



2019 JAN 18 AM 10:38

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017057-2019

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER: 74 Oxford Street LLC - C/O William Senne

PETITIONER'S ADDRESS : 33 Church Street Cambridge, MA 02138

LOCATION OF PROPERTY: 74 Oxford St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes an addition and renovation to an existing (5) Unit, non-conforming, Multi-Family Dwelling. Special Permits are required for the Exemption of Basement Level Gross Floor Area, relocating and creating new openings on a Non-Conforming Facade, and the Parking and Driveway Setback requirements of Article 6. Variances are required Side Yard Setback and FAR requirements of Article 5.

SECTIONS OF ZONING ORDINANCE CITED :

Article 2.000	Section	Definition of Gross Floor Area (16)
Article 5.000	Section	5.31 (Table of Dimensional Requirements).
Article 6.000	Section	6.44.1.A&B (Setback For On-Grade Open Parking).
Article 8.000	Section	8.22.1 (Alteration of Non-Conforming Structure).
Article 10.000	Section	10.30 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

WILLIAM SEUVE
(Print Name)

Address : 33 CHURCH STREET
CAMBRIDGE, MA. 02138

Tel. No. : (617) 314-9400

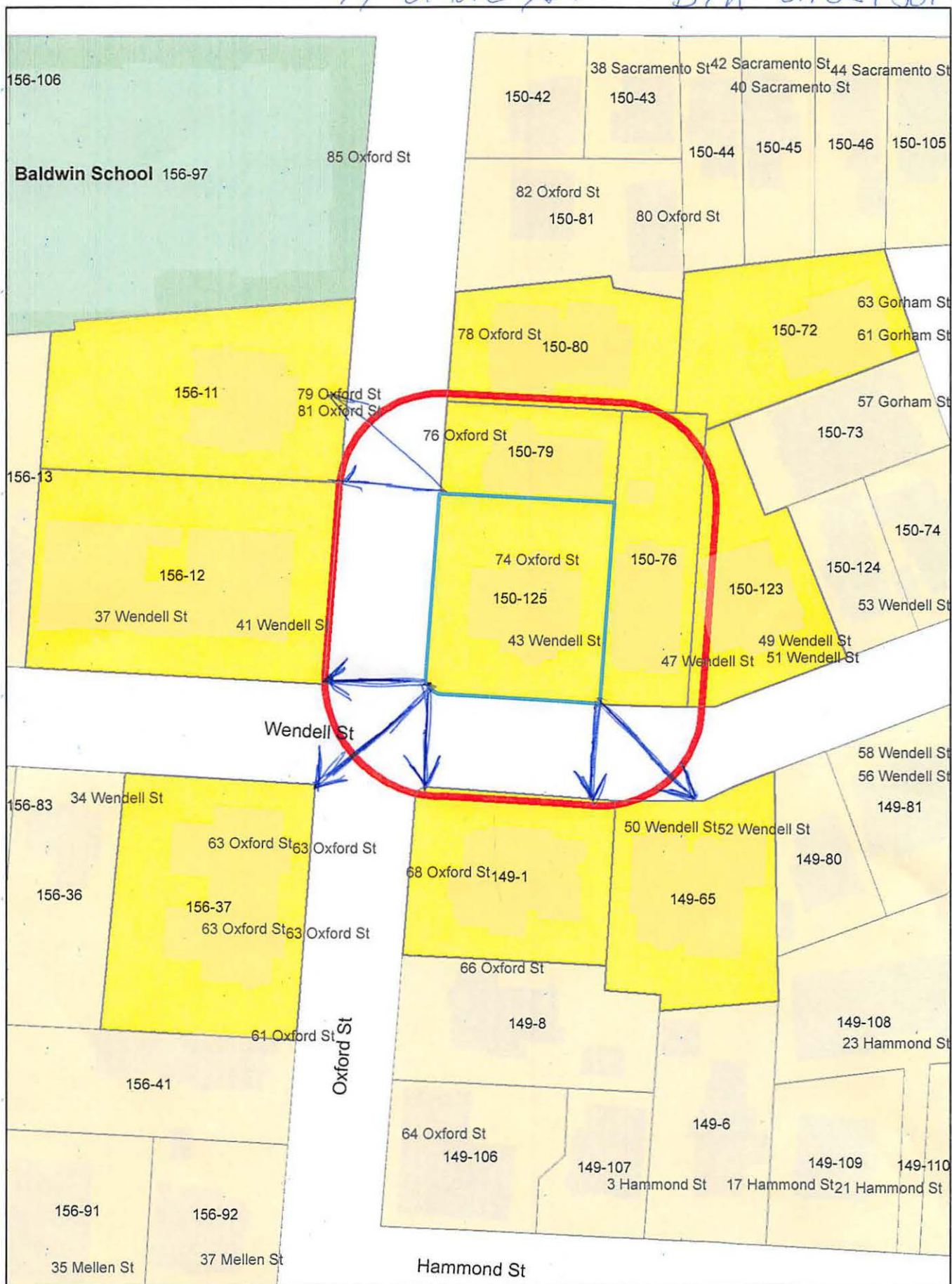
E-Mail Address : WSENNE@SPNNE.RF.COM

Date :

1/16/19

74 Oxford St.

B7A-017057-2019



BZA-017057-2019

74 Oxford St

Petitioner

149-1/150-80/156-11-12-37
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

150-72
WOOD, GWENDOLYN F., A LIFE ESTATE,
LESLIE L. WOOD, JR. & DAVID A. WOOD
63 GORHAM ST
CAMBRIDGE, MA 02138

74 OXFORD STREET LLC
C/O WILLIAM SENNE
33 CHURCH STREET
CAMBRIDGE, MA 02138

150-76
REIFMAN, BEVERLY
47 WENDELL ST #2
CAMBRIDGE, MA 02138

150-76
JANKOWICH, ANDREW E. &
DANIELLE G. JANKOWICH
47 WENDELL ST. UNIT#3
CAMBRIDGE, MA 02138

BOYES WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
CAMBRIDGE, MA 02138

150-79
REISS, LYNNE J.
76 OXFORD ST
CAMBRIDGE, MA 02138

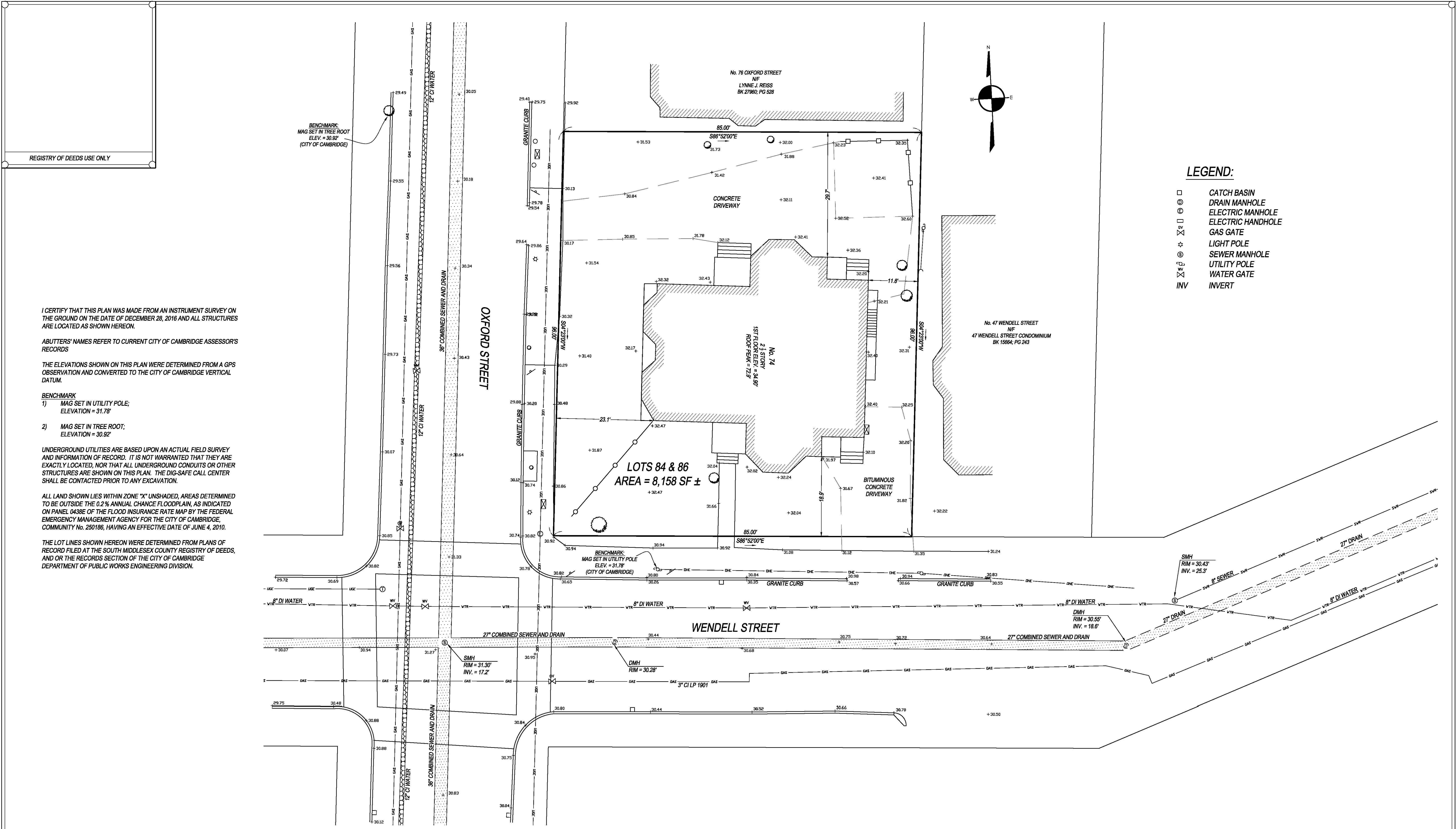
150-123
BARD, JOEL B. BETSY F. BARD
51 WENDELL ST
CAMBRIDGE, MA 02138

150-125
OXFORD DEVELOPMENT PARTNERS LLC
C/O 74 OXFORD STREET, LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

149-65
HENDERSON, REBECCA M.
50 WENDELL ST
CAMBRIDGE, MA 02138

149-65
STILT, KRISTEN ANN
52 WENDELL ST
CAMBRIDGE, MA 02138

150-76
ENGELS, REINHARD & KAREN ENGELS
47 WENDELL ST., #1
CAMBRIDGE, MA 02138



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 28, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS

THE ELEVATIONS SHOWN ON THIS PLAN WERE DETERMINED FROM A GPS OBSERVATION AND CONVERTED TO THE CITY OF CAMBRIDGE VERTICAL DATUM.

BENCHMARK
1) MAG SET IN UTILITY POLE;
ELEVATION = 31.78'

2) MAG SET IN TREE ROOT;
ELEVATION = 30.92'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 0438E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF CAMBRIDGE, COMMUNITY No. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

THE LOT LINES SHOWN HEREON WERE DETERMINED FROM PLANS OF RECORD FILED AT THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS, AND OR THE RECORDS SECTION OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.

DRAFTSMAN: NPP/SAP REVIEWED BY: GCC

PREPARED 01/04/17

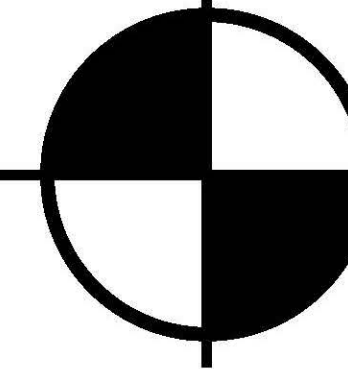
SCALE: 1 INCH = 10 FEET

REFERENCES:
DEED: BK 55999; PG 107
PLAN: PL BK 59; PL 11-13
No. 733 OF 1984
STR-13-08

SITE PLAN

LOCATED AT
74 OXFORD STREET
CAMBRIDGE, MA

PREPARED FOR:
RALPH CARRIERI AND THOMAS FLANNERY
43 WENDELL STREET
CAMBRIDGE, MA 02141



BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA, 02129
(617) 242-1313
www.bostonsurveyinc.com

JOB # 16-00890 FILE # 16-00890 - 12/19/16

74 Oxford St.

Sheet Name	Sheet Number
COVER	A-000
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PROPOSED FLOOR PLANS	A-102
PROPOSED FLOOR PLANS	A-103
PROPOSED FLOOR PLANS	A-104
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ELECTRICAL PLANS	E-101
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No.	Description	Date

