

Case 4779: 21 Loomis St. Revised Set for 7/7/22 hearing



Plan shows the existing structure and the proposed structure in context with surrounding neighborhood

PLAN NO. 419 OF 2018

N/F
NEIL BENECKAND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

NORMANDY
TERRACE

S 85°30'00" E 55.50'

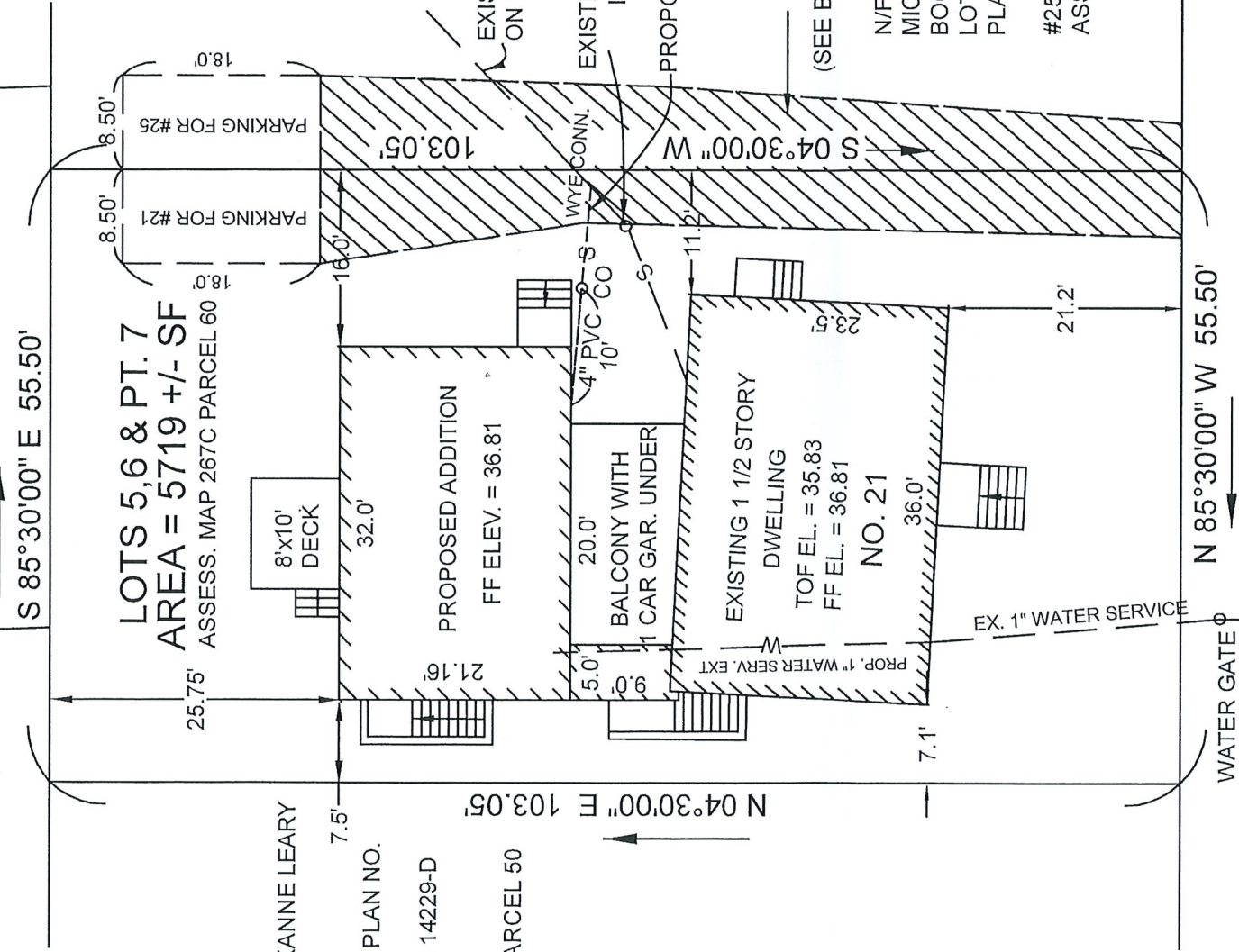
LOTS 5,6 & PT. 7
AREA = 5719 +/- SF
ASSESS. MAP 267C PARCEL 60

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A

LOT 202 LC PLAN NO. 14229-D

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

N 04°30'00" E 103.05'



WATER GATE

N 85°30'00" W 55.50'

