

88 HOLWORTHY STREET REVISED DEVELOPMENT PACKAGE



LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO A/D1 DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- CARBON MONOXIDE DETECTOR
- SMOKE ALARM
- LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
- LIGHT FIXTURE (SCONCE)
- LIGHT FIXTURE (RECESSED)
- EXHAUST FAN
- WALL TYPE TAG
- DOOR IDENTIFICATION SYMBOL
- WINDOW IDENTIFICATION SYMBOL
- FINISH ELEVATION.

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CJ CONTROL JOINT
- CLG CEILING
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXIST EXISTING
- FC FURRING CHANNEL
- FD FLOOR DRAIN
- FIN FINISH
- FL FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HDWD HARDWOOD
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MFR MANUFACTURER
- MIN MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLAM PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STRL STRUCTURE/STRUCTURAL
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- WZ WITH
- WNDW WINDOW

SITE LOCATION



DRAWING LIST

- GO.1 COVER SHEET
- EX-1 EXISTING PLOT PLAN
- EX-1 (REV) PROPOSED PLOT PLAN
- AX1.1 EXISTING FLOOR PLANS
- AD1.1 DEMOLITION FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED REFLECTED CEILING PLANS
- A2.1 PROPOSED EXTERIOR ELEVATIONS

CONTACT

ARCHITECT
Anderson Porter Design
1972 Mass Ave Cambridge, MA
02139
Dan Anderson
617-354-2501

CITY OF CAMBRIDGE ZONING ANALYSIS:

PROPERTY ADDRESS:	88 HOLWORTHY STREET CAMBRIDGE, MA 02138	
ZONING DISTRICT	RESIDENCE B	
LOT SIZE	±8,637 S.F.	
MAX F.A.R.	0.50 (5,000sf) / 0.35 (for additional lot area)	
PROJECT DESCRIPTION	REAR LOT DEVELOPMENT PLAN - ALTERATION OF EXISTING TWO-FAMILY STRUCTURE WITH NEW DETACHED TWO-FAMILY STRUCTURE	
BUILDING AREAS	EXISTING:	PROPOSED:
	FIRST FLOOR: 1,048 GSF	FIRST FLOOR: 1,712 GSF (869 GSF in front + 843 GSF in rear)
	SECOND FLOOR: 1,024 GSF	SECOND FLOOR: 1,607 GSF (800 GSF in front + 807 GSF in rear)
	ATTIC: 171 GSF	ATTIC: 476 GSF (in front only)
	TOTAL: 2,243 GSF*	TOTAL: 3,795 GSF*
	*BASEMENT AREA EXCLUDED FROM F.A.R. PER ARTICLE 2 GROSS FLOOR AREA EXCLUSIONS #15	

	ALLOWED/REQUIRED	EXISTING	PROPOSED	EXISTING COMPLIANCE	PROPOSED COMPLIANCE
F.A.R.	0.50 + 0.35 (2500 + 1272.95=3772.95)	0.448+ 0.0 (2243 + 0=2243)	0.50+ 0.356 (2500+1295=3795)	CONFORMING	RELIEF REQUIRED (+22.05 SF) 0.6%
MINIMUM LOT AREA/D.U.	2,500 S.F. (first 5,000sf) + 4,000 S.F. (additional)	2,500 S.F. + 0.0 S.F.	2,500 S.F. + 1,818.5 S.F.	CONFORMING	RELIEF REQUIRED (1.09 UNITS)
MINIMUM SETBACK (FRONT YARD)	15'	9.1'	15'	NON-CONFORMING	CONFORMING
MINIMUM SETBACK (SIDE YARD)	7.5' (SUM OF 20)	3.7' (SUM 24.9')	7.5' (SUM OF 20)	NON-CONFORMING	CONFORMING (RELOCATE EXISTING)
MINIMUM SETBACK (REAR YARD)	35'	103.9'	38.6'	CONFORMING	CONFORMING
MAXIMUM HEIGHT	35'	30.4'	33.1'	CONFORMING	CONFORMING
MINIMUM OPEN SPACE RATIO	40%	79.9%	52%	CONFORMING	CONFORMING
MINIMUM LOT WIDTH	50'	50'	50'	CONFORMING	CONFORMING
GENERAL RANGE OF ALLOWED USES	SINGLE AND TWO-FAMILY DETACHED DWELLINGS.	TWO-FAMILY	DETACHED TWO-FAMILY AT REAR	CONFORMING	RELIEF REQUIRED (BEYOND 75' DEPTH)

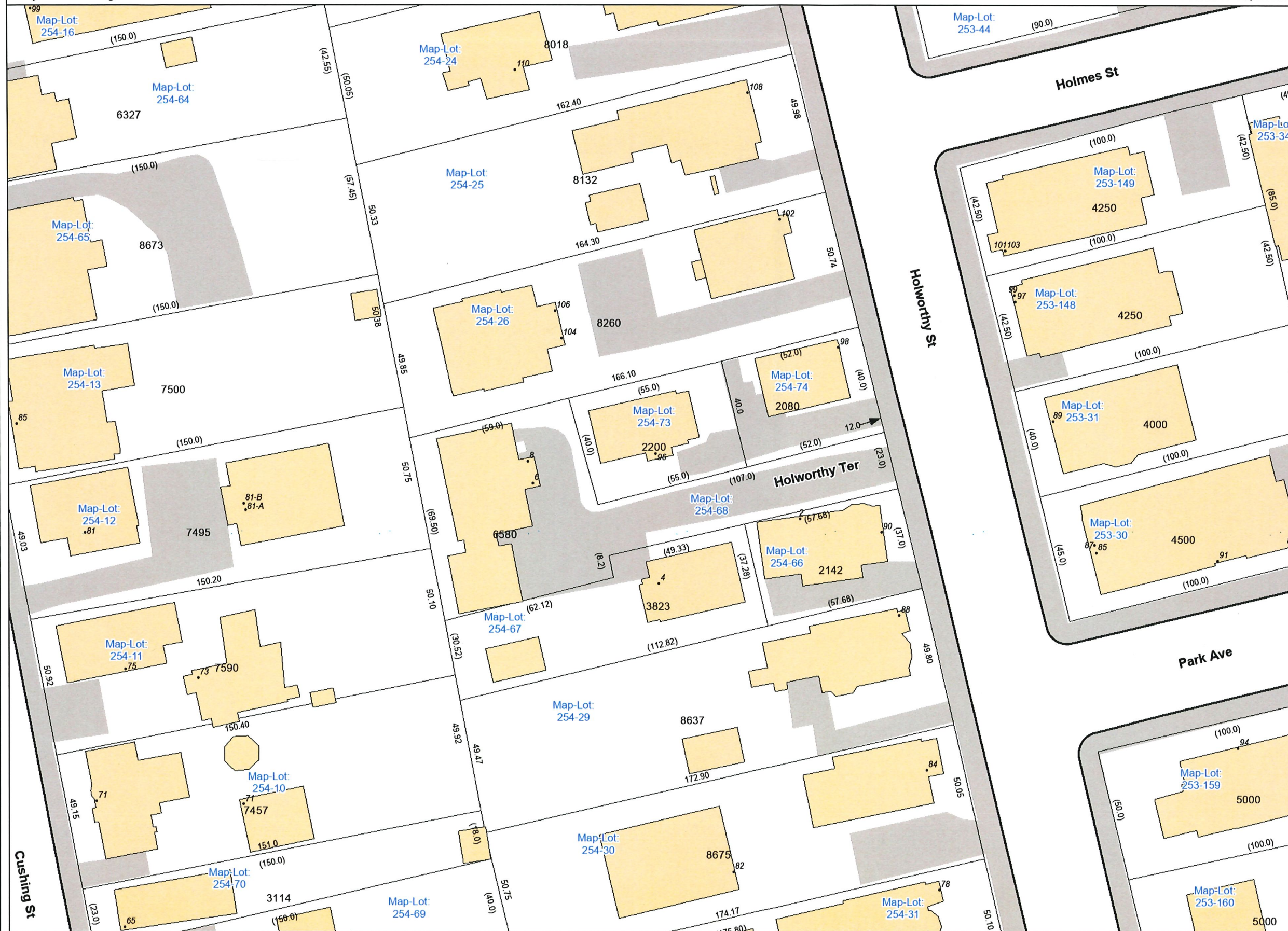
REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Mass Ave Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY
Address: 88 HOLWORTHY STREET
CAMBRIDGE, MA
02138

Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN
Proj #: 1929
Date: 03/09/2023
Scale:
Drawn By: DA/DS
Drawing No: **GO.1**



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

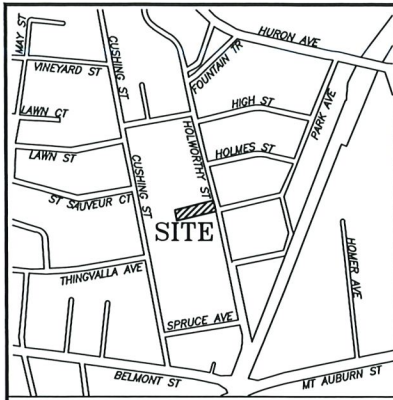


City of Cambridge
Massachusetts
1" = 35 ft

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www.cambridgema.gov/gis

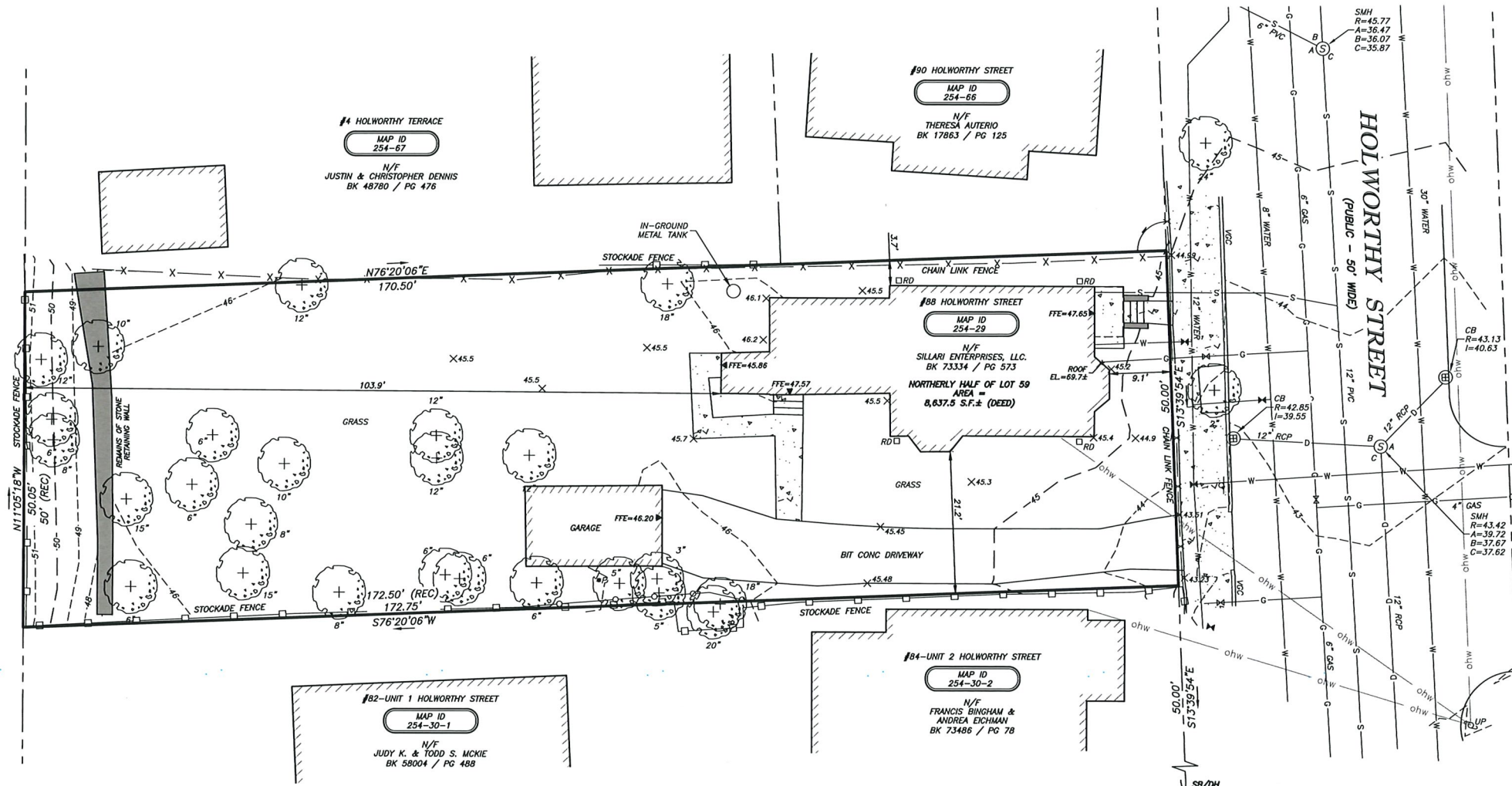




VICINITY SKETCH
NTS

#71 CUSHING STREET
MAP ID 254-10
N/F
GEORGE J. & LYNN M. WHITE
BK 71194 / PG 41

#65 CUSHING STREET
MAP ID 254-70
N/F
SANDRA K. PILOTTO & DUNCAN S. MARTIN
BK 65885 / PG 278



#4 HOLWORTHY TERRACE
MAP ID 254-67
N/F
JUSTIN & CHRISTOPHER DENNIS
BK 48780 / PG 476

#90 HOLWORTHY STREET
MAP ID 254-66
N/F
THERESA AUTERIO
BK 17863 / PG 125

#88 HOLWORTHY STREET
MAP ID 254-29
N/F
SILLARI ENTERPRISES, LLC.
BK 73334 / PG 573
NORTHERLY HALF OF LOT 59
AREA = 8,637.5 S.F.± (DEED)

#84-UNIT 2 HOLWORTHY STREET
MAP ID 254-30-2
N/F
FRANCIS BINGHAM & ANDREA EICHMAN
BK 73486 / PG 78

#82-UNIT 1 HOLWORTHY STREET
MAP ID 254-30-1
N/F
JUDY K. & TODD S. MCKIE
BK 58004 / PG 488

NOTES

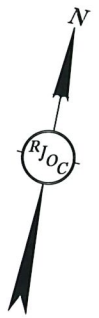
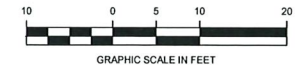
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY, AS OF THE DATE OF THIS SURVEY. NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS PERFORMED ON 10/01/2019.
- THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS THE CITY OF CAMBRIDGE VERTICAL DATUM. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 419 OF 656, MAP NUMBER 2501700419E, EFFECTIVE DATE JUNE 04, 2010.
- THE PARCEL IS LOCATED IN THE RESIDENTIAL B ZONING DISTRICT AS DEPICTED ON THE CITY OF CAMBRIDGE ZONING MAP DATED DECEMBER 7, 2017.
- CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
- PLAN BOOK 2-B PAGE 80
 - PLAN 84 OF 1997
 - PLAN 978 OF 1936

LEGEND

—	PROPERTY LINE	CC	CONCRETE CURB
- - -	ABUTTING PROPERTY LINE	VGC	VERTICAL GRANITE CURB
- · - · -	EASEMENT LINE	BCB	BITUMINOUS CONC. CURB
- - - S - - -	SEWER LINE	HC	HANDICAP
- - - D - - -	EXISTING DRAIN LINE	HPDE	HIGH DENSITY POLYETHYLENE
- - - W - - -	WATER LINE	CONC.	CONCRETE
- - - G - - -	GAS LINE	LSA	LANDSCAPE AREA
- - - E - - -	ELECTRIC LINE	▽	DOOR
- - - T - - -	TELEPHONE LINE	□	SIGN
- - - ohw - - -	OVERHEAD WIRES	⊙/⊙	PARKING COUNT/COMPACT NUMBER
- · - · -	GUARDRAIL	⊕	DECIDUOUS TREE
- X - X -	CHAIN LINK FENCE	⊗	CONIFEROUS TREE
⊙/UP	UTILITY POLE	⊕/DH	STONE BOUND WITH DRILL HOLE
⊗/LP	LIGHT POLE		
⊕	ELECTRIC HAND HOLE		
⊙	CABLE MANHOLE		
⊙	SEWER MANHOLE		
⊙	DRAIN MANHOLE		
⊕	CATCH BASIN		
⊕	WATER VALVE		
⊕	FIRE HYDRANT		
⊕ SPR	SPRINKLER CONNECTION		
⊕ PIV	POST INDICATOR VALVE		
●	BOLLARD		
⊕ GM	GAS METER		
⊕	GAS VALVE		
⊕ RD	ROOF DRAIN		
⊕ AD	AREA DRAIN		
ICV	IRRIGATION CONTROL VALVE		



