



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

APPLICATION FOR CERTIFICATE

1. The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
2. Address of property: 88 Garden Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction or demolition in the space provided below:
(An additional page can be attached, if necessary).

PLEASE SEE ATTACHED DESCRIPTION

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.
The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: Clayton Vance 88 LLC
 Mailing Address: 88 Garden Street, Cambridge MA 02138
 Telephone/Fax: 617-504-3309 E-mail: rob@volitincapital.com
 ⇒ Signature of Property Owner of Record: [Signature] Robert C Kotterson, Manager
 (Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: _____
 Mailing Address: _____
 Telephone/Fax: _____ E-mail: _____

(for office use only):
 Date Application Received: _____ Case Number: 4629 Hearing Date: 8/5/21
 Type of Certificate Issued: _____ Date Issued: _____

July 12, 2021

Proposed alterations to 88 Garden Street, Cambridge:

EXTERIOR ALTERATIONS

Minor modifications are proposed at street-facing elevations and include:

- Add a new exterior sconce to the Madison Street elevation.
- Replace existing perimeter fencing at the property line with similar, natural unfinished wood (to weather).
- Adjust fence location facing and parallel with Garden Street.
- Add historically accurate shutters to front elevation facing Garden Street. Design will replicate shutters that were previously present and in historical photos on record with CHC.
- Add reclaimed granite, brick or similar paving material at the existing driveway.
- Enlarge existing window wells, no deeper than 30", with reclaimed granite coping at grade.
- Remove existing evergreen shrubs at Garden Street elevation and add new natural and loose plantings (inkberry, bayberry, viburnum and similar). Landscape design TBD with landscape architect.
- Make repairs as required along existing facades. Any rotting or damaged trim, clapboards or shiplap will be patched and repaired and items needing replacement will be replaced in kind.
- Adjust condenser locations as shown on the site plan A0.0.
- Add a new areaway to the basement along the east elevation. Guard railing will tie into the new fencing and condenser enclosure.
- Add a new flat roofed addition within the rear courtyard, with a covered entry connecting the existing parking.

INTERIOR ALTERATIONS

At the protected front rooms, the following modifications are requested:

- Replace existing radiators.
- Replace existing recessed light fixtures with new LED recess light fixtures.
- Remove ceiling at the shared office space to add sound attenuation.
- Add a new stair to the basement under the existing protected stair. All finishes at the stair and stair hall will be undisturbed and remain as existing, including the existing latch door that will open to the new basement stair.
- Replace all unsafe wood flooring with raised nail heads, splintering, or other safety concerns. To be replaced in kind where required. Existing wood flooring will be refinished.
- Remove existing unsafe winder stair and add a new code-compliant back stair. The current winder configuration is treacherous and has already caused several major falls.
- Remove modern partial TV wall at what was Asa Gray's study and install a new full-height wall with transoms above to allow daylight from stair windows.



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY RK

DATE 07/12/2021

SCALE AS NOTED

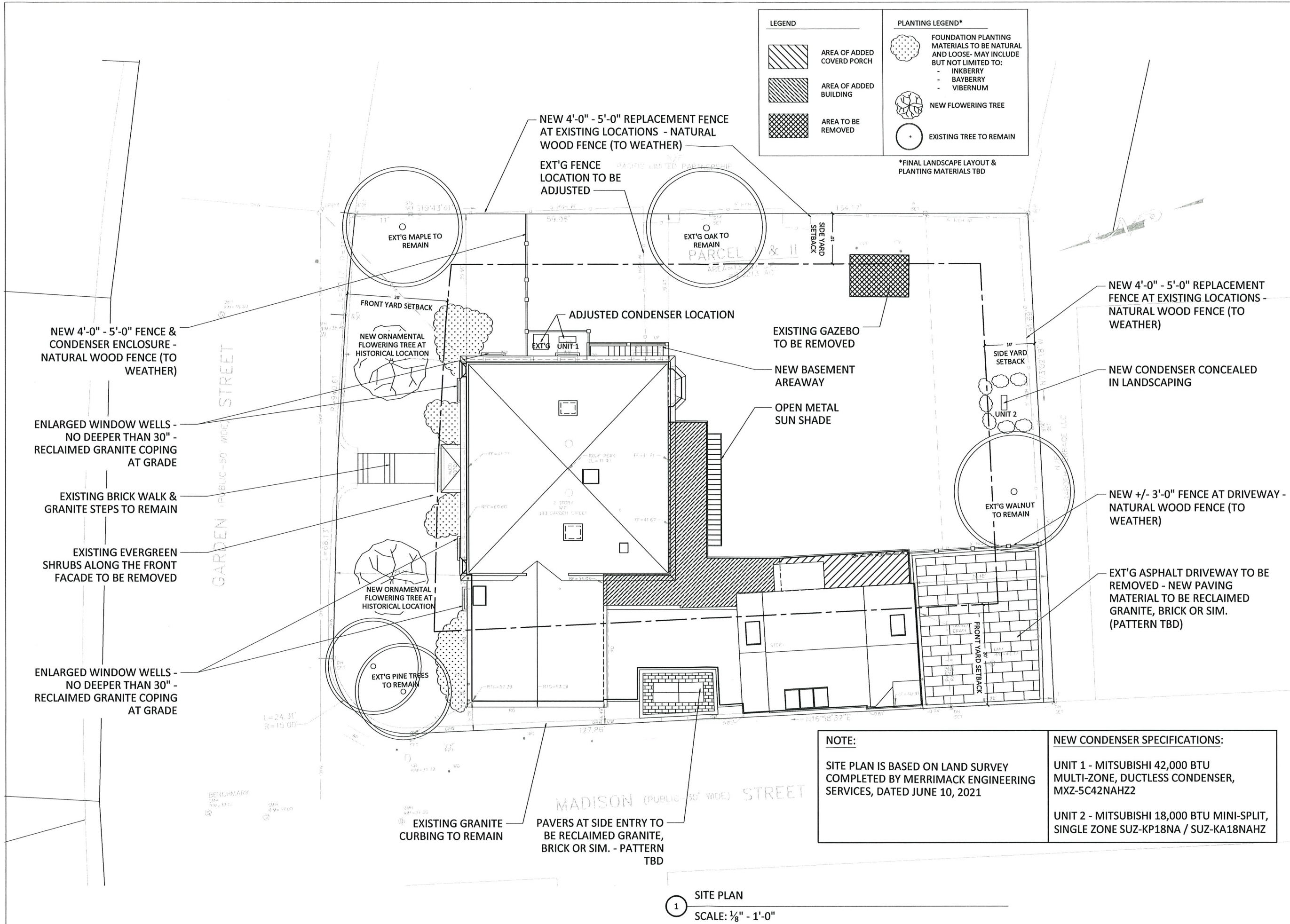
DRAWING TITLE

SITE PLAN &
ZONING

A0.0

LEGEND		PLANTING LEGEND*	
	AREA OF ADDED COVERD PORCH		FOUNDATION PLANTING MATERIALS TO BE NATURAL AND LOOSE- MAY INCLUDE BUT NOT LIMITED TO: - INKBERRY - BAYBERRY - VIBERNUM
	AREA OF ADDED BUILDING		NEW FLOWERING TREE
	AREA TO BE REMOVED		EXISTING TREE TO REMAIN

*FINAL LANDSCAPE LAYOUT & PLANTING MATERIALS TBD



NOTE:
SITE PLAN IS BASED ON LAND SURVEY COMPLETED BY MERRIMACK ENGINEERING SERVICES, DATED JUNE 10, 2021

NEW CONDENSER SPECIFICATIONS:
UNIT 1 - MITSUBISHI 42,000 BTU MULTI-ZONE, DUCTLESS CONDENSER, MXZ-5C42NAHZ
UNIT 2 - MITSUBISHI 18,000 BTU MINI-SPLIT, SINGLE ZONE SUZ-KP18NA / SUZ-KA18NAHZ

