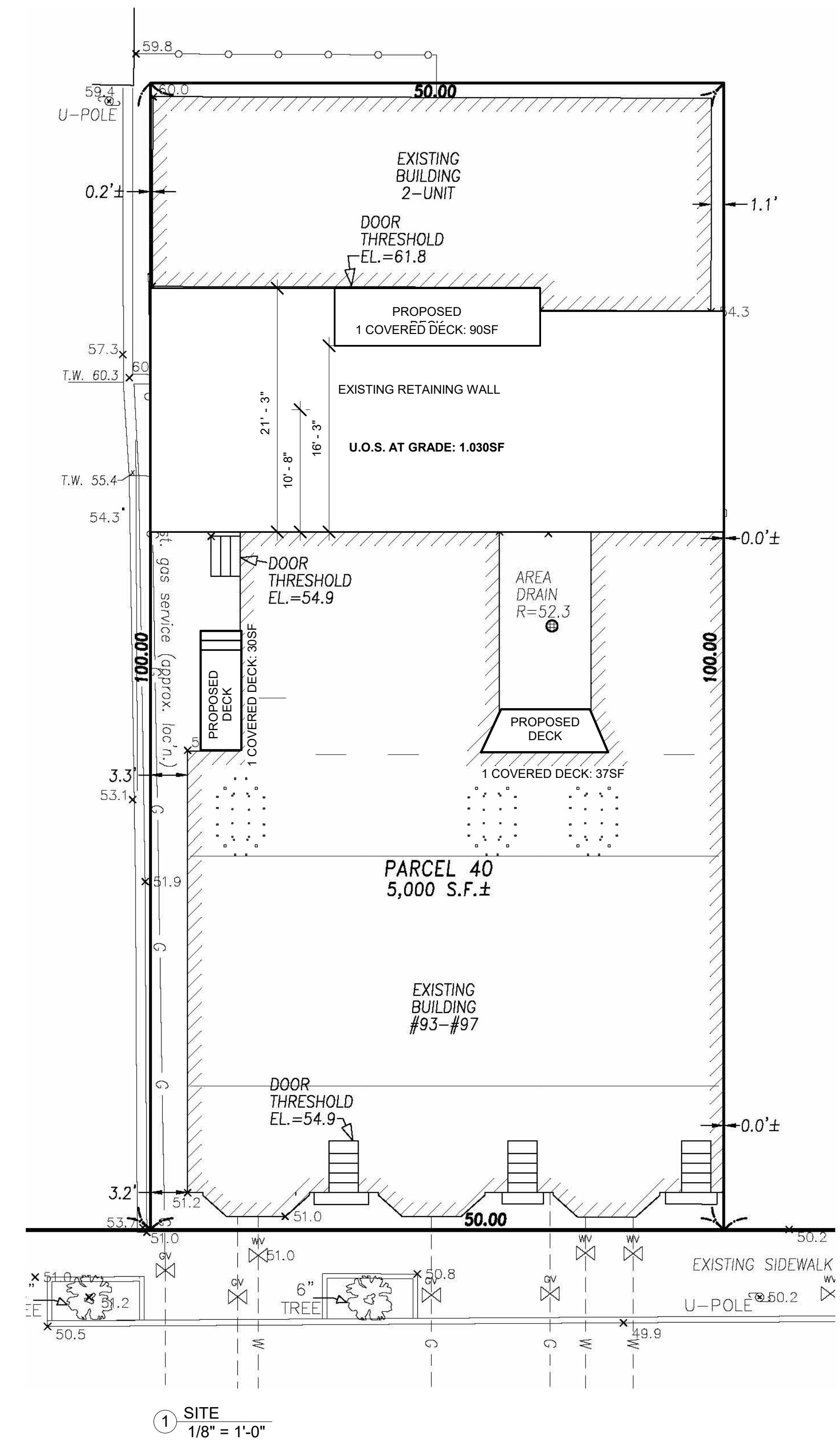
SCALE

2204.10

PROJECT #

DRAWING NUMBER:

A000



REVISIONS:

4	EXT DECKS	9.27.22

DRAWING TITLE:

SITE

STAMP



April 5, 2022

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

1/8" = 1'-0"

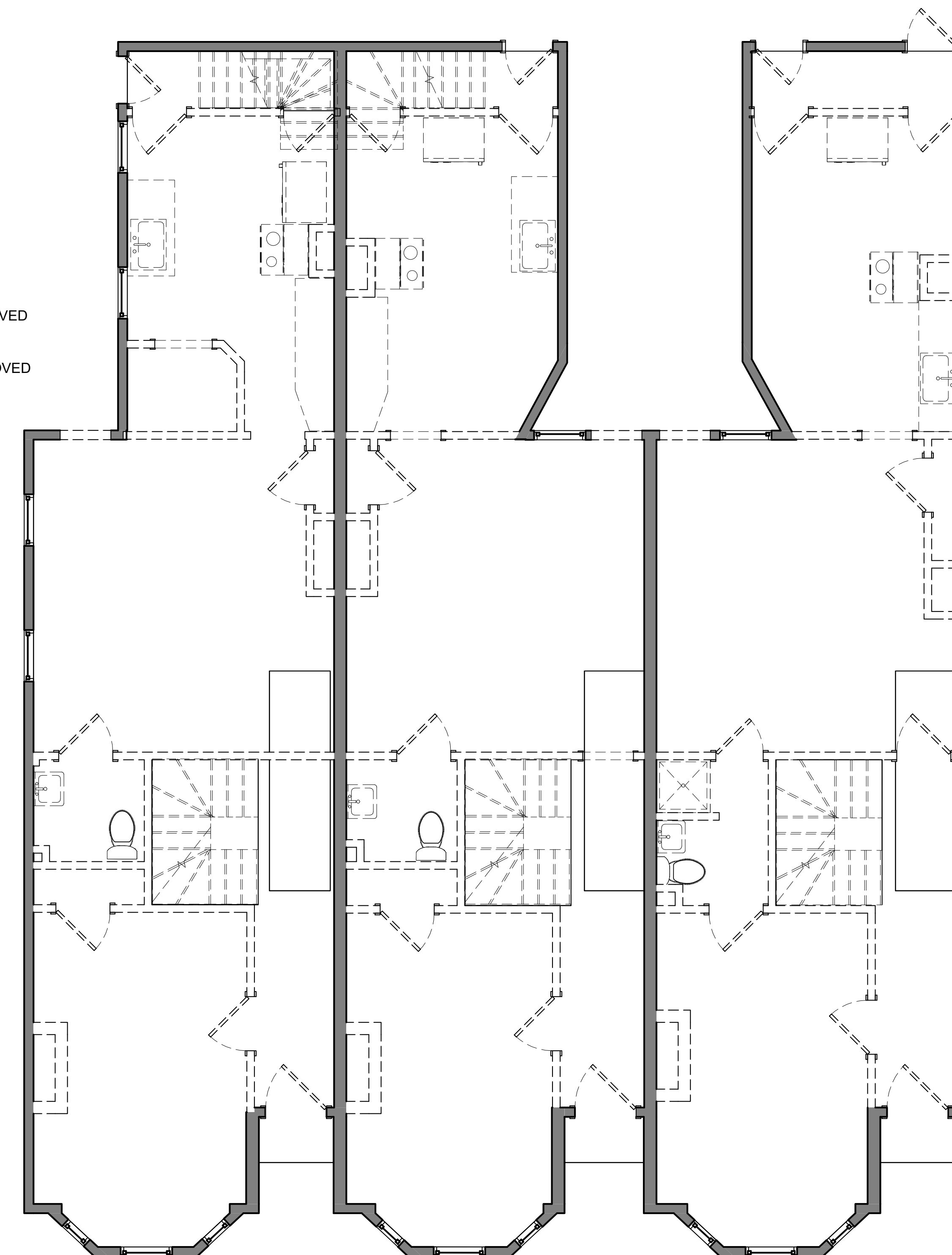
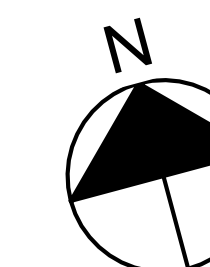
SCALE

2204.10

PROJECT #

DRAWING NUMBER:





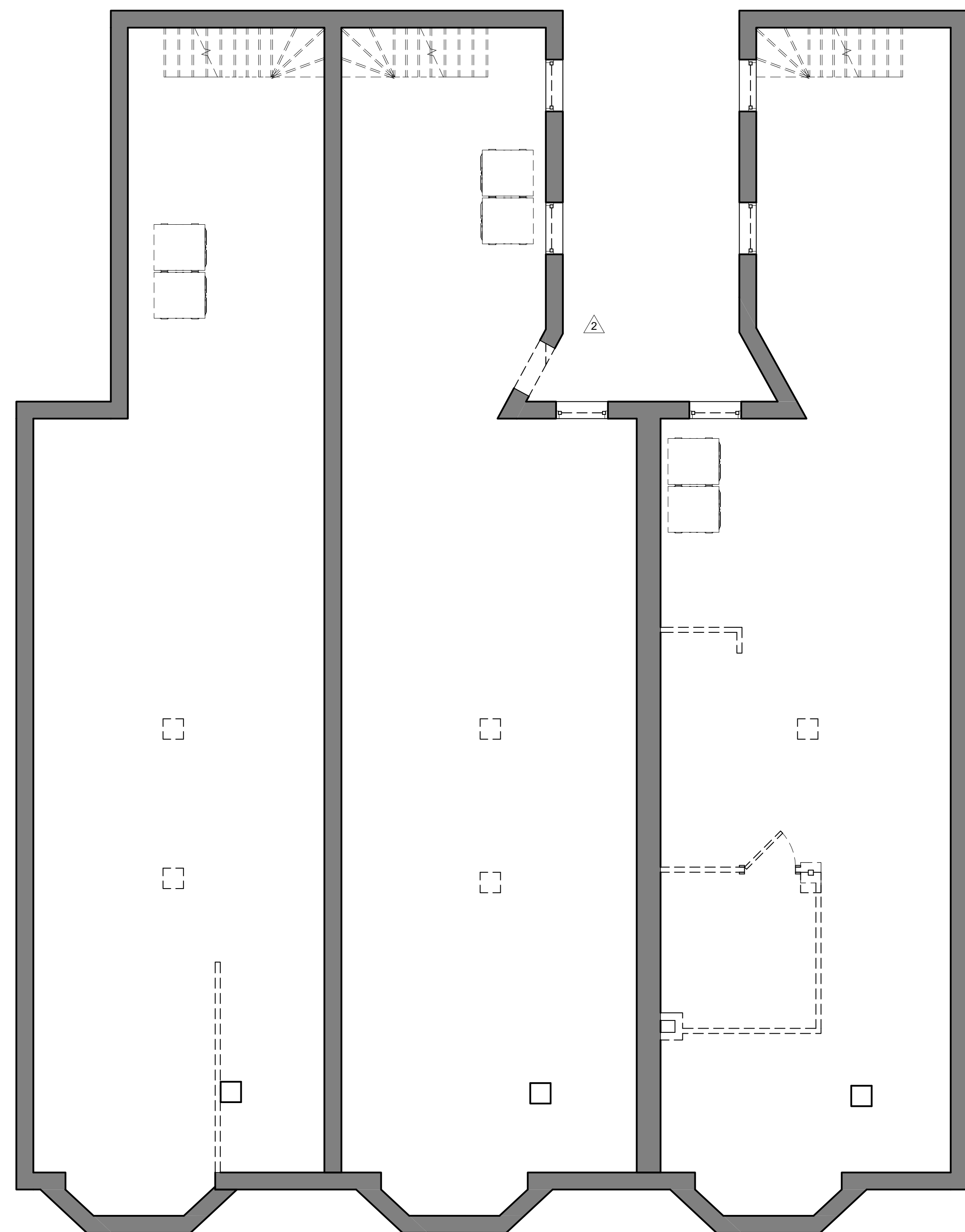
② DEMO - 97F 1ST FLOOR
 1/4" = 1'-0"

NOTE A: SAW CUT EXISTING FOUNDATION TO PROVIDE OPENING FOR NEW WINDOW.

NOTE B: ALL EXISTING WASHER/DRYER HOOKUPS TO BE CAPPED. WASHER/DRYER UNITS TO BE REMOVED AND PROTECTED FOR RELOCATION AFTER CONSTRUCTION.

