



THREE-UNIT DEVELOPMENT 51 CEDAR ST CAMBRIDGE, MA



LOCUS PLAN

LIST OF DRAWINGS

ARCHITECTURAL		SP APPLICATION 31 JUL 2012
	COVER SHEET	X
	EXIST. CONDITIONS CERTIFIED PLOT PLAN	X
Z-1	ZONING COMPLIANCE (1 OF 2)	X
Z-2	ZONING COMPLIANCE (2 OF 2)	X
A-S	PROPOSED SITE PLAN	X
A-0	EXISTING BLDG, UNITS 1&2 PROPOSED GROUND FLOOR PLAN	X
A-1	EXISTING BLDG, UNITS 1&2 PROPOSED FIRST FLOOR PLAN	X
A-2	EXISTING BLDG, UNITS 1&2 PROPOSED SECOND FLOOR PLAN	X
A-3	EXISTING BLDG, UNITS 1&2 PROPOSED ELEVATIONS	X
A-4	EXISTING BLDG, UNITS 1&2 PROPOSED ELEVATIONS	X
A-5	NEW BLDG, UNIT 3 PROPOSED FLOOR PLANS	X
A-6	NEW BLDG, PROPOSED ELEVATIONS	X
A-7	NEW BLDG, PROPOSED ELEVATIONS	X
E-0	EXISTING BASEMENT PLAN	X
E-1	EXISTING FIRST FLOOR PLAN	X
E-2	EXISTING SECOND FLOOR PLAN	X
E-3	EXISTING ELEVATIONS	X
E-4	EXISTING ELEVATIONS	X
E-5	EXISTING PHOTOS	X

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3060 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

COVER SHEET

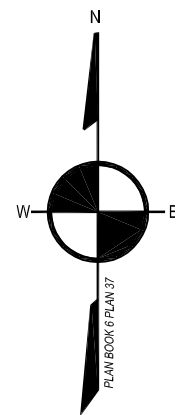
SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET



No. 49-51 REED STREET
N/F
49-51 REED STREET
CONDOMINIUM
BK: 16713 PG: 379

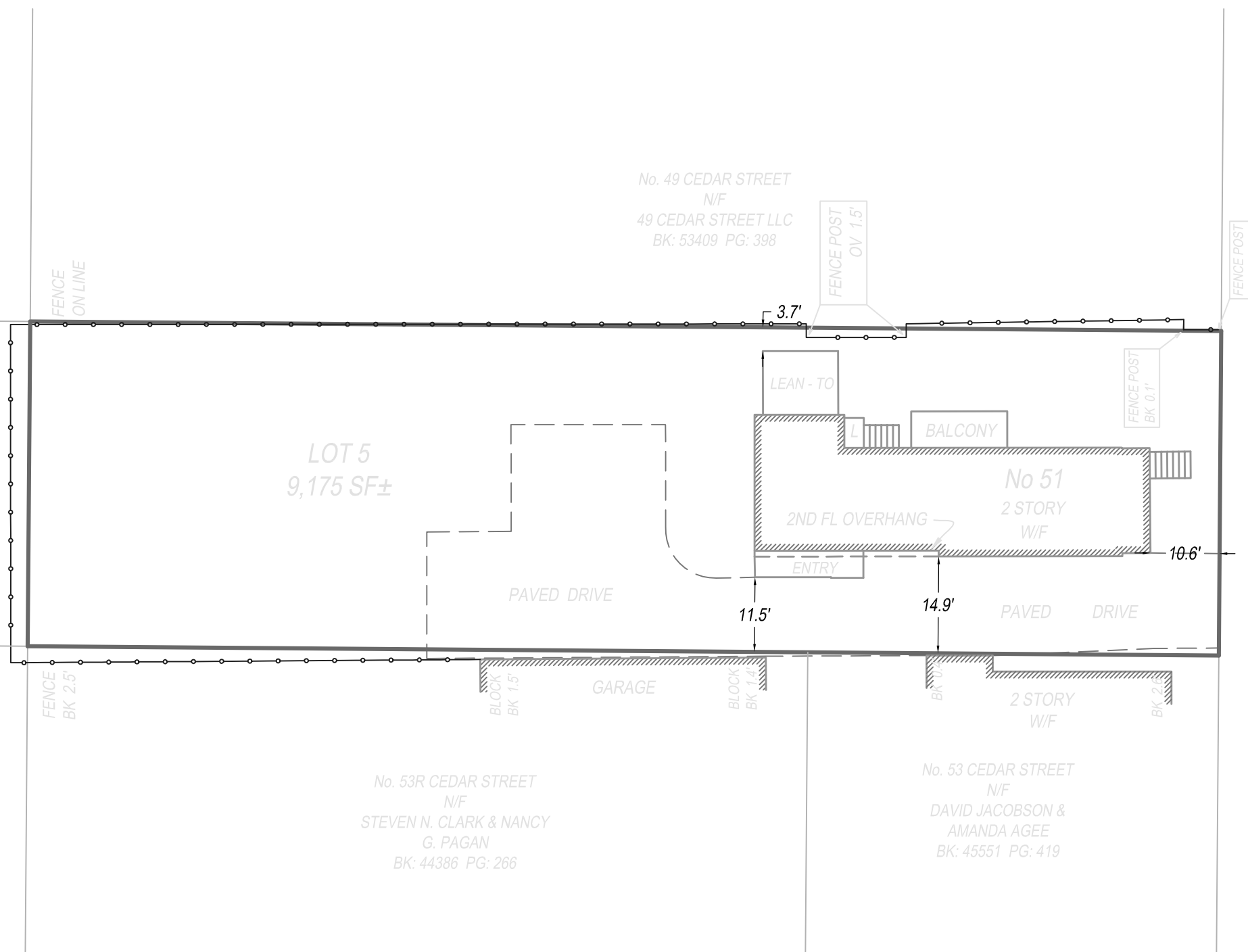
No. 45 REED STREET
N/F
45 REED STREET
CONDOMINIUM
BK: 30503 PG: 137

No. 41 REED STREET
N/F
JANET M. MELANSON &
LINDA M. BRANNELLY
BK: 25783 PG: 362

No. 49 CEDAR STREET
N/F
49 CEDAR STREET LLC
BK: 53409 PG: 398

No. 53R CEDAR STREET
N/F
STEVEN N. CLARK & NANCY
G. PAGAN
BK: 44386 PG: 266

No. 53 CEDAR STREET
N/F
DAVID JACOBSON &
AMANDA AGEE
BK: 45551 PG: 419



REFERENCES

DEED: BOOK 31297; PAGE 575
PLAN: PLAN BOOK 6; PLAN 37
PLAN: PLAN No. 16 OF 1995
PLAN: PLAN No. 439 OF 1942

CERTIFICATION

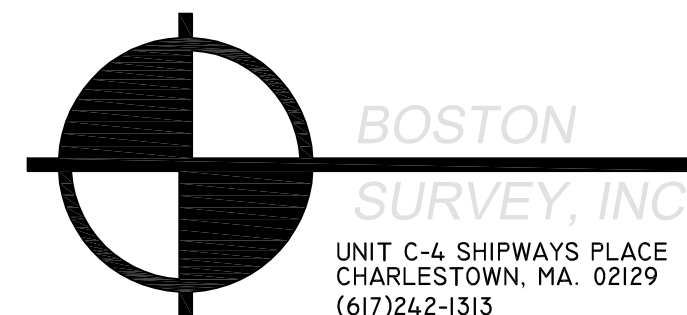
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF DECEMBER 23 AND 30, 2010 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

