

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 0213923 AUG 17 AM 11:09

617-349-6100

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:

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

> Original Signature(s):

(Petitioner (s) / Owner)

Kiem. For NGO/ Lei JIANG (Print Name)

Address: Tel. No. E-Mail Address:

50 CliftenSt. Cambridge, MA 469-323-6418 charlesngo22@gmail.com

Date: 08-16-2023

BZA APPLICATION FORM - OWNERSHIP INFORMATION

٠

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
Address: 50 Clifton St. Cambridge, MA, 02140
State that I/We own the property located at
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 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 ξ Lei Jiang personally appeared before me, this 11^{46} of Aug., 2023, and made oath that the above statement is true.
My commission expires 08/03/2029 (Notary Seal). CAROLINA YONG Notary Public. Commonwealth of Massachusetts My Commission Expires August 03, 2029

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

(ATTACHMENT B - PAGE 3)

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 <u>50 Clifton St</u>, <u>Cambridge</u>, <u>MA</u> (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.

BLA Application Form

DIMENSIONAL INFORMATION

Applicant:Kiem For NGO and Lei JIANGLocation:50 Clifton St, Cambridge, MAPhone:469-323-6418

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

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

NGO RESIDENCE

TWO FAMILY ADDITION

50 Clifton Street

Cambridge, Massachusetts 02140

PROJECT DESCRIPTION:

1.	THIS PROJECT	IS A	DORMER	ADDITION	ON	THE	EXISTING	ATTIC	LEVEL	TO	CREATE	ADDITIONAL
	BEDROOM & A	BATH	HROOM.									

ZONING SUMMARY:

ZONE: RESIDENTIAL B LOT SIZE: 5,999 S.F.				
F.A.R.: 0.5 (5,000 S.F.)	/0.35 (.5,000 S.F.)			
MAX. GROSS FLOOR AR	$EA = 5,000 \times 0.5 + 9$	999x0.35 = 2,850 S.F.		
	REQ'D	EXISTING	PROPOSED	
LOT SIZE	5,000 S.F.	5,999 S.F. (RECORD)	5,999 S.F.	
FRONT YARD	15 FT	7.9 FT	NO CHANGE	
SIDE YARD	7.5 FT	6 FT/19.6 FT	NO CHANGE	
REAR YARD	25 FT	60.9 FT	NO CHANGE	
HEIGHT	35 FT	32 FT(+/-)	32 FT($+/-$) NO CHANGE	
OPEN SPACE	40% (MIN.)	SEE SURVEY	NO CHANGE	
<u>F.A.R.</u>	0.5	• <u>0.54</u> • • • • • •	$\underbrace{}_{0.58} \underbrace{}_{0.58} \phantom{$	
<u>GROSS FLOOR AREA</u>	2,850 S.F.	<u>3,233 S.F.</u>	<u> </u>	
1ST FLOOR		1,100 S.F.	1,100 S.F. (NO CHANGE) 🖌 🤾	
2ND FLOOR		1,100 S.F.	1,100 S.F. (NO CHANGE) 🖌 🤾	
FINISHED ATTIC (RAFTER	5'+ ABOVE FLR.)	479 S.F.	712 S.F. 🧹	
BASEMENT, FINISHED		0 S.F. *	0 S,F. * 2	
BASEMENT		0 S.F. *	0 S.F. * 💙	
PORCH, ENCLOSED		204 S.F.	204 S.F.)	
POIRCH, OPEN		350 S.F.	350 S.F.	
(* NOTE: CELLAR'S CE	ILING HEIGHT MEASU	RED FROM FLOOR TO B.O	JOISTS IS LESS THAN 7-FT.)	

F.E.

F.D.

FDN.

FIN.

FIXT.

FLR.

F.O.

FTG

GALV.

G.C.

GL.

GR.

GRAV.

GWB

HDW.

HGT.

HORZ.

H.M.

H.P.

I.D.

INT.

INV.

JT.

LAV.

LTG.

L.P.

М.Н.

MFR.

М.О.

MAX

MDF

MDO

MET.

MIN.

MISC

N.I.C.

NOM.

NOMINAL

N.T.S. NOT TO SCALE

ABBREVIATIONS:

ACT ACOUSTIC CEILING TILE ADJ. ADJUSTABLE ABOVE FINISH FLOOR A.F.F. ALUM. ALUMINUM ANODIZED ANOD. APPROX APPROXIMATE ARCHITECTURAL ARCH A/V AUDIO/VIDEO B.PL. BASE PLATE BEAM BM. BTW'N BETWEEN BITUM. BITUMINOUS BLOCKING BLK'G BD. BOARD BOT. BOTTOM CAB. CABINET C.T. CERAMIC TILE C.J. CONTROL JOINT C/L CENTER/LINE CLOS. CLOSET CEILING CLNG. CLR. COLOR CONC. MASONRY UNIT CMU CONNECT CONN. CONTINUOUS CONT. DIA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DN DOWN DR DOOR DTL. DETAIL DWG. DRAWING EA. EACH ELEC. ELECTRICA ELEV. ELEVATION ENCLOSURE ENCL. EQ. EQUAL EXPANSION EXP. EXISTING EXST. EXTERIOR

FIRE EXTINGUISHER FLOOR DRAIN FOUNDATION FINISHED FIXTURE FLOOR FACE OF FOOTING GALVANIZED GENERAL CONTRACTOR GLASS GRADE GRAVEL GYPSUM WALL BOARD HARDWARE HEIGHT HORIZONTAL HALLOW METAL HIGH POINT INSIDE DIMENSION INSULATION INSUL INTERIOR INVERT JOINT LAVATORY LIGHTING LOW POINT MAN HOLE MANUFACTURER MASONRY OPENING MAXIMUM MECH. MECHANICAL MEDIUM DENSITY FIBERBOARD MEDIUM DENSITY OVERLAY METAL MINIMUM MISCELLANEOUS NOT IN CONTRACT

0.C.	ON CENTER	6.
	OUTSIDE DIMENSION	7.
	OPENING OPPOSITE HAND	, .
	OPPOSITE HAND OPPOSITE	8.
	PIECE(S)	9.
PL.	PLATE	10
	PLASTIC LAMINATE	10.
PR.	PAIRED	
	PRESSURE TREATED PRESERVATIVE	
	PAINTED	1 1
	PLYWOOD '	11.
	RETURN/AIR	
	RADIUS	
	ROOF DRAIN	12.
	REINFORCEMENT	
	REQUIRED ' REVISION	
	ROUGH OPENING	13.
	SUPPLY/AIR	14.
	SECTION	
	SIMILAR	
	SQUARE	
S.STL.	STAINLESS STEEL	
STL.		15.
	STAINED	IJ.
SUSP.	SUSPENDED	
T&G	TONGUE & GROOVE	
THK. T.O.	THICK TOP OF	16.
	TYPICAL	
	UNLESS NOTED OTHERWISE	
	VERTICAL	
	VERIFIED IN FIELD	
W.C.	WATER CLOSET	
WD.	WOOD	
	WINDOW	
	WHITE	
WT.	WEIGHT	
W/	WITH	



EXT.

DRAWING LIST:

A0.1

A0.3

- A0.0 PROJECT DESCRIPTION, ZONING/CODE SUMMARY, DRAWING LIST, NOTES & ABBREVIATIONS LEGENDS, WALL TYPES & SCHEDULES
- A0.2 EXISTING BASEMENT & FIRST FLOOR DEMOLITION PLANS
 - EXISTING SECOND FLOOR & ATTIC DEMOLITION PLANS
 - PROPOSED SECOND FLOOR & ATTIC PLANS SECOND FLOOR & ATTIC REFLECTED CEILING PLANS
 - PROPOSED BUILDING ELEVATIONS
- .2 BUILDING SECTIONS
- .1 FRAMING NOTES & ATTIC/ROOF FRAMING PLANS

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES: a. MASSACHUSETTS RESIDENTIAL CODE – INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 WITH MASSACHUSETTS
- AMENDMENTS TO IRC 10TH ED. (2023) b. MASSACHUSETTS ENERGY CODE - INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 WITH
- MASSACHUSETTS STRETCH ENERGY CODE AMENDMENTS (2022) & SPECIALIZED CODE APPENDICES. c. LOCAL CITY/TOWN ZONING CODE/ BY-LAW.
- d. ALL OTHER APPLICABLE CODES.
- ALL PERMITS AND LICENSES SHALL BE SECURED BY CONTRACTOR(S)
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES DURING BIDDING AND CONSTRUCTION PHASES.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. ALL GRADE APPROXIMATE. ALL HEIGHTS TO BE CONFIRMED WITH FIELD CONDITIONS
- ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL DRAWINGS AND SITE PLAN BY GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND REPORT ANY INCONSISTENCIES OR AMBIGUITIES. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY
- DISCREPANCIES IN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS. THE CONTRACTOR SHALL PROCEED ONLY AFTER THESE ISSUES ARE RESOLVED.
- WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT IS SHOWN AT CORRESPONDING SITUATIONS SHALL BE REPEATED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING PROTECTIVE BARRIER TO SEPARATE WORK AREAS FROM AREAS COMPLETED OR BEYOND THE LIMITS OF THE CONTRACT.
- GENERAL CONTRACTOR SHALL COORDINATE PHASING AND SEPARATION OF WORK WITH OWNER.
- CONTRACTOR(S) SHALL RECTIFY, WITHOUT COST OF OWNER, ANY DEFECTS DUE TO FAULTY WORKMANSHIP. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST STANDARDS OF TRADES AND PRACTICES. ARCHITECT IS NOT RESPONSIBLE FOR ANALYSIS OF EXISTING STRUCTURE OR FOUNDATION BEYOND VISIBLE
- AREA. EXISTING STRUCTURAL CONDITIONS ARE ASSUMED TO BE ACCURATE. IF DISCREPANCY OCCURS. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. FAILURE TO DO SO RELIEVES ARCHITECT OF ANY RESPONSIBILITY. A CERTIFIED STRUCTURAL ENGINEER WILL BE HIRED AT OWNER'S EXPENSE IF REQUIRED BY LOCAL BUILDING OFFICIAL.
- ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN-BUILD SERVICES. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. THE ELECTRICIAN SHALL PROVIDE ADEQUATE RECEPTACLES, LIGHTING AND APPROPRIATE SWITCH LOCATIONS PER CODE REQUIREMENTS. SCHEDULE ALL INSPECTIONS IN TIMELY MANNER.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE CARBON MONOXIDE (CO), SMOKE AND HEAT DETECTION ALARMS PER CODE REQUIREMENTS. ALL FIRE ALARMS TO BE HOT WIRED WITH BATTERY BACKUP. FIRE ALARM DEVICES AND LOCATIONS OF NEWLY CONSTRUCTED & EXISTING AREAS TO BE REVIEWED & APPROVED BY LOCAL FIRE DEPARTMENT.
- ELECTRICAL CONTRACTOR TO PROVIDE TEL/DATA & CABLE OUTLETS APPROVED BY OWNER.
- PLUMBING CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. THE PLUMBER SHALL PROVIDE ANY REQUIRED DRAWINGS FOR PERMIT APPLICATION AND BE RESPONSIBLE FOR THE FIXTURE SCHEDULE FOR THE OWNER'S APPROVAL, IF REQUIRED BY THE OWNER. COORDINATE THE LOCATIONS OF REQUIRED TIE-INS AND THE LAYOUT OF PIPING/VENT WITH THE GENERAL CONTRACTOR. FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN TIMELY MANNER.
- HVAC CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES INCLUDING LAYOUT/INSTALLATION WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENTS PROPOSED FOR USE AND ROUTING OF ALL DUCT WORK AND PIPING. ALL HVAC WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. GENERAL CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH FRAMERS PRIOR TO FRAMING.
- ALL IN WALL PLUMBING & ELECTRICAL COMPONENTS PASSING THRU STUD WALLS TO BE COVERED WITH METAL SHIELD PLATES TO PREVENT PUNCTUATION.

