

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X

2019 AUG 21 PM 2:45  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: CAMPBELL H. ELLSWORTH

PETITIONER'S ADDRESS: 267 NORFOLK STREET CAMBRIDGE, MA 02139

LOCATION OF PROPERTY: 146-148 PEARL STREET, CAMBRIDGE, MA 02139

TYPE OF OCCUPANCY: 2F ZONING DISTRICT: C

**REASON FOR PETITION:**

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>BASEMENT WALKOUT AND WINDOW WELLS IN SETBACK</u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner wishes to modify existing window wells and basement walkout in setback, and to add one additional walkout in setback to accommodate egress for lower level sleeping area.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 10 Section 30 VARIANCES

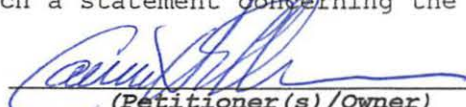
Article 5 Section 31, DIMENSIONAL REQUIREMENTS - RESIDENTIAL DISTRICTS

Applicants for a Variance must complete Pages 1-5

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

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

Original Signature(s):

  
(Petitioner(s)/Owner)  
CAMPBELL H. ELLSWORTH  
(Print Name) CAMBRIDGE,

Address: 267 NORFOLK STREET , MA 02139

Tel. No.: 617 799 4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 8/15/19

**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 Campbell H. Ellsworth, manager, 146-148 Pearl St LLC

*(OWNER)*

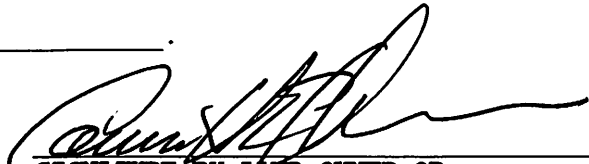
Address: 267 Norfolk Street, Cambridge, MA 02139

State that I/We own the property located at 146-148 Pearl Street,  
which is the subject of this zoning application.

The record title of this property is in the name of 146-148 Pearl St LLC

\*Pursuant to a deed of duly recorded in the date 5/4/15, Middlesex South  
County Registry of Deeds at Book 65315, Page 556; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

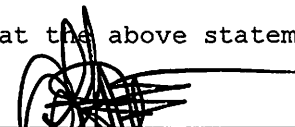
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Campbell H Ellsworth personally appeared before me,  
this 8 of August, 2019, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires December 26 2025 (Notary Seal)



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

**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE  
ADDRESS: 146-148 Pearl Street, Cambridge, MA**

**Project Summary:**

The two-family structure at 146-148 Pearl Street was granted a building permit on 6/28/18.

Since that time, a reallocation of the interior square footage was made, so that the smaller front apartment was given a more appropriate bedroom space in the lower level of the building. With the intention of adhering to the MA Building Code requirement that two means of egress within a structure be "remote as possible" (IRC, sect R311, w/MA Amendments), the 2<sup>nd</sup> means of egress for that front unit was changed to the lower level, which resulted in a new lower level walkout.

It appears that since the building permit was granted, the interpretation of the zoning ordinance within the building department has changed to include a more restrictive interpretation of window wells and walkouts within a setback. The original permit set included both walkouts and window wells, and the proposed requests a modification to those. The main envelope of the house was, and still remains, conforming to all required setbacks, and is thus still an as-of-right structure.

**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:***

A literal enforcement of the Ordinance would involve a substantial hardship, since the reconfiguration of the front unit would now be better and more safely served by a lower level egress from the lower level bedroom. We believe that the new configuration makes for a more agreeable configuration on the left side of the building, and that the neighboring building to the left will benefit from this.

***B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:***

The hardship is owing to the fact that the building is built on a narrow lot, with an existing driveway on the right side. The Zoning ordinance now allows for habitable living spaces, including bedrooms, on the lower level. Trying to achieve the best egress configuration for this building would suggest that the proposed lower level egress is a reasonable solution.

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

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

Desirable relief may be granted without substantial detriment to the public good because the residential use is consistent with the multifamily properties along Pearl Street.

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

The requested relief will not nullify or substantially derogate from the intent or purpose of this Ordinance because the requested relief will produce a residential unit that is in further compliance with the MA Building Code, and remove an upper level egress that is awkward.

Generally, the Zoning Ordinance, in Article 1.30 PURPOSE, defines its purpose, among many things, "to secure safety from fire...(and)... to encourage housing". The modest modifications to the existing building permit are in line with the intent of the Zoning Ordinance.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Campbell Ellsworth for 146-148 Pearl St. LLC PRESENT USE/OCCUPANCY: 2-Family

LOCATION: 146-148 Pearl St, Cambridge, MA ZONE: C

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: 2-Family Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,496.5</u>	<u>2,479.9</u>	<u>2,496.6</u> (max.)
<u>LOT AREA:</u>	<u>4,161</u>		<u>5,000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>0.60</u>	<u>0.596</u>	<u>0.60</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,080.5</u>	<u>2,080.5</u>	<u>2,500</u> (min.)
<u>SIZE OF LOT:</u> WIDTH	<u>45'</u>	<u>45'</u>	<u>50'</u> (min.)
DEPTH	<u>100'</u>	<u>100'</u>	<u>N/A</u>
<u>Setbacks in</u> FRONT	<u>10'</u>	<u>10'</u>	<u>10'</u> (min.)
<u>Feet:</u> REAR	<u>38.1'</u>	<u>38.1'</u>	<u>20'</u> (min.)
LEFT SIDE	<u>7.5'</u>	<u>3.5'</u>	<u>7.5'</u> (min.)
RIGHT SIDE	<u>10.2'</u>	<u>10.2'</u>	<u>7.5'</u> (min.)
<u>SIZE OF BLDG.:</u> HEIGHT	<u>34.5'</u>	<u>34.5'</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	<u>.39</u>	<u>.38</u>	<u>.36</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>			
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>			

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.

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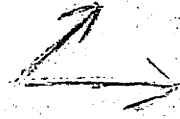
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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE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



6  
44-144



146-148 Pearl St.

Petitioner

94-17  
VORES, ANDREW & FREDERICK W. CHOI  
156 PEARL ST  
CAMBRIDGE, MA 02139

94-21  
DYER, ROBERT V. & RACHEL O. FISH  
32 DECATUR ST  
CAMBRIDGE, MA 02139

CAMPBELL H. ELLSWORTH, ARCHITECT  
267 NORFOLK STREET  
CAMBRIDGE, MA 02139

94-24  
WALSH, CHRISTOPHER & MARY L. WALSH  
24 DECATUR ST  
CAMBRIDGE, MA 02139

94-39  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

94-40  
STABILE, NICHOLAS J.,  
TRUSTEE THE VALENTINE STREET NOM TR  
23 VALENTINE ST  
CAMBRIDGE, MA 02139

94-41  
WERNTZ, JULIA C. & PANDELIS KARAYORGIS  
27 VALENTINE STREET  
CAMBRIDGE, MA 02139

94-181  
ZELLER, JANET  
P.O BX 4011  
VINEYARD HAVEN, MA 02568

94-181  
CUTTING, NOAH H. & CHRISTINA M. CUTTING  
2 C STREET  
READING, MA 01867

94-181  
BOLICH, BARBARA  
140 PEARL ST. UNIT#3  
CAMBRIDGE, MA 02139

94-181  
KENSLEY, RICHARD S.  
142 PEARL ST #1  
CAMBRIDGE, MA 02139

94-181  
MURRE, CORNELIUS & SARA MURRE  
13350 BENCHLEY RD  
SAN DIEGO, CA 92130

94-181  
COUCH, PHOEBE & STEPHEN C. MILLER  
140-144 PEARL ST - UNIT 423  
CAMBRIDGE, MA 02139

94-181  
ARCAND, PATRICIA M.  
144 PEARL ST., #1  
CAMBRIDGE, MA 02139

94-181  
KUSTAS, PAMELA L.  
41 BRANARD AVE  
POUGHKEEPSIE, NY 12601

94-181  
GOLDSMITH, TINA CLAIRE  
144 PEARL ST., #3  
CAMBRIDGE, MA 02139

94-182  
146-148 PEARL ST LLC  
267 NORFOLK ST  
CAMBRIDGE, MA 02139

103-85  
FARRAR, ANDREW E. & MARGARET R. FARRAR  
4 LAWRENCE STREET  
CAMBRIDGE, MA 02139

103-92  
ADAMS, BETSY B.  
141 PEARL ST  
CAMBRIDGE, MA 02139

103-95  
QUALMAN ASSOCIATES GENERAL PARTNERSHIP  
C/O DICKERSON & RONGEY  
2619 SW 172ND ST  
BURIEN, WA 98166

94-25  
CHOPDE, AVINASH  
22 DECATUR ST., #22/1  
CAMBRIDGE, MA 02139

94-25  
SMITH, ELIZABETH F.,  
TRUSTEE THE ELIZABETH F. SMITH REV TR.  
22 DECATUR ST., #22/2  
CAMBRIDGE, MA 02139

94-25  
SIEKMEIER, PETER J.  
20-22 DECATUR ST. UNIT#22/3  
CAMBRIDGE, MA 02139

94-25  
GUNAWARDENA, JEREMY H.  
22 DECATUR ST., 20  
CAMBRIDGE, MA 02139

94-220  
SYTCHOV, MIKHAIL  
173 ELM ST.  
CAMBRIDGE, MA 02139

94-221  
SPAFFORD, NANCY  
152 PEARL ST., UNIT #1  
CAMBRIDGE, MA 02139

94-221  
O'MALLEY, RICHARD GABRIEL  
1629 COLUMBIA RD APT #819  
WASHINGTON, DC 20009

94-221  
RUBIN, ANNA  
152 PEARL ST., #5  
CAMBRIDGE, MA 02139

94-221  
HAAS, DIANNE L.  
TRUSTEE OF DIANNE L. HAAS TRUST  
4 JEROME ST  
SOMERVILLE, MA 02143

94-221  
JENNINGS, TARA  
152 PEARL ST. UNIT#3  
CAMBRIDGE, MA 02139

146-148 Pearl St.

