

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____

2019 JUN 23 PM 12:09
OFFICE OF THE CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

Appeal: _____

PETITIONER: MATT HAYES.

PETITIONER'S ADDRESS: 11 ELSWORTH AVENUE, CAMBRIDGE, MA 02139

LOCATION OF PROPERTY: 17 ELSWORTH AVENUE, CAMBRIDGE, MA. 02139

TYPE OF OCCUPANCY: TWO-FAMILY ZONING DISTRICT: C-1

REASON FOR PETITION:

- _____ Additions
- _____ Change in Use/Occupancy
- _____ Conversion to Addi'l Dwelling Unit's
- _____ Dormer
- X Other: WINDOWS.
- _____ New Structure
- _____ Parking
- _____ Sign
- _____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

THE APPLICANT PROPOSES TO MAKE WINDOW OPENING CHANGES: NEW WINDOWS IN NEW OR RELOCATED OPENINGS, AND NEW WINDOWS IN EXISTING OPENINGS. NEW/ENLARGED WINDOWS WITHIN THE REQUIRED MINIMUM SIDEYARD REQUIRES A SPECIAL PERMIT.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 8.22.2C

Article _____ Section _____

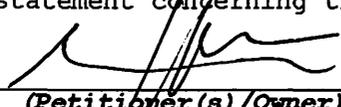
Article _____ Section _____

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)

Matt Hayes
(Print Name)

Address:

11 Ellsworth Ave
Cambridge MA 02139

Tel. No.:

617 512 1362

E-Mail Address:

ma.h.hayes@gmail.com

Date: _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MAUREEN O'CONNELL
(OWNER)

Address: 17 ELLSWORTH AVENUE CAMBRIDGE

State that I/We own the property located at 17 ELLSWORTH AVENUE⁰²¹³⁹
which is the subject of this zoning application. CAMBRIDGE 02139

The record title of this property is in the name of MAUREEN
O'CONNELL

*Pursuant to a deed of duly recorded in the date 8/24/87, Middlesex South
County Registry of Deeds at Book 18489, Page 178; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Maureen O'Connell
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

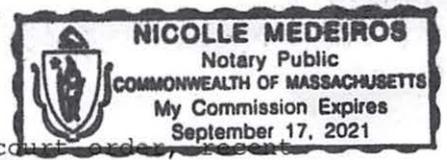
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

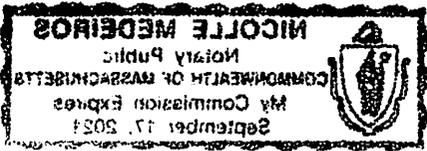
The above-name Maureen O'Connell personally appeared before me,
this 30th of May, 20 19, and made oath that the above statement is true.

[Signature] Notary

My commission expires 09/17/2021 (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 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 17 Ellsworth Avenue (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 adjustment to window locations within the existing wall will not further violate the dimensional non-conformity of the existing structure.
- 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 new window locations will not project further into the existing side yard setback, and will have no impact on traffic patterns.
- 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:
The proposal is for window adjustments within an existing wall. These changes will not negatively impact the abutters 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 new windows provide light and ventilation for the occupants and their locations do not interfere with neighbor sight lines.
- 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 new window locations do not further violate the non-conformity of the existing structure.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: MATT HAYES PRESENT USE/OCCUPANCY: Two-Family

LOCATION: 17 Ellsworth Ave, Cambridge, MA ZONE: Residence C-1 Zone

PHONE: _____ REQUESTED USE/OCCUPANCY: Two-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,292 SF</u>	<u>4,302 SF</u>	<u>4,671 SF</u> (max.)
<u>LOT AREA:</u>	<u>6,288 SF</u>		<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.53</u>	<u>0.69</u>	<u>0.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3,114 SF</u>	<u>No Change</u>	<u>1,500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	<u>60'</u>		<u>50'</u> (min.)
<u>DEPTH</u>			
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	<u>15.54'</u>	<u>15.54' FRONT 57.88' REAR</u>	<u>14.3'</u> (min.)
<u>REAR</u>	<u>22.76'</u>	<u>57.97' FRONT 21.67' REAR</u>	<u>21'</u> (min.)
<u>LEFT SIDE</u>	<u>31.89'</u>	<u>31.77' FRONT 8.53' REAR</u>	<u>8.39'</u> (min.)
<u>RIGHT SIDE</u>	<u>0.64'</u>	<u>5.61' FRONT 9.75' REAR</u>	<u>8.48'</u> (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	<u>35'</u>	<u>32.42'</u>	<u>35'</u> (max.)
<u>LENGTH</u>			
<u>WIDTH</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>68%</u>	<u>57%</u>	<u>30%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>No Change</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>No Change</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>11.81'</u>	<u>11.24'</u> (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.

THE EXISTING TWO-FAMILY STRUCTURE WILL BE RENOVATED
TO BECOME A SINGLE UNIT WITH ANOTHER SINGLE UNIT
BUILDING ON THE SAME PROPERTY.

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'.

17 Ellsworth St.







City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

- 10 Lot Number
- 100 Parcel size in Sq. Ft.
- 139 Block Number
- 44.0LC Land Court Dimension
- 10 Cam Street Number
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet
1 inch = 42 feet



Parcel Block Map

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UNISON DEVELOPMENT PROJECT

**17 Ellsworth Avenue
Cambridge, MA 02139**



BZA SUBMISSION

05/16/2019

LDa
ARCHITECTURE & INTERIORS

222 Third Street, Suite 3212 tel: 617 621-1455
Cambridge, MA 02142 fax 617 621-1477
www.LDa-Architects.com

DOOR SCHEDULE

NEW CONSTRUCTION

NUMBER	ROOM #	ROOM NAME	WIDTH	HEIGHT	THICKNESS	TYPE	NOTES
001A	001	REC ROOM	1'-6"	6'-0"	1 3/4"	INTERIOR SINGLE SWING	
001B	001	REC ROOM	2'-10"	6'-8"	2 1/4"	EXTERIOR SINGLE SWING	
003A	003	LAUNDRY	3'-0"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
004A	004	STORAGE	3'-0"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
005A	005	MECHANICAL	3'-0"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
006A	006	BEDROOM #4	3'-0"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
008A	008	BATHROOM #3	2'-6"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
101A	101	ENTRY	3'-0"	8'-0"	2 1/4"	EXTERIOR SINGLE SWING	
102A	102	POWDER ROOM	2'-6"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
202A	202	BATHROOM	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
203A	203	BEDROOM #1	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
204A	204	CLOSET	4'-0"	6'-8"	1 3/4"	INTERIOR DOUBLE SWING	
205A	205	MASTER BEDROOM	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
205B	205	MASTER BEDROOM	3'-0"	7'-0"	1 3/4"	EXTERIOR SINGLE SWING	
206B	206	MASTER BATHROOM	2'-8"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
206B	206	MASTER BATHROOM	2'-4"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
207A	207	MASTER CLOSET	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING	
302A	302	BATHROOM #2	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
302B	302	BATHROOM #2	2'-4"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
303A	303	BEDROOM #2	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
304A	304	BATHROOM #3	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	

RENOVATION

NUMBER	ROOM #	ROOM NAME	WIDTH	HEIGHT	THICKNESS	TYPE	NOTES
002A	002	DEN	3'-0"	6'-8"	2 1/4"	EXTERIOR SINGLE SWING	
003A	003	GUEST BEDROOM	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
003B	003	GUEST BEDROOM	5'-0"	6'-8"	1 1/2"	INTERIOR DOUBLE BIFOLD	
004A	005	LAUNDRY	2'-4"	6'-8"	1 3/4"	INTERIOR POCKET DOOR	
005A	005	LAUNDRY	2'-6"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
005B	005	LAUNDRY	2'-6"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
101A	101	ENTRY	3'-0"	6'-8"	2"	EXTERIOR SINGLE SWING	EXISTING DOOR TO BE REUSED
101B	101	ENTRY	4'-0"	6'-8"	1 1/2"	INTERIOR DOUBLE SWING	
102A	104	DINING ROOM	5'-0"	7'-3"	2 1/4"	EXTERIOR DOUBLE SWING	
103B	104	DINING ROOM	2'-4"	6'-8"	1 3/4"	INTERIOR POCKET DOOR	
203A	203	CLOSET	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
204A	204	MASTER BATHROOM	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
204B	204	MASTER BATHROOM	2'-4"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
205A	205	MASTER BEDROOM	2'-8"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
206A	206	CLOSET	2'-4"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
301A	303	BATHROOM	2'-4"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
301B	302	MECHANICAL	2'-4"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	
304A	304	BEDROOM	2'-6"	6'-8"	1 3/4"	INTERIOR SINGLE SWING	

WINDOW SCHEDULE

NEW CONSTRUCTION

NUMBER	FRAME WIDTH	FRAME HEIGHT	NOTES
001	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
101	3'-4"	6'-11 1/8"	FIXED CUCA4084(T)
102	3'-4"	6'-11 1/8"	FIXED CUCA4084(T)
103	3'-4"	6'-11 1/8"	FIXED CUCA4084(T)
104	3'-0"	3'-11 1/8"	FIXED CUCA3648
105	3'-0"	3'-11 1/8"	FIXED CUCA3648
106	3'-0"	6'-11 1/8"	FIXED CUCA3684(T)
107	3'-0"	6'-11 1/8"	FIXED CUCA3684(T)
108	5'-6"	6'-11 1/8"	FIXED CUCA CUSTOM(T)
109	5'-6"	6'-11 1/8"	FIXED CUCA CUSTOM(T)
110	3'-0"	6'-11 1/8"	FIXED CUCA3684(T)
111	10'-0"	8'-0"	BI-FOLD DOOR 2L, IR, UNI-DIRECTIONAL W/ OPERATING PANEL
112	3'-4"	6'-11 1/8"	FIXED CUCA4084(T)
113	3'-4"	6'-11 1/8"	FIXED CUCA4084(T)
114	3'-1 3/8"	5'-9"	DOUBLE HUNG CUDH3230
115	3'-1 3/8"	5'-9"	DOUBLE HUNG CUDH3230
116	3'-1 3/8"	4'-9"	DOUBLE HUNG CUDH3224
201	2'-11 3/8"	5'-5"	DOUBLE HUNG CUDH3028
202	3'-5 3/8"	5'-5"	DOUBLE HUNG CUDH3628
203	3'-5 3/8"	5'-5"	DOUBLE HUNG CUDH3628
204	3'-5 3/8"	5'-5"	DOUBLE HUNG CUDH3628
205	2'-11 3/8"	5'-5"	DOUBLE HUNG CUDH3028
206	2'-1 3/8"	5'-5"	DOUBLE HUNG CUDH2028
207	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
208	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
209	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
210	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
211	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
212	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
213	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
214	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
215	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228
216	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228
301	3'-4"	3'-3 1/8"	FIXED CUAWN4040
302	3'-4"	3'-3 1/8"	FIXED CUAWN4040
303	3'-4"	3'-3 1/8"	FIXED CUAWN4040
304	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
305	3'-4"	3'-3 1/8"	AWNING CUAWN4040
306	3'-4"	3'-3 1/8"	AWNING CUAWN4040
307	3'-1 3/8"	5'-5"	DOUBLE HUNG CUDH3228(E)
401	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
402	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
403	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
404	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
405	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT

RENOVATION

NUMBER	FRAME WIDTH	FRAME HEIGHT	NOTES
001	2'-8"	3'-11 1/8"	CASEMENT CUCA3248
002	2'-8"	3'-11 1/8"	CASEMENT CUCA3248
003	2'-8"	3'-11 1/8"	CASEMENT CUCA3248(E)
004	2'-8"	2'-7 1/8"	AWNING CUAWN3232
005	2'-8"	2'-7 1/8"	AWNING CUAWN3232
101	1'-6"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
102	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
103	1'-6"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
104	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
105	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
106	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
107	1'-6"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #101
108	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
109	1'-6"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #101
110	2'-11 3/8"	4'-1"	DOUBLE HUNG CUDH3020
111	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
112	2'-11 3/8"	5'-5"	DOUBLE HUNG CUDH3028
201	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
202	1'-6"	5'-6"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
203	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
204	1'-6"	5'-6"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
205	3'-0"	5'-6"	CUSTOM DOUBLE HUNG (E), MATCH WINDOW #203
206	3'-0"	5'-6"	CUSTOM DOUBLE HUNG (E), MATCH WINDOW #203
207	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
208	1'-6"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #202
209	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
210	1'-6"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #202
211	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
212	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
213	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
214	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
215	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
216	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
217	3'-0"	5'-6"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
301	2'-11 3/8"	5'-5"	DOUBLE HUNG CUDH3028
302	2'-6"	2'-11 1/8"	CASEMENT CUCA3036
303	1'-9"	3'-1 7/8"	VELUX VS C04
304	2'-6"	2'-11 1/8"	CASEMENT CUCA3036
305	2'-11 3/8"	5'-5"	DOUBLE HUNG CUDH3028(E)

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	OC	ON CENTER
CIP CONC	CAST-IN-PLACE CONCRETE	PCF	POUND PER CUBIC FOOT
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DN	DOWN	PT	PRESERVATIVE TREATED
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
EXIST	EXISTING	R	RISER
EXIST	EXISTING	RO	ROUGH OPENING
FIN	FINISH	SF	SQUARE FOOT
FLR	FLOOR	SHT	SHEET
FT	FOOT	SIM	SIMILAR
		SPEC	SPECIFICATIONS
GC	GENERAL CONTRACTOR	T	TREAD
GWB	GYPSPUM WALL BOARD	T&G	TONGUE AND GROOVE
HP	HIGH POINT	TYP	TYPICAL
IN	INCH	VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
MAX	MAXIMUM	W	WITH
MDF	MEDIUM DENSITY FIBERBOARD	W/O	WITHOUT
MDO	MEDIUM DENSITY OVERLAY		
MIN	MINIMUM	&	AND
MISC	MISCELLANEOUS	AT	AT
MO	MASONRY OPENING	#	NUMBER
		CL	CENTERLINE
NTS	NOT TO SCALE		

