



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUL 26 AM 11:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 233716

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Kimberly C. Mott and Jesse A. Mott C/O Michael W. Wiggins, Attorney

PETITIONER'S ADDRESS: one Liberty Square Suite 1210, Boston, MA 02109

LOCATION OF PROPERTY: 63 Clarendon Ave., Cambridge, MA

TYPE OF OCCUPANCY: Two Family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner plans to increase FAR by .113 of this prior nonconforming structure, by raising the roof and installing dormers on third floor, additional framing of roof awnings at front and rear porches, and relocating front stairs to the building, and also to refenestrate on right side of building within the right side setback

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.d & Sec. 8.22.2.c (Nonconforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Kimberly C. Mott
attny for Kimberly S. Mott
and Jesse A. Mott

(Petitioner (s) / Owner)

Michael W. Wiggins

(Print Name)

Address:

One Liberty Sq. Ste 1210 Boston MA

Tel. No.

6178806313

E-Mail Address:

mww@westonpatrick.com

02109

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 Kimberly C. Mott and Jesse A. Mott
(OWNER)

Address: 63 Clarendon Avenue Cambridge

State that I/We own the property located at 63-65 Clarendon Avenue which is the subject of this zoning application.

The record title of this property is in the name of Kimberly C. Mott and Jesse A. Mott

*Pursuant to a deed of duly recorded in the date 12/4/2020 Middlesex South County Registry of Deeds at Book 76347, Page 81; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Michael W. Wiggins Attorney for Kimberly C. Mott and Jesse A. Mott
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

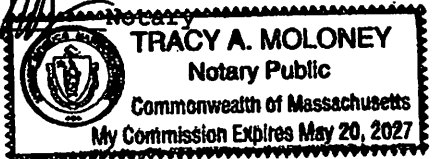
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Michael W. Wiggins personally appeared before me, this 19th of July, 2023, and made oath that the above statement is true.

Tracy A. Moloney

My commission expires 5/20/2027 (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 63 Clarendon Ave., 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 addition of third floor space, including installation of two dormers limited to 15 feet in length, occurring within the footprint of the existing building, will add a modest amount of needed living space for the owners and their family. The intensity of use will be reduced by the conversion from a two family to single family residence. The very small increases in FAR represented by minor changes to front and rear entrances will improve accessibility and appearance and especially in the front of the building will produce a larger setback of the front entrance from the front line of the property.

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:

The existing lot has two parking spaces for a two family, and that will be more than adequate to accommodate parking on site, as the use will be changing to one family. There will be no adverse impact on traffic in the neighborhood, and congestion will actually be reduced by the change of use from two family to one family. The neighborhood character will not be changed, as the exterior of the building will only be very slightly modified to change the fenestration and improve the front and rear entrances, and the footprint of the building will remain as it is.

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:

The building as improved will be consistent with the size and residential character of other buildings in the neighborhood. The open space will be virtually the same as at present, and the change to single family will make operation or development of adjacent uses easier rather than more difficult due to the reduction in intensity of the use.

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:

The improvements will all be constructed within the existing footprint and will only improve the comfort and safety of the occupants. The small addition on the third floor, the changes in front and rear entrances, and refenestration on the right side will blend well with and improve the design and appearance of the existing building and will fit well alongside other residential buildings in the immediate neighborhood.

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 modest improvements and enhanced appearance that the petitioner's plans make possible will help to improve the residential character of the district and will fit well with the general appearance and size of other buildings in the neighborhood.

***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: Kimberly C. Mott and Jesse A. Mott
Location: 63 Clarendon Ave., Cambridge, MA
Phone: 6178806313

Present Use/Occupancy: Two Family
Zone: Residence B Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,942		3,396		2,000	(max.)
<u>LOT AREA:</u>		4,000		4,000		5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.736		.849		.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,000		4,000		2,500	
<u>SIZE OF LOT:</u>	WIDTH	43.5		43.5		50'	
	DEPTH	92.0		92.0		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	5.1		5.1		15	
	REAR	35.4		35.4		25'	
	LEFT SIDE	11.6		11.6		7.5 (sum of 20)	
	RIGHT SIDE	6.9		6.9		7.5 (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	30' 3"		35		35	
	WIDTH	56.8		56.8		n/a	
	LENGTH	24.0		24.0		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		59.89		59.24		40.0	
<u>NO. OF DWELLING UNITS:</u>		2		1		2	
<u>NO. OF PARKING SPACES:</u>		2		2		2	
<u>NO. OF LOADING AREAS:</u>		n/a		n/a		n/a	
<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.:

wood frame structure on concrete foundation with asphalt shingle roof

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'.

