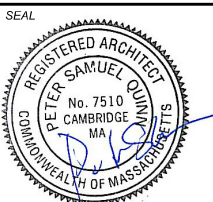


CAMBRIDGE HISTORICAL COMMISSION DEMOLITION APPLICATION

156 NORFOLK ST, CAMBRIDGE, MA 02139

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
RENOVATION OF
EXISTING 6-UNIT
BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ
DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
TITLE SHEET

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY MY	REVIEWED BY PQ

SHEET

T-1



NORFOLK ST ELEVATION

LIST OF DRAWINGS		HISTORICAL	
GENERAL		13 NOV 2018	
T-1	TITLE SHEET	X	
	EXISTING CONDITIONS PLOT PLAN	X	

ARCHITECTURAL			
EC-1	EXISTING BASEMENT PLAN	X	
EC-2	EXISTING FIRST FLOOR PLAN	X	
EC-3	EXISTING SECOND FLOOR PLAN	X	
EC-4	EXISTING THIRD FLOOR PLAN	X	
EC-5	EXISTING FRONT ELEVATION	X	
EC-6	EXISTING SIDE ELEVATIONS	X	
EC-7	EXISTING REAR ELEVATION	X	
EC-8	EXISTING CONDITIONS PHOTOS	X	
D-1	BASEMENT DEMO PLAN	X	
D-2	FIRST FLOOR DEMO PLAN	X	
D-3	2ND FLOOR DEMO PLAN	X	
D-4	3RD FLOOR DEMO PLAN	X	
D-5	DEMO AREA	X	
A-0	SITE PLAN	X	
A-1	BASEMENT PLAN	X	
A-2	FIRST FLOOR PLAN	X	
A-3	SECOND FLOOR PLAN	X	
A-4	THIRD FLOOR PLAN	X	
A-5	ROOF PLAN	X	
A-6	FRONT ELEVATION	X	
A-7	SIDE ELEVATIONS	X	
A-8	REAR ELEVATION	X	



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

SUMMIT SURVEYING, INC.
4 SOUTH POND ST
NEWBURYPORT, MA 01950
PH (978) 692-7109

Z:\CAD\DWG\Shawna\156Historical\Appl\demolition\156-1 Title Sheet.dwg, CHC T1, 11/13/2018 4:08:24 PM

LEGEND:

BIT	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC	CONCRETE
FND	FOUND
(M)	MEASURED
(OH)	OVERHANG
(R)	RECORD
TBR	TO BE REMOVED
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
WF	WOOD FRAME
□	CATCH BASIN
⊙	COMCAST MANHOLE
⊙	DRAIN MANHOLE
⊙	GAS VALVE
⊙	HYDRANT
⊙	MANHOLE
⊙	SEWER MANHOLE
⊙	UTILITY POLE
⊙	WATER VALVE
—	CHAIN LINK FENCE
—	CABLE/TV COMCAST LINE
—	COMBINED SEWER LINE
—	DRAIN LINE
—	ELECTRIC LINE
—	GAS LINE
—	OVERHEAD WIRES
—	SEWER LINE
—	TELEPHONE WIRES
—	WATER LINE
—	STOCKADE FENCE

RECORD OWNER:

CARON PROPERTIES LLC
160 NORFOLK STREET
CAMBRIDGE, MA

REFERENCES:

DEED BOOK 67302 PAGE 27
PLAN AT END OF BOOK 163

BENCHMARK-2

TOP OF NAIL IN UTILITY POLE
ELEVATION 26.30

No. 168-172 NORFOLK ST.
N/F
SENNOT PARK ARMS LP
BENCHMARK-1

TOP OF NAIL IN UTILITY POLE
ELEVATION 26.80

No. 11 & 15 NORFOLK CT.
N/F
CITY OF CAMBRIDGE
WATER DEPARTMENT

No. 29 ELM ST.
N/F
29 ELM STREET
CONDOMINIUM

NORFOLK COURT

NORFOLK STREET

No. 17-23 ELM ST.
N/F
MANUEL C. BARROS &
MARIA SALVIA

BLOCK 3 LOT B
AREA=12,710±S.F.

RICHARDSON STREET

No. 219 HARVARD ST.
N/F
219-221 HARVARD ST.
CONDOMINIUM

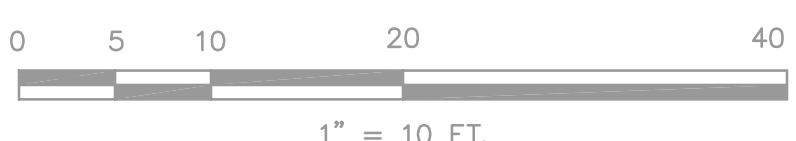
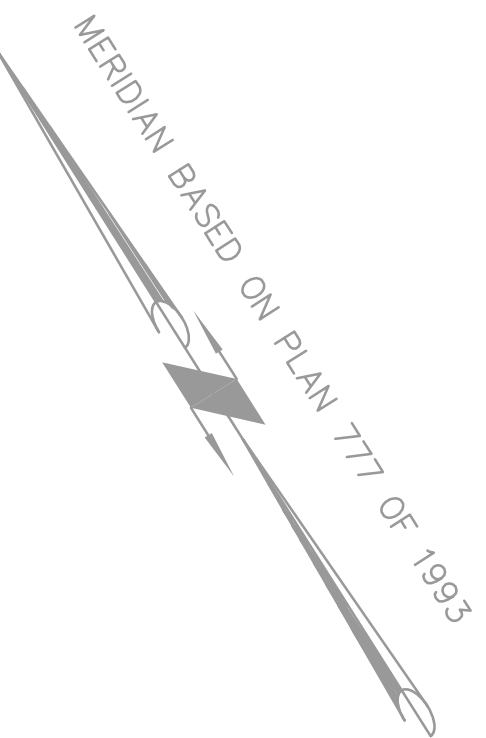
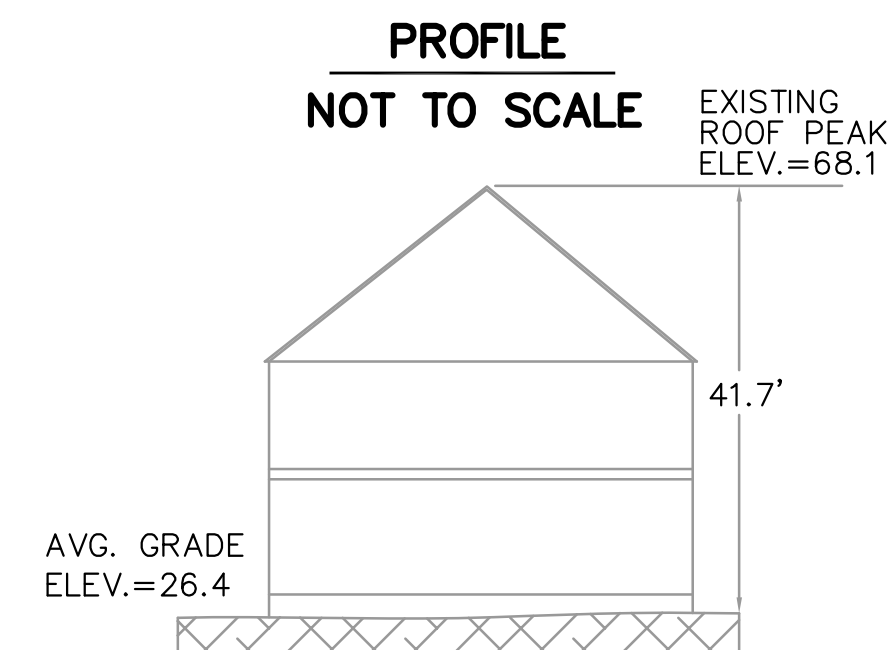
No. 217 HARVARD ST.
N/F
217 HARVARD ST.
CONDOMINIUM

