



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

BZA APPLICATION FORM

Plan No: BZA-017045-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Samuel Thompson & Anne Bunn - C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 15 Cottage St Cambridge, MA 02139

TYPE OF OCCUPANCY : Single-family Residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Rebuild enlarged rear el and construct two 15 ft. dormers on a pre-existing non-conforming structure requiring variance relief; alter window locations and add new windows on side wall of pre-existing non-conforming structure located within the side yard setback, requiring special permit relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.2(c) (Alteration to Non-Conforming Structure)</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s) :

Sarah Rhatigan Esq. (Petitioner(s) / Owner)

on behalf of Petitioners

(Print Name)

Trilosy Law LLC

Address :

12 Marshall St. Boston MA 02108

Tel. No. :

617-543-7009

E-Mail Address :

sarah@trilosylaw.com

Date :

11/15/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Samuel Thompson and Anne Bunn**

(OWNER)

Address: **15 Cottage Street, Cambridge, Massachusetts 02139**

State that I/We own the property located at **15 Cottage Street, Cambridge, Massachusetts 02139** which is the subject of this zoning application.

The record title of this property is in the name of
Samuel Thompson and Anne Bunn, a/k/a Anne Maxwell C. Bunn

*Pursuant to a deed dated **October 2, 2003** and duly recorded on **October 3, 2003**, in the Middlesex South County Registry of Deeds at Book 41109, Page 454.

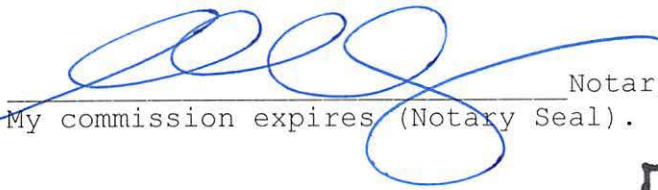


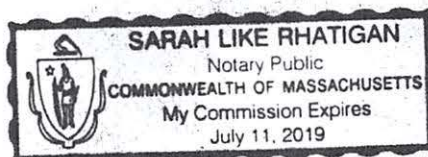
SIGNATURE BY LAND OWNER BY: **Samuel Thompson**

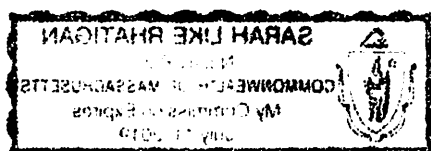
SIGNATURE BY LAND OWNER BY: **Anne Bunn**

Commonwealth of Massachusetts, County of Middlesex

The above-name **Samuel Thompson and Anne Bunn**
personally appeared before me, this 30th day of October, 2018, and
made oath that the above statement is true.



Notary
My commission expires (Notary Seal).



OPEN SPACE CALCULATIONS

	REQUIRED	EXISTING	PROPOSED
LOT AREA		3602 SF	--
OPEN SPACE AREA		2294 SF	1925 SF
OPEN SPACE %	36% (MIN.)	63.7%	53.4%

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Petitioner seeks to demolish and rebuild enlarged the rear el of this single-family, pre-existing, non-conforming structure. The enlarged rear portion of the structure will allow for an enlarged kitchen and half bathroom on the first floor, a second full bathroom on and code compliant master bedroom on the second floor. Two 15-foot wide dormers will be erected on the attic level to allow for code compliant stairs up to an attic storage area. Basement of the structure is plagued by water infiltration and mold issues rendering it unusable for storage. Due to the pre-existing interior configuration of rooms and historic structure (limiting options for modifications to the front portion of the home), there are no better alternatives to achieve the needed additional space for this growing family. Additionally, the pre-existing narrow (40 feet wide), undersized lot and location of the structure on the far left side of the lot, any additions to the structure will require a variance. A literal enforcement of the ordinance would impose substantial hardship, both financial and otherwise, prohibiting the petitioners from making desirable improvements to the interior and modest expansion to the home.

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

The hardships described herein are owing to the unique circumstances relating to the interior layout of the structure, historic nature of the main portion of the home, the siting of the structure on the narrow lot, and the structure's location very close to the left side of the lot. Additionally, the hardship relating to the need for attic level storage is due to ground water infiltration issues in the basement which may be difficult or impossible for the homeowner's to remedy. These unique circumstances result in Petitioner requiring variance relief.

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

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

The relief from Sections 5.31 and 8.22.2(c) may be granted without any detriment to the public good, because it would be a very minimal change - the newly reconstructed rear el will be located within the existing footprint of where the rear porch exists today, and will be mostly unseen by the public. The attic level 15 feet wide dormers will not be detrimental to neighboring uses, as the left side dormer will be above the stairwell to the attic (thus not posing privacy issues for its neighbor), and the right side dormer will be set back from the right side lot line by more than 17 feet, and thus not within side yard setbacks.

There will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested herein. In allowing this zoning relief, the Board will allow for the Petitioners to proceed with plans to make much needed improvements to allow for their family to comfortably remain in their home with growing children, and such improvements will result in housing stock that will be suitable to future residents with families.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will:

Create quality housing with valued open space for the benefit of the Petitioners, abutters, and successor owners.

Not result in use or activity not otherwise permitted in the ordinance.

Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

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

BZA APPLICATION FORM

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 15 Cottage St Cambridge, MA 02139 (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 proposed renovation includes relocated and new windows on the left side of the house. These window alterations and additions will occur within the pre-existing nonconforming side setback, and are necessary to accommodate interior room changes on the lower levels, and to allow for light and air ventilation on the attic level of the home, and require special permit relief in accordance with Section 8.22.1.d.

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:

Proposed renovation project will result in no additional traffic, change in traffic, or change in the established neighborhood character, but will vastly improve the conditions within the home.

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 remodeling of the house, and adjacent uses will not be adversely affected by the requested special permit relief.

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 relief, as the window improvements should have very limited impact on abutters due to the locations of these windows offset from the neighbor's windows and largely screened from its neighbor by foliage.

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, because the altered window locations and new windows will be in keeping with standard residential construction and consistent with neighborhood uses.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION****APPLICANT:** Trilogy Law LLC**PRESENT USE/OCCUPANCY:** Single-family residential**LOCATION:** 15 Cottage St Cambridge, MA 02139**ZONE:** Residence C Zone**PHONE:** _____ **REQUESTED USE/OCCUPANCY:** Single-family residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,975 sf</u>	<u>2,535 sf</u>	<u>2,161 sf</u>	(max.)
<u>LOT AREA:</u>		<u>3,602 sf</u>	<u>3,602 sf</u>	<u>5,000 sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>0.55</u>	<u>0.70</u>	<u>0.60</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>3,602 sf</u>	<u>3,602 sf</u>	<u>1,800 sf</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>40 ft</u>	<u>40 ft</u>	<u>50 ft</u>	(min.)
	DEPTH	<u>90 ft</u>	<u>90 ft</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>9.6 ft</u>	<u>9.6 ft</u>	<u>10 ft</u>	(min.)
	REAR	<u>34.0 ft</u>	<u>25.2 ft</u>	<u>20 ft</u>	(min.)
	LEFT SIDE	<u>2.0 ft</u>	<u>2.0 ft</u>	<u>7.5/sum 12</u>	(min.)
	RIGHT SIDE	<u>16.6 ft</u>	<u>14.8 ft</u>	<u>7.5/sum 12</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>28.0 ft</u>	<u>28.0 ft</u>	<u>35 ft</u>	(max.)
	LENGTH	<u>46.4 ft</u>	<u>51.0 ft</u>	<u>n/a</u>	
	WIDTH	<u>21.3 ft</u>	<u>21.3/22.8 ft</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>0.64</u>	<u>0.53</u>	<u>0.36</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>1 min</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>n/a</u>	<u>n/a</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.

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'.



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

2018 NOV 19 PM 12:04

BZA APPLICATION FORM

Plan No: BZA-017045-2018
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s) :

[Signature]
Sarah Rhatigan, Esq. (Petitioner(s) / Owner)
on behalf of Petitioners

(Print Name)

Address :

Trilogy Law, LLC
12 Marshall St. Boston, MA 02108

Tel. No. :

617-543-7009

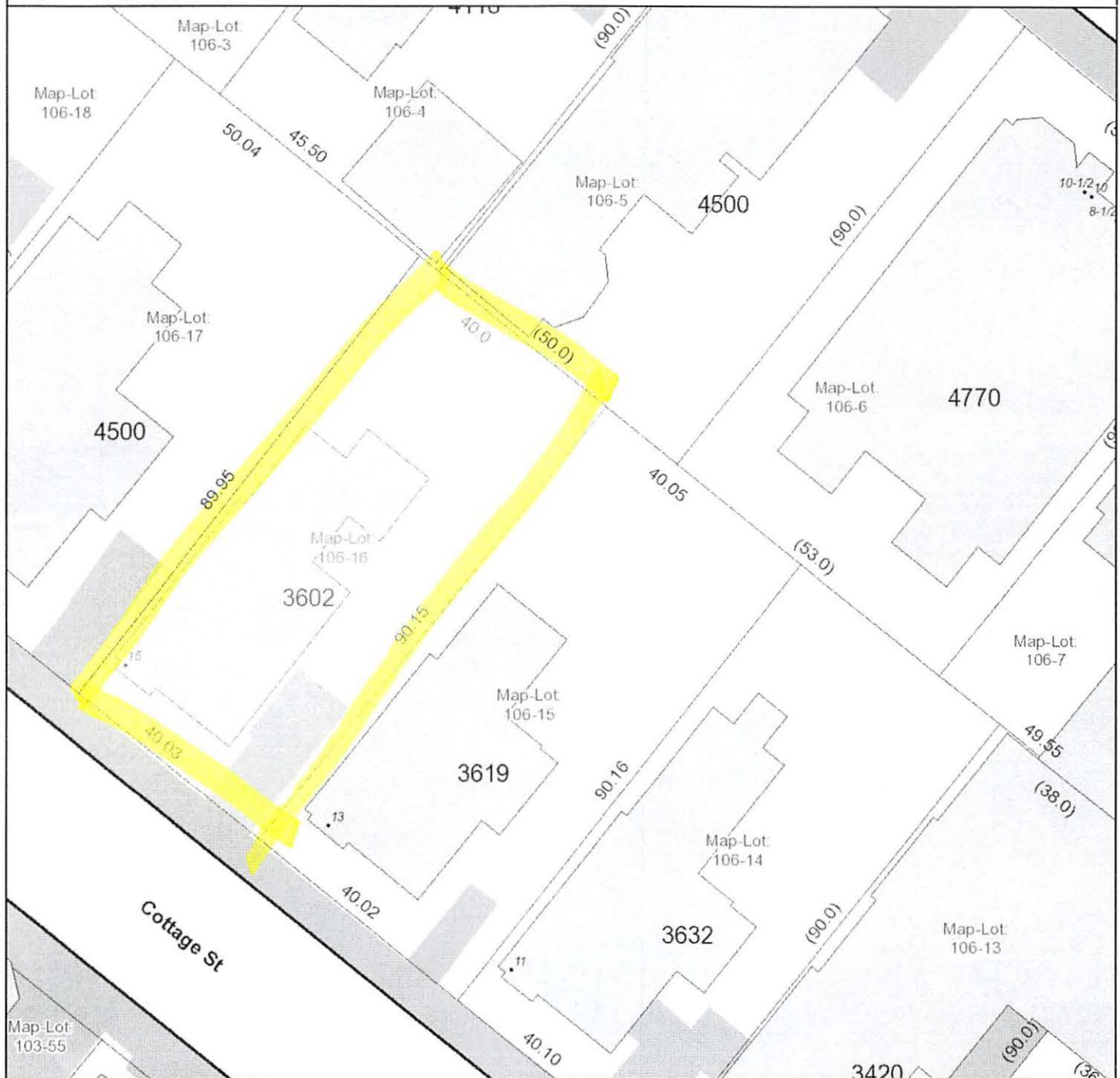
E-Mail Address :

sarah@trilogylaw.com

Date :

11/15/18

15 Cottage St.



City of Cambridge
Massachusetts

1" = 24 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



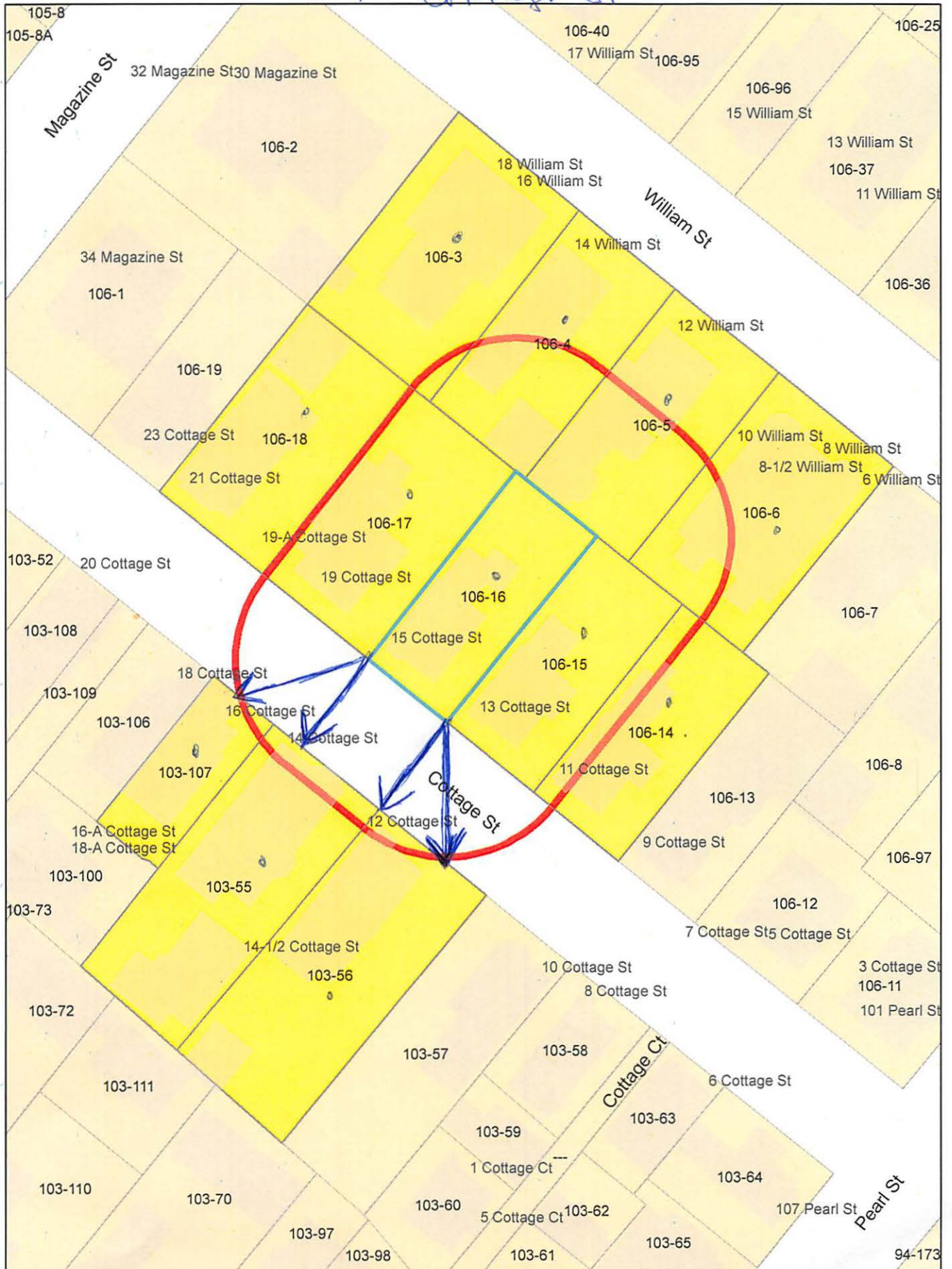


15 Cottage St. 624-017045-2018





15 Cottage St.



15 Cottage St.

Pettiner

103-56
BABALAS, EMANUEL AND DEBRA A. BABALAS
354 PAYSON ROAD
BELMONT, MA 02478

103-107
TANNENBAUM, SAUL
16 COTTAGE STREET
CAMBRIDGE, MA 02139

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

106-4
CARLSON, DAVID A. &
ELEANOR HAMMILL CARLSON
14 WILLIAM ST
CAMBRIDGE, MA 02139

106-5
JACKSON, DERRICK Z. & MICHELLE D. HOLMES
12 WILLIAM STREET
CAMBRIDGE, MA 02139

106-16
THOMPSON, SAMUEL & ANNE BUNN
15 COTTAGE ST
CAMBRIDGE, MA 02139

106-6
CLEMENS, SAMUEL C.
10 WILLIAM ST. UNIT#10
CAMBRIDGE, MA 02139

106-6
RICE, DAPHNE ALLEN
8-10 1/2 WILLIAM STREET UNIT 8 1/2
CAMBRIDGE, MA 02139

106-6
JANEWAY, ELEANOR A.,
TR. THE 10.5 WILLIAM STREET REALTY TR.
180 B LITTLE POND RD
CONCORD, NH 03301

106-14
AFFLECK, CHRISTOPHER ANNE
TRUSTEE CHRIS AFFLECK LIVING TRUST.
20 GRANVILLE ROAD
CAMBRIDGE, MA 02138

106-15
WOFFORD, JOHN G.
13 COTTAGE STREET
CAMBRIDGE, MA 02139

106-6
KLEIN, E. JOYCE & MALCOLM OWEN SLAVIN
SAMUEL D. SLAVIN
8.5-10 WILLIAM ST., #8
CAMBRIDGE, MA 02139

106-17
WILLIAMS, JANE MONROE
19 COTTAGE STREET
CAMBRIDGE, MA 02139

106-18
CHIVIAN, SUSANNA
21 COTTAGE ST
CAMBRIDGE, MA 02139

103-55
WEI, JESSE & NANCY WEI
14 COTTAGE ST., UNIT #1
CAMBRIDGE, MA 02140

103-55
KARBER, PHILIP E. & JOELLEN B. LAMBIOTTE
14 COTTAGE ST., UNIT #14/2
CAMBRIDGE, MA 02139

103-55
BRUNER, ERIC & CATHERINE SWEENEY
14 1/2 COTTAGE ST
CAMBRIDGE, MA 02139

103-55
SANTAMARIA, ERIC & STEVEN MARTIN
14 COTTAGE ST. UNIT#3
CAMBRIDGE, MA 02139

106-3
AWAD, LILY
18 WILLIAM ST
CAMBRIDGE, MA 02139

CURRENTLY ZONED: C

		REQUIRED	EXISTING	PROPOSED
FRONT YARD	$\frac{H + L}{4}$	$\frac{25.6 + 21.3}{4} = 11.7$	9.6'	--
SIDE YARD	$\frac{H + L}{5}$	$\frac{25.6 + 46.5}{5} = 14.4$	2.0'	--
SIDE YARD	$\frac{H + L}{5}$	$\frac{25.6 + 46.5}{5} = 14.4$	16.6'	--
REAR YARD	$20 > \frac{H + L}{4}$	20 = 20	34.0'	--
MIN. PRIVATE OPEN SPACE		36%	63.7%	--

