

Zoning Summary

- Lodging House Use allowed by-right
- Proposed addition is dimensionally compliant
- Parking not required city-wide
- Special Permit from ZBA required for an addition > 10% and < 25% of existing floor area
- Existing Building Area = 6,524-SF incl Basement
- Addition Area = 1,197-SF incl Basement
- Total Proposed Building Area = 7,721-SF
- FAR Allowed = 1.75; FAR Proposed = 1.70

PREPARED BY:

ARCHITECT PETER QUINN ARCHITECTS LLC

259 ELM ST, STE 301 SOMERVILLE, MA 02144 PH (617) 354 3989

CIVIL ENGINEER & SURVEYOR SPRUHAN ENGINEERING, P.C. 80 JEWETT ST, SUITE 2 NEWTON, MA 02458 PH (617) 816-0722

REAR ADDITION TO 2 GARDEN ST

CAMBRIDGE, MA 02138

LIST	OF DRAWINGS	CHC MEETING	CHC REV-1
		26 APR 2023	19 MAY 2023
T-1	TITLE SHEET		X
EC-6	EXISTING PHOTOS		Х
A0.1	ARCHITECTURAL RENDERING (5 SHEETS)	Х	Х
AS-1	CONTEXT SITE PLAN	Х	Х
A-0	DIMENSIONAL SITE PLAN	Х	Х
A-1	BASEMENT FLOOR PLAN	Х	Х
A-2	FIRST FLOOR PLAN	Х	Х
A-3	SECOND FLOOR PLAN	Х	Х
A-4	THIRD FLOOR PLAN	Х	Х
A-5	FRONT ELEVATION	Х	Х
A-6	LEFT ELEVATION	Х	Х
A-7	REAR ELEVATION	Х	Х
A-8	RIGHT ELEVATION	Х	Х
A-9	BUILDING SECTIONS		х
EC 1-5	EXISTING PLANS, ELEVATION, & SECTIONS	Х	Х
	EXISTING CONDITIONS PLOT PLAN	Х	х
SH 1-3	SHADOW STUDY	X	Х



LOCUS PLAN

PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED		
REVISION	DATE	
CHC REV-1	5/19/2023	
CHC SUBMISSION	4/10/2023	
DRAWN BY	REVIEWED BY	

MN / YC



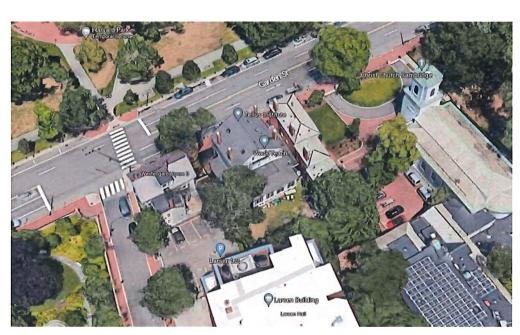
VIEW 1 - STREET VIEW FROM GARDEN STREET



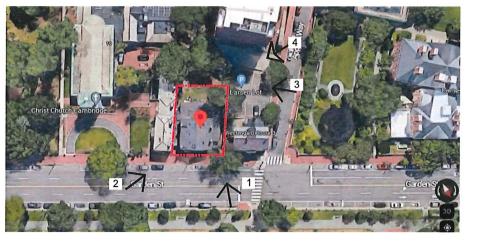
VIEW 3 - STREET VIEW FROM APPIAN WAY LOOKING IN REAR YARD



VIEW 2 - STREET VIEW FROM GARDEN STREET



VIEW 4 - AERIAL VIEW LOOKING WEST



QUINN ARCHI TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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SEAL



CONSULTAN

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REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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EXISTING PHOTOS

SCALE AS NOTED

CHC REV-1	5/19/2023
CHC SUBMISSION	4/10/2023

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1 AERIAL VIEW FROM WEST SCALE: NA

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3D VIEWS

SCALE AS NOTED

REVISION	DATE
CHC REV-1	5/19/202

CHC SUBMISSION 4/10/2023





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REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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667 SOMERVILLE AVE. SOMERVILLE, MA 02143

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3D VIEWS

SCALE AS NOTED

REVISION DATE

CHC SUBMISSION 4/10/2023





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REAR ADDITION TO 2 GARDEN ST

