

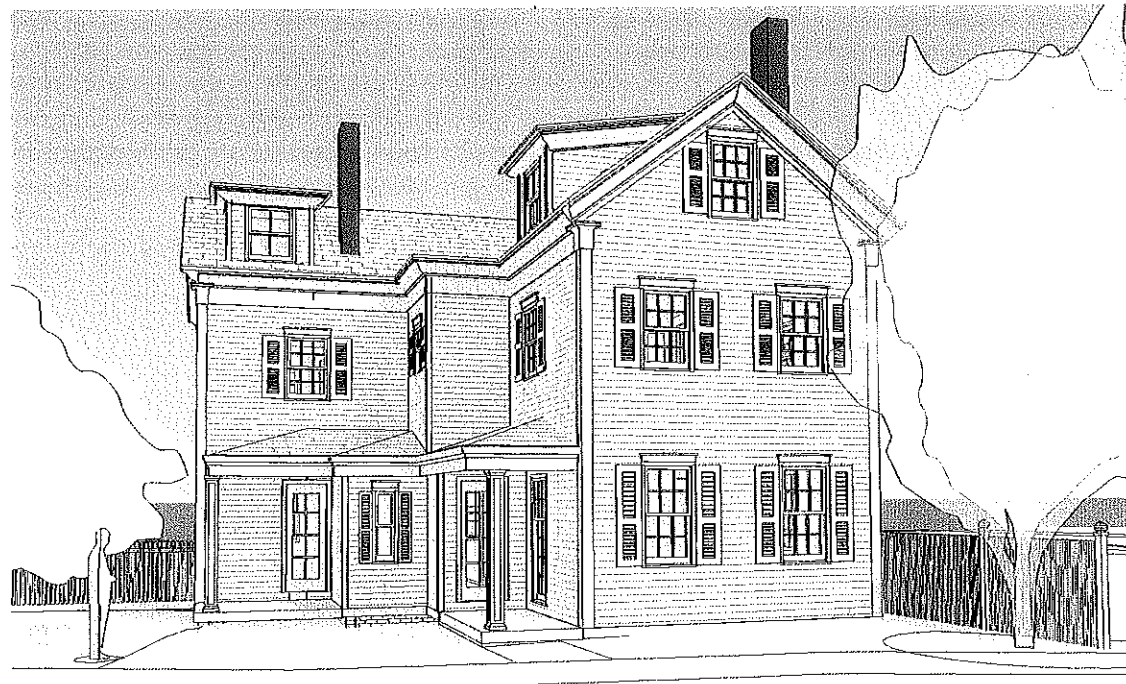
36 FOLLEN ST REALTY TRUST

RENOVATION PROJECT

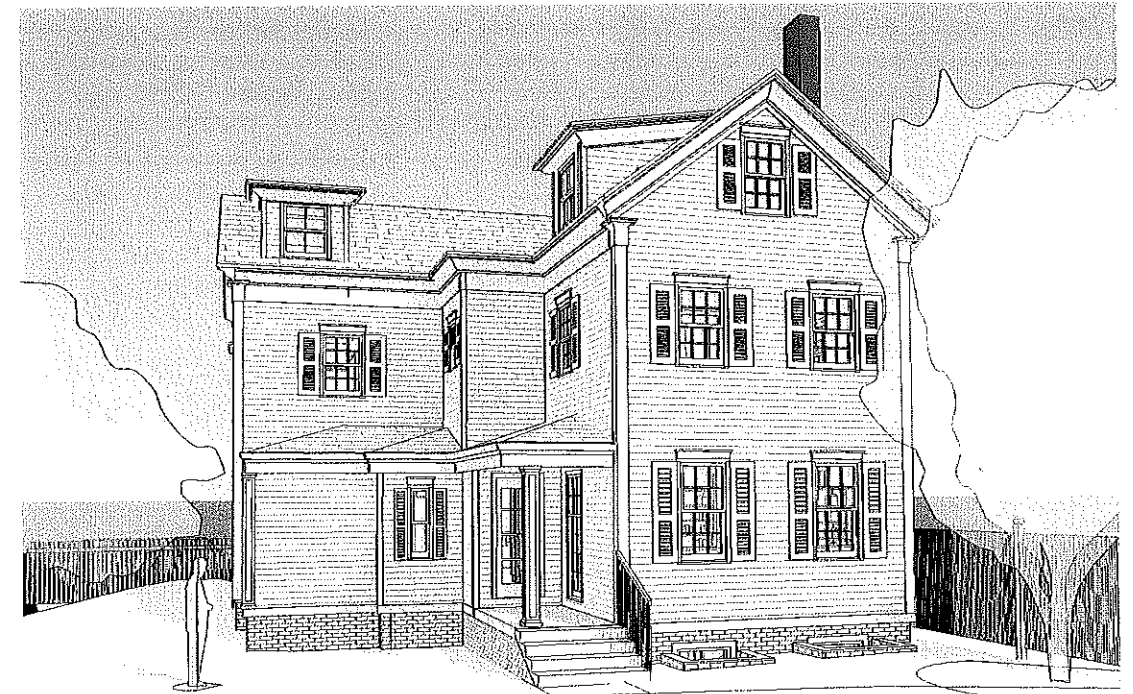
1/8/18

36 FOLLEN ST
REALTY TRUST

36 FOLLEN ST.
CAMBRIDGE MA
02138



① EXISTING



② PROPOSED

ARCHITECT:

SAM KACHMAR ARCHITECTS

CLIENT:

36 FOLLEN REALTY TRUST

DESIGN CONSULTANT:

ROYCE LANIER

GENERAL CONTRACTOR:

DEREK TOMMY

STRUCTURAL ENGINEER:

XXXXXXXX



SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
45 SAVILLE ST.
CAMBRIDGE MA, 02138

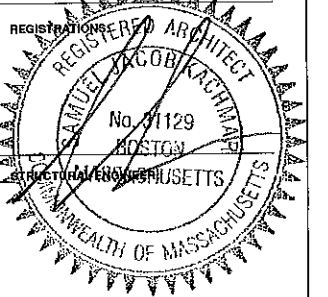
Sheet List					
Count	Current Revision Date	Designed By	Drawn By	Sheet Name	Sheet Number
1		Designer	SJK	EXISTING SECOND FLOOR PLAN	E-101
1		Designer	SJK	EXISTING THIRD FLOOR PLAN	E-102
1		Designer	SJK	EXISTING ELEVATION	E-200
1		Designer	SJK	EXISTING ELEVATIONS	E-201
1		Designer	Author	COVER	A-000
1		Designer	SJK	EXISTING ROOF PLAN	E-103
1		Designer	SJK	SECTIONS	A-300
1		Designer	SJK	PLOT PLAN	A-001
1		Designer	SJK	R.C.P.	A-500
1		Designer	SJK	R.C.P.	A-601
1		Designer	SJK	EXTERIOR PERSPECTIVE	A-800
1		Designer	SJK	WINDOW SCHEDULE	A-900
1		Designer	SJK	EXISTING BASEMENT LEVEL PLAN	E-002
1		Designer	SJK	EXISTING 1ST FLOOR PLAN	E-100
1		Designer	Author	DEMOLITION PLAN LOWER LEVEL	D-002
1		Designer	Author	DEMOLITION PLAN 1ST FLOOR	D-100
1		Designer	Author	PROPOSED LOWER LEVEL	A-002
1		SJK	SJK	PROPOSED 1ST FLOOR PLAN	A-100
1		Designer	Author	DEMOLITION PLAN SECOND FLOOR	D-101
1		Designer	Author	PROPOSED 2ND FLOOR PLAN	A-101
1		Designer	Author	PROPOSED 3RD FLOOR PLAN	A-102

Sheet List					
Count	Current Revision Date	Designed By	Drawn By	Sheet Name	Sheet Number
1		Designer	Author	DEMOLITION PLAN 3RD FLOOR	D-103
1		Designer	Author	PROPOSED ELEVATION	A-200
1		Designer	Author	PROPOSED ELEVATIONS	A-201
1		Designer	Author	R.C.P.	A-602
1		Designer	Author	R.C.P.	A-603
1		Designer	Author	PROPOSED ROOF PLAN	A-103
1		Designer	Author	SITE PLAN	A-001A
1		Designer	Author	EXTERIOR PERSPECTIVES	A-801
1		Designer	Author	EXTERIOR PERSPECTIVE	A-802
Grand total: 30					





SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmar@design.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



AREA KEY
 ■ Exterior Area
 ■ Gross Building Area

EXISTING GROSS BUILDING AREA		
Level	Name	Area
Not Placed	Area	0 SF
Existing Level 1	EXTERIOR	173 SF
Existing Level 1	GSF	924 SF
Existing Level 2	GSF	963 SF
Existing Level 3	GSF	588 SF
		2647 SF

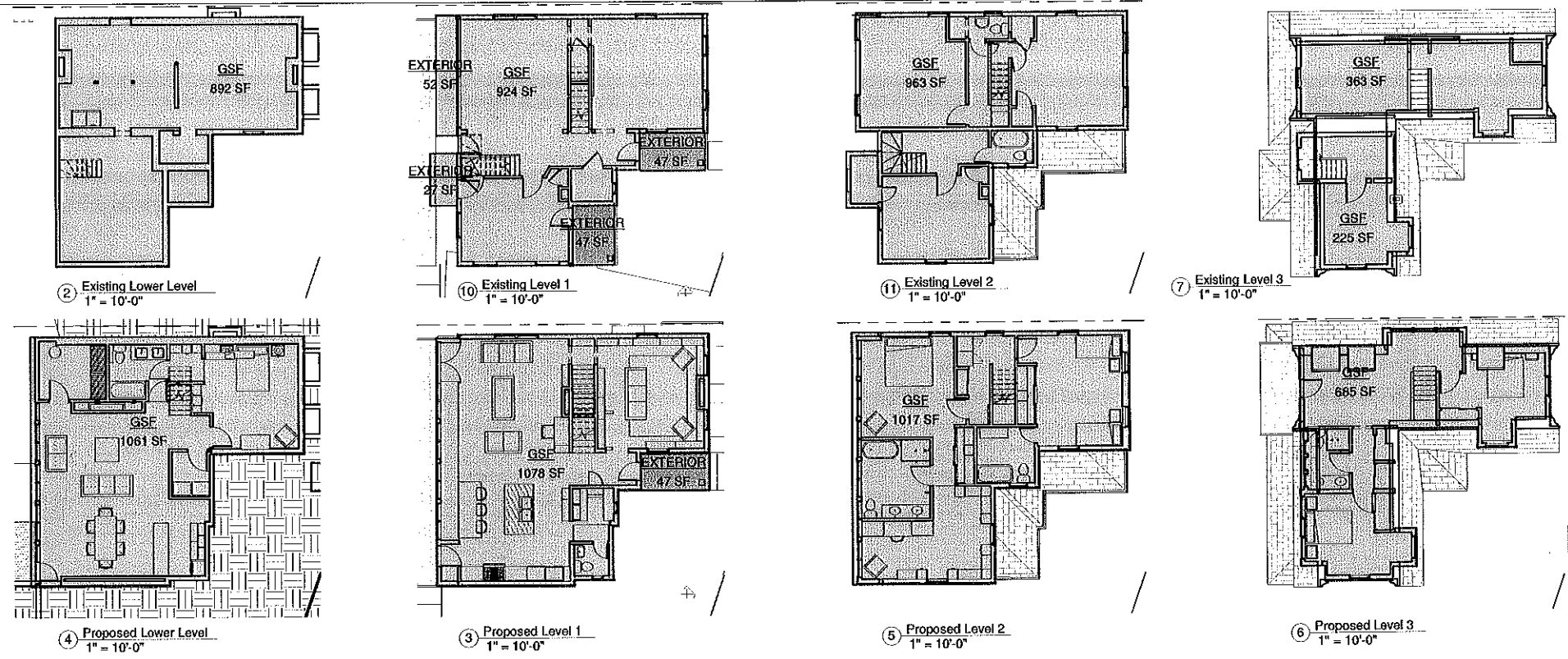
EXISTING FAR = 0.6127

PROPOSED GROSS BUILDING AREA		
Level	Name	Area
Proposed Level 1	EXTERIOR	47 SF
Proposed Level 1	GSF	1078 SF
Proposed Level 2	GSF	1017 SF
Proposed Level 3	GSF	685 SF
		2827 SF

PROPOSED FAR = 0.6597

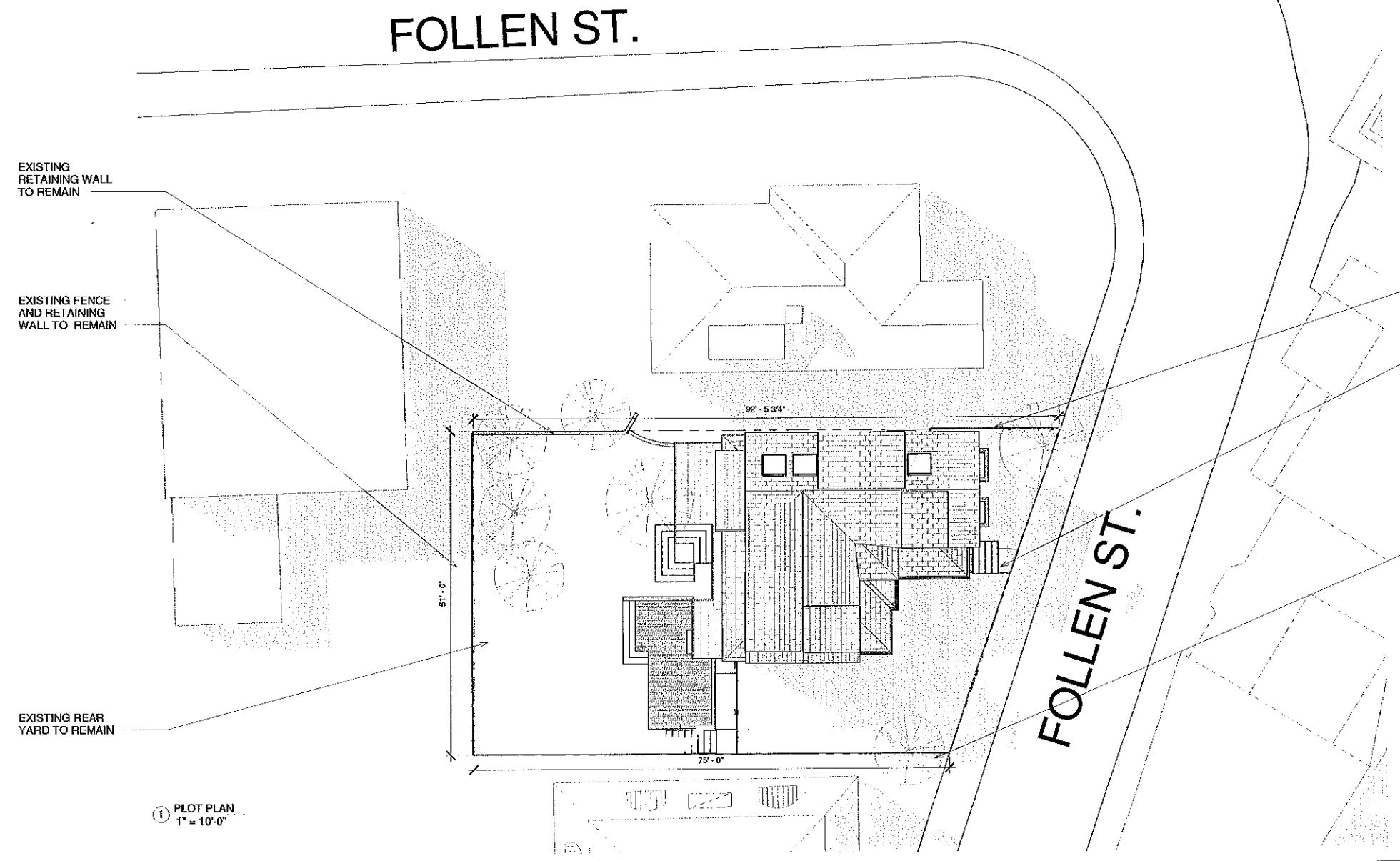
LOT AREA = 4320 SQ. FT.

NET SQUARE FOOTAGE ADDITION: 180 SQ. FT.



FOLLEN ST.

FOLLEN ST.



PLOT PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status RENOVIATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

A-001

Scale 1" = 10'-0"

① PLOT PLAN
 1" = 10'-0"

② Existing Lower Level
 1" = 10'-0"

⑩ Existing Level 1
 1" = 10'-0"

⑪ Existing Level 2
 1" = 10'-0"

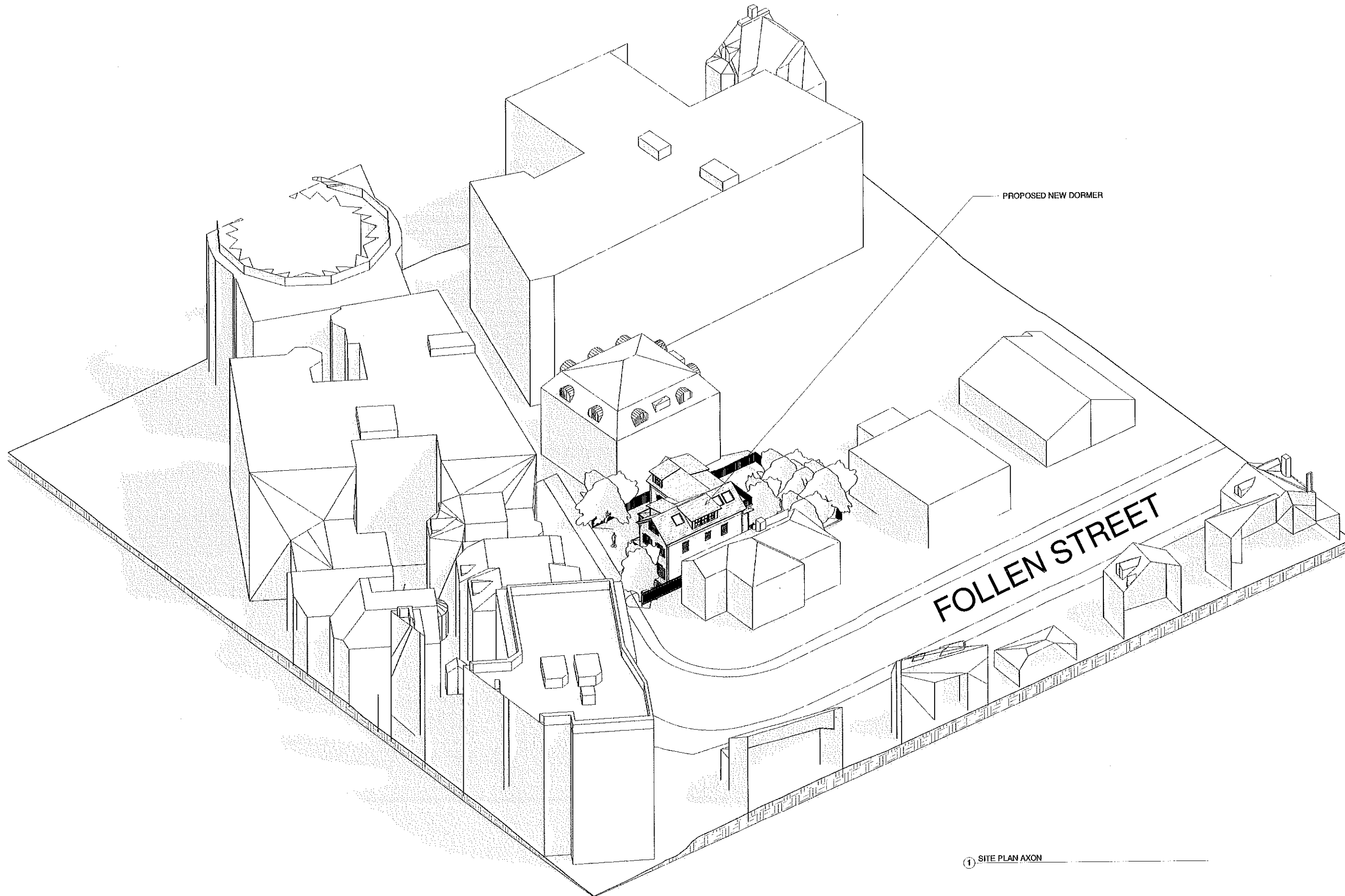
⑦ Existing Level 3
 1" = 10'-0"

④ Proposed Lower Level
 1" = 10'-0"

③ Proposed Level 1
 1" = 10'-0"

⑤ Proposed Level 2
 1" = 10'-0"

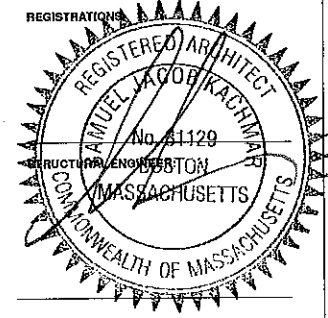
⑥ Proposed Level 3
 1" = 10'-0"



① SITE PLAN AXON



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



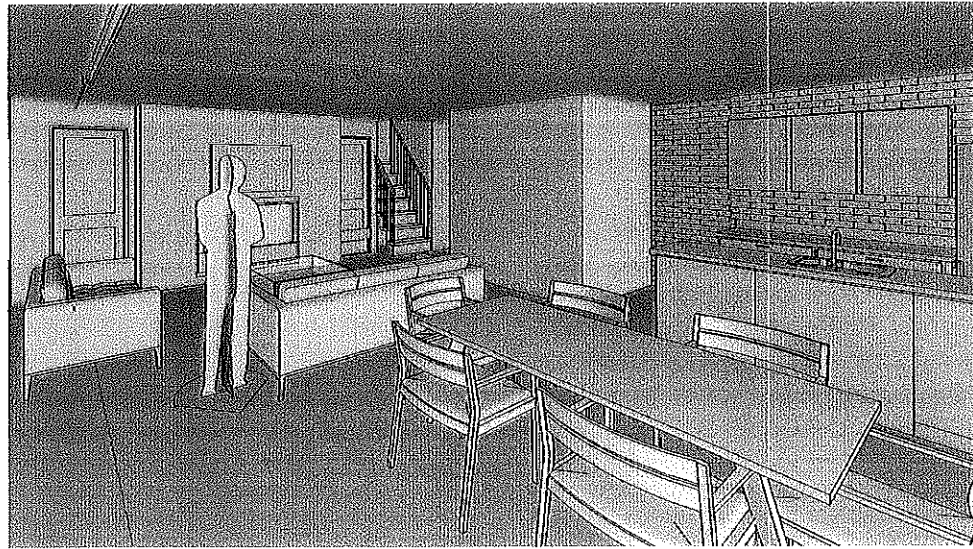
SITE PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

