

36 FOLLEN ST REALTY TRUST

RENOVATION PROJECT

3/13/18

36 FOLLEN ST
REALTY TRUST

36 FOLLEN ST.
CAMBRIDGE MA
02138



① EXISTING 1



② PROPOSED

ARCHITECT:

SAM KACHMAR ARCHITECTS

CLIENT:

36 FOLLEN REALTY TRUST

DESIGN CONSULTANT:

ROYCE LANIER

GENERAL CONTRACTOR

KIWI ENTERPRISES

STRUCTURAL ENGINEER:

XXXXXXXXX

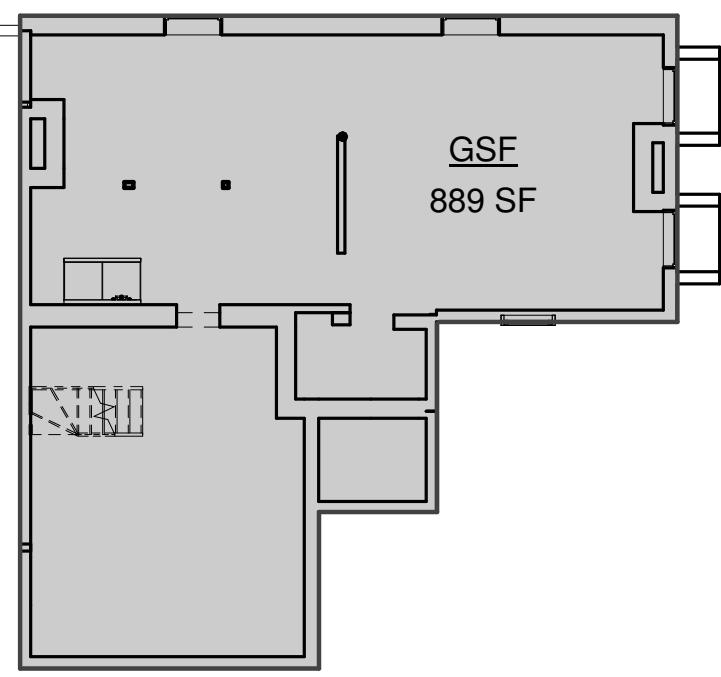


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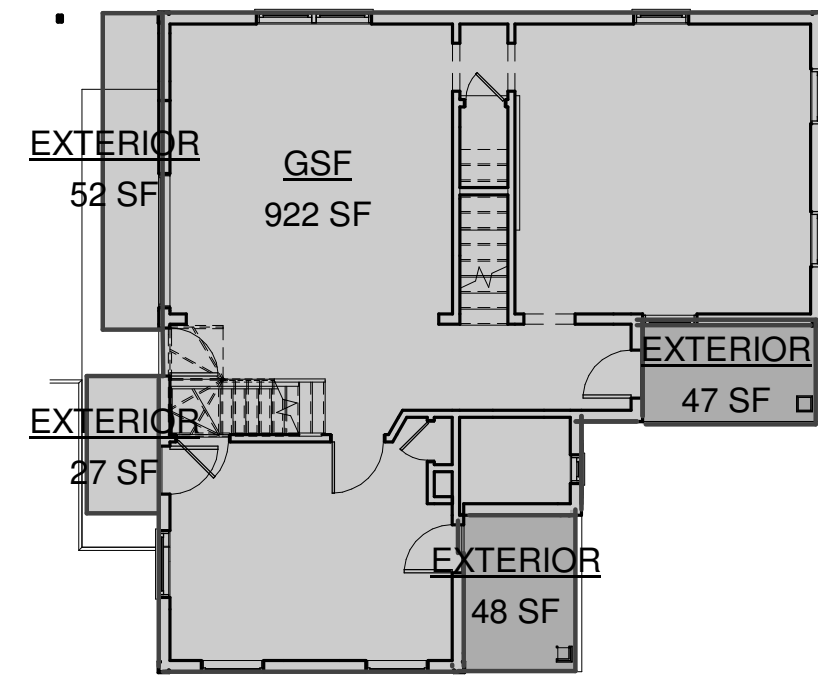
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Count	Current Revision Date	Designed By	Drawn By	Sheet Name	Sheet Number	Approved By
1		SJK	SKA	COVER	A-000	SJK
1		SJK	SKA	PLOT PLAN	A-001	SJK
1		SJK	SKA	SITE PLAN AXON	A-002	SJK
1		SJK	SKA	SUN/SHADOW STUDIES	A-003	SJK
1		SJK	SKA	LOWER LEVEL PLANS	A-100	SJK
1		SJK	SKA	1ST FLOOR PLANS	A-101	SJK
1		SJK	SKA	2ND FLOOR PLANS	A-102	SJK
1		SJK	SKA	3RD FLOOR PLANS	A-103	SJK
1		SJK	SKA	ROOF PLANS	A-104	SJK
1		SJK	SKA	WEST ELEVATION	A-200	SJK

Sheet List						
Count	Current Revision Date	Designed By	Drawn By	Sheet Name	Sheet Number	Approved By
1		SJK	SKA	EAST ELEVATION	A-201	SJK
1		SJK	SKA	NORTH ELEVATION	A-202	SJK
1		SJK	SKA	SOUTH ELEVATION	A-203	SJK
1		SJK	SKA	EXTERIOR PERSPECTIVES	A-800	SJK
1		SJK	SKA	EXTERIOR PERSPECTIVES	A-801	SJK
1		SJK	SKA	FOLLEN ST. PERSPECTIVE 2	A-802	SJK
1		SJK	SKA	EXTERIOR PERSPECTIVE	A-803	SJK
1		SJK	SKA	FOLLEN ST. PERSPECTIVE	A-804	SJK
1		SJK	SKA	FOLLEN ST. PERSPECTIVE	A-805	SJK
1		SJK	SKA	EXTERIOR PERSPECTIVE	A-806	SJK
1		Designer	Author	INTERIOR PERSPECTIVE	A-807	Approver

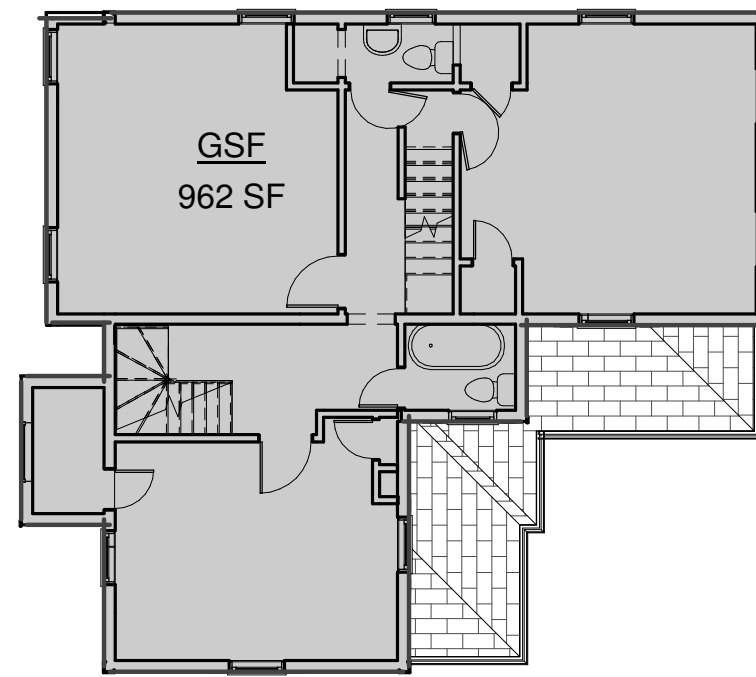
Grand total: 21



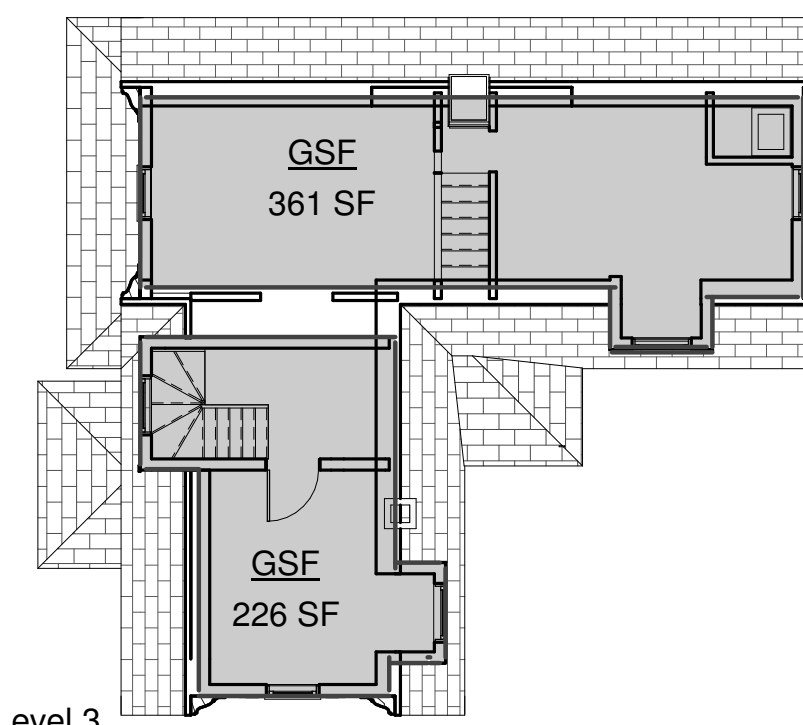
2 Existing Lower Level
1" = 10'-0"



10 Existing Level 1
1" = 10'-0"

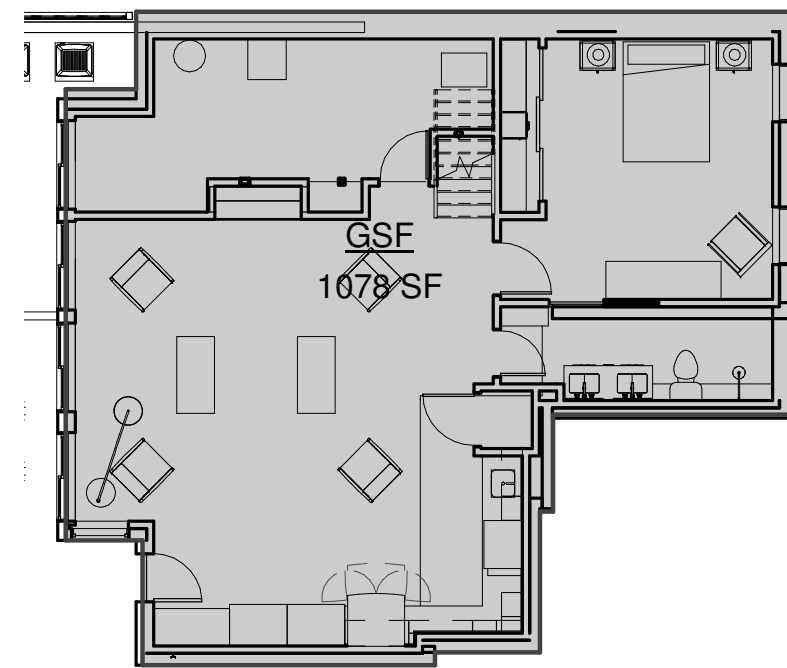


11 Existing Level 2
1" = 10'-0"

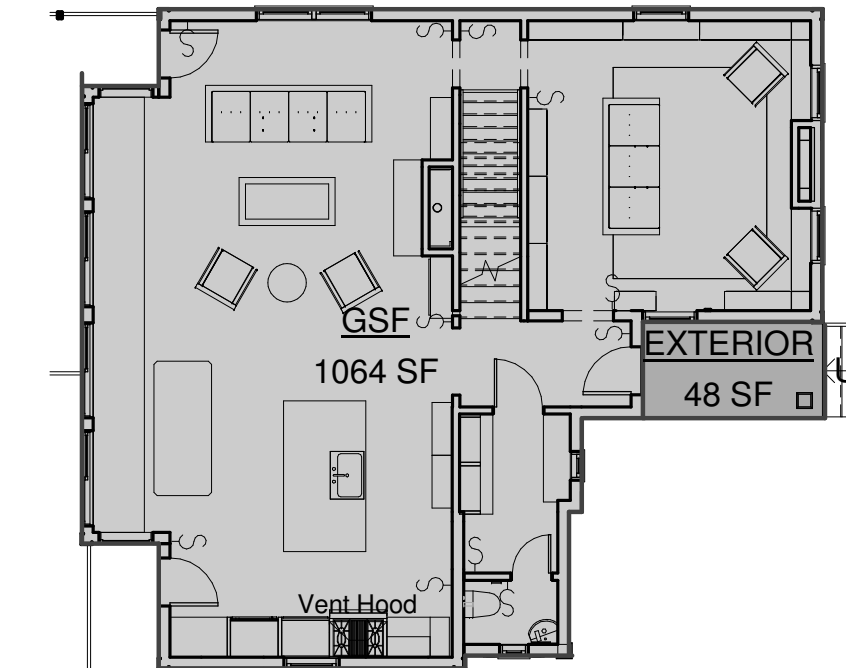


7 Existing Level 3
1" = 10'-0"

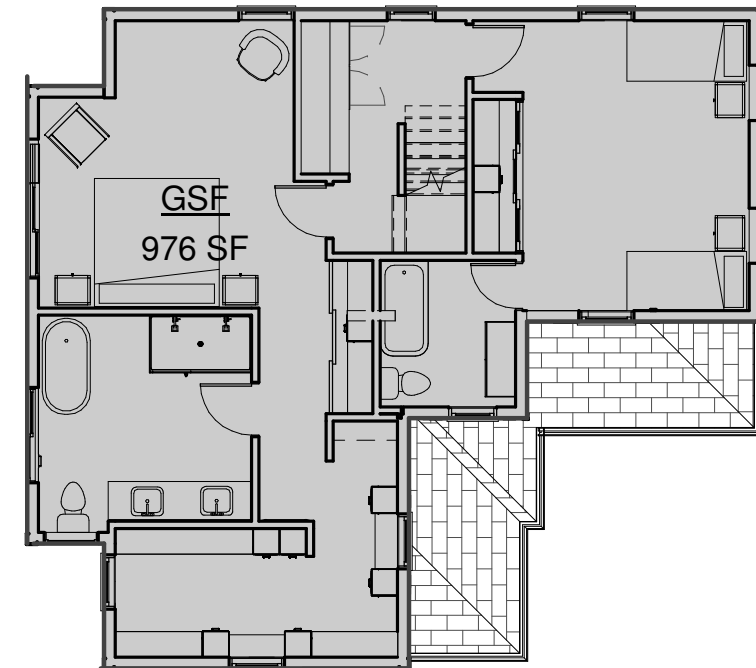
EXISTING GROSS BUILDING AREA		
Level	Name	Area
Not Placed		0 SF
Existing Level 1	EXTERIOR	173 SF
Existing Level 1	GSF	922 SF
Existing Level 2	GSF	962 SF
Existing Level 3	GSF	587 SF
		2644 SF



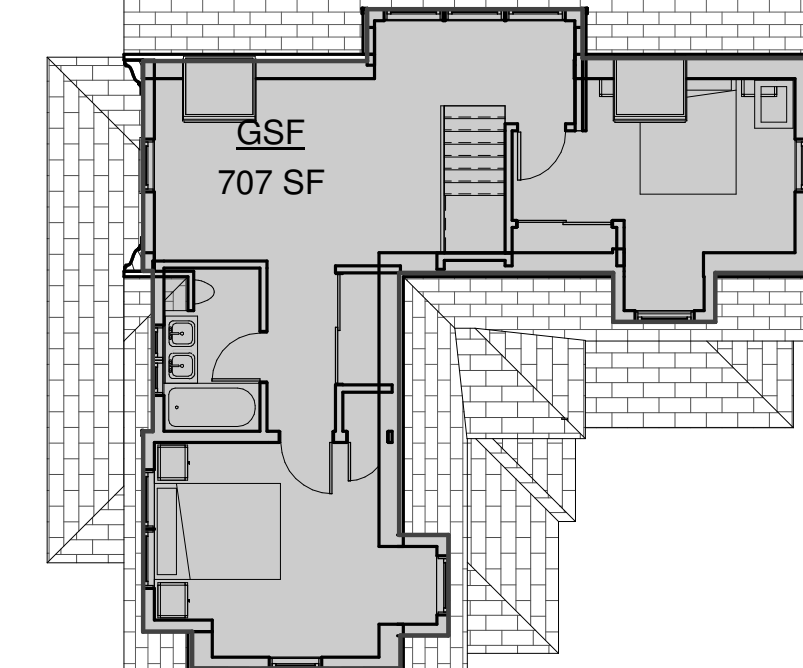
4 Proposed Lower Level
1" = 10'-0"



3 Proposed Level 1
1" = 10'-0"



5 Proposed Level 2
1" = 10'-0"



6 Proposed Level 3
1" = 10'-0"

PROPOSED GROSS BUILDING AREA		
Level	Name	Area
Proposed Level 1	EXTERIOR	48 SF
Proposed Level 1	GSF	1064 SF
Proposed Level 2	GSF	976 SF
Proposed Level 3	GSF	707 SF
		2795 SF

LOT AREA = 4320 SQ. FT.

ZONE: A-1

EXISTING FAR = 0.61

PROPOSED FAR = 0.64

NET ADDITION: 151 SQ. FT.

FOLLEN ST.

FOLLEN ST.

