SHEET LIST	
Sheet Name	Sheet Number
SITE CONTEXT MAP	A001
EXISTING CONDITIONS PHOTOS	A002
EXISTING CONDITIONS PHOTOS CONT.	A003
PROPOSED SITE PLAN	A011
FRONT HOUSE - PROPOSED PLANS	A021
FRONT HOUSE - PROPOSED PLANS	A022
REAR HOUSE - PROPOSED PLANS	A023
REAR HOUSE - PROPOSED PLANS	A024
3D VIEWS	A031
FRONT HOUSE - ELEVATIONS	A041
FRONT HOUSE - ELEVATIONS	A042
REAR HOUSE - ELEVATIONS	A043
REAR HOUSE - ELEVATIONS	A044
FALL/SPRING SHADOW STUDY	A051
SUMMER SHADOW STUDY	A052
WINTER SHADOW STUDY	A053

client:

ALLERTON HOMES, LLC

A000
COVER
112 HOLWORTHY ST

06-10-19

BOYES-WATSON
ARCHITECTS

thirty bow street
somerville, ma 02143

architects@boyeswatson.com
(617) 629.8200

City of Cambridge

1_50

June 4, 2019

High St

Locust Ter

Locust St

Lawn St

Cushing St

St Sauveur Ct

Holworthy St

Holmes St

Park Ave

ONE & TWO-FAMILY

ONE & TWO-FAMILY

ONE & TWO-FAMILY

ONE & TWO-FAMILY

ONE & TWO-FAMILY

112 HOLWORTHY

MULTI-FAMILY

MULTI-FAMILY

Map-Lot: 258-68 — 6576
Map-Lot: 258-8 — 3800
Map-Lot: 258-6
Map-Lot: 253-63 — 4786
Map-Lot: 258-67 — 2754
Map-Lot: 256-80
Map-Lot: 254-21 — 4012
Map-Lot: 253-50
Map-Lot: 254-20 — 4254
Map-Lot: 253-49 — 3400
Map-Lot: 254-19 — 7500 / 3750
Map-Lot: 253-46 — 5400
Map-Lot: 253-48 — 3400
Map-Lot: 254-103 — 4359
Map-Lot: 254-104
Map-Lot: 254-18 — 3750
Map-Lot: 253-110 — 4500
Map-Lot: 253-145 — 3683
Map-Lot: 256-113 — 5901
Map-Lot: 254-17 — 3750
Map-Lot: 253-112 — 3825
Map-Lot: 253-61 — 3400
Map-Lot: 254-23 — 7906
Map-Lot: 253-44 — 5400
Map-Lot: 254-16 — 7500
Map-Lot: 254-24 — 8018
Map-Lot: 256-111
Map-Lot: 254-64 — 6327
Map-Lot: 253-34 — 4250
Map-Lot: 253-35
Map-Lot: 256-107 — 7030
Map-Lot: 254-65 — 8673
Map-Lot: 254-25 — 8132
Map-Lot: 253-148 — 4250
Map-Lot: 254-13 — 7500
Map-Lot: 254-26 — 8260
Map-Lot: 253-31 — 4000
Map-Lot: 253-43 — 6800
Map-Lot: 256-107 — 4620
Map-Lot: 254-73 — 2200
Map-Lot: 253-30 — 4500
Map-Lot: 254-12 / 81-B / 81-A — 7495
Map-Lot: 254-68 — 2080
Map-Lot: 255-79 — 4970
Map-Lot: 255-80
Map-Lot: 254-11 — 7590
Map-Lot: 254-67 — 3823
Map-Lot: 254-66 — 2142
Map-Lot: 254-29 — 4980

client:
ALLERTON HOMES, LLC

BOYES-WATSON ARCHITECTS

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somerville, ma 02143

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(617) 629.8200

A001
SITE CONTEXT MAP
112 HOLWORTHY ST

06-10-19

6/10/2019 1:54:50 PM
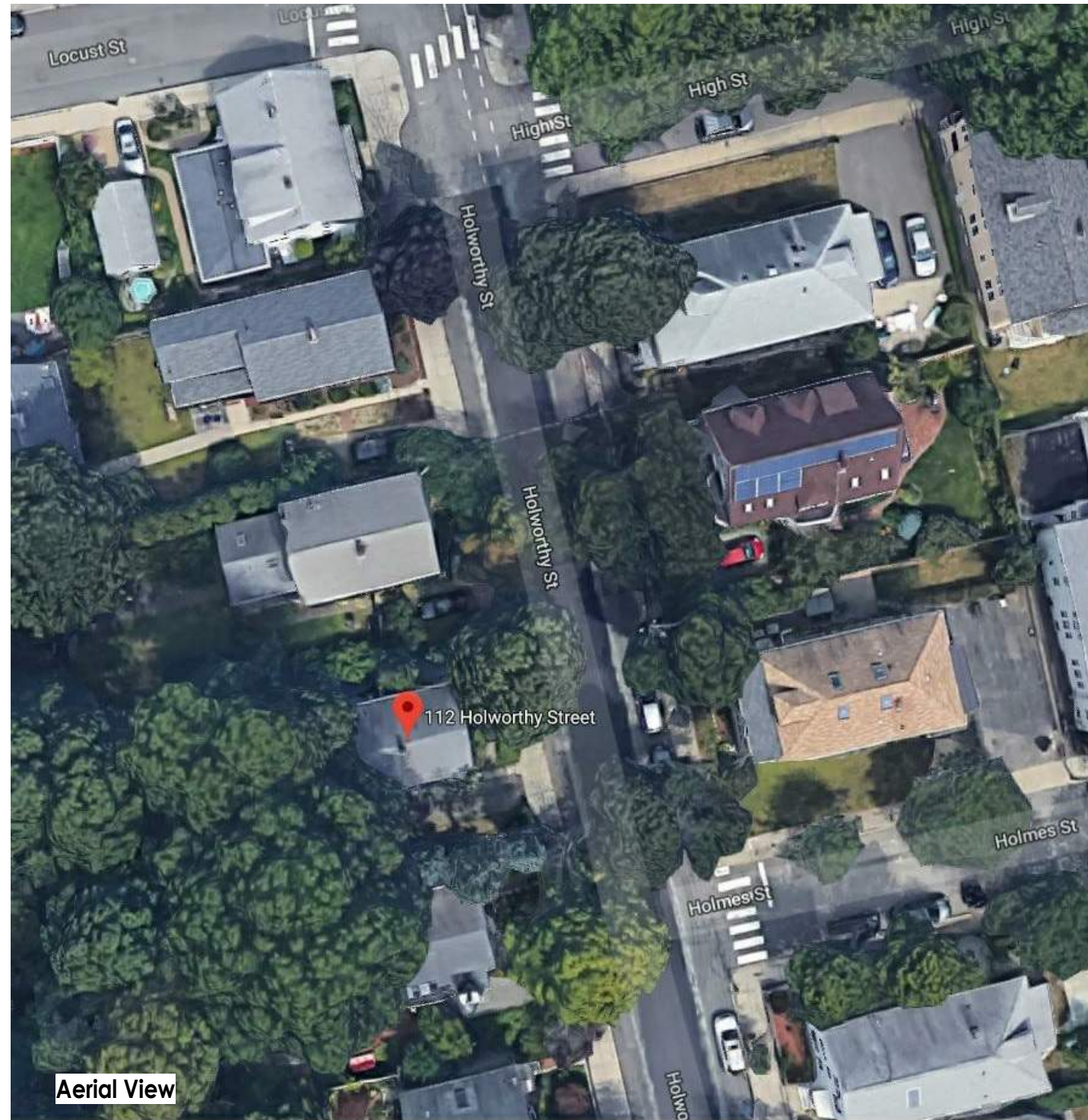
Aerial View

Street Facade View

client:
ALLERTON HOMES, LLC

A002
EXISTING CONDITIONS PHOTOS
112 HOLWORTHY ST
06-10-19

BOYES-WATSON
ARCHITECTS

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somerville, ma 02143

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Side View B

Side View A

Backyard View Toward Abutting Properties

Backyard View

Backyard View Toward Adjacent Abutting Properties

client:
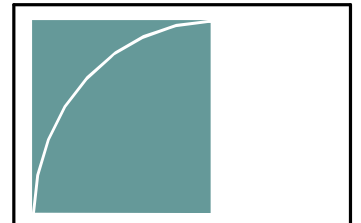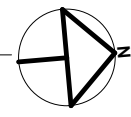ALLERTON HOMES, LLC

A003
EXISTING CONDITIONS PHOTOS CONT.
112 HOLWORTHY ST

06-10-19

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EXISTING GARAGE TO BE DEMOLISHED

COVERED BASEMENT STAIR TO BE DEMOLISHED

EXISTING SINGLE STORY BACK ELL TO BE RECONSTRUCTED

EXISTING SINGLE-FAMILY

6" CAL.
18" CAL.
24" CAL.
24" CAL.
12" CAL.
36" CAL.
(5)4" CAL.
48" CAL.
18" CAL.
18" CAL.
18" CAL.
12" CAL.
24" CAL.