SYMBOLS

	ELEVATION MARKER		ROOM MARKER
	DOOR REFERENCE NUMBER		WINDOW REFERENCE NUMBER
	INTERIOR ELEVATION REFERENCE		SECTION CALL OUT
	EXTERIOR ELEVATION REFERENCE		NORTH ARROW
	STRUCTURAL GRID LINE		DETAIL REFERENCE
	ELEVATION CALL OUT		PARTITION REFERENCE
	KEYNOTE REFERENCE		CASEWORK REFERENCE

MATERIALS KEY

	EARTH		SHINGLES (ELEVATION)
	GRAVEL		CLAPBOARD (ELEVATION)
	CAST CONCRETE		BRICK (ELEVATION)
	SOLID WOOD		BRICK (SECTION)
	PLYWOOD		GYPSPUM WALL BOARD
	RIGID INSULATION		CMU MASONRY
	SPRAY INSULATION - LOW DENSITY		ARCHITECTURAL STONWORK (ELEVATION)
	SPRAY INSULATION - HIGH DENSITY		ARCHITECTURAL STONWORK (ELEVATION)
	BLOW-IN INSULATION		METAL

BUILDING/ENERGY CODE

BUILDING CODE: 780 CMR, 8TH EDITION, MASSACHUSETTS STATE BUILDING CODE ONE AND TWO FAMILY DWELLING CODE

ENERGY CODE: 780 CMR, 8TH EDITION, APPENDIX 115 AA "STRETCH" ENERGY CODE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015

THERMAL PERFORMANCE REQUIREMENTS FOR CLIMATE ZONE 5		
	REQUIRED R-VALUE	PROPOSED R-VALUE
CEILING/ROOF	R49	R49
EXTERIOR WALLS	R20	R20
BASEMENT WALLS	R15 (CONTINUOUS)	R15 (CONTINUOUS)
SLAB-ON-GRADE	R10	R10
FENESTRATION U-VALUE	0.32	0.30
HERS RATING	70 (LESS THAN 3,000 SF)	TBD

DRAWING LIST

G100	INDEX SHEET
G101	FAR DIAGRAM
G102	EXISTING PHOTOS & PERSPECTIVE STREET VIEWS
A111	FRONT UNIT REFLECTED CEILING PLANS
A300	FRONT UNIT BUILDING SECTION & WALL SECTION
A600	FRONT UNIT STAIR DETAILS
A110	FRONT UNIT REFLECTED CEILING PLANS
D100	FRONT UNIT BASEMENT AND FIRST FLOOR DEMOLITION PLANS
D101	FRONT UNIT SECOND FLOOR AND THIRD FLOOR DEMOLITION PLANS
D102	FRONT UNIT ROOF PLAN DEMOLITION PLAN
A100	FRONT UNIT BASEMENT AND FIRST FLOOR PLANS
A101	FRONT UNIT SECOND AND THIRD FLOOR PLANS
A102	FRONT UNIT ROOF PLAN
A200	FRONT UNIT EAST AND SOUTH ELEVATION
A201	FRONT UNIT NORTH AND WEST ELEVATION
A112	REAR UNIT REFLECTED CEILING PLANS
A113	REAR UNIT REFLECTED CEILING PLANS
A301	REAR UNIT BUILDING SECTIONS
A302	REAR UNIT BUILDING SECTION & WALL SECTION
A320	EXTERIOR DETAILS
A601	REAR UNIT STAIR DETAILS
A103	REAR UNIT BASEMENT AND FIRST FLOOR PLANS
A104	REAR UNIT SECOND AND THIRD FLOOR PLANS
A105	REAR UNIT ROOF PLAN
A202	REAR UNIT EAST AND SOUTH ELEVATION
A203	REAR UNIT NORTH AND WEST ELEVATION

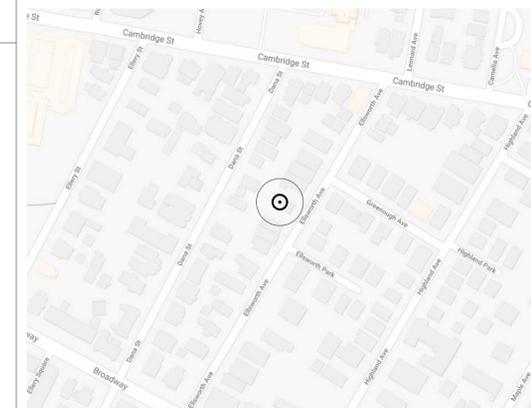
GENERAL PROJECT NOTES

- THE PROJECT CONSISTS OF A RENOVATION OF BOTH A SINGLE FAMILY RESIDENCE AND A NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH RELATED SITE WORK. THE DRAWINGS ARE INTENDED TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES. PROMPTLY REPORT DISCREPANCIES IN THE DRAWINGS AND BETWEEN DRAWINGS, SPECIFICATIONS AND SCHEDULES TO THE ARCHITECT AND/OR OWNER.
- THE CONTRACTOR IS TO COMPLETE THE WORK IN COMPLIANCE WITH ZONING ORDINANCES, BUILDING CODES, ENERGY CODES AND GENERAL LAWS APPLICABLE TO THE REGULATORY JURISDICTION OF THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S SUB-CONTRACTORS TO REVIEW EXISTING SITE AND BUILDING CONDITIONS TO THE EXTENT NECESSARY TO CONFIRM THAT THE WORK CAN BE EXECUTED WITHOUT DELAYS OR ADDITIONAL COST.
- THE CONTRACTOR IS TO LAYOUT AND CONFIRM SITE ELEVATIONS AND SETBACK LINES SHOWN ON CIVIL, LANDSCAPE AND ARCHITECTURAL PLANS. DISCREPANCIES BETWEEN PROPOSED LOCATIONS AND ELEVATIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE INSTALLATION OF THE WORK.
- SEE GENERAL NOTES ON INDIVIDUAL DRAWING SHEETS.

LOCATION



LOCUS



UNISON DEVELOPMENT PROJECT

P30659-00

17 Ellsworth Avenue
Cambridge, MA 02139

LDA Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
617 621-1455 fax 617 621-1477
www.LDAArchitects.com

ISSUANCE:
BZA SUBMISSION

REVISION:

DATE: 05/16/2019

SCALE: As indicated

DRAWN: DR/RN

CHECKED: JO/KS

SHEET INFO:
INDEX SHEET

G100

LDA
ARCHITECTURE & INTERIORS

ZONING INFORMATION

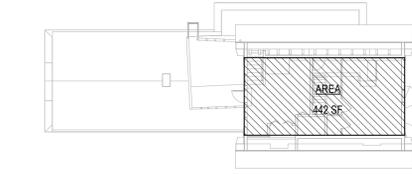
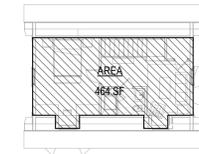
PROJECT ADDRESS	17 ELLSWORTH AVE CAMBRIDGE, MA 02139	
DEED BOOK	BOOK 18489, PAGE 178	
ZONING ORDINANCE	ZONING BY-LAW, CAMBRIDGE, 08-07-2017...	
ZONING DISTRICT	C-1	
ZONING TABLE		
	MINIMUM	ACTUAL
LOT AREA	5,000 SF	6,228 SF
LOT WIDTH	50'-0"	60'-0"
FRONT SETBACK	14.3'	13.23'
SIDE SETBACK	8'-4 11/16" / 8'-5 3/4"	8'-6 3/8" / 9'-9"
REAR SETBACK	21'-0"	21'-8"
	MAXIMUM	PROPOSED
BUILDING HEIGHT	35'-0"	32'-5"
F.A.R.	0.75	0.69

FLOOR AREA RATIO DATA

FLOOR	EXISTING HOUSE	PROPOSED RENOVATION	PROPOSED NEW CONSTRUCTION	TOTAL PROPOSED
BASEMENT	1,408 SF	683 SF	849 SF	1,532 SF
FIRST FLOOR	1,425 SF	718 SF	938 SF	1,656 SF
SECOND FLOOR	1,425 SF	718 SF	862 SF	1,580 SF
ATTIC	442 SF	464 SF	602 SF	1,066 SF
TOTAL FLOOR AREA (NOT INCLUDING BASEMENT)	3,292 (0.53)	1,900 (0.30)	2,402 (0.39)	4,302 (0.69)
F.A.R. ALLOWABLE AREA	4,671 (0.75)	4,671 (0.75)	4,671 (0.75)	4,671 (0.75)



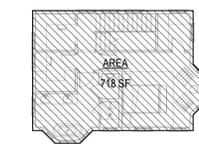
P3 THIRD FLOOR PROPOSED FAR
SCALE: 1/16" = 1'-0"



E3 THIRD FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



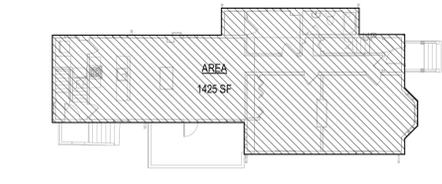
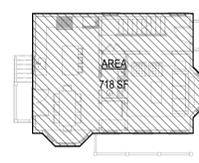
P2 SECOND FLOOR PROPOSED FAR
SCALE: 1/16" = 1'-0"



E2 SECOND FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



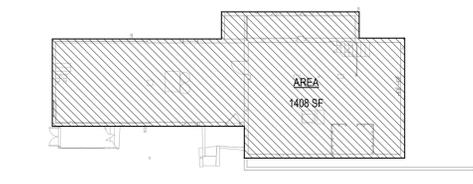
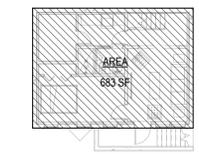
P1 FIRST FLOOR PROPOSED FAR
SCALE: 1/16" = 1'-0"



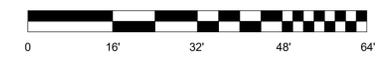
E1 FIRST FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



P0 BASEMENT PROPOSED FAR
SCALE: 1/16" = 1'-0"



E0 BASEMENT EXISTING FAR
SCALE: 1/16" = 1'-0"



UNISON DEVELOPMENT PROJECT

P30659.00

17 Ellsworth Avenue
Cambridge, MA 02139

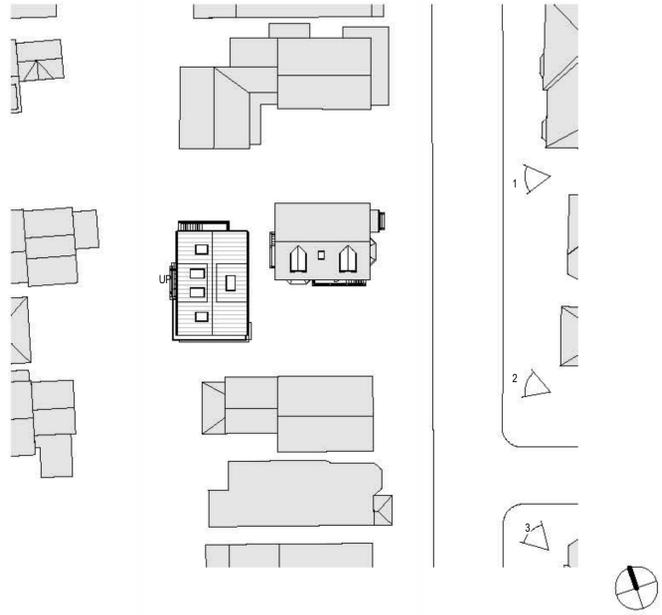
LDA Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
617 621-1455 fax 617 621-1477
www.LDA-Architects.com

ISSUANCE:
BZA SUBMISSION

REVISION:

DATE: 05/16/2019
SCALE: As indicated
DRAWN: DR
CHECKED: JOJKS

SHEET INFO:
FAR DIAGRAM



UNISON DEVELOPMENT PROJECT

P30069.00

17 Ellsworth Avenue
Cambridge, MA 02139

LDa Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
617 621-1455 fax 617 621-1477
www.LDa-Architects.com

ISSUANCE:
BZA SUBMISSION

REVISION:

DATE: 05/16/2019
SCALE: 1" = 30'-0"
DRAWN: DR
CHECKED: JOKS

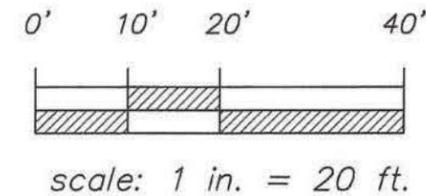
SHEET INFO:
EXISTING PHOTOS & PERSPECTIVE
STREET VIEWS



This plan is based on an instrument survey performed on June 15, 2018. It shows the existing conditions at the subject parcel as thin dashed lines.

Proposed renovation to the existing building and new second unit are shown in bold solid lines.

Existing w/Proposed
SITE PLAN
 in the
CITY OF CAMBRIDGE
 at
 # 17 Ellsworth Avenue
 owned by
 Maureen O'Connell



Peter R. McManus 3-25-19
 Peter R. McManus P.L.S.

TERRA NOVA SURVEY CONSULTANTS
 1685 South Street
 Bridgewater, MA 02324

Date: March 25, 2019
 Scale: 1 in. = 20 ft.

