



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

2019 OCT 17 PM 3:16  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
ZA-17195-2019

**BZA APPLICATION FORM**

## GENERAL INFORMATION

Plan No: BZA-017195-2019

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

Special Permit : ✓

**Variance :** ✓

**Appeal :**

**PETITIONER:** Kevin Borden - C/O James J. Rafferty, Esq.

**PETITIONER'S ADDRESS :** 907 Massachusetts Avenue Cambridge, MA 02139

**LOCATION OF PROPERTY :** 133 Appleton St Cambridge, MA

**TYPE OF OCCUPANCY :** **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

## Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Variance: Petitioner seeks to enclose and expand existing rear porches and construct first and second floor additions at the rear corners of the building. Petitioner also seeks to square off existing bay window on the right side of the building, raise roof, and construct covered side entry porch and uncovered rear porch.

Special Permit: Petitioner also seeks to install, relocate, and enlarge openings on nonconforming walls.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000                      Section 5.31 (Table of Dimensional Requirements).

Article 8.000                      Section 8.22.2.C (Openings on Nonconforming Walls).

Article 10.000                      Section 10.30 (Variance).

Article 10.000                      Section 10.40 (Special Permit).

**Original Signature(s) :**

(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

**Address :** 907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : [jrafferty@adamsrafferty.com](mailto:jrafferty@adamsrafferty.com)

Date : October 7, 2019

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

I/We Kevin Borden and Ciara Glenmullen  
(OWNER)

Address: 133 Appleton St. Cambridge MA 02138

State that I/We own the property located at 133 Appleton Street, which is the subject of this zoning application.

The record title of this property is in the name of Kevin R. Borden and Ciara Glenmullen

\*Pursuant to a deed of duly recorded in the date 1/18/17, Middlesex South County Registry of Deeds at Book 68777, Page 483; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

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

Kevin Borden Ciara Glenmullen  
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 Kevin Borden, Ciara Glenmullen personally appeared before me, this 18<sup>th</sup> of September 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires 01-28-2022

(Notary Seal)



THERESA KAUFMAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 28, 2022

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

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

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

A literal enforcement of the Ordinance would prevent the petitioner from reorganizing the living area of the existing dwelling units and providing improved circulation and egress. In particular, the existing roof pitch and slope is very flat and prevents reasonable use of the attic space.

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

The hardship is directly related to the age and condition of the existing structure and its placement on the undersized lot.

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

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

The proposed modifications conform to the height, open space, and left yard and front setback requirements. Only a modest portion of the footprint (+/- 7 sf) is sited within the right yard and rear setback.

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

The nature and intensity of the use of this two family structure will not change by the proposed work.

**\* 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 133 Appleton 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:  
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:  
There will not be any change in traffic patterns as a result of adding windows.
- 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:  
Adjacent uses will not be affected since the use of the property as a two family dwelling will not be changed.
- 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:  
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- 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 proposed windows will not change the use of the property and are consistent with the residential uses in the district.



**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

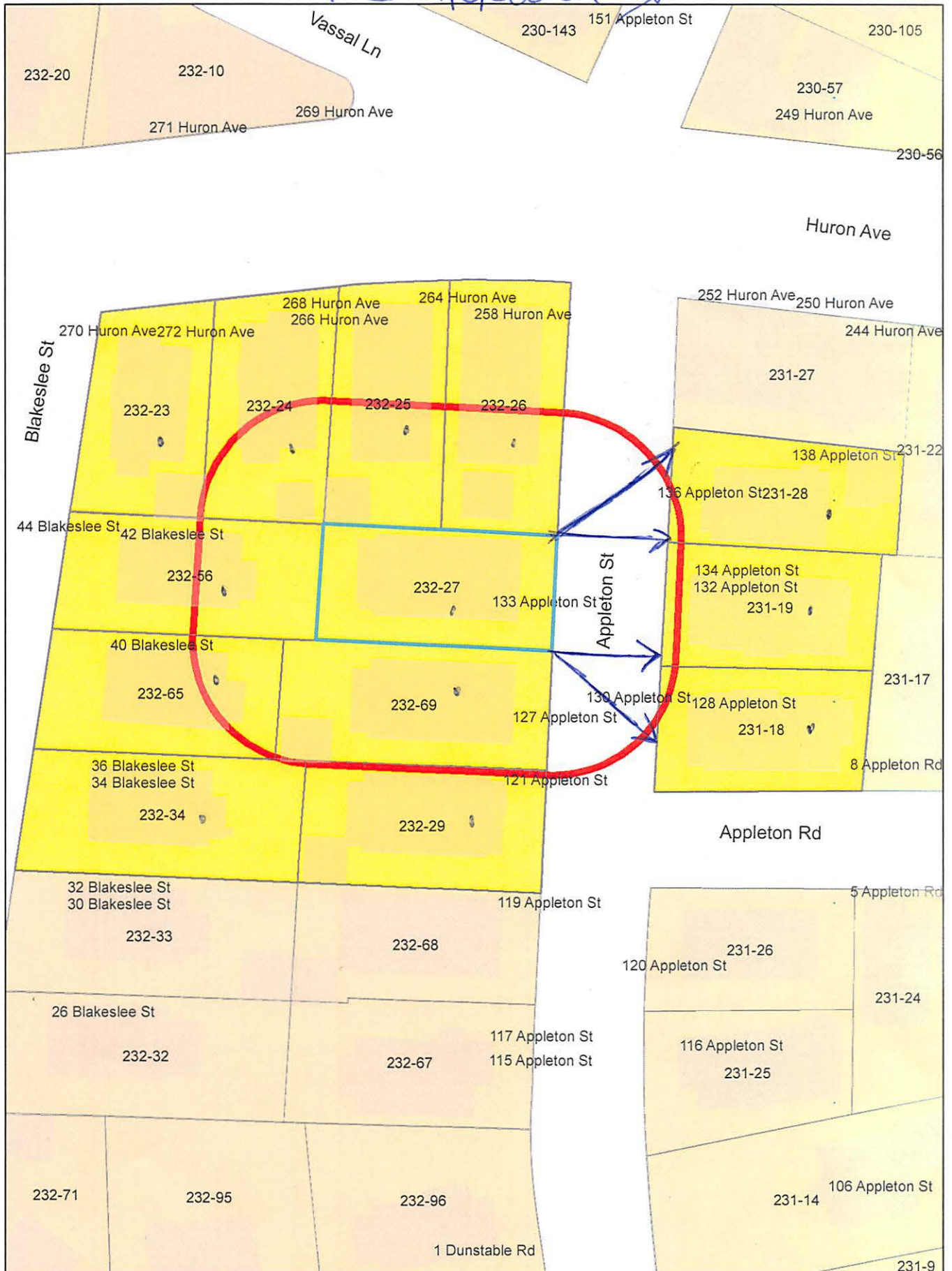
**APPLICANT:** James Rafferty, Esq.      **PRESENT USE/OCCUPANCY:** Two Family  
**LOCATION:** 133 Appleton St Cambridge, MA      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Two Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,628 sf	4,026 sf	2,308 sf	(max.)
<u>LOT AREA:</u>		4,616 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.79	.87	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,308 sf	no change	2,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	48'	no change	50'	(min.)
	DEPTH	95.78'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	16.91'	no change	15'	(min.)
	REAR	17.92'	no change	25'	(min.)
	LEFT SIDE	13.45'	no change	7'6"	(min.)
	RIGHT SIDE	3.75'	no change	7'6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29.52'	34.17'	35'	(max.)
	LENGTH	61'	no change	N/A	
	WIDTH	30.9'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50.8%	48%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>		1	no change	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A	(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.

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

133 Appleton St.



133 Appleton St  
Petitioner

231-18  
BARTON, JAMES H.  
130 APPLETON ST.  
CAMBRIDGE, MA 02138

231-19  
HARNEY, JOHN J. & MARGARET M. HARNEY  
132 APPLETON ST  
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - SUITE 300  
CAMBRIDGE, MA 02139

232-23  
JENSEN, JOHN RICHARD,  
MARIJANE DUNLAP JENSEN &  
CANDACE ANNE DUNLAP  
270 HURON AVE.  
CAMBRIDGE, MA 02138

232-24  
PALMERI, LAURENCE ROY  
266 HURON AVE  
CAMBRIDGE, MA 02138

232-26  
YEE, MEI NGO  
258 HURON AVE  
CAMBRIDGE, MA 02138

232-27  
BORDEN, KEVIN R. & CIARA GLENMULLEN  
133 APPLETON ST  
CAMBRIDGE, MA 02138

232-29  
MCALLISTER, MICHAEL & THERESE MCALLISTER  
318 ALABAMA RD.  
TOWNSON, MD 21204

232-34  
MCMAHON, JOHN P. JR. & SUZANNE GRAVES  
34 BLAKESLEE ST  
CAMBRIDGE, MA 02138

232-56  
MAGISTRELLI, JOHN G.  
48 BALTIMORE STREET  
LYNN, MA 01902

232-65  
OLIVA, VICTORIA M. & MARK OLIVA  
40 BLAKESLEE STREET  
CAMBRIDGE, MA 02138

232-25  
CHAPPELL, PATRICIA P.  
264 HURON AVE., UNIT #1  
CAMBRIDGE, MA 02138

232-25  
SOKOLOWSKI, CHRISTOPHER K. &  
ANGELA A. CHANG  
264 HURON AVE., #2  
CAMBRIDGE, MA 02138

232-69  
UNIT ONE HOLDINGS LLC  
127 APPLETON ST., #2  
CAMBRIDGE, MA 02138

232-69  
HEWETT, FREDERICK F. & CHERYL L. MAZAIK  
127 APPLETON ST. UNIT # 2  
CAMBRIDGE, MA 02138

231-28  
COTMAN, DIANE L.  
136 APPLETON ST. #S-1  
CAMBRIDGE, MA 02138



# 133 APPLETON STREET

## CAMBRIDGE, MASSACHUSETTS



EXISTING FRONT VIEW

# BZA VARIANCE SUBMITTAL

## SEPTEMBER 24TH, 2019

DRAWING INDEX

		DATE ISSUED						
<div>■ ISSUED OR REISSUED WITH REVISION</div> <div>□ REISSUED WITHOUT REVISION</div>		BZA VARIANCE 9/24/19						
ARCHITECTURAL DRAWINGS								
A0.0	COVER SHEET / DRAWING INDEX	■						
--	CERTIFIED PLOT PLAN	■						
A0.1	BLOCK MAP/ ZONING INFORMATION/ AREA CALCS.	■						
A0.2	SCHEMATIC SITE PLAN - EXISTING	■						
A0.3	SCHEMATIC SITE PLAN - PROPOSED	■						
A0.4	AERIAL VIEW + PHOTOS OF EXISTING HOUSE	■						
A0.5	CONTEXT PHOTOS OF APPLETON STREET	■						
A1.1	FIRST FLOOR PLANS - EXISTING & PROPOSED	■						
A1.2	SECOND FLOOR PLANS - EXISTING & PROPOSED	■						
A1.3	THIRD FLOOR PLANS - EXISTING & PROPOSED	■						
A1.4	ROOF PLANS - EXISTING & PROPOSED	■						
A1.5	BASEMENT PLANS - EXISTING & PROPOSED	■						
A2.0	FRONT ELEVATIONS - EXISTING & PROPOSED	■						
A2.1	RIGHT SIDE ELEVATION - EXISTING & PROPOSED	■						
A2.2	REAR ELEVATION - EXISTING & PROPOSED	■						
A2.3	LEFT SIDE ELEVATION - EXISTING & PROPOSED	■						
A3.0	BUILDING SECTIONS - EXISTING & PROPOSED	■						

ARCHITECT:  
AMY SEMMES, A.I.A

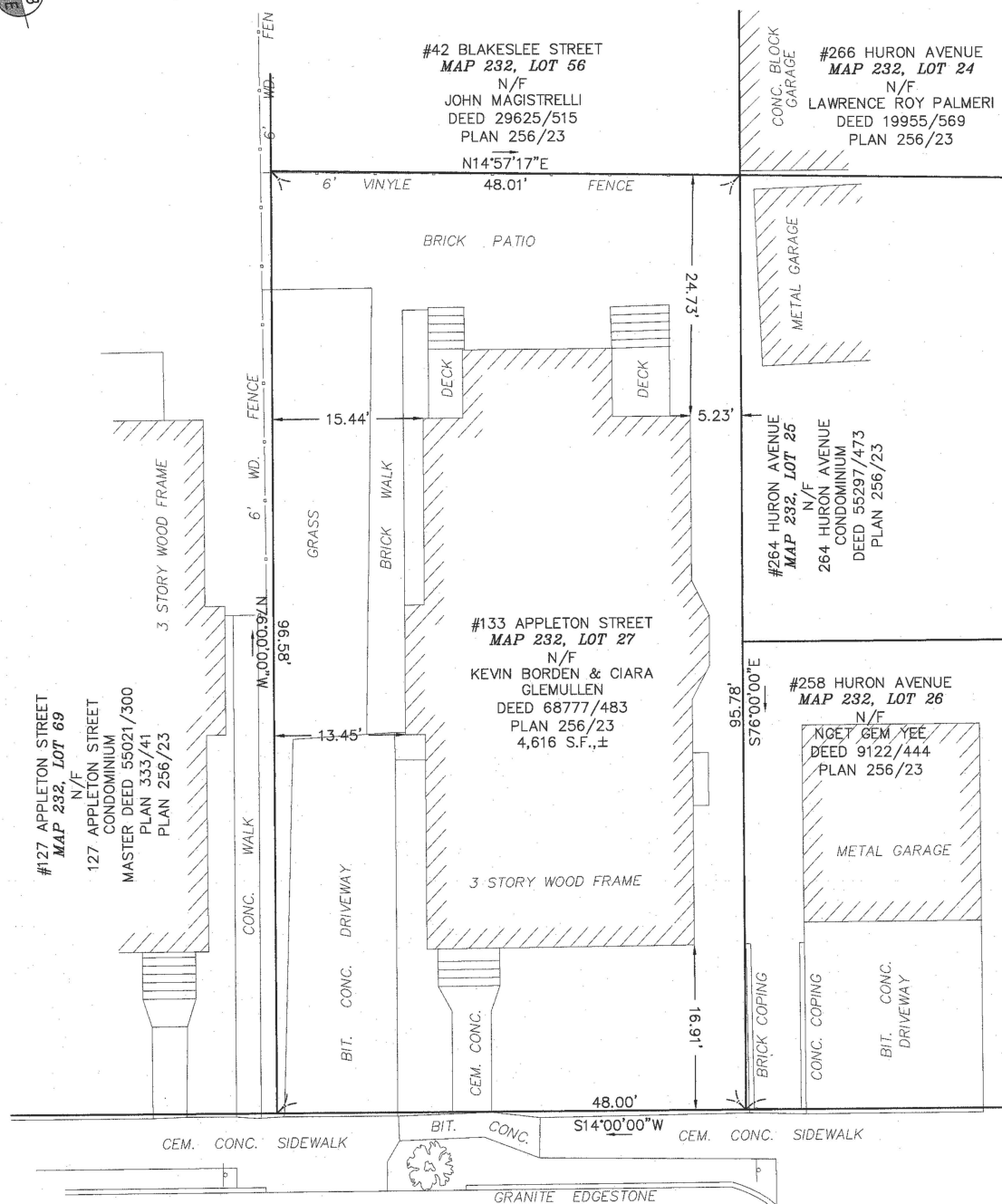
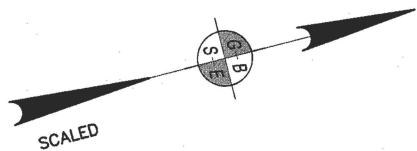
PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:  
COVER SHEET / DRAWING INDEX

