



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

2018 JUN 15 AM 11:24

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-016664-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Myung-Hee Vabulas C/O Michael Kim, Registered Architect

PETITIONER'S ADDRESS : 65 Griswold Street Cambridge, ma 02138

LOCATION OF PROPERTY : 65 Griswold St Cambridge, MA

TYPE OF OCCUPANCY : 2-Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

1. Construction of a dormer where the existing FAR exceeds dimensional requirements.
2. Alteration of two side facades within setback - changing of window locations, sizes and types

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Non-Conforming Structure).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Non-Conforming Structure).</u>

Original Signature(s) :



 (Petitioner(s) / Owner)

MICHAEL KIM FOR MYUNG-HEE VABULAS
 (Print Name)

Address : 65 GRISWOLD ST
CAMBRIDGE MA 02138

Tel. No. : 617 739 6925

E-Mail Address : mkim @ mksmarchitecture.com

Date : 6/14/18

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Michael Kim Associates **PRESENT USE/OCCUPANCY:** 2 family
LOCATION: 65 Griswold St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2821</u>	<u>2769</u>	<u>1768</u>	(max.)
<u>LOT AREA:</u>	<u>3537</u>	<u>3537</u>	<u>2500</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.80</u>	<u>.79</u>	<u>.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>40'</u>	<u>40'</u>	<u>n/a</u>	(min.)
DEPTH	<u>94'</u>	<u>94'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>13'-7"</u>	<u>13'-7"</u>	<u>15'</u>	(min.)
REAR	<u>19'-8"</u>	<u>19'-8"</u>	<u>25'</u>	(min.)
LEFT SIDE	<u>5'-3"</u>	<u>5'-3"</u>	<u>7'-6"</u>	(min.)
RIGHT SIDE	<u>6'-0"</u>	<u>6'-0"</u>	<u>7'-6"</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>25'-11"</u>	<u>25'-11"</u>	<u>35'</u>	(max.)
LENGTH	<u>44'-8"</u>	<u>44'-8"</u>	<u>n/a</u>	
WIDTH	<u>25'-4"</u>	<u>25'-4"</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<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 no other buildings on the lot. There appear to be four other stacked 6/6 two-family houses on the same side of Griswold St. The immediate neighbor has four dormers of comparable scale to the proposed design that were added to the attic level of the structure. The proposed dormer is of wood-frame construction.

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



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 (Petitioner(s) / Owner)

MICHAEL KIM FOR MYUNG-HEE VABULAS

 (Print Name)

Address : 65 GRISWOLD ST
CAMBRIDGE MA 02139

Tel. No. : 617 739 6925

E-Mail Address : mkim@mkimarchitecture.com

Date : 6/14/18

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 Myung-hee Vabulas and Shinichiro Fuse
(OWNER)

Address: 63-65 Griswold St, Cambridge, Massachusetts

State that I/We own the property located at 63-65 Griswold St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Myung-Hee Vabulas and Shinichiro Fuse

*Pursuant to a deed of duly recorded in the date 06/22/2016 Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 262473 Book 01491 Page 118.

[Signature]
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 Shinichiro Fuse / Myunghee Vabulas personally appeared before me, this 8 of April, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 21, 2024 (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 owners of the property are planning a substantial renovation to accommodate their growing family. A proposed dormer addition will allow light and headroom into a new loft playroom at what is currently the attic level of their existing house. The existing house extends approx. 1'-6" into the side yard setback. The dormer will extend to the existing sidewall, with the existing roof overhang preserved to break up the mass of the sidewall. The dormer will also add 177 sf to the gross floor area, however other reductions in the proposed design will result in an overall reduction in the F.A.R., although still above the Ordinance requirements.

N.B.: The status of the building as existing non-conforming in F.A.R. disqualifies it from consideration of 8.22.1/h

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 house was built in 1945 within the confines of the existing lot in a configuration and size which became non-conforming with the side-yard setback and F.A.R requirements of the zoning ordinance. The proposed dormer will not extend beyond the side wall below. Dormers of similar scale are found in the zoning district. All other use, parking, etc. provisions are unaffected.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The addition is modest in scale and would not increase the density of use on the site.

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

The addition does not extend beyond the footprint of the existing non-conforming house. It conforms to therecommendations of the 1996 "Design Guidelines for Roof Dormers" (subject to BZA approval) and would allow a resident Cambridge family to better enjoy their home.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 65 Griswold 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 special permit requested is for alterations to existing walls, specifically window locations. There will be no change to the location or extent of the walls.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
There will be no change in traffic or access.
- 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:
Window changes only. Facades have been reviewed and supported by abutters
- 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:
Alteration of windows in existing walls within the side-yard setback. No change in use or extent of nonconformance.
- 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:
Alteration of windows in existing walls within the side-yard setback. No change in use or extent of nonconformance.

Pacheco, Maria

From: Michael Kim <mkim@mkimarchitecture.com>
Sent: Friday, June 15, 2018 12:22 PM
To: Pacheco, Maria
Subject: RE: 65 Griswold Str.

Maria-

Looks good, and thanks for your help.

-mk

Michael Kim Associates
Architecture and Design
1 Holden Street #3
Brookline MA 02445
617 739 6925
www.mkimarchitecture.com

From: Pacheco, Maria <mpacheco@cambridgema.gov>
Sent: Friday, June 15, 2018 11:38 AM
To: Michael Kim <mkim@mkimarchitecture.com>
Subject: 65 Griswold Str.

Hi Michael,

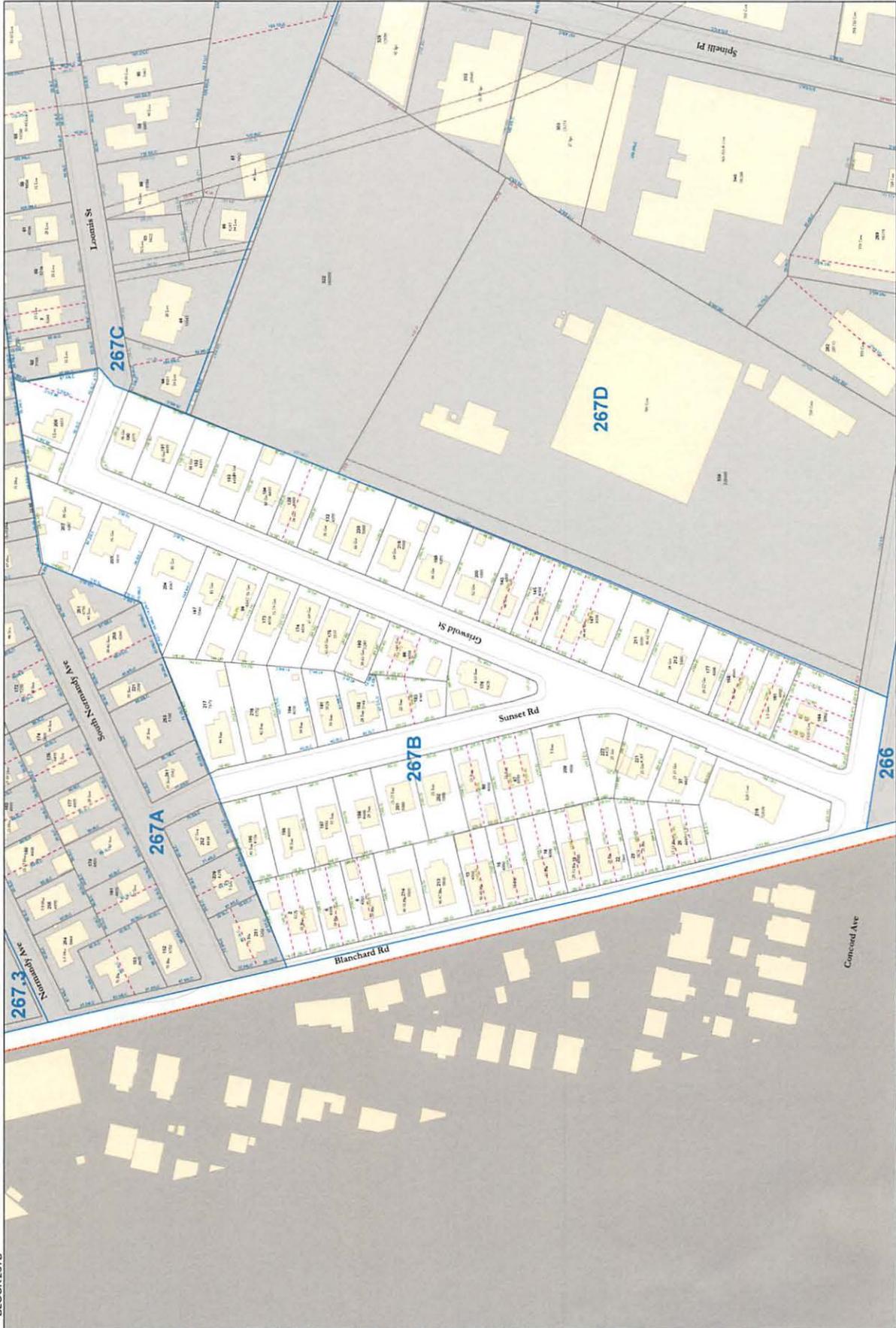
Before I advertise, I just wanted to run the advertisement by you, please review description below and get back to me ASAP as I'm getting the agenda ready for the July 12th meeting.