RJOc

DATE	11-05-2020
REVISION	
UPDATED LOT AREA	
NO	1

Record Owner:
SILLARI ENTERPRISES, LLC
91 PARK AVENUE
CAMBRIDGE, MA 02138
BK 73334 / PG 573

Location:
MAP ID 254-29
88 HOLWORTHY STREET
CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVILE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
ANDERSON PORTER DESIGN
875 MAIN STREET
(2ND FLOOR)
CAMBRIDGE, MA 02139

PROJECT NAME:
88 HOLWORTHY STREET
CAMBRIDGE, MA 02138

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 10/01/2019.

PROFESSIONAL LAND SURVEYOR FOR DATE
RJO'CONNELL & ASSOCIATES, INC.
DRAWN BY: TDB
REVIEWED BY: SML
SCALE: 1"=10'
FIELD CREW: AA / JBJ
FIELD BOOK: FIELD BOOK 34 / PG 40
DATE: 10/29/2019
DRAWING NAME:

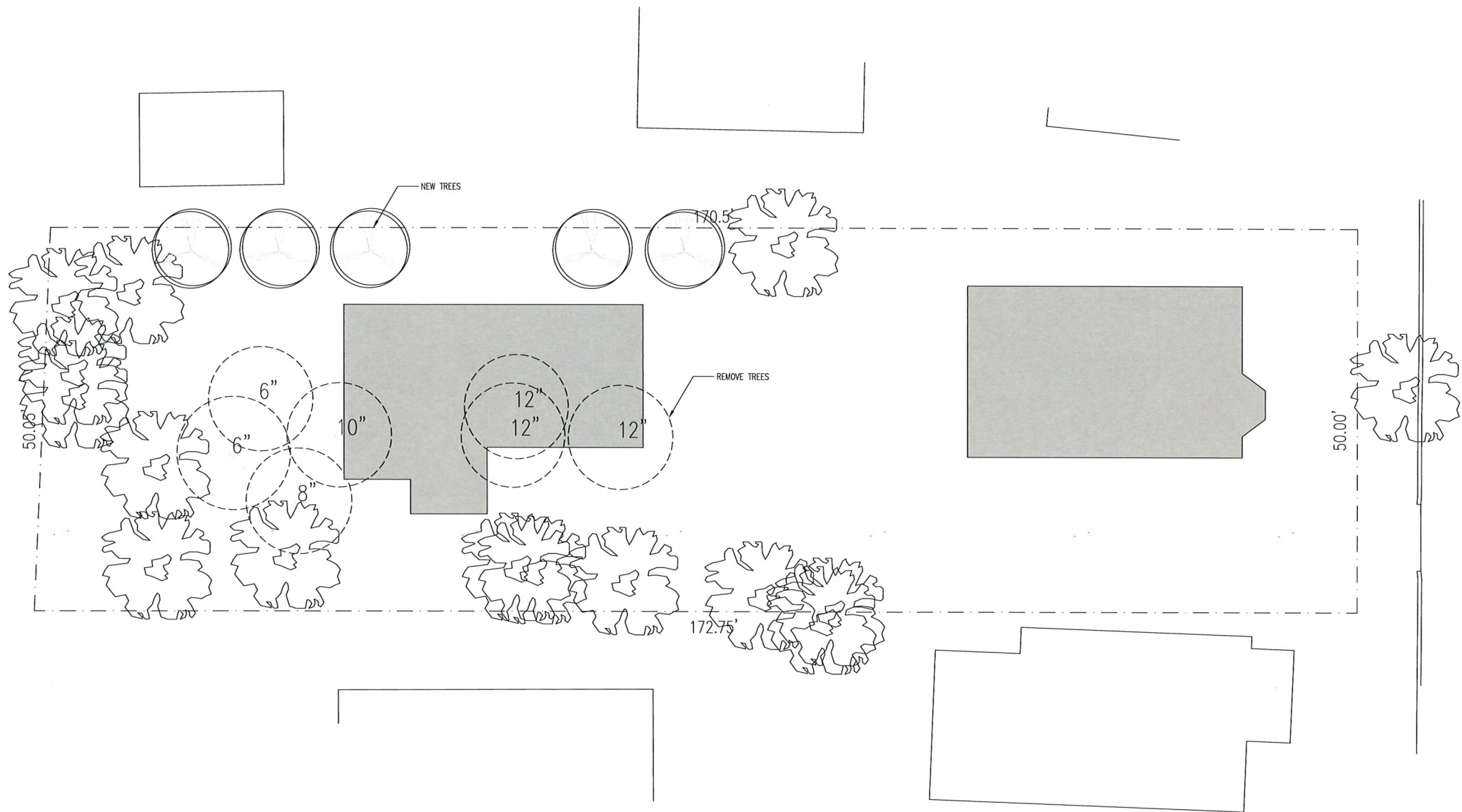
EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-1

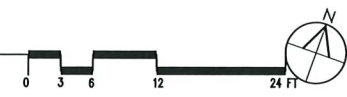
PROJECT NUMBER:
19118

Drawing name: \\10.0.0.8\projects\MA\Cambodge\Anderson Porter Design\BB Holworthy Street\Survey\DMC\19118_Survey.dwg
Nov 06, 2020 - 14:59pm