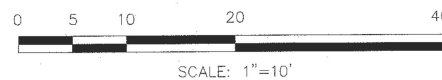
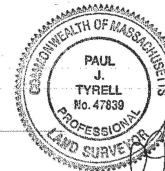
DATE:  
9/24/2019  
SCALE:  
NONE

DWG. NUMBER:  
A0.0





APPLETON STREET  
(40.0 FT. WIDE - PUBLIC)



PLAN OF LAND  
133 APPLETON STREET  
BOSTON, MASSACHUSETTS  
(BOSTON PROPER DISTRICT)

PREPARED FOR  
CIARA GLENMULLEN



GREATER BOSTON SURVEYING AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
(781) 331-6128

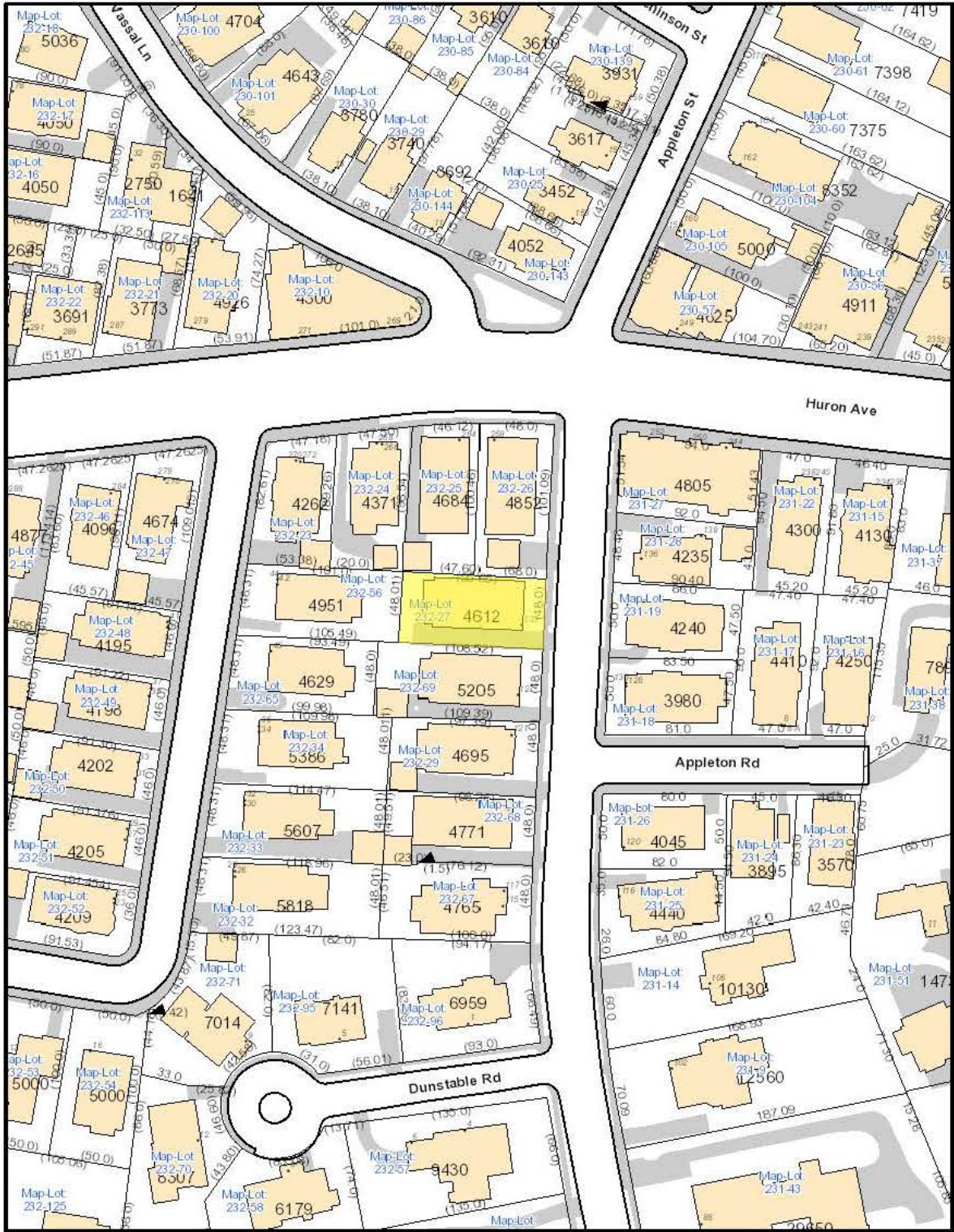
CALC BY: PJT

DATE: AUGUST 29, 2017

SCALE: 1"=10'



BLOCK MAP



GROSS FLOOR AREA / F.A.R. SUMMARY:

	EXISTING CONDITIONS	PROPOSED CONDITIONS
FIRST FLOOR	1,694 SF	1,720 SF
SECOND FLOOR	1,666 SF	1,707 SF
THIRD FLOOR / ATTIC	268 SF	599 SF
TOTAL GROSS FLOOR AREA (GFA):	TOTAL: 3,628 SF	TOTAL: 4,026 SF
MAX. ALLOWABLE= 4,616 SF LOT AREA X .5 = 2,308 SF TOTAL MAXIMUM ALLOWED	1,320 SF ABOVE MAXIMUM ALLOWED	1,718 SF ABOVE MAXIMUM ALLOWED (398 NET SF ADDED)
.50 = MAX. ALLOWABLE F.A.R.	.79 = EXISTING F.A.R.	.87 = PROPOSED F.A.R.

DIMENSIONAL FORM: 133 APPLETON STREET

		PRESENT USE/OCCUPANCY: 2 FAMILY RESIDENCE; ZONE: RESIDENCE B		
ADDRESS:	133 APPLETON STREET	REQUESTED USE/OCCUPANCY: UNCHANGED		
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	ZONING STATUS
TOTAL GROSS FLOOR AREA:	3,628 SF	4,026 SF	2,308 SF	EXISTING NON-CONFORMING
LOT AREA:	4,616 SF	UNCHANGED	5,000 SF	EXISTING NON-CONFORMING
RATIO OF GROSS FLOOR AREA TO LOT AREA:	.79	.87	.50	EXISTING NON-CONFORMING
LOT AREA FOR EACH DWELLING UNIT:	2,308 SF	UNCHANGED	2,500 SF	EXISTING NON-CONFORMING
SIZE OF LOT: WIDTH:	48.0 FEET	UNCHANGED	50 FEET	EXISTING NON-CONFORMING
DEPTH:	95.78 FEET	UNCHANGED	100 FEET	EXISTING NON-CONFORMING
SETBACKS IN FEET: FRONT:	16.91 FEET	UNCHANGED	15 FEET MIN.	CONFORMING
LEFT SIDE:	13.45 FEET	UNCHANGED	12.5 FEET MIN.	CONFORMING
RIGHT SIDE:	3.75 FEET	UNCHANGED	7.5 FEET MIN.	EXISTING NON-CONFORMING
REAR:	17.92 FEET	UNCHANGED	25.0 FEET MIN.	EXISTING NON-CONFORMING
SIZE OF BLDG.: HEIGHT:	29.52 FEET	34.17 FEET	35 FEET	CONFORMING
LENGTH:	61 FEET	UNCHANGED	N/A	N/A
WIDTH:	30.9 FEET	UNCHANGED	N/A	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA:*	.15	.20	.20	CONFORMING*
RATIO OF PERMEABLE OPEN SPACE TO LOT AREA:*	.51	.45	.40	CONFORMING*
NUMBER OF DWELLING UNITS:	2	UNCHANGED	1 PER 2500 SF OF LOT	EXISTING NON-CONFORMING
NUMBER OF PARKING SPACES:	1	UNCHANGED	2 (1 PER D.U.)	EXISTING NON-CONFORMING
NUMBER OF LOADING AREAS:	N/A	N/A	N/A	N/A
DISTANCE TO NEAREST BUILDING ON SAME LOT:	N/A	N/A	N/A	N/A
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:	N/A			N/A

\*FOR BREAKDOWN OF PRIVATE/USABLE OPEN SPACE & PERMEABLE SPACE CALCULATIONS – SEE A0.2 & A0.3

ARCHITECT:  
AMY SEMMES, A.I.A

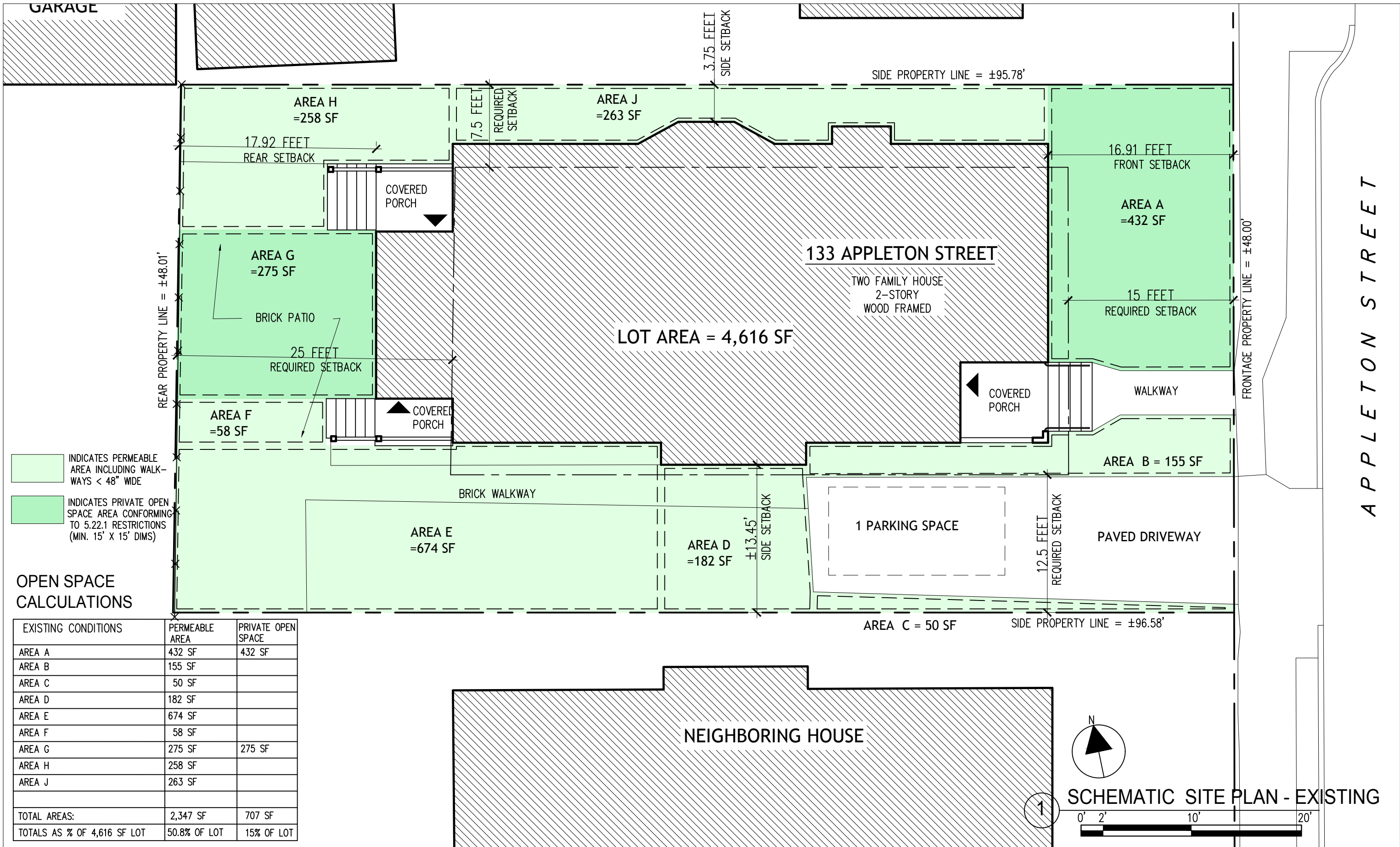
PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:  
BLOCKMAP/ ZONING INFORMATION / AREA CALCS.