ENERGY CONSERVATION NOTES:

- CODE APPENDICES.
- MANUFACTURERS' MANUALS & INSTRUCTIONS.
- REPRESENTED ON CONSTRUCTION DOCUMENTS
- INSTALLED PER MANUFACTURER'S INSTRUCTIONS. (IECC R303.2)
- R402.1.2)
- BE MARKED IN INCHES EVERY 300 SQ-FT. (IECC R303.1.1.1)
- EXTERIOR CONTINUOUS INSULATION. (2015 IECC TABLE R402.1.2)

- FENESTRATION U-FACTOR/SHGC REQUIREMENTS. (IECC TABLE R402.1.2)
- TAKEN FROM THE DEFAULT TABLE. (IECC R303.1.3)
- 16. EXTERIOR DOORS TO BE INSULATED AND WEATHER-STRIPPED.
- GASKEI, WEATHER-STRIPPING OR OTHER AIR BARRIER MATERIALS.

- INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS. (IECC R403.1.1)
- 23. HVAC PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED. (IECC R403.4.1)
- MINIMUM OF R-3. (IECC R403.4)

- SPACE. (IECC R403.3.4)
- EFFICACY AND AIR FLOW LIMITS. (IECC R403.6.1)

- OR PIPING UNDER A FLOOR SLAB. (IECC R403.5.3)

CONSTRUCTION DOCUMENTS PERMIT SET

ARCHITECT:

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

1. ALL CONSTRUCTION SHALL COMPLY WITH 2021 IECC, MASSACHUSETTS STRETCH ENERGY CODE & SPECIALIZED

2. ALL BUILDING MATERIALS & SYSTEMS INCLUDING BUT NOT LIMITED TO AIR BARRIER, MOISTURE BARRIER, INSULATION PRODUCTS, MECHANICAL/ELECTRICAL/PLUMBING EQUIPMENTS SHALL BE INSTALLED PER

3. CONSTRUCTION DOCUMENTS DEMONSTRATE COMPLIANCE FOR THE BUILDING ENVELOPE. THERMAL ENVELOPE

4. THE BOTTOM FLOOR OF HEATED SPACE TO BE INSULATED WITH MINIMUM R-30 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (IECC TABLE R402.1.3)

5. FLOOR INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF SUBFLOOR, OR FLOOR FRAMING CAVITY INSULATION IS IN CONTACT WITH TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION IS INSTALL ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS

FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS. (IECC R303.2 402.2.7) 6. ALL NEW EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. TO BE INSULATED WITH R-30 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (2015 IECC TABLE R402.1.2) WALL INSULATION IS

7. THE CEILING OF HEATED SPACE/OR CAVITY OF ROOF RAFTERS OF HEATED SPACE TO BE INSULATED WITH MINIMUM R-60 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (IECC TABLE

8. CEILING INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN OR SPRAY INSULATION SHALL

9. ATTIC ACCESS HATCH AND DOOR INSULATION >=R-VALUE OF ADJACENT ASSEMBLY. (IECC R402.2.4)

10. THE BASEMENT WALL OF OCCUPIED SPACE TO BE INSULATED WITH R-19 IN CAVITY, OR R-15 INTERIOR OR

11. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. (IECC 2015 R403.3.5)

12. ALL FENESTRATION WINDOWS INSULATED GLASS PANEL WITH MAX. U-FACTOR 0.30. (780CMR51) 13. ALL SKYLIGHTS INSULATED GLASS PANEL WITH MAX. U-FACTOR 0.55, OR TO MEET ENERGY STAR

14. U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH NFRC TEST PROCEDURE OR

15. BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PERFORMED PER IECC R402.4. 17. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION WITH PROPER CAULK,

18. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWING DOORS NO MORE THAN 0.5 CFM. (IECC R402.4.3)

19. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS. (IECC 403.6) 20. BLOWER DOOR TEST @ 50 PA. <=3 ACH IN MASSACHUSETTS CLIMATE ZONE 5A. (IECC 402.4.1.2) 21. HEATING AND COOLING EQUIPMENT IS SIZED PER ACAA MANUAL S BASED ON LOADS CALCULATED PER ACAA

MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL. (IECC R403.7) 22. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND

24. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F SHALL BE INSULATED TO A

25. DUCTS AND AIR HANDLERS SHALL BE INSULATED AND SEALED PER R403.3. SUPPLY & RETURN AIR DUCTS IN ATTIC SHALL BE INSULTED TO MIN. R-8 (3"\$\varnotheta OR GREATER) OR R-6 (LESS THAN 3"\$\varnotheta). DUCTS IN OTHER PORTION SHALL BE INSULATED TO MIN. R-6 (3" OR GREATER) OR R-4.2 (LESS THAN 3"). (IECC R403.3.1) 26. DUCTS AND REGISTERS SHALL BE TAPED AND SEALED (ROUGH-IN OR POST-CONSTRUCTION) TO MEASURE W/ A DIFFERENTIAL 0.1 INCH W.G. EXCEPT THE ENTIRE SYSTEM IS WITH IN BUILDING ENVELOPE. (IECC R403.3.3) 27. TOTAL LEAKAGE OF THE DUCTS SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 S.F. OF CONDITIONED

28. AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT $\leq 2\%$ OF DESIGN AIR FLOW. (IECC R403.3.2.1) 29. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET

30. HOT WATER BOILERS SUPPLYING HEAT THROUGH 1- OR 2-PIPE HEATING SYSTEMS HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE. (IECC R403.2) 31. RECESSED LIGHTING INSTALLED IN BUILDING THERMAL ENVELOPE TO BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM PER ASTM E283 (IECC R402.4.5) 32. NOT LESS THAN 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICIENT LAMPS OR CONTAIN ONLY HIGH-EFFCIENT LAMPS EXCEPT LOW-VOLTAGE LIGHTING. (IECC R404.1)

33. HOT WATER PIPES SHALL BE INSULATED TO R-3 IF PIPING 3/4" OR LARGER, PIPING SERVE MORE THAN ONE UNIT, PIPING LOCATED OUTSIDE CONDITIONED SPACE, PIPING FROM WATER HEATER TO DISTRIBUTION MANIFOLD,

34. MANDATORY HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEM TO BE IN ACCORDANCE 2015 IECC R403.5.1, AND TO HAVE AUTOMATIC OR MANUAL CONTROLS. (IECC R403.5.1)

35. HEATED WATER CIRCULATION SYSTEM HAVE A CIRCULATION PUMP. THE SYSTEM RETURN PIPE IS A DEDICATED PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOS-SYPHON CIRCULATION SYSTEMS ARE NOT PRESENT. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS START PUMP WITH SIGNAL FOR HOT WATER DEMAND WITHIN THE OCCUPANCY. CONTROLS AUTOMATICALLY TURN OFF THE PUMP WHEN WATER IS AT SET-POINT TEMPERATURE AND NO DEMAND FOR HOT WATER EXISTS. (IECC R403.5.1.1)

36. THE RECIRCULATION PUMPS IN WATER DISTRIBUTION SYSTEMS PUMP WATER BACK TO HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE, AND THE PUMPS HAVE CONTROLS THAT LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING 104°F. (IECC R403.5.2)

NGO RESIDENCE TWO FAMILY ADDITION

50 Clifton Street

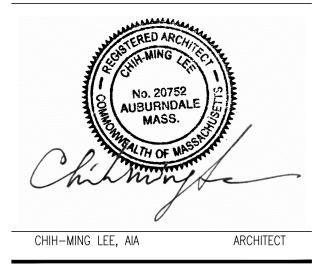
Cambridge, Massachusetts 02140

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 TH 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.

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date | Notes 7/5/2023 | PERMIT SET



PROJECT DESCRIPTION ZONING/CODE SUMMARY DRAWING LIST, NOTES &

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



SYMBOL	S & MATERIALS
BUILDING	SECTION:
WALL DE	TAIL SECTION:
WINDOW	
ROOM NA	ME/NUMBER:
SPOT ELE	
DOOR NL	
WALL TYF	PE:
DEMOLITIC	DN NOTE:
REVISION	NOTE:
MATERIAL	S: MAT1 MAT2
MASONRY	
METAL:	97777777777777777777777777777777777777
CONCRET	
WOOD:	
WALL/ P	ARTITION TYPES
EXISTING	EXTERIOR WALL TO REMAIN:
NEW EXT	ERIOR WALL:
	2X6 @ 16" O.C., DBL TOP PL'S & SINGLE BOT. PL W/ $R-20$ INSULATION IN CAVITY, 5/8" SHEATHING/
	AIR BARRIER (EXTERIOR) & 1 LAYER 5/8" GWB
	(INTERIOR), TYPICAL.
INTERIOR	1-HR FIRE RATED PARTITION:
	2X4 @ 16" O.C. W/ DOUBLE TOP PLATES & SINGLE BOTTOM PLATE, 1 LAYER OF 5/8" TYPE-X GYPSUM
	WALL BOARD ON EACH SIDE, W/ GLASS FIBER OR
	MINERAL WOOL BATTS FIRE SAFING FILLED IN STUD
	CAVITY, OR ASSEMBLIES TO MEET ASTM-E119 OR UL 263 TESTING.
INTERIOR	STRUCTURAL BEARING WALL
\wedge	2X4 @ 16" O.C. W/ DOUBLE TOP PLATES & SINGLE
<1S>	BOTTOM PLATE W/ 1 LAYER OF 1/2" GWB ON EACH
	SIDE. (MAX. CUTTING/NOTCHING=25% OF STUD WIDTH MAX. BORED HOLE= 40% OF STUD WIDTH)
INTERIOR	
	2X4 @ 16" O.C. W/ 1 LAYER OF 1/2" GWB ON EAC
$\langle 1 \rangle$	SIDE. (MAX. CUTTING/NOTCHING=40% OF STUD WIDTH)
INTERIOR	MAX. BORED HOLE= 60% OF STUD WIDTH) NON-RATED, INSULATED PARTITION:
	2X4 @ 16" O.C. W/ 1 LAYER OF 1/2" GWB ON EAC
	SIDE & R21 CLOSED CELL INSULATION IN CAVITY
	NON-RATED NON-STRC PARTITION

- E BOT. PL HEATHING/ GWB
- & SINGLE X GYPSUM FIBER OR IN STUD 119 OR UL
- & SINGLE ON EACH STUD WIDTH,
- _____ GWB ON EACH STUD WIDTH,
- WB ON EACH CAVITY _____
- NERIOR NON-RAIED, NON-SIRG. PARIMON. 2X6 @ 16" O.C. W/ 1 LAYER OF 1/2" GWB ON EACH SIDE. (MAX. CUTTING/NOTCHING=40% OF STUD WIDTH, MAX. BORED HOLE= 60% OF STUD WIDTH)

FIRE ALARM NOTES:

1 2 3 4 5 6 7 8 9 250 1 2 3 4 5

- 1. DETECTOR/ ALARM SYMBOL KEYS:
- SD SMOKE DETECTOR/ ALARM
- CARBON MONOXIDE DETECTOR/ ALARM
- \bigcirc 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

	STRUCTURAL STL POST/ WOOD POST
igodot	EXHAUST VENT PIPE
Ø	PLUMBING DRAIN
	PLUMBING CLEANOUT
HWereCW	TUB/ SHOWER VALVE
	LAUNDRY HOOKUP
DRN	PLUMBING DRAIN LINE
— GAS — GAS —	GAS LINE
	HEATING BASEBOARD (H.W. OR ELEC.)
00000000	HEATING RADIATOR (H.W. OR STEAM)
Ľ. C.₩.	DOMESTIC COLD WATER VALVE
GĂS	GAS VALVE
S∕A€∿-	SUPPLY AIR REGISTER ON WALL
*	RETURN AIR GRILLE ON WALL

