

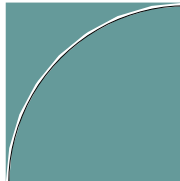
40 Cottage Street

client
R. RUSSELL & R.
CHASE

title
COVER SHEET

project
40 Cottage St., Cambridge, MA

BOYES-
WATSON
ARCHITECTS



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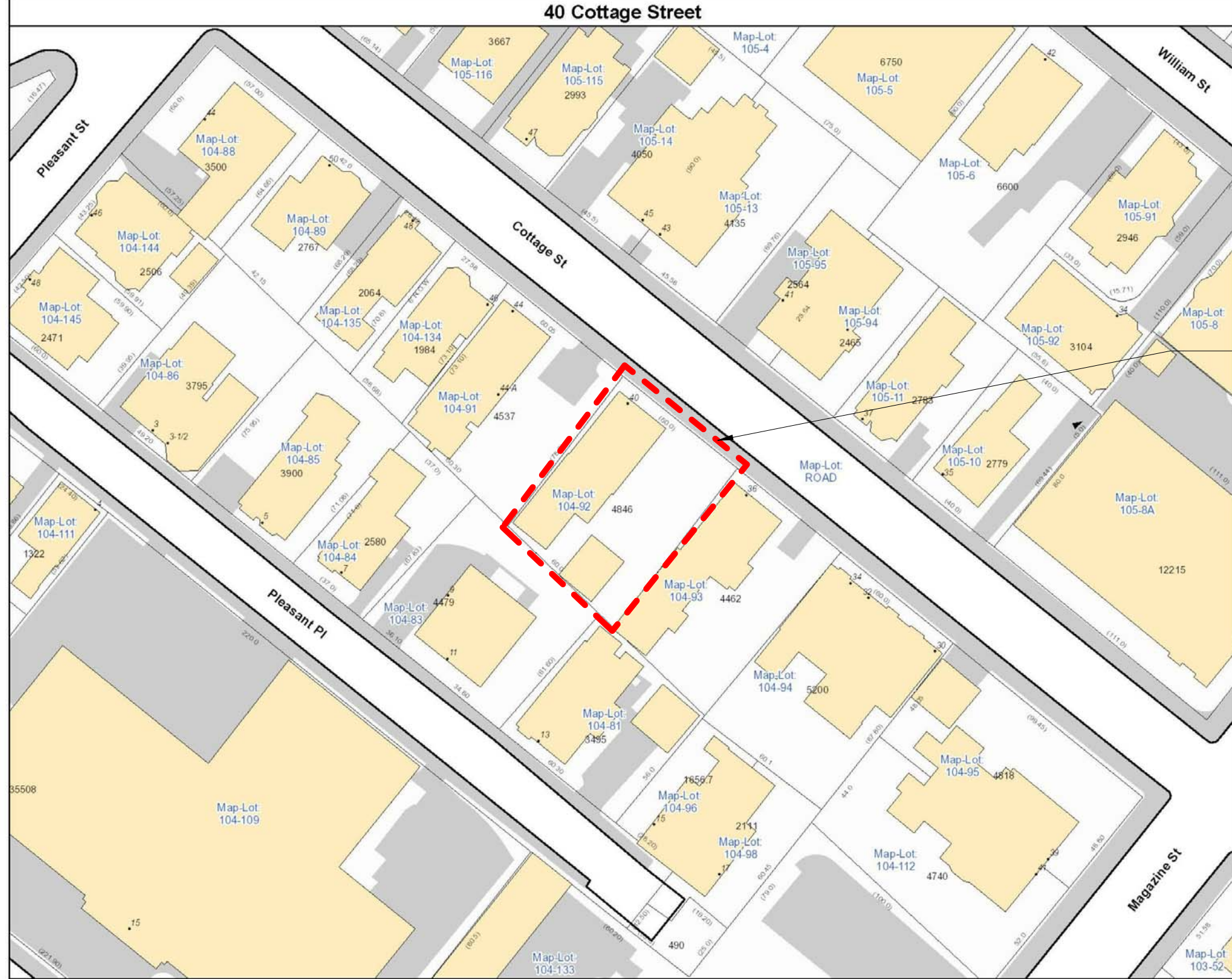
job number
000

scale

date issued
09-20-17

HISTORIC
SET

sheet no.
A-001



LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

City of Cambridge
Massachusetts

NOT TO SCALE

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client
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title
GIS MAP

project
40 Cottage St., Cambridge, MA

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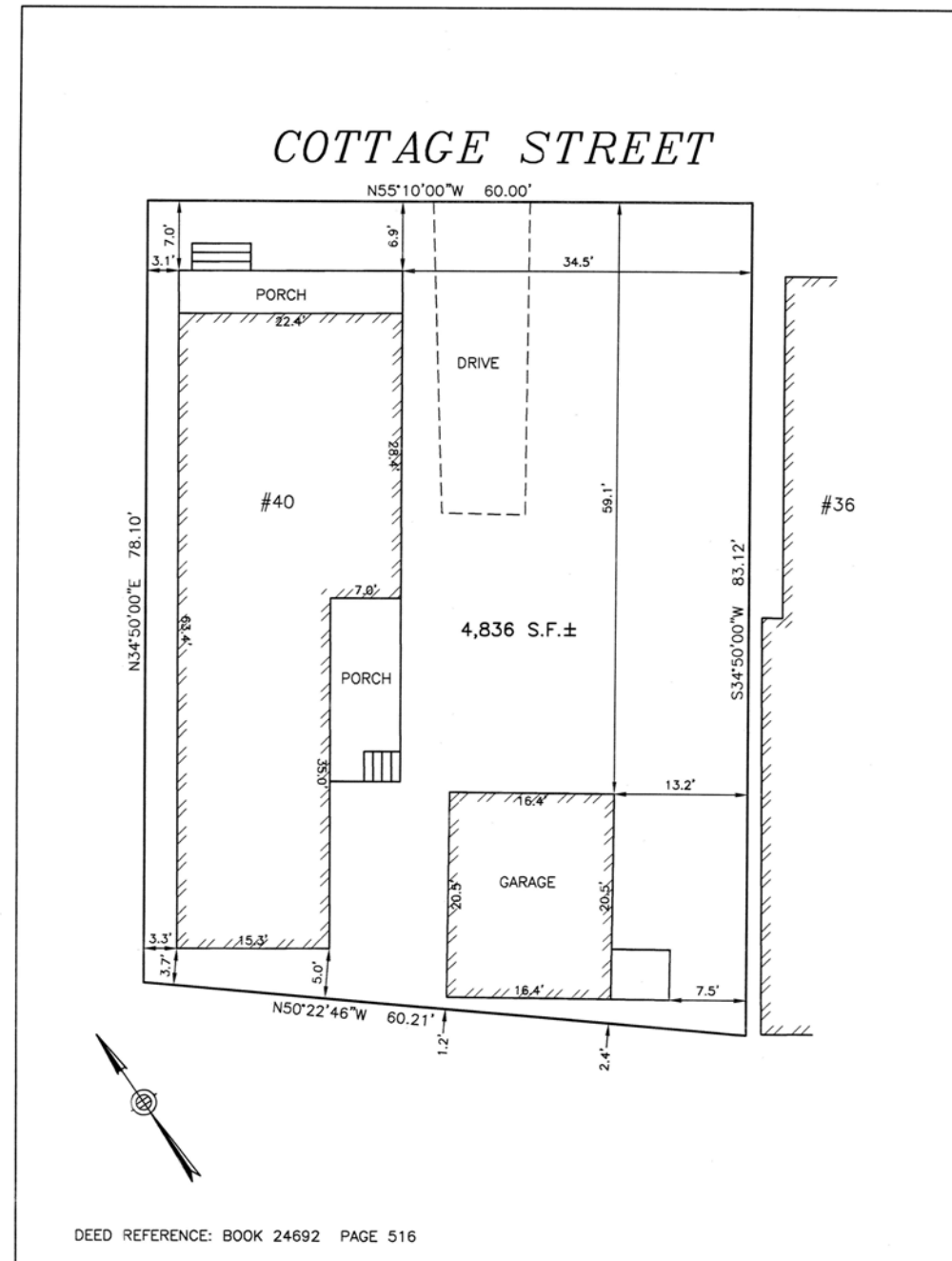
HISTORIC SET