94-22

STEINKRAUSS, DANIEL C., JR.  
30 DECATUR STREET  
CAMBRIDGE, MA 02139



ORIGINAL STRUCTURE - PEARL STREET



NEW STRUCTURE - PEARL STREET



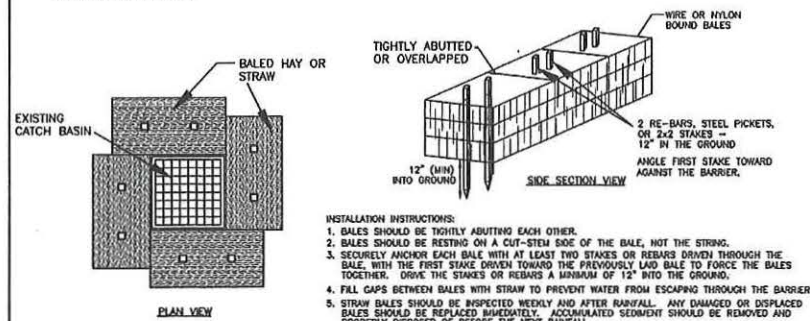
ORIGINAL STRUCTURE - REAR



NEW STRUCTURE - REAR

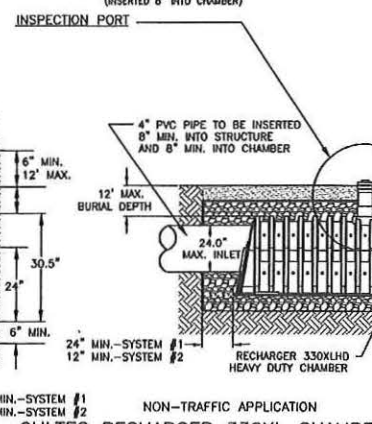
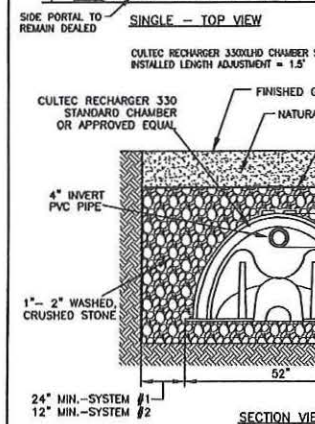
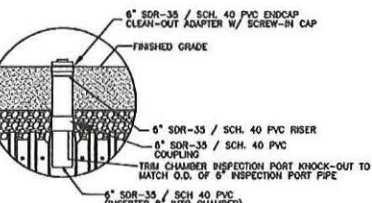
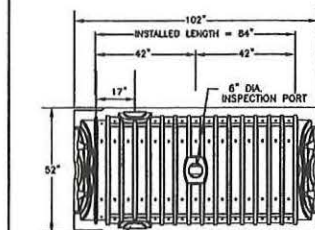
## GENERAL NOTES

- ELEVATIONS REFER TO CITY OF CAMBRIDGE BASE. BENCHMARK: HYDRANT BONNET BOLT CHSEL "X", AT INTERSECTION OF PEARL STREET & VALENTINE STREET. ELEVATION = 23.68.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND MAY 2015.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE CITY OF CAMBRIDGE POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, Laid HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS, IF REQUIRED BY THE CITY OF CAMBRIDGE. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- EXISTING AND PROPOSED GAS SERVICE LOCATION TO BE CONFIRMED BY NSTAR, PRIOR TO CONSTRUCTION.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- WHEREVER PROPOSED SEWER PIPE CROSSES OVER EXISTING OR PROPOSED WATER LINE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE 10" EITHER SIDE.
- SEE ARCHITECTURAL PLANS FOR ZONING INFORMATION.
- PROVIDE FOR EROSION CONTROL AROUND SITE, AS REQUIRED.
- PROVIDE FOR CONSTRUCTION SECURITY FENCING AROUND SITE, AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF CAMBRIDGE AND THE MASSACHUSETTS WATER RESOURCES AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
- MAP: 94, LOT: 182
- DEED REFERENCE: BOOK 57475 PAGE 411
- VEHICLES SHALL NOT PARK ON THE CITY SIDEWALK AT ANY TIME.
- NO SOIL/ DEBRIS STOCKPILING SHALL REMAIN ON SITE.
- AN AS-BUILT SHOWING THE FINAL GRADING OF THE SIDEWALK, CURB CUTS, BUILDING FOOTPRINT AND UTILITIES ABANDONED AND INSTALLED SHALL BE SUBMITTED TO THE DPW. THE AS-BUILT SHALL BE ENDORSED BY A PROFESSIONAL ENGINEER AND CONTAIN A CERTIFICATION THAT ALL SIDEWALK WORK IN THE PUBLIC RIGHT OF WAY IS IN FULL COMPLIANCE WITH ARCHITECTURAL ACCESS BOARD REGULATIONS.
- A BACKFLOW VALVE SHALL BE INSTALLED AT ALL BELOW GRADE PUMP FIXTURES AND CONFORM TO DPW REGULATIONS.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING AREA AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE LEACHING AREA. BACKFILL AS REQUIRED WITH SUEDEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- ASSUMED SOIL PERCOLATION RATE = 10 MFL.
- THE EXISTING SEWER LINE SHALL BE EVALUATED BY AN IN-LINE CAMERA/ VIDEO INSPECTION. A REPRESENTATIVE FROM THE ENGINEERING DIVISION MUST BE PRESENT AT THE TIME OF INSPECTION. THE PIPE SHALL BE REPLACED, IF REQUIRED.
- ANY PROPOSED SEWER PIPES WITH LESS THAN 10' OF SEPARATION FROM EXISTING AND PROPOSED WATER LINES SHALL BE ENCASED IN CONCRETE.



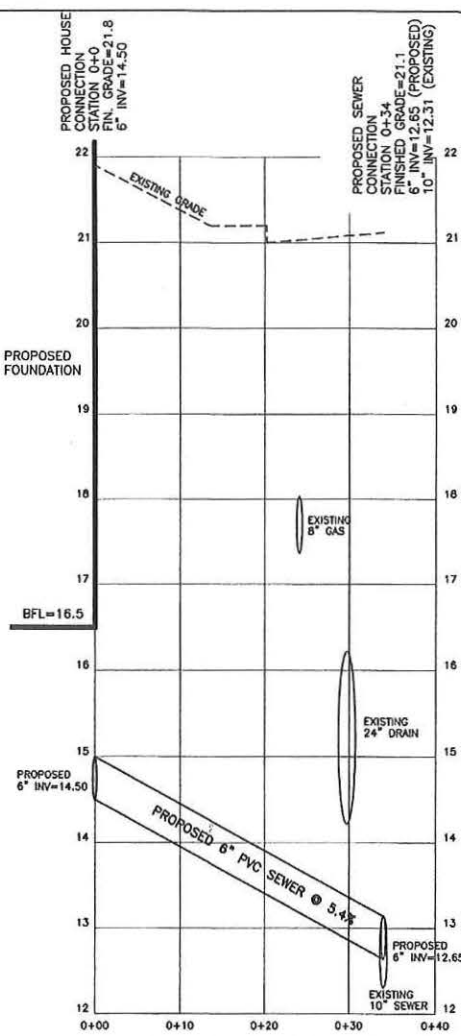
## BALED HAY OR STRAW EROSION CHECKS AROUND CATCH BASINS

N.T.S.



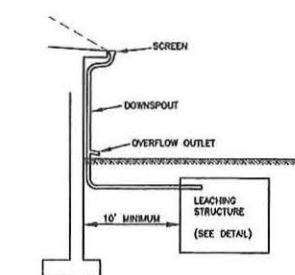
## CULTEC RECHARGER 330XL CHAMBER SYSTEM

N.T.S.



## PROPOSED SEWER CONNECTION

VERTICAL SCALE: 1 IN. = 1 FT.  
HORIZONTAL SCALE: 1 IN. = 10 FT.

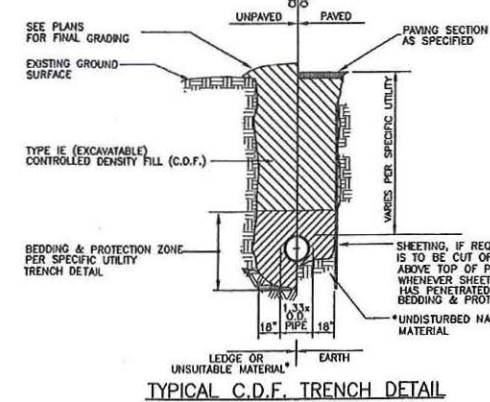


## TYPICAL DOWNSPOUT DETAIL

N.T.S.

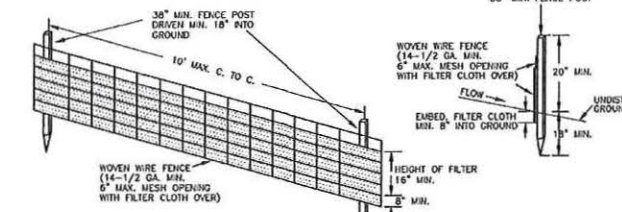
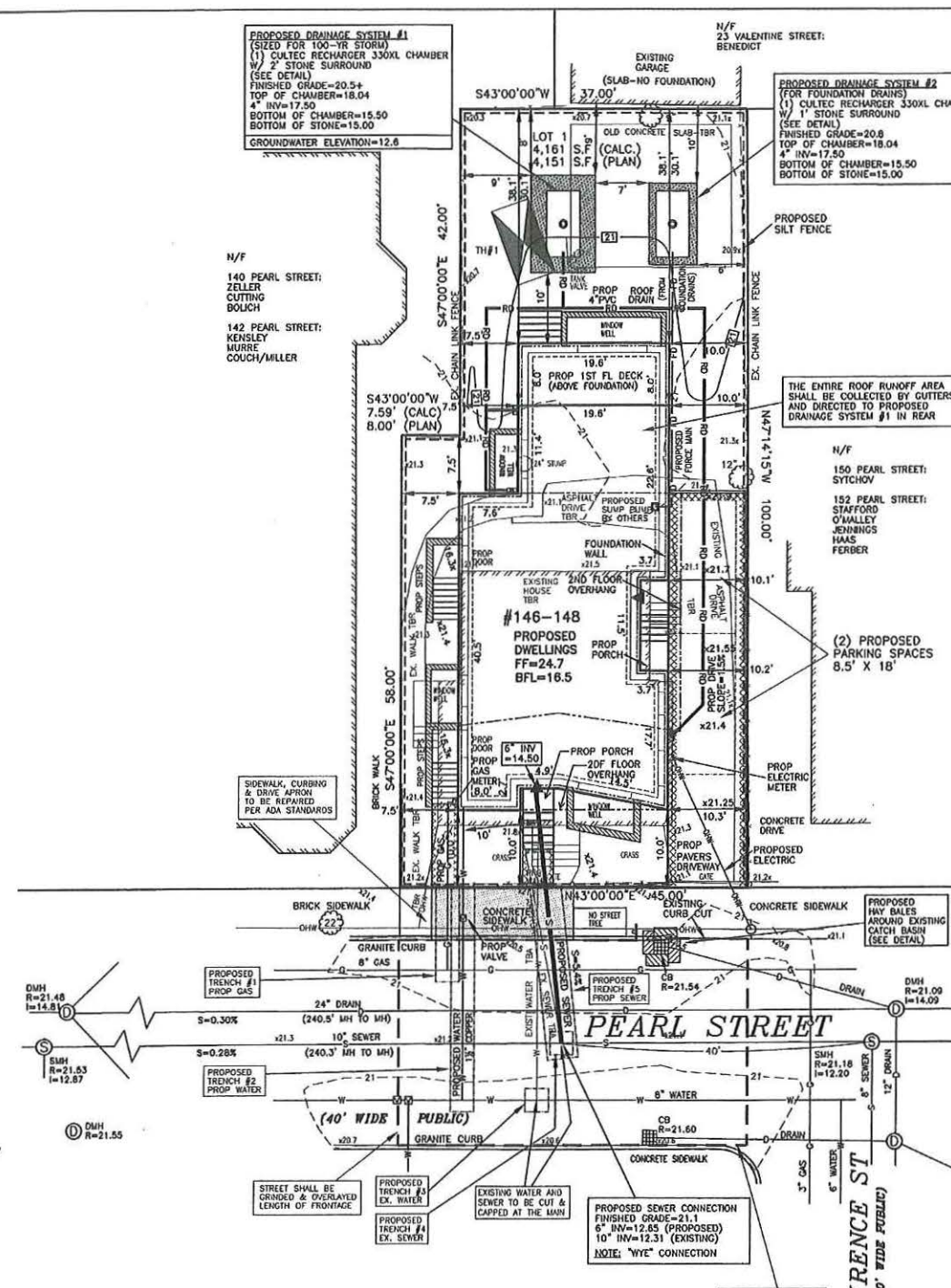
## SOIL LOG: AUGUST 24, 2017

TEST HOLE #1 (1H#1)  
ELEVATION = 20.6  
0-48" A/B FILL  
48"-108" C SAND  
NO MOTTLES OBSERVED  
GROUNDWATER OBSERVED @ 96"  
NO LEDGE OBSERVED



## TYPICAL C.D.F. TRENCH DETAIL

N.T.S.