Variance: Construction of a dormer where the existing FAR exceeds dimensional requirements.

Special Permit: Alteration of two side facades within setback - changing of window locations, sizes and types

Thanks,
Maria

BLOCK 267B



Parcel Block Map
267B



0 20 40 80 Feet
 1 inch = 47 feet



Information shown on this map was compiled from various sources. The City of Cambridge is not responsible for any errors or omissions. The City of Cambridge is not responsible for any errors or omissions. The City of Cambridge is not responsible for any errors or omissions. The City of Cambridge is not responsible for any errors or omissions.

10 Lot Number
 267B Block Number
 44.0LC Land Court Dimension
 10 Cam Street Number
 65.0 Survey Dimension
 100 Parcel size in Sq. Ft.
 65.0 Survey Dimension
 125.0 Block Dimension

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

City of Cambridge
 Assessing Department
 795 Massachusetts Ave
 Cambridge, MA 02139











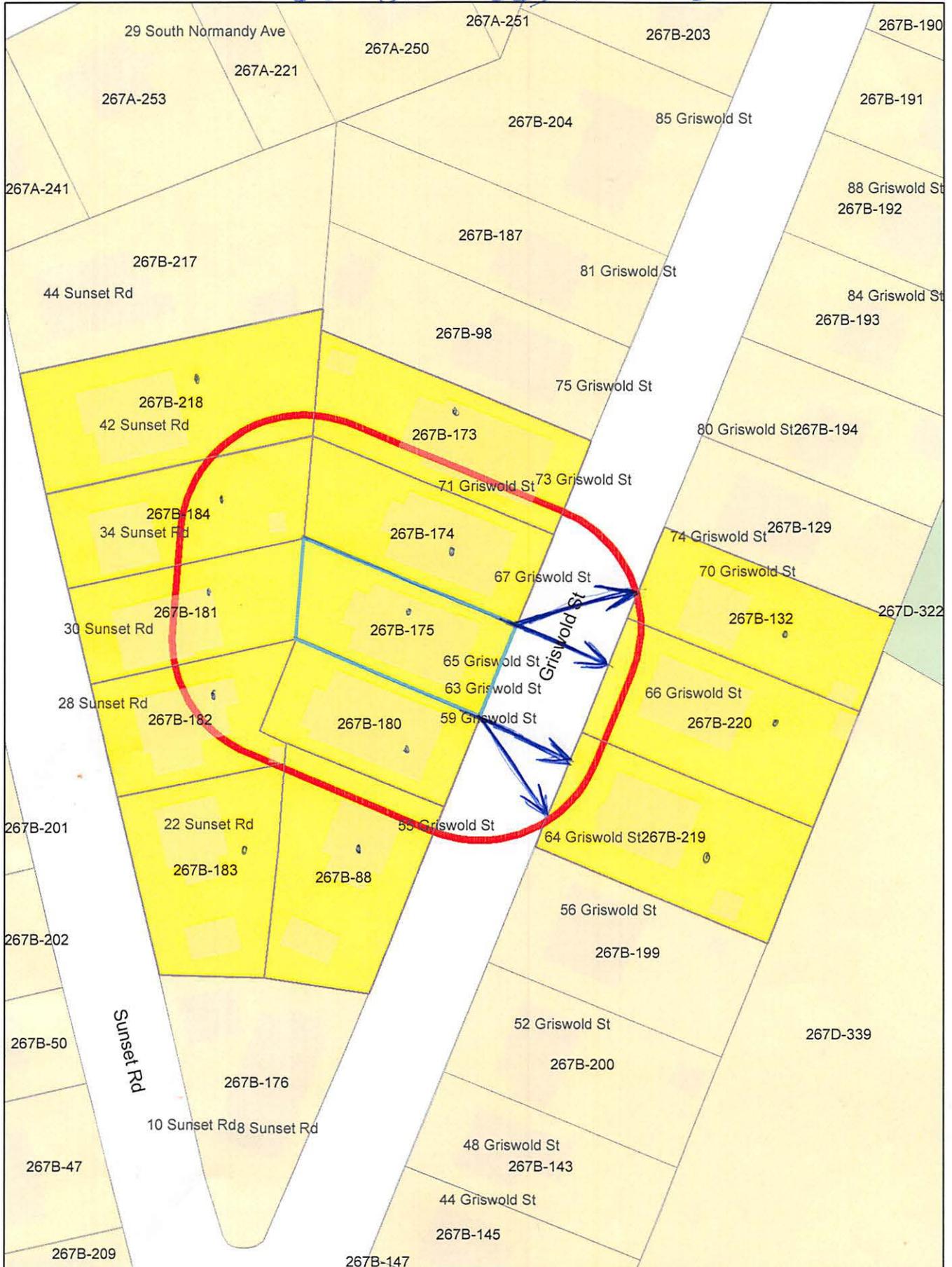








65 Griswold Street



65 Griswold St.

Petitioner

267B-88
HOOKER, MARY ELIZABETH
55 GRISWOLD ST.
CAMBRIDGE, MA 02138

267B-132
MADDEN, SHERLY A.
70 GRISWOLD ST
CAMBRIDGE, MA 02138

MICHAEL KIM ASSOCIATES
C/O MICHAEL KIM
1 HOLDEN STREET #3
BROOKLINE, MA 02445

267B-175
VABULAS, MYUNG-HEE & SHINICHIRO FUSE
65 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-181
GREEN, ESME E. & CHRISTOPHER J. PERRY
30 SUNSET RD
CAMBRIDGE, MA 02138

267B-182
MISTACCO, VICKI E.
28 SUNSET RD.
CAMBRIDGE, MA 02138

267B-183
PAN, PAMELA S.
47 WINDSWEPT RD
HOLMDEL, NJ 07733

267B-184
NOLAN, JOHN F JR & NOLEN, EILEEN F.
34 SUNSET RD
CAMBRIDGE, MA 02138

267B-218
CARLSON, NANCY B. & THOMAS R. CORWIN
42 SUNSET RD
CAMBRIDGE, MA 02138

267B-219
SACK, HOM KWONG
64 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-220
XIONG, DAVID & LING LI
66 GRISWOLD
CAMBRIDGE, MA 02138

267B-174
HARTEVELDT, ANDREW W.
67-69 GRISWOLD ST., UNIT #67
CAMBRIDGE, MA 02139

267B-174
LITTLE, JOHN & JENNIFER SMITH
67-69 GRISWOLD ST., #69
CAMBRIDGE, MA 02138

267B-180
59-61 GRISWOLD REALTY LLC
375 HILLCREST RD.
NEEDHAM, MA 02492

267B-180
SCOTT, REBACCA A.
59-61 GRISWOLD ST. UNIT 2
CAMBRIDGE, MA 02139

267B-173
TENNIS, JOHN W. ANN M. TENNIS
71 GRISWOLD ST
CAMBRIDGE, MA 02138



VABULAS RESIDENCE

65 GRISWOLD STREET, CAMBRIDGE MA - 02138

PRICING SET - MARCH 2018

ARCHITECT:

MICHAEL KIM ASSOCIATES
1 Holden Street #3
Brookline, MA 02445
Tel: (617) 739-6925
Email: mkim@mkimarchitecture.com
CONTACT: Michael Kim

CLIENT/OWNER:

SHINICHIRO FUSE & MYUNG-HEE VABULAS
65 Griswold Street
Cambridge, MA 02138
Tel:
Email: mvabulas@gmail.com
CONTACT: Myung-Hee Vabulas

SURVEYOR:

Name
Address
Tel: (000) 000-000
Email:
CONTACT:

CONTRACTOR:

Name
Address
Tel: (000) 000-000
Email:
CONTACT:

DRAWING INDEX:

MKA
A0.00 PROJECT INFORMATION & ZONING
D1.00 DEMOLITION PLAN - BASEMENT & 1ST. FL
D1.01 DEMOLITION PLAN - 2ND. FLOOR
A1.00 DIMENSION PLAN - BASEMENT
A1.01 DIMENSION PLAN & SCHEDULES 1ST. FL
A1.02 DIMENSION PLAN - 2ND. & LOFT FLOOR
A2.00 EXTERIOR ELEVATIONS - FRONT & RIGHT
A2.01 EXTERIOR ELEVATIONS - REAR & LEFT
A3.00 RCP & SCHEDULES - 1ST. FLOOR
A3.01 RCP - 2ND. & LOFT FLOOR
F1.00 FRAMING PLAN - BASEMENT & 1ST. FL
F1.01 FRAMING PLAN - 2ND. & LOFT FLOOR

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE OF MASSACHUSETTS, THE LINCOLN BUILDING DEPARTMENT AND OTHER MUNICIPAL AGENCIES HAVING JURISDICTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES INCLUDING THE 2016 RESIDENTIAL CODE OF MASSACHUSETTS STATE AND ALL APPLICABLE SUB CODES AND RELATED REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK BEFORE WORK COMMENCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CORRECTNESS OR FITNESS OF NEW CONSTRUCTION, AND NOTIFY THE OWNER AND ARCHITECT IF ANY DESIGN FEATURES CONFLICT WITH ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM APPROVED PLANS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO WILL ARRANGE FOR INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SAFETY PROCEDURES DURING PROGRESS OF THE WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY ARE PART OF THE SCOPE OF THE WORK.
- UPON COMPLETION, THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND SIGN-OFFS.
- THE CONTRACTOR SHALL ASSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS ARE PROPERLY INSURED AND EDUCATED ON SAFETY PROCEDURES ON A WORK SITE.

GRAPHIC SYMBOLS:

	DES-00'-00"	LEVEL LINE, CONTROL OR DATUM ELEVATION
	1-2"	REVISION NUMBER
		PARTITION TYPE
	WIN-000	WINDOW TYPE
	DOOR	DOOR TYPE
		BUILDING SECTION
		WALL SECTION
		SECTION DETAIL
		PLAN DETAIL
		EXTERIOR/INTERIOR ELEVATIONS

ZONING ANALYSIS

PROPERTY DATA:

Address: 65 Griswold Street, Cambridge, MA
Parcel ID: 267B-175
District Designation: B
Occupancy: Two Family Residential
Year Built: 1945 +/-

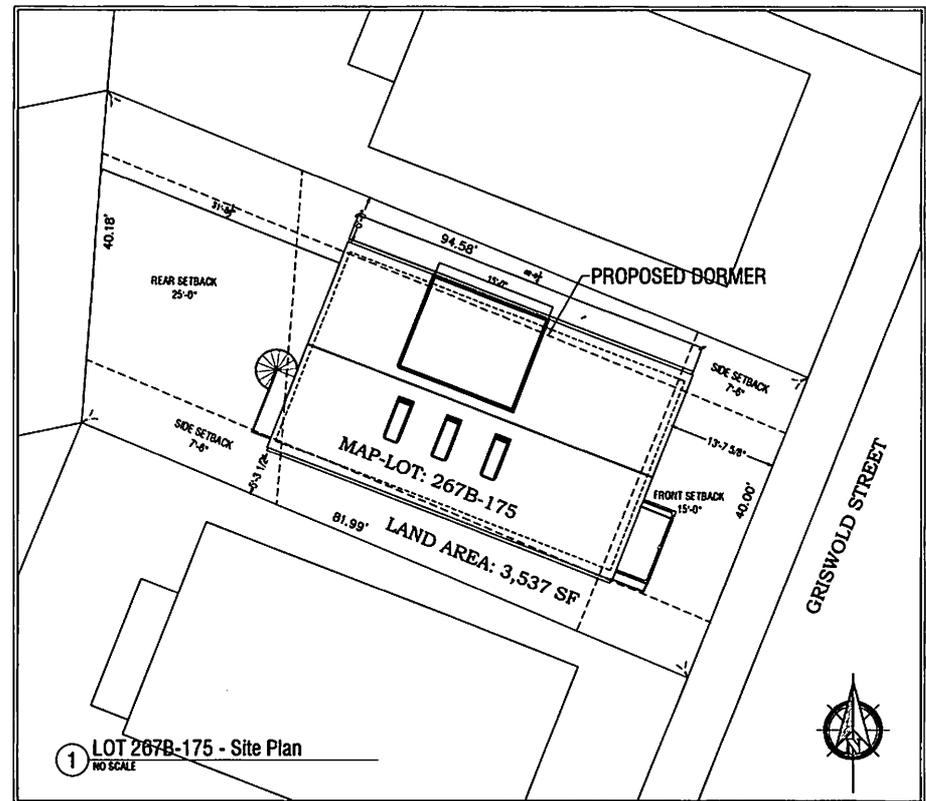
DIMENSIONAL REQUIREMENTS:

Lot size - Minimum:	2,500 S.F.	
Lot size - Actual:	3,537 S.F.	(EXIST. CONFORMING)
Frontage - Minimum:	N/A	
Frontage - Actual:	N/A	
Height - Maximum:	35 FT.	
Height - Proposed:	25'-11"	(EXIST. CONFORMING)
Front Setback - Minimum:	15 FT.	
Front Setback - Actual:	13'-7"	(EXIST. CONFORMING)
Side Setback Left - Minimum:	7'-6"	
Side Setback Left - Actual:	5'-6" FT.	(EXIST. NON-CONFORMING)
Side Setback Right - Minimum:	7'-6"	
Side Setback Right - Actual:	6 FT.	(EXIST. NON-CONFORMING)
Rear Setback - Minimum:	25 FT.	
Rear Setback - Actual:	19'-8"	(EXIST. CONFORMING)

DIMENSIONAL INFORMATION:

Lot Size: 3,537 SQ.F.
Existing Building Area: 2,821 SQ.F.
Proposed Building Area: 2,769 SQ.F.

Building Area Proposed: 2,769 SQ.F.
First Floor: 1,189 SQ.F.
Second Floor: 1,140 SQ.F.
Loft / Finish Attic: 440 SQ.F.



Vabulas Residence
65 Griswold St.
Cambridge, MA 02138



michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 | 617 739 0025
mkim@mkimarchitecture.com | www.mkimarchitecture.com

