

KACHMAR CURRIER RESIDENCE

HISTORIC SET
10/28/20

SAM KACHMAR &
MAGGIE CURRIER

207 LAKEVIEW AVE.
CAMBRIDGE MA 02138



ARCHITECT:

CLIENT:

INTERIOR DESIGNER:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:
ROOME & GUARRACINO LLC



SAM KACHMAR AND
MAGGIE CURRIER

XXXX

XXXX



PROJECT SCOPE: THE PROJECT 207 LAKEVIEW CONSISTS OF A HISTORIC RE-CONSTRUCTION OF THE STRUCTURE WITH A NEW ADDITION TO THE REAR OF THE PROPERTY.

HISTORIC SUBMISSION SHEET LIST	
Sheet Number	Sheet Name
HC-000	COVER
HC-001	EXISTING SITE AXON
HC-002	PROPOSED SITE AXON
HC-003	STREET PERSPECTIVE A
HC-004	STREET PERSPECTIVE B
HC-006	ASSESORS PLAN
HC-007	SOLAR STUDY
HC-008	STREET SCAPE ELEVATION
HC-009	EXISTING SITE PLAN
HC-010	PROPOSED SITE PLAN
HC-101	PROPOSED LOWER LEVEL FLOOR PLAN
HC-102	PROPOSED 1ST FLOOR PLAN
HC-103	PROPOSED 2ND FLOOR PLAN
HC-104	PROPOSED 3RD FLOOR PLAN
HC-200	PROPOSED SOUTH ELEVATION (FRONT)
HC-201	PROPOSED WEST ELEVATION
HC-202	PROPOSED NORTH ELEVATION (BACK)
HC-203	PROPOSED EAST ELEVATION
HC-300	QR CODE VIDEO RENDER
HC-301	EXISTING POT PLAN
HC-302	ADDITIONAL PERSPECTIVES

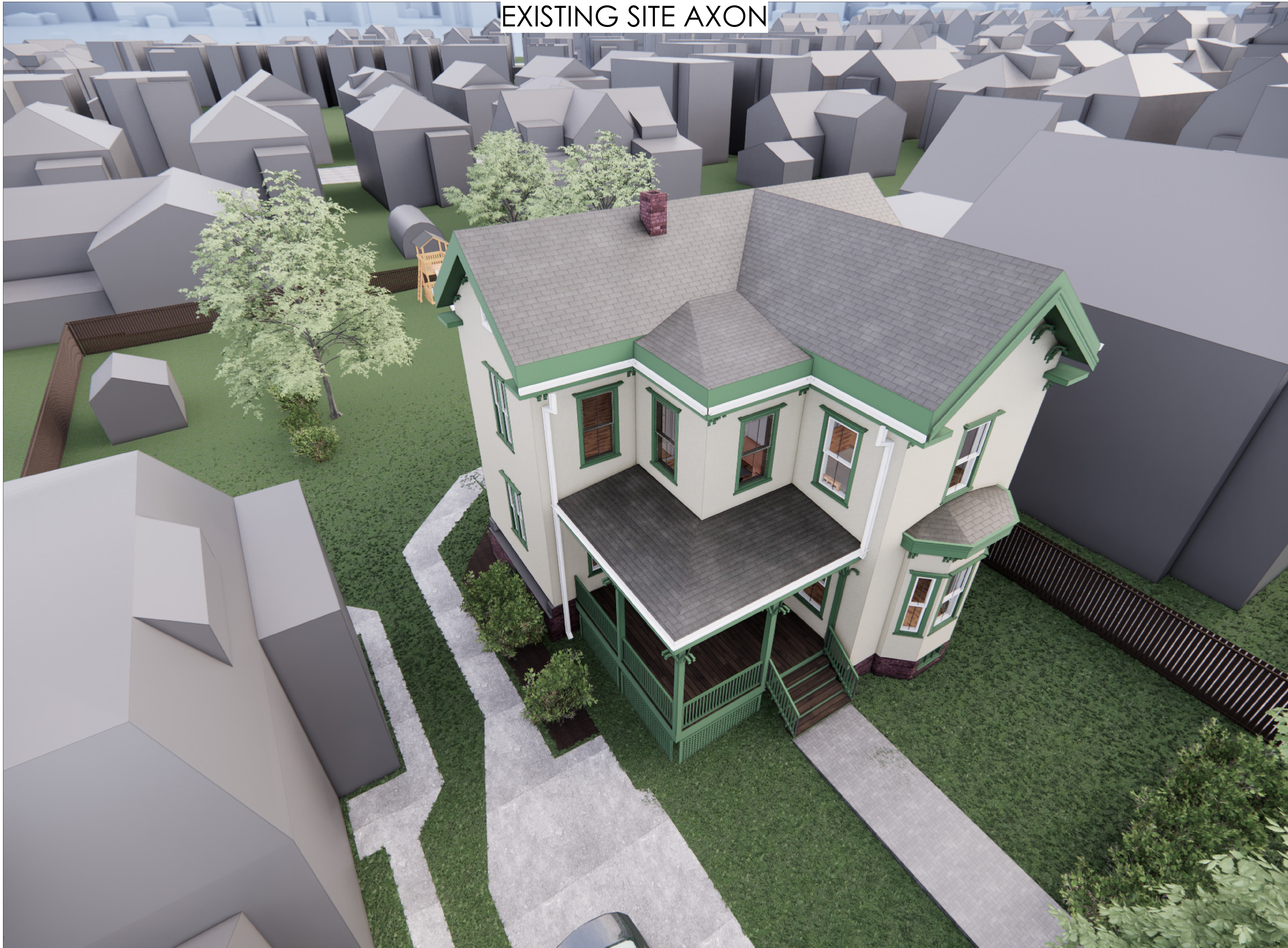
Grand total: 21

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EXISTING SITE AXON



SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE AXON

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Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
Drawn by	Author
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HC-001
Scale

PROPOSED SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE AXON

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Project Status	HISTORIC SET
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HC-002
Scale



EXISTING STREETScape A



PROPOSED STREETScape A



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 STRUCTURAL ENGINEER:

STREET PERSPECTIVE A

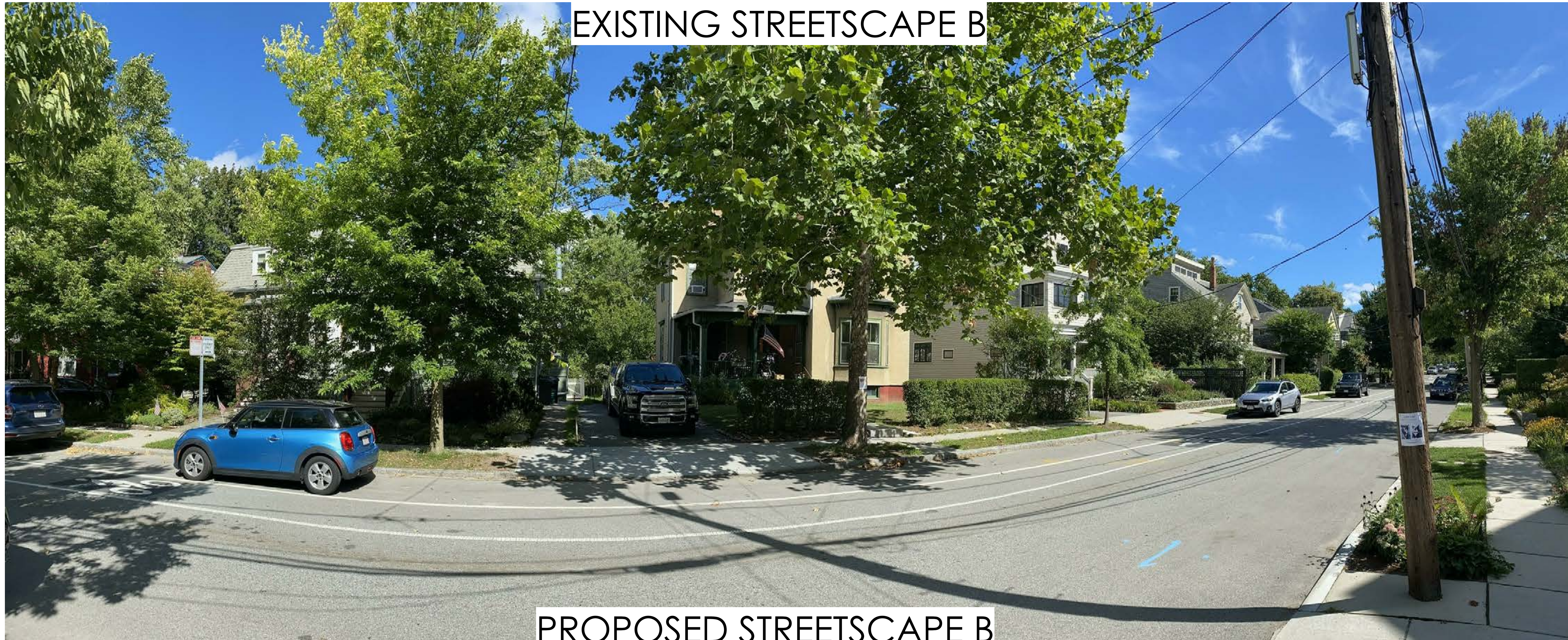
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Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
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HC-003

Scale

EXISTING STREETScape B



PROPOSED STREETScape B



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REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET PERSPECTIVE B

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Project Status	HISTORIC SET
Project number	2017.08
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Drawn by	Author
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HC-004