EXISTING NON-CONFORMING FACADE

2 EXISTING SITE
1" = 20'-0"

SPECIAL PERMIT REQUESTED (PER 5.53) FOR NEW SINGLE FAMILY HOUSE >75' FROM STREET

RECONSTRUCTED BACK ELL (<25% OF EXISTING AREA)

NEW 2ND FLOOR ADDITION (<10% OF EXISTING AREA)

SPECIAL PERMIT REQUESTED (PER 5.53) FOR NEW WINDOW OPENINGS IN EXISTING NON-CONFORMING FACADE

RENOVATED SINGLE-FAMILY

NOTE: ALL TREES WITH CALIPERS > 8" TO REMAIN

6" CAL.
18" CAL.
24" CAL.
24" CAL.
12" CAL.
36" CAL.
(5)4" CAL.
48" CAL.
18" CAL.
18" CAL.
18" CAL.
12" CAL.
24" CAL.

EXISTING NON-CONFORMING FACADE

5' - 0" 17' - 0"

1 PROPOSED SITE
1" = 20'-0"

client:
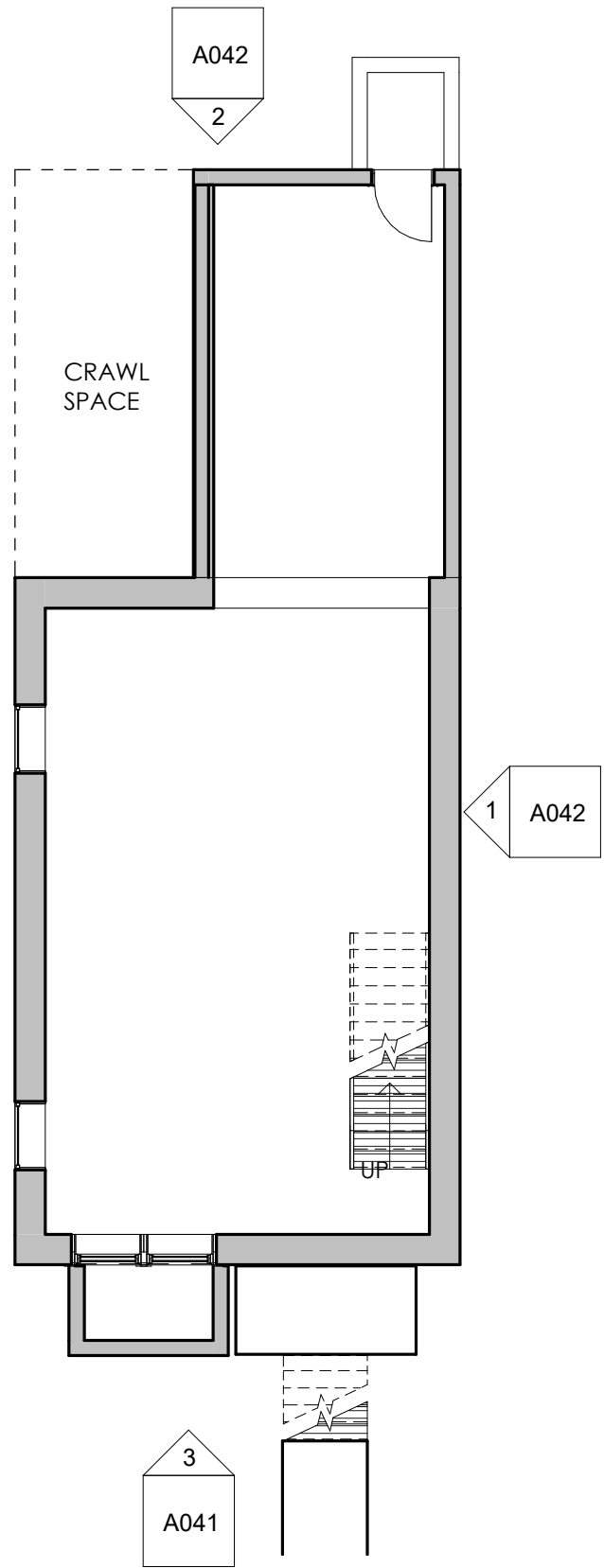ALLERTON HOMES, LLC

A011
PROPOSED SITE PLAN
112 HOLWORTHY ST
06-10-19

BOYES-WATSON ARCHITECTS
thirty bow street
somerville, ma 02143
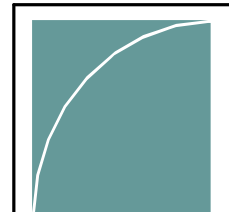architects@boyeswatson.com
(617) 629.8200

6/10/2019 1:54:52 PM

JAPANESE MAPLE

BLUESTONE OR
PAVER PATIO

MIXED PERRENIALS

HYDRANGEAS

LAWN

GROUNDCOVER

STONE
WALKWAY

GOOD NEIGHBOR
FENCE TO MATCH
ABUTTER'S FENCE
(SEE PHOTO)

PEA GRAVEL
DRIVEWAY WITH
COBBLESTONE
BORDER

COBBLESTONE
APRON
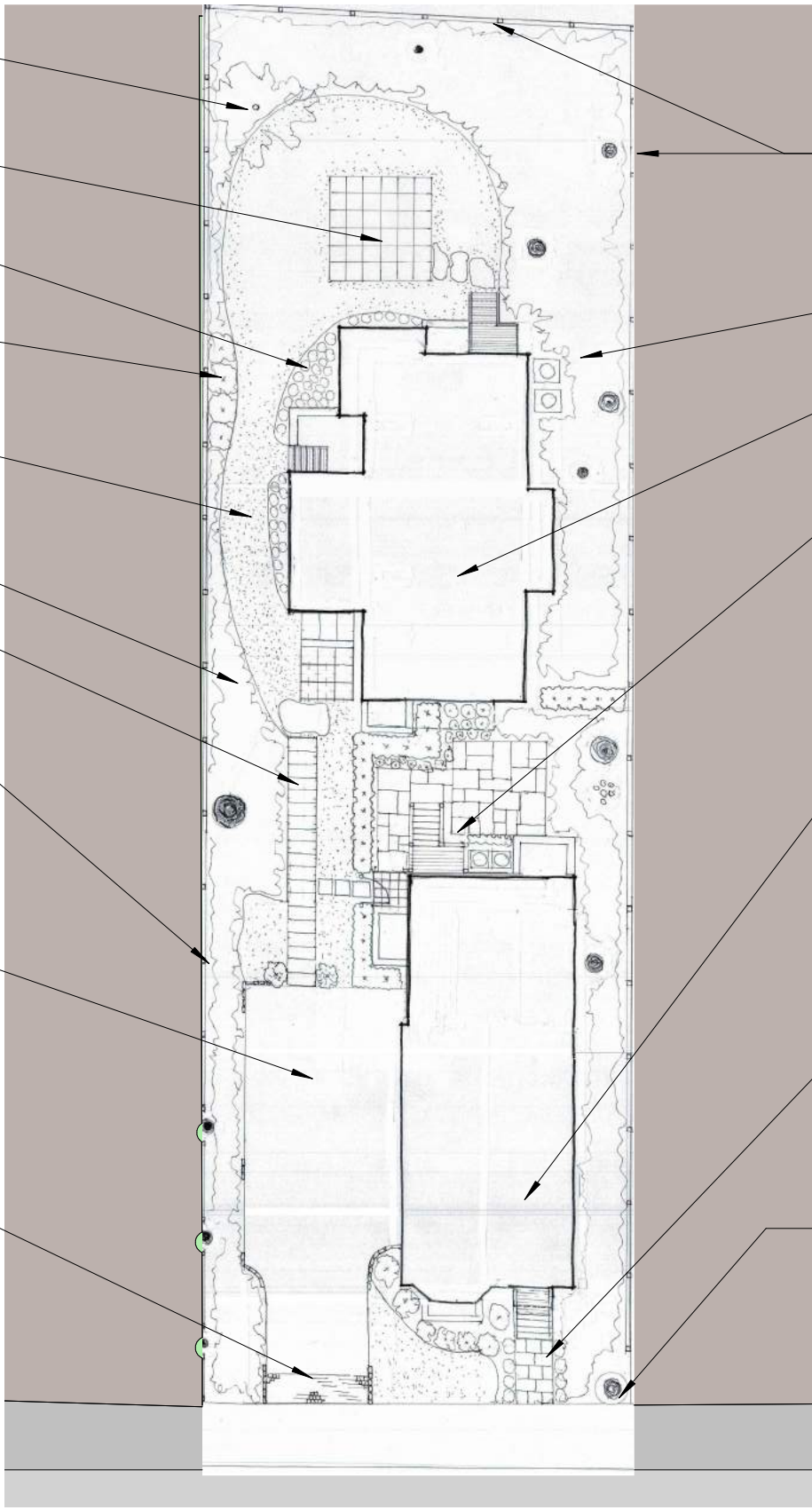
GOOD NEIGHBOR CEDAR
FENCE WITH 2' LATTICE TOPPER

GROUNDCOVER

NEW SINGLE-FAMILY

STONE OR PAVER PATIO

RENOVATED SINGLE-FAMILY

STONE WALKWAY

NOTE: ALL TREES WITH
CALIPERS > 8" TO REMAIN;
TYP.

