



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017217-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Reverse Architecture - C/O Carl Solander, AIA

PETITIONER'S ADDRESS : 561 Windsor St, Suite A304 Somerville, MA 02143

LOCATION OF PROPERTY : 3-1/2 Irving Ter Cambridge, MA 02138

TYPE OF OCCUPANCY : Townhouse ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Alter window dimensions.

DESCRIPTION OF PETITIONER'S PROPOSAL :

Alter the dimensions of 5 windows at rear facade. 4 windows will be enlarged, one made smaller. The rear yard setback is non-conforming. This change is an alteration to plans already approved under permit # BLDC-54610-2019.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) :

(Petitioner(s) / Owner)

CARL A. SOLANDER

(Print Name)

Address : 561 WINDSOR ST, SUITE A304

SOMERVILLE, MA 02143

Tel. No. : 617-440-3622

E-Mail Address : carlsolander@reversearchitecture.

com

Date : 11/20/2019

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 Vivian Alexa Kao
(OWNER)

Address: 3 1/2 Irving Terrace, Cambridge, MA 02138

State that I/We own the property located at 3 1/2 Irving Terrace, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Vivian Alexa Kao

*Pursuant to a deed of duly recorded in the date 7/31/2018, Middlesex South County Registry of Deeds at Book 71400, Page 422; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

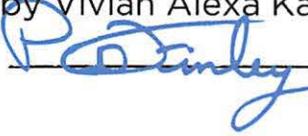


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Virginia County of Bedford

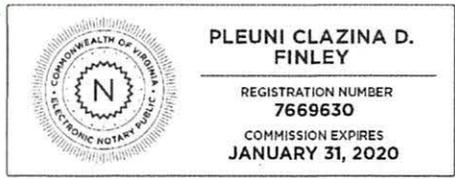
The above-name Vivian Alexa Kao personally appeared before me, this 18 of November 2019, and made oath that the above statement is true. Sworn and subscribed before me by Vivian Alexa Kao..



Notary

My commission expires 01/31/2020

Notarized online using audio-video communication



- 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 SPECIAL PERMIT

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

Granting the Special Permit requested for 3-1/2 Irving Ter Cambridge, MA 02138 (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
A slight change in window dimensions on an existing facade is to create architectural alignments which will improve the appearance of the building and will not be detrimental to the public interest.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
This work will have no traffic impact.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
A slight change in window dimensions on an existing facade of a private residence will not adversely impact any adjacent uses. There are no new openings, and the changes in size of existing windows are not significant enough as to have any appreciable impact on the privacy of the adjoining properties.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The changes in size of existing windows are not significant enough as to have any appreciable impact on the privacy of the adjoining properties. Furthermore, one window opening is being enlarged to create a code-compliant escape window in an existing bedroom, which will improve the safety of occupants and first responders.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
These alterations have been reviewed by the Cambridge Historical Commission and were found to be compatible with the architecture of the adjoining townhouses. A Certificate of Appropriateness has been issued: Case Number MC 5717

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Reverse Architecture **PRESENT USE/OCCUPANCY:** Single Family Residence
LOCATION: 3-1/2 Irving Ter Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family Residence

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1592	1592	831	(max.)
<u>LOT AREA:</u>	1662	1662	2500	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	0.96	0.96	0.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1662	1662	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	33.58'	33.58'	50'	(min.)
DEPTH	48.47'	48.47'	50'	
<u>SETBACKS IN FEET:</u>				
FRONT	9.2	9.2	15	(min.)
REAR	14.7	14.7	25	(min.)
LEFT SIDE	10	10	7.5	(min.)
RIGHT SIDE	0	0	0	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35	35	35	(max.)
LENGTH	24.3	24.3	NA	
WIDTH	24.1	24.1	NA	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	58	58	40	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	0	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	NA	NA	NA	(min.)

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

There is no change to any dimensional requirements. This application is to enlarge windows on an existing facade with a non-conforming setback. The building is a townhouse at the end of a row of 4 townhouses. The right side yard is a party wall.

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'.



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BZA APPLICATION FORM
GENERAL INFORMATION

Plan No: BZA 20172170019

2019 NOV 21 PM 2:43
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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SECTIONS OF ZONING ORDINANCE CITED :
 Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)
CARL A. SOLANDER
 (Print Name)

Address : 561 WINDSOR ST, SUITE A304
SOMERVILLE, MA 02143

Tel. No. : 617-440-3622

E-Mail Address : carlsolander@reversearchitecture.com

Date : 11/20/2019

Revised



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 DEC 11 AM 11:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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BZA APPLICATION FORM

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TYPE OF OCCUPANCY: Townhouse ZONING DISTRICT: Residence B Zone

REASON FOR PETITION :

Other: Alter window dimensions.

DESCRIPTION OF PETITIONER'S PROPOSAL :

To alter windows and create door in a setback, install guardrail to areaway and alter grade.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 11.000 Section 11.15 (Townhouse Ordinance).

Original Signature(s) :

(Petitioner(s) / Owner)

CARL A. SOLANDER

(Print Name)

Address: 561 WINDSOR ST. #A304

SOMERVILLE, MA 02143

Tel. No.: ~~617~~ 617-440-3622

E-Mail Address: CS@reversearchitecture.com

Date: 12/10/2011

November 20, 2019

To Whom It May Concern:

I authorize Carl Solander of Reverse Architecture to act as my agent in matters pertaining to the zoning application of 3 1/2 Irving Terrace, Cambridge, MA 02138. I am the sole owner of this property.

Best,



Vivian Kao

vivian.a.kao@gmail.com

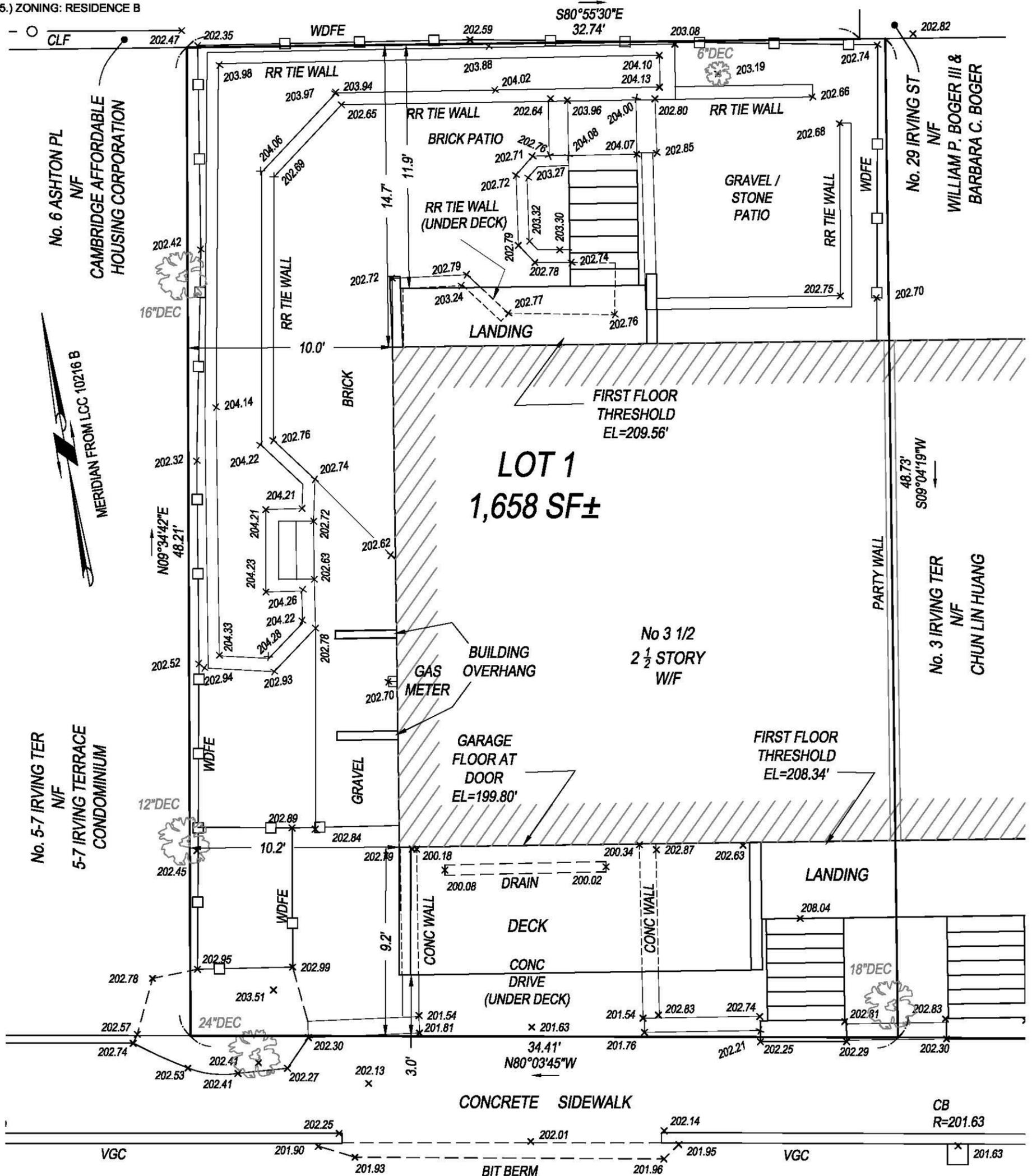
+86 18519296305

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON APRIL 24, 2019.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) VERTICAL DATUM IS ASSUMED.
- 5.) ZONING: RESIDENCE B

AVERAGE GRADE CALCULATION:

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	202.7	202.7	202.7	24.1	4885.1
Segment 2	202.7	202.8	202.8	24.4	4947.1
Segment 3	200.2	200.3	200.3	11.6	2322.9
Segment 4	202.9	202.6	202.8	12.5	2534.4
Segment 5	202.6	202.7	202.7	24.4	4944.7
Sum of all segments =				19634.1	
Perimeter (total length of all segments) =				97.0	
Average grade plane =				202.4	