DEMO SYMBOL LEGEND

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




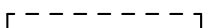
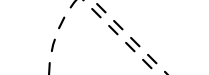
① DEMO - BASEMENT
 1/4" = 1'-0"

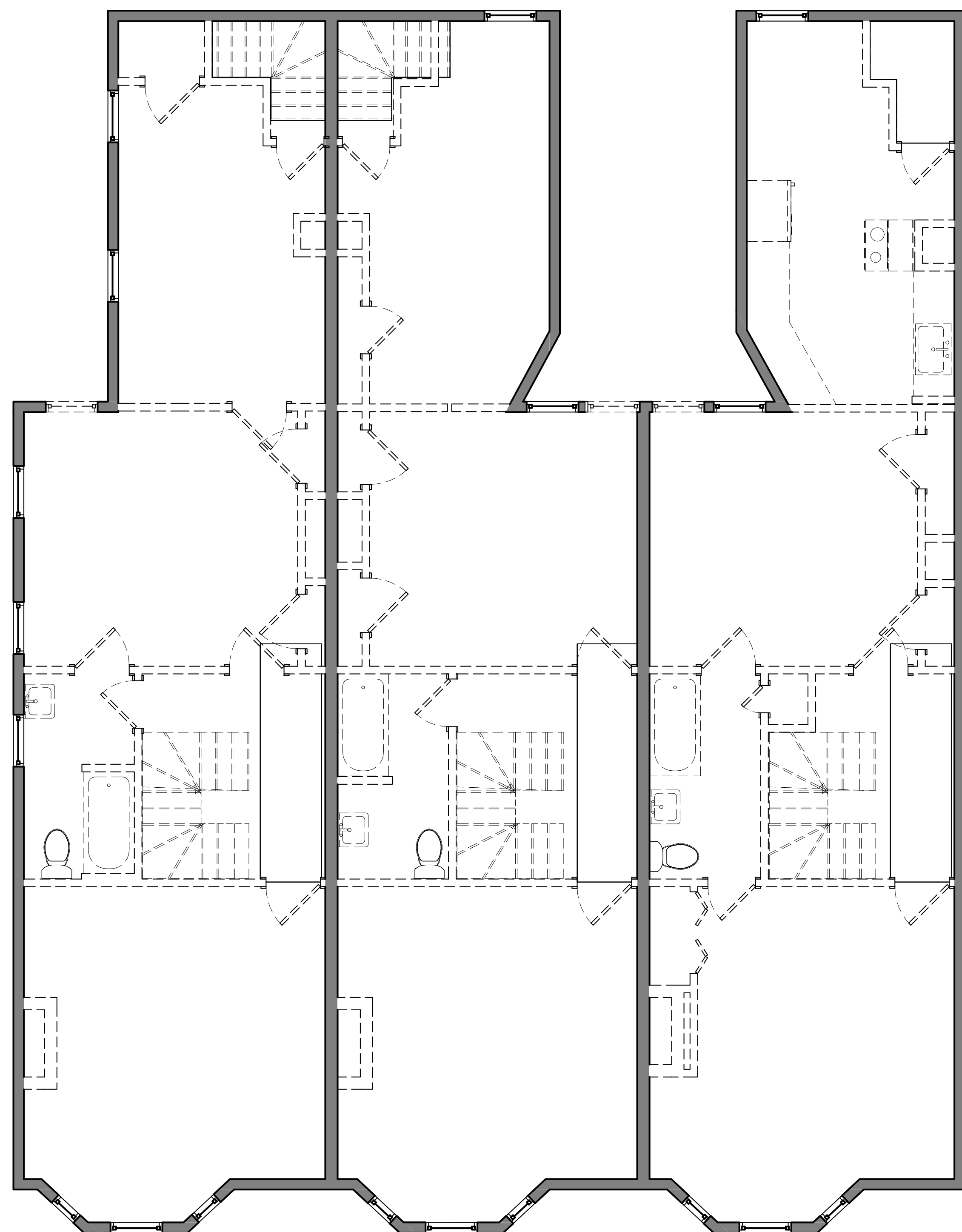
DEMO/FINISH NOTES:

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

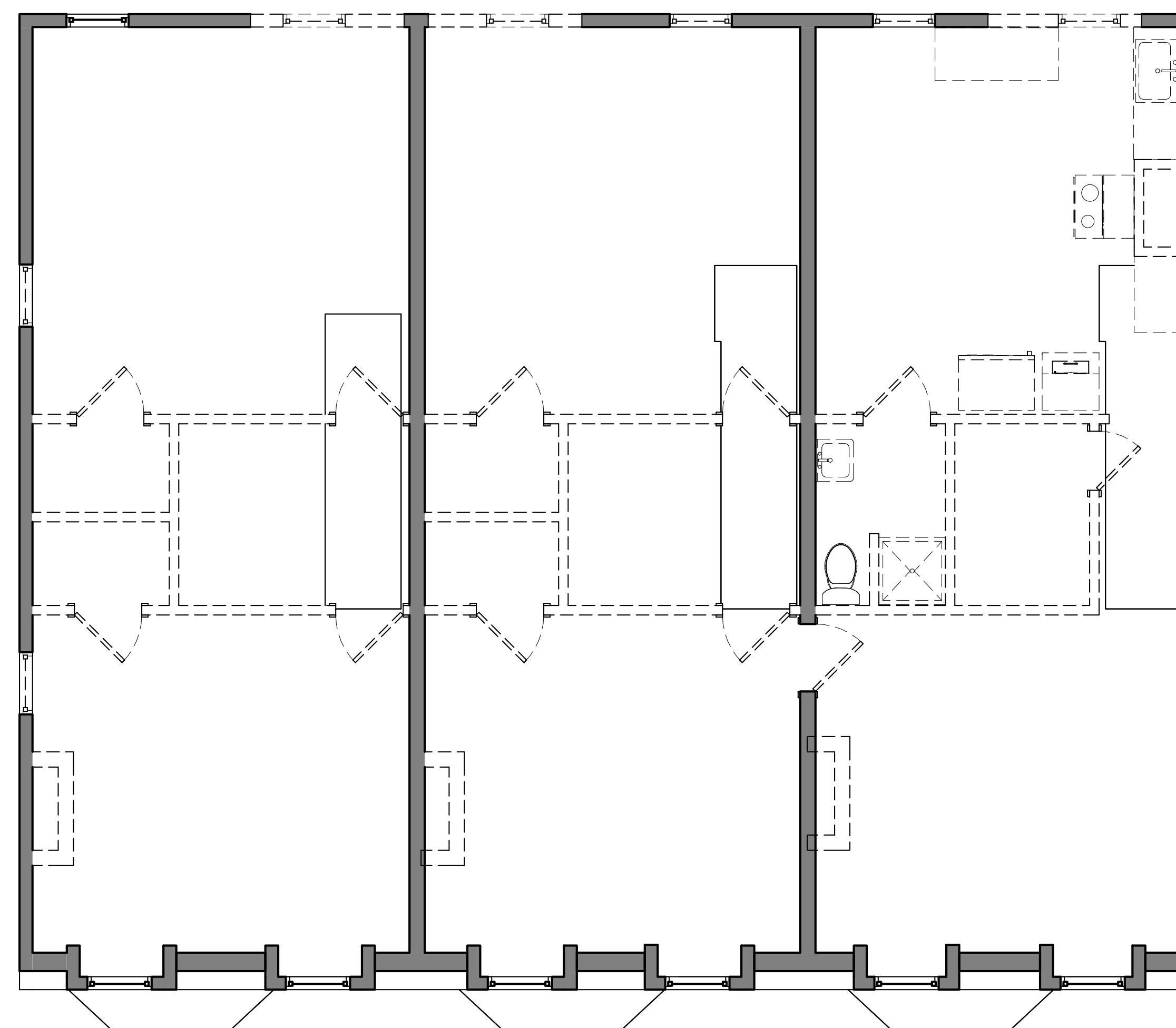
-  EXISTING WALL
-  EXISTING WALL TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED



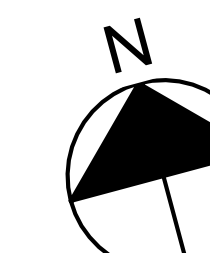
① DEMO - 97F 2ND FLOOR
 1/4" = 1'-0"

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



② DEMO - 97F 3RD FLOOR
 1/4" = 1'-0"

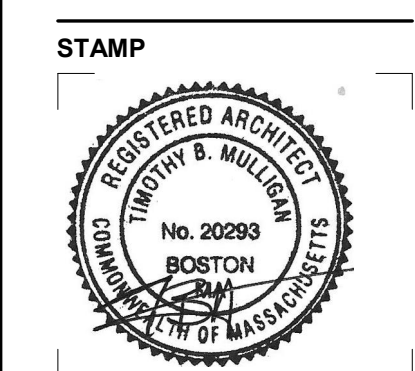


REVISIONS:

1	ISD REQUEST	7.27.22
2	BSMT EGRESS	8.9.22
3	EXT DECKS	9.27.22

DRAWING TITLE:

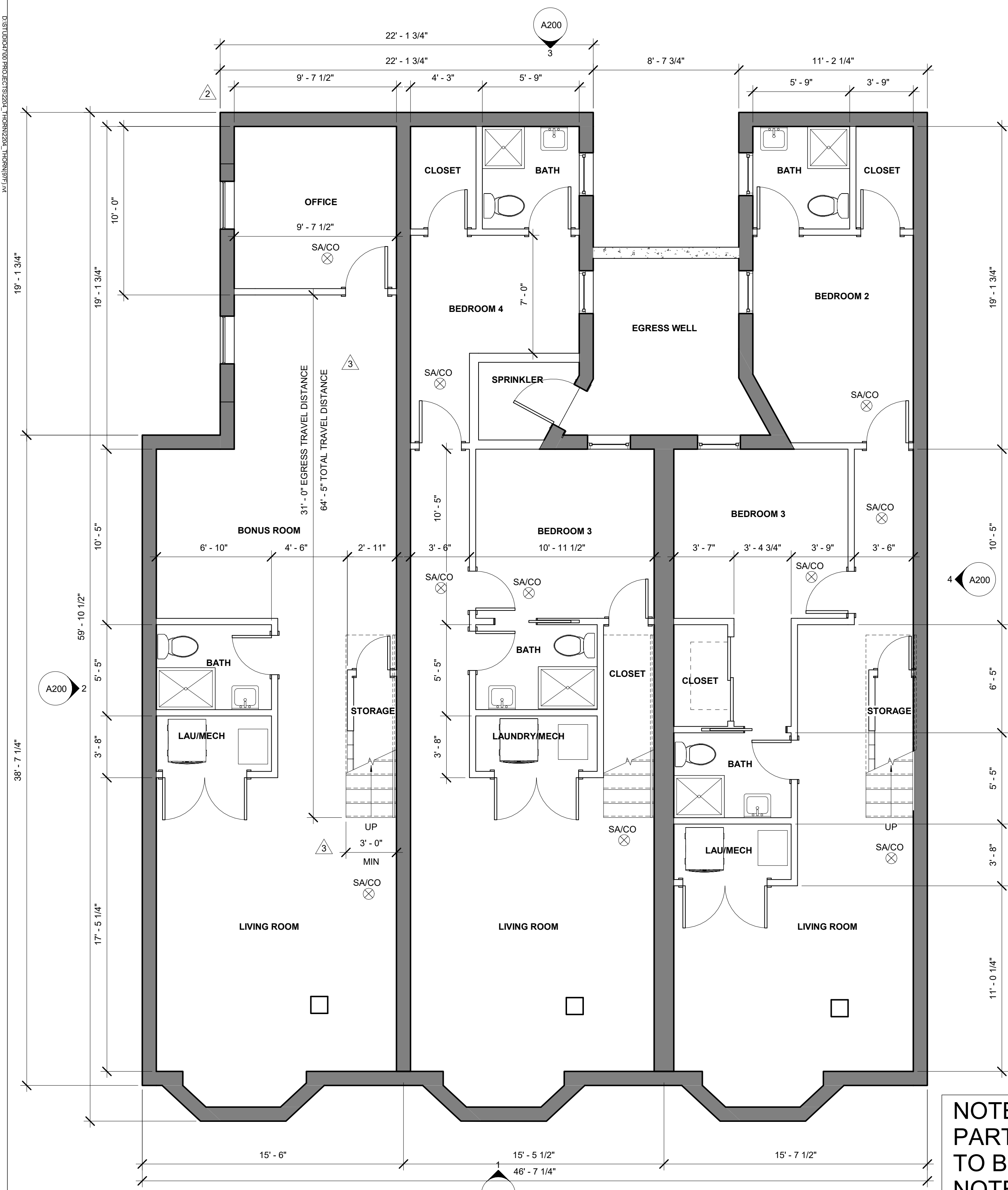
FLOOR PLANS



April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.10
 PROJECT #

DRAWING NUMBER:

A102

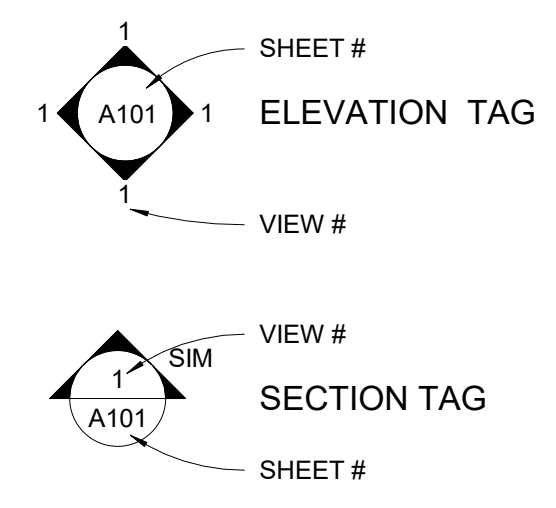


1 97F THORNDIKE - BASEMENT
 1/4" = 1'-0"

NOTE:
 PARTITION TYPES
 TO BE TYPE 1 UNLESS
 NOTED OTHERWISE

SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED
- 1HR RATED PARTITION (UL DESIGN U305)
- HEAT DETECTOR - KIDDE HD135F
- COMBO SMOKE/CO2 DETECTOR - KIDDE 112010SCO
- COMBO SMOKE/CO2 DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED



FLOOR-CEILING SYSTEMS, WOOD-FRAMED

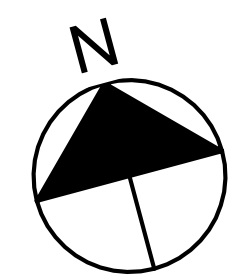
GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located 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 R1319-65, 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 49 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 R1319-65, 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)



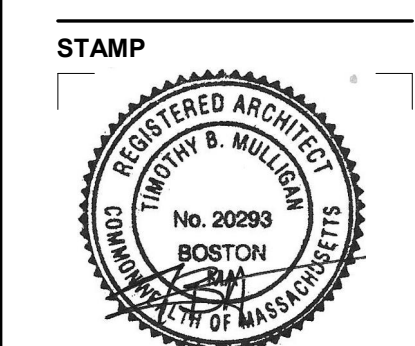
152/2022/05/15/15.01 AM

REVISIONS:

1	ISD REQUEST	7.27.22
2	EXT DECKS	9.27.22

DRAWING TITLE:

FLOOR PLANS

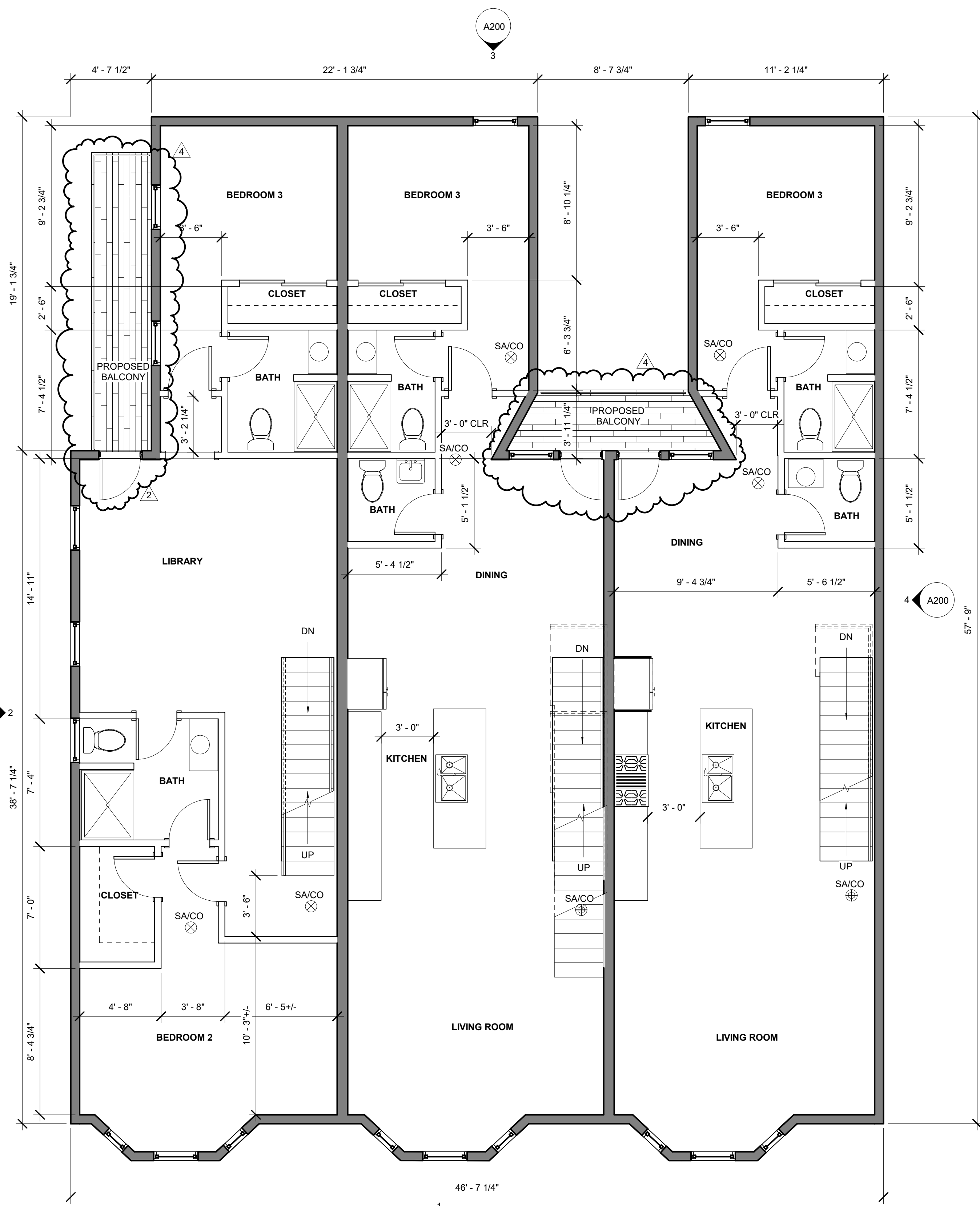


April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.10
 PROJECT #

DRAWING NUMBER:

A103

NOTE:
 PARTITION TYPES
 TO BE TYPE 1 UNLESS
 NOTED OTHERWISE



1 97F THORNDIKE - 2ND 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/CO2 DETECTOR - KIDDE 112010SCO
- COMBO SMOKE/CO2 DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED
- SHEET #
ELEVATION TAG
- VIEW #
- VIEW #
SECTION TAG
- SHEET #

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

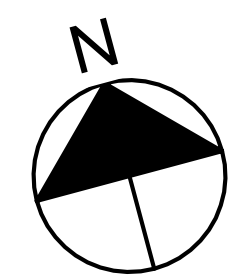
GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located 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:	39(67 C & P) CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

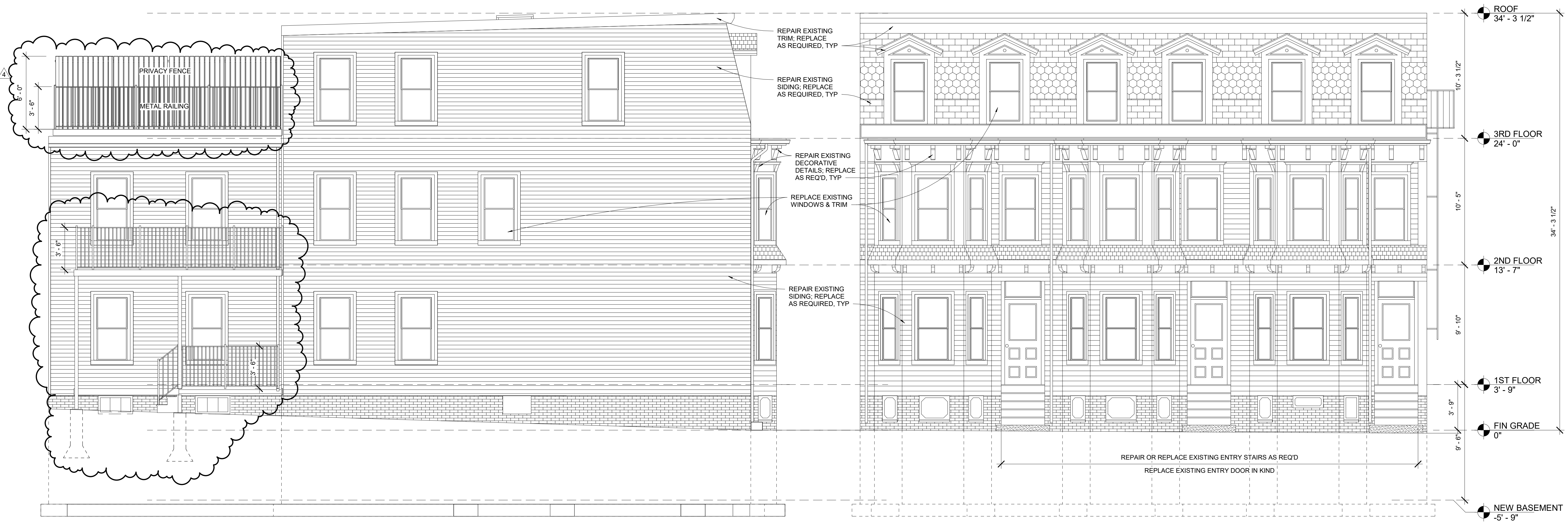
GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located 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:	39(67 C & P) CK 6512-6, 4-15-65		

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)



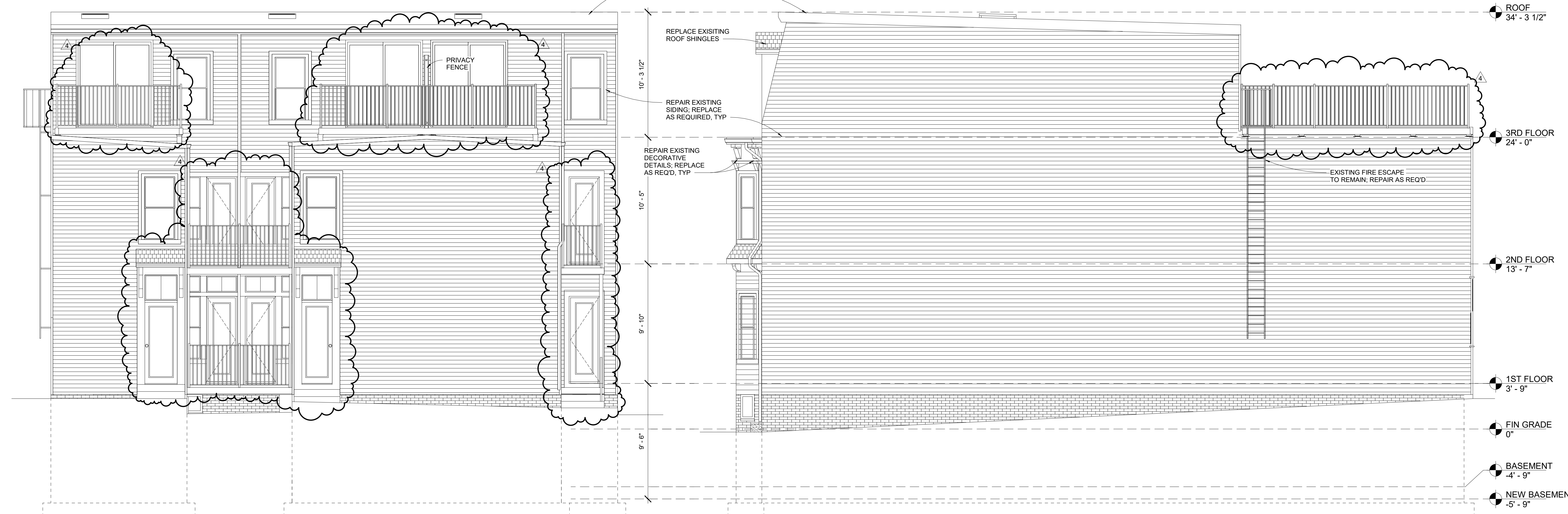
152/2022/05/10 AM

152/2022/05/10 AM



2 97F LEFT ELEVATION
1/4" = 1'-0"

1 97F FRONT ELEVATION
1/4" = 1'-0"



3 97F REAR ELEVATION
1/4" = 1'-0"

4 97F RIGHT ELEVATION
1/4" = 1'-0"

ARCHITECT
S47a
 architects, inc
 517 boston post rd
 suite #30
 sudbury, ma 01776
 p: 508-550-4730
 www.s47a.com

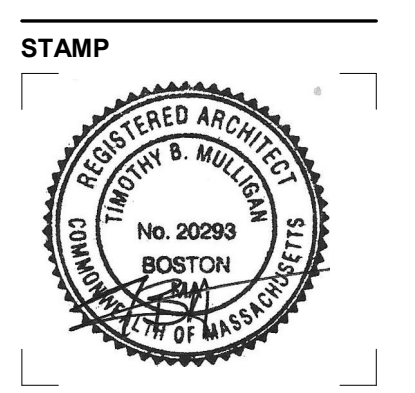
PROJECT:
Thorndike St Residences
 97 Thorndike St
 Cambridge, MA 02141

CLIENT:
River Front Realty
 275 Main St
 Charlestown MA 02129

PROJECT TEAM:

REVISIONS:
 4 EXT DECKS 9.27.22

DRAWING TITLE:
ELEVATIONS



April 5, 2022
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2204.10
 PROJECT #

DRAWING NUMBER:

A200



② 97F LEFT ELEVATION (EXISTING)
1/4" = 1'-0"

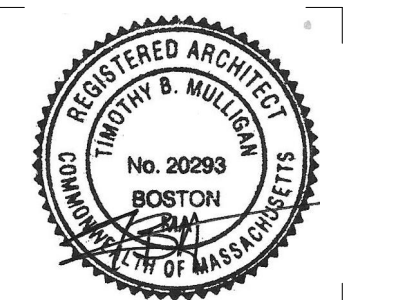
① 97F FRONT ELEVATION (EXISTING)
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

**EXISTING
ELEVATIONS**

STAMP



April 5, 2022
DATE OF ISSUE

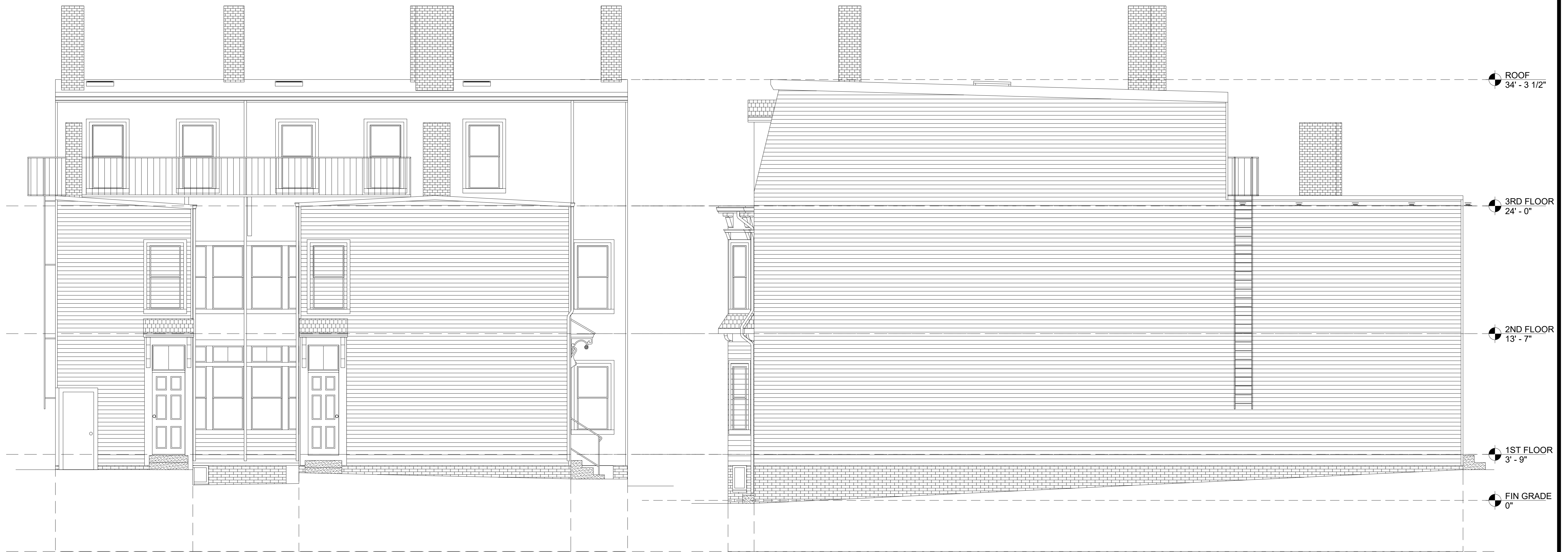
PERMITTING
DOCUMENT PHASE

1/4" = 1'-0"
SCALE

2204.10
PROJECT #

DRAWING NUMBER:

A202



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

② 97F RIGHT ELEVATION (EXISTING)
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**EXISTING
ELEVATIONS**

STAMP



April 5, 2022
DATE OF ISSUE

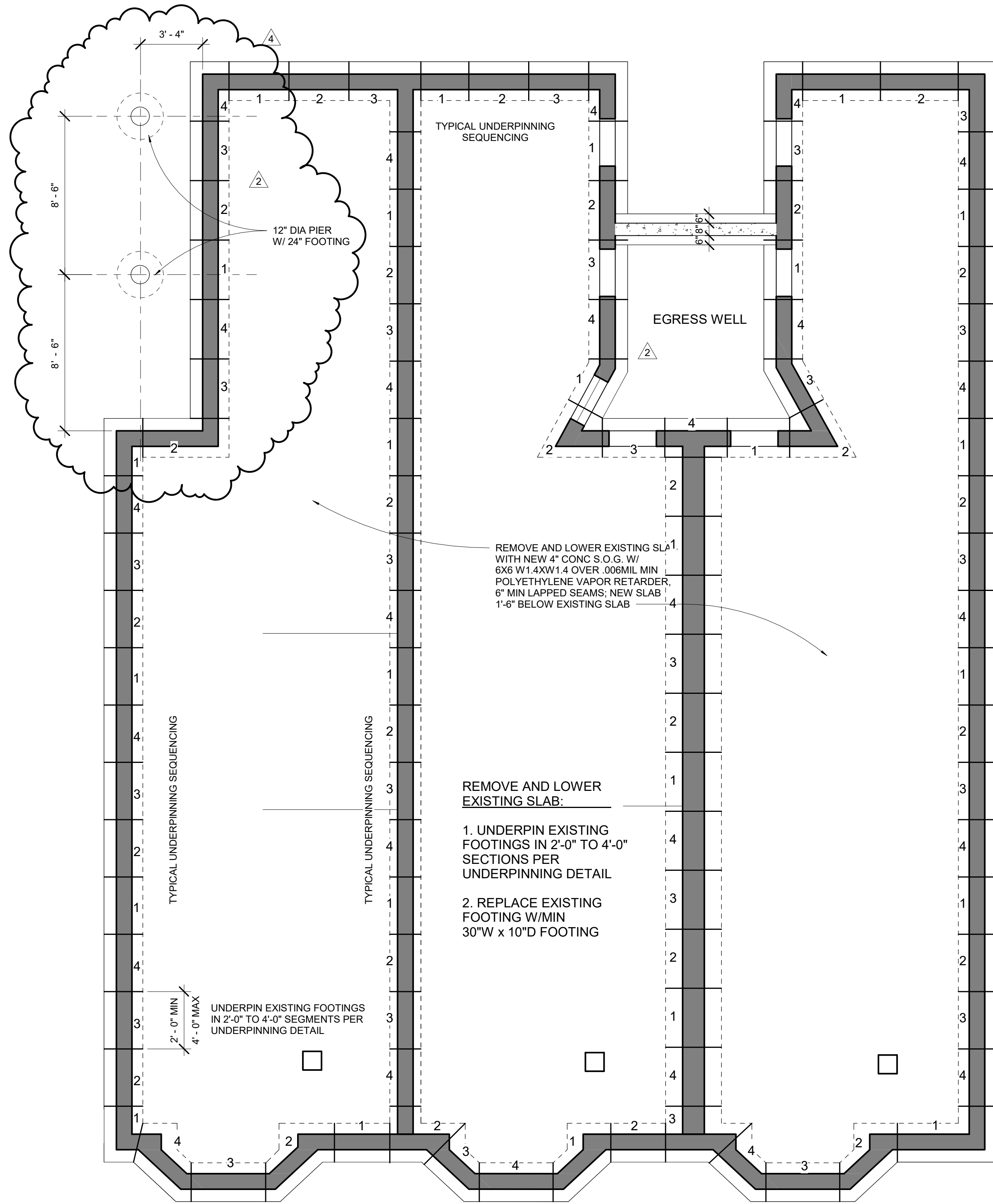
PERMITTING
DOCUMENT PHASE

1/4" = 1'-0"
SCALE

2204.10
PROJECT #

DRAWING NUMBER:

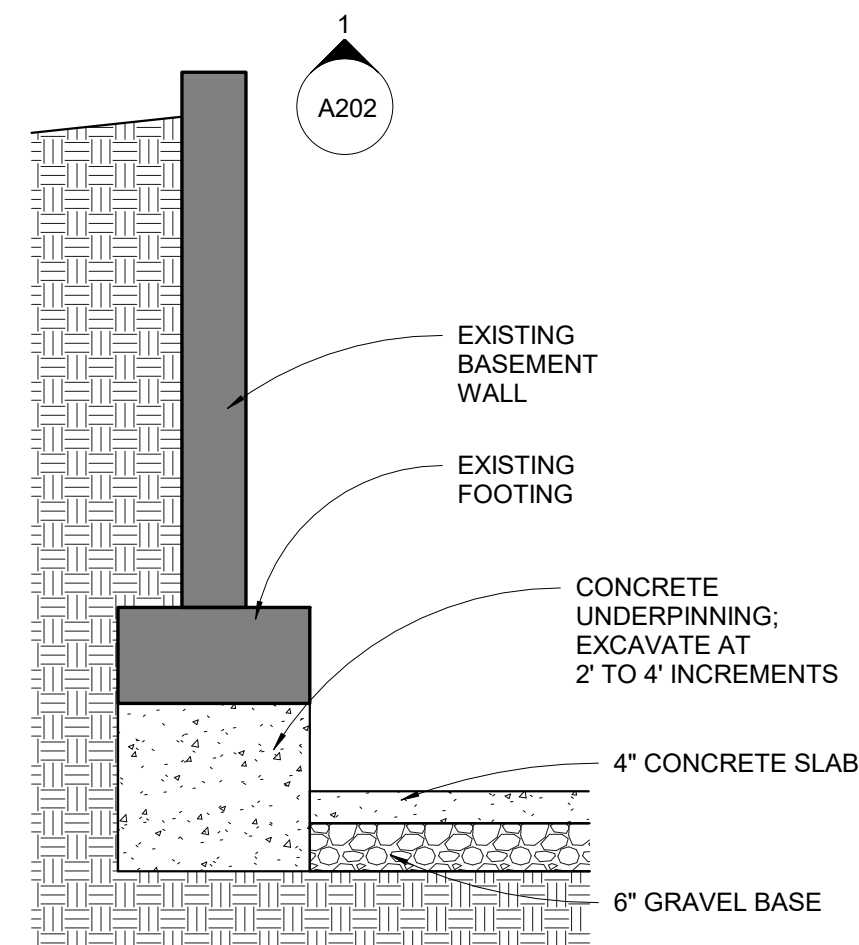
A203



① 97F THORNDIKE - FOUNDATION PLAN
1/4" = 1'-0"

CONCRETE NOTES:

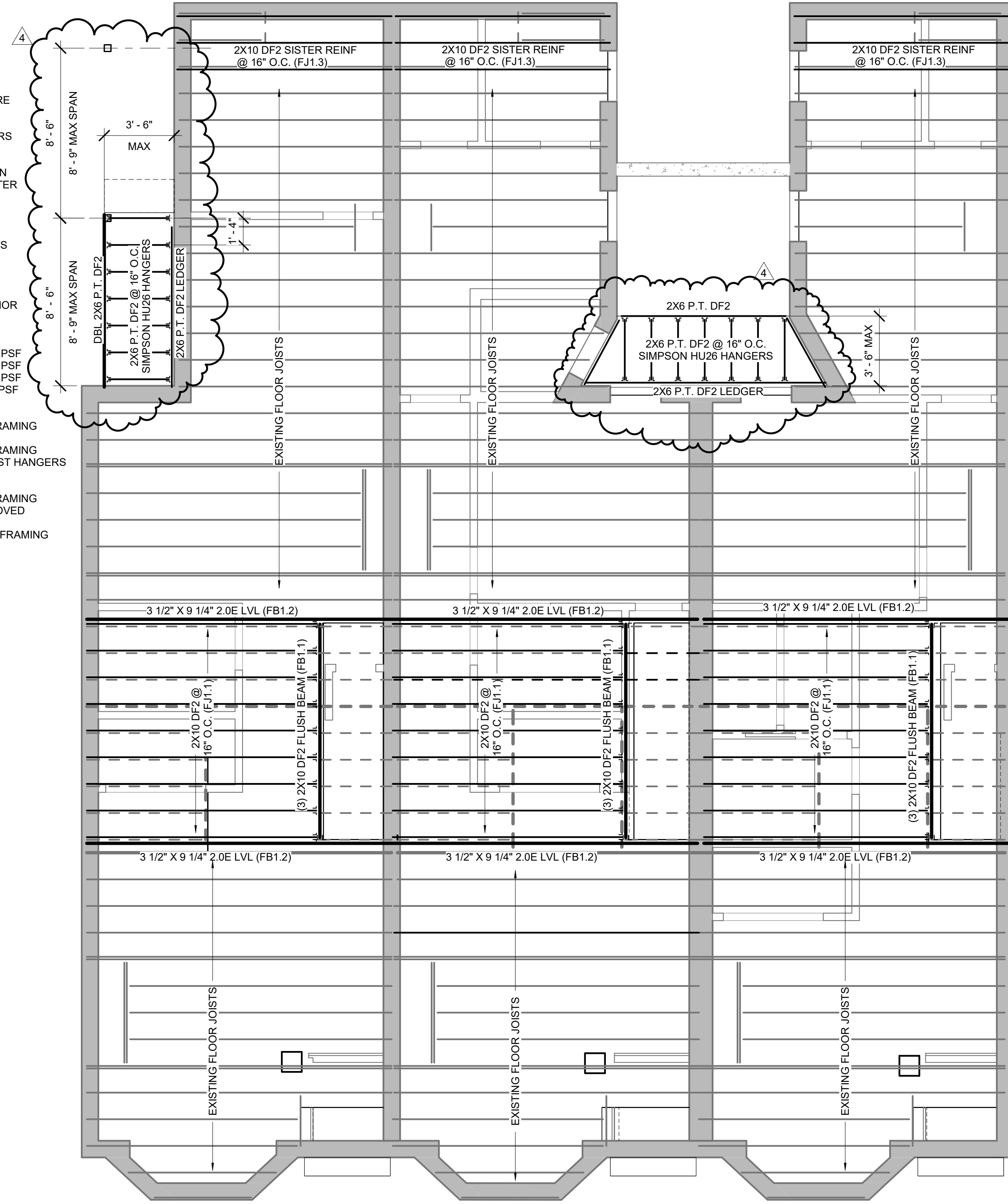
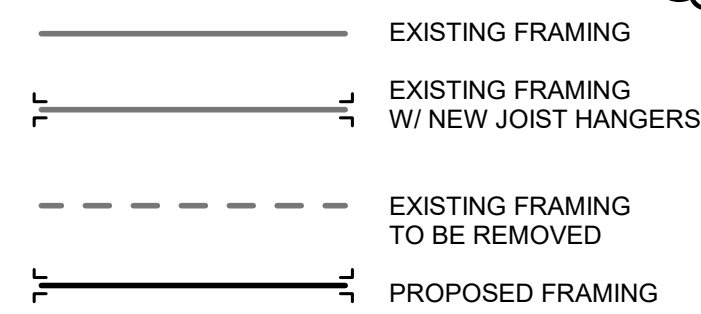
1. ALL CONCRETE WORK SHALL COMPLY WITH ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. ALL CONCRETE SHALL COMPLY WITH ACI 301; SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
3. 2,500 MIN PSI COMPRESSIVE STRENGTH POST 28 DAYS
4. ALL CONCRETE TO BE POURED MONOLITHICALLY.
5. CONCRETE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



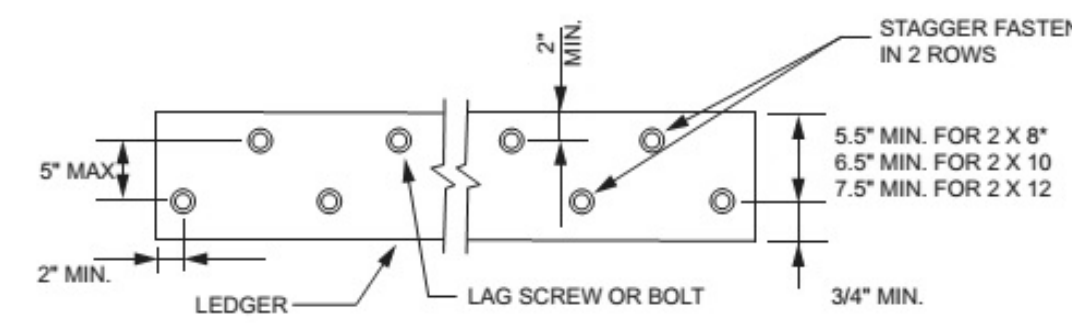
UNDERPINNING DETAIL
1/2" = 1'-0"