CURRENT OWNER: SAMUEL THOMPSON & ANNE BUNN
TITLE REFERENCE: BOOK 41109 PAGE 454
PLAN REFERENCE: PLAN No. 347 OF 1997

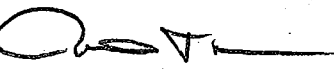
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

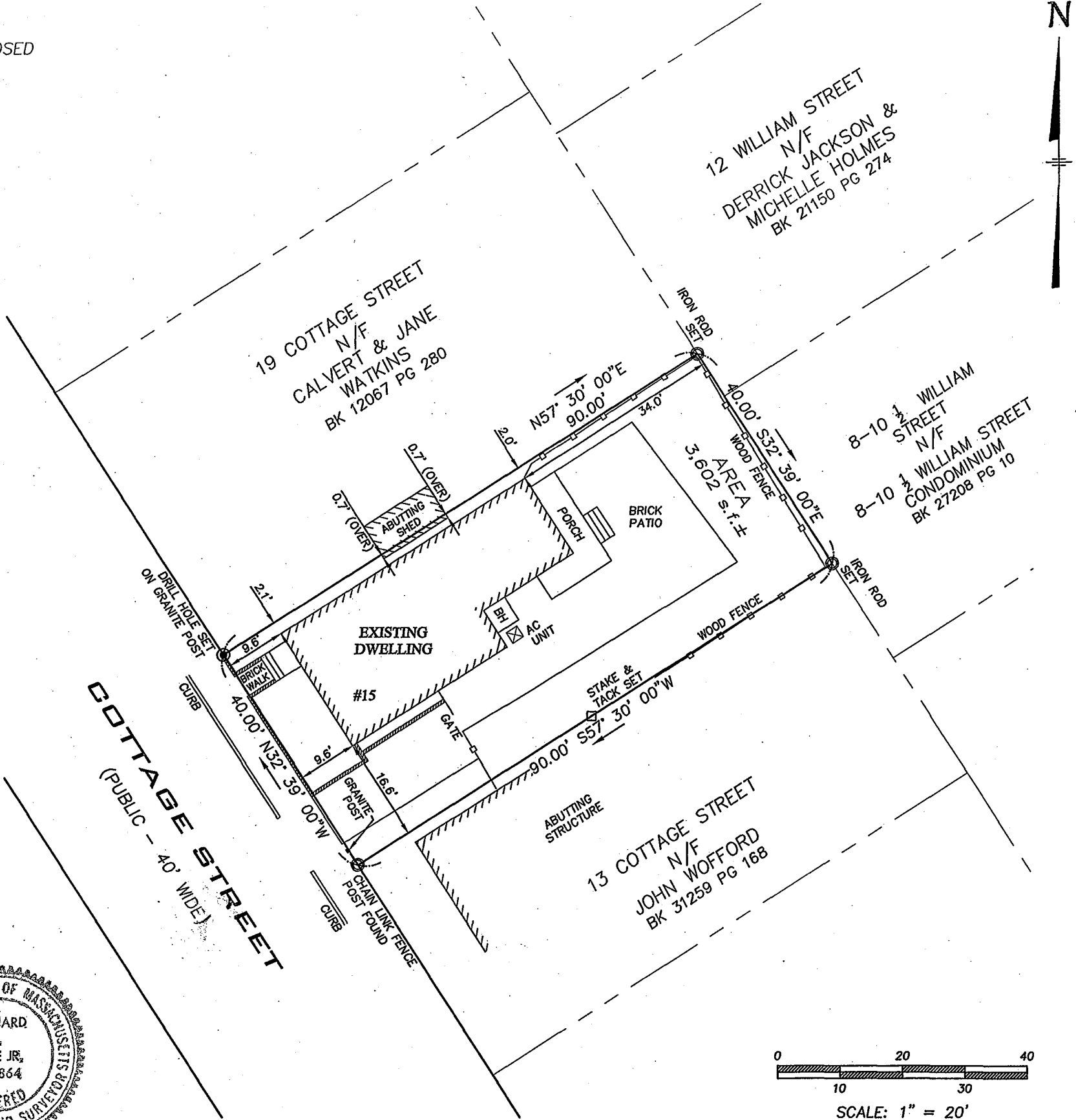
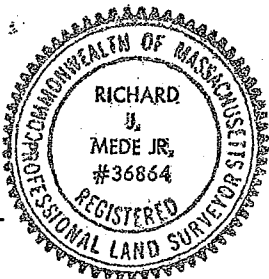
TO: SAMUEL THOMPSON

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 1, 2018
DATE OF PLAN: MARCH 2, 2018


RICHARD J. MEDE, JR. P.L.S.

03/02/2018
DATE:

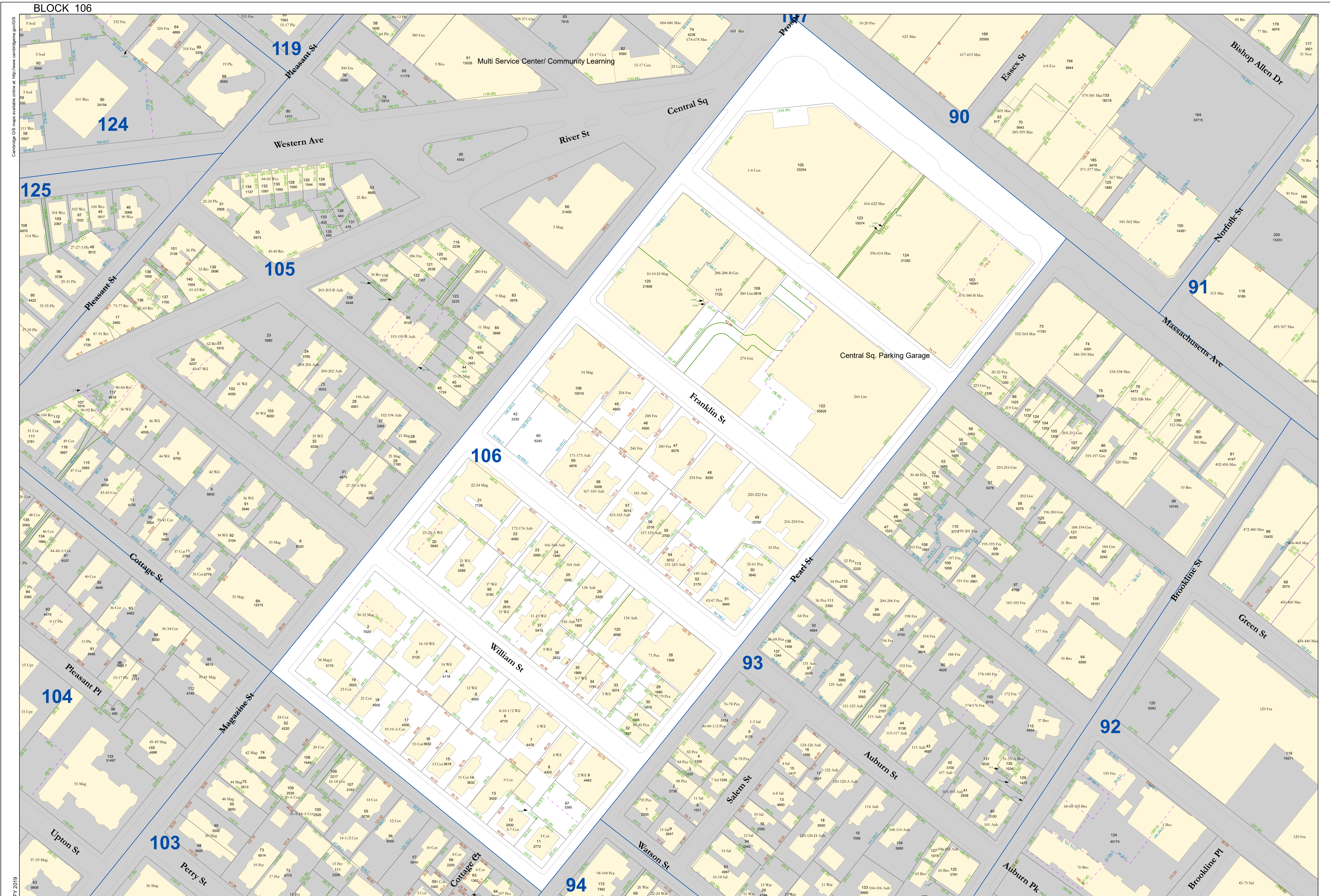


PLOT PLAN
OF LAND
15 COTTAGE STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:
**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:
SAMUEL THOMPSON

DRAWN	CHECKED	FILE No.
KKG	RJM	20010



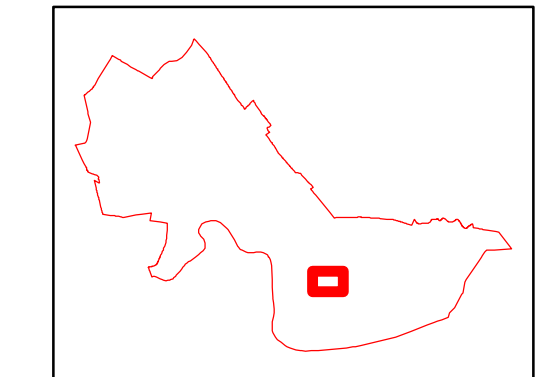
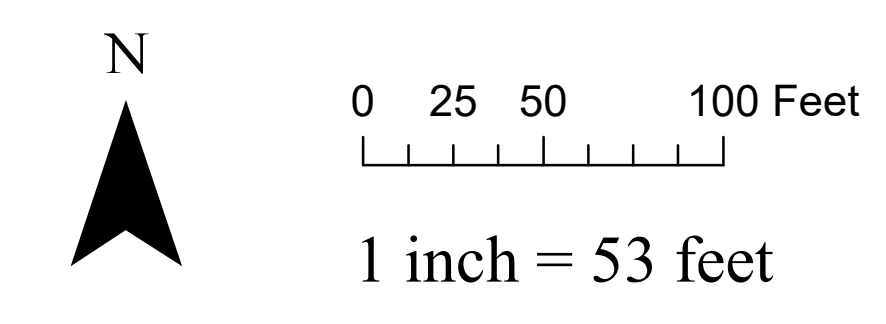
City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- | | | | |
|---------------|-----------------|------------------------|-----------------------------|
| Buildings | Water | 10 Lot Number | 100 Parcel size in Sq. Ft. |
| Lot Line | Sub-Parcel Line | 106 Block Number | 44.0LC Land Court Dimension |
| Block Line | Easement | 10 Cam Street Number | 65.0 Survey Dimensions |
| City Boundary | Railway | (125.0) Deed Dimension | |

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 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.



Parcel Block Map

106

THOMPSON - BUNN RESIDENCE

BUILDING INFORMATION

PROJECT TYPE: RENOVATION / ADDITION

ZONING INFORMATION

ADDRESS: 15 COTTAGE STREET, CAMBRIDGE, MA 02139
OWNER: SAMUEL THOMPSON AND ANNE BUNN
TITLE REF: BOOK 41109; PAGE 454
PLAN REF: PLAN 347 OF 1997
LOT AREA: 3,600SF
ZONING: NON-CONFORMING PROPERTY

APPROVALS:

GENERAL NOTES

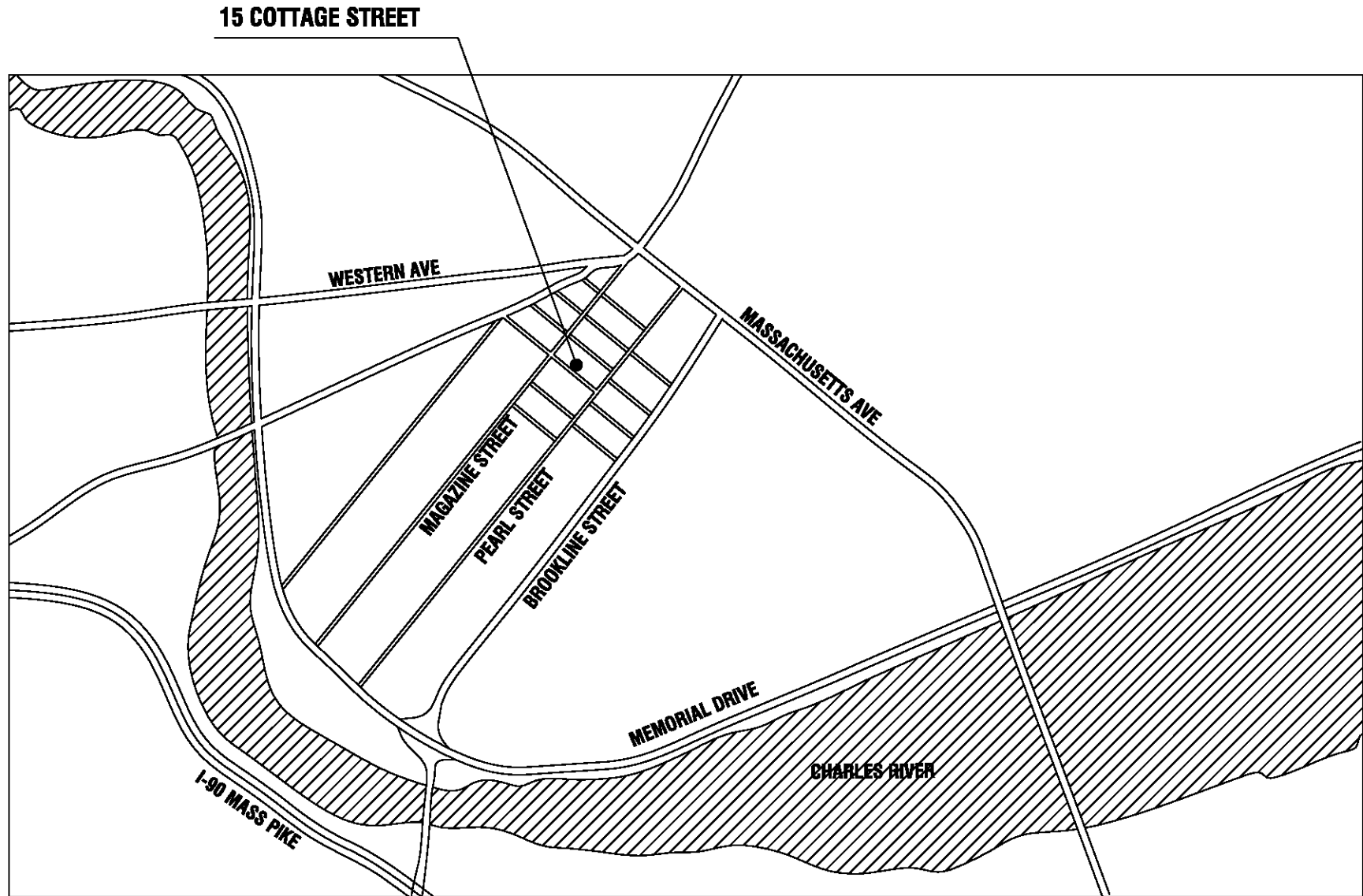
1. WORK SHALL CONFORM TO THE REQUIREMENT OF THE STATE OF MASSACHUSETTS STATE BUILDING CODE, 2009 INTERNATIONAL RESIDENTIAL CODE, AND ALL SUBSEQUENT AMENDMENTS.
2. REFER TO PROJECT SPECIFICATIONS FOR GENERAL CONTRACT REQUIREMENTS, MATERIAL, WORKMANSHIP, AND SHOP DRAWINGS.
3. CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING DIMENSIONS AND ELEVATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITION THAT IS NOT CONSISTENT WITH PLANS OR THAT WILL IMPAIR LAYOUT OR ATTACHMENT OF FINISHES.
4. DO NOT SCALE FROM DRAWINGS. USE INDICATED OR CALCULATED DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITION THAT IS NOT CONSISTENT WITH THE PLANS OR WILL IMPAIR LAYOUT.

