



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

BZA APPLICATION FORM

Plan No: BZA-017194-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Timothy Burke - C/O Timothy Burke Architecture Inc.

PETITIONER'S ADDRESS : 142 Berkeley Street Boston, MA 02116

LOCATION OF PROPERTY : 101 Trowbridge St Cambridge, MA

TYPE OF OCCUPANCY : C-1 ZONING DISTRICT :

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The owner seeks to add a net increase of 383 sf to an existing non-conforming three-family house. The structure became non-conforming in 1943 for building height and previous renovations have added 12% of new floor area. The proposed work will result in a 15.5% increase since it first began to become non-conforming.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 22.1.F (10% Cap).

Article 8.000 Section 22.2.C (Non-Conforming Structure).

Original Signature(s) :

Timothy Burke

(Petitioner(s) / Owner)

TIMOTHY BURKE

(Print Name)

Address :

142 BERKELEY ST
Boston MA 02116

Tel. No. :

617-266-1332

E-Mail Address :

tbz.burke@verizon.net

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 Yilin Wei
(OWNER)

Address: 101 Trowbridge Street

State that I/We own the property located at 101 Trowbridge Street,
which is the subject of this zoning application.

The record title of this property is in the name of Yilin Wei

*Pursuant to a deed of duly recorded in the date 12/19/2018, Middlesex South
County Registry of Deeds at Book 72032, Page 555; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

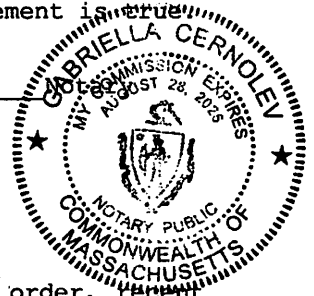
Yilin Wei
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Yilin Wei personally appeared before me,
this 15th of October, 2019, and made oath that the above statement is true.

U. Cernoleo
My commission expires August 28th, 2026 (Notary Seal).



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

SECRETARY GENERAL - UNITED NATIONS

as indicated by the fact that the Board of Trustees of the United Nations has not yet decided on the matter.

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BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 101 Trowbridge St Cambridge, MA
(location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- The proposed renovation work will improve the appearance of the house and the proposed addition will not further violate the dimensional requirements of Article 5.000 or the off-street-parking and loading requirements and the total addition of new space since the building first became non-conforming is less than 25% of the original size.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- There is no plan to change the egress and access points to the property and the projected use level will not change from the previously existing level.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- This structure has been used as a three-family dwelling for many years and there will be no adverse conditions created by the proposed work.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- There will be no detrimental effect on the neighborhood or the City caused by the proposed work.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed work will improve the view of the building from the street and the proposed addition is designed to be in harmony with the existing building. The garden area is being maintained and improved.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Timothy Burke Architecture Inc **PRESENT USE/OCCUPANCY:** _____
LOCATION: 101 Trowbridge St Cambridge, MA **ZONE:** _____
PHONE: 6177204463 **REQUESTED USE/OCCUPANCY:** _____

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>7,146</u>	<u>7,344</u>	<u>7,344</u>	(max.)
<u>LOT AREA:</u>		<u>9,774</u>	<u>9,774</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>.73</u>	<u>.75</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>3,258</u>	<u>3,258</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>80</u>	<u>80</u>	<u>50</u>	(min.)
	DEPTH	<u>122.08</u>	<u>122.08</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>33.3</u>	<u>33.3</u>	<u>19.89</u>	(min.)
	REAR	<u>42.5</u>	<u>42.5</u>	<u>25</u>	(min.)
	LEFT SIDE	<u>12.3</u>	<u>12.3</u>	<u>11.4</u>	(min.)
	RIGHT SIDE	<u>20.7</u>	<u>20.7</u>	<u>11.4</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>39</u>	<u>39</u>	<u>35</u>	(max.)
	LENGTH	<u>66</u>	<u>66</u>	<u>60</u>	
	WIDTH	<u>41</u>	<u>41</u>	<u>35</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>65</u>	<u>53</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>54</u>	<u>47</u>	<u>15</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>4</u>	<u>5</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>NA</u>	<u>NA</u>	<u>NA</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.

Detached garage, wood framed with pitched roof and concrete foundation.

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



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-0184-2013

2019 OCT 17 PM 3:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : v

Variance :

Appeal :

PETITIONER : Timothy Burke - C/O Timothy Burke Architecture Inc.

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LOCATION OF PROPERTY : 101 Trowbridge St Cambridge, MA

TYPE OF OCCUPANCY : C-1

ZONING DISTRICT :

REASON FOR PETITION :

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Original Signature(s) :

Timothy Burke

(Petitioner(s) / Owner)

TIMOTHY BURKE

(Print Name)

Address :

142 BERKELEY ST
BOSTON MA 02116

Tel. No. :

617-266-1332

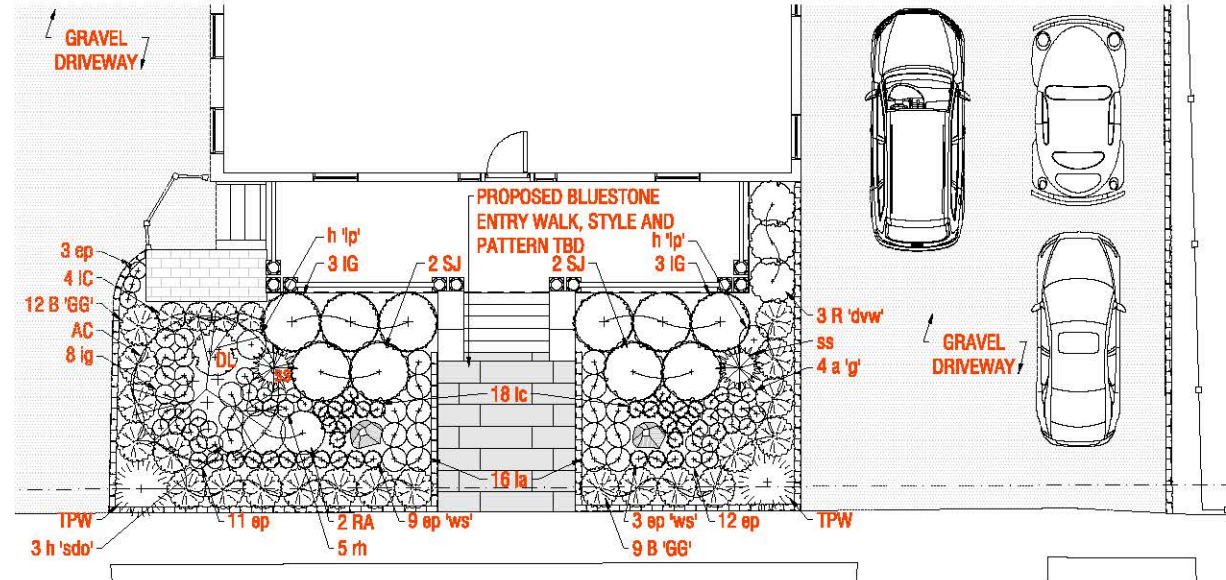
E-Mail Address :

tbz.burke@verizon.net

Date :

FRONT YARD PLANT SCHEDULE

TAG:	LATIN NAME:	COMMON NAME:	QTY:
TREES			
AC	<i>Amelanchier canadensis</i>	Serviceberry	1
SHRUBS			
h 'gp'	<i>Rosa 'Green Gair'</i>	Bowwood	21
DL	<i>Diervilla lonicera</i>	Black Honeysuckle	1
IG	<i>Ilex glabra</i>	Indeberry	5
JO	<i>Ilex crenata 'Judy Pond'</i>	Sky Pencil Japanese Holly	4
RA	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	2
R vdw'	<i>Rhododendron 'Daleware Valley White'</i>	Evergreen Azalea	3
SJ	<i>Spirea japonica</i>	Japanese Meadowsweet	4
TPW	<i>Thuja plicata 'Whisper'</i>	Western Red Cedar	2
PERENNIALS			
a 'l'	<i>Allium 'Globemaster'</i>	Ornamental Onion	4
ep	<i>Echinacea purpurea</i>	Purple Coneflower	25
ep 'sw'	<i>Echinacea purpurea 'White Swan'</i>	White Swan Coneflower	12
h 'lp'	<i>Hosta 'Long Pipe'</i>	Long Pipe Hosta	2
h 'tdr'	<i>Heimerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	3
lg	<i>lila germanica</i>	German Bordered Iris	8
la	<i>Lavandula angustifolia 'Hidcote'</i>	English Lavender	15
lc	<i>Lysichiton caryophyllus</i>	Rose Campion	15
rh	<i>Rudbeckia hirta</i>	Black-eyed Susan	5
as	<i>Schizanthus luteum</i>	Little Bluebell	2



1 PROPOSED LANDSCAPE PLAN - FRONT YARD
SCALE: 1/4"=1'-0"



Timothy Burke
ARCHITECTURE, INC.
142 Berkeley Street Boston MA 02116
ph (617) 266 1332 fax (617) 266 1116