63-65 Clarendon Residence

BZA SUBMISSION SET

07/18/2023

JESSE & KIM MOTT

63 CLARENDON AVENUE
CAMBRIDGE MA. 02140



PROJECT #: **2301-6365**

ARCHITECT:

SAM KACHMAR
ARCHITECTS

(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



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CLIENTS:

JESSE & KIM MOTT

GENERAL CONTRACTOR:

STECKEL CONSTRUCTION

STRUCTURAL ENGINEER:

SPRUHAN ENGINEERING

PROJECT NARRATIVE:

THE MOTT RESIDENCE INVOLVES THE CONVERSION OF A TWO FAMILY DWELLING INTO A SINGLE FAMILY DWELLING.

THE PROJECT INVOLVES THE INTERIOR RENOVATION OF THE HOME, WHERE THE ROOF WILL BE RAISED 56" TO THE BUILDING HEIGHT LIMIT OF 35' FROM AVERAGE GRADE TO ALLOW FOR HABITABLE SPACE AT THE 3RD FLOOR LEVEL.

ADDITIONALLY, THE PREEXISTING NONCONFORMING FAR WILL INCREASE BY .113 DUE TO THE RAISING OF THE ROOF AND THE ADDITIONAL FRAMING OF ROOF AWNINGS AT THE FRONT AND REAR PORCH.

AT THE FRONT OF THE HOME, THE STAIRS WILL BE REFRAMED AND THE FENESTRATION ALONGSIDE RIGHTSIDE ELEVATION WILL BE RELOCATED.

Sheet List PHASE 1	
V	Sheet Name
BZA-000	COVER
BZA-001	GENERAL NOTES
BZA-002	SITE PLAN
BZA-003	SITE AXON
BZA-004	AREA PLAN
BZA-006	STREETVIEW 1
BZA-007	STREETVIEW 2
BZA-008	SHADOW STUDY
BZA-100	PLAN - LEVEL 0
BZA-101	PLAN - LEVEL 1
BZA-102	PLAN - LEVEL 2
BZA-103	PLAN - LEVEL 3
BZA-109	PLAN - ROOF
BZA-200	ELEVATION EAST
BZA-201	ELEVATION NORTH
BZA-202	ELEVATION WEST
BZA-203	ELEVATION SOUTH
BZA-300	QR CODE
BZA-301	PLOT PLAN

Grand total: 19

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MISC	MISCELLANEOUS
CF	CUBIC FEET	MTD	MOUNTED
CI	CUBIC INCHES	MTL	METAL
CJ	CONTROL JOINT	N	NORTH
CL	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR OR CLEARANCE	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	OH	OPPOSITE HAND
CORR	CORRIDOR, CORRUGATED	OPP	OPPOSITE
CTR	CENTER	OSB	ORIENTED STRANDBOARD
D	DEPTH, DEEP	OVHD	OVERHEAD
DBL	DOUBLE	OZ	OUNCE (S)
DEMO	DEMOLISH, DEMOLITION	PATT	PATTERN (ED)
DIA	DIAMETER	PERF	PERFORATED
DIM	DIMENSION	PERP	PERPENDICULAR
DN	DOWN	PLAM	PLASTIC LAMINATE
DTL	DETAIL	PLYWD	PLYWOOD
DW	DISHWASHER	PNT	PAINT, PAINTED
E	EAST	PR	PAIR
EA	EACH	PREFAB	PREFABRICATE, PREFABRICATED
EJ	EXPANSION JOINT	QTY	QUANTITY
EL	ELEVATION (GRADE)	RAD	RADIUS
ELEC	ELECTRICAL	RBR	RUBBER
ELEV	ELEVATION (FACADE)	RD	ROOF DRAIN
EOS	EDGE OF SLAB	REF	REFERENCE
EQ	EQUAL, EQUIPMENT, EQUIP	REFR	REFRIGERATE, REFRIGERATOR
ETR	EXISTING TO REMAIN	REINF	REINFORCE, REINFORCED
EXG	EXISTING	REQ	REQUIRE
EXP	EXPOSED	REV	REVISION, REVISE, REVISED
EXT	EXTERIOR	RM	ROOM
FAB	FABRICATE, FABRICATION	RO	ROUGH OPENING
FD	FLOOR DRAIN	S	SOUTH
FF	FINISHED FLOOR	SCHED	SCHEDULE
FL	FLOOR	SF	SQUARE FEET
FOW	FACE OF WALL	SI	SQUARE INCHES
FT	FEET, FOOT	SIM	SIMILAR
GA	GAUGE	SPEC	SPECIFICATION
GALV	GALVANIZED	SQ	SQUARE
GL	GLASS, GLAZING, GLAZED	SS, SST	STAINLESS STEEL
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STC	SOUND TRANSMISSION CLASS
GYP	GYPSPUM	STL	STEEL
H	HIGH	STOR	STORAGE
HDWD	HARDWOOD	STR	STAIR
HM	HOLLOW METAL	T.O.	TOP OF
HORIZ	HORIZONTAL	U.O.	UNDERSIDE OF
HVAC	HEATING, VENTILATING & AIR CONDITIONING	UN	UNLESS OTHERWISE NOTED
IN	INCH, INCHES	WD	WOOD
INCL	INCLUDE, INCLUDED	WT	WEIGHT
INT	INTERIOR	X	INDICATES TIMES OR BY
JT	JOINT		

