



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

BZA APPLICATION FORM

Plan No: BZA-016783-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Herman Mak & Katie Ng-Mak - C/O Edrick vanBeuzekom, AIA LEED AP

PETITIONER'S ADDRESS : EvB Design 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 1 Hancock St Cambridge, MA 02139

TYPE OF OCCUPANCY : 2-family Residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The existing 2-family structure will be gut renovated including raising the flat roof to the height of the existing parapet, changing all window and door openings (Special Permit), and addition of a new entrance/mudroom which violate the front yard setback and FAR requirements (Variance). The existing property is nonconforming to lot size, lot area per dwelling unit, and front and side yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.23 (Alteration of a Nonconforming Structure).
 Article 8.000 Section 8.22.2.C (Enlargement of Nonconforming Structure).

Original Signature(s) :

Herman Mak & Katie Ng-Mak
 (Petitioner(s) / Owner)

HERMAN MAK & KATIE NG-MAK
 (Print Name)

Address : 86 SUMMER ST APT 13
ARLINGTON, MA, 02474

Tel. No. : 617-395-8802

E-Mail Address : HERMAN.MAK@GMAIL.COM
KATIE.NG@GMAIL.COM

Date : June 19, 2018

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 KATIE NG-MAK (OWNER)

Address: 86 SUMMER ST APT 13, ARLINGTON, MA 02474

State that I/We own the property located at 1 HANCOCK ST, CAMBRIDGE, MA 02147 which is the subject of this zoning application.

The record title of this property is in the name of HERMAN MAK
& KATIE NG-MAK

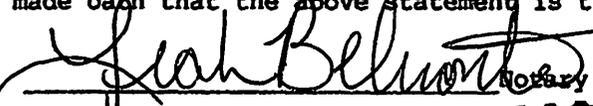
*Pursuant to a deed of duly recorded in the date MAY 2, 2018, Middlesex South County Registry of Deeds at Book 70957, Page 122; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

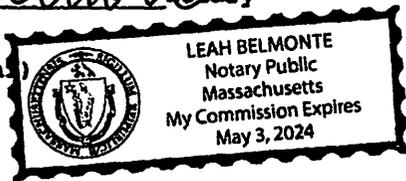

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Katie Ng-mak personally appeared before me, this 19th of June, 2018 and made oath that the above statement is true.


My commission expires May 3rd 2024 (Notary Seal)



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

REAL ESTATE INFORMATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a Notary and returned to the Secretary of the Board of Equalization.

Name of Owner _____

Address: _____

State that I/we own the property located at _____ which is the subject of this hearing application.

The record title of this property is in the name of _____

Persons to a deed of this recording in the date _____, Middlesex South

County Registry of Deeds at Book _____, Page _____ of

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

STATEMENTS BY THIS OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

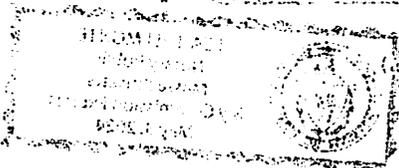
Without evidence of agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of _____

The above name _____ personally appeared before me,

this _____ day of _____, 20____ and made with me the above declaration in view

Notary



(Notary Seal)

My commission expires _____

If ownership is not shown in recorded deed, etc. as by court order, record deed, or instrument, please include documentation.

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 HERMAN MAK
(OWNER)

Address: 86 SUMMER ST APT 13, ARLINGTON, MA 02474

State that I/We own the property located at 1 HANCOCK ST, CAMBRIDGE, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of HERMAN MAK
& KATIE NG-MAK

*Pursuant to a deed of duly recorded in the date MAY 2, 2018, Middlesex South County Registry of Deeds at Book 70957, Page 122; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

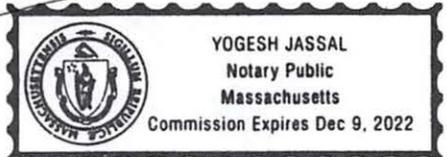
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Commonwealth of Massachusetts, County of MIDDLESEX

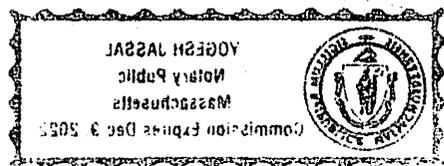
The above-name HERMAN MAK personally appeared before me, this 18th of JUNE, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires Dec 9, 2022 (Notary Seal).



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



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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 provisions of this Ordinance would involve a substantial hardship because the existing house is narrow and on a nonconforming, narrow lot. The petitioner would like to add a mudroom/entrance in lieu of the existing entry porch for better energy efficiency and to preserve continuity of the interior living space, and a corner bay in order to make the narrow living space more usable.

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

The hardship is owing to the narrow, non-conforming lot and long narrow shape of the house. The house is set back farther from the street than adjacent buildings and the proposed one story entry addition will not affect the district because most of the front yard will be preserved.

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

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

Desirable relief may be granted without substantial detriment to the public good because the proposed one story entry addition and corner bay will not encroach on the front yard any more than adjacent structures and will enhance the streetscape in a positive manner.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed entry addition and corner bay are modest modifications to the existing structure that do not encroach on the setbacks any farther than adjacent structures and they add a minimal increase to the floor area ratio of only 3%. The additions will enhance the streetscape positively and are consistent with the scale of the neighborhood.

- * 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 1 Hancock 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:
- Requirements of the Ordinance will be met in that there will be no increased nonconformity for the requested changes in window and skylight openings. The proposed changes to window openings and additional skylights will reduce the number of windows on the nonconforming side of the house which is within approximately 2 feet of the neighboring property while still allowing for enough natural light into the house. There
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- The proposed changes will have no effect on traffic generated and changes to patterns of access or egress will not derogate from the typical patterns in the neighborhood.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- None of the proposed changes will adversely affect the continued operation or development of adjacent uses as there will be no significant change from existing patterns. The proposed window changes will increase privacy for the nearest neighbor.
- 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 proposed changes will only have positive effects on the health, safety and welfare of the occupants of the proposed use as well as citizens of the City because it will improve the energy efficiency of the house and improve the quality of the streetscape.
- 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 use will not impair the integrity of the district or otherwise derogate from the intent or purpose of the Ordinance as there will not be a change of use and the proposal is consistent with the scale and character of the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: EvB Design **PRESENT USE/OCCUPANCY:** 2-family residence
LOCATION: 1 Hancock St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** no change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	2203	2295	3750	(max.)	
<u>LOT AREA:</u>	2933	2933	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.75	0.78	0.75	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1466.5	1466.5	1500	(min.)	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	80 ft	80 ft	50 ft	(min.)
	<u>DEPTH</u>	36.66 ft	36.66 ft	NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	13'-3"	5'-3"	1=19 ft, min. 1	(min.)
	<u>REAR</u>	2'-1"	2'-1"	7'-6"	(min.)
	<u>LEFT SIDE</u>	4'-11"	3'-11"	1=19 ft, min. 1	(min.)
	<u>RIGHT SIDE</u>	22'-7.5"	22'-7.5"	7'-6"	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	23'	23'	35'	(max.)
	<u>LENGTH</u>	52'-2"	53'-2"	62'-6"	
	<u>WIDTH</u>	20'-7"	28'-8"	19'-2"	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	30%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	2	2	1	(max.)	
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	NA	NA	(min.)	

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Existing and proposed construction are wood framed.

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



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 831 MASSACHUSETTS AVENUE
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2018 JUN 20 AM 11:53

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-016783-2018

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 (Print Name)

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ARLINGTON, MA, 02474

Tel. No. : 617-395-8802

E-Mail Address : HERMAN.MAK@GMAIL.COM
KATIE.NG@GMAIL.COM

Date : June 19, 2018



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 1 Hancock Street

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
- 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.
Extent of reframing will probably amount to demolition, but not considered a significant building by Historical.
- 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 28, 2018

Received by Uploaded to Energov

Date June 28, 2018

Relationship to project BZA 16783-2018

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.

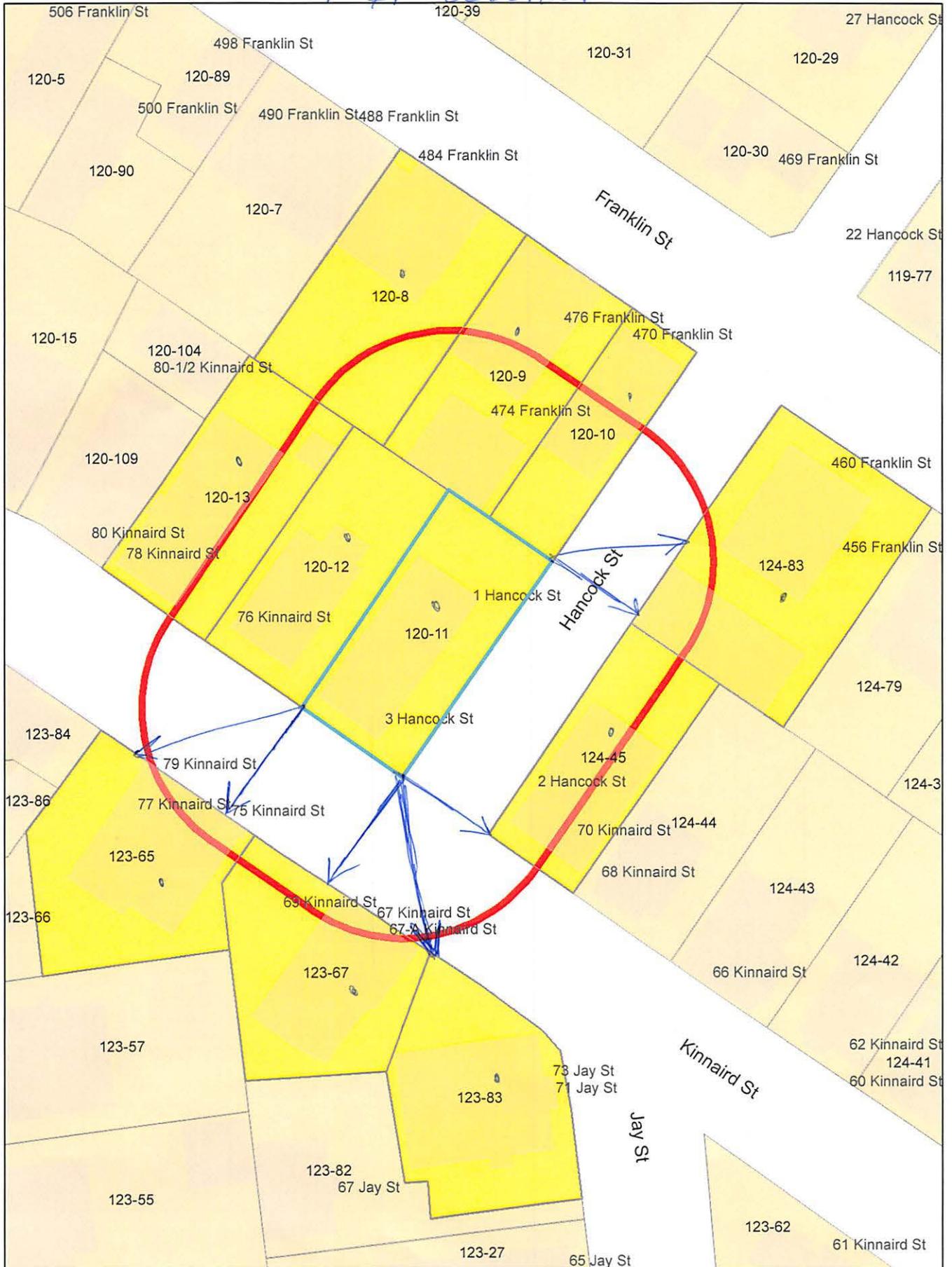
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

