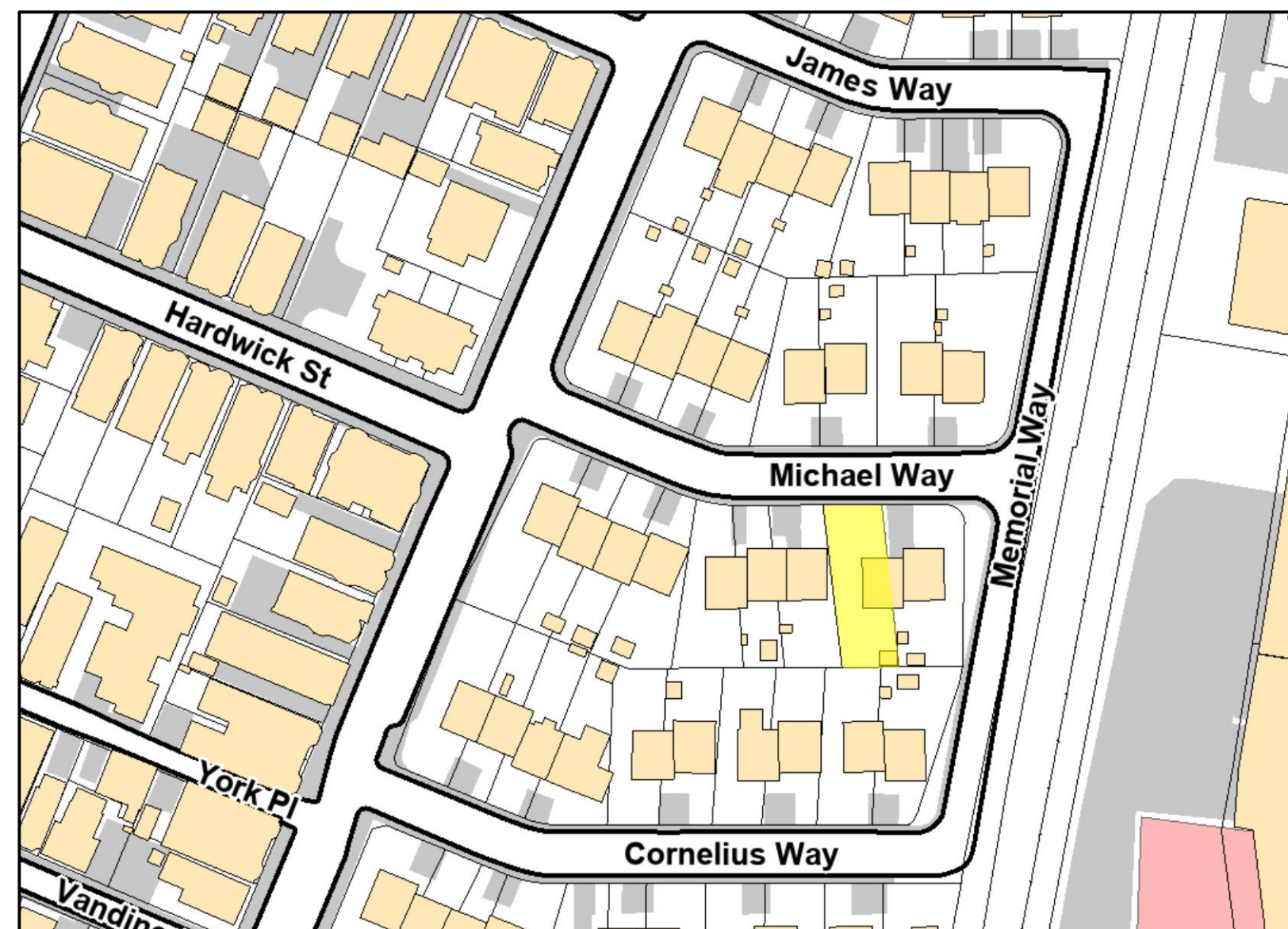


3 MICHAEL WAY CAMBRIDGE, MA 02141

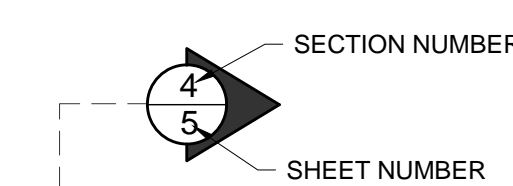
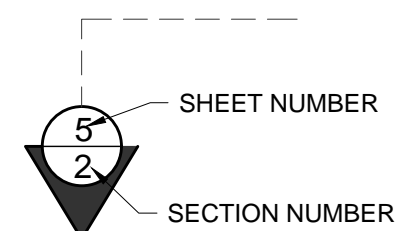


SITE LOCATION



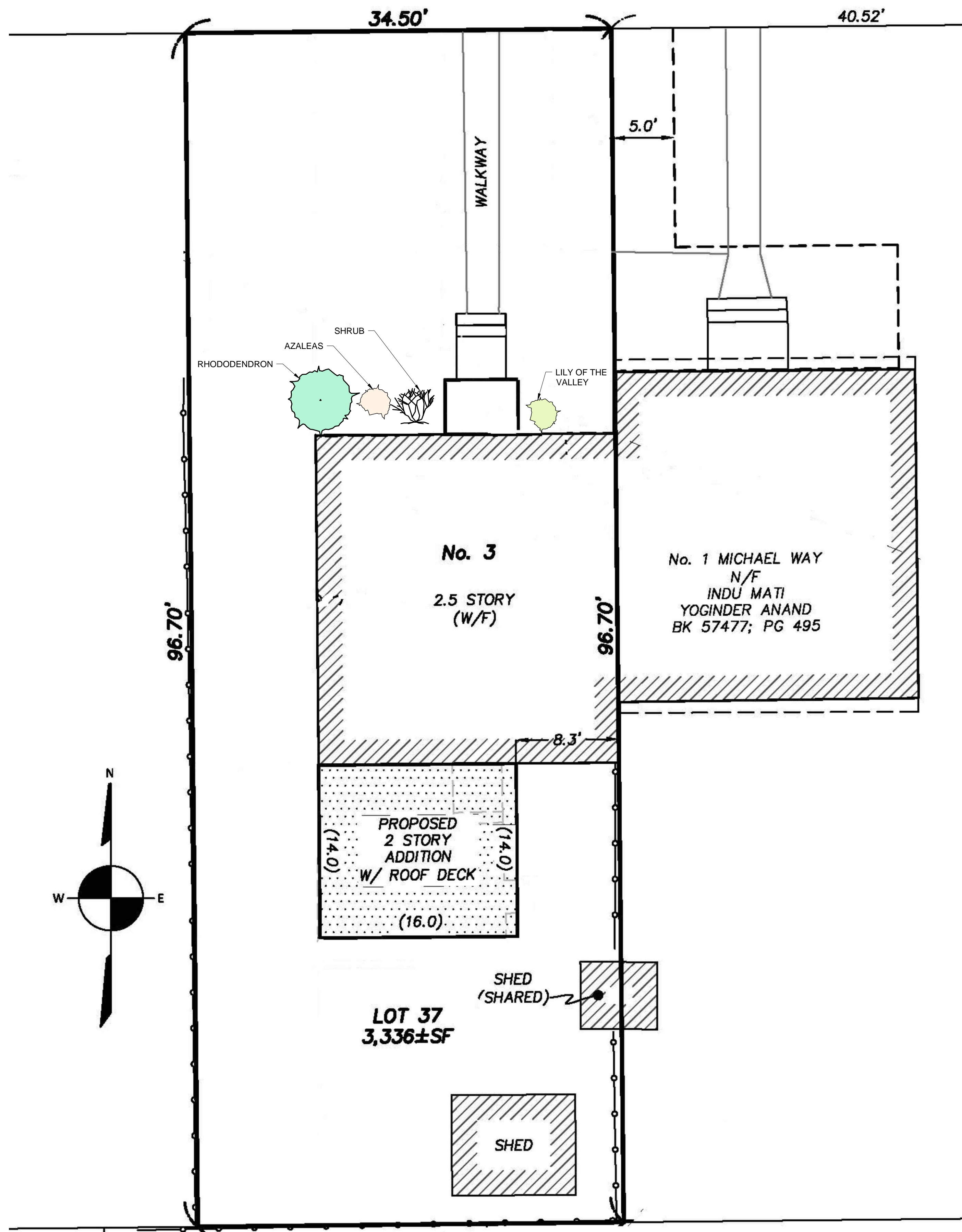
CONTACT	
DESIGNER Dsign BY Sami 81 OCEANSIDE DRIVE SCITUTE, MA 02066	OWNER JOANNE KONG JUSTIN CARAVELLA 121 SCARAPPA STREET #3 CAMBRIDGE MA 02141
SAMI KASSIS 617-460-1041	JOANNE KONG 617-8528920

DRAWING LIST	
SHEET 1 OF 10	GENERAL SHEET
SHEET 2 OF 10	LANDSCAPING SHEET
SHEET 3 OF 10	PLOT PLAN SHEET
SHEET 4 OF 10	EXISTING ELEVATIONS
SHEET 5 OF 10	PROPOSED ELEVATIONS
SHEET 6 OF 10	EXISTING AND PROPOSED FIRST FLOOR PLANS
SHEET 7 OF 10	EXISTING AND PROPOSED SECOND FLOOR PLANS
SHEET 8 OF 10	EXISTING AND PROPOSED ATTIC AND BASEMENT PLANS
SHEET 9 OF 10	CROSS SECTIONS
SHEET 10 OF 10	PROPOSED 3D ELEVATION VIEWS