sheet no.
A-002

client
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title
PLOT PLAN

project
40 Cottage St., Cambridge, MA



DEED REFERENCE: BOOK 24692 PAGE 516

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

**PLAN OF LAND IN
CAMBRIDGE, MA**

40 COTTAGE STREET
EXISTING CONDITIONS

SCALE: NOT TO SCALE
DATE: JUNE 7, 2013
DRAWN: ER
CHECK: BB

PROJECT NO. 24162

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**HISTORIC
SET**

sheet no.
A-003

2/5/2016 10:17:13 AM



VIEW OF LEFT SIDE



VIEW OF RIGHT SIDE



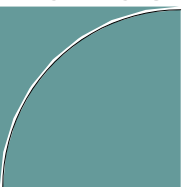
VIEW OF BACK ELL

client
R. RUSSELL & R.
CHASE

title
CONTEXT PHOTOS

project
40 Cottage St., Cambridge, MA

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scale

date issued
09-20-17

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SET

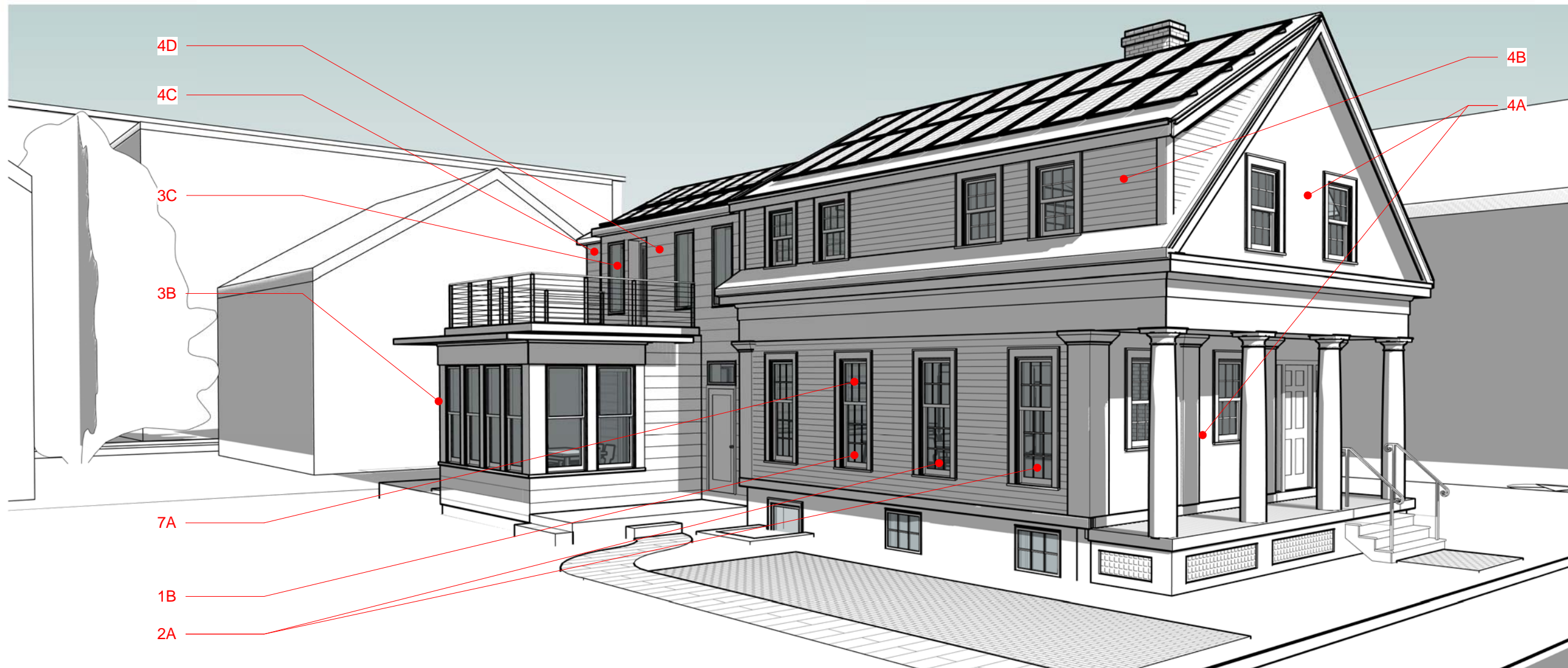
sheet no.
A-004

Items from last meeting:

1. Greek Revival - New Egress Stairs
2. Windows Along Left Facade
3. Further Differentiation of Back Ell
4. Siding & Samples
5. Garden Room Details
6. Landscape Details

Response:

1. Greek Revival - New Egress Stairs
 - A. Preferred Option - Locate Stairs on Righthand elevation
 - B. Alternate Option - Locate Stairs on Lefthand elevation
2. Windows Along Left Facade
 - A. 6 over 9 Windows Along facade to match existing
3. Further Differentiation of Back Ell
 - A. Contemporary Siding vs. Existing Clapboard; see below
 - B. Reglet Cornerboards at Garden Room and Back Ell
 - C. Uncased Contemporary Windows at Garden Room and Back Ell
4. Siding & Samples
 - A. Greek Revival Gable End - 6" Exp. Shiplap siding to remain
 - B. Greek Revival box - 5" Exp. Clapboard
 - C. Back Ell body - 2x10 Channel Siding; Reglet Corners
 - D. Back Ell Addition and Dormer - 2x10 Nickel Gap Siding; Reglet Corners
5. Garden Room Details
 - A. Wood and Steel trellis refer to 3/A-201
 - B. Cable Wire Railing with Metal Posts
 - C. Added additional Window on Front Facade
6. Landscape Details
 - A. 30" High Front Porch
 - B. Rear Unit, Wood Deck & Granite Step

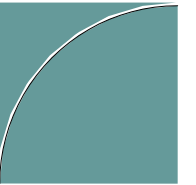


client
R. RUSSELL & R.
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title
Summary of Revisions

project
40 Cottage St., Cambridge, MA

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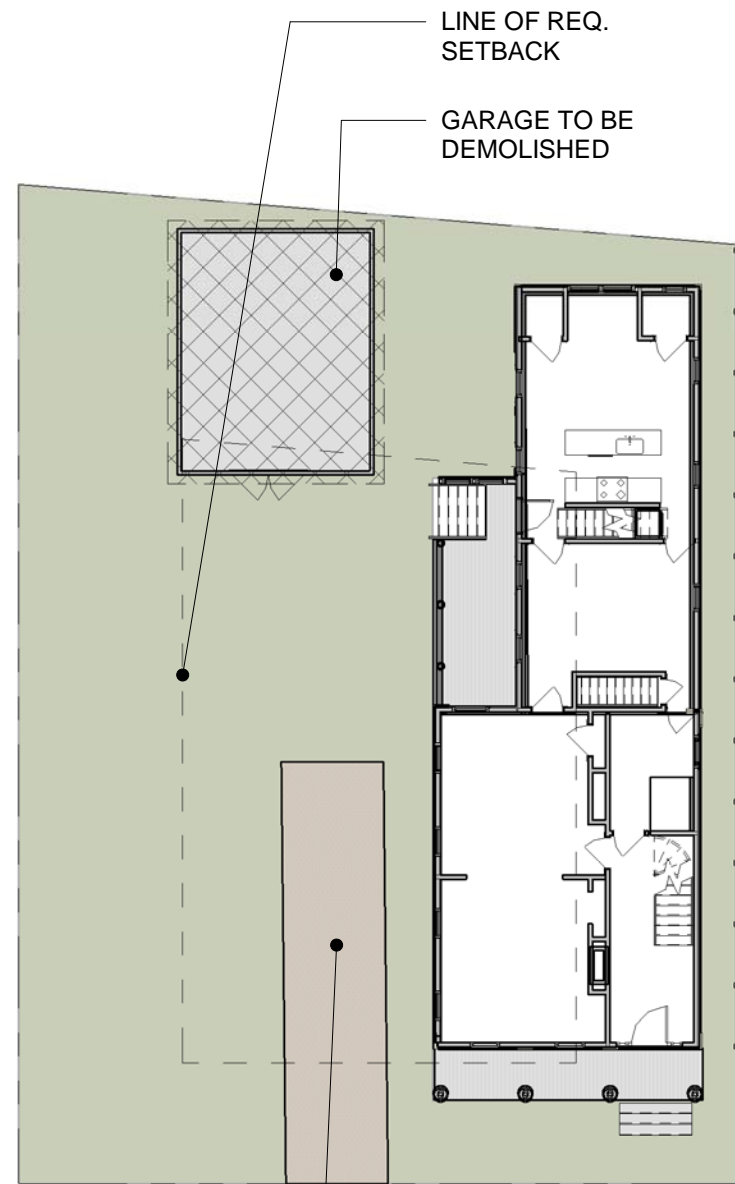
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date issued
09-20-17