1 SITE PLAN
SCALE: 1/8" = 1'-0"

88 GARDEN STREET

88 GARDEN STREET
CAMBRIDGE, MA 02138

KEY PLAN



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC SUBMISSION		12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RJK

CHECKED BY RJK

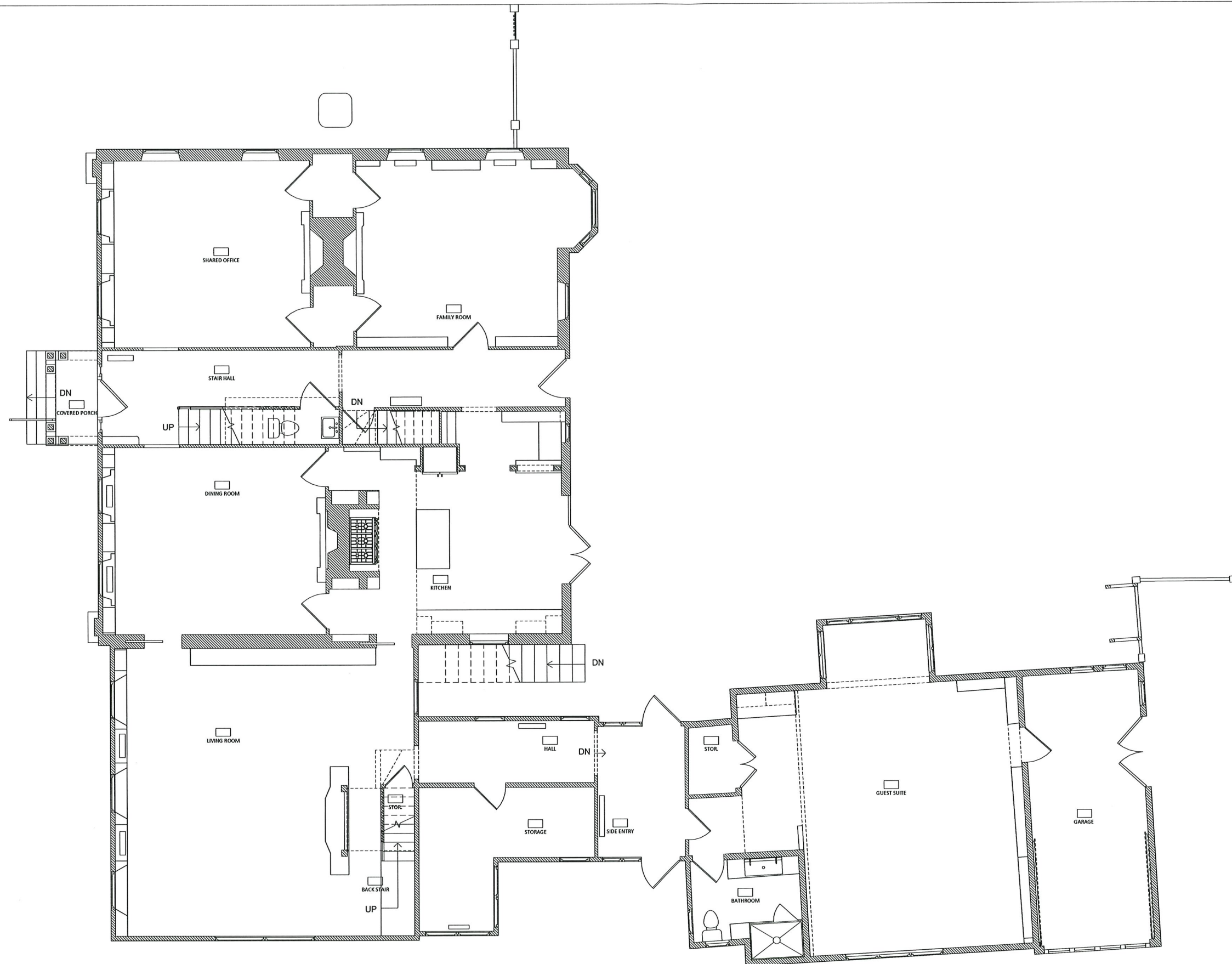
DATE 07/12/2021

SCALE AS NOTED

DRAWING TITLE

EXISTING FIRST
FLOOR PLAN

EX1.1



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

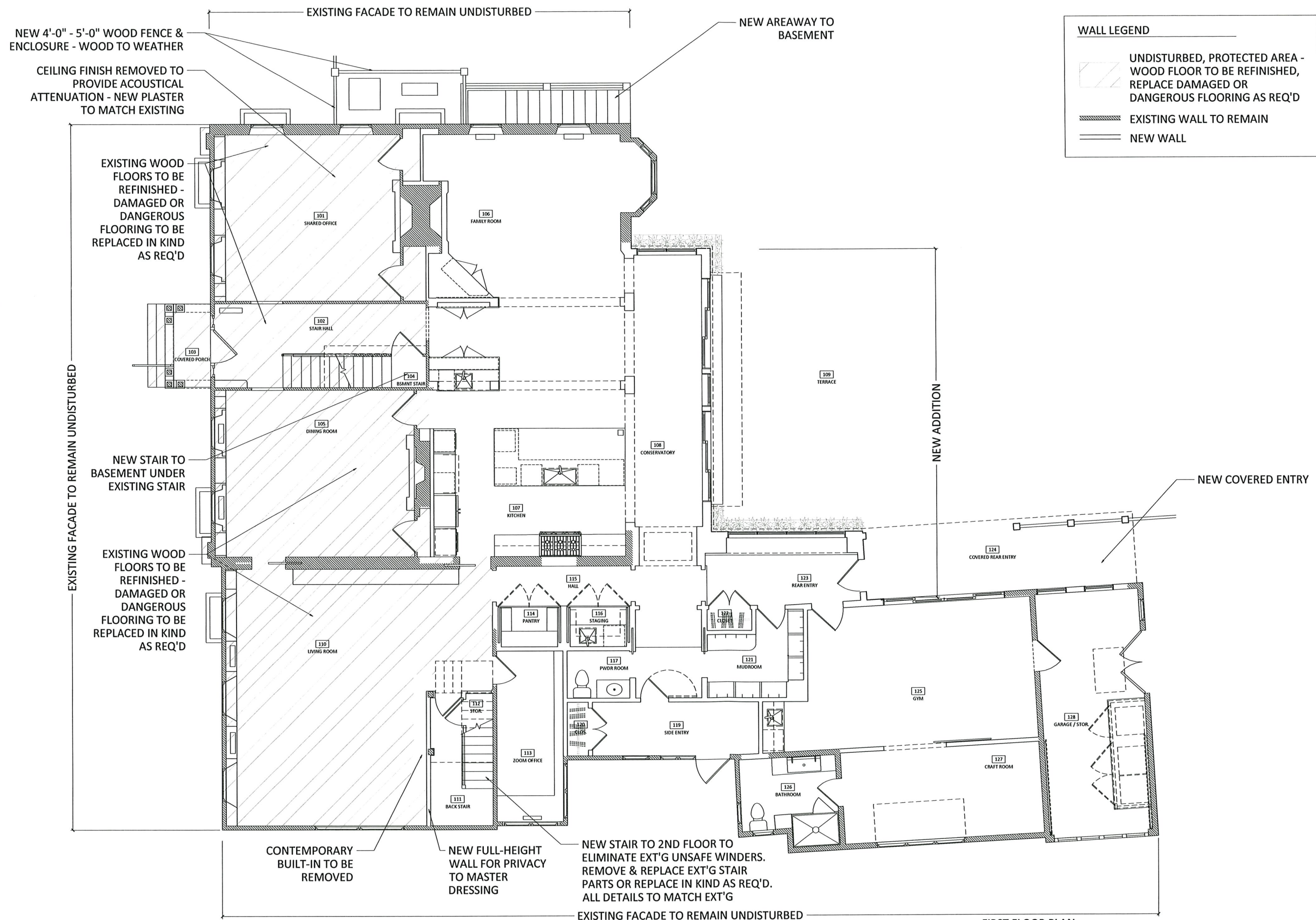
1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS
29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RJK
CHECKED BY	RJK
DATE	07/12/2021
SCALE	AS NOTED

