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

BZA APPLICATION FORM

Plan No: BZA-017100-2019

GENERAL INFORMATION

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

Special Permit : √ Variance : _____ Appeal : _____

PETITIONER : Alex M. Taylor - C/O Marcelo Tagore Hernandez

PETITIONER'S ADDRESS : 33 Parker Street #2 Cambrige, MA 02138

LOCATION OF PROPERTY : 33 Parker St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Other: Windows

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relocate and enlarge windows and add new windows and doors on each elevation. Said alterations to window and door openings are within the setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 8.000 Section 8.22.1.D (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : _____
(Petitioner(s) / Owner)

MARCELO TAGORE HERNANDEZ
(Print Name)

Address : 30 Quincy St
Somerville MA 02143

Tel. No. : 617.877.0155

E-Mail Address : hernandez@GroupDesignBuild.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 Alexander M Taylor Elizabeth M V Taylor
(OWNER)

Address: 33 Parker Street Cambridge MA 02138

State that I/We own the property located at 33 Parker Street Cambridge MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of
Alexander M Taylor Elizabeth M V Taylor David L Hickey

*Pursuant to a deed of duly recorded in the date 10/26/2018, Middlesex South County Registry of Deeds at Book 71789, Page 309; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Elizabeth Vogel Taylor

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 Alexander and Elizabeth Taylor personally appeared before me, this 22 of March, 2019, and made oath that the above statement is true.

Notary

My commission expires August 23, 2024. (Notary Seal).

KAREN S. BERRIO
MY COMMISSION EXPIRES AUGUST 23, 2024
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

- If ownership is not shown in recorded deed, e.g. if by court order, 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 33 Parker St Cambridge, MA (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:

The petitioners, who have owned and resided at the propoerty since 2008, are seeking to renovate and combing Units 2 and 3 into 1 unit (down-sizing a 3 family to 2 family) and to make much needed improvements thereby altering window and door openings within set-backs. The renovations that result in window and door modifications are otherwise conforming alterations to the pre-existing, nonconforming, 3 family home, including the following : a) construction of a new code compliant stair from level two to level 3 b) reconfiguring kitchen and dining area, and c) relocating a porch door to accomodate for said stairs. Due o the fact that this home is located on a site that is deep and narrow, any window or door changes on this lot will require special permit relief.

Specific changes requiring relief include the following:
EAST - minor adjustment to two windows in size reduction, reducing a 3 gang to 2 gang window arrangement, converting a door to a 2nd floor deck into window (for interior egress improvement)
SOUTH - two new windows, increasing a single window to a 3-gang window
WEST - new double windows, restoring a stain glass window
NORTH - Converting a window into a door to provide access to exsting 2nd floor deck (related to improved egress listed above), enlarging a single door to a french door, shifting a window up. Upgrade railing to code (currently too low and not child safe).

Construction will otherwise comply with other dimensional requirements of the Ordinance.

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:

The proposed construction will not result in additional traffic, change in traffic, or change in established neighborhood character. The window and door modifications will be consistent with the style of other residential structures in the neighborhood. These changes will allow for much needed improvements within the existing 3 family, and will be in keeping with the historic character of the home and the residential neighborhood.

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:

No change in use will occur as a result of the proposed renovations of the house. This will continue to be used as a residence, and mofications will not result in adverse impacts on the neighboring residential uses. Relocated, enlarged and new windows and doors will have minimal impacts on the neighbors due to their location and limited view from the neighboring properties at the right and rear. We have sought for and recieved Letters of Support from said abutters.

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:

No nuisance or hazard will be created as a result of the proposed special permit. Relocated, enlarged and new windows and doors will have minimal impacts on the neighbors due to their location and limited view from the neighboring properties at the right and rear. We have sought for and recieved Letters of Support from said abutters.

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:

The requested special permit relief can be granted without impairing the integrity of the District or adjoining district, becase the window and door alterations, new windows, and doors, will be in keeping with standard residential construction and consisitent with neighborhood uses.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Group Design Build Inc **PRESENT USE/OCCUPANCY:** Residential

LOCATION: 33 Parker St Cambridge, MA **ZONE:** Residence A-2 Zone

PHONE: 617-877-0155 **REQUESTED USE/OCCUPANCY:** Residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		3523	3523	1338	(max.)
LOT AREA:		2675	2675	6000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.31	1.31	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2675	4500	2675	(min.)
SIZE OF LOT:	WIDTH	83.29	83.29	65	(min.)
	DEPTH	56.15	56.15	-	
SETBACKS IN FEET:	FRONT	6.8	6.8	20	(min.)
	REAR	na	na	na	(min.)
	LEFT SIDE	4.6	4.6	10 sum 25	(min.)
	RIGHT SIDE	3.2	3.2	10 sum 25	(min.)
SIZE OF BLDG.:	HEIGHT	33.9	33.9	35	(max.)
	LENGTH	na	na	na	
	WIDTH	na	na	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		51	51	50	(min.)
NO. OF DWELLING UNITS:		3	3	3	(max.)
NO. OF PARKING SPACES:		0	0	3	(min./max)
NO. OF LOADING AREAS:		na	na	na	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		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.

No other occupancies or adjacent buildings exist on same lot.

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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2019 APR -8 PM 3:31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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MARCELO TAGORE HERNANDEZ
(Print Name)

Address : 30 Quincy St
Somerville MA 02143

Tel. No. : 617.877.0155

E-Mail Address : hernandez@GroupDesignBuild.com

Date : _____

26 Parker St
Cambridge, MA
02138
Tel 857-242-3990

17 March 2019

To: The Cambridge Zoning Board of Appeals

Dear Board Members,

We hope you are well. We are writing in support of the proposed renovation of the home of our neighbors, Alex and Beth Taylor, who live at 33 Parker Street, #2.

We moved to 26 Parker Street eleven months ago. 33 Parker Street is visible from our front porch, across the road and to our left across the intersection of Parker and Healey Streets. The Taylors kindly sent us their renovation plans dated 2/24/2019. We have reviewed the plans and we support this renovation: the proposed changes will enhance the building, and therefore our neighborhood.

Part of the reason that we moved to Cambridge from Belmont was to be part of a more urban, residential community. It has been an absolute joy to find ourselves with neighbors who are as kind, thoughtful, and welcoming as the Taylors. We support their enhancement of their home and their commitment to our neighborhood.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Heather Bell

Heather Bell (Dr)

Neil Shephard (Professor)

39 Parker St

Cambridge, MA 02138

March 10, 2019

To the Cambridge Zoning Board of Appeals

Dear Sirs/Mesdames,

I have been the owner of 39 Parker St. since 1985. I enthusiastically support the Taylor family's renovation plan for the property next door to mine, 33 Parker St, #2, dated 2/24/19. I believe that the plan is aesthetically in keeping with the building's existing appearance. Most importantly, uniting two units into one makes them suitable for a family. Parker and Healey streets have long been a friendly mini-neighborhood even as housing pressures have increased the numbers of absentees and transients. I welcome the long-term commitment the Taylors have already brought to the community and hope that these alterations will allow them to say a long time.

Sincerely,

Nancy Curtis

March 10, 2019
5 Healey Street
Cambridge, MA 02138

Zoning Board of Appeals
City of Cambridge
795 Massachusetts Ave
Cambridge, MA 02139

Dear Zoning Board of Appeals,

I write in full support of the renovation plans for 33 Parker Street, #2, as proposed by owners Alexander and Beth Taylor. I have owned my family's home at 5 Healey Street since 2004, which is directly across the street from 33 Parker Street.

Beth, Alex and their children are exemplary neighbors; they are well -nown as a great family in this neighborhood—highly engaged and respectful. The modifications they are proposing add to the stability and strength of the area. As noted above, I am fully supportive of their plans dated February 24, which I have reviewed carefully.

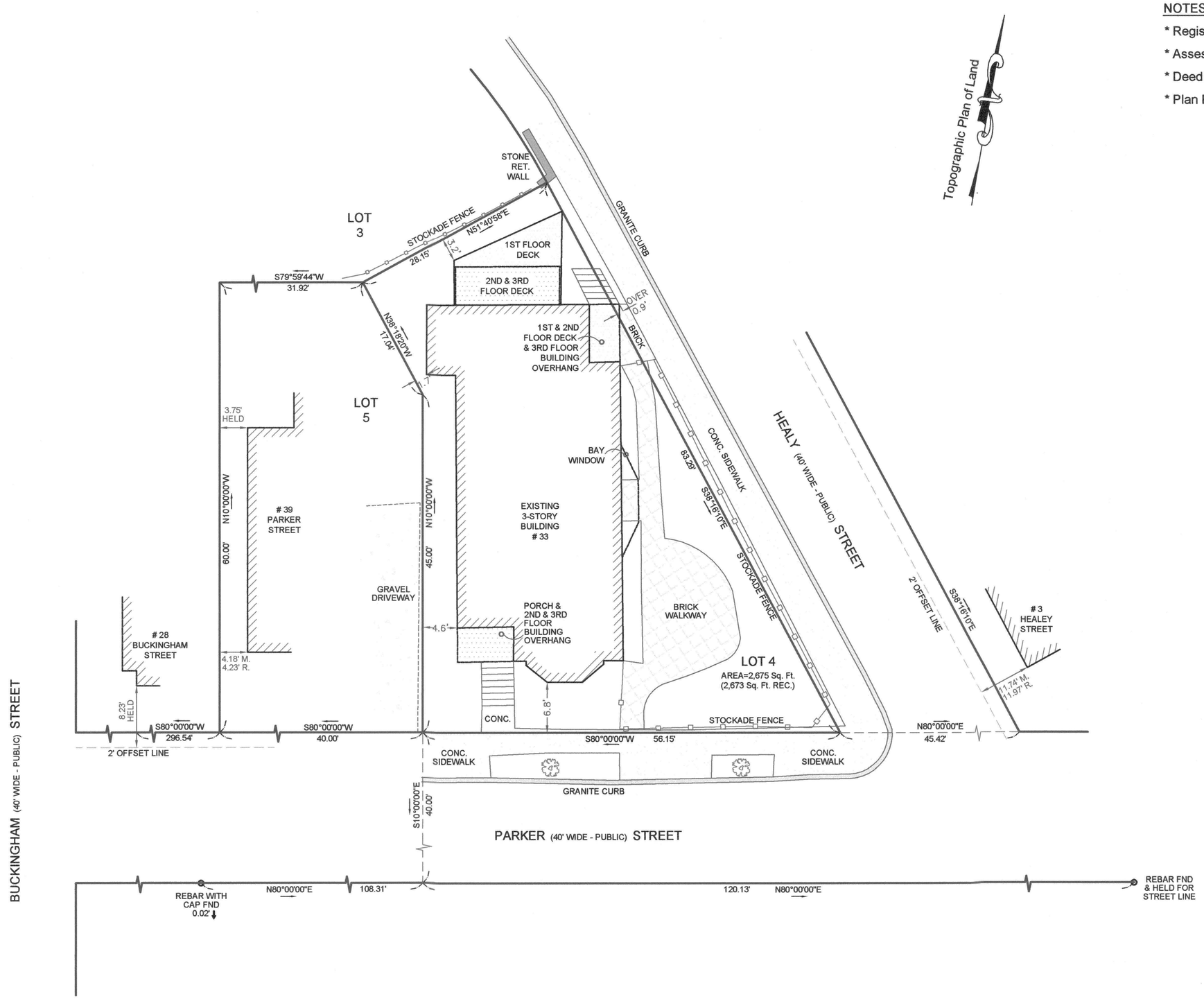
Sincerely,

Marshall W. Carter

Marshall W. Carter

NOTES:

* Registered Owner: 33 Parker Street Condominium
* Assessors Ref.: 225-32
* Deed Ref.: Book 71798, Page 309 (Master Deed)
* Plan Ref.: Plan Book 63, Plan 7
  Plan Book
  LC Plan 22564-A
  Plan No. 879 of 2012
  FB 90 Pg 73
  FB 137 Pg 136
  "Topographic Plan of Land, Buckingham, Browne, and Nichols Lower School, Cambridge, Massachusetts", deted August 5, 1999.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

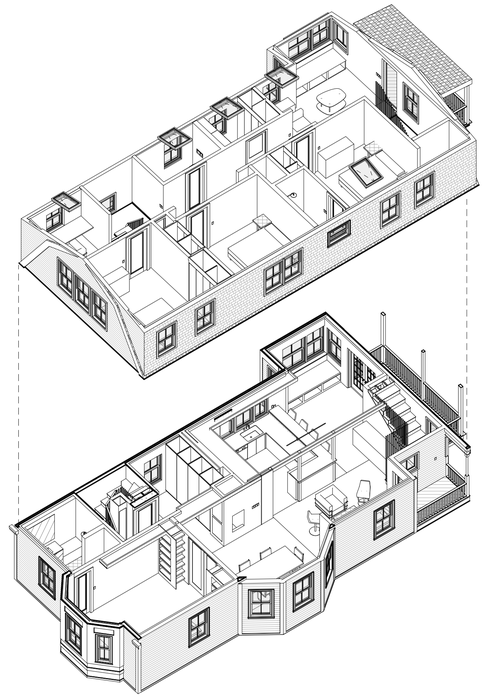
Neil J. Murphy Lic.#17460
Professional Land Surveyor

Plot Plan

33 Parker Street
Cambridge, MA 02138

LAND MAPPING INC
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: March 28, 2019



33 Parker Street
Cambridge MA 02138

NO CHANGE TO F.A.R., HEIGHT, OR FOOTPRINT.
Renovation of Level 2 & 3, change from 3-Family to 2-Family.
New window configuration pending ZBA Special Permit.