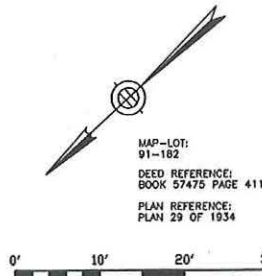
## CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 8" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

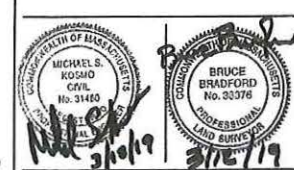
## SILT FENCE DETAIL

N.T.S.

**EMB**  
EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com



- ## LEGEND
- UTILITY POLE
  - WATER GATE
  - HYDRANT
  - GAS GATE
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - CATCH BASIN
  - TREE
  - LIGHT POLE
  - SIGN
  - TBR TO BE REMOVED
  - TBA TO BE ABANDONED
  - DEEP TEST HOLE
  - PERCOLATION TEST
  - SPOT ELEVATION
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - DRAIN LINE
  - ROOF DRAIN
  - FOUNDATION DRAIN
  - FORCE MAIN
  - WATER LINE
  - SEWER LINE
  - GAS LINE
  - OVERHEAD WIRES
  - FENCE
  - STONEWALL
  - HEDGE
  - TREE LINE
  - MAIN ENTRANCE



## SITE PLAN OF LAND IN CAMBRIDGE, MA

148 PEARL STREET

SCALE: 1 IN. = 10 FT.  
DATE: SEPTEMBER 5, 2017  
DRAWN: ES  
CHECK: MSK & BB  
REVISIONS:  
2/14/19 VARIOUS ES  
3/12/19 WINDOW WELLS ES

PROJECT NO. 24616

G.F.A. ANALYSIS

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

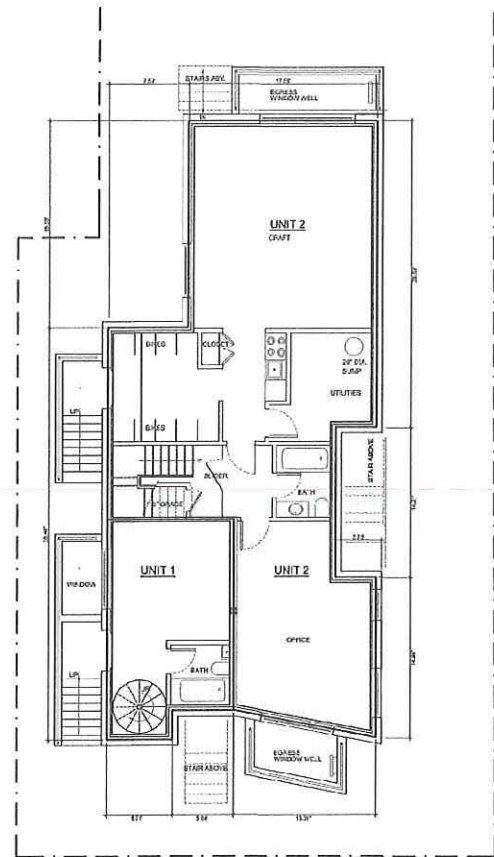
CLIENT:  
146-148 Pearl Street



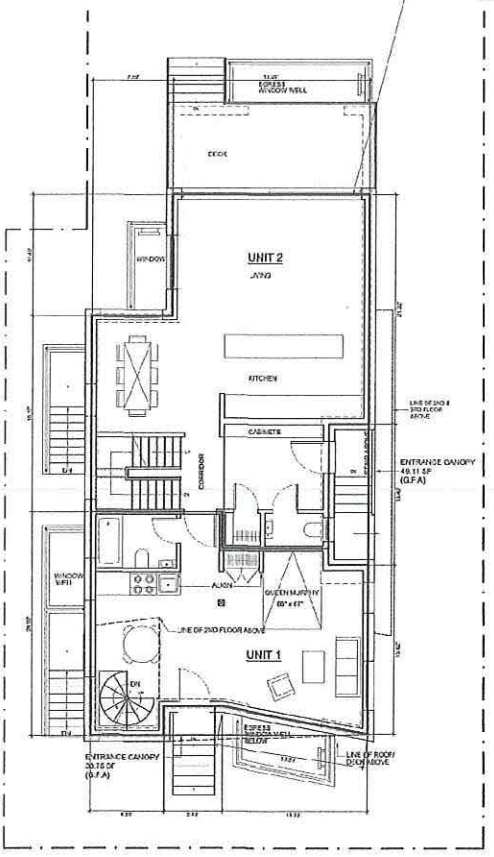
ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:

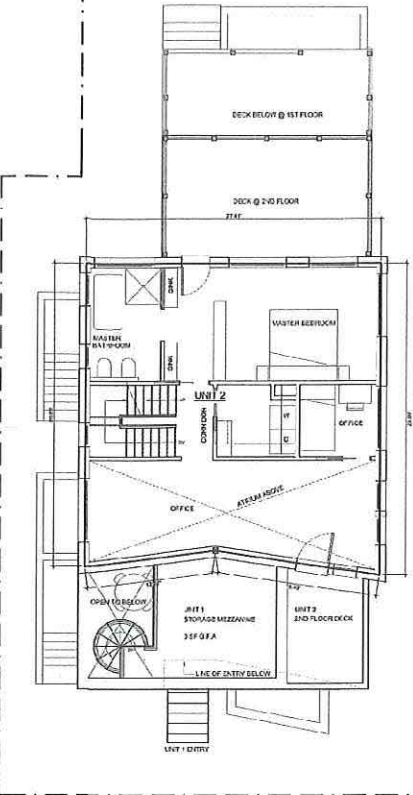


① BASEMENT - 0 SF G.F.A  
Scale: 1/8" = 1'-0"



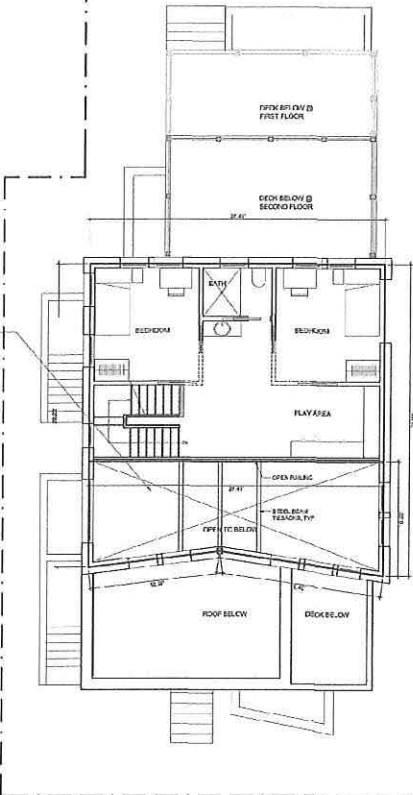
② FIRST FLOOR - 1215.33 SF G.F.A  
Scale: 1/8" = 1'-0"

**LINE OF G.F.A. TYP.**  
As per the Cambridge Zoning Ordinance, Article 22.43.1, "Floor Area Exemption for Added Exterior Insulation. Where the thickness of a solid, nonremovable exterior wall of a building is greater than six (6) inches, such wall being comprised entirely of structural material, insulating material and interior and exterior finishes, any Gross Floor Area that is further than six (6) inches from the innermost solid plane of the exterior wall may be excluded from the calculation of Gross Floor Area of a building."



③ SECOND FLOOR - 759.05 SF G.F.A  
Scale: 1/8" = 1'-0"

**NOTE AS PER C.Z.O. Art. 2 Section "G"**  
Gross Floor Area shall not include:  
  
In a building with more than two floors, the area of each floor level of any interior courtyard whether or not covered by a roof, which has a minimum dimension of less than forty (40) feet in any direction shall be included unless twenty (20) percent or more of the perimeter of such courtyard at each floor level measured consecutively is not enclosed.



④ THIRD FLOOR - 505.56 SF G.F.A  
Scale: 1/8" = 1'-0"



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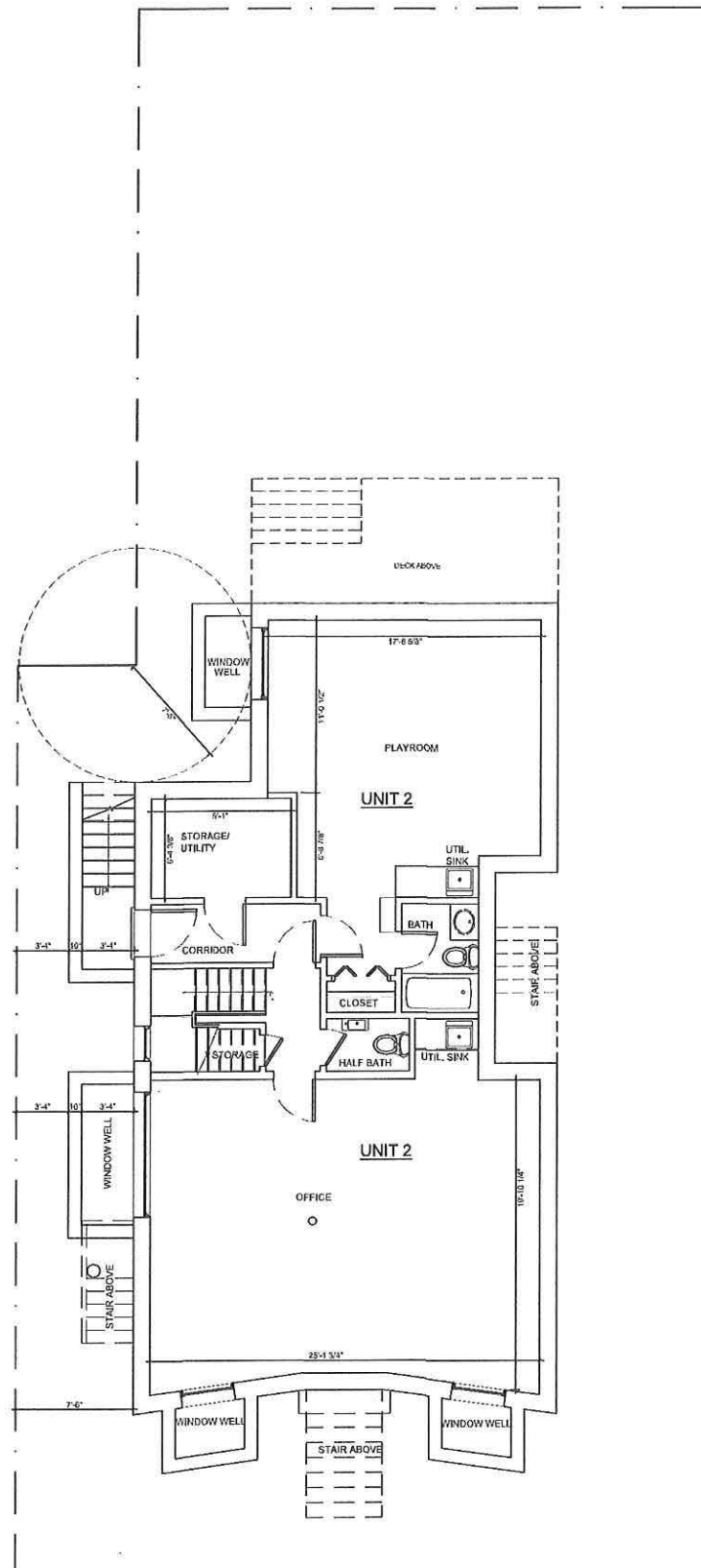
G.F.A. CALCULATIONS

