

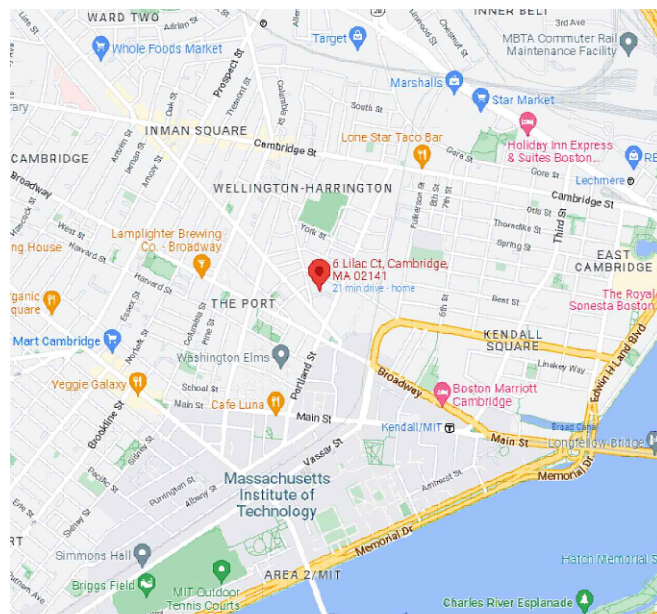


# 6 LILAC COURT RENOVATION

## CAMBRIDGE, MA

PLANNING BOARD GRAPHIC SET  
FEBRUARY 08, 2023

### LOCUS MAP



### DRAWING LIST

G100	COVER
G101	PLOT PLAN
G102	BUILDING PHOTOS
G103	CONTEXT PHOTOS
G104	ZONING
A100	FIRST FLOOR EXISTING & PROPOSED
A101	SECOND FLOOR EXISTING & PROPOSED
A102	THIRD FLOOR EXISTING & PROPOSED
A200	FRONT ELEVATION EXISTING & PROPOSED
A201	SIDE ELEVATION EXISTING & PROPOSED
A202	REAR ELEVATION EXISTING & PROPOSED
A300	EXISTING SECTION
A301	PROPOSED SECTION

**PROJECT**  
6 LILAC CT RENOVATION

6 LILAC COURT  
CAMBRIDGE MA 02141

**ARCHITECT**  
HAMMER DESIGN &  
DEVELOPMENT LLC

556 FRANKLIN STREET #3  
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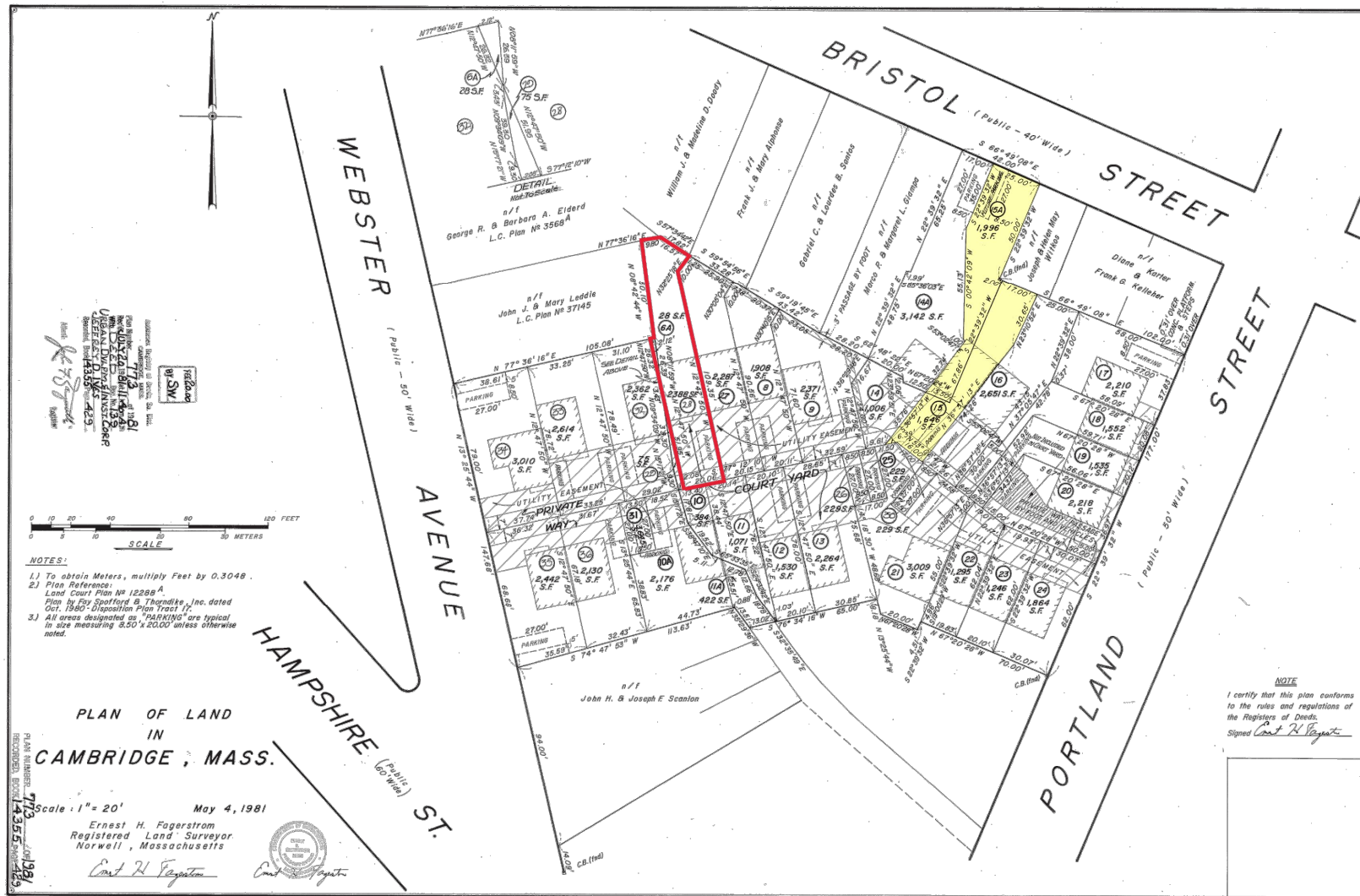
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COVER

**SCALE**  
AS NOTED

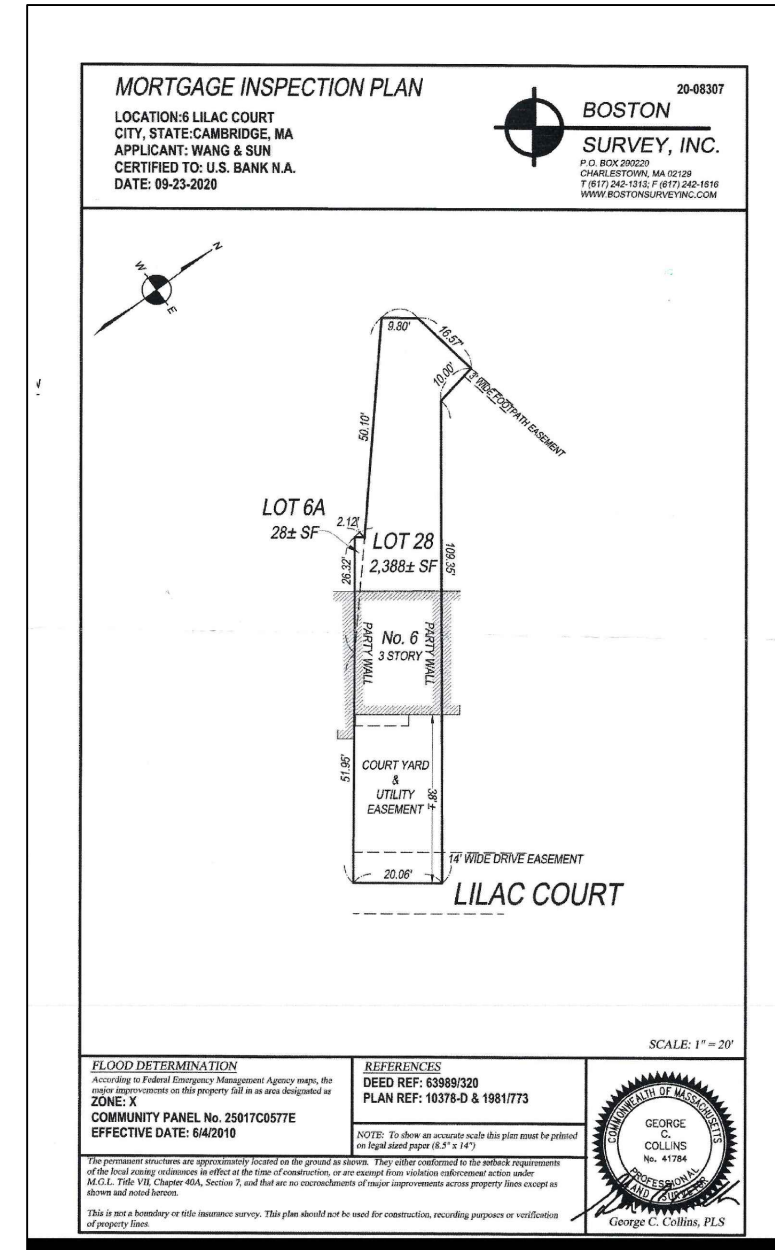
**DRAWING NO.**

# G100

**DATE**  
FEBRUARY 08, 2023



**2** AREA PLAN  
 NTS



**1** PLOT PLAN  
 NTS

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**DRAWING TITLE**  
 PLOT PLAN