LOOMIS STREET
(PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE



PLOT PLAN SHOWING
PROPOSED ADDITION
IN

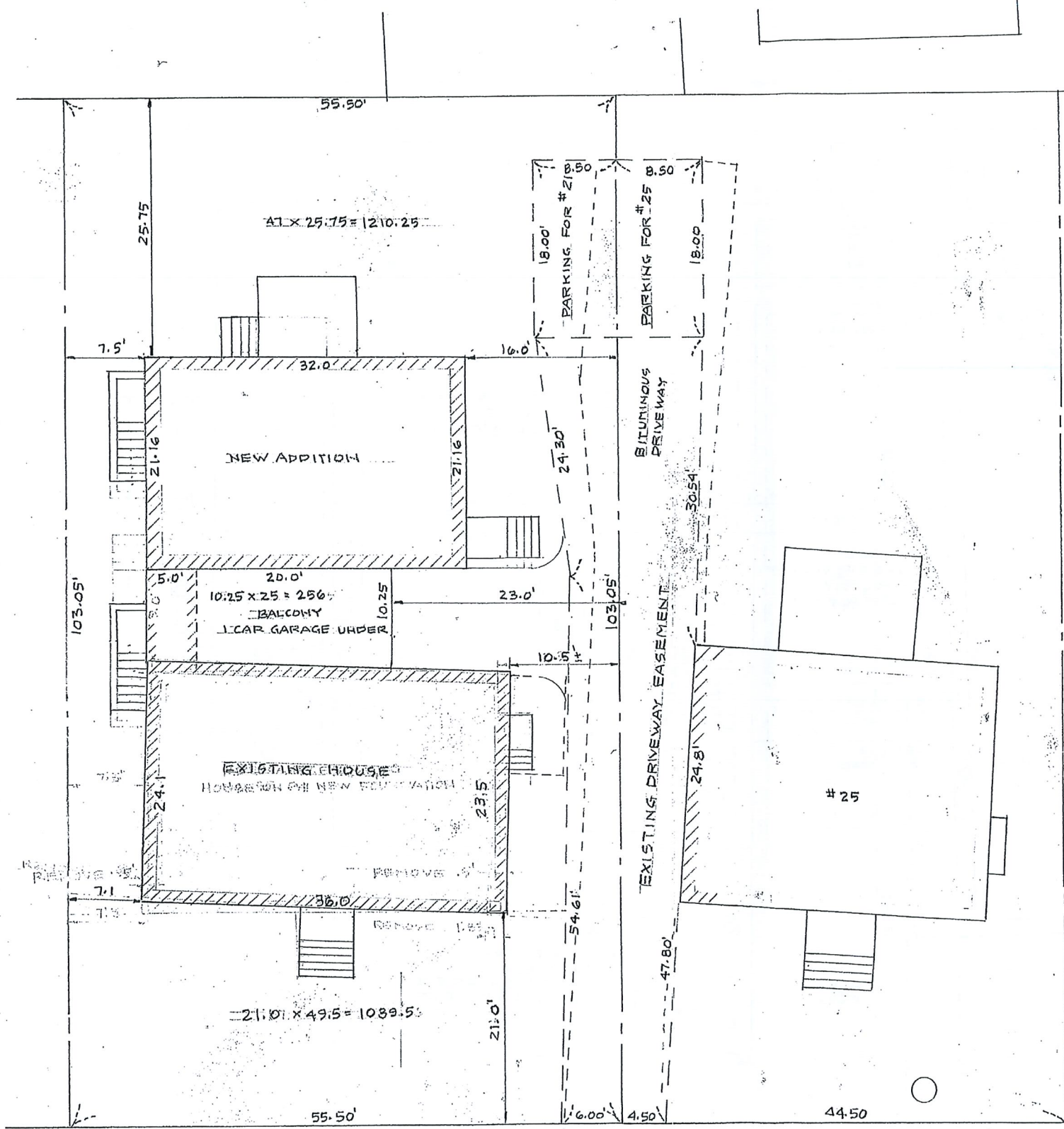
CAMBRIDGE, MA
21 LOOMIS STREET



SCALE: 1" = 15'-0"

JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566



MINIMUM OPEN SPACE

LOT 5719.27 S.F. 40%	= 2287.71 S.F.
GRID A 21.00 x 49.5	= 1039.5
GRID B 47 x 25.75	= 1210.25
GRID C 10.25 x 25	= 256
TOTAL OPEN SPACE	= 2505.75

GROSS SQUARE FOOTAGE LOT AREA 5719.27

50% OF FIRST 5000 S.F. OF LOT AREA	= 2500 S.F.
+ 35% OF REMAINING LOT AREA	= 251.7 S.F.
TOTAL ALLOWED	2751.7
EXISTING 1ST FLOOR 23.5 x 36.0	= 846.00
EXISTING 2ND FLOOR 10 x 26	= 260
" BATH 7 x 12	= 84
" DORMERS 5 x 7 x 2	70
	514
TOTAL EXISTING HOUSE	= 1360.00
NEW ADDITION 21.16 x 32 x 2 +	= 1375.00
TOTAL GROSS SQUARE FOOTAGE	= 2735.00

REV 6-11-2022
 SCALE 1/8" = 1'-0"
 DATE 7-8-2021
 C1

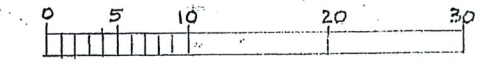
RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST WILMINGTON, MA.

ADDITION TO HOME FOR
 EMERY HOMES L.L.C.
 21 LOOMIS STREET CAMBRIDGE, MA.