1 Hancock St



1 Hancock St

Retention

120-8-9
FRIENDLY EARTH HOMES, LLC.
96 WILSON RD.
CONCORD, MA 01742

120-10
AMATO, MICHAEL J. & MARY RUTH AMATO &
CITY OF CAMBRIDGE TAX TITLE
470 FRANKLIN ST
CAMBRIDGE, MA 02139

HERMAN MAK & KATIE NG-MAK
86 SUMMER STREET - APT. 13
ARLINGTON, MA 02474

120-11
CLARKE, LANCE DARNELL
1-3 HANCOCK ST.
CAMBRIDGE, MA 02138

120-12
BAXTER, DAWN E. & SPENCE S. SMITH
76 KINNAIRD ST
CAMBRIDGE, MA 02139

EvB DESIGN
C/O EDRICK VANBEUZKOM, AIA
1310 BROADWAY
SOMERVILLE, MA 02144

123-65
BOURNE, JOSEPH G. & JOHNNIE L. BOURNE
75 KINNAIRD ST
CAMBRIDGE, MA 02139

123-67
LEE, KATHY Y. & JOHNNY Y. KUI
30 GARRISON RD.
CONCORD, MA 01742

123-83
DIAZ, JUNOT
2 WARE ST
CAMBRIDGE, MA 02138

124-45
SPENCER, JAMES E., JR. & LINDA SPENCER
2 HANCOCK ST
CAMBRIDGE, MA 02139

124-83
CARMEN, IRENE
460 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

124-83
460 FRANKLIN LLC
3770 SMUGGLER PLACE
BOULDER, CO 80305

124-83
VIK, SUSAN E.
460 FRANKLIN ST #3
CAMBRIDGE, MA 02139

124-83
BAUMANN, HARVEY & PHYLLIS BAUMANN
19 BAY STREET
CAMBRIDGE, MA 02139

120-13
BAXTER, DAWN & MARK BAXTER
TR. OF KINNAIRD STREET REALTY TRUST
78 KINNAIRD ST
CAMBRIDGE, MA 02139

Herman Mak & Katie Ng-Mak's Residence

1 Hancock Street
Cambridge, MA 02139

ISSUE DATE: June 15, 2018
SCHEMATIC DESIGN

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway
Suite 200
Somerville, MA 02144
Tel: 617-623-2222

Herman Mak &
Katie Ng-Mak
1 Hancock Street
Cambridge, MA 02139

List Of Drawings:

Cover Sheet
CX1.0 Existing Site Plan
C1.0 Proposed Site Plan
Z1.0 Existing & Proposed GFA
P1.0 Proposed Exterior Perspective Views
A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A2.0 Proposed Elevations
A2.1 Proposed Interior Elevations - Kitchen
A3.0 Proposed Building Sections

X1.0 Existing Basement Plan
X1.1 Existing 1st Floor Plan & Existing 2nd Floor Plan
X2.0 Existing Elevations
X3.0 Existing Building Sections



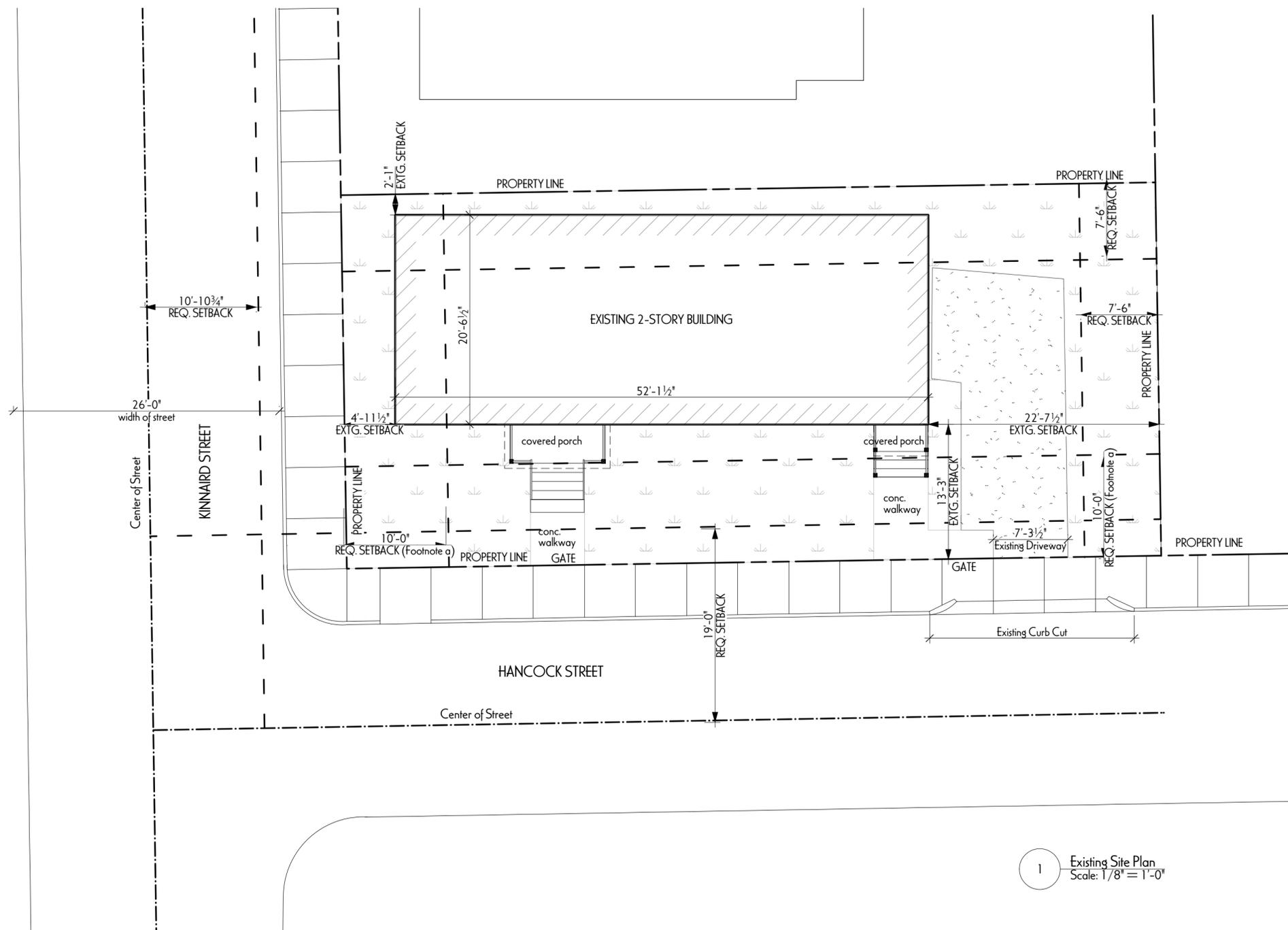
EvB Design

1310 Broadway
Somerville, MA 02144
phone : (617) 623 2222

Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

Herman Mak &
Katie Ng-Mak
1 Hancock Street
Cambridge, MA 02139



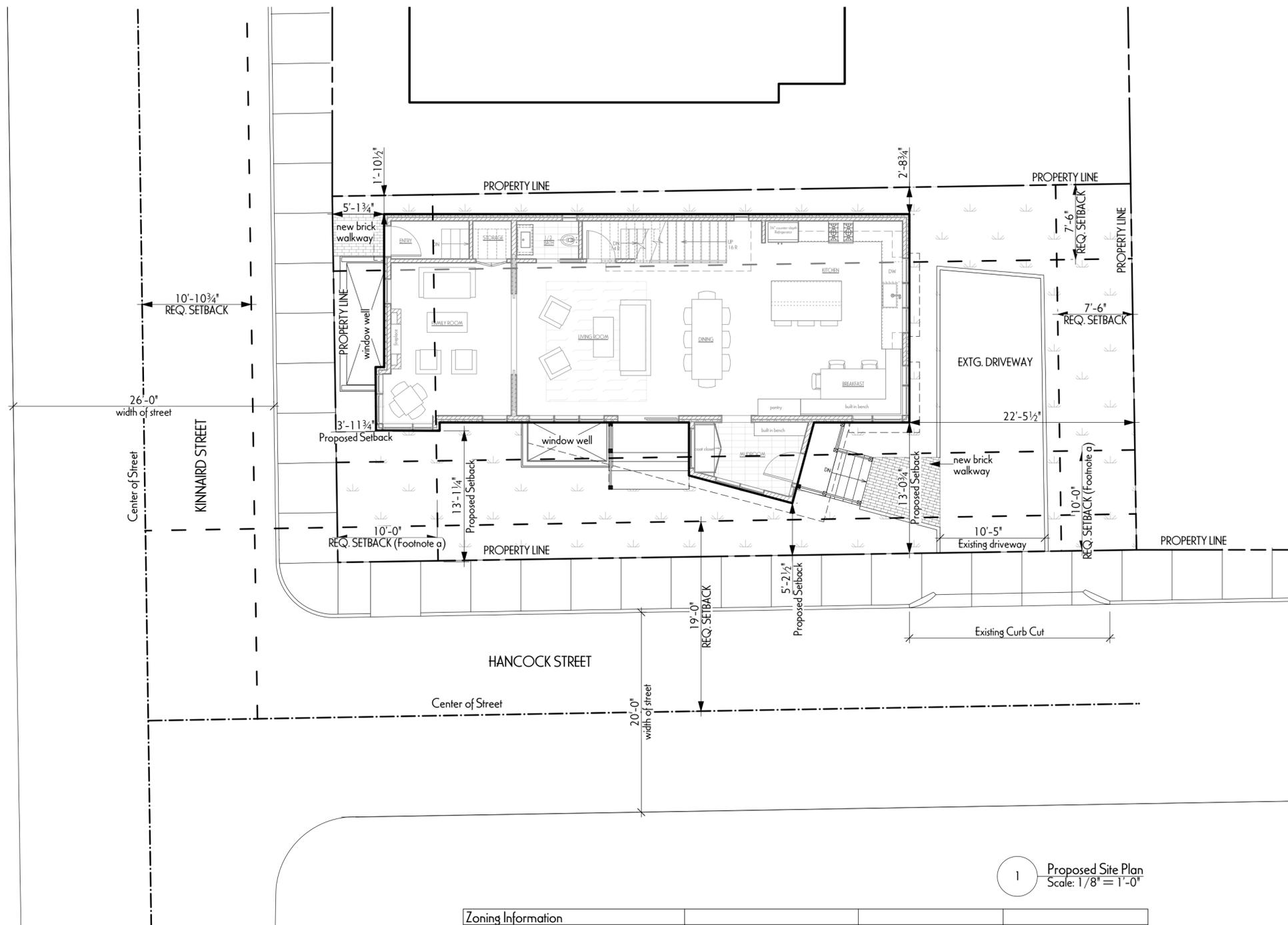
1 Existing Site Plan
Scale: 1/8" = 1'-0"