1 Site Plan: Proposed Tree Plan
 L1.3 Scale 1/8" = 1'-0"



PERMIT SET

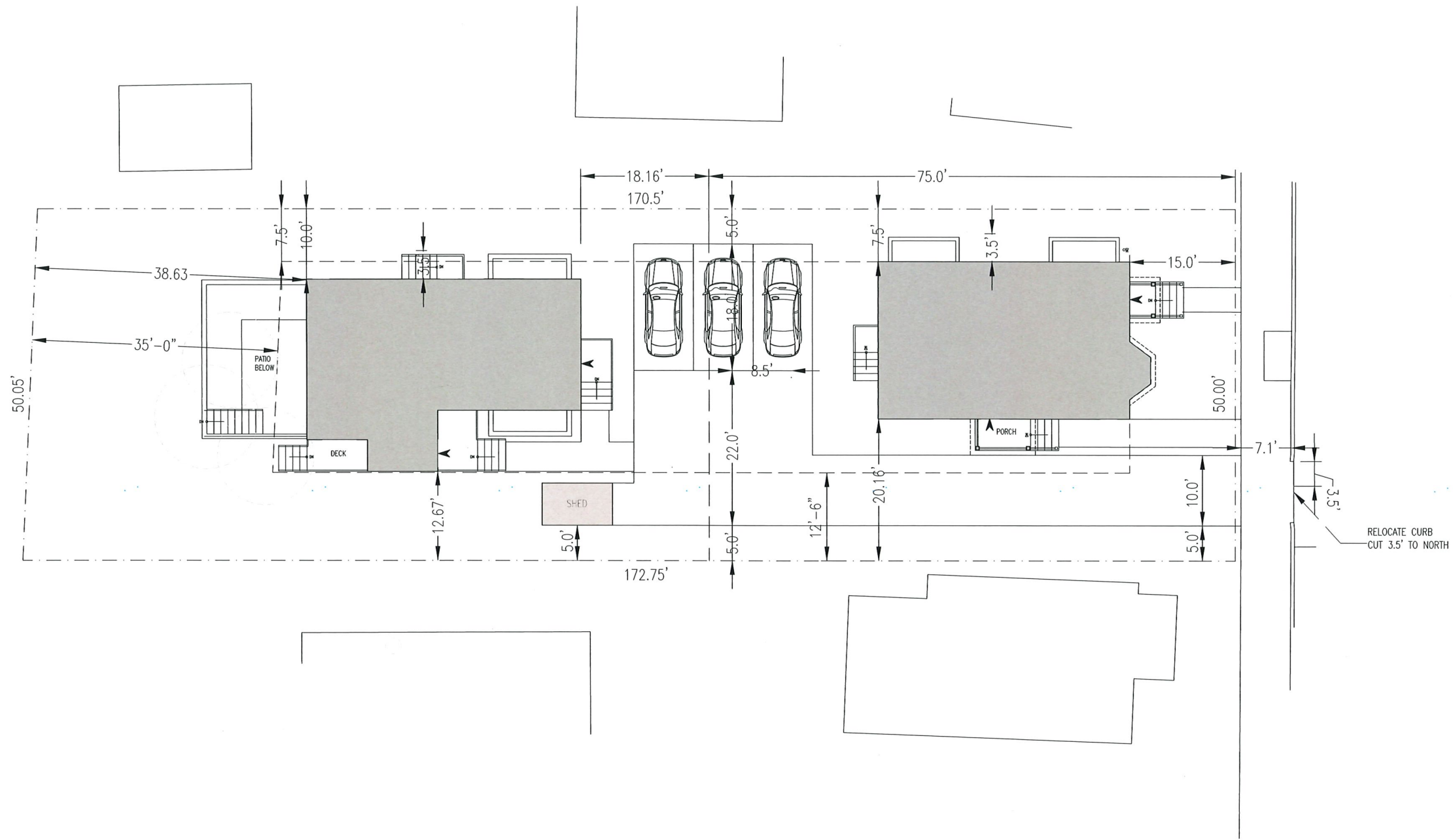
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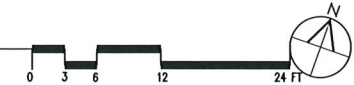
Project 88 HOLWORTHY
 Address 88 HOLWORTHY STREET
 CAMBRIDGE, MA
 02138

Title LANDSCAPE PLAN

Drawing Issued By ANDERSON PORTER DESIGN	
Proj # 1929	Drawing No.
Date 03/09/2023	
Scale 1/8"=1'	L1.0
Drawn By DA	



1 Site Plan: Zoning
 L1.1 Scale 1/8" = 1'-0"



PERMIT SET

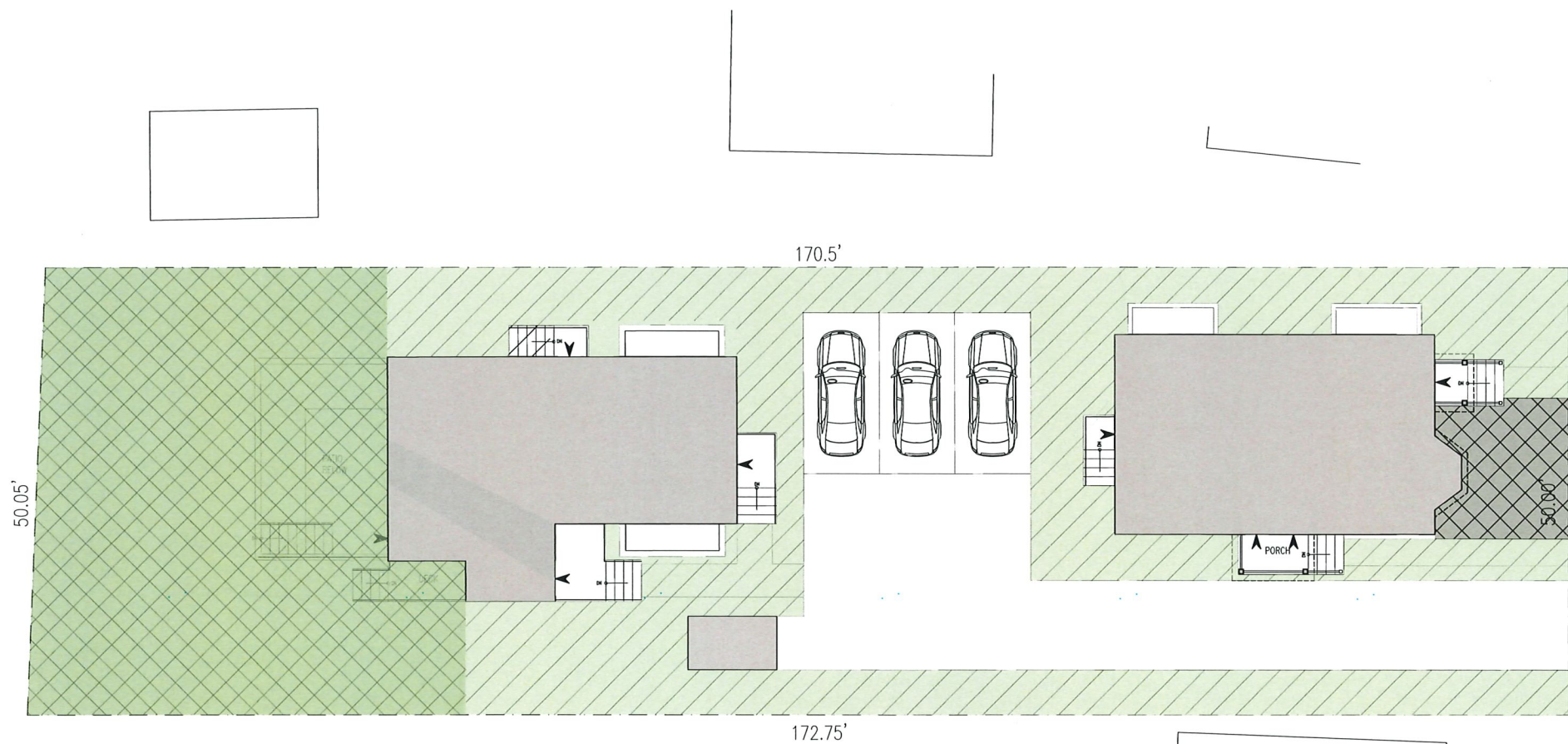
REVISIONS		
No.	Description	Date



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Title: ZONING SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Fig # 1929	Drawing No.
Date: 03/09/2023	Scale: 1/8"=1'
Drawn By: DA	L1.1



-  PRIVATE OPEN SPACE - 2324 SF (27%)
-  PERMEABLE OPEN SPACE - 2149 SF (25%)
- TOTAL OPEN SPACE - 4473 SF (52%)

