

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

2018 JUL 13 AM 10:31
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016958-2018

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Adam Siegel

PETITIONER'S ADDRESS : 485 Massachusetts Avenue, Ste 302 Cambridge, MA 02139

LOCATION OF PROPERTY : 139 Lexington Ave Cambridge, MA


TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Add exterior insulation to exterior walls and roof and add windows/door in a setback.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 22.000 Section 22.43.2 (Insulation Setback).
- Article 8.000 Section 8.22.2.C (Non-Conforming Structure).
- Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 

(Petitioner(s) / Owner)

Adam Siegel

(Print Name)

Address : 485 Mass Ave #302

Cambridge, MA 02139

Tel. No. : 978 314 7075

E-Mail Address : adam@sgldevelopment.com

Date : _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Adam and Rebecca Siegel
(OWNER)

Address: 10B Ellery Street, Cambridge, MA 02138

State that I/We own the property located at 139 Lexington Avenue, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Adam and Rebecca Siegel

*Pursuant to a deed of duly recorded in the date 4/12/2018, Middlesex South
County Registry of Deeds at Book 70862, Page 2; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

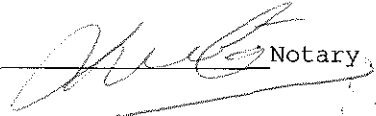


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of Middlesex

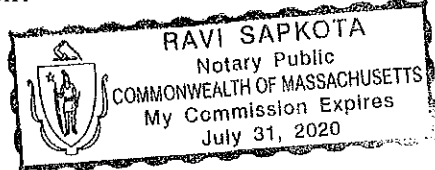
The above-name Adam Siegel personally appeared before me,
this 11th of July, 2018, and made oath that the above statement is true.



Notary

My commission expires _____ (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:

The literal enforcement of §22.43.2 on this existing building would prevent the Petitioner from adding exterior insulation required to make the building more energy-efficient and more environmentally sustainable.

- 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 existing building is built within the required minimum yard of an existing narrow lot.

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

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

Relief sought for exterior insulation represents a minor relief from the minimum yard requirement stated in §22.43.2 and would be a change hardly perceivable by the general public.

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

Relief sought for exterior insulation is in accord with the intent and purpose stated in §22.10 to promote environmentally sustainable and energy efficient design and development practices.

- * 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

DIMENSIONAL INFORMATION

APPLICANT: Adams Construction & Development, Inc. PRESENT USE/OCCUPANCY: 2 Fam
LOCATION: 139 Lexington Ave Cambridge, MA ZONE: Residence B Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: 2 Fam

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>3225</u>	<u>3225</u>	<u>2753</u>	(max.)
LOT AREA:	<u>5723</u>	<u>5723</u>	<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.56</u>	<u>.56</u>	<u>.48</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2861</u>	<u>2861</u>	<u>2500</u>	(min.)
SIZE OF LOT: WIDTH	<u>37.50</u>	<u>37.5</u>	<u>50</u>	(min.)
DEPTH	<u>152.62</u>	<u>152.62</u>	<u>0</u>	
SETBACKS IN FEET: FRONT	<u>17.4</u>	<u>17.2</u>	<u>15.0</u>	(min.)
REAR	<u>81.6</u>	<u>81.5</u>	<u>35.0</u>	(min.)
LEFT SIDE	<u>1.7</u>	<u>1.6</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>6.9</u>	<u>6.8</u>	<u>7.5</u>	(min.)
SIZE OF BLDG.: HEIGHT	<u>34.0</u>	<u>34.9</u>	<u>35.0</u>	(max.)
LENGTH	<u>53.5</u>	<u>53.9</u>	<u>0</u>	
WIDTH	<u>28.8</u>	<u>29.1</u>	<u>0</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>.58</u>	<u>.58</u>	<u>.40</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</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.

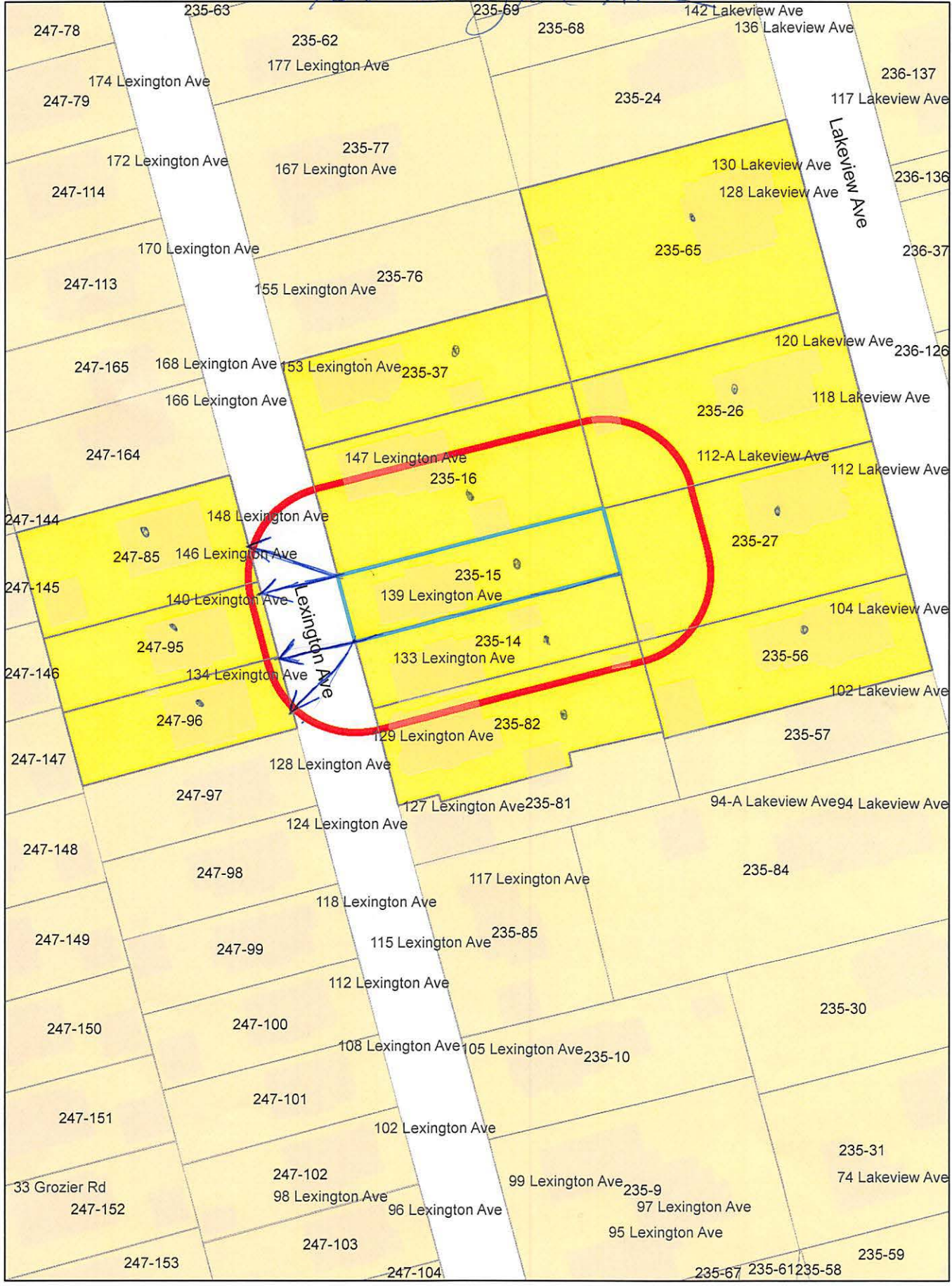
N/A

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'.

139 LEXINGTON AVE - Proposed Alteration to an Existing 2-Family development.
Res. B zoning district

	EXISTING		PROPOSED	REQUIRED / ALLOWED	
Gross Floor Area	±3,225-GSF		No Change	(5,000x0.50)+(753x0.35) = 2,753-GSF (max.)	Existing nonconformity
Lot Area	±5,723-SF		No Change	5,000-SF (min.)	Complies
Gross Floor Area Ratio (FAR)	0.56		No Change	2,753-GSF / 5,723-SF = 0.48	Existing nonconformity
Lot Area for Each Dwelling Unit	2,861-SF		No Change	2,500-SF	Complies
Lot Size	Width	37.50'	No Change	50' min.	Existing nonconformity
	Depth	152.62'	No Change	N/A	Complies
Setbacks in Feet (See Z1.1)	Front-Lexington Ave	17.4'	±17.2'	15'	Complies
	Left Side	1.7'	±1.6'	0.3 x 37.5' = 11.25' combined, but no case <7.5' each side	Existing nonconformity
	Right Side	6.9'	±6.8'	0.3 x 37.5' = 11.25' combined, but no case <7.5' each side	Existing nonconformity
	Rear	81.6'	±81.5'	25' + (52/4) but no case >35' = 35'	Complies
Building Size	Height	±34'	±34.9'	35' (max.)	Complies
Building Separation	N/A		N/A	N/A	N/A
Private Open Space % of Lot Area	0% total		2,686-SF private open space + 634-SF permeable open space=3,320-SF total (58%)	40% lot =2,289-SF min Private Open Space	Complies
Area and % of req'd POS			2,686-SF = 47% (1,541-SF POS surplus)	20% lot (half of 40%) POS =1,145-SF min	Complies
Area and % of req'd with width < 15.0' (Permeable)			634-SF permeable open space provided.	20% lot (half of 40%) <15'x15'= 1,144-SF max Permeable toward calculation. (1,144-SF - 1,541-SF POS surplus =no permeable open space required	Complies
No. of Dwelling Units	2		No Change	(5,000 / 2,500) + (753 / 4,000) = 2 units (max.)	Complies
Car Parking Spaces	1		No Change	1/dwelling unit = 2	Existing nonconformity
Bicycle Parking Spaces	0		0	0	Complies

139 Lexington Ave



139 Lexington Ave

Sectioner
ADAM SIEGEL
485 MASS AVENUE #302
CAMBRIDGE, MA 02139

235-14
FALES, PRISCILLA
133 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-14
JACOBSON, DAVID L. & AMANDA D. AGEE
133 LEXINGTON AVE. UNIT#2
CAMBRIDGE, MA 02138

235-16
PAOLITTO, FRANK J.,
TR. THE FRANK J. PAOLITTO 2013 REV TRUST
147 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-26
VYSATOVA, ROMANA A. & ERIC INGERSOLL
120 LAKEVIEW AVE., UNIT #1
CAMBRIDGE, MA 02138

235-26
INGERSOLL, TUDOR G. &
PHYLLIS W. INGERSOLL, TRS.
400 HEAD OF THE BAY RD
BOURNE, MA 02532

235-27
KLEIN, JOY C. MALCOLM OWEN SLAVIN
112 LAKEVIEW AVE.
CAMBRIDGE, MA 02138

235-37
SUMMERFIELD, JON CHRISTOPHER
153 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-56
MONTAGU, JEAN
TR. OF LAKEVIEW NOMINEE TRUST
104 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