146-148 PEARL ST. G.F.A. CALCS.									
	UNIT 1			UNIT 2			ENTIRE STRUCTURE		
FLOORS	S.F.	+CANOPY	SUB. TOTAL	S.F.	+CANOPY	LESS ATRIUM	SUB. TOTAL	TOTAL S.F.	TOTAL G.F.A.
BASEMENT	225.12		225.12	989.14			989.14	1,214.26	-
FIRST FLOOR	452.62	33.75	486.37	679.85	49.11		728.96	1,215.33	1,215.33
SECOND FLOOR			-	759.05			759.05	759.05	759.05
THIRD FLOOR			-	759.05		(253.49)	505.56	505.56	505.56
TOTAL	677.74	33.75	711.49	3,187.09	49.11	(253.49)	2,982.71	3,694.20	2,479.94

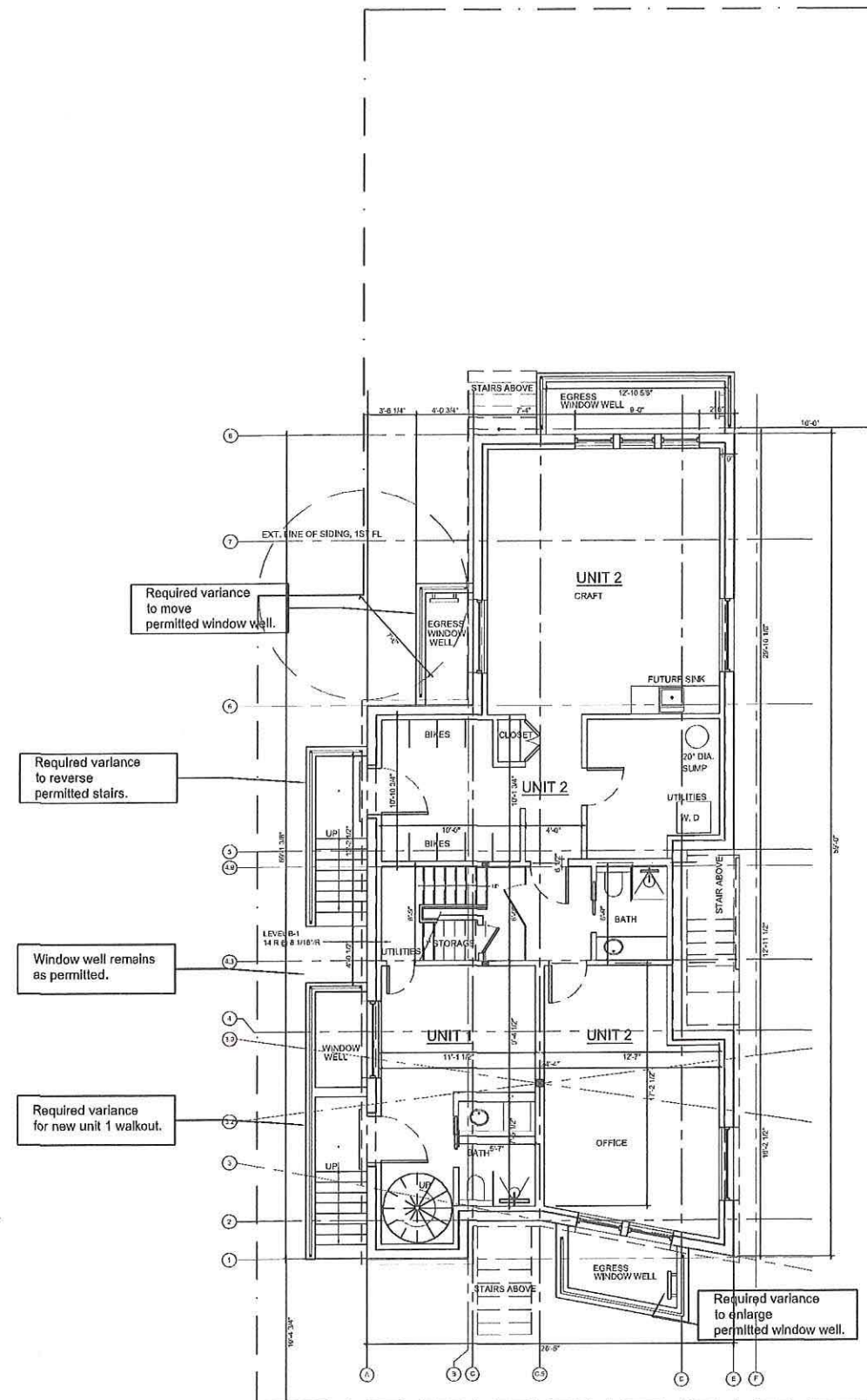
146-148 PEARL ST. G.F.A. ANALYSIS	
LOT SIZE	4161
ZONE	C
F.A.R.	0.60
ALLOWABLE G.F.A.	2496.6
TOTAL PROPOSED G.F.A.	2479.94
PROPOSED F.A.R. %	0.596

DATE:	07/10/2019	
DRAWN BY:	P.M.	
CHECKED BY:	C.E.	
SCALE:	1/8" = 1'-0"	
FILE:	Pearl Street	
REVISIONS:		
No.	Description	Date
1	MOD. G.F.A. CALC.	11-14-17
2	MOD. FLOOR PLANS	11-21-18
3	MOD. ATRIUM ON THIRD FLOOR	12-22-18
4	MOD. FLOOR PLANS	12-22-18
5	G.F.A. REVISED	11-11-18
6	MOD. BASEMENT PLAN	10-02-18

G.F.A.  
Analysis



1A PERMITTED BASEMENT FLOOR PLAN  
Scale: 3/16" = 1'-0"



1B PROPOSED BASEMENT FLOOR PLAN  
Scale: 3/16" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

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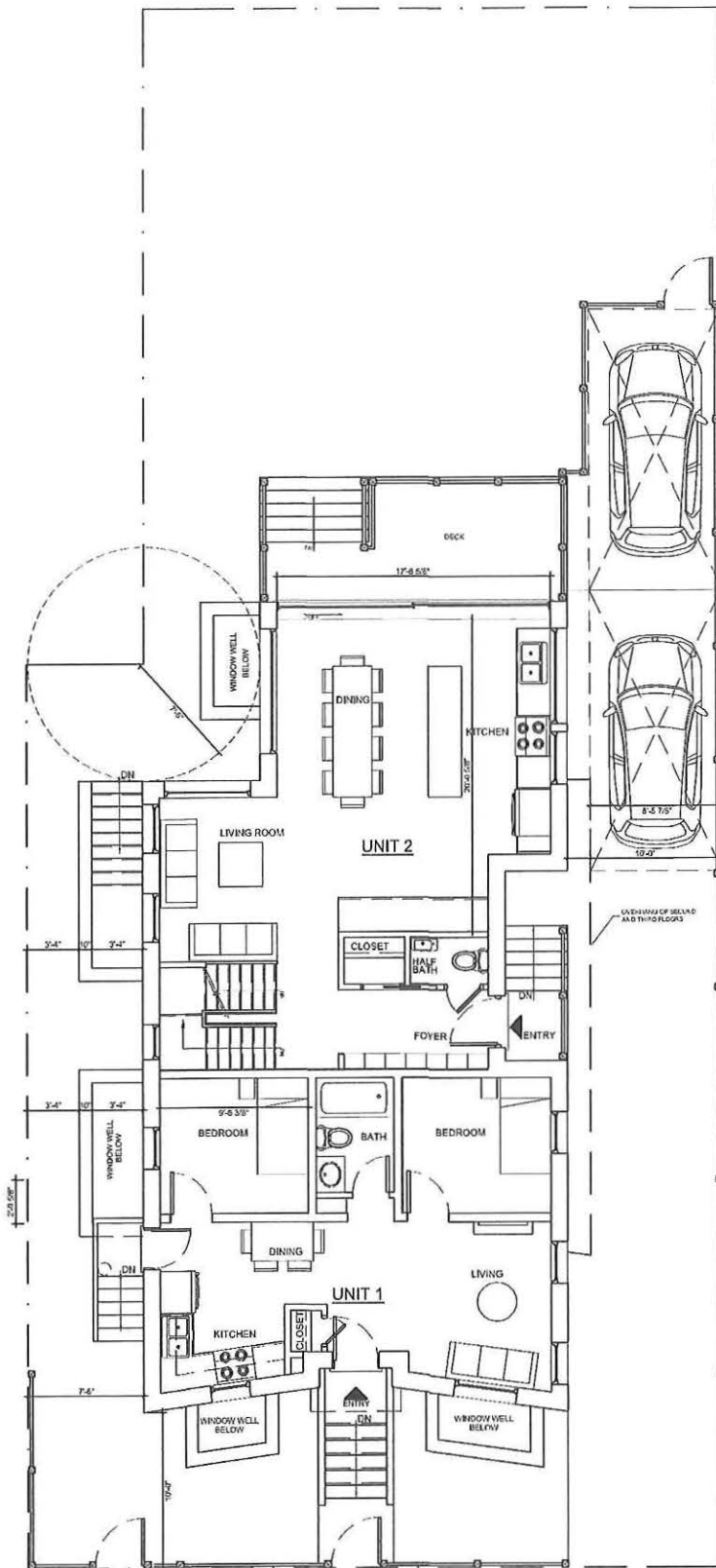
DATE: 2/20/2019  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: Pearl Street

REVISIONS:

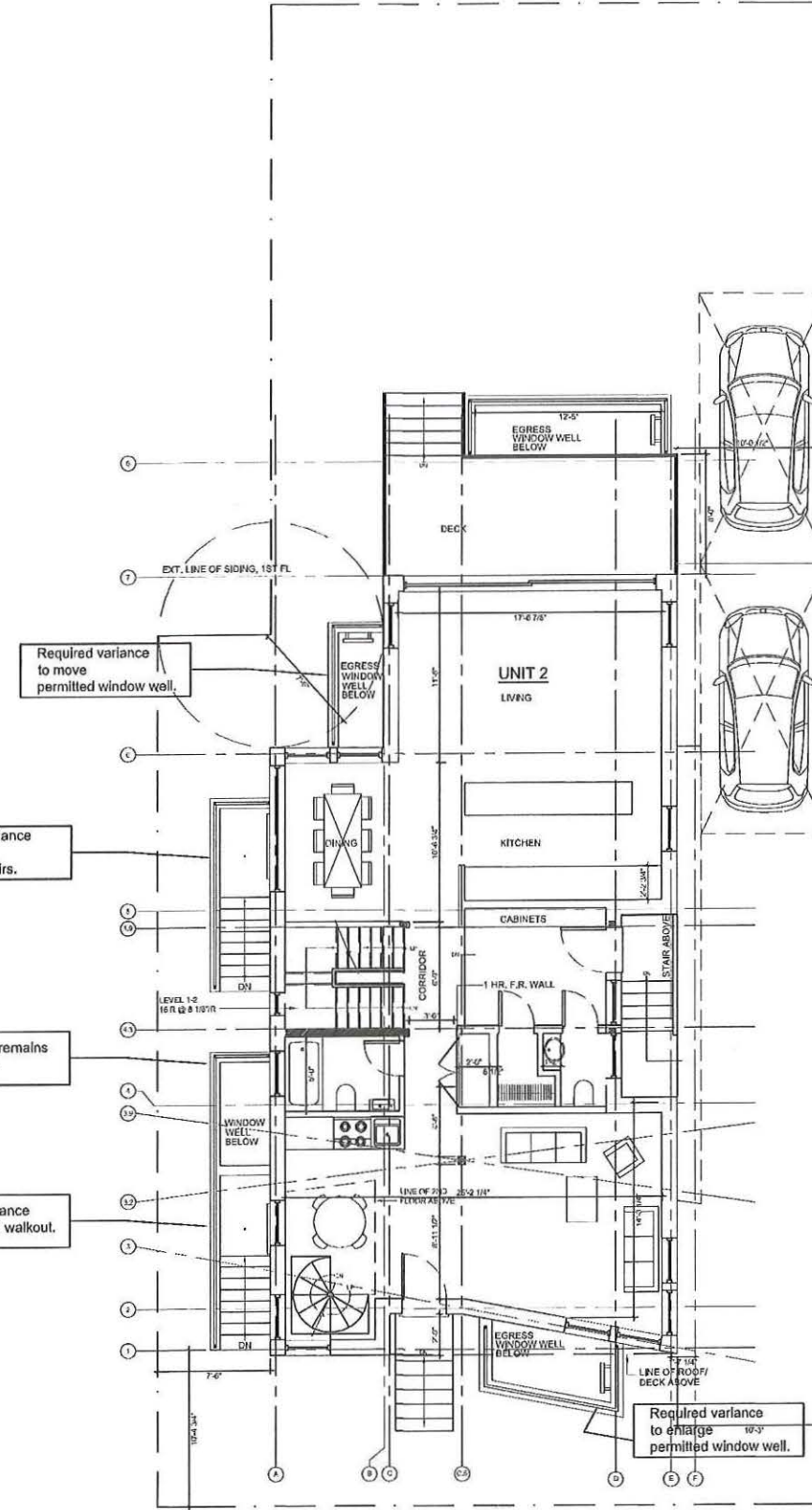
No.	Description	Date
1	SEA	05-22-19
2		
3		
4		
5		
6		

PERM. & PROP.  
BASEMENT

B.1.1



2A PERMITTED FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"



2B PROPOSED FIRST FLOOR PLAN  
Scale: 3/16" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
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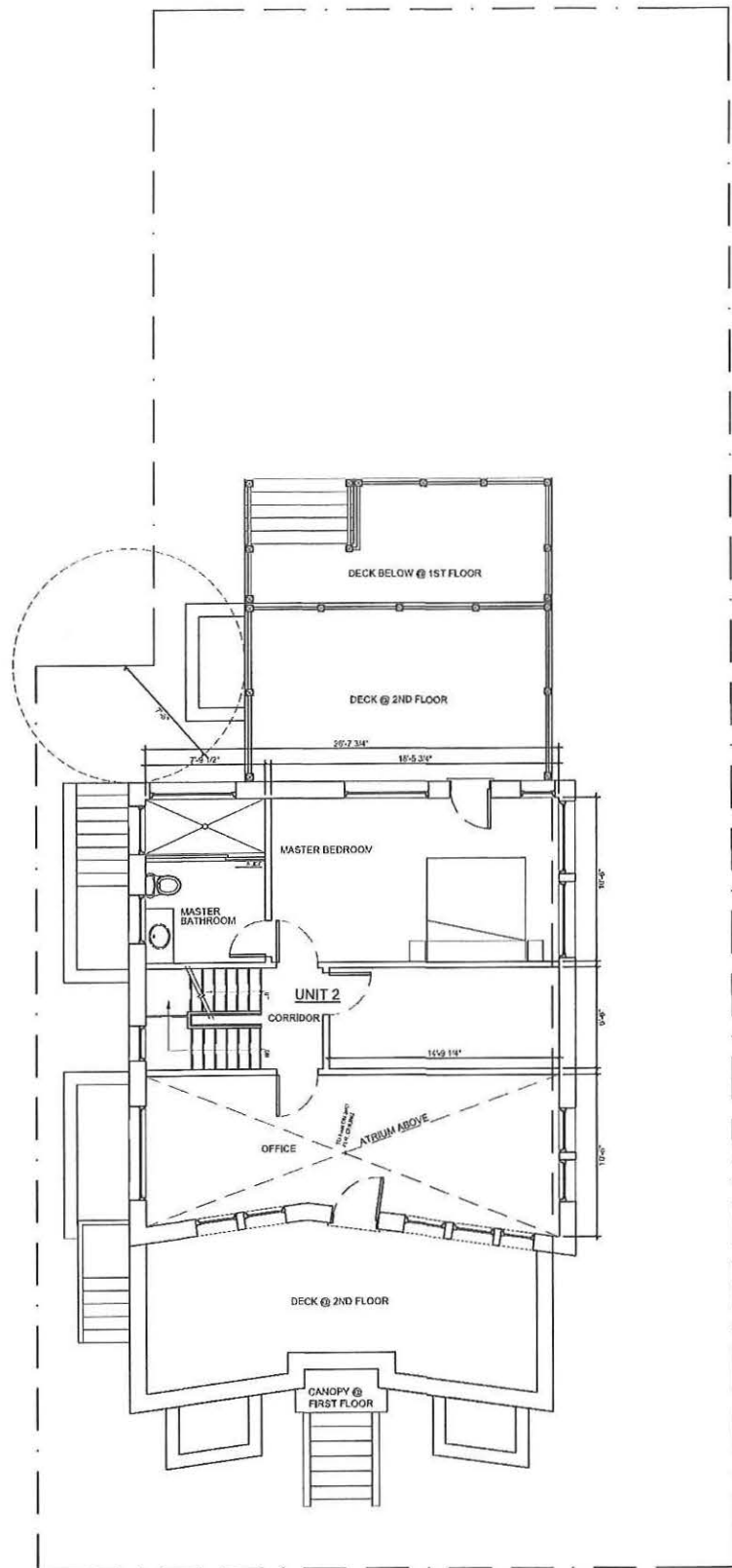
DATE: 07/10/2017  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: Pearl Street

REVISIONS:

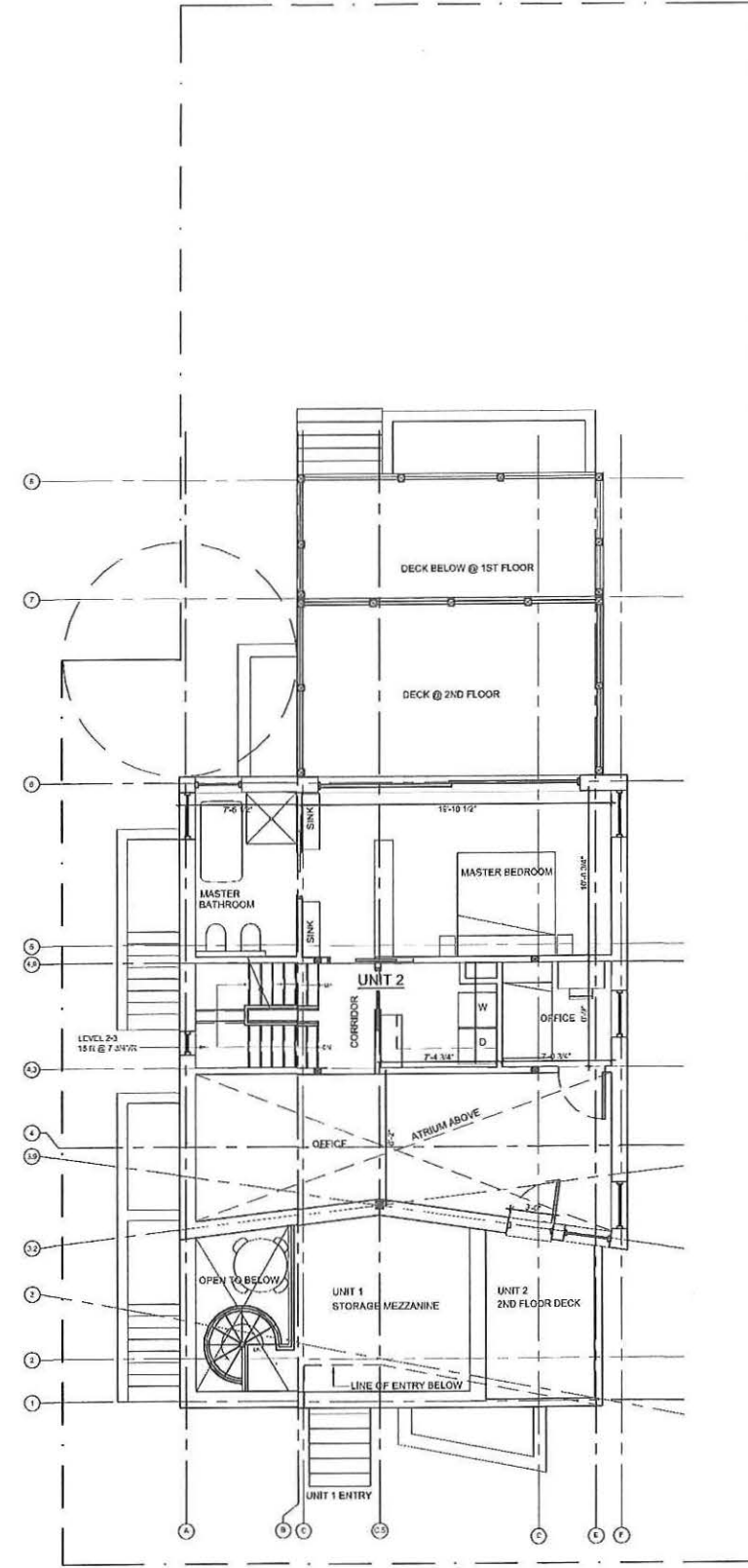
No.	Description	Date
1	22A	06-23-19
2		
3		
4		
5		
6		

PERM. & PROP.  
FIRST FLOOR

B.1.2



3A PERMITTED SECOND FLOOR PLAN  
Scale: 3/16" = 1'-0"



