



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 AUG 17 AM 11:09
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 233167

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Kiem For NGO and Lei JIANG

PETITIONER'S ADDRESS: 50 Clifton St., Cambridge, MA 02140

LOCATION OF PROPERTY: 50 Clifton St., Cambridge, MA

TYPE OF OCCUPANCY: 2 Family - Attic storage ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a dormer on the north side of the attic to create more living space.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Kiem For NGO / Lei JIANG

(Print Name)

Address:

50 Clifton St. Cambridge, MA

Tel. No.

469-323-6418

E-Mail Address:

charlesngo22@gmail.com

Date: 08-16-2023

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 Kiem For NGO and Lei JIANG
(OWNER)

Address: 50 Clifton St. Cambridge, MA, 02140

State that I/We own the property located at Massachusetts, which is the subject of this zoning application.

The record title of this property is in the name of Kiem For NGO and Lei JIANG

*Pursuant to a deed of duly recorded in the date 08-23-2022, Middlesex South County Registry of Deeds at Book 24110, Page 035; or Middlesex Registry District of Land Court, Certificate No. 129967 Book 80624 Page 140.

[Handwritten Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

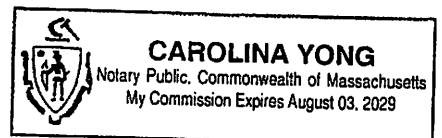
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Kiem For Ngo & Lei Jiang personally appeared before me, this 11th of Aug, 2023, and made oath that the above statement is true.

[Handwritten Signature] Notary

My commission expires 08/03/2029 (Notary Seal).



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

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 50 Clifton 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:

Currently we only have two bedrooms and one bathroom, which we don't have enough spaces to receive my parents and siblings to our house. By turning the north side of the attic into a dormer will be the best option since the basement is under 6 feet and shared between the two units. Adding the dormer will create an additional bedroom and bathroom, which will facilitate in receiving our family members.

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:

For this project, we don't foresee any changes related to traffic or in the neighborhood. All the works will be done within the parameter property. The driveway have enough space for a dumpster and to store the construction materials.

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:

For this project, the works will be done on the roof only. The driveway will provide enough space to do all the necessary works. It will not cause or affect anything on the street or the neighbors on both sides. The working time will be within the regulations and will not disturb the neighborhood.

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:

All the works will be done by licensed professionals with regards to respect all the health and safety issues. All the debris and residuals materials will be dumped into a dumpster. We will no use any toxic and nonconforming materials for the construction.

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 purpose of the this project is only to add a dormer to the north side of the attic to create more living space for the family. We don't perceive anything that will changes or disturb the wellbeing of the neighbors. On the same street, we do see some of houses with the same type of concept, having a dormer in the attic.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Kiem For NGO and Lei JIANG
Location: 50 Clifton St., Cambridge, MA
Phone: 469-323-6418

Present Use/Occupancy: 2 Family - Attic storage
Zone: Residence B Zone
Requested Use/Occupancy: 2-Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3233		3466		2850	(max.)
<u>LOT AREA:</u>		6000		6000		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.54		0.58		0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3000		3000		2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50		50		50	
	<u>DEPTH</u>	120		120		120	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.9'		7.9'		15	
	<u>REAR</u>	60.9		60.9		25	
	<u>LEFT SIDE</u>	5.8		5.8		7.5	
	<u>RIGHT SIDE</u>	19.6		19.6		7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	32.9		32.9		35'	
	<u>WIDTH</u>	5.7'		5.7'		44	
	<u>LENGTH</u>	24.2'		24.2'		25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50%		50%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		2		2	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		0	

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.:

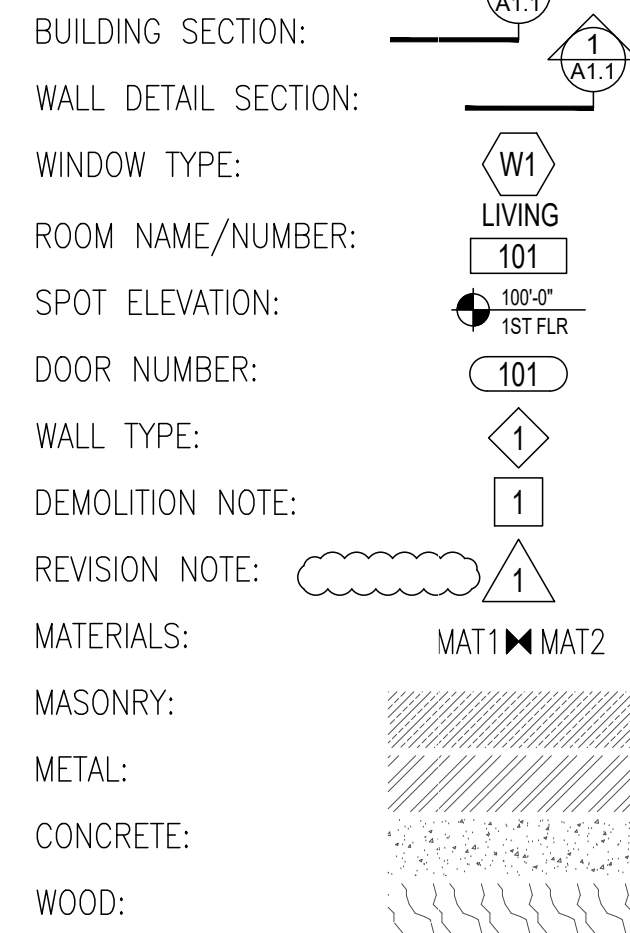
Not applicable

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.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

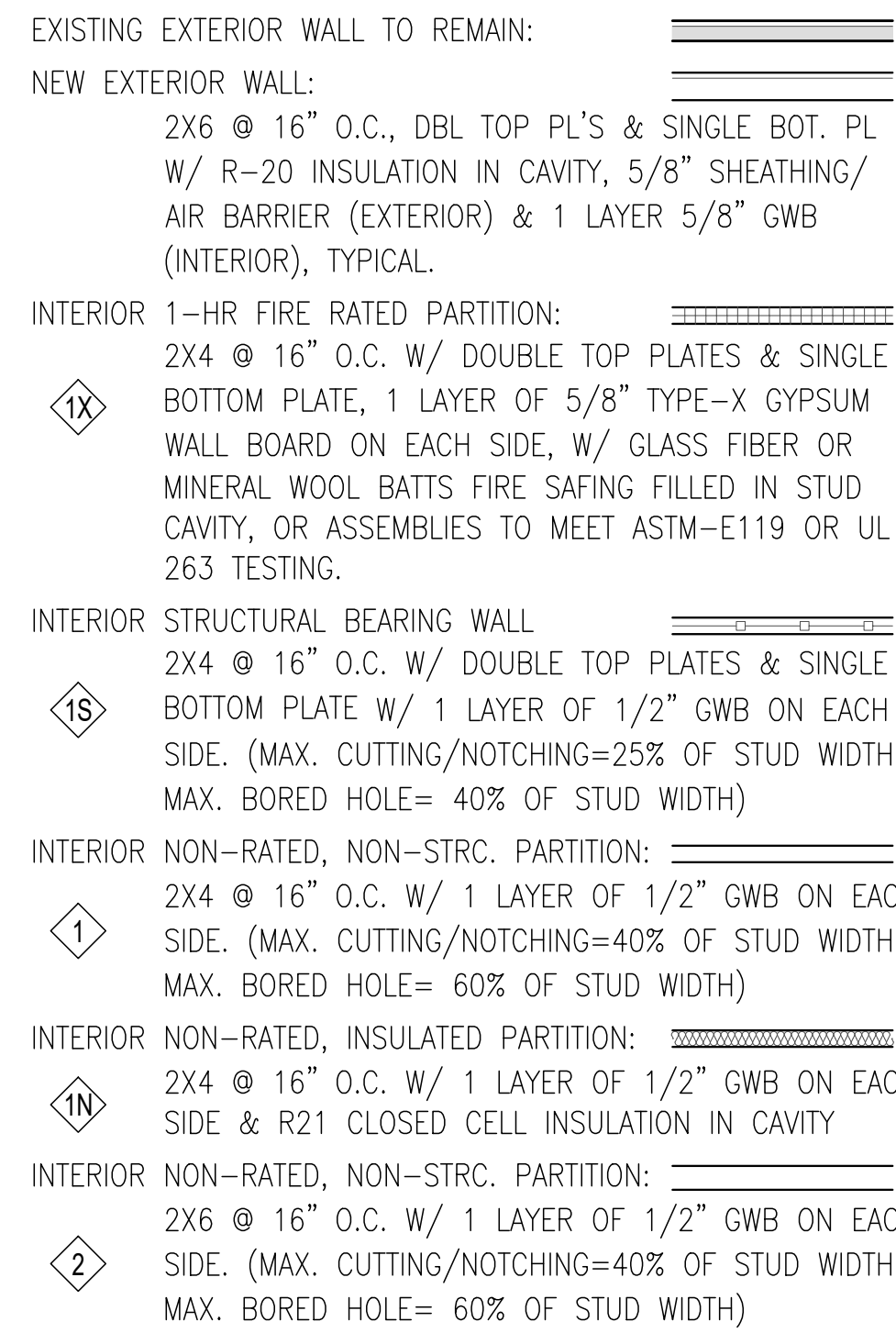
PERMIT SET

ARCHITECT: OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

SYMBOLS & MATERIALS



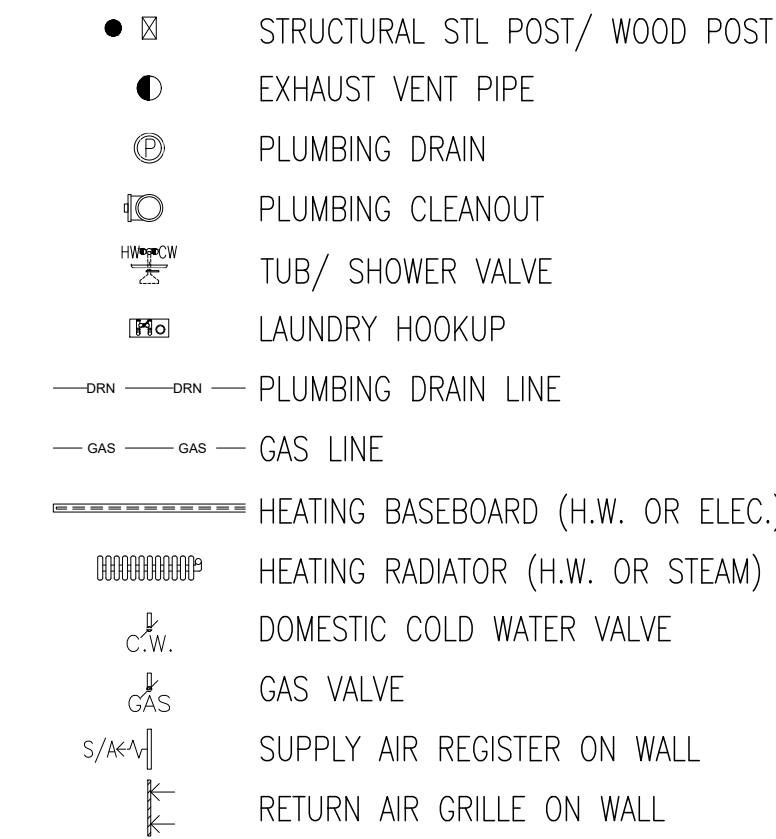
WALL/PARTITION TYPES



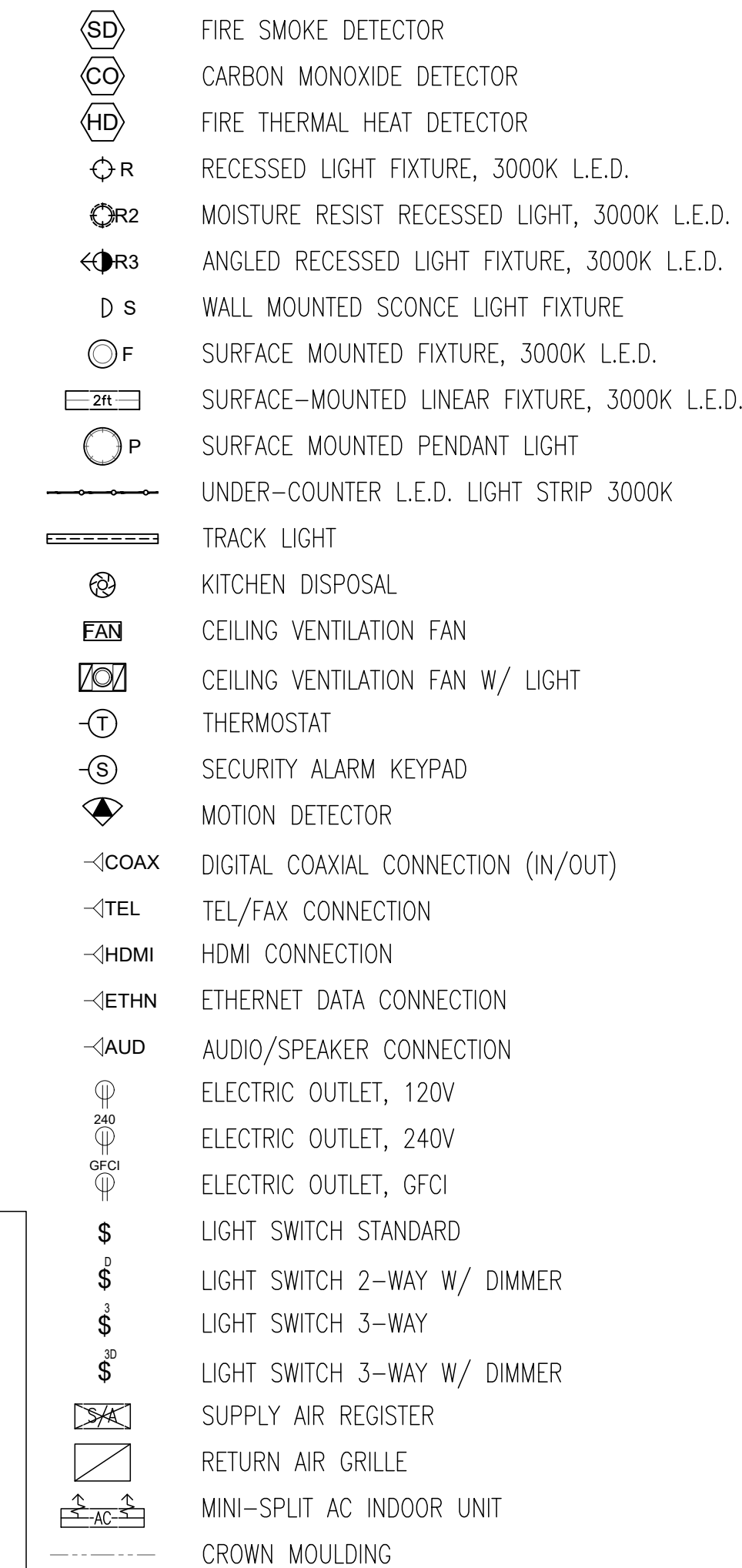
FIRE ALARM NOTES:

- 1. DETECTOR/ ALARM SYMBOL KEYS: SD SMOKE DETECTOR/ ALARM, CO CARBON MONOXIDE DETECTOR/ ALARM, SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM, HD HEAT DETECTOR/ ALARM
2. ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
3. THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.