stamp

client

WILLIAM SENNE

title

COVER

project

74 OXFORD STREET

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number

19140

scale

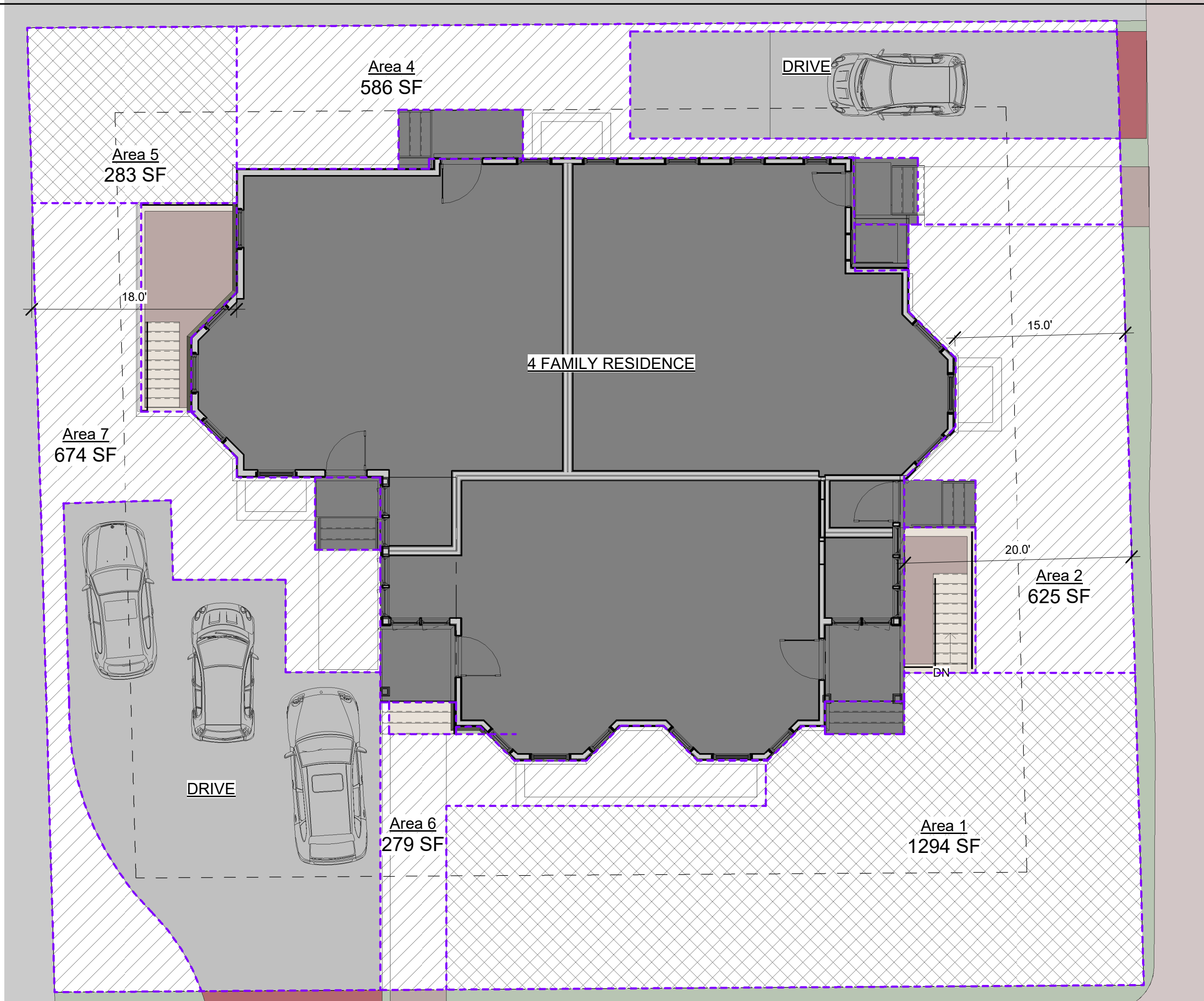
date issued

10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.

A-000



1 PROPOSED OPEN SPACE
1/8" = 1'-0"

PROP. USABLE OPEN SPACE	
Name	Area

Area 1	1294 SF
Area 5	283 SF
PROPOSED OPEN SPACE	1577 SF

% LOT AREA
19.3%

PROP. PERMEABLE OPEN SPACE	
Name	Area

Area 1	1294 SF
Area 2	625 SF
Area 3	Not Placed
Area 4	586 SF
Area 5	283 SF
Area 6	279 SF
Area 7	674 SF
PROPOSED OPEN SPACE	3740 SF

% LOT AREA
42.4%

PROP. TOTAL OPEN SPACE	
Name	Area

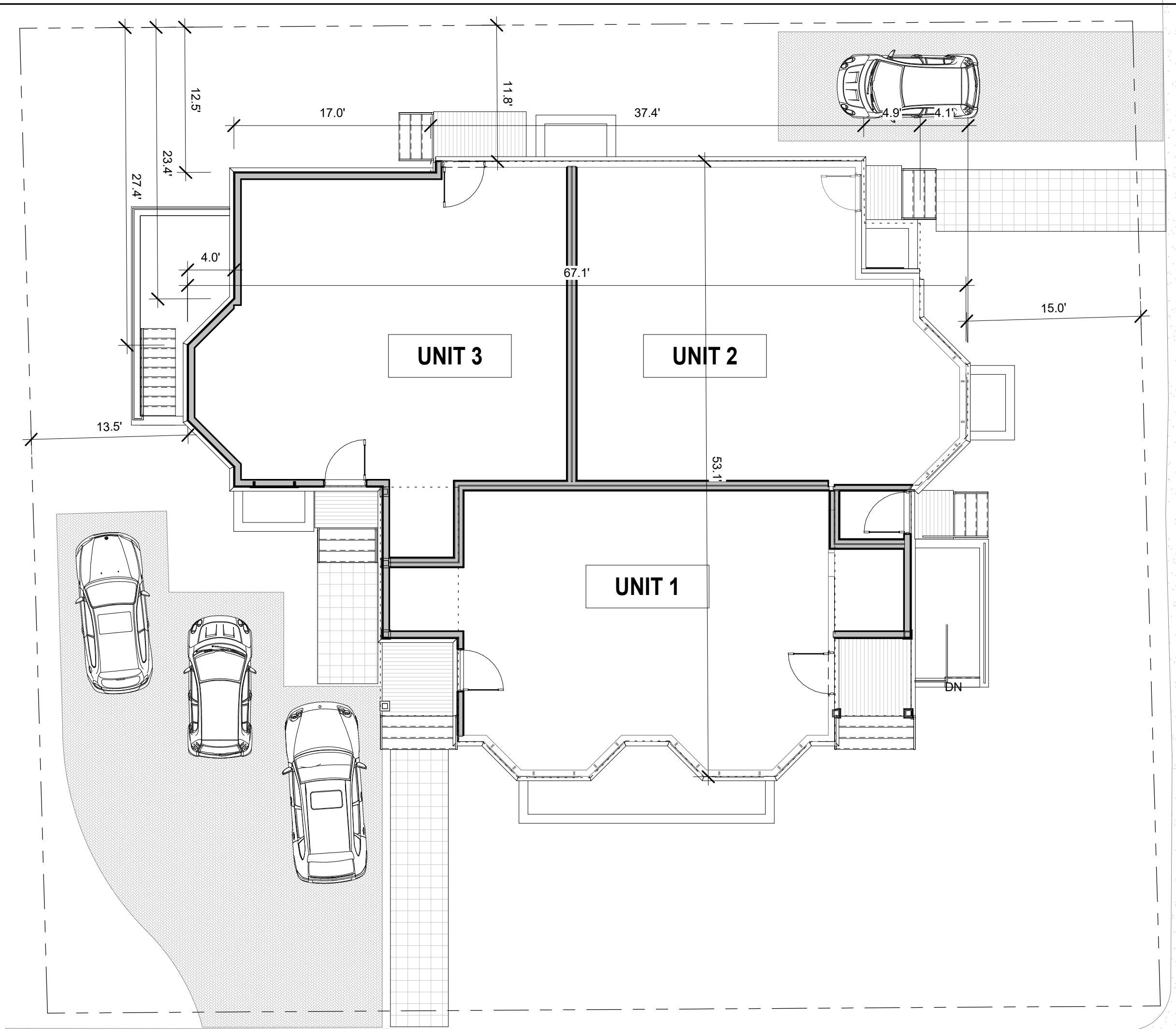
Area 1	1294 SF
Area 2	625 SF
Area 3	Not Placed
Area 4	586 SF
Area 5	283 SF
Area 6	279 SF
Area 7	674 SF
PROPOSED OPEN SPACE	3740 SF

% LOT AREA
42.4%

EXIST. USABLE OPEN SPACE		% LOT AREA
Area 1	1872 SF	22.9%

EXIST. PERMEABLE OPEN SPACE		% LOT AREA
Area 1	1872 SF	45.1%
Area 2	1113 SF	
Area 3	169 SF	
Area 4	527 SF	
3681 SF		

EXIST. TOTAL OPEN SPACE		% LOT AREA
Area 1	1872 SF	45.1%
Area 2	1113 SF	
Area 3	169 SF	
Area 4	527 SF	
3681 SF		



2 PROPOSED SITE PLAN
1/8" = 1'-0"

DIMENSIONAL FORM

LOCATION: 74 OXFORD ST.
ZONE: C-1
PRESENT USE/OCCUPANCY: MULTI-FAMILY
REQUESTED OCCUPANCY: MULTI-FAMILY

	EXISTING	PROPOSED	ORDINANCE	Complies?
LOT SIZE:	8,158	UNCHANGED	5000	Complies
GROSS FLOOR AREA:	8,055	7,248	6,118	Relief Requested
FLOOR AREA RATIO:	0.98	0.89	.75	
LOT AREA PER DWELLING UNIT	1,631	2,039	1,500	Complies
NO. OF D.U.	5	4	5	Complies
SIZE OF LOT:				
WIDTH	96'	Unchanged	50	Complies
LENGTH	85'	Unchanged	N/A	
FRONT BUILDING - SIZE:				
BUILDING HEIGHT	40.9	Unchanged	35	Existing Non-Conforming
BUILDING LENGTH	55.4	Unchanged	N/A	
BUILDING WIDTH	53.1	Unchanged	N/A	
FRONT BUILDING - SETBACKS:				
FRONT (OXFORD)	20.0'	Unchanged	10'	Complies
FRONT (WENDELL)	15.0'	Unchanged	10'	Complies
LEFT SIDE	25.5'	Unchanged	(H+L)/5	Complies
RIGHT SIDE	11.8'	Unchanged	(H+L)/5	Existing Non-Conforming
DISTANCE BETWEEN STRUCTURES	N/A	N/A	10'	Complies
TOTAL OPEN SPACE	3690.0	3807	3545.6	Complies
PERCENTAGE LOT AREA	45.2%	42.4%	30%	Complies
PRIVATE OPEN SPACE	22.9%	19.3%	15%	Complies
PERMEABLE OPEN SPACE	45.2%	42.4%	15%	Complies
NO. OF PARKING SPACES:	3	4	4	Complies
NO. OF PARKING SPACES ON LOT:	3	4	4	Complies

LEFT SIDE SETBACK: (40.9 + 53.1) / 5 = 18.8
RIGHT SIDE SETBACK: (40.9 + 67.1) / 5 = 21.6

WENDELL ST.