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN



88 GARDEN STREET

88 GARDEN STREET
CAMBRIDGE, MA 02138

KEY PLAN



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RJK

CHECKED BY RJK

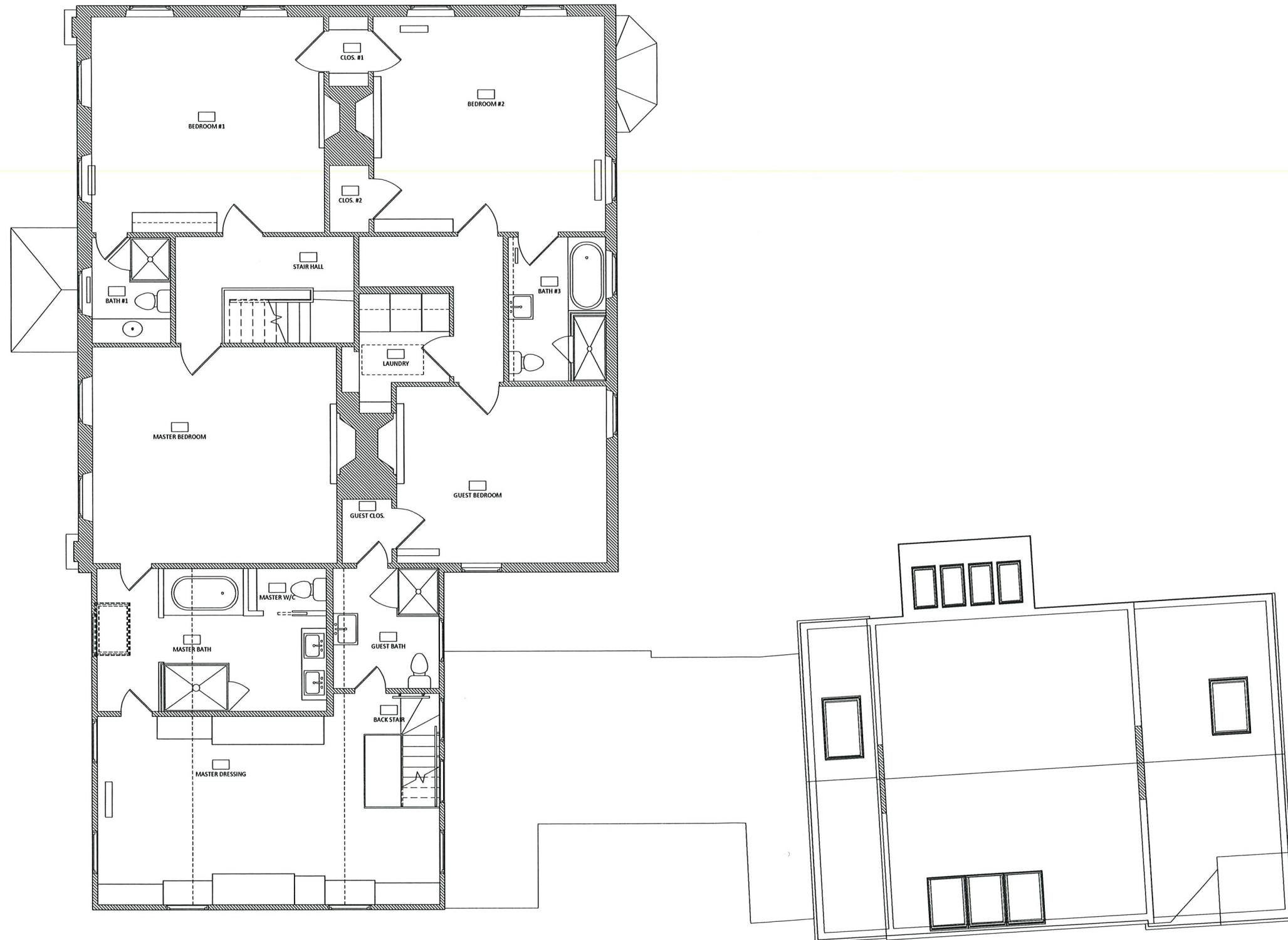
DATE 07/12/2021

SCALE AS NOTED

DRAWING TITLE

EXISTING
SECOND FLOOR
PLAN

EX1.2



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY BK

DATE 07/12/2021




SCALE AS NOTED

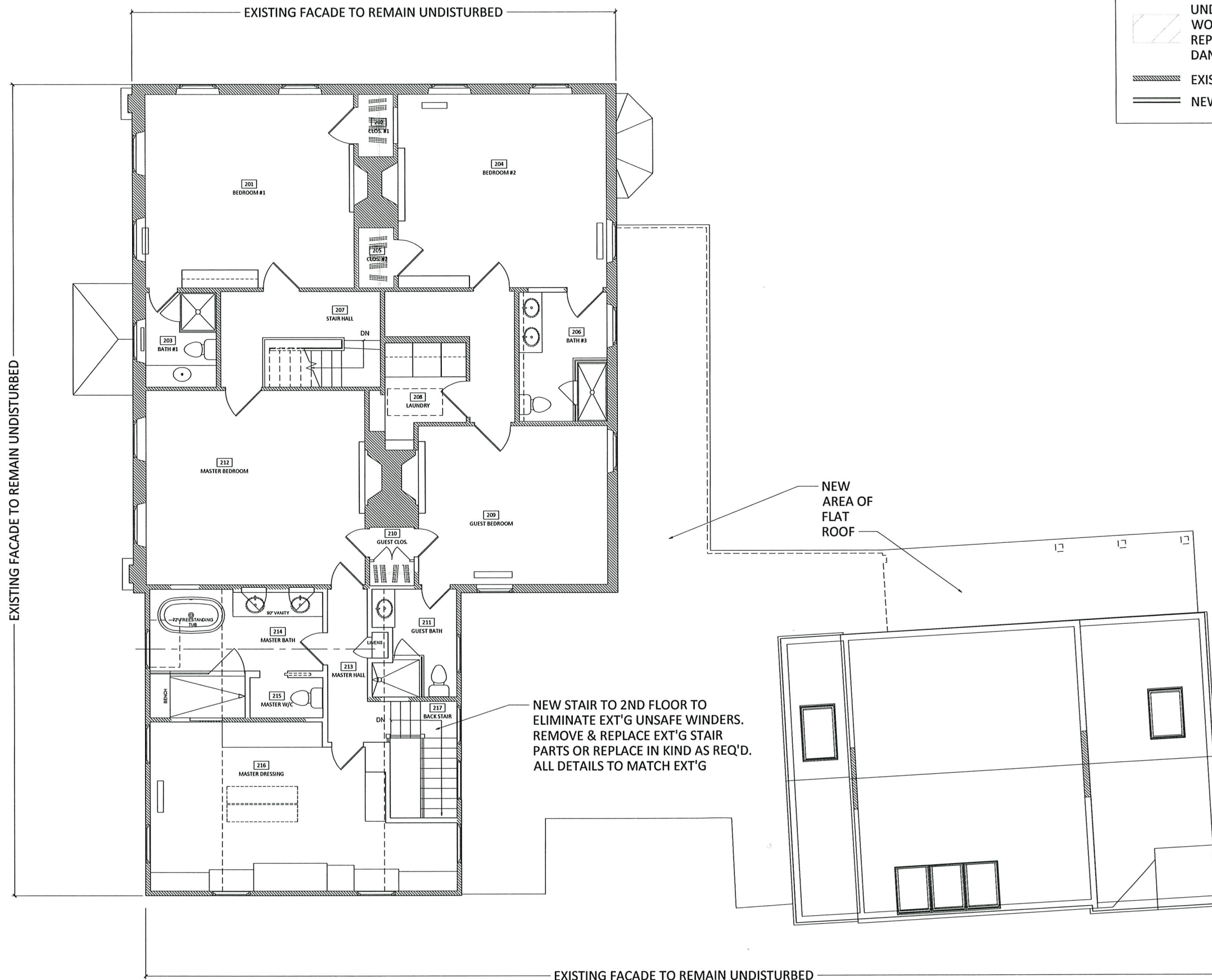
DRAWING TITLE

**PROPOSED
SECOND FLOOR
PLAN**

A1.2

WALL LEGEND

-  UNDISTURBED, PROTECTED AREA - WOOD FLOOR TO BE REFINISHED, REPLACE DAMAGED OR DANGEROUS FLOORING AS REQ'D
-  EXISTING WALL TO REMAIN
-  NEW WALL