Scale

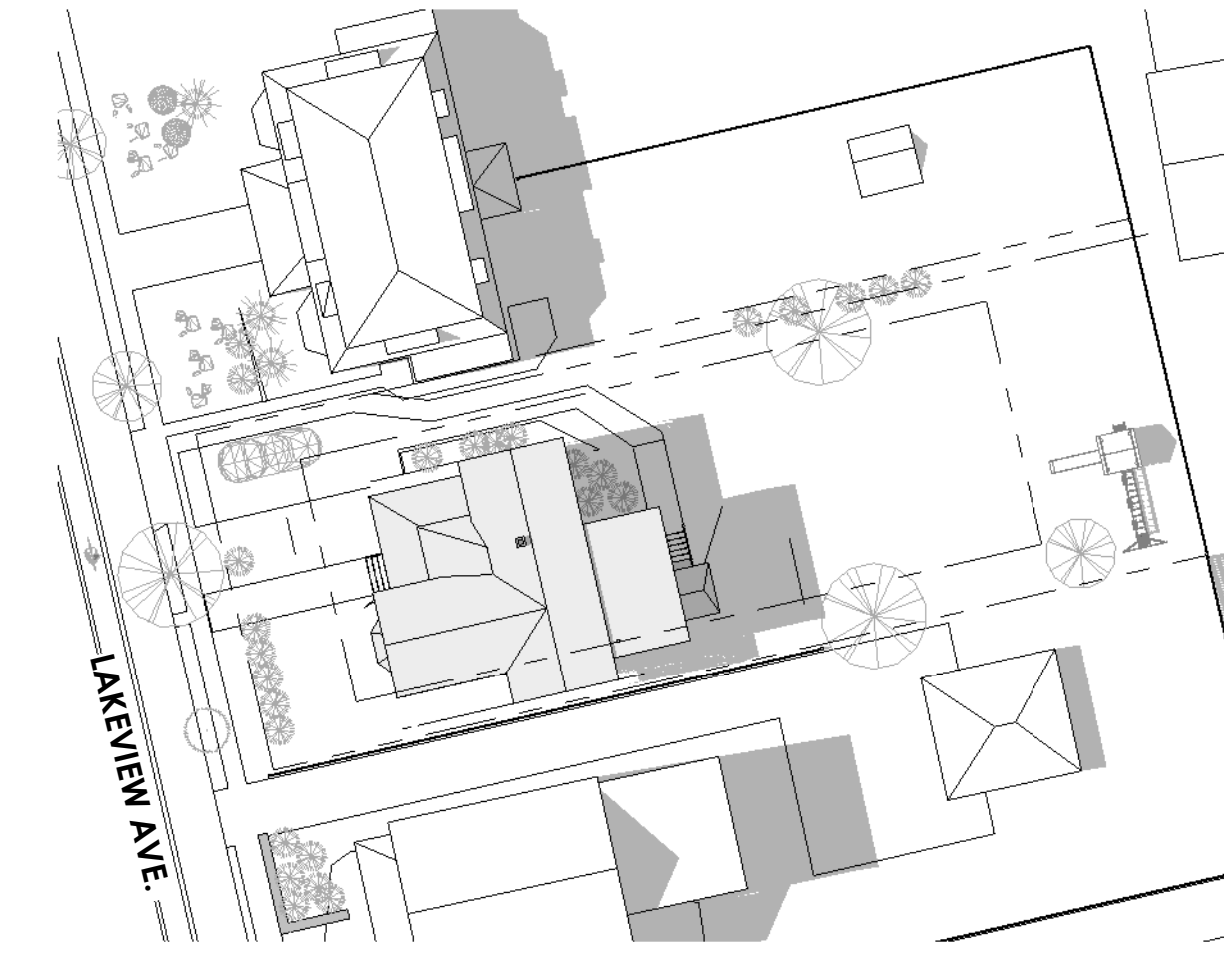
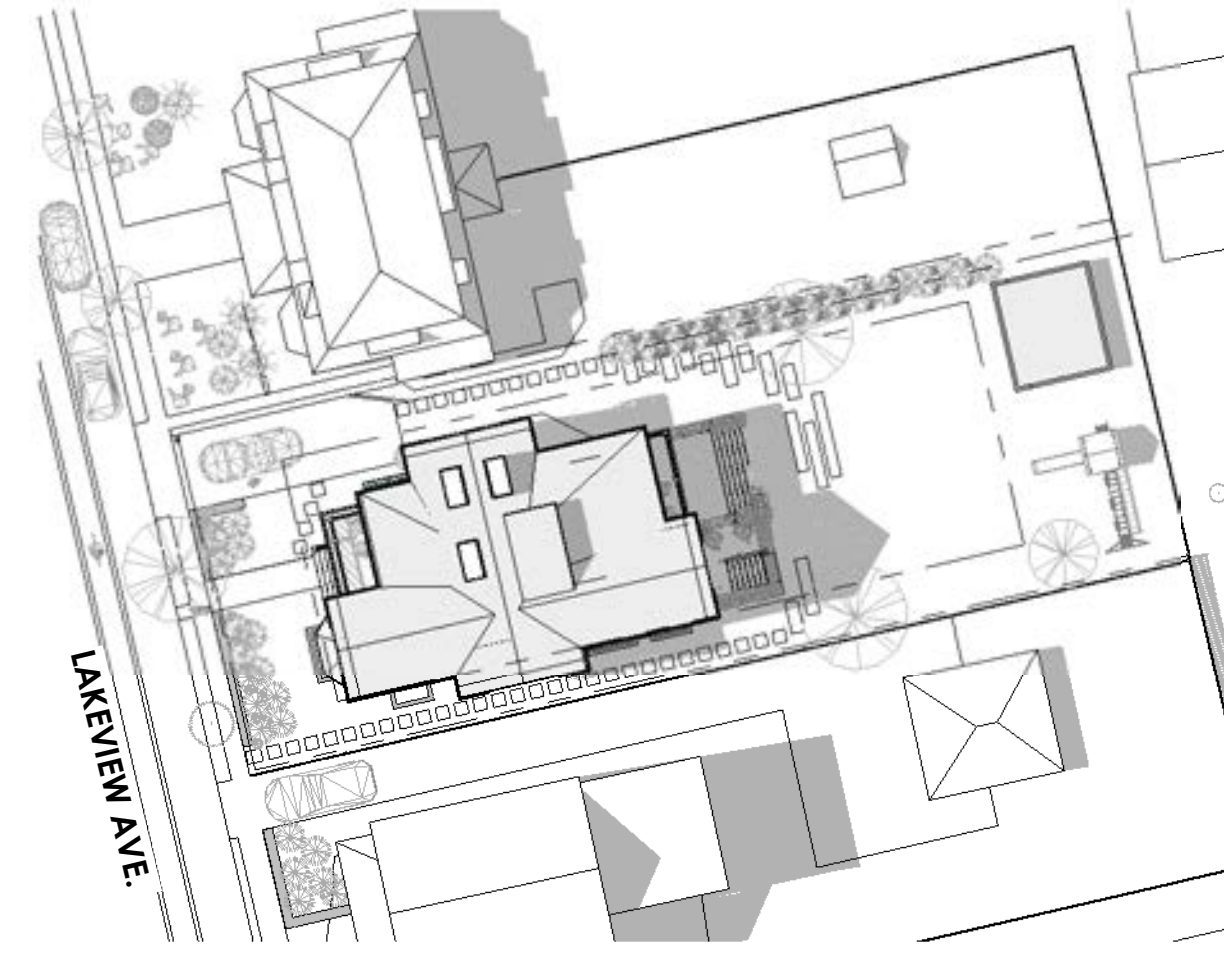
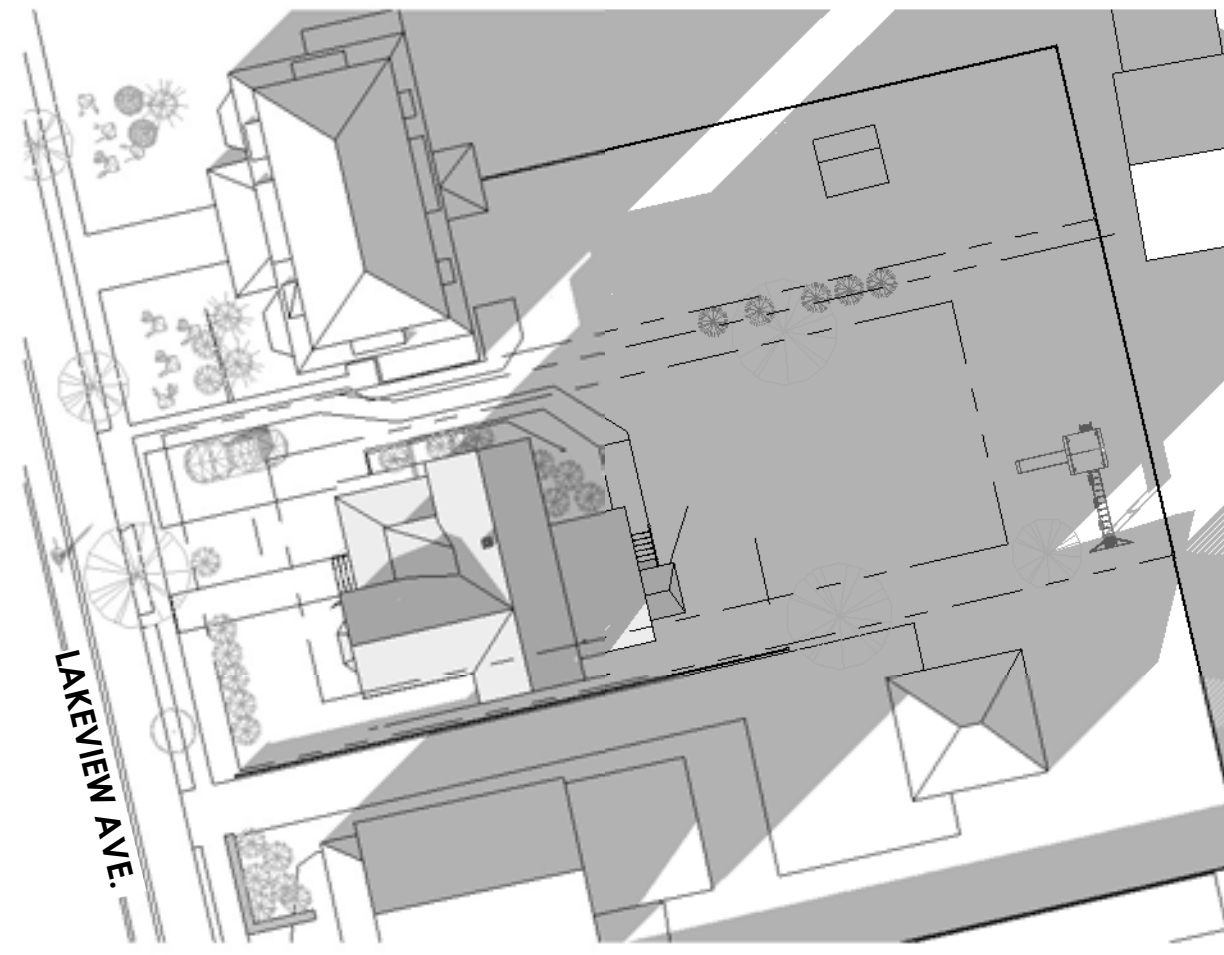
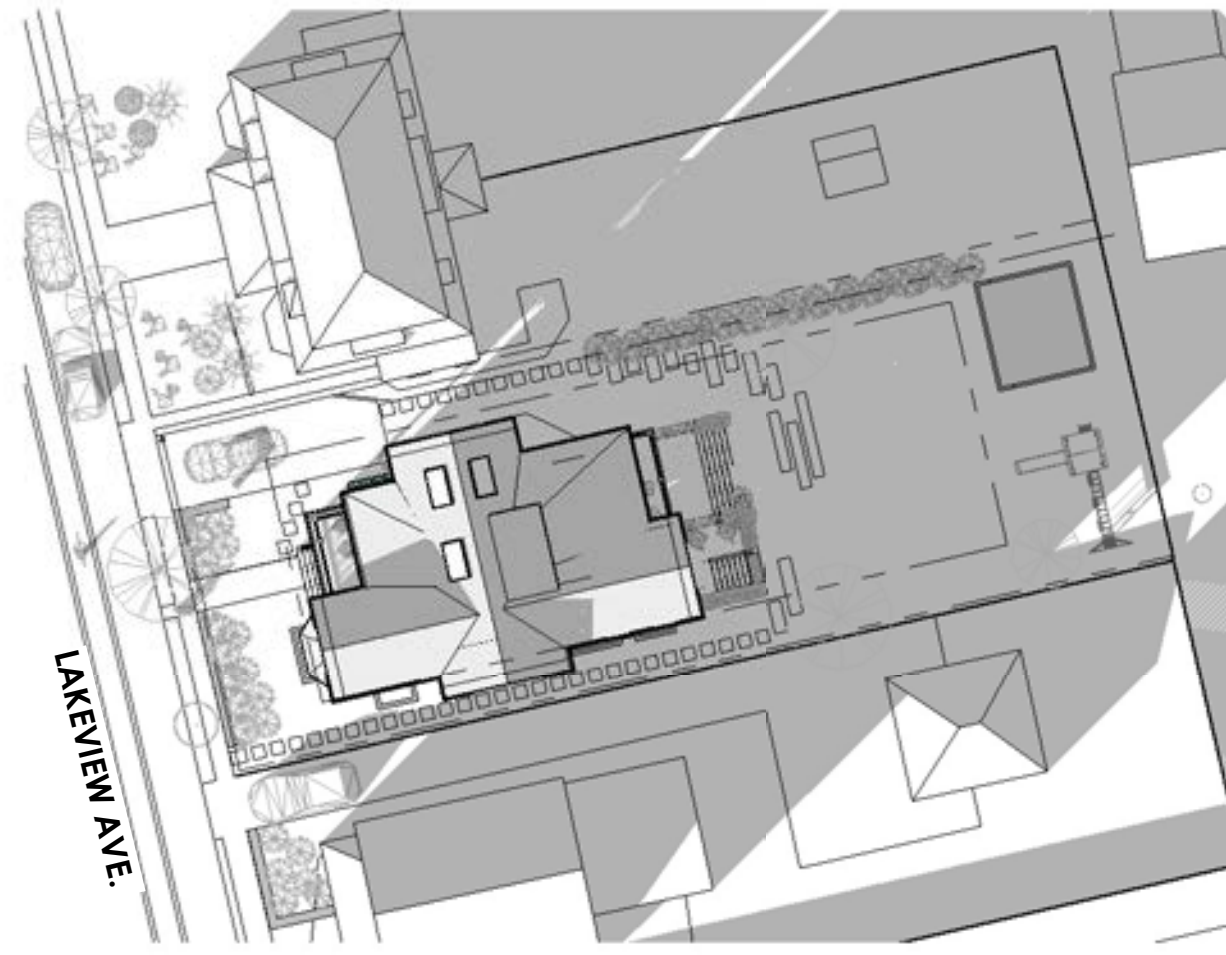
WINTER SOLSTICE - PROPOSED

