

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: ☒ \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: MARGERY ADAMS

PETITIONER'S ADDRESS: 17 R ACORN STREET CAMBRIDGE MA 02139

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: C

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input checked="" type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

WE WISH TO ADD A DORMER TO CONVERT AN  
EXISTING FINISHED SPACE FROM AN OFFICE INTO  
A BEDROOM FOR OUR DAUGHTER.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31 TABLE 5.1

Article \_\_\_\_\_ Section \_\_\_\_\_

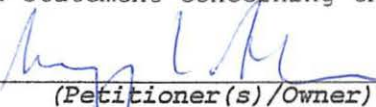
Article \_\_\_\_\_ Section \_\_\_\_\_

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)

MARGERY ADAMS  
(Print Name)

Address:

17 R ACORN STREET  
CAMBRIDGE MA 02139

Tel. No.:

617. 999. 4431

E-Mail Address:

MADAMS413@COMCAST.NET

Date:

10/18/18

**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 MARGERY ADAMS  
(OWNER)

Address: 17 R ACORN STREET CAMBRIDGE MA 02139

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

The record title of this property is in the name of \_\_\_\_\_  
MARGERY L. ADAMS

\*Pursuant to a deed of duly recorded in the date 8.23.91, Middlesex South  
County Registry of Deeds at Book 24390, Page 431; or

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


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

Margery Adams  
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 Margery L Adams personally appeared before me,  
this 18 of Oct, 2019, and made oath that the above statement is true.

Maria Fontello Notary  
3/28/25 (Notary Seal).  


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

PROPERTY OF THE UNITED STATES DEPARTMENT OF JUSTICE

to be completed by owner, signed before a notary and returned to the Secretary of the Board of County Supervisors.

NAME OF PROPERTY OWNER \_\_\_\_\_

ADDRESS OF PROPERTY OWNER \_\_\_\_\_

STATE OF \_\_\_\_\_

CITY OF \_\_\_\_\_

THE PROPERTY OF \_\_\_\_\_

\_\_\_\_\_

BEFORE ME, \_\_\_\_\_

Notary Public for the State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_

WITNESSED BY \_\_\_\_\_

\_\_\_\_\_

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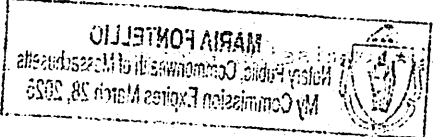
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\_\_\_\_\_





Variance  
Supporting Statement  
17R Acorn St.

A. The house is a two-family house built in 1873, which was moved to an interior lot behind 13-15 Acorn Street around 1910. The existing structure does not conform to current zoning requirements. The proposed dormer is needed to make the existing third floor loft into a habitable bedroom for the applicants' child, a six year-old who attends Morse School, and to accommodate a growing family. It is currently difficult to access the third floor, as the existing stairs to the third floor loft do not comply with current building codes. In addition to providing use of the third floor as a bedroom, the dormer will provide sufficient height to rebuild the stairs in compliance with applicable codes. The dormer would add minor increase of 106 square feet, or about 3% to the FAR ratio. The proposed dormer does not add to the footprint of the house, and would not be visible from the street. The applicant has owned and lived in the house for 27 years. The family is committed to living in Cambridgeport and continuing to be a part of the community. For these reasons, literal enforcement of the zoning ordinance would cause financial and other hardship on this family.

B. The hardship to the applicant exists because of the circumstances relating to the shape and location of the lot and existing structure. The roughly rectangular lot is 3111 square feet, and the house is located slightly off-center, with a side yard on the southwest side. It has no street frontage. The house was originally located at 515 Putnam Ave, and was moved into the interior lot at 17 Acorn St. in around 1910. Access to 17 Acorn Street is through a five-foot right of way over the 13-15 Acorn St. property. Because the existing structure was placed on the interior lot long ago, it doesn't conform to current FAR ratios. The proposed dormer increases the interior living space by 106 square feet, but not the footprint of the house or its elevation.

1. The requested variance will not cause a detriment to the public good, as the dormer will not be visible from the street and does not reduce the green space on the lot. It is consistent with the character and aesthetics of Acorn Street, and complies with the city's dormer guidelines. The neighbors who face the proposed dormer are supportive of the change.

2. Approval of the variance would not violate the intent and purpose of the zoning regulations, and would not substantially increase the density of the neighborhood, as the increase in living space would be minor (106 square feet), and the FAR ratio would only increase from 0.73 to 0.76. The variance would make the third floor into a habitable bedroom to accommodate the needs of a growing family committed to living in Cambridge.



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: MARLEEN ADAMS PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 17K ACORN ST CAMBRIDGE MA 02139 ZONE: C

PHONE: 617-999-4431 REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	<u>2273 SF</u>	<u>2380 SF</u>	<u>1867 SF</u> (max.)
LOT AREA:	<u>3111 SF</u>		<u>5000 SF</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.73</u>	<u>.76</u>	<u>.60</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1556 SF</u>	<u>1556 SF</u>	<u>1800 SF</u> (min.)
SIZE OF LOT:			
WIDTH	<u>60.5'</u>		<u>50'</u> (min.)
DEPTH	<u>51.5'</u>		
Setbacks in Feet:			
FRONT	<u>9.9'</u>	<u>9.9'</u>	<u>10'</u> (min.)
REAR	<u>7.6'</u>	<u>7.6'</u>	<u>20'</u> (min.)
LEFT SIDE	<u>14.2'</u>	<u>14.2'</u>	<u>16.6'</u> (min.)
RIGHT SIDE	<u>8.4'</u>	<u>8.4'</u>	<u>16.6'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>31.4'</u>	<u>31.4'</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>0%</u>	<u>0%</u>	<u>36%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>2</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

THERE ARE TWO SMALL SHEDS ON THE LOT FOR STORING  
FIREWOOD AND TRASH BINS.

THE EXISTING HOUSE IS WOOD FRAME CONSTRUCTION, THE PROPOSED  
DORMER WILL ALSO BE WOOD FRAME CONSTRUCTION.

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'.

DATE: 10/10/50

TIME: 10:00 AM

LOCATION: 1000 YD

WIND: 10 KTS

SEA: 10 FT

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THESE ARE THE RESULTS OF THE TESTS

CONDUCTED ON 10/10/50

THE RESULTS OF THE TESTS ARE AS FOLLOWS

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Special Permit: \_\_\_\_\_

Variance: ☒ \_\_\_\_\_

Appeal: 2018 NOV 7 PM 12:07  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: MARGERY ADAMS

PETITIONER'S ADDRESS: 172 ACORN STREET CAMBRIDGE MA 02139

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: C

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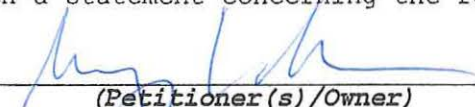
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(Petitioner(s)/Owner)

MARGERY ADAMS  
(Print Name)

Address:

172 ACORN STREET  
CAMBRIDGE MA 02139

Tel. No.:

617. 999. 4431

E-Mail Address:

MADAMS413@COMCAST.NET

Date:

10/19/18



# ADAMS - SHERIDAN RESIDENCE

17R ACORN STREET  
CAMBRIDGE, MA 02139

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

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D1.2 Second Floor Demolition Plan  
D1.3 Third Floor Demolition Plan

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E1.1 First Floor Electric Plan  
E1.2 Second Floor Electric Plan  
E1.3 Third Floor Electric Plan



BID SET  
4.11.18

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Notes & Legends

SCALE: AS NOTED  
DATE: 4.11.18  
DRAWN BY: DWW  
FILE: PLANS

SHEET

A0.1

GENERAL NOTES

1. VERIFY CONDITIONS: CONTRACTOR TO CONFIRM EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY CONDITIONS DO NOT AGREE WITH DRAWINGS. DO NOT SCALE OFF DRAWINGS. CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.
2. UTILITIES: CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UTILITIES AT GRADE, ABOVE GRADE, AND UNDERGROUND, INCLUDING UTILITY PIPES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES WITH UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE COST INCURRED BY AND REPLACEMENT OF ANY DAMAGE TO UTILITIES ON THE SITE. THE CONTRACTOR SHALL CONTACT MASSACHUSETTS "DIG SAFE" AT 1-800-322-4844 TO FIELD LOCATE ALL UTILITIES PRIOR TO STARTING WORK.
3. PROTECT BUILDING: PROTECT EXISTING FINISHES TO REMAIN DURING WORK. PATCH & REPAIR & REFINISH AS REQUIRED.
4. SALVAGE & DISPOSAL: CONFIRM ALL ITEMS TO BE REMOVED PRIOR TO DISPOSAL. STOCKPILE AND STORE ALL ITEMS TO BE SALVAGED IN LOCATIONS APPROVED BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY STOCKPILED MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
5. PROTECT SITE: PROTECT ALL EXISTING TREES & SHRUBS ON THE SITE DURING CONSTRUCTION. DO NOT DRIVE OR STOCKPILE MATERIALS WITHIN THE DRIP LINE OF EXISTING TREES.
6. REPAIR SITE: GRADE AND SEED SITE UPON COMPLETION. RESTORE ALL DISTURBED AREAS.
7. CODES: ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING BUT NOT LIMITED TO BUILDING, USE OF MATERIALS, DISPOSAL OF MATERIALS, AND SAFETY APPLY TO ALL ASPECTS OF THIS PROJECT. CONTRACTOR TO CARRY PERMITS IN BASE BID.
8. PERMIT: CARRY PERMIT IN BASE BID.
9. HEAT: DESIGN/BUILD. RECONFIGURE AND EXPAND EXISTING SYSTEMS TO ACCOMMODATE NEW PLANS FOR BOTH UNITS. PROVIDE 7 DAY PROGRAMMABLE THERMOSTATS. LAYOUT DRAWING SUBMITTAL REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. REPLACE ALL EXISTING CONVENTIONAL BASEBOARD HOT WATER RADIATORS WITH HIGH OUTPUT RADIATORS.
10. AIR CONDITIONING: DESIGN/BUILD. PROVIDE SPLIT UNITS TO SERVE SECOND AND THIRD FLOOR BEDROOMS. LOCATE ALL ELEMENTS IN FIELD WITH OWNERS & ARCHITECT. CONCEAL LINES WITHIN WALLS.

STRUCTURAL NOTES

GENERAL

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE.

FOUNDATION

1. PROVIDE MINIMUM 4'-0" FROST COVER FOR FOOTINGS.
2. ALLOWABLE SOIL BEARING ASSUMED TO BE 2,000 PSF. THIS IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS.










CONCRETE

1. CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 3,000 PSI MINIMUM.
2. CONCRETE STEEL REINFORCING TO BE ASTM A615 GRADE 60. WELDED WIRE MESH TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
3. OVERLAP STEEL BARS BY 2'-0" MINIMUM WHEN SPlicing. RETURN BARS BY 1'-0" MINIMUM AROUND CORNERS.
4. PROVIDE 3" COVER FOR REINFORCING FROM THE BOTTOM OF FOOTINGS AND 1 1/2" COVER FOR REINFORCING FROM THE FACE OF WALLS.

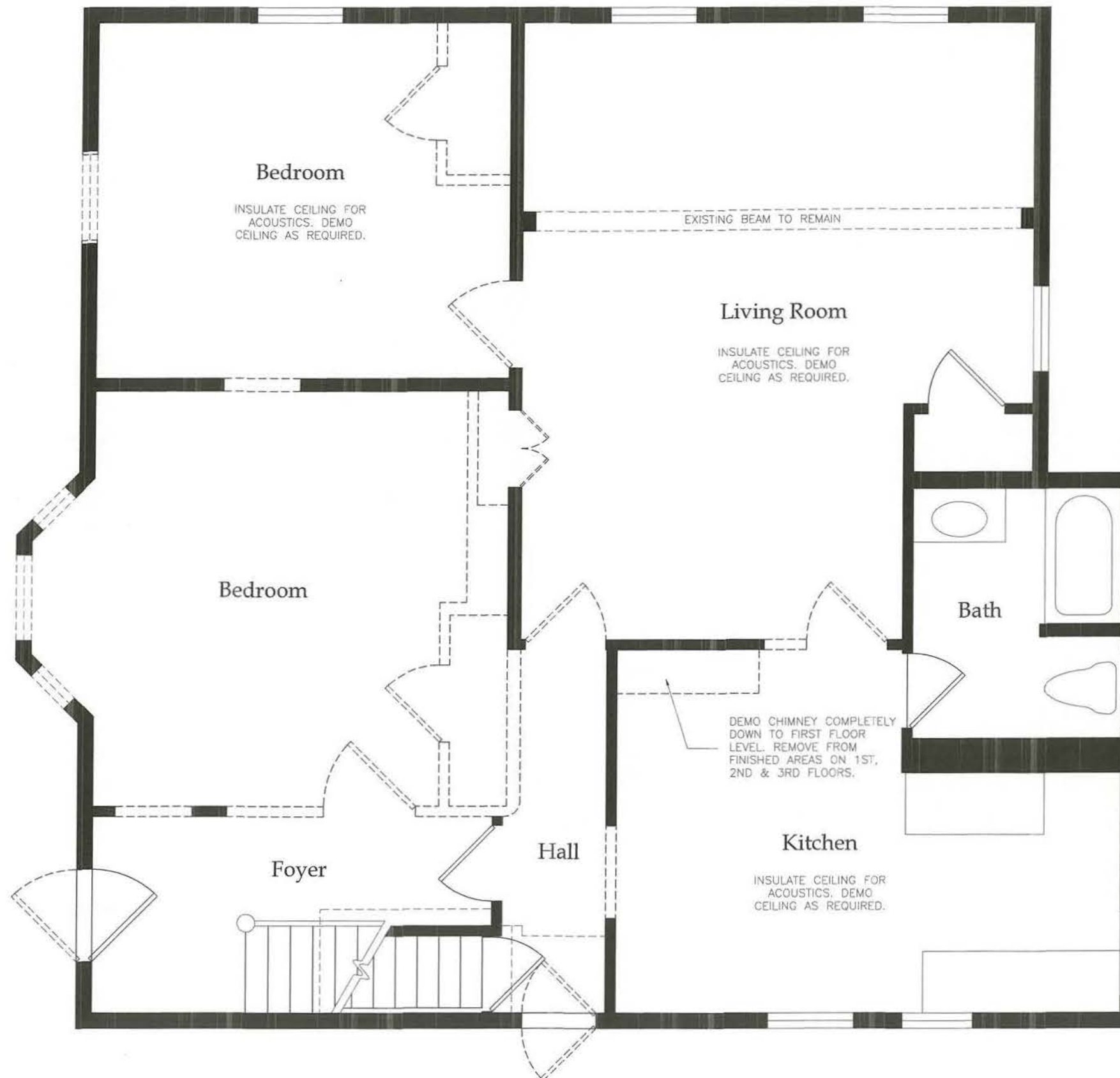
WOOD CONSTRUCTION

1. TIMBER TO BE SPF NO. 2 OR BETTER.
2. PROVIDE SIMPSON JOIST HANGERS WHERE JOISTS ARE SUPPORTED BY BEAMS.
3. UNLESS OTHERWISE NOTED, PROVIDE SIMPSON CONNECTORS AT COLUMN/BAM AND BEAM/BAM CONNECTIONS. DETAILS TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. MAXIMUM MOISTURE CONTENT TO BE 19%.

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	DOOR MARK - SEE DOOR SCHEDULE
	WINDOW MARK - SEE WINDOW SCHEDULE
	WALL ASSEMBLY - SEE DETAILS

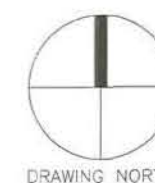




STOCKPILE DEMO'D  
BARNBOARD WALL  
MATERIAL FROM KITCHEN  
AND BATHROOM FOR  
POSSIBLE REUSE.

STOCKPILE DEMO'D  
COLLAR TIES FOR  
POSSIBLE REUSE.

STOCKPILE DEMO'D  
DOORS & HW FOR  
POSSIBLE REUSE.



DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

First Floor  
Demolition Plan

SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

SHEET

D1.1

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TITLE:

Second Floor  
Demolition Plan

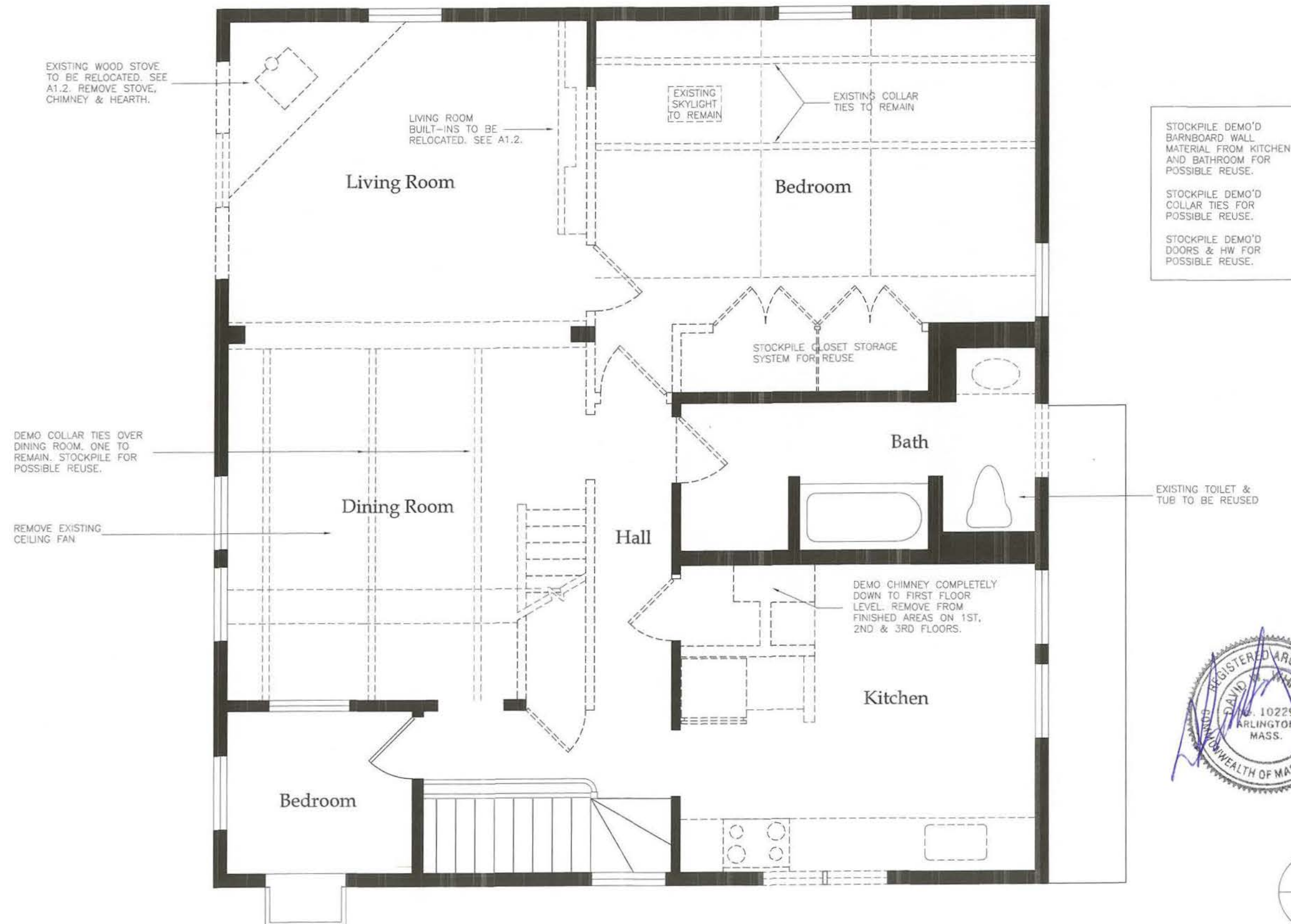
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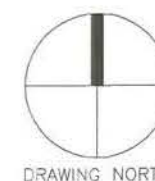
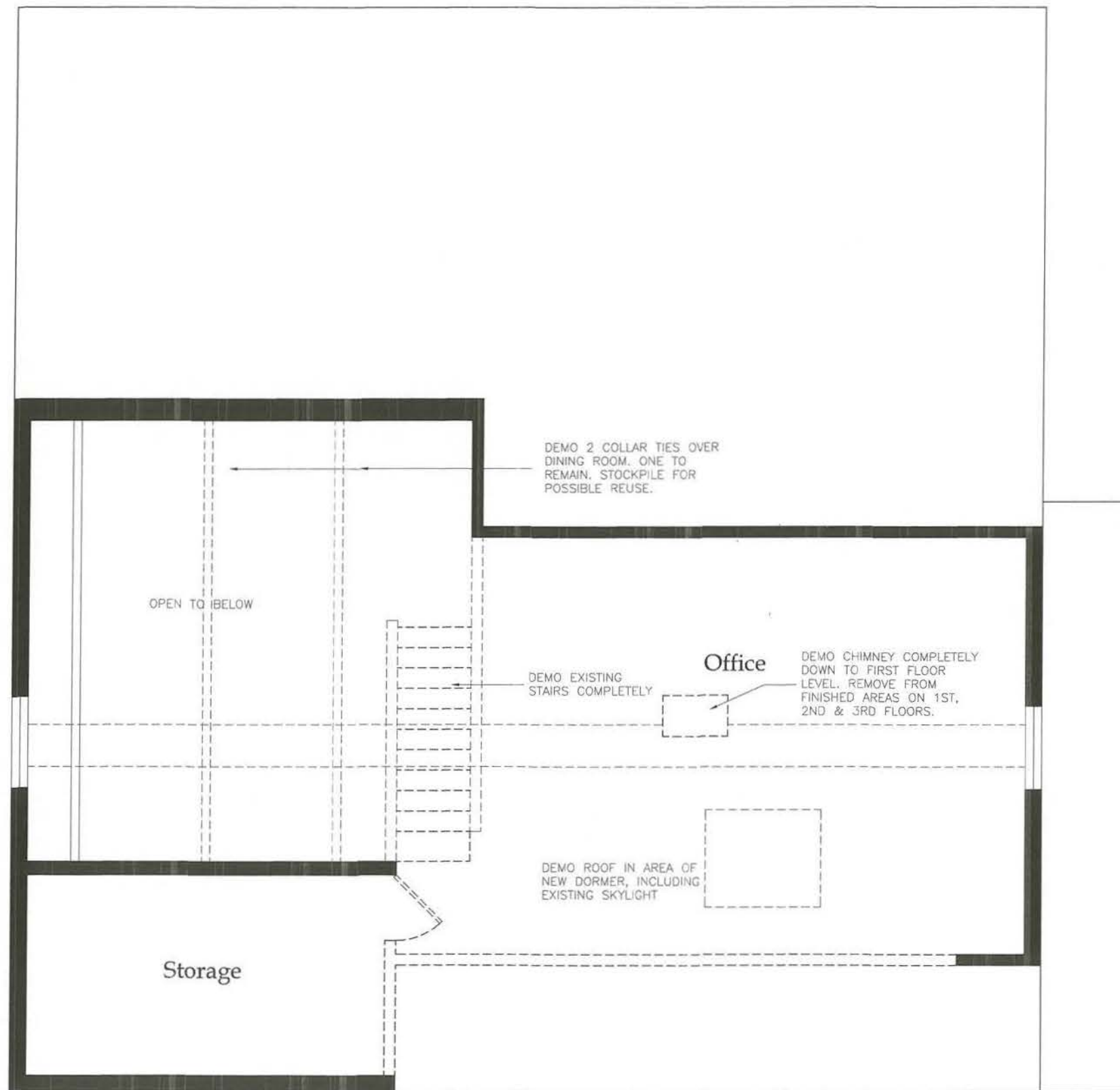
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17R ACORN STREET  
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Third Floor  
Demolition Plan

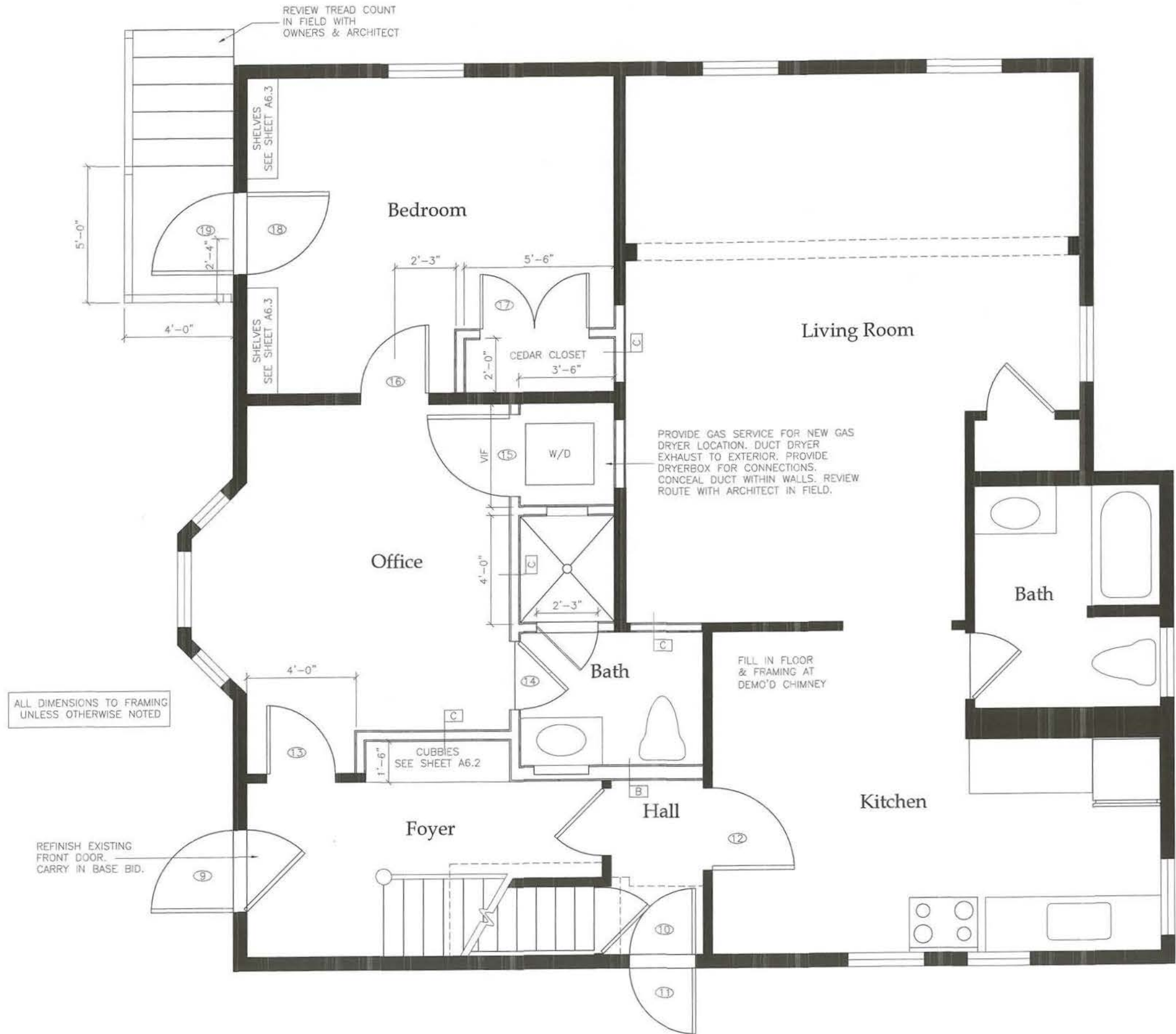
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D1.3

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First Floor Plan

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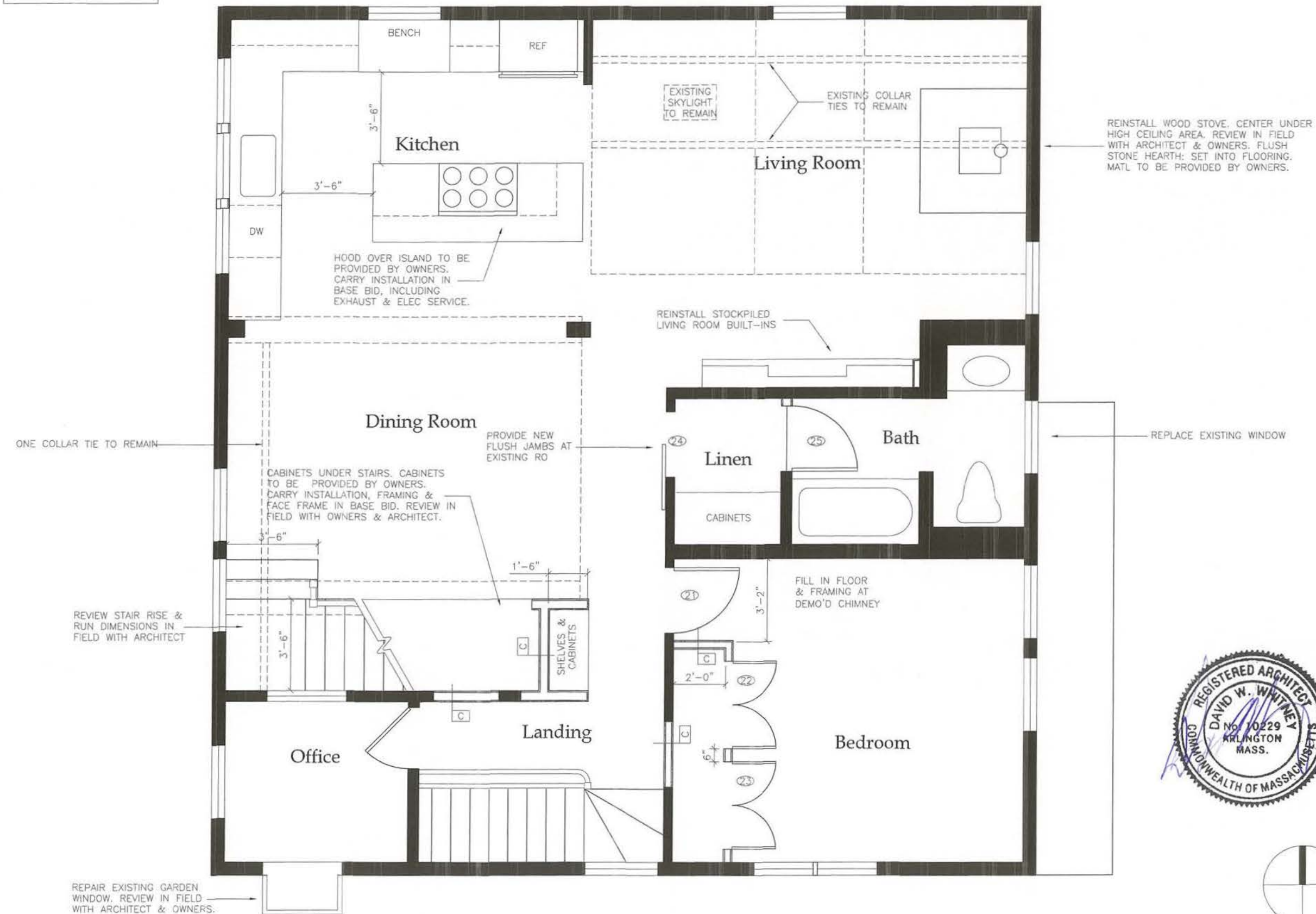
SHEET

A1.1

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ALL DIMENSIONS TO FRAMING  
UNLESS OTHERWISE NOTED



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ADAMS - SHERIDAN RESIDENCE  
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TITLE:

Second Floor Plan

SCALE: 1/4" = 1'-0"  
DATE: 4.11.18

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FILE: PLANS

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A1.2

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ONE COLLAR TIE TO REMAIN

OPEN TO BELOW

Bedroom

FILL IN FLOOR  
& FRAMING AT  
DEMO'D CHIMNEY

Storage



DRAWING NORTH

DAVID WHITNEY  
ARCHITECT

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781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
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TITLE:

Third Floor Plan

SCALE: 1/4" = 1'-0" DATE: 4.11.18

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A1.3

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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

South Elevation

SCALE: 1/4" = 1'-0" DATE: 4.11.18

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A2.1

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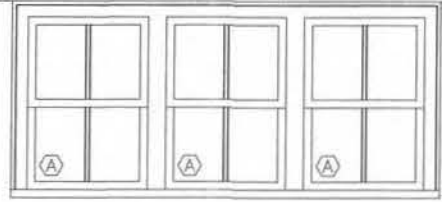




SEE WINDOW  
SCHEDULE FOR  
INSTALLATION  
HEIGHTS

FINISH OUTER EDGES  
OF TRIM TO MATCH  
TRIM, NOT SIDING

EXISTING ROOF TO REMAIN



EXISTING CLAPBOARDS TO  
REMAIN. PATCH & PAINT  
AT AREAS OF WORK.

PROVIDE FLASHED PAINTED  
5/4 MOUNTING BLOCK FOR  
NEW SCENCE. REVIEW SIZE  
& LOCATION IN FIELD WITH  
ARCHITECT.

TEMPERED

NEW STAIRS & LANDING AS  
SHOWN. MAHOGANY WITH CABLE  
RAILS. MATCH EXISTING (NOT  
SHOWN). REVIEW IN FIELD WITH  
OWNERS & ARCHITECT.

EXISTING DECK  
TO REMAIN  
(NOT SHOWN)

DAVID WHITNEY  
ARCHITECT

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TITLE:

West Elevation

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A2.2

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781.643.0759

ADAMS - SHERIDAN RESIDENCE  
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TITLE:

Interior Elevations  
Foyer

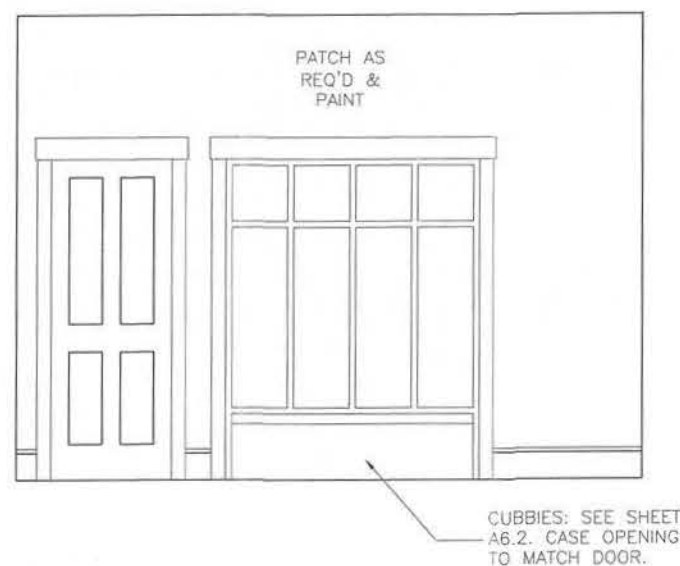
SCALE: 1/4" = 1'-0" DATE: 4.11.18

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A4.11

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1 Foyer - North  
SCALE: 1/4" = 1'-0"



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49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
1st Floor Office

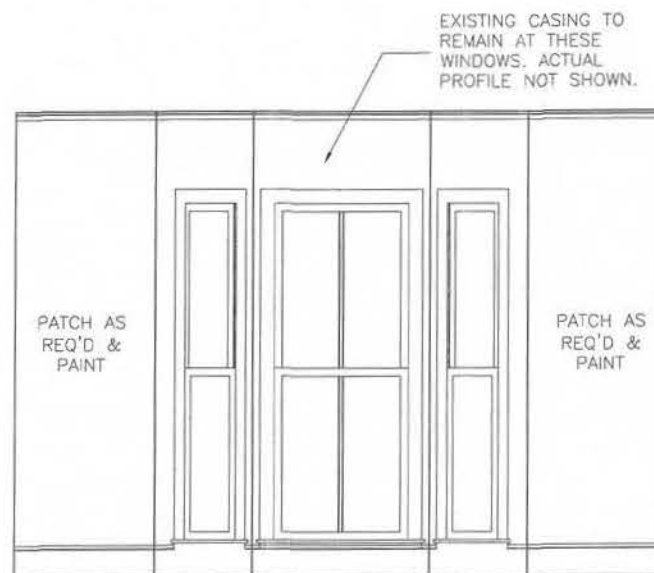
SCALE: 1/4" = 1'-0"  
DATE: 4.11.18

DRAWN BY: FILE:  
DWW PLANS

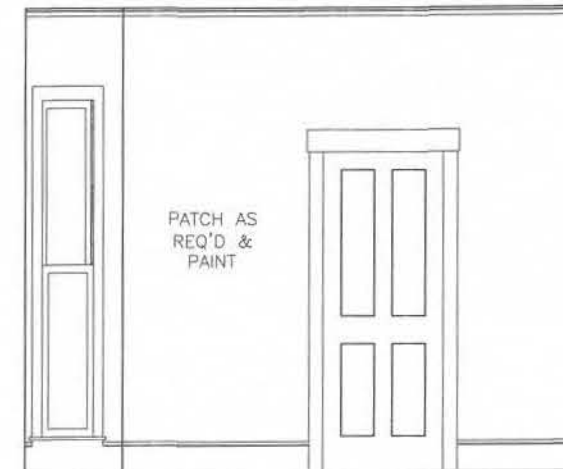
SHEET

A4.12

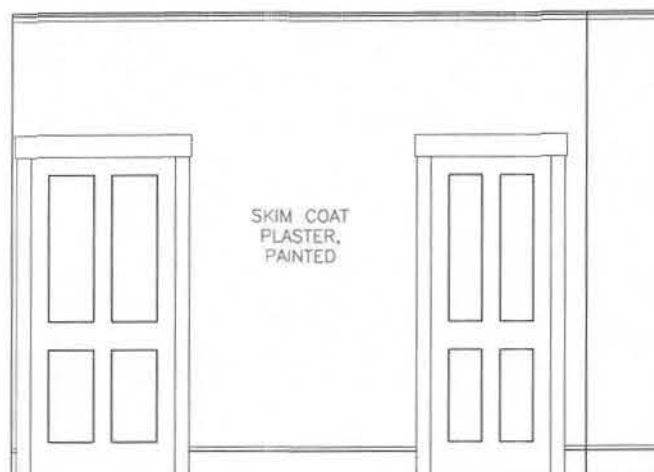
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① 1st Floor Office - West  
SCALE: 1/4" = 1'-0"

