



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR -9 AM 11:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 213662

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: Appeal:

PETITIONER: Mariam Hassan C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 50 Kinnaird St., Cambridge, MA

TYPE OF OCCUPANCY: Two-family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a dormer within the side setback that will result in an increase in FAR but no new non-conformities.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.d (Alteration to Pre-existing Nonconforming Two-family Structure)
Article: 10.000	Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of the Petitioner

(Print Name)

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No. 617-543-7009

E-Mail Address: sarah@trilogylaw.com

Date: March 7, 2023

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Mariam Hassan
_____ (OWNER)

Address: 50 Kinnaird St, Cambridge, MA 02139

State that I/We own the property located at 50 Kinnaird St, Cambridge, MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Mariam Hassan

*Pursuant to a deed of duly recorded in the date 1 Feb, 2022, Middlesex South
County Registry of Deeds at Book 12966, Page 507; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Mariam Hassan

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

New Jersey

~~Commonwealth of Massachusetts~~, County of Somerset

The above-name Mariam Hassan personally appeared before me,
this 10 of October, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 02/11/2026 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 50 Kinnaird St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The Petitioners, who recently purchased this two-family home in significant disrepair, wish to substantially renovate, update, and bring the systems and layout into compliance with State building code. The Petitioners will be moving into the upper unit (on the 2nd and 3rd floors) and renting out the 1st floor unit.

The property is legally preexisting nonconforming. Constructed circa 1894, the two-family structure is located on an undersized (2,519 square feet, 30.54 feet wide) lot and situated on the left lot line and very close (3.3 feet) to the right lot line. The existing Gross Floor Area (2,453 square feet) and Floor Area Ratio (0.97) exceed the allowable GFA/FAR for the district.

The proposed construction of a 14-foot wide dormer is necessary to make room for a proper stairwell that will provide safe, code-compliant access from the 2nd floor to the 3rd floor bedrooms (existing) and bathroom (new).

All design options for locating the stairwell were considered, none of which would comply with current dimensional requirements, due to the pre-existing nonconforming conditions of the home and its location on the undersized lot.

None of the proposed alterations will create any new nonconformities, and therefore the proposal qualifies for a special permit under Section 8.22.2.d for minor alterations to a nonconforming two-family structure.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The dormer has no windows, and will thus not pose any privacy concerns for its direct abutter. Additionally, the dormer will extend up at the point where the neighbor's roof is located, and thus will not substantially impair light or air to the neighboring building.

The increase in GFA/FAR that results are minimal and the result of increasing the head height for a stairwell, and thus should not cause any harm to the neighborhood in terms of traffic, congestion, or the like concerns.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character.

There will be no change to access or egress patterns to and from the home.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or development of adjacent uses will not be adversely affected by this proposal. In fact, the renovation and conversion of this property will result in quality housing to the benefit of the Petitioners and all future owners.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts because it will allow for modest changes to a pre-existing non-conforming building, that will be in keeping with the neighborhood uses and beneficial in providing a much-needed, quality housing for the benefit of the district.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Mariam Hassan
Location: 50 Kinnaird St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Two-family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		2,453 sf	2,540 sf	1,889 sf	(max.)
LOT AREA:		2,519 sf	2,519 sf	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.97	1.03	0.75	
LOT AREA OF EACH DWELLING UNIT		1,259.50 ft	1,259.50 ft	1,500 ft	(min.)
SIZE OF LOT:	WIDTH	30.54 ft	30.54 ft	50.0 ft	
	DEPTH	80.0 ft	80.0 ft	n/a	
SETBACKS IN FEET:	FRONT	7.7 ft	7.7 ft	10.0 ft	
	REAR	28.8 ft	28.8 ft	20.0 ft	
	LEFT SIDE	0 ft	0 ft	7.5 ft	
	RIGHT SIDE	3.3 ft	3.3 ft	7.5 ft	
SIZE OF BUILDING:	HEIGHT	32.5 ft	32.5 ft	35.0 ft	
	WIDTH	43.3 ft	43.3 ft	n/a	
	LENGTH	27.3 ft	27.3 ft	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.37/ 0.25 (conforming)	0.37/ 0.25 (conforming)	0.30/ 0.15 (conforming)	
NO. OF DWELLING UNITS:		2	2	1	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Standard residential construction methods and materials.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

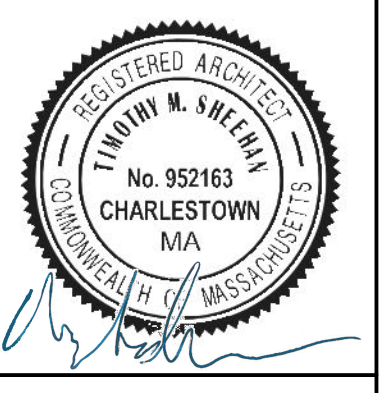
PROPOSED RENOVATIONS 50 KINNAIRD STREET CAMBRIDGE, MA.

NOTE:
THESE DRAWINGS ARE INTENDED FOR ZONING / PLANNING APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING APPROVAL.

COVER SHEET



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 4-26-22
PERMIT SET W/ ANAYL. 6-29-22
PERMIT SET W/ BASE REV 7-8-22
PERMIT SET W/ F.A.R. REV 10-20-22
ZBA SET 1-23-23
ZBA SET 2-8-23
ZBA SET 2-17-23
ZBA SET 3-5-23

CS

ZBA SET 3-5-23

GENERAL NOTES

I. GENERAL REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE IBC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IBC /IRC , THE CITY OF BOSTON BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
- UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
- THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

HVAC GENERAL NOTES

- INSTALL SHEET METAL DUCTWORK AND EQUIPMENT FOR NEW HVAC SYSTEM AND NEW BATHROOM EXHAUST FANS AS REQUIRED BY THE MASSACHUSETTS MECHANICAL CODE.

PLUMBING GENERAL NOTES:

- INSTALL ALL PLUMBING AND EQUIPMENT TO MEET THE REQUIREMENTS OF THE MASS. STATE PLUMBING CODE.
- INSTALL ALL NEW FIXTURES COMPLETE WITH ALL REQ. REQUIRED COPPER WATER SUPPLY LINES & PVC WASTE & VENTS. CONNECT TO EXISTING OR NEW WASTE & VENT STACKS.

ELECTRICAL NOTES:

- INSTALL ALL NEW FIXTURES AND DEVICES TO MEET THE REQUIREMENTS OF THE MASS ELECTRICAL CODE.
- THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND SUBMIT DRAWINGS TO BOSTON INSPECTIONAL SERVICES AS REQUIRED FOR APPROVAL.

ALL DRAWINGS BY ALL SUBCONTRACTORS SHALL BE SUBMITTED TO THE CONTRACTOR & ARCHITECT FOR COORDINATION WITH THE WORK OF OTHER TRADES.

ALL SUBCONTRACTORS TO SUBMIT STAMPED DRAWINGS AS REQ'D BY AUTHORITY HAVING JURISDICTION.

ENGINEERING REQUIREMENTS GENERAL

- IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE ALARM, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

ELECTRICAL AND FIRE ALARM SYSTEM NOTES GENERAL

- THE ELECTRICAL AND FIRE ALARM SYSTEMS UPGRADES SHALL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

FIRE PROTECTION SYSTEM NOTES GENERAL

- THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENT.

GAS CONNECTION WILL BE PERFORMED ACCORDING TO NFPA54 2012 BY A LICENSED GAS FITTER

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, AS PREPARED BY THE REGISTERED STRUCTURAL ENGINEER.

ALL NEW WORK AND THE EXISTING DWELLING SHALL BE BROUGHT INTO CONFORMANCE WITH ALL NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITIONS OF NFPA 72 AND UL 217

G.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED

ALL REFERENCES TO STRUCTURAL MEMBERS AND CONSTRUCTION IS FOR COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENT.

DRAINAGE NOTES:

- AMERDRAIN DRAINAGE MATT AT WALL BASE TO 12 INCHES ABOVE SLAB, SLOTTED SCHEDULE 20 DRAIN

- 1 SUMP WELL WITH 2 SUMP PUMPS

- HILO INDUSTRIES 0.3 HP PUMP AND 0.5 HP METAL COMPONENT EZ PUMPS

- INCLUDE QUIET CHECKS/EZ CHECK VALVES AS RECOMMENDED BY BASEMENT DRAINAGE INSTALLER, COMPATIBLE DEEP-CYCLE MARINE BATTERY BACK UP WITH INTERKE PUMP SENTRY MODEL NO. 822PS POWER INVERTER, INSTALLATION CONFIGURED TO RUN BOTH SUMP PUMPS REFER TO WALL SECTION FOR ADDITIONAL NOTES

- DISCHARGE DRAIN LINE TO RUN BELOW SLAB, UP FACE OF EXTERIOR WALL AND DISCHARGE

INSULATION NOTES:

1. FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS

2. MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER

3. MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER

4. ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS

5. WOOD FRAME EXTERIOR WALLS: SEE NOTE '10' ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WD WALLS IF OWNER ALLOWS

6. MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE

7. FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED

8. UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE

9. SILL SEALER: PER IECC 2015 TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED

10. CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYNENE SPRAYFOAM

11. RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC / IBC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'

ALARM NOTES:

1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM

2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS

3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS

4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS

5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217

6. SMOKE ALARMS MUST PROVIDE 70 dB MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM

7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS

8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.

9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS

10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION

11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS THROUGHOUT.

VENTILATION NOTES:

1. USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS

2. USE AUTOMATIC CONDENSATION SENSORS

3. USE HUMIDISTATS

3. USE LED LIGHTS

4. USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS

4. AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FAN/LED LIGHT FV-11-15VKL1 WHISPERGREEN SELECT™ – 110-130-150 CFM FAN/LED LIGHT

ELEC. & TEL/DATA NOTES

1. VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.

2. ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.

3. LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.

4. REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.

5. IN OFFICES/DENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILINGS.

6. PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REF'S, REF. BEVERAGE STATIONS, AND BAR BACKS.

7. VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.

8. COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.

9. ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

ZONING ANALYSIS FOR AN EXISTING SINGLE FAMILY RESIDENCE CAMBRIDGE, MA ZONING ORDINANCE / C-1 ZONING DISTRICT					
	REQUIRED	EXISTING	PROPOSED	ANALYSIS	COMMENTARY
LOT AREA	5,000 / UNIT	2,519 S.F.	2,519 S.F.	E.N.C.	THE EXISTING LOT IS NON-CONFORMING
ADD UNIT	1,500 / + UNIT	1,259.50 S.F. PER UNIT	1,259.50 S.F. PER UNIT	E.N.C.	THE EXISTING + PROPOSED 2 FAMILY USAGE DOES NOT CONFORM
LOT WIDTH	50'	30.54'	30.54'	E.N.C. / O.K.	THE EXISTING LOT IS NON-CONFORMING
F.A.R. 0.75	1,889.25 G.S.F. / 0.75	2,453 G.S.F. / 0.75	2,536.0 G.S.F. / 1.03	SPECIAL PERMIT	G.F.A. WILL INCREASE E.N.C. +86.5 G.S.F. + 0.06 F.A.R. 8.22.2d
HEIGHT	35'	32'-6" +/-	32'-6" +/-	O.K.	NO CHANGE
OPEN SPACE	15% CONFORMING	930 S.F. / 0.37 640 S.F. CONFORMING	930 S.F.	O.K.	NO CHANGE
FRONT YARD	$\frac{32.5 + 27.25}{6(-40')} = 10'$	7'-8 1/2"	7'-8 1/2"	E.N.C. / O.K.	NO CHANGE
SIDE YARD	7.5'	0' L.S. 3'-3 1/2" R.S.	0' L.S. 3'-3 1/2" R.S.	SPECIAL PERMIT	THE PROPOSED DORMER EXTENDS THE EXISTING NON-CONFORMING CONDITION 8.22.2d
REAR YARD	20'-0"	28'-10"	28'-10"	O.K.	

(C)IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-2A, C-3, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET. IN RESIDENCE A-1, A-2, AND B DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY-FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY-FIVE (35) FEET. FOR PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

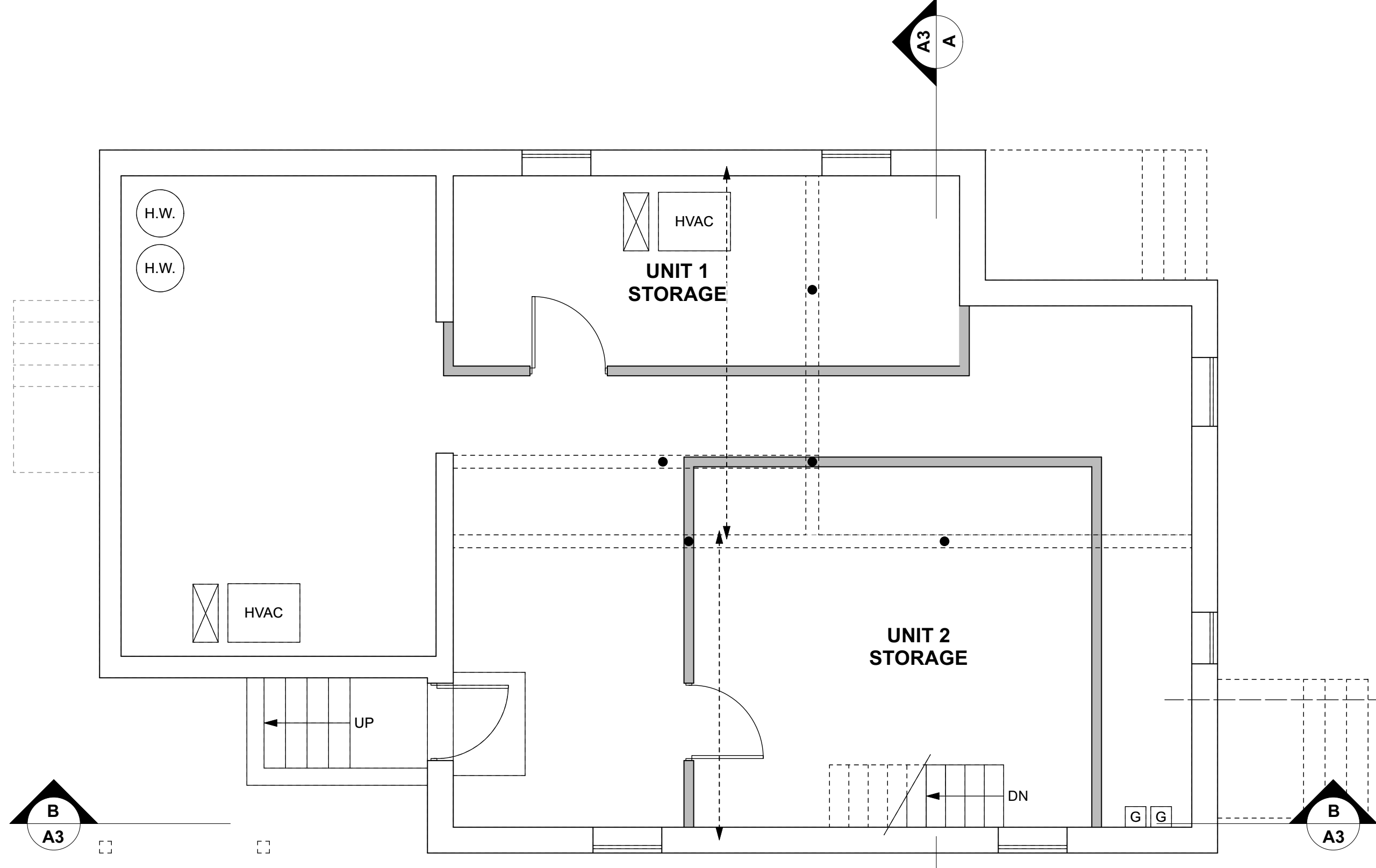
5.24.2PROJECTING EAVES, CHIMNEYS, BAY WINDOWS, BALCONIES, OPEN FIRE ESCAPES AND LIKE PROJECTIONS WHICH DO NOT PROJECT MORE THAN THREE AND ONE-HALF (3 1/2) FEET AND WHICH ARE PART OF A BUILDING NOT MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT, AND UNENCLOSED STEPS, UNROOFED PORCHES AND THE LIKE WHICH DO NOT PROJECT MORE THAN TEN (10) FEET BEYOND THE LINE OF THE FOUNDATION WALL AND WHICH ARE NOT OVER FOUR (4) FEET ABOVE THE AVERAGE LEVEL OF THE ADJOINING GROUND, MAY EXTEND BEYOND THE MINIMUM YARD REGULATIONS OTHERWISE PROVIDED FOR THE DISTRICT IN WHICH THE STRUCTURE IS BUILT.

THE CITY OF CAMBRIDGE ALLOWS DORMERS "AS OF RIGHT" UP TO 15 FT. IN LENGTH, ADDITIONS THAT EXTEND BEYOND THIS LENGTH MUST BE APPROVED BY THE BZA. IN GENERAL, HOWEVER, DORMERS SHOULD NOT EXCEED 15 FT. OR ONE-HALF OF THE MAIN ROOFS LENGTH, WHICHEVER IS SHORTER.

IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

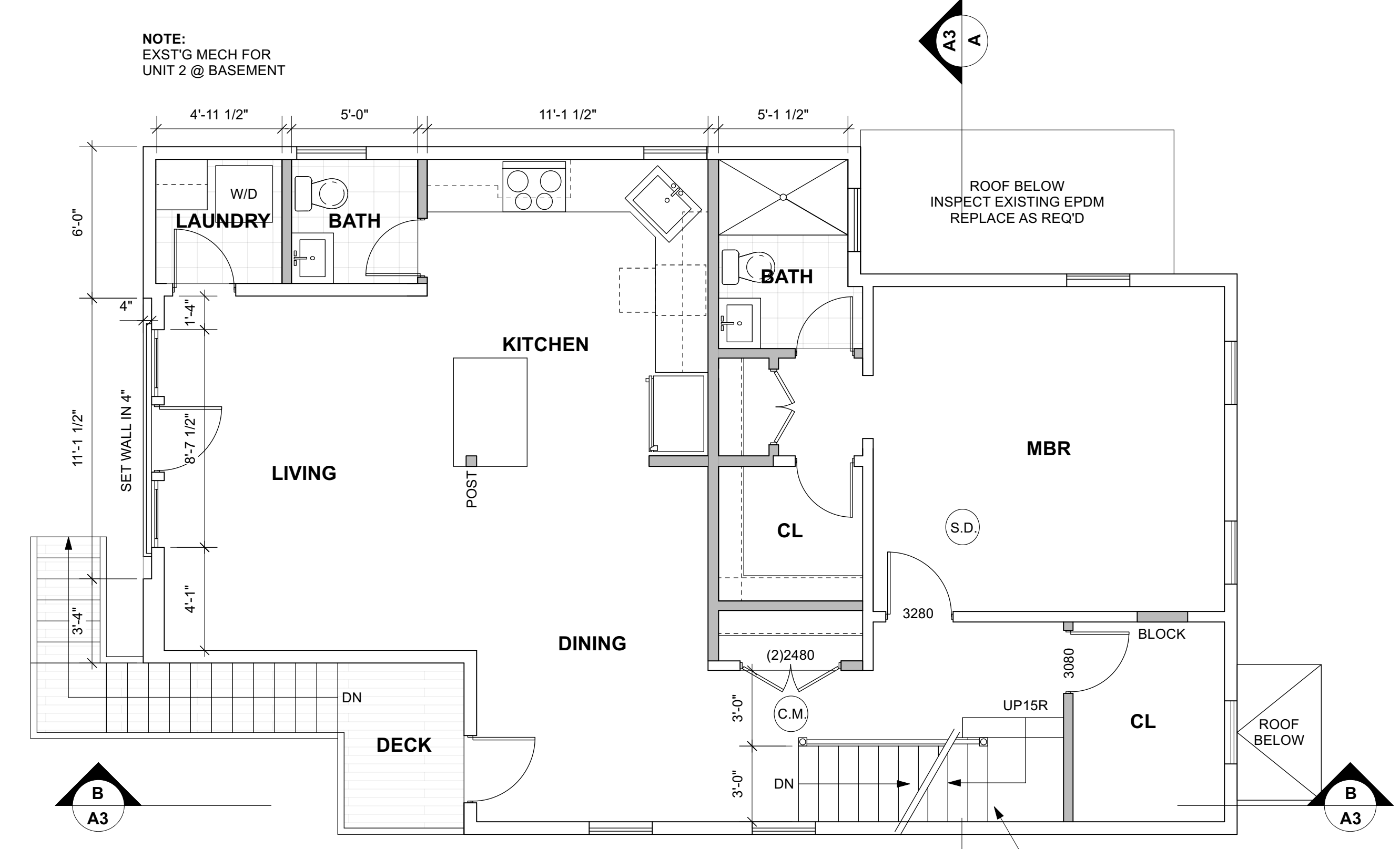
OPEN SPACE, PRIVATE. THE PART OR PARTS OF A LOT OR STRUCTURE WHICH ARE RESERVED FOR THE USE OF OCCUPANTS OF A BUILDING WHICH IS USED WHOLLY, OR IN PART, FOR RESIDENTIAL PURPOSES. THIS SPACE SHALL HAVE MINIMUM DIMENSIONS AS PRESCRIBED IN THE ORDINANCE, SHALL EXCLUDE PARKING AREAS, DRIVEWAYS AND WALKWAYS, AND SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY. TREES, PLANTINGS, ARBORS, FENCES, FLAGPOLES, SCULPTURE, FOUNTAINS AND RECREATIONAL AND DRYING APPARATUS AND SIMILAR OBJECTS SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A PRIVATE OPEN SPACE. OBJECTS OR STRUCTURES INTENDED EXCLUSIVELY FOR BICYCLE PARKING, DESIGNED AND LOCATED IN ACCORDANCE WITH SECTION 6.100, WHICH MAY BE UNCOVERED, PARTIALLY COVERED OR FULLY ENCLOSED, SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT SUCH OBJECTS OR STRUCTURES ARE NOT USED FOR MOTOR VEHICLE PARKING, GENERAL STORAGE OR ANY OTHER USE, AND FURTHER PROVIDED THAT ANY SUCH STRUCTURE EXCEEDING SIX FEET (6') IN HEIGHT CONFORMS TO THE REQUIREMENTS FOR AN ACCESSORY BUILDING IN SECTION 4.21. BEEHIVES AND APIARIES CONFORMING TO THE STANDARDS FOR URBAN AGRICULTURE IN ARTICLE 23.000 OF THIS ZONING ORDINANCE SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT THEY ARE NO MORE THAN SIX (6) FEET IN HEIGHT. TO THE EXTENT PERMITTED IN THIS ORDINANCE, BALCONIES AND ROOF AREAS MAY ALSO BE CONSIDERED AS OPEN SPACE, PRIVATE.

5.22PRIVATE OPEN SPACE.5.22.1PRIVATE OPEN SPACE SHALL BE PROVIDED ON EVERY LOT USED FOR RESIDENTIAL PURPOSES EXCEPT FOR THOSE IN THE CAMBRIDGE CENTER MXD DISTRICT, AND SHALL BE A PERCENTAGE OF THE LOT AREA AS SET FORTH IN SECTION 5.31. AN AREA DESIGNATED AS PRIVATE OPEN SPACE MUST HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST FIFTEEN (15) FEET, EXCEPT FOR BALCONIES, AND MAY NOT HAVE A SLOPE GREATER THAN TEN (10) PERCENT WITH THE EXCEPTION OF BALCONY AREAS. PRIVATE OPEN SPACE SHALL BE ACCESSIBLE TO ALL OCCUPANTS OF A BUILDING; NOT LESS THAN ONE HALF OF THE REQUIRED PRIVATE OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL OR WITHIN TEN (10) FEET OF THE LEVEL OF THE LOWEST FLOOR USED FOR RESIDENTIAL PURPOSES. AREAS AT OTHER LEVELS, SUCH AS BALCONIES, DECKS, AND ROOFS, OF GARAGES AND BUILDINGS, WHICH ARE ACCESSIBLE TO ALL OCCUPANTS OF BUILDINGS, WHICH ARE NOT USED AS WALKWAYS OR CORRIDORS, AND WHICH HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST SIX (6) FEET AND A MINIMUM AREA OF SEVENTY-TWO (72) SQUARE FEET, MAY BE CALCULATED AS PRIVATE OPEN SPACE, NOT EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL PRIVATE OPEN SPACE.5.22.2WHERE NONRESIDENTIAL AND RESIDENTIAL USES ARE MIXED IN A BUILDING, THE REQUIRED MINIMUM PRIVATE OPEN SPACE FOR RESIDENTIAL USE SHALL BE CALCULATED IN RELATION TO THE PORTION OF THE LOT WHICH THE RESIDENTIAL FLOOR AREA IS TO THE TOTAL FLOOR AREA IN THE BUILDING.5.22.3SPECIAL REQUIREMENTS IN RESIDENCE A-1, A-2, B, C, AND C-1 AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE IN THESE DISTRICTS SHALL MEET ALL OF THE REQUIREMENTS OF SECTION 5.22.1 ABOVE. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE SHALL MEET THE DEFINITION OF PERMEABLE OPEN SPACE AND SHALL NOT BE SUBJECT TO THE DIMENSIONAL LIMITATIONS OF SECTION 5.22.1 AS APPLIED TO PRIVATE OPEN SPACE.