WINTER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

SUMMER SOLSTICE - PROPOSED

AFTERNOON - 3PM



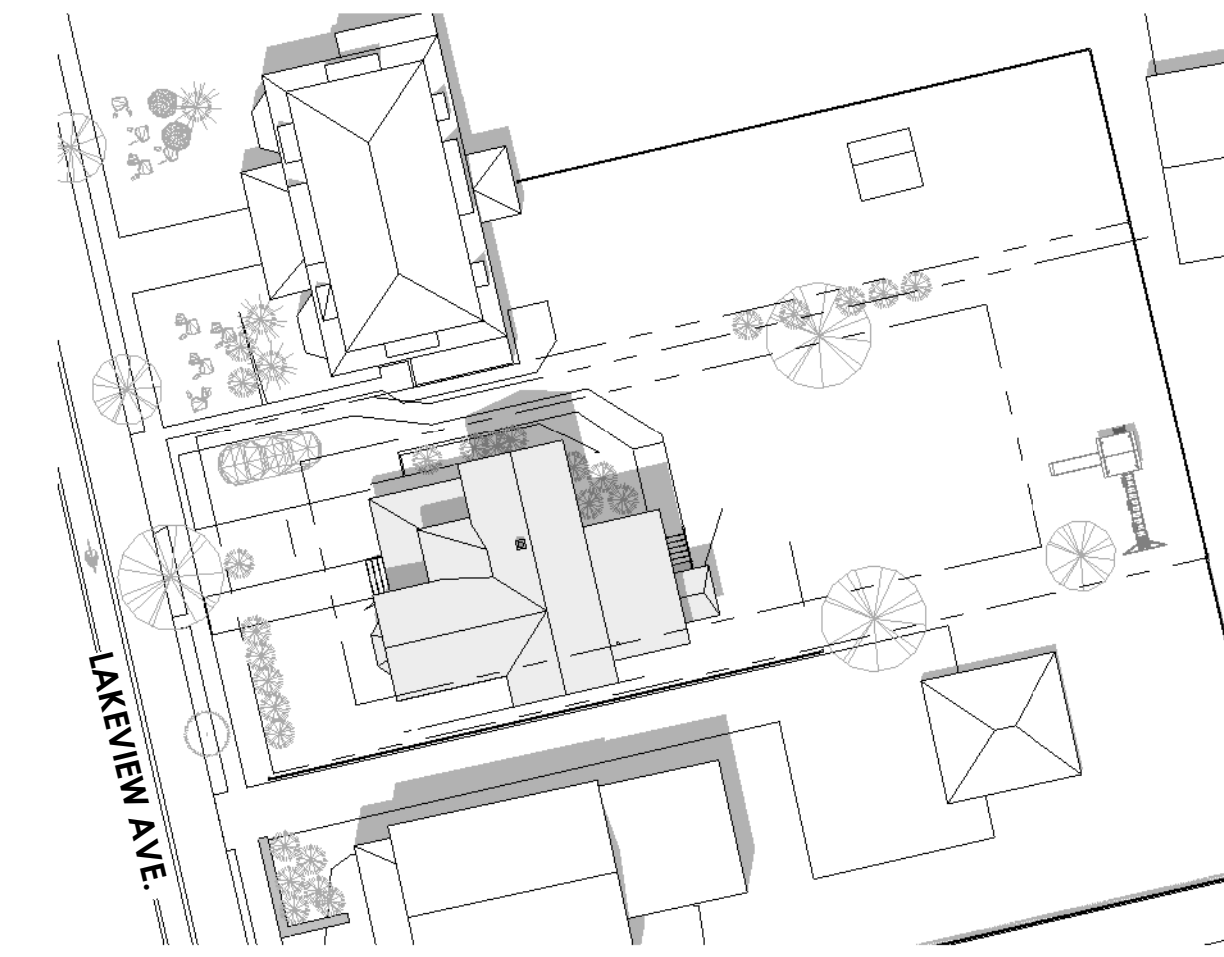
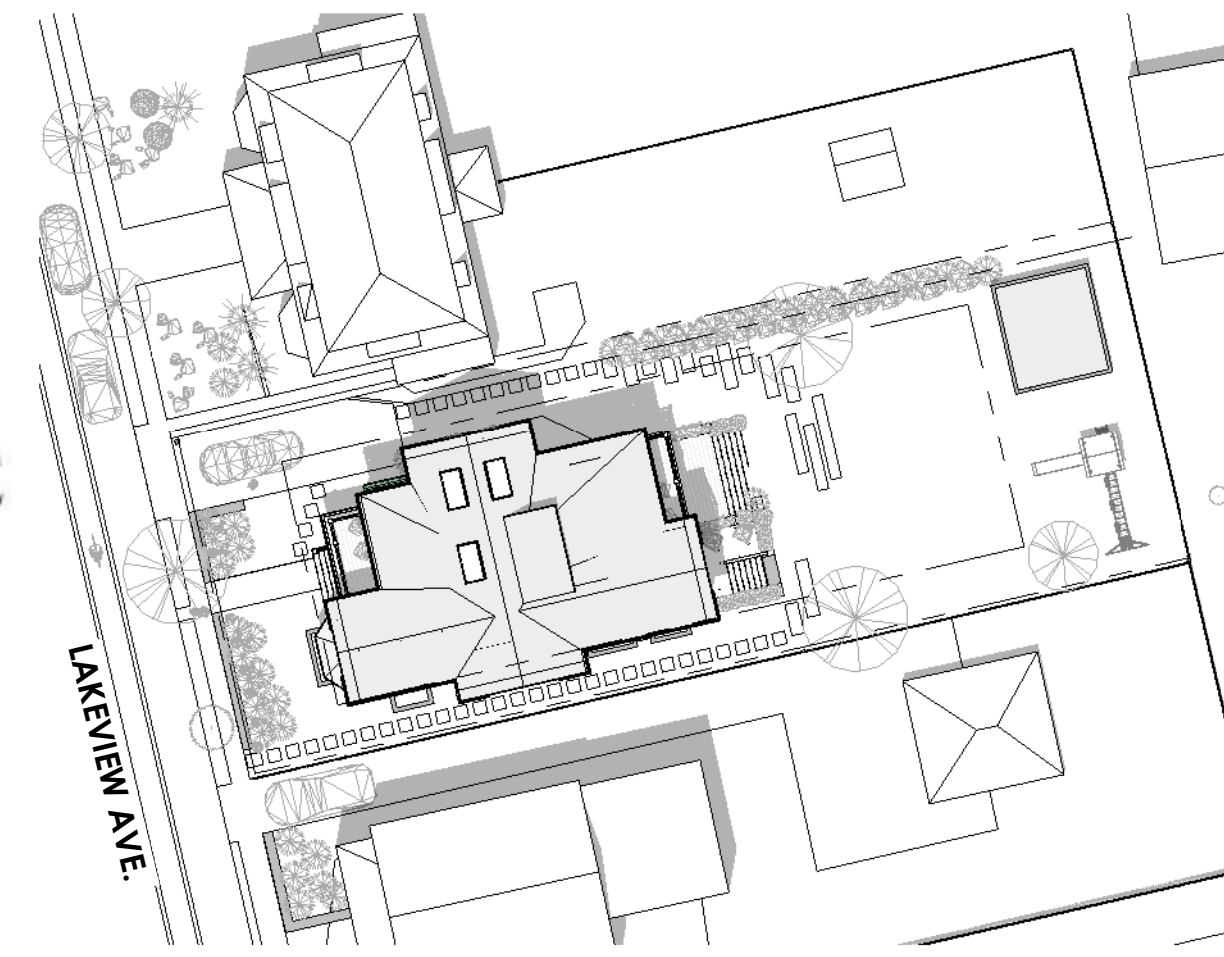
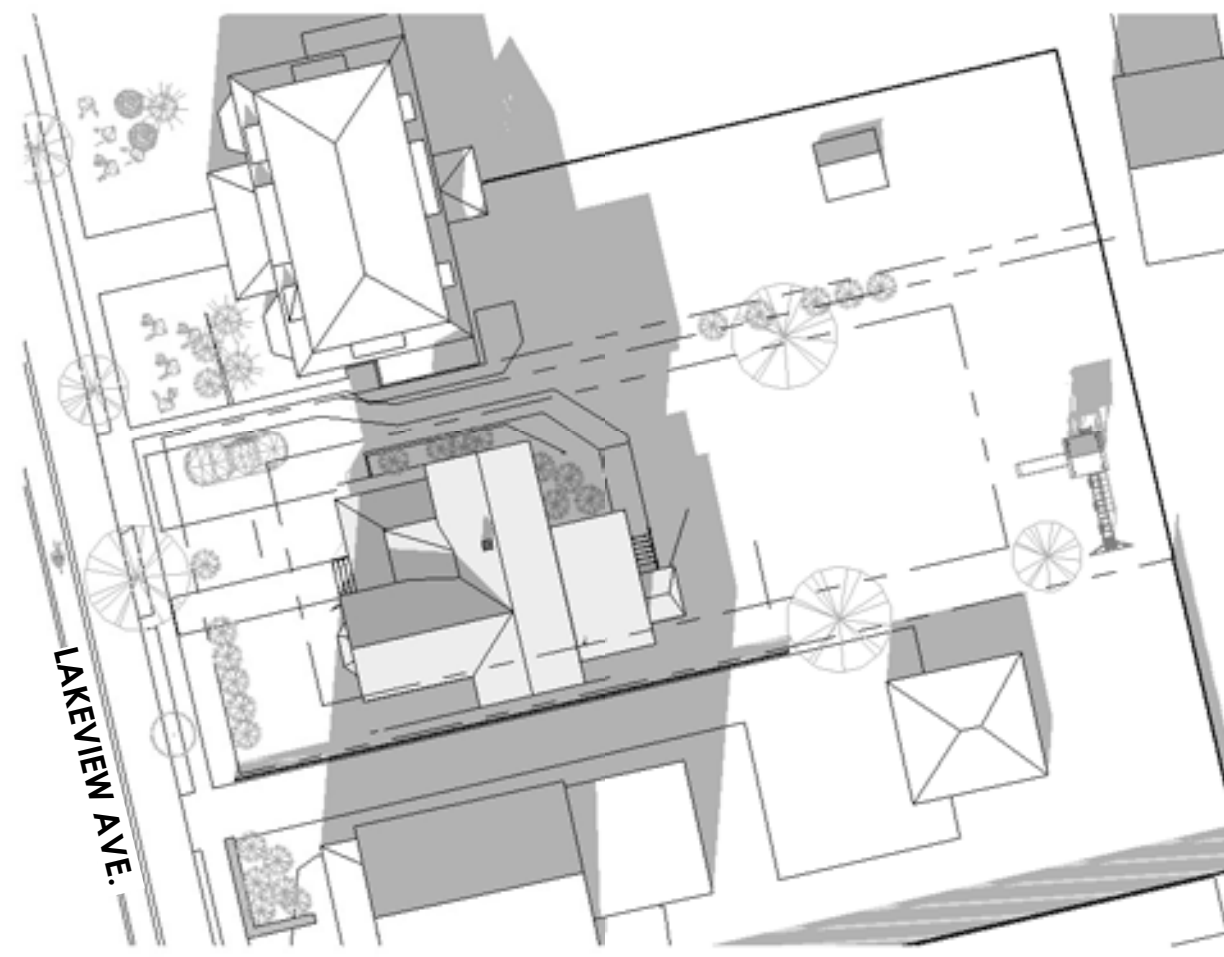
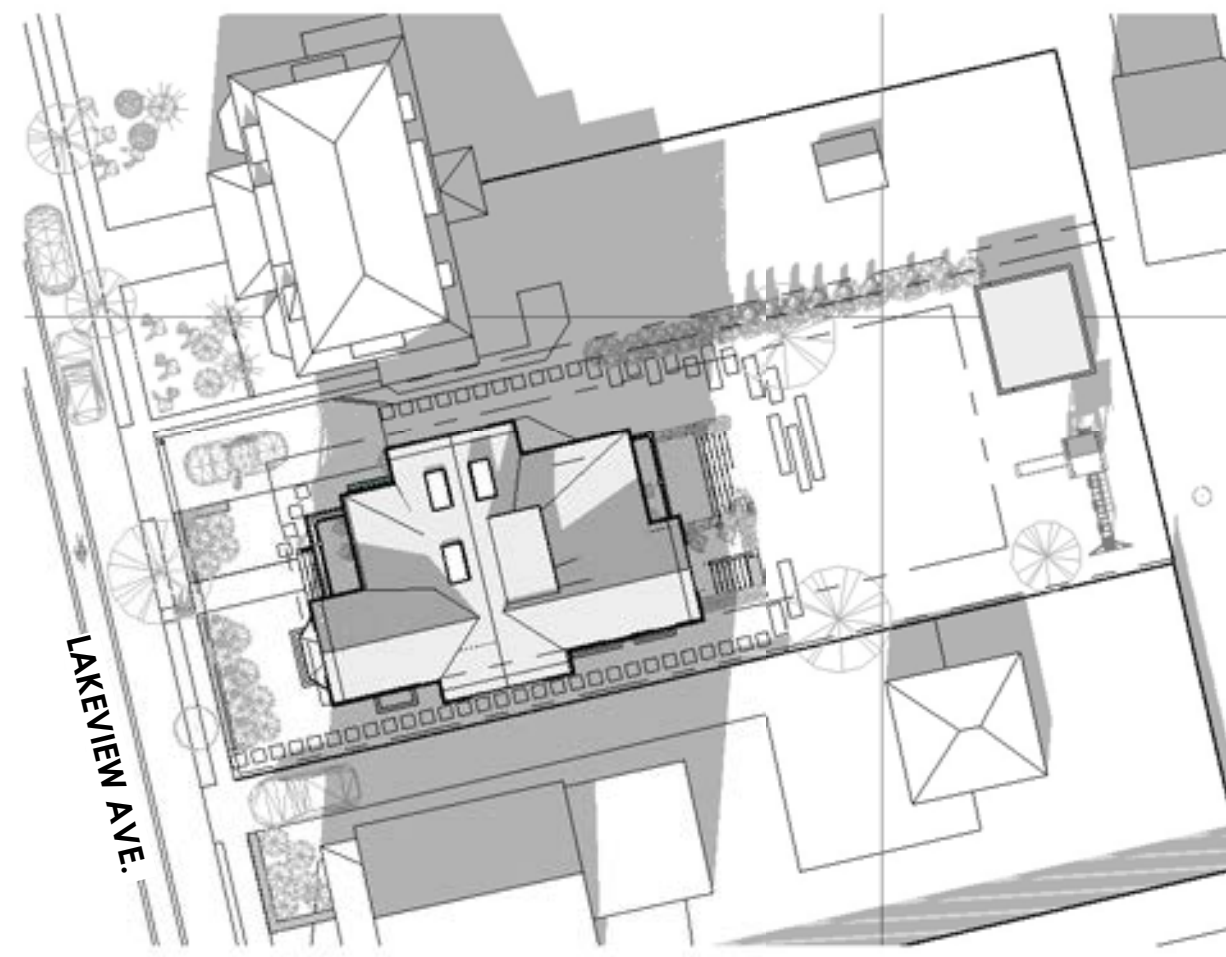
① HC - SITE PLAN - PROPOSED WINTER 3PM
1" = 30'-0"

④ HC - SITE PLAN - EXISTING WINTER 3PM
1" = 30'-0"

⑦ HC - SITE PLAN - PROPOSED SUMMER 3PM
1" = 30'-0"

⑩ HC - SITE PLAN - EXISTING SUMMER 3PM
1" = 30'-0"