PREPARED FOR: RICHARD K BRAUN
51 CEDAR STREET
CAMBRIDGE, MA

CERTIFIED PLOT PLAN
LOCATED AT
51 CEDAR STREET
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET

DATE: JANUARY 5, 2010

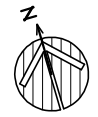
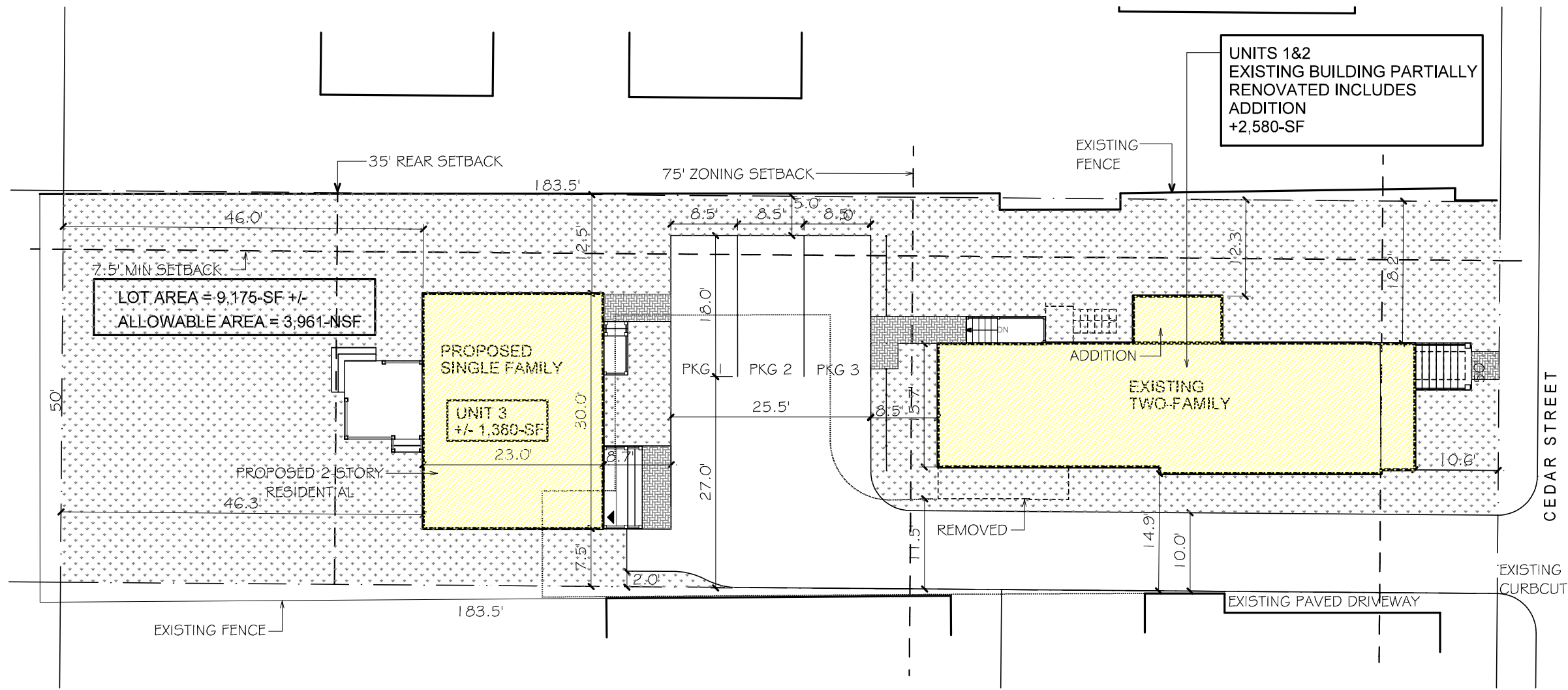


BOSTON
SURVEY, INC.

UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617)242-1313

JOB # 10-00728

FILE # 10-00728-12/28/10



ZONING COMPLIANCE SITE PLAN - SPECIAL PERMIT PROPOSAL

SCALE: 1/16"=1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

ZONING COMPLIANCE PLAN

SCALE AS NOTED

REVISION / ISSUE DATE

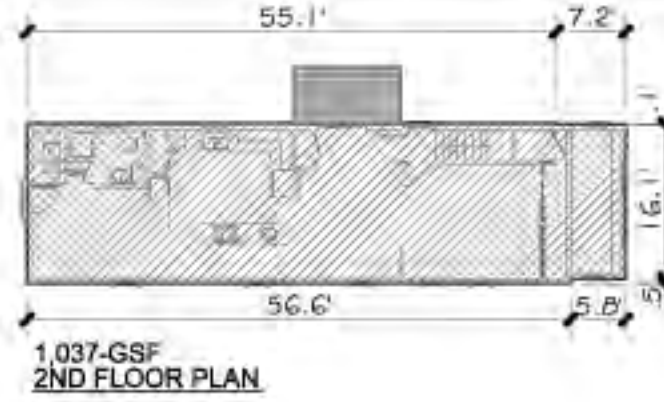
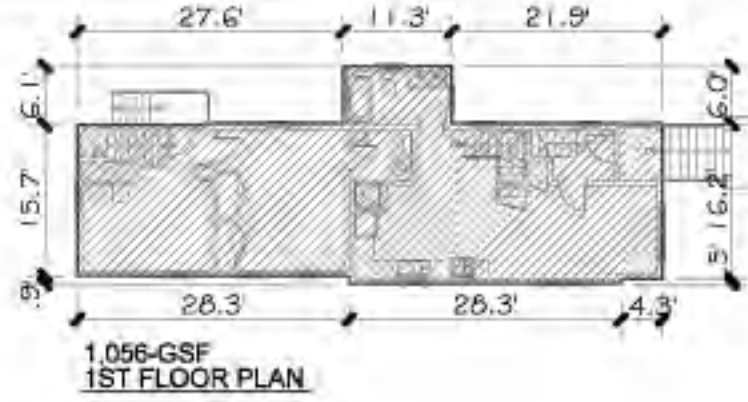
SP APPL 31 JUL 2012

DRAWN BY JH/MY APPROVED BY PQ

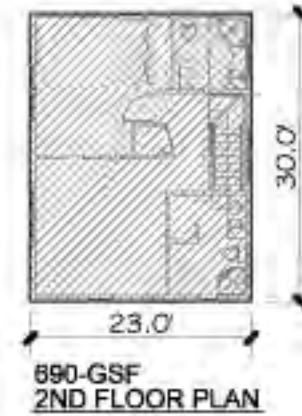
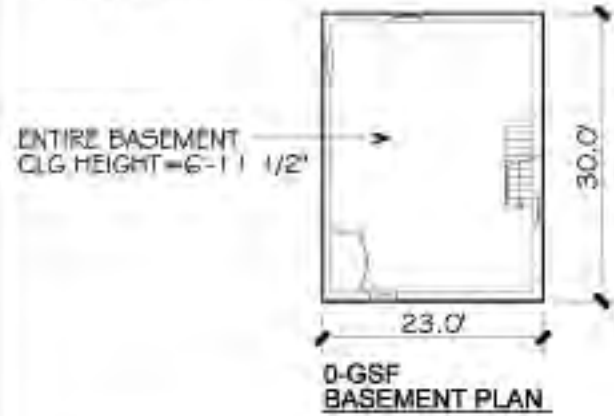
SHEET