BASEMENT PLAN

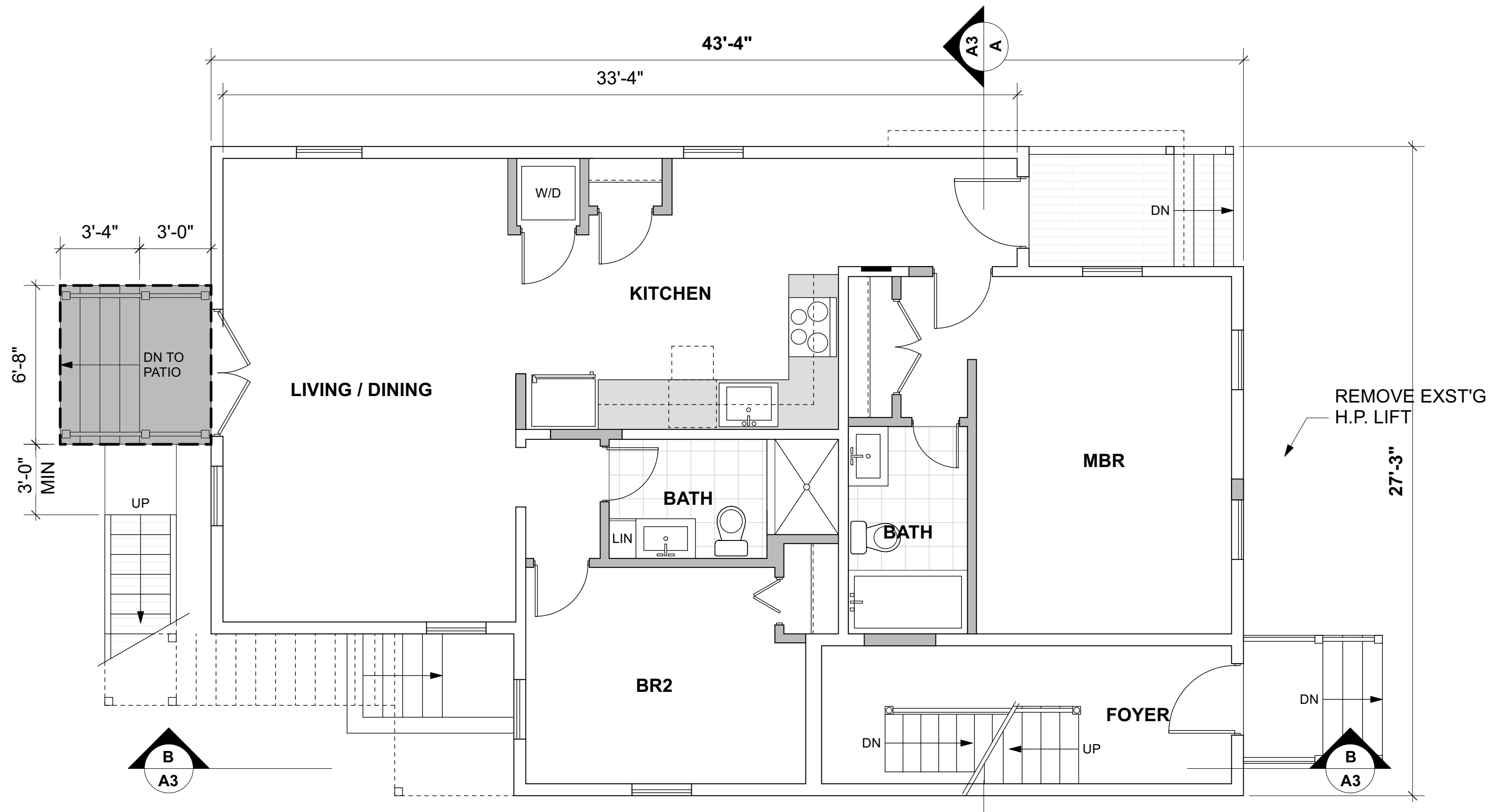
1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

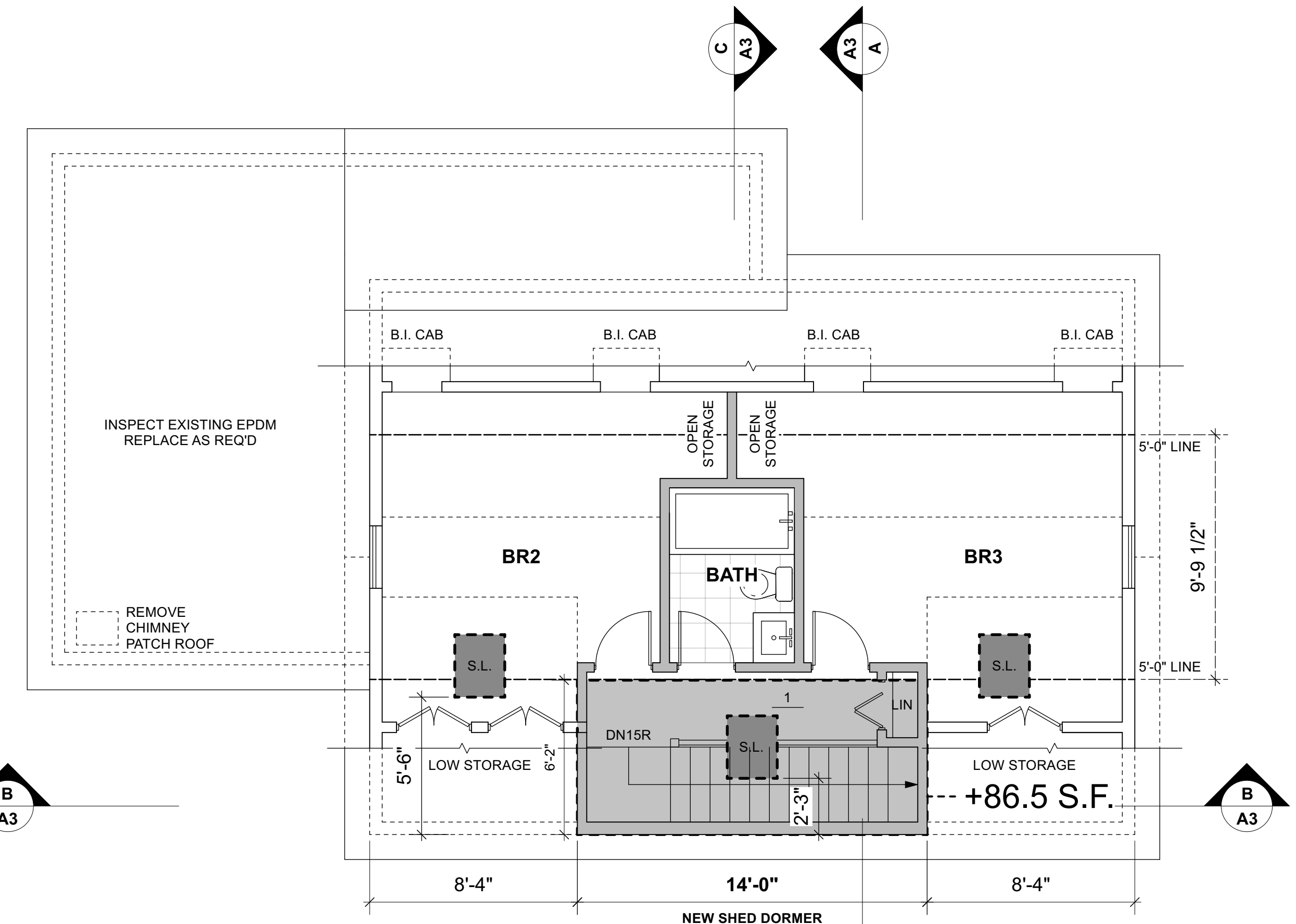
NOTE:
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FIRST FLOOR PLAN

1/4" = 1'-0"

UNIT 1: 868 N.S.F.

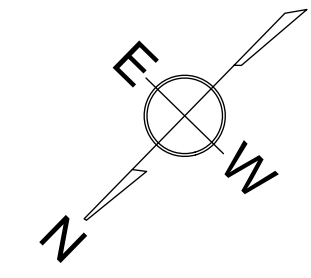


THIRD FLOOR PLAN

1/4" = 1'-0"

UNIT 2: 1,430 N.S.F. +/-

- (S.D.) = SMOKE DETECTOR
- (C.M.) = CARBON MONOXIDE DETECTOR
- X = EXST'G DOOR / WINDOW TO REMAIN
- 3080 = DOOR SIZE W/H - INCHES
- = WALL TO REMAIN
- - - = EXST'G WALL - DEMO
- = NEW WALL



ZBA SET 3-5-23

FLOOR PLANS

TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

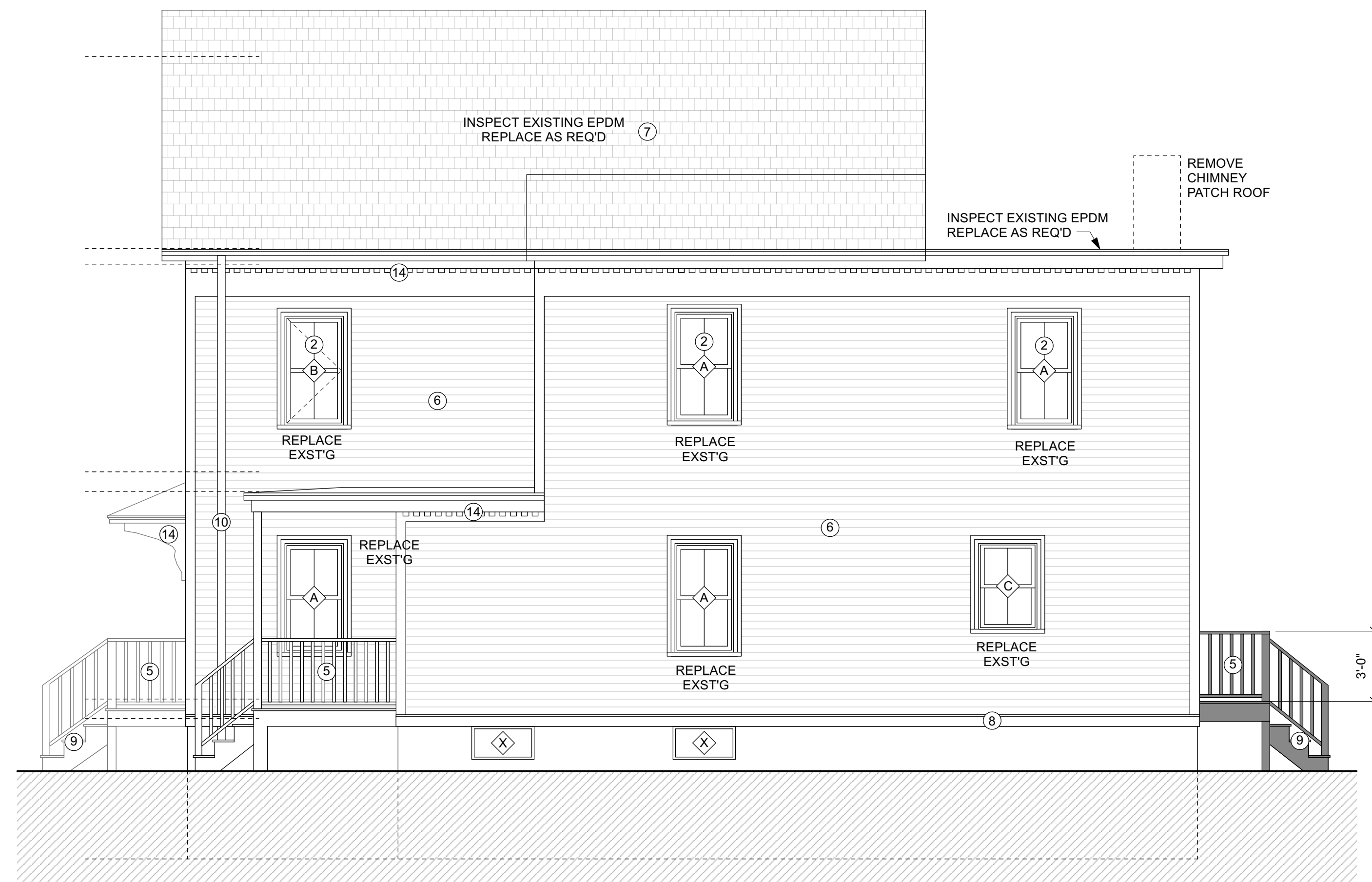
START DATE: 1/22/22
 DRAWN BY: TS
 SCALE: 1/4" = 1'-0"
 PROJECT #: 2022-02
 PERMIT SET 4-26-22
 PERMIT SET W/ ANAL. 6-29-22
 PERMIT SET W/ BASE REV 7-8-22
 PERMIT SET W/ F.A.R. REV 10-20-22
 ZBA SET 1-23-23
 ZBA SET 2-8-23
 ZBA SET 2-17-23
 ZBA SET 3-5-23

A1



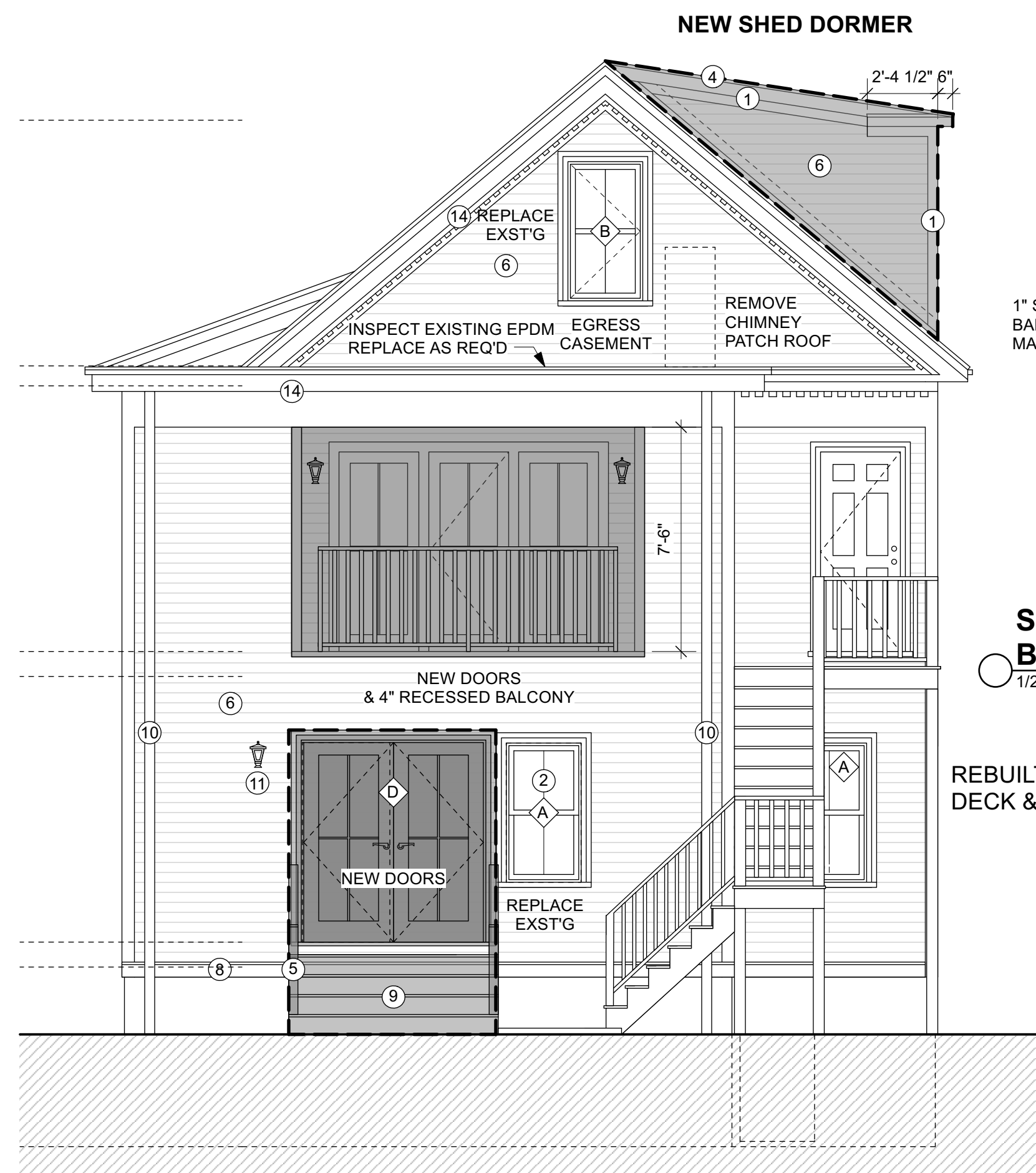
FRONT ELEVATION

1/4" = 1'-0"



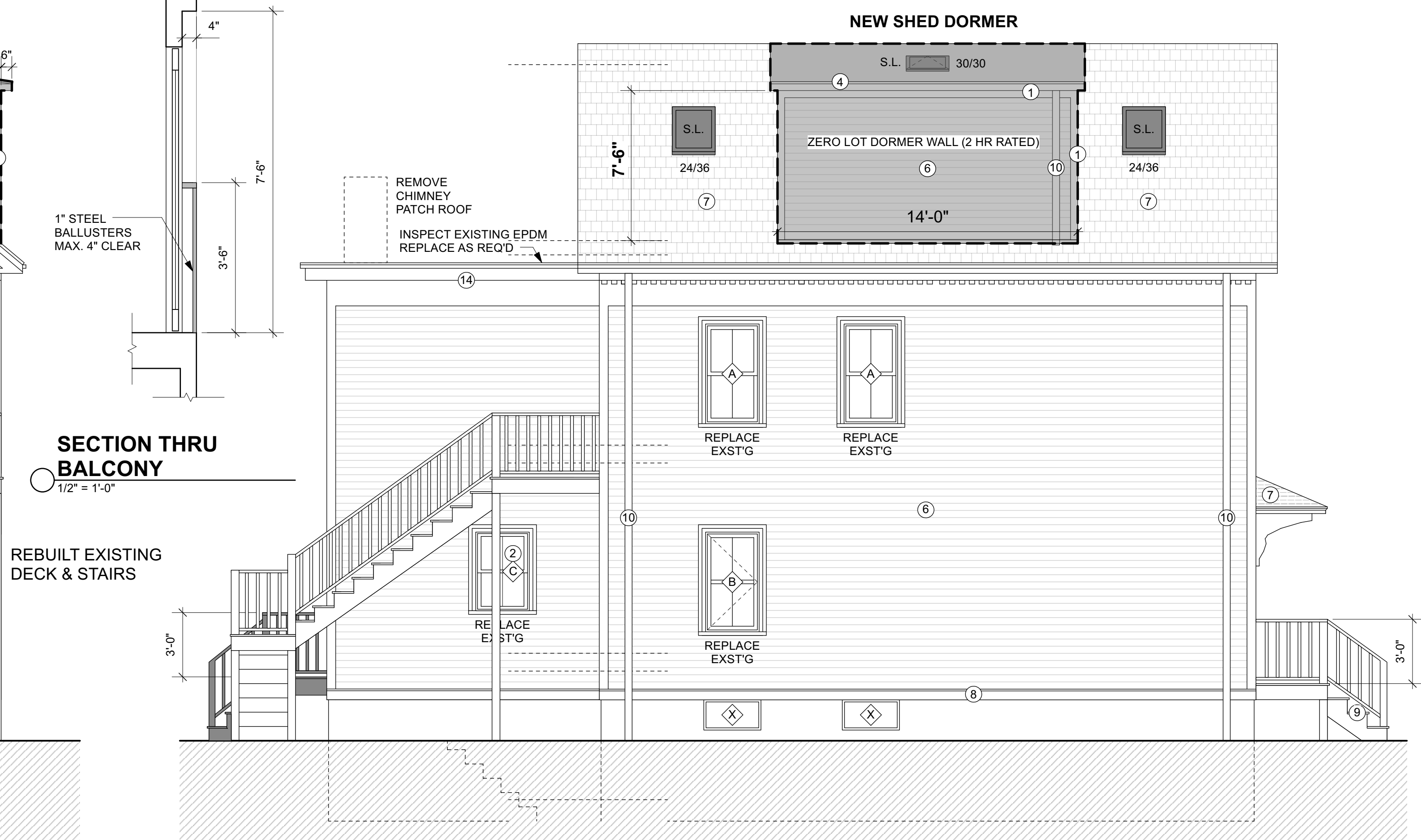
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

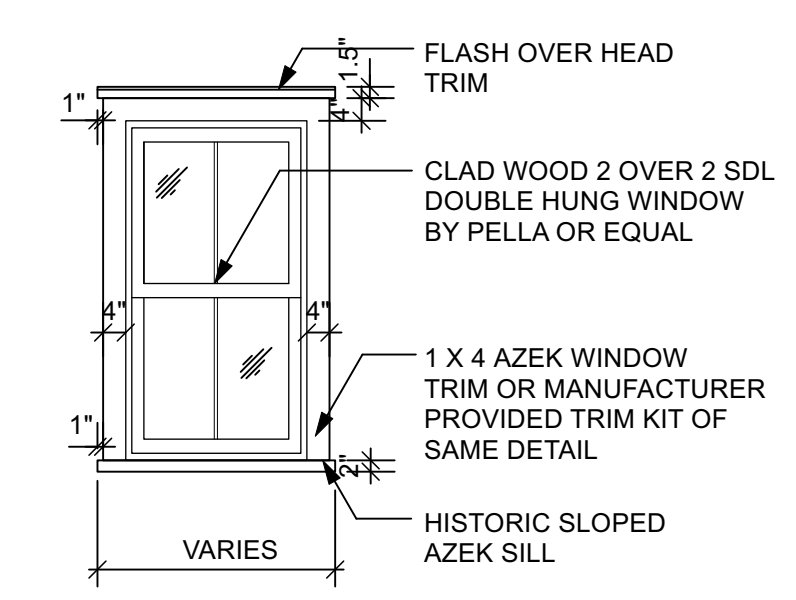
1/4" = 1'-0"

WINDOW SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
Ⓐ	DOUBLE HUNG	16	2'-6" W X 4'-6" H	
Ⓑ	CASEMENT	4	2'-6" W X 4'-6" H	EGRESS CASEMENT / CHECKRAIL
Ⓒ	DOUBLE HUNG	1	2'-6" W X 3'-8" H	

EXTERIOR DOOR SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
Ⓓ	F.G. DOOR	2	5'-4" W X 6'-8" H	SAFETY GLASS
Ⓔ	F.G. DOOR	2	3'-0" W X 6'-8" H	

- EXTERIOR MATERIALS KEY**
- 1 SYNTHETIC TRIM
 - 2 SDL CLAD 2/2 WOOD WINDOW
 - 3 MATCH EXISTING SIDING (CHECK W/ OWNER)
 - 4 MTL. DRIP EDGE
 - 5 P.V.C. RAILINGS / BALUSTRADE
 - 6 CEMENTITIOUS CLAPBOARDS (SMOOTH SIDE / 4" EXP)
 - 7 3 TAB SHINGLES (ARCH GRADE) ON ICE / WATER SHIELD
 - 8 1 X 6 AZEK BASE W/ AZEK CAP / MTL. FLASHING (TYP)
 - 9 SYNTHETIC TREADS & AZEK RISERS
 - 10 METAL GUTTERS & DOWNSPOUTS
 - 11 FULLY SHIELDED LIGHT FIXTURE
 - 12 EXTERIOR FIBERGLASS DOOR
 - 13 RECESSED EXT LED SOFFIT LIGHT
 - 14 REFINISH / REPLACE EXST'G TRIM
 - 15 6" X 6" P.T. POST W/ AZEK WRAP
 - 16 GALVANIZED STEEL 60" DIA. EGRESS STAIR

NOTE:
THESE DRAWINGS ARE INTENDED FOR ZONING / PLANNING APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING APPROVAL.



