

# 88 HOLWORTHY STREET REVISED DEVELOPMENT PACKAGE



REVISIONS		
No.	Description	Date

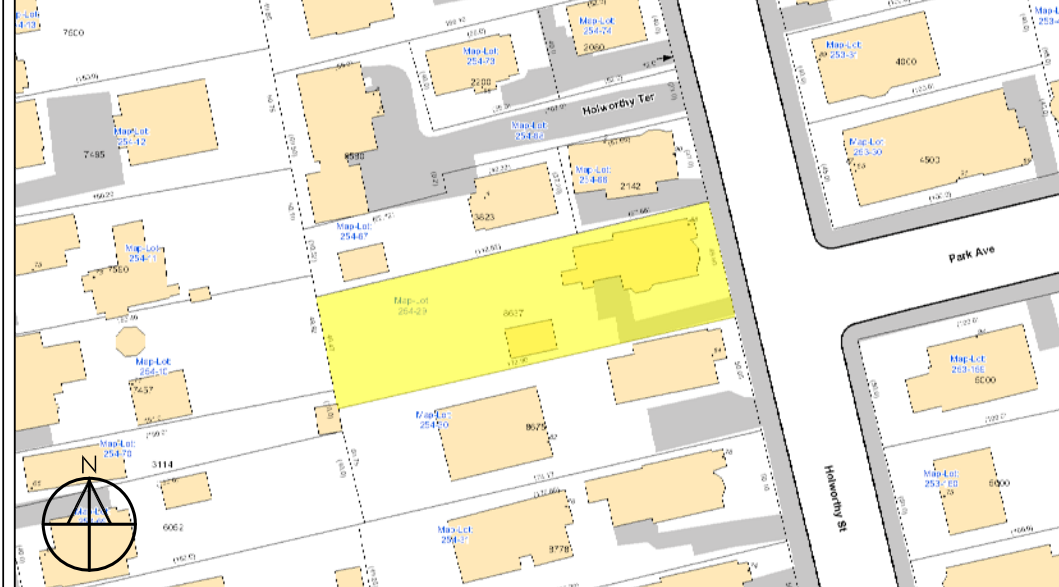
## LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO AD1 DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- CARBON MONOXIDE DETECTOR
- SMOKE ALARM
- LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
- LIGHT FIXTURE (SCONCE)
- LIGHT FIXTURE (RECESSED)
- EXHAUST FAN
- WALL TYPE TAG
- DOOR IDENTIFICATION SYMBOL
- WINDOW IDENTIFICATION SYMBOL
- FINISH ELEVATION.

## ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CJ CONTROL JOINT
- CLG CEILING
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXIST EXISTING
- FC FURRING CHANNEL
- FD FLOOR DRAIN
- FIN FINISH
- FL FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HDWD HARDWOOD
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MFR MANUFACTURER
- MIN MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- O/C ON CENTER
- PLAM PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STRL STRUCTURE/STRUCTURAL
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- W/ WITH
- WNDW WINDOW

## SITE LOCATION



## DRAWING LIST

- ARCHITECTURAL
- GO.1 COVER SHEET
- EX-1 EXISTING PLOT PLAN
- EX-1 (REV) PROPOSED PLOT PLAN
- AX1.1 EXISTING FLOOR PLANS
- AD1.1 DEMOLITION FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED REFLECTED CEILING PLANS
- A2.1 PROPOSED EXTERIOR ELEVATIONS

## CONTACT

ARCHITECT  
Anderson Porter Design  
875 Main Street  
Cambridge, MA 02139

Dan Anderson  
617-354-2501

## CITY OF CAMBRIDGE ZONING ANALYSIS:

PROPERTY ADDRESS:	88 HOLWORTHY STREET CAMBRIDGE, MA 02138				
ZONING DISTRICT	RESIDENCE B				
LOT SIZE	±8,637 S.F.				
MAX F.A.R.	0.50 (5,000sf) / 0.35 (for additional lot area)				
PROJECT DESCRIPTION	REAR LOT DEVELOPMENT PLAN - ALTERATION OF EXISTING TWO-FAMILY STRUCTURE WITH NEW DETACHED TWO-FAMILY STRUCTURE				
BUILDING AREAS	EXISTING:	PROPOSED:			
	FIRST FLOOR: 1,048 GSF	FIRST FLOOR: 1,712 GSF (869 GSF in front + 843 GSF in rear)			
	SECOND FLOOR: 1,024 GSF	SECOND FLOOR: 1,607 GSF (800 GSF in front + 807 GSF in rear)			
	ATTIC: 171 GSF	ATTIC: 476 GSF (in front only)			
TOTAL: 2,243 GSF*	TOTAL: 3,795 GSF*				
	*BASEMENT AREA EXCLUDED FROM F.A.R. PER ARTICLE 2 GROSS FLOOR AREA EXCLUSIONS #15				
	ALLOWED/REQUIRED	EXISTING	PROPOSED	EXISTING COMPLIANCE	PROPOSED COMPLIANCE
F.A.R.	0.50 + 0.35 (2500 + 1272.95=3772.95)	0.448+ 0.0 (2243 + 0=2243)	0.50 + 0.35 (2500+1295=3795)	CONFORMING	RELIEF REQUIRED (+22.05 SF)
MINIMUM LOT AREA/D.U.	2,500 S.F. (first 5,000sf) + 4,000 S.F. (additional)	2,500 S.F. + 0.0 S.F.	2,500 S.F. + 1,818 S.F.	CONFORMING	RELIEF REQUIRED (1.91 UNITS)
MINIMUM SETBACK (FRONT YARD)	15'	9.1'	15'	NON-CONFORMING	CONFORMING
MINIMUM SETBACK (SIDE YARD)	7.5' (SUM OF 20)	3.7' (SUM 24.9')	7.5' (SUM OF 20)	NON-CONFORMING	CONFORMING (RELOCATE EXISTING)
MINIMUM SETBACK (REAR YARD)	35'	103.9'	38.6'	CONFORMING	CONFORMING
MAXIMUM HEIGHT	35'	30.4'	33.1'	CONFORMING	CONFORMING
MINIMUM OPEN SPACE RATIO	40%	79.9%	52%	CONFORMING	CONFORMING
MINIMUM LOT WIDTH	50'	50'	50'	CONFORMING	CONFORMING
GENERAL RANGE OF ALLOWED USES	SINGLE AND TWO-FAMILY DETACHED DWELLINGS.	TWO-FAMILY	DETACHED TWO-FAMILY AT REAR	CONFORMING	RELIEF REQUIRED (BEYOND 75' DEPTH)

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Project: 88 Holworthy

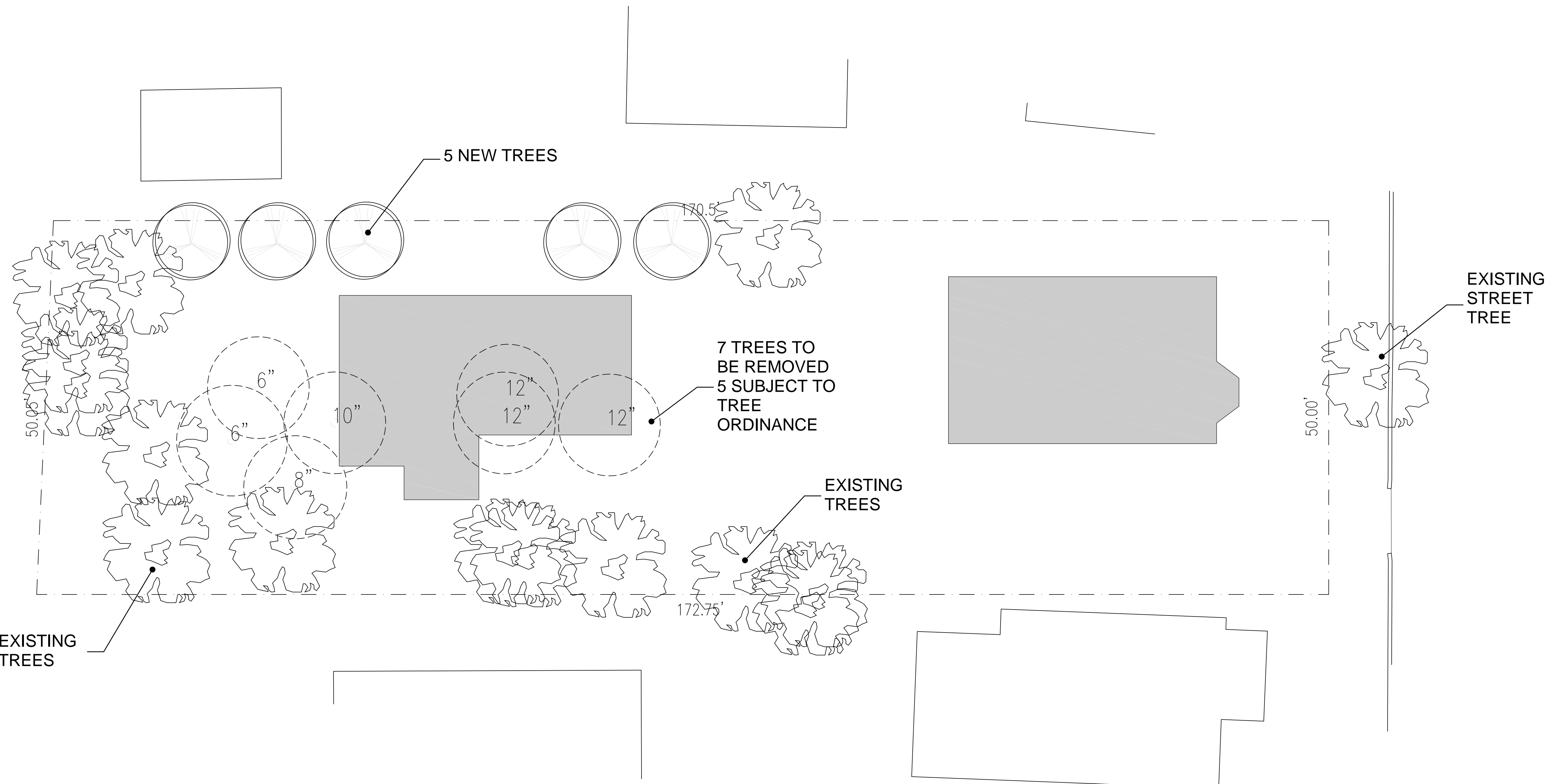
Address: 88 Holworthy  
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Title: COVER SHEET

