



11B MT AUBURN ST

11A MT AUBURN ST

HISTORIC ELEVATIONS TO REMAIN, REPAIRS TO AND REPLICATIONS OF EXISTING EXTERIOR ELEMENTS AS REQUIRED WITH LIKE IN KIND TO MAINTAIN THE HISTORIC CHARACTER OF BOTH BUILDINGS.

BRICK DRIVEWAY TO REMAIN. ALL NEW WINDOWS TO BE PELLA ARCHITECT SERIES, BLACK ALUM CLAD, WITH SIMULATED DIVIDED LIGHTS.

**EXISTING CHIMNEYS TO BE REMOVED AND REPLACED WITH REPLICA FAUX-CHIMNEYS TO MATCH EXISTING.
ALL EXTERIOR RAILINGS TO BE PAINTED WOOD TO MATCH EXISTING STYLES.**

22 APRIL 2024

**RENOVATIONS AND ADDITIONS
9, 11A AND 11B MT AUBURN ST**

**PREPARED FOR:
THE CAMBRIDGE HISTORICAL COMMISSION**

11A SCOPE OF WORK:

CONVERT USE TO (2) DWELLING UNITS. PROPOSED 3RD STORY REAR ADDITION WITH CROSS GABLE ROOF AND SHED DORMERS. MODIFICATIONS TO LEFT SIDE ENTRY. CONNECTING ROOF CANOPY TO 11A TO BE REMOVED. FRONT SIDE LANDSCAPING TO REMAIN AND BE ENHANCED.

11B SCOPE OF WORK:

CONVERT USE TO SINGLE FAMILY DWELLING UNIT WITH ACCESSORY APARTMENT IN BASEMENT.

(2) NEW 15'-0' SHED DORMERS

GENERAL NOTES:

ALL EXISTING WOOD ENTRY DOORS WILL BE RESTORED BY OLD BOSTONIAN AND REINSTALLED. ALL EXTERIOR COPPER WILL REMAIN.

ALL WOOD SIDING, TRIM, SILLS, ORAMENTAL MILLWORK WILL REMAIN, ONLY THOSE ELEMENTS ROTTEN OR DAMAGED BEYOND REPAIR WILL BE REPLACED WITH MATCHING WOOD MILLWORK. PAINT COLORS AND ROOF SHINGLES TO BE REVIEWED WITH CHC STAFF PRIOR TO WORK.

ARCHITECT

DATE

PROJECT

TITLE

SCALE

DRAWING

GCD ARCHITECTS

4/10/2024

9, 11A & 11B MT AUBURN STREET

**COVER PAGE
PHOTOS**

C.1

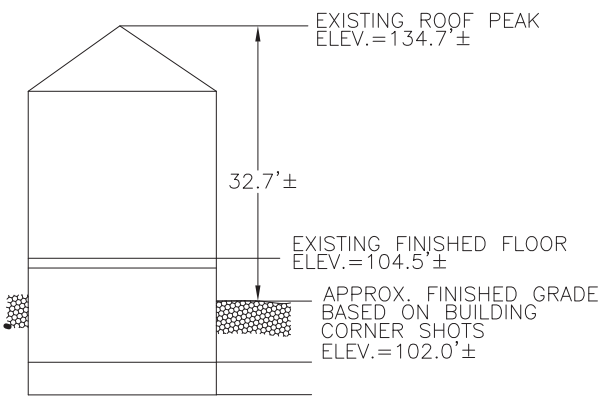
2 WORTHINGTON STREET
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Cambridge, MA

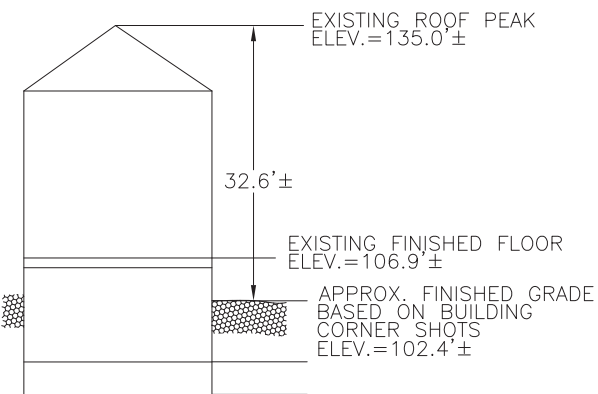
GCD ARCHITECTS

EXISTING LEGEND

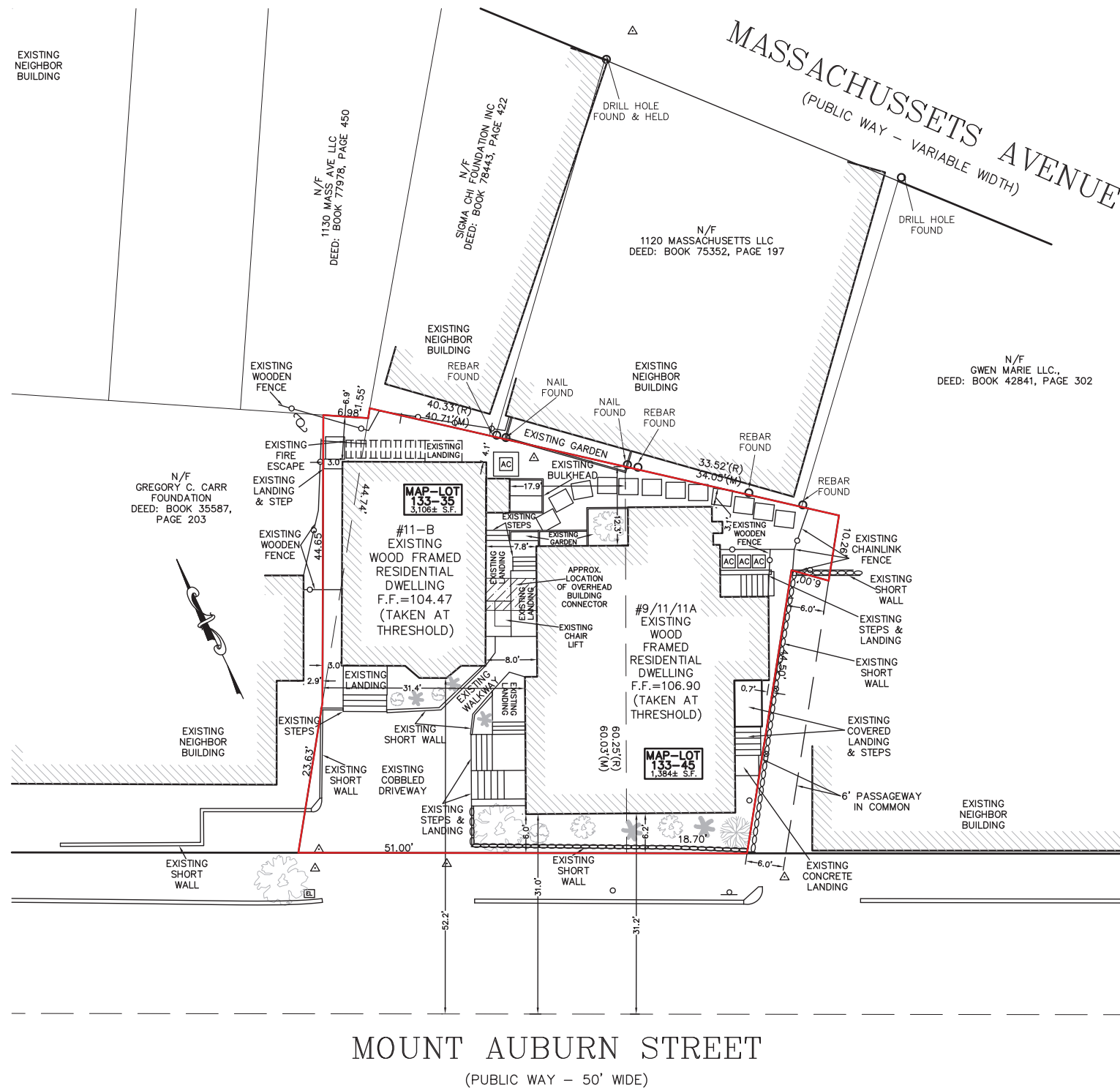
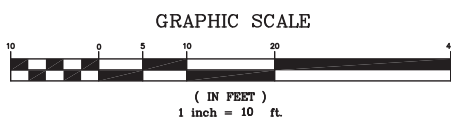
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE



EXISTING PROFILE #11B
NOT TO SCALE



EXISTING PROFILE #9-11-11A
NOT TO SCALE



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02/12/2024.
2. DEED REFERENCE: BOOK 31278, PAGE 280
PLAN REFERENCE 1: REF PLAN 1526 OF 2004
PLAN REFERENCE 2: REF PLAN BOOK 4757 PAGE 999
PLAN REFERENCE 3: REF PLAN 156 OF 1943
PLAN REFERENCE 4: REF PLAN BOOK 870 PG 220
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, ON PANEL NUMBER 0576E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
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8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
9. ZONING DISTRICT: 0-2: OFFICE-2.

SCALE	1"=10'
DATE	02/15/2024
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	11 MOUNT AUBURN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	PUN
CHKD BY	PUN
APPD BY	PUN
REVISION	
BY	
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	

SHEET NO.
1

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 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

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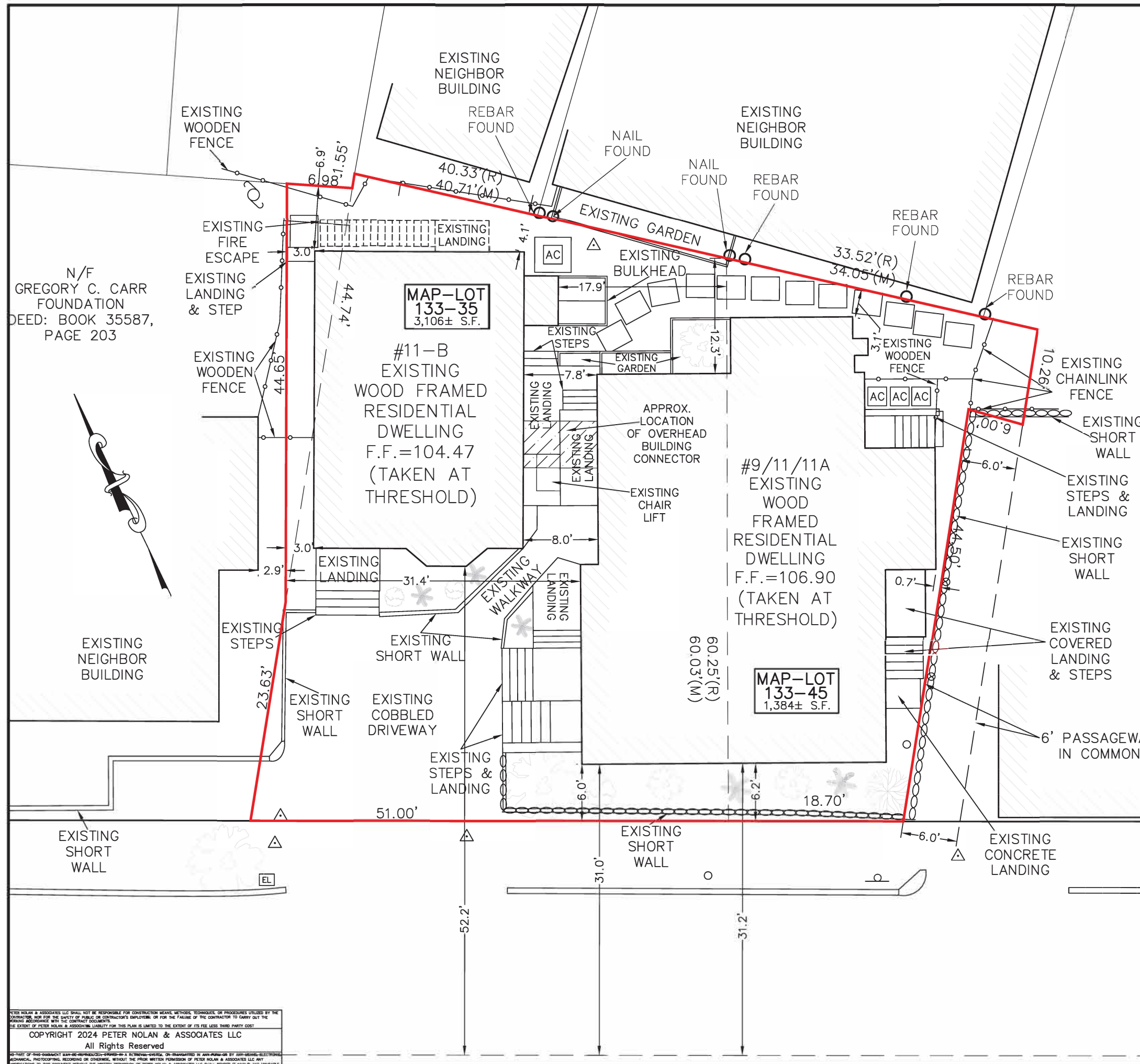
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8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.

9. ZONING DISTRICT: 0-2: OFFICE-2.

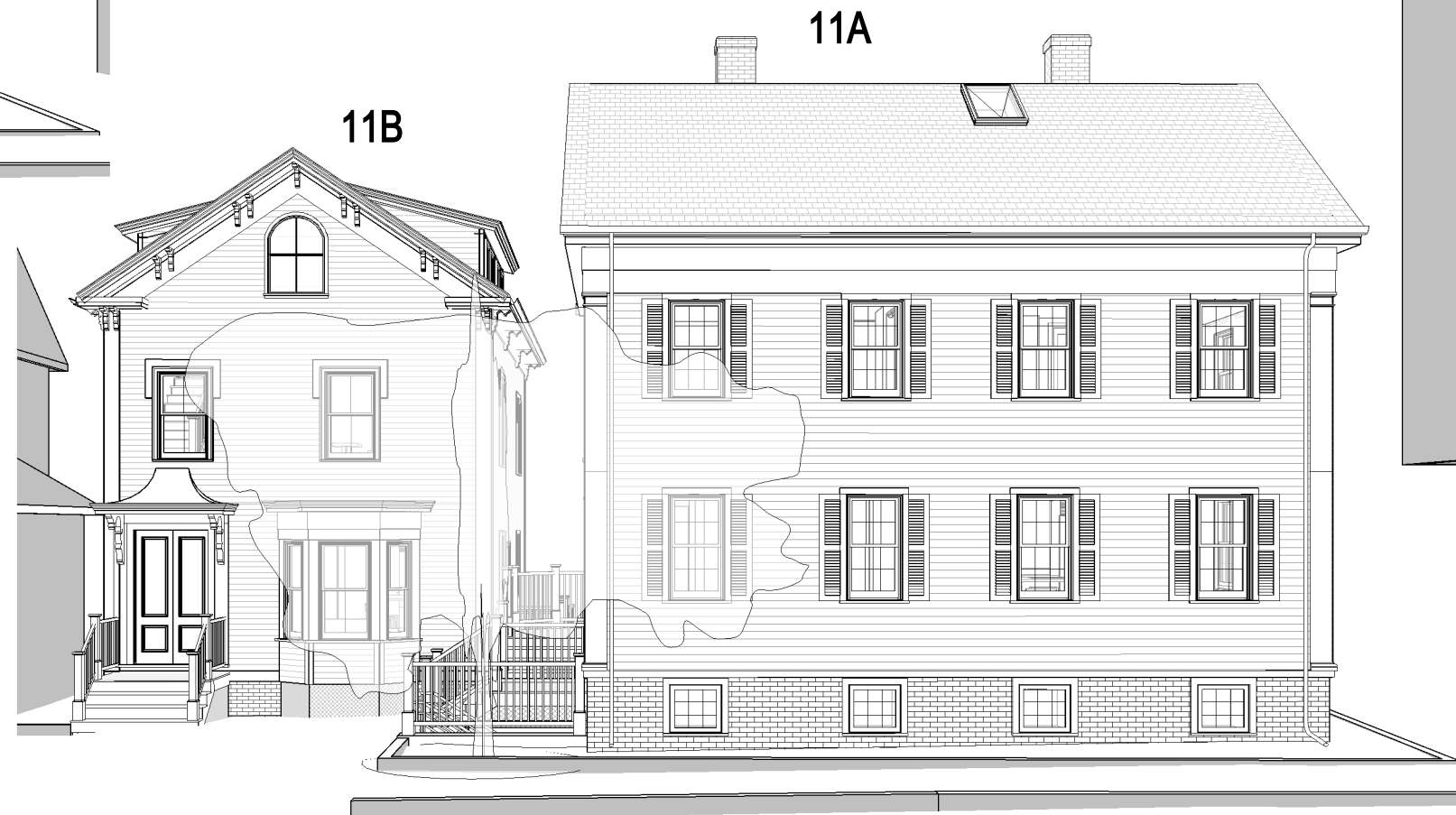


SCALE	N.T.S.		
DATE	02/15/2024	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	11 MOUNT AUBURN STREET CAMBRIDGE MASSACHUSETTS	
CLIENT:		PLOT PLAN OF LAND	
DRAWN BY	GB	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	
CHKD BY	PJN		
APPD BY	PJN		
		SHEET NO. 1	

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1 Front View Extg.



2 Front View Proposed

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DATE
 4/22/2024

PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
 3D views
COMPARISON

SCALE

DRAWING
A0.0





1 Front/Left side view- EXTG



2 Front/Left side view- PROPOSED

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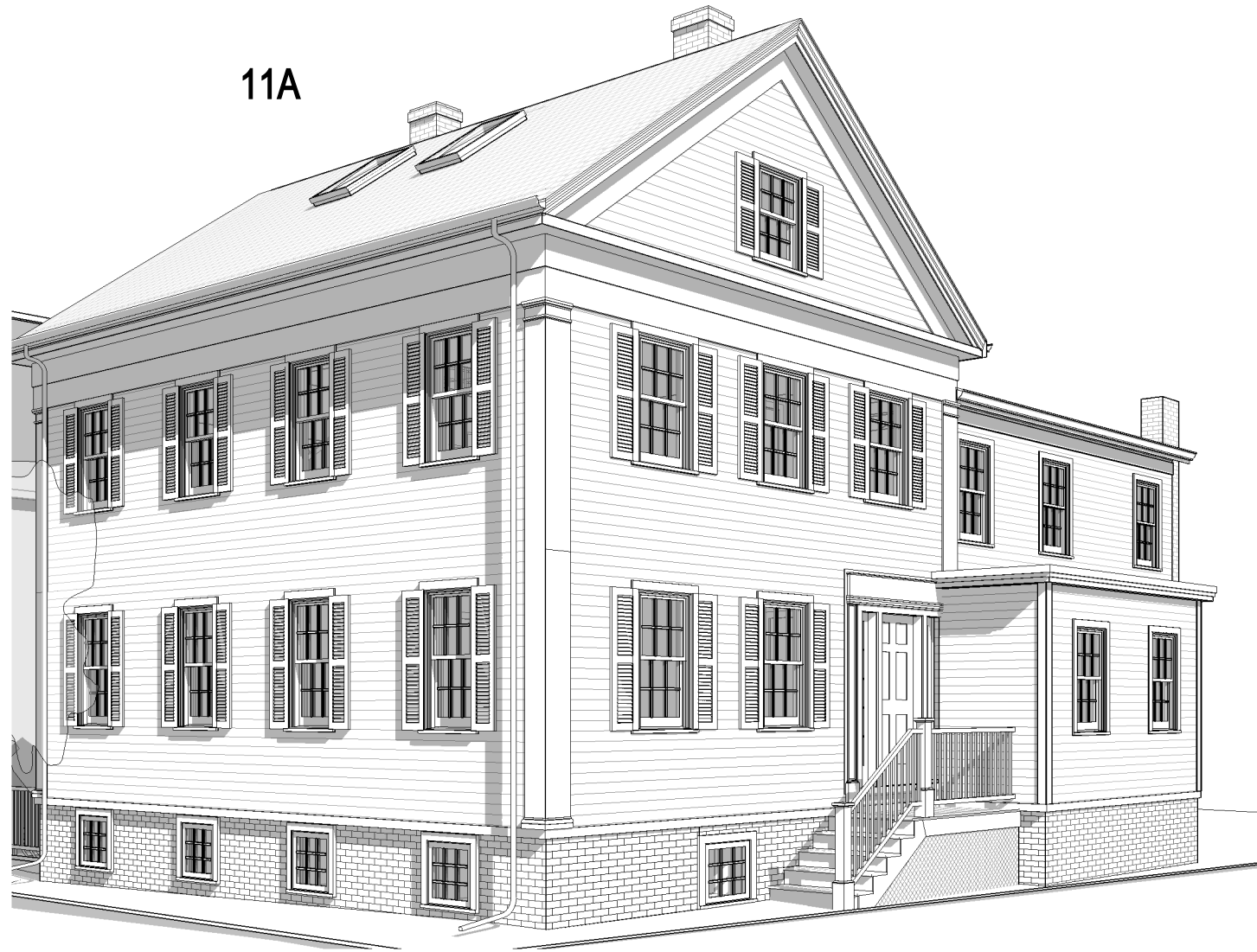
**3D views
COMPARISON**

SCALE

DRAWING

A0.1

11A



11A



1 Front Right View - EXTG

2 Front Right View - PROPOSED

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TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A0.2



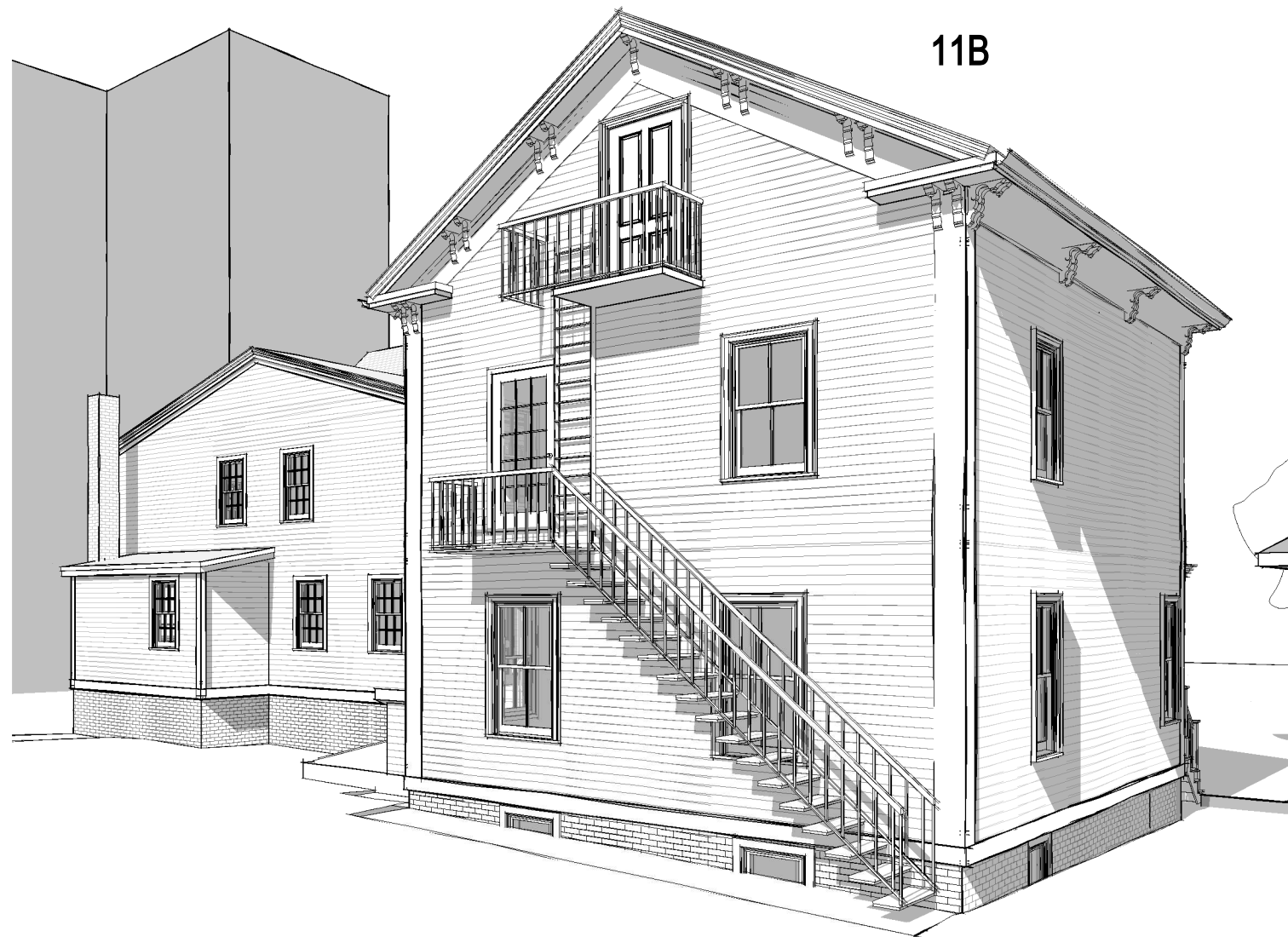


1 Rear Right View - EXTG



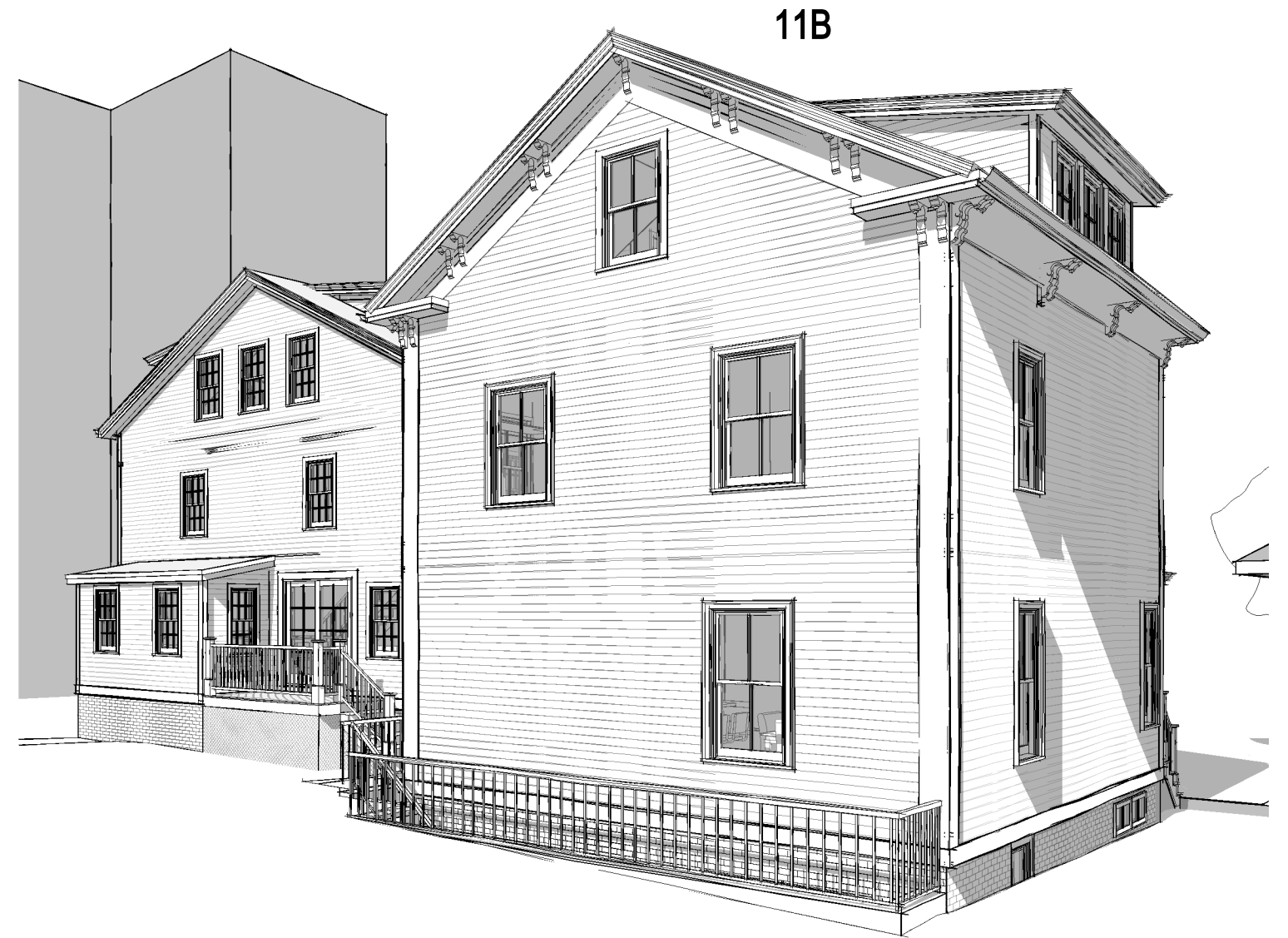
2 Rear Right View - PROP.