ABBREVIATIONS*

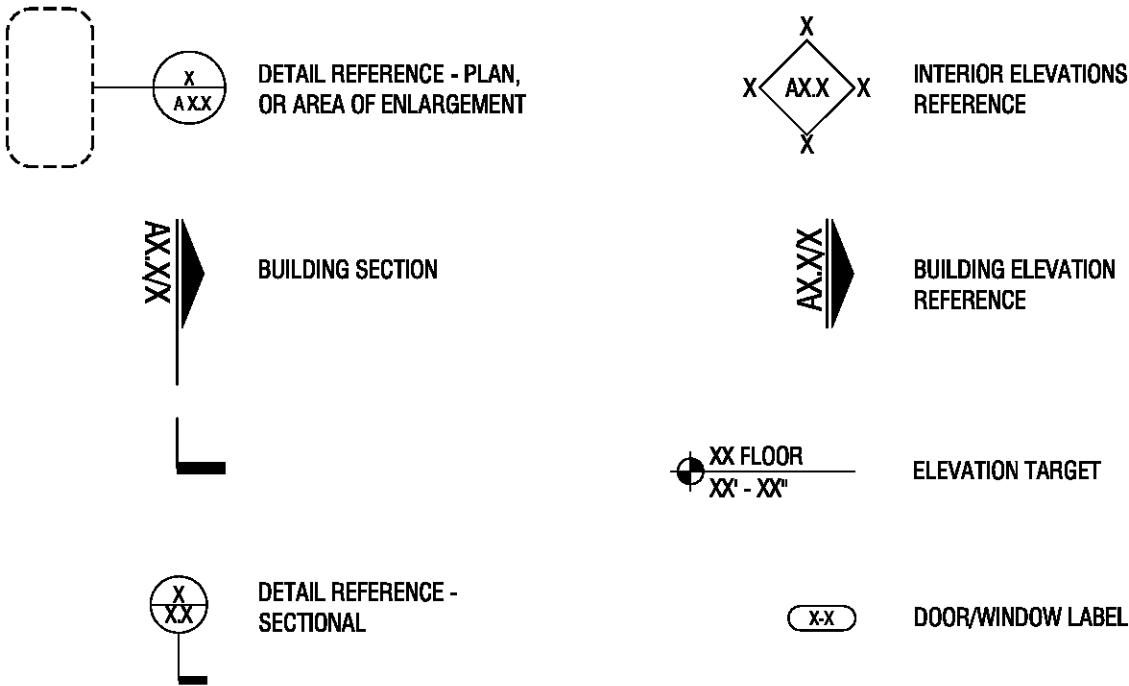
A.F.F.	ABOVE FINISHED FLOOR	FG.	FIBERGLASS	O.D.	OUTSIDE DIAMETER
A.D.	AREA DRAIN	FL.	FLOOR	O.H.	OPPOSITE HAND
ADJ.	ADJUSTABLE	FLOUR.	FLORESCENT	OPNG.	OPENING
ADM.	ADMINISTRATION	F.P.	FIRE ALARM PANEL	PTD.	PAINTED
ALLJ.	ALUMINUM	FT.	FOOT OR FEET	PERF.	PERFORATED
A.P.	APPLIANCE PANEL	GA.	GAUGE	P.LAM.	PLASTIC LAMINATE
ARCH.	ARCHITECTURAL	GALV.	GALVANIZED	PL.	PLATE
BASMT.	BASEMENT	G.C.	GENERAL CONTRACTOR	PLWD.	PLYWOOD
BM.	BEAM	GEN.	GENERAL	P.T.	PRESSURE TREATED
BD.	BOARD	G.W.B.	GYPSUM WALL BOARD	R.	RISER
B.O.	BOTTOM OF	H.C.P.	HANDICAP	R.C.P.	REFLECTED CEILING PLAN
CLR.	CLEAR	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	R.D.	ROOF DRAIN
C.M.U.	CONCRETE MASONRY UNIT	HT.	HEIGHT	R.L.	RAIN LEADER
COL.	COLUMN	H.P.	HIGH POINT	REQD.	REQUIRED
C.L.	CENTERLINE	HR.	HOUR	R.F.E.	RECESSED FIRE EXTINGUISHER
C.O.	CLEAR OPENING	INCL.	INCLUDING	SCHED.	SCHEDULE
CONC.	CONCRETE	INS.	INSULATION	SIM.	SIMILAR
CONT.	CONTINUOUS	INSUL.	INSULATED	SPEC.	SPECIFICATION
C.J.	CONTROL JOINT	JT.	JOINT	SQ.	SQUARE
C.U.H.	CABINET UNIT HEATER	L.C.C.	LEAD COATED COPPER	S.S.	STAINLESS STEEL
DIA.	DIAMETER	L.P.	LOW POINT	STL.	STEEL
D.S.	DOWNSPOUT	MAX.	MAXIMUM	STRUC.	STRUCTURAL
DWG.	DRAWING	MFR.	MANUFACTURER	TEL.	TELEPHONE
EA.	EACH	M.D.O.	MEDIUM DENSITY OVERLAY	T.&G.	TONGUE AND GROOVE
ELEC.	ELECTRICAL	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE
ELEV.	ELEVATION	MIN.	MINIMUM	T.O.S.	TOP OF STEEL
EQ.	EQUAL	MISC.	MISCELLANEOUS	T.	TREAD
E.P.D.M.	MEMBRANE ROOF	M.O.	MASONRY OPENING	TYP.	TYPICAL
EXIST.	EXISTING	M.R.	MOISTURE RESISTANT	U.N.O.	UNLESS NOTED OTHERWISE
EXP.	EXPANSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
EXT.	EXTERIOR	MTL.	METAL	V.T.A.	VENT TO ROOF
F.C.	FIRE CODE	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
F.C.U.	FAN COIL UNIT	NOM.	NOMINAL	W/	WITH
FDN.	FOUNDATION	N.T.S.	NOT TO SCALE	WD.	WOOD
F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER	W.P.	WORKING POINT

*THIS LIST IS PROVIDED AS A GUIDE TO COMMONLY USED ARCHITECTURAL ABBREVIATIONS. IT IS NOT INTENDED TO COVER EVERY ABBREVIATION WHICH MIGHT APPEAR IN THIS SET OF DRAWINGS.

LOCUS MAP (N.T.S.)



SYMBOLS



PERMIT SET

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D.3	DEMO PLANS: ROOF	• •
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10.15.2018 90% SCHEMATIC DESIGN
11.13.2018 PERMIT SET

THOMPSON / BUNN RESIDENCE

15 COTTAGE STREET
CAMBRIDGE, MA 02139

ARCHITECT:
MURDOUGH DESIGN
53 MAIN STREET, SUITE 203
CONCORD, MA 01742
T: 978 341 4100

C MURDOUGH DESIGN

CONTRACTOR:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:
RSE ASSOCIATES, INC.
63 PLEASANT STREET, SUITE 300
WATERTOWN, MA 02472
T: 617 926 9300

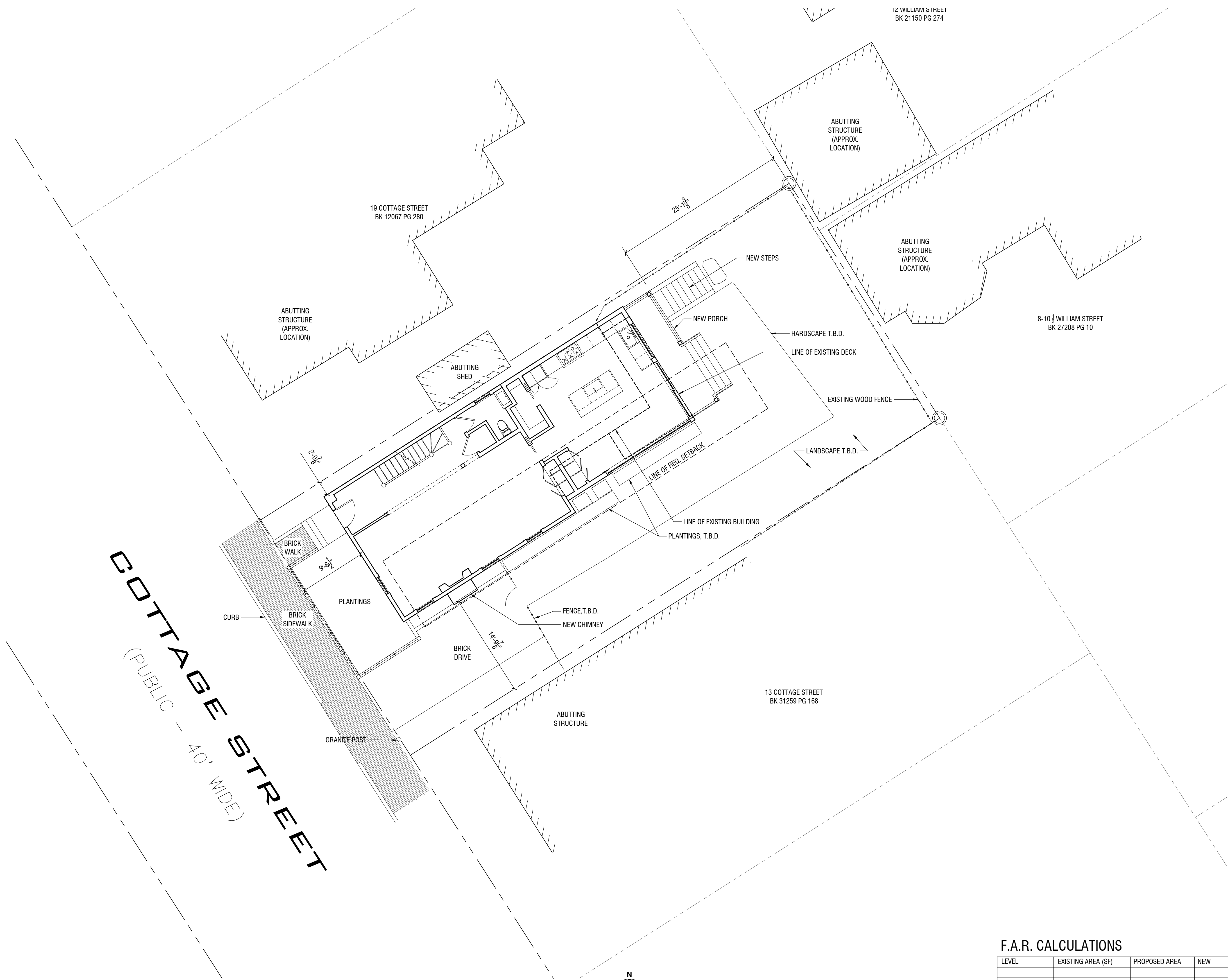
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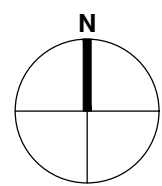
TITLE PAGE

T 0.0

NOT FOR CONSTRUCTION



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



F.A.R. CALCULATIONS

LEVEL	EXISTING AREA (SF)	PROPOSED AREA	NEW
LEVEL 1	846	1016	170
LEVEL 2	846	1016	170
LEVEL 3	189.7	404	214.3
REAR PORCH	78.7	84	5.3
FRONT PORCH	15.0	15.0	--
TOTAL	1975.4	2535.0	559.6
F.A.R.	.55	.70	

NOTE: LOT SIZE = 3602 SF

FLOOR AREA CALCULATIONS

LEVEL	EXISTING AREA (SF)	PROPOSED AREA
BASEMENT	846	1016
LEVEL 1	846	1016
LEVEL 2	846	1016
LEVEL 3	620	620
TOTAL	3158	3668 (+ 16.1%)

NOTES:
GFA WAS CALCULATED FROM THE OUTSIDE FACE OF EXTERIOR FRAMING.

LOT INFORMATION

	CONFORMING	EXISTING	PROPOSED
F.A.R.	.6	.51	.70
LOT AREA	5000	3602	--
MIN. WIDTH	50'	40'	--
MIN. PRIVATE OPEN SPACE	36%	63.7%	53.4%

ZONING TABLE

CURRENTLY ZONED: C			
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	$\frac{H+L}{4} = \frac{25.6 + 21.3}{4} = 11.7'$	9.6'	--
SIDE YARD	$\frac{H+L}{5} = \frac{25.6 + 46.5}{5} = 14.4'$	2.0'	--
SIDE YARD	$\frac{H+L}{5} = \frac{25.6 + 46.5}{5} = 14.4'$	16.6'	14.8'
REAR YARD	$20 > \frac{H+L}{4} = 20 = 20$	34.0'	25.2'
MIN. OPEN SPACE	36%	63.7%	53.4%