Z-1

EXISTING BUILDING

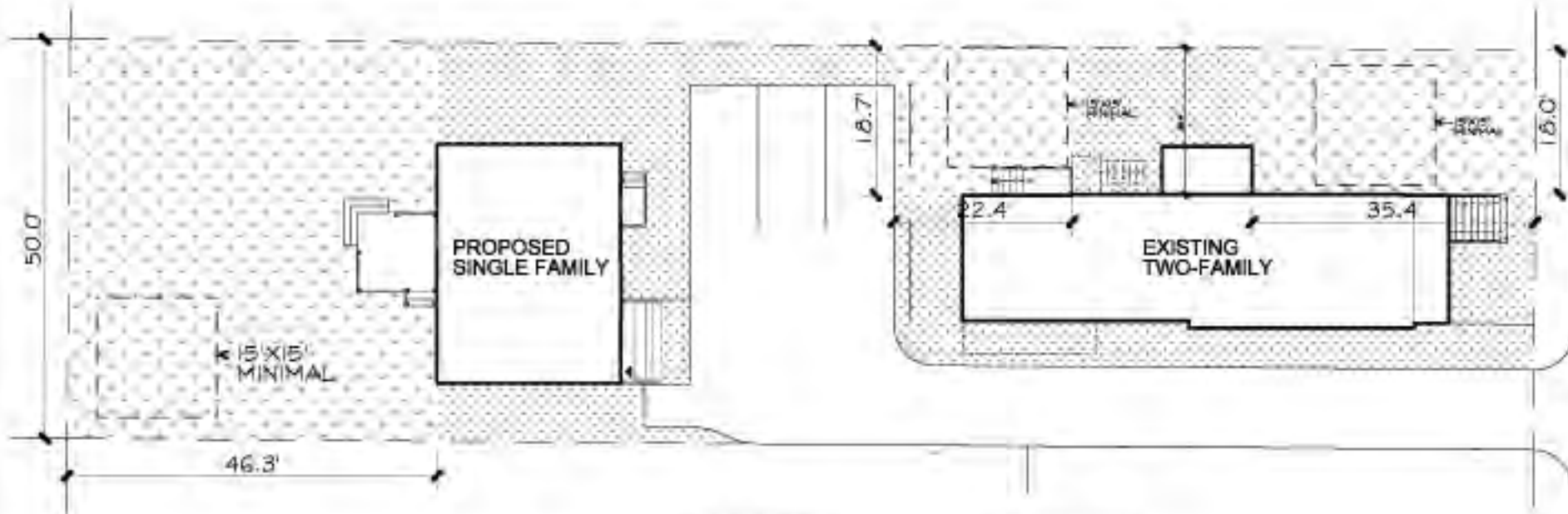


PROPOSED BUILDING



PROPOSED BUILDING GSF: 1,380-GSF
 EXISTING BUILDING GSF: 2,580-GSF
 TOTAL GSF: 3,960-GSF

GSF CALCULATION
SCALE: 1"=20'-0"



USABLE OPEN SPACE
SCALE: 1"=20'-0"

USABLE OPEN SPACE (≥15'X15') = 3,209-SF (35% OF LOT)
 PERMEABLE OPEN SPACE (<15'X15') = 1,970-SF (21% OF LOT)
 TOTAL = 5,179-SF (56% OF LOT)



PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 1904 MASS AVE, 2ND FLOOR
 CAMBRIDGE, MA 02140
 PH: 617-354-3989 FAX: 617-489-0295

PROJECT
51 CEDAR
 51 CEDAR ST
 CAMBRIDGE, MA

PREPARED FOR
 RICHARD BRAUN
 51 CEDAR ST
 CAMBRIDGE, MA

DRAWING TITLE
 ZONING COMPLIANCE GRAPHICS

SCALE AS NOTED

REVISION / ISSUE DATE	

SP APPL: 31 JUL 2012
 DRAWN BY: JIMMY APPROVED BY: PQ

SHEET
Z-2



No. 49-51 REED STREET
N/F
49-51 REED STREET
CONDOMINIUM
BK: 16713 PG: 379

No. 49 CEDAR STREET
N/F
49 CEDAR STREET LLC
BK: 53409 PG: 398

No. 45 REED STREET
N/F
45 REED STREET CONDOMINIUM
BK: 30503 PG: 137

No. 41 REED STREET
N/F
JANET M. MELANSON & LINDA M.
BRANNELLY
BK: 25783 PG: 362

No. 53R CEDAR STREET
N/F
STEVEN N. CLARK & NANCY G.
PAGAN
BK: 44386 PG: 266

No. 53 CEDAR STREET
N/F
DAVID JACOBSON &
AMANDA AGEE
BK: 45551 PG: 419

UNITS 1&2
EXISTING BUILDING PARTIALLY
RENOVATED INCLUDES
ADDITION
+2,580-SF

LOT AREA = 9,175-SF +/-
ALLOWABLE AREA = 3,961-NSF

UNIT 3
+/- 1,380-SF

NO 51
2 STORY
W/F
2ND FL OVERHANG



1 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

----- ITEM REMOVED

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH: 617-364-2889 FAX: 617-688-0280

PROJECT
51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR
RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE
**PROPOSED
SITE PLAN**

SCALE AS NOTED
REVISION / ISSUE DATE

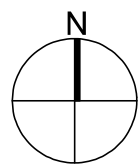
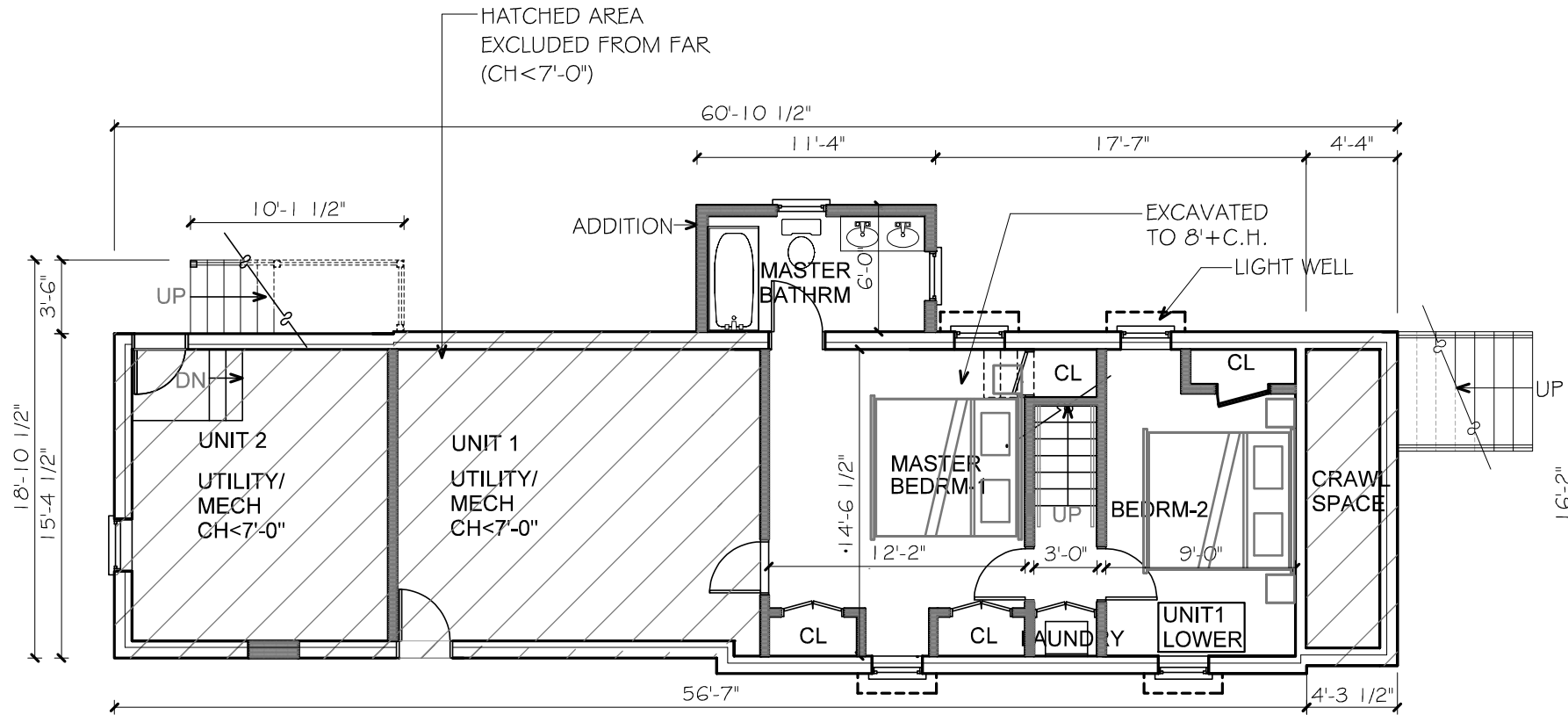
SP APPL 31 JUL 2012
DRAWN BY JH APPROVED BY PQ