EXISTING PINE TREE TO REMAIN

EXISTING RETAINING WALL TO REMAIN

EXISTING FENCE AND RETAINING WALL TO REMAIN

EXISTING REAR YARD TO REMAIN

EXISTING FENCE TO REMAIN

PROPOSED STEPS TO FRONT ENTRY

EXISTING FENCE TO REMAIN

1 PLOT PLAN
1" = 10'-0"



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PLOT PLAN

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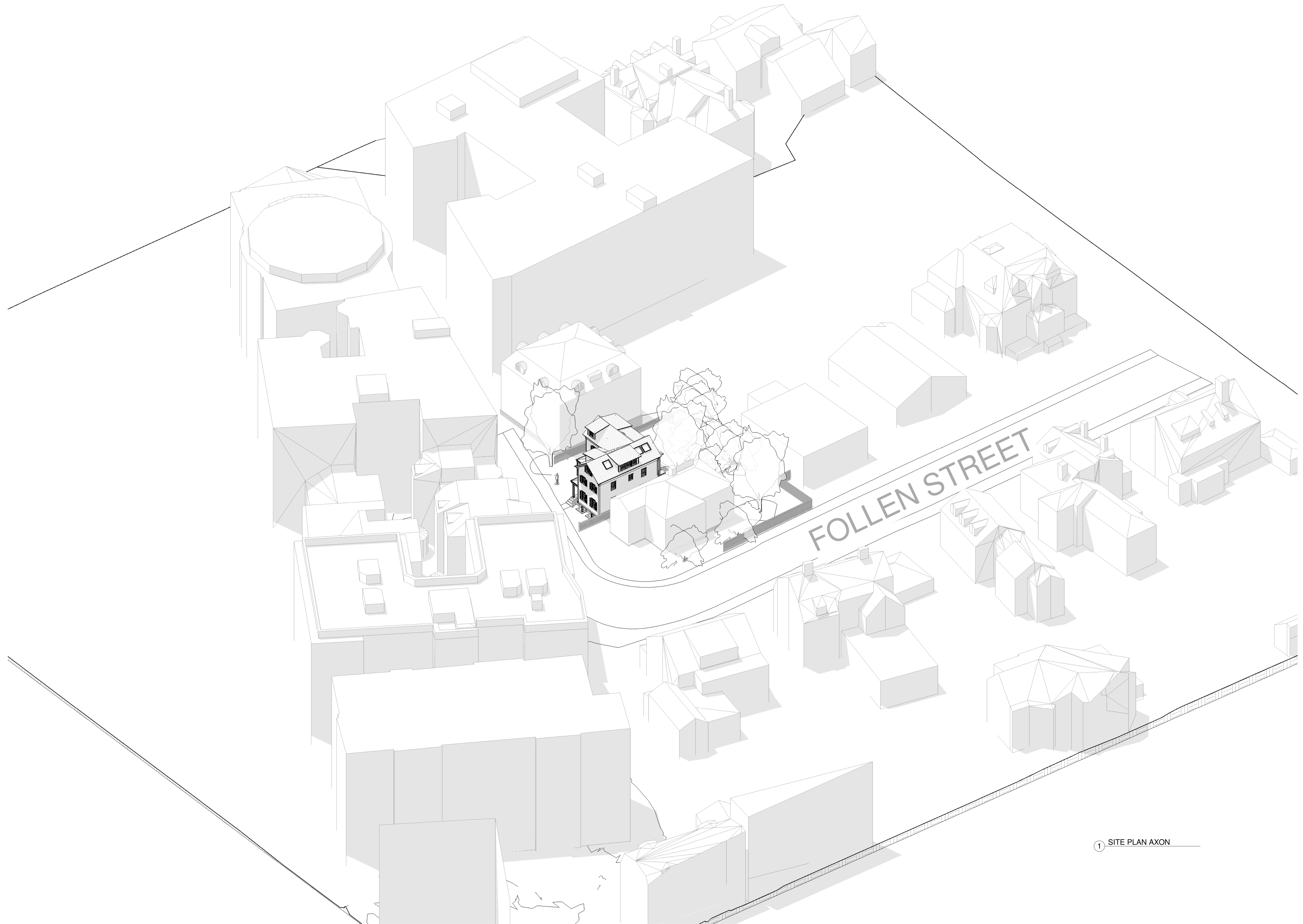
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A-001

Scale 1" = 10'-0"



1 SITE PLAN AXON



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SITE PLAN AXON

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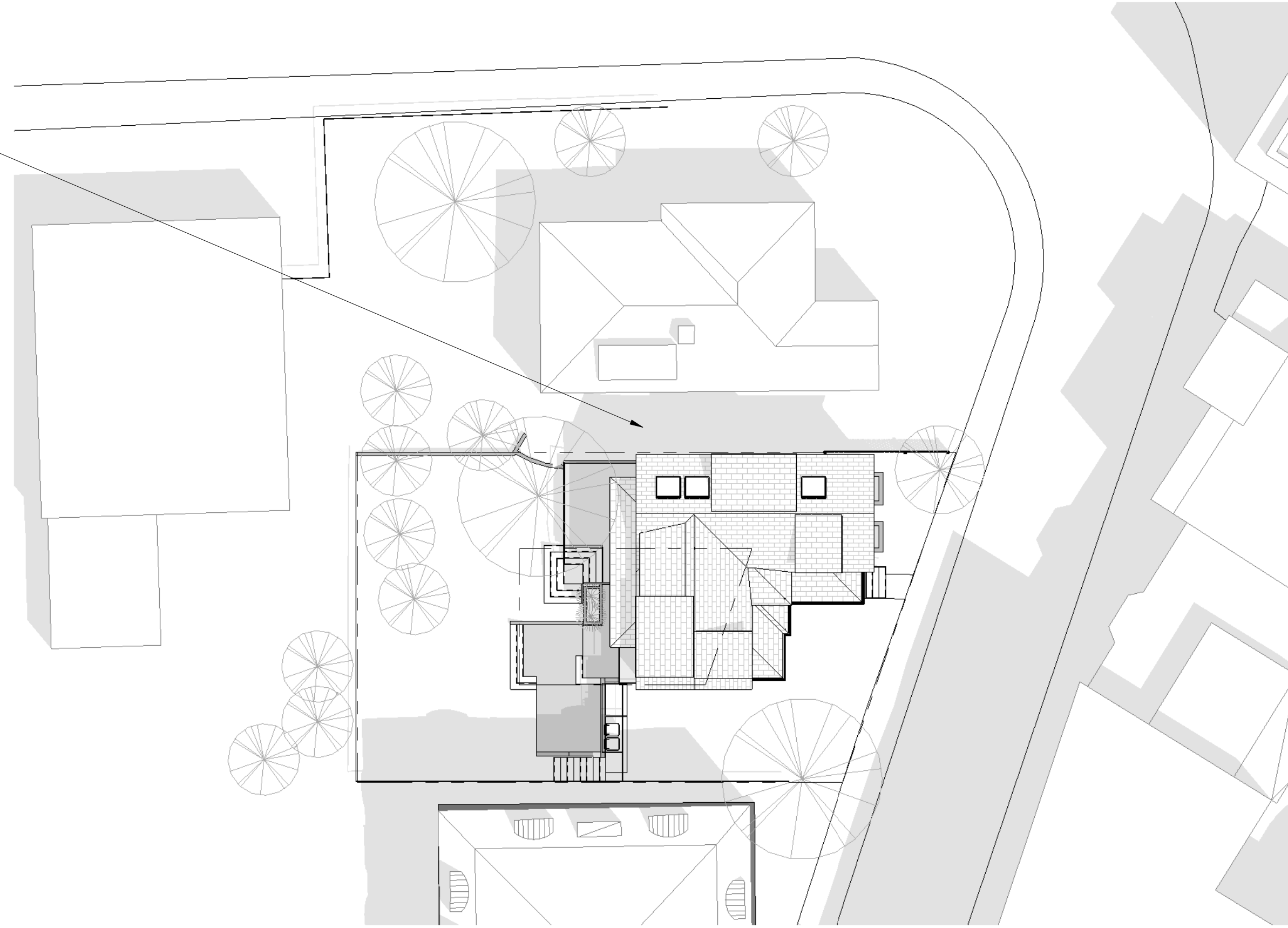
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A-002

Scale

SUMMER SHADOWS FROM
36 FOLLEN ST.



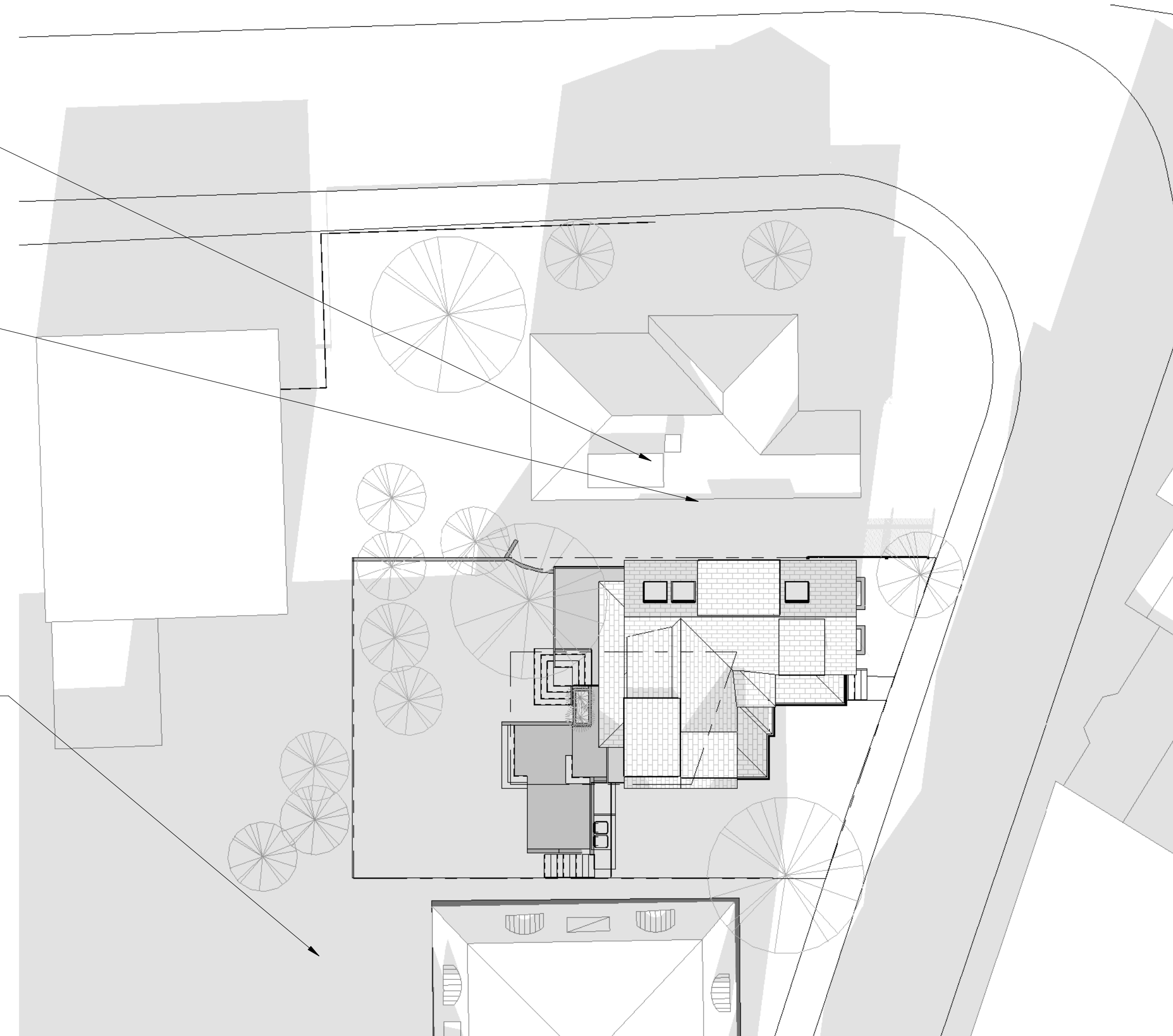
① SUN STUDY (SUMMER SOLSTICE)
1/16" = 1'-0"



UNAFFECTED SOLAR PANELS
OF NEIGHBOR

EXTENT OF WINTER SHADOW
FROM 36 FOLLEN ST.

LONG SHADOWS COVER 36
FOLLEN ST.



② SUN STUDY (WINTER SOLSTICE)
1/16" = 1'-0"



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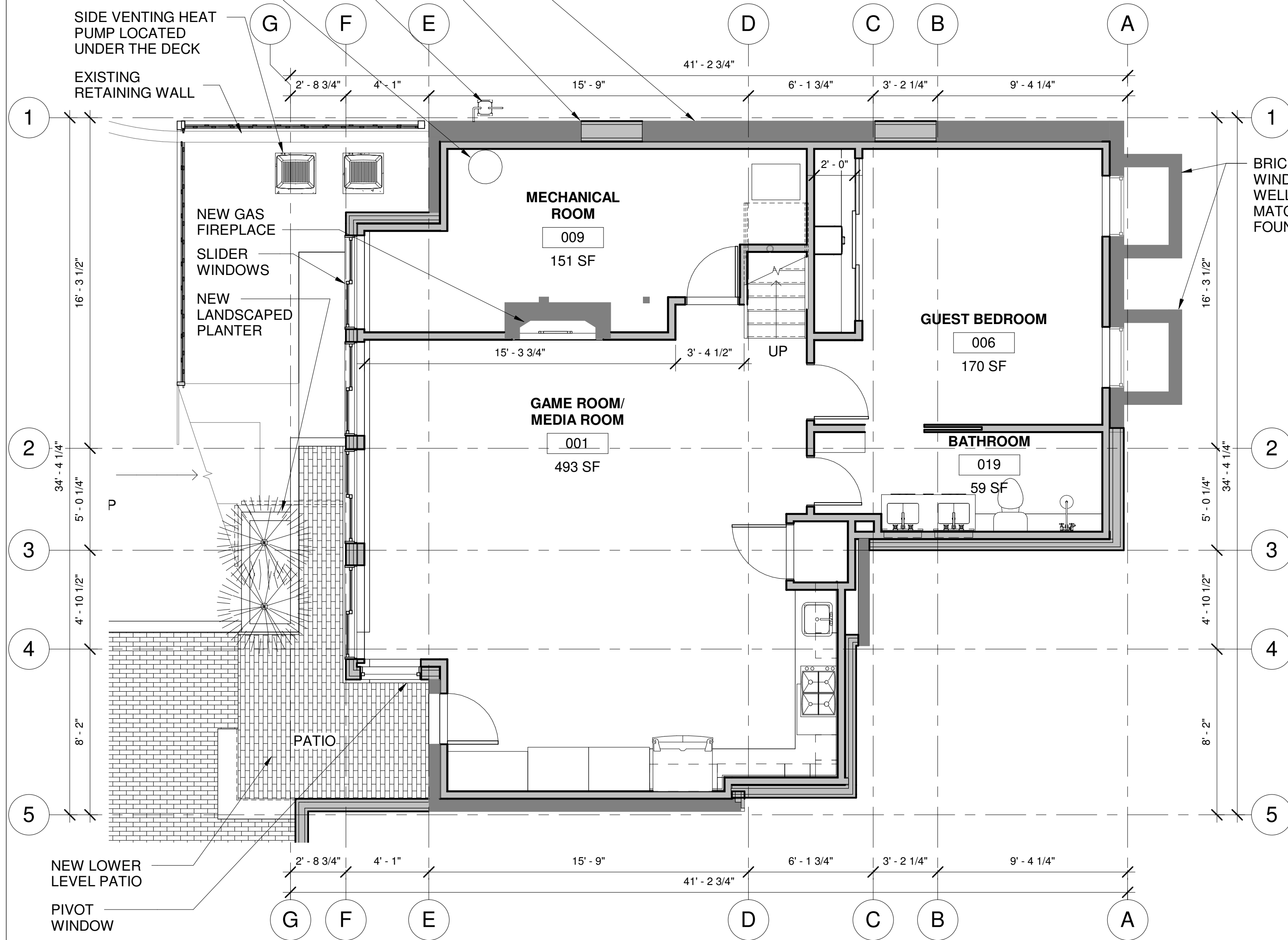
A-003

Scale 1/16" = 1'-0"