IRVING TERRACE (30' WIDE) PROPOSED PLOT PLAN

RECORD OWNERS:

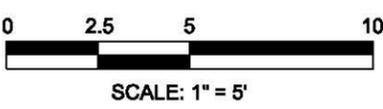
VIVIAN ALEXA KAO
1 1/2 IRVING TERRACE
CAMBRIDGE, MA 02138

REFERENCES:

DEED BOOK 71400 PAGE 423
PLAN 982 OF 1977
LCC NO. 10216 A

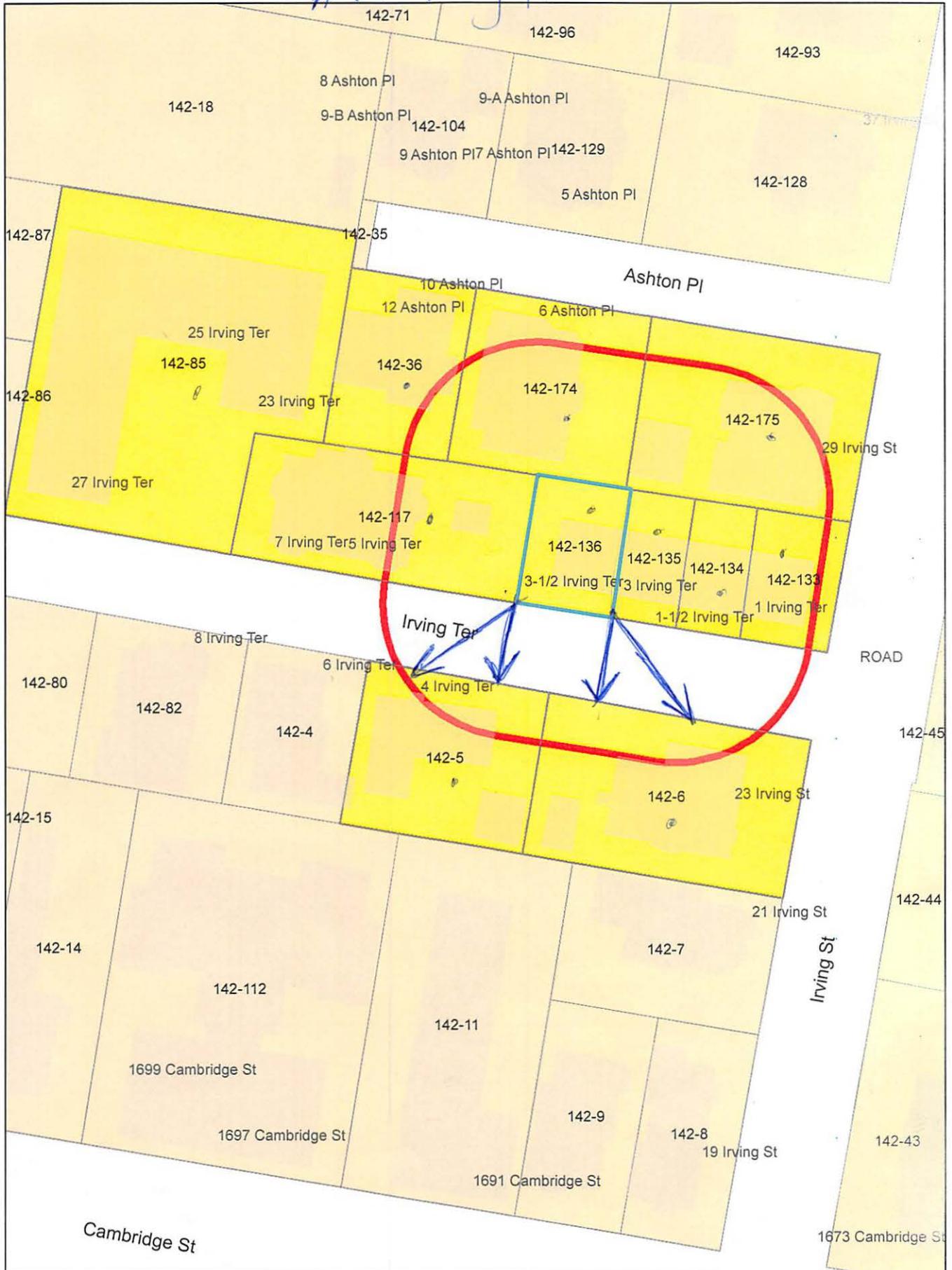
LEGEND:

- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- DEC DECIDUOUS
- GG GAS GATE
- VGC VERTICAL GRANITE CURB
- WDFE WOOD FENCE



IN
CAMBRIDGE, MA
AT 3 1/2 IRVING TERRACE
PREPARED FOR
VIVIAN ALEXA KAO
BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109
WWW.SUMMITSURVEYINGINC.COM
AUGUST 23, 2019
19-0121

3 1/2 Irving Terr.



3 1/2 Irving Ter.

Petitioner

142-5
OSLER, DAVID C. & MARTHA OSLER
4 IRVING TERR
CAMBRIDGE, MA 02138-3011

142-117
GREENSPUN, PHILIP G.
5 IRVING TERRACE #3
CAMBRIDGE, MA 02138

REVERSE ARCHITECTURE
C/O CARL SOLANDER, AIA
561 WINDSOR STREET - SUITE A304
SOMERVILLE, MA 02143

142-133
TAROKH, VAHID,
TRUSTEE THE ROYA JAMSHIDI IRREV TR.
85 HILLTOP RD
BROOKLINE, MA 02467

142-85
YEE, NANCY,
TR OF THE YEE IRVING TRUST
82 COLLINS RD
WABAN, MA 02468

142-134
KAO, WILEEN LEE & VIVIAN ALEXA KAO
1 1/2 IRVING TER
CAMBRIDGE, MA 02138

142-175
BOGER, WILLIAM P. III & BARBARA C. BOGER
29 IRVING ST
CAMBRIDGE, MA 02138

142-174
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
1770 MASS AVE #331
CAMBRIDGE, MA 02140

142-117
GROLLMAN, SHARON & NATHANIEL NOVOD
7 IRVING TERR.
CAMBRIDGE, MA 02138-3010

142-135
HUANG, CHUN LIN
C/O CHUN YUAN HUANG
49A DANA STREET
CAMBRIDGE, MA 02138

142-136
KAO, VIVIAN ALEXA
1 1/2 IRVING TER
CAMBRIDGE, MA 02138

142-117
AUGENBLICK, KATHY L.
5-7 IRVING TER 2B
CAMBRIDGE, MA 02138

142-6
23 IRVING STREET REALTY LLC
152 BELLEVUE RD
WATERTOWN, MA 02472

142-36
KON, MARK & ELIZABETH ROBERT BRYAN COOK
23 CREIGHTON ST
CAMBRIDGE, MA 02140

142-117
COBBLESTONE COTTAGES, LLC
15 ROCKBRIDGE ROAD
WELLESLEY, MA 02481



KEY PLAN



DRAWING LIST

- A-001 COVER SHEET
- A-002 SITE ELEVATION, PROJECT DESCRIPTION & NOTES
- A-003 DOOR & HW SCHEDULES, WALL & FRAMING NOTES
- A-004 PLUMBING & SHOWER HW SCHEDULES, SFE, PLUMBING & HVAC NOTES
- A-005 WINDOW SCHEDULE & FRAME TYPES
- A-006 FINISH NOTES, TYPICAL DETAILS
- A-100 DEMOLITION PLANS - SITE & ROOF
- A-101 DEMOLITION PLANS - BASEMENT & FLOOR 1
- A-102 DEMOLITION PLANS - FLOOR 2 & FLOOR 3
- A-110 NEW PLANS - SITE & ROOF, ROOFING NOTES
- A-111 NEW PLANS - BASEMENT & FLOOR 1
- A-112 NEW PLANS - FLOOR 2 & FLOOR 3
- A-200 SOUTH ELEVATION - EXISTING & DEMOLITION
- A-201 WEST ELEVATION - EXISTING & DEMOLITION
- A-202 NORTH ELEVATION - EXISTING & DEMOLITION
- A-210 NORTH ELEVATION - NEW
- A-211 WEST ELEVATION - NEW
- A-220 SECTION THRU STAIRS
- A-221 SECTION THRU STAIRS
- A-222 CROSS SECTIONS THRU STAIRS
- A-400 BMNT RCP, SWITCHING & POWER LAYOUT
- A-401 FLR 1 RCP, SWITCHING & POWER LAYOUT
- A-402 FLR 2 RCP, SWITCHING & POWER LAYOUT
- A-403 FLR 3 RCP, SWITCHING & POWER LAYOUT
- A-404 LIGHT SCHEDULE, ELEC. NOTES & SYMBOLS
- A-600 EXTERIOR DETAILS
- A-600 INTERIOR ELEVATIONS - BASEMENT
- A-601 INTERIOR ELEVATIONS - FLOOR 1
- A-602 INTERIOR ELEVATIONS - FLOOR 1 & BATH 2
- A-603 INTERIOR ELEVATIONS - FLR 1 LIVING & DINING RM
- A-604 INTERIOR ELEVATIONS - STUDY & MASTER BATH
- A-605 INTERIOR ELEVATIONS - BEDROOM 1 & 2
- A-606 INTERIOR ELEVATIONS - MASTER BEDROOM
- A-607 INTERIOR ELEVATIONS - HALLWAY & STAIRS
- A-610 KIT. CABINET DIAGRAM & CAB HW & APPLIANCE SCHED & NOTES
- A-611 KIT & MASTER BATH CABINET PLAN DETAILS
- A-612 FIRST FLOOR KITCHEN MILLWORK
- A-613 FIRST FLOOR KITCHEN MILLWORK
- A-614 STUDY & MASTER BATH MILLWORK
- A-620 INTERIOR DOOR DETAILS
- A-621 DOOR + WINDOW DETAILS
- S-001 STAIR & GUARDRAIL NOTES & DIAGRAMS
- S-002 STRUCTURAL DETAILS
- S-100 FRAMING PLANS - FLOORS 1 & 2
- S-101 FRAMING PLANS - FLOOR 3 & ROOF
- M-001 BOILER SCHEMATIC & SCHEDULES
- M-100 COVER PAGE
- M-111 BASEMENT & FLOOR 1 MECH LAYOUT
- M-112 FLOOR 2 & FLOOR 3 MECH LAYOUT