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11B

1 Rear Left View EXISTING



11B

2 Rear Left View PROPOSED

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4/22/2024

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11A & 11B Mount Auburn Street
Cambridge, MA

TITLE

**3D Views
COMPARISON**

SCALE

DRAWING

A0.4

11A&B Dimension Regulation - ZONE OFFICE 2 + HARVARD SQUARE OVERLAY

	.EXISTING	.PROPOSED	.REQUIRED	.CONFORMING
GFA	4,908 S.F.	5,755 S.F.	8,980 S.F.	YES
FAR	1.09	1.28	MAX FAR = 2	YES
MIN. LOT SIZE	4,490 sq. ft.	4,490 sq. ft.	5,000 sq. ft.	EXTG. NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	0	3+ ACC	600 sq. ft. (3 DU tot = 1,800 s.f.)	YES
LOT WIDTH	69.7'	69.7'	50'	YES
FRONT SETBACK	6' (11A) 27.35' (11B)	6' 27.35' (11B)	0'	YES (11A and B)
RIGHT SIDE SETBACK	0.7' (11A) 44.55' (11B)	0.7' (11A) 44.55' (11B)	0'	YES (11A and B)
LEFT SIDE SETBACK	30.64 (11A) 3' (11B)	30.64' (11A) 3'(11B)	0'	YES (11A and B)
REAR SETBACK	3.1' (11A) 4.1' (11B)	3.1' (11A) 4.1' (11B)	0'	YES (11A and B)
MAXIMUM HEIGHT	32.02' (11A) 32.88' (11B)	32.02' (11A) 32.88' (11B)	85'	YES (11A and B)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	0%	0%	15%	EXTG. NON CONFORMING (11A and B)

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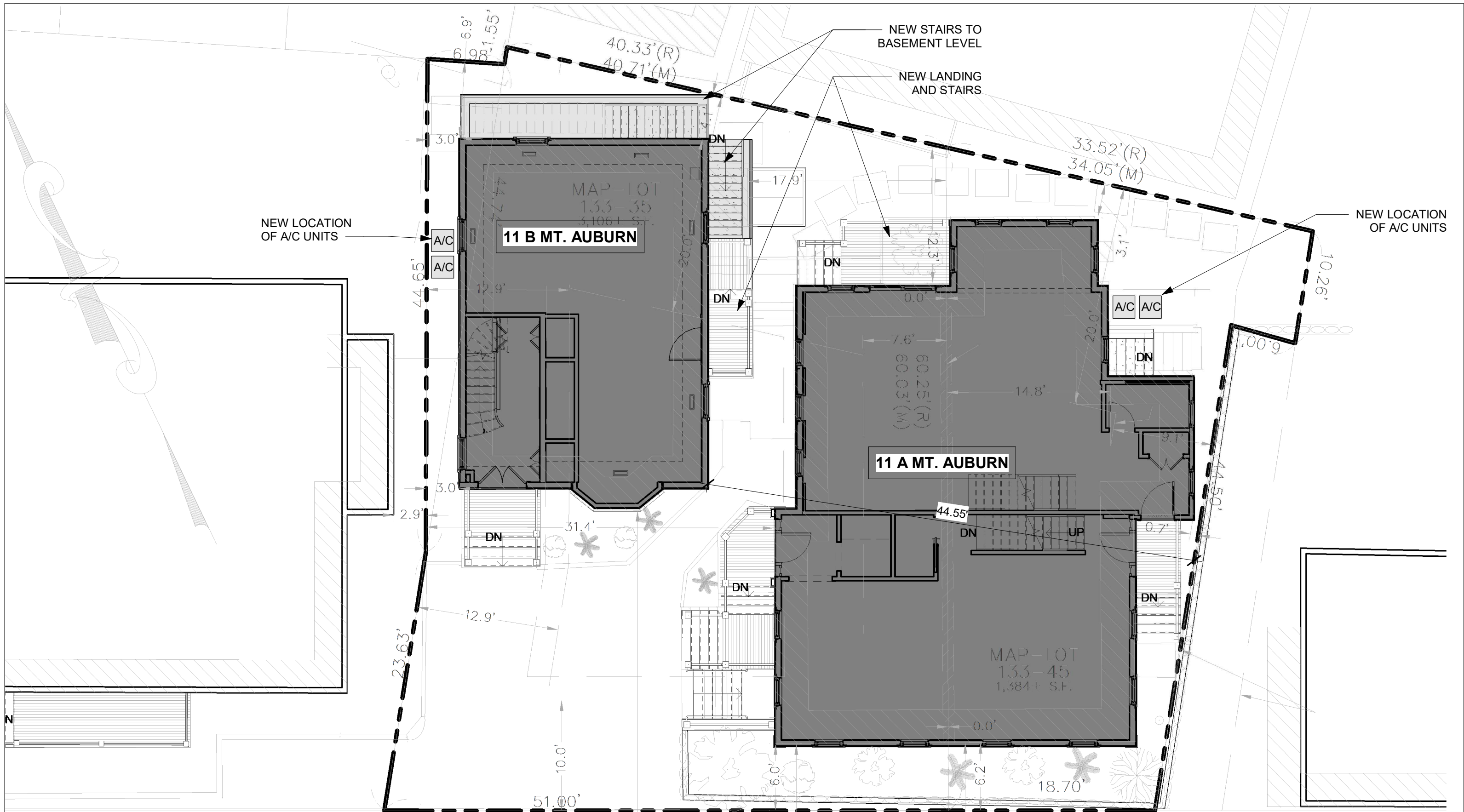
TITLE

**11A&B Zoning
Analysis**

SCALE

DRAWING

..Z.1



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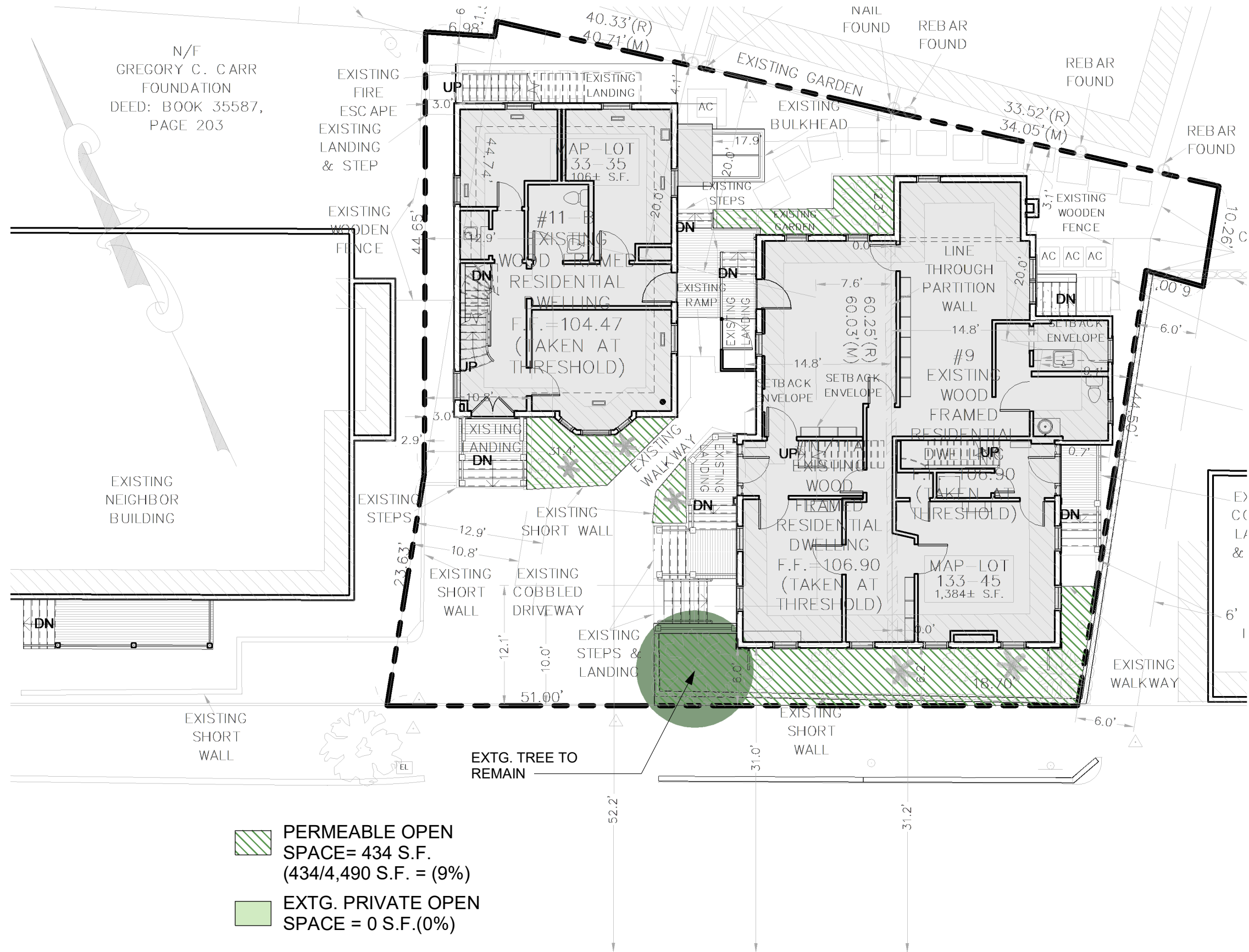
DATE
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PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
Zoning - Setback plan

SCALE
 1/8" = 1'-0"

DRAWING
..Z.2



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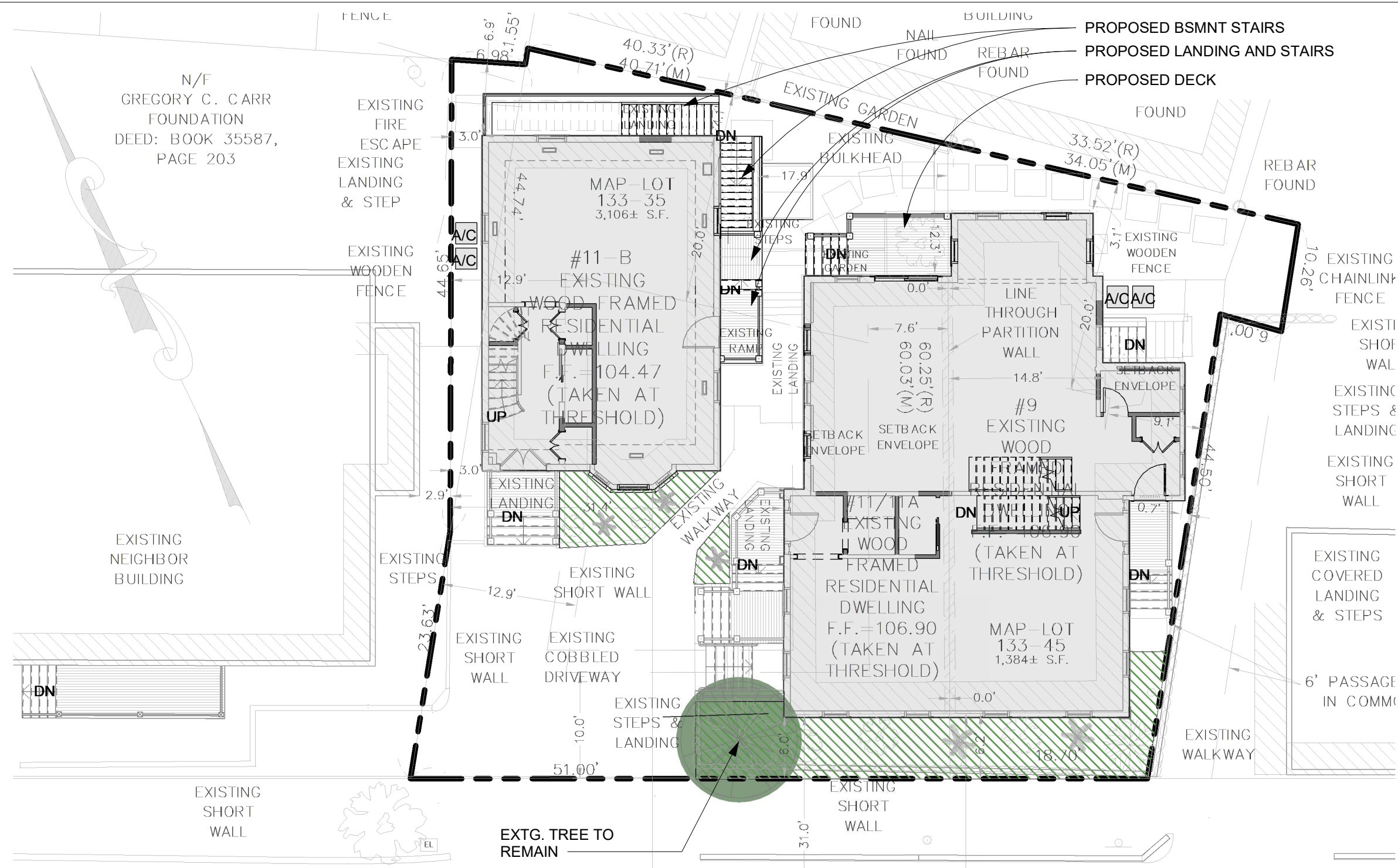
PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
Exgt. Open Space Plan

SCALE
3/32" = 1'-0"

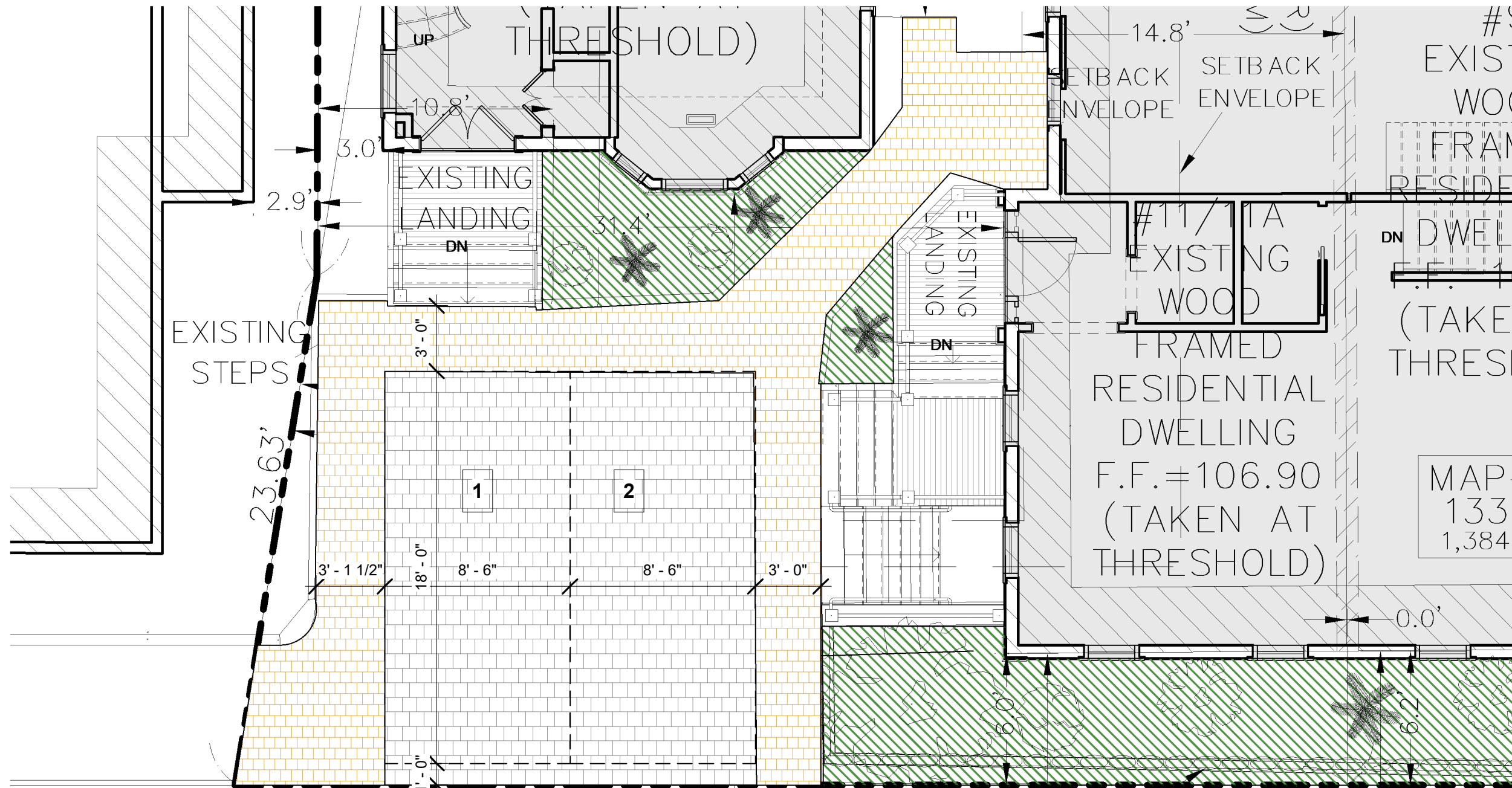
DRAWING
..Z.3.1





- PERMEABLE OPEN SPACE= 370 S.F. (370/4,490) S.F. = (8%)
- EXTG. AND PROP. PRIVATE OPEN SPACE = 0 S.F.(0%)

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1 Proposed Parking Space layout
3/16" = 1'-0"

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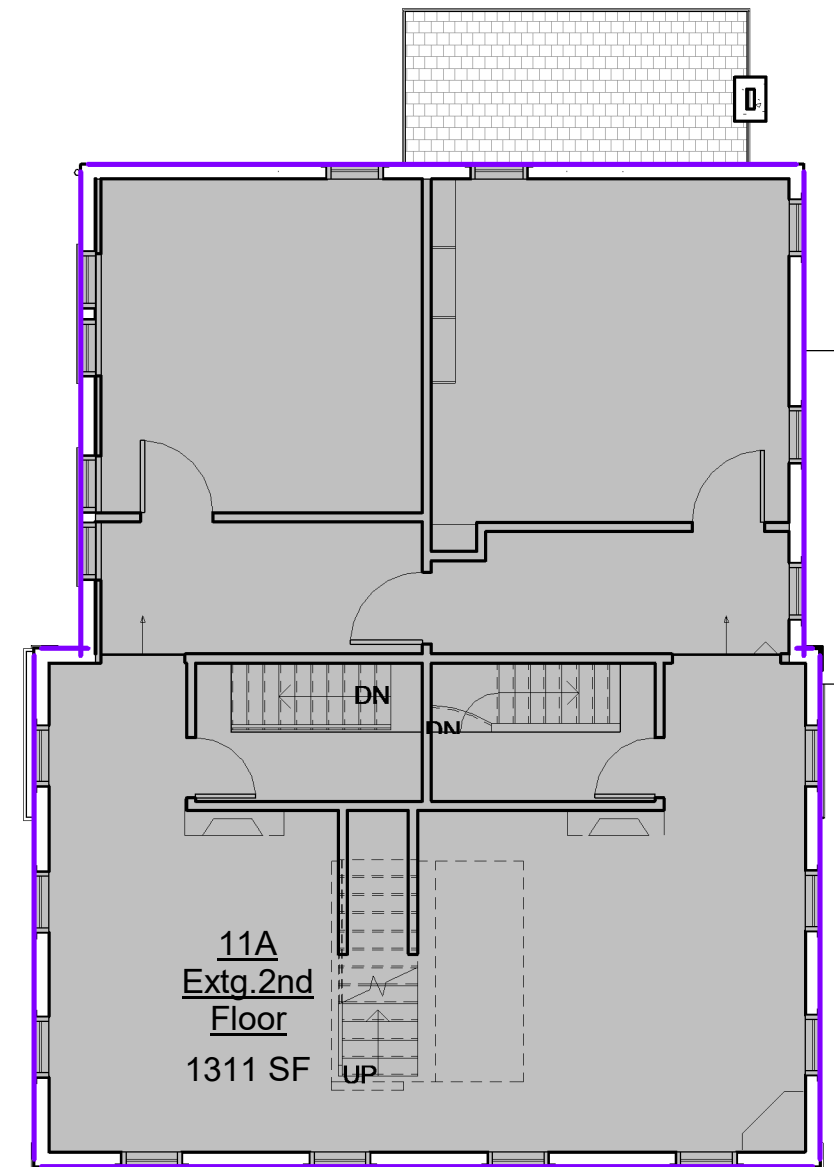
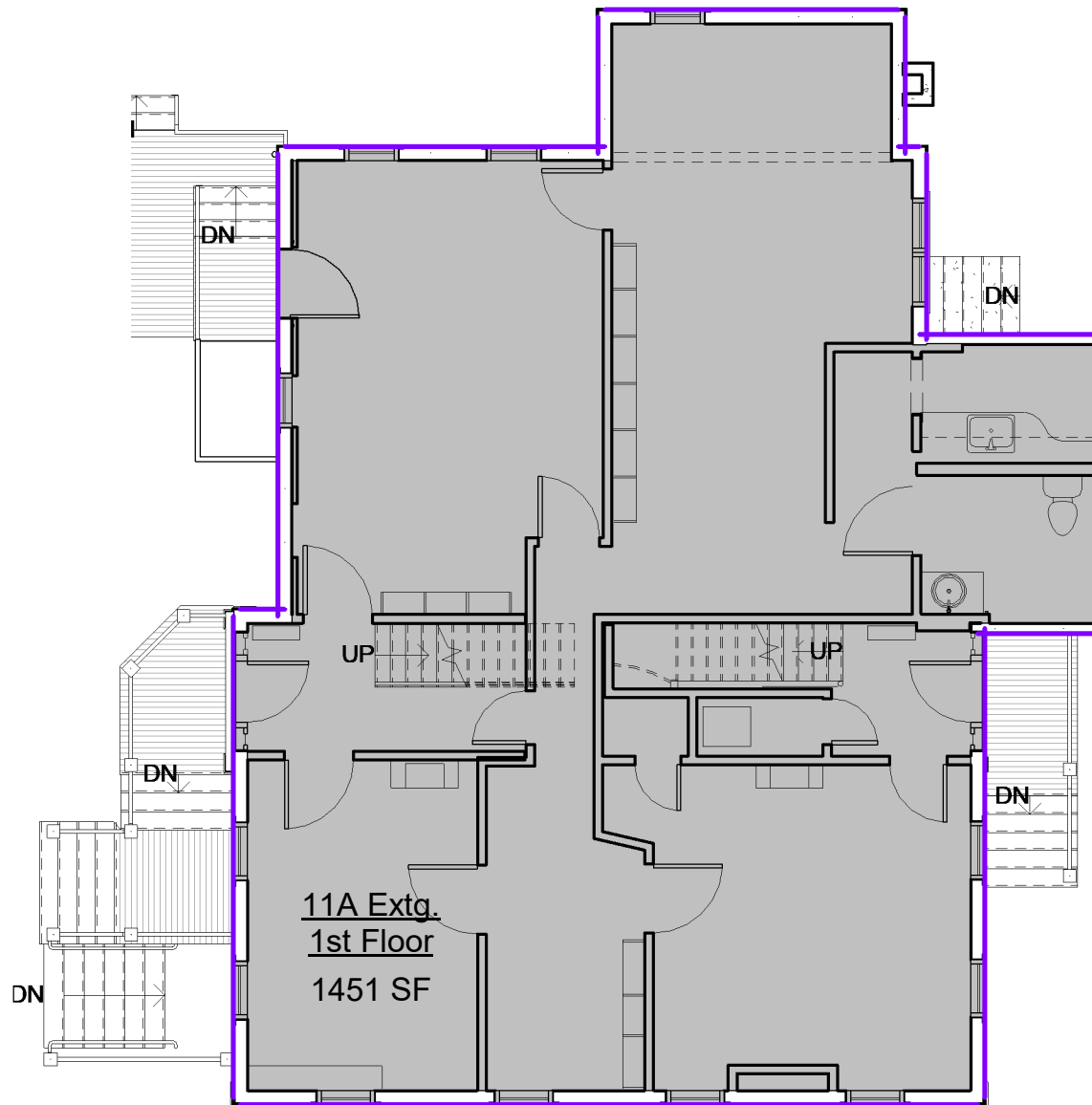
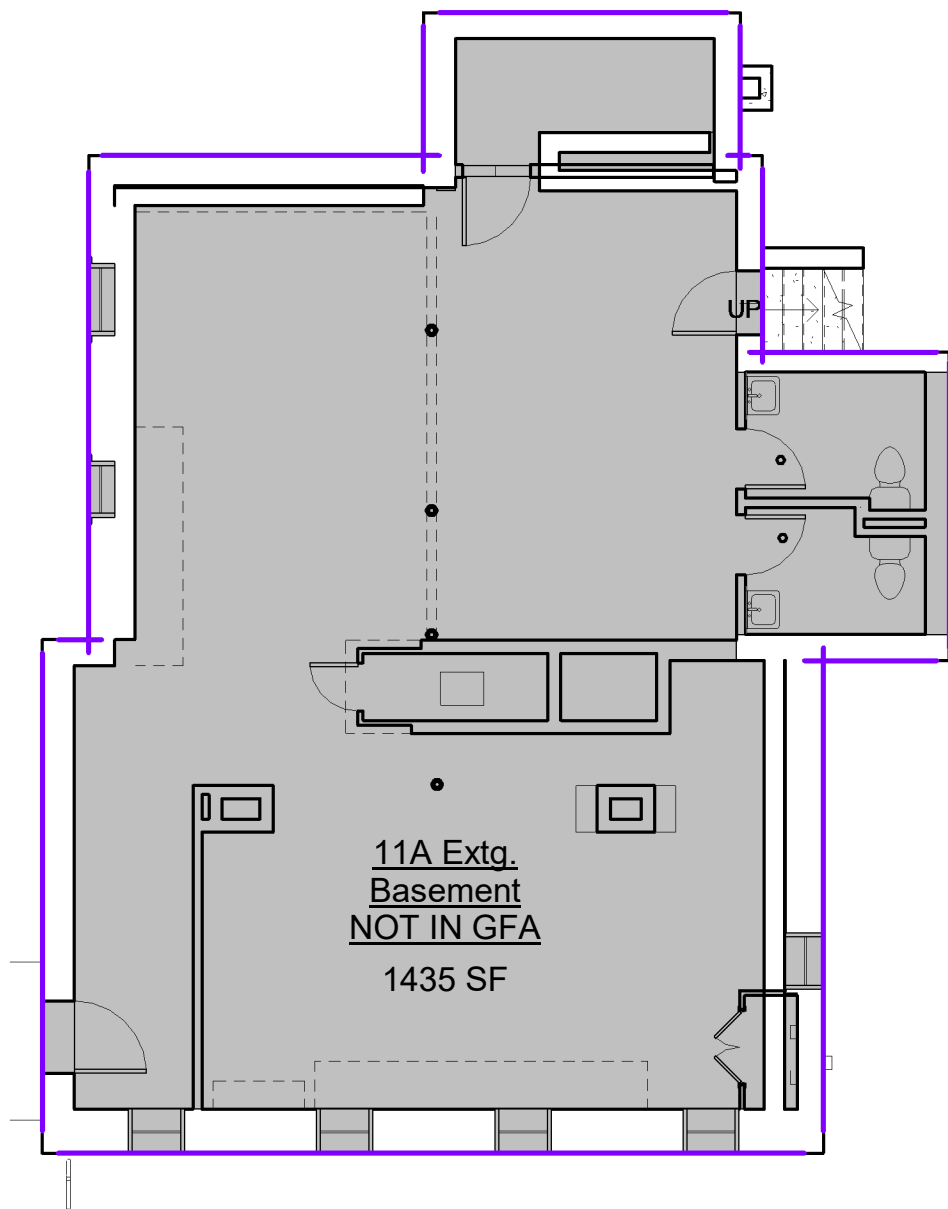
PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
Parking Layout