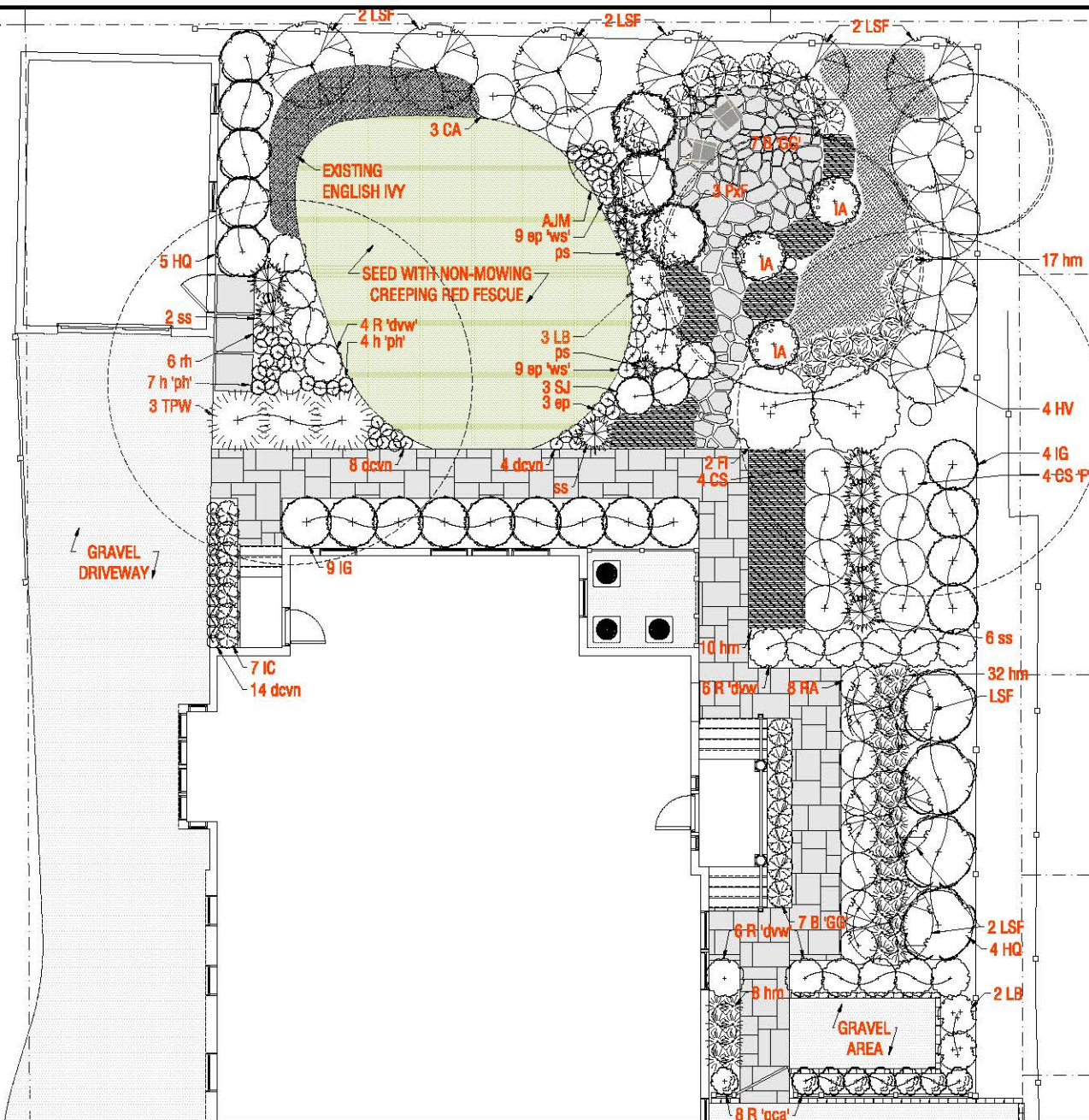
REV	DATE	BY	CHK

Proposed Front Yard
Planting Plan

101 Trembridge Street
Cambridge, MA

L1.1

TAXE	LATIN NAME:	COMMON NAME:	QTY:
TREES			
AJM	Acer japonicum	Japanese Maple Tree	1
LSF	Liquidambar styraciflua 'Fastigiat'	Sweet Gum Tree	9
SHRUBS			
B 'GSP	Buxus 'Green Giant'	Boxwood	14
CA	Cladonia arbuscula	Sweet Pepperbush	3
CB	Cornus sericea 'Cardinal'	Red Twig Dogwood	4
CSB P	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	4
FI	Forsythia x Intermedia 'Vermil' Giant'	Arnold Shrub Forsythia	2
HQ	Hydrangea quercifolia	'Dolores' Hydrangea	9
HV	Hieracella virginiana	Common White Haze	4
JA	Ilex aquifolium	English Holly	3
IB	Ilex glabra	Indeberry	13
IC	Ilex cuneata 'Shy Pencil'	Shy Pencil Japanese Holly	7
LB	Lindera benzoin	Spice Bush	5
PhF	Photinia x fraseri	Fraser Photinia	3
RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	6
R 'low'	Rhododendron 'Daleanna Valley White'	Emergans Azalea	18
R 'low'	Rhododendron 'Shiruta Crimson'	Crimson Crimson Azalea	6
SA	Spiraea japonica	Japanese Meadowsweet	3
TPW	Thuja plicata 'Whipcord'	Western Red Cedar	3
PERENNIALS + GRASSES			
dcm	Deutzia gracilis 'White'	Slender Deutzia	26
ap	Erinacea purpurea	Purple Coneflower	3
ap 'wh'	Erinacea purpurea 'White Swan'	White Swan Coneflower	18
h 'eye'	Hosta 'Pearly Eyes'	Pearly Eyes Hosta	11
hm	Heterostachys miscan 'Aureola'	Japanese Forest Grass	87
ls	Lilium 'Stunner'	Asiatic Lily	13
ph	Erinacea purpurea	Purple Coneflower	2
rs	Rudbeckia hirta	Black-eyed Susan	6
ss	Schizachyrium scoparium	Little Bluestem	9
BROWN COVER			
	Lirioden miscan	Big Blue Lirioden	-
	Convallaria majalis	Lily of the Valley	-





1 Amelanchier canadensis
Japanese Maple Tree



2 Amelanchier canadensis
Serviceberry Tree



3 Liquidambar styraciflua
Sweet Gum Tree



3 Buxus 'Green Gem'
Common Boxwood



4 Clethra alnifolia
Sweet pepperbush



5 Cornus sericea 'Cardinal' (Summer/Winter)
Red Twig Dogwood



6 Cornus sericea 'Flaviramea' (Summer/Winter)
Yellow Twig Dogwood



7 Diervilla lonicera
Bush Honeysuckle



8 Forsythia x intermedia 'Arnold Aiant' (Summer/Spring)
Arnold Giant Forsythia



9 Hamamelis virginiana (Summer/Winter)
Common Witch Hazel



10 Hydrangea quercifolia
Oakleaf Hydrangea



11 Ilex aquifolia
English Holly



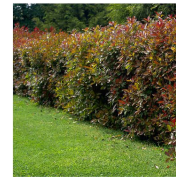
12 Ilex crenata
Sky Pencil Holly



13 Ilex glabra
Inkberry



14 Lindera benzoin
Spicebush



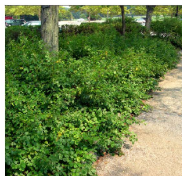
15 Photinia x fraseri
Fraser Photinia



16 Rhododendron 'DWW'
Deleware Valley Azalea



17 Rhododendron 'Girard's Crimson'
Girard's Crimson Azalea



18 Rhus aromatica 'Gro-Low' (Summer/Fall)
Fragrant Sumac



19 Spirea japonica
Japanese Meadowsweet



20 Thuja plicata 'Whipcord'
Western Red Cedar



21 Viburnum dentatum
Arrowwood Viburnum



Timothy Burke
ARCHITECTURE, INC.
142 Berkeley Street Boston MA 02116
ph [617] 266 1332 fax [617] 266 1116

Rev:	Date:	Rev:	Date:

Plant Cut Sheets - Trees + Shrubs

101 Trowbridge Street
Cambridge, MA

L1.3



1 Allium 'Globemaster'
Ornamental Onion



3 Deutzia gracilis 'Nikko'
Slender Deutzia



4 Echinacea purpurea
Purple Coneflower



5 Echinacea purpurea 'White Swan'
White Swan Coneflower



6 Hemerocallis 'Stella de Oro'
Serviceberry Tree



7 Hosta 'Long Pipes'
Long Pipes Hosta



8 Hosta 'Praying Hands'
Praying Hands Hosta



9 Iris germanica
German Bearded Iris



10 Lavandula angustifolia 'hidcote'
English Lavender



11 Lilium 'Brunello'
Asiatic Lily



12 Lychnis coronaria
Rose Campion



13 Rudbeckia hirta
Black-Eyed Susan



14 Hakonechloa macra 'Aureola'
Japanese Forest Grass



15 Pennisetum setaceum 'rubrum'
Purple Fountain Grass



16 Schizachyrium scoparium
Little Bluestem



17 Convallaria majalis
Lily of the Valley



18 Liriope muscari
Big Blue Lilyturf



Timothy Burke
ARCHITECTURE, INC.
142 Berkeley Street Boston MA 02116
ph [617] 266 1332 fax [617] 266 1116

DATE	05/31/19	DRAWN BY	CJB	REV	DATE	DATE
Rev:		Date:		Rev:		Date:

Plant Cut Sheets - Perennials,
Grasses + Groundcovers

101 Trowbridge Street
Cambridge, MA

L1.4

Type	Count	WINDOW TYPE	SIZE				ROUGH OPENING		MANUFACTURER	MODEL	DESCRIPTION
			WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT			
A	2	Double Hung	3'-1 1/4"	5'-3 1/2"	3'-2 1/4"	5'-4"			Marvin Clad-Ultimate	CLUDH N6248S	ALUMINUM CLAD - BLACK
B	3	Double Hung	3'-1 1/4"	5'-3 1/2"	3'-2 1/4"	5'-4"			Marvin Clad-Ultimate	CLUDH N6248S	ALUMINUM CLAD - BLACK
C	9	Double Hung	2'-5 1/4"	3'-11 1/2"	2'-4 1/4"	4'-0"			Marvin Clad-Ultimate	CLUDH N6248S	ALUMINUM CLAD - BLACK
D	4	Double Hung	2'-5 1/4"	4'-11 1/2"	2'-4 1/4"	5'-0"			Marvin Clad-Ultimate	CLUDH N6248S	ALUMINUM CLAD - BLACK
E	3	Awning	3'-0"	7'-0"	3'-0"	7'-0"			Marvin Clad-Ultimate	CLUDH N6248S	ALUMINUM CLAD - BLACK
F-1	12	Fixed	3'-0"	7'-3 1/8"	3'-0"	7'-1 1/8"			Marvin Clad-Ultimate	3616	ALUMINUM CLAD - BLACK
F-2	4	Fixed	2'-6"	7'-3 1/8"	2'-7"	7'-3 1/8"			Marvin Clad-Ultimate	3616	ALUMINUM CLAD - BLACK
F-3	1	Fixed	3'-0"	7'-3 1/8"	3'-0"	7'-1 1/8"			Marvin Clad-Ultimate	3616	ALUMINUM CLAD - BLACK