Drawn/Issued By: ANDERSON PORTER DESIGN

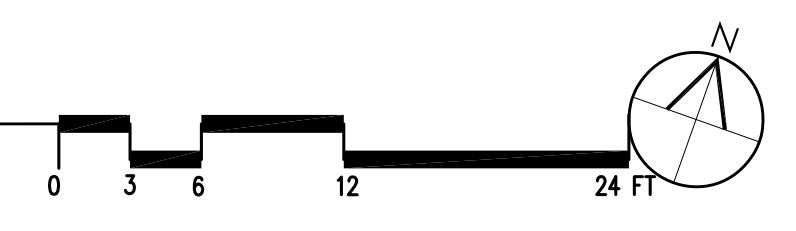
Proj. #	1929	Drawing No.	G0.1
Date:	02/10/2021		
Scale:			
Drawn By:	DA/DS		





EXISTING TREES

1 Site Plan: Proposed Tree Plan  
L1.3 Scale 1/8" = 1'-0"



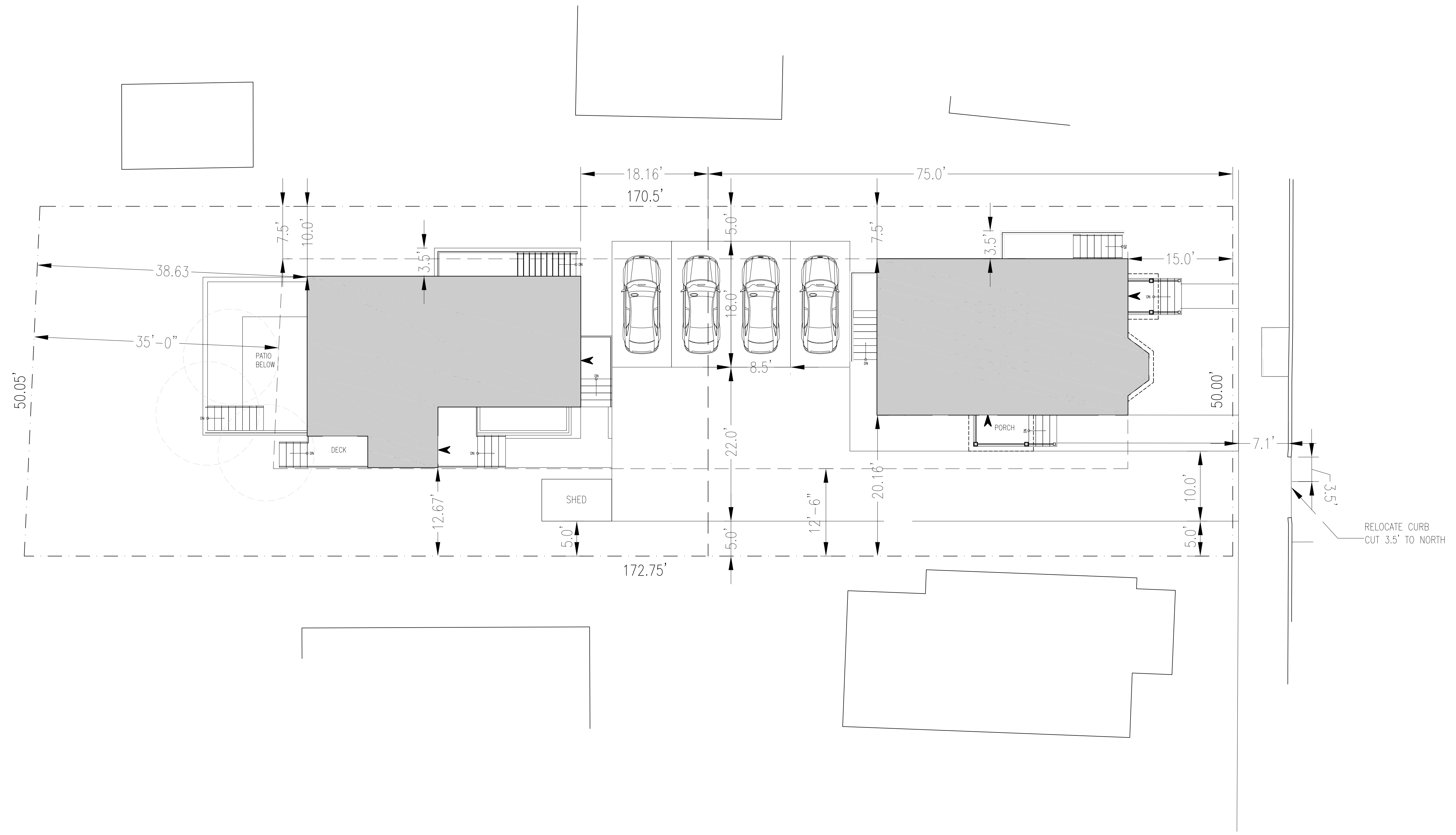
PERMIT SET

REVISIONS		
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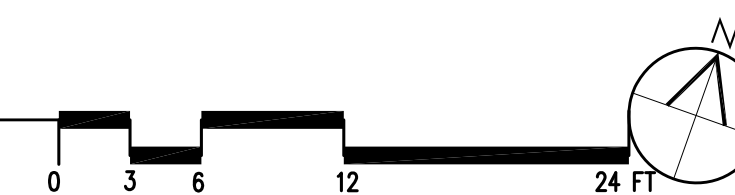
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Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
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Title: LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.:
Date: 02/10/2021	L1.0
Scale: 1/8" = 1'	
Drawn By: DA	



1 Site Plan: Zoning  
 L1.1 Scale 1/8" = 1'-0"



PERMIT SET

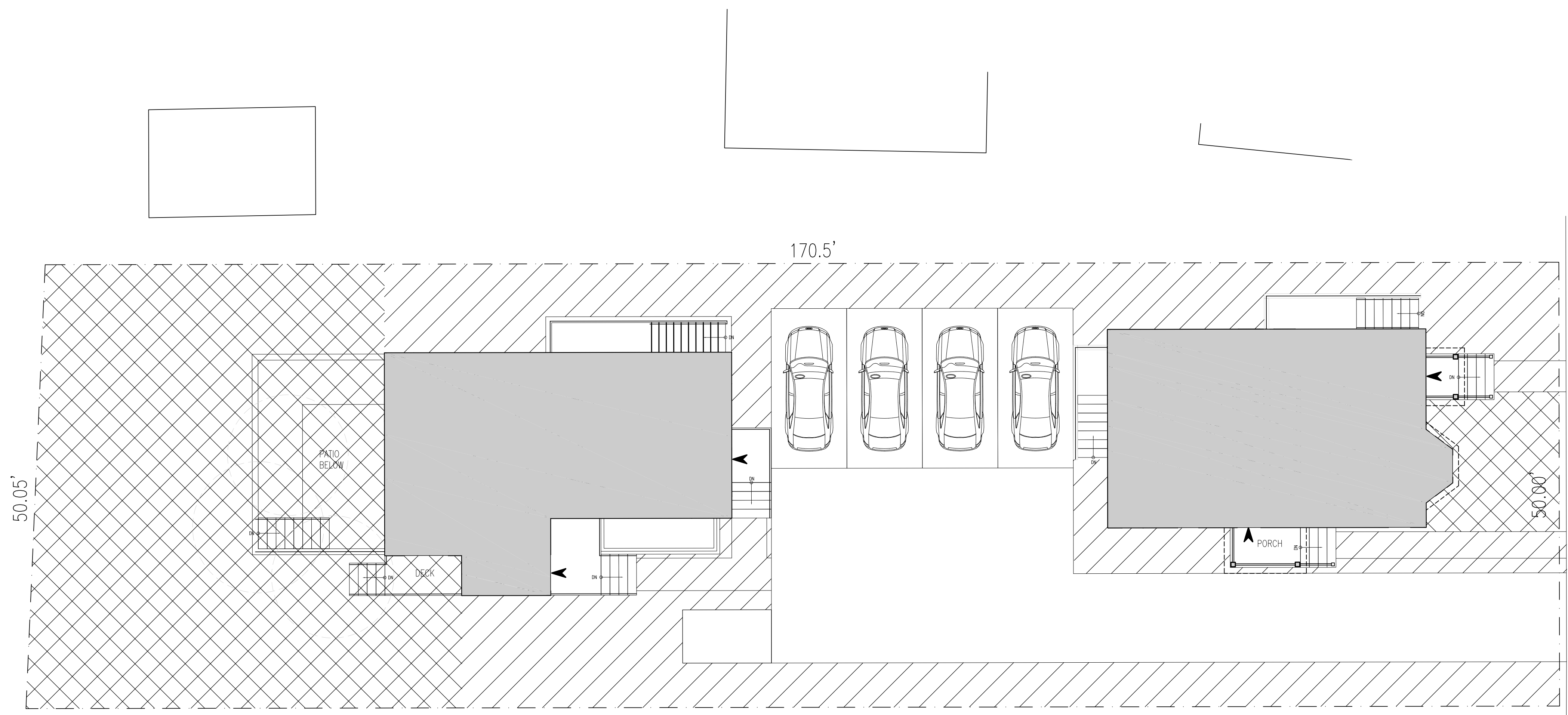
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No.	Description	Date