PLAN LEGEND



R.C.P. LIGHTING/ELECTRICAL LEGEND



WINDOW SCHEDULE

WINDOW INSTALLATION NOTES:

- 1. CONTRACTOR TO CHECK W/ MFR. FOR ALL ROUGH OPENINGS, TYP.
2. ALL WINDOWS SHALL MEET STATE ENERGY CONSERVATION STRETCH CODE REQUIREMENTS TO HAVE U VALUE .30 OR LOWER
3. (*) WINDOWS IN ALL BEDROOMS & SLEEPING QUARTERS SHALL MEET REQUIREMENTS FOR EMERGENCY ESCAPE: WINDOW SILL NO HIGHER THAN 44" A.F.F., & MINIMUM CLEAR OPN'G: 3.3 S.F. (DOUBLE-HUNG ONLY), MIN. CLEAR OPN'G 20"x24" IN EITHER DIRECTION
4. WINDOW FINISH SILL HEIGHT @ 2ND FLR & ATTIC SHALL NOT BE LOWER THAN 24" A.F.F.
5. (T) ALL WINDOWS WITH SILL LOWER THAN 18" A.F.F. OR ON STAIRS WALLS OR IN BATHROOMS SHALL BE TEMPERED GLASS.
6. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS, STYLE, MULLION PATTERNS & OTHER DETAILS FOR NEW WINDOWS TO MATCH

Table with columns: TYPE, ROUGH OPN'G, FIN. SILL, MATERIAL, STYLE, JAMB, EXT.FIN., INT.FIN., HARDWARE, GRIDS, REMARKS. Rows include W1, W2, and W3(T).

ROOM FINISH SCHEDULE

Table with columns: ROOM, FLOOR, BASE, WALL, CEILING, MOLDING, REMARKS. Rows include 301 FAMILY, 302 BEDROOM, 303 HALLWAY, 303B LAUNDRY, 304 WALK-IN CLOSET, and 305 BATHROOM.

DOOR SCHEDULE

Table with columns: DOOR No., WIDTH x HGT., TYPE, DOOR SLAB, FINISH, HINGE, HANDLE, LOCKSET, WALL THK., OTHER, REMARKS. Rows include 202, 302, 303B, 304, and 305.

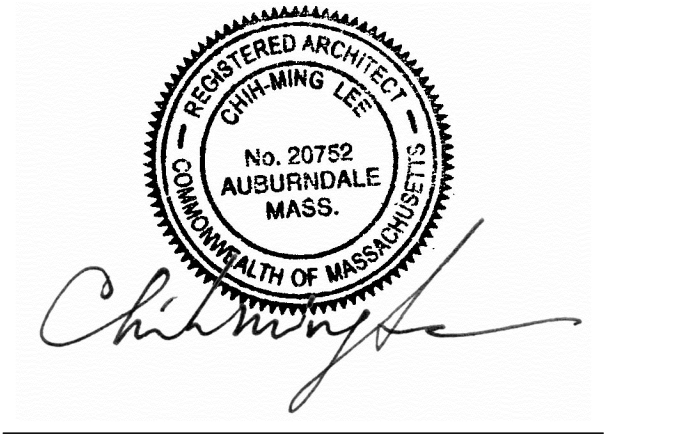
NGO RESIDENCE

TWO FAMILY ADDITION
50 Clifton Street
Cambridge, Massachusetts 02140

DRAWING GENERAL NOTES: THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS EXCEPT BY ARCHITECT'S AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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Table with columns: Date, Notes. Row: 7/5/2023 | PERMIT SET



CHI-MING LEE, AIA ARCHITECT

LEGENDS, WALL TYPES & SCHEDULES

SCALE: NO SCALE
DATE: JULY 5, 2023
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

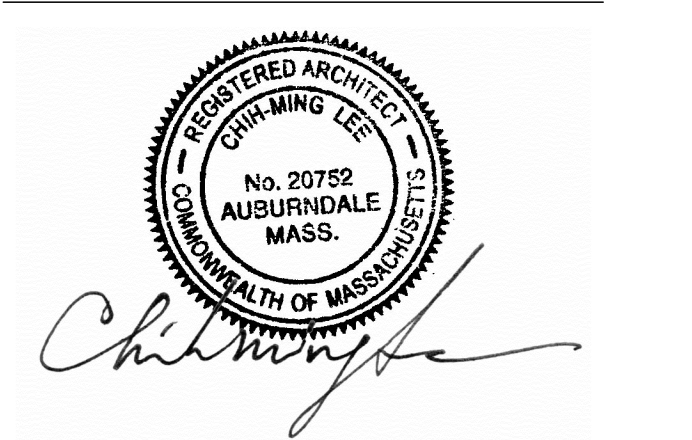
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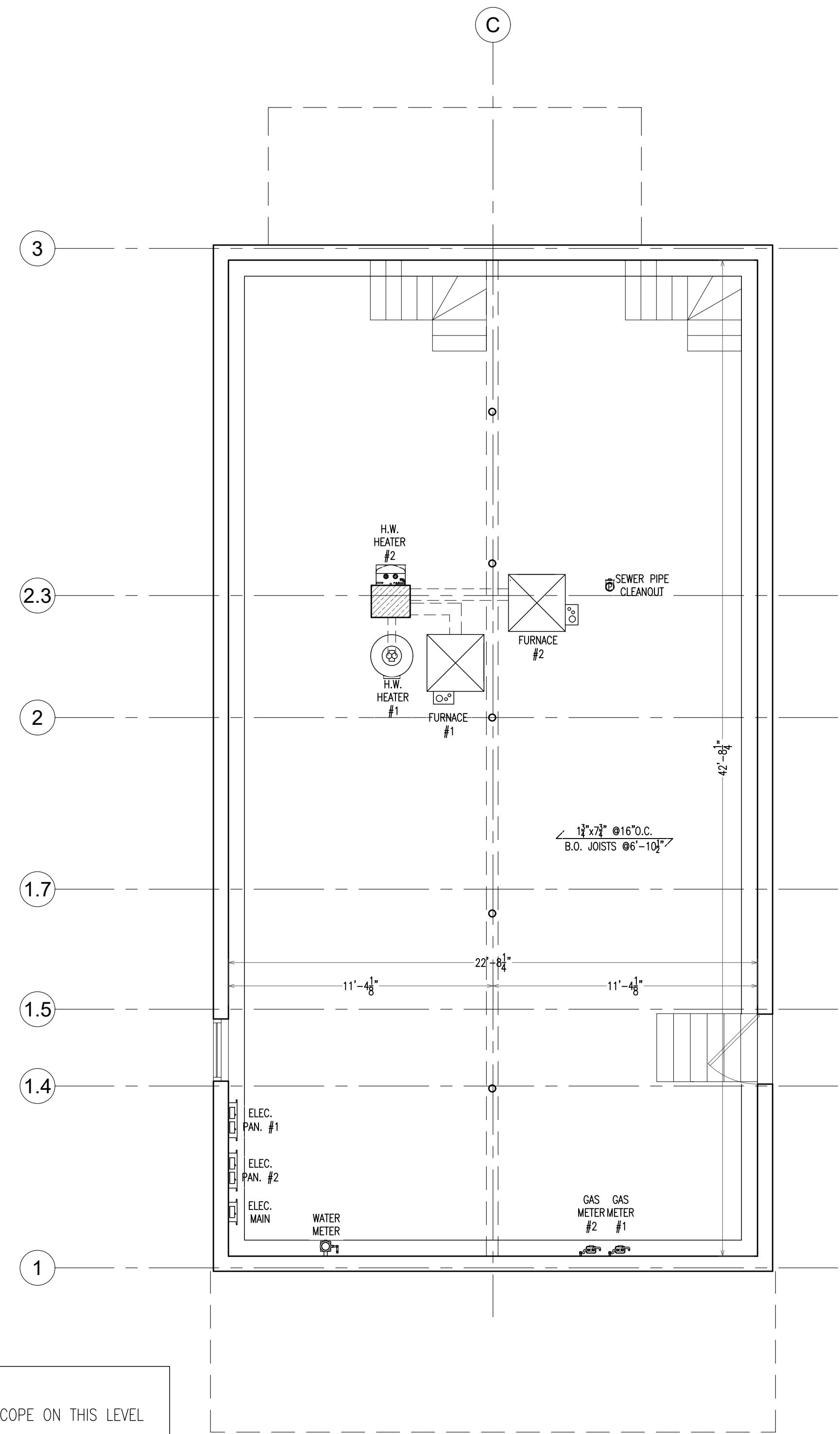
Date	Notes
7/5/2023	PERMIT SET



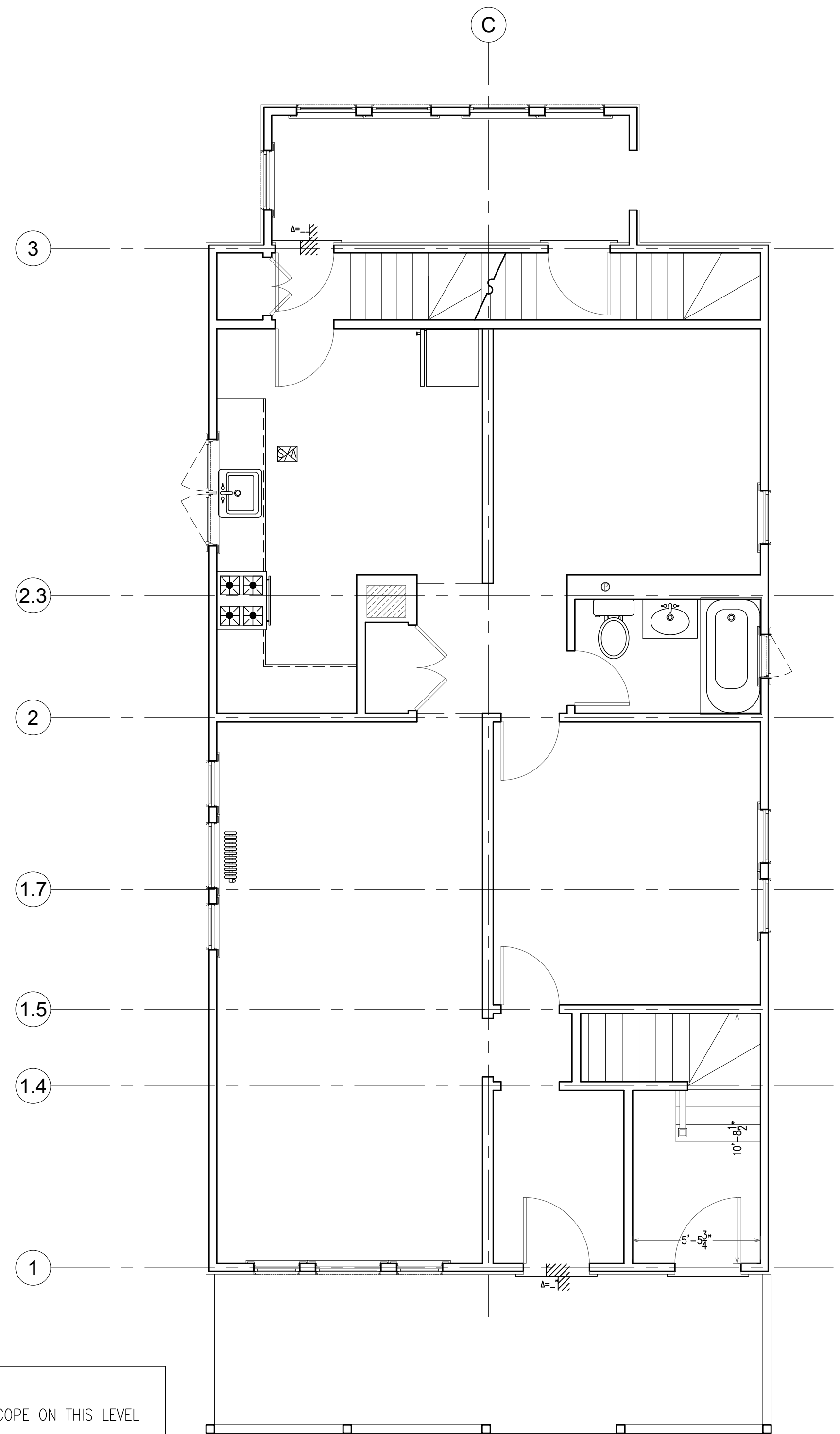
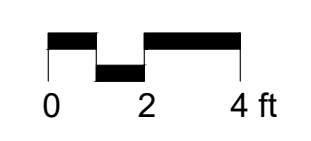
CHIH-MING LEE, AIA ARCHITECT