PROPOSED PLANT LIST				
SYM	#	LATIN NAME	COMMON NAME	MIN. SIZE NOTES
TREES:				
CB	3	<i>Carpinus betulus</i> 'Fastigiata'	Fastigate European Hornbeam	2.5' cal.
CO	1	<i>Chamaecyparis obtusa</i> 'Gracilis'	Hinoki Cypress	5-6' ht. B&B
GT	1	<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honeylocust	2-2.5' cal. B&B
OA	1	<i>Oxydendrum arboreum</i>	Sourwood	2' cal.
TO	5	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	7-8' ht.
SHRUBS & VINES:				
FM	4	<i>Fothergilla major</i>	Witch-Alder	5 gal.
HM	9	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	5 gal.
HP	9	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Panicle Hyd.	5 gal.
IG	14	<i>Ilex glabra</i>	Inkberry	5 gal.
KL	6	<i>Kalmia latifolia</i>	Mountain Laurel	min. 3' tall and wide at planting
RC	5	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	3-4' ht. B&B
SB	2	<i>Spiraea bumalda</i> 'Anth. Wat.'	Anthony Waterer Spirea	5 gal. B&B
VD	3	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.
PERENNIALS				
ha	21	<i>Hakonechloa macra</i>	Japanese Forest Grass	2 gal. 18" O.C.
sn	8	<i>Salvia nemerosa</i> 'May Night'	Woodland Sage - Purple var.	2 gal. 18" O.C.
snl	6	<i>Salvia nemerosa</i> 'Lyrical White'	Woodland Sage - White var.	2 gal. 18" O.C.
tc	4	<i>Tiarella cordifolia</i> 'Running Tapestry'	Running Foam Flower	2 gal. 18" O.C.



Thuja occidentalis 'Emerald Green'
Emerald Green Arborvitae



Carpinus betulus 'Fastigiata'
Fastigate European Hornbeam



Chamaecyparis obtusa 'Gracilis'
Hinoki Cypress



Abutter's Existing 5' ht. Wood Board Fence with 1' Lattice Chain Link to be Removed



4' ht. Wood Picket Fence



Match Brick Paver Style and color to Existing Sidewalk

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



Fothergilla major
Witch-Alder



Hydrangea macrophylla
Bigleaf Hydrangea



Ilex glabra
Inkberry



Kalmia latifolia
Mountain Laurel



Rhododendron catawbiense
Catawba Rhododendron



Spiraea bumalda 'Anthony's Waterer'
Anthony Waterer Spirea



Viburnum dentatum
Arrowwood Viburnum



Hakonechloa macra
Japanese Forest Grass



Tiarella cordifolia 'Running Tapestry'
Running Foam Flower



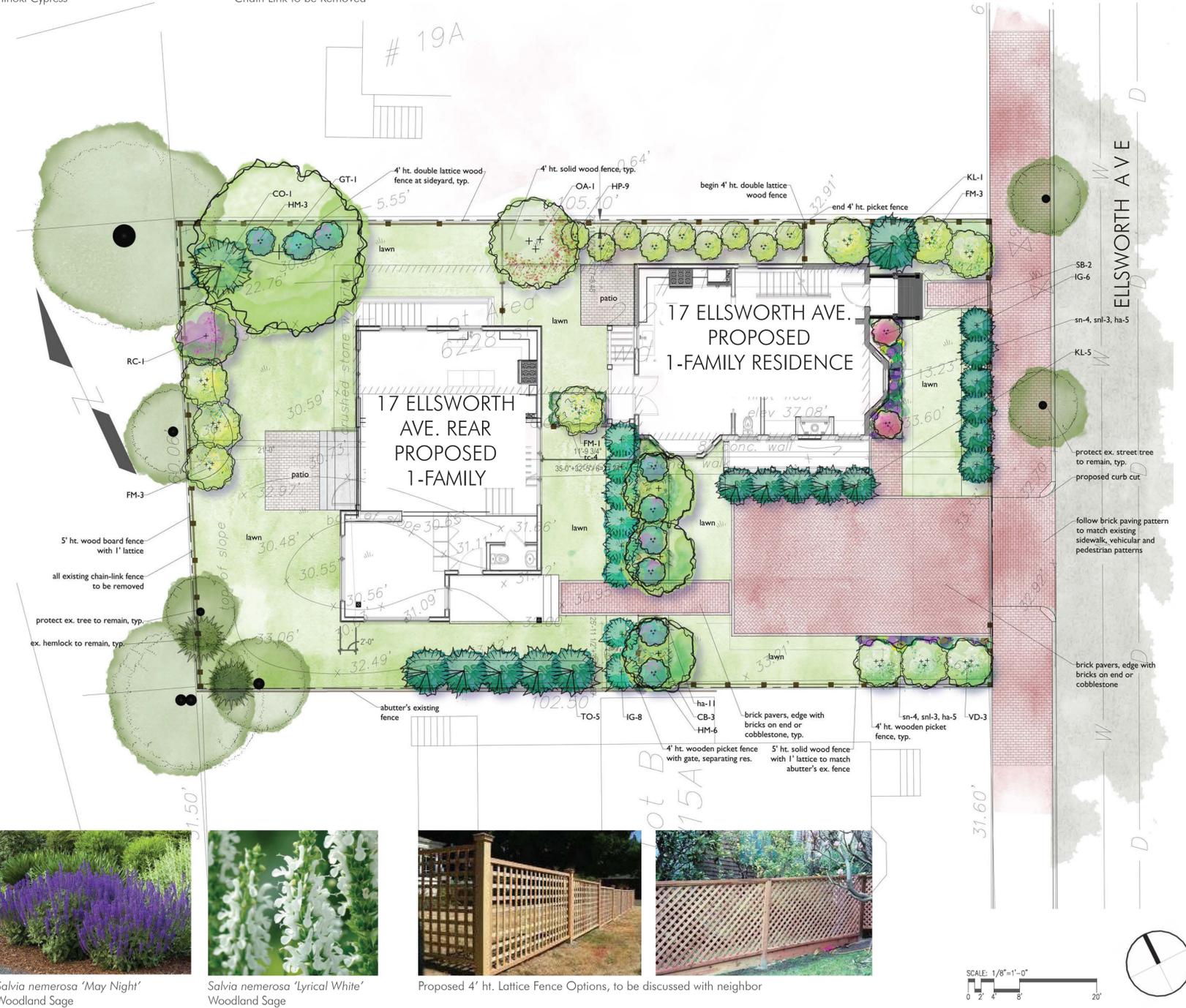
Salvia nemerosa 'May Night'
Woodland Sage



Salvia nemerosa 'Lyrical White'
Woodland Sage



Proposed 4' ht. Lattice Fence Options, to be discussed with neighbor



SCALE: 1/8"=1'-0"
0 2 4 8 20'



PROPOSED PLANT LIST			
SYM #	LATIN NAME	COMMON NAME	MIN. SIZE NOTES
TREES:			
CO 1	Chamaecyparis obtusa 'Gracilis'	Hinoki Cypress	5-6' ht. B&B
LT 1	Liriodendron tulipifera	Tulip Tree	2-3' cal. B&B
PP 1	Picea pungens 'Iseli Fastigiata'	Columnar Blue Colorado Spruce	7-8' ht.
SHRUBS & VINES:			
FM 4	Fothergilla major	Witch-Alder	5 gal.
HM 14	Hydrangea macrophylla	Bigleaf Hydrangea	5 gal.
IG 14	Ilex glabra	Inkberry	5 gal.
KL 1	Kalmia latifolia	Mountain Laurel	7 gal.
RC 5	Rhododendron catawbiense	Catawba Rhododendron	3-4' ht. B&B
SB 7	Spiraea bumalda 'Anth. Wat.'	Anthony Waterer Spirea	5 gal. B&B
SV 2	Syringa vulgaris	Common Lilac	36' ht.
VD 3	Viburnum dentatum	Arrowwood Viburnum	5 gal.
PERENNIALS			
ha 5	Hakonechloa macro	Japanese Forest Grass	2 gal. 18" O.C.
sn 4	Salvia nemerosa 'May Night'	Woodland Sage - Purple var.	2 gal. 18" O.C.
snl 3	Salvia nemerosa 'Lyrical White'	Woodland Sage - White var.	2 gal. 18" O.C.
tc 11	Tiarella cordifolia 'Running Tapestry'	Running Foam Flower	2 gal. 18" O.C.

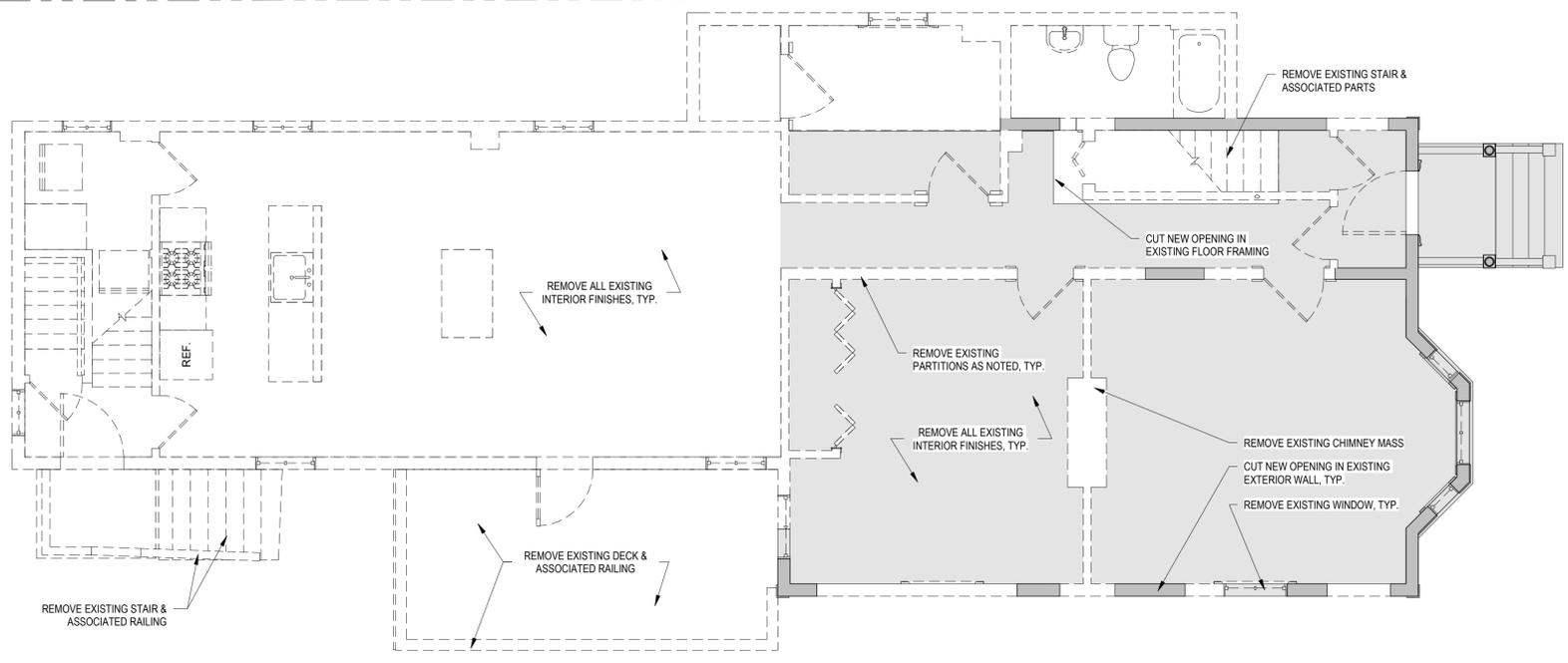
PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