**SCALE**  
 AS NOTED

**DRAWING NO.**  
**G101**  
**DATE**  
 FEBRUARY 08, 2023



**2** 6 LILAC CT FRONT VIEW  
NTS



**1** 6 LILAC CT REAR VIEW  
NTS

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**DRAWING TITLE**  
BUILDING PHOTOS

**SCALE**  
AS NOTED

**DRAWING NO.**  
**G102**

**DATE**  
FEBRUARY 08, 2023



**2** 6 LILAC CT BRISTOL ST VIEW  
NTS



**1** 6 LILAC CT WEBSTER AVE VIEW  
NTS

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**DRAWING TITLE**  
CONTEXT PHOTOS

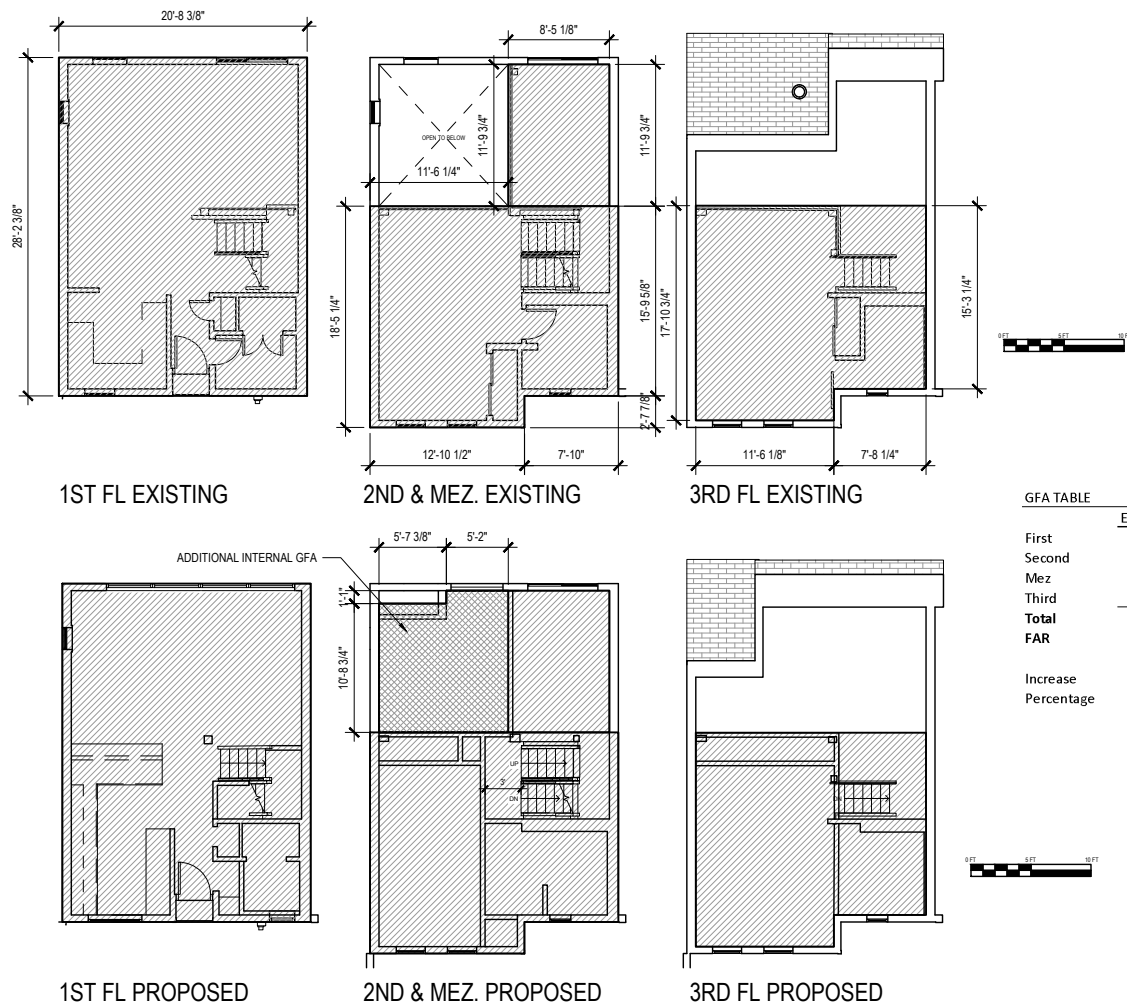
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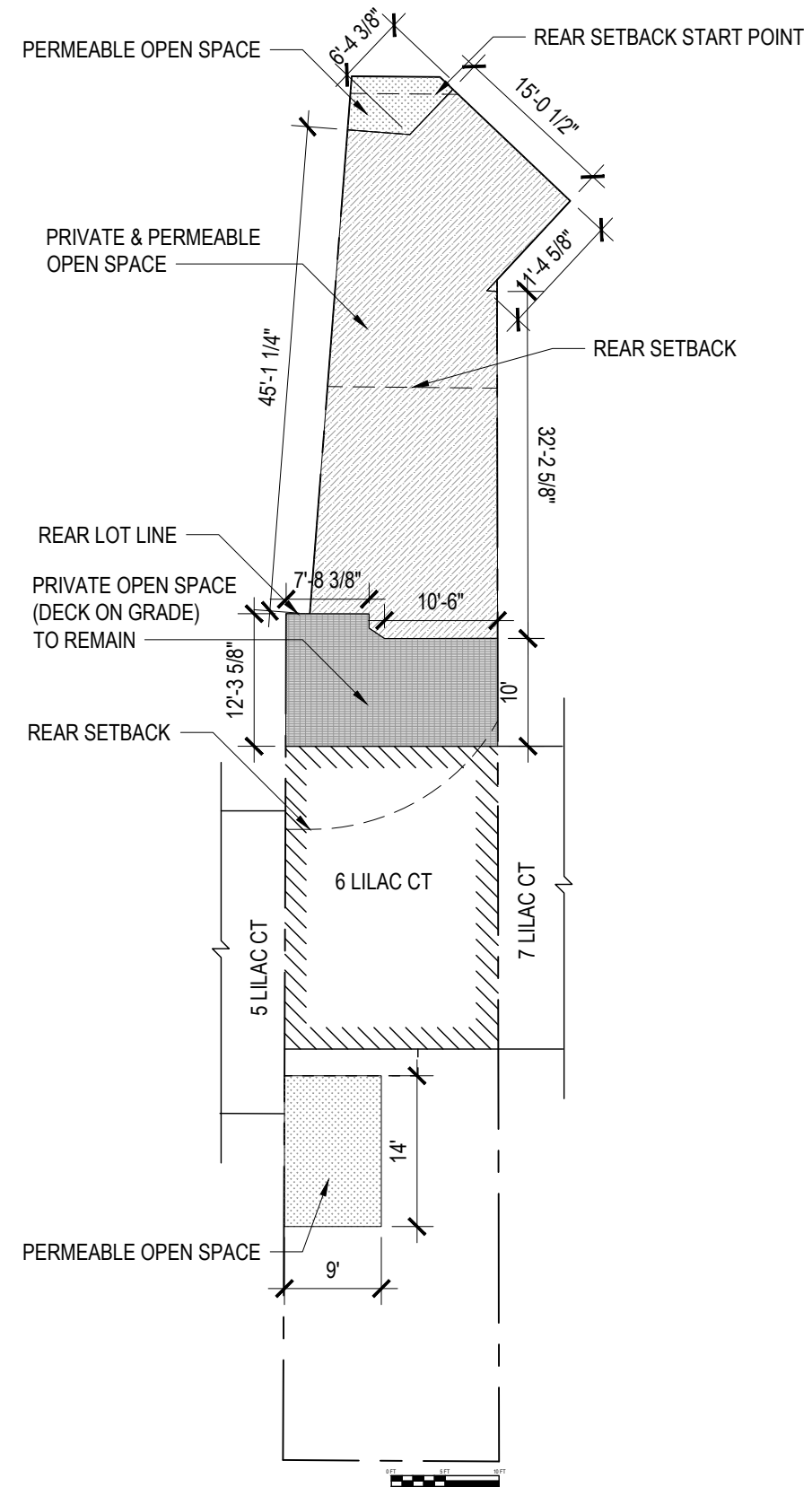
**DATE**  
FEBRUARY 08, 2023