EXISTING BASEMENT &
FIRST FLOOR DEMOLITION
PLANS

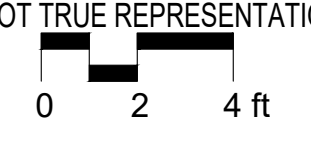
SCALE: 1/4"=1'-0"
DATE: JULY 5, 2023
DRAWN BY: STAFF, CL
CHECKED BY: CL



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



2 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"(FLOOR PLAN AT THIS LEVEL FOR REFERENCE ONLY, NOT TRUE REPRESENTATION)



DEMO NOTE:
NO DEMOLITION SCOPE ON THIS LEVEL

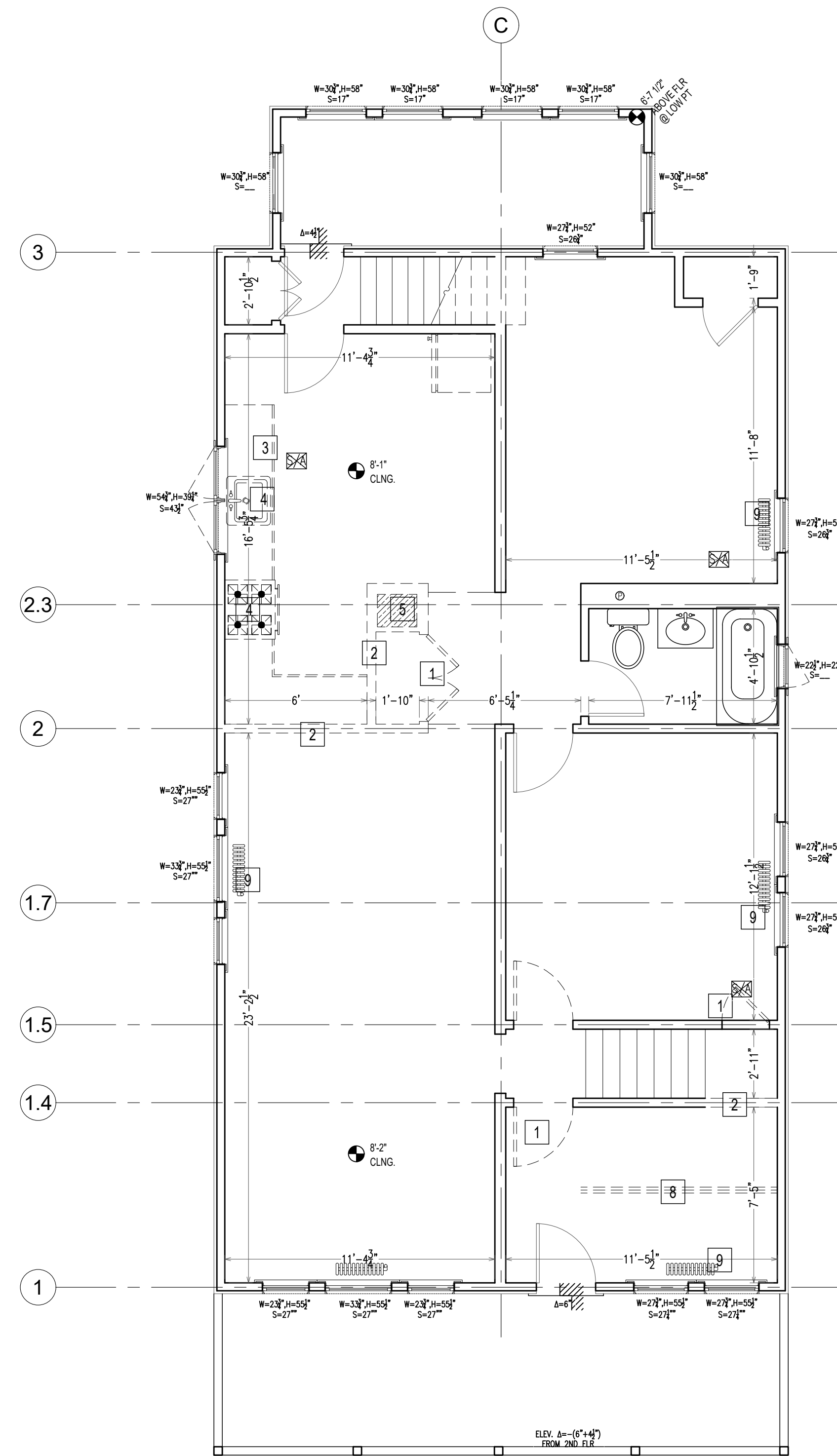
DEMO NOTE:
NO DEMOLITION SCOPE ON THIS LEVEL



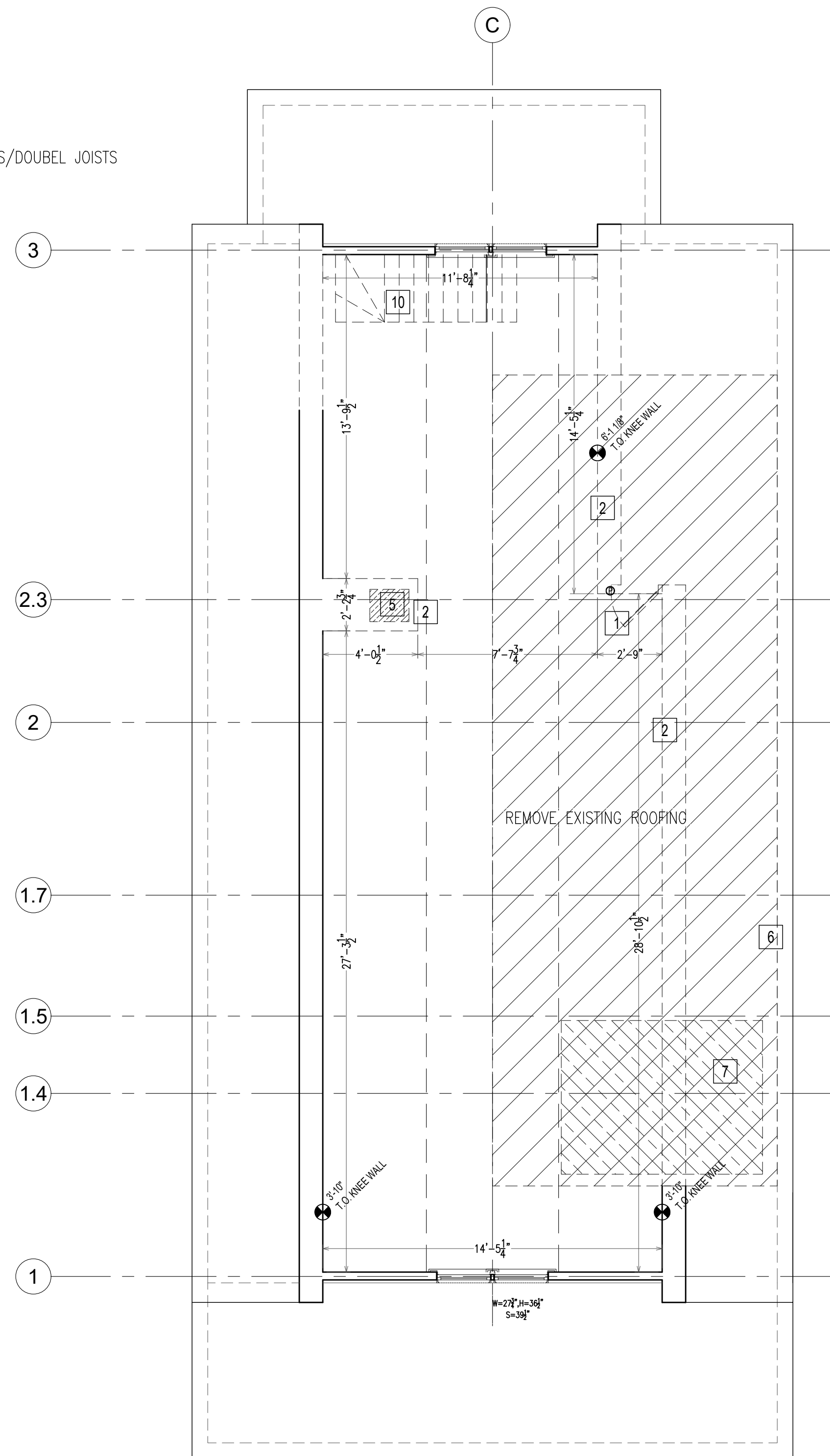
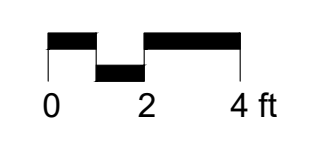
ARCHITECT:
OoDD Architects Limited Liability Company
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 PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

DEMOLITION NOTES:

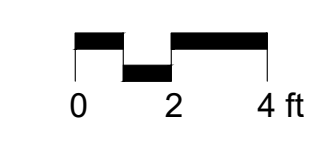
- 1 REMOVE EXISTING DOOR & TRIM
- 2 REMOVE EXISTING PARTITION AS INDICATED
- 3 REMOVE EXISTING CABINETS, TYP.
- 4 REMOVE EXISTING KITCHEN PLUMBING WATER/GAS PIPES. CUT & CAP ALL SERVICES TO STUD/ SUB-FLOOR. SEE PROPOSE PLANS FOR MODIFICATION, TYP.
- 5 REMOVE EXISTING CHIMNEY/ FIREPLACE
- 6 REMOVE EXISTING ROOFING
- 7 CUT/REMOVE EXISTING FLOORING & JOISTS
- 8 REMOVE EXISTING FLOORING TO REINFORCE EXISTING JOISTS/DOUBEL JOISTS (SEE FRAMING PLAN FOR DETAILS)
- 9 REMOVE EXISTING HEATING RADIATOR
- 10 REMOVE EXISTING STAIRS



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



4 EXISTING ATTIC PLAN
 1/4"=1'-0"



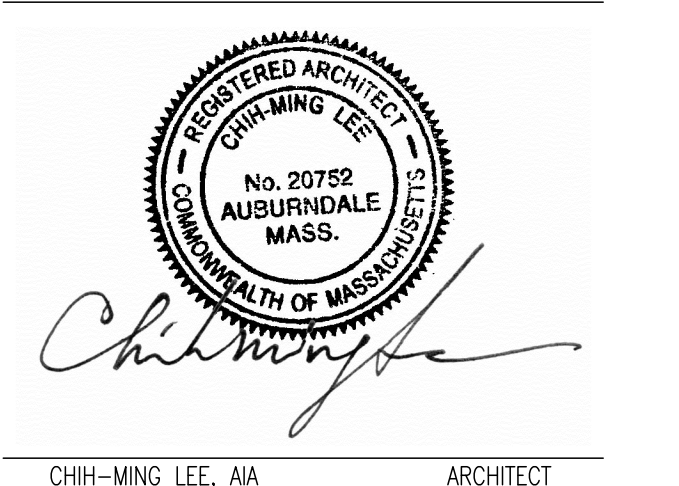
NGO RESIDENCE
 TWO FAMILY ADDITION

50 Clifton Street
 Cambridge, Massachusetts 02140

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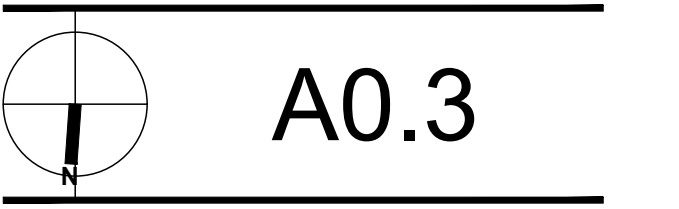
Date	Notes
7/5/2023	PERMIT SET



CHIH-MING LEE, AIA ARCHITECT

**EXISTING SECOND FLOOR
 & ATTIC DEMOLITION PLANS**

SCALE: 1/4"=1'-0"
 DATE: JULY 5, 2023
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



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Date	Notes
7/5/2023	PERMIT SET