235-65
LEIGHTON, ANDREW & PHEBE C LEIGHTON
128 LAKEVIEW AVE
CAMBRIDGE, MA 02138

235-82
DARRAGH, OLIVE M.
129 LEXINGTON AVE., #2
CAMBRIDGE, MA 02138

235-15
MARQUEDAUNT, HELEN E. LIFE ESTATE
C/O JAYNE MARQUEDAUNT
1 FRESH POND PLACE
CAMBRIDGE, MA 02138

247-85
CURRIER, RICHARD B. &
BARBARA F. CURRIER, TRUSTEES
146 LEXINGTON AVE
CAMBRIDGE, MA 02138

247-95
COBB, POLYXANE S., RACHAEL V. COBB & J.
MATTHEW MAZZOTTA
140 LEXINGTON AVE
CAMBRIDGE, MA 02138

247-96
BARROWS, JOHN W., JR. & CHERYL MEYERSON
134 LEXINGTON AVE
CAMBRIDGE, MA 02138



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 139 Lexington Avenue

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

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

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

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

CHC staff initials SLB

Date July 16, 2018

Received by Uploaded to Energov
Relationship to project BZA 16958-2018

Date July 16, 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>



139 Lexington Ave









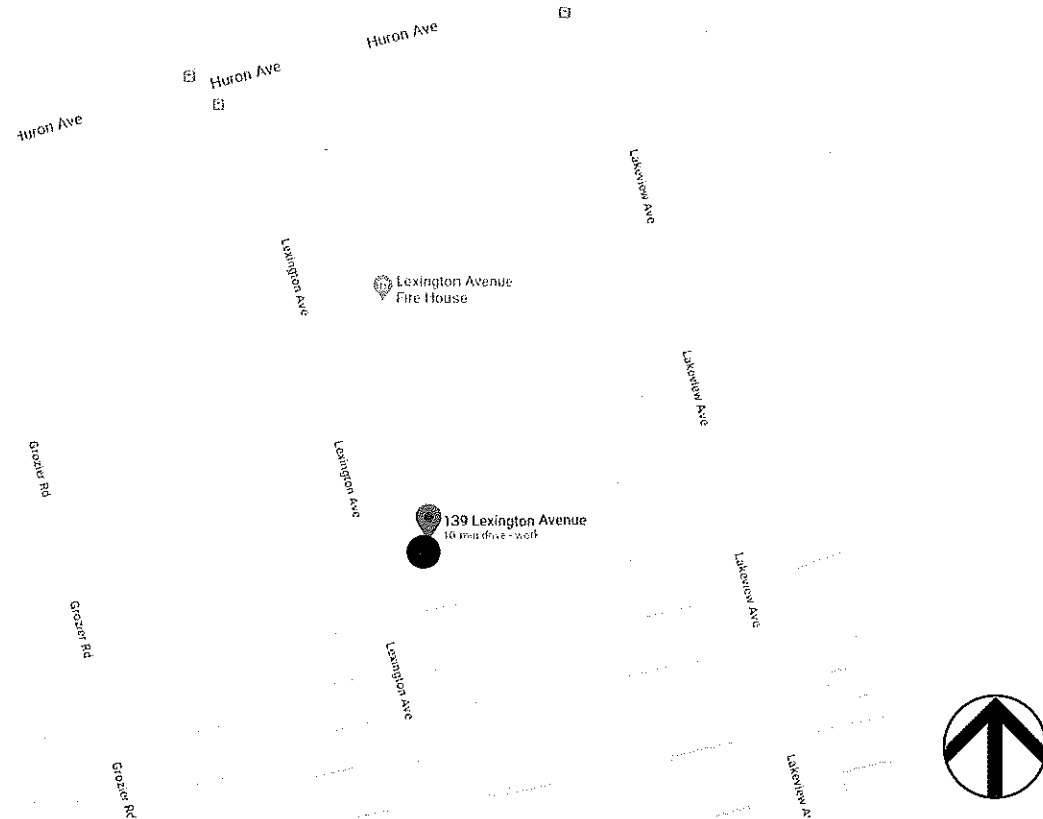


ZBA APPLICATION ALTERATION TO 139 LEXINGTON AVE

139 LEXINGTON AVE, CAMBRIDGE, MA 02138



STREET VIEW



LOCUS PLAN

LIST OF DRAWINGS		ZBA 12 JUN 2018	ZBA REV 1 12 JULY 2018
GENERAL			
T1.0	COVER SHEET	X	X
	EXISTING PLOT PLAN	X	X
Z1.1	ZONING COMPLIANCE	X	X
Z1.2	ZONING COMPLIANCE	X	X
EXISTING			
XC1.0	EXISTING FLOOR PLANS	X	X
XC2.0	EXISTING ELEVATIONS	X	X
ARCHITECTURAL			
A1.1	BASEMENT PLAN	X	X
A1.2	FIRST FLOOR PLAN	X	X
A1.3	SECOND FLOOR PLAN	X	X
A1.4	THIRD FLOOR PLAN	X	X
A1.5	ROOF PLAN	X	X
A2.1	FRONT & SOUTH ELEVATIONS	X	X
A2.2	REAR & NORTH ELEVATIONS	X	X
A2.3	BUILDING SECTIONS	X	X

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
ALTERATION
139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR
ADAM & REBECCA SIEGEL
485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
COVER SHEET

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

SHEET
T-1.0

PREPARED BY:

ARCHITECT
PETER QUINN ARCHITECTS LLC

259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

SURVEYOR

SUMMIT SURVEYING, INC.

4 SOUTH POND ST
NEWBURYPORT, MA 01950
PH (978) 692-7109

PREPARED FOR:

ADAM & REBECCA SIEGEL

485 MASSACHUSETTS AVE
SUITE 309
CAMBRIDGE, MA 02139



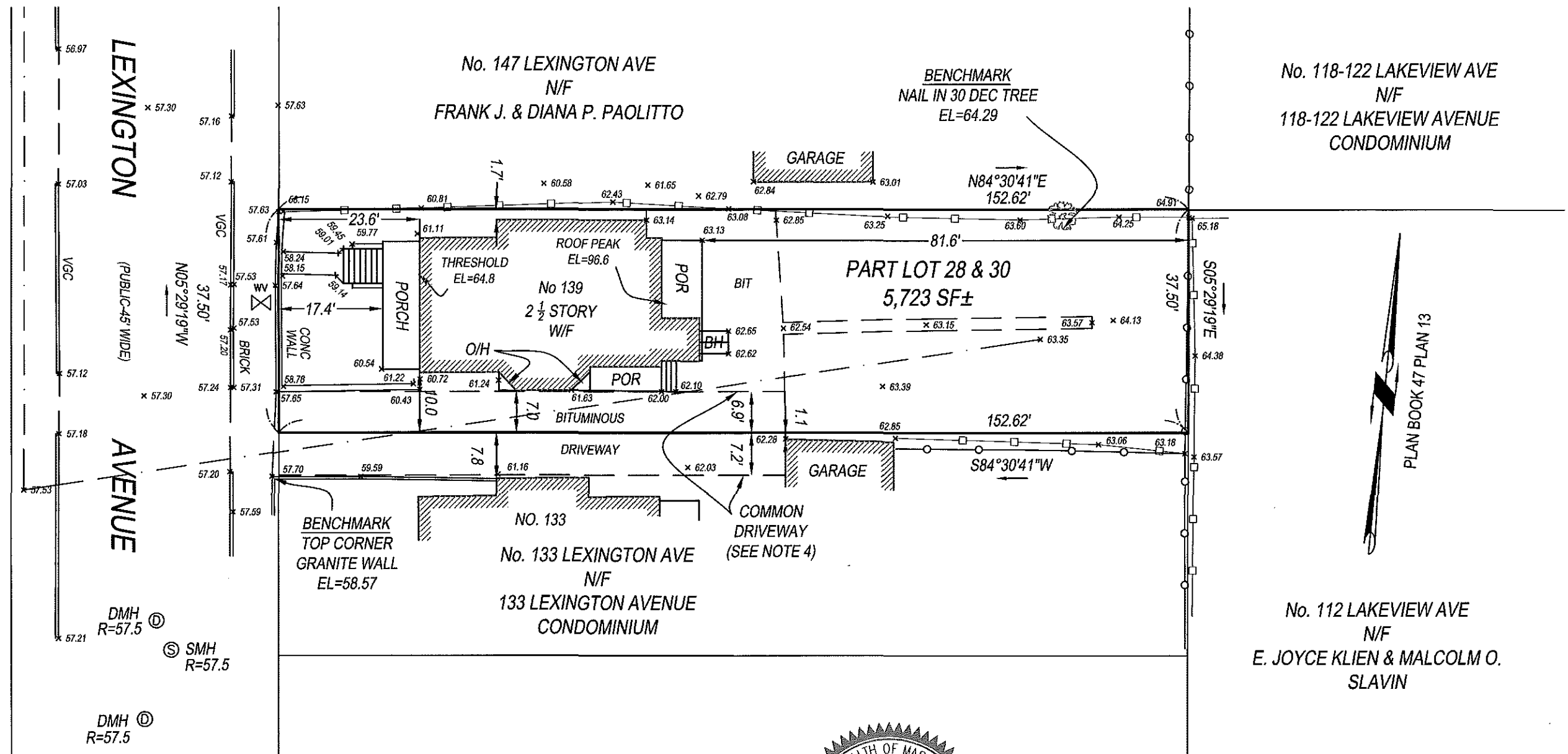
RECORD OWNERS:

HELEN E. MARQUEDAUNT
 JAYNE E. MARQUEDAUNT
 1 FRESH POND PL
 CAMBRIDGE, MA 02138

REFERENCES:

DEED BOOK 60279 PAGE 105

PLAN BOOK 47 PLAN 13
 PLAN 376 OF 1975
 PLAN 668 OF 1982

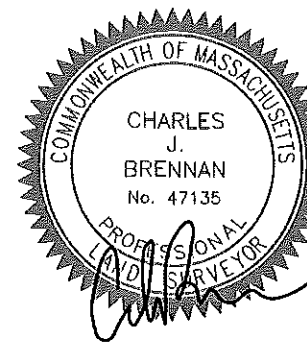


NOTES:

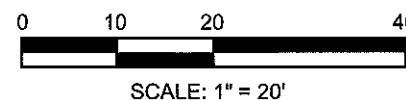
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MARCH 2018.
- 2.) SUBSURFACE UTILITY STRUCTURES SHOWN HEREON ARE FROM ON THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) SEE DEED BOOK 12794 PAGE 181 AND PLAN 376 OF 1975 FOR COMMON DRIVEWAY AGREEMENT AND PLAN.
- 5.) CITY OF CAMBRIDGE VERTICAL DATUM.

LEGEND:

BIT	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAIN MANHOLE
EL	ELEVATION
POR	PORCH
SMH	SEWER MANHOLE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WV	WATER VALVE
W/F	WOOD FRAME



SIGNATURE: _____ DATE: 3-30-18



No. 118-122 LAKEVIEW AVE
 N/F
 118-122 LAKEVIEW AVENUE
 CONDOMINIUM

No. 112 LAKEVIEW AVE
 N/F
 E. JOYCE KLIEN & MALCOLM O.
 SLAVIN

PLOT PLAN
 IN
CAMBRIDGE, MA

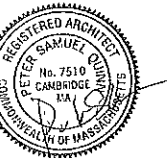
AT 139 LEXINGTON AVENUE
 PREPARED FOR

ADAM SIEGEL

BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA
 TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
 MARCH 28, 2018 18-0115

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

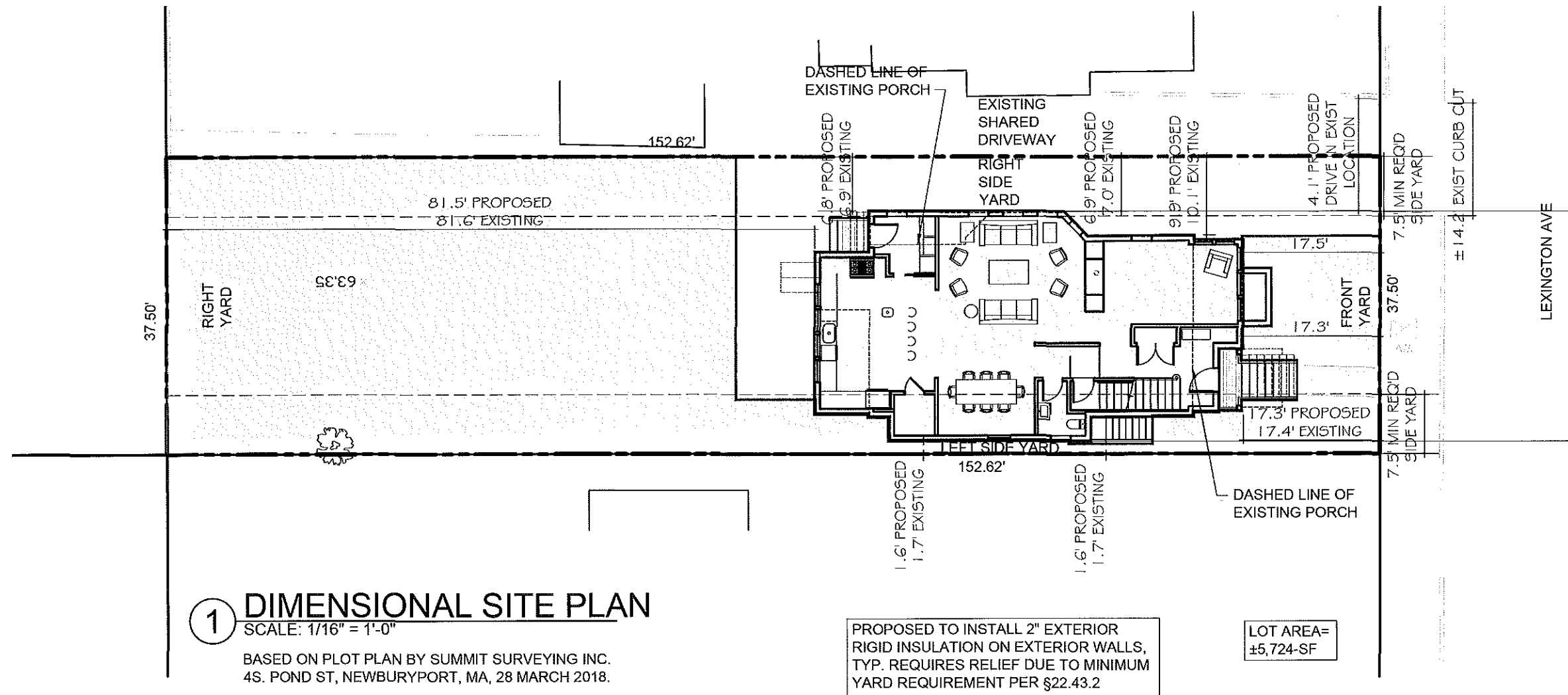
ZONING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY MY	REVIEWED BY PQ

