



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT -8 PM 12: 00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 769560

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: Appeal:

PETITIONER: Ellen Williams and Lawrence Miller C/O Katie Flynn

PETITIONER'S ADDRESS: 17 Waltham Street, Lexington, MA 02421

LOCATION OF PROPERTY: 125 Brattle St., Cambridge, MA

TYPE OF OCCUPANCY: Residential (Single Family Home) **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Two windows located on a new second story volume (built above an existing one-story volume). The wall in which these windows are located is within the rear yard setback. I believe the addition falls under 8.22.2.d, increasing a preexisting dimensional nonconformity but not creating a new dimensional nonconformity. The building inspector flagged the windows within this wall [5.28.28 (b)] and Olivia in the Zoning office suggested we seek relief under 5.31, 8.22.2, and 10.40

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Kathleen Flynn

(Petitioner (s) / Owner)

Kathleen (Katie) Flynn A1A

(Print Name)

Address:

17 Waltham St Lexington MA

Tel. No.

914.282.8432

E-Mail Address:

katie@hiselflynn.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Ellen K Williams & Lawrence G Miller
(OWNER)

Address: 125 BraHie ST Cambridge MA 02138

State that I/We own the property located at 125 BraHie ST, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of 125 BraHie ST Realty TruST; Ellen K Williams & Lawrence G Miller, Trustees

*Pursuant to a deed of duly recorded in the date 12/02/19, Middlesex South County Registry of Deeds at Book 73748, Page 394; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Ellen K Williams, Trustee
Lawrence G Miller, Trustee

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

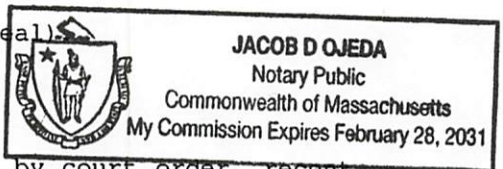
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Ellen K Williams & Lawrence Miller personally appeared before me, this 27th of Sept, 2024, and made oath that the above statement is true.

Jacob D Ojeda Notary

My commission expires Feb 28, 2031 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

3 2



2019 00189185
Bk: 73748 Pg: 394 Doc: DEED
Page: 1 of 3 12/02/2019 12:47 PM

~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/02/2019 12:47 PM
Ctd# 311523 04349 Doc# 00189185
Fee: \$14,081.28 Cons: \$3,087,750.00~~

QUITCLAIM DEED

I, Bonnie Orlin, a married woman, of Cambridge, Massachusetts, for consideration paid and in full consideration of Three Million Eighty Seven Thousand Seven Hundred Fifty and 00/100 (\$3,087,750.00) Dollars, do hereby grant to Ellen K. Williams and Lawrence G. Miller, Trustees of the 125 Brattle Street Realty Trust u/d/t dated November 26, 2019 and recorded herewith, of 125 Brattle Street, Cambridge, Massachusetts

with QUITCLAIM COVENANTS

PROPERTY ADDRESS: 125 Brattle Street, Cambridge, MA

The land with the buildings thereon now known as and numbered 125 Brattle Street in Cambridge, Massachusetts, bounded and described as follows:

- SOUTHWESTERLY: by said Brattle Street, 82.63 feet;
- SOUTHEASTERLY: by land now or formerly of Mabel A. Bell, 113.18 feet;
- NORTHEASTERLY: by land now or formerly of Elisabeth S. Dow, 79.88 feet;
and
- NORTHWESTERLY: by land now or formerly of Ross, 113.18 feet.

Shown as Lot A on a plan entitled "Plan of Land in Cambridge, Massachusetts" dated August 22, 1939, by W.A. Mason & Son Company, Surveyors, and recorded with Middlesex County (South District) Registry of Deeds in Book 6327, Page 302.

Containing 9,092 square feet of land according to said plan.

Subject to and with the benefit of easements and restrictions of record, including, without limitation of the generality of the foregoing, rights in an appurtenant passageway, shown on said plan as "Right of Way."

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 125 Brattle St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The vast majority of the proposed project is by-right and conforms to Cambridge Zoning Ordinance requirements. Our building permit application has been amended to include only by-right scope of work. This application seeks to amend this application by adding one scope element that require relief.

> We are seeking relief to install two windows facing the rear yard setback. These windows are similar in size to windows that already exist on that facade.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

There is no change in use or occupancy, therefore traffic will be unaffected

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

This request will have no impact on adjacent development

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

This request will not present a nuisance or hazard nor will there be any health, safety or welfare impacts as a result of this request

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested windows will not impair the integrity fo the district; in fact they will allow the addition to be in-keeping with the design of the existing home and surrounding homes.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ellen Williams and Lawrence Miller
Location: 125 Brattle St., Cambridge, MA
Phone: 914.282.8432

Present Use/Occupancy: Residential (Single Family Home)
Zone: Residence A-2 Zone
Requested Use/Occupancy: Residential (Single Family Home)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,445	2,801	4,532 (0.5 FAR; 9.065 lot area)	(max.)
<u>LOT AREA:</u>		9,065	9,065	6,000 sf minimum	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.39	0.43	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		9,065	9,065	6,000	
<u>SIZE OF LOT:</u>	WIDTH	79.88	79.88	65	
	DEPTH	113.18	113.18	92.3 (6,000 / 65' wide; I do not see a depth req't on table 5-1)	
<u>SETBACKS IN FEET:</u>	FRONT	63	63	25	
	REAR	6.8	6.8	25	
	LEFT SIDE	12.7	12.7	10	
	RIGHT SIDE	17.2	17.2	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	23' - 8"	23' - 8"	35	
	WIDTH	36' - 4"	36' - 4"	not stated in table 5.1	
	LENGTH	56' - 3"	56' - 3"	not stated in table 5.1	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		5,592	5,592	4,532 (50% of lot area)	
<u>NO. OF DWELLING UNITS:</u>		1	1	not stated in table 5.1	
<u>NO. OF PARKING SPACES:</u>		3	2	not stated in table 6.36	
<u>NO. OF LOADING AREAS:</u>		0	0	none	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

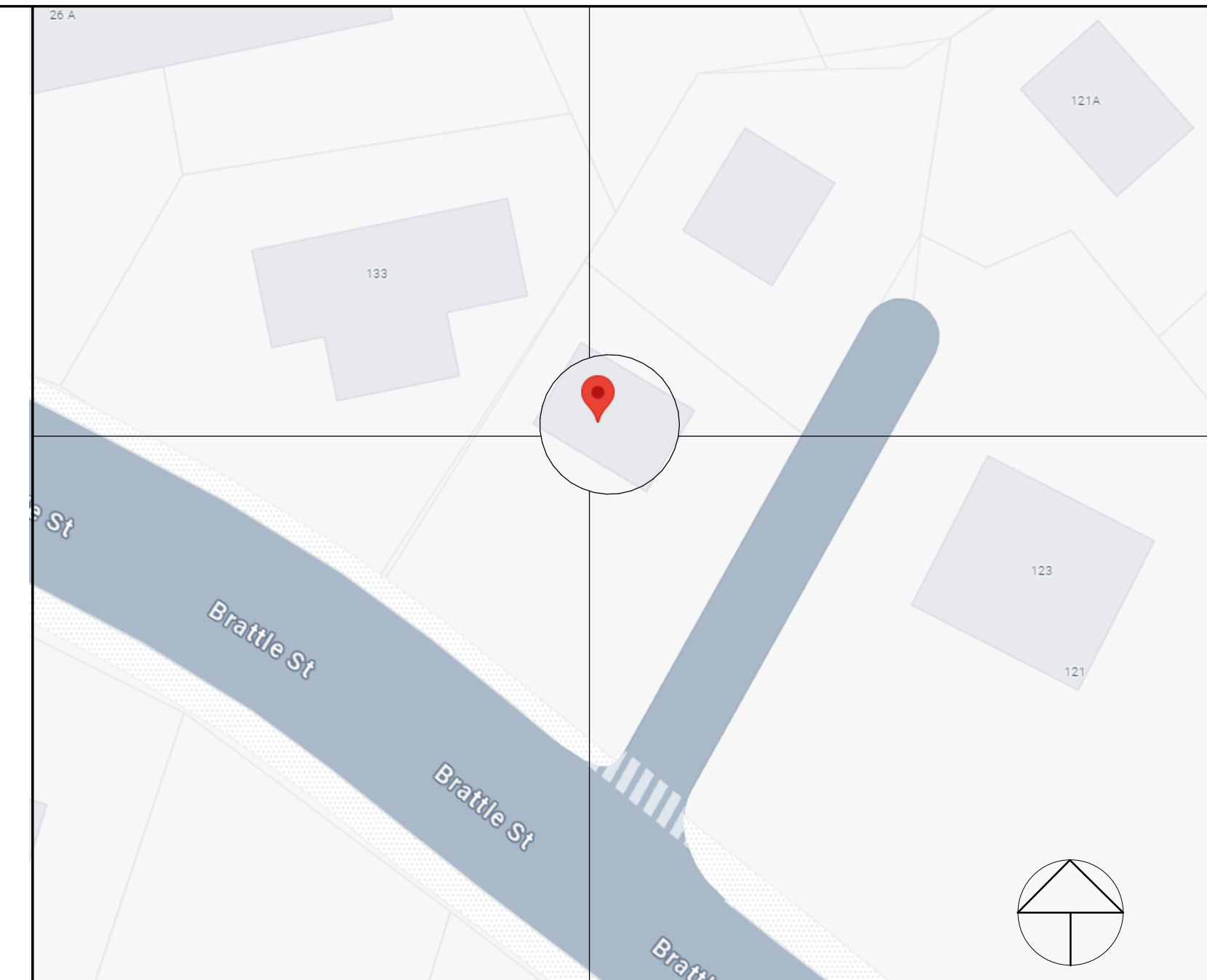
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are no other buildings on this lot

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

BRATTLE ADDITION

Permit Set - 2024/08/09



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and
Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

Davidson Engineering
Associates
617-775-7250

Civil Engineer & Surveyor

Hancock Associates
185 Centre Street,
Danvers, MA 01923
978 777 3050

DRAWING INDEX

CS	COVER SHEET
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MATERIAL SYMBOLS

	EXISTING WALLS
	EXTG WALLS TO BE DEMOLISHED - PLAN
	AREAS IMPACTED BY DEMOLITION
	NEW WALLS
	CONCRETE
	EARTH
	CRUSHED STONE/GRAVEL
	ROUGH FRAMING
	WOOD BLOCKING
	BATT INSULATION
	BATT INSULATION
	SPRAY FOAM INSULATION
	BLOWN-IN CELLULOSE INSULATION
	RIGID INSULATION
	GYPSUM WALL BOARD
	SOFTWOOD
	HARDWOOD
	OSB OR PLYWOOD
	MDO
	RECOVERY BOARD
	BUILDING SECTION
	DETAIL MARKER
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL
	SPOT ELEVATION
Room name	ROOM NUMBER
	DOOR NUMBER
	WINDOW TYPE

ABBREVIATIONS

AD	Area Drain
AHJ	Authority Having Jurisdiction
ALT	Alternate
ALUM	Aluminum
BD	Board
BLBD	Blue Board
BLDG	Building
CIP	Cast in Place
CMU	Concrete Masonry Unit
CONC	Concrete
CPT	Carpet
CWO	Coordinate with Owner
DH	Double Hung
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DTL	Detail
DWG	Drawing
ELEV	Elevation
EXP	Expansion
F.V.	Field Verify
FD	Foundation Drain
FIN	Finish
FLR	Floor
FOC	Face of Concrete
FOS	Face of Stud
FTG	Footing
GALV	Galvanized
GWB	Gypsum Wall Board
HCWD	Hollow Core Wood
HD	Hardwood
HDWD	Hardwood
HORIZ	Horizontal
LAV	Lavatory
MAX	Maximum
MDF	Medium Density Fiberboard
MFR	Manufacturer
MIN	Minimum
MTL	Metal
NIC	Not in Contract
NTS	Not to Scale
OPP	Opposite
PLWD	Plywood
PR	Pair
PT	Paint
PU	Polyurethane
R	Riser
REQ'D	Required
RM	Room
SBFLR	Subfloor
SCWD	Solid Core Wood
SK	Skim Coat Plaster
SS	Stainless Steel
SSM	Standing Seam Metal
STL	Steel
T	Tread
T&G	Tongue and Groove
TO	Top of
TOC	Top of Concrete
TOW	Top of Wall
TYP	Typical
VB	Vapor Barrier
VERT	Vertical
VIF	Verify in Field
WD	Wood
WDW	Window

GENERAL NOTES

- All work shall be performed in accordance with all applicable codes and ordinances as adopted by the local jurisdiction having authority. Contractor to arrange for required inspections by authorities at the proper time during progress of the work.
- This sheet is part of an entire set of construction documents as outlined in the schedule of drawings. The owner's contractor is responsible for all coordination between subcontractors based on the entire set of documents. No extra compensation will be given to a bidder, or supplier who has bid from an incomplete set of construction documents. In case of inaccuracies or discrepancies between drawings, the most stringent note or condition shall apply and the contractor shall notify the architect immediately of such discrepancies.
- It is the responsibility of the owner's contractor to field verify existing site conditions and dimensions prior to starting construction. Conditions shown on these documents are based on information obtained from site visits prior to construction. Notify the architect of any discrepancies prior to proceeding. Contractor shall verify all existing conditions before submitting a bid, verify all dimensions prior to commencement of work or ordering material (such as windows, doors, and trusses) and shall advise architect of any discrepancies.
- The owner's contractor is responsible for maintaining a current set of construction documents on the site during construction. The owner's contractor shall indicate on these plans all approved changes to the work described on these drawings. This shall be turned over to the owner when the project is completed, with a copy provided to the architect.
- If any errors, discrepancies, or omissions appear on these drawings, specifications, or other documents, the owner's contractor shall notify the office of Hisel Flynn Architects in written form immediately.
- Owner's contractor shall verify with the owner all fixtures by others, and shall be available to receive delivery and assist in installation of all equipment and fixtures provided by owner. Contractor shall assume full responsibility for the protection and safe keeping of all products stored on site.
- Contractor to coordinate work schedules, deliveries, and unusual service disconnects with owner.
- Owner's contractor is to provide all necessary barricades, plastic for dust protection, and other forms of protection for portions of the house not to be damaged.
- These drawings are not to be altered in any way without written authorization from the architect. Changes in drawings or actual work shall be issued by the architect.
- General contractor to comply with all federal, state, and local laws concerning the demolition and disposal of hazardous materials, including lead, asbestos, oil, and all other materials deemed hazardous by the EPA.
- Owner's contractor to warrant to the owner that all materials and equipment furnished and installed under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, in confirmation with the contract documents, and free from faults and defects, for a period of one year (unless otherwise stated in the contract documents). Beginning at the date of substantial completion, contractor shall promptly correct work not found to be in accordance with the contract documents. Contractor shall bear all costs of corrections.
- Contractor shall provide supplementary support and/or framing for all light fixtures, ceiling diffusers, bathroom fixtures, etc.
- Contractor shall perform all work and install materials in strict accordance with manufacturers' specifications and instructions, and in a manner consistent with industry standards of workmanship.
- Contractor shall maintain a clean and orderly construction site at all times.
- Contractor shall examine all surfaces to determine that they are sound, dry, clean, and ready to receive finishes or millwork prior to installation. Start of installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials. Advise designer of any existing conditions not level, plumb, and smooth or within industry standards prior to start of construction.
- Contractor to thoroughly clean all surfaces of dust, debris, loose construction material and equipment 24 hours prior to occupancy of finished work. Contractor to vacuum or mop as appropriate all floors, and clean windows and glazing.
- Contractor shall complete all work in accordance with the contract documents. All work under the contract is to be performed to a complete and finished product. At end of job, contractors shall leave the job site in an orderly and neat fashion capable of being used for the intended purpose. All work is to be warranted for one year against any defects or deficiencies, unless otherwise stated within the contract documents. It is expressly understood that one condition for final payment to the contractor under this agreement is completeness of all work. Contractor to provide all keys, equipment, operating instructions, record drawings, etc., to owner.
- These drawings are not to be scaled.
- Unless otherwise noted, all dimensions shown are from face of rough framing to face of rough framing.



Issue:	date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: COVER SHEET

scale: 1/4" = 1'-0"

CS



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and
Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

Davidson Engineering
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617-775-7250

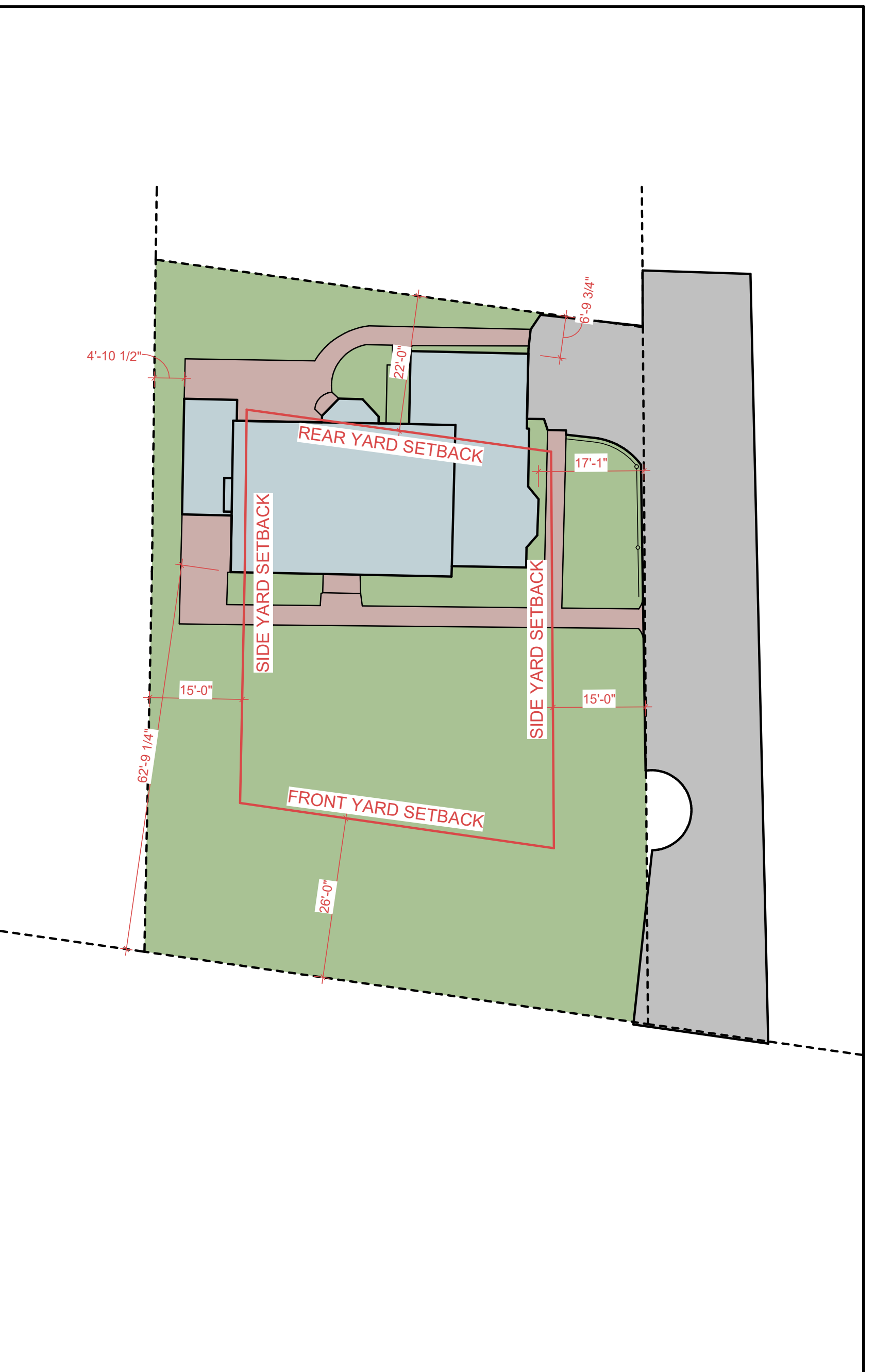
Civil Engineer & Surveyor

Hancock Associates
185 Centre Street,
Danvers, MA 01923
978 777 3050



issue:	date:
PRICING SET	2024/05/14
PERMIT SET	2024/08/09
drawing:	ZONING/CODE
scale:	1/16" = 1'-0"

G1.1



**125
BRATTLE
STREET**

Cambridge, Massachusetts

PREPARED FOR:
**DR. ELLEN
WILLIAMS**

125 Brattle Street
Cambridge, Massachusetts 02138

**HANCOCK
ASSOCIATES**

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION

DATE: 2/27/2024 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

**TOPOGRAPHIC
EXHIBIT PLAN
OF LAND IN
CAMBRIDGE, MA**

PLOT DATE: Mar 04, 2024 1:36 pm
PATH: F:\Gis 20 Projects\27575 Williams - Cambridge\Urban\DWG\

DWG: 27575 sv.dwg
LAYOUT: EXHIBIT
SHEET: 1 OF 1
PROJECT NO.: **27575**

ASSESSORS: MAP 218, LOT 39
REFERENCES: DEED BOOK 73748, PAGE 394
DEED BOOK 73748, PAGE 394
PLAN 737 OF 1939

OWNER OF RECORD:
125 BRATTLE STREET REALTY TRUST

NOTES:
1) THIS PLAN HAS BEEN PREPARED TO SHOW THE LOCATION OF THE EXISTING BUILDING SHOWN HEREON.
2) ELEVATIONS SHOWN HEREON ARE BASED ON CAMBRIDGE CITY DATUM.
3) PROJECT SOURCE BENCHMARK IS THE TOP SOUTHEAST CORNER OF A CONCRETE BOUND, LOCATED ON THE WESTERLY SIDE OF SPARKS STREET; LOCATED 145.46' SOUTHERLY OF HEMLOCK ROAD.
4) UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

ZONING: A-1 MIN. SET-BACKS:
FRONT YARD: 25'
SIDE YARD: 15' (SUM OF 35')
REAR YARD: 25'(C)

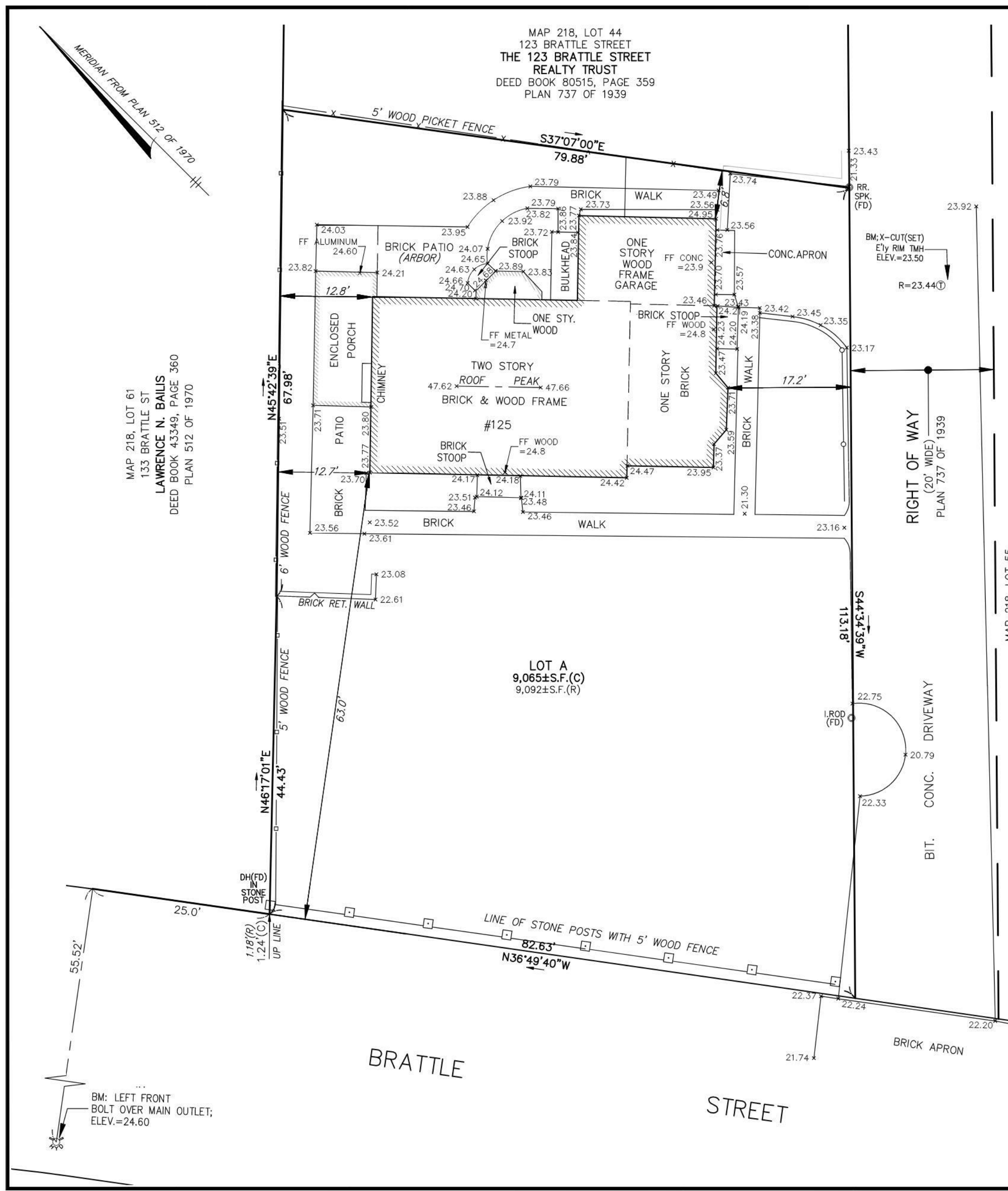
(c) In Residence A-1, no building may be nearer than 25' plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100' up to a max. of 35'

LEGEND

- x-x-x WOOD PICKET FENCE
- o-o-o WOOD FENCE
- o-o-o VINYL SLAT FENCE
- o-o-o EDGE OF PAVEMENT
- o-o-o RETAINING WALL WITH AND BOTTOM ELEVATIONS
- ⊗ FIRE HYDRANT
- ⊙ TELEPHONE MANHOLE
- ⊗ SPOT ELEVATION
- BM ELEVATION BENCHMARK
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- RR,SPK RAILROAD SPIKE
- I.ROD IRON ROD
- STONE POST

MAP 218, LOT 55
121 BRATTLE STREET
JOSEPH L. KOERNER & ASSOCIATES
DEED BOOK 54947, PAGE 423
PLAN 417 OF 1944

SCALE: 1" = 10'



APPLICABLE CODES

BUILDING CODES: MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION (780 CMR); 780 CMR IS AN AMENDED VERSION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC)

ENERGY CONSERVATION CODE: 780 CMR CHAPTER 115 AA: STRETCH ENERGY CODE. THE STRETCH CODE IS AN AMENDED VERSION OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE (IMC), AS ADOPTED AND AMENDED BY 780 CMR.

FIRE CODE: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00). 527 CMR IS AN AMENDED VERSION OF THE 2012 NFPA 1, NATIONAL FIRE CODE.

ELECTRICAL CODE: MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00). 527 CMR 12 IS AN AMENDED VERSION OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70).