GENERAL	EXISTING	PROPOSED	ALLOWED	SETBACKS	EXISTING	PROPOSED	ALLOWED
	ZONE	RES C-1	RES C-1		RES C-1	FRONT	38'
USE	SINGLE FAM	SINGLE FAM	SINGLE FAM	REAR	12.25'/60.6'	12.25'/60.6'	20'/27.5'
LOT AREA	2,416	2,416	5,000	SIDE (LEFT)	0'	0'	N/A
LOT WIDTH	20.6	20.6	50	SIDE (RIGHT)	0'	0'	N/A
GFA	1,368	1,489	1,812	<b>OPEN SPACE</b>			
FAR	0.57	0.62	0.75	TOTAL %	48%	48%	30%
LOT AREA/UNIT	2,416	2,416	1,500	PRIVATE %	42%	42%	15%
UNITS	1	1	1	PERM. %	40%	40%	15%
HEIGHT	29'	29'	35'				
PARKING	1	1	0				

### 3 DIMENSIONAL TABLE NTS



### 2 EXISTING & PROPOSED GFA 1/16"=1'-0"



### 1 ARCHITECTURAL SITE PLAN 1/16"=1'-0"

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**DRAWING TITLE**  
ZONING

**SCALE**  
AS NOTED

**DRAWING NO.**  
**G104**  
**DATE**  
FEBRUARY 08, 2023

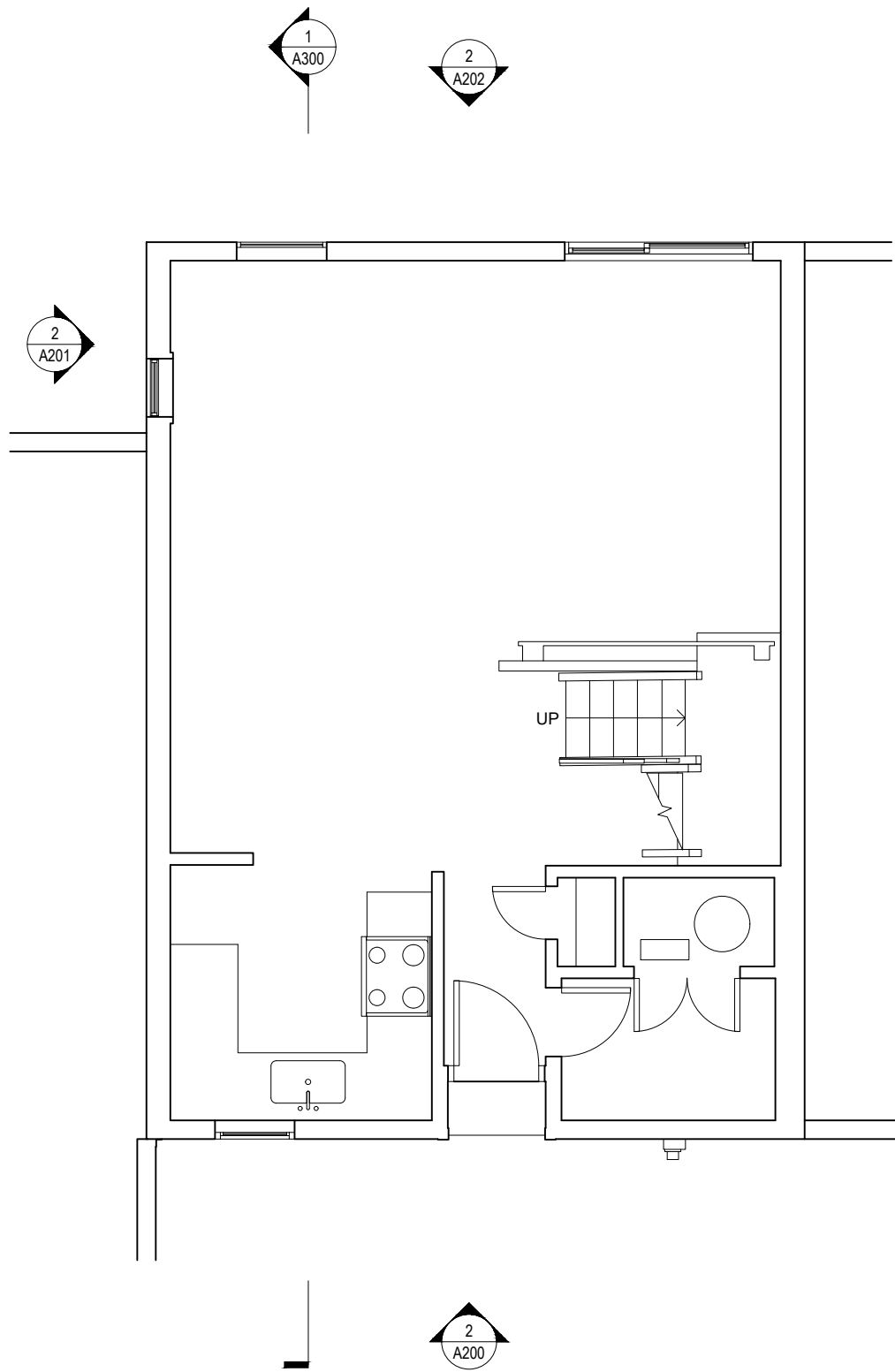
**PROJECT**  
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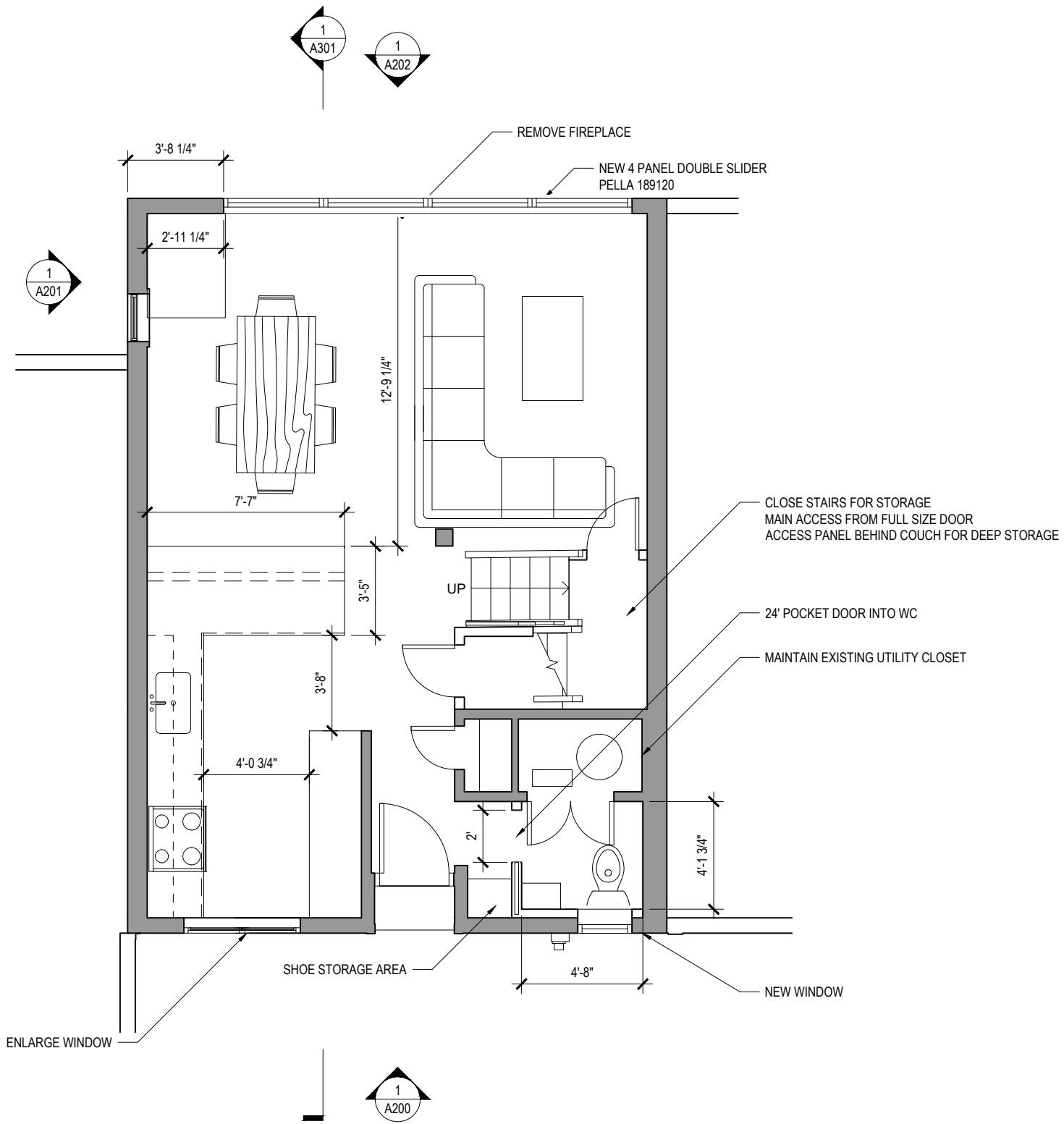
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**FIRST FLOOR PLAN**  
**EXISTING & PROPOSED**