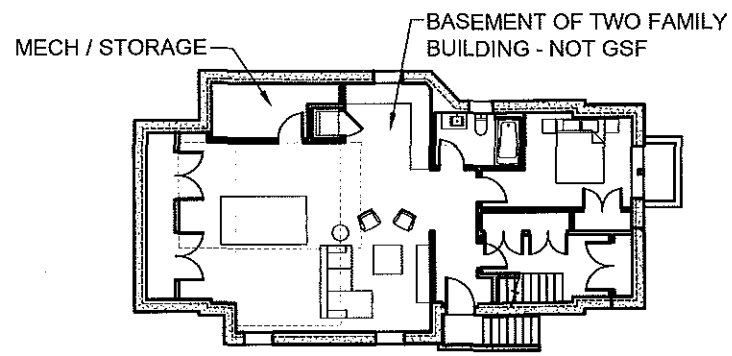
SHEET

Z1

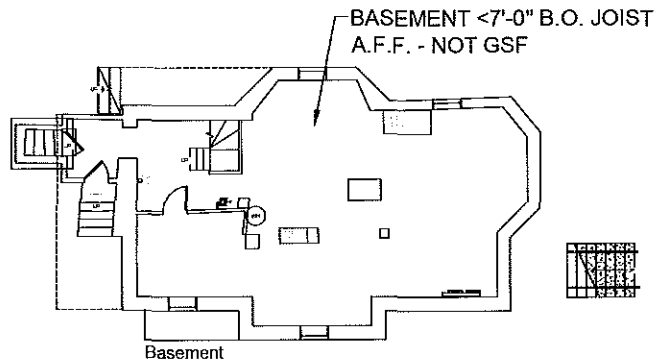


PLAN NORTH

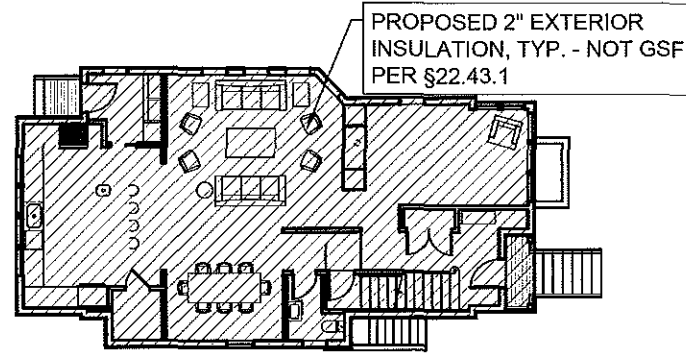




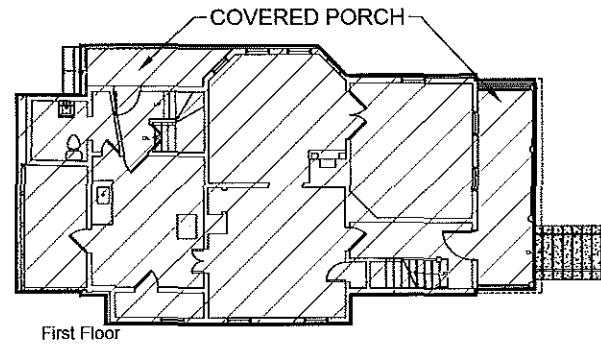
PROPOSED BASEMENT: 0-GSF



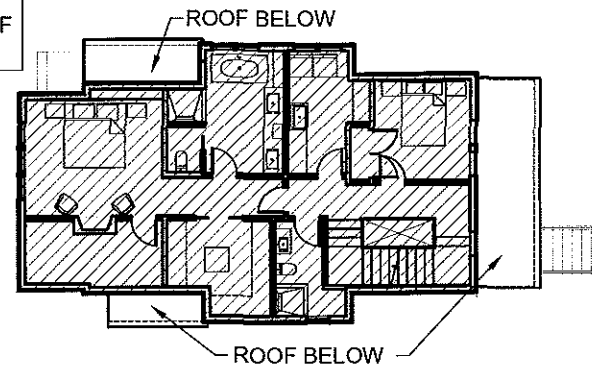
EXISTING BASEMENT: 0-GSF



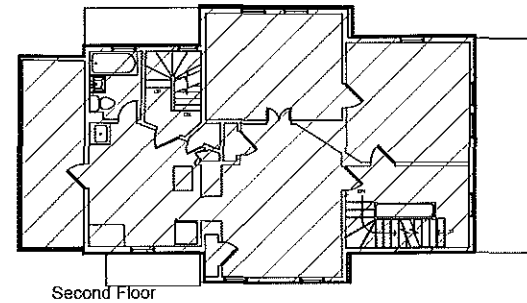
PROPOSED 1ST FLOOR: 1,370-GSF



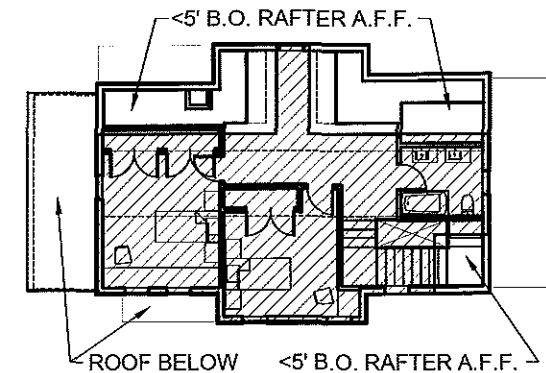
EXISTING 1ST FLOOR: 1,370-GSF



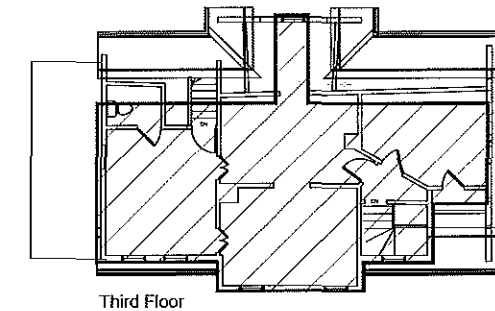
PROPOSED 2ND FLOOR: 1,139-GSF



EXISTING 2ND FLOOR: 1,139-GSF



PROPOSED ATTIC FLOOR: 716-GSF



EXISTING ATTIC FLOOR: 716-GSF

1 GROSS FLOOR AREA
SCALE: 1/10" = 1'-0"

GROSS SQUARE FOOTAGE SUMMARY

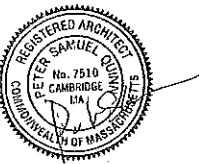
	BASEMENT	1ST FL	2ND FL	3RD FL	TOTAL
PROPOSED	0	1,370	1,139	716	3,225
EXISTING	0	1,370	1,139	716	3,225