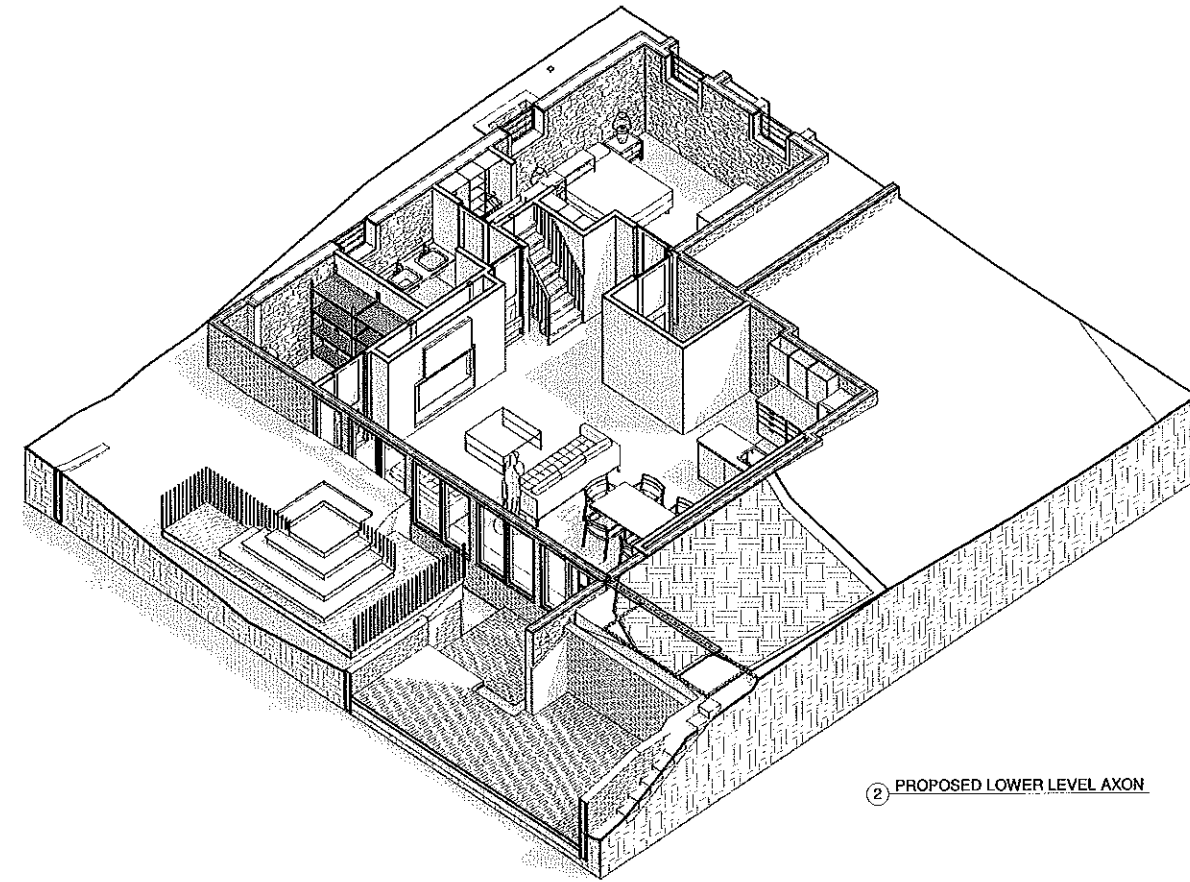
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

A-001A

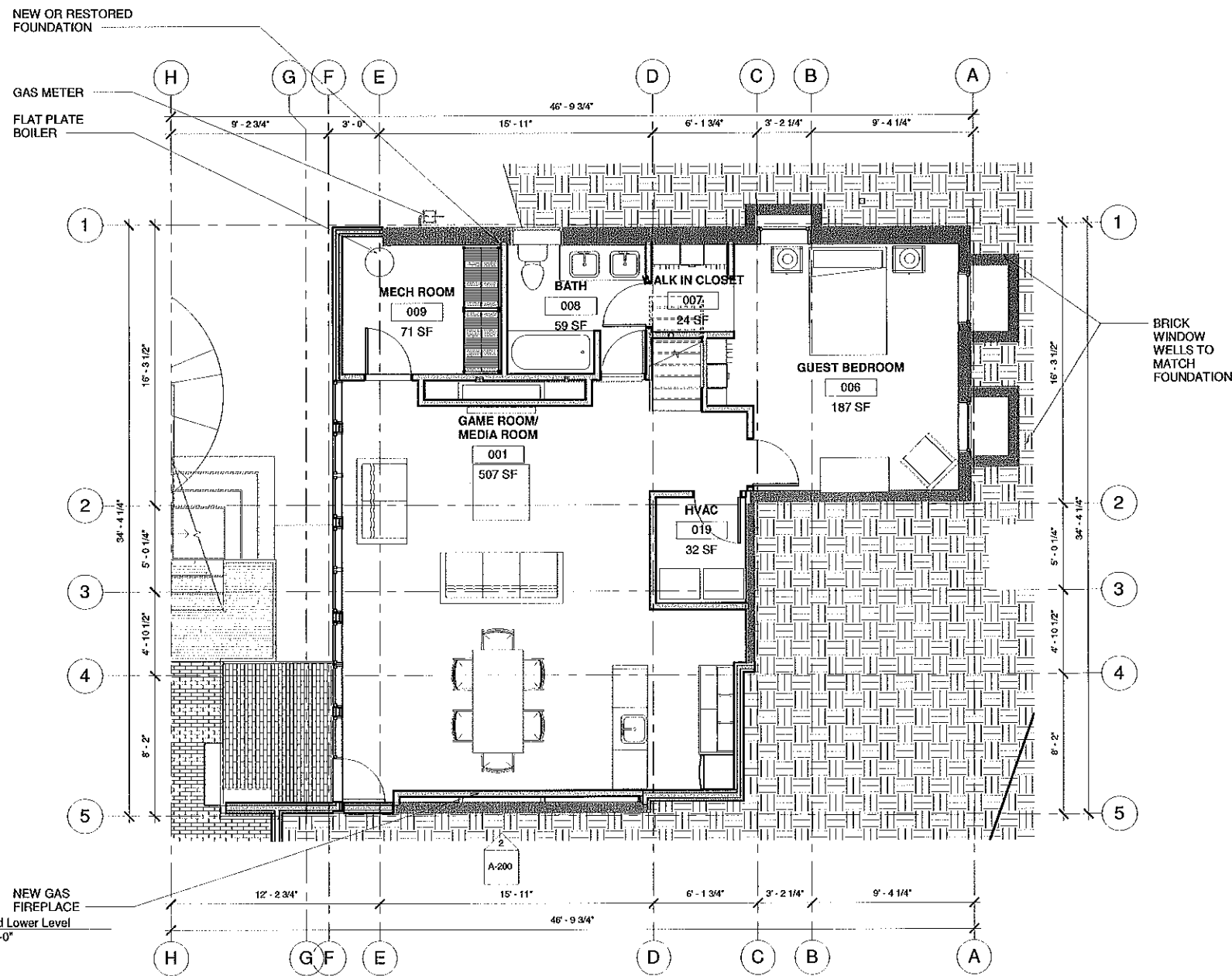
Scale



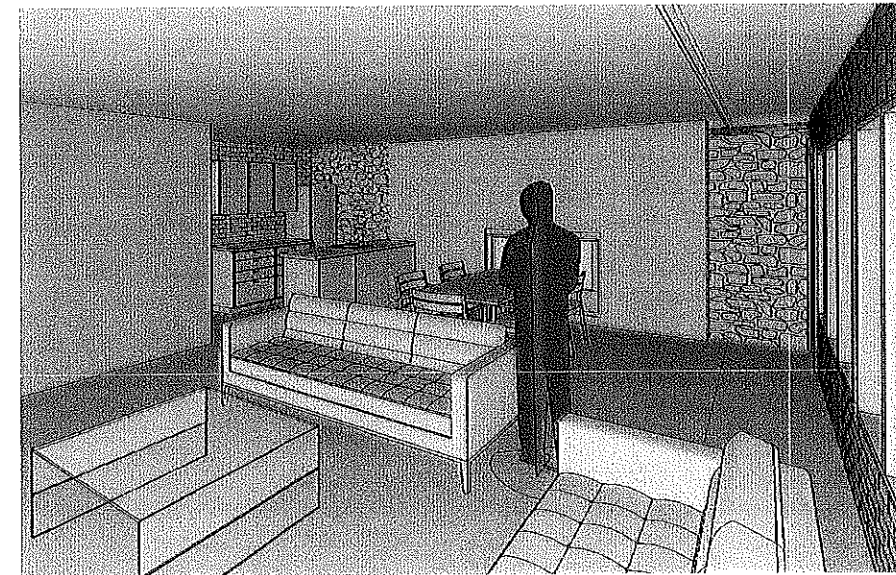
4 3D View 6



2 PROPOSED LOWER LEVEL AXON



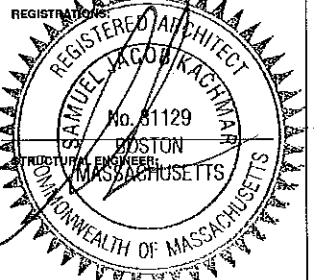
3 Proposed Lower Level
1/4" = 1'-0"



1 3D View 5



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
45 SAVILLE ST.
CAMBRIDGE MA, 02138



PROPOSED LOWER LEVEL

36 FOLLEN ST REALTY TRUST

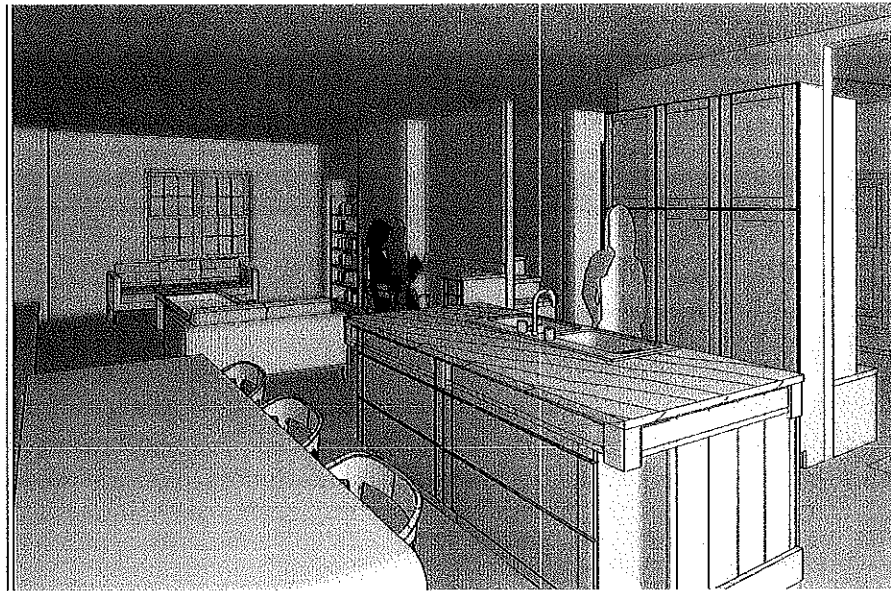
36 FOLLEN ST REALTY TRUST

36 FOLLEN ST. CAMBRIDGE MA
02138

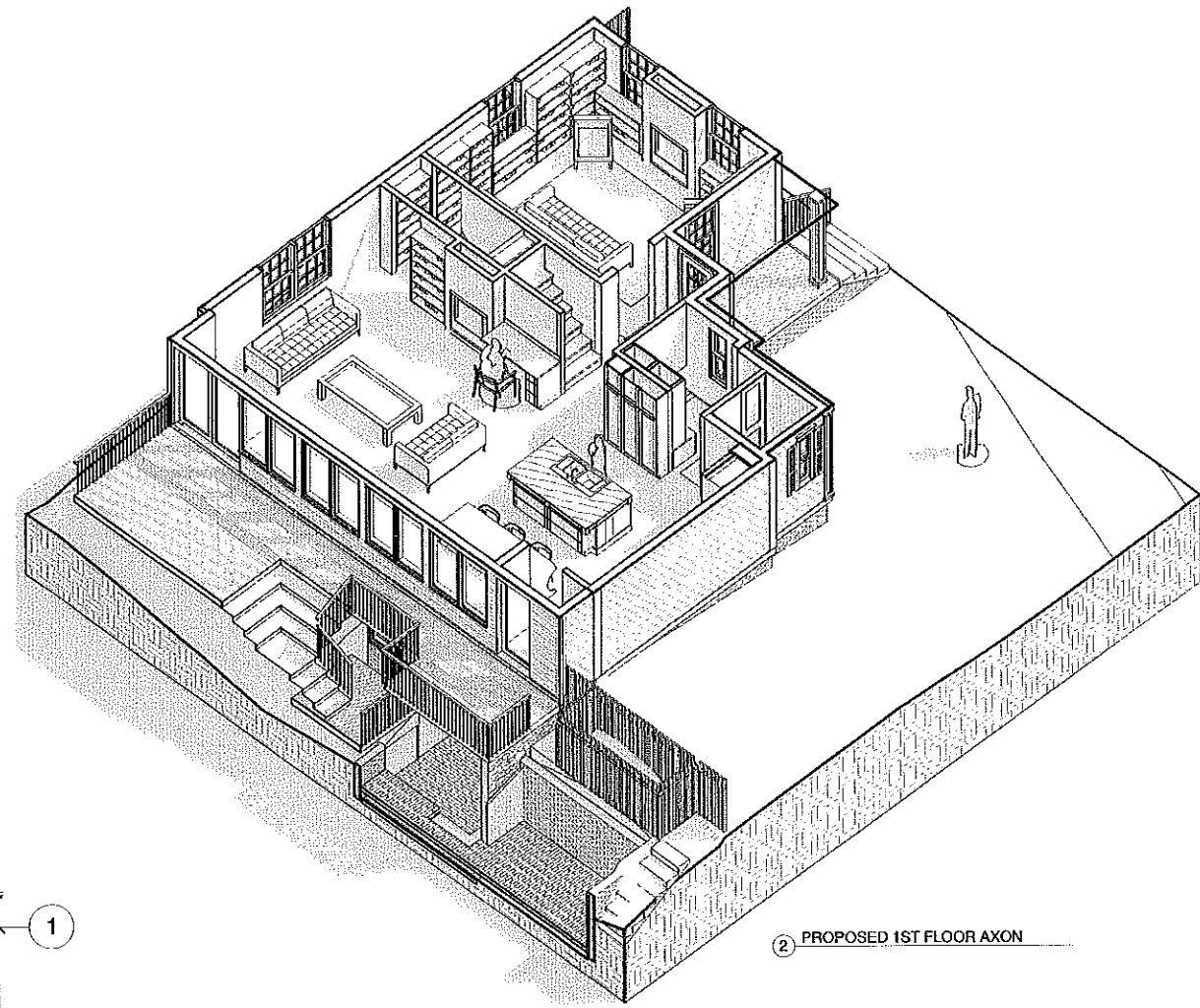
Project Status RENOVATION PROJECT
Project number 2017.05
Date 1/8/18
Drawn by Author
Checked by Checker

A-002

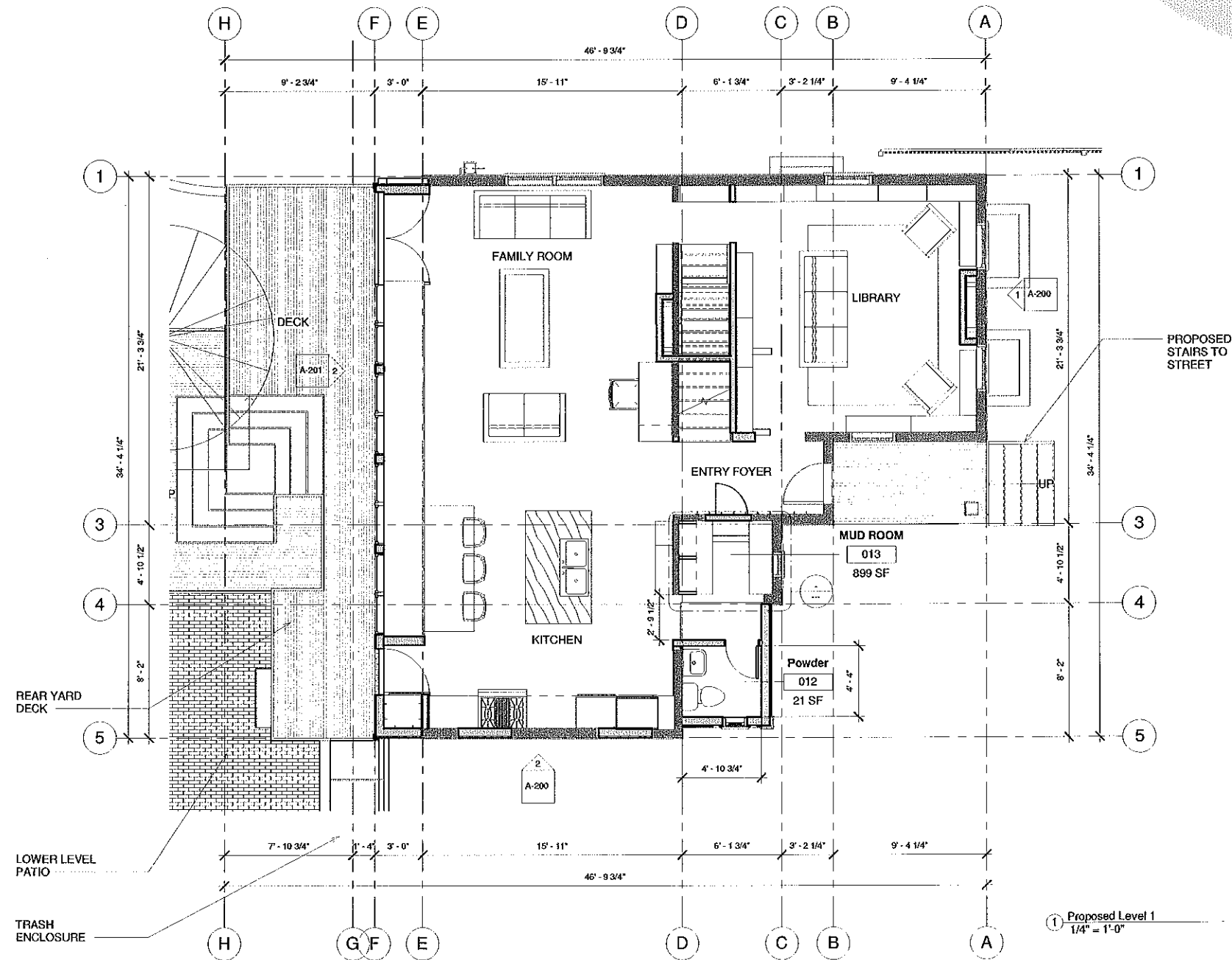
Scale 1/4" = 1'-0"



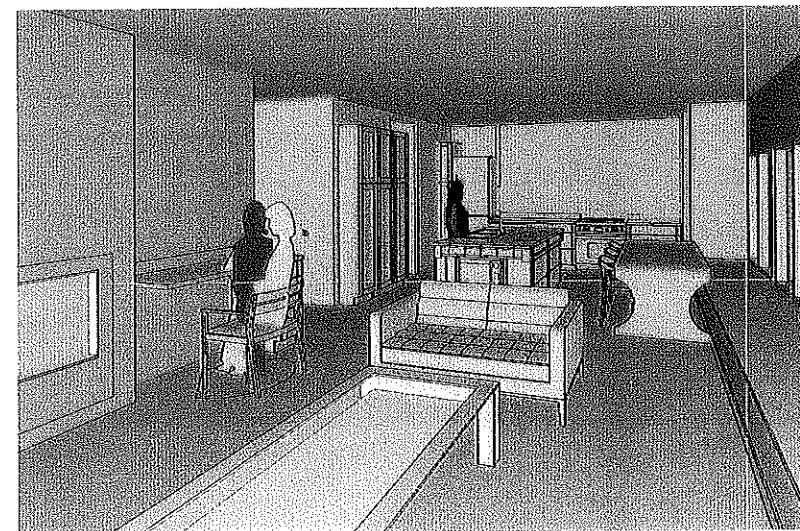
4 3D View 8



2 PROPOSED 1ST FLOOR AXON



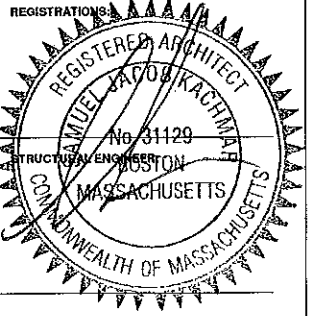
1 Proposed Level 1
1/4" = 1'-0"



3 3D View 7



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



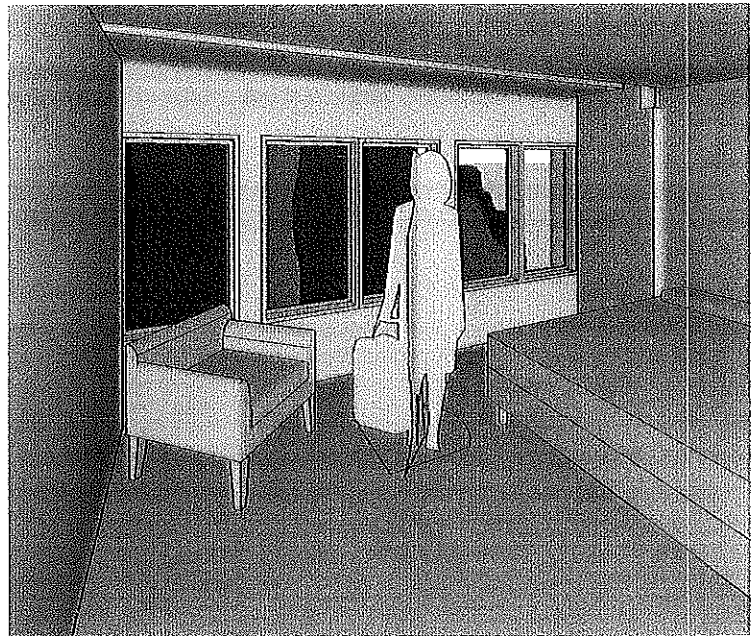
PROPOSED 1ST FLOOR
 PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

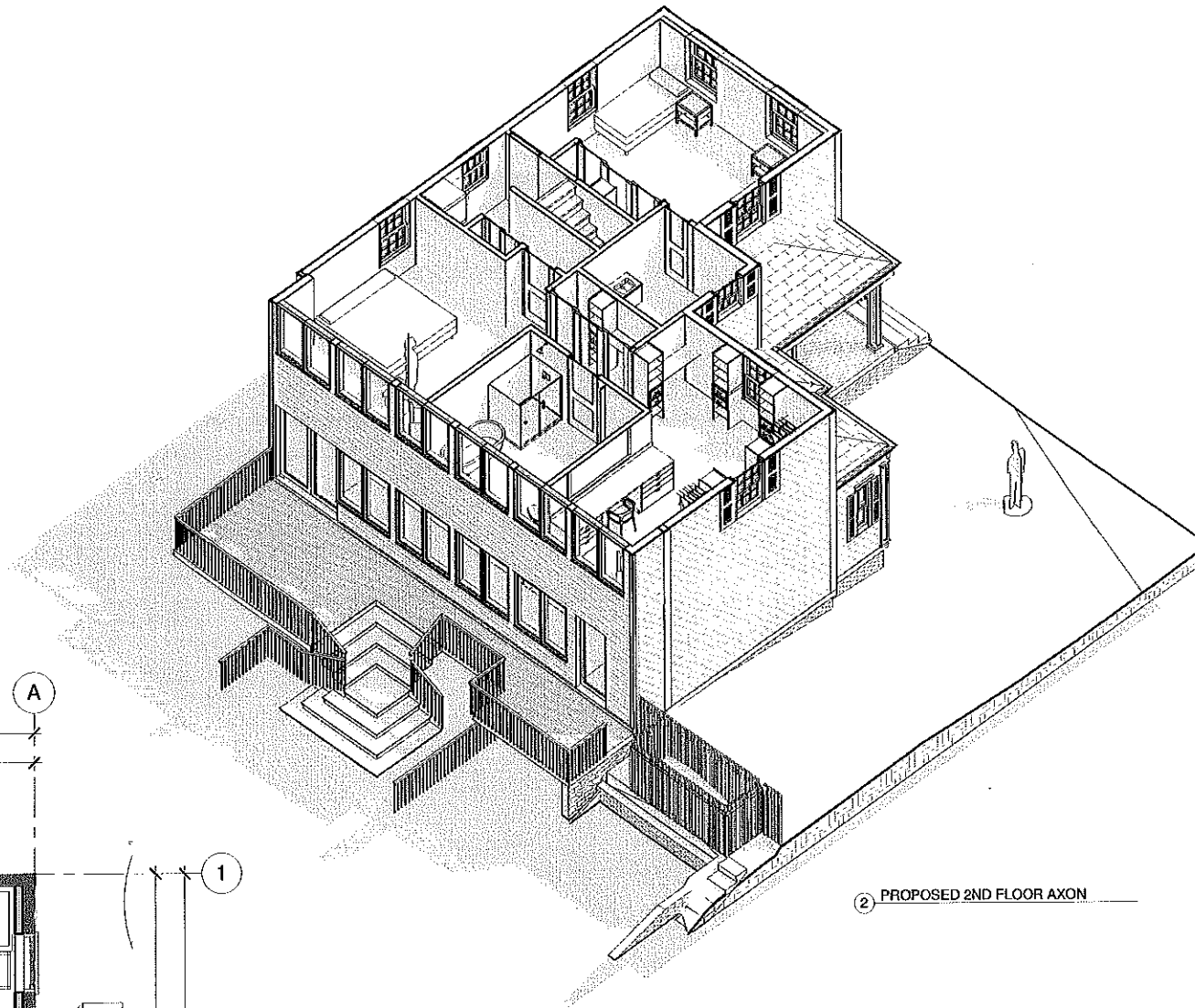
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