DOOR SCHEDULE - 1st + 2nd							
SIZE							
MARK	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	PANEL TYPE	FINISH	DESCRIPTION
COMMENTS							
FIRST FLOOR							
100	Entry Door + Panel	3'-0"	6'-0"	1 3/4"	2 Panel		PW 110 Glass Panel JELD-WEN
102	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
103	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
104	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
105	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
106	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
107	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
108	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
109	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
110	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
111	Double - Pocket	4'-0"	6'-0"	1 3/4"	2 Panel	Frame Glass Panel	
112	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
113	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
114	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
115	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
116	Double - Pocket	8'-0"	6'-0"	1 3/4"	2 Panel	Frame Glass Panel	
117	Single	3'-0"	6'-0"	2"	2 Panel		
118	Entry Door + Panel	3'-0"	6'-0"	2"			501 Glass Panel JELD-WEN
119	Entry Door + Panel	3'-0"	6'-0"	2"			PW 110 Glass Panel JELD-WEN
C-1	Cased Opening - Square	9'-0"	6'-0"	0"			
C-2	Cased Opening - Square	2'-6"	6'-0"	0"			
C-3	Cased Opening - Square	3'-0"	6'-0"	0"			
C-4	Cased Opening - Square	2'-6"	6'-0"	0"			
SECOND FLOOR							
201	Single	3'-0"	6'-0"	1 3/4"	2 Panel		
202	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
203	Single	3'-0"	6'-0"	1 3/4"	2 Panel		
204	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
205	Double	4'-0"	6'-0"	1 3/4"	2 Panel	Frame Glass Panel	
206	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
207	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
208	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
209	Single	1'-6"	6'-0"	1 3/4"	Flush Panel		
210	Single - Pocket	2'-6"	6'-0"	1 3/4"	2 Panel		
211	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
212	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
213	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
214	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
215	Double	4'-0"	6'-0"	1 3/4"	2 Panel		
216	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
217	Single	2'-6"	6'-0"	1 3/4"	2 Panel		
218	Single	3'-0"	6'-0"	2"	Frame Glass Panel		
219	Single	3'-0"	6'-0"	2"	Frame Glass Panel		
220	Single	1'-6"	6'-0"	1 3/4"	Flush Panel		
C-6	Cased Opening - Square	9'-0"	6'-0"	0"			

CONDITIONS LEGEND

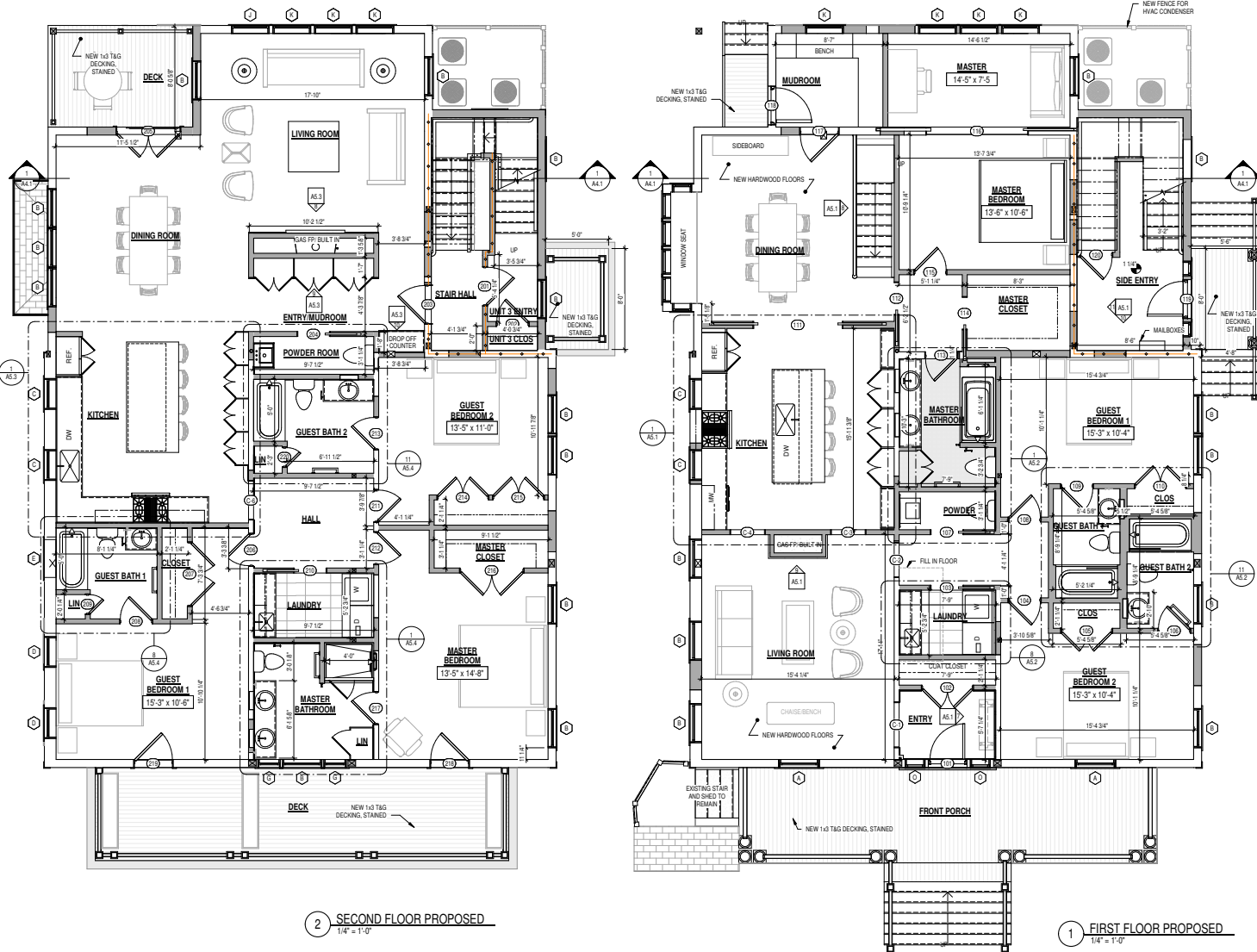
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	
1hr FIRE RATED PARTITION	

Type	Count	WINDOW TYPE	SIZE		ROUGH OPENING		MANUFACTURER	MODEL	DESCRIPTION
			WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT			
G	6	Double Hung	1' 9 1/4"	2' 11 1/2"	1' 10 1/4"	3' 0"	Marvin Good Ultimate	GLQH-N16168	ALUMINUM CLAD - BLACK
C	3	Casement	3' 0"	2' 11 1/2"	3' 0"	3' 11 1/2"	Marvin Good Ultimate	CSA-364	ALUMINUM CLAD - BLACK
J	11	Fixed	3' 0"	1' 11 1/8"	3' 1"	1' 11 5/8"	Marvin Good Ultimate	3634	ALUMINUM CLAD - BLACK
K	8	Casement	2' 11 1/8"	3' 0"	2' 11 1/8"	3' 11 1/8"	Marvin Good Ultimate	CSA3680	ALUMINUM CLAD - BLACK
L	3	Casement	1' 9 1/4"	2' 11 1/2"	1' 10 1/4"	3' 0"	Marvin Good Ultimate	CSA-1812	ALUMINUM CLAD - BLACK
M	4	Fixed	2' 0"	3' 11 1/8"	2' 1"	3' 11 5/8"	Marvin Good Ultimate	2472	ALUMINUM CLAD - BLACK
N	3	Awning	3' 0"	2' 2"	3' 0"	2' 2 1/2"	Marvin Good Ultimate		BASISLIGHT
N	2	Awning	3' 0"	2' 2"	3' 0"	4' 1 1/2"	Marvin Good Ultimate		BASISLIGHT

S	3	Skylight	2'-0"	4'-0"	2'-0 1/2"	4'-0 1/2"			
Grand total: 113									

AREA	NAME	F.A.R.
531 SF	EXISTING GARAGE	0.05
2,293 SF	FIRST FLOOR EXISTING	0.23
2,293 SF	SECOND FLOOR EXISTING	0.23
2,039 SF	THIRD FLOOR EXISTING	0.21
7,146 SF		0.73

AREA	NAME	F.A.R.
346 SF	PROPOSED GARAGE	0.04
2,564 SF	FIRST FLOOR PROPOSED	0.26
2,263 SF	SECOND FLOOR PROPOSED	0.23
2,171 SF	THIRD FLOOR PROPOSED	0.22
7,344 SF		0.75



2 SECOND FLOOR PROPOSED
1/4" = 1'-0"

1 FIRST FLOOR PROPOSED
1/4" = 1'-0"



Timothy Burke
ARCHITECTURE

142 BELLEVUE STREET, BOSTON MASSACHUSETTS 02116
P. 617.962.1939 | M. timothyburke.net | E. 617.962.1146

[illegible]

PROPOSED FLOOR PLANS

101 TROWBRIDGE STREET
CAMBRIDGE, MA

A1.1

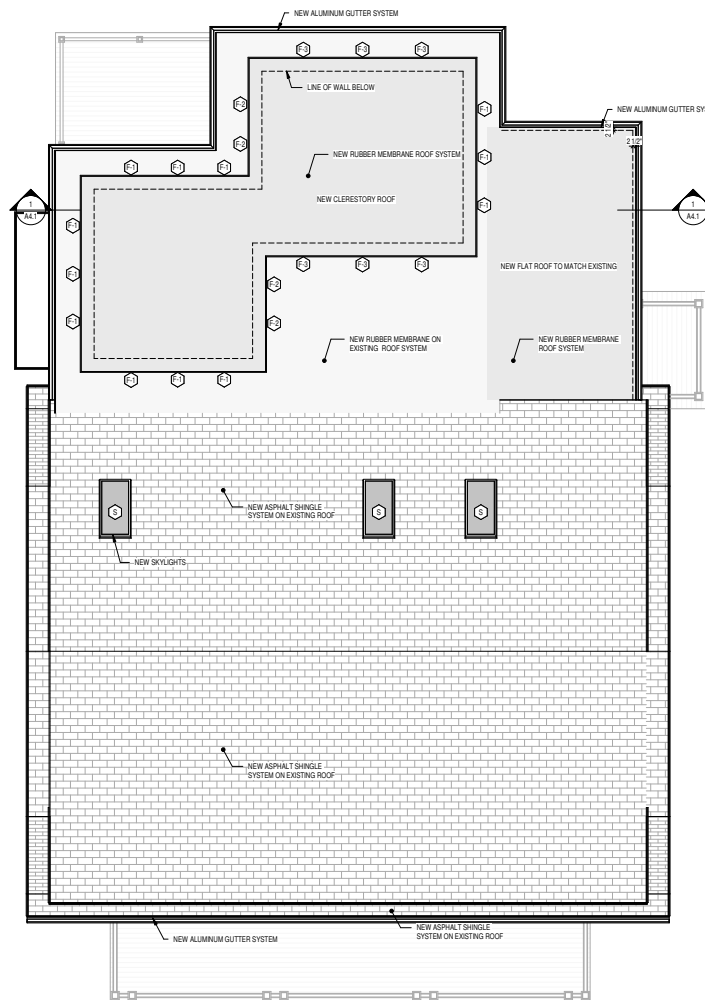
DOOR SCHEDULE - 3rd							
MARK	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	PANEL TYPE	FINISH	COMMENTS
THIRD FLOOR							
304	Single - Pocket	2'-6"	6'-6"	1 3/4"	2 Panel		
305	Double	5'-0"	6'-6"	1 3/4"	Framed Glass Panel		
306	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
307	Double	5'-0"	6'-6"	1 3/4"	2 Panel		
308	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
309	Single	1'-6"	6'-6"	1 3/4"	Flush Panel		
310	Single - Pocket	2'-6"	6'-6"	1 3/4"	2 Panel		
311	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
312	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
313	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
314	Double	4'-0"	6'-6"	1 3/4"	2 Panel		
315	Double	4'-0"	6'-6"	1 3/4"	2 Panel		
316	Double	5'-0"	6'-6"	1 3/4"	2 Panel		
317	Single	2'-6"	6'-6"	1 3/4"	2 Panel		
320	Single	1'-6"	6'-6"	1 3/4"	Flush Panel		
C-7	Double Opening - Square	2'-0"	6'-0"	0"			
Grand total: 16							