EvB Design
1310 Broadway
Somerville, MA 02144
phone: (617) 623 2222

Project no.:	
Drawn by:	JK
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Schematic Design

CX1.0



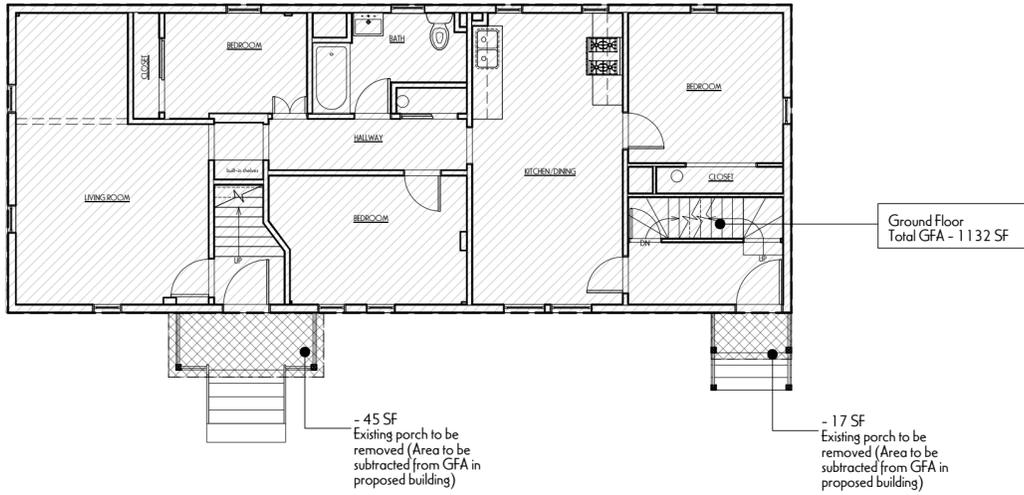
1 Proposed Site Plan
Scale: 1/8" = 1'-0"

Zoning Information			
1 Hancock St, Cambridge District C-1			
	Requirement	Existing	Proposed
Total Gross Floor Area	-	2203	2295
Min. Lot size (sq.ft)	5000	2933	N/C
Max. Ratio of FAR	0.75	0.75	0.78
Lot Area for Each D.U.	1500	2933	N/C
Min. Lot width (ft)	50	79.7	N/C
Lot Depth	-	36.7	N/C
Min. Yard - Front (ft) (Hancock St)	$H+L/4 = 19' ((23' + 52')/4)$	13'3"	5'5"
Min. Yard - Front (ft) (Kinnaird St)	$H+L/4 = 10.9' ((23' + 20.5')/4)$	4'11"	3'11"
Min. Yard - Side (ft) (Driveway)	$H+L/5 = 8'-6" (23'+20.5')/5)$	22'7"	22'5"
Min. Yard - Side (ft) (Opp. Hancock St)	$H+L/5 = 15' (23'+20.5')/5)$	2'1"	1'10"
Min. Yard - Rear (ft)	$H+L/4 = N/A$	N/A	N/A
Max. Building Height (ft)	35	23'0"	N/C
Building Length (ft)	-	52'0"	N/C
Building Width (ft)	-	20'6"	28'11"
Min. Ratio of Private Op.Sp.	30%	0%	N/C
Permeable Private Op.Sp.	-	47%	41%
No. of Dwelling Units	$2203/1000 = 2.2$ units	2	1
No. of Parking Spaces	1	1	1
No. of Loading Areas	N/A	N/A	N/A
Distance to nearest BLDG on same lot	N/A	N/A	N/A

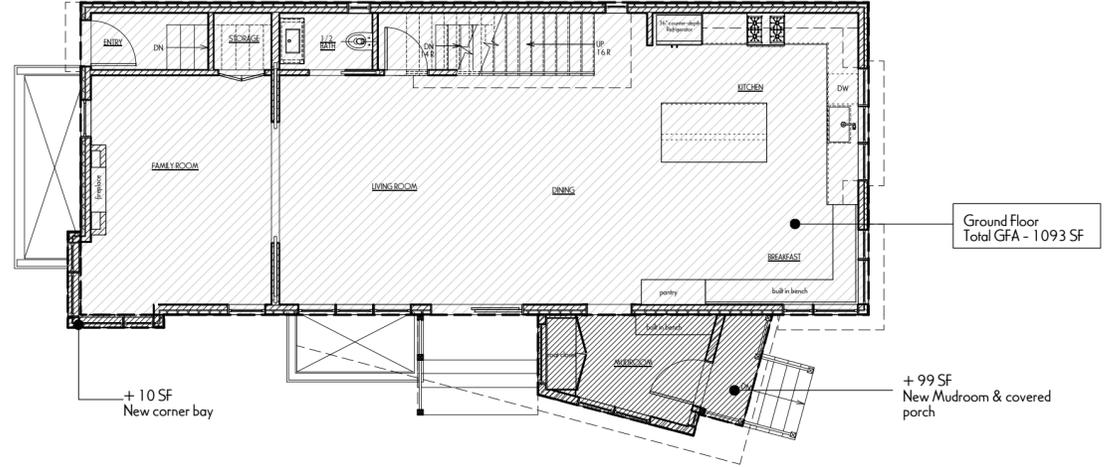
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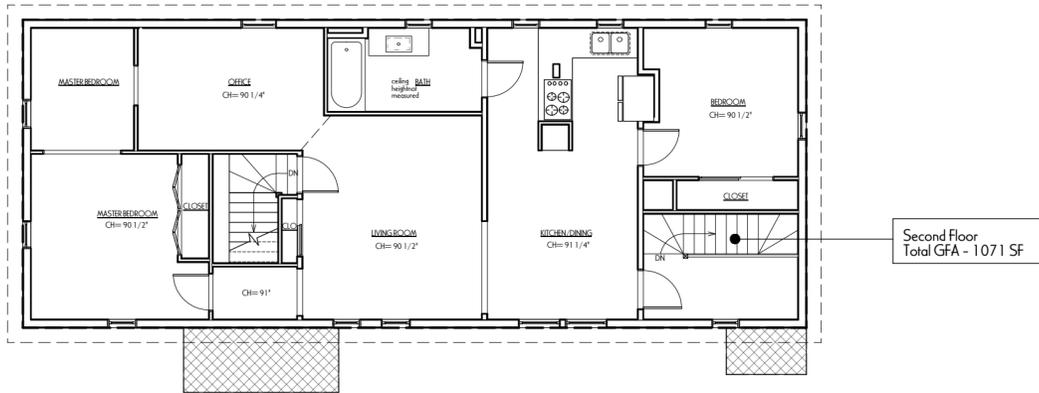
C1.0



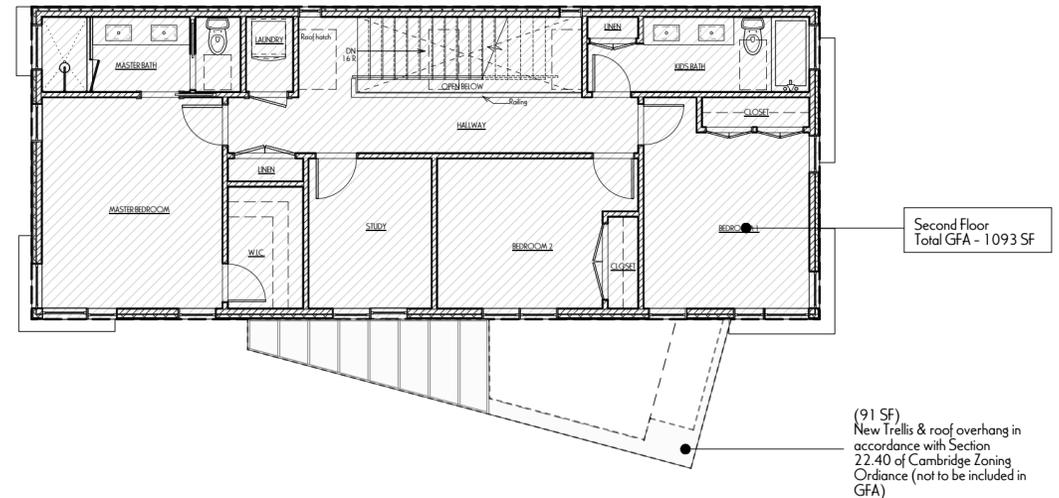
X1 GFA - EXISTING FIRST FLOOR
Scale: 1/8" = 1'-0"



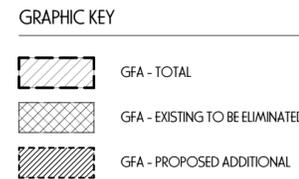
1 GFA - PROPOSED FIRST FLOOR
Scale: 1/8" = 1'-0"



X2 GFA - EXISTING SECOND FLOOR
Scale: 1/8" = 1'-0"



2 GFA - PROPOSED SECOND FLOOR
Scale: 1/8" = 1'-0"



% Work Area	Existing (S.F.)	Proposed (S.F.)
First Floor	1132	1202
Second Floor	1071	1093
Total Floor Area	2203	2295
Total Increase from Existing Building (SF)		92
Total % of Proposed Work Area		4%