SURVEYOR'S DRAWING

FINISHES SCHEDULE

- (W-1) WIDE PLANK MAPLE FLOORING W/ DARK STAIN
- (W-2) RED CEDAR
- (W-3) WALNUT VENEER PWD
- (W-4) MAPLE VENEER PWD
- (W-5) NOT USED
- (W-6) 5/4 X6 IPE DECKING
- (T-1) RESORTS BIANCO MATTE 12x24 TILES BY STONE SOURCE
- (T-2) RESORTS BIANCO BUSH-HAMMERED 12x24 TILES BY STONE SOURCE
- (T-3) KITCHEN BACKSPLASH, SAVOY 2X8 RIBBED CERAMIC TILES BY ANN SACKS, CHALK COLOR
- (T-4) BATH 02 PORCELAIN FLOOR TILE, 12X24
- (T-5) BATHROOM WALL TILE, MARMI CHINA XL, 18X47 TILES BY PORCELAINOSA
- (T-6) TECHNICOLOR 2X15 BY STONE SOURCE, 3 COLORS: TC01 (WHITE), TC11 (SAGE), TC13 (GREEN BOTTLE)
- (T-7) RESORTS BIANCO 24X24 TILES BY STONE SOURCE
- (T-8) FUTURA HALF WHITE, 6x6 WALL TILES BY STONE SOURCE
- (S-1) SUPER WHITE POLISHED PENTAL QUARTZ BQ 200P 1 1/4"
- (M-1) CHEMETAL 712 BRUSHED SS LAMINATE
- (G-1) TEMPERED-LAMINATED STRUCTURAL GLASS, 1/2" THICKNESS, COLOR MATCH TO L-1 PANEL, EXTERIOR
- (G-2) CLEAR MONOLITHIC TEMPERED GLASS, 1/2" THICKNESS
- (G-3) CLEAR MONOLITHIC TEMPERED GLASS, 3/8" THICKNESS
- (G-4) MIRROR, POLISHED EDGE, 1/4" THICKNESS
- (G-5) ACID-ETCHED TEMPERED GLASS 3/8" THICKNESS
- (L-1) TRESPA METEON EXTERIOR HPL PANEL: A28.6.2 MID-GREEN SATIN
- (P-1) KITCHEN CABS, CONVERSION VARNISH, WHITE ML CAMPBELL PRODUCT
- (P-2) KITCHEN CABS, CONVERSION VARNISH, GREEN ML CAMPBELL PRODUCT (MATCH EXTERIOR COLOR)
- (P-3) WALL PAINT, BENJAMIN MOORE NATURA (0 VOC), EGGSHELL FINISH, COLOR TBD
- (P-4) CEILING PAINT, BENJAMIN MOORE, ULTRASPEC 500, EGGSHELL FINISH, COLOR TBD
- (P-5) TRIM PAINT, BENJAMIN MOORE ADVANCE, SEMI-GLOSS FINISH, COLOR TBD
- (P-6) BATHROOM WALLS & CEILINGS, BENJAMIN MOORE KITCHEN & BATH, SATIN FINISH, COLOR TBD
- (P-7) EXTERIOR FEATURE GREEN PAINT, MATCH L-1 PANELS, BENJAMIN MOORE AURA EXTERIOR
- (P-8) CLAPBOARD PAINT, LIGHT GRAY, MATCH EXIST, BENJAMIN MOORE AURA EXTERIOR
- (P-9) TRIM PAINT, WHITE, MATCH EXISTING, BENJAMIN MOORE AURA EXTERIOR
- (P-10) BENJAMIN MOORE ADVANCE SEMI-GLOSS TO MATCH P-2
- (P-11) PAINT FOR EXPOSED STEEL COMPONENTS, TBD

CODE SUMMARY & INSULATION DIAGRAM

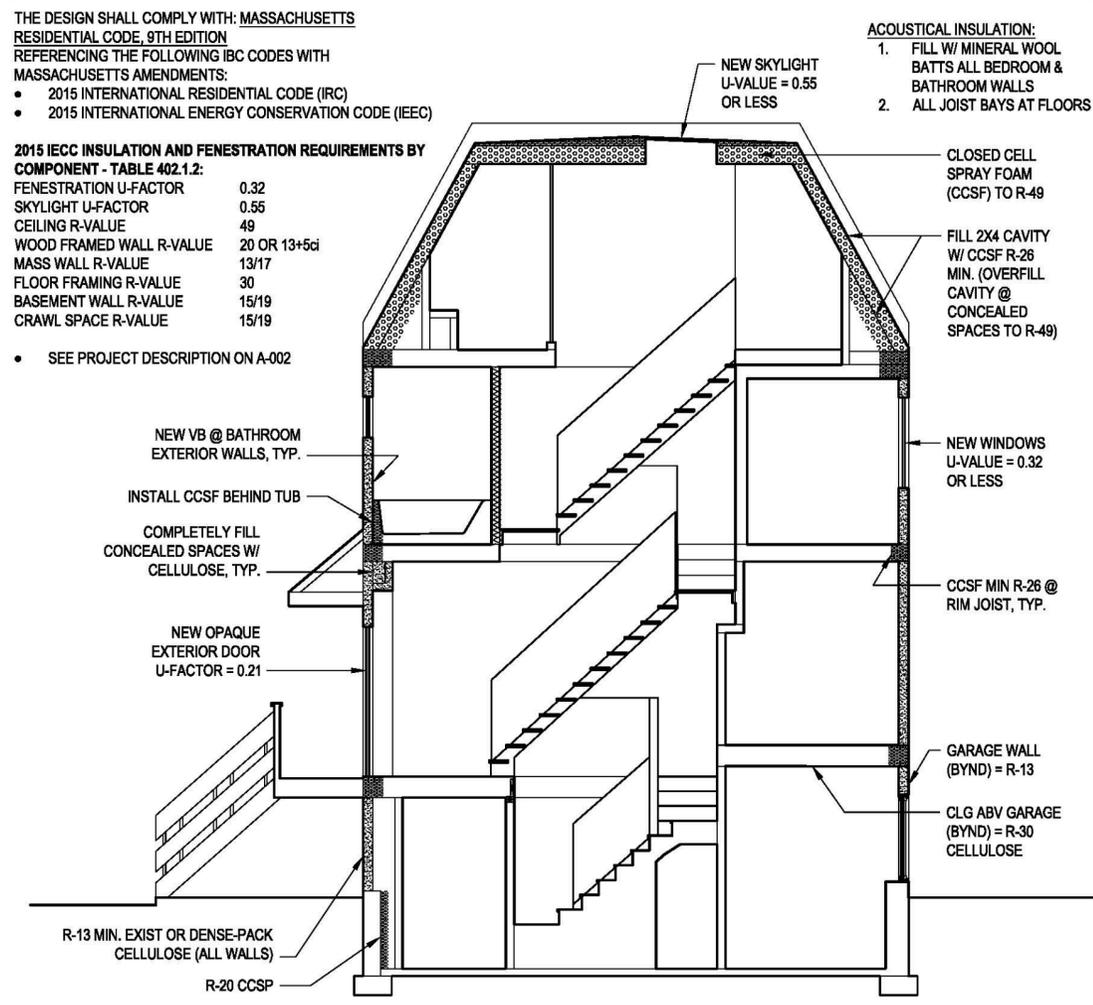
THE DESIGN SHALL COMPLY WITH: MASSACHUSETTS RESIDENTIAL CODE, 9TH EDITION REFERENCING THE FOLLOWING IBC CODES WITH MASSACHUSETTS AMENDMENTS:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2015 IECC INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT - TABLE 402.1.2:

FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.56
CEILING R-VALUE	49
WOOD FRAMED WALL R-VALUE	20 OR 13+5ci
MASS WALL R-VALUE	13/17
FLOOR FRAMING R-VALUE	30
BASEMENT WALL R-VALUE	15/19
CRAWL SPACE R-VALUE	15/19

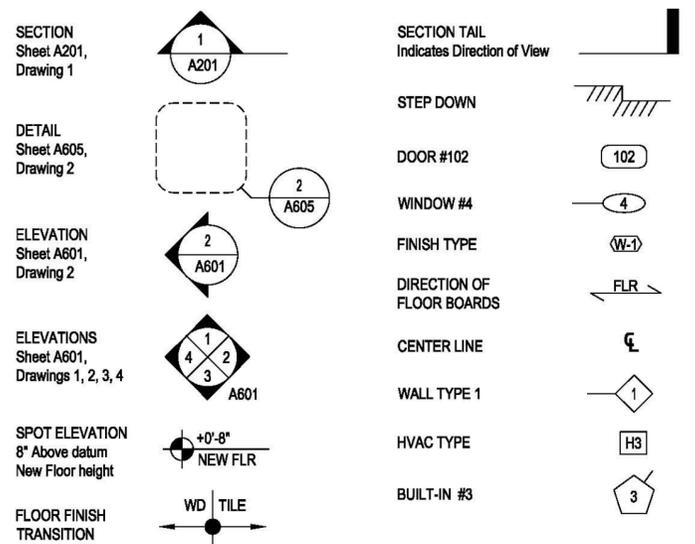
• SEE PROJECT DESCRIPTION ON A-002



ACOUSTICAL INSULATION:

1. FILL W/ MINERAL WOOL BATTS ALL BEDROOM & BATHROOM WALLS
2. ALL JOIST BAYS AT FLOORS

SYMBOLS



COMMON ABBREVIATIONS

AC	AIR CONDITIONER	DW	DISHWASHER	OPNG	OPENING
ABV	ABOVE	DWG	DRAWING	PLAM	PLASTIC LAMINATE
ADJ	ADJUSTABLE	DS	DOWNSPOUT	POLYISO	POLYISOCYANURATE INSULATION
AF	ABOVE FINISHED FLOOR	E	EXTERIOR	PWD	PLYWOOD
AHU	AIR HANDLER UNIT	ELEC	ELECTRIC, ELECTRICAL	PTD	PAINTED
ALT	ALTERNATE	EQ	EQUAL	RAD	RADIATOR/RADIANT
ALUM	ALUMINUM	EXST	EXISTING	REF	REFRIGERATOR
APPROX	APPROXIMATE	EXT	EXTERIOR	REINF	REINFORCED
AWB	AIR + WEATHER BARRIER	FIN	FINISH	REQD	REQUIRED
BD	BOARD	FLR	FLOOR	RM	ROOM
BHND	BEHIND	F.O.	FACE OF OR FINISHED OPENING	R.T.	ROUGH OPENING
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	SC	SOLID CORE
BLW	BELOW	HC	HOLLOW CORE	SKYLT	SKYLIGHT
B.O.	BOTTOM OF	HD	HEAD	STR	STRUCTURE
BTWN	BETWEEN	HT	HEIGHT	STRUC	STRUCTURE SURFACE
BYND	BEYOND	HW	HARDWARE	SURF	SURFACE
CAB	CABINET	HWH	HOT WATER HEATER	STL	STEEL
COL	COLUMN	INT	INTERIOR	S.S.	STAINLESS STEEL
CONC	CONCRETE	INSUL	INSULATION	TBD	TO BE DETERMINED
CONT	CONTINUOUS	LIT	LITERATURE	TM	THERMALLY MODIFIED
CLOS	CLOSET	LT	LIGHT	T.O.	TOP OF
CL	CENTER LINE	MAX/MIN	MAXIMUM / MINIMUM	TOFF	TOP OF FINISHED FLOOR
CLG	CEILING	MED CAB	MEDICINE CABINET	TOSS	TOP OF STRUCTURAL STEEL
CTR	CENTER	MFR	MANUFACTURER	TYP.	TYPICAL
DIAM	DIAMETER	MICRO	MICROWAVE	U.O.N.	UNLESS OTHERWISE NOTED
DBL	DOUBLE	MIN	MINERAL (MINERAL WOOL)	VB	VAPOR BARRIER
DET	DETAIL	MLDG	MOLDING	VIF	VERIFY IN FIELD
DIMS	DIMENSIONS	MTD	MOUNTED	W	WITH
DN	DOWN	MTL	METAL	WD	WASHER / DRYER
DR	DOOR	OVHD	OVERHEAD	WD	WOOD

ZONING INFORMATION

CLASSIFICATION: 3.5 IRVING TERRACE IS A THREE (3) STORY TOWNHOUSE LOCATED WITHIN THE RESIDENCE B DISTRICT

DISTRICT B	ALLOWED	EXISTING	PROPOSED	CHANGE
Max. FAR	0.50	0.96	0.96	NONE
Min. Lot Area/DU	2,500	1,662	1,662	NONE
Min. Setback Front Yard	15	9'-2 1/2"	9'-2 1/2"	NONE
Min. Setback Side Yard	7.5 (sum to 20)	10'-0"	10'-0"	NONE
Min. Setback Rear Yard	25	14'-8 1/2"	14'-8 1/2"	NONE
Max. Height	35	35	35	NONE
Min. OS Ratio	40%	58%	58%	NONE

Note: No proposed change in Gross Floor Area. Change in Min. OS Ratio is due to a proposed basement floor exit on the north elevation of the property.

ZONING DEFINITIONS (CAMBRIDGE, MA):

Height of building. The vertical distance of the highest point of the roof above the mean grade of the ground adjoining the building.

Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls (except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured) of a building or the centerline of party walls between buildings.

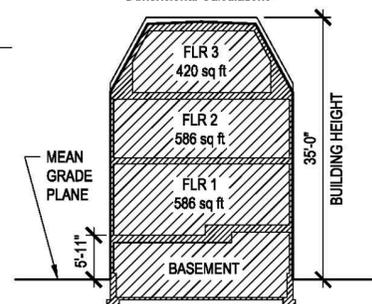
Gross floor area shall include:

(d) Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;

Gross floor area shall not include:

(15) Any basement or cellar living space in any single-family or two-family home.

3.5 IRVING TERRACE Dimensional Calculations



2018 INTERNATIONAL RESIDENTIAL CODE DEFINITIONS:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Story above grade plane. Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is either of the following:

1. More than 6 ft above grade plane.
2. More than 12 ft above the finished ground level at any point.

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STAMP:

PROJECT: **3.5 IRVING TERRACE**

OWNER: **VIVIAN KAO**
 3 1/2 IRVING TERRACE
 CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER: **TBD**

NO CHANGE FROM ALREADY PERMITTED DRAWINGS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.

REVISION NO.: _____ DATE: _____

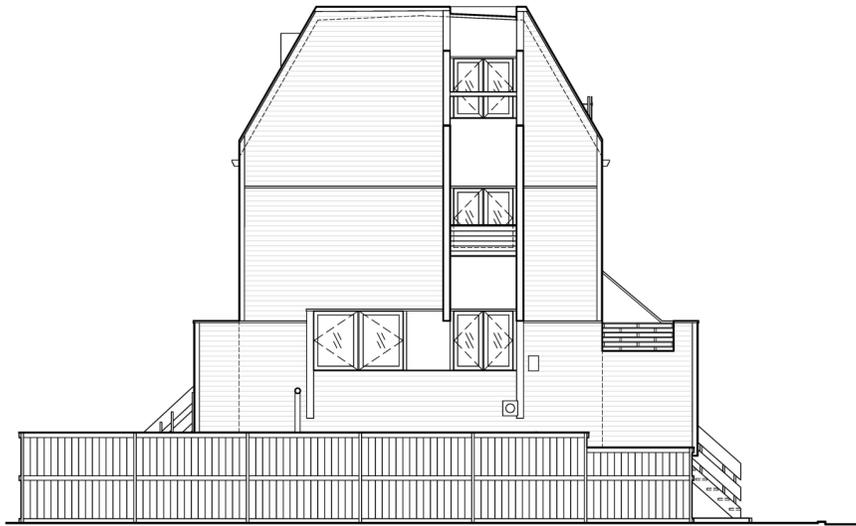
DRAWN BY: **BM** DATE: **11.15.2019**

CHECKED BY: **CS** SCALE: **AS NOTED**

TITLE: **COVERSHEET**

PHASE: **SPECIAL PERMIT**

SECTION: **A** NUMBER: **001**



4 3.5 IRVING TERRACE - WEST ELEVATION

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

Project Description

3.5 Irving Terrace is a townhouse located within the Mid Cambridge Neighborhood Conservation District, originally constructed in the mid-1970s. The townhouse is part of a 4-unit block, with 3.5 Irving Terrace being located on the west. The proposed work is an interior renovation of this single family home with selective upgrades to the exterior. The design has been approved by the Cambridge Historical Commission.

Proposed exterior work:

The upgrades to the exterior encompass window & door replacement with some changes in size, property fence replacement, replacement of select railings, new decking throughout, removal of all A/C units, replacement of exterior lights, and restoration of colored facade panels. The exterior will be painted throughout to match the existing. A new exterior stair will be excavated provide to access from the basement to the private yard at the rear of the building.

Proposed interior work:

The renovation will include a gut of the kitchen with some minor renovations to the living and dining areas. The entry area and stairs will be replaced with a modern steel and glass stair. The bedrooms and bathrooms on floor 2 will be upgraded largely in their current configuration. The master suite on floor 3 will be upgraded and reconfigured.

The plumbing and electrical systems will be upgraded as required to accommodate new fixtures and layouts. A new ducted forced air cooling system will be installed throughout the building. The existing boiler will be retained for the hydronic heating system utilizing new radiators.

The proposal includes some structural changes around the central stair as well as new beams and headers at enlarged window and door openings.

Classification of Work

The work area includes the entire building. The work includes repair, renovation, alteration and reconstruction according to IRC Appendix J, Section AJ201.

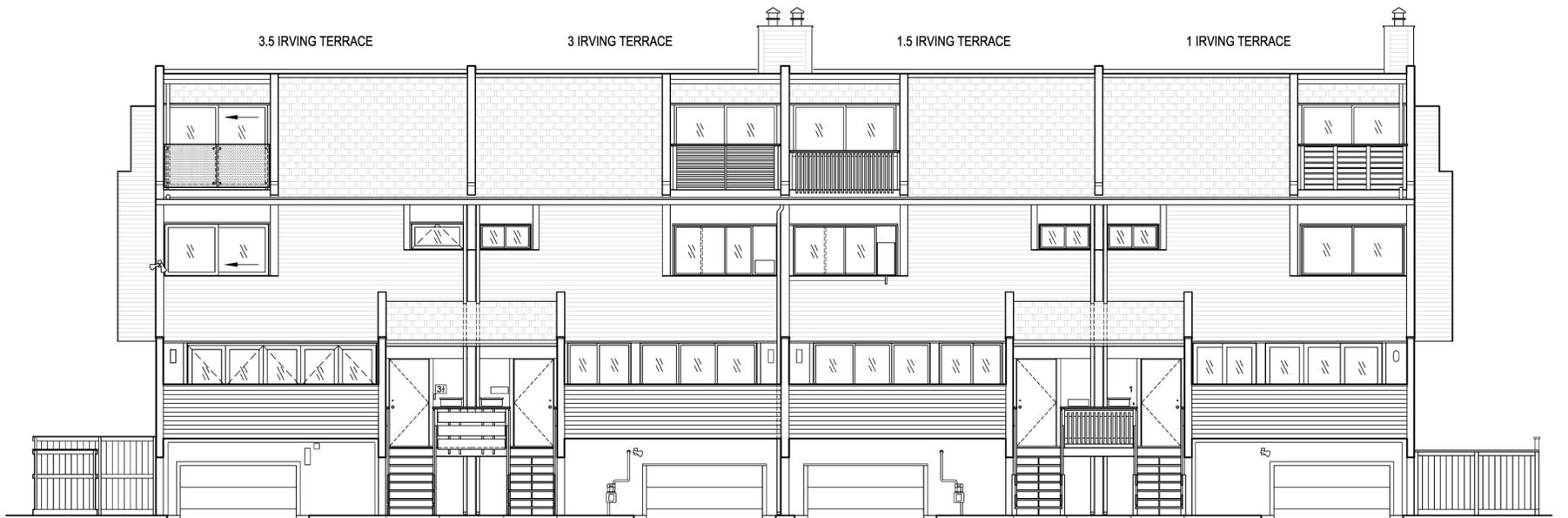
Mid Cambridge Neighborhood Conservation District

Certificate of appropriateness issued July 2, 2019. Case number: MC 5717.