DATE:  
9/24/2019  
SCALE:  
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11 X 17 PAPER SIZE

DWG. NUMBER:  
A0.1





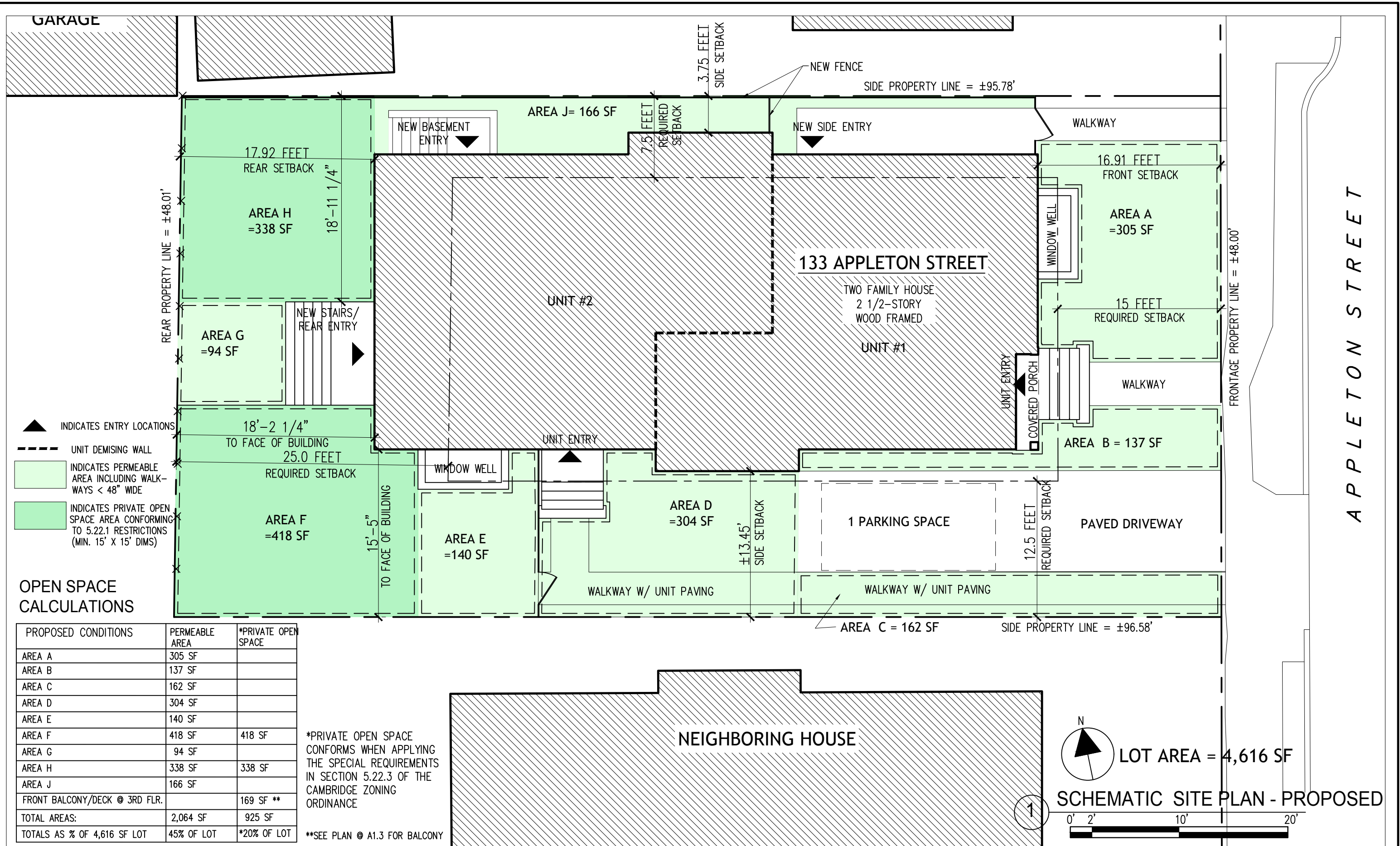
ARCHITECT:  
**AMY SEMMES, A.I.A**

PROJECT:  
**133 APPLETON STREET CAMBRIDGE, MA.**

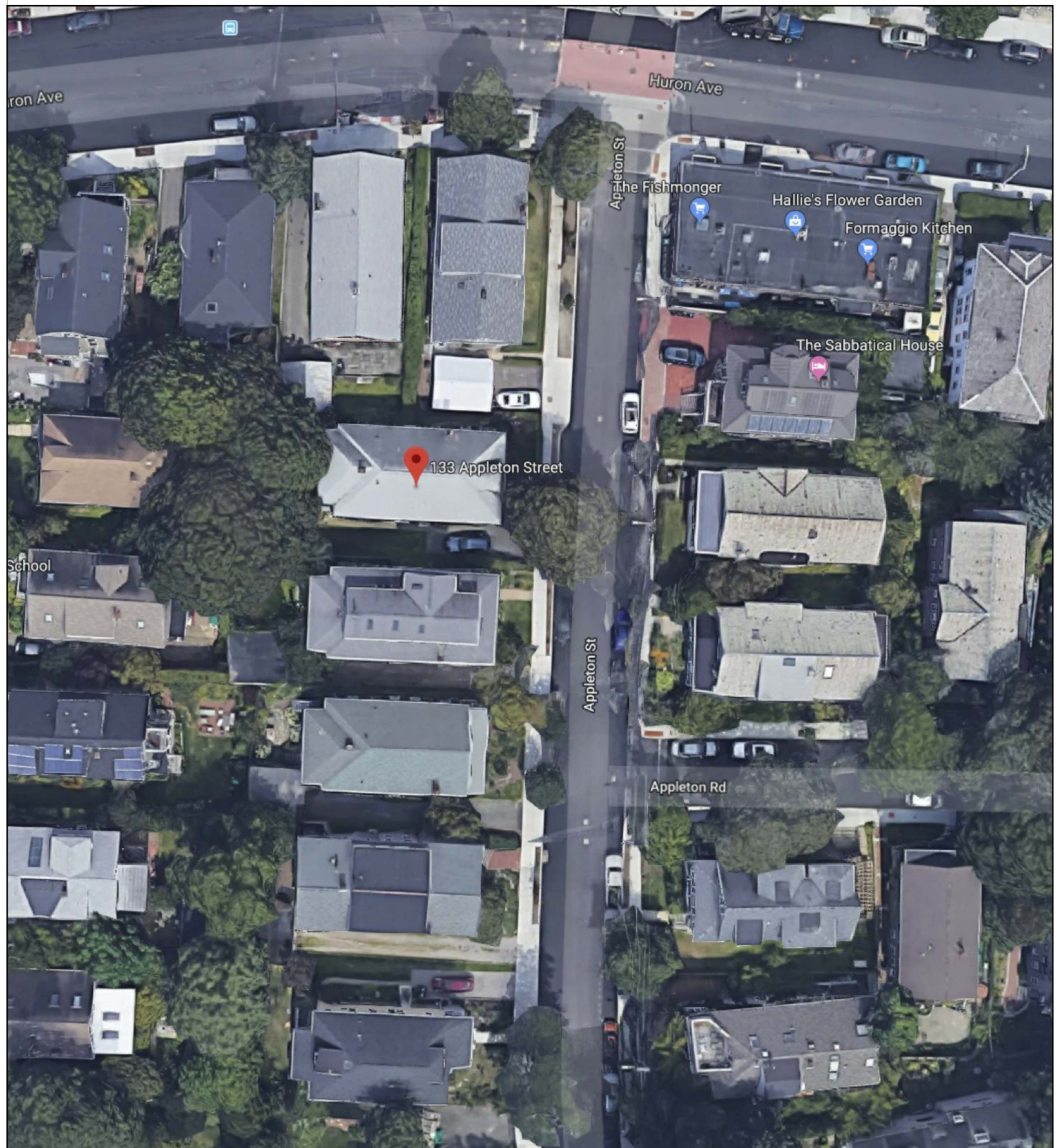
DRAWING TITLE:  
**SCHEMATIC SITE PLAN - EXISTING**

DATE:  
**9/24/2019**  
SCALE:  
**1/8" = 1'-0"**  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
**A0.2**







AERIAL VIEW



FRONT OF EXISTING BUILDING



RIGHT SIDE OF EXISTING BUILDING



REAR OF EXISTING BUILDING



LEFT SIDE OF EXISTING BUILDING

ARCHITECT:  
AMY SEMMES, A.I.A

PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:  
AERIAL VIEW + PHOTOS OF EXISTING HOUSE

DATE:  
9/24/2019  
SCALE:  
NONE  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
A0.4





VIEW UP APPLETON STREET



LEFT SIDE NEIGHBOR (127 APPLETON)



133 APPLETON



RIGHT SIDE NEIGHBOR (258 HURON AVE)



NEIGHBORS DIAGONALLY ACROSS THE STREET (136 APPLETON)



NEIGHBORS ACROSS THE STREET (132-34 +128-30 APPLETON)



NEIGHBOR DIAG. ACROSS THE STREET (120 APPLETON)

ARCHITECT:

AMY SEMMES, A.I.A

PROJECT:

133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:

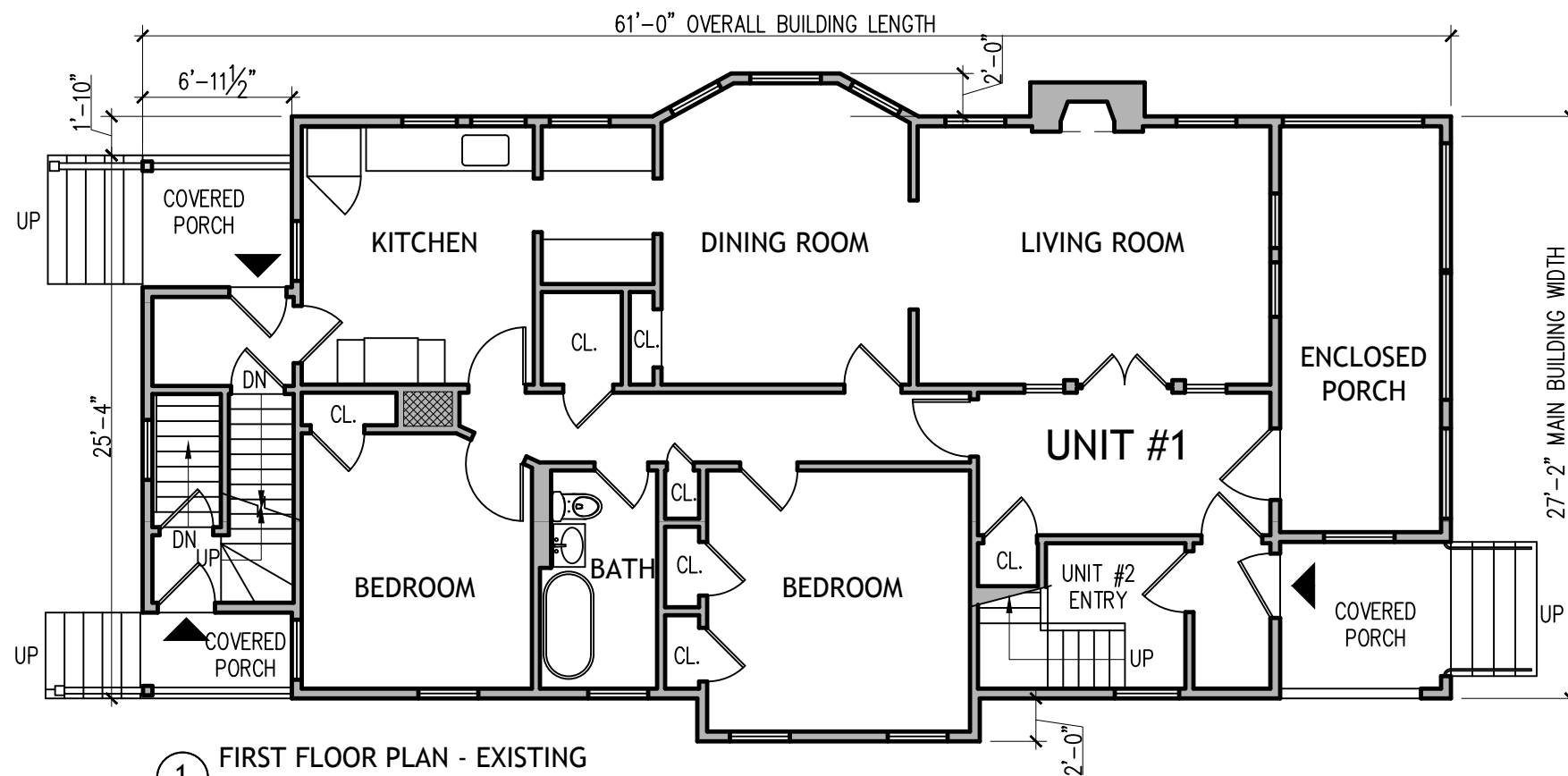
CONTEXT PHOTOS OF APPLETON STREET

DATE:  
9/24/2019  
SCALE:  
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@ 11 X 17 PAPER SIZE

DWG. NUMBER:

A0.5



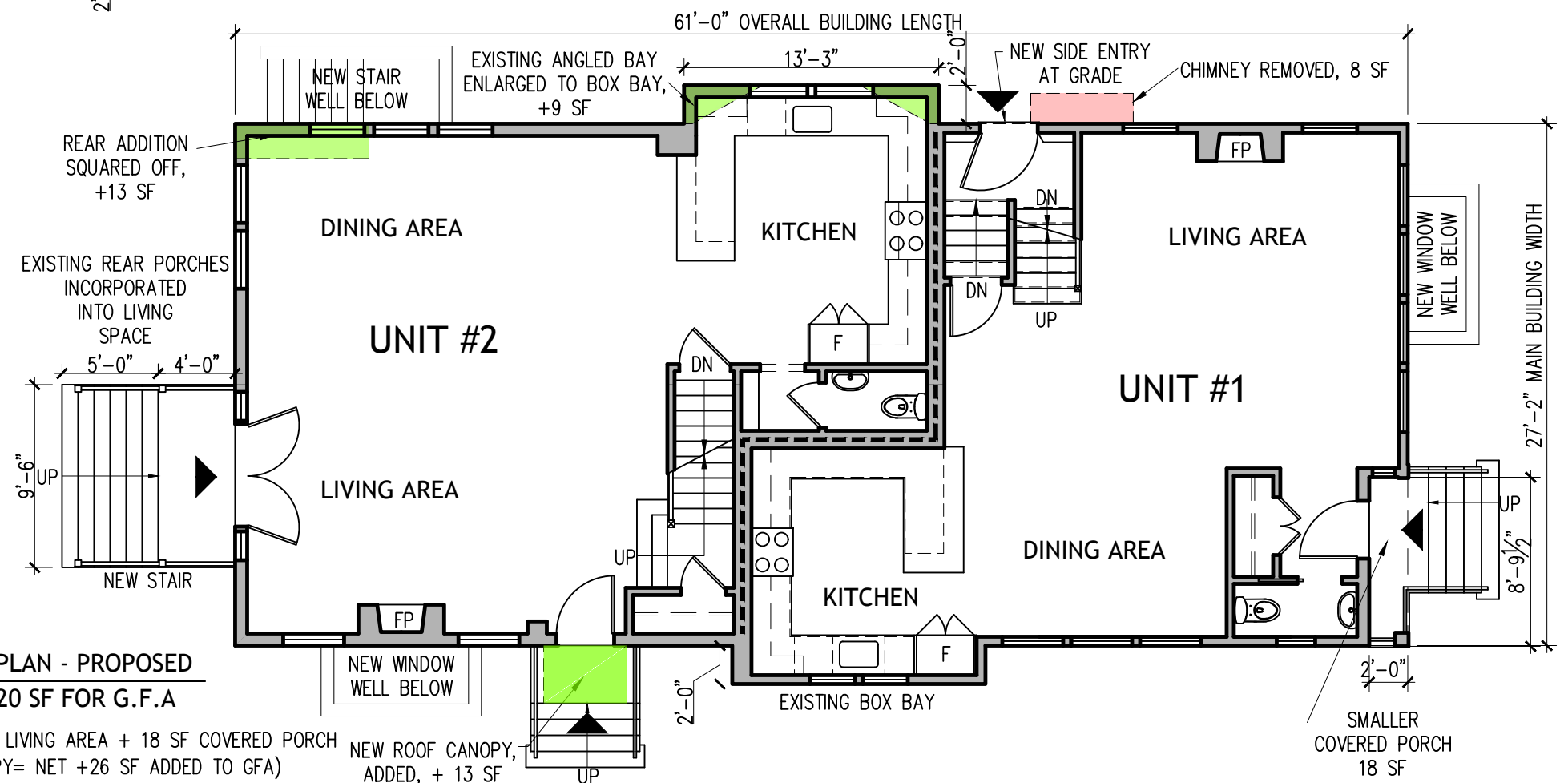


1 FIRST FLOOR PLAN - EXISTING  
1ST FLR. = 1,694 SF FOR G.F.A.  
(1,565 SF ENCLOSED LIVING AREA + 129 SF IN 3 COVERED PORCHES)

# LEGEND

- INDICATES NEW G.F.A TO BE ADDED, (PROPOSED)
- INDICATES G.F.A. TO BE REMOVED, (PROPOSED)
- INDICATES NEW DEMISING WALL BETWEEN UNITS
- INDICATES BUILDING ENTRY LOCATIONS

NOTE: G.F.A. IS MEASURED TO OUTSIDE FACE OF SIDING, @ 1 1/2" PROUD OF FACE OF FOUNDATION. TYPICAL



2 FIRST FLOOR PLAN - PROPOSED  
1ST. FL. = 1,720 SF FOR G.F.A.  
(1,689 SF ENCLOSED LIVING AREA + 18 SF COVERED PORCH  
+ 13 SF NEW CANOPY= NET +26 SF ADDED TO GFA)

0' 1' 4' 8' 16'  
SCALE

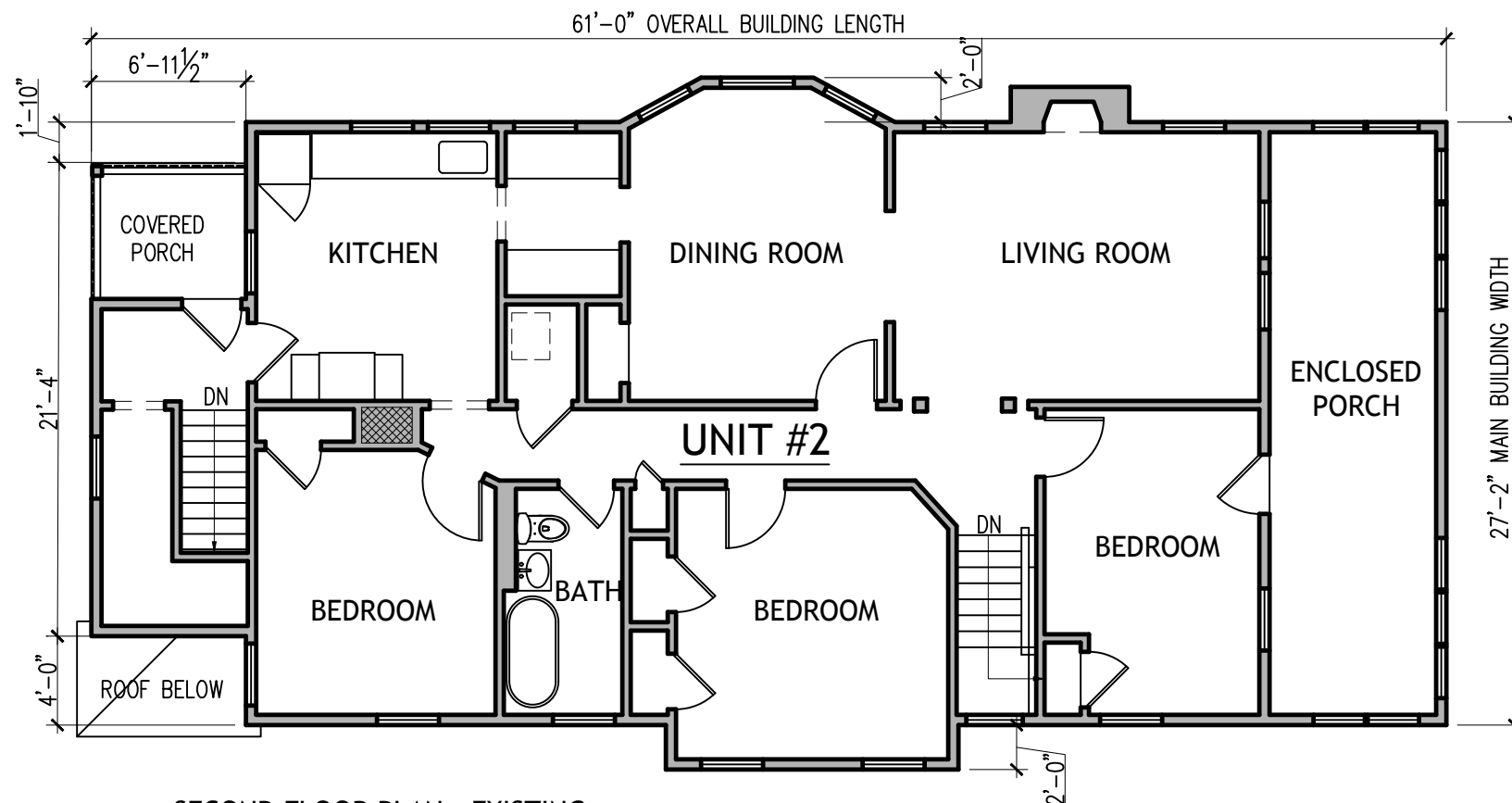
ARCHITECT:  
AMY SEMMES, A.I.A

PROJECT:  
133 APPLETON STREET, CAMBRIDGE, MA.

DRAWING TITLE:  
FIRST FLOOR PLANS - EXISTING + PROPOSED

DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
A1.1

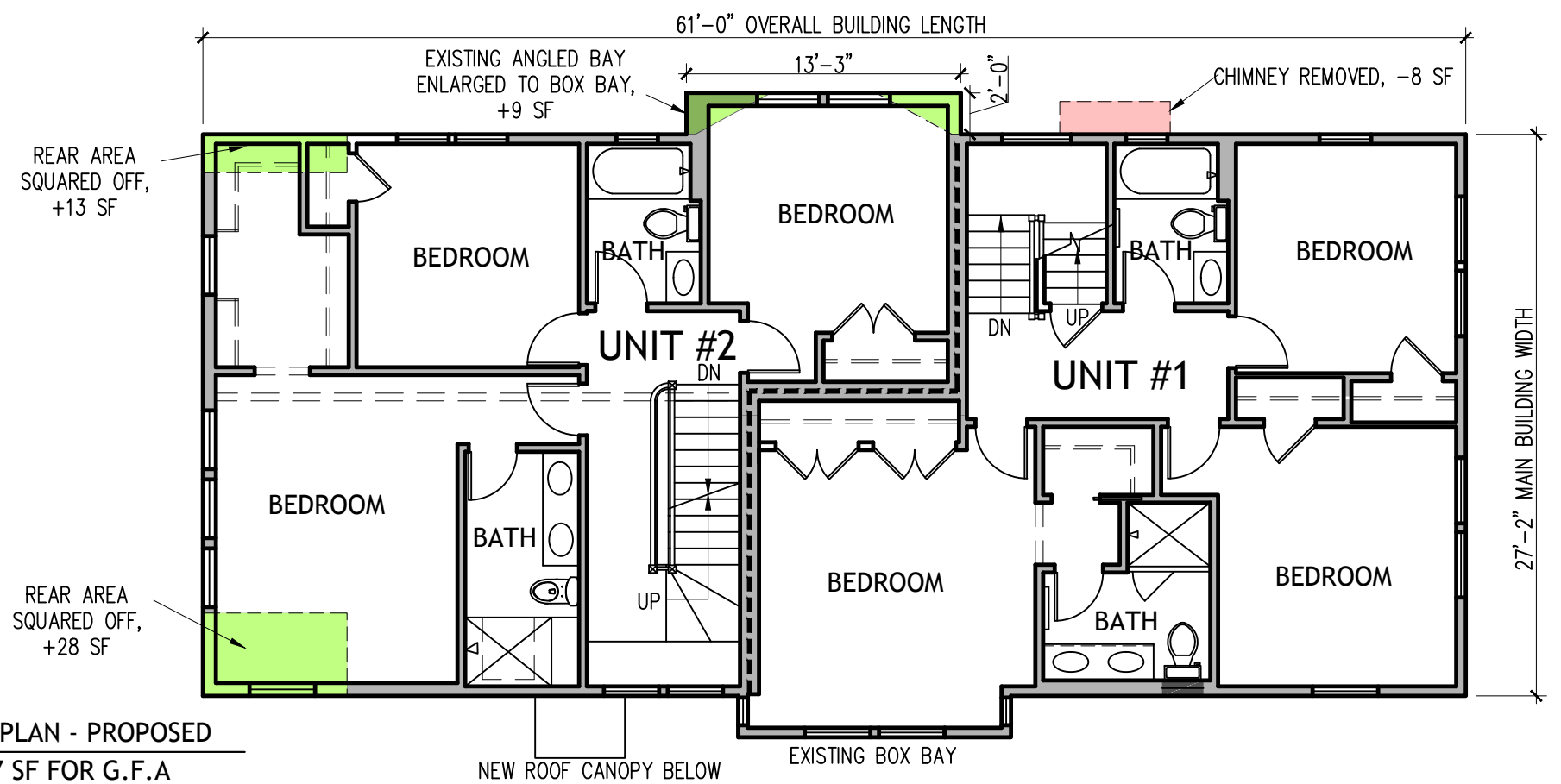


# LEGEND

- INDICATES NEW G.F.A TO BE ADDED, (PROPOSED)
- INDICATES G.F.A. TO BE REMOVED, (PROPOSED)
- INDICATES NEW DEMISING WALL BETWEEN UNITS
- INDICATES BUILDING ENTRY LOCATIONS