NEW STAIR TO 2ND FLOOR TO ELIMINATE EXT'G UNSAFE WINDERS. REMOVE & REPLACE EXT'G STAIR PARTS OR REPLACE IN KIND AS REQ'D. ALL DETAILS TO MATCH EXT'G

NEW AREA OF FLAT ROOF

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHG	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY BK

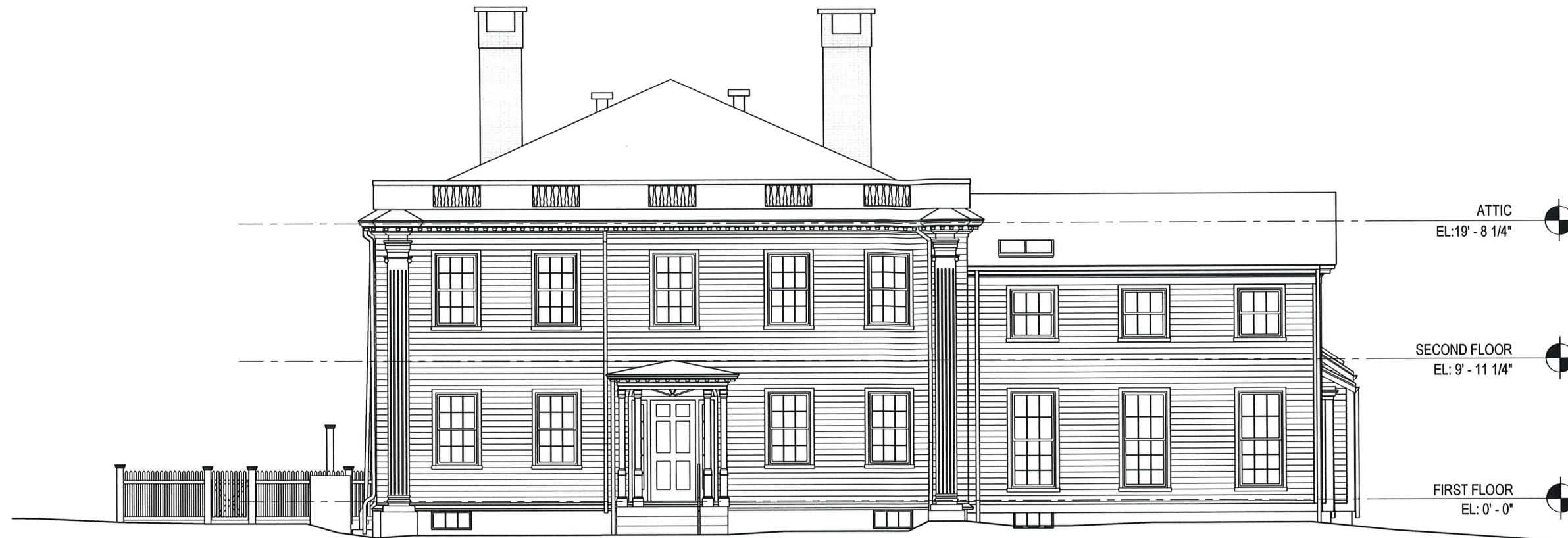
DATE 07/12/2021

SCALE AS NOTED

DRAWING TITLE

NORTH
ELEVATION

A2.1

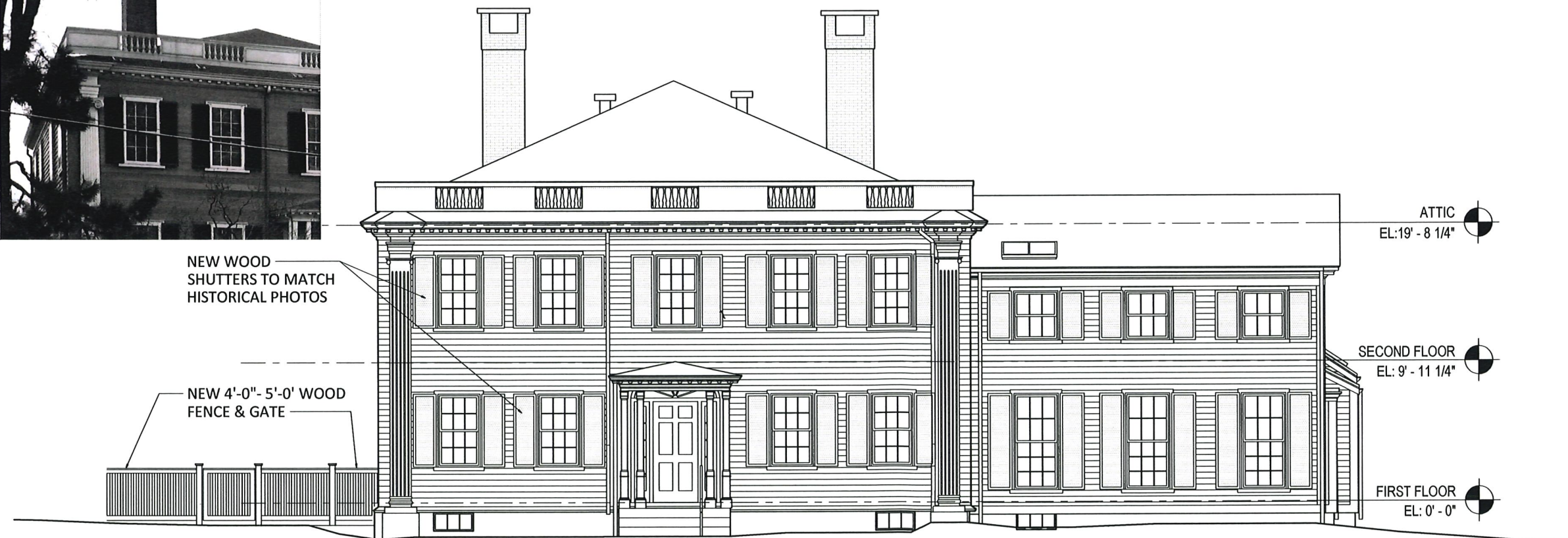


1 EXISTING NORTH ELEVATION - FACING GARDEN ST.
SCALE: 1/4" = 1'-0"



NEW WOOD
SHUTTERS TO MATCH
HISTORICAL PHOTOS

NEW 4'-0" - 5'-0" WOOD
FENCE & GATE



2 PROPOSED NORTH ELEVATION - FACING GARDEN ST.
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEVS) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY BK