No.	Description	Date

stamp

client
WILLIAM SENNE

SITE PLAN AND OPEN SPACE CALCULATION

74 OXFORD STREET



job number 19140

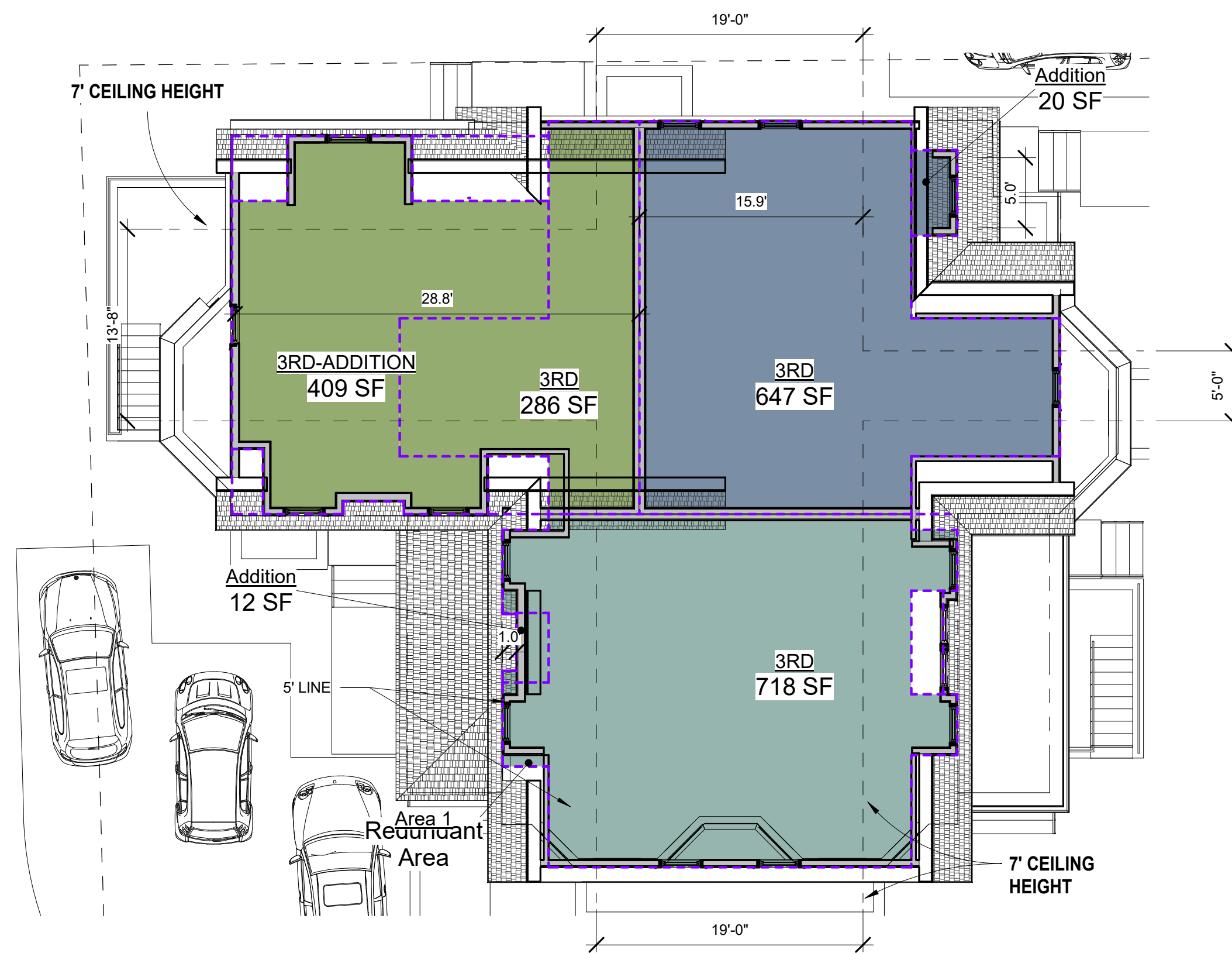
scale As indicated

date issued 10.04.18

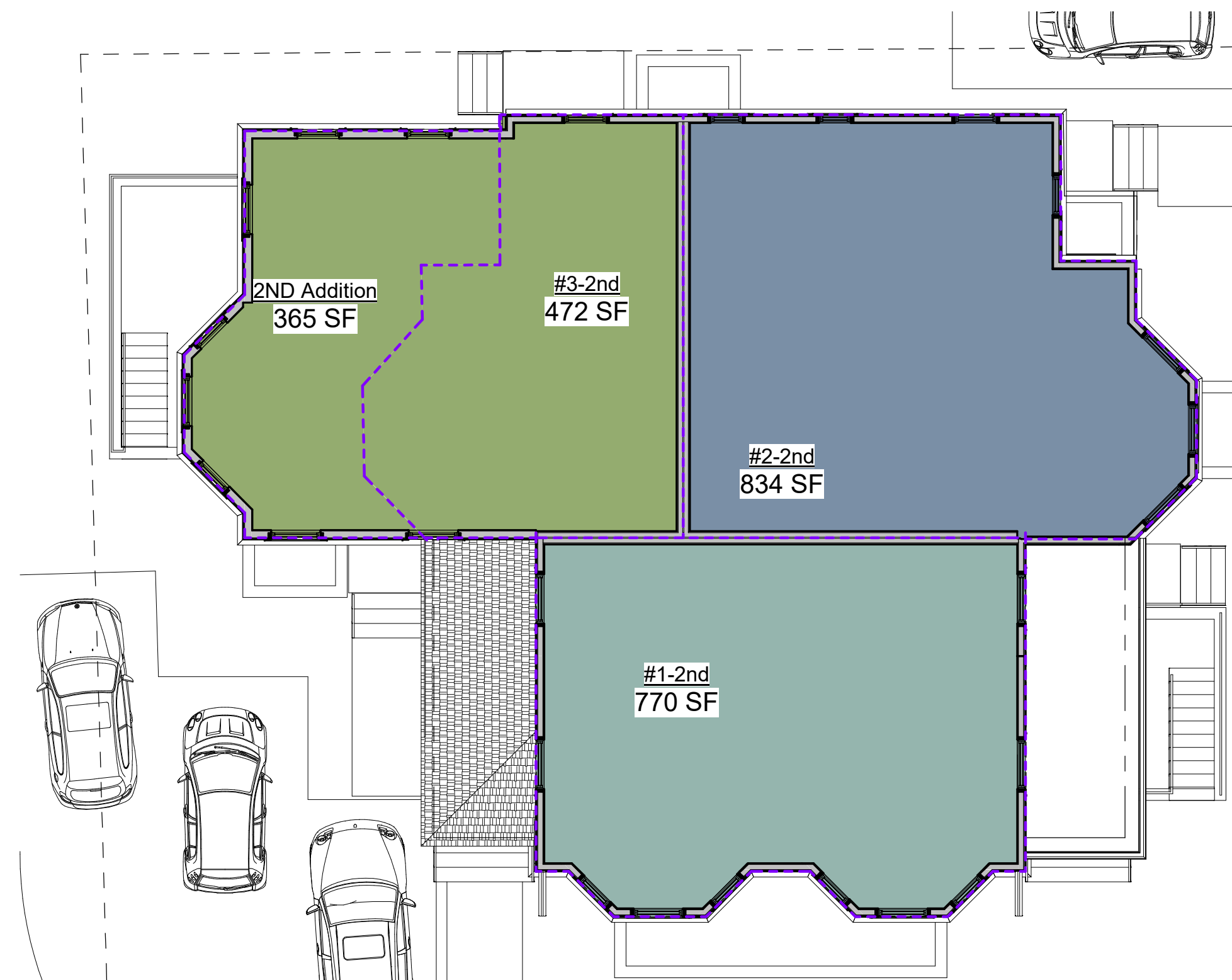
SCHEMATIC - EXISTING W/ADDITION

sheet no.

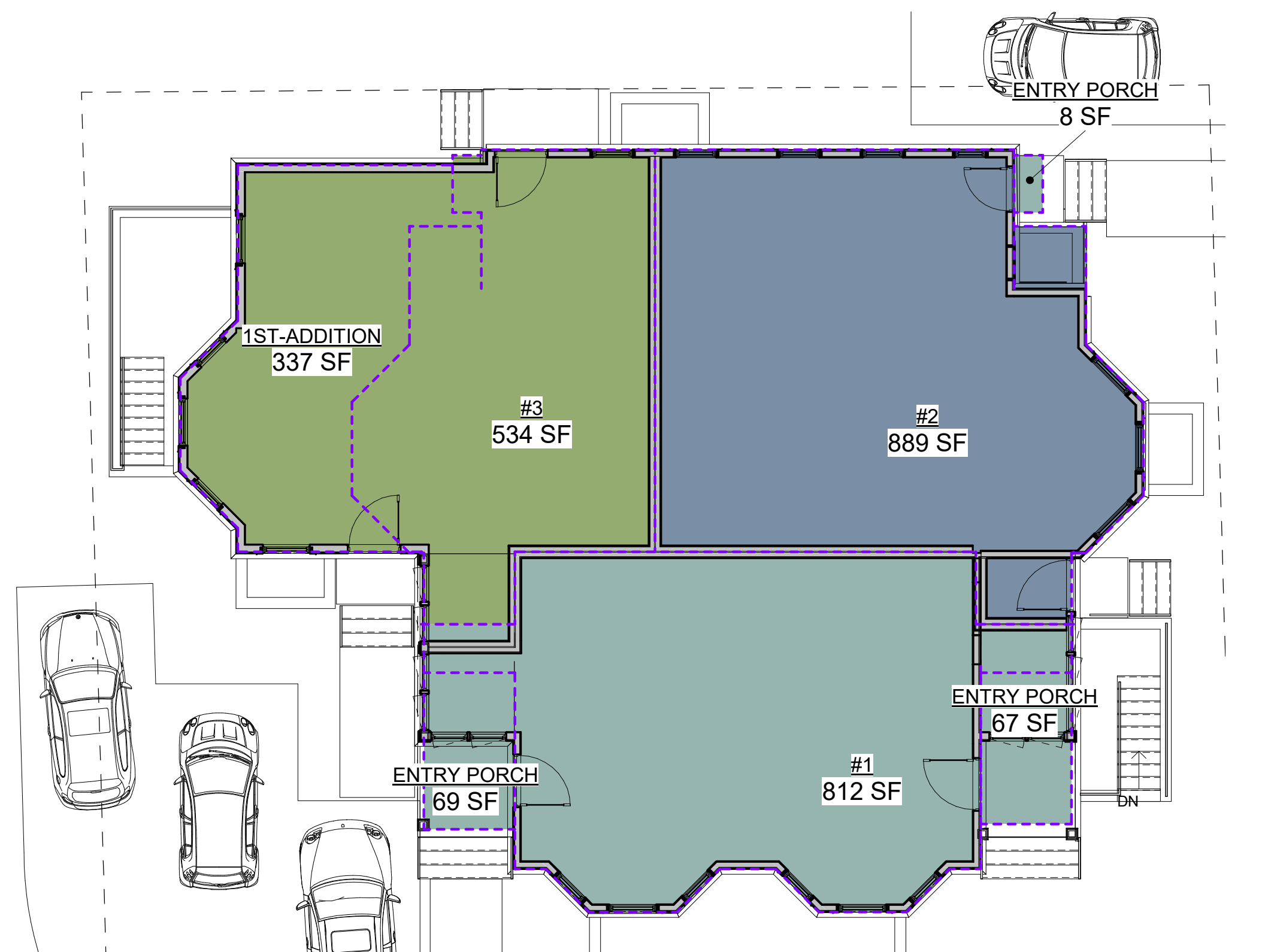
A-011



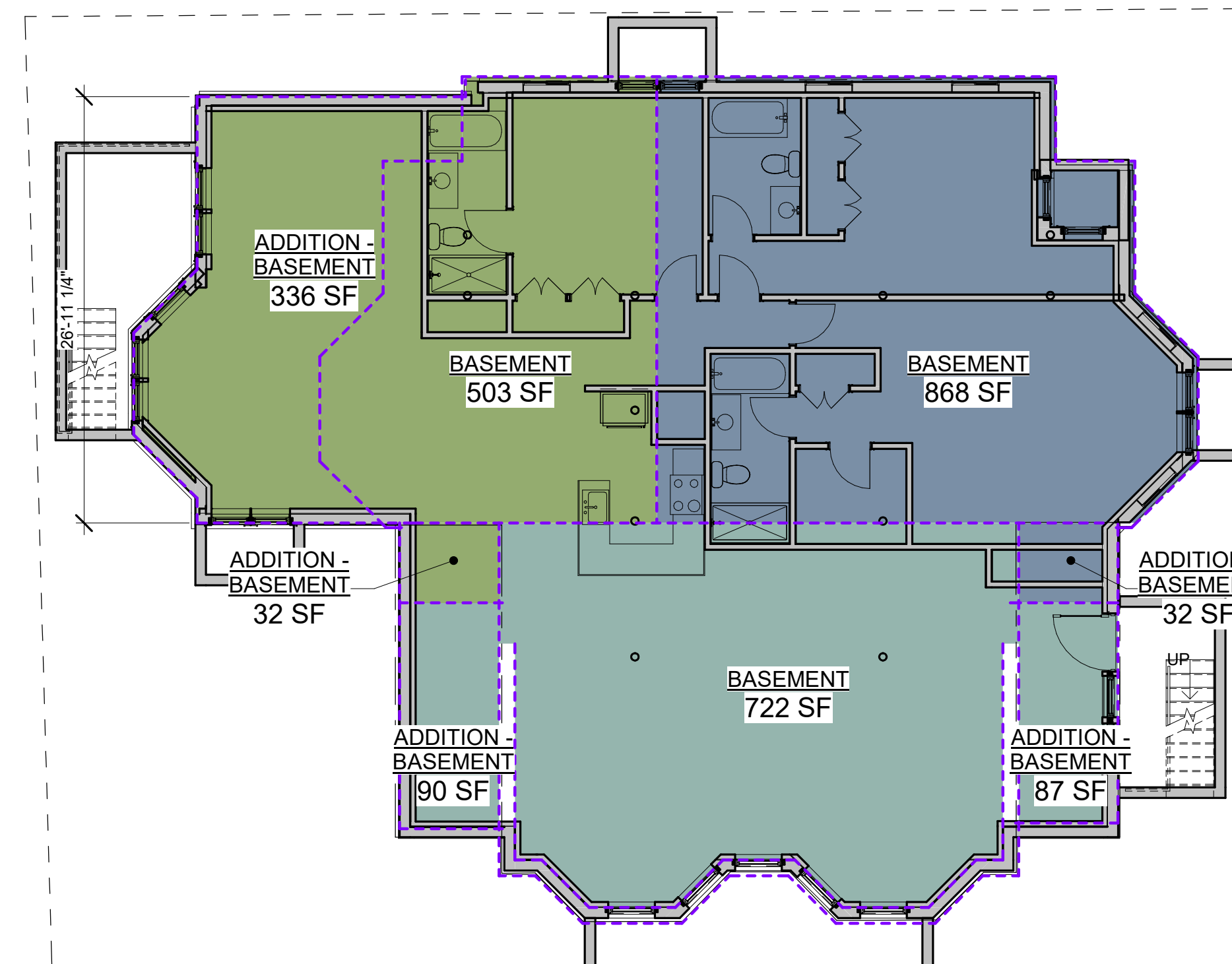
④ 3RD FLOOR AREA
1/8" = 1'-0"



② 2ND FLOOR AREA
1/8" = 1'-0"



① 1ST FLOOR AREA
1/8" = 1'-0"



③ BASEMENT AREA
1/8" = 1'-0"

PROPOSED AREA (GFA)

EXIST GFA	
1ST FLOOR	2242 SF
2ND FLOOR	2077 SF
3RD FLOOR	1651 SF
EXIST GFA	5970 SF

NEW GFA	
1ST FLOOR	136 SF
1ST FLOOR	337 SF
2ND FLOOR	365 SF
3RD FLOOR	0 SF
3RD FLOOR	441 SF
NEW GFA	1278 SF
TOTAL GROSS FLOOR AREA	7248 SF

PROPOSED AREA (NON-GFA)

NON-GFA	
BASEMENT	1371 SF
BASEMENT	722 SF
BASEMENT	576 SF
NON-GFA	2670 SF

*REQUIRES SPECIAL PERMIT

No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED AREA PLANS
project
74 OXFORD STREET



job number 19140

scale 1/8" = 1'-0"

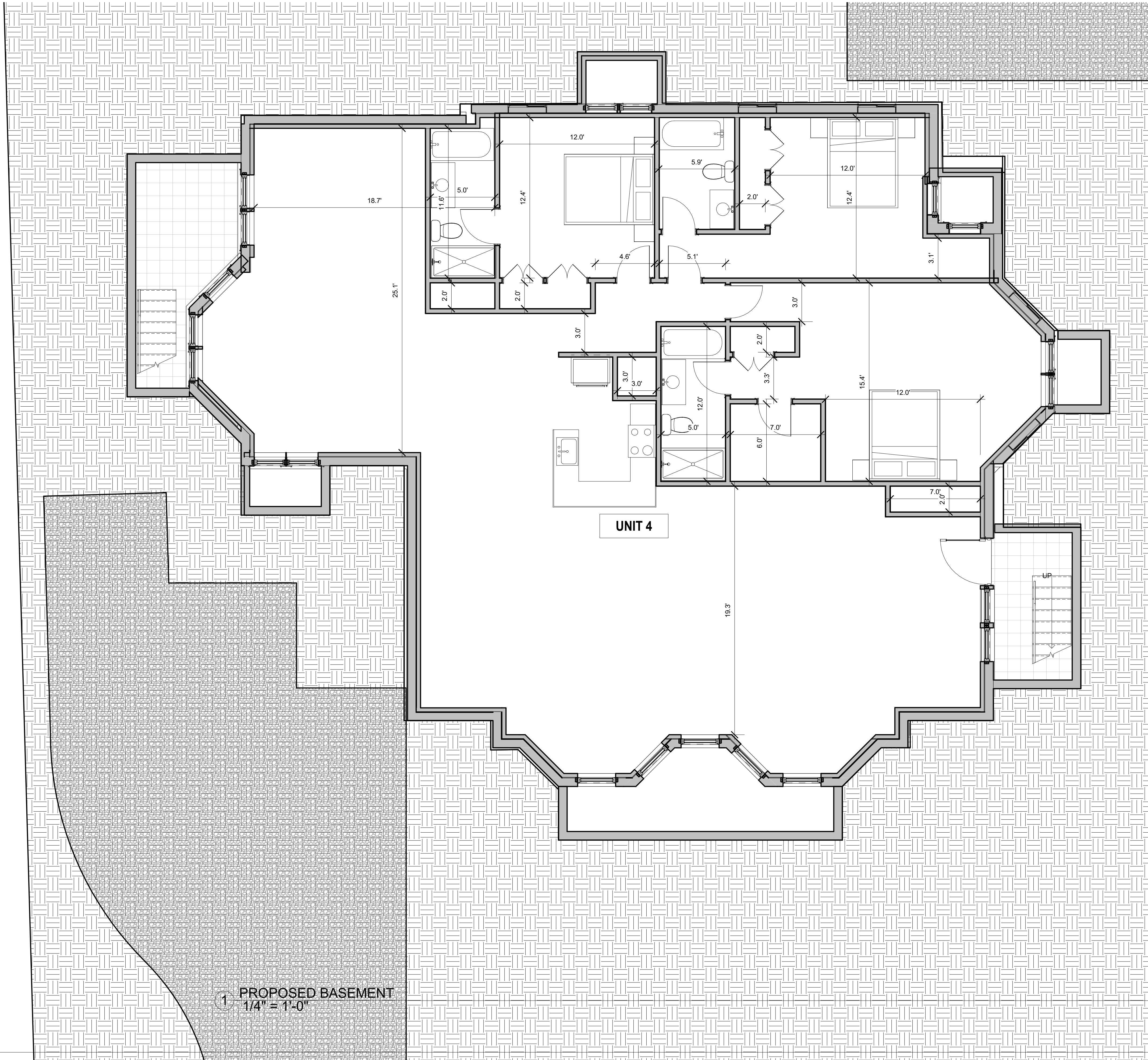
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SCHEMATIC -
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W/ADDITION

sheet no.