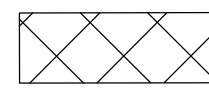
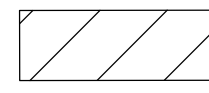
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Project: 88 HOLWORTHY  
 Address: 88 HOLWORTHY STREET  
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 Title: ZONING SITE PLAN

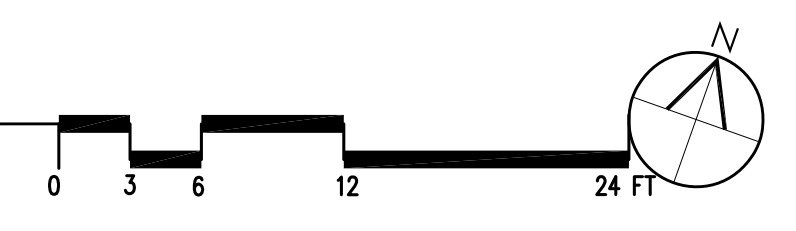
Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No. L1.1
Date: 02/10/2021	Scale: 1/8"=1'
Drawn By: DA	





-  PRIVATE OPEN SPACE - 2324 SF (27%)
-  PERMEABLE OPEN SPACE - 2149 SF (25%)
- TOTAL OPEN SPACE - 4473 SF (52%)

1 Site Plan: Open Space  
 L1.2 Scale 1/8" = 1'-0"



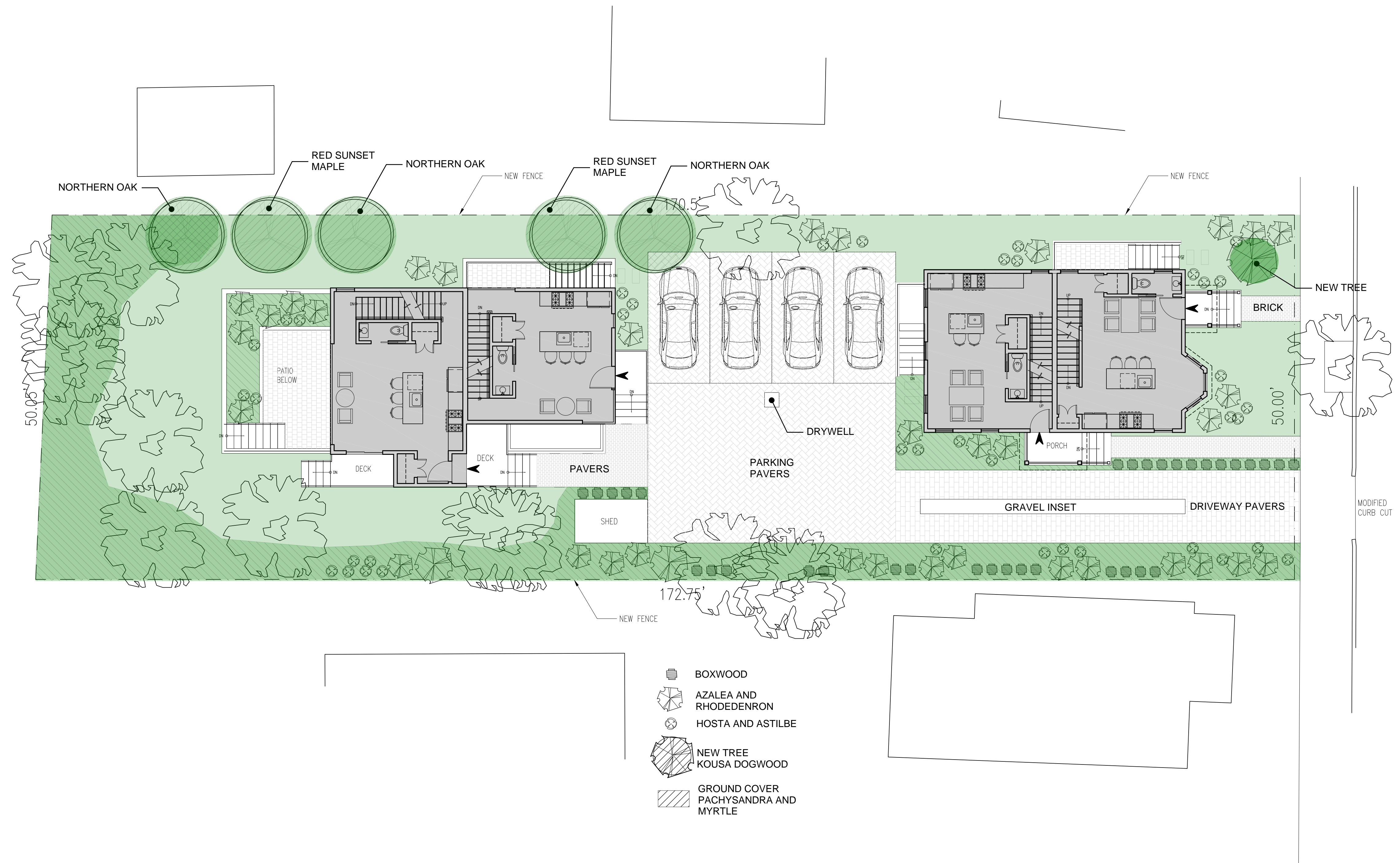
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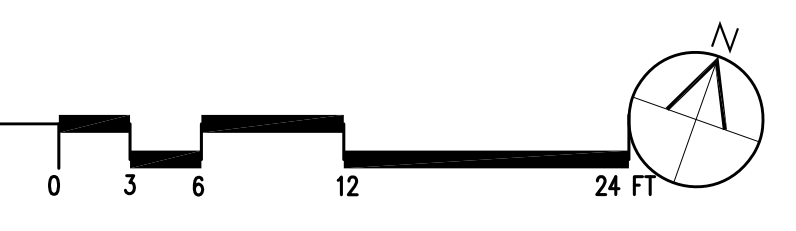
Project: 88 HOLWORTHY  
 Address: 88 HOLWORTHY STREET  
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 Title: OPEN SPACE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.
Date: 02/10/2021	L1.2
Scale: 1/8" = 1'	
Drawn By: DA	



-  BOXWOOD
-  AZALEA AND RHODEDENRON
-  HOSTA AND ASTILBE
-  NEW TREE
-  KOUSA DOGWOOD
-  GROUND COVER
-  PACHYSANDRA AND MYRTLE

1 Site Plan: Landscape  
 L1.3 Scale 1/8" = 1'-0"



PERMIT SET

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Project: 88 HOLWORTHY  
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 Title: LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.:
Date: 02/10/2021	
Scale: 1/8" = 1'	
Drawn By: DA	<b>L1.3</b>