MATERIALS

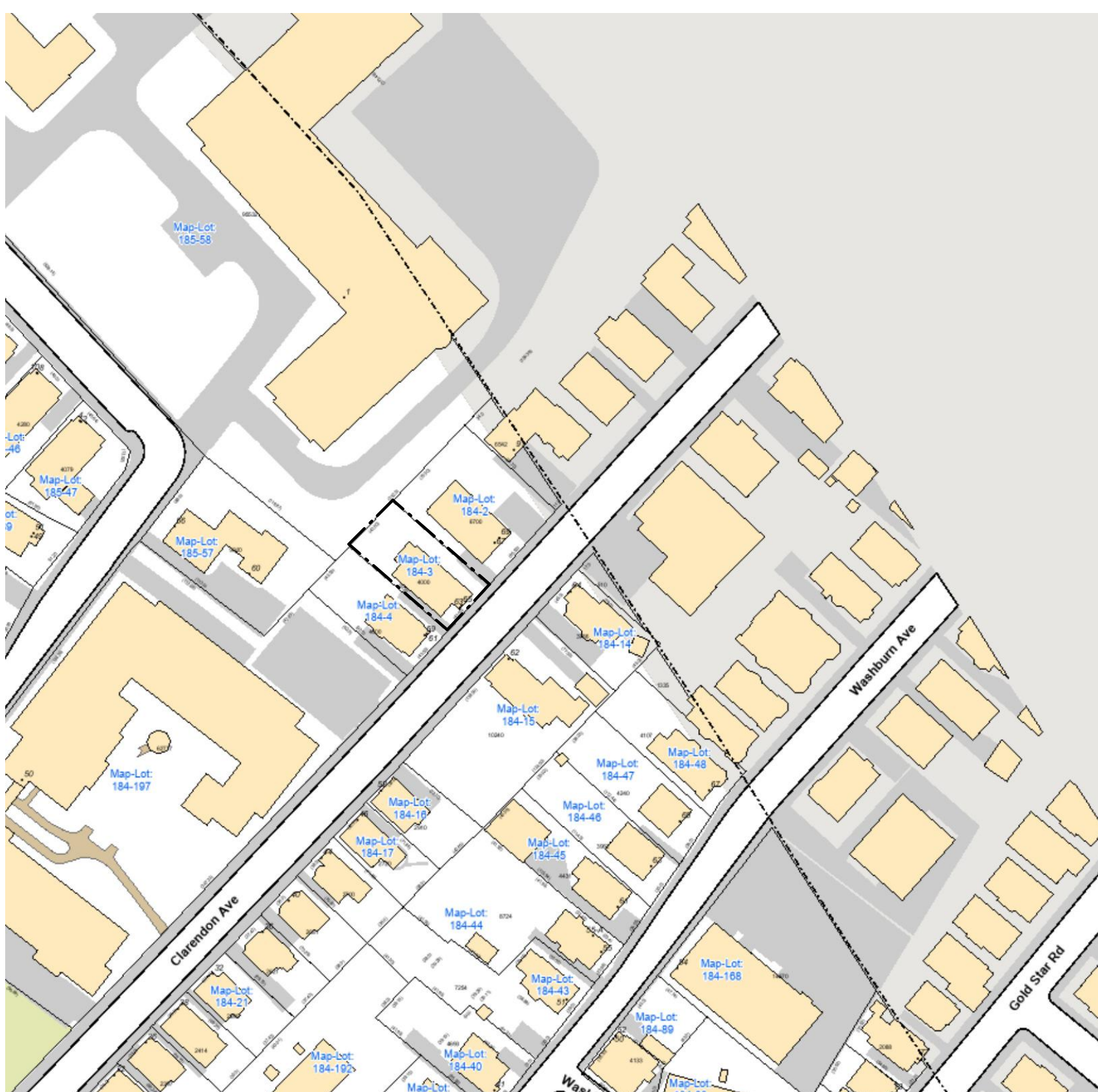
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