SHEET
A-S

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280



1

**EXISTING BUILDING
PROPOSED GROUND FLOOR PLAN**

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

492-NSF

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**EXT'G BLDG
UNITS 1&2
PROPOSED
GROUND FLOOR
PLAN**

SCALE AS NOTED

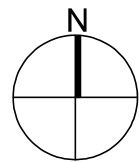
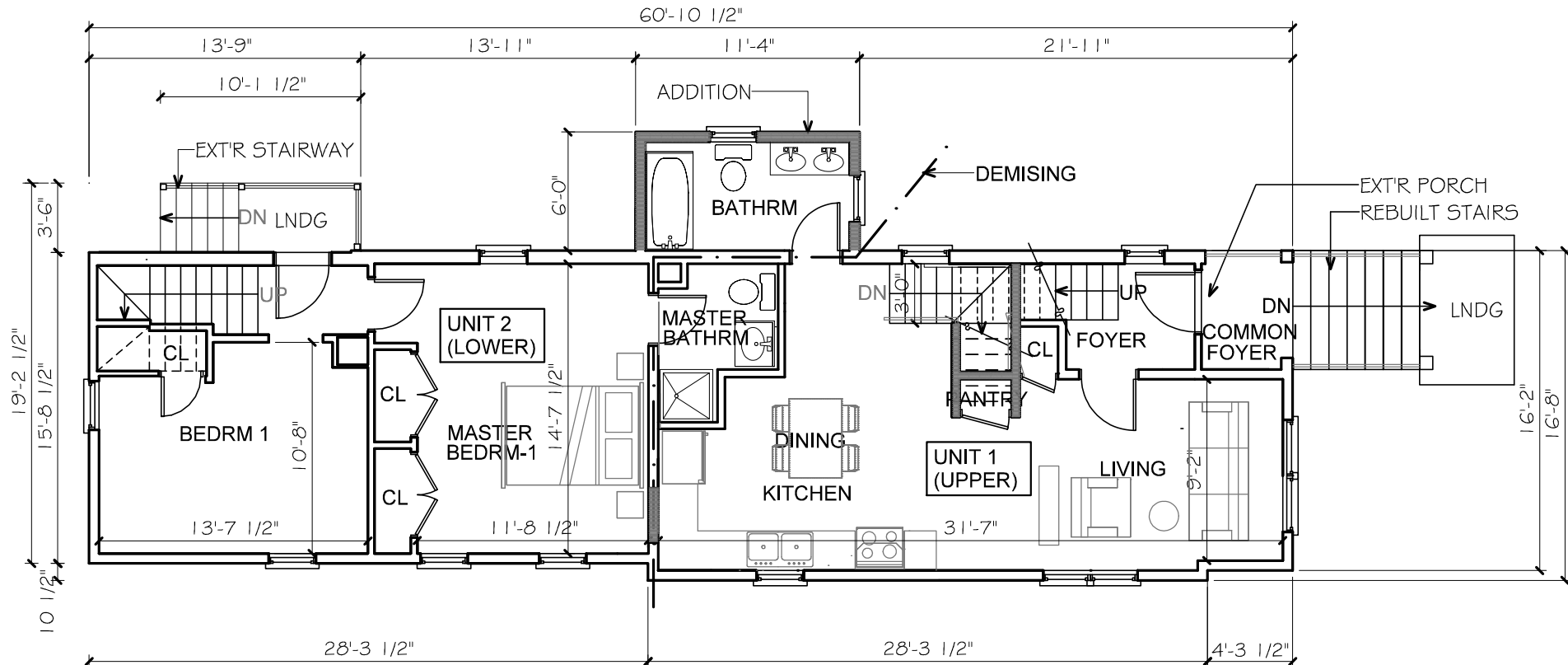
REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

A-0



1

**EXISTING BUILDING
PROPOSED FIRST FLOOR PLAN**

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

1,056-NSF (INCLUDING ADDTION)

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**EXT'G BLDG
UNITS 1&2
PROPOSED
FIRST FLOOR
PLAN**

SCALE AS NOTED

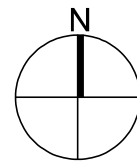
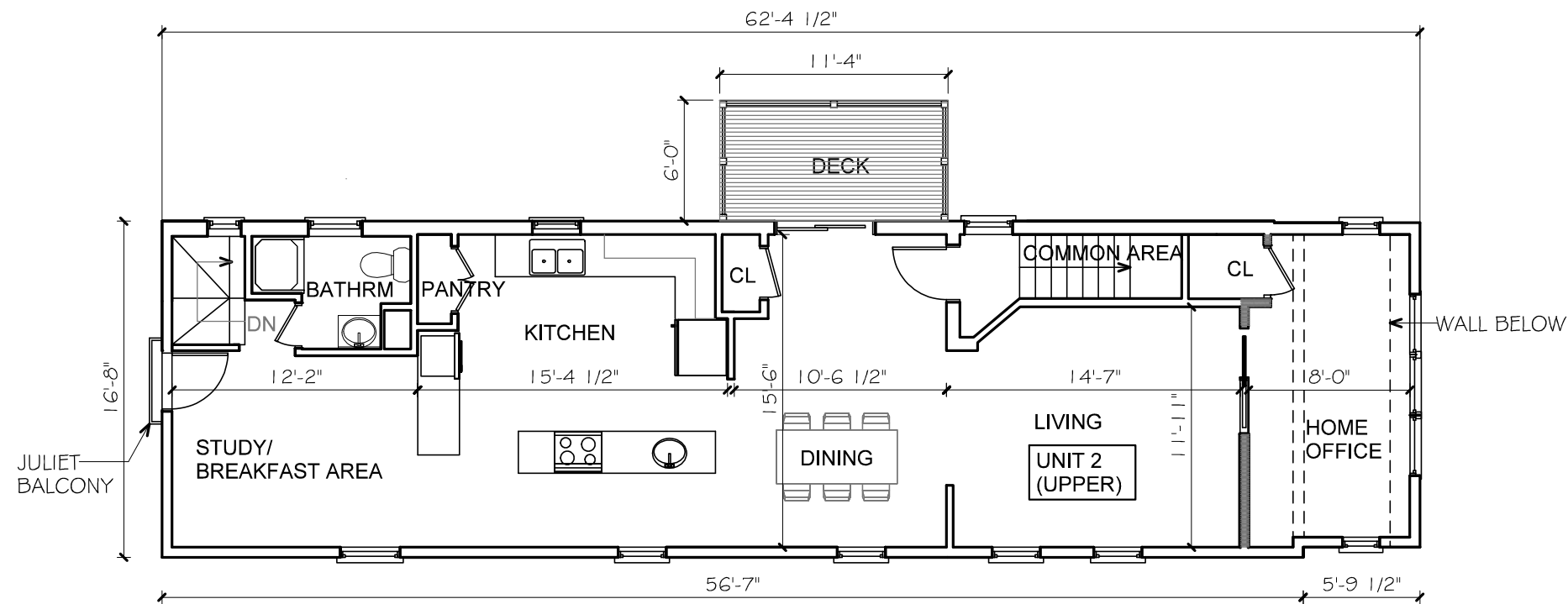
REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