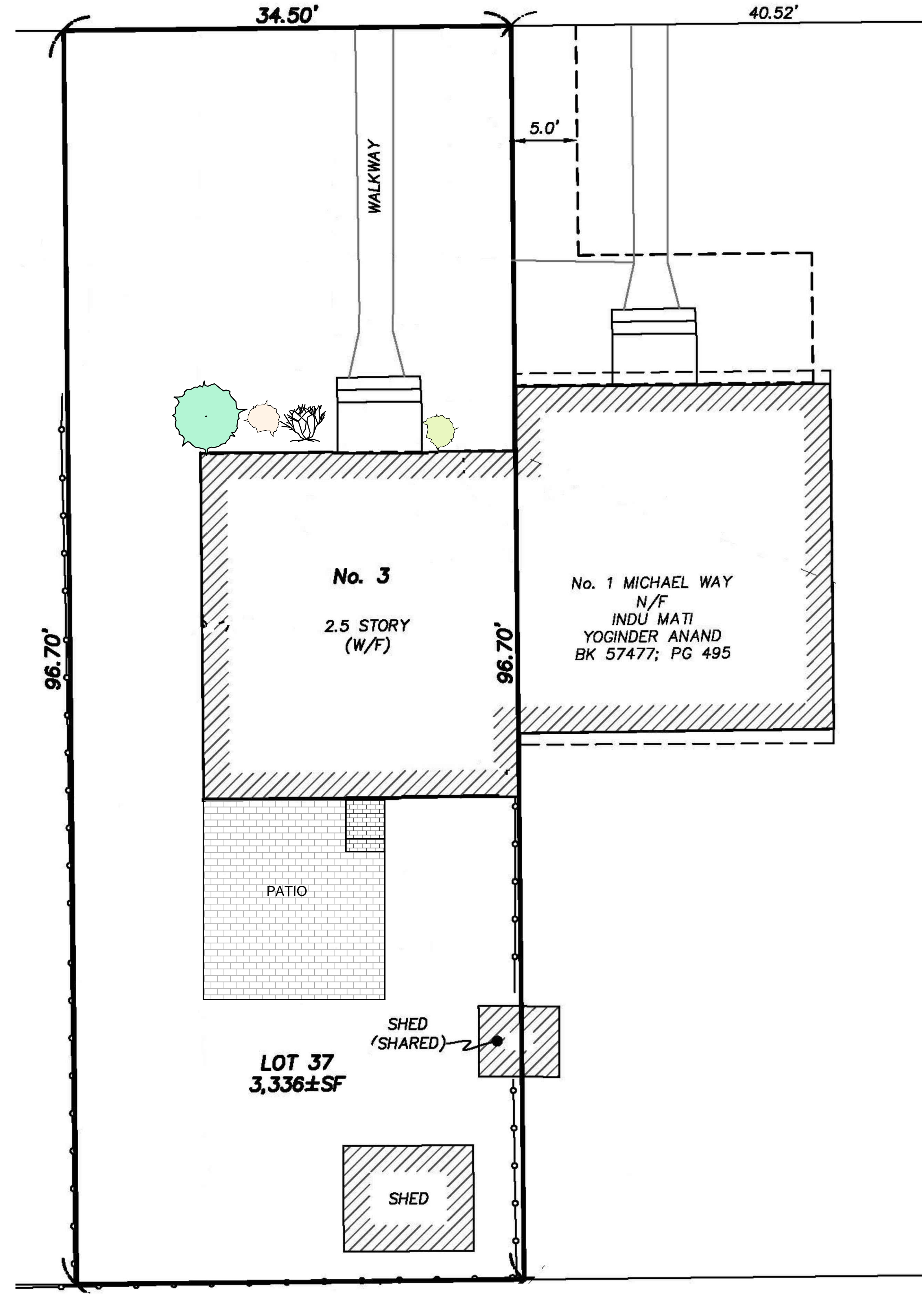
PROPERTY ADDRESS:	3 MICHAEL WAY CAMBRIDGE, MA			
ZONING DISTRICT	C-1			
LOT SIZE	3,336 SF			
MAX. F.A.R.	0.75			
PROJECT DISCRPTION	ADDING A LIVING ROOM ON THE FIRST FLOOR, ADDING A BEDROOM ON THE SECOND FLOOR, ADDING A DORMER, ADDING A ROOF DECK AND RECONFIGURING THE INSIDE OF THE EXISTING STRUCTURE			
GROSS BUILDING AREA	EXISTING:	PROPOSED:		
	FIRST FLOOR:	625 SF	FIRST FLOOR:	875 SF
	SECOND FLOOR:	630 SF	SECOND FLOOR:	854 SF
	ATTIC:	0 SF	ATTIC:	336 SF
	TOTAL:	1,255 SF	TOTAL:	2,065 SF
BASEMENT AREA EXCLUDED FROM F.A.R. - BASEMENT FLOOR TO CEILING HEIGHT IS LESS THAN 7 FEET				

	ALLOWED	EXISTING	PROPOSED	EXISTING COMPLIANCE	PROPOSED COMPLIANCE
F.A.R.	0.75	0.38	0.62	CONFORMING	CONFORMING
MINIMUM LOT AREA	5,000 SF	3,336 SF	3,336 SF	NON-CONFORMING	NON-CONFORMING
MINIMUM SETBACK FRONT YARD	10.00 FT	32.70 FT	28.30 FT	CONFORMING	CONFORMING
MINIMUM SETBACK SIDE YARD	13.50 FT	10.20 FT	10.20 FT	NON-CONFORMING	NON-CONFORMING
MINIMUM SETBACK REAR YARD	20.00 FT	37.30 FT	23.30 FT	CONFORMING	CONFORMING
MAXIMUM HEIGHT	35.00 FT	27.00 FT	27.00 FT	CONFORMING	CONFORMING
MINIMUM LOT WIDTH	50.00 FT	34.50 FT	34.50 FT	NON-CONFORMING	NON-CONFORMING
GENERAL USES				CONFORMING	CONFORMING



PROPOSED LANDSCAPING PLAN

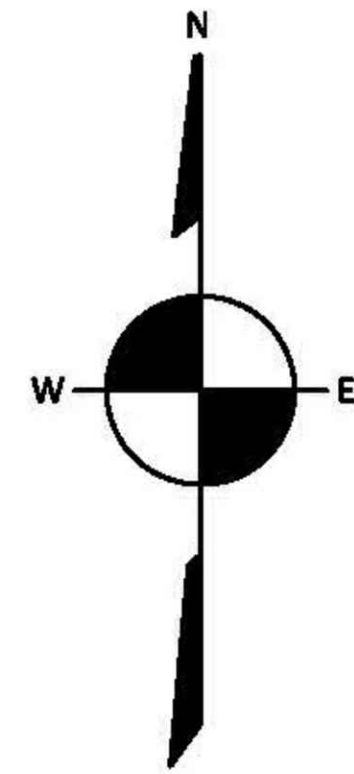
SCALE: $\frac{3}{16}'' = 1'-0''$



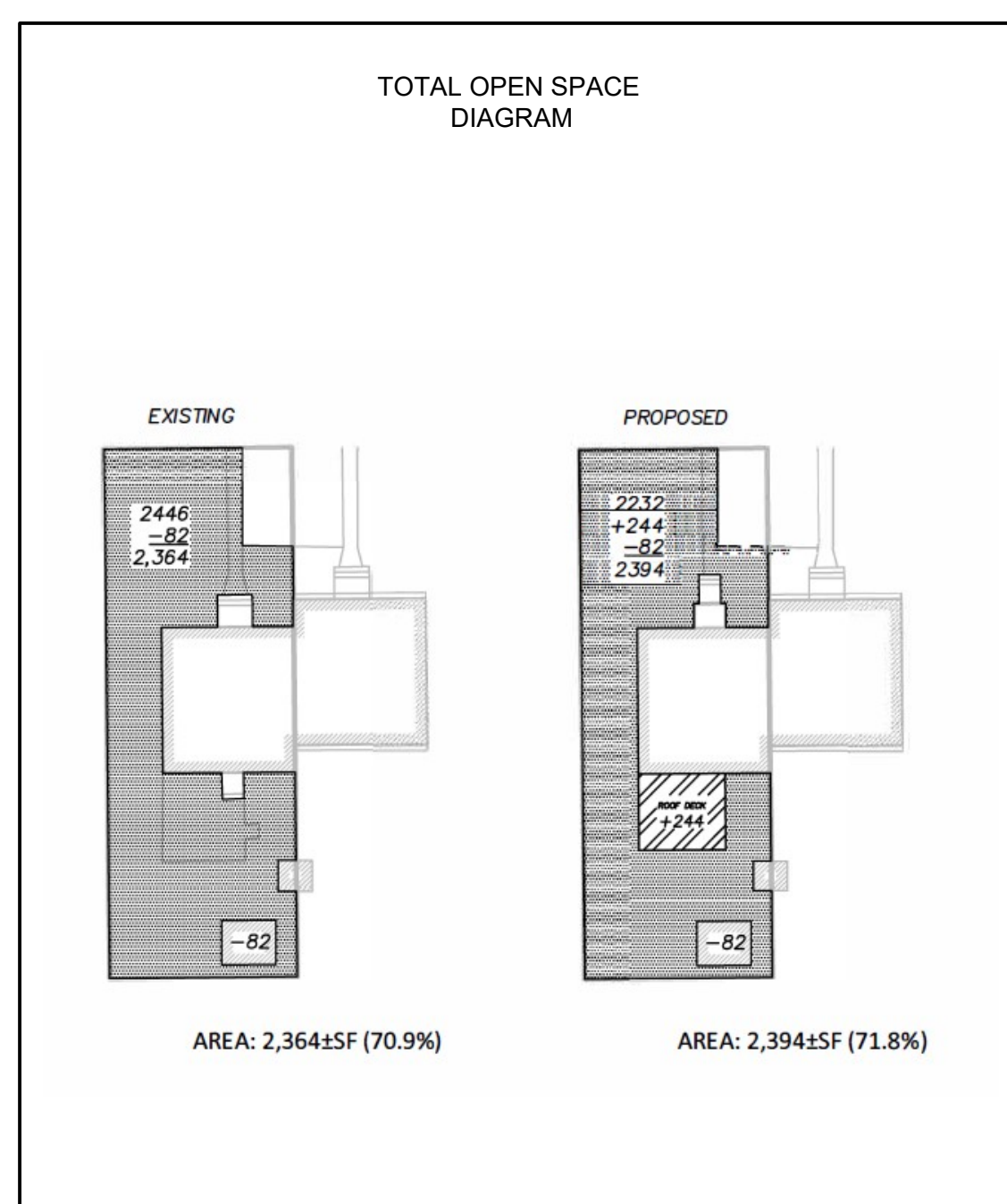
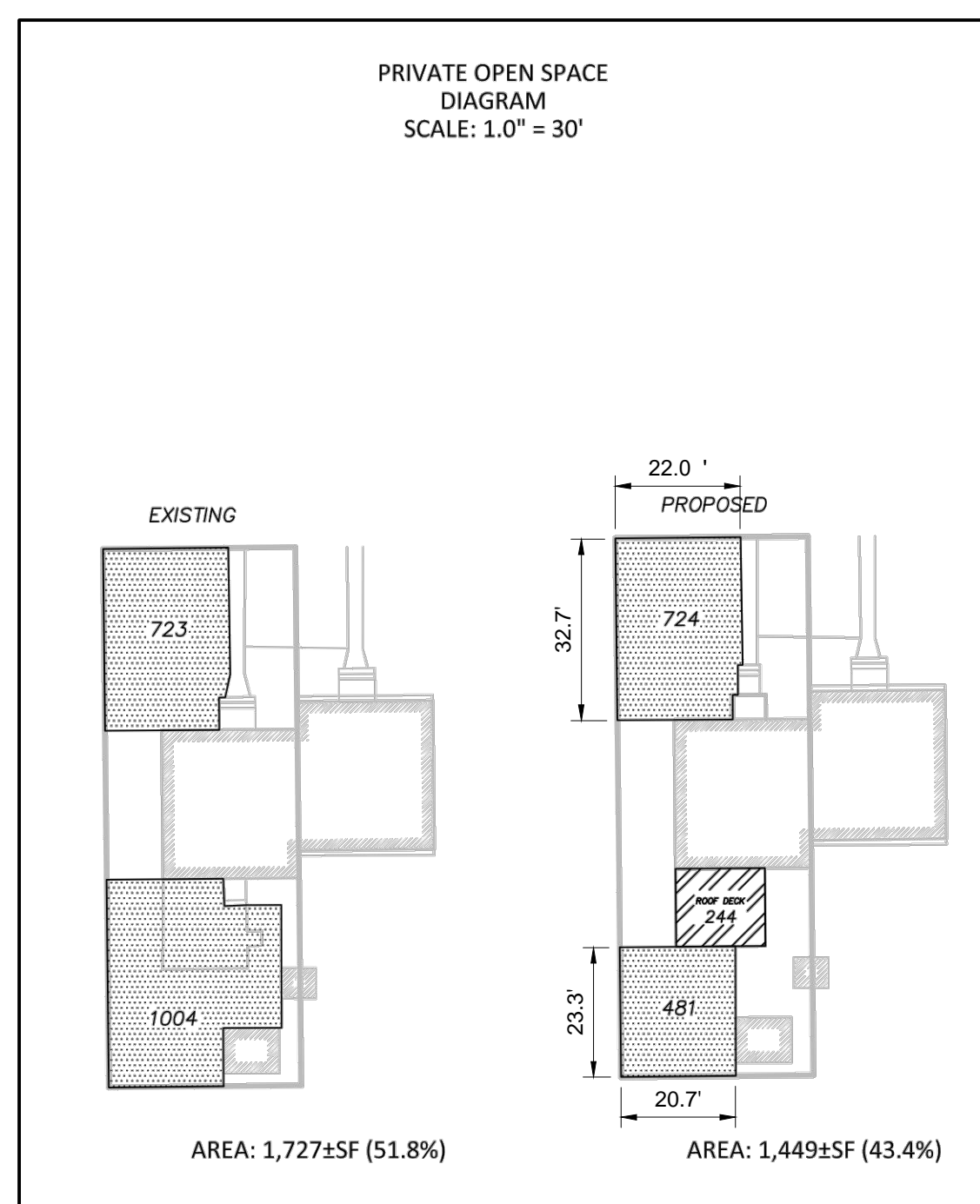
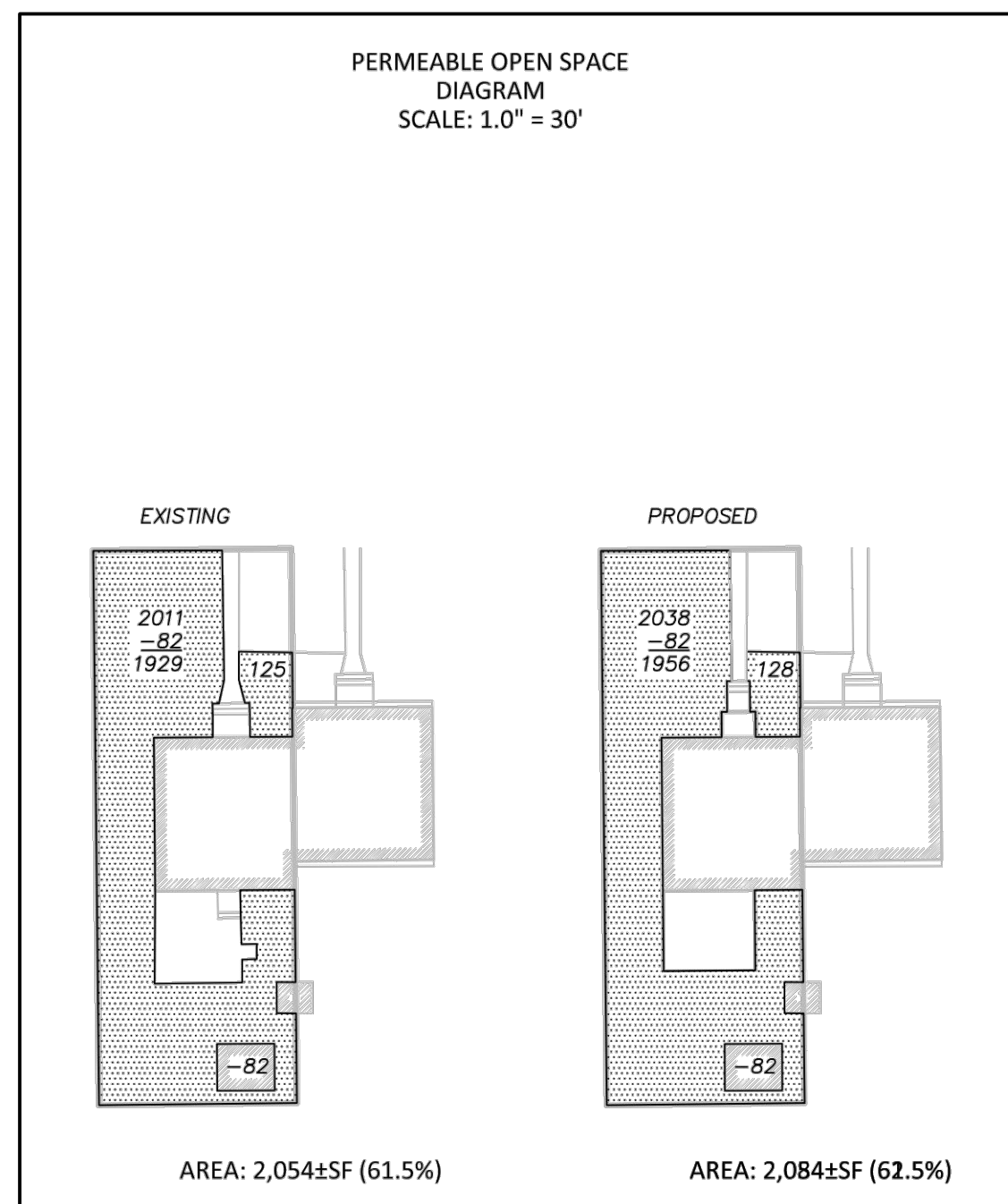
EXISTING LANDSCAPING PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