ABUTTER'S EXISTING FENCE TO MATCH

1 PROPOSED SITE - LANDSCAPE PLAN
1" = 20'-0"

N

6/10/2019 1:54:52 PM

PERMEABLE &
USABLE
Area 1
1791 SF

PERMEABLE
Area 7
1071 SF

PERMEABLE
Area 3
507 SF

REAR HOUSE

PERMEABLE &
USABLE
Area 2
735 SF

OPEN SPACE SUMMARY
LOT AREA = 8013 SF
PERMEABLE OPEN SPACE = 62%
USABLE OPEN SPACE = 31 %

PERMEABLE
Area 6
225 SF

PERMEABLE
Area 4
450 SF

FRONT
HOUSE

Area Schedule (Proposed Open Space)	
Name	Area

PERMEABLE & USABLE	
Area 1	1791 SF
Area 2	735 SF
PERMEABLE & USABLE	2526 SF

PERMEABLE	
Area 3	507 SF
Area 4	450 SF
Area 5	184 SF
Area 6	225 SF
Area 7	1071 SF
PERMEABLE	2439 SF
TOTAL OPEN SPACE	4965 SF
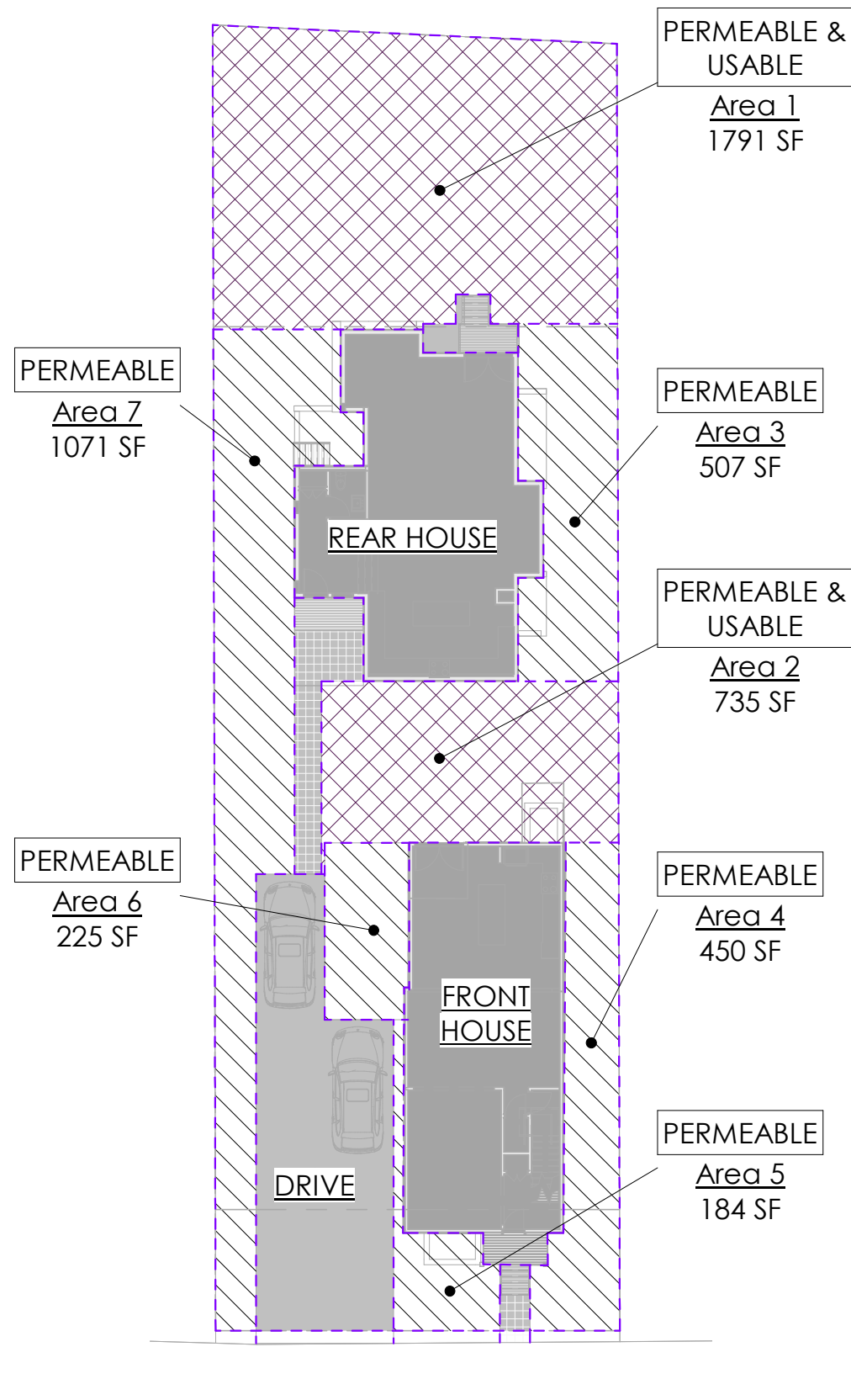
DRIVE