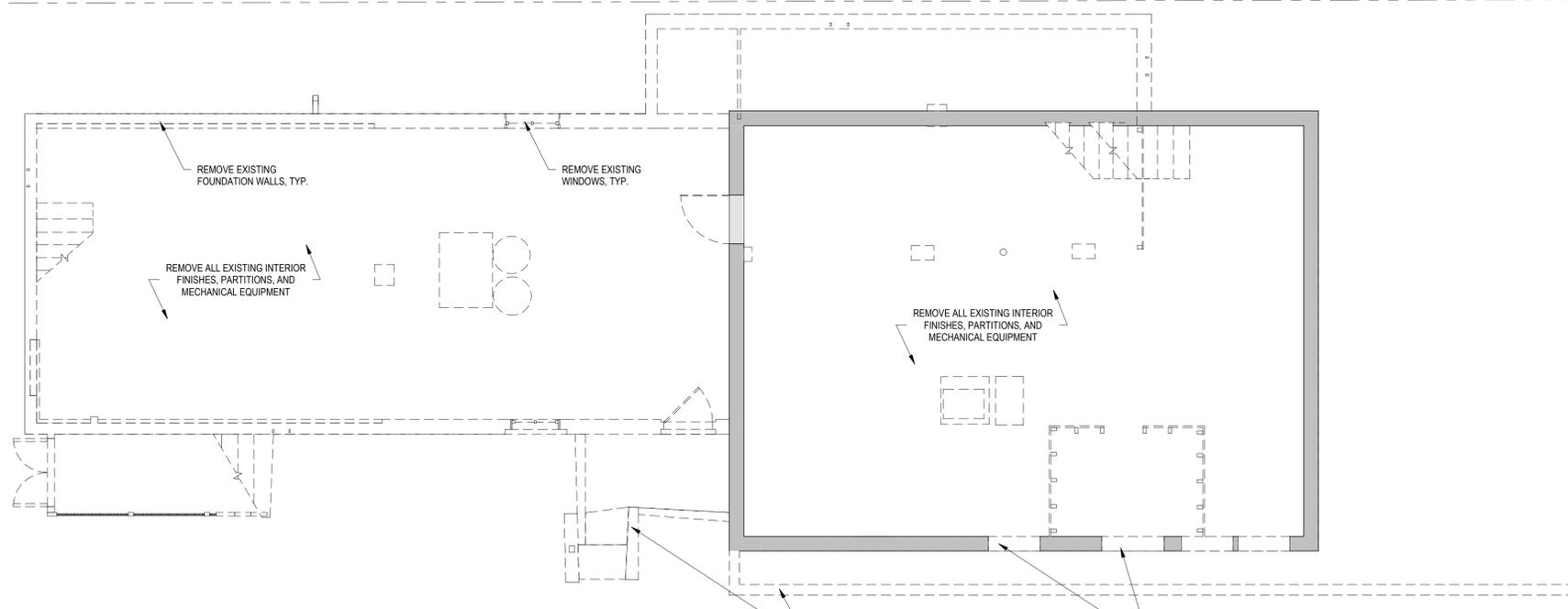


DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



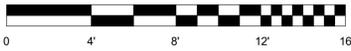
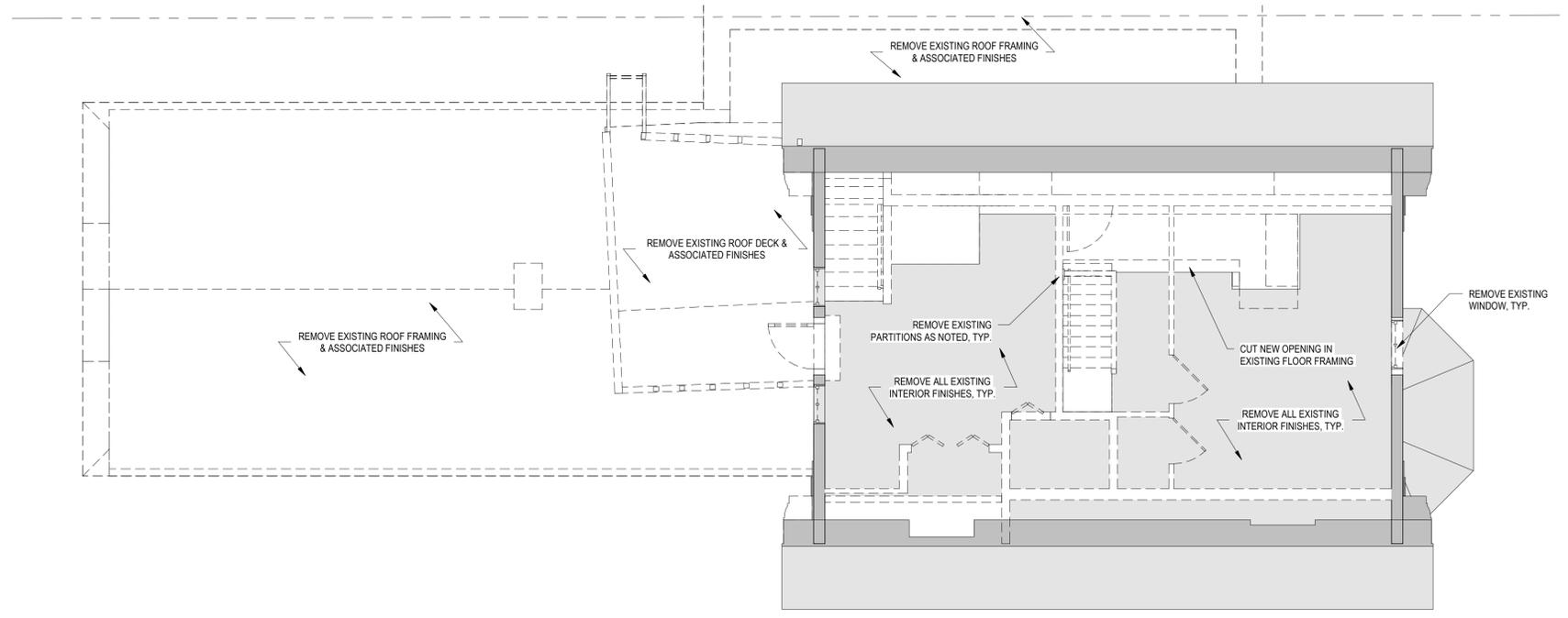
2 FRONT UNIT - FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



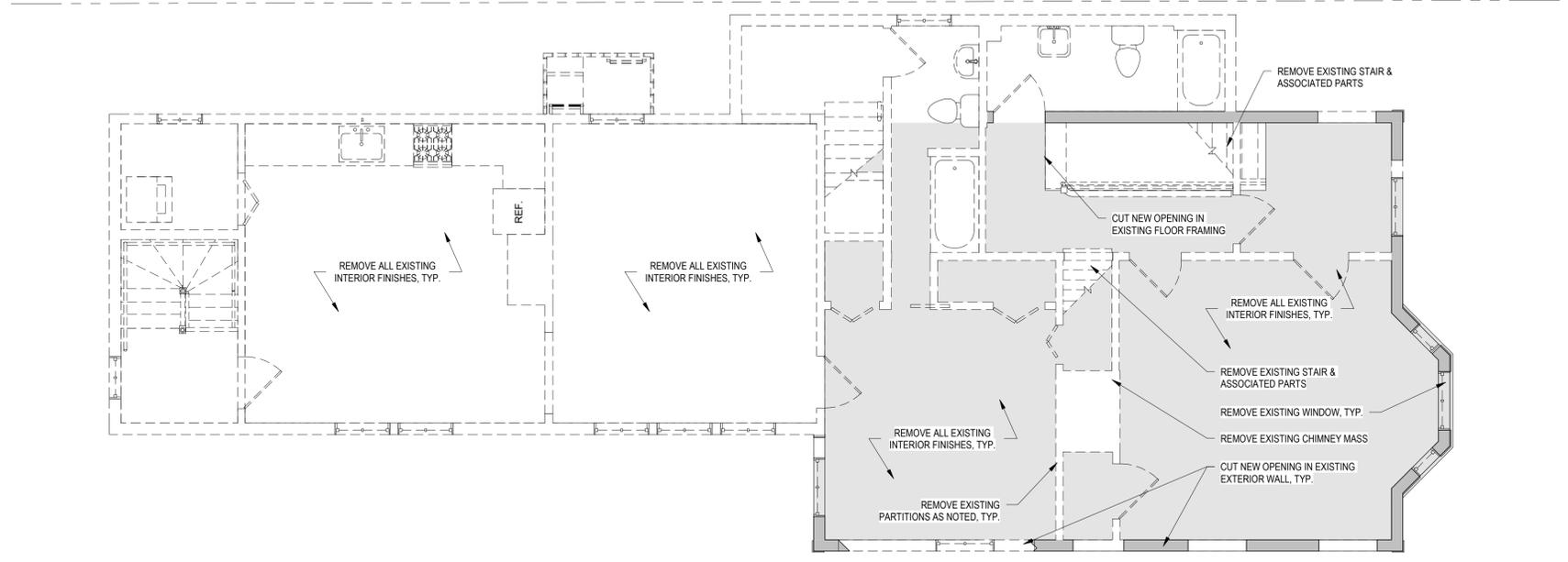
1 FRONT UNIT - BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEY

-  EXISTING WALLS TO REMAIN
-  EXISTING TO REMAIN
-  EXISTING WALLS TO BE REMOVED

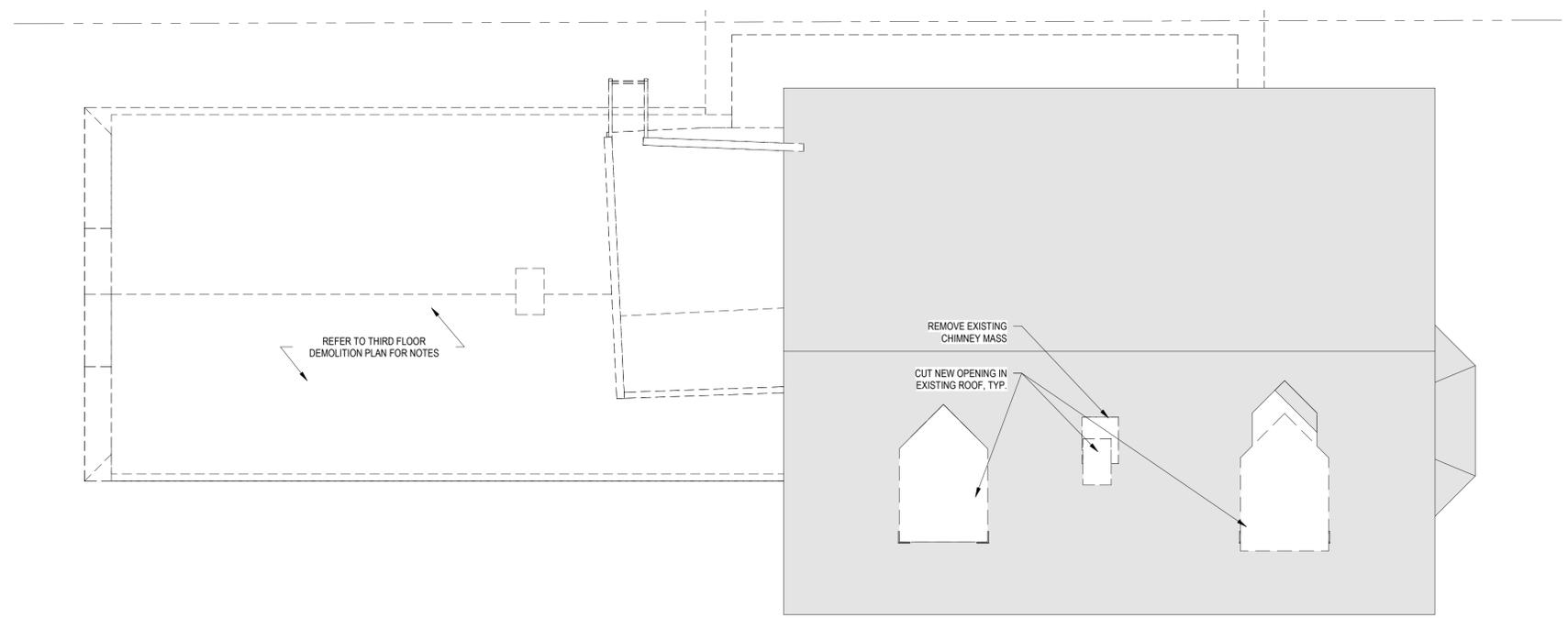
2 FRONT UNIT - THIRD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 FRONT UNIT - SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED

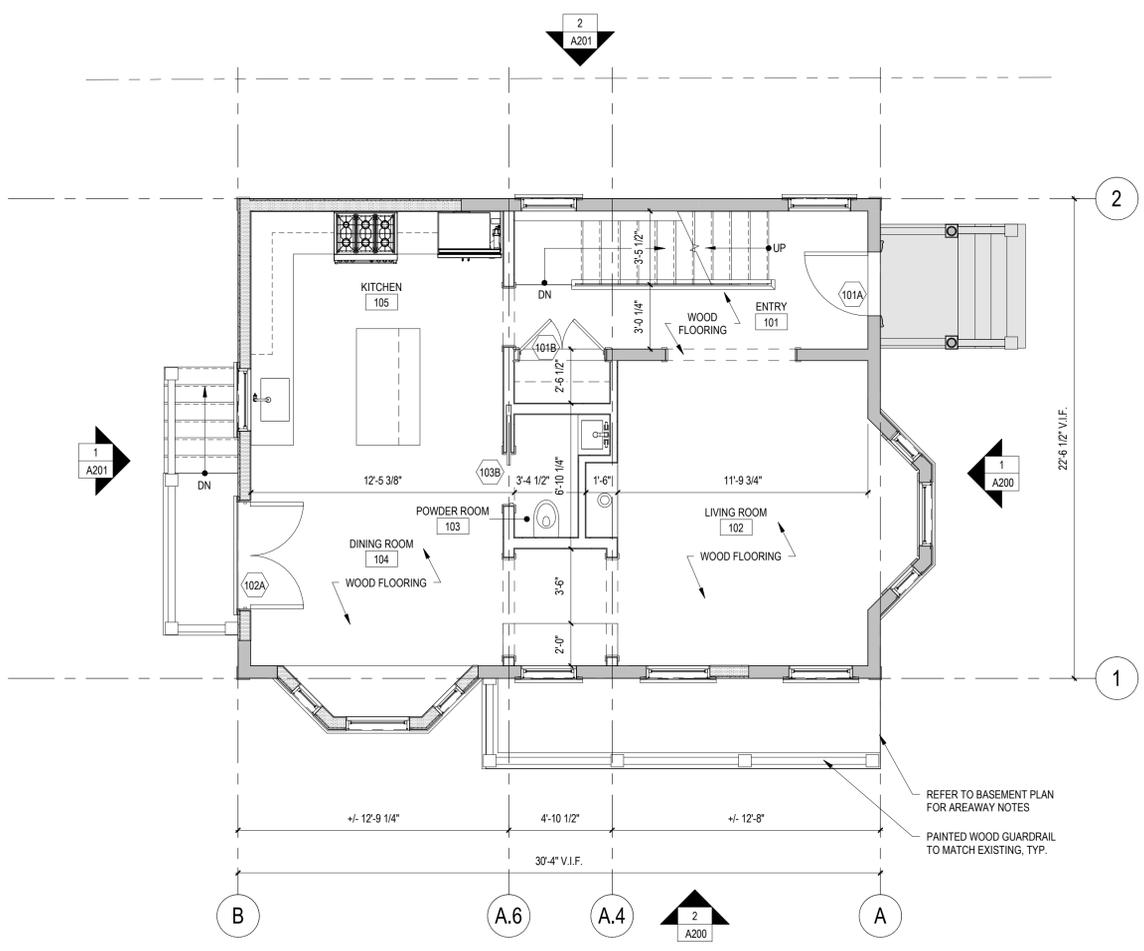
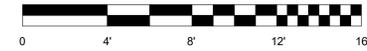