List of Drawings

GROUP DESIGN BUILD

PROJECT:

33 Parker Street

PROJECT ADDRESS: 33 Parker Street Condominium
Cambridge, MA 02138

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Elhankin@me.com

Survey Engineer
Land Mapping Inc.
10 Andrew Square Suite 201B
South Boston, MA 02127
info@land-mapping.com

MARK	DATE	DESCRIPTION

Cover Sheet

A.000

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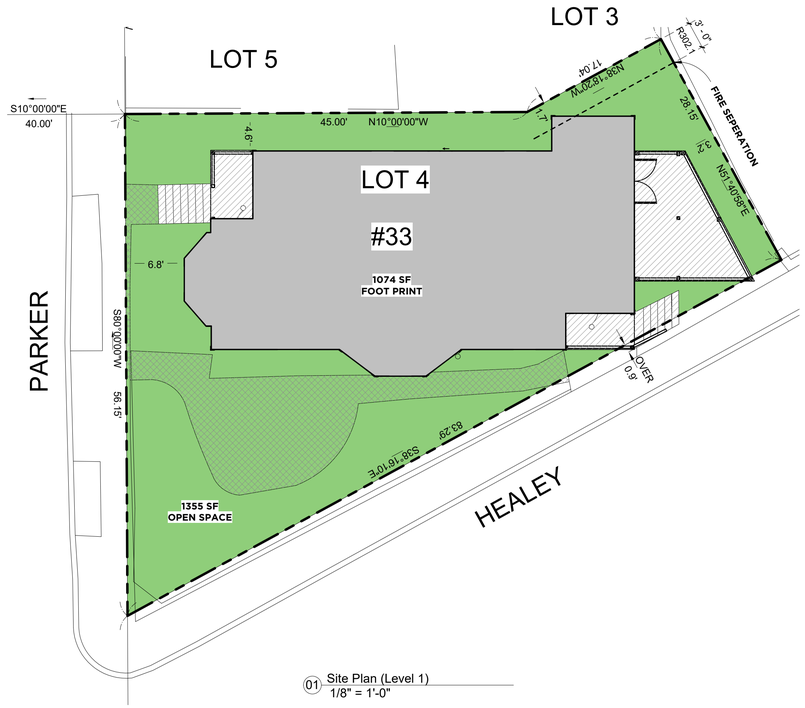
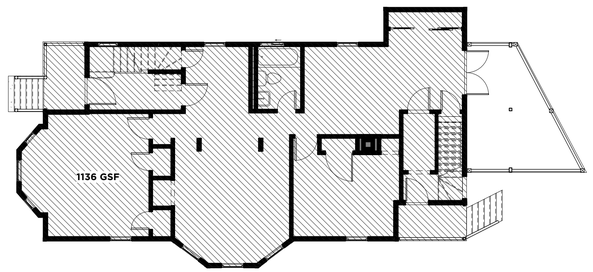
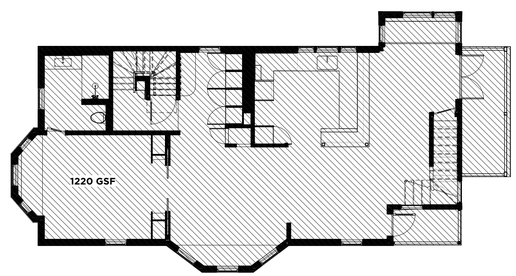


01 Site Plan (Level 1)
1/8" = 1'-0"

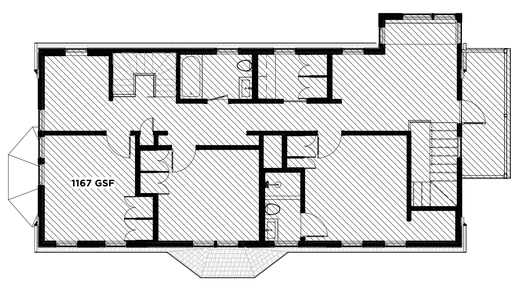
A1 Basement GSF
1/8" = 1'-0"



A2 Level 01 GSF
1/8" = 1'-0"



A3 Level 02 GSF
1/8" = 1'-0"



A4 Level 03 GSF
1/8" = 1'-0"

ZONING DIMENSIONAL ANALYSIS

Zoning District : A-2

	CZO 5.31 Table 5-1	Actual
Min. Lot Size	6,000 sf	2,675 sf
Min. Lot Area / DU	4,500 sf	2,675 sf
Min. Lot Width	65 ft	

	Existing	Allowable	Proposed	Ordinance Reference
FAR	1.31	0.5	1.31	5.31 Table 5-1 (NO CHANGE)
GFA	3,523 sf	1,338 sf	3,523 sf	5.31 Tale 5-1 (NO CHANGE)
# of Dwelling Units	3	3	2	5.31 Tale 5-1 (NO CHANGE)
Front Yard Setback-West	6.8 ft.	20 ft.	6.8 ft.	5.31 Tale 5-1 (NO CHANGE)
Front Yard Setback-South	-0.9 ft.	20 ft.	-0.9 ft.	5.31 Tale 5-1 (NO CHANGE)
Side Yard Setback-North	1.7 ft.	10 (sum of 25)	1.7 ft.	5.31 Tale 5-1 (NO CHANGE)
Side Yard Setback-East	3.2 ft.	10 (sum of 25)	3.2 ft.	5.31 Tale 5-1 (NO CHANGE)
Maximum Height	33'-9" ft.	35 ft.	33'-9" ft.	5.31 Tale 5-1 (NO CHANGE)
Private Open Space (sf)	1,355	1,338	1,355	5.31 Tale 5-1 (NO CHANGE)
Min. Ratio Private Open Space	51%	50%	51%	5.31 Tale 5-1 (NO CHANGE)
Off Street Accessory Parking	0	1 per DU = 2	2	Table 6.31.1.b (NO CHANGE)
Parking Space Size	NA	NA	NA	N/A
Driveway Width	NA	NA	NA	N/A
Bicycle Parking - Long Term	NA	not required	NA	6.107.2
Bicycle Parking - Short Term	NA	not required	NA	6.107.3
Curb Cut Width	NA	NA	NA	

PROPOSED FLOOR AREA

Basement GFA Excluded	(1036 sf)
First Floor GFA	1,136 sf
Second Floor GFA	1,220 sf
Third Floor GFA	1,167 sf
TOTAL GFA	**3,523 sf**

PLAN HATCH PATTERN LEGEND

- GFA (PER 22.43.1 GFA MEASURED TO 6" OFF OF INTERIOR FACE OF EXTERIOR WALL)
- NOT INCLUDED IN GFA. (Mechanical, Utility, Below Grade Basement)
- PRIVATE OPEN SPACE
- PERMEABLE PAVERS & WALKWAYS
- DECKS AND LANDINGS

GROUP DESIGN BUILD

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Elhankin@me.com

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MARK	DATE	DESCRIPTION

Zoning & Graphic Site Plan
1/8" = 1'-0"

A.001

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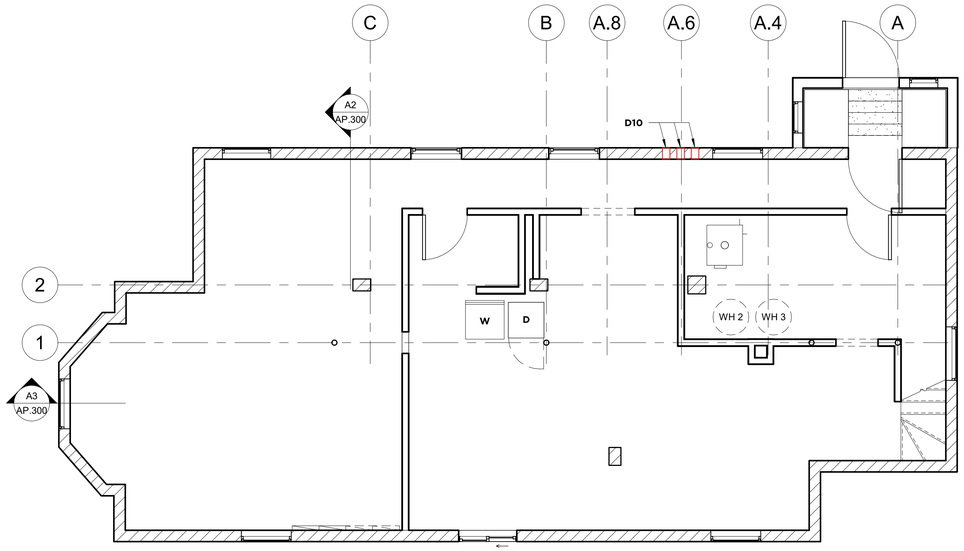
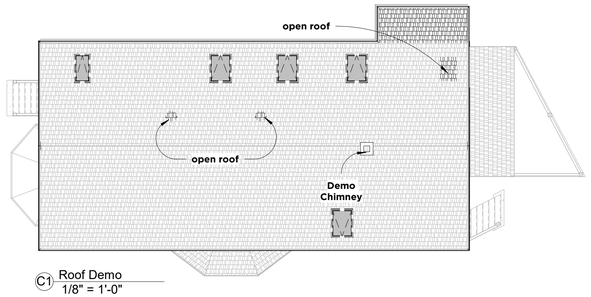
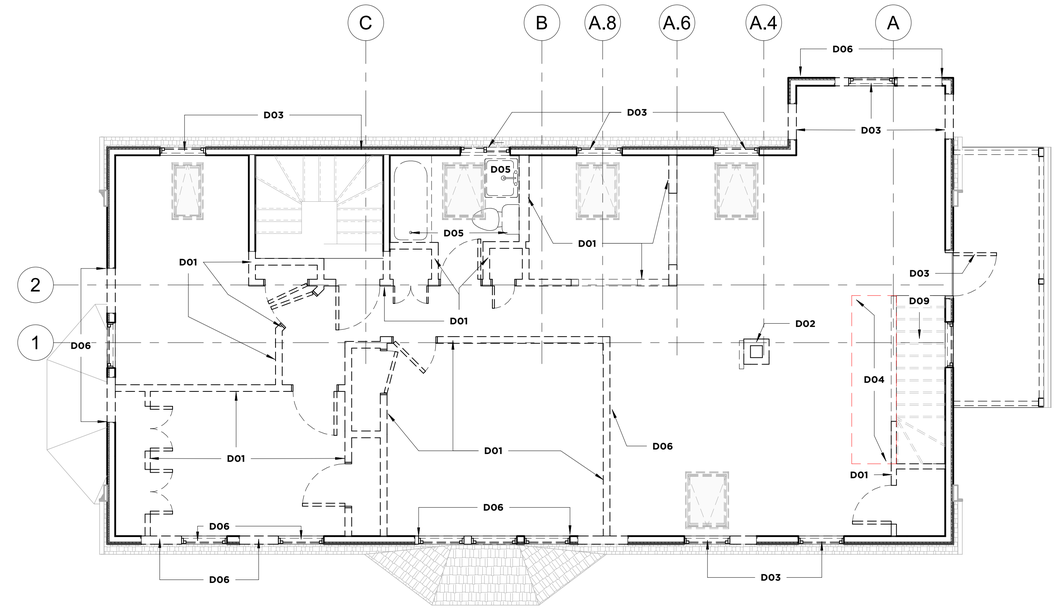


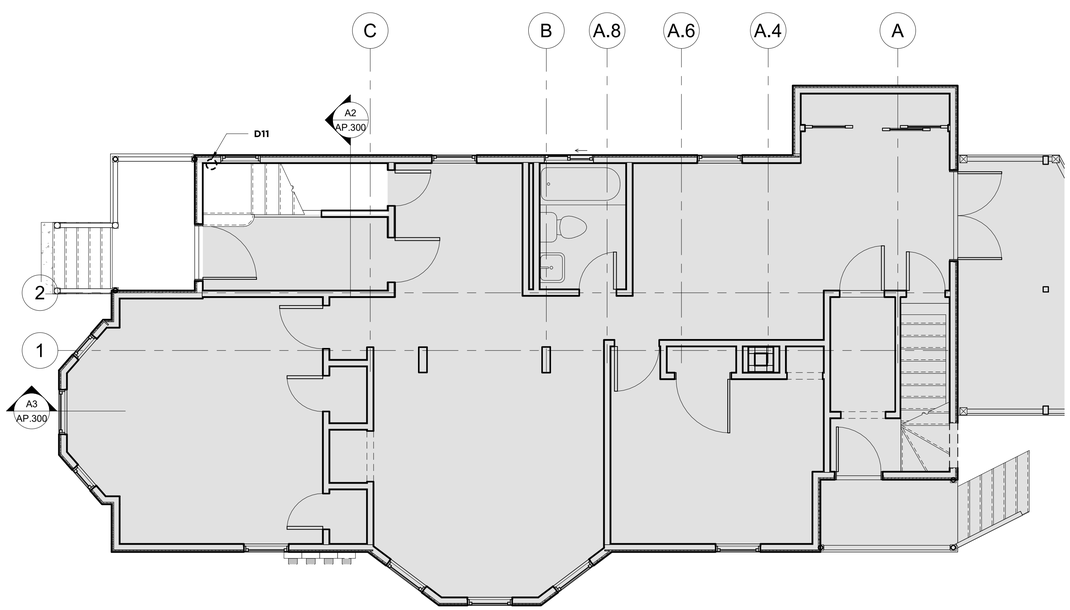
B2 Level 00 Demo
1/4" = 1'-0"