PLUMBING CODE: MASSACHUSETTS FUEL GAS AND PLUMBING CODES (248 CMR); NFPA 54, 2012: NATIONAL FUEL GAS CODE WITH AMENDMENTS

FIRE PROTECTION CODE: NFPA 13, 2013: STANDARD FOR THE INSTALLATION OF SPRINKLERS; NFPA 14, 2013: STANDARD FOR THE INSTALLATION OF STANDPIPES; NFPA 72, 2013: NATIONAL FIRE ALARM CODE; NFPA 25, 2014: STANDARD FOR THE INSPECTION, TESTING & MAINTENANCE OF WATER BASED FIRE PROTECTION

	ZONING INFORMATION			
	REQUIRED	EXISTING	PROPOSED	FINDING
FRONT YARD SETBACK (MIN.)	25'-0"	63'-0"	NO CHANGE	CONFORMING
SIDE YARD SETBACK (MIN)	15'-0" (SUM OF 35'-0")	30'-0" SUM	NO CHANGE	EXISTING NON-CONFORMING
REAR YARD SETBACK (MIN.)	25'-0"	6'-10"	NO CHANGE	EXISTING NON-CONFORMING
HEIGHT (MAX.)	35'-0"	23'-8"	NO CHANGE	CONFORMING
PRIVATE OPEN SPACE (MIN.)	50% (3,000SF)	70% (6,283SF)	NO CHANGE	CONFORMING
GROSS FLOOR AREA	-	2,445SF	2,801SF	CONFORMING
FLOOR AREA RATIO	.50 MAX	.39	.43	CONFORMING
TOTAL LOT AREA	6,000SF MIN	9,065SF	NO CHANGE	CONFORMING



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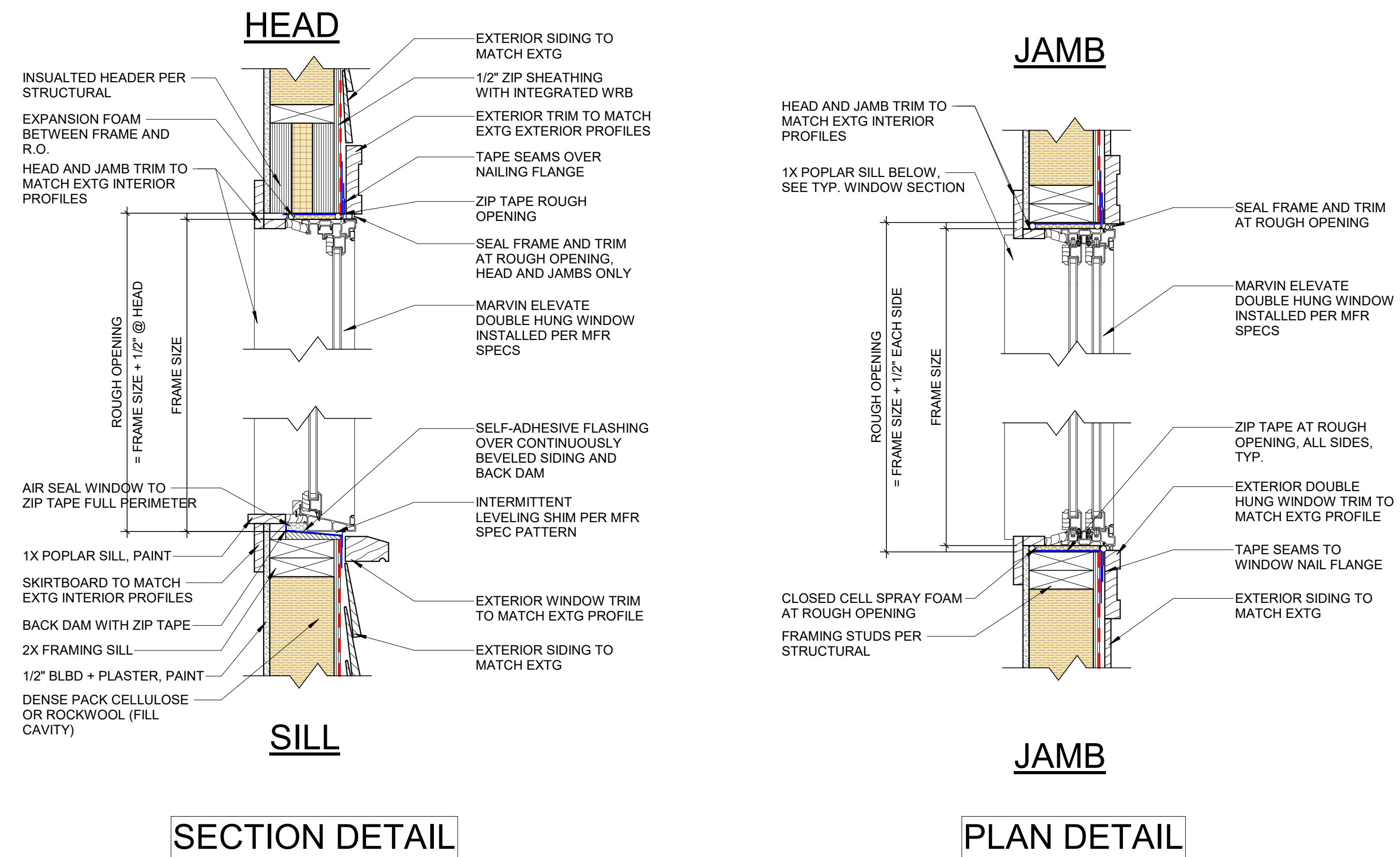
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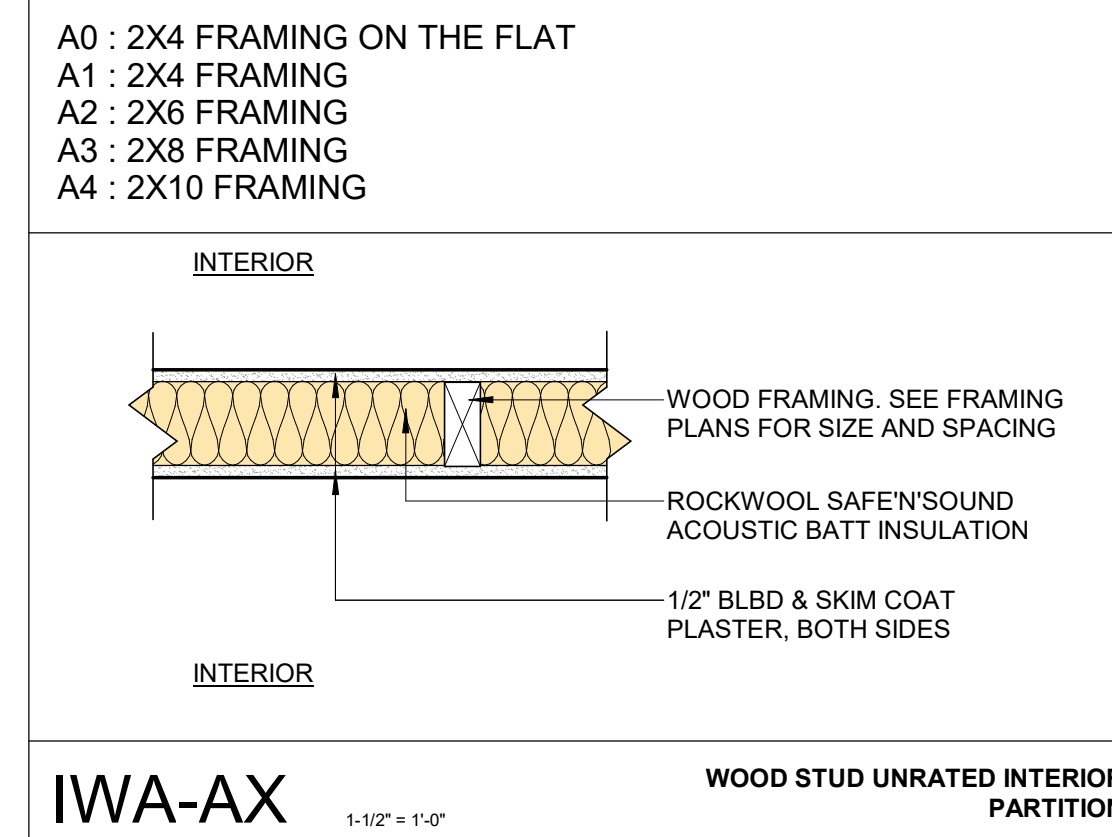


SECTION DETAIL

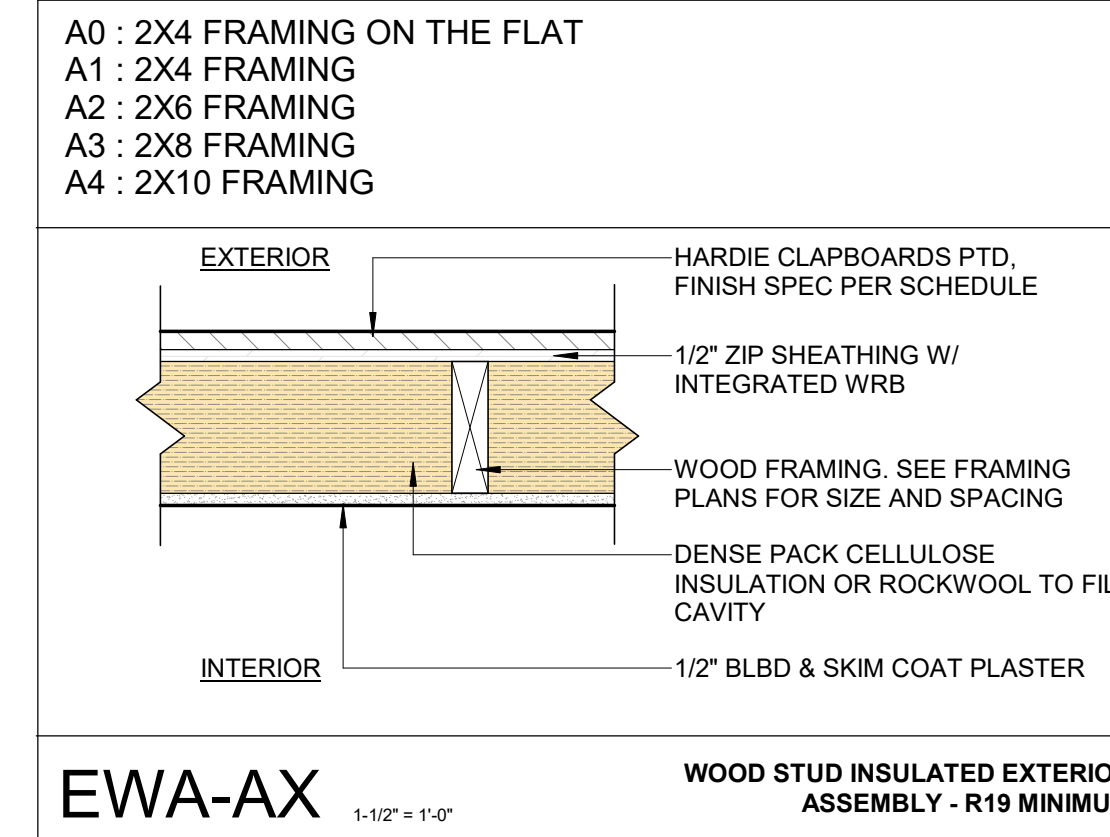
PLAN DETAIL

1 TYP. MARVIN DOUBLE HUNG WINDOW DETAIL
Scale: 1 1/2" = 1'-0"

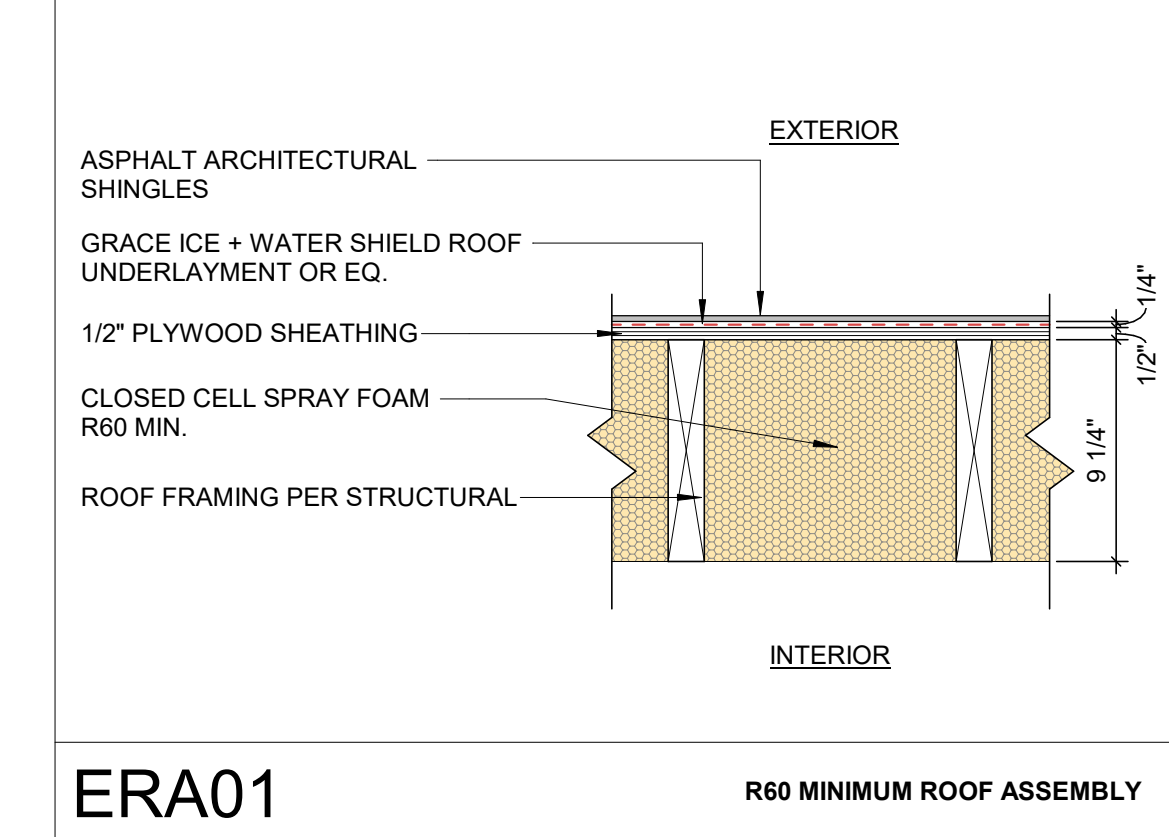
INTERIOR WALL ASSEMBLIES



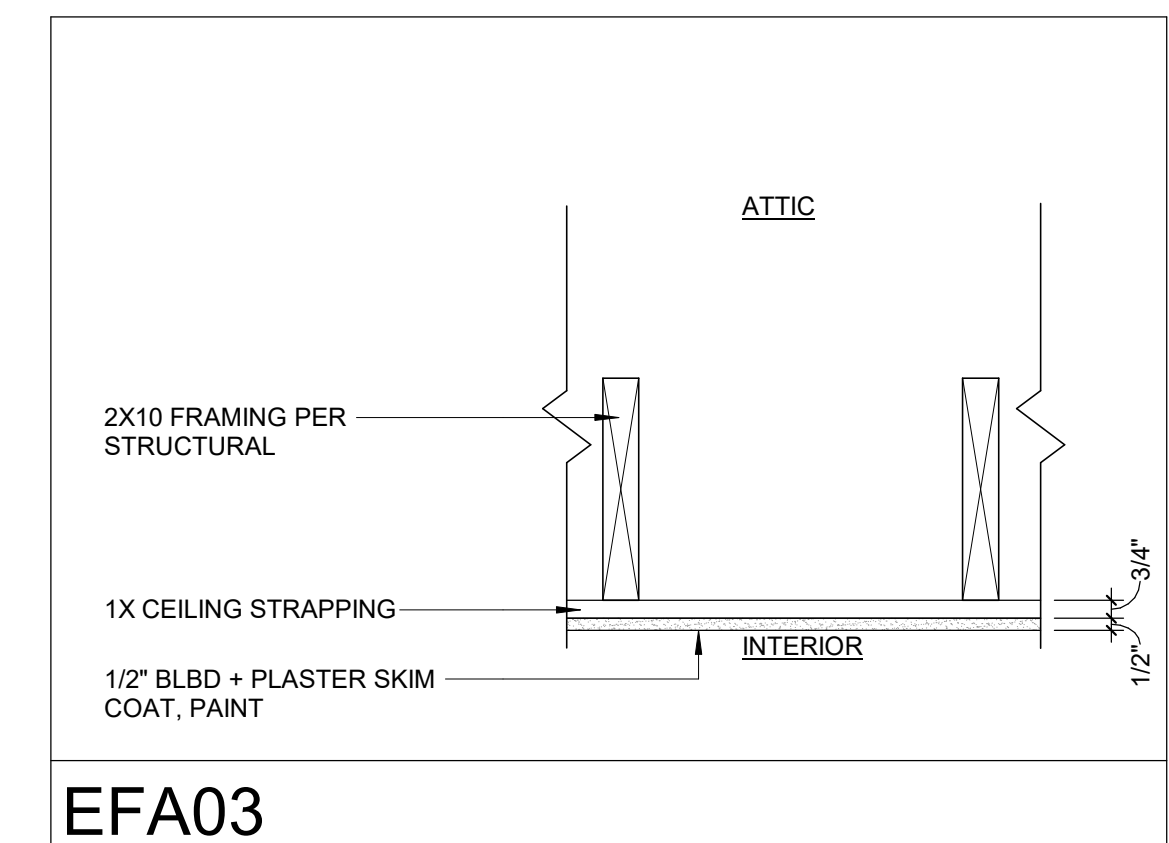
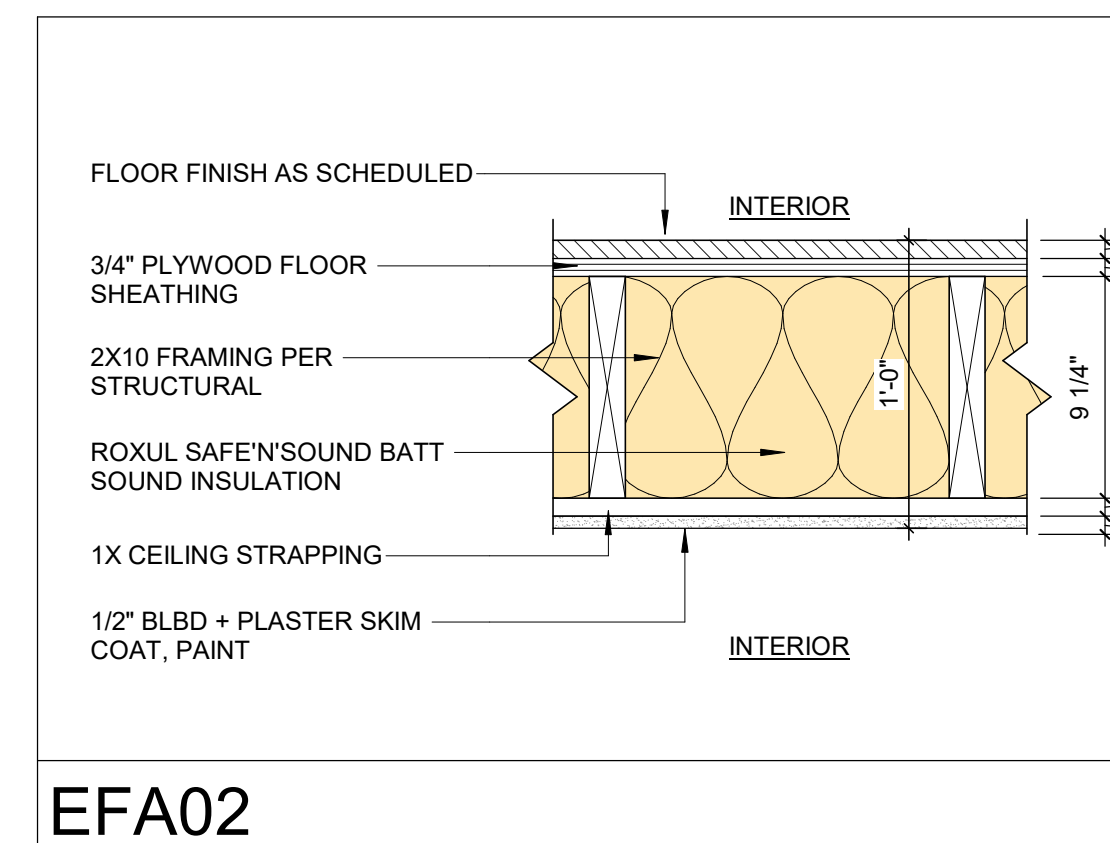
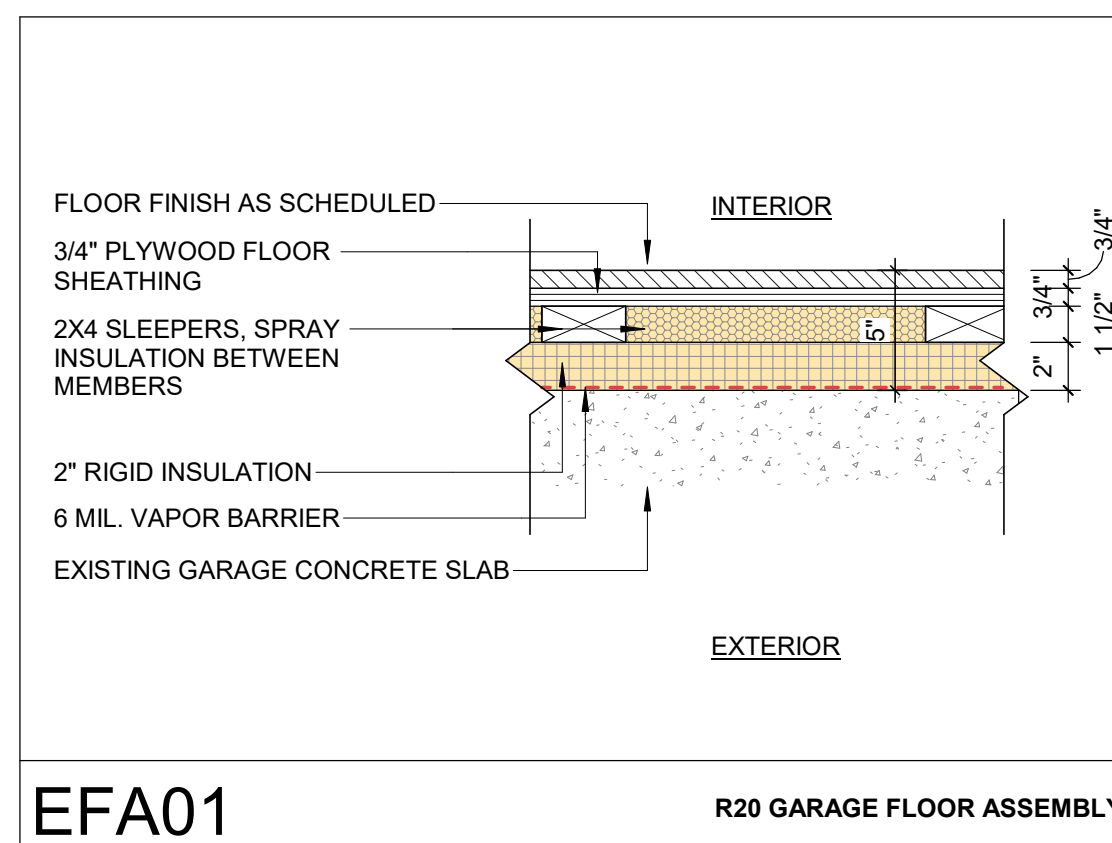
EXTERIOR WALL ASSEMBLIES



ROOF ASSEMBLIES



FLOOR ASSEMBLIES



issue:	date:
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: EXTERIOR & INTERIOR ASSEMBLIES
scale: 1 1/2" = 1'-0"

G1.2



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SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: SCHEDULES

scale: 1/4" = 1'-0"

G1.3

ROOM FINISH SCHEDULE						
#	ROOM NAME	FLOOR MATERIAL	WALL MATERIALS	CEILING	BASE TRIM	NOTES
FIRST FLOOR						
100	FAMILY ROOM	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
101	MUDROOM	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
102	GYM/GUEST	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
103	BATH	TILE	1/2" BLBD + PLASTER, PAINT, TILE	1/2" BLBD + PLASTER, PAINT	TILE; MATCH EXTG	
104	CLO	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
SECOND FLOOR FINISH						
200	HALL	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
201	P. BATH	TILE	1/2" BLBD + PLASTER, PAINT; TILE	1/2" BLBD + PLASTER, PAINT	TILE; MATCH EXTG	
202	BEDROOM	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
203	PRIMARY BEDROOM	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
204	CLO	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	
205	CLO	MATCH EXTG 3/4" WOOD FLOOR	1/2" BLBD + PLASTER, PAINT	1/2" BLBD + PLASTER, PAINT	MATCH EXTG	

DOOR SCHEDULE								
#	LOCATION	DOOR FRAME TYPE	WIDTH	HEIGHT	MATERIAL	EXT. FINISH	INT. FINISH	NOTES
GARAGE EXTG SLAB								
101	GYM/GUEST	F1	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	
102	CLO	F1	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	
GARAGE FINISH								
100	GYM/GUEST	F1	3'-0"	6'-8"	FIBERGLASS	FIBERGLASS, BLACK	PAINT, TYP.	
SECOND FLOOR FINISH								
200	HALL	F1	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	
201	HALL	F1	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	
202	P. BATH	F3	2'-4"	6'-8"	SCWD	N/A	PAINT, TYP.	
203	CLO	F3	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	
204	PRIMARY BEDROOM	F3	2'-6"	6'-8"	SCWD	N/A	PAINT, TYP.	

WINDOW SCHEDULE											
TYPE	COUNT	OPERATION TYPE	WIDTH	HEIGHT	MODEL	EXT. MATERIAL	EXT. COLOR	INT. MATERIAL	INT. FINISH	GLASS	NOTES
A	12	Elevate Double Hung	2'-7 1/2"	4'-7 3/4"	ELDH3256	FIBERGLASS	WHITE	WOOD	PREFINISHED WHITE	TRIPLE PANE; LOW-E	MUST MEET EGRESS REQUIREMENTS
B	1	Elevate Double Hung	2'-1 1/2"	3'-3 3/4"	ELDH2640	FIBERGLASS	WHITE	WOOD	PREFINISHED WHITE	TRIPLE PANE; LOW-E; TEMPERED	BATHROOM WINDOW
C	1	Elevate Double Hung	2'-5 1/2"	3'-11 3/4"	ELDH3048	FIBERGLASS	WHITE	WOOD	PREFINISHED WHITE	TRIPLE PANE; LOW-E; TEMPERED	BATHROOM WINDOW

GENERAL WINDOW & DOOR NOTES

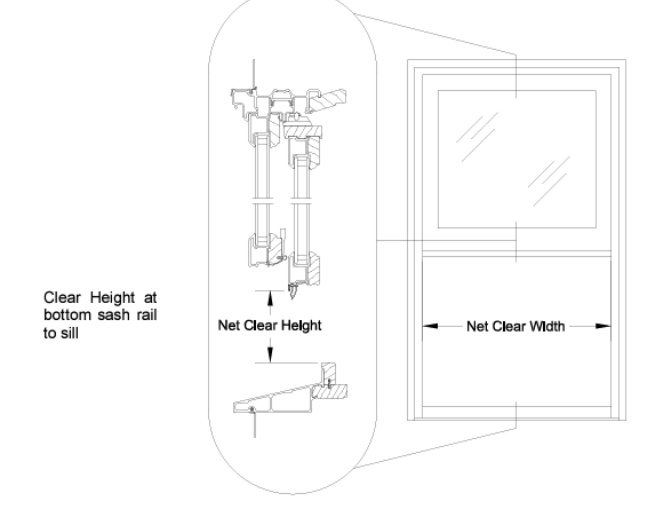
- CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENING DIMENSIONS ON SITE PRIOR TO ORDERING WINDOWS AND DOORS
- ALL WINDOWS TO MEET OR EXCEED ALL STRUCTURAL, WIND LOAD, AND ENERGY CONSERVATION CODE REQUIREMENTS (LOCAL AND NATIONAL).

Egress Calculations for Special Sizes			
Minimum Value for Net Clear Opening	Desired Dimension	Formula	EGRESS CALCULATIONS FOR WINDOW 'A'
20"	(508)	Egress Opening Width (inches) = Frame OMW - 3.128" (79)	2'-7 1/2" - 3.128" = 28 3/8"
24"	(610)	Standard (Non-IZ3 Units) = (Frame OMH/2) - 4.904" (128)	(4'-7 3/4"/2) - 5.362" = 22 1/2"
		IZ3 and HP Units = (Frame OMH/2) - 5.362" (140)	
		*Egress Sash Stop = (Frame OMH / 2) - 4.104 (108)	
		**IZ3 Limited Sash Stop = (Frame OMH/2) - 9.862" (254)	
5.7 sq. ft.	(0.53)	Egress Opening Area (sq. ft.) = (Egress Width x Egress Height) / 144	2'-4 3/8" x 1'-10 1/2" = 4'-5 3/16"

**WINDOW 'A' MEETS THE EGRESS REQUIREMENTS PER MASSACHUSETTES AMMENDMENTS TO THE IRC PER SECTION R310.2.1

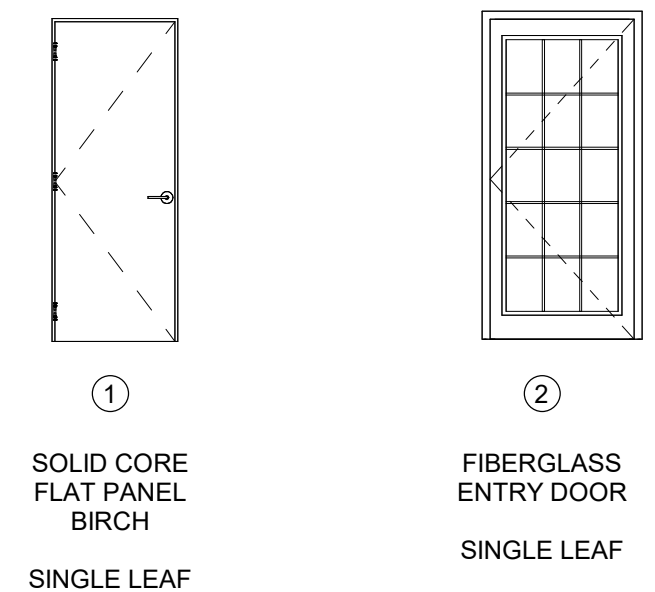
For all sizes not listed above, the standard sash stop calculation can be used.