1 FRONT UNIT - ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

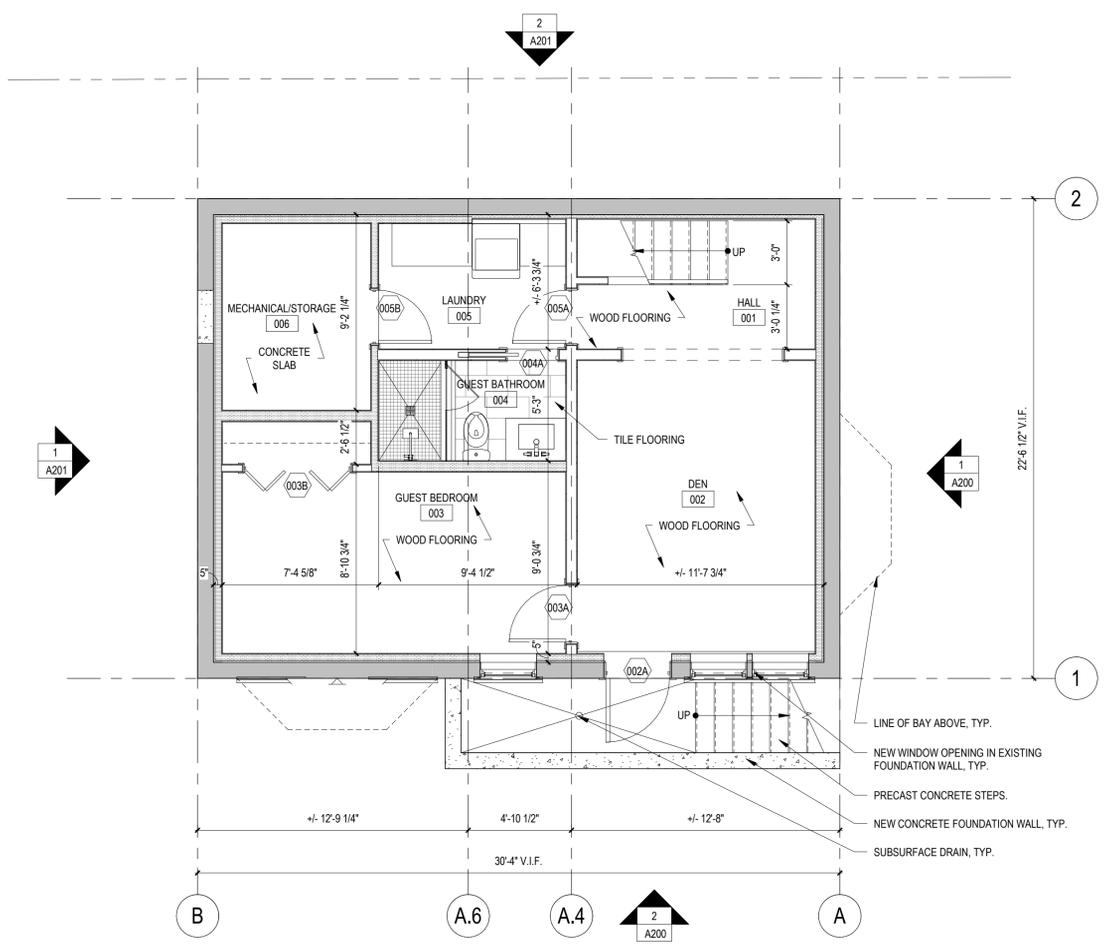
WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

- GENERAL FLOOR PLAN NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
 - AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
 - GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
 - EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
 - INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
 - PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
 - SEE ROOF PLAN FOR ROOF INFORMATION.
 - SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 FRONT UNIT - PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



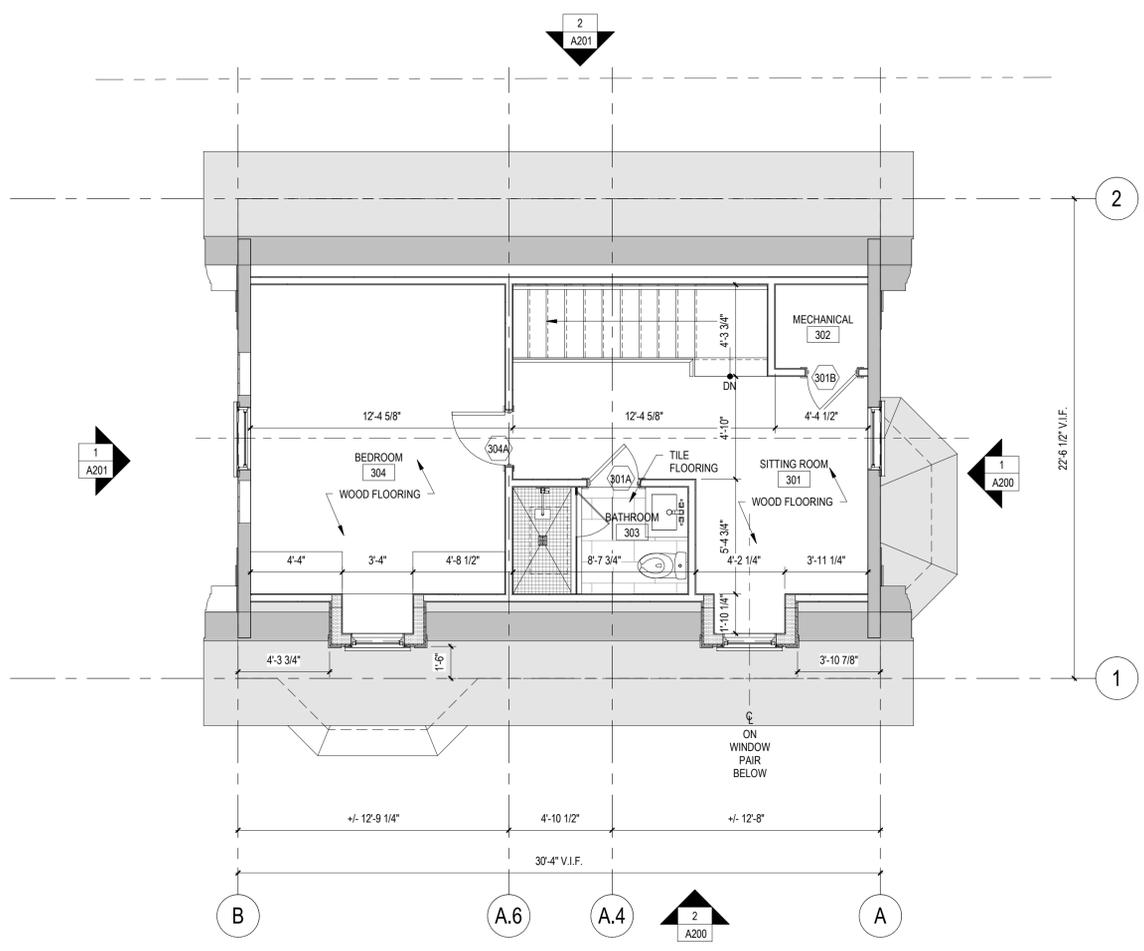
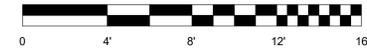
1 FRONT UNIT - PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



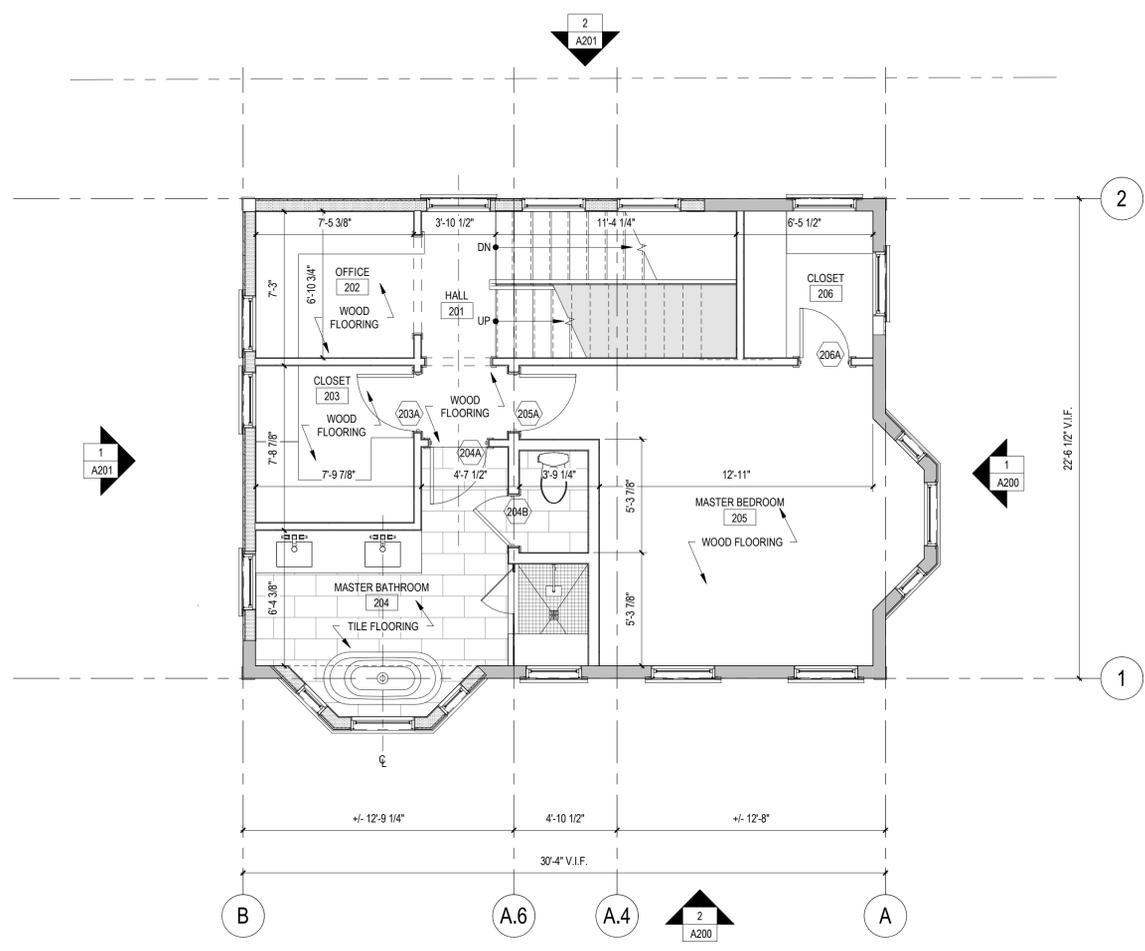
WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

- GENERAL FLOOR PLAN NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
 - AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
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 - EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
 - INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
 - PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
 - SEE ROOF PLAN FOR ROOF INFORMATION.
 - SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 FRONT UNIT - PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

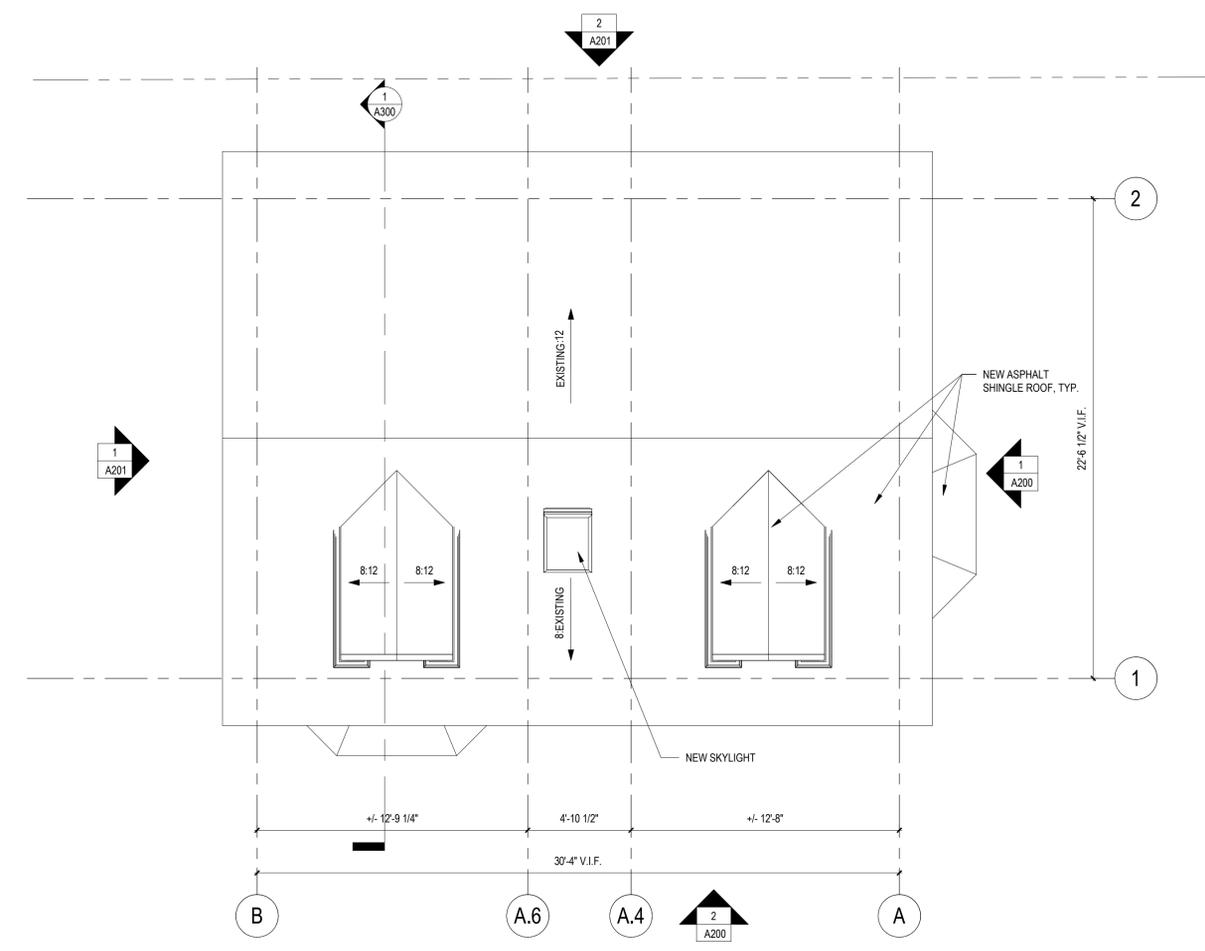
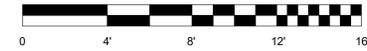


1 FRONT UNIT - PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
5. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.