INFORMATION PROVIDED BY:
MEDFORD ENGINEERING & SURVEY
11 HALL ST, MEDFORD, MA

OPEN SPACE CALCULATIONS

	REQUIRED	EXISTING	PROPOSED
LOT AREA		3602 SF	--
OPEN SPACE AREA		2294 SF	1925 SF
OPEN SPACE %	36% (MIN.)	63.7%	53.4%

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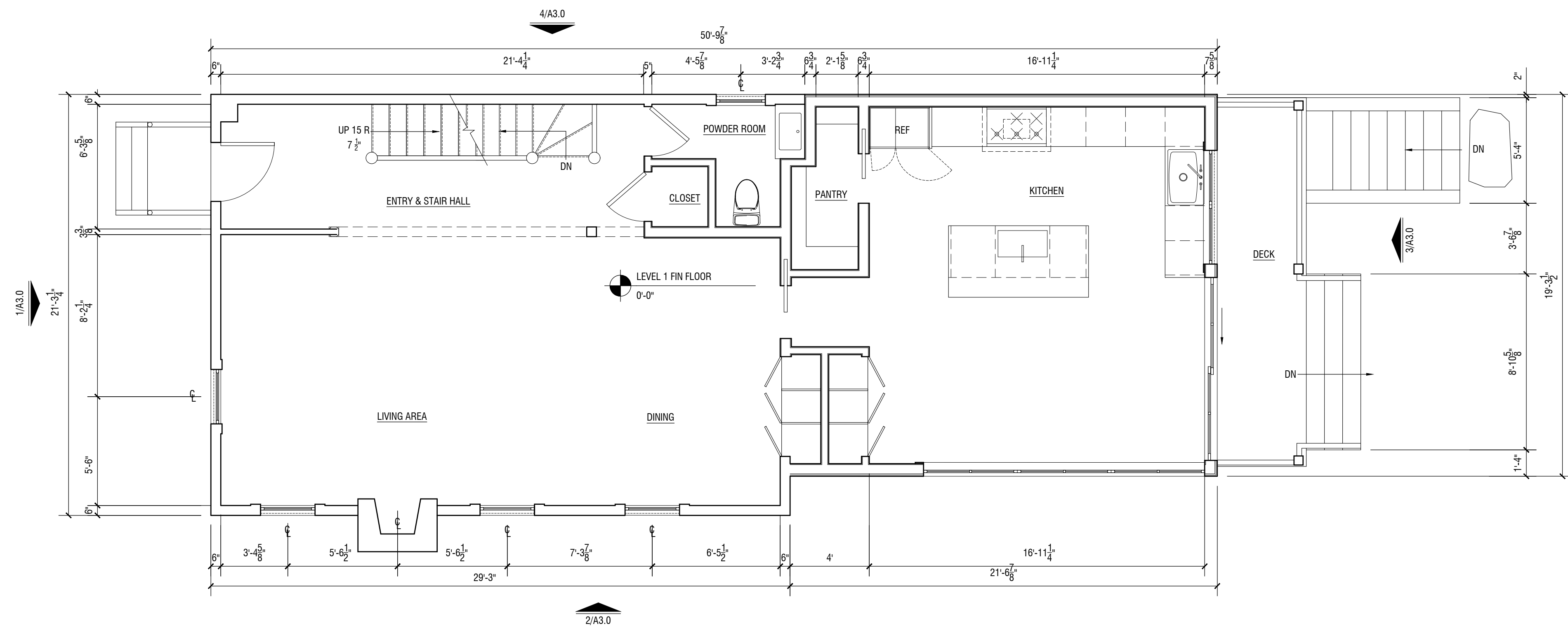
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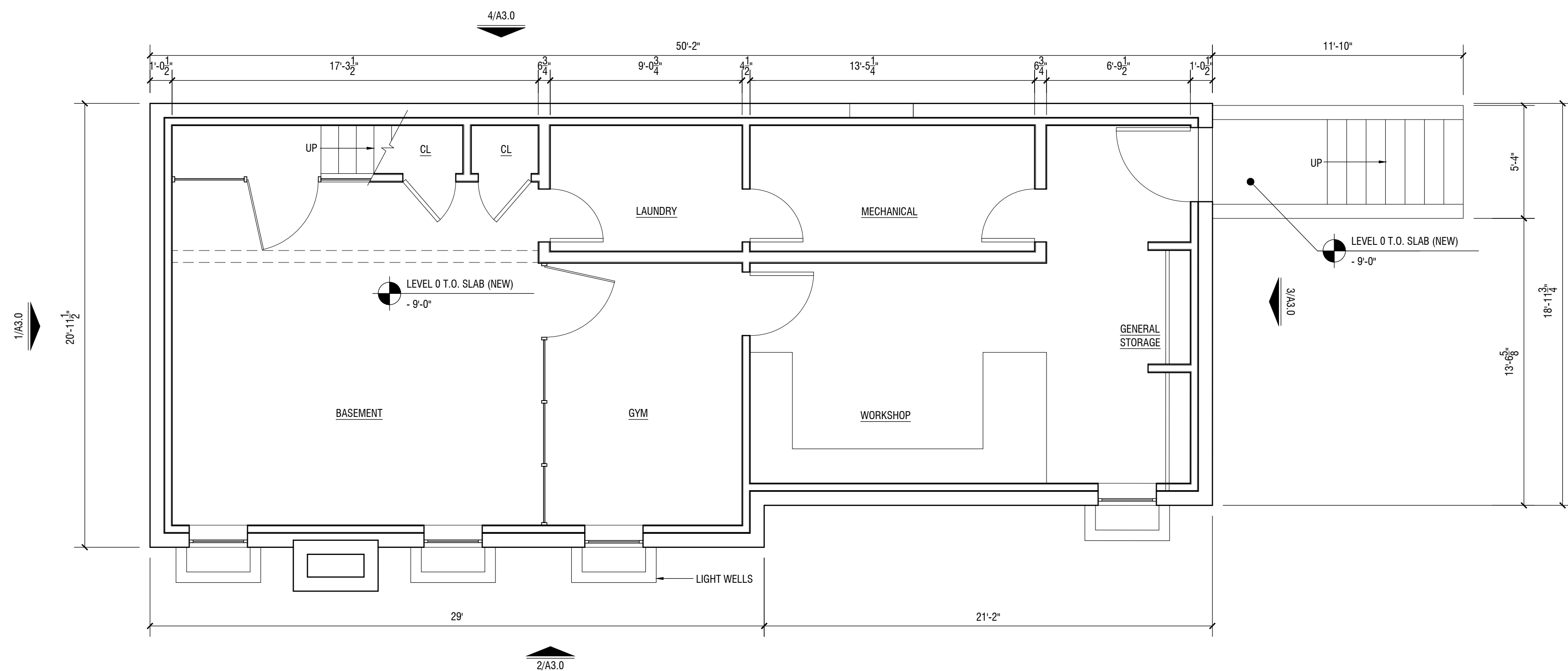
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SITE PLAN

A 2.0



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



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

GENERAL NOTES:
-V.I.F. ALL EXISTING WALLS TO REMAIN.
-FULL DEMO OF EXISTING BACK PORTION OF BUILDING, INCLUDING KITCHEN & MASTER BEDROOM
-FOUNDATION TO BE REPLACED; BASEMENT FLOOR TO BE EXCAVATED, NEW SLAB HEIGHT TBD
-NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION

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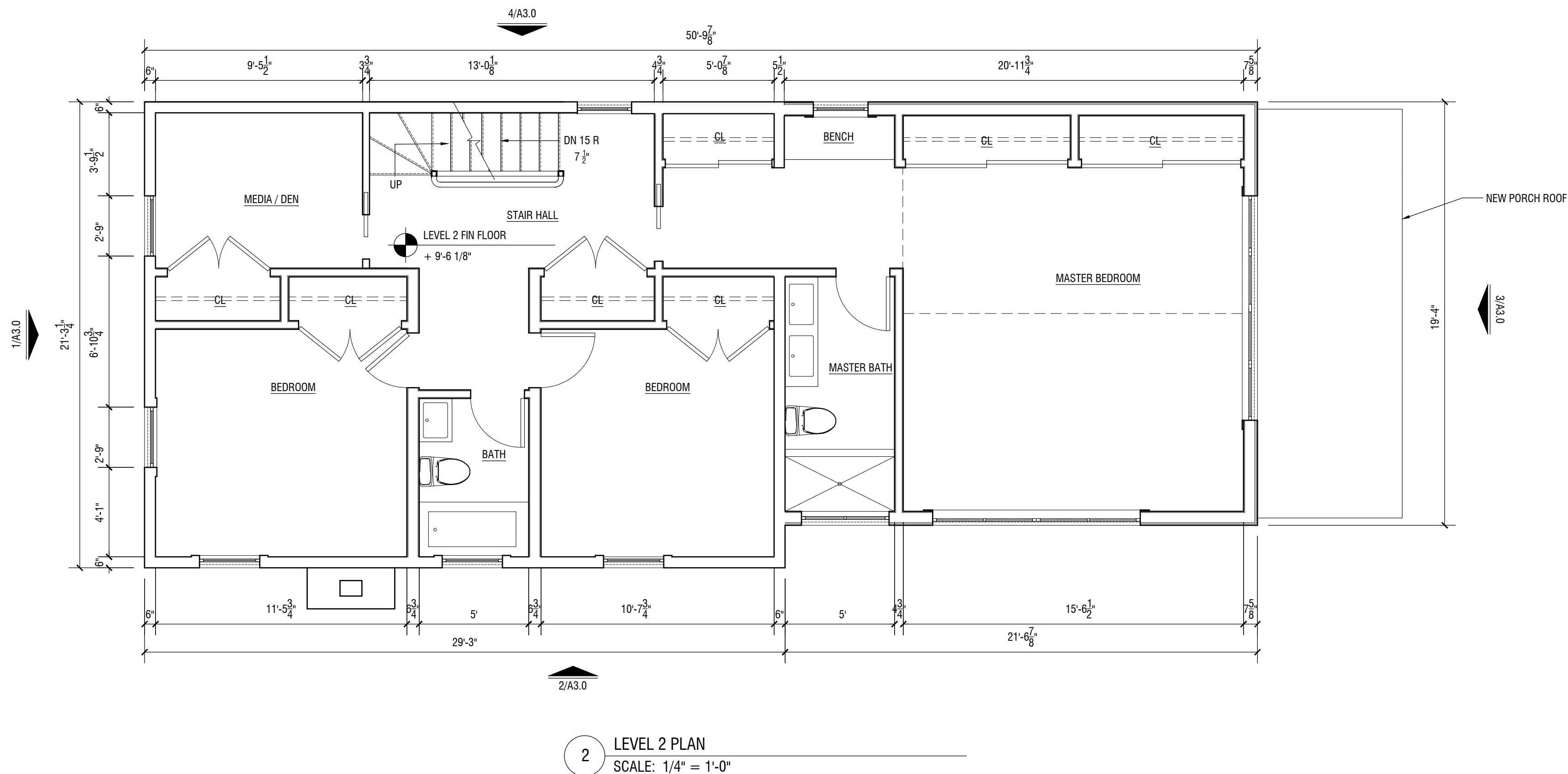
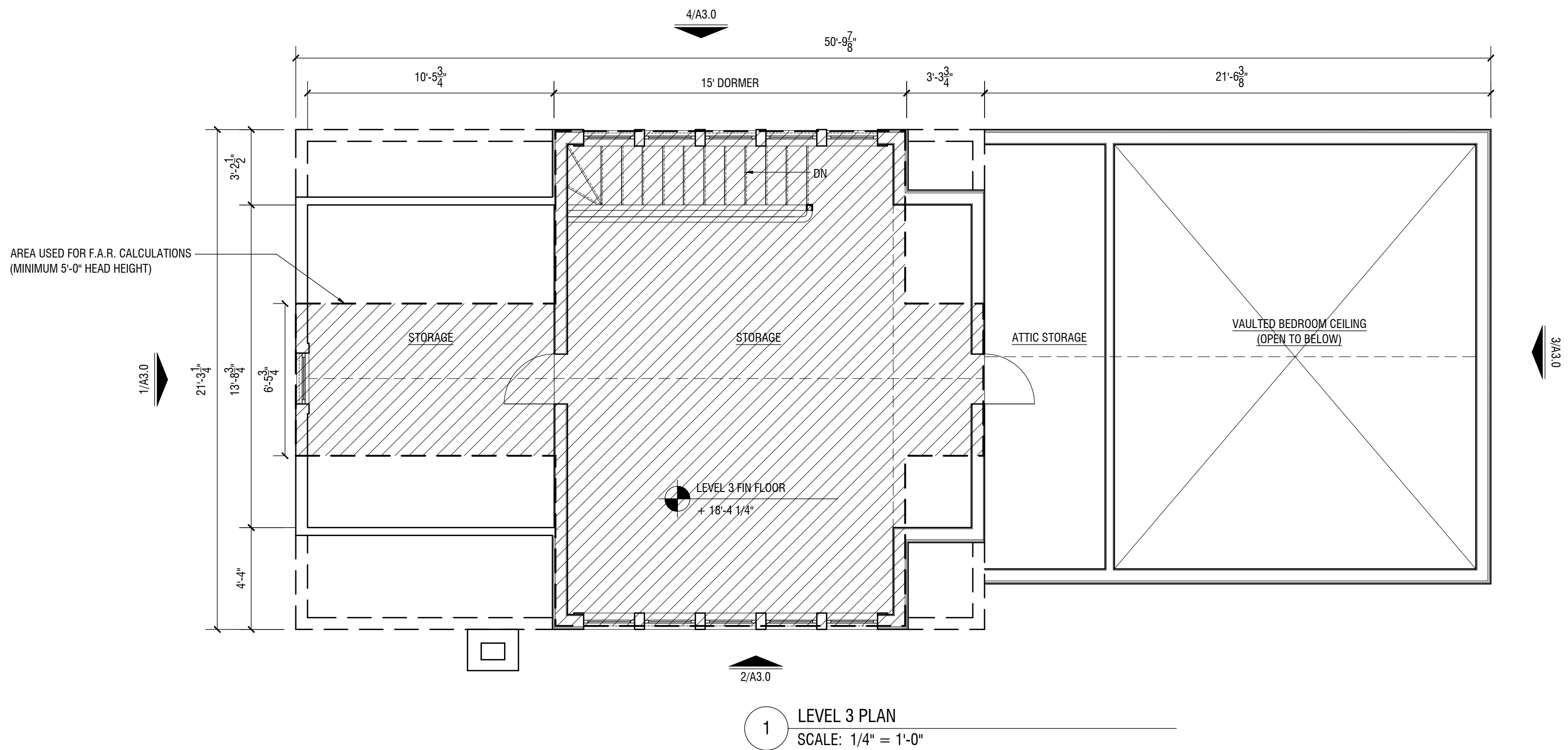
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PLANS :
LEVEL 0 & LEVEL 1

A 2.1



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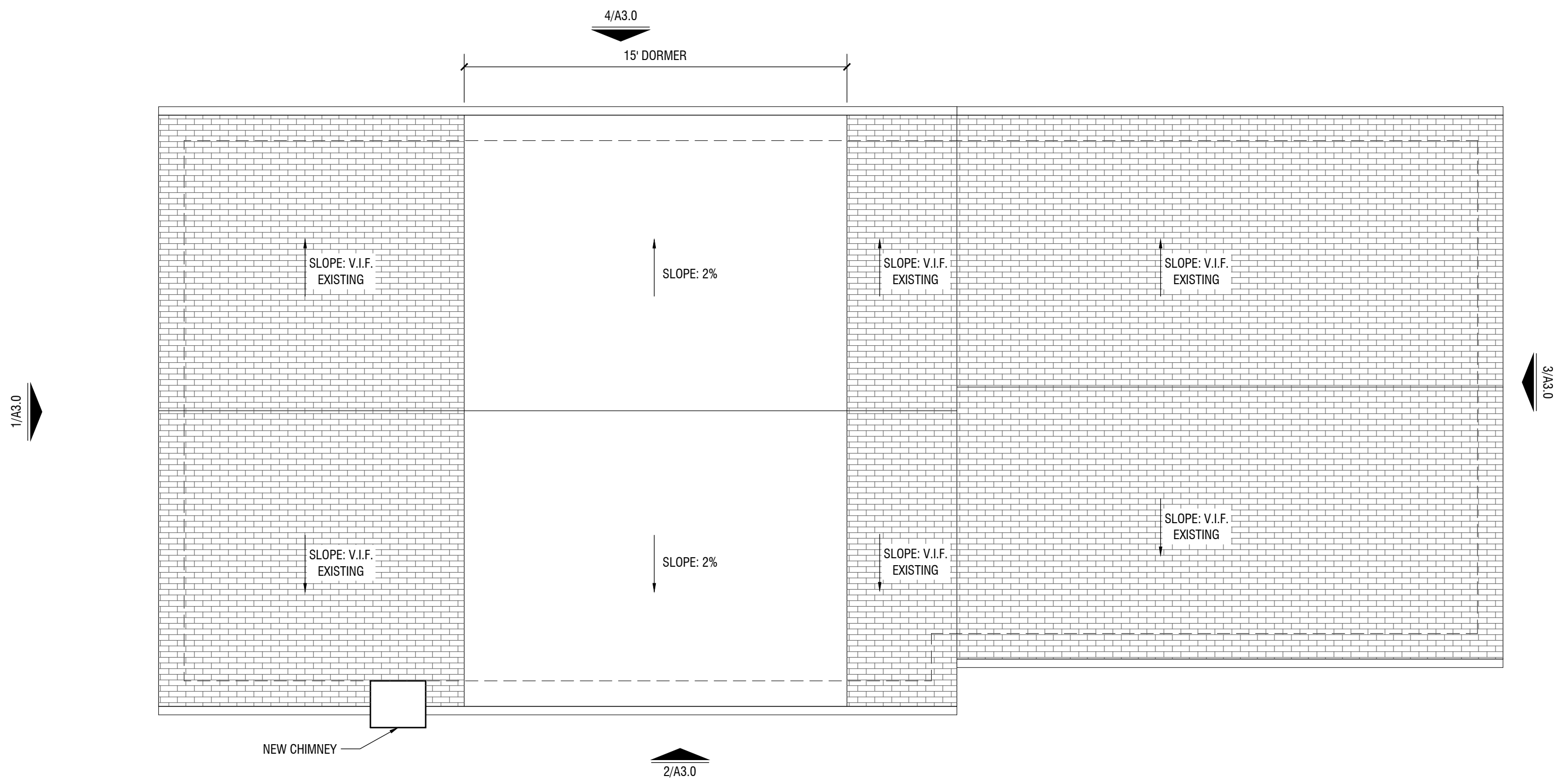
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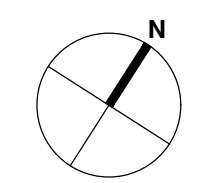
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PLANS:
LEVEL 2 & LEVEL 3

A 2.2



1 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:
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-FOUNDATION TO BE REPLACED; BASEMENT FLOOR TO BE EXCAVATED, NEW SLAB HEIGHT TBD
-NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION

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PLANS:
ROOF

A 2.3

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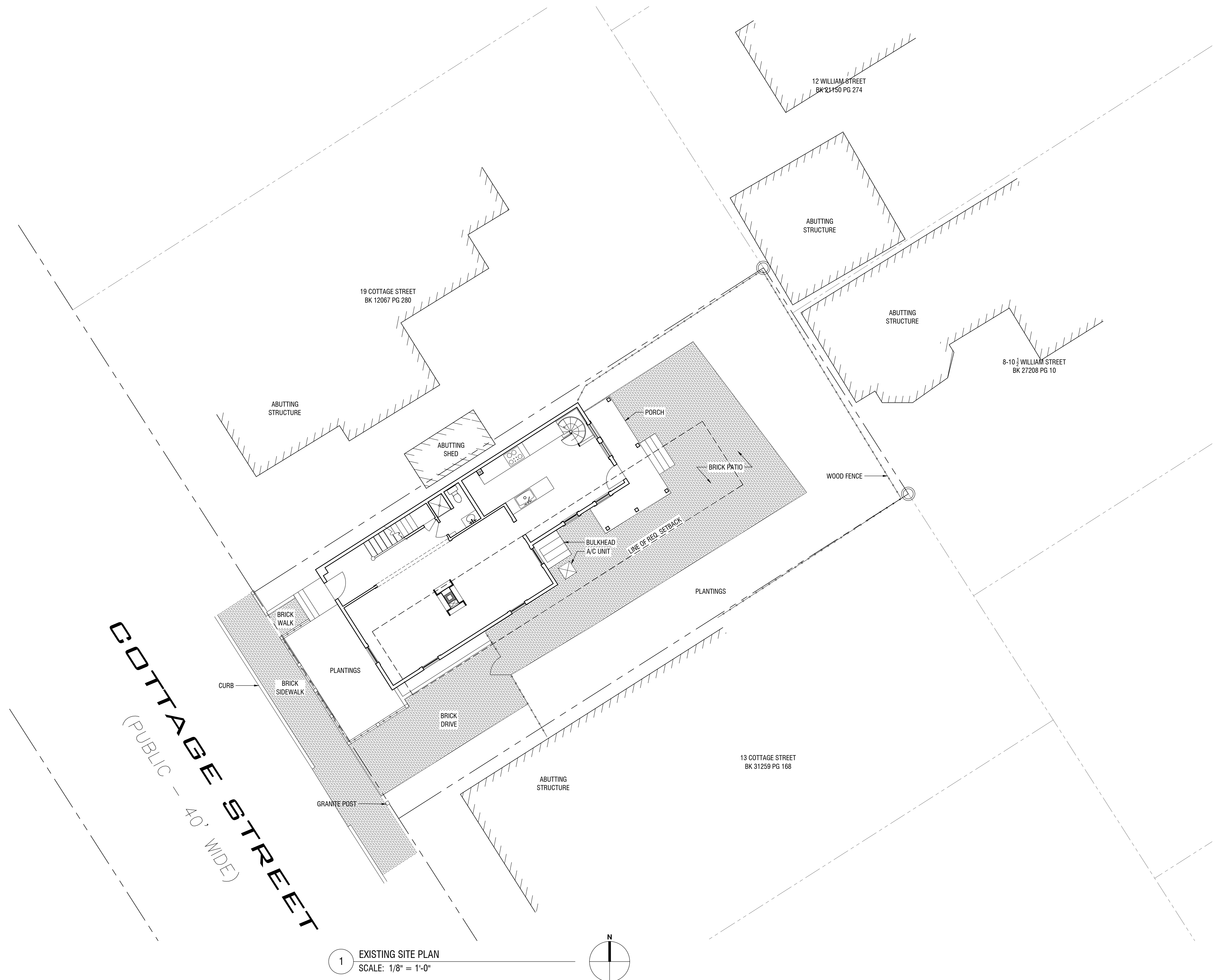
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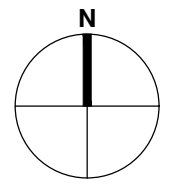
EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION





1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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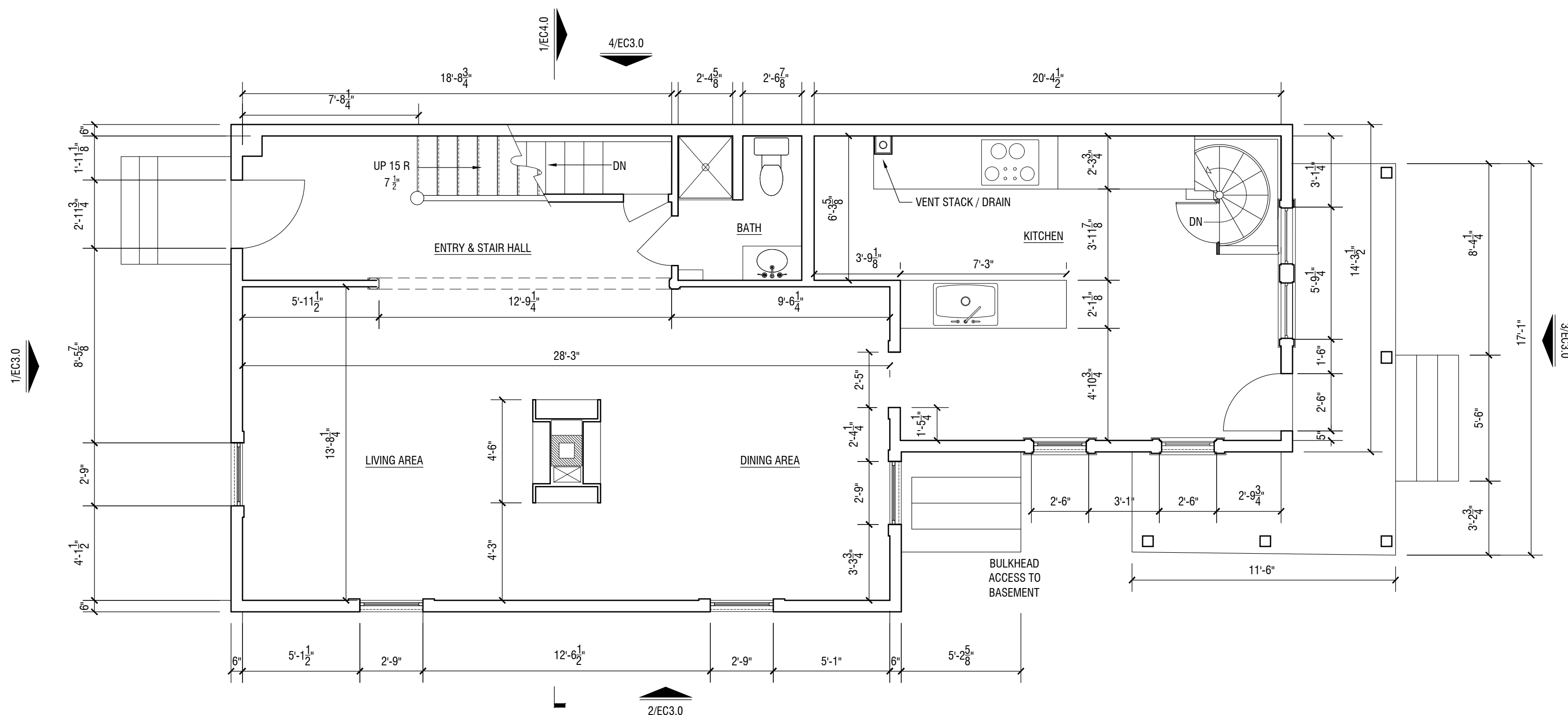
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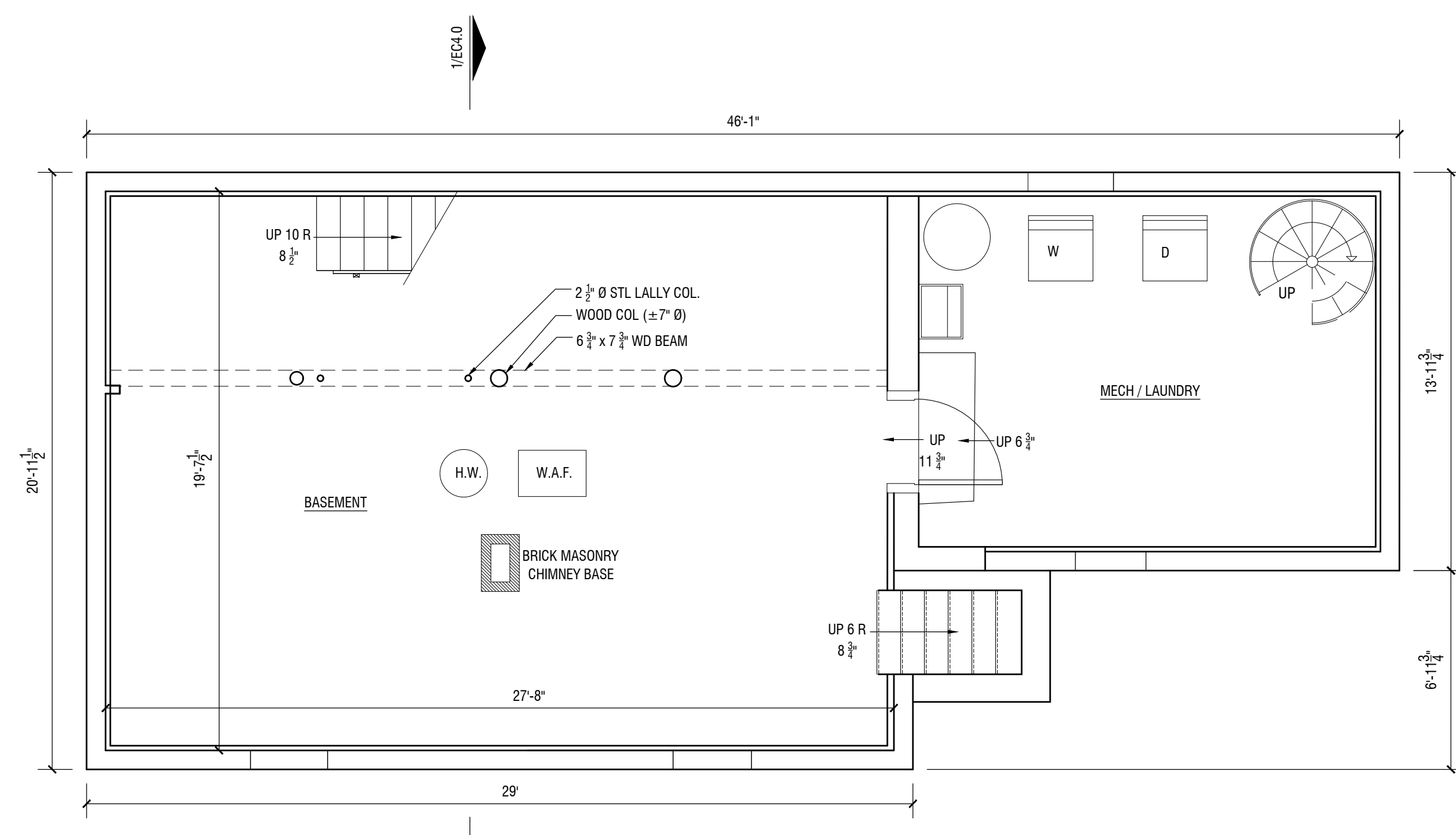
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EXISTING SITE

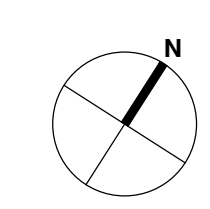
EC2.0



1 LEVEL 1 EXISTING PLAN
SCALE: 1/4" = 1'-0"



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



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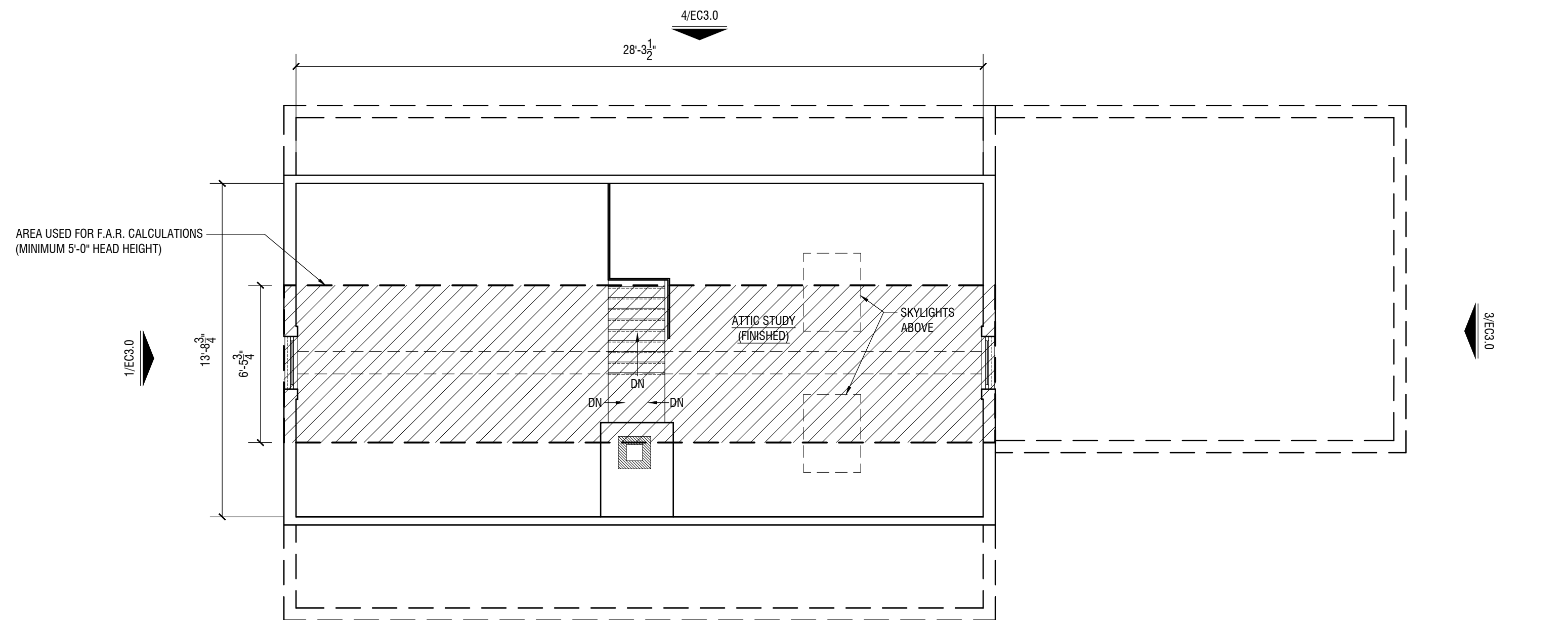
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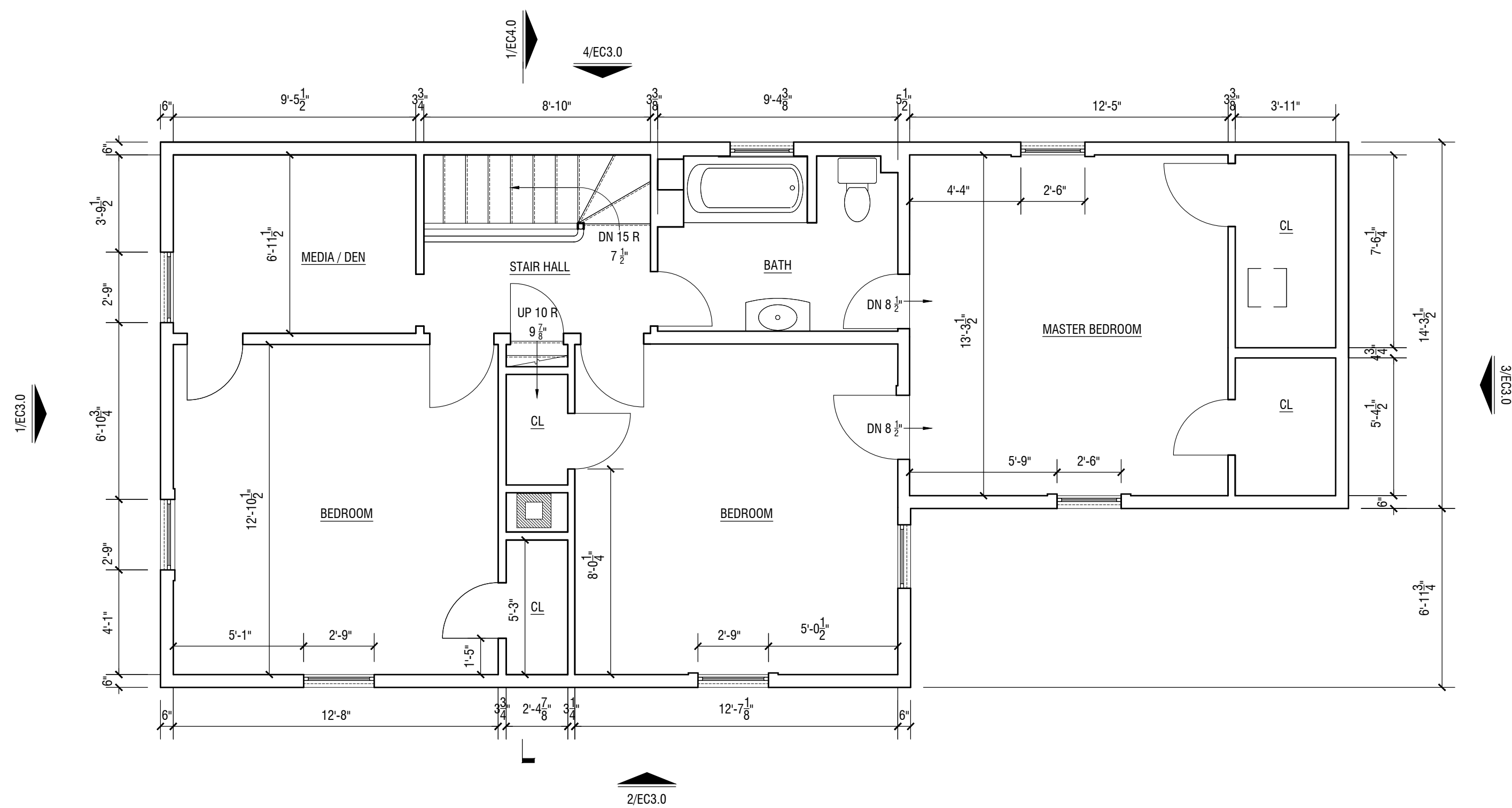
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EXISTING PLANS