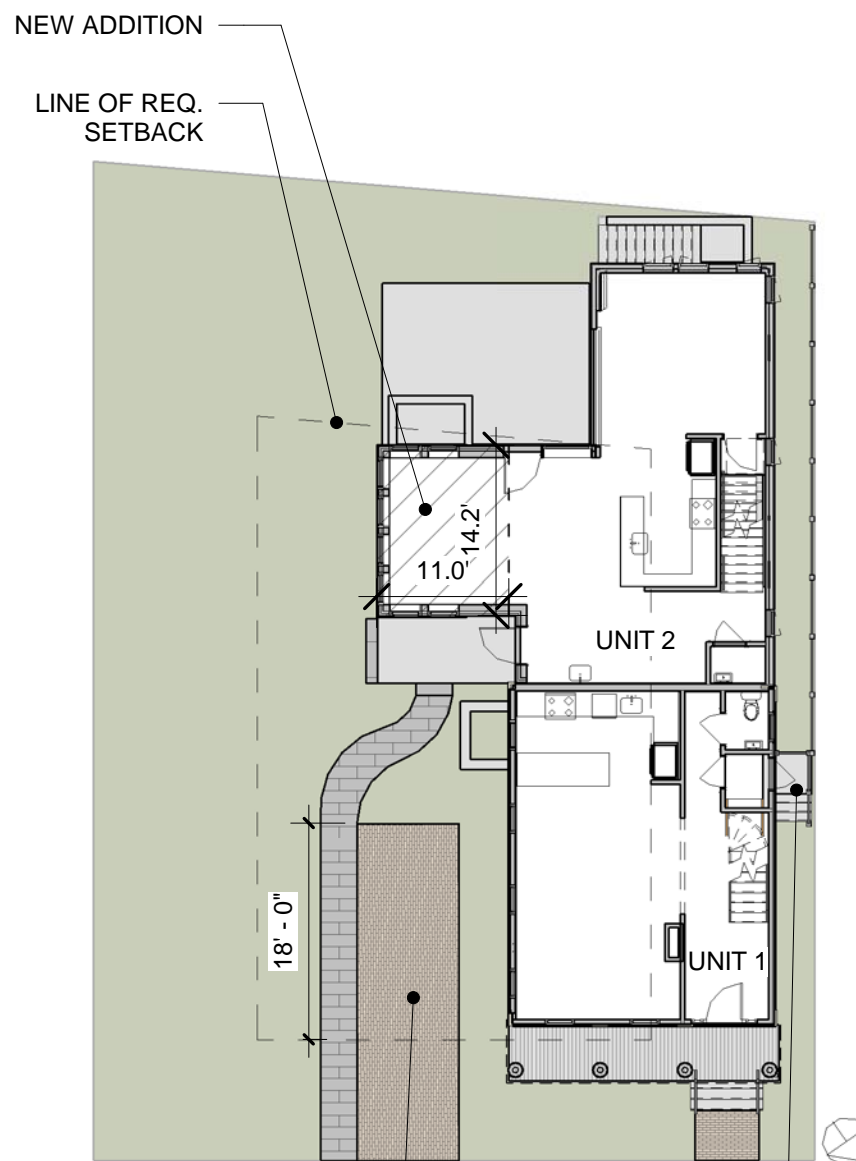
**HISTORIC
SET**

sheet no.
A-005



EXISTING
PARKING SPACE

① EXISTING SITE PLAN
1/16" = 1'-0"

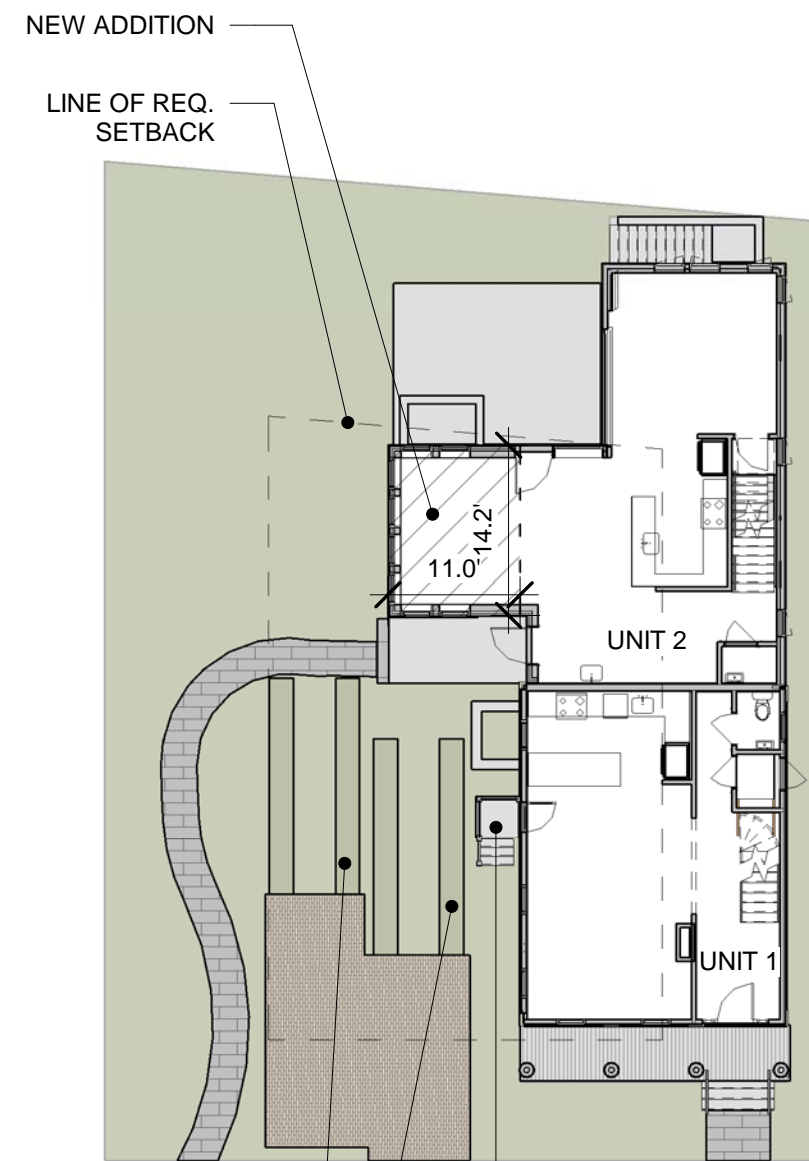


EXISTING
PARKING SPACE
TO REMAIN AS
8.5'X18' SPACE

NEW STOOP &
DOOR

NOTE: PREFERRED PLAN REQUIRES A BZA
SPECIAL PERMIT FOR PARKING SPACE
REDUCTION AND WINDOWS/DOORS IN THE
SETBACK (UNIT 1 REAR STOOP).

② PREFERRED - PROPOSED SITE PLAN (REQ. BZA SP)
1/16" = 1'-0"



2ND PARKING
SPACE

PAVEMENT
REDUCED AT
EXISTING
PARKING SPACE

NEW STOOP &
DOOR

NOTE: ALTERNATE PLAN IF BZA SPECIAL
PERMIT IS NOT GRANTED FOR EITHER PARKING
SPACE REDUCTION AND WINDOWS/DOORS IN
THE SETBACK (UNIT 1 REAR STOOP)

③ ALTERNATE - PROPOSED SITE PLAN
1/16" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
SITE PLAN

project
40 Cottage St., Cambridge, MA

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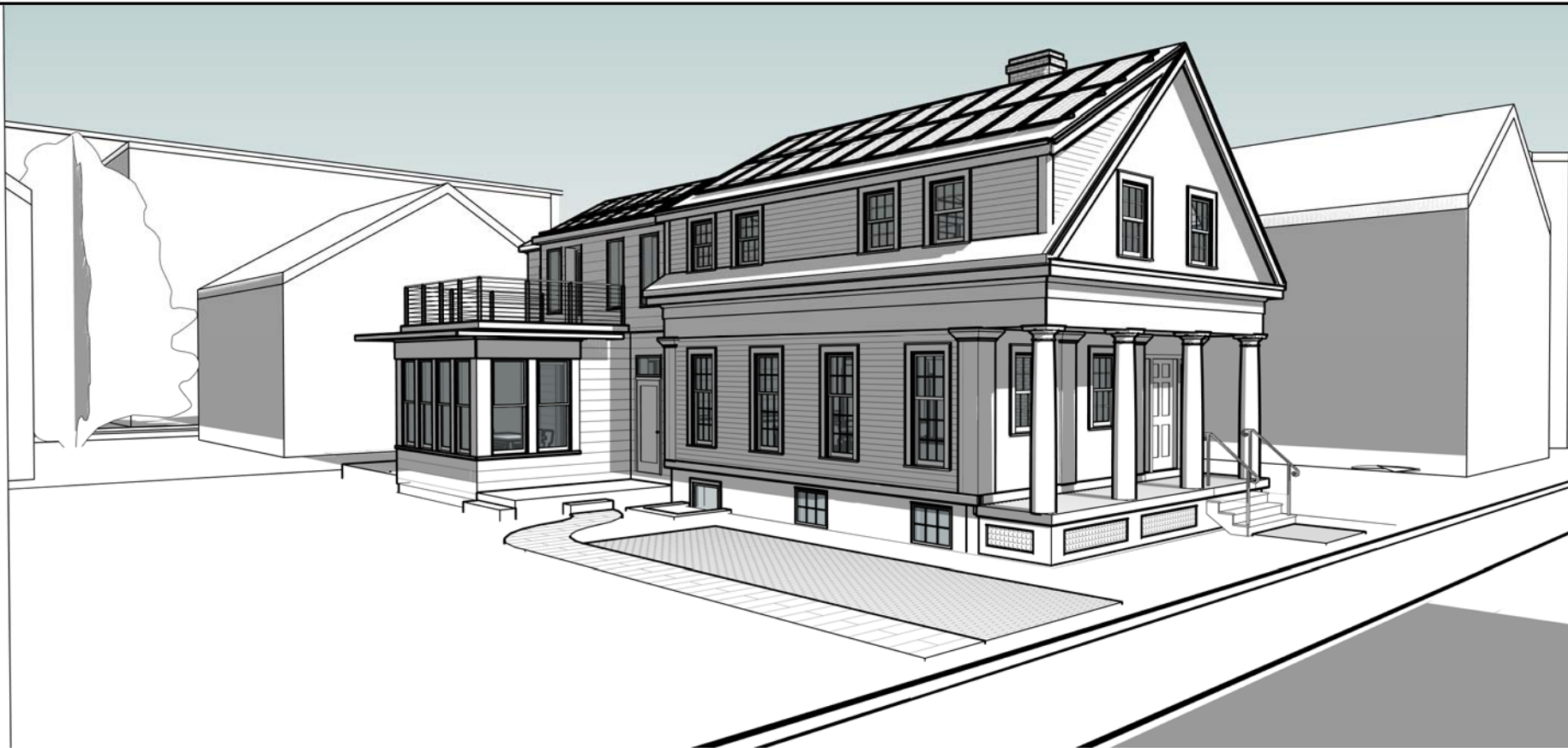
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scale
1/16" = 1'-0"