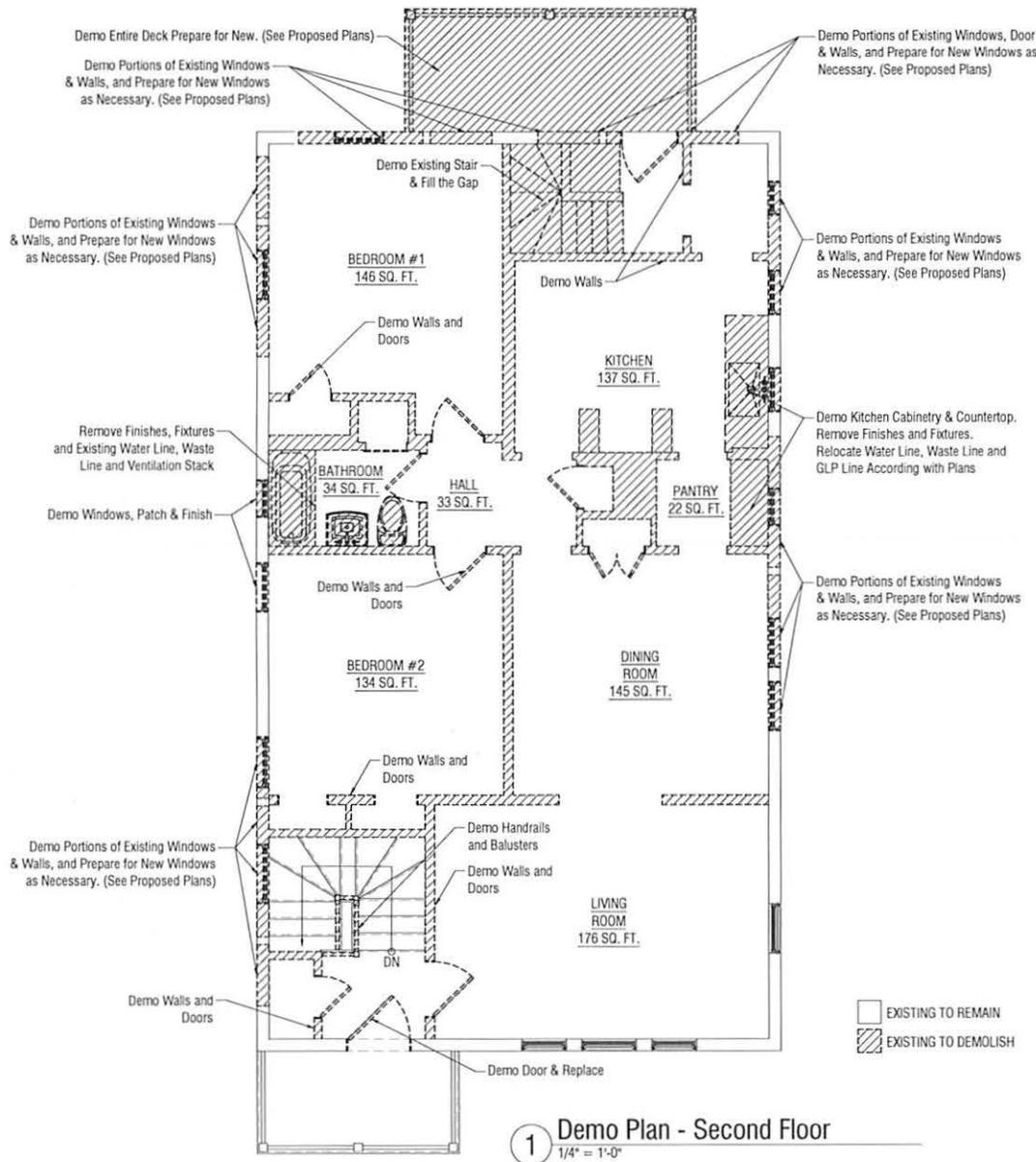
1	01/12/18	PRICING SET
REVISIONS		

Date Issued: March 21st. 2018

Drawing Scale: 1/4" = 1'-0"

PROJECT INFORMATION

A0.00



1 Demo Plan - Second Floor
1/4" = 1'-0"

Vabulas Residence
65 Griswold St.
Cambridge, MA 02138

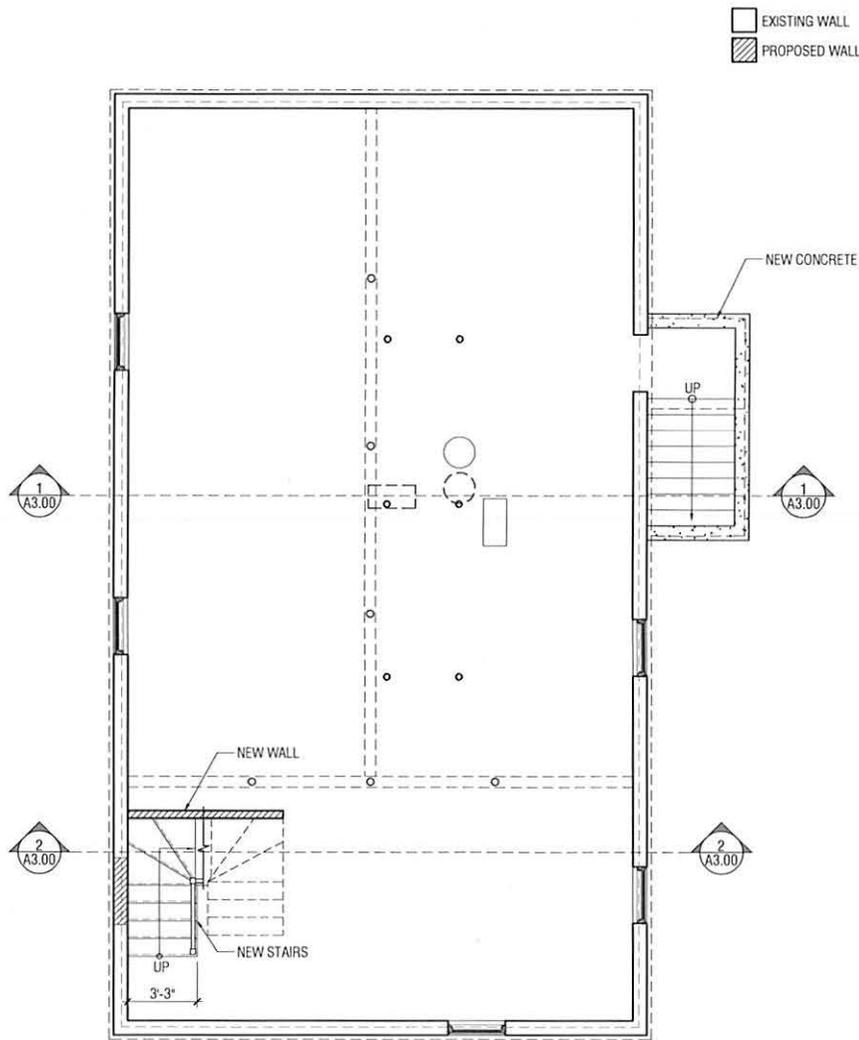


michaelkim | associates
1 Holden Street #3, Brookline, MA 02445 T 617.730.6205
mkim@mkmarchitecture.com www.mkmarchitecture.com

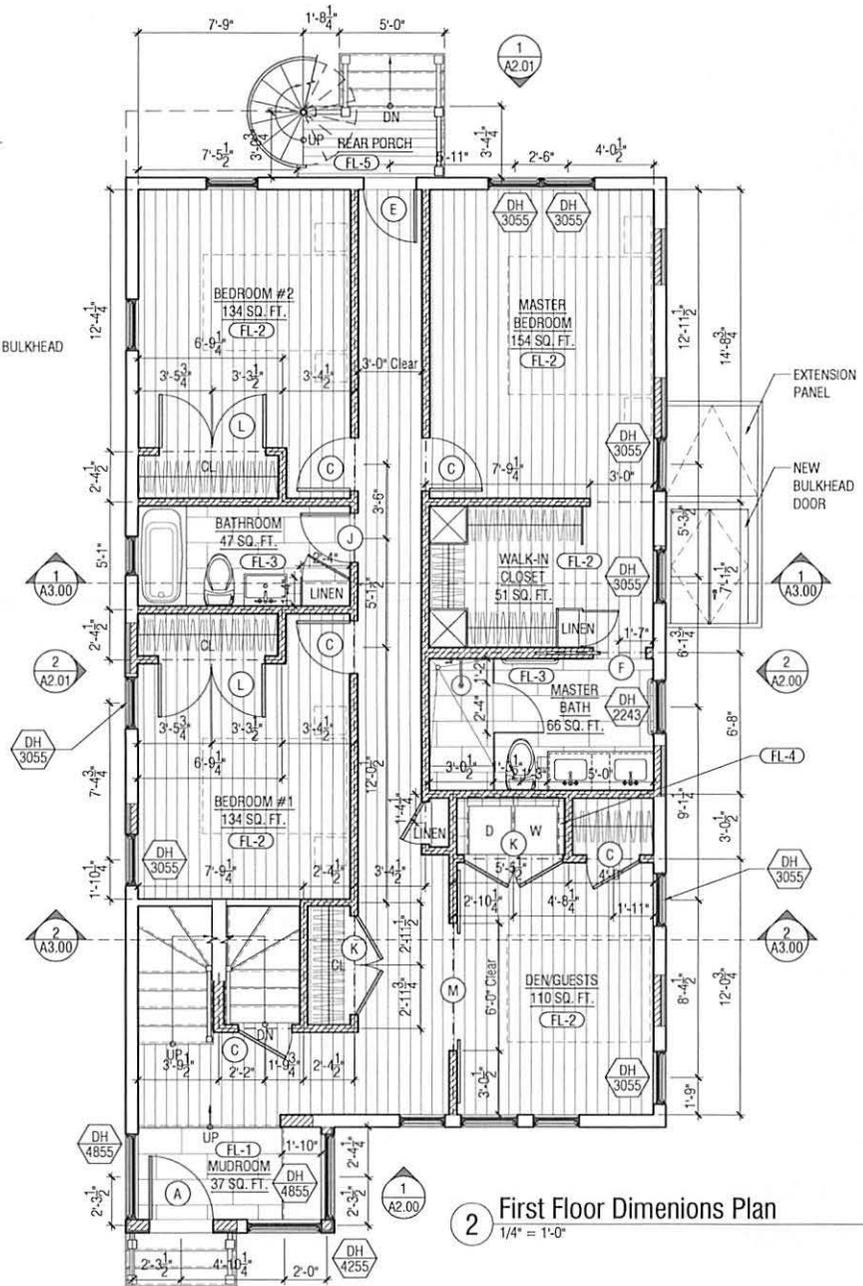
NO.	DATE	DESCRIPTION
1	01/12/18	PRICING SET
REVISIONS		

Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
Demolition Plans
Second Floor