A-100

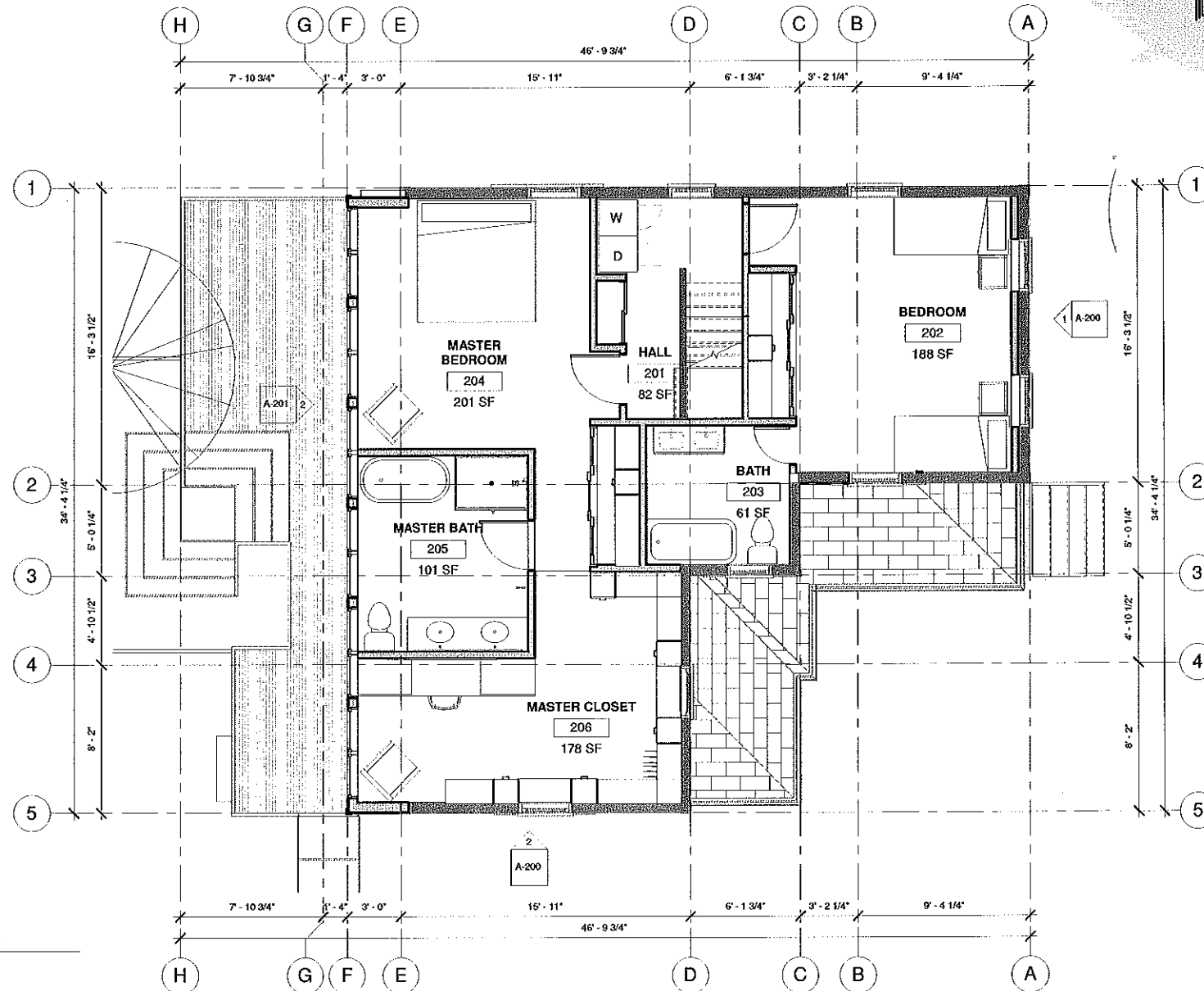
Scale 1/4" = 1'-0"



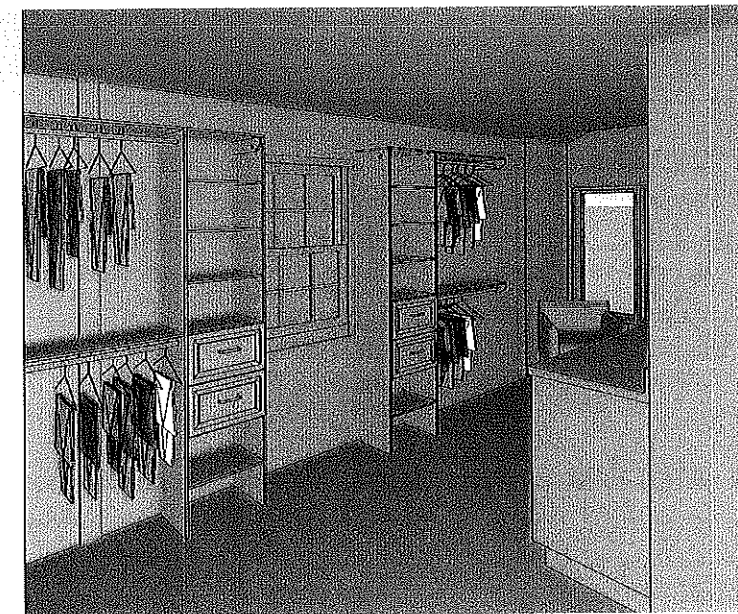
④ 3D View 10



② PROPOSED 2ND FLOOR AXON



① Proposed Level 2
1/4" = 1'-0"



③ 3D View 9



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



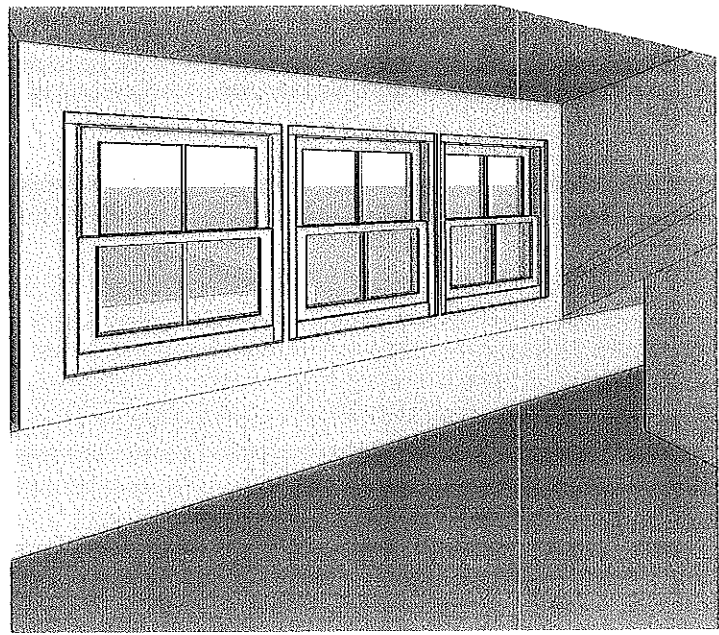
PROPOSED 2ND FLOOR
 PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

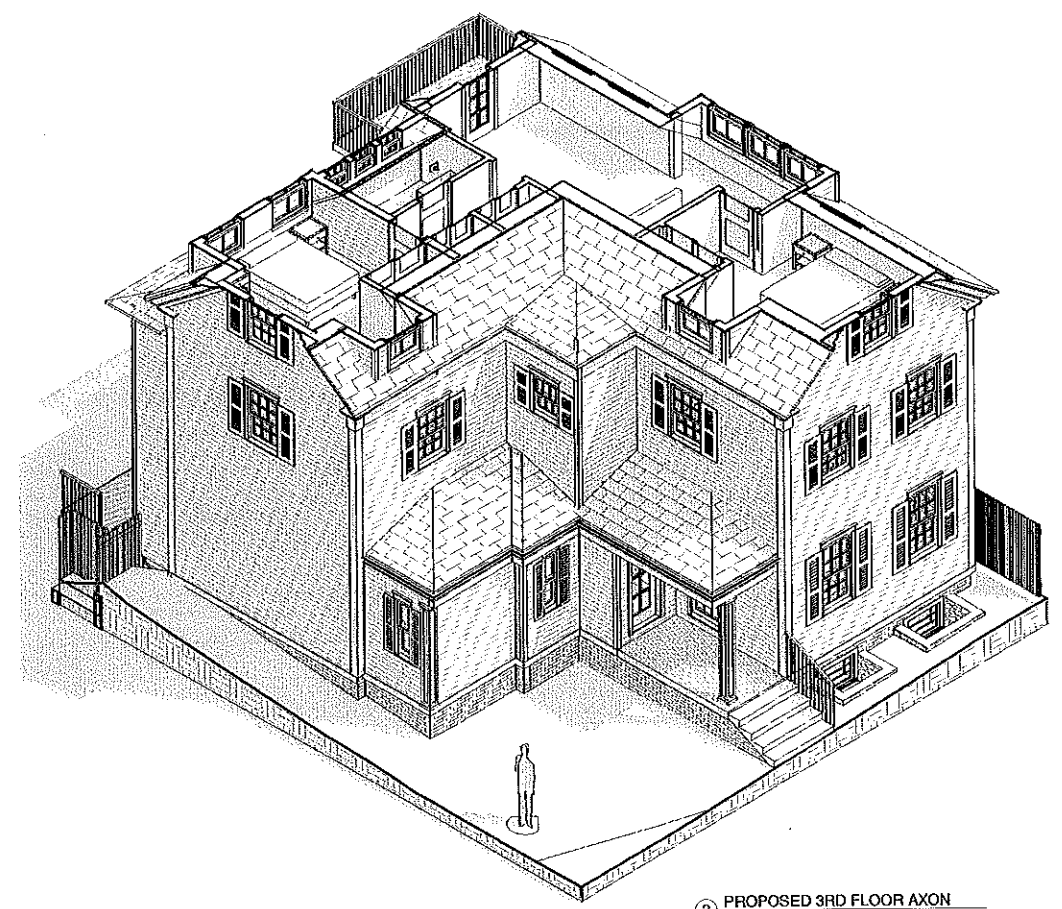
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by Author
 Checked by Checker

A-101

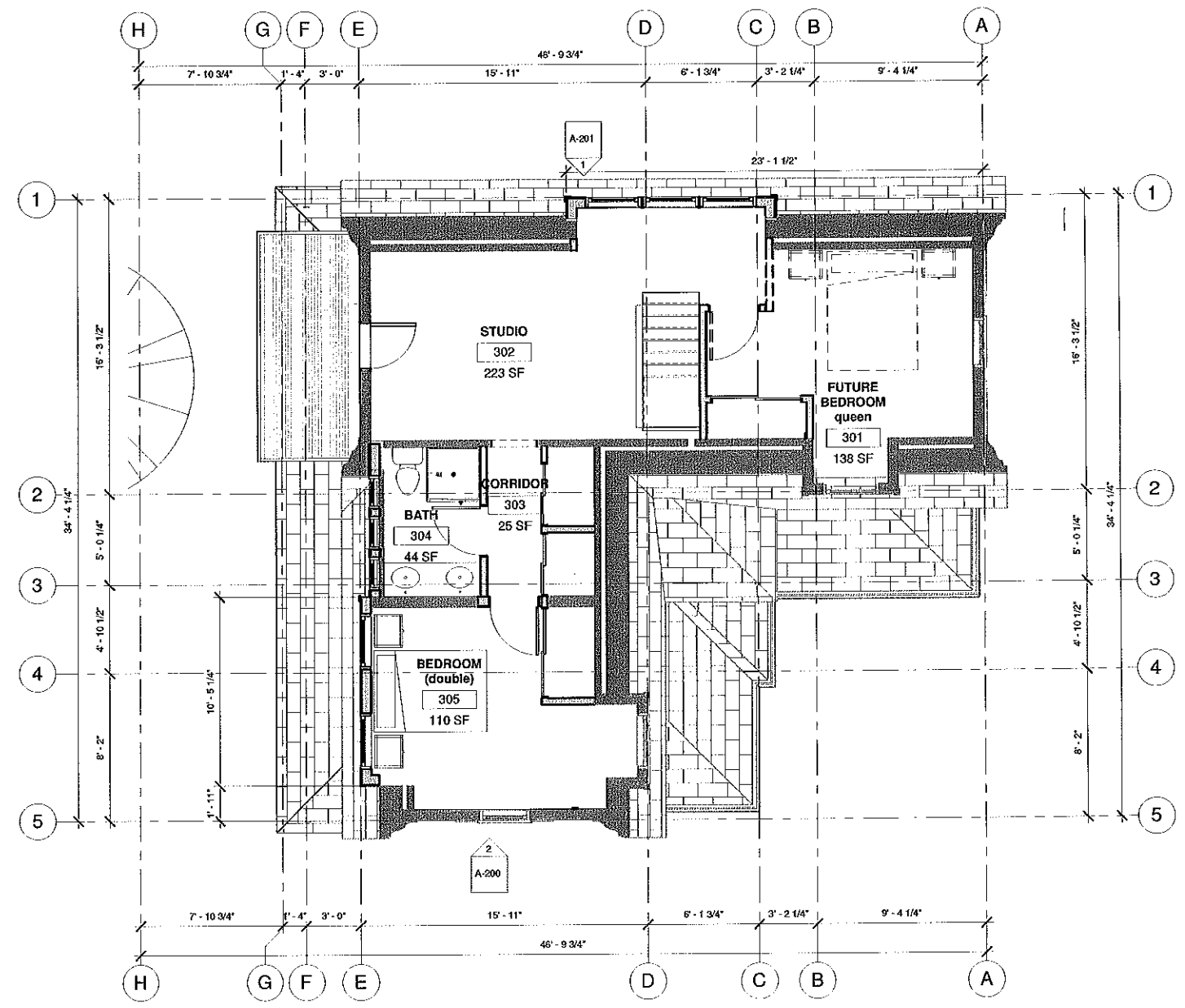
Scale 1/4" = 1'-0"



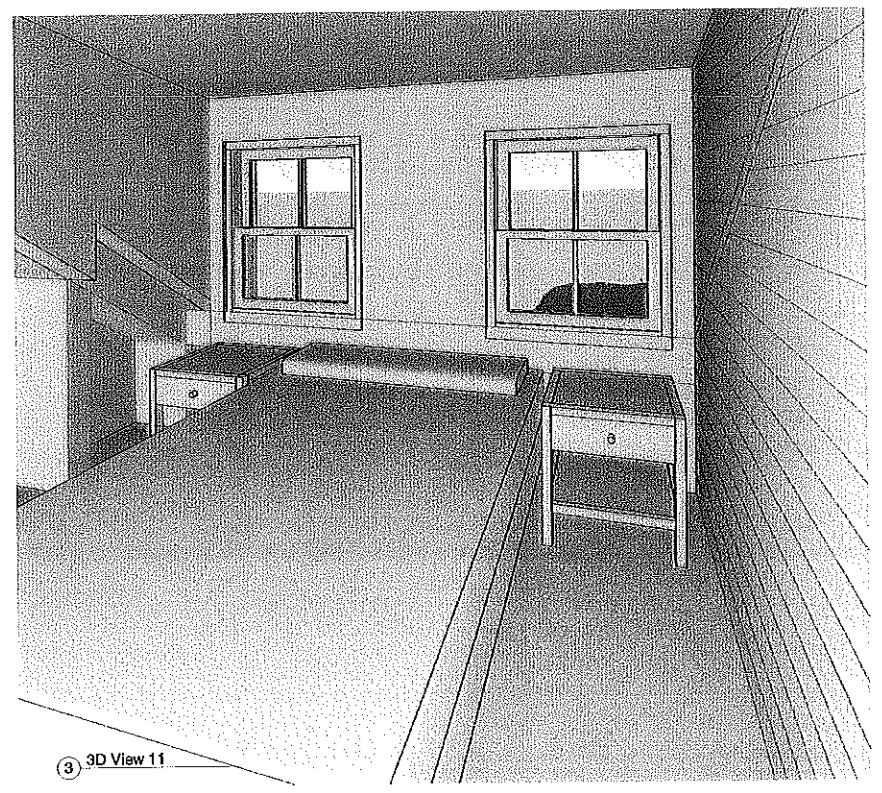
④ 3D View 12



② PROPOSED 3RD FLOOR AXON



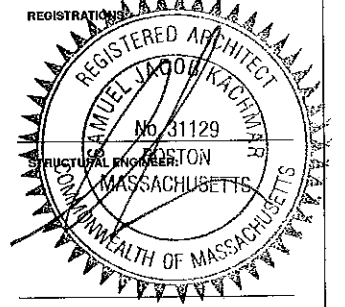
① Proposed Level 3
1/4" = 1'-0"



③ 3D View 11



SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (617) 270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



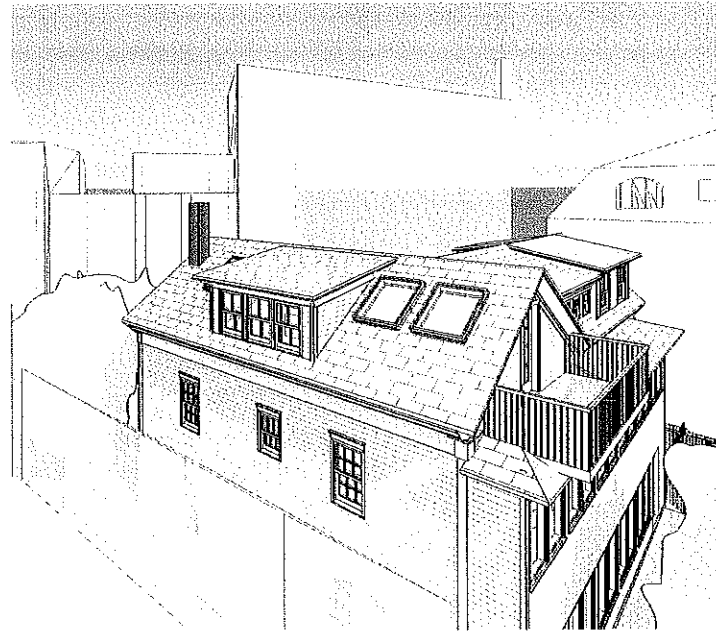
PROPOSED 3RD FLOOR
 PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

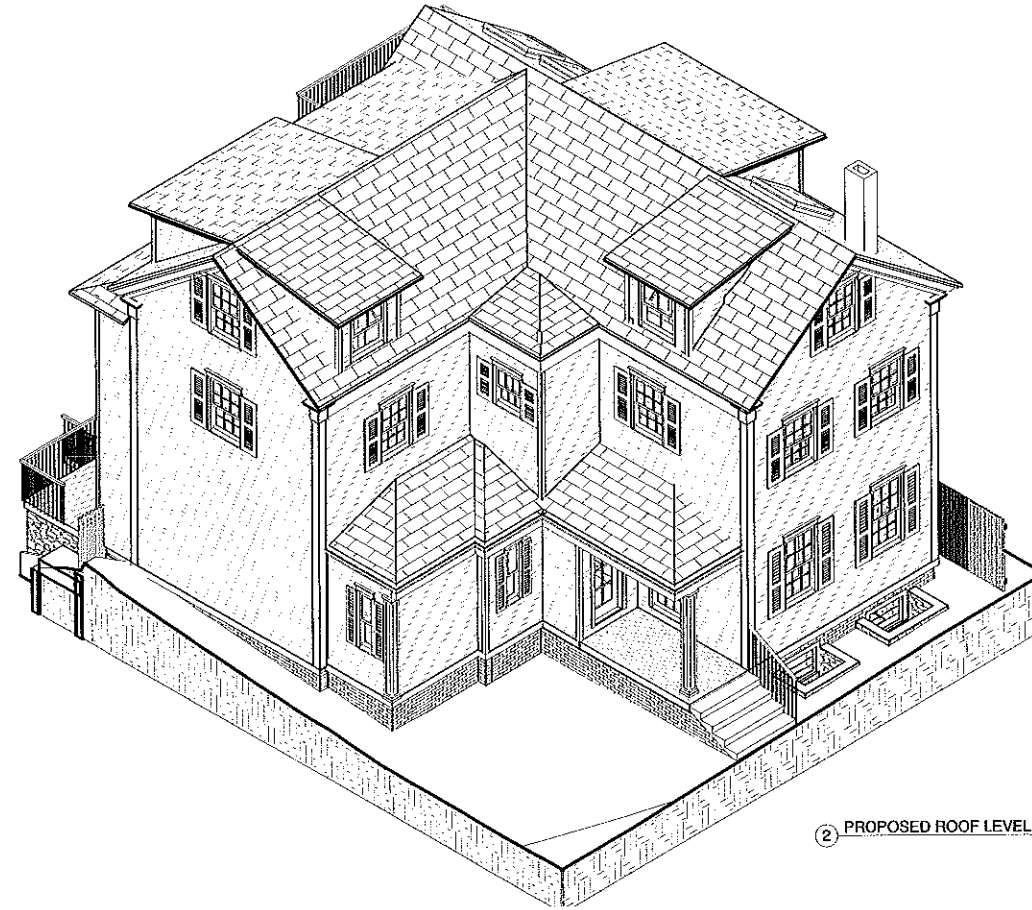
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

A-102

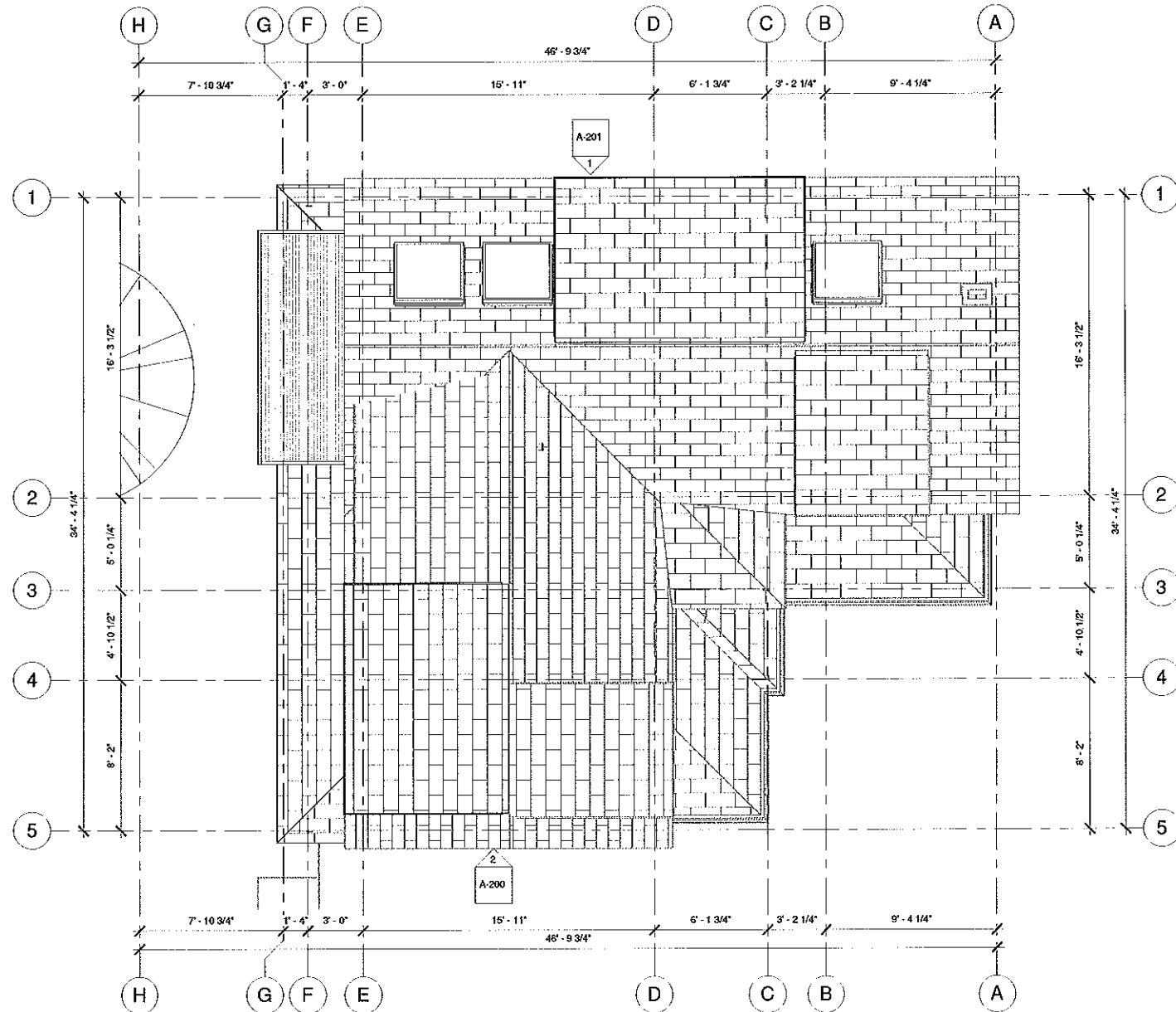
Scale 1/4" = 1'-0"