date issued
09-20-17

HISTORIC
SET

sheet no.
A-006



① STREET VIEW 1 - PROPOSED



② STREET VIEW 1 - EXISTING

client
R. RUSSELL & R.
CHASE

title
VIEW 1

project
40 Cottage St., Cambridge, MA

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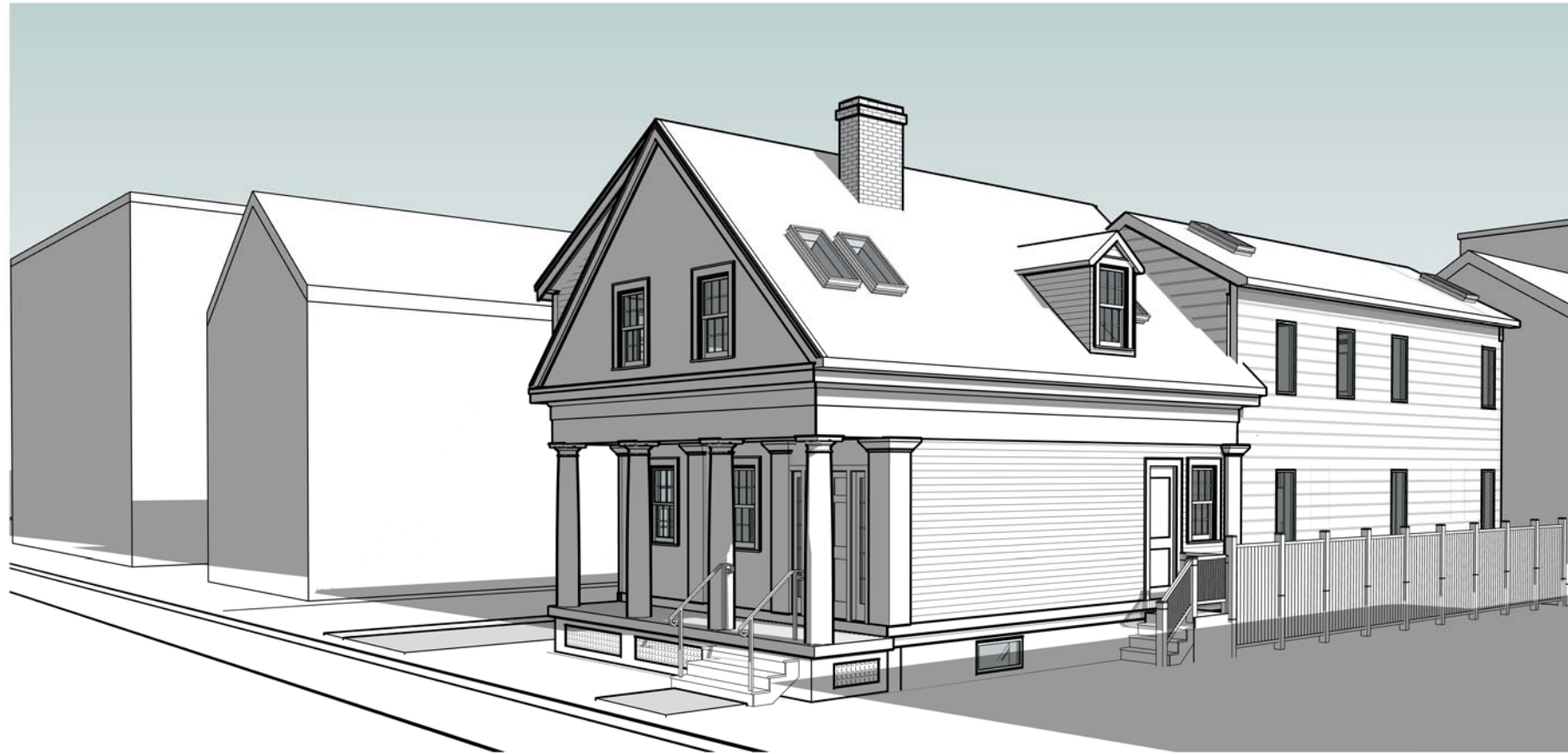
job number
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scale