EGRESS MEASUREMENTS

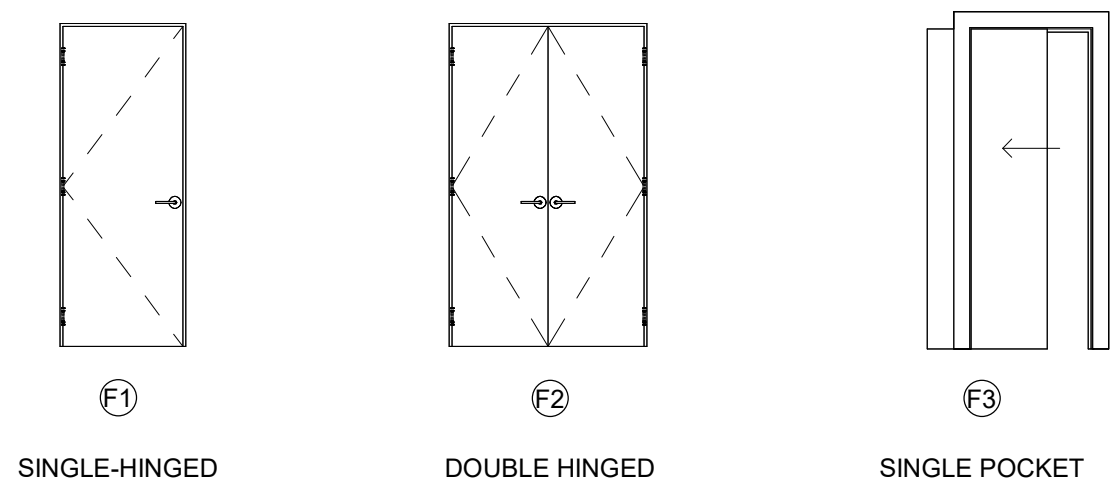


Code restrictions may vary depending on your local building codes. For additional information contact your local department for IRC or IRC requirements.

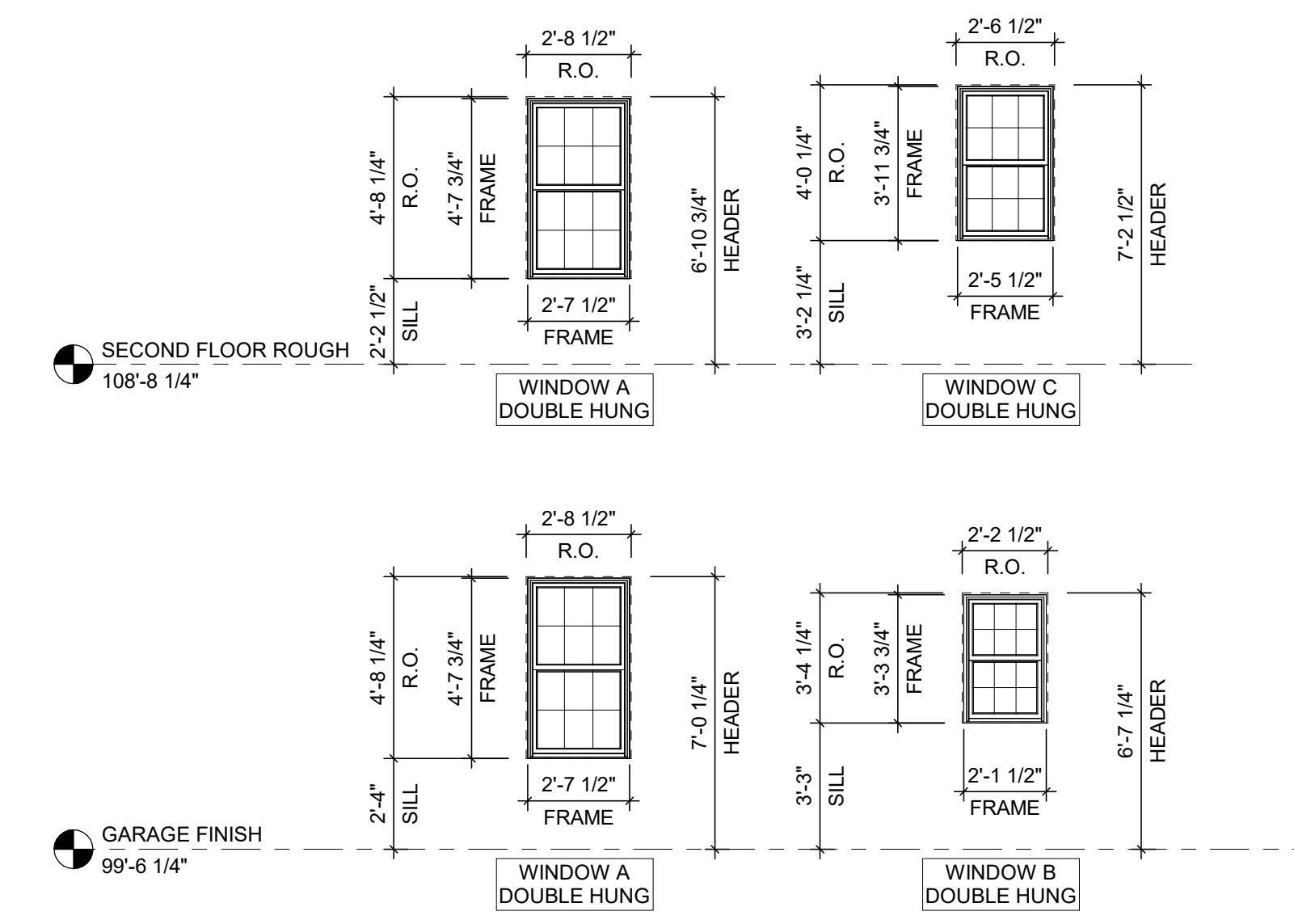
R310.2.1 Revise subsection as follows:
R310.2.1 Minimum Opening Area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 ft² (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exceptions:
1. Grade floor or below grade openings shall have a net clear opening of not less than five ft² (0.465 m²).
2. Single-hung and/or double-hung windows shall have a minimum net clear opening of 3.3 ft² (0.31 m²). In such cases, the minimum net clear opening dimensions shall be 20 inches (508 mm) by 24 inches (610 mm) in either direction.



DOOR PANEL TYPES



DOOR FRAME TYPES



WINDOW TYPES

MAP 218, LOT 44
123 BRATTLE STREET
THE 123 BRATTLE STREET
REALTY TRUST
DEED BOOK 80515, PAGE 359
PLAN 737 OF 1939

ASSESSORS: MAP 218, LOT 39

REFERENCES: DEED BOOK 73748, PAGE 394
DEED BOOK 73748, PAGE 394
PLAN 737 OF 1939

OWNER OF RECORD:
125 BRATTLE STREET REALTY TRUST

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW THE PROPOSED SECOND STORY ADDITION AS SHOWN HEREON. NO CHANGE IN OVERALL BUILDING FOOTPRINT IS PROPOSED.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON CAMBRIDGE CITY DATUM.
- 3) PROJECT SOURCE BENCHMARK IS THE TOP SOUTHEAST CORNER OF A CONCRETE BOUND, LOCATED ON THE WESTERLY SIDE OF SPARKS STREET; LOCATED 145.46' SOUTHERLY OF HEMLOCK ROAD.
- 3) UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

ZONING: A-1 MIN. SET-BACKS:
FRONT YARD: 25'
SIDE YARD: 15' (SUM OF 35')
REAR YARD: 25'(c)

(c) in Residence A-1, no building may be nearer than 25' plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100' up to a max. of 35'

MAP 218, LOT 55
121 BRATTLE STREET
JOSEPH L. KOERNER &
MARGARET L. KOSTER
DEED BOOK 54947, PAGE 423
PLAN 417 OF 1944

125
BRATTLE
STREET

Cambridge, Massachusetts

PREPARED FOR:

DR. ELLEN
WILLIAMS

125 Brattle Street
Cambridge, Massachusetts 02138

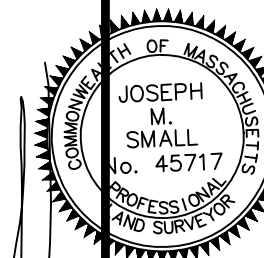
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



LEGEND

- x — x — x — WOOD PICKET FENCE
- □ — □ — □ — WOOD FENCE
- ○ — ○ — ○ — VINYL SLAT FENCE
- — — — — EDGE OF PAVEMENT
- — — — — RETAINING WALL WITH AND BOTTOM ELEVATIONS
- ⊗ FIRE HYDRANT
- ⊙ TELEPHONE MANHOLE
- × 100.7 SPOT ELEVATION
- BM ELEVATION BENCHMARK
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- RR.SP.K. ○ RAILROAD SPIKE
- I.ROD ○ IRON ROD
- STONE POST

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 8/1/2024 DRAWN BY: JMS

SCALE: 1" = 10' CHECK BY: [Signature]

**PROPOSED
PLOT PLAN
OF LAND IN
CAMBRIDGE, MA**

PLOT DATE: Aug 06, 2024 8:35 am
PATH: F:\Civi 3D Projects\27575 Williams - Cambridge\Sur\DWG\

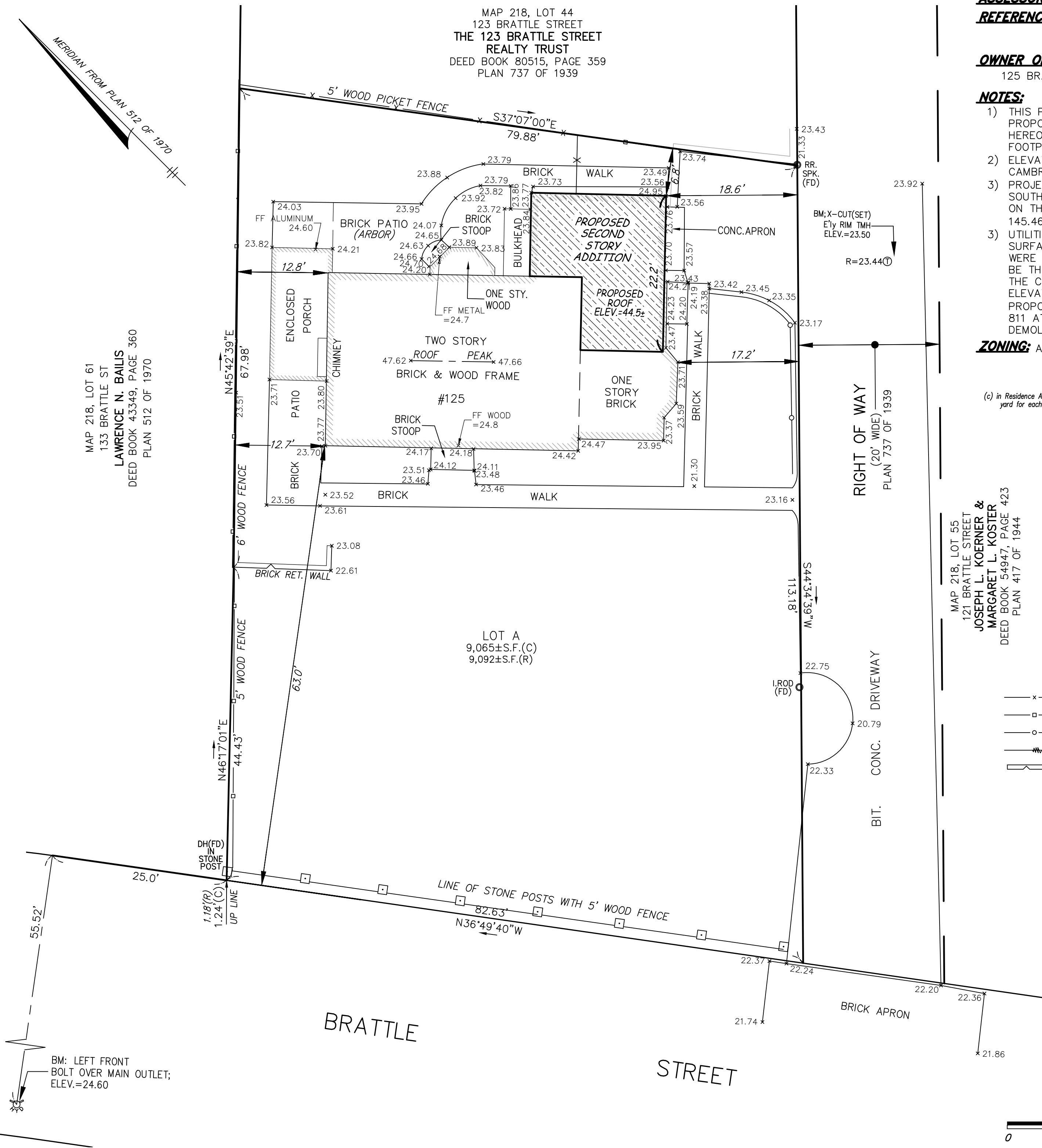
DWG: 27575 sv.dwg

LAYOUT: PROPOSED PLOT PLAN

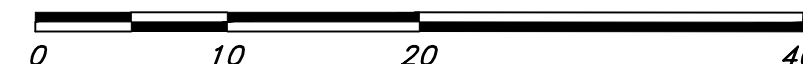
SHEET: 1 OF 1

PROJECT NO.: 27575

MAP 218, LOT 61
133 BRATTLE ST
LAWRENCE N. BAILIS
DEED BOOK 43349, PAGE 360
PLAN 512 OF 1970



SCALE: 1" = 10'





Hisel Flynn Architects
 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

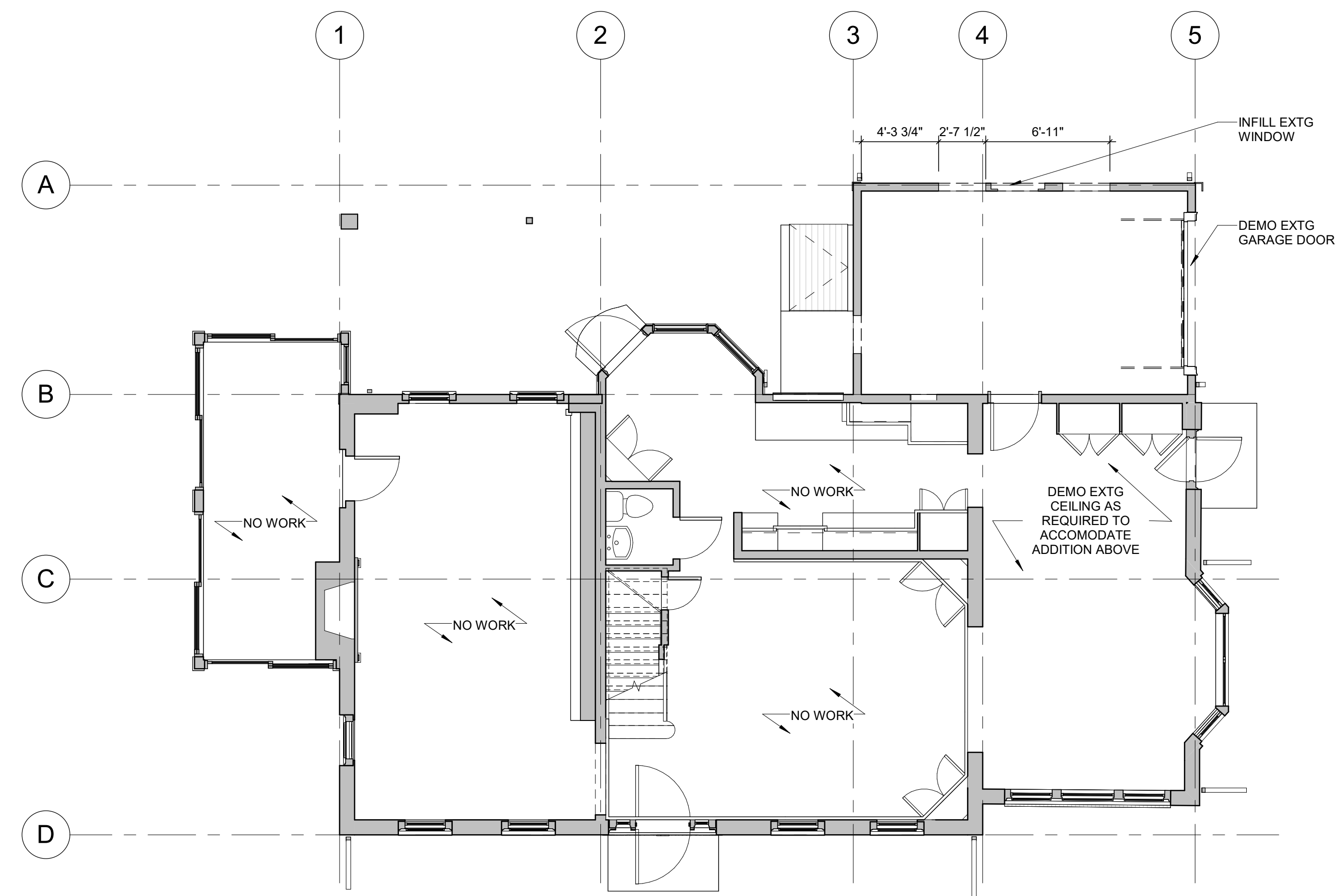
BRATTLE ADDITION

Ellen Williams and
 Lawrence Miller
 125 Brattle Street
 Cambridge, MA

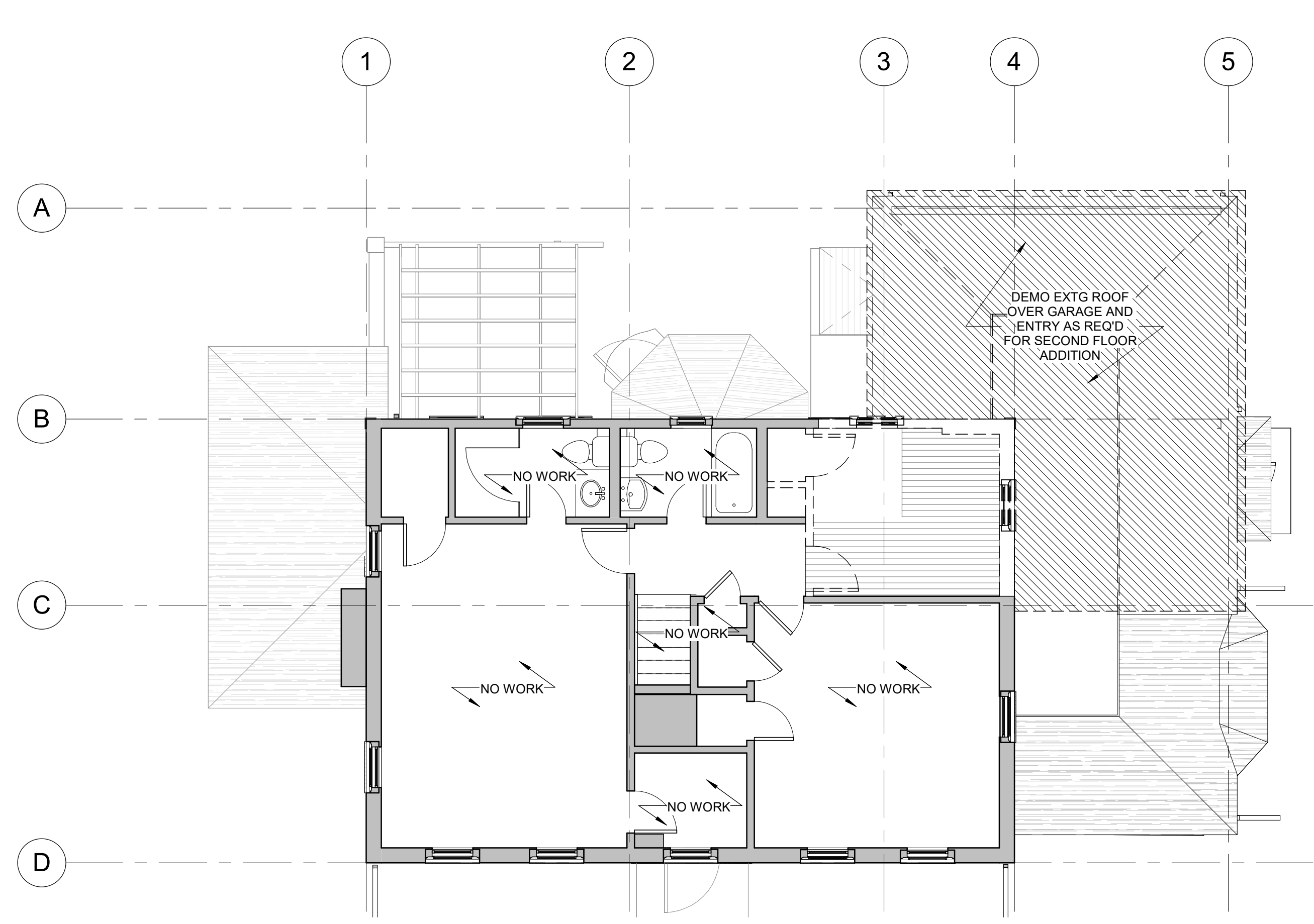
General Contractor
 Design Plus Construction Corp
 445 Washington Street
 Wellesley, MA 02482
 617-755-2917

Structural Engineer
 Davidson Engineering
 Associates
 617-775-7250

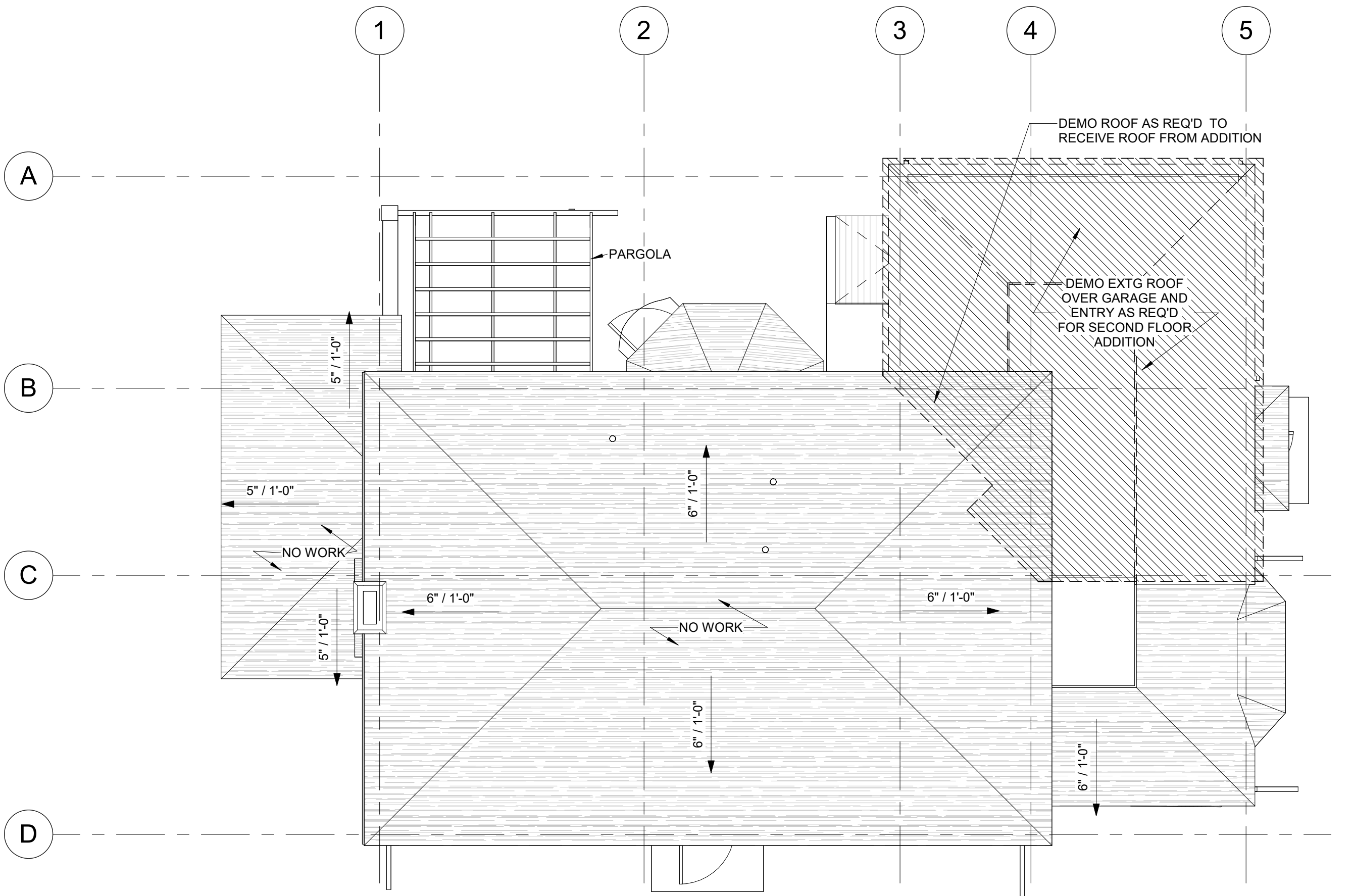
Civil Engineer & Surveyor
 Hancock Associates
 185 Centre Street,
 Danvers, MA 01923
 978 777 3050



1 FIRST FLOOR PLAN - DEMO PLAN
 Scale: 3/16" = 1'-0"

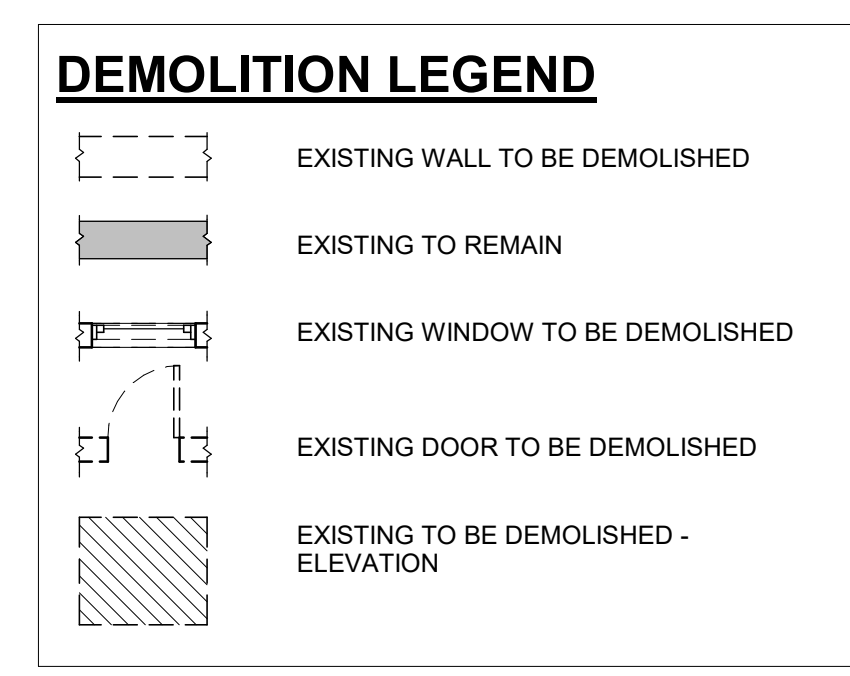


2 SECOND FLOOR PLAN - DEMO PLAN
 Scale: 3/16" = 1'-0"



3 ROOF - DEMO PLAN
 Scale: 3/16" = 1'-0"

- DEMOLITION NOTES**
- CONTRACTOR TO INSPECT EXISTING CONDITIONS OF PROPERTY PRIOR TO SUBMITTING BID. SCHEDULE VISIT WITH OWNER. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF EXISTING HOUSE. CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING AS REQUIRED TO MAINTAIN STRUCTURE IN SAFE AND STABLE CONDITION THROUGHOUT THE COURSE OF CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY POTENTIAL STRUCTURAL CONCERNS.
 - CONTRACTOR TO RECYCLE ALL PLUMBING FIXTURES, APPLIANCES, INTERIOR DOORS, TRIM, AND OTHER COMPONENTS WORTHY AND APPROPRIATE FOR RECYCLING. CONTRACTOR TO PROPOSE RECYCLING PLAN AS PART OF THEIR BID.
 - CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE DEMOLITION AND DISPOSAL OF HAZARDOUS MATERIALS, INCLUDING LEAD, ASBESTOS, OIL, AND ALL OTHER MATERIALS DEEMED HAZARDOUS BY THE EPA.
 - CONTRACTOR TO INCLUDE ALL DUMPSTER, HAULING AND DISPOSAL COSTS IN BID.
 - CONTRACTOR TO LEAVE EXISTING HOUSE LOCKED AND SECURE WHEN NOT ON PREMISES.
 - CONTRACTOR TO CLEAR DEBRIS FROM STUD WALL CAVITIES AND LEAVE HOUSE IN BROOM-CLEAN CONDITION.
 - CONTRACTOR TO PROTECT AREAS OUTSIDE OF SCOPE.
 - CONTRACTOR TO SALVAGE ALL CABINETS IN KITCHEN AND COORDINATE OFF-SITE DELIVERY WITH CLIENT**
 - IF CLIENT DECIDES TO DEMO MINI-SPLIT UNITS; CONTRACTOR TO SALVAGE THEM AND COORDINATE OFF-SITE DELIVERY WITH CLIENT**



issue:	date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: DEMOLITION PLANS

scale: As indicated

D1.1



Hisel Flynn Architects
 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

BRATTLE ADDITION

Ellen Williams and
 Lawrence Miller
 125 Brattle Street
 Cambridge, MA

General Contractor

Design Plus Construction Corp
 445 Washington Street
 Wellesley, MA 02482
 617-755-2917