1 Elevation: Front  
A2.1 Scale 1/4" = 1'-0"



2 Elevation: South Side  
A2.1 Scale 1/4" = 1'-0"



3 Elevation: Rear  
A2.1 Scale 1/4" = 1'-0"



4 Elevation: North Side  
A2.1 Scale 1/4" = 1'-0"



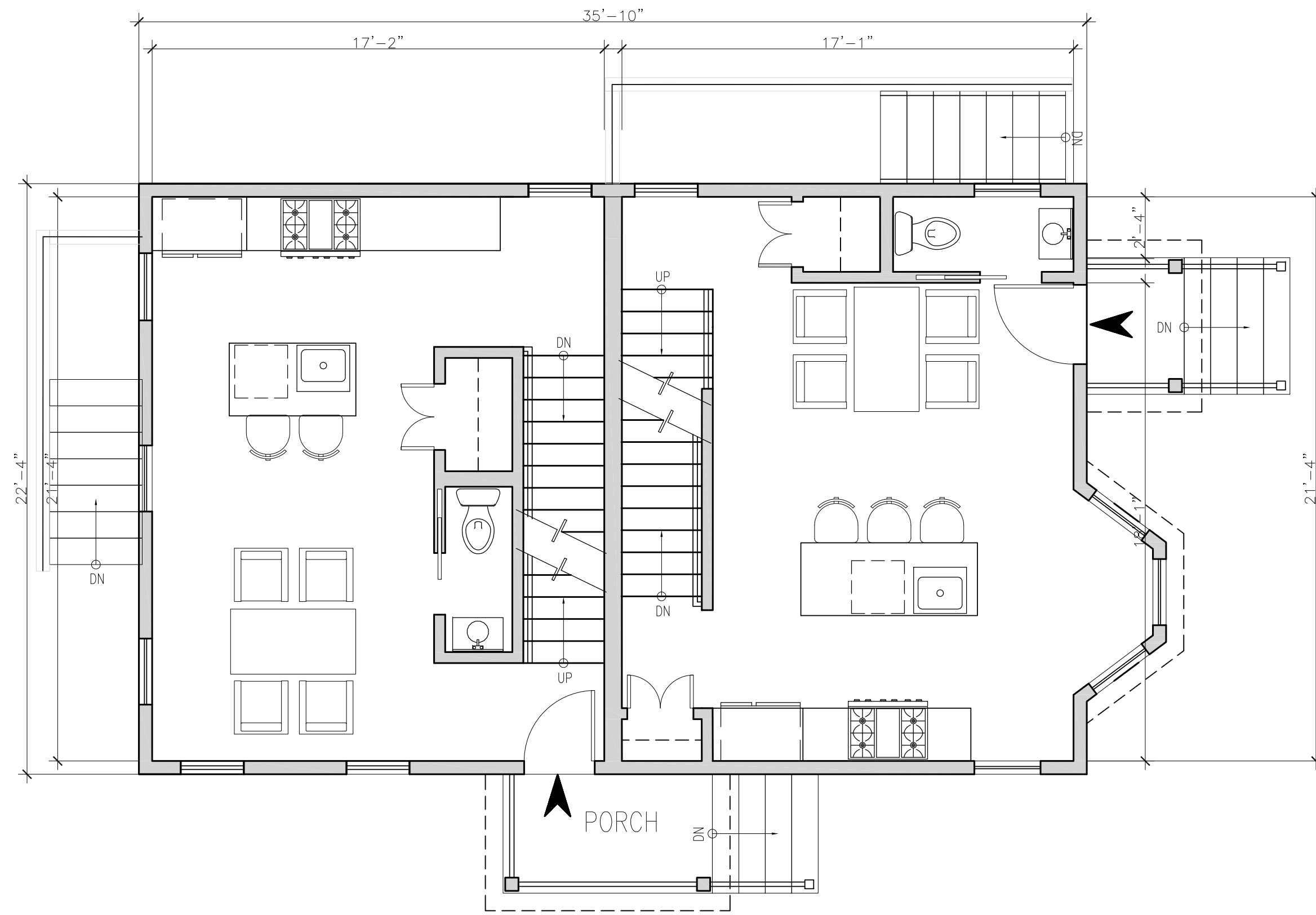
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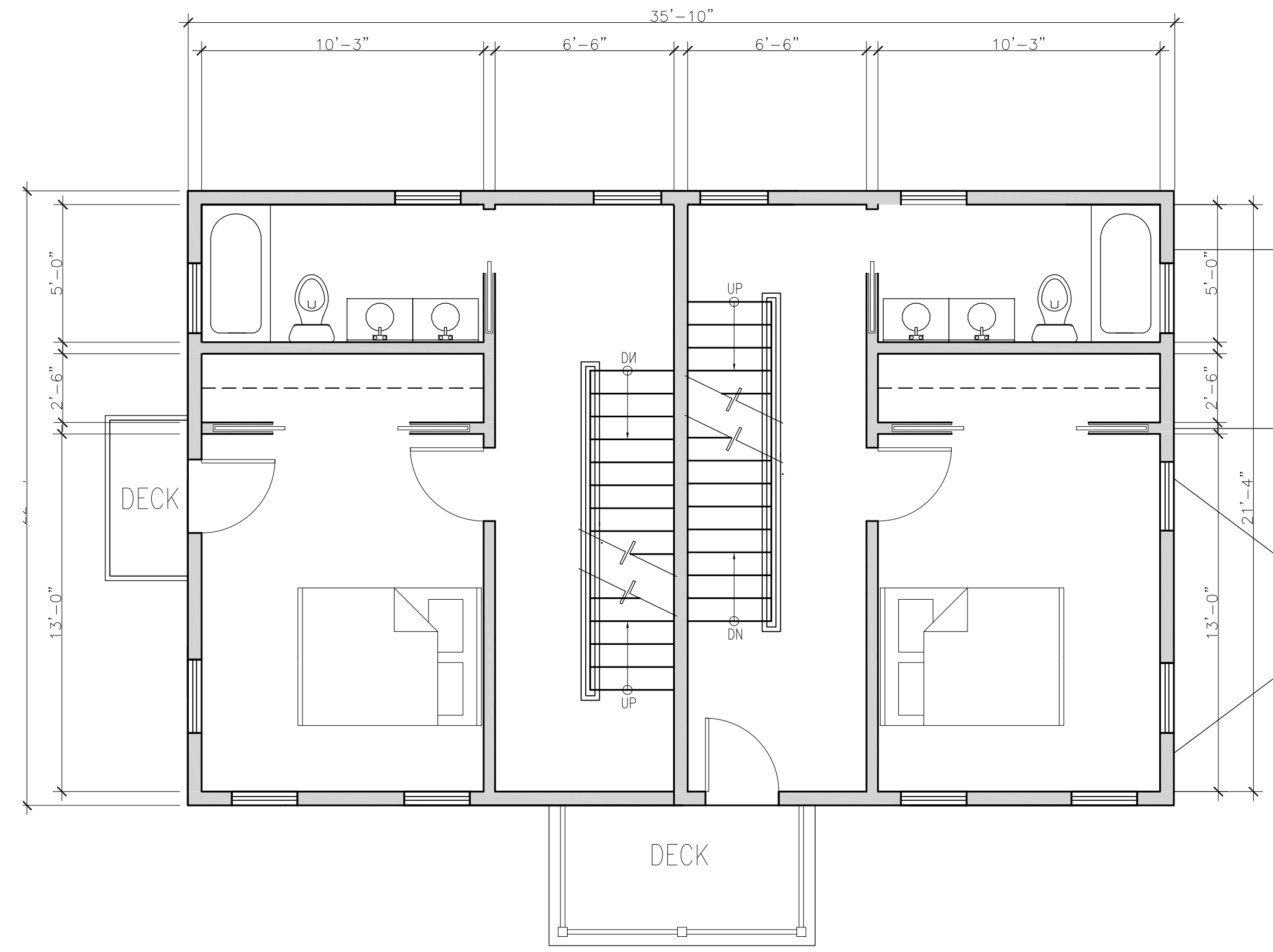
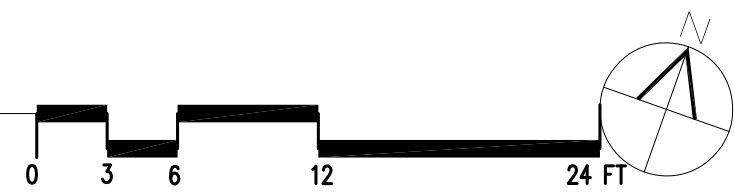
Project: 88 Holworthy  
Address: 88 Holworthy  
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Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Proj. #: 1929  
Date: 02/10/2021  
Scale: AS NOTED  
Drawn By: DA

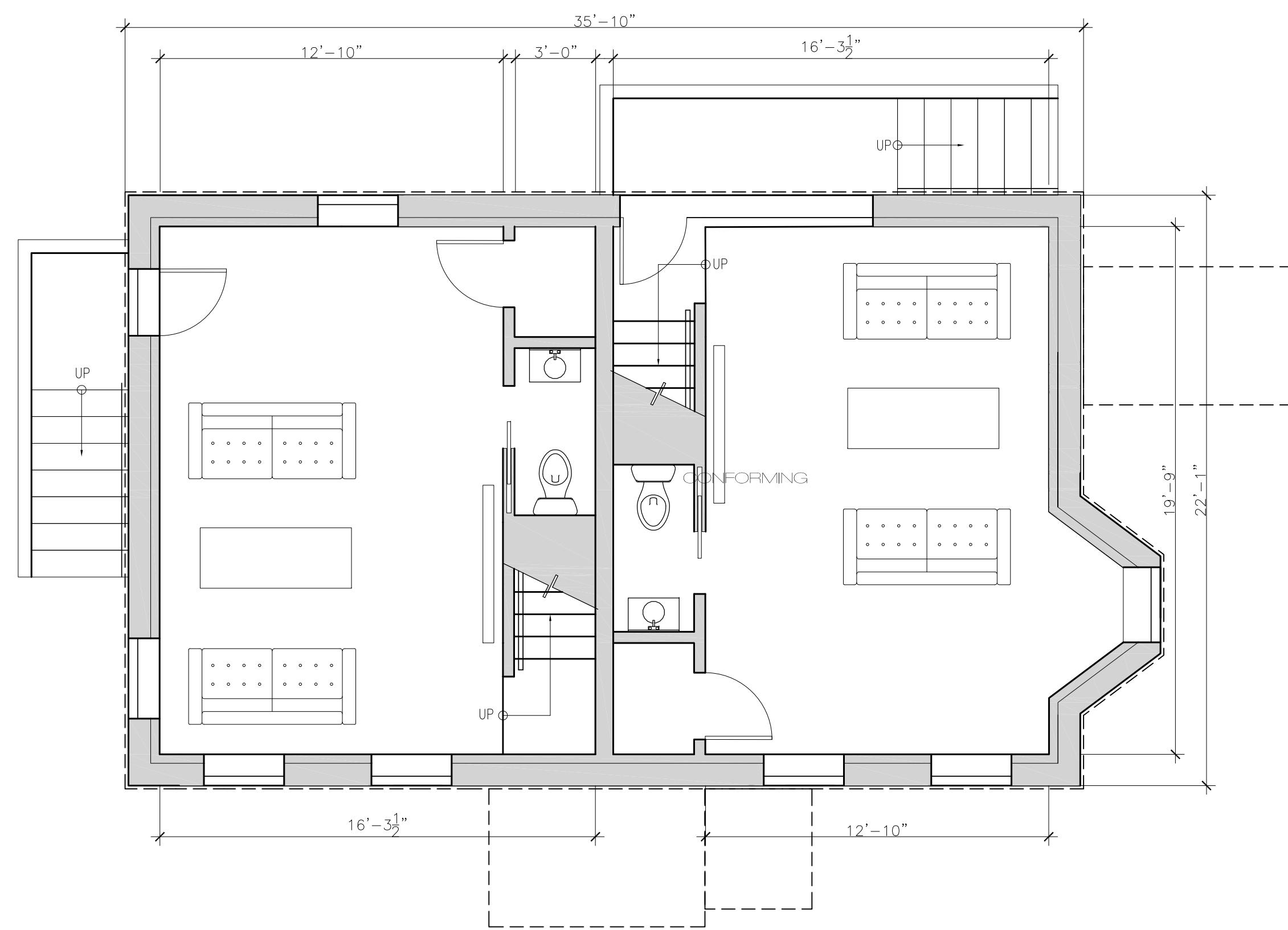
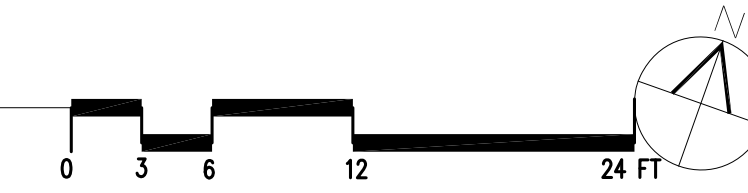
AX2.1