Chih-Ming Lee
 CHIH-MING LEE, AIA ARCHITECT

PROPOSED SECOND FLOOR & ATTIC PLANS

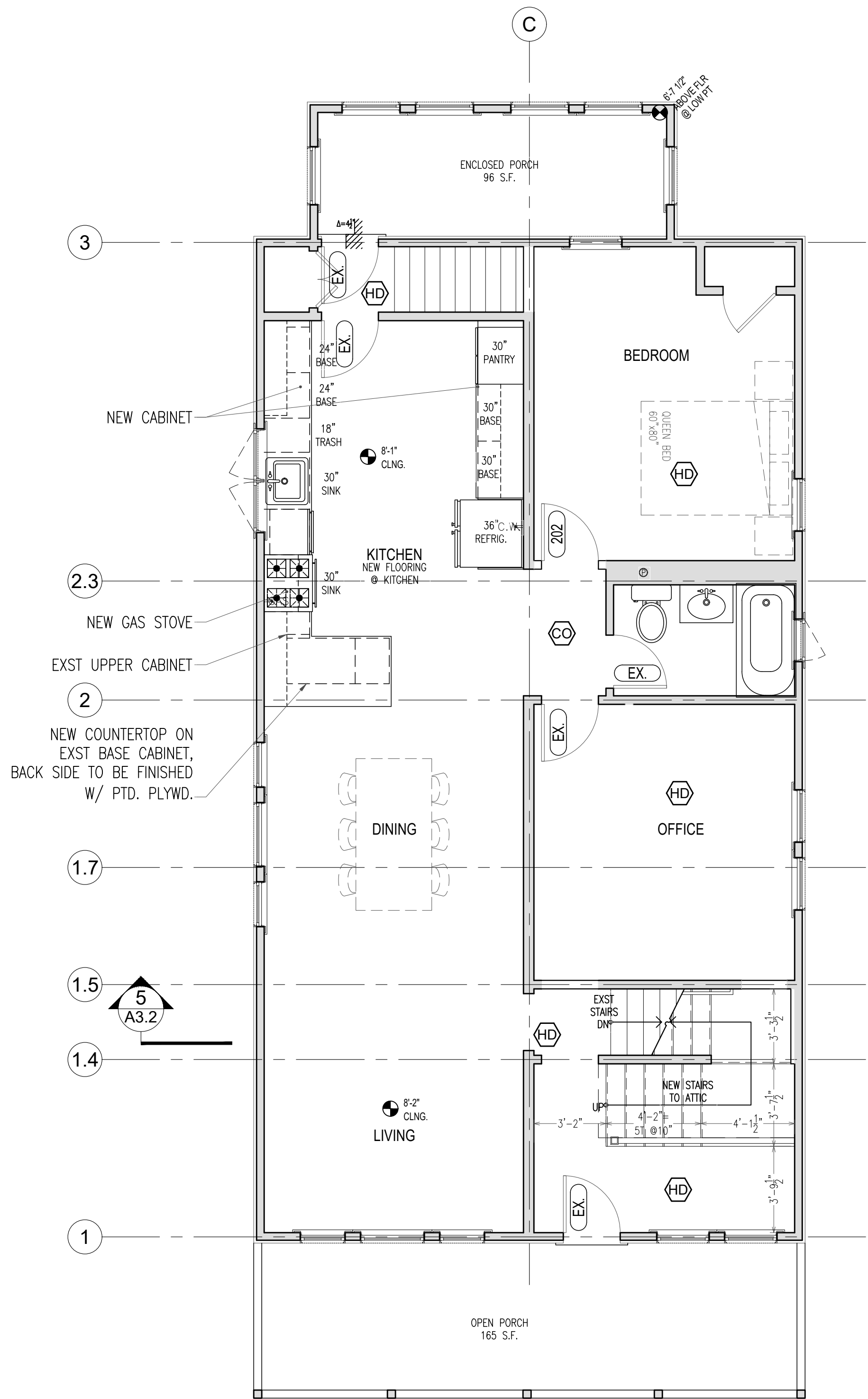
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 CHECKED BY: CL



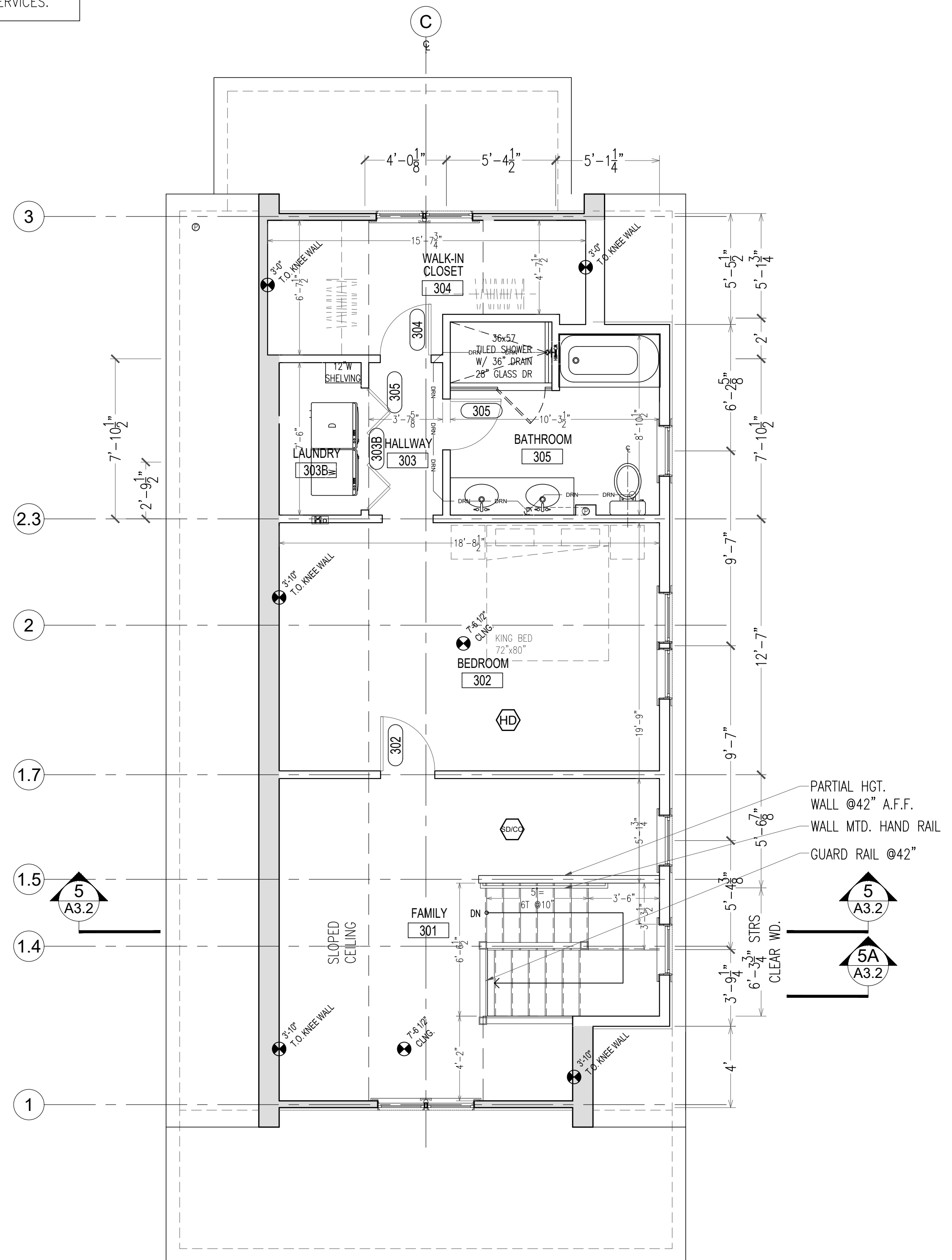
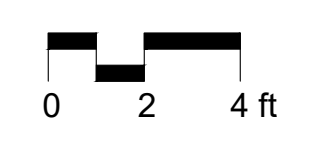
FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 (SD) SMOKE DETECTOR/ ALARM
 (CO) CARBON MONOXIDE DETECTOR/ ALARM
 (SD/CO) SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
 (HD) HEAT DETECTOR/ ALARM
- ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.

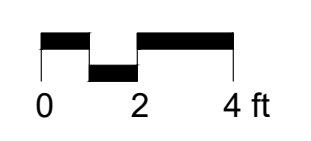
NOTES:
 NO CHANGE ON THE LAYOUTS OF 1ST FLOOR & BASEMENT (NOT SHOWN).
 SEE A0.2 FOR EXISTING PLANS.



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



2 PROPOSED ATTIC PLAN
 1/4"=1'-0"

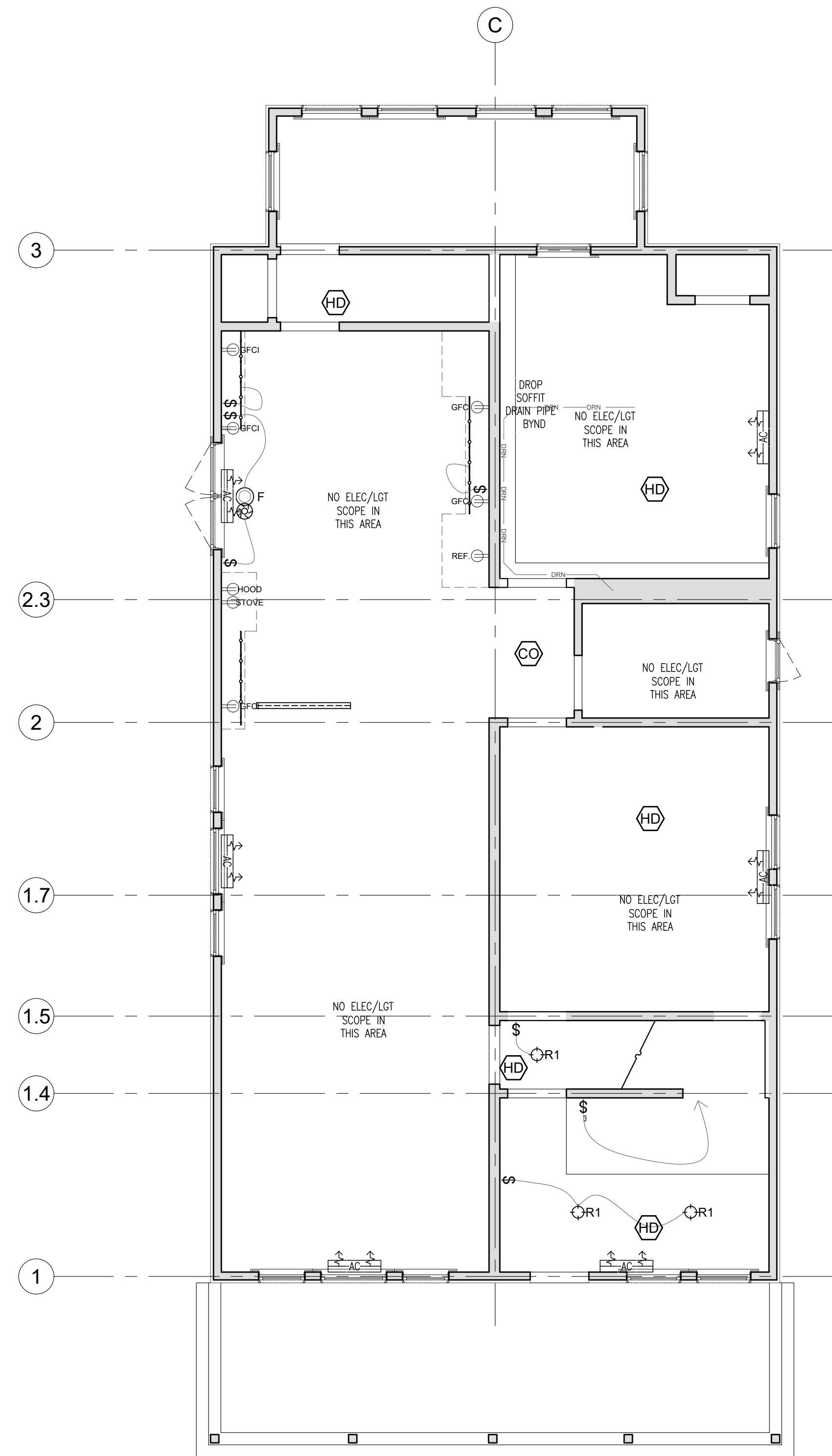


PROPOSED FLOOR AREA: 712 S.F.

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HVAC NOTE:

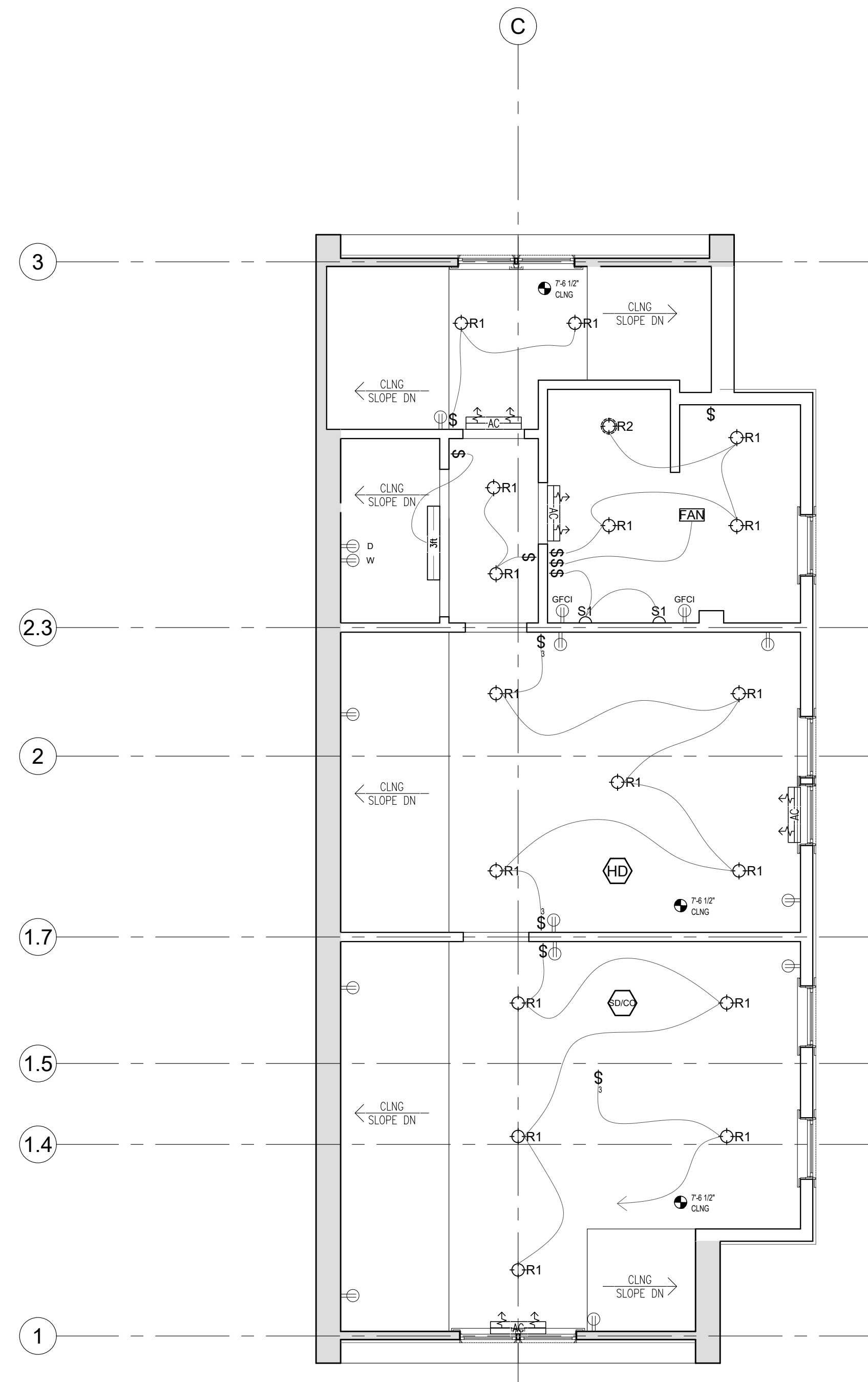
HVAC CONTRACTOR TO DESIGN-BUILD ELECTRICAL MINI-SPLIT SYSTEM FOR HEATING & COOLING ON 2ND FLOOR LEVEL (OPTIONAL).