Special Permit Description of Work

The proposal for a Special Permit includes changes to windows on the North Elevation, which has an existing non conforming rear yard setback. For windows 06, 08, 09, & 13, the proposal seeks to replace these windows in enlarged openings. For window 07, the proposal seeks to replace this window in a reduced opening. Specific sizes are noted on the window schedule and elevation drawings included.

NOTE PROPOSED CHANGES TO WINDOWS 06, 07, 08, 09 & 13. ALL OTHER WINDOWS SHOWN ARE SIZED AS PERMITTED.



3 IRVING TERRACE TOWNHOUSES - SOUTH ELEVATION

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

NO.	ROOM	FLR	TYPE	MAT'L	FIN	FIRE	DOOR SIZE			OPERATION	SWING	FRAME TYPE	HW SET
							FATING	Width	Height				
B-1	Mech. Rm	BSMT	SC	B	PTD	NA	2'-8"	6'-8"	1-3/8"	HINGE	RH, IN	WD	2
B-2	Foyer	BSMT	F-I	STL	PTD	20 MIN.	3'-0"	6'-5"	1-3/4"	HINGE	RH, IN	AL	7
B-3	Bath 01	BSMT	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	RH, IN	WD	1
B-4	Playroom	BSMT	SC	B	PTD	NA	2'-0 1/2"	7'-0" +/-	1-1/2"	TELESCOPIC	NA	NA	3
B-5	Playroom	BSMT	SC	B	PTD	NA	2'-0 1/2"	7'-0" +/-	1-1/2"	TELESCOPIC	NA	NA	3
B-6	Playroom	BSMT	SC	B	PTD	NA	2'-0 1/2"	7'-0" +/-	1-1/2"	TELESCOPIC	NA	NA	3
B-7	Closet	BSMT	SC	B	PTD	NA	2'-4"	6'-6"	1-3/8"	HINGE	RH, OUT	WD	2
B-8	Toy Closet	BSMT	SC	B	PTD	NA	2'-10 3/4"	7'-0"	1-3/8"	PIVOT HINGE	RH, OUT	NA	8
B-9	Coat Closet	BSMT	SC	B	PTD	NA	2'-3"	7'-0"	1-3/8"	PIVOT HINGE	LH, OUT	NA	8
1-1	Entry	1A	WD-I	WD	PTD	NA	3'-0"	6'-8"	1-3/8"	HINGE	RH, IN	WD	7
1-2	Closet	1A	SC	B	PTD	NA	2'-0"	8'-6"	1-3/8"	PIVOT HINGE	RH, OUT	WD	8
1-3	Closet	1A	SC	B	PTD	NA	2'-0"	8'-6"	1-3/8"	PIVOT HINGE	LH, OUT	WD	8
2-1	Study	2	SC	B	PTD	NA	3'-11"	7'-2" +/-	1-1/2"	POCKET	NA	NA	4
2-2	Bedroom 2	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	LH, IN	WD	1
2-3	Closet	2	SC	B	PTD	NA	2'-6"	6'-8"	1-3/8"	SLIDING	NA	WD	5
2-4	Closet	2	SC	B	PTD	NA	2'-6"	6'-8"	1-3/8"	SLIDING	NA	WD	5
2-5	Bedroom 1	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	RH, IN	WD	1
2-6	Closet	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	RH, OUT	WD	2
2-7	Mech. Rm	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	RH, OUT	WD	2
2-8	Mech. Rm	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	LH, OUT	WD	2
2-9	Bath 02	2	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	HINGE	RH, IN	WD	1
3-1	Mast. Bedrm	3	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	POCKET	NA	WD	6
3-2	Mast. Closet	3	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	POCKET	NA	WD	6
3-3	Mast. Bath	3	SC	B	PTD	NA	2'-4"	6'-8"	1-3/8"	POCKET	NA	WD	6

DOOR TYPES

F-1	FLUSH PANEL INSULATED METAL DOOR
SC	FLUSH PANEL WOOD SOLID CORE (PARTICLE CORE)
WD-I	FLUSH PANEL INSULATED WOOD-FACE EXTERIOR DOOR

ABBREVIATIONS

WD	WOOD	OUT	OUT SWING
AL	ALUMINUM	IN	IN SWING
B	BIRCH VENEER	LH	LEFT HAND
STL	GALVANIZED STEEL, FACTORY PRIME	RH	RIGHT HAND
MAT'L	MATERIAL	NA	NOT APPLICABLE
FLR	FLOOR	PTD	PAINTED

HARDWARE SETS

1	Omnia SS lever set #12 (privacy) - 108LPR38 & mortise ball-bearing hinges TBD
2	Omnia SS lever set #12 (passage) - 107LPA38 & mortise ball-bearing hinges TBD
3	Hawa Telescopic 80/3 (for 3 doors) top hung system, Hafele #940.81.008
4	POCKET DOOR STUDY
5	SLIDING CLOSET DOORS
6	POCKET DOORS
7	ENTRY DOOR
8	PIVOT HINGE @ NEW BMNT & ENTRY CLOSETS, TBD

2 DOOR SCHEDULE

SCALE: NTS

NO.	ROOM	FLR	TYPE	BRAND	SERIES	MAT'L		FIN INT	FIN EXT	NO. UNITS	FRAME SIZE (W X H)	HDW FIN	GLASS TYPE	GLASS FIN	OPER	SCRN
						INT	EXT									
01	Playroom	BSMT	GLIDER	Marvin	Clad Ultimate	WD	AL CLAD	PP	WH	1	7'-11" X 3'-10 1/2"	SN	STD	CLEAR	MAN	Yes
03	Living Room	1A	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	3'-11" X 3'-11"	SN	STD	CLEAR	MAN	Yes
04	Living Room	1B	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	5'-11" X 3'-11"	SN	STD	CLEAR	MAN	Yes
05	Dining	1B	SLIDING DR	Marvin	Elevate	WD	Composite	WH	WH	1	DR: 5'-11" X 6'-7 1/2"	SN	T	CLEAR	MAN	Yes
06	Kitchen	1B	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	4'-11" X 2'-11 1/2"	SN	STD	CLEAR	MAN	Yes
07	Study	2	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	3'-11" X 4'-1 1/2"	SN	STD	CLEAR	MAN	Yes
08	Bedroom 2	2	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	4'-11" X 4'-1 1/2"	SN	STD	CLEAR	MAN	Yes
09	Bedroom 2	2	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	4'-11" X 4'-1 1/2"	SN	STD	CLEAR	MAN	Yes
10	Bedroom 1	2	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	3'-11" X 3'-11"	SN	STD	CLEAR	MAN	Yes
11	Bedroom 1	2	GLIDER	Marvin	Clad Ultimate	WD	AL CLAD	PP	WH	1	7'-11" X 3'-10 1/2"	SN	STD	CLEAR	MAN	Yes
12	Bathroom	2	AWN	Marvin	Elevate	WD	Composite	WH	WH	1	3'-11" X 1'-10 1/2"	SN	T	FROST	MAN	Yes
13	Master Bedrm	3	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	4'-5" X 2'-11"	SN	STD	CLEAR	MAN	Yes
14	Master Bedrm	3	CASE	Marvin	Elevate	WD	Composite	WH	WH	2	3'-11" X 3'-11"	SN	T	CLEAR	MAN	Yes
15	Master Bedrm	3	SLIDING DR	Marvin	Elevate	WD	Composite	WH	WH	1	DR: 7'-11" X 6'-7 1/2"	SN	T	CLEAR	MAN	Yes
16	Living Room	1A	BIFOLD DR	Marvin	Clad Ultimate	WD	AL CLAD	PP	WH	5	DR: 14'-5" X 6'-6"	SN	T	CLEAR	MAN	Note 3
17	Stair	3	VENTED SKYLT	Velux	VCE 3434	PVC	AL CLAD	WH	GRAY	1	2'-10 1/2" X 2'-10 1/2" (Note 5)	N/A	T	CLEAR	PWR	Yes
18	Master Bath	3	VENTED SKYLT	Velux	VCE 2234	PVC	AL CLAD	WH	GRAY	1	1'-10 1/2" X 2'-10 1/2" (Note 5)	N/A	T	CLEAR	PWR	Yes

Notes

- See elevations for mulled unit dimensions.
- Frame size noted for doors is the height and width of the door opening and does not include the dimension of the frame. Frame size for windows is the finished opening size, including the frame.
- Contractor to coordinate a solution for screen for this opening before finalizing door order. The screen will be an add to the base contract.
- Confirm glass finish of window #12 before ordering.
- Skylight dimensions given are Frame Aperture Width & Height.