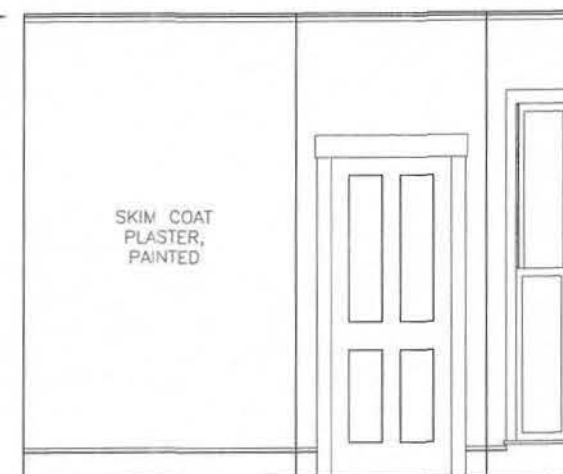


② 1st Floor Office - North  
SCALE: 1/4" = 1'-0"



③ 1st Floor Office - East  
SCALE: 1/4" = 1'-0"

PATCH / MATCH  
EXISTING CROWN



④ 1st Floor Office - South  
SCALE: 1/4" = 1'-0"





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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
1st Floor Bedroom

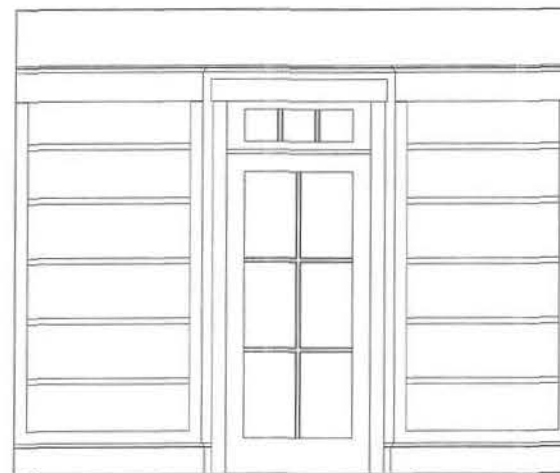
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: FILE:  
DWW PLANS

SHEET

A4.13

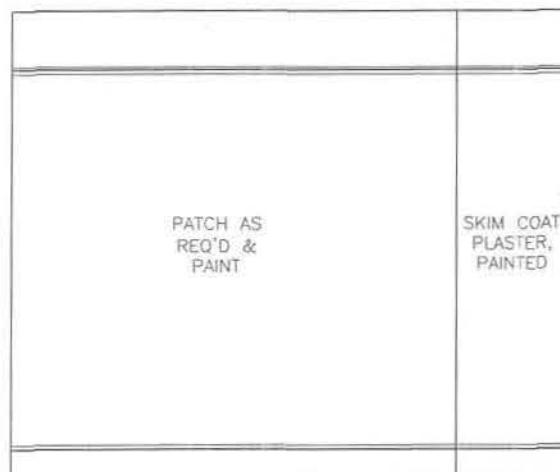
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CROWN AT SHELVES  
WRAPS ENTIRE ROOM

CUSTOM BUILT-IN  
SHELVES: SEE SHEET A6.3

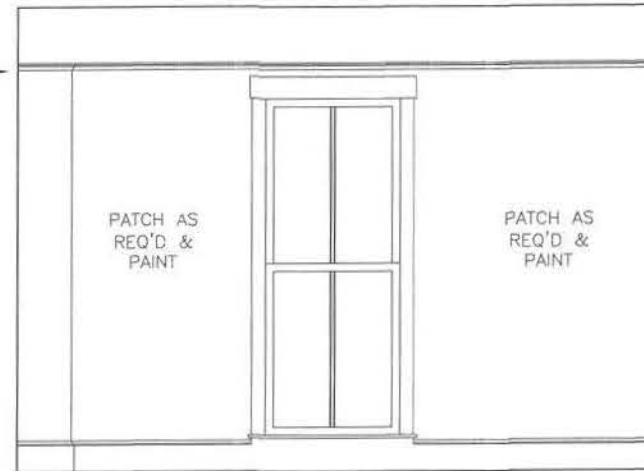
① 1st Floor Bedroom - West  
SCALE: 1/4" = 1'-0"



PATCH AS  
REQ'D &  
PAINT

SKIM COAT  
PLASTER,  
PAINTED

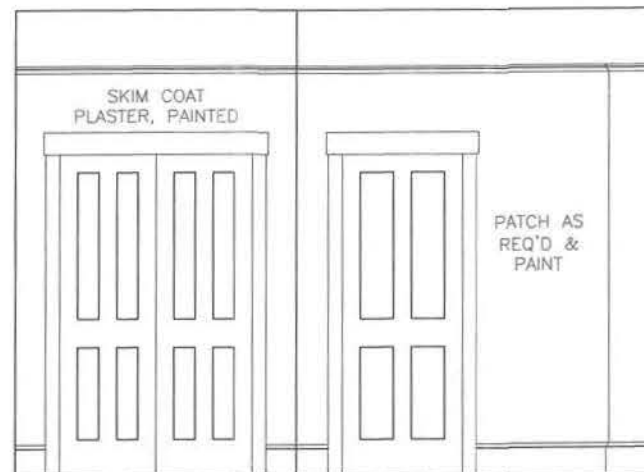
③ 1st Floor Bedroom - East  
SCALE: 1/4" = 1'-0"



PATCH AS  
REQ'D &  
PAINT

PATCH AS  
REQ'D &  
PAINT

② 1st Floor Bedroom - North  
SCALE: 1/4" = 1'-0"



SKIM COAT  
PLASTER, PAINTED

PATCH AS  
REQ'D &  
PAINT

④ 1st Floor Bedroom - South  
SCALE: 1/4" = 1'-0"





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ADAMS - SHERIDAN RESIDENCE  
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CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
1st Floor Bath

SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

SHEET

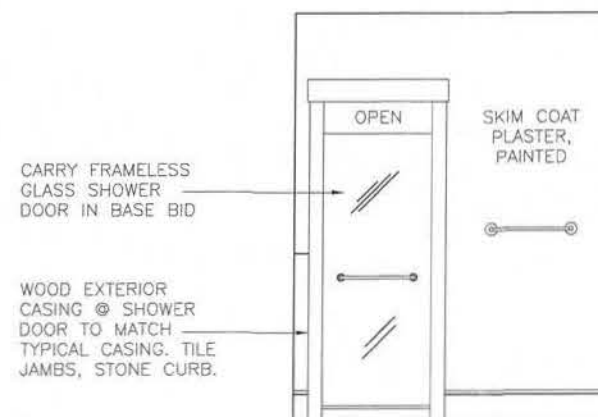
A4.14

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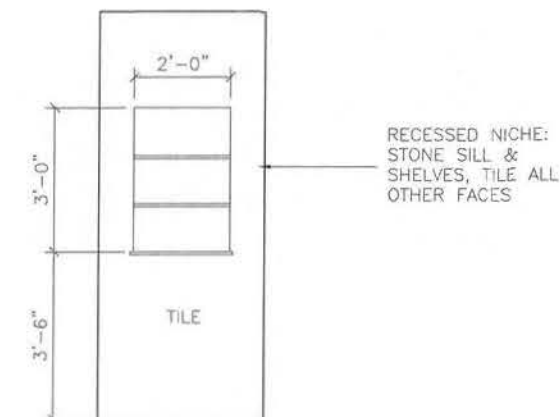
OWNERS TO PROVIDE  
ACCESSORIES: TOWEL BARS,  
SOAP DISHES, TP HOLDER,  
ETC. CONTRACTOR TO CARRY  
INSTALLATION IN BASE BID,  
INCLUDING BLOCKING AT  
LOCATIONS SHOWN.



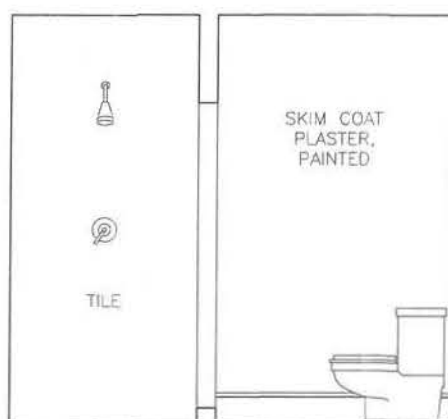
1 1st Floor Bath - West  
SCALE: 1/4" = 1'-0"



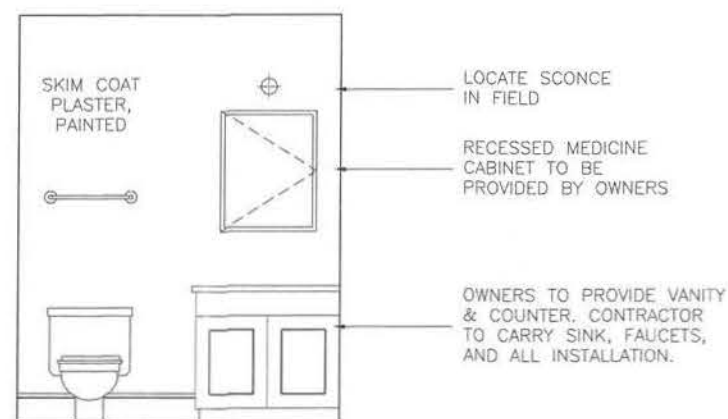
2 1st Floor Bath - North  
SCALE: 1/4" = 1'-0"



3 Shower - North  
SCALE: 1/4" = 1'-0"



4 1st Floor Bath - East  
SCALE: 1/4" = 1'-0"



5 1st Floor Bath - South  
SCALE: 1/4" = 1'-0"



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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
Dining Room

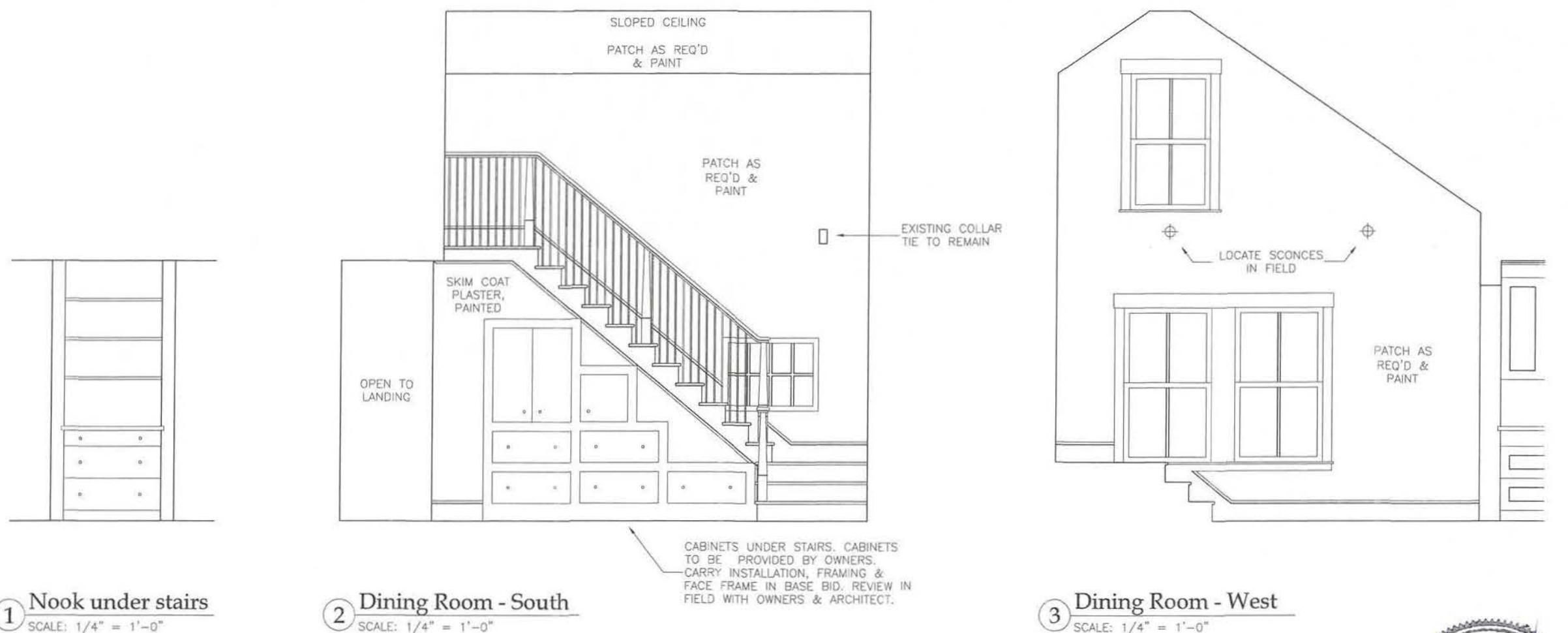
SCALE: 1/4" = 1'-0"  
DATE: 4.11.18

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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
Dining Room

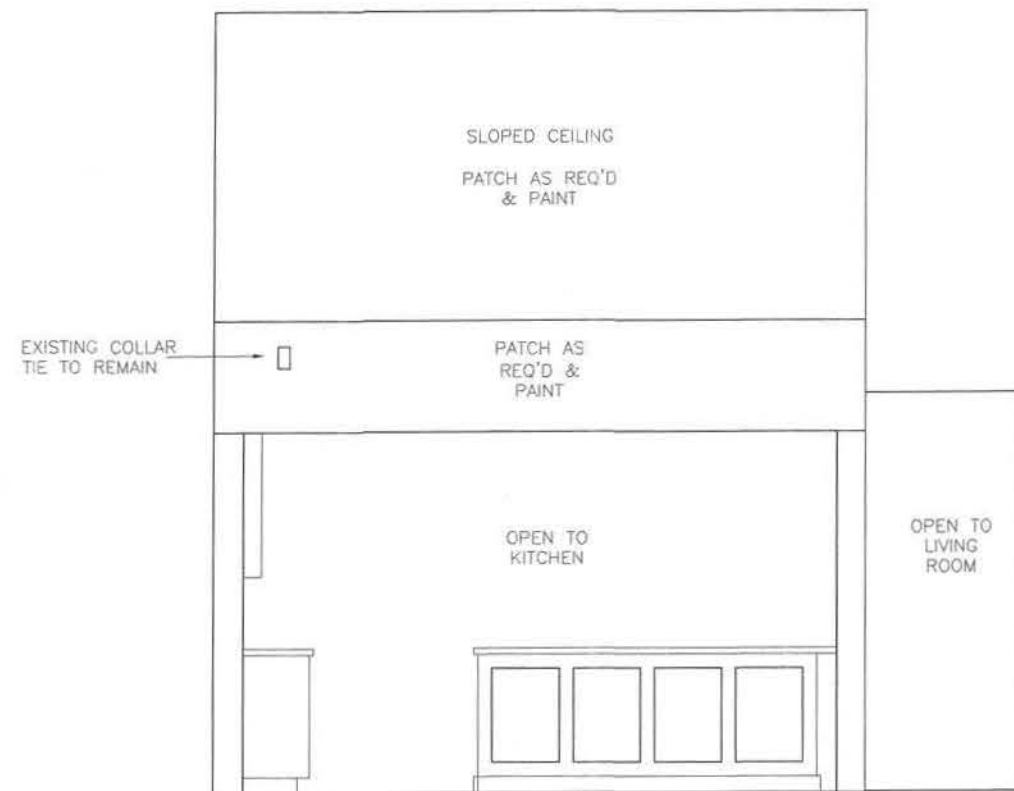
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

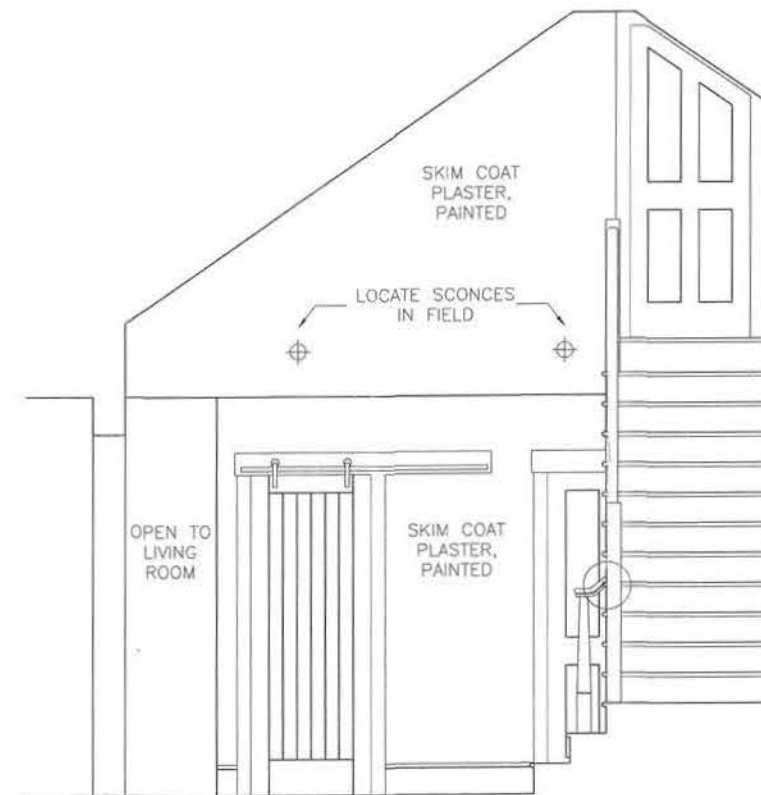
SHEET

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1 Dining Room - North  
SCALE: 1/4" = 1'-0"



2 Dining Room - East  
SCALE: 1/4" = 1'-0"





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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
2nd Fl Kitchen

SCALE: 1/4" = 1'-0" DATE: 4.11.18

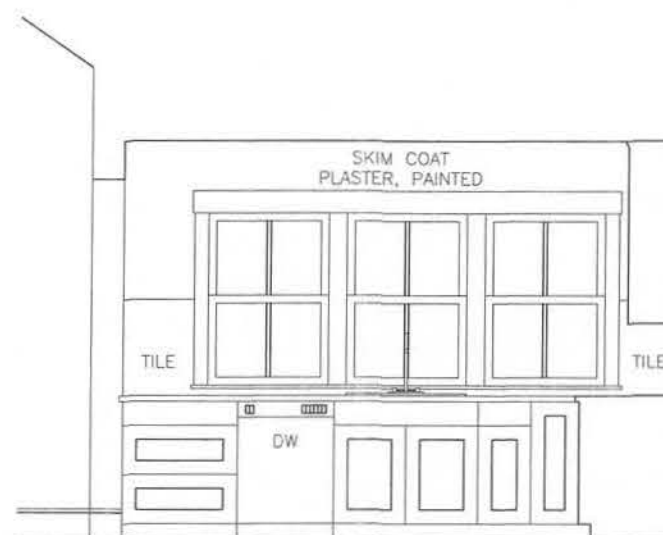
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SHEET

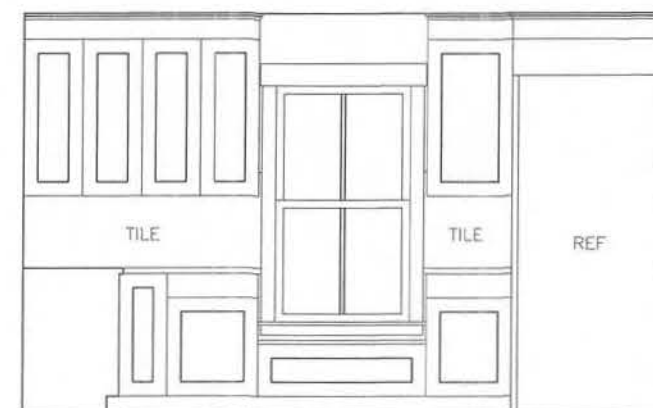
A4.23

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OWNERS TO PROVIDE  
CABINETS, COUNTERTOPS,  
TILE, AND APPLIANCES.  
CONTRACTOR TO CARRY  
INSTALLATION IN BASE BID.