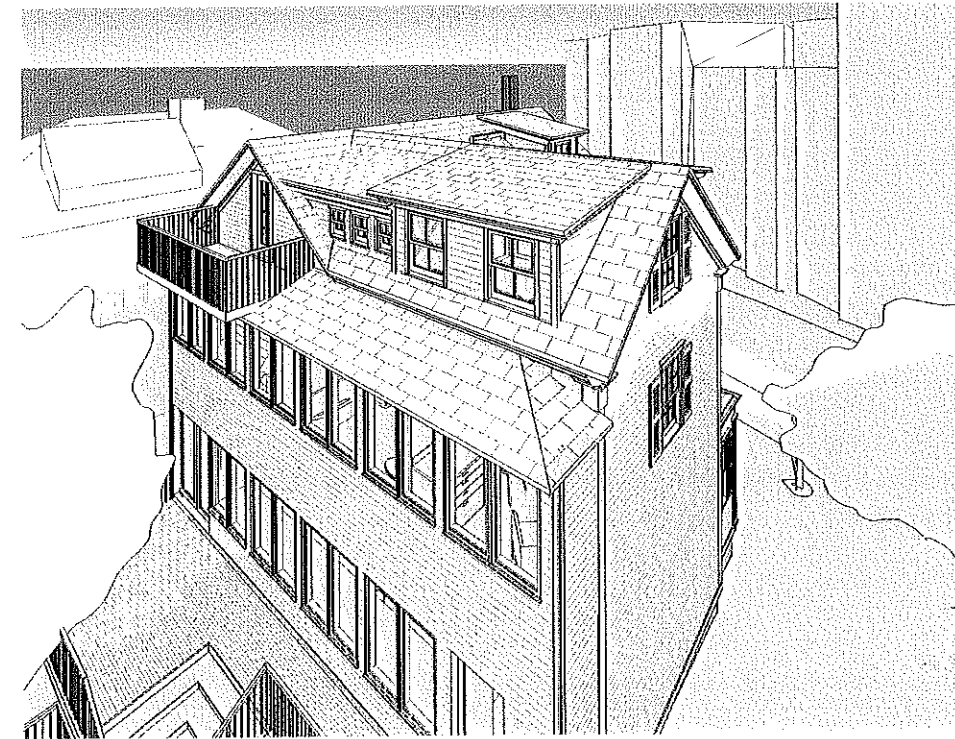
④ 3D View 17



② PROPOSED ROOF LEVEL AXON



① Proposed T.O. Ridge
 1/4" = 1'-0"



③ 3D View 13



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



PROPOSED ROOF PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

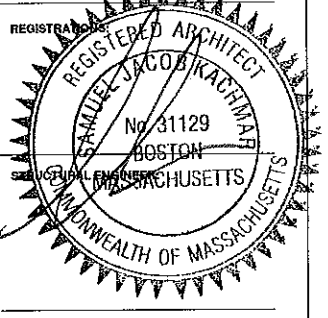
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by Author
 Checked by Checker

A-103

Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (617) 978-270-8441
 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



PROPOSED ELEVATION

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

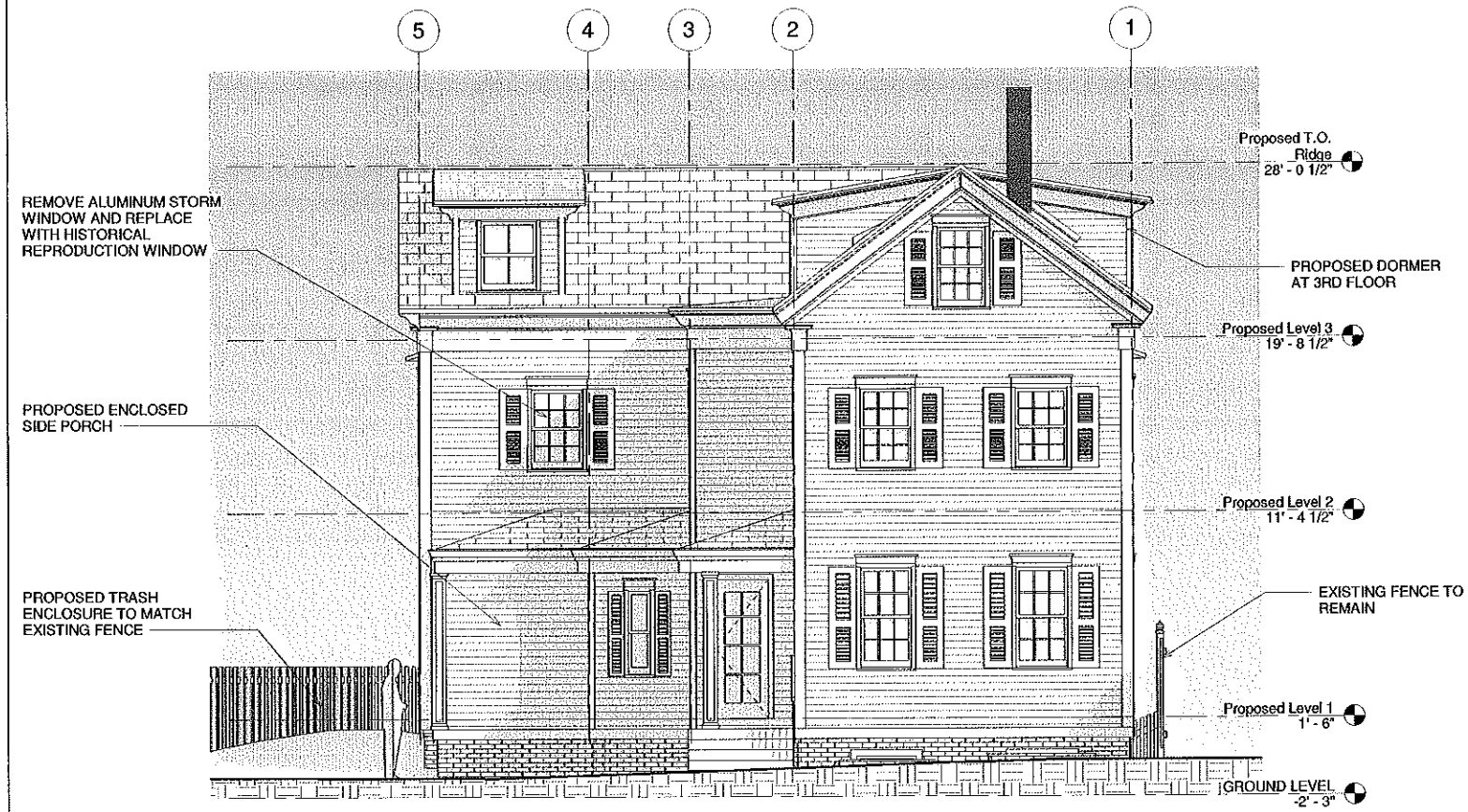
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by Author
 Checked by Checker

A-200

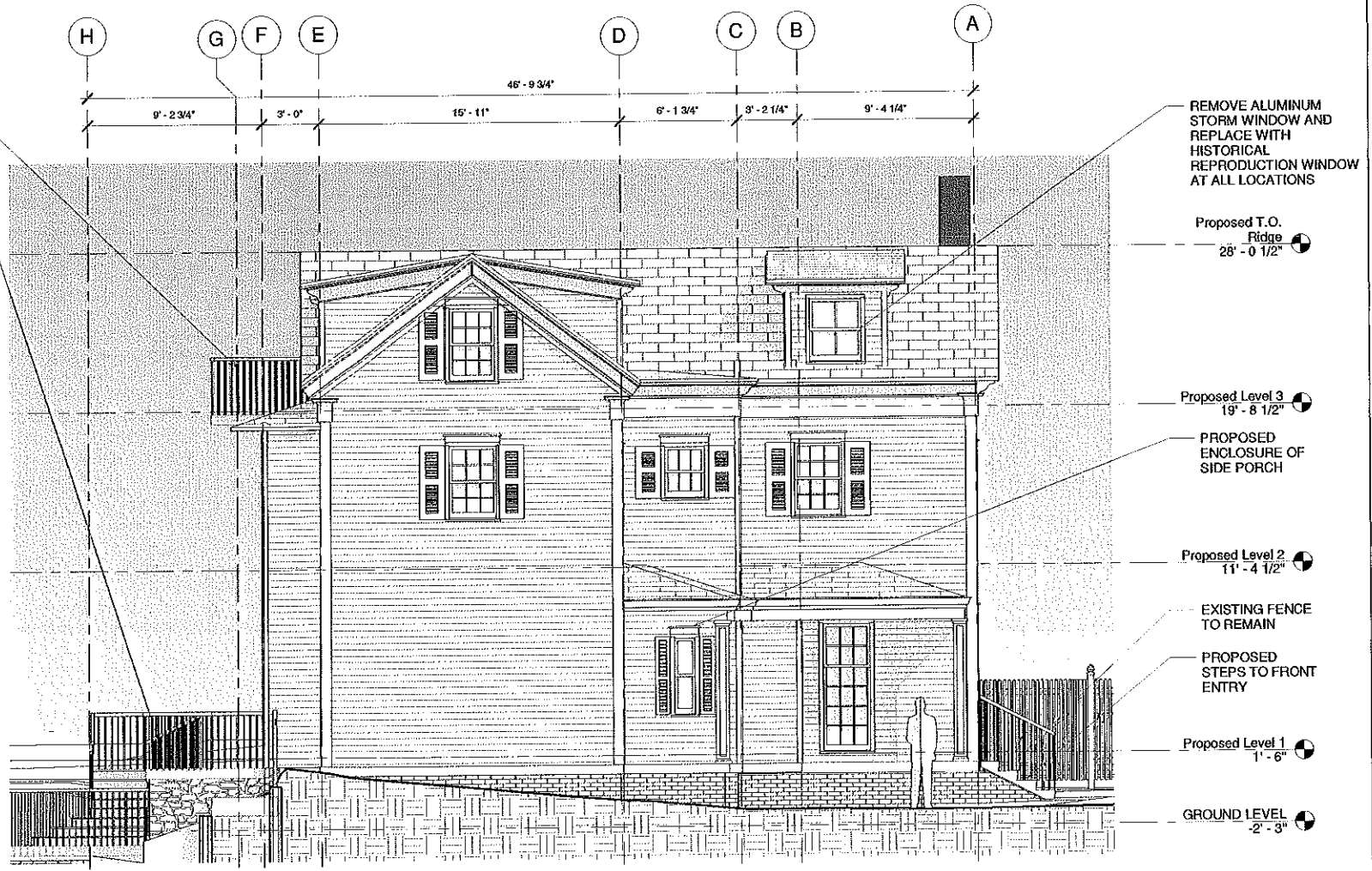
Scale 1/4" = 1'-0"



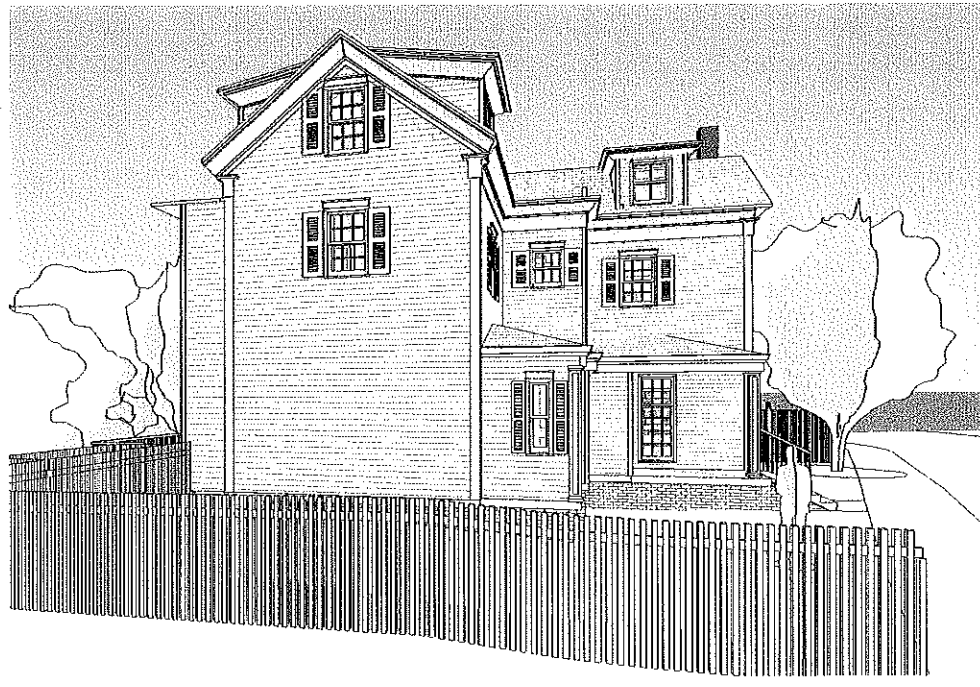
3 3D View 14



1 PROPOSED WEST ELEVATION
 1/4" = 1'-0"



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



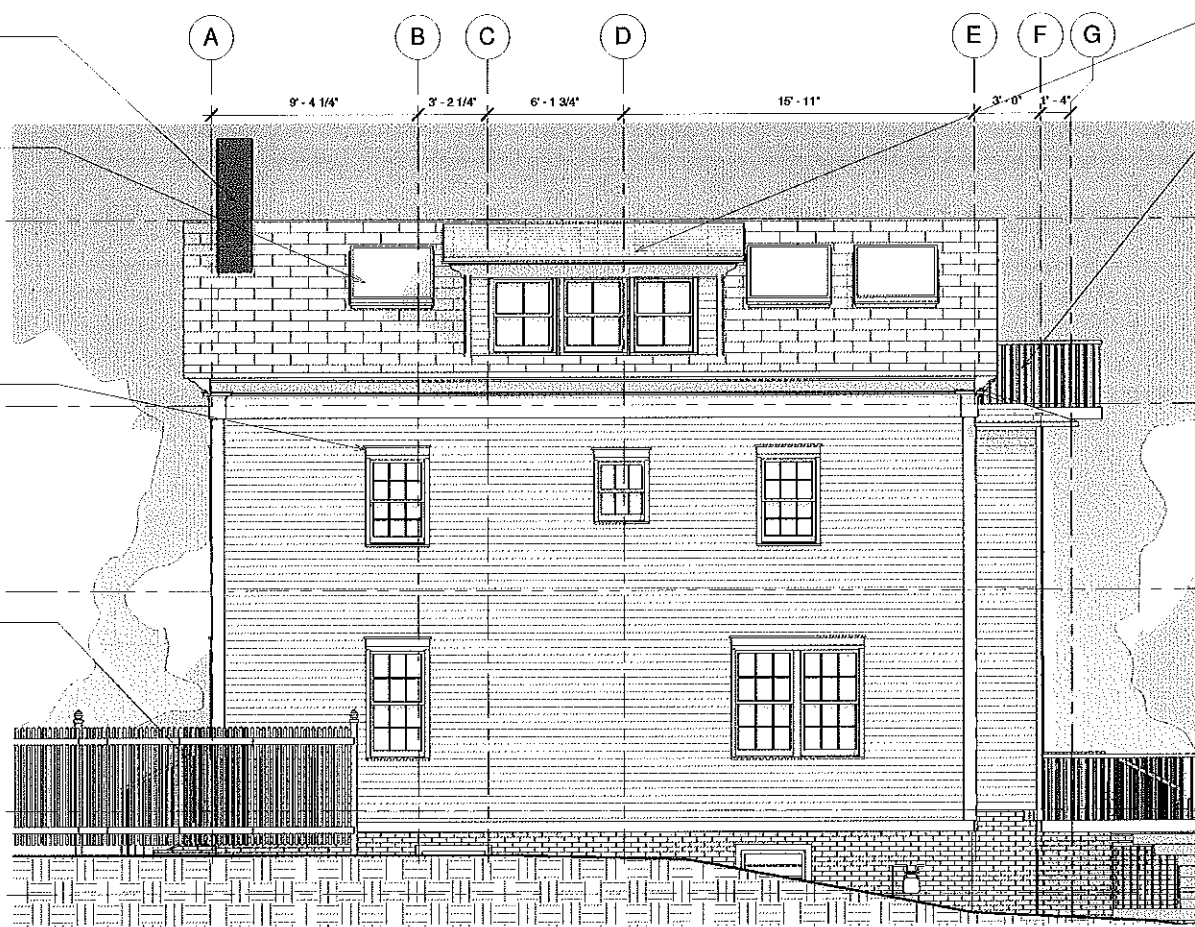
4 3D View 18

EXISTING CHIMNEY TO REMAIN

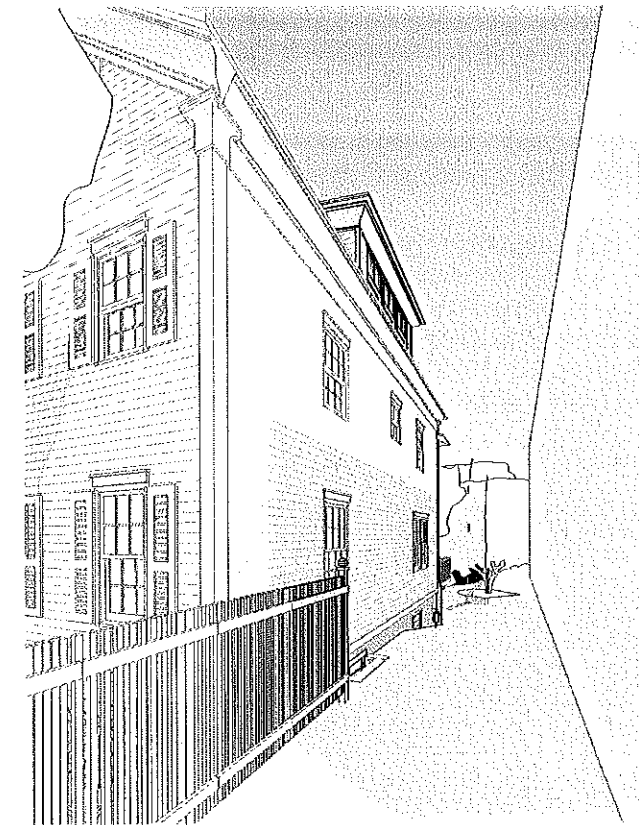
PROPOSED SKYLIGHTS

REMOVE ALUMINUM STORM WINDOW AND REPLACE WITH HISTORICAL REPRODUCTION WINDOW

EXISTING FENCE TO REMAIN



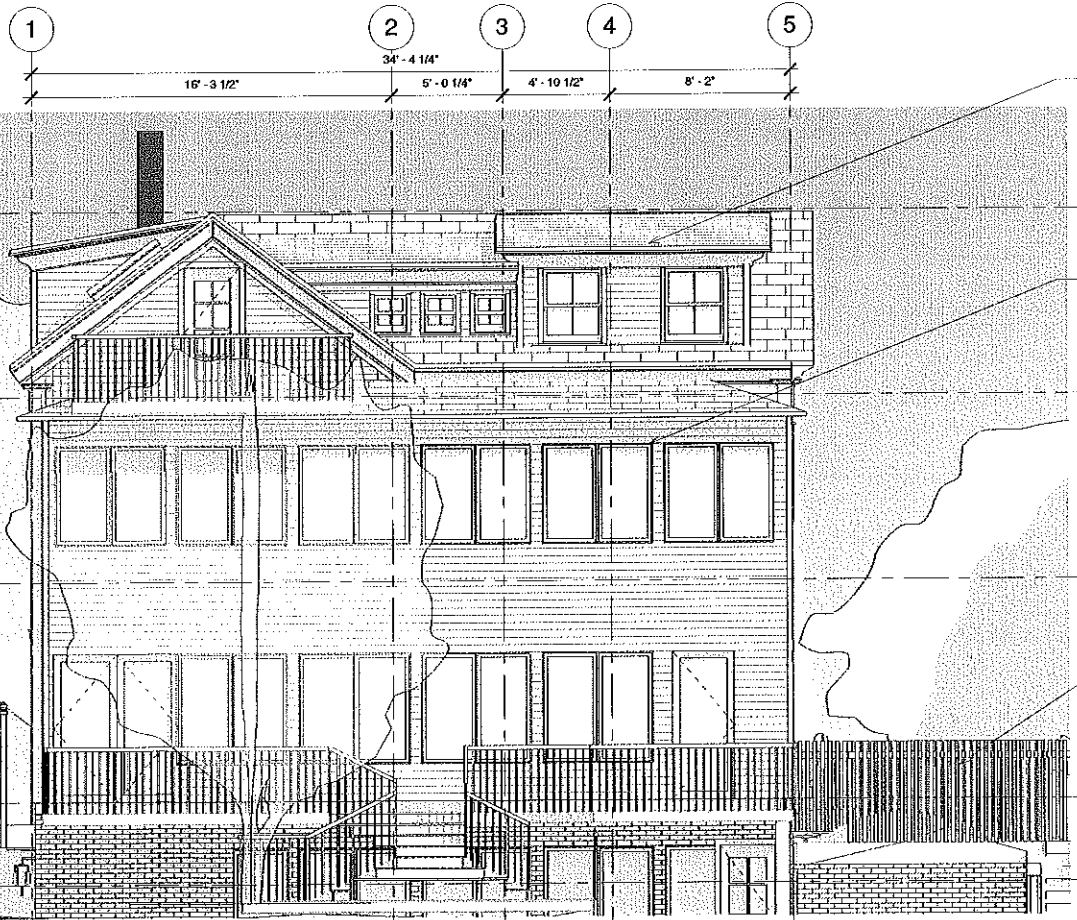
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 3D View 16



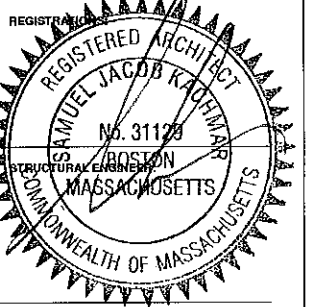
3 3D View 15



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



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



PROPOSED ELEVATIONS

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status: RENOVATION PROJECT
 Project number: 2017.05
 Date: 1/8/18
 Drawn by: Author
 Checked by: Checker