PERMEABLE
Area 5
184 SF

1 PROPOSED OPEN SPACE
1" = 20'-0"
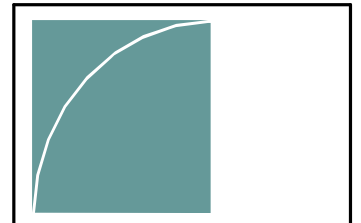
A042
2

A042
2

1 A042

1 A042

DN

UP

DN

3
A041

3
A041
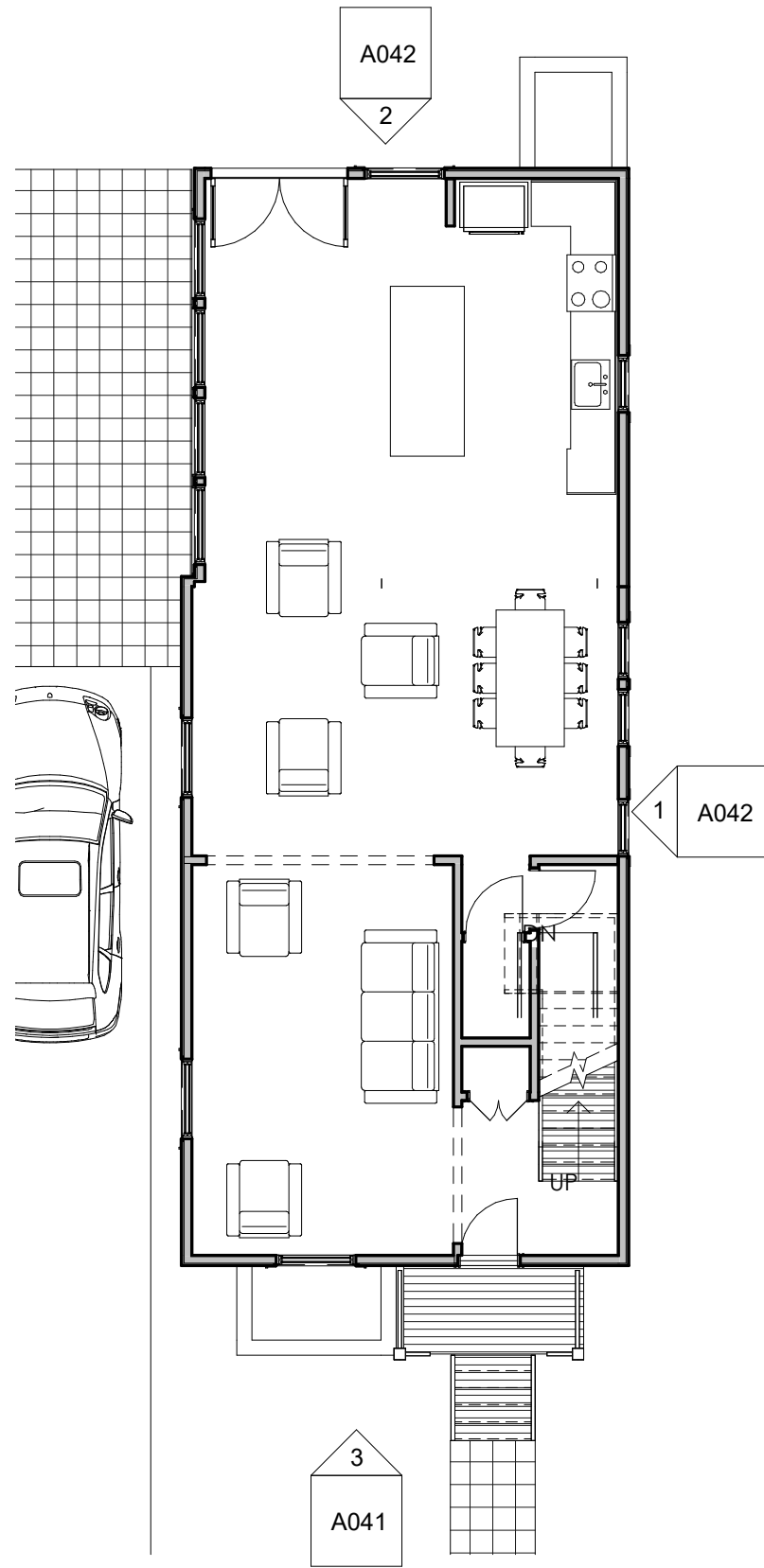
1 PROPOSED 1ST FLOOR - FRONT
1/8" = 1'-0"
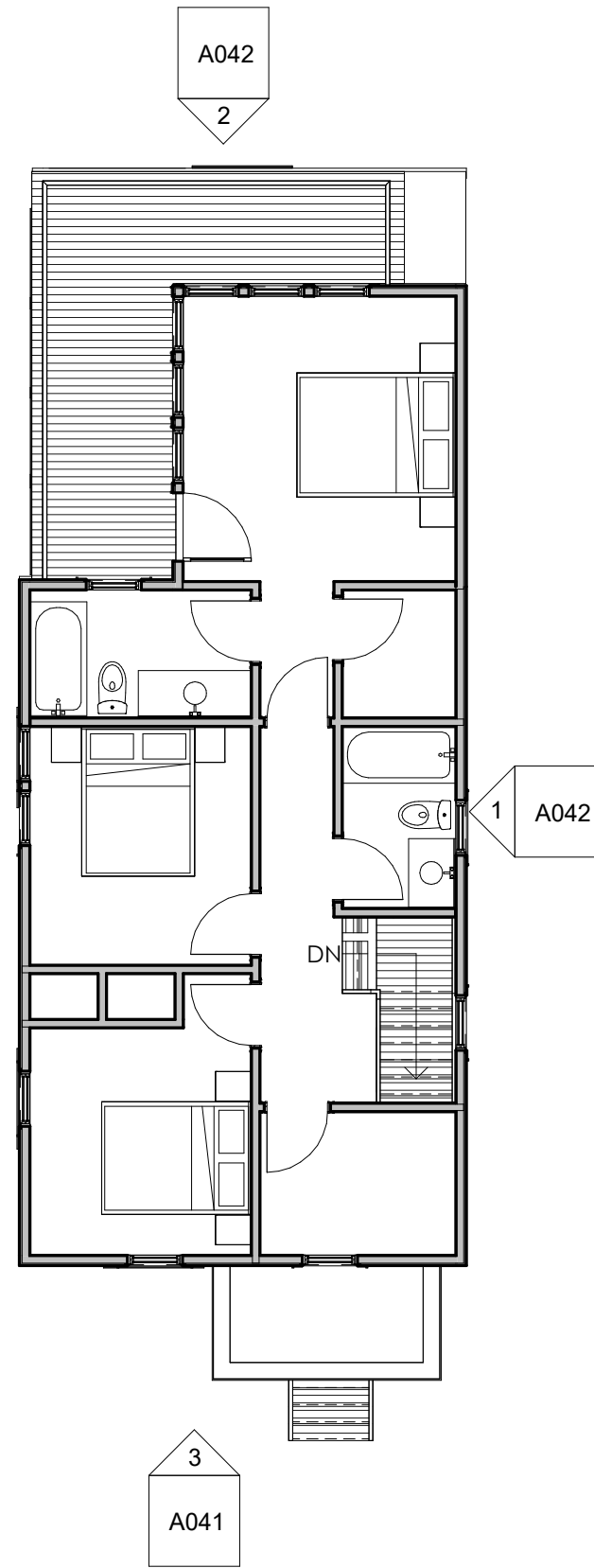
2 PROPOSED 2ND FLOOR - FRONT
1/8" = 1'-0"

client:
ALLERTON HOMES, LLC

A021
FRONT HOUSE - PROPOSED PLANS
112 HOLWORTHY ST
06-10-19

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thirty bow street
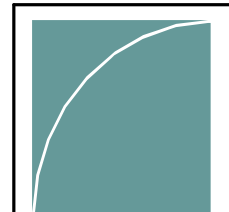somerville, ma 02143

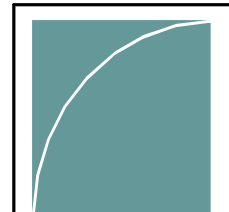architects@boyeswatson.com
(617) 629.8200