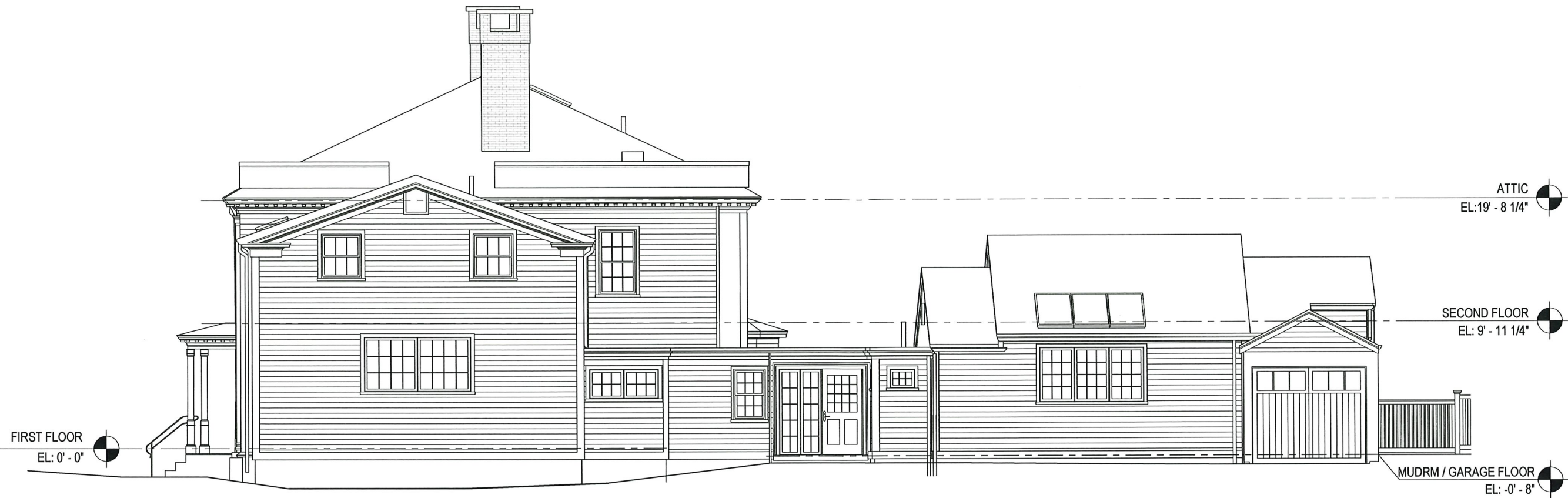
DATE 07/12/2021

SCALE AS NOTED

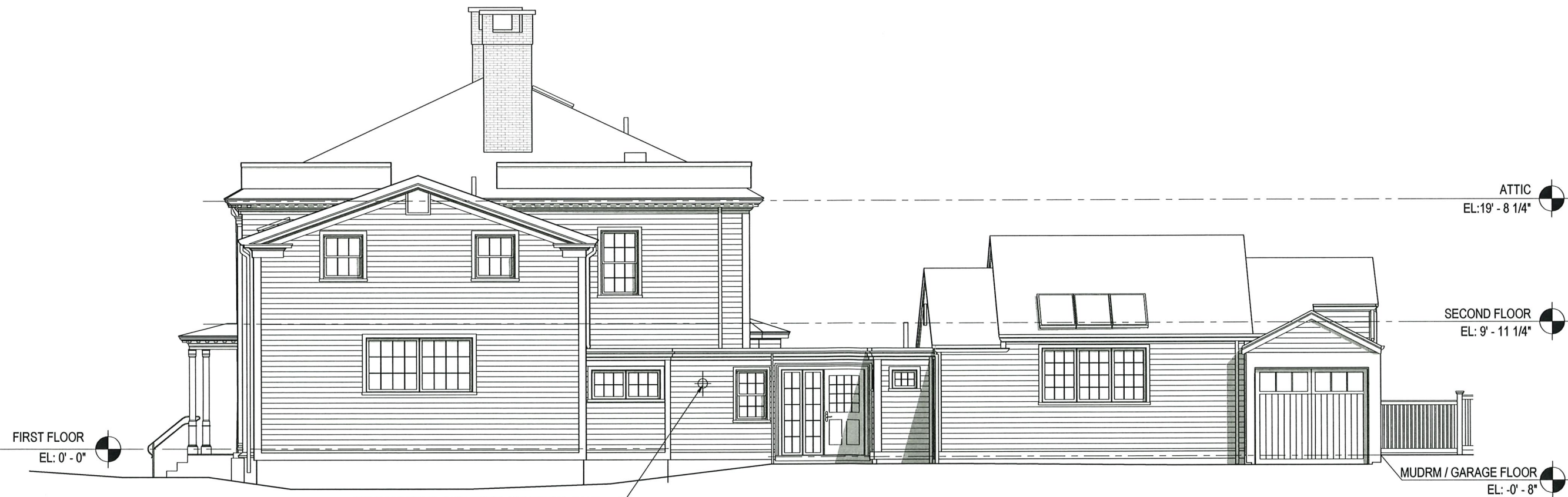
DRAWING TITLE

WEST
ELEVATION

A2.2



1 EXISTING WEST ELEVATION - FACING MADISON ST.
SCALE: 1/4" - 1'-0"



NEW SCENCE, STYLE SIM. TO EXT'G
PENDANT AT FRONT ENTRY PORTICO

2 PROPOSED WEST ELEVATION - FACING MADISON ST.
SCALE: 1/4" - 1'-0"

88 GARDEN STREET

88 GARDEN STREET
CAMBRIDGE, MA 02138

KEY PLAN



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC SUBMISSION		12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY RK