A-1



1

**EXISTING BUILDING
PROPOSED SECOND FLOOR PLAN**

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

1,037-NSF

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**EXT'G BLDG
UNITS 1&2
PROPOSED
SECOND FLOOR
PLAN**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

A-2

PROJECT
51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR
RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE
**EXT'G BLDG
UNITS 1&2
PROPOSED
ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY APPROVED BY
JH PQ

SHEET

A-3

TYPICAL ELEVATION NOTES

EXT'G MEMBRANE ROOF

NEW CORNICE

ROOF BEHIND

1X PAINTED WOOD TRIM

DOUBLE HUNG AND
CASEMENT WINDOWS

CEDAR SHINGLES

EXT'G FRONT
OVERHANG

ENTRY STAIRS
(REBUILT)

WOOD SCREENING

PARGED MASONRY
FOUNDATION

2ND FL

ADDITION
TOWARDS
REAR

1ST FL

GRADE

8'-6"

8'-6"

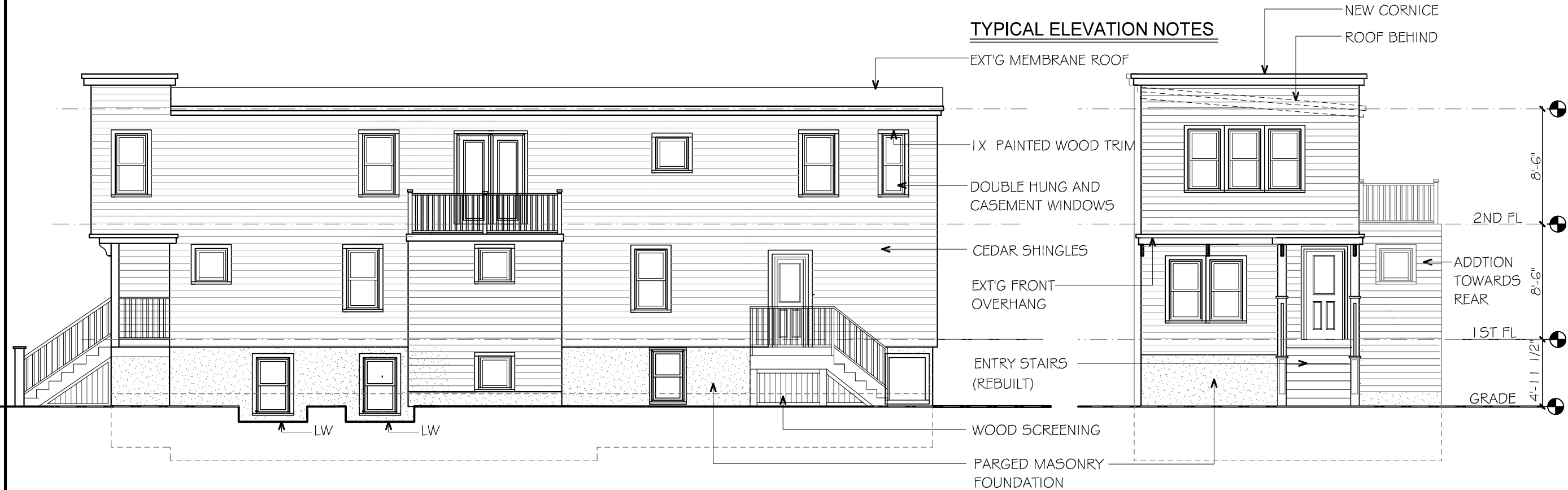
4'-1 1/2"

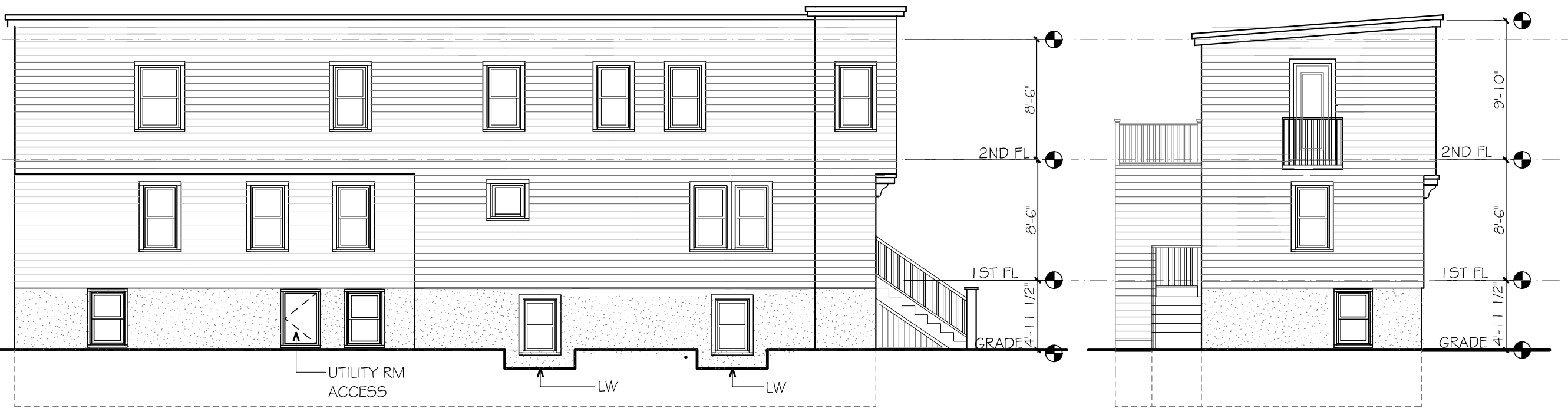
2 EXISTING BLDG
PROPOSED NORTH (RIGHT) ELEVATION

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

1 EXISTING BLDG
PROPOSED EAST (FRONT) ELEVATION

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





2 EXISTING BLDG
PROPOSED SOUTH (LEFT) ELEVATION
SCALE: 1/8"=1'-0"

1 EXISTING BLDG
PROPOSED WEST (REAR) ELEVATION
SCALE: 1/8"=1'-0"

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**EXT'G BLDG
UNITS 1&2
PROPOSED
ELEVATIONS**

SCALE AS NOTED

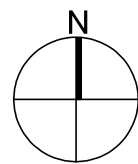
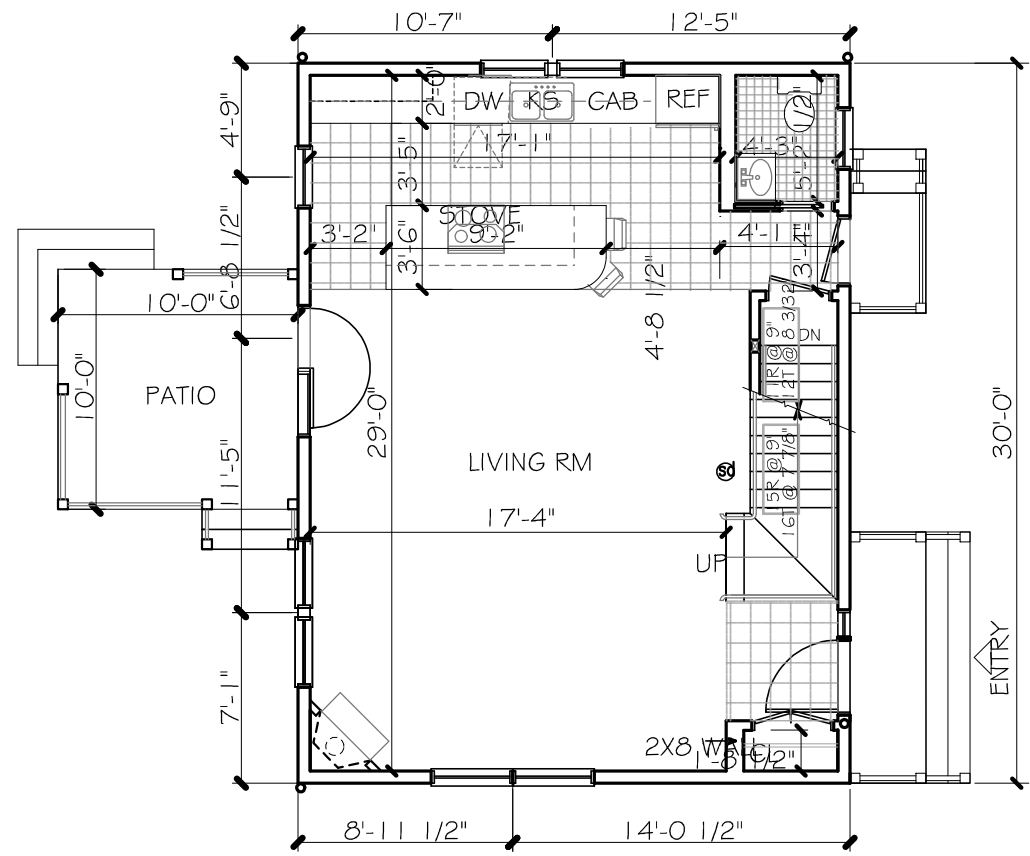
REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