D1.00



EXISTING WALL
PROPOSED WALL



Vabulas Residence
65 Griswold St.
Cambridge, MA 02138



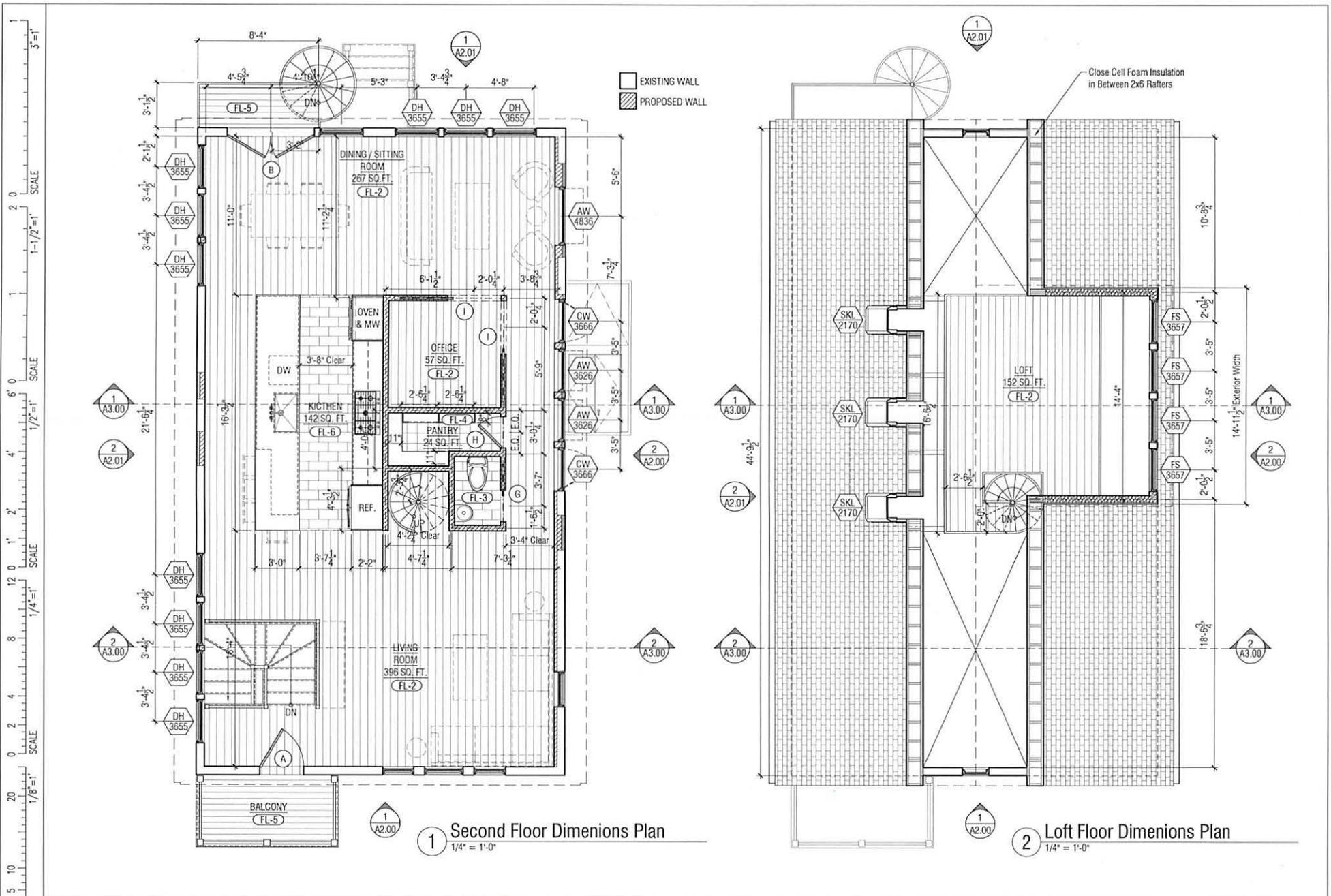
michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 T 617.739.6925
mkim@mkimarchitecture.com www.mkimarchitecture.com

NO.	DATE	DESCRIPTION
1	01/12/18	PRICING SET

Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
Dimension Plans
Basement & First Floor

A1.00



Vabulas Residence
65 Griswold St.
Cambridge, MA 02138

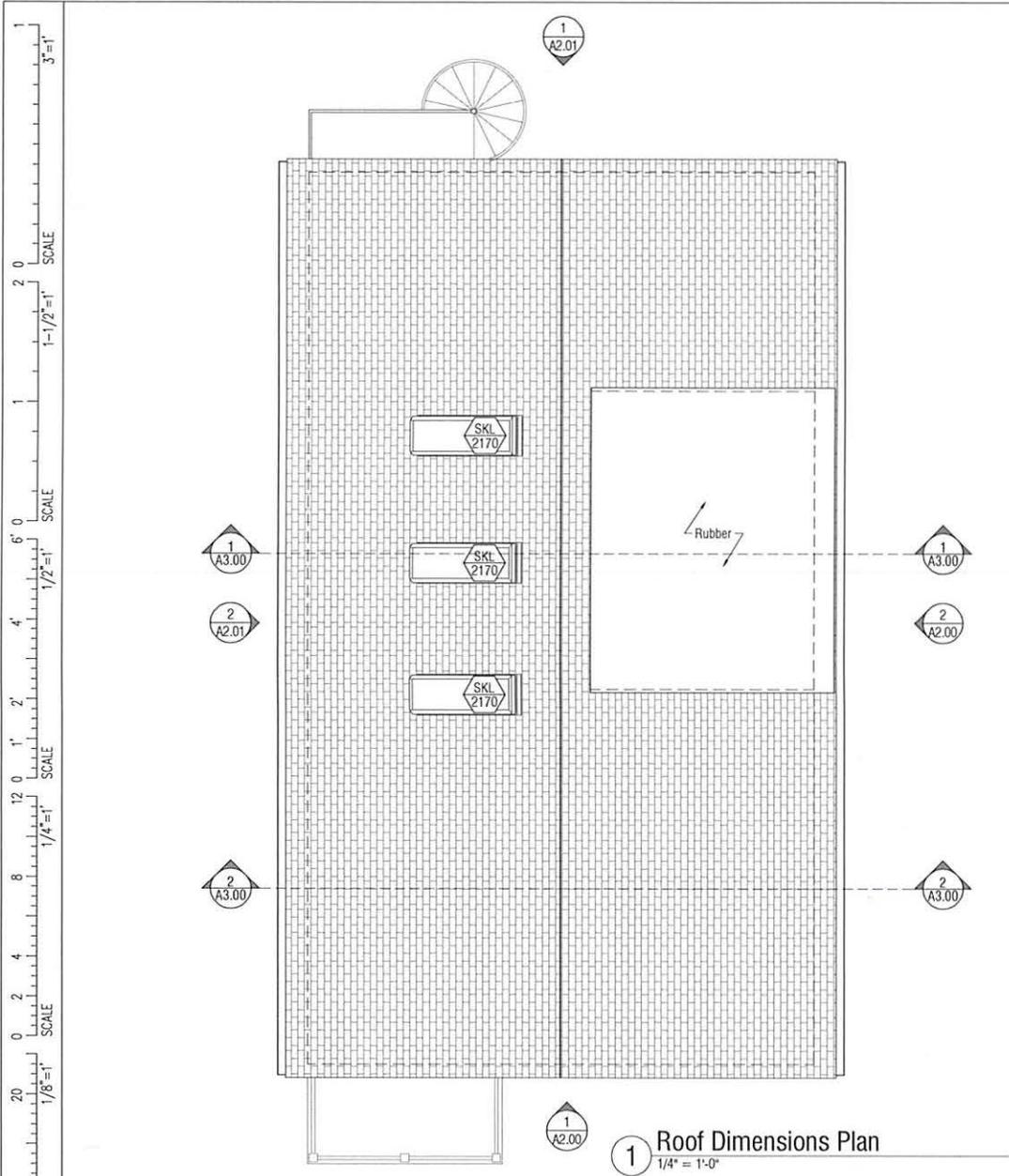


michaelkim | associates
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mkim@mikimarchitecture.com www.mikimarchitecture.com

NO.	DATE	DESCRIPTION
1	01/12/18	PRICING SET
REVISIONS		

Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
Alternate Scheme
Second Floor & Attic/Loft