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

**ZONING
COMPLIANCE**

SCALE AS NOTED

REVISION DATE

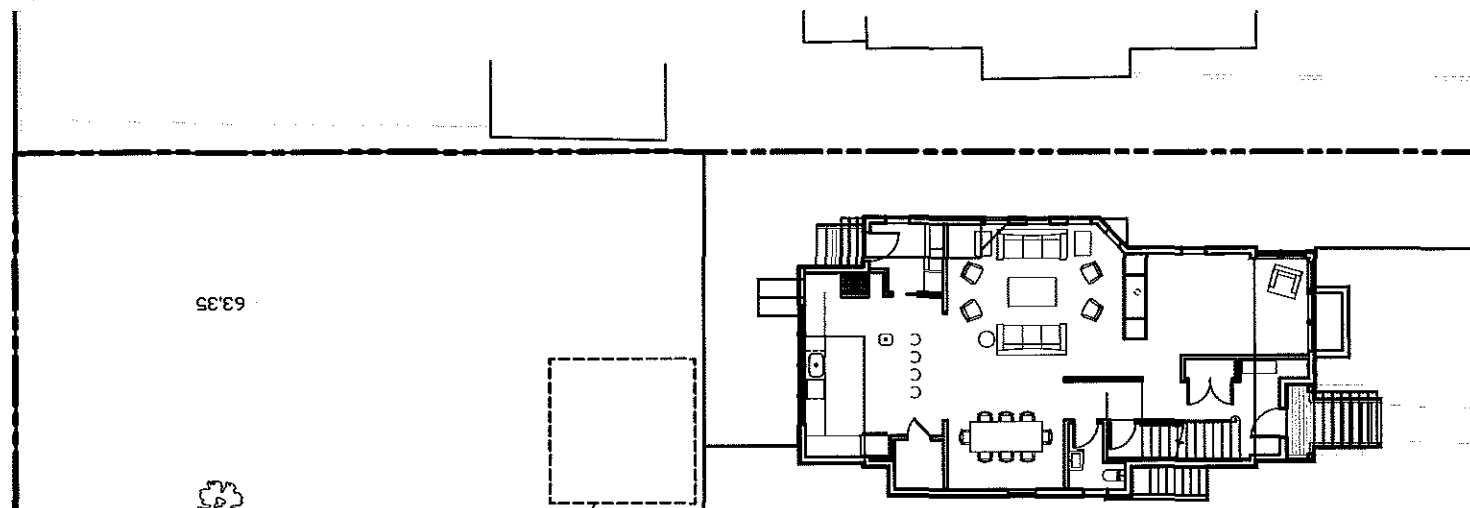
ZBA REV 1 12 JULY 2018

ZBA 12 JUN 2018

DRAWN BY MY REVIEWED BY PQ

SHEET

Z2



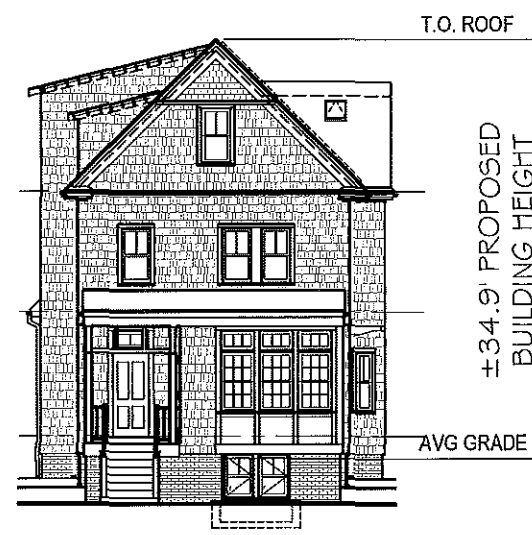
15'x15'
SQUARE

PRIVATE OPEN SPACE LOT	2,686 SF	= 47%
PERMEABLE OPEN SPACE LOT	634 SF	= 11%
	5,723 SF	

PLAN NORTH

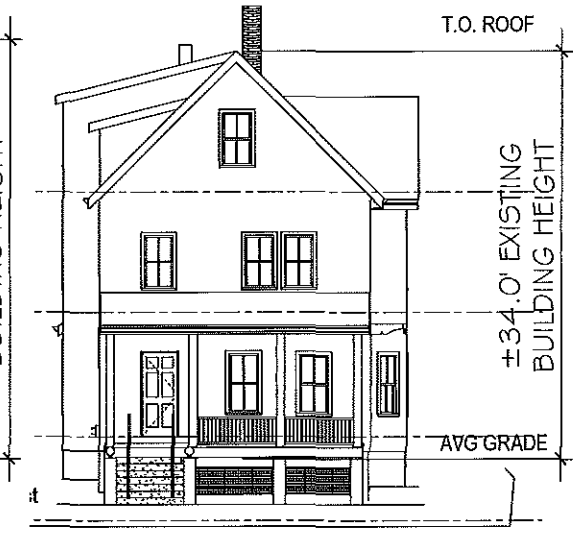


2 PRIVATE OPEN SPACE
SCALE: 1" = 10'

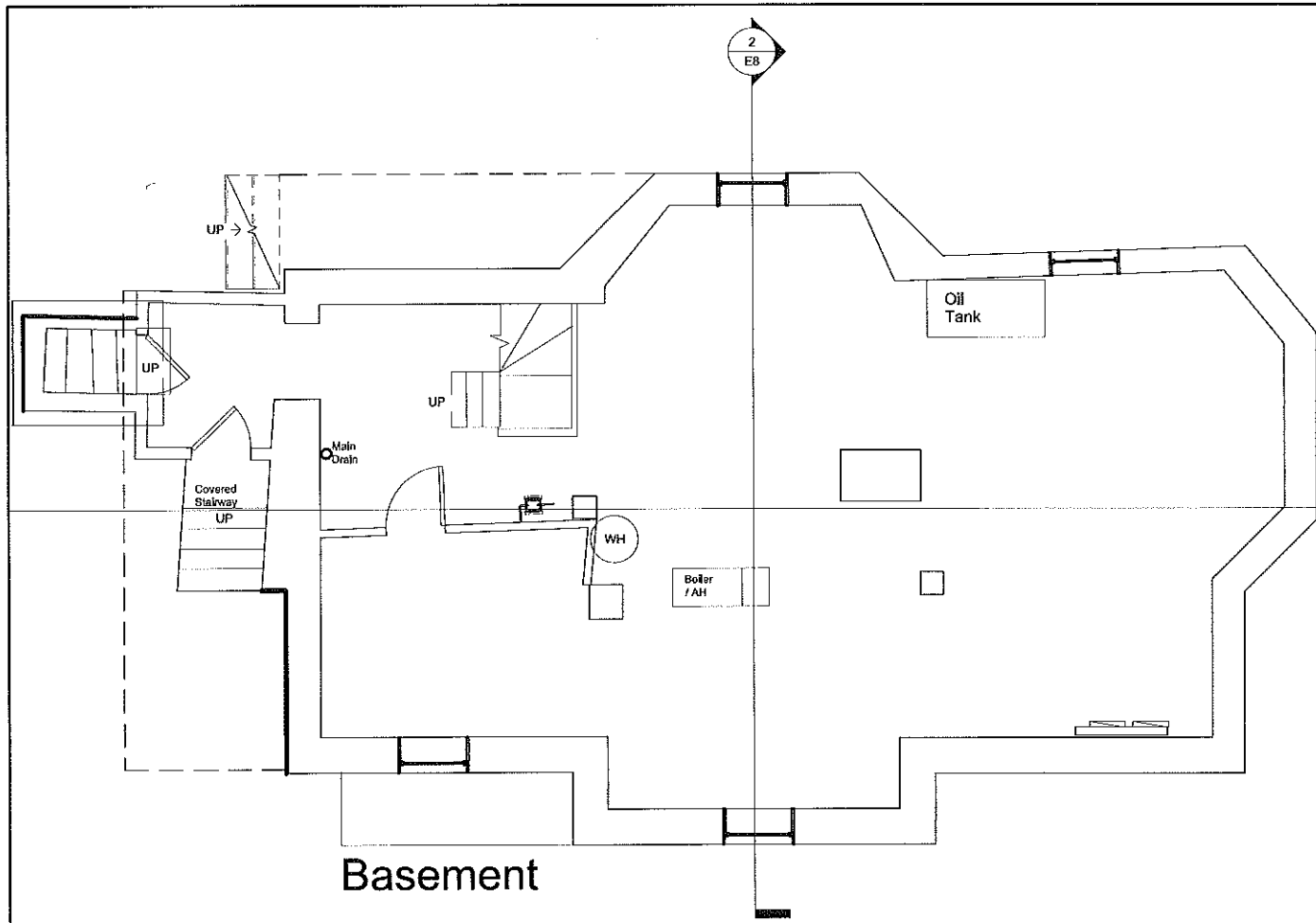


±34.9' PROPOSED
BUILDING HEIGHT

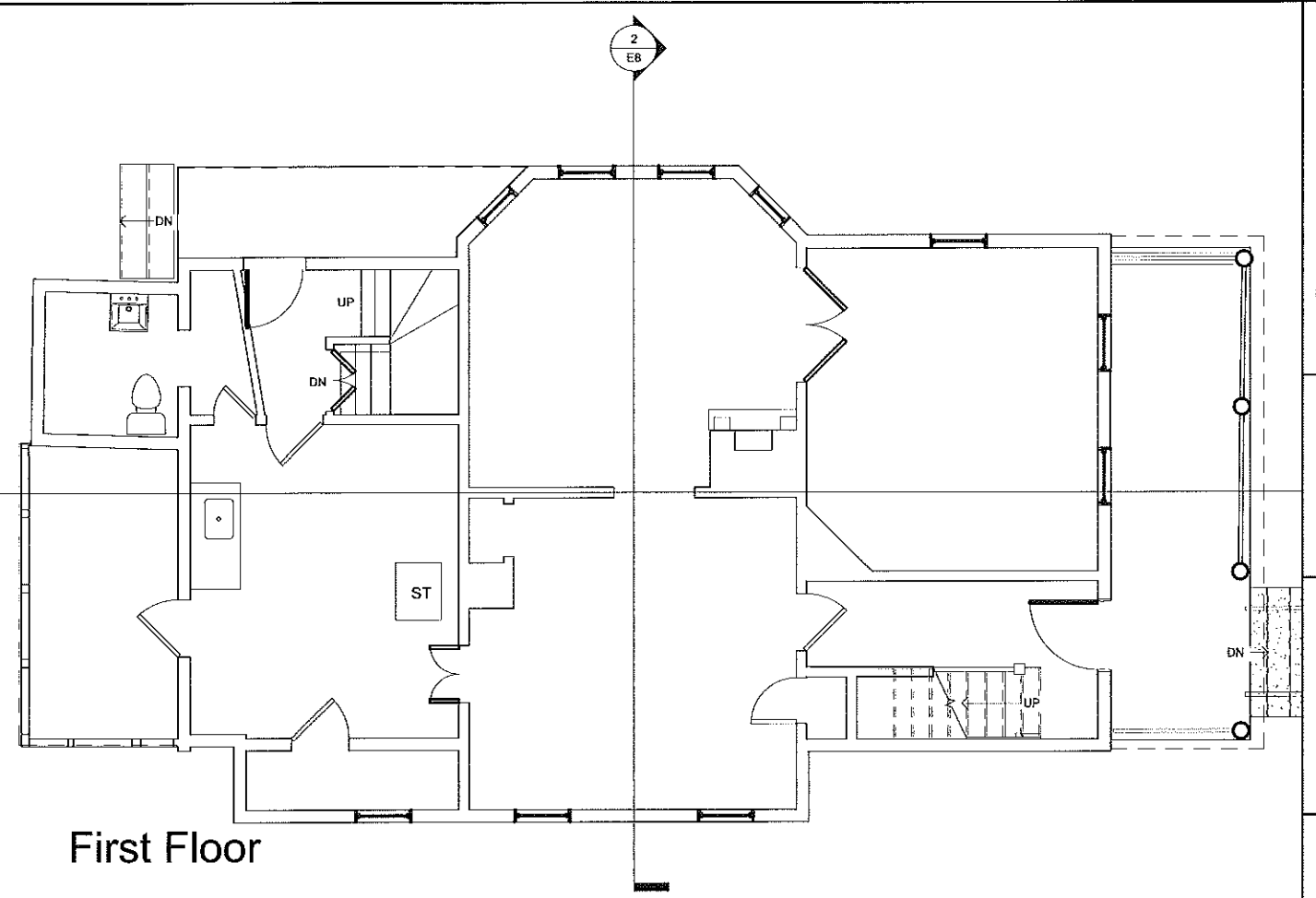
3 BUILDING HEIGHT
SCALE: 1/16" = 1'-0"