NOON - 12PM



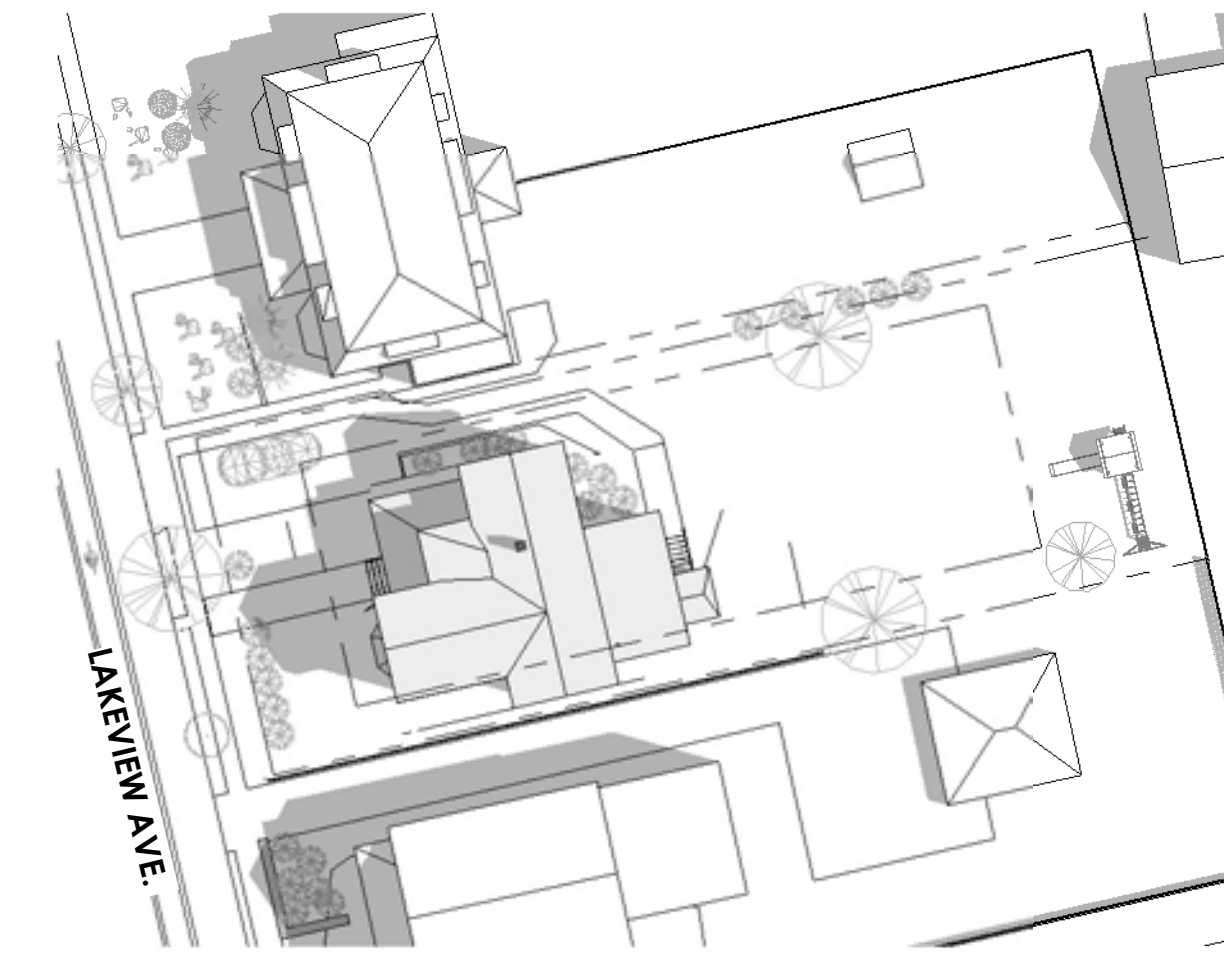
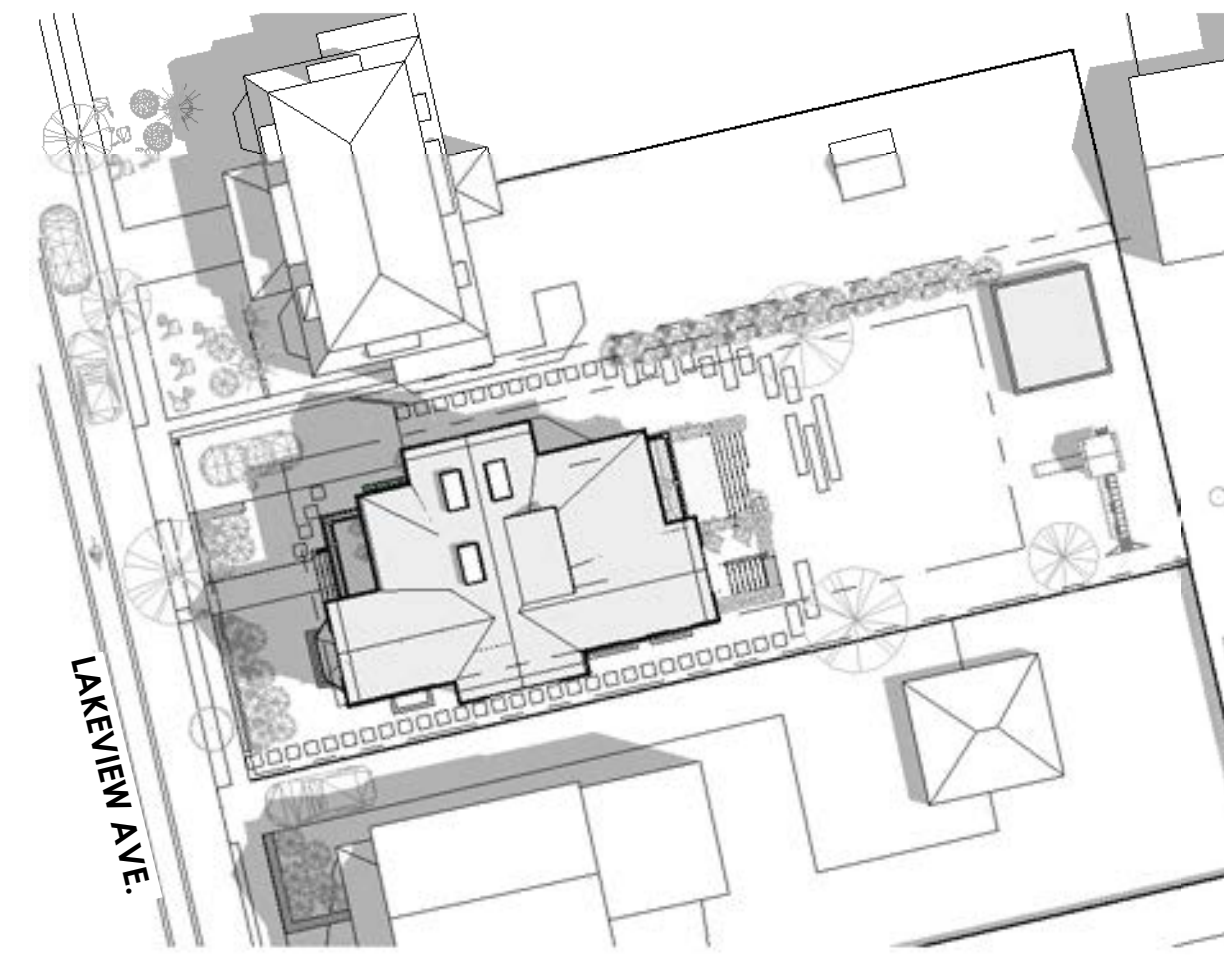
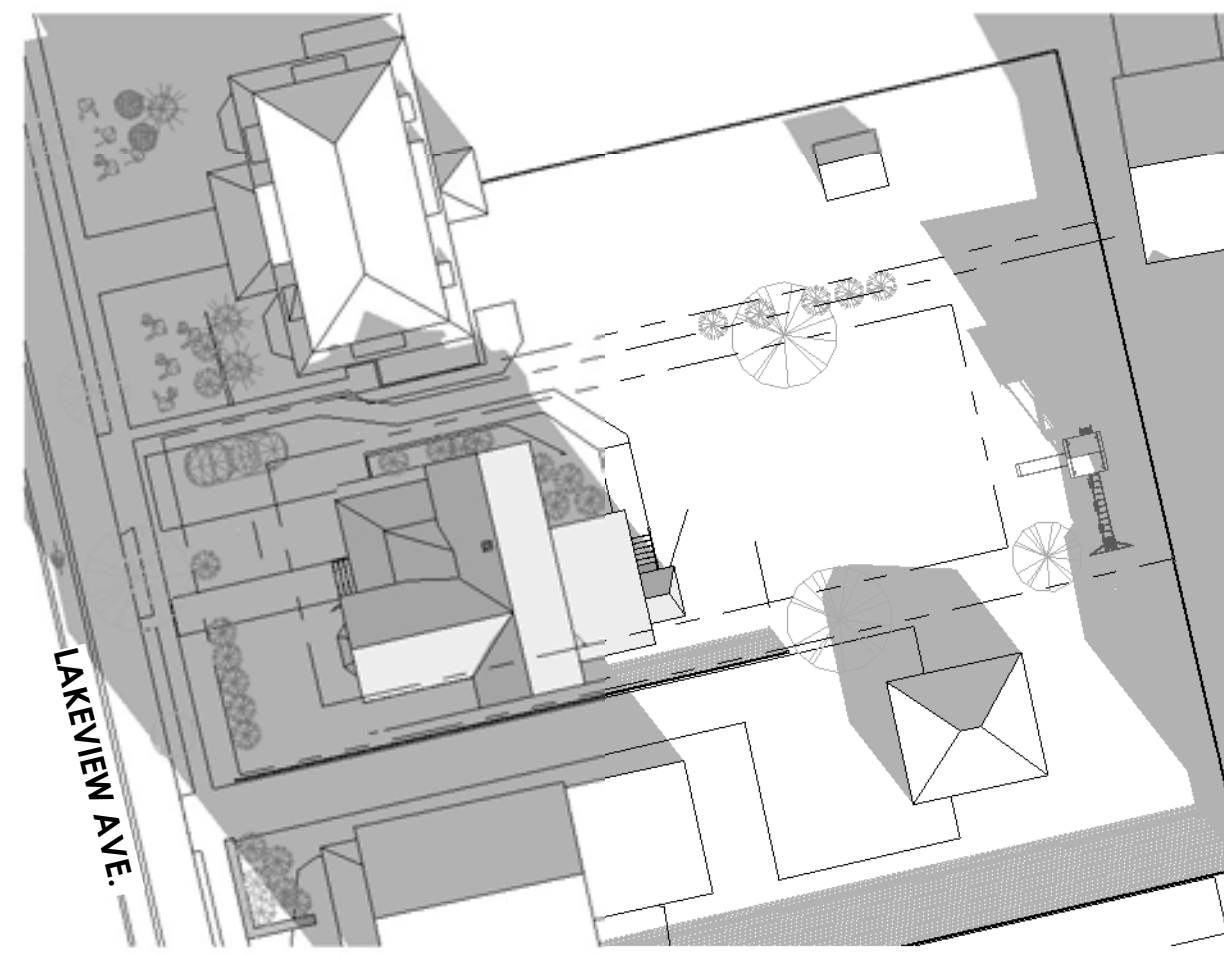
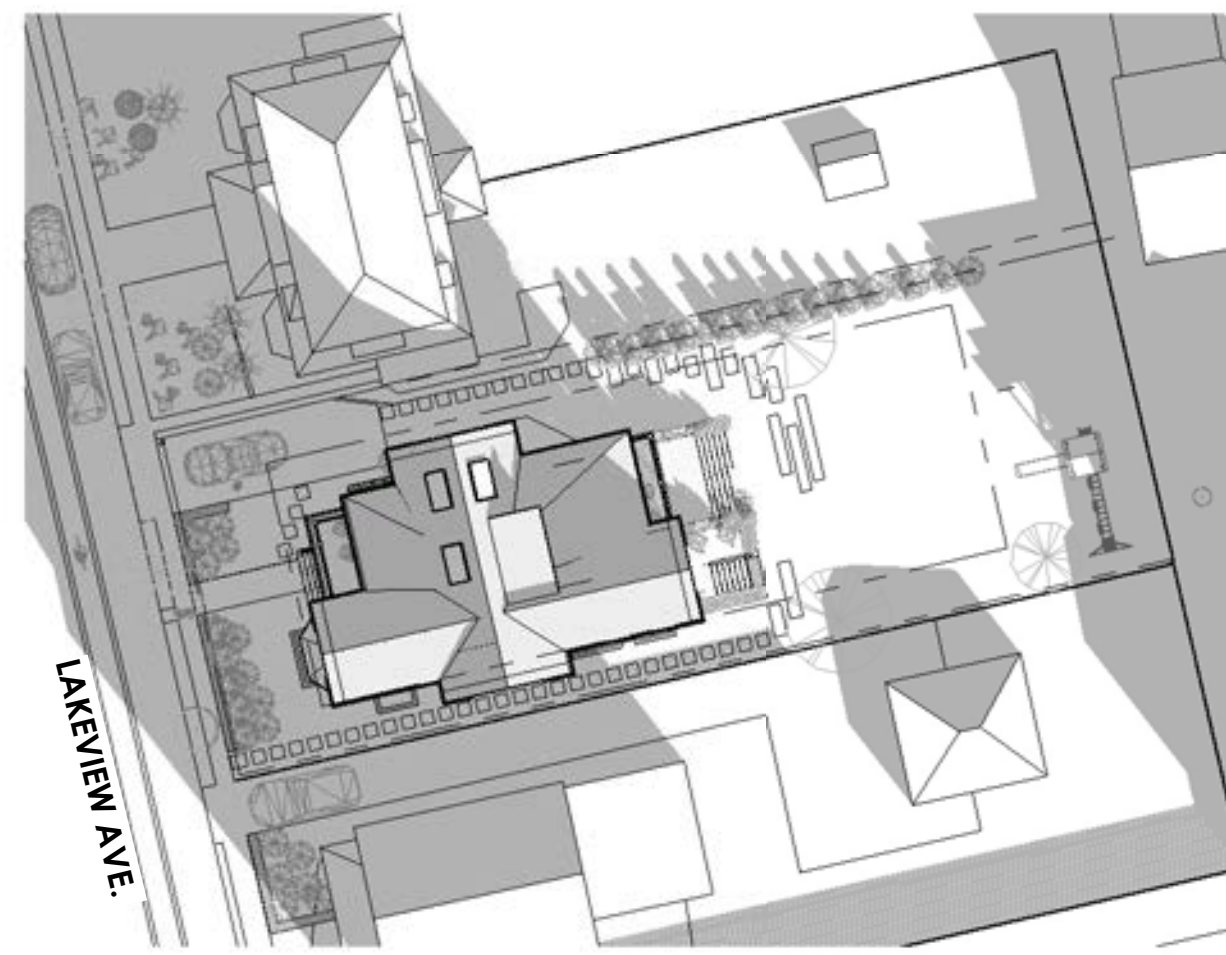
③ HC - SITE PLAN - PROPOSED WINTER 12PM
1" = 30'-0"

⑥ HC - SITE PLAN - EXISTING WINTER 12PM
1" = 30'-0"

⑧ HC - SITE PLAN - PROPOSED SUMMER 12PM
1" = 30'-0"

⑪ HC - SITE PLAN - EXISTING SUMMER 12PM
1" = 30'-0"

MORNING - 9AM



② HC - SITE PLAN - PROPOSED WINTER 9AM
1" = 30'-0"

⑤ HC - SITE PLAN - EXISTING WINTER 9AM
1" = 30'-0"

⑨ HC - SITE PLAN - PROPOSED SUMMER 9AM
1" = 30'-0"

⑫ HC - SITE PLAN - EXISTING SUMMER 9AM
1" = 30'-0"



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SOLAR STUDY

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HC-007
Scale 1" = 30'-0"



① HC - EXISTING LAKEVIEW AVE. STREETSCAPE ELEVATION
1/8" = 1'-0"

209

207

205



② HC - PROPOSED LAKEVIEW AVE. STREETSCAPE ELEVATION
1/8" = 1'-0"

209

207

205



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REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET SCAPE ELEVATION

SAM KACHMAR & MAGGIE
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KACHMAR CURRIER RESIDENCE

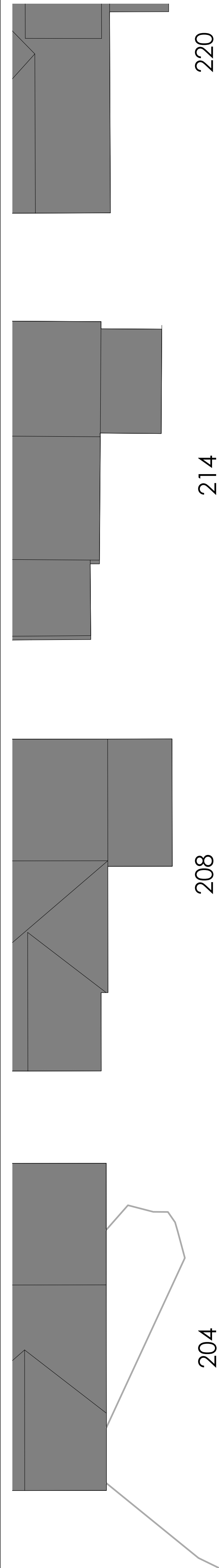
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Project number	2017.08
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Drawn by	Author
Checked by	Checker