NOTE: G.F.A. IS MEASURED TO OUTSIDE FACE OF SIDING, @ 1 1/2" PROUD OF FACE OF FOUNDATION. TYPICAL

1 SECOND FLOOR PLAN - EXISTING  
2ND FL. =1,666 SF FOR G.F.A.  
(1,623 SF ENCLOSED LIVING AREA + 43 SF @ COVERED PORCH)



2 SECOND FLOOR PLAN - PROPOSED  
2ND. FL. =1,707 SF FOR G.F.A  
NET +42 SF ADDED TO GFA

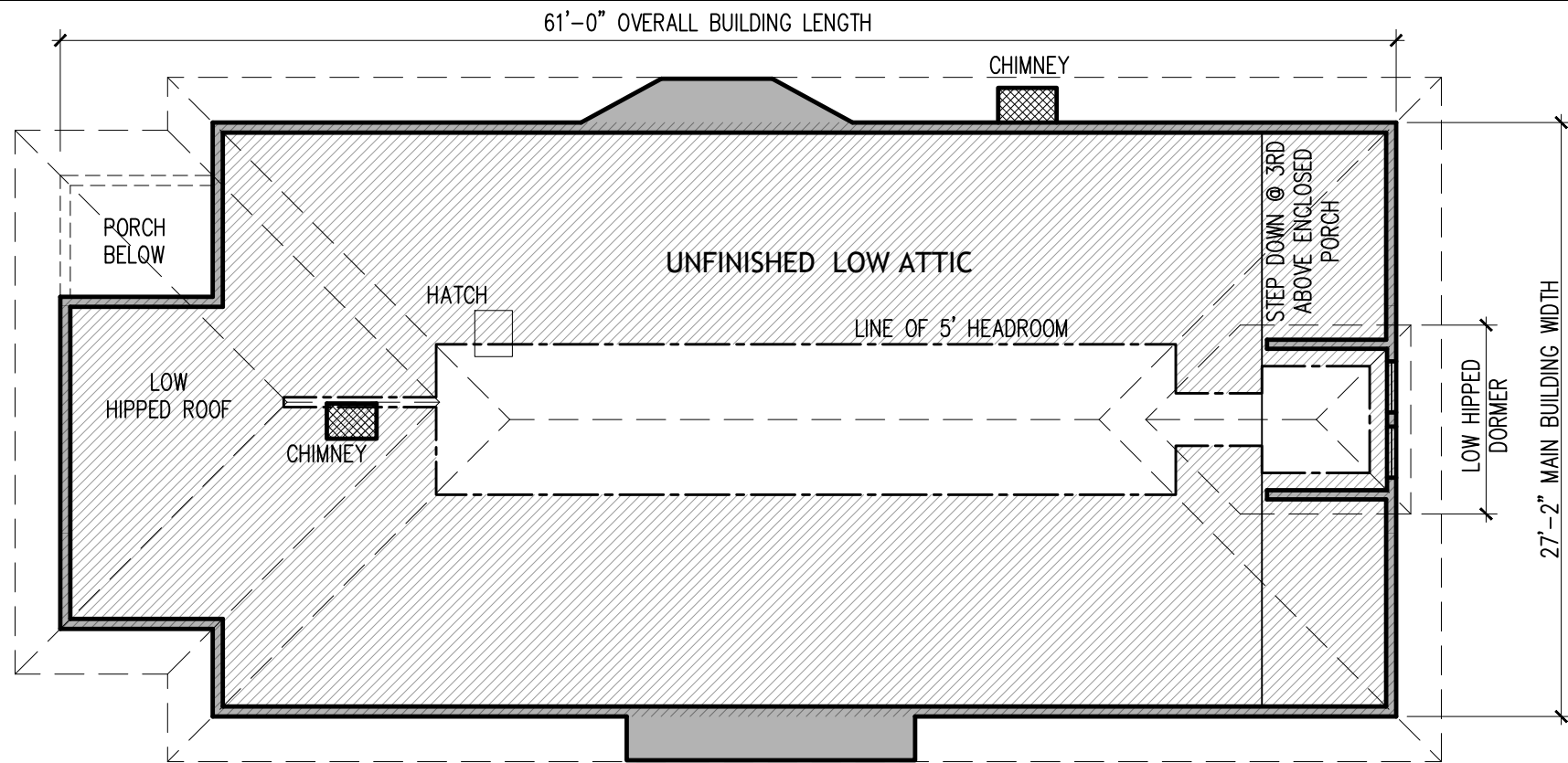
ARCHITECT:  
AMY SEMMES, A.I.A

PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.




DRAWING TITLE:  
SECOND FLOOR PLANS - EXISTING + PROPOSED

DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
A1.2



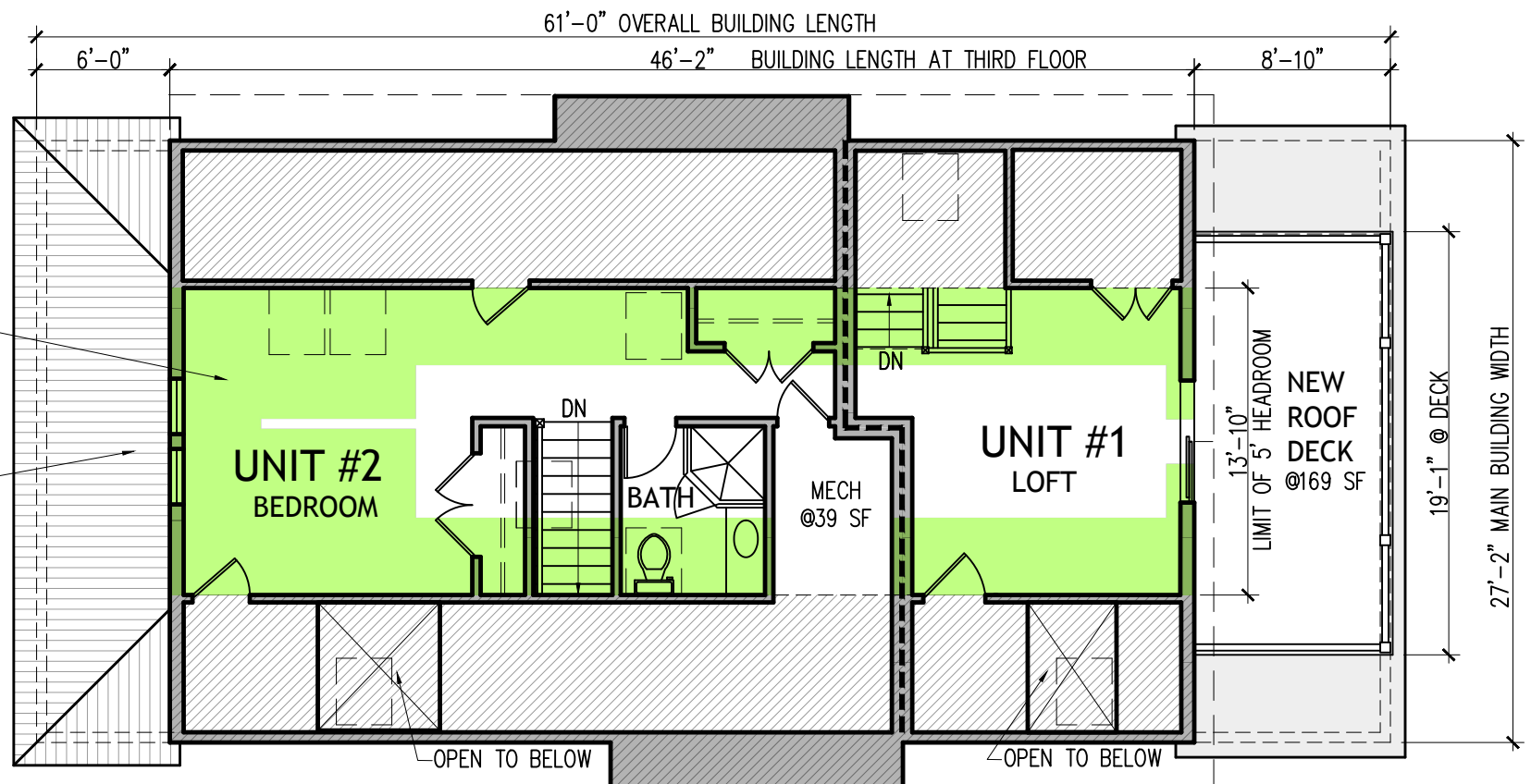
#### LEGEND

-  INDICATES LOW HEADROOM < 5 FEET HIGH (N.I.C. IN GFA)
-  INDICATES NEW G.F.A TO BE ADDED, (PROPOSED)
-  INDICATES NEW DEMISING WALL BETWEEN UNITS

1 **THIRD FLOOR PLAN - EXISTING**  
 3RD FL. = 268 SF FOR G.F.A.  
 (ATTIC AREA WITH > 5 FEET OF HEADROOM)

GFA ADDED BY RAISING RIDGE &  
 RECONFIGURING ROOF GEOMETRY  
 SEE A2.0 & A3.0

NEW LOW  
 HIPPED ROOF



2 **THIRD FLOOR PLAN - PROPOSED**  
 3RD. FL. = 599 SF FOR G.F.A  
 AREA WITH > 5 FEET OF HEADROOM, NET AREA ADDED AT THIRD FLOOR = 382 SF