3B PROPOSED SECOND FLOOR PLAN  
Scale: 3/16" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
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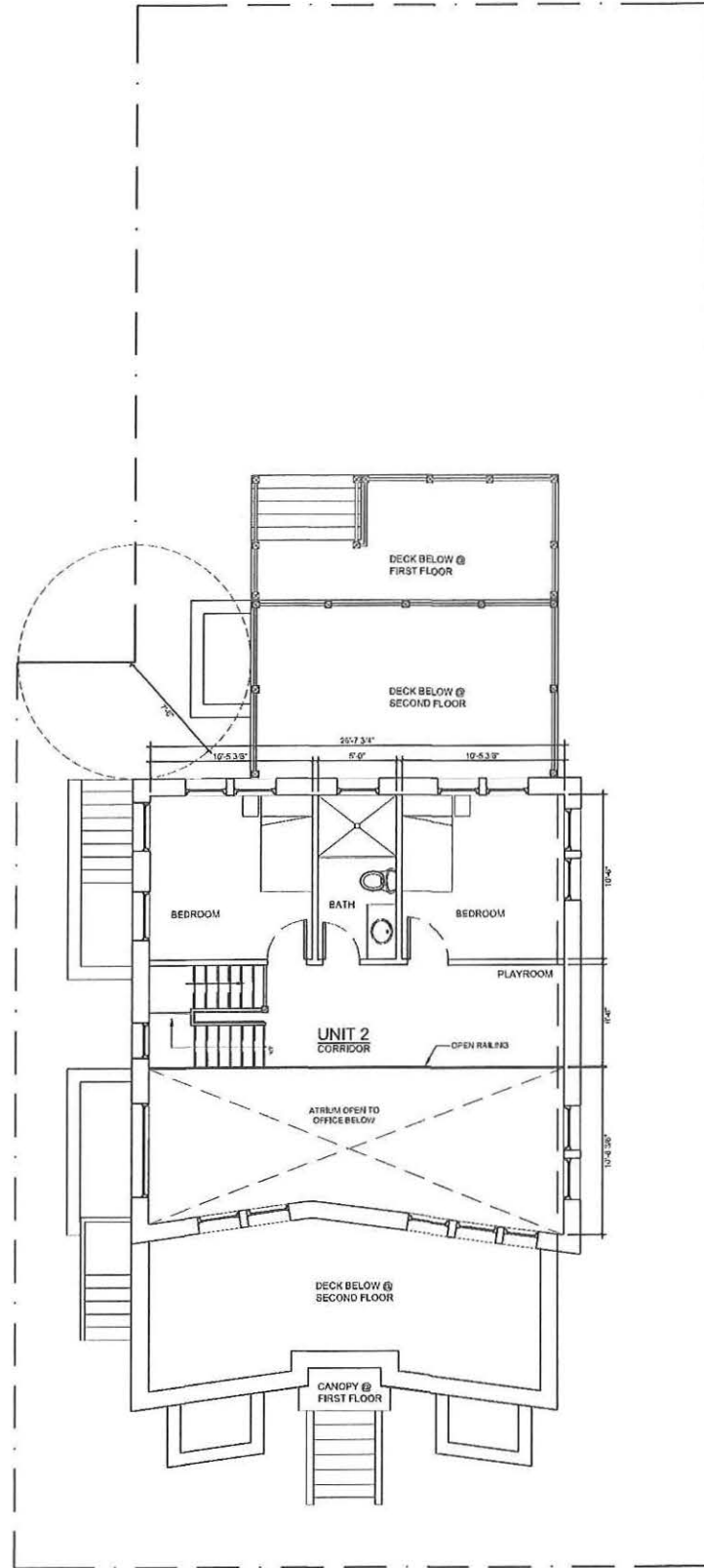
DATE: 2/20/2019  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: Pearl Street

REVISIONS:

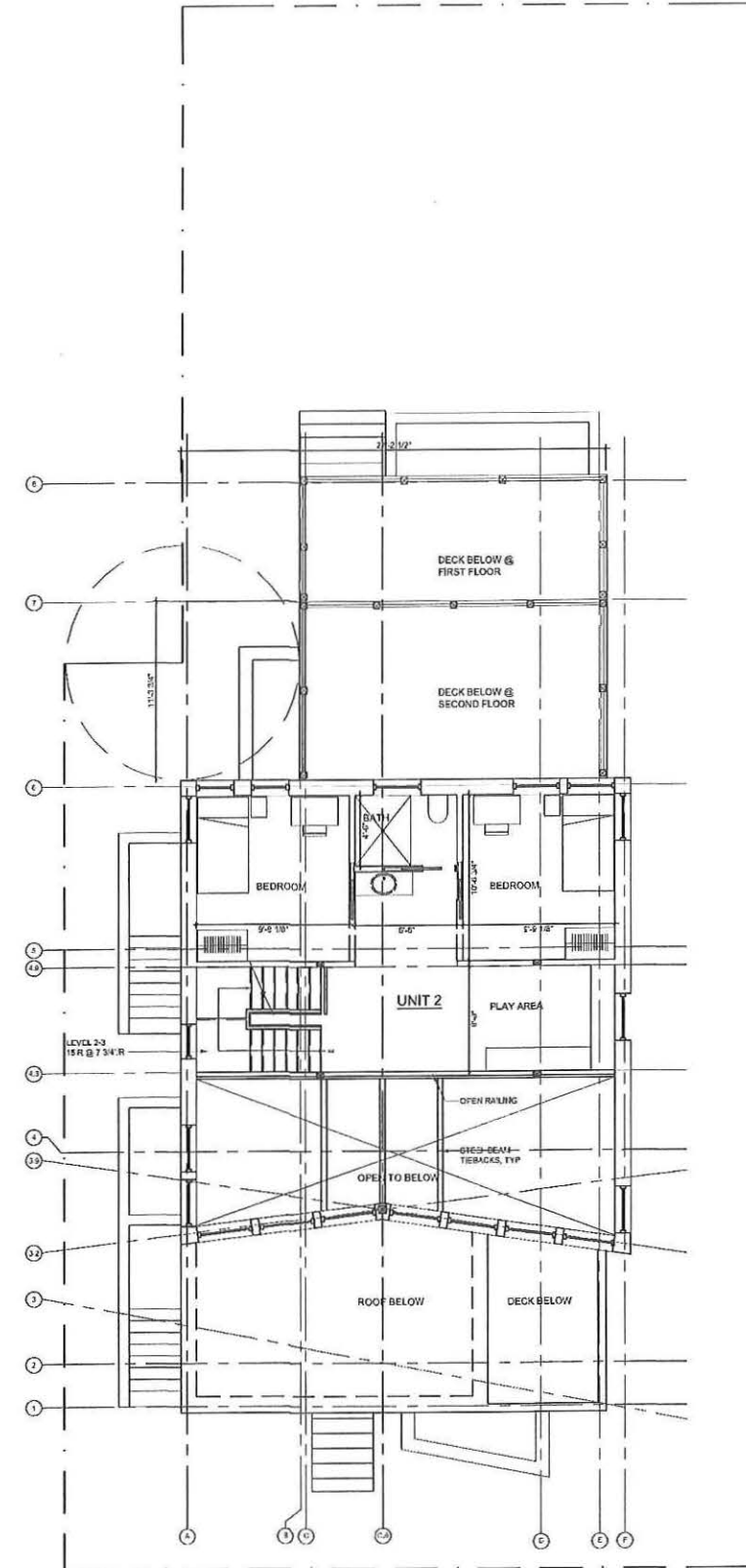
No.	Description	Date
1	SCA	05-22-19
2		
3		
4		
5		
6		

PERM. & PROP.  
SECOND FLOOR

B.1.3



4A PERMITTED THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"



4B PROPOSED THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
ASSOCIATES, Inc.**

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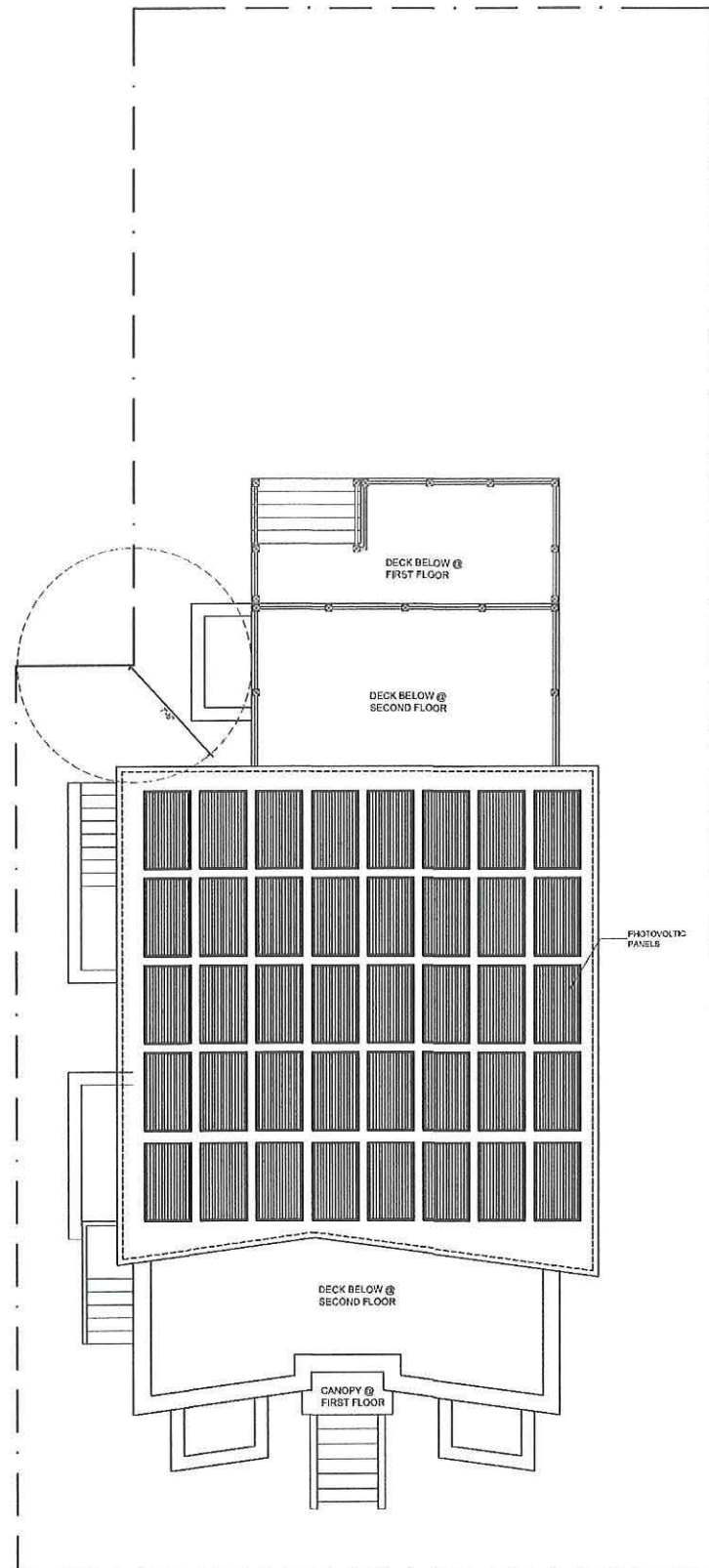
DATE: 05/22/2019  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: Pearl Street

REVISIONS:

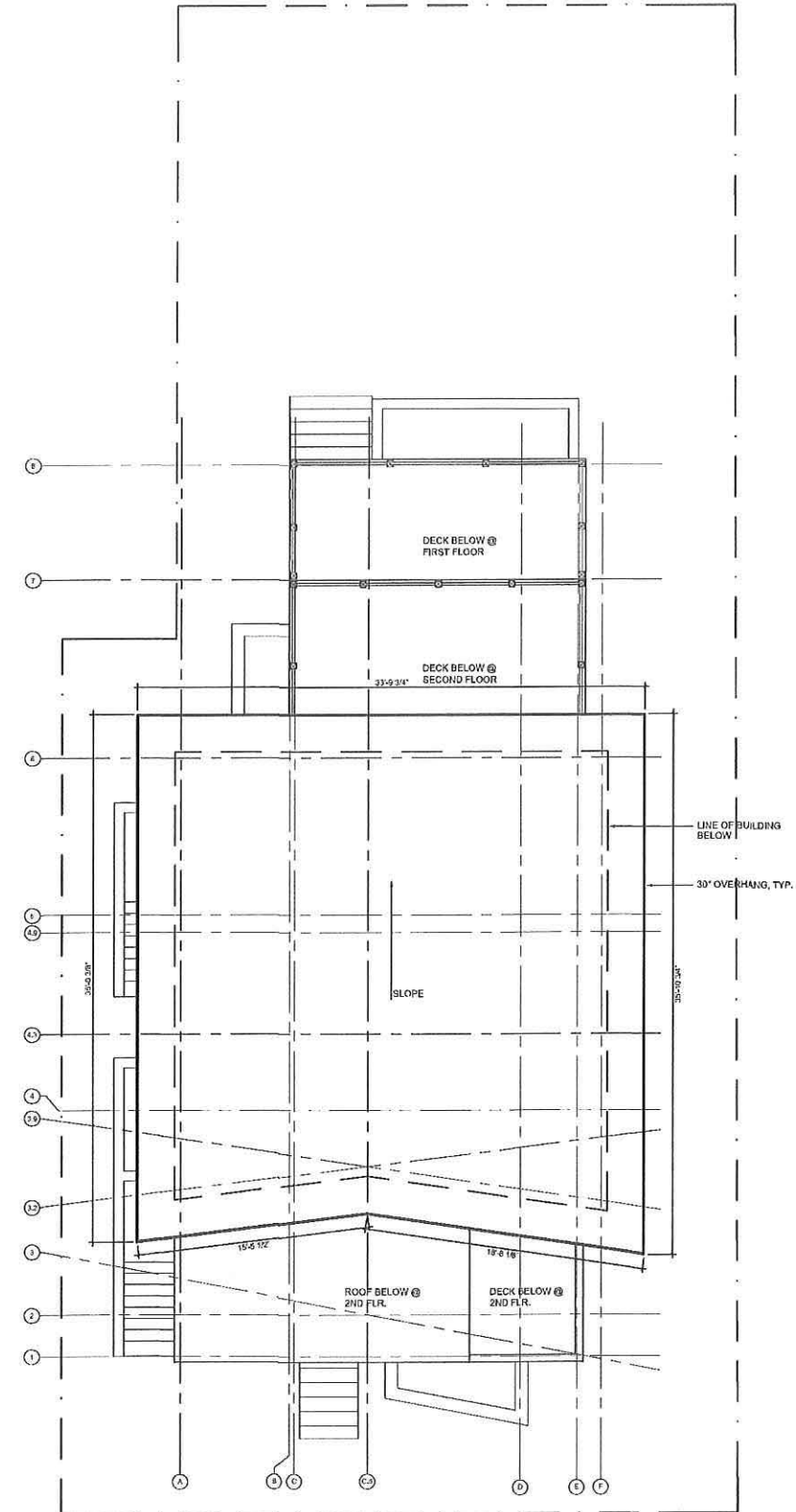
No.	Description	Date
1	32A	06-20-19
2		
3		
4		
5		
6		

PERM. & PROP.  
THIRD FLOOR

B.1.4



5A PERMITTED ROOF PLAN  
Scale: 3/16" = 1'-0"

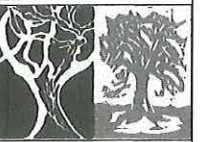


5B PROPOSED THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
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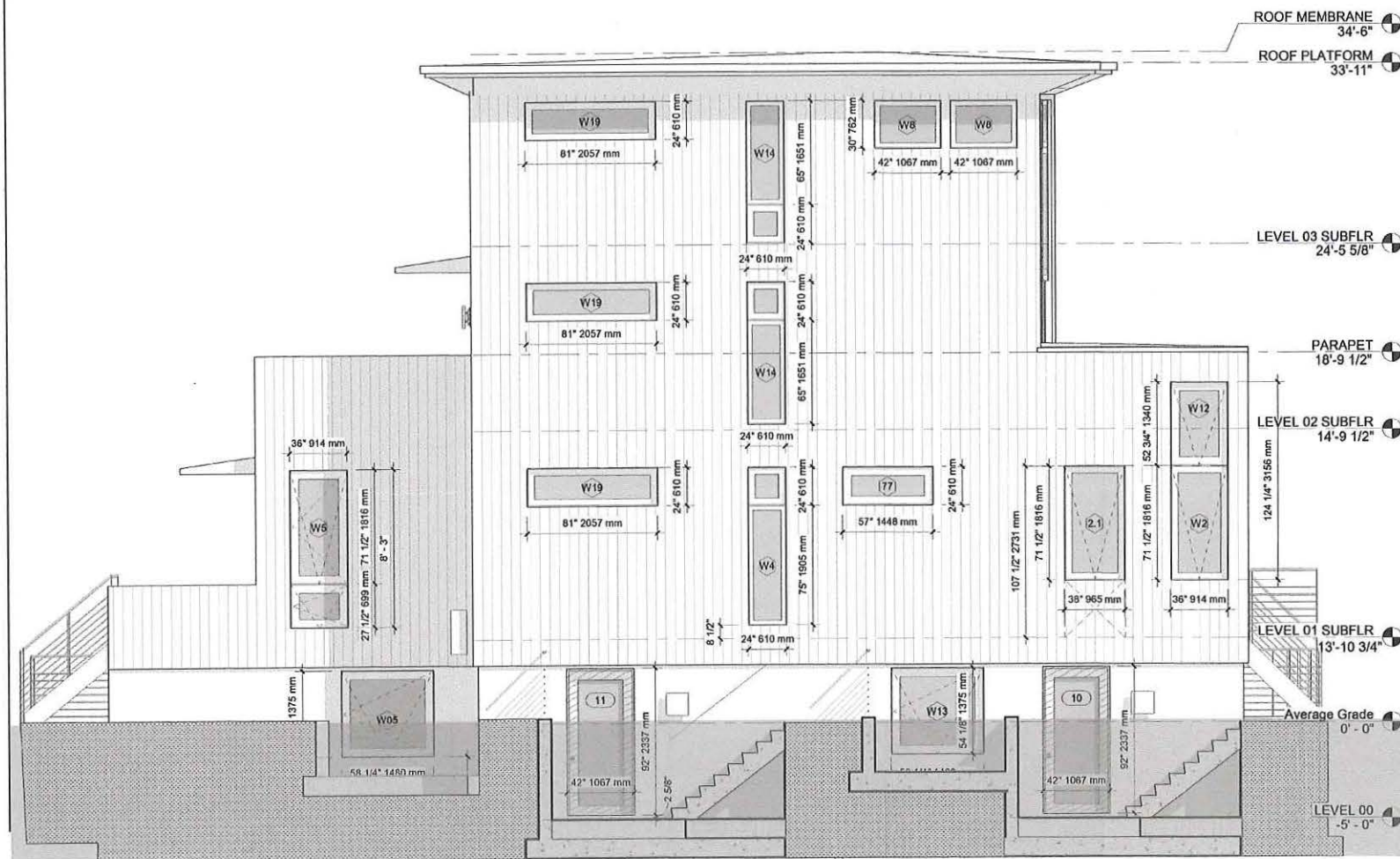
DATE: 05/22/2019  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: Pearl Street

REVISIONS:

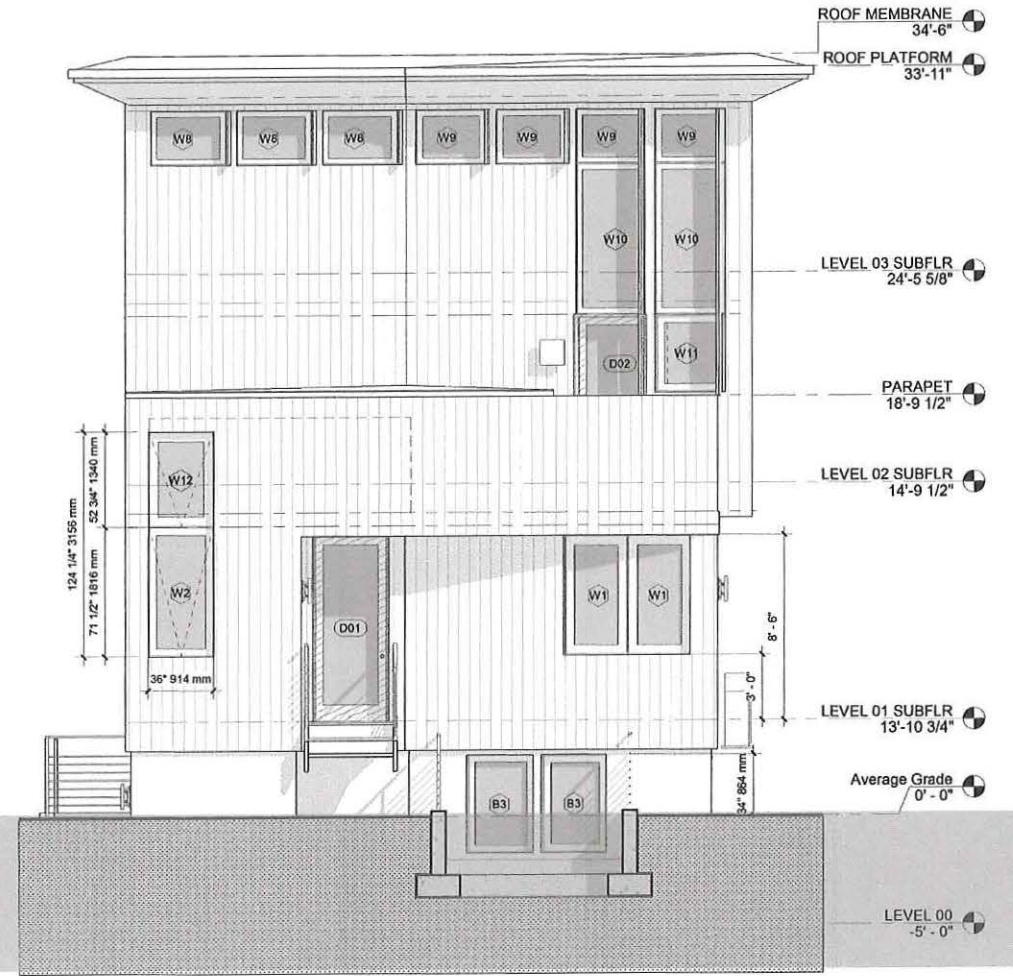
No.	Description	Date
1	AK	10-02-19
2		
3		
4		
5		
6		

PERM. & PROP.  
ROOF PLAN

B.1.5



A2 NORTH EAST  
1/4" = 1'-0"