WINDOW SCHEDULE										
Type	Count	WINDOW TYPE	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	
A	2	Double Hung	5'-1 1/4"	6'-3 1/2"	5'-2 1/4"	6'-4"	Marvin Clad Ultimate	CUDH-NG3648	ALUMINUM CLAD - BLACK	
B	31	Double Hung	5'-1 1/4"	4'-11 1/2"	5'-2 1/4"	5'-0"	Marvin Clad Ultimate	CUDH-NG3636	ALUMINUM CLAD - BLACK	
C	9	Double Hung	5'-1 1/4"	5'-11 1/2"	5'-2 1/4"	4'-0"	Marvin Clad Ultimate	CUDH-NG3640	ALUMINUM CLAD - BLACK	
D	4	Double Hung	2'-5 1/4"	4'-11 1/2"	2'-4 1/4"	5'-0"	Marvin Clad Ultimate	CUDH-NG3626	ALUMINUM CLAD - BLACK	
E	2	Awing	3'-0"	1'-11 1/2"	3'-0"	1'-11 1/2"	Marvin Clad Ultimate	CARNG36	ALUMINUM CLAD - BLACK	
F-1	12	Fixed	3'-0"	1'-3 1/8"	3'-0"	1'-3 5/8"	Marvin Clad Ultimate	3616	ALUMINUM CLAD - BLACK	
F-2	4	Fixed	2'-0"	1'-3 1/8"	2'-0"	1'-3 5/8"	Marvin Clad Ultimate	3616	ALUMINUM CLAD - BLACK	
F-3	6	Fixed	3'-0"	1'-3 1/8"	3'-0"	1'-3 5/8"	Marvin Clad Ultimate	3616	ALUMINUM CLAD - BLACK	

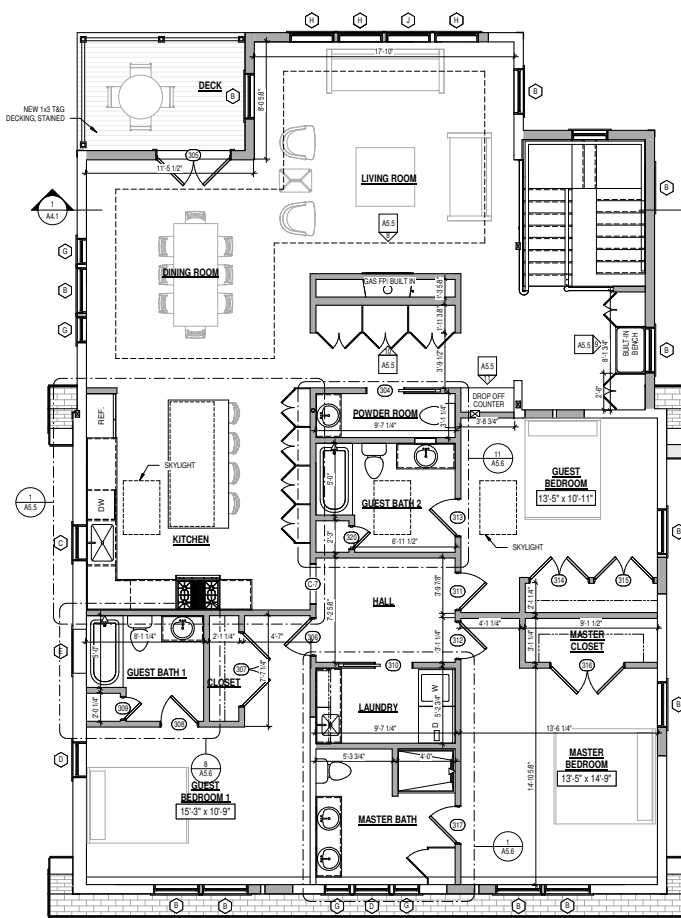
WINDOW SCHEDULE										
Type	Count	WINDOW TYPE	SIZE		ROUGH OPENING		MANUFACTURER	MODEL	DESCRIPTION	
			WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT				
G	6	Double Hung	1'-9 1/4"	4'-11 1/2"	1'-10 1/4"	5'-0"	Marvin Clad Ultimate	CUDH-NG1626	ALUMINUM CLAD - BLACK	
H	4	Casement	3'-0"	5'-11 1/2"	3'-0 1/2"	5'-11 5/8"	Marvin Clad Ultimate	CUCAS36	ALUMINUM CLAD - BLACK	
J	11	Fixed	3'-0"	1'-11 1/8"	3'-0"	1'-11 5/8"	Marvin Clad Ultimate	3624	ALUMINUM CLAD - BLACK	
K	8	Casement	3'-0"	4'-11 1/8"	3'-0 1/2"	4'-11 5/8"	Marvin Clad Ultimate	CUCAS36	ALUMINUM CLAD - BLACK	
L	2	Casement	1'-0"	5'-11 1/2"	1'-0 1/2"	5'-11 5/8"	Marvin Clad Ultimate	CUCAS162	ALUMINUM CLAD - BLACK	
M	4	Fixed	2'-0"	5'-11 1/8"	2'-0"	5'-11 5/8"	Marvin Clad Ultimate	3622	ALUMINUM CLAD - BLACK	
N	3	Awning	3'-0"	2'-2"	3'-0"	2'-2 1/2"			BASEMENT	
O	2	Fixed	1'-11"	4'-4"	1'-0"	4'-4 1/2"			SKYLIGHT	
S	3	Skylight	2'-0"	4'-0"	2'-0 1/2"	4'-0 1/2"				
Grand total: 113										

FLOOR AREA RATIO - NEW		
AREA	NAME	F.A.R.
545 SF	PROPOSED GARAGE	0.04
5,994 SF	FIRST FLOOR PROPOSED	0.26
2,363 SF	SECOND FLOOR PROPOSED	0.29
2,171 SF	THIRD FLOOR PROPOSED	0.22
7,964 SF		0.25

CONDITIONS LEGEND	
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	
1hr FIRE RATED PARTITION	



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



1 THIRD FLOOR PROPOSED
1/4" = 1'-0"



Timothy Burke
ARCHITECTURE
14 BERNLEY STREET, BOSTON MASSACHUSETTS 02116
P: 617.264.0321 | W: timothyburke.com | F: 617.264.1118

DATE:	08/12/2019	Drawn By:	
REV:		DATE:	
DESCRIPTION:			

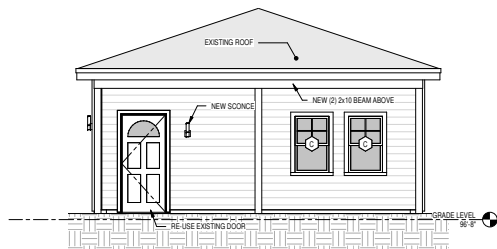
PERMIT SET



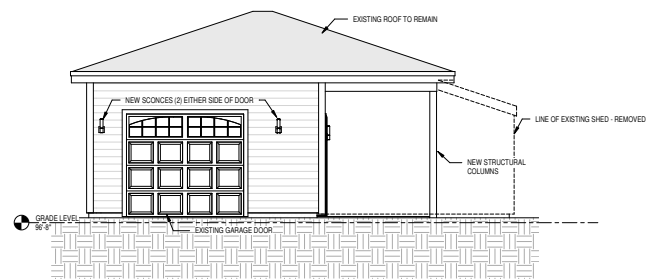
PROPOSED FLOOR PLANS
CONT.