0' 1' 4' 8' 16'  
 SCALE

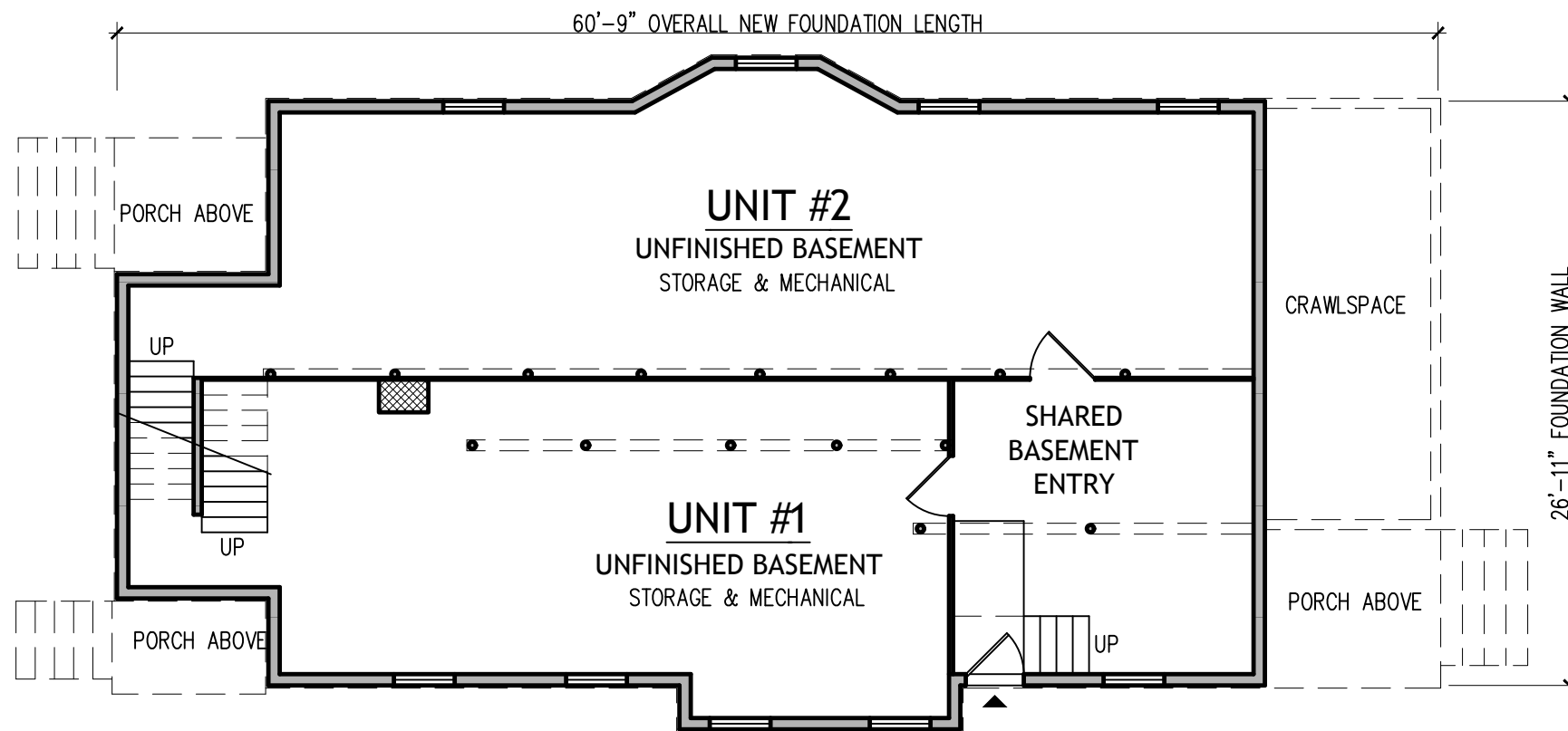
ARCHITECT:  
**AMY SEMMES, A.I.A**

PROJECT:  
**133 APPLETON STREET CAMBRIDGE, MA.**

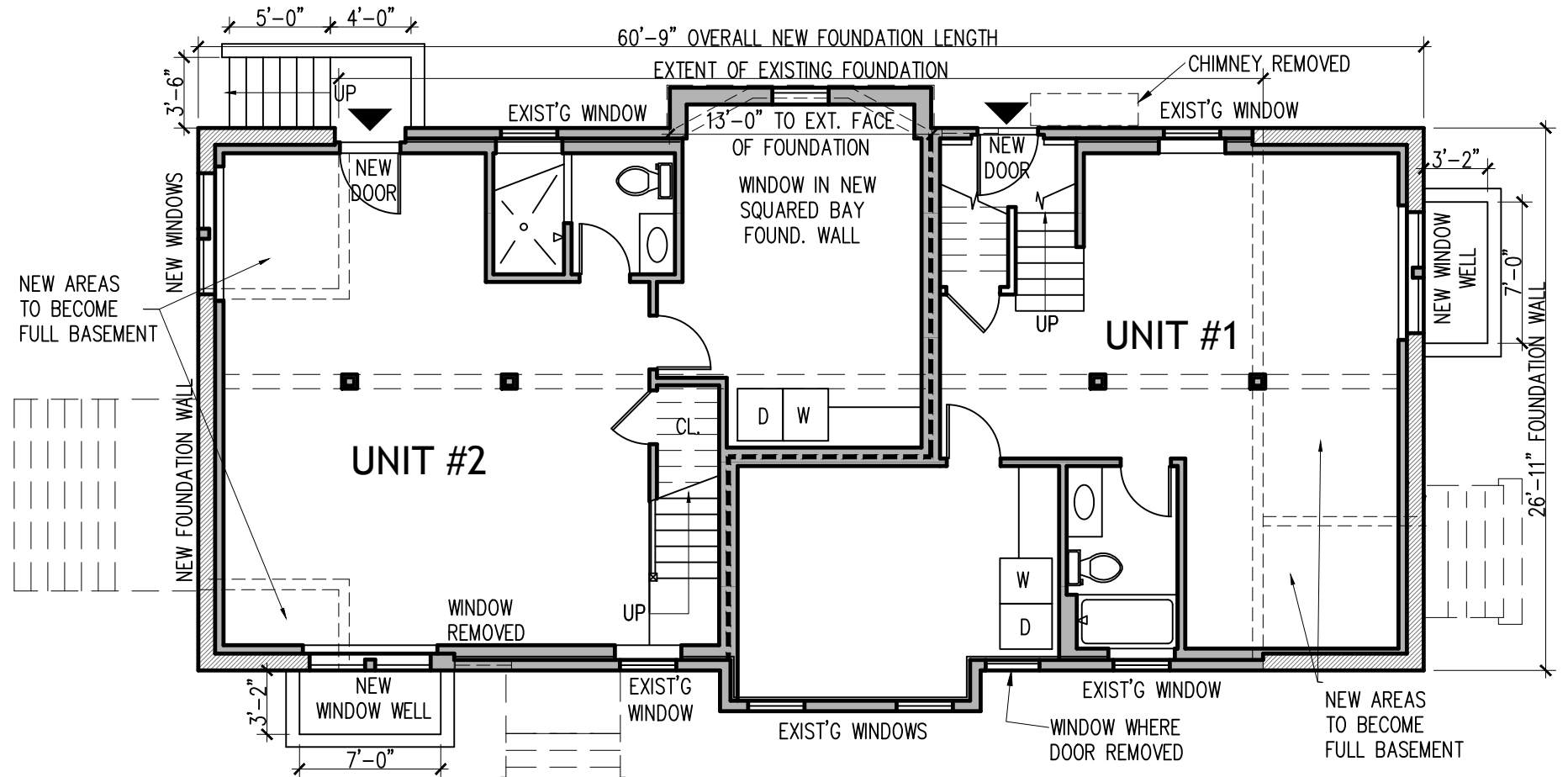
DRAWING TITLE:  
**THIRD FLOOR PLANS - EXISTING + PROPOSED**

DATE:  
**9/24/2019**  
 SCALE:  
**1/8" = 1'-0"**  
 @ 11 X 17 PAPER SIZE

DWG. NUMBER:  
**A1.3**

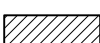



1 BASEMENT PLAN - EXISTING  
BSMT = 0 SF FOR G.F.A.



2 BASEMENT PLAN - PROPOSED  
BMNT = 0 SF FOR G.F.A

# LEGEND

-  INDICATES EXTENT OF NEW FOUNDATION WALL
-  INDICATES NEW DEMISING WALL BETWEEN UNITS

0' 1' 4' 8' 16'  
SCALE

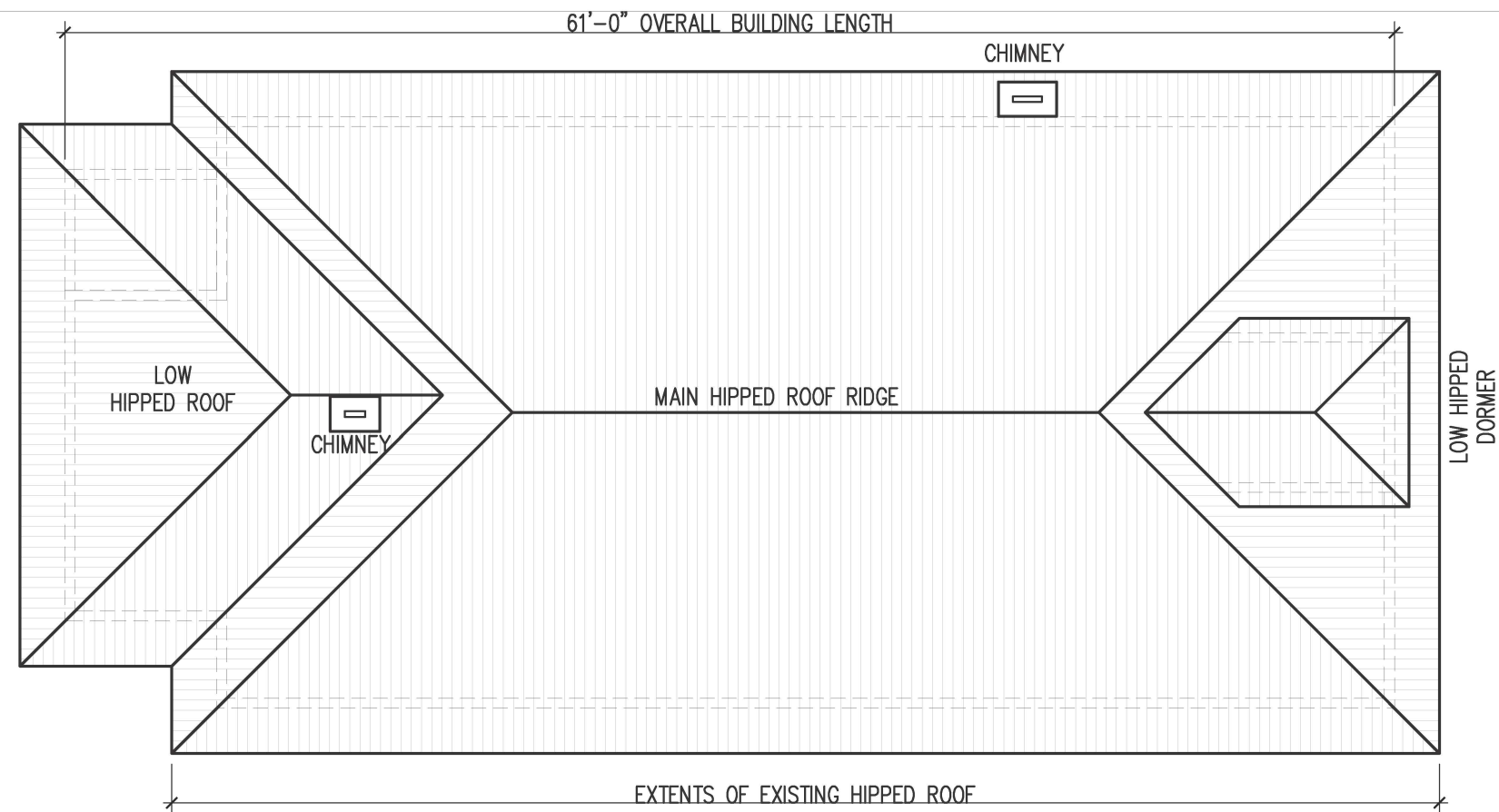
ARCHITECT:  
**AMY SEMMES, A.I.A**

PROJECT:  
**133 APPLETON STREET CAMBRIDGE, MA.**

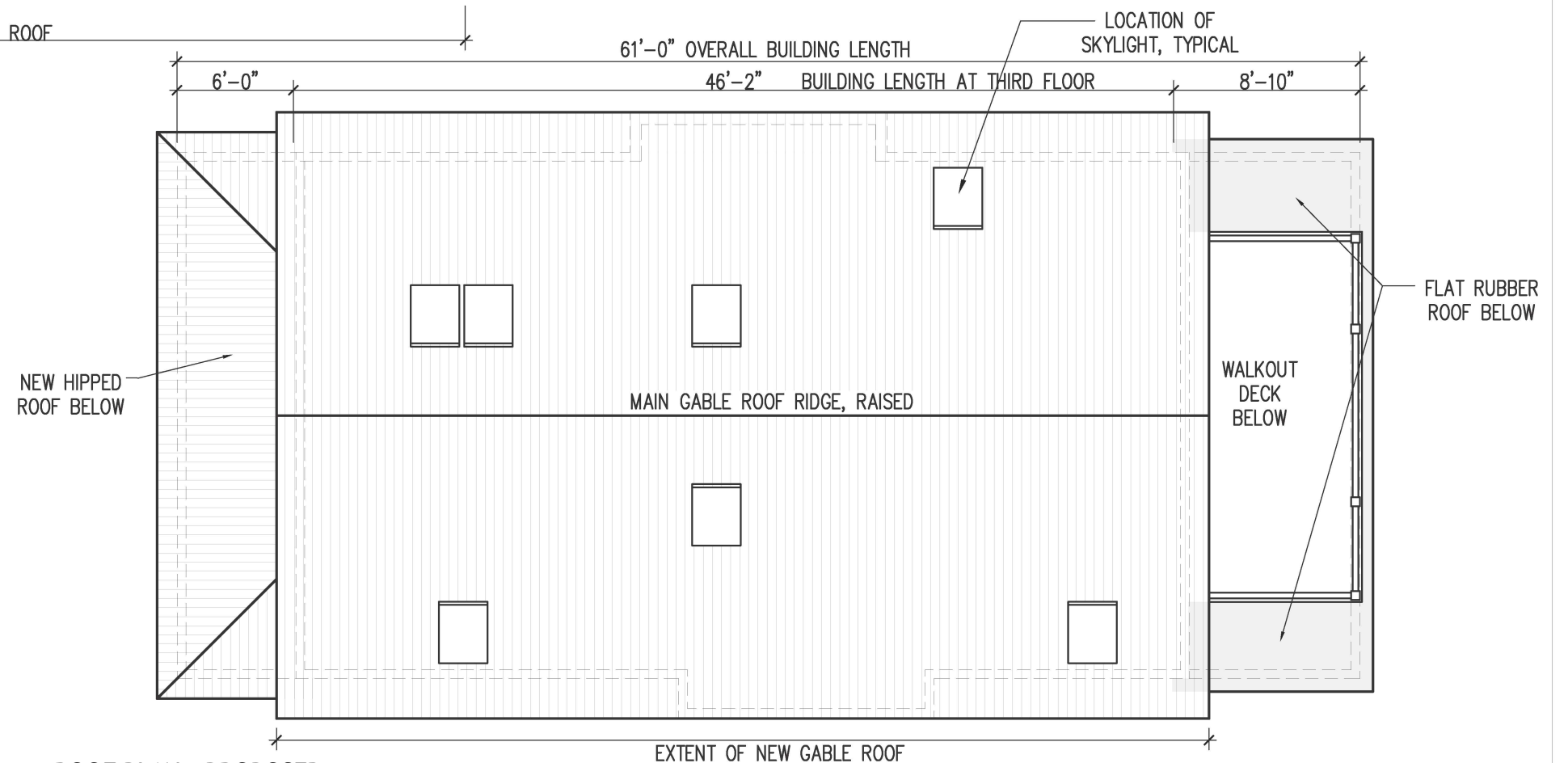
DRAWING TITLE:  
**BASEMENT PLANS - EXISTING + PROPOSED**

DATE:  
**9/24/2019**  
SCALE:  
**1/8" = 1'-0"**  
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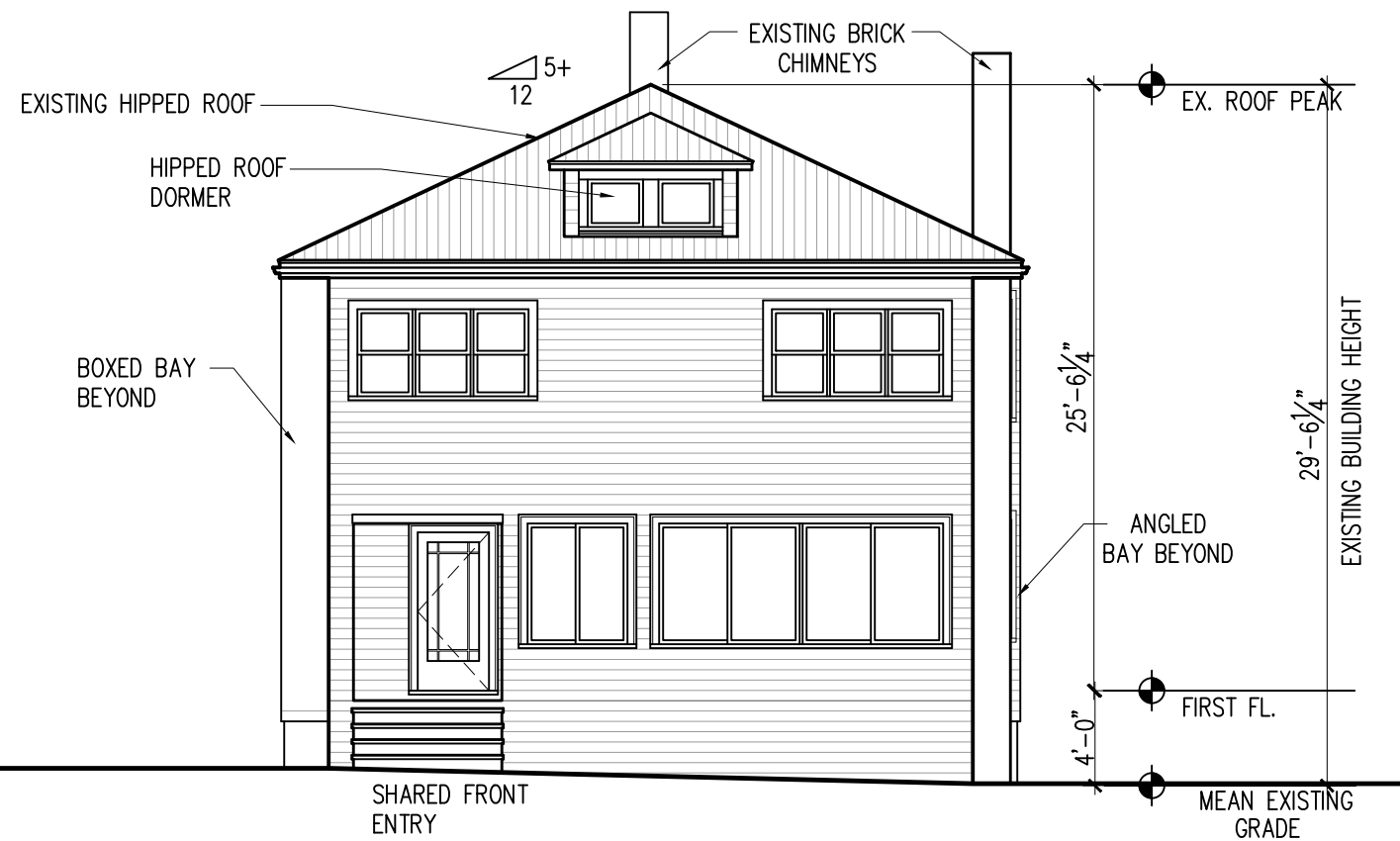
DWG. NUMBER:  
**A1.4**