SCALE
3/16" = 1'-0"

DRAWING
..Z.3.3



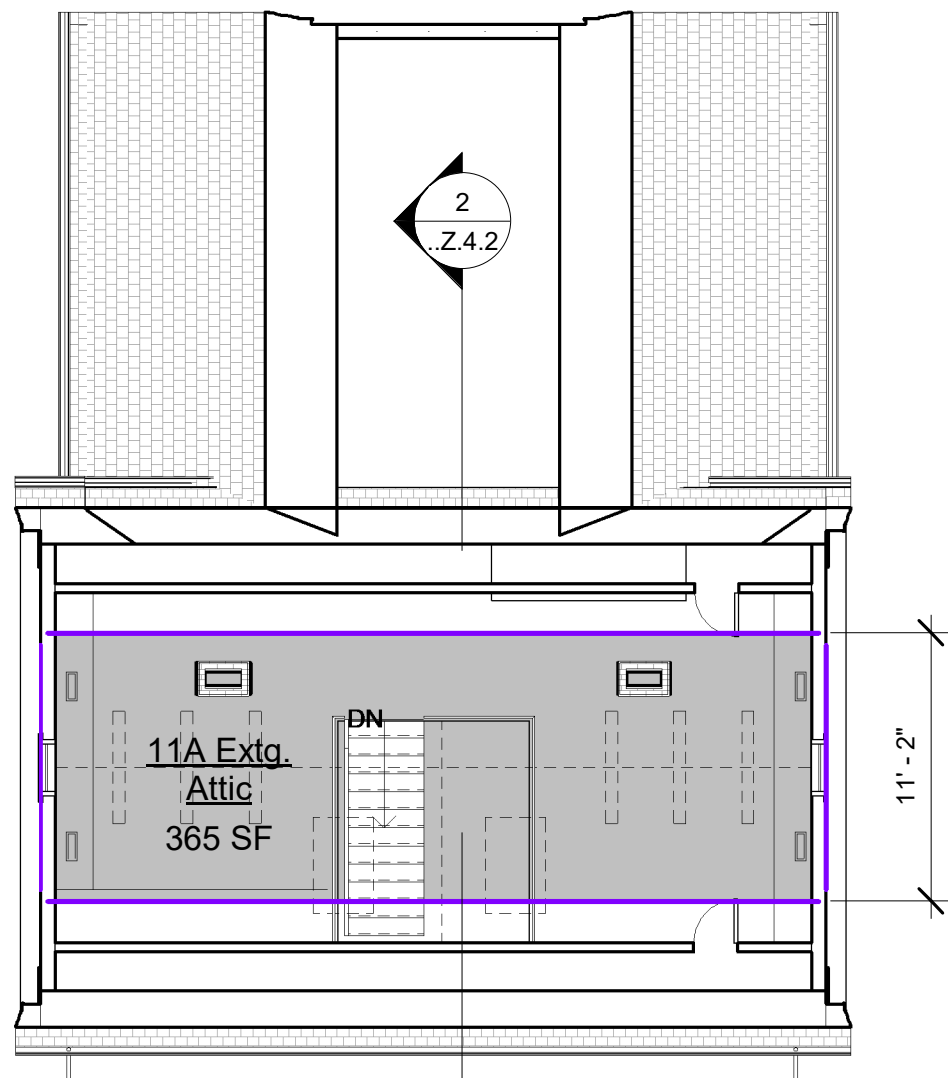


1 11 A Basement
1/8" = 1'-0"

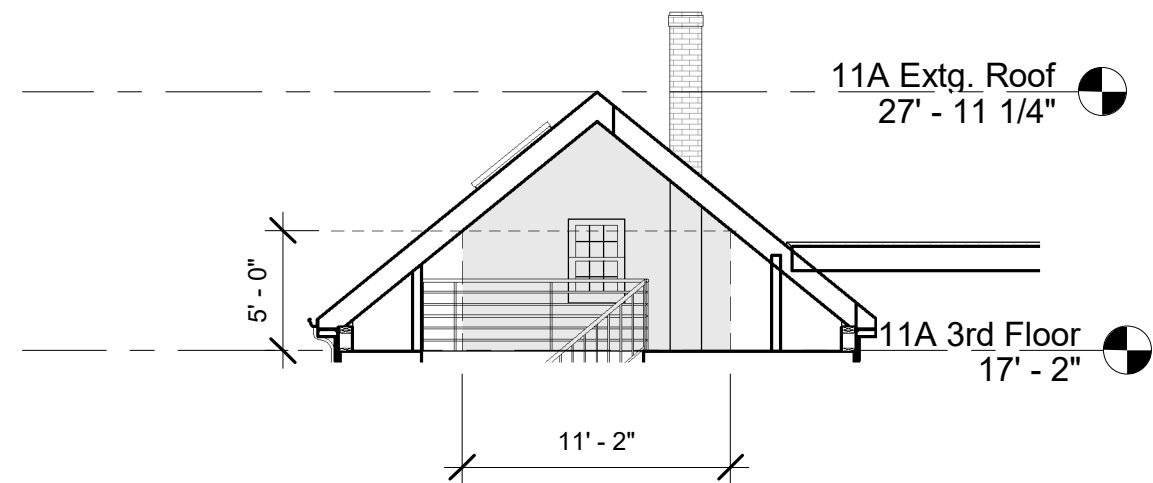
2 11A 1st Floor
1/8" = 1'-0"

3 11A 2nd Floor
1/8" = 1'-0"

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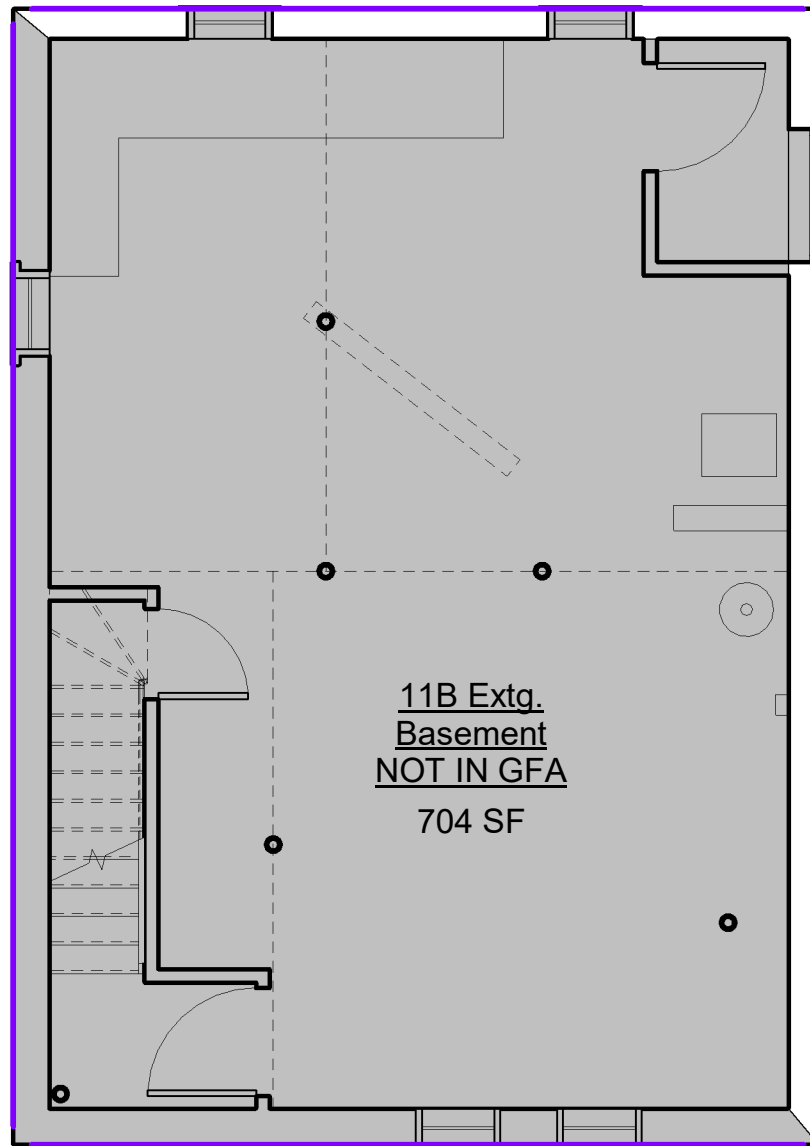


1 11A 3rd Floor
1/8" = 1'-0"

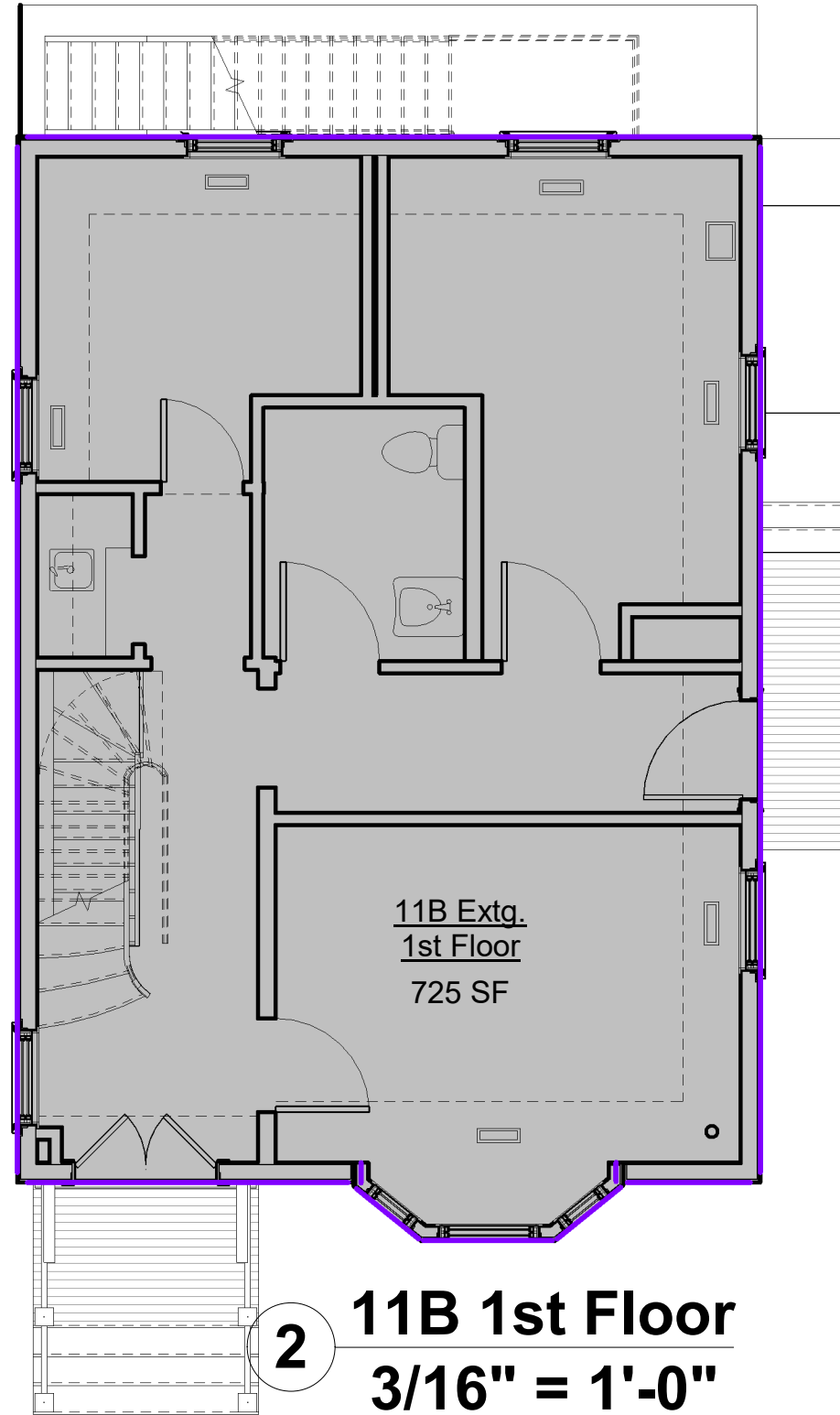


2 11A Section GFA
1/8" = 1'-0"

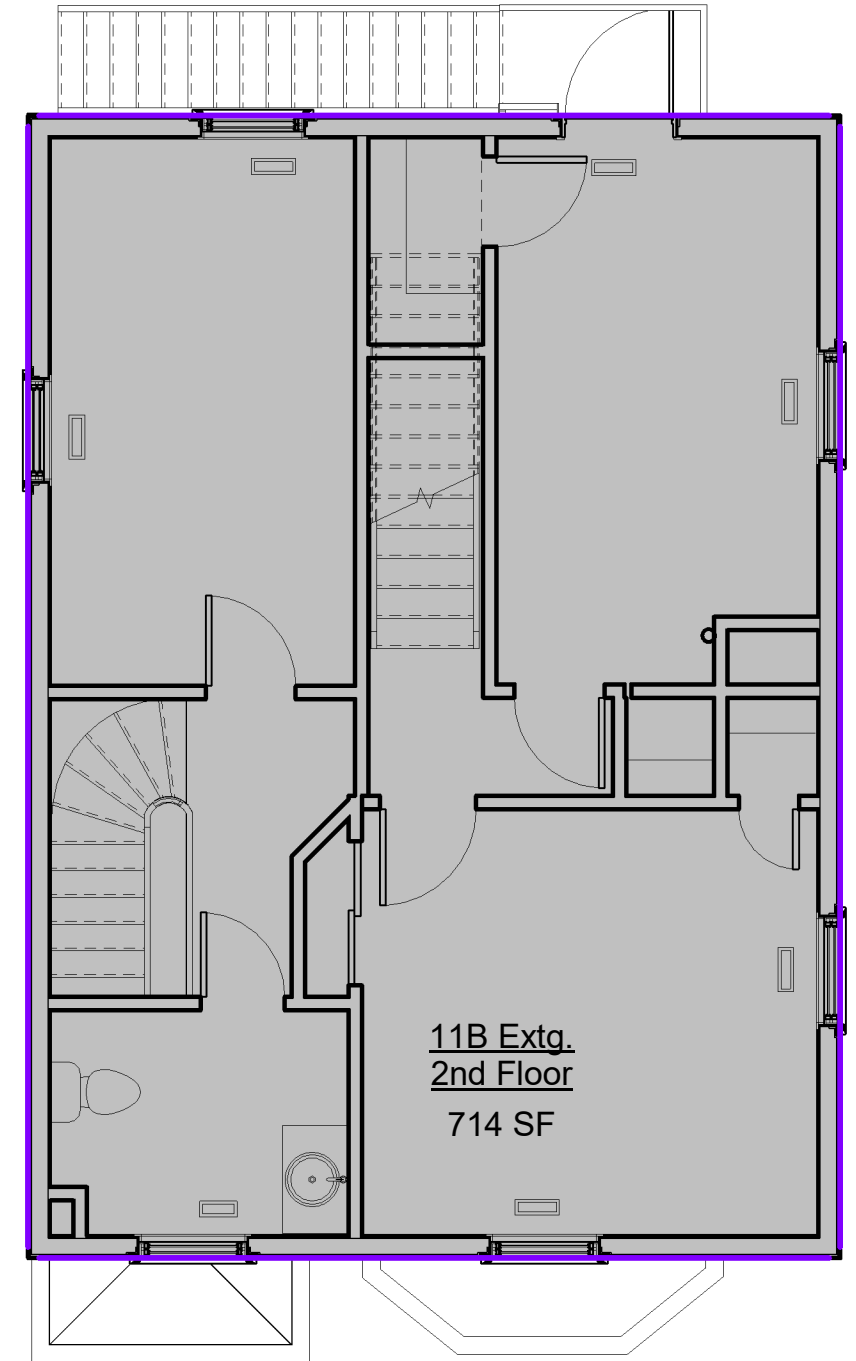
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1 11B Basement
3/16" = 1'-0"



2 11B 1st Floor
3/16" = 1'-0"



3 11B 2nd Floor
3/16" = 1'-0"

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11A & 11B Mount Auburn Street
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TITLE

ZONING - 11B EXTG.
GFA Plans

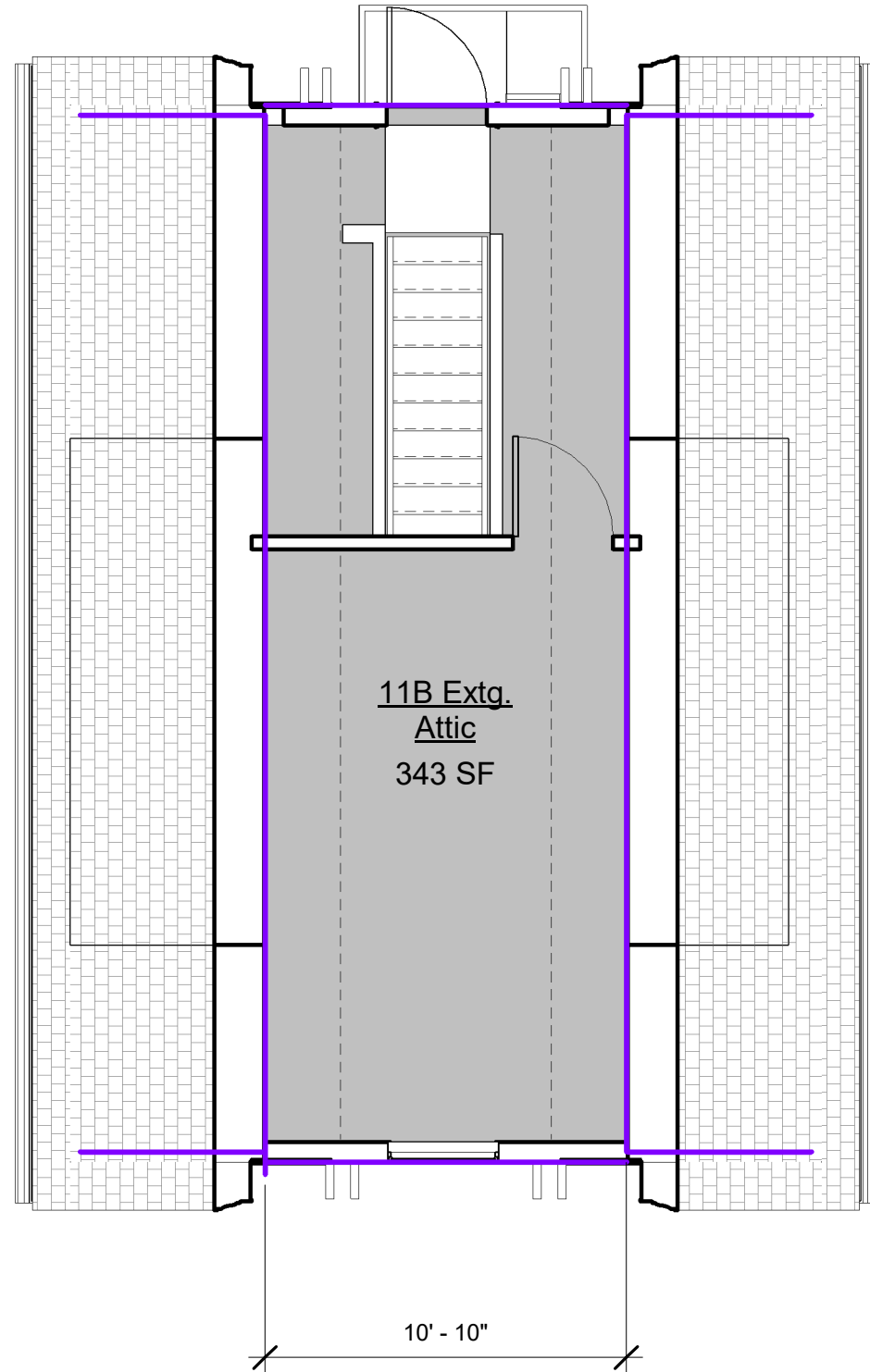
SCALE

3/16" = 1'-0"

DRAWING

..Z.4.3

GCD ARCHITECTS



1 **11B 3rd Floor**
3/16" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
11A Extg. 1st Floor	1451 SF	4490 SF	0.323178
11A Extg.2nd Floor	1311 SF	4490 SF	0.291874
11A Extg. Attic	365 SF	4490 SF	0.081294
11B Extg. 1st Floor	725 SF	4490 SF	0.161385
11B Extg. 2nd Floor	714 SF	4490 SF	0.158937
11B Extg. Attic	343 SF	4490 SF	0.076455
	4908 SF		1.093122

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PROJECT

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TITLE

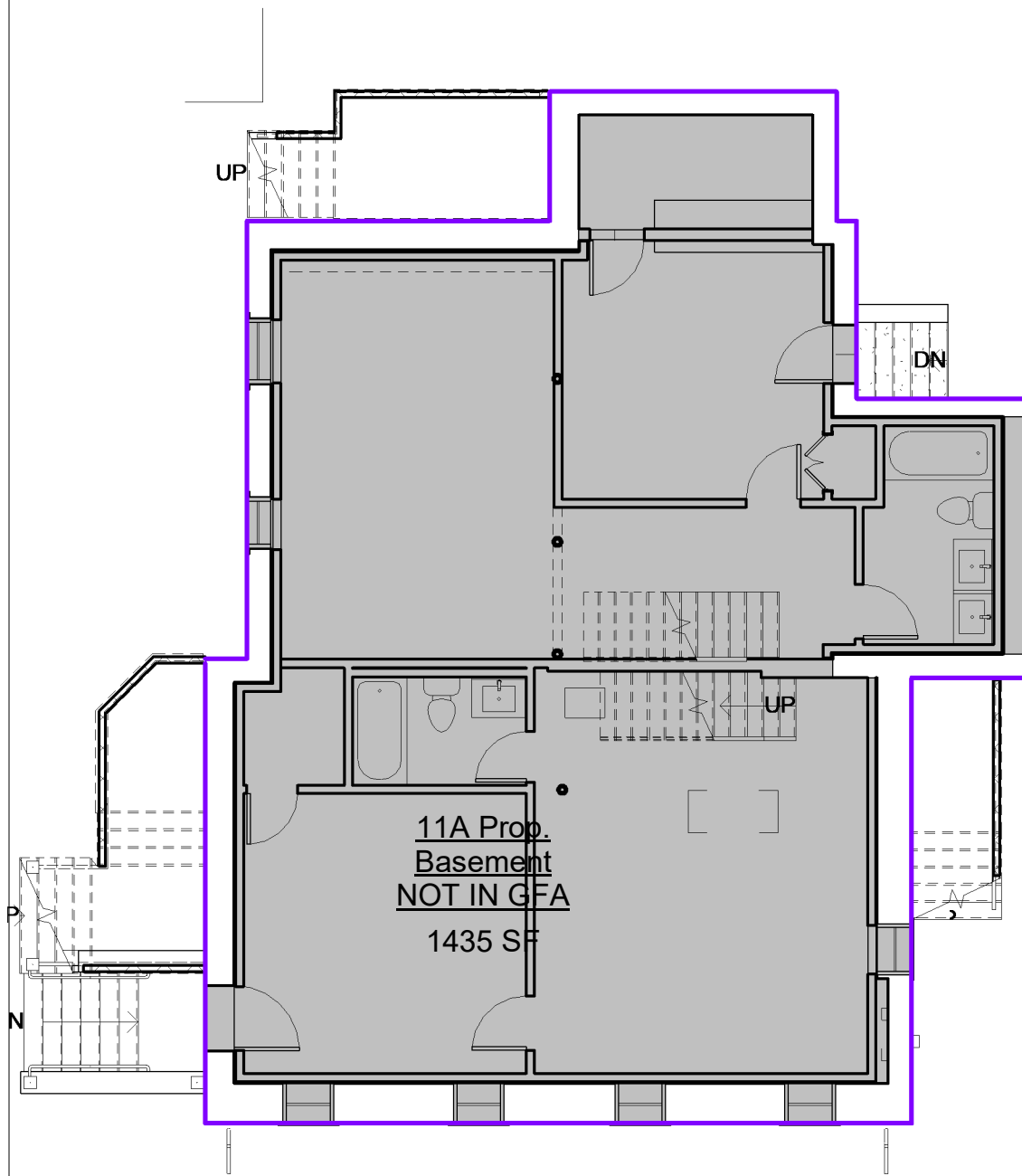
**ZONING - 11B EXTG.
 GFA PLANS - Extg.
 GFA/FAR CALCS**

SCALE

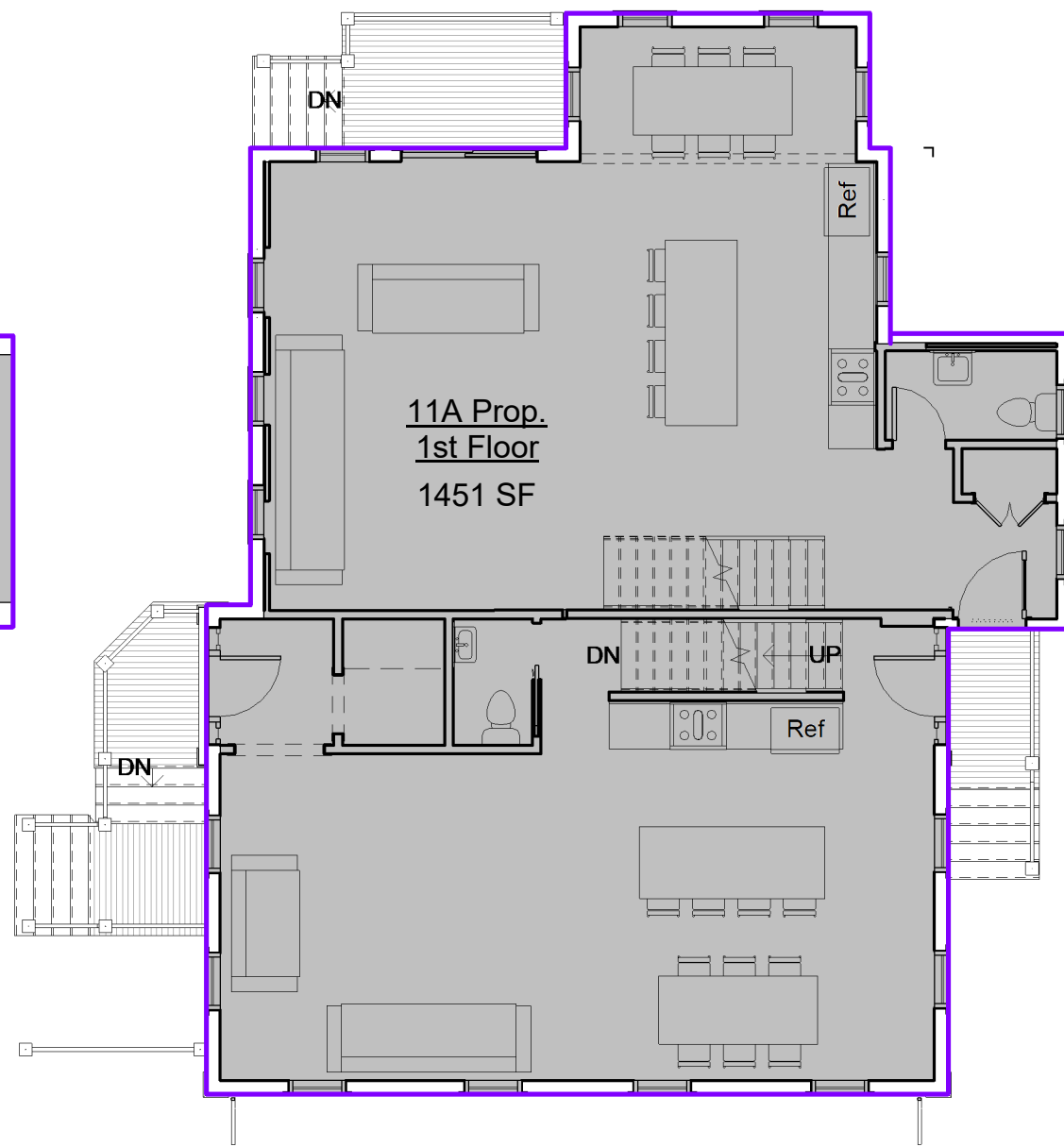
3/16" = 1'-0"