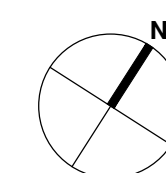
EC2.1



1 LEVEL 3 EXISTING PLAN
SCALE: 1/4" = 1'-0"



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



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THOMPSON / BUNN RESIDENCE

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EXISTING PLANS:
LEVEL 2 & LEVEL 3

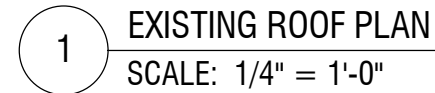
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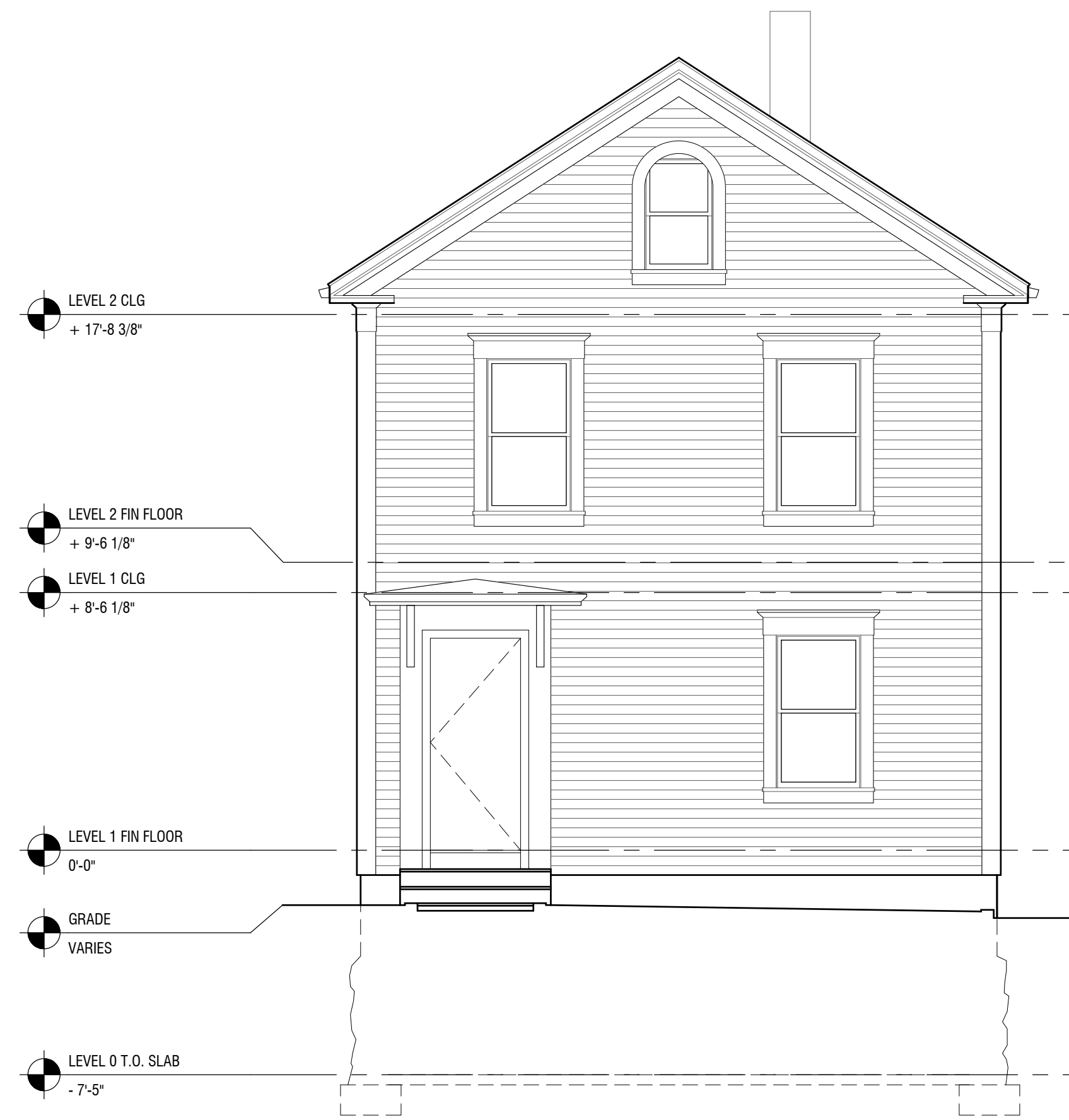
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EC2.3

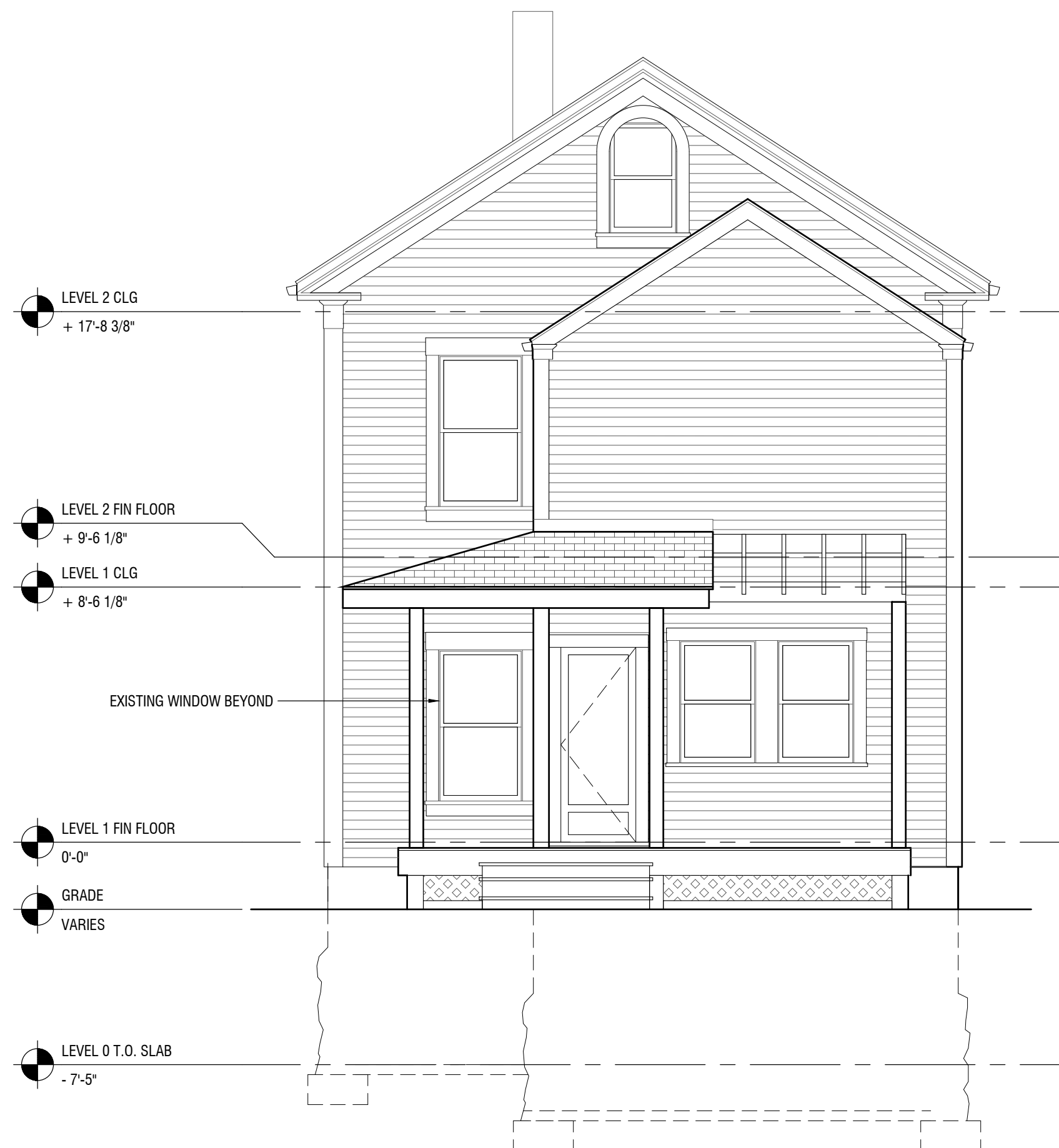




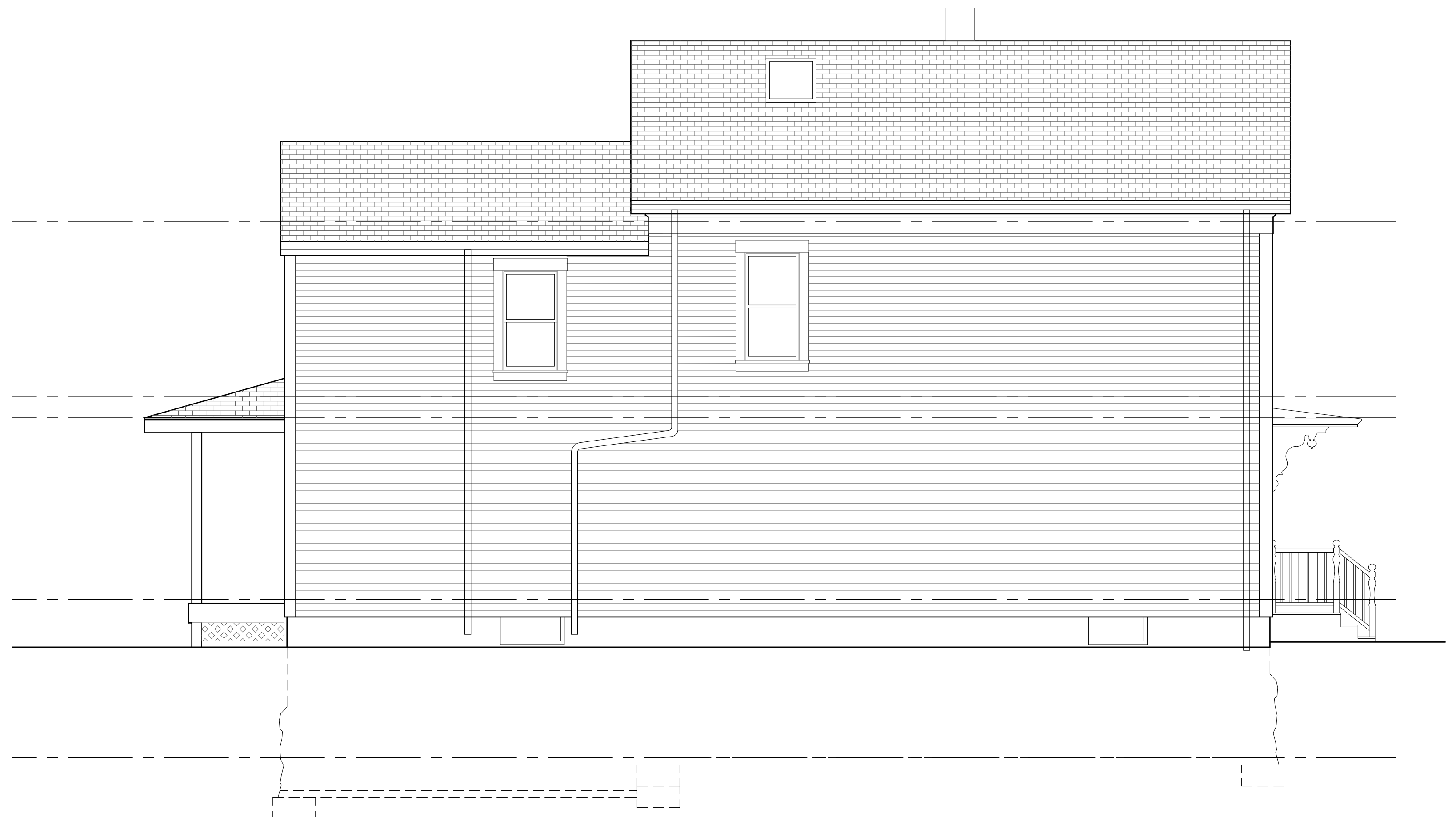
1 ELEVATION
SCALE: 1/4" = 1'-0"



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



3 ELEVATION
SCALE: 1/4" = 1'-0"



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

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THOMPSON / BUNN RESIDENCE

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EXISTING ELEVATIONS

EC3.0

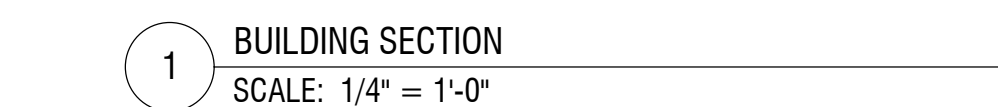
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EC4.0



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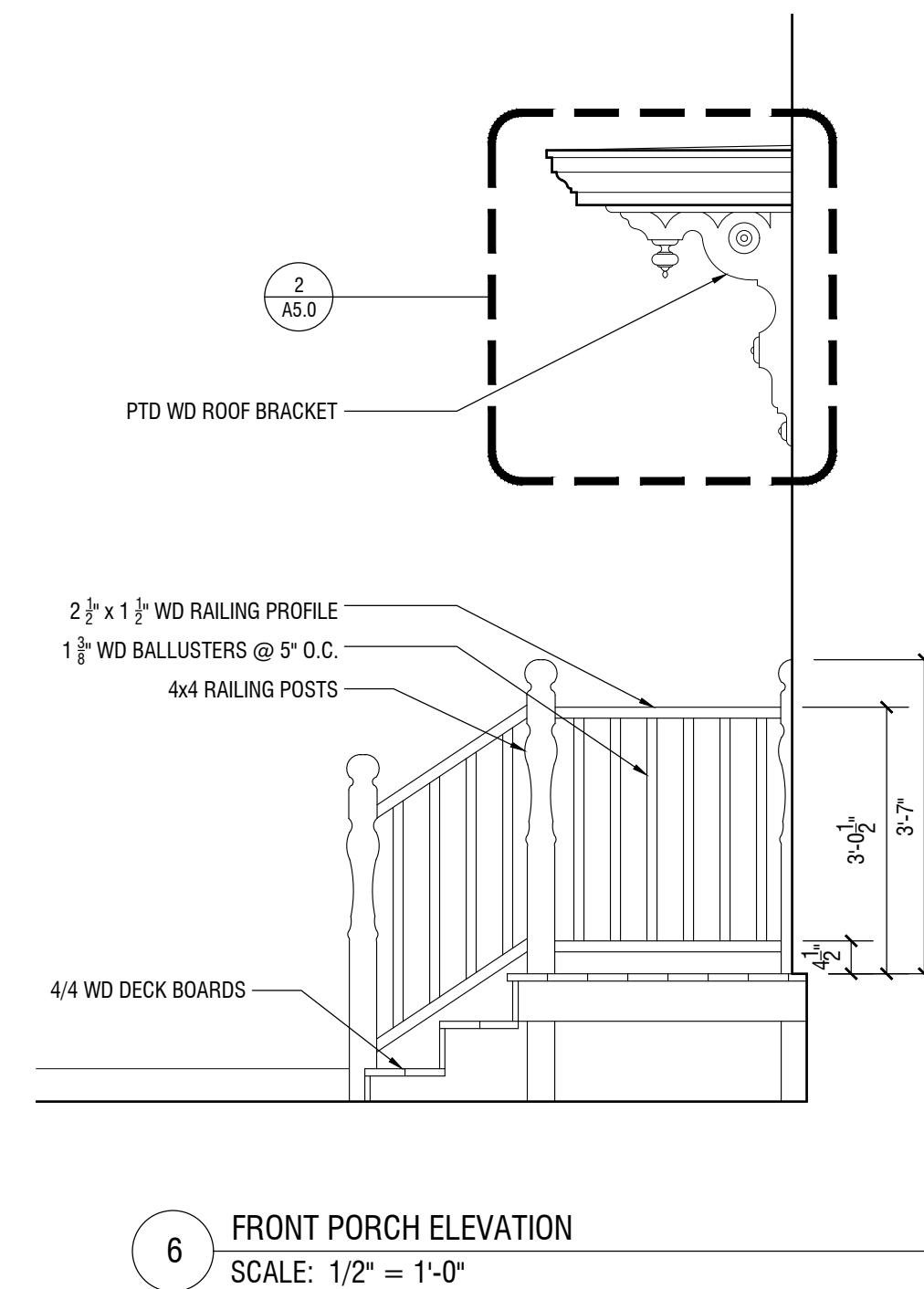
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LANDSCAPE ARCHITECT