101 TROWBRIDGE STREET
CAMBRIDGE, MA

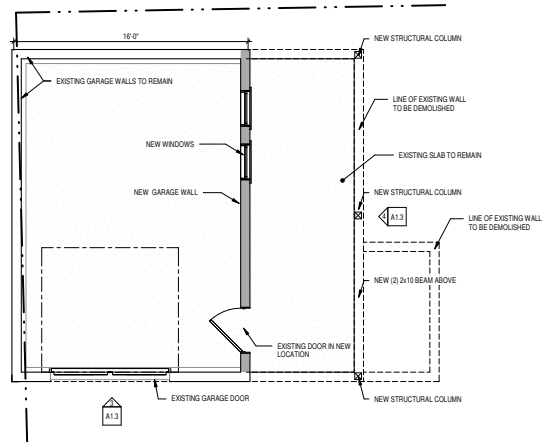
A1.2



4 GARAGE SIDE
1/4" = 1'-0"



3 GARAGE FRONT
1/4" = 1'-0"

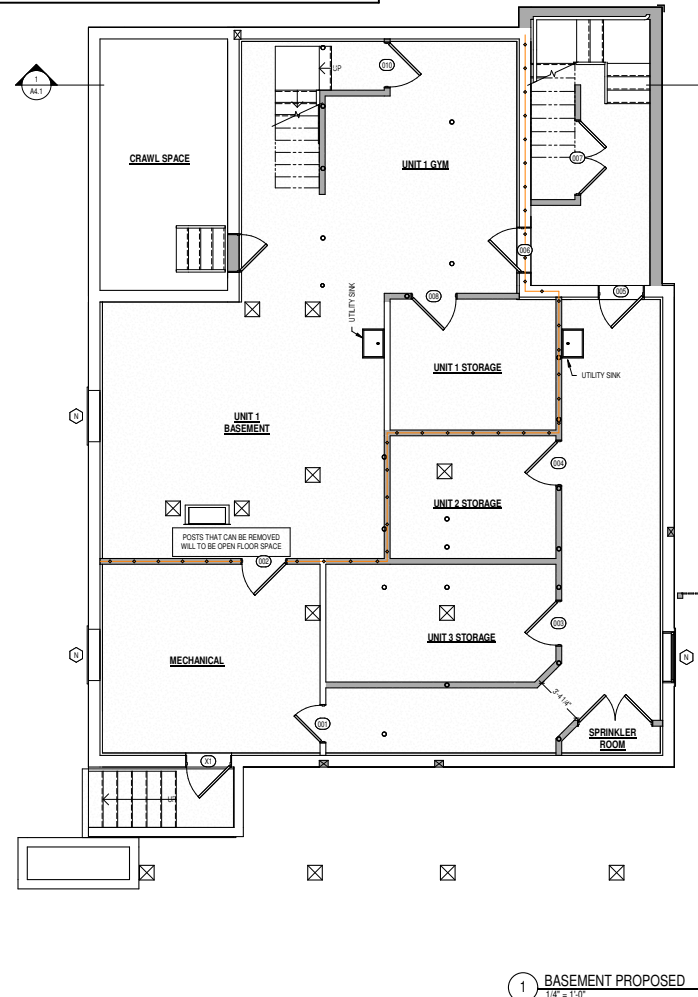


2 GARAGE FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE - B								
MARK	DOOR TYPE	SIZE		THICKNESS	PANEL TYPE	FINISH	DESCRIPTION	COMMENTS
		WIDTH	HEIGHT					
BASEMENT								
001	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
002	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
003	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
004	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
005	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
006	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
007	Double	5'-0"	6'-6"	1 3/4"	2 Panel			
008	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
010	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
017	Single	2'-0"	6'-6"	1 3/4"	Flush Panel			
G-5	Double	5'-0"	6'-6"	1 3/4"	2 Panel			
A1	Single	3'-0"	6'-6"	1 3/4"	Flush Panel			
Grand total: 12								

Stand size: 12

CONDITIONS LEGEND	
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	
1H FIRE RATED PARTITION	



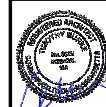
1 BASEMENT PROPOSED
1/4" = 1'-0"



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148 BERNLEY STREET, DORSET, MASSACHUSETTS 02018
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DATE:	08/21/2019	Drawn By:	
REV:		DATE:	
DESCRIPTION:			

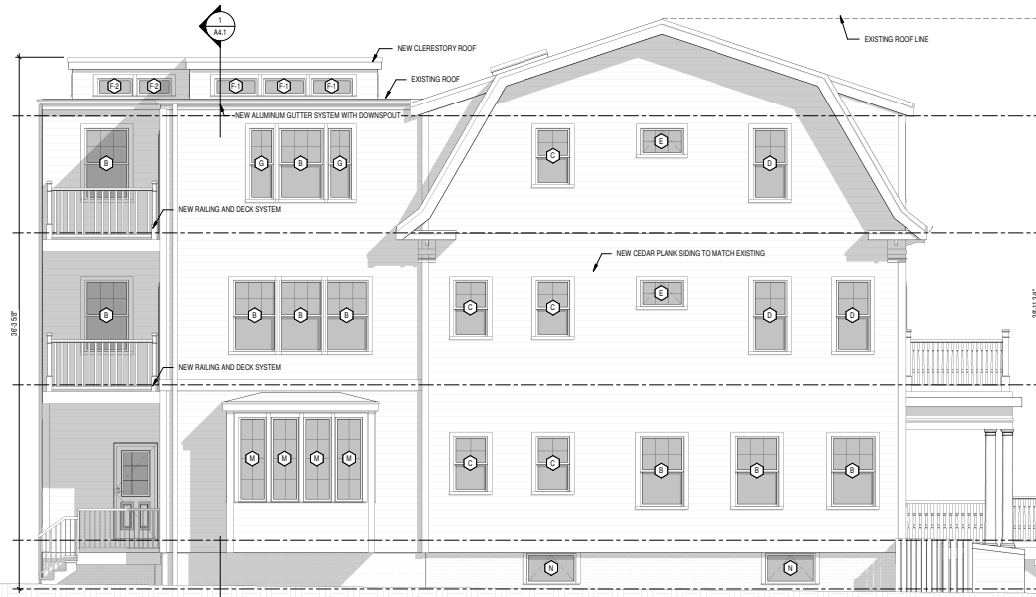
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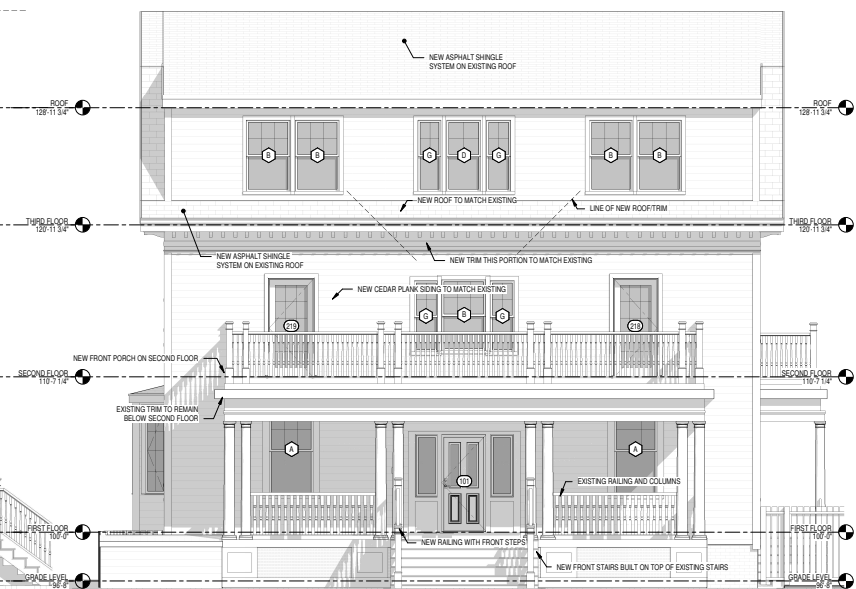
PROPOSED BASEMENT AND GARAGE

101 TROWBRIDGE STREET
CAMBRIDGE, MA

A1.3



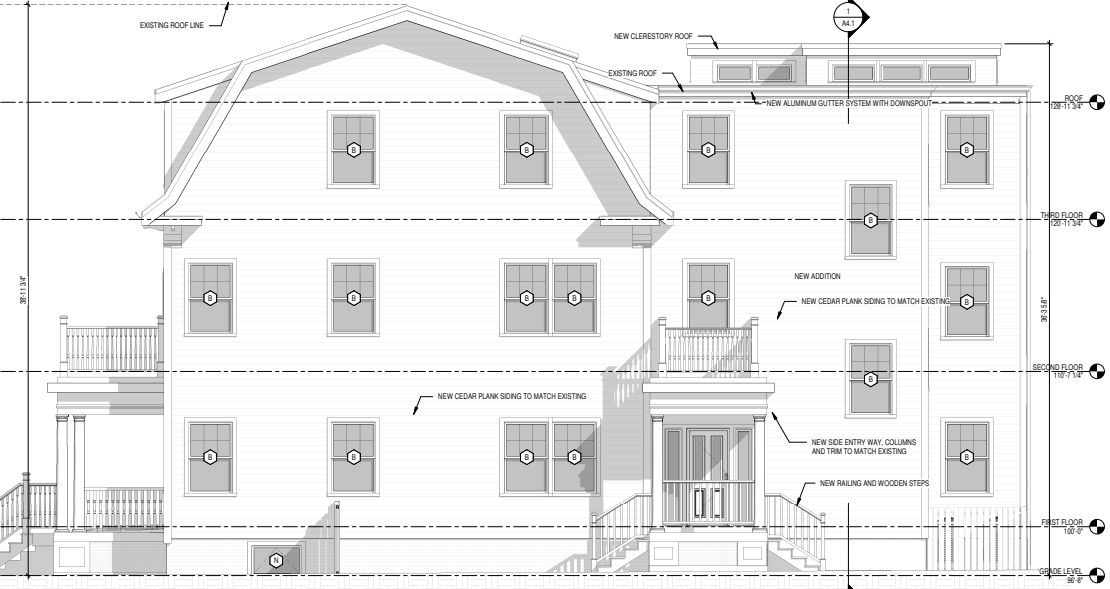
2 SOUTH PROPOSED
1/4" = 1'-0"