DRAWING

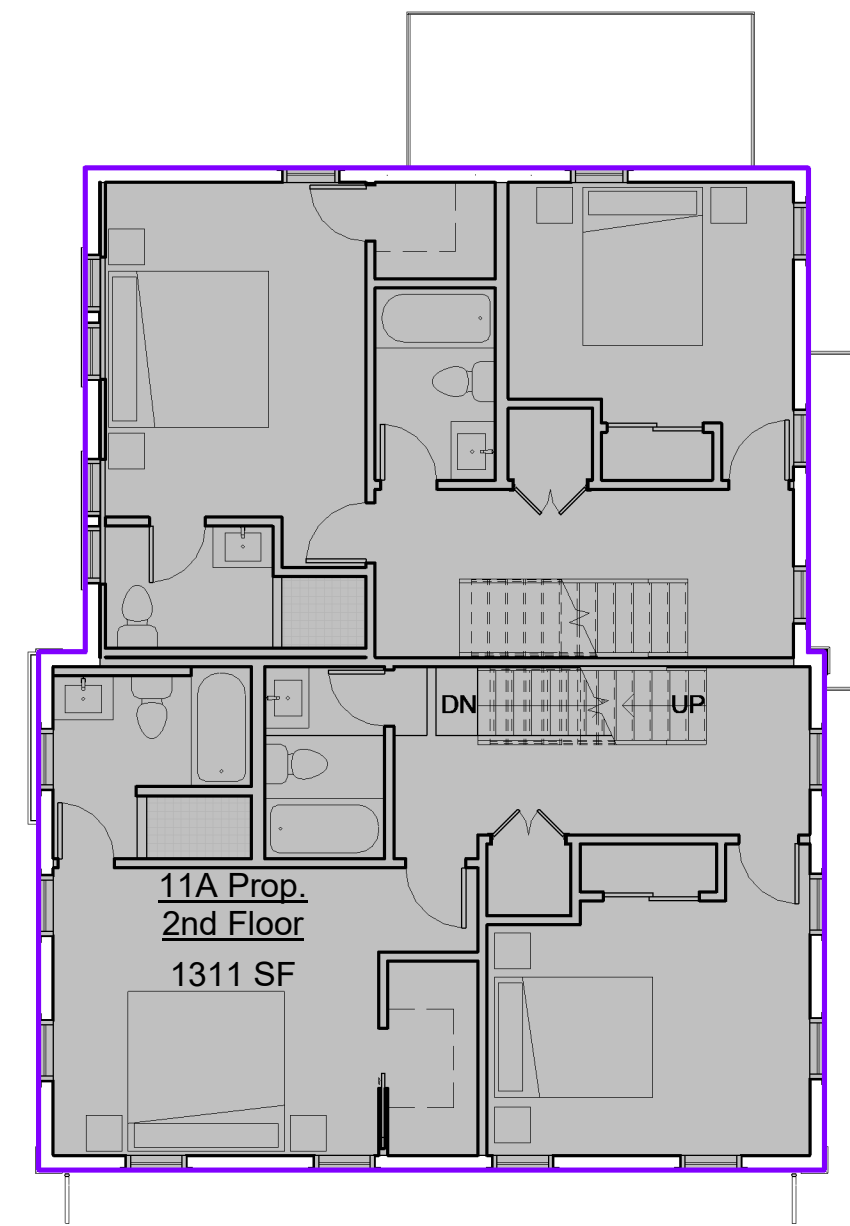
..Z.4.4



1 **11A Basement**
1/8" = 1'-0"

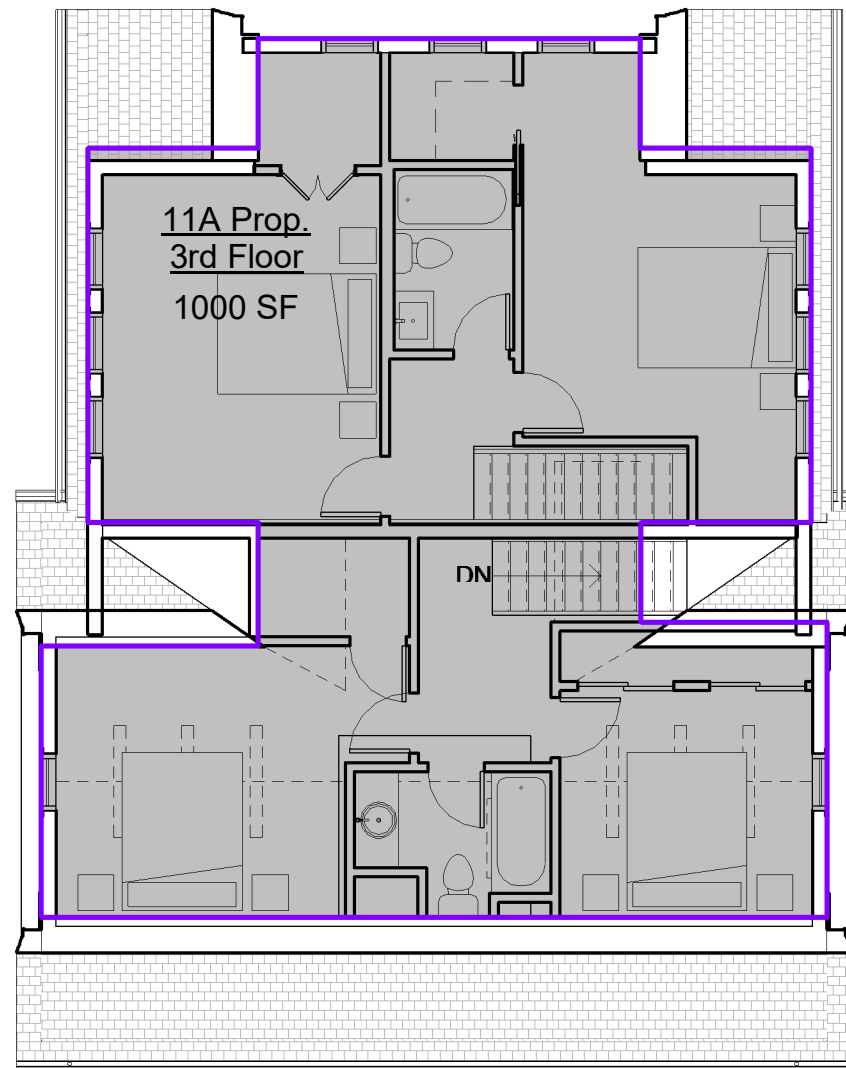


2 **11A 1st Floor**
1/8" = 1'-0"



3 **11A 2nd Floor**
1/8" = 1'-0"

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1 **11A 3rd Floor**
1/8" = 1'-0"

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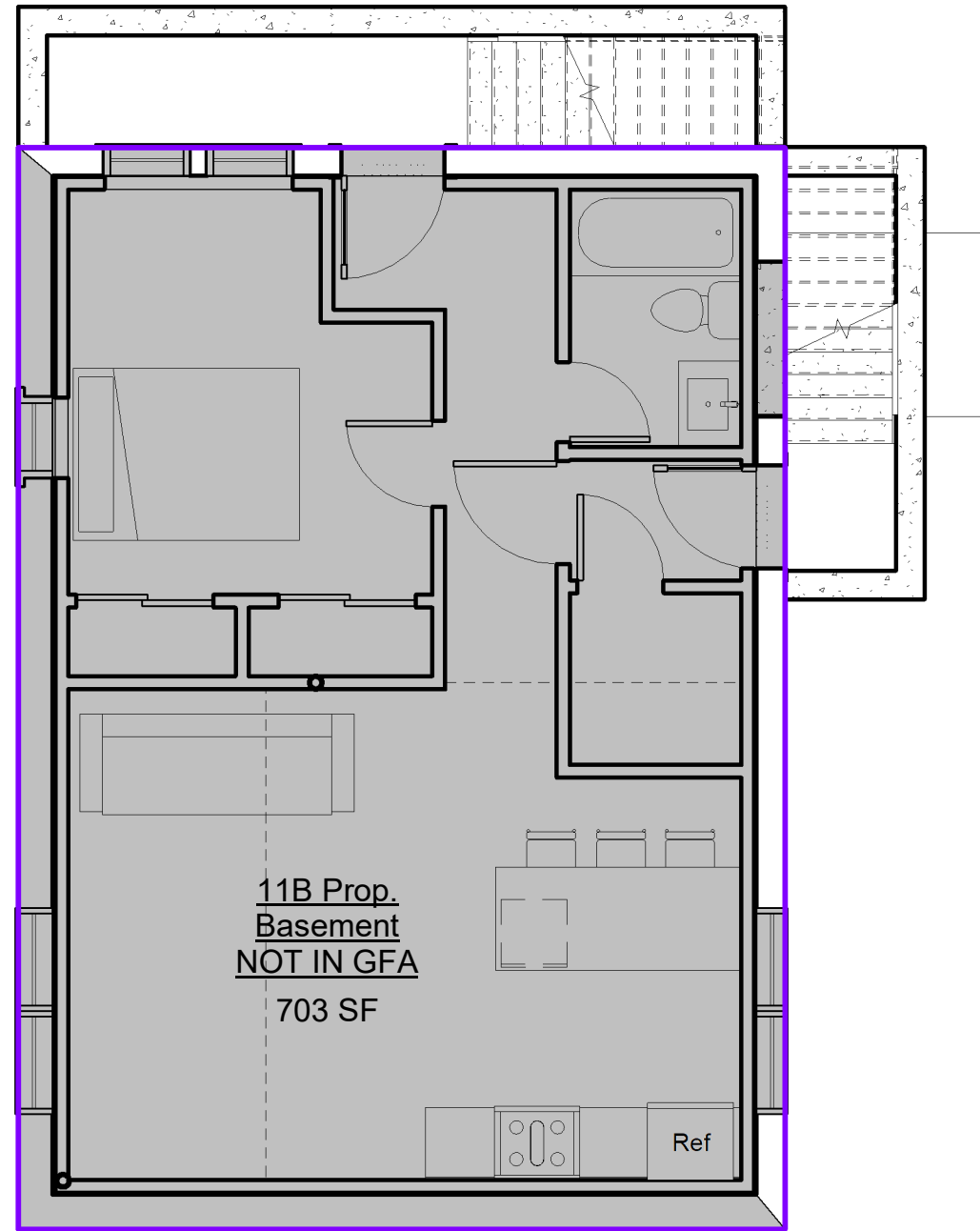
Zoning - 11A PROP.
GFA Plans

SCALE

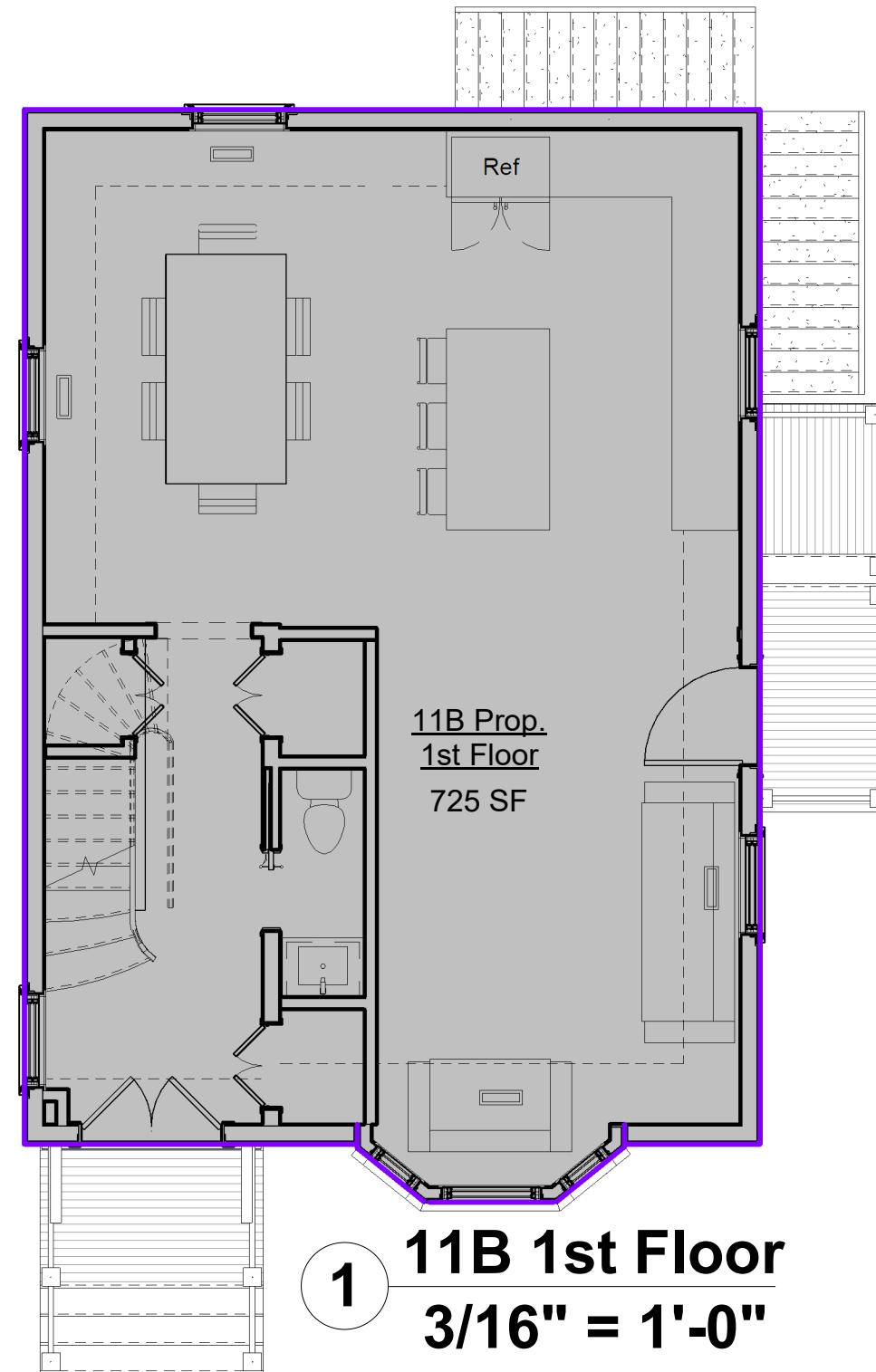
1/8" = 1'-0"

DRAWING

..Z.5.2



3 **11B Basement**
3/16" = 1'-0"



1 **11B 1st Floor**
3/16" = 1'-0"

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PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

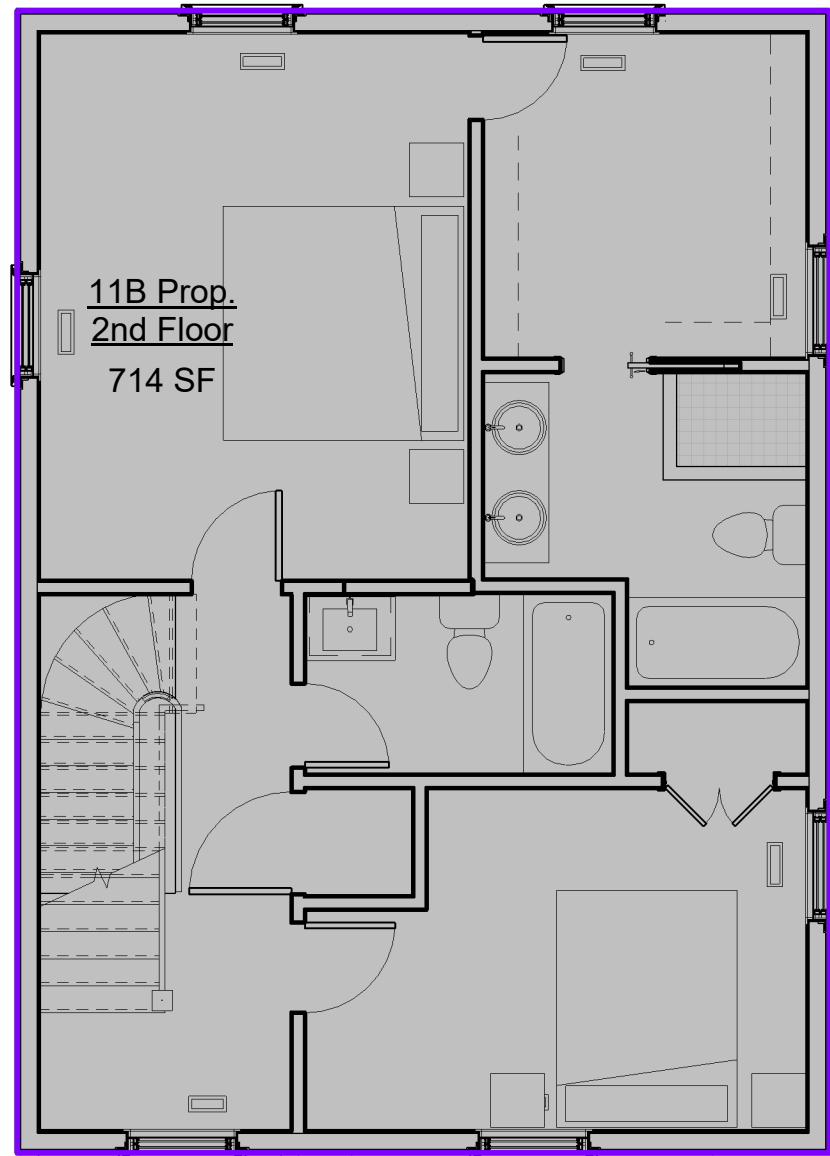
**Zoning - 11B PROP.
 GFA Plans**

SCALE

3/16" = 1'-0"

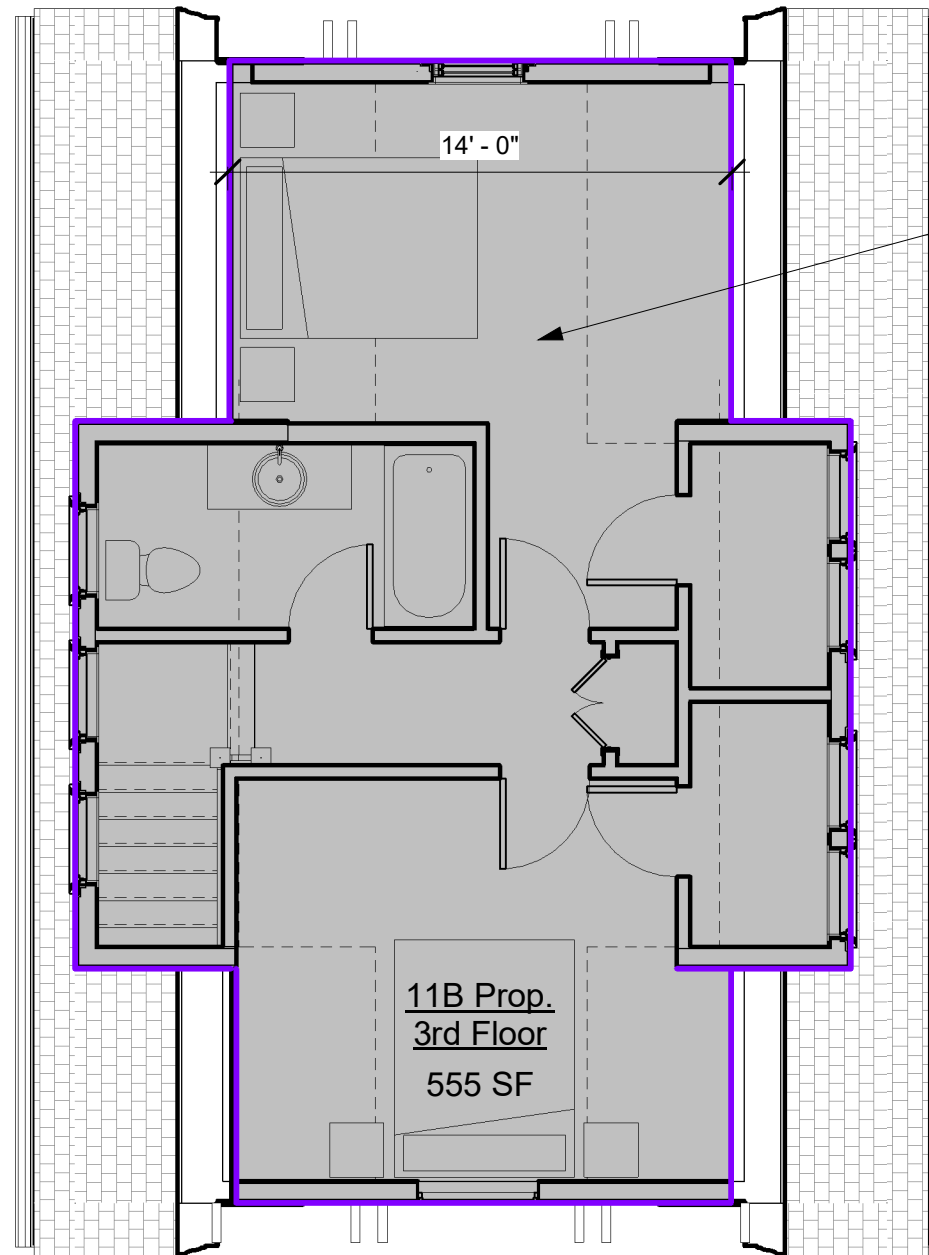
DRAWING

..Z.5.3



11B Prop.
2nd Floor
714 SF

1 11B 2nd Floor
3/16" = 1'-0"



11B Prop.
3rd Floor
555 SF

2 11B 3rd Floor
3/16" = 1'-0"

C.H. >5'

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
11A Prop. 1st Floor	1451 SF	4490 SF	0.323178
11A Prop. 2nd Floor	1311 SF	4490 SF	0.291874
11A Prop. 3rd Floor	1000 SF	4490 SF	0.222678
11B Prop. 1st Floor	725 SF	4490 SF	0.161401
11B Prop. 2nd Floor	714 SF	4490 SF	0.158937
11B Prop. 3rd Floor	555 SF	4490 SF	0.123649
	5755 SF		1.281717

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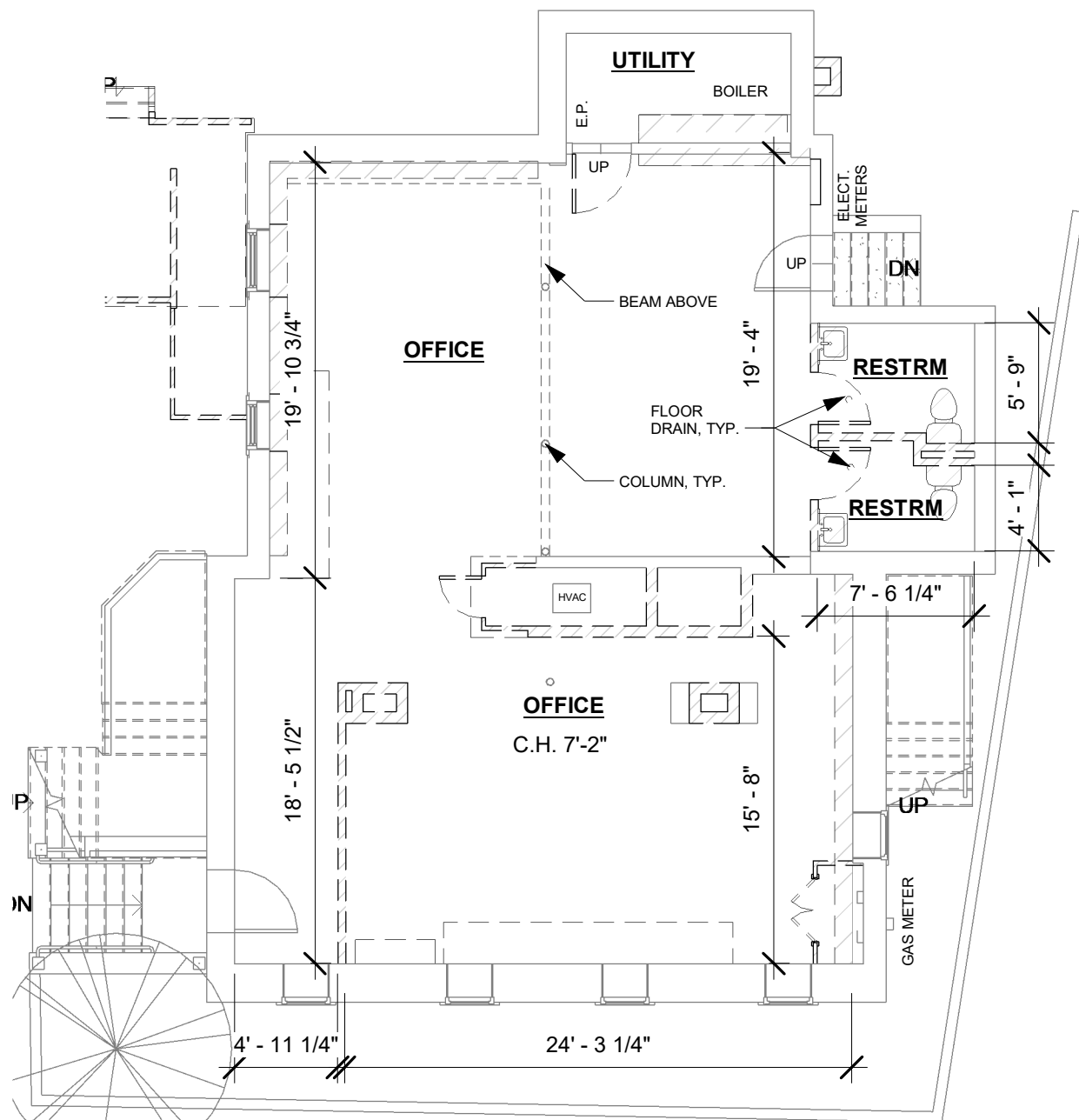
PROJECT
11A & 11B Mount Auburn Street
Cambridge, MA