**SCALE**  
**AS NOTED**

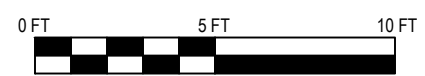
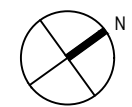
**DRAWING NO.**  
**A100**  
**DATE**  
**FEBRUARY 08, 2023**



**2** 1ST FLOOR - EXISTING  
 3/16"=1'-0"



**1** 1ST FLOOR - PROPOSED  
 3/16"=1'-0"



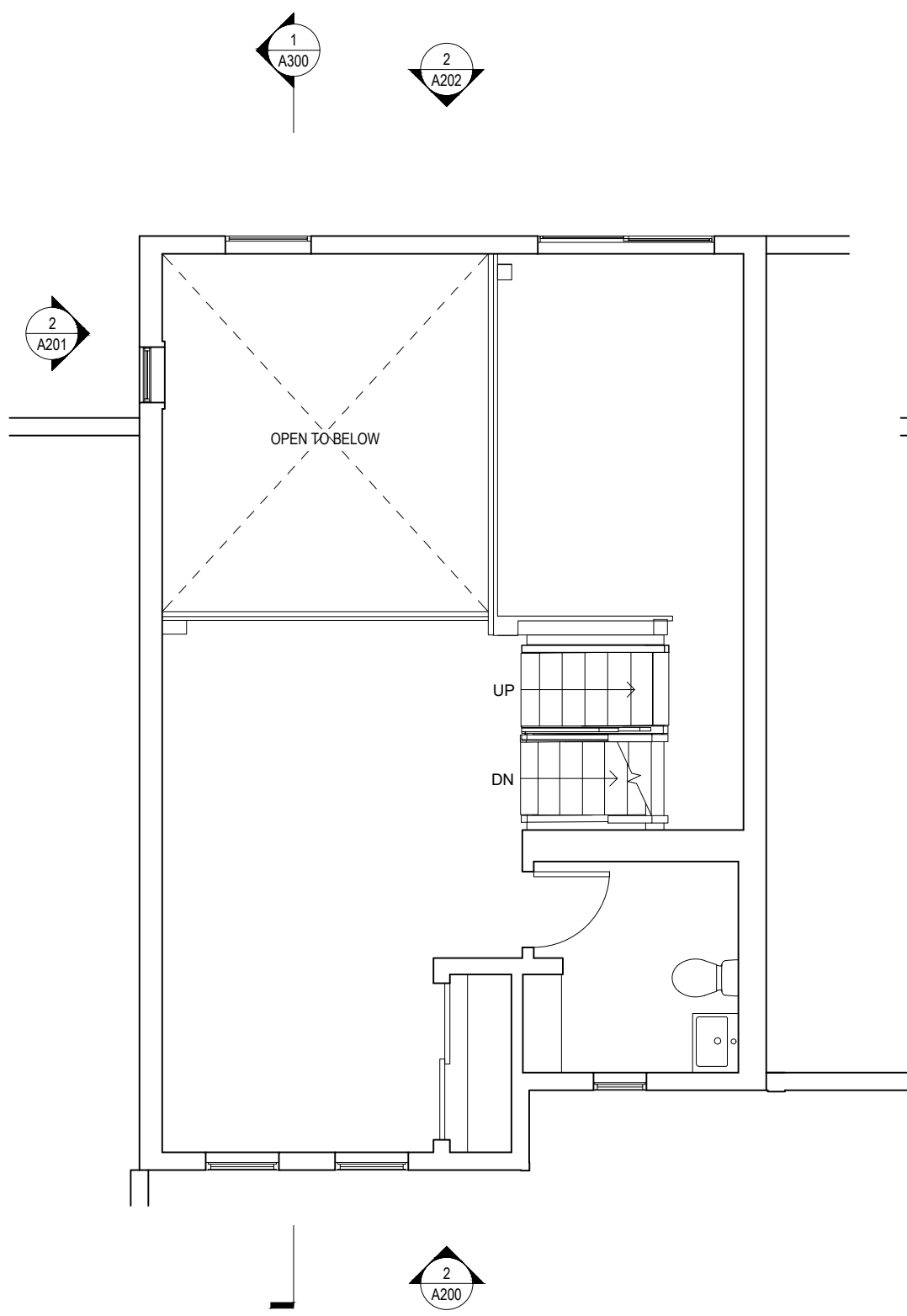
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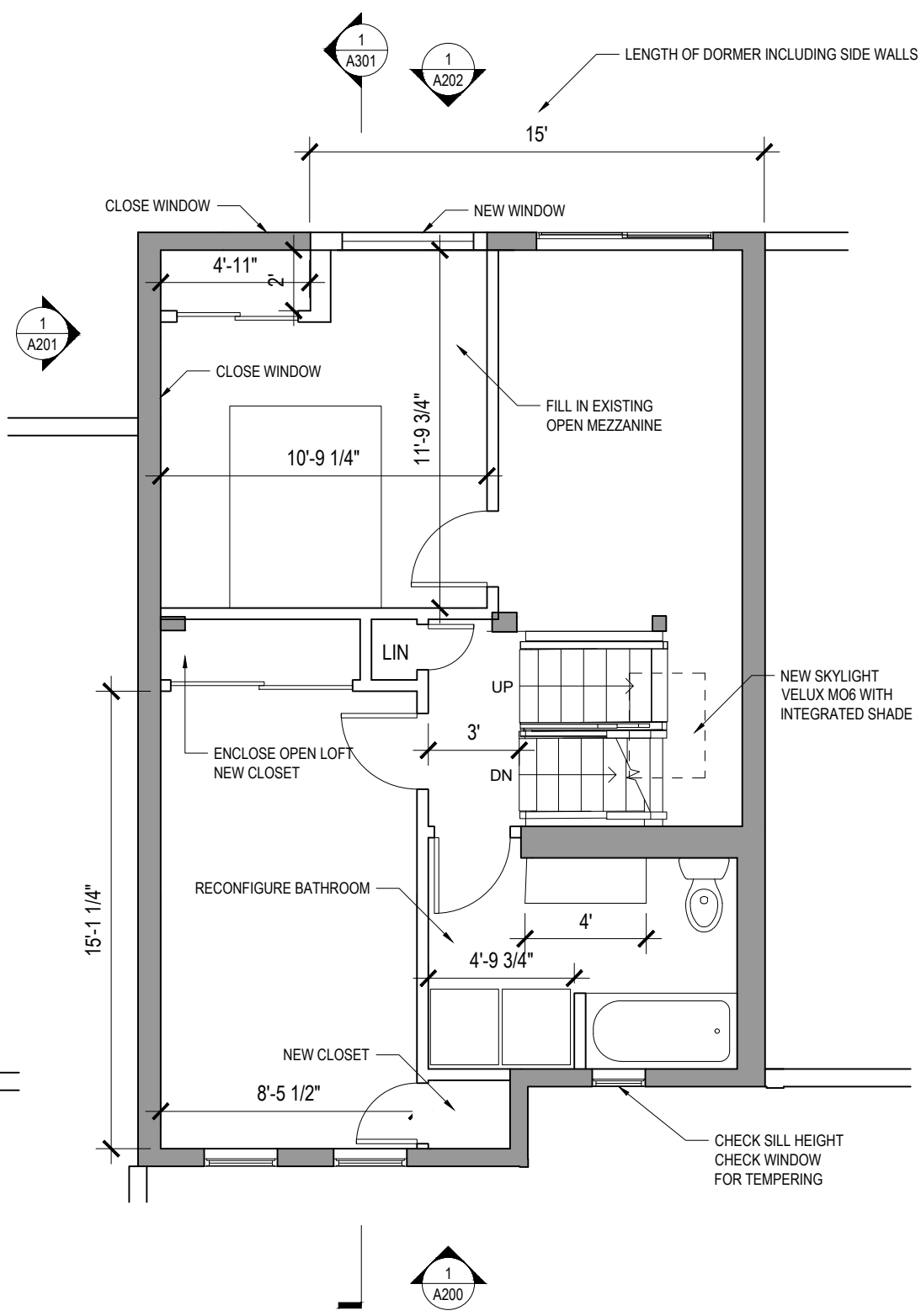
**DRAWING TITLE**  
**SECOND FLOOR PLAN**  
**EXISTING & PROPOSED**