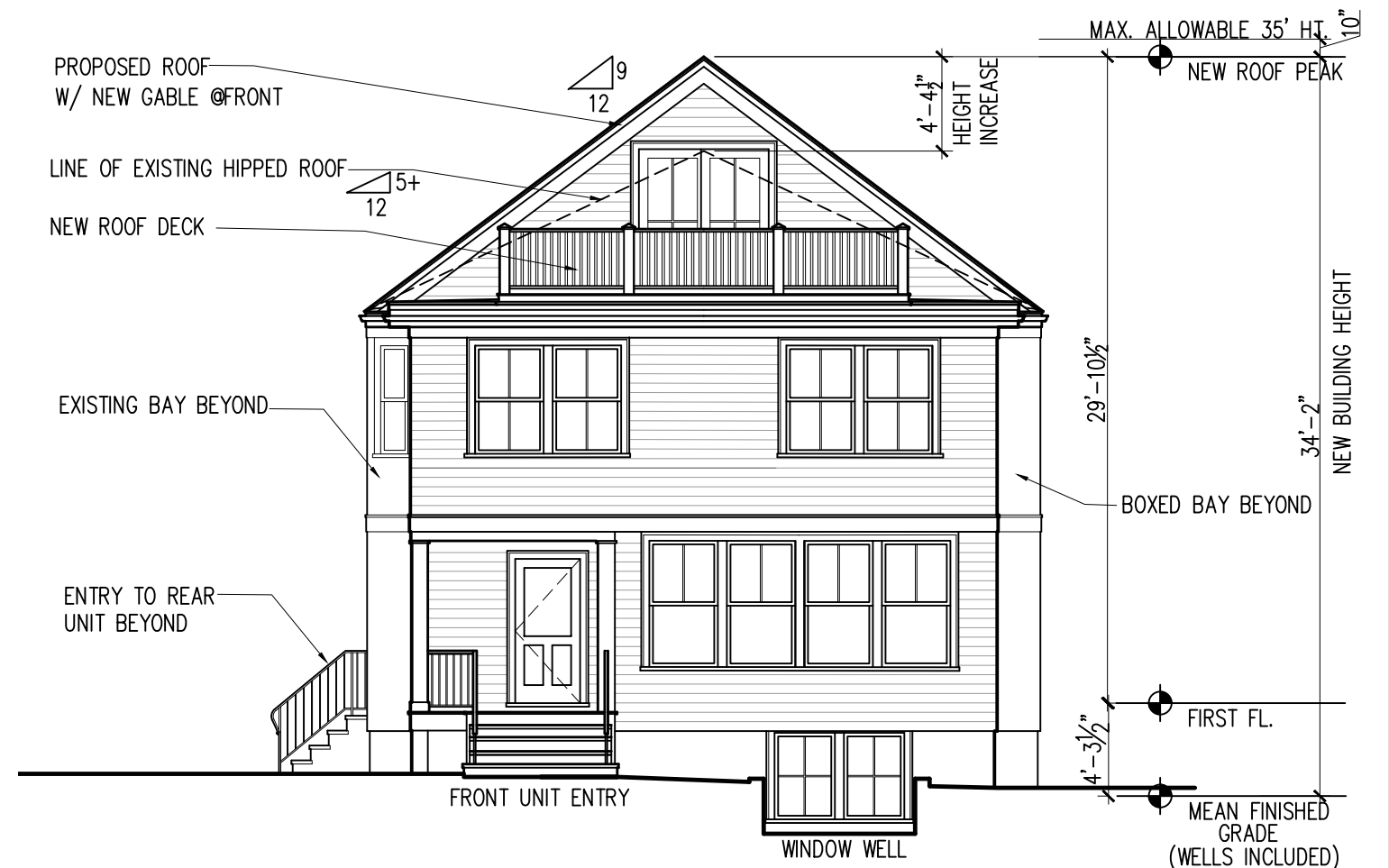
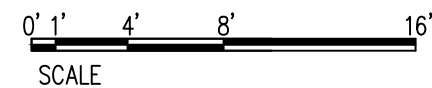
1 ROOF PLAN - EXISTING



2 ROOF PLAN - PROPOSED



1 FRONT ELEVATION - EXISTING



2 FRONT ELEVATION - PROPOSED

ARCHITECT:  
**AMY SEMMES, A.I.A**

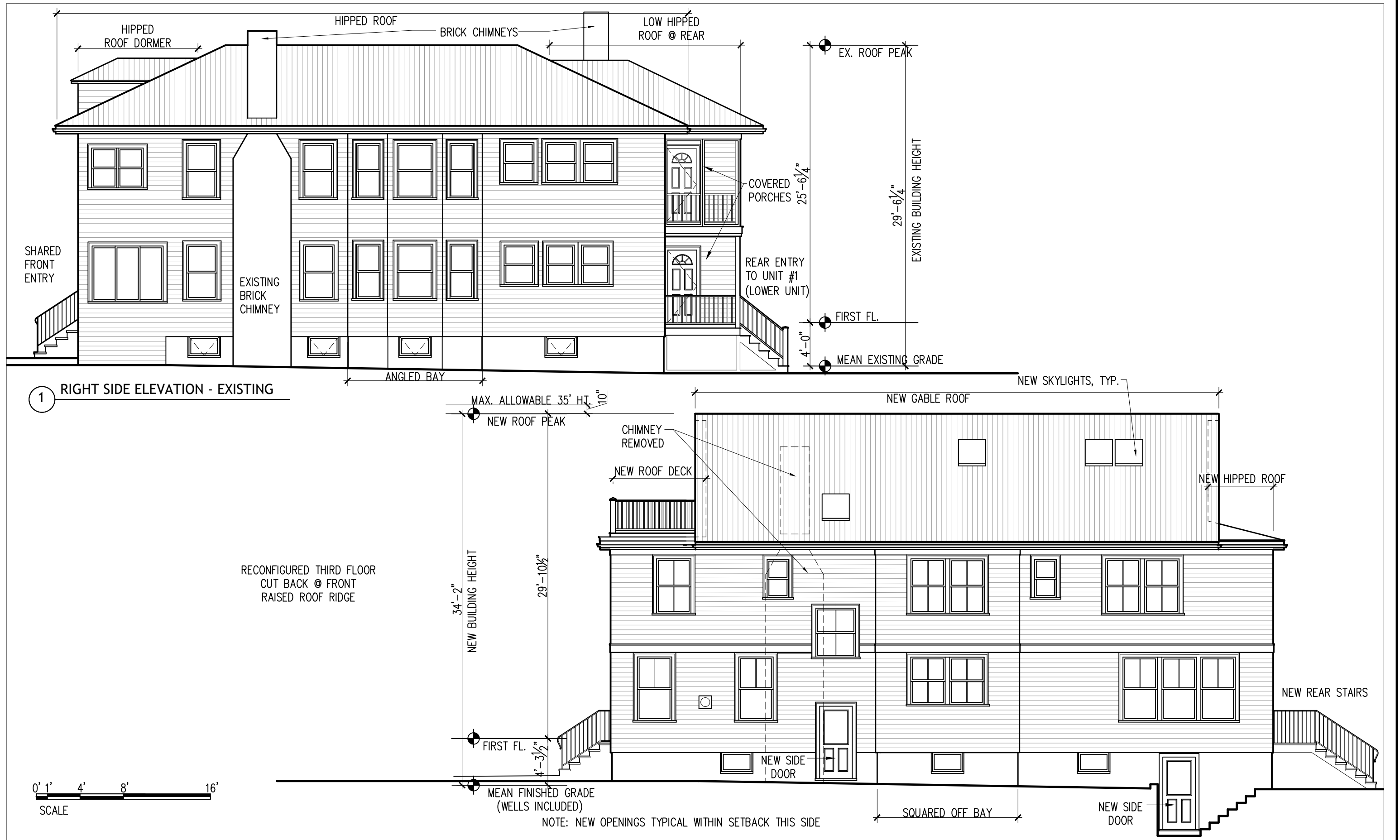
PROJECT:  
**133 APPLETON STREET CAMBRIDGE, MA.**

DRAWING TITLE:  
**FRONT ELEVATIONS - EXISTING + PROPOSED**

DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
**A2.0**





1 RIGHT SIDE ELEVATION - EXISTING

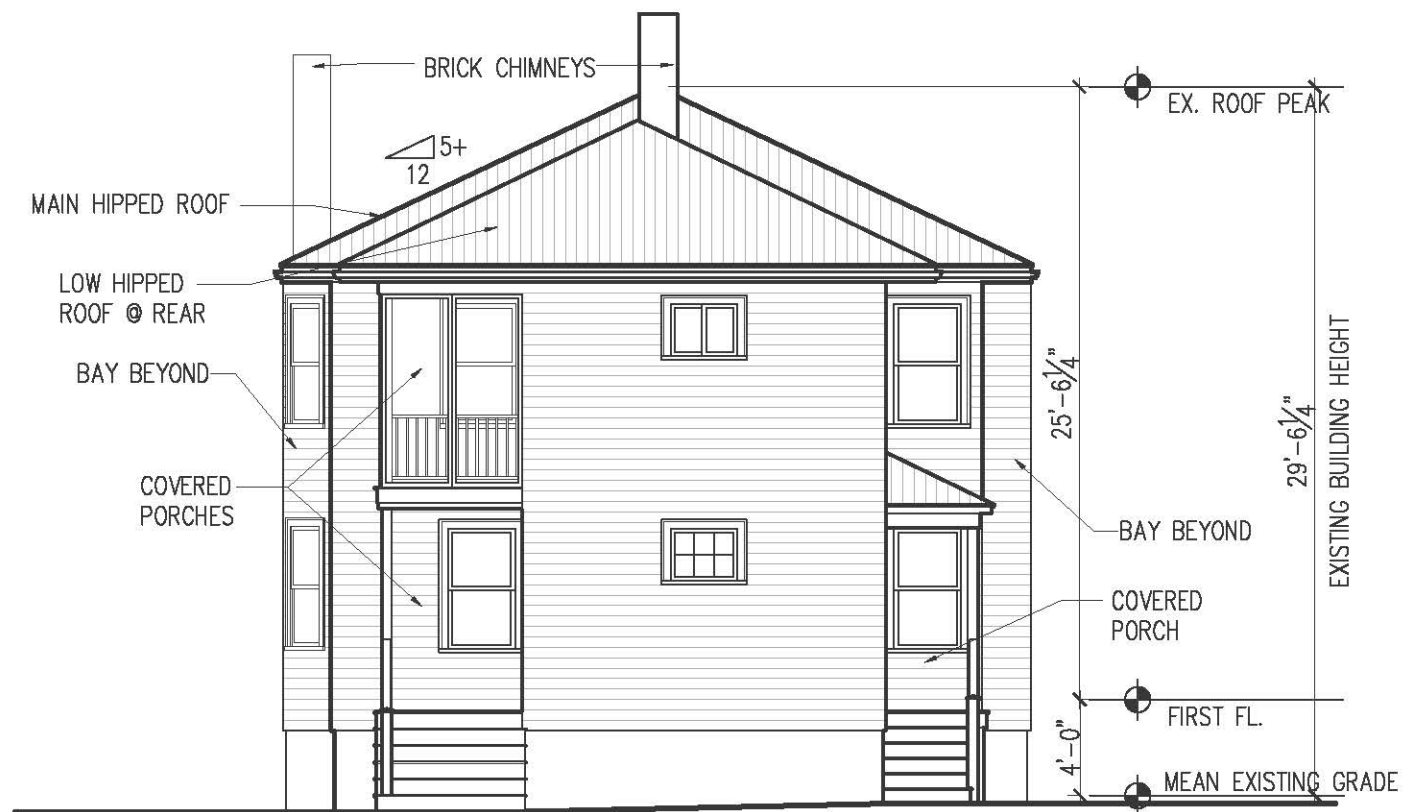
ARCHITECT:  
**AMY SEMMES, A.I.A**

PROJECT:  
**133 APPLETON STREET CAMBRIDGE, MA.**

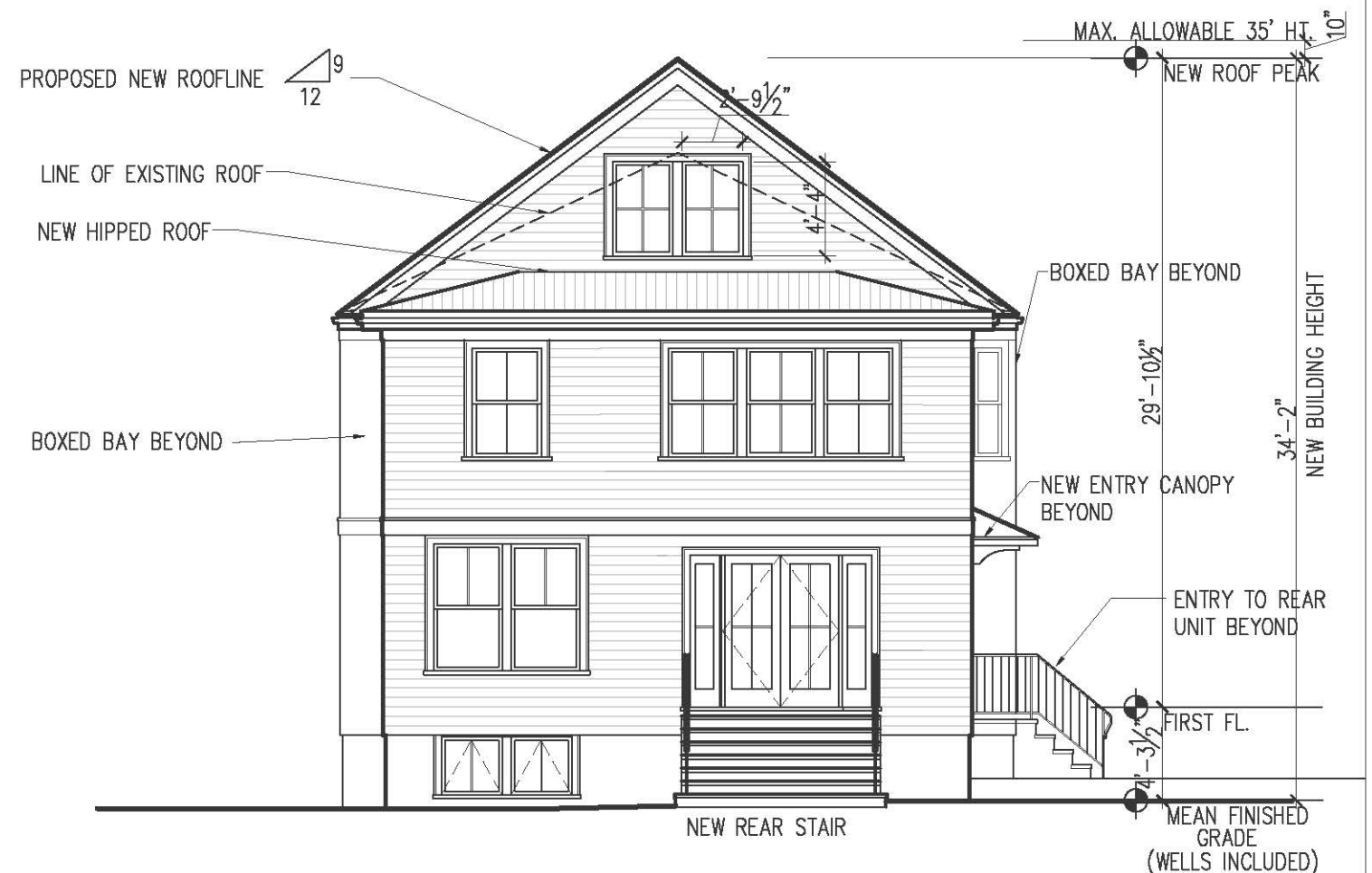
DRAWING TITLE:  
**RIGHT SIDE ELEVATIONS - EXISTING + PROPOSED**

DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
**A2.1**



1 REAR ELEVATION - EXISTING



2 REAR ELEVATION - PROPOSED

0' 1' 4' 8' 16'

SCALE

ARCHITECT:

AMY SEMMES, A.I.A.