1 EAST PROPOSED
1/4" = 1'-0"



4 WEST PROPOSED
1/4" = 1'-0"



3 NORTH PROPOSED
1/4" = 1'-0"

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142 BRIMLEY STREET, 103 CAMBRIDGE, MA 02142
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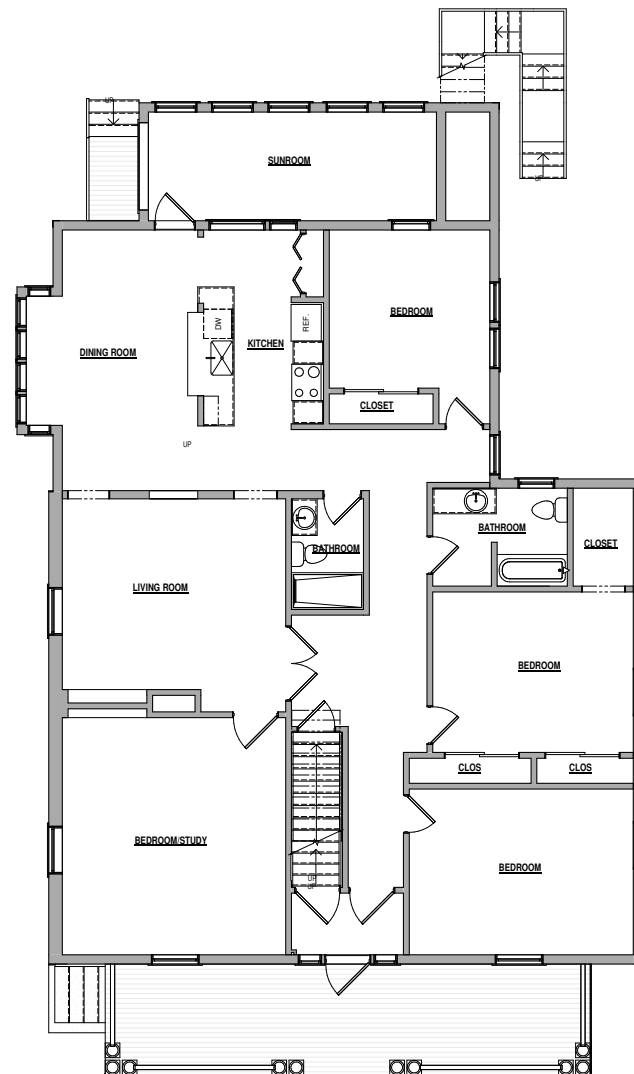
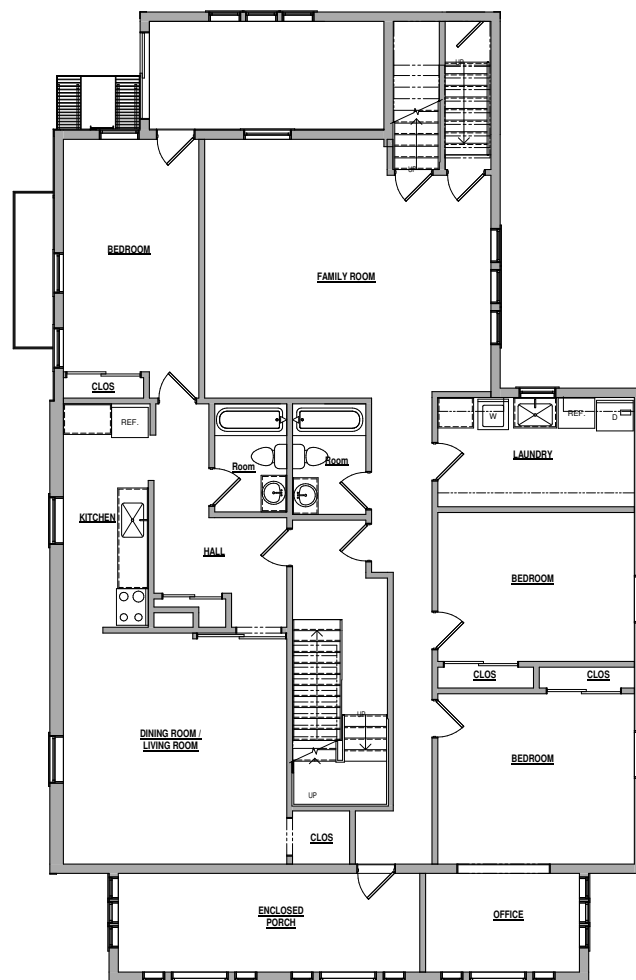
DATE	DESCRIPTION
08/12/2019	PERMIT SET



PROPOSED ELEVATIONS
OPTION 2: STUDY

101 TROWBRIDGE STREET
CAMBRIDGE, MA

A3.1



Timothy Burke
ARCHITECTURE

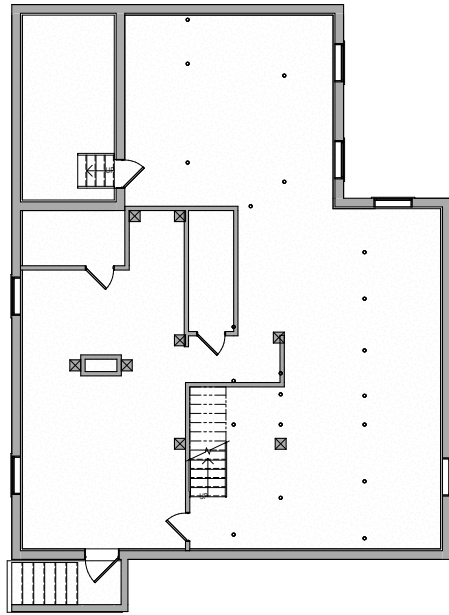
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PROJECT STATUS						

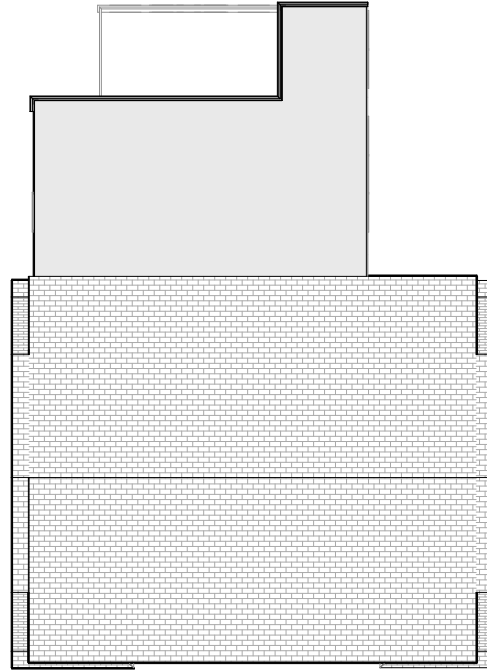
EXISTING FLOOR PLANS

101 TROWBRIDGE STREET
CAMBRIDGE, MA

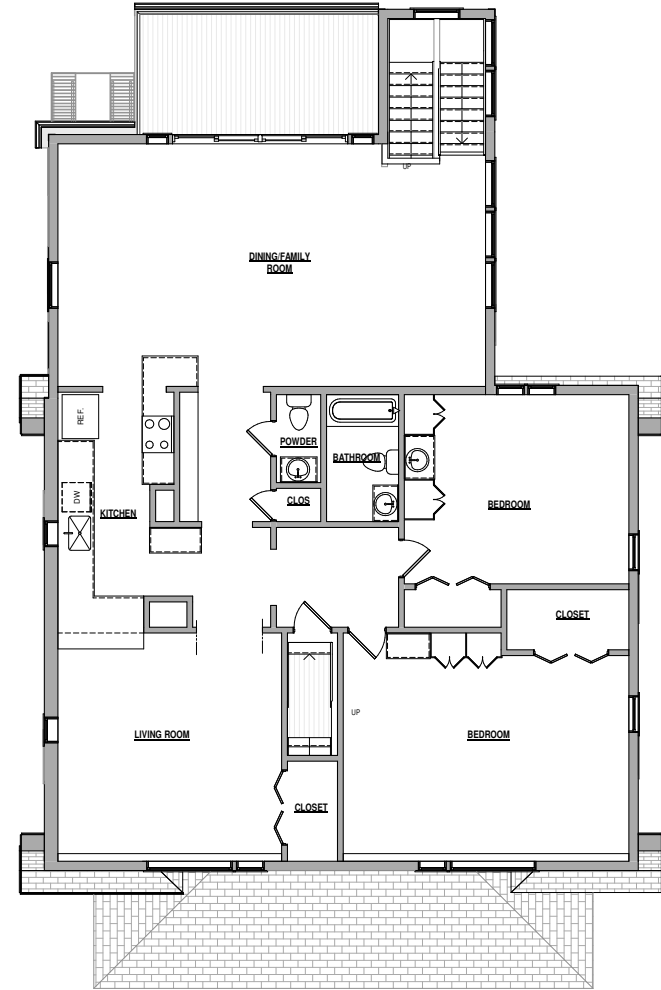
X1.1



3 BASEMENT EXISTING
3/16" = 1'-0"



2 ROOF PLAN EXISTING
3/16" = 1'-0"



1 THIRD FLOOR EXISTING
1/4" = 1'-0"



Timothy Burke
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148 BRIMLEY STREET, BOSTON, MASSACHUSETTS 02116
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DATE	DESCRIPTION
02/15/2019	Drawn By: [blank]
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE
02/15/2019	DATE

PROJECT STATUS

EXISTING FLOOR PLANS
CONT.

101 TROWBRIDGE STREET
CAMBRIDGE, MA

X1.2

8/21/2019 10:36:30 AM



1 SOUTH EXISTING
1/4" = 1'-0"



2 EAST EXISTING
1/4" = 1'-0"



3 WEST EXISTING
1/4" = 1'-0"



4 NORTH EXISTING
1/4" = 1'-0"



Timothy Burke
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14 BERNLEY STREET, 803 DANAVER STREET, 02118
P: 617.264.1118 | W: TIMOTHYBURKE.COM