There are no trees on the property.



DRAWN BY: SK CHECKED: SK OCTOBER 10, 2024	CONTRACTOR
	PROJECT TYPE ADDITION RESIDENTIAL R-3
PROJECT LOCATION 3 MICHAEL WAY CAMBRIDGE, MA 02141	ISSUED FOR REVIEW
PLANS PREPARED BY DESIGN BY SAMI LLC. 81 OCEANSIDE DRIVE SCITUATE, MA 02066 517-460-1041 - Sami@designbysami.com	OCTOBER 2024



PREPARED FOR:
JOANNE KONG
JUSTIN CARAVELLA
121 SCJARAPPA STREET, #3
CAMBRIDGE, MA 02141

REFERENCES:
OWNER OF RECORD:
JANICE ELLISON
3 MICHAEL WAY
CAMBRIDGE, MA 02141

DEED: BK 79819; PG 375
PLAN: No. 1050 OF 1983
No. 1005 OF 1982
LCC: 8359-C

NOTE:
VERTICAL DATUM: CAMBRIDGE BASE

ZONING:
MAP/LOT: 39-144
DISTRICT: C-1

	REQUIRED	EXISTING	PROPOSED
FAR (MAX.)	0.75	0.38	0.62
LOT AREA (MIN.)	5,000 SF	3,336±SF*	3,336±SF*
AREA, ADU (MIN.)	1,500 SF	N/A	N/A
LOT WIDTH (MIN.)	50'	34.50**	34.50**
FRONT SETBACK (MIN.)	10'	32.7'	32.7'
SIDE SETBACK (MIN.)	13.5'	10.2**	10.1**
REAR SETBACK (MIN.)	20'	37.3'	23.3'
HEIGHT, FEET (MIN.)	35'	27.0'	27.0'
PVT. OP. SPACE (MIN.)	30%	51.8%	43.4%

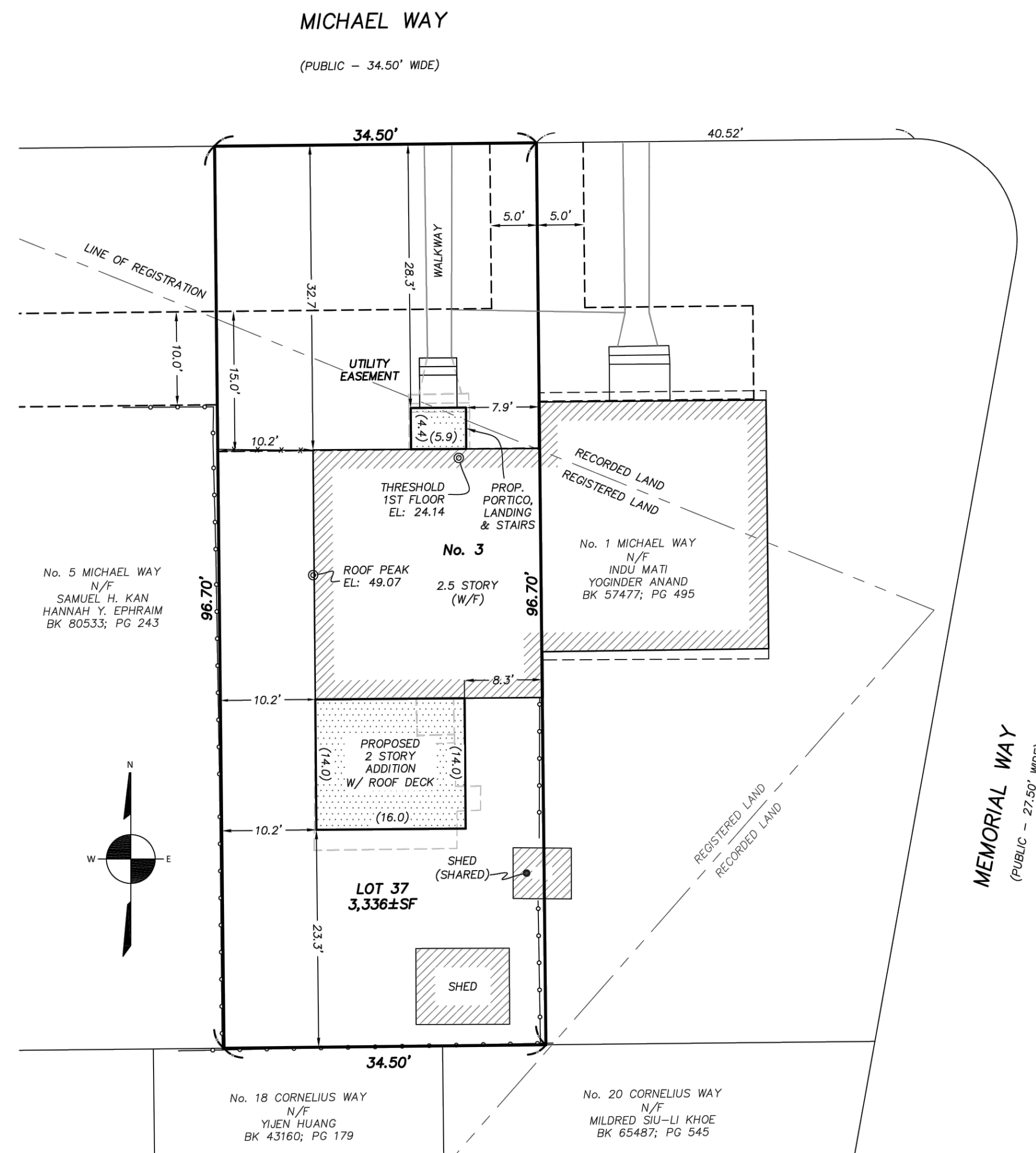
- NOTES:
- * = NON-CONFORMING
 - H = BUILDING HEIGHT
EXISTING - 27.0'
PROPOSED - 27.0'
 - L = BUILDING LENGTH
EXISTING - 26.7'
PROPOSED - 40.7'
 - FRONT SETBACK CALCULATION
EXISTING - $(H + L) / 4 = 13.4'$ (FROM C/L OF STREET)
PROPOSED - $(H + L) / 4 = 16.9'$ (FROM C/L OF STREET)
OR 10' MIN.
 - SIDE SETBACK CALCULATION
EXISTING - $(H + L) / 5 = 10.7'$
PROPOSED - $(H + L) / 5 = 13.5'$
 - REAR SETBACK CALCULATION
EXISTING - $(H + L) / 4 = 13.4'$
PROPOSED - $(H + L) / 4 = 16.9'$
OR 20' MIN.
 - LIVING AREA:
EXISTING - 1,255±SF (FROM ARCHITECT)
PROPOSED - 2,065±SF (FROM ARCHITECT)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 22, 2024 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: 25017C0577E
EFFECTIVE DATE: 6/4/2010