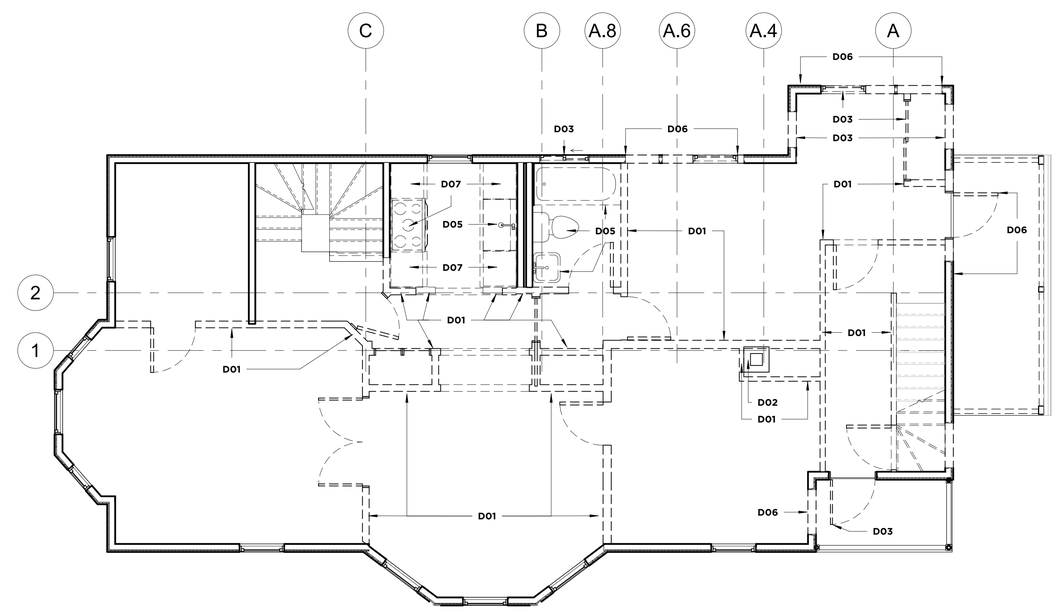
C1 Roof Demo
1/8" = 1'-0"



B1 Level 03 Demo
1/4" = 1'-0"



A2 Level 01 Demo
1/4" = 1'-0"



A1 Level 02 Demo
1/4" = 1'-0"

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info@land-mapping.com

DEMO NOTES

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY OWNER OF ANY DISCREPENCIES (V.I.F.)

ELECTRICAL AND GAS DISCONNECTIONS SHALL BE COORDINATED PRIOR TO DEMOLITION.

D01 DEMO EXISISTING WALL/PARTITION
D02 DEMO EXISTING CHINMNEY
D03 DEMO EXISTING DOOR OR WINDOW, REFER TO ELEVATIONS AND SPECS FOR NEW R.O.
D04 DEMO FLOOR
D05 REMOVE ALL PLUMBING FIXTURES AND WATER LINES
D06 DEMO WALL FOR NEW DOOR OR WINDOW, REFER TO ELEVATIONS AND SPECS FOR NEW R.O.
D07 DEMO CABINETS AND APPLIANCES FOR REUSE
D08 DEMO WINDOW OR DOOR AND INFILL
D09 DEMO STAIR
D10 CORE OPENINGS FOR POWER VENT
D11 OPEN WALL FOR WASTE LINE

DEMO LEGEND

DEMOLISH EXISTING WALL OR PARTITION
EXISTING WALL TO REMAIN

MARK	DATE	DESCRIPTION

Demolition Plans
As indicated

AD.100

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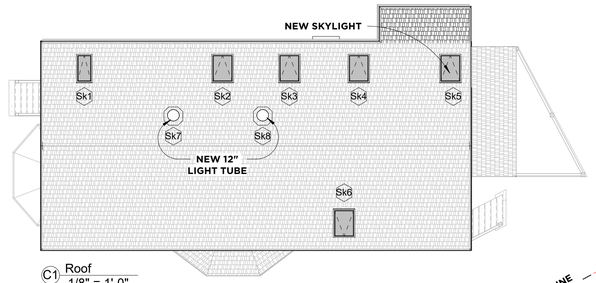

C1 Roof
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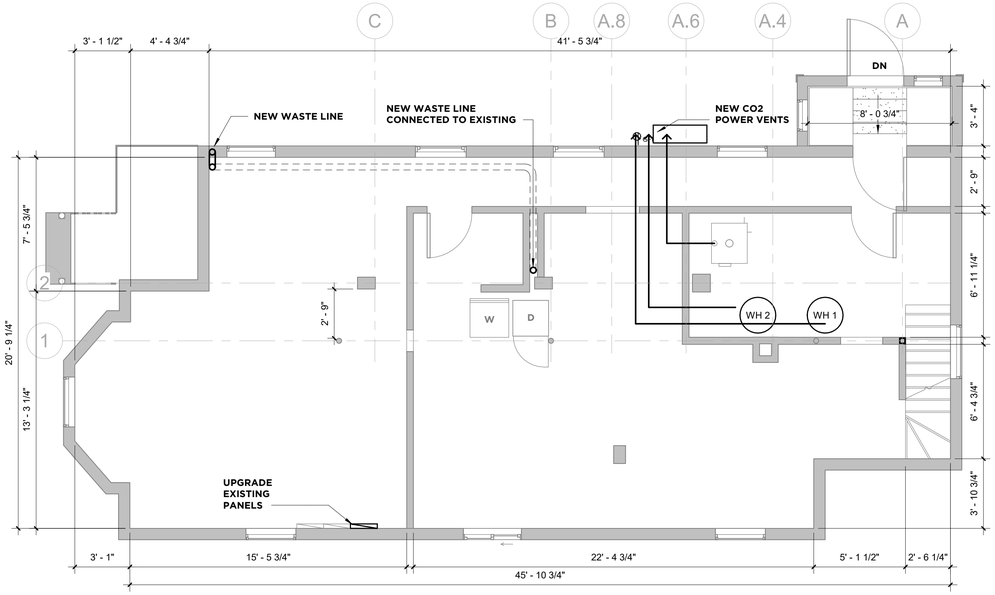

B2 Basement
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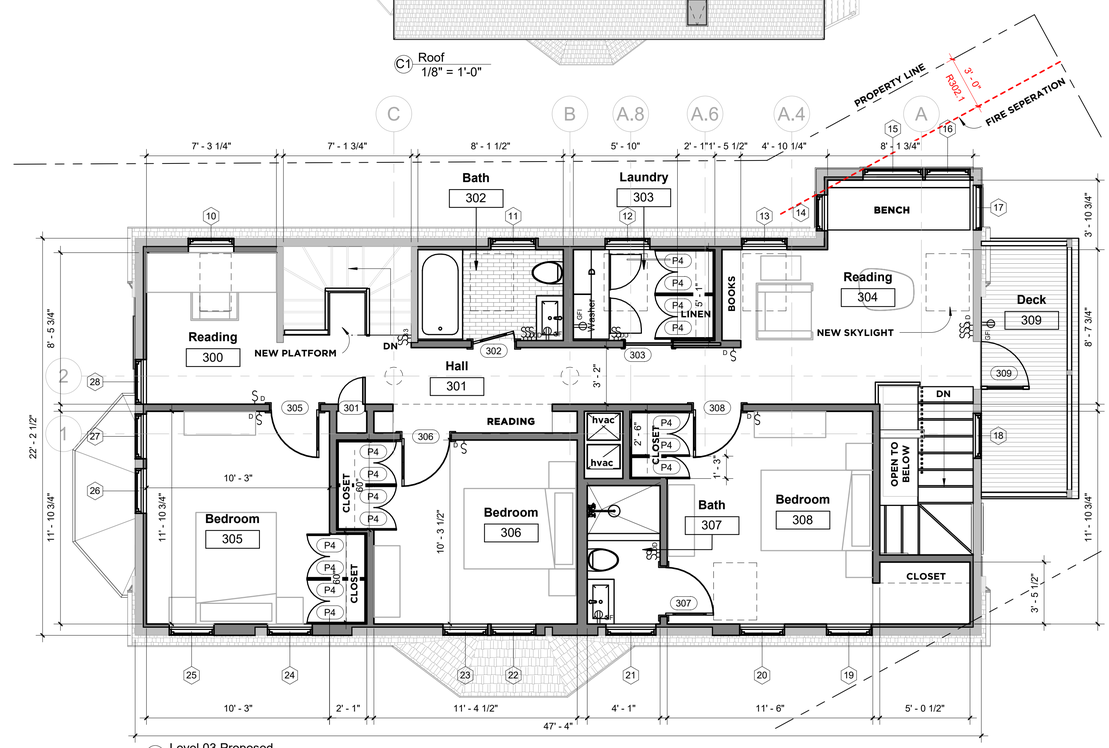
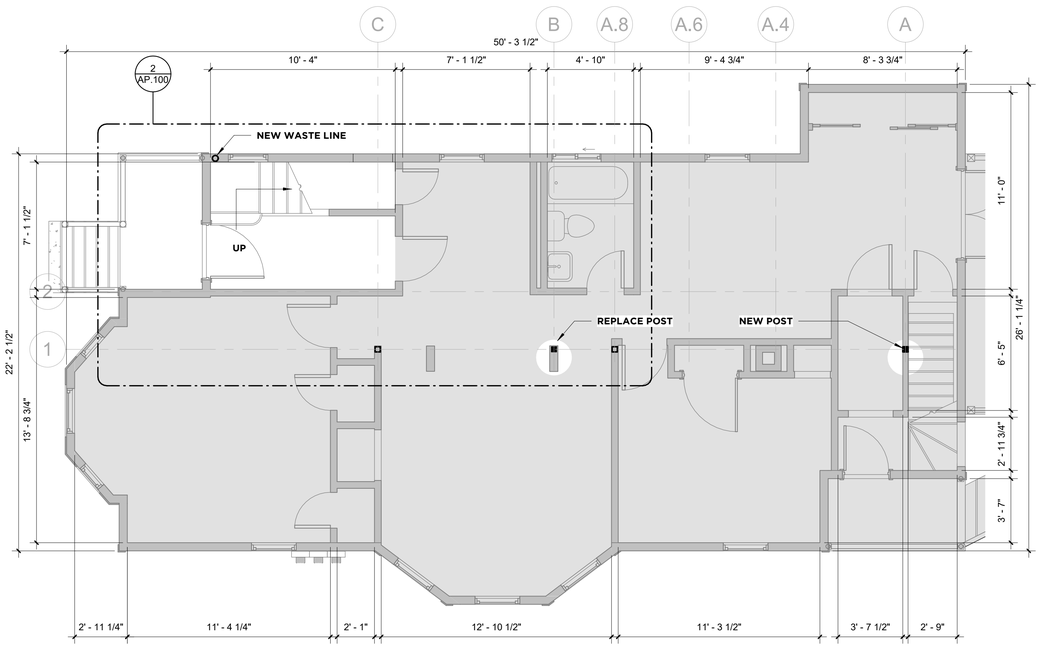


B1 Level 03 Proposed
1/4" = 1'-0"



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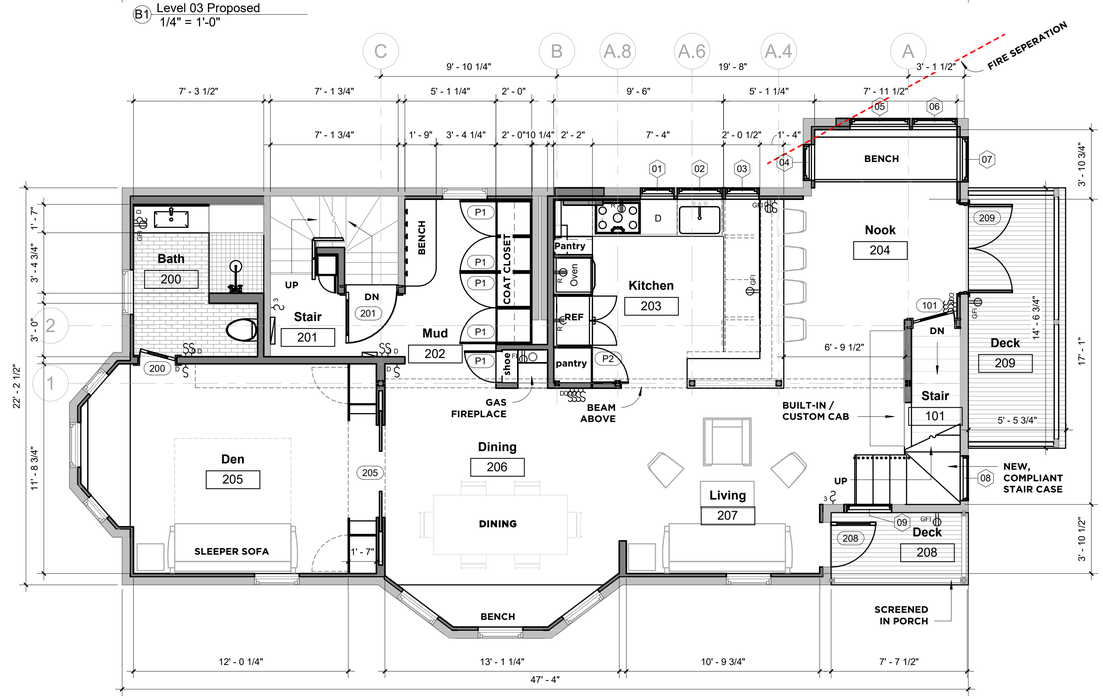