DATE	REV	DESCRIPTION
02/13/2019	1	ISSUED FOR PERMIT

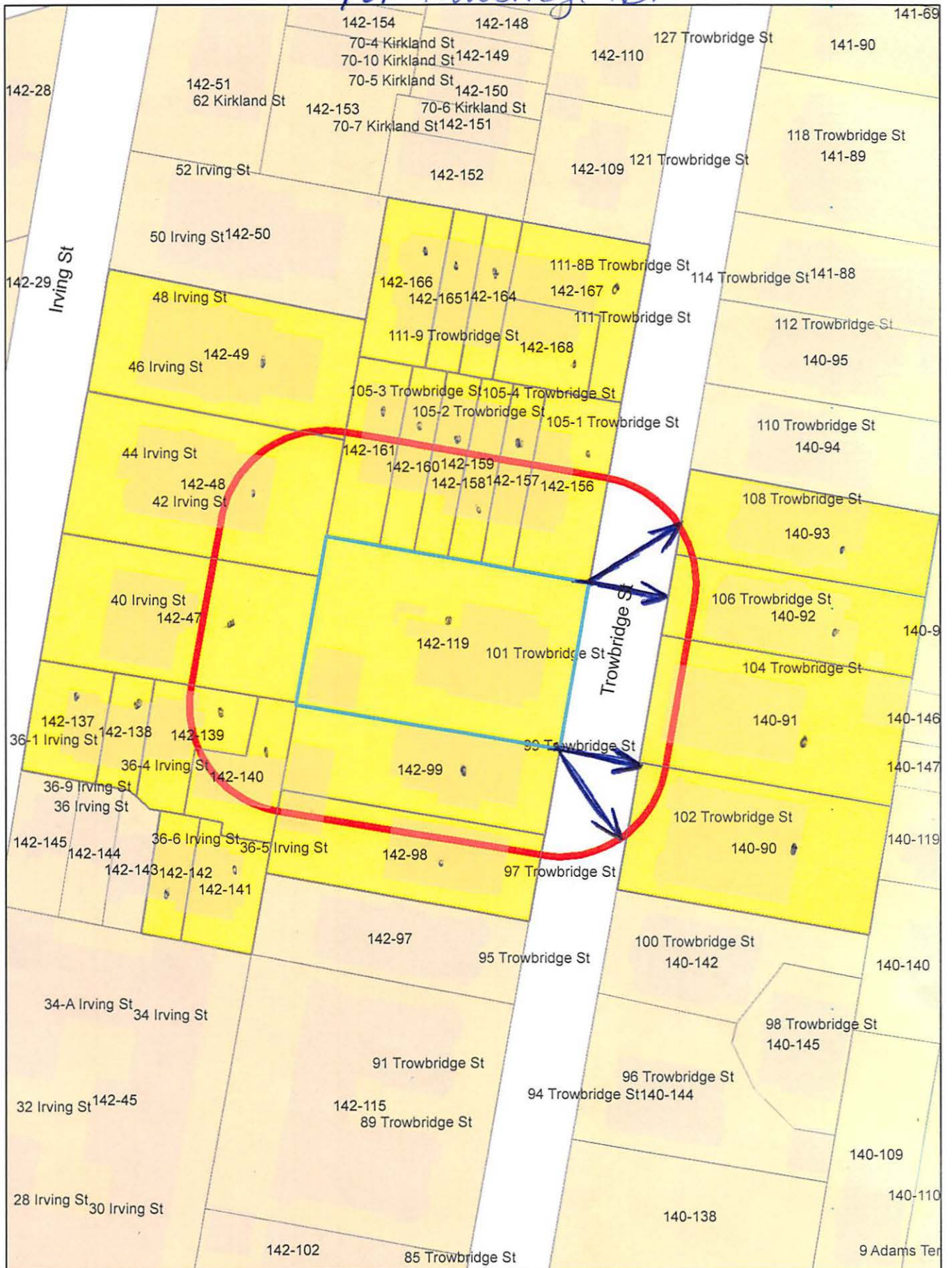
PROJECT STATUS

EXISTING ELEVATIONS

101 TROWBRIDGE STREET
CAMBRIDGE, MA

X2.1

101 Trowbridge St.



101 Trowbridge St.

Petitioner

182

140-90
TROWBRIDGE APARTMENTS LLC
3230 DORSETT LANE
YORK, PA 17402

140-91
TAM, KIMO Y.F
104 TROWBRIDGE ST., UNIT #1
CAMBRIDGE, MA 02138

TIMOTHY BURKE ARCHITECTURE, INC.
C/O TIMOTHY BURKE
142 BERKELEY STREET
BOSTON, MA 02116

140-91
CHAN, DARYL
6 CANTERBURY PL.
FRAMINGHAM, MA 01702

140-91
PAKIZEGI, YASAMIN
104 TROWBRIDGE ST., #5
CAMBRIDGE, MA 02138

140-91
LIN, YUIN & LIN LIN
104 TROWBRIDGE ST., UNIT #6
CAMBRIDGE, MA 02138

140-91
LIN, YUIN & LIN LIN
104 TROWBRIDGE ST., UNIT #6
CAMBRIDGE, MA 02138

140-92
WRIGHT, DAVID T. & MARIE J WRIGHT
106 TROWBRIDGE ST
CAMBRIDGE, MA 02138

140-93
SINGH, NITESH & GITIKA SRIVASTAVA
108 TROWBRIDGE ST., #1
CAMBRIDGE, MA 02138

140-93
BROMBERG, KEIRA F.
108 TROWBRIDGE ST. UNIT #2
CAMBRIDGE, MA 02138

140-93
SHEA, KATHRYN SELLECK & ROBERT J. SHEA
108 TROWBRIDGE ST., #3
CAMBRIDGE, MA 02138

142-47
SOLEM, RACHAEL, JOHN BARRY HERRING, &
DOUGLAS FITTS, TRS OF AARDVARK REALTY TRUST
24 IRVING ST
CAMBRIDGE, MA 02138

142-48
STALEY, JONATHAN BROOKS INDRA
44 IRVING ST., #A
CAMBRIDGE, MA 02138

142-48
DONOVAN, FRANCIS E. & ELIZABETH GOMBOSI
42 IRVING ST
CAMBRIDGE, MA 02138

142-48
GROSSMAN, NANCY L.
44 IRVING STREET, UNIT C
CAMBRIDGE, MA 02138

142-48
DEDES, GEORGE & JOANNIS DEDES
79 QUEEN ELIZABETH'S CLOSE
LONDON N16OHP, - ENGLA

142-48
MCBRIDE, SHARON K. TRUSTEE OF THE
SHARON K. MCBRIDE TRUST
44 IRVING ST UNIT #E
CAMBRIDGE, MA 02138

142-49
COLE-FEIN, MIRIAM LEAH &
MARTHA S. FEIN MILLER
68 CLIFFE AVE
LEXINGTON, MA 02421

142-49
YANG, ZHONGQUN
46 IRVING ST UNIT #2
CAMBRIDGE, MA 02138

142-49
HAROLD, POLLY
46 IRVING #3
CAMBRIDGE, MA 02138

142-49
R&L LLC
7755 VILLAGE DR
BEAUMONT, TX 77713

142-49
EASTMAN, GEORGE
48 IRVING ST. UNIT#5
CAMBRIDGE, MA 02138

142-49
PASCOE, JEAN
46-48 IRVING ST #6
CAMBRIDGE, MA 02138

142-98
NATAPOFF, ALAN,
TR. ALAN NATAPOFF TROWBRIDGE ST TR.
97 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-119
COLTEN, MARY ELLEN
TRUSTEE OF THE MARY ELLEN COLTEN TR.
101 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-137
KUMAR, VINEET
36-1 IRVING ST
CAMBRIDGE, MA 02138

142-138
MORELLO, RICHARD P., JR. &
YOUNGJOO L. MORELLO
36 IRVING ST., #2
CAMBRIDGE, MA 02140

142-139
SHU, MIAO,
TRUSTEE THE BAI FAMILY TRUST
36-3 IRVING ST
CAMBRIDGE, MA 02138

142-140
ATWOOD, NANCY C.
36R IRVING ST
CAMBRIDGE, MA 02138

142-141
ASHRAFI, SOHA & NICHOLAS PAUL GAUTHIER
36-5 IRVING ST
CAMBRIDGE, MA 02139

142-142
ROBERTS, J. STEWART
108 NICKLES LANE
CARLISLE, MA 01741

142-156
URBONAS, GEDIMINAS
105-1 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-157
HERMAN, ELLEN D.
105-2 TROWBRIDGE STREET
CAMBRIDGE, MA 02138

142-158
TOONG, HOO-MIN DAVID
105-3 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-159
GELIN, MARGARET T.,
TRUSTEE THE MARGARET T. GELIN REV TR.
105 TROWBRIDGE ST., #4
CAMBRIDGE, MA 02138

142-160
SCHOON, JOHN G. & MARION E. SCHOON
105 TROWBRIDGE ST. #5
CAMBRIDGE, MA 02138

142-161
MISHLER, ELLIOT G. & VICTORIA STEINITZ,
TRUSTEES OF VICTELL NOMINEE TRUST,
105-6 TROWBRIDGE
CAMBRIDGE, MA 02138

142-164
GANG TIAN & YUANHUI HU
85 WORTH MILL LANE
PRINCETON, NJ 08540

142-165
MONNE-CORBERO, MONTSERRAT,
TRS THE TROWBRIDGE REALTY TRUST
111-10 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-166
BHATTI, SHAHZAD & JOANNE SIMON
111 TROWBRIDGE ST., #11
CAMBRIDGE, MA 02138

142-167
CORTESE, FEDERICO
117 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-168
STAFFORD, HARRY
C/O SANTANA, HUDSON & LISA
28 DOPHIN DRIVE
ST. AUGUSTINE, FL 32080

140-91
GROSS, DAVID C.
C/O YIZHOU, LLC
104 TROWBRIDGE ST., UNIT #4
CAMBRIDGE, MA 02138

142-99
MJCM PROPERTIES II, LLC
11 LESLEY AVENUE.
SOMERVILLE, MA 02144

142-99
AN, ROSE L. & DOROTHY C. AN
99 TROWBRIDGE ST., UNIT #2
CAMBRIDGE, MA 02139

140-91
MOYER, E.ROSS
14 HAWTHORN ST
CAMBRIDGE, MA 02138

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- BENCHMARK #2 INFORMATION:
TOP OF STONE RETAINING WALL AT GARAGE
ELEVATION=19.58