R.C.P. LIGHTING/ ELECTRICAL LEGEND

SD	FIRE SMOKE DETECTOR
$\langle \overline{co} \rangle$	CARBON MONOXIDE DETECTOR
	FIRE THERMAL HEAT DETECTOR
— (\rightarrow R	RECESSED LIGHT FIXTURE, 3000K L.E.D.
O R2	MOISTURE RESIST RECESSED LIGHT, 300
<⊕R3	ANGLED RECESSED LIGHT FIXTURE, 3000
þs	WALL MOUNTED SCONCE LIGHT FIXTURE
∭ F	SURFACE MOUNTED FIXTURE, 3000K L.E.
2ft	SURFACE-MOUNTED LINEAR FIXTURE, 30
P	SURFACE MOUNTED PENDANT LIGHT
	UNDER-COUNTER L.E.D. LIGHT STRIP 30
E======	TRACK LIGHT
Ì	KITCHEN DISPOSAL
FAN	CEILING VENTILATION FAN
ZOZ	CEILING VENTILATION FAN W/ LIGHT
-(T)-	THERMOSTAT
-(S)	SECURITY ALARM KEYPAD
$\langle \! \! \! \! \! \rangle$	MOTION DETECTOR
−⊲coax	DIGITAL COAXIAL CONNECTION (IN/OUT)
⊣∖TEL	TEL/FAX CONNECTION
⊣⟨HDMI	HDMI CONNECTION
−⊲ETHN	ETHERNET DATA CONNECTION
⊲aud	AUDIO/SPEAKER CONNECTION
₩ 240	ELECTRIC OUTLET, 120V
	ELECTRIC OUTLET, 240V
\bigoplus	ELECTRIC OUTLET, GFCI
\$	LIGHT SWITCH STANDARD
\$	LIGHT SWITCH 2-WAY W/ DIMMER
\$	LIGHT SWITCH 3-WAY
3D \$	LIGHT SWITCH 3-WAY W/ DIMMER
	SUPPLY AIR REGISTER
	RETURN AIR GRILLE
AC-	MINI-SPLIT AC INDOOR UNIT
	CROWN MOULDING

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

- MINIMUM CLEAR OPN'G: 5.7 S.F. (CASEMENT & OTHERS), MIN. WIDTH: 20", MIN. HGT.: 24"
- 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

<u>TYPE</u>	<u>rough opn'g</u>	<u>FIN. SILL</u>	<u>MATERIAL</u>	STYLE	<u>JAMB</u>	<u>EXT.FIN.</u>	<u>INT.FIN.</u>	<u>HARDWARE</u>	<u>GRIDS</u>	<u>REMARKS</u>
W 1	30"Wx57 <u>1</u> "H	27 <u>1</u> " A.F.F.	WOOD	DBL HUNG	6 <u>9</u> "	ALUM CLAD	PTD.	SAT/NICKEL	6/0	HARVEY 2446 OR E
W2	26"Wx49 <u>1</u> "H	35 <u>1</u> " A.F.F.	WOOD	DBL HUNG	6 <u>9</u> "	ALUM CLAD	PTD.	SAT/NICKEL	4/0	HARVEY 20310 OR
W3(T)	30"Wx69 <u>1</u> "H		WOOD	DBL HUNG	6 <u>9</u> "	ALUM CLAD	PTD.	SAT/NICKEL	9/0	HARVEY 2456 OR E

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE		WALL		CEILING	MOLDING			REMARKS
		MAT'L	FINISH	MAT'L	FINISH	HGT.	CLNG.CROWN	DOOR CASING	WDW CASING	
301 FAMILY	HARDWOOD	TYPE-1	PTD WHT	GWB	PTD CLR-1	$7'-6\frac{1}{2}"/VAR.$	N/A	TYPE M1/ROSETTE	TYPE M1/ROSETTE	
302 BEDROOM	HARDWOOD	TYPE-1	PTD WHT	GWB	PTD CLR-2	$7'-6\frac{1}{2}"/VAR.$	N/A	TYPE M1/ROSETTE	TYPE M1/ROSETTE	
303 HALLWAY	HARDWOOD	TYPE-1	PTD WHT	GWB	PTD CLR-1	$7'-6\frac{1}{2}"/VAR.$	N/A	TYPE M1/ROSETTE	N/A	
303B LAUNDRY	TILES TYPE-F1	TYPE-1	PTD WHT	GWB	PTD CLR-1	VARIOUS	N/A	TYPE M2/MITERED	N/A	
304 WALK-IN CLOSET	HARDWOOD	TYPE-1	PTD WHT	GWB	PTD CLR-1	$7' - 6\frac{1}{2}'' / VAR.$	N/A	TYPE M1/ROSETTE	TYPE M1/ROSETTE	
305 BATHROOM	TILES TYPE-F1	N/A	N/A	GWB/ TILES-W1	PTD CLR-3	$7'-6^{1}_{7}$ /VAR.	N/A	TYPE M1/ROSETTE	N/A	

000K L.E.D.)00K L.E.D.

E.D. 3000K L.E.D.

000K

DOOR SCHEDULE

DOOR No	o.WIDTH x HG	ST. TYPE	DOOR SLAB	FINISH	HINGE	HANDLE	LOCKSET	WALL THK.	OTHER	REMARKS	
202	30"x80"	SWING	WD 6-PANEL	PTD WHT	BRASS	SAT. NICKEL	PULL	V.I.F.			
302	32"x80"	SWING	WD 6-PANEL	PTD WHT	BRASS	SAT. NICKEL	PRIVACY	4 1/2"			
303B	(2)2x18"x80"	BI-FOLD	WD LOUVER	PTD WHT	BRASS	SAT. NICKEL	PULL	4 1/2"			
304	30"x80"	SWING	WD 6-PANEL	PTD WHT	BRASS	SAT. NICKEL	PASSAGE	4 1/2"			
305	30"x80"	SWING	WD 6-PANEL	PTD WHT	BRASS	SAT. NICKEL	PRIVACY	4 1/2"			

EQ. R EQ. EQ.

_
_

CONSTRUCTION DOCUMENTS PERMIT SET

ARCHITECT:

PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

OoDD Architects Limited Liability Company P. O. Box 66001 Newton, Massachusetts 02466

NGO RESIDENCE TWO FAMILY ADDITION

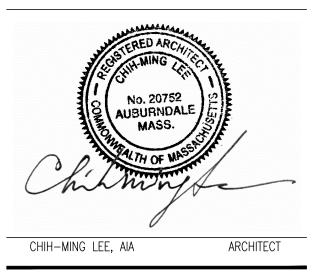
50 Clifton Street Cambridge, Massachusetts 02140

DRAWING GENERAL NOTES:

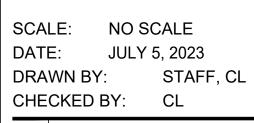
THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL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