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MARK	DATE	DESCRIPTION

Floor Plans Overview
As indicated

AP.000

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Door Schedule

Mark	Width	Height	Thick	Hardware	Operation	Function
Level 02						
101	2' - 4"	7' - 0"	1-3/4"	Locked w/ Deadbolt	Left Hand	Interior
200	2' - 0"	7' - 0"	1-3/8"	Privacy	Right Hand	Interior
201	2' - 10"	7' - 0"	1-3/4"	Locked w/ Deadbolt	Right Hand	Interior
205	4' - 6"	7' - 6"	1-3/4"	Pocket Privacy	Pocket Sliding	Interior
208	2' - 6"	6' - 8"	1-3/4"	Locked w/ Deadbolt	Left Hand	Exterior
209	4' - 11"	6' - 6 1/2"	1-3/4"	Locked w/ Deadbolt	French Outswing	Exterior
Level 03						
301	1' - 6"	7' - 0"	1-3/8"	Dummy	Right Hand	Interior
302	2' - 4"	7' - 0"	1-3/8"	Privacy	Left Hand	Interior
303	2' - 8"	6' - 8"	1-3/8"	Pocket Passage	Pocket Sliding	Interior
305	2' - 8"	7' - 0"	1-3/4"	Privacy	Left Hand	Interior
306	2' - 8"	7' - 0"	1-3/4"	Privacy	Right Hand	Interior
307	2' - 8"	7' - 0"	1-3/8"	Privacy	Right Hand	Interior
308	2' - 8"	7' - 0"	1-3/4"	Privacy	Right Hand	Interior
309	2' - 8"	7' - 0"	1-3/4"	Locked w/ Deadbolt	Right Hand	Exterior

Window Schedule

Mark	Type	Width	Height	Operation	Head	Sill
Level 02						
01	A	1' - 10 1/2"	4' - 4"	Double Hung	7' - 4"	3' - 0"
02	B	2' - 6"	4' - 4"	Double Hung	7' - 4"	3' - 0"
03	A	1' - 10 1/2"	4' - 4"	Double Hung	7' - 4"	3' - 0"
04	GG	2' - 0"	4' - 0"		6' - 6"	2' - 6"
05	D	3' - 4"	4' - 4"	Double Hung	6' - 10"	2' - 6"
06	B	2' - 6"	4' - 4"	Double Hung	6' - 10"	2' - 6"
07	B	2' - 6"	4' - 4"	Double Hung	6' - 10"	2' - 6"
08	E	2' - 6"	3' - 4"	Fixed	6' - 11 7/8"	3' - 7 7/8"
09	F	2' - 6"	2' - 6 3/4"	Fixed	6' - 6 1/4"	3' - 11 1/2"
Level 03						
10	G	2' - 6 1/2"	3' - 4"	Double Hung	6' - 4"	3' - 0"
11	C	2' - 6"	4' - 0"	Double Hung	6' - 6"	2' - 6"
12	C	2' - 6"	4' - 0"	Double Hung	6' - 6"	2' - 6"
13	C	2' - 6"	4' - 0"	Double Hung	6' - 6"	2' - 6"
14	FF	2' - 0"	3' - 7"		6' - 1"	2' - 6"
15	G	3' - 4"	3' - 7"	Double Hung	6' - 1"	2' - 6"
16	H	2' - 6"	3' - 7"	Double Hung	6' - 1"	2' - 6"
17	E	2' - 6"	3' - 4"	Fixed	5' - 11"	2' - 7"
18	B	2' - 6"	4' - 4"	Double Hung	6' - 4"	2' - 0"
19	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
20	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
21	ZJ	2' - 9 1/2"	2' - 0 1/2"	Double Hung	6' - 0"	3' - 11 1/2"
22	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
23	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
24	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
25	C	2' - 6"	4' - 0"	Double Hung	6' - 0"	2' - 0"
26	B	2' - 6"	4' - 4"	Double Hung	6' - 4"	2' - 0"
27	B	2' - 6"	4' - 4"	Double Hung	6' - 4"	2' - 0"
28	B	2' - 6"	4' - 4"	Double Hung	6' - 4"	2' - 0"
223	EE	2' - 2 1/2"	2' - 8"	Fixed	3' - 0"	0' - 4"
Sk1	SKA	1' - 8"	3' - 2"	Fixed Skylight		
Sk2	SKB	2' - 4"	3' - 2"	Fixed Skylight		
Sk3	SKB	2' - 4"	3' - 2"	Fixed Skylight		
Sk4	SKB	2' - 4"	3' - 2"	Fixed Skylight		
Sk5	SKB	2' - 4"	3' - 2"	Fixed Skylight		
Sk6	SKB	2' - 4"	3' - 2"	Fixed Skylight		
Sk7	SKC			Fixed Skylight		
Sk8	SKC			Fixed Skylight		

GROUP DESIGN BUILD

PROJECT:

33 Parker Street

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Cambridge, MA 02138

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

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Elhankin@me.com

Survey Engineer
Land Mapping Inc.
10 Andrew Square Suite 201B
South Boston, MA 02127
info@land-mapping.com

GENERAL WINDOW SPECIFICATIONS

(2) Pricing Options

Option 1 Solid Vinyl
Option 2 Primed Wood

- **Double Pane Low E**
- **2x4 Wall Construction**
- **New Construction, flange mount**
- **Half Screen (for operable only)**
- **2 over 1 (UNO)**

- **SK 1-6 Velux Fixed Deck Mount (manual shades ADD ALT)**
- **SK 7-8 14" SkyTube by 475 Bldg Supply**

Sizes to be standard, no custom sizes. If there is a discrepency in schedule/manuf size, err on "next larger size"
+/- 1-2 inches

GENERAL DOOR SPECIFICATIONS

- **Exterior Doors Primed w/ Glass Panel Full Lite**
- **Interior Doors 5 Panel MDF Shaker Sticking (no profile)**
- **Satin Nickel Hinges**
- **Emtek Helios 51 US15 & Satin Nicklet deadbolts where listed**

MARK	DATE	DESCRIPTION

Door + Window Schedule
1/8" = 1'-0"

AP.001

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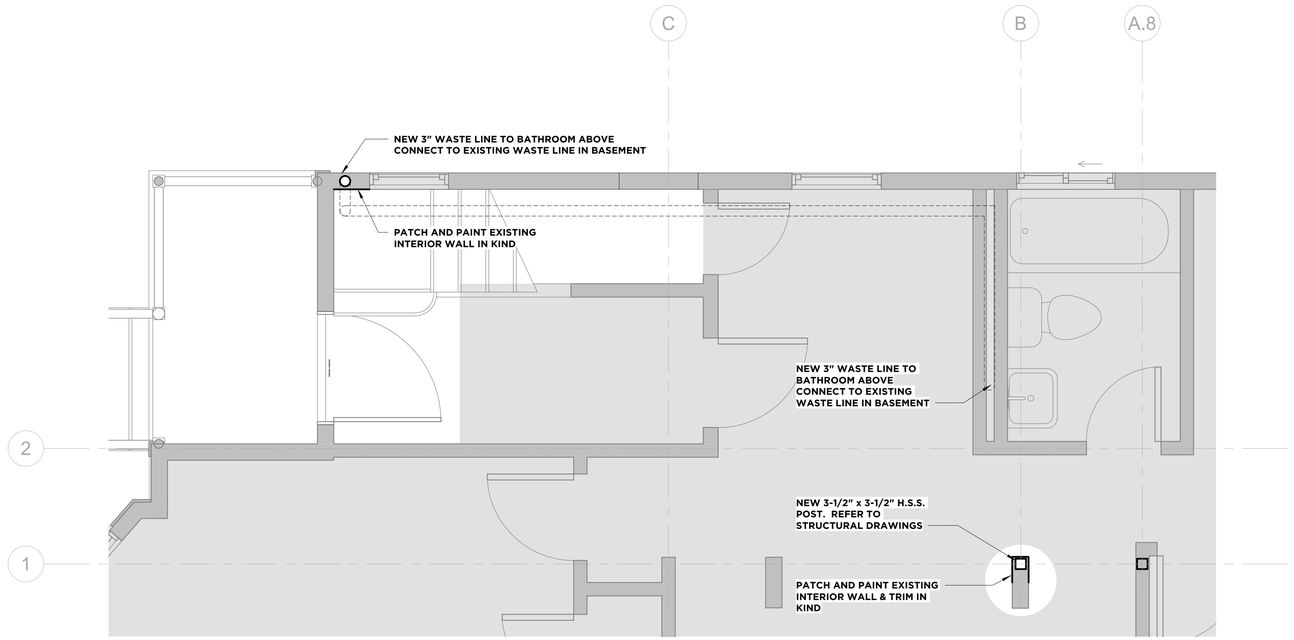
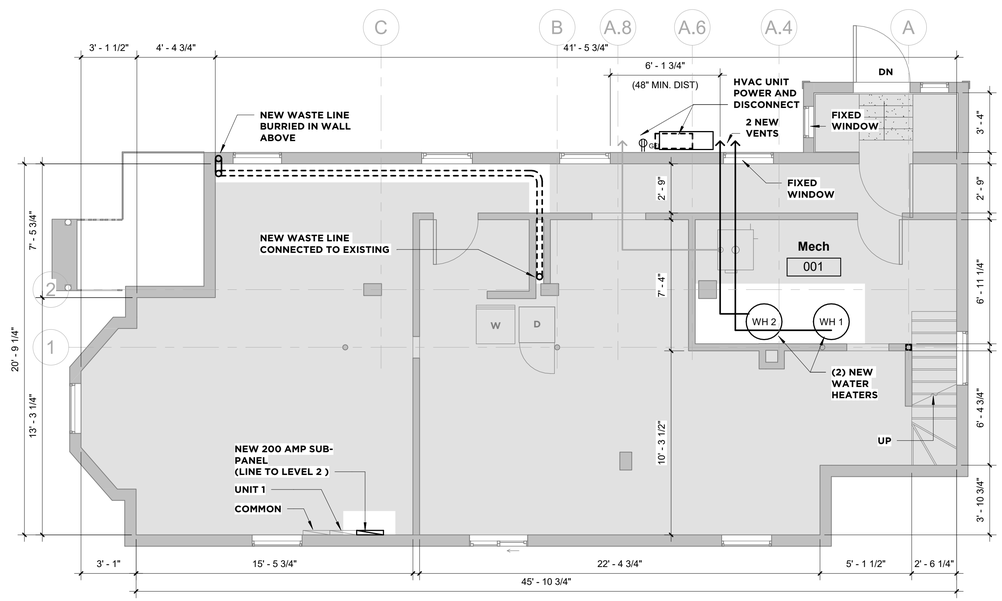


2 Level 01 Proposed - Callout 1
1/2" = 1'-0"



1 Basement Copy 1
1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

Basement & Level 1
As indicated

AP.100

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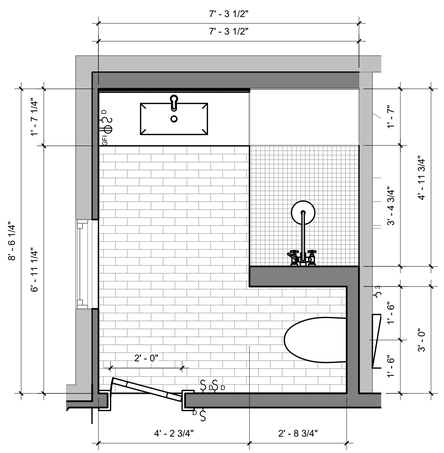
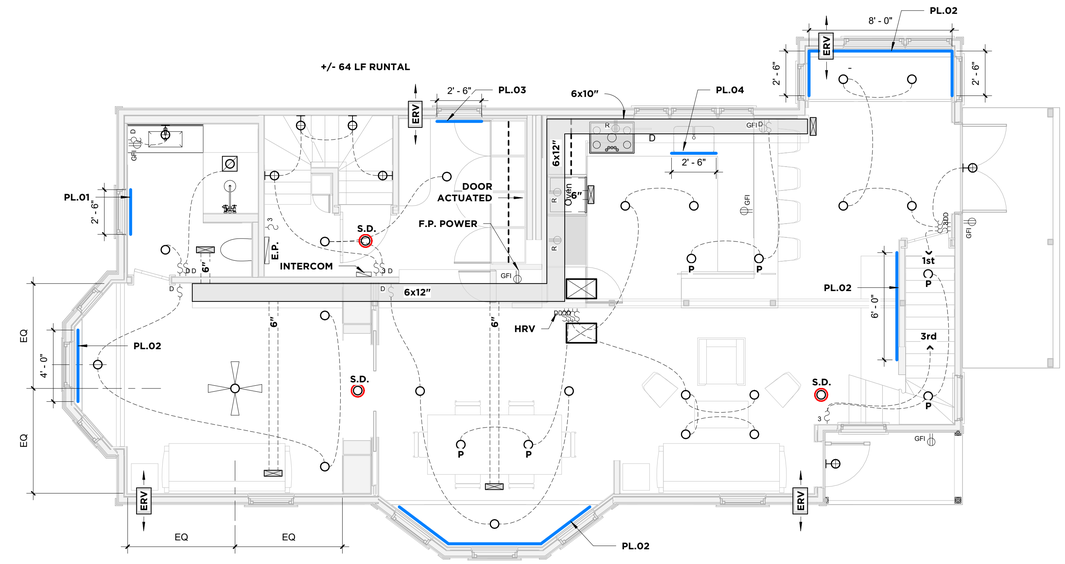
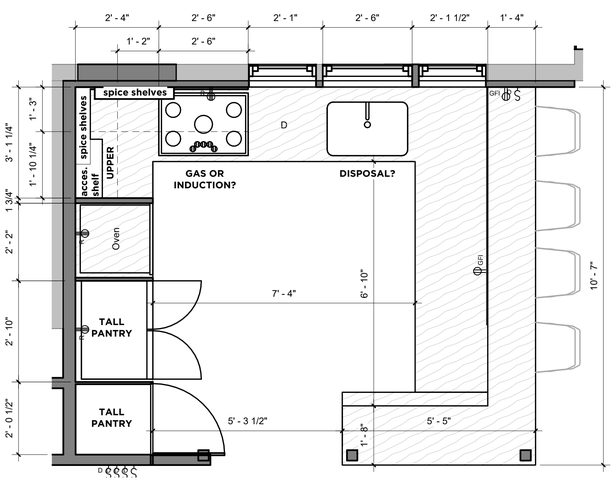