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DRAWING TITLE

3D VIEWS

SCALE AS NOTED

REVISIO	N DATE
CHC REV-1	5/19/2023

CHC SUBMISSION 4/10/2023



PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



REAR ADDITION TO 2 GARDEN ST

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3D VIEWS

SCALE AS NOTED

REVISION	DATE
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NOTE: WINDOWS SILLS ARE 5'-6" ABOVE THE FLOOR

1 INTERIOR VIEW FROM ROOM 14

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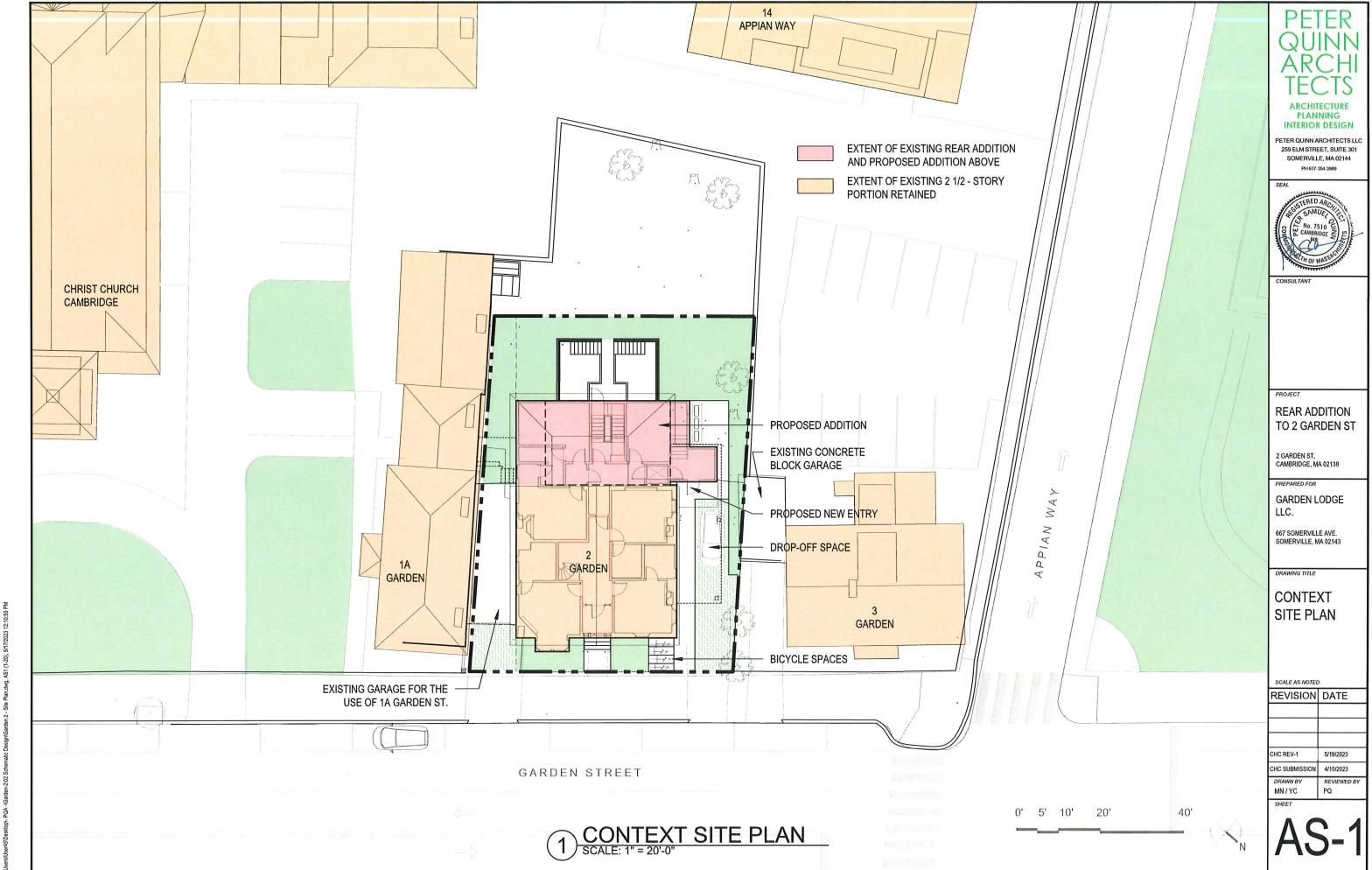
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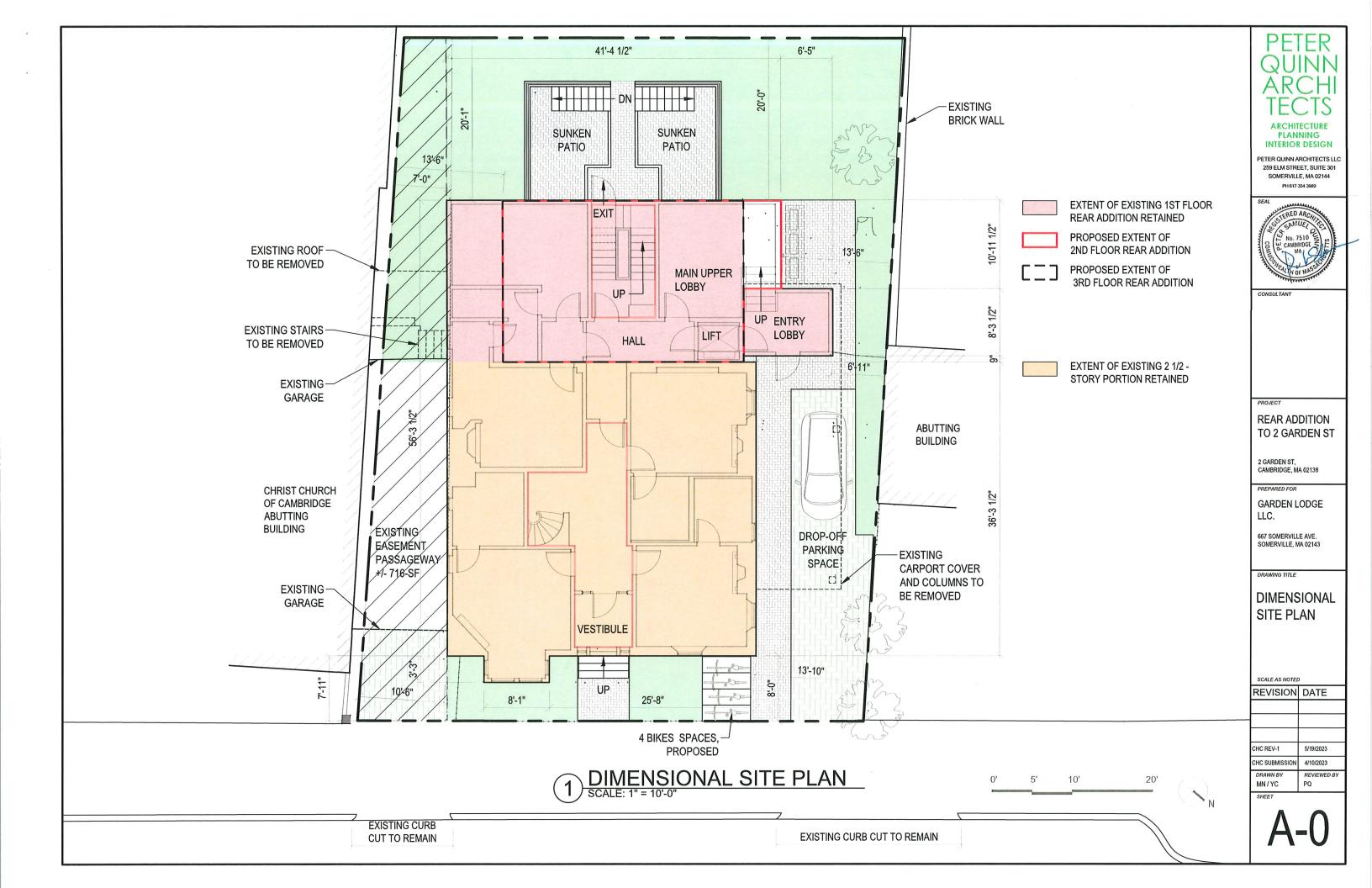
3D VIEWS