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Notes:
Schematic Design

Z1.0



1 Aerial View @ Kinnaid & Hancock St
Scale: Actual Size



2 Perspective view on Hancock St
Scale: Actual Size



3 Perspective view @ Kinnaid & Hancock St
Scale: Actual Size



4 Perspective view on Kinnaid St.
Scale: Actual Size

Herman Mak &
Katie Ng-Mak
1 Hancock Street
Cambridge, MA 02139

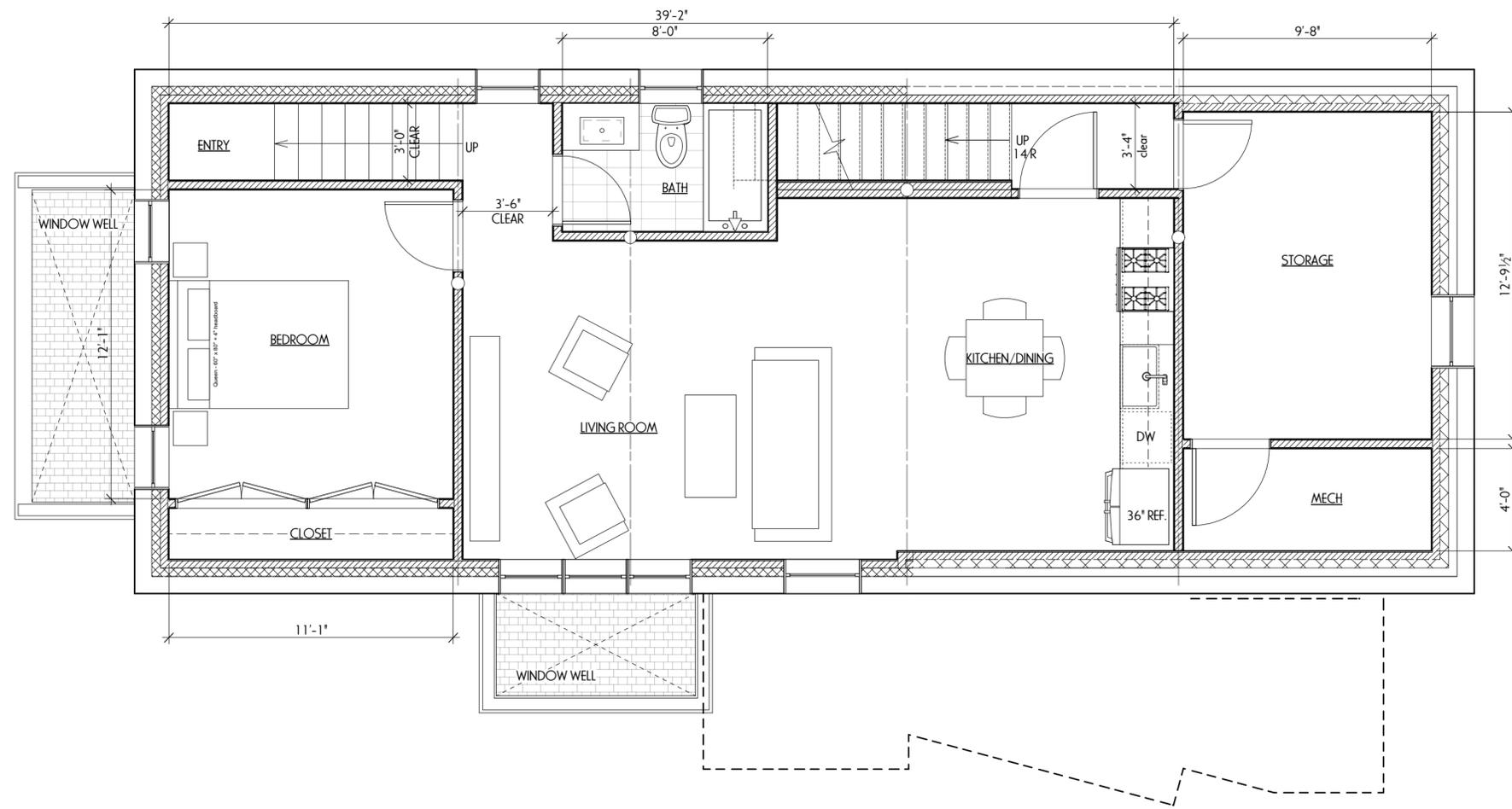
EvB Design EvB

1310 Broadway
Somerville, MA 02144
phone : (617) 623 2222

Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

P1.0



1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

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Cambridge, MA 02139

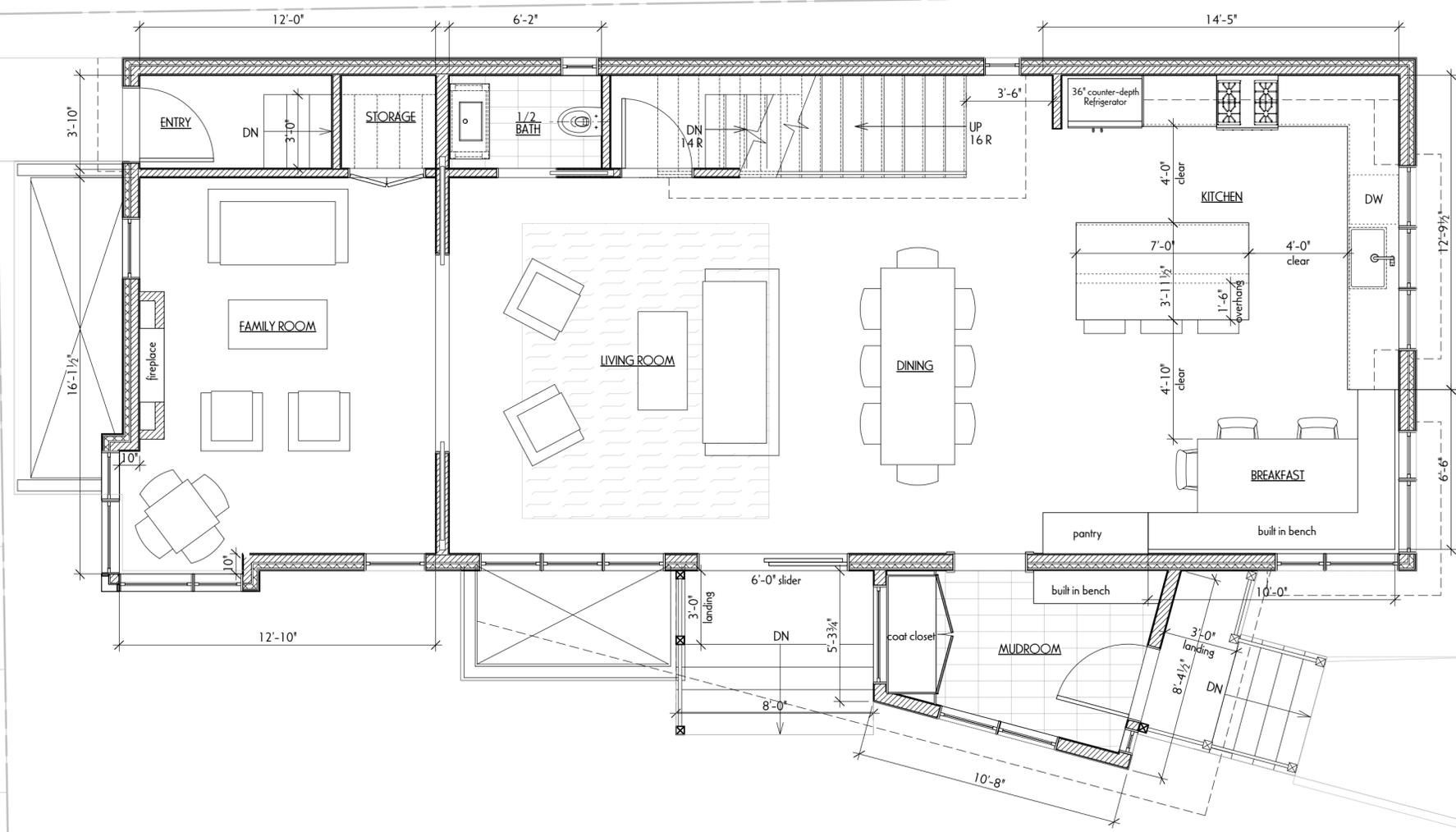
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Somerville, MA 02144
phone: (617) 623 2222

Project no.:	
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Notes:
Schematic Design

A1.0

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1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

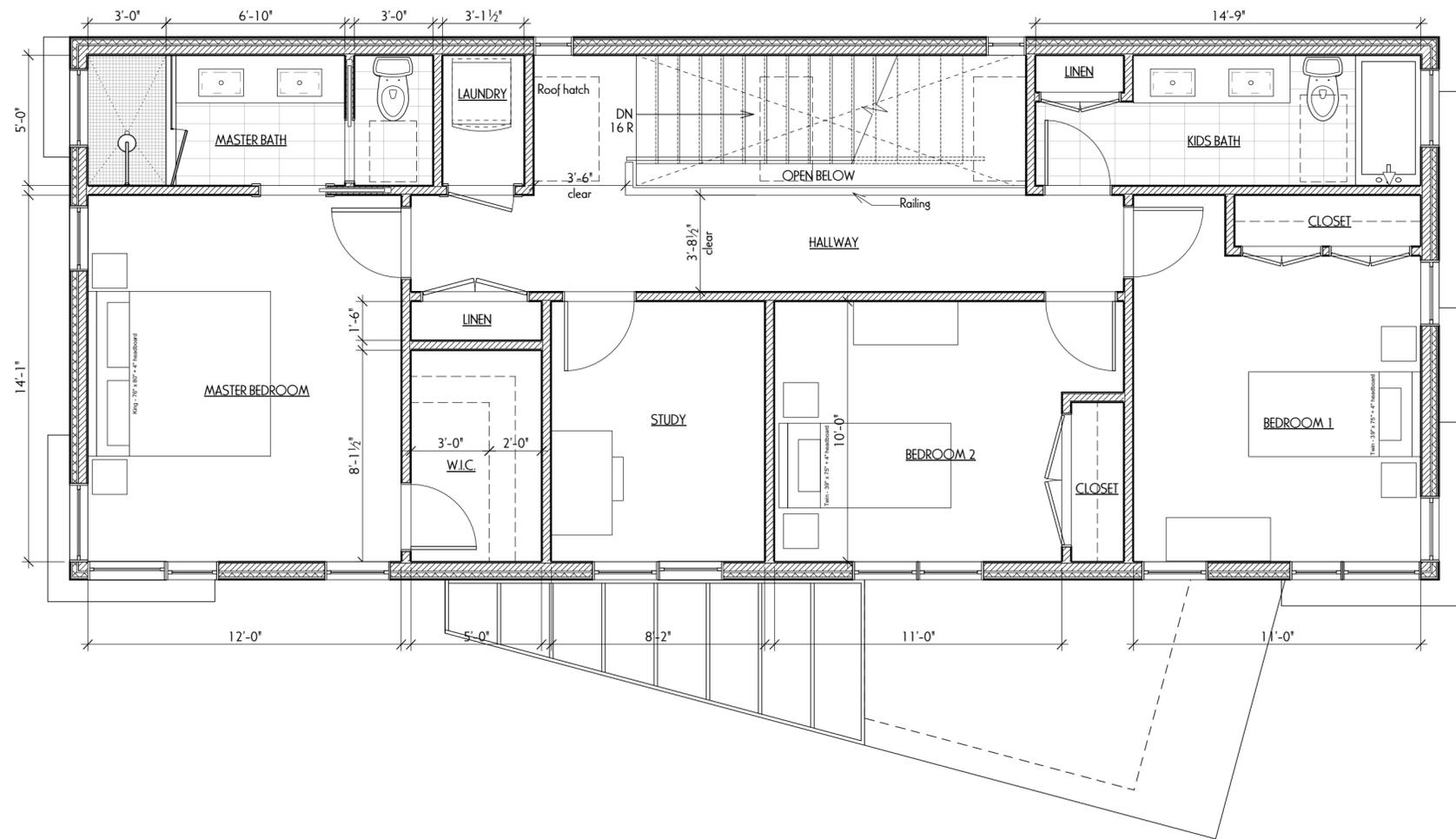
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Somerville, MA 02144
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Notes:
Schematic Design