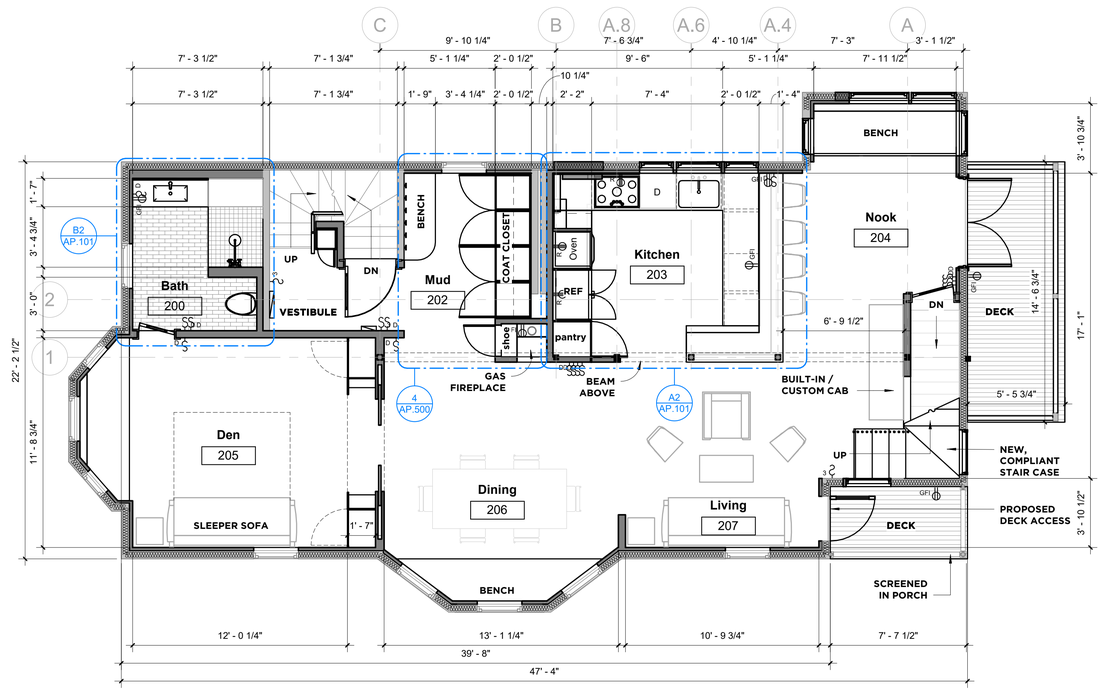
B2 Level 2 Guest Bath
1/2" = 1'-0"



B1 Level 02 Proposed MEP
1/4" = 1'-0"



A2 Level 02 Kitchen
1/2" = 1'-0"



A1 Level 02 Proposed Plan
1/4" = 1'-0"

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GENERAL HEATING SPECIFICATIONS

HYDRONIC HEATING TO CONNECT TO EXSTING CENTRAL BOILER LOCATED IN BASEMENT. HEATING ELEMENTS SHALL BE RUNTAL, SLANT FIN, OR REED, TBD.

HEAT LOSS CALCULATIONS BASED ON R-23 2ACH/50

PL.01 WALL MOUNT, HYDRONIC TOWL HEATER
PL.02 BASE/WALL MOUNT, BASEBOARD HEAT
PL.03 WALL MOUNT, HEAT PANEL
PL.04 TOE HEAT

GENERAL ELECTRICAL SPECIFICATIONS

NEW 200 AMP SERVICE. COMBINE EXSITING (2) 100 AMP PANELS. PROVIDE SUB-PANEL IN BASEMENT NEAR EXISTING UNIT 1 & COMMON PANEL. NEW ELECTRICAL 200 AMP PANEL ON 2ND FLOOR, PER PLANS. CONFIRM WITH OWNER/GC FINAL LOCATION (HEIGHT AND LOCATION).

- **RECESSED LIGHTING BY LITHOANIA**
- **DIMMER SWITCHES BY LEVITON DECORA**
- **OUTLETS BY LEVITON DECORA**
- **SMART SWITCH - WI/FI TBD**
- **SWITCHING AND DIMMING SCHEDULE TBD**

MARK	DATE	DESCRIPTION

Level 2 Floor Plans
As indicated

AP.101

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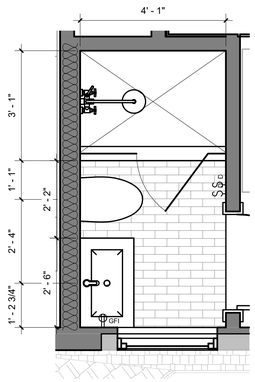
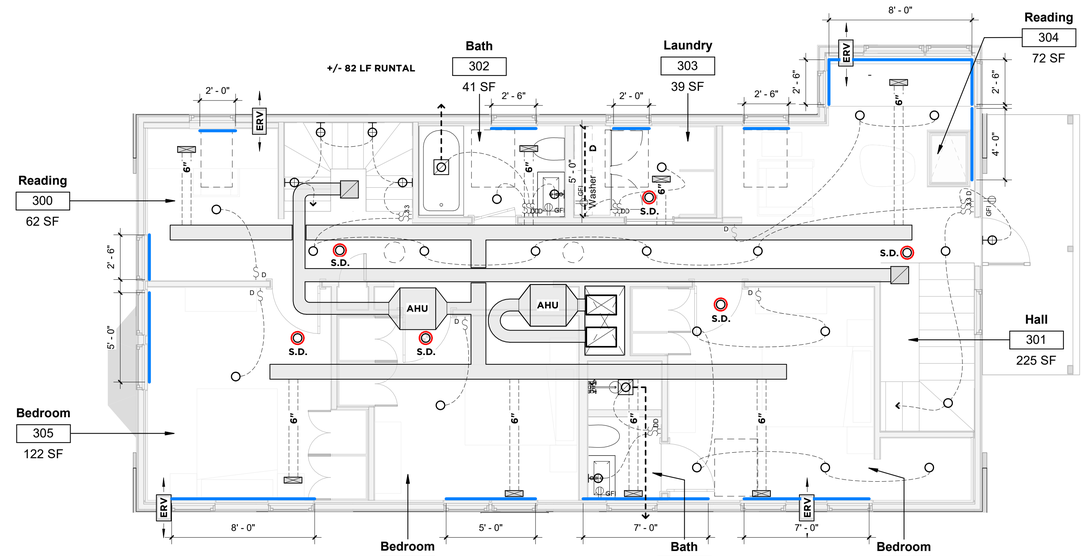
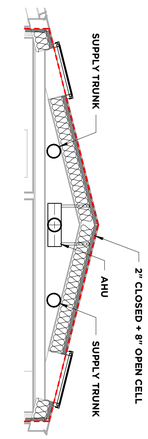
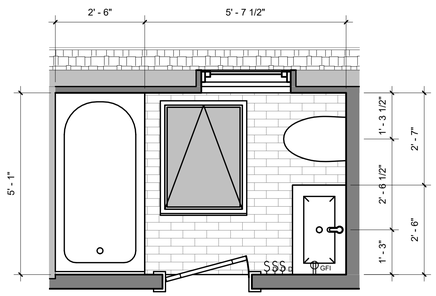


B2 Level 03 Master Bath
1/2" = 1'-0"

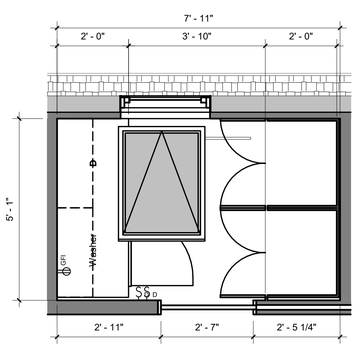


B1 Level 03 MEP + RCP
1/4" = 1'-0"

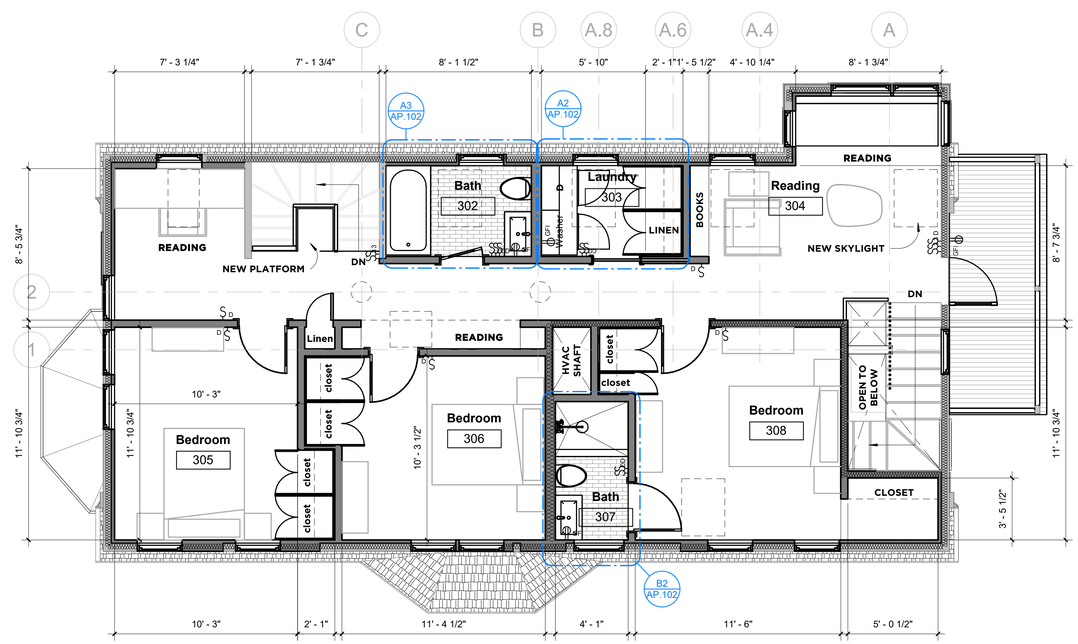




A3 Level 03 Kids Bath
1/2" = 1'-0"



A2 Level 03 Laundry Room
1/2" = 1'-0"



A1 Level 03 Proposed Plan
1/4" = 1'-0"

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GENERAL HVAC SPECIFICATIONS

- FUJITSU AOU18RLXFZ MINI-SPLIT HEAT PUMP CONDENSOR (SEE WEST EXTERIOR ELEVATION)
- (2) FUJITSU ARU9RLF AIR HANDLERS (IN ATTIC)
- 15 AMP BREAKER
- VOLT / FREQUENCY / PHASE 208-230/60/1
- 49'-0" MAX HEIGHT BETWEEN AHU & CONDENSOR
- COOLANT - R410A
- AHU SIZE- WxDxH 27-3/4" x 25" x 7-3/4"

MARK	DATE	DESCRIPTION

Level 3 Floor Plans
As indicated

AP.102

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PROPOSED

P3 Proposed North East - Healey / Abutter

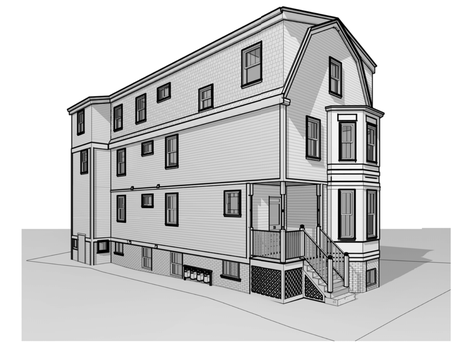
P2 Proposed South East - Parker / Healey

P1 Proposed South West - Abutter / Parker

EXISTING

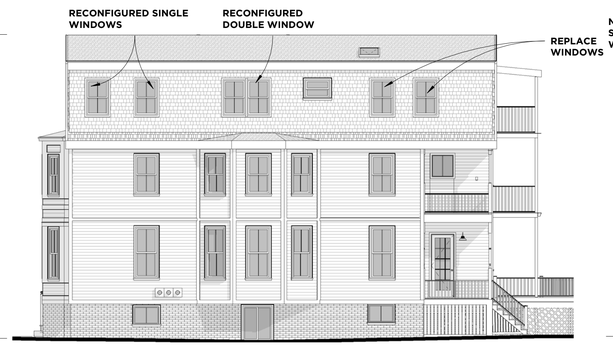
E3 ExisitIng North East - Healey / Abutter