1 WINDOW SCHEDULE

SCALE: NTS

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PROJECT: 3.5 IRVING TERRACE

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3 1/2 IRVING TERRACE
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STRUCTURAL ENGINEER:
TBD

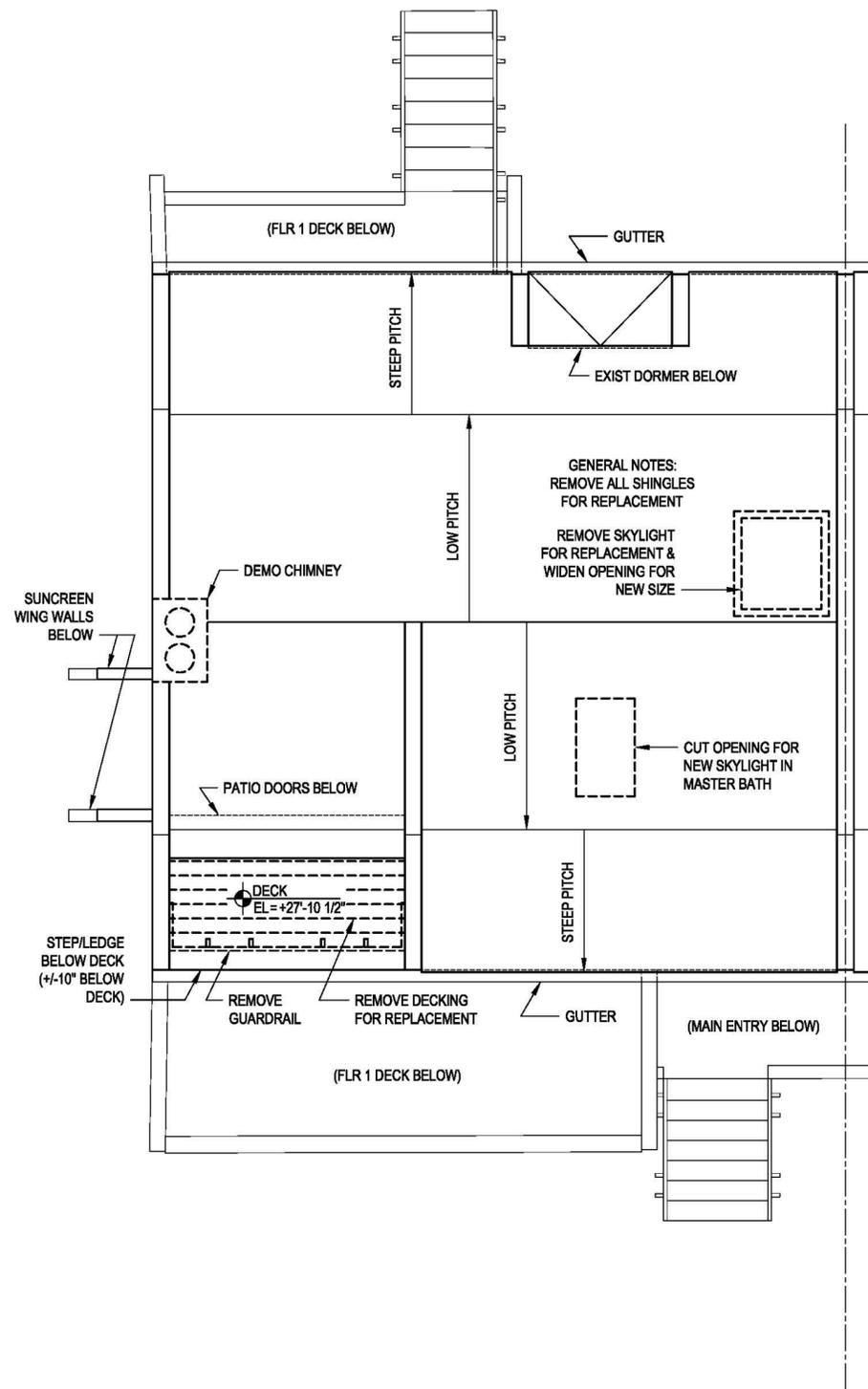
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DATE:
11.15.2019
SCALE:
AS NOTED

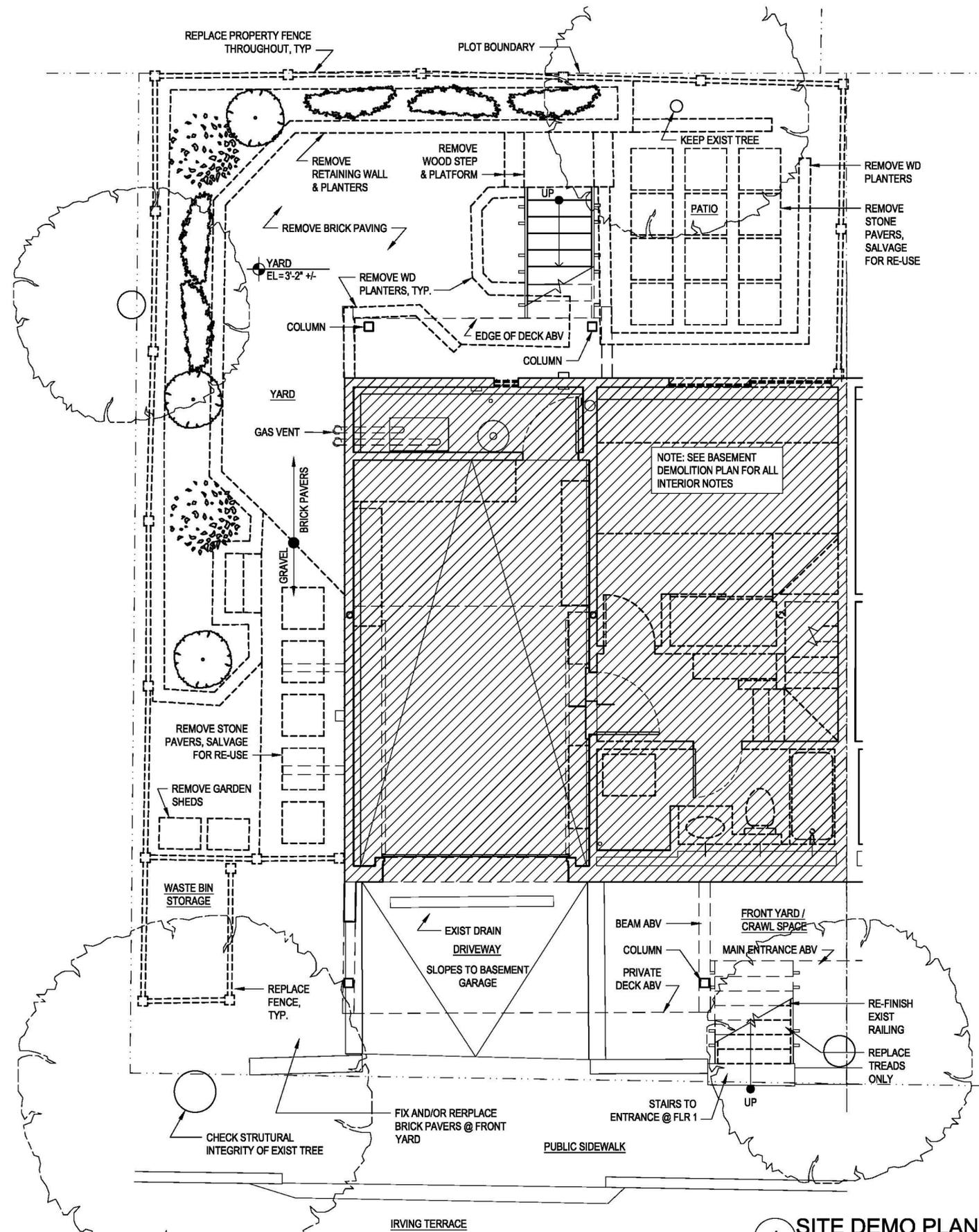
TITLE: SITE PLAN, PROJECT DESCRIPTION & SCHEDULES

PHASE:
SPECIAL PERMIT

SECTION:
A
NUMBER:
002



2 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"