date issued
09-20-17

HISTORIC
SET

sheet no.
A-010



① STREET VIEW 2 - PROPOSED



② STREET VIEW 2 - EXISTING

client
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CHASE

title
VIEW 2

project
40 Cottage St., Cambridge, MA

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scale

date issued
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A-011



client
R. RUSSELL & R.
CHASE

title
ADDITIONAL 3D VIEWS

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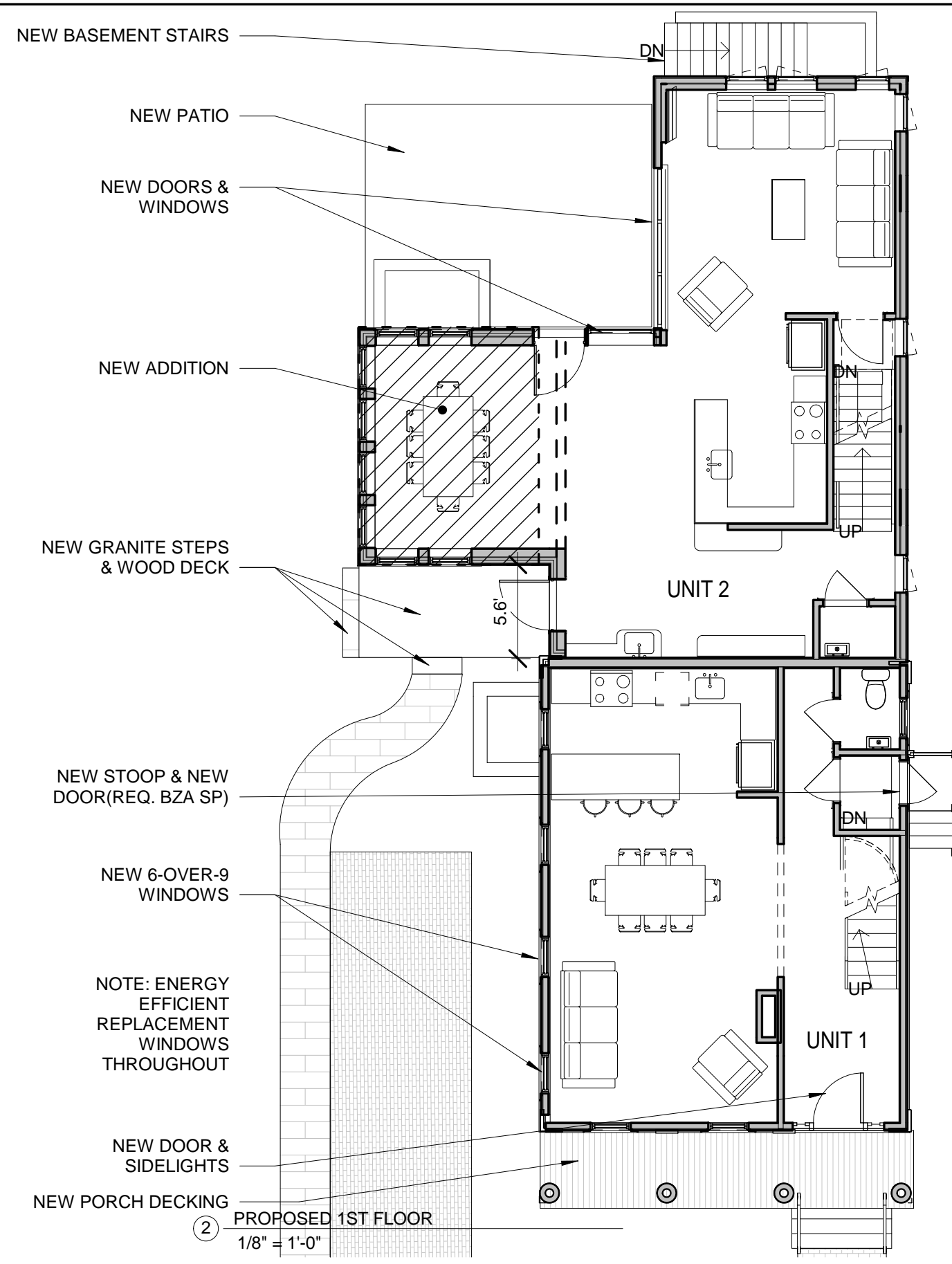
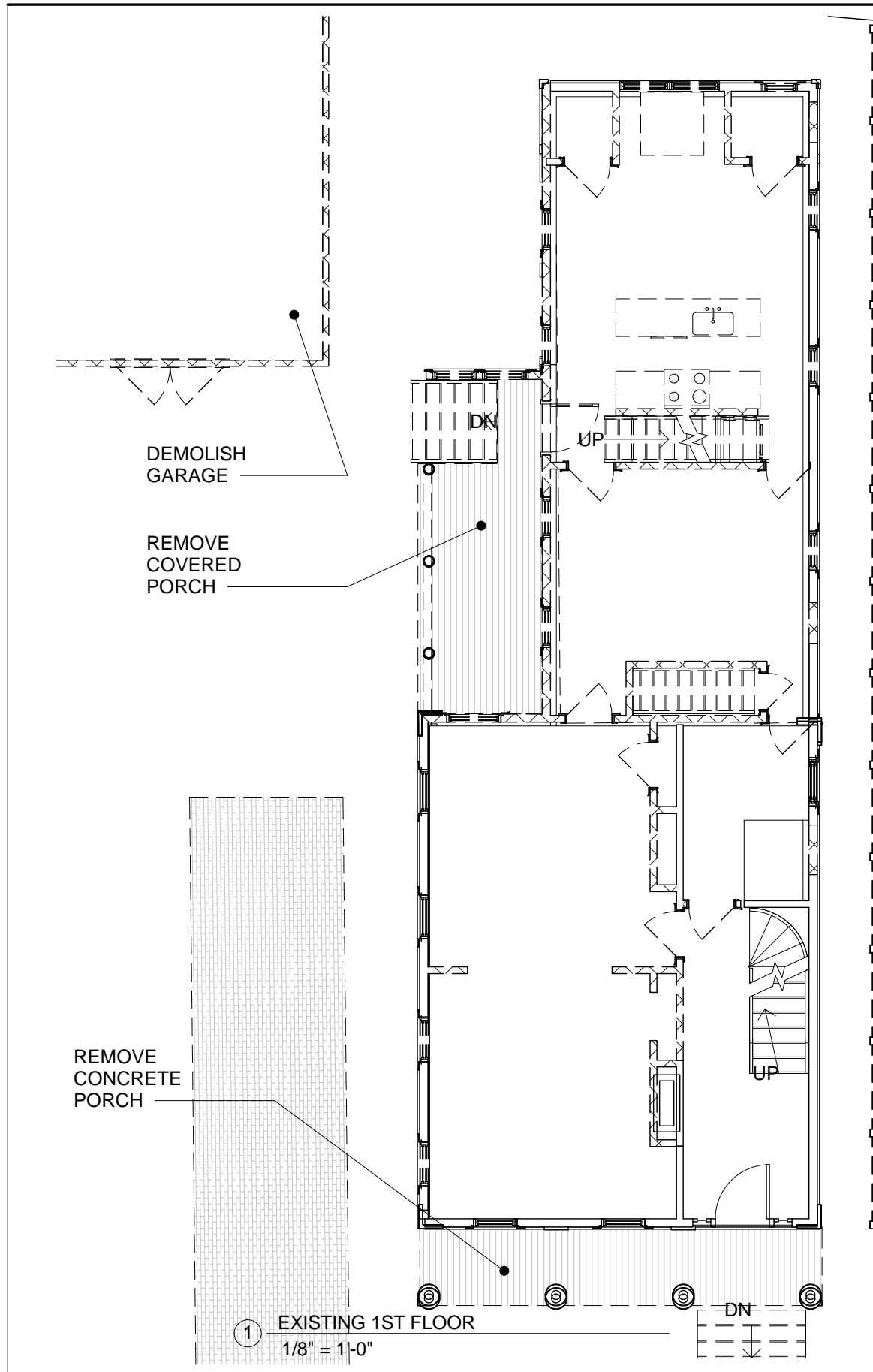
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SET**

sheet no.
A-012

9/20/2017 3:29:55 PM



NEW BASEMENT STAIRS

NEW PATIO

NEW DOORS & WINDOWS

NEW ADDITION

NEW GRANITE STEPS & WOOD DECK

NEW STOOP & NEW DOOR (REQ. BZA SP)

NEW 6-OVER-9 WINDOWS

NOTE: ENERGY EFFICIENT REPLACEMENT WINDOWS THROUGHOUT

NEW DOOR & SIDELIGHTS

NEW PORCH DECKING

client
R. RUSSELL & R. CHASE

title
1ST FLOOR
project
40 Cottage St., Cambridge, MA

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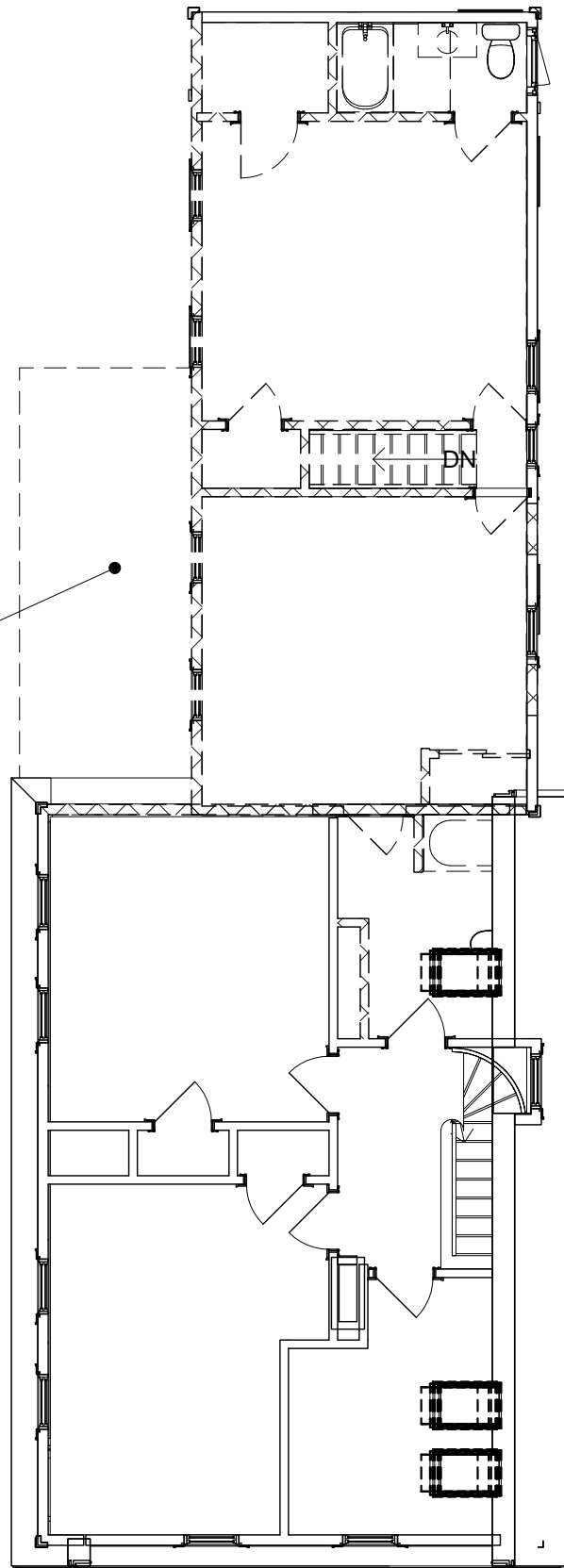
scale
1/8" = 1'-0"

date issued
09-20-17

HISTORIC SET

sheet no.
A-101

REMOVE
PORCH ROOF
BELOW



① EXISTING 2ND FLOOR
1/8" = 1'-0"