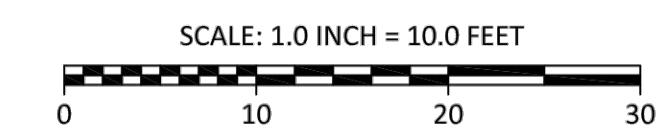
BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	09/13/24
JOB #	24-00239



CERTIFIED PLOT PLAN

LOCATED AT
3 MICHAEL WAY
CAMBRIDGE, MA



ISSUED FOR	REVIEW
PROJECT LOCATION	3 MICHAEL WAY CAMBRIDGE, MA 02141
PROJECT TYPE	ADDITION RESIDENTIAL R-3
CONTRACTOR	
DRAWN BY: SK	
CHECKED: SK	
OCTOBER 10, 2024	

PLANS PREPARED BY
DESIGN BY SAMI LLC,
81 OCEANSIDE DRIVE
SCITUATE, MA 02066
517-460-1041 - Sami@designbysami.com

OCTOBER 2024

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① FRONT ELEVATION - NORTH ELEVATION
1/4" = 1'-0"



③ RIGHT ELEVATION - EAST ELEVATION
1/4" = 1'-0"



② BACK ELEVATION - SOUTH ELEVATION
1/4" = 1'-0"



④ LEFT ELEVATION - WEST ELEVATION
1/4" = 1'-0"

EXISTING ELEVATIONS

DRAWN BY: SK CHECKED: SK OCTOBER 10, 2024
CONTRACTOR ADDITION RESIDENTIAL R-3
PROJECT LOCATION 3 MICHAEL WAY CAMBRIDGE, MA 02141
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 OCTOBER 10, 2024

CONTRACTOR

PROJECT TYPE
 ADDITION
 RESIDENTIAL R-3

PROJECT LOCATION
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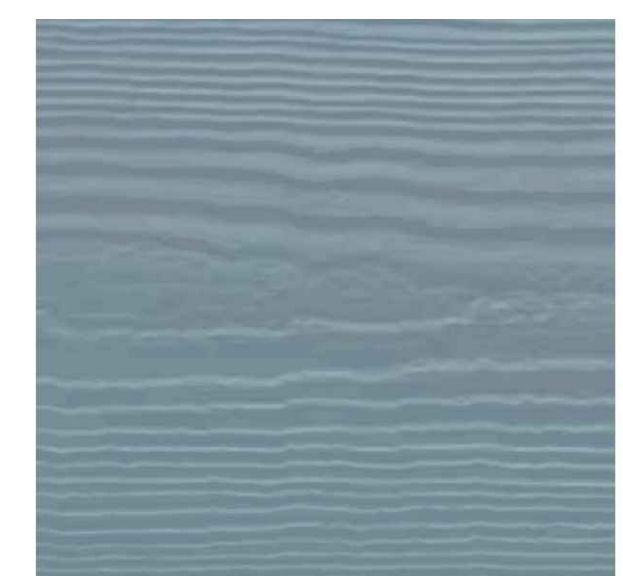


1 FRONT ELEVATION - NORTH ELEVATION
 1/4" = 1'-0"



3 RIGHT ELAVATION - EAST ELEVATION
 1/4" = 1'-0"

MATERIALS	
GABLE ROOF	30 YEARS ARCHITECTURE SHINGLES CHARCOAL BLACK
FLAT ROOF	RUBBER MEMBRANE ROOF BLACK
WINDOWS	BLACK CLAD
SIDING	VINYL SIDING
FOUNDATION	EXPOSED CONCRETE
ROOF DECK RAIL	COMPOSITE WOOD
ROOD DECK FLOOR	COMPOSITE WOOD



VINYL SIDING

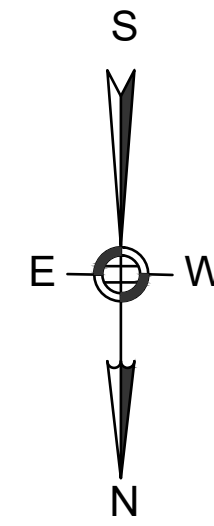
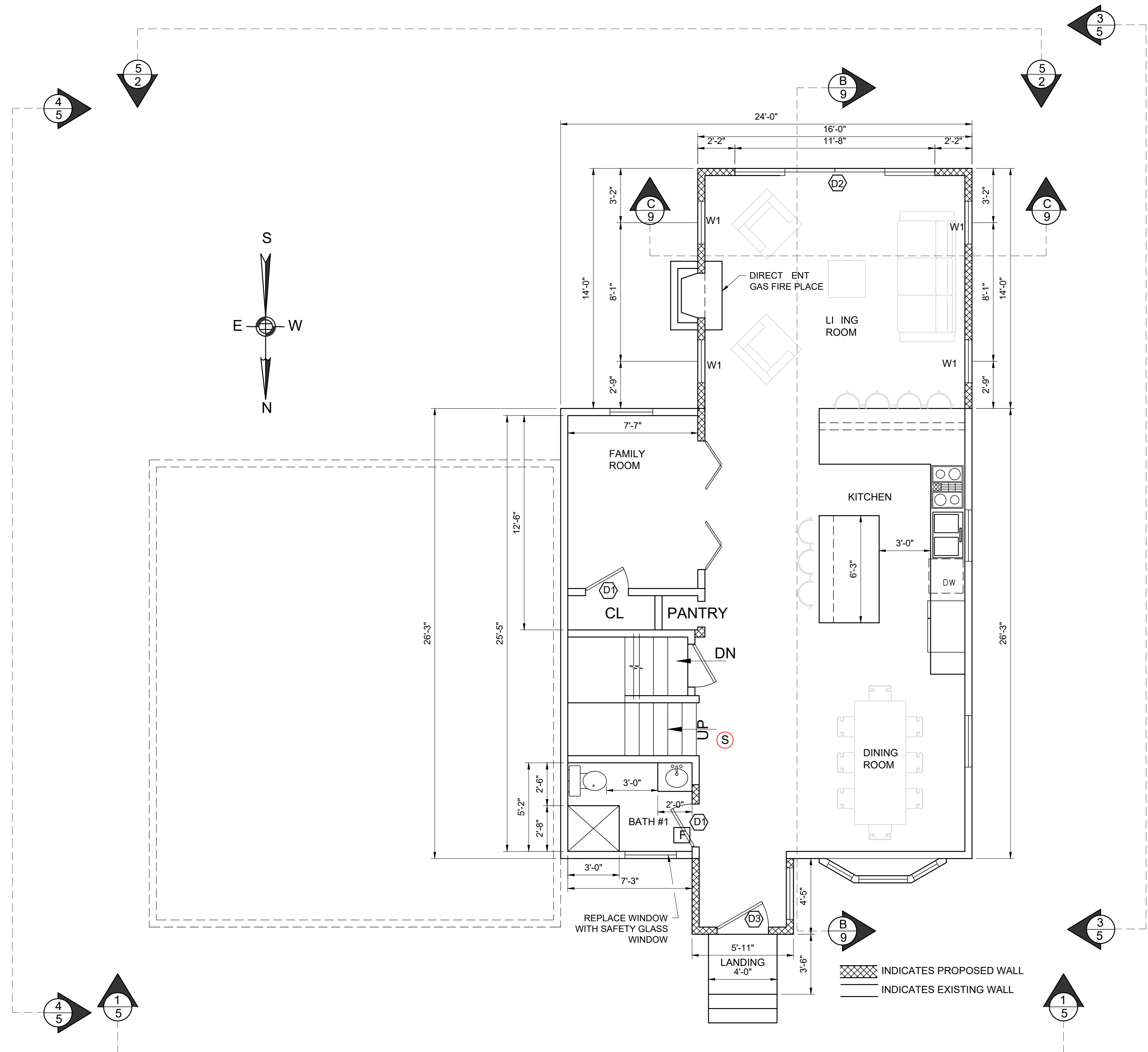
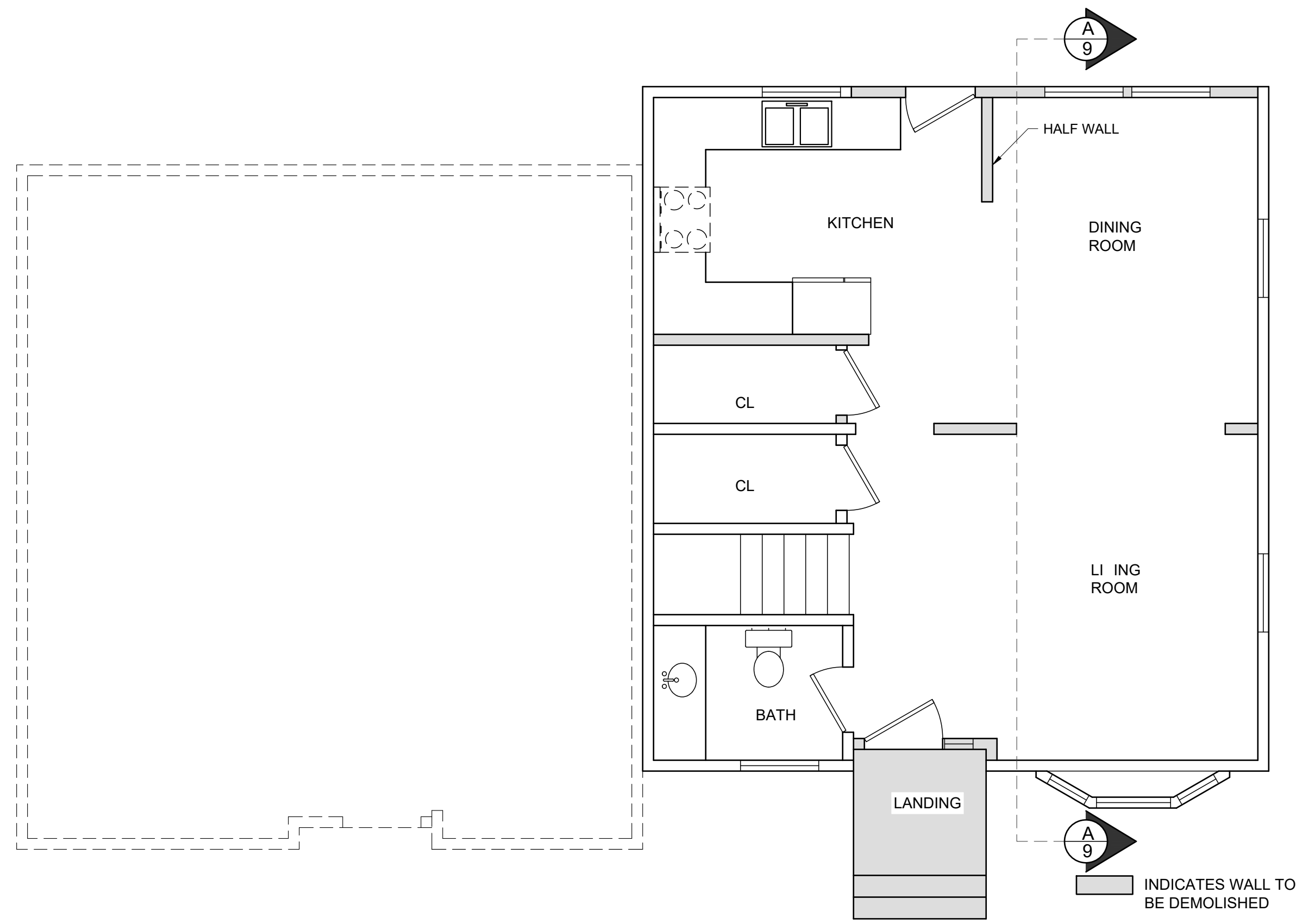