1 Site Plan: Open Space
 L1.2 Scale 1/8" = 1'-0"



PERMIT SET

REVISIONS		
No.	Description	Date

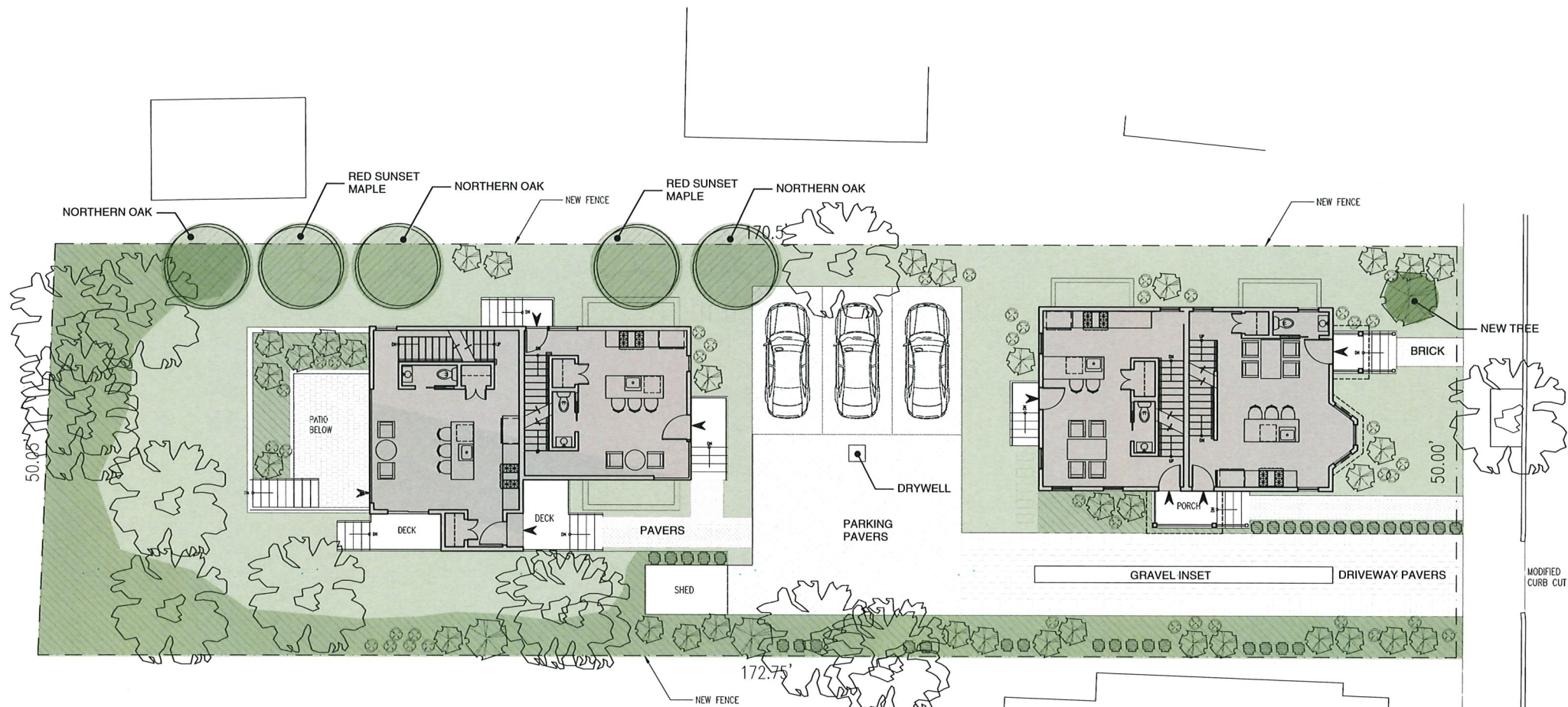
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Title: OPEN SPACE PLAN

Drawn by: ANDERSON PORTER DESIGN
 Proj #: 1929
 Date: 03/09/2023
 Scale: 1/8" = 1'
 Drawn By: DA

L1.2



- BOXWOOD
- AZALEA AND RHODEDENDRON
- HOSTA AND ASTILBE
- NEW TREE KOUSSA DOGWOOD
- GROUND COVER PACHYSANDRA AND MYRTLE

1 Site Plan: Landscape
 L1.3 Scale 1/8" = 1'-0"



PERMIT SET

REVISIONS		
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Title LANDSCAPE PLAN

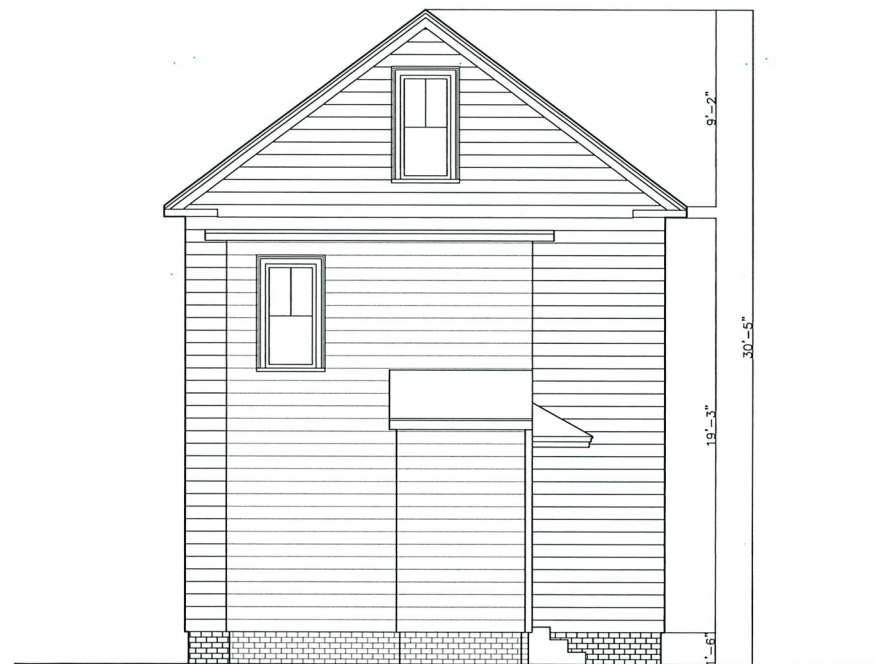
Drawing based by ANDERSON PORTER DESIGN	
Fig # 1929	Drawing No.
Date 03/09/2023	
Scale 1/8" = 1'	L1.3
Drawn By DA	