**SCALE**  
**AS NOTED**

**DRAWING NO.**  
**A101**  
**DATE**  
**FEBRUARY 08, 2023**



**2** 2ND FLOOR - EXISTING  
 3/16"=1'-0"



**1** 2ND FLOOR - PROPOSED  
 3/16"=1'-0"



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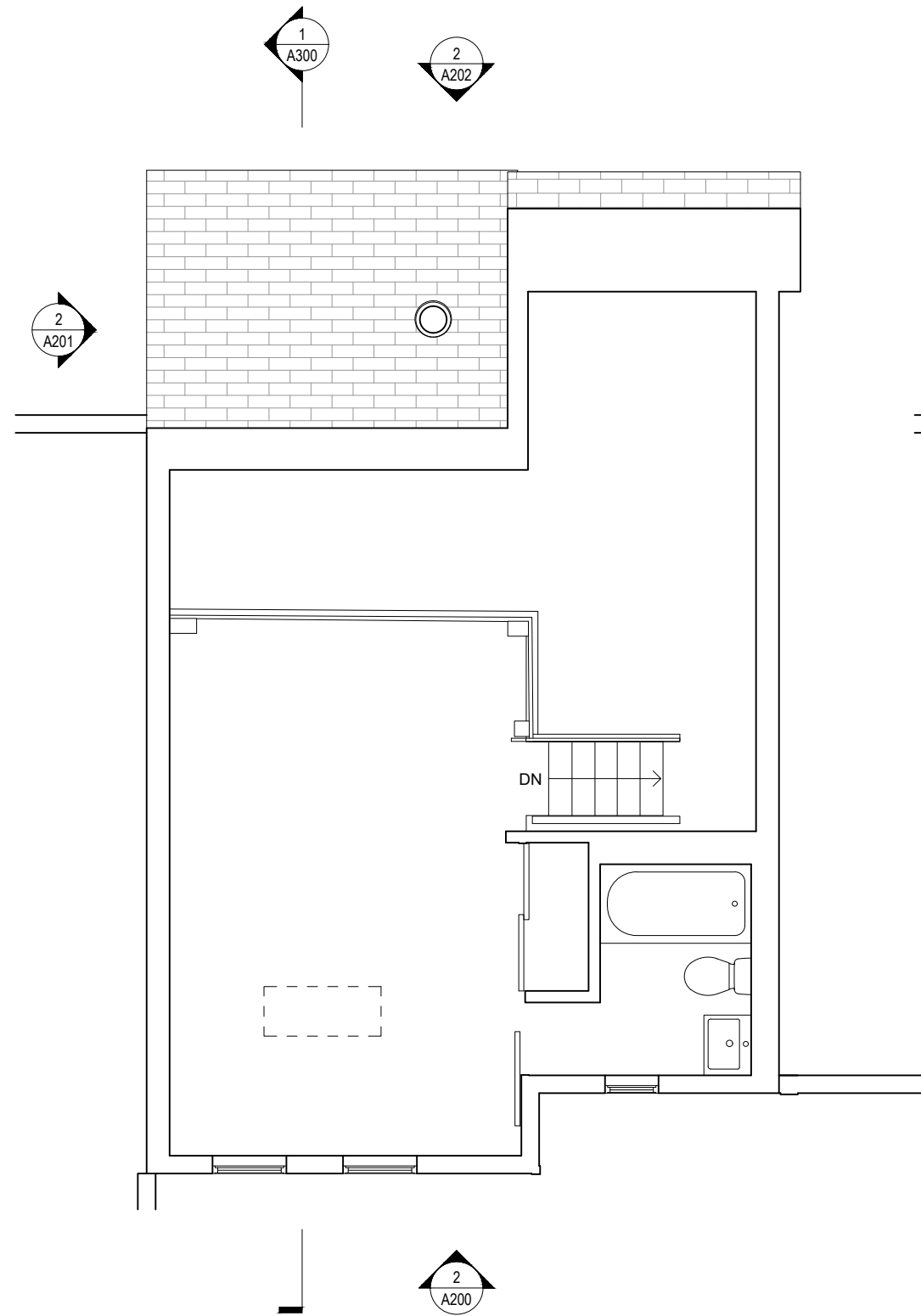
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DRAWING TITLE  
THIRD FLOOR PLAN  
EXISTING & PROPOSED