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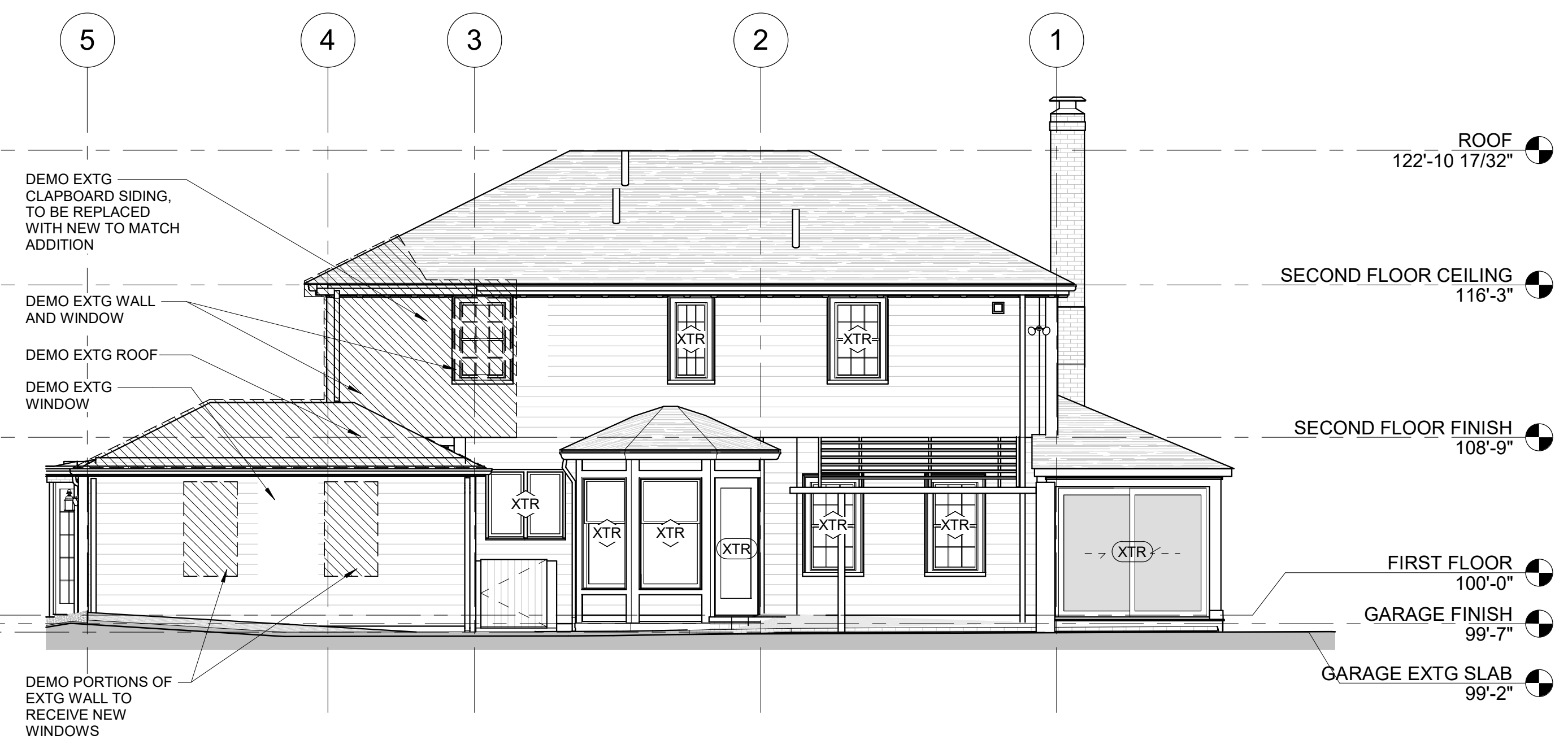
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SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: DEMOLITION
 ELEVATIONS
 scale: 3/16" = 1'-0"

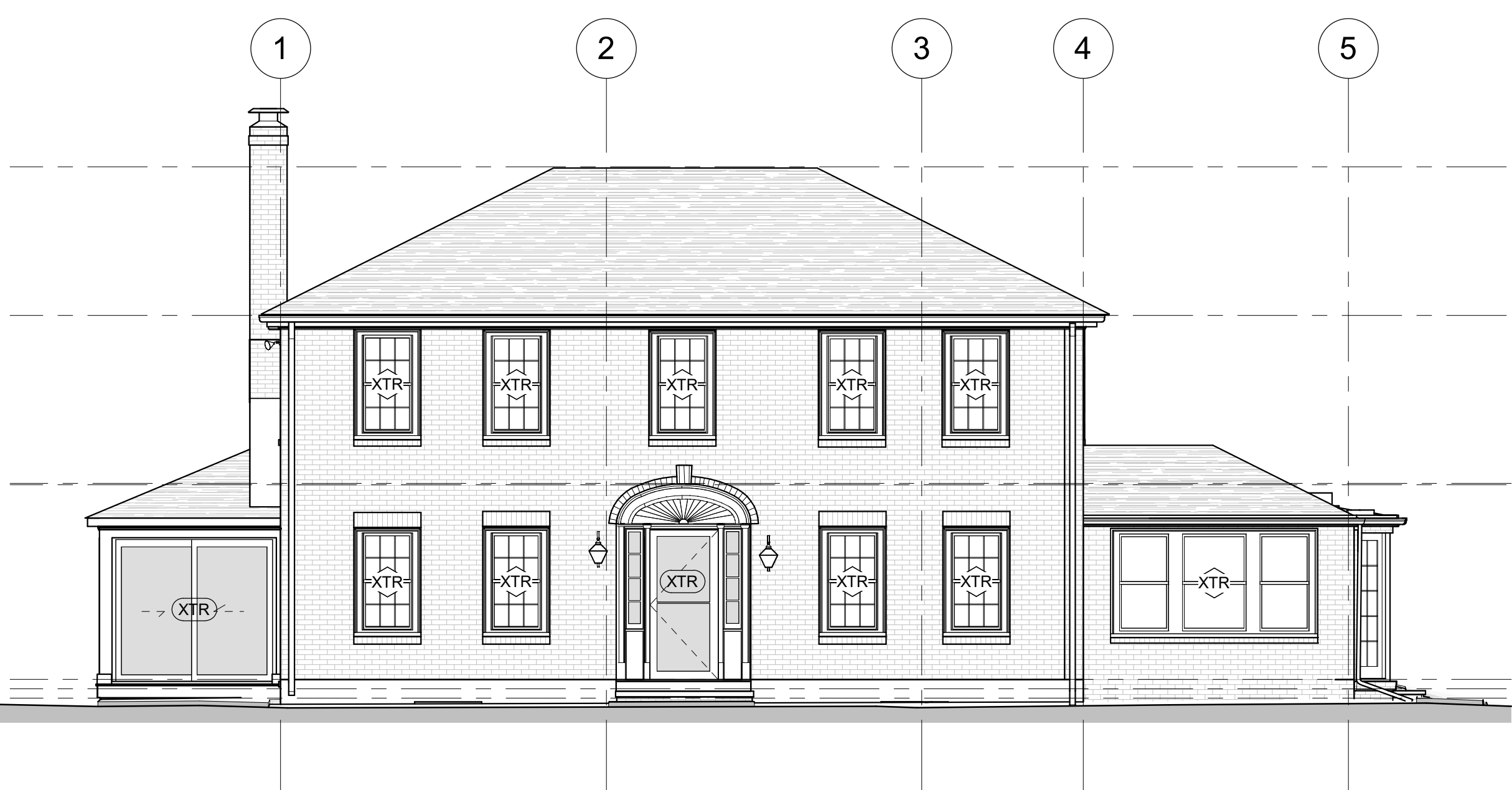
D2.1



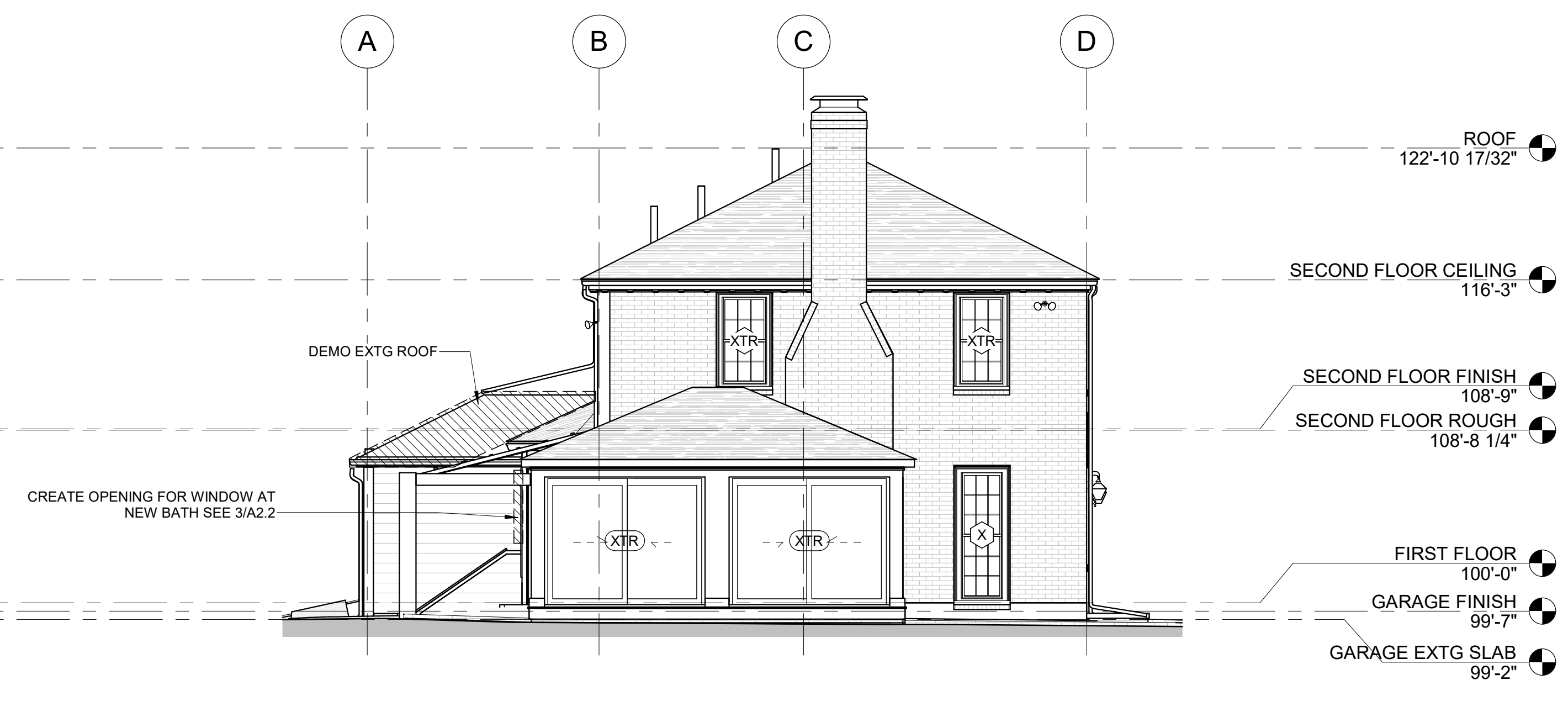
1 EAST ELEVATION - DEMO
 Scale: 3/16" = 1'-0"



2 NORTH ELEVATION - DEMO
 Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION - DEMO
 Scale: 3/16" = 1'-0"



4 WEST ELEVATION - DEMO
 Scale: 3/16" = 1'-0"

- ROOF 122'-10 17/32"
- SECOND FLOOR CEILING 116'-3"
- SECOND FLOOR FINISH 108'-9"
- FIRST FLOOR 100'-0"
- GARAGE FINISH 99'-7"
- GARAGE EXTG SLAB 99'-2"

- ROOF 122'-10 17/32"
- SECOND FLOOR CEILING 116'-3"
- SECOND FLOOR FINISH 108'-9"
- SECOND FLOOR ROUGH 108'-8 1/4"
- FIRST FLOOR 100'-0"
- GARAGE FINISH 99'-7"
- GARAGE EXTG SLAB 99'-2"



Hisel Flynn Architects
 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

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Ellen Williams and
 Lawrence Miller
 125 Brattle Street
 Cambridge, MA

General Contractor

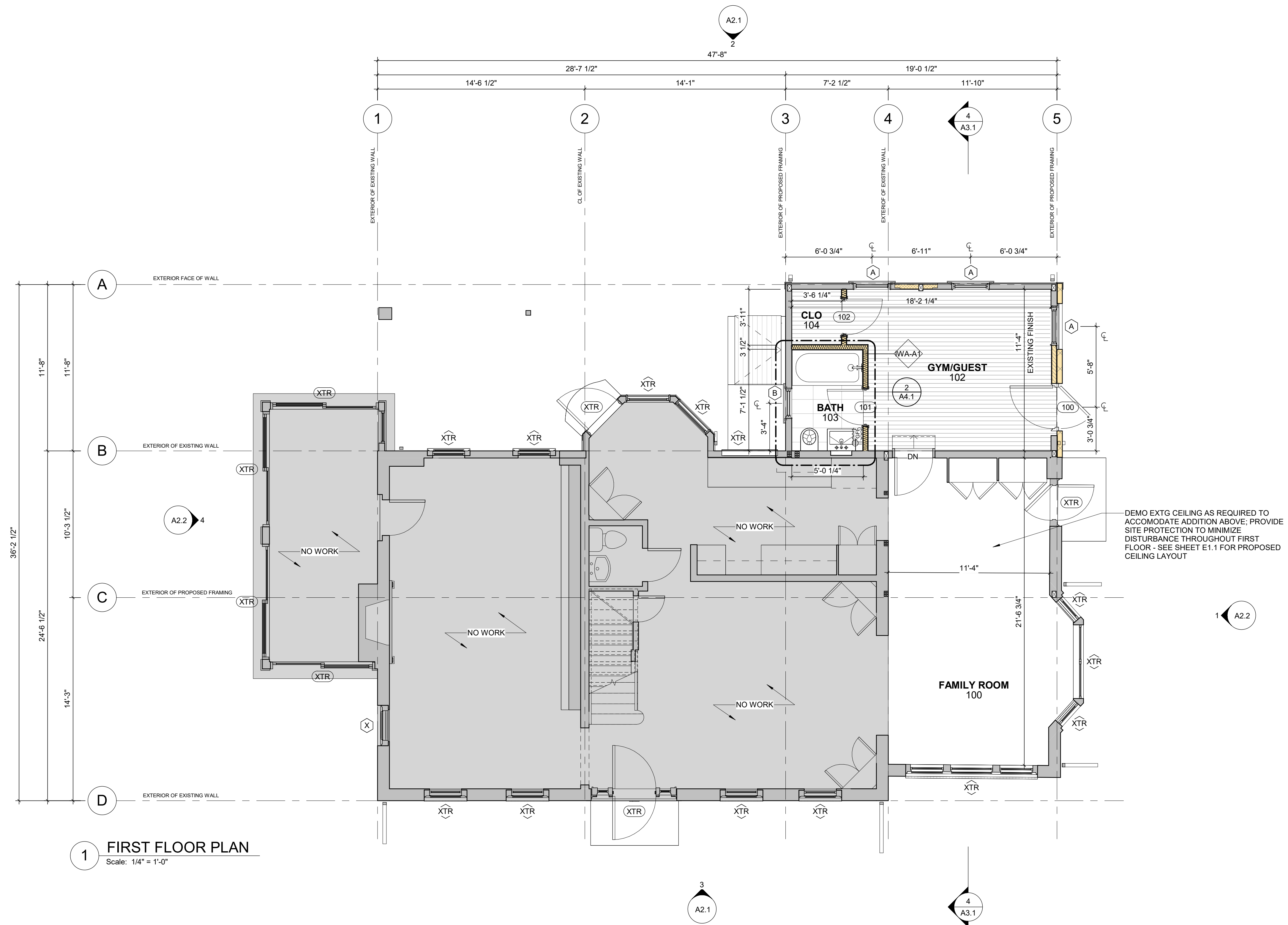
Design Plus Construction Corp
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issue:	date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: FIRST FLOOR PLAN

scale: 1/4" = 1'-0"

A1.1



Hisel Flynn Architects
 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

BRATTLE ADDITION

Ellen Williams and
 Lawrence Miller
 125 Brattle Street
 Cambridge, MA

General Contractor

Design Plus Construction Corp
 445 Washington Street
 Wellesley, MA 02482
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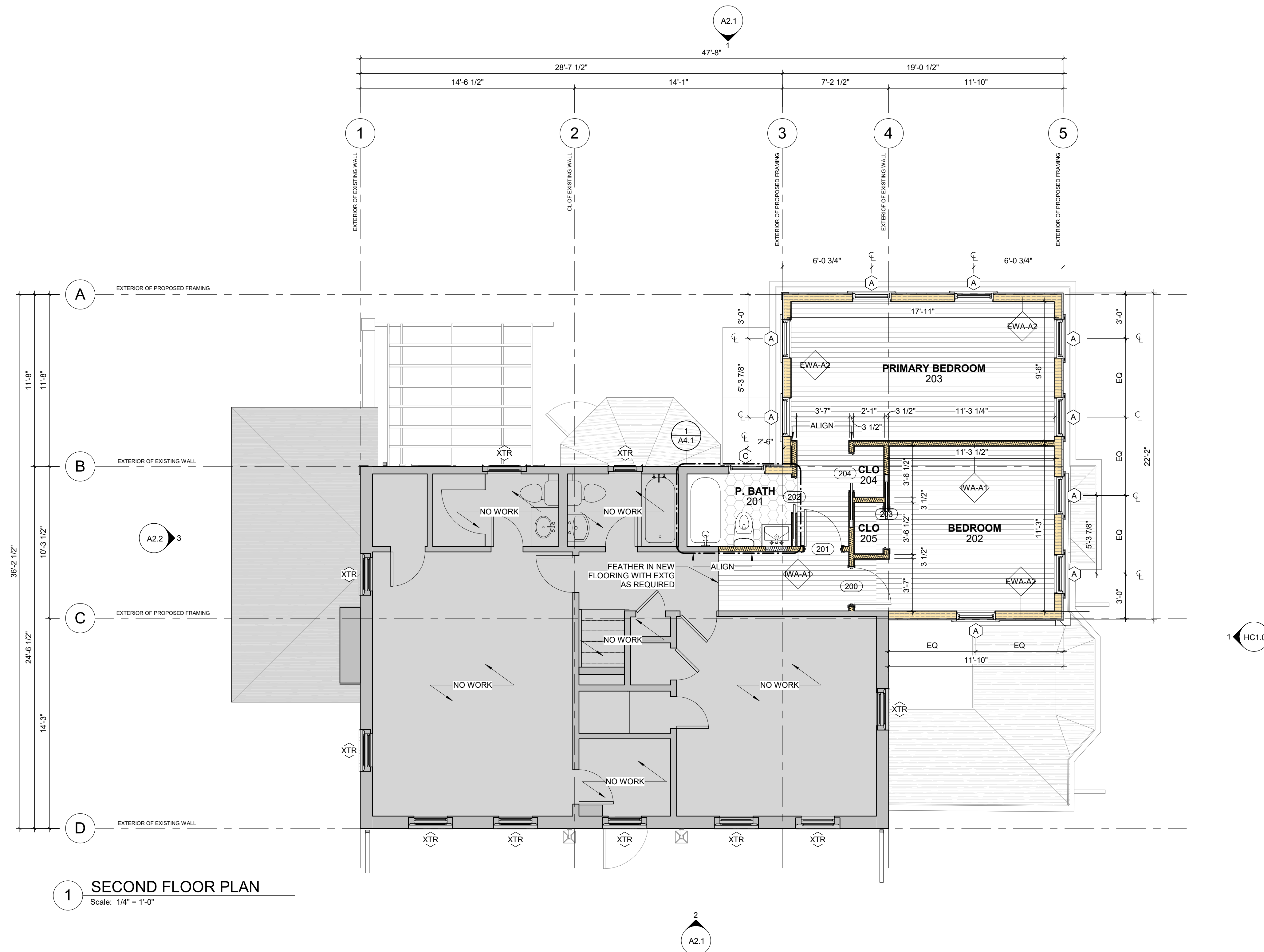


issue:	date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: SECOND FLOOR PLAN

scale: 1/4" = 1'-0"

A1.2



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



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 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
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Ellen Williams and
 Lawrence Miller
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General Contractor

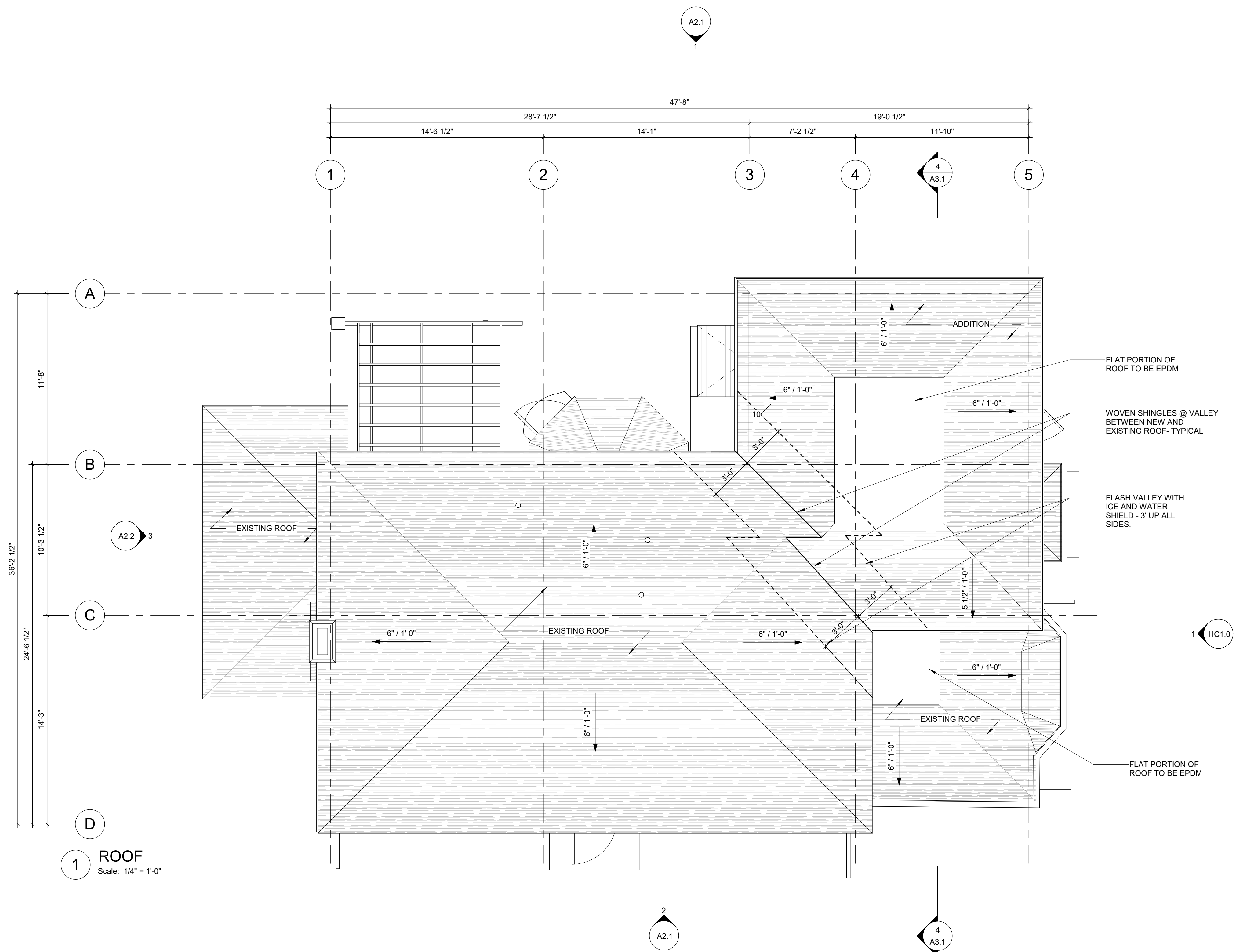
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Civil Engineer & Surveyor

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 185 Centre Street,
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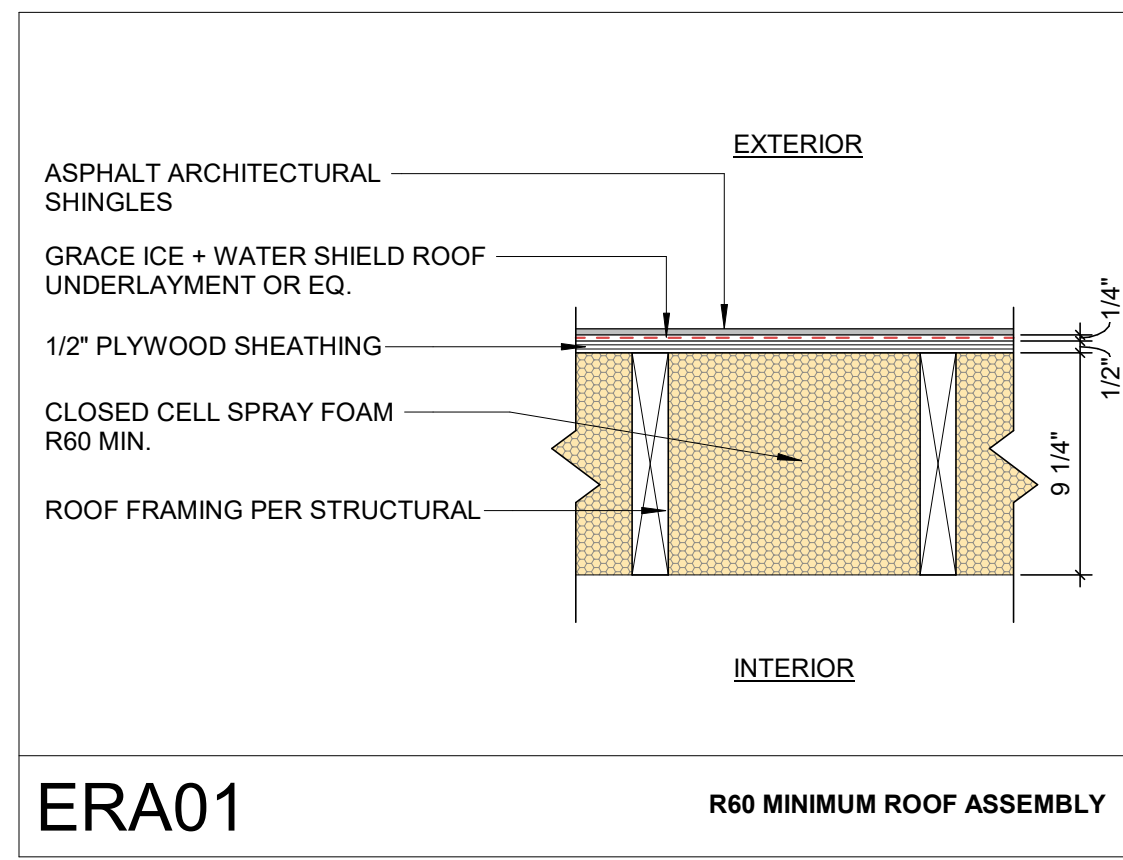
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PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: ROOF PLAN

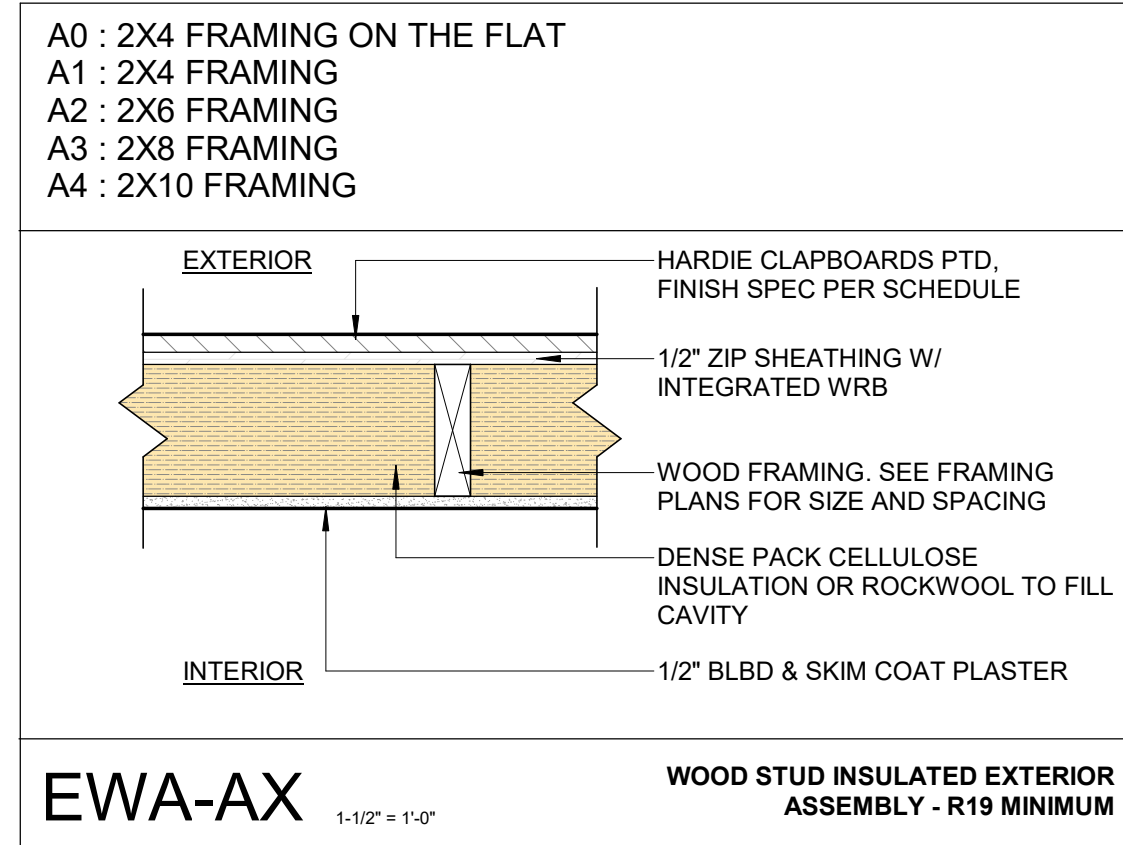
scale: 1/4" = 1'-0"