C1

SITE PLAN
 CAMBRIDGE MASSACHUSETTS

INFORMATION FROM A PLAN BY
 VTP ASSOCIATES LAND SURVEYORS
 DATED APRIL 30, 2018

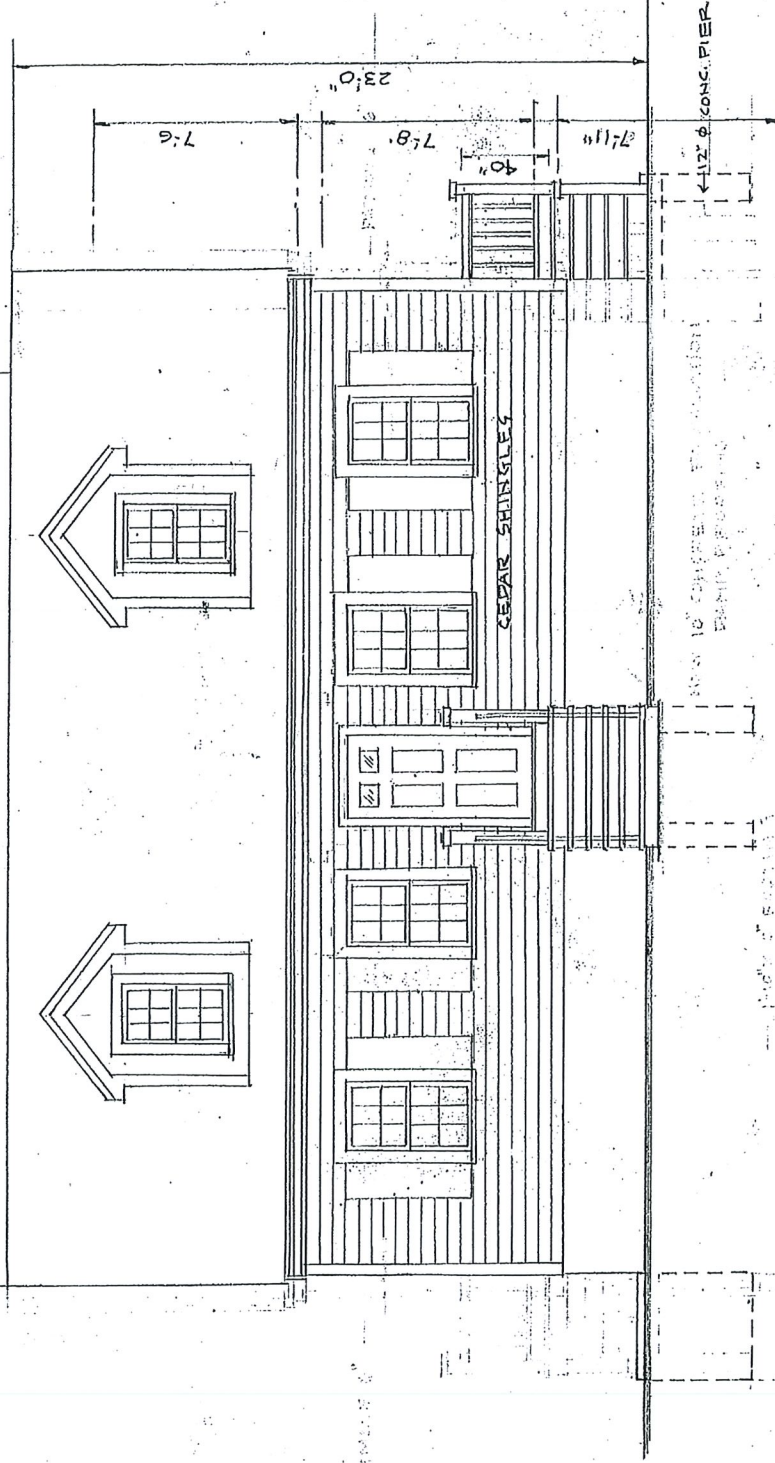


SCALE 1/8" = 1'-0"

LOOMIS STREET
 (40' WIDE PUBLIC)