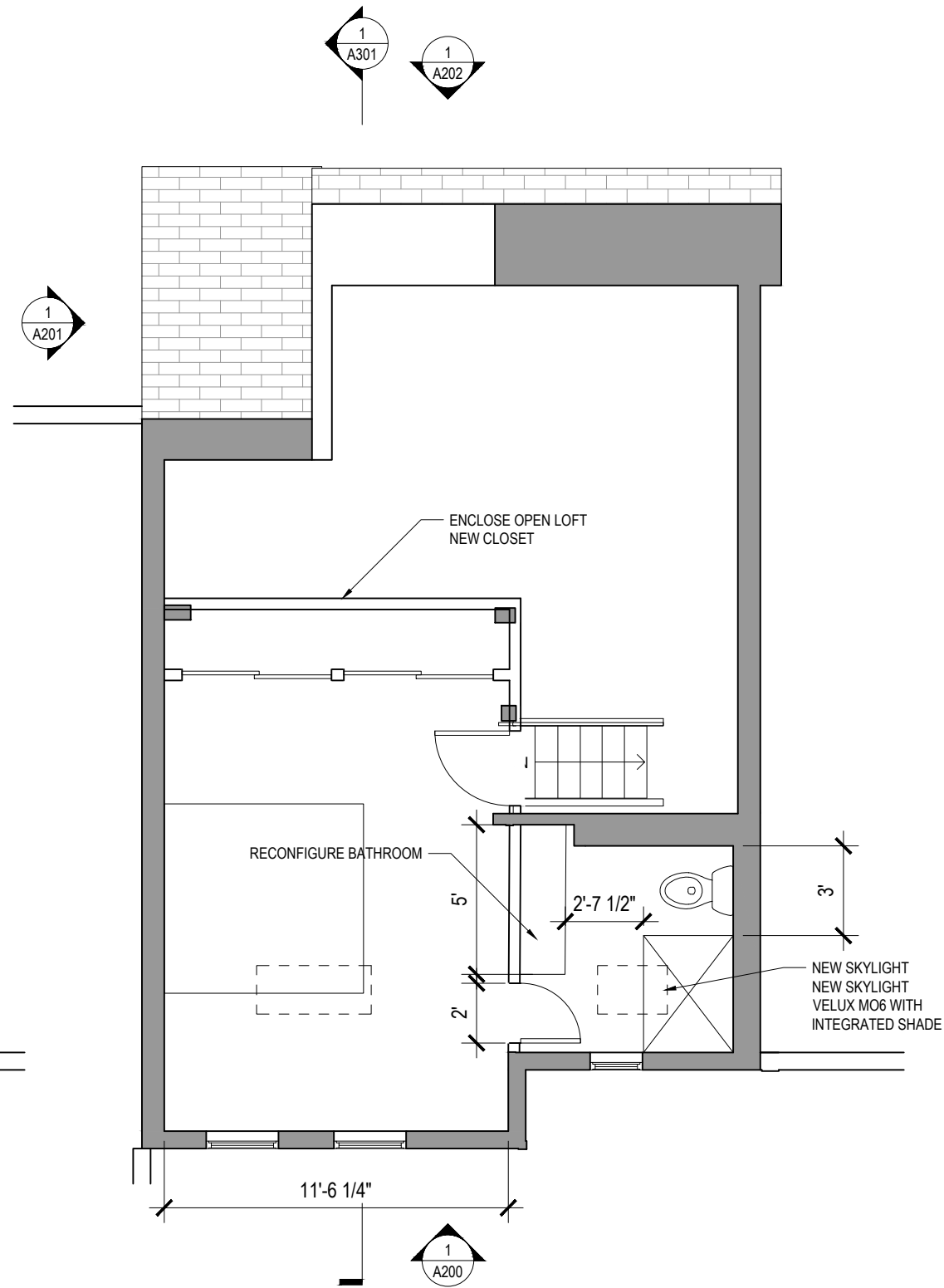
SCALE  
AS NOTED

DRAWING NO.  
**A102**

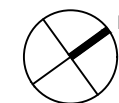
DATE  
FEBRUARY 08, 2023



**2** 3RD FLOOR - EXISTING  
3/16"=1'-0"



**1** 3RD FLOOR - PROPOSED  
3/16"=1'-0"





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**DRAWING TITLE**  
**FRONT ELEVATION**  
**EXISTING & PROPOSED**

**SCALE**  
**AS NOTED**

**DRAWING NO.**  
**A200**

**DATE**  
**FEBRUARY 08, 2023**



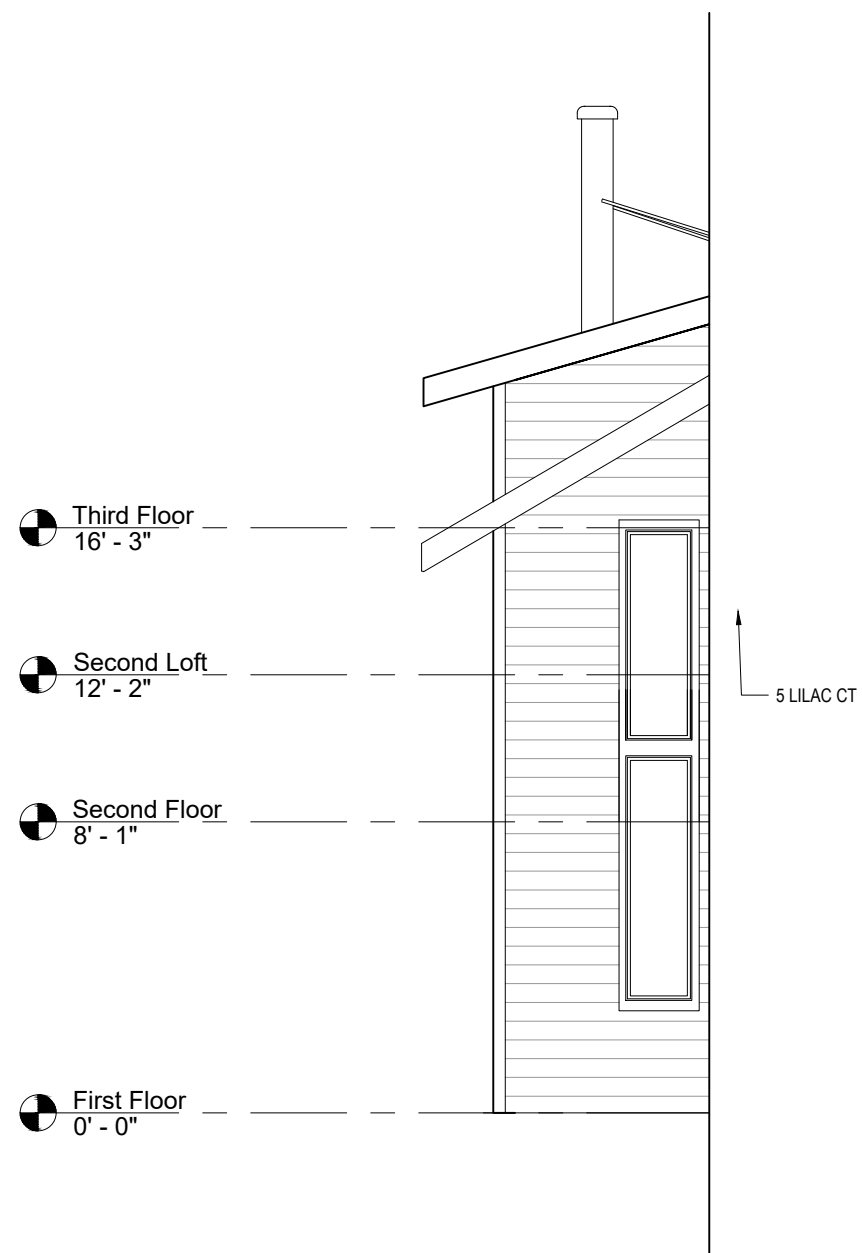
**2** FRONT ELEVATION - EXISTING  
 3/16"=1'-0"

**1** FRONT ELEVATION - PROPOSED  
 3/16"=1'-0"

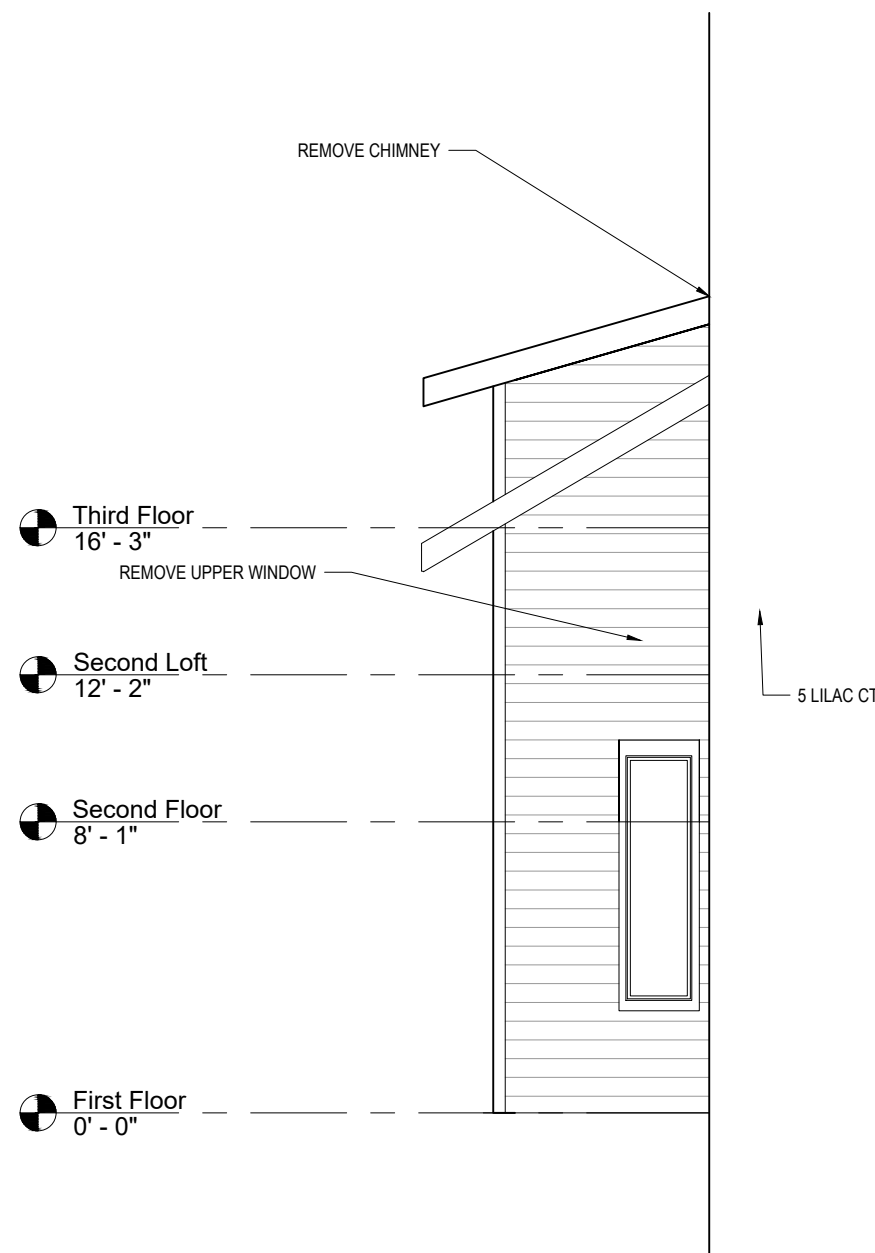


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**2** SIDE ELEVATION - EXISTING  
 3/16"=1'-0"