No. 213 HARVARD ST.
N/F
213 HARVARD ST.
CONDOMINIUM

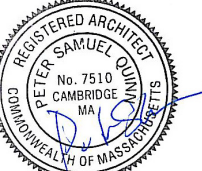
NOTES:

- 1.) THIS PLAN WAS PREPARED TO SHOW DWELLING RELATIVE TO PROPERTY LINES.
- 2.) THE PLAN WAS PREPARED BY PERFORMING AN INSTRUMENT SURVEY IN APRIL OF 2018.
- 3.) SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE RECORDS AND THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 4.) NO TITLE EXAMINATION PROVIDED, THEREFORE OTHER EASEMENTS NOT SHOWN HEREON COULD EXIST.
- 5.) VERTICAL DATUM: CITY OF CAMBRIDGE.
- 6.) LOCUS IS IN ZONE X SHOWN ON FEMA MAP 25017C0576E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

AVERAGE GRADE CALCULATION:



SEAL



CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT BUILDING INTO 2-UNIT BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

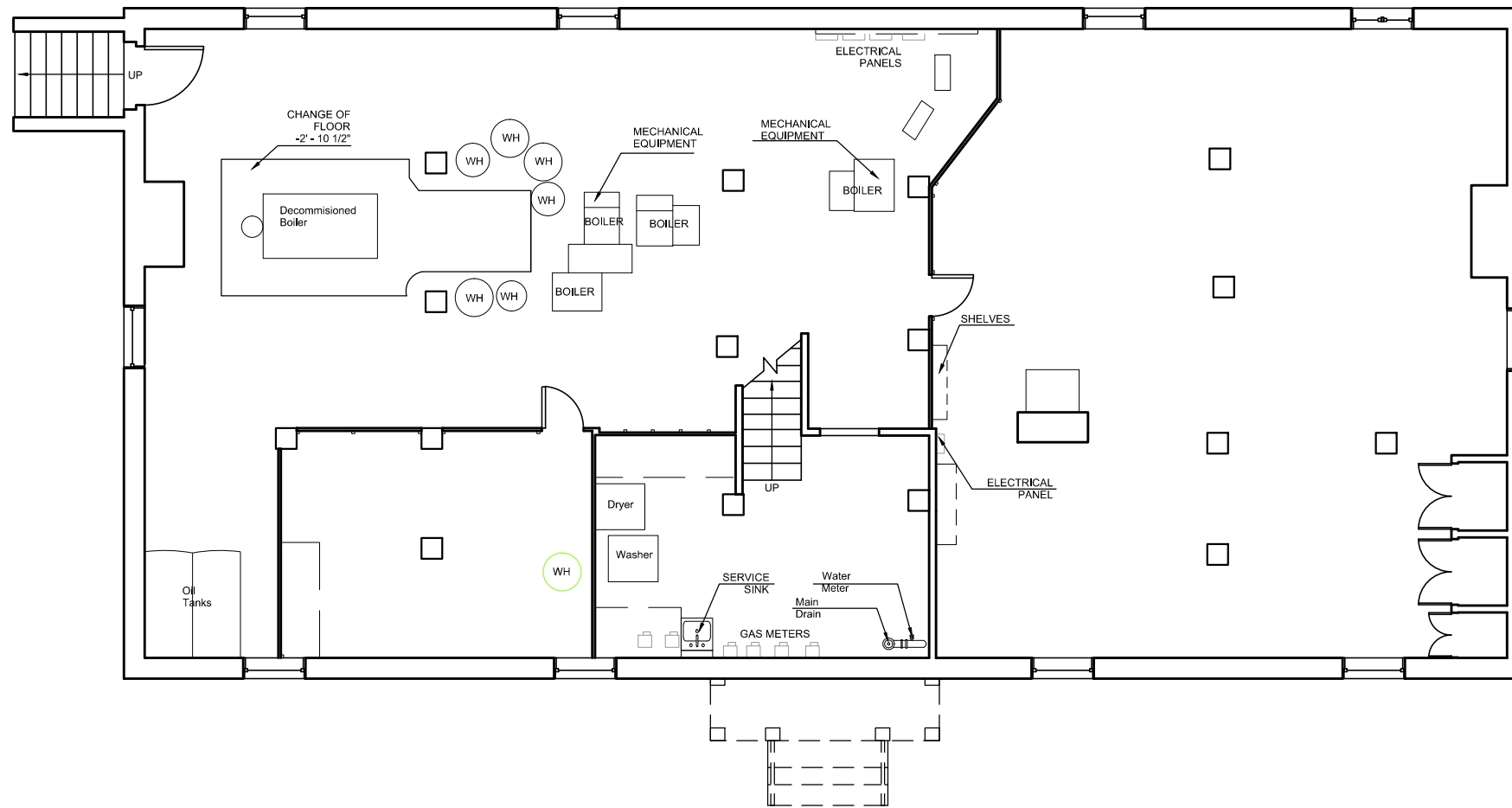
DRAWING TITLE
EXISTING BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET

EC-1



1 EXISTING BASEMENT FLOOR
SCALE: 1/8" = 1'-0"





SEAL
CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT BUILDING INTO 2-UNIT BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