1 Elevation: Front
A2.1 Scale 1/4" = 1'-0"



2 Elevation: South Side
A2.1 Scale 1/4" = 1'-0"



3 Elevation: Rear
A2.1 Scale 1/4" = 1'-0"



4 Elevation: North Side
A2.1 Scale 1/4" = 1'-0"



REVISIONS		
No.	Description	Date

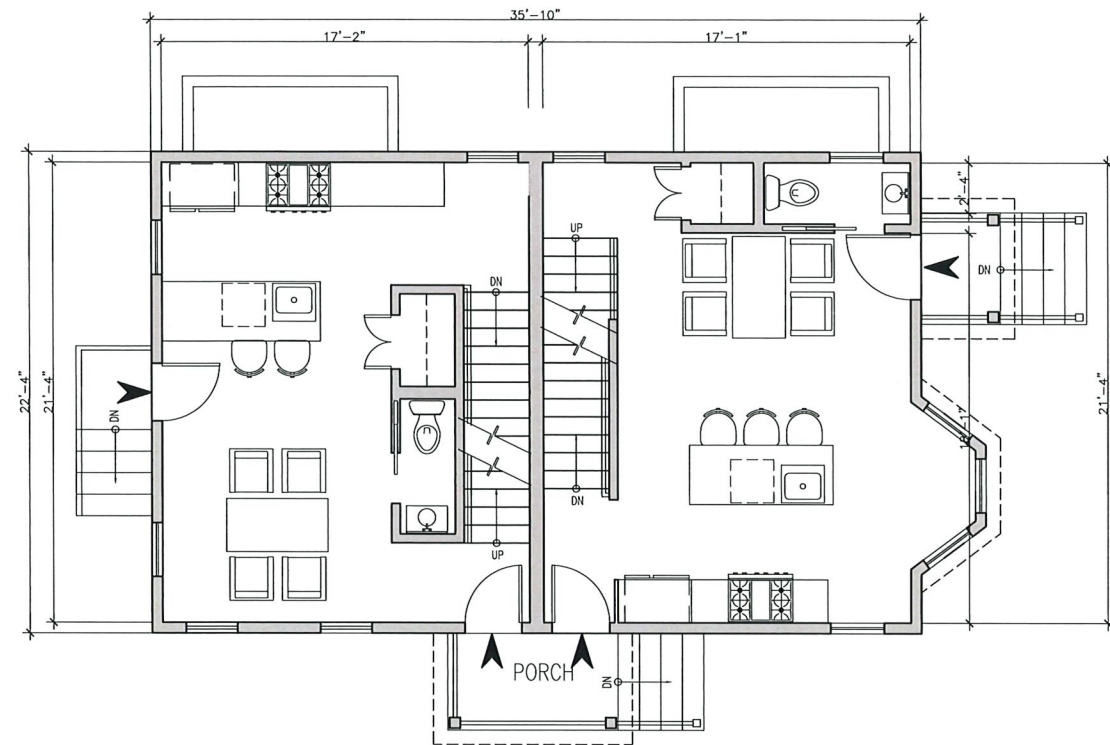
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Project 88 HOLWORTHY
Address 88 HOLWORTHY STREET
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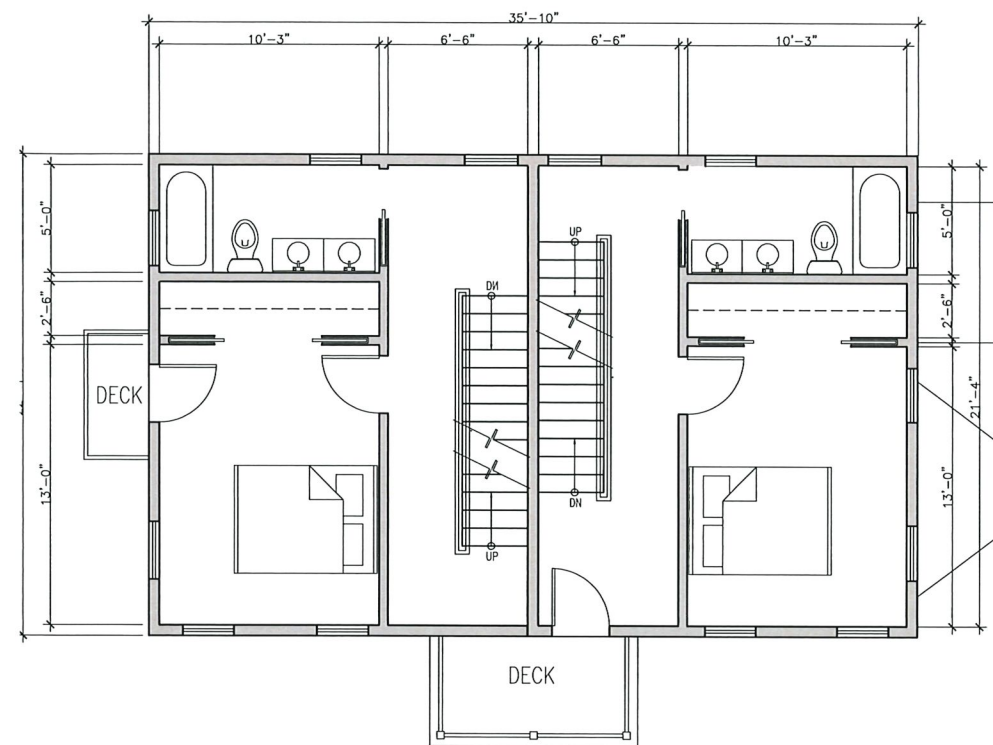
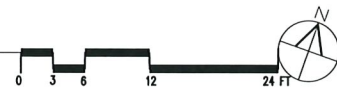
Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj # 1929
Date: 03/09/2023
Scale: AS NOTED
Drawn By: DA

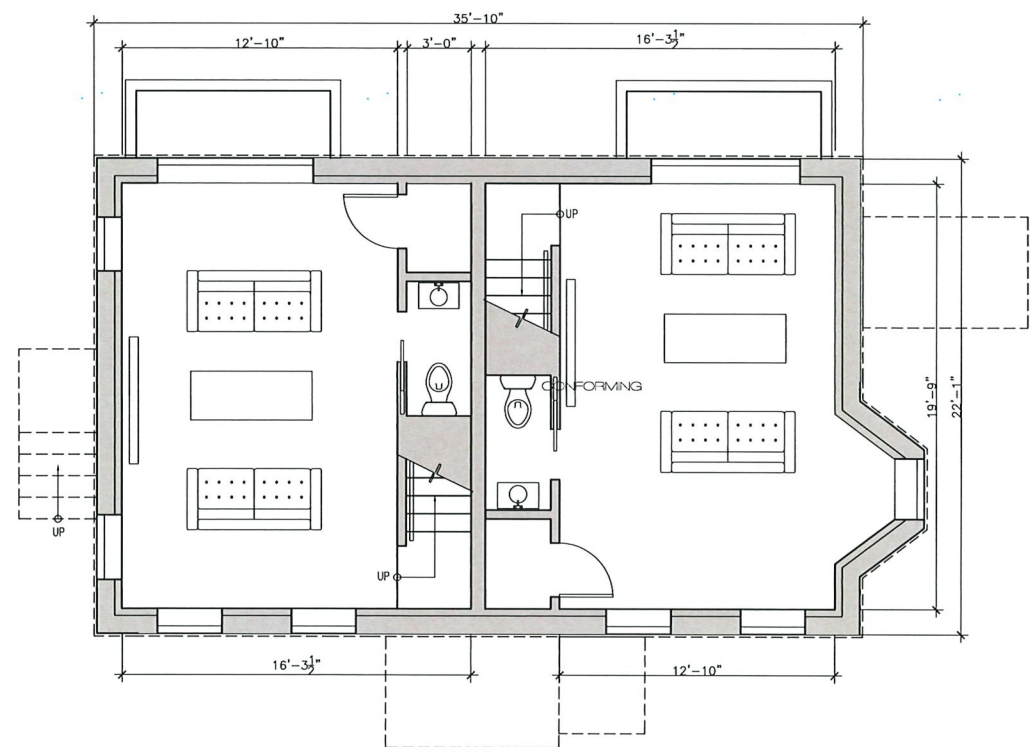
AX2.1



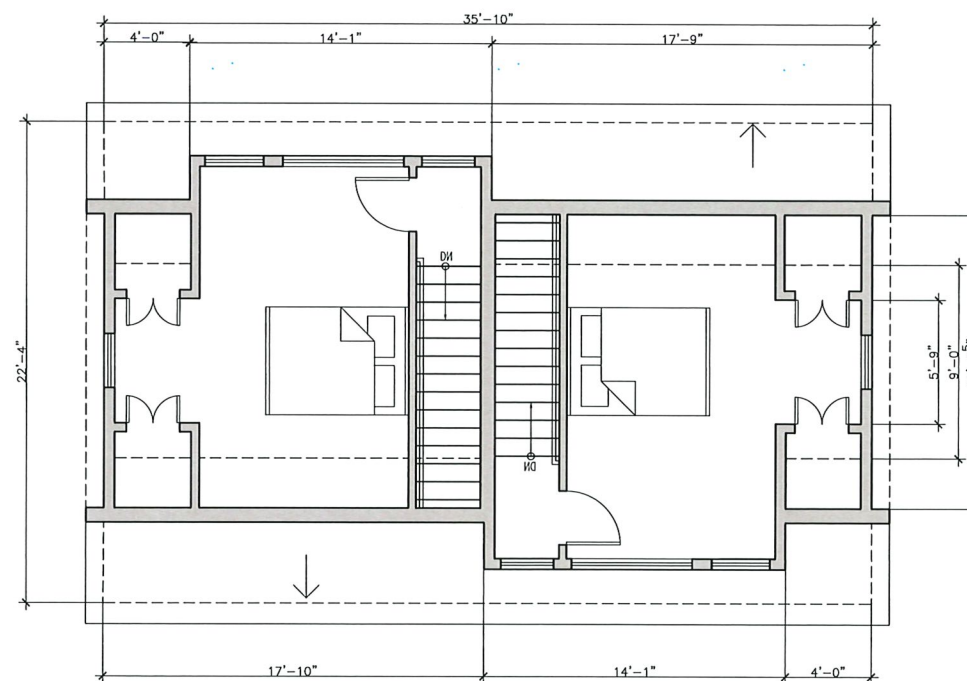
1 Plan: First Floor
A1.1 Scale 1/8" = 1'-0"



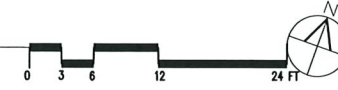
2 Plan: Second Floor
A1.1 Scale 1/8" = 1'-0"



3 Plan: Garden
A1.1 Scale 1/8" = 1'-0"



4 Plan: Upper Floor
A1.1 Scale 1/8" = 1'-0"



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Project 88 HOLWORTHY
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Title UNIT PLANS AT FRONT