SCALE AS NOTED

REVISION DATE

CHC REV-1	5/19/2023
CHC SUBMISSION	4/10/2023
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FIRE RATED EGRESS ENCLOSURE

PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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BASEMENT PLAN

SCALE AS NOTED

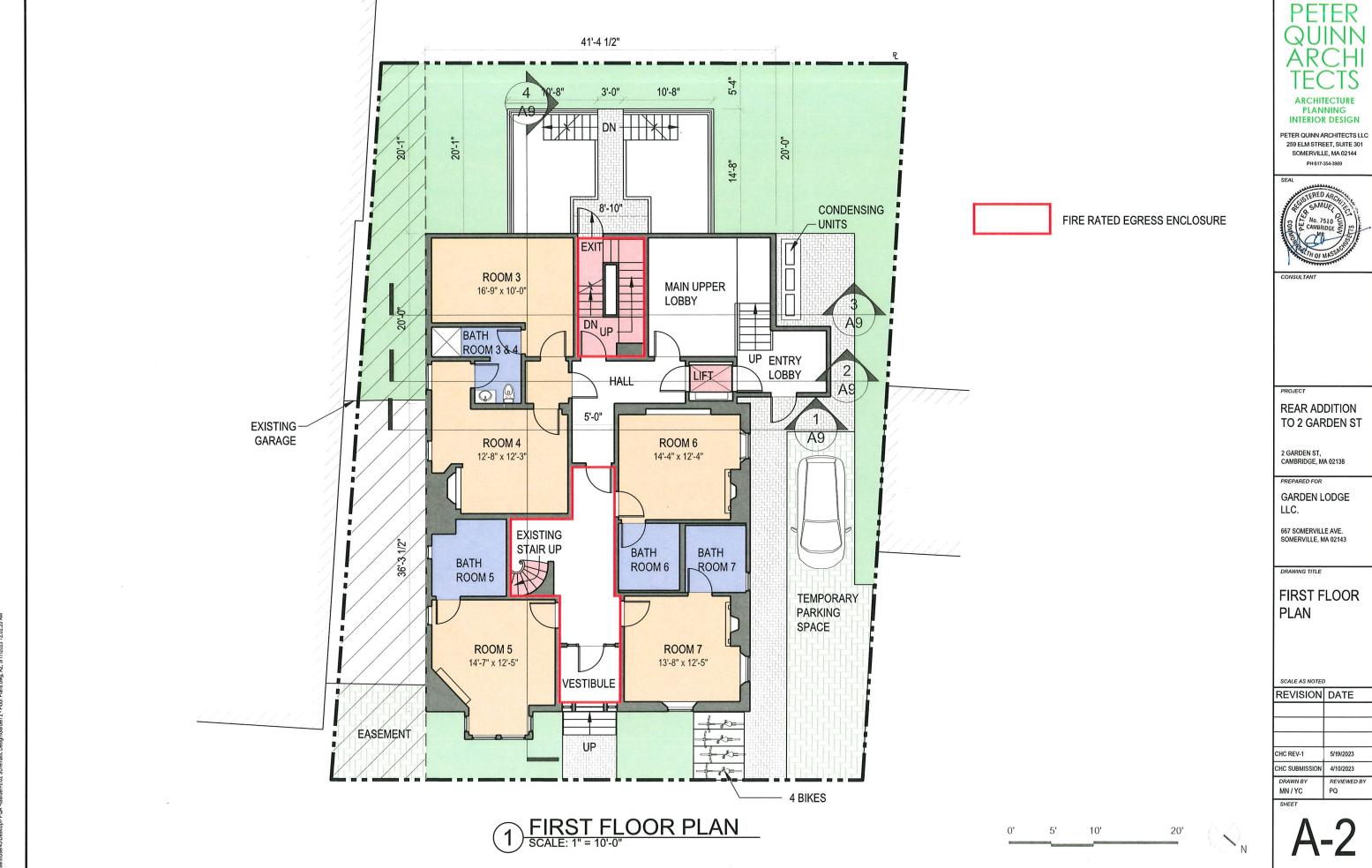
REVISION	DATE
CHC REV-1	5/19/2023
CHC SUBMISSION	4/10/2023
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BASEMENT PLAN
SCALE: 1" = 10'-0"

5' 10'

20'