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

HVAC NOTE:

HVAC CONTRACTOR TO DESIGN-BUILD ELECTRICAL MINI-SPLIT SYSTEM FOR HEATING & COOLING ON ATTIC LEVEL.



2 ATTIC REFLECTED CEILING PLAN
1/4"=1'-0"

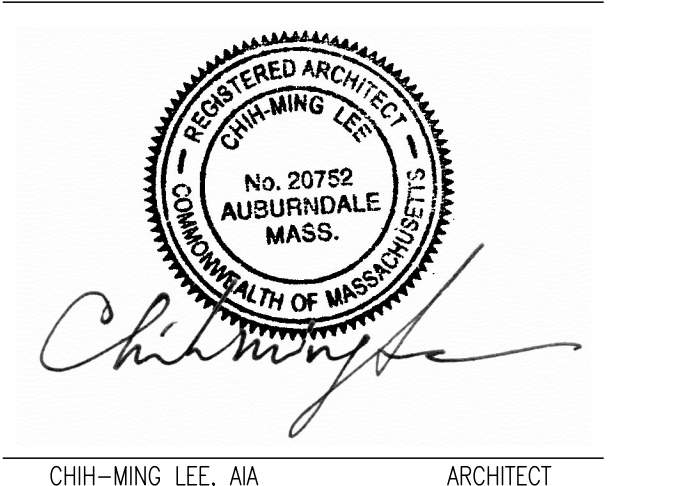
NGO RESIDENCE
TWO FAMILY ADDITION

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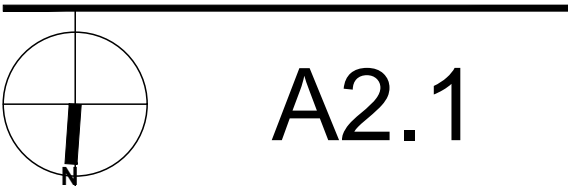
Date	Notes
7/5/2023	PERMIT SET



CHIH-MING LEE, AIA ARCHITECT

SECOND FLOOR & ATTIC
REFLECTED CEILING PLANS

SCALE: 1/4"=1'-0"
DATE: JULY 5, 2023
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com



2 PROPOSED AWEST ELEVATION (SCHEME A)
1/4"=1'-0"

92'-4 1/4" BSMT CONC.

129'-0" (+/-) EXST. RIDGE

118'-1" ATTIC FIN. FLR.

109'-0 3/4" 2ND FIN. FLR.

100'-0" 1ST FIN. FLR.

92'-4 1/4" BSMT CONC.

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

0 2 4 ft

NGO RESIDENCE

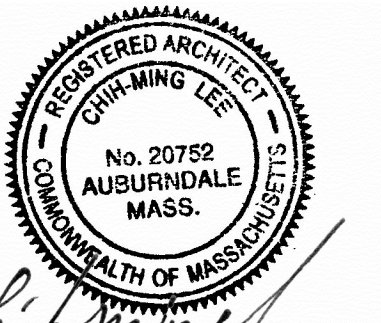
TWO FAMILY ADDITION

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Cambridge, Massachusetts 02140

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Date	Notes
7/5/2023	PERMIT SET

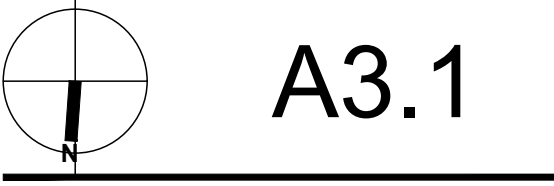


Chi-Ming Lee

CHI-MING LEE, AIA ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: JULY 5, 2023
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

NGO RESIDENCE
TWO FAMILY ADDITION

50 Clifton Street
Cambridge, Massachusetts 02140

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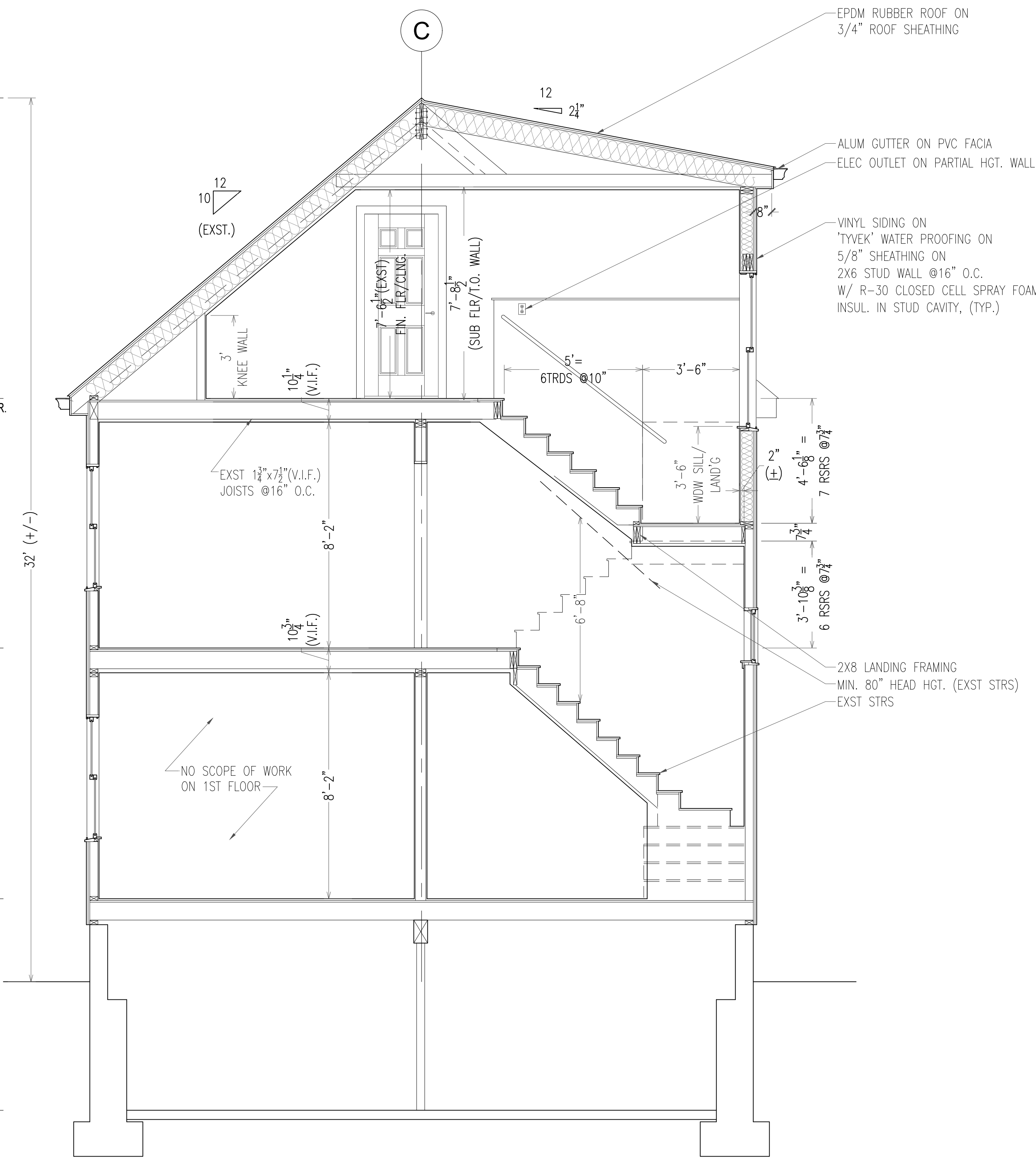
Date	Notes
7/5/2023	PERMIT SET



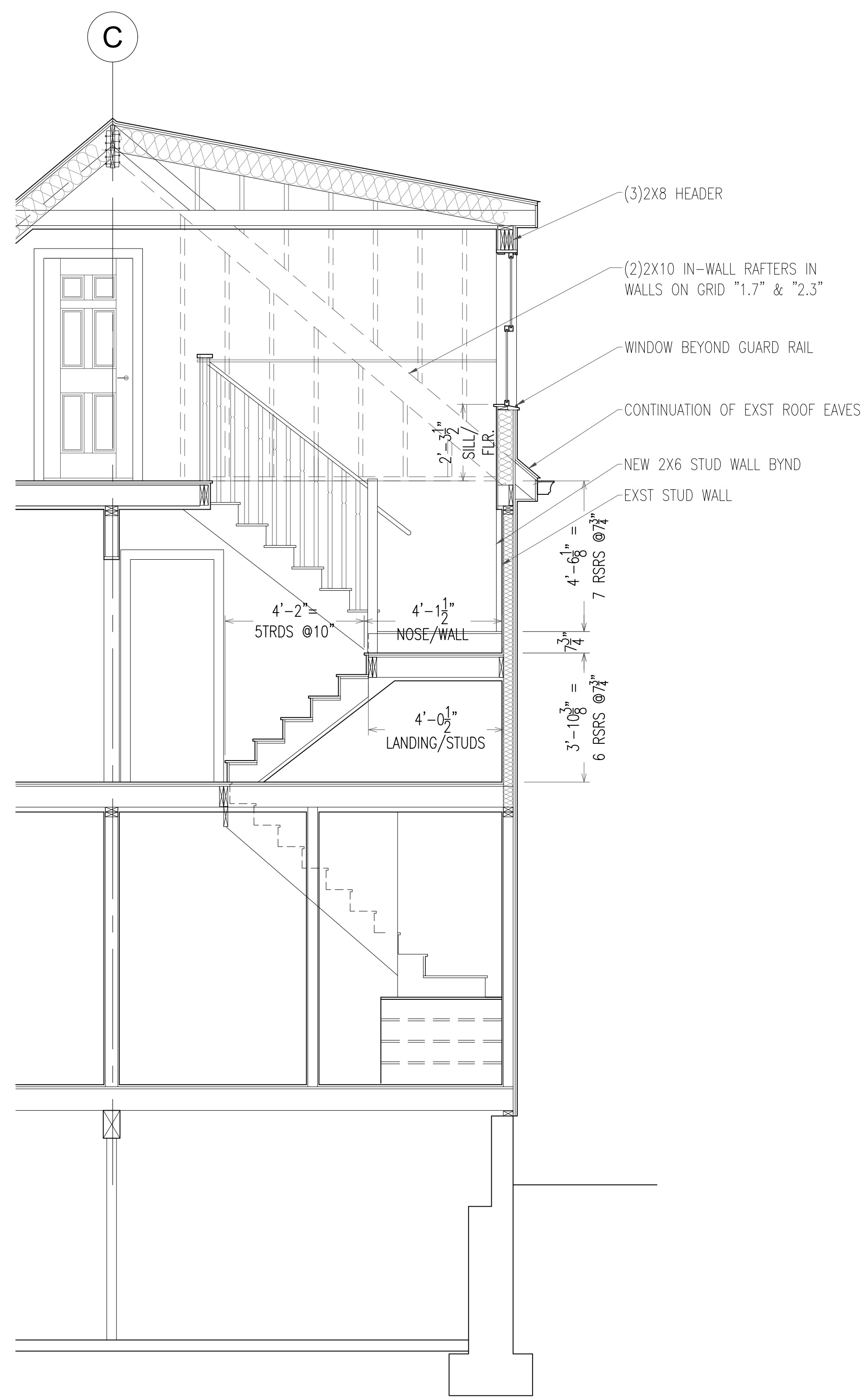
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING SECTIONS

SCALE: 3/8"=1'-0"
DATE: JULY 5, 2023
DRAWN BY: STAFF, CL
CHECKED BY: CL



5 SECTION @ STAIRS
3/8"=1'-0"



5A SECTION @ STAIRS
3/8"=1'-0"