Drawing Issued By ANDERSON PORTER DESIGN

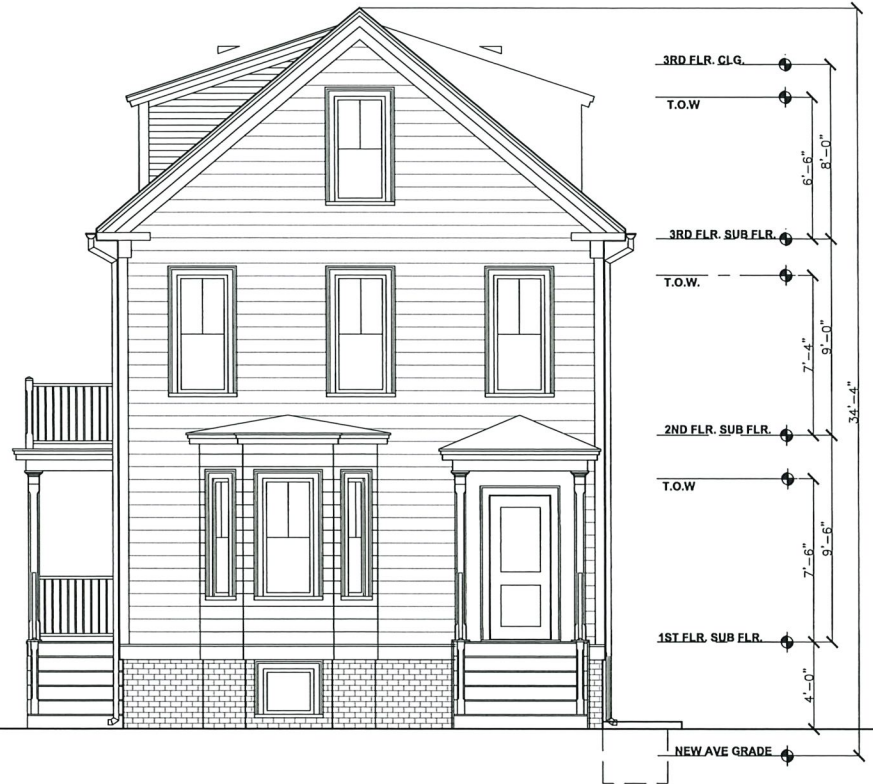
Proj # 1929 Drawing No.

Date 03/09/2023

Scale AS NOTED

Drawn By DA

A1.1



1 Elevation: East
A2.1 Scale 1/4" = 1'-0"



2 Elevation: South
A2.1 Scale 1/4" = 1'-0"



3 Elevation: West
A2.1 Scale 1/4" = 1'-0"



MATERIALS:
 ASPHALT SHINGLE ROOFING
 RACK AND EAVE DETAILS TO MATCH EXISTING
 BLACK CLAD DOUBLE HUNG WINDOWS 2/1
 WINDOW TRIM PROFILES TO MATCH EXISTING
 CLAPBOARD SIDING 7.5" EXPOSURE
 NEW GUTTERS AND DOWNSPOUTS
 NEW ENTABLATURE, CORNER BOARDS AND
 WATER TABLE
 BRICK VENEER OVER NEW CONCRETE
 FOUNDATION
 WOOD POSTS, RAILS, AND BALUSTERS
 NATURAL FINISH WOOD DECKING AND TREADS



4 Elevation: North
A2.1 Scale 1/4" = 1'-0"



REVISIONS		
No.	Description	Date

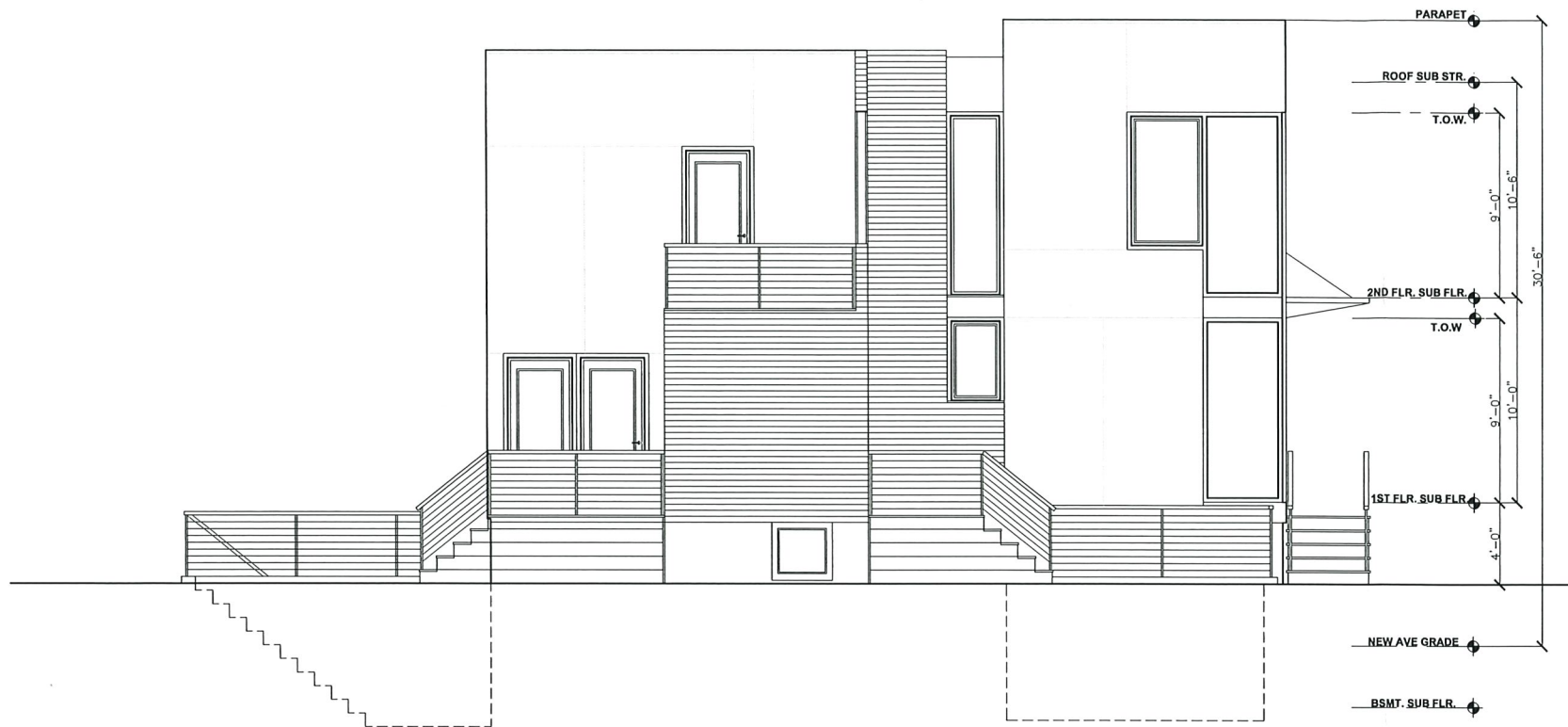
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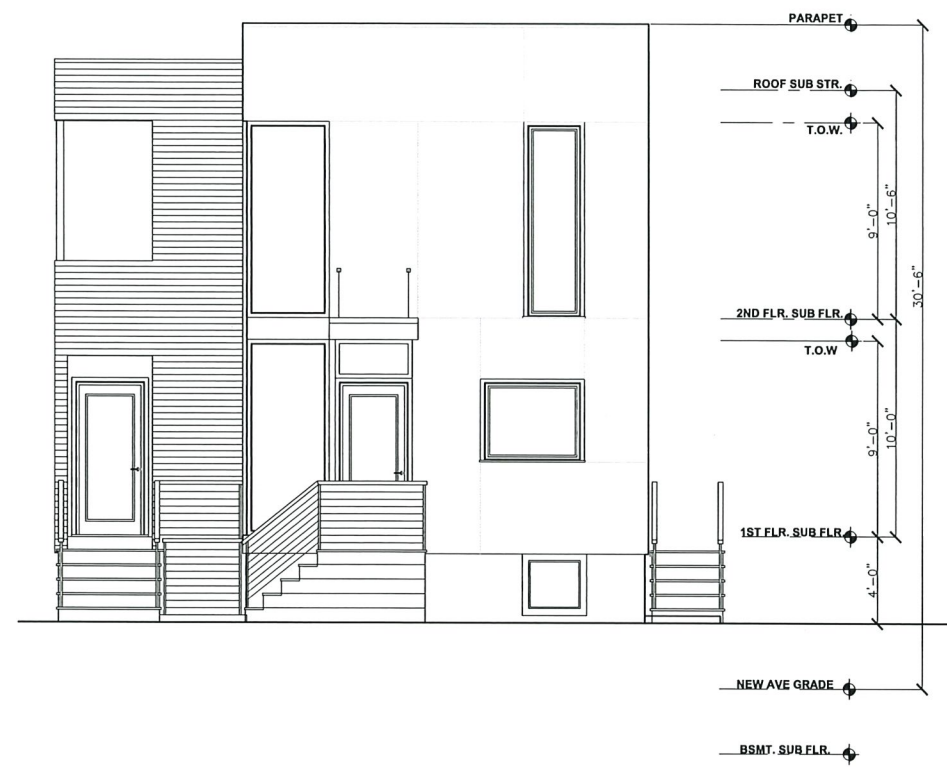
Title: PROPOSED ELEVATIONS