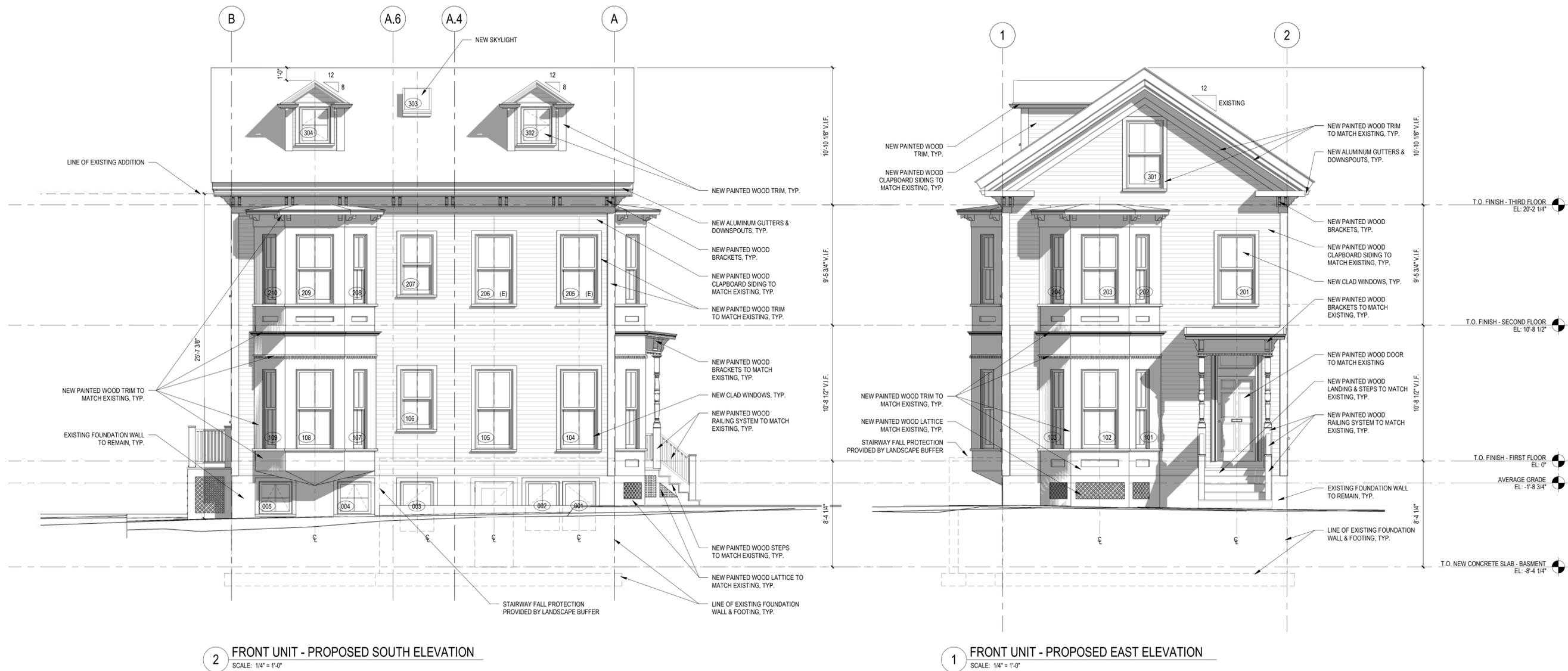


1 FRONT UNIT - PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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2 FRONT UNIT - PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 FRONT UNIT - PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

T.O. FINISH - THIRD FLOOR
EL: 20'-2 1/4"

T.O. FINISH - SECOND FLOOR
EL: 10'-8 1/2"

T.O. FINISH - FIRST FLOOR
EL: 0"

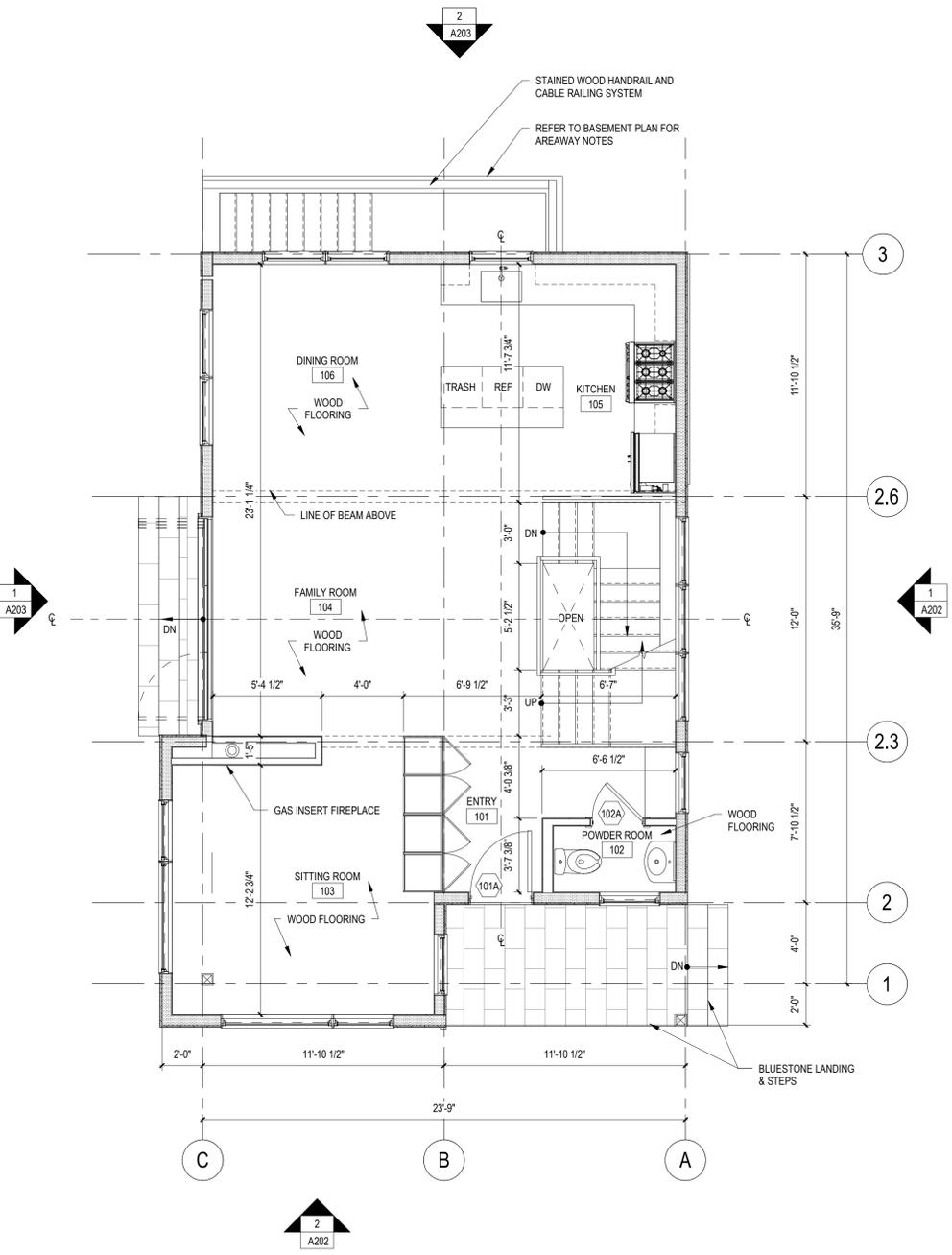
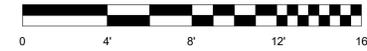
AVERAGE GRADE
EL: -1'-8 3/4"

T.O. NEW CONCRETE SLAB - BASMENT
EL: -8'-4 1/4"

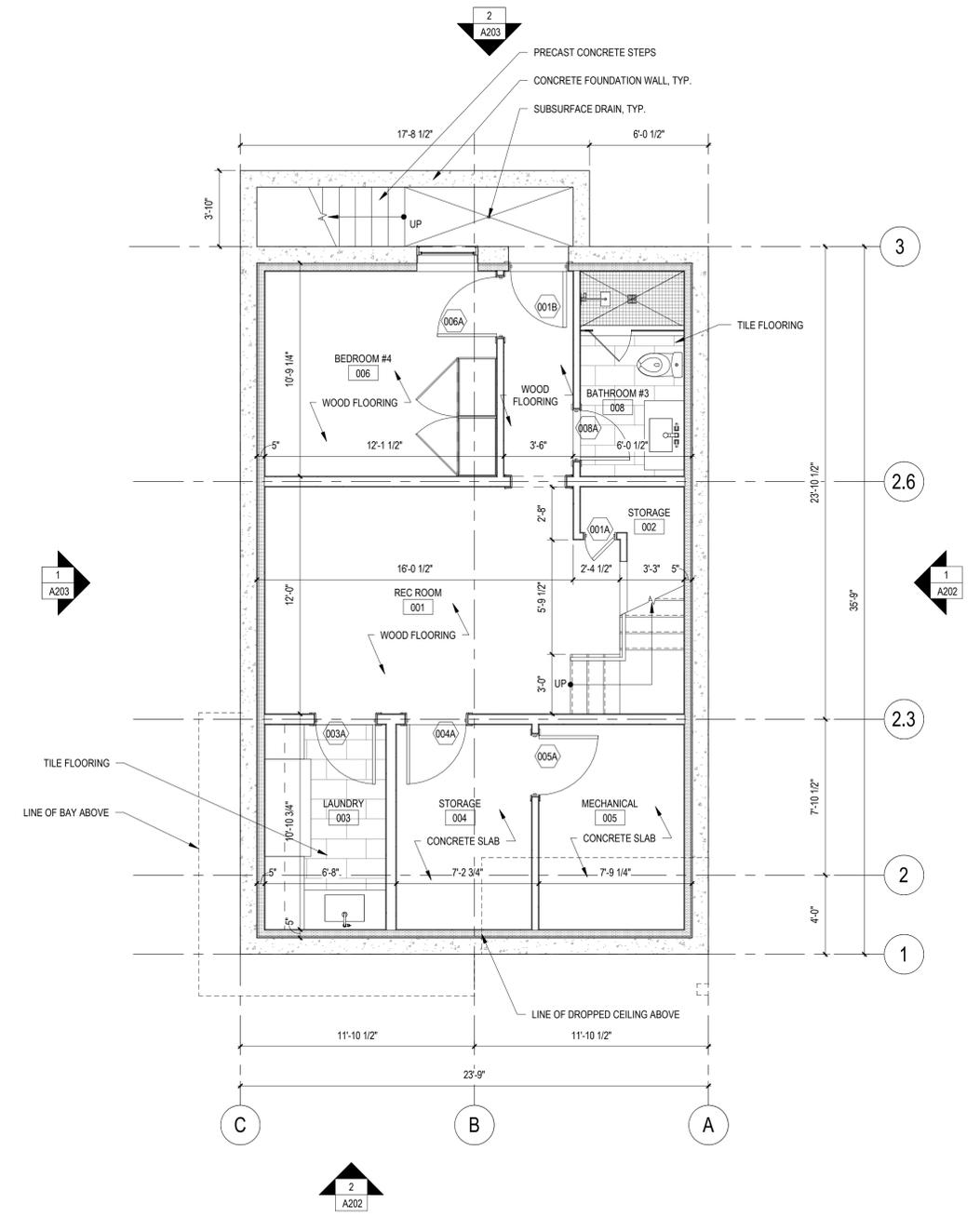
WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

- GENERAL FLOOR PLAN NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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 - SEE ROOF PLAN FOR ROOF INFORMATION.
 - SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 REAR UNIT - PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 REAR UNIT - PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