E2 Existing South East - Parker / Healey

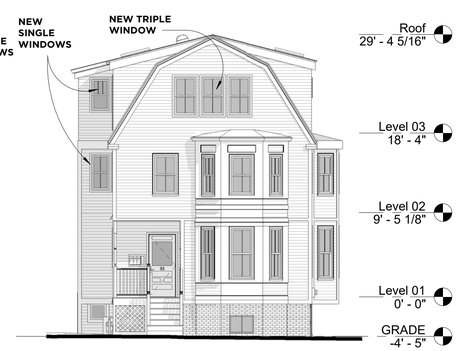


E1 Existing South West - Abutter / Parker

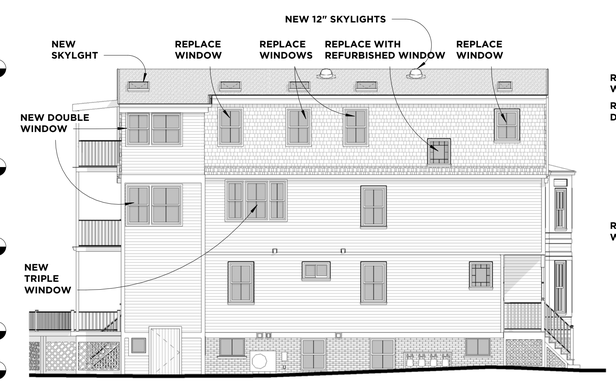
PROPOSED



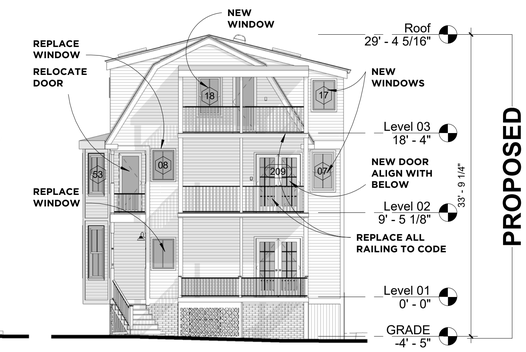
B4 East Proposed - Healey Street
1/8" = 1'-0"



B3 South Proposed - Parker Street
1/8" = 1'-0"

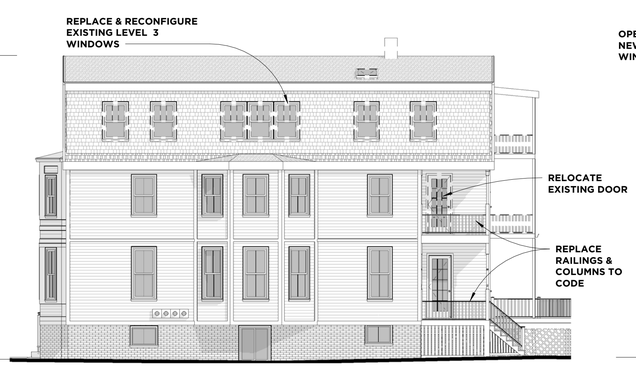


B2 West Proposed - Abutter View
1/8" = 1'-0"

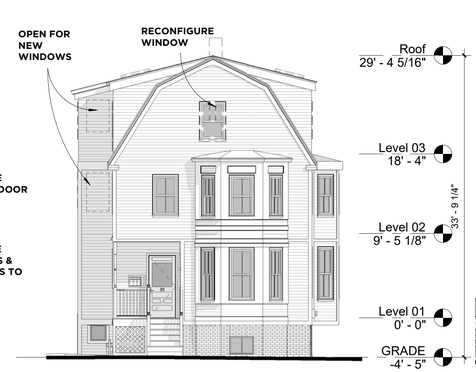


B1 North Proposed - Abutter View
1/8" = 1'-0"

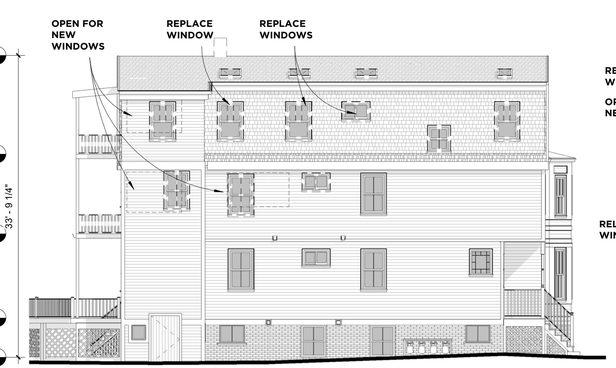
EXISTING



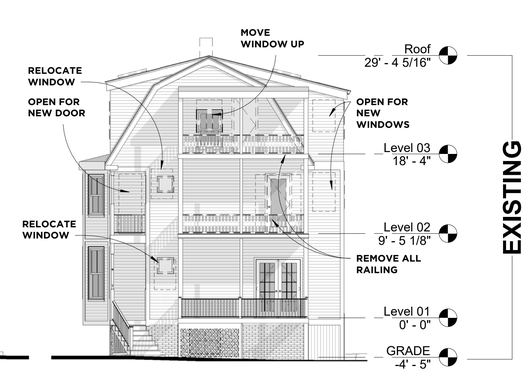
A4 East Existing - Healey Street
1/8" = 1'-0"



A3 South Existing - Parker Street
1/8" = 1'-0"



A2 West Existing - Abutter View
1/8" = 1'-0"



A1 North Existing - Abutter View
1/8" = 1'-0"

PROPOSED

EXISTING

GROUP DESIGN BUILD

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MARK	DATE	DESCRIPTION

Existing & Proposed Elevations
1/8" = 1'-0"

AP.200

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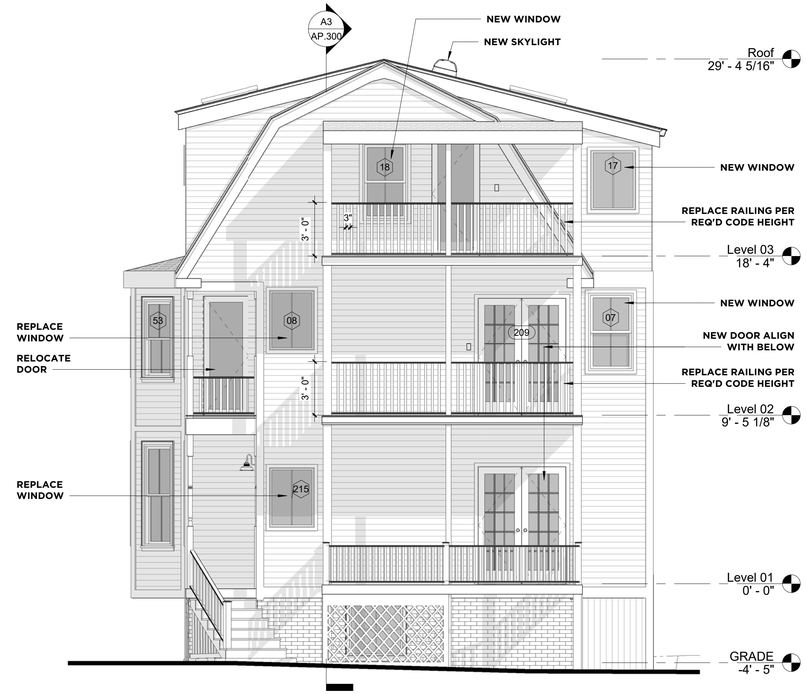
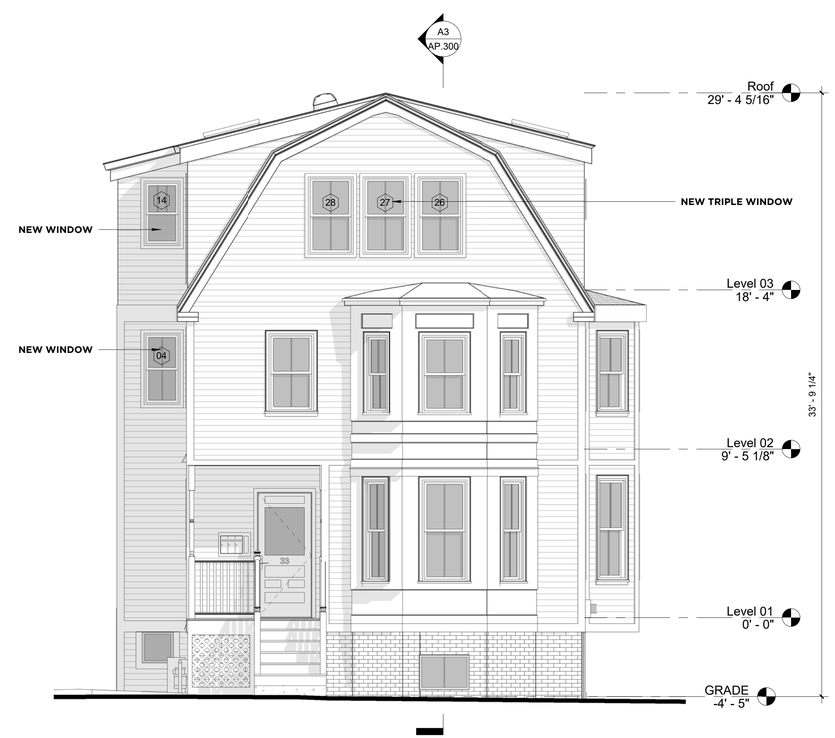
B2 East Proposed Elevation- Healey Street
1/4" = 1'-0"



B1 North Proposed Elevation - Abutter View
1/4" = 1'-0"

A2 West Proposed Elevation- - Abutter View
1/4" = 1'-0"



A1 South Proposed Elevation - Parker Street
1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

Proposed Elevations
1/4" = 1'-0"

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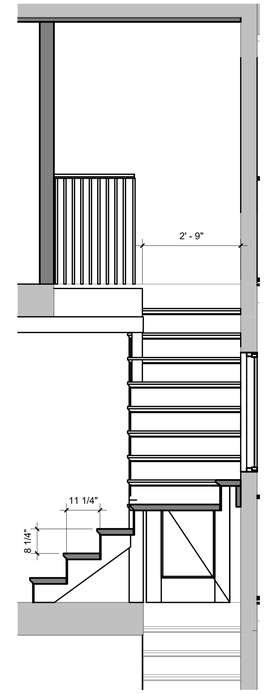
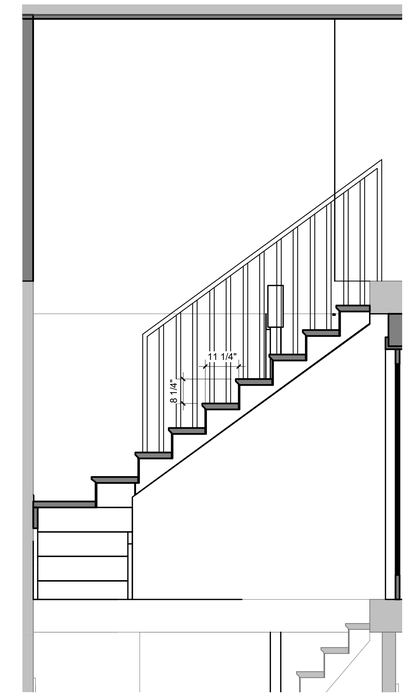
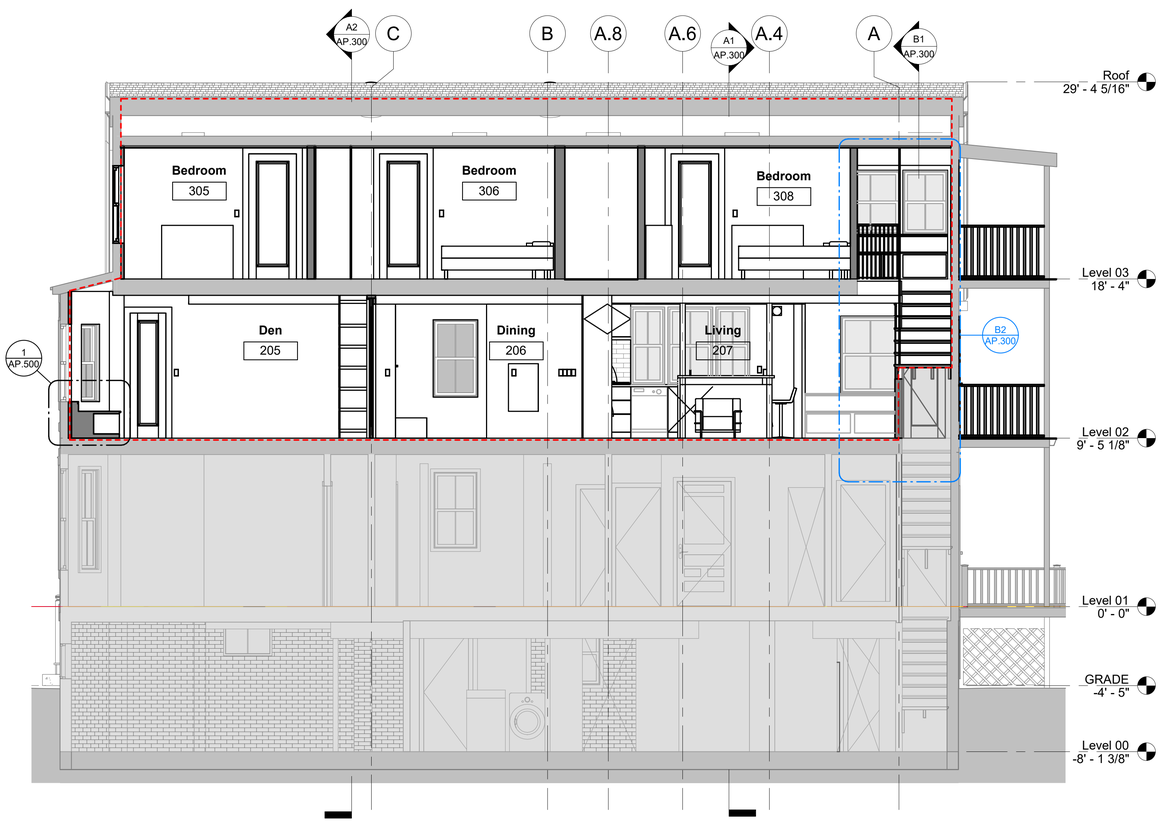
B3 Rear Stair Viewing Up Stairwell