2 BACK ELEVATION - SOUTH ELEVATION
 1/4" = 1'-0"

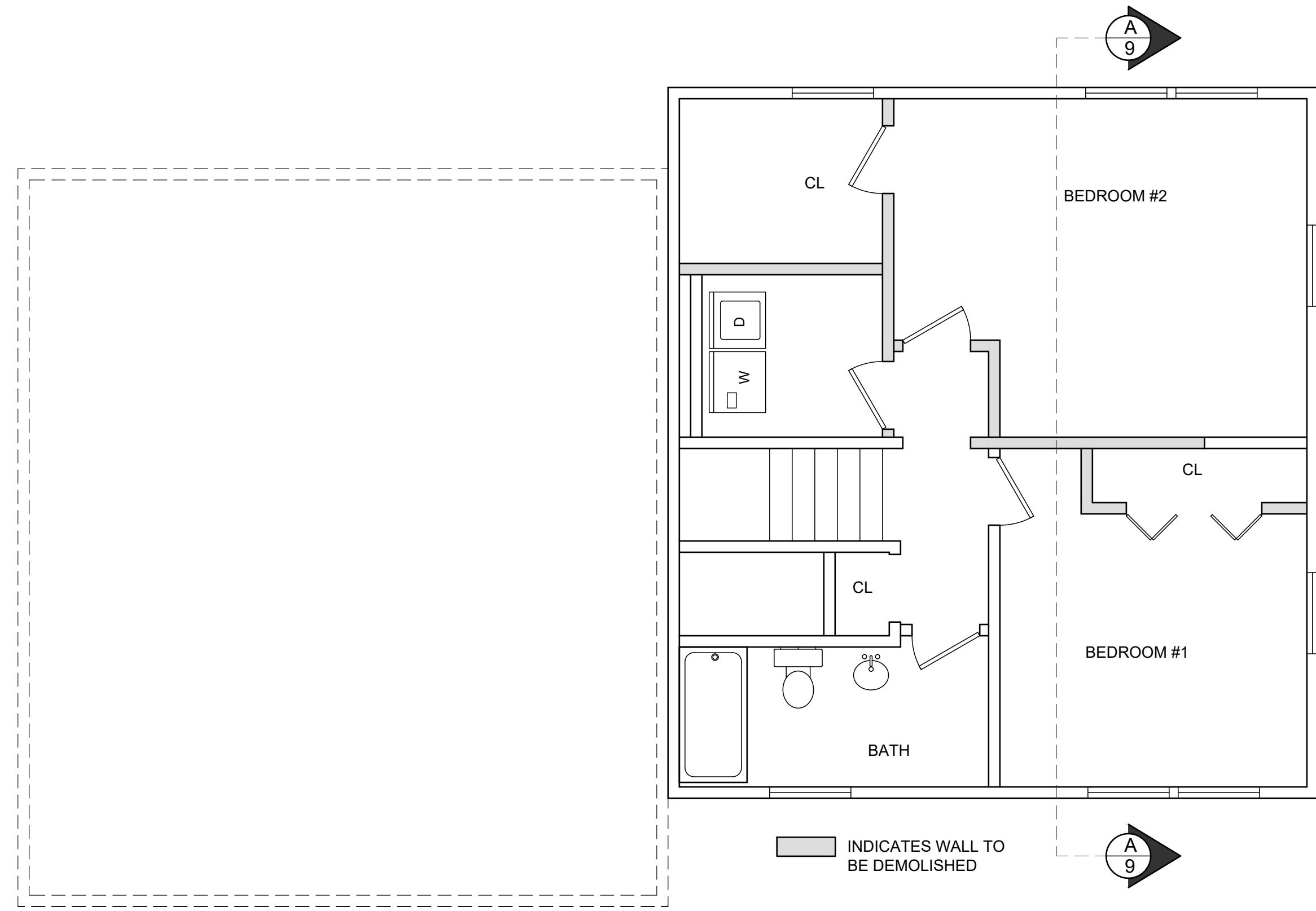


4 LEFT ELEVATION - WEST ELEVATION
 1/4" = 1'-0"

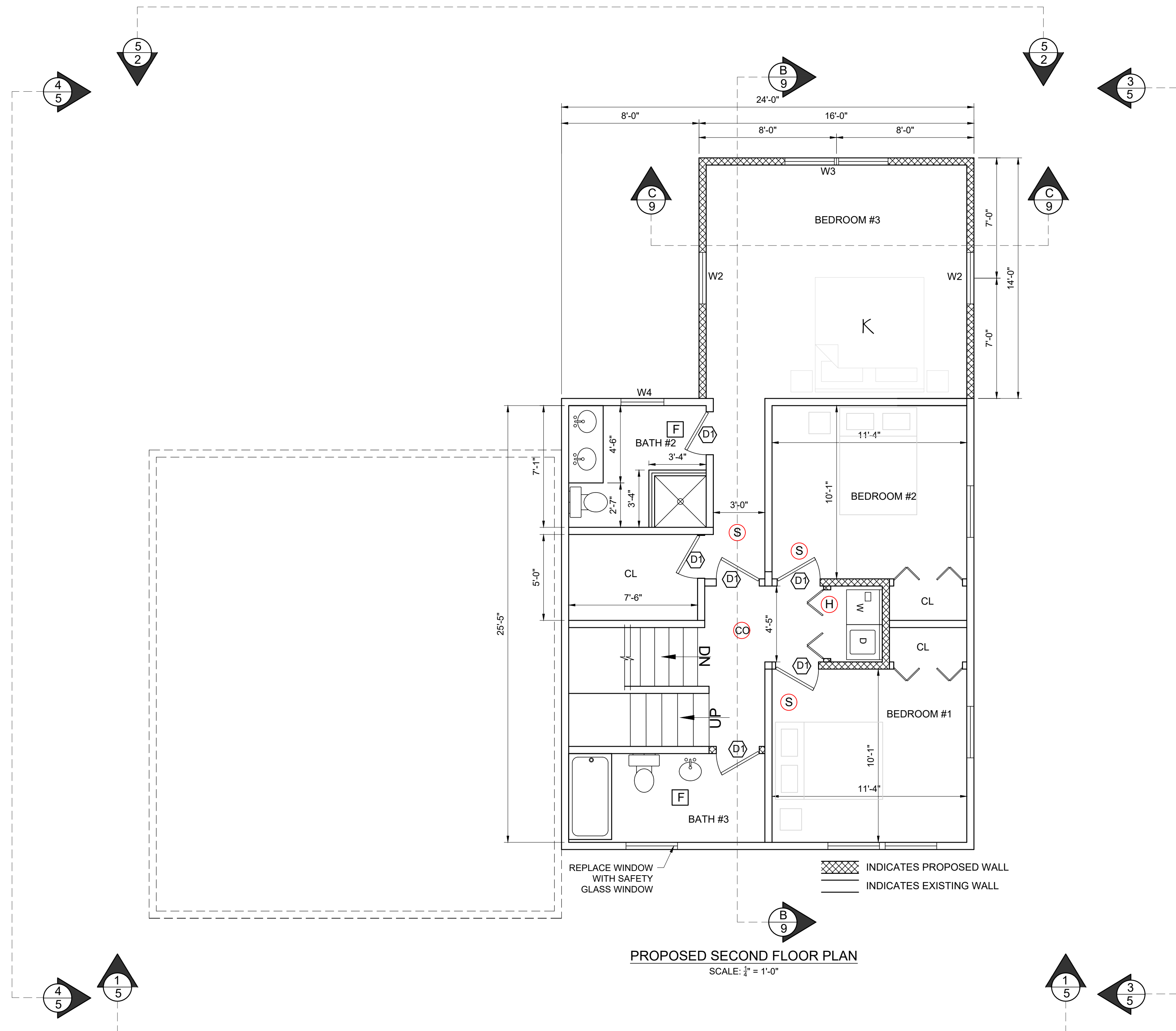
PROPOSED ELEVATIONS



PLANS PREPARED BY DESIGN BY SAMI LLC, 81 OCEANSIDE DRIVE SCITUATE, MA 02066 517-460-1041 - Sami@designbysami.com	ISSUED FOR REVIEW	PROJECT LOCATION 3 MICHAEL WAY CAMBRIDGE, MA 02141	PROJECT TYPE ADDITION RESIDENTIAL R-3	CONTRACTOR	DRAWN BY: SK CHECKED: SK OCTOBER 10, 2024
	OCTOBER 2024 .\pe signed blue.jpg				



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



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

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 DESIGN BY SAMI LLC,
 81 OCEANSIDE DRIVE
 SCITUATE, MA 02066
 517-460-1041 - Sami@designbysami.com

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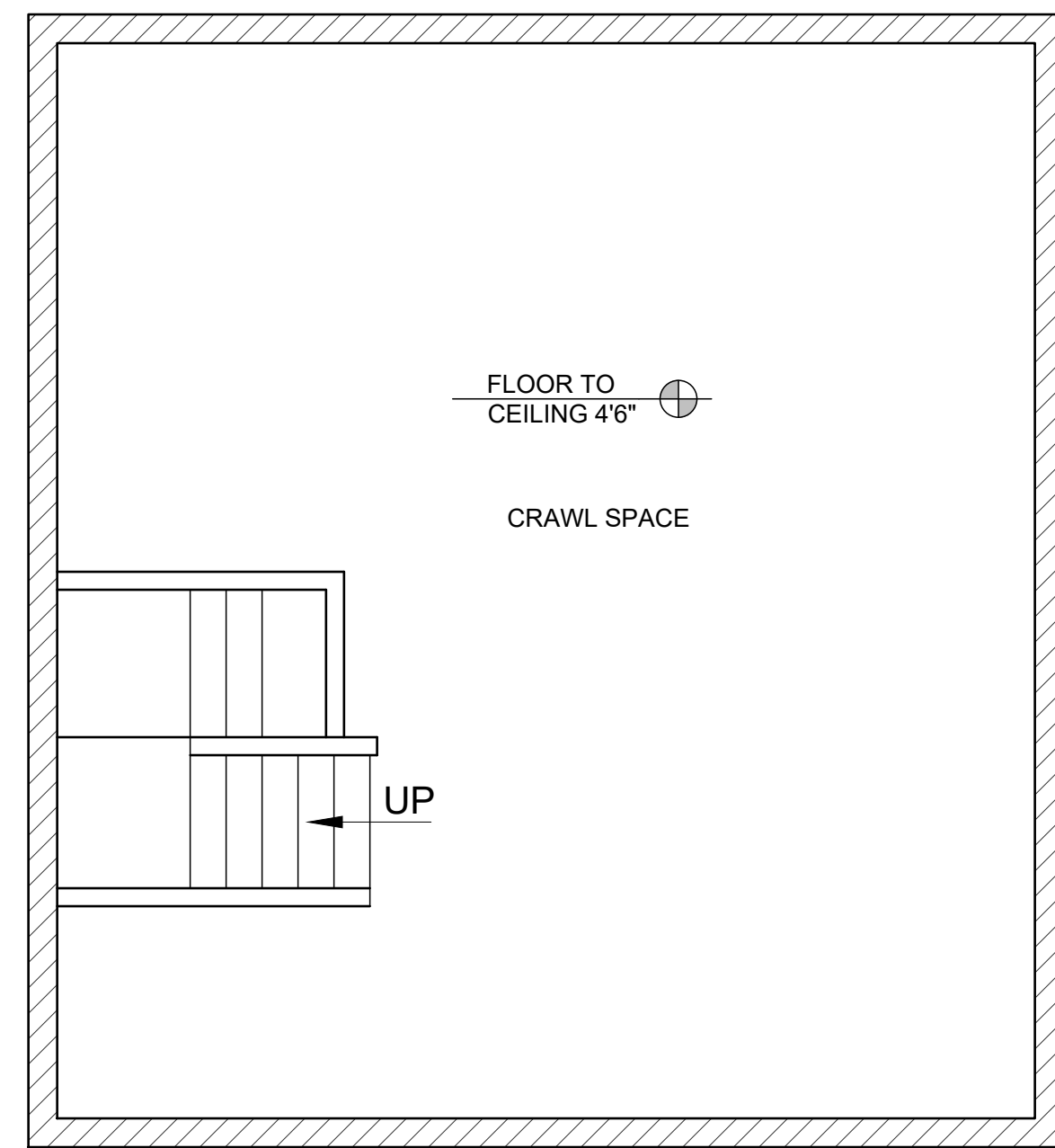
ISSUED FOR
 REVIEW