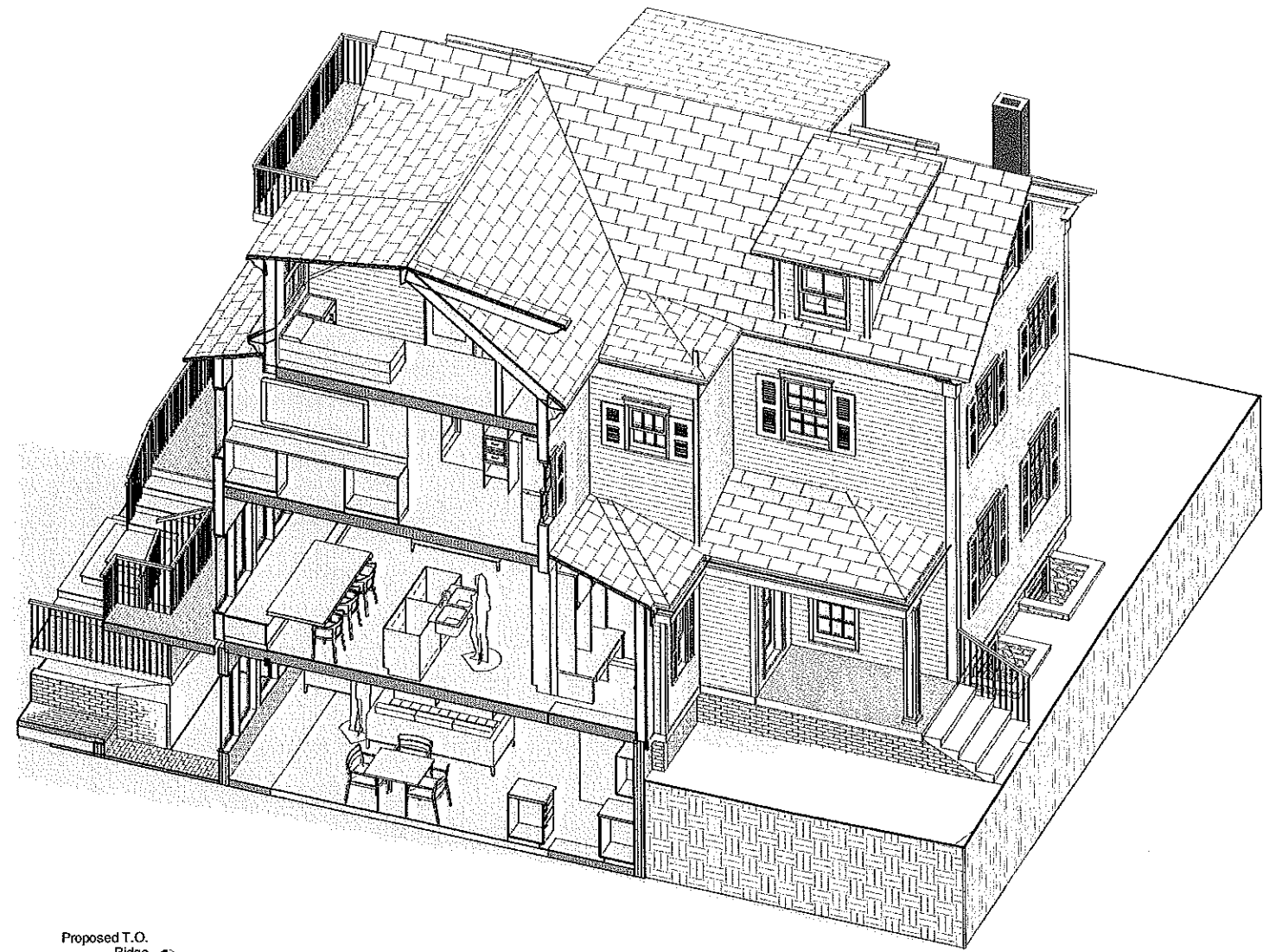
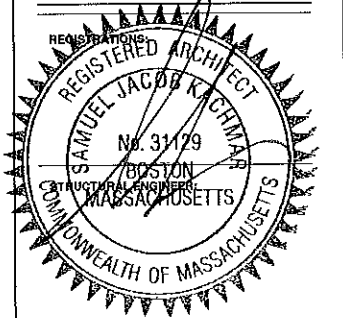
A-201

Scale: 1/4" = 1'-0"

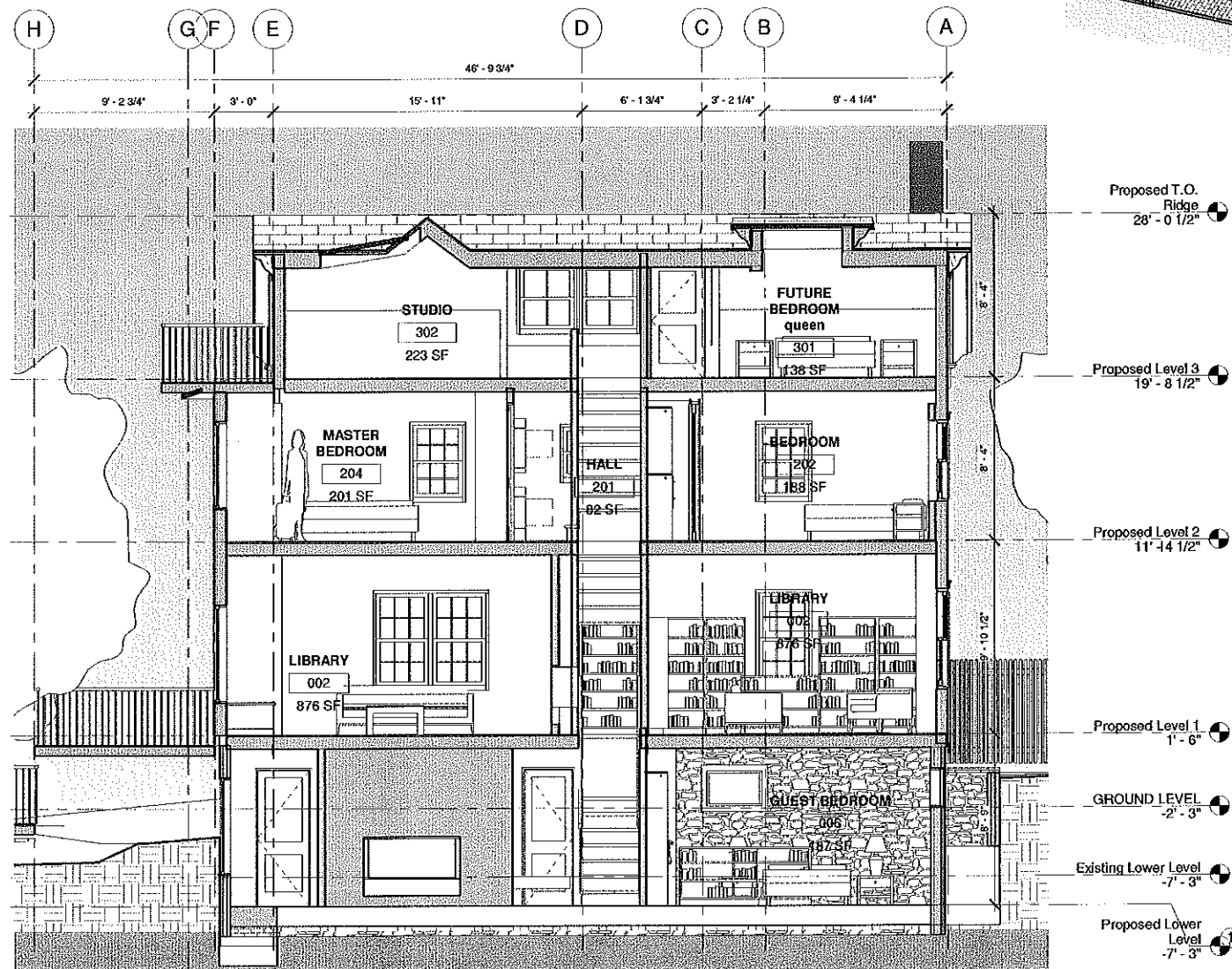
1/8/2018 8:18:48 PM



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



3 PROPOSED SECTION VIEW 1



SECTIONS

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status: RENOVATION PROJECT
 Project number: 2017.05
 Date: 1/8/18
 Drawn by: SJK
 Checked by: SJK

A-300

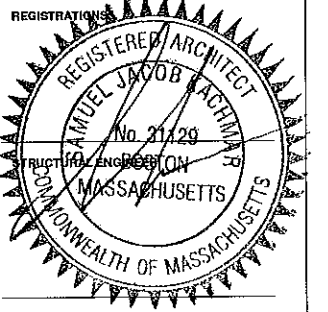
Scale: 1/4" = 1'-0"



3 1 EXTERIOR PERSPECTIVE-AERIAL VIEW



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



EXTERIOR PERSPECTIVE

36 FOLLEN ST REALTY TRUST

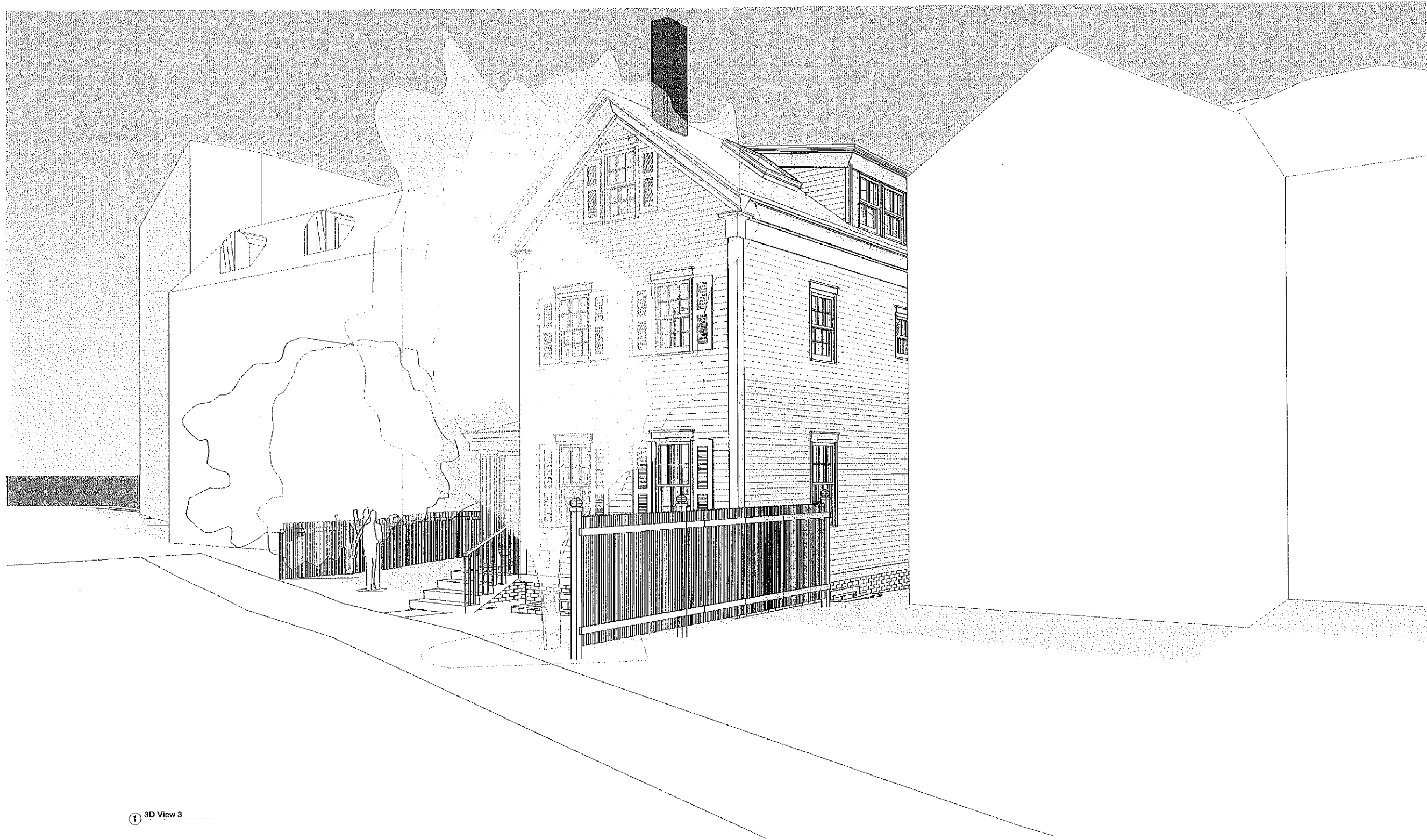
36 FOLLEN ST REALTY TRUST

36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status RENOVIATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

A-800

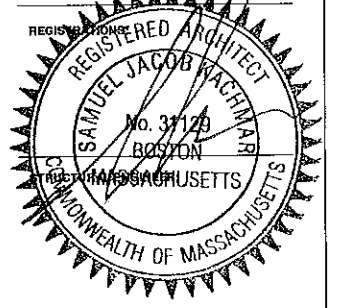
Scale



1 3D View 3



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p) 978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



EXTERIOR PERSPECTIVES

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

A-801

Scale



① 3D View 4



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA 02138



EXTERIOR PERSPECTIVE

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST. CAMBRIDGE MA
 02138

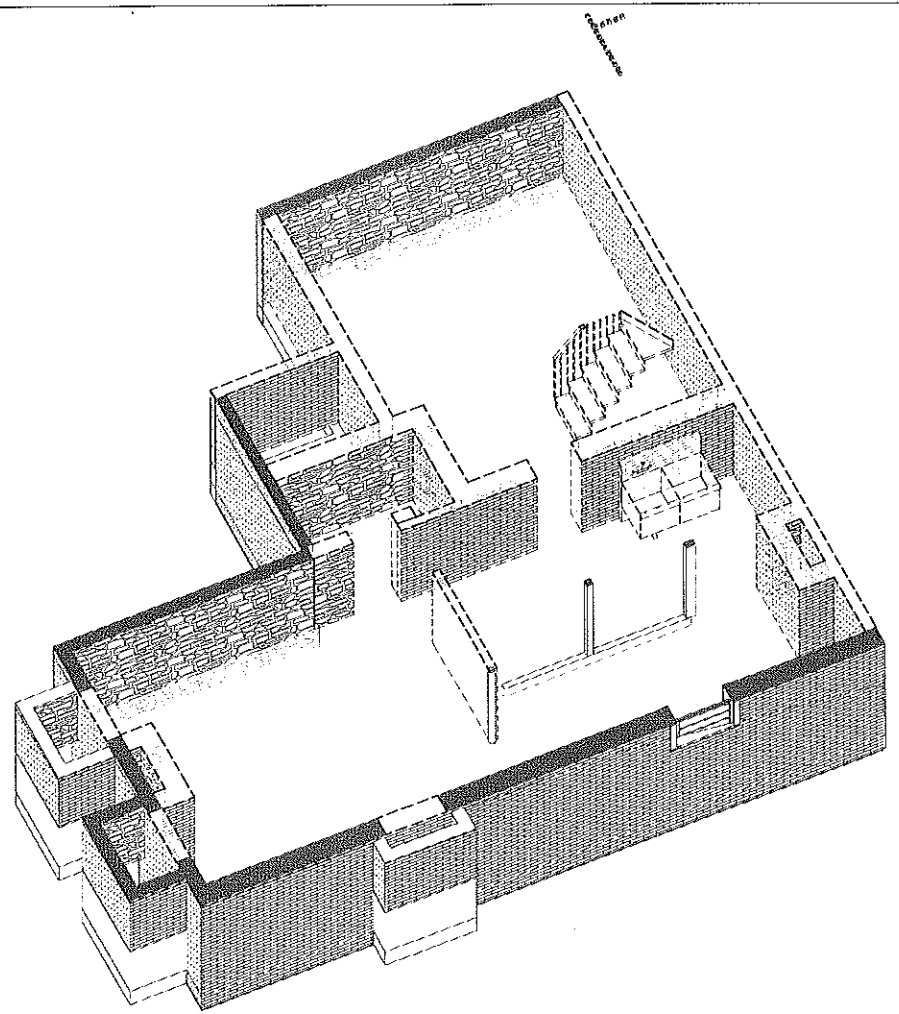
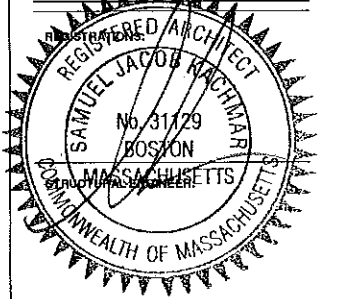
Project Status RENOVIATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by Author
 Checked by Checker

A-802

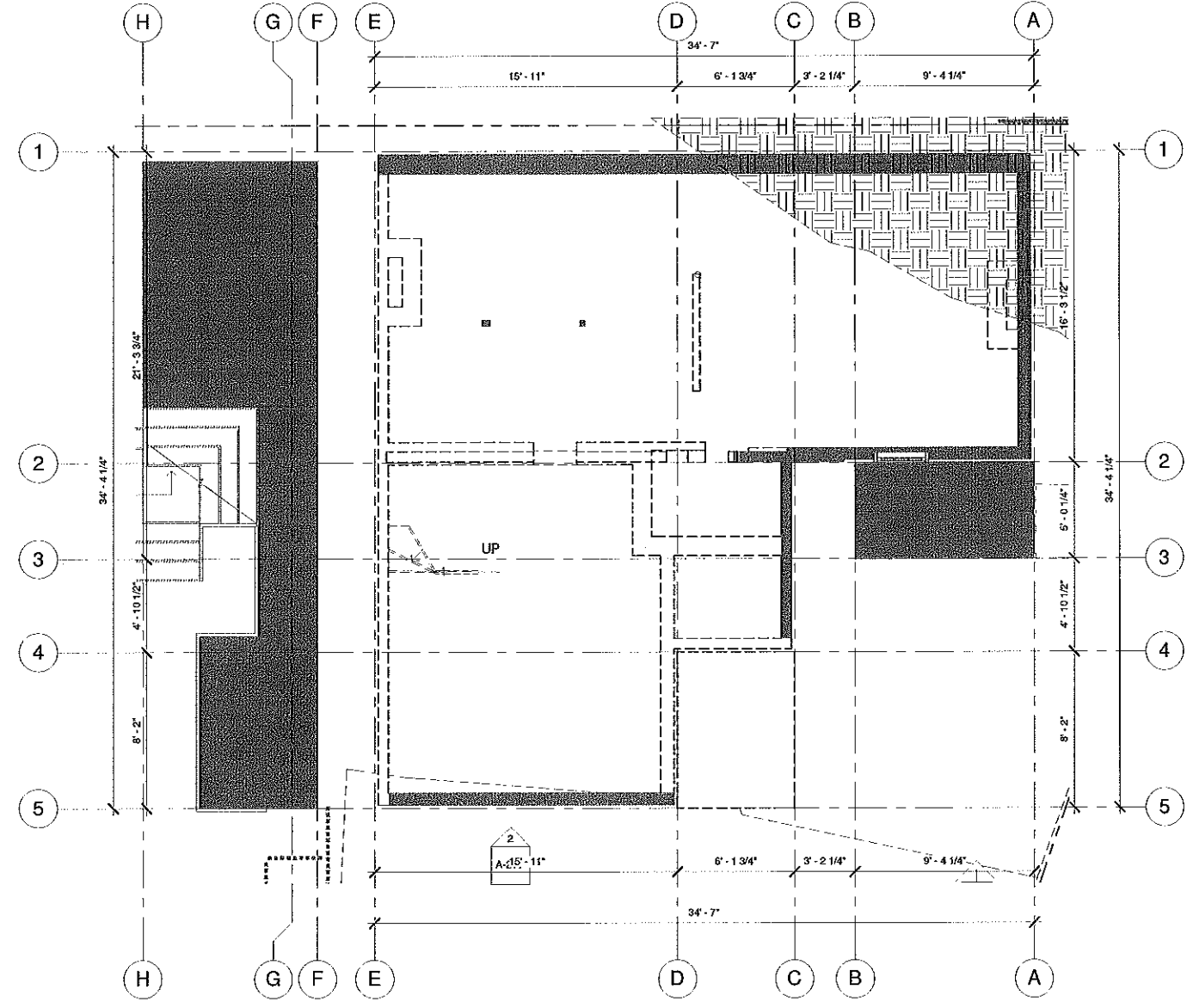
Scale



SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p)978-270-8441
 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE, MA, 02138



2 DEMOLITION LOWER LEVEL AXON



1 DEMOLITION PLAN LOWER LEVEL
 1/4" = 1'-0"

DEMOLITION PLAN
 LOWER LEVEL

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

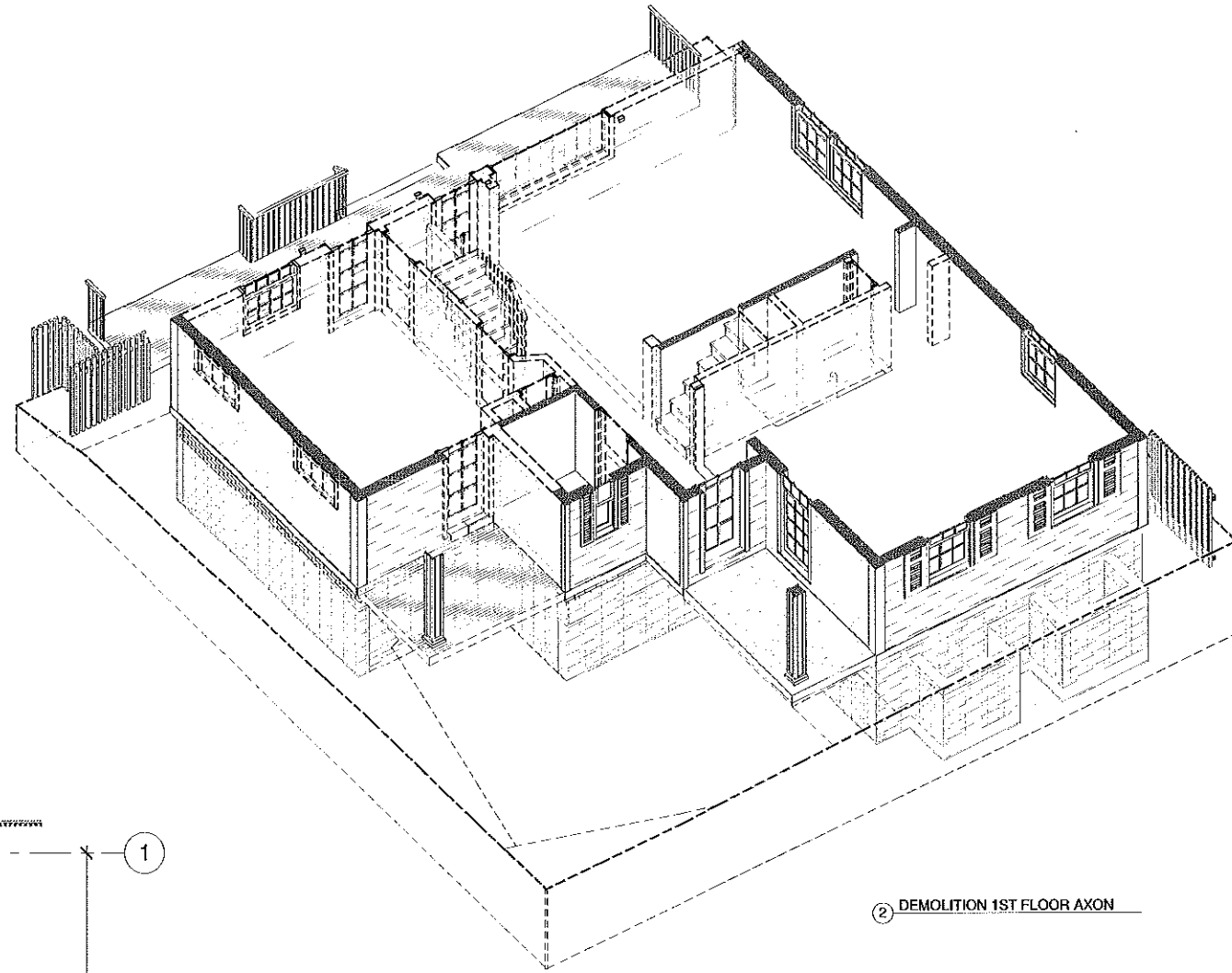
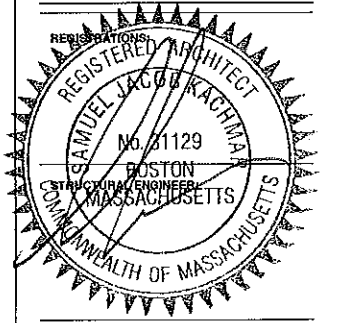
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