A1.1

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1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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Notes:
Schematic Design

A1.2

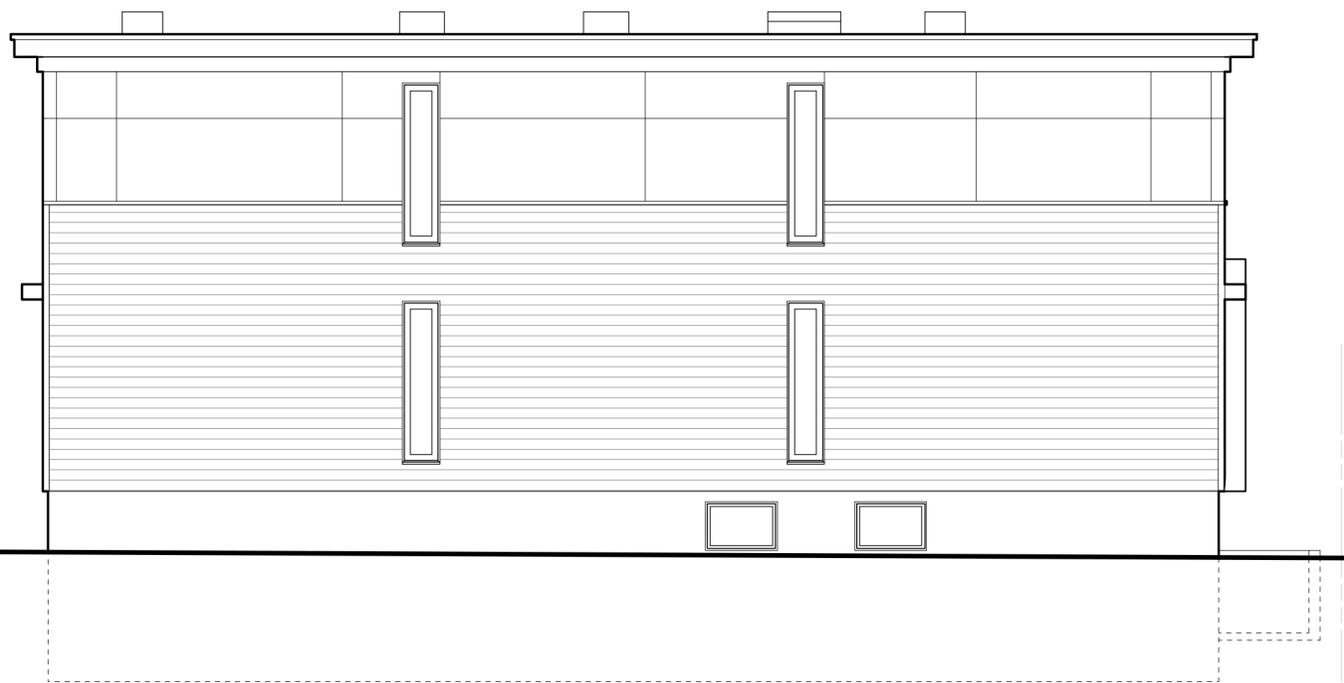
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Katie Ng-Mak
1 Hancock Street
Cambridge, MA 02139



1 Proposed Elevation - East
Scale: 3/16" = 1'-0"



2 Proposed Elevation - North
Scale: 3/16" = 1'-0"



3 Proposed Elevation - West
Scale: 3/16" = 1'-0"



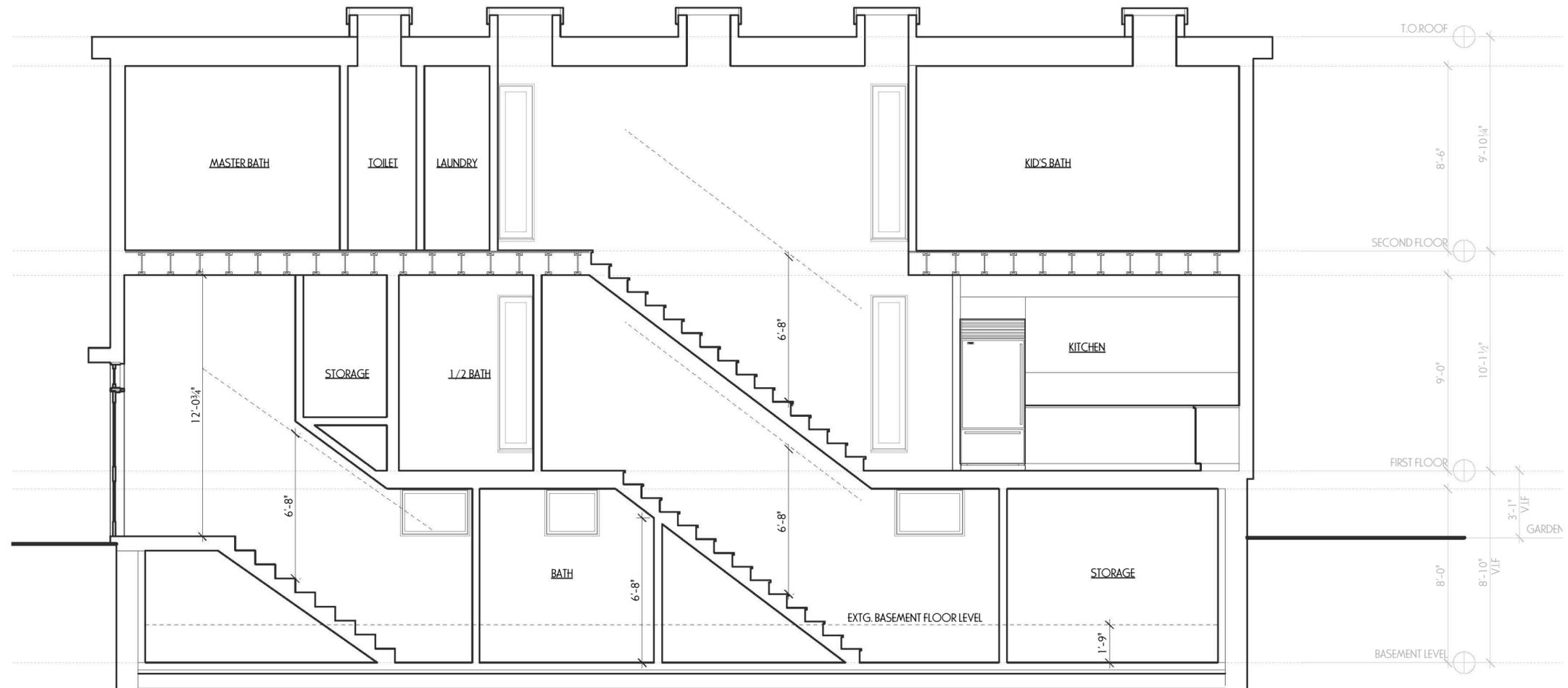
4 Proposed Elevation - South
Scale: 3/16" = 1'-0"

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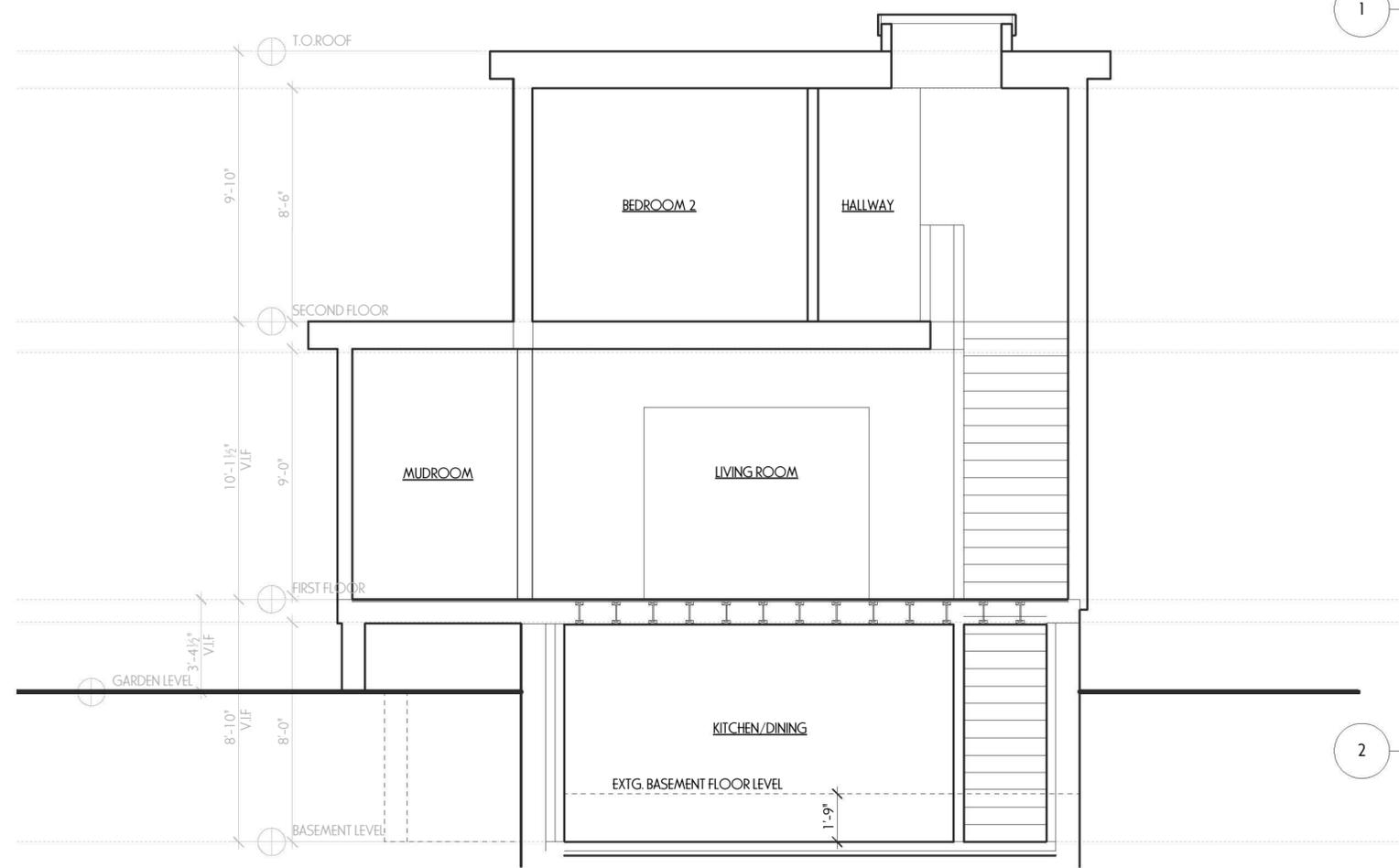
Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