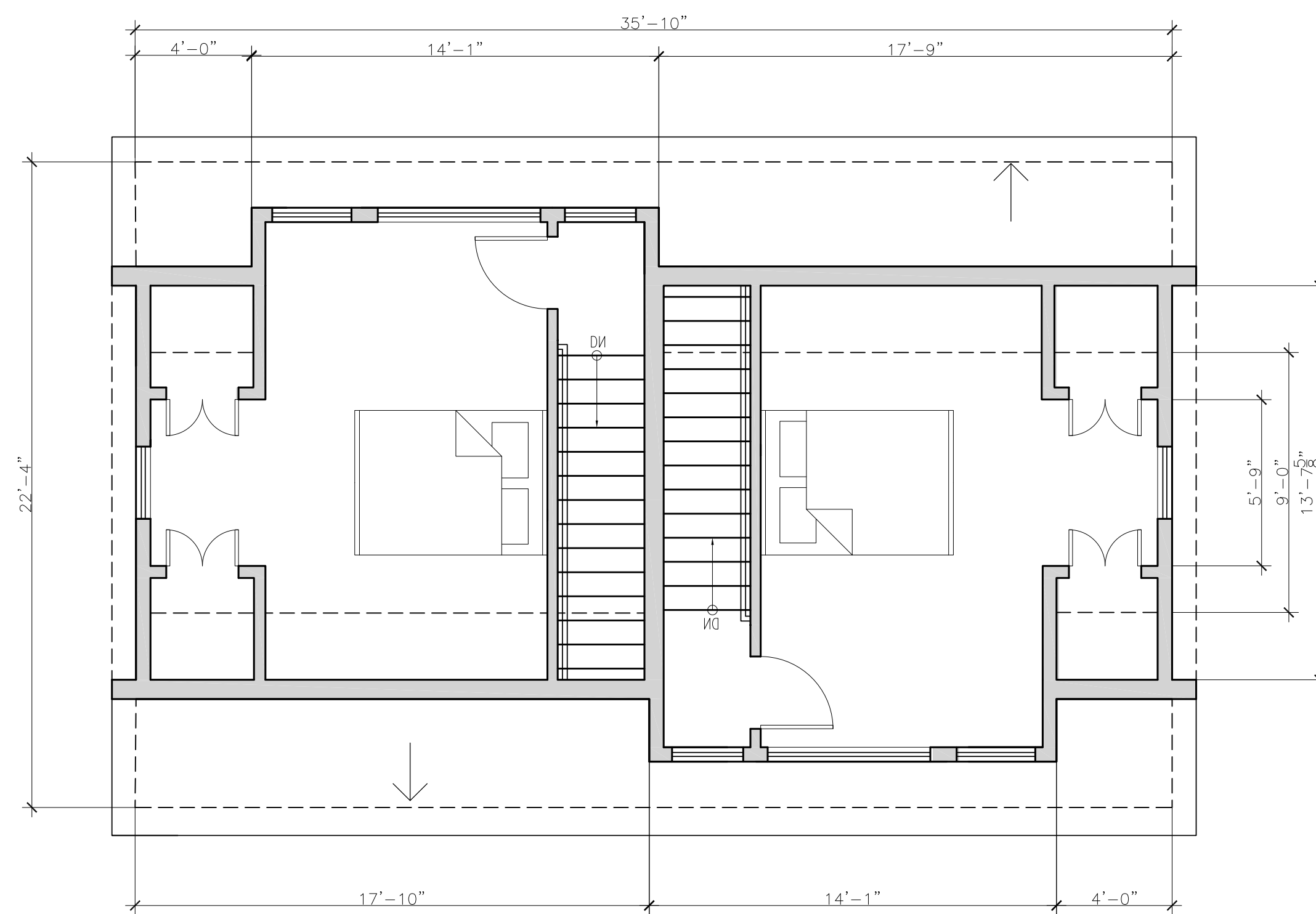
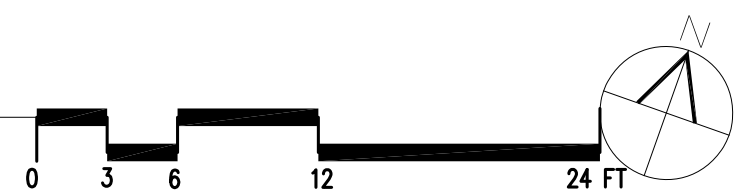
1 Plan: First Floor  
A1.1 Scale 1/8" = 1'-0"



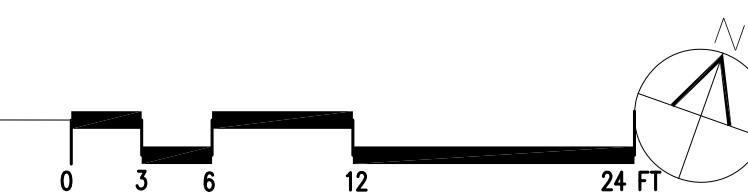
2 Plan: Second Floor  
A1.1 Scale 1/8" = 1'-0"



3 Plan: Garden  
A1.1 Scale 1/8" = 1'-0"



4 Plan: Upper Floor  
A1.1 Scale 1/8" = 1'-0"



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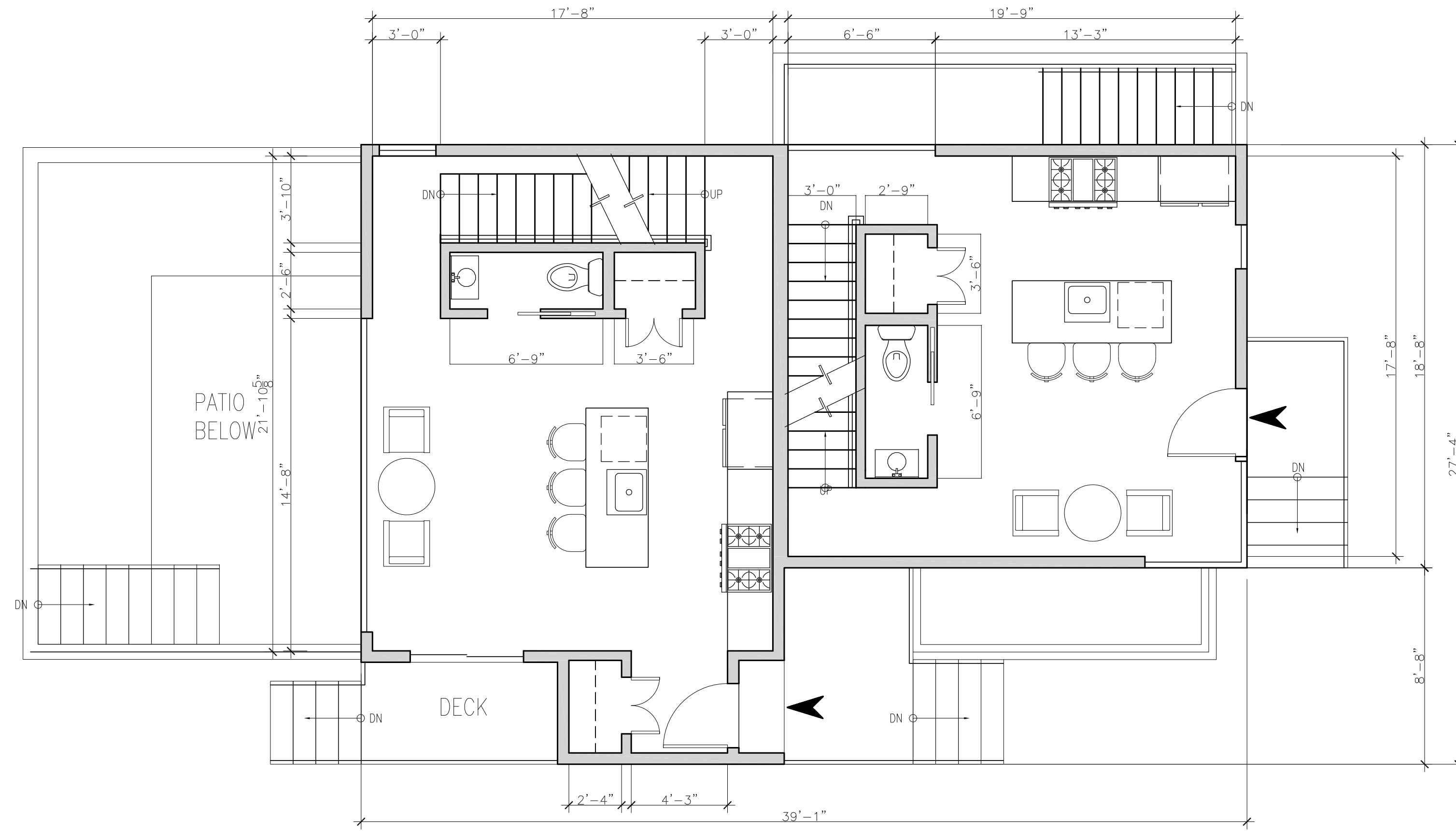
Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
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Title: UNIT PLANS AT FRONT