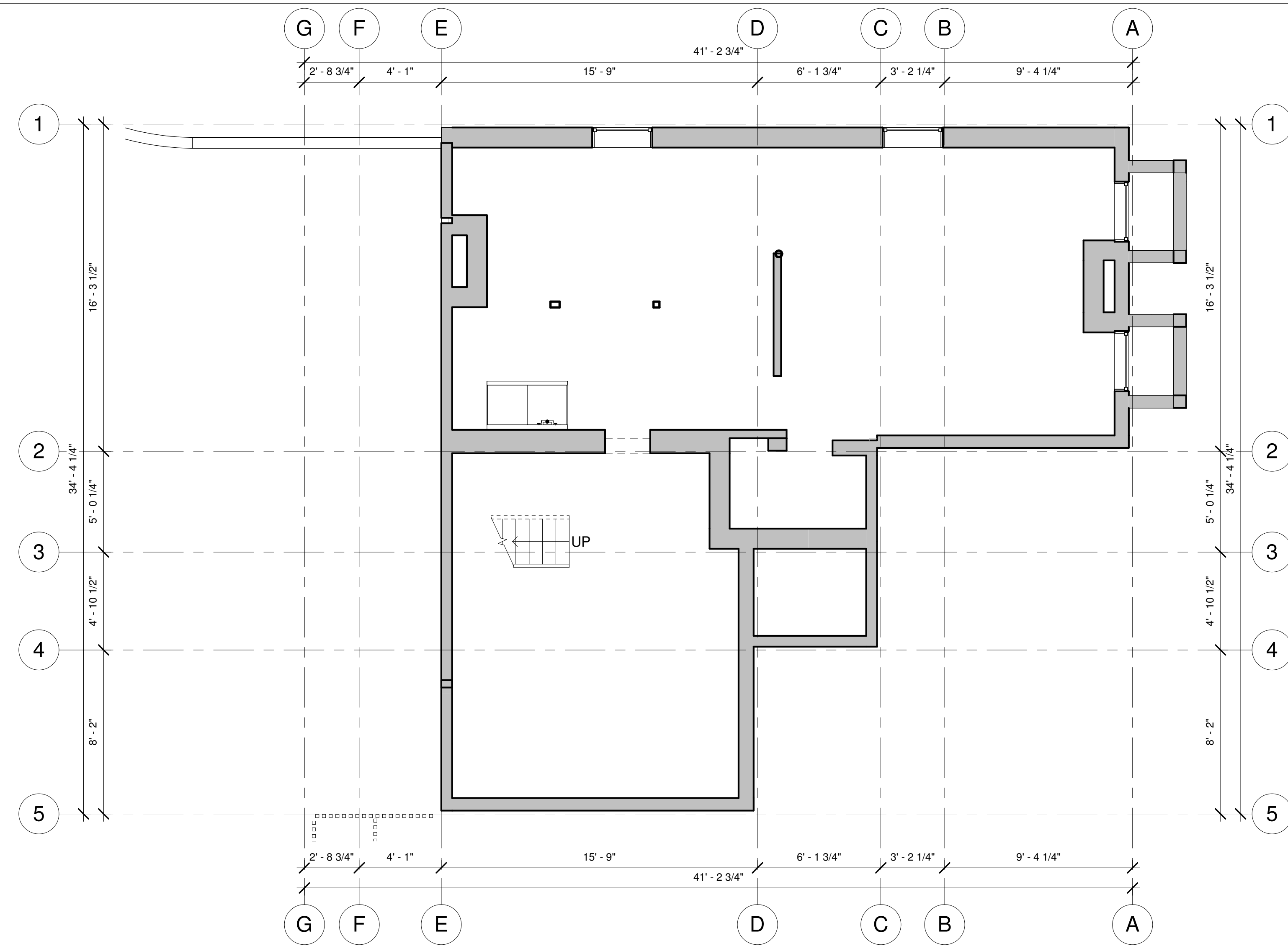


EXISTING VIEW FROM REAR YARD

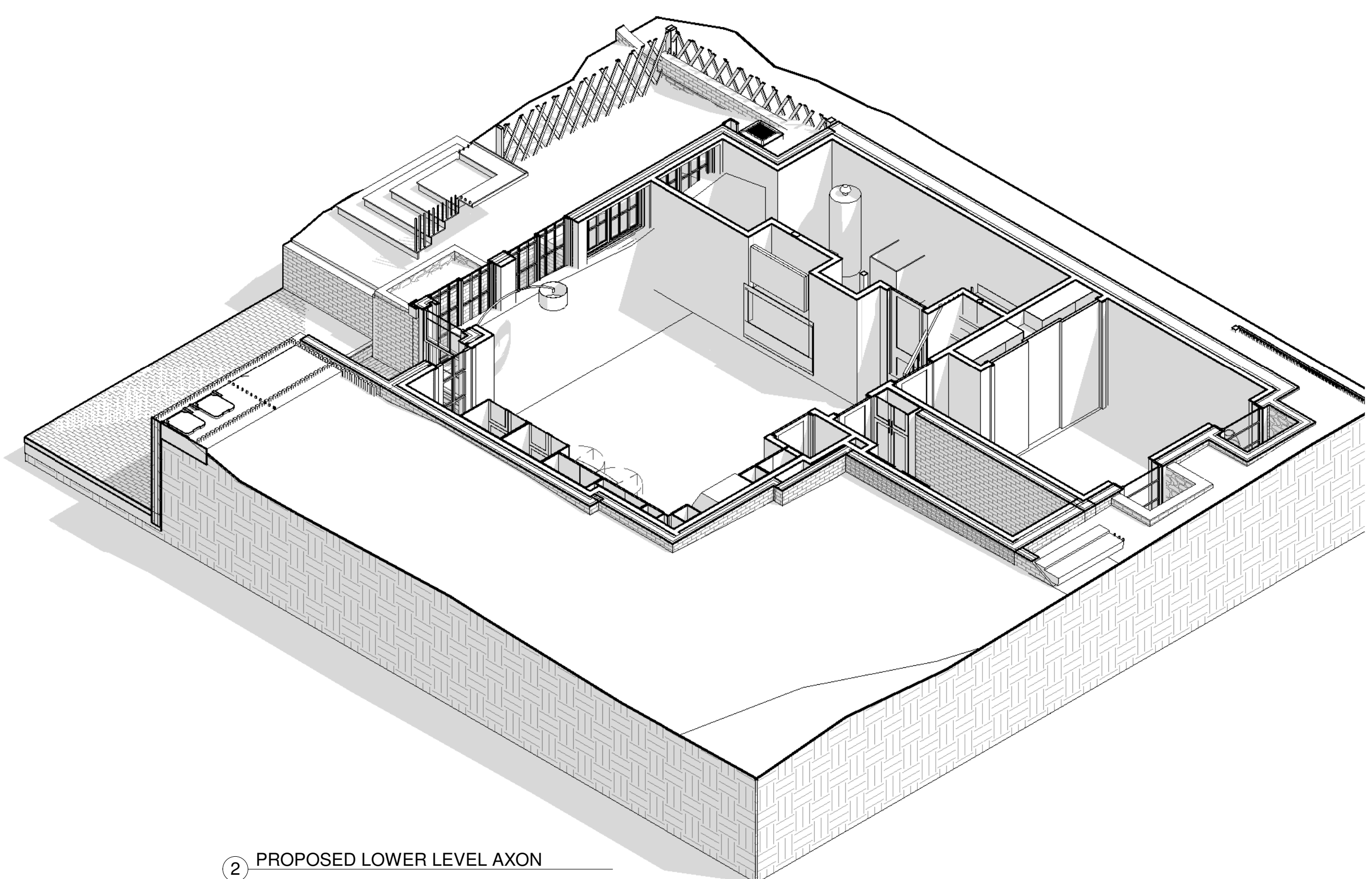
- NEW OR RESTORED FOUNDATION
- EXISTING WINDOW WELLS REMOVED
- GAS METER
- HOT WATER HEATER
- SIDE VENTING HEAT PUMP LOCATED UNDER THE DECK
- EXISTING RETAINING WALL



3 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



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



2 PROPOSED LOWER LEVEL AXON



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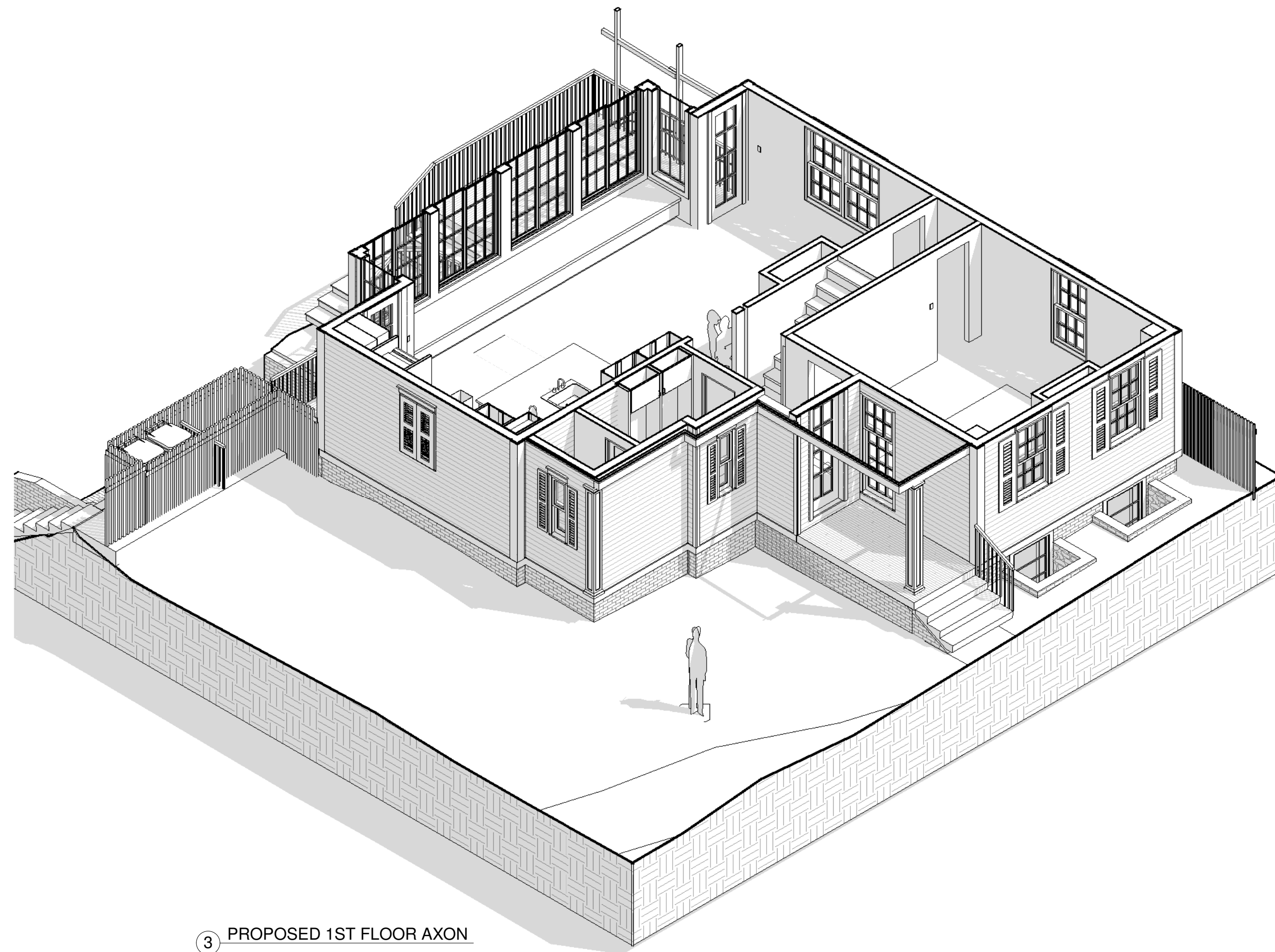
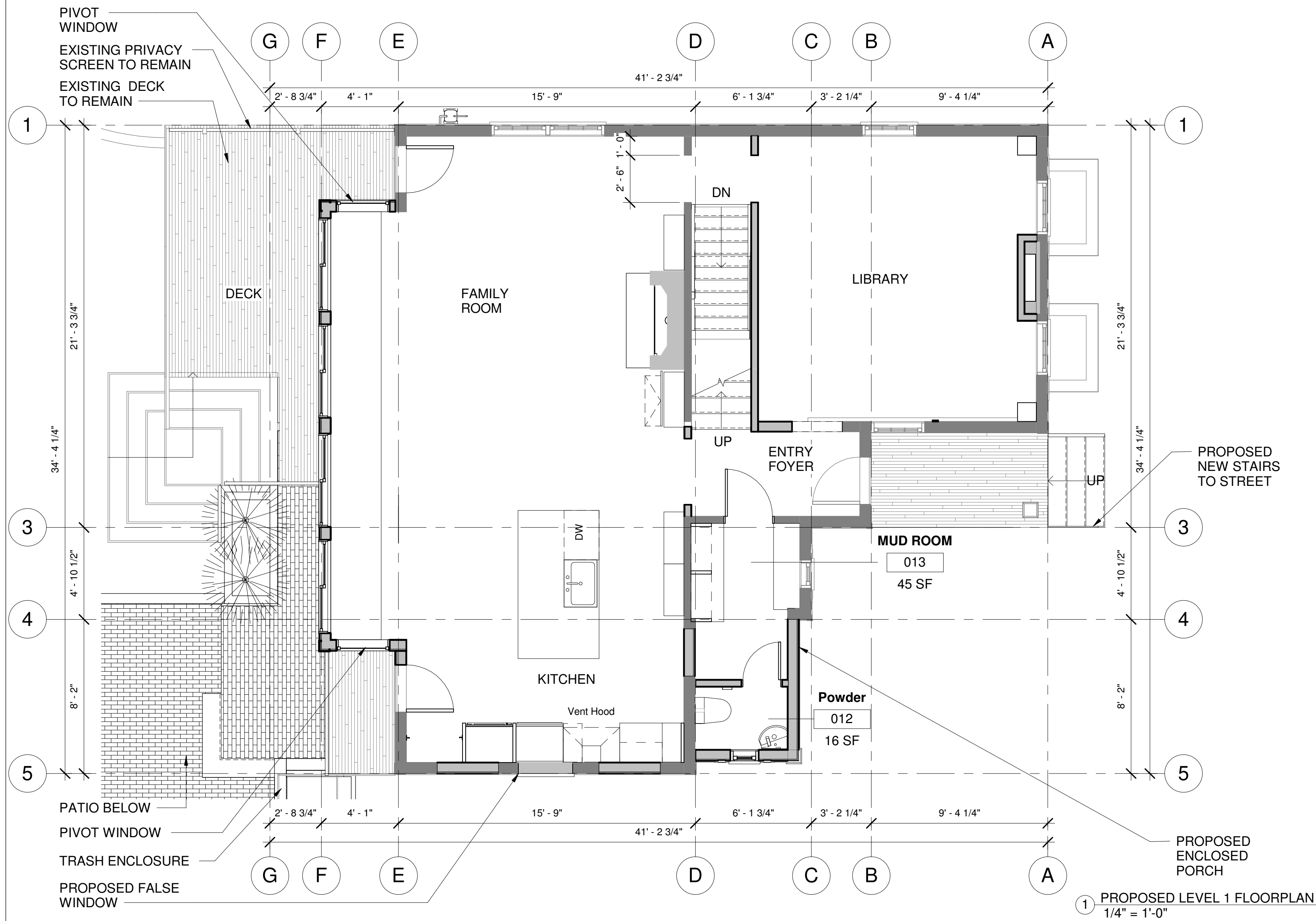
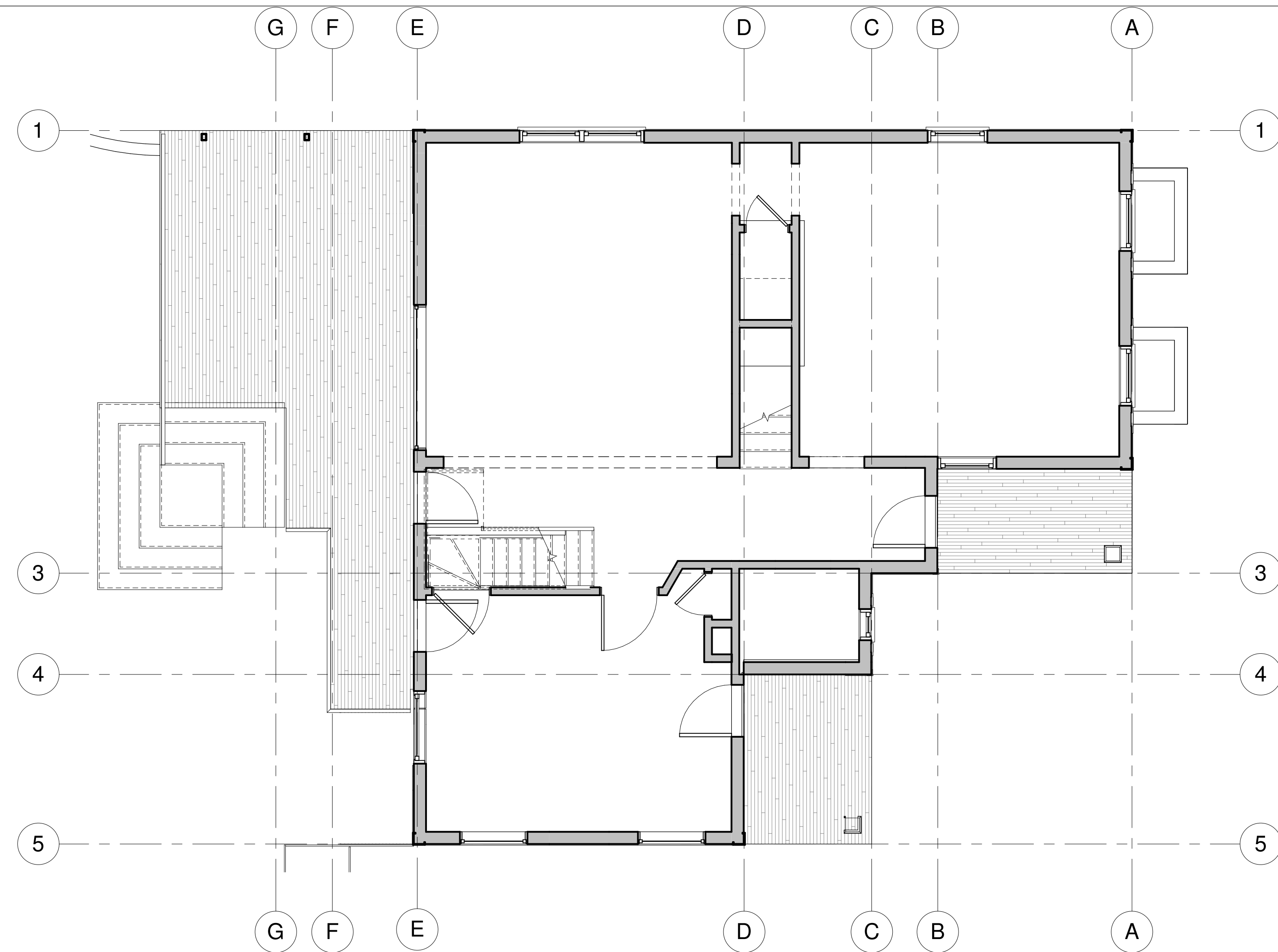
LOWER LEVEL PLANS

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A-100

Scale 1/4" = 1'-0"