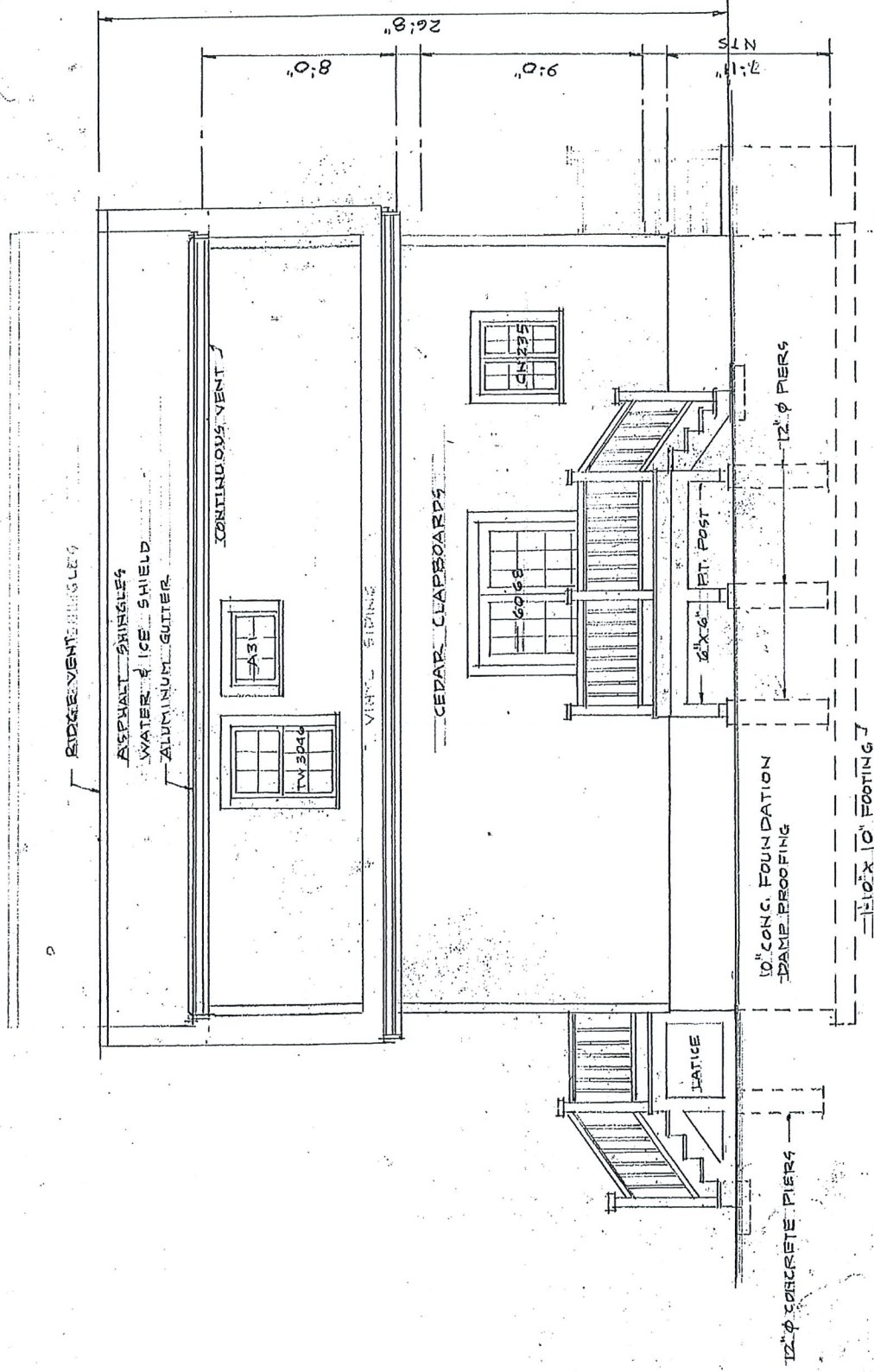
FRONT VIEW

NEW BRIDGE VENTURE SHINGLES
NEW ADDITION BEYOND



FRONT ELEVATION

FRONT VIEW



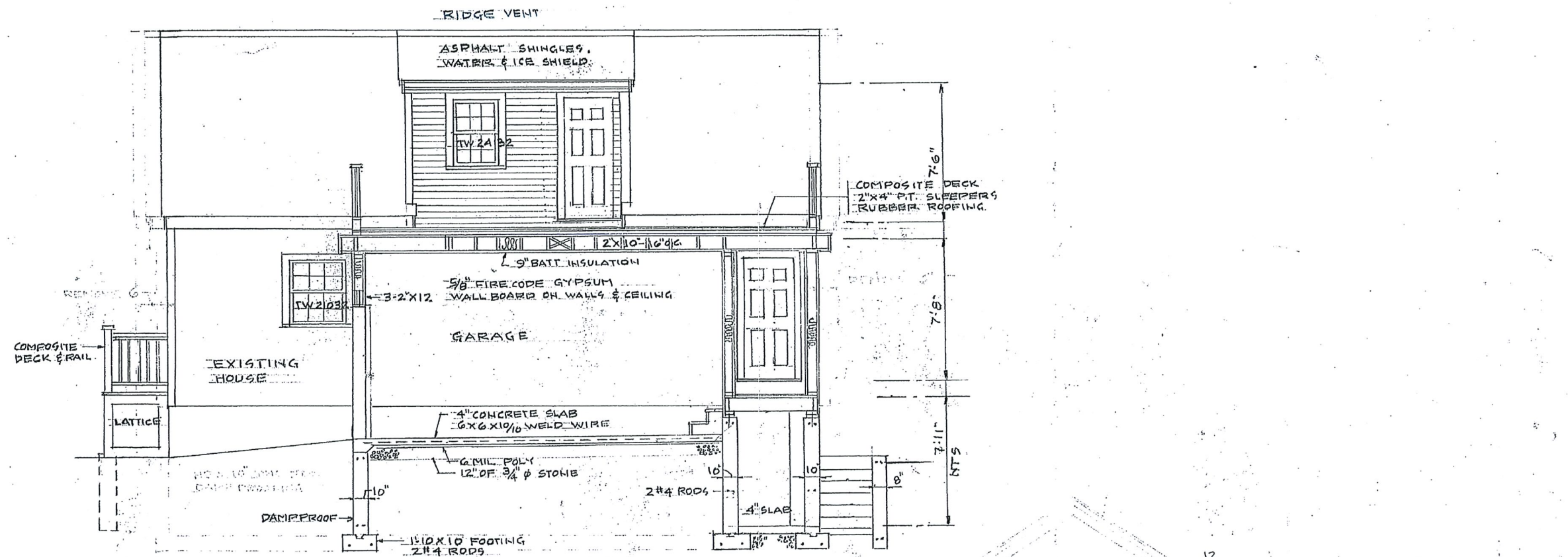
REAR ELEVATION

REV 5-11-2022

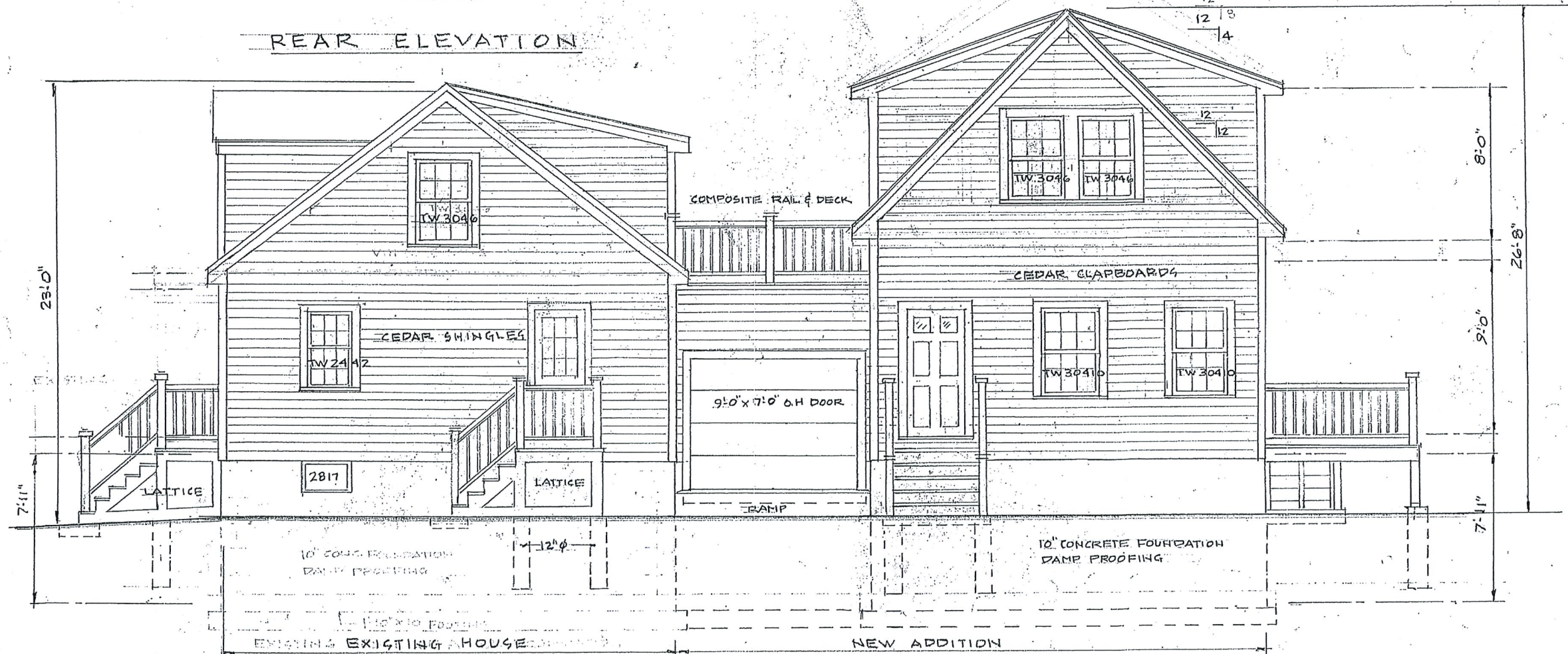
A1 ADDITION TO HOME FOR EMERY HOMES LLC 21 LOOMIS ST CAMBRIDGE, MA