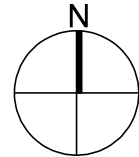
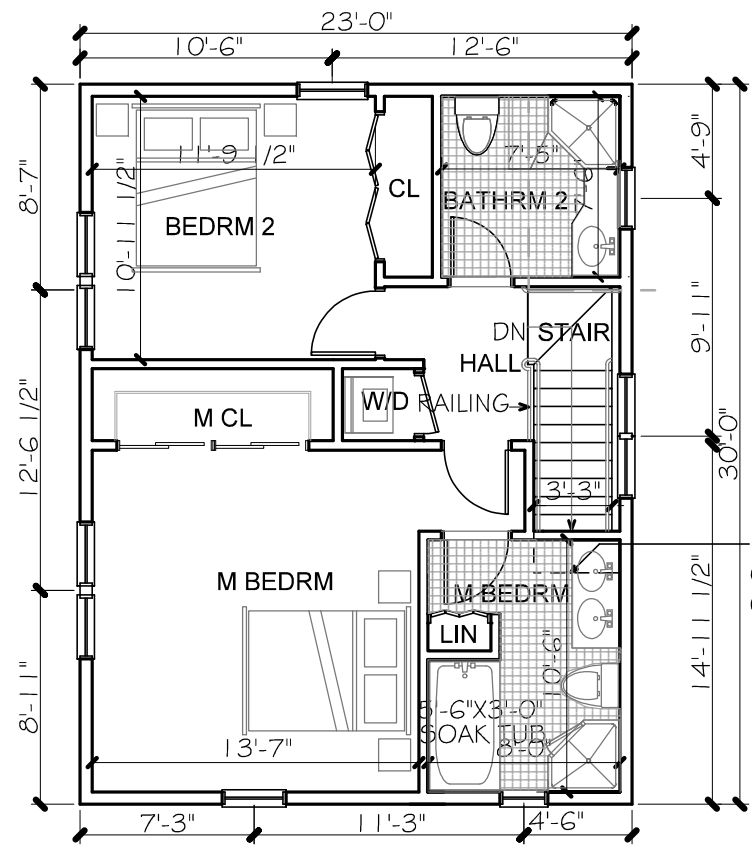
SHEET

A-4



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

NOTE: BASEMENT UNFINISHED
NO HABITABLE SPACE
CEILING HEIGHT < 6'-11 1/2"



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

RECESSED
CEILING
@ STAIRWAY

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN

DRAWING TITLE

**NEW BLDG
UNIT 3
PROPOSED
PLANS**

SCALE AS NOTED

REVISION / ISSUE DATE

SCHEMATIC 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

A-5



PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**NEW BLDG
UNIT 3
PROPOSED
ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

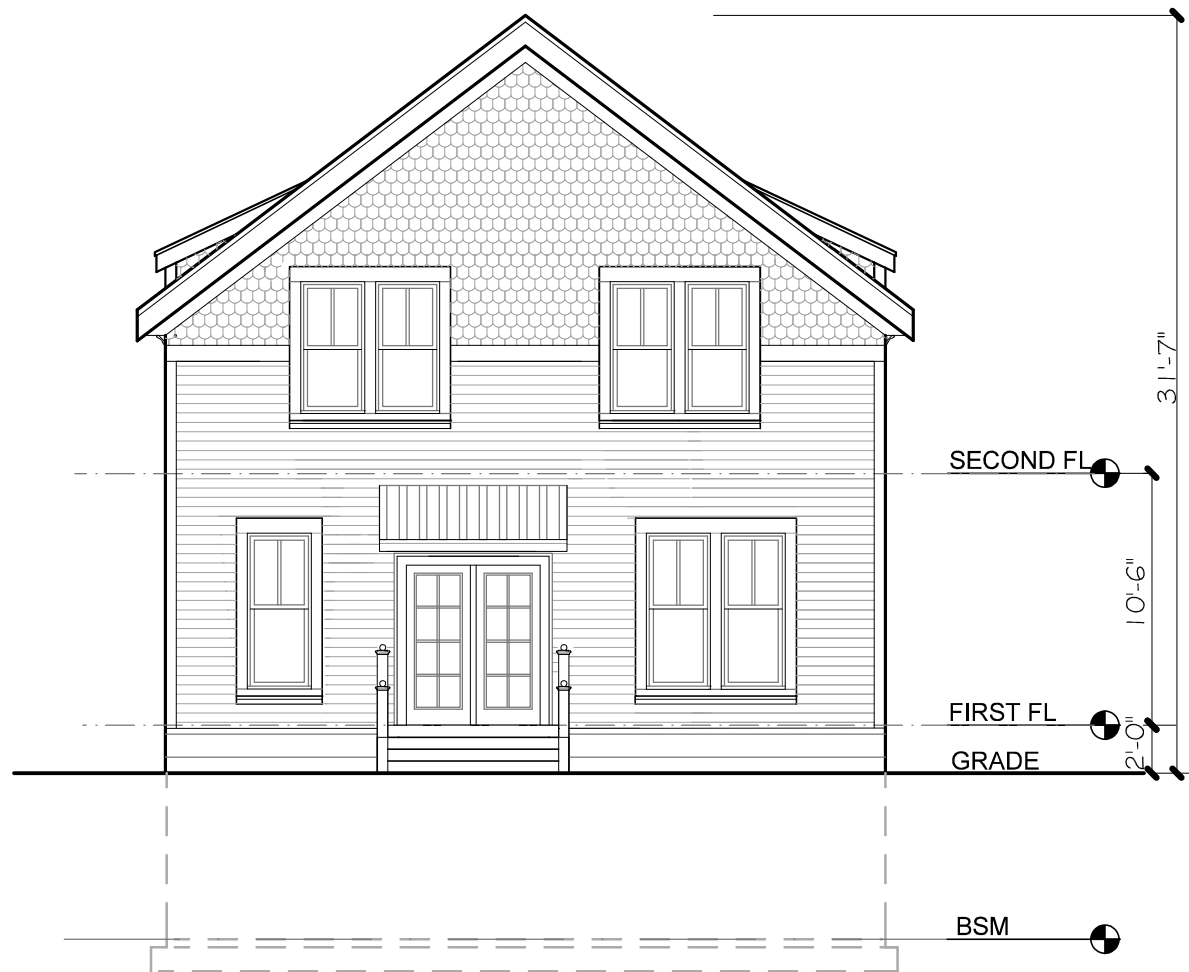
SHEET



**NEW BLDG
RIGHT SIDE (NORTH) ELEVATION**

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

2



**NEW BLDG
REAR (WEST) ELEVATION**

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

1

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**NEW BLDG
UNIT 3
PROPOSED
ELEVATIONS**