--	--

EXISTING EXTERIOR DETAILS

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THOMPSON / BUNN RESIDENCE

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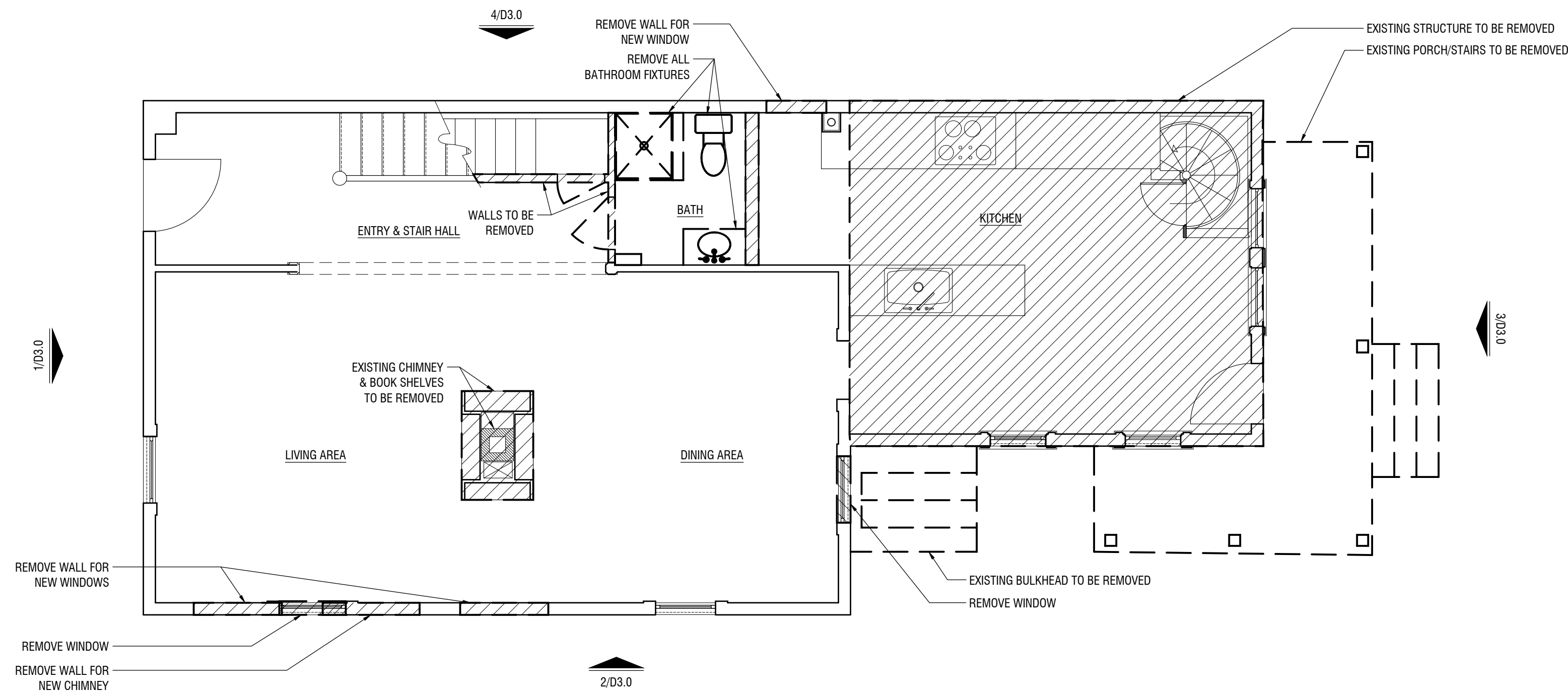
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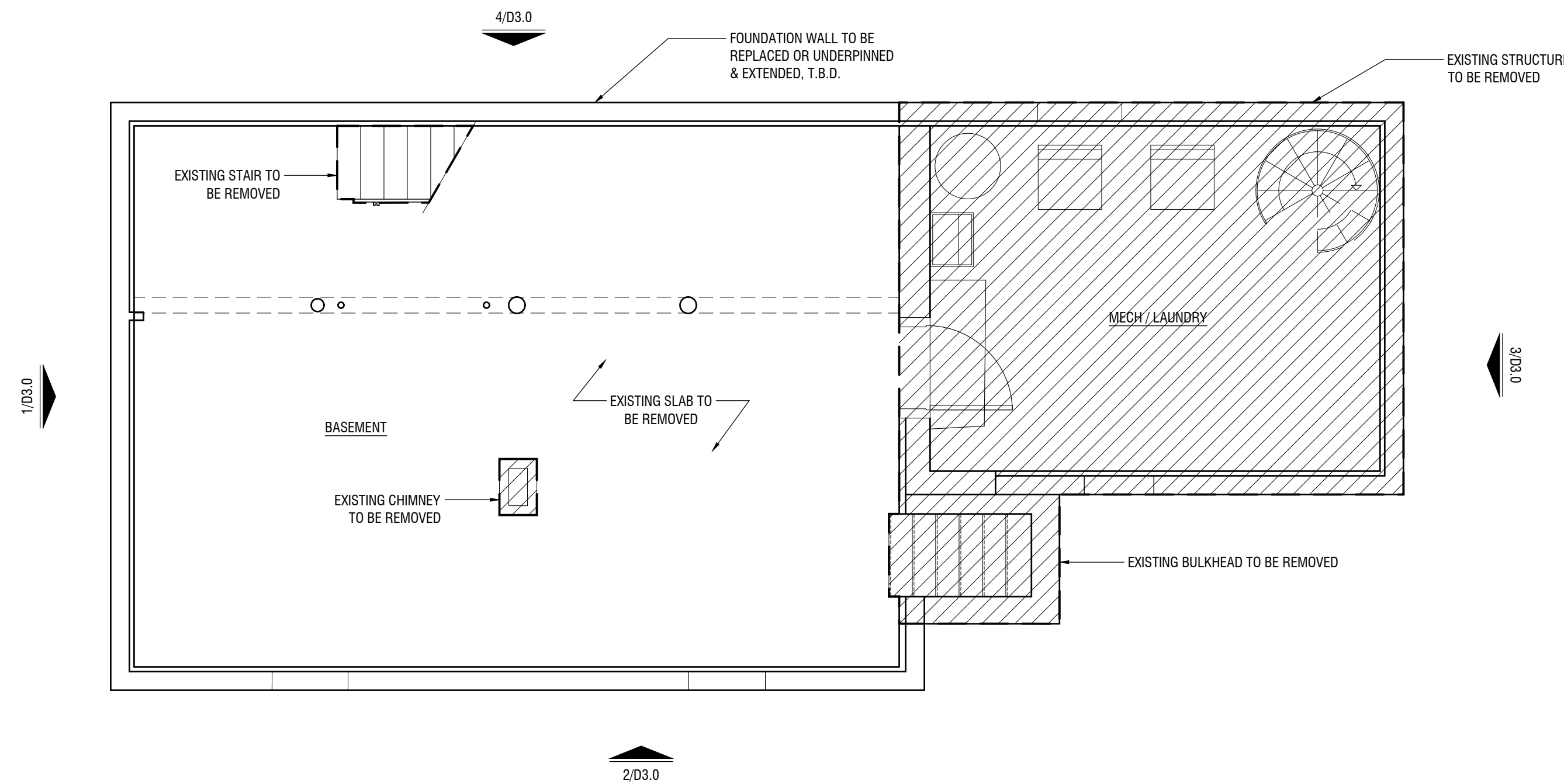
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DEMO PLANS:
LEVEL 0 & LEVEL 1

D2.1



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



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

DEMOLITION AREA

LEVEL	EXISTING AREA (SF)	DEMO AREA
LEVEL 0	846	239
LEVEL 1	846	239
LEVEL 2	846	239
LEVEL 3	620*	0
TOTAL	3158	717
DEMO %		22.7%

* NOTE: LEVEL 3 GROSS FLOOR AREA

DEMOLITION AREA

LEVEL	EXISTING AREA (SF)	DEMO AREA
LEVEL 1	846	239
LEVEL 2	846	239
LEVEL 3	189.7**	0
TOTAL	1881.7	478
DEMO %		25.4%

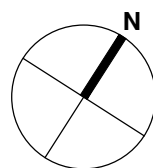
** NOTE: LEVEL 3 AREA FROM F.A.R. CALC

DEMOLITION VOLUME

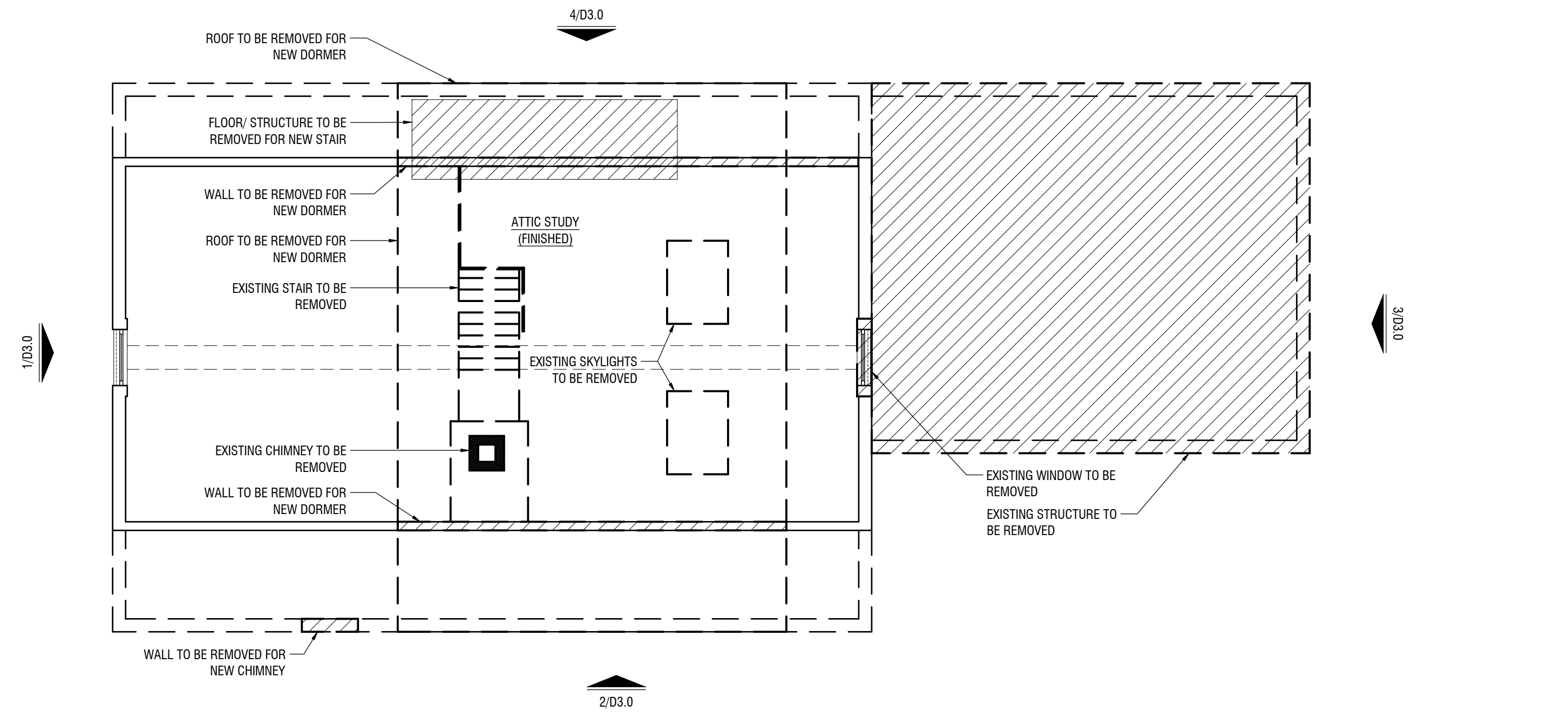
VOLUME ABOVE GRADE	CUBIC FT
EXISTING VOLUME	21,197
DEMO VOLUME	5197
DEMO %	24.5%

DEMOLITION VOLUME

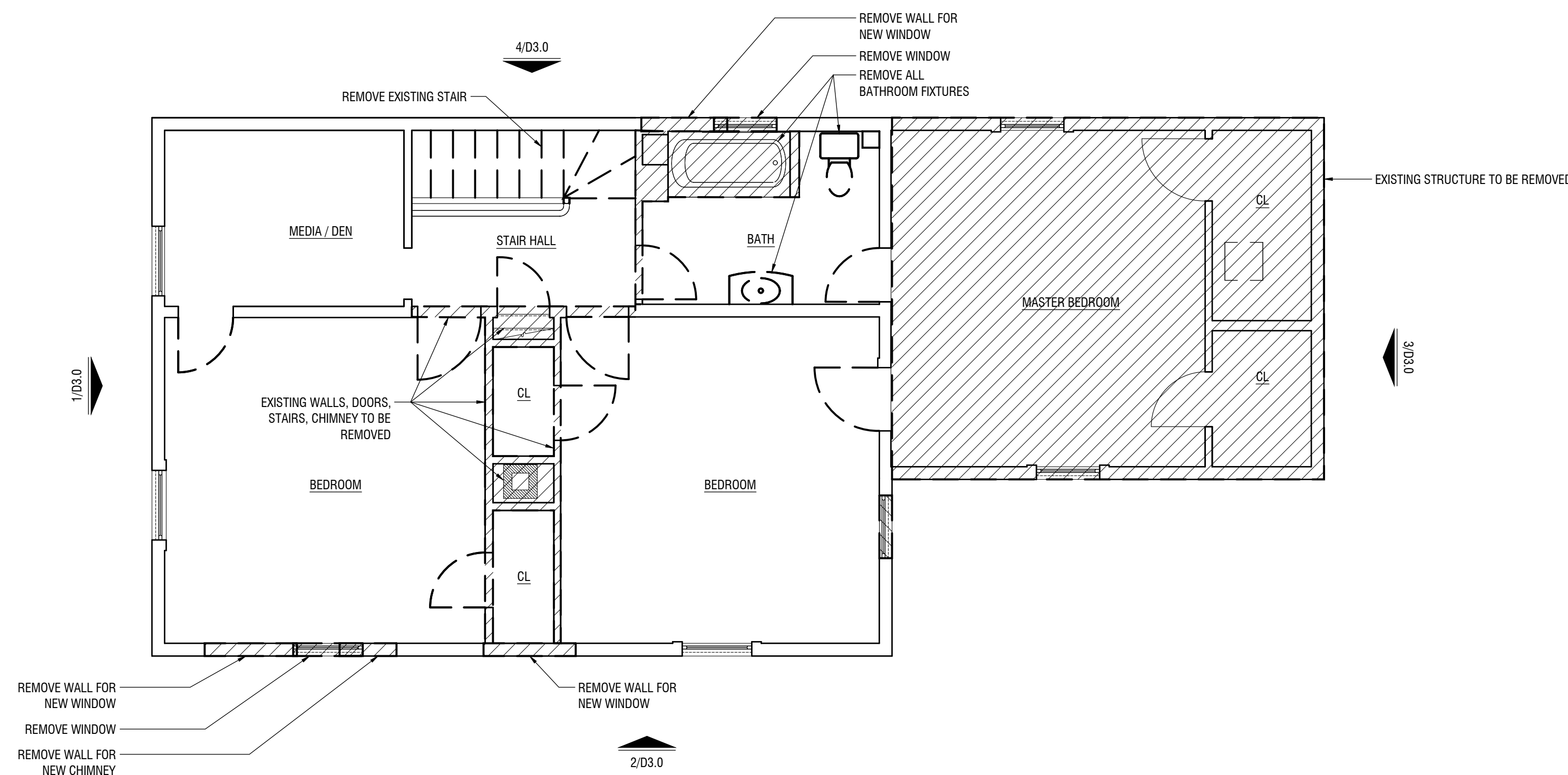
VOLUME (W/ BASEMENT)	CUBIC FT
EXISTING VOLUME	25,663
DEMO VOLUME	6829
DEMO %	26.6%