HC-008

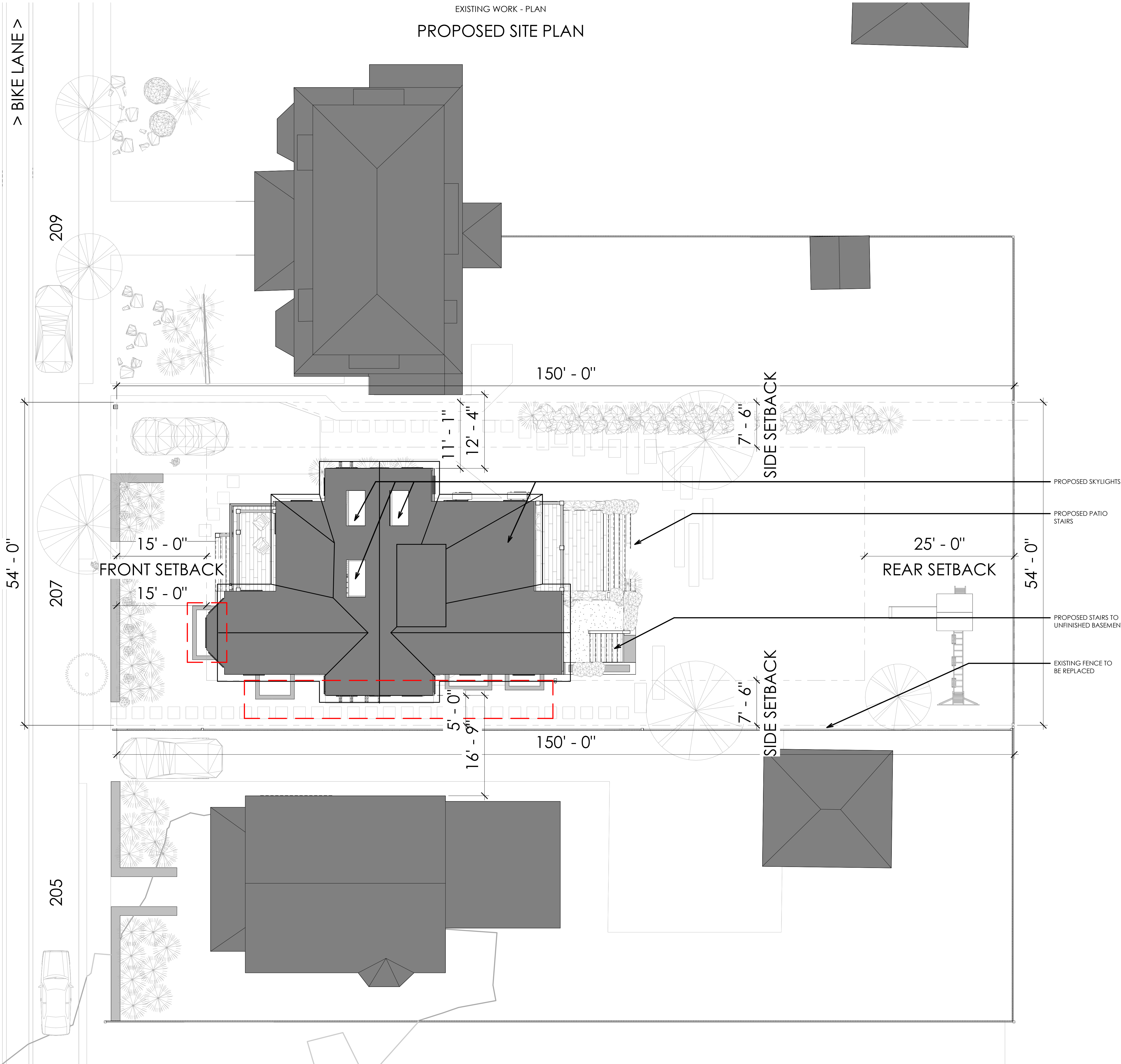
Scale As indicated

10/28/2020 11:55:38 AM



LAKEVIEW AVE

ONE - WAY STREET >>>



EXISTING WORK - PLAN PROPOSED SITE PLAN



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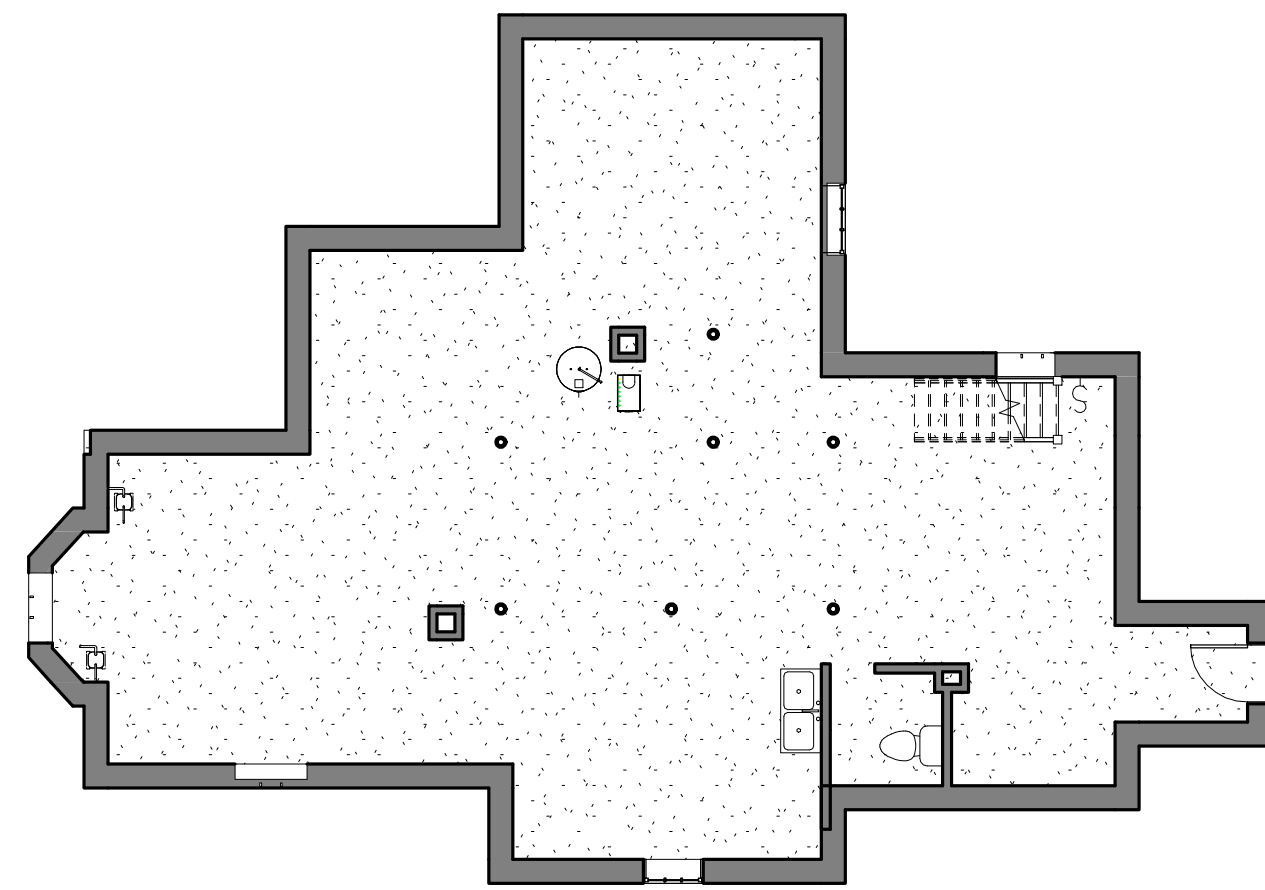
STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

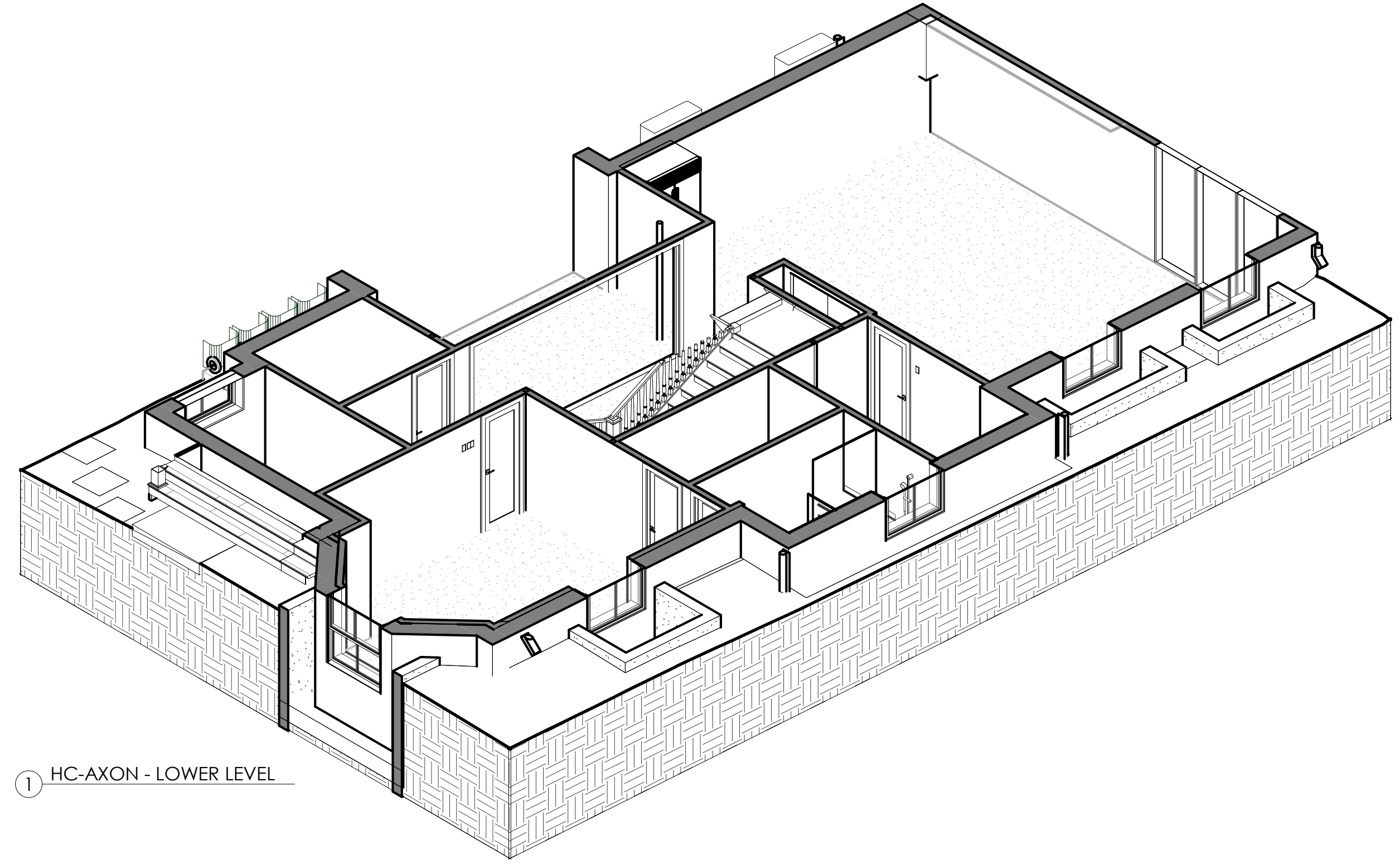
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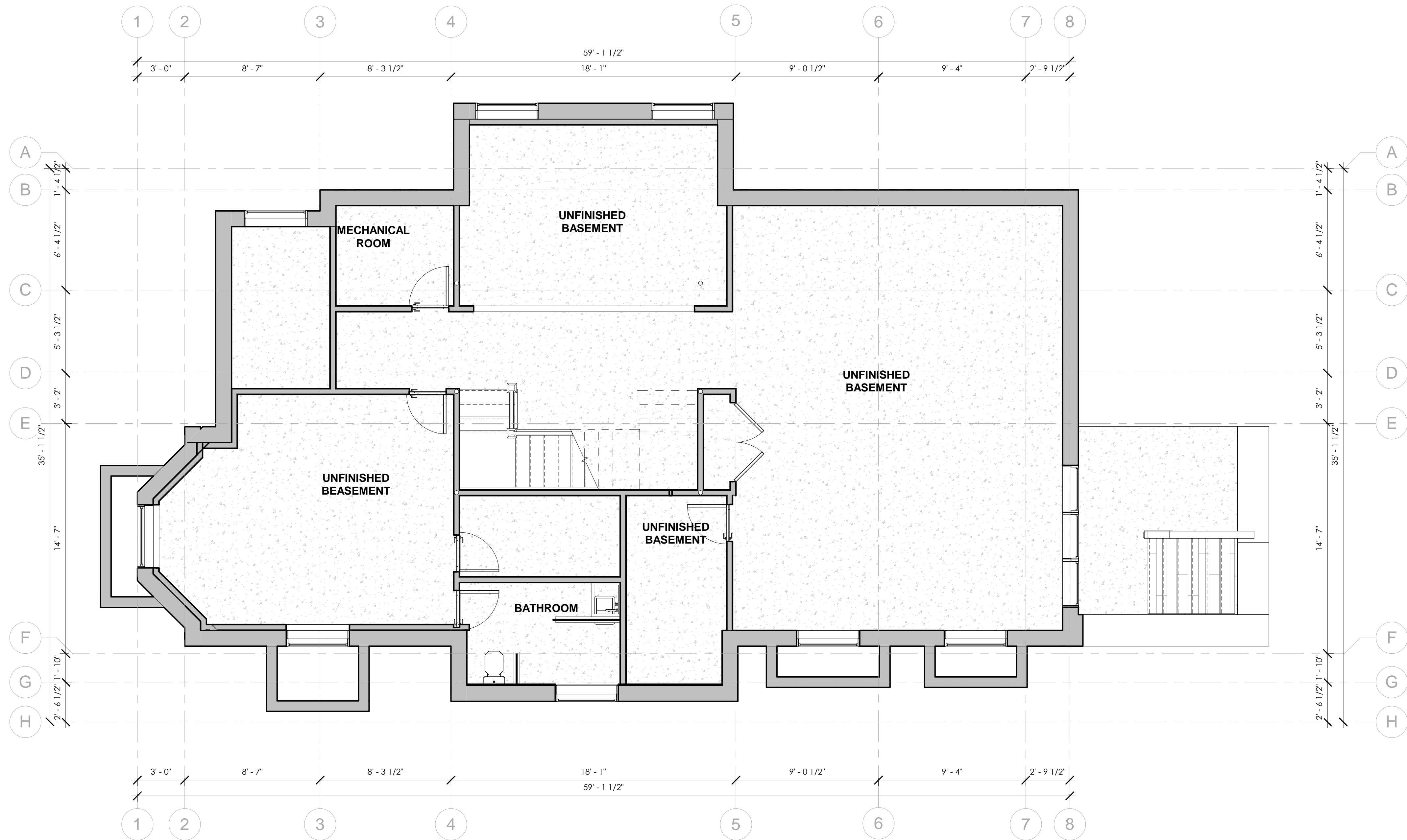
HC-010
Scale 1/8" = 1'-0"



② HC-LOWER LEVEL
1/8" = 1'-0"



① HC-AXON - LOWER LEVEL



③ HC-PROPOSED LEVEL 0
1/4" = 1'-0"



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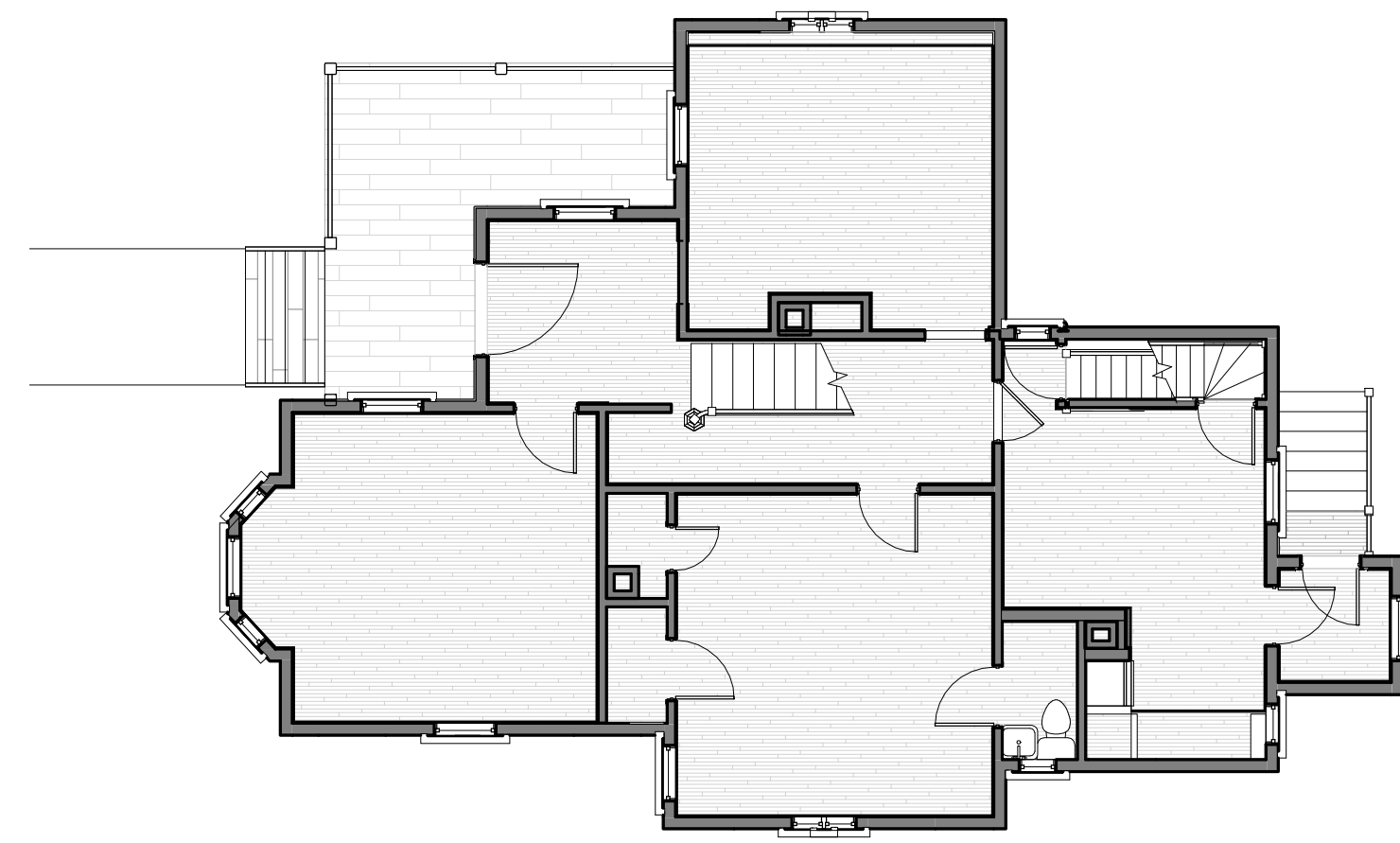
PROPOSED LOWER LEVEL
FLOOR PLAN