A042
2

A042
2

CRAWL
SPACE

1 A042

1 A042

UP

3
A041

3
A041

1 PROPOSED BASEMENT - FRONT
1/8" = 1'-0"
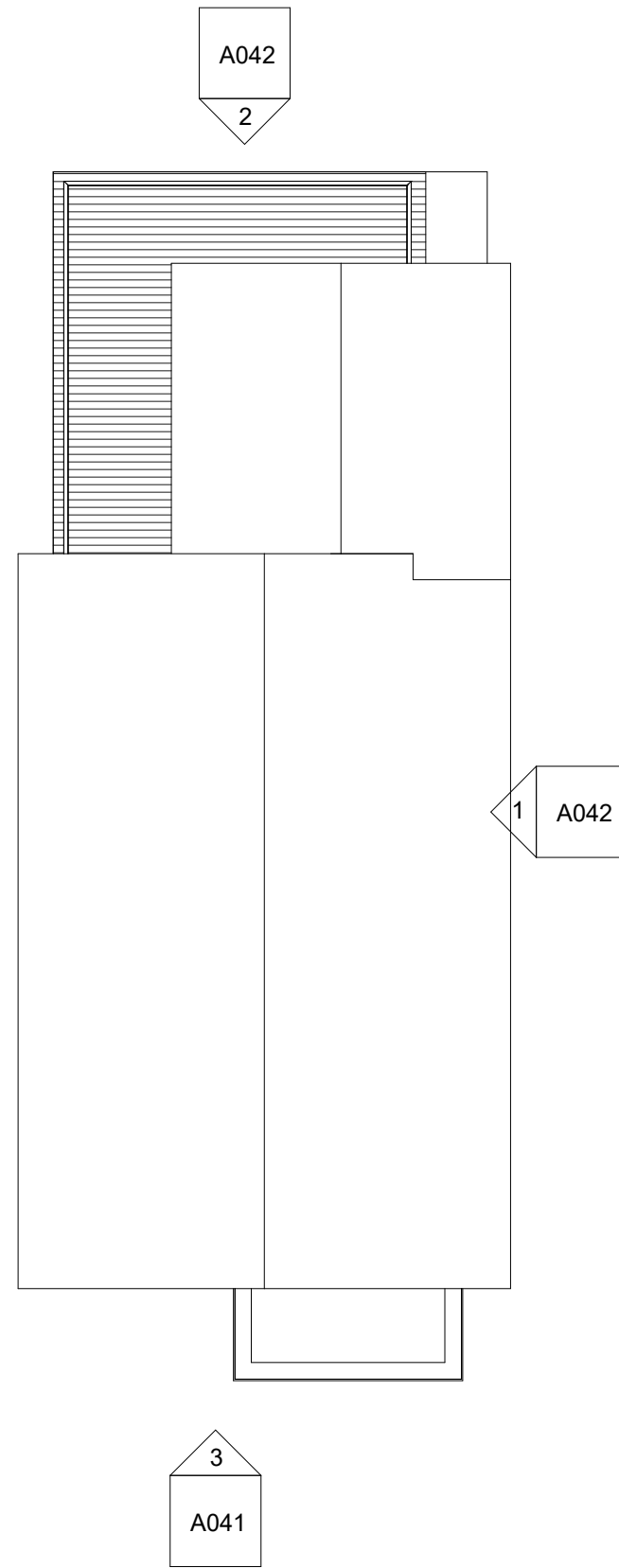
2 PROPOSED ROOF - FRONT
1/8" = 1'-0"

A022
FRONT HOUSE - PROPOSED PLANS
112 HOLWORTHY ST
06-10-19
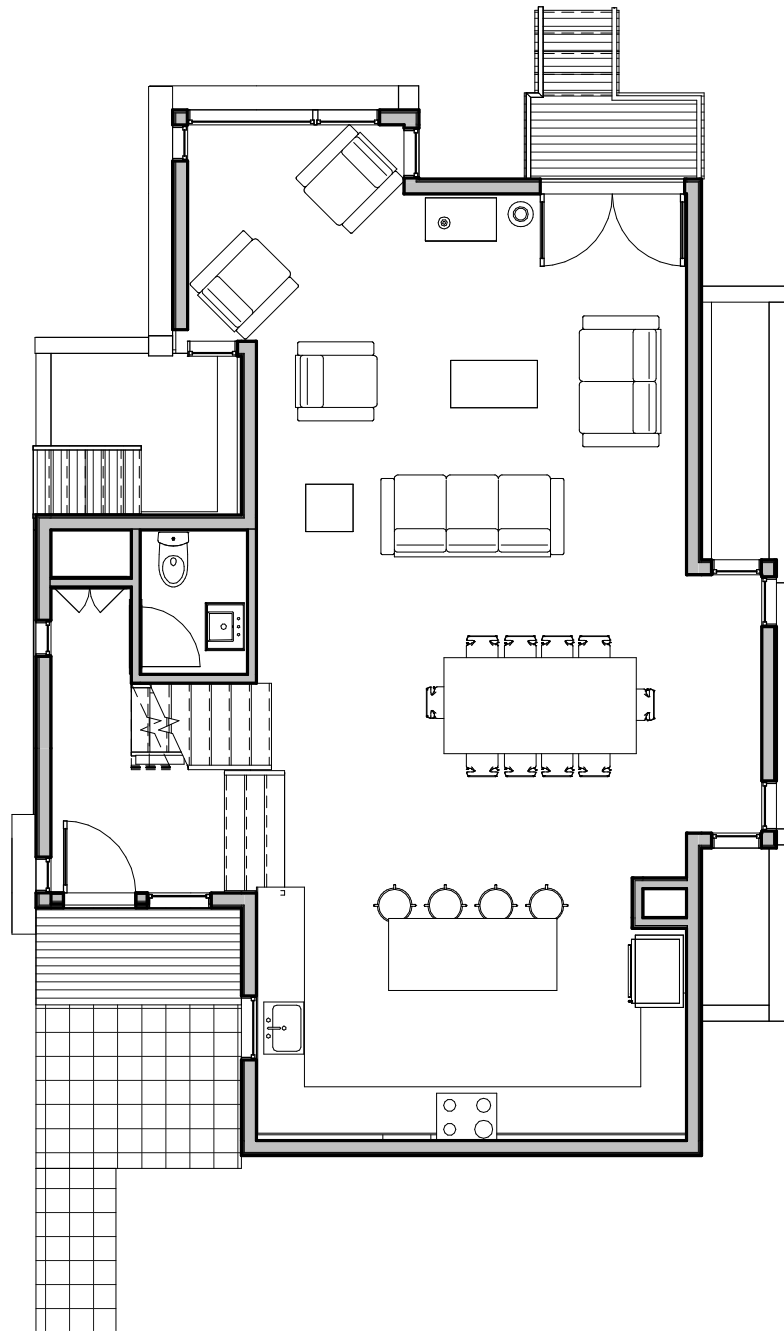
1　PROPOSED 1ST FLOOR - REAR
　　1/8" = 1'-0"
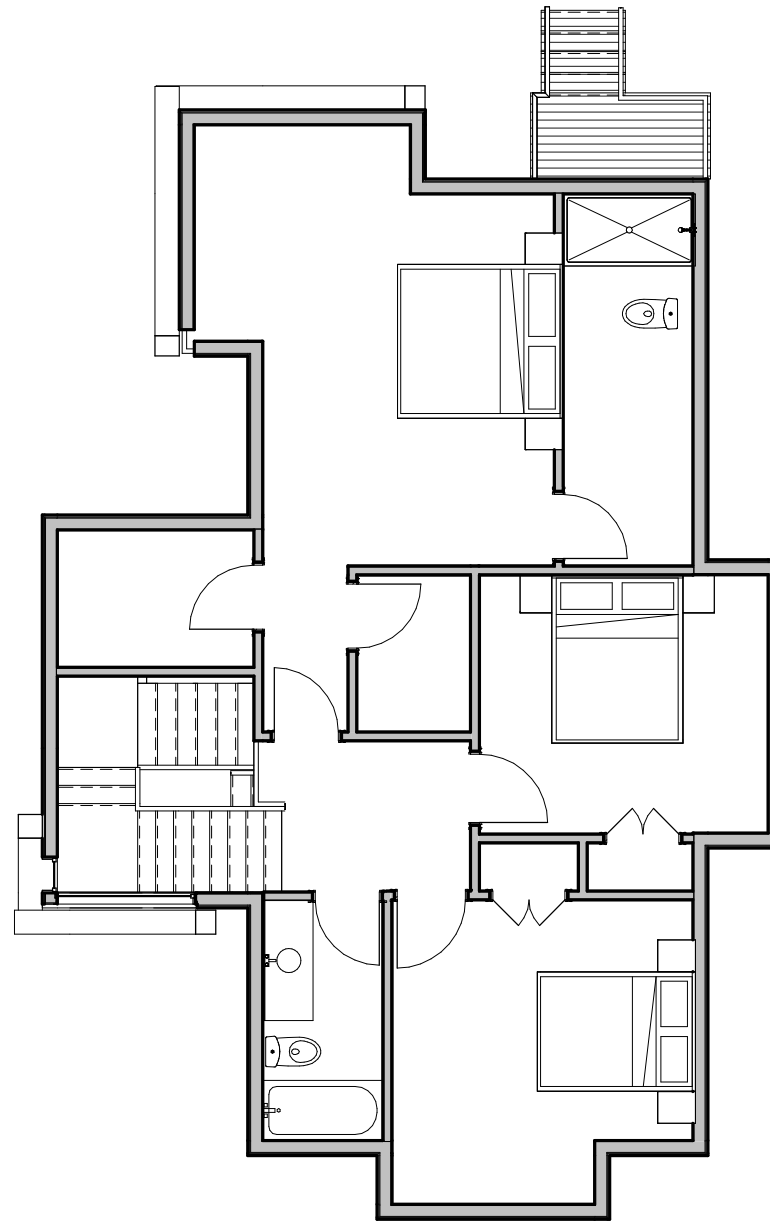
2　PROPOSED 2ND FLOOR - REAR
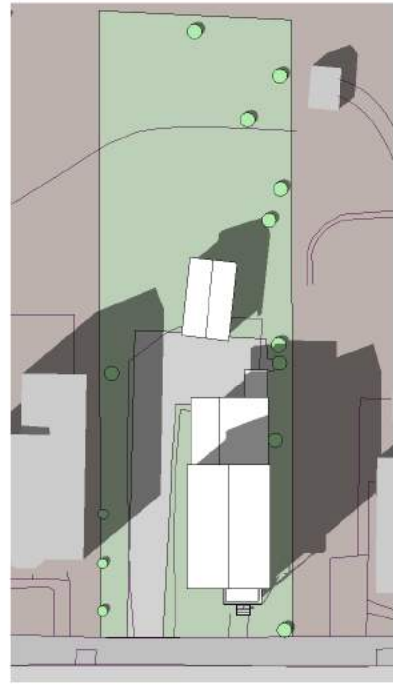　　1/8" = 1'-0"
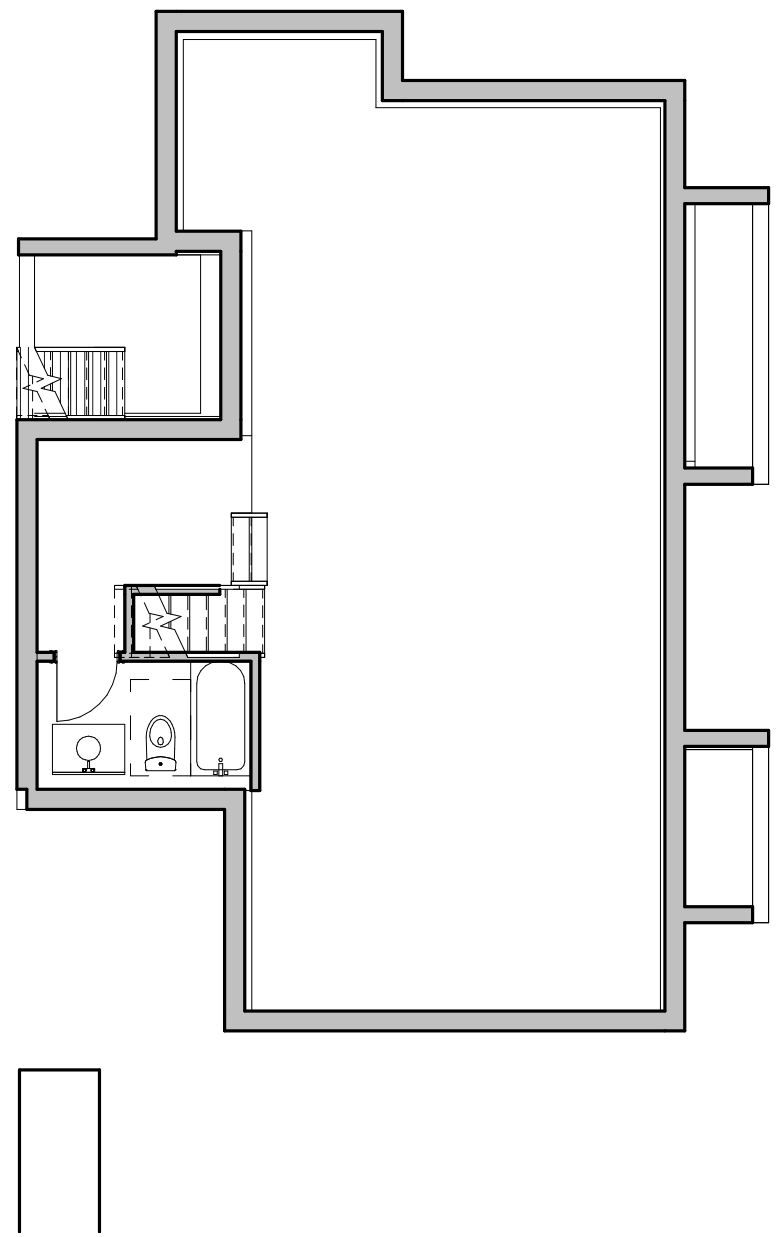
1 PROPOSED BASEMENT - REAR
   1/8" = 1'-0"
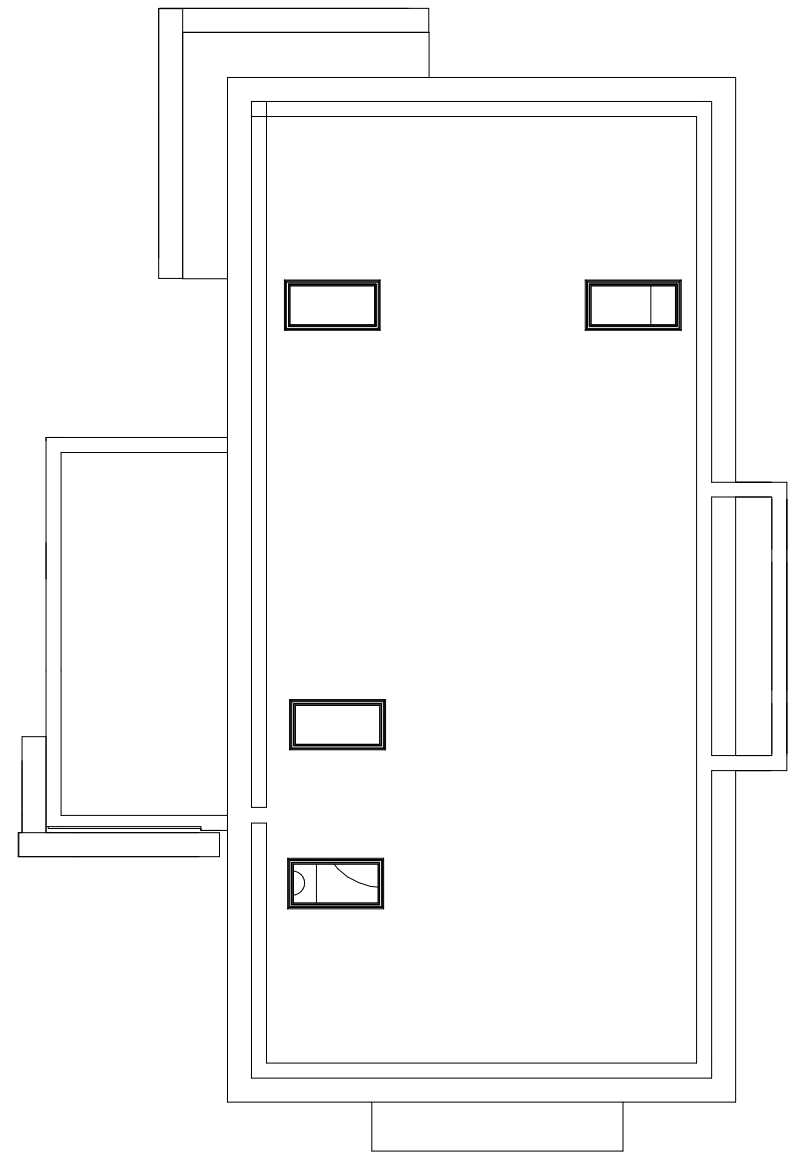
2 PROPOSED ROOF - REAR
   1/8" = 1'-0"
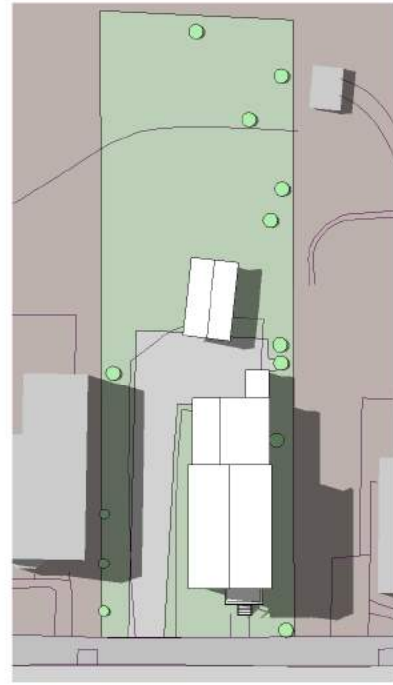
client:
ALLERTON HOMES, LLC