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ARCHI TECTS

ARCHITECTURE
PLANNING

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INTERIOR DESIGN

EAL



CONSULTAN

FIRE RATED EGRESS ENCLOSURE

PROJECT

REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

SECOND FLOOR PLAN

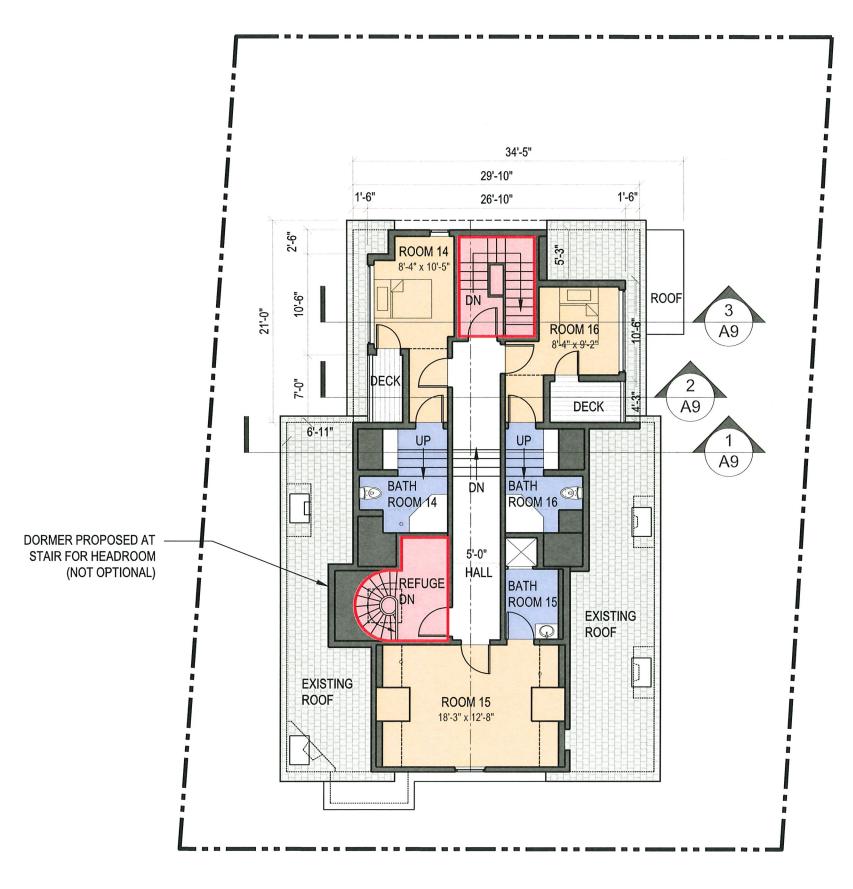
SCALE AS NOTED

REVISION	DATE
CHC REV-1	5/19/2023
CHC SUBMISSION	4/10/2023
DRAWN BY	REVIEWED BY
	CHC REV-1

MN / YC PQ

 Δ -3

1) SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



FIRE RATED EGRESS ENCLOSURE

PLANNING INTERIOR DESIGN

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DRAWING TITLE

THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
CHC REV-1	5/19/2023

CHC SUBMISSION 4/10/2023

1) THIRD FLOOR PLAN
SCALE: 1" = 10'-0"



FRONT ELEVATION
SCALE: 1" = 10'-0"

5' 10' 20'

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REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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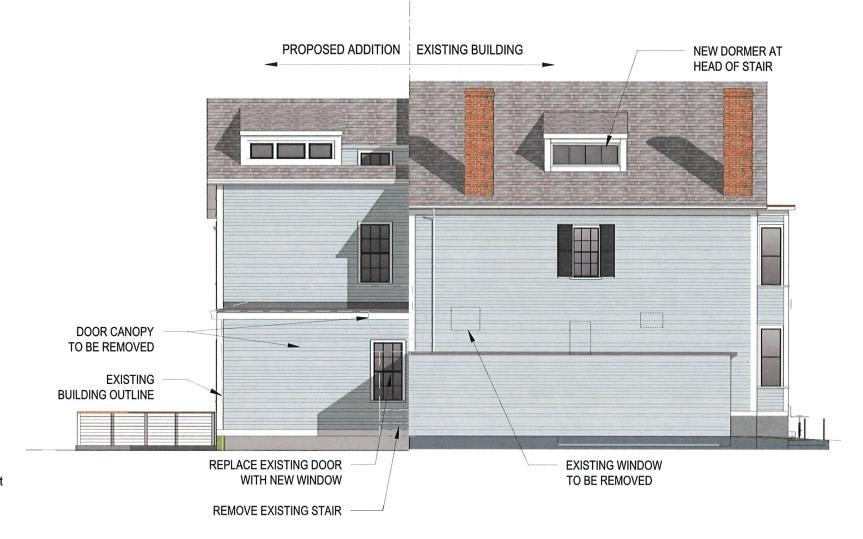
FRONT ELEVATION

SCALE AS NOTED

REVISION DATE

CHC REV-1 5/19/2023 CHC SUBMISSION REVIEWED BY

SHEET



Venting Approach

Kitchen:

Basement kitchen will have a standard electric residential grade stove and oven unit to be vented with 6" Dia. vent line through western facing roof of the addition, or alternatively out the rear façade of the new addition at the first-floor level depending on fan strength and manufactures recommendations.

Bathrooms:

Soil line vents will utilize existing roof vents to the degree possible. When not feasible, new soil vent lines will be located on the western facing roof of the new addition.

Room vents will be combined to the extent possible and vented through the western facing roof of the new addition. In line fans will be utilized as needed to provide suitable air change.



20'

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2 GARDEN ST, CAMBRIDGE, MA 02138

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DRAWING TITLE

LEFT **ELEVATION**

SCALE AS NOTED

REVISION DATE

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REAR ELEVATION

SCALE AS NOTED

REVISION DATE

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CHC SUBMISSION 4/10/2023

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A-7

20'

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2 GARDEN ST, CAMBRIDGE, MA 02138