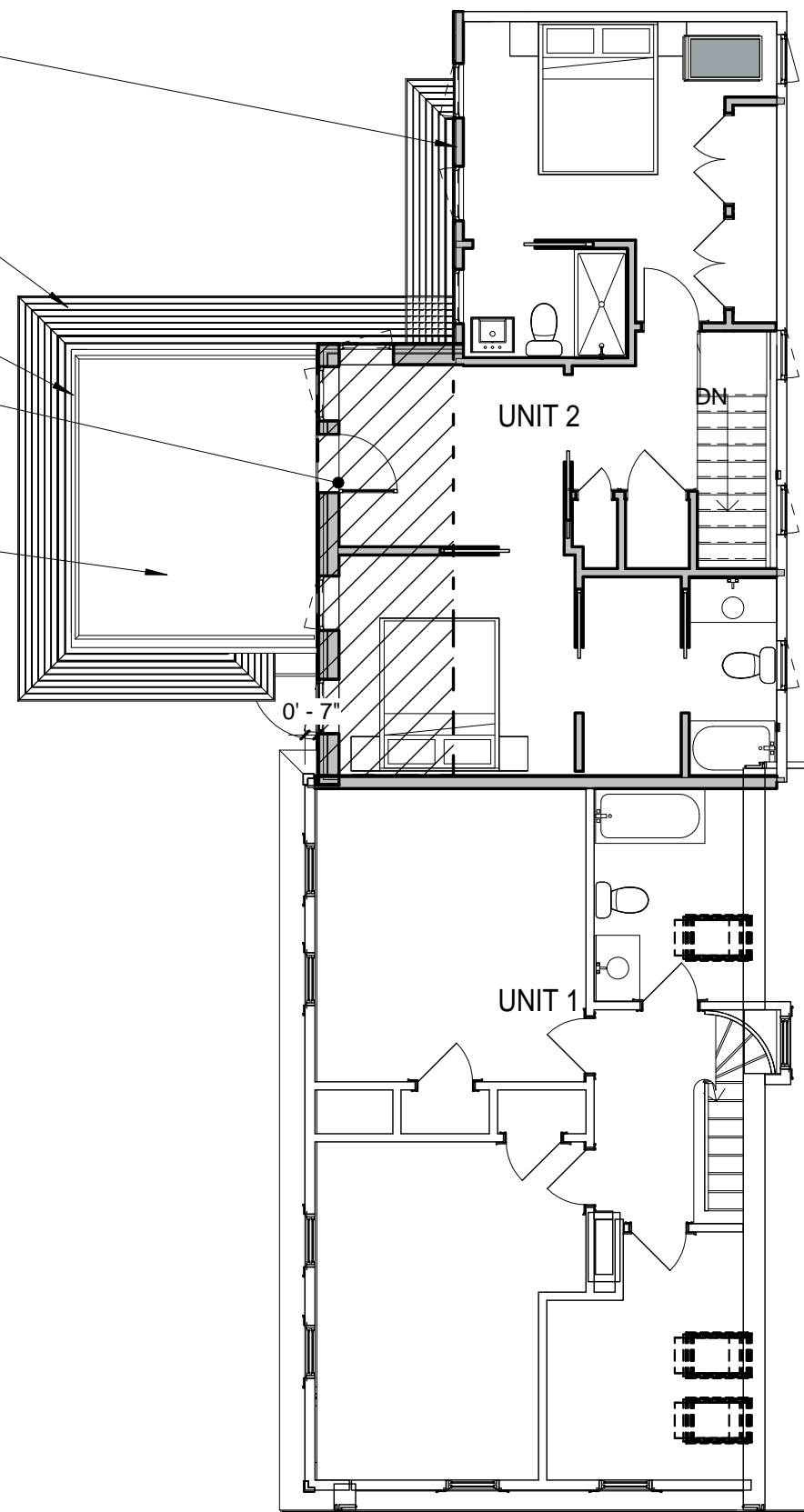
NEW WINDOWS ON
EAST FACADES

SOLAR SHADE
TRELLIS

TENSIONED CABLE
RAILING

NEW ADDITION

NEW ROOF
DECK



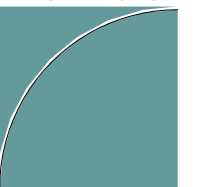
② PROPOSED 2ND FLOOR
1/8" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
2ND FLOOR

project
40 Cottage St., Cambridge, MA

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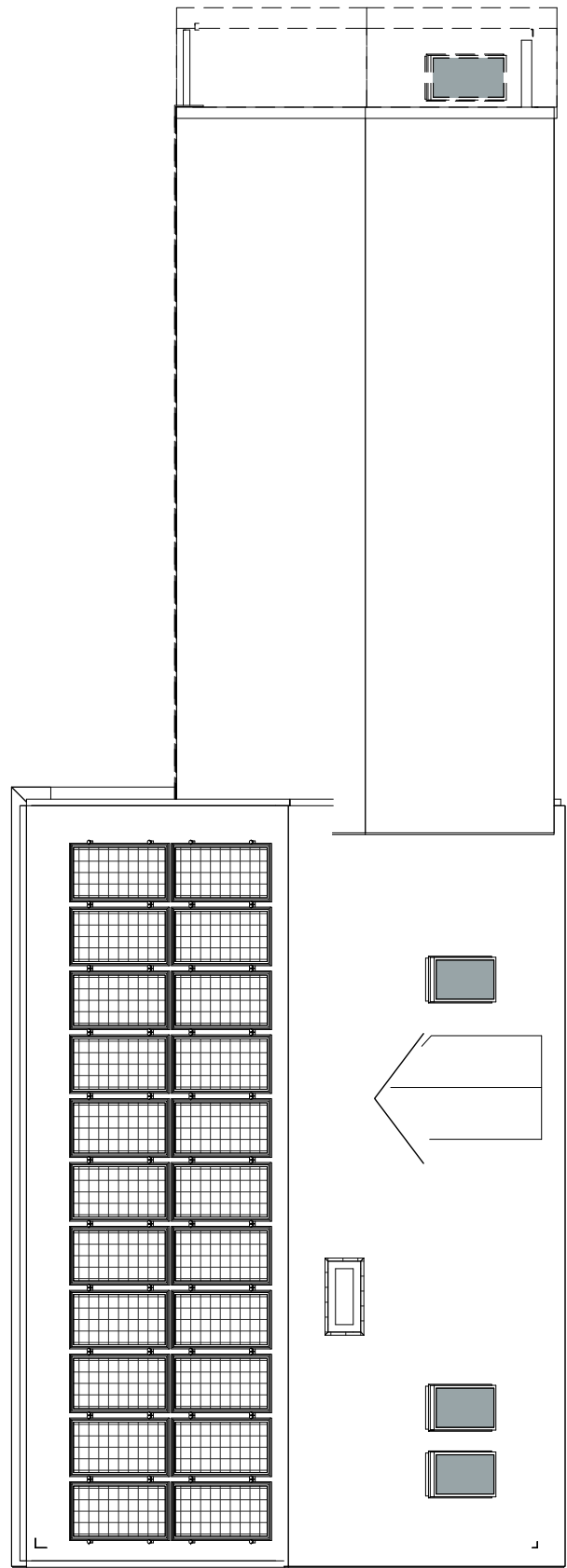
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000

scale
1/8" = 1'-0"