PROJECT LOCATION
 3 MICHAEL WAY
 CAMBRIDGE, MA 02141

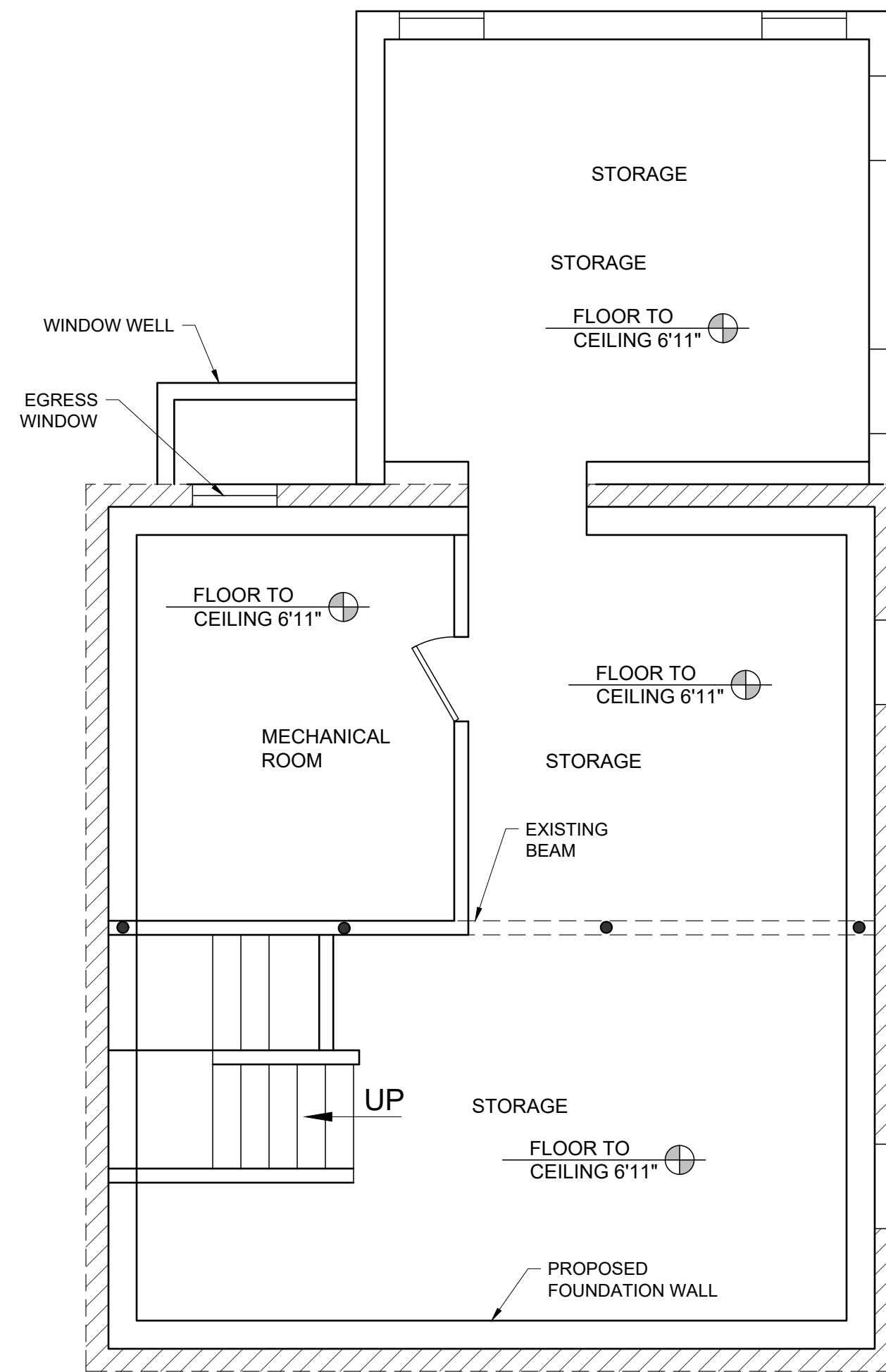
PROJECT TYPE
 ADDITION
 RESIDENTIAL R-3

CONTRACTOR

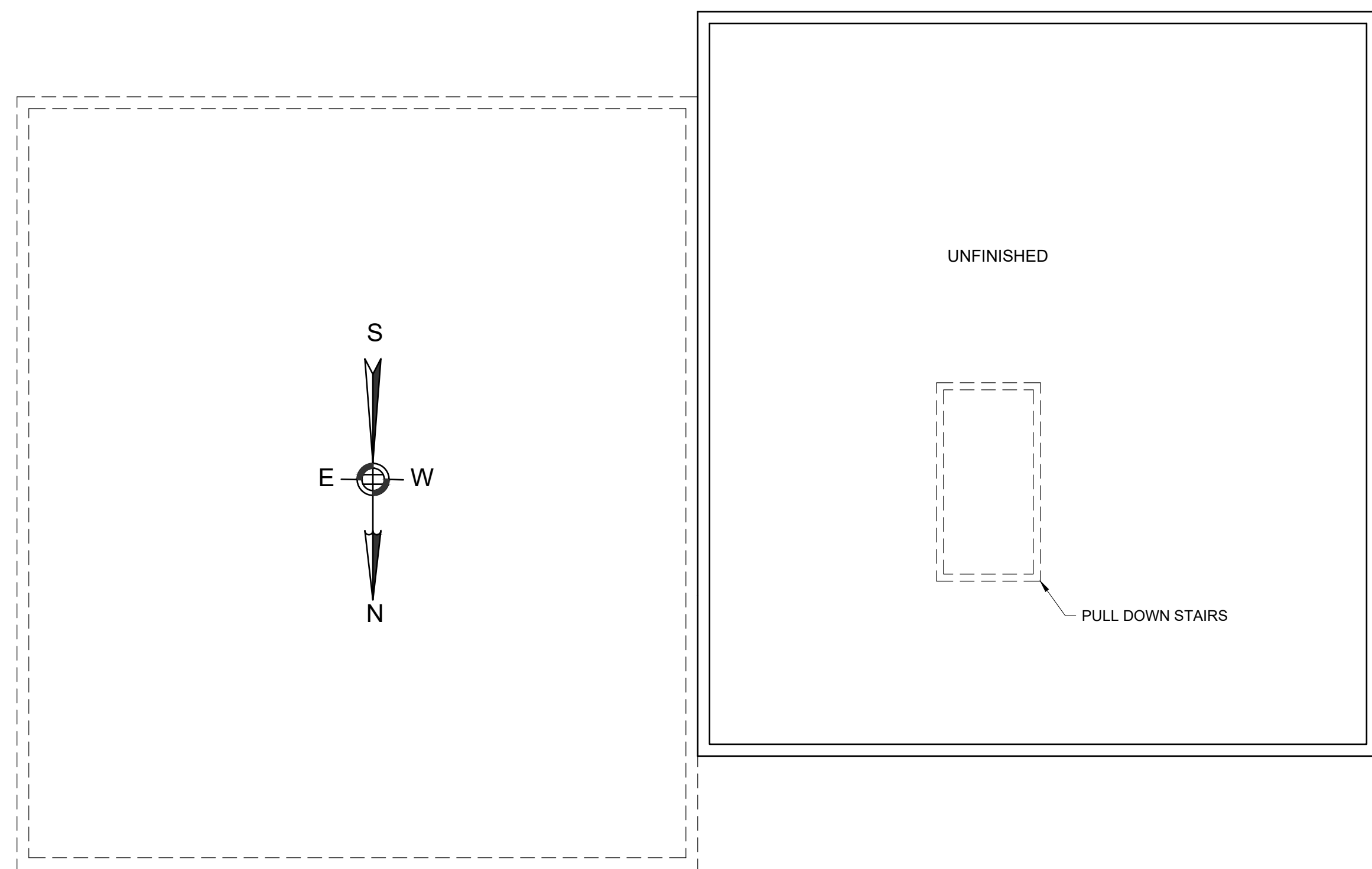
DRAWN BY: SK
CHECKED BY: SK
OCTOBER 10, 2024