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DRAWING TITLE

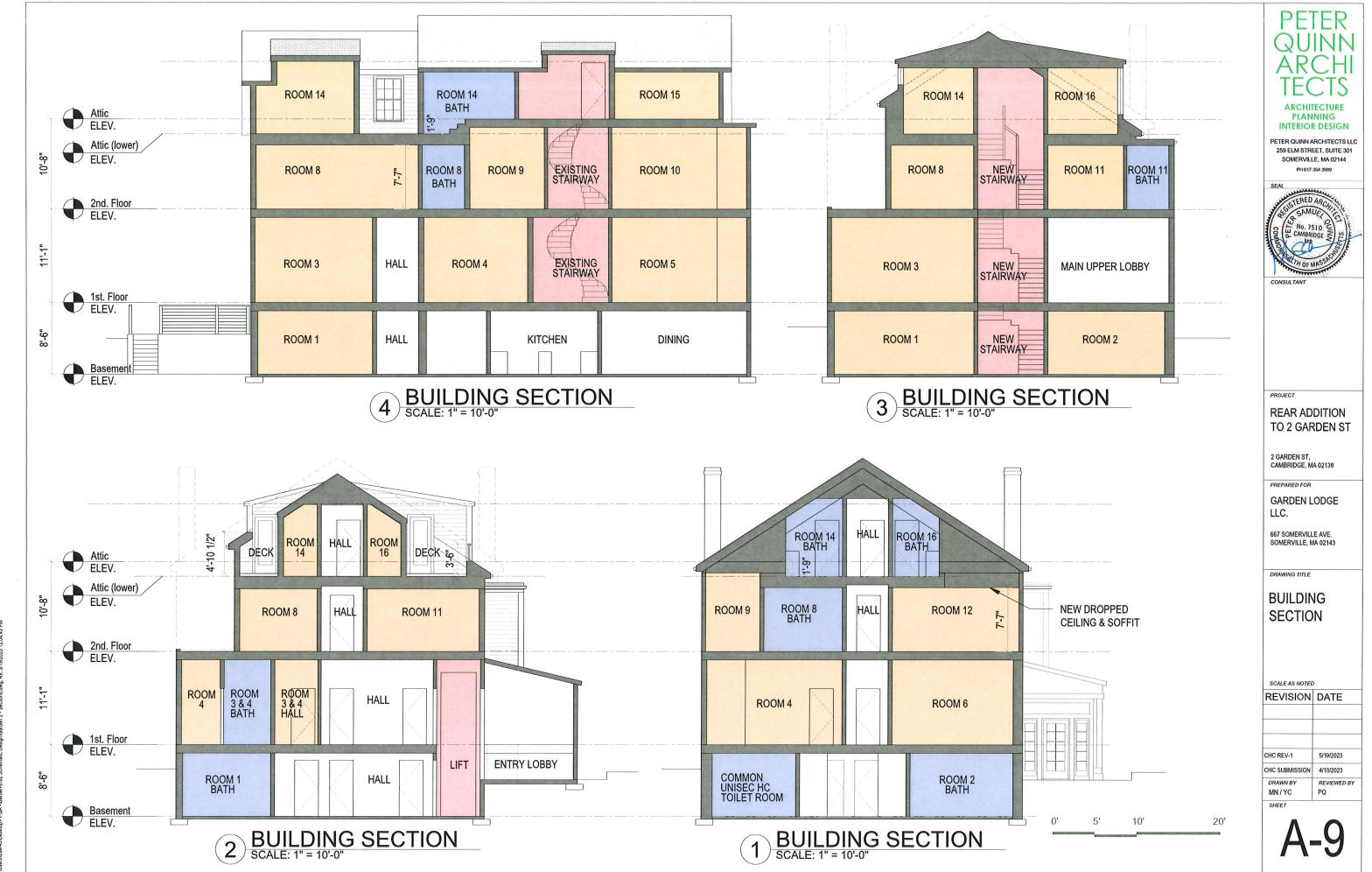
RIGHT ELEVATION

SCALE AS NOTED

REVISION	DATE
CHC REV-1	5/19/2023

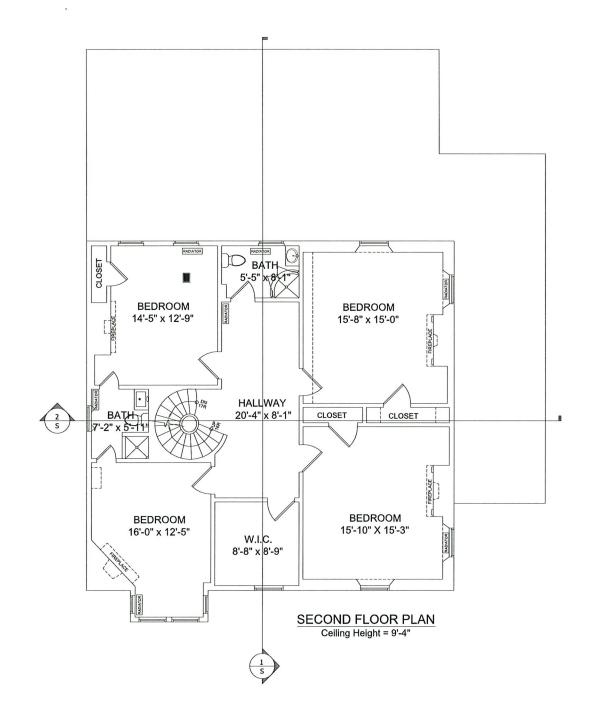
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20'



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ı	EXISTING CONDITION	ONS PLANS		
JOB NO.	DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"		1	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL			RDEN STREET MBRIDGE, MA	



EXISTING CONDITIONS PLANS			
JOB NO.	DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"		
NATIONAL FLOOR F 398 COLUMBUS AVENUE SUITE 100 800.328.0217 TEL	BOSTON MA 02116	2 GARDEN STREET CAMBRIDGE, MA	

SOMERVILLE, MA 02144

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REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

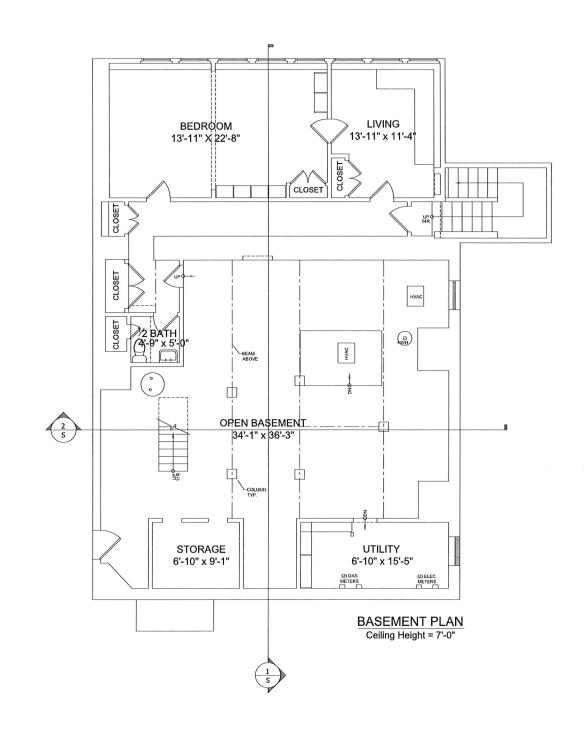
EXISTING
BASEMENT &
FIRST FLOOR
PLANS

SCALE AS NOTED

CHC REV-1 5/19/2023
CHC SUBMISSION 4/10/2023
DRAWN BY REVIEWED

EC-1

EXISTING CONDITIONS PLANS				
JOB NO.	DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"			7
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL			GARDEN STREET CAMBRIDGE, MA	3



EXISTING CONDITIONS PLANS			
JOB NO.	DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"		
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 ROSTON MA 02116 2 GARDEN STR		2 GARDEN STREET CAMBRIDGE, MA	4

INTERIOR DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144

PLANNING

SEAL

CONSULTANT

PROJECT

REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING SECOND & THIRD FLOOR PLANS