A2.0



1 Proposed Building Section A
Scale: 1/4" = 1'-0"



2 Proposed Building Section B
Scale: 1/4" = 1'-0"

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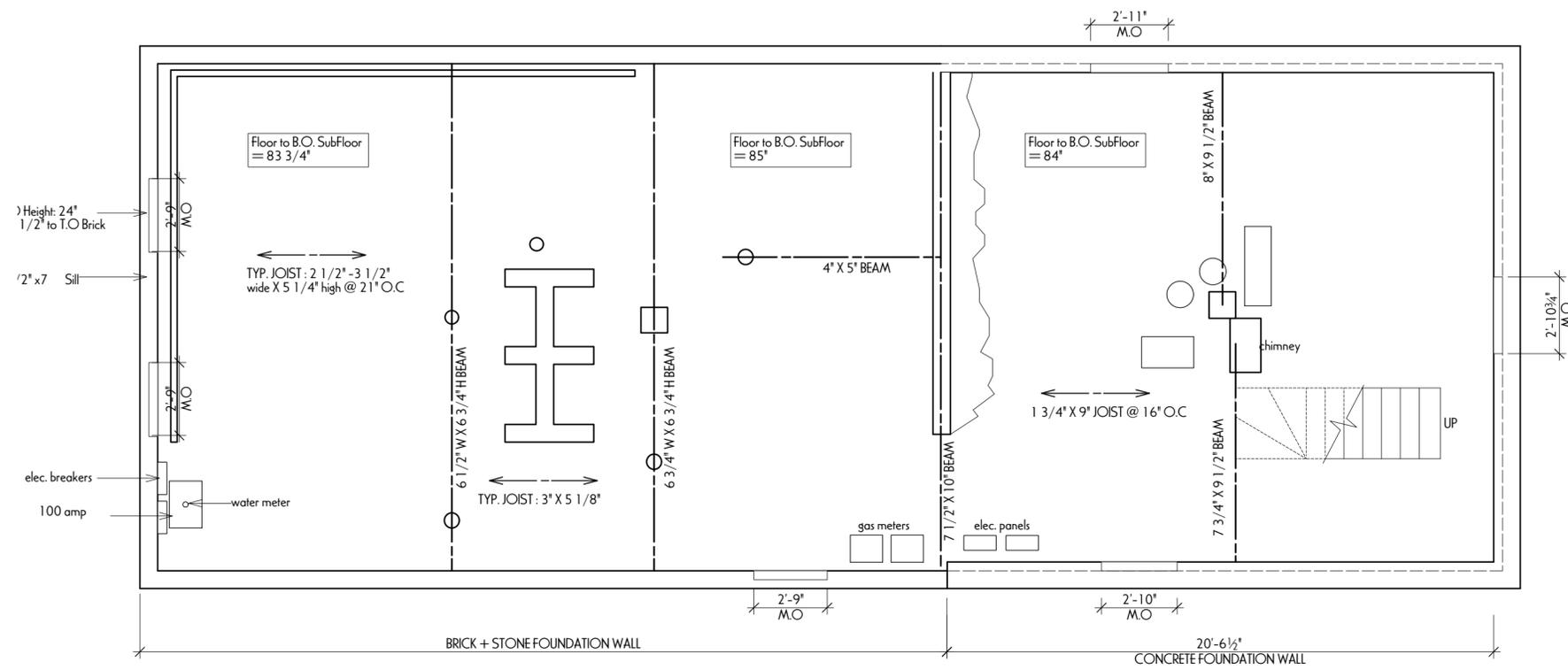
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phone: (617) 623 2222

Project no:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

A3.0

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1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"

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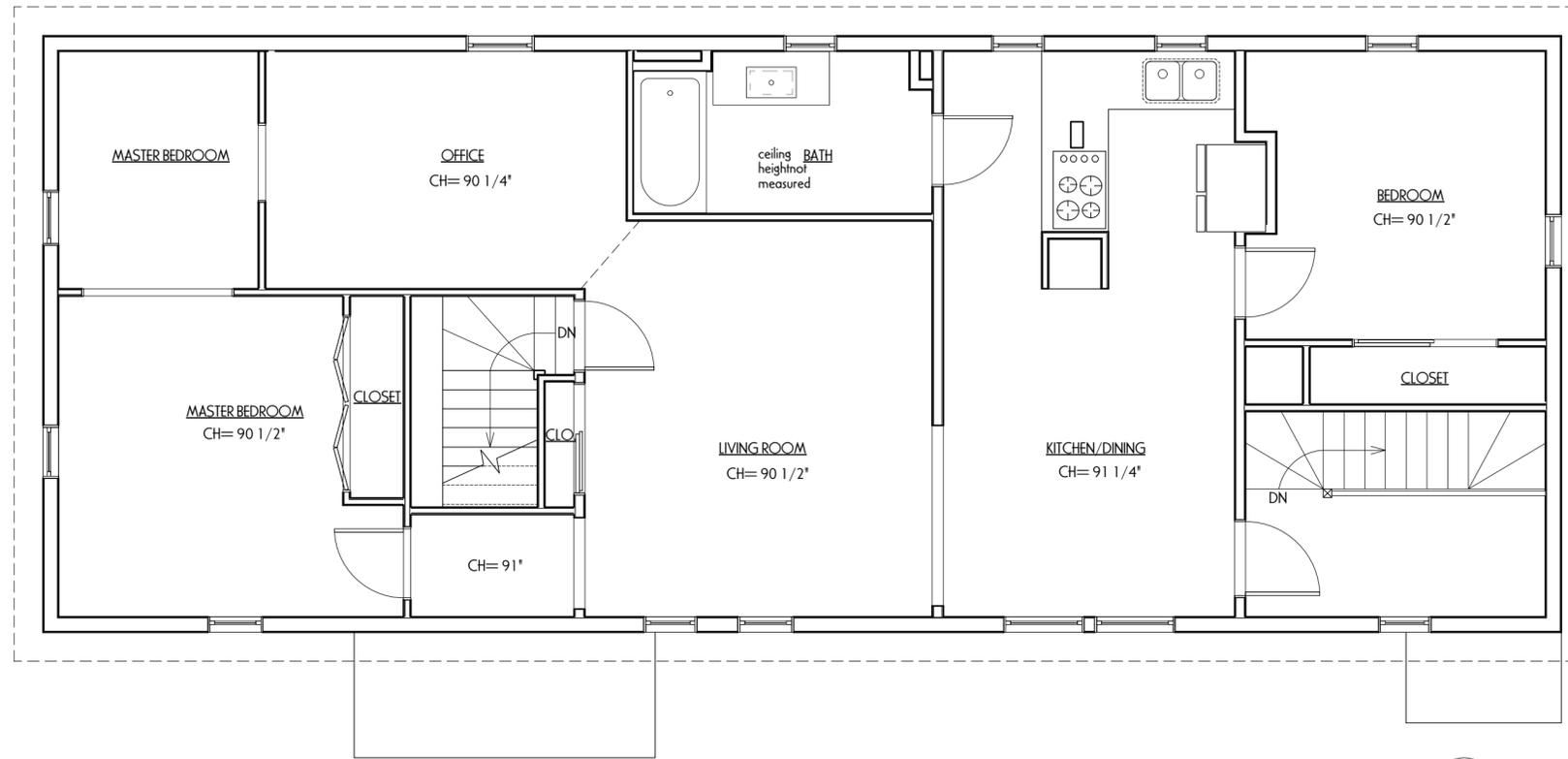
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phone: (617) 623 2222

Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

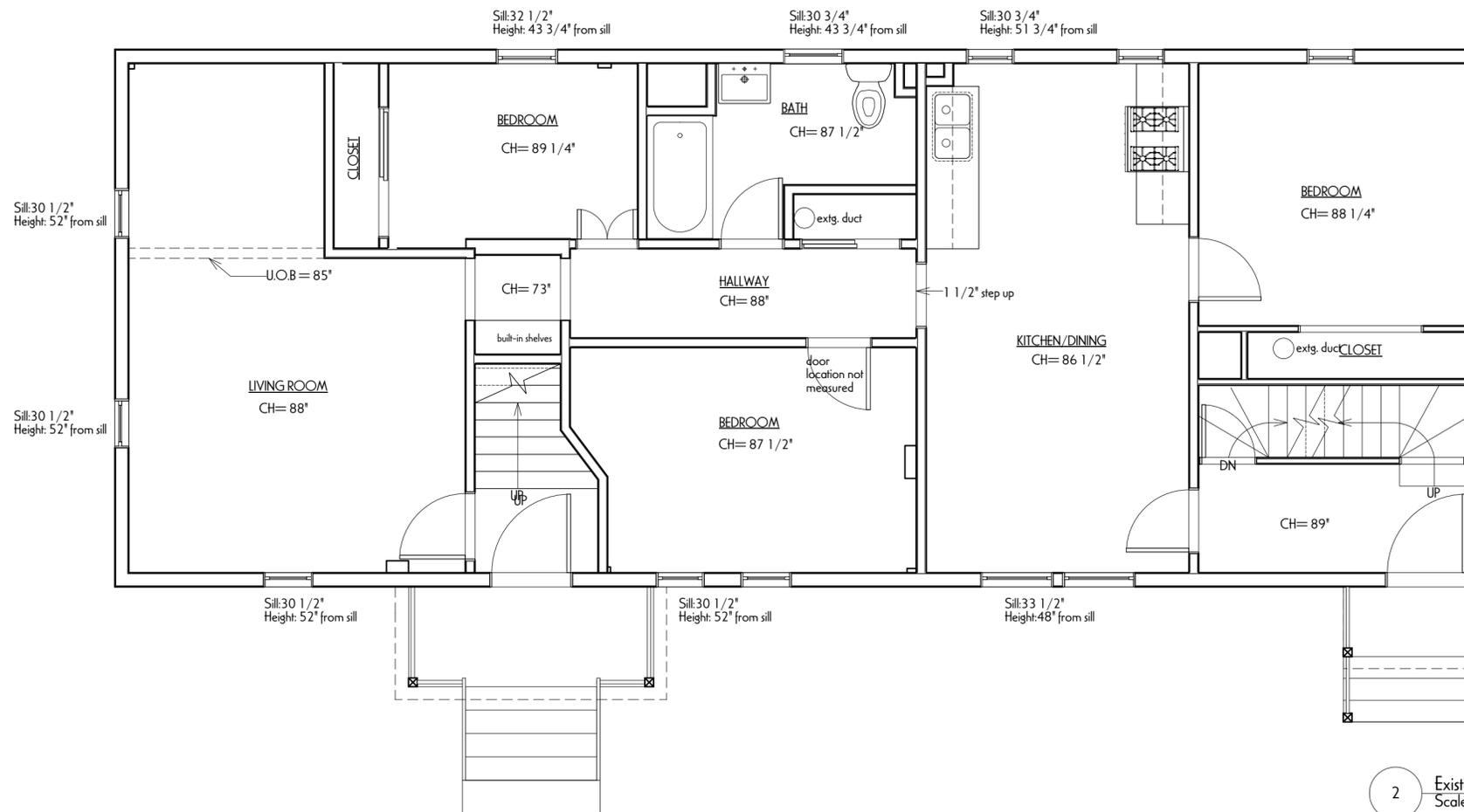
Notes:
Schematic Design

X1.0

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Cambridge, MA 02139



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"



2 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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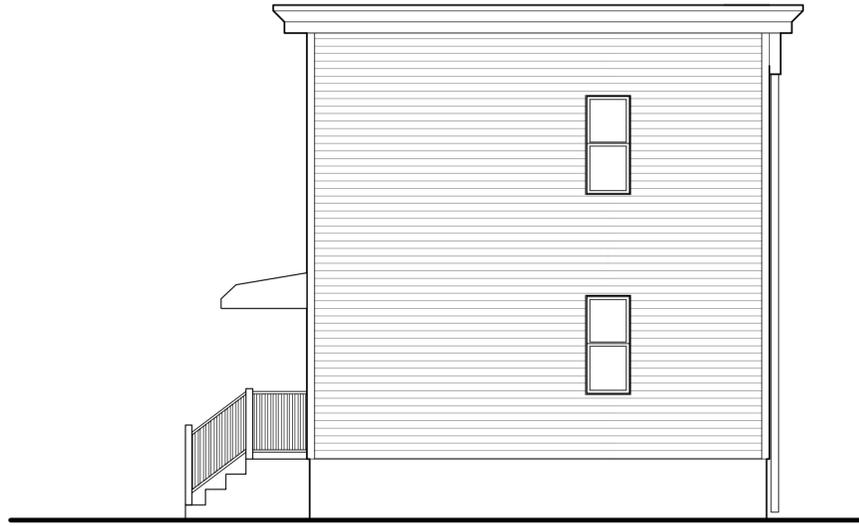
Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

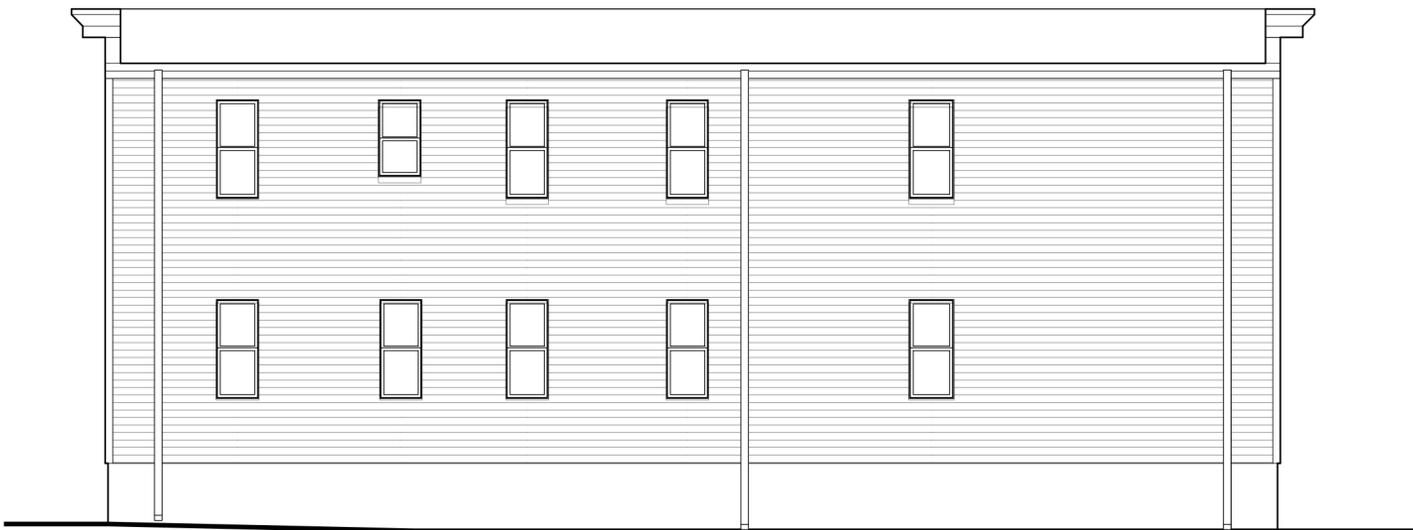
X1.1



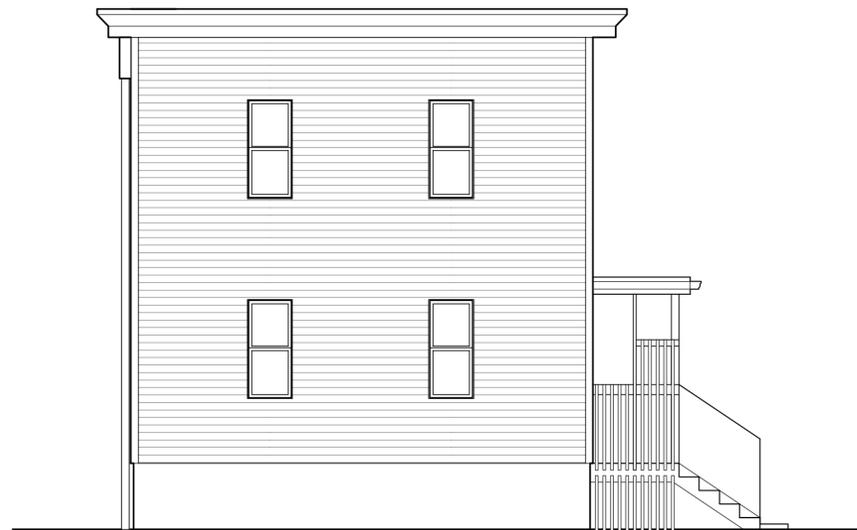
1 Existing Elevation - East
Scale: 3/16" = 1'-0"