PROJECT:

133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:

REAR ELEVATIONS - EXISTING + PROPOSED

DATE:

9/24/2019

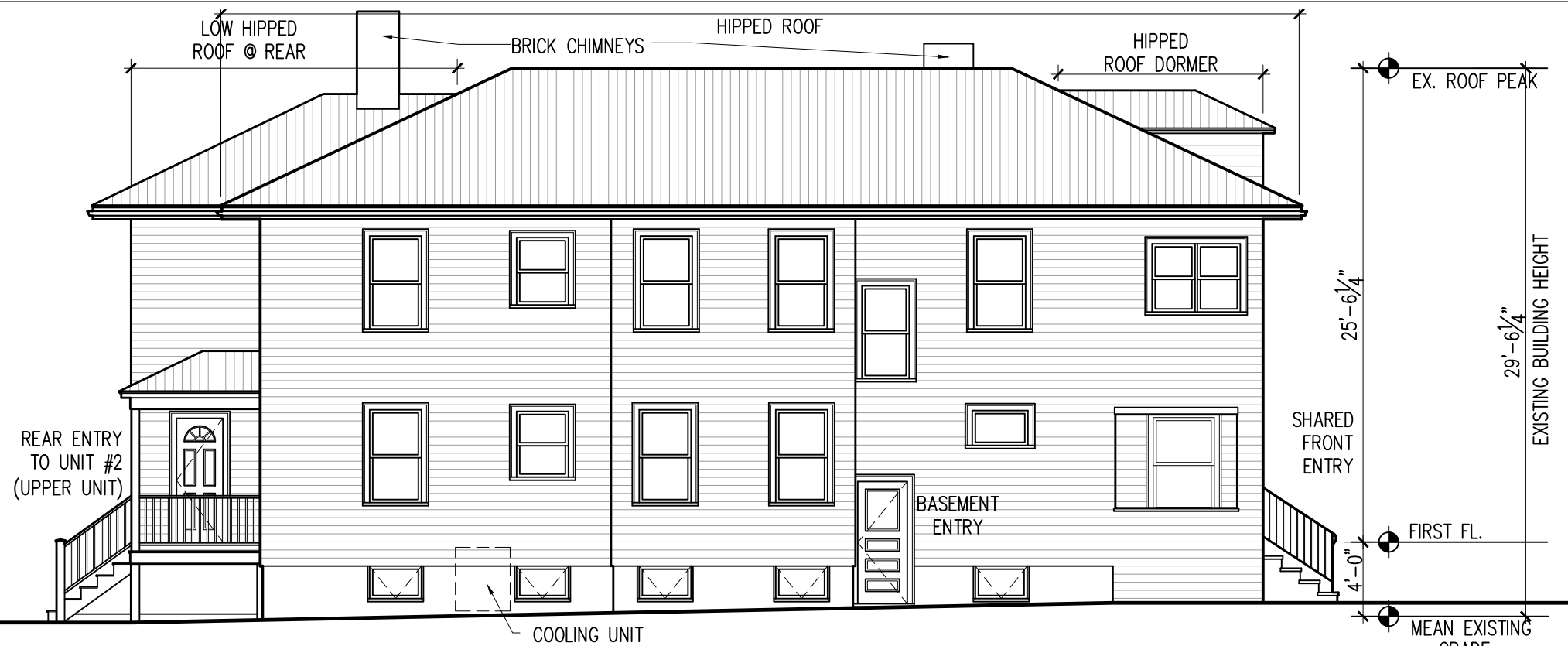
SCALE:

1/8" = 1'-0"

11 X 17 PAPER SIZE

DWG. NUMBER:

A2.2



1 LEFT SIDE ELEVATION - EXISTING

0' 1' 4' 8' 16'  
SCALE



2 LEFT SIDE ELEVATION - PROPOSED

ARCHITECT:  
AMY SEMMES, A.I.A

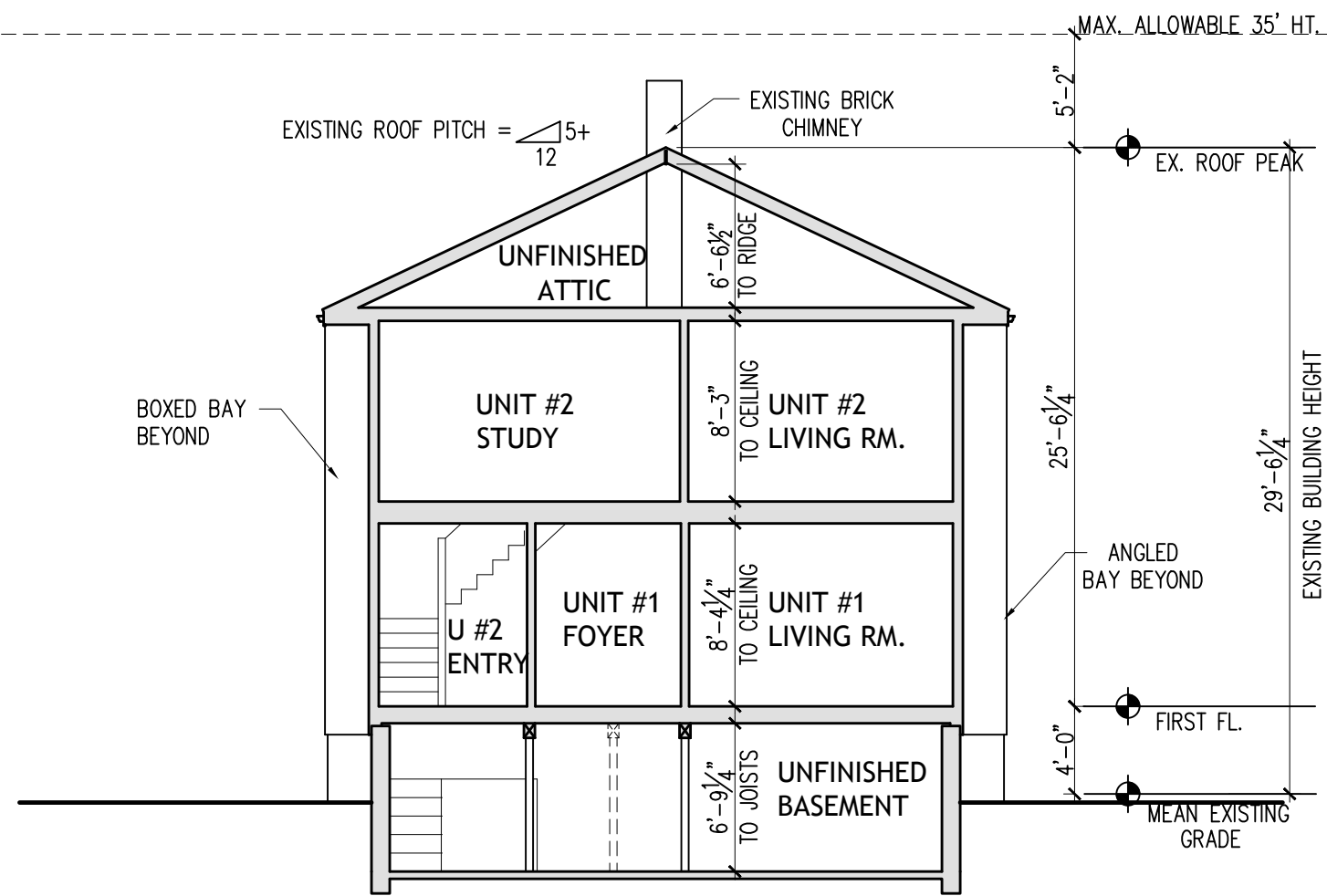
PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:  
LEFT SIDE ELEVATIONS - EXISTING + PROPOSED

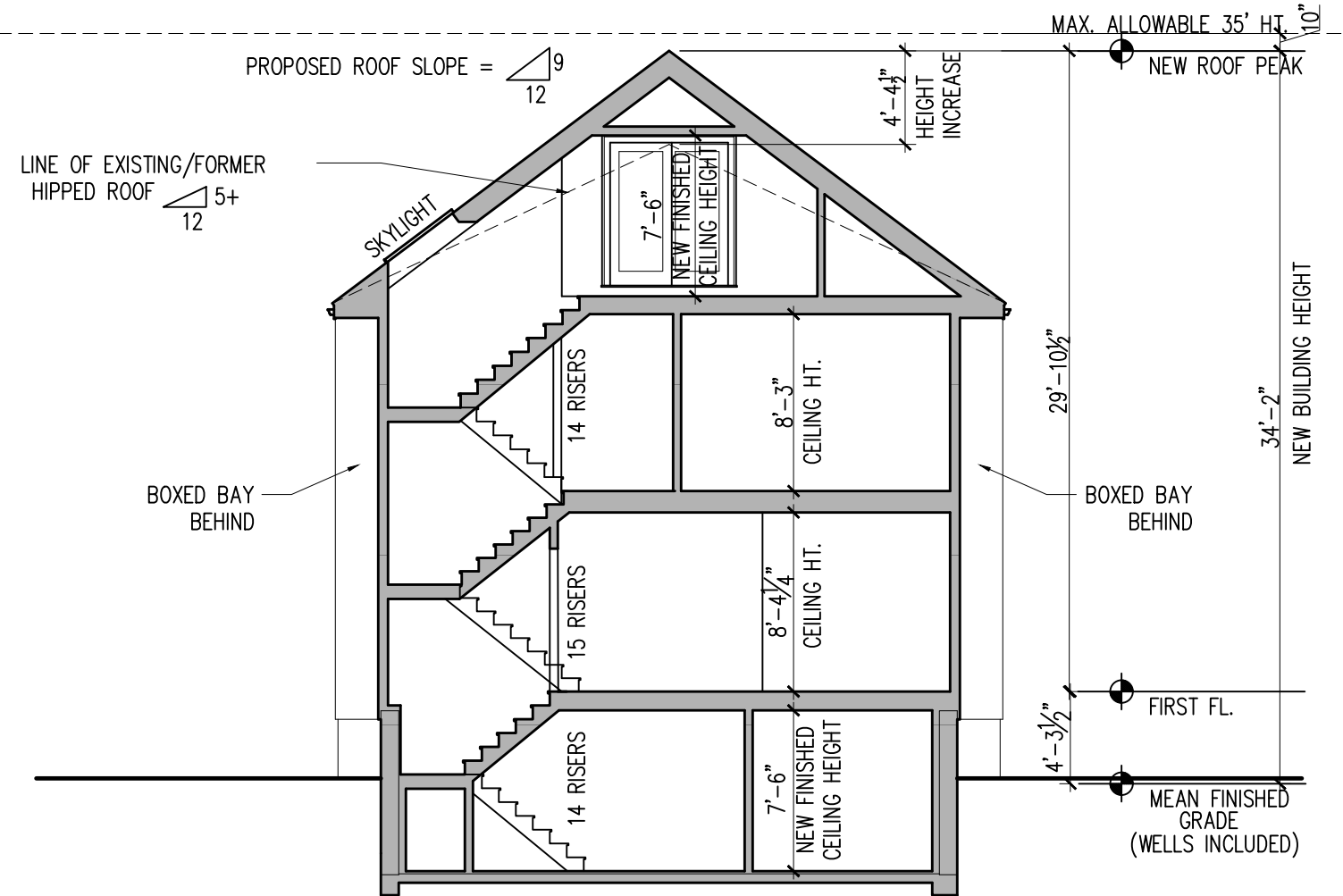
DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"  
© 11 X 17 PAPER SIZE

DWG. NUMBER:  
A2.3

2



1 BUILDING SECTION - EXISTING



NOTE: EXISTING BASEMENT TO BE EXCAVATED TO ACHIEVE NEW 7'-6" FINISHED CEILING HEIGHT

2 BUILDING SECTION - PROPOSED

ARCHITECT:  
AMY SEMMES, A.I.A

PROJECT:  
133 APPLETON STREET CAMBRIDGE, MA.

DRAWING TITLE:  
BUILDING SECTIONS - EXISTING + PROPOSED

DATE:  
9/24/2019  
SCALE:  
1/8" = 1'-0"

DWG. NUMBER:  
A3.0