SCALE AS NOTED

REVISION DATE

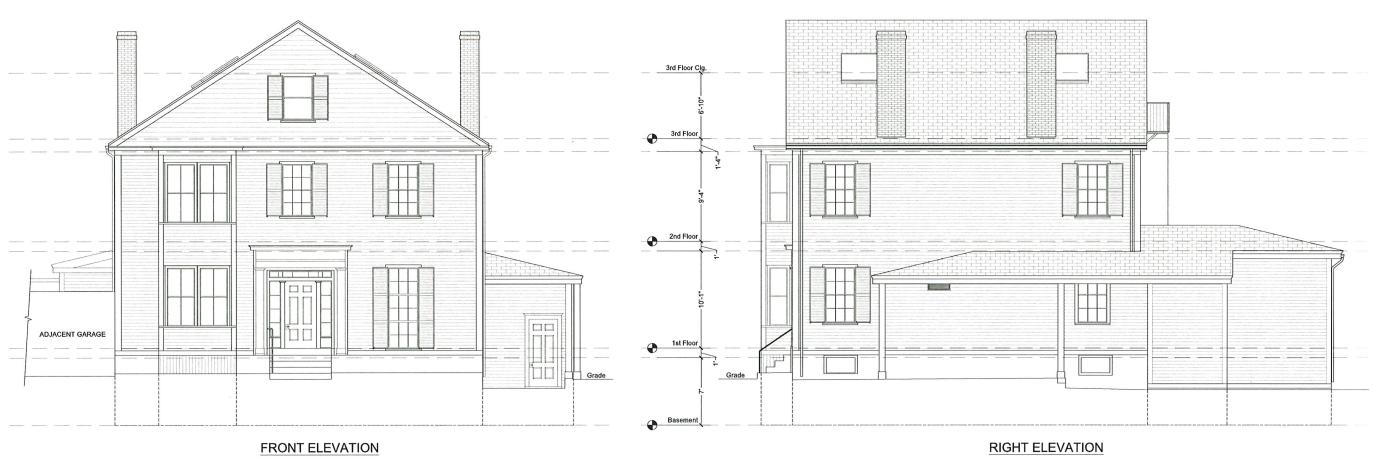
CHC REV-1 5/19/2023

CHC SUBMISSION 4/10/2023

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EC-2



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ARCHITECTURE PLANNING INTERIOR DESIGN

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SEAL

CONSULTANT

PROJECT

REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR

GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING FRONT & RIGHT ELEVATIONS

SCALE AS NOTED

6

REVISION DATE

CHC REV-1 5/19/2023
CHC SUBMISSION 4/10/2023

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FC-3

REVIEWED BY

EXISTING CONDITIONS PLANS

JOB NO. DATE: AUGUST 2022

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL

2 GARDEN STREET CAMBRIDGE, MA

SCALE: 1/10" = 1'-0"

BEXISTING CONDITIONS PLANS

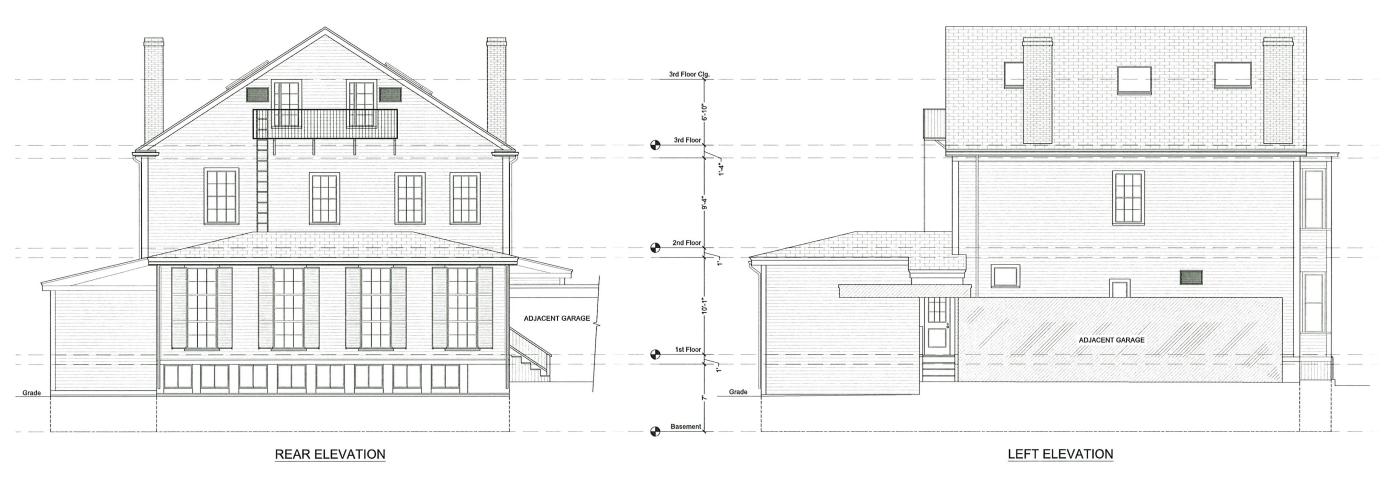
JOB NO. DATE: AUGUST 2022 SCALE: 1/10* = 1'-0*

NATIONAL FLOOR PLANS

398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116

800.328.0217 TEL

EXAMBRIDGE, MA



PETER QUINN ARCHI TECTS

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INTERIOR DESIGN
PETER QUINN ARCHITECTS LLC
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SOMERVILLE, MA 02144

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REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING REAR & LEFT ELEVATIONS

SCALE AS NOTED

REVISION DATE

CHC REV-1 5/19/2023
CHC SUBMISSION 4/10/2023

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SHEET

EC-4

REVIEWED BY

C:\Users\User45\Desktop\- PQA -\Garden-2\02 Schematic Design\Garden 2 - EC Plans & Elevations.dwg, EC4, 4/24/2023 9:13:09 PM

EXISTING CONDITIONS PLANS

DB NO. DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
800.328.0217 TEL
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2 GARDEN STREET CAMBRIDGE, MA 7