**1** SIDE ELEVATION - PROPOSED  
 3/16"=1'-0"



**DRAWING TITLE**  
 SIDE ELEVATION  
 EXISTING & PROPOSED

**SCALE**  
 AS NOTED

**DRAWING NO.**  
**A201**

**DATE**  
 FEBRUARY 08, 2023

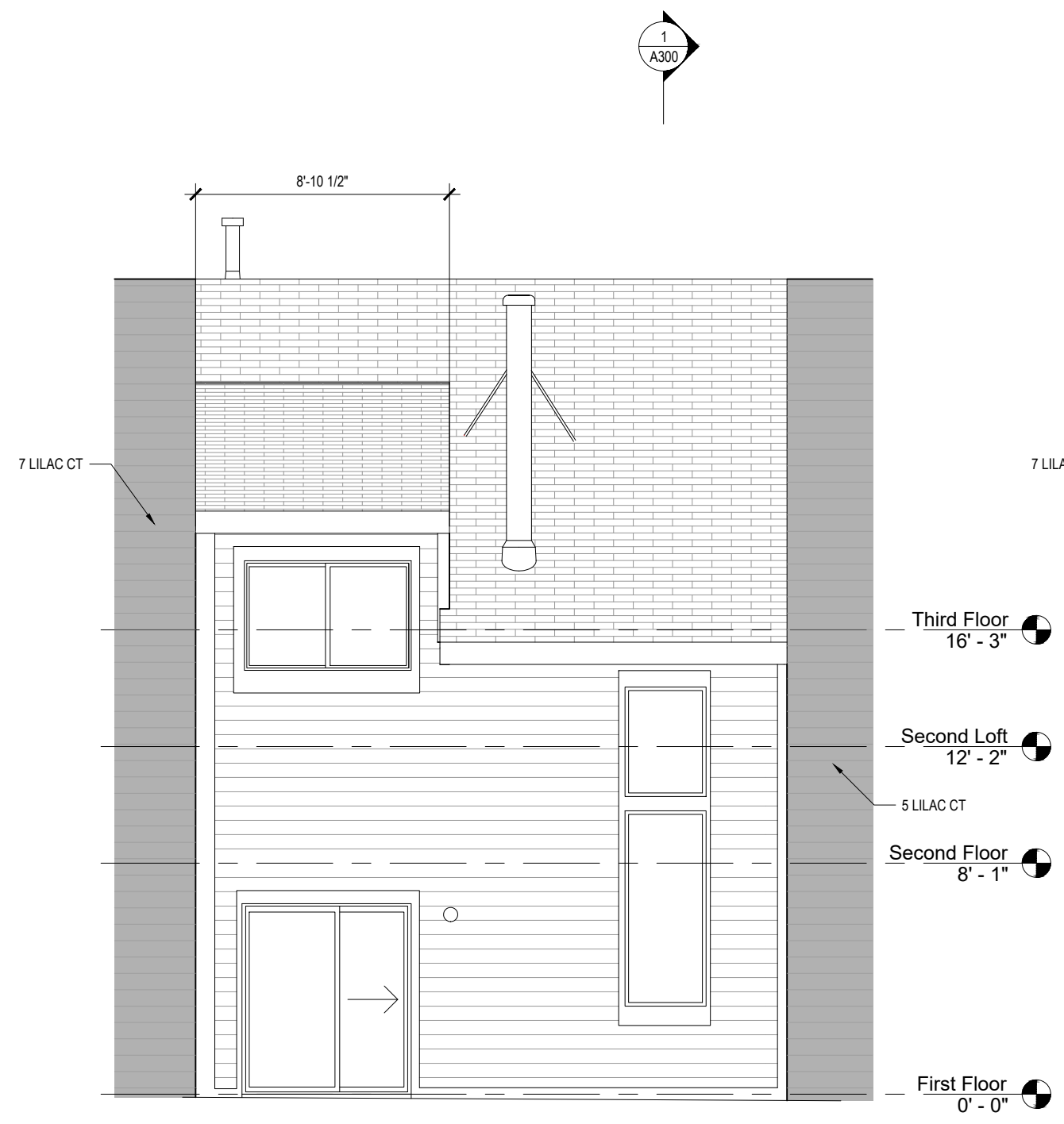
**PROJECT**  
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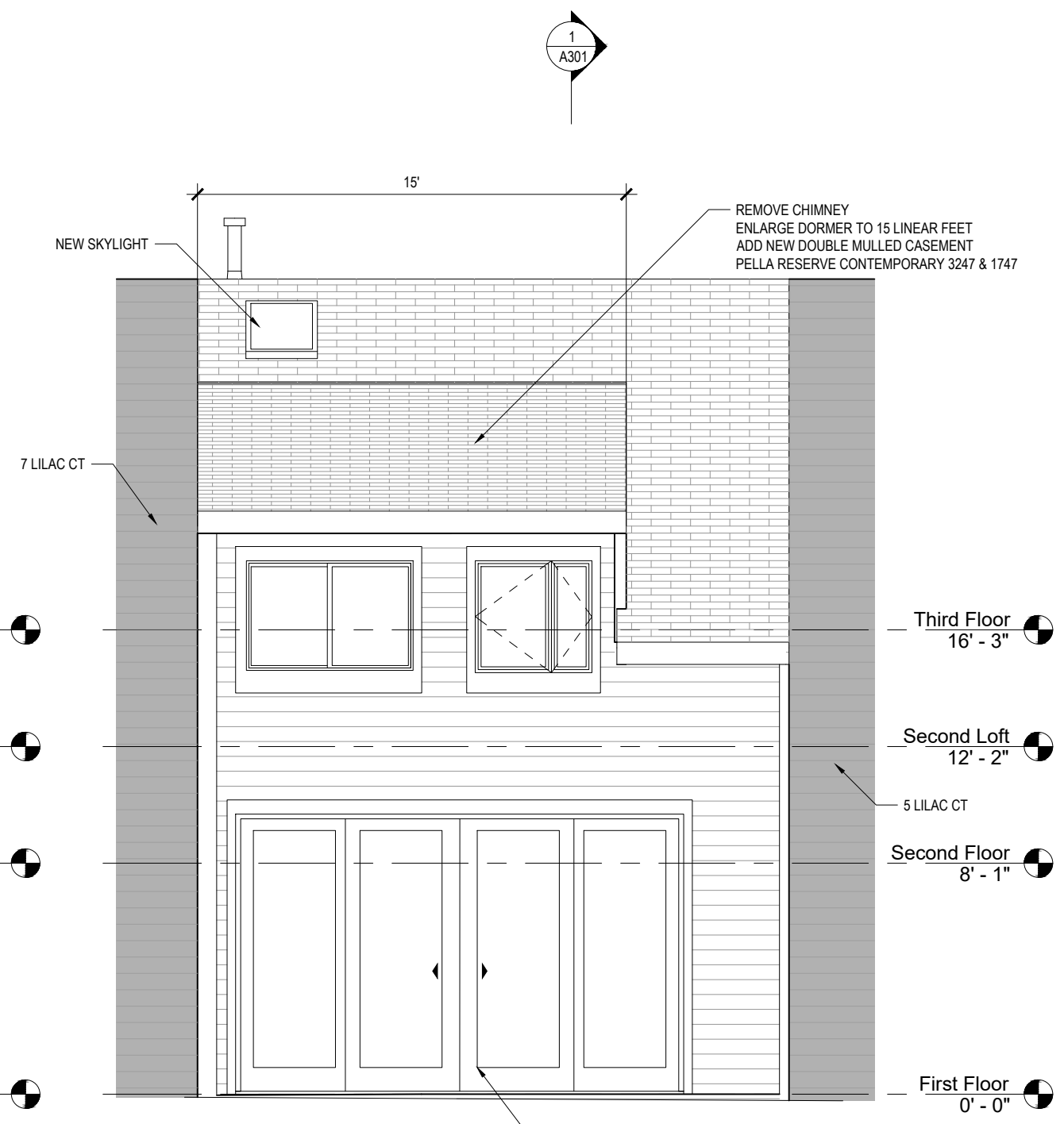
**DRAWING TITLE**  
 REAR ELEVATION  
 EXISTING & PROPOSED