RESIDENTIAL DESIGNS BY ROBERT M. CONNELL 22 NORTH ST WILMINGTON MA

SCALE 1/4"=1'-0" DATE 7-8-2021 A1



REAR ELEVATION



RIGHT SIDE ELEVATION

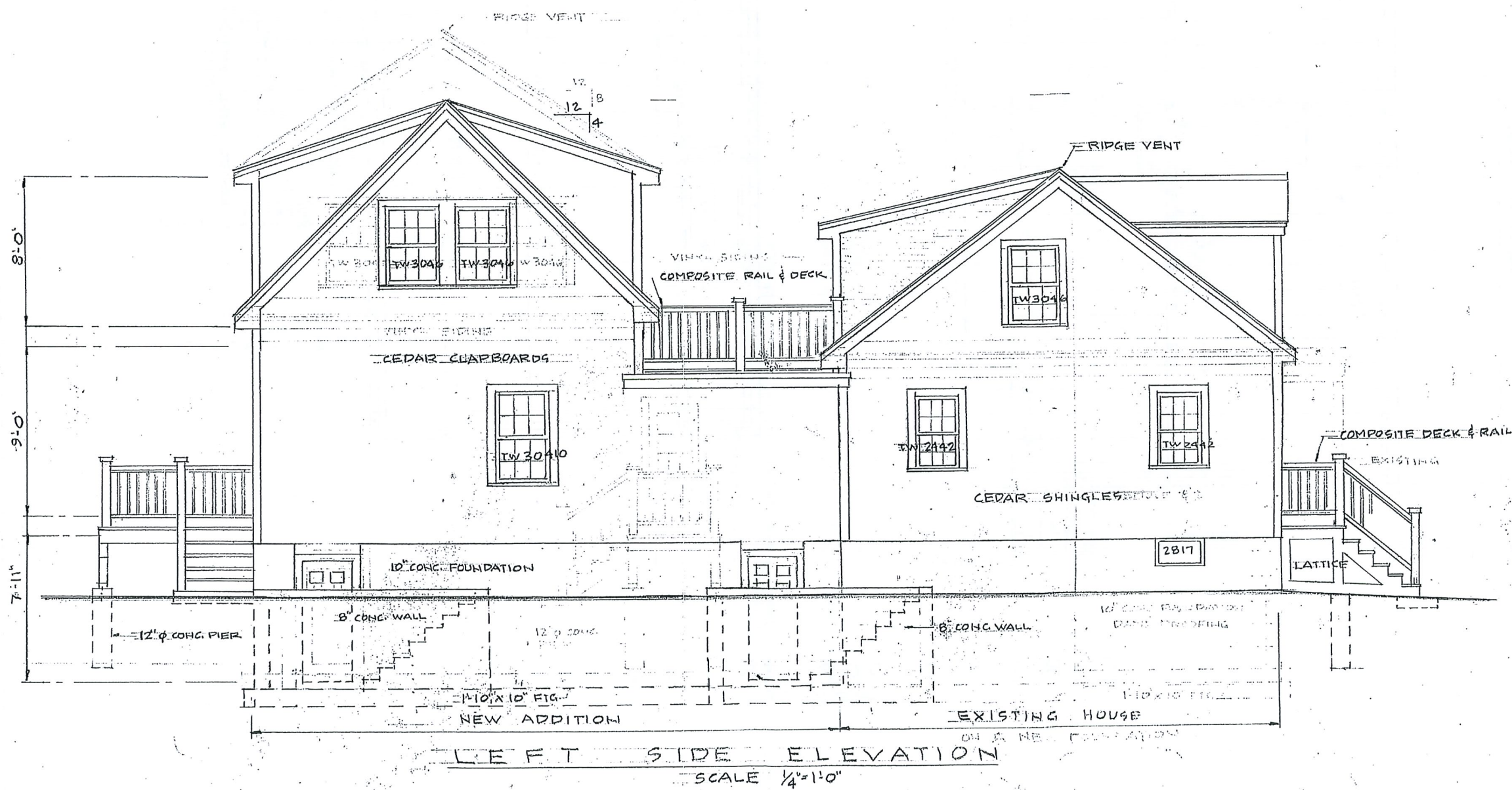
REV. 6-24-2022

SCALE 1/4" = 1'-0"
DATE 7-8-2021
A 2