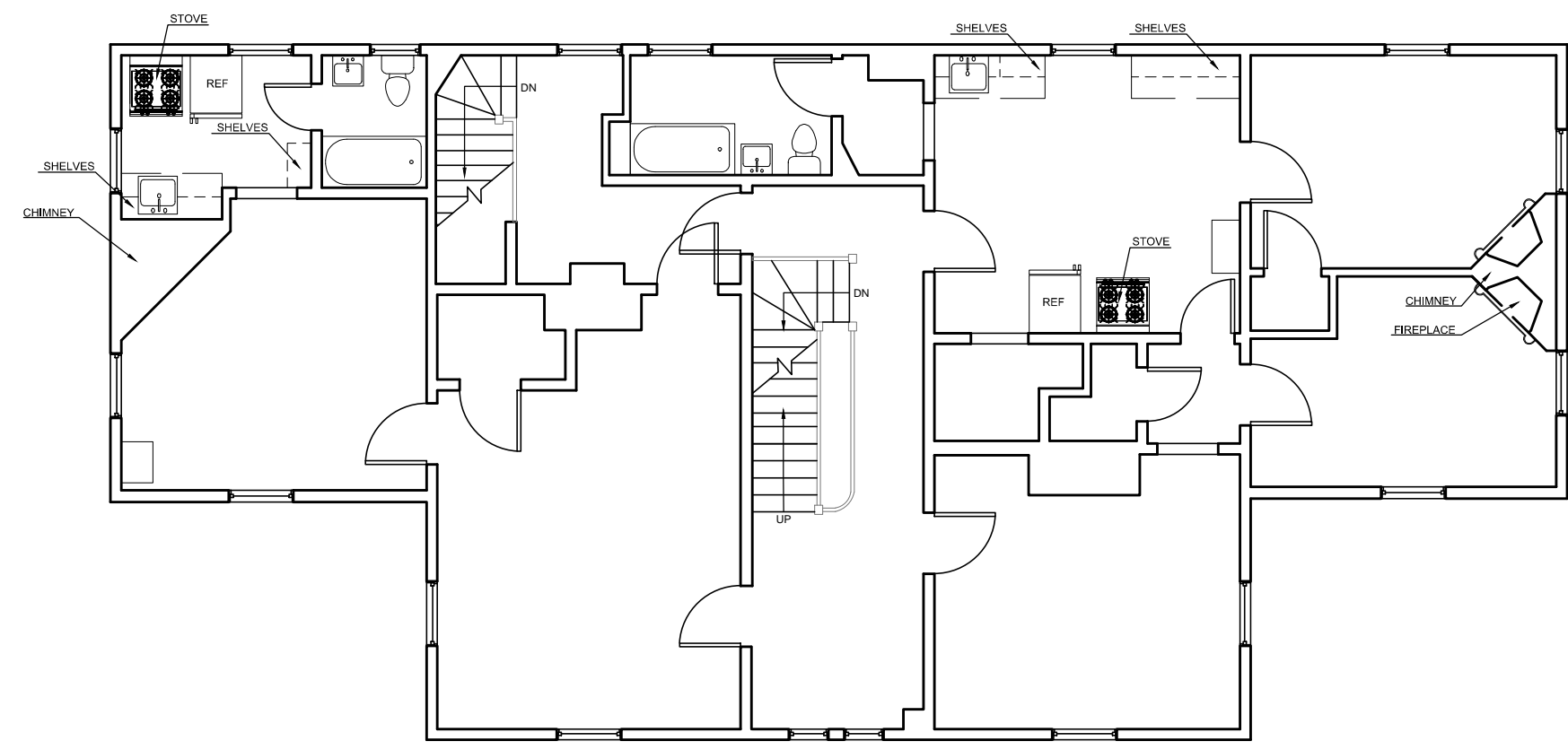
DRAWING TITLE
EXISTING SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

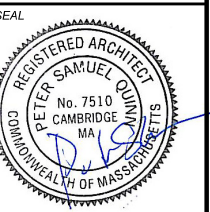
SHEET

EC-3



1 EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"





CONSULTANT

PROJECT
RENOVATION OF
EXISTING 6-UNIT
BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ
DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
EXISTING
FRONT
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET

EC-5



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



CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT INTO 2-UNIT BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

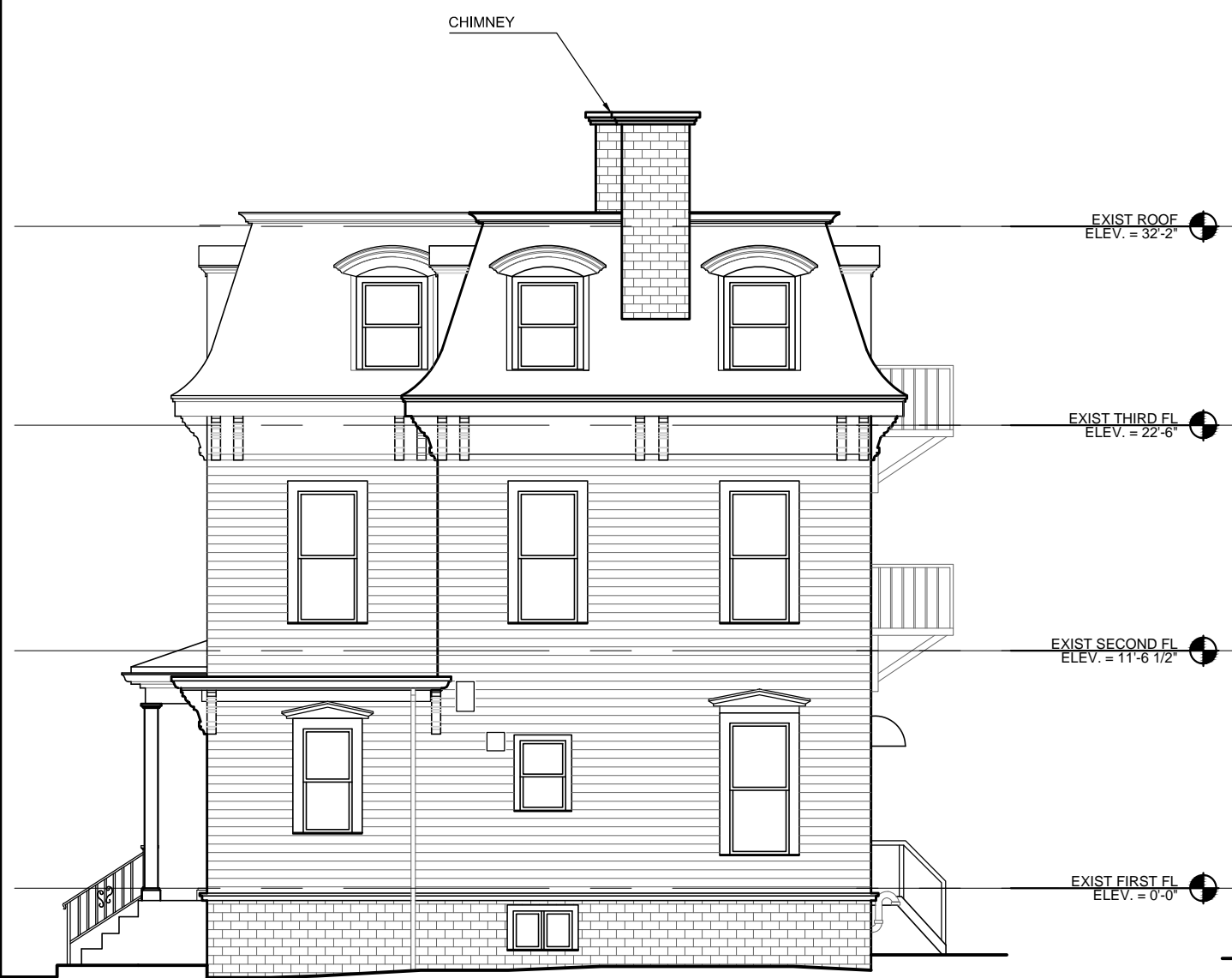
DRAWING TITLE
EXISTING RIGHT AND LEFT SIDE ELEVATIONS

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET

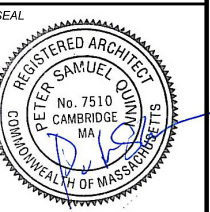
EC-6



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



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



CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT INTO 2-UNIT BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
EXISTING REAR ELEVATION