1 SITE DEMO PLAN
SCALE: 1/4" = 1'-0"

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3.5 IRVING TERRACE

PROJECT:
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CAMBRIDGE, MA 02138
STRUCTURAL ENGINEER:
TBD

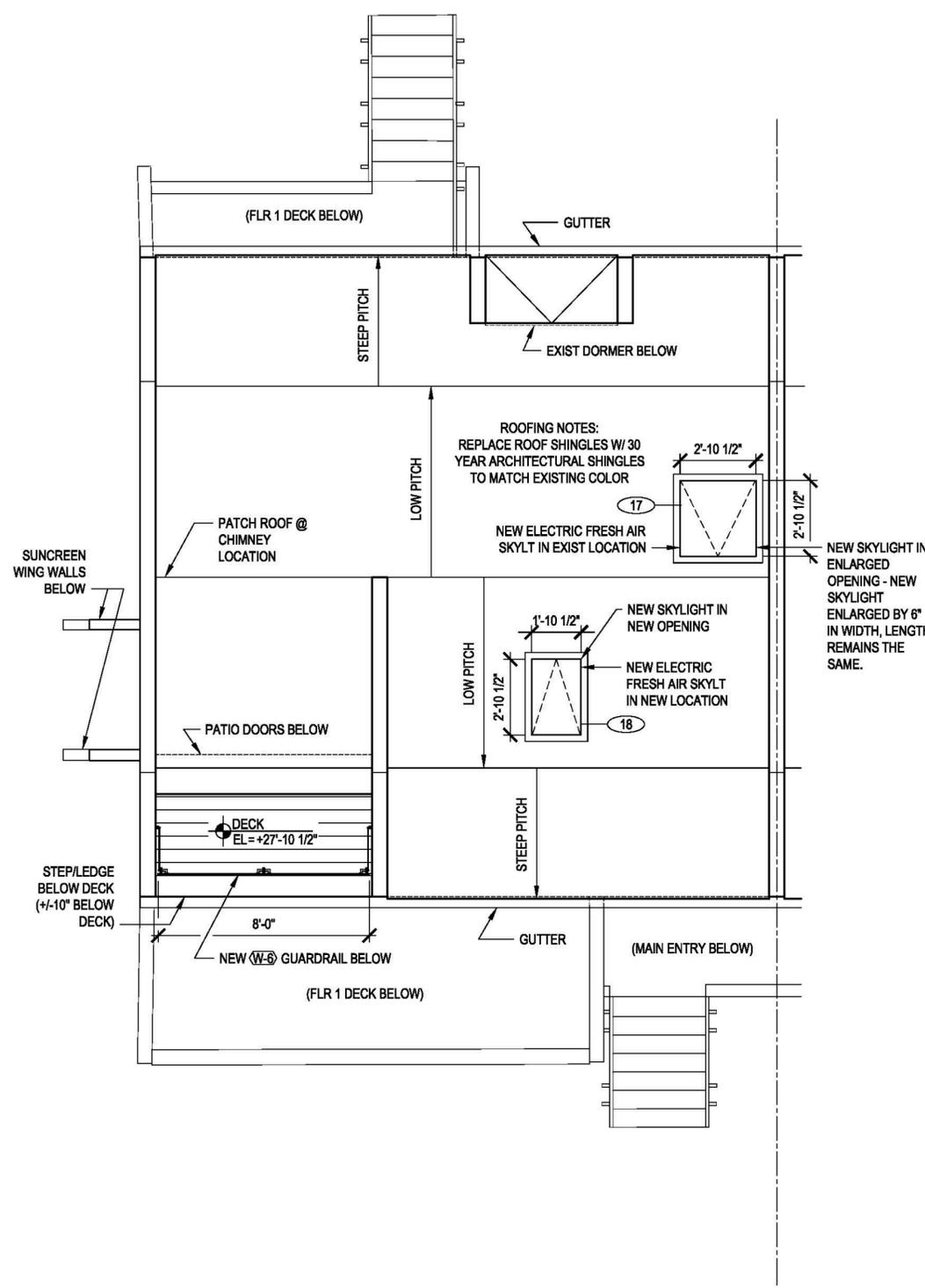
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DATE:

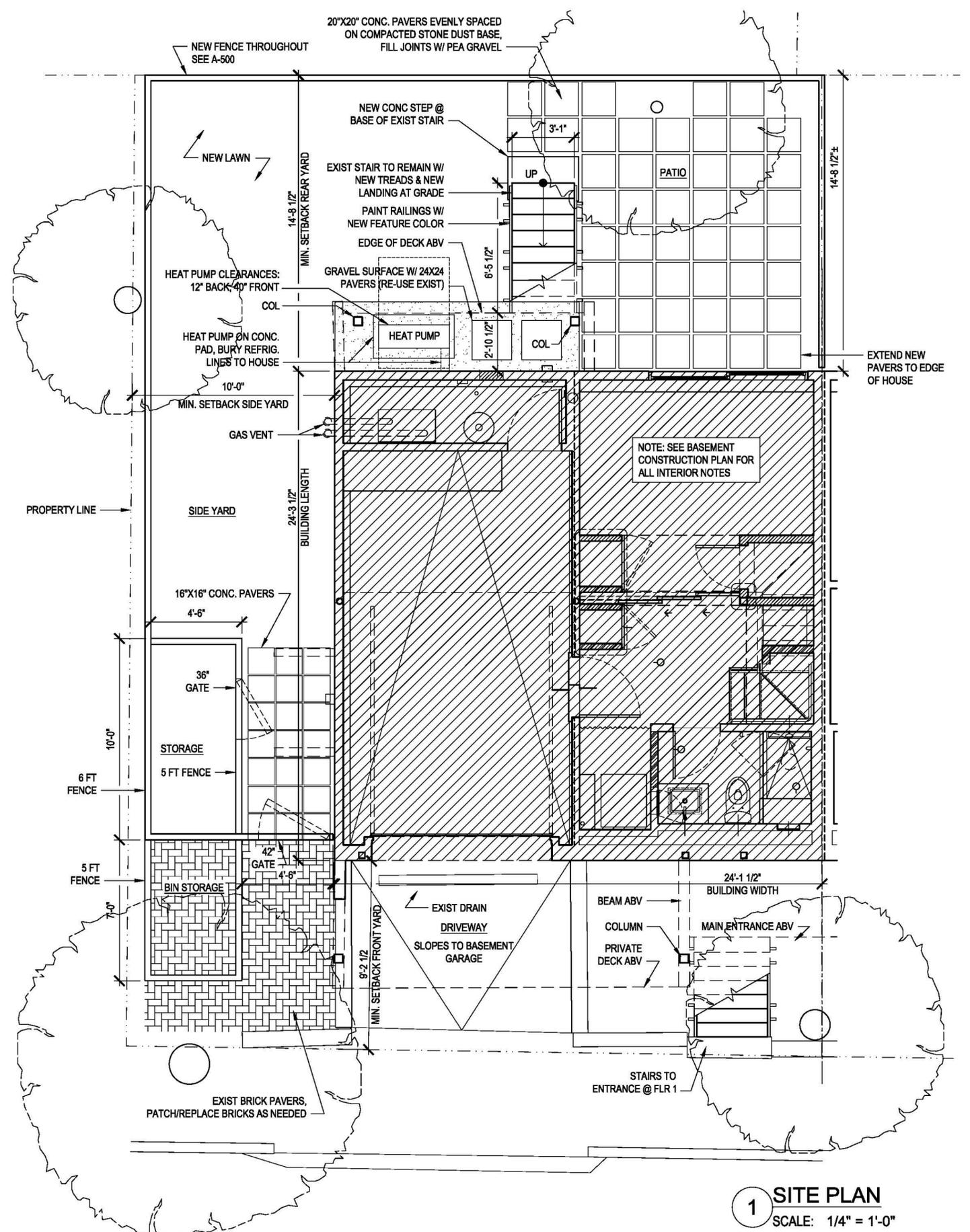
TITLE:
DEMOLITION PLANS - SITE & ROOF
PHASE:
SPECIAL PERMIT
SECTION:
A
NUMBER:
100

DRAWN BY:
BM
DATE:
11.15.2019
CHECKED BY:
CS
SCALE:
1/4" = 1'-0"





2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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

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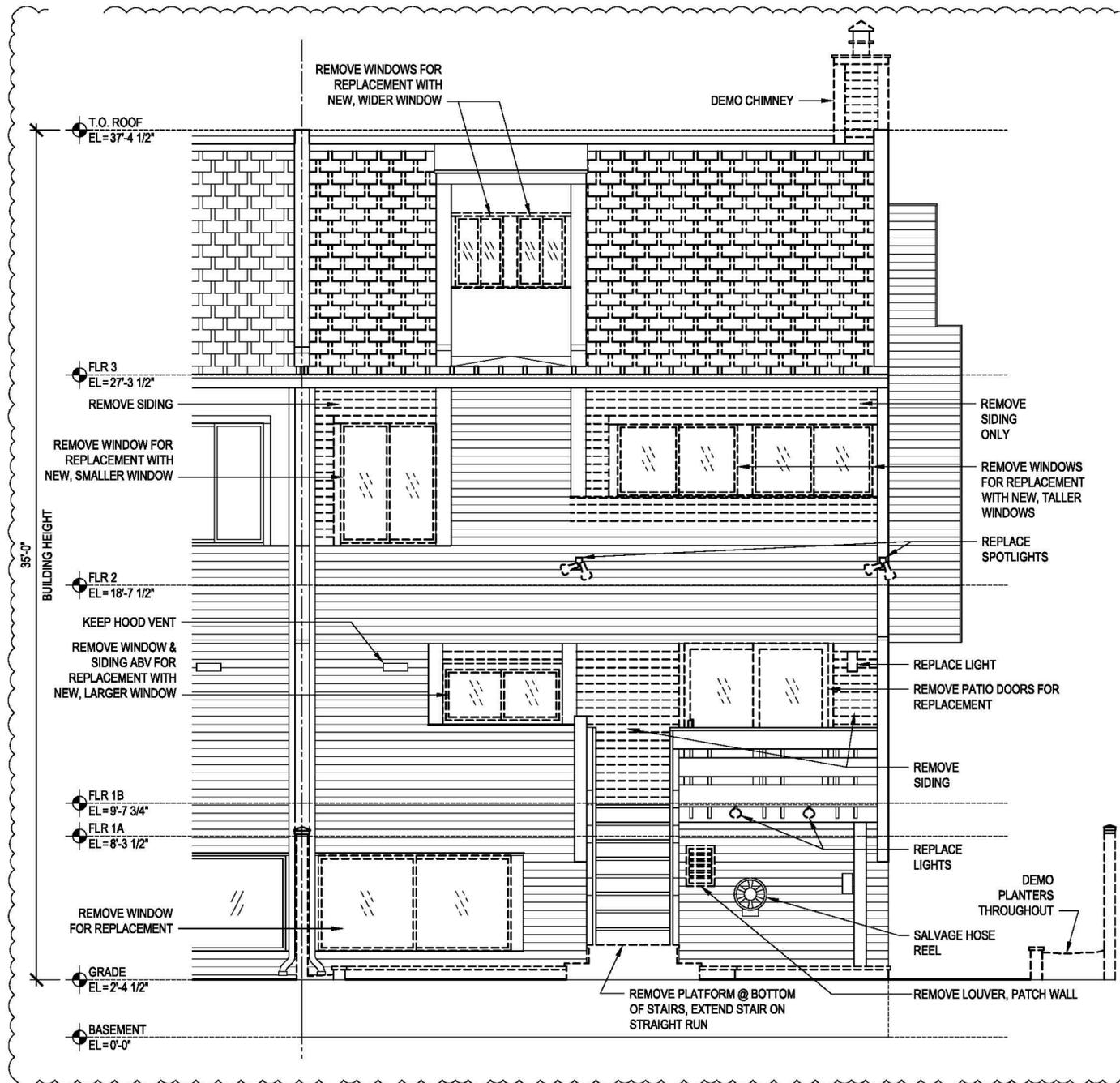
PROJECT:
3.5 IRVING TERRACE
OWNER:
VIVIAN KAO
3 1/2 IRVING TERRACE
CAMBRIDGE, MA 02138
STRUCTURAL ENGINEER:
TBD