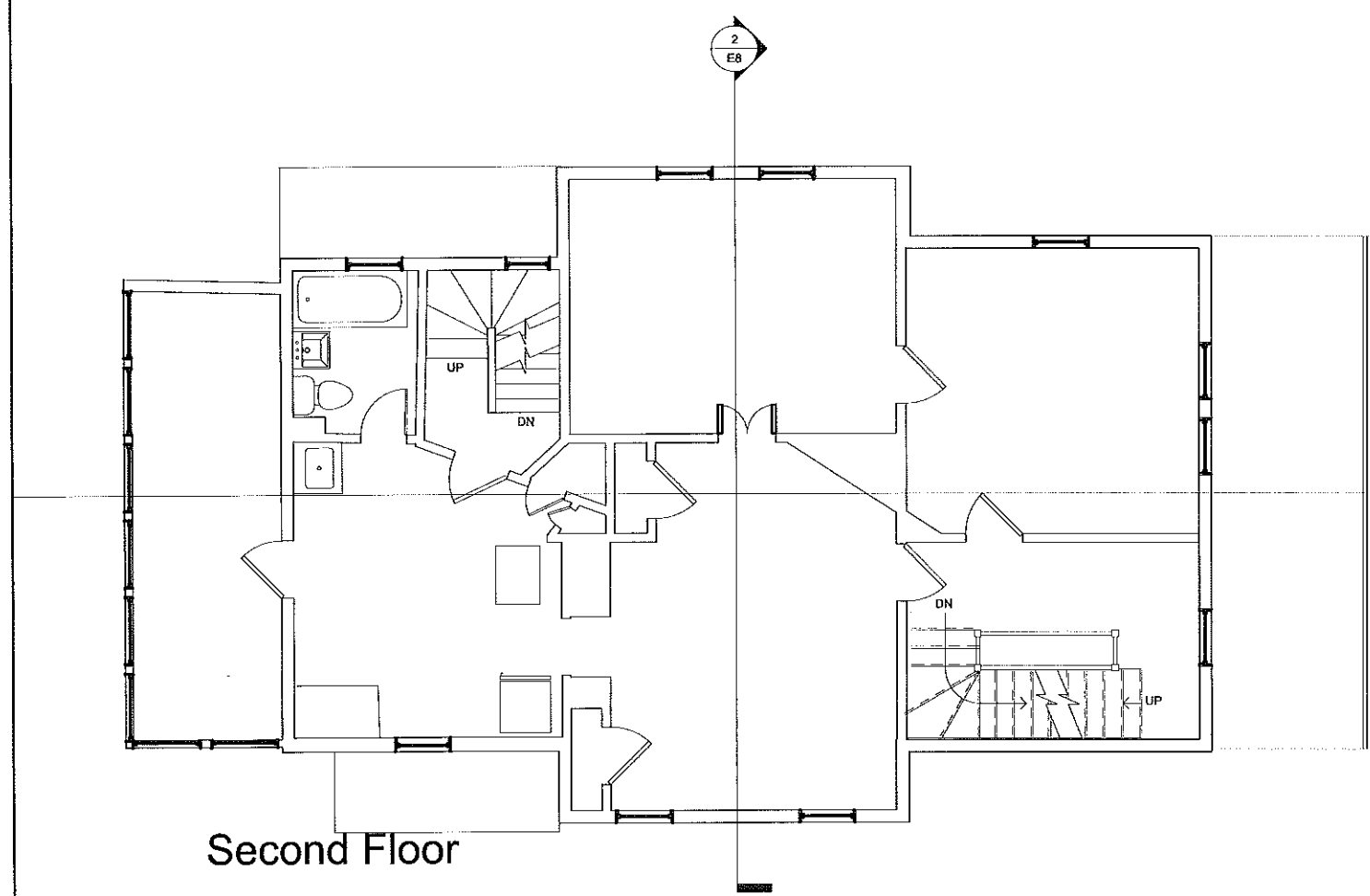
±34.0' EXISTING
BUILDING HEIGHT



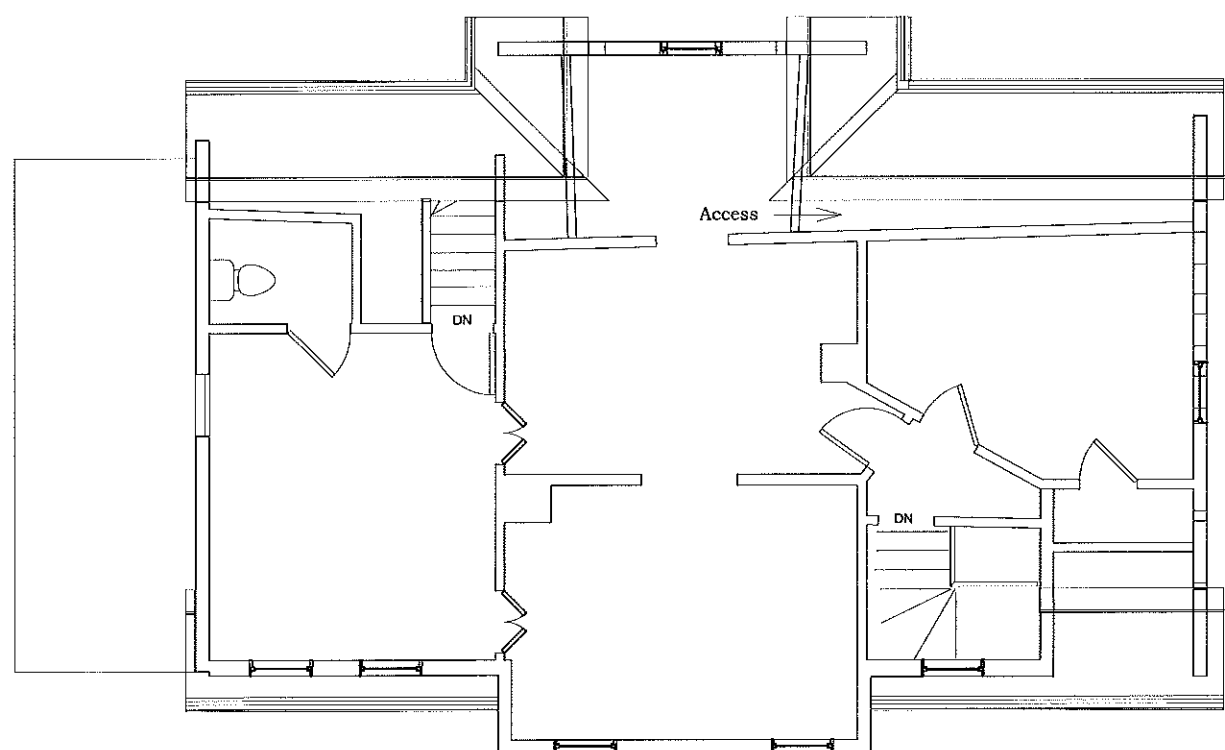
Basement



First Floor

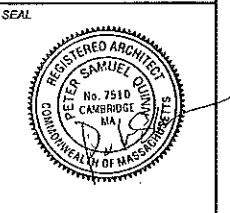


Second Floor



Third Floor

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN
 PETER QUINN ARCHITECTS LLC
 269 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989



CONSULTANT

PROJECT
ALTERATION
 139 LEXINGTON AVE
 CAMBRIDGE, MA 02138

PREPARED FOR
ADAM & REBECCA SIEGEL
 485 MASSACHUSETTS AVE,
 STE 309
 CAMBRIDGE, MA 02139

DRAWING TITLE
EXISTING PLANS (BY POINTKNOWN)

SCALE AS NOTED

REVISION	DATE

ZBA 12 JUN 2018
 DRAWN BY PQ REVIEWED BY PQ

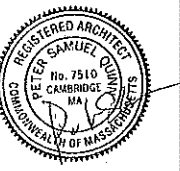
SHEET
XC-1.0

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR
**ADAM & REBECCA
SIEGEL**

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE
**EXISTING
ELEVATIONS
(BY
POINTKNOWN)**

SCALE AS NOTED

REVISION	DATE

ZBA	12 JUN 2018
DRAWN BY	REVIEWED BY PQ

SHEET

XC-2.0



West



South



North



East

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

**BASEMENT
PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

ZBA REV 1 12 JULY 2018

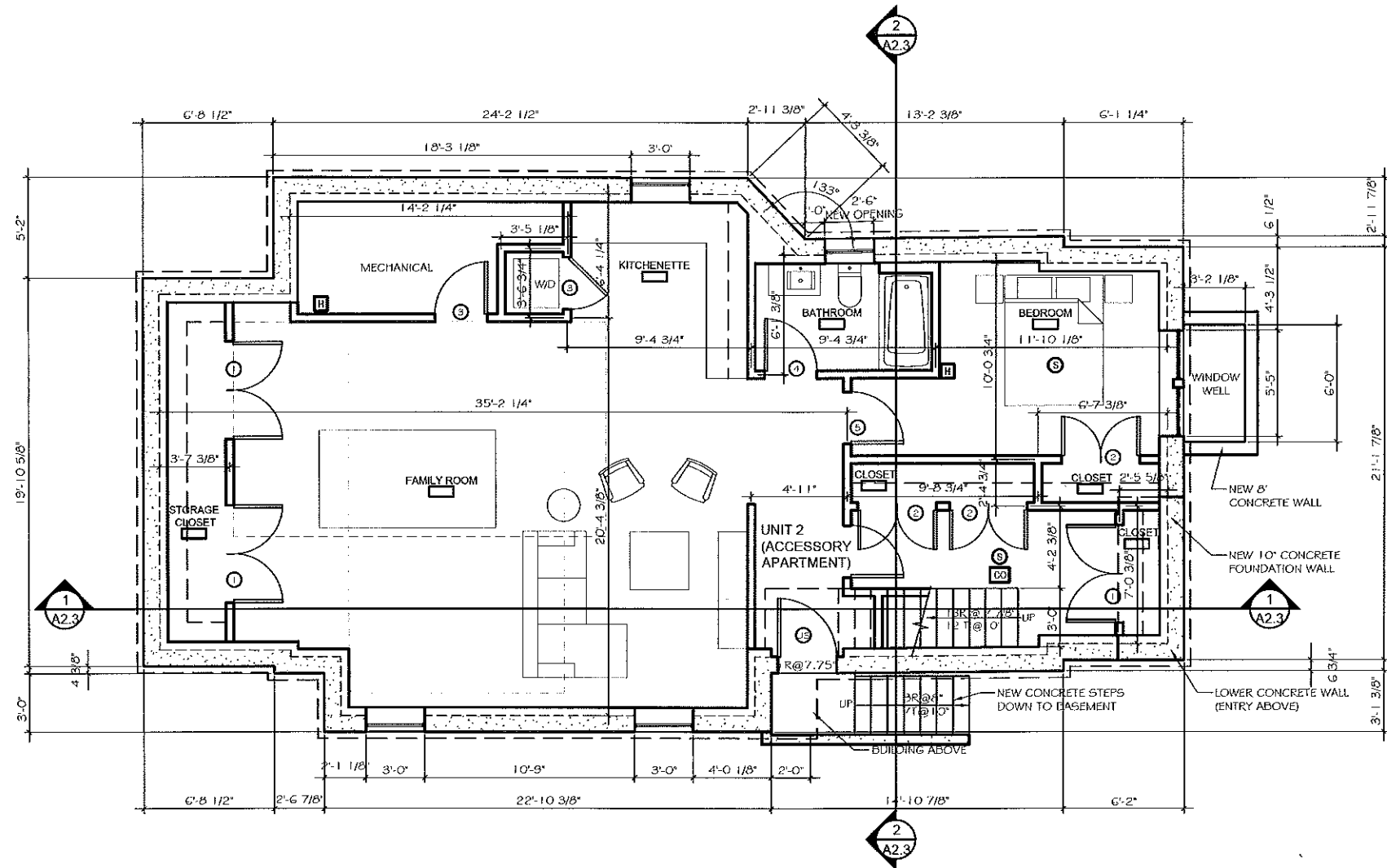
ZBA 12 JUN 2018

DRAWN BY
ACW / EXC

REVIEWED BY
PQ

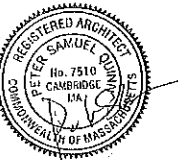
SHEET

A1.1



1 BASEMENT
SCALE: 1/8" = 1'-0"

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

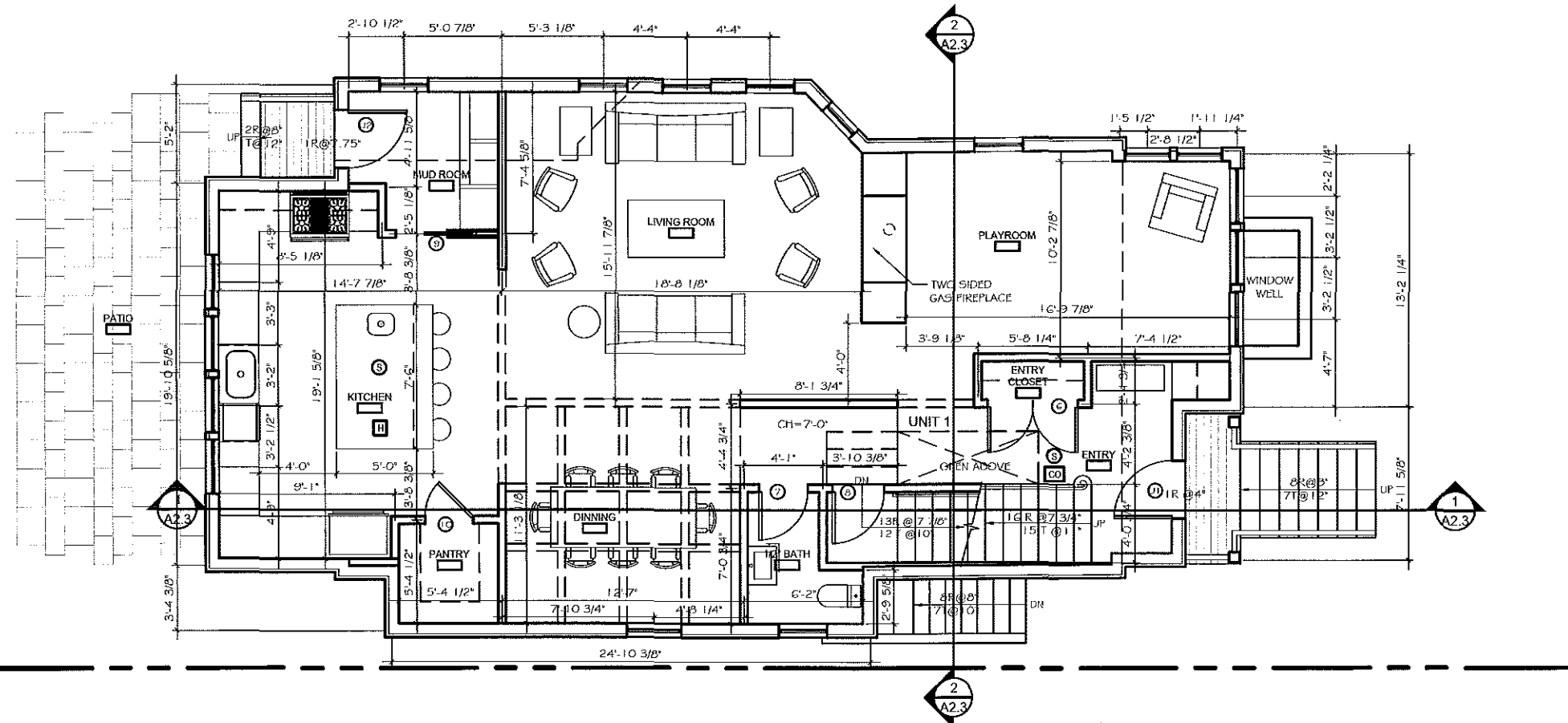
**FIRST FLOOR
PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