NOTE:
INSTALL ICE AND WATER SHIELD @ ALL (4) SIDES. LAP OVER FACE OF SHEATHING 6" MIN.

TYPICAL WINDOW
N.T.S.

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
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START DATE: 1/22/22
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 PERMIT SET W/ F.A.R. REV 10-20-22
 ZBA SET 1-23-23
 ZBA SET 2-8-23
 ZBA SET 2-17-23
 ZBA SET 3-5-23

A2

ZBA SET 3-5-23

GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE IBC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IBC/IRC, THE CITY OF CAMBRIDGE BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
2. UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
6. THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION IF REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENT.

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

G.C. TO ALERT ARCHITECT TO ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENT.

EXCAVATION SAFETY PRECAUTIONS:

SLIT TRENCH USING SHOVEL. DO NOT USE PICKAXE FOR SLIT TRENCH. DETECTION OF UNDERGROUND FACILITIES USING METAL OR CABLE DETECTOR. TRIAL EXCAVATION SHALL BE CARRIED OUT TO ENSURE PROTECTION OF UNDERGROUND FACILITY BEFORE MECHANICAL EXCAVATION. ADAPTING SOIL PROTECTION METHOD LIKE STEPPING, SLOPING, SHORING AND CLOSE SHEETING. IF EXCAVATION REACHED MORE THAN 9 FEET, SHORING OR CLOSE SHEETING SHALL BE DONE. ADEQUATE BARRICADE AND EXCAVATION SIGN BOARD. GAS TEST INSIDE EXCAVATION BEFORE JOB. TEMPORARY SUPPORT SHALL BE PROVIDED FOR EXISTING FOUNDATIONS. ADEQUATE SPACING BETWEEN WORKERS. LADDER SHALL BE POSITIONED AT LEAST 1 METER ABOVE THE LANDING LEVEL AND IS EXCAVATION EXCEED 1.2 METER TWO ACCESS IS REQUIRED. THERE SHOULD BE AT LEAST TWO MEANS OF ACCESS FOR PERSON WORKING INSIDE EXCAVATION IF WALKING DISTANCE IS MORE THAN 25 FEET. WALKWAYS ACROSS EXCAVATIONS SHOULD BE MADE BY SCAFFOLDING AND JUMPING ACROSS EXCAVATION IS NOT ALLOWED. EXCAVATED SOIL, MATERIALS, EQUIPMENT SHALL MAINTAINED DISTANCE OF 1'-6" METER AWAY FROM THE EDGE OF EXCAVATION. IF ENGINE DRIVEN EQUIPMENT IS USING INSIDE EXCAVATION; CONFINED SPACE CONDITIONS SHALL BE FOLLOWED. SIGNAL MAN SHALL ALWAYS BE PRESENT WITH HEAVY EQUIPMENT LIKE EXCAVATOR, DUMP TRUCK, AND LOADER.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'

VENTILATION NOTES:

1. USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
2. USE AUTOMATIC CONDENSATION SENSORS
3. USE HUMIDISTATS
3. USE LED LIGHTS
4. USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS

5. ALL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FAN/LED LIGHT FV-11-15VKL-1 WHISPERGREEN SELECT™ - 110-130-150 CFM FAN/LED LIGHT

ELEC. & TEL/DATA NOTES

1. VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
2. ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
3. LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
4. REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
5. IN OFFICES/DENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILINGS.

6. PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.

7. VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.

8. COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.

9. ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

INSULATION NOTES:

1. FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS

2. MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER

3. MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER

4. ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS

5. WOOD FRAME EXTERIOR WALLS: SEE NOTE '10' ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WD WALLS IF OWNER ALLOWS

6. MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE

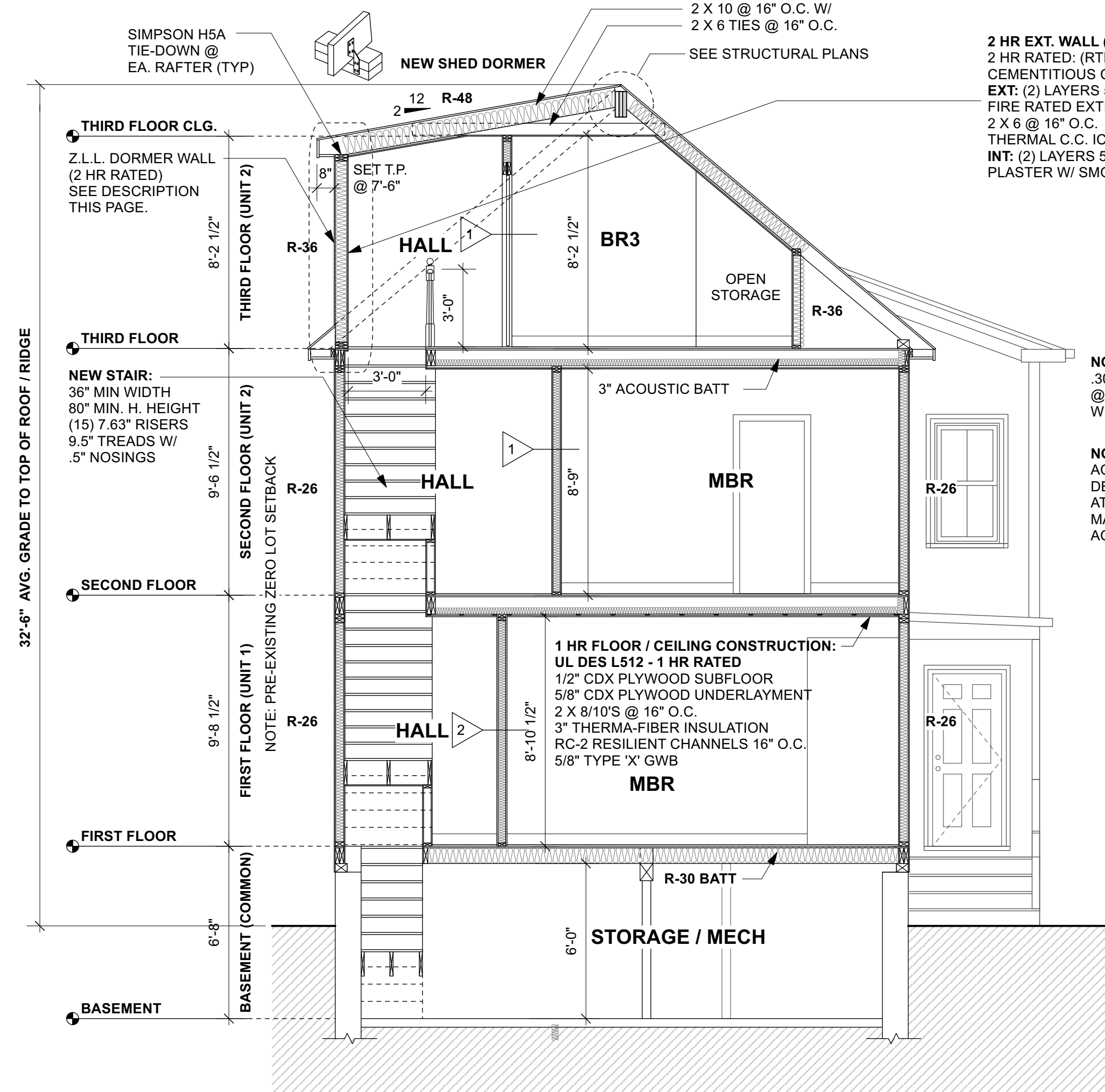
7. FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED

8. UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE

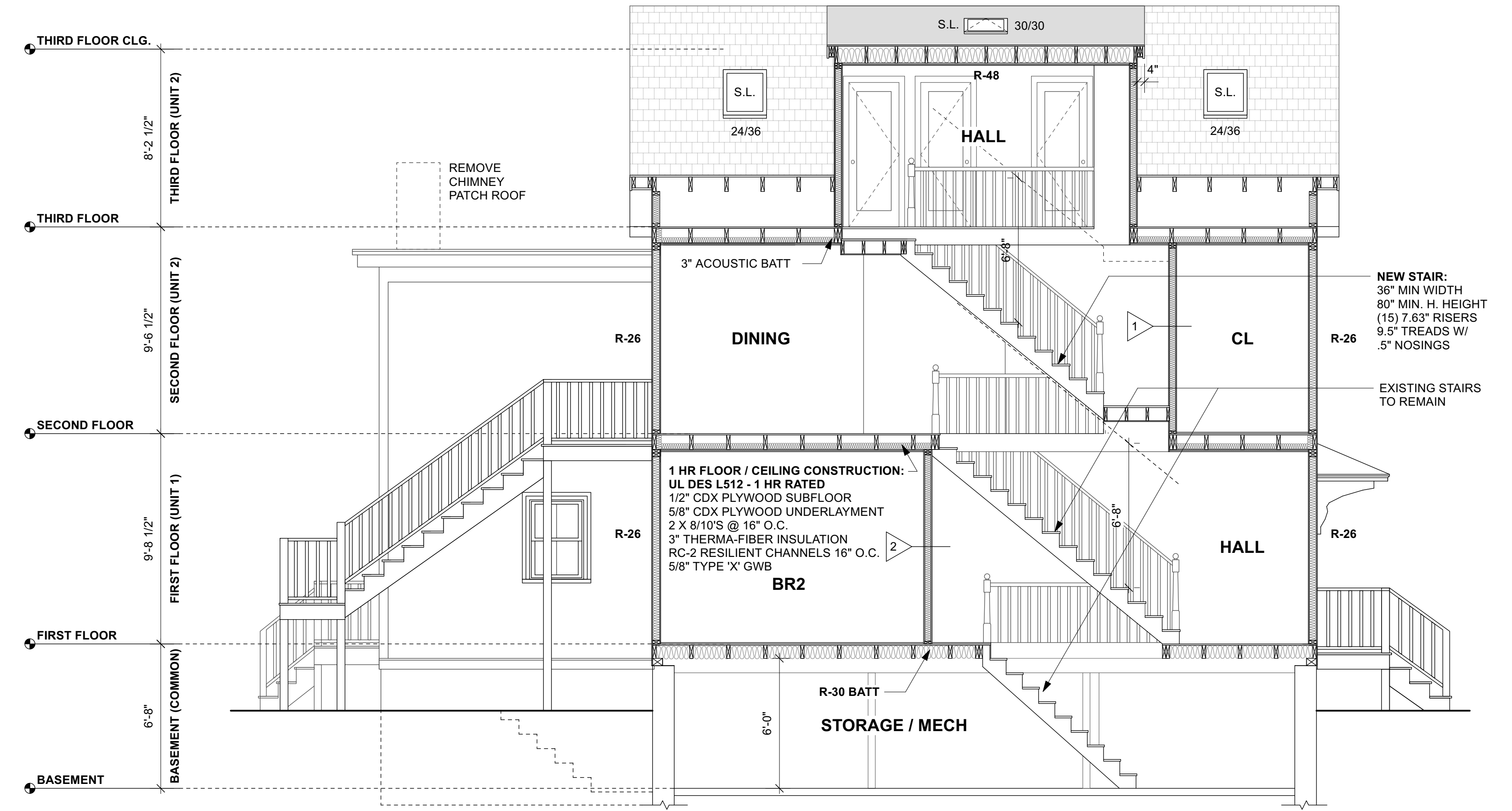
9. SILL SEALER: PER IECC 2015 TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED

10. CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYNENE SPRAYFOAM

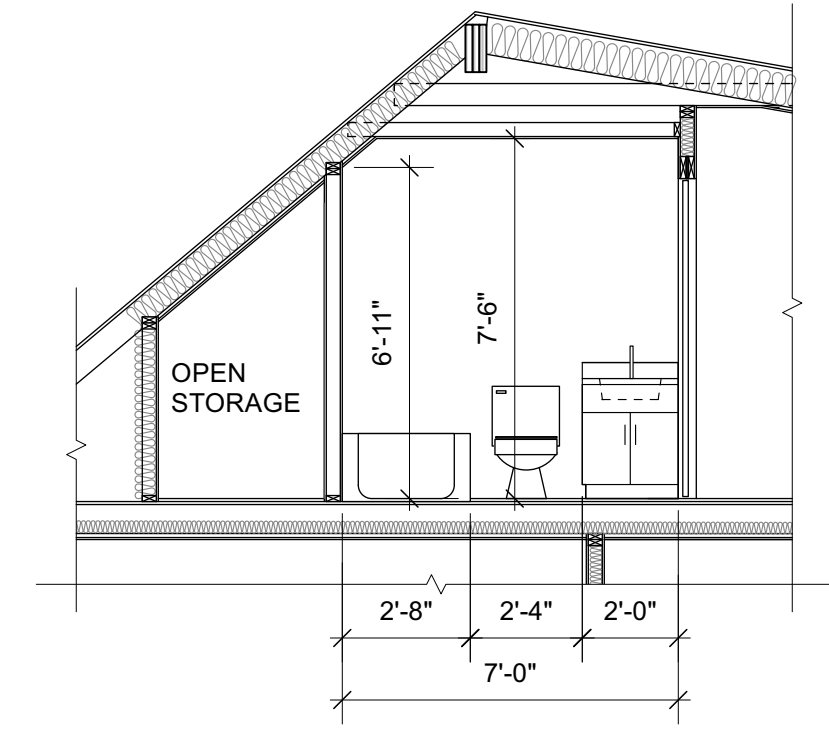
11. RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM OF 2 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

NOTES BY ASSEMBLY TYPE:

ROOF RE-CONSTRUCTION:

ARCHITECTURAL GRADE F.G. 3 TAB SHINGLES (MATCH EXISTING)
3/4" T & G PLYWOOD (ZIP BD. ALT)
ICE & WATER SHIELD
2 X 10 @ 16" O.C. (SEE FRAMING PLANS)
DORMER ROOF: 8" C.C. ICYNENE R48
EXISTING SLOPED ROOF: 6.5" C.C. ICYNENE R42
WOOD STRAPPING @ 16" O.C.
1/2" GWB W/ SMOOTH PLASTER VENEER

EXTERIOR WALL RE-CONSTRUCTION:

CEMENTITIOUS CLAPBOARDS (4" EXP)
NON TEXTURED TO FACE OUT
AIR-INFILTRATION BARRIER
5/8" CDX PLYWOOD (ZIP BD. ALT)
2 X 4/6 @ 16" O.C.
EXISTING WALLS: 4" C.C. ICYNENE R26
DORMER WALLS: 5.5" C.C. ICYNENE R36
1/2" GYPSUM BASE W/ SMOOTH PLASTER VENEER

FLOOR / CLG. RE-CONSTRUCTION 1 HOUR RATED:

3/4" OAK FLOORING (POST FINISHED)
3/4" T & G PLYWOOD (AT PATCHING)
3" THERMAL MINERAL WOOL
RC-2 RESILIENT CHANNELS @ 16" O.C.
5/8" TYPE 'X' GWB W/ SMOOTH FINISHED PLASTER VENEER

FLOOR / CLG. RE-CONSTRUCTION NON-RATED:

3/4" OAK FLOORING (POST FINISHED)
3/4" T & G PLYWOOD (AT PATCHING)
3" ACOUSTIC BATT INSULATION
1 X 2 WOOD FURRING @ 16" O.C.
1/2" GWB W/ SMOOTH FINISHED PLASTER VENEER

INTERIOR WALL RE-CONSTRUCTION:

1/2" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
2 X 4 @ 16" O.C.
3" ACOUSTIC BATT @ ALL BATHROOMS / BEDROOM WALLS

NOTE:
.30 MIN. U-VALUE @ ALL NEW WINDOWS / DOORS

NOTE: INSTALL ACOUSTICWOOL SOUND DEADENING MATERIAL AT ALL NEW FLOORS MANUFACTURED BY ACOUSTBLOK.

SECTIONS & NOTES

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02

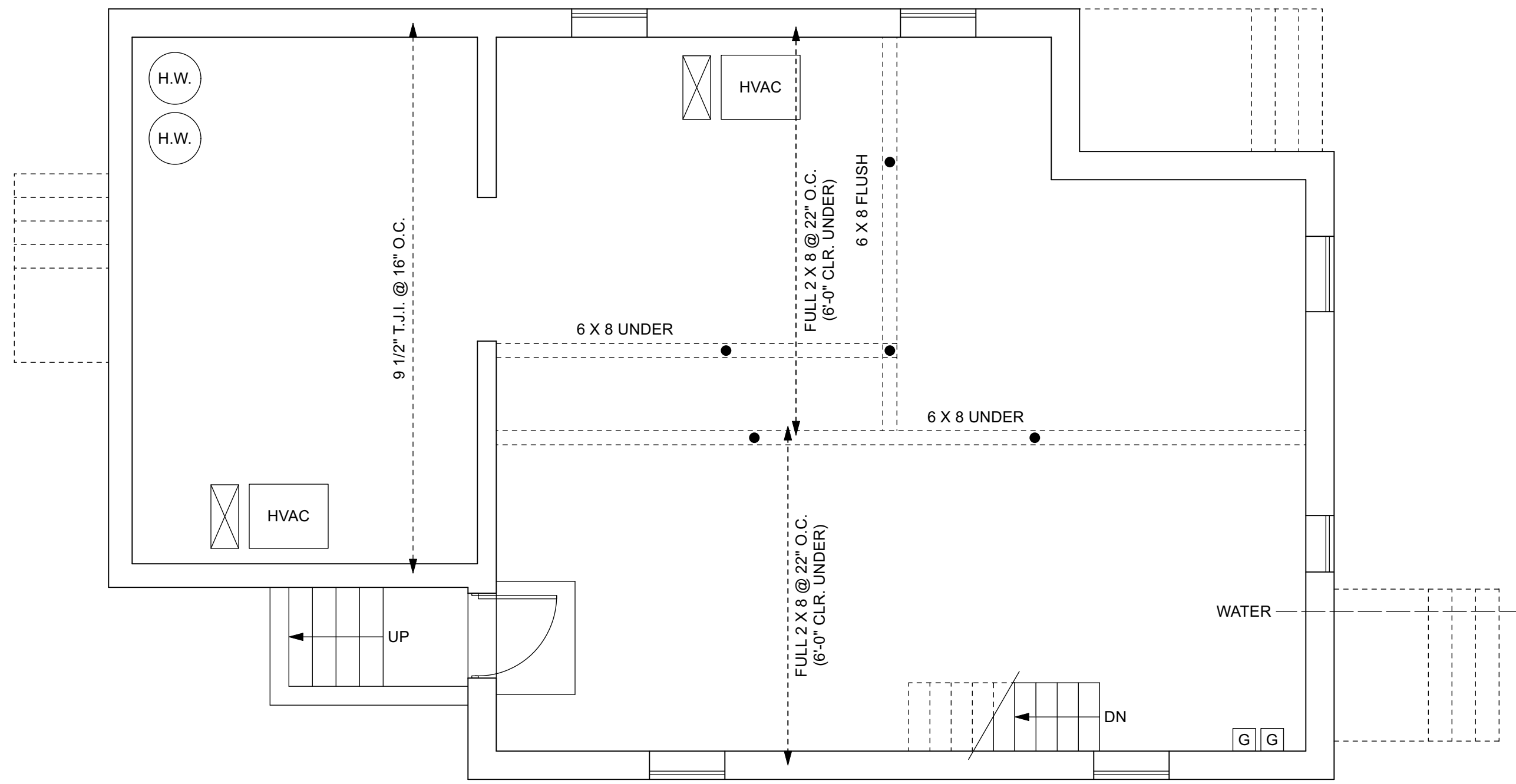
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A3

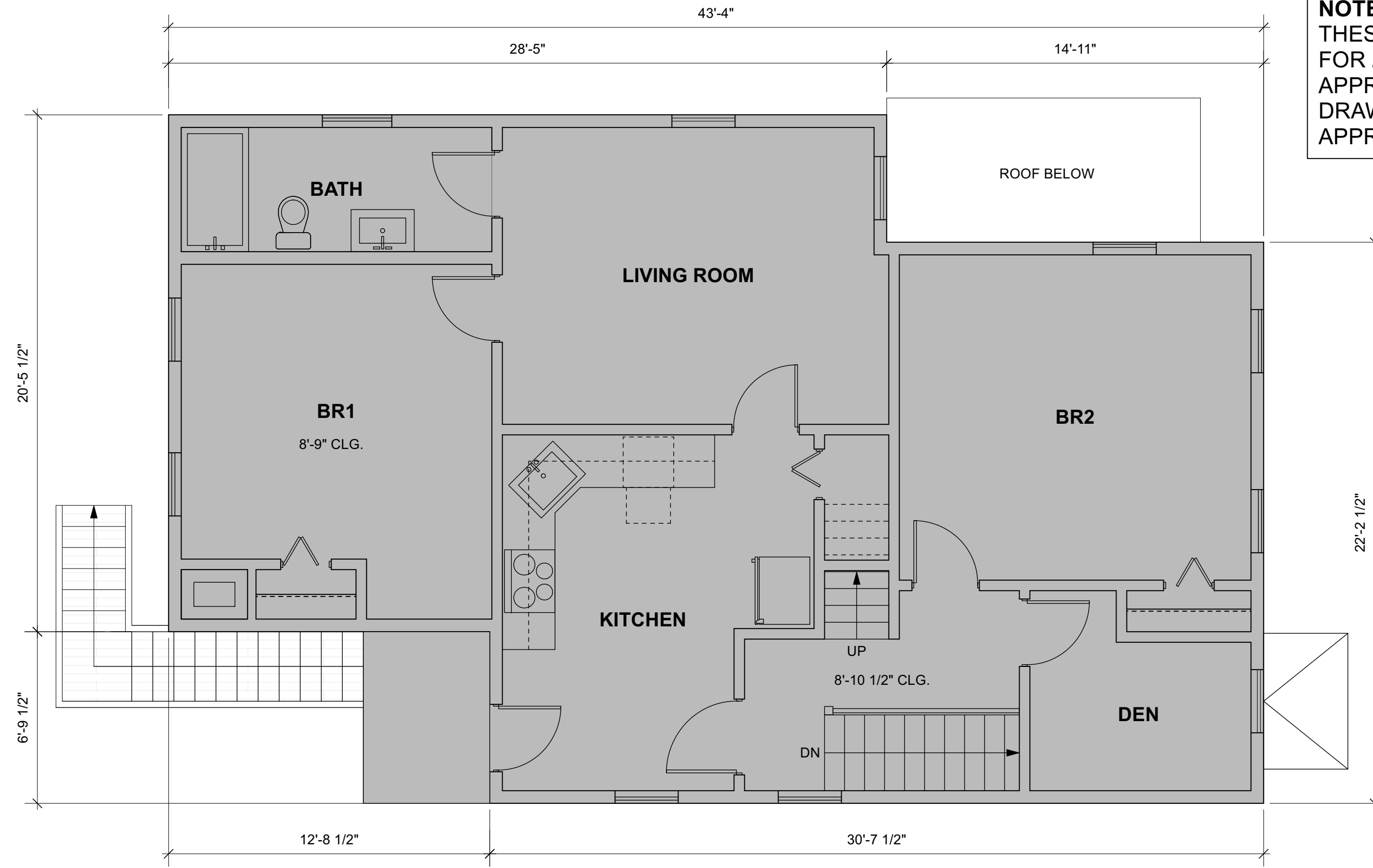
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ZBA SET 3-5-23