D-002

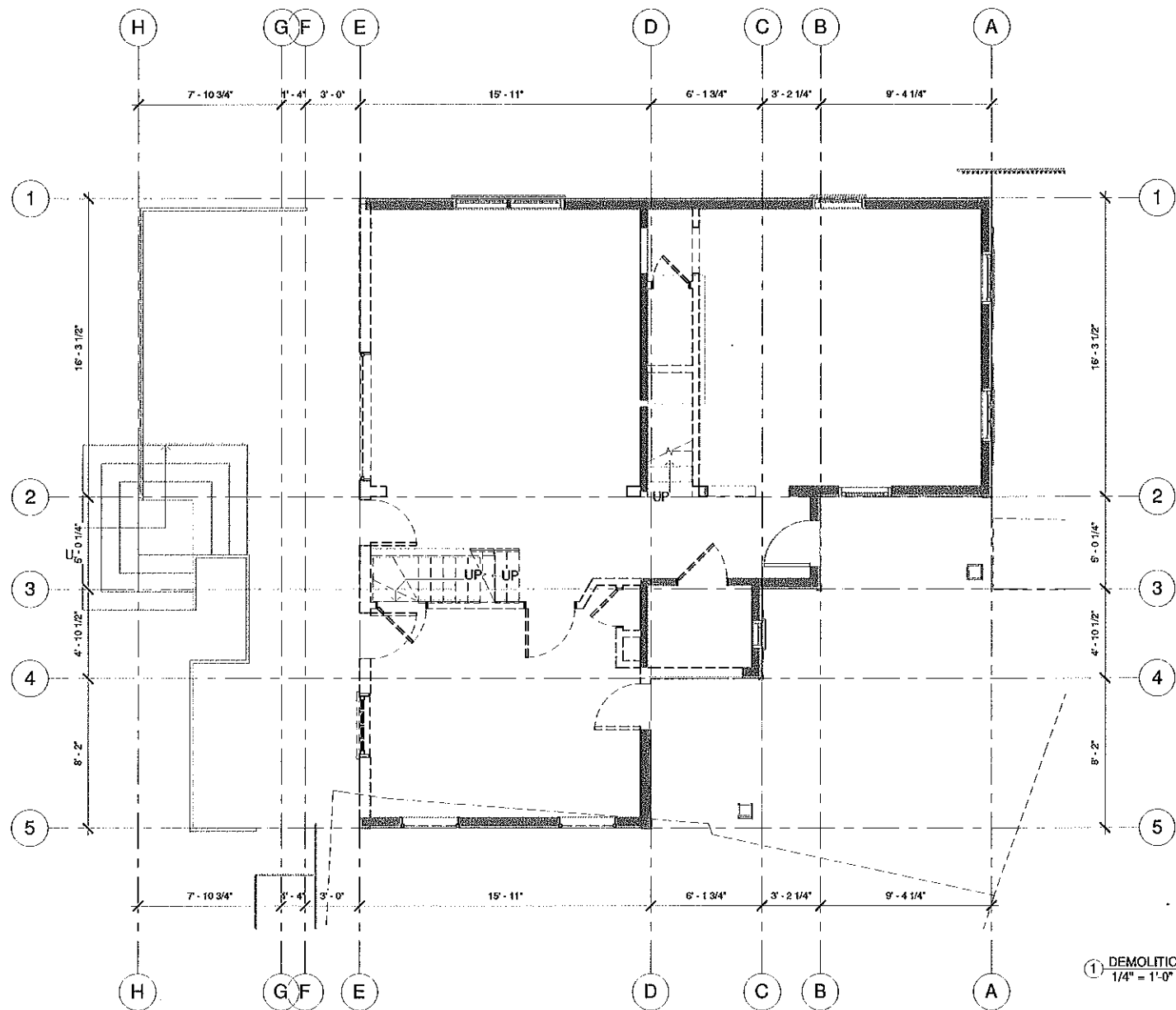
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



② DEMOLITION 1ST FLOOR AXON



① DEMOLITION PLAN 1ST FLOOR
 1/4" = 1'-0"

DEMOLITION PLAN 1ST FLOOR

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

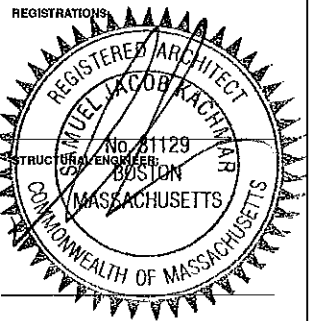
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

D-100

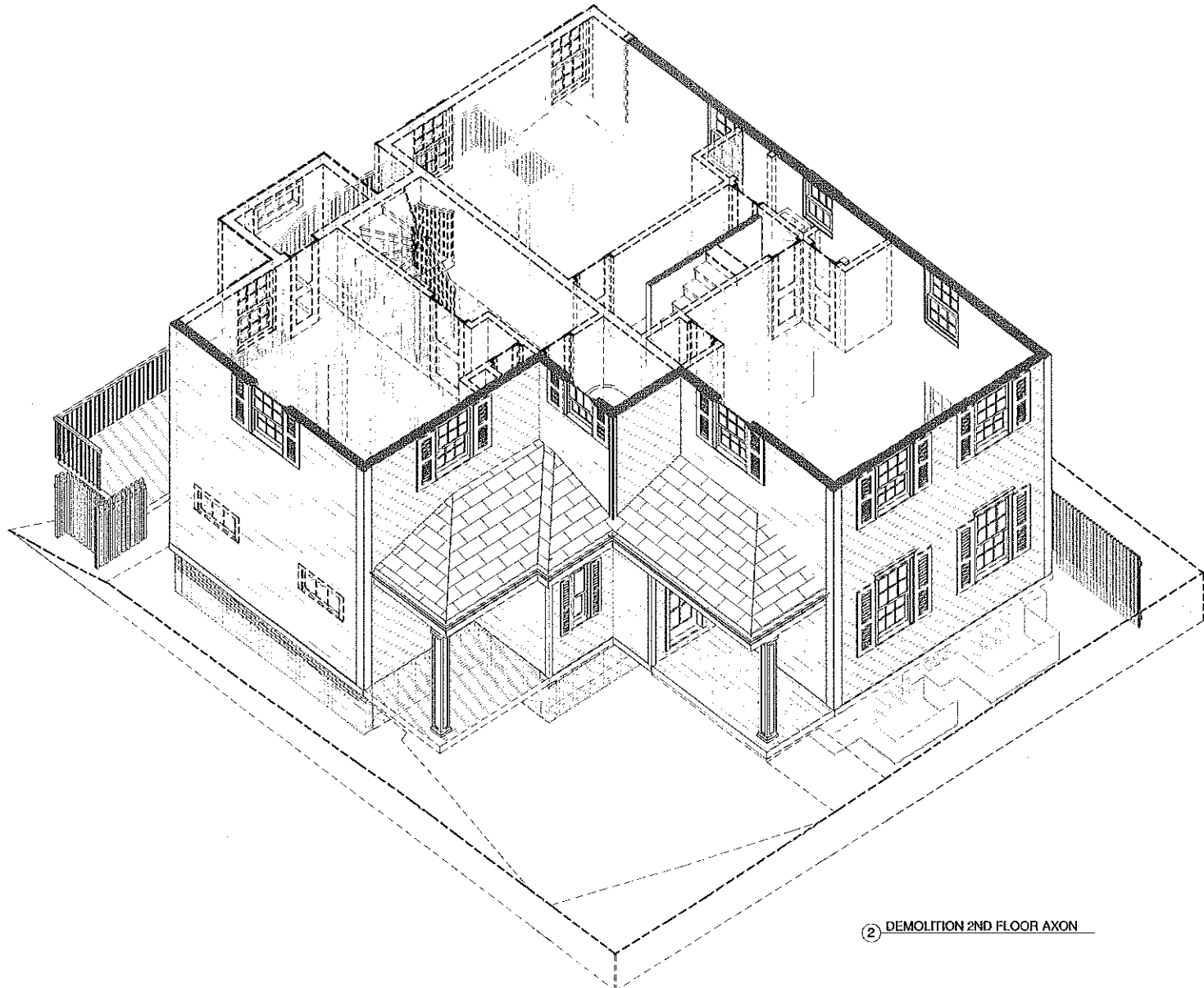
Scale 1/4" = 1'-0"



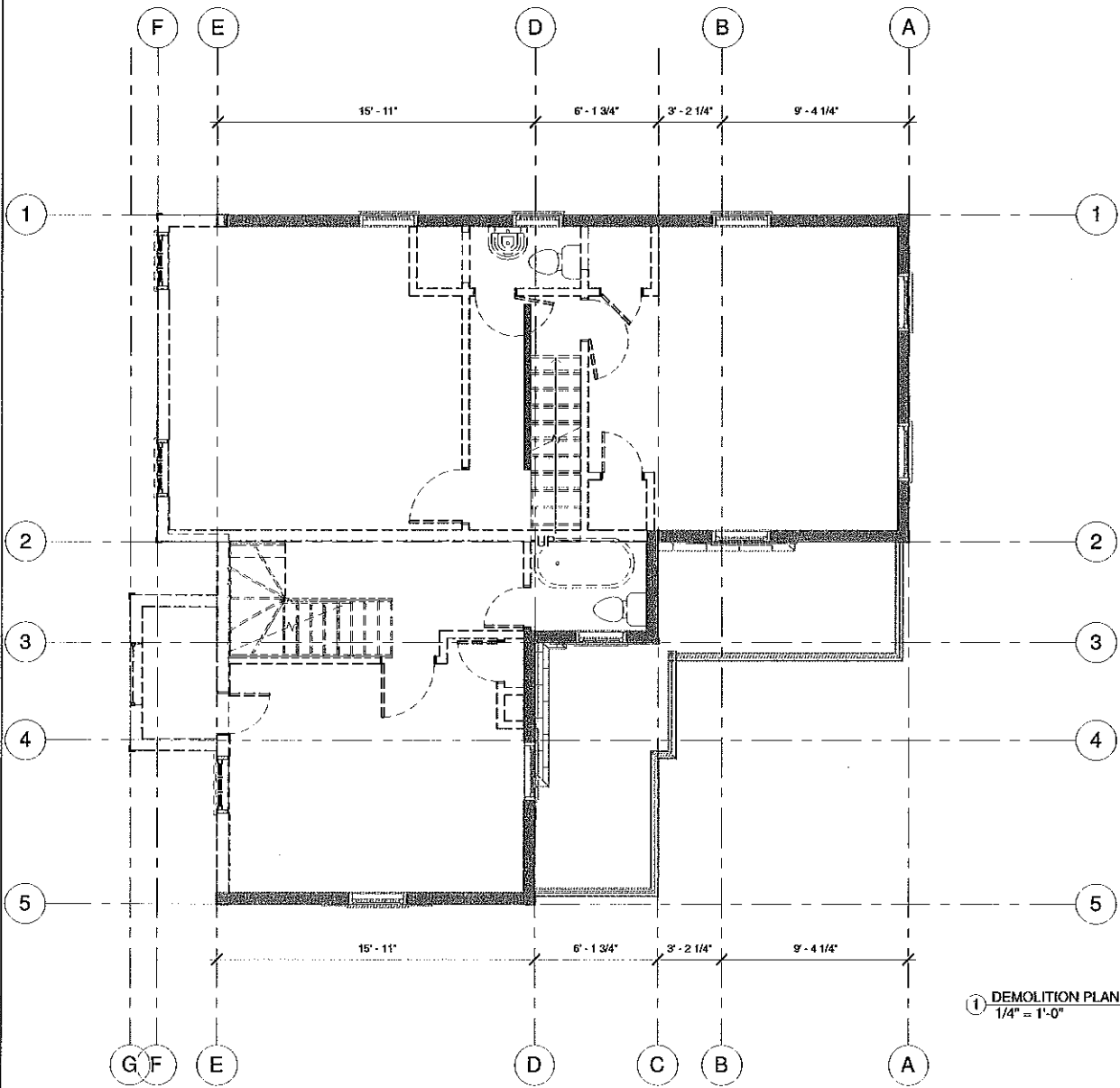
SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p)978-270-8441
 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



**DEMOLITION PLAN
 SECOND FLOOR**



② DEMOLITION 2ND FLOOR AXON



① DEMOLITION PLAN 2ND FLOOR
 1/4" = 1'-0"

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

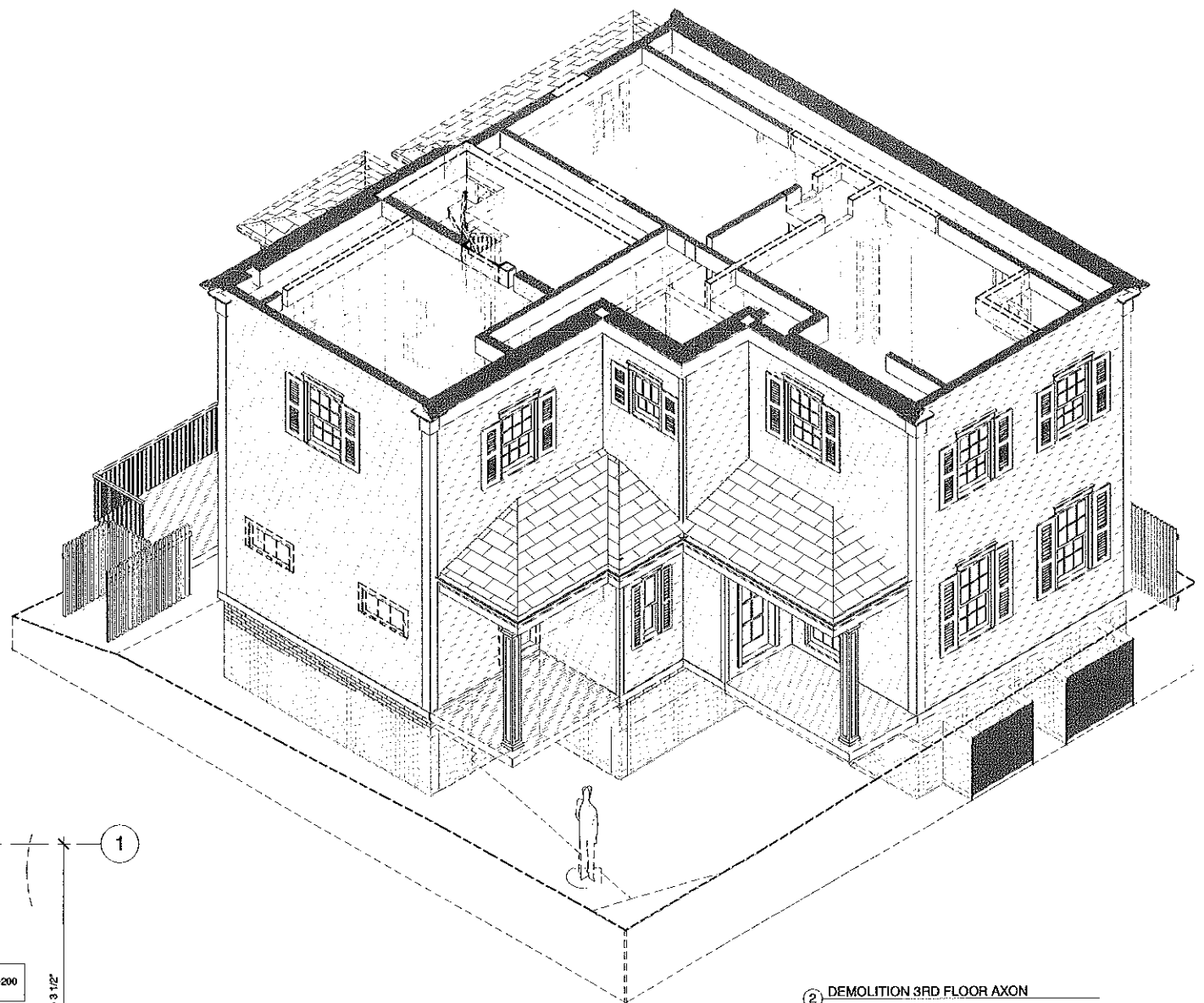
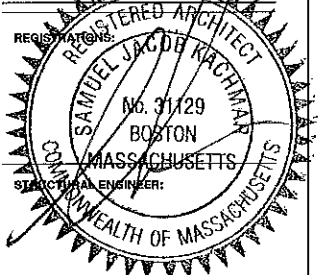
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	Author
Checked by	Checker

D-101

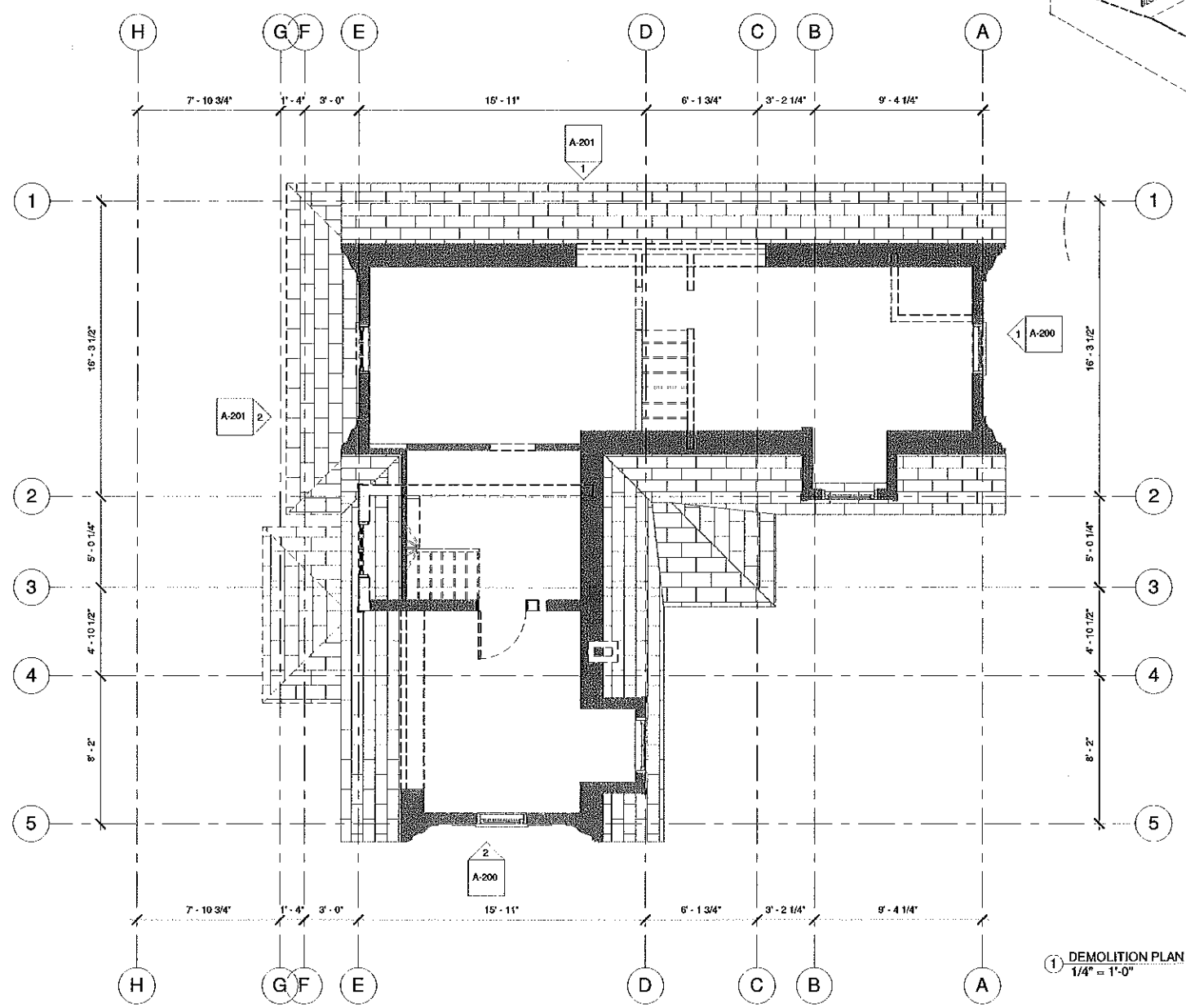
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS
 © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE, MA 02142



2 DEMOLITION 3RD FLOOR AXON



1 DEMOLITION PLAN 3RD FLOOR
 1/4" = 1'-0"

DEMOLITION PLAN 3RD FLOOR

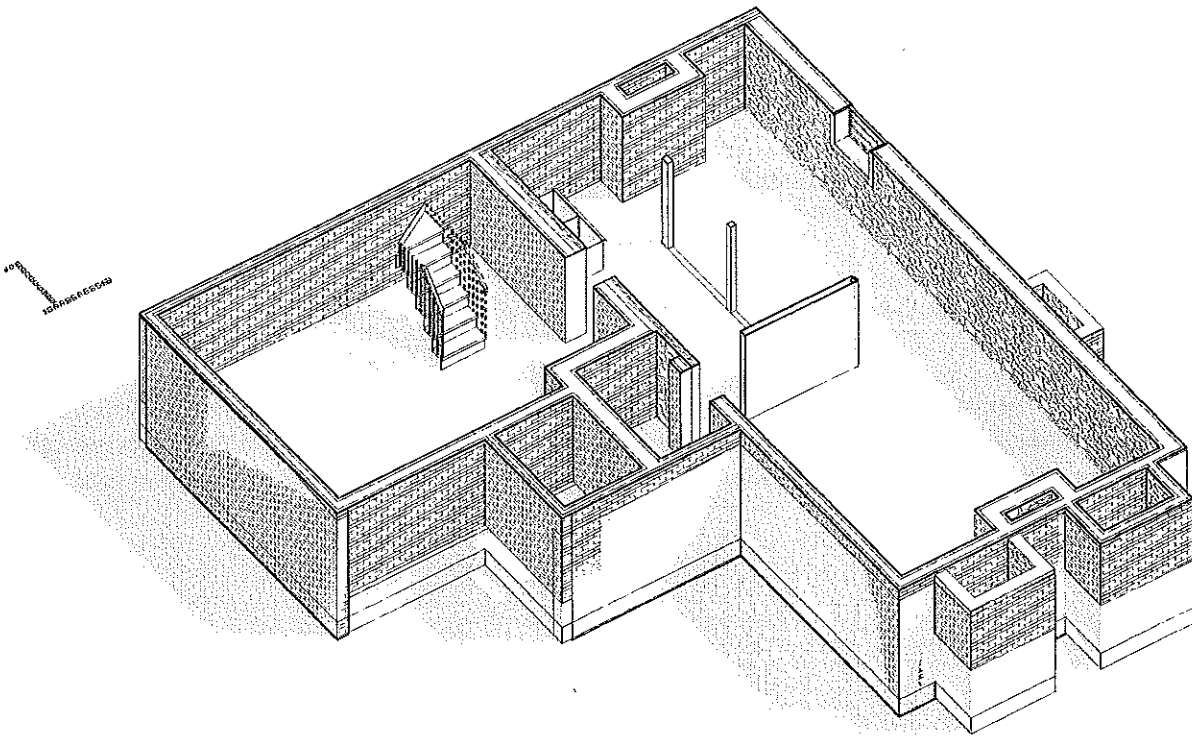
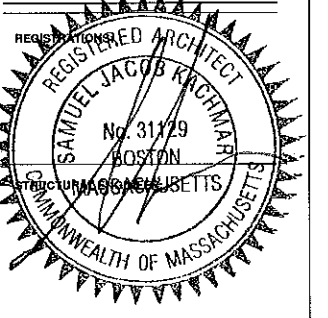
36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by Author
 Checked by Checker