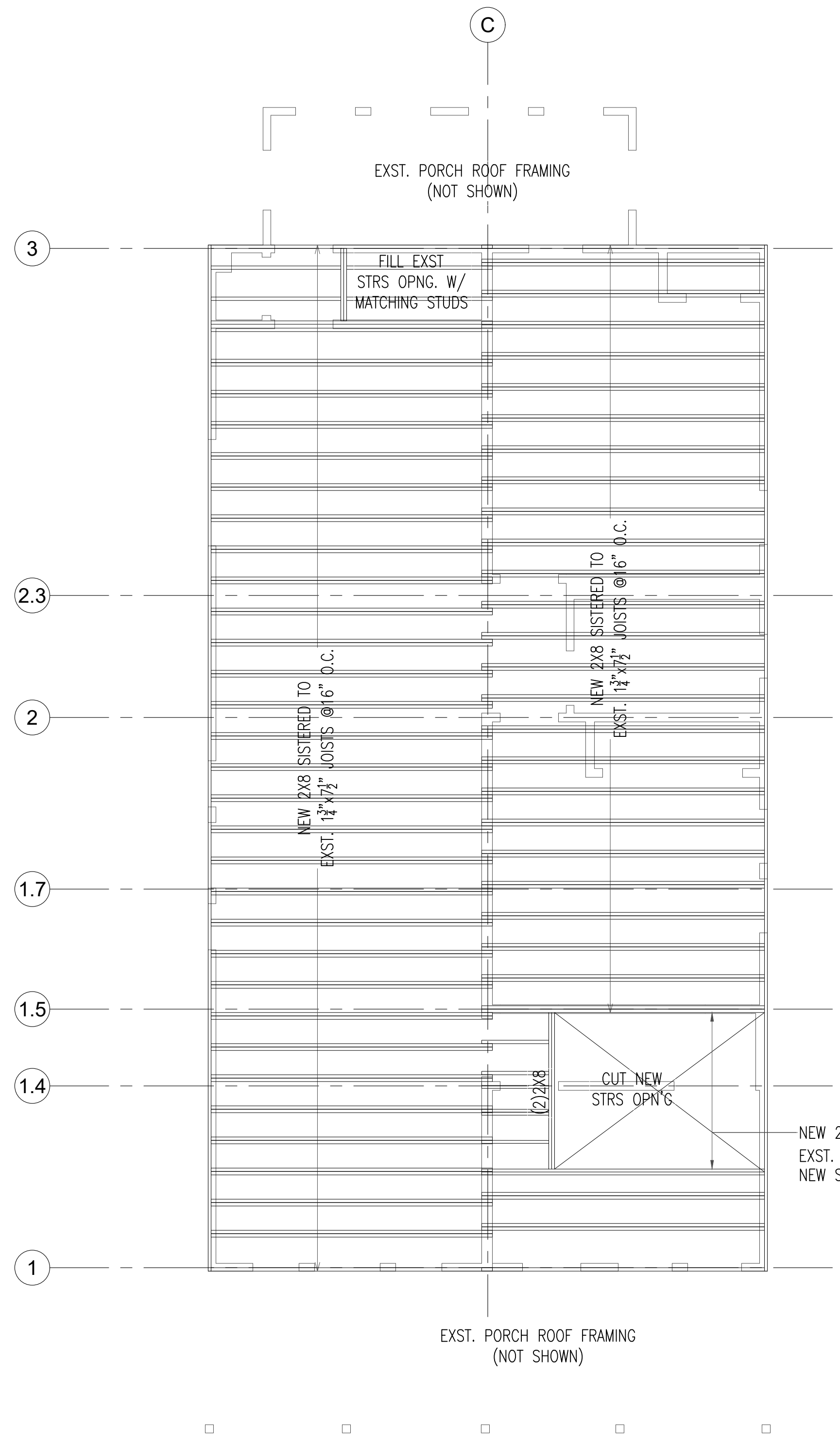
ARCHITECT:
OoDD Architects Limited Liability Company
 P. O. Box 86001 Newton, Massachusetts 02466
 PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

FRAMING NOTES:

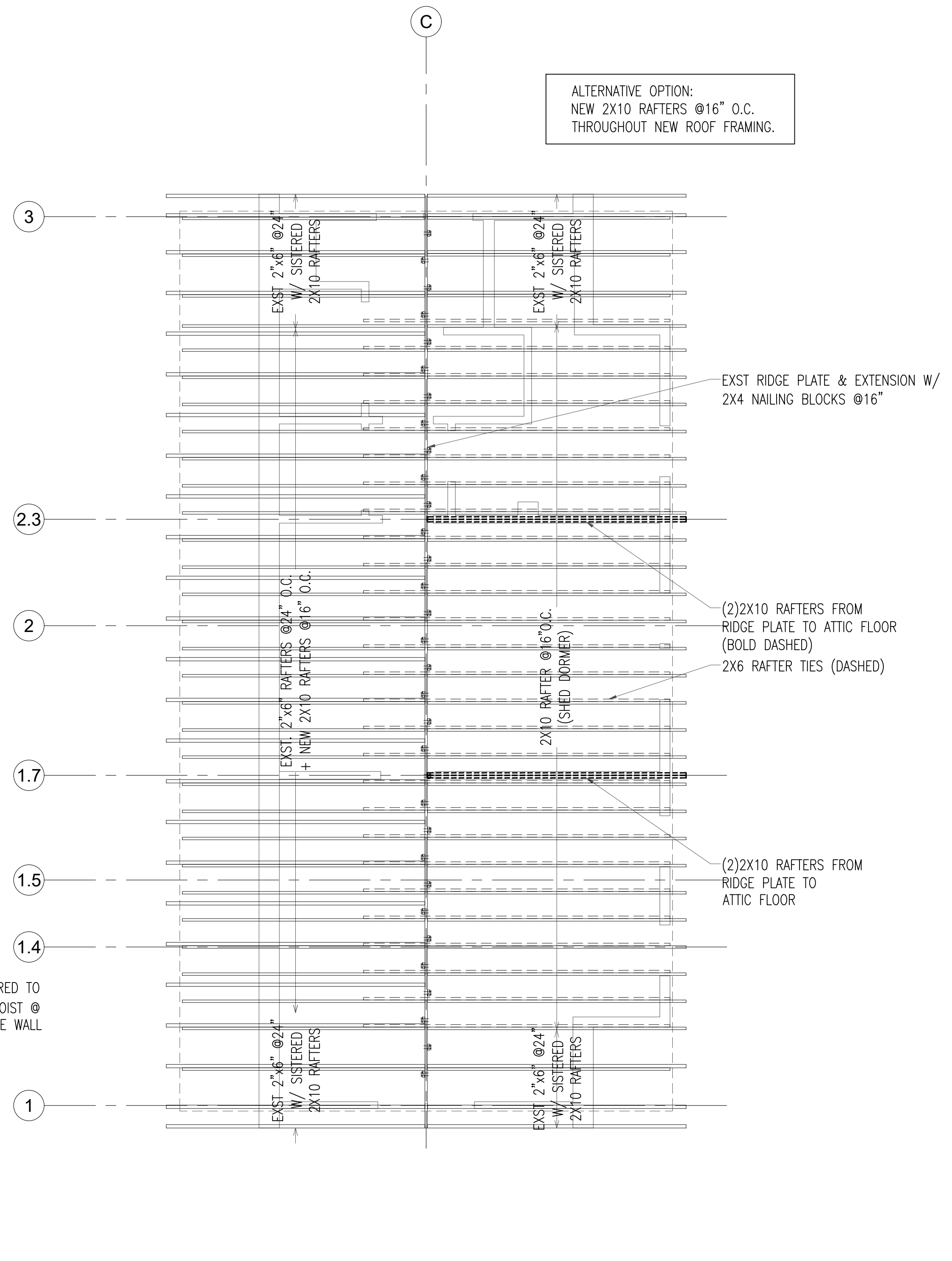
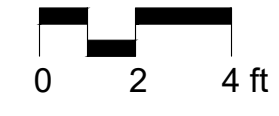
- ALL FRAMING AND CONSTRUCTION SHALL CONFORM TO THE STATE BUILDING CODE 780 CMR 9TH EDITION AND OTHER APPLICABLE CODES AND REGULATIONS.
- ALL WOOD FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR (OR BETTER) W/ THE FOLLOWING MINIMUM GRADES:
 (A) JOISTS (U.N.O.), RAFTERS, SOLID AND BUILT-UP BEAMS, WALL STUDS, SOLID WOOD POST, AND LINTELS: NO.2 OR BETTER (U.N.O.).
 (B) SILLS, PLATES, BLOCKING & NAILERS: STUD GRADE.
- WOOD SITS BENEATH ALL INTERIOR/EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER & MOISTURE SHALL BE GRADE #2 DOUGLAS-FIR, HEM-FIR OR BETTER, PRESSURE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS:
 a. DECKING, RAILINGS, JOISTS, AND BEAMS MUST BE TREATED TO A CATEGORY UC3B.
 b. POSTS AND OTHER WOODS LOCATED ON, IN OR IN CONTACT WITH GROUND MUST BE A CATEGORY UC4B.
 c. ANY WOOD LESS THAN 6 INCHES ABOVE GROUND OR IN CONTACT WITH CONCRETE MUST BE A CATEGORY UC4A.
- ALL NAILS USED TO FASTEN THE DECK WOODS SHALL BE COMMON GALVANIZED OR BETTER.
- ALL ENGINEERED LUMBER TO BE SPECIFIED AND SIZED BY LUMBER MANUFACTURER. ALL BEARING LENGTH OF LVL'S AND NAILING, FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL HEADERS TO BE 2X10 WITH 1/2" CDX PLYWOOD SPACER UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL SUB-FLOOR TO BE 3/4" T&G PLYWOOD, GLUED AND SCREWED TYP.
- CONTRACTOR TO VERIFY ALL FRAMING ELEVATION PRIOR TO SETTING TOP PLATES, TYP.
- PROVIDE HEAVY DUTY SIMPSON JOIST HANGER AT ALL BEAMS, FLOORS, AND DECK CONNECTIONS.
- PROVIDE HURRICANE CLIPS AT ALL ROOF TO WALL INTERSECTIONS AND FLOOR TO FLOOR INTERSECTIONS.
- PLYWOOD SHEETS MUST BE CONTINUOUS FROM SILL TO PLATE PER FRAMING REQUIREMENTS FOR HIGH WIND ZONES AND LARGE WALL OPENINGS.
- ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD OR CONCRETE MUST BE HOT-DIPPED GALVANIZED STEEL.
- PROVIDE SOLID BLOCKINGS AT MID-SPAN OF ALL FLOOR JOIST SPANS AND AT ALL CORNER WALLS.
- ALL BEARING POSTS MUST ALIGN WITH BEAMS BELOW DOWN TO FOUNDATIONS/ FOOTINGS.
- ALL COLLAR TIES TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE GENERAL WALL BLOCKINGS FOR ALL HANDRAILS, TOILET ACCESSORIES, MILLWORK AND OTHER MISC. ITEMS, TYP.
- CUTTING, NOTCHING, OR DRILLING THROUGH FLOOR & ROOF FRAMING MEMBERS TO CONFORM TO BUILDING CODE FOR ALLOWABLE PARAMETERS.

POST SYMBOLS ON PLANS

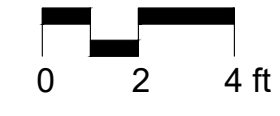
	UP & DOWN
	UP ONLY
	DOWN ONLY
	BEAM/HEADER (FLUSH)
	BEAM/HEADER (DROPPED)
	SHEAR WALL
	HOLD-DOWN
	JOIST HANGER



1 ATTIC FRAMING PLAN
 1/4"=1'-0"



2 ROOF FRAMING PLAN
 1/4"=1'-0"



NGO RESIDENCE
 TWO FAMILY ADDITION

50 Clifton Street
 Cambridge, Massachusetts 02140

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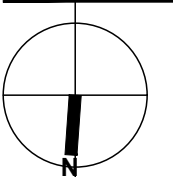


Chi-Ming Lee
 ARCHITECT

CHI-MING LEE, AIA ARCHITECT

**FRAMING NOTES & ATTIC/
 ROOF FRAMING PLANS**

SCALE: 1/4"=1'-0"
 DATE: JULY 5, 2023
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

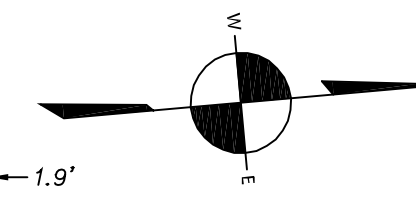
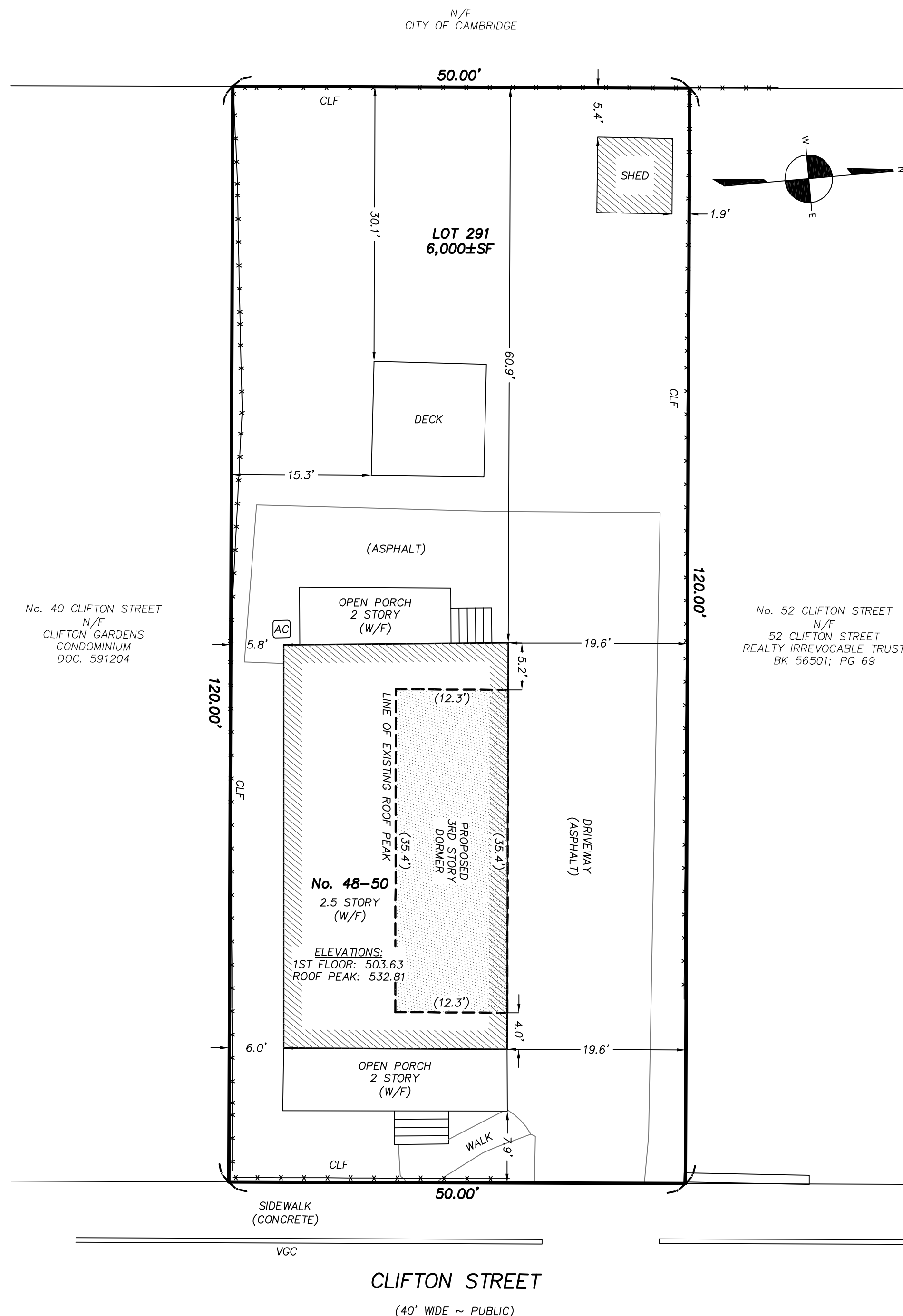