FRAMING NOTES:

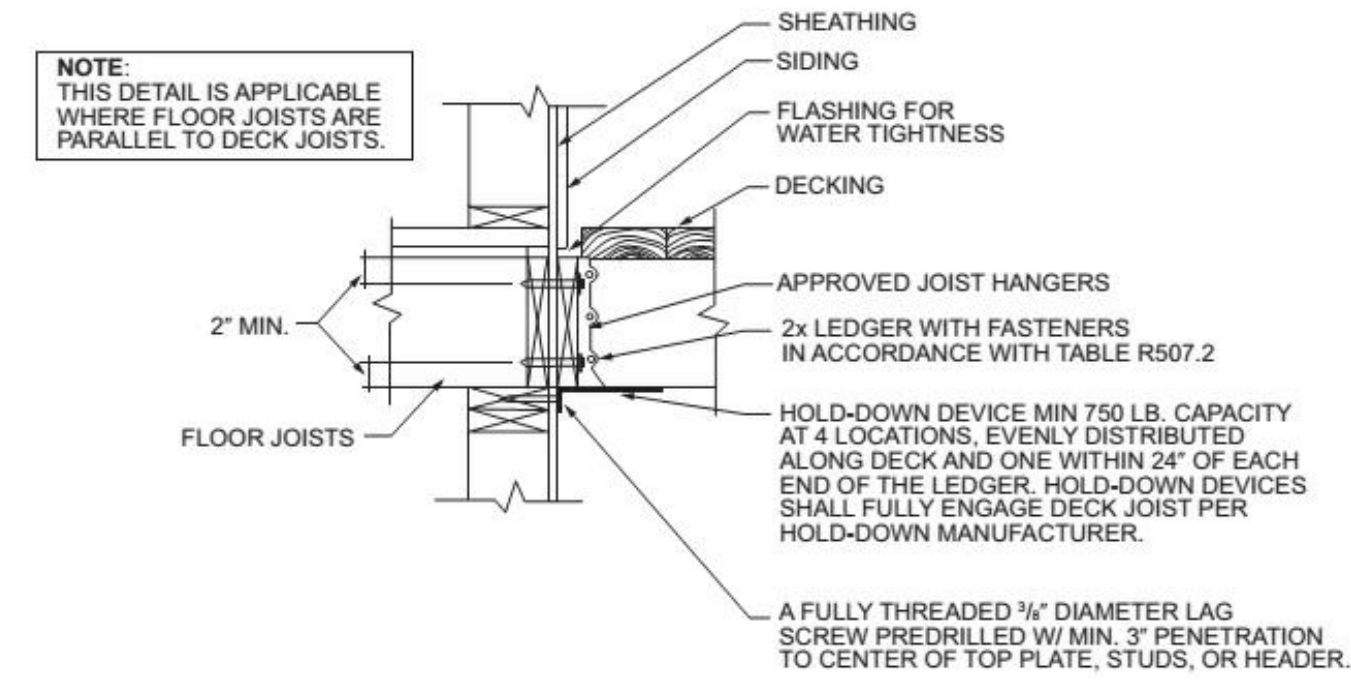
1. FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS. ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
2. COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
3. INSTALL LUS210 SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
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



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



*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5\"/>



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

CLIENT:
River Front Realty
275 Main St
Charlestown MA 02129

PROJECT TEAM:

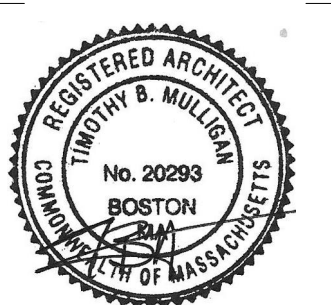
REVISIONS:

2	ISD REQUEST	7.27.22
4	EXT DECKS	9.27.22

DRAWING TITLE:

FRAMING PLANS

STAMP



April 5, 2022

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

As indicated

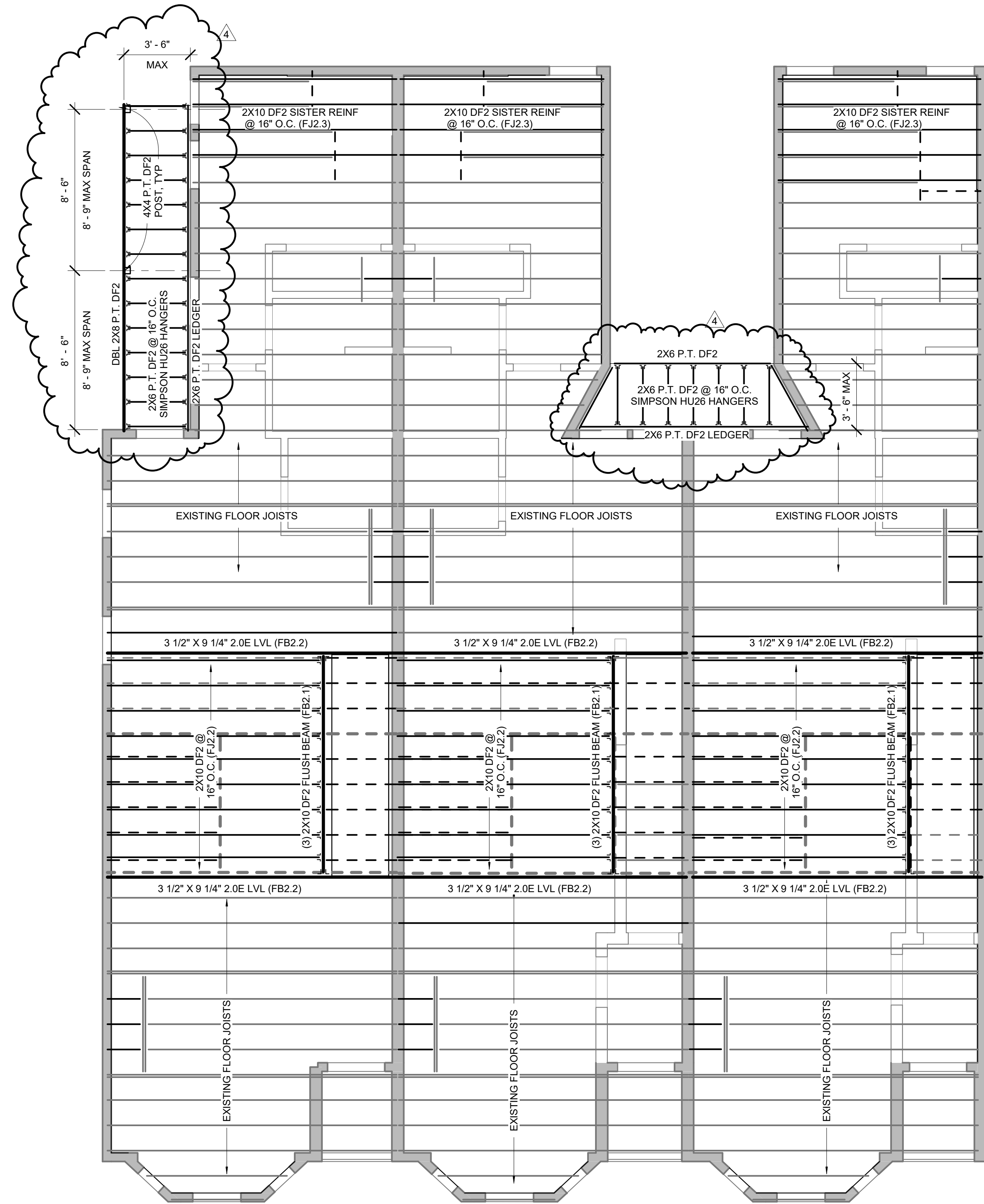
SCALE

2204.10

PROJECT #

DRAWING NUMBER:

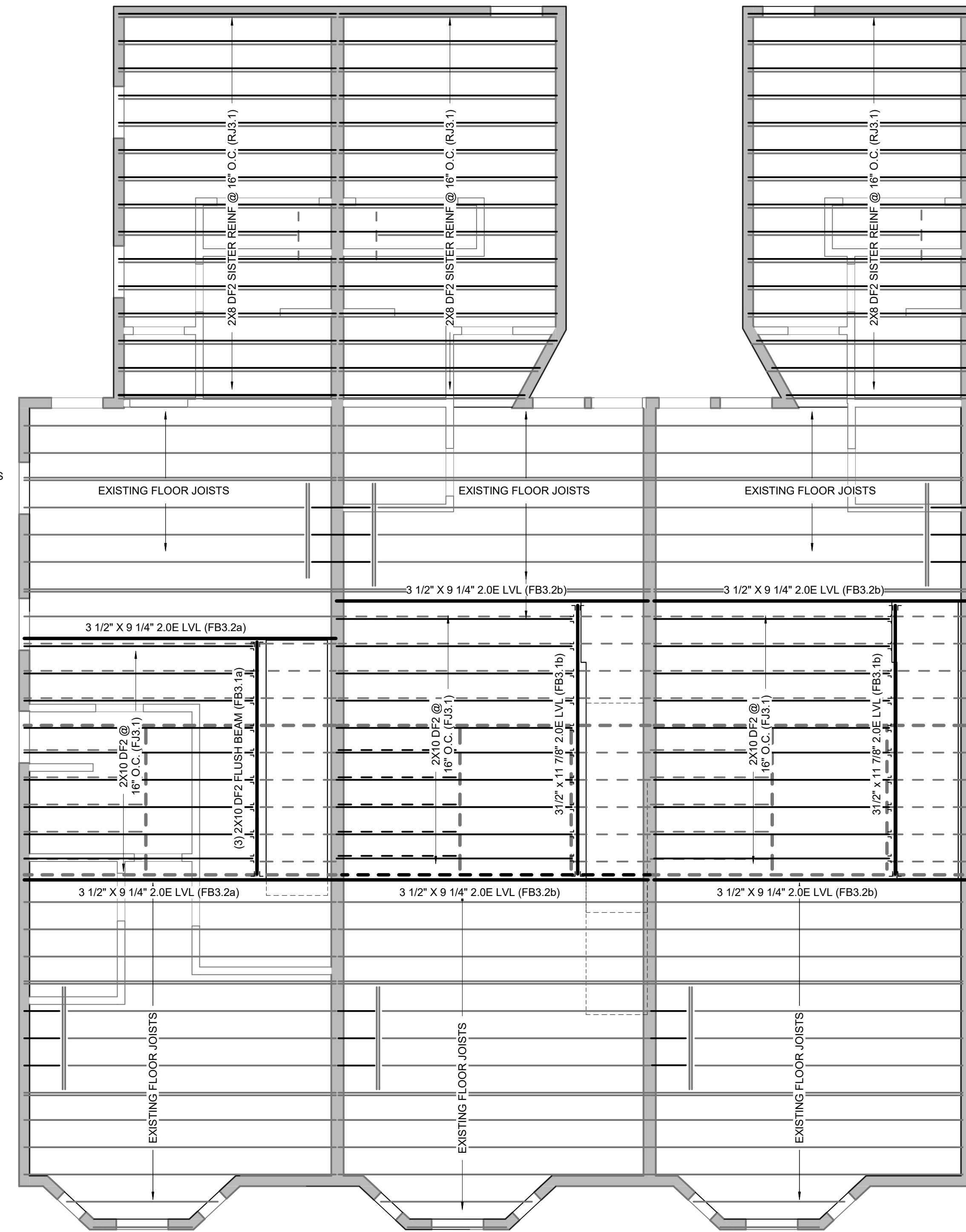
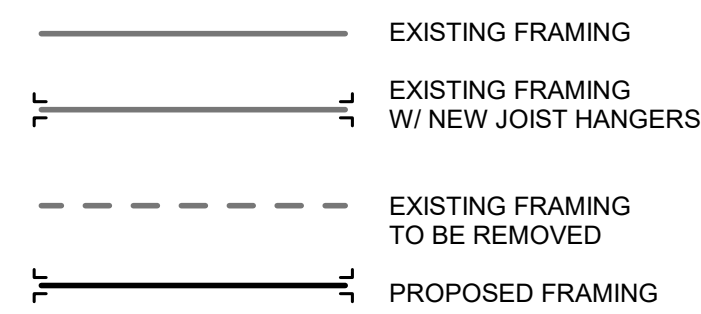
A300



1 FRAMING - 97F 2ND FLOOR
1/4" = 1'-0"

FRAMING NOTES:

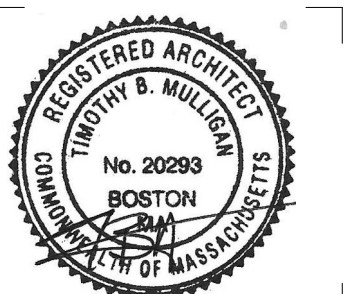
1. FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS. ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
2. COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER). ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
3. INSTALL LUS210 SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
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 50 PSF
 SNOW LOAD 50PSF



2 FRAMING - 97F 3RD FLOOR
1/4" = 1'-0"

REVISIONS:

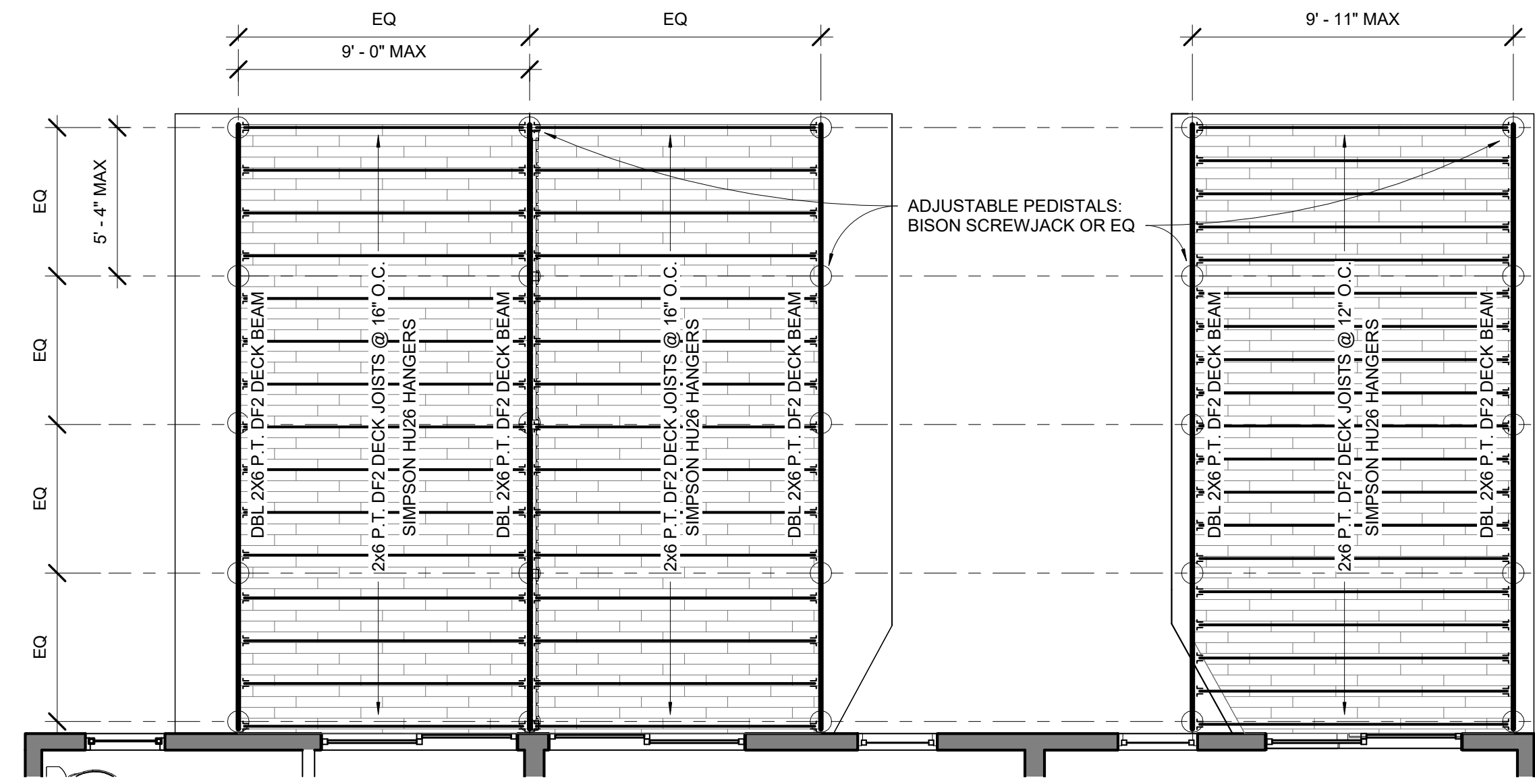
2	ISD REQUEST	7.27.22
4	EXT DECKS	9.27.22



FRAMING NOTES:

- FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS. ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
- COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
- INSTALL LUS210 SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
- DIAG BRIDGING OR FULL DEPTH MIDSPAN BLOCKING AT 8" JOIST SPANS OR GREATER
- INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
- NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ARCHITECT
- SPLICE BEAMS AT SUPPORTS
- INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
- LIVE LOADS:
BEDROOMS 30 PSF
OTHER THAN BEDROOMS 40 PSF
EXTERIOR DECK 40 PSF
SNOW LOAD 50PSF

- EXISTING FRAMING
- - - EXISTING FRAMING TO BE REMOVED
- PROPOSED FRAMING
- EXISTING FRAMING W/ NEW JOIST HANGERS



1 FRAMING - 97F ROOF DECK
1/4" = 1'-0"

REVISIONS:
4 EXT DECKS 9.27.22

DRAWING TITLE:

**FRAMING
PLANS**

STAMP



April 5, 2022
DATE OF ISSUE

PERMITTING
DOCUMENT PHASE

1/4" = 1'-0"
SCALE

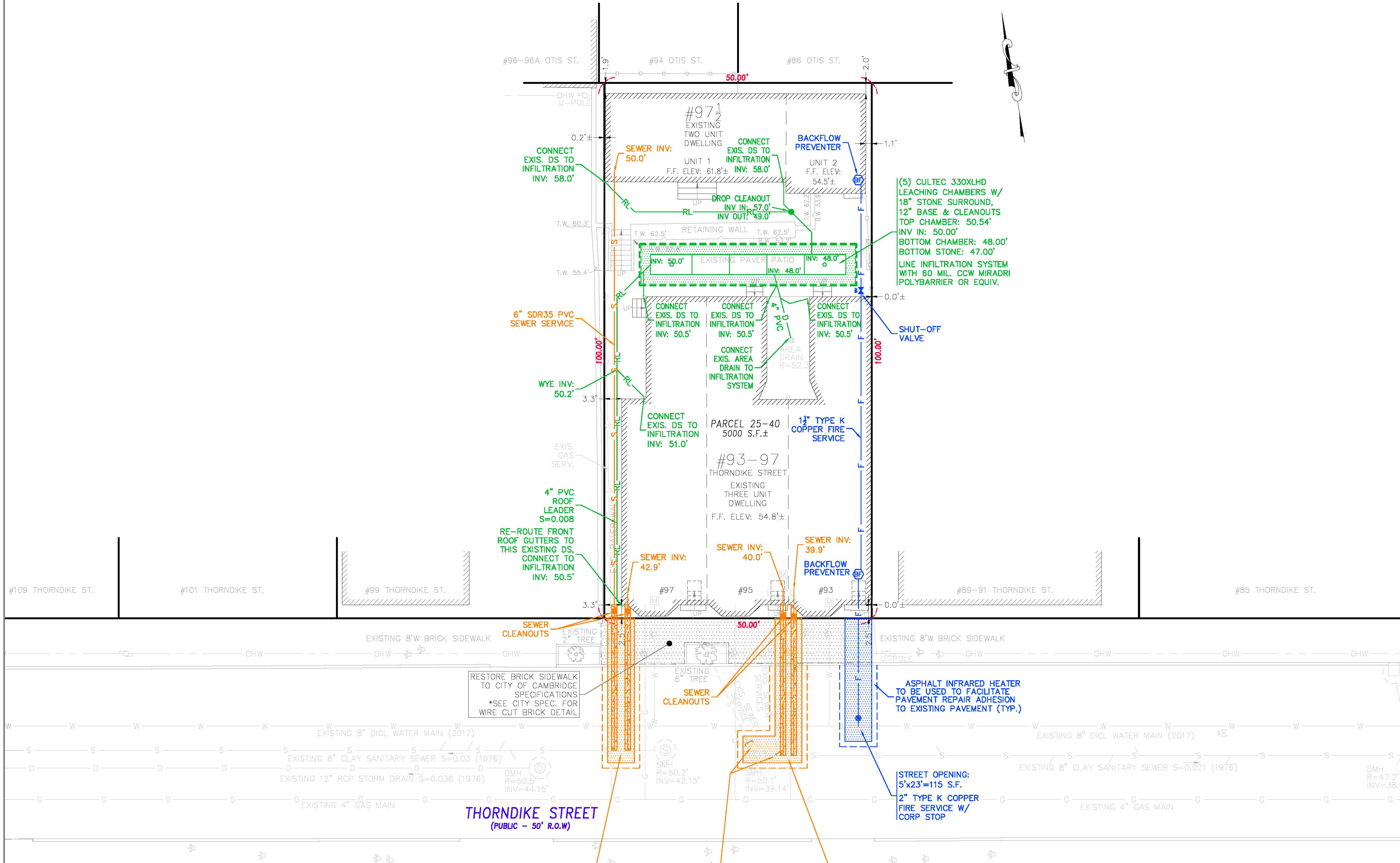
2204.10
PROJECT #

DRAWING NUMBER:

A302

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.



SCIARAPPA STREET
(PUBLIC - 50' R.O.W)

LEGEND

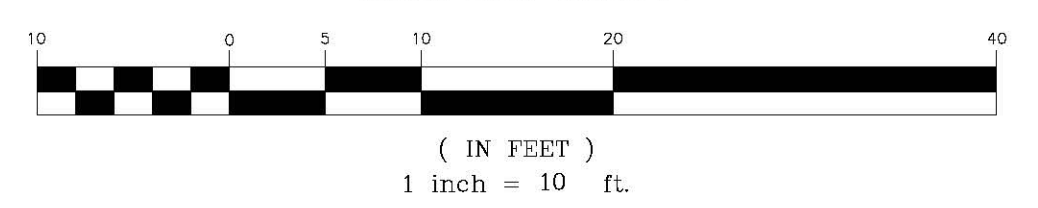
BSW	BACK EDGE OF SIDEWALK
BC	BUILDING CORNER
BLDG	EDGE OF BUILDING
GS	GROUND SHOT
CLF	CHAIN LINK FENCE
CB	CATCH BASIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
HYD	FIRE HYDRANT
LC	LOT CORNER
EHH	ELEC. HANDHOLE
WG	WATER GATE
GG	GAS GATE
DS	EXISTING DOWNSPOUT & SPLASH BLOCK
●	SEWER/DRAIN CLEANOUT
⊕	WATER SHUT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

GRAPHIC SCALE

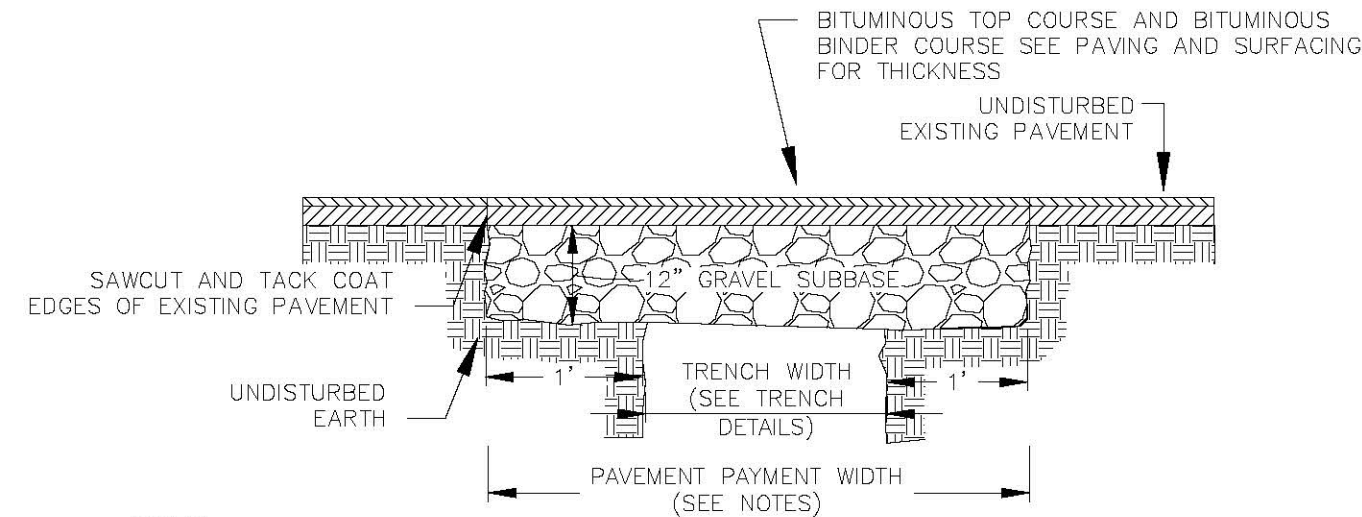


REFERENCES
DEED BK. 49,311 PG. 131
PLAN IN BK. 13,138-END
LAND CT. PLAN #11309-A
ASSESSORS MAP 25 PARCEL 40
ELEVATIONS BENCHMARK: CAMBRIDGE CITY BASE

PROPOSED SITE PLAN
97 THORNDIKE STREET
CAMBRIDGE MA
FOR
GREG MCCARTHY

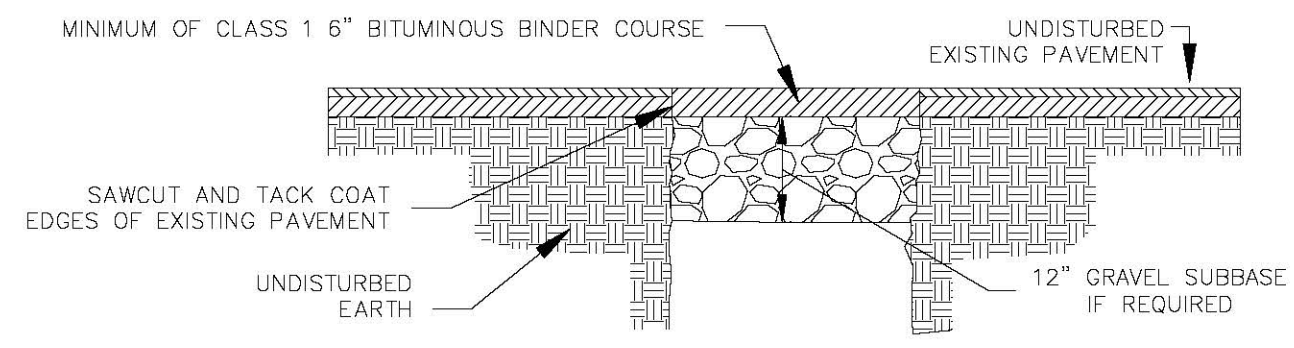
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191