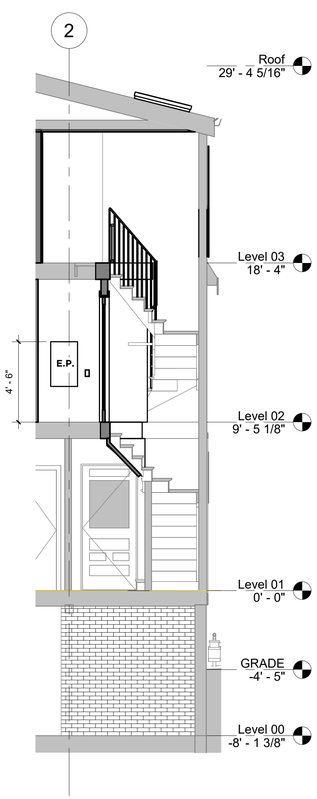
B2 Section @ Rear Stair 2
1/2" = 1'-0"



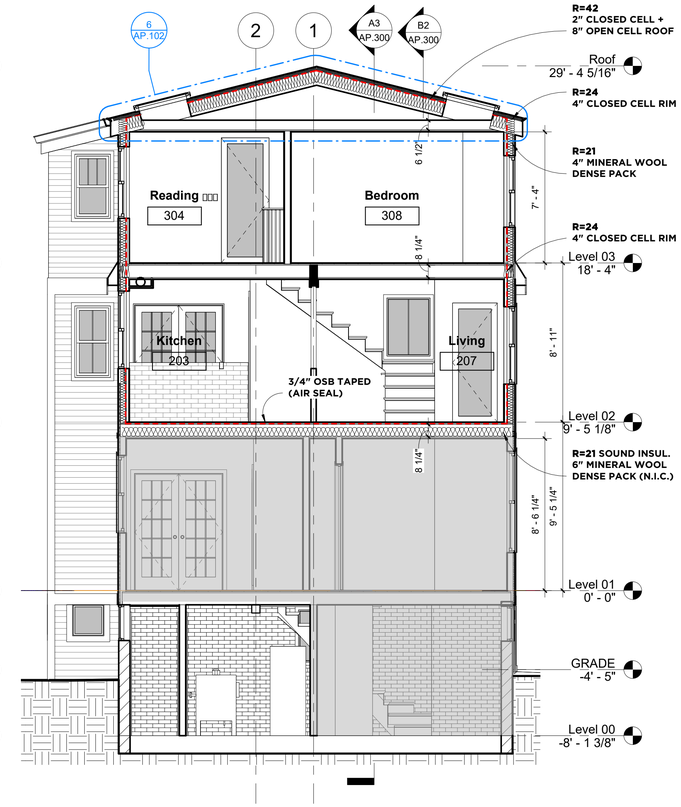
B1 Section @ Rear Stair 1
1/2" = 1'-0"



A3 Longitudinal Building Section
1/4" = 1'-0"



A2 Section @ Entry Stair
1/4" = 1'-0"



A1 Lateral Building Section
1/4" = 1'-0"

GROUP
DESIGN
BUILD

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GENERAL PRODUCT SPECIFICATIONS

THIS PROJECT FEATURES (1) AIR BARRIER
(1) INTERIOR BARRIER ALONG THE INTERIOR PLANE OF ROUGH FRAMING, INTELLO TAPED TO R.O. STRAPING TO TIE DOWN NETTING.

PLEASE SEE MATERIALS AND COORESPONDING APPLICATION LIST BELOW FOR ASSEMBLY SEQUENCING :

AIR SEALING TAPES
- **TESCON VANA (INTELLO)**
- **EXTOSEAL VENOC (PLYWOOD SHEATHING)**
- **CONTEGA FIDEN EXO (EXPANDING FOAM)**
- **EXTOSEAL ENCORS (UNDER DOOR/WINDOW)**

AIR SEALING
- **INTELLO PLUS (INTERIOR AIR BARRIER)**
- **4" CLOSE-CELL HEATLOK SOY AT RIM & RAFTERS**

AIR / VAPOR SEALING LIQUID APPLICATIONS
- **PROSOCO LIQUID AIR DAM**

INSULATION TYPES
- **MINERAL WOOL DENSE PACK (WALLS, MISC APPLICATIONS)**
- **HEATLOK SOY 200 PLUS " CLOSED CELL (RIM JOIST FRAMING, ROOF RAFTERS**

- - - - AIR SEAL

MARK	DATE	DESCRIPTION

Building Section
As indicated

AP.300

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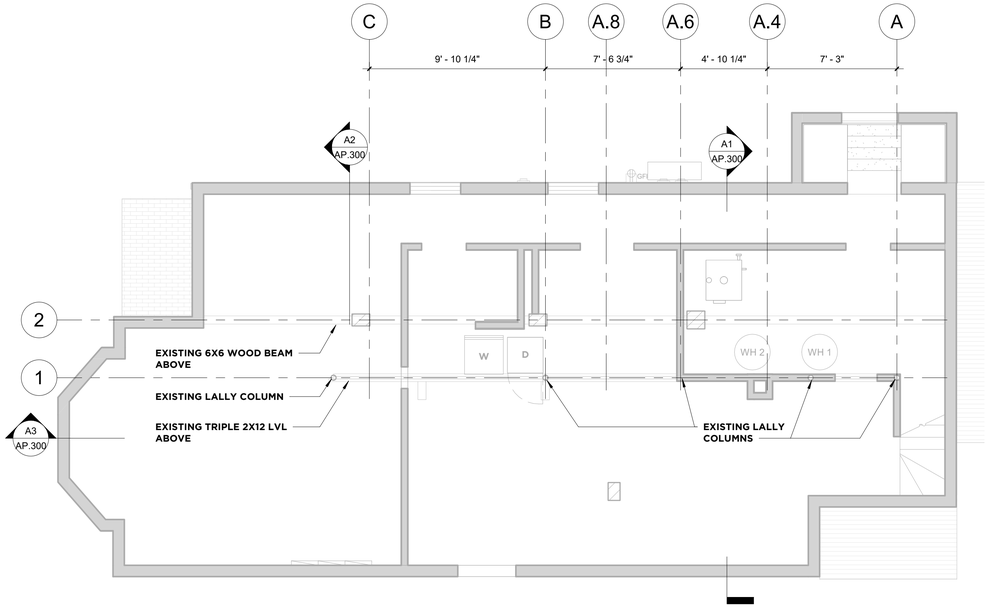
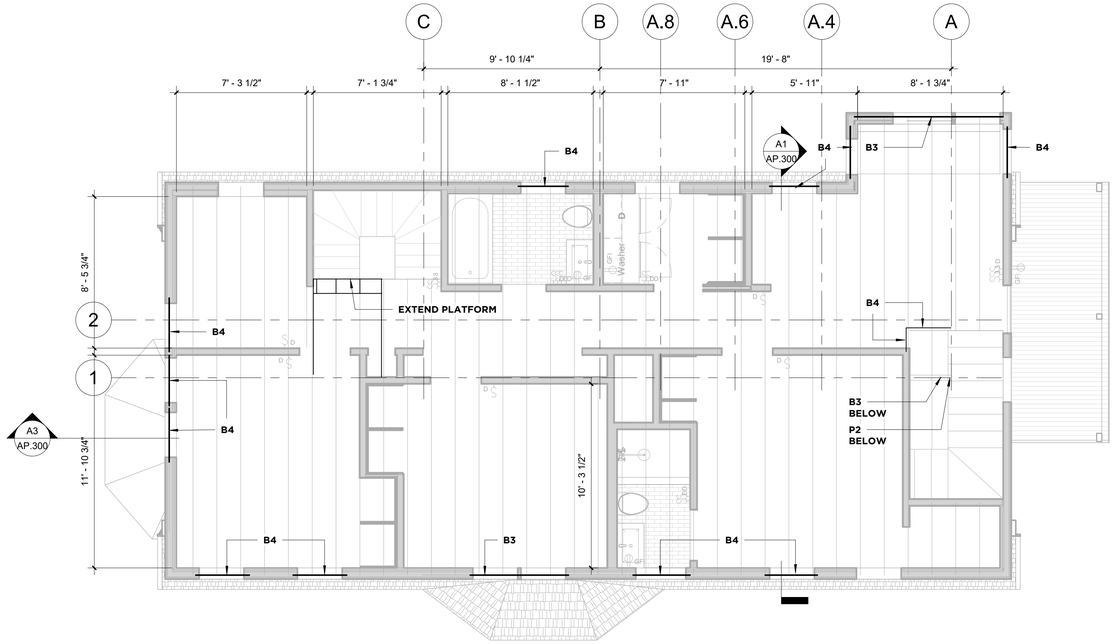
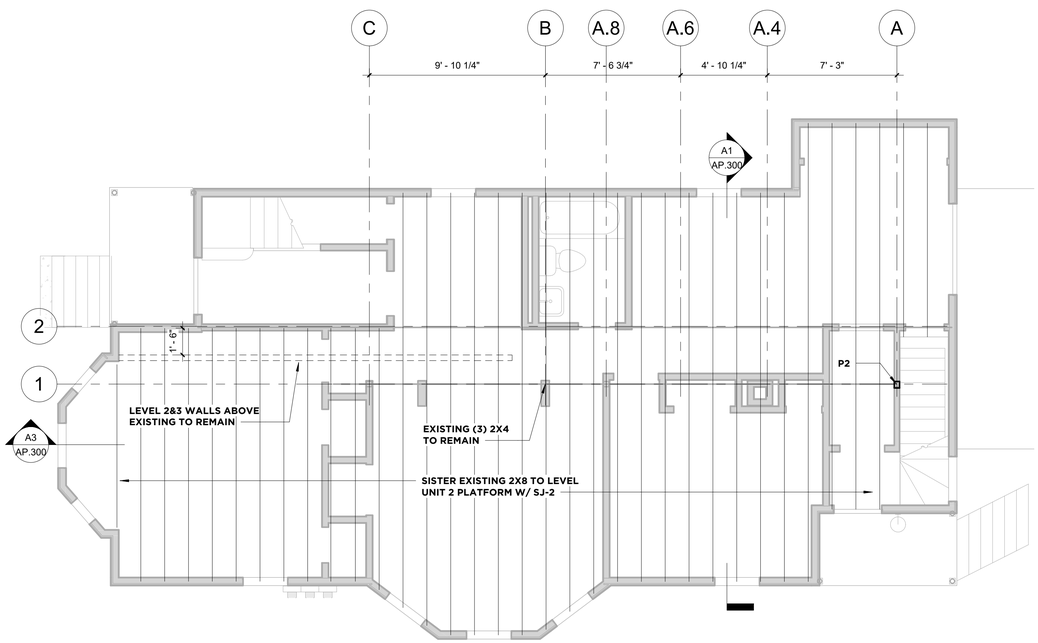


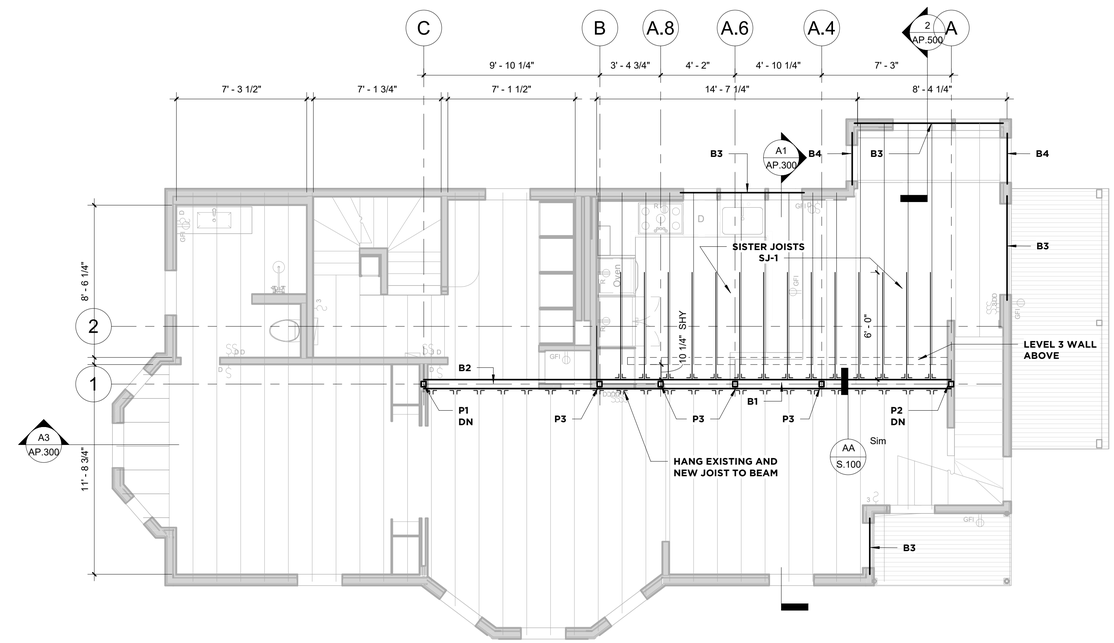
B2 Level 00 Ceiling Structural
1/4" = 1'-0"