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DATE:

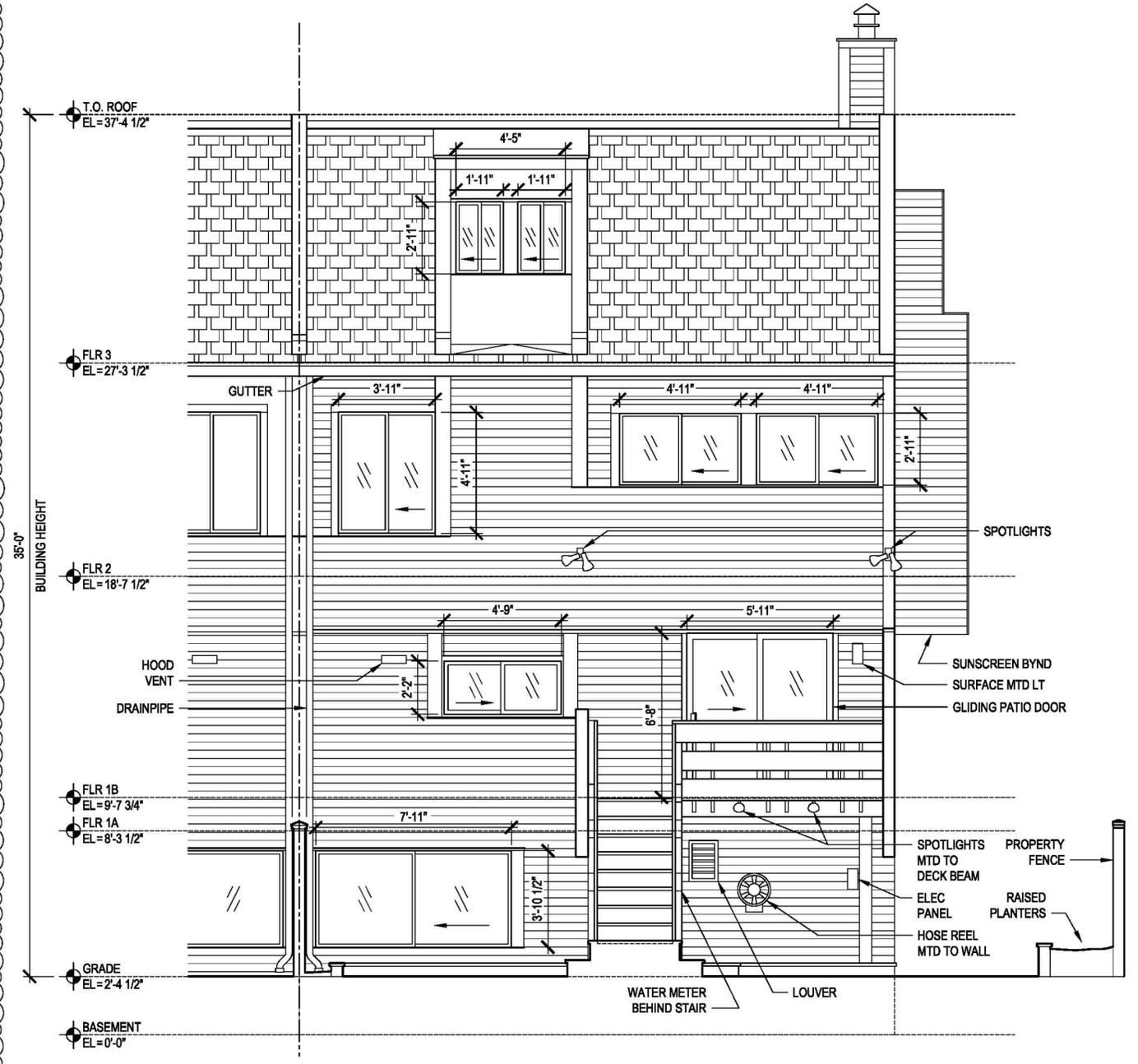
TITLE:
NEW PLANS - SITE & ROOF
PHASE:
SPECIAL PERMIT
DRAWN BY:
BM
CHECKED BY:
CS
DATE:
11.15.2019
SCALE:
AS NOTED

SECTION:
A
NUMBER:
110
NORTH



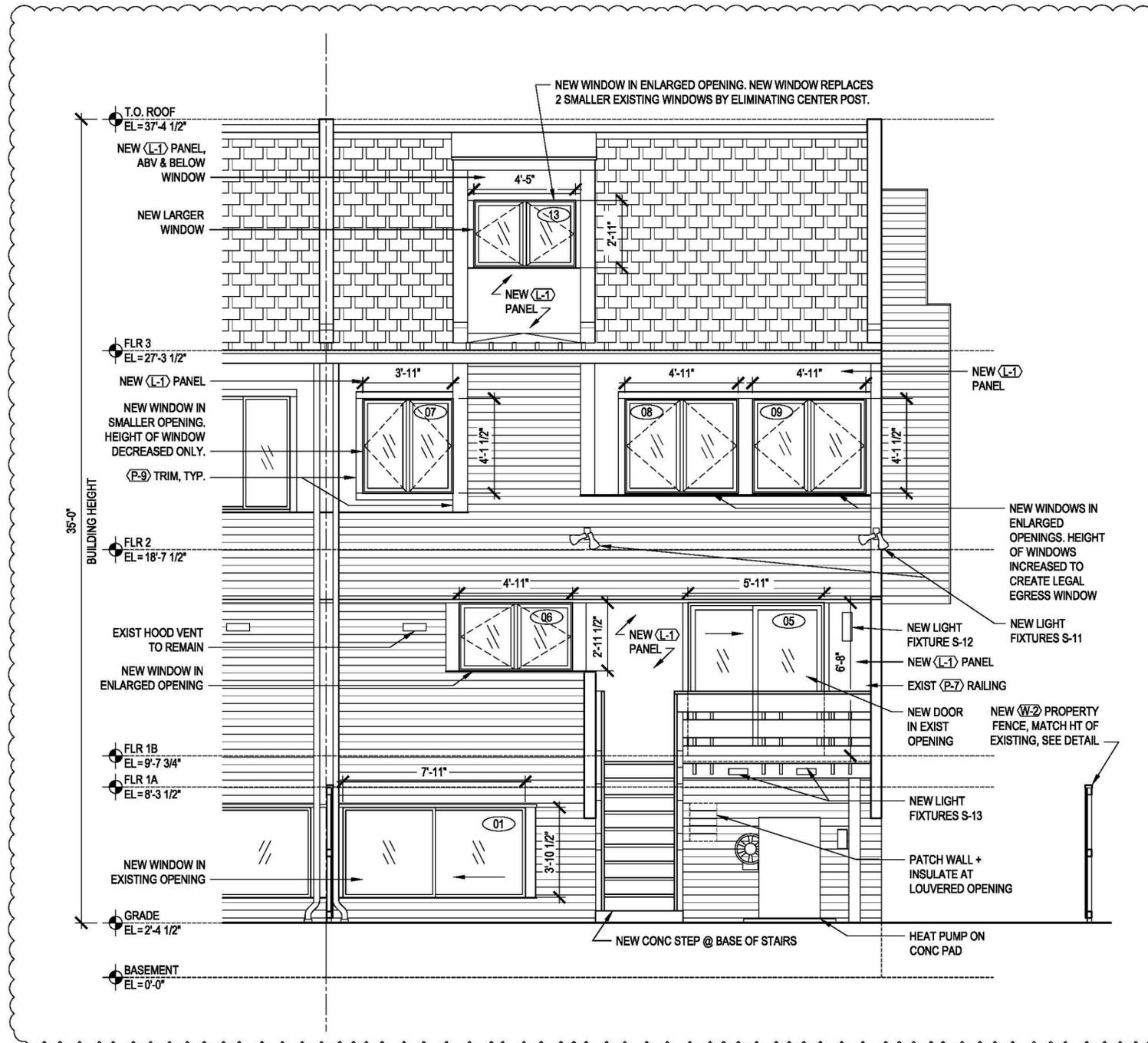
2 NORTH ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

NOTE PROPOSED CHANGES OF EXISTING WINDOWS OPENINGS WHERE APPLICABLE



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

ARCHITECT: REVERSE ARCHITECTURE  561 WINDSOR ST. #A304 SOMERVILLE, MA 02143 ph / f. 617.440.3622 info@reversearchitecture.com www.reversearchitecture.com	STAMP: 	PROJECT: 3.5 IRVING TERRACE OWNER: VIVIAN KAO 3 1/2 IRVING TERRACE CAMBRIDGE, MA 02138	STRUCTURAL ENGINEER: TBD	REVISION NO.: DATE: 	TITLE: NORTH ELEVATION - EXISTING & DEMOLITION
DRAWN BY: BM		DATE: 11.15.2019		PHASE: SPECIAL PERMIT	
CHECKED BY: CS		SCALE: 1/4" = 1'-0"		SECTION: A	
				NUMBER: 202	



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

NOTE PROPOSED CHANGES TO WINDOWS 06, 07, 08, 09 & 13 AS DIMENSIONED ON DRAWING.

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STAMP:

PROJECT:
3.5 IRVING TERRACE

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STRUCTURAL ENGINEER:
TBD

REVISION NO. : DATE:

DRAWN BY:
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DATE:
11.15.2019
SCALE:
1/4" = 1'-0"

TITLE:
NORTH ELEVATION - NEW

PHASE:
SPECIAL PERMIT

SECTION:
A

NUMBER:
210