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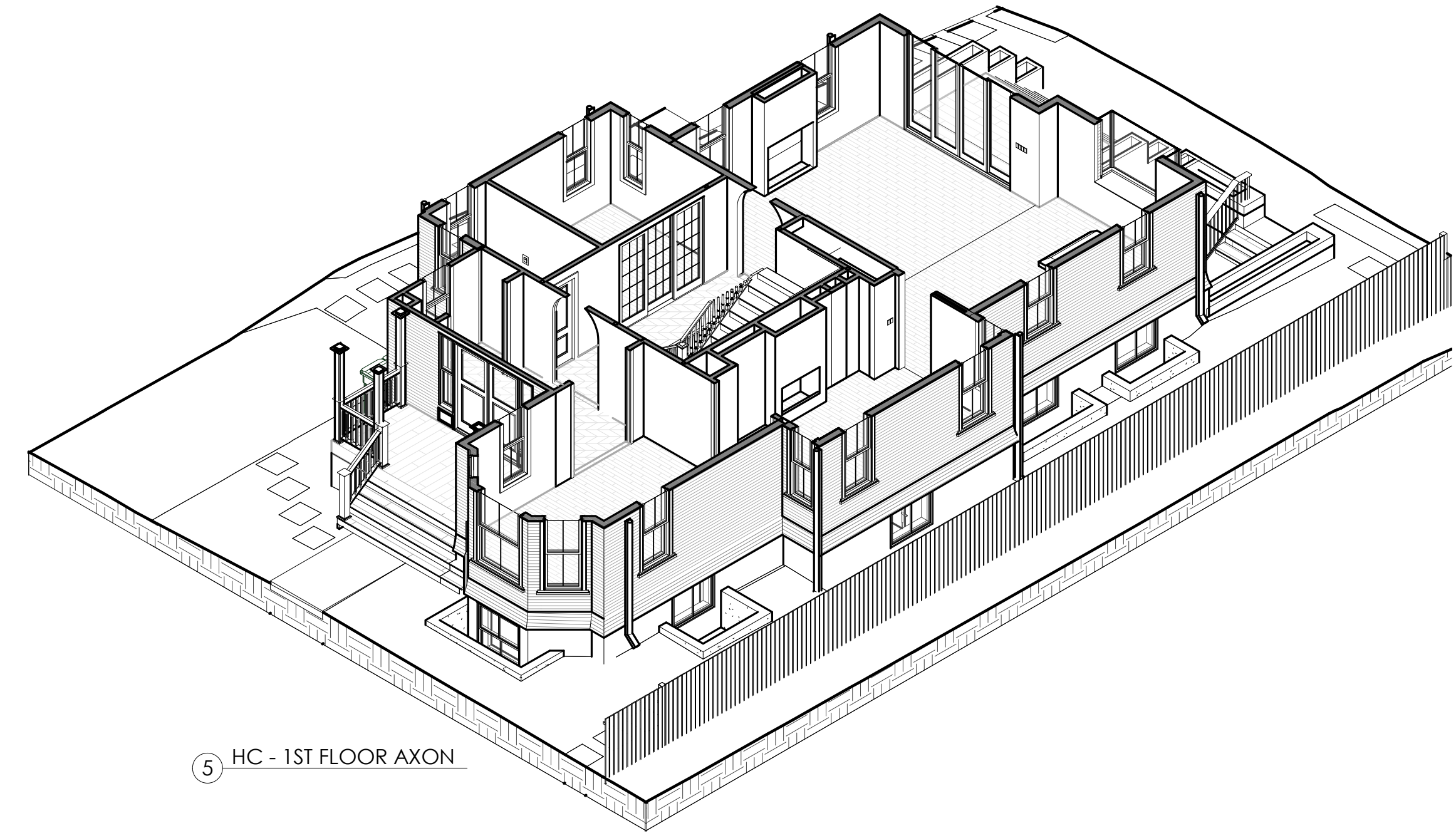
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Project number	2017.08
Date	10/28/20
Drawn by	Author
Checked by	Checker

HC-101

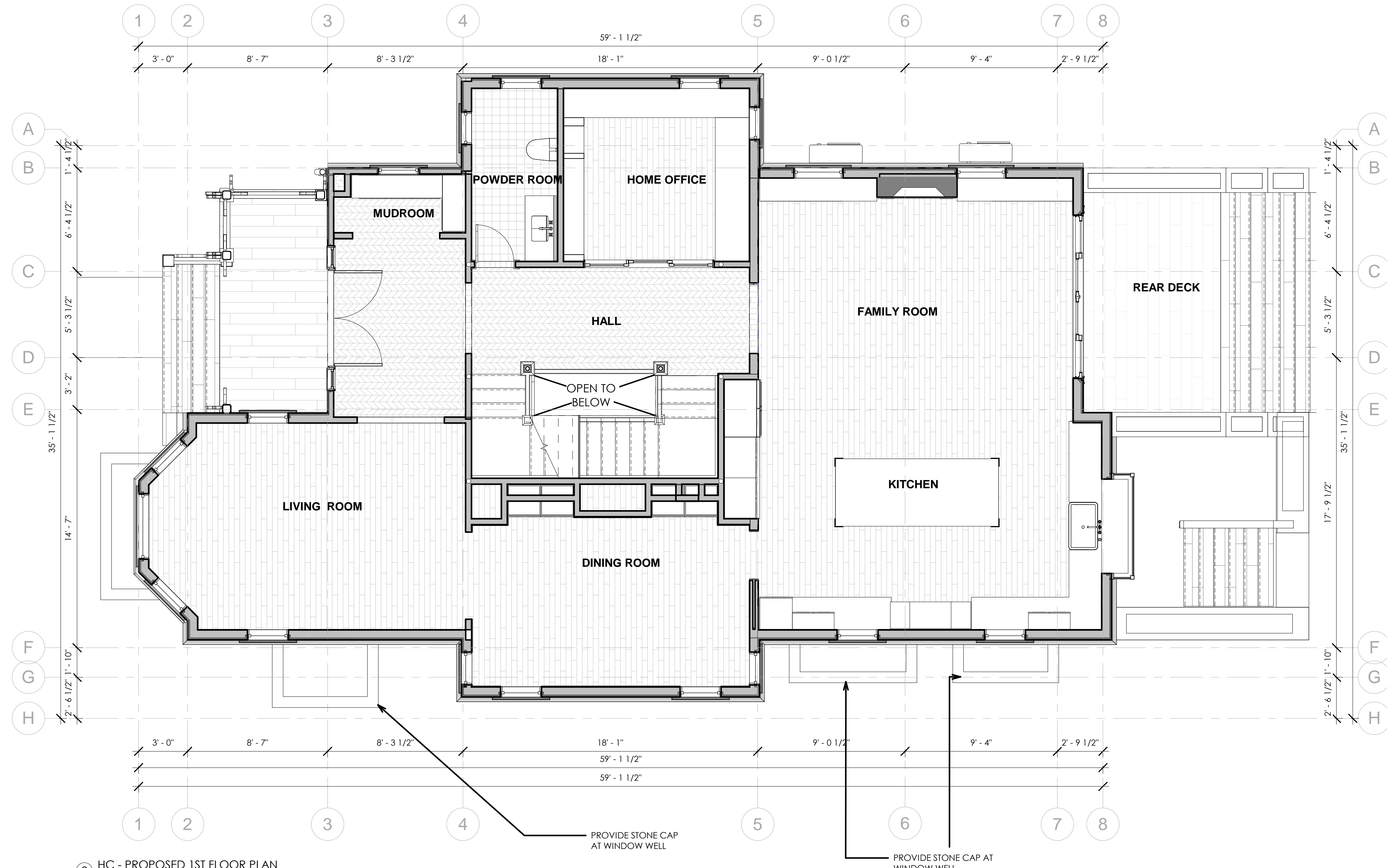
Scale As indicated



① HC - EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



⑤ HC - 1ST FLOOR AXON



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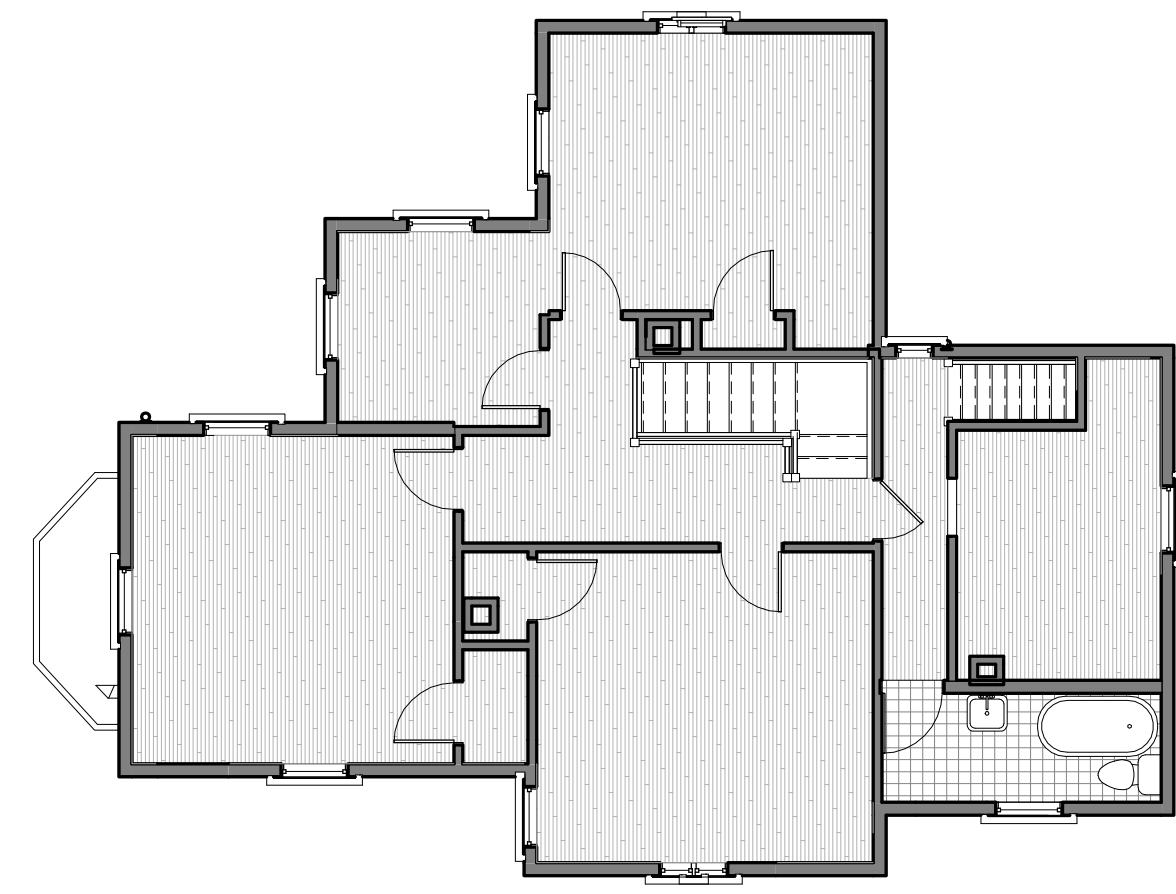
REGISTRATIONS:

 STRUCTURAL ENGINEER:

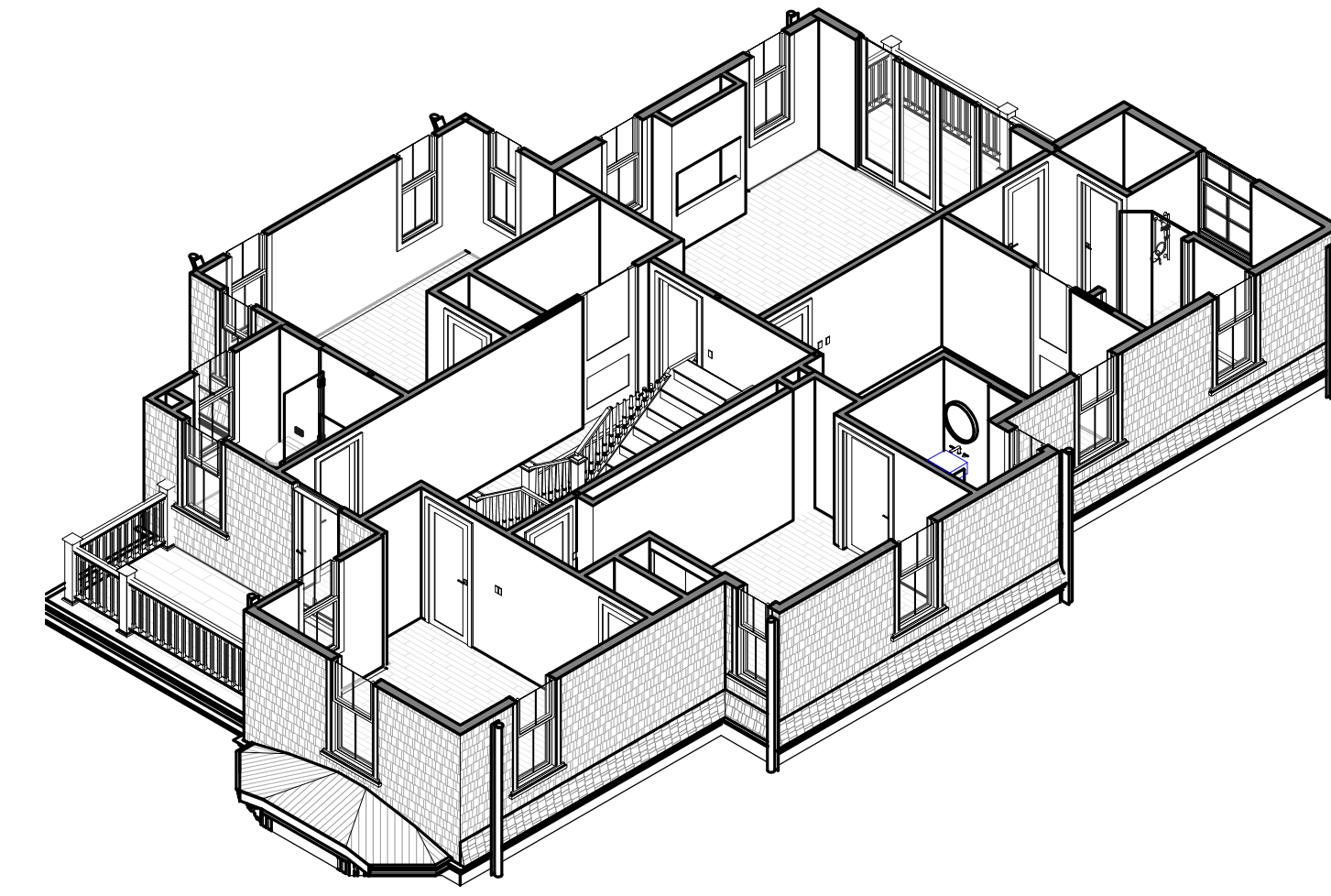
PROPOSED 1ST FLOOR PLAN

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Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
Drawn by	Author
Checked by	Checker
HC-102	
Scale	As indicated



① HC - EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



③ HC - 2ND FLOOR AXON



② HC - PROPOSED 2ND FLOOR PLAN OPTION A
1/4" = 1'-0"