A-012

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No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS
project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



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job number 19140

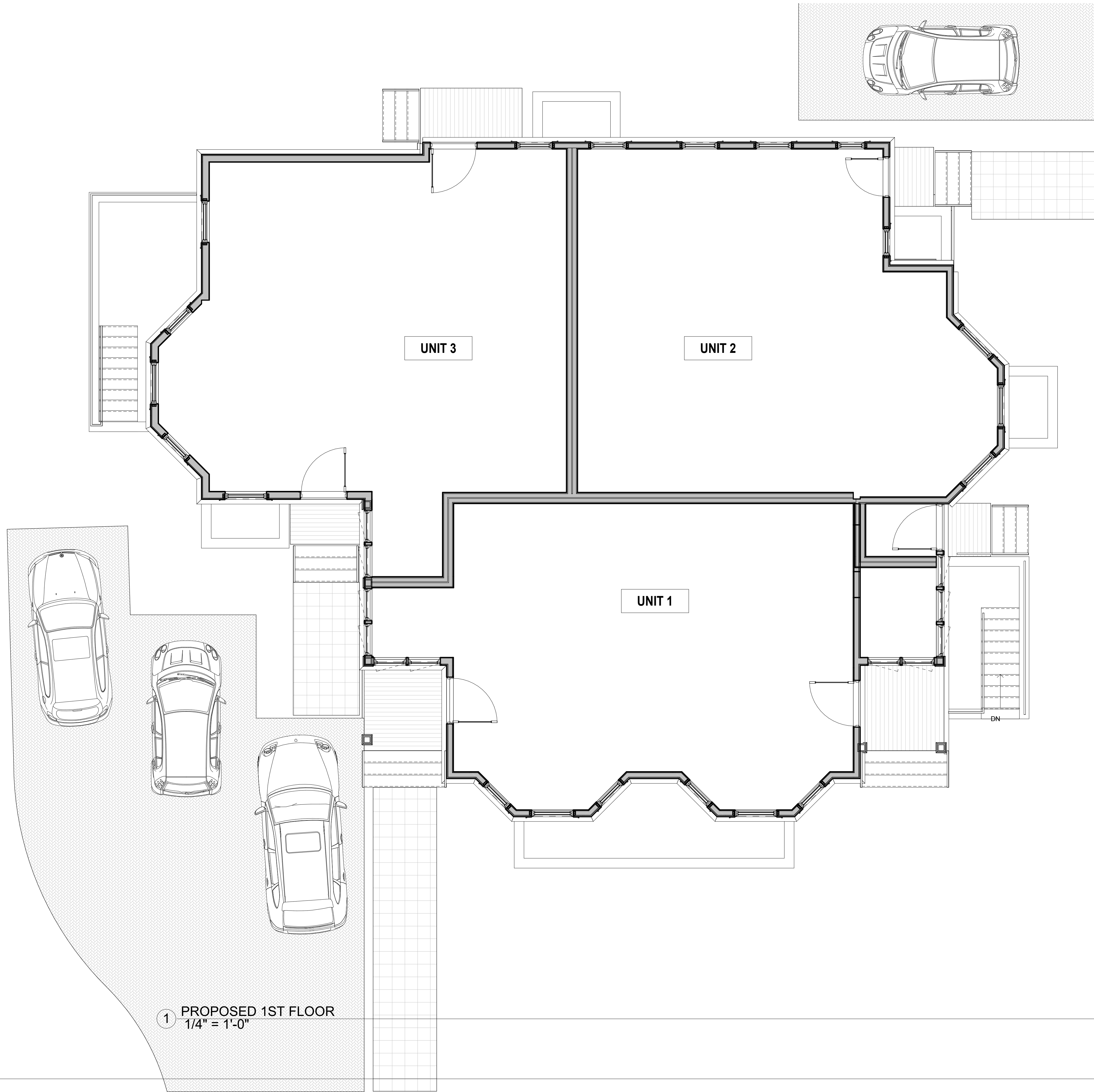
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date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
A-101

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No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS

project
74 OXFORD STREET

BOYES-WATSON
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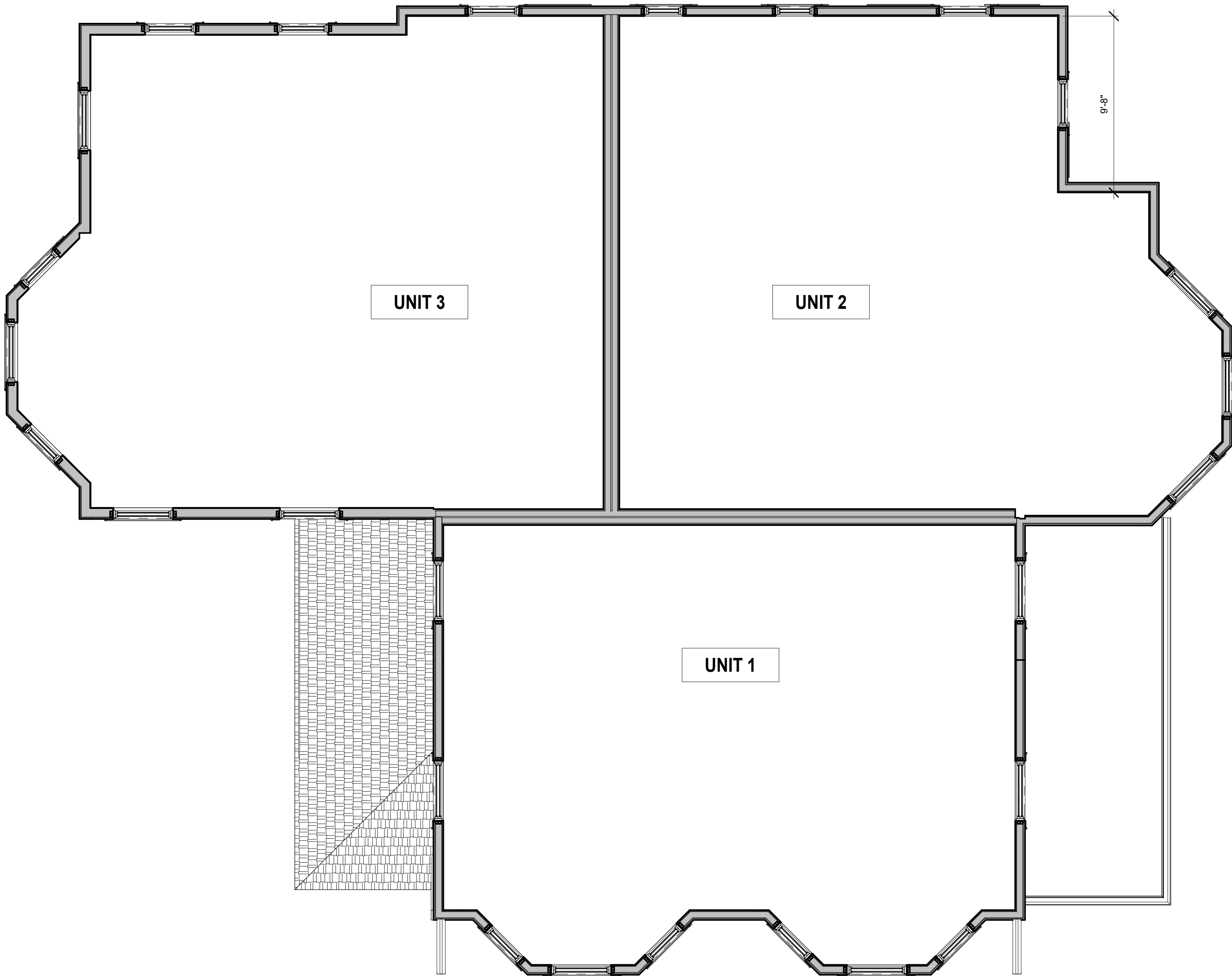
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date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
A-102



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

stamp

client
WILLIAM SENNE

title

PROPOSED FLOOR PLANS

project

74 OXFORD STREET

BOYES-WATSON
ARCHITECTS

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phone: (617) 629.8200
fax: (617) 629.8201

job number 19140

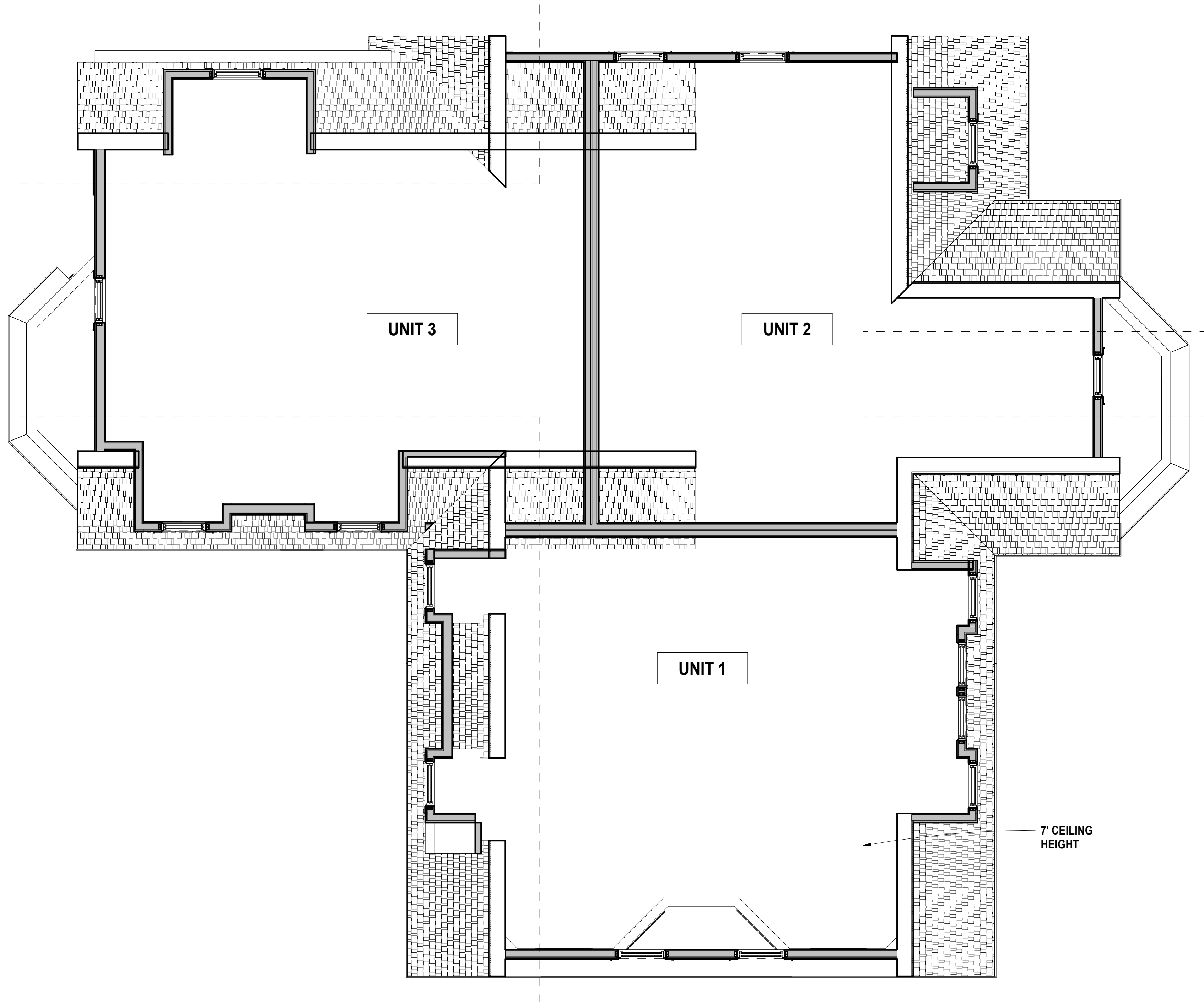
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date issued 10.04.18

SCHEMATIC -
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W/ADDITION

sheet no.