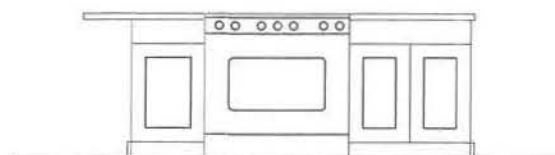


① 2nd Fl Kitchen - West  
SCALE: 1/4" = 1'-0"



② 2nd Fl Kitchen - North  
SCALE: 1/4" = 1'-0"

HOOD OVER ISLAND TO BE  
PROVIDED BY OWNERS.  
CARRY INSTALLATION IN  
BASE BID, INCLUDING  
EXHAUST & ELEC SERVICE.



③ 2nd Fl Kitchen - Island  
SCALE: 1/4" = 1'-0"



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781 643 0759

ADAMS - SHERIDAN RESIDENCE  
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CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
2nd Fl Liv Room

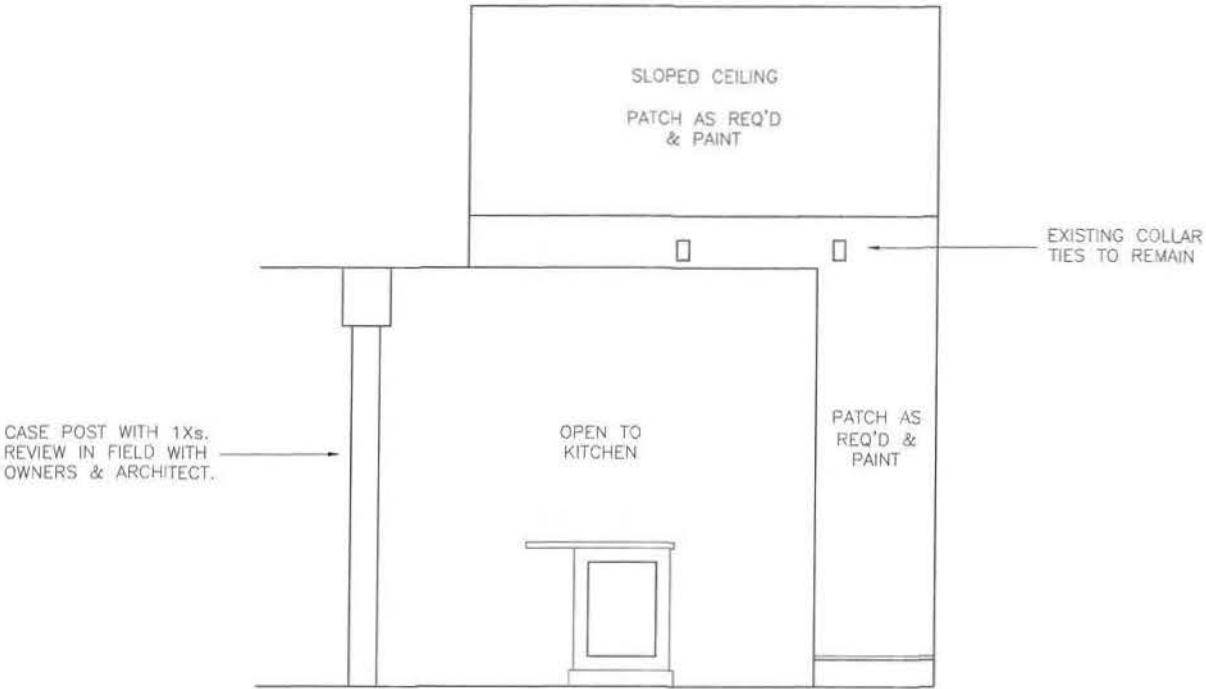
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

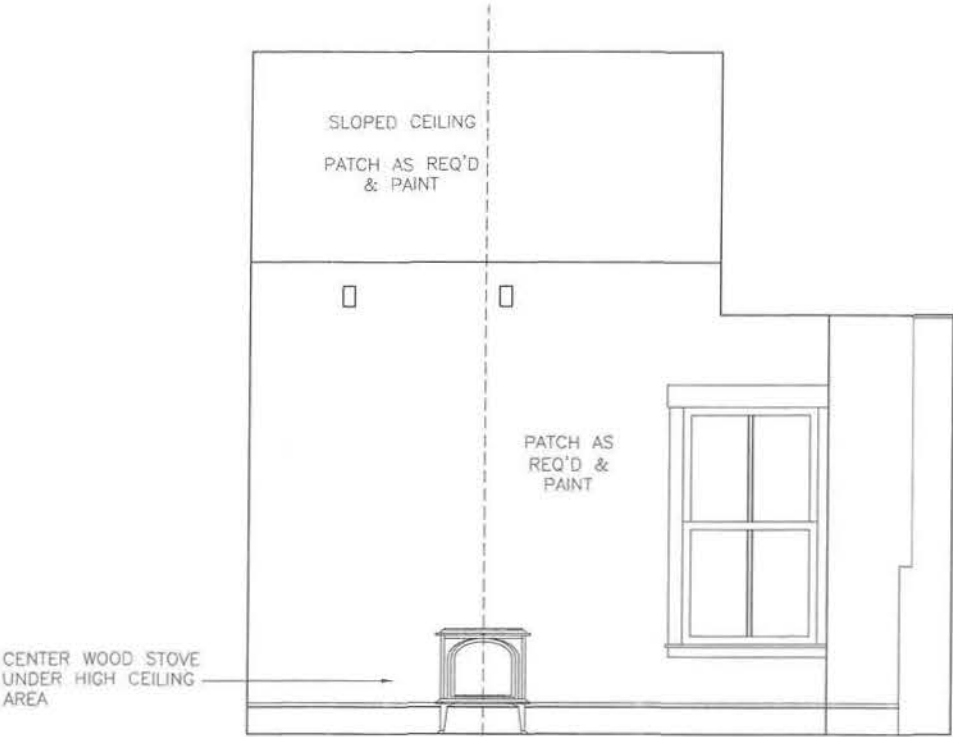
SHEET

A4.24

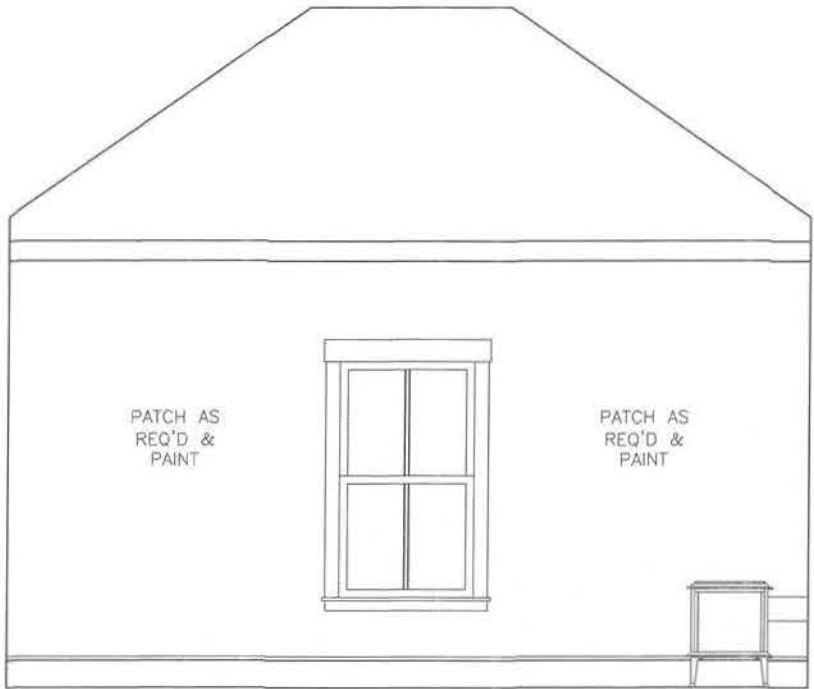
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1 2nd Fl Living Room - West  
SCALE: 1/4" = 1'-0"



3 2nd Fl Living Room - East  
SCALE: 1/4" = 1'-0"



2 2nd Fl Living Room - North  
SCALE: 1/4" = 1'-0"



4 2nd Fl Living Room - South  
SCALE: 1/4" = 1'-0"

REINSTALL WOOD STOVE. REVIEW IN  
FIELD WITH ARCHITECT & OWNERS.  
EXHAUST TO EXTERIOR. CARRY  
NEW CHIMNEY PARTS AS REQ'D.

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ARCHITECT

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ARLINGTON, MA 02476  
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CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
2nd Fl Linen

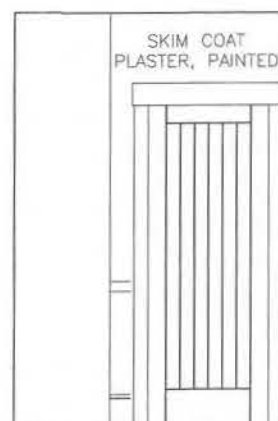
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

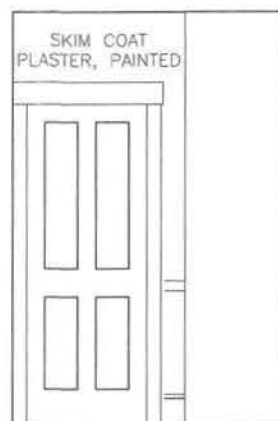
SHEET

A4.25

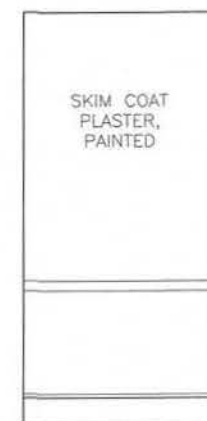
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① 2nd Fl Linen - West  
SCALE: 1/4" = 1'-0"

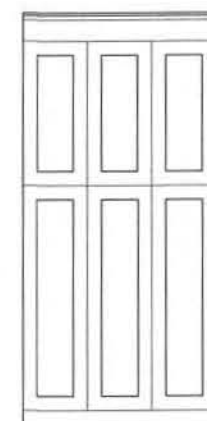


③ 2nd Fl Linen - East  
SCALE: 1/4" = 1'-0"



CHAIR RAIL: BROSCO 8627,  
VERIFY HEIGHT IN FIELD.

② 2nd Fl Linen - North  
SCALE: 1/4" = 1'-0"



CABINETS TO BE PROVIDED  
BY OWNERS & INSTALLED  
BY CONTRACTOR

④ 2nd Fl Linen - South  
SCALE: 1/4" = 1'-0"





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CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
2nd Fl Bath

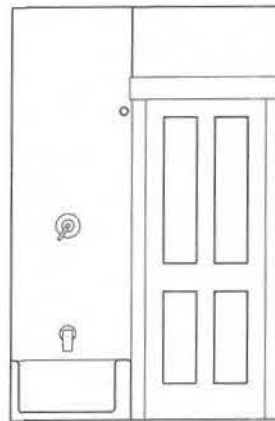
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

SHEET

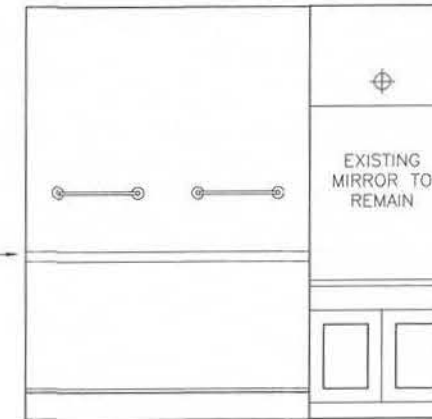
A4.26

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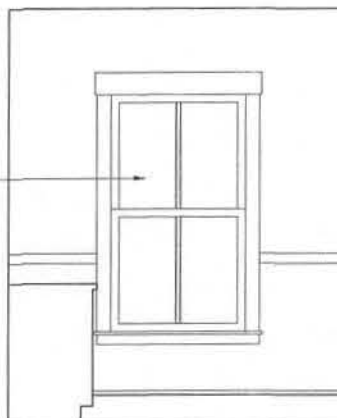
1 2nd Fl Bath - West  
SCALE: 1/4" = 1'-0"

CHAIR RAIL: BROSCO  
8627. VERIFY HEIGHT  
IN FIELD.

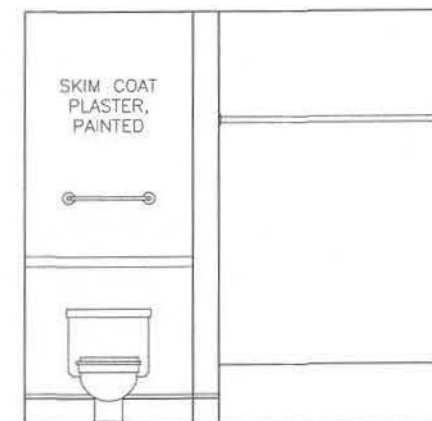
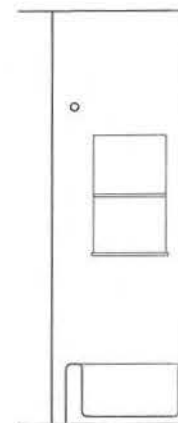


2 2nd Fl Bath - North  
SCALE: 1/4" = 1'-0"

NEW WINDOW IN PLACE  
OF EXISTING. SEE WINDOW  
SCHEDULE NOTES.



3 2nd Fl Bath - East  
SCALE: 1/4" = 1'-0"



4 2nd Fl Bath - South  
SCALE: 1/4" = 1'-0"



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ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
2nd Fl Bedroom

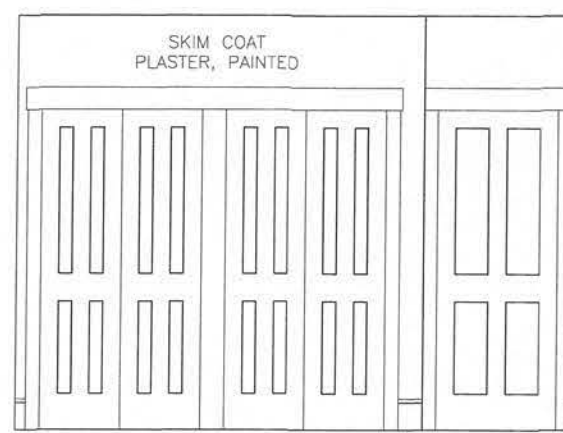
SCALE: 1/4" = 1'-0"      DATE: 4.11.18

DRAWN BY: DWW      FILE: PLANS

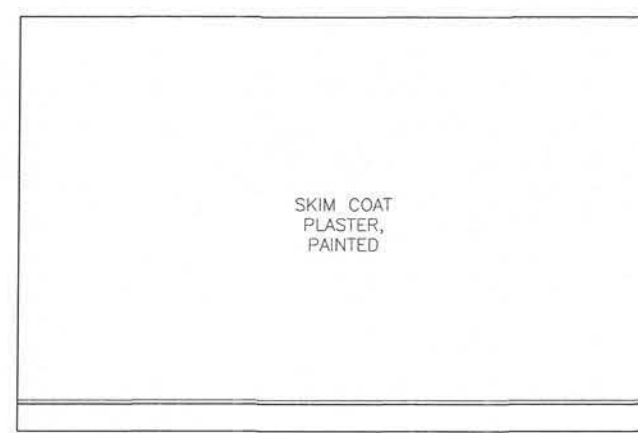
SHEET

A4.27

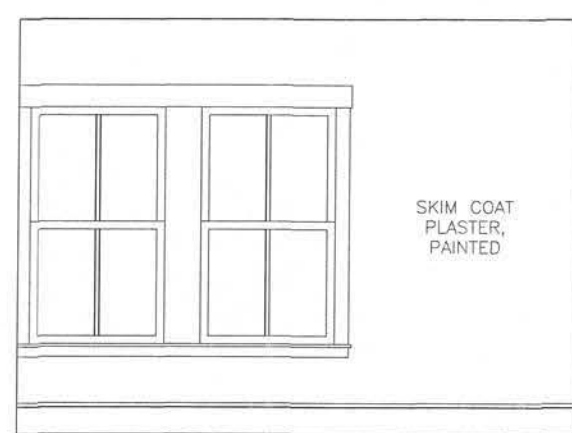
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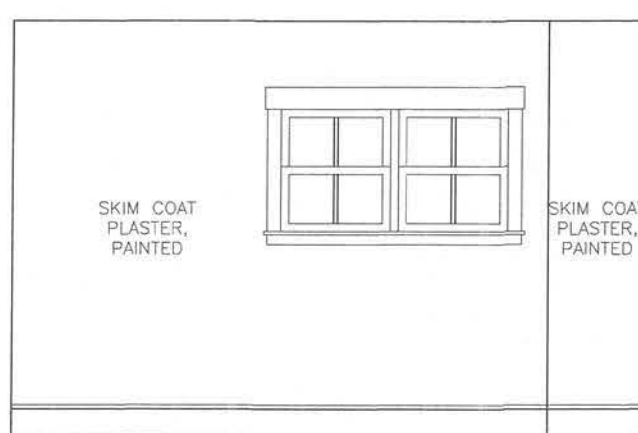
1 2nd Fl Bedroom - West  
SCALE: 1/4" = 1'-0"



2 2nd Fl Bedroom - North  
SCALE: 1/4" = 1'-0"



3 2nd Fl Bedroom - East  
SCALE: 1/4" = 1'-0"



4 2nd Fl Bedroom - South  
SCALE: 1/4" = 1'-0"



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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Interior Elevations  
3rd Fl Bedroom

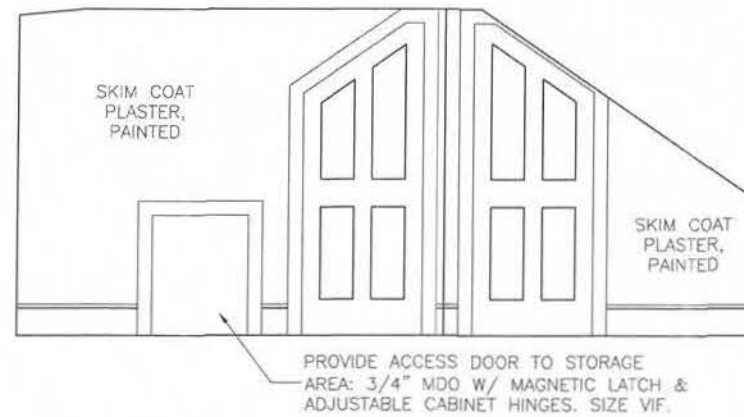
SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