Drawing Date: ANDERSON PORTER DESIGN
 Proj #: 1929
 Date: 03/09/2023
 Scale: AS NOTED
 Drawn By: DA

Drawing No:
A2.1

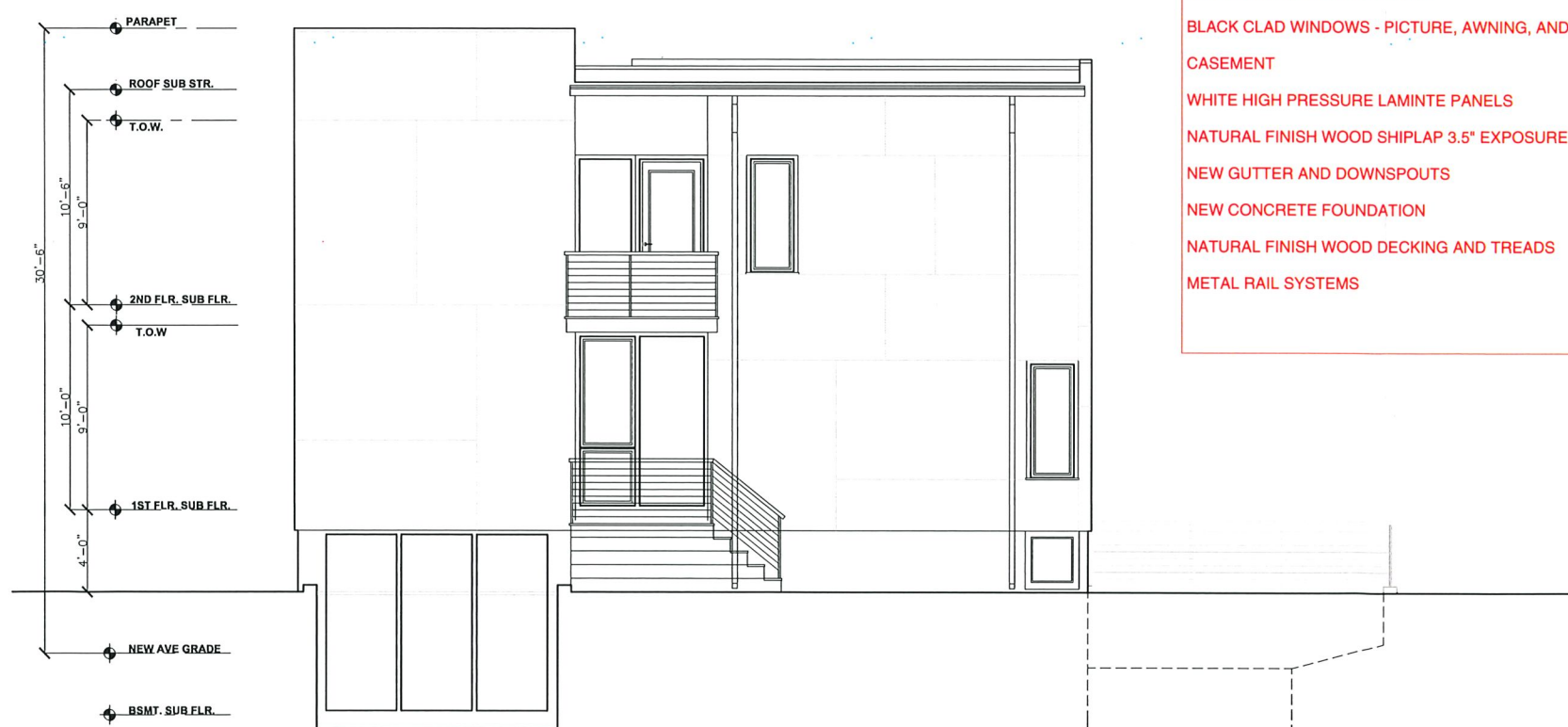


1 Elevation: South
Scale 1/4" = 1'-0"

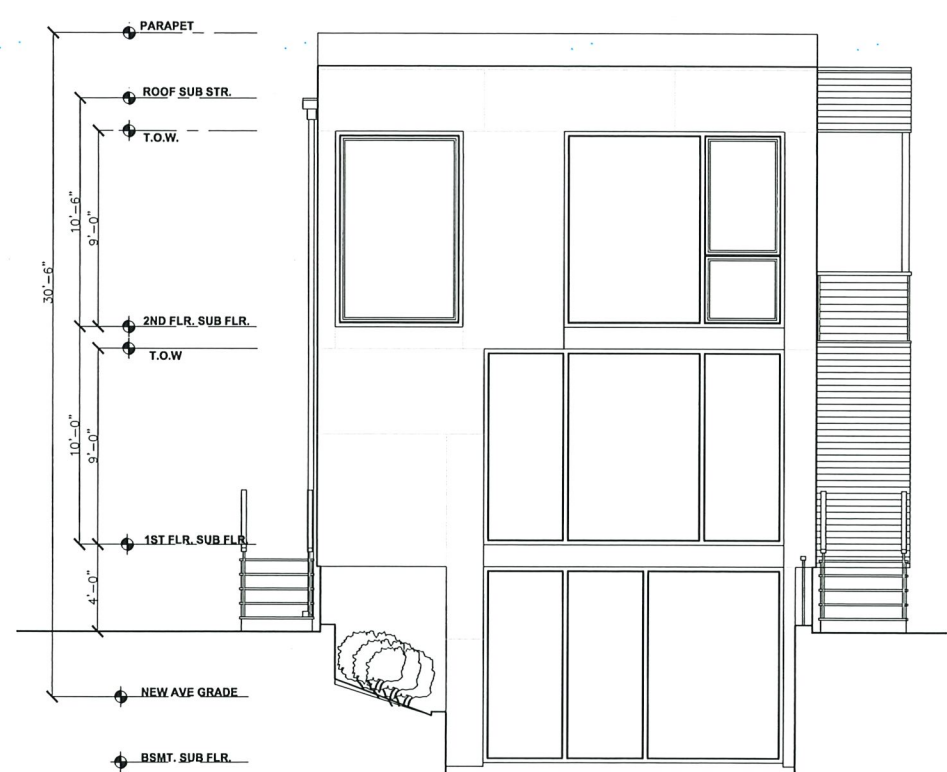


2 Elevation: East
Scale 1/4" = 1'-0"

MATERIALS:
 RUBBER MEMBRANE ROOFING
 BLACK CLAD WINDOWS - PICTURE, AWNING, AND CASEMENT
 WHITE HIGH PRESSURE LAMINATE PANELS
 NATURAL FINISH WOOD SHIPLAP 3.5" EXPOSURE
 NEW GUTTER AND DOWNSPOUTS
 NEW CONCRETE FOUNDATION
 NATURAL FINISH WOOD DECKING AND TREADS
 METAL RAIL SYSTEMS



3 Elevation: North
Scale 1/4" = 1'-0"



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

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A2.2