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET

EC-7

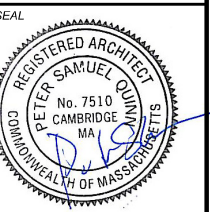


1 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
RENOVATION OF
EXISTING 6-UNIT
BUILDING
156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ
DEVELOPMENT, LLC
33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE
EXISTING
CONDITION
PHOTOS

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY MY	REVIEWED BY PQ

SHEET

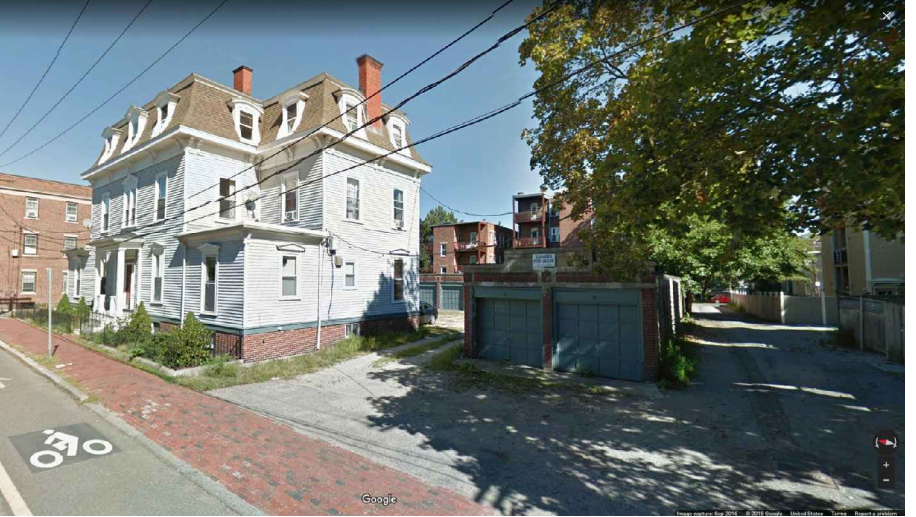
EC-8



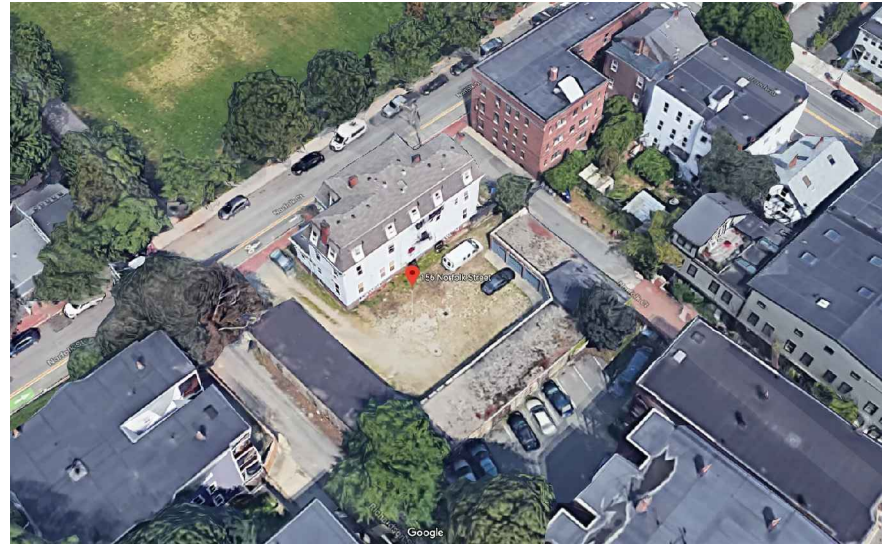
1. FRONT LEFT CORNER ON NORFOLK ST



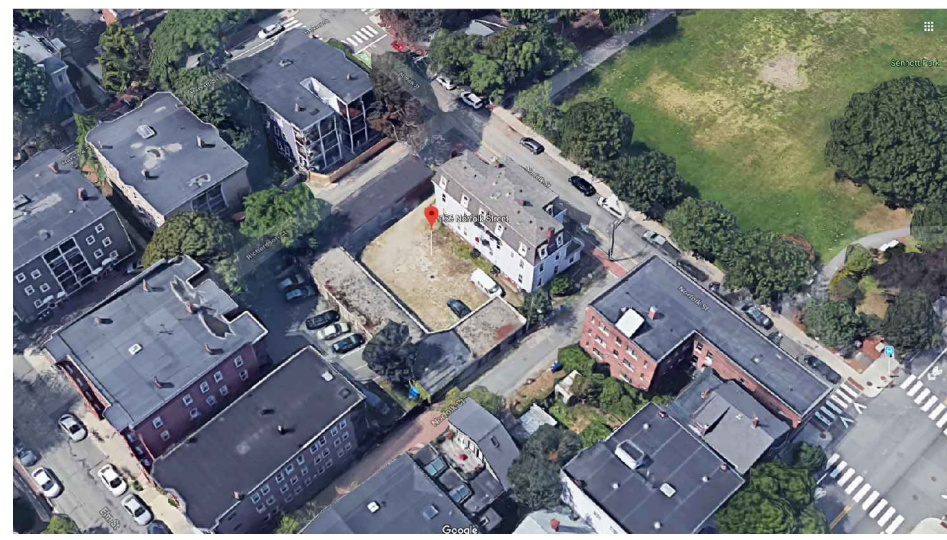
2. FRONT ELEVATION ON NORFOLK ST



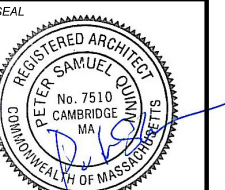
3. FRONT RIGHT CORNER ON NORFOLK ST



4. AERIAL VIEW LOOKING NORTH



5. AERIAL VIEW LOOKING SOUTHWEST



CONSULTANT

PROJECT