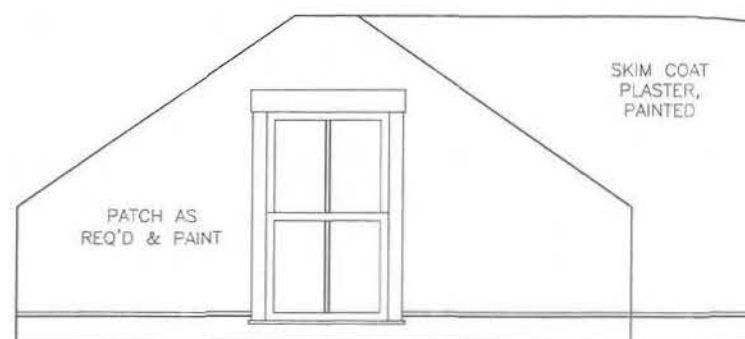
SHEET

A4.31

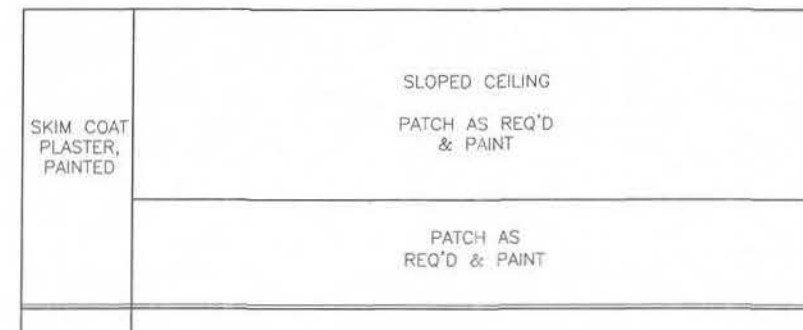
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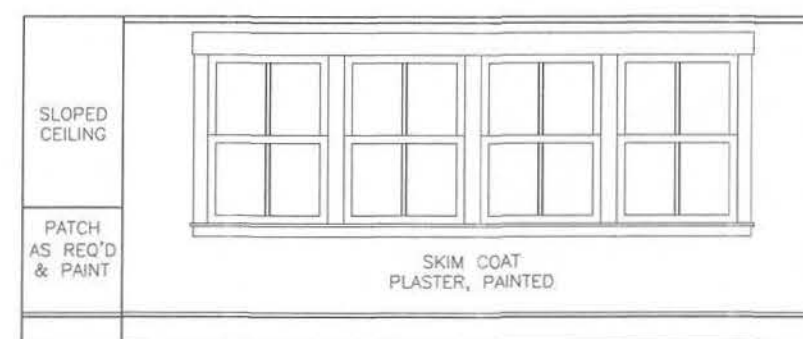
1 3rd Fl Bedroom - West  
SCALE: 1/4" = 1'-0"



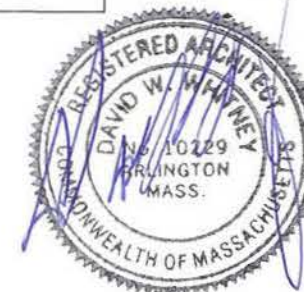
3 3rd Fl Bedroom - East  
SCALE: 1/4" = 1'-0"



2 3rd Fl Bedroom - North  
SCALE: 1/4" = 1'-0"



4 3rd Fl Bedroom - South  
SCALE: 1/4" = 1'-0"





Finish Schedule

ROOM NAME	FLOOR	WALLS	CEILING	WALL BASE	CASINGS	TRIM FINISH	NOTES
FOYER	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL HALL	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL OFFICE	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER / PATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL BEDROOM	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER / PATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL BEDROOM CLOSET	PATCH / MATCH / REFINISH EXTG	CEDAR — SUBMITTAL REQUIRED	PATCH / MATCH, PAINT ROOM	1x6s		PAINTED	
1ST FL BATH (UPPER UNIT)	TILE	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
LAUNDRY	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER, PAINTED	PATCH / MATCH, PAINT ROOM	1x6s		PAINTED	
1ST FL KITCHEN	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, REPAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL BATH (LOWER UNIT)	--	--	--	--	--	--	NOT IN SCOPE
1ST FL LIVING ROOM	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER / PATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
1ST FL LIVING ROOM CLOSET	--	--	--	--	--	--	NOT IN SCOPE
STAIRS 1—TO—2	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	EXISTING TO REMAIN		PAINTED	
2ND FL LANDING	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
2ND FL OFFICE	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	EXISTING TO REMAIN		PAINTED	
2ND FL DINING ROOM	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
2ND FL KITCHEN	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
2ND FL LIVING ROOM	PATCH / MATCH / REFINISH EXTG	PATCH / MATCH, PAINT ROOM	PATCH / MATCH, PAINT ROOM	PATCH / MATCH EXISTING		PAINTED	
2ND FL LINEN	MAPLE	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
2ND FL BATH	TILE	TILE / SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
2ND FL BEDROOM	MAPLE	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
2ND FL BEDROOM CLOSETS	MAPLE	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	1x6s		PAINTED	
STAIRS 2—TO—3	MAPLE TREADS	N/A	N/A	PATCH / MATCH EXISTING		PAINTED	
3RD FL BEDROOM	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	PATCH / MATCH EXISTING		PAINTED	
3RD FL BEDROOM CLOSET	PATCH / MATCH / REFINISH EXTG	SKIM COAT PLASTER, PAINTED	SKIM COAT PLASTER, PAINTED	1x6s		PAINTED	
3RD FL STORAGE	SUBFLOOR	1/2" PLYWOOD	1/2" PLYWOOD	NONE		PAINTED	

FINISH NOTES

1. WALL BOARD: USE 5/8" WALL BOARD ON CEILINGS. 1/2" WALL BOARD IS ACCEPTABLE ON WALLS.
2. PLASTER: ALL PLASTER EVERYWHERE IN AREA OF WORK TO BE SMOOTH, INCLUDING CLOSETS, CEILINGS, AND CLOSET CEILINGS.
3. TILE & STONE: ALL TILE & STONE TO BE DETERMINED. CARRY INSTALLATION IN BASE BID. PROVIDE WONDERBOARD OR APPROVED SUBSTITUTE BACKER BOARD AT ALL TILE LOCATIONS, WALLS AND FLOORS.
4. THRESHOLDS: REVIEW INTERIOR THRESHOLDS IN FIELD WITH ARCHITECT PRIOR TO INSTALLING FLOORING.

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Schedules:  
Finishes

SCALE: AS NOTED  
DATE: 4.11.18

DRAWN BY: DWW  
FILE: PLANS

SHEET

A5.1

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Door Schedule

NUMBER	SIZE			DOOR			HW	STOP	NOTES
	HEIGHT	WIDTH	THICKNESS	MANF	MODEL	FINISH			
9	VIF	VIF	1 1/8"	COMB DOOR CO	ULTRA VU	TO BE SPEC'D	SCREEN	NONE	
10	VIF	VIF	1 3/4"	SIMPSON	37662	TO BE SPEC'D	ENTRY	WALL	OAK THRESHOLD
11	VIF	VIF	1 1/8"	COMB DOOR CO	ULTRA VU	TO BE SPEC'D	SCREEN	NONE	
12	6' - 8"	3' - 0"	1 3/8"	SIMPSON	44	PAINTED	KEY IN KNOB	WALL	
13	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	
14	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	FLOOR	
15	6' - 8"	3' - 0"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	
16	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	
17	6' - 8"	4' - 0"	1 3/8"	SIMPSON	44	PAINTED	DOUBLE CL	1 WALL	DOUBLE DOORS
18	6' - 8"	3' - 0"	1 3/4"	SIMPSON	37106	PAINTED	EXTERIOR	FLOOR	CUSTOM HEIGHT, OAK THRESHOLD.
19	7' - 9"	3' - 0"	1 1/8"	COMB DOOR CO	ULTRA VU	PAINTED	SCREEN	NONE	CUSTOM HEIGHT
21	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	
22	6' - 8"	3' - 4"	1 3/8"	SIMPSON	44	PAINTED	DOUBLE CL	1 FLOOR	DOUBLE DOORS
23	6' - 8"	3' - 4"	1 3/8"	SIMPSON	44	PAINTED	DOUBLE CL	1 WALL	DOUBLE DOORS
24	VIF	VIF	1 1/2"	CUSTOM TBD. CARRY \$400 ALLOWNACE.			BARN	NONE	IN EXISTING OPENING
25	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	
31	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	WALL	MODIFY TOP - SEE INTERIOR ELEVS
32	6' - 8"	2' - 6"	1 3/8"	SIMPSON	44	PAINTED	PASSAGE	NONE	MODIFY TOP - SEE INTERIOR ELEVS

DOOR NOTES:

1. REUSE DEMO'D DOORS WHERE POSSIBLE & PRACTICAL. RE-USED DOORS NOT INDICATED IN SCHEDULE ABOVE.
2. PROVIDE WOODEN DOORS AS INDICATED, NOT MDF.

Door Hardware Schedule

**EXTERIOR**  
HINGES: BALDWIN 1040, (3) PER LEAF, WITH BALDWIN 1090 BALL FINIALS  
LATCH SET: EMTEK 520ROU WITH SQUARE BACKPLATES  
DEADBOLT: EMTEK 8469  
ENSURE LATCH DOESN'T DAMAGE CASING. PROVIDE OVERSIZE STRIKE IF REQUIRED.

**ENTRY**  
HINGES: BALDWIN 1040, (3) PER LEAF, WITH BALDWIN 1090 BALL FINIALS  
LOCK SET: EMTEK ARTEMIS 3544 ARTEMIS  
ENSURE LATCH DOESN'T DAMAGE CASING. PROVIDE OVERSIZE STRIKE IF REQUIRED.  
OIL RUBBED BRONZE FINISH

**SCREEN**  
HINGES: BALDWIN 1030, (3) PER LEAF, MORTISE HINGES, DON'T SURFACE MOUNT.  
LATCH SET: EMTEK RECTANGULAR SCREEN DOOR SET  
PROVIDE BLACK CLOSER.

**PASSAGE**  
HINGES: BALDWIN 1035, (3) PER LEAF, WITH BALDWIN 1090 BALL FINIALS  
KNOBS & ROSETTES: TO BE PROVIDED BY OWNERS  
LATCH SET: BALDWIN 5510 TUBULAR PASSAGE SET

**DOUBLE CLOSET**  
HINGES: BALDWIN 1035, (3) PER LEAF, WITH BALDWIN 1090 BALL FINIALS  
LATCH SET: DUMMY TRIM ON BOTH LEAVES. 2 KNOBS TOTAL.  
KNOBS & ROSETTES: TO BE PROVIDED BY OWNERS  
BALDWIN BALL CATCH AT TOP OF EACH LEAF

**BARN**  
URBAN TOP MOUNT BARN DOOR HW KIT  
FROM: BARNDOORHARDWARE.COM

**NOTES**  
WALL STOPS: BALDWIN 4045  
FLOOR STOPS: BALDWIN 4510  
BUMPER: BALDWIN 4015 MOUNTED TO DOOR. LOCATE IN FIELD W/ ARCH.  
FINISH FOR ALL HARDWARE TO BE SPECIFIED

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:  
Schedules:  
Door & Hardware

SCALE:  
AS NOTED

DATE:  
4.11.18

DRAWN BY:  
DWW

FILE:  
PLANS

SHEET

A5.2





Window Schedule

MARK	MANF	MODEL	OPERATION	R. O. SIZE		INSTALLATION HEIGHT	GLAZING PATTERN	NOTES
				WIDTH	HEIGHT			
A	ANDERSEN WOODWRIGHT	WDH3626	DOUBLE HUNG	2' - 8 1/8"	3' - 8 7/8"	VIF	2 OVER 2	
B	ANDERSEN WOODWRIGHT	--	DOUBLE HUNG	VIF	VIF	IN EXISTING ROUGH OPENING	2 OVER 2	NEW UNIT IN EXTG RO. MULL TIGHT TOGETHER.
C	SIMPSON	37753	FIXED	3' - 0" (LEAF)	1' - 0" (LEAF)	MULL TIGHT TO DOOR BELOW	3W x 1H	
D	ANDERSEN WOODWRIGHT	--	DOUBLE HUNG	VIF	VIF	IN EXISTING ROUGH OPENING	2 OVER 2	NEW UNIT IN EXTG RO
E	ANDERSEN WOODWRIGHT	--	DOUBLE HUNG	VIF	VIF	IN EXISTING ROUGH OPENING	1 OVER 1	NEW UNIT IN EXTG RO

- NOTES:
- GANGED WINDOWS MAY BE MULLED TOGETHER IN THE FACTORY, BUT MUST PROVIDE STUD POCKET FOR (2) 2x STUDS PLUS SHIM SPACE BETWEEN ALL GANGED WINDOWS AS SHOWN IN ELEVATIONS (EXCEPT B WINDOWS).
  - SHOP DRAWING SUBMITTAL REQUIRED FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING.
  - PROVIDE HISTORICAL SILLS AND HORNS TO MATCH EXISTING.
  - ALL INTERIOR FINISHES FACTORY PRIMED, PAINTED IN FIELD.
  - INTERIOR CASINGS: SEE INTERIOR ELEVATIONS. FLAT STOCK BETWEEN GANGED UNITS.
  - EXTERIOR CASINGS TO MATCH EXISTING
  - SCREENS: PROVIDE HALF SCREENS AT DOUBLE HUNG UNITS.
  - HARDWARE FINISH: TBD.
  - GLAZING: CLEAR INSULATING LOW E GLASS, SIMULATED DIVIDED LITES (7/8" MUNTINS) WITH SPACER BARS.
  - REPLACE EXISTING WINDOW IN SECOND FLOOR BATHROOM WITH NEW CONSTRUCTION UNIT TO MATCH EXISTING. NOT INCLUDED IN SCHEDULE ABOVE. SEE SHEET A4.26.

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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Schedules:  
Windows

SCALE: AS NOTED      DATE: 4.11.18

DRAWN BY: DWW      FILE: PLANS

SHEET

A5.3





# Plumbing Schedule

ROOM	ITEM	MANUFACTURER	MODEL	COLOR/FINISH
FIRST FL BATH	LAV	FAIRMONT DESIGNS	TC-3722W8	WHITE
	LAV FAUCET	NEWPORT BRASS	1220 METROPOLE	GUN METAL
	TOILET	TOTO	CST453CEF(R)G DRAKE II	COTTON
	SHOWER SET	WATERMARK	SUTTON 111-6.75	GUN METAL
SECOND FL KITCHEN	SINK	TO BE SPECIFIED. CARRY \$300 ALLOWANCE.		
	FAUCET	TO BE SPECIFIED. CARRY \$400 ALLOWANCE.		
SECOND FL BATH	LAV	TO BE SPECIFIED. CARRY \$300 ALLOWANCE.		
	LAV FAUCET	WATERMARK	SUTTON 111-2, WITH ZEZE HANDLES	SATIN NICKEL
	TOILET	REUSE EXISTING	--	--
	TUB	REUSE EXISTING	--	--
	TUB/SHOWER SET	WATERMARK	SUTTON 111-3.6	SATIN NICKEL

NOTES:

1. CARRY SHOWER CURTAIN RODS AND/OR SHOWER ENCLOSURES AS SHOWN IN INTERIOR ELEVATIONS IN BASE BID.
2. CARRY TOILET SEATS BY TOILET MANUFACTURER FOR EACH TOILET IN BASE BID.
3. BATH ACCESSORIES SUCH AS TOWEL BARS, PAPER HOLDERS, ETC. TO BE PROVIDED BY OWNERS. CARRY INSTALLATION & BLOCKING IN BASE BID. SEE INTERIOR ELEVATIONS.
4. PLAN ROUGH PLUMBING TO ACCOMMODATE RECESSED MEDICINE CABINETS AND SHELVES AT TUBS AND SHOWERS AS SHOWN IN PLANS AND INTERIOR ELEVATIONS.
5. PROVIDE ALL ROUGH VALVES, SHUT-OFFS, ETC FOR ALL PRODUCTS LISTED IN SCHEDULE. SOME REQUIRED ROUGH PARTS MAY NOT APPEAR ON SCHEDULE.
6. TUB & SHOWER DRAIN FINISHES TO MATCH PLUMBING FITTINGS.
7. CARRY WATER TO FRIDGE.

# Insulation Schedule

LOCATION	TYPE	R VALUE	NOTES
NEW ROOFS	ICYNENE	R-49	AT ROOF, NOT CEILING
NEW EXTERIOR WALLS	ICYNENE	R-21	
NEW INTERIOR WALLS	FIBERGLASS BATTS, NO FACING	R-11, R-19	R-11 AT 2x4 WALLS, R-19 AT 2x6 WALLS (FOR ACOUSTICS)
EXISTING ROOFS	ICYNENE	R-49	AT ROOF, NOT CEILING
EXISTING EXTERIOR WALLS	ICYNENE	R-21	WHERE WALLS ARE OPENED AS PART OF WORK
EXISTING INTERIOR WALLS	FIBERGLASS BATTS, NO FACING	R-11, R-19	WHERE WALLS ARE OPENED AS PART OF WORK
EXISTING FLOORS	FIBERGLASS BATTS	R-30	WHERE FLOORS & CEILINGS ARE OPENED AS PART OF WORK
EXISTING RIM JOISTS & SILLS	ICYNENE	R-21	WHERE FLOORS & CEILINGS ARE OPENED AS PART OF WORK
AROUND WINDOW FRAMES	NON-EXPANDING FOAM		

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ARCHITECT

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ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Schedules:  
Plumb. & Insul.