A1.01



1 Roof Dimensions Plan
1/4" = 1'-0"

WINDOW SCHEDULE						
TAG:	BRAND	MODEL:	FRAME SIZE	QTY:	EXTERIOR FINISH (COLOR):	INTERIOR FINISH:
DH 2243	PELLA 450 SERIES	CASEMENT WINDOW 2243 MASTER BATHROOM	1'-10" X 3'-7"	1	ALUMINUM - WHITE	CLAD WOOD (WHITE)
DH 2955	PELLA 450 SERIES	DOUBLE HUNG 2955 1ST. FLOOR - STANDARD	2'-5" X 4'-7"	10	ALUMINUM - WHITE	CLAD WOOD (WHITE)
DH 3655	PELLA 450 SERIES	DOUBLE HUNG 3655 2ND FLOOR - STANDARD	3'-0" X 4'-7"	11	ALUMINUM - WHITE	CLAD WOOD (WHITE)
AW 3626	PELLA 450 SERIES	AWNING WINDOW 3626 DINING - BALCONY	3'-0" X 2'-2"	2	ALUMINUM - WHITE	CLAD WOOD (WHITE)
AW 4836	PELLA 450 SERIES	AWNING WINDOW 4836 SITTING ROOM	4'-0" X 3'-0"	1	ALUMINUM - WHITE	CLAD WOOD (WHITE)
CW 3666	PELLA 450 SERIES	CASEMENT WINDOW 3665 2ND FLOOR - HALLWAY	3'-0" X 6'-6"	2	ALUMINUM - WHITE	CLAD WOOD (WHITE)
FS 3655	PELLA 450 SERIES	FIXED SASH 3655 LOFT DORMER	3'-0" X 4'-7"	4	ALUMINUM - WHITE FROSTED GLASS	CLAD WOOD (WHITE) FROSTED GLASS
SKL 2170	VELUX	FIXED SKYLIGHT 3170 ROOF	2'-7" X 5'-10"	3	TYP	N/A
DH 4255	PELLA 450 SERIES	DOUBLE HUNG 4255 MUDROOM	3'-6" X 4'-7"	1	ALUMINUM - WHITE	CLAD WOOD (WHITE)
DH 4855	PELLA 450 SERIES	DOUBLE HUNG 4855 MUDROOM	4'-0" X 4'-7"	2	ALUMINUM - WHITE	CLAD WOOD (WHITE)

DOOR SCHEDULE							
TAG:	MANUFACTURER:	STYLE:	TYPE:	QTY:	FRAME SIZE:	MATERIAL:	COLOR:
A	BROSCO	FULL VIEW	EXTERIOR/HINGED	2	3'-0" x 7'-0"	WOOD-GLASS	TBD
B	BROSCO	FULL VIEW	EXTERIOR/HINGED	1	6'-0" x 7'-0"	WOOD-GLASS	TBD
C	BROSCO	3 PANEL SQUARE	INTERIOR/HINGED	2	2'-6" x 6'-8"	PRIMED MDF	TBD
D	BROSCO	3 PANEL SQUARE	INTERIOR/HINGED	1	2'-0" x 6'-8"	PRIMED MDF	TBD
E	BROSCO	3 PANEL SQUARE	EXTERIOR/SLIDING	1	6'-0" x 7'-0"	PRIMED MDF	TBD
F	BROSCO	3 PANEL SQUARE	INTERIOR/POCKET	1	2'-4" x 6'-8"	PRIMED MDF	TBD
G	BROSCO	3 PANEL SQUARE	INTERIOR/POCKET	1	2'-2" x 6'-8"	PRIMED MDF	TBD
H	BROSCO	3 PANEL SQUARE	INTERIOR/HINGED	1	2'-2" x 6'-8"	PRIMED MDF	TBD
I	BROSCO	3 PANEL SQUARE	INTERIOR/POCKET	2	3'-8" x 6'-8"	PRIMED MDF	TBD
J	BROSCO	3 PANEL SQUARE	DOUBLE HINGED	1	2'-8" x 6'-8"	PRIMED MDF	TBD
K	BROSCO	3 PANEL SQUARE	DOUBLE HINGED	1	4'-4" x 6'-8"	PRIMED MDF	TBD

2 Schedules
1/4" = 1'-0"

Vabulas Residence
65 Griswold St.
Cambridge, MA 02138



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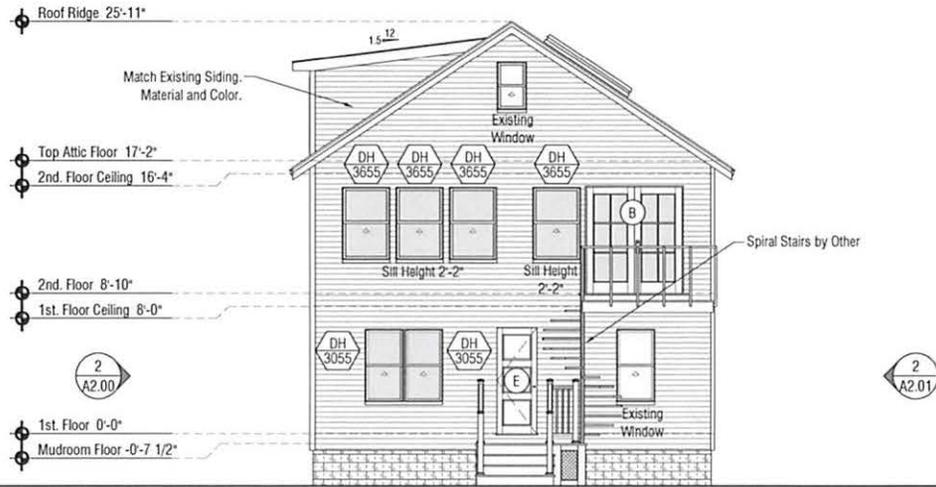
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925
mkim@mkimarchitecture.com www.mkimarchitecture.com

NO.	DATE	DESCRIPTION
1	01/12/18	PRICING SET
REVISIONS		

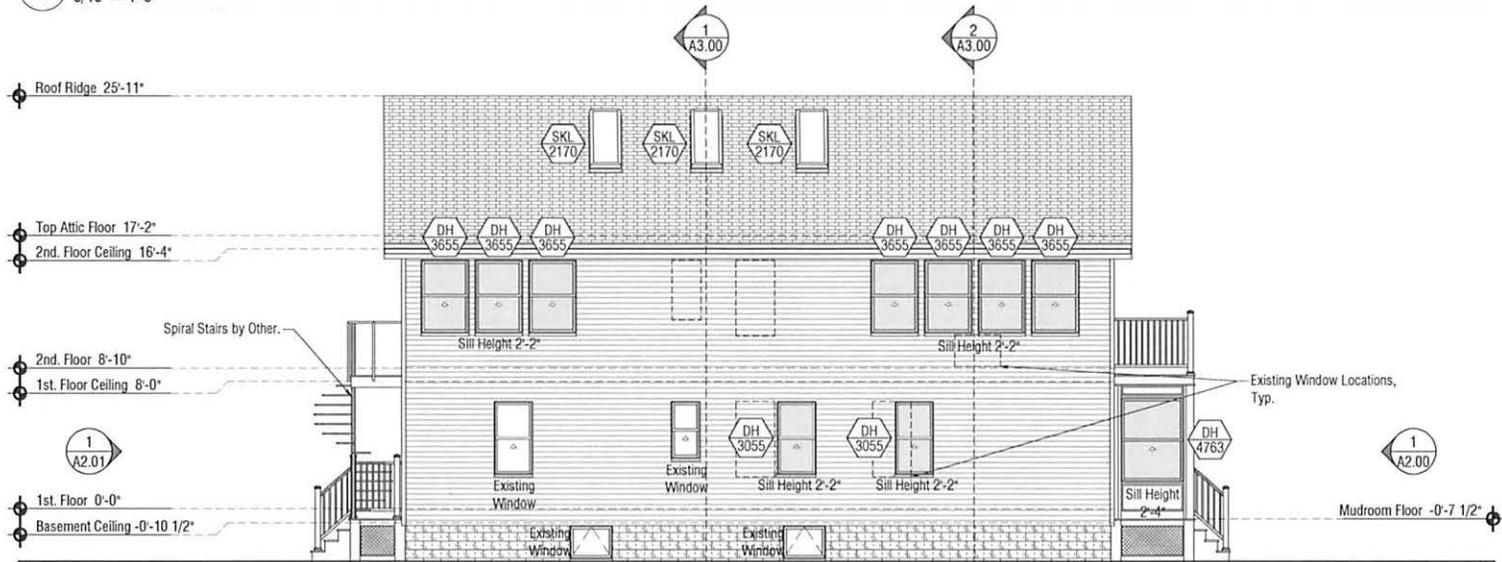
Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
Dimension Plans
Second Floor & Loft level

A1.02

3"=1'
SCALE
2 0
1-1/2"=1'
SCALE
1 0
1/2"=1'
SCALE
4' 0
1/2"=1'
SCALE
12 0
1/4"=1'
SCALE
8 0
1/4"=1'
SCALE
20 0
1/8"=1'
SCALE
5 10
0