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

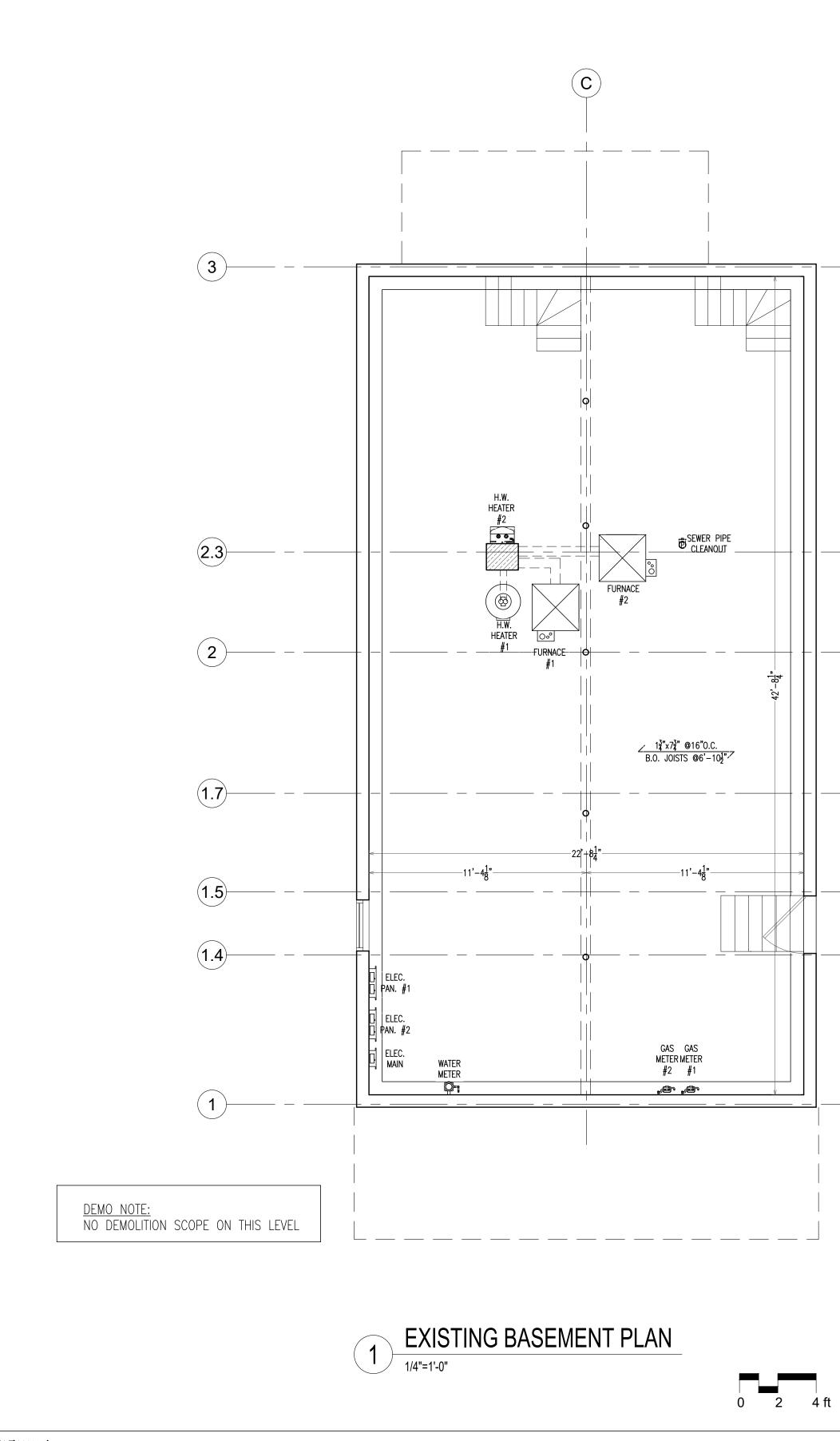
Date | Notes 7/5/2023 | PERMIT SET



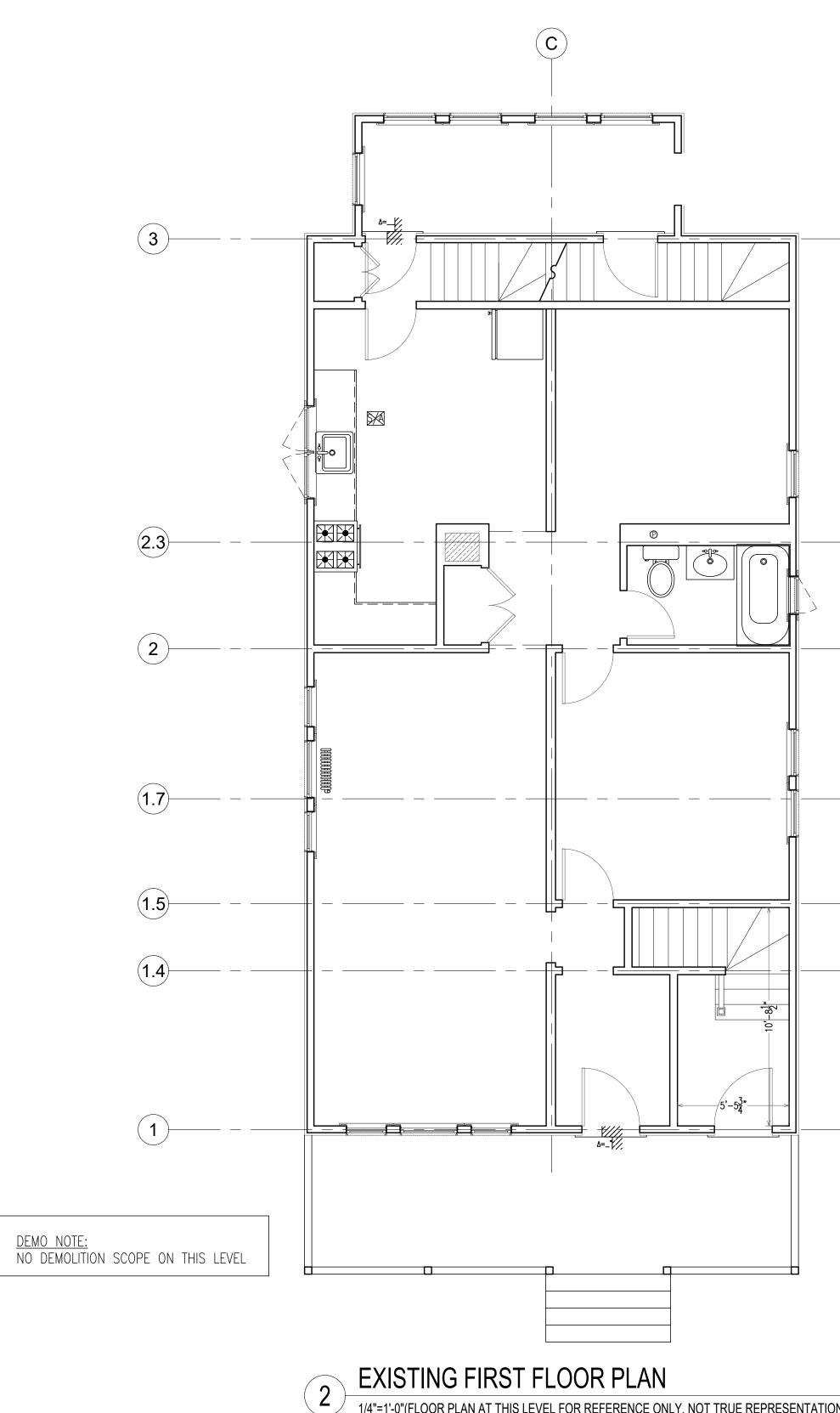
LEGENDS, WALL TYPES & SCHEDULES







1 2 3 4 5 6 7 8 9 250 1 2 3 4 5





ARCHITECT:

PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

OoDD Architects Limited Liability Company P. O. Box 66001 Newton, Massachusetts 02466

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

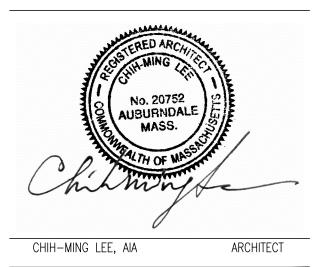
NGO RESIDENCE TWO FAMILY ADDITION

50 Clifton Street Cambridge, Massachusetts 02140

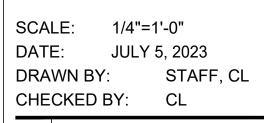
DRAWING GENERAL NOTES: THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS 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.

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

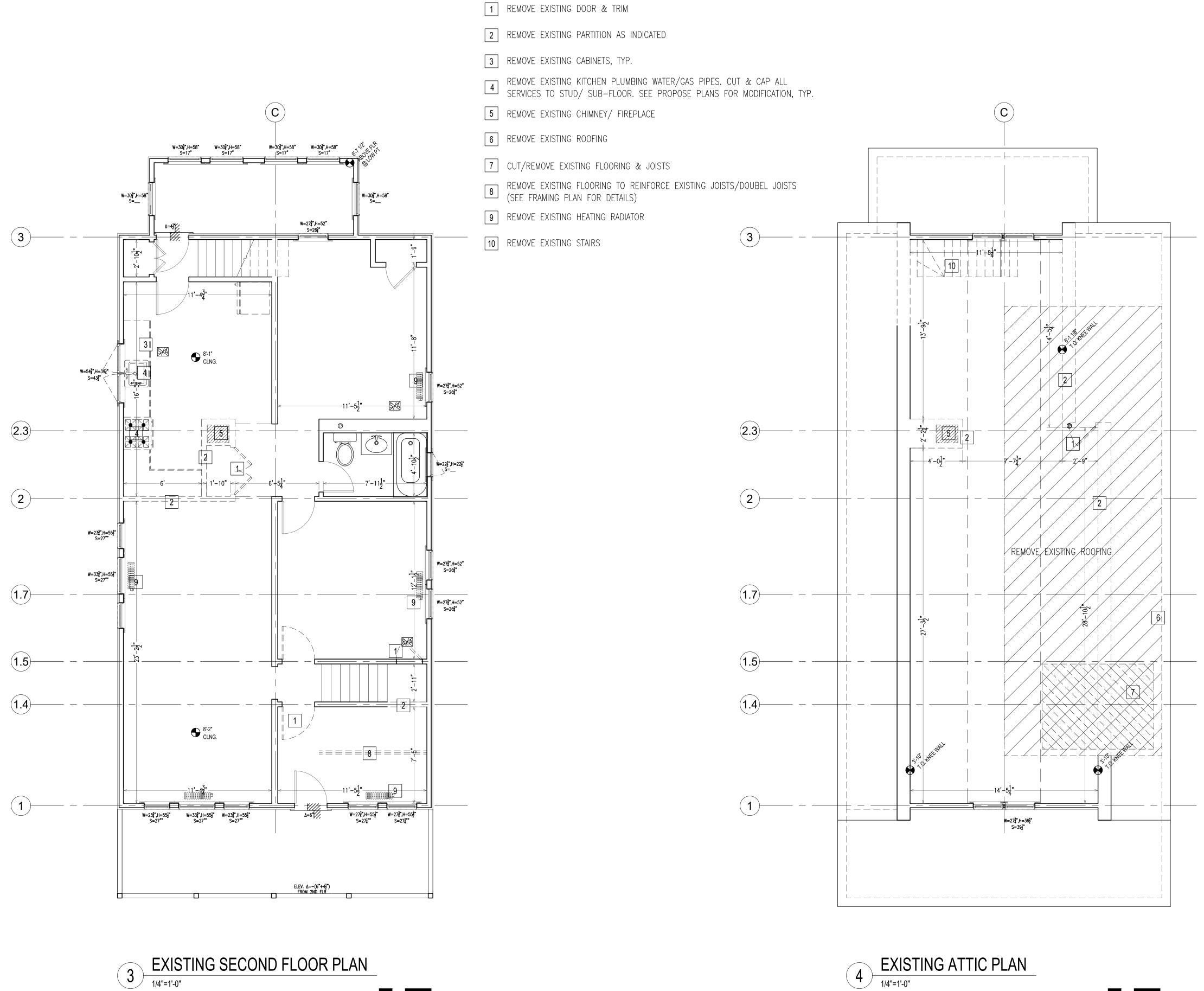
Date | Notes 7/5/2023 | PERMIT SET



EXISTING BASEMENT & FIRST FLOOR DEMOLITION PLANS







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

0 2 4 ft

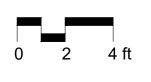


DEMOLITION NOTES:



ARCHITECT:

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



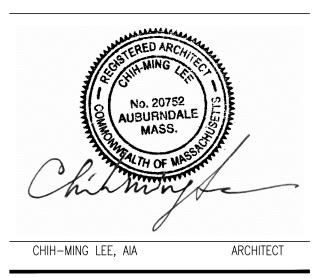
NGO RESIDENCE TWO FAMILY ADDITION

50 Clifton Street Cambridge, Massachusetts 02140

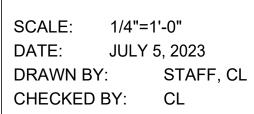
DRAWING GENERAL NOTES: THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS 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.

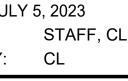
ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date | Notes 7/5/2023 | PERMIT SET