EXISTING BASEMENT PLAN

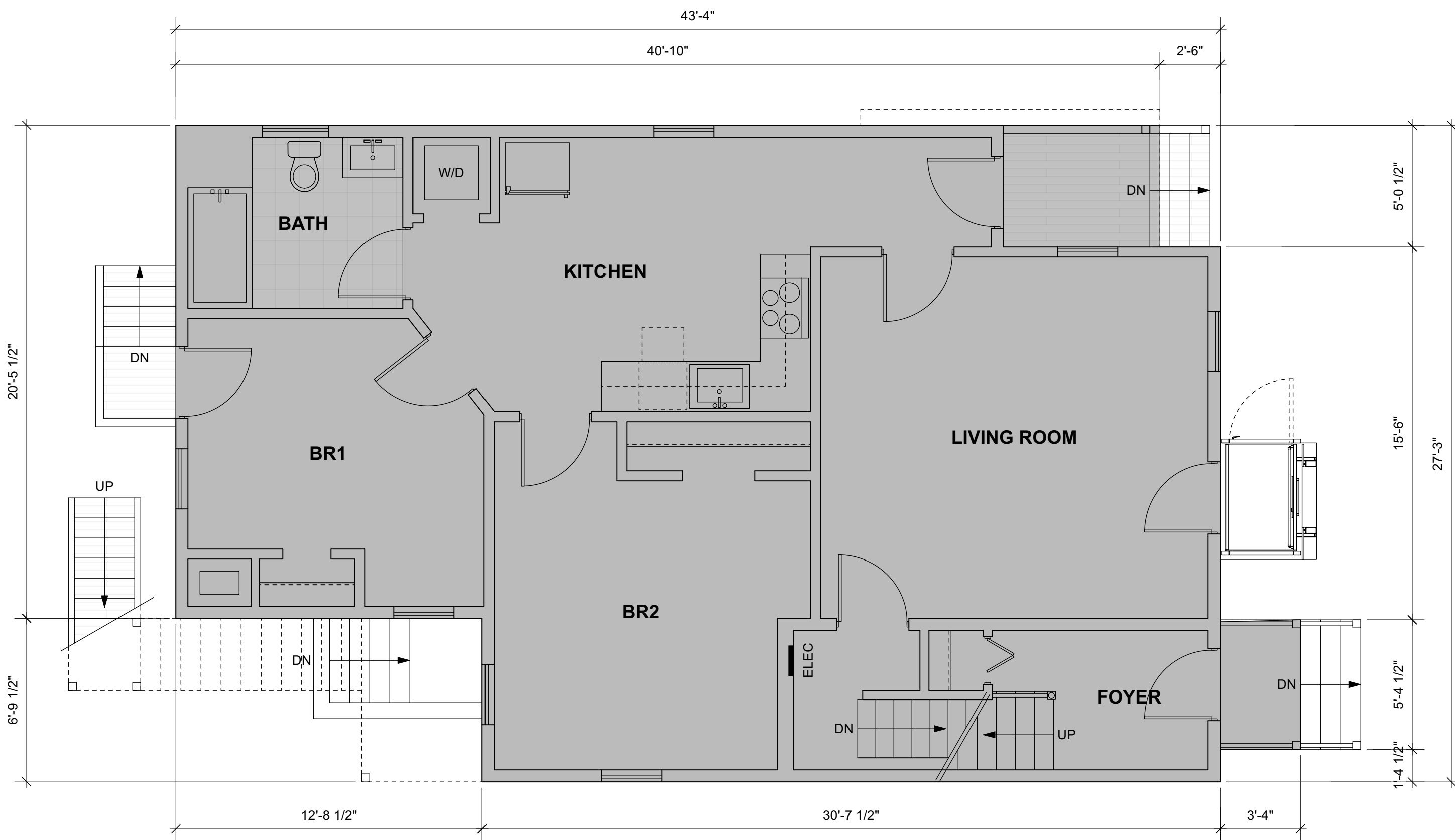
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

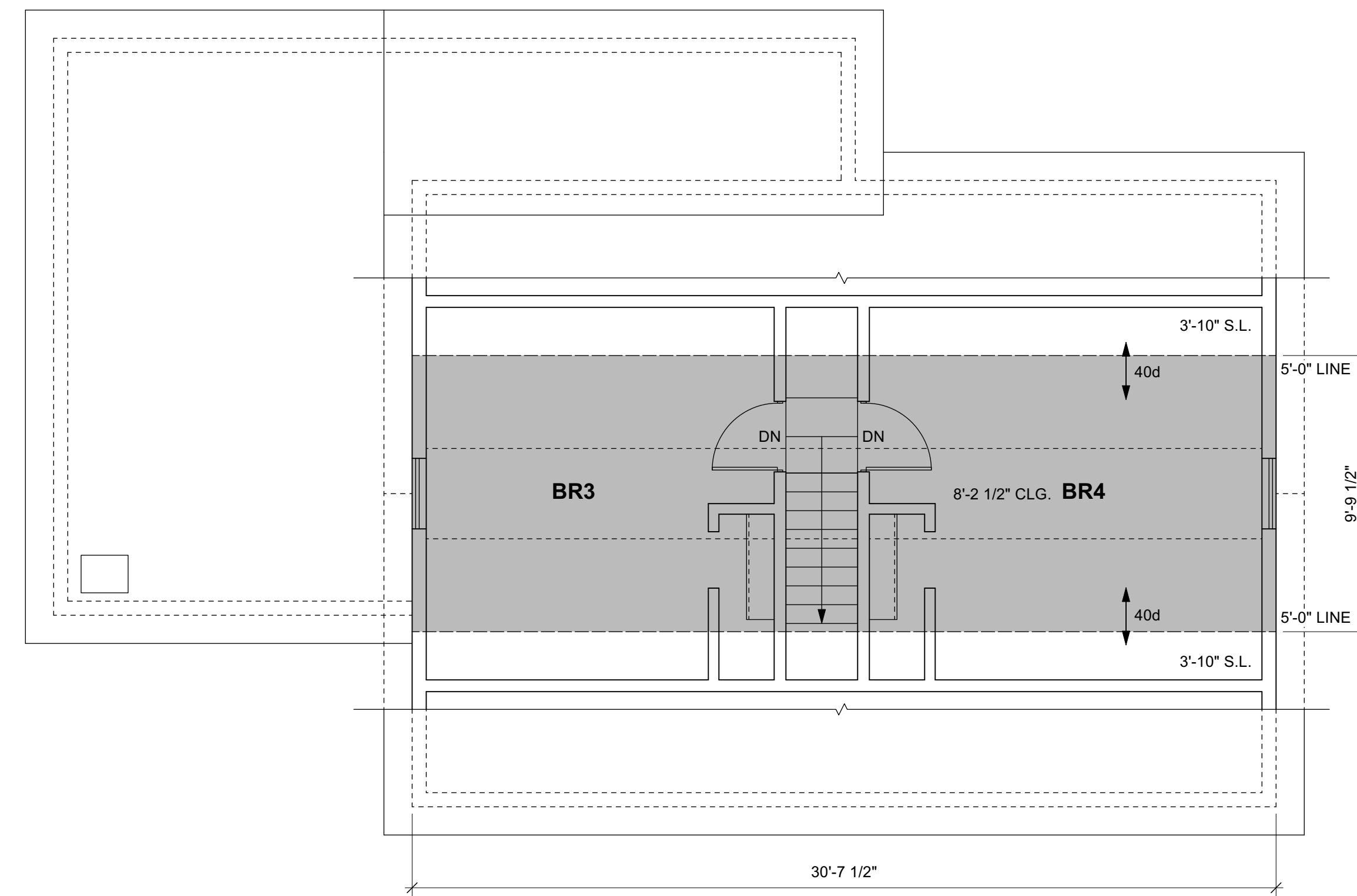
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EXISTING FIRST FLOOR PLAN

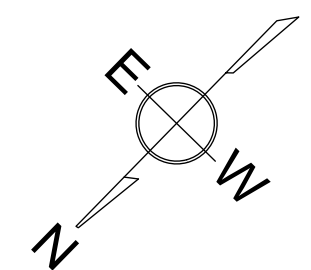
1/4" = 1'-0"



EXISTING THIRD FLOOR PLAN

1/4" = 1'-0"

[Grey Box] = 2,453 G.S.F. EXISTING HABITABLE AREA



ZBA SET 3-5-23

EXISTING FLOOR PLANS



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

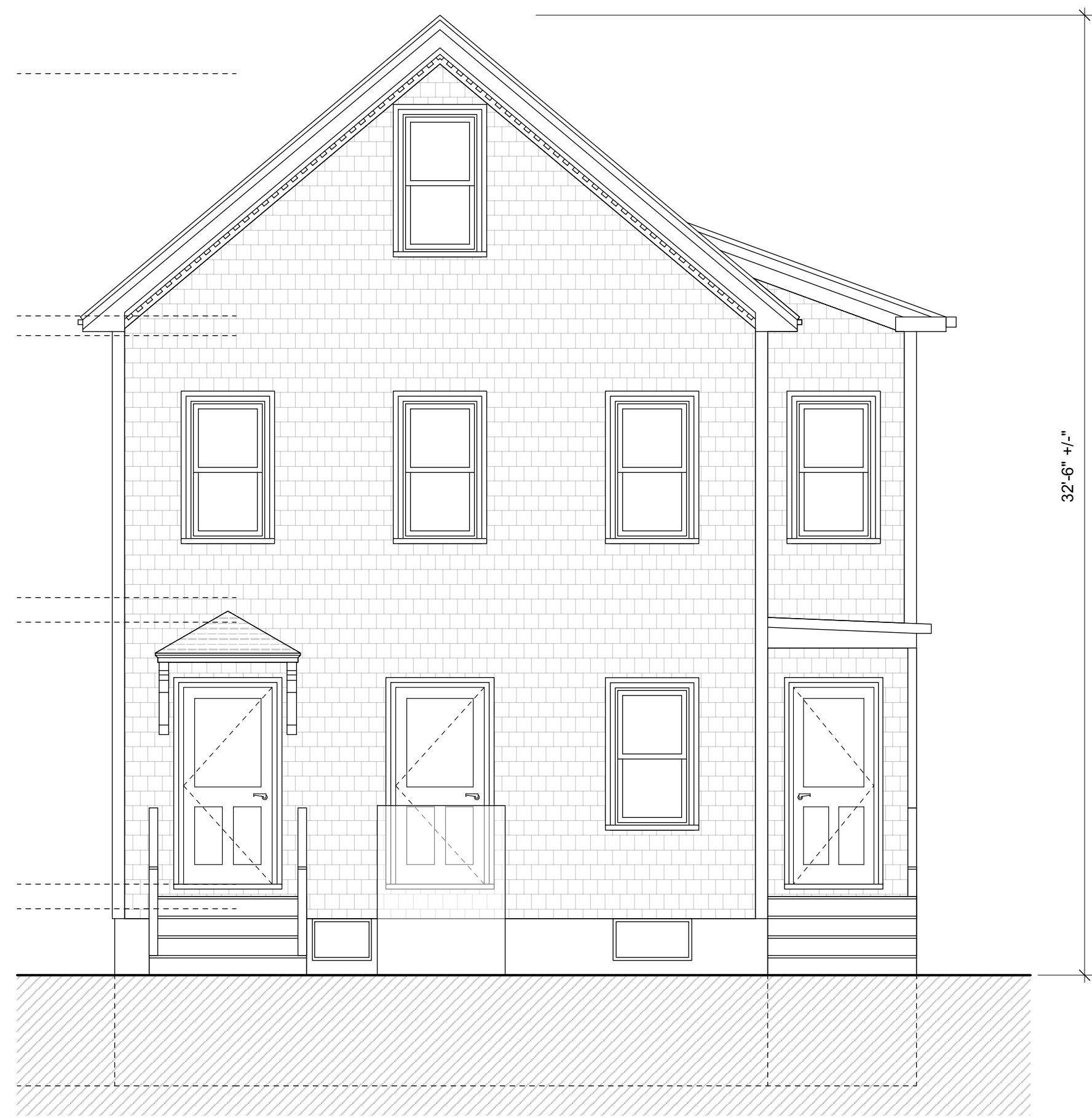


PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 4-26-22
PERMIT SET W/ ANAYL. 6-29-22
PERMIT SET W/ BASE REV 7-8-22
PERMIT SET W/ F.A.R. REV 10-20-22
ZBA SET 1-23-23
ZBA SET 2-8-23
ZBA SET 2-17-23
ZBA SET 3-5-23

X1

NOTE:
 THESE DRAWINGS ARE INTENDED
 FOR ZONING / PLANNING
 APPROVAL ONLY. CONTRACT
 DRAWINGS TO FOLLOW PENDING
 APPROVAL.



EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

**EXISTING
 ELEVATIONS**



TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
 50 KINNAIRD STREET
 CAMBRIDGE, MA.

START DATE: 1/22/22
 DRAWN BY: TS
 SCALE: 1/4" = 1'-0"
 PROJECT #: 2022-02
 PERMIT SET 4-26-22
 PERMIT SET W/ ANYL. 6-29-22
 PERMIT SET W/ BASE REV 7-8-22
 PERMIT SET W/ F.A.R. REV 10-20-22
 ZBA SET 1-23-23
 ZBA SET 2-8-23
 ZBA SET 2-17-23
 ZBA SET 3-5-23

X2

ZBA SET 3-5-23

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	06/28/22
JOB #	22-00290

PREPARED FOR:
OWNER OF RECORD:
MARIAM HASSAN
6-8 WATSON STREET
CAMBRIDGE, MA 02138



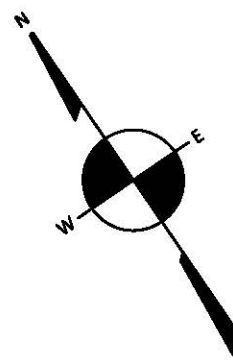
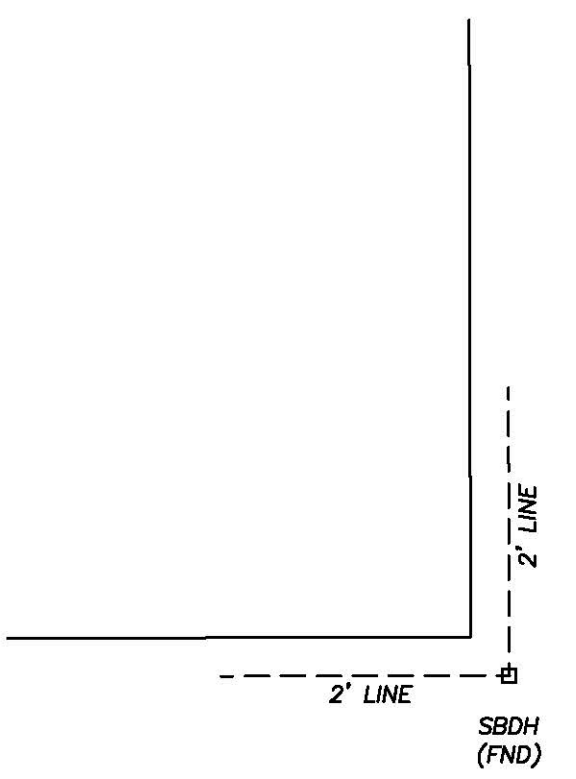
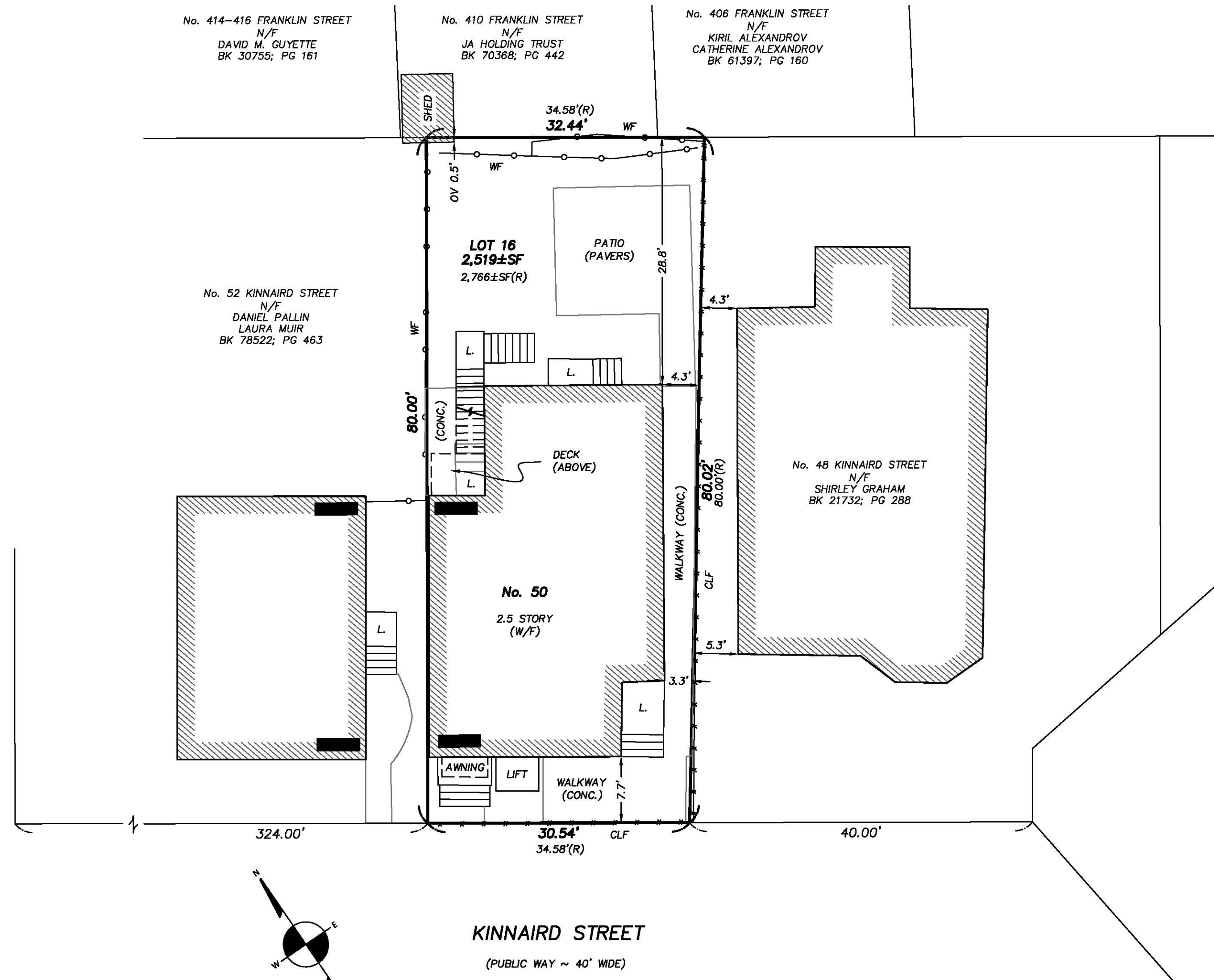
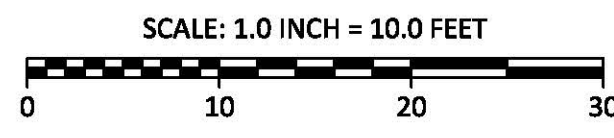
REFERENCES:
DEED: BK 79640; PG 185
PLAN: PL BK 20B, PL 54
PL BK 42, PL 21
PL 1952 #2226
PL 2000 #1185
PL 2002 #421
LCC: 3174-B
4666-A
6220-A
34671-A

CITY OF CAMBRIDGE ENGINEERING RECORDS
FB 28, PG 51
FB 61, PG 109
FB 97, PGS 112-113
FB 114, PG 157
FB 119, PG 57

NOTES:
MAP/LOT: 124-36
ZONING: C-1

CERTIFIED PLOT PLAN

LOCATED AT
50 KINNAIRD STREET
CAMBRIDGE, MA



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 24, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010







5022

TOW ZONE
NO
STOPPING
ANYTIME
→

5012





5012





































City of Cambridge
Massachusetts

1" = 35 ft

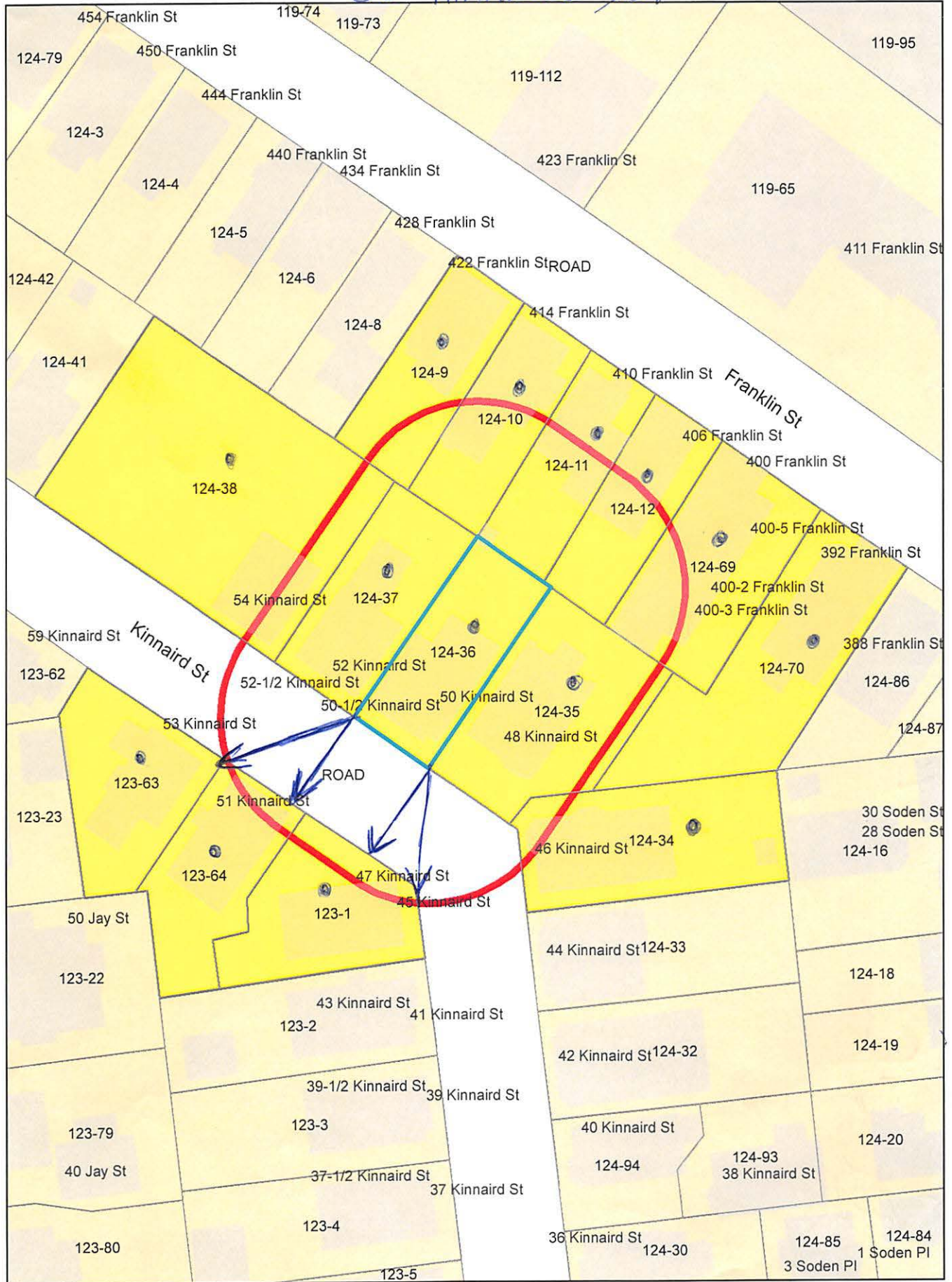
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www.cambridgema.gov/gis

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



50 Kinnaird St.



50 Kinnaird St.

Petitioner

124-34
FUENTES, ROSA E. ORTIZ,
TRUSTEE ROSA E. ORTIZ FUENTES REV LIV TRS
46 KINNAIRD ST
CAMBRIDGE, MA 02139

124-35
GRAHAM, SHIRLEY
48 KINNAIRD ST
CAMBRIDGE, MA 02139-3128

TRIOLOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

124-70
GIDDING, MICHAEL J.
390-392 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

123-64
ARVANITIS, JAMES & MARIA ARVANITIS,
TRS & MICHAEL STOUKIDES
C/O JAMES ARVANITIS
34 KINNAIRD ST
CAMBRIDGE, MA 02139-3127

124-36
HASSAN, MARIAM
6-8 WATSON ST
CAMBRIDGE, MA 02139

124-70
WOONA LLC
390-392 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

124-9
SCHULDENFREI, ROBIN
422 FRANKLIN ST., UNIT# 2
CAMBRIDGE, MA 02139

124-10
GUYETTE, DAVID M. ,
TR. NEW HOPE REALTY TRUST
19 SQUIRE RD
WINCHESTER, MA 01890

123-63
GITTLEMAN, SUSAN
C/O SUSAN BUTLER
360 MT. AUBURN ST. - APT 301
CAMBRIDGE, MA 02138

124-12
ALEXANDROV, KIRIL STEFAN &
CATHERINE E. ALEXANDROV
406 FRANKLIN ST
CAMBRIDGE, MA 02139

124-9
RAMAN, SHANKAR
422 FRANKLIN ST. UNIT#3
CAMBRIDGE, MA 02139

124-70
GOYAL, VIVEK K.
390-392 FRANKLIN ST. UNIT#3
CAMBRIDGE, MA 02139

124-11
THOMAS, CHLOE A. , TRS
410 FRANKLIN ST
CAMBRIDGE, MA 02139

124-9
MAINES MEGHAN
422 FRANKLIN ST - UNIT 1
CAMBRIDGE, MA 02139

124-38
54-58 KINNAIRD, LLC.
31 PHILEMON ST
ARLINGTON, MA 02474

124-37
PALLIN DANIEL & LAURA MUIR
TRS DANIEL PALLIN TRUST
52 KINNAIRD ST
CAMBRIDGE, MA 02139

123-1
KANE, RITA A LIFE ESTATE
45-47 KINNAIRD ST
CAMBRIDGE, MA 02139

124-69
FERRARO, LIBERA M.
TRUSTEE OF THE LF NOMINEE TRUST
64 FLETCHER RD
BELMONT, MA 02478

Pacheco, Maria

From: Danny <dannyjpallin@gmail.com>
Sent: Monday, April 10, 2023 1:31 PM
To: Pacheco, Maria
Subject: BZA-213662
Attachments: 50 Kinnaird Street ZBA set 3-26-23.pdf

Dear Maria,

I hope you are doing well and had a good Easter.