DATE 07/12/2021

SCALE AS NOTED

DRAWING TITLE

**VIEW FROM
MADISON ST.**

A2.3



1 VIEW FROM MADISON STREET - EXISTING
NTS



2 VIEW FROM MADISON STREET - PROPOSED
NTS



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY BK

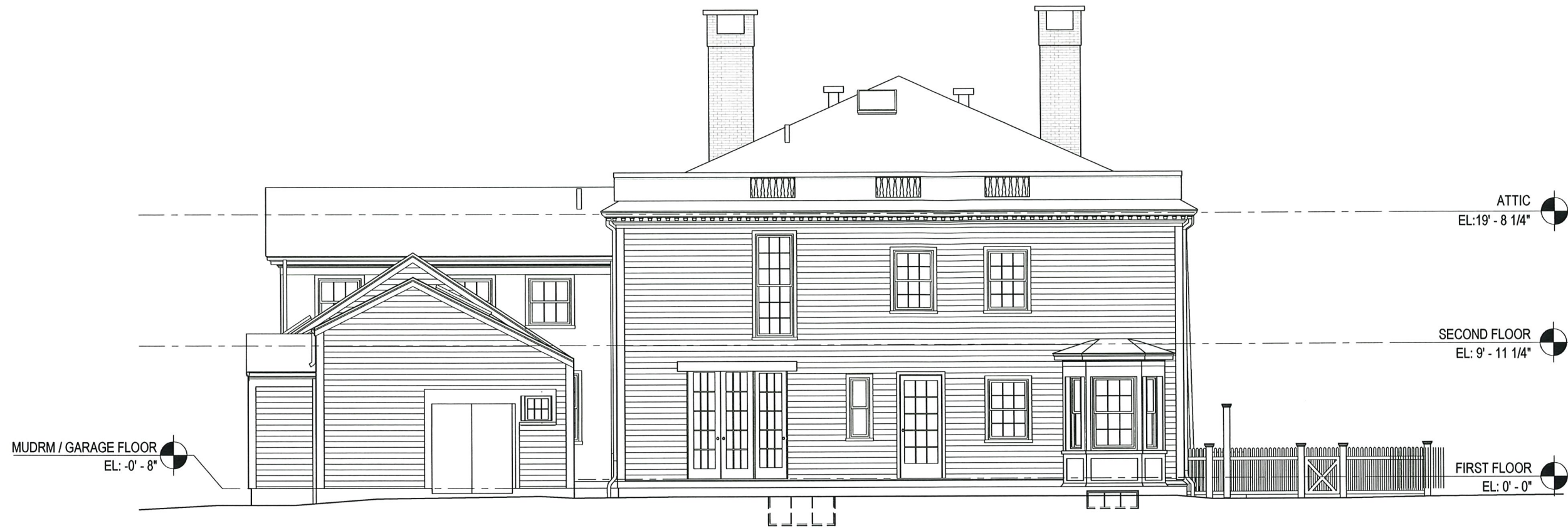
DATE 07/12/2021

SCALE AS NOTED

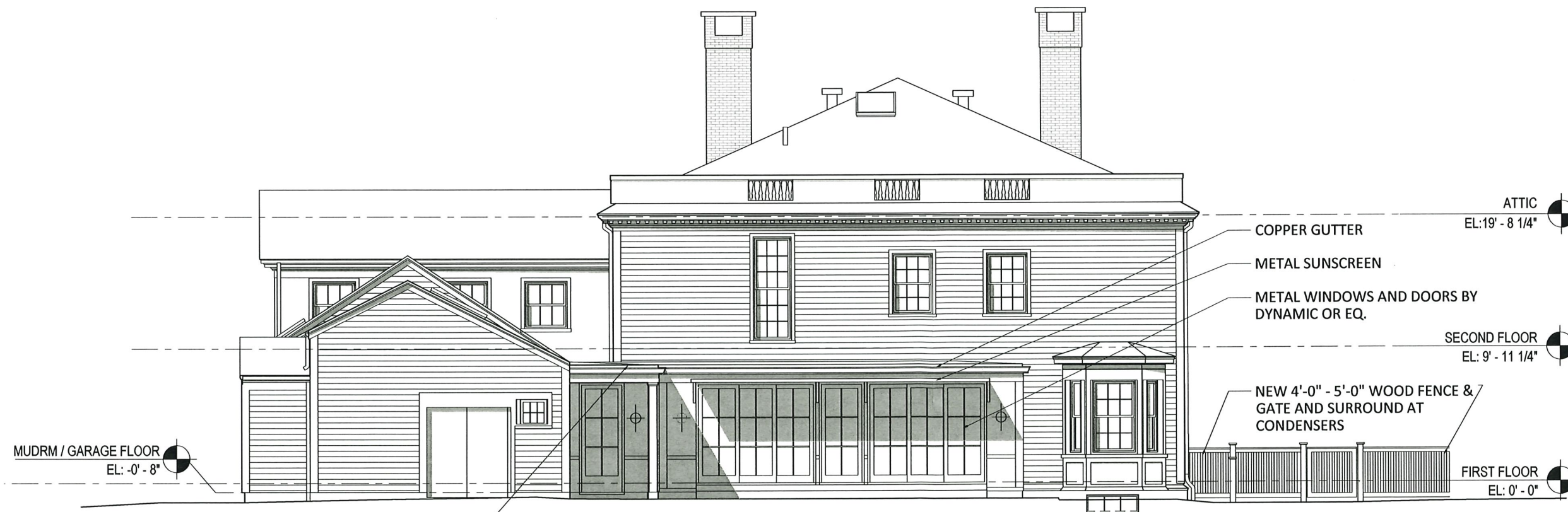
DRAWING TITLE

**SOUTH
ELEVATION**

A2.4



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" - 1'-0"



NEW FLAT ROOF OVER
COVERED REAR ENTRY

2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" - 1'-0"



GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (R.C.P. ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT 88 GARDEN STREET

DRAWN BY RK

CHECKED BY RK

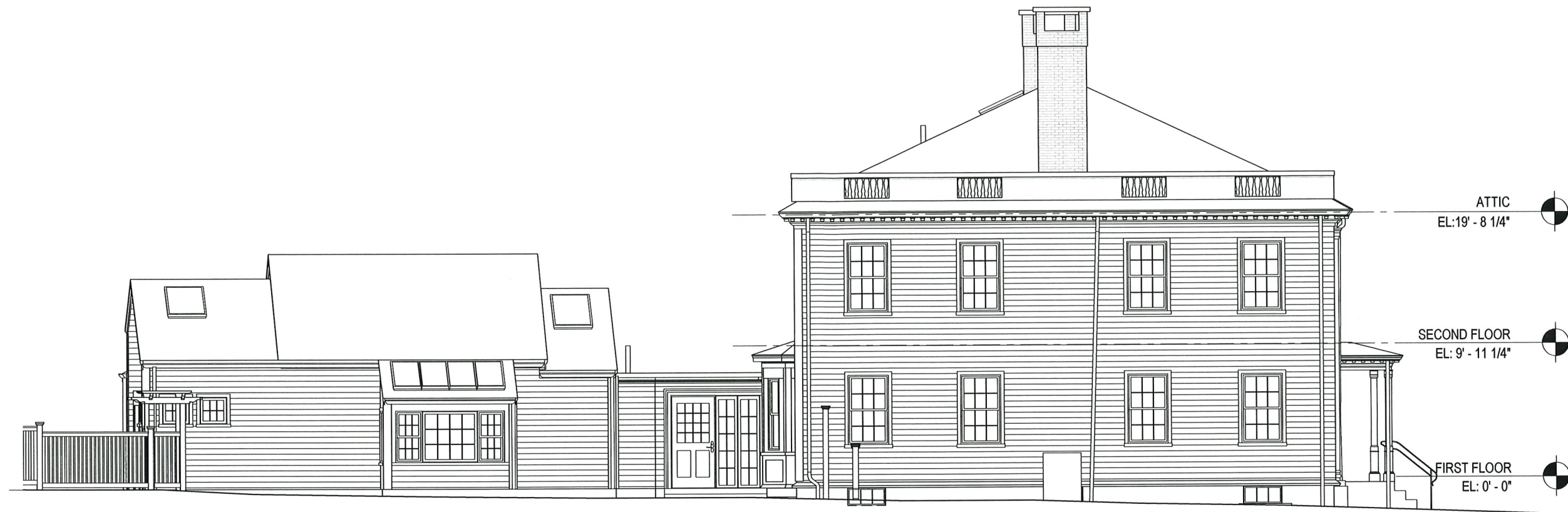
DATE 07/12/2021

SCALE AS NOTED

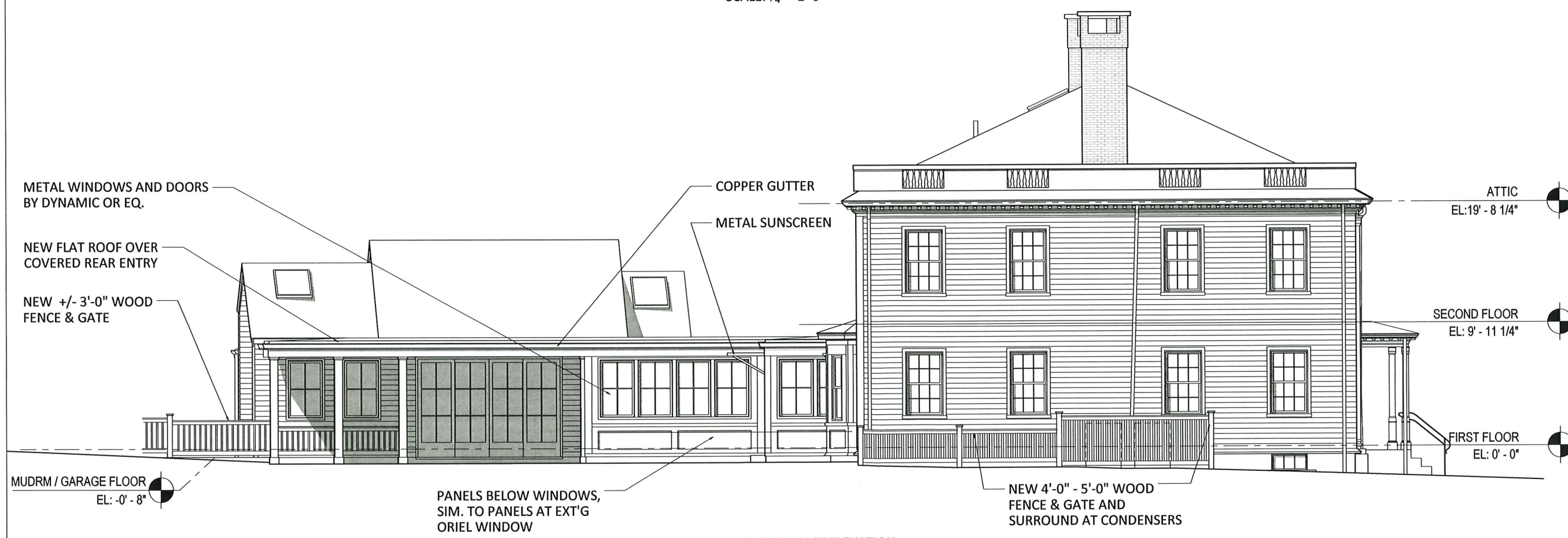
DRAWING TITLE

EAST
ELEVATION

A2.5



1 EXISTING EAST ELEVATION
SCALE: 1/4" - 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" - 1'-0"

MUDRM / GARAGE FLOOR
EL: -0' - 8"