A-103



1 PROPOSED 3RD FLOOR
1/4" = 1'-0"

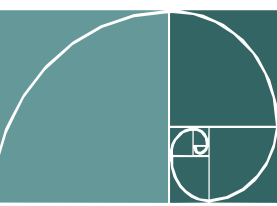
No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS
project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



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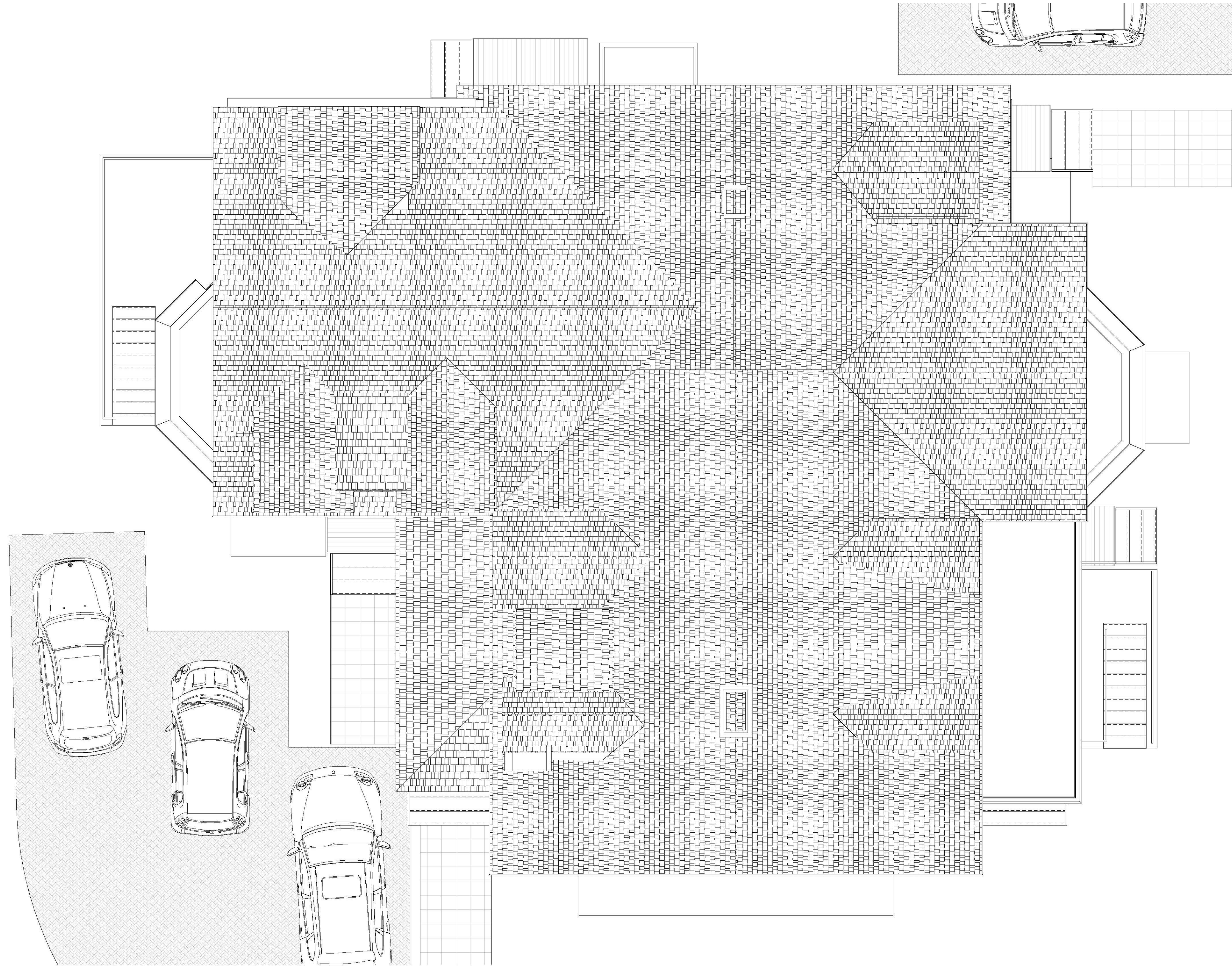
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date issued 10.04.18

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sheet no.
A-104



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

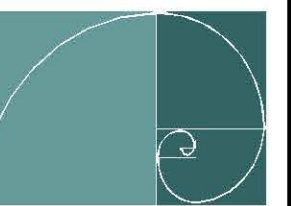
No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS
project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



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job number 19140

scale 1/4" = 1'-0"

date issued 10.04.18

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EXISTING
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sheet no.

A-105



③ EXISTING FRONT ELEVATION
3/16" = 1'-0"



① PROPOSED FRONT ELEVATION
3/16" = 1'-0"

No.	Description	Date

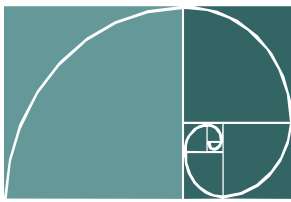
stamp

client
WILLIAM SENNE

title
OXFORD ST. - FRONT ELEVATIONS

project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



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job number 19140
scale 3/16" = 1'-0"

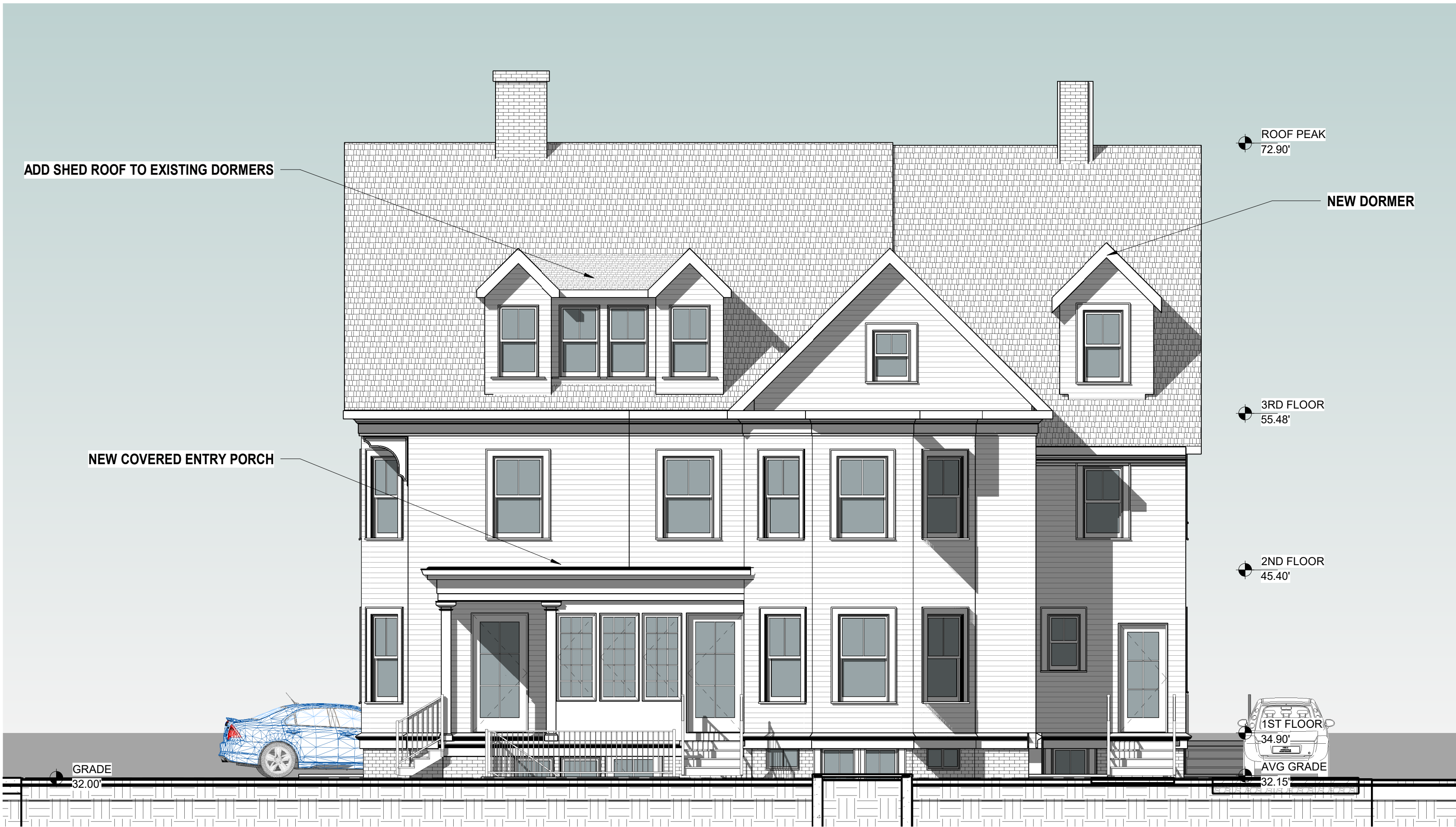
date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.



① EXISTING RIGHT SIDE ELEVATION
3/16" = 1'-0"



② PROPOSED WENDELL ELEVATION
3/16" = 1'-0"

No.	Description	Date

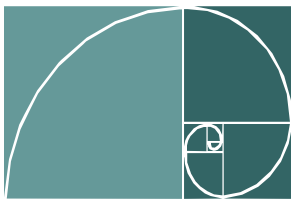
stamp

client
WILLIAM SENNE

title
WENDELL ST. ELEVATION

project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



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fax: (617) 629.8201

job number 19140

scale 3/16" = 1'-0"

date issued 10.04.18

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EXISTING
W/ADDITION

sheet no.



1 EXISTING REAR ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
3/16" = 1'-0"

No.	Description	Date

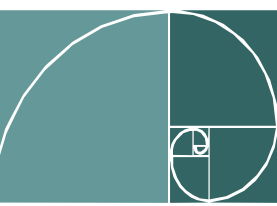
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client
WILLIAM SENNE

title
REAR ELEVATIONS

project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



thirty bow street
somerville, ma 02143
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job number 19140

scale 3/16" = 1'-0"

date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.



1 EXISTING LEFT SIDE ELEVATION
3/16" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
3/16" = 1'-0"

No.	Description	Date

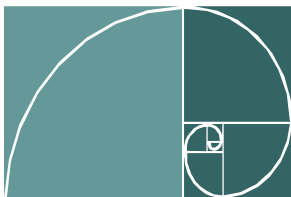
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client
WILLIAM SENNE

title
LEFT SIDE ELEVATIONS

project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS



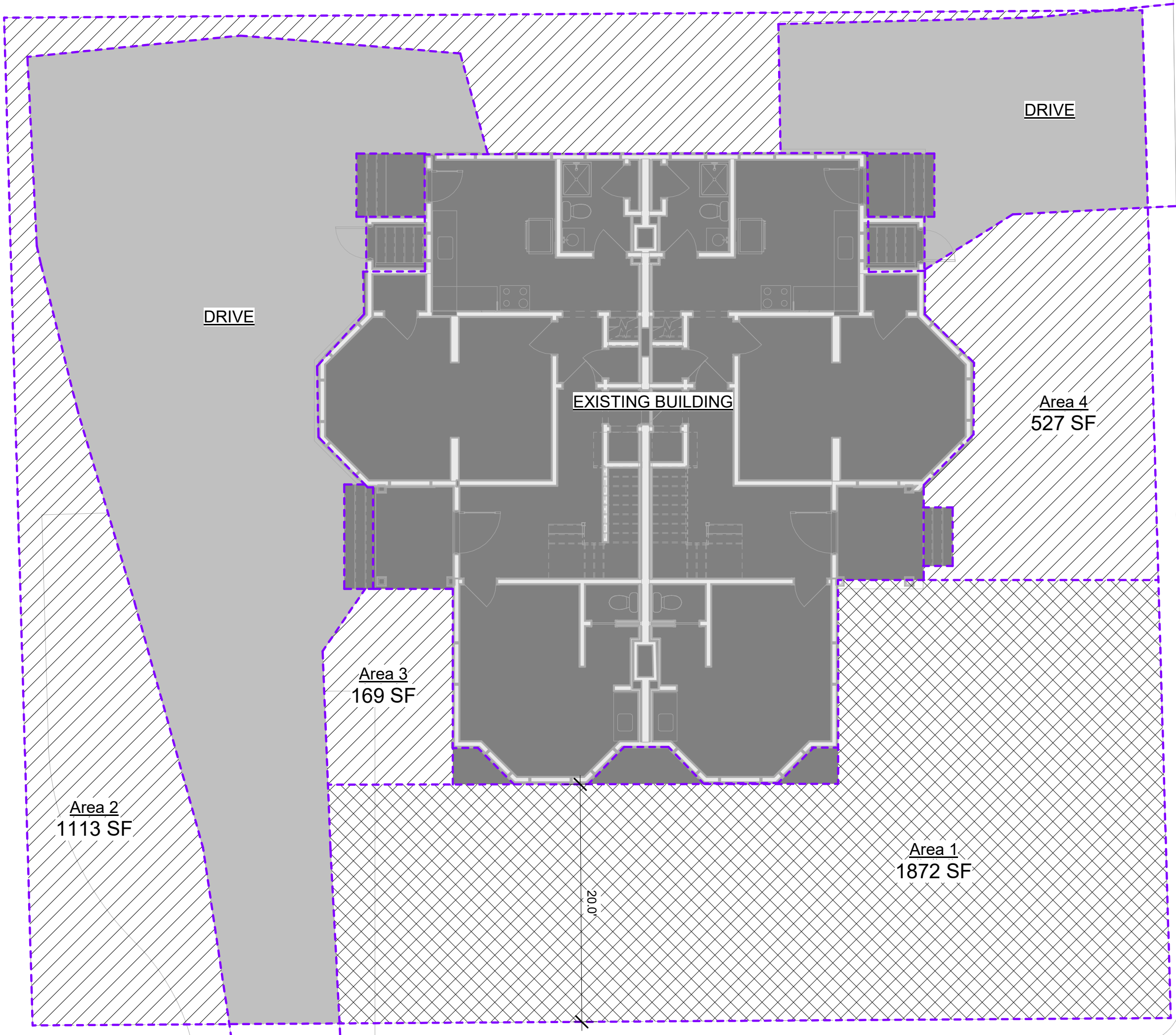
thirty bow street
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job number 19140
scale 3/16" = 1'-0"