A1.3

ROOF ASSEMBLIES



EXTERIOR WALL ASSEMBLIES



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

Davidson Engineering Associates
617-775-7250

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185 Centre Street,
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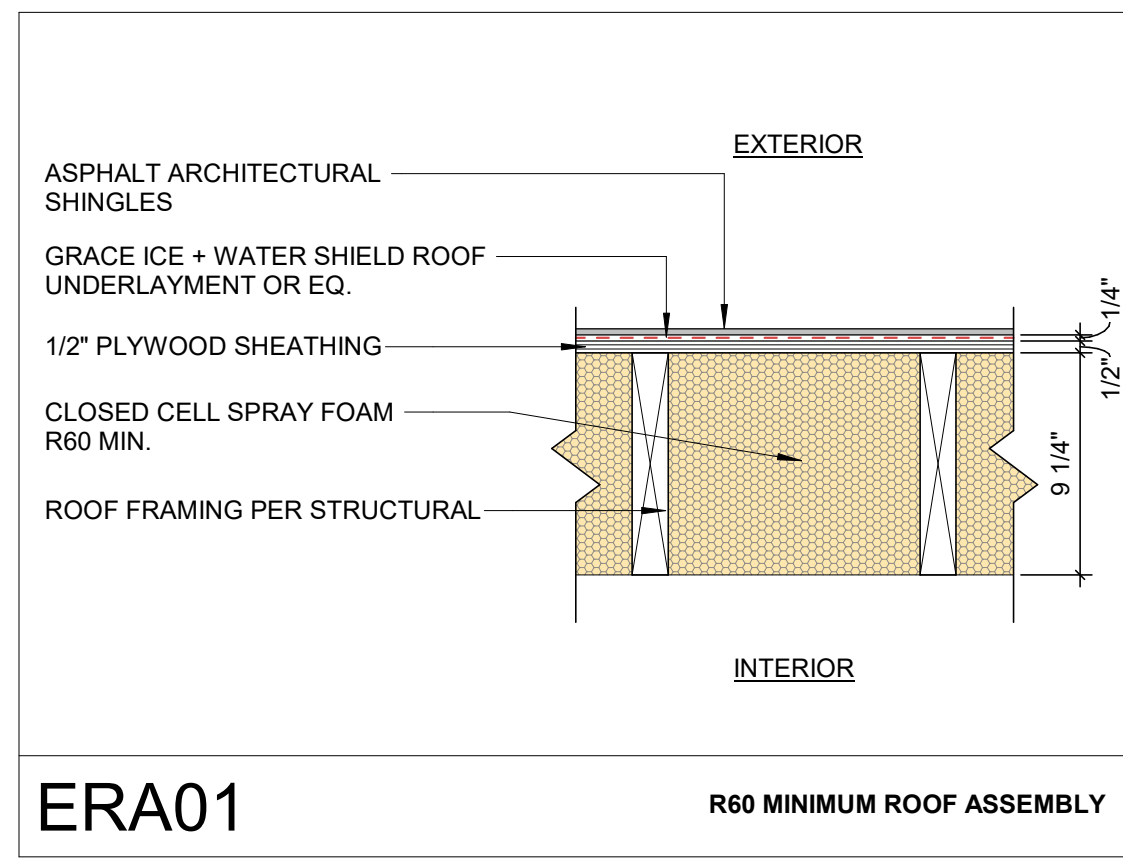


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PRICING SET	2024/05/14
PERMIT SET	2024/08/09

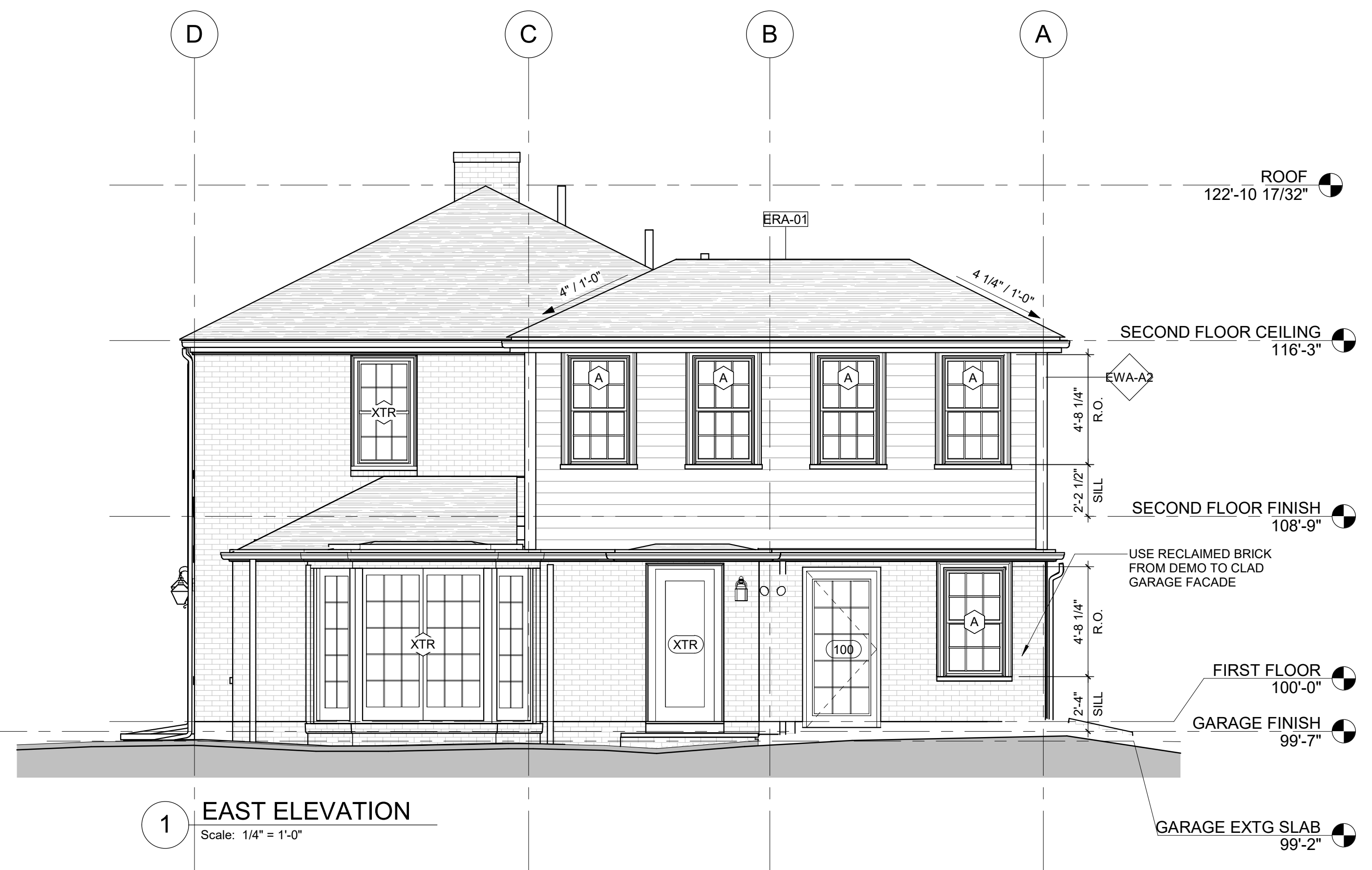
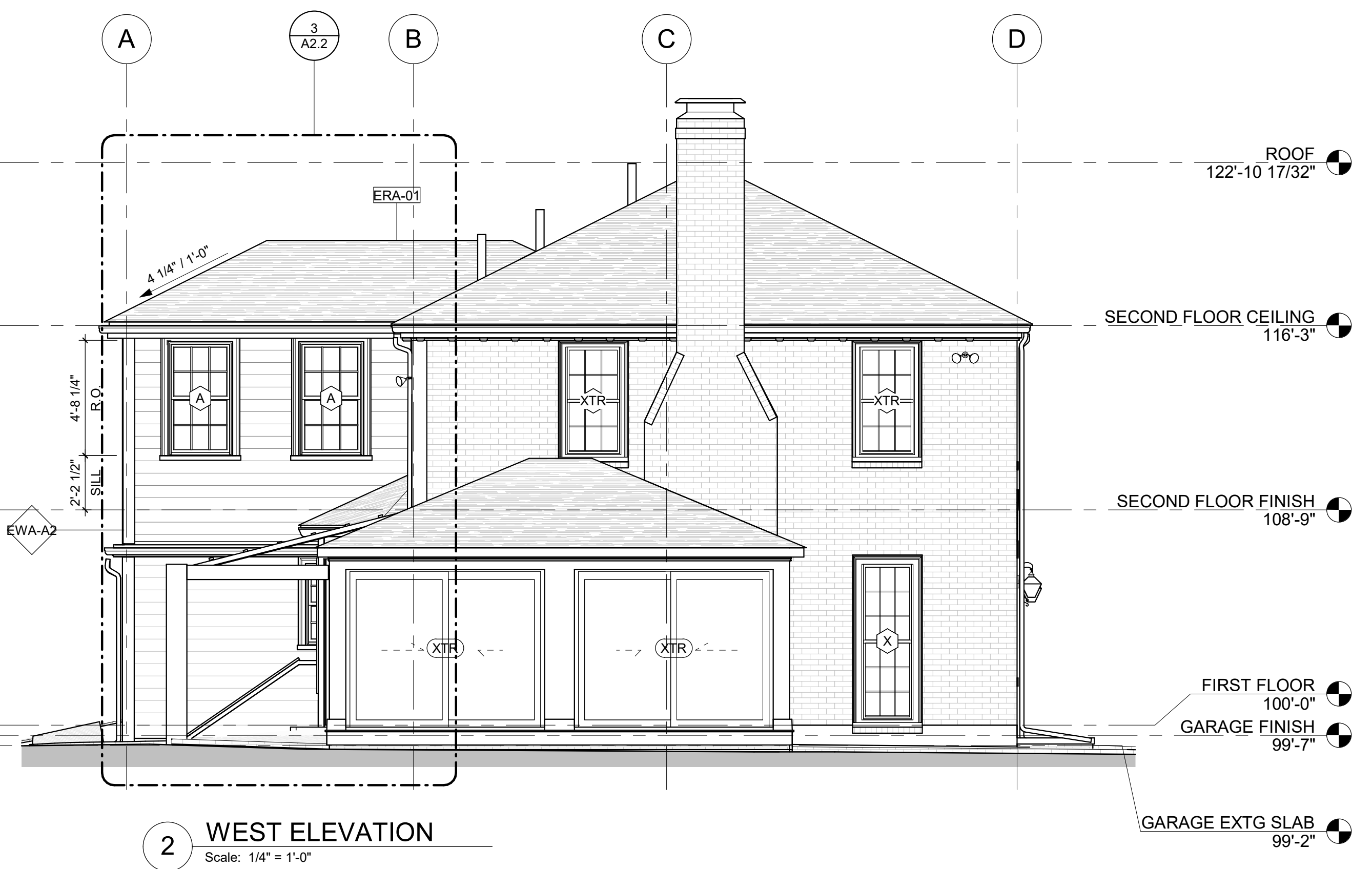
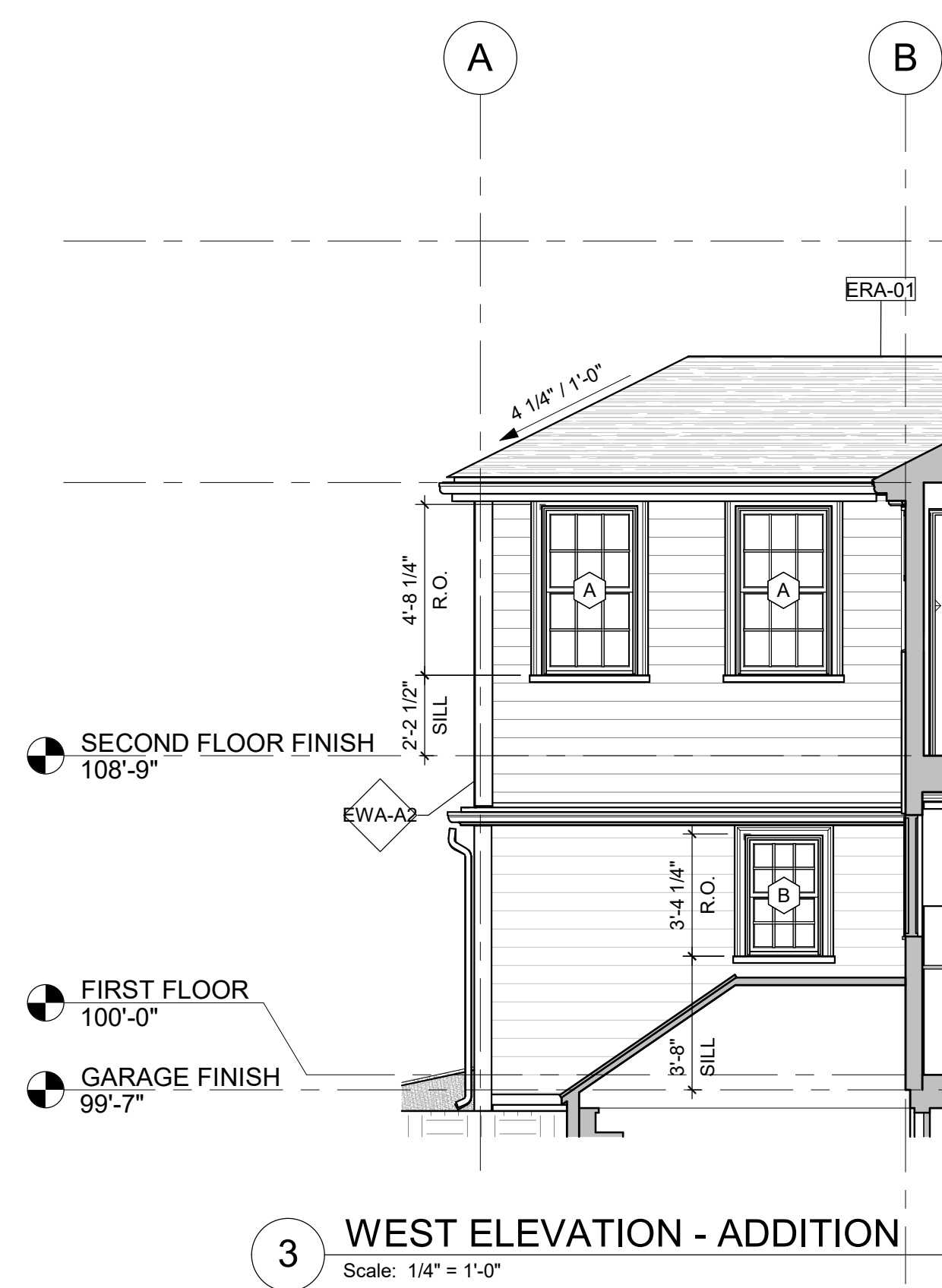
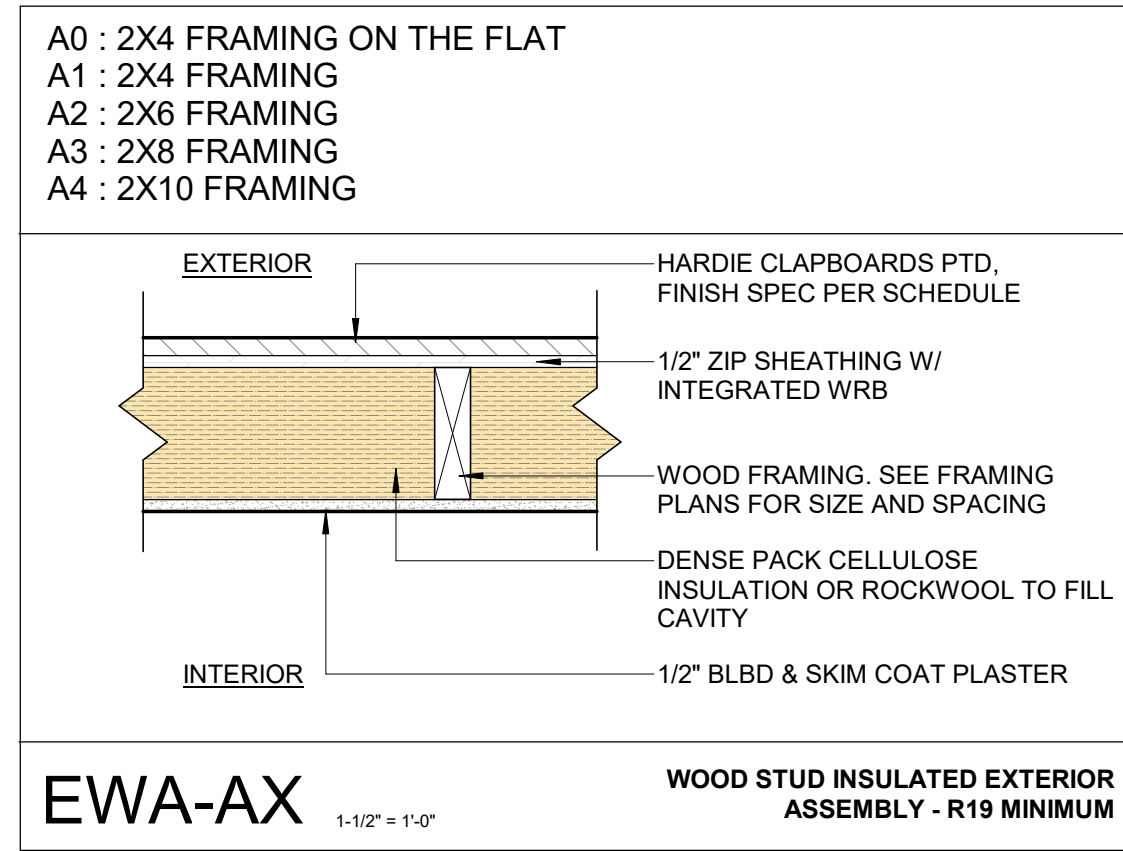
drawing: EXTERIOR ELEVATIONS
scale: As indicated

A2.1

ROOF ASSEMBLIES



EXTERIOR WALL ASSEMBLIES



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and
Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

Davidson Engineering
Associates
617-775-7250

Civil Engineer & Surveyor

Hancock Associates
185 Centre Street,
Danvers, MA 01923
978 777 3050



Issue:	Date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: EXTERIOR ELEVATIONS
scale: As indicated

A2.2



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 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

BRATTLE ADDITION

Ellen Williams and
 Lawrence Miller
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 Cambridge, MA

General Contractor

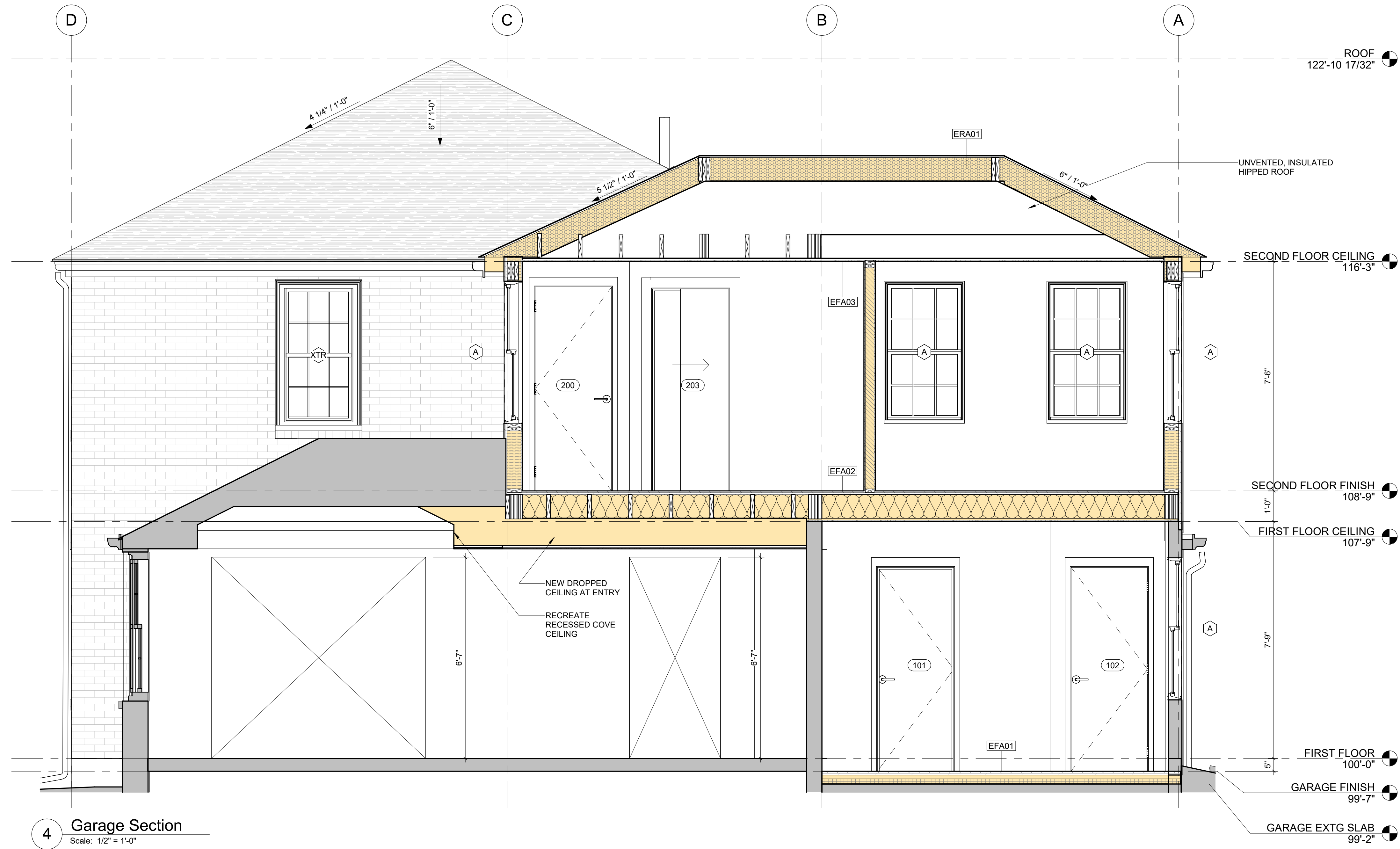
Design Plus Construction Corp
 445 Washington Street
 Wellesley, MA 02482
 617-755-2917

Structural Engineer

Davidson Engineering
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 617-775-7250