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STRUCTURAL ENGINEER:

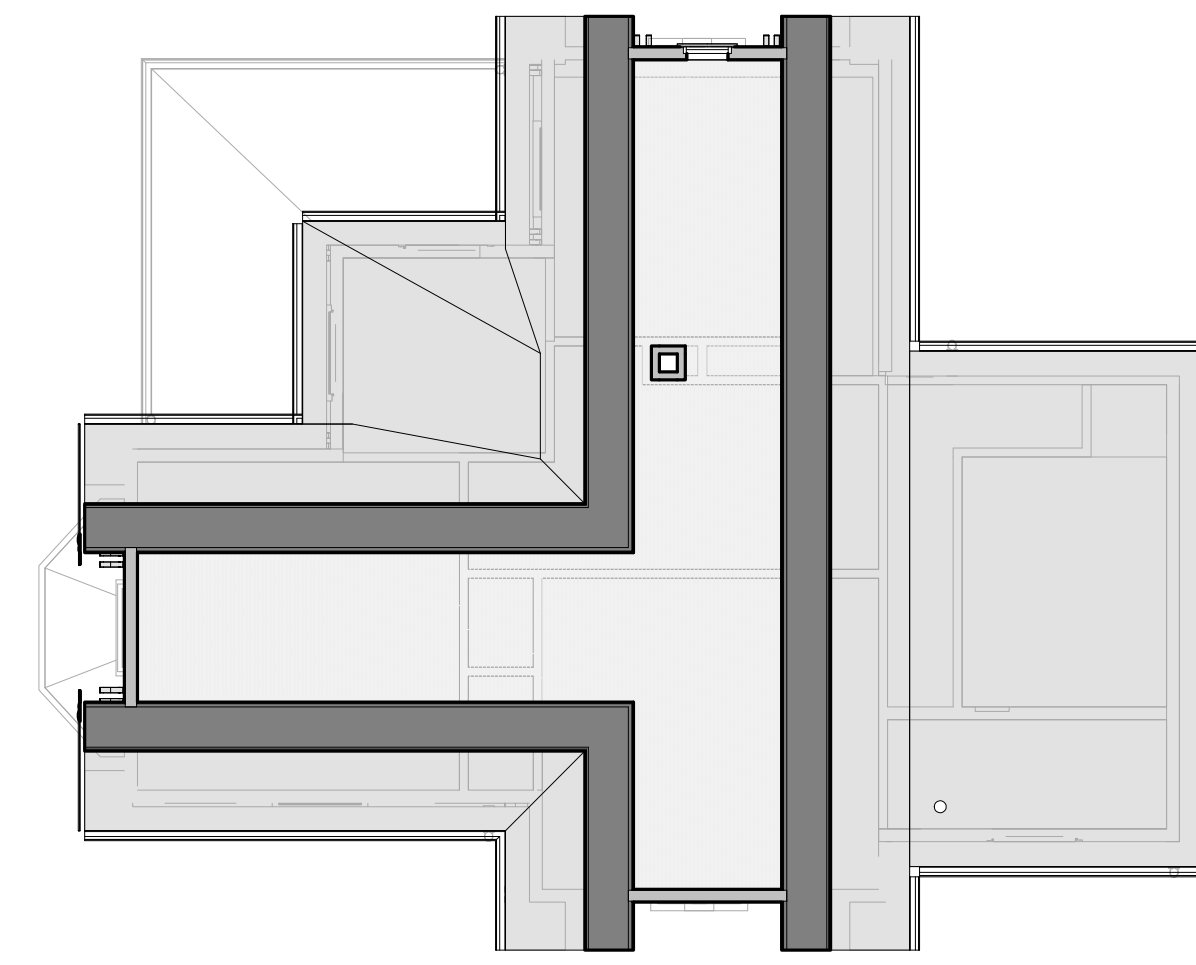
PROPOSED 2ND FLOOR
PLAN

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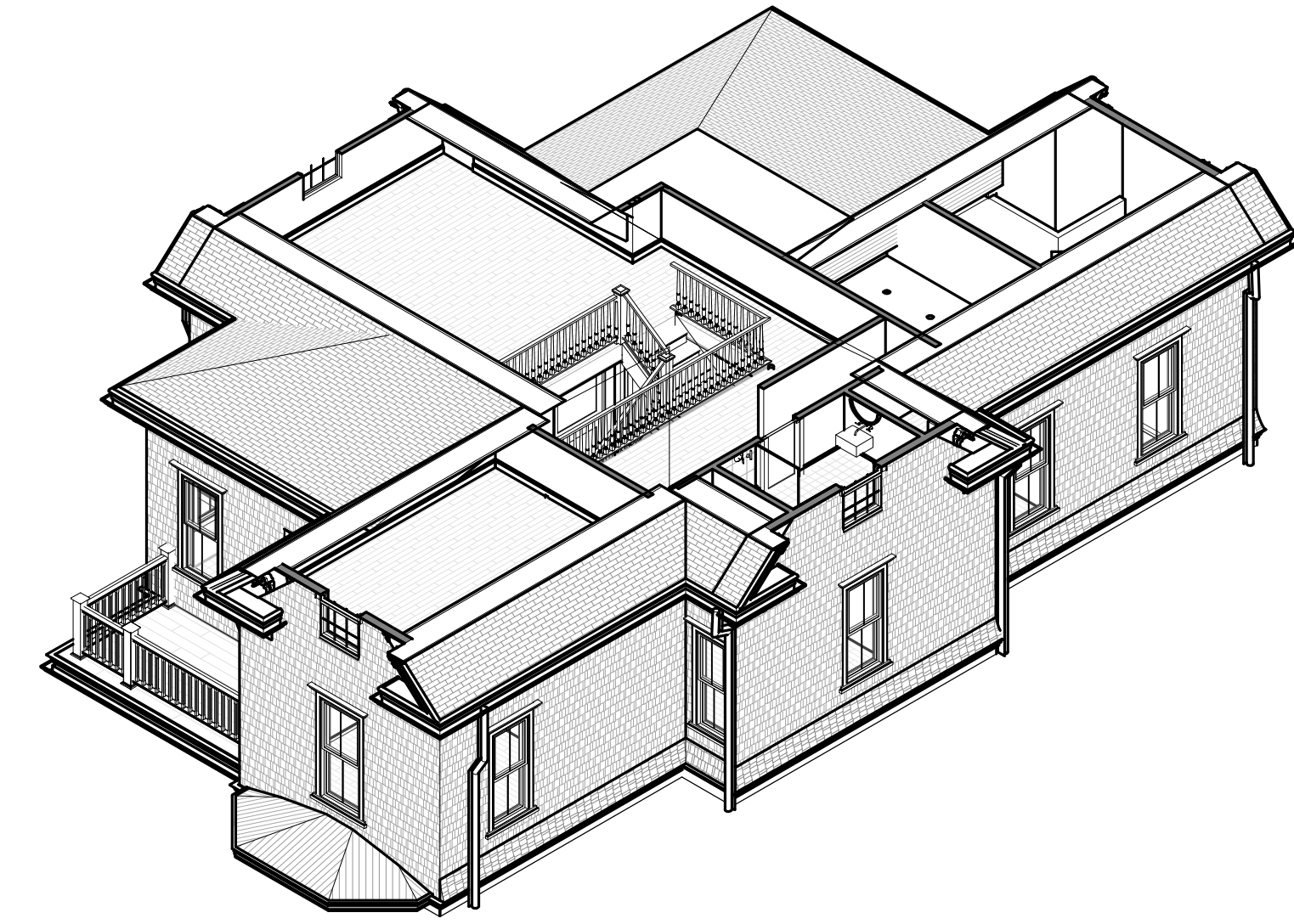
Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
Drawn by	Author
Checked by	Checker

HC-103

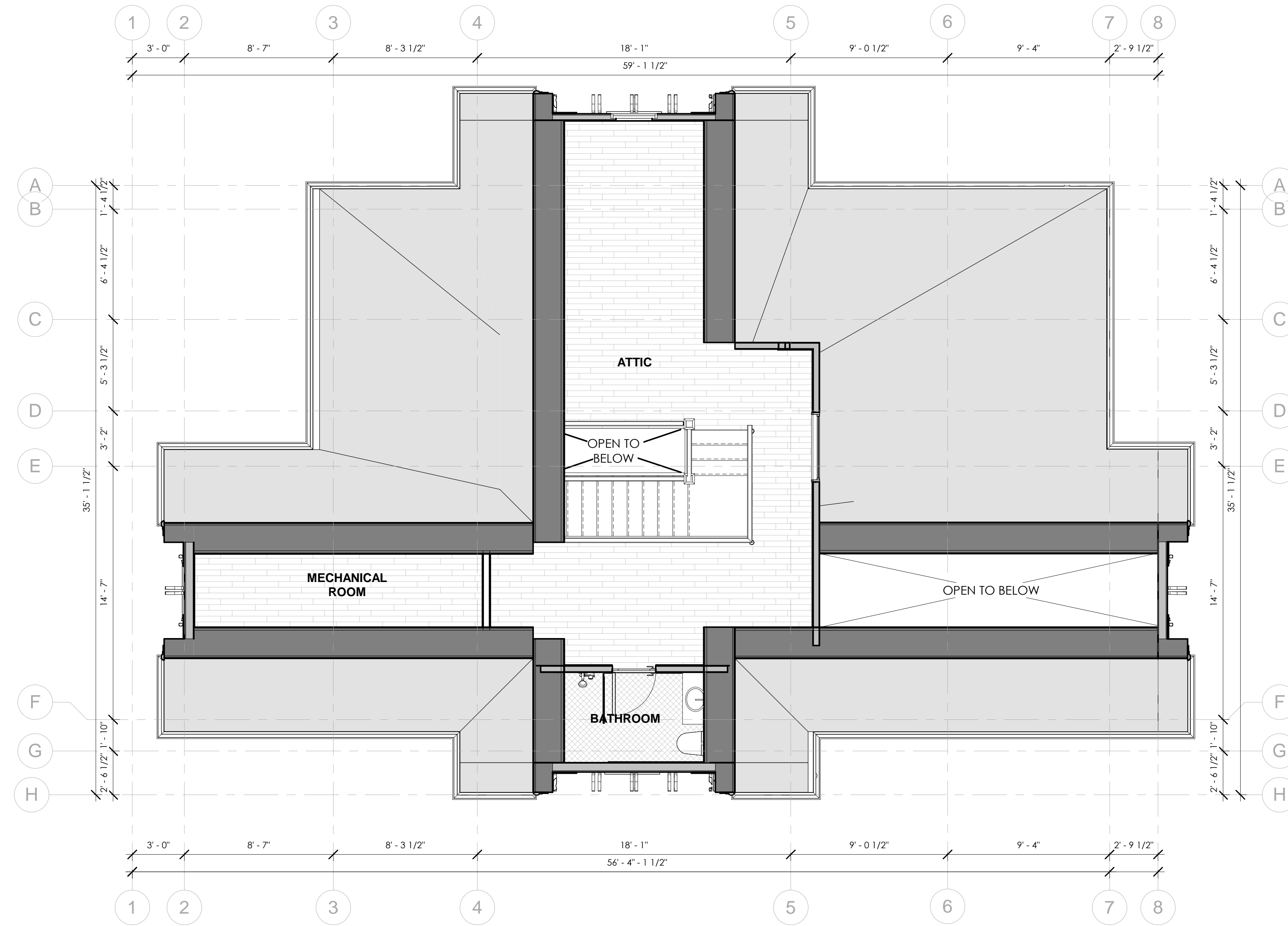
Scale As indicated



① HC - EXISTING 3RD FLOOR PLAN
1/8" = 1'-0"



③ HC- 3RD FLOOR AXON



② HC - PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



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REGISTRATIONS:

 STRUCTURAL ENGINEER:

PROPOSED 3RD FLOOR
PLAN

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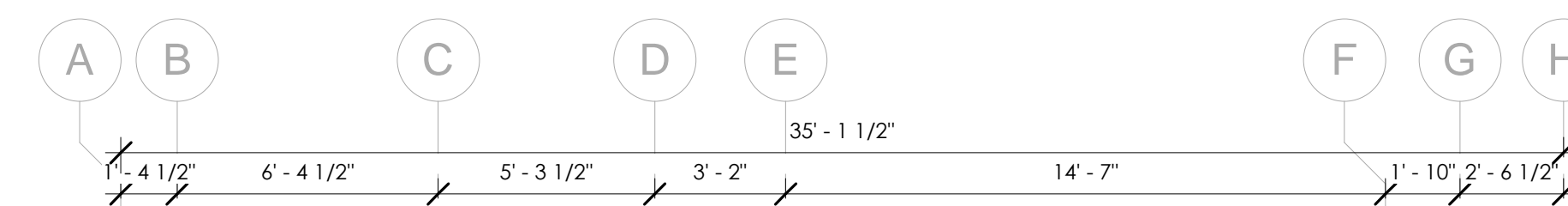
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Checked by	Checker

HC-104
 Scale As indicated



EXISTING ELEVATION

① HC - EXISTING SOUTH ELEVATION
3/16" = 1'-0"



PROPOSED ELEVATION

② HC - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SOUTH ELEVATION (FRONT)

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Project Status	HISTORIC SET
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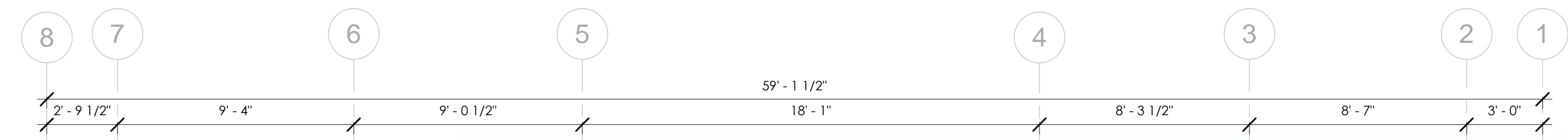
HC-200

Scale As indicated



① HC - EXISTING WEST ELEVATION OPTION A
3/16" = 1'-0"

EXISTING ELEVATION



② HC - PROPOSED WEST ELEVATION OPTION A
1/4" = 1'-0"