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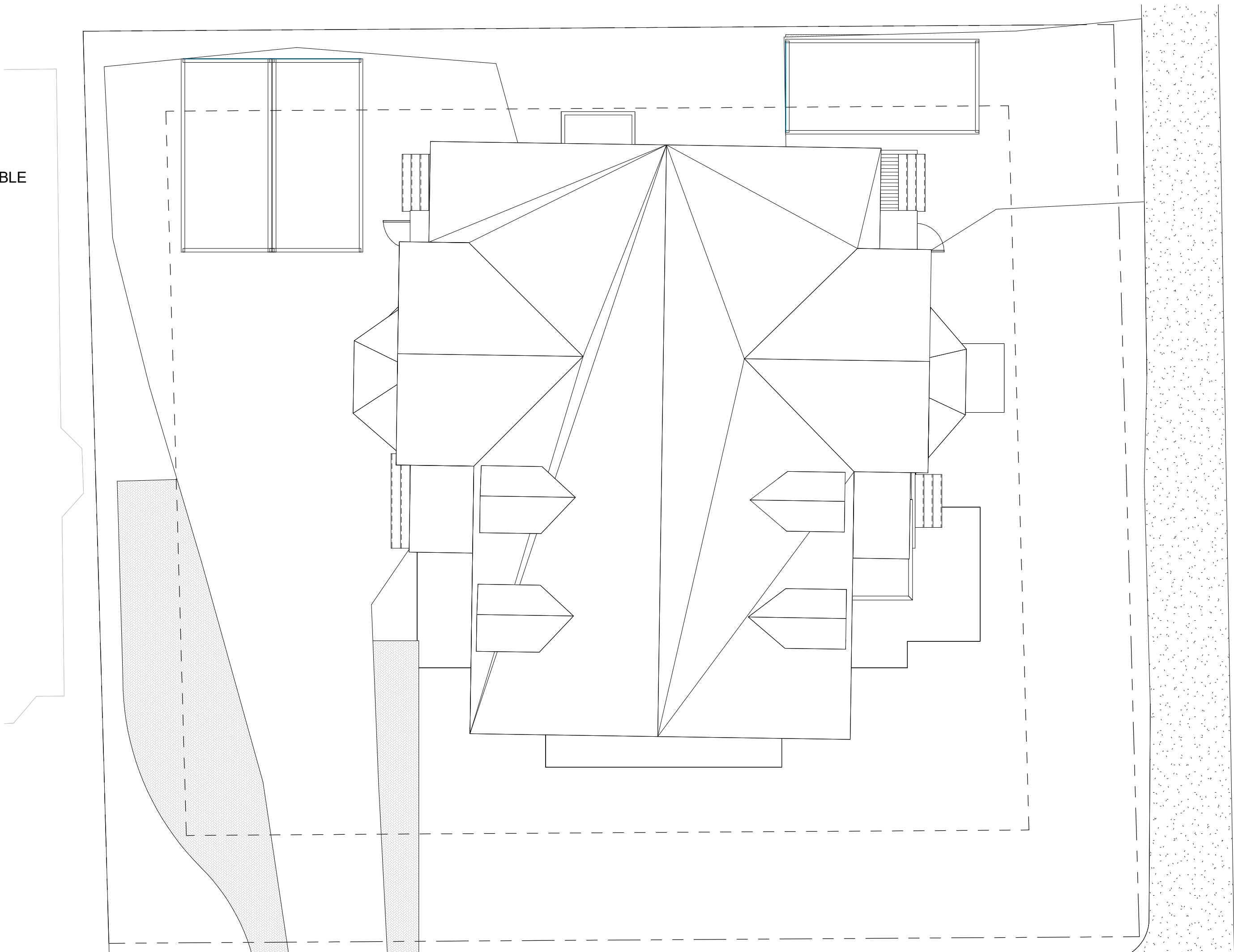
1 EXISTING OPEN SPACE
1/8" = 1'-0"

Schema 1 Legend

- EXCLUDED
- PERMEABLE
- UNIT
- USABLE & PERMEABLE

Area Schedule (EXIST OPEN...	
Name	Area

PERMEABLE	
Area 2	1113 SF
Area 3	169 SF
Area 4	527 SF
	1809 SF
USABLE & PERMEABLE	
Area 1	1872 SF
	1872 SF
	3681 SF



2 EXISTING SITE PLAN - Zoning
1/8" = 1'-0"

DIMENSIONAL FORM

LOCATION: 74 OXFORD ST.
ZONE: C-1
PRESENT USE/OCCUPANCY: MULTI-FAMILY
REQUESTED OCCUPANCY: MULTI-FAMILY

	EXISTING	PROPOSED	ORDINANCE	Complies?
LOT SIZE:	8,158	UNCHANGED	5000	Complies
GROSS FLOOR AREA:	8,055	7,248	6,118	
FLOOR AREA RATIO:	0.98	0.89	.75	Relief Requested
LOT AREA PER DWELLING UNIT	1,631	2,039	1,500	Complies
NO. OF D.U.	5	4	5	Complies
SIZE OF LOT:				
WIDTH	96'	Unchanged	50	Complies
LENGTH	85'	Unchanged	N/A	
FRONT BUILDING - SIZE:				
BUILDING HEIGHT	40.9	Unchanged	35	Existing Non-Conforming
BUILDING LENGTH	55.4	Unchanged	N/A	
BUILDING WIDTH	53.1	Unchanged	N/A	
FRONT BUILDING - SETBACKS:				
FRONT (OXFORD)	20.0'	Unchanged	10'	Complies
FRONT (WENDELL)	15.0'	Unchanged	10'	Complies
LEFT SIDE	25.5'	Unchanged	(H+L)/5	Complies
RIGHT SIDE	11.8'	Unchanged	(H+L)/5'	Existing Non-Conforming
DISTANCE BETWEEN STRUCTURES	N/A	N/A	10'	Complies
TOTAL OPEN SPACE	3690.0	3807	3545.6	Complies
PERCENTAGE LOT AREA	45.2%	42.4%	30%	Complies
PRIVATE OPEN SPACE	22.9%	19.3%	15%	Complies
PERMEABLE OPEN SPACE	45.2%	42.4%	15%	Complies
NO. OF PARKING SPACES:	3	4	4	Complies
NO. OF PARKING SPACES ON LOT:	3	4	4	Complies
LEFT SIDE SETBACK: (40.9 + 53.1) / 5 = 18.8				
RIGHT SIDE SETBACK: (40.9 + 67.1) / 5 = 21.6				

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - SITE PLAN

project
74 OXFORD STREET

BOYES-WATSON
ARCHITECTS

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job number 19140

scale As indicated

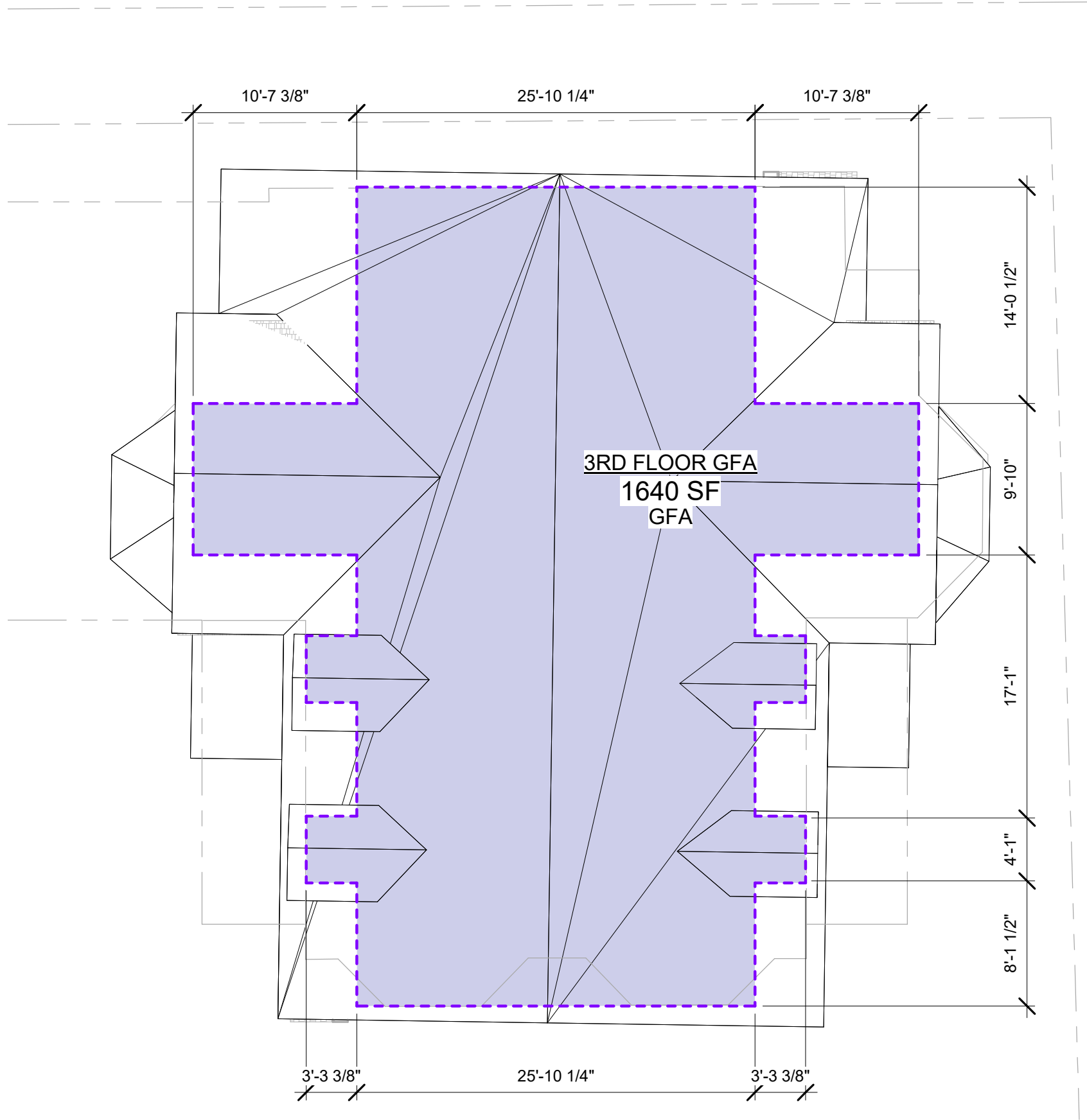
date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

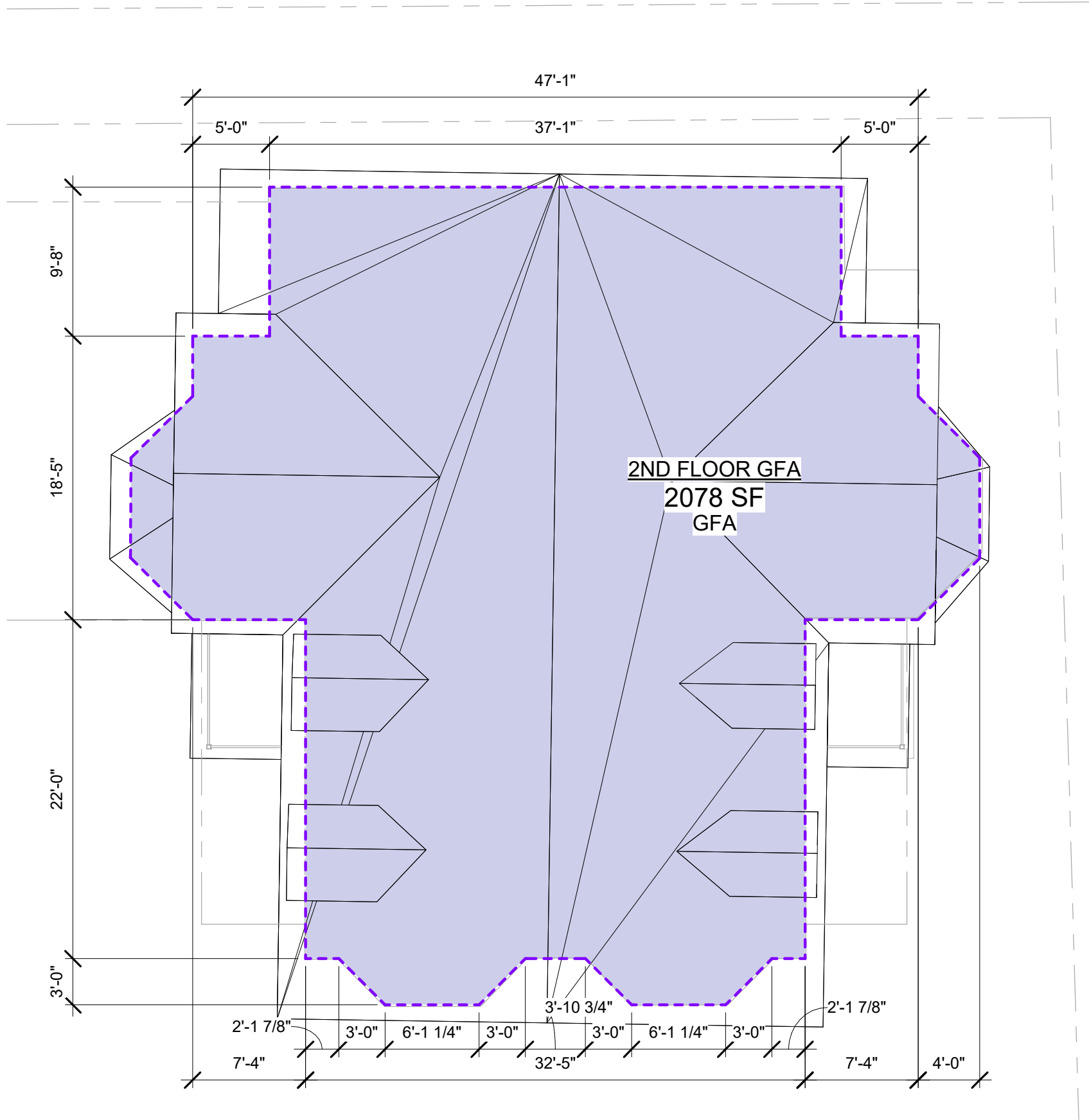
sheet no.