I am writing in regards to BZA-213662, an application pertaining to 50 Kinnaird St.

Would you kindly enter this email into the record as my formal input on the matter?

Please also include the attached version of the architectural plans as part of my communication.

Please reply to confirm that this has been entered into the record, or, let me know if I need to drop off a paper letter or do anything else to get this into the record. The case is on the docket for the day after tomorrow.

Thank you!

Danny

Dear BZA:

I am the owner and resident of 52 Kinnaird St.

The owners of 50 Kinnaird St. are petitioning you for permission to build a dormer on our side of their house, and to do some other work.

Their house at 50 Kinnaird St is built directly upon the dividing line with my property at 52 Kinnaird. In other words, there is zero setback on their side. They are petitioning to build a dormer that will be directly above my property line.

The owners and their architect and their lawyer have been in touch with me. They have assured me that no new windows or skylights will be built on my side of their building (the north side). They have also assured me that no new decks will be built anywhere near my home.

Additionally, they have requested my permission to use my property for construction access during a two week period this summer or fall, when the dormer will be built. I have informed them that I have an accessory apartment right where the construction would take place. They have graciously agreed to rent my accessory apartment for the period of work. They have assured me that no access to my property will be required at any other time. Finally, they have graciously reassured me that utmost care will be taken not to damage anything on my property, and that in the event if inadvertent damage, they would remediate without remonstrations after I made a good-faith request.

Consequently, I offer my strong support for their petition. Please grant Mariam and Akash permission to build a dormer on the north side of 50 Kinnaird St., and to do all else depicted in the attached architectural drawings.

As far as I know, everyone else in the neighborhood supports their plans, but my place is obviously the one most affected, so I hope you will give weight to my expression of total support for their plans.

Thank you,

Danny

Daniel J. Pallin, MD, MPH

Owner, 52 Kinnaird St, Cambridge MA 02139

PROPOSED RENOVATIONS 50 KINNAIRD STREET CAMBRIDGE, MA.

NOTE:
THESE DRAWINGS ARE INTENDED
FOR ZONING / PLANNING
APPROVAL ONLY. CONTRACT
DRAWINGS TO FOLLOW PENDING
APPROVAL.

COVER SHEET

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERM1: 81-4-29-22
PERM2: 81-WA001-6-29-22
PERM3: 81-WA001-7-8-22
PERM4: 81-WA001-8-22-22
PERM5: 81-WA001-9-22-22
PERM6: 81-WA001-10-22-22
PERM7: 81-WA001-11-22-22
PERM8: 81-WA001-12-22-22
PERM9: 81-WA001-1-23-23
PERM10: 81-WA001-2-23-23
PERM11: 81-WA001-3-23-23
PERM12: 81-WA001-4-23-23
PERM13: 81-WA001-5-23-23
PERM14: 81-WA001-6-23-23
PERM15: 81-WA001-7-23-23
PERM16: 81-WA001-8-23-23
PERM17: 81-WA001-9-23-23
PERM18: 81-WA001-10-23-23
PERM19: 81-WA001-11-23-23
PERM20: 81-WA001-12-23-23

CS

ZBA SET 3-26-23

GENERAL NOTES

I. GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE IRC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IRC / IRC, THE CITY OF BOSTON BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
2. UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND ADJACENT WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DESIGNERS FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
6. THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

HVAC GENERAL NOTES

1. INSTALL SHEET METAL DUCTWORK AND EQUIPMENT FOR NEW HVAC SYSTEM AND NEW BATHROOM EXHAUST FANS AS REQUIRED BY THE MASSACHUSETTS MECHANICAL CODE, PLUMBING GENERAL NOTES.
2. INSTALL ALL NEW FLEXIBLE DUCTWORK TO MEET THE REQUIREMENTS OF THE MASS ELECTRICAL CODE.
3. INSTALL ALL NEW FLEXIBLE DUCTWORK TO MEET THE REQUIREMENTS OF THE MASS ELECTRICAL CODE.
4. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND SUBMIT DRAWINGS TO BOSTON INSPECTION SERVICES AS REQUIRED FOR APPROVAL.
5. ALL DRAWINGS BY ALL SUBCONTRACTORS SHALL BE SUBMITTED TO THE CONTRACTOR & ARCHITECT FOR COORDINATION WITH THE WORK OF OTHER TRADES.
6. ALL SUBCONTRACTORS TO SUBMIT STAMPED DRAWINGS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

ENGINEERING REQUIREMENTS

1. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR FOR THE ELECTRICAL, FIRE ALARM, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR CONFORMANCE WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

ELECTRICAL AND FIRE ALARM SYSTEM NOTES

1. THE ELECTRICAL AND FIRE ALARM SYSTEMS UPGRADES SHALL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL

1. THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.
2. THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

FIRE PROTECTION SYSTEM NOTES GENERAL

1. THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

GAS CONNECTION WILL BE PERFORMED ACCORDING TO NFPA 54 2012 BY A LICENSED GAS FITTER.

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, AS PREPARED BY THE REGISTERED STRUCTURAL ENGINEER.

ALL NEW WORK AND THE EXISTING DWELLING SHALL BE BROUGHT INTO CONFORMANCE WITH ALL NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITIONS OF IFPA 72 AND UL 217.

D.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY CONFLICTS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED.

ALL REFERENCES TO STRUCTURAL MEMBERS AND CONSTRUCTION IS FOR COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR CONFORMANCE WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

DISCHARGE DRAIN LINE TO RUN BELOW SLAB, UP FACE OF EXTERIOR WALL AND DISCHARGE.

INSULATION NOTES:

1. FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTION ELEMENTS
2. MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
3. MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
4. ROOF AND CEILING INSULATION: PERFORMANCE R-48 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SPEAKING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
5. WOOD FRAME EXTERIOR WALLS: SEE NOTE 10* ONLY USE HIGH PERFORMANCE R-21 BIRGOLAN IN 2x4 WOOD WALLS IF OWNER ALLOWS
6. MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER LINE. R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
7. FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
8. UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
9. SILL SEALER: PER ICC 2015 TABLE R602.4.1.1 AIR BARRIER AND INSULATION INSTALLATION. THE JOINTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
10. CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL CYBENE SPRAYFOAM
11. RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER SLAB INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI. OWENS CORNING "CELL FORT 200" OR APPROVED EQUAL.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC / IRC AND 8TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 2x4 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE IS INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.
MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR, REFER TO 7058.4 (IRC 2006.4) HAZARDOUS LOCATION.

ALARM NOTES:

1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
6. SMOKE ALARMS MUST PROVIDE 75 db MINIMUM PRESSURE AT THE FLOOR OF EACH BEDROOM
7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS THROUGHOUT.
12. INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT.

VENTILATION NOTES:

1. USE ONLY FANS WITH A NOISE LEVEL OF 10 SONES OR LESS
2. USE AUTOMATIC CONDENSATION SENSORS
3. USE HUMIDISTATS
4. USE LED LIGHTS
5. USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS
6. AT ALL 3/4 AND FULL BATH ROOMS WHERE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FV-11-15V-11 WHISPERGREEN SELECT™ - 115-130-150 CFM FANLED LIGHT

ELEC. & TEL/DATA NOTES

1. VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
2. ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
3. LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
4. REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
5. IN OFFICES PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COULINA AND UP ABOVE CEILING.
6. PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.
7. VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
8. COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
9. ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT.

ZONING ANALYSIS FOR AN EXISTING SINGLE FAMILY RESIDENCE CAMBRIDGE, MA ZONING ORDINANCE C-1 ZONING DISTRICT					
LOT AREA	REQUIRED	EXISTING	PROPOSED	ANALYSIS	COMMENTARY
ADD UNIT	1,800 / UNIT	1,250 SQ. FT. PER UNIT	1,250 SQ. FT. PER UNIT	E.A.C.	THE EXISTING LOT IS NON-CONFORMING
LOT WIDTH	50'	30.54'	30.54'	E.A.C. / D.K.	THE EXISTING LOT IS NON-CONFORMING
F.A.R. D.TS	1.88/25 G.S.F. / 0.75	2.63/30.54 G.S.F. / 0.75	2.53/30.54 G.S.F. / 1.00	SPECIAL PERMIT PER SECTION 6.2.2.2	G.F.A. WILL INCREASE E.A.C. +68 G.S.F. + 0.09 F.A.R.
HEIGHT	30'	32'-4" A1	32'-4" A1	D.K.	NO CHANGE
OPEN SPACE	15% CONFORMING	838 S.F. / 18.37 CONFORMING	990 S.F.	D.K.	NO CHANGE
FRONT YARD	32.8' ± 27.25' (6'x40')	7'-8" 12'	7'-8" 12'	E.A.C. / D.K.	NO CHANGE
SIDE YARD	7.5'	0' L.S. 7'-8" 12' R.S.	0' L.S. 7'-8" 12' R.S.	SPECIAL PERMIT PER SECTION 6.2.2.2	THE PROPOSED DORMER EXTENDS THE EXISTING NON-CONFORMING CONDITION
REAR YARD	20' 0"	28' 10"	28' 10"	D.K.	

(CIN IN CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-3A, C-3A, C-3B DISTRICTS, IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN HEIGHT AND UNENCLOSED STEPS, UNROOFT PORCHES AND THE LINE WHICH DOES NOT PROJECT MORE THAN TEN (10) FEET UP TO A MAXIMUM OF THIRTY (30) FEET IN RESIDENCE A-1, A-2, AND B DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY-FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY-FIVE (35) FEET. FOR PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

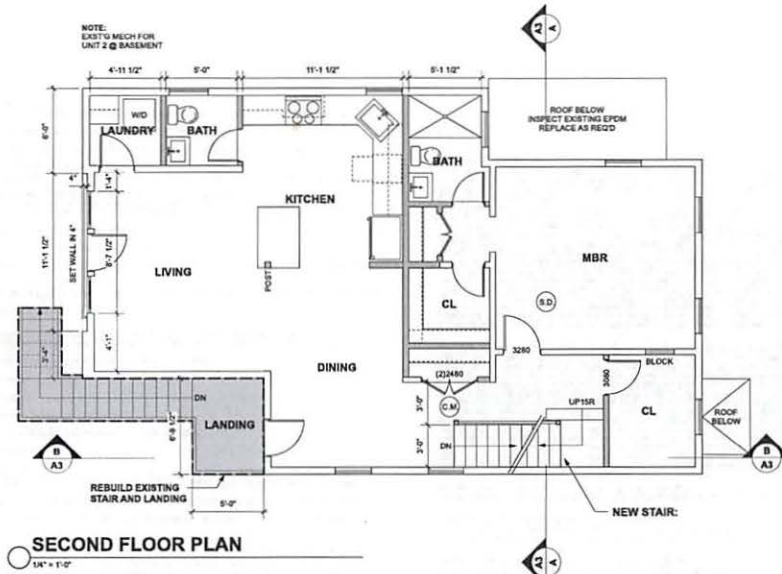
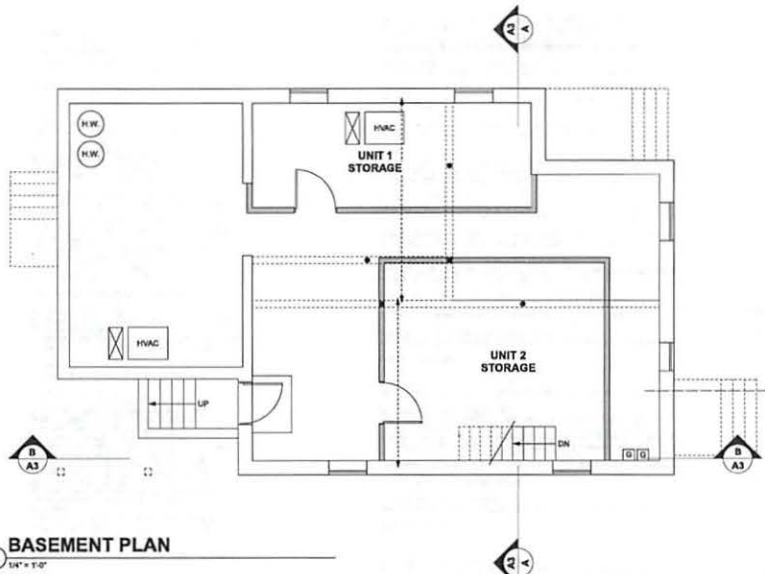
5.24 PROJECTING EAVES, CHIMNEYS, BAY WINDOWS, BALCONIES, OPEN FIRE ESCAPES AND LINE PROJECTIONS WHICH DO NOT PROJECT MORE THAN THREE AND ONE-HALF (3 1/2) FEET AND WHICH ARE PART OF A BUILDING NOT MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT AND UNENCLOSED STEPS, UNROOFT PORCHES AND THE LINE WHICH DOES NOT PROJECT MORE THAN TEN (10) FEET BEYOND THE LINE OF THE FOUNDATION WALL AND WHICH ARE NOT OVER FOUR (4) FEET ABOVE THE AVERAGE LEVEL OF THE ADJACENT GROUND, MAY EXTEND BEYOND THE MINIMUM YARD REGULATIONS OTHERWISE PROVIDED FOR THE DISTRICT IN WHICH THE STRUCTURE IS BUILT.

THE CITY OF CAMBRIDGE ALLOWS DORMERS "AS OF RIGHT" UP TO 15 FT. IN LENGTH, ADDITIONS THAT EXTEND BEYOND THIS LENGTH MUST BE APPROVED BY THE BZA. IN GENERAL, HOWEVER, DORMERS SHOULD NOT EXCEED 15 FT. OR ONE-HALF OF THE MAIN ROOF LENGTH, WHICHEVER IS SHORTER.

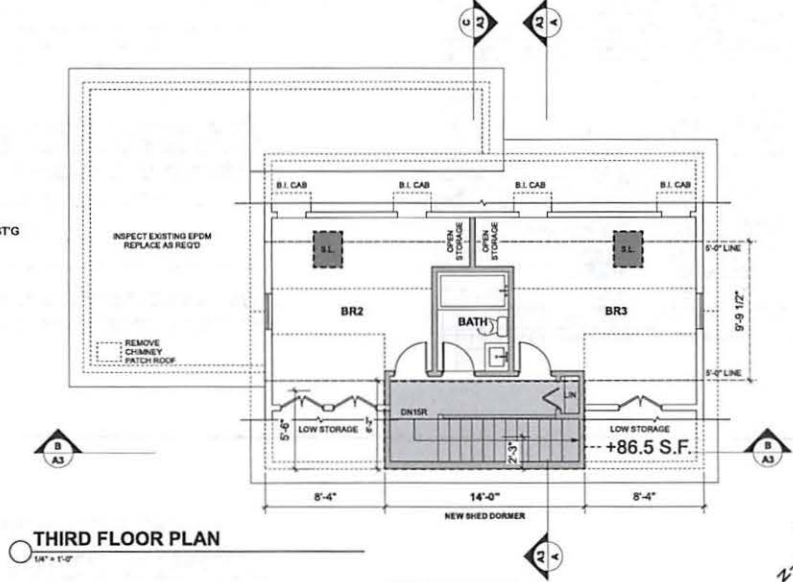
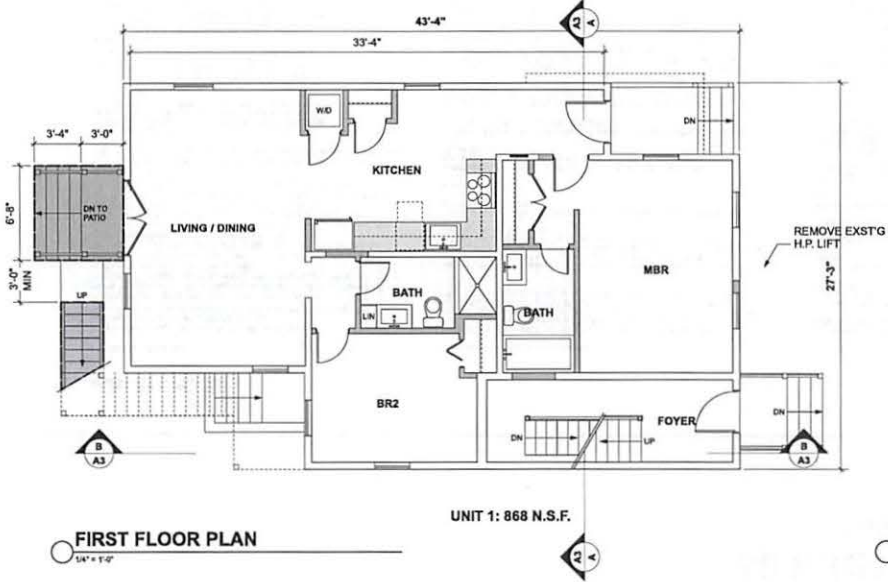
IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'-6") TO A SIDE LOT LINE.

OPEN SPACE, PRIVATE: THE PART OR PARTS OF A LOT OR STRUCTURE WHICH ARE RESERVED FOR THE USE OF OCCUPANTS OF A BUILDING WHICH IS USED WHOLLY OR IN PART FOR RESIDENTIAL PURPOSES, THIS SPACE SHALL HAVE MINIMUM DIMENSIONS AS PRESCRIBED IN THE ORDINANCE, SHALL EXCLUDE PARKING AREAS, DRIVEWAYS AND WALKWAYS AND SHALL BE OPEN AND UNOBTAINED TO THE SKY, TREES, PLANTINGS, ARBORIS, FENCES, FLAGPOLES, SCULPTURE, FOUNTAINS AND RECREATIONAL AND DRIVING APPARATUS AND SIMILAR OBJECTS SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A PRIVATE OPEN SPACE, OBJECTS OR STRUCTURES INTENDED EXCLUSIVELY FOR BICYCLE PARKING, DESIGNED AND LOCATED IN ACCORDANCE WITH SECTION 6.100, WHICH MAY BE UNCOVERED, PARTIALLY COVERED OR FULLY ENCLOSED, SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT SUCH OBJECTS OR STRUCTURES ARE NOT USED FOR MOTOR VEHICLE PARKING, GENERAL STORAGE OR ANY OTHER USE, AND FURTHER PROVIDED THAT ANY SUCH STRUCTURE EXCEEDING SIX FEET (6') IN HEIGHT CONFORMS TO THE REQUIREMENTS FOR AN ACCESSORY BUILDING IN SECTION 4.21. BEEHIVES AND APARRES CONFORMING TO THE STANDARDS FOR URBAN AGRICULTURE IN ARTICLE 23.02 OF THIS ZONING ORDINANCE SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT THEY ARE NO MORE THAN SIX (6) FEET IN HEIGHT, TO THE EXTENT PERMITTED IN THIS ORDINANCE, BALCONIES AND ROOF AREAS MAY ALSO BE CONSIDERED AS OPEN SPACE, PRIVATE.

5.22 PRIVATE OPEN SPACE: 5.22 PRIVATE OPEN SPACE SHALL BE PROVIDED ON EVERY LOT USED FOR RESIDENTIAL PURPOSES EXCEPT FOR THOSE IN THE CAMBRIDGE CENTER AND DISTRICT AND SHALL BE A PERCENTAGE OF THE LOT AREA AS SET FORTH IN SECTION 6.21. AN AREA DESIGNATED AS PRIVATE OPEN SPACE MUST HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST FIFTEEN (15) FEET, EXCEPT FOR BALCONIES, AND MAY NOT HAVE A SLOPE GREATER THAN TEN (10) PERCENT WITH THE EXCEPTION OF BALCONY AREAS. PRIVATE OPEN SPACE SHALL BE ACCESSIBLE TO ALL OCCUPANTS OF A BUILDING, NOT LESS THAN ONE HALF OF THE REQUIRED PRIVATE OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL OR WITHIN TEN (10) FEET OF THE LEVEL OF THE LOWEST FLOOR USED FOR RESIDENTIAL PURPOSES AREAS AT OTHER LEVELS, SUCH AS BALCONIES, DECKS AND ROOFS, OF GARAGES AND BUILDINGS, WHICH ARE ACCESSIBLE TO ALL OCCUPANTS OF BUILDINGS, WHICH ARE NOT AS WALKWAYS OR CORRIDORS, AND WHICH HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST SIX (6) FEET AND A MINIMUM AREA OF SEVENTY TWO (72) SQUARE FEET, MAY BE CALCULATED AS PRIVATE OPEN SPACE, NOT TO EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL PRIVATE OPEN SPACE 5.22 WHERE NON-RESIDENTIAL AND RESIDENTIAL USES ARE MIXED IN A BUILDING. THE REQUIRED MINIMUM PRIVATE OPEN SPACE FOR RESIDENTIAL USE SHALL BE CALCULATED IN RELATION TO THE PORTION OF THE LOT WHICH THE RESIDENTIAL FLOOR AREA IS TO THE TOTAL FLOOR AREA IN THE BUILDING. 5.22.35 SPECIAL REQUIREMENTS IN RESIDENCE A, A.2, B, C AND C-1
AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE IN THESE DISTRICTS SHALL MEET ALL OF THE REQUIREMENTS OF SECTION 5.22. ABOVE, AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE SHALL MEET THE DEFINITION OF PERMISSIBLE OPEN SPACE AND SHALL NOT BE SUBJECT TO THE DIMENSIONAL LIMITATIONS OF SECTION 5.22.15 ABOVE TO PRIVATE OPEN SPACE.



NOTE: THESE DRAWINGS ARE INTENDED FOR ZONING / PLANNING APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING APPROVAL.