A4.1

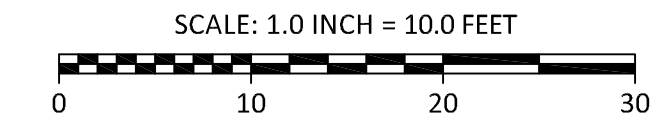
PREPARED FOR:
 OWNERS OF RECORD:
 KIEM FOR NGO
 LEI JIANG
 48-50 CLIFTON STREET
 CAMBRIDGE, MA 02140

REFERENCES:
 DEED: BK 80624; PG 140
 PLAN: PL BK 6; PG 37
 LCC: 29042-B

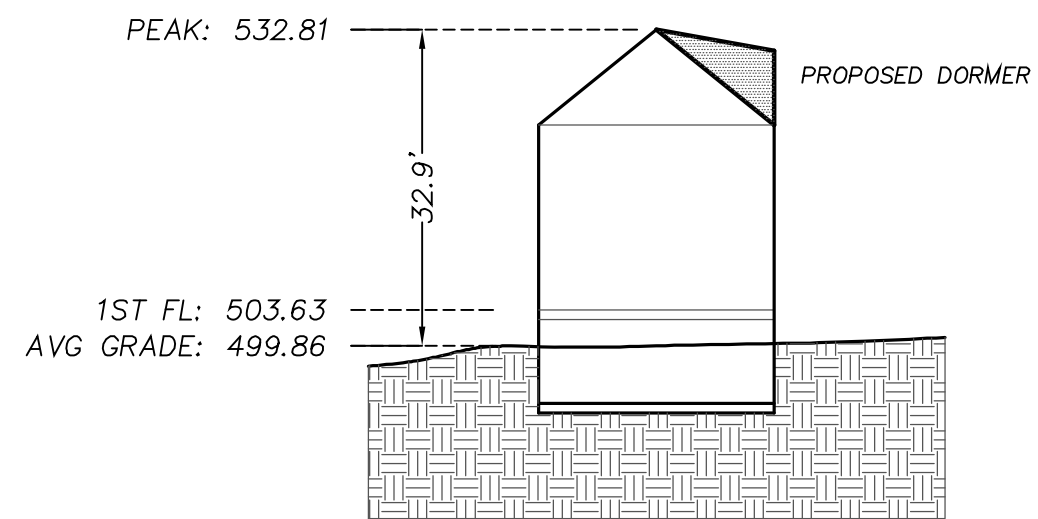
NOTES:
 PARCEL ID: 269-113
 V. DATUM: ASSUMED



CERTIFIED PLOT PLAN
 LOCATED AT
48-50 CLIFTON STREET
CAMBRIDGE, MA



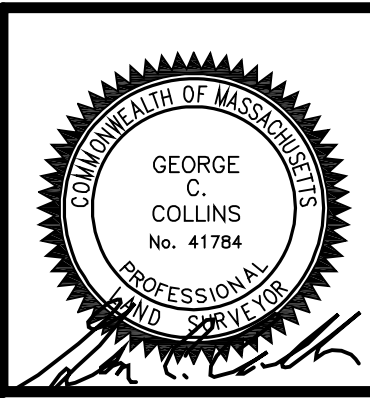
PROFILE
 NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 11, 2023 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: 25017C0419E
 EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	05/23/23
JOB #	23-00262

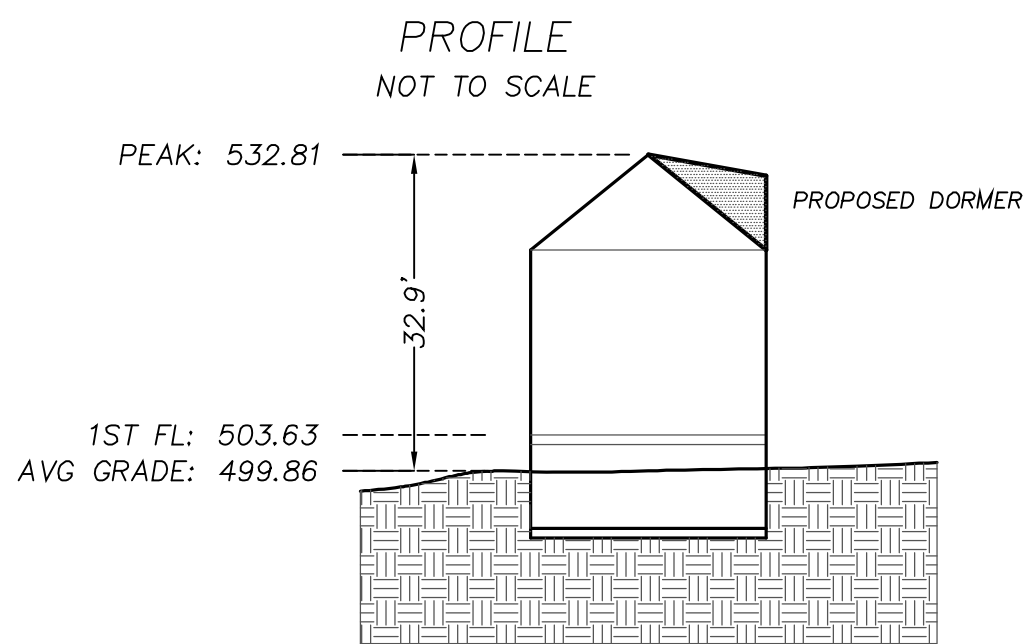
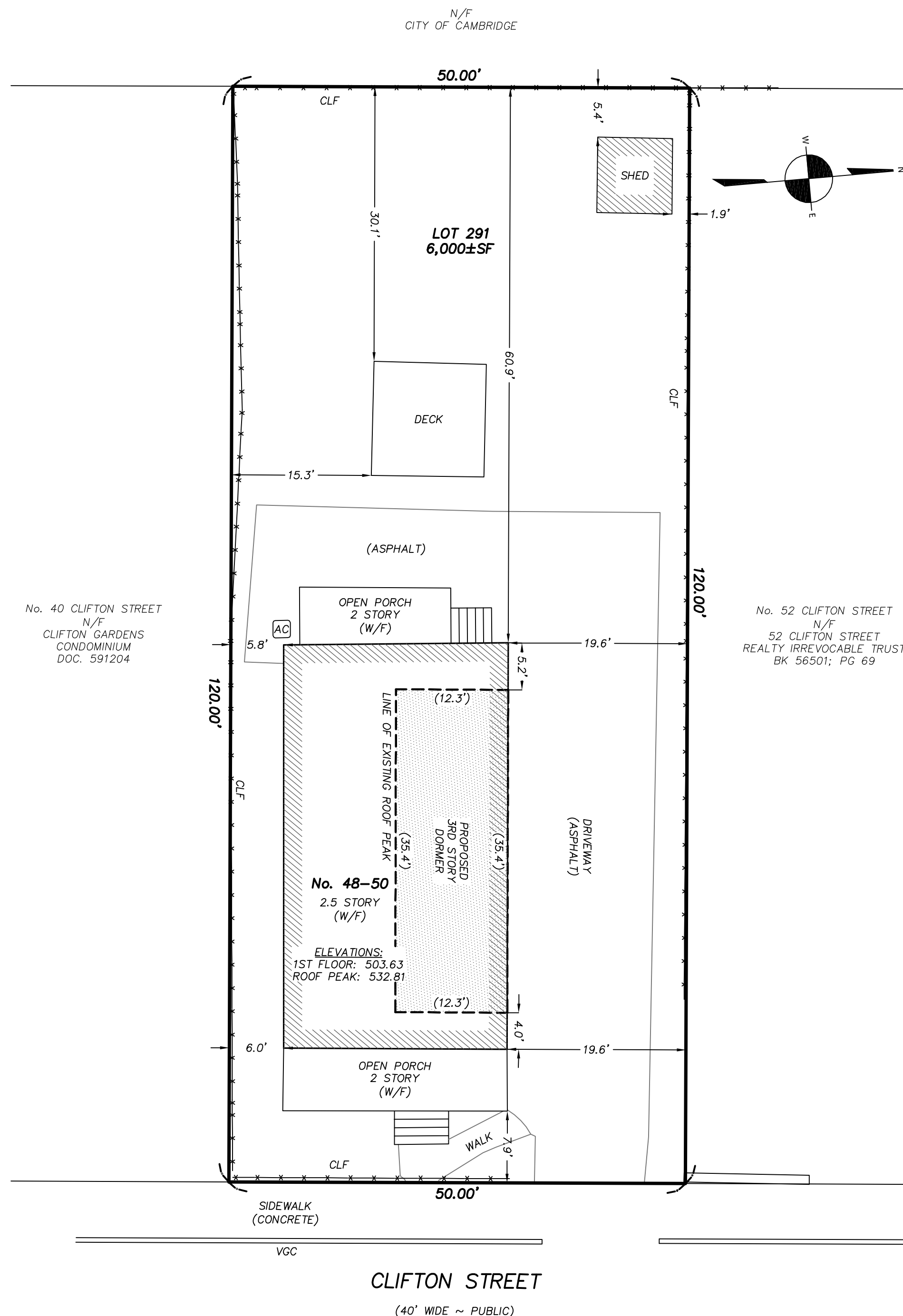
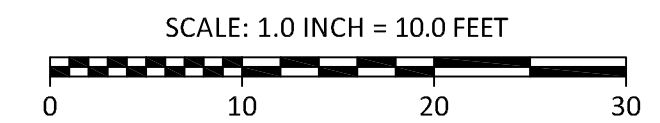


PREPARED FOR:
 OWNERS OF RECORD:
 KIEM FOR NGO
 LEI JIANG
 48-50 CLIFTON STREET
 CAMBRIDGE, MA 02140

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 PLAN: PL BK 6; PG 37
 LCC: 29042-B