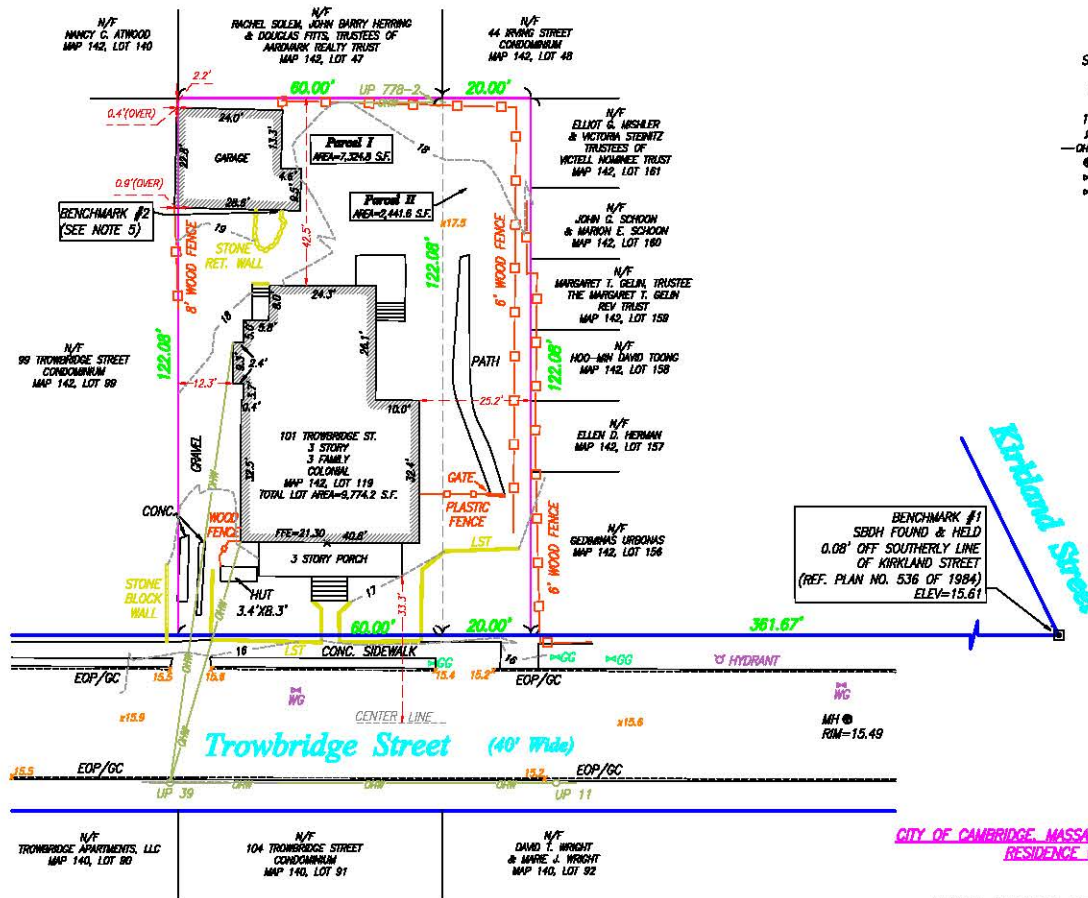
REFERENCES

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT)
BOOK 88805, PAGE 28

PLAN REFERENCES: PLAN ENTITLED "PLAN OF LAND, CAMBRIDGE, MASS.," PREPARED BY HARRY R. FELDMAN, INC. LAND SURVEYORS, DATED MARCH 26, 1984, REVISED MAY 21, 1984, PLAN NUMBER 536 OF 1984, SHEET 4 OF 4

PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE SURVEYED FOR PHILIP BARON AND JOHN CALLUM", PREPARED BY CHARLES D. ELLIOT, ENGINEER, DATED MARCH 9, 1908, PLAN BOOK 172, PLAN 22

PLAN ENTITLED "LAND FORMERLY BELONGING TO WM. WATKINS, SITUATED IN OLD CAMBRIDGE, SCALE 40 FEET TO AN INCH, CAMBRIDGEPORT, SEPT. 8TH, 1855", PREPARED BY W.A. MASON & CO. SURVEYORS, PLAN BOOK 7, PLAN 14



LEGEND

SBDH	STONE BOUND DRILL HOLE
IR	IRON ROD
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
15.2x	SPOT ELEVATION
UP	UTILITY POLE
OW	OVERHEAD WIRES
MH	MANHOLE
WG	WATER GATE
CG	GAS GATE
FTE	FIRST FLOOR ELEVATION
LST	LANDSCAPE TIMBER



CITY OF CAMBRIDGE, MASSACHUSETTS INTENSITY REGULATIONS: RESIDENCE C-1 DISTRICT(C-1)

	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.75	SEE ARCHITECTURAL
MINIMUM LOT SIZE	5,000 S.F.	9,774 S.F.
MINIMUM LOT AREA PER DWELLING UNIT	1,500 S.F.	3,258 S.F.
MINIMUM LOT WIDTH	50'	80'
MINIMUM FRONT YARD	TBD	33.3'
MINIMUM SIDE YARD	TBD	0.9' (OVER)
MINIMUM REAR YARD	TBD	2.2'
MAXIMUM BUILDING HEIGHT	35'	3 STORIES
MINIMUM PRIVATE OPEN SPACE RATIO	30%	65%

ZONING DESIGNATION:

CITY OF CAMBRIDGE ZONING DISTRICT
RESIDENCE C-1 DISTRICT (C-1)

ASSESSORS REFERENCE:

MAP 142, LOT 119

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON FEBRUARY 14 & 20, 2019, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PART OF THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

REVISIONS

DATE	DESCRIPTION

FIELD: MRI/BMD
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 191702

PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates

Professional Land Surveyors

P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS

(508) 634-0258

www.aselliott.com

Existing Conditions

Plan of Land

101 TROWBRIDGE STREET

CAMBRIDGE, MASSACHUSETTS

PREPARED FOR: TIMOTHY BURKE

SCALE: 1" = 20' DATE: FEBRUARY 14, 2019

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

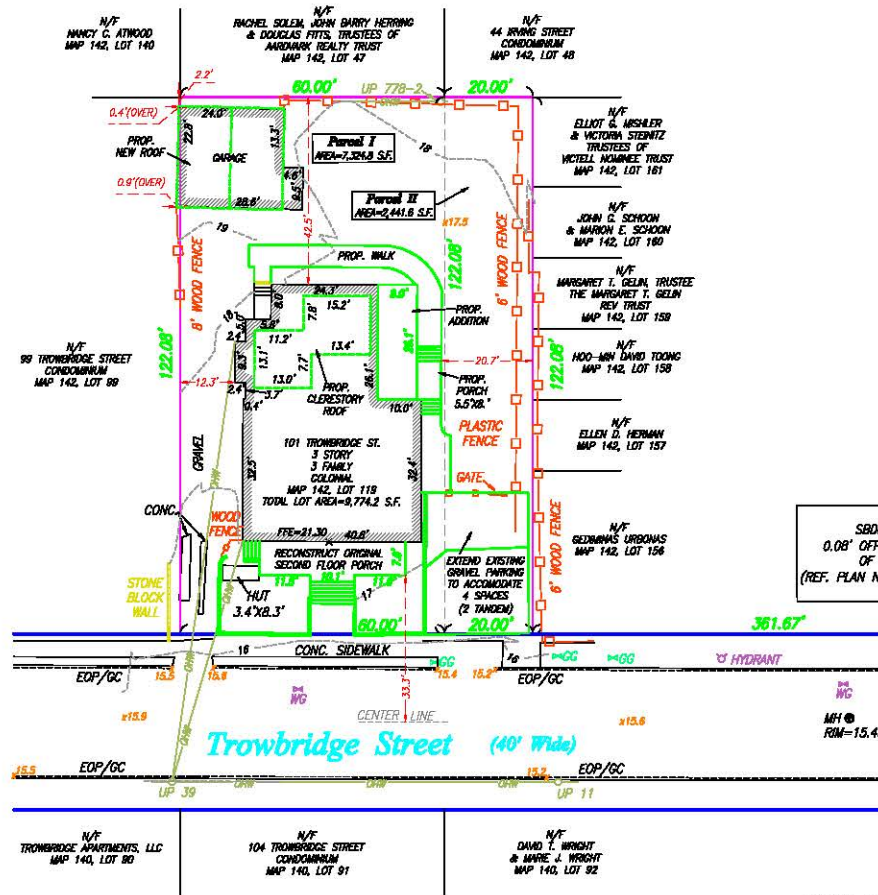
REFERENCES

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT)
BOOK 88805, PAGE 28

PLAN REFERENCES: PLAN ENTITLED "PLAN OF LAND, CAMBRIDGE, MASS.," PREPARED BY HARRY R. FELDMAN, INC. LAND SURVEYORS, DATED MARCH 26, 1984, REVISED MAY 21, 1984, PLAN NUMBER 536 OF 1984, SHEET 4 OF 4

PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE SURVEYED FOR PHILIP BARON AND JOHN CALLUM", PREPARED BY CHARLES D. ELLIOT, ENGINEER, DATED MARCH 9, 1908, PLAN BOOK 172, PLAN 22

PLAN ENTITLED "LAND FORMERLY BELONGING TO WM. WATRISS, SITUATED IN OLD CAMBRIDGE, SCALE 40 FEET TO AN INCH, CAMBRIDGEPORT, SEPT. 8TH, 1855", PREPARED BY W.A. MASON & CO. SURVEYORS, PLAN BOOK 7, PLAN 14



LEGEND

SBDH	STONE BOUND DRILL HOLE
IR	IRON ROD
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
15.2x	SPOT ELEVATION
UP	UTILITY POLE
OW	OVERHEAD WIRES
MH	MANHOLE
WG	WATER GATE
CG	GRASS GATE
FTE	FIRST FLOOR ELEVATION
LST	LANDSCAPE TIMBER



CITY OF CAMBRIDGE, MASSACHUSETTS INTENSITY REGULATIONS: RESIDENCE C-1 DISTRICT(C-1)

	REQUIRED	EXISTING	EXISTING
MAXIMUM FLOOR AREA RATIO	0.75	SEE ARCHITECTURAL	SEE ARCHITECTURAL
MINIMUM LOT SIZE	5,000 S.F.	9,774 S.F.	N/A
MINIMUM LOT AREA PER DWELLING UNIT	1,500 S.F.	3,258 S.F.	N/A
MINIMUM LOT WIDTH	50'	80'	N/A
MINIMUM FRONT YARD	TBD	33.3'	33.3'
MINIMUM SIDE YARD	TBD	0.9' (OVER)	0.9' (OVER)
MINIMUM REAR YARD	TBD	2.2'	2.2'
MAXIMUM BUILDING HEIGHT	35'	3 STORIES	3 STORIES
MINIMUM PRIVATE OPEN SPACE RATIO	30%	65%	53%

ZONING DESIGNATION:

CITY OF CAMBRIDGE ZONING DISTRICT
RESIDENCE C-1 DISTRICT (C-1)

ASSESSORS REFERENCE:

MAP 142, LOT 119

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON FEBRUARY 14 & 20, 2019, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PART OF THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C043BE, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

REVISIONS

DATE	DESCRIPTION

FIELD: MRI/BMD
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 191702



8/5/19
PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates

Professional Land Surveyors

P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS

(508) 634-0256

www.aselliott.com

Existing Conditions Plan of Land Showing Proposed Improvements

101 TROWBRIDGE STREET

CAMBRIDGE, MASSACHUSETTS

PREPARED FOR: TIMOTHY BURKE

SCALE: 1" = 20' DATE: FEBRUARY 14, 2019



FRONT VIEW, REMOVE TREES



FRONT/SIDE VIEW, REMOVE TREES AND REMOVE SECOND FLOOR STRUCTURE



SIDE VIEW, REMOVE STAIRS AND NEW ADDITION



REMOVE EXISTING GARAGE

		Timothy Burke ARCHITECTURE		142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116 P: 617.266.1332 W: timothyburke.net F: 617.266.1116	
Date: 04/02/2019		Drawn By: CMA		PHOTOS Refer To:	
101 TROWBRIDGE STREET CAMBRIDGE, MA					
H11					