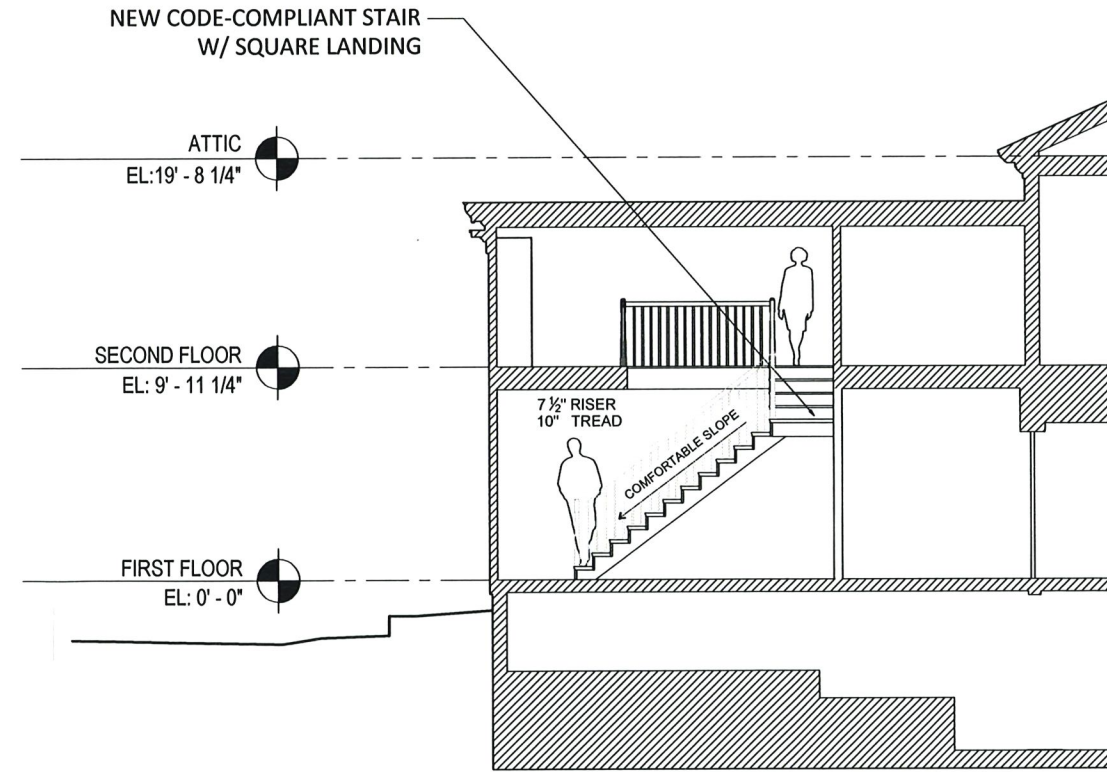
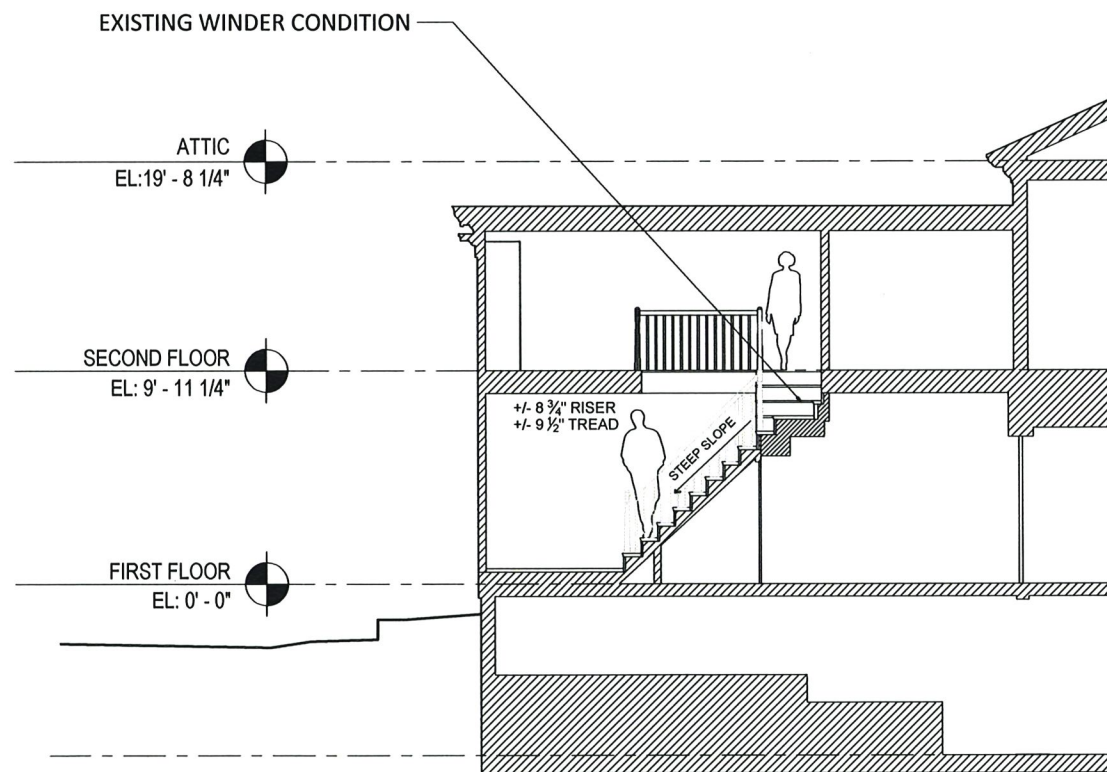


GENERAL NOTES:

1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.