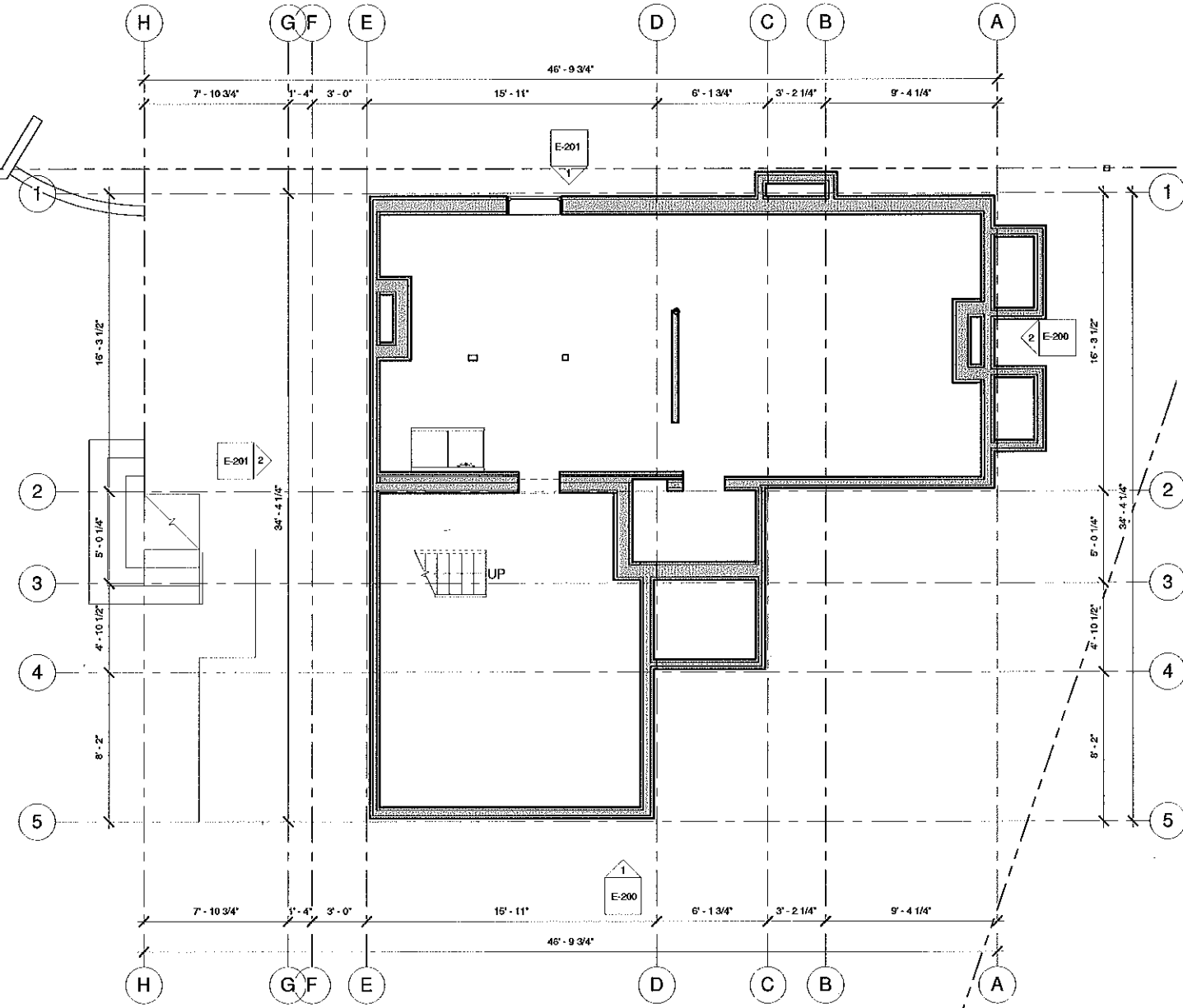
D-103
 Scale 1/4" = 1'-0"



SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p) 978-270-8441
 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



2 EXISTING LOWER LEVEL AXON



1 EXISTING LOWER LEVEL PLAN
 1/4" = 1'-0"

EXISTING BASEMENT
 LEVEL PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

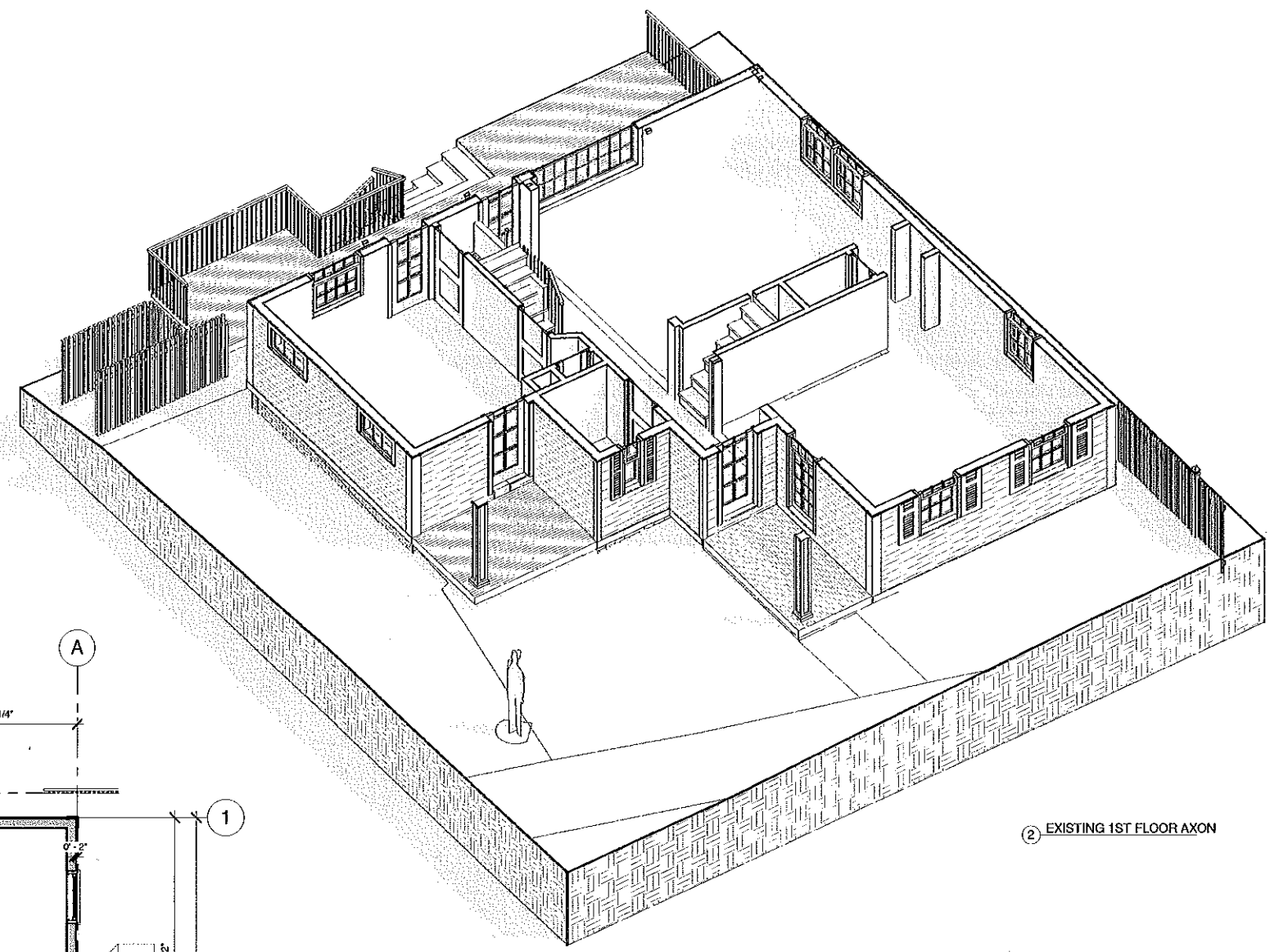
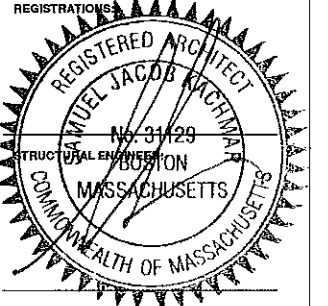
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	SJK
Checked by	SJK

E-002

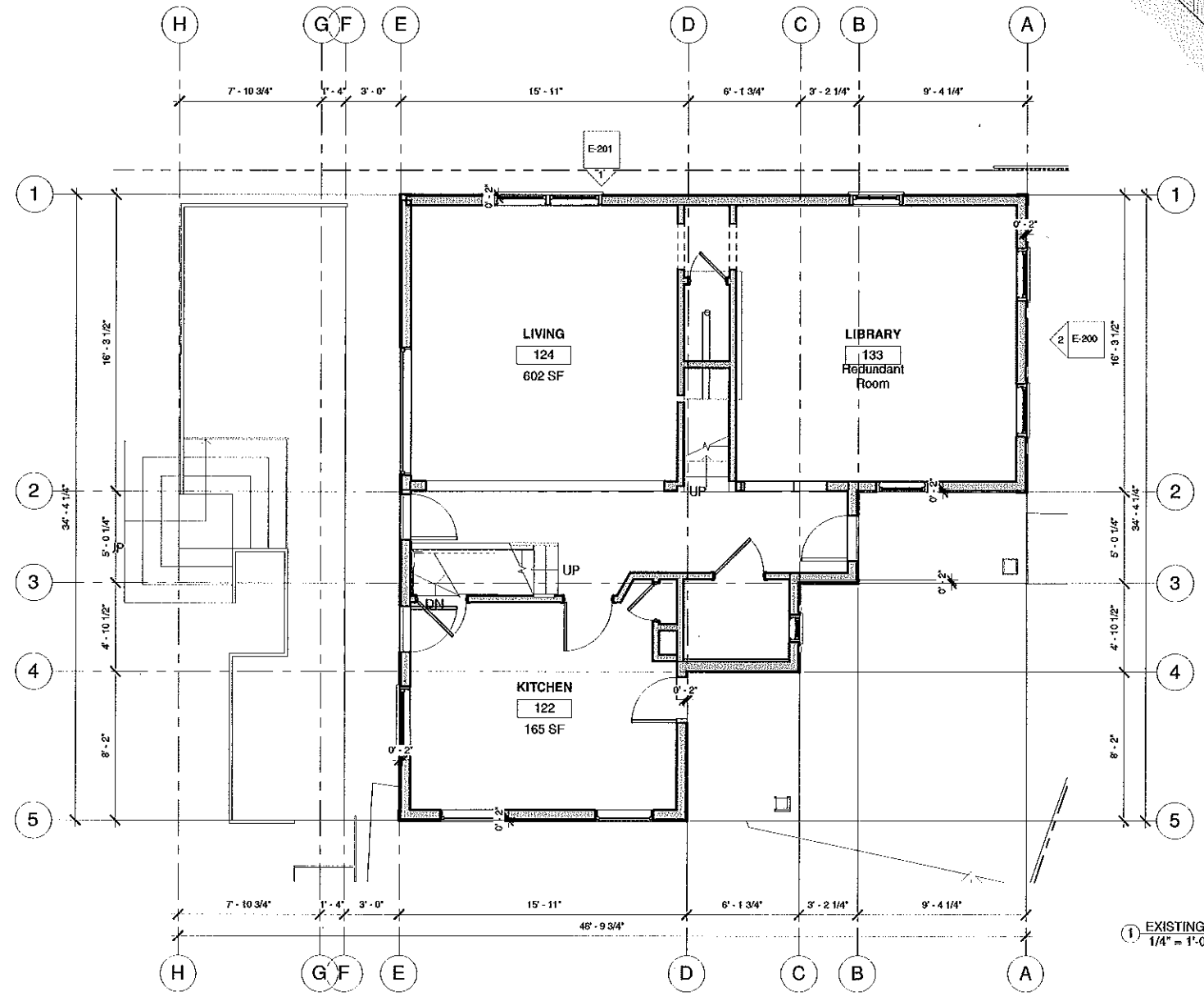
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



2 EXISTING 1ST FLOOR AXON



1 EXISTING 1ST FLOOR PLAN
 1/4" = 1'-0"

EXISTING 1ST FLOOR PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

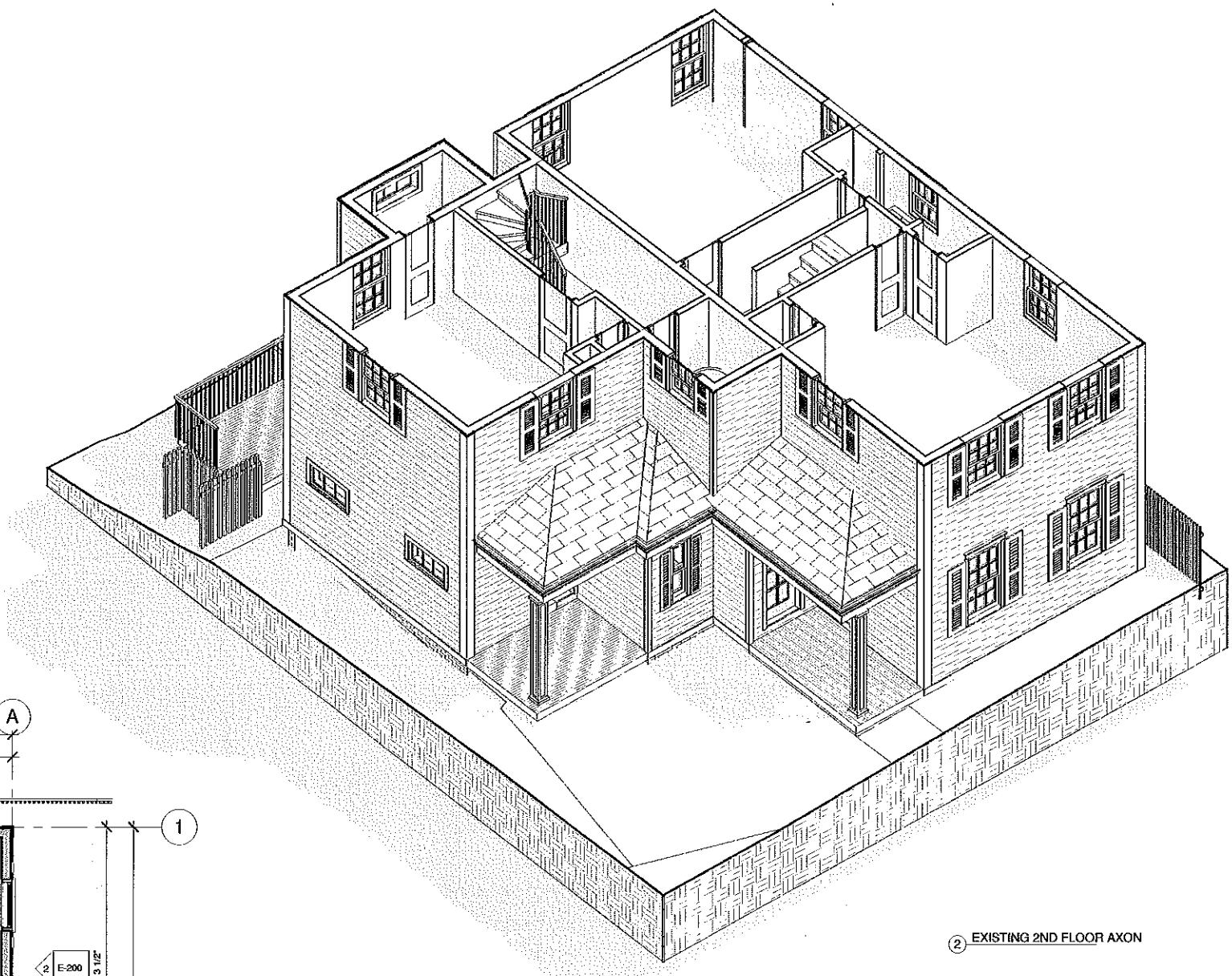
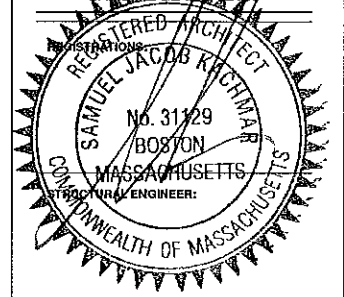
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

E-100

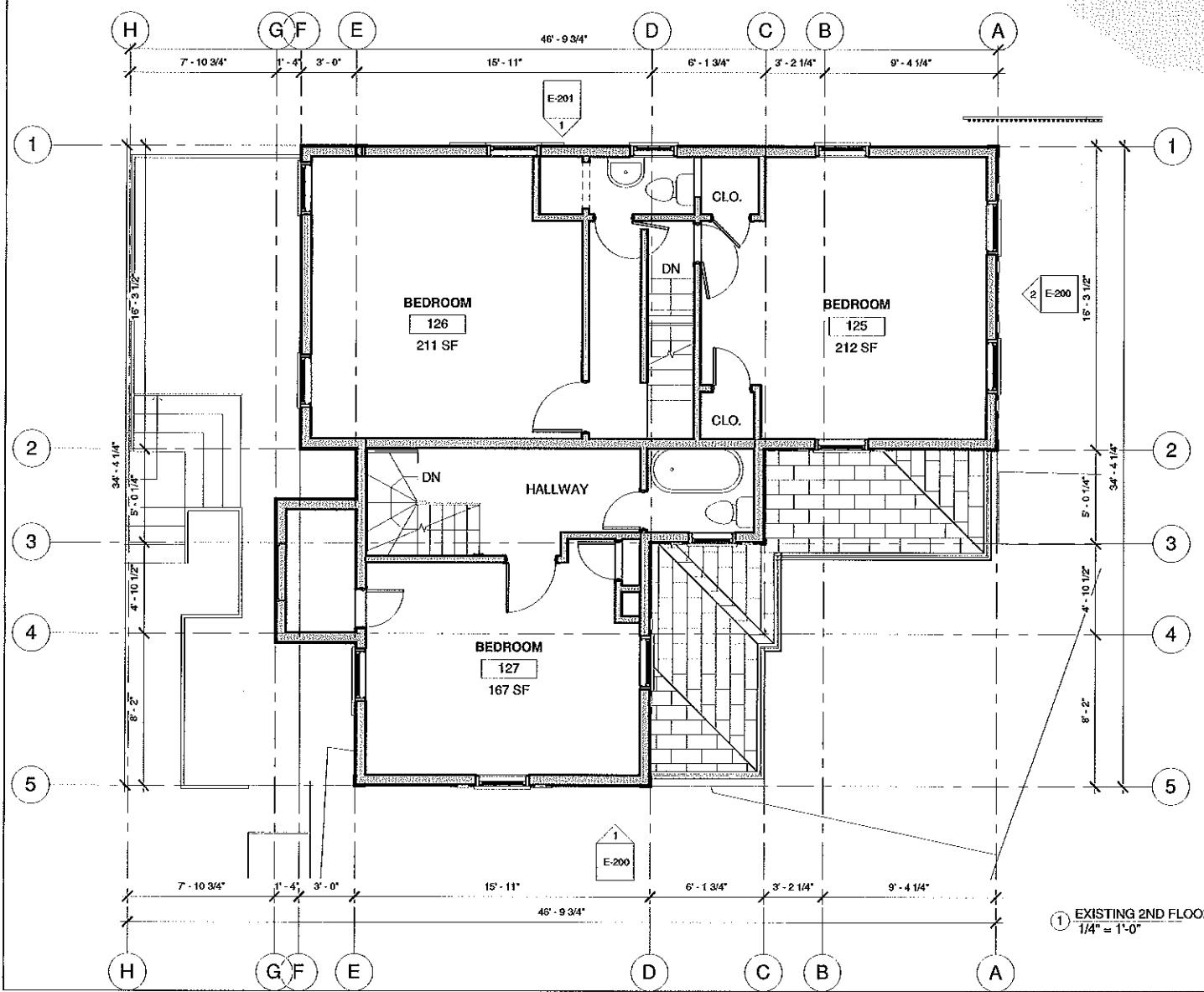
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE, MA 02138



2 EXISTING 2ND FLOOR AXON



1 EXISTING 2ND FLOOR PLAN
 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

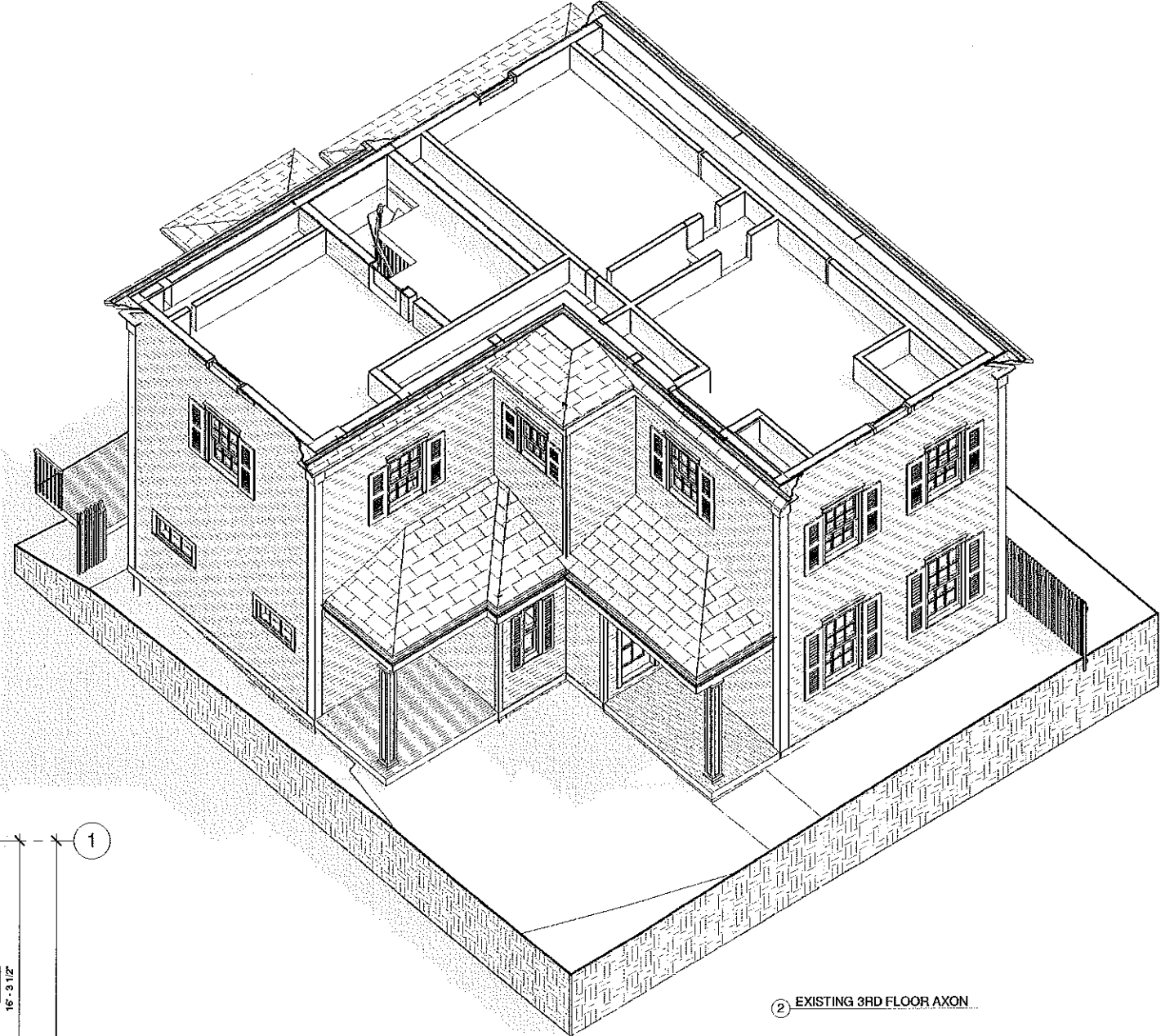
Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