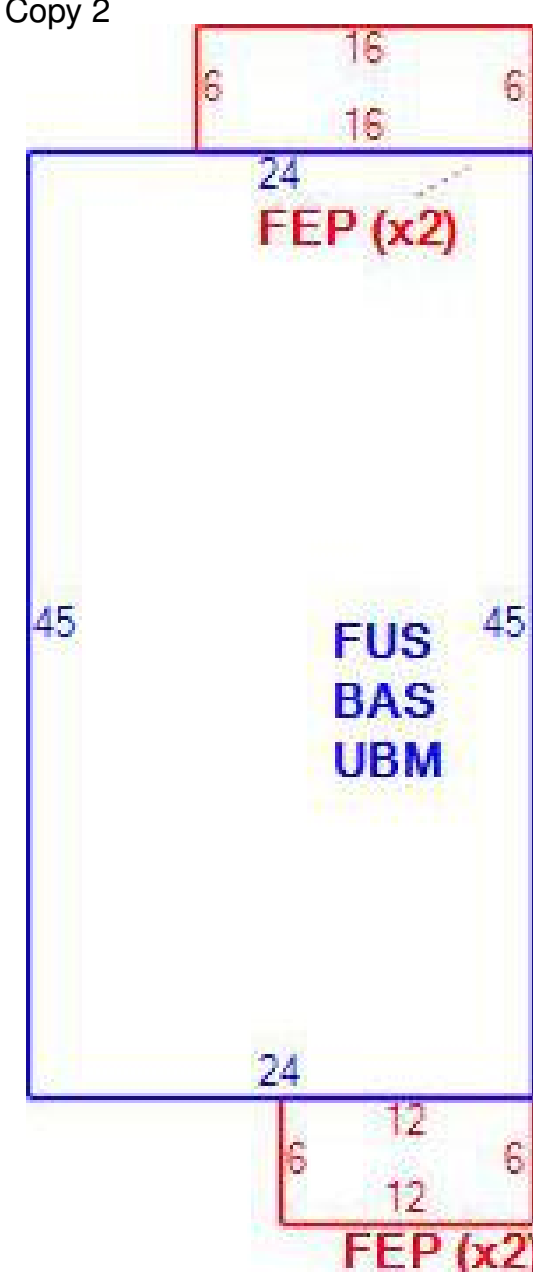
	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE	
	EXTERIOR ELEVATION KEY		
	INTERIOR ELEVATION KEY		
	BUILDING SECTION MARKER		
	WALL SECTION MARKER		
	DETAIL AREA MARKER		
	DETAIL SECTION MARKER		
	GRID LINE		
	VERTICAL ELEVATION KEY (ELEV)		
	SPOT ELEVATION W/ TARGET (PLAN)		
	SPOT ELEVATION NO TARGET (PLAN)		
	REVISION CLOUD AND REVISION TAG		
	ROOM NAME ROOM #	ROOM #	CENTERLINE
	AREA NAME AREA	SHEET SHEET	MATCH LINE
	DOOR #		HINGE SIDE OF DOOR
	# TYPE		ALIGN SURFACES
	ROOM NAME ROOM # FLOOR BASE WALL CEILING		FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-S5
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