 RENOVATION OF
 EXISTING 6-UNIT
 BUILDING
 156 NORFOLK STREET
 CAMBRIDGE, MA 02139

PREPARED FOR
 SENNÉ
 DEVELOPMENT, LLC
 33 CHURCH STREET
 CAMBRIDGE, MA 02138

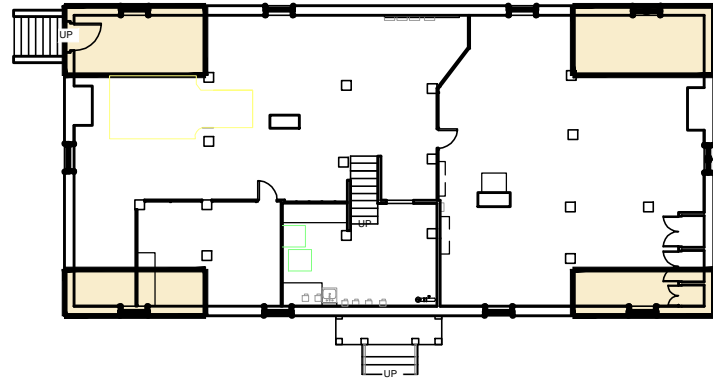
DRAWING TITLE
 DEMO AREA

SCALE AS NOTED

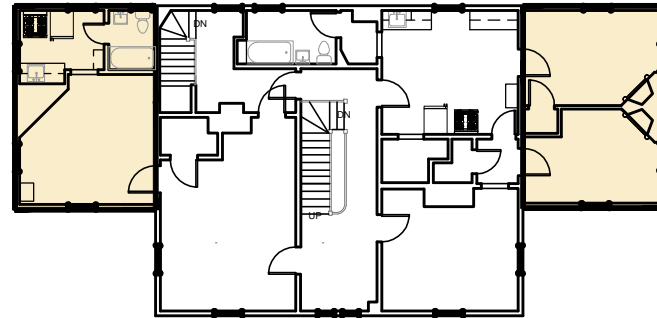
REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET
D-5

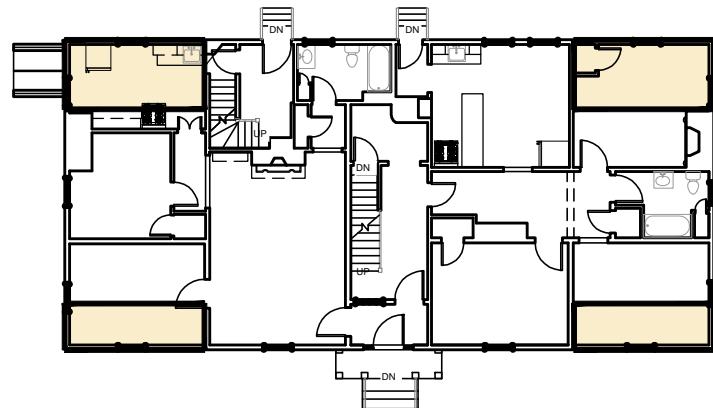
BUILDING 1 - EXISTING 6-UNITS



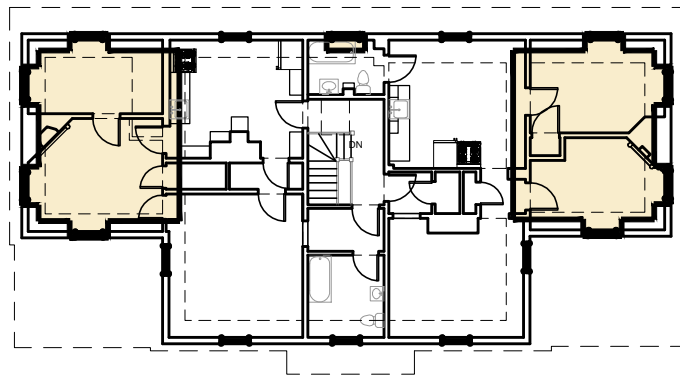
REMOVE 355-SF FROM EXISTING BASEMENT



REMOVE 621-SF FROM EXISTING 2ND FLOOR



REMOVE 355-SF FROM EXISTING 1ST FLOOR



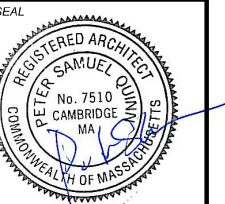
REMOVE 581-SF FROM EXISTING 3RD FLOOR

DEMO AREA OF EXISTING BUILDING

FLOOR	SQUARE FOOTAGE
B	355-SF
1	355-SF
2	621-SF
3	581-SF
TOTAL	1,912-SF
	= 24% OF EXISTING 7,856-SF AREA INCLUDING THE BASEMENT