JOB NO. DATE: AUGUST 2022

NATIONAL FLOOR PLANS

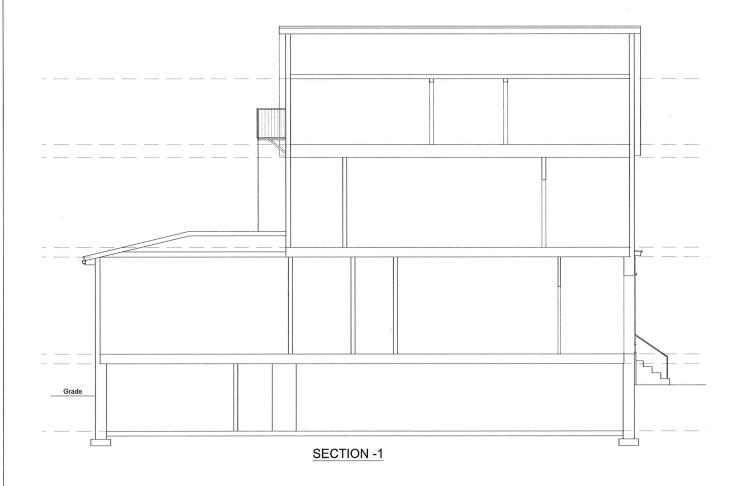
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116

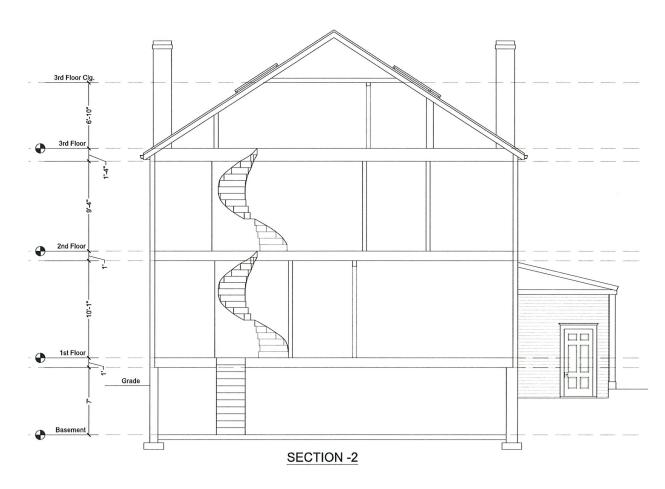
800.328.0217 TEL

EXISTING CONDITIONS PLANS

2 GARDEN STREET CAMBRIDGE, MA

SCALE: 1/10" = 1'-0"





	EXISTING CONDITIONS PLANS				
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200 00 00 00 00 00 00	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL			GARDEN STREET AMBRIDGE, MA	9

EXISTING CONDITIONS PLANS				
JOB NO.	DATE: AUGUST 2022 SCALE: 1/10" = 1'-0"			10
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL			GARDEN STREET AMBRIDGE, MA	10

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INTERIOR DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144

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PROJECT

REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

EXISTING BUILDING SECTIONS

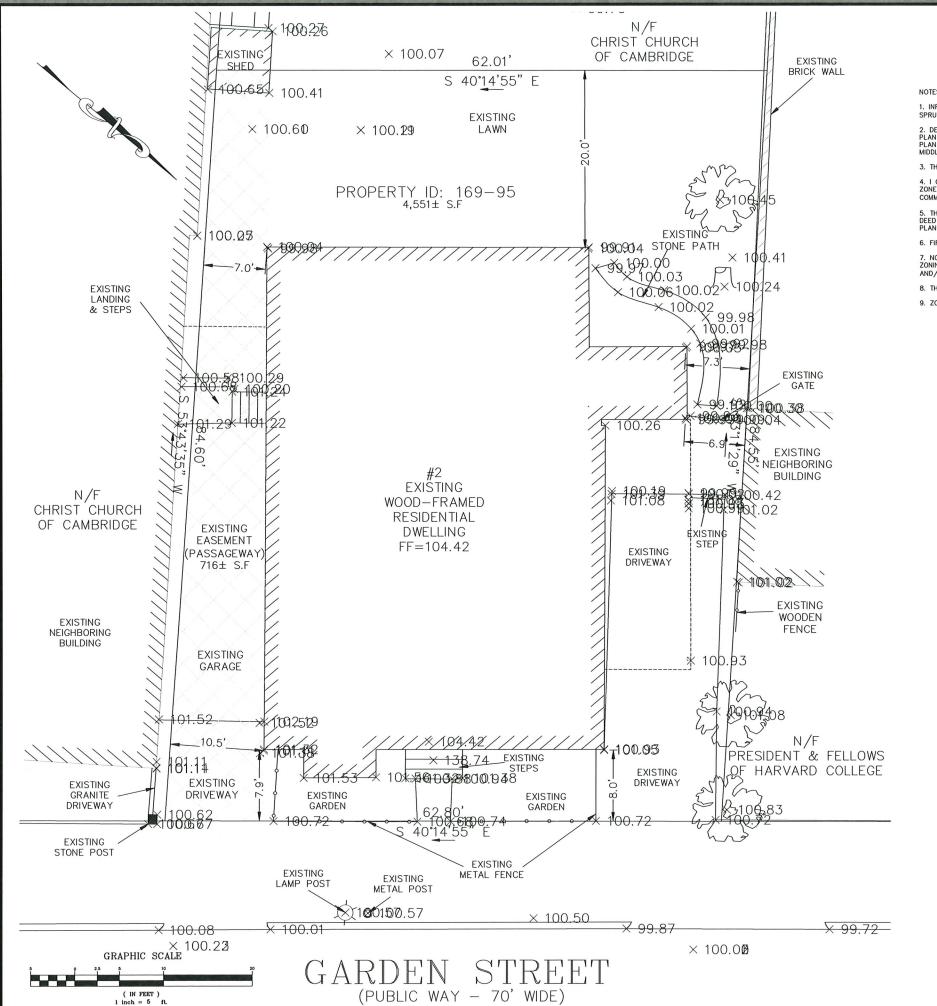
SCALE AS NOTED

REVISION DATE

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DRAWN BY REVIEWED BY

011557

EC-5



1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 05/02/2022.

2. DEED REFERENCE: BOOK 933, PAGE 148
PLAN REFERENCE 1: LCC 6137-A
PLAN REFERENCE 2: LCC 6137-C
MIDDLESEX COUNTY 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 25017C0438E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.