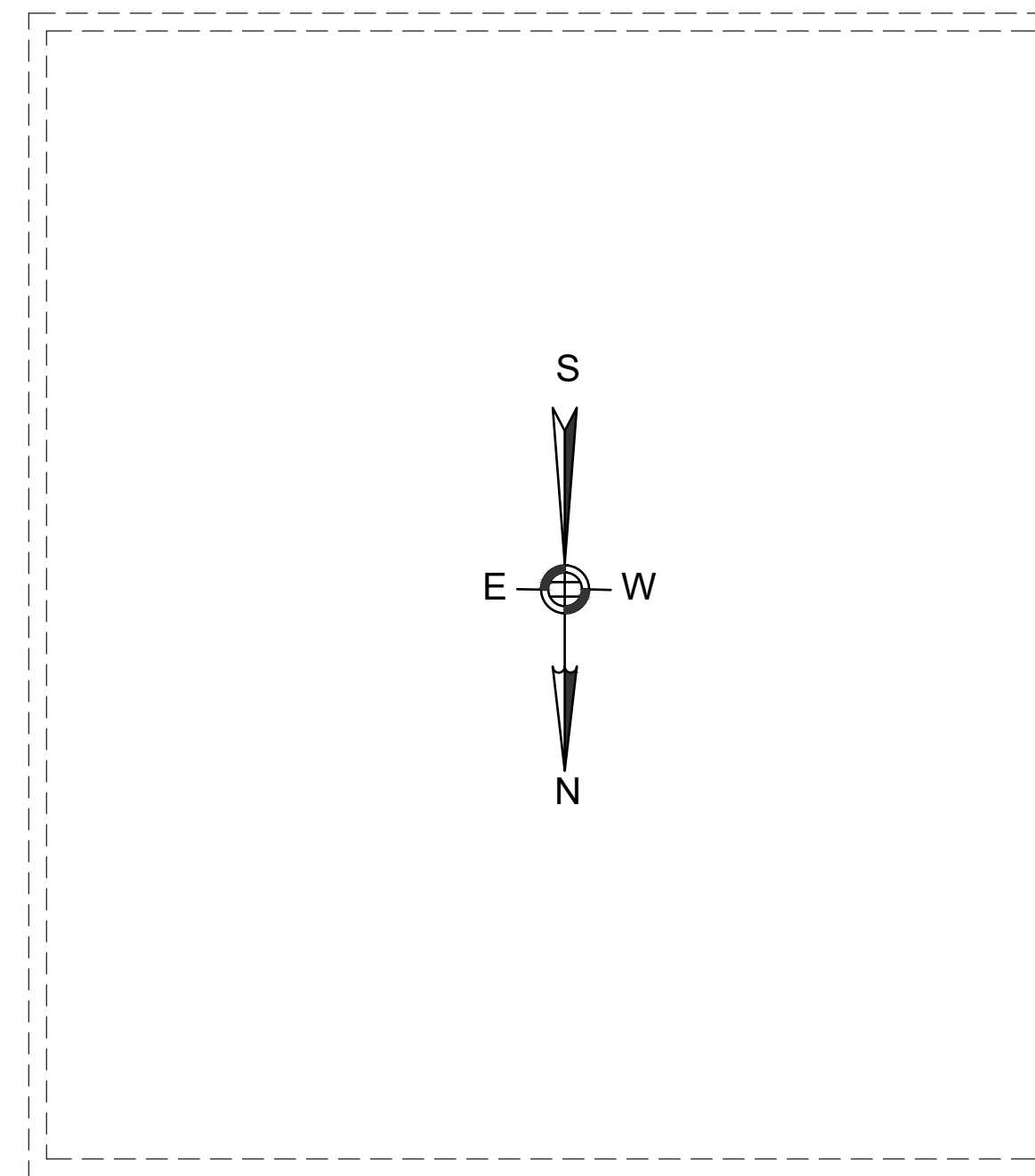
EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

- INDICATES PROPOSED WALL
- INDICATES EXISTING WALL
- INDICATES AREA EXCLUDED FROM FAR



ROOF TILES



RAISED ROOF DECK PLANTERS

DRAWN BY: SK
CHECKED: SK
OCTOBER 10, 2024

CONTRACTOR

PROJECT TYPE
ADDITION
RESIDENTIAL R-3

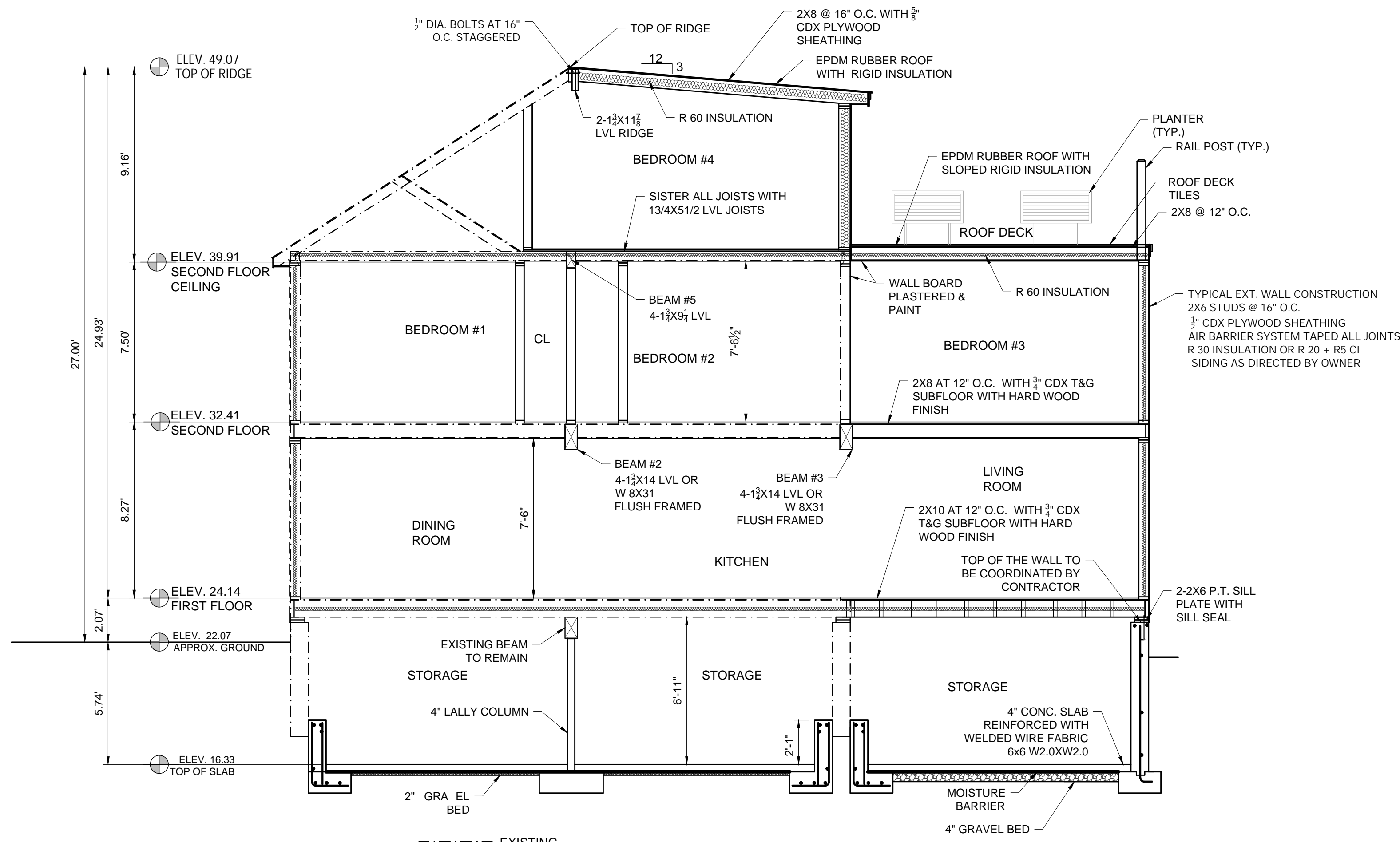
PROJECT LOCATION
3 MICHAEL WAY
CAMBRIDGE, MA 02141

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PLANS PREPARED BY
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81 OCEANSIDE DRIVE
SCITUATE, MA 02066
517-460-1041 - Sami@designbysami.com