1 Rear Elevation
3/16" = 1'-0"



2 Left Elevation
3/16" = 1'-0"

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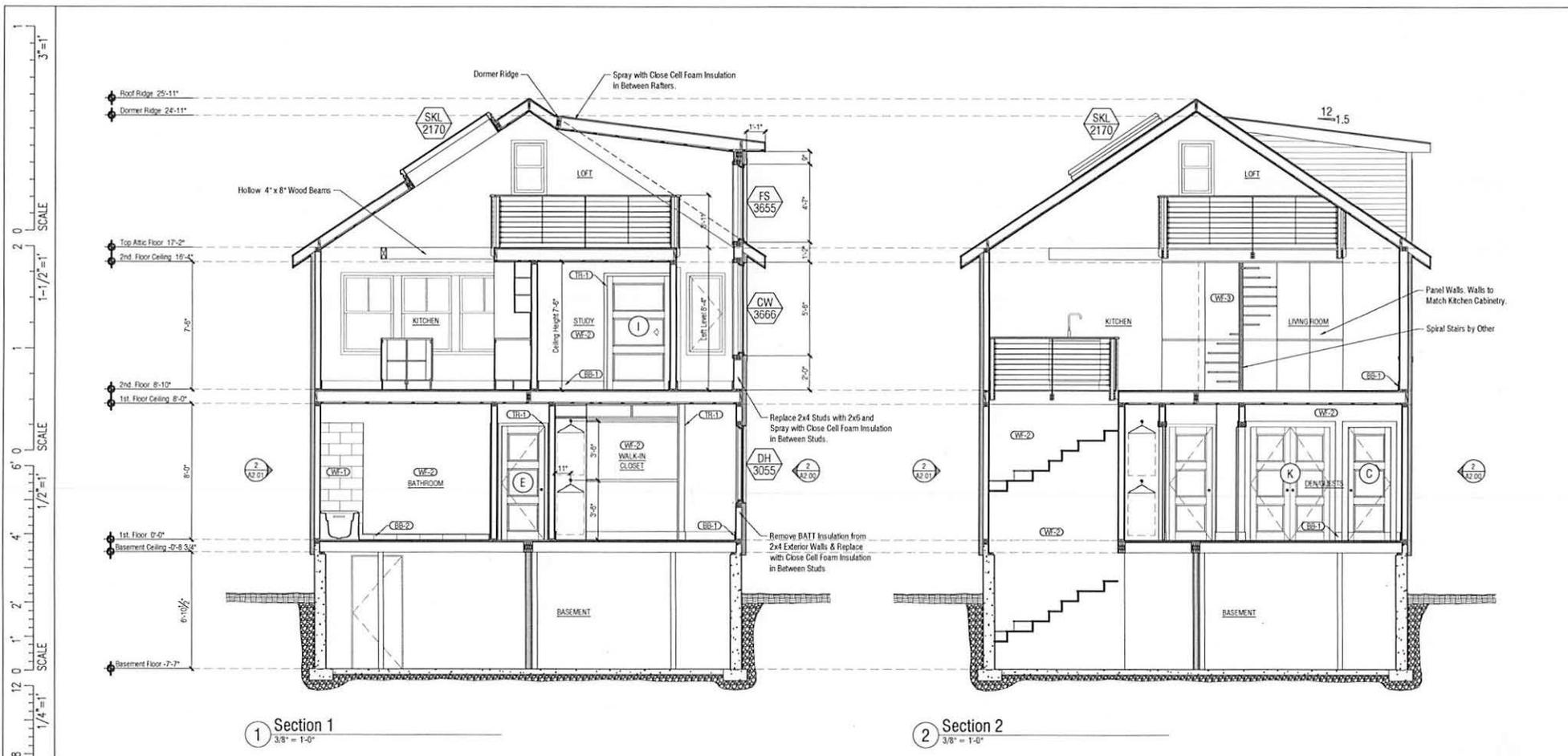
NO.	DATE	DESCRIPTION
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Date Issued: March 21st, 2018

Drawing Scale: 3/16" = 1'-0"

**Exterior Elevations
Rear & Left**

A2.01



1 Section 1
3/8" = 1'-0"

2 Section 2
3/8" = 1'-0"



FLOORING SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	COLOR	DIMENSIONS	NOTE
(CF-1)	TILE - CERAMIC	TBD	TBD BY OWNER	12" X 24"	-
(CF-2)	HARDWOOD - OAK	TBD	RIVERSIDE OYSTER 28011L	4" WIDE PLANK	-
(CF-3)	TILE - PORCELAIN	TBD	TBD BY OWNER	12" X 24"	BRICKWORK
(CF-4)	TILE - CERAMIC	TBD	WHITE	12" X 12"	-
(CF-5)	POLYMER DECK	AZEK	ISLAND OAK - SLATE GRAY	1" x 5 1/2"	HARVEST COLLECTION

WALLBASE & TRIM SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	COLOR	DIMENSIONS	NOTE
(CB-1)	WOOD BASE	N/A	WHITE	6" TALL	NOT MOLDING
(CB-2)	TILE BASE	TBD	TBD	6" TALL	-
(CB-3)	WINDOW / DOOR TRIM	N/A	WHITE	2" WIDE	NOT MOLDING

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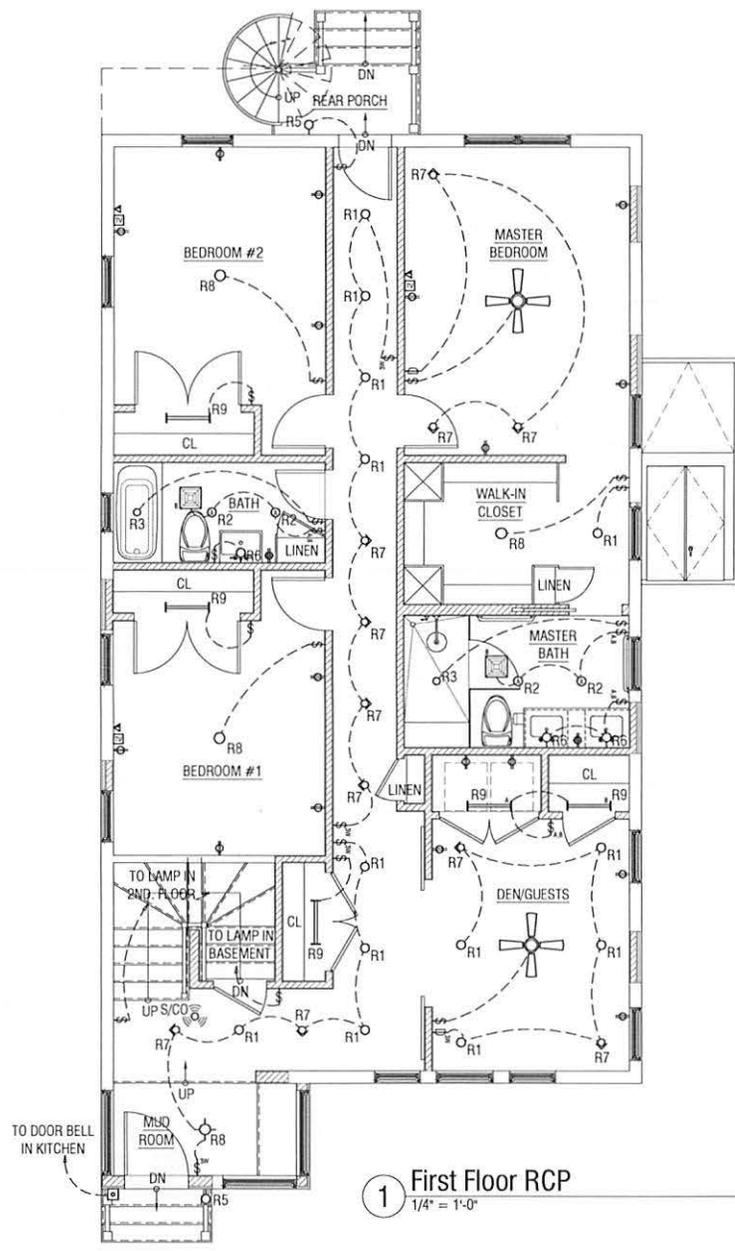


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Alternate Scheme
Construction Sections