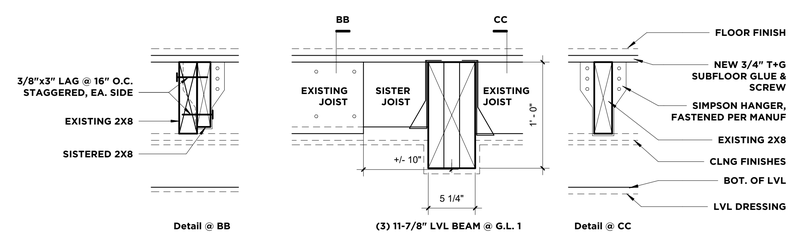
B1 Level 03 Ceiling Structural
1/4" = 1'-0"



A2 Level 01 Ceiling Structural
1/4" = 1'-0"



A1 Level 02 Ceiling Structural
1/4" = 1'-0"



AA Beam Hanger Detail @ Sister SJ-1
1 1/2" = 1'-0"

GROUP DESIGN BUILD

PROJECT:

33 Parker Street

PROJECT ADDRESS: 33 Parker Street Condominium
Cambridge, MA 02138

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

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Elhankin@me.com

Survey Engineer
Land Mapping Inc.
10 Andrew Square Suite 201B
South Boston, MA 02127
info@land-mapping.com

GENERAL FRAMING SPECIFICATIONS

B1 (3) 1-3/4" X 11-7/8" LVL
B2 (3) 1-3/4" X 11-7/8" LVL
B3 (3) 2X8
B4 (2) 2X8

P1 3-1/2" X 3-1/2" PSL
P2 3-1/2" X 5-1/2" PSL
P3 3-1/2" X 3-1/2" KD POST

SJ-1 2X8 W/ SIMPSON HANGER
GLUE AND BOLTED
3/8"x3" LAG BOLT @ 16" STAGGER
MIN. SISTER LENGTH OF 60"

SJ-2 2X6 GLUE AND SCREW
#10 GRK STRUCTURAL FASTENER @ 16"
STAGGERED

MARK	DATE	DESCRIPTION

Structural Plans
As indicated

S.100

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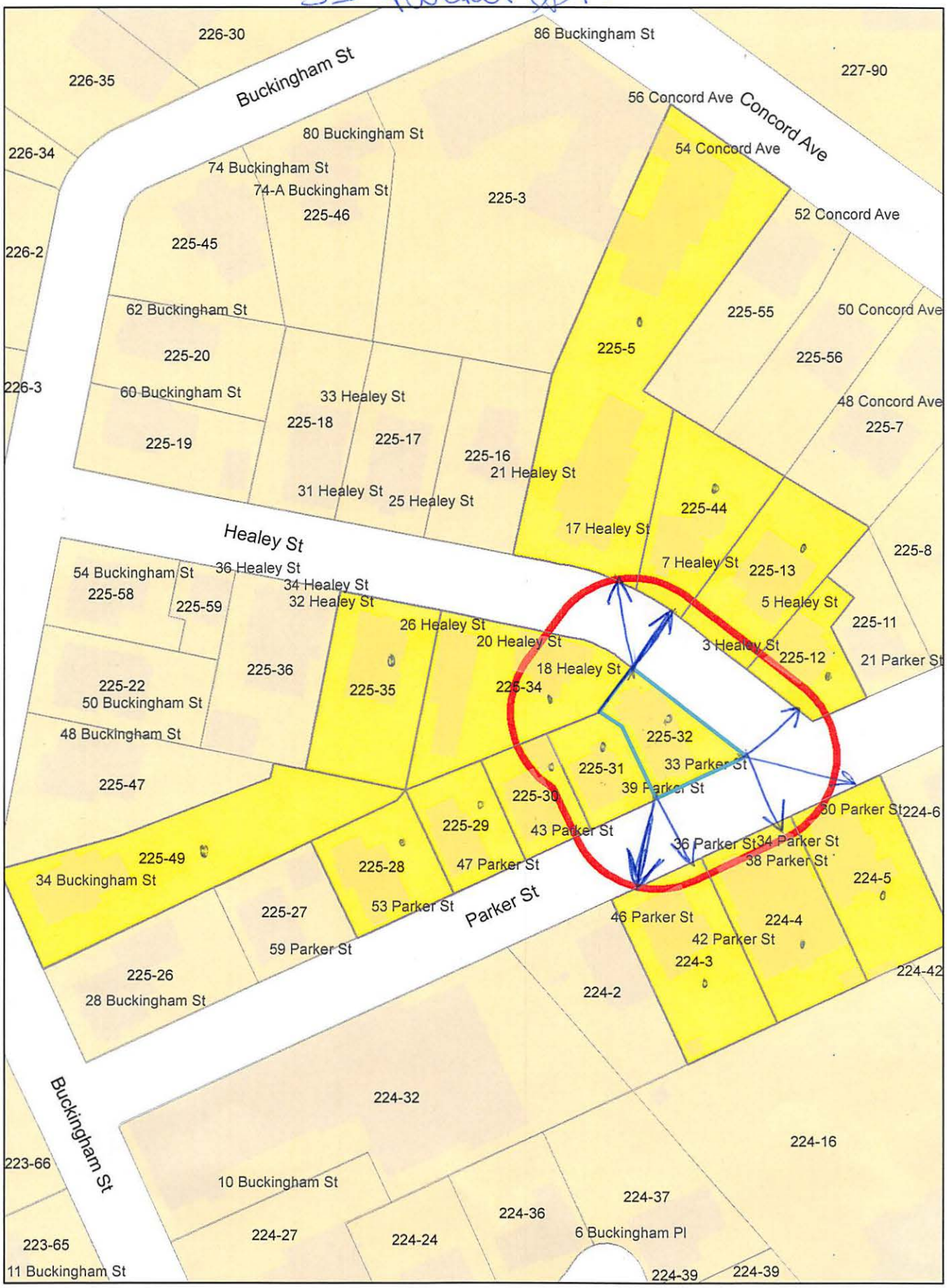
33 Parker St.


226-30
86 Buckingham St
226-35
Buckingham St
227-90
56 Concord Ave
Concord Ave
80 Buckingham St
226-34
54 Concord Ave
74 Buckingham St
74-A Buckingham St
225-3
225-46
52 Concord Ave
226-2
225-45
62 Buckingham St
225-55
50 Concord Ave
225-20
225-5
225-56
226-3
60 Buckingham St
33 Healey St
48 Concord Ave
225-18
225-7
225-19
225-17
225-16
21 Healey St
31 Healey St
25 Healey St
225-44
17 Healey St
Healey St
225-8
36 Healey St
7 Healey St
225-13
54 Buckingham St
34 Healey St
225-58
32 Healey St
5 Healey St
225-59
26 Healey St
225-11
20 Healey St
3 Healey St
225-12
21 Parker St
225-36
18 Healey St
225-22
225-35
225-34
50 Buckingham St
48 Buckingham St
225-32
225-31
33 Parker St
225-47
39 Parker St
225-30
30 Parker St
224-6
225-29
43 Parker St
36 Parker St
34 Parker St
225-49
38 Parker St
225-28
47 Parker St
224-5
34 Buckingham St
53 Parker St
Parker St
225-27
46 Parker St
224-4
42 Parker St
59 Parker St
224-3
224-42
225-26
224-2
28 Buckingham St
224-32
Buckingham St
224-16
223-66
10 Buckingham St
224-37
224-36
223-65
224-27
224-24
6 Buckingham Pl
11 Buckingham St
224-39
224-39

33 Parker St.

Petitioner
MARCELO TAGORE HERNANDEZ
30 QUINCY STREET
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224-3
VACCARO, JOHN G
TRUSTEE OF PARKER REALTY TRUST.
975 MEMORIAL DR. UNIT#203
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224-4
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224-4
FRANKENBERRY, EDWARD
34 PARKER ST. UNIT #4
CAMBRIDGE, MA 02138

224-4
MARQUETTE, SCARLET J.
32-38 PARKER ST. UNIT#5
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225-32
TAYLOR, ALEXANDER M. &
ELIZABETH M.V. TAYLOR
33 PARKER ST.UNIT 2 & 3
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224-4
CHRISTOPHER, MARIA L.
38 PARKER STREET, UNIT #12
CAMBRIDGE, MA 02138

224-4
HAMILTON, JOHN DAVID
32 PARKER ST., #2
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224-4
DEVORE, B. IRVEN & NANCY S. DEVORE
33 HURLBUT STREET
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224-4
LUDWIG, RUTH E.
36 PARKER ST. UNIT#7
CAMBRIDGE, MA 02139

224-4
IRWIN, NICOLE G
36 PARKER ST., UNIT #8
CAMBRIDGE, MA 02138

224-4
ROBINSON, CHARLES N., III
32-38 PARKER ST., UNIT #9
CAMBRIDGE, MA 02138

224-4
SULLIVAN, JOSEPH M.
38 PARKER ST., UNIT #11
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224-5
WARD, JANIE V.
30 PARKER ST.
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225-5
HUTCHINS, JEFFREY D.,
TRUSTEE THE ELI SELLING SPECIAL NEEDS TR.
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75 FEDERAL ST., SUITE 1300
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225-5
RICCARDI, PAT J. JR.
17 HEALEY ST., UNIT #102
CAMBRIDGE, MA 02138

225-5
PITTMAN, RISA DIANNE
17 HEALEY #103
CAMBRIDGE, MA 02138

225-5
GREEN, JOSEPH B.
14 CRAIGIE ST.
CAMBRIDGE, MA 02138

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BAWA, TSHERING
TR. THE 17 HEALEY ST.., #202 REALTY TRUST
11 RICHMOND RD
BELMONT, MA 02478

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DIEDRICH, MARIA
C/O SUCHMAN, SARA
54 CONCORD AVE UNIT #203
CAMBRIDGE, MA 02138

225-5
SUCHMAN, SARA
C/O MARKAND, ATUL & ALLA TERENTIEVA
17 HEALEY ST UNIT #302
CAMBRIDGE, MA 02138

225-5
JANOWSKA, STANISLAWA E.
17 HEALEY ST., #303
CAMBRIDGE, MA 02138

225-5
LOBRON, CHARLES M.
54 CONCORD AVE.,UNIT #101
CAMBRIDGE, MA 02138

225-5
SIEGENTHALER, DAVID & MARK S.
TR. OF THE DAVID SIEGENTHALER 2017 REVOC TR.
54 CONCORD AVE #102
CAMBRIDGE, MA 02138

225-5
HORNIK, GERALD J. & BETSY A. HORNIK
54 CONCORD AVE., UNIT #103
CAMBRIDGE, MA 02138

225-5
VANNICELLI, MARSHA
11 HURON AVE
CAMBRIDGE, MA 02138

225-5
YOON, SUTHICHAI, NANTAWAN YOON,
241 S.ARDMORE RD.
BEXLEY, OH 43209

225-5
TERENTIEVA, ALLA
54 CONCORD AVE. UNIT#301
CAMBRIDGE, MA 02138

225-5
AGARWAL, RAJENDRA
54 CONCORD AVE., #302
CAMBRIDGE, MA 02138

225-5
KRAUSE, PETER
31 SIXTH STREET
CAMBRIDGE, MA 02141

33 Parker St.

225-5
TREADWELL, GAYLE A.
54 CONCORD AVE #401
CAMBRIDGE, MA 02138

225-5
CESARI, ROBERT A., JR.
54 CONCORD AVE., UNIT #54402
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225-5
GENG, HONG
54 CONCORD AVE, UNIT #403
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225-12
CRANNA, JUDITH
3 HEALEY ST.
CAMBRIDGE, MA 02138

225-13
CARTER, MARSHALL W.
5 HEALEY ST
CAMBRIDGE, MA 02138

225-28
BATOR, CHRISTOPHER F. & COLLEEN HOVEY
53 PARKER ST
CAMBRIDGE, MA 02138

225-29
GRUBBS, MARK J. & BYRON E. WOODMAN, JR.
TRS. OF THE VAUGHAN T. CATE TRUST
47 PARKER ST
CAMBRIDGE, MA 02138

225-30
PODURGIEL, BERNARD J. &
WANDA JANE ROGERS
43 PARKER ST
CAMBRIDGE, MA 02138

225-31
CURTIS, NANCY,
TRUSTEE THE CURTIS FAMILY TRUST
39 PARKER ST
CAMBRIDGE, MA 02138

225-32
HICKEY, DAVID L.
33 PARKER ST., #1
CAMBRIDGE, MA 02138

224-4
DAY, JOEL J. & CHRISTINE S. DAY
32-38 PARKER ST UNIT #10
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224-4
MAHER, MARGARET M.
68 REDLANDS ROAD
WEST ROXBURY, MA 02132

225-35
ANNINGER, THOMAS W. & ANNE ANNINGER,
26 HEALEY ST NOMINEE TRUST
26 HEALEY ST
CAMBRIDGE, MA 02138

225-44
BALLARD, JAMES & SUSAN RUFF
7 HEALEY ST.
CAMBRIDGE, MA 02138

225-49
COLANNINO, ROBERT J.
ELANCA KOLB COLANNINO
34 BUCKINGHAM ST
CAMBRIDGE, MA 02138

225-34
DOWNER, MARIANA N.,
TRUSTEE THE MARIANA N. DOWNER REV TRUST
18-20 HEALEY ST., UNTI CH
CAMBRIDGE, MA 02138

225-34
HOFFMAN, RUTH C.
20 HEALET ST #20/1
CAMBRIDGE, MA 02138

225-34
SHACHOY, CHRISTOPHER M.,
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