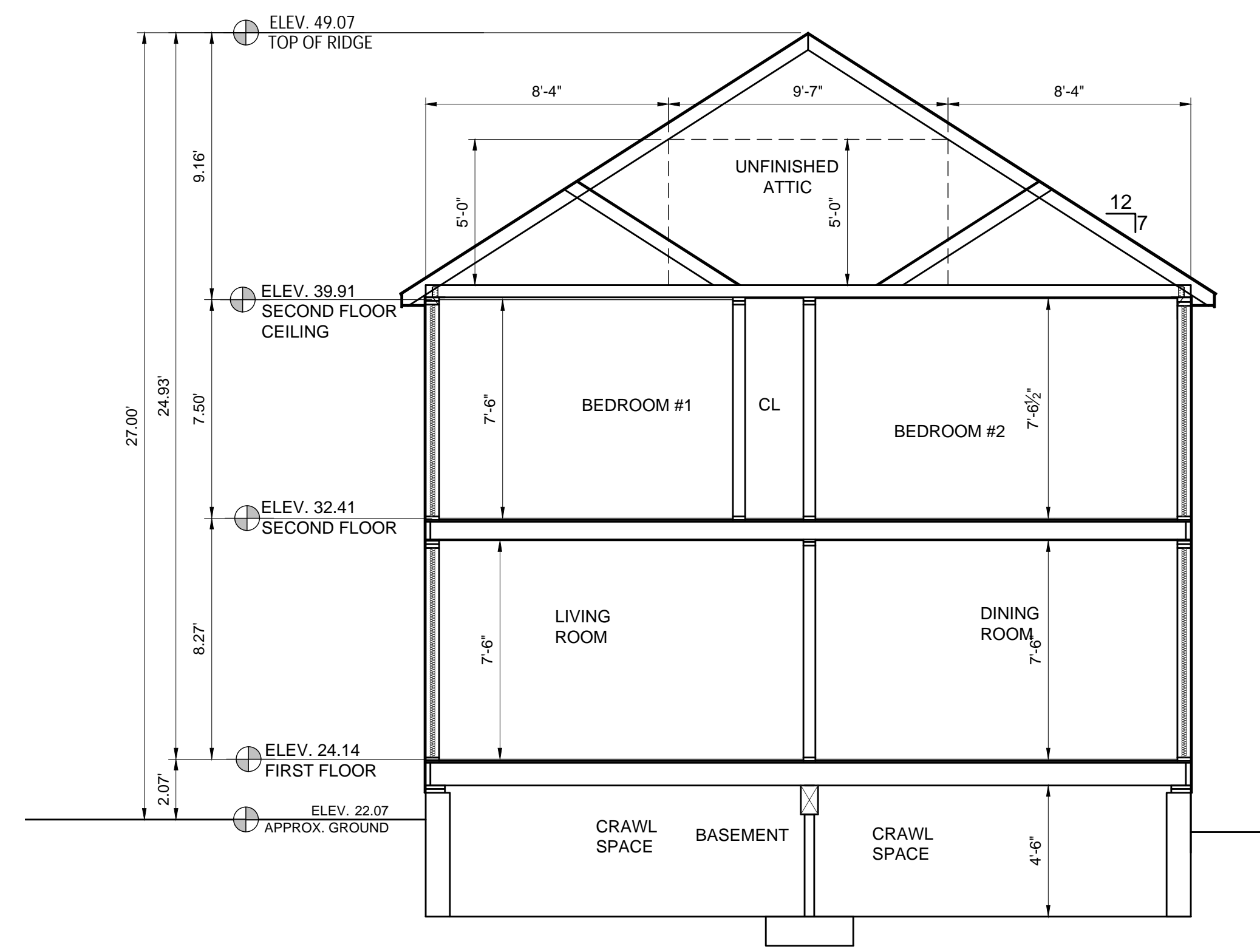
OCTOBER 2024

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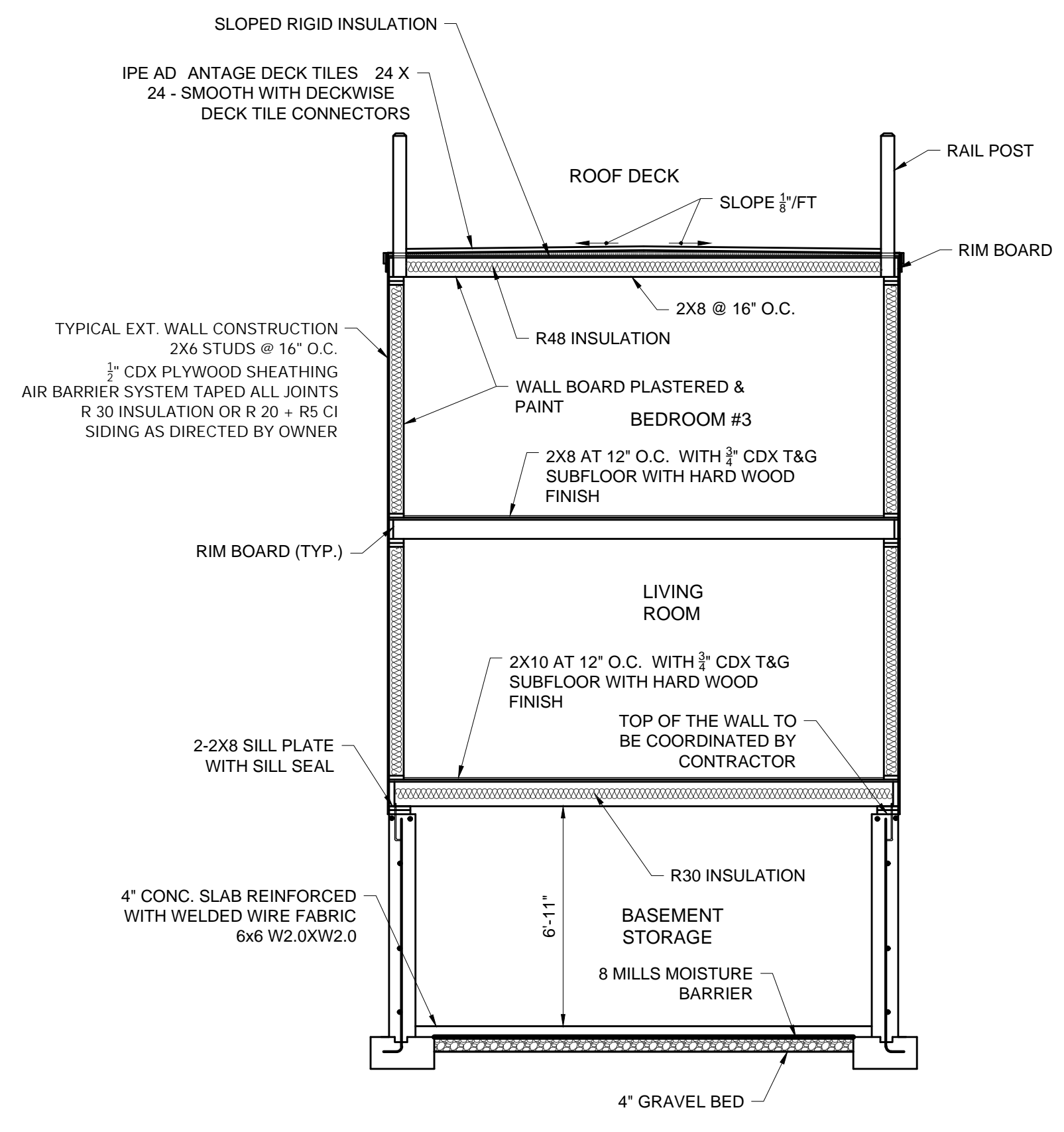
B SECTION B
SCALE: 1/4" = 1'-0"

proposed



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

existing

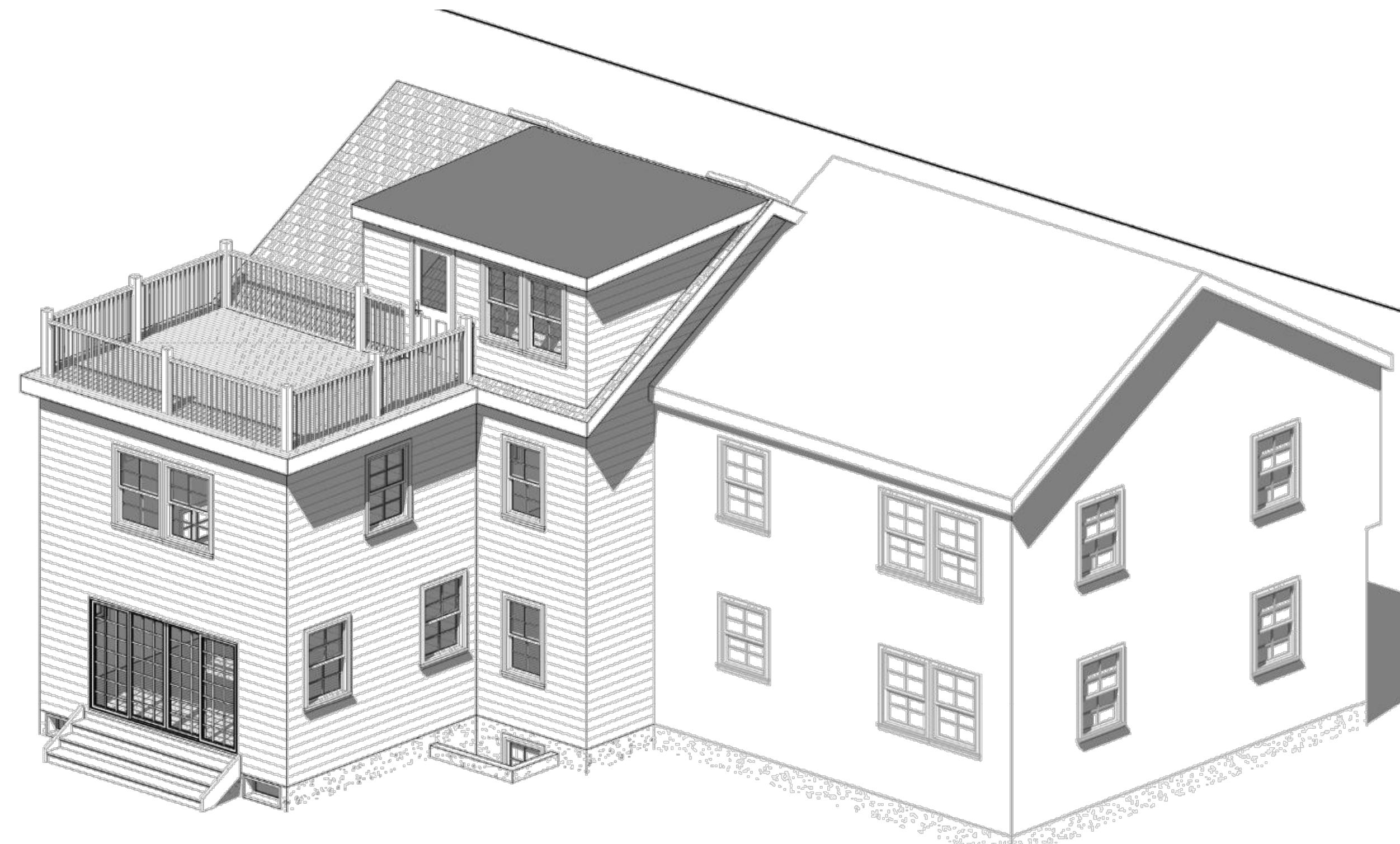


C SECTION C
SCALE: 1/4" = 1'-0"

DRAWN BY: SK CHECKED: SK OCTOBER 10, 2024
CONTRACTOR PROJECT TYPE ADDITION RESIDENTIAL R-3
PROJECT LOCATION 3 MICHAEL WAY CAMBRIDGE, MA 02141
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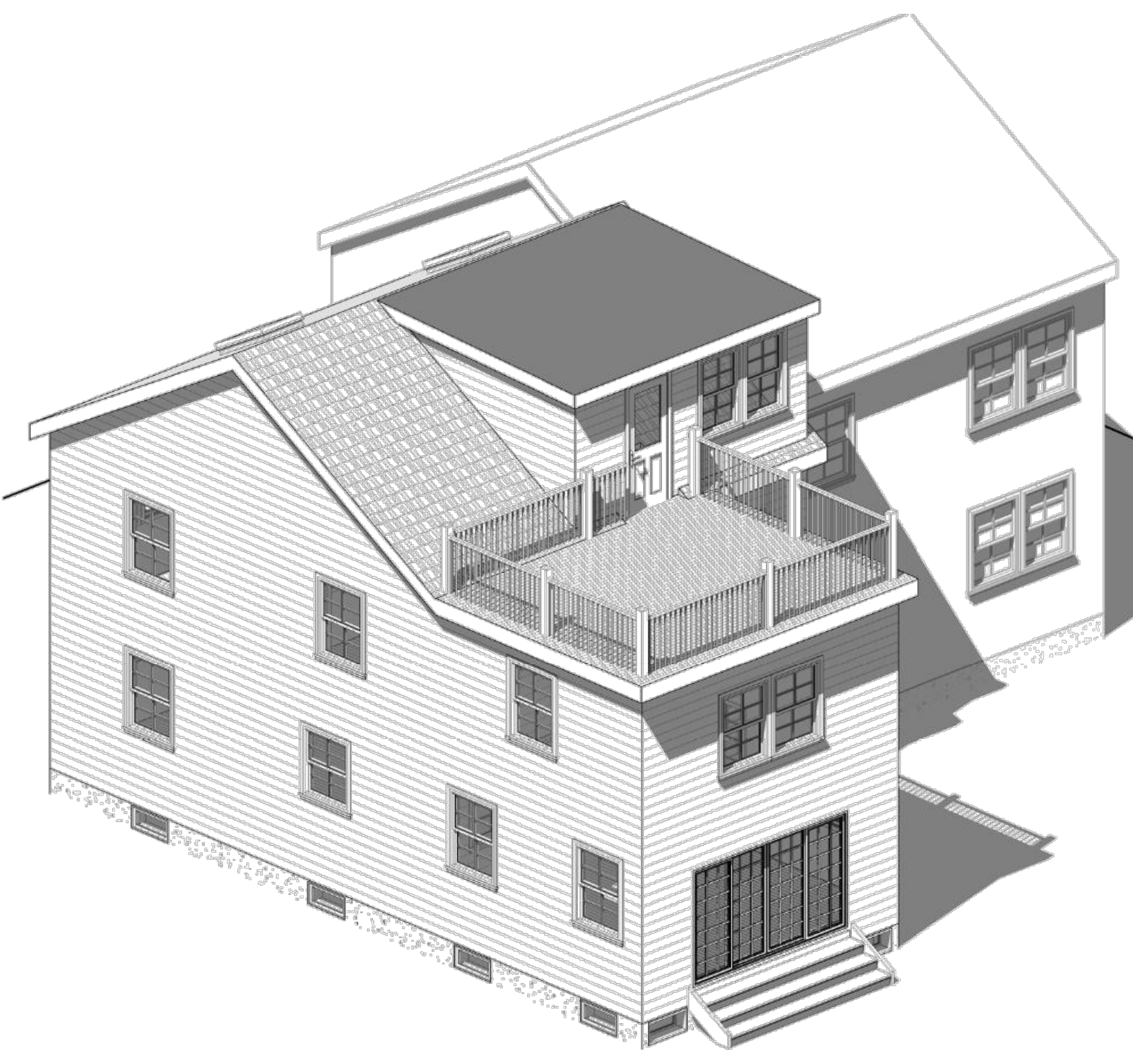
① FRONT RIGHT



④ BACK LEFT



② FRONT LEFT



③ BACK RIGHT

PROPOSED 3D VIEWS

DRAWN BY: SK	PROJECT TYPE	CONTRACTOR
CHECKED: SK	ADDITION	
OCTOBER 10, 2024	RESIDENTIAL R-3	
PROJECT LOCATION	ISSUED FOR	
3 MICHAEL WAY	REVIEW	
CAMBRIDGE, MA 02141		
PLANS PREPARED BY	DESIGN BY SAMI LLC.	
	81 OCEANSIDE DRIVE	
	SCITUATE, MA 02066	
	517-460-1041 - Sami@designbysami.com	
OCTOBER 2024		
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