2 Existing Elevation - North
Scale: 3/16" = 1'-0"



3 Existing Elevation - West
Scale: 3/16" = 1'-0"



4 Existing Elevation - South
Scale: 3/16" = 1'-0"

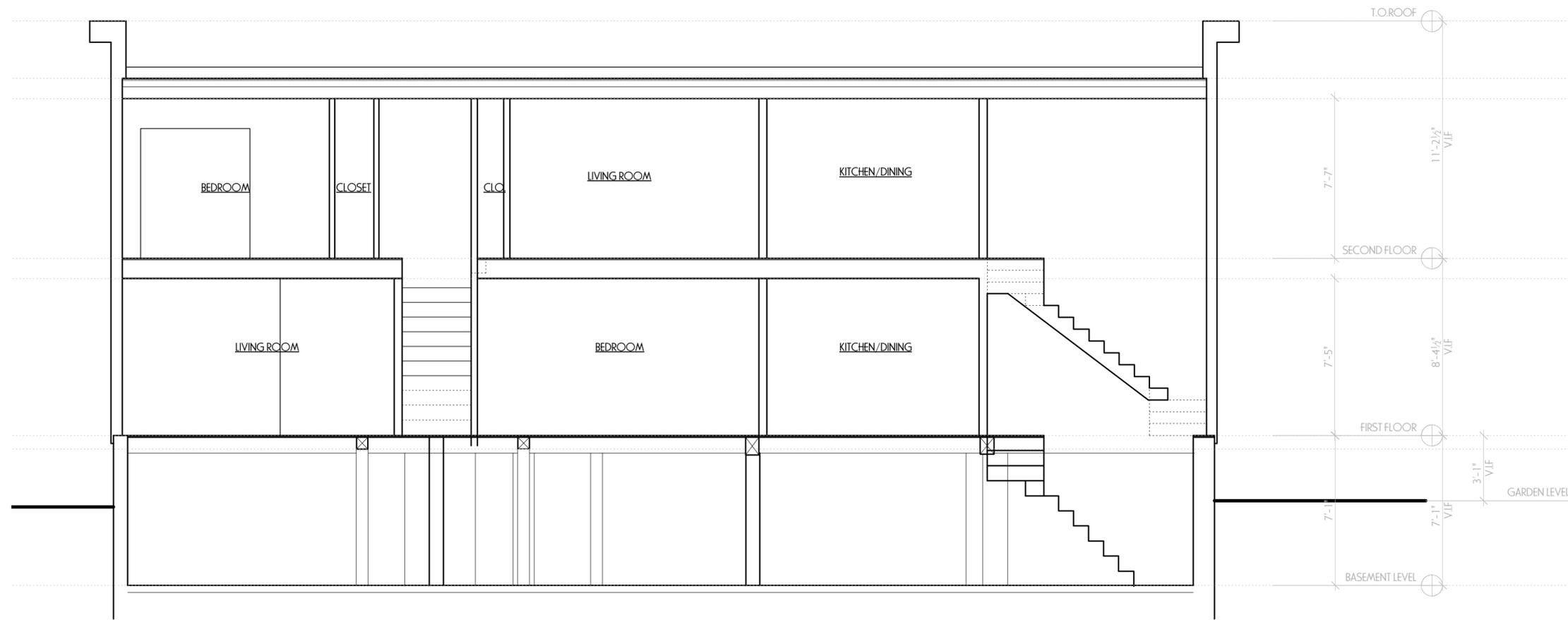
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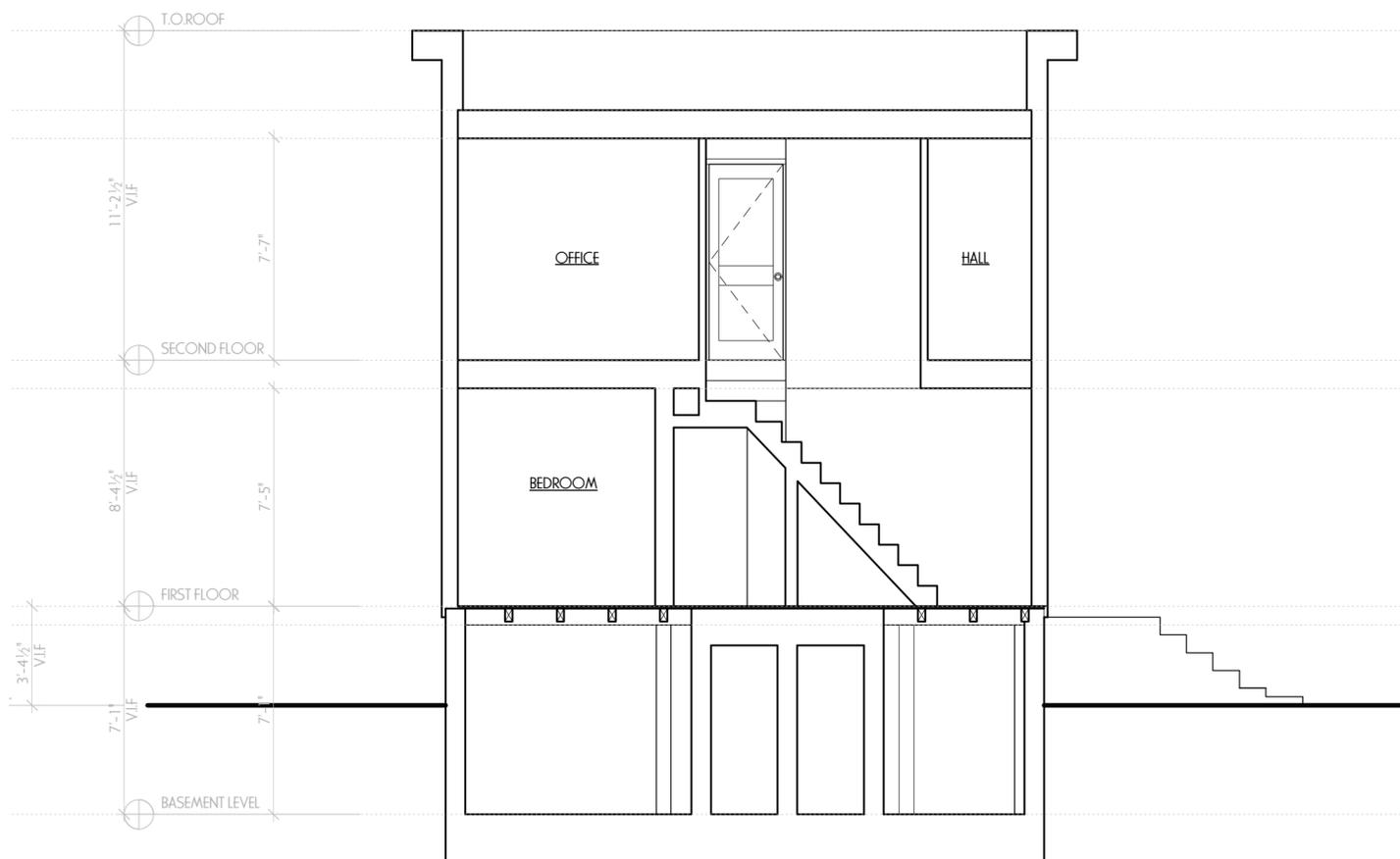
Project no.:	
Drawn by:	JK
Date:	06/15/18
Checked by:	EvB
Revisions:	

Notes:
Schematic Design

X2.0



1 Existing Building Section A
Scale: 1/4" = 1'-0"



2 Existing Building Section B
Scale: 1/4" = 1'-0"

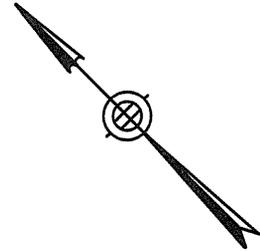
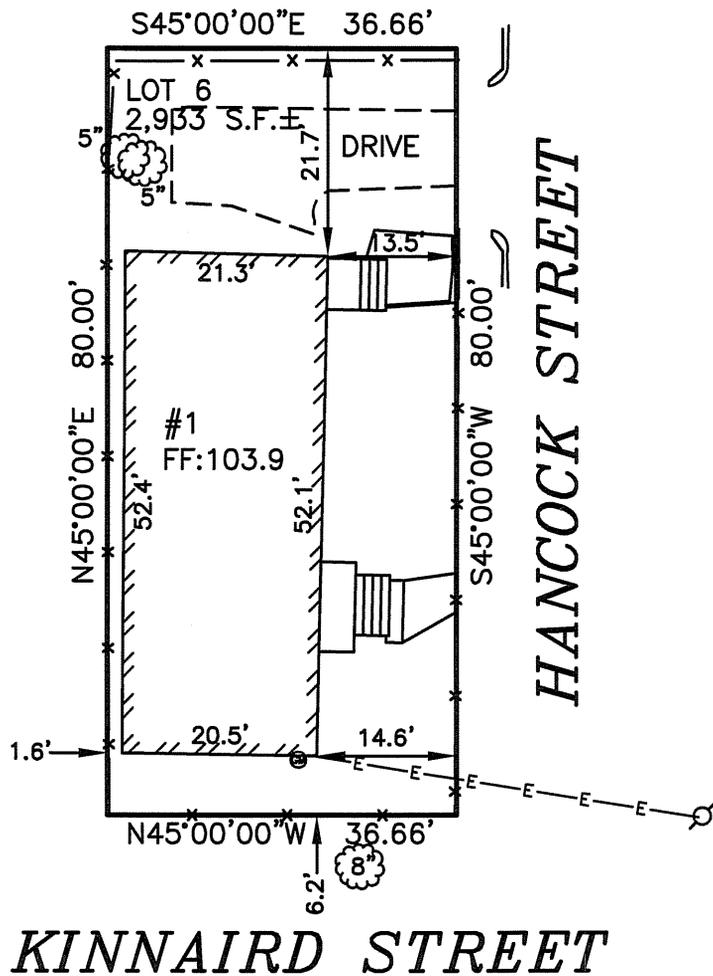
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Notes:
Schematic Design

X3.0



ESTABLISHED 1916

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EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

PLAN OF LAND IN
CAMBRIDGE, MA

1 HANCOCK STREET
EXITING CONDITION

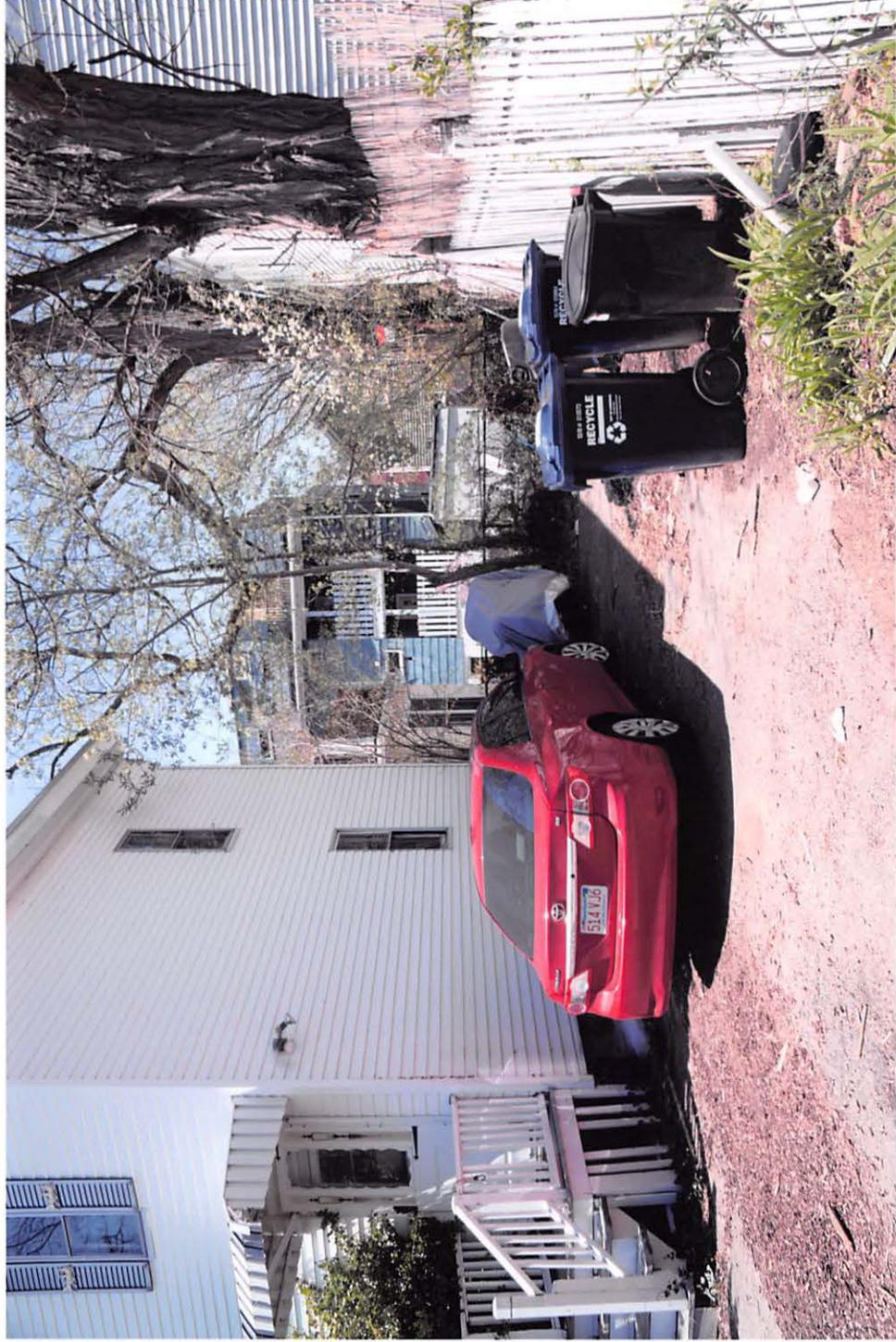
SCALE: 1 IN.= 20 FT.

DATE: JUNE 19, 2018

DRAWN: GAR

CHECK: BB

PROJECT NO. 25575





1-3 Hancock Street



1-3 Hancock Street