NOTES:
 PARCEL ID: 269-113
 V. DATUM: ASSUMED

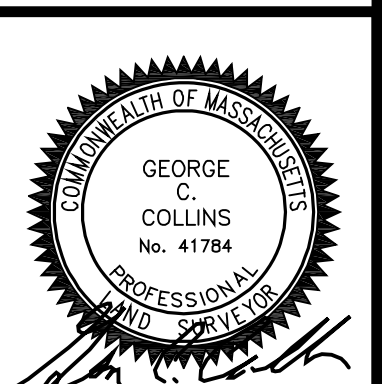
CERTIFIED PLOT PLAN
 LOCATED AT
48-50 CLIFTON STREET
CAMBRIDGE, MA



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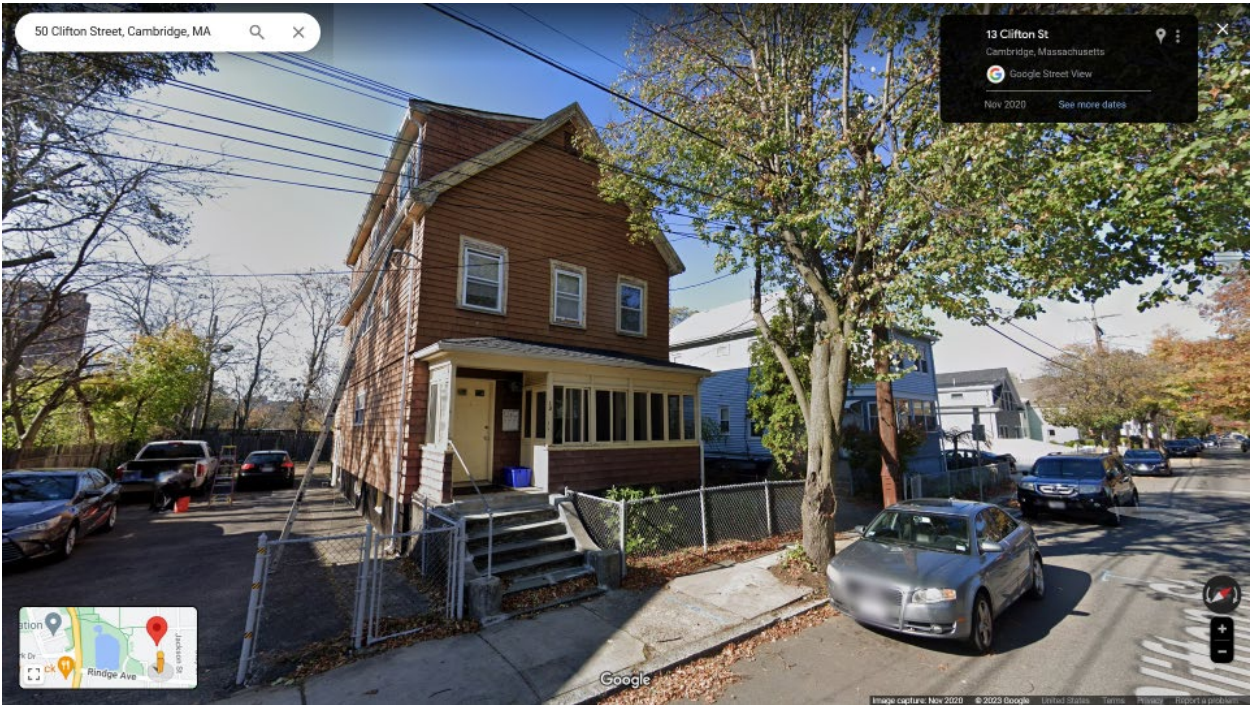
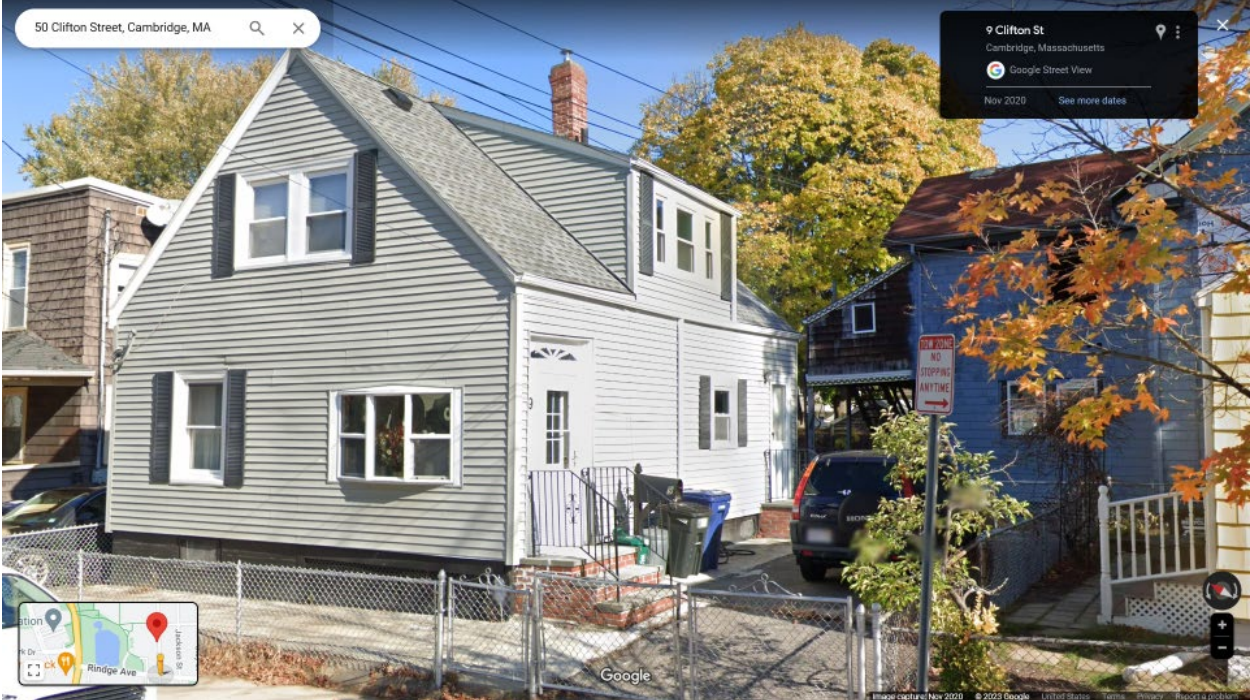


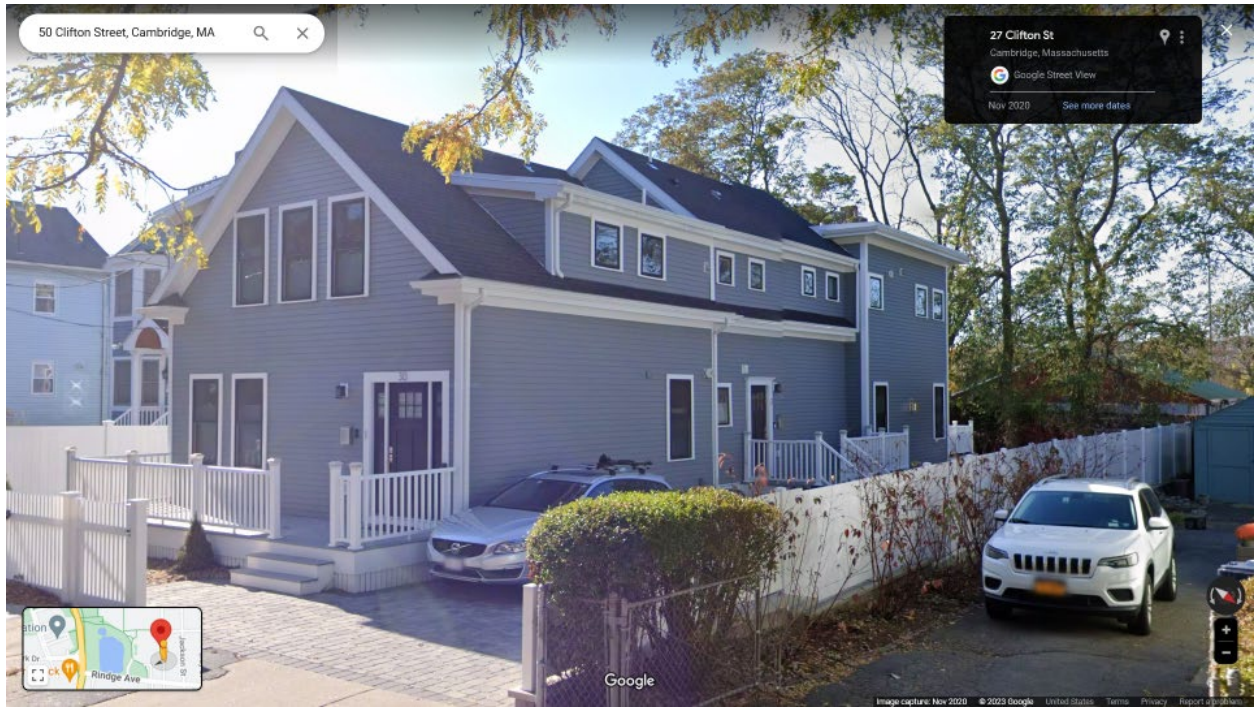
48-50 Clifton Street, Cambridge



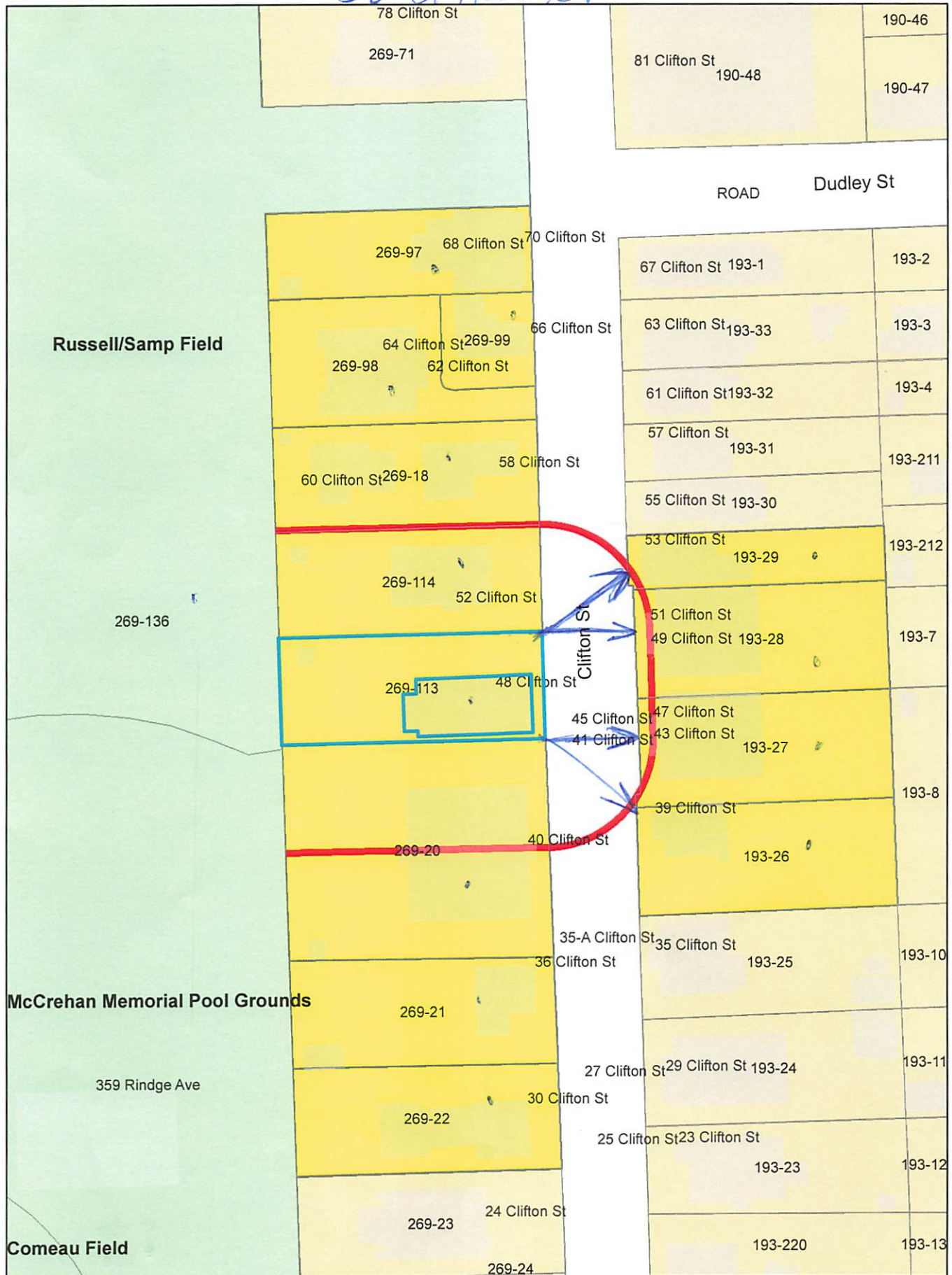


Houses with Dormers on Clifton Street





50 Clifton St.



193-26
SWEENEY, JOHN D.
39 CLIFTON ST
CAMBRIDGE, MA 02140

193-29
SCHULZ, MARGARET F. & NOAH SCHULZ
53 CLIFTON STREET
CAMBRIDGE, MA 02140

269-18
KWOKA, JOHN E. JR
TRS JOHN E KWOKA JR TR
58 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
SUTTHOFF, JEFFREY & SUTTHOFF, VIRGINIA
40 CLIFTON ST. #12
CAMBRIDGE, MA 02140

269-98
CLIFFORD, CHERYL M. & KIMBERLEY A. LEWIS
62 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
STEAD, CHARLES L. SR.
598 PUTNAM AVENUE
CAMBRIDGE, MA 02139

269-114
DESTIN, PIERRE CHARLES & PHILOMENE
TRS. OF 52 CLIFTON ST REALTY IRREVOCABLE TR.
52 CLIFTON ST
CAMBRIDGE, MA 02140-2429

269-20
ADOUANE LICIA
40 CLIFTON STREET - UNIT 22
CAMBRIDGE, MA 02140

269-136
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

269-136
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

193-27-28
9 MARION STREET LLC
148 OAKLEY RD
BELMONT, MA 02478

269-20
LECERF, JEAN-MICHEL &
SARAH LECERF-GHAFFARI
22 WATSON STREET
CAMBRIDGE, MA 02139

269-97
THEOBALD, DANIEL & DEBORAH THEOBALD
68 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
TUPEK, MICHAEL R. & AMANDA L. WILDING
11801 CARMEL AVE, NE
ALBUQUERQUE, NM 87122

269-20
CASCAP REALTY, INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

269-20
KIM, FELICIA MEE SANG
40 CLIFTON ST, #34
CAMBRIDGE, MA 02140

269-22
RESNIKOFF, NATHANIEL
30 CLIFTON ST, UNIT 1
CAMBRIDGE, MA 02140

269-20
JIANG TAO & MING PAN
293 MARRETT RD
LEXINGTON, MA 02421

269-20
SHIN, YE CHAN
40 CLIFTON ST - UNIT 21
CAMBRIDGE, MA 02140

Petitioner

269-113
NGO, KIEM FOR & LEI JIANG
48-50 CLIFTON ST
CAMBRIDGE, MA 02140

269-21
FLANAGAN, MARIA J.
36 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-20
HAKIM, MOHAMMAD A. & ESMET A.HAKIM TRS,
THE MOHAMMAD A. HAKIM IRREV TR
8 ROLFE RD
LEXINGTON, MA 02420

269-20
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139

269-20
ZHANG, JEFFREY GANG
40 CLIFTON ST., #32
CAMBRIDGE, MA 02140

269-99
RUBIN, AARON J. & JULIA A. HALLMAN
66 CLIFTON ST
CAMBRIDGE, MA 02138

269-22
NI, XING-YIN ARTHUR CHUN HONG SHUM
30 CLIFTON ST, UNIT 2
CAMBRIDGE, MA 02140

269-18
FOLEY, KEITH PATRICK,
TRS LAUREN ANN BAUMANN, TRS
60 CLIFTON ST
CAMBRIDGE, MA 02140

269-136
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