AX-001

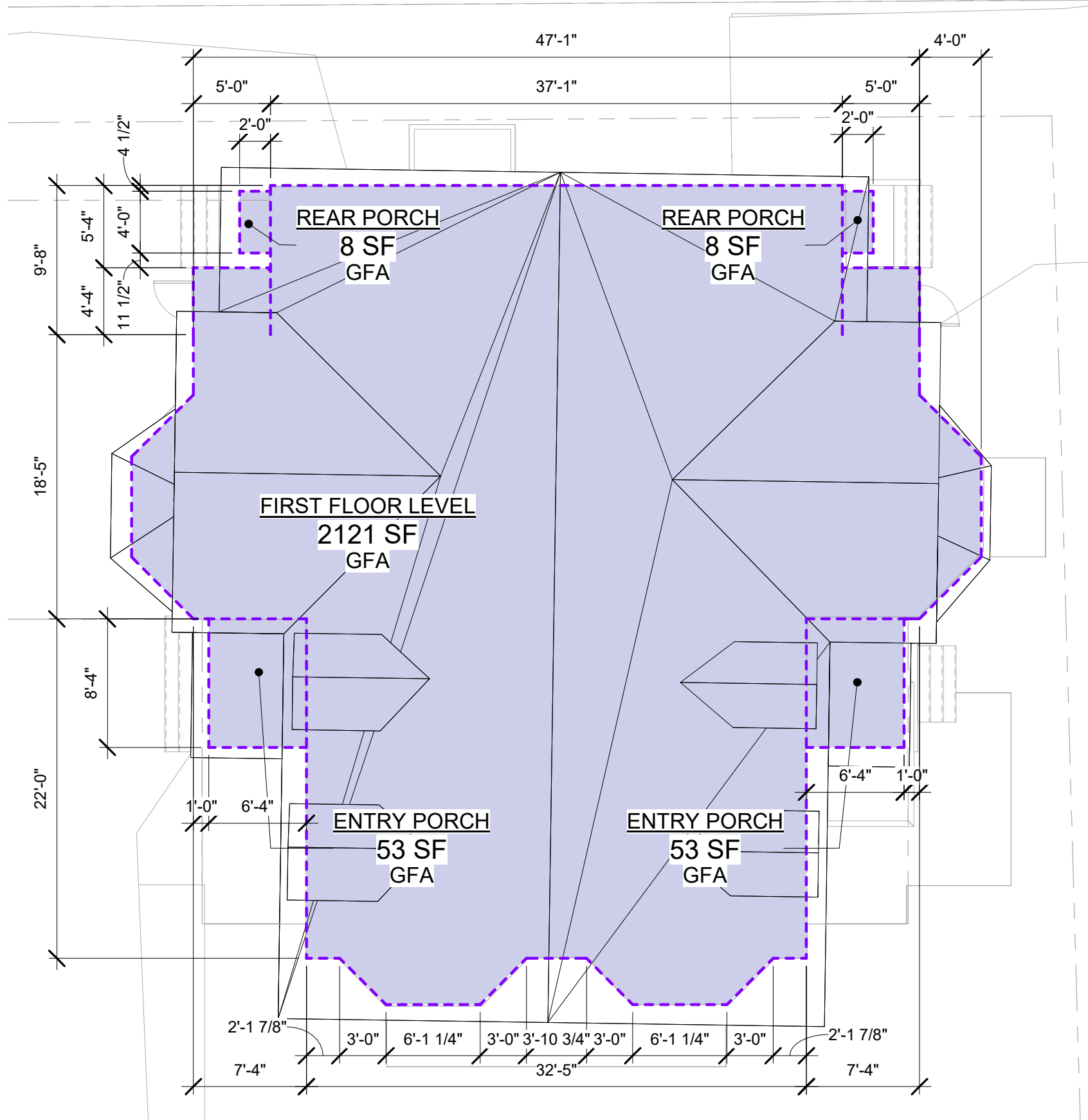
1/2/2019 2:55:31 PM



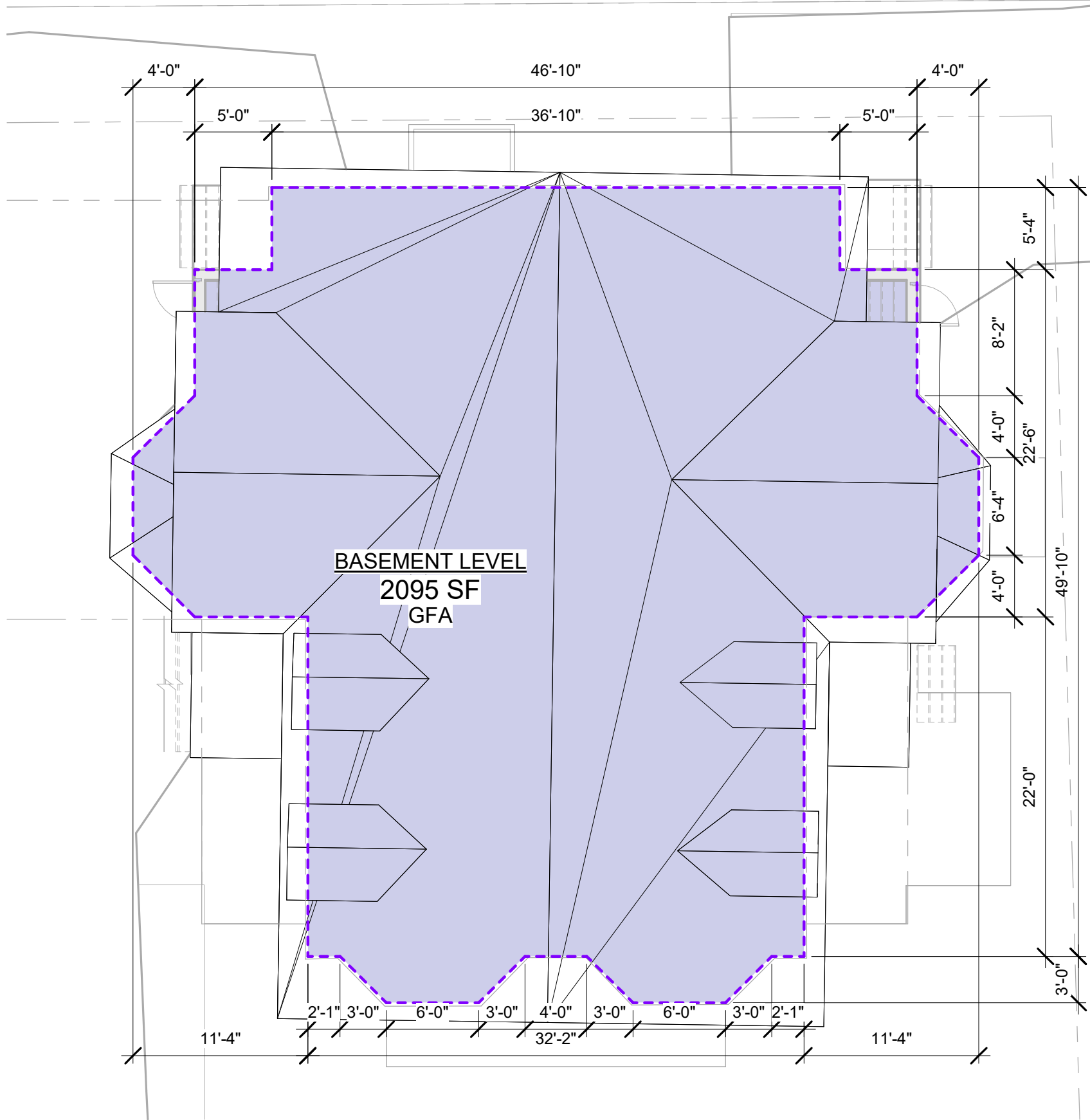
④ 3RD FLOOR
1/8" = 1'-0"



③ 2ND FLOOR
1/8" = 1'-0"



② 1ST FLOOR
1/8" = 1'-0"



① BASEMENT
1/8" = 1'-0"

Existing Building Area		
Level	Name	Area
BASEMENT	BASEMENT LEVEL	2095 SF
		2095 SF
1ST FLOOR	FIRST FLOOR LEVEL	2121 SF
1ST FLOOR	ENTRY PORCH	53 SF
1ST FLOOR	ENTRY PORCH	53 SF
1ST FLOOR	REAR PORCH	8 SF
1ST FLOOR	REAR PORCH	8 SF
		2242 SF
2ND FLOOR	2ND FLOOR GFA	2078 SF
		2078 SF
3RD FLOOR	3RD FLOOR GFA	1640 SF
		1640 SF
TOTAL FLOOR AREA		8055 SF

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING AREA CALCULATIONS

project
74 OXFORD STREET



job number
19140

scale
1/8" = 1'-0"

date issued
10.04.18

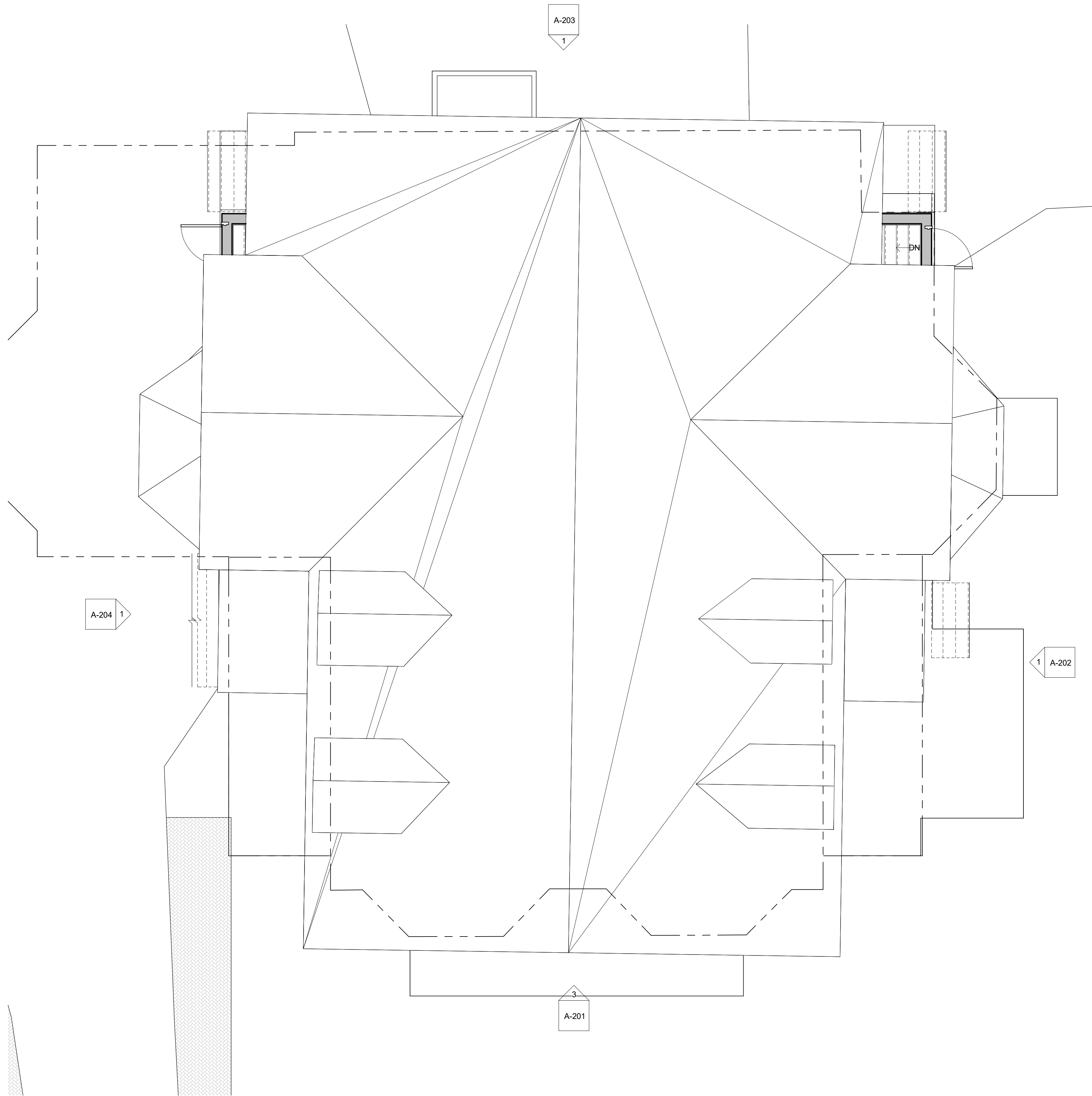
SCHEMATIC -
EXISTING
W/ADDITION

sheet no.

AX-002

1/2/2019 2:55:31 PM

1 BASEMENT
1/4" = 1'-0"



No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

project
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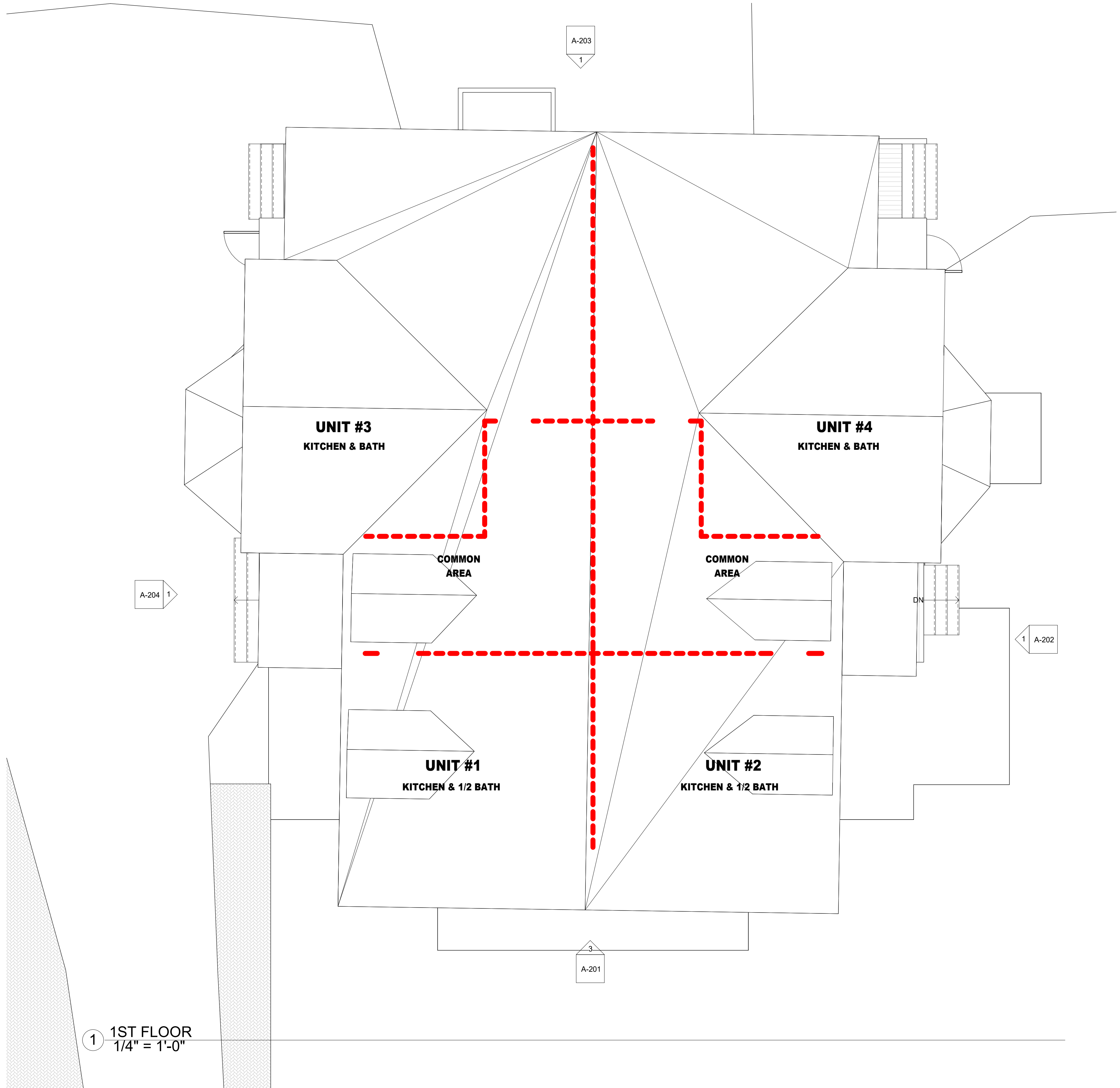
job number 19140

scale 1/4" = 1'-0"

date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
AX-101



1 1ST FLOOR
1/4" = 1'-0"