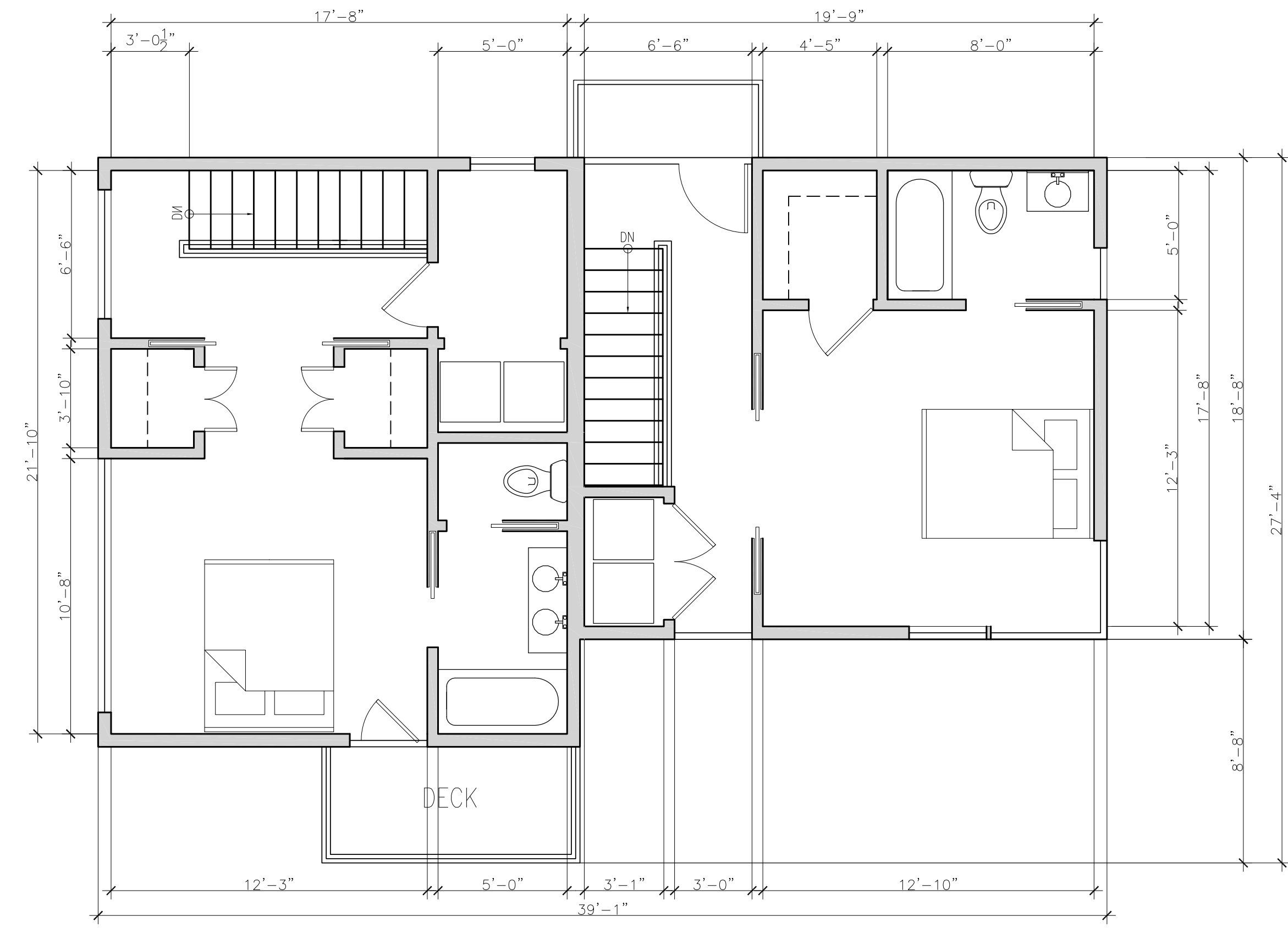
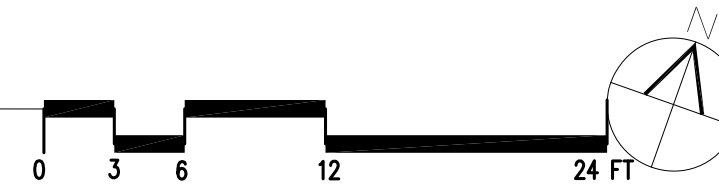
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Proj. #: 1929 Drawing No.  
Date: 02/10/2021  
Scale: AS NOTED  
Drawn By: DA

A1.1

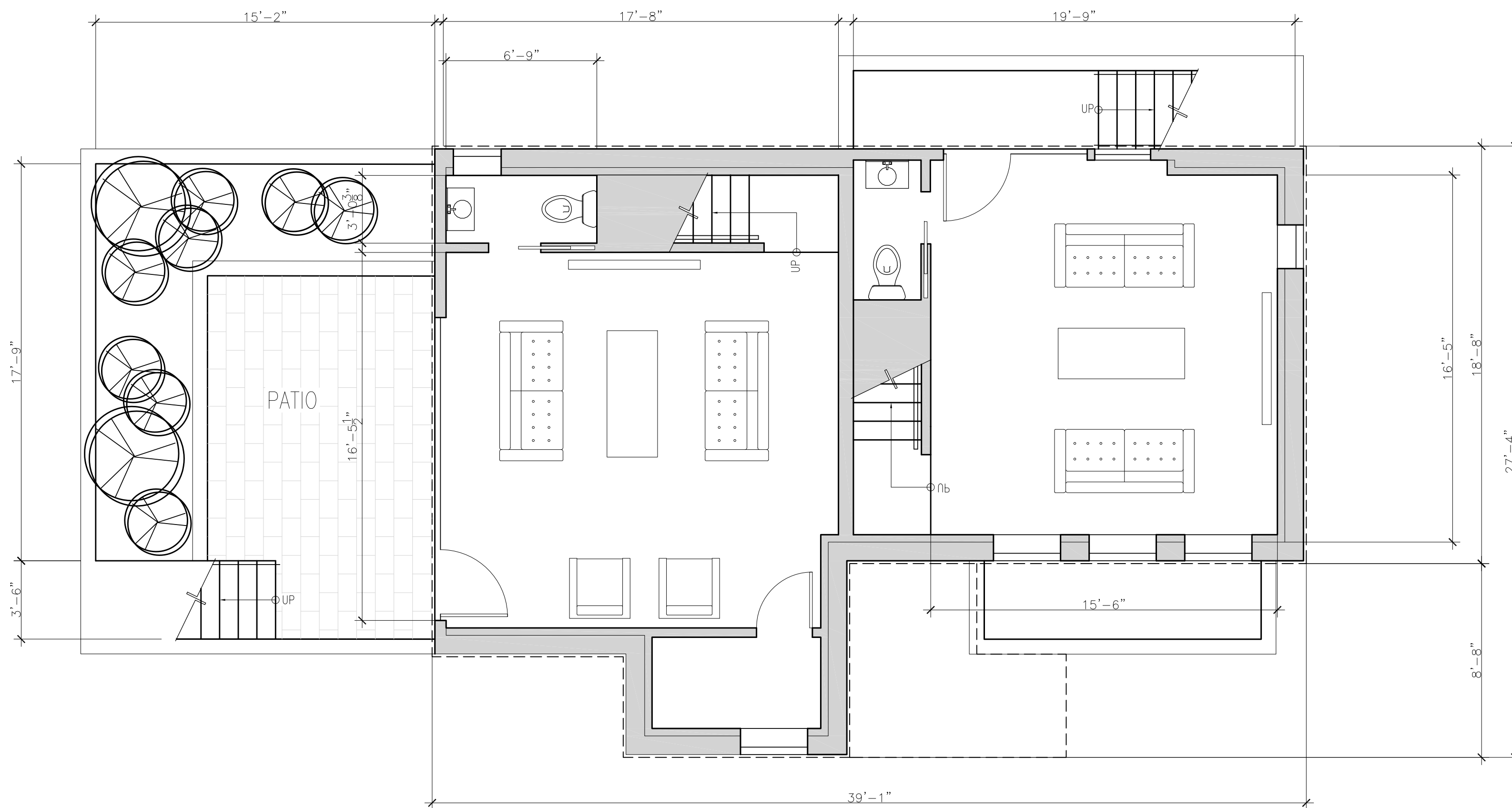
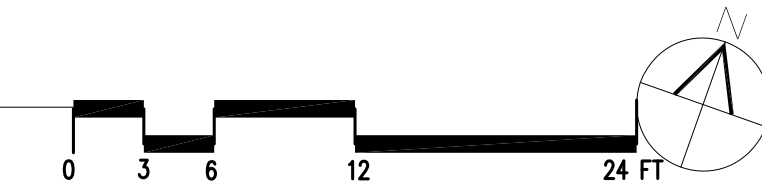