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



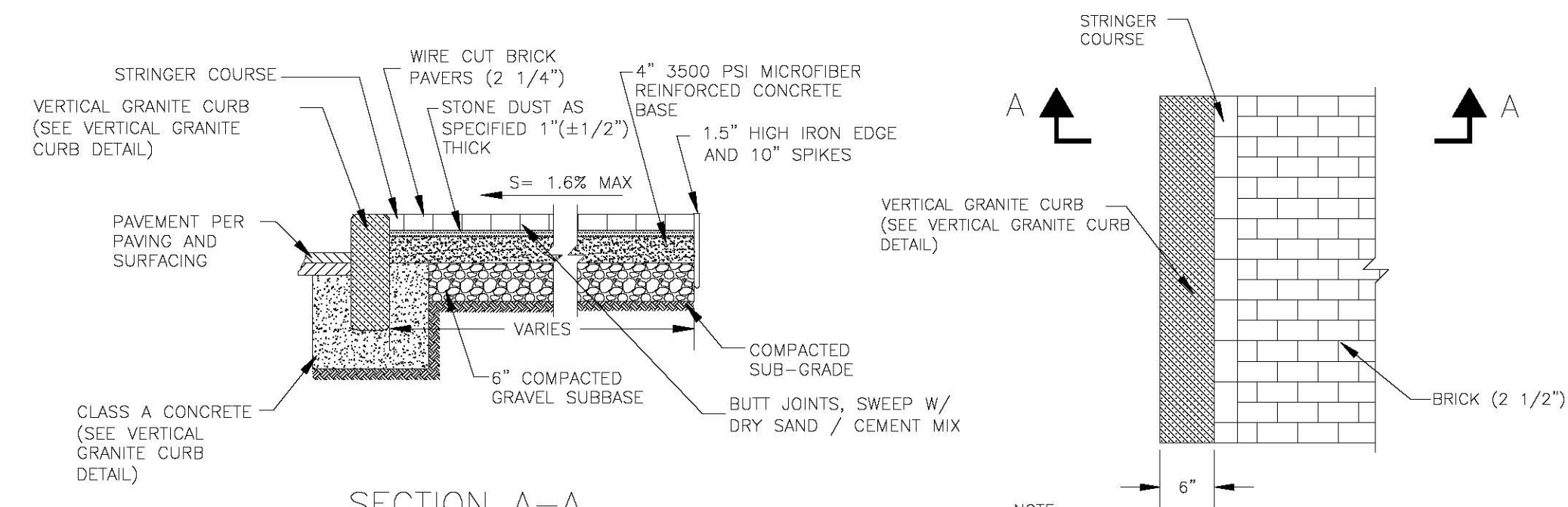
- NOTES:
1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
 2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH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

PERMANENT PAVEMENT PATCH DETAIL



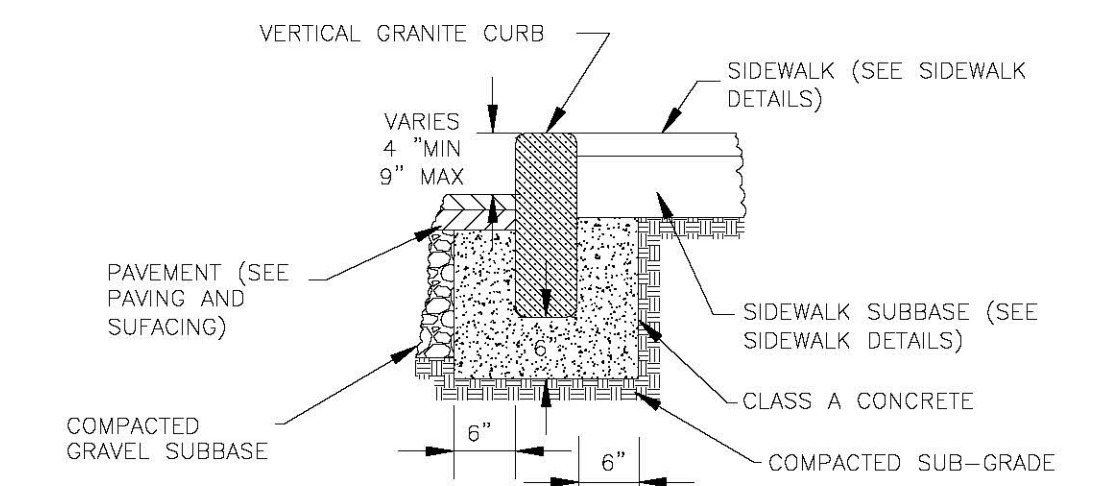
- NOTES:
1. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 2. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED, RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

TEMPORARY PAVEMENT PATCH DETAIL

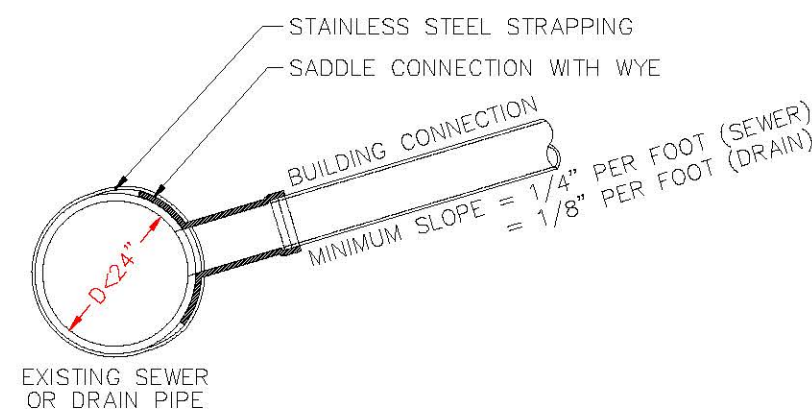


- NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.
 2. FOR BRICK LAYOUT PATTERN SEE PLAN VIEW DETAIL 2524-8

BRICK SIDEWALK DETAIL

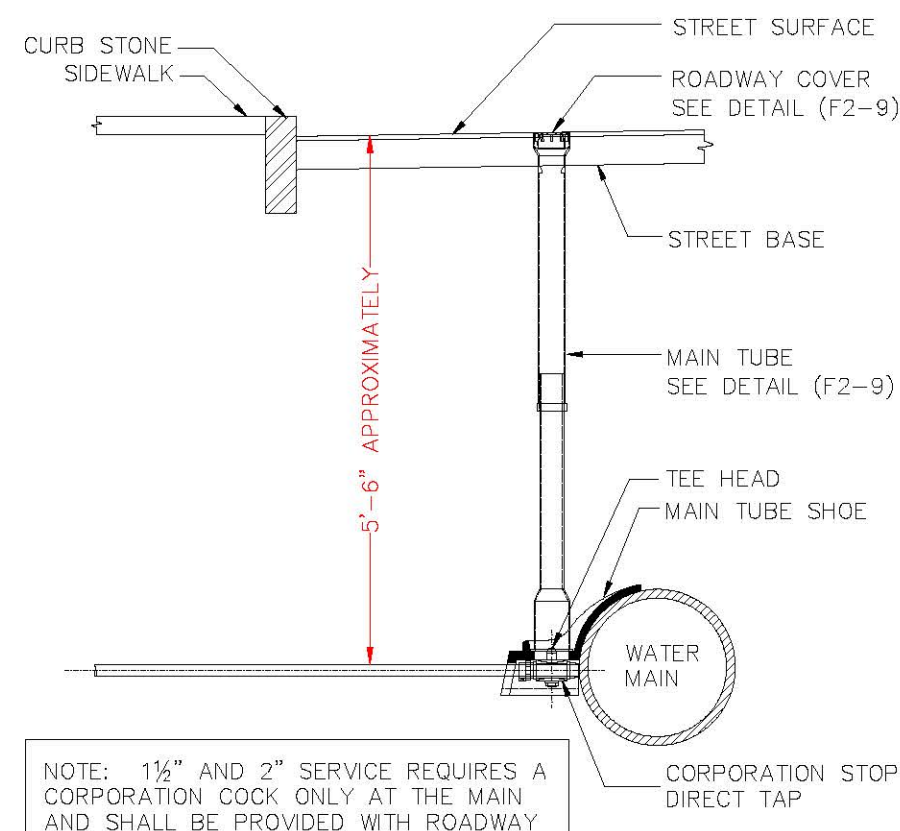


VERTICAL GRANITE CURB DETAIL

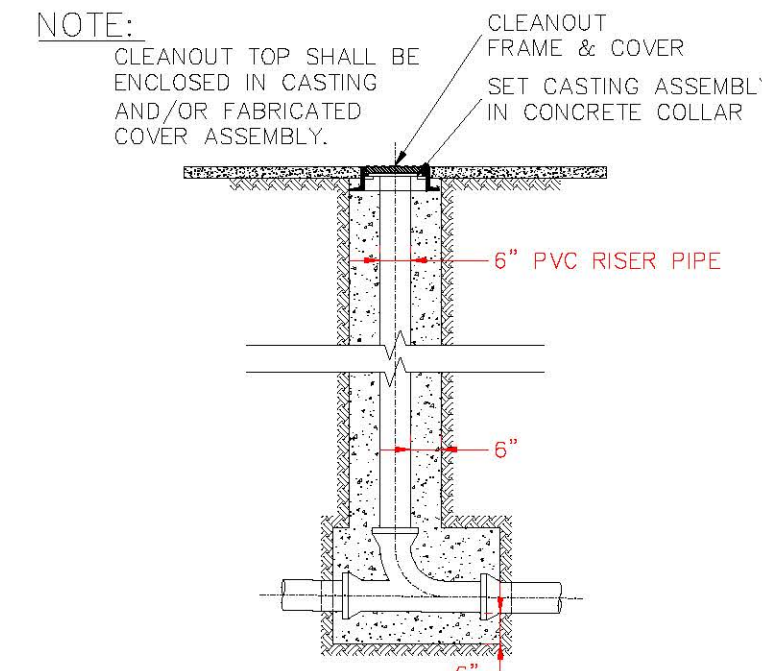


- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO 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

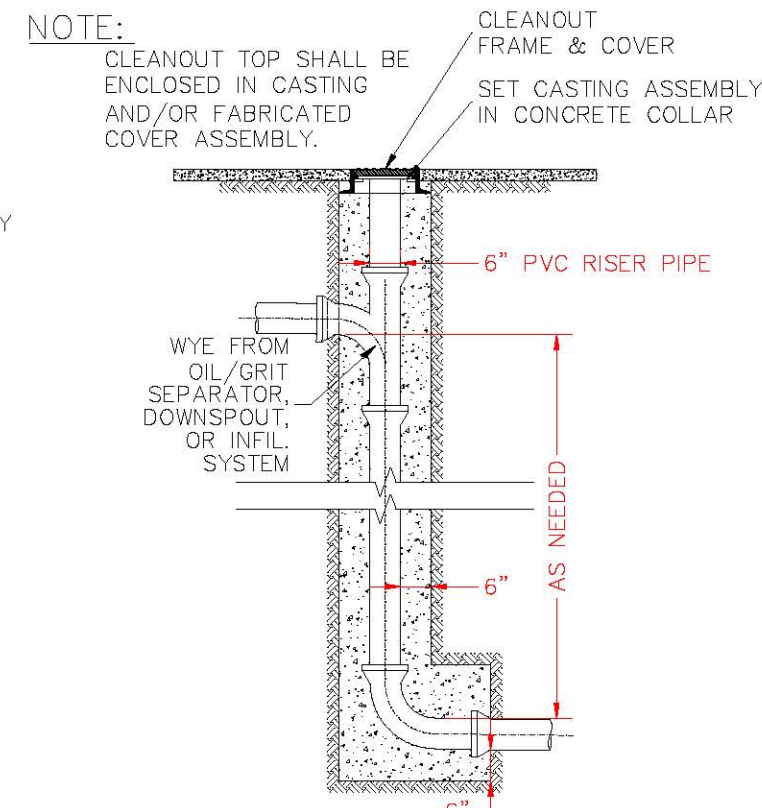


FIRE SERVICE CONNECTION DETAIL



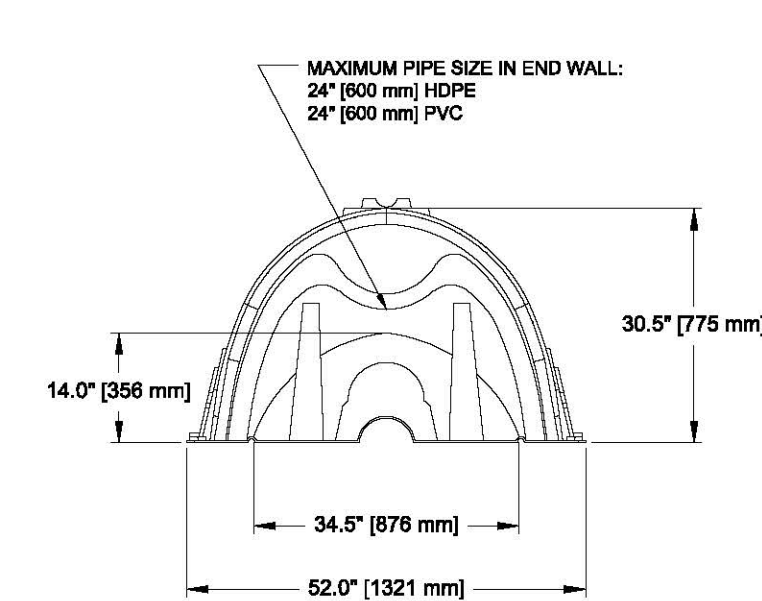
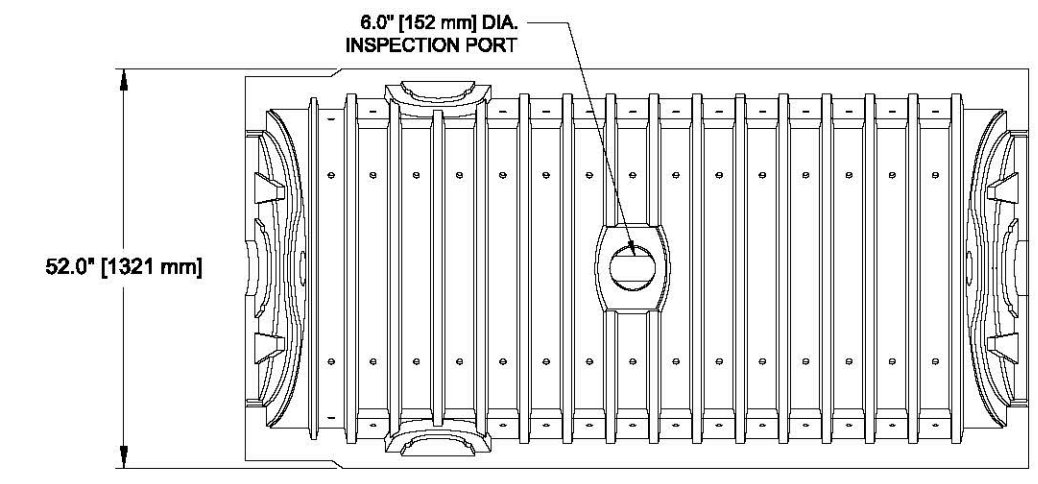
- NOTE:
- CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