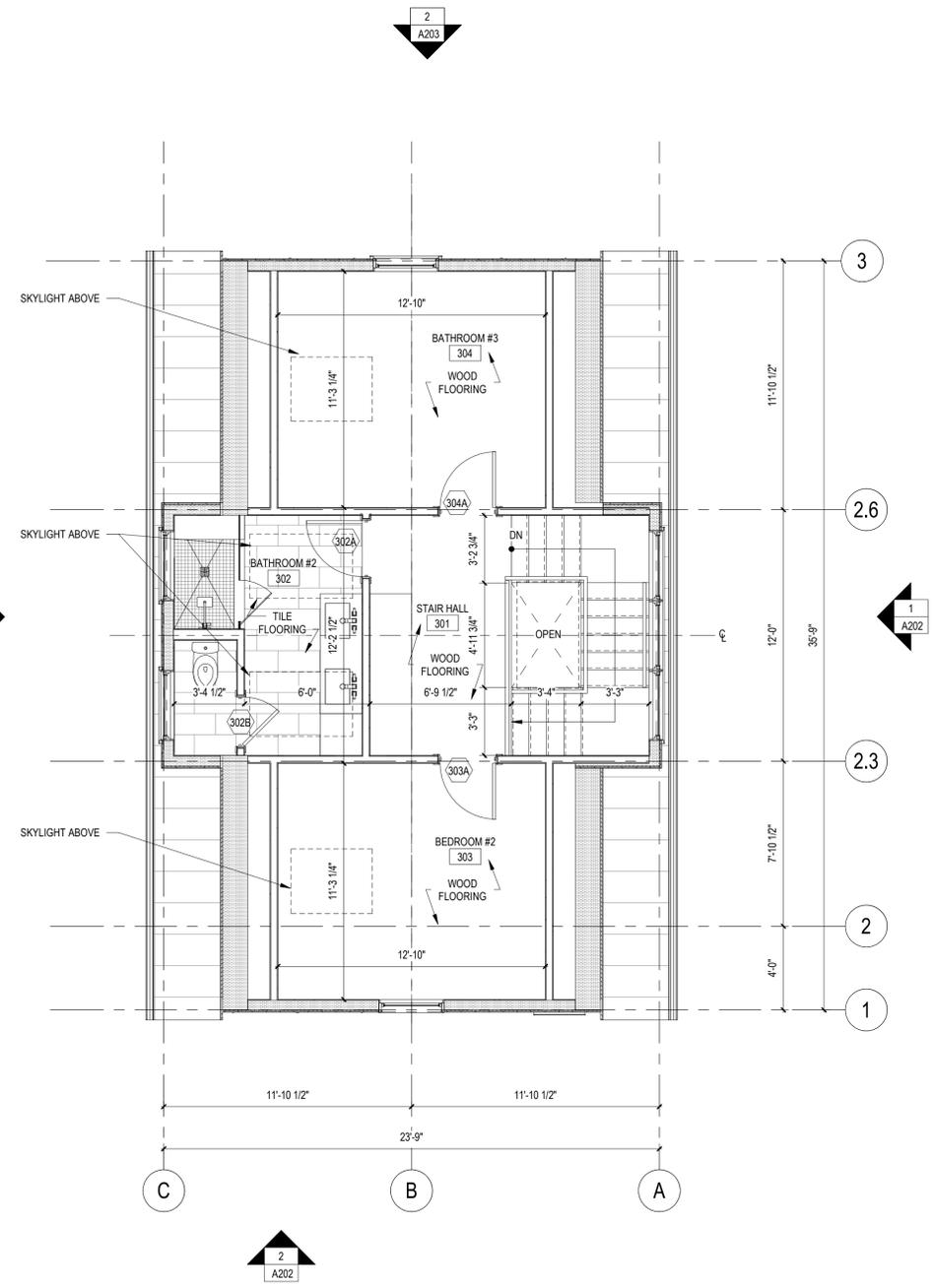


WALL KEY

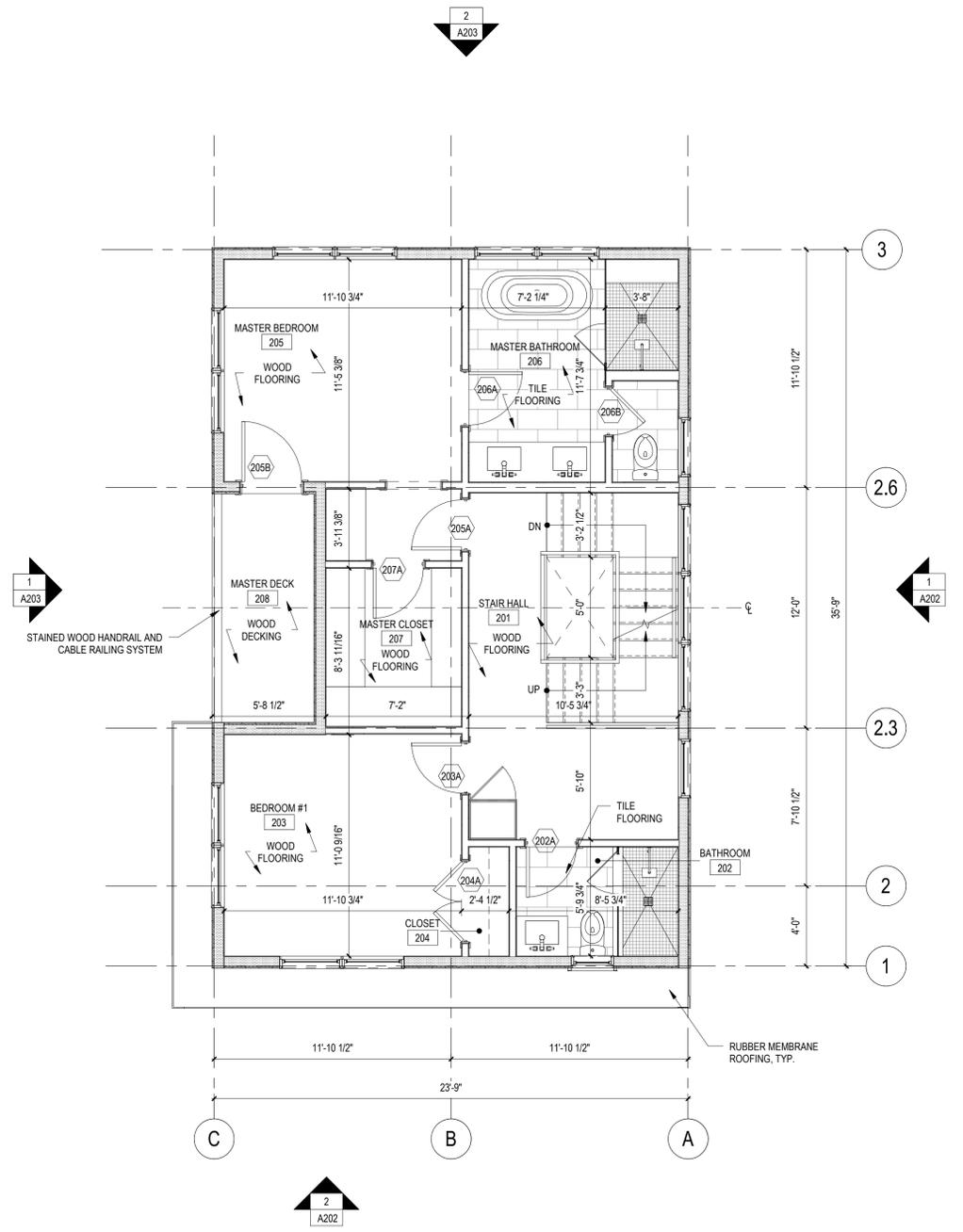
	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
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GENERAL FLOOR PLAN NOTES

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2 REAR UNIT - PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

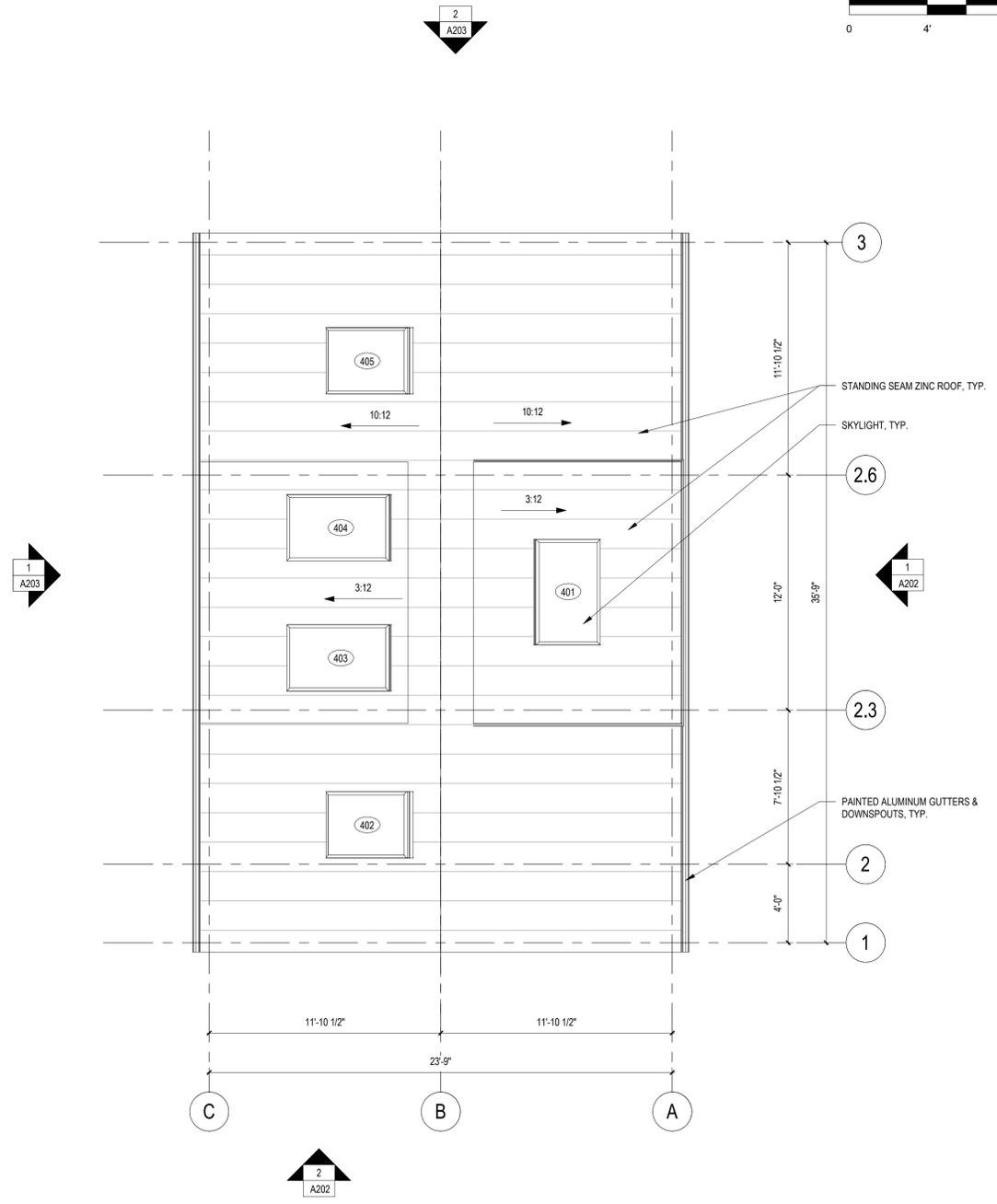


1 REAR UNIT - PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL FLOOR PLAN NOTES

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7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



1 REAR UNIT - PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



UNISON DEVELOPMENT PROJECT

P30659.00

17 Ellsworth Avenue
Cambridge, MA 02139

LDA Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
617 621-1455 fax 617 621-1477
www.LDA-Architects.com