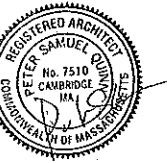
SHEET

A1.2



② FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

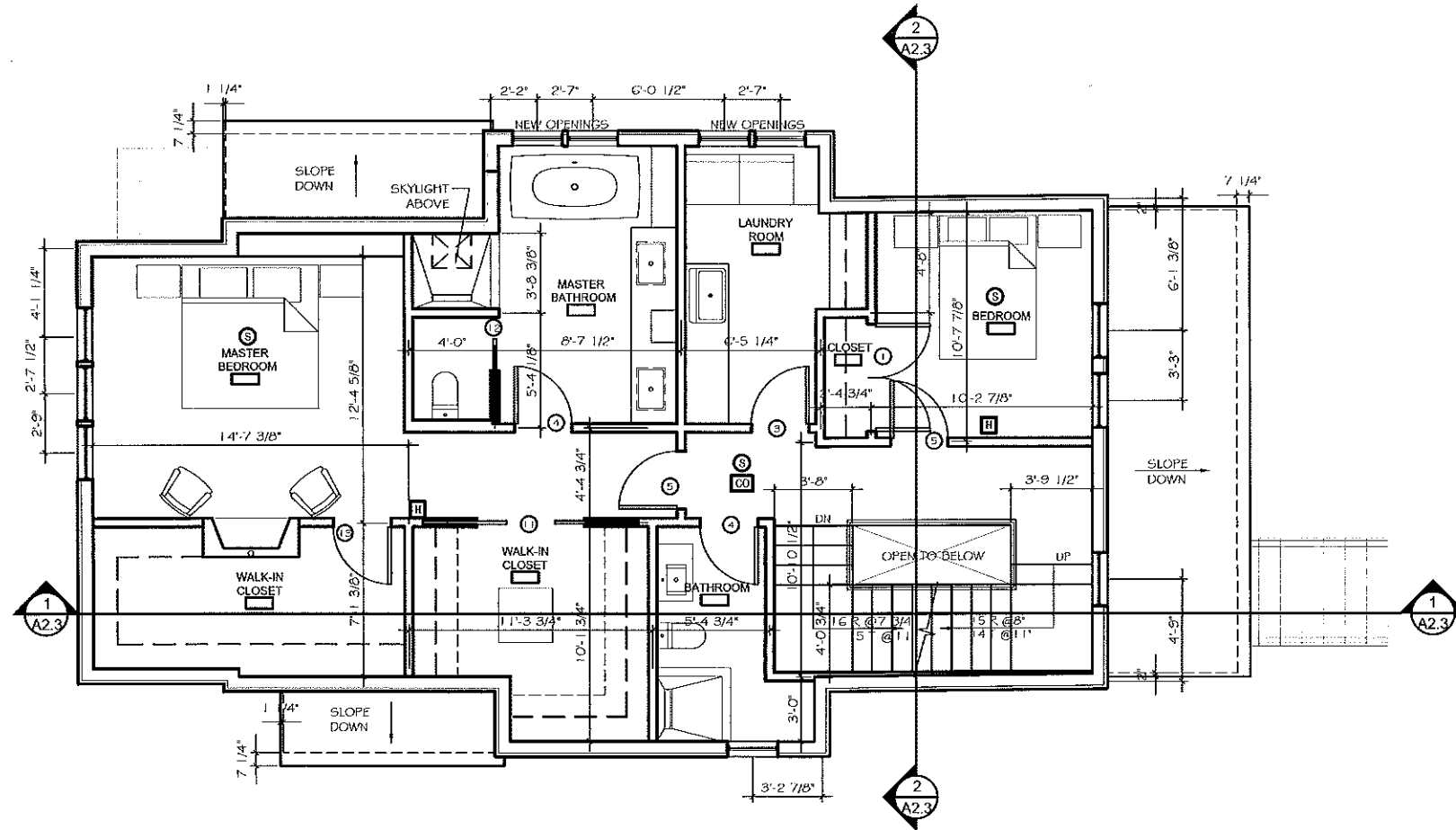
SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

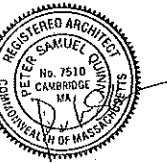
SHEET

A1.3



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

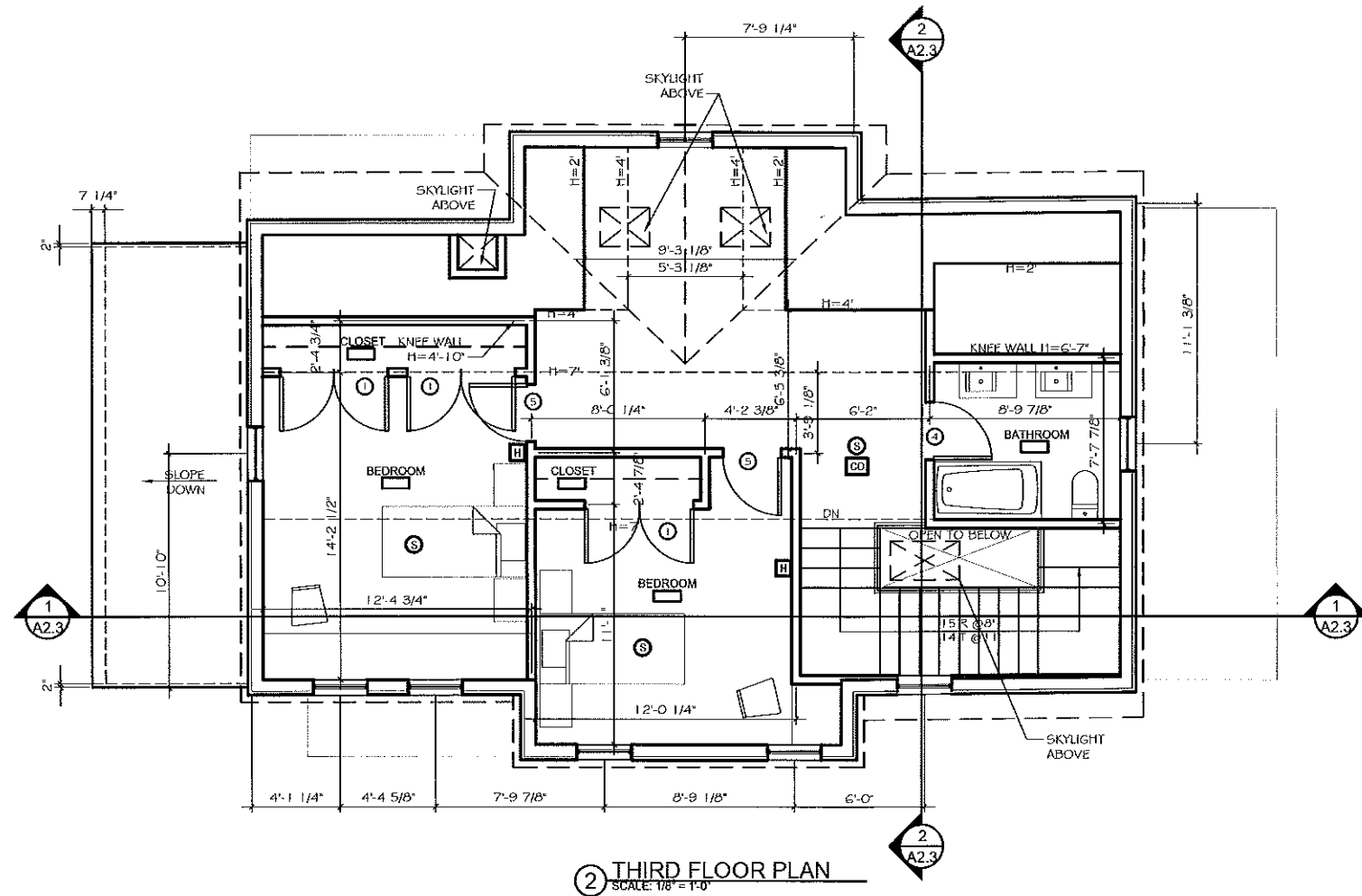
**THIRD FLOOR
PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

SHEET

A1.4



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3986

SEAL



CONSULTANT

PROJECT

ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

**ADAM & REBECCA
SIEGEL**

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

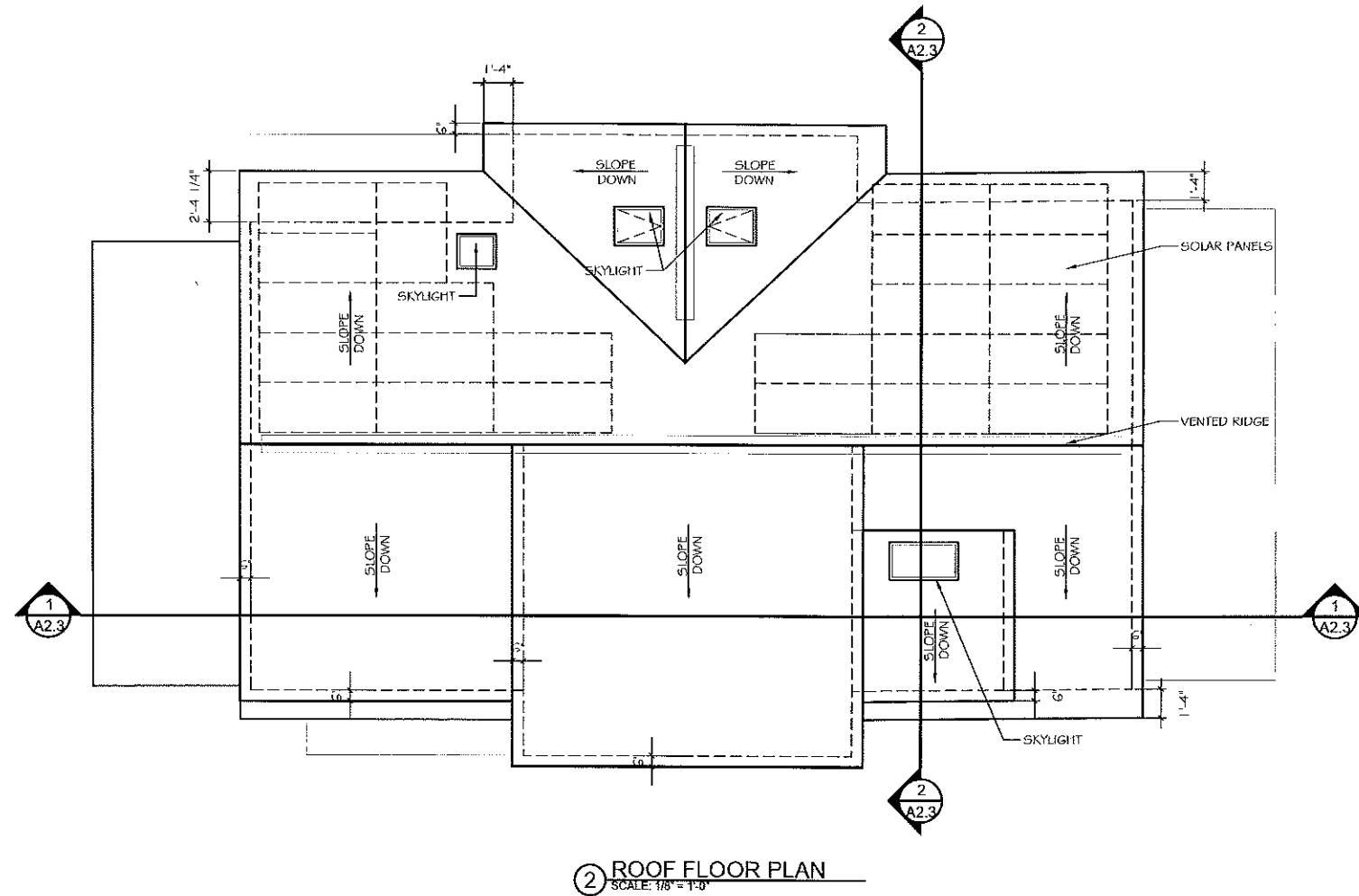
**ROOF FLOOR
PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY AGW / EXC	REVIEWED BY PQ