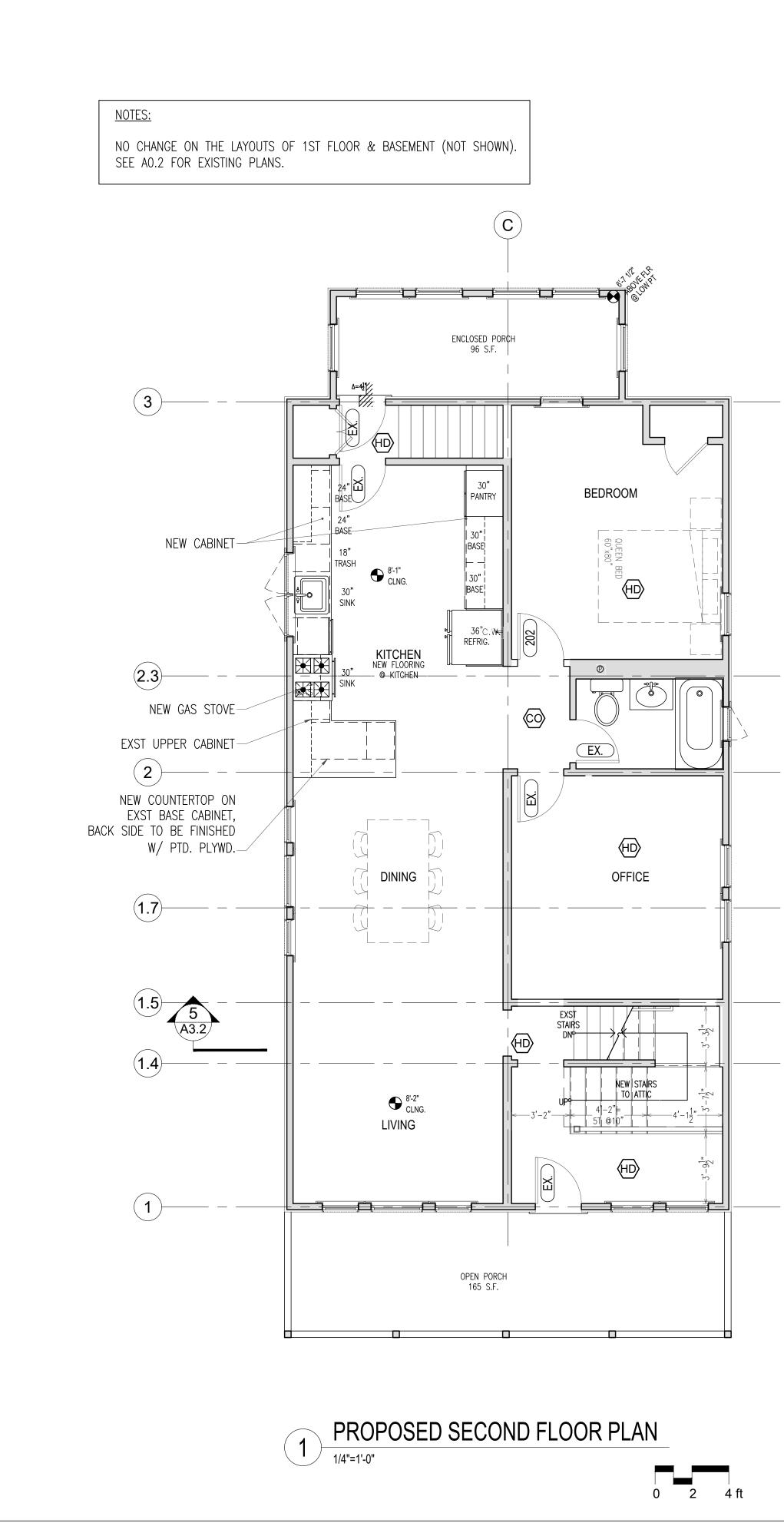


EXISTING SECOND FLOOR & ATTIC DEMOLITION PLANS





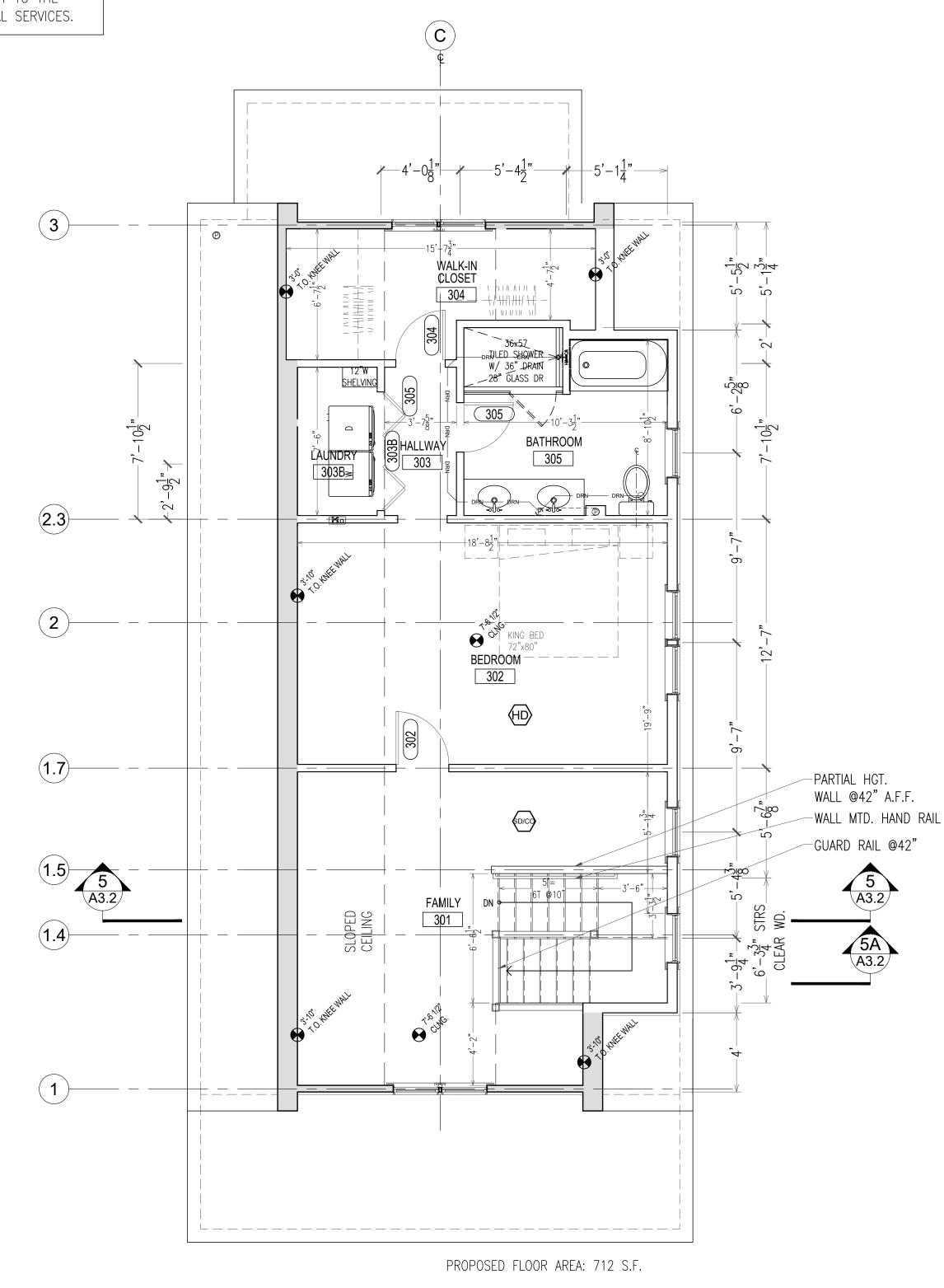




1 2 3 4 5 6 7 8 9 250 1 2 3 4 5

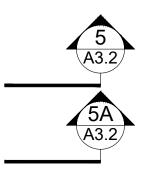
FIRE ALARM NOTES:

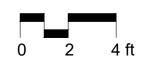
- 1. DETECTOR/ ALARM SYMBOL KEYS:
- (SD) SMOKE DETECTOR/ ALARM
- \bigcirc Carbon monoxide detector/ alarm
- \odot Smoke & Carbon Monoxide Combo Detector/ Alarm
- (HD) HEAT DETECTOR/ ALARM
- 2. ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- 3. THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.



PROPOSED ATTIC PLAN

2 PROF 1/4"=1'-0"





CONSTRUCTION DOCUMENTS PERMIT SET

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

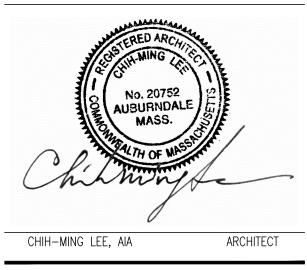
50 Clifton Street Cambridge, Massachusetts 02140

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.

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

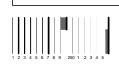
Date | Notes 7/5/2023 | PERMIT SET



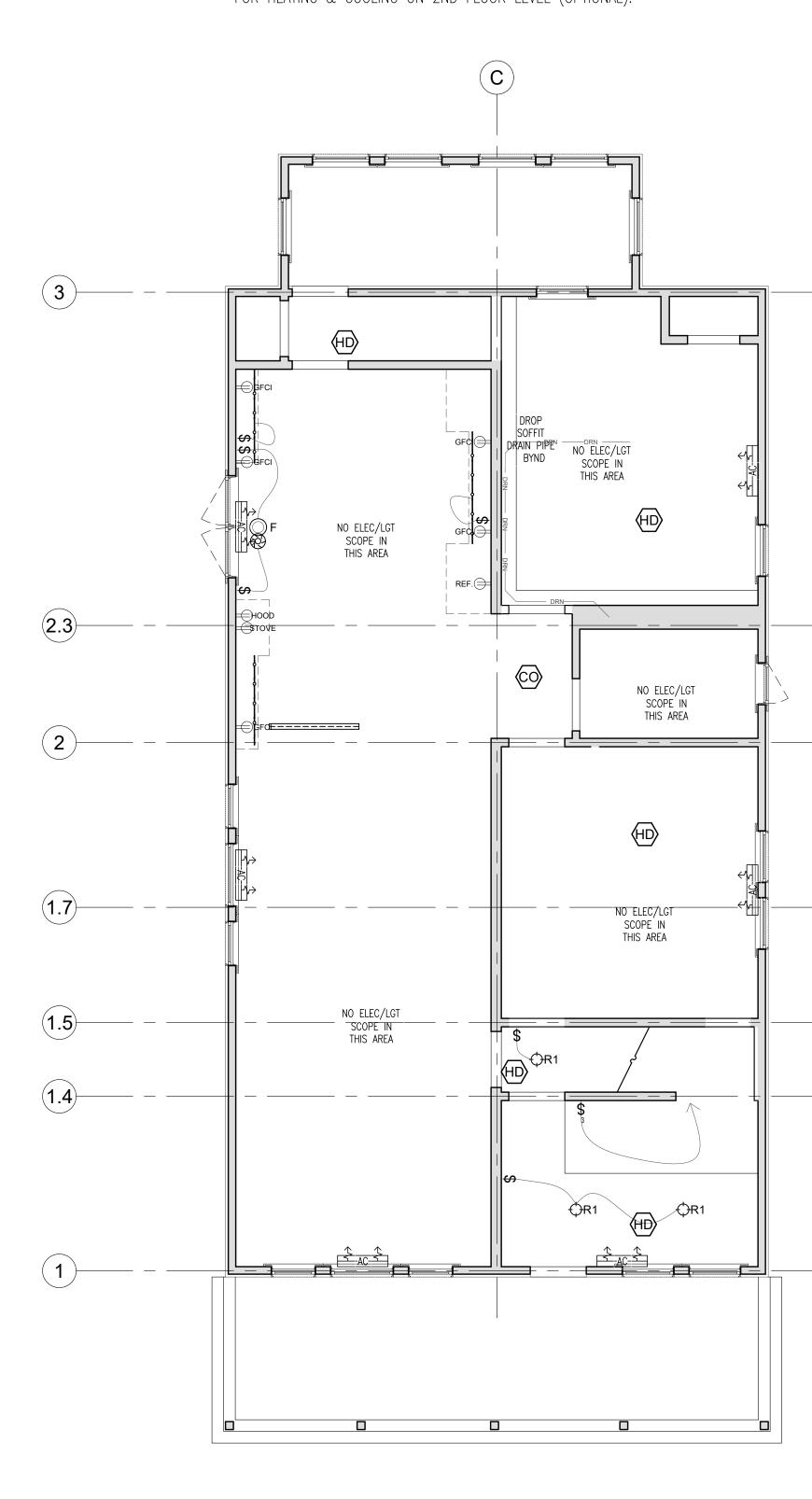
PROPOSED SECOND FLOOR & ATTIC PLANS

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

A1.1



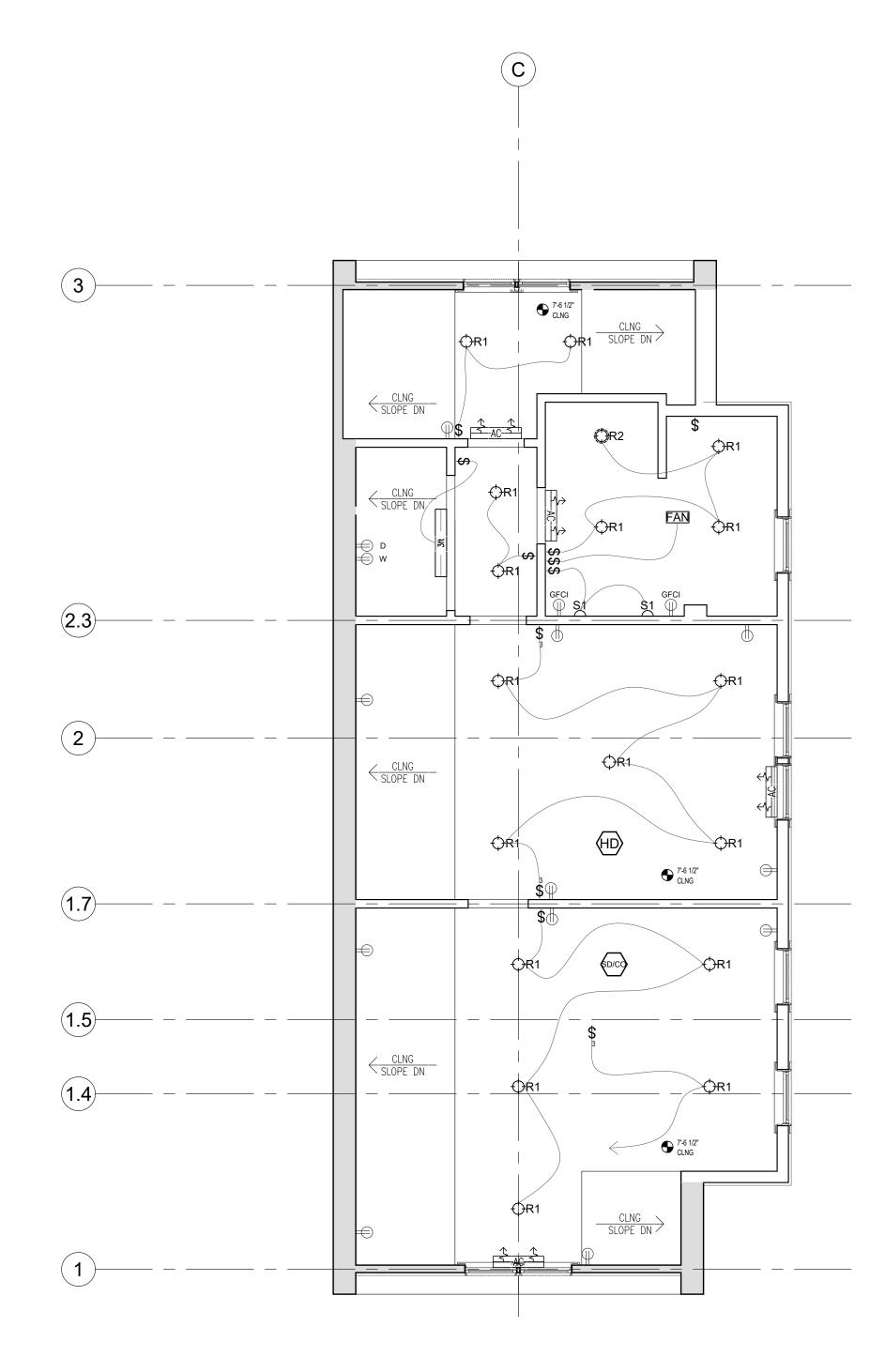
SECOND FLOOR REFLECTED CEILING PLAN 1 1/4"=1'-0"



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

HVAC NOTE:

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





CONSTRUCTION DOCUMENTS PERMIT SET

ARCHITECT:

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

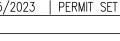
NGO RESIDENCE TWO FAMILY ADDITION

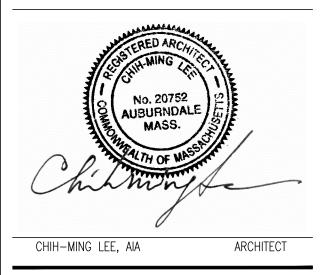
50 Clifton Street Cambridge, Massachusetts 02140

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.