A1 NORTH WEST  
1/4" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
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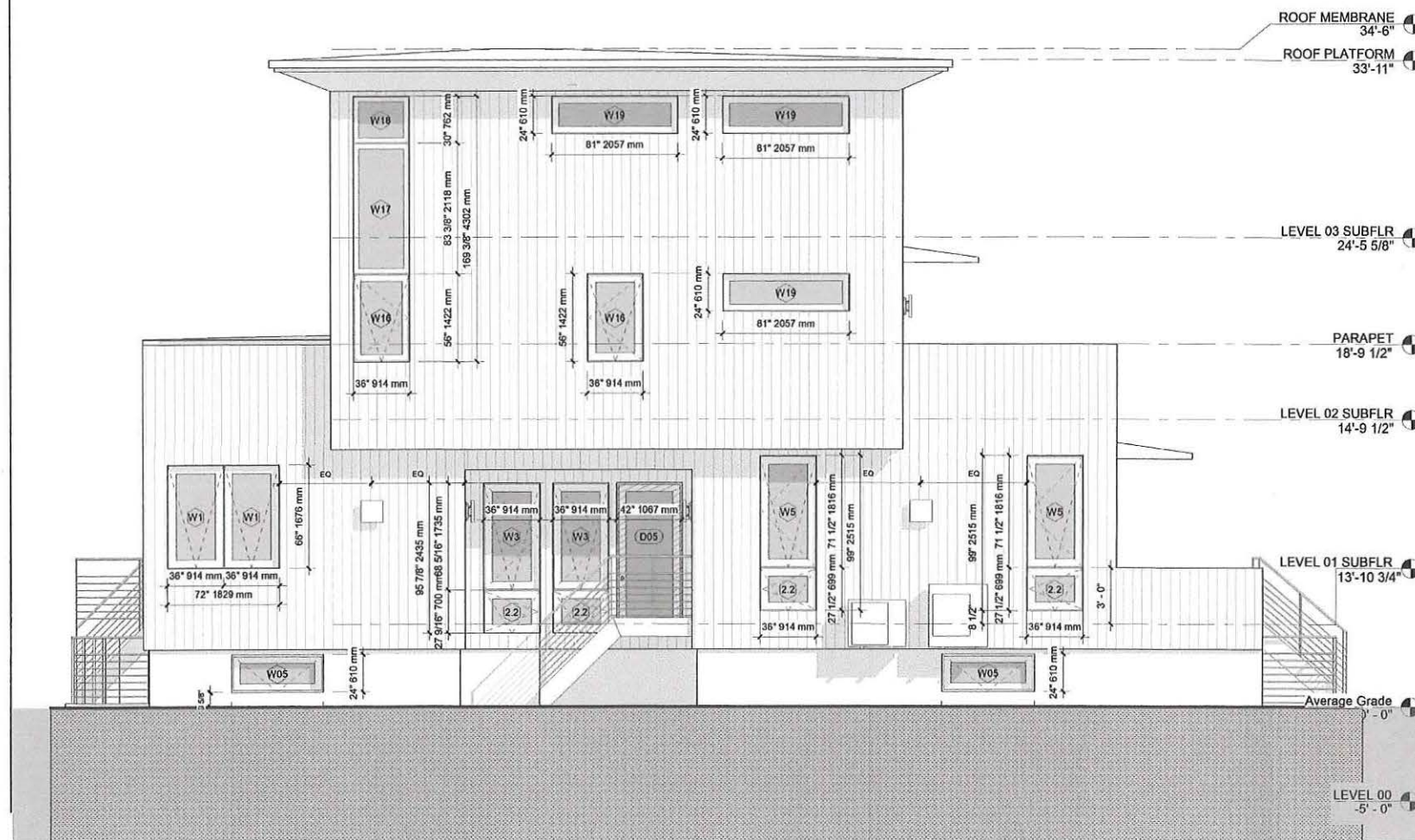
DATE: 07/10/2017  
DRAWN BY: I.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: Pearl Street

REVISIONS:

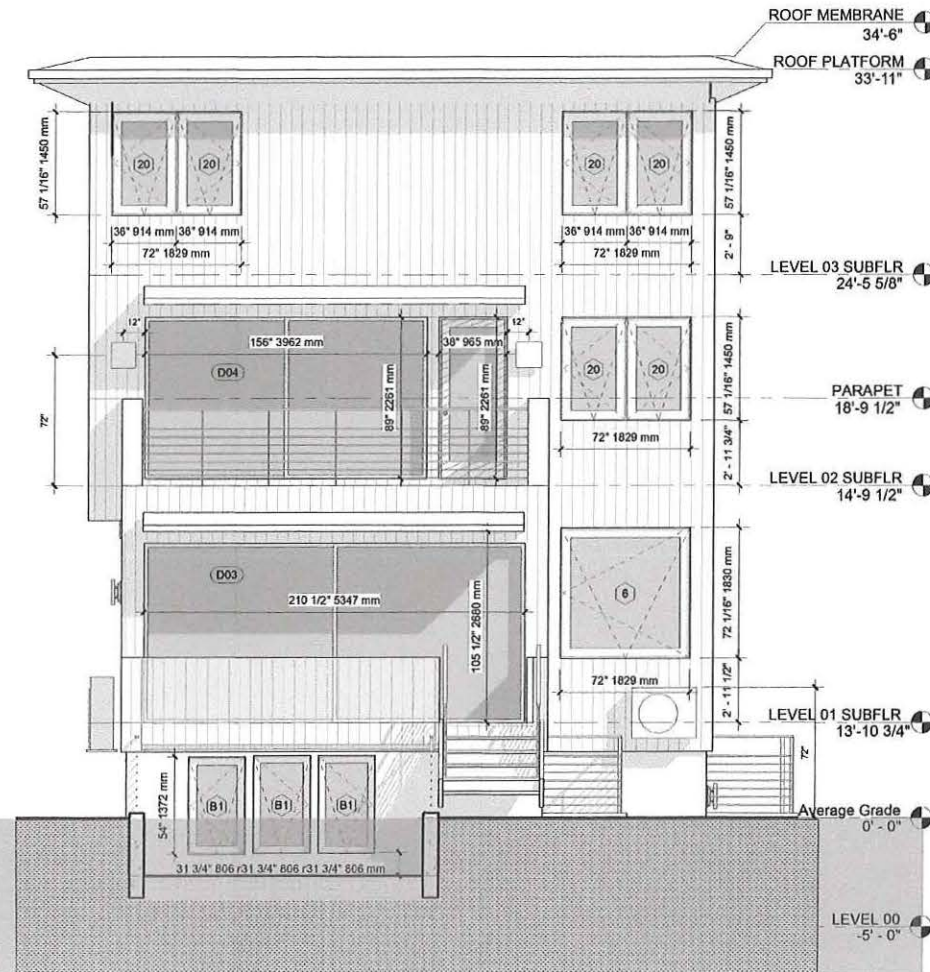
No.	Description	Date
1	W.D. PLANS	05-16-19
2	ISA	05-22-19
3		
4		
5		
6		

Proposed  
Elevations

A3.1



B2 SOUTH WEST  
1/4" = 1'-0"



B1 SOUTH EAST  
1/4" = 1'-0"

PROJECT NAME:  
146-148 Pearl Street

PROJECT ADDRESS:  
146-148 Pearl Street  
Cambridge, MA

CLIENT:  
146-148 Pearl Street



ARCHITECT:  
**ELLSWORTH  
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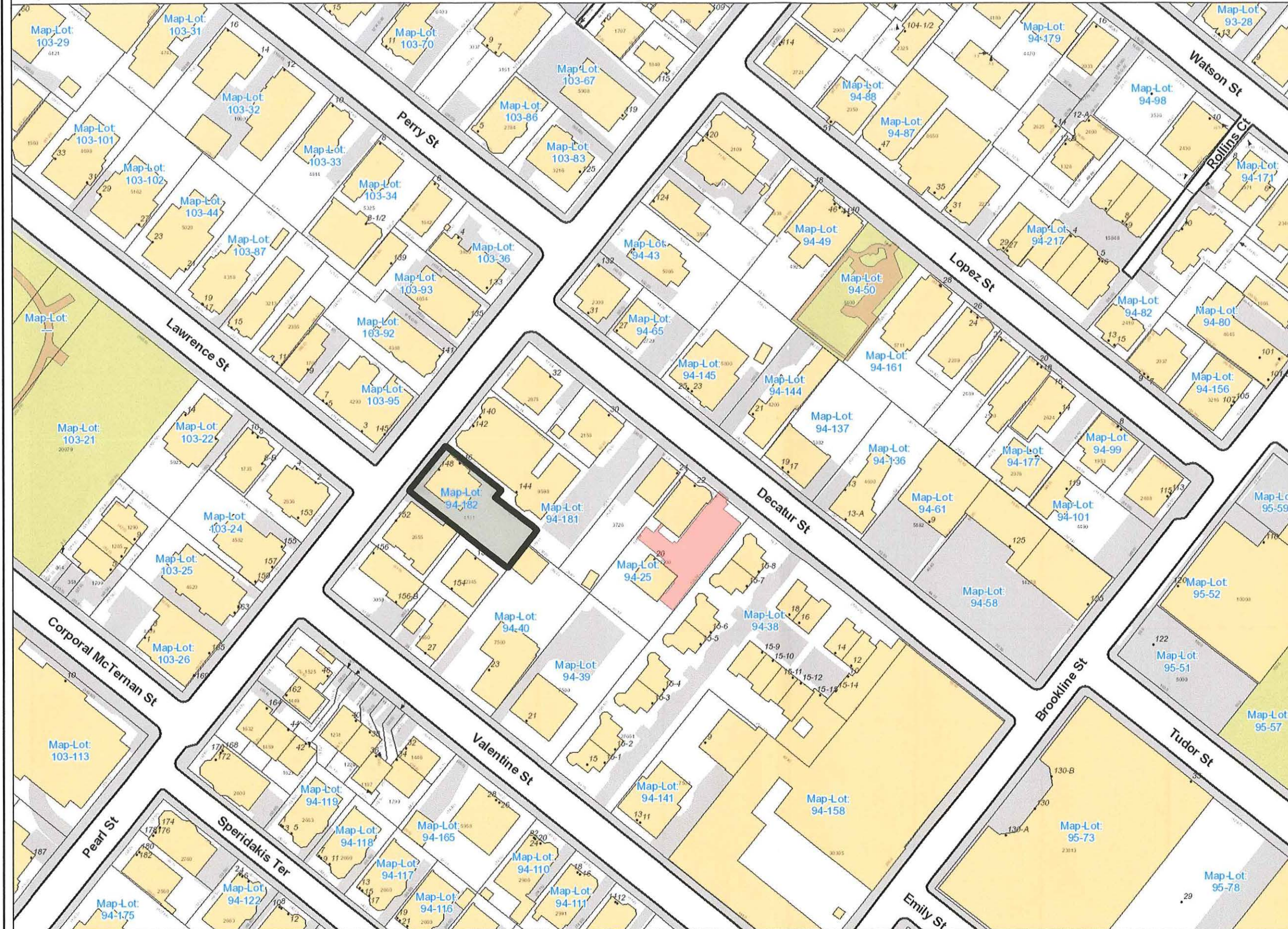
DATE: 07/10/2017  
DRAWN BY: L.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: Pearl Street

REVISIONS:

No.	Description	Date
1	UOD. PLANS	05-14-18
2	SEA	06-22-19
3		
4		
5		
6		

Proposed  
Elevations

A3.2



LEGEND

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



City of Cambridge  
Massachusetts

1" = 75 ft

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