SHEET

A1.5



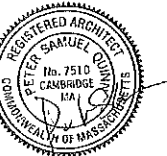
Z:\DCADD\WGS\Lexington-139\Cad Drawings\Special Permit set\A1.1 Floor plans.dwg, A1.5, 7/13/2018, 9:27:22 AM

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02138

DRAWING TITLE

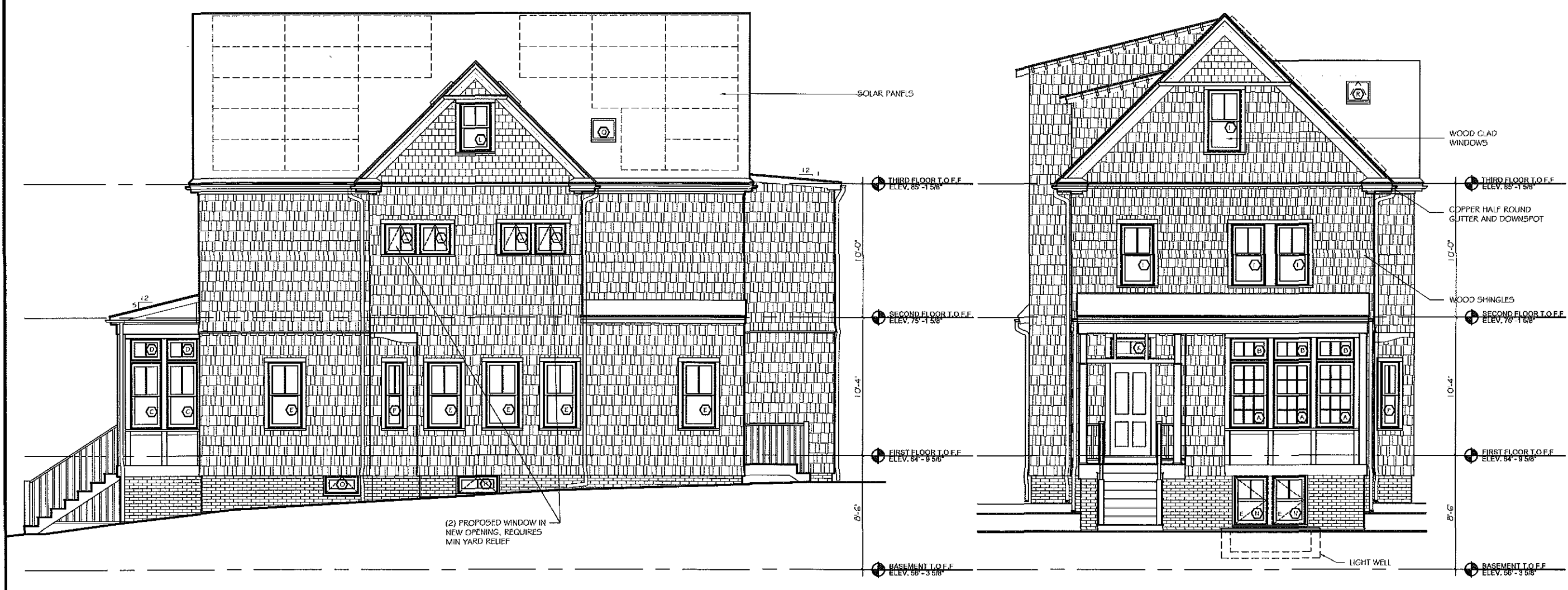
FRONT & SOUTH ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

SHEET

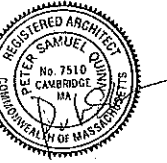
A2.1



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

① FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SEAL



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR

ADAM & REBECCA
SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

DRAWING TITLE

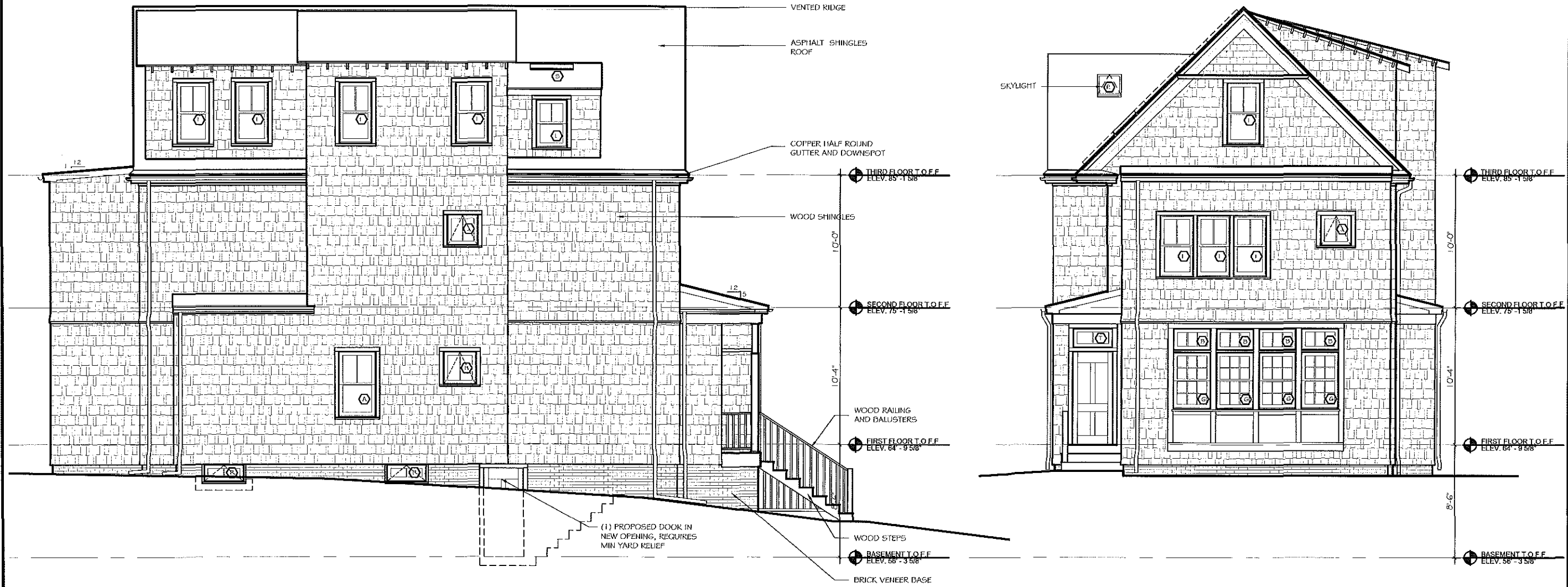
**REAR &
NORTH
ELEVATION**

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

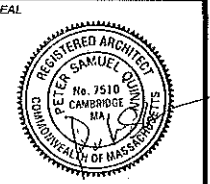
SHEET

A2.2



② NORTH ELEVATION
SCALE: 1/4" = 1'-0"

① REAR ELEVATION
SCALE: 1/4" = 1'-0"



CONSULTANT

PROJECT
ALTERATION

139 LEXINGTON AVE
CAMBRIDGE, MA 02138

PREPARED FOR
ADAM & REBECCA SIEGEL

485 MASSACHUSETTS AVE,
STE 309
CAMBRIDGE, MA 02139

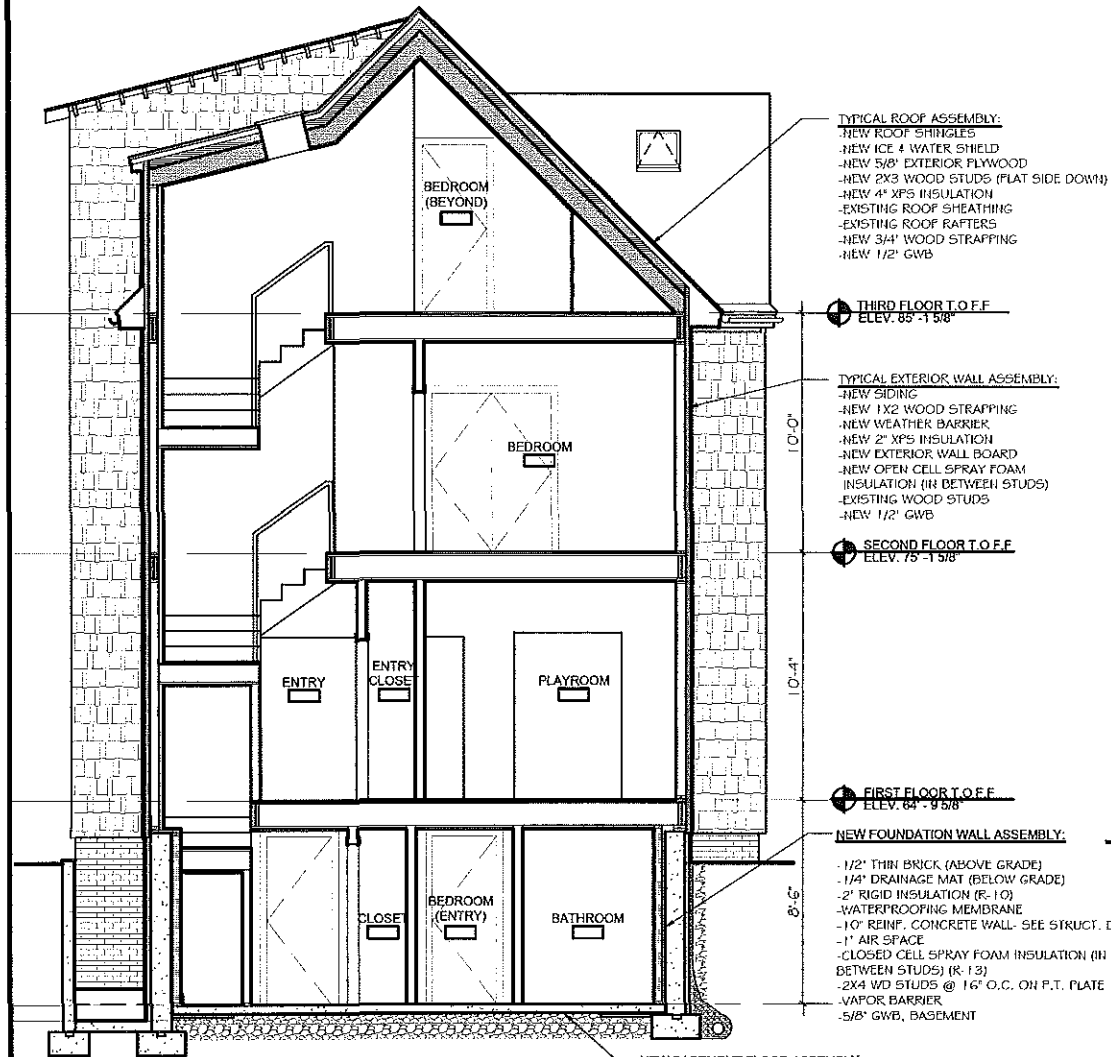
DRAWING TITLE
BUILDING SECTIONS

SCALE AS NOTED

REVISION	DATE
ZBA REV 1	12 JULY 2018
ZBA	12 JUN 2018
DRAWN BY ACW / EXC	REVIEWED BY PQ

SHEET

A2.3



TYPICAL ROOF ASSEMBLY:
-NEW ROOF SHINGLES
-NEW ICE & WATER SHIELD
-NEW 5/8" EXTERIOR PLYWOOD
-NEW 2X3 WOOD STUDS (FLAT SIDE DOWN)
-NEW 4" XPS INSULATION
-EXISTING ROOF SHEATHING
-EXISTING ROOF RAFTERS
-NEW 3/4" WOOD STRAPPING
-NEW 1/2" GWB