No.	Description	Date

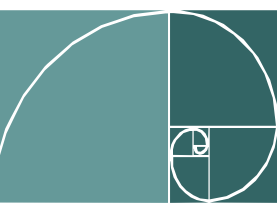
stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

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job number 19140

scale 1/4" = 1'-0"

date issued 10.04.18

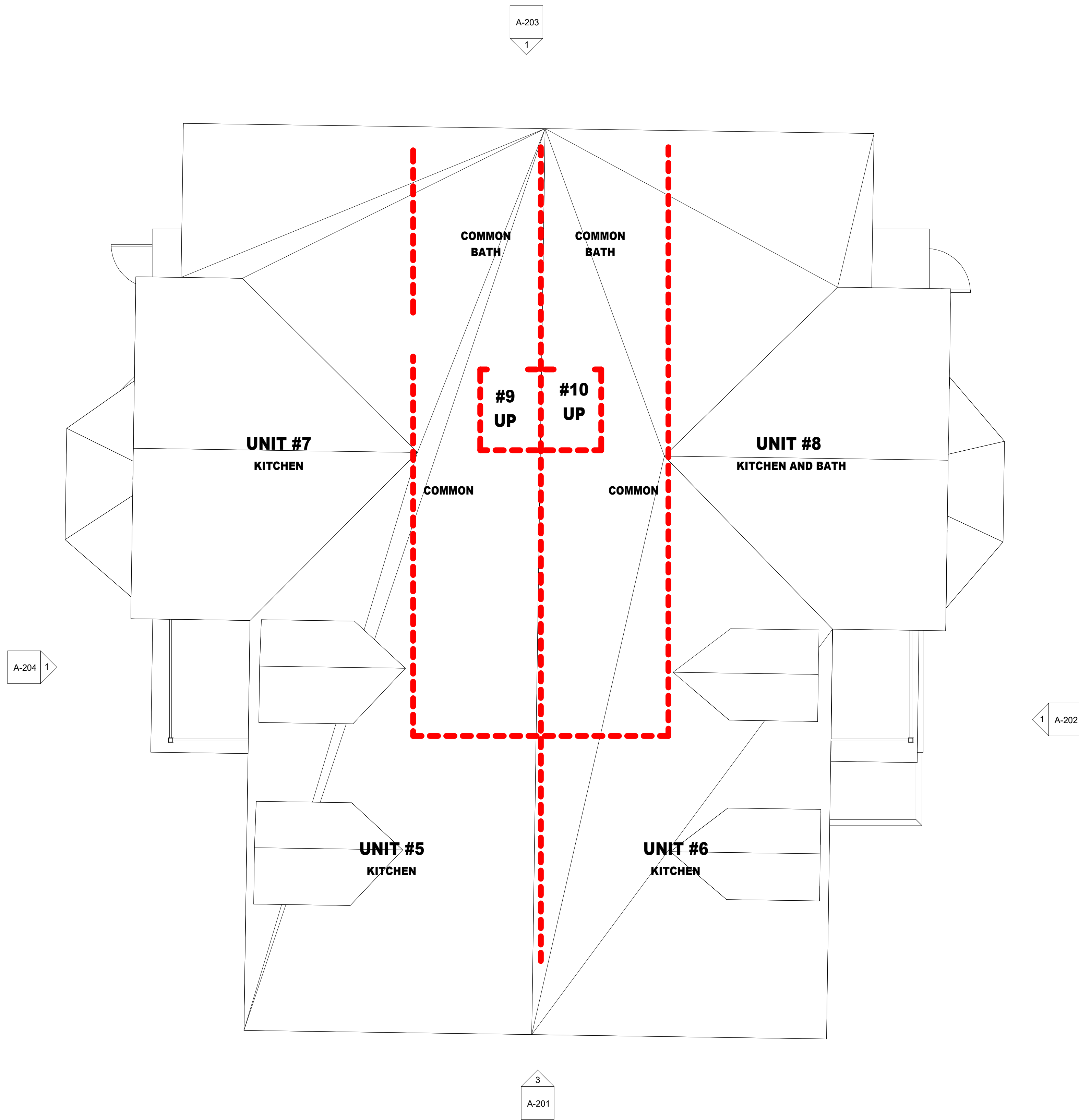
SCHEMATIC -
EXISTING
W/ADDITION

sheet no.

AX-102

1/2/2019 2:55:32 PM

1 2ND FLOOR
1/4" = 1'-0"



No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

project
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job number 19140

scale 1/4" = 1'-0"

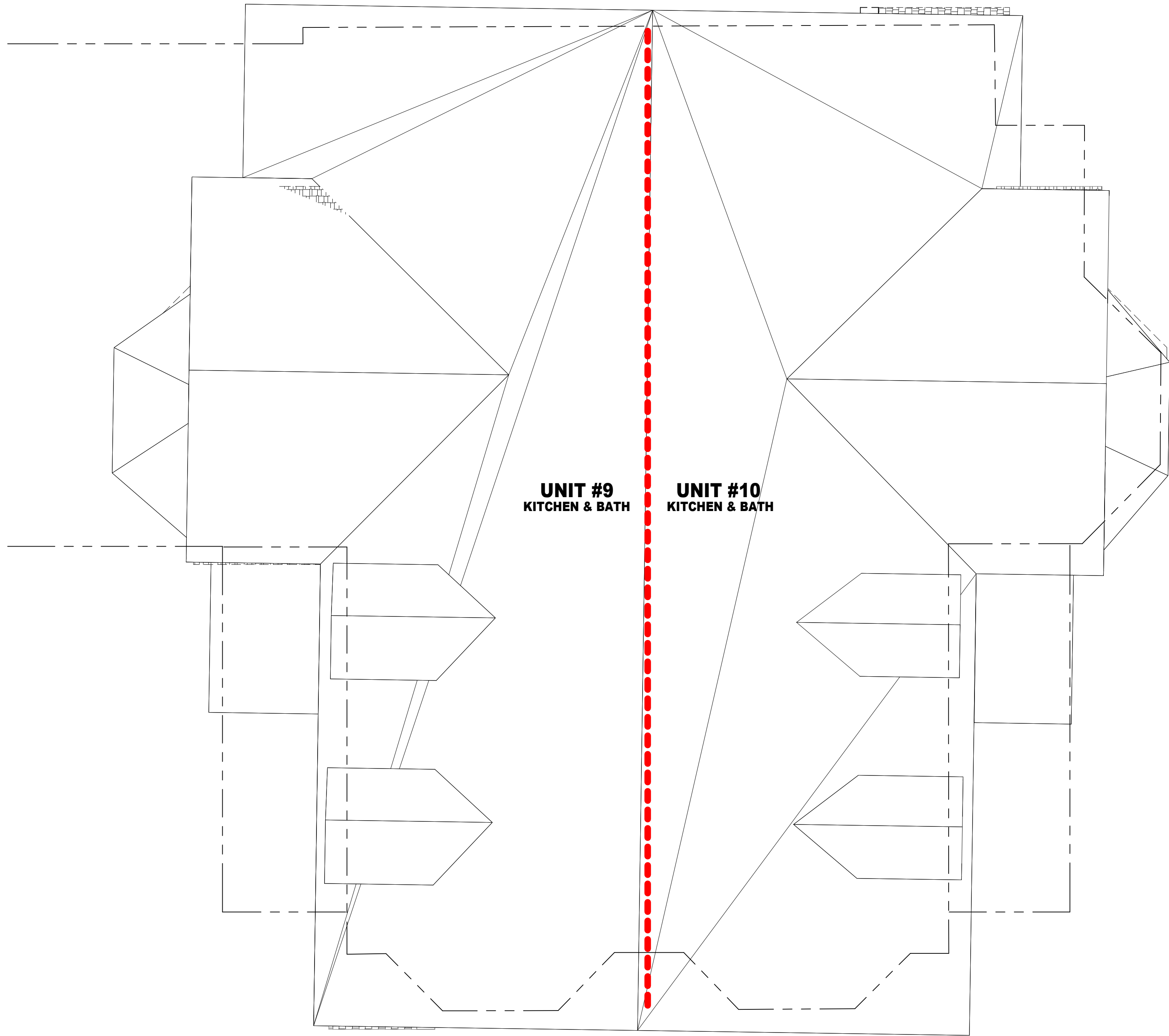
date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
AX-103

1/2/2019 2:55:33 PM

1 3RD FLOOR
1/4" = 1'-0"



No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

project
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job number 19140

scale 1/4" = 1'-0"

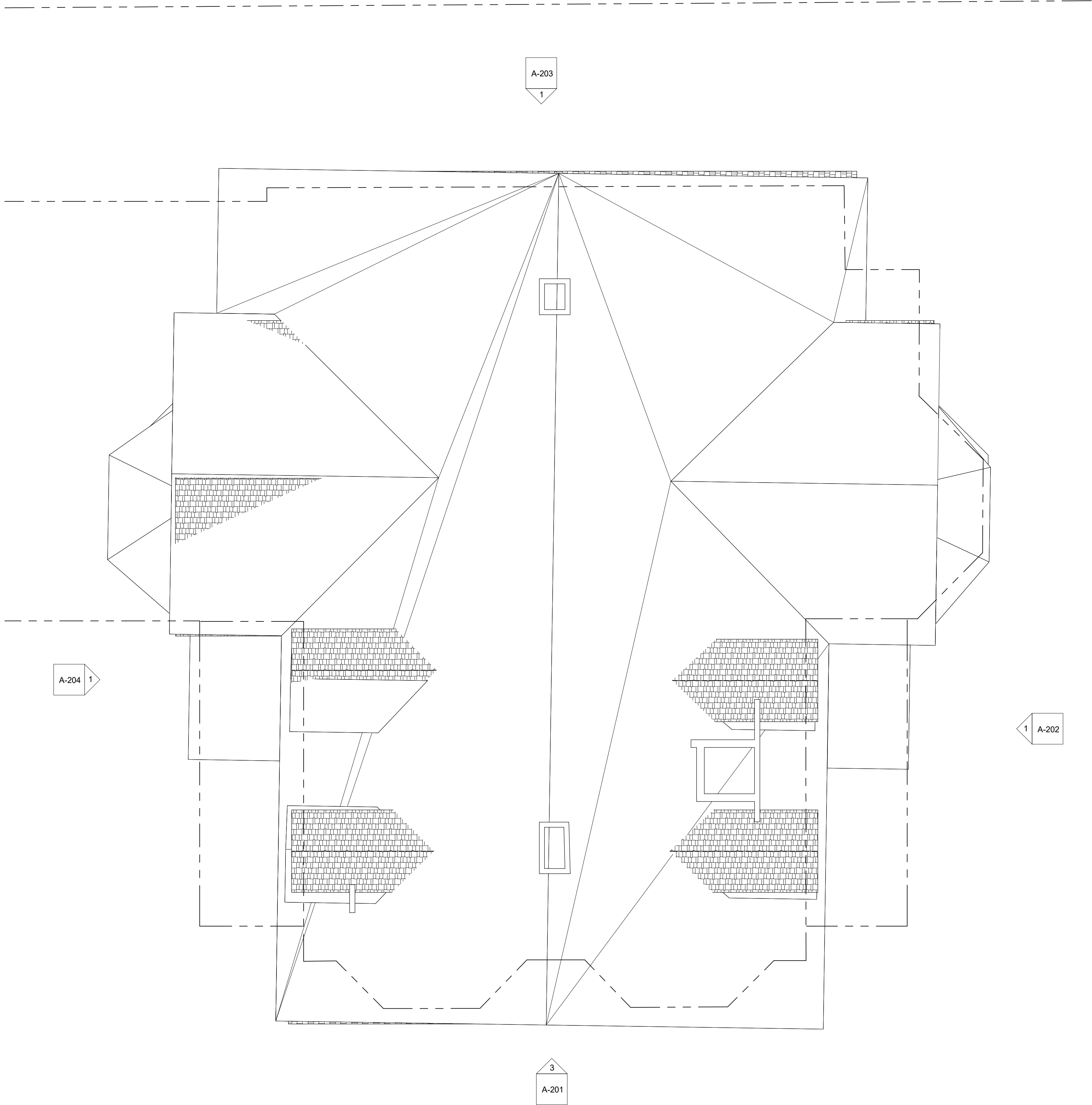
date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
AX-104

1/2/2019 2:55:33 PM

1 ROOF PLAN
1/4" = 1'-0"



No.	Description	Date

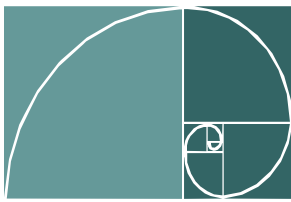
stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

project
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job number 19140

scale 1/4" = 1'-0"

date issued 10.04.18

SCHEMATIC -
EXISTING
W/ADDITION

sheet no.
AX-105

74 Oxford St



Oxford view

74 Oxford St.



Wendell St. side