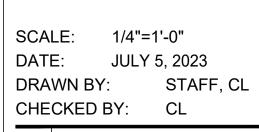
ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date | Notes 7/5/2023 | PERMIT SET

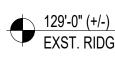




SECOND FLOOR & ATTIC REFLECTED CEILING PLANS

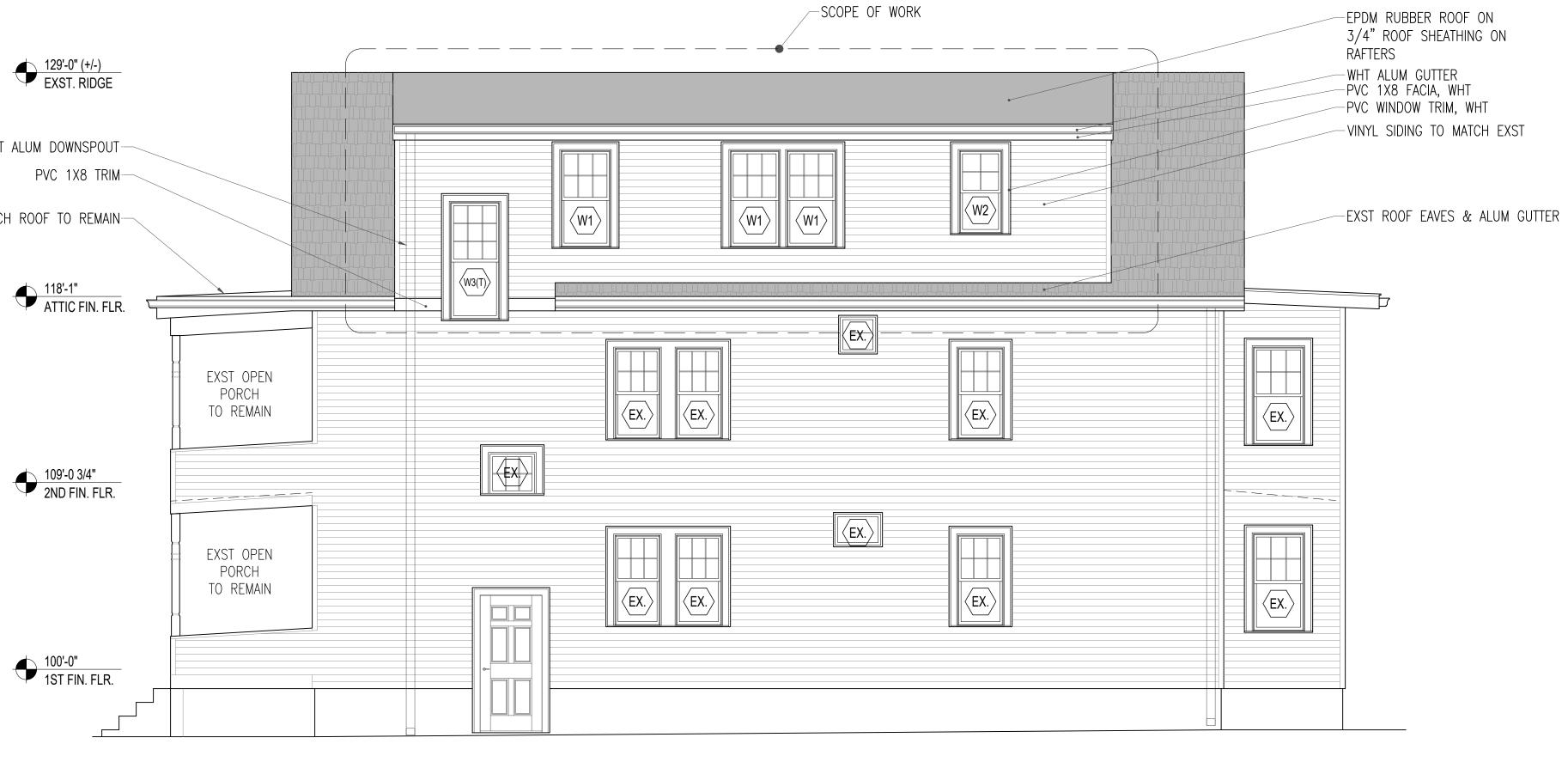






WHT ALUM DOWNSPOUT-

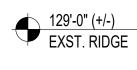
EXST OPEN PORCH ROOF TO REMAIN-







92'-4 1/4"" BSMT CONC.



ATTIC FIN. FLR.



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

100'-0" 1ST FIN. FLR.



92'-4 1/4"" BSMT CONC.



2 PROPOSED AWEST ELEVATION (SCHEME A)





0 2 4 ft

CONSTRUCTION DOCUMENTS PERMIT SET

ARCHITECT:

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

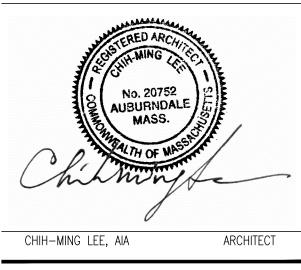
NGO RESIDENCE TWO FAMILY ADDITION

50 Clifton Street Cambridge, Massachusetts 02140

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.

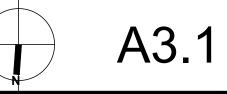
ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

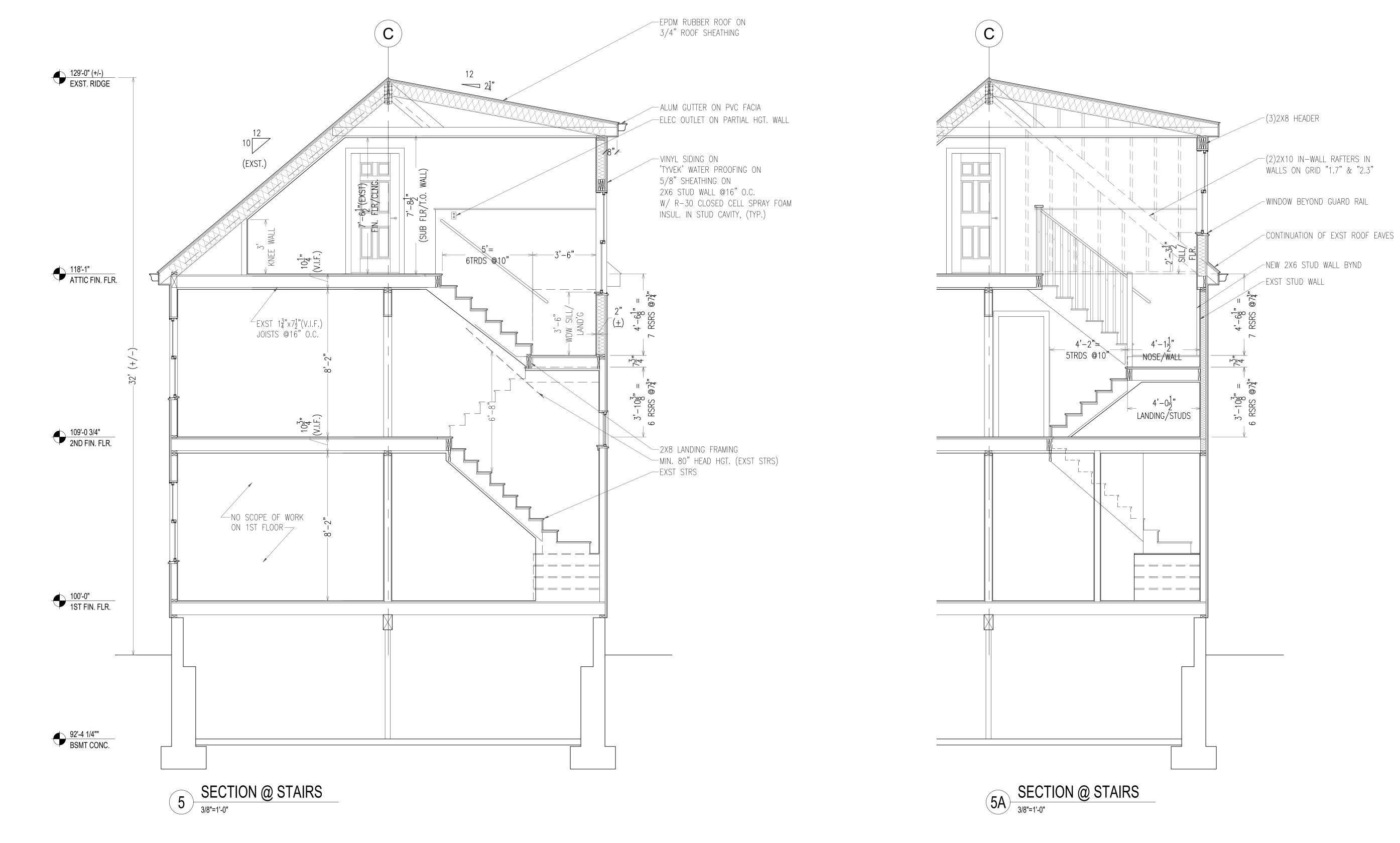
Date | Notes 7/5/2023 | PERMIT SET



BUILDING ELEVATIONS

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





1 2 3 4 5 6 7 8 9 250 1 2 3 4 5

CONSTRUCTION DOCUMENTS PERMIT SET

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

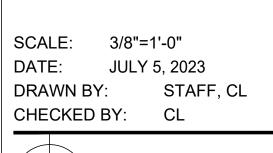
DRAWING GENERAL NOTES: THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS 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.