4 DEMO AREA OF EXISTING BUILDING
 SCALE: 1"=20'-0"





CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT INTO 2-UNIT BUILDING
 156 NORFOLK STREET
 CAMBRIDGE, MA 02139

PREPARED FOR
SENNÉ DEVELOPMENT, LLC
 33 CHURCH STREET
 CAMBRIDGE, MA 02138

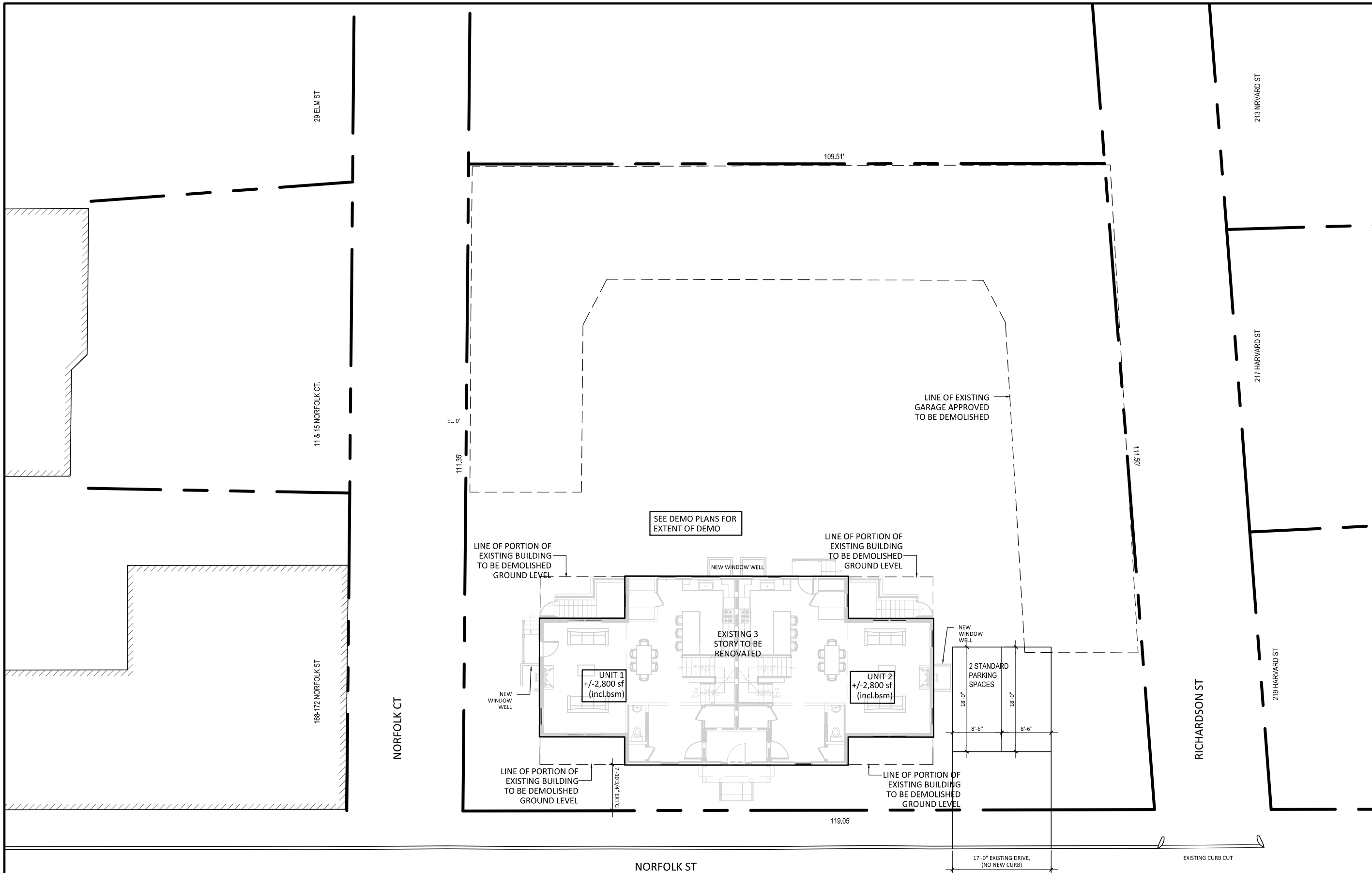
DRAWING TITLE
ARCHITECTURAL SITE PLAN

SCALE AS NOTED

REVISION	DATE
CHC	13 NOV 2018
DRAWN BY ELM	REVIEWED BY PQ

SHEET

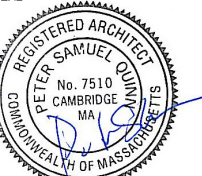
A-0



1 ARCHITECTURAL SITE PLAN NO SPECIAL PERMIT REQUIRED
 SCALE: 1/16" = 1'-0"

Z:\CADD\ING\Shawhan_156Historical_Applcator\A01_Site_Plan.dwg, A01_11/13/2018 2:39:38 PM

SEAL



CONSULTANT

PROJECT
RENOVATION OF EXISTING 6-UNIT BUILDING INTO 2-UNIT BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNÉ DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

BASEMENT FLOOR PLAN

SCALE AS NOTED

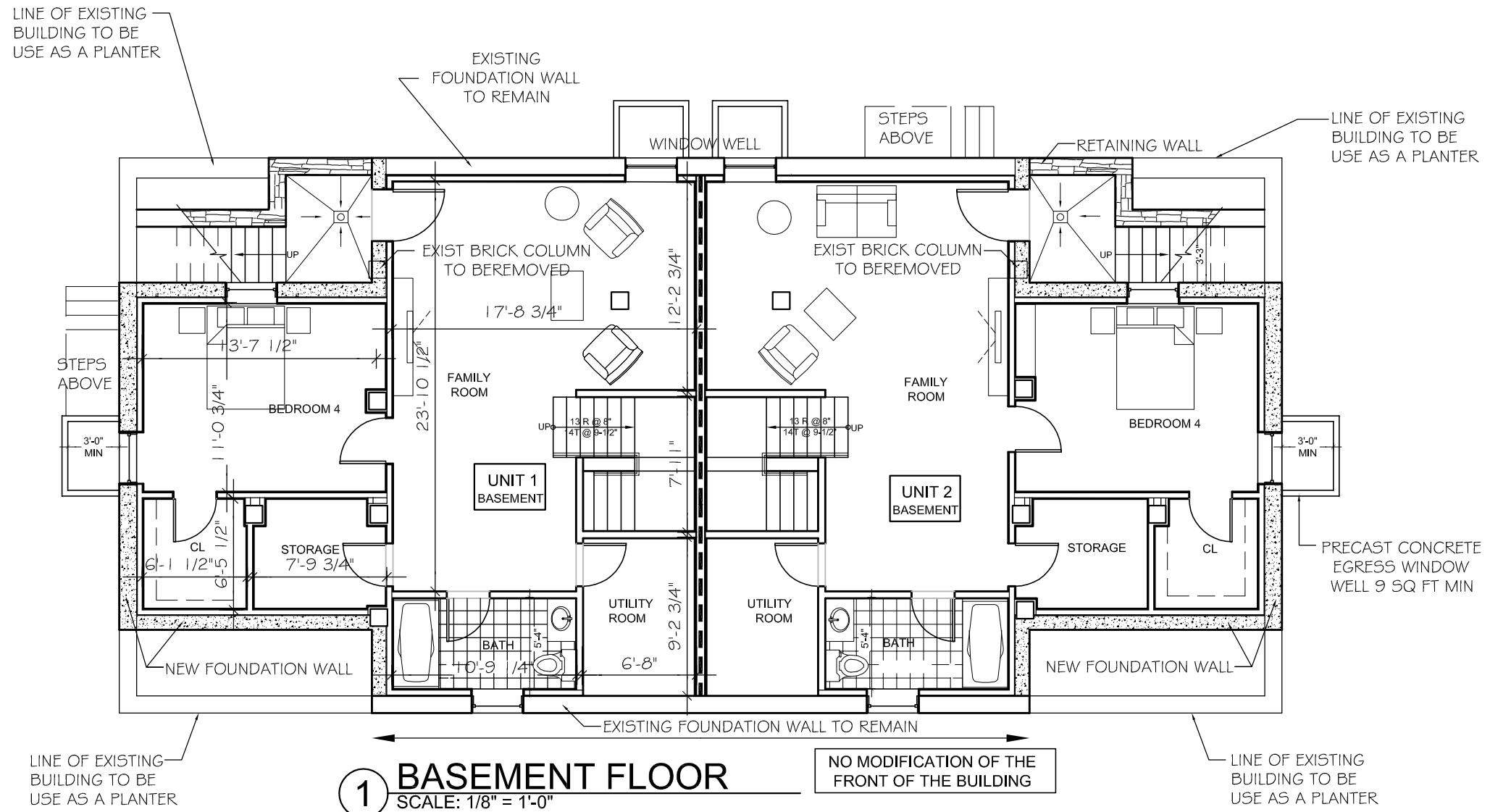
REVISION	DATE

CHC	13 NOV 2018
-----	-------------

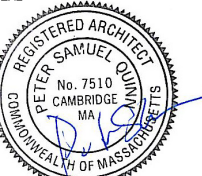
DRAWN BY	REVIEWED BY
ELM	PQ

SHEET

A-1



SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 6-UNIT
BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNÉ
DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