A3.00



1 First Floor RCP
1/4" = 1'-0"

ELECTRICAL INSTALLATION & RCP PLAN SCHEDULE					
TYPE:	MANUFACTURER:	CAP.	W.P. MODEL:	COLOR:	DESCRIPTION
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - SINGLE
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⦿	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	DUPLEX CONVENIENCE OUTLET
⦿	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	DUPLEX WEATHER PROOF OUTLET
☎	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	TELEPHONE & CAT 4 OUTLET
⊠	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	CABLE OUTLET
🌀	PANASONIC	190 CFM	WHISPERCEILING	WHITE	EXHAUST FAN
🌀	TBD	190 CFM	WHISPERCEILING	STAINLESS STEEL	KITCHEN EXTRACTOR
🔔	TBD BY OWNER	-	TBD BY OWNER	-	DOOR BELL BUTTOM
🔔	TBD BY OWNER	-	TBD BY OWNER	-	DOOR BELL
🔥	TBD BY G.C.	BY CODE	TBD BY G.C.	WHITE	SMOKE / CO DETECTOR
🔥	TBD BY G.C.	BY CODE	TBD BY G.C.	WHITE	SMOKE DETECTOR
🔥	TBD BY G.C.	BY CODE	TBD BY G.C.	WHITE	HEAT DETECTOR

- ELECTRICAL INSTALLATIONS NOTES**
- CENTER LIGHTING FIXTURES IN ROOM OR OVER WORK STATIONS, UNO.
 - SMOKE/CO2/HEAT DETECTORS SHOWN ARE DESIGNED LOCATIONS ONLY. LICENSED PROFESSIONAL RESPONSIBLE FOR PROVIDING LAYOUT TO MEET CODE.
 - ALL CEILING FINISHES TO BE SMOOTH, NO TEXTURE.
 - WHERE POSSIBLE CONNECT FIXTURES TO EXISTING CODE-COMPLIANT CIRCUITS.
 - PLEASE NOTE SOME NEW FIXTURES TO REPLACE EXISTING AT JUNCTION BOX.
 - OUTLETS SHOWN ARE DESIGNED LOCATIONS ONLY. ELECTRICIAN RESPONSIBLE FOR PROVIDING OUTLET LAYOUT TO MEET CODE.

FIXTURE SCHEDULE							
TYPE:	MANUFACTURER:	VOLT:	LAMP:	NOTE:	APERTURE	FINISH:	LOCATION:
R1	PHILIPS	120V	RECESSED DOWNLIGHT - LED	-	5"	TBD	-
R2	PHILIPS	120V	RECESSED DOWNLIGHT - LED	-	4"	TBD	-
R3	PHILIPS	120V	RECESSED DOWNLIGHT - LED	WATERPROOF	4"	WHITE	-
R4	PHILIPS	120V	RECESSED DOWNLIGHT - LED	-	3"	WHITE	-
R5	PHILIPS	120V	EXTERIOR WALL SCENCE	WATERPROOF	5"	TBD	-
R6	PHILIPS	120V	INTERIOR WALL SCENCE	WATERPROOF	-	WHITE	-
R7	PHILIPS	120V	ACCENT DOWNLIGHT - LED	-	3"	WHITE	-
R8	TBD	120V	SURFACE FIXTURE - LED	-	-	TBD	-
R9	TBD	120V	FLEXIBLE UNDER-MOUNT STRIP LIGHT	-	-	WHITE	CLOSETS
R10	TBD	120V	PENDANT LAMP - LED	-	3"	WHITE	PANTRY, MASTER BEDROOM & HW

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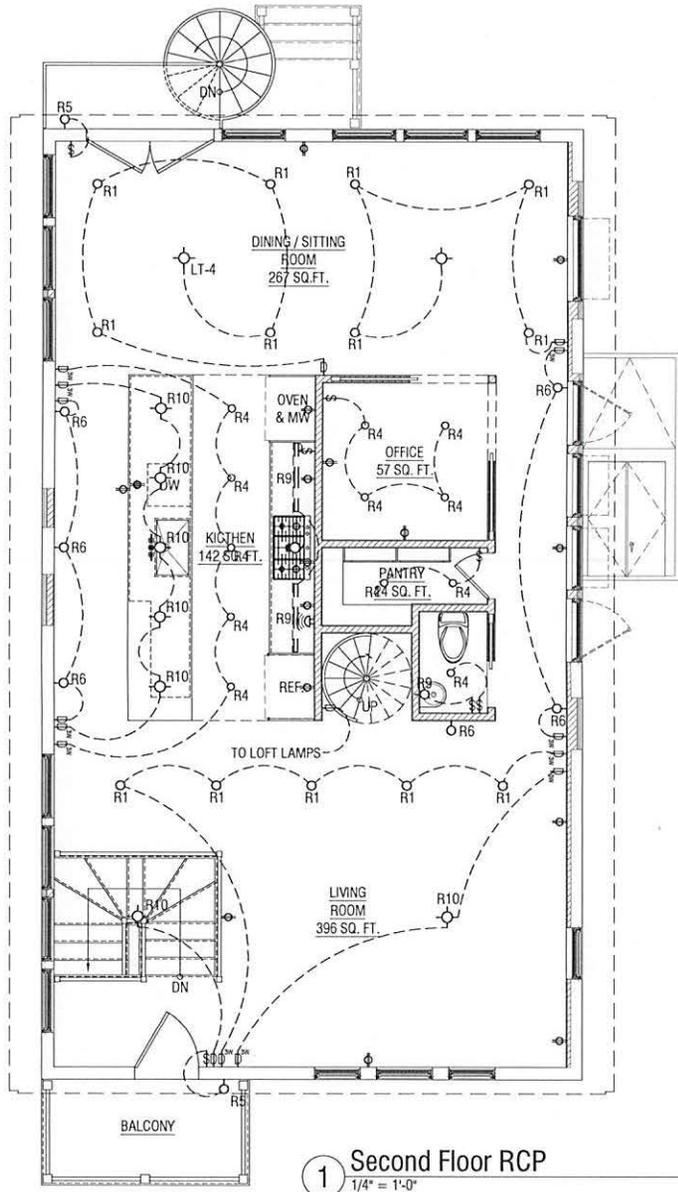


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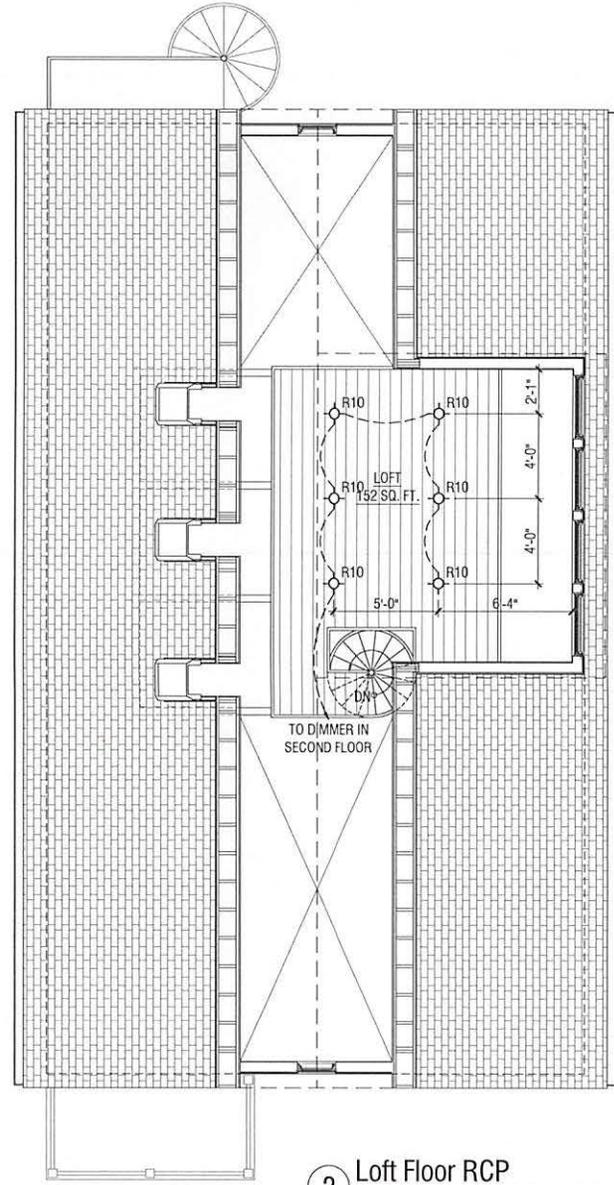
NO.	DATE	DESCRIPTION
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REVISIONS		

Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
RCP - Electrical & Schedules
First Floor

A4.00



1 Second Floor RCP
1/4" = 1'-0"



2 Loft Floor RCP
1/4" = 1'-0"

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REVISIONS		

Date Issued: March 21st, 2018
Drawing Scale: 1/4" = 1'-0"
RCP - Electrical
Second & Loft Floor

A4.01