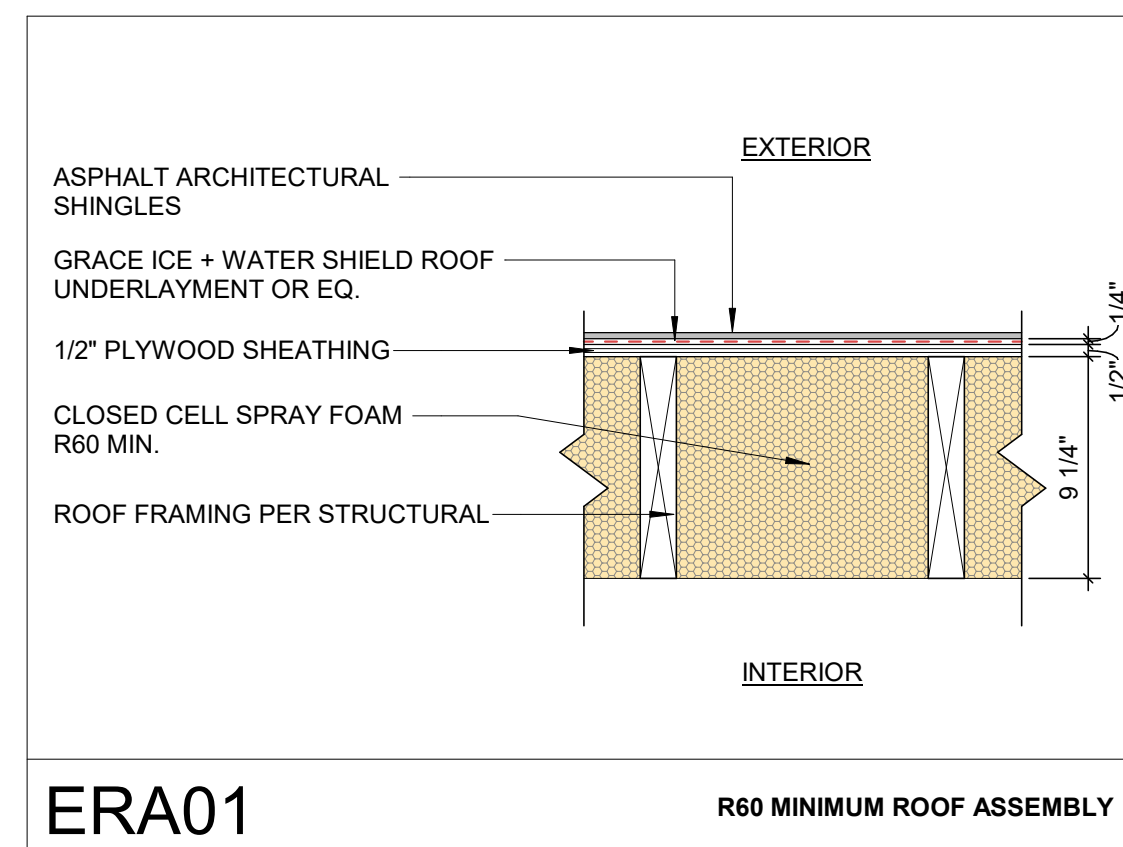
Civil Engineer & Surveyor

Hancock Associates
 185 Centre Street,
 Danvers, MA 01923
 978 777 3050

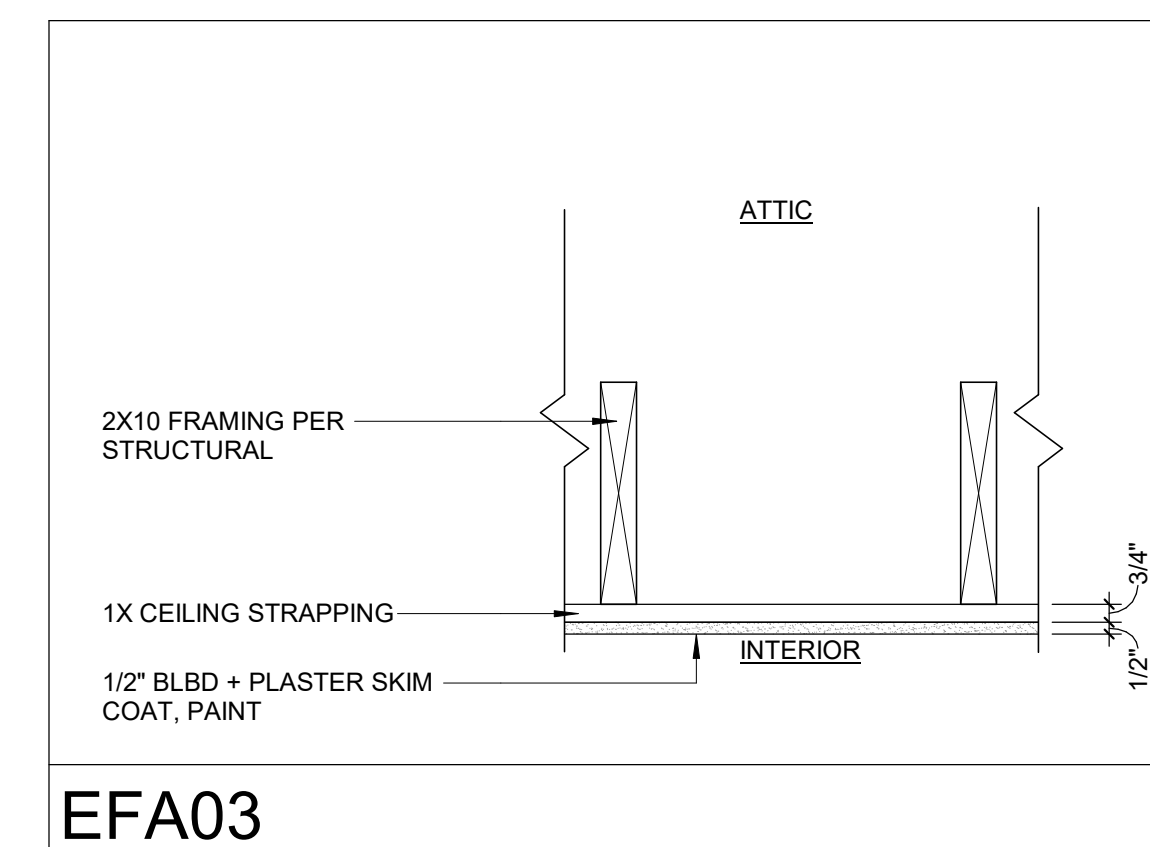
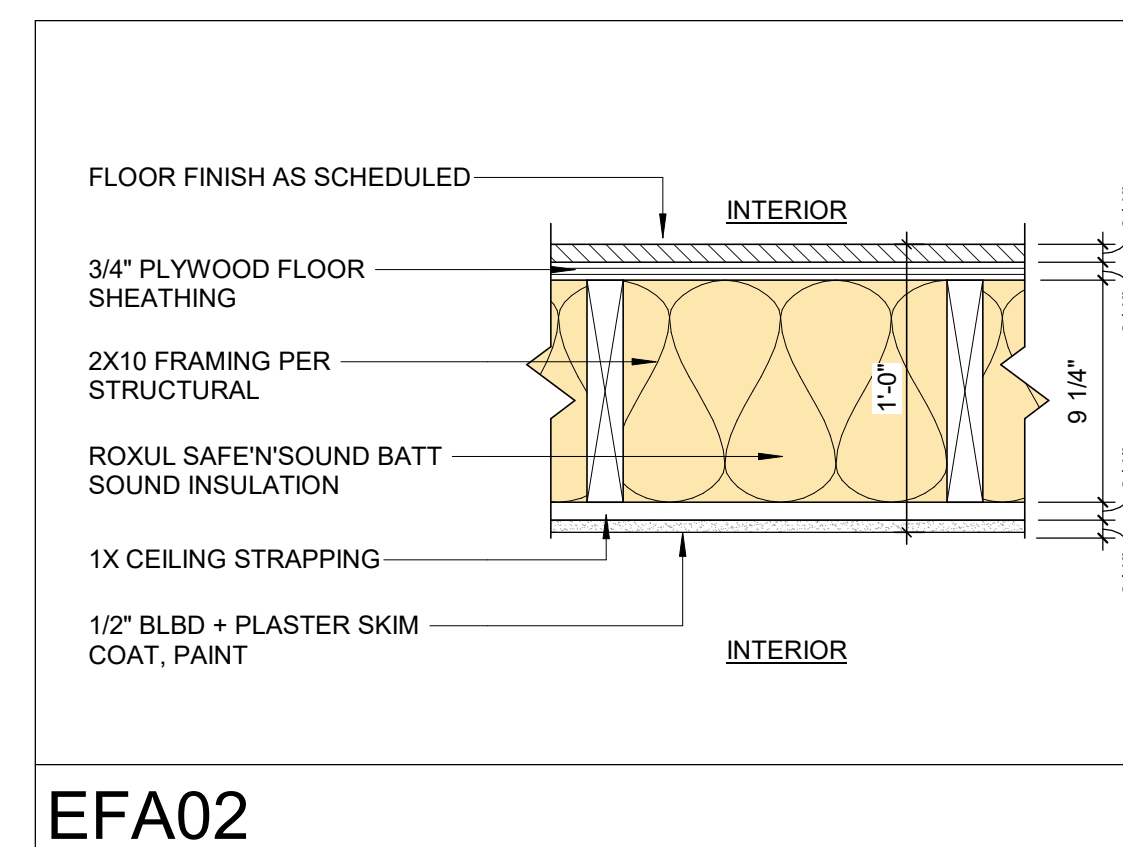
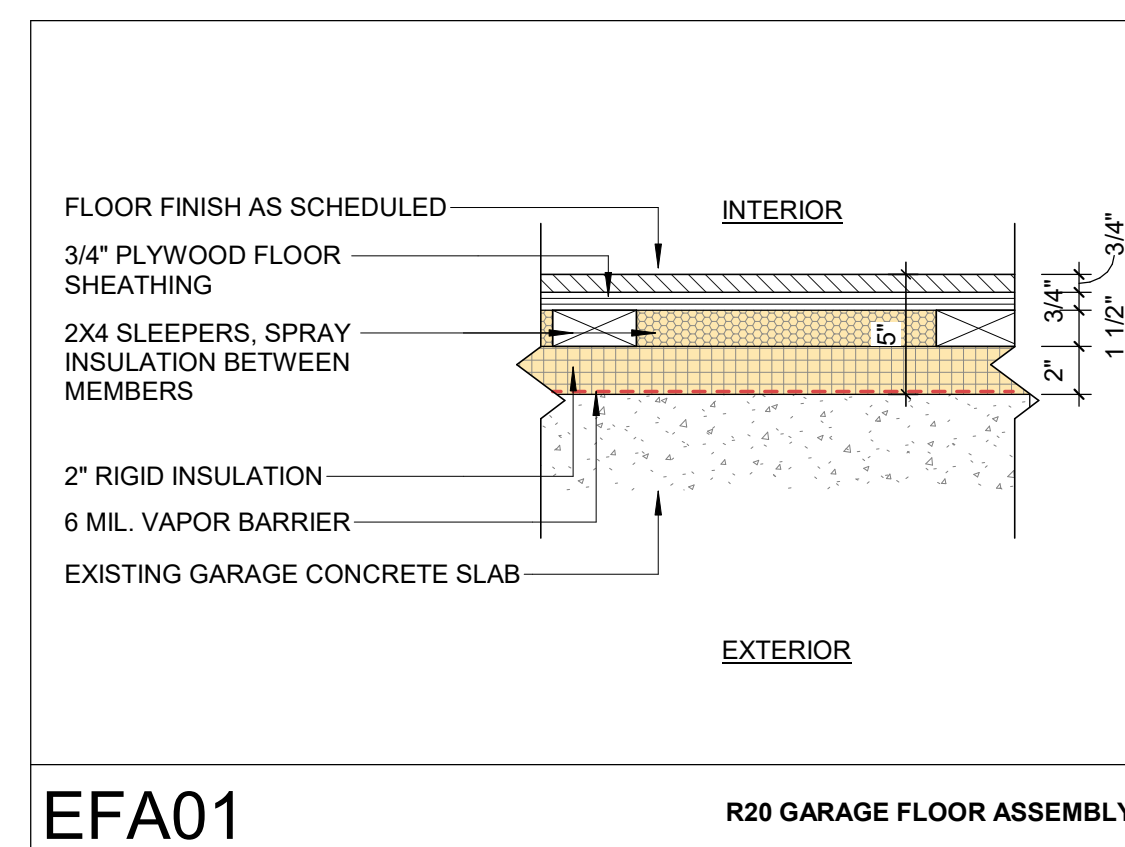


4 Garage Section
 Scale: 1/2" = 1'-0"

ROOF ASSEMBLIES



FLOOR ASSEMBLIES



Issue:	date:
SD 50%	2024/04/09
PRICING SET	2024/05/14
PERMIT SET	2024/08/09

drawing: BUILDING SECTIONS

scale: As indicated

A3.1



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and
Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

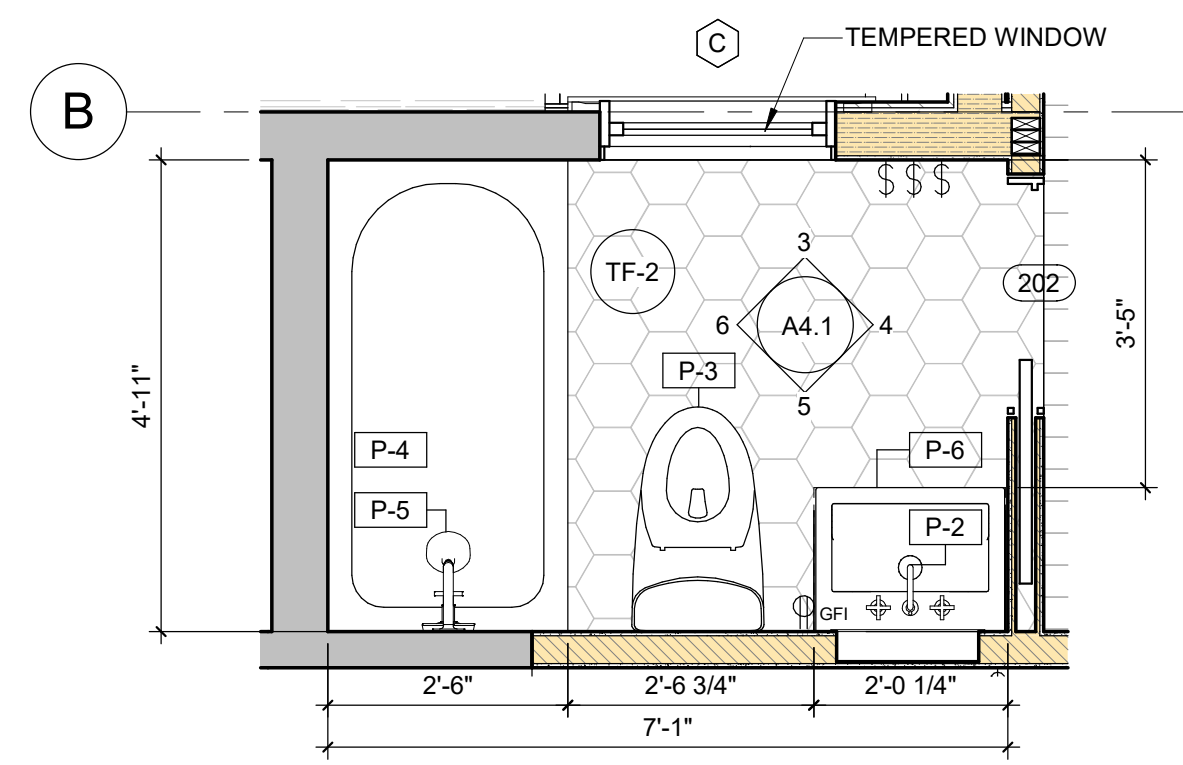
Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

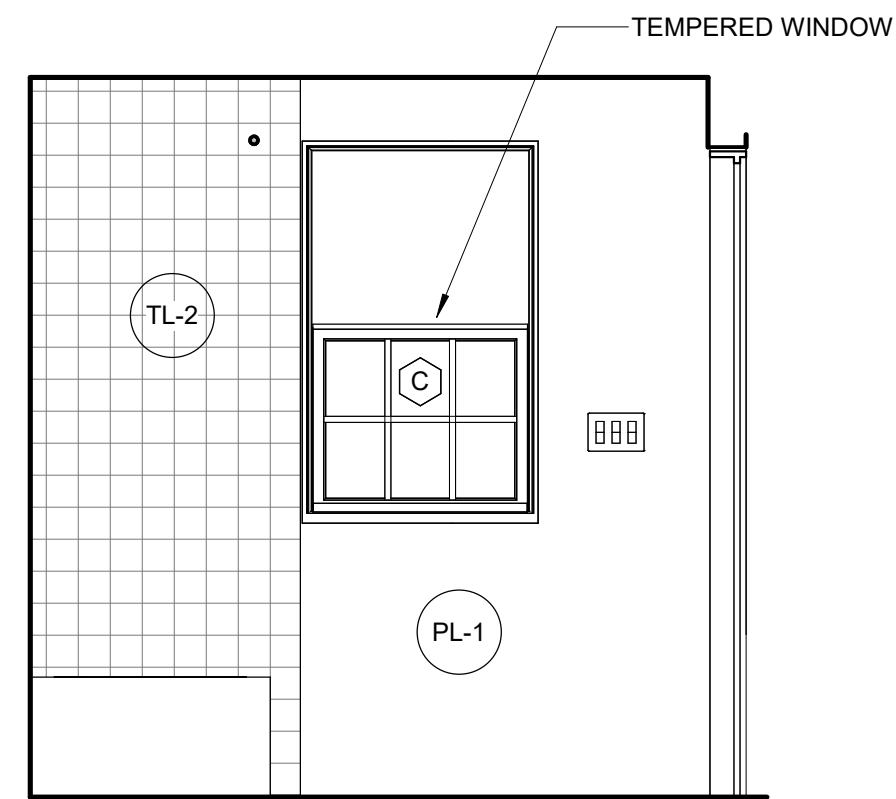
Davidson Engineering
Associates
617-775-7250

Civil Engineer & Surveyor

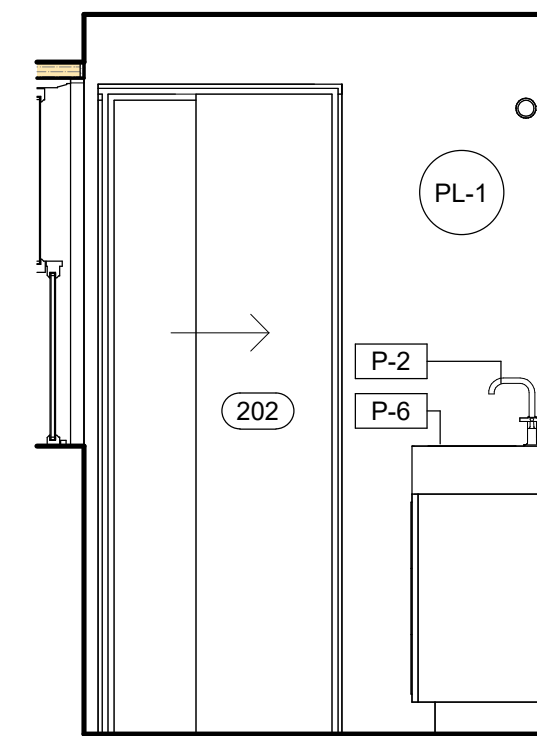
Hancock Associates
185 Centre Street,
Danvers, MA 01923
978 777 3050



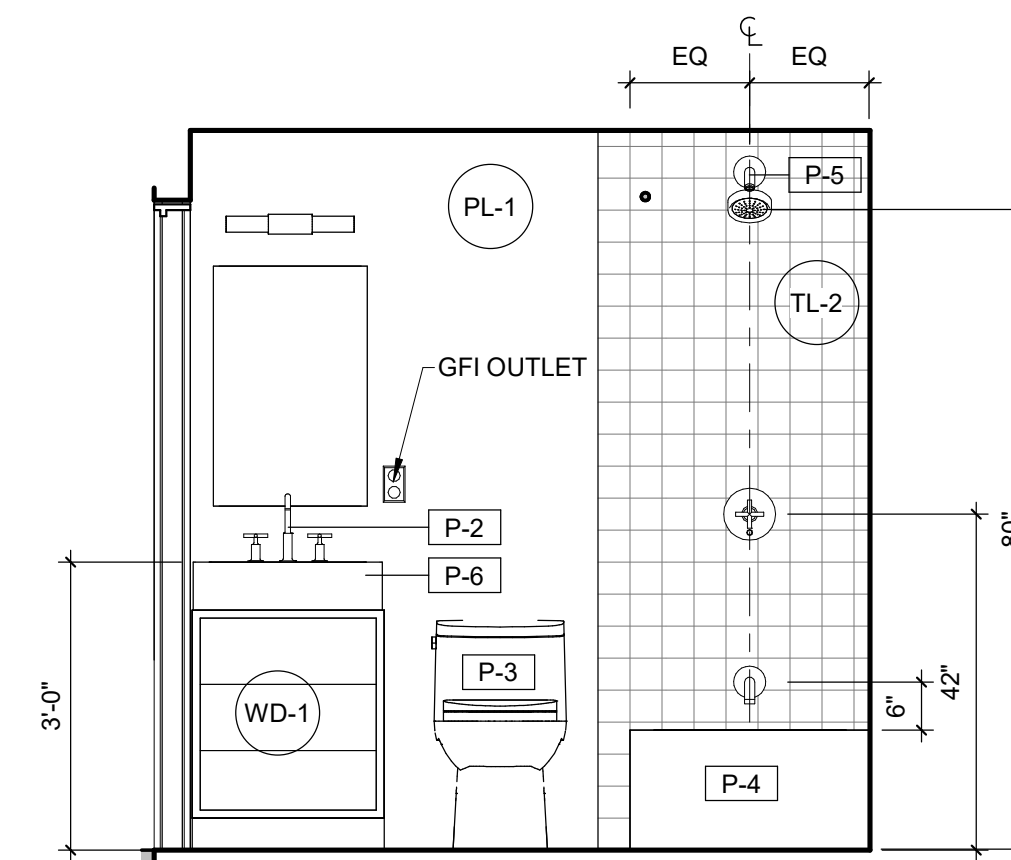
1 SECOND FLOOR BATH - ENLARGED PLAN
Scale: 1/2" = 1'-0"



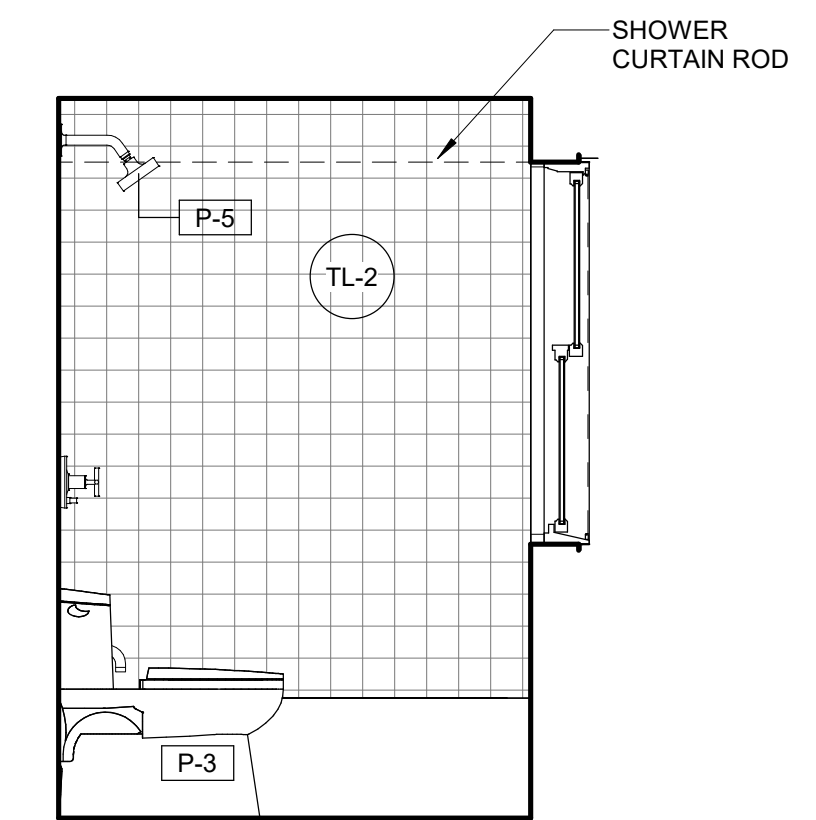
3 SF BATH - NORTH
Scale: 1/2" = 1'-0"



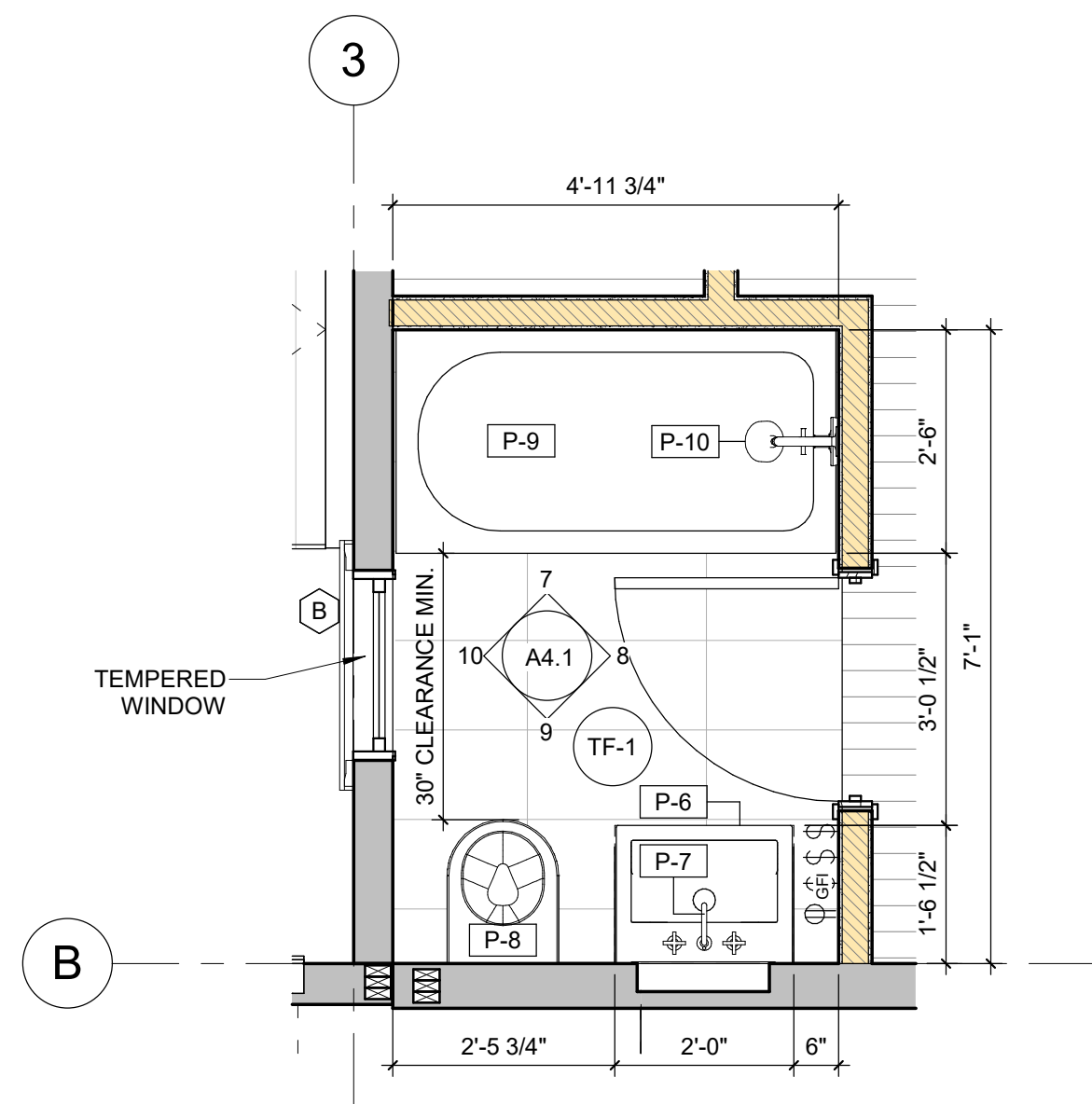
4 SF BATH - EAST
Scale: 1/2" = 1'-0"



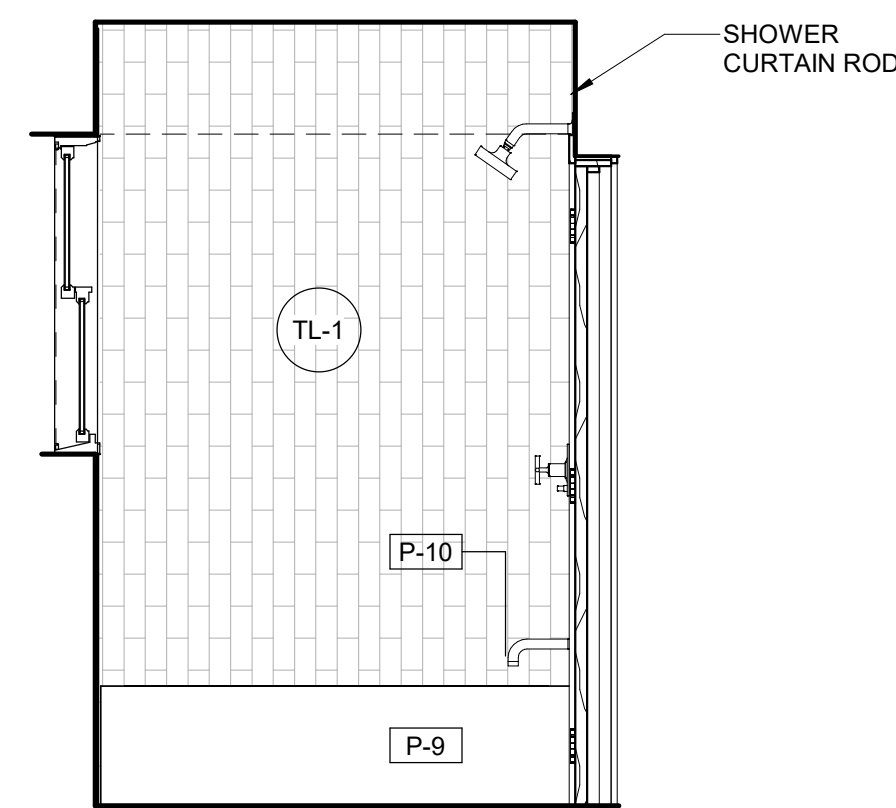
5 SF BATH - SOUTH
Scale: 1/2" = 1'-0"



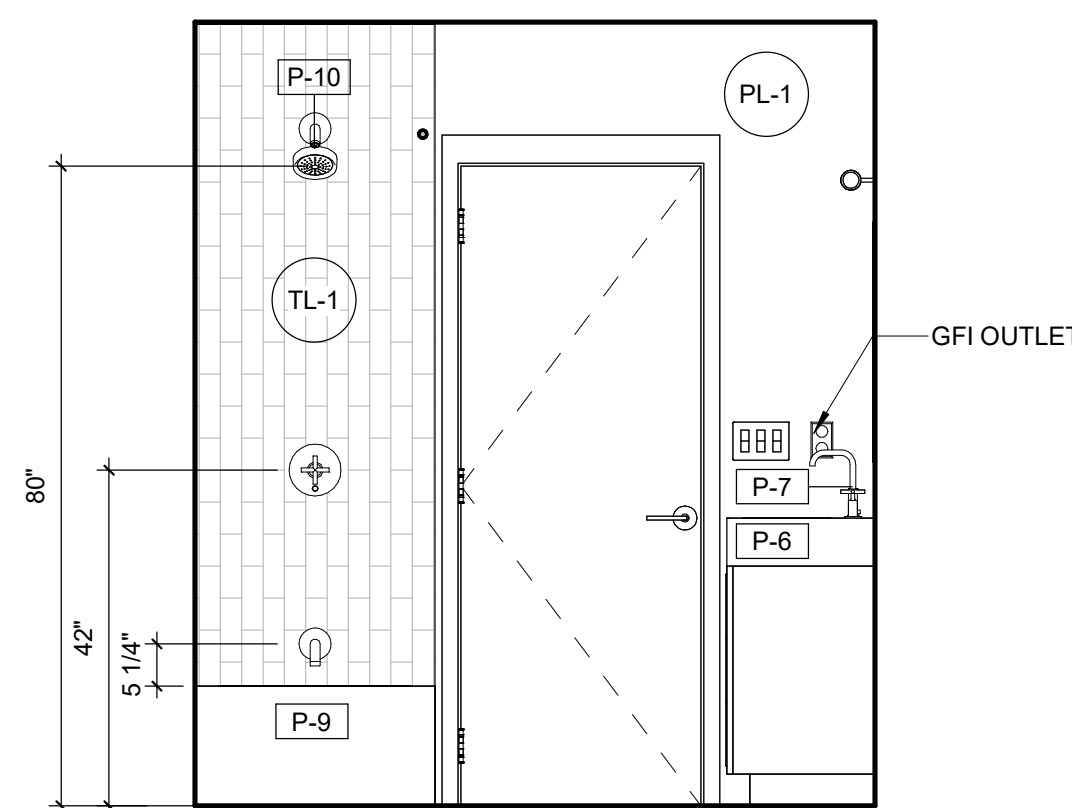
6 SF BATH - WEST
Scale: 1/2" = 1'-0"