TITLE
**Zoning - 11B PROP.
GFA Plans- Prop.
GFA/FAR CALCS**

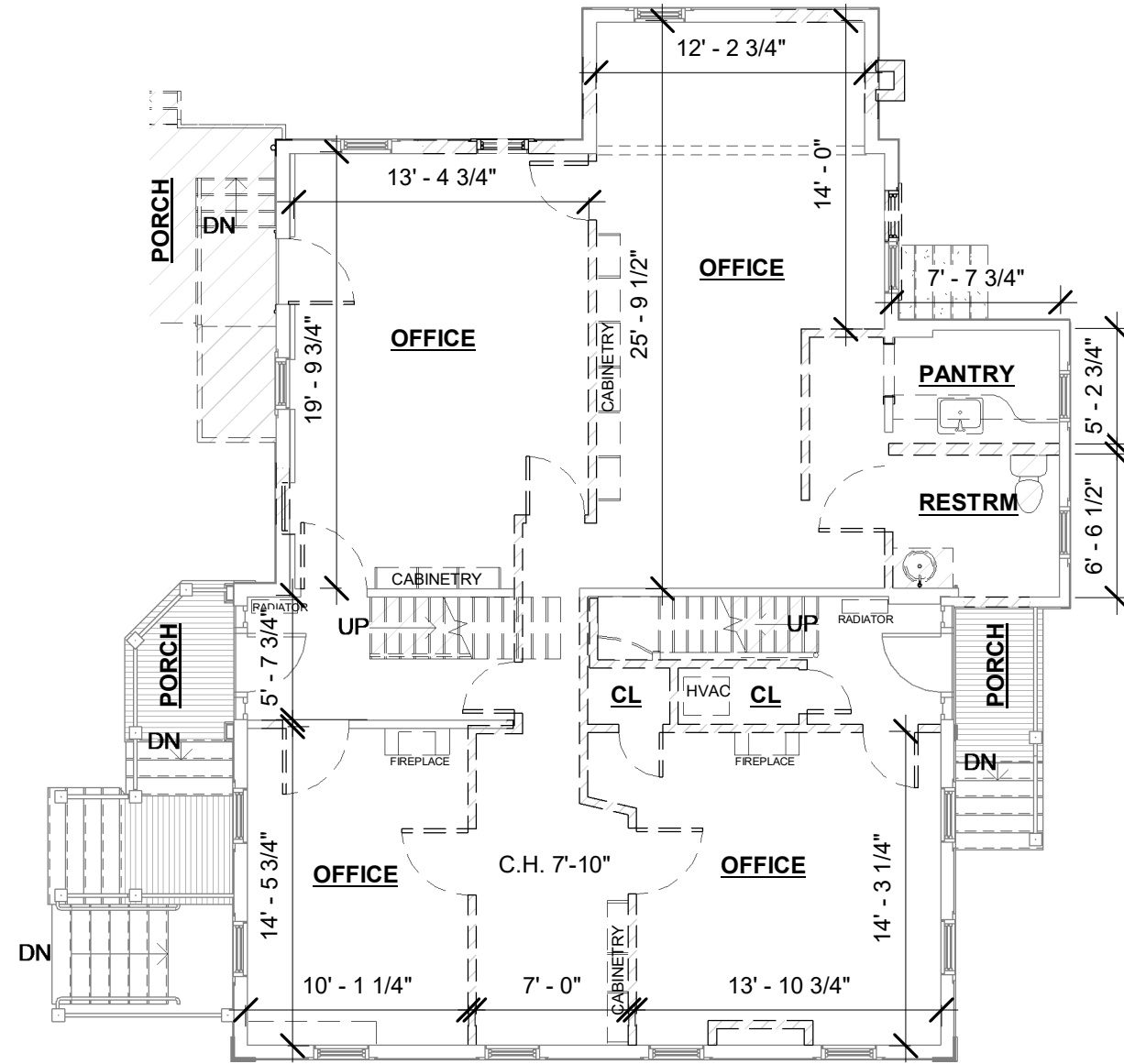
SCALE
3/16" = 1'-0"

DRAWING
..Z.5.4



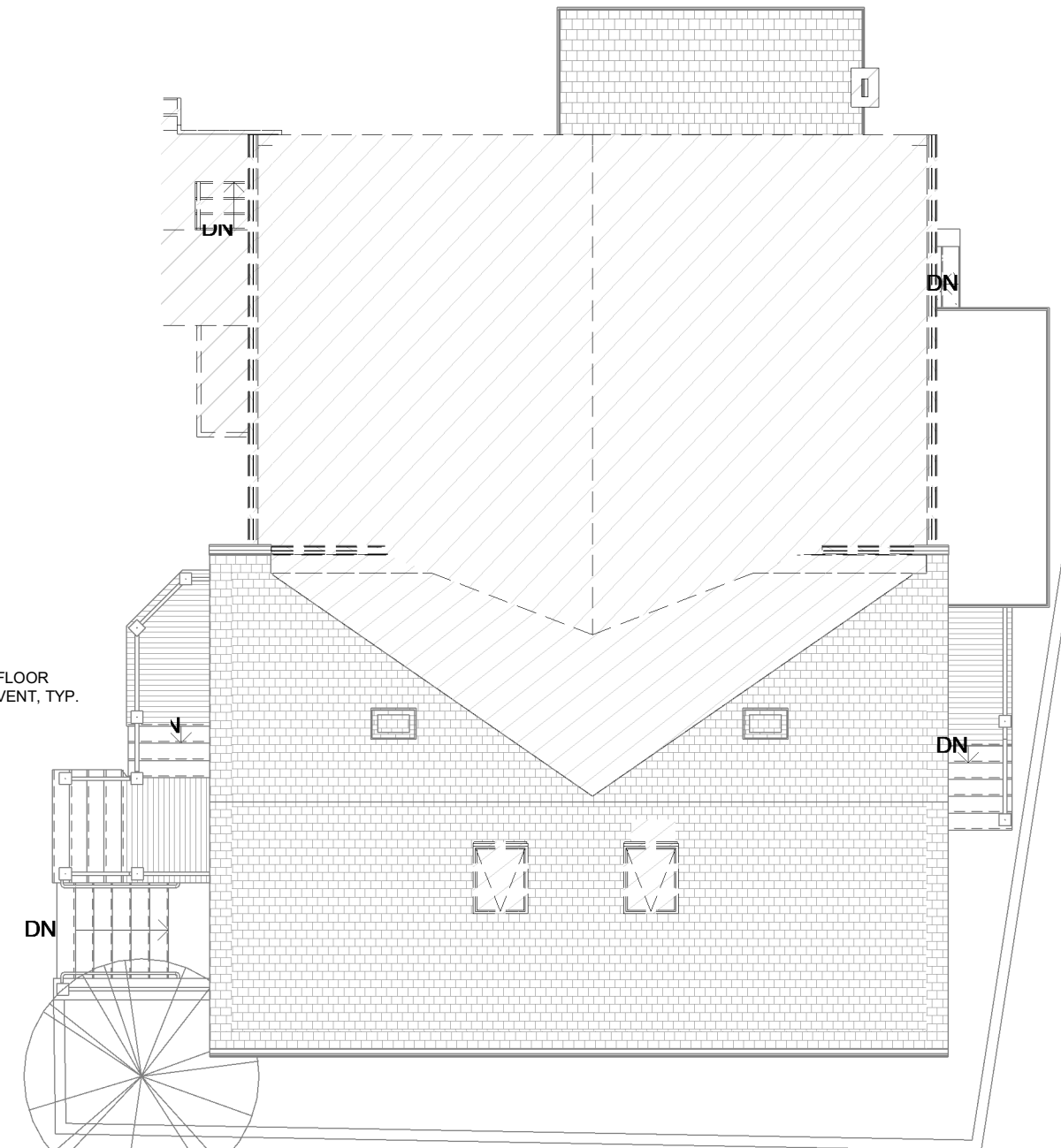
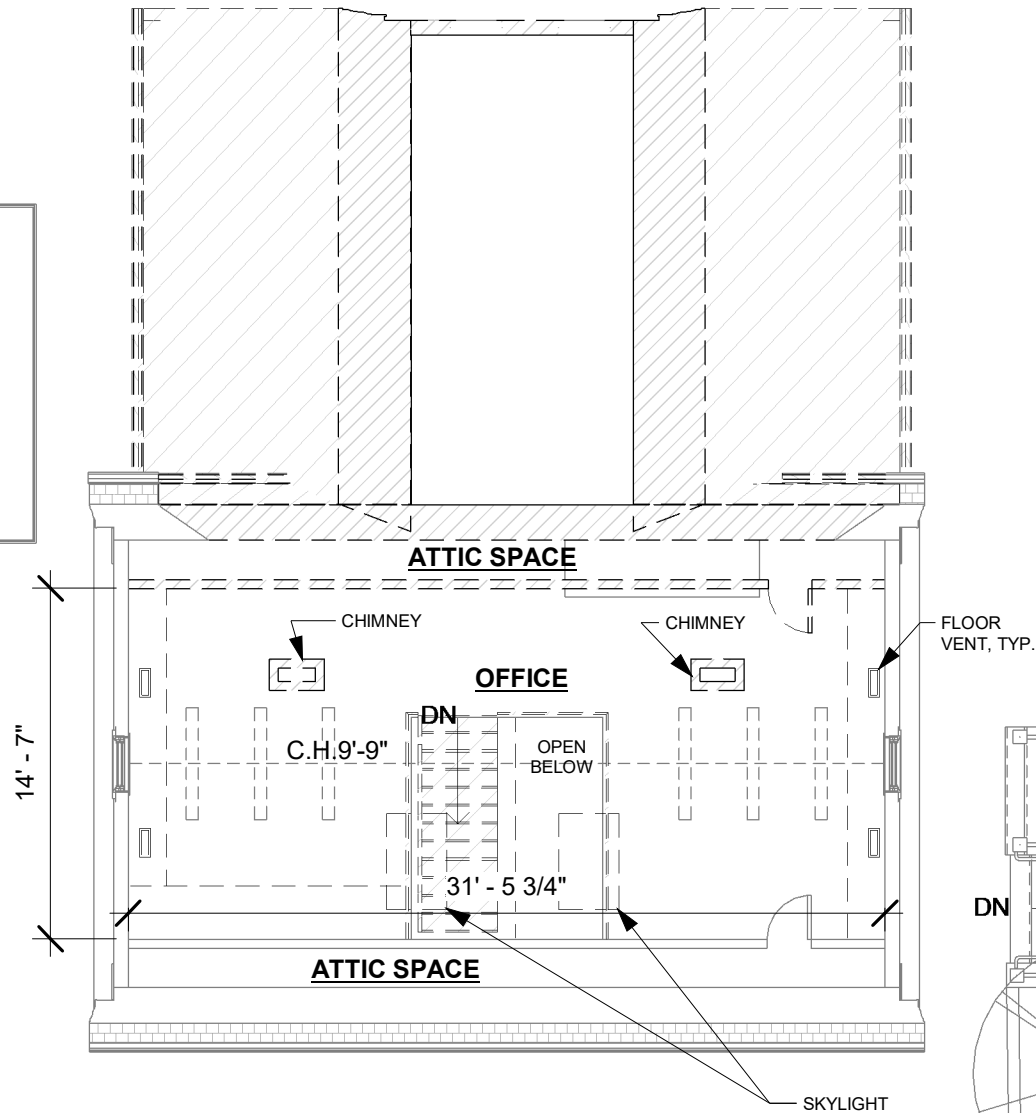
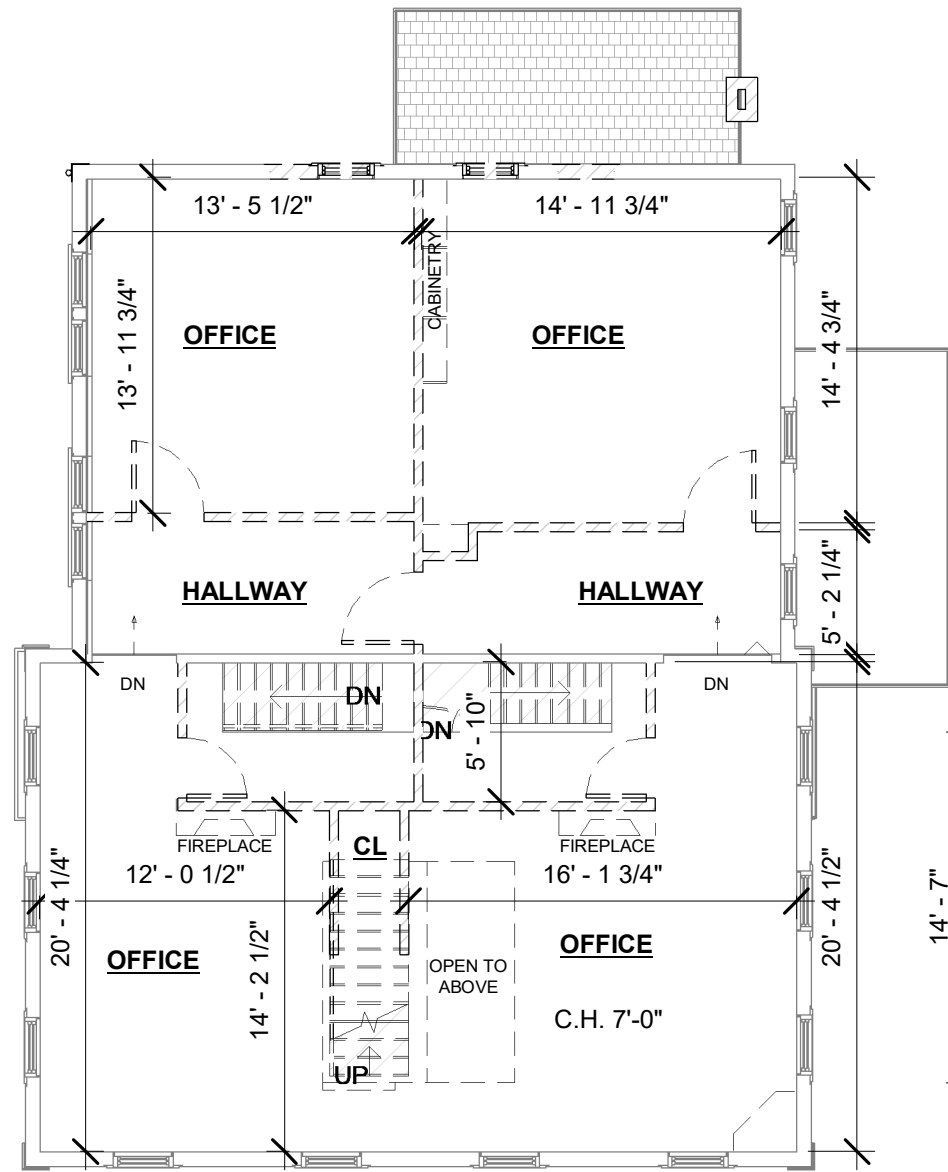


1 11A Extg. Basement
1/8" = 1'-0"



2 11A Extg. 1st Floor
1/8" = 1'-0"

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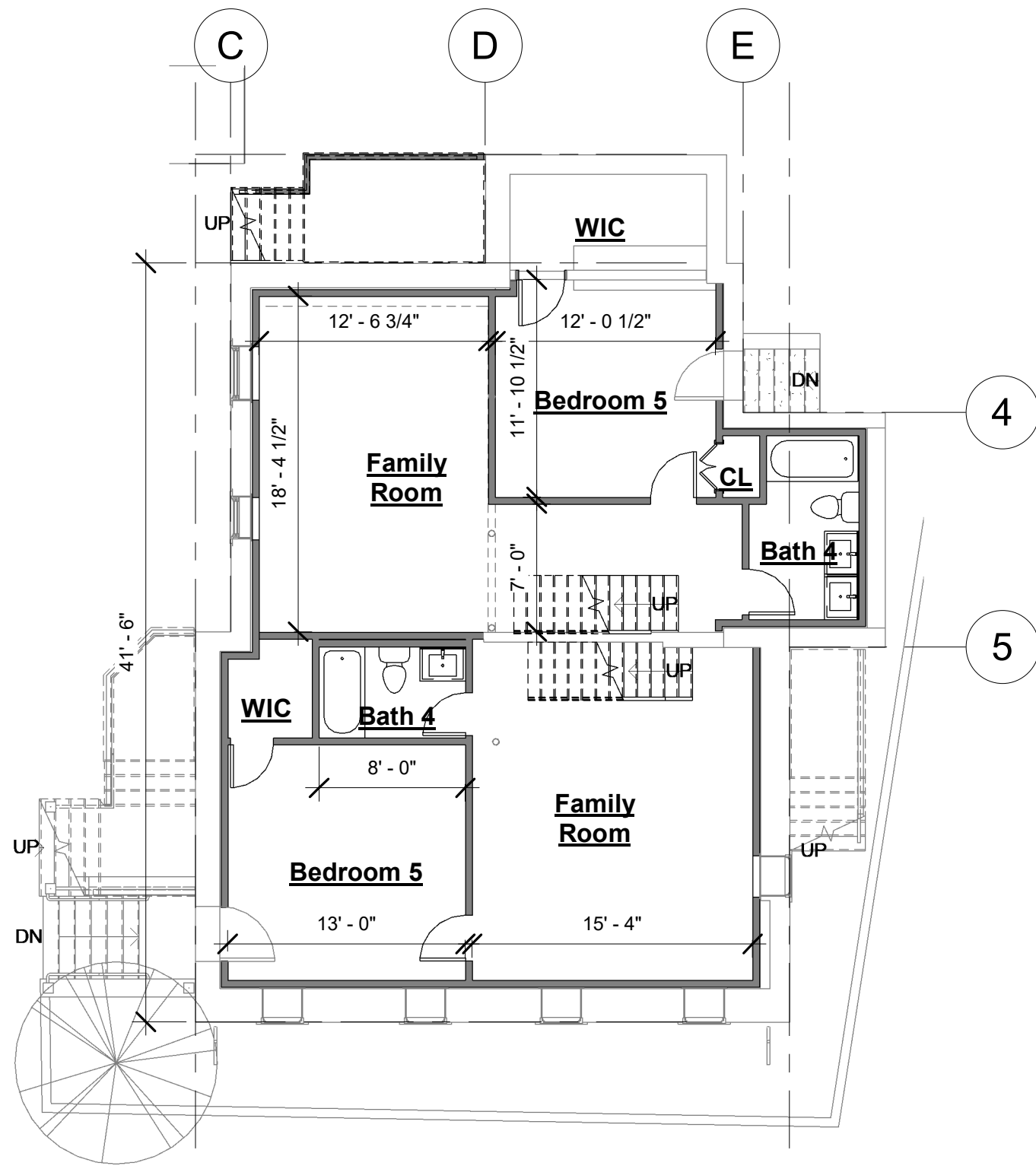


1 11A Extg. 2nd Floor
1/8" = 1'-0"

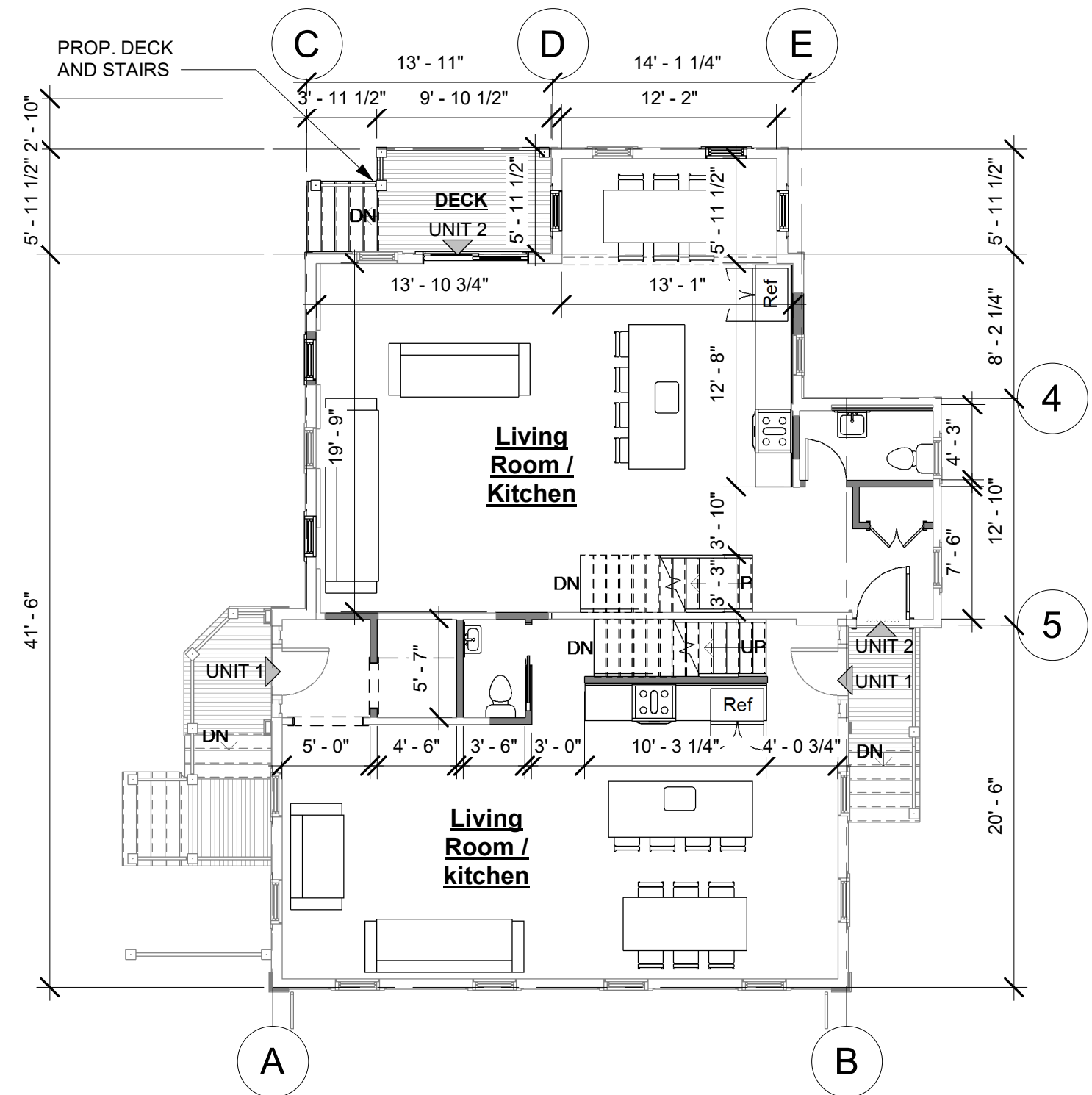
2 11A Extg. 3rd Floor
1/8" = 1'-0"

3 11A Extg. Roof
1/8" = 1'-0"

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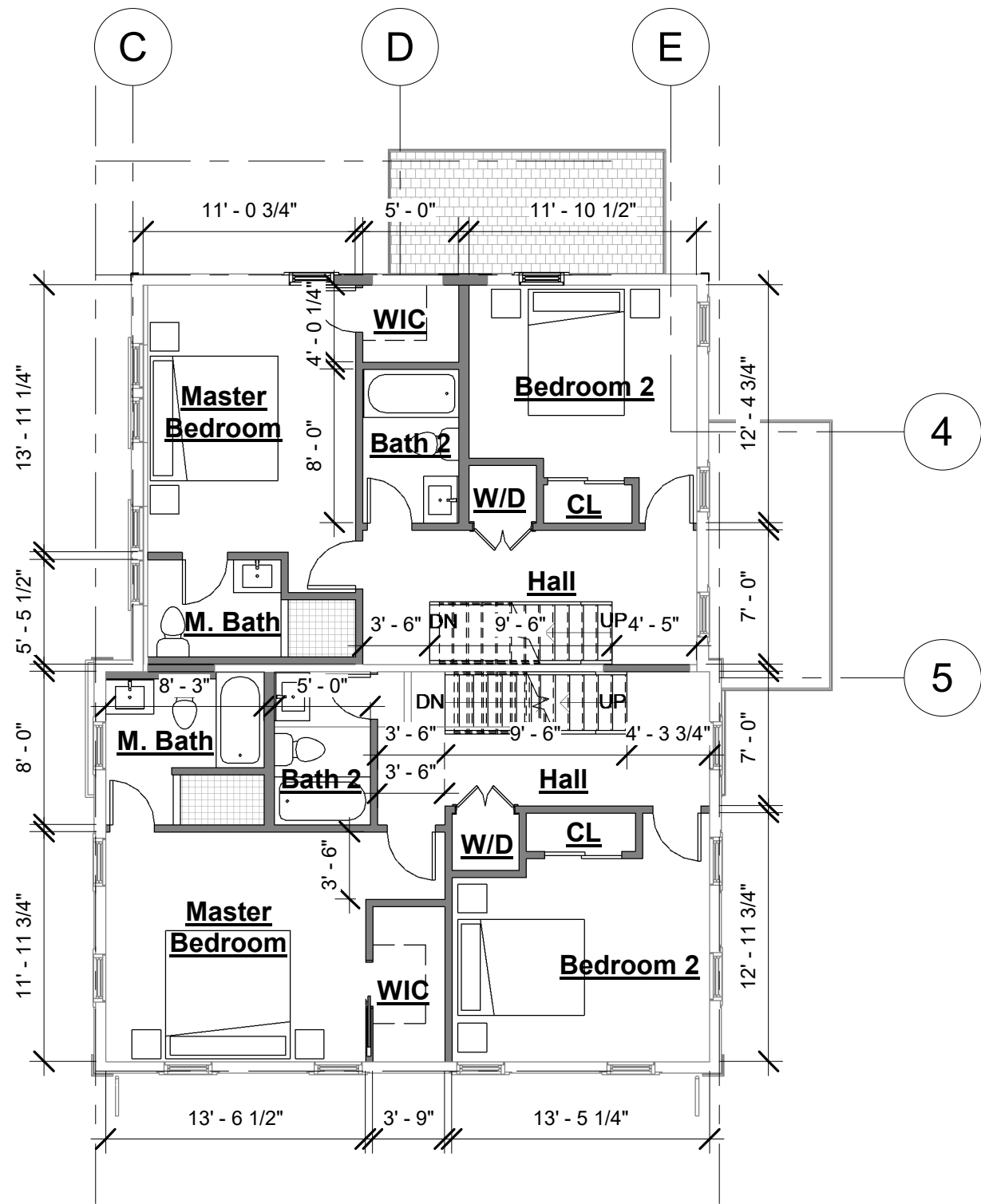


1 11A Proposed Basement
 1/8" = 1'-0"

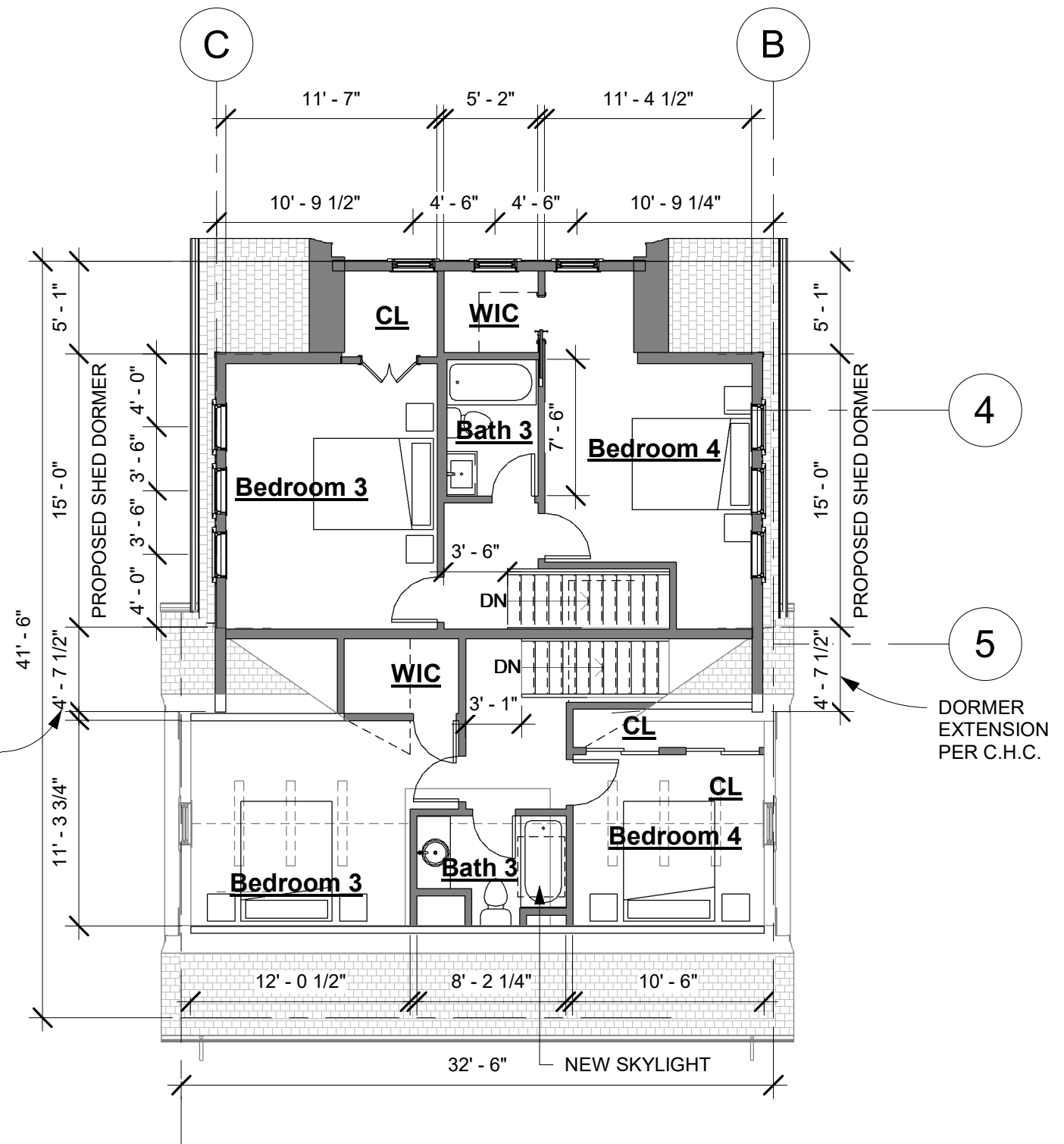


2 11A Proposed 1st Floor
 1/8" = 1'-0"