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date | Notes 7/5/2023 | PERMIT SET



BUILDING SECTIONS





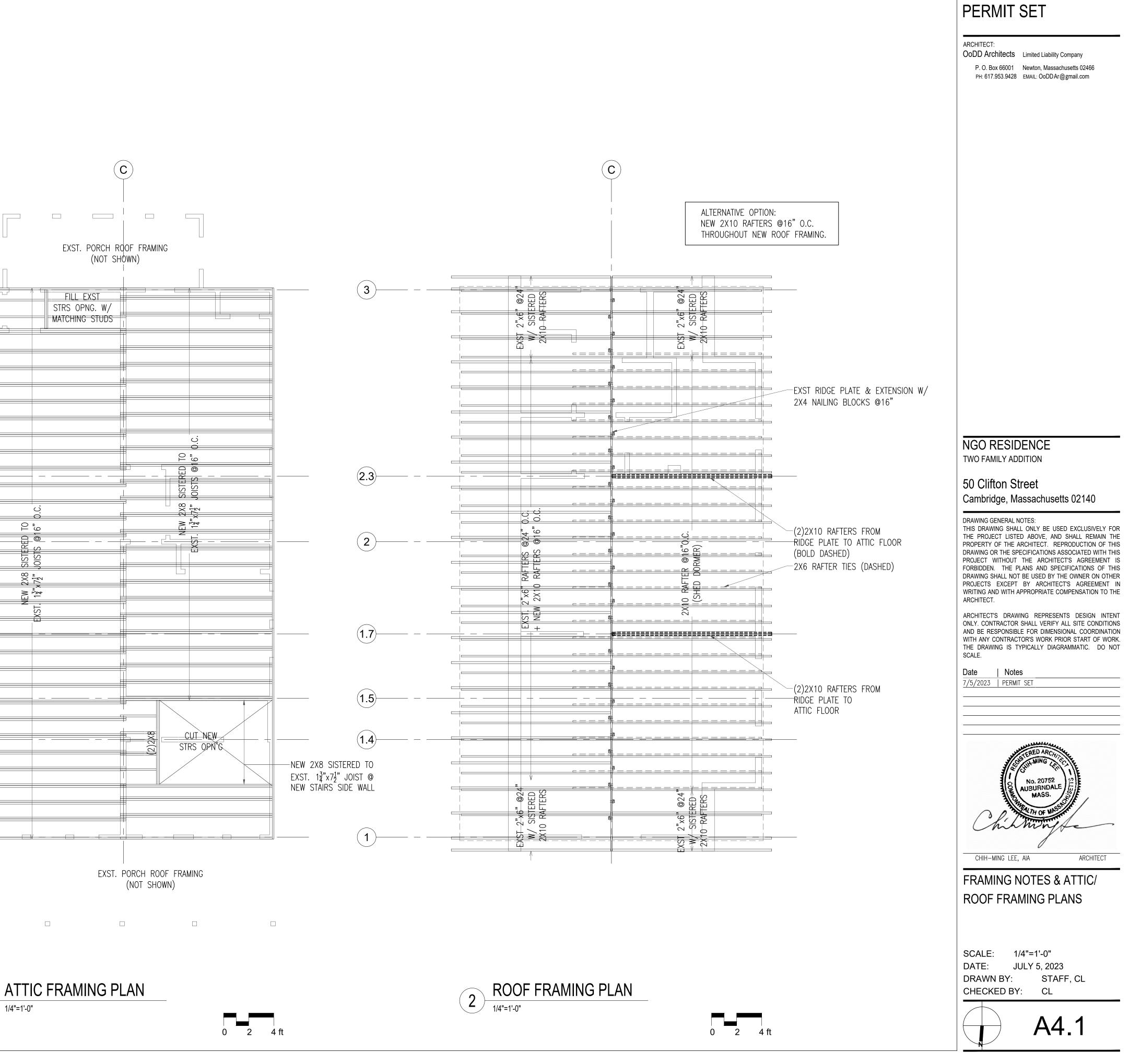
FRAMING NOTES:

- 1. ALL FRAMING AND CONSTRUCTION SHALL CONFORM TO THE STATE BUILDING CODE 780 CMR 9TH EDITION AND OTHER APPLICABLE CODES AND REGULATIONS. 2. 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.
- 3. 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.
- 3. ALL NAILS USED TO FASTEN THE DECK WOODS SHALL BE COMMON GALVANIZED OR BETTER.
- 4. 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.
- 5. ALL HEADERS TO BE 2X10 WITH 1/2" CDX PLYWOOD SPACER UNLESS NOTED OTHERWISE.
- 6. ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- 7. ALL SUB-FLOOR TO BE 3/4" T&G PLYWOOD, GLUED AND SCREWED TYP.
- 8. CONTRACTOR TO VERIFY ALL FRAMING ELEVATION PRIOR TO SETTING TOP PLATES, TYP 9. PROVIDE HEAVY DUTY SIMPSON JOIST HANGER AT ALL BEAMS, FLOORS, AND DECK
- CONNECTIONS. 10. PROVIDE HURRICANE CLIPS AT ALL ROOF TO WALL INTERSECTIONS AND FLOOR TO
- FLOOR INTERSECTIONS. 11. PLYWOOD SHEETS MUST BE CONTINUOUS FROM SILL TO PLATE PER FRAMING
- REQUIREMENTS FOR HIGH WIND ZONES AND LARGE WALL OPENINGS 12. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD OR CONCRETE
- MUST BE HOT-DIPPED GALVANIZED STEEL 13. PROVIDE SOLID BLOCKINGS AT MID-SPAN OF ALL FLOOR JOIST SPANS AND AT ALL CORNER WALLS.
- 14. ALL BEARING POSTS MUST ALIGN WITH BEAMS BELOW DOWN TO FOUNDATIONS/ FOOTINGS.
- 15. ALL COLLAR TIES TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. 16. GENERAL CONTRACTOR TO PROVIDE GENERAL WALL BLOCKINGS FOR ALL
- HANDRAILS, TOILET ACCESSORIES, MILLWORK AND OTHER MISC. ITEMS, TYP.
- 17. CUTTING, NOTCHING, OR DRILLING THROUGH FLOOR & ROOF FRAMING MEMBERS TO CONFORM TO BUILDING CODE FOR ALLOWABLE PARAMETERS.

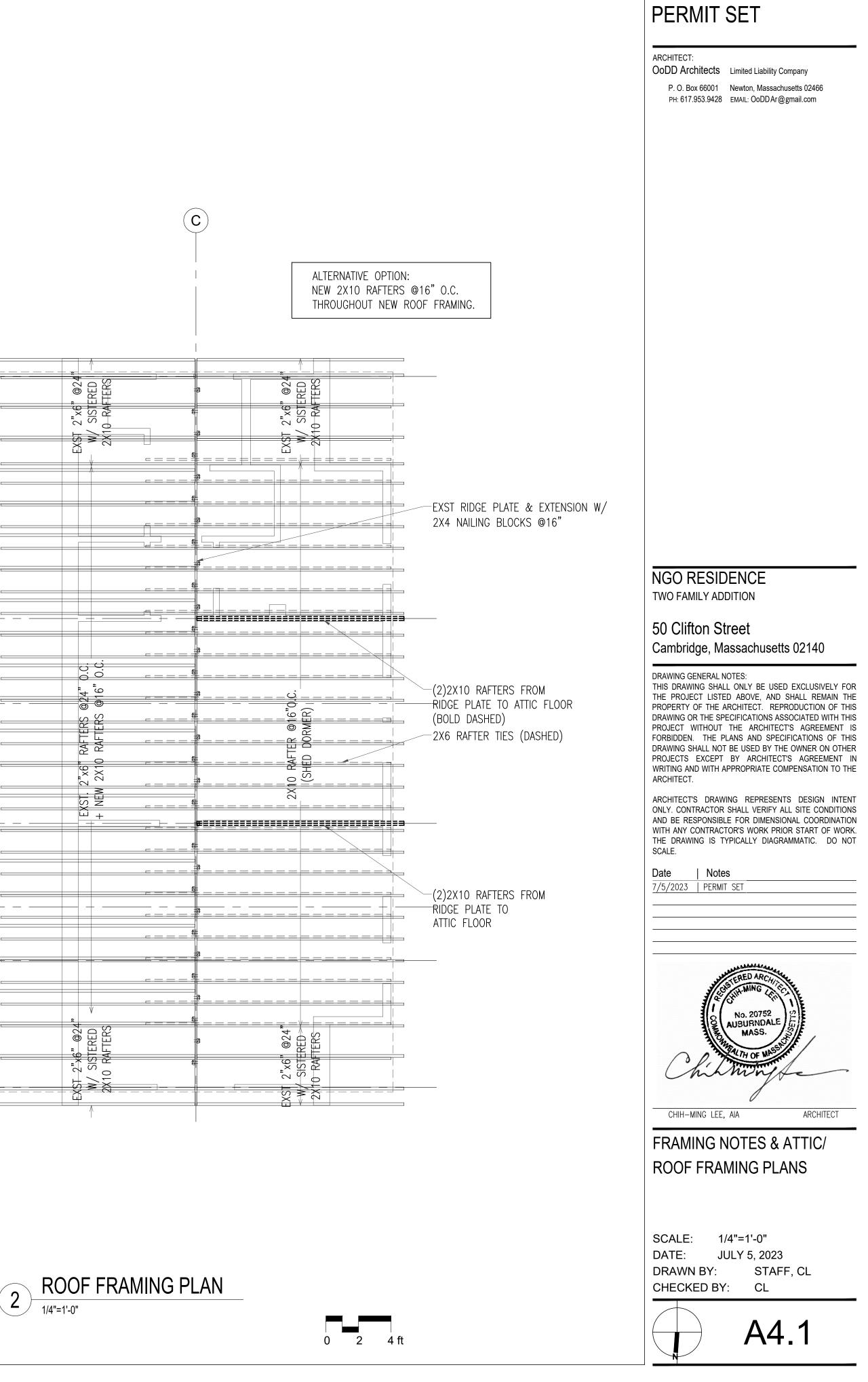
-		
$\left(\begin{array}{c} \\ \\ \\ \end{array} \right)$		
2.3		
\smile		
\frown		
2		
2		
\frown		
(1.7)		
1.5	—	 <u> </u>
\smile		
1.4		
(1.4)	—	 ₩
\bigcirc		
\frown		
(1)		
\checkmark		

(3)