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1ST FLOOR PLANS

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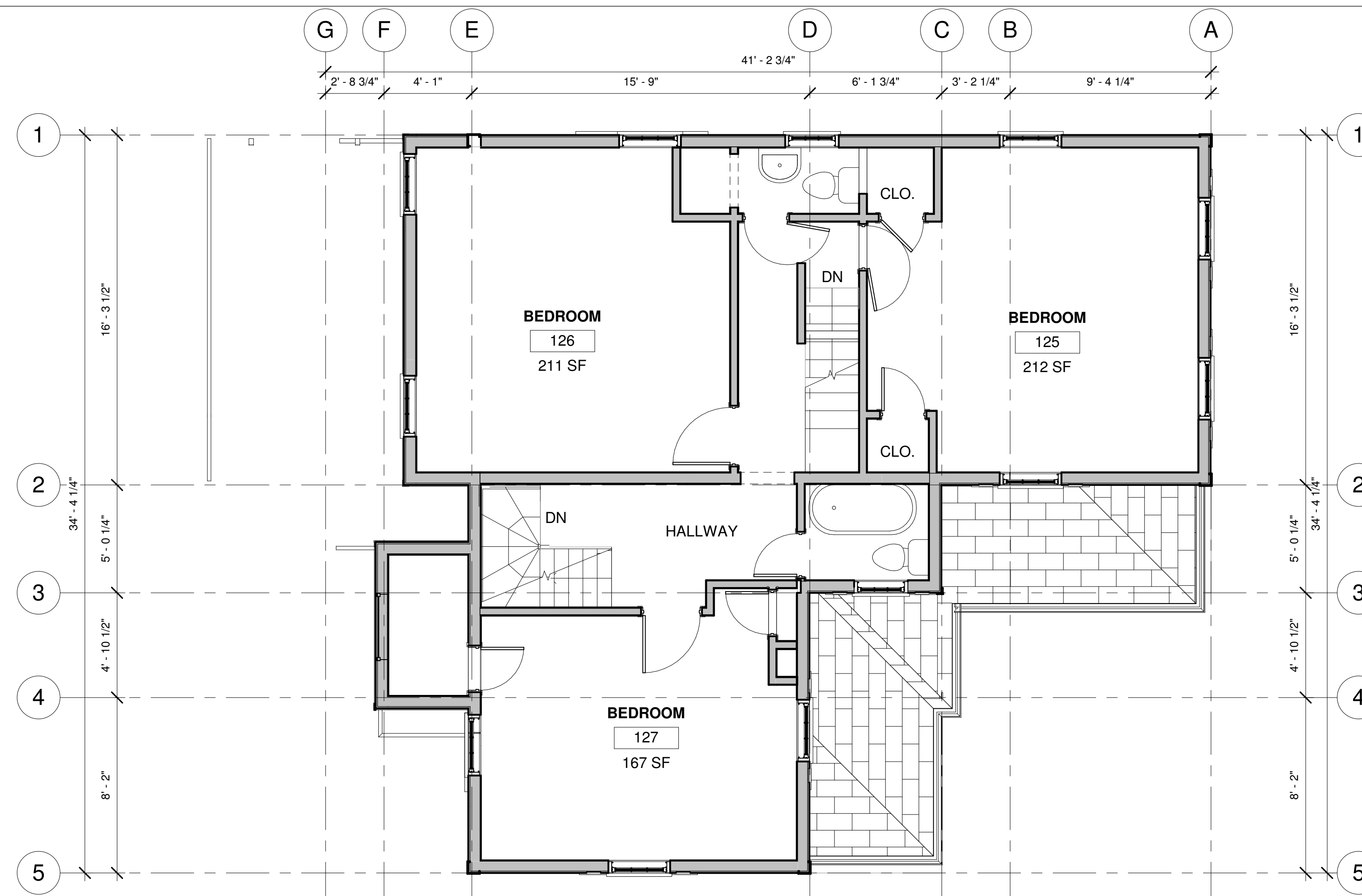
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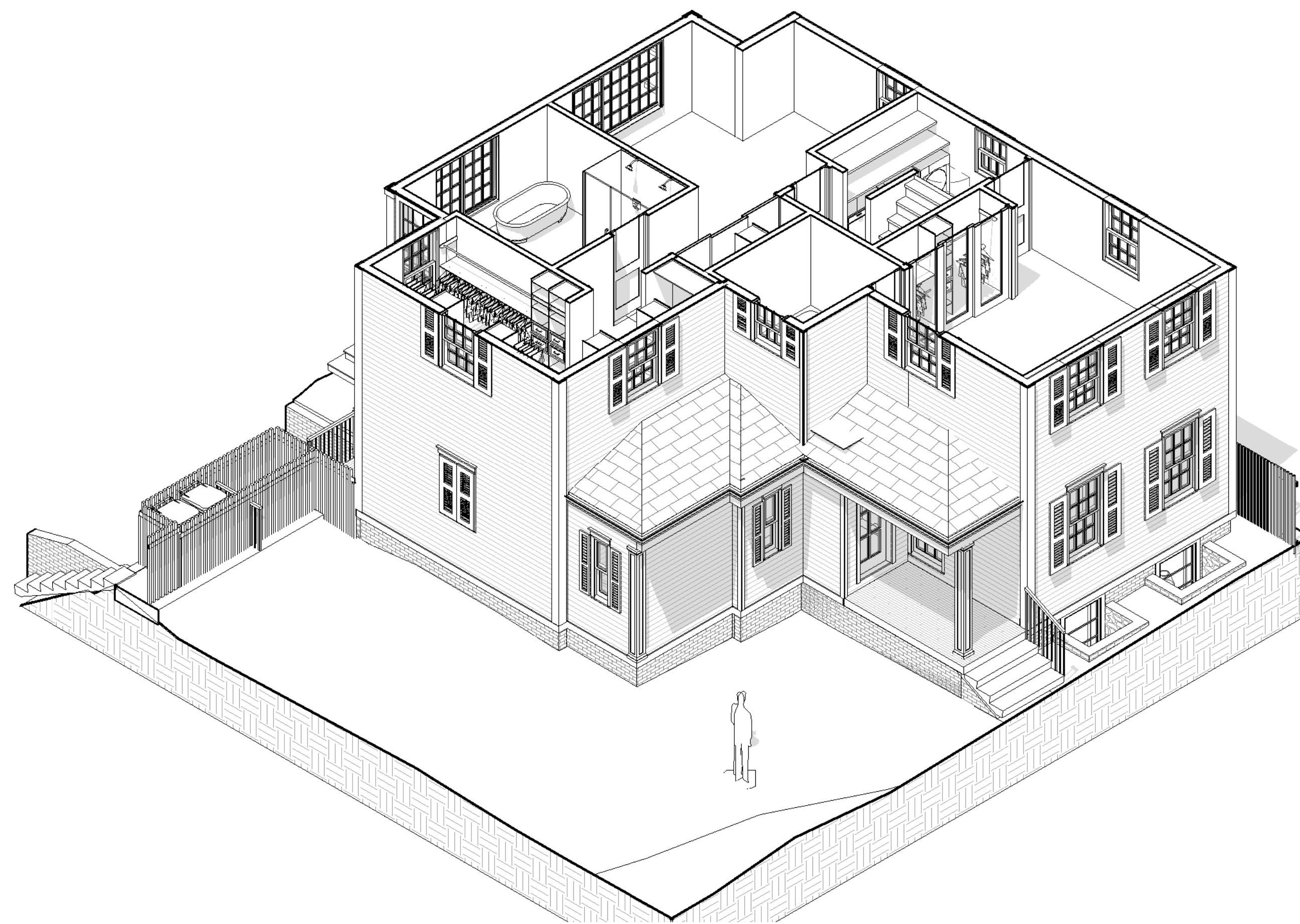
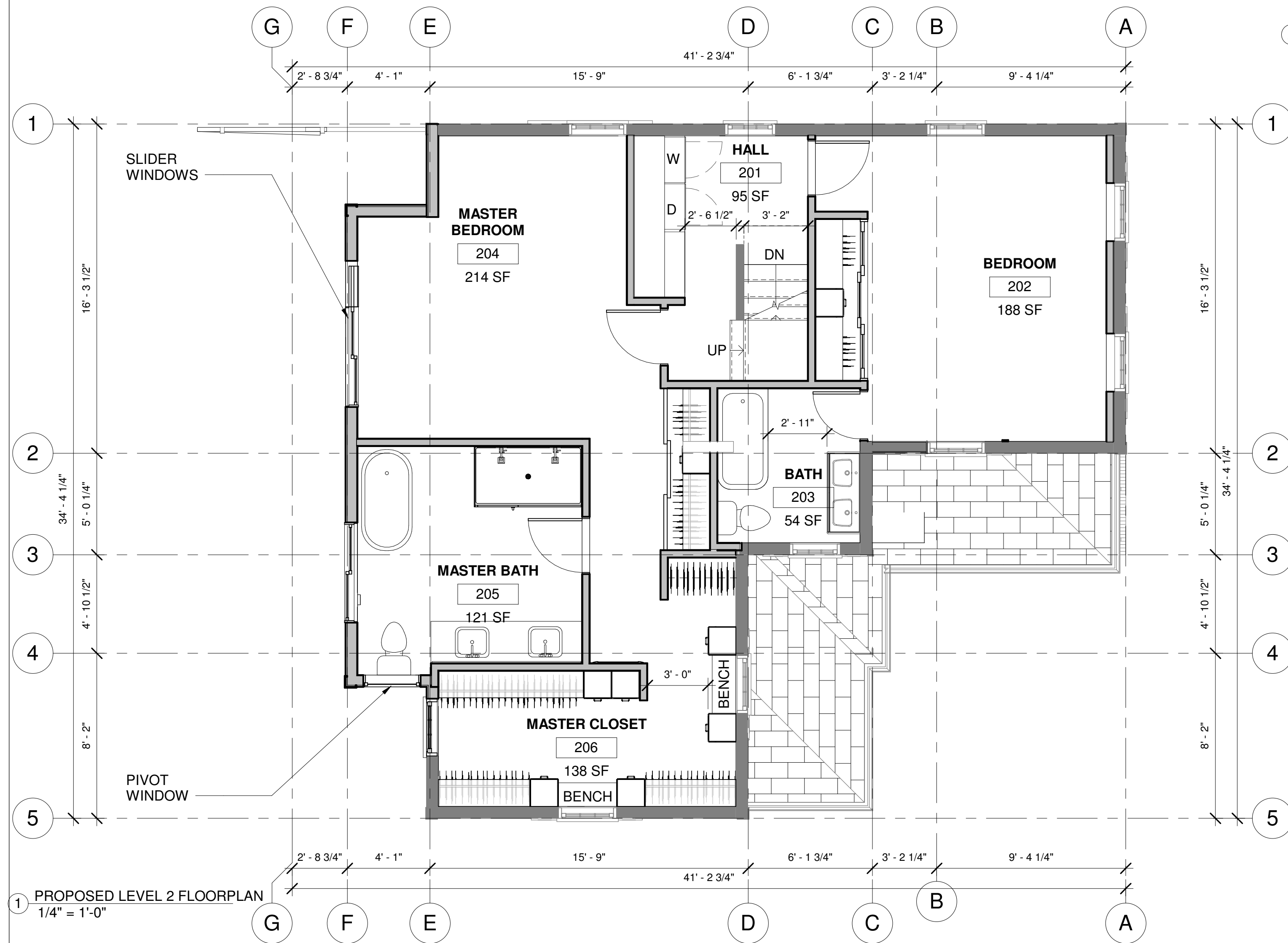
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A-101

Scale 1/4" = 1'-0"