- (S.D.) = SMOKE DETECTOR
- (C.M.) = CARBON MONOXIDE DETECTOR
- X = EXISTING DOOR / WINDOW TO REMAIN
- 3080 = DOOR SIZE WH - INCHES
- = WALL TO REMAIN
- = EXISTING WALL - DEMO
- ▬ = NEW WALL



FLOOR PLANS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 10/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02

PERMIT SET 4-29-22
PERMIT SET BY ANALYSIS 5-29-22
PERMIT SET BY BASE REV 1-8-22
PERMIT SET BY F.A.S. REV 10-20-22

DATE SET 1-25-23
DATE SET 2-8-23
DATE SET 2-10-23
DATE SET 3-8-23
DATE SET 3-28-23

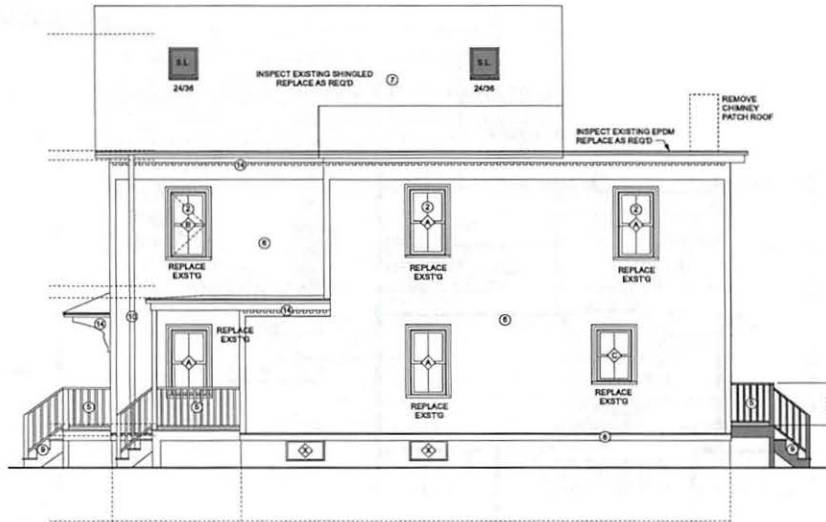
A1

ZBA SET 3-26-23



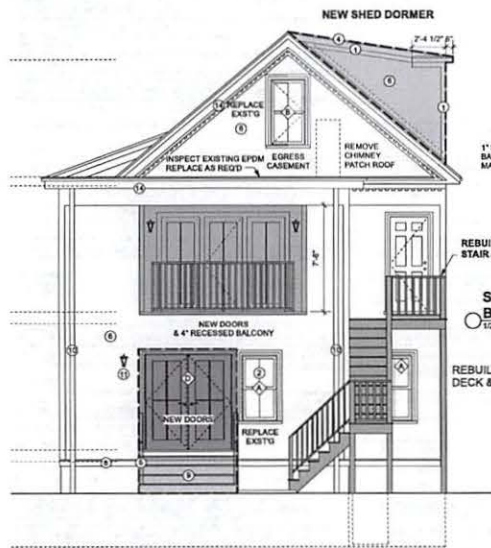
FRONT ELEVATION

1/4" = 1'-0"



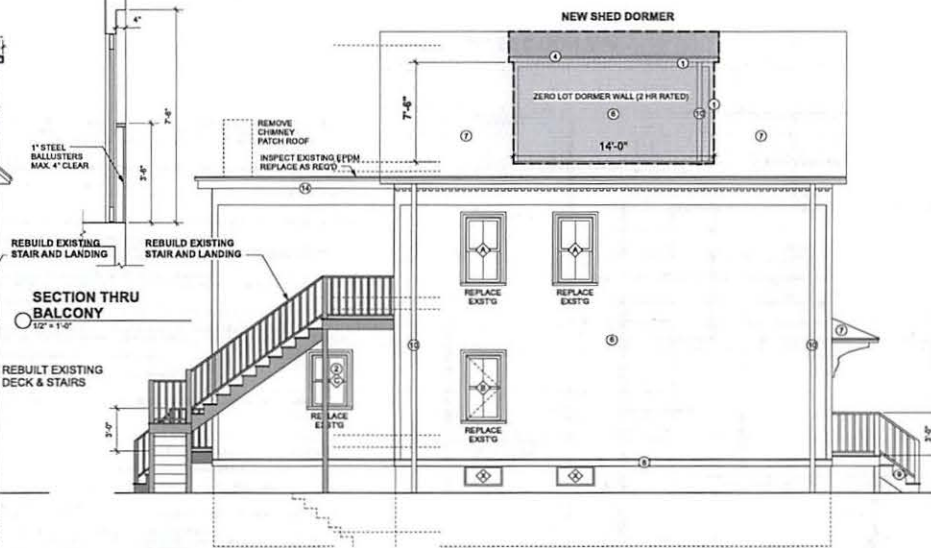
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

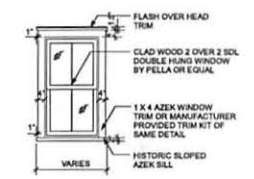
* LOW E4 SMART SUN GLASS (DUAL-PANE, TINTED LOW-E, ARGON BLEND GLASS, ML U30)

WINDOW SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
1	DOUBLE HUNG	15	2'-8" W X 4'-8" H	
2	CASEMENT	4	2'-6" W X 4'-8" H	EGRESS CASEMENT / CHECKRAIL
3	DOUBLE HUNG	1	2'-6" W X 3'-8" H	

EXTERIOR DOOR SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
1	F.G. DOOR	2	6'-4" W X 6'-8" H	SAFETY GLASS
2	F.G. DOOR	2	3'-0" W X 6'-8" H	

- EXTERIOR MATERIALS KEY**
- 1 SYNTHETIC TRIM
 - 2 SOL CLAD 22 WOOD WINDOW
 - 3 MATCH EXISTING SIDING (CHECK W/ OWNER)
 - 4 MTL DRIP EDGE
 - 5 P.V.C. RAILINGS / BALUSTRADE
 - 6 CEMENTITIOUS CLAPBOARDS (SMOOTH SIDE / 4" EXP)
 - 7 3 TAB SHINGLES (ARCH GRADE) ON ICE / WATER SHIELD
 - 8 1 X 6 AZEK BASE W/ AZEK CAP / MTL FLASHING (TYP)
 - 9 SYNTHETIC TREADS & AZEK RISERS
 - 10 METAL OUTLETS & DOWNSPOUTS
 - 11 FULLY SHIELDED LIGHT FIXTURE
 - 12 EXTERIOR FIBERGLASS DOOR
 - 13 RECESSED EXT LED SOFFIT LIGHT
 - 14 REFINISH / REPLACE EXISTG TRIM
 - 15 6" X 6" P.T. POST W/ AZEK WRAP
 - 16 GALVANIZED STEEL 80" DIA. EGRESS STAR

NOTE:
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TYPICAL WINDOW

N.T.S.

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PRINT: 4/26/23
PRINT: REV: 4/26/23, 6/23/23
PRINT: REV: 7/8/23
PRINT: REV: 8/10/23
ZBA SET: 1/23/23
ZBA SET: 2/4/23
ZBA SET: 3/17/23
ZBA SET: 3/8/23
ZBA SET: 3/16/23

A2

GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE IRC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IRC/IBC, THE CITY OF CAMBRIDGE BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
2. UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SUBSTRUCTURE TO COLUMN AND UP ABOVE CEILING AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
6. THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEER STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION IF REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEER STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENT.

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

G.C. TO ALERT ARCHITECT TO ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY MANNER SO THEY MAY BE PROPERLY ADDRESSED.

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE DETECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

EXCAVATION SAFETY PRECAUTIONS:

SLIT TRENCH USING SHOVEL. DO NOT USE PICKAXE FOR SLIT TRENCH. DETECTION OF UNDERGROUND FACILITIES USING METAL OR CABLE DETECTOR. TRIAL EXCAVATION SHALL BE CARRIED OUT TO ENSURE PROTECTION OF UNDERGROUND FACILITY BEFORE MECHANICAL EXCAVATION. ADAPTING SOIL PROTECTION METHOD LIKE STEPPING, SLOPING, SHORING AND CLOSURE SHEETING.

IF EXCAVATION REACHED MORE THAN 8 FEET, SHORING OR CLOSE SHEETING SHALL BE DONE.

APPROPRIATE BARRICADE AND EXCAVATION SIGN BOARD. GAS TEST INSIDE EXCAVATION BEFORE JOB.

TEMPORARY SUPPORT SHALL BE PROVIDED FOR EXISTING FOUNDATIONS. ADEQUATE BRACING BETWEEN WORKERS.

LADDER SHALL BE POSITIONED AT LEAST 1 METER ABOVE THE LANDING LEVEL AND IF EXCAVATION EXCEEDS 1.2 METER TWO ACCESS IS REQUIRED. THERE SHOULD BE AT LEAST TWO MEANS OF ACCESS FOR PERSON WORKING INSIDE EXCAVATION IF WALKING DISTANCE IS MORE THAN 25 FEET. WALKWAYS ACROSS EXCAVATIONS SHOULD BE MADE BY SCAFFOLDING AND JUMPING ACROSS EXCAVATION IS NOT ALLOWED.

EXCAVATED SOIL, MATERIALS, EQUIPMENT SHALL MAINTAINED DISTANCE OF 1'-8" METER AWAY FROM THE EDGE OF EXCAVATION.

IF ENGINE DRIVEN EQUIPMENT IS USING INSIDE EXCAVATION, CONFINED SPACE CONDITIONS SHALL BE FOLLOWED.

SIGNAL MAN SHALL ALWAYS BE PRESENT WITH HEAVY EQUIPMENT LIKE EXCAVATOR, DUMP TRUCK, AND LOADER.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 8TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE IS INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 80 INCHES OF STAIRS, LESS THAN 80 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO R308.4 (BC 2408.4) HAZARDOUS LOCATIONS.

VENTILATION NOTES:

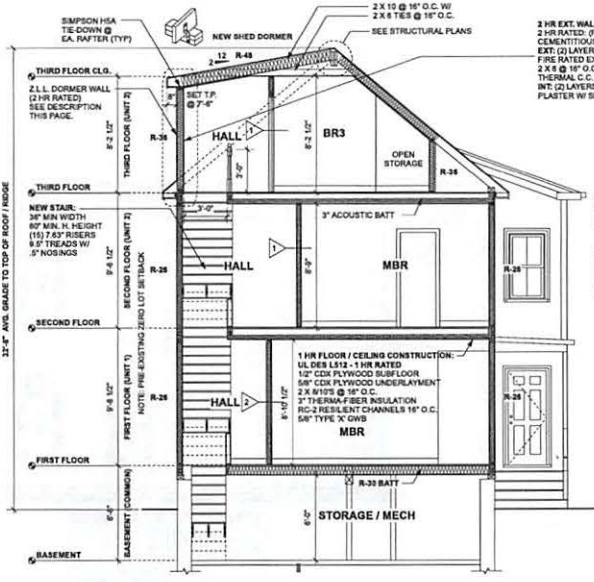
1. USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
2. USE AUTOMATIC CONDENSATION SENSORS
3. USE HUMIDISTATS
4. USE LED LIGHTS
5. USE PANASONIC WHISPERGREEN SELECT™ VENTILATION FANS
6. ALL BATHROOMS USE WHISPERGREEN SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FV-11-15V-11 WHISPERGREEN SELECT™ - 110-120-150 CFM FANLED LIGHT

ELEC. & TEL/DATA NOTES

1. VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
2. ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
3. LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
4. REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
5. IN OFFICE SPACES PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE CEILING. PRIOR TO VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILING.
6. PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.
7. VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
8. COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
9. ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT.

INSULATION NOTES:

1. FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
2. MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
3. MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
4. ROOF AND CEILING INSULATION: PERFORMANCE R40 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
5. WOOD FRAME EXTERIOR WALLS. SEE NOTE 1P ONLY USE HIGH PERFORMANCE R-21 FIBERGLASS IN 2x6 WD WALLS IF OWNER ALLOWS
6. MASS WALLS: R-11 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
7. FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
8. UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
9. SILL SEALER: PER ICC 2015 TABLE R602.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
10. CLOSED CELL SPRAY FOAM ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYBENE SPRAY-ON
11. ROOF INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER SLAB INSULATION SHALL BE A MINIMUM OF 2 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI. OWENS CORNING "CELLFORTH 200" OR APPROVED EQUAL.



3 HR EXT. WALL (4\"/>

NOTES BY ASSEMBLY TYPE:

ROOF RE-CONSTRUCTION:

ARCHITECTURAL GRADE G/F 3 TAB SHINGLES (MATCH EXISTING)

3/4\"/>

NOTE: 3/8\"/>

NOTE: INSTALL ACoustiwoOL SOUND DEADENING MATERIAL AT ALL NEW FLOORS MANUFACTURED BY ACoustiwoOL.

EXTERIOR WALL RE-CONSTRUCTION:

CEMENTITIOUS CLAFFBOARD (4\"/>

FLOOR / CLG. RE-CONSTRUCTION

1 HOUR RATED:

3/4\"/>

FLOOR / CLG. RE-CONSTRUCTION

NON-RATED:

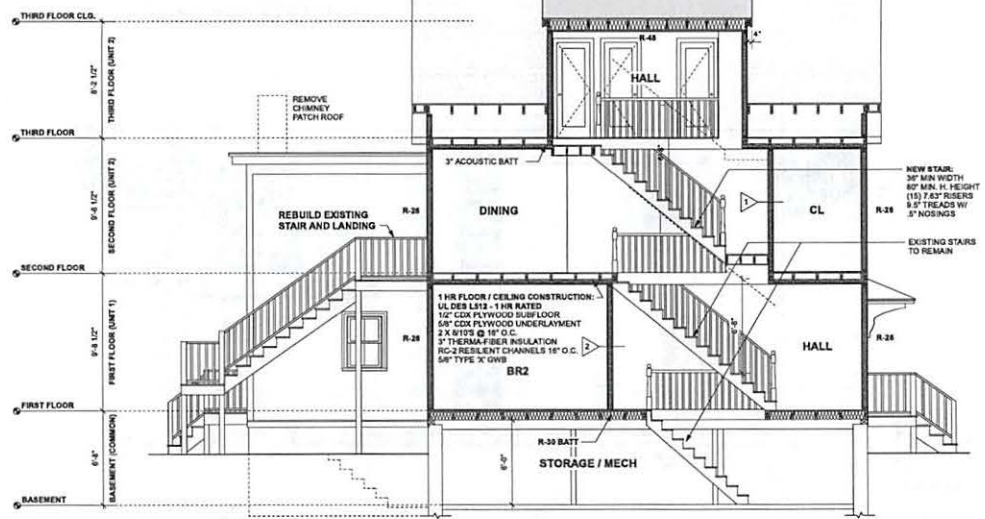
3/4\"/>

INTERIOR WALL RE-CONSTRUCTION:

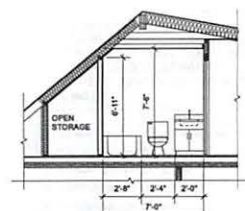
NON-RATED:

1/2\"/>

SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

NOTE:

THESE DRAWINGS ARE INTENDED FOR ZONING / PLANNING APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING APPROVAL.

SECTIONS & NOTES

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

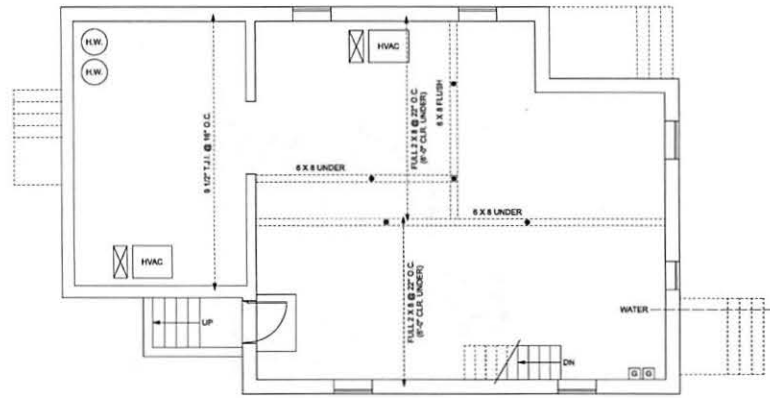


PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 10/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02

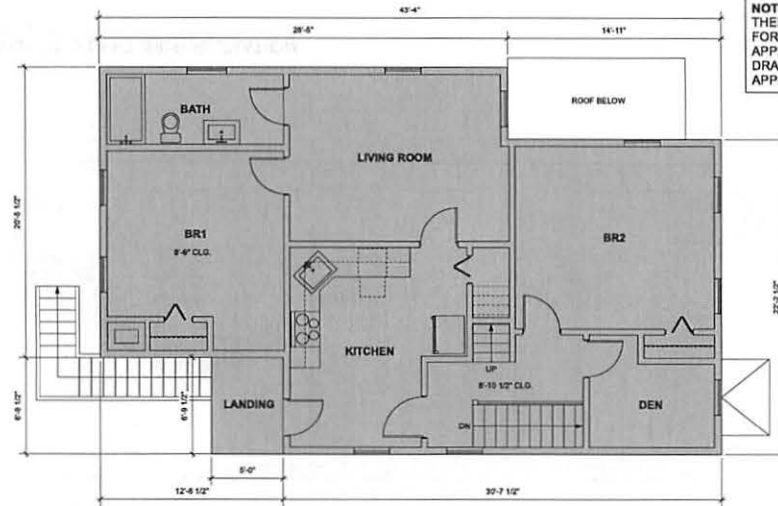
A3

ZBA SET 3-26-23



EXISTING BASEMENT PLAN

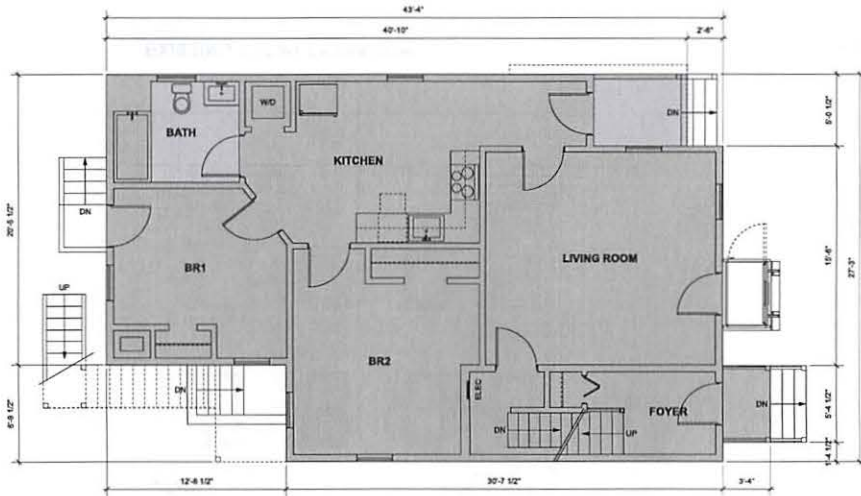
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

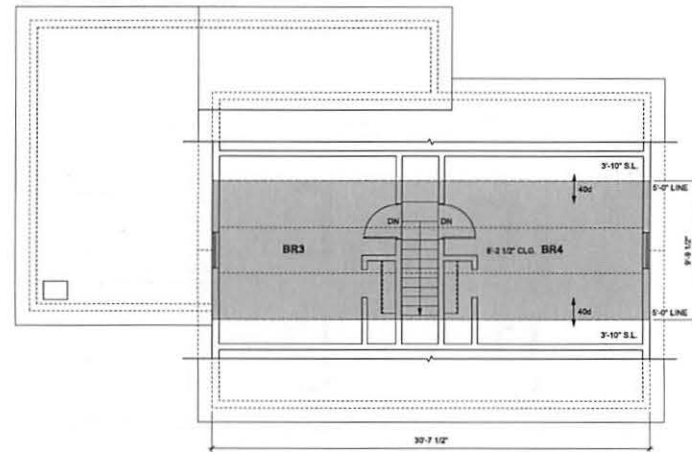
1/4" = 1'-0"

NOTE:
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EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING THIRD FLOOR PLAN

1/4" = 1'-0"



= 2,453 G.S.F. EXISTING HABITABLE AREA



ZBA SET 3-26-23

EXISTING FLOOR PLANS



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

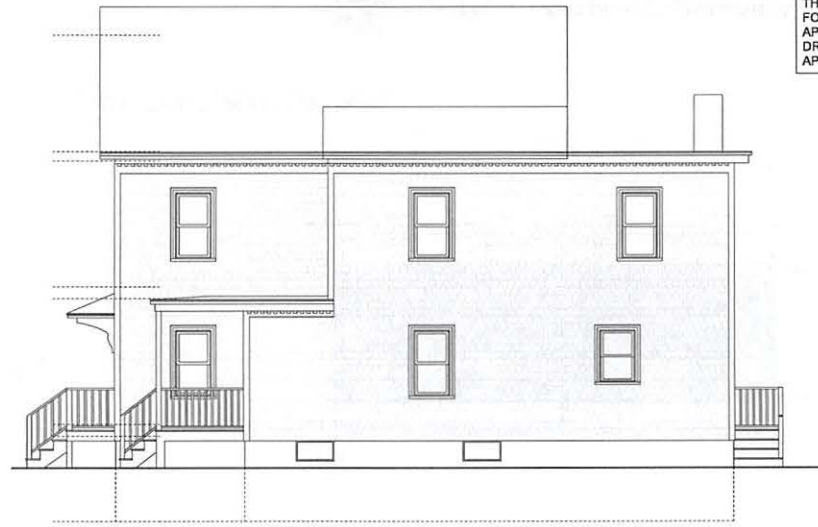
START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 1: 4-20-22
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PERMIT SET 3: 4-20-22
PERMIT SET 4: 4-20-22
PERMIT SET 5: 4-20-22
PERMIT SET 6: 4-20-22
PERMIT SET 7: 4-20-22
PERMIT SET 8: 4-20-22
PERMIT SET 9: 4-20-22
PERMIT SET 10: 4-20-22

X1



EXISTING FRONT ELEVATION

1/4" = 1'-0"



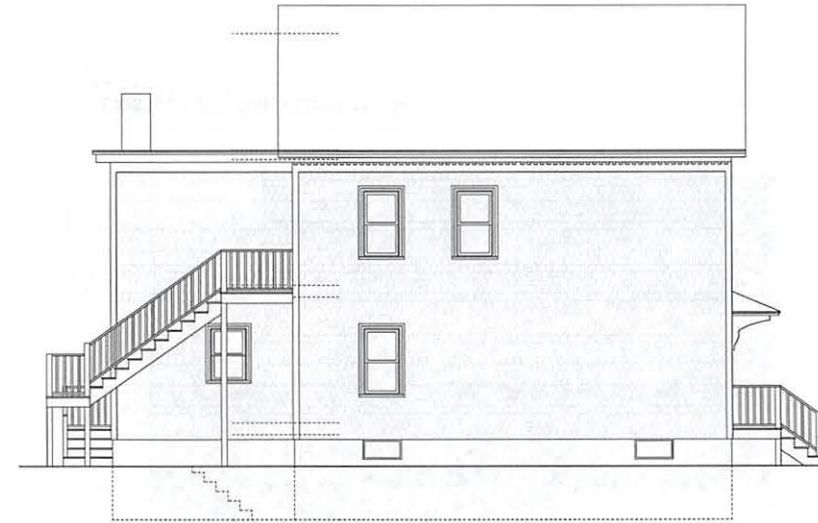
EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

NOTE:
THESE DRAWINGS ARE INTENDED
FOR ZONING / PLANNING
APPROVAL ONLY. CONTRACT
DRAWINGS TO FOLLOW PENDING
APPROVAL.

EXISTING
ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 10/2/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 4-28-22
PERMIT SET W/ AMPL. 6-29-22
PERMIT SET W/ BASE REV 7-8-22
PERMIT SET W/ FAX REV 10-20-22
ZBA SET 1-20-23
ZBA SET 2-8-23
ZBA SET 3-17-23
ZBA SET 3-9-23
ZBA SET 3-9-23

X2

ZBA SET 3-26-23



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: AKASH TRIVES Date: 3/30/23
(Print)

Address: 50 Kinnaird St.

Case No. 213662

Hearing Date: 4/13/23

Thank you,
Bza Members

April 10, 2023

In Hand Delivery and Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case #213662-2023 – 50 Kinnaird Street – Revised Plans Submission

Dear Ms. Pacheco:

Enclosed here for filing are revised Architectural Plans for your consideration. The enclosed Architectural Plans replace the original plans filed with the petition.

Thank you for your assistance.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Ms. Mariam Hassan and Mr. Akash Trivedi
Mr. Timothy Sheehan

PROPOSED RENOVATIONS 50 KINNAIRD STREET CAMBRIDGE, MA.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2023 APR 10 P 4:02

NOTE:
THESE DRAWINGS ARE INTENDED
FOR ZONING / PLANNING
APPROVAL ONLY. CONTRACT
DRAWINGS TO FOLLOW PENDING
APPROVAL.

COVER SHEET



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 4-26-22
PERMIT SET W/ ANAL. 6-29-22
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ZBA SET 1-23-23
ZBA SET 2-8-23
ZBA SET 2-17-23
ZBA SET 3-5-23
ZBA SET 3-26-23



ZBA SET 3-26-23

GENERAL NOTES

I. GENERAL REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE IBC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IBC/IRC, THE CITY OF BOSTON BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
- UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
- THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

HVAC GENERAL NOTES

- INSTALL SHEET METAL DUCTWORK AND EQUIPMENT FOR NEW HVAC SYSTEM AND NEW BATHROOM EXHAUST FANS AS REQUIRED BY THE MASSACHUSETTS MECHANICAL CODE.
- PLUMBING GENERAL NOTES:**
 - INSTALL ALL PLUMBING AND EQUIPMENT TO MEET THE REQUIREMENTS OF THE MASS. STATE PLUMBING CODE.
 - INSTALL ALL NEW FIXTURES COMPLETE WITH ALL REQUIRED COPPER WATER SUPPLY LINES & PVC WASTE & VENTS. CONNECT TO EXISTING OR NEW WASTE & VENT STACKS.
- ELECTRICAL NOTES:**
 - INSTALL ALL NEW FIXTURES AND DEVICES TO MEET THE REQUIREMENTS OF THE MASS ELECTRICAL CODE.
 - THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND SUBMIT DRAWINGS TO BOSTON INSPECTIONAL SERVICES AS REQUIRED FOR APPROVAL.

ALL DRAWINGS BY ALL SUBCONTRACTORS SHALL BE SUBMITTED TO THE CONTRACTOR & ARCHITECT FOR COORDINATION WITH THE WORK OF OTHER TRADES.

ALL SUBCONTRACTORS TO SUBMIT STAMPED DRAWINGS AS REQ'D BY AUTHORITY HAVING JURISDICTION.

ENGINEERING REQUIREMENTS GENERAL

- IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE ALARM, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

ELECTRICAL AND FIRE ALARM SYSTEM NOTES GENERAL

- THE ELECTRICAL AND FIRE ALARM SYSTEMS UPGRADES SHALL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

FIRE PROTECTION SYSTEM NOTES GENERAL

- THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERED DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENT.