ISSUANCE:
BZA SUBMISSION

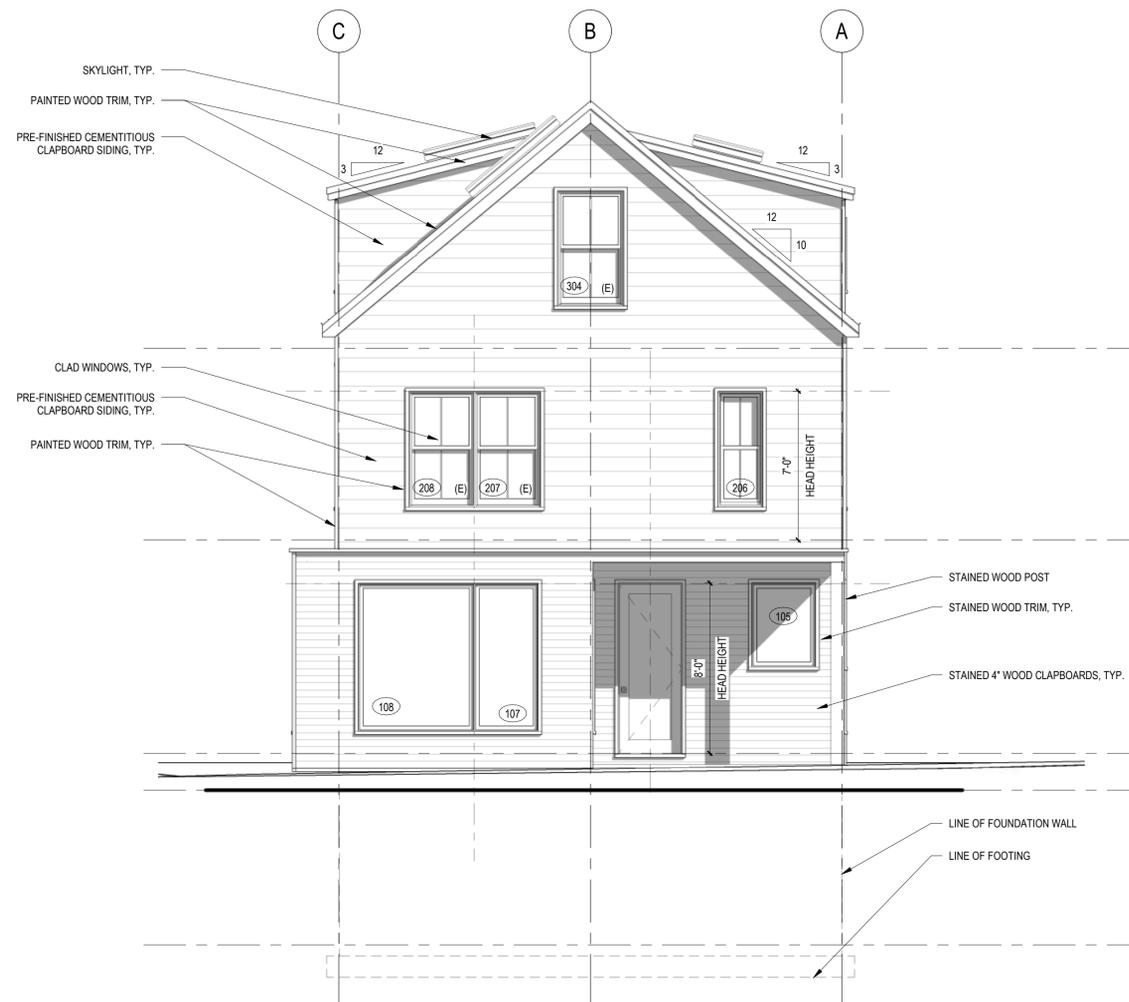
REVISION:
1 02/26/19 REVISED

DATE: 05/16/2019
SCALE: 1/4" = 1'-0"
DRAWN: DR/RN
CHECKED: JO/KS

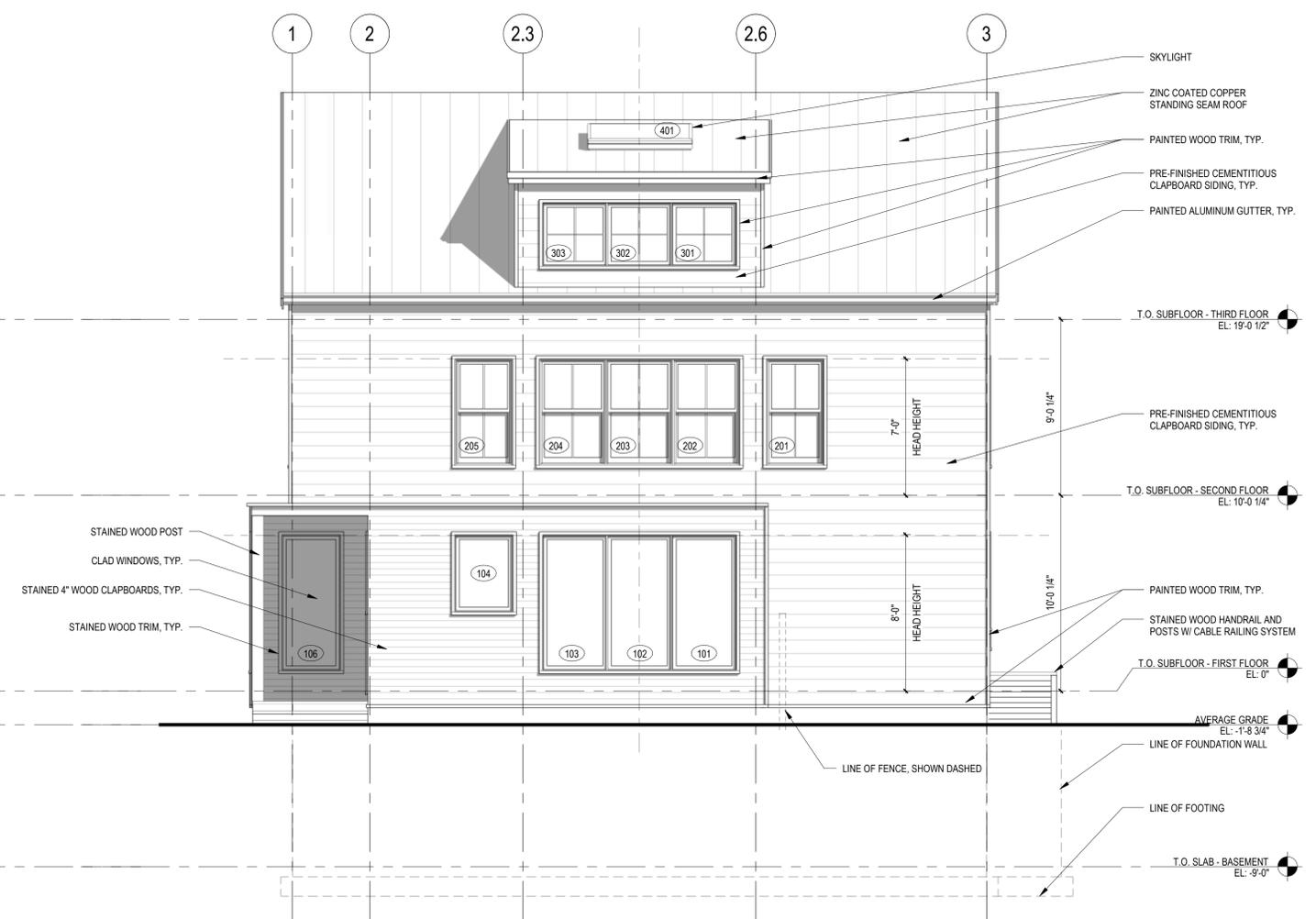
SHEET INFO:
REAR UNIT ROOF PLAN

GENERAL ELEVATION NOTES

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2 REAR UNIT - PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



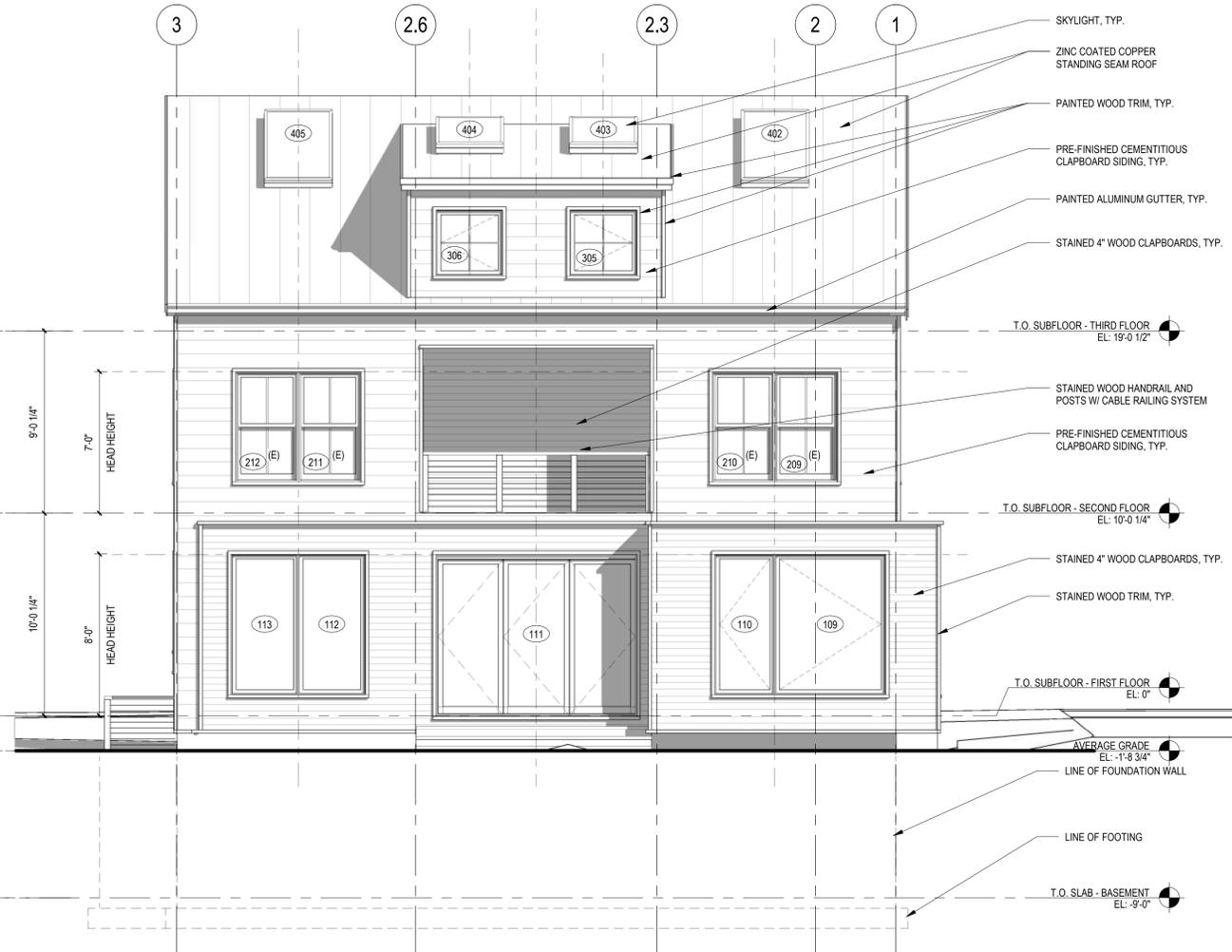
1 REAR UNIT - PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

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2 REAR UNIT - PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR UNIT - PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 17 Ellsworth Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
Approved by the Mid Cambridge NCD Commission at public hearing. Certificate uploaded to Energov.
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date June 17, 2019

Received by Uploaded to Energov

Date June 17, 2019

Relationship to project BZA 017126-2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Monika Pauli, *Members*
Margaret McMahan, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **17 Ellsworth Avenue**

OWNER: **Maureen O'Connell**
 17 Ellsworth Avenue
 Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

- 1. Remove rear portion of existing building and bump-out on north side of property,**
- 2. Construct single family residence in rear of property,**
- 3. Restore existing building's exterior features.**

Work is to be carried out as depicted in the plans by LDA Architecture & Interiors titled, "Unison Development Project, 17 Ellsworth Ave. Cambridge, MA," and dated April 16, 2019.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 5606**

Date of Certificate: **May 6, 2019**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on May 6, 2019.

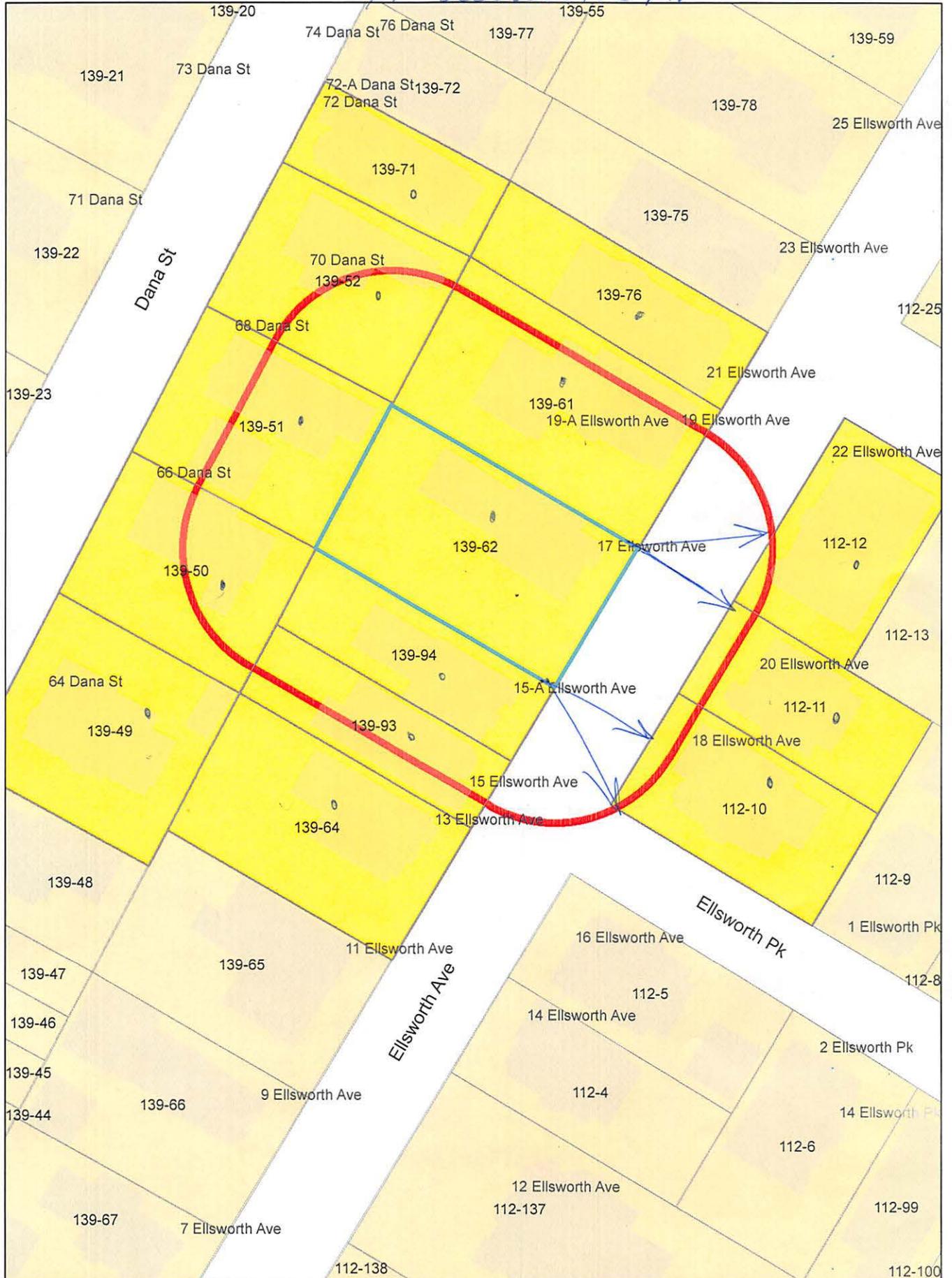
By Lestra Litchfield/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

17 Ellsworth Ave



17 Ellsworth Ave

Rehman
MATT HAYES
11 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-10
MCCALLUM, ROBERT, JR & SANDRA MCCALLUM
18 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-11
DESOUZA, RITA H. LIFE ESTATE
20 ELLSWORTH AVE., #1
CAMBRIDGE, MA 02139

112-12
STEINBERG, ROBERT J. & SURA STEINBERG
22 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-49
MEDEIROS, R. MARGARET
TR OF R.MARGARET MEDEIROS FAMILY TRUST.
64 DANA ST
CAMBRIDGE, MA 02138

139-50
DOEBELE, JUSTIN W., SAMUEL K. DOEBELE
WILLIAM L. DOEBELE AND
C/O OXFORD STREET REALTY, INC.
1644 MASS AVE
CAMBRIDGE, MA 02138

139-51
DOEBELE, WILLIAM A. & MARY VOURAS
TR. OF MARY VOURAS REVOCABLE TRUST
68 DANA ST
CAMBRIDGE, MA 02138

139-52
SMITH, ELISE K.
70 DANA ST
CAMBRIDGE, MA 02138

139-61
HAVERTY, MARGARET
19 ELLSWORTH AVE., UNIT #19
CAMBRIDGE, MA 02139

139-61
HAVERTY, DEBORAH A.
TRUSTEE OF HAVERTY FAMILY TRUST
19 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-62
OCONNELL, MAUREEN
17 ELLSWORTH AVE.
CAMBRIDGE, MA 02138

139-64
SCHIRM, CLAIR W., JR. , PAMELA J. SCHIRM
PETER K. SHEFFIELD III & MELANIE M.
13 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-71
GILMORE, SANFORD L.
72 DANA ST
CAMBRIDGE, MA 02140

139-76
HERLANDS, LOUIS
21 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139

139-76
STONE, ANDREW C. & SUSAN E. MOODY
21 ELLSWORTH AVE., #2
CAMBRIDGE, MA 02138

139-76
DEMPSEY, SAYA & DANIEL ERKER
21 ELLSWORTH AVE., #3
CAMBRIDGE, MA 02139

139-93
SABBEY, JOHN G. & ESTHER C SABBEY
15 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-94
NELKEN, RAN M. & AVIV REGEV
15A ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-11
SCHOOLER RICHARD & CHANTAL EIDE
20 ELLSWORTH AVE. UNIT #2
CAMBRIDGE, MA 02139