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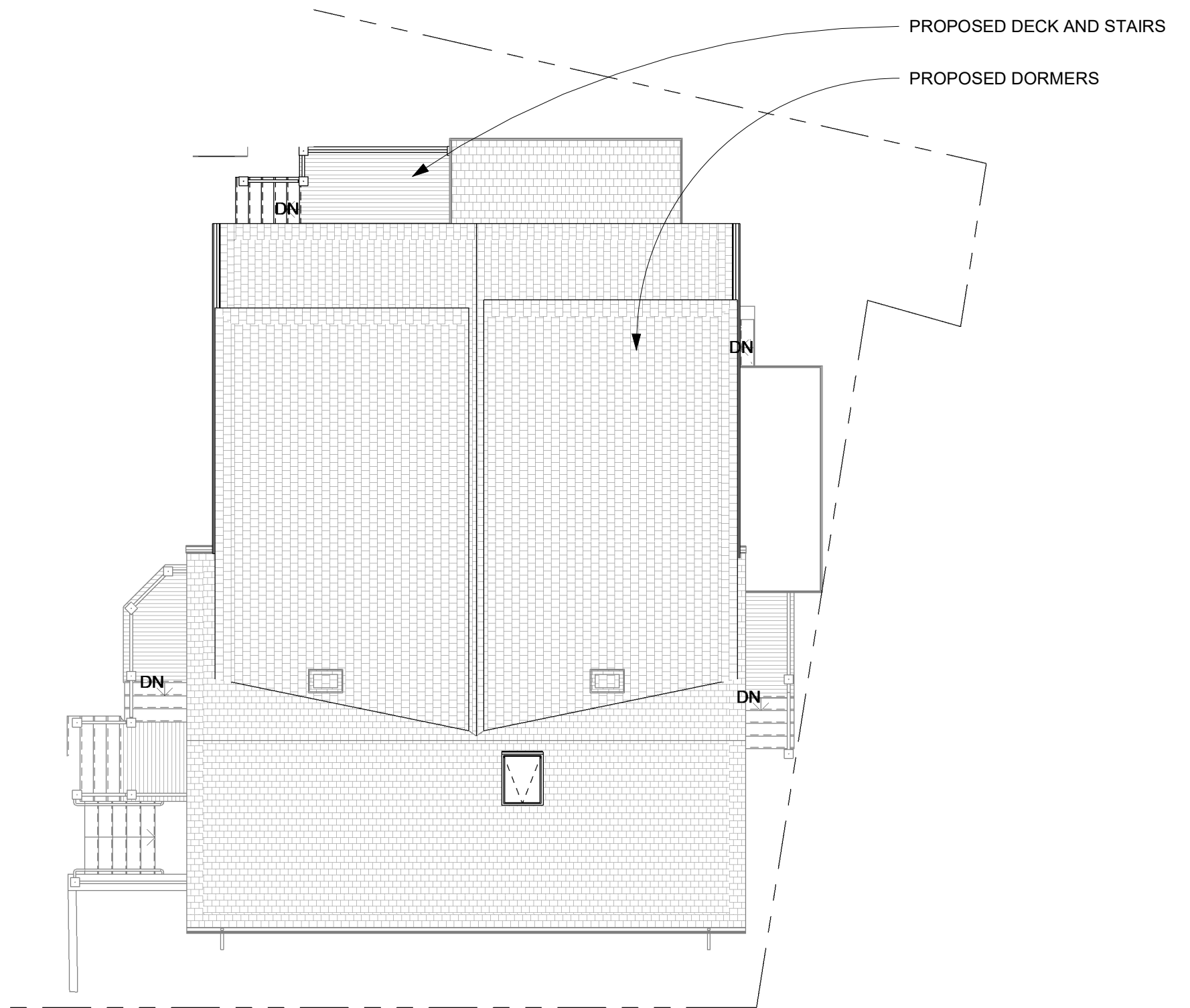


1 11A Proposed 2nd Floor
1/8" = 1'-0"



2 11A Proposed 3rd Floor
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>11A Proposed Plans</p>	<p>1/8" = 1'-0"</p>	<p>A-A1.2</p>



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TITLE

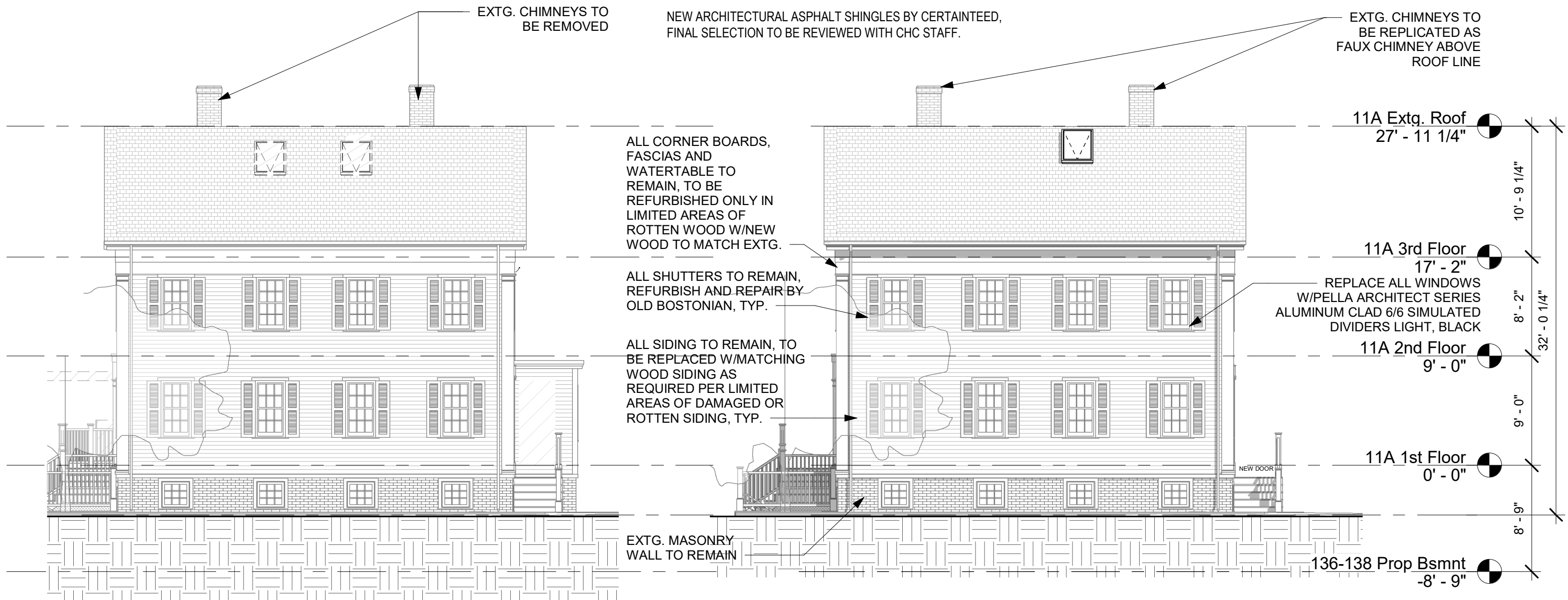
11A Proposed Plans

SCALE

1/8" = 1'-0"

DRAWING

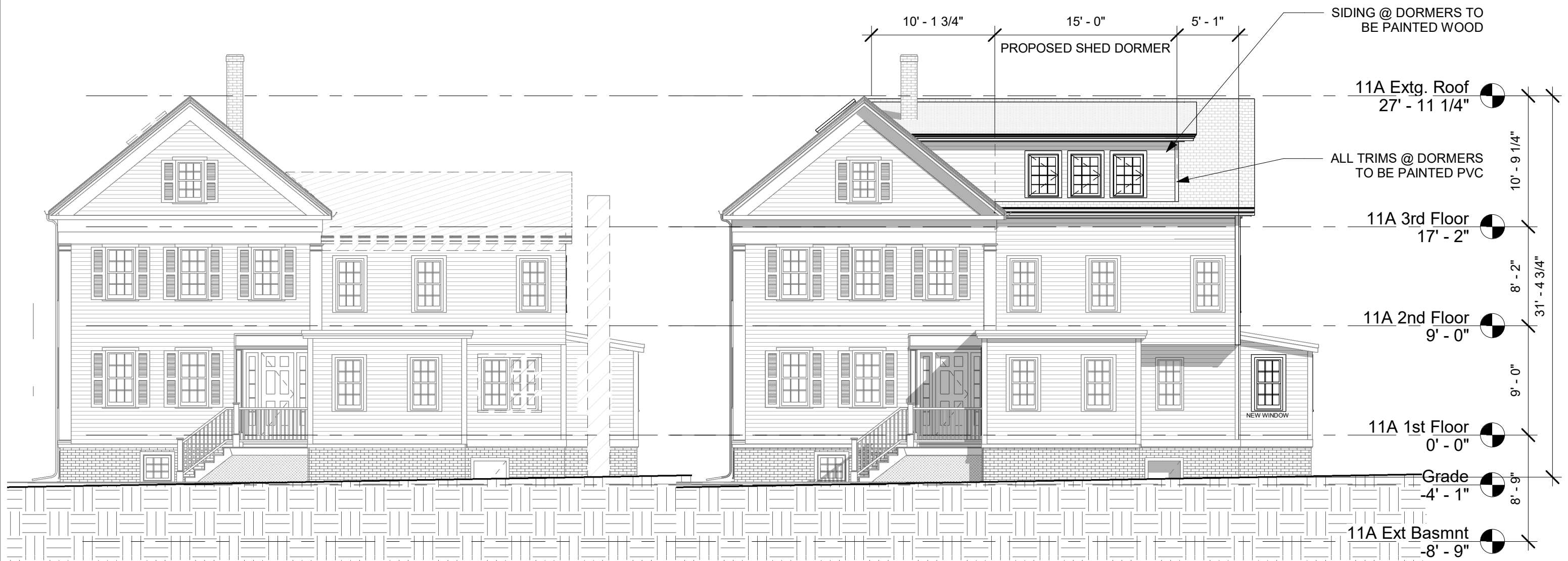
A-A1.3



1 11A Extg. Front
1/8" = 1'-0"

2 11A Prop. Front Elevation
1/8" = 1'-0"

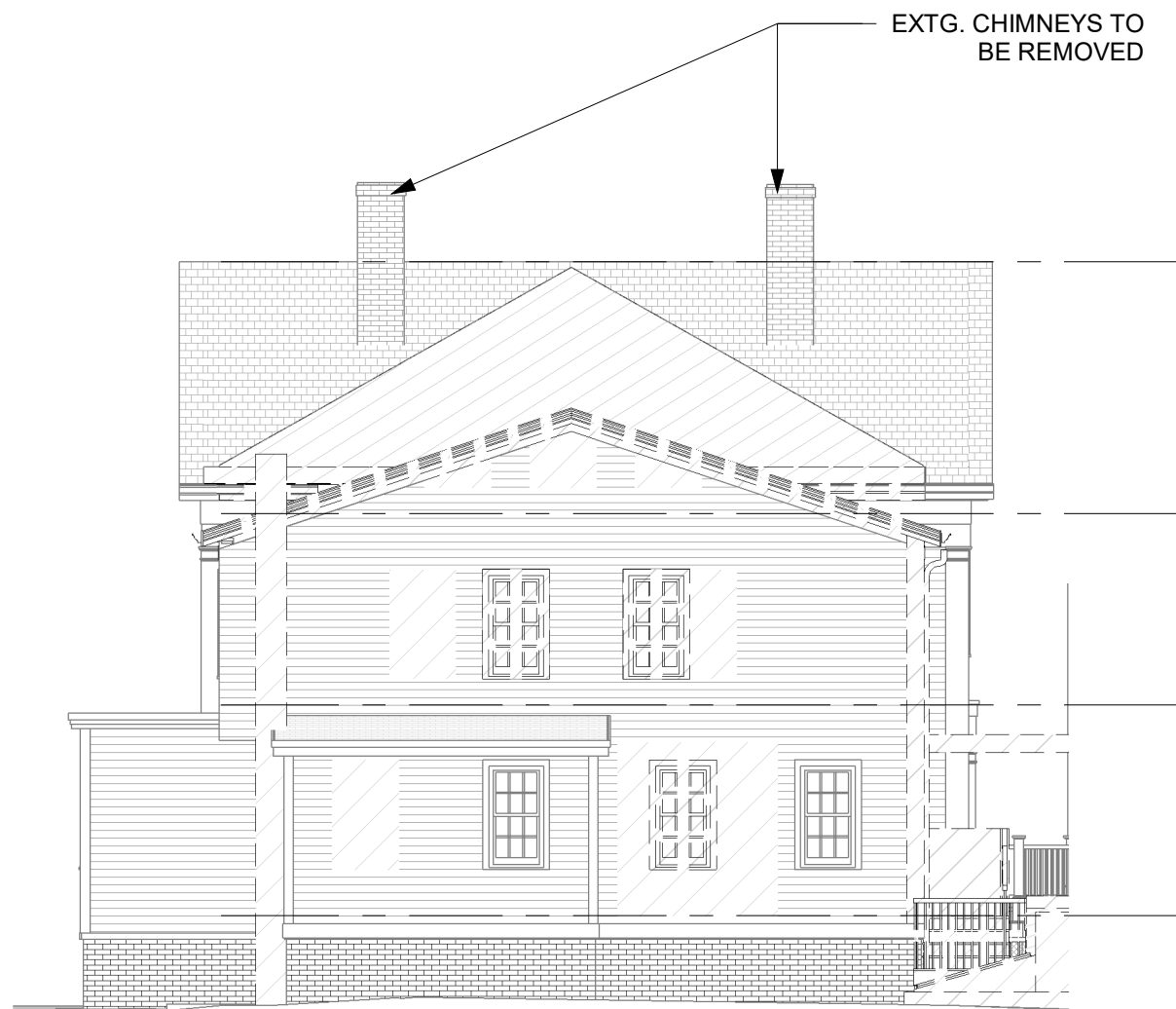
ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/22/2024</p>	<p>11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>11A Front Elevations</p>	<p>1/8" = 1'-0"</p>	<p>A-A2.1</p>



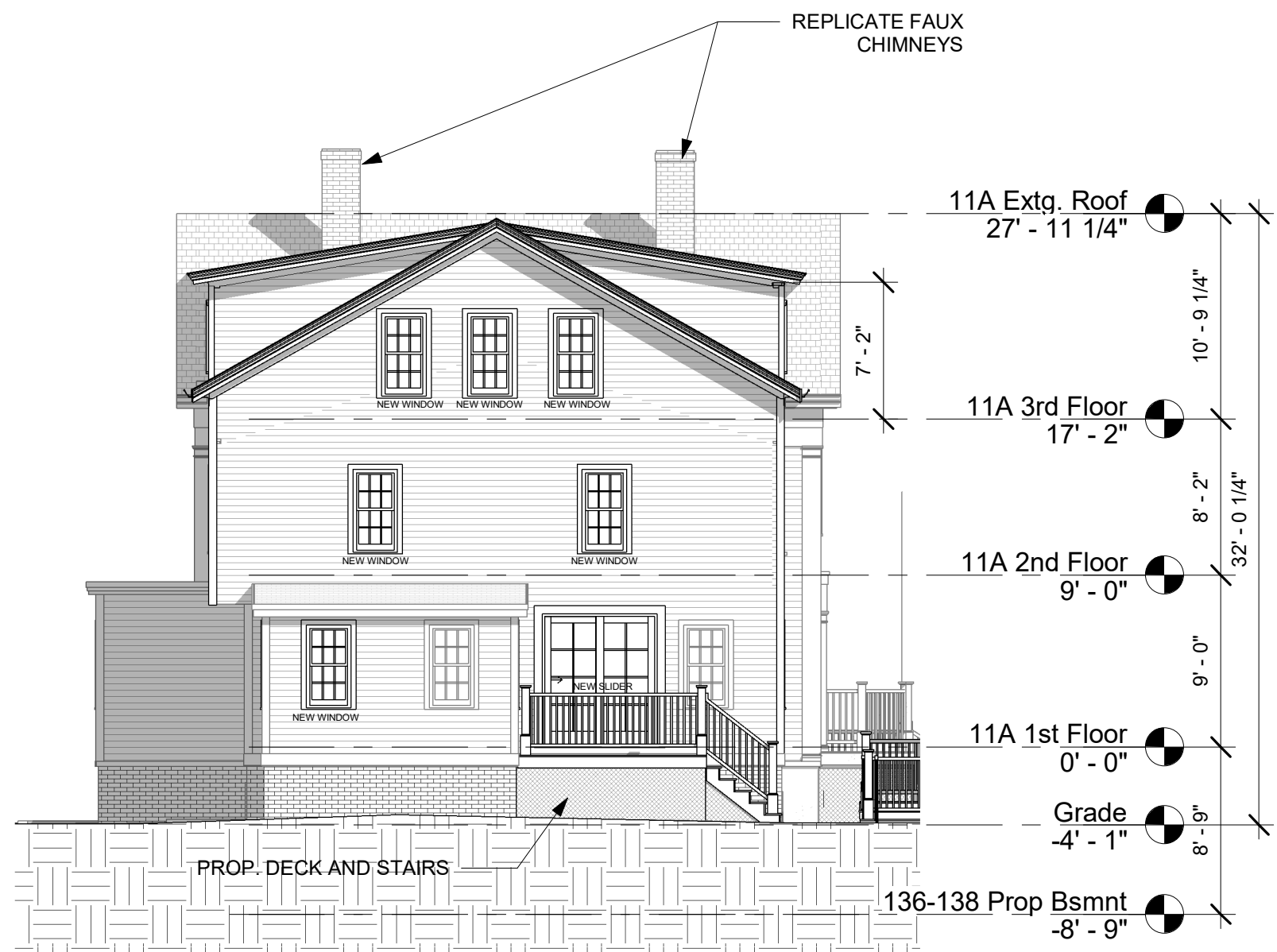
2 11A Extg. Right
1/8" = 1'-0"

1 11A Prop. Right Elevation
1/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11A Right Elevations</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A-A2.2</p>
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1 11A Extg. Rear
1/8" = 1'-0"



2 11A Prop. Rear Elevation
1/8" = 1'-0"

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DATE

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PROJECT

11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

11A Rear Elevations

SCALE

1/8" = 1'-0"

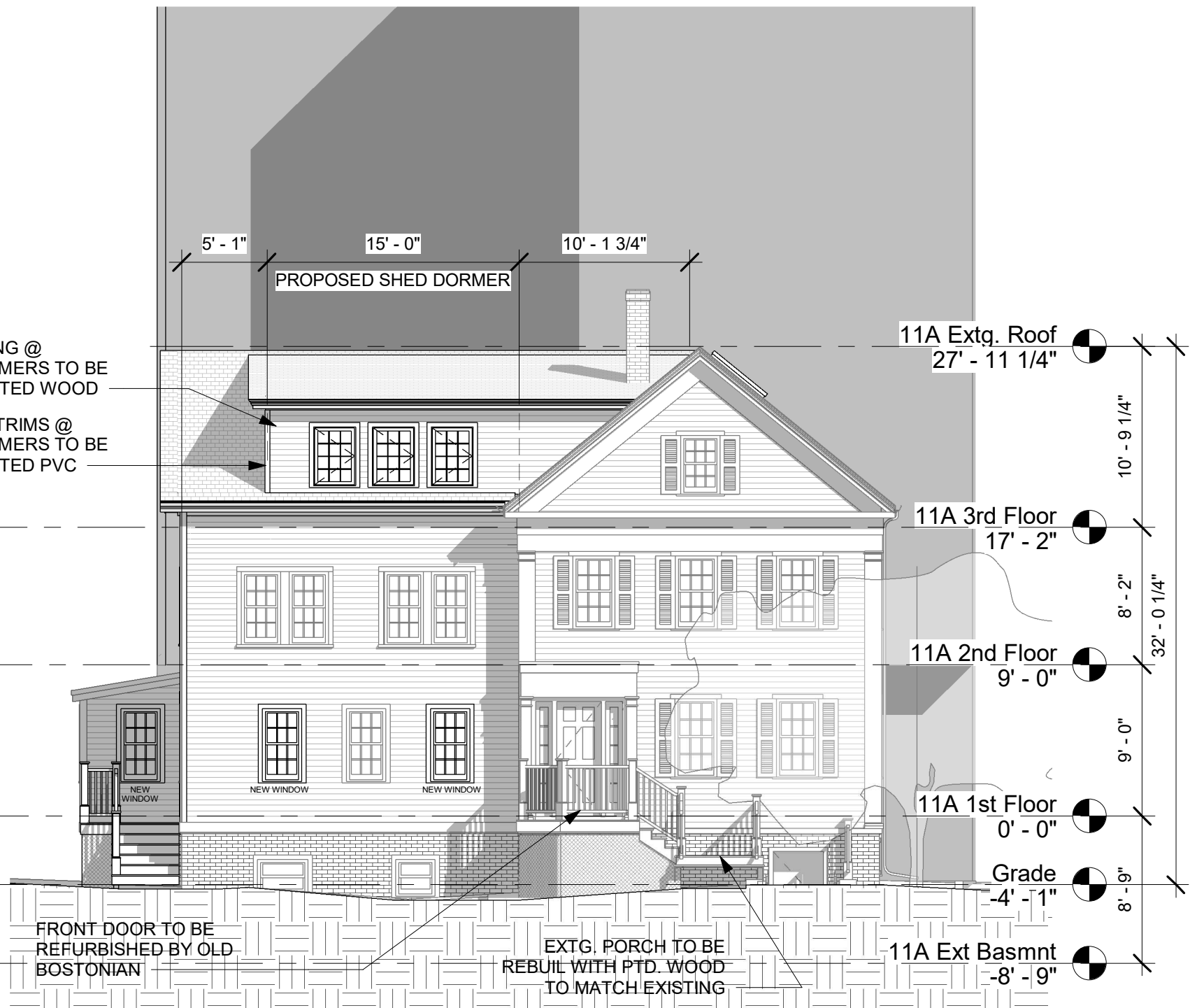
DRAWING

A-A2.3



SIDING @
DORMERS TO BE
PAINTED WOOD

ALL TRIMS @
DORMERS TO BE
PAINTED PVC



1 11A Extg. Left
1/8" = 1'-0"

2 11A Prop. Left Elevation
1/8" = 1'-0"

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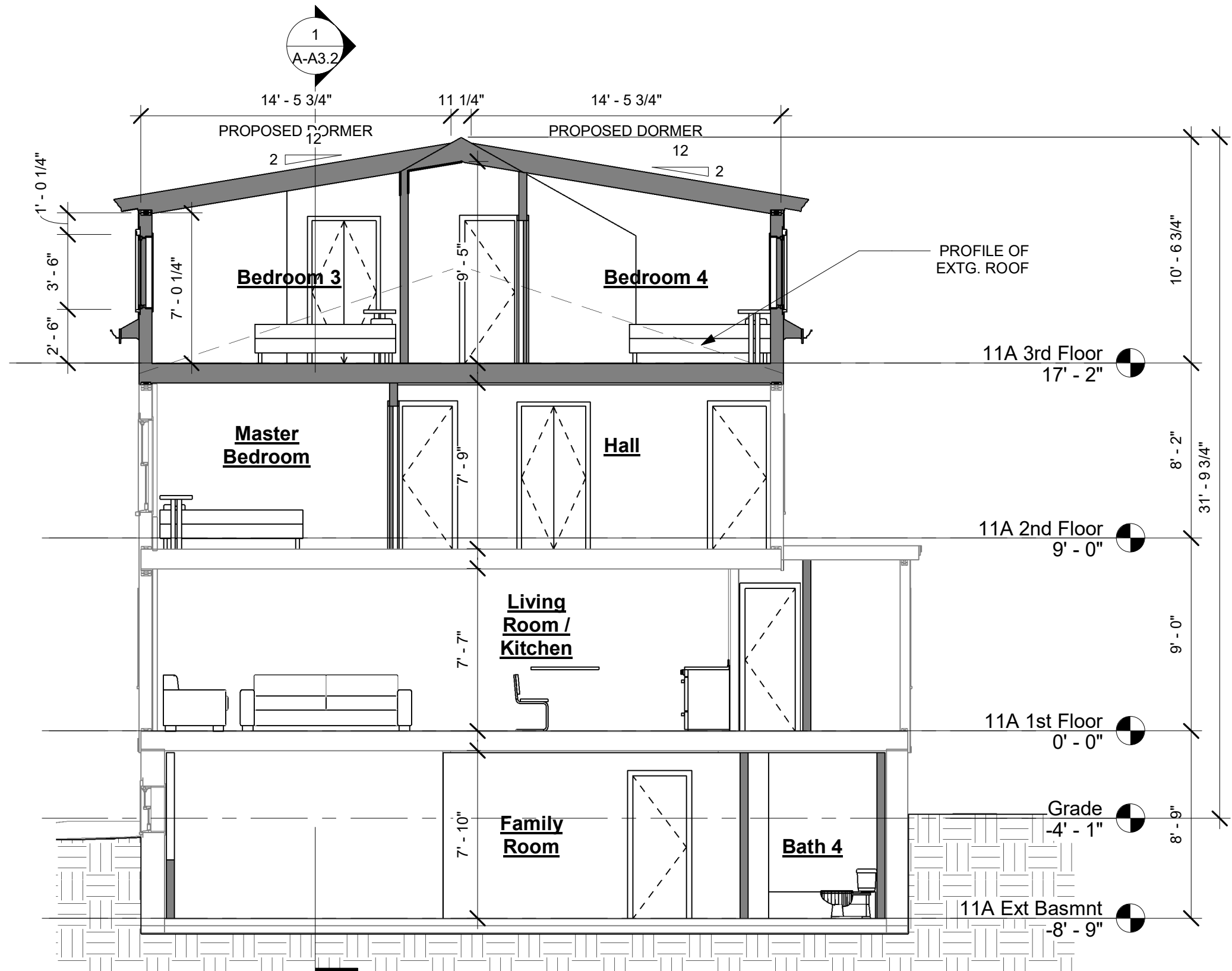
PROJECT
11A & 11B Mount Auburn Street
Cambridge, MA

TITLE
11A Left Elevations


SCALE
1/8" = 1'-0"