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



3 PROPOSED 2ND FLOOR AXON



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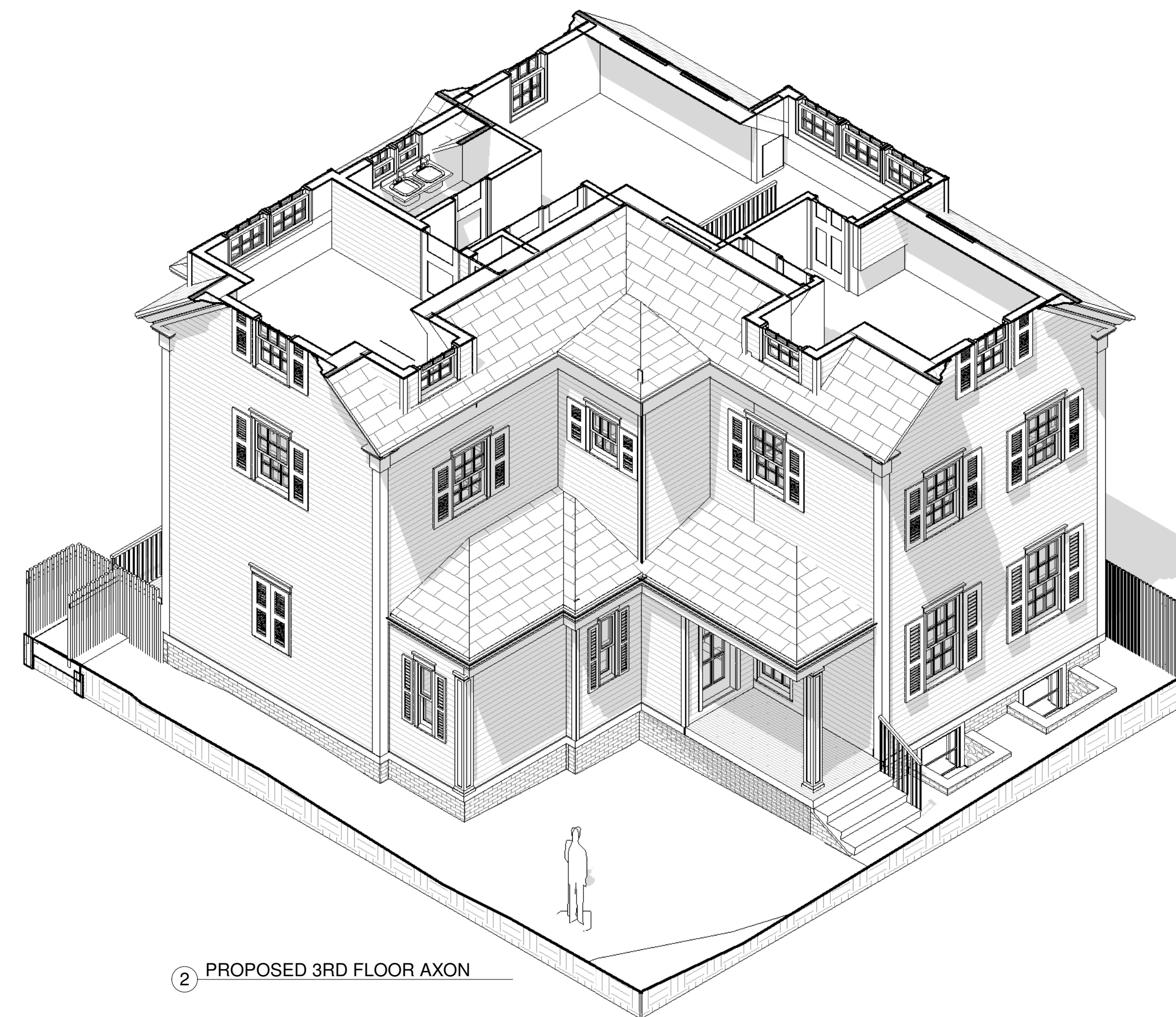
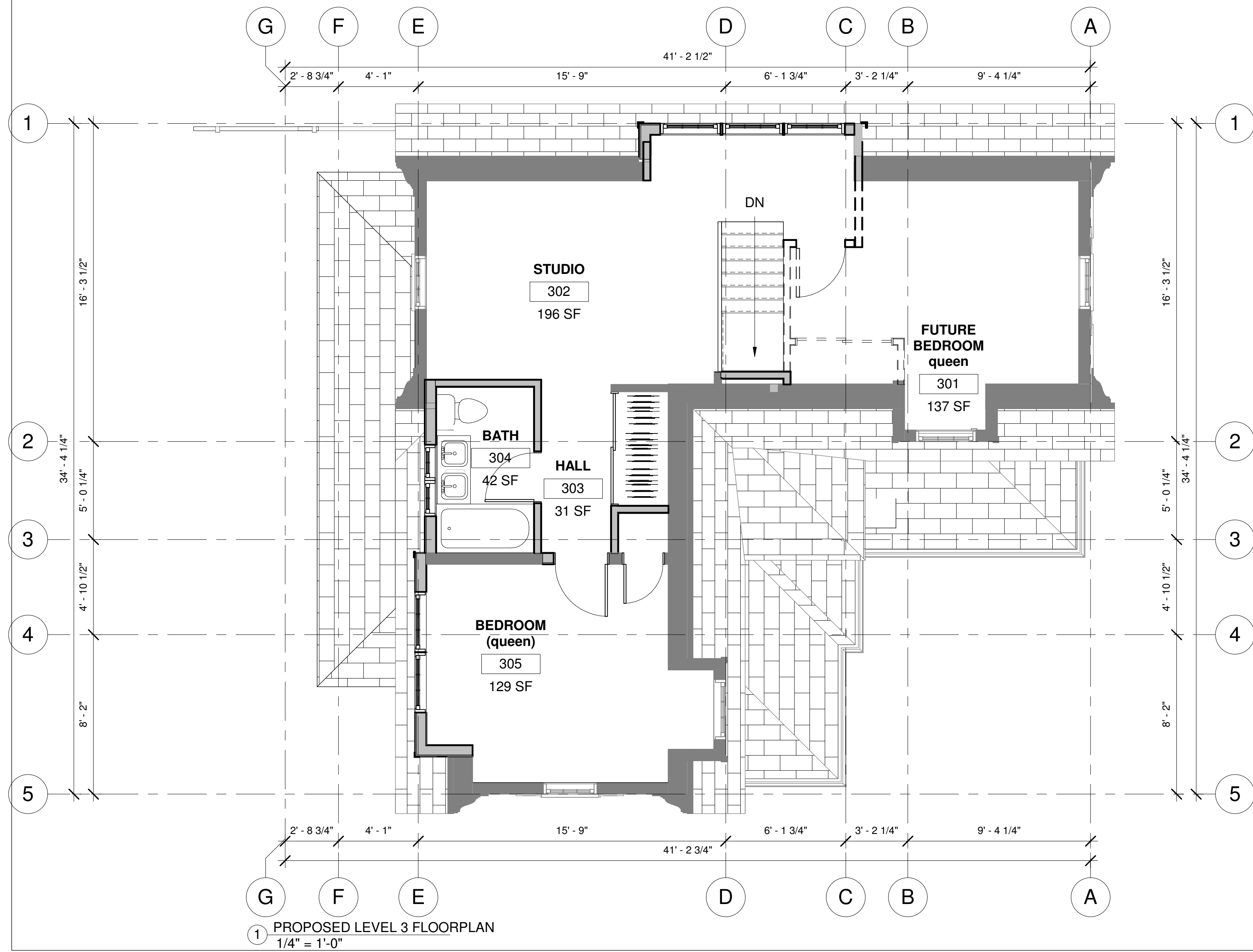
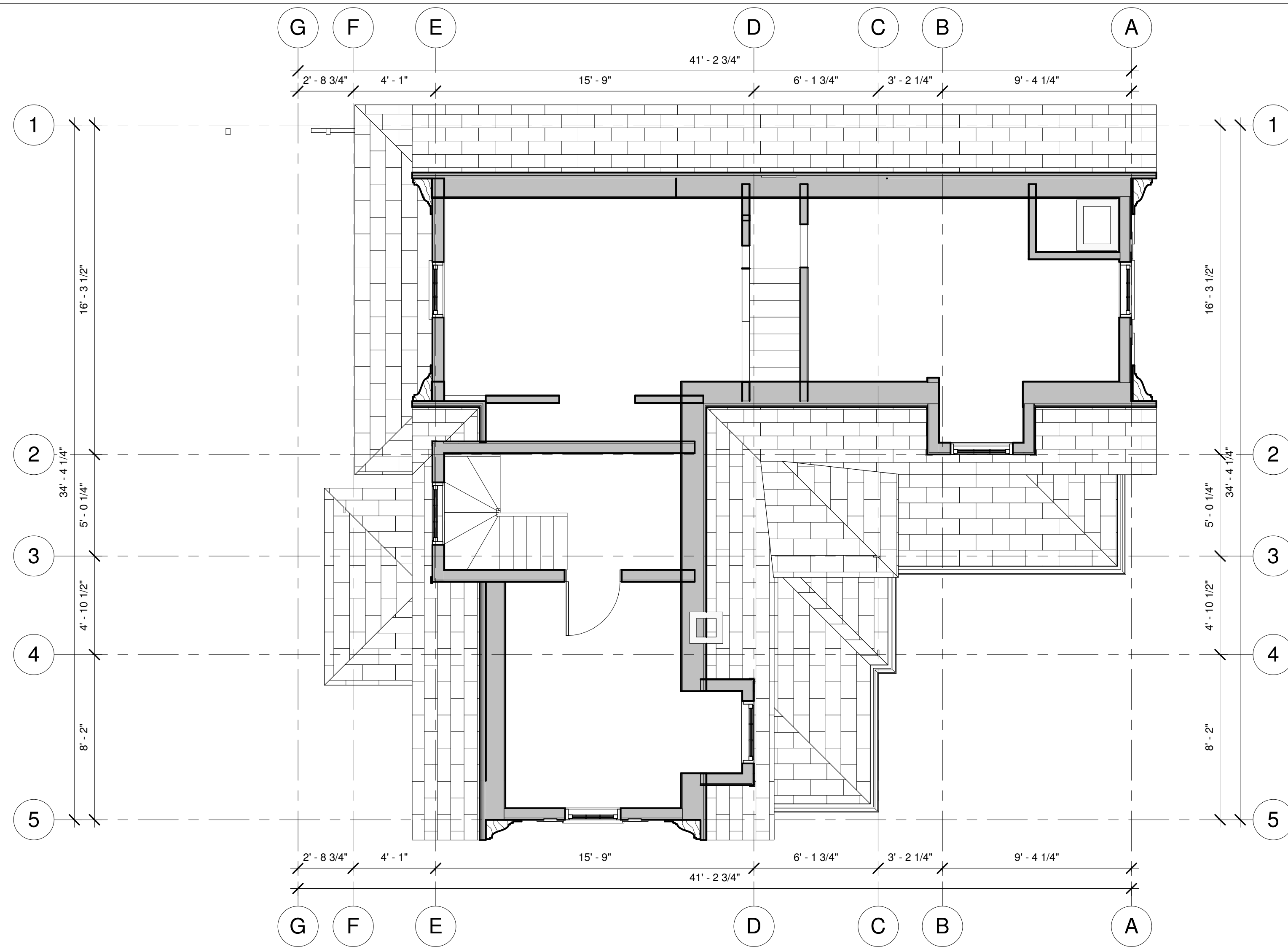
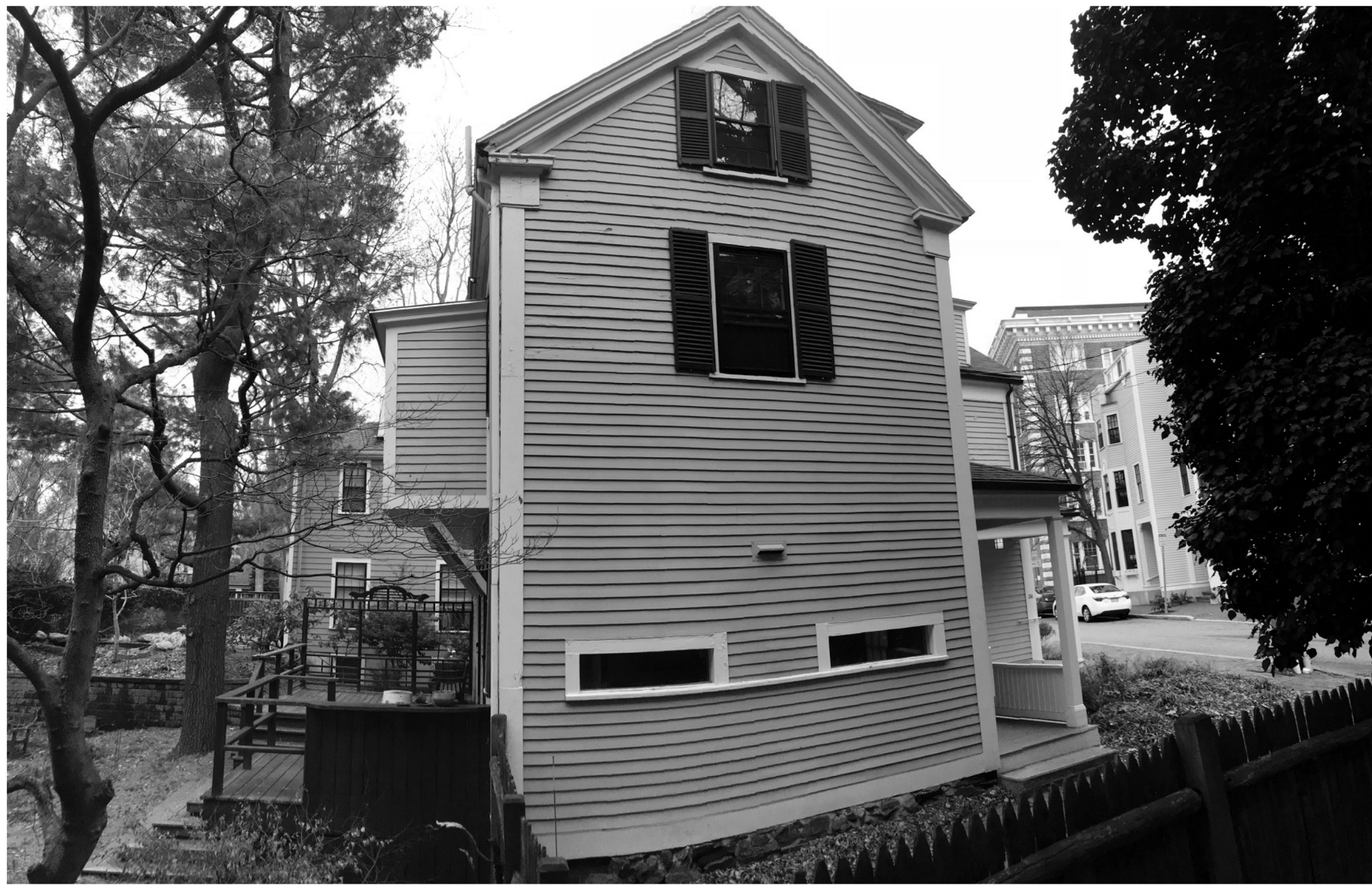
2ND FLOOR PLANS

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Scale 1/4" = 1'-0"



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3RD FLOOR PLANS

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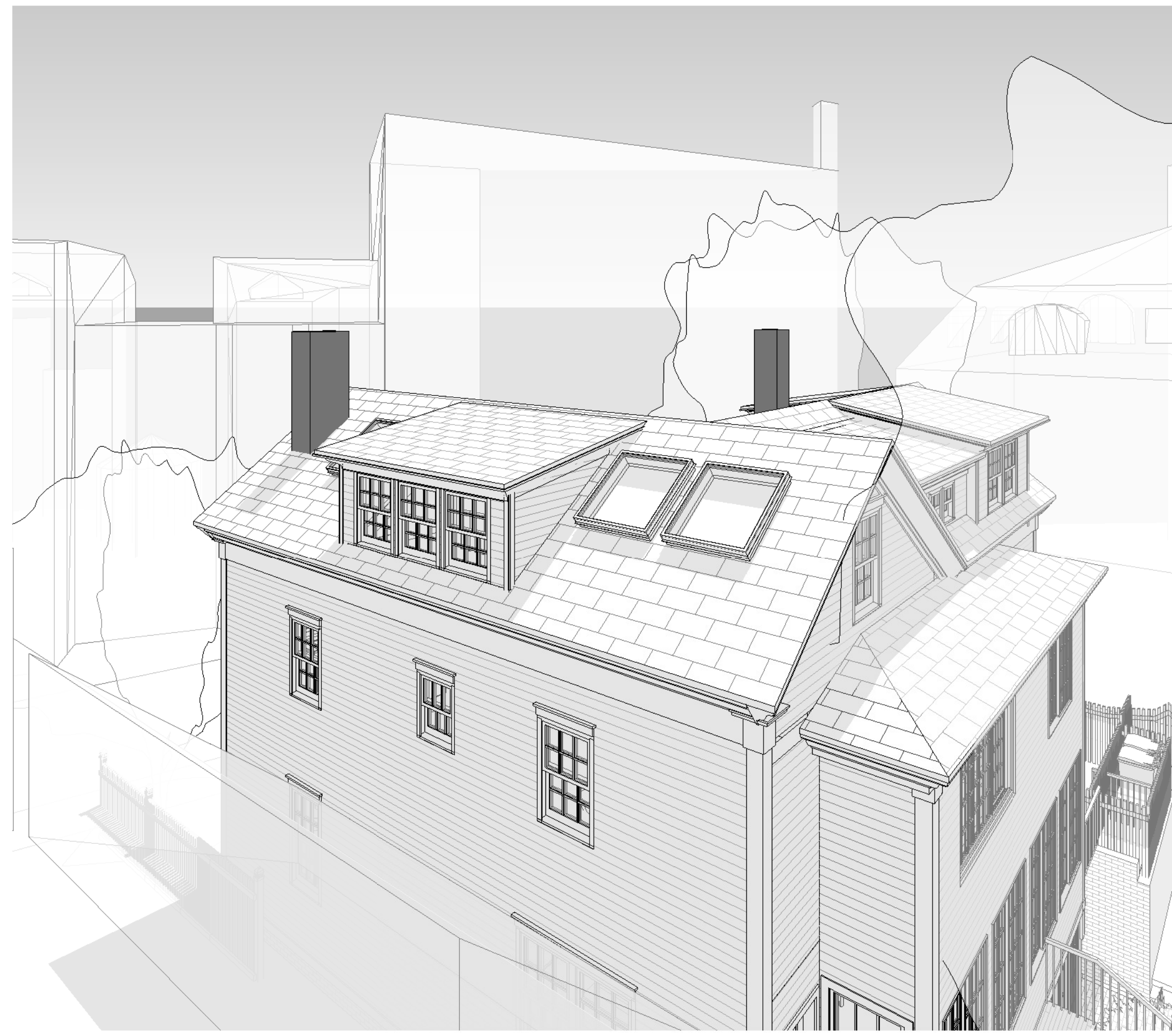
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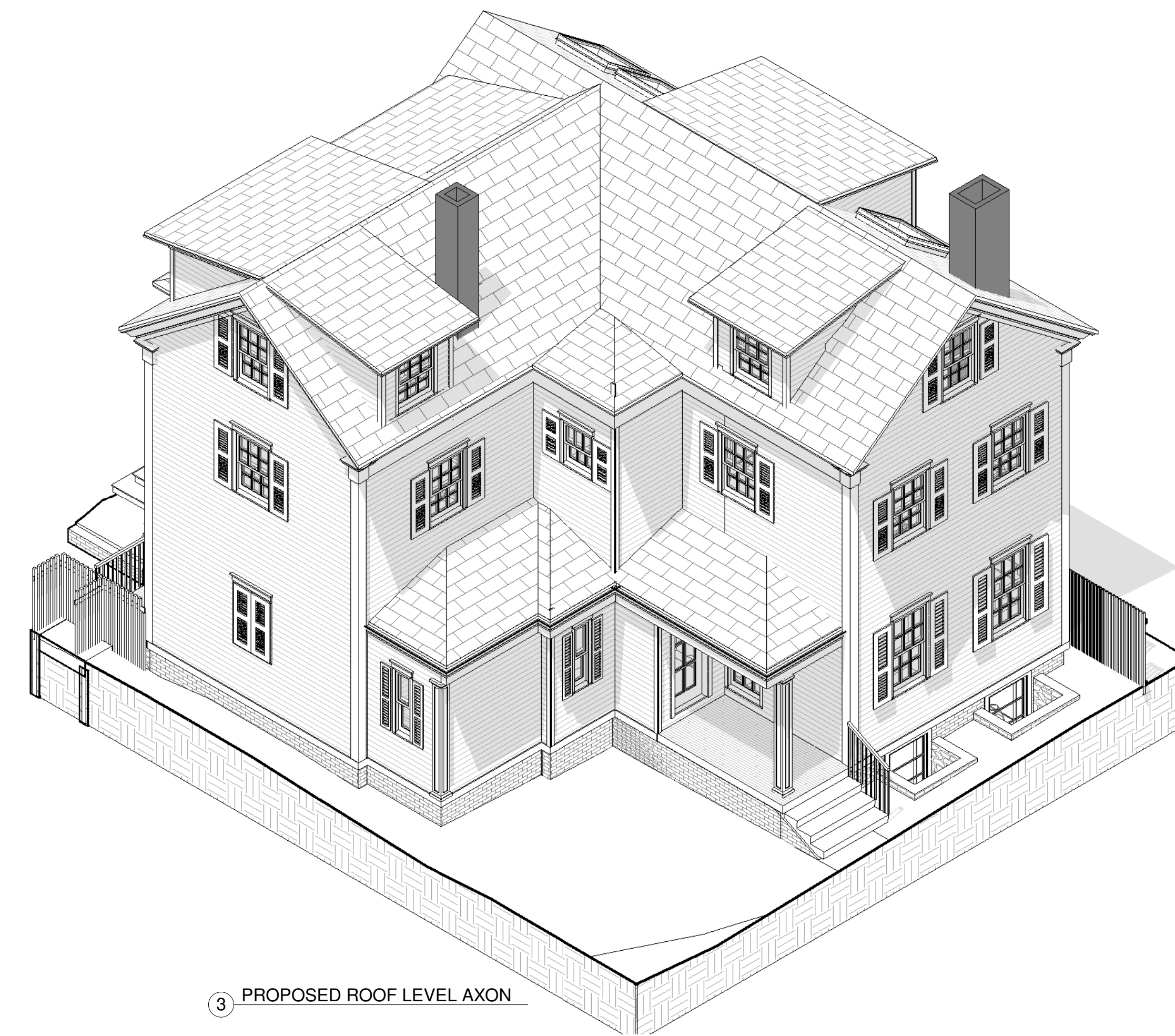
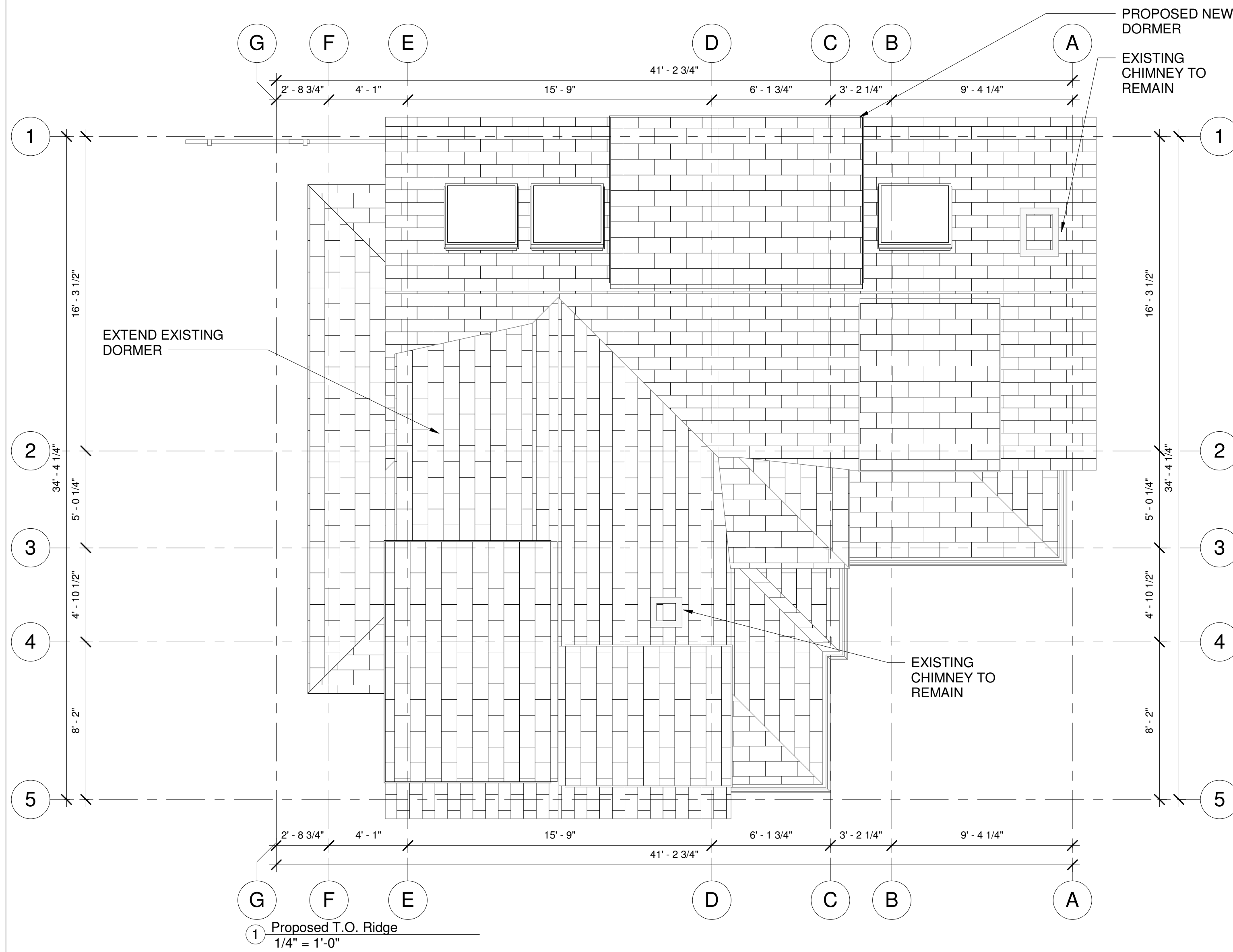
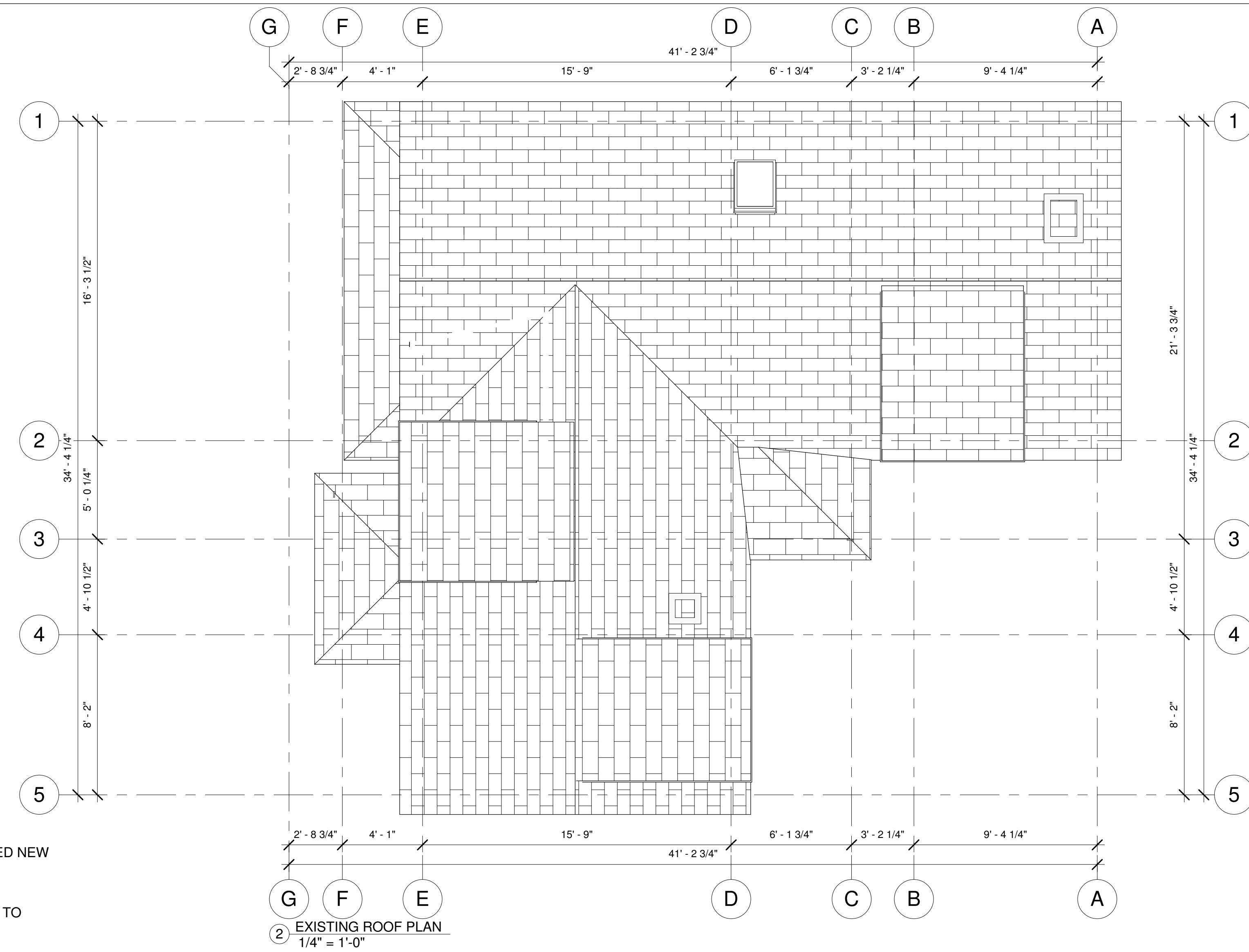
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A-103