SCALE AS NOTED

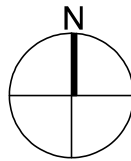
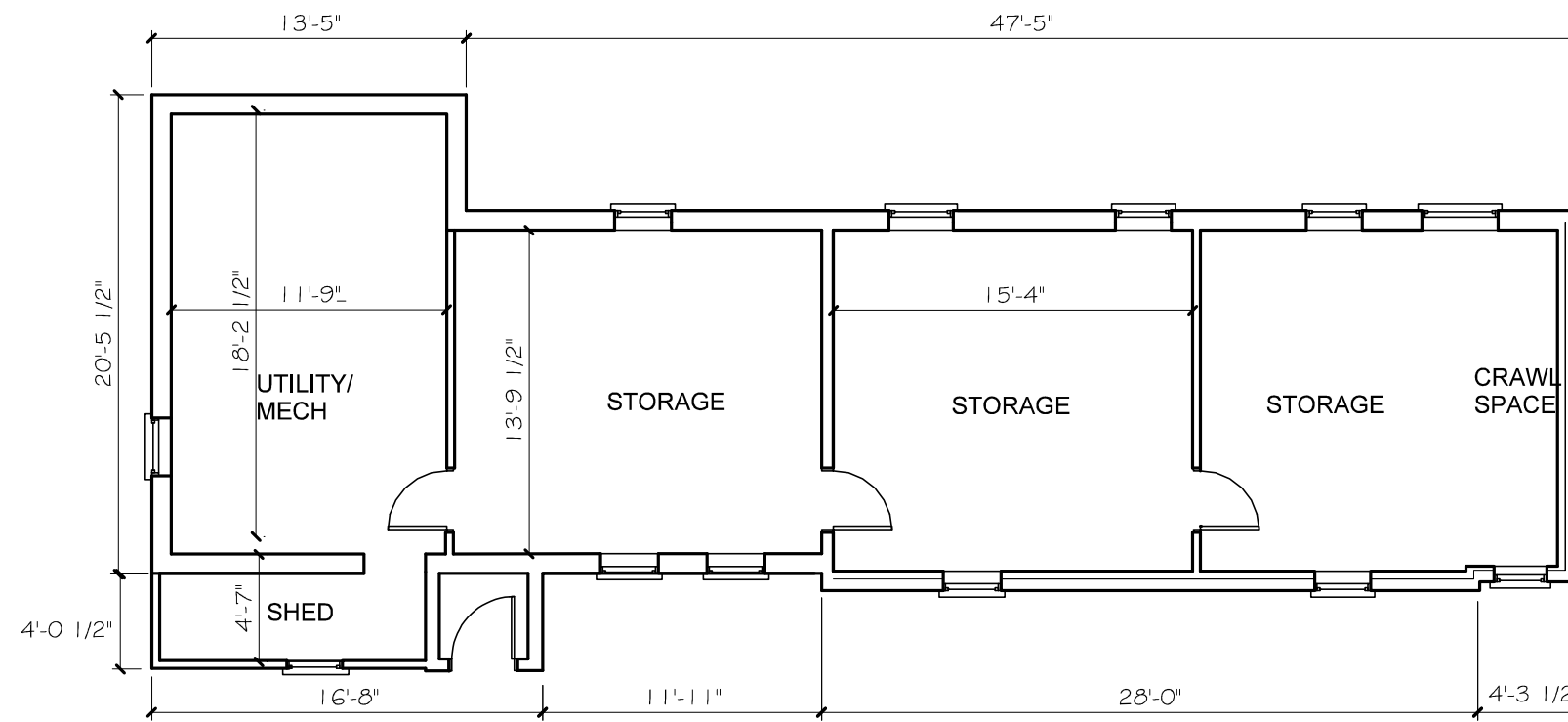
REVISION / ISSUE DATE

SCHEMATIC 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

A-7



1

EXISTING BASEMENT FLOOR PLAN

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

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

EXISTING BASEMENT PLAN

SCALE AS NOTED

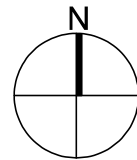
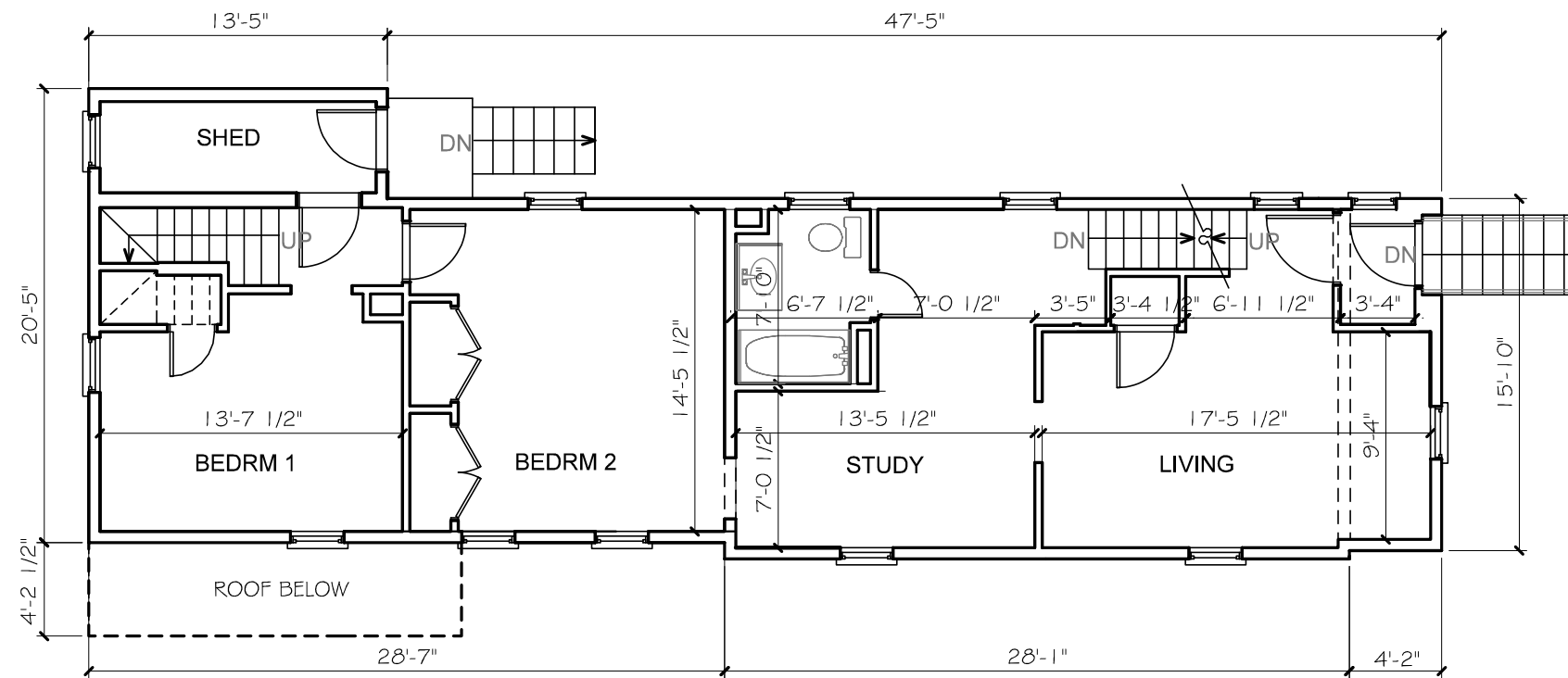
REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