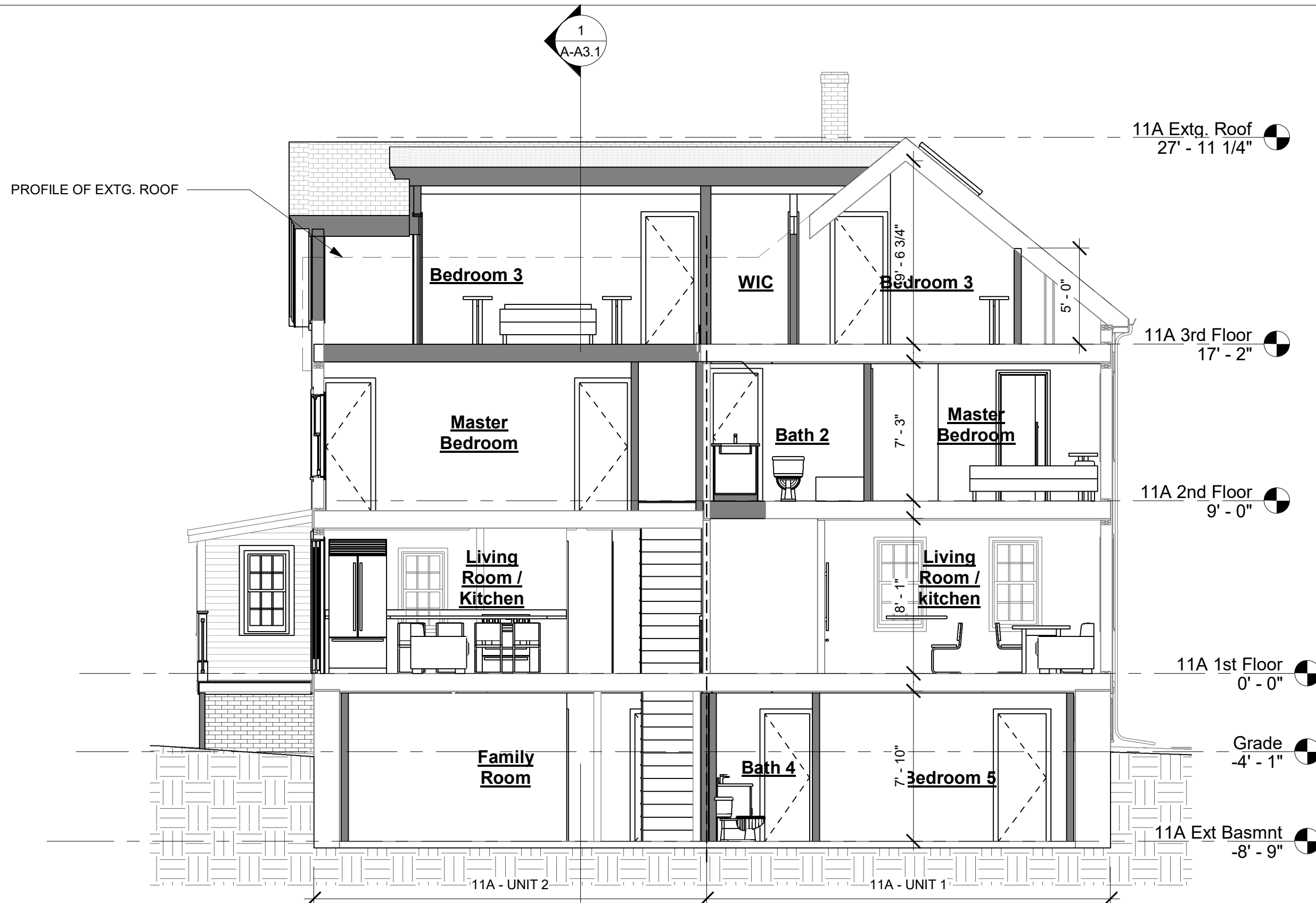
DRAWING
A-A2.4





1 11A Cross Section
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11A Sections</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING A-A3.1</p>
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1 11A Long Section
3/16" = 1'-0"

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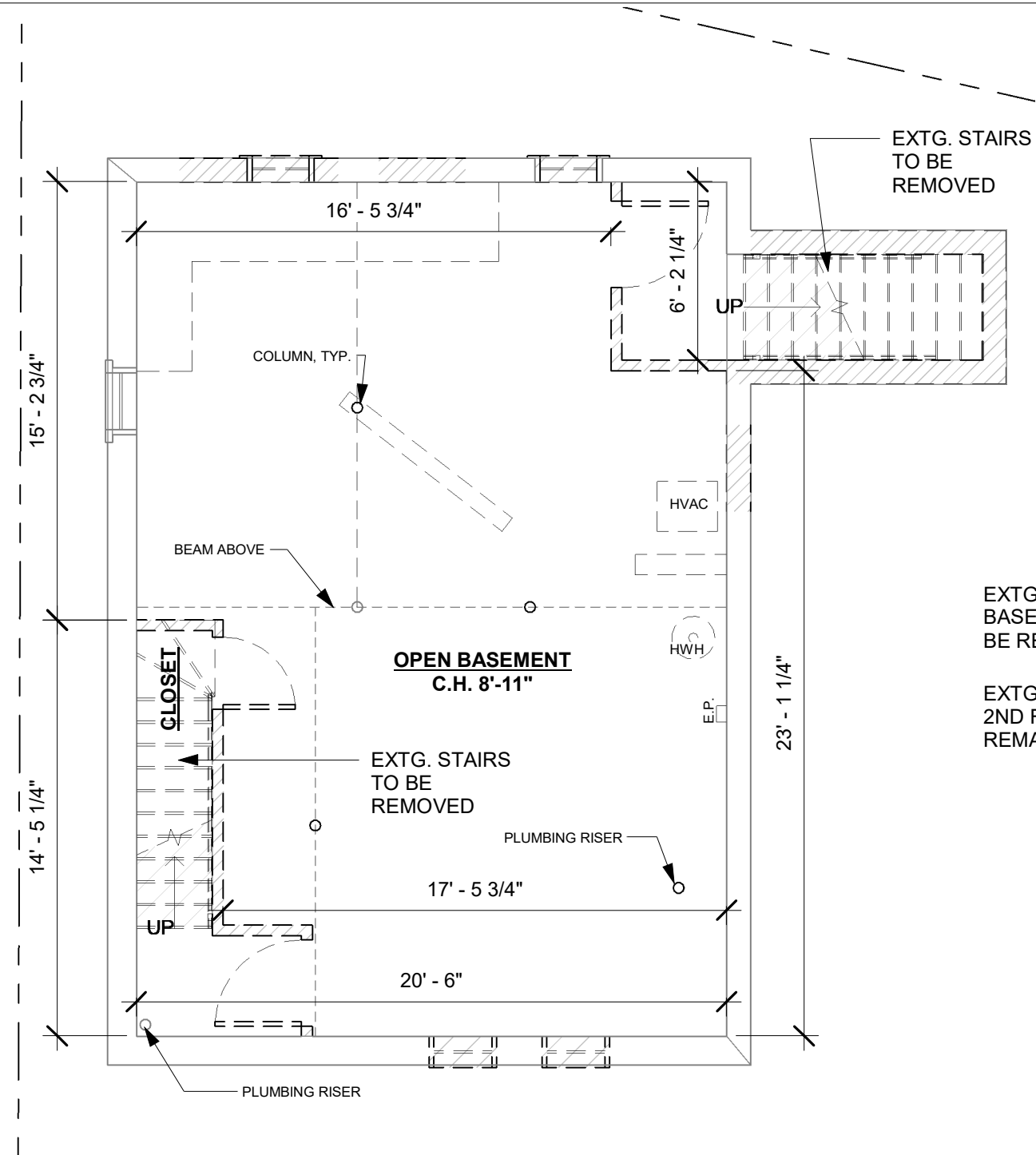
PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

TITLE
 11A Sections

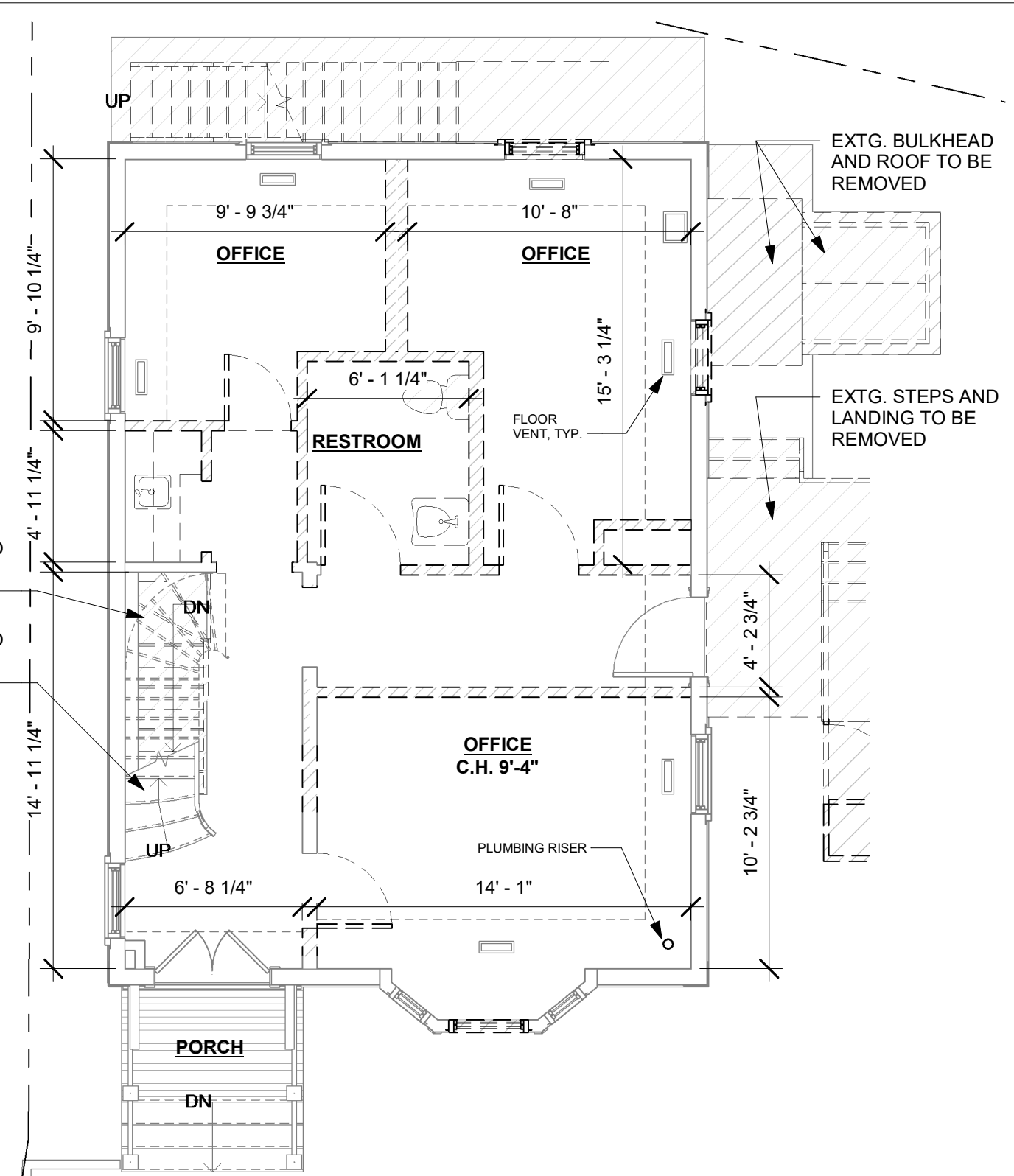
SCALE
 3/16" = 1'-0"

DRAWING
A-A3.2





1 11B Extg. Basement
3/16" = 1'-0"



2 11B Extg. 1st Floor
3/16" = 1'-0"

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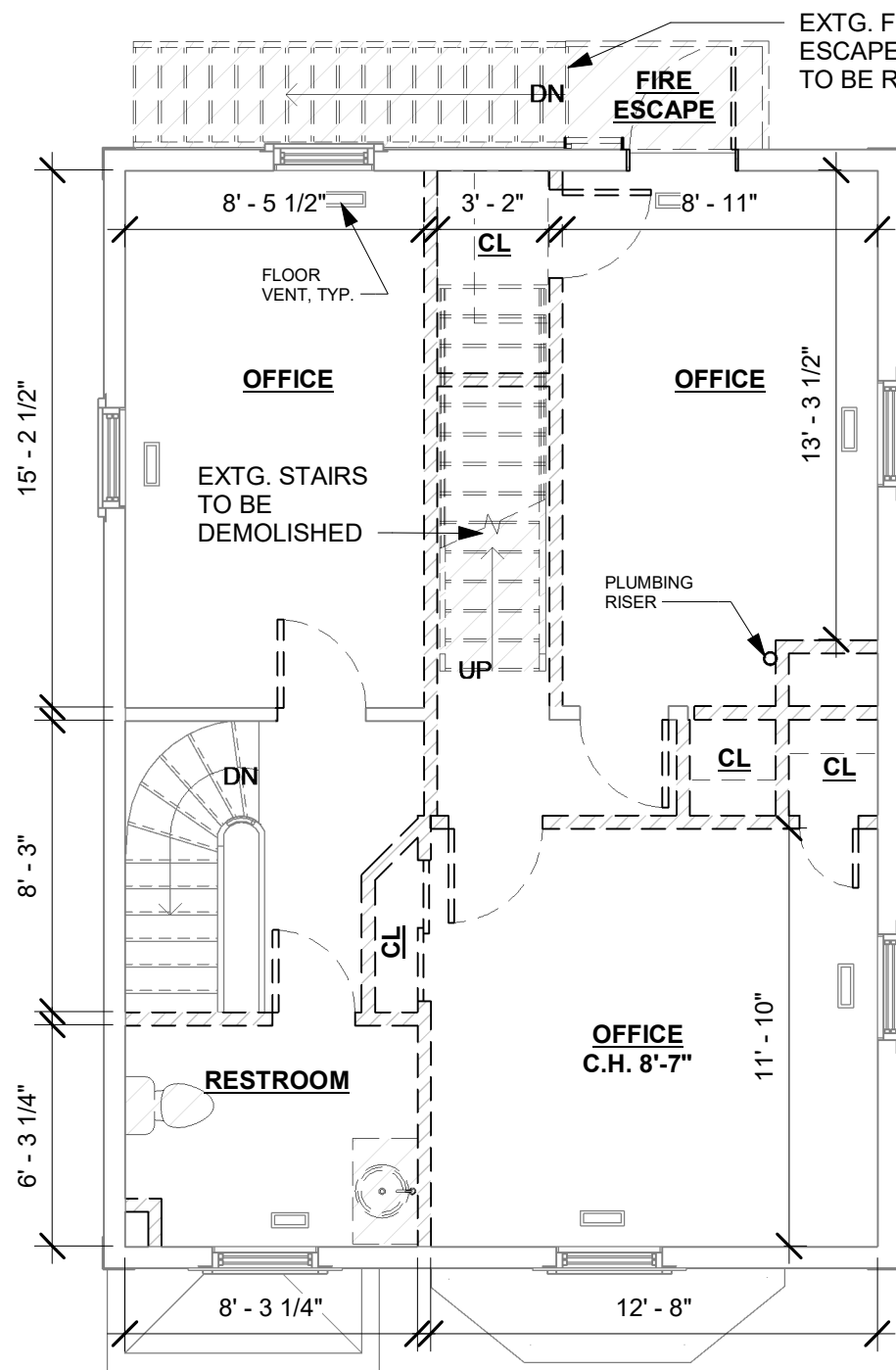
DATE
 4/22/2024

PROJECT
11A & 11B Mount Auburn Street
 Cambridge, MA

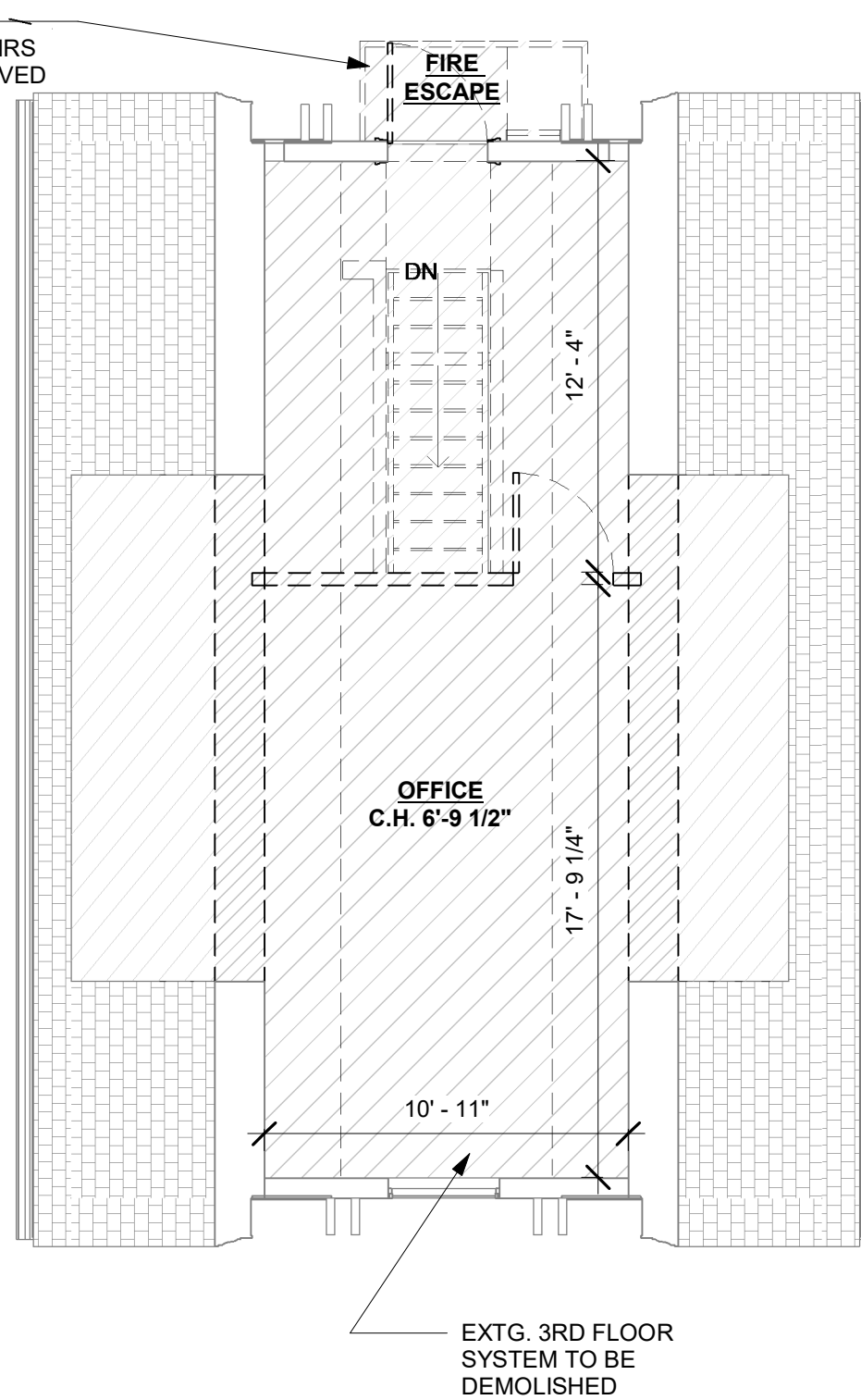
TITLE
 11B - Extg Plans

SCALE
 3/16" = 1'-0"

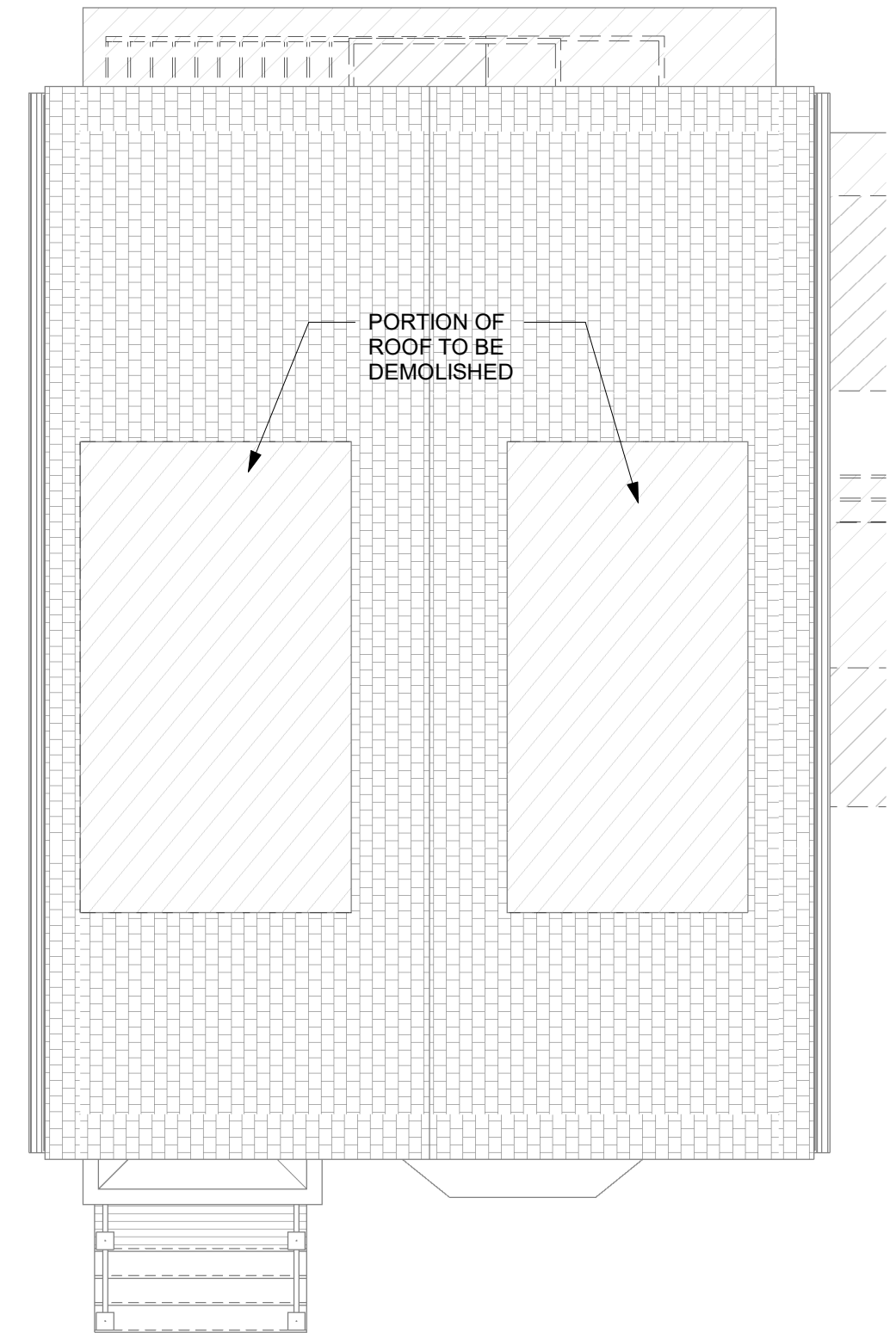
DRAWING
B-.D1.1



1 11B Extg. 2nd Floor
3/16" = 1'-0"

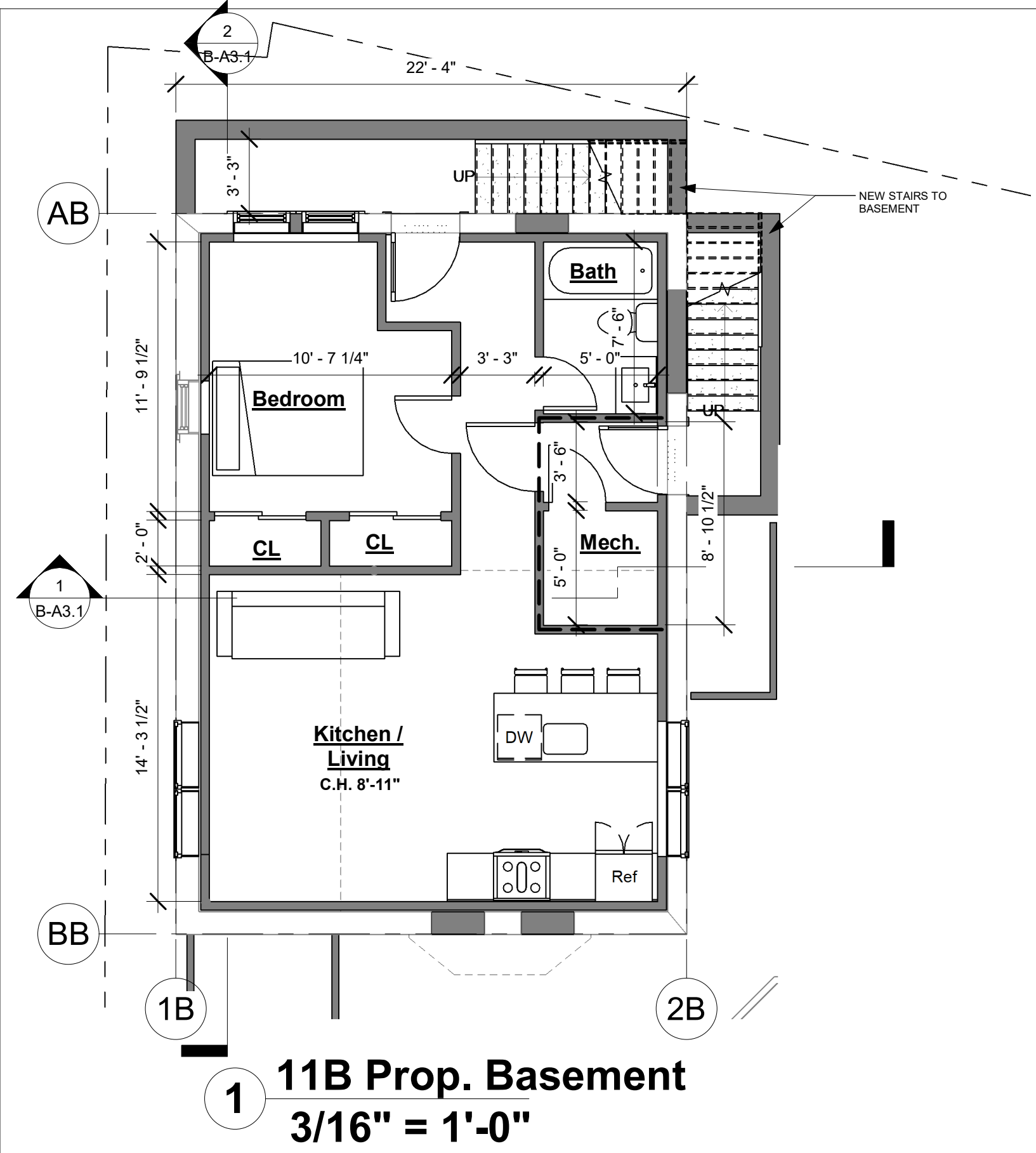


2 11B Ext. 3rd Floor
3/16" = 1'-0"