Scale 1/4" = 1'-0"



4 3D View 17



3 PROPOSED ROOF LEVEL AXON



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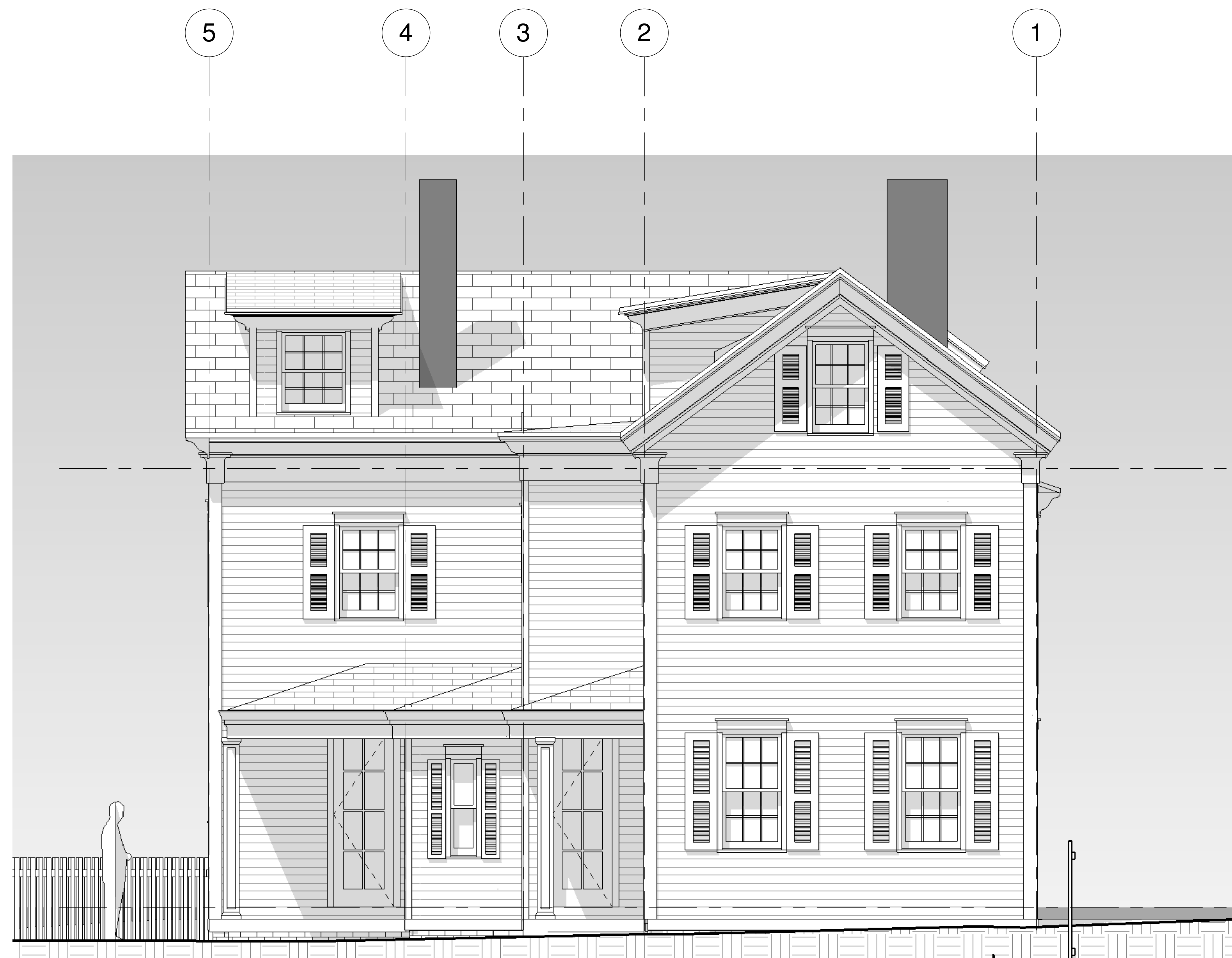
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A-104

Scale 1/4" = 1'-0"



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

EXISTING CHIMNEY TO REMAIN

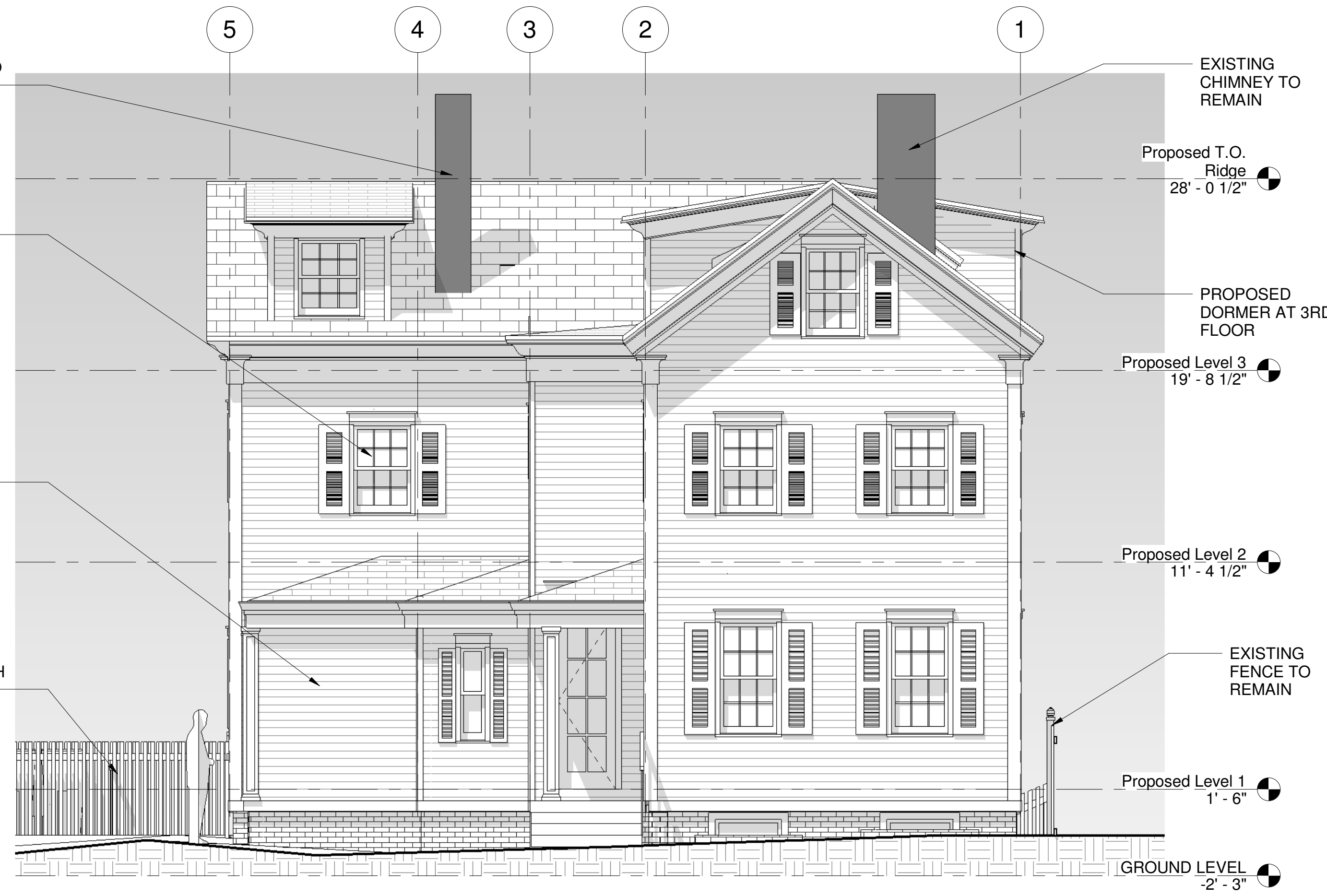
RESTORE EXISTING WINDOWS

Existing Level 3
18' - 2 1/2"

PROPOSED ENCLOSED SIDE PORCH

PROPOSED TRASH ENCLOSURE TO MATCH EXISTING FENCE

Proposed Level 1
1' - 6"



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

EXISTING CHIMNEY TO REMAIN

Proposed T.O. Ridge
28' - 0 1/2"

PROPOSED DORMER AT 3RD FLOOR

Proposed Level 3
19' - 8 1/2"

Proposed Level 2
11' - 4 1/2"

EXISTING FENCE TO REMAIN

Proposed Level 1
1' - 6"

GROUND LEVEL
-2' - 3"



3 3D View 14



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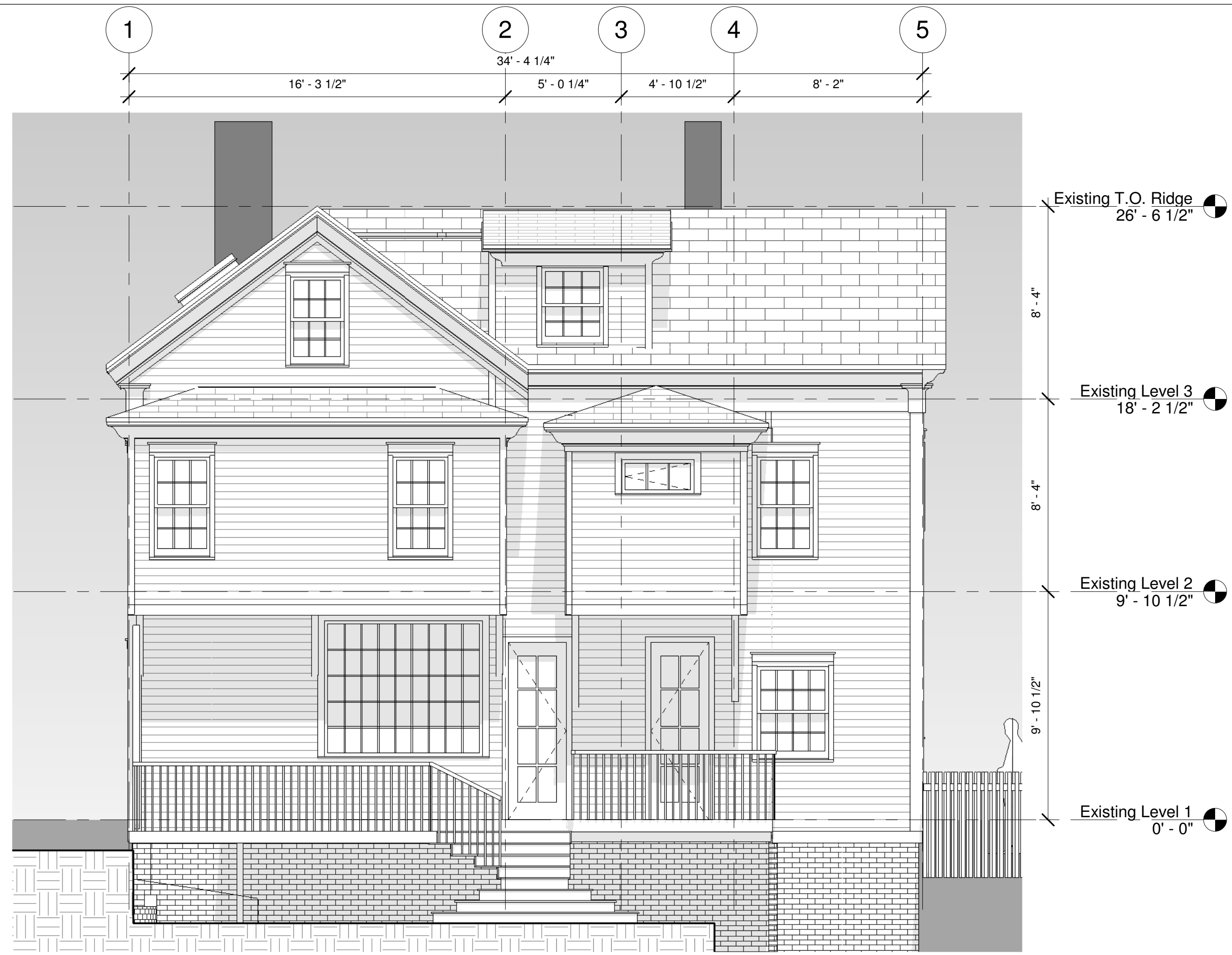
WEST ELEVATION