**SCALE**  
 AS NOTED

**DRAWING NO.**  
**A202**  
**DATE**  
 FEBRUARY 08, 2023

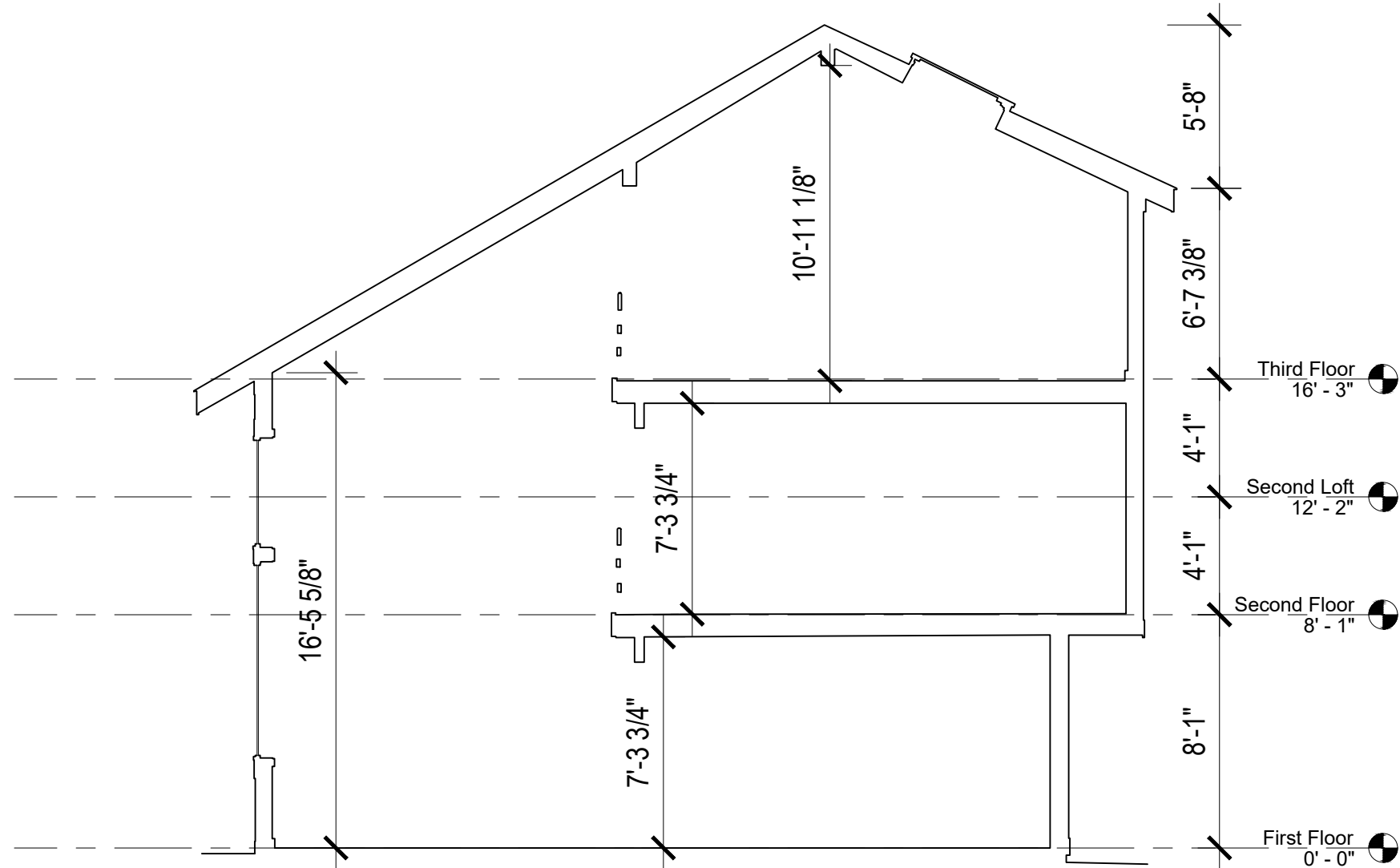


**2** REAR ELEVATION - EXISTING  
 3/16"=1'-0"



**1** REAR ELEVATION - PROPOSED  
 3/16"=1'-0"





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**DRAWING TITLE**  
 EXISTING SECTION

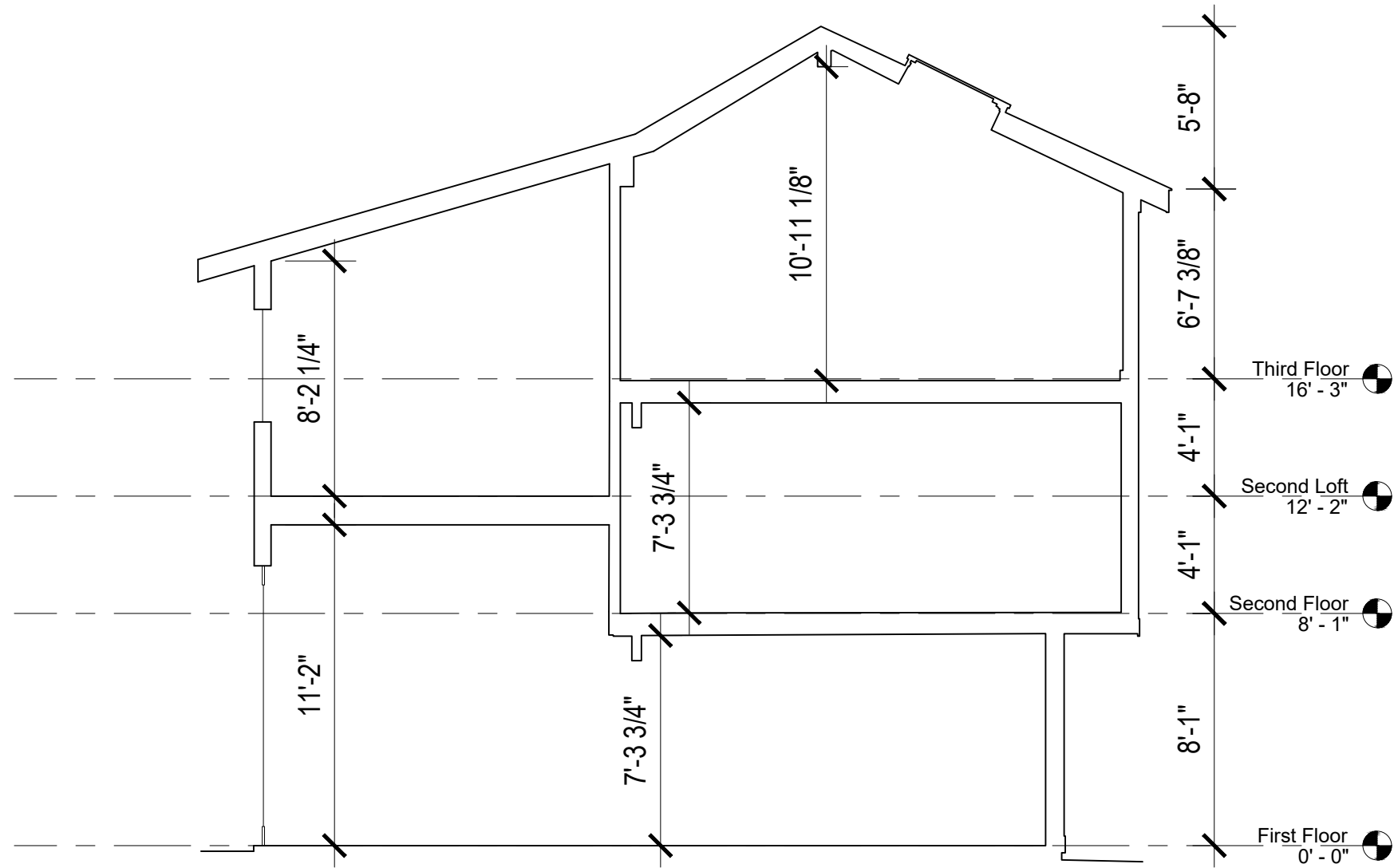
**SCALE**  
 AS NOTED

**DRAWING NO.**  
**A300**

**DATE**  
 FEBRUARY 08, 2023

**1** SECTION - EXISTING  
 3/16"=1'-0"





**1** SECTION - PROPOSED  
 3/16"=1'-0"



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**DRAWING TITLE**  
 EXISTING SECTION

**SCALE**  
 AS NOTED

**DRAWING NO.**  
**A301**

**DATE**  
 FEBRUARY 08, 2023