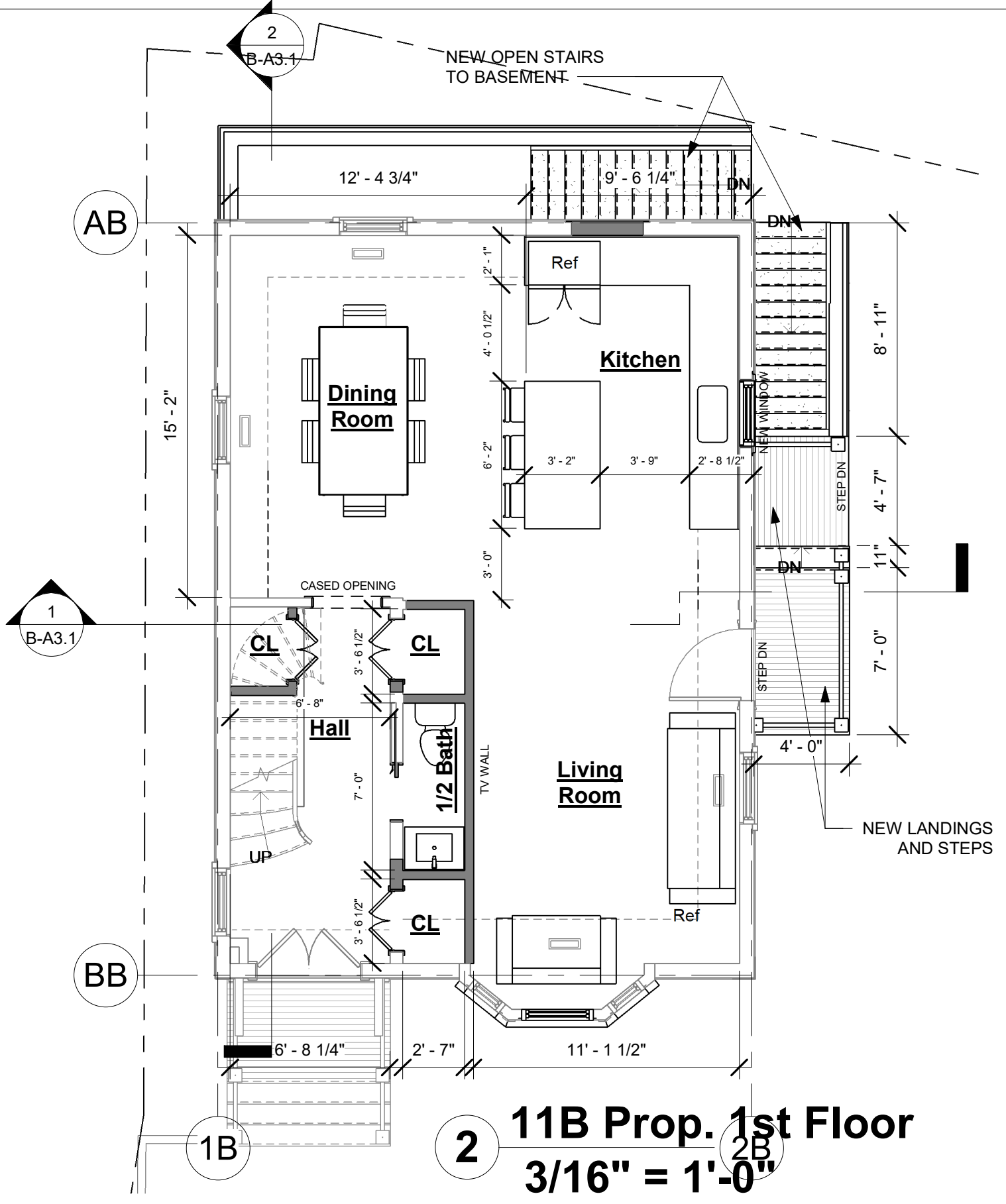


3 140 Extg. Top of Roof
3/16" = 1'-0"

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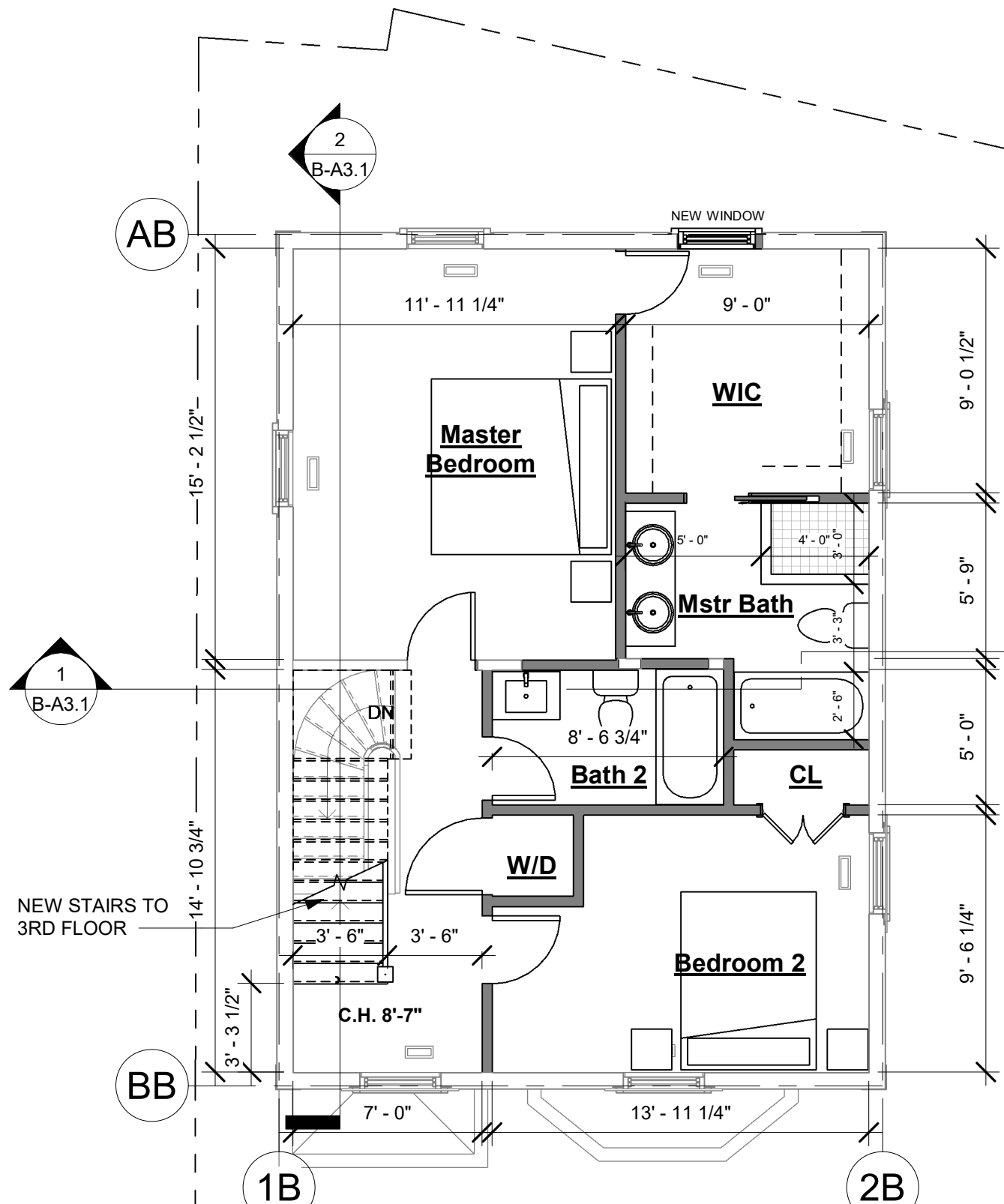


1 11B Prop. Basement
3/16" = 1'-0"

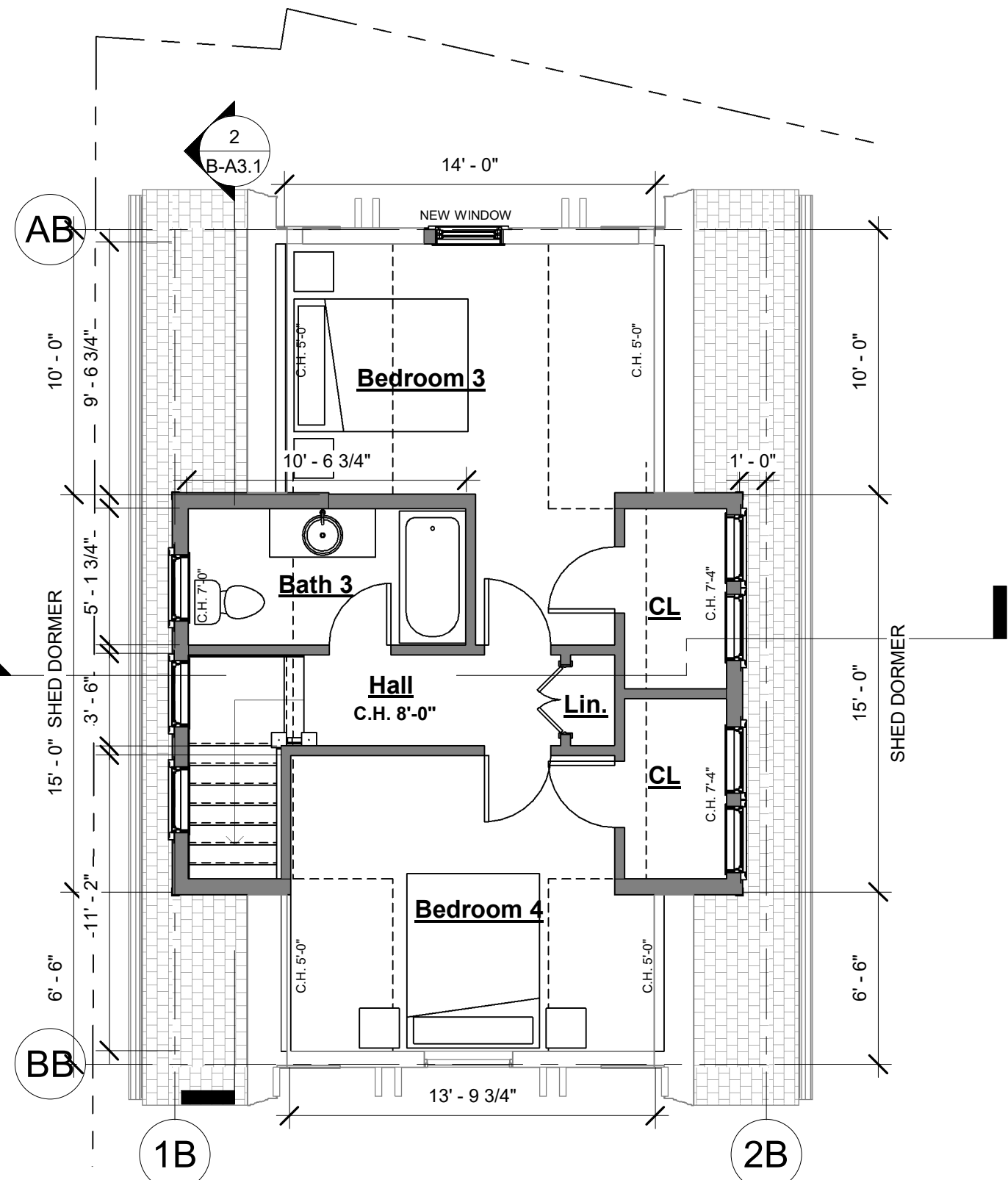


2 11B Prop. 1st Floor
3/16" = 1'-0"

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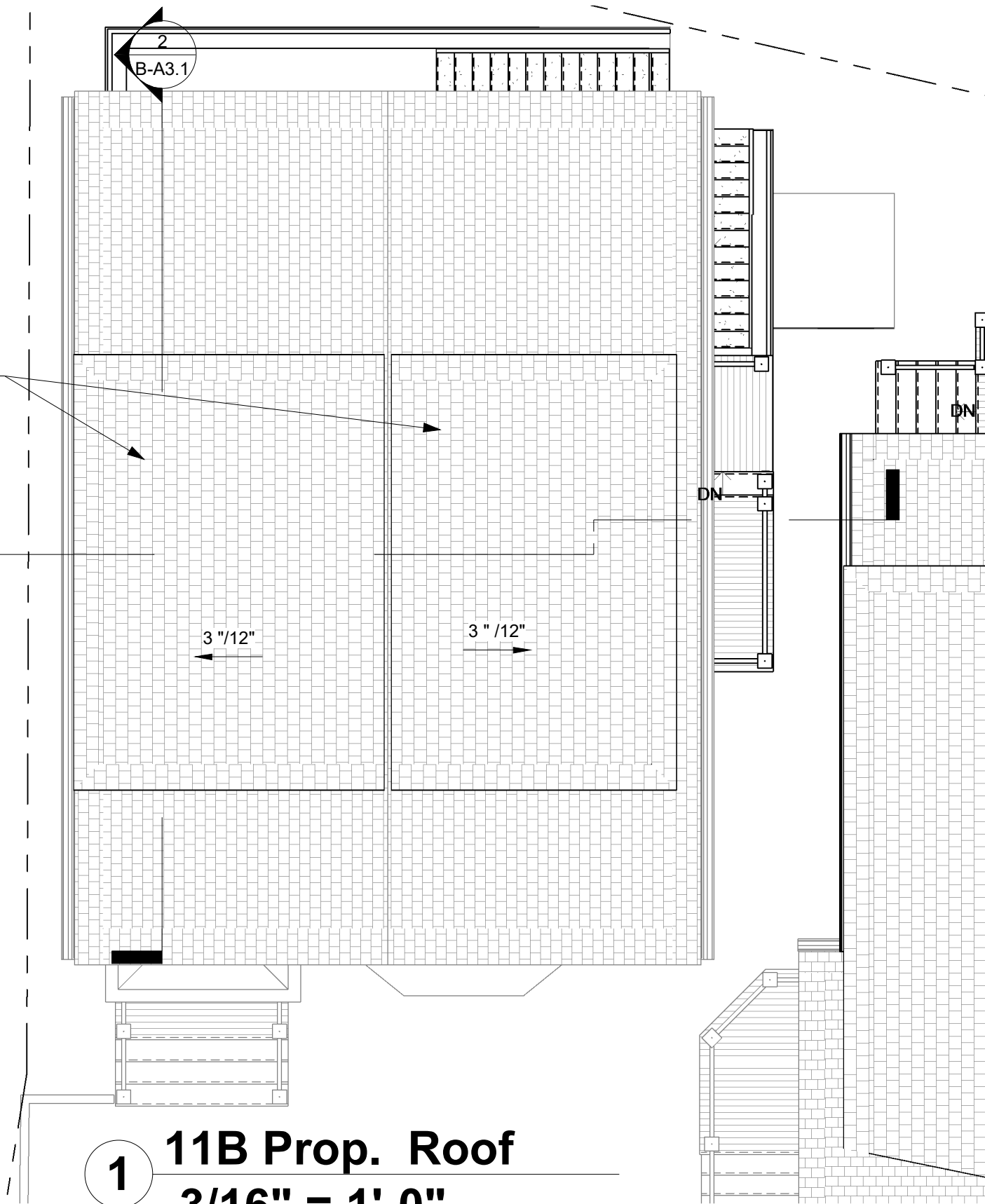
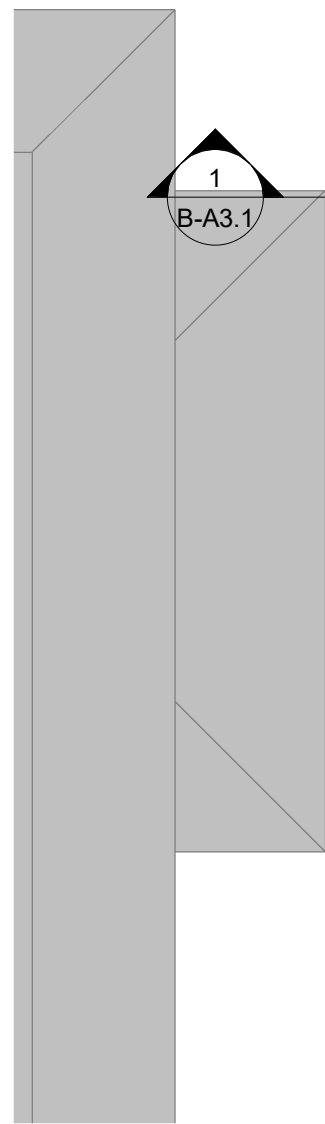
1 11B Prop. 2nd Floor
3/16" = 1'-0"



2 11B Prop. 3rd Floor
3/16" = 1'-0"

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PROPOSED
DORMERS



1 11B Prop. Roof
3/16" = 1'-0"

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11A & 11B Mount Auburn Street

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TITLE

11B Prop. Plans

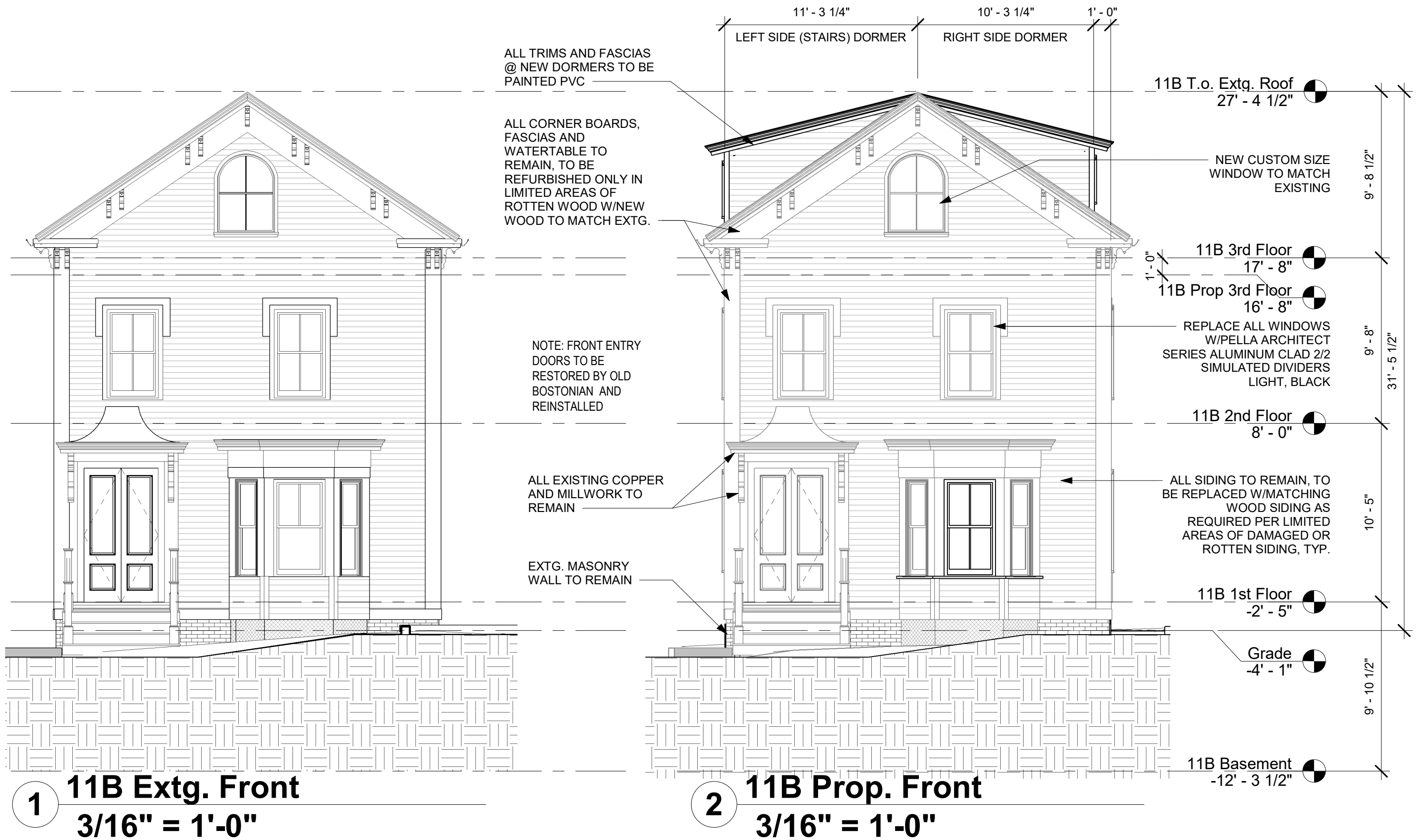
SCALE

3/16" = 1'-0"

DRAWING

B-A1.3





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11A & 11B Mount Auburn Street

Cambridge, MA

TITLE

11B-Front Elevations

SCALE

3/16" = 1'-0"

DRAWING

B-A2.1

NEW ARCHITECTURAL ASPHALT SHINGLES BY CERTAINTED,
FINAL SELECTION TO BE REVIEWED WITH CHC STAFF.



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11A & 11B Mount Auburn Street
Cambridge, MA

TITLE
11B Right Elevations

SCALE
3/16" = 1'-0"

DRAWING
B-A2.2

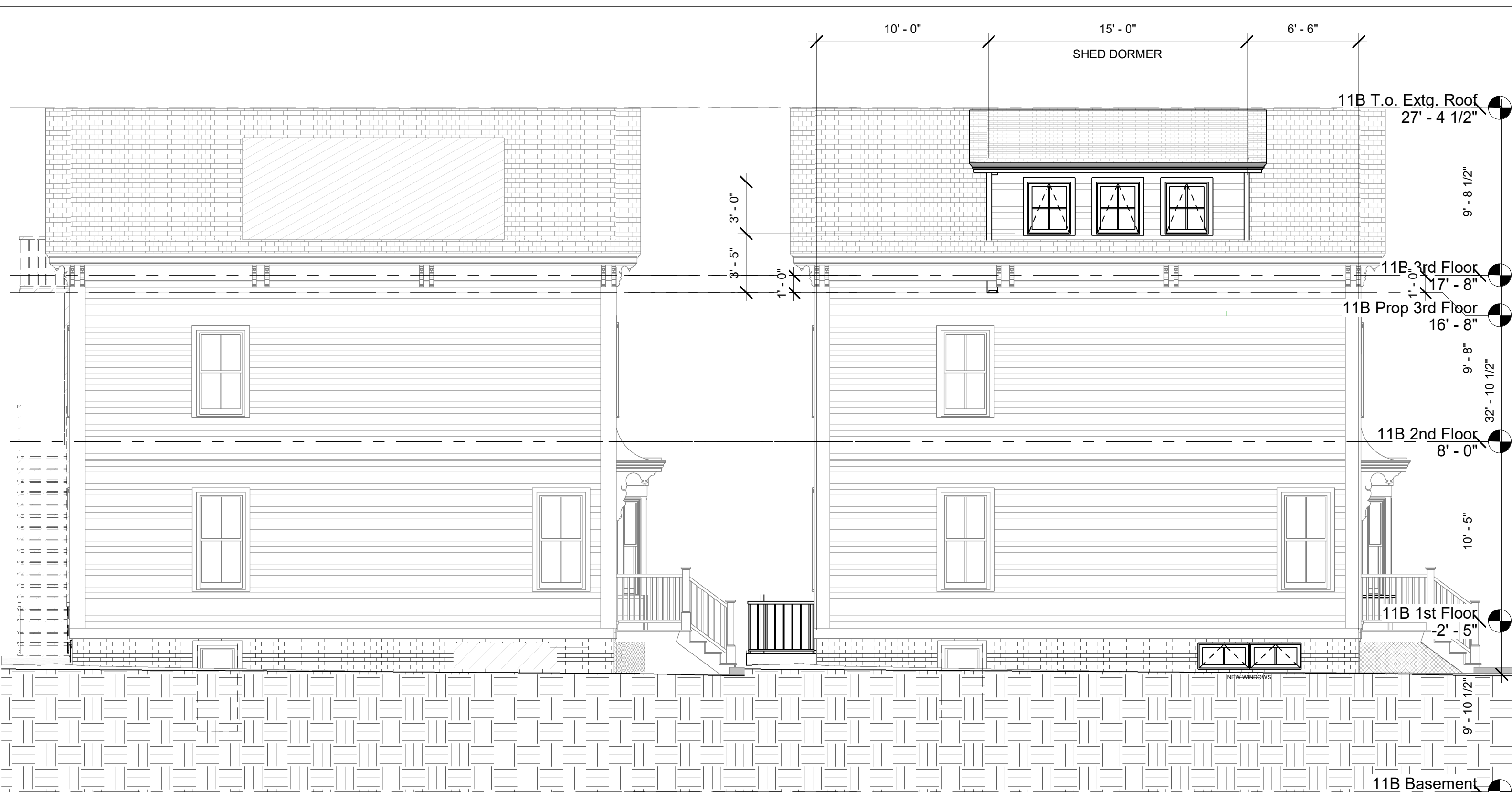




1 11B Extg. Rear
3/16" = 1'-0"

2 11B Prop. Rear
3/16" = 1'-0"

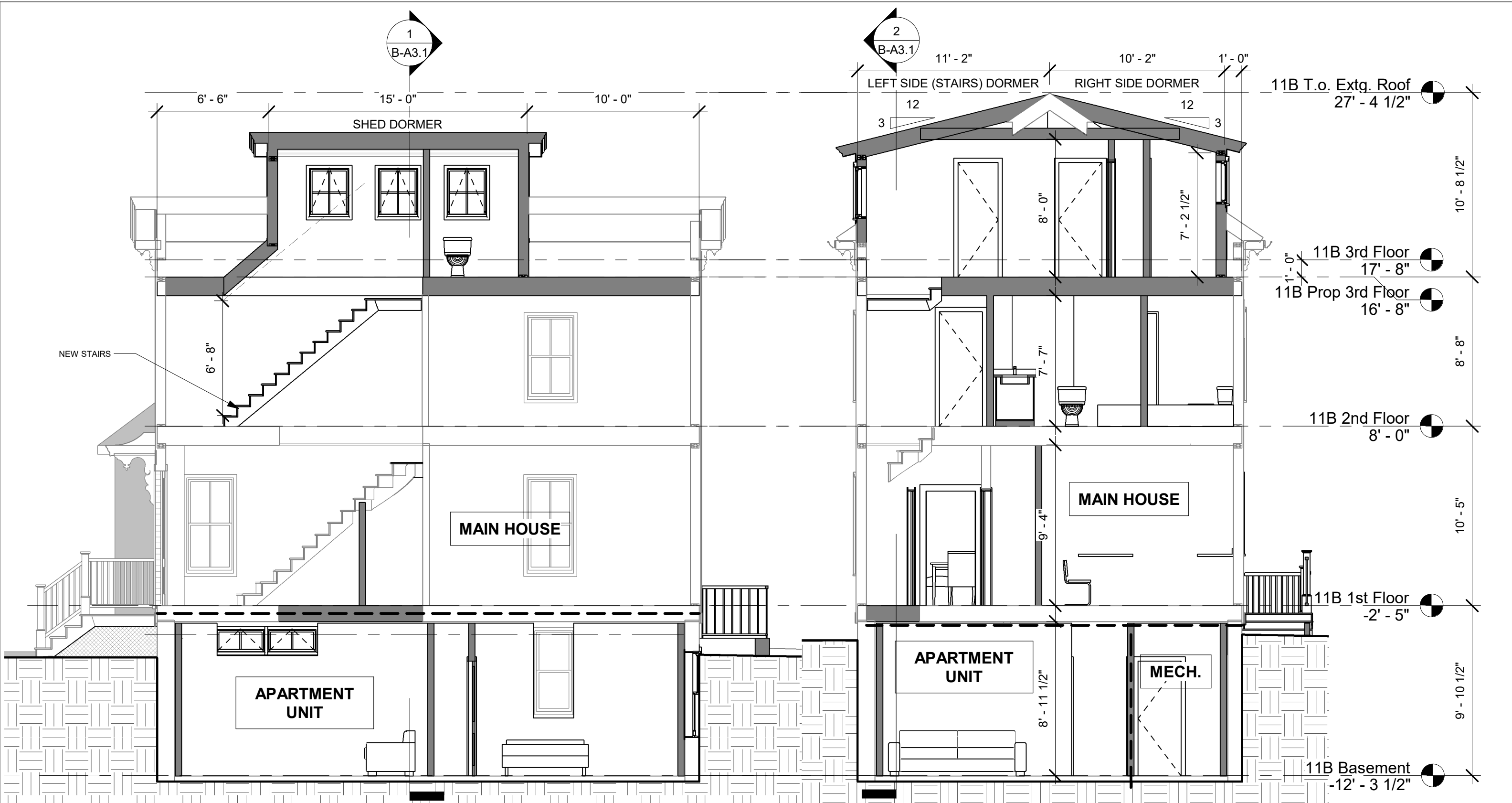
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/22/2024</p>	<p>PROJECT 11A & 11B Mount Auburn Street Cambridge, MA</p>	<p>TITLE 11B- Rear Elevations</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A2.3</p>
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1 11B Extg. Left
3/16" = 1'-0"

2 11B Prop. Left
3/16" = 1'-0"

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2 11B Long Section
 3/16" = 1'-0"

1 11B Cross Section @ Dormers
 3/16" = 1'-0"

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