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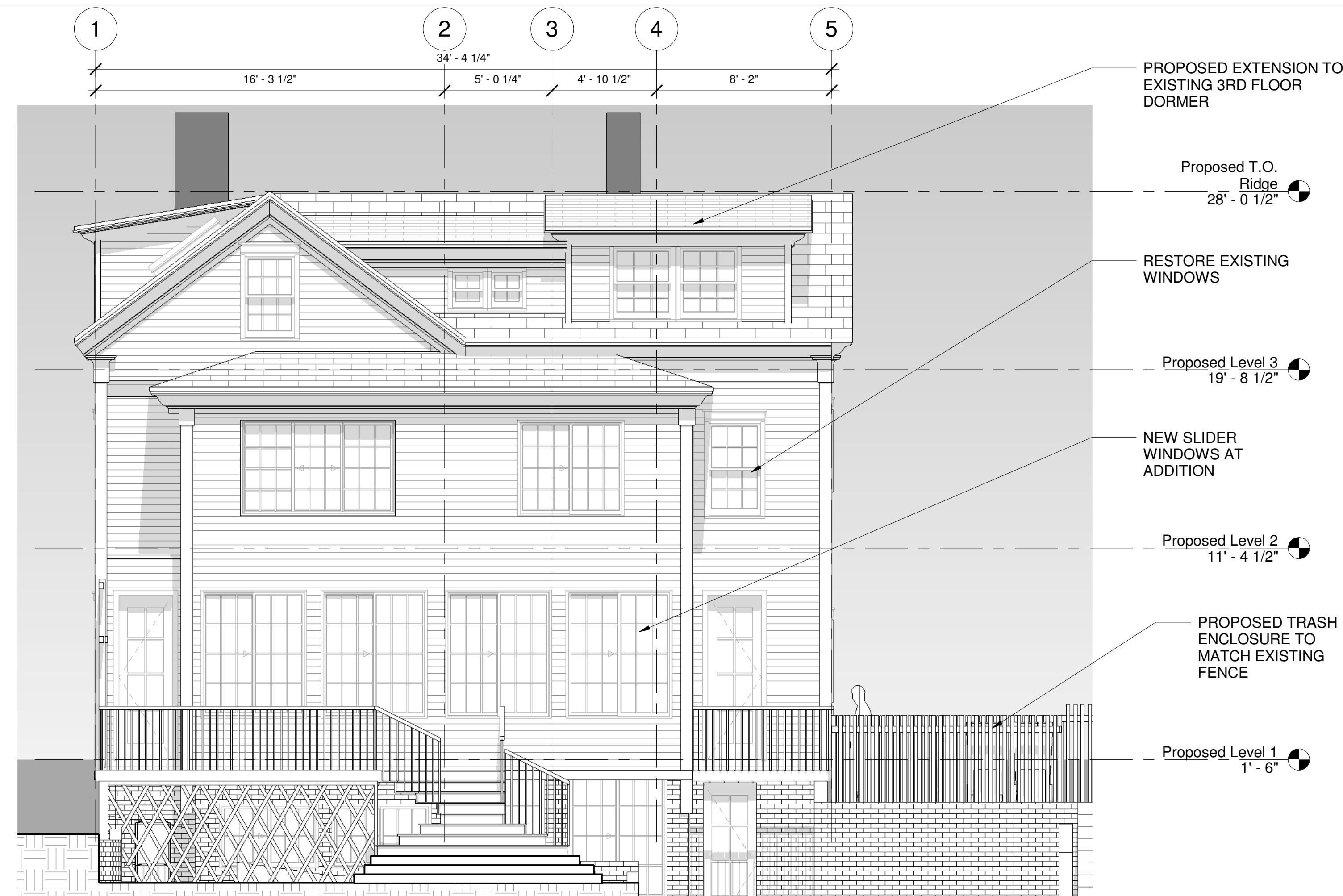
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A-200

Scale 1/4" = 1'-0"



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



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



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EAST ELEVATION



4 PROPOSED - REAR PERSPECTIVE
1/4" = 1'-0"

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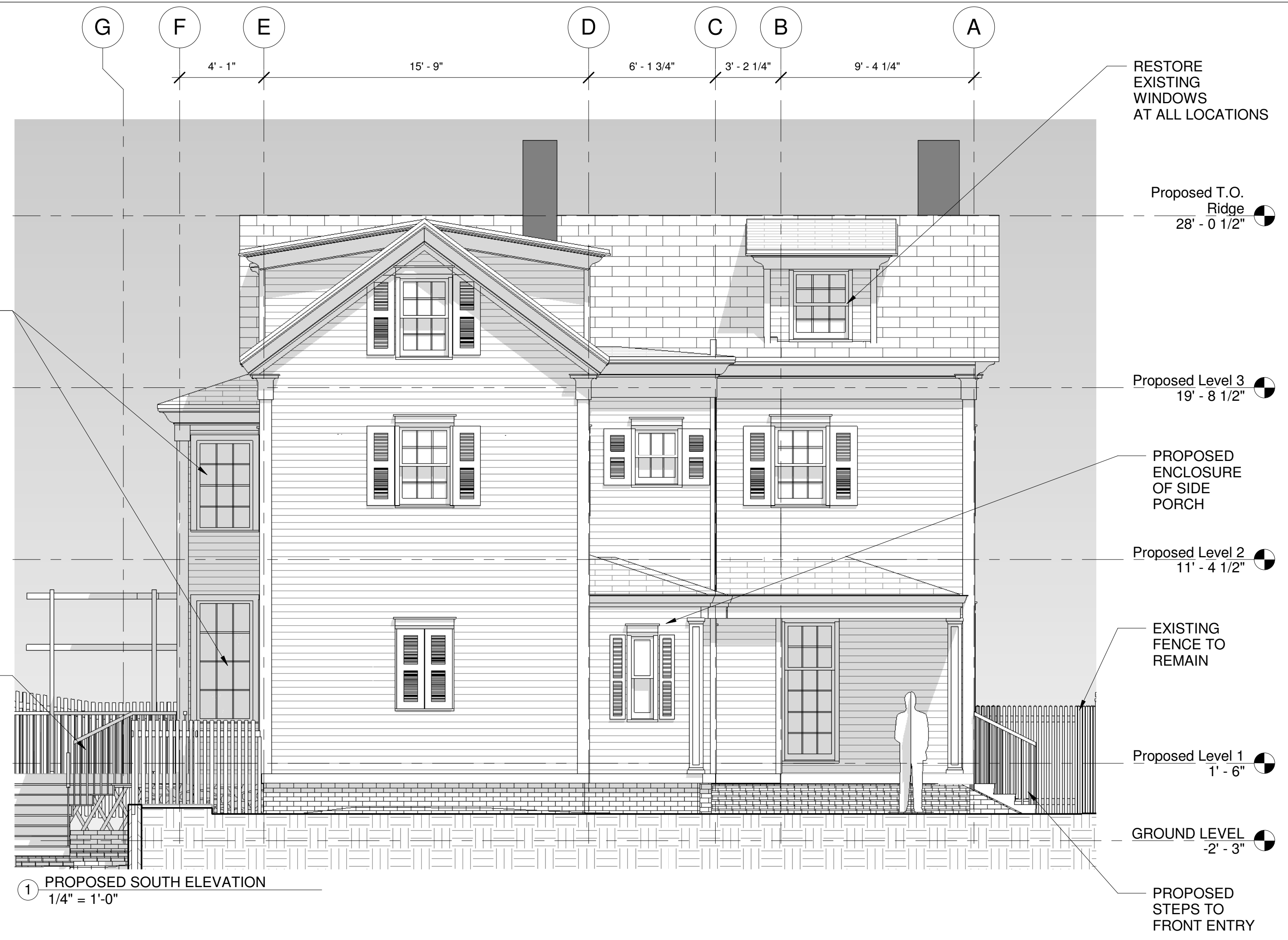
A-201

Scale 1/4" = 1'-0"

3/14/2018 7:51:10 PM



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



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

RESTORE EXISTING WINDOWS AT ALL LOCATIONS

Proposed T.O. Ridge
28' - 0 1/2"

Proposed Level 3
19' - 8 1/2"

PROPOSED ENCLOSURE OF SIDE PORCH

Proposed Level 2
11' - 4 1/2"

EXISTING FENCE TO REMAIN

Proposed Level 1
1' - 6"

GROUND LEVEL
-2' - 3"

PROPOSED STEPS TO FRONT ENTRY

Existing T.O. Ridge
26' - 6 1/2"

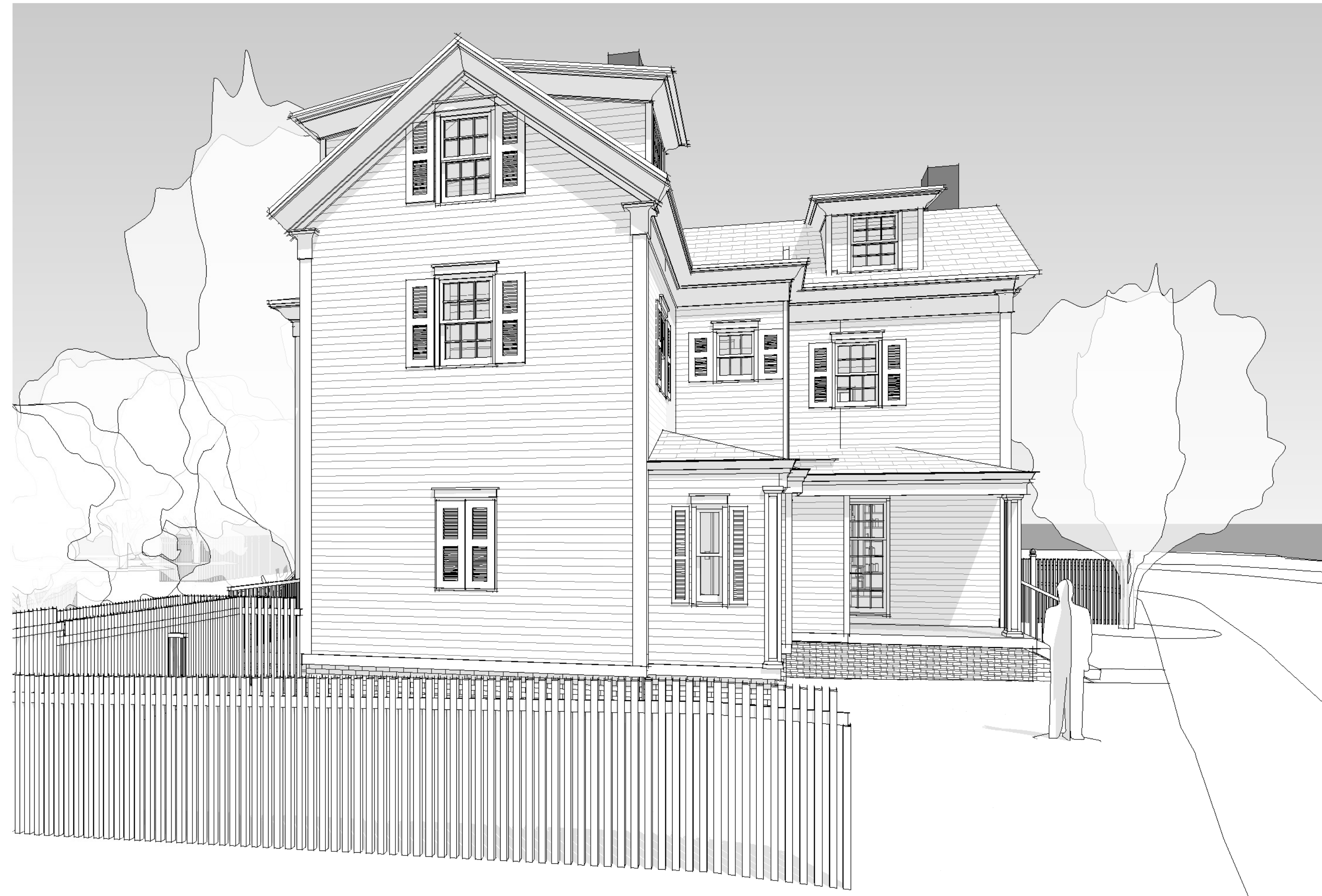
8'-4"
PIVOT WINDOWS ON CHEEK WALL

Existing Level 3
18' - 2 1/2"

8'-4"
Existing Level 2
9' - 10 1/2"

9' - 10 1/2"
EXISTING REAR DECK TO REMAIN

Existing Level 1
0' - 0"



③ 3D View 18



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NORTH ELEVATION

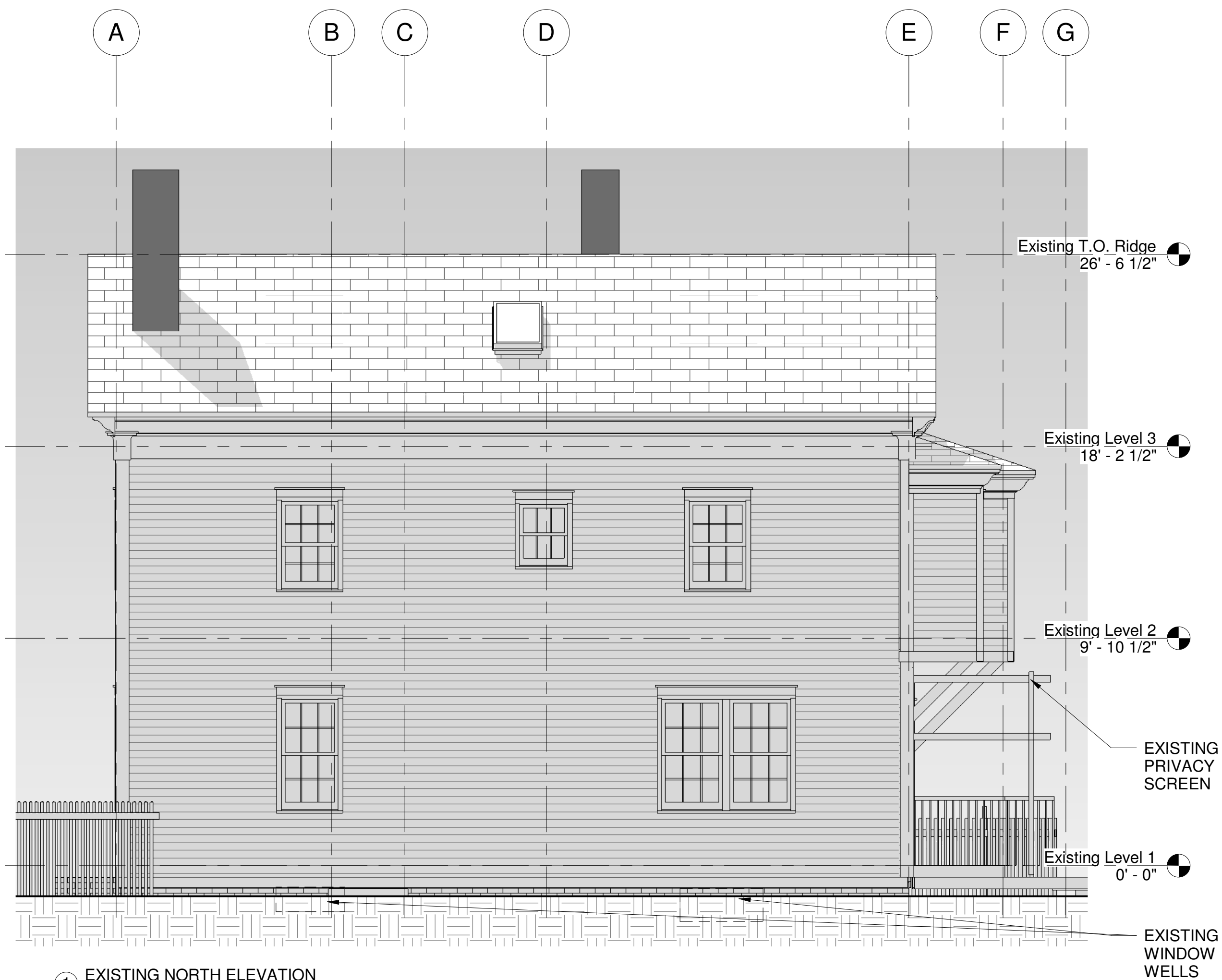
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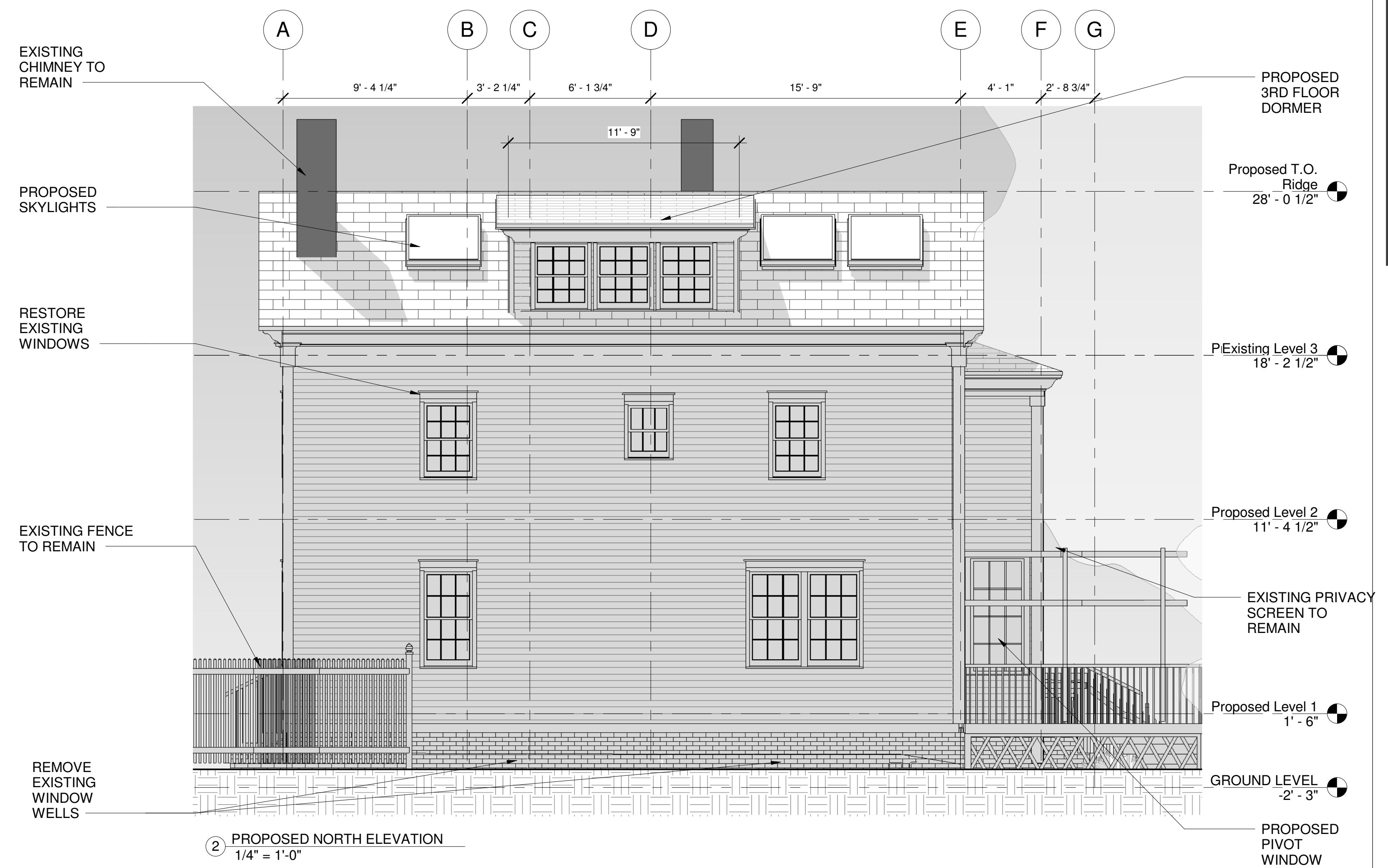
A-202