PROPOSED ELEVATION



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WEST
ELEVATION

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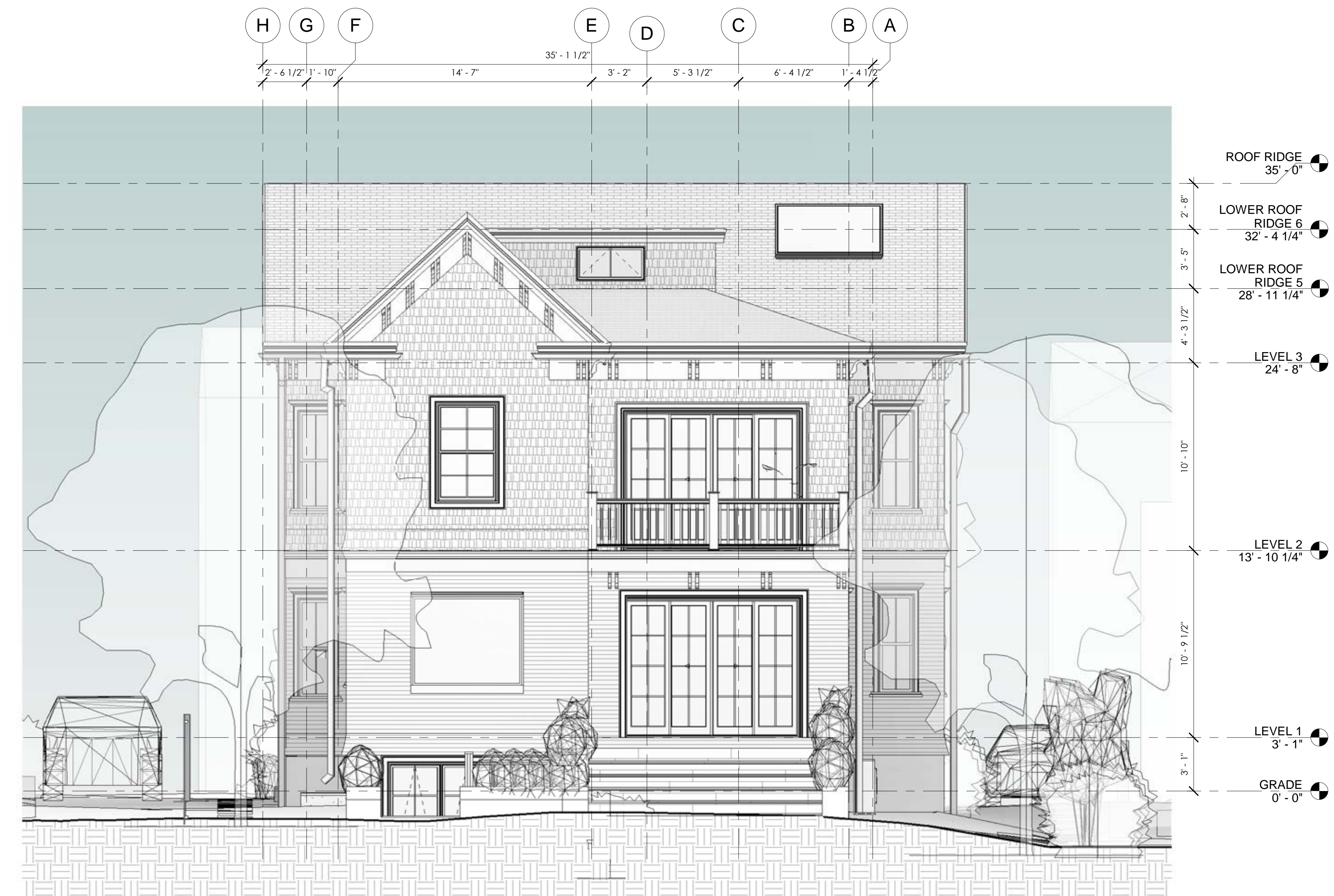
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Project number	2017.08
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HC-201
Scale As indicated



① HC - EXISTING NORTH ELEVATION
3/16" = 1'-0"

EXISTING ELEVATION



② HC - PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATION



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED NORTH
ELEVATION (BACK)

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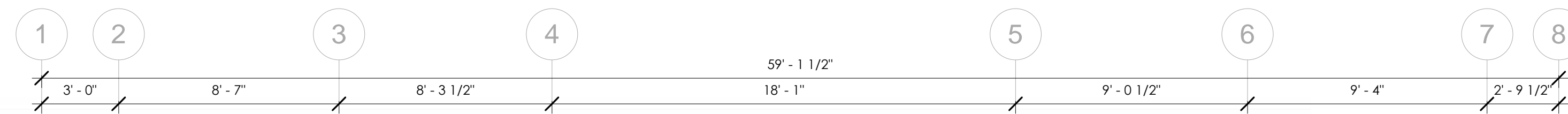
HC-202

Scale As indicated



① HC - EXISTING EAST ELEVATION
3/16" = 1'-0"

EXISTING ELEVATION



② HC - PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATION



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED EAST ELEVATION

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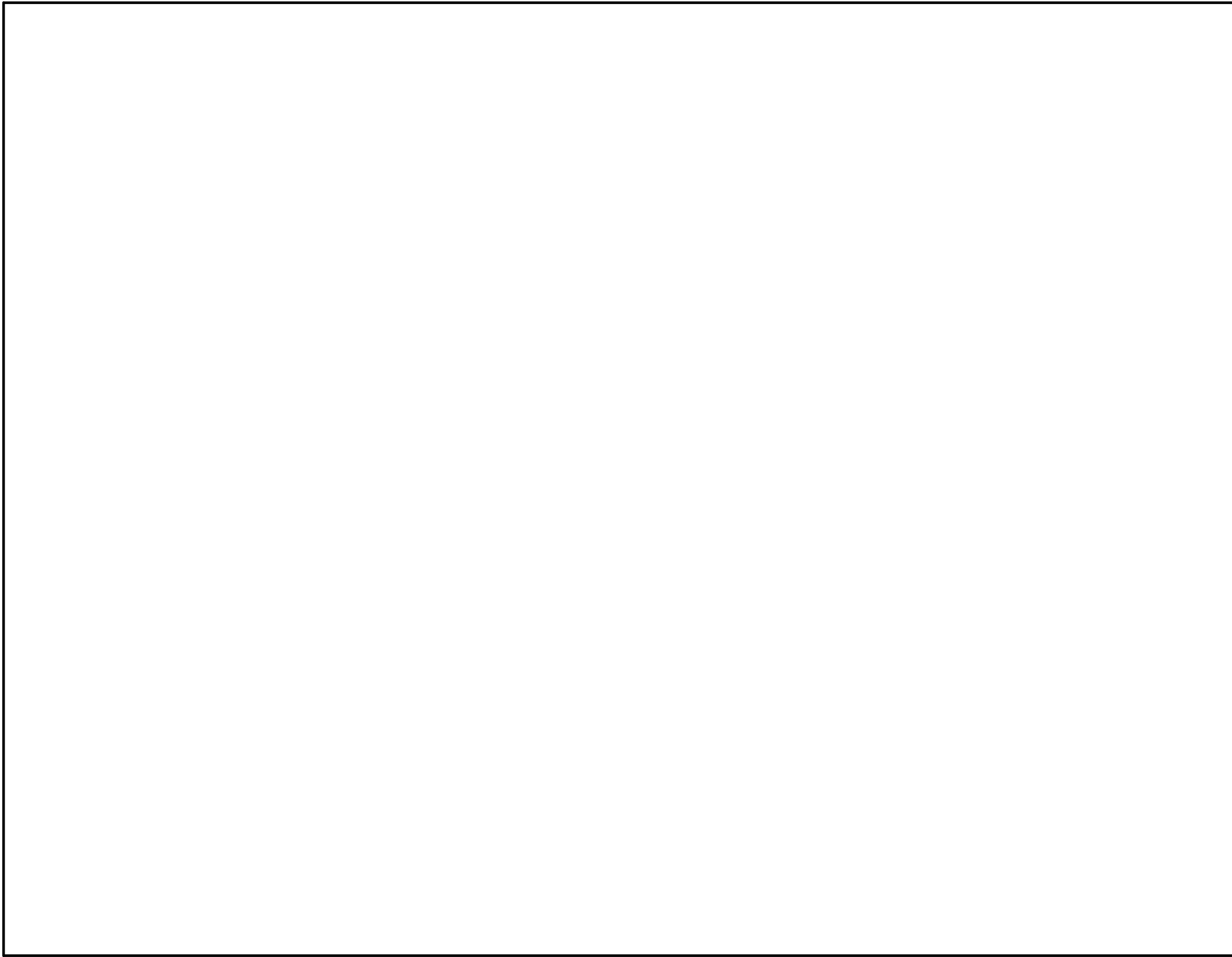
Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
Drawn by	Author
Checked by	Checker

HC-203

Scale As indicated

END OF PRESENTATION

207 LAKEVIEW EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE VIDEO RENDER

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HC-300

Scale



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REGISTRATIONS:

STRUCTURAL ENGINEER:

N\71 P1 POT G\N1 J1 S1 X1 6

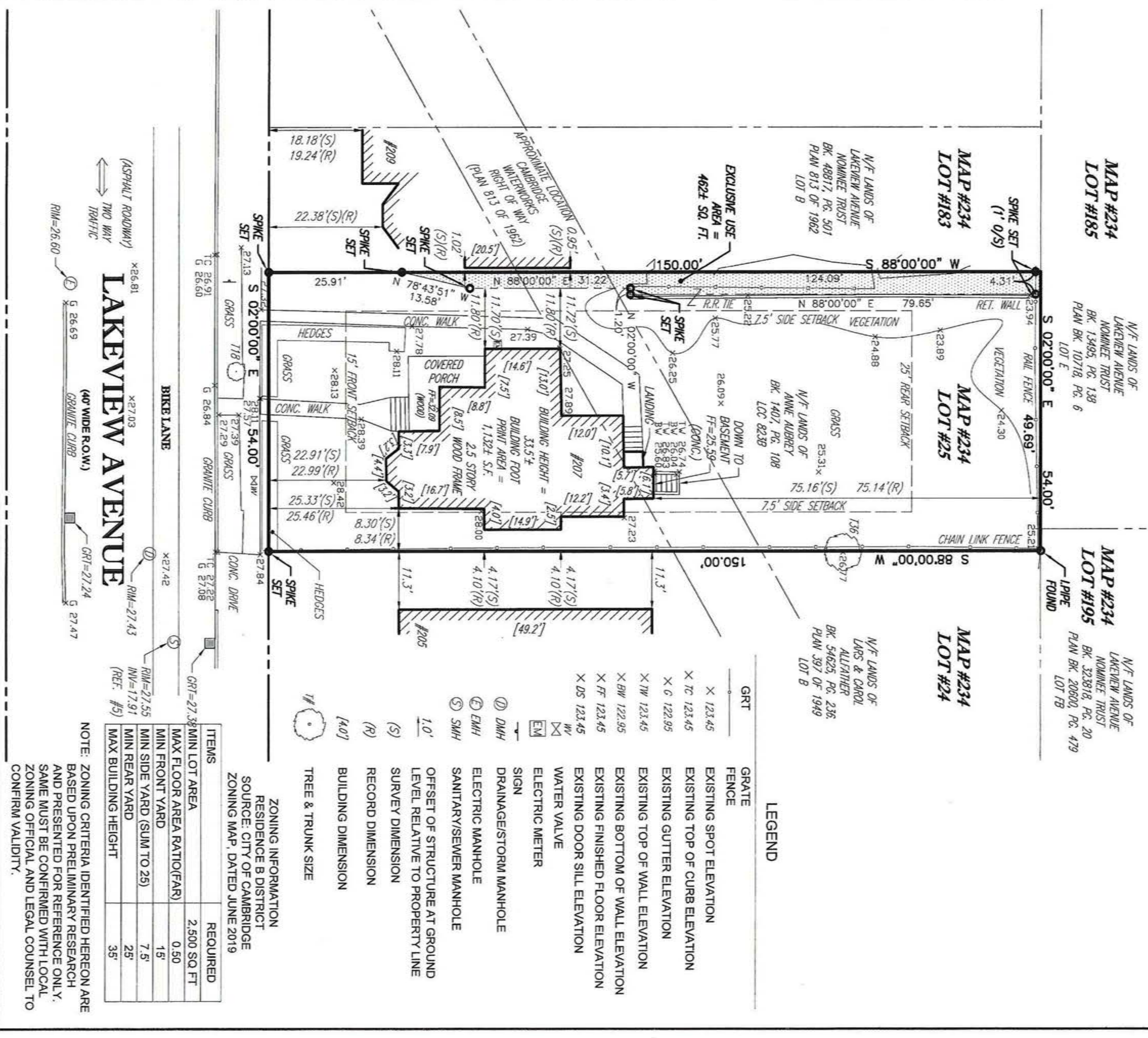
38120 VW
 207 LAKEVIEW AVE. CAMBRIDGE
 ECNENDESISRESIER CURRIER KACHMAR
 CURRIER SAM KACHMAR

Project Status	HISTORIC SET
Project number	2017.08
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Drawn by	Author
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HC-301

- NOTES:**
- PROPERTY KNOWN AS LOT 26 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 234.
 - AREA = 8,100 SQUARE FEET OR 0.186 ACRES
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY HIGH POINT SURVEY, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER REF. #5
 - ELEVATIONS REFER TO CAMBRIDGE CITY BASE, BASED ON REFERENCE #5.

- REFERENCES:**
- MAP ENTITLED "CITY OF CAMBRIDGE GIS MAP," DATED 10/17/2019.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND, BEING THE SUBDIVISION OF LAND SHOWN ON LCC 823A (207 LAKEVIEW AVENUE), CAMBRIDGE, MASS., DATED SEPTEMBER 25, 2009, BY AGH ENGINEERING, 186 WALTER STREET, STOUGHTON, MA 02072," FILED WITH THE MIDDLESEX COUNTY LAND COURT AS PLAN 8238, DATED MARCH 4, 2010.
 - MAP ENTITLED "SUB-DIVISION OF LAND AT 209-211 LAKE VIEW AVE, CAMBRIDGE, MA," BY DONALD J. REARDON, DATED MAY 16, 1962, AND RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN 813 OF 1962.
 - MAP ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE 26017C0419E," EFFECTIVE DATE OF 08/04/2010.
 - MAP ENTITLED "LAKE VIEW AVE. SEWER FOR ASSESSMENT," DATED NOV. 26, 1975.



LEGEND

SYM	DESCRIPTION
GRATE	GRATE
FENCE	FENCE
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X C 122.95	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
X FT 123.45	EXISTING FINISHED FLOOR ELEVATION
X DS 123.45	EXISTING DOOR SILL ELEVATION
WV	WATER VALVE
EM	ELECTRIC METER
EM	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
EMH	ELECTRIC MANHOLE
SMH	SANITARY/SEWER MANHOLE
(S)	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(R)	SURVEY DIMENSION
(S)	RECORD DIMENSION
(R)	BUILDING DIMENSION
[4.0']	TREE & TRUNK SIZE

ZONING INFORMATION

RESIDENCE B DISTRICT
 SOURCE: CITY OF CAMBRIDGE ZONING MAP, DATED JUNE 2019

ITEMS	REQUIRED
MIN LOT AREA	2,500 SQ FT
MAX FLOOR AREA RATIO(FAR)	0.50
MIN FRONT YARD	15'
MIN SIDE YARD (SUM TO 25)	7.5'
MIN REAR YARD	25'
MAX BUILDING HEIGHT	35'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS AND PRACTICES WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SCOTT M. LITALIEN
 NO. 50815
 DATE: 12/6/19

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN	REVIEWED	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
11/10/2019	MA-001	10	SBH	JMR	JMR	High Point Survey & Geospatial Data	12/06/2019	1"=20'	19-013	1 OF 1

SKA ARCHITECTS
CERTIFIED PLOT PLAN
 207 LAKEVIEW AVENUE
 CITY OF CAMBRIDGE, MIDDLESEX COUNTY
 COMMONWEALTH OF MASSACHUSETTS

60 Rantoul Street #609N
 Beverly, Massachusetts 01915
 508.243.3434 HighPointSurvey.com

EXISTING SITE PHOTOS



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL
PERSPECTIVES

SAM KACHMAR & MAGGIE
CURRIER
KACHMAR CURRIER RESIDENCE
207 LAKEVIEW AVE. CAMBRIDGE
MA 02138

Project Status	HISTORIC SET
Project number	2017.08
Date	10/28/20
Drawn by	Author
Checked by	Checker

HC-302
Scale