FIRST FLOOR
PLAN

SCALE AS NOTED

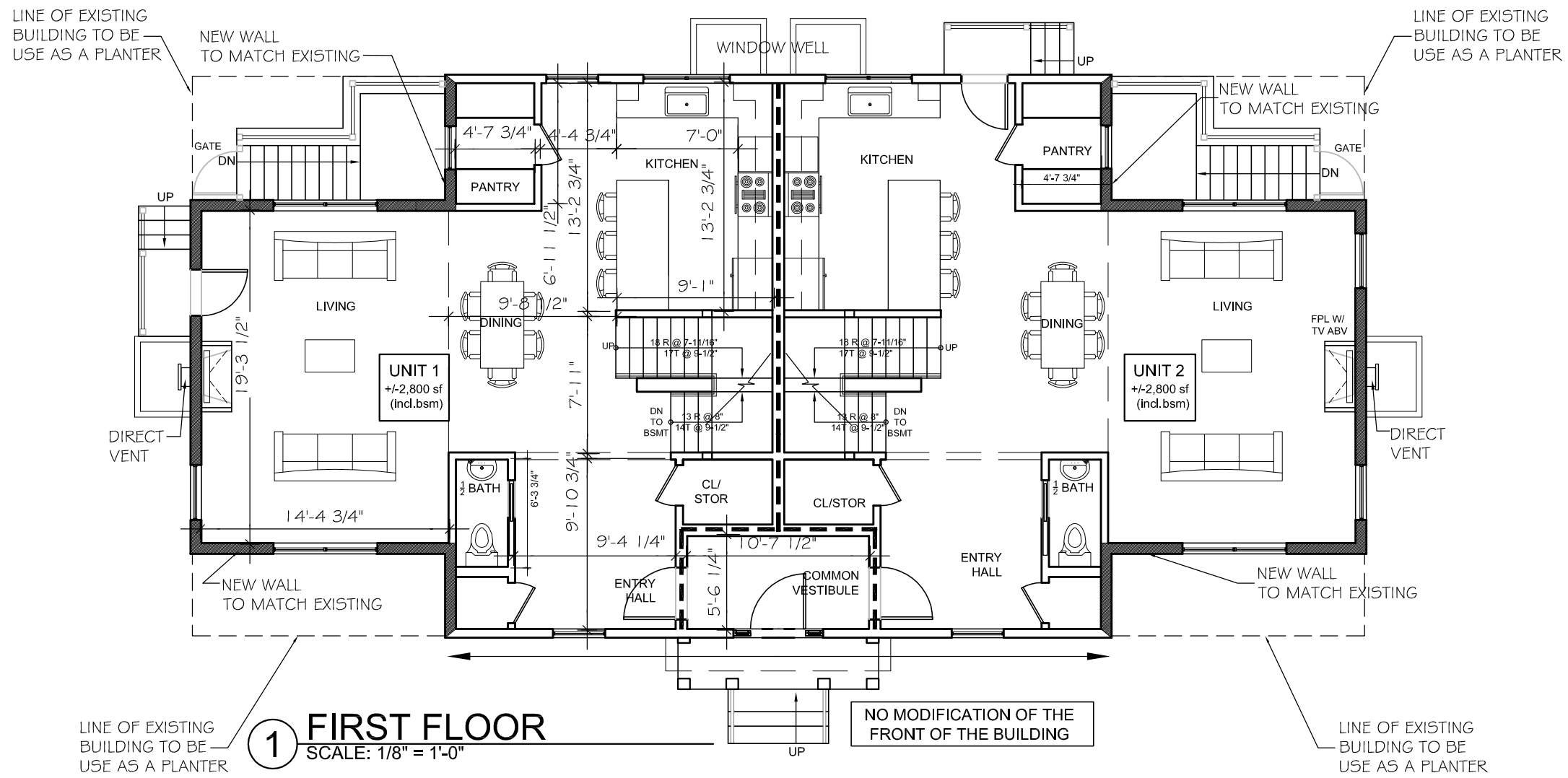
REVISION	DATE

CHC 13 NOV 2018

DRAWN BY ELM REVIEWED BY PQ

SHEET

A-2



SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 6-UNIT
BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNE
DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

THIRD FLOOR
PLAN

SCALE AS NOTED

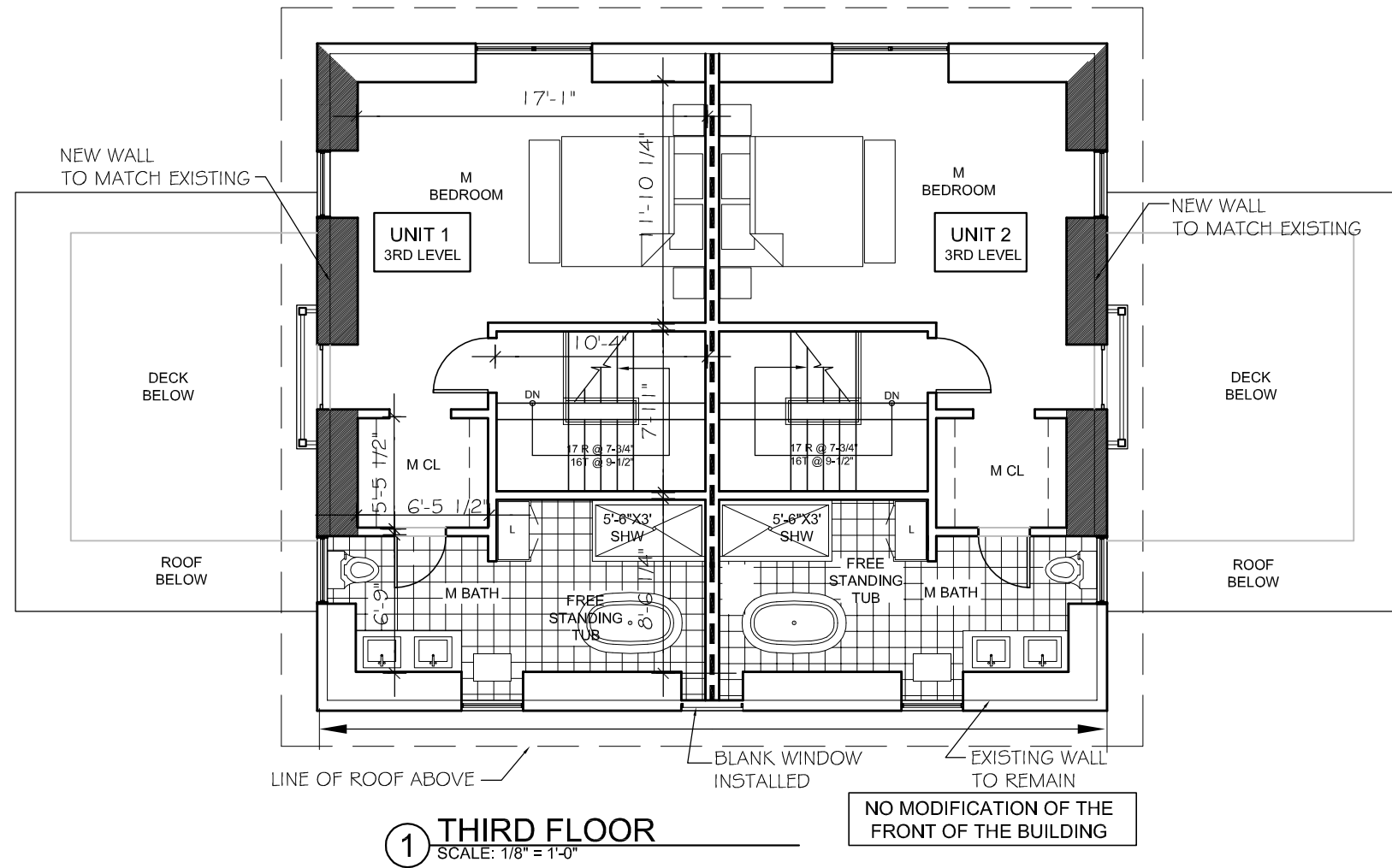
REVISION	DATE

CHC	13 NOV 2018
-----	-------------

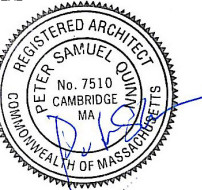
DRAWN BY ELM	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-4