E-101

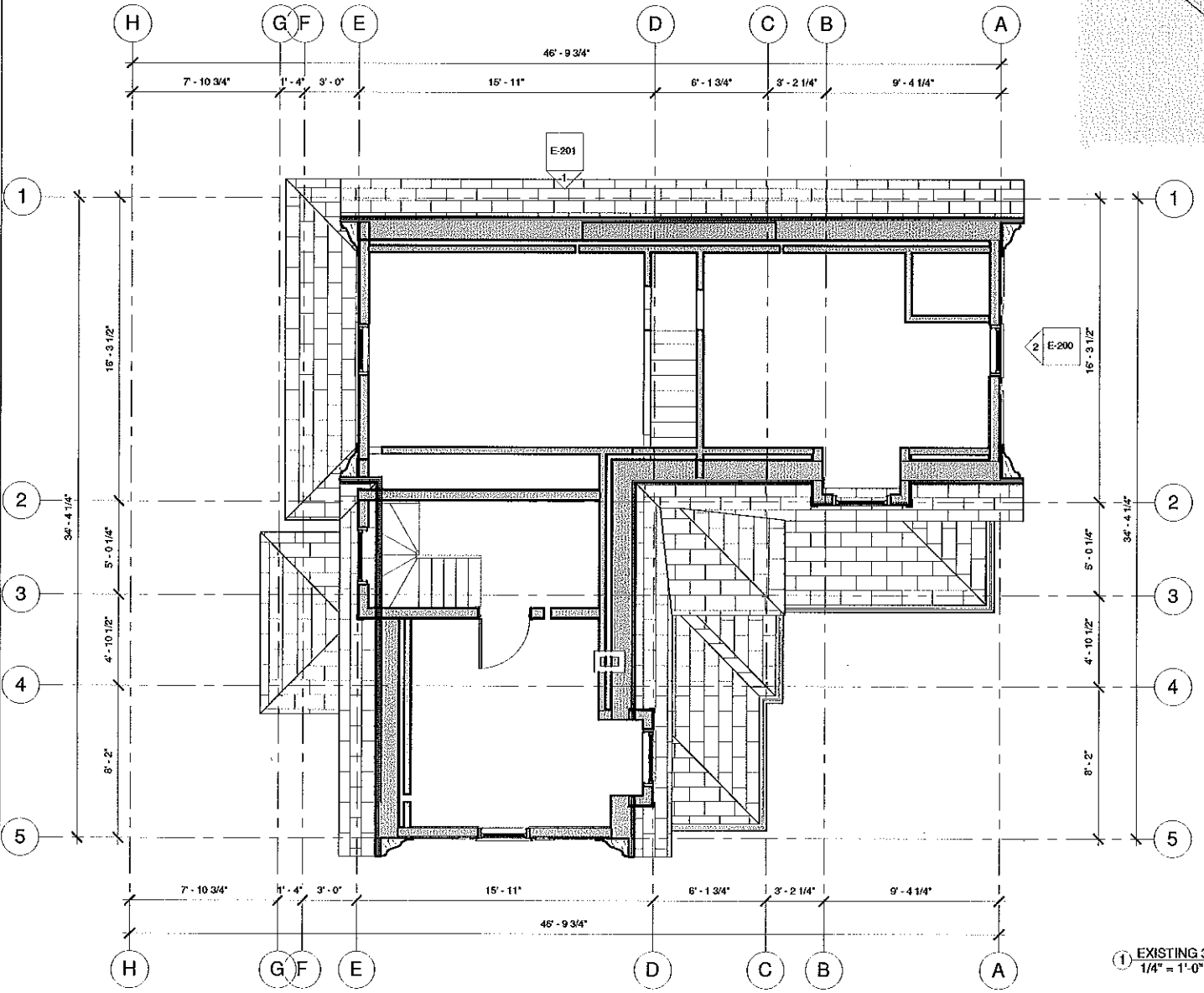
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2017 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



2 EXISTING 3RD FLOOR AXON



1 EXISTING 3RD FLOOR PLAN
 1/4" = 1'-0"

EXISTING THIRD FLOOR PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

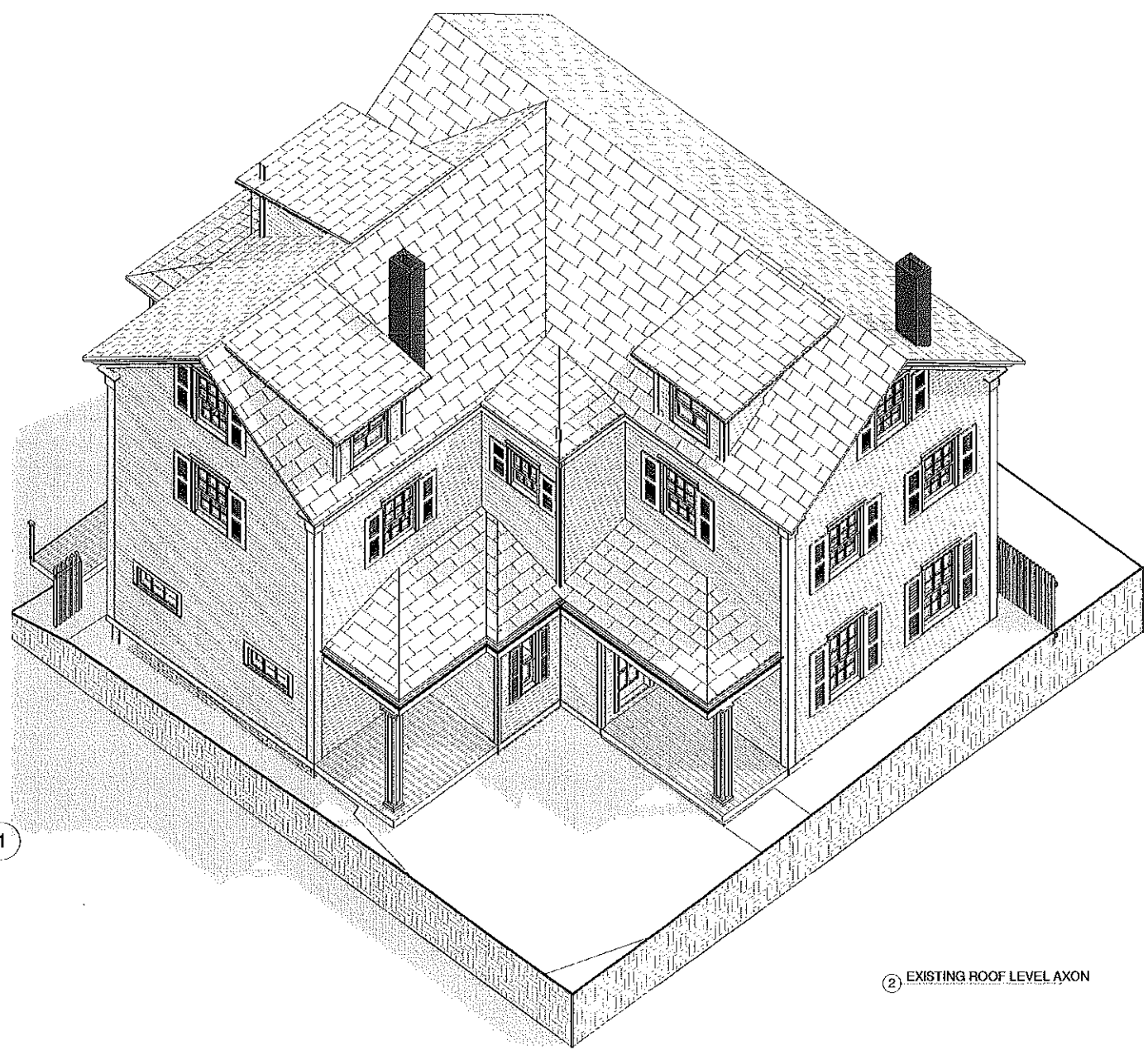
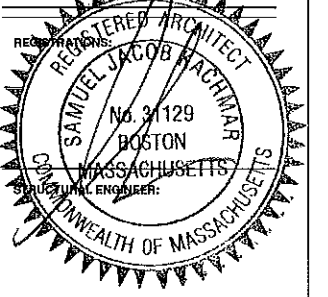
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	SJK
Checked by	SJK

E-102

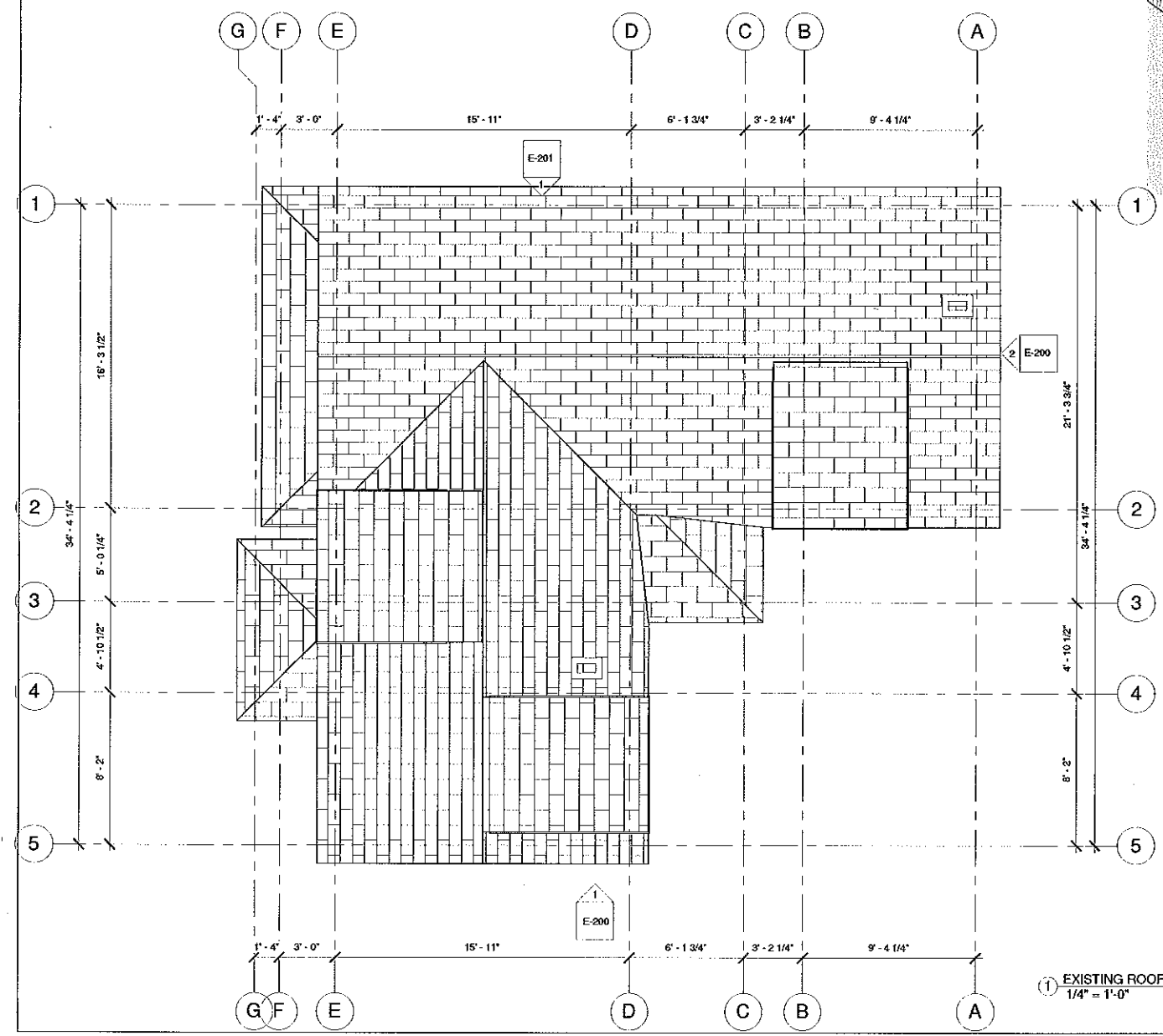
Scale 1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2017
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE, MA 02138



② EXISTING ROOF LEVEL AXON



① EXISTING ROOF PLAN
 1/4" = 1'-0"

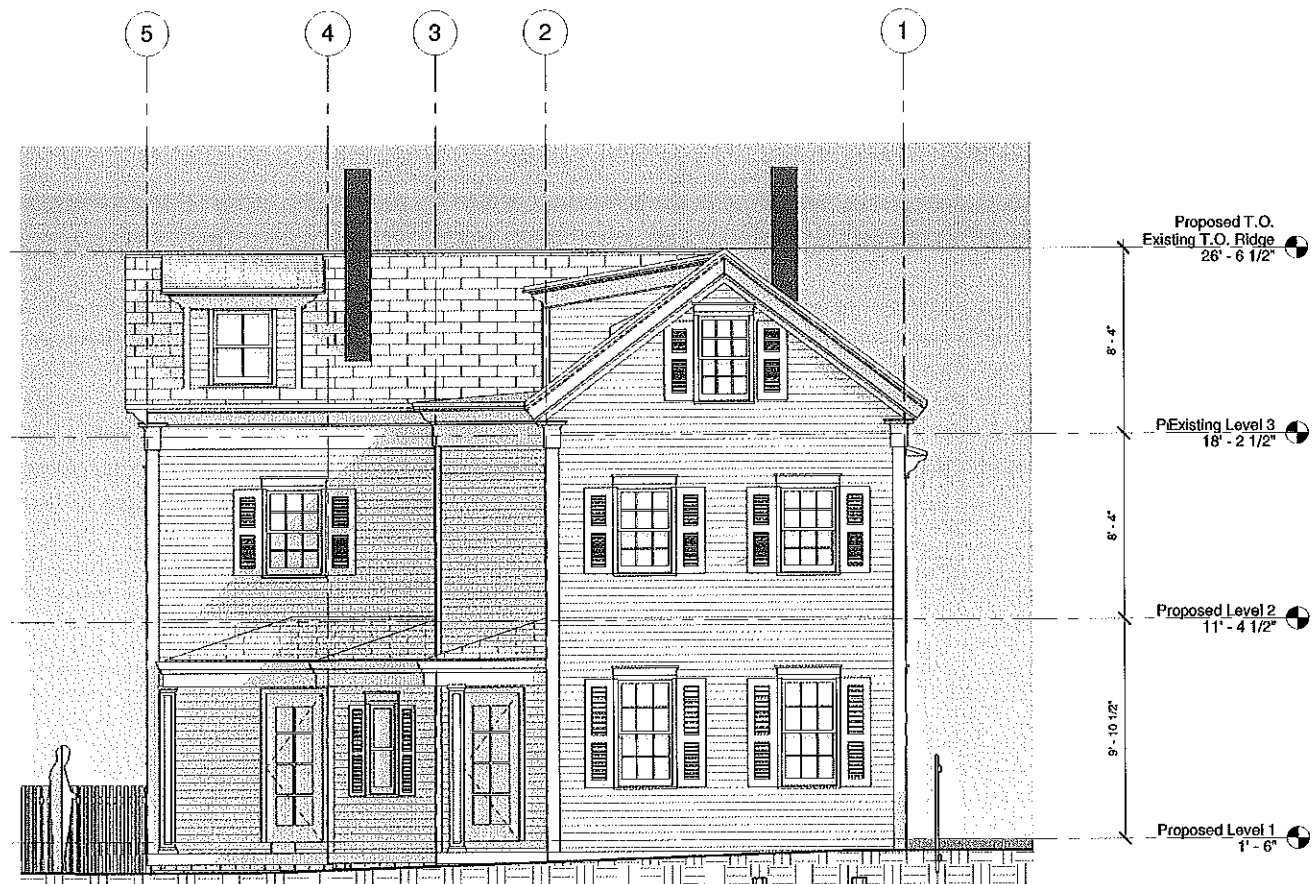
EXISTING ROOF PLAN

36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST REALTY TRUST
 36 FOLLEN ST. CAMBRIDGE MA
 02138

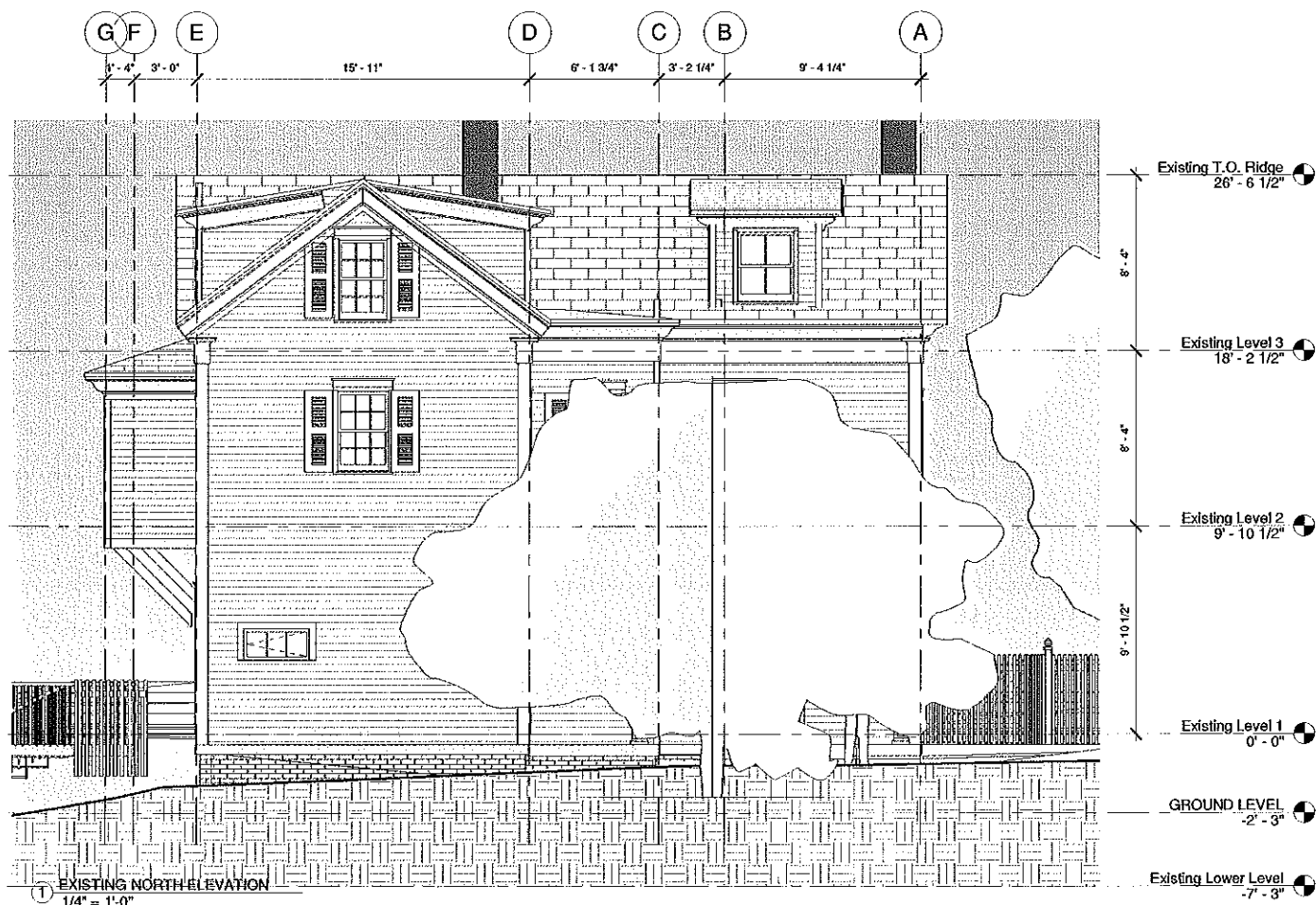
Project Status	RENOVATION PROJECT
Project number	2017.05
Date	1/8/18
Drawn by	SJK
Checked by	SJK

E-103

Scale 1/4" = 1'-0"



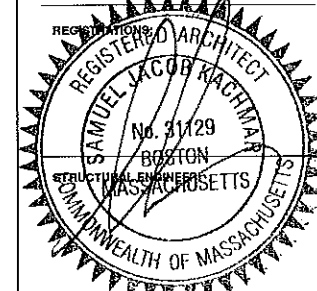
2 EXISTING WEST ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
ARCHITECTS
(p)978-270-8441
kachmar@skadesign.com
45 SAVILLE ST.
CAMBRIDGE MA, 02138



EXISTING ELEVATION

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST. CAMBRIDGE MA
02138

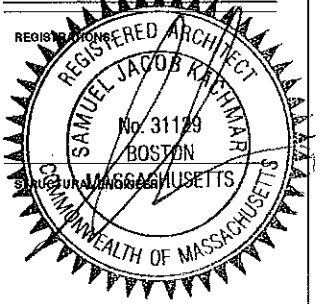
Project Status RENOVIATION PROJECT
Project number 2017.05
Date 1/8/18
Drawn by SJK
Checked by SJK

E-200

Scale 1/4" = 1'-0"



SAM KACHMAR © 2017 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138



EXISTING ELEVATIONS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST REALTY TRUST

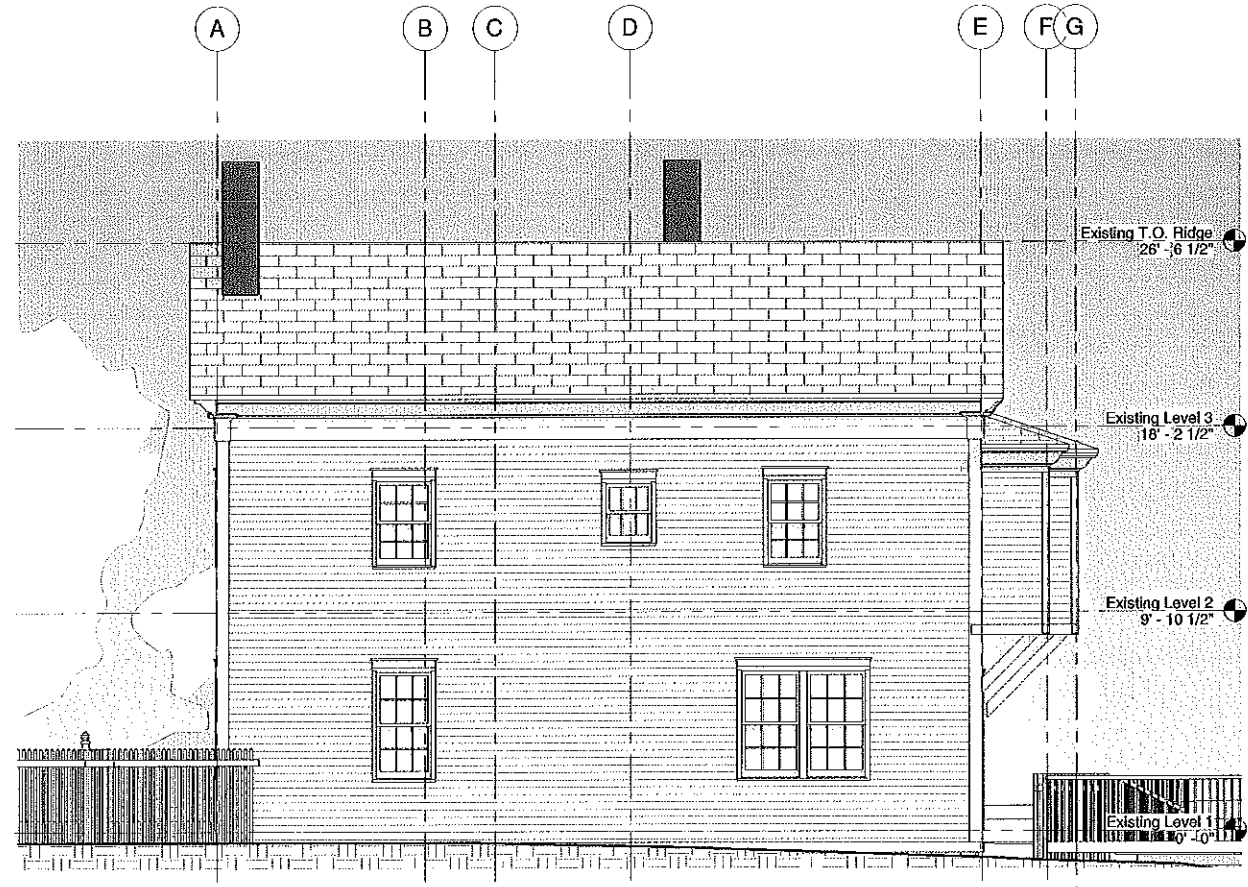
36 FOLLEN ST. CAMBRIDGE MA
 02138

Project Status RENOVATION PROJECT
 Project number 2017.05
 Date 1/8/18
 Drawn by SJK
 Checked by SJK

E-201

Scale 1/4" = 1'-0"

1/8/2018 8:45:59 PM



① EXISTING SOUTH ELEVATION
 1/4" = 1'-0"