2 3 4 5 6 7 8 9 250 1 2 3 4 5



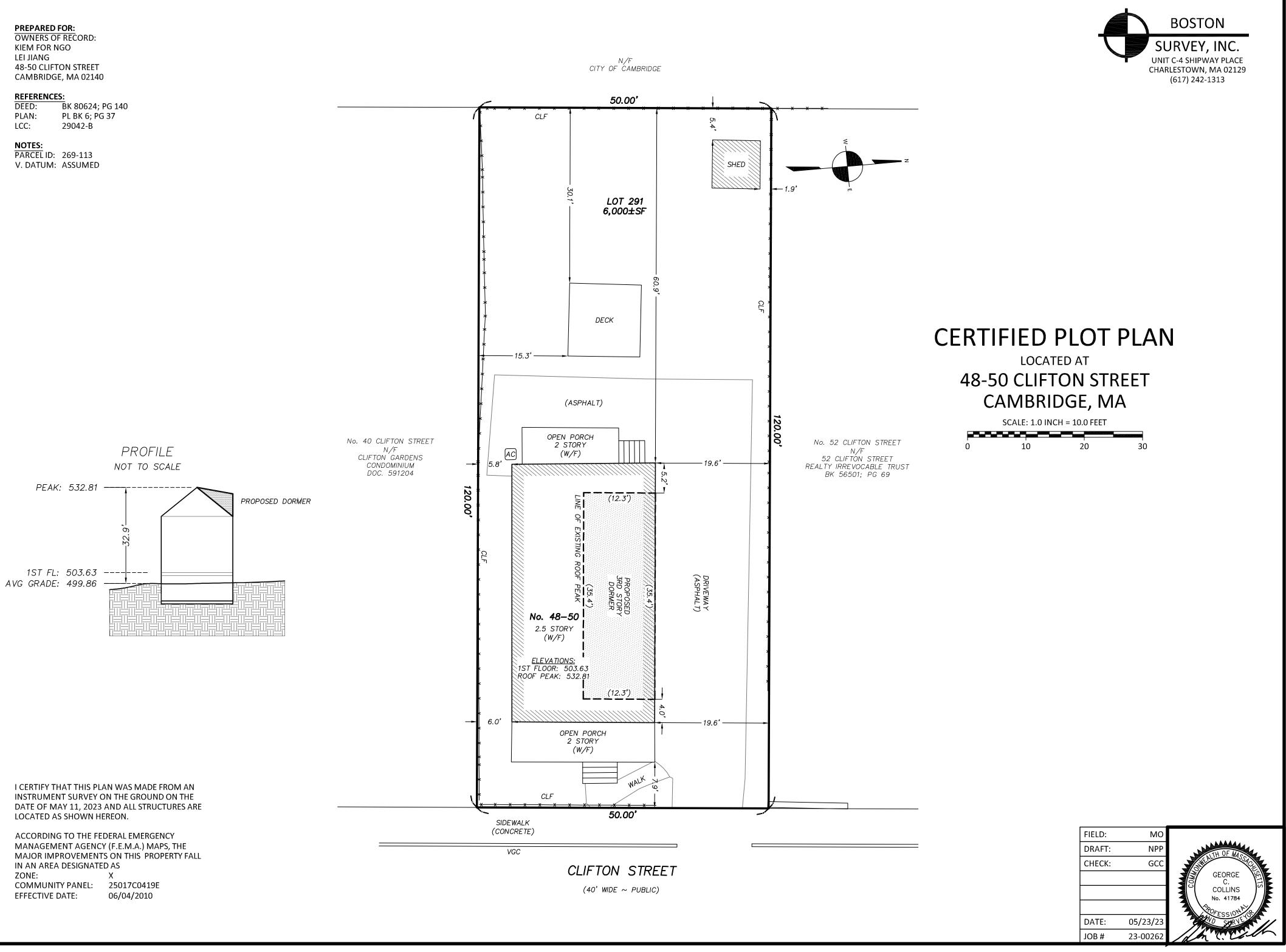
ATTIC FRAMING PLAN

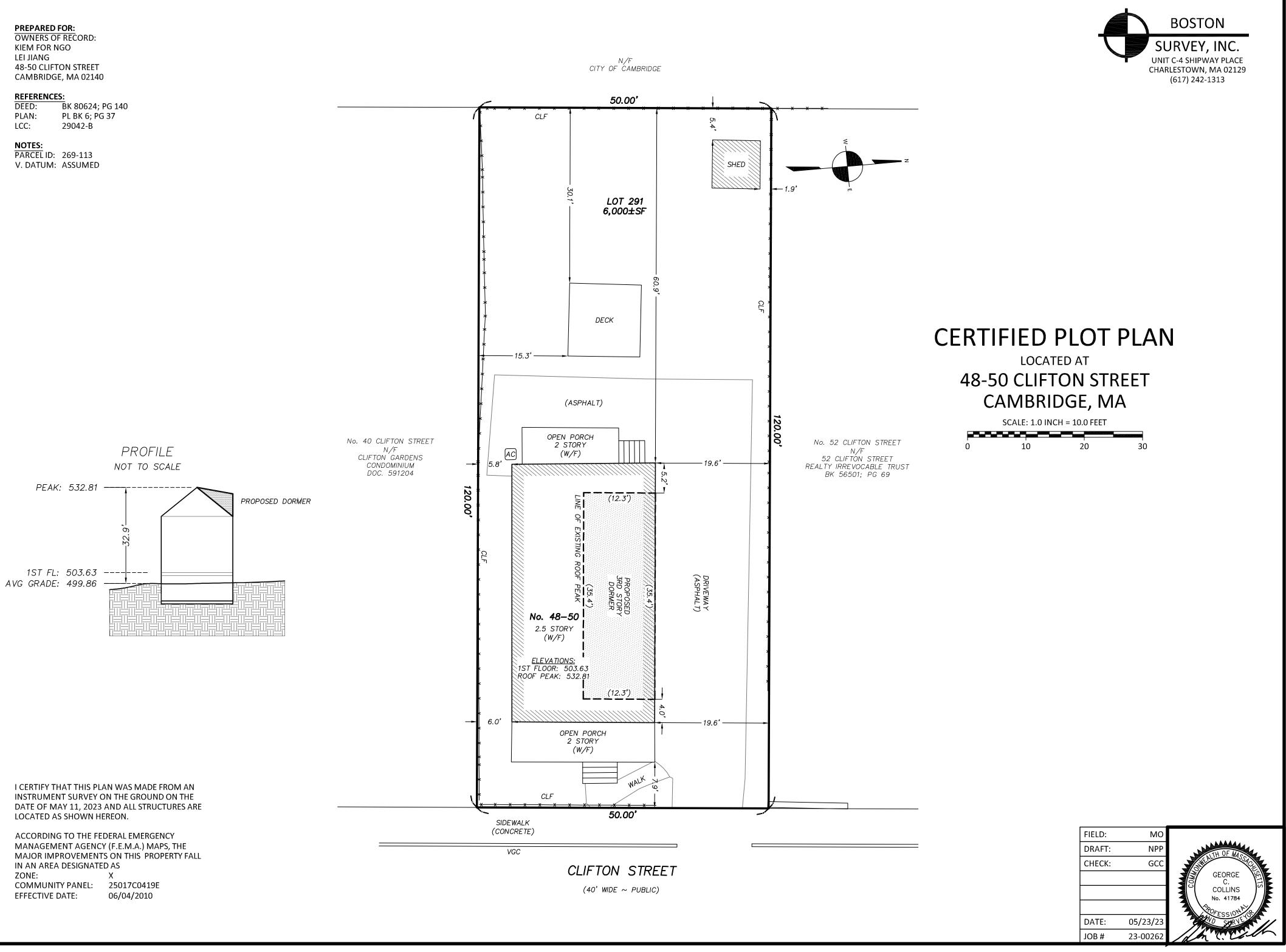


CONSTRUCTION DOCUMENTS

1/4"=1'-0"

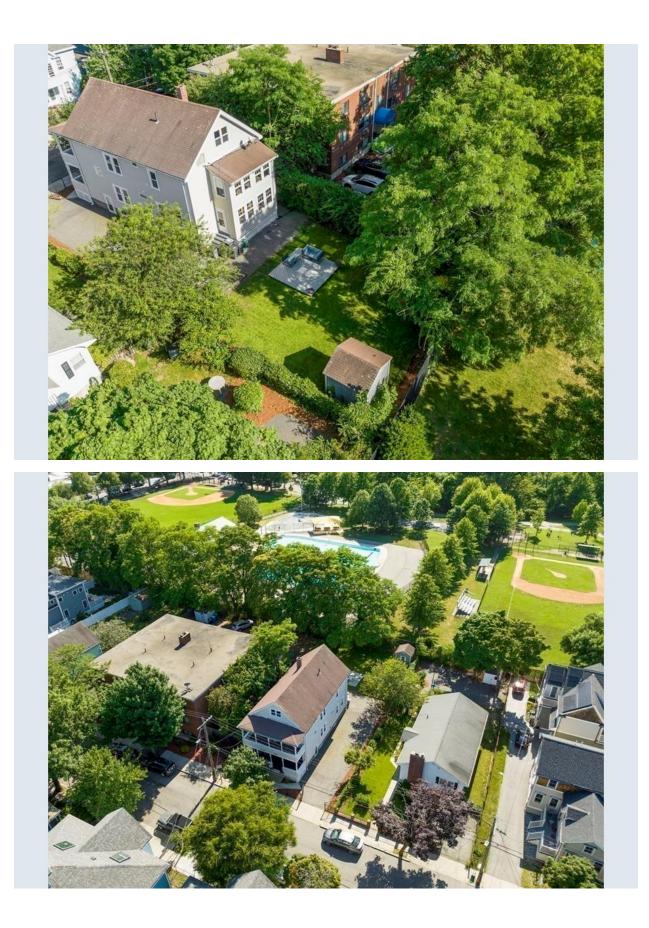
1

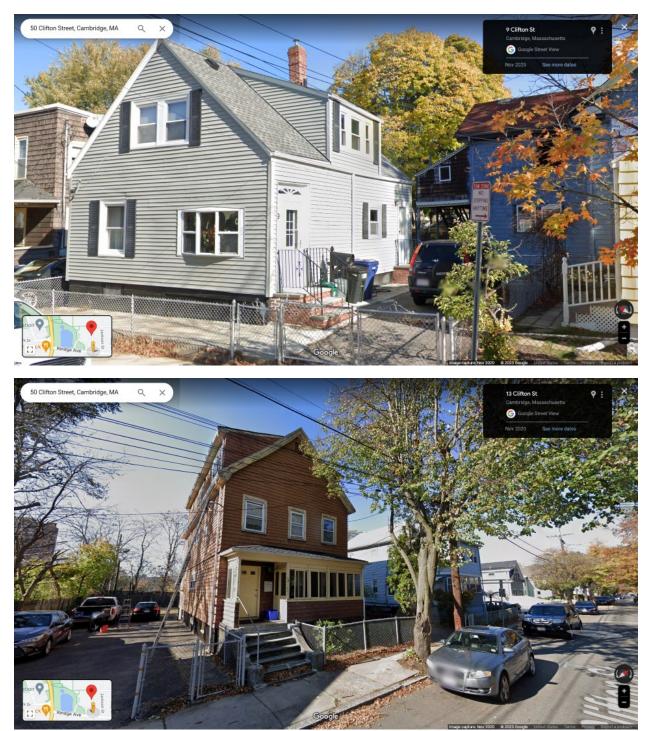




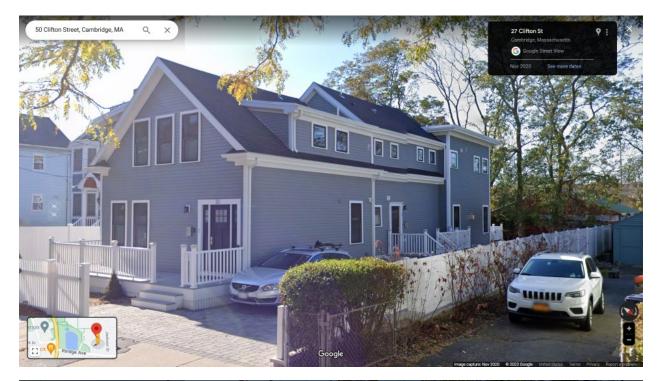
48-50 Clifton Street, Cambridge



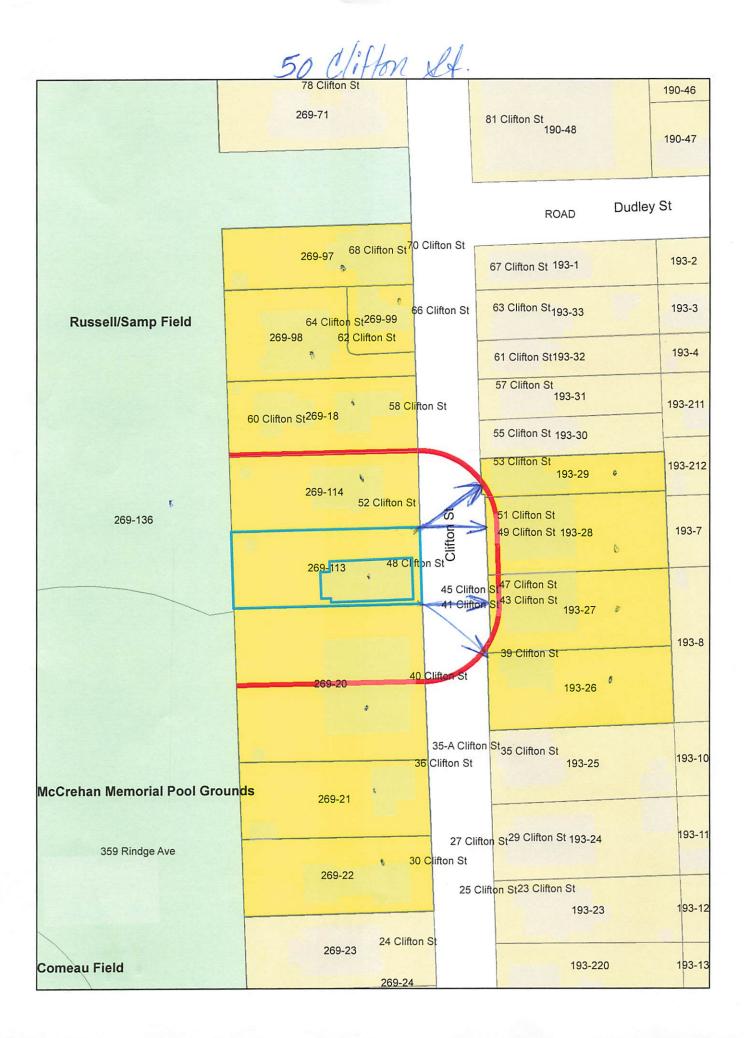




Houses with Dormers on Clifton Street







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

Potitioner

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