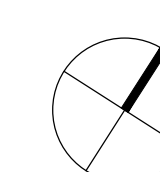
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1 LEVEL 3 DEMO PLAN
SCALE: 1/4" = 1'-0"



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



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DEMO PLANS:
LEVEL 2 & LEVEL 3

D2.2

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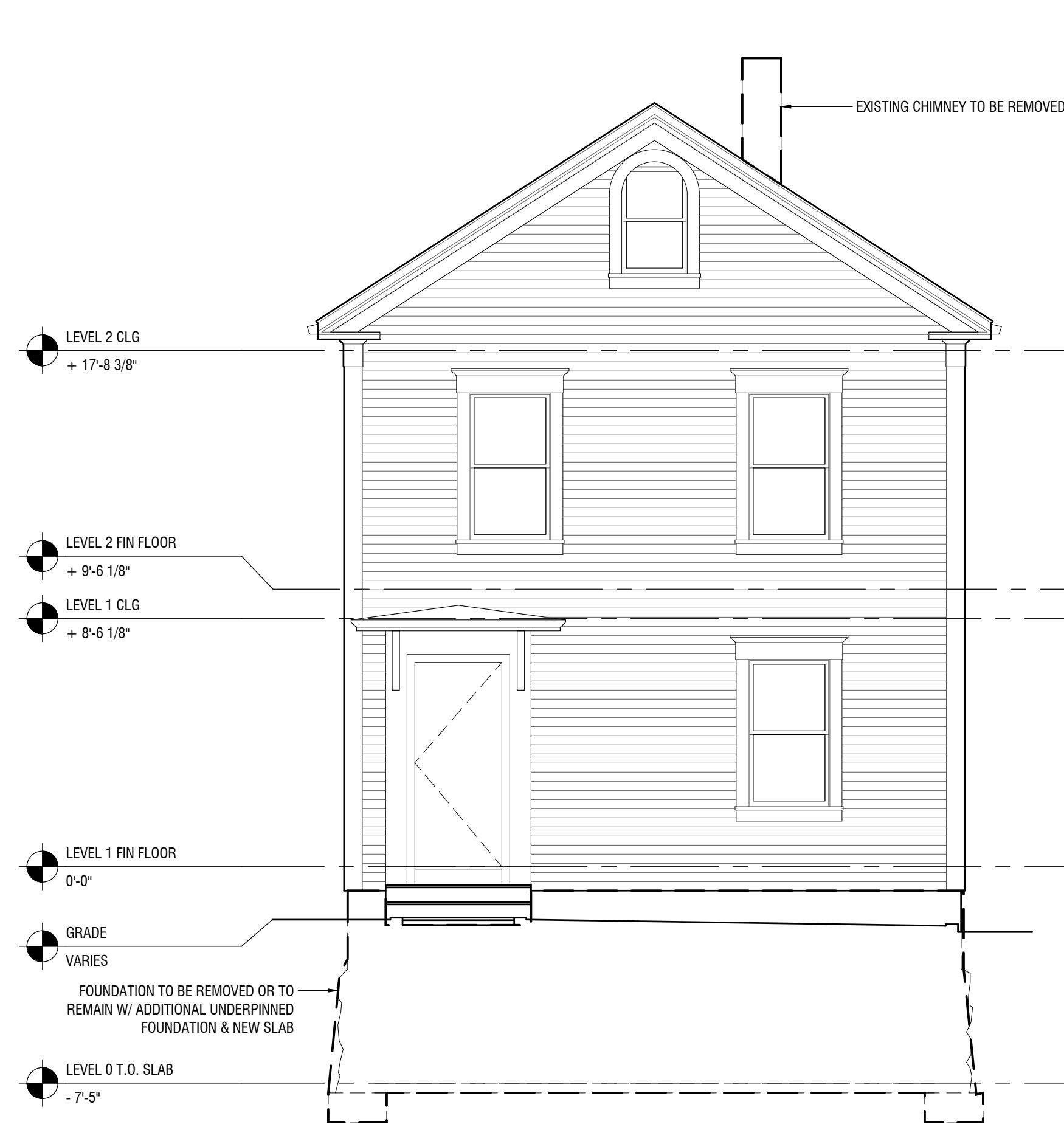
LANDSCAPE ARCHITECT

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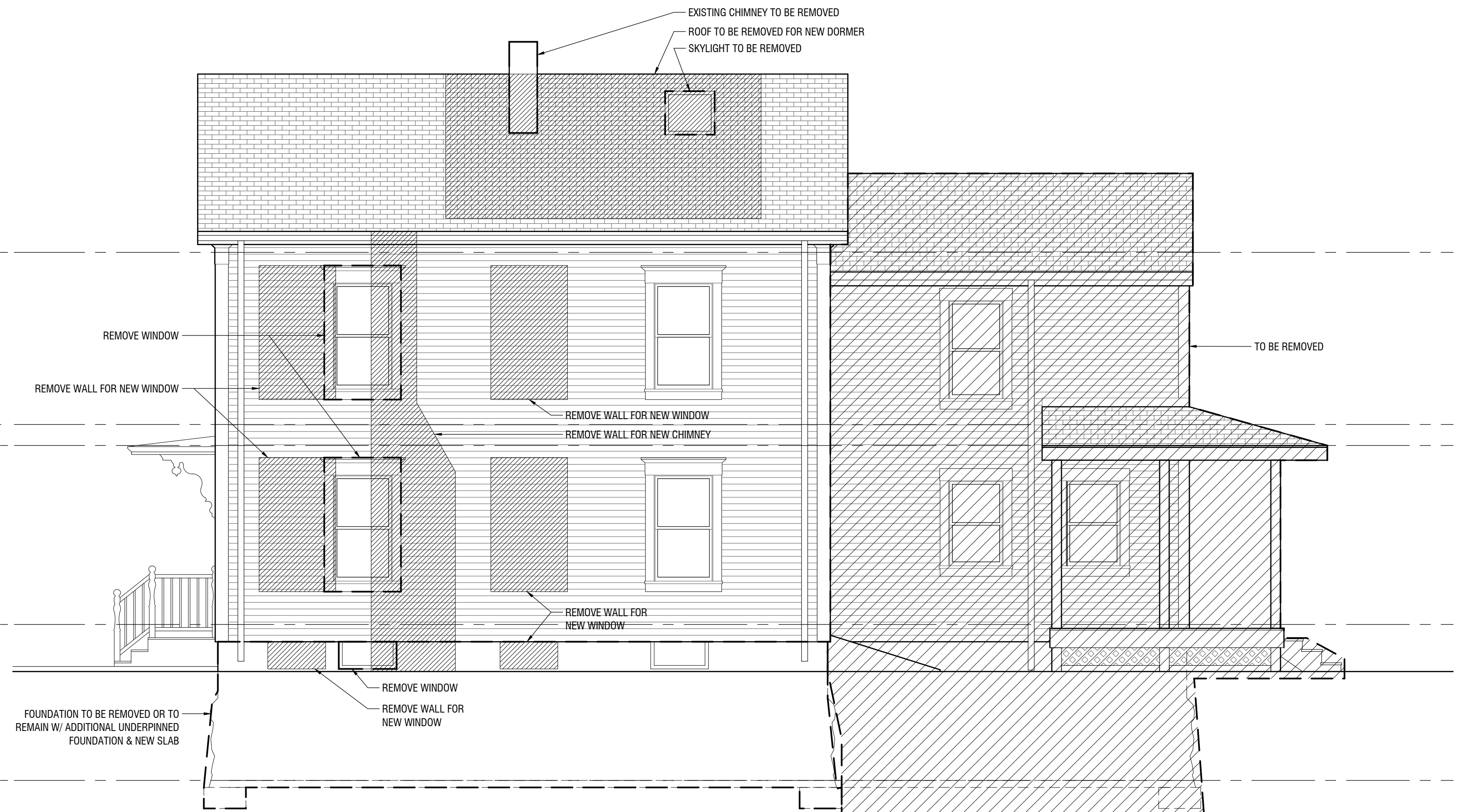
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D2.3

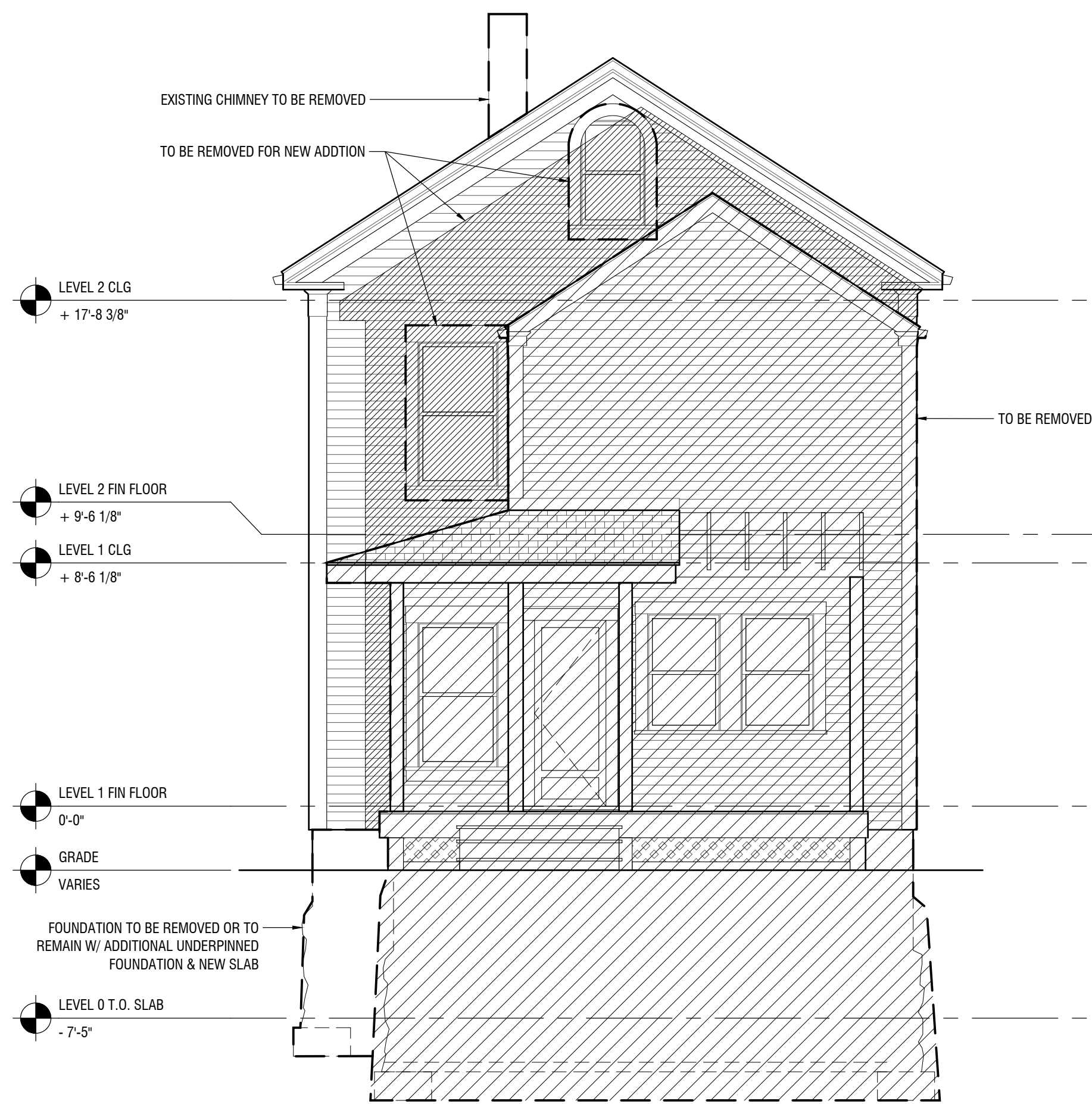




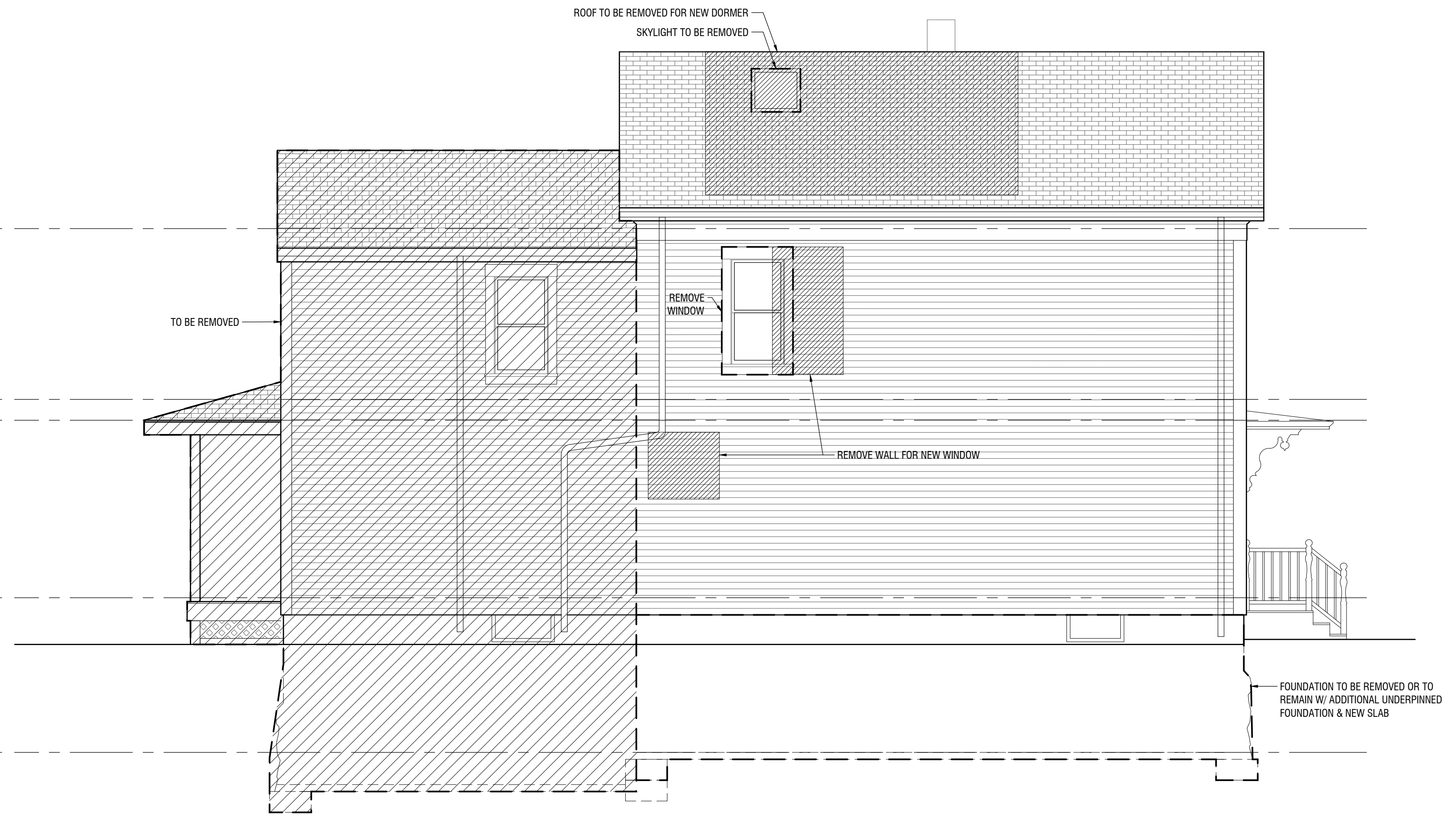
1 ELEVATION
SCALE: 1/4" = 1'-0"



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



3 ELEVATION
SCALE: 1/4" = 1'-0"



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

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DEMO ELEVATIONS

D3.0