1 DANGEROUS WINDER CONDITION AT EXISTING BACK STAIR TO 2ND FLOOR
NTS



2 EXISTING BACK STAIR TO 2ND FLOOR
SCALE: 1/4" - 1'-0"

2 PROPOSED CODE-COMPLIANT STAIR TO 2ND FLOOR
SCALE: 1/4" - 1'-0"

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
657 285 2500

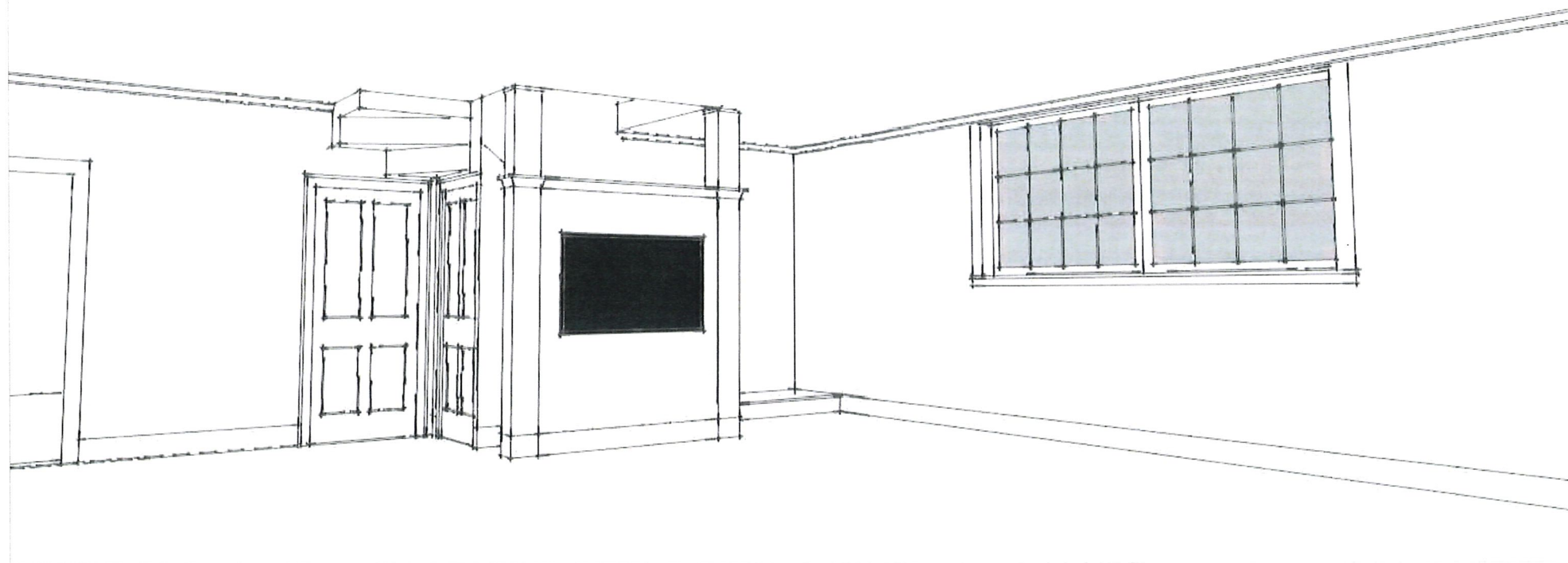
PROJECT	88 GARDEN STREET
DRAWN BY	IK
CHECKED BY	IK
DATE	07/12/2021
SCALE	AS NOTED

DRAWING TITLE
NEW BACK STAIR TO 2ND FLOOR



GENERAL NOTES:

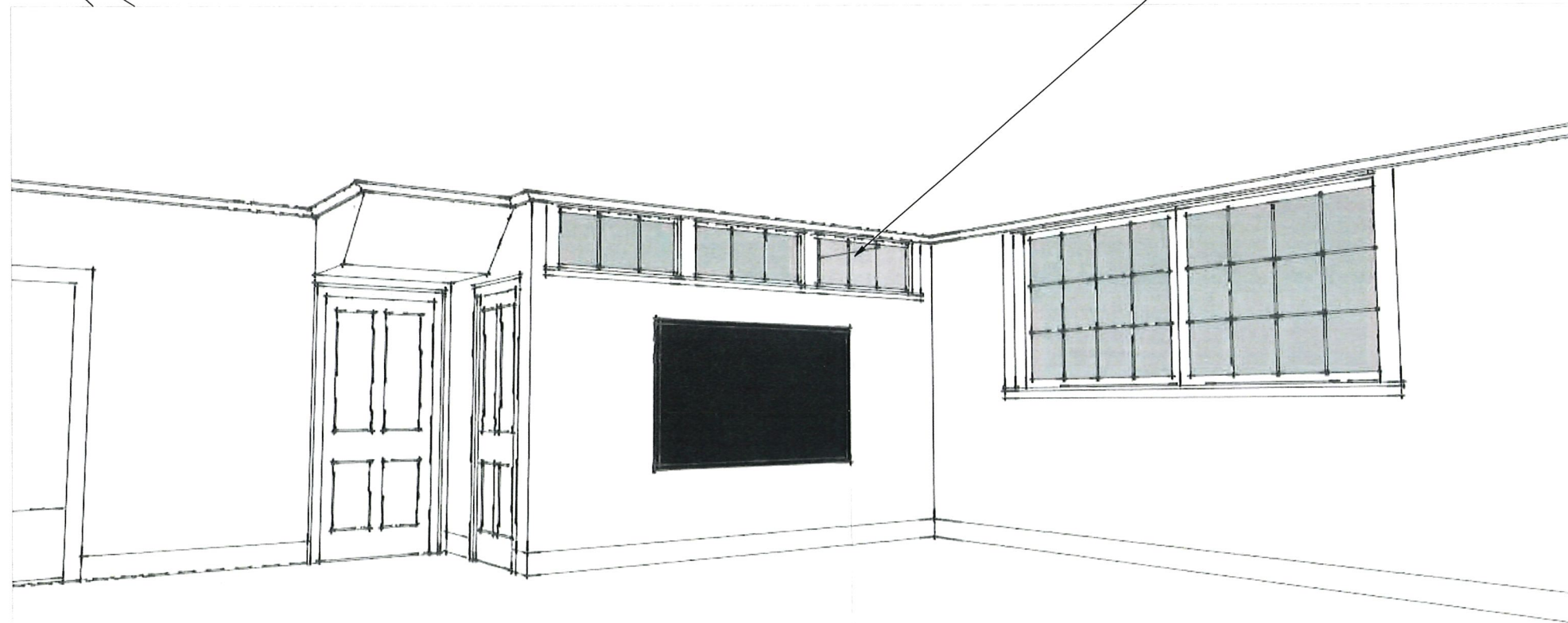
1. HATCH INDICATES EXISTING CONSTRUCTION AS BEST UNDERSTOOD. DRAWINGS MAY NOT REFLECT ALL ASPECTS OF EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED WITH ARCHITECT IF EXISTING CONDITIONS CREATE DISCREPANCY WITH DESIGN AS INDICATED IN DRAWINGS.
2. VERIFY ALL DIMENSIONS IN THE FIELD. REVIEW ALL DISCREPANCIES WITH THE ARCHITECT.
3. REFER TO ALL CONSULTANT DRAWINGS AND NARRATIVES / SPECIFICATIONS FOR INFORMATION PERTAINING TO BUILDING SYSTEM COORDINATION.
4. REFER TO SCHEDULES FOR INFORMATION CONCERNING PRODUCTS, FINISHES, AND APPLIANCES.
5. ALL FRAMING DIMENSIONS GIVEN TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. REFER TO WALL TYPES FOR LOCATIONS OF FINISH. ALL OTHER DIMS (RCP, ELEV) GIVEN TO FINISH, OR AS NOTED.
7. IN ALL BATHROOMS: REVIEW FINAL PLUMBING LAYOUT WITH ARCHITECT IN FIELD BEFORE FINALIZING MOUNTING LOCATIONS. MOUNTING LOCATIONS TO BE REVIEWED ALONG SIDE TILE LAYOUTS. REVIEW ALL FINAL TILE LAYOUTS WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. REFER TO DRAWINGS FOR TYPICAL MOUNTING HEIGHTS OF ALL ELECTRICAL AND AV DEVICES.
9. COORDINATE ALL LOCATIONS OF DUCTWORK AND STRUCTURAL ELEMENTS IN FIELD BASED ON DRAWINGS; REVIEW ALL DISCREPANCIES AND CONFLICTS WITH ARCHITECT IN FIELD PRIOR TO INSTALL.



1 EXISTING TV WALL AT STAIR TO 2ND FLOOR
NTS

TRANSOMS AT TOP TO ALLOW DAYLIGHT FROM STAIR WINDOWS - CASING, SILL, APRON & LITE SIZING TO MATCH ADJACENT WINDOW

NEW STAIR CARRIAGE AND FULL-HEIGHT WALL



2 PROPOSED SOLID TV WALL AT NEW STAIR
SCALE: 1/4" = 1'-0"

NO.	REV.	DATE
CHC	SUBMISSION	12 JULY 2021

CATHERINE TRUMAN
ARCHITECTS

29 Warren St
Cambridge, MA 02141
857 285 2500

PROJECT	88 GARDEN STREET
DRAWN BY	RKL
CHECKED BY	IKK
DATE	07/12/2021
SCALE	AS NOTED

DRAWING TITLE

TV WALL AT
ASA GRAY'S
STUDY

A3.2