SEAL



CONSULTANT

PROJECT

**RENOVATION OF
EXISTING 6-UNIT
INTO 2-UNIT
BUILDING**

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

**SENNÉ
DEVELOPMENT, LLC**

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

**ROOF FLOOR
PLAN**

SCALE AS NOTED

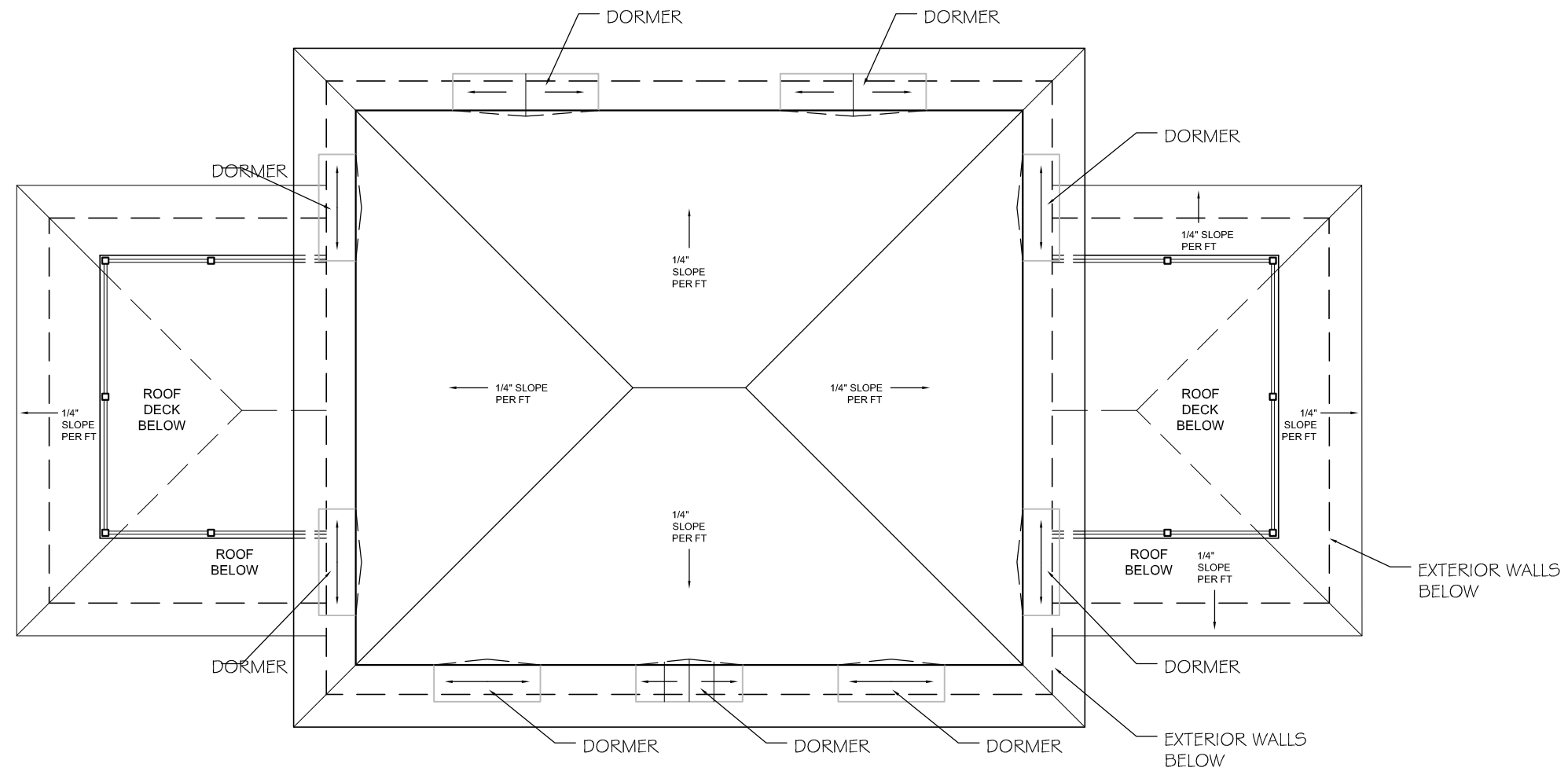
REVISION	DATE

CHC	13 NOV 2018
-----	-------------

DRAWN BY ELM	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-5

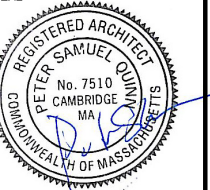


1 ROOF FLOOR
SCALE: 1/8" = 1'-0"

NO MODIFICATION OF THE
FRONT OF THE BUILDING



SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 6-UNIT
INTO 2-UNIT
BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNÉ
DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

FRONT (SOUTH)
ELEVATION

SCALE AS NOTED

REVISION	DATE

CHC	13 NOV 2018
-----	-------------

DRAWN BY ELM	REVIEWED BY PQ
-----------------	-------------------

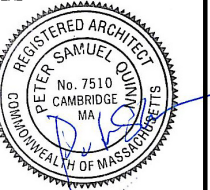
SHEET

A-6



1 SOUTH ELEVATION (FRONT)
SCALE: 1/8"=1'=-0"

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 6-UNIT
BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNÉ
DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

RIGHT AND
LEFT SIDE
ELEVATIONS

SCALE AS NOTED

REVISION	DATE

CHC	13 NOV 2018
-----	-------------

DRAWN BY ELM	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-7



1 EAST ELEVATION (RIGHT)
SCALE: 1/8"=1'=-0"



2 WEST ELEVATION (LEFT)
SCALE: 1/8"=1'=-0"

SEAL



CONSULTANT

PROJECT

RENOVATION OF
EXISTING 6-UNIT
BUILDING

156 NORFOLK STREET
CAMBRIDGE, MA 02139

PREPARED FOR

SENNÉ
DEVELOPMENT, LLC

33 CHURCH STREET
CAMBRIDGE, MA 02138

DRAWING TITLE

REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE

CHC	13 NOV 2018
-----	-------------

DRAWN BY ELM	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-8



1 NORTH ELEVATION (REAR)
SCALE: 1/8"=1'-0"