BOYES-WATSON
ARCHITECTS

thirty bow street
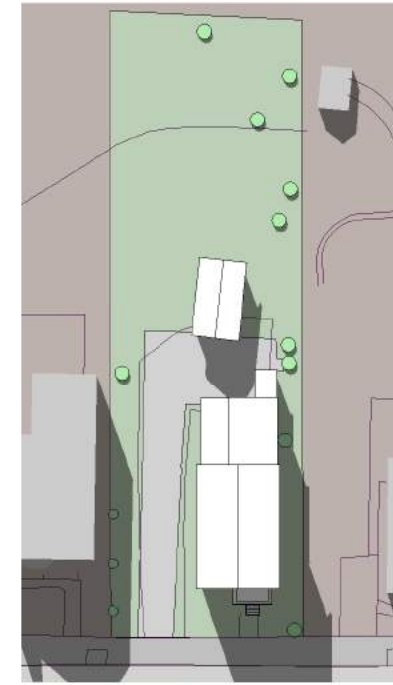somerville, ma 02143

architects@boyeswatson.com
(617) 629.8200

A024
**REAR HOUSE - PROPOSED PLANS**
112 HOLWORTHY ST
06-10-19

② PROPOSED PERSPECTIVE

① EXISTING PERSPECTIVE

1 FRONT HOUSE - LEFT ELEV.
   1/8" = 1'-0"

3 FRONT HOUSE - FRONT ELEV.
   1/8" = 1'-0"

client:
ALLERTON HOMES, LLC
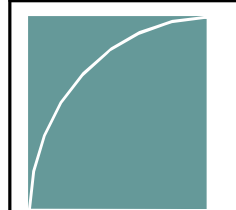
A041
FRONT HOUSE - ELEVATIONS
112 HOLWORTHY ST
06-10-19

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somerville, ma 02143

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(617) 629.8200

① FRONT HOUSE - RIGHT ELEV.
1/8" = 1'-0"

② FRONT HOUSE - REAR ELEV.
1/8" = 1'-0"
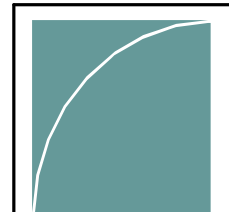
client:
ALLERTON HOMES, LLC

A042
FRONT HOUSE - ELEVATIONS
112 HOLWORTHY ST
06-10-19

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ARCHITECTS

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somerville, ma 02143

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(617) 629.8200
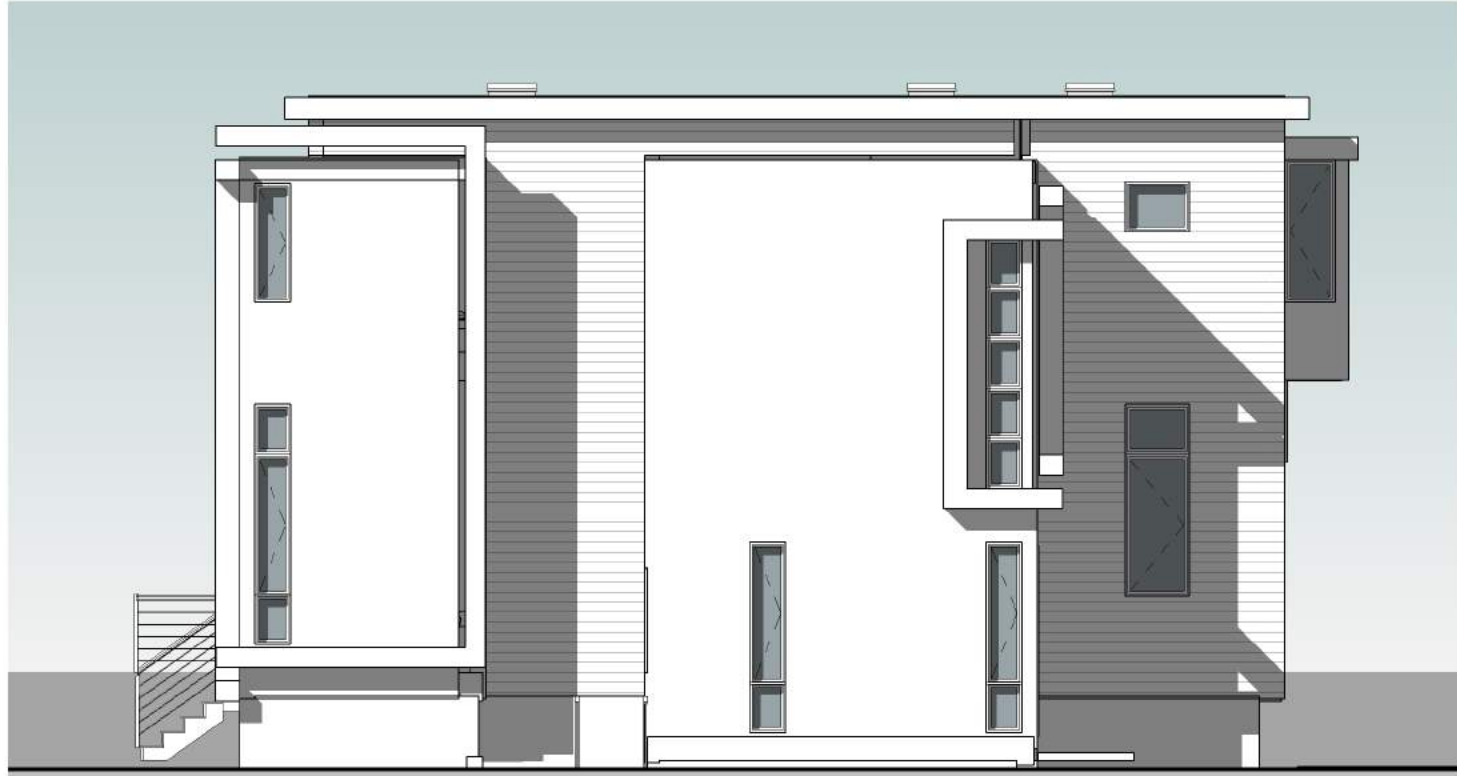
1. Elevation 1 - a DRIVEWAY SIDE- REAR HOUSE
   1/8" = 1'-0"