IN-LINE CLEANOUT DETAIL

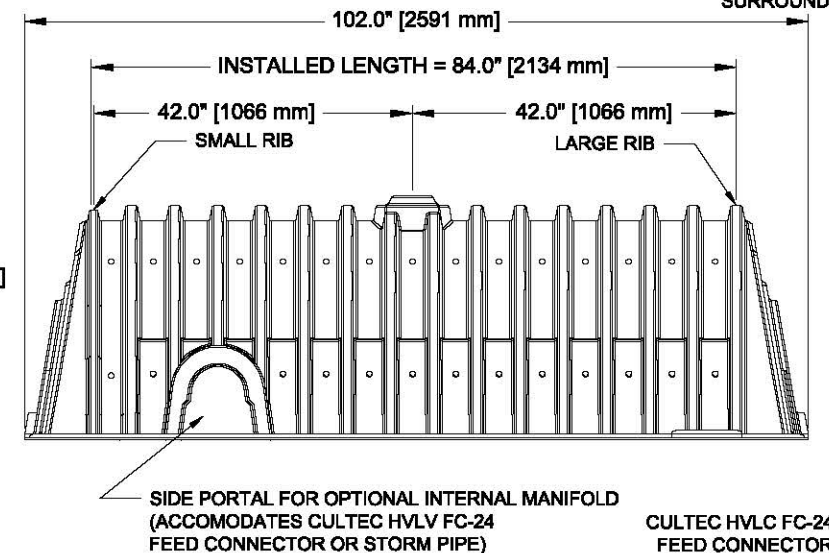


- NOTE:
- CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

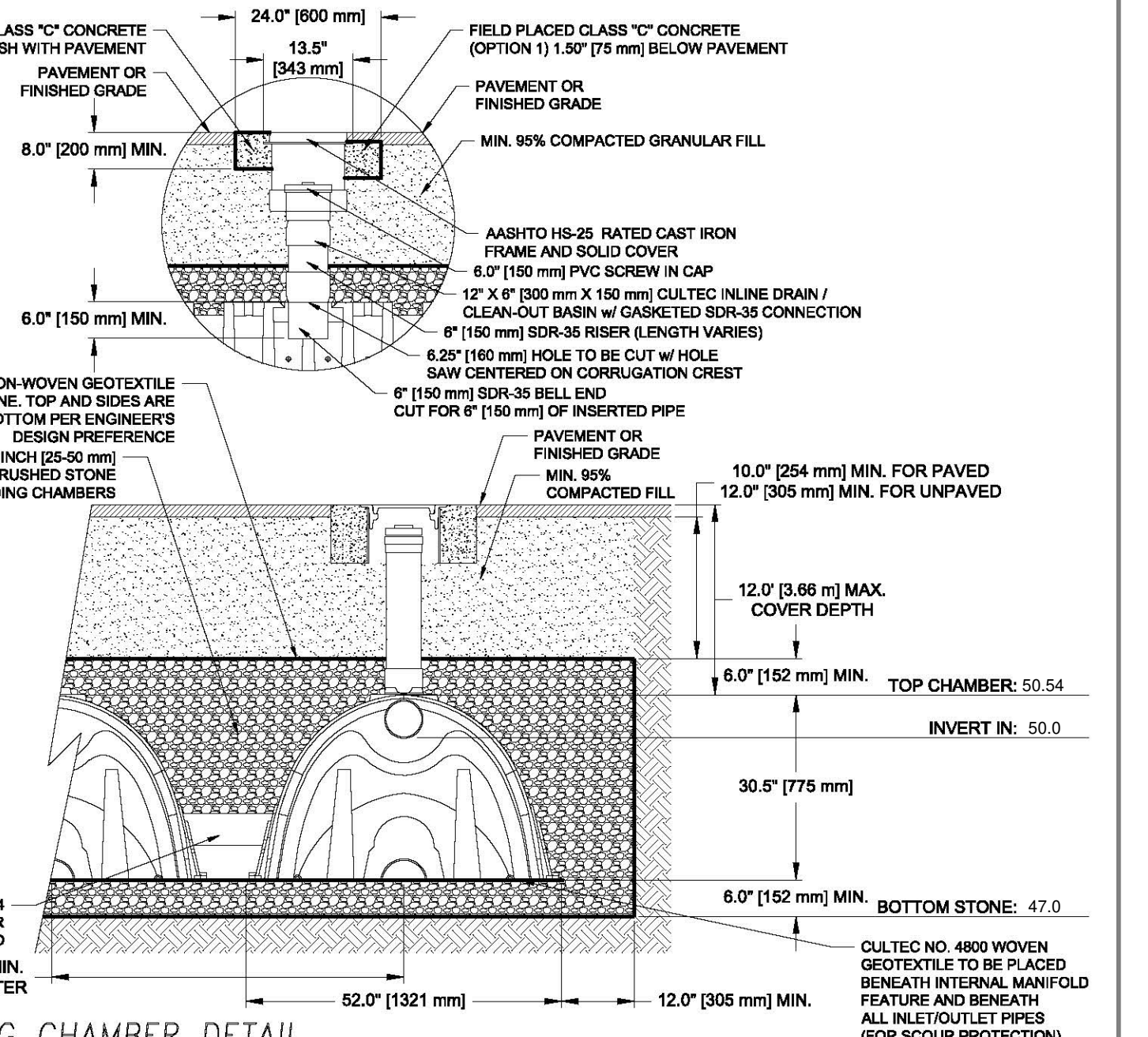
DROP CLEANOUT DETAIL



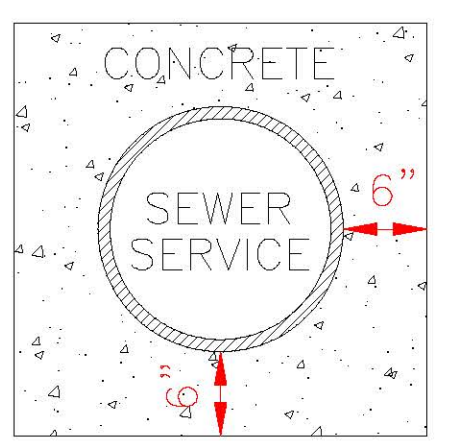
CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.450 CF/FT (0.693 m³/m)
 INSTALLED LENGTH ADJUSTMENT = 1.5' (0.46 m)
 SINGLE CHAMBER MAX. STORAGE = 52.21 CF (1.478 m³)
 SIDE PORTAL ACCEPTS CULTREC H.V.L.V FC-24 FEED CONNECTOR



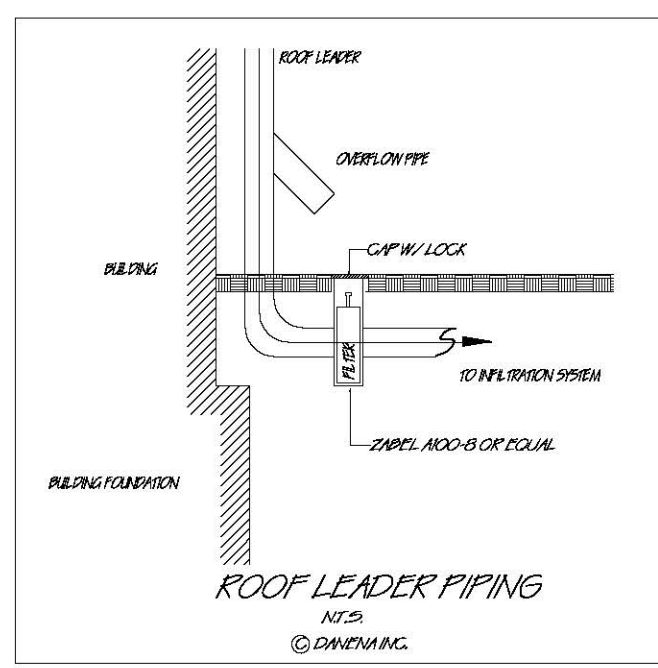
CULTEC H.V.L.C FC-24 FEED CONNECTOR WHERE SPECIFIED
 MAX. PIPE: 10" (250 mm) HDPE
 12" (300 mm) PVC



CULTEC 330XLHD LEACHING CHAMBER DETAIL



SEWER ENCASEMENT DETAIL



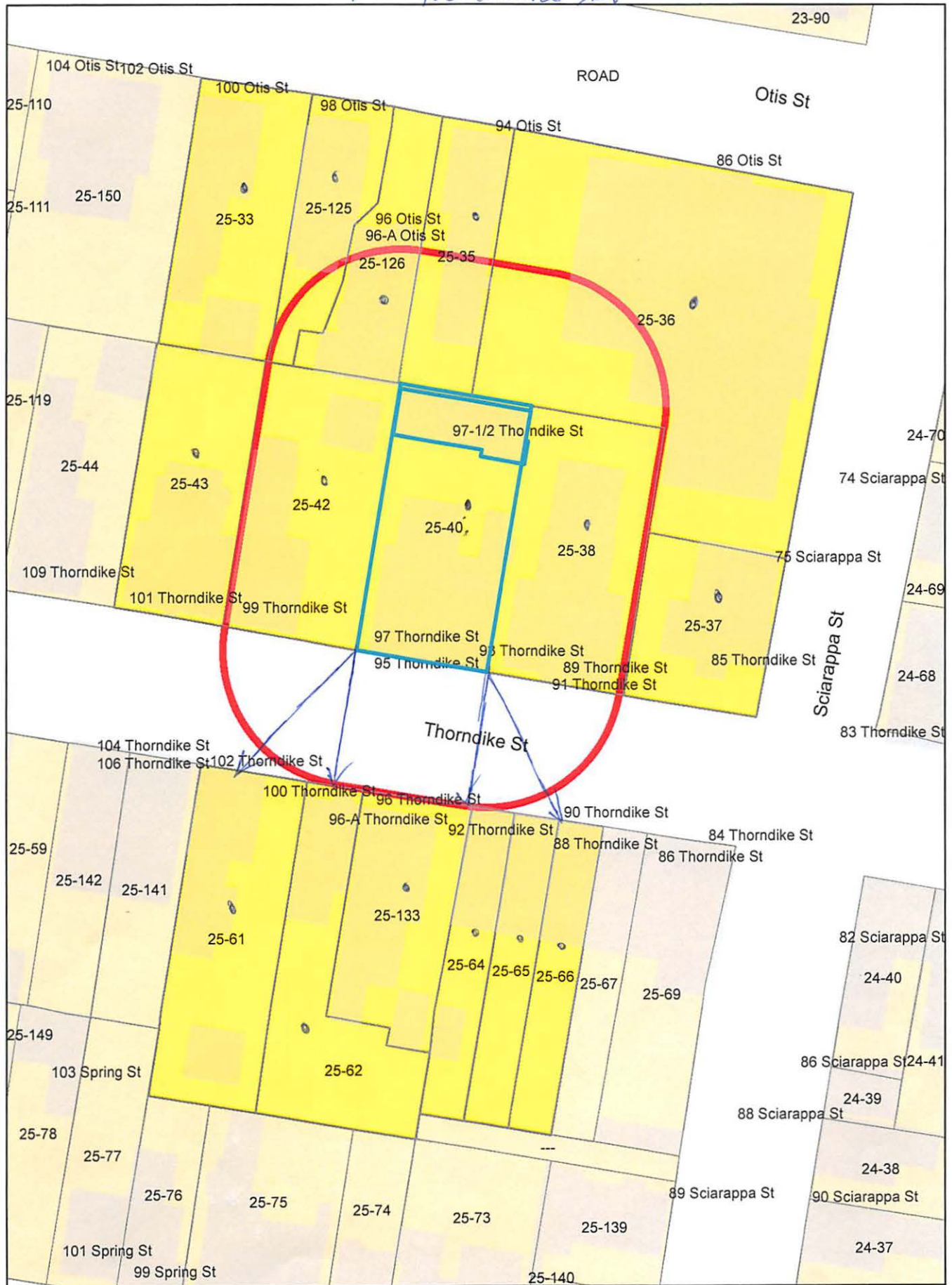
ROOF LEADER PIPING



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.

97 Thorndike St



97 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