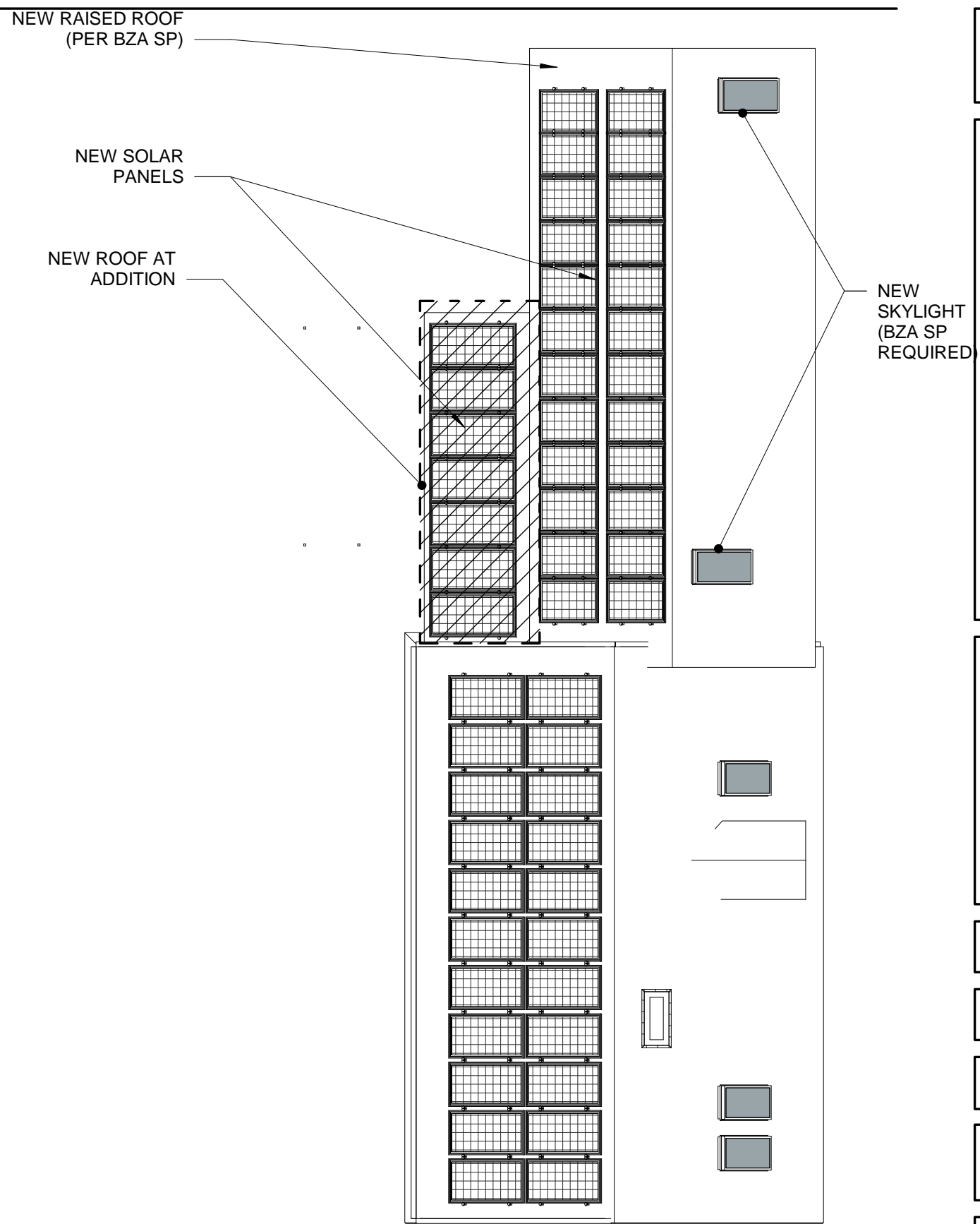
date issued
09-20-17

HISTORIC
SET

sheet no.
A-102



① EXISTING ROOF PLAN
1/8" = 1'-0"



② PROPOSED ROOF PLAN
1/8" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
ROOF PLANS

project
40 Cottage St., Cambridge, MA

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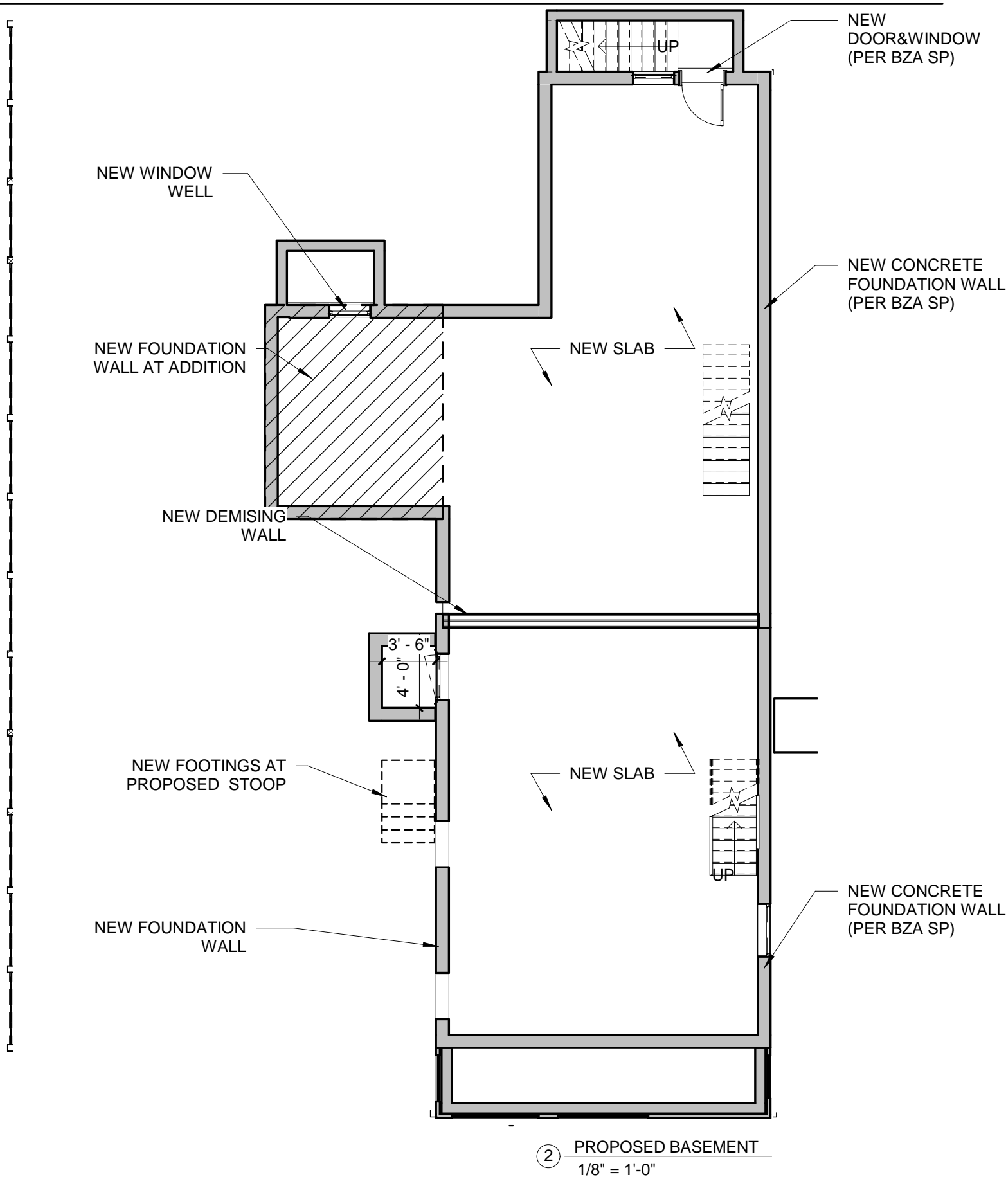
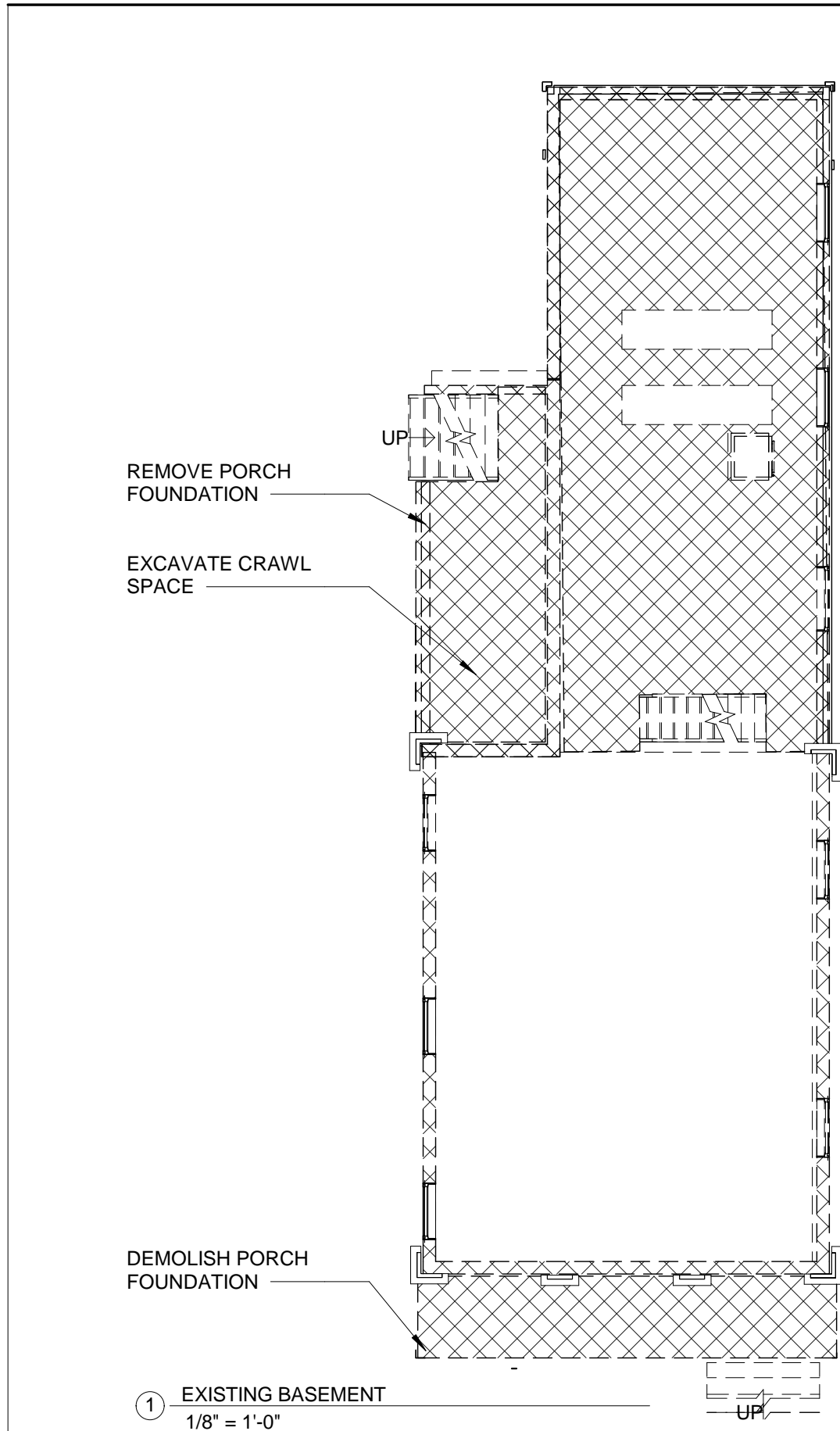
scale
1/8" = 1'-0"

date issued
09-20-17

HISTORIC
SET

sheet no.
A-103

9/20/2017 3:29:57 PM



client
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title
BASEMENT

project
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scale
1/8" = 1'-0"