client:
ALLERTON HOMES, LLC

A043
REAR HOUSE - ELEVATIONS
112 HOLWORTHY ST

06-10-19

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(617) 629.8200

② REAR HOUSE - RIGHT ELEV.
   1/8" = 1'-0"

① REAR HOUSE - REAR ELEV.
   1/8" = 1'-0"

client:
ALLERTON HOMES, LLC

A044
REAR HOUSE - ELEVATIONS
112 HOLWORTHY ST
06-10-19

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somerville, ma 02143
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(617) 629.8200

① EXISTING SITE EQUINOX 9 AM
1" = 50'-0"

② EXISTING SITE EQUINOX 12 PM
1" = 50'-0"

③ EXISTING SITE EQUINOX 3 PM
1" = 50'-0"
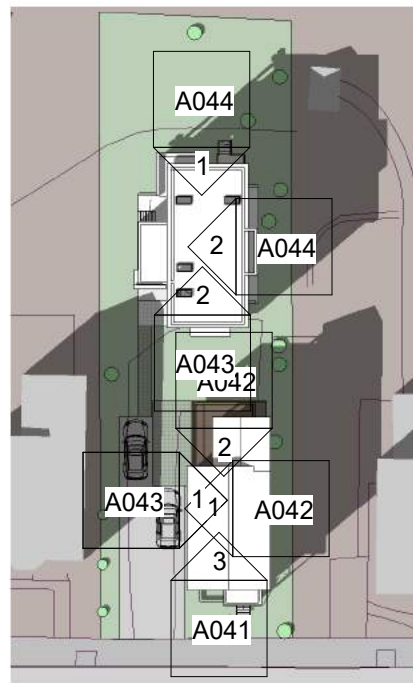
④ PROPOSED SITE EQUINOX 9 AM
1" = 50'-0"
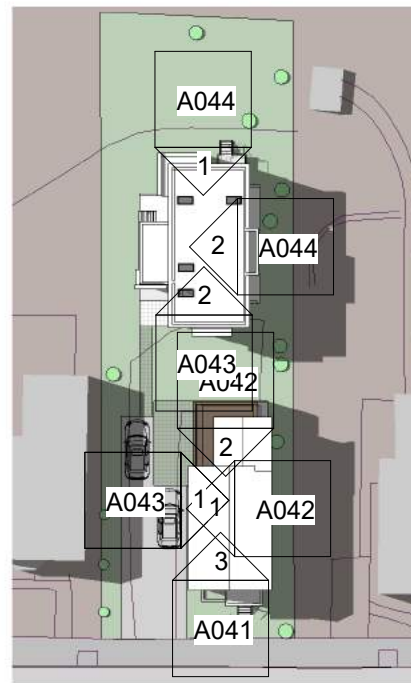
⑤ PROPOSED SITE EQUINOX 12 PM
1" = 50'-0"
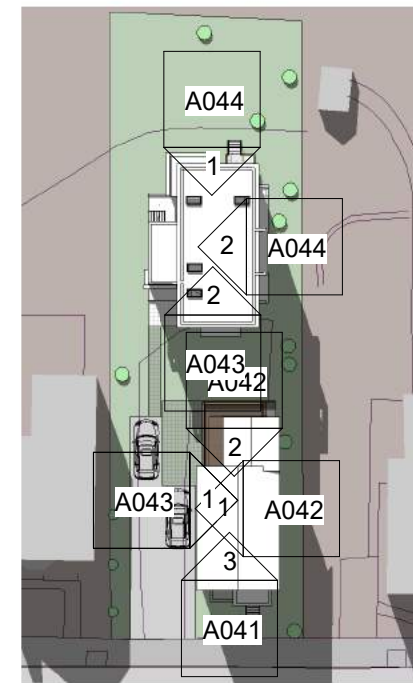
⑥ PROPOSED SITE EQUINOX 3 PM
1" = 50'-0"

6/10/2019 1:55:04 PM

A051
FALL/SPRING SHADOW STUDY
112 HOLWORTHY ST
06-10-19
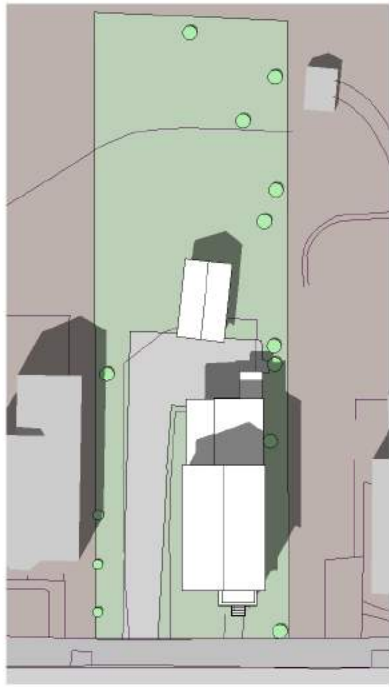
1 EXISTING SITE SUMMER 9 AM
1" = 50'-0"
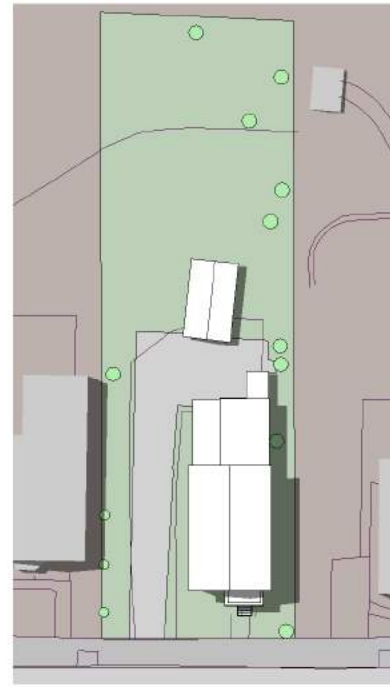
6 EXISTING SITE SUMMER 12 PM
1" = 50'-0"
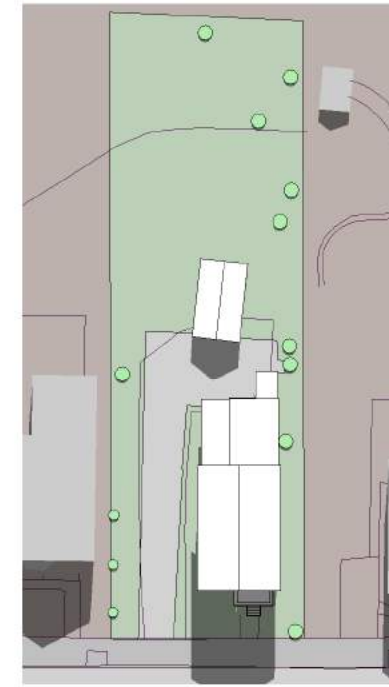
2 EXISTING SITE SUMMER 3 PM
1" = 50'-0"
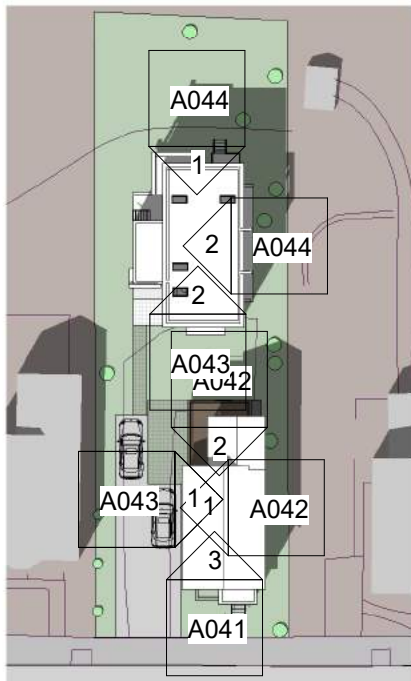
3 PROPOSED SITE SUMMER 9 AM
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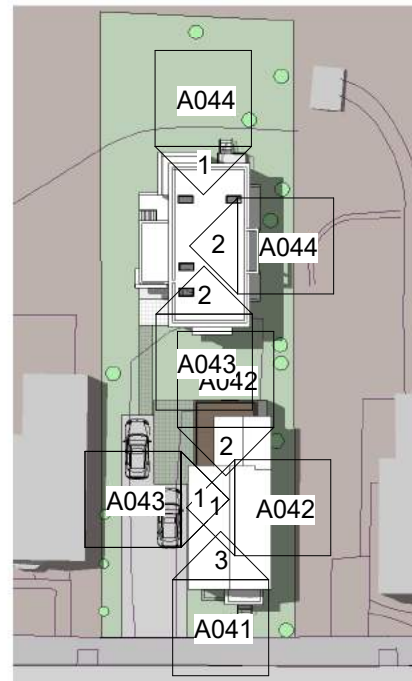
4 PROPOSED SITE SUMMER 12 PM
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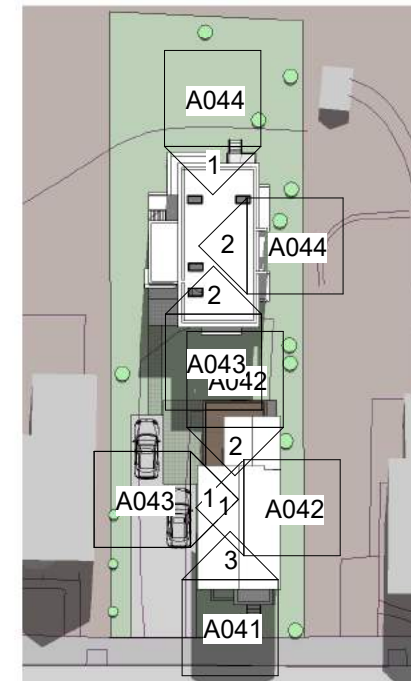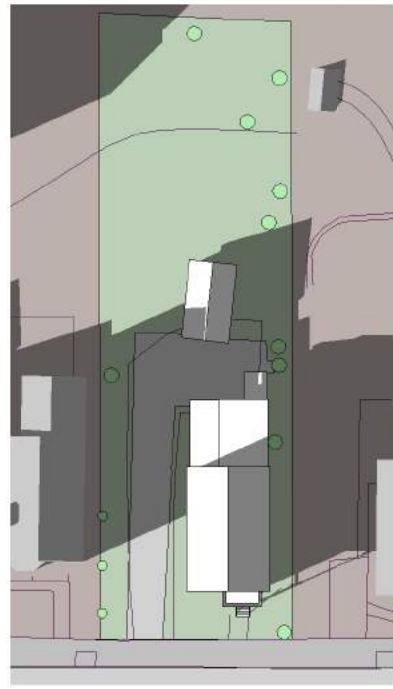