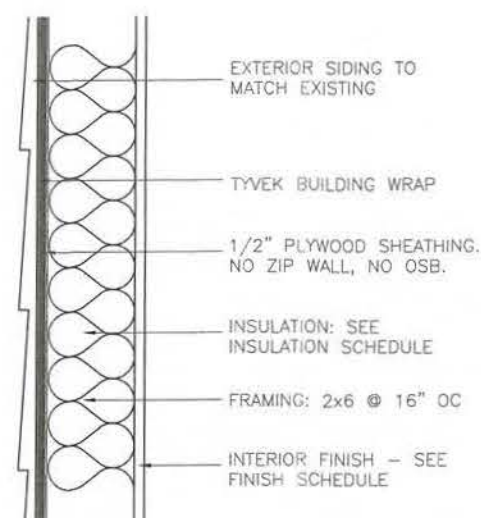
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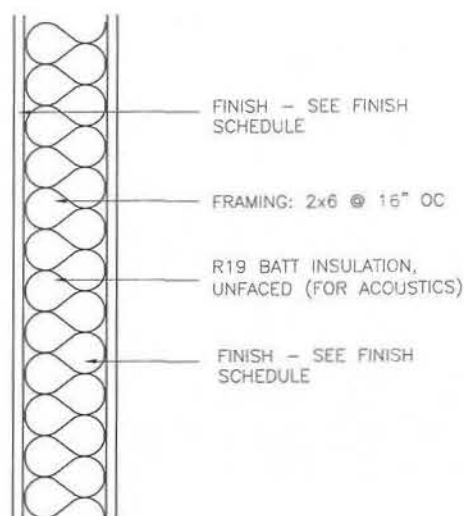
SHEET

A5.4

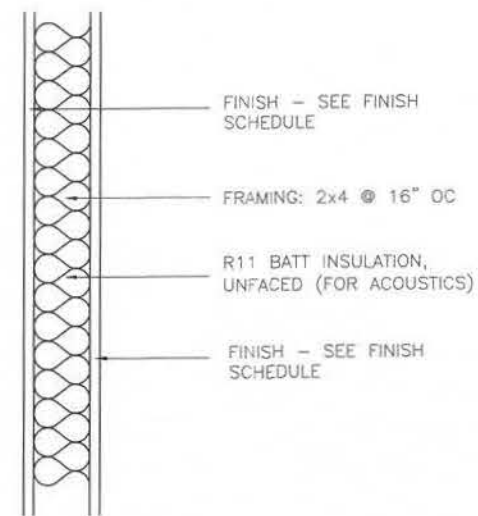




Wall Assembly A



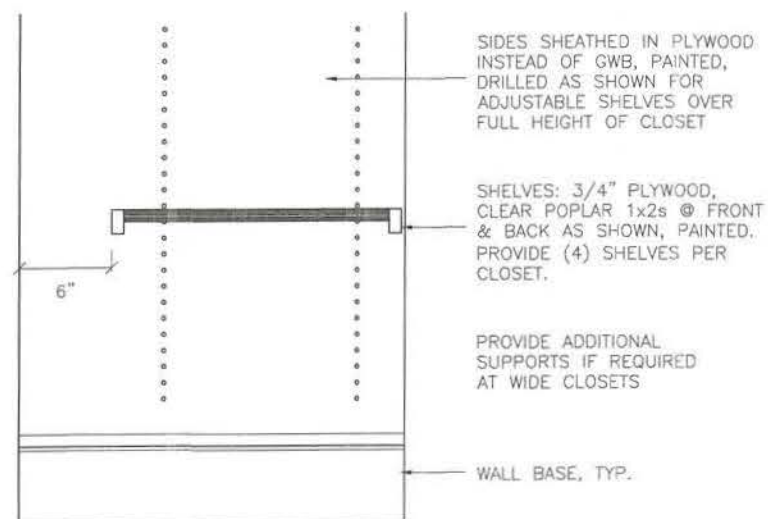
Wall Assembly B



Wall Assembly C

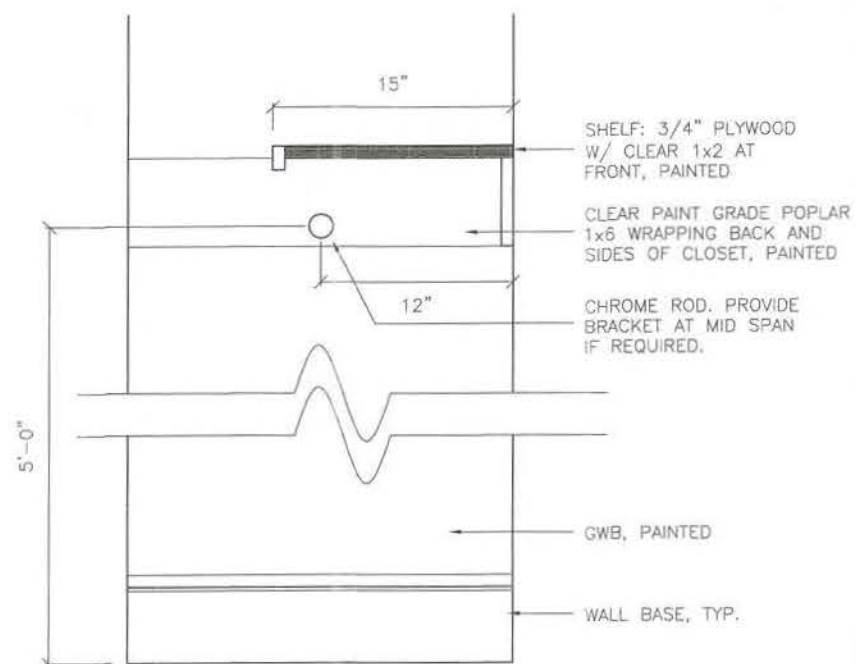
# 1 Wall Assembly Details

SCALE: 1" = 1'-0"



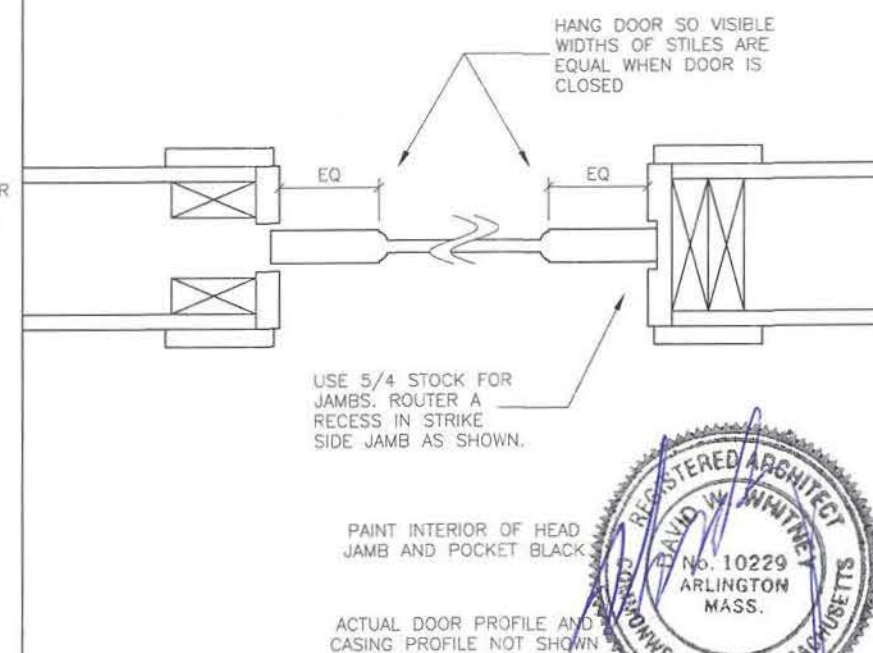
# 2 Adjustable Shelves at Closet Interiors

SCALE: 1" = 1'-0"



# 3 Closet Shelf & Rod

SCALE: 1" = 1'-0"



# 5 Pocket Doors

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

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CAMBRIDGE, MA 02139

TITLE:  
Details:  
Walls & Closets

SCALE: AS NOTED DATE: 4.11.18

DRAWN BY: DWV FILE: PLANS

SHEET

A6.1

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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:  
Details:  
Cubbies

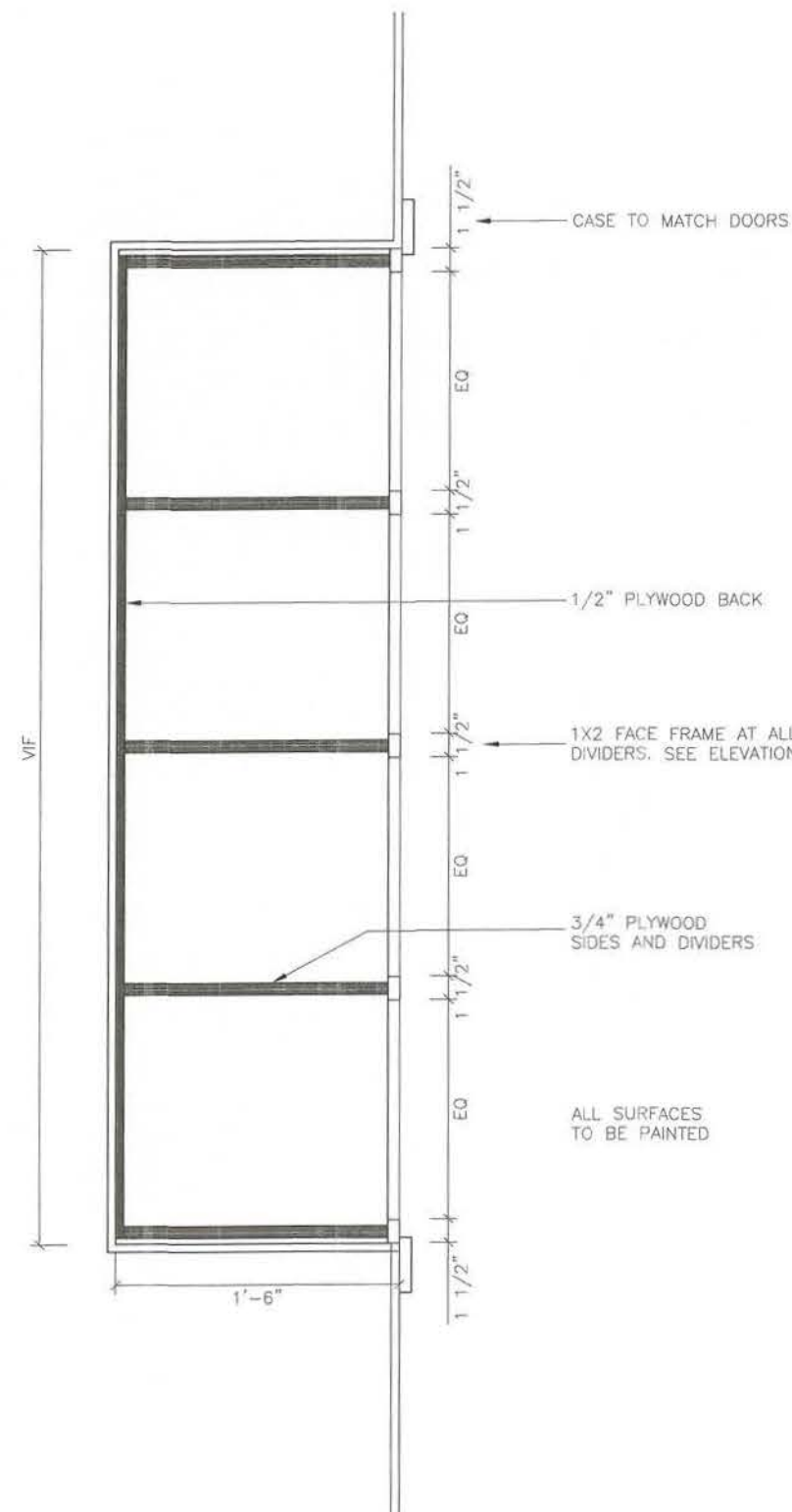
SCALE: 1" = 1'-0"      DATE: 4.11.18

DRAWN BY: DWW  
FILE: PLANS

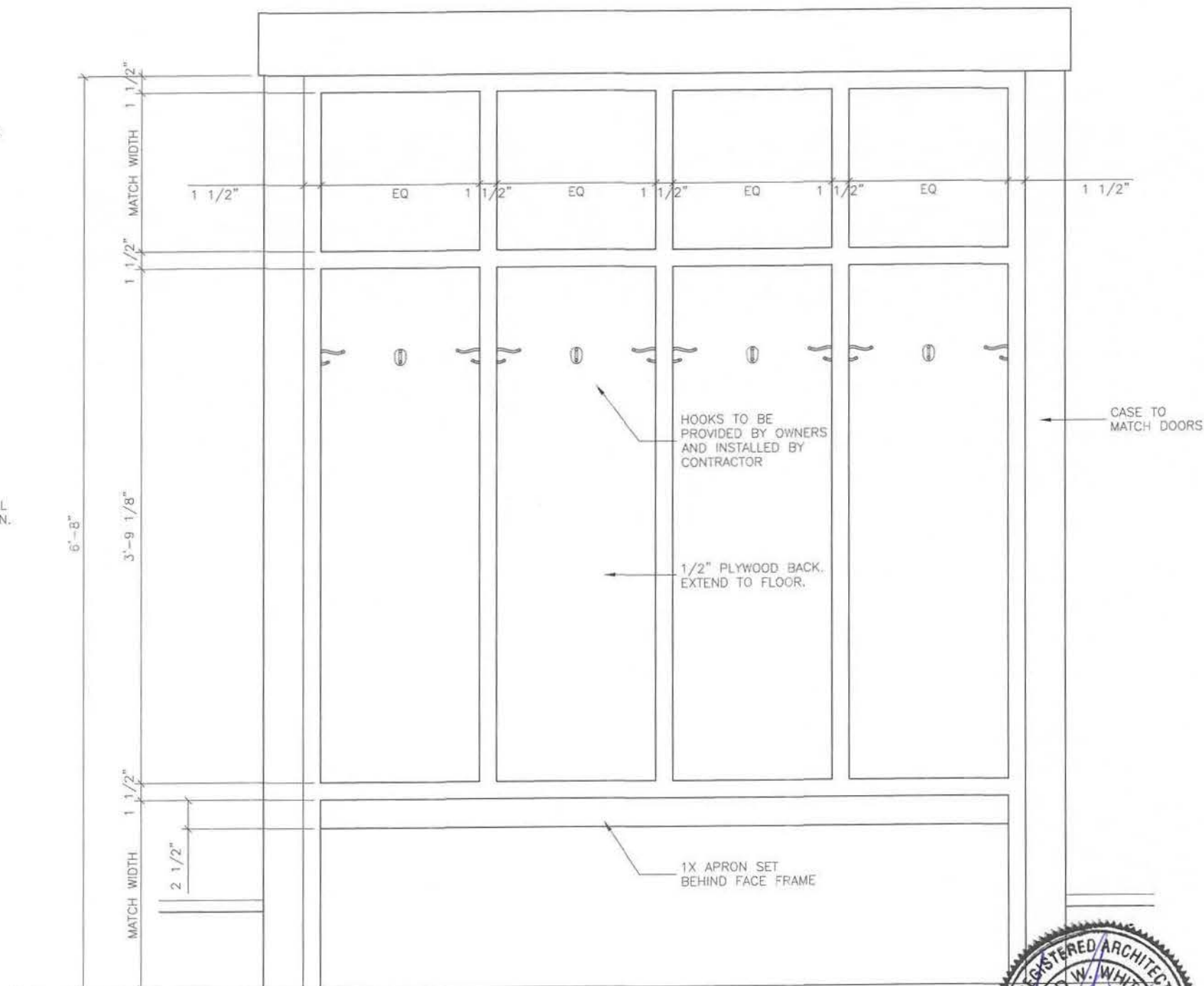
SHEET

## A6.2

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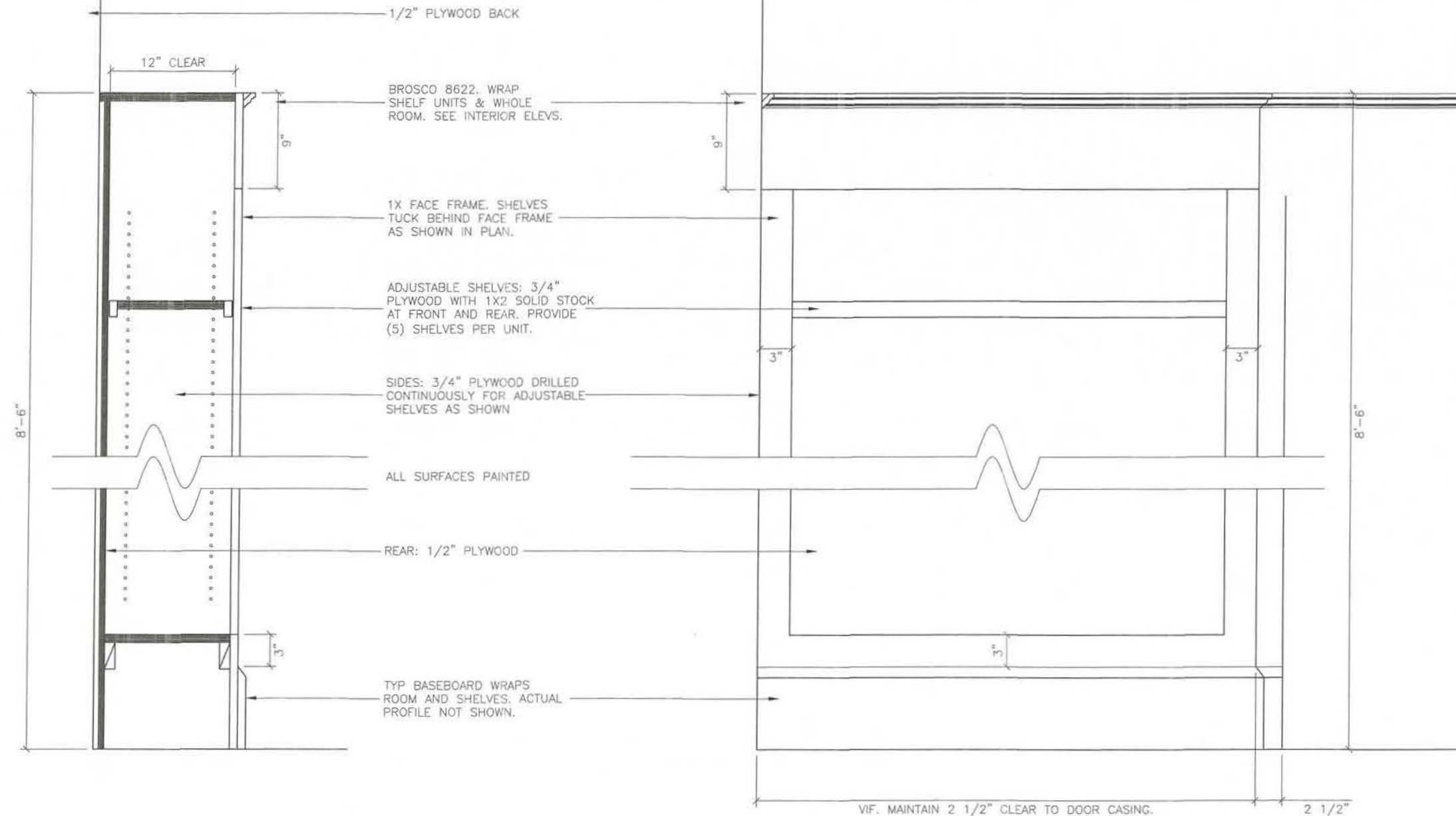
## Plan



## Elevation



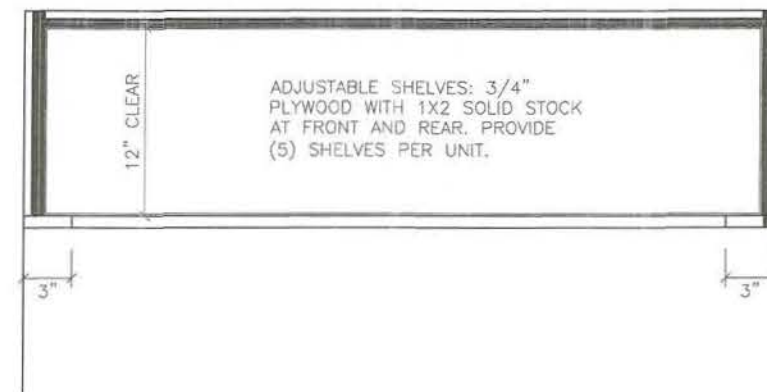




Section

Elevation

PROVIDE (2) UNITS, MIRROR IMAGES OF EACH OTHER. SEE PLAN & INTERIOR ELEVATIONS.