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HISTORIC SET

sheet no.
A-104

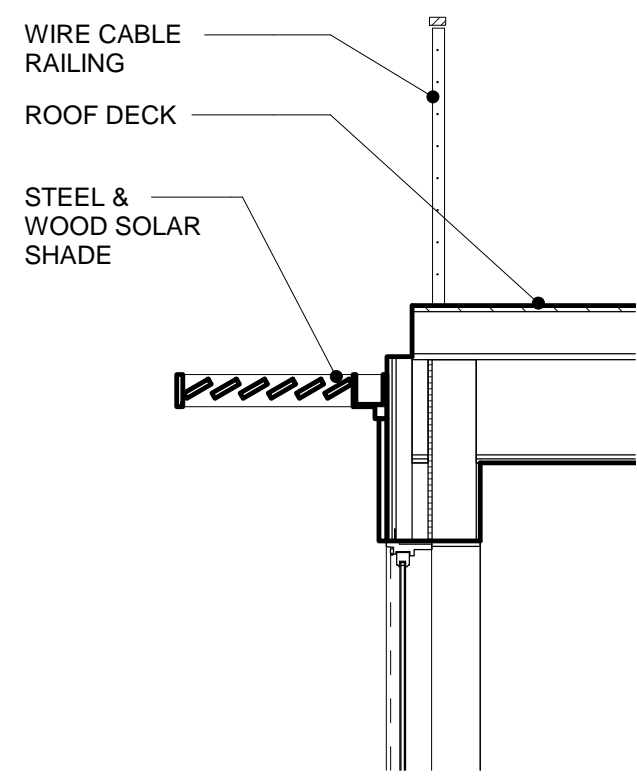
client
R. RUSSELL & R.
CHASE

title
FRONT ELEVATION

project
40 Cottage St., Cambridge, MA



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



③ SUN SHADE DETAIL
1/2" = 1'-0"



② PROPOSED FRONT ELEVATION
1/8" = 1'-0"

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scale
As indicated

date issued
09-20-17

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SET

sheet no.
A-201



① EXISTING LEFT ELEVATION
1/8" = 1'-0"

- RAISED ROOF AT 4' SECTION OF BACK ELL (PER BZA SP)
- NEW SOLAR ARRAY
- NEW 10" CHANNEL SIDING AT BACK ELL W/FRY REGLET CORNERS
- NEW DORMER; 10" NICKEL GAP SIDING
- CABLE WIRE RAILING
- WOOD & STEEL SUNSHADE
- ALL NEW WINDOWS & DOORS; TYP. AT BACK ELL LEFT FACADE
- NEW ADDITION; 10" NICKEL GAP SIDING W/FRY REGLET CORNERS



② PREFERRED LEFT ELEVATION (BZA SP REQUIRED)
1/8" = 1'-0"

- NOTE: ENERGY EFFICIENT REPLACEMENT WINDOWS THROUGHOUT
- ENERGY EFFICIENT REPLACEMENT WINDOWS
- NEW 6-OVER-9 WINDOWS
- NEW CLAPBOARD
- NEW WOOD DECK
- NEW FOUNDATION WALL
- NEW WINDOW WELL & EGRESS WINDOW

client
R. RUSSELL & R. CHASE

title
LEFT SIDE ELEVATION
project
40 Cottage St., Cambridge, MA

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scale
1/8" = 1'-0"

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HISTORIC SET

sheet no.
A-202

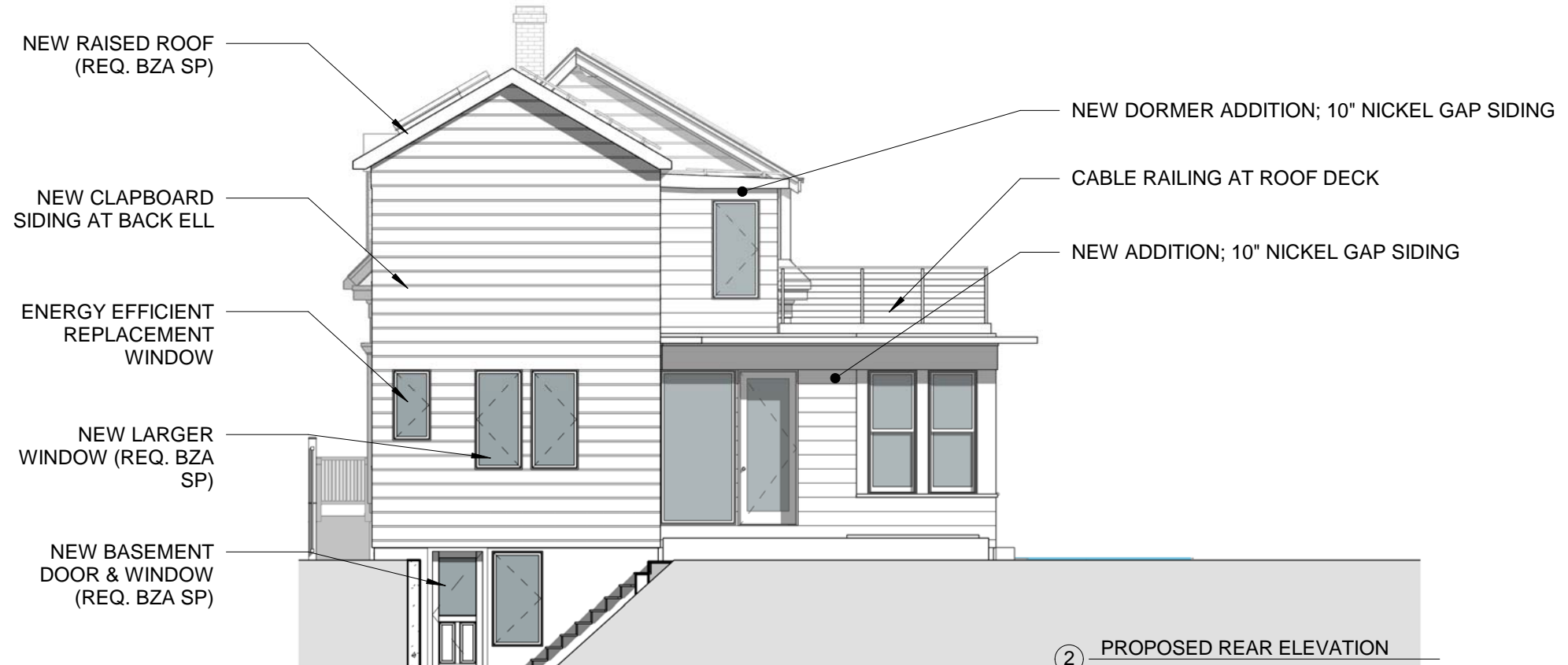
client
R. RUSSELL & R.
CHASE

title
REAR ELEVATION

project
40 Cottage St., Cambridge, MA



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



② PROPOSED REAR ELEVATION
1/8" = 1'-0"

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scale
1/8" = 1'-0"

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HISTORIC
SET

sheet no.
A-203

9/20/2017 3:30:08 PM



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

NOTE: ALL EXISTING
WINDOWS & SKYLIGHTS
ON THIS FACADE ARE
ENERGY EFFICIENT
REPLACEMENT
WINDOWS U.N.O.

ENERGY EFFICIENT
REPLACEMENT
WINDOWS

NEW DOOR, STAIRS,
STOOP, AND WOOD
RAILING (REQ. BZA SP)

NEW WOOD STAIRS &
DECK; CAST IRON
RAILING



NOTE: ALL WINDOWS &
SKYLIGHTS IN THE BACK
ELL ON THIS FACADE
ARE NEW OR ALTERED
LOCATIONS AND SIZES
(REQ. BZA SP)

NEW 10" CHANNEL
SIDING AT BACK ELL

② PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
RIGHT ELEVATIONS

project
40 Cottage St., Cambridge, MA

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ARCHITECTS

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job number
000

scale
1/8" = 1'-0"

date issued
09-20-17

HISTORIC
SET

sheet no.
A-204