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES L.L.C.
21 LOOMIS ST. CAMBRIDGE, MA.

A 2

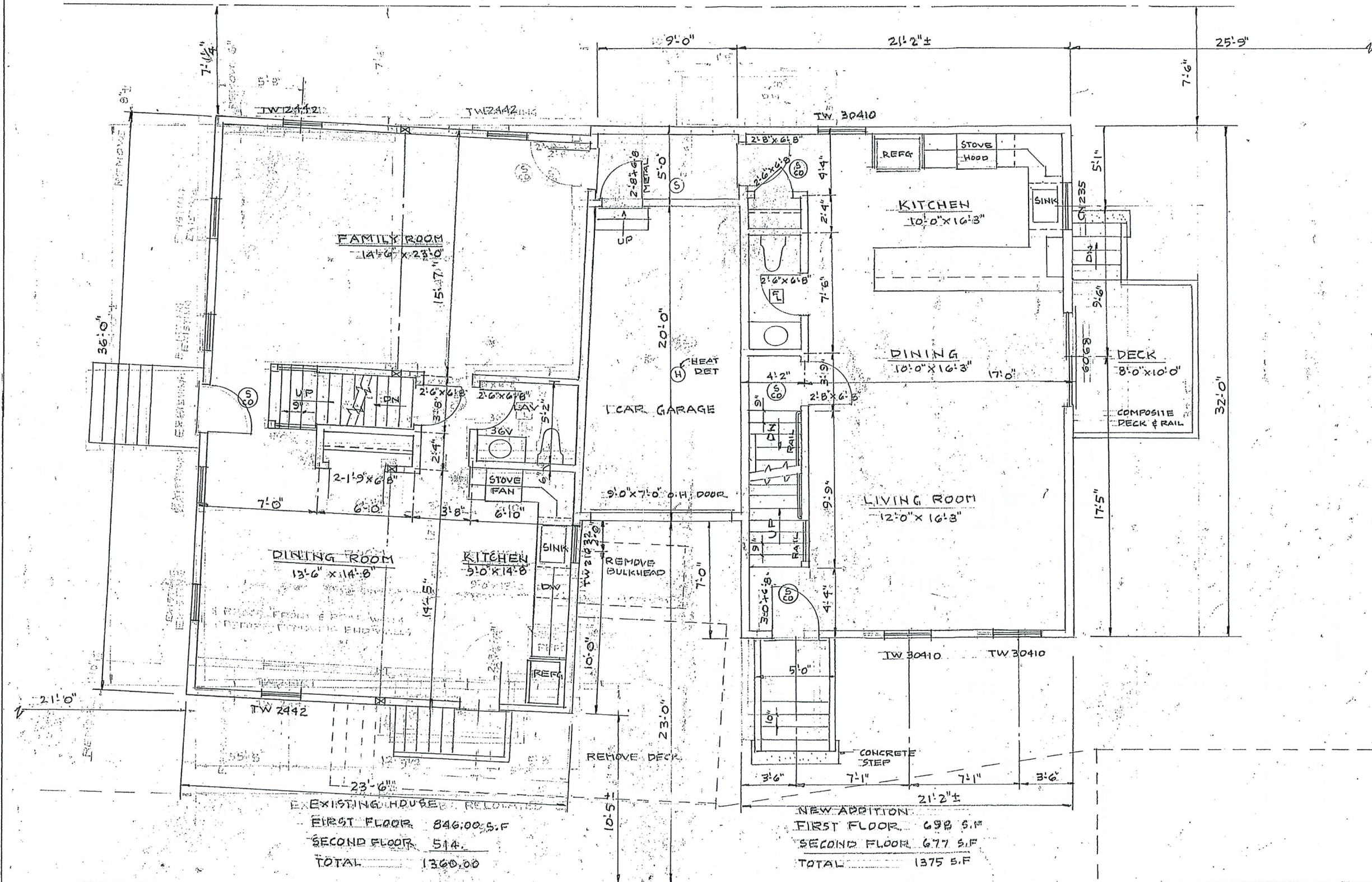


LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"
DATE 7-8-2021

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES, LLC
21 LOOMIS STREET CAMBRIDGE, MA.