Plan



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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:  
Details:  
Bedroom Shelves

SCALE: 1" = 1'-0"  
DATE: 4.11.18

DRAWN BY: DWW  
FILE: PLANS

SHEET

A6.3

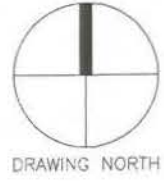


SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS

SEE STRUCTURAL NOTES  
ON SHEET A0.1

CHECK JOIST LOCATIONS  
AGAINST PLUMBING AND  
RECESSED LIGHTS

PROVIDE (2) 2x6 POST DOWN  
& (3) 2x8 HEADER AT EACH  
WINDOW & DOOR OPENING (NOT  
SHOWN). PROVIDE (2) 2x6s  
BETWEEN EACH GANGED  
WINDOW.



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CAMBRIDGE, MA 02139


TITLE:  
**Roof  
Framing Plan**  
  
SCALE: 1/4" = 1'-0"      DATE: 4.11.18  
  
DRAWN BY: DWW      FILE: PLANS


SHEET  
  
**S1.4**  
  
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ELECTRICAL NOTES


- 1. HEIGHT OF ALL ELECTRIC SWITCHES AND RECEPTACLES TO MATCH EXISTING UNLESS OTHERWISE NOTED.
- 2. PROVIDE HARDWIRED SMOKE DETECTION SYSTEM AS REQUIRED BY ALL APPLICABLE CODES. PUT SMOKE DETECTORS ON A DEDICATED & CLEARLY LABELED CIRCUIT. REVIEW LOCATION OF DETECTORS WITH ARCHITECT PRIOR TO INSTALLATION.
- 3. PROVIDE RECESSED WATERPROOF RECEPTACLES WITH COVERS BY ARLINGTON INDUSTRIES OR APPROVED EQUAL AT ALL EXTERIOR LOCATIONS.
- 4. PROVIDE GFI RECEPTACLES AT ALL LOCATIONS REQUIRED BY CODE. WHITE BUTTONS.
- 5. PROVIDE INSULATED JUNCTION BOXES AT ALL EXTERIOR WALLS.
- 6. ALL SWITCHES, RECEPTACLES, AND COVER PLATES WHITE. TRADITIONAL STYLE, NOT DECORA (EXCEPT GFI). DIMMER SWITCHES LUTRON ARIADNI.
- 7. ELIMINATE JUNCTION BOXES FOR ALL DEMO'D DEVICES: LIGHTS, SWITCHES, RECEPTACLES, ETC. DO NOT LEAVE OLD BOXES WITH BLANK COVER PLATES.
- 8. AT GANGED SWITCHES, POSITION SWITCHES IN SEQUENCES SHOWN IN DRAWINGS.
- 9. PROVIDE POWER FOR ALL KITCHEN APPLIANCES AS REQUIRED, AS SHOWN IN PLAN AND INTERIOR ELEVATIONS. ALL REQUIRED POWER MAY NOT BE SHOWN IN ELEC PLAN.
- 10. PROVIDE NEW 200 AMP SERVICE FOR EACH UNIT. REPLACE EXISTING PANELS.
- 11. PROVIDE LOW VOLTAGE PANEL IN BASEMENT FOR LOW VOLTAGE CONNECTIONS: TELEPHONE, CABLE, ETC.


ELECTRICAL LEGENDS


- 


DUPLEX RECEPTACLE
- 


QUAD RECEPTACLE
- 


DUPLEX RECEPTACLE WITH USB PORTS
- 


SWITCH
- 


3 WAY SWITCH
- 


DIMMER SWITCH: LUTRON ARIADNI
- 


EXHAUST FAN / LIGHT: PANASONIC FV-08VRL1. PROVIDE SEPARATE SWITCHES FOR LIGHT AND FAN. REVIEW DUCT RUNS AND EXTERIOR VENT LOCATIONS IN FIELD WITH ARCHITECT.
- 


RECESSED FIXTURE  
HALO H991CT HOUSING  
HALO 993 WHITE BAFFLE & TRIM RING  
4" APERTURE. USE IC ROUGH-IN BOXES AT ALL LOCATIONS.
- 


SURFACE MOUNTED FIXTURE:  
TO BE PROVIDED BY OWNER &  
INSTALLED BY CONTRACTOR.
- 


CLOSET LIGHT  
COMPACT FLUORESCENT  
SUBMITTAL REQUIRED
- 


UNDER CABINET LIGHTING  
ARMACOST RIBBONFLEX PRO LED TAPE LIGHT  
WHITE LED'S, 60 PER METER  
LOCATE AT FRONT OF CABINETS, NOT TIGHT TO WALL
- 


A-TYPE BULB IN PORCELAIN SOCKET
- 


FLUORESCENT UTILITY LIGHT  
SUBMITTAL REQUIRED
- 


TELEPHONE RECEPTACLE: CAT 6E CABLE, HOME RUN TO LOW VOLTAGE PANEL IN BASEMENT.
- 


CABLE TV RECEPTACLE. HOME RUN TO LOW VOLTAGE PANEL IN BASEMENT.
- 


DOOR BELL CHIME  
TO BE SPECIFIED
- 

DOOR BELL BUTTON  
TO BE SPECIFIED
- 

CEILING FAN / LIGHT  
TO BE PROVIDED BY OWNER  
AND INSTALLED BY CONTRACTOR
- 

CEILING FAN / LIGHT CONTROLS  
TO BE PROVIDED BY OWNER  
AND INSTALLED BY CONTRACTOR
- 

GARAGE DOOR OPENER  
SUBMITTAL REQUIRED
- 

GARAGE DOOR BUTTON  
SUBMITTAL REQUIRED
- 

MOTION DETECTOR
- THESE ARE STANDARDIZED ELECTRIC LEGENDS FOR GENERAL USE. ALL ITEMS MAY NOT APPEAR IN THIS PROJECT.

DAVID WHITNEY  
ARCHITECT

49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:  
Electric  
Notes & Legends

SCALE: AS NOTED  
DATE: 4.11.18  
DRAWN BY: DWW  
FILE: PLANS

SHEET

E0.1





49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

### First Floor Electric Plan

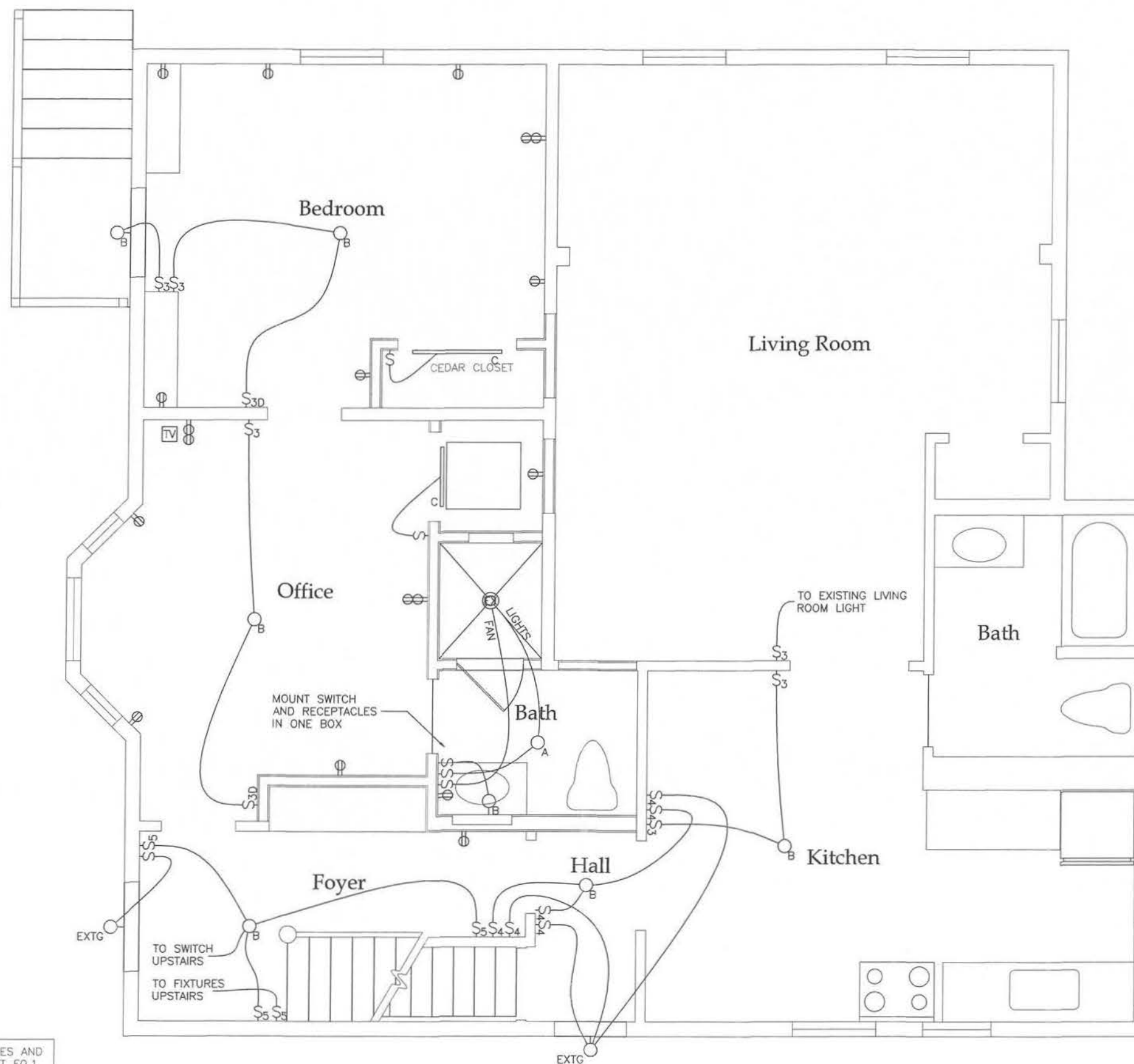
SCALE: 1/4" = 1'-0"      DATE: 4.11.18

DRAWN BY:	FILE:
DWW	PLANS

SHEET

## E1.1

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SEE ELECTRIC NOTES AND  
LEGEND ON SHEET EO.1



DRAWING NORTH

SEE ELECTRIC NOTES AND  
LEGEND ON SHEET E0.1.

MOUNT SWITCH  
AND RECEPTACLES  
IN ONE BOX

MOUNT SWITCH  
AND RECEPTACLES  
IN ONE BOX

LOCATE SCONCES  
IN FIELD

MOUNT SWITCH  
AND RECEPTACLES  
IN ONE BOX

TO SWITCH  
UPSTAIRS

TO SWITCH  
UPSTAIRS

ALIGN  
RECEPTACLES  
UNDER SWITCH

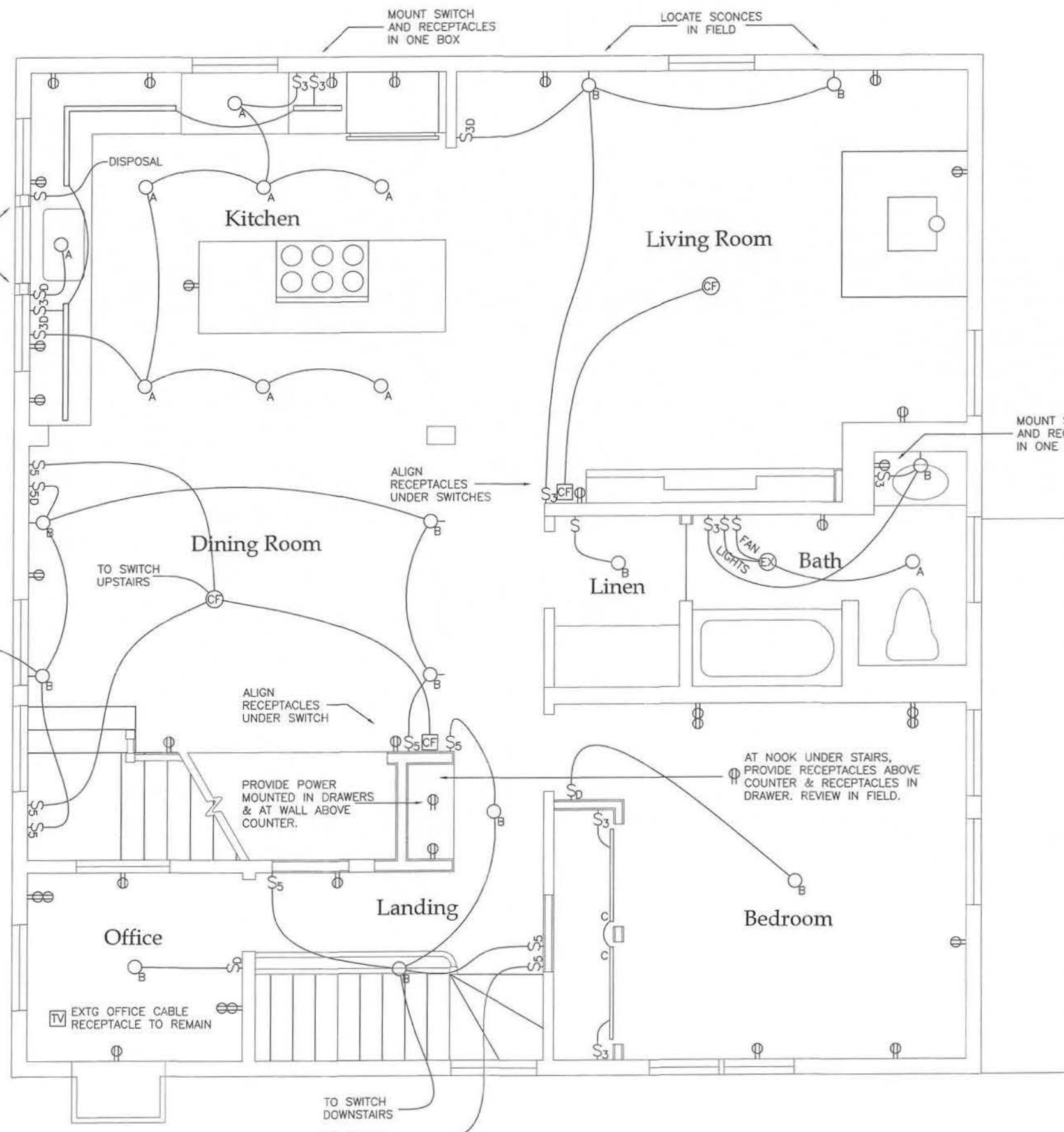
PROVIDE POWER  
MOUNTED IN DRAWERS  
& AT WALL ABOVE  
COUNTER.

ALIGN  
RECEPTACLES  
UNDER SWITCHES

AT NOOK UNDER STAIRS,  
PROVIDE RECEPTACLES ABOVE  
COUNTER & RECEPTACLES IN  
DRAWER. REVIEW IN FIELD.

TV EXTG OFFICE CABLE  
RECEPTACLE TO REMAIN

TO SWITCH  
DOWNSTAIRS  
TO FIXTURE  
DOWNSTAIRS



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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139

TITLE:

Second Floor  
Electric Plan

SCALE: 1/4" = 1'-0"  
DATE: 4.11.18

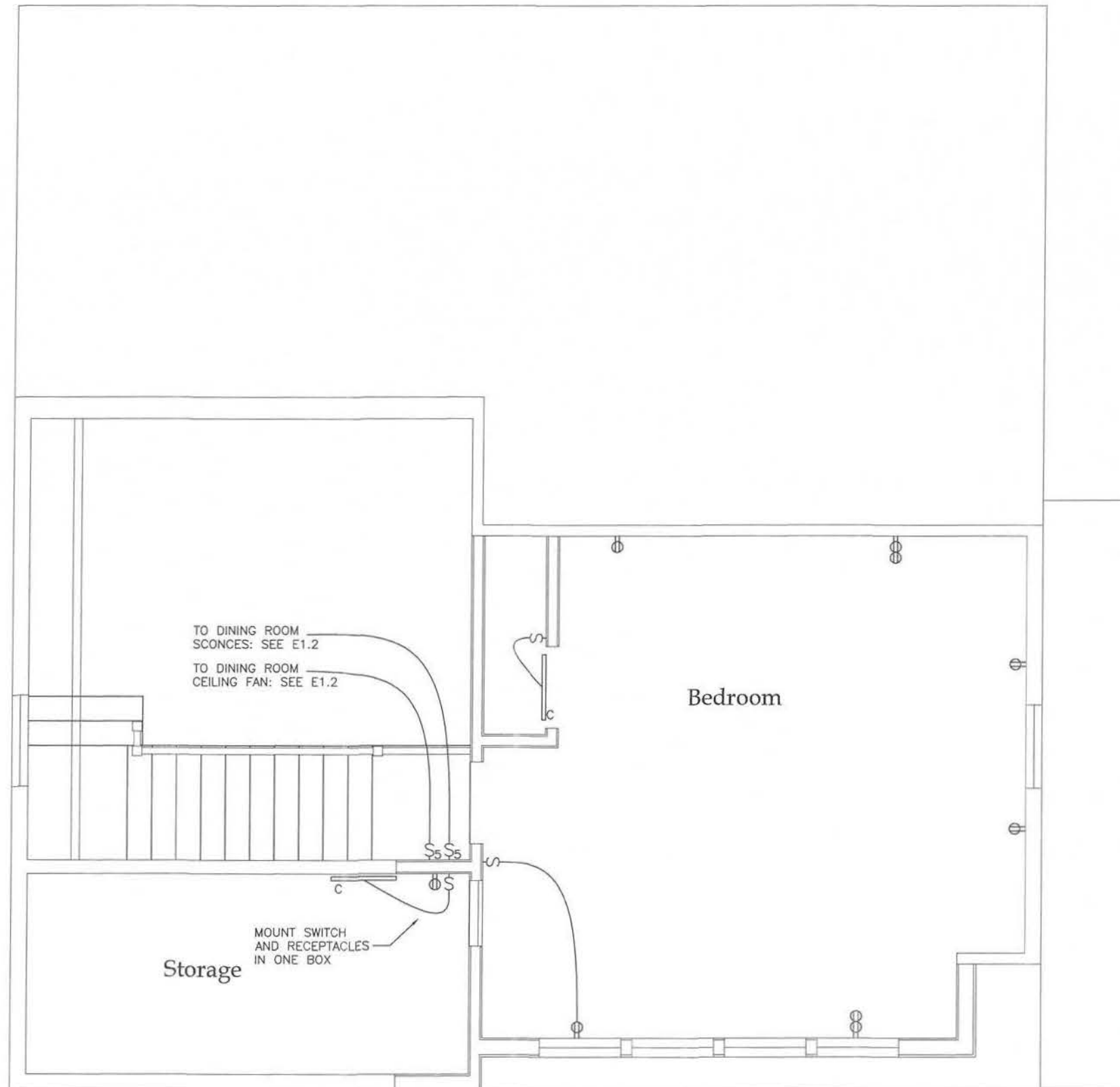
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FILE: PLANS

SHEET

E1.2

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ADAMS - SHERIDAN RESIDENCE  
17R ACORN STREET  
CAMBRIDGE, MA 02139



Third Floor Electric  
Plan

SCALE: 1/4" = 1'-0" DATE: 4.11.18

DRAWN BY: DWW FILE: PLANS

SHEET

E1.3

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SITE PLAN  
17R ACORN STREET  
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET FEBRUARY 27, 2018

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

OWNER OF RECORD:

MARGERY L. ADAMS  
BK.21390 PG.431

MEAN GRADE CALCULATION

$$99.5 + 99.6 + 99.7 + 99.5 + 99.8 = 498.1$$
$$498.1 / 5 = 99.6$$

BUILDING HEIGHT CALCULATION

- ROOF RIDGE ELEVATION = 131.0
- MEAN GRADE = 99.6
- BUILDING HEIGHT = 31.4

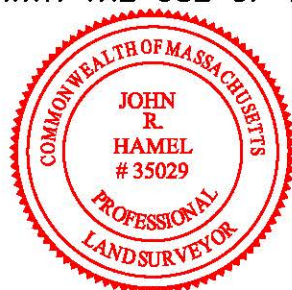
PLAN REFERENCES:

- PLAN NUMBER 1727 OF 1955
- PLAN NUMBER 1279 OF 1999
- PLAN NUMBER 1421 OF 1951
- PLAN NUMBER 1474 OF 1980
- PLAN NUMBER 325 OF 2000

I HEREBY STATE THAT THE LOCATION OF FEATURES SHOWN  
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF  
FEBRUARY 22, 2018, WITH THE USE OF TOPCON TOTAL STATION.