THIRD FLOOR T.O.F.F.
ELEV. 85'-1 5/8"

TYPICAL EXTERIOR WALL ASSEMBLY:
-NEW SIDING
-NEW 1X2 WOOD STRAPPING
-NEW WEATHER BARRIER
-NEW 2" XPS INSULATION
-NEW EXTERIOR WALL BOARD
-NEW OPEN CELL SPRAY FOAM INSULATION (IN BETWEEN STUDS)
-EXISTING WOOD STUDS
-NEW 1/2" GWB

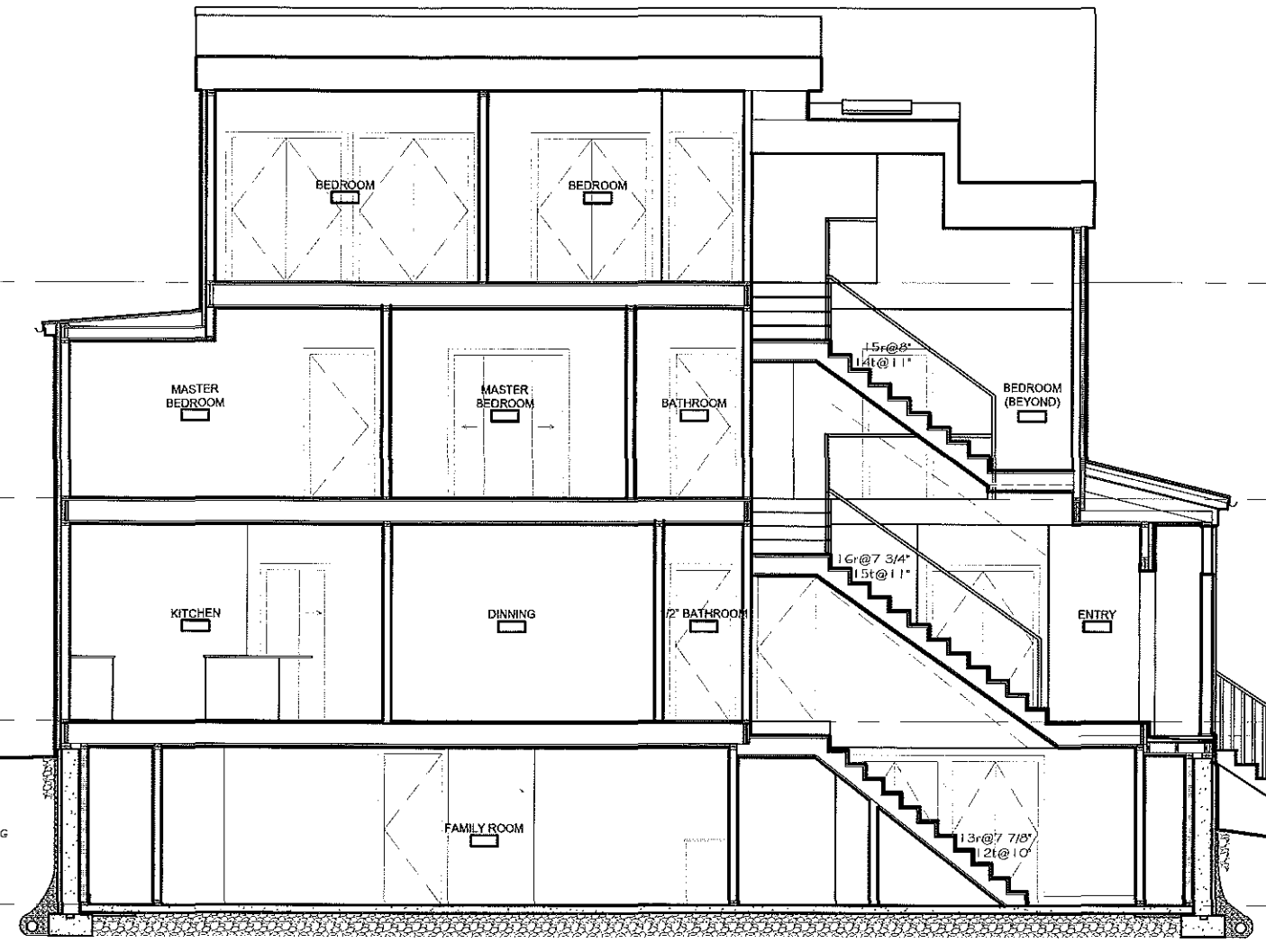
SECOND FLOOR T.O.F.F.
ELEV. 75'-1 5/8"

FIRST FLOOR T.O.F.F.
ELEV. 64'-9 5/8"

NEW FOUNDATION WALL ASSEMBLY:
-1/2" THIN BRICK (ABOVE GRADE)
-1/4" DRAINAGE MAT (BELOW GRADE)
-2" RIGID INSULATION (R-10)
-WATERPROOFING MEMBRANE
-10" REINF. CONCRETE WALL- SEE STRUCT. DWG
-1" AIR SPACE
-CLOSED CELL SPRAY FOAM INSULATION (IN BETWEEN STUDS) (R-13)
-2X4 WD STUDS @ 16" O.C. OR P.T. PLATE
-VAPOR BARRIER
-5/8" GWB, BASEMENT

NEW BASEMENT FLOOR ASSEMBLY:
-PORCELAIN TILE ON THIN SET
-4" REINF. CONCRETE SLAB- SEE STRUCT. DWG
-6 MIL POLYETHYLENE VAPOR BARRIER
-2" RIGID INSULATION (R-10 FOR 24" BELOW)
-6" MIN. CRUSHED STONE
-COMPACTED SOIL

② BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"



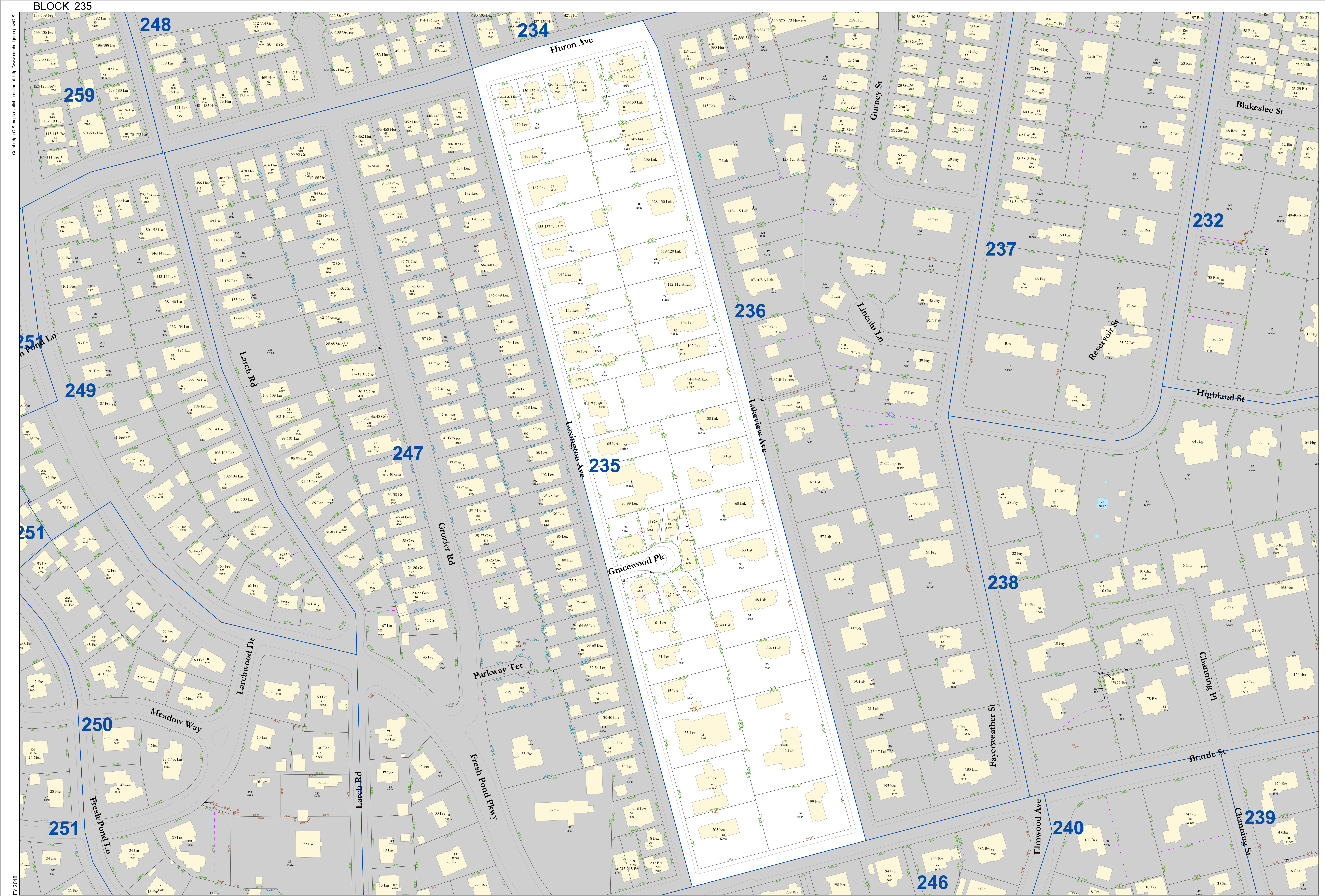
THIRD FLOOR T.O.F.F.
ELEV. 85'-1 5/8"

SECOND FLOOR T.O.F.F.
ELEV. 75'-1 5/8"

FIRST FLOOR T.O.F.F.
ELEV. 64'-9 5/8"

FIRST FLOOR T.O.F.F.
ELEV. 55'-3 5/8"

① BUILDING SECTION
SCALE: 1/4" = 1'-0"



Cambridge GIS maps available online at: <http://www.cambridgegis.gov/GIS>

FY 2018



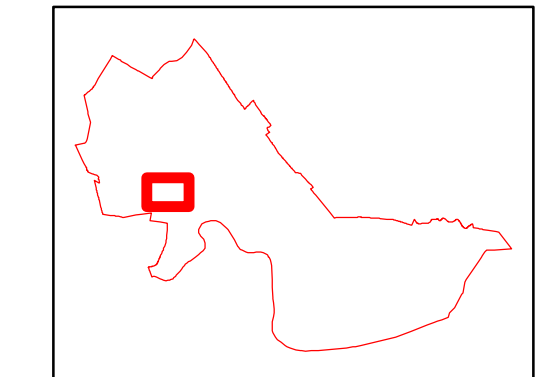
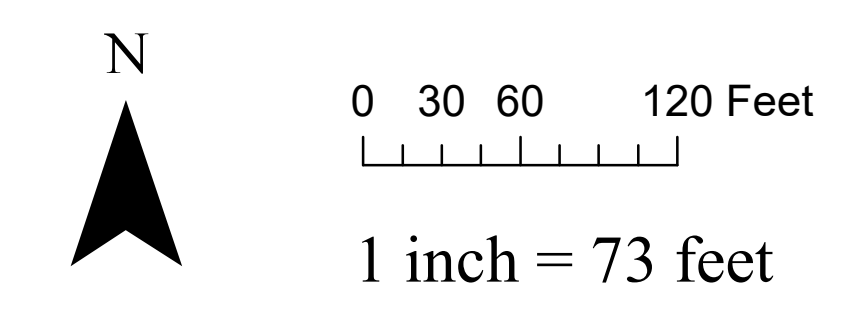
**City of Cambridge
Assessing Department**

795 Massachusetts Ave.
Cambridge, MA 02139

- | | | | |
|---------------|-----------------|------------------------|-----------------------------|
| Buildings | Water | 10 Lot Number | 100 Parcel size in Sq. Ft. |
| Lot Line | Sub-Parcel Line | 235 Block Number | 44.0LC Land Court Dimension |
| Block Line | Easement | 10 Cam Street Number | 65.0 Survey Dimensions |
| City Boundary | Railway | (125.0) Deed Dimension | |

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
235