EXISTING HOUSE - RELOCATED

FIRST FLOOR	846.00 S.F.
SECOND FLOOR	514
TOTAL	1360.00

NEW ADDITION

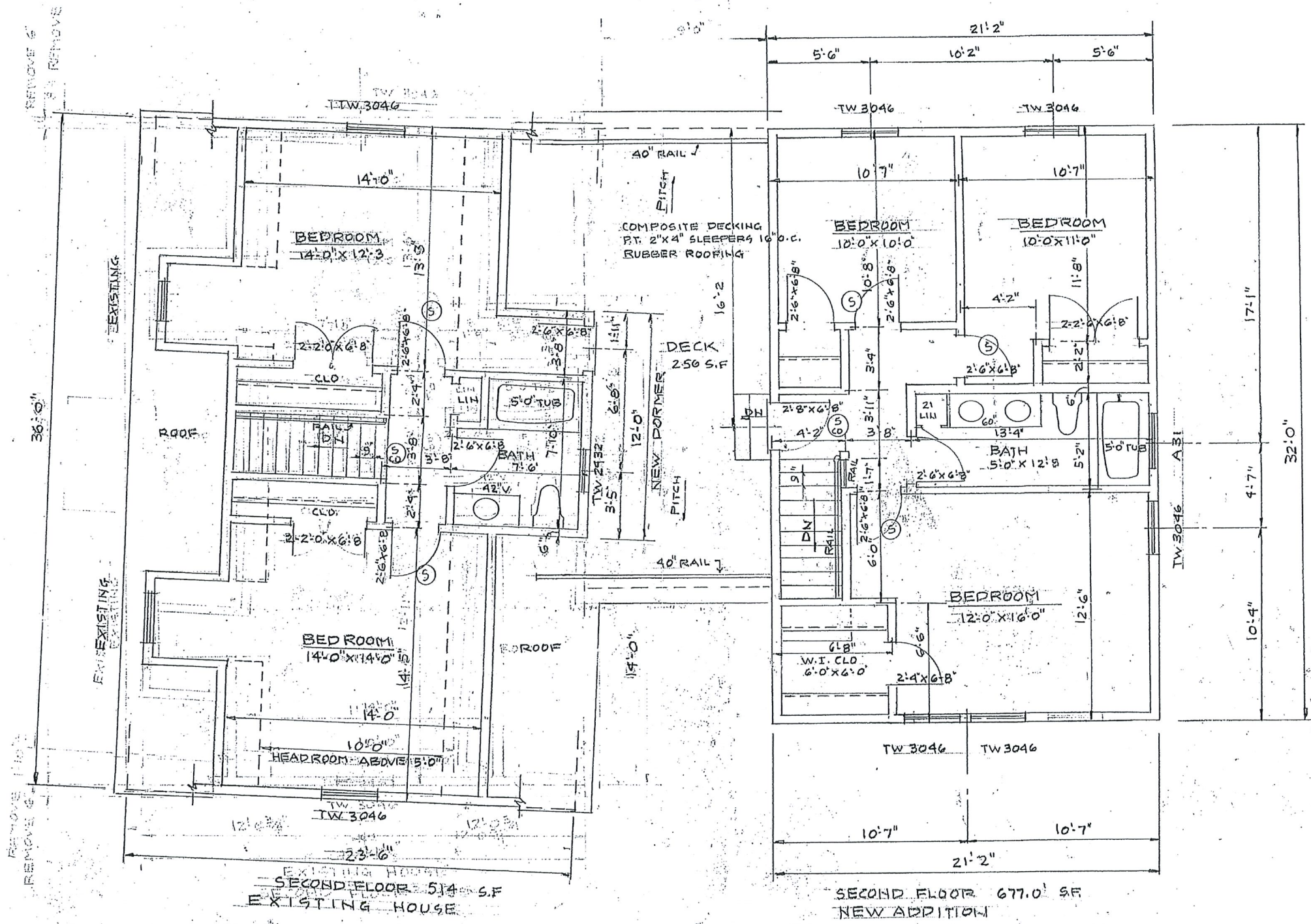
FIRST FLOOR	698 S.F.
SECOND FLOOR	677 S.F.
TOTAL	1375 S.F.

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

SCALE 1/4"=1'-0"
DATE 7-8-2021

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES, LLC
21 LOONIS ST. CAMBRIDGE MA



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

REV 6-24-2022

SCALE 1/4" = 1'-0"