GAS CONNECTION WILL BE PERFORMED ACCORDING TO NFPA54 2012 BY A LICENSED GAS FITTER

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, AS PREPARED BY THE REGISTERED STRUCTURAL ENGINEER.

ALL NEW WORK AND THE EXISTING DWELLING SHALL BE BROUGHT INTO CONFORMANCE WITH ALL NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITIONS OF NFPA 72 AND UL 217

G.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED

ALL REFERENCES TO STRUCTURAL MEMBERS AND CONSTRUCTION IS FOR COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENT.

DRAINAGE NOTES:

- AMERDRAIN DRAINAGE MATT AT WALL BASE TO 12 INCHES ABOVE SLAB, SLOTTED SCHEDULE 20 DRAIN
- 1 SUMP WELL WITH 2 SUMP PUMPS
- HILO INDUSTRIES 0.3 HP PUMP AND 0.5 HP METAL COMPONENT EZ PUMPS
- INCLUDE QUIET CHECKS/EZ CHECK VALVES AS RECOMMENDED BY BASEMENT DRAINAGE INSTALLER, COMPATIBLE DEEP-CYCLE MARINE BATTERY BACK UP WITH INTERTEK PUMP ENTRY MODEL NO. 822PS POWER INVERTER, INSTALLATION CONFIGURED TO RUN BOTH SUMP PUMPS REFER TO WALL SECTION FOR ADDITIONAL NOTES
- DISCHARGE DRAIN LINE TO RUN BELOW SLAB, UP FACE OF EXTERIOR WALL AND DISCHARGE

INSULATION NOTES:

- FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
- MINIMUM SKYLIGHT PERFORMANCE: U-0.56 OR BETTER
- ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
- WOOD FRAME EXTERIOR WALLS: SEE NOTE 10 ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WD WALLS IF OWNER ALLOWS
- MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
- FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
- UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
- SILL SEALER: PER IECC 2015 TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
- CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYNENE SPRAYFOAM
- RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER SLAB INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORTH 200" OR APPROVED EQUAL.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC / IBC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'

ALARM NOTES:

- INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
- INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
- SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
- SMOKE ALARMS MUST PROVIDE 70 dB MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM
- INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
- THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
- THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
- LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
- LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
- INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT.

VENTILATION NOTES:

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- USE LED LIGHTS
- USE PANASONIC WHISPERGREEN® SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FANLIED LIGHT FV-11-15VKL1 WHISPERGREEN SELECT™ - 110-130-150 CFM FANLIED LIGHT

ELEC. & TEL/DATA NOTES

- VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
- ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
- LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
- REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
- IN OFFICES/DENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. VERIFY MOUNTING REQUIREMENTS IN THE FIELD, ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILINGS.
- PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.
- VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
- COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
- ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

ZONING ANALYSIS FOR AN EXISTING SINGLE FAMILY RESIDENCE CAMBRIDGE, MA ZONING ORDINANCE / C-1 ZONING DISTRICT					
	REQUIRED	EXISTING	PROPOSED	ANALYSIS	COMMENTARY
LOT AREA	5,000 / UNIT	2,519 S.F.	2,519 S.F.	E.N.C.	THE EXISTING LOT IS NON-CONFORMING
ADD UNIT	1,500 / + UNIT	1,259.50 S.F. PER UNIT	1,259.50 S.F. PER UNIT	E.N.C.	THE EXISTING + PROPOSED 2 FAMILY USAGE DOES NOT CONFORM
LOT WIDTH	50'	30.54'	30.54'	E.N.C. / O.K.	THE EXISTING LOT IS NON-CONFORMING
F.A.R. 0.75	1,889.25 G.S.F. / 0.75	2,453 G.S.F. / 0.75	2,536.0 G.S.F. / 1.03	SPECIAL PERMIT PER SECTION 8.22.2d	G.F.A. WILL INCREASE E.N.C. +86.6 G.S.F. + 0.06 F.A.R.
HEIGHT	35'	32'-6" +/-	32'-6" +/-	O.K.	NO CHANGE
OPEN SPACE	15% CONFORMING	930 S.F. / 0.37	930 S.F.	O.K.	NO CHANGE
FRONT YARD	32.5 + 27.25 (6<40')	7'-8 1/2"	7'-8 1/2"	E.N.C. / O.K.	NO CHANGE
SIDE YARD	7.5'	0' L.S. 3-3 1/2" R.S.	0' L.S. 3-3 1/2" R.S.	SPECIAL PERMIT PER SECTION 8.22.2d	THE PROPOSED DORMER EXTENDS THE EXISTING NON-CONFORMING CONDITION
REAR YARD	20'-0"	26'-10"	26'-10"	O.K.	

(C)IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-2A, C-3, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET UP TO A MAXIMUM OF THIRTY (30) FEET. IN RESIDENCE A-1, A-2, AND B DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY-FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY-FIVE (35) FEET. FOR PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

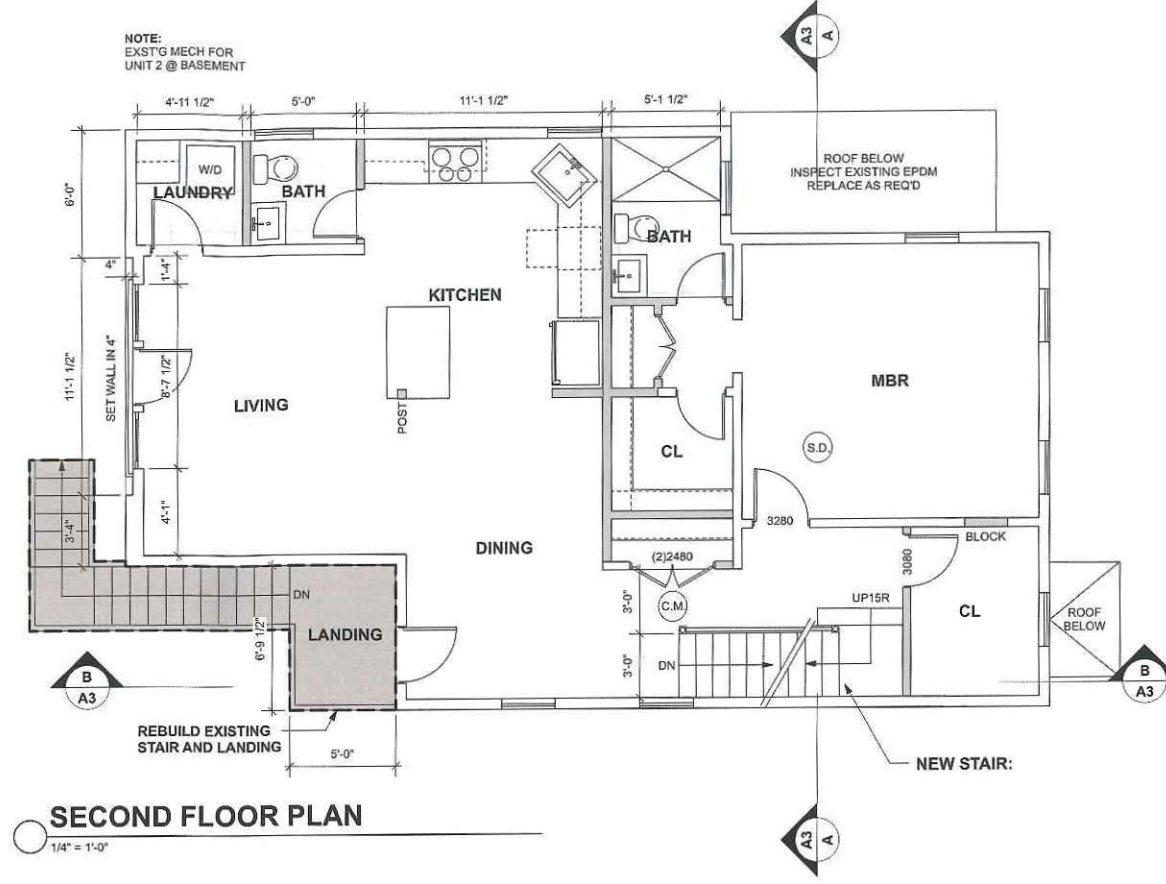
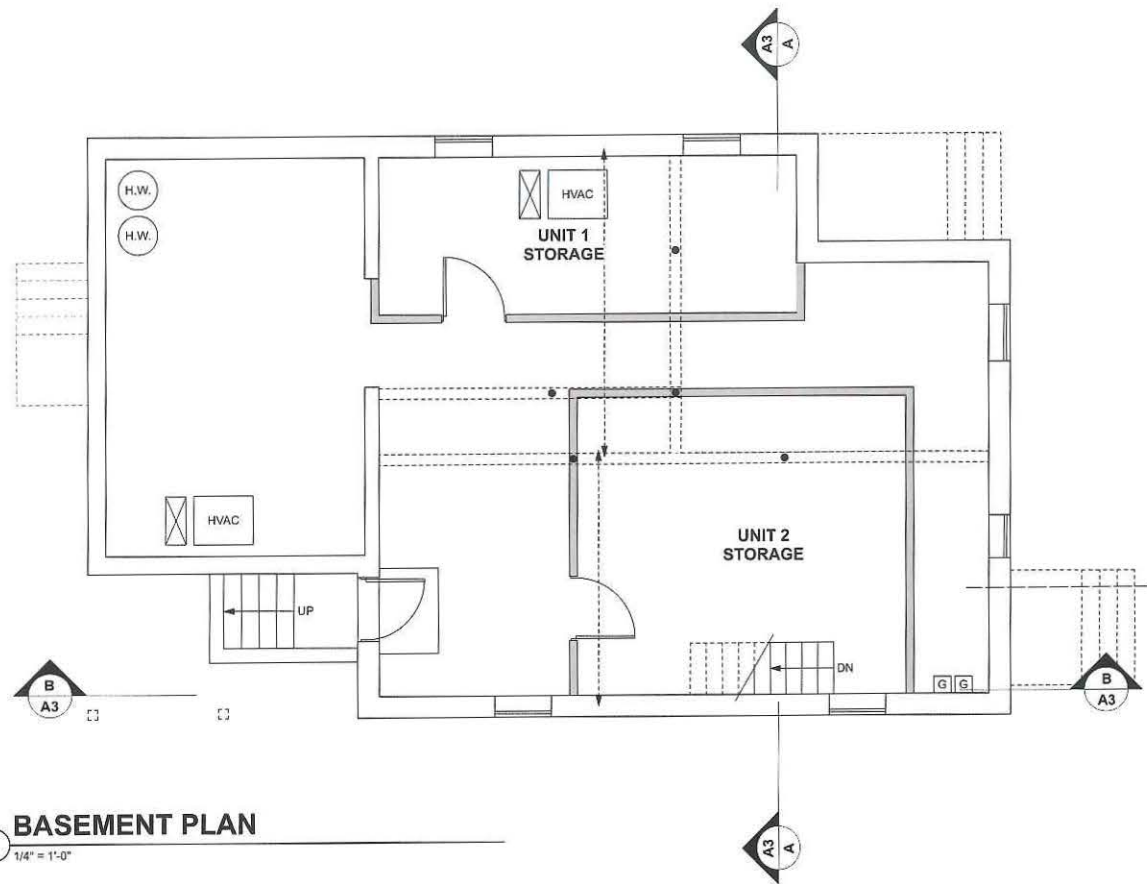
5.24.3PROJECTING EAVES, CHIMNEYS, BAY WINDOWS, BALCONIES, OPEN FIRE ESCAPES AND LIKE PROJECTIONS WHICH DO NOT PROJECT MORE THAN THREE AND ONE-HALF (3 1/2) FEET AND WHICH ARE PART OF A BUILDING NOT MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT, AND UNENCLOSED STEPS, UNROOFED PORCHES AND THE LIKE WHICH DO NOT PROJECT MORE THAN TEN (10) FEET BEYOND THE LINE OF THE FOUNDATION WALL AND WHICH ARE NOT OVER FOUR (4) FEET ABOVE THE AVERAGE LEVEL OF THE ADJOINING GROUND, MAY EXTEND BEYOND THE MINIMUM YARD REGULATIONS OTHERWISE PROVIDED FOR THE DISTRICT IN WHICH THE STRUCTURE IS BUILT.

THE CITY OF CAMBRIDGE ALLOWS DORMERS 'AS OF RIGHT' UP TO 15 FT. IN LENGTH, ADDITIONS THAT EXTEND BEYOND THIS LENGTH MUST BE APPROVED BY THE BZA. IN GENERAL, HOWEVER, DORMERS SHOULD NOT EXCEED 15 FT. OR ONE-HALF OF THE MAIN ROOFS LENGTH, WHICHEVER IS SHORTER.

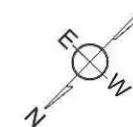
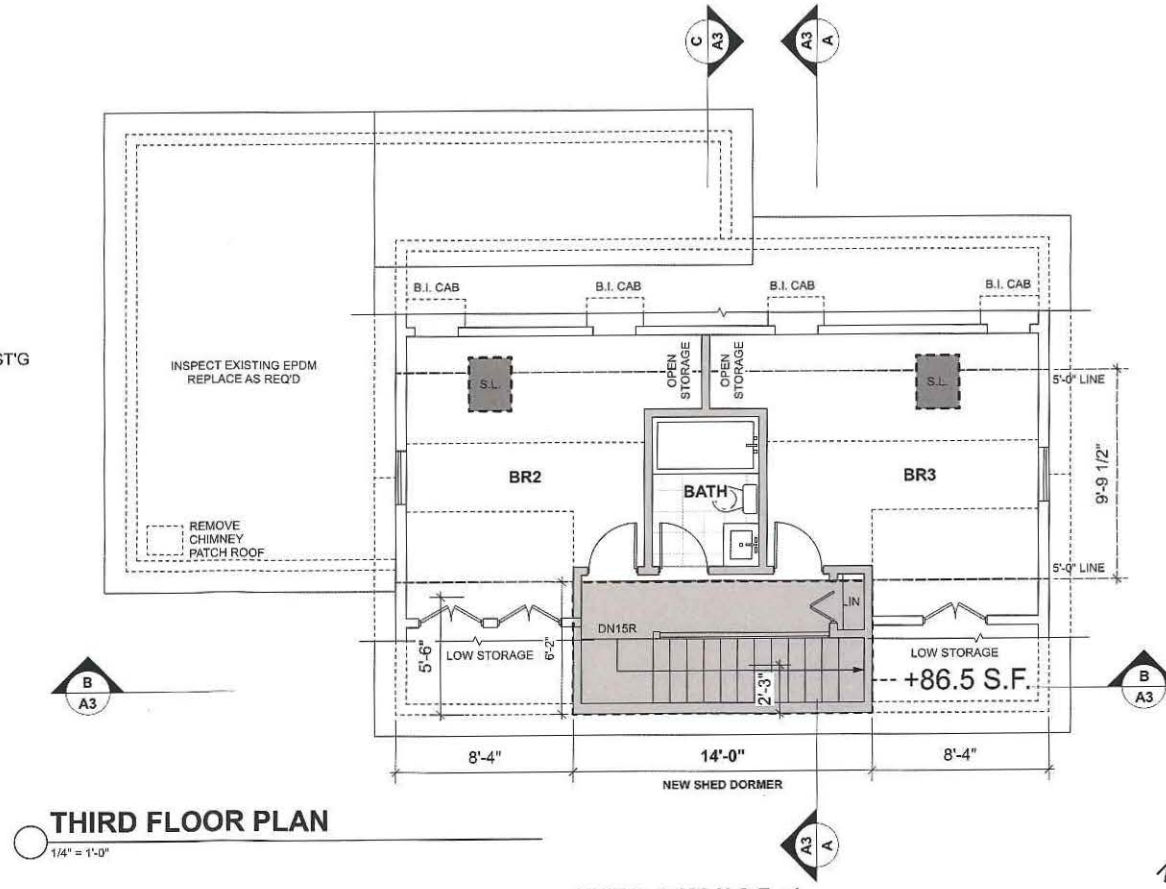
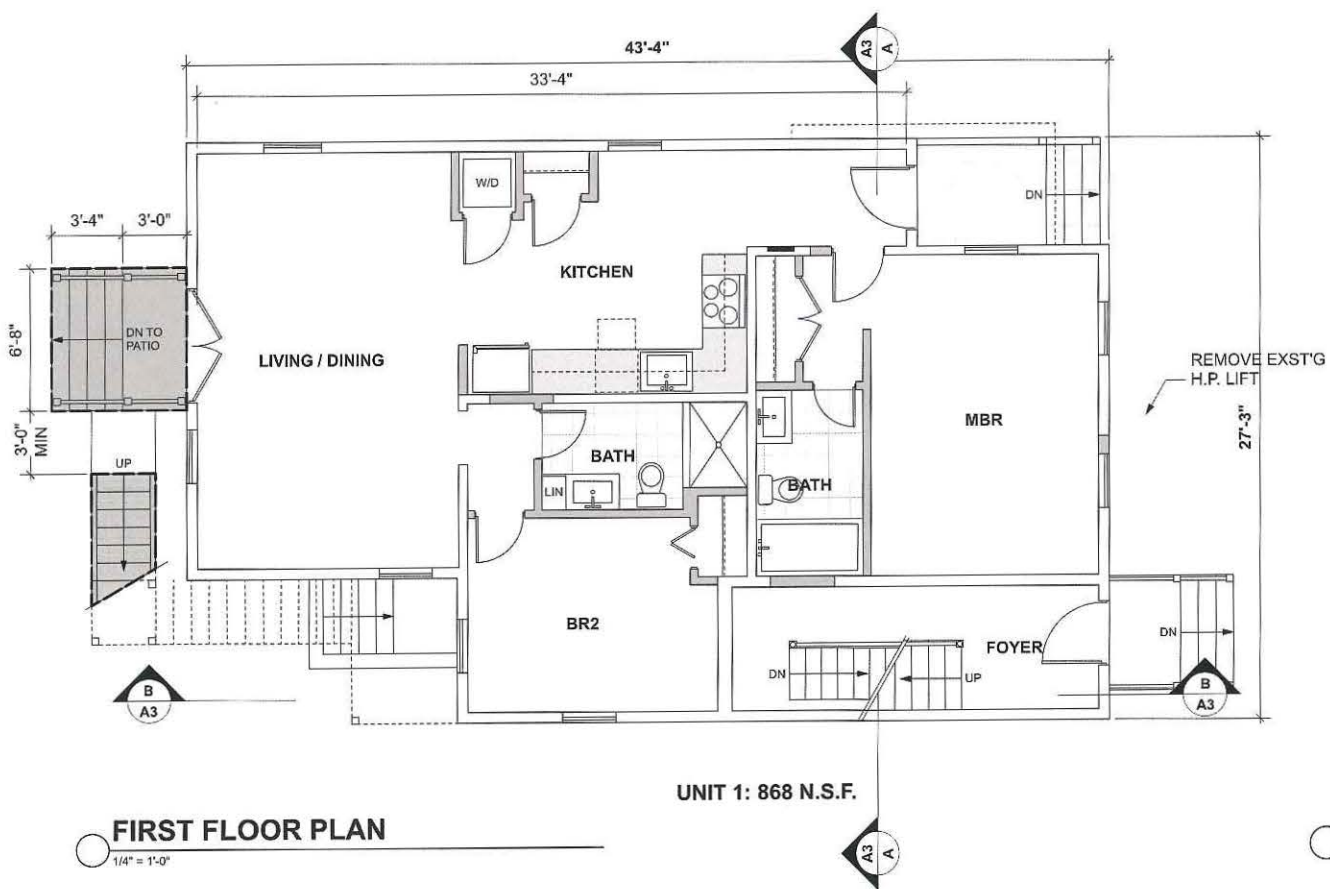
IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'-6") TO A SIDE LOT LINE.

OPEN SPACE, PRIVATE, THE PART OR PARTS OF A LOT OR STRUCTURE WHICH ARE RESERVED FOR THE USE OF OCCUPANTS OF A BUILDING WHICH IS USED WHOLLY, OR IN PART, FOR RESIDENTIAL PURPOSES, THIS SPACE SHALL HAVE MINIMUM DIMENSIONS AS PRESCRIBED IN THE ORDINANCE, SHALL EXCLUDE PARKING AREAS, DRIVEWAYS AND WALKWAYS, AND SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY, TREES, PLANTINGS, ARBORS, FENCES, FLAGPOLES, SCULPTURE, FOUNTAINS AND RECREATIONAL AND DRYING APPARATUS AND SIMILAR OBJECTS SHALL NOT BE CONSIDERED OBSTRUCTIONS WHEN LOCATED WITHIN A PRIVATE OPEN SPACE. OBJECTS OR STRUCTURES INTENDED EXCLUSIVELY FOR BICYCLE PARKING, DESIGNED AND LOCATED IN ACCORDANCE WITH SECTION 8.100, WHICH MAY BE UNCOVERED, PARTIALLY COVERED OR FULLY ENCLOSED, SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT SUCH OBJECTS OR STRUCTURES ARE NOT USED FOR MOTOR VEHICLE PARKING, GENERAL STORAGE OR ANY OTHER USE, AND FURTHER PROVIDED THAT ANY SUCH STRUCTURE EXCEEDING SIX FEET (6') IN HEIGHT CONFORMS TO THE REQUIREMENTS FOR AN ACCESSORY BUILDING IN SECTION 4.21. BEEHIVES AND APIARIES CONFORMING TO THE STANDARDS FOR URBAN AGRICULTURE IN ARTICLE 23.000 OF THIS ZONING ORDINANCE SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THAT THEY ARE NO MORE THAN SIX (6) FEET IN HEIGHT. TO THE EXTENT PERMITTED IN THIS ORDINANCE, BALCONIES AND ROOF AREAS MAY ALSO BE CONSIDERED AS OPEN SPACE, PRIVATE.

5.22PRIVATE OPEN SPACE.5.22.1PRIVATE OPEN SPACE SHALL BE PROVIDED ON EVERY LOT USED FOR RESIDENTIAL PURPOSES EXCEPT FOR THOSE IN THE CAMBRIDGE CENTER MxD DISTRICT, AND SHALL BE A PERCENTAGE OF THE LOT AREA AS SET FORTH IN SECTION 5.31. AN AREA DESIGNATED AS PRIVATE OPEN SPACE MUST HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST FIFTEEN (15) FEET, EXCEPT FOR BALCONIES, AND MAY NOT HAVE A SLOPE GREATER THAN TEN (10) PERCENT. WITH THE EXCEPTION OF BALCONY AREAS, PRIVATE OPEN SPACE SHALL BE ACCESSIBLE TO ALL OCCUPANTS OF A BUILDING, NOT LESS THAN ONE HALF OF THE REQUIRED PRIVATE OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL OR WITHIN TEN (10) FEET OF THE LEVEL OF THE LOWEST FLOOR USED FOR RESIDENTIAL PURPOSES. AREAS AT OTHER LEVELS, SUCH AS BALCONIES, DECKS, AND ROOFS, OF GARAGES AND BUILDINGS, WHICH ARE ACCESSIBLE TO ALL OCCUPANTS OF BUILDINGS, WHICH ARE NOT USED AS WALKWAYS OR CORRIDORS, AND WHICH HAVE BOTH A WIDTH AND A LENGTH OF AT LEAST SIX (6) FEET AND A MINIMUM AREA OF SEVENTY-TWO (72) SQUARE FEET, MAY BE CALCULATED AS PRIVATE OPEN SPACE, NOT TO EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL PRIVATE OPEN SPACE.5.22.2WHERE NONRESIDENTIAL AND RESIDENTIAL USES ARE MIXED IN A BUILDING, THE REQUIRED MINIMUM PRIVATE OPEN SPACE FOR RESIDENTIAL USE SHALL BE CALCULATED IN RELATION TO THE PORTION OF THE LOT WHICH THE RESIDENTIAL FLOOR AREA IS TO THE TOTAL FLOOR AREA IN THE BUILDING.5.22.3SPECIAL REQUIREMENTS IN RESIDENCE A-1, A-2, B, C, AND C-1 AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE IN THESE DISTRICTS SHALL MEET ALL OF THE REQUIREMENTS OF SECTION 5.22.1 ABOVE. AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PRIVATE OPEN SPACE SHALL MEET THE DEFINITION OF PERMEABLE OPEN SPACE AND SHALL NOT BE SUBJECT TO THE DIMENSIONAL LIMITATIONS OF SECTION 5.22.1 AS APPLIED TO PRIVATE OPEN SPACE.



NOTE: THESE DRAWINGS ARE INTENDED FOR ZONING / PLANNING APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING APPROVAL.