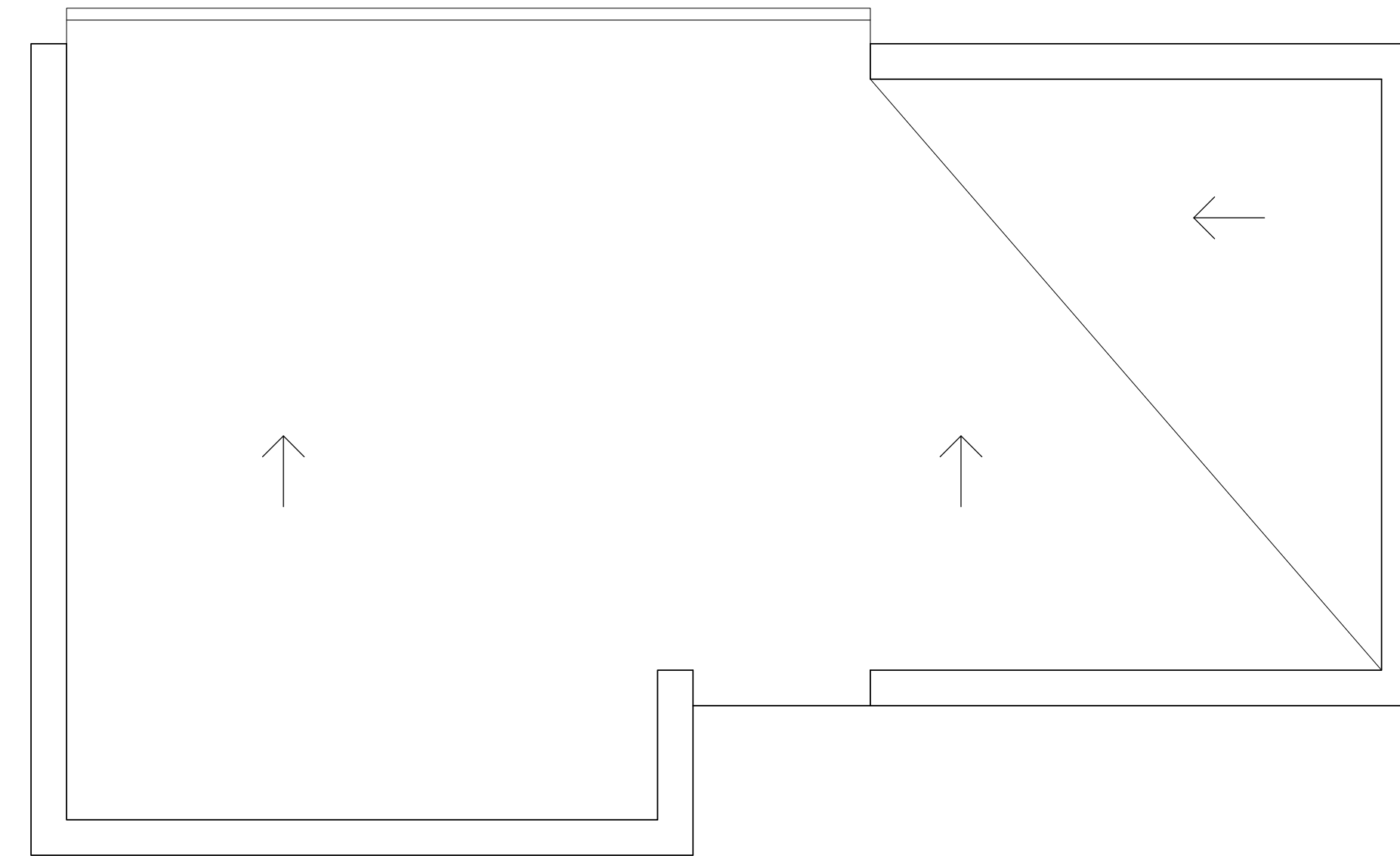
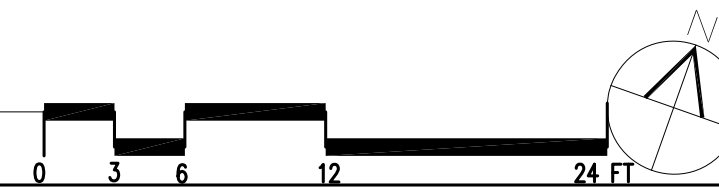
1 Plan: First Floor  
A1.2 Scale 1/8" = 1'-0"



2 Plan: Second Floor  
A1.2 Scale 1/8" = 1'-0"



3 Plan: Garden  
A1.2 Scale 1/8" = 1'-0"



4 Plan: Roof  
A1.2 Scale 1/8" = 1'-0"



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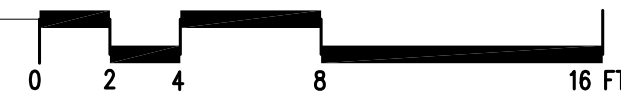
Title: UNIT PLANS AT REAR

Drawing Issued By: ANDERSON PORTER DESIGN  
Proj. #: 1929  
Date: 02/10/2021  
Scale: AS NOTED  
Drawn By: DA

A1.2



1 Elevation: East  
A2.1 Scale 1/4" = 1'-0"



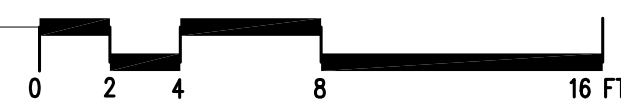
2 Elevation: South  
A2.1 Scale 1/4" = 1'-0"



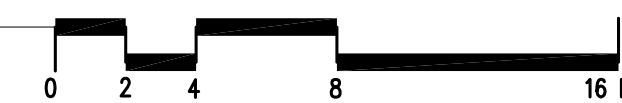
**MATERIALS:**  
 ASPHALT SHINGLE ROOFING  
 RACK AND EAVE DETAILS TO MATCH EXISTING  
 BLACK CLAD DOUBLE HUNG WINDOWS 2/1  
 WINDOW TRIM PROFILES TO MATCH EXISTING  
 CLAPBOARD SIDING 7.5" EXPOSURE  
 NEW GUTTERS AND DOWNSPOUTS  
 NEW ENTABLATURE, CORNER BOARDS AND  
 WATER TABLE  
 BRICK VENEER OVER NEW CONCRETE  
 FOUNDATION  
 WOOD POSTS, RAILS, AND BALUSTERS  
 NATURAL FINISH WOOD DECKING AND TREADS



3 Elevation: West  
A2.1 Scale 1/4" = 1'-0"



4 Elevation: North  
A2.1 Scale 1/4" = 1'-0"



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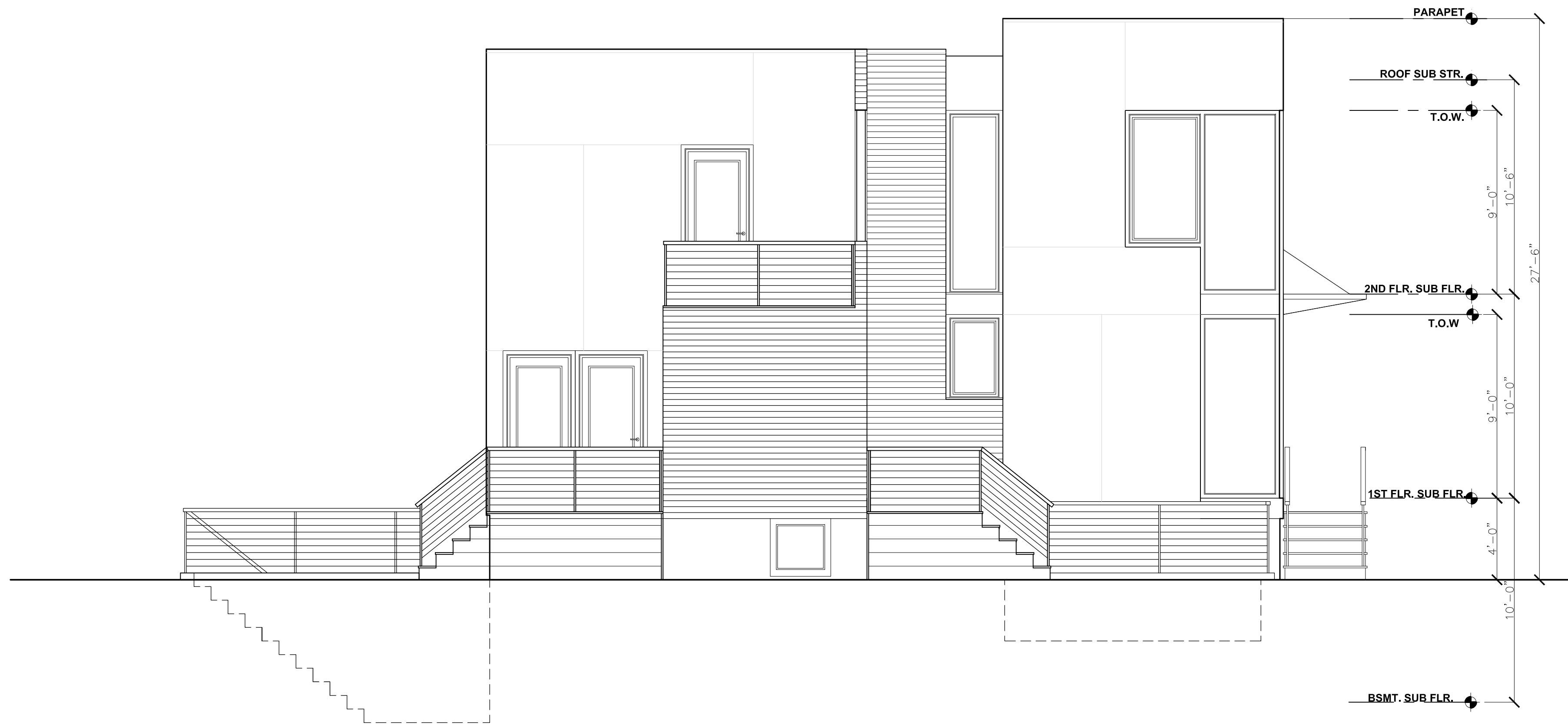
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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
 Proj. #: 1929 Drawing No.  
 Date: 02/10/2021  
 Scale: AS NOTED  
 Drawn By: DA