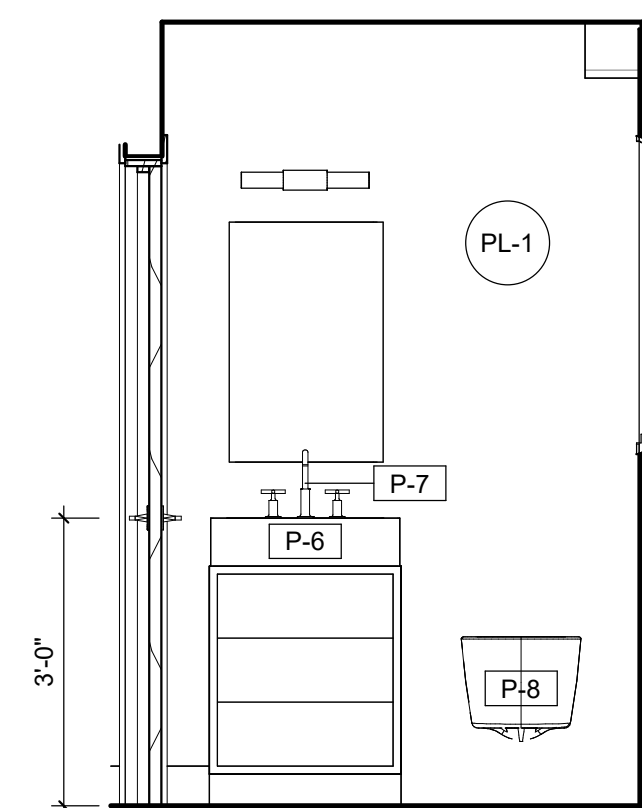
2 FIRST FLOOR BATH - ENLARGED PLAN
Scale: 1/2" = 1'-0"



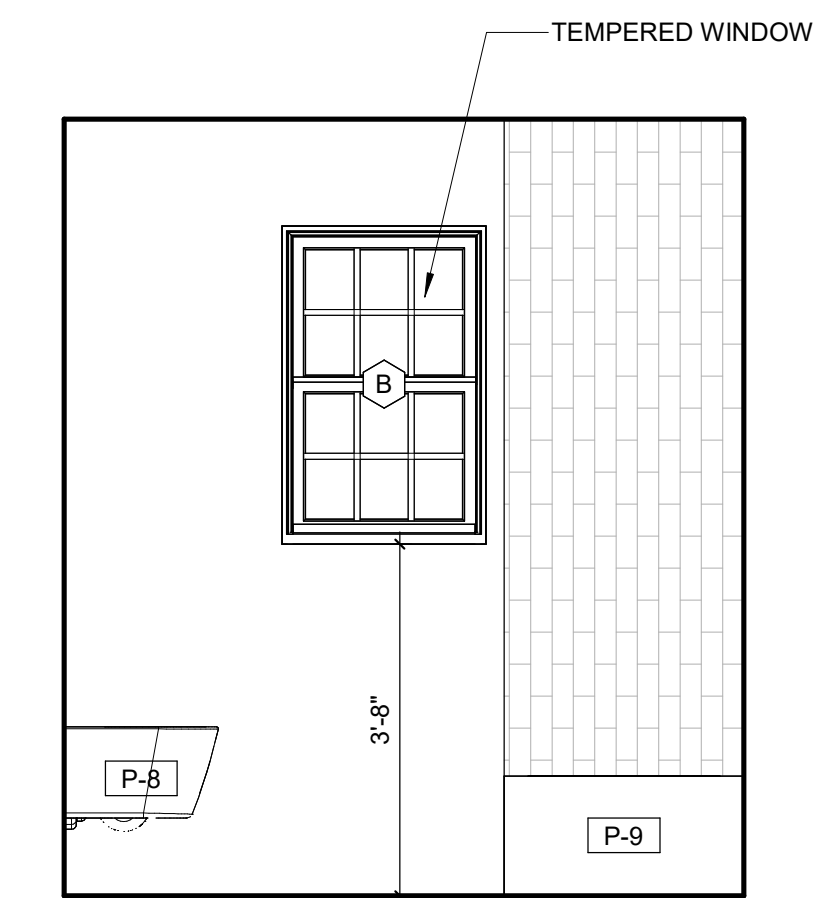
7 FF BATH - NORTH
Scale: 1/2" = 1'-0"



8 FF BATH - EAST
Scale: 1/2" = 1'-0"



9 FF BATH - SOUTH
Scale: 1/2" = 1'-0"



10 FF BATH - WEST
Scale: 1/2" = 1'-0"

FINISHES

NOTE: CONFIRM ALL FINISHES W/ ARCHITECT AND OWNER PRIOR TO ORDERING

- WD-1 CABINET GRADE PLYWOOD, TIGHT GRAIN, QUARTER SAWN VERTICAL GRAIN, & MATCHING STAIN; COMBINE WITH HARDWOOD @ CABINET EDGES; FULL EXTENSION DRAWERS; SOFT CLOSE - VENEER SPECIES TBD
- PL-1 SKIM COAT PLASTER FINISH, FINISH W/ (2) COATS PRIMER, (2) COATS PAINT.
- TF-1 FIRST FLOOR BATHROOM TILE FLOOR
- TF-2 SECOND FLOOR BATHROOM TILE FLOOR
- TL-1 FIRST FLOOR BATHROOM SHOWER TILE
- TL-2 SECOND FLOOR BATHROOM SHOWER TILE

PLUMBING FIXTURES

NOTE: CONFIRM ALL FIXTURES W/ ARCHITECT AND OWNER PRIOR TO ORDERING

- P-1 SF BATH SINK - TBD
- P-2 SF BATH FAUCET - TBD
- P-3 SF BATH TOILET - TBD
- P-4 SF BATH TUB - TBD
- P-5 SF BATH SHOWER - TBD
- P-6 FF BATH SINK - TBD
- P-7 FF BATH FAUCET - TBD
- P-8 FF BATH TOILET - TBD
- P-9 FF BATH TUB - TBD
- P-10 FF BATH SHOWER - TBD

BATHROOM ACCESSORIES

NOTES:
1. CONFIRM ALL SELECTIONS W/ ARCHITECT AND OWNER PRIOR TO ORDERING
2. PROVIDE BLOCKING AT ALL LOCATIONS INDICATING BATHROOM ACCESSORIES

- AC-1
- AC-2
- AC-3
- AC-4
- AC-5

BATHROOM NOTES

1. ALL SHOWER WALLS TO BE WATERPROOFED WITH LIQUID APPLIED WATERPROOFING FROM FLOOR TO CEILING
2. ALL BATHROOM DRY WALLS TO BE GREEN BOARD
3. SUBSTRATE AT TILED SHOWER TO BE 1/2" THICK CEMENT BOARD
4. SHOWER HARDWARE TO BE C.R. LAURENCE OR EQ. CONFIRM HARDWARE W/ ARCHITECT AND OWNER
5. PROVIDE IN WALL CONTINUOUS BLOCKING AT TUBS AND SHOWERS FROM FLOOR TO 4'-0" A.F.F.



Issue:	date:
PRICING SET	2024/05/14
PERMIT SET	2024/08/09
drawing:	INTERIOR ELEVATIONS
scale:	As indicated

A4.1

GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS AND UNDERLYING SOILS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION AND/OR ADDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING, OR HIRING A THIRD PARTY TO VERIFY, THAT THE EXISTING FOUNDATION AND UNDERLYING SOILS CONFORMS TO BUILDING CODE REQUIREMENTS AND PERFORMANCE SPECS IN THESE PLANS. IF FOUNDATIONS ARE FOUND BY CONTRACTOR TO NOT BE SUITABLE, CONTRACTOR TO CONTACT DAVIDSON ENGINEERING ASSOCIATES IMMEDIATELY AS REDESIGN OF THESE PLANS WILL LIKELY BE REQUIRED.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXISTING FOUNDATION WALLS MUST BE BEARING ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC AND IBC OR IN THESE DRAWINGS.
- REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,4000,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
- ENGINEERED WOOD POSTS (VERSA COLUMNS), AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2650.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
- WALL AND ROOF SHEATHING TO BE FASTENED DIRECTLY TO STUDS WITH NO INSULATION BETWEEN. THESE PLANS ASSUME THAT ZIP R IS NOT BEING USED. IF ZIP R IS REQUIRED PLEASE CONTACT ENGINEER TO MODIFY THESE PLANS.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"Ø BOLTS AT 16" ON CENTER OR 3-1/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.
- BEARING WALL SCHEDULE
-ALL EXTERIOR WALLS:
2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-1ST FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-2ND & 3RD FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 1 ROW OF HORIZ. BLOCKING AT MID-HEIGHT OF WALL

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

LATERAL FRAMING NOTES:

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL EXTERIOR WALLS TO FOLLOW SHEARWALL SHEATHING CRITERIA.
- SHEARWALLS CONSTRUCTION:
 - SHEATHING TO BE 1/2" APA RATED
 - SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8dNAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
 - HOLDDOWNS TO BE HDU5 BY SIMPSON, SEE SPEC FOR CONNECTION
 - THREADED ROD TO BE 3/8"Ø.
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
- CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
- FOR FRAMING SIZES REFER TO FRAMING PLANS.

HANGER SELECTION TABLE				
MEMBER	QT	1	2	3
2X8		LUS28	LUS28-2	LUS28-3
2X10		LUS210	LUS210-2	LUS210-3
2X12		LUS210	LUS210-2	LUS210-3
9/2"LVL		HU9	HHUS410	HHUS610
11/8"LVL		HU11	HHUS410	HHUS610
14"LVL		HU14	HHUS410	HHUS610
2 5/16" FLG I-JOIST		IUS 2.37		
2 1/2" FLG I-JOIST		IUS 2.56		
3 1/2" FLG I-JOIST		IUS 3.56		

NOTE:

- USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
- INSTALL ALL HANGERS WITH MAXIMUM NUMBER OF FASTENERS.



617-775-7250
Mike@DavidsonEngineer.com



HOUSE ADDITION
125 BRATTLE STREET
CAMBRIDGE, MA

Rev: Date:

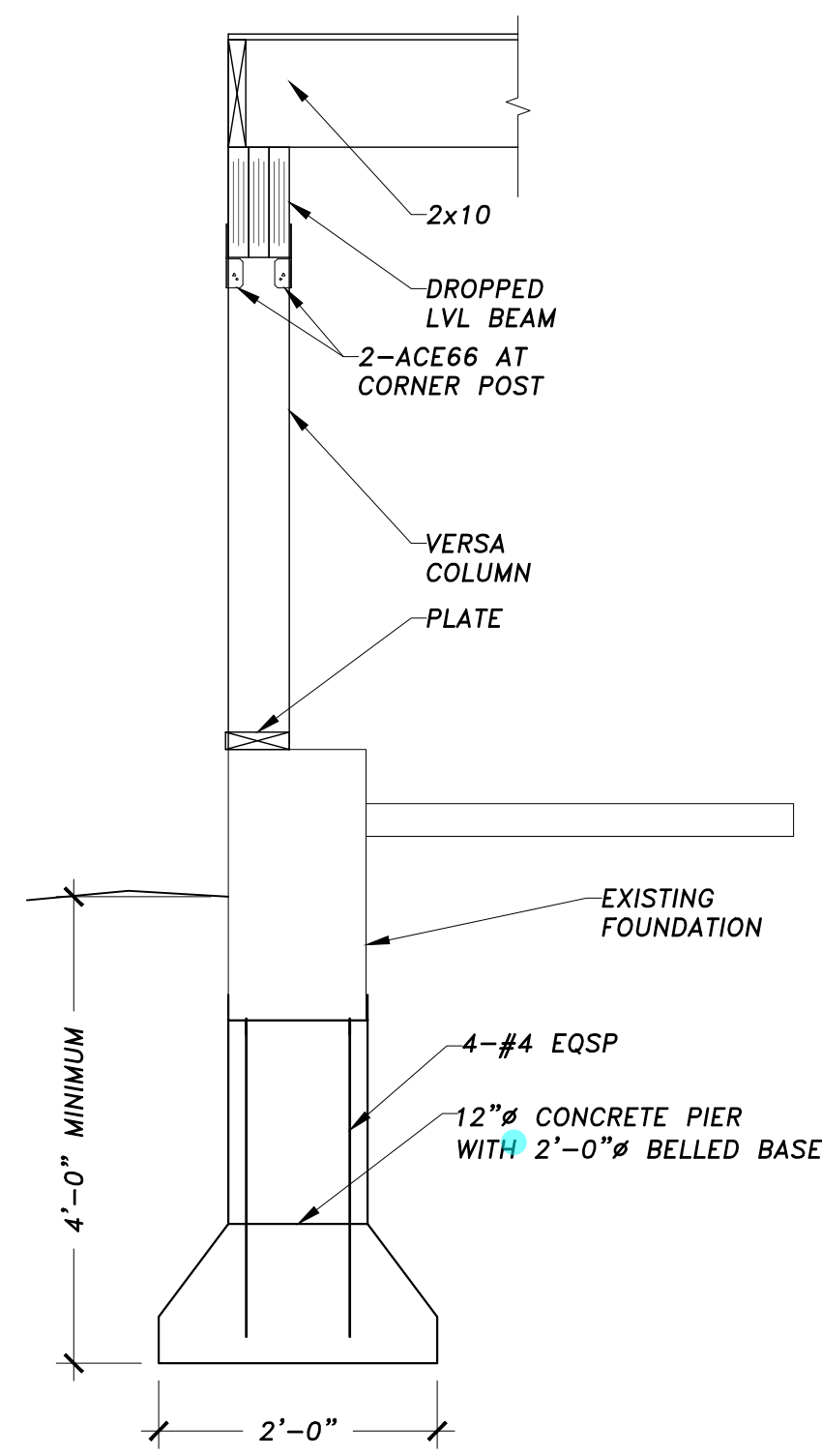
FOR PERMIT

Date : JULY 23, 2024

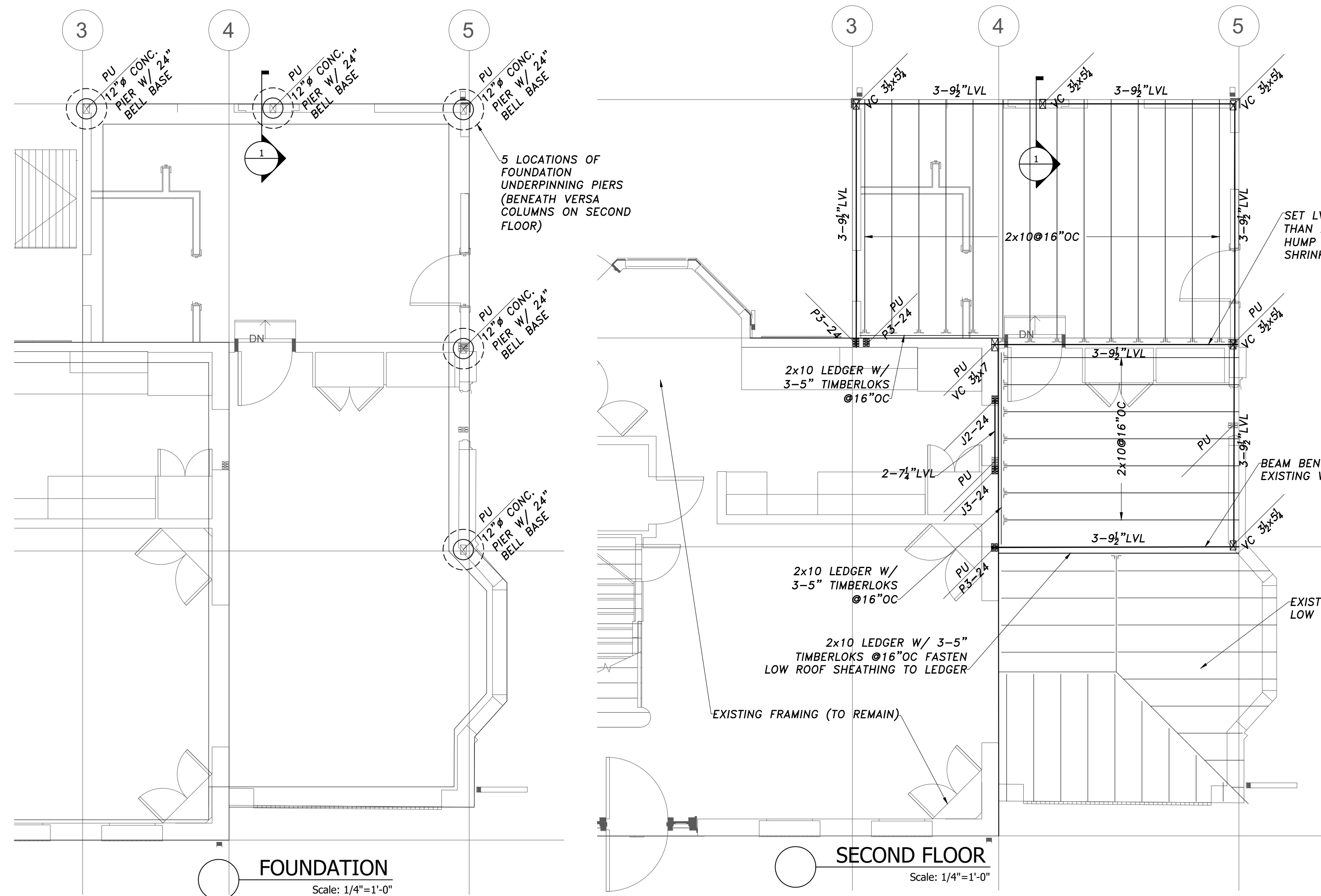
DRAWING SCALES
SHOWN ARE BASED ON
AN 24X36 SIZE DRAWING

NOTES
AND
SPECS

S0.0



UNDERPINNING SECTION
Scale: 1/4"=1'-0"



FOUNDATION
Scale: 1/4"=1'-0"

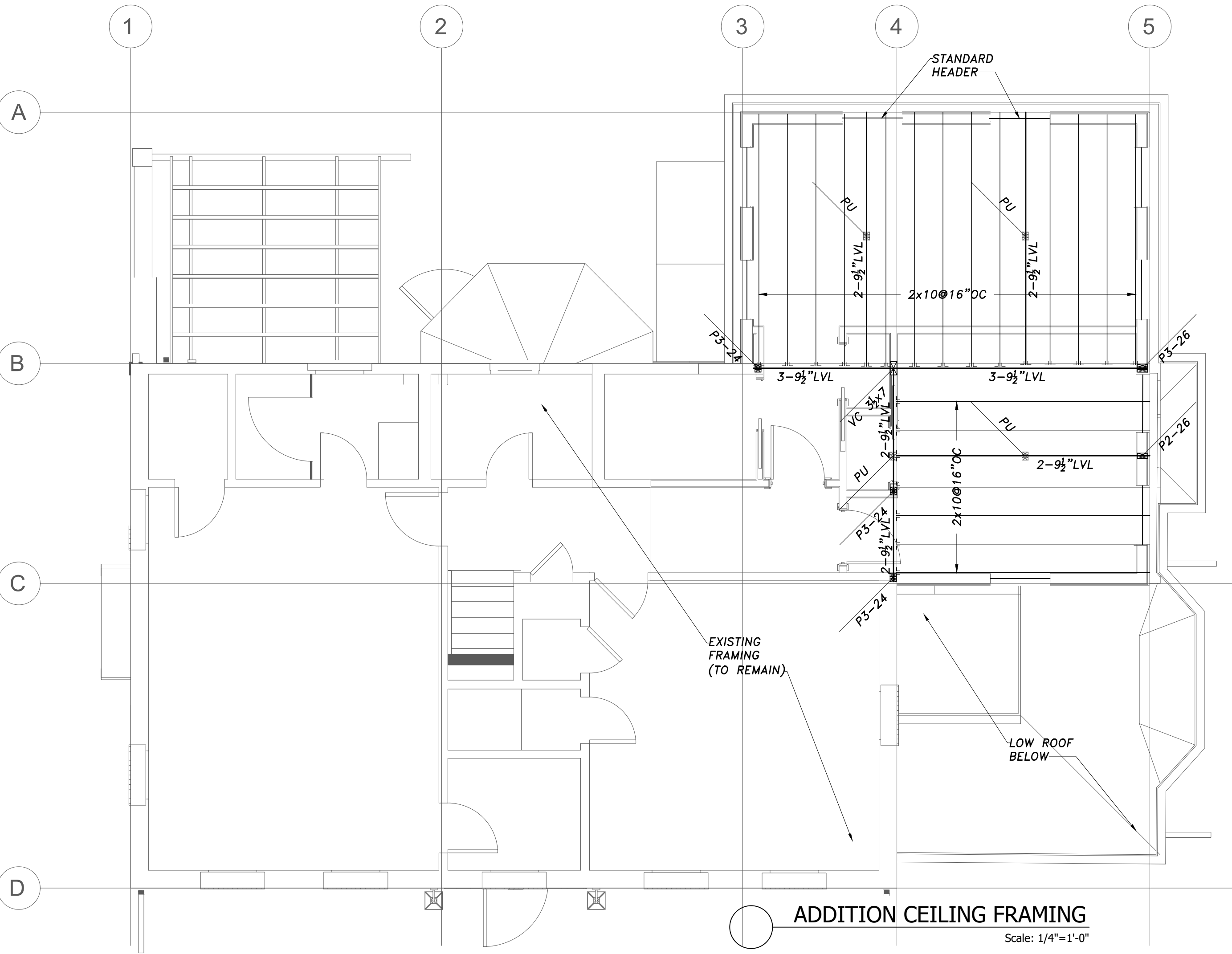
SECOND FLOOR
Scale: 1/4"=1'-0"

EXISTING CONDITIONS FRAMING NOTE:
STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. ADDITIONAL STRUCTURAL ELEMENTS MAY BE REQUIRED.

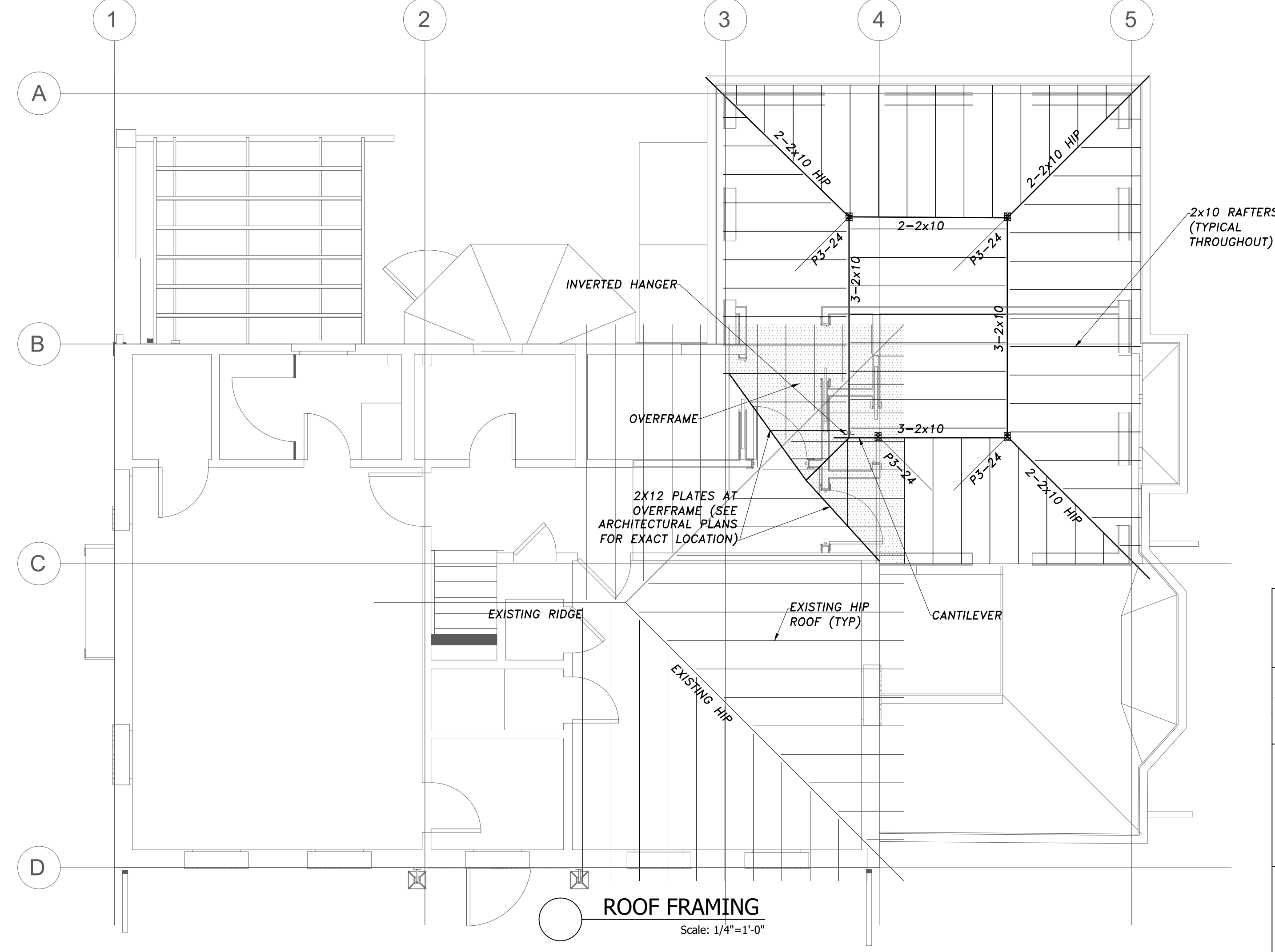
EXISTING CONDITIONS FOUNDATION NOTE:
THIS ADDITION IMPOSES ADDITIONAL LOADS ON THE EXISTING FOUNDATION WALLS. REFER TO NOTES ON S.D. FOR EXISTING FOUNDATION CRITERIA. VERIFICATION OF EXISTING FOUNDATION IS OUT OF THE SCOPE OF THIS STRUCTURAL DESIGN.

- ROOF NOTES**
- TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS.
 - ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE.
 - ALL RAFTER TO HIP OR VALLEY CONNECTION TO BE MADE W/ A MINIMUM OF 6-12d NAILS.
 - ALL CEILING TO RAFTER CONNECTIONS TO BE MADE W/ A MINIMUM OF 8-12d NAILS.
 - ALL RAFTER TO RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EQSP AND A SINGLE SIMPSON A34 FRAMING ANGLE UNLESS DETAILED OTHERWISE.
 - ALL VALLEYS AND HIP TO BE CONNECTED TO RIDGES VERTICALLY AND HAVE WITH A MINIMUM OF 12 EQSP 16d NAILS AND A L590 FRAMING ANGLE.
 - PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
 - EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVERFRAMED AREA.
 - AT OVERFRAMED AREAS EXISTING ROOFING MATERIAL TO BE REMOVED TO ROOF SHEATHING.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-3/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.

- FLOOR FRAMING NOTES**
- TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
 - ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS ON POST TO MATCH PLIES ON THE BEAM.
 - ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE.
 - TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 2-1/2" BOLTS AT 16" ON CENTER, OR 3-3/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS.
 - ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
 - NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
 - ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
 - AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.



ADDITION CEILING FRAMING
Scale: 1/4"=1'-0"



ROOF FRAMING
Scale: 1/4"=1'-0"

LEGEND

BW	= BEARING WALL
FVP	= FLAT VALLEY PLATE
(E)	= EXISTING
(N)	= NEW
TBR	= TO BE REMOVED
POST LOCATION	POST UP (AROUND LINE)
	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS
P3-26	SIZE OF STUD
	TYPE OF POST: P-POST, J-JACK, ENGINEERED POST
LC 3/8"	SIZE
	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



HOUSE ADDITION
125 BRATTLE STREET
CAMBRIDGE, MA

Rev: _____ Date: _____

FOR PERMIT
Date: JULY 23, 2024
DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

PLANS
S1.0



Hisel Flynn Architects
 17 Waltham Street, 2nd Floor
 Lexington, MA 02421
 617-588-9764

BRATTLE ADDITION

Ellen Williams and
 Lawrence Miller
 125 Brattle Street
 Cambridge, MA

General Contractor

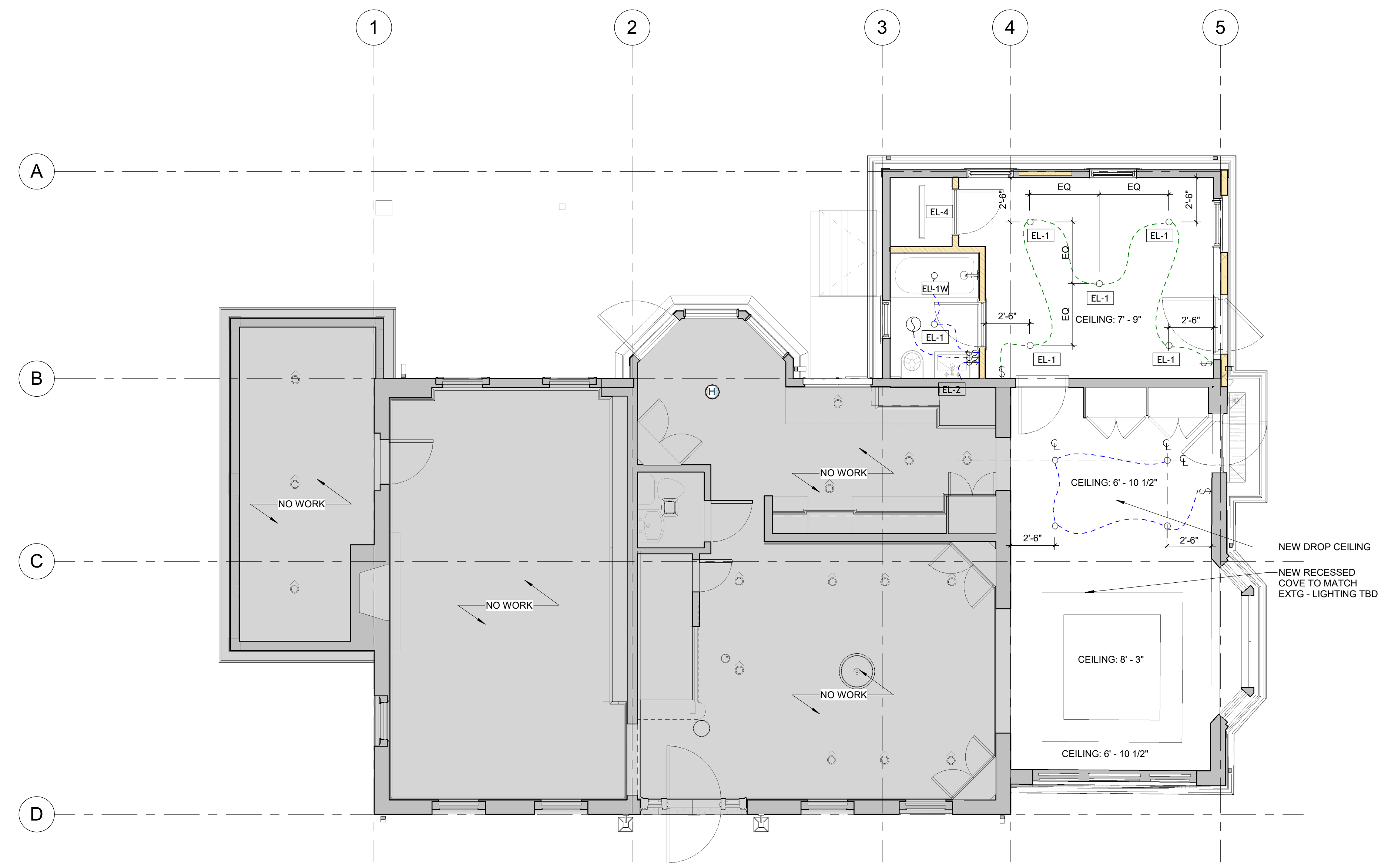
Design Plus Construction Corp
 445 Washington Street
 Wellesley, MA 02482
 617-755-2917

Structural Engineer

Davidson Engineering
 Associates
 617-775-7250

Civil Engineer & Surveyor

Hancock Associates
 185 Centre Street,
 Danvers, MA 01923
 978 777 3050



1 FIRST FLOOR CEILING PLAN
 Scale: 1/4" = 1'-0"

ELECTRICAL NOTES:

NOTE: THIS IS A SCHEMATIC PLAN; EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR/INTERIOR DESIGNER/OWNER OR AS CODE REQUIRES, UNLESS SPECIFIC LOCATION IS NOTED.

MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES, ETC.

ALL OUTLETS ABOVE COUNTER HEIGHT IN KITCHEN AND BATHROOM TO BE G.F.I. TYPE AS PER LOCAL CODES.

VERIFY WITH OWNER AND ARCHITECT LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT ETC. BY HOLDING AN ELECTRICAL WALKTHROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETE.

REFER TO INTERIOR ELEVATION FOR SWITCH, OUTLET, AND FIXTURE HEIGHTS FROM FINISH FLOOR.

ELECTRICIAN TO INSTALL COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN COMPLIANCE WITH CURRENT MA ONE AND TWO FAMILY BUILDING CODE: 780 CMR 5313. SMOKE/CO DETECTORS TO BE HARD-WIRED WITH BACK UP BATTERY, LOCATED PER 780 CMR 5313.

COORDINATE ALL WORK WITH BUILDING CONTRACTOR

CONTRACTOR TO CONFIRM SWITCHING W/ OWNER PRIOR TO PERFORMING WORK.

ELECTRICIAN TO REVIEW ALL CHANGES WITH OWNER AND ARCHITECT PRIOR TO PERFORMING WORK.

ALL INTERIOR FIXTURES MADE DIMMABLE UNLESS OTHERWISE NOTED

ALL EXTERIOR FIXTURES TO BE WET RATED UNLESS OTHERWISE NOTED

ALL ELECTRICAL BOXES SHOULD BE SIZED TO ALLOW FOR SMART DIMMABLE SWITCH FOR EACH SWITCH.

ALL SWITCHES AND OUTLETS TO BE LEVITON DECORA, WHITE.

EXTERIOR OUTLETS TO BE INSTALLED 18" ABOVE FINISH FLOOR OR GRADE AND FLUSH TO FACADE. CONFIRM ALL EXTERIOR OUTLET LOCATIONS W/ OWNER.

ALL EXTERIOR LIGHTING, EXCEPT GUARDRAIL LIGHTS AND SCUNCES AT EXTERIOR DOORS TO BE ON PHOTOCELL CONTROL. CONNECT PHOTOCELLS TO CONTROLLER IN MECH. ROOM. COORDINATE LOCATION AND QUANTITY OF PHOTOCELLS IN FIELD W/ ARCHITECT AND LIGHTING CONTROL REP.

- ELECTRICAL FIXTURES**
- SINGLE WAY SWITCH
 - SINGLE WAY SWITCH WITH DIMMER
 - 3 WAY SWITCH
 - MOTION DETECTED SWITCH
 - RECESSED LED - WET LOCATION
 - RECESSED LED FIXTURE
 - RECESSED LED WALL WASHER
 - SURFACE MOUNT FIXTURE
 - HANGING FIXTURE
 - EXTERIOR FLOOD LIGHT
 - EXHAUST FAN
 - SCUNCE - WALL MOUNT FIXTURE
 - SCUNCE - WALL MOUNT FIXTURE - WET LOCATION
 - STRIP LED LIGHTING
 - SMOKE/CO DETECTOR
 - HEAT DETECTOR
 - CAT 6
- HP HEAT PUMP
 - LOAD PATH - 4 WAY
 - LOAD PATH - 3 WAY
 - LOAD PATH - SINGLE
 - DUPLEX OUTLET 110V
 - DUPLEX GFCI OUTLET 110V
 - W.P. WEATHER PROOF

LIGHTING FIXTURE SCHEDULE				
TYPE MARK	COUNT	SPEC TYPE	IMAGE	Description
EL-1	10	4" RECESSED LED WAFER LIGHT		FIXTURE SPEC TBD
EL-1W	4	4" RECESSED LED WAFER LIGHT - WET LOCATION		FIXTURE SPEC TBD
EL-2	2	WALL SCUNCE		FIXTURE SPEC TBD
EL-3	5	SURFACE MOUNTED CEILING FIXTURE		FIXTURE SPEC TBD
EL-4	3	LINEAR CEILING MOUNTED FIXTURE - MOTION SWITCH - SPEC TBD		FIXTURE SPEC TBD



issue:	date:
PRICING SET	2024/05/14
PERMIT SET	2024/08/09
drawing:	ELECTRICAL PLAN-FIRST FLOOR
scale:	1/4" = 1'-0"

E1.1



Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
617-588-9764

BRATTLE ADDITION

Ellen Williams and Lawrence Miller
125 Brattle Street
Cambridge, MA

General Contractor

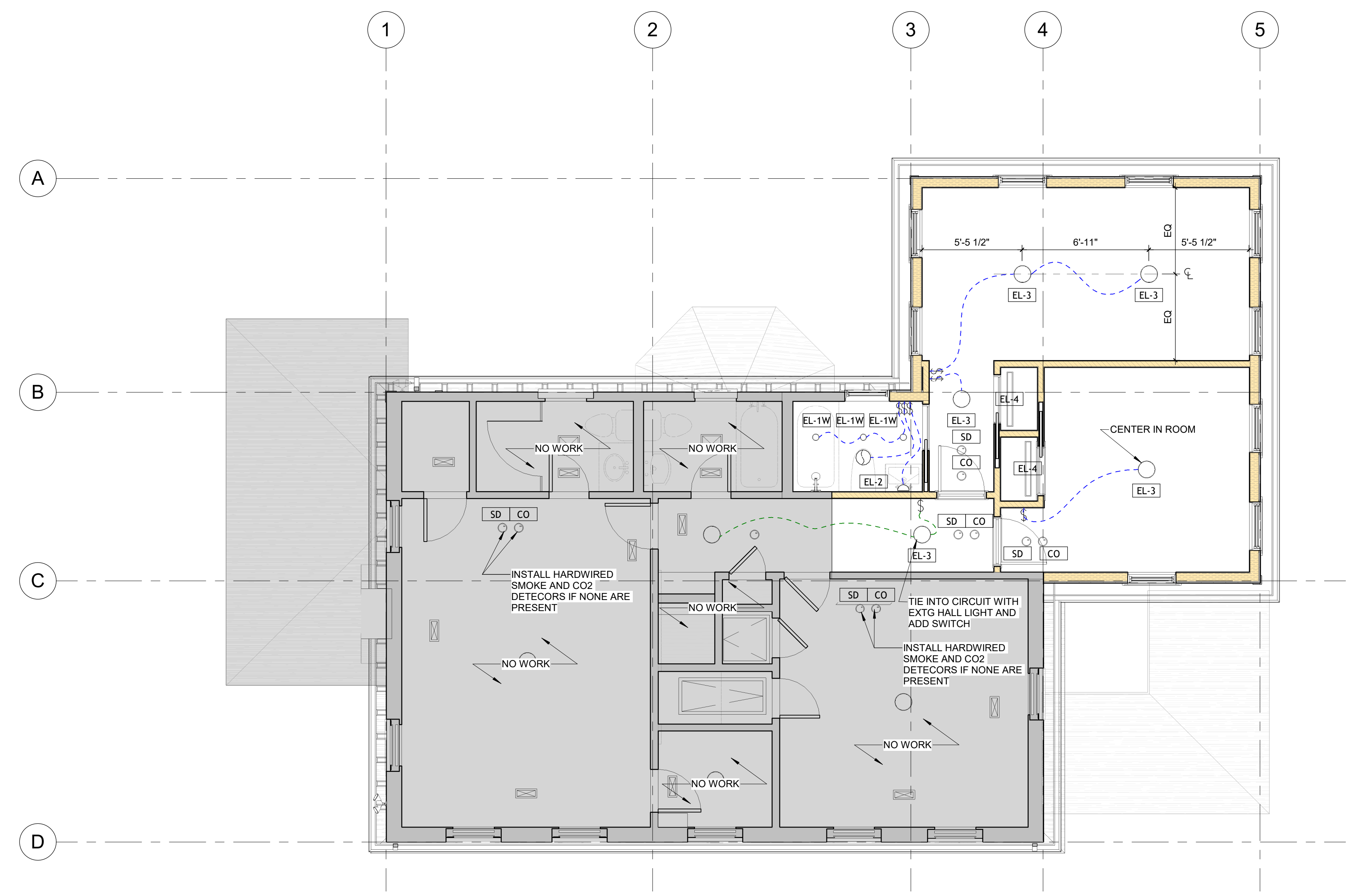
Design Plus Construction Corp
445 Washington Street
Wellesley, MA 02482
617-755-2917

Structural Engineer

Davidson Engineering Associates
617-775-7250

Civil Engineer & Surveyor

Hancock Associates
185 Centre Street,
Danvers, MA 01923
978 777 3050



1 SECOND FLOOR CEILING PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL NOTES:

NOTE: THIS IS A SCHEMATIC PLAN; EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR/INTERIOR DESIGNER/OWNER OR AS CODE REQUIRES, UNLESS SPECIFIC LOCATION IS NOTED.

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VERIFY WITH OWNER AND ARCHITECT LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT ETC. BY HOLDING AN ELECTRICAL WALKTHROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETE.

REFER TO INTERIOR ELEVATION FOR SWITCH, OUTLET, AND FIXTURE HEIGHTS FROM FINISH FLOOR.

ELECTRICIAN TO INSTALL COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN COMPLIANCE WITH CURRENT MA ONE AND TWO FAMILY BUILDING CODE: 780 CMR 5313. SMOKE/CO DETECTORS TO BE HARD-WIRED WITH BACK UP BATTERY, LOCATED PER 780 CMR 5313.

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CONTRACTOR TO CONFIRM SWITCHING W/ OWNER PRIOR TO PERFORMING WORK.

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 - SCONCE - WALL MOUNT FIXTURE
 - SCONCE - WALL MOUNT FIXTURE - WET LOCATION
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 - SMOKE/CO DETECTOR
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 - CAT 6
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issue:	date:
PRICING SET	2024/05/14
PERMIT SET	2024/08/09
drawing:	ELECTRICAL PLAN-SECOND FLOOR
scale:	1/4" = 1'-0"

E1.2

MAP 218, LOT 44
123 BRATTLE STREET
THE 123 BRATTLE STREET
REALTY TRUST
DEED BOOK 80515, PAGE 359
PLAN 737 OF 1939

ASSESSORS: MAP 218, LOT 39

REFERENCES: DEED BOOK 73748, PAGE 394
DEED BOOK 73748, PAGE 394
PLAN 737 OF 1939

OWNER OF RECORD:
125 BRATTLE STREET REALTY TRUST

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW THE PROPOSED SECOND STORY ADDITION AS SHOWN HEREON. NO CHANGE IN OVERALL BUILDING FOOTPRINT IS PROPOSED.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON CAMBRIDGE CITY DATUM.
- 3) PROJECT SOURCE BENCHMARK IS THE TOP SOUTHEAST CORNER OF A CONCRETE BOUND, LOCATED ON THE WESTERLY SIDE OF SPARKS STREET; LOCATED 145.46' SOUTHERLY OF HEMLOCK ROAD.
- 3) UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

ZONING: A-1 MIN. SET-BACKS:
FRONT YARD: 25'
SIDE YARD: 15' (SUM OF 35')
REAR YARD: 25'(c)

(c) in Residence A-1, no building may be nearer than 25' plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100' up to a max. of 35'

MAP 218, LOT 55
121 BRATTLE STREET
JOSEPH L. KOERNER &
MARGARET L. KOSTER
DEED BOOK 54947, PAGE 423
PLAN 417 OF 1944

125
BRATTLE
STREET

Cambridge, Massachusetts

PREPARED FOR:

DR. ELLEN
WILLIAMS

125 Brattle Street
Cambridge, Massachusetts 02138

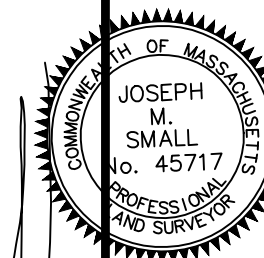
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



LEGEND

- x — x — x — WOOD PICKET FENCE
- □ — □ — □ — WOOD FENCE
- ○ — ○ — ○ — VINYL SLAT FENCE
- — — — — EDGE OF PAVEMENT
- — — — — RETAINING WALL WITH AND BOTTOM ELEVATIONS
- ⊗ FIRE HYDRANT
- ⊙ TELEPHONE MANHOLE
- × 100.7 SPOT ELEVATION
- BM ELEVATION BENCHMARK
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- RR.SP.K. ○ RAILROAD SPIKE
- I.ROD ○ IRON ROD
- STONE POST

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 8/1/2024 DRAWN BY: JMS

SCALE: 1" = 10' CHECK BY: [Signature]

**PROPOSED
PLOT PLAN
OF LAND IN
CAMBRIDGE, MA**

PLOT DATE: Aug 06, 2024 8:35 am
PATH: F:\Civi 3D Projects\27575 Williams - Cambridge\Sur\DWG\

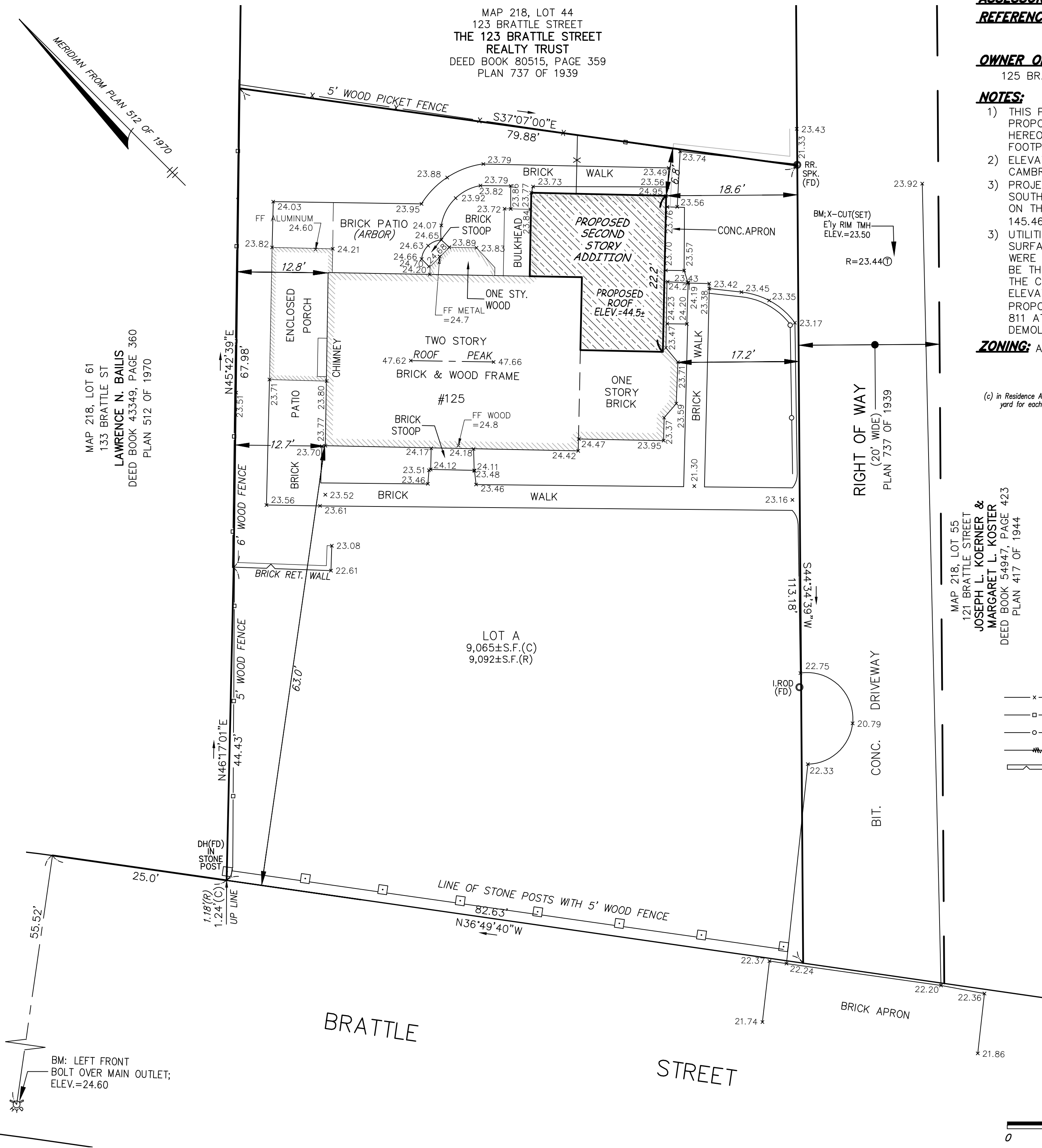
DWG: 27575 sv.dwg

LAYOUT: PROPOSED PLOT PLAN

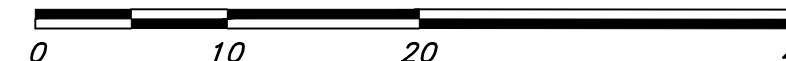
SHEET: 1 OF 1

PROJECT NO.: 27575

MAP 218, LOT 61
133 BRATTLE ST
LAWRENCE N. BAILIS
DEED BOOK 43349, PAGE 360
PLAN 512 OF 1970



SCALE: 1" = 10'



125 Brattle Street Cambridge MA



Front Facade

125 Brattle Street Cambridge MA



Side Facade

September 30, 2024

To the Cambridge Zoning Commission,

We are writing in support of the application of our neighbors, Ellen Williams and Lawrence Miller, at 125 Brattle Street. The application is #769560.

They plan to build a second-floor structure on top of their existing single story attached garage. They are seeking zoning relief to install two rear-facing windows on the second floor. These windows would overlook the front yard of 123 Brattle and the driveway next to 121 Brattle.

We have seen the full plans for the addition. We support their petition to have two windows on the back of the new addition on the second floor. Thank you.

With all best wishes,

A handwritten signature in black ink, appearing to read 'MJK', with a long horizontal flourish extending to the right.

Margaret and Joseph Koerner

121 Brattle Street, Cambridge, MA 02138

September 30, 2024

To the Cambridge Zoning Commission,

We are writing in support of the application of our neighbors, Ellen Williams and Lawrence Miller, at 125 Brattle Street. The application is #769560.

They plan to build a second-floor structure on top of their existing single story attached garage. They are seeking zoning relief to install two rear-facing windows on the second floor. These windows would overlook the front yard of 123 Brattle and the driveway next to 121 Brattle.

We have seen the full plans for the addition. We support their petition to have two windows on the back of the new addition on the second floor. Thank you.

With all best wishes,

Handwritten signatures of Peggy Blumenreich and Gene Blumenreich in blue ink. The signature for Peggy is above the signature for Gene.

Peggy and Gene Blumenreich

123 Brattle Street, Cambridge, MA 02138

1950

The following information was obtained from the records of the
 Department of the Interior, Bureau of Land Management, on
 the subject of the above-captioned land.
 The land is situated in the County of ... State of ...
 and is owned by ...
 The land is ...
 The land is ...

[Handwritten signature]
 [Handwritten signature]

[Faint printed text]
 [Faint printed text]



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespics, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: **125 Brattle Street**

Applicant: **Ellen Williams & Lawrence Miller**

Attention: **Ellen Williams & Lawrence Miller**
125 Brattle Street
Cambridge, Mass. 02138

Dave Orndorff
Hisel Flynn Architects
17 Waltham Street, 2nd Fl.
Lexington, Mass. 02421

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct an additional story above the garage and alter the east elevation.

Work is to be carried out as shown in the plans by Hisel Flynn Architects titled, "Brattle Addition Ellen and Lawrence Williams 125 Brattle Street Cambridge, MA," and dated May 14, 2024.

Approval was granted on the condition that construction details be reviewed and approved by Historical Commission staff.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced

within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

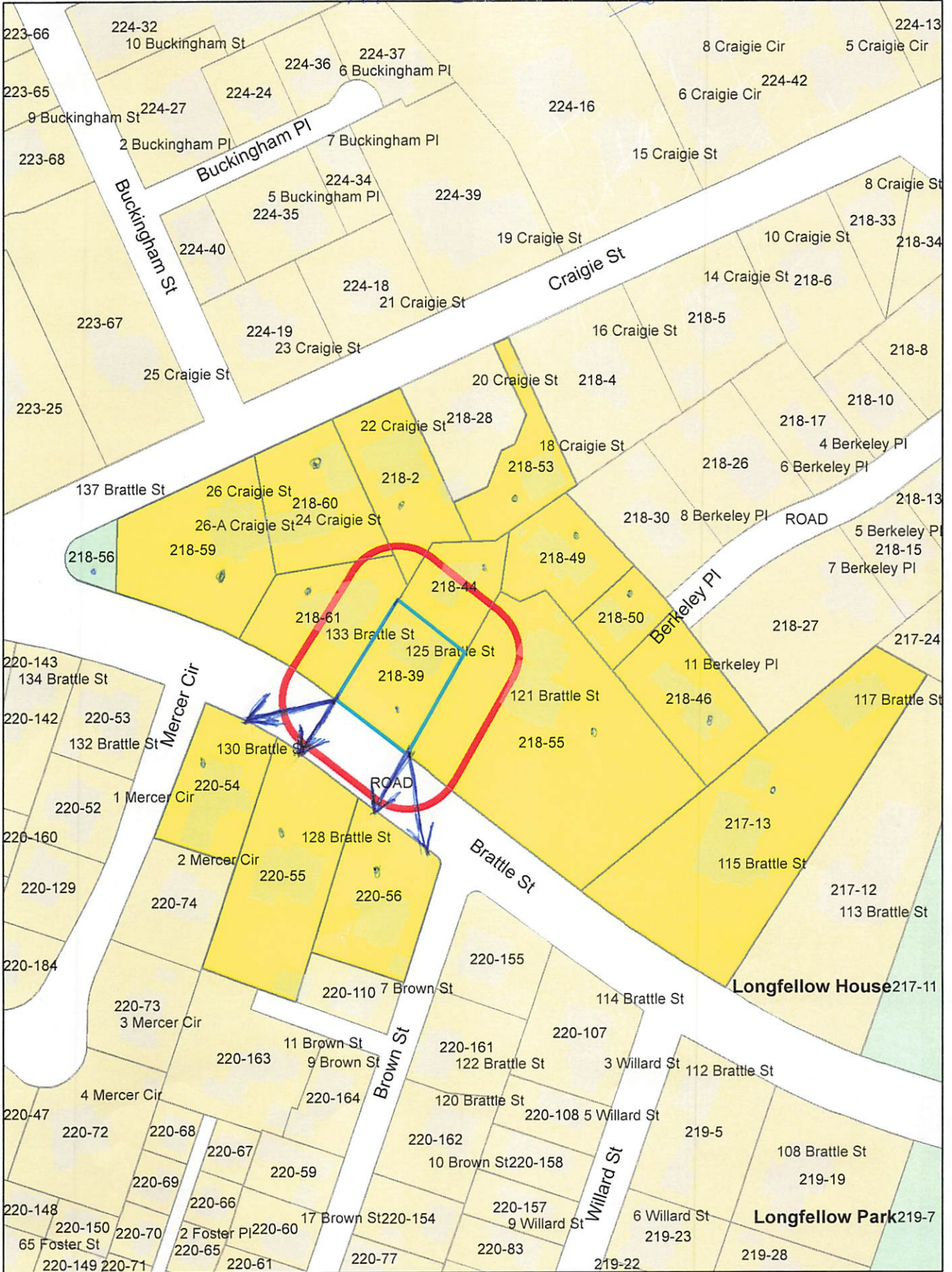
Case Number: **5119** Date of Certificate: **August 26, 2024**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on August 26, 2024.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

125 Brattle St



125 Brattle St.

Petitioner

217-13
SORENSEN, CHARLOTTE R. &
RALPH Z. SORENSON TRUSTEE
2435 4TH ST - UNIT 1312
BOULDER, CO 80304

218-2
DEMPZE, NANCY E.,
TRS THE 22 CRAIGIE REALTY TRUST
ATTN: JEFF CLEMENT & NANCY HESELTON
22 CRAIGIE ST
CAMBRIDGE, MA 02138

KATHLEEN FLYNN
17 WALTHAM STREET
LEXINGTON, MA 02421

218-46
ROWLEY, GEOFFREY H.,
TR. THE GEOFFREY H. ROWLEY REVOC. TR.
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

218-49
CUOMO, JUNE B.
TR. OF JUNE B. CUOMO 2006 QTIP TRUST
121A BRATTLE ST
CAMBRIDGE, MA 02138-3496

218-39
WILLIAMS, ELLEN K.
LAWRENCE G. MILLER, TRS
125 BRATTLE ST
CAMBRIDGE, MA 02138

218-55
KOERNER, JOSEPH L. &
MARGARET KOSTER KOERNER
121 BRATTLE ST
CAMBRIDGE, MA 02138

218-60
ROCKEFELLER, DIANA NEWELL ROWAN &
STANLEY SMITH WIRSIG, JR./SYLKIE BAY
NOMINEE TR.
24 CRAIGIE ST
CAMBRIDGE, MA 02138

220-54
HOLDERNESS, JULIA &
DARYOOSH VAKHSHOORI
130 BRATTLE ST UNIT A
CAMBRIDGE, MA 02138

220-55
MOULTON, EBEN S. &
HEATHER S. MOULTON
128 BRATTLE STREET
CAMBRIDGE, MA 02138

220-56
BERGER, ADAM L.
TR. OF BROWN AND BRATTLE REALTY TRUST
126 BRATTLE ST
CAMBRIDGE, MA 02138

218-50
HOFHEINZ, HARRIET P.,
TR. OF THE HOFHEINZ FAMILY REALTY TR.
10 BERKELEY PL
CAMBRIDGE, MA 02138

218-61
BAILIS, LAWRENCE N.
133 BRATTLE ST
CAMBRIDGE, MA 02138

218-59
CAYNE AUDREY N &
AMY SCHWARTZ TRS DRC MARITAL TR
26 CRAIGIE ST
CAMBRIDGE, MA 02138

217-13
LINCOLN INSTITUTE OF LAND POLICY, INC.
C/O DENNIS W. ROBINSON, VP FINANCE
113 BRATTLE STREET
CAMBRIDGE, MA 02138

218-44
BLUMENREICH, MARGARET J
TRS. THE 123 BRATTLE STREET REALTY TR
123 BRATTLE ST
CAMBRIDGE, MA 02138

220-54
KIRSCH, VANESSA ALAN KHAZEI
130 BRATTLE ST - UNIT B
CAMBRIDGE, MA 02138

218-53
UGC CORPORATION
130 MOUNT AUBURN ST
CAMBRIDGE, MA 02138

218-56
CAMBRIDGE CITY OF PWD
147 HAMPSHSIRE ST
CAMBRIDGE, MA 02139

218-56
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

218-56
CITY OF CAMBRIDGE
C/O MEGAN BAYER