- (S.D.) = SMOKE DETECTOR
- (C.M.) = CARBON MONOXIDE DETECTOR
- X = EXST'G DOOR / WINDOW TO REMAIN
- 3080 = DOOR SIZE W/H - INCHES
- = WALL TO REMAIN
- - - = EXST'G WALL - DEMO
- ▒ = NEW WALL

FLOOR PLANS



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
PERMIT SET 4-26-22
PERMIT SET W/ ANALY. 6-29-22
PERMIT SET W/ BASE REV 7-8-22
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A1

ZBA SET 3-26-23



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

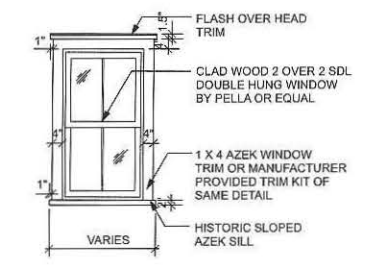
* LOW E4 SMART SUN GLASS (DUAL-PANE, TINTED LOW-E, ARGON BLEND GLASS, MIN U.30)

WINDOW SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
A	DOUBLE HUNG	16	2'-6" W X 4'-6" H	
B	CASEMENT	4	2'-6" W X 4'-6" H	EGRESS CASEMENT / CHECKRAIL
C	DOUBLE HUNG	1	2'-6" W X 3'-8" H	

EXTERIOR DOOR SCHEDULE				
#	TYPE	QUANTITY	UNIT SIZE	REMARKS
D	F.G. DOOR	2	5'-4" W X 6'-8" H	SAFETY GLASS
E	F.G. DOOR	2	3'-0" W X 6'-8" H	

- EXTERIOR MATERIALS KEY**
- ① SYNTHETIC TRIM
 - ② SDL CLAD 2/2 WOOD WINDOW
 - ③ MATCH EXISTING SIDING (CHECK W/ OWNER)
 - ④ MTL. DRIP EDGE
 - ⑤ P.V.C. RAILINGS / BALUSTRADE
 - ⑥ CEMENTITIOUS CLAPBOARDS (SMOOTH SIDE / 4" EXP)
 - ⑦ 3 TAB SHINGLES (ARCH GRADE) ON ICE / WATER SHIELD
 - ⑧ 1 X 6 AZEK BASE W/ AZEK CAP / MTL. FLASHING (TYP)
 - ⑨ SYNTHETIC TREADS & AZEK RISERS
 - ⑩ METAL GUTTERS & DOWNSPOUTS
 - ⑪ FULLY SHIELDED LIGHT FIXTURE
 - ⑫ EXTERIOR FIBERGLASS DOOR
 - ⑬ RECESSED EXT LED SOFFIT LIGHT
 - ⑭ REFINISH / REPLACE EXST'G TRIM
 - ⑮ 6" X 6" P.T. POST W/ AZEK WRAP
 - ⑯ GALVANIZED STEEL 60" DIA. EGRESS STAIR

NOTE:
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NOTE:
INSTALL ICE AND WATER SHIELD @ ALL (4) SIDES. LAP OVER FACE OF SHEATHING 6" MIN.

TYPICAL WINDOW
N.T.S.

ELEVATIONS

TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
 DRAWN BY: TS
 SCALE: 1/4" = 1'-0"
 PROJECT #: 2022-02
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 ZBA SET 2-17-23
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 ZBA SET 3-26-23

A2

ZBA SET 3-26-23

GENERAL REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE IBC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IBC/IRC, THE CITY OF CAMBRIDGE BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
- UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
- THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

MECHANICAL SYSTEMS NOTES GENERAL:

THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION IF REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OUTLINE SPECIFICATIONS OF THE OWNER'S ENGINEER.

THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED STAMPED DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

GENERAL NOTES:

CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.

G.C. TO ALERT ARCHITECT TO ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENT.

EXCAVATION SAFETY PRECAUTIONS:

SLIT TRENCH USING SHOVEL. DO NOT USE PICKAXE FOR SLIT TRENCH. DETECTION OF UNDERGROUND FACILITIES USING METAL OR CABLE DETECTOR. TRIAL EXCAVATION SHALL BE CARRIED OUT TO ENSURE PROTECTION OF UNDERGROUND FACILITY BEFORE MECHANICAL EXCAVATION. ADAPTING SOIL PROTECTION METHOD LIKE STEPPING, SLOPING, SHORING AND CLOSE SHEETING. IF EXCAVATION REACHED MORE THAN 9 FEET, SHORING OR CLOSE SHEETING SHALL BE DONE. ADEQUATE BARRICADE AND EXCAVATION SIGN BOARD. GAS TEST INSIDE EXCAVATION BEFORE JOB. TEMPORARY SUPPORT SHALL BE PROVIDED FOR EXISTING FOUNDATIONS. ADEQUATE SPACING BETWEEN WORKERS. LADDER SHALL BE POSITIONED AT LEAST 1 METER ABOVE THE LANDING LEVEL AND IS EXCAVATION EXCEED 1.2 METER TWO ACCESS IS REQUIRED. THERE SHOULD BE AT LEAST TWO MEANS OF ACCESS FOR PERSON WORKING INSIDE EXCAVATION IF WALKING DISTANCE IS MORE THAN 25 FEET. WALKWAYS ACROSS EXCAVATIONS SHOULD BE MADE BY SCAFFOLDING AND JUMPING ACROSS EXCAVATION IS NOT ALLOWED. EXCAVATED SOIL MATERIALS, EQUIPMENT SHALL MAINTAINED DISTANCE OF 1'-6" METER AWAY FROM THE EDGE OF EXCAVATION. IF ENGINE DRIVEN EQUIPMENT IS USING INSIDE EXCAVATION; CONFINED SPACE CONDITIONS SHALL BE FOLLOWED. SIGNAL MAN SHALL ALWAYS BE PRESENT WITH HEAVY EQUIPMENT LIKE EXCAVATOR, DUMP TRUCK, AND LOADER.

WINDOW NOTES:

ALL WINDOWS TO BE INSTALLED PER 2015 IRC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE INSTALLED COMPLYING WITH SECTION R612.3.

EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.

MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN.

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET

PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION

INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS

VENTILATION NOTES:

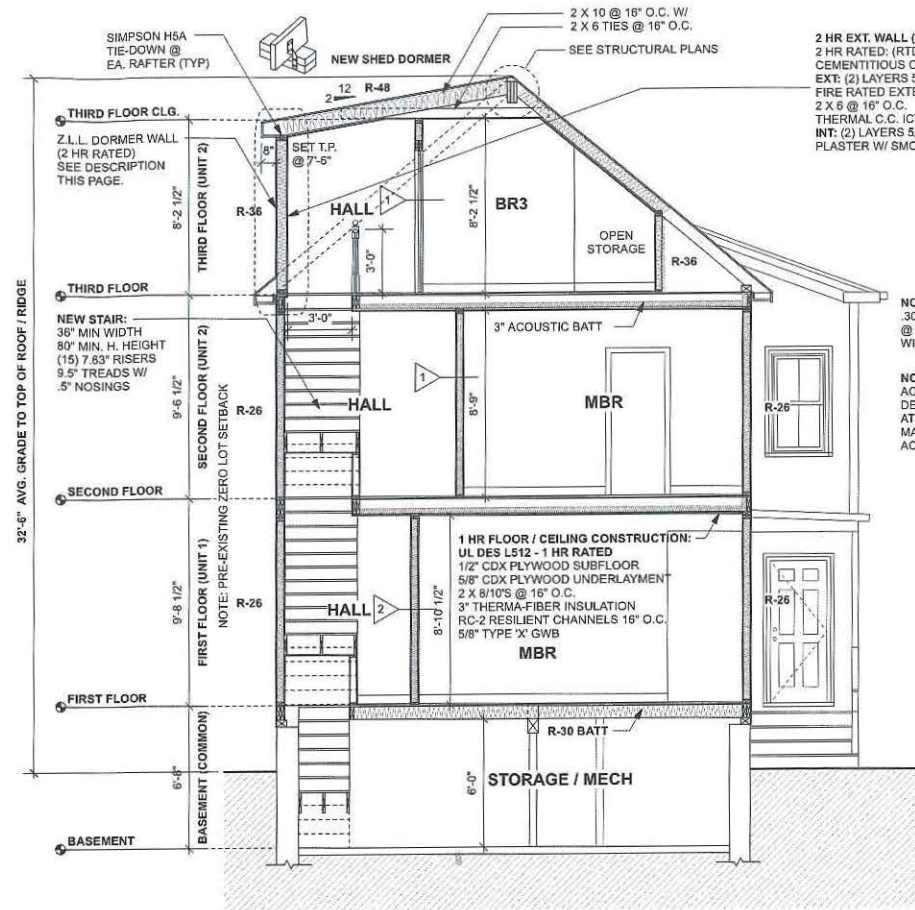
- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- USE LED LIGHTS
- ALL BATHROOMS USE WHISPERGREEN® SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FV-11-15VKL1 WHISPERGREEN SELECT™ - 110-130-150 CFM FANLED LIGHT

ELEC. & TEL/DATA NOTES

- VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK.
- ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
- LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
- VERIFY CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
- IN OFFICES/DENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP, VERIFY MOUNTING REQUIREMENTS IN THE FIELD. ROUTE POWER AND LOW VOLTAGE CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILINGS.
- PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAR BACKS.
- VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
- COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
- ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

INSULATION NOTES:

- FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
- MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
- ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
- WOOD FRAME EXTERIOR WALLS: SEE NOTE '10' ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WD WALLS IF OWNER ALLOWS
- MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
- FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
- UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
- SILL SEALER: PER IECC 2015 TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION, THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
- CLOSED CELL SPRAY FOAM: ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYNENE SPRAYFOAM
- RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM OF 2 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI. OWENS CORNING "CELLFORTH 200" OR APPROVED EQUAL.



NOTE:
30 MIN. U-VALUE @ ALL NEW WINDOWS / DOORS

NOTE: INSTALL ACOUSTICWOOL SOUND DEADENING MATERIAL AT ALL NEW FLOORS MANUFACTURED BY ACOUSTIBLOCK.

NOTES BY ASSEMBLY TYPE:

ROOF RE-CONSTRUCTION:
ARCHITECTURAL GRADE F.G. 3 TAB SHINGLES (MATCH EXISTING)
3/4" T & G PLYWOOD (ZIP BD. ALT)
ICE & WATER SHIELD
2 X 10 @ 16" O.C. (SEE FRAMING PLANS)
DORMER ROOF: 8" C.C. ICYNENE R48
EXISTING SLOPED ROOF: 6.5" C.C. ICYNENE R42
WOOD STRAPPING @ 16" O.C.
1/2" GWB W/ SMOOTH PLASTER VENEER

EXTERIOR WALL RE-CONSTRUCTION:
CEMENTITIOUS CLAPBOARDS (4" EXP) NON TEXTURED TO FACE OUT
AIR-INFILTRATION BARRIER
5/8" CDX PLYWOOD (ZIP BD. ALT)
2 X 4 @ 16" O.C.
EXISTING WALLS: 4" C.C. ICYNENE R26
DORMER WALLS: 5.5" C.C. ICYNENE R36
1/2" Gypsum BASE W/ SMOOTH PLASTER VENEER

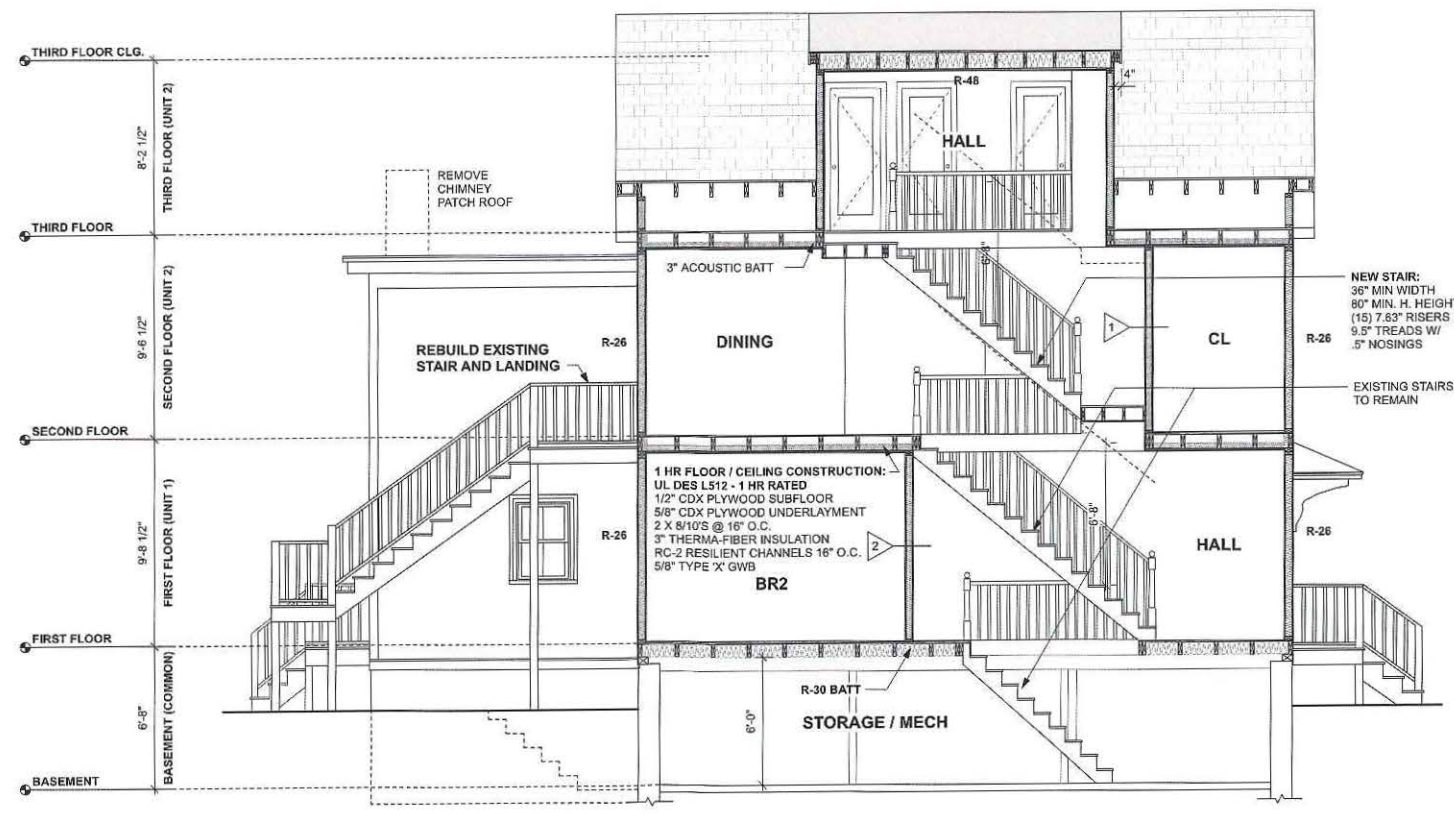
FLOOR / CLG. RE-CONSTRUCTION 1 HOUR RATED:
3/4" OAK FLOORING (POST FINISHED)
3/4" T & G PLYWOOD (AT PATCHING)
3" THERMAL MINERAL WOOL
RC-2 RESILIENT CHANNELS @ 16" O.C.
5/8" TYPE 'X' GWB W/ SMOOTH FINISHED PLASTER VENEER

FLOOR / CLG. RE-CONSTRUCTION NON-RATED:
3/4" OAK FLOORING (POST FINISHED)
3/4" T & G PLYWOOD (AT PATCHING)
3" ACOUSTIC BATT INSULATION
1 X 2 WOOD FURRING @ 16" O.C.
1/2" GWB W/ SMOOTH FINISHED PLASTER VENEER

INTERIOR WALL RE-CONSTRUCTION:
1/2" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
2 X 4 @ 16" O.C.
3" ACOUSTIC BATT @ ALL BATHROOMS / BEDROOM WALLS

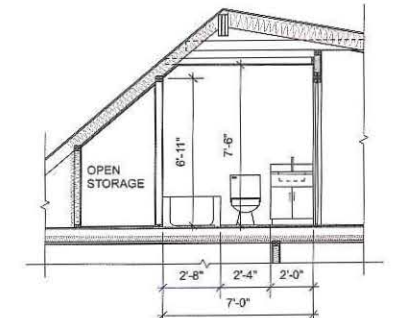
SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



SECTION C

1/4" = 1'-0"

NOTE:
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SECTIONS & NOTES



TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129



PROPOSED RENOVATIONS
50 KINNAIRD STREET
CAMBRIDGE, MA.

START DATE: 1/22/22
DRAWN BY: TS
SCALE: 1/4" = 1'-0"
PROJECT #: 2022-02
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A3

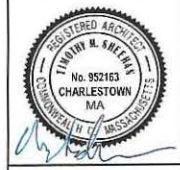
ZBA SET 3-26-23

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EXISTING
FLOOR PLANS



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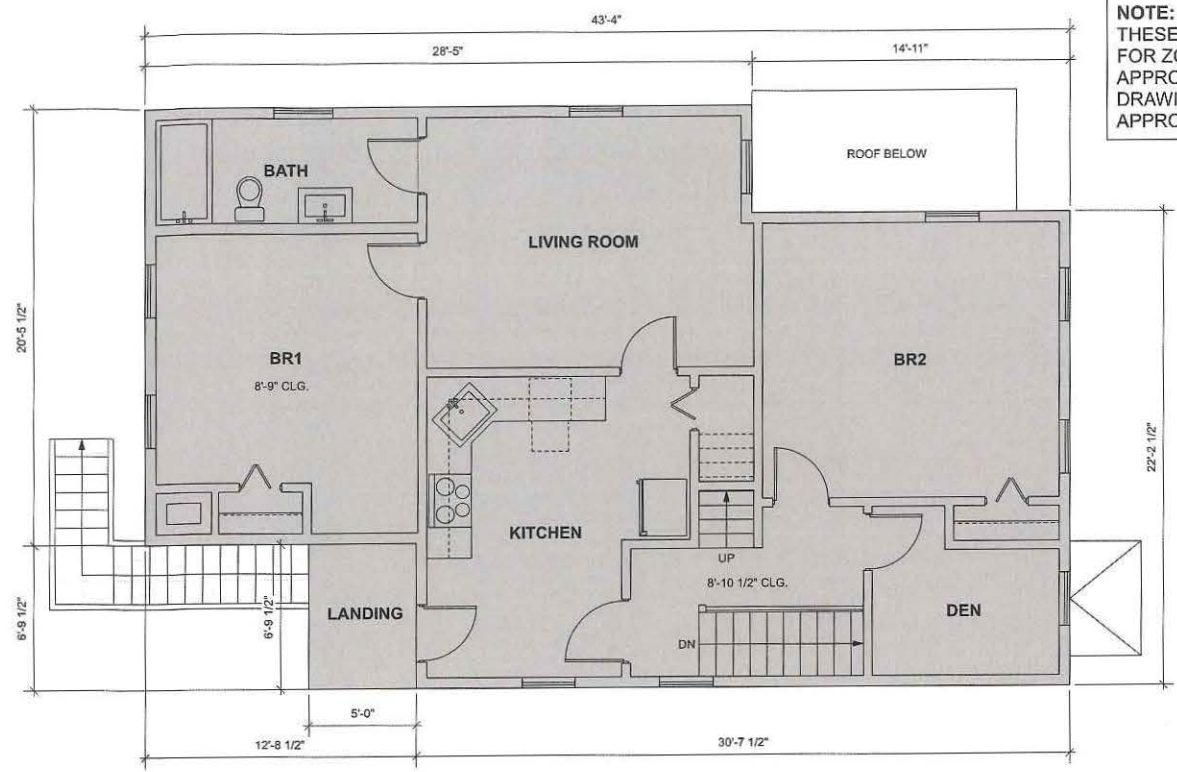
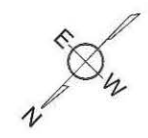


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CAMBRIDGE, MA.

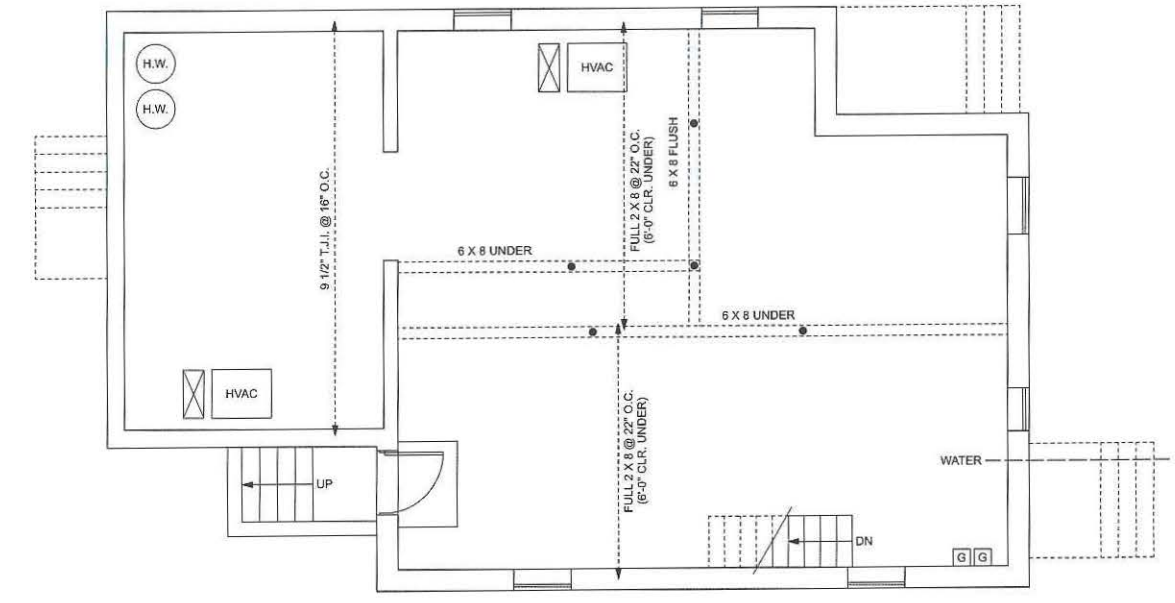
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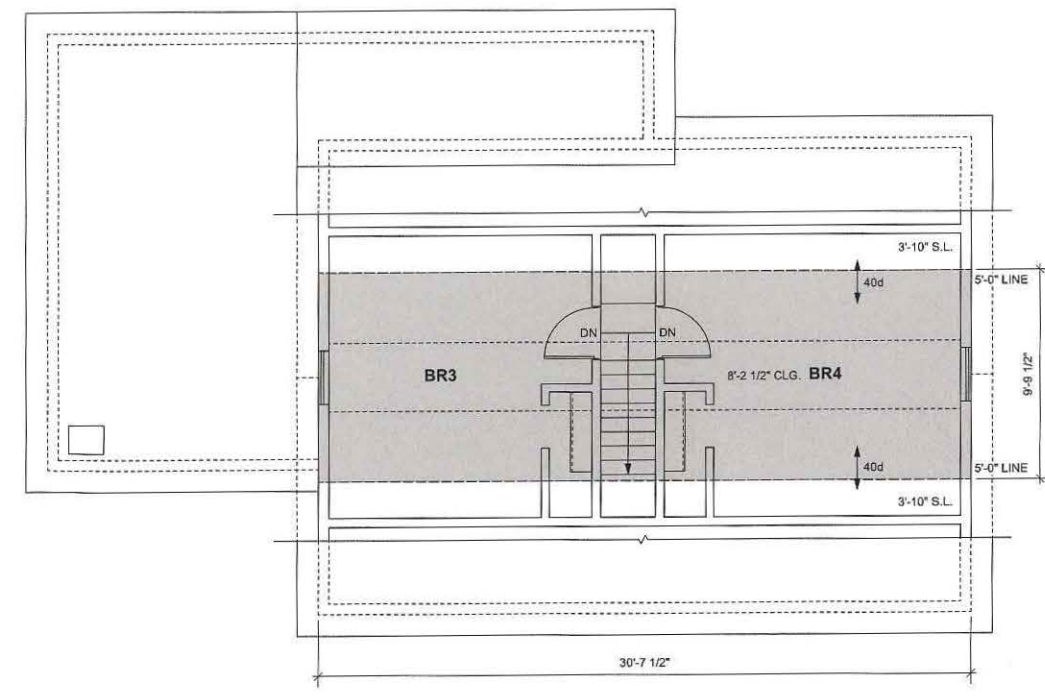
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



EXISTING BASEMENT PLAN
1/4" = 1'-0"



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



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

= 2,453 G.S.F. EXISTING HABITABLE AREA



EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

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