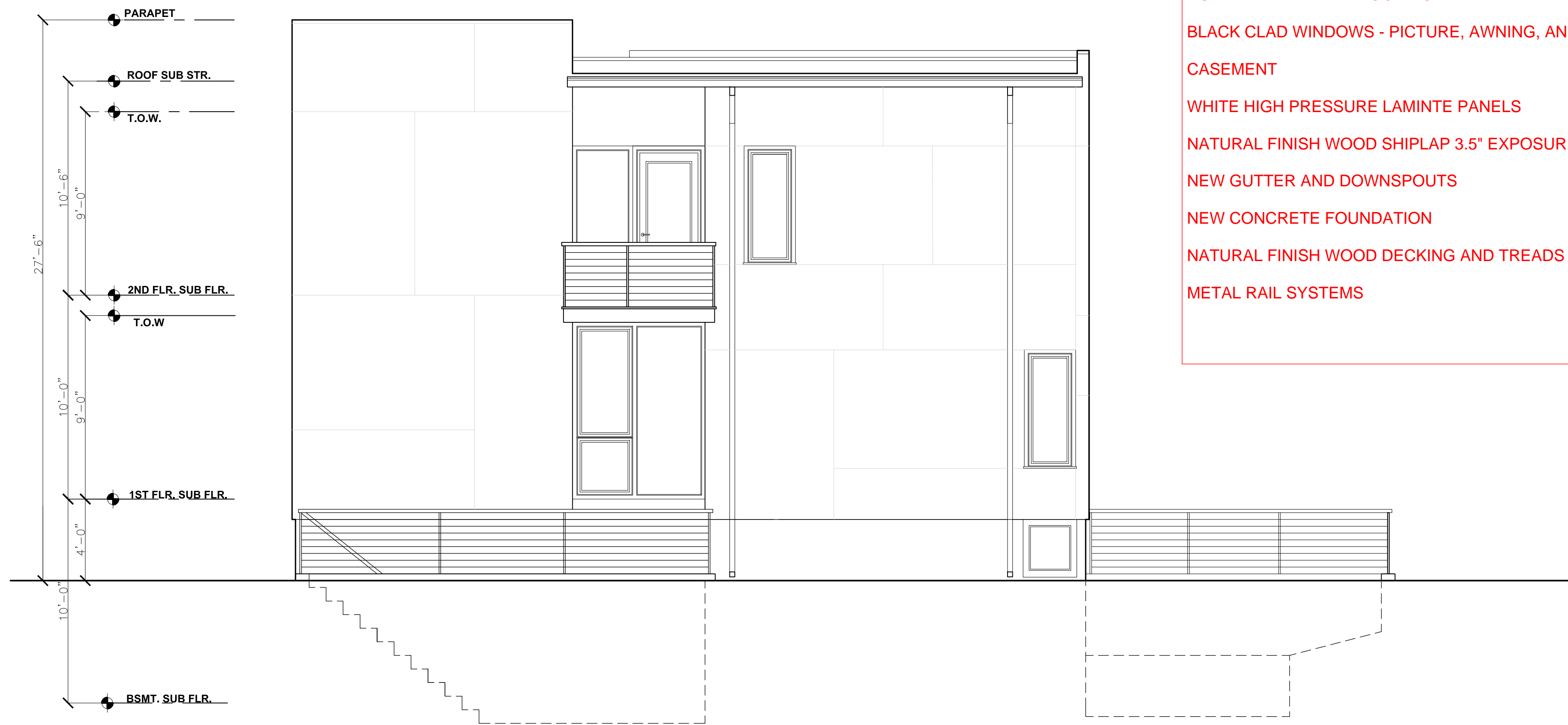
A2.1



1 Elevation: South  
A2.2 Scale 1/4" = 1'-0"

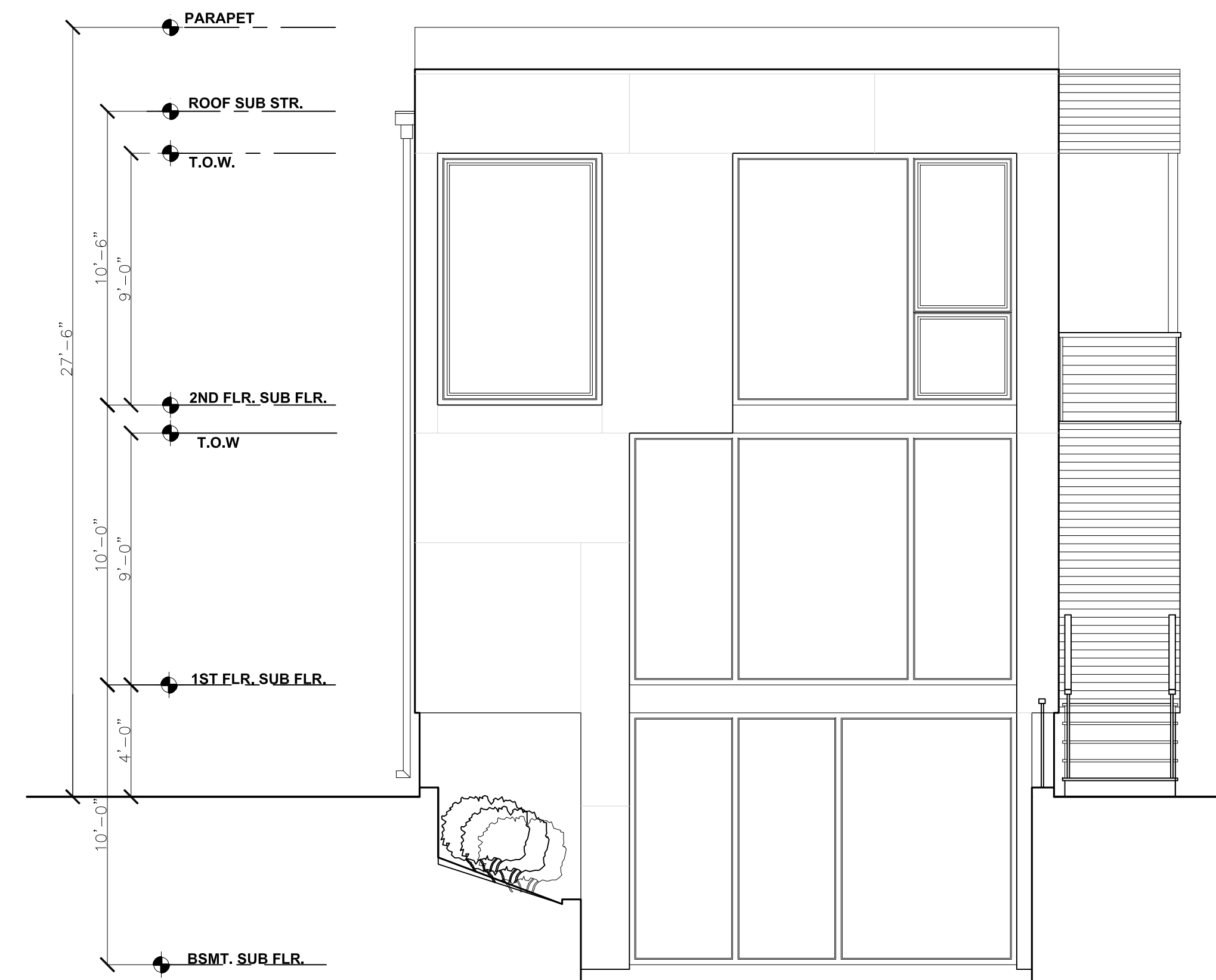


2 Elevation: East  
A2.2 Scale 1/4" = 1'-0"



3 Elevation: North  
A2.2 Scale 1/4" = 1'-0"

**MATERIALS:**  
 RUBBER MEMBRANE ROOFING  
 BLACK CLAD WINDOWS - PICTURE, AWNING, AND CASEMENT  
 WHITE HIGH PRESSURE LAMINATE PANELS  
 NATURAL FINISH WOOD SHIPLAP 3.5" EXPOSURE  
 NEW GUTTER AND DOWNSPOUTS  
 NEW CONCRETE FOUNDATION  
 NATURAL FINISH WOOD DECKING AND TREADS  
 METAL RAIL SYSTEMS



4 Elevation: West  
A2.2 Scale 1/4" = 1'-0"

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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
 Proj. #: 1929 Drawing No.  
 Date: 02/10/2021  
 Scale: AS NOTED  
 Drawn By: DA

A2.2





1  
A3.0 50-52 Holworthy Street



2  
A3.0 66-68 Holworthy Street



3  
A3.0 72-74 Holworthy Street



4  
A3.0 76-78 Holworthy Street



5  
A3.0 82-84 Holworthy Street



6  
A3.0 88 Holworthy Street



7  
A3.0 110-112 Holworthy Street



8  
A3.0 124-124R Holworthy Street

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Project: 88 Holworthy  
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Title: PHOTOGRAPHS

Drawing Issued By: ANDERSON PORTER DESIGN  
Proj. #: 1929 Drawing No. A3.0  
Date: 02/10/2021  
Scale: AS NOTED  
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