E-0



1

EXISTING FIRST FLOOR PLAN

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

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

EXISTING FIRST FLOOR PLAN

SCALE AS NOTED

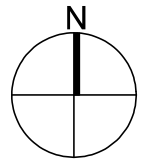
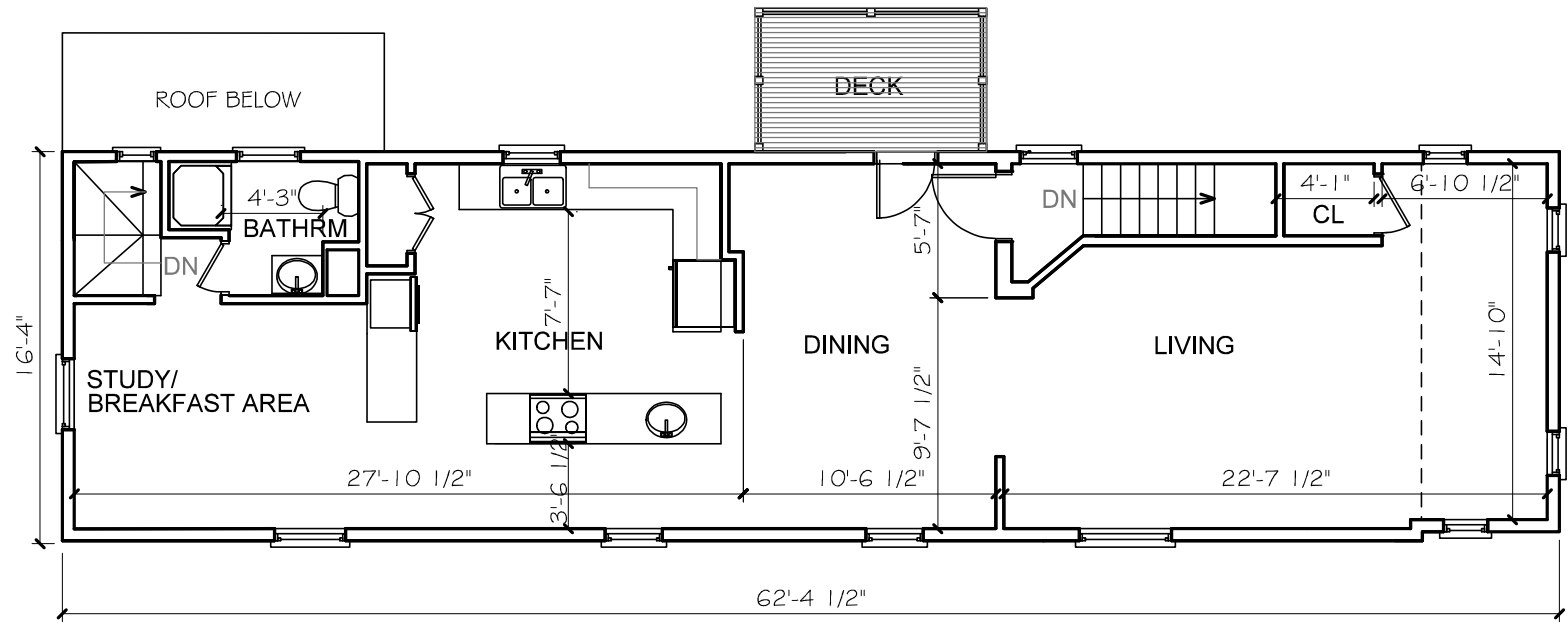
REVISION / ISSUE DATE

SP APPL 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

E-1



1

EXISTING SECOND FLOOR PLAN

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

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

**EXISTING
SECOND FLOOR
PLAN**

SCALE AS NOTED

REVISION / ISSUE DATE

SCHEMATIC 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

E-2

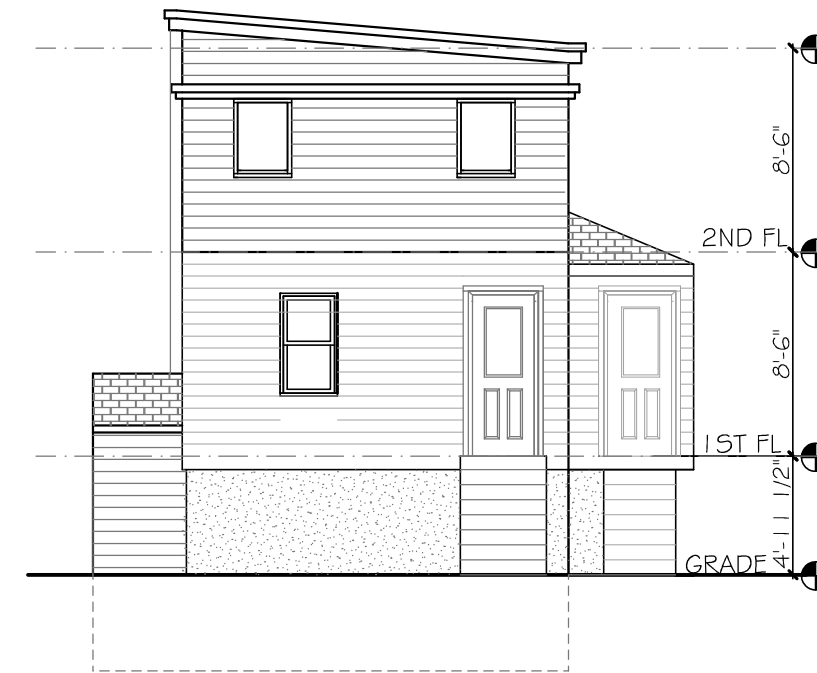
PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280



2 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

EXISTING
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE DATE

SCHEMATIC 29 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

E-3

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

51 CEDAR
51 CEDAR ST
CAMBRIDGE, MA

PREPARED FOR

RICHARD BRAUN
51 CEDAR ST
CAMBRIDGE, MA

DRAWING TITLE

EXISTING
ELEVATIONS

SCALE AS NOTED

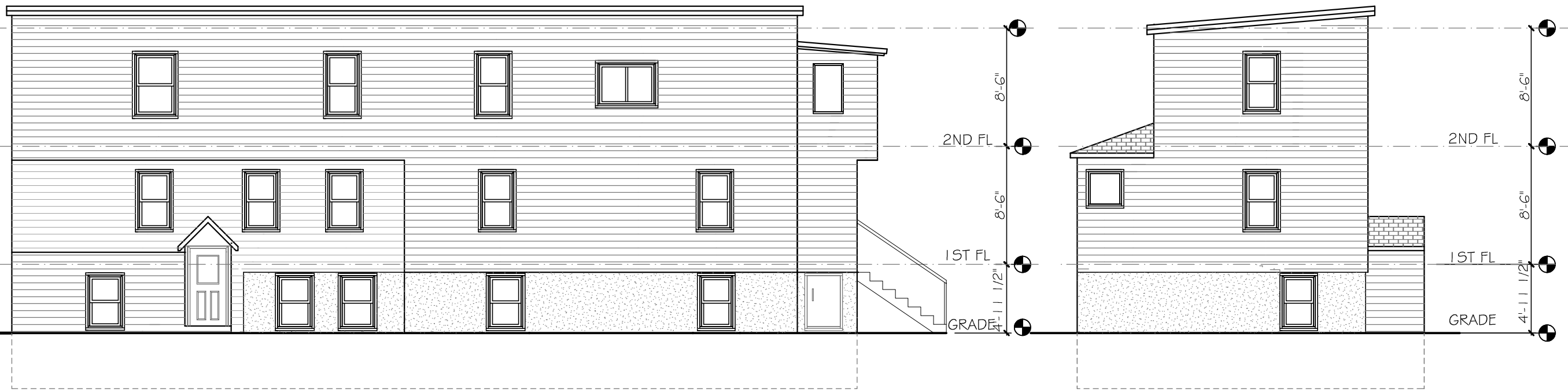
REVISION / ISSUE DATE

SCHEMATIC 31 JUL 2012

DRAWN BY JH APPROVED BY PQ

SHEET

E-4



2 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"

1 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