Scale 1/4" = 1'-0"

3/14/2018 7:51:24 PM



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



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



③ 3D View 16



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SOUTH ELEVATION

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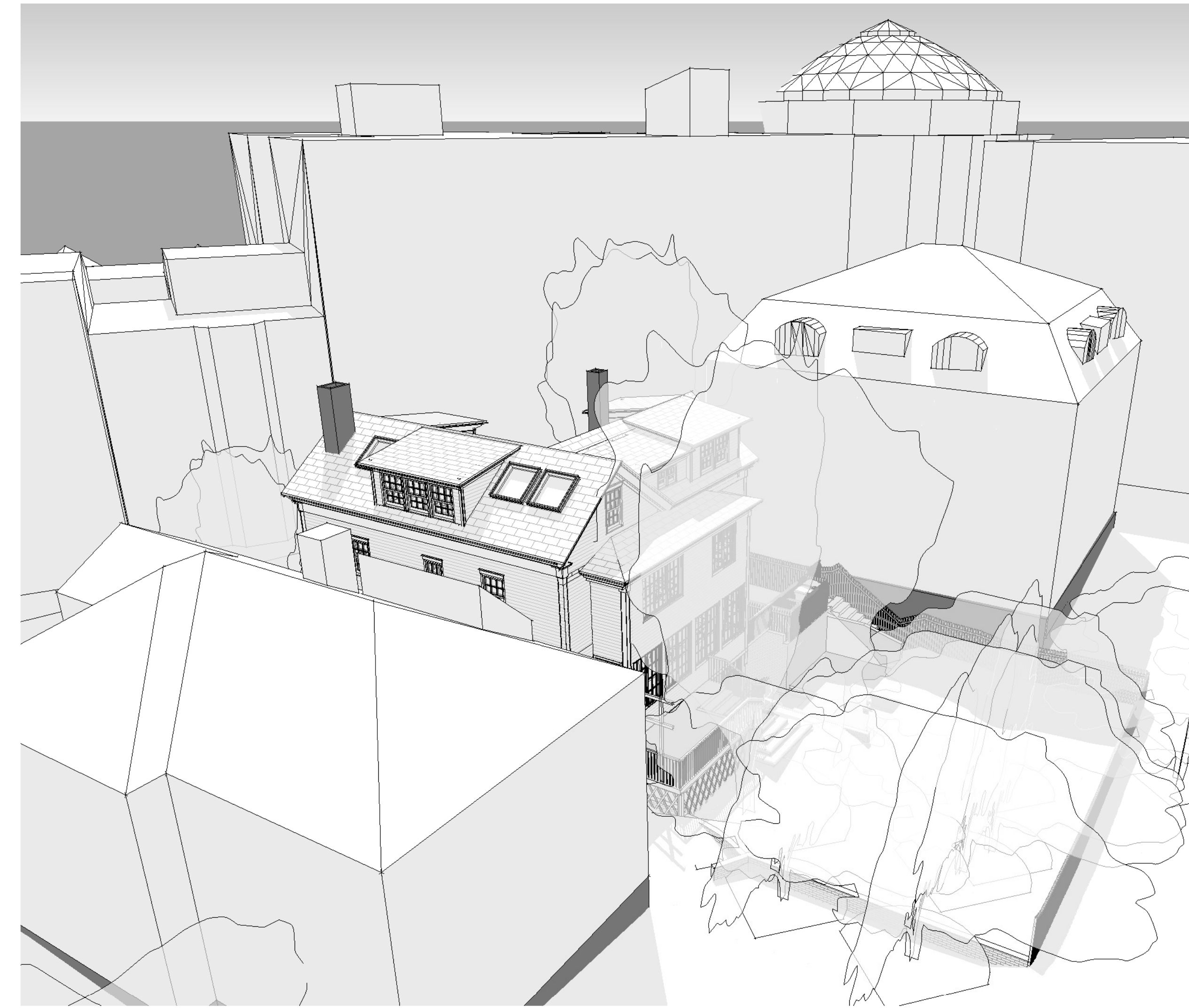
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A-203

Scale 1/4" = 1'-0"



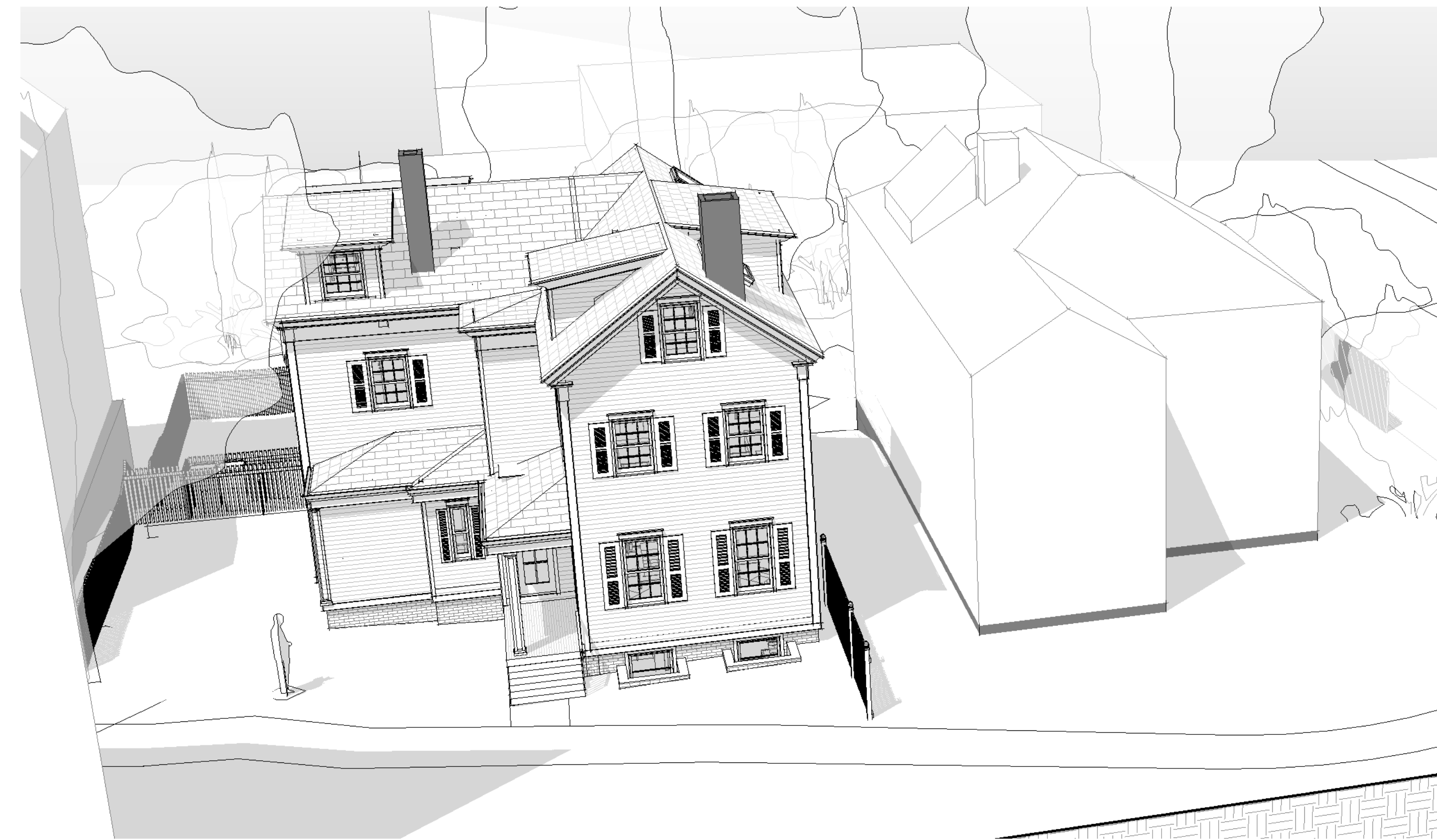
④ 3D View 15



① 3D View 28



② 3D View 24



③ EXTERIOR PERSPECTIVE-AERIAL VIEW



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EXTERIOR PERSPECTIVES

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A-800

Scale



1 3D View 3



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A-801

Scale



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 PERSPECTIVE 2

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 Project number 2017.05
 Date 3/13/18
 Drawn by SKA
 Checked by Checker

A-802

Scale



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXTERIOR PERSPECTIVE

36 FOLLEN ST REALTY TRUST

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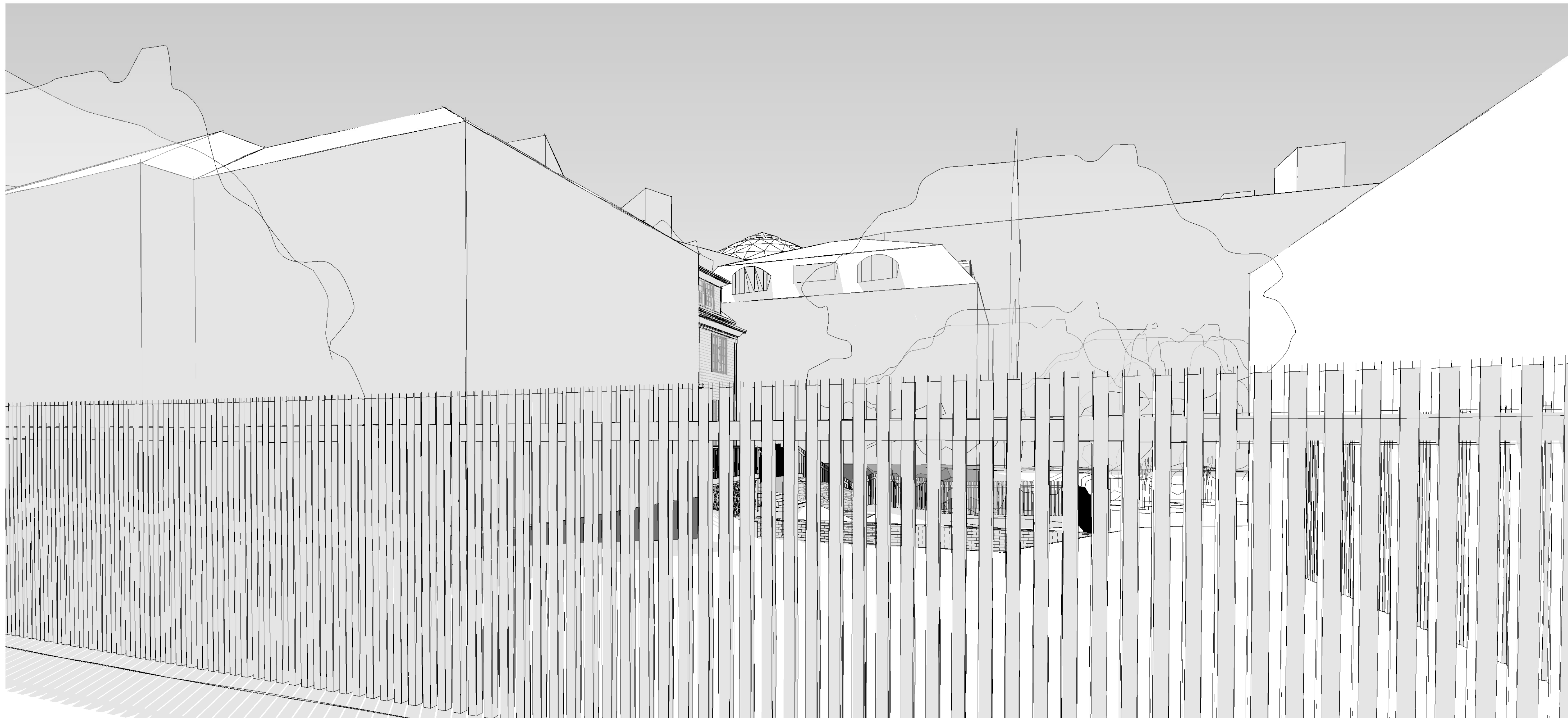
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1 3D View 4



1 3D View 29



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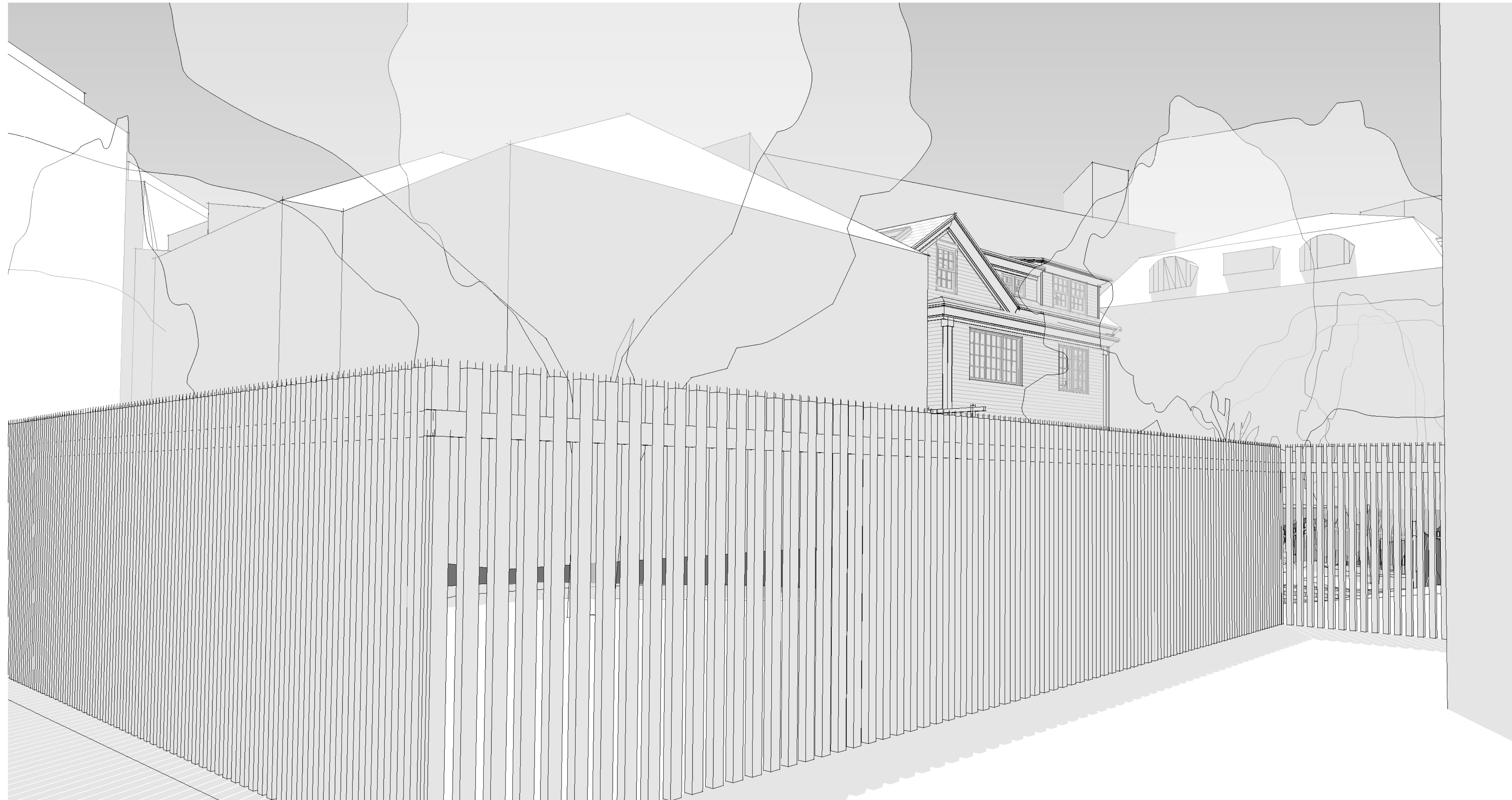
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1 3D View 21



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② 3D View 30



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