DATE 7-8-2021

A 6

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA

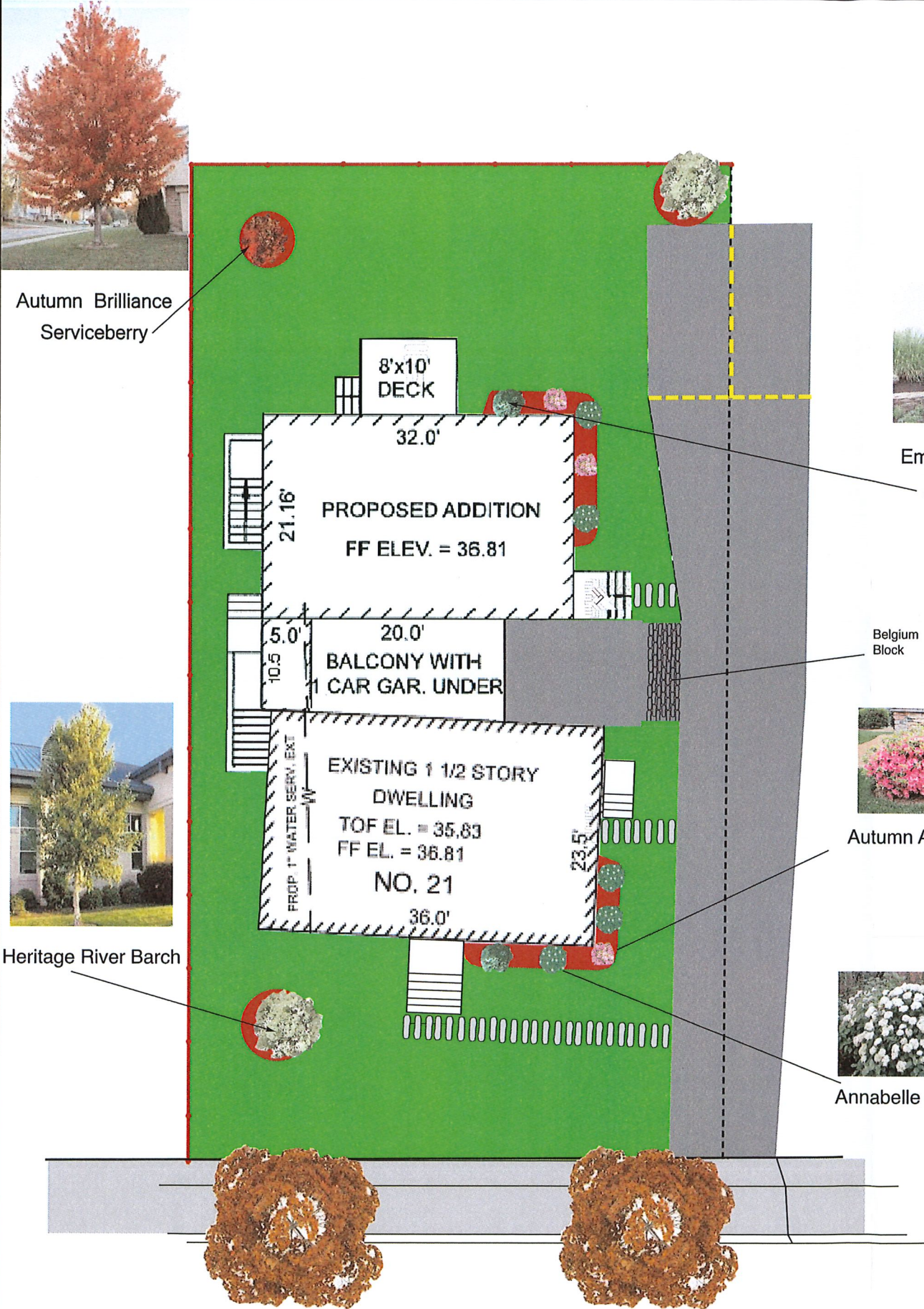
ADDITION TO HOME FOR
EMERY HOMES, L.L.C.
2110015 ST. CAMBRIDGE, MA

A 6

- A. Gut the entire interior of the existing house
- B. Install Geldwin wood framed windows six over six. Windows will be similar to post-war design.
- C. Trim shall be primed pine and shall match post-war construction.
- D. The house shall be sided with red cedar shingles identical to the original.
- E. Shutters shall match shutters of the period.
- F. Front door shall be pine with 6 panels painted.
- G. The existing front porch including brick stairway and cast iron handrail shall be eliminated.
- H. The new stairway and landing to the structure shall consist of pressure-treated wood veneered with primed pine, trim, mahogany steps, cedar posts, and cedar handrails and hemlock balustrads.
- I. Roofing shall consist off 3 tab asphalt shinglles similar to post war construction.
- L. Landscaping including plantings, walkways, and driveways shall be consistant to post war conditions.



Perspective drawing depicting the preservation and development of 21 Loomis St Cambridge



Autumn Brilliance Serviceberry



Heritage River Birch



Emerald Green Arborvitae

Belgium Block

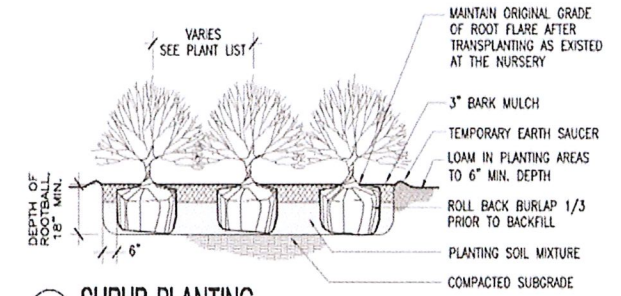


Autumn Amethyst

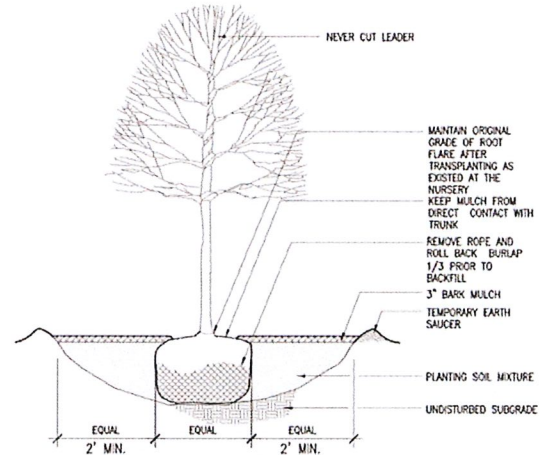


Annabelle Hydrangea

LOOMIS ST 40 FT WIDE



4 SHRUB PLANTING
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

1. All plants shall be located as shown on the plan.
2. Final grading of topsoil shall be completed before any planting commences.
3. All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
4. If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
5. The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
6. In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
7. All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
8. All planting mix shall have a ratio of two parts topsoil and one part compost.
9. All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
10. Stakes will be located around tree trunks and shall be tied off to the stakes to give planting stability.
11. The entire lawn areas shall be hydroseeded and shall be watered twice a day.
12. Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier course while the body of the area shall have a herringbone design. The substrata shall include a 4" layer of sand and cement.
13. A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow deris from tires before entering the driveway.
14. The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.