*John R. Hamel*

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR



FEBRUARY 27, 2018

DATE:

N/F  
PAUL J. JUVALLES

N/F  
THE PUTNAM VILLAGE  
CONDOMINIUM

**LOT B**  
3,111± SQ. FT.  
ASSESSORS' MAP 97  
LOT 127

**#17R**  
ACORN STREET

ROOF RIDGE ELEV. = 131.0

DECK  
(EL. = 102.28)

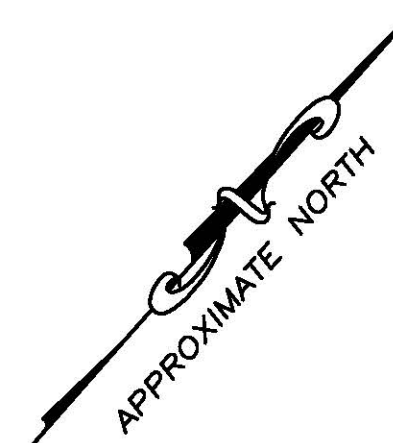
DECK

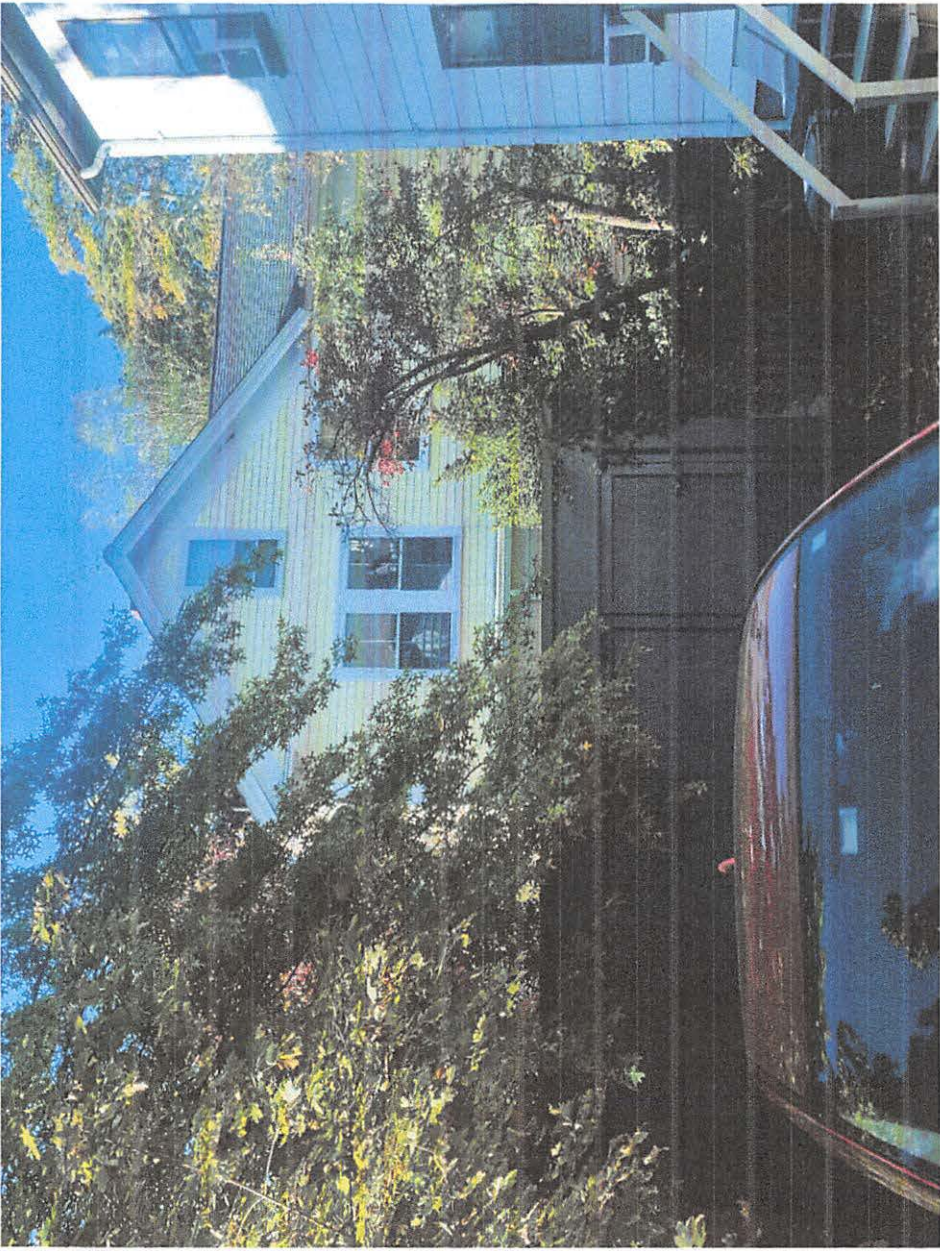
SEWER & WATER EASEMENT  
(5' WIDE)

N/F  
13-15 ACORN STREET  
CONDOMINIUM

N/F  
MARLENE A. MALETZ

N/F  
JOSEPH E. PYNE





17 R Acorn Street - NE elevation





17 R Acorn Street – NW elevation





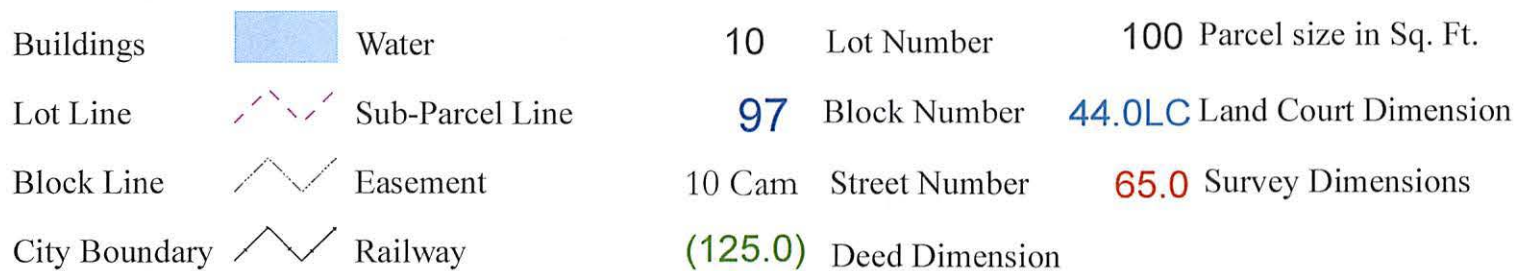
17 R Acorn Street – SE elevation



17 R Acorn Street - SW elevation









The map displays a residential area with the following streets and features:

- Streets:** Pearl St, Putnam Ave, Chestnut St, Acorn St, 17 Acorn St, 13 Acorn St, 9 Acorn St, 8 Acorn St, 6 Acorn St, 10 Acorn St, 15 Acorn St, 21 Acorn St, 23 Acorn St, 27 Acorn St, 18 Acorn St, 16 Acorn St, 111 Chestnut St, 105 Chestnut St, 120 Chestnut St, 122 Chestnut St, 125 Chestnut St, 127 Chestnut St, 128 Chestnut St, 129 Chestnut St, 133 Chestnut St, 134 Chestnut St, 135 Chestnut St, 137 Chestnut St, 263 Pearl St, 265 Pearl St, 267 Pearl St, 269 Pearl St, 271 Pearl St, 273 Pearl St, 276-L Pearl St, 276-K Pearl St, 276 Pearl St, 266-A Pearl St, 266-B Pearl St, 266-D Pearl St, 266-H Pearl St, 266-J Pearl St, 266 Pearl St, 279 Pearl St, 280 Pearl St, 281 Pearl St, 286 Pearl St, 288 Pearl St, 489 Putnam Ave, 502 Putnam Ave, 500 Putnam Ave, 511 Putnam Ave, 513 Putnam Ave, 514 Putnam Ave, 512 Putnam Ave, 510 Putnam Ave, 515 Putnam Ave, 518 Putnam Ave, 531 Putnam Ave, 97-1, 97-4, 97-7, 97-9, 97-10, 97-11, 97-12, 97-13, 97-14, 97-15, 97-16, 97-21, 97-23, 97-28, 97-29, 97-30, 97-77, 97-83, 97-85, 97-86, 97-101, 97-105, 97-106, 98-24, 98-25, 98-86, 98-83, 98-77, 98-28, 98-29, 98-30.
- Shaded Areas:** A large yellow-shaded area covers the central part of the map, bounded by Pearl St to the west, Putnam Ave to the north and east, and Chestnut St to the south. Within this yellow area, a red line forms a large loop, and a blue line forms a smaller loop.
- Other Features:** The map includes lot numbers and street names throughout the area.

17R Acorn St.

Petitioner

97-4  
JUVALLES, PAUL J.  
280 PEARL ST  
CAMBRIDGE, MA 02139

97-7  
MALETZ, MARLENE A.,  
TR. OF 507-513 PUTNAM AVE. REALTY TRUST  
C/O DAVID VISE  
511 PUTNAM AVE.  
CAMBRIDGE, MA 02139

97-127  
ADAMS, MARGERY L.  
17 R ACORN ST.  
CAMBRIDGE, MA 02139

97-11  
NWANKWO, CHIKE & RACHEL GORDON  
23 ACORN ST  
CAMBRIDGE, MA 02138

97-12  
SHELKROT, SUSAN L.,  
TRUSTEE THE SUSAN L. SHELKROT 2016 LIV TR  
125 CHESTNUT ST., #1  
CAMBRIDGE, MA 02139

97-12  
STEIN, NAN D.  
127 CHESTNUT ST. #2  
CAMBRIDGE, MA 02138

97-12  
KAMRIN, KENNETH N.  
129 CHESTNUT ST. #3  
CAMBRIDGE, MA 02139

97-13  
MOORE MAXWELL & BERTHA PANTOJA MOORE  
133 CHESTNUT ST  
CAMBRIDGE, MA 02139

97-13  
KOSINSKI, RICHARD J. & KATHARINE S. KOSINSKI  
133-137 CHESTNUT ST., #135  
CAMBRIDGE, MA 02139

97-13  
TAUBER, ANTONY & NANCY GOLDFIELD  
137 CHESTNUT ST.  
CAMBRIDGE, MA 02139

97-16  
BOULUKOS, ATHANASIOS & CAROL BOULUKOS  
10 ACORN ST  
CAMBRIDGE, MA 02139

97-92  
TIKKANEN, ANN C. & MARK SULLIVAN  
TRS. THE ACORN STREET REALTY TRUST  
8 ACORN ST  
CAMBRIDGE, MA 02139

97-93  
LIN, CHIA WEI & NAN WEI GONG  
266-276 PEARL ST., #A  
CAMBRIDGE, MA 02139

97-93  
LIAU, ANNIE S., AS  
TRUSTEE OF THE ANNIE LIAU TRUST  
266-276 PEARL ST B  
CAMBRIDGE, MA 02139

97-93  
CHEN, WANG & QUNLI LIN  
266-276 PEARL ST., #C  
CAMBRIDGE, MA 02139

97-93  
OXFORD PEARL LLC  
50 FOLELN ST  
CAMBRIDGE, MA 02138

97-93  
WOLFMAN, MATTHEW A.  
276 PEARL ST. UNIT E  
CAMBRIDGE, MA 02139

97-93  
FEINSTEIN, LILO  
C/O JING HE  
53 KENDALL ST  
QUINCY, MA 02171

97-93  
RIVER STREET DREAM PROJECT, LLC  
C/O TUNE, KRISTINA NOELLE & SARAH STREET  
266-276 PEARL ST UNIT #G  
CAMBRIDGE, MA 02139

97-93  
KHATRI, IBRAHIM M. & MARIAM I. KHATRI  
4806 BROAD BROOK DR.  
BETHESDA, MD 20814

97-93  
WILSON, COURTNEY A.  
266-276 PEARL STREET, UNIT J  
CAMBRIDGE, MA 02139

97-93  
SCHNEIDER, MARK  
276 PEARL ST, UNIT K  
CAMBRIDGE, MA 02139

97-93  
NANGERONI, NANCY REYNOLDS  
7315 GUADALUPE TRAIL NW  
ALBUQUERQUE, NM 87107

97-99  
ZIEGLER, JEFFREY PETER, SALLY BENBASSE &  
LISA ZIEGLER CHAMBLEE TRUS ET-AL  
112 HENRY ST  
CAMBRIDGE, MA 02139

97-120  
PYNE, JOSEPH E.  
9 ACORN ST APT #1  
CAMBRIDGE, MA 02139

97-121  
HALL, ROBERT L. & JACQUELINE A. GOGGIN  
515 PUTNAM AVENUE, UNIT #1  
CAMBRIDGE, MA 02139

97-121  
KOLLIOS, GEORGE  
515 PUTNAM AVE, #2  
CAMBRIDGE, MA 02139

97-121  
DOLGIN, JUDITH P. & GENE DOLGIN  
515 PUTNAM AVE., #3  
CAMBRIDGE, MA 02138

97-121  
SECO, JOAO CARLOS  
515 PUTNAM AVE., UNIT #4  
CAMBRIDGE, MA 02138

97-121  
CHAMBERS, RICHARD-DUANE  
515 PUTNAM AVE., UNIT #5  
CAMBRIDGE, MA 02139

17R Acorn St.

97-121

BEECHER, JESSE T. & JUNIPER L. BURCH  
515 PUTNAM AVE., #6  
CAMBRIDGE, MA 02139

[97-10

FEINBURG, DOUGLAS OWEN &  
AUDREY ALEXIS SCHULMAN  
21 ACORN ST  
CAMBRIDGE, MA 02139

97-128

MANFREDI, VICTOR  
13-15 ACORN ST., UNIT #13  
CAMBRIDGE, MA 02139

97-128

MCLAUGHLIN, MARY F.  
13-15 ACORN ST., UNIT #15  
CAMBRIDGE, MA 02139



## **Pacheco, Maria**

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**From:** Audrey Schulman <audreyschulman@gmail.com>  
**Sent:** Thursday, November 15, 2018 8:18 PM  
**To:** Pacheco, Maria  
**Cc:** Doug Feinburg  
**Subject:** BZA-017041-2018: 17R Acorn St.

Dear Zoning Board of Appeals,

I'm writing in support of Margery Adams and Bridgette Sheridan's request for a zoning variance for a dormer on their home at 17R Acorn St.

We are abutters (21 Acorn St) who faces the side where exterior changes would be made (the exterior door and steps that are to be added). Margery and Bridgette been a long term neighbors (20+ years).

They need the extra room for their daughter. The changes would be consistent with the neighborhood style and it wouldn't affect us.

They have shown us the plans for the renovation. We approve.

With gratitude,

Audrey Schulman & Doug Feinburg

**Pacheco, Maria**

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**From:** Manfredi, Victor <manfredi@bu.edu>  
**Sent:** Friday, November 16, 2018 3:50 PM  
**To:** Pacheco, Maria  
**Cc:** Manfredi, Victor  
**Subject:** letter of support for docket # BZA-017041-2018  
**Attachments:** 17AcornZoningManfredi.pdf

Dear Board of Zoning Appeals c/o Maria Pacheco,

Attached is my letter of support for the Special Permit & Variance application by Margery Adams and Bridgette Sheridan to renovate 17R Acorn ST 02139 abutting my residence. I believe that their ZBA hearing is scheduled for next month.

If there's anything else required, please let me know.

Sincerely,

Victor Manfredi, owner  
13 Acorn ST  
(13-15 Acorn ST Condominium, Unit 13)

encl.

13 Acorn ST  
Cambridge MA 02139  
617-876-0406  
*manfredi@bu.edu*

Board of Zoning Appeals  
Inspectional Services  
831 Mass AV  
Cambridge MA 02139  
c/o Maria Pacheco  
*MPacheco@cambridgema.gov*

16 November 2018

**Statement of support for proposed renovation of 17R Acorn ST  
Docket # BZA-017041-2018**

To Whom It May Concern,

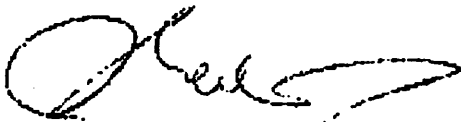
I am writing to support the Special Permit & Variance application by Margery Adams and Bridgette Sheridan to renovate 17R Acorn ST abutting my residence.

For the past 19 years I have shared with Margery and Bridgette the use of the deeded pedestrian right of way linking their house to Acorn ST. During this time we have cooperated in countless projects affecting both properties such as tree and yard work, replacement of the shared boundary fence and coordination of access by repair and utility crews. To me they are ideal neighbors.

Having reviewed the architectural drawings by David Whitney for the proposed renovation, including a dormer conversion overlooking 13-15 Acorn ST, and after discussing same with Margery and Bridgette at the planning stage, I have no objection to any feature of the design. On the contrary, I greatly appreciate their effort to sustain the built environment of our neighborhood consistent with its historic character, and assure them of all possible assistance on my part towards a successful outcome.

Please contact me for any further information required.

Sincerely,



Victor Manfredi, owner  
13 Acorn ST  
(13-15 Acorn ST Condominium, Unit 13)

cc: Margery Adams  
*Madams413@comcast.net*