5 PROPOSED SITE SUMMER 3 PM
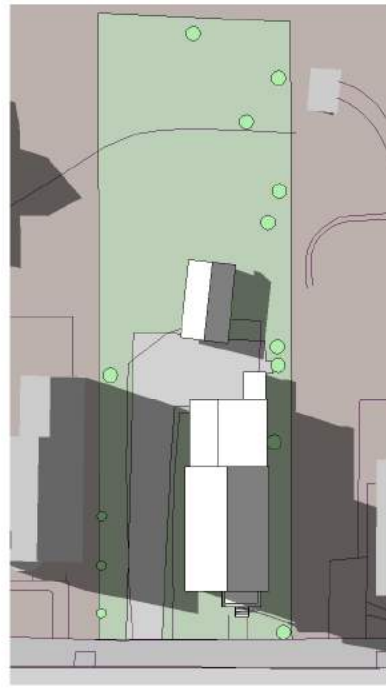1" = 50'-0"

client:
ALLERTON HOMES, LLC
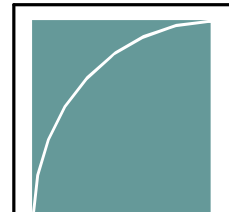
A052
SUMMER SHADOW STUDY
112 HOLWORTHY ST
06-10-19

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ARCHITECTS

thirty bow street
somerville, ma 02143

architects@boyeswatson.com
(617) 629.8200
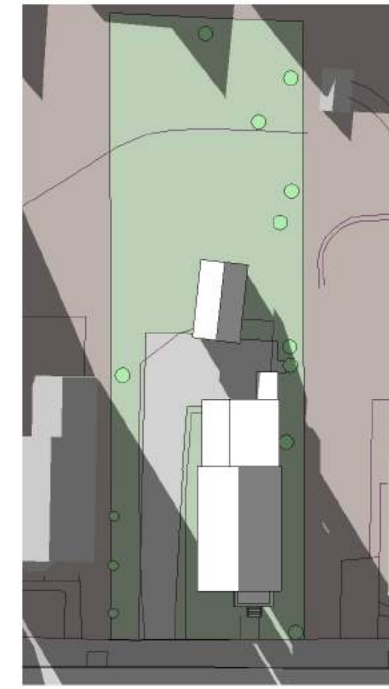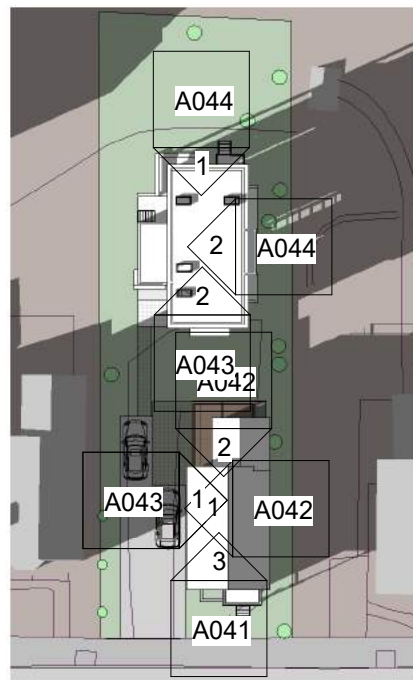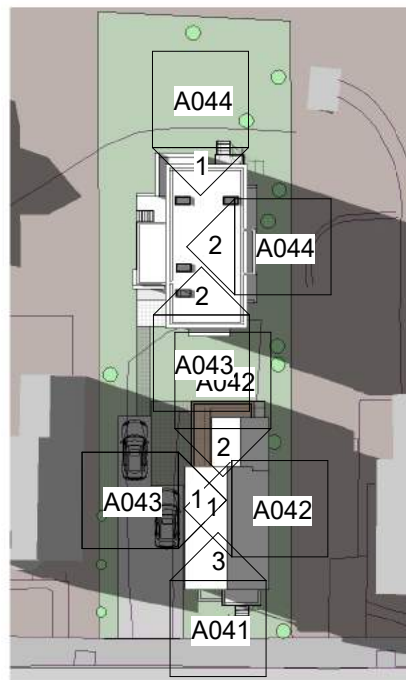
1 EXISTING SITE WINTER 9 AM
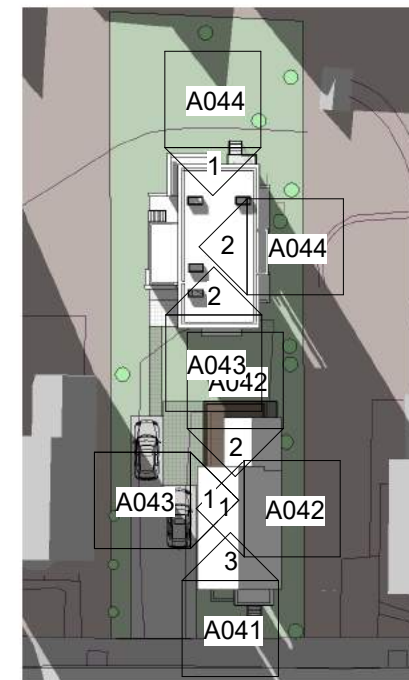1" = 50'-0"

2 EXISTING SITE WINTER 12 PM
1" = 50'-0"

3 EXISTING SITE WINTER 3 PM
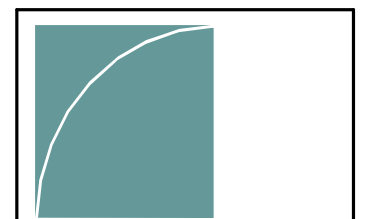1" = 50'-0"

4 PROPOSED SITE WINTER 9 AM
1" = 50'-0"

5 PROPOSED SITE WINTER 12 PM
1" = 50'-0"

6 PROPOSED SITE WINTER 3 PM
1" = 50'-0"

A044
A044
A043
A042
A043
A042
A041

A053
WINTER SHADOW STUDY
112 HOLWORTHY ST
06-10-19