② - MATERIALS Copy 2
1 1/2" = 1'-0"



③ - SYMBOLS Copy 2
1 1/2" = 1'-0"

① - GENERAL NOTES Copy 2
1 1/2" = 1'-0"



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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

JESSE & KIM MOTT

63-65 Clarendon Residence

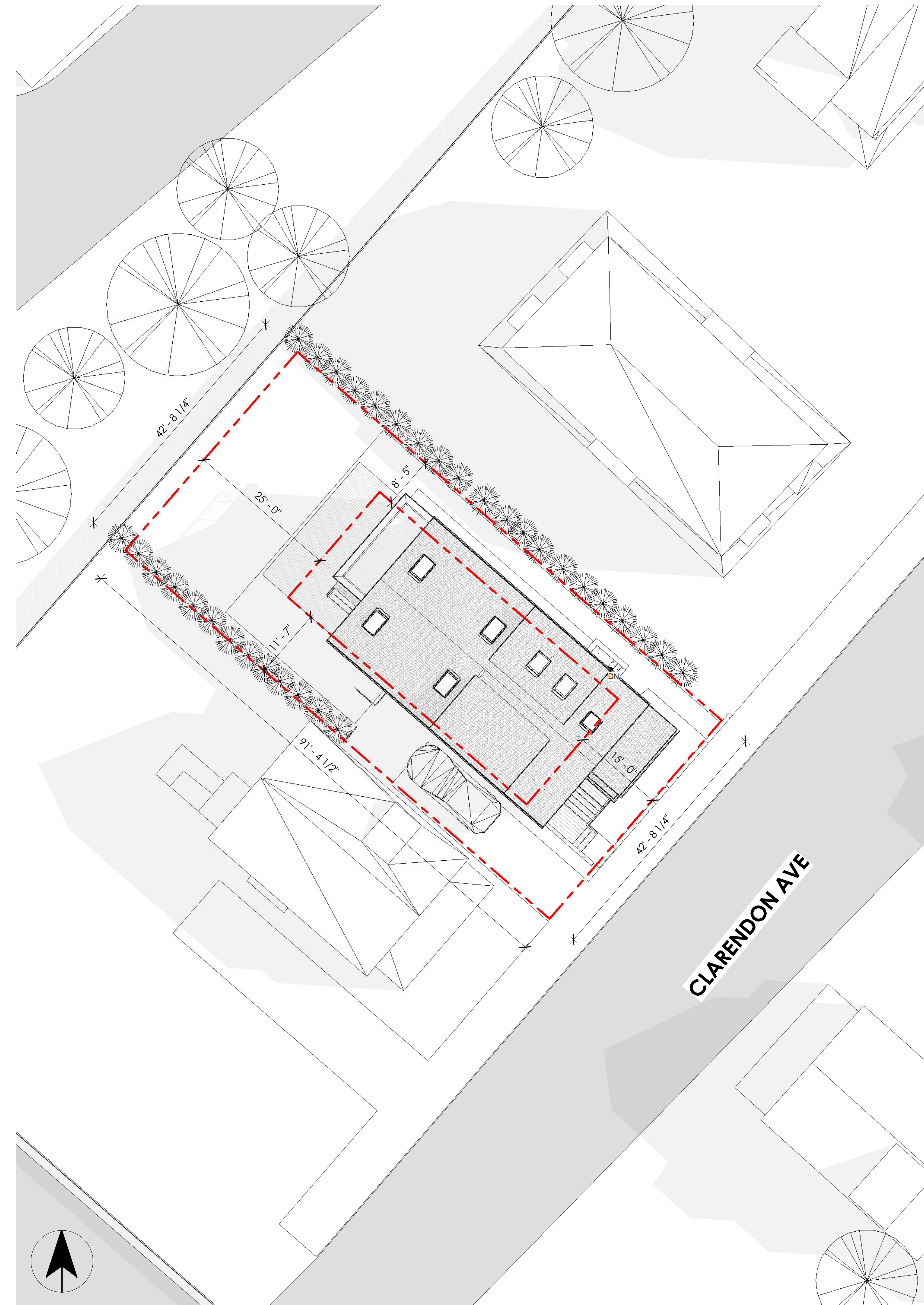