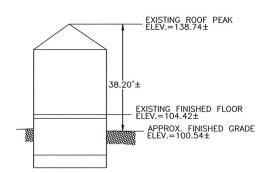
5. THIS PLAN SHOWS AN EASEMENT OF 716' \pm S.F. ACCORDING TO THE FOLLOWING REFERENCES: DEED REFERENCE: BOOK 933, PAGE 148 PLAN REFERENCE 1: LCC 6137–C

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

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

9. ZONING INFORMATION: C-2, MULTIFAMILY DWELLINGS



EXISTING PROFILE NOT TO SCALE



Engineering, P.C.

80 JEWETT ST, (SUITE 2) NEWTON, MA 02458

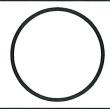
2 GARDEN STREET **CAMBRIDGE** *MASSACHUSETTS*

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

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DRAWN BY:

PLOT PLAN OF LAND

SHEET 1 OF 1

Garden

Garden

Garden

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

GARDEN LODGE LLC.

667 SOMERVILLE AVE. SOMERVILLE, MA 02143

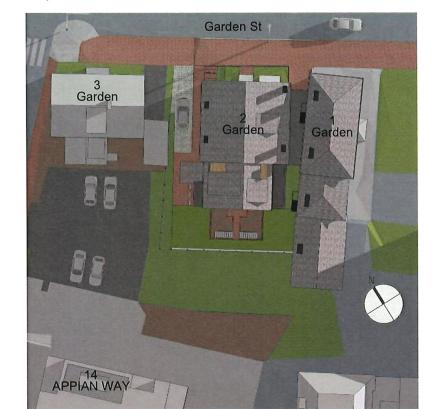
DRAWING TITLE

SHADOW STUDY - SPRING / FALL

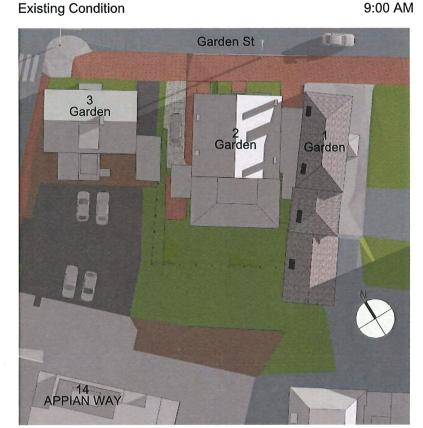
SCALE AS NOTED

REVISION	DATE
CHC REV-1	5/19/2023
CHC SUBMISSION	4/10/2023
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MN / YC PQ



9:00 AM





Existing Condition



12:00 PM



Existing Condition 3:00 PM 3 Garden Garden Garden







Garden

88

12:00 PM

Garden

Garden St

Garden



REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

PREPARED FOR

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667 SOMERVILLE AVE. SOMERVILLE, MA 02143

DRAWING TITLE

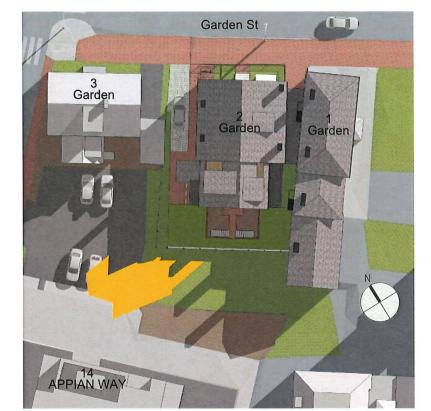
SHADOW STUDY - SUMMER

SCALE AS NOTED

REVISION	DATE
	93

CHC REV-1 5/19/2023 CHC SUBMISSION 4/10/2023

REVIEWED BY MN / YC



9:00 AM



Existing Condition



SHADOW STUDY - SUMMER (June 21)



Garden St







ADDITIONAL SHADOW



3 Garden

Garden

PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



REAR ADDITION TO 2 GARDEN ST

2 GARDEN ST, CAMBRIDGE, MA 02138

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DRAWING TITLE

SHADOW STUDY - WINTER

SCALE AS NOTED

	REVISION	DATE
ı		

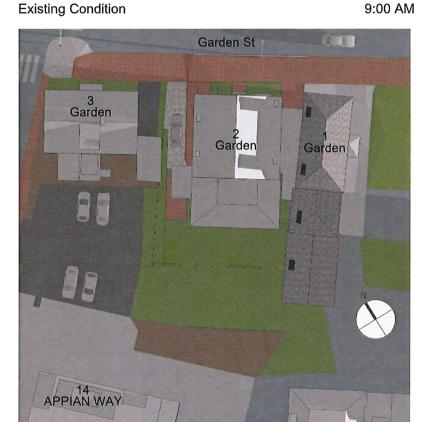
CHC REV-1 5/19/2023

CHC SUBMISSIO 4/10/2023

REVIEWED BY MN / YC



9:00 AM

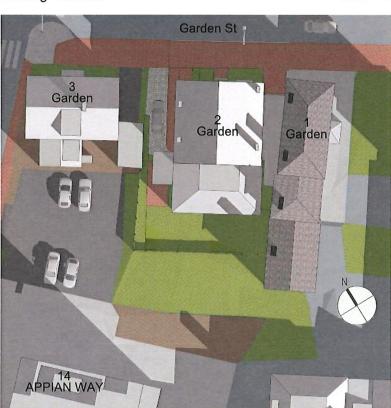


Existing Condition

APPIAN WAY

12:00 PM

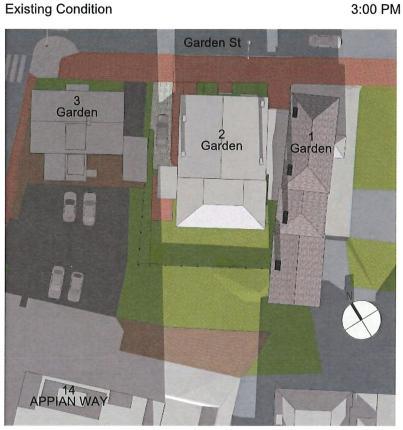
Garden St



SHADOW STUDY - WINTER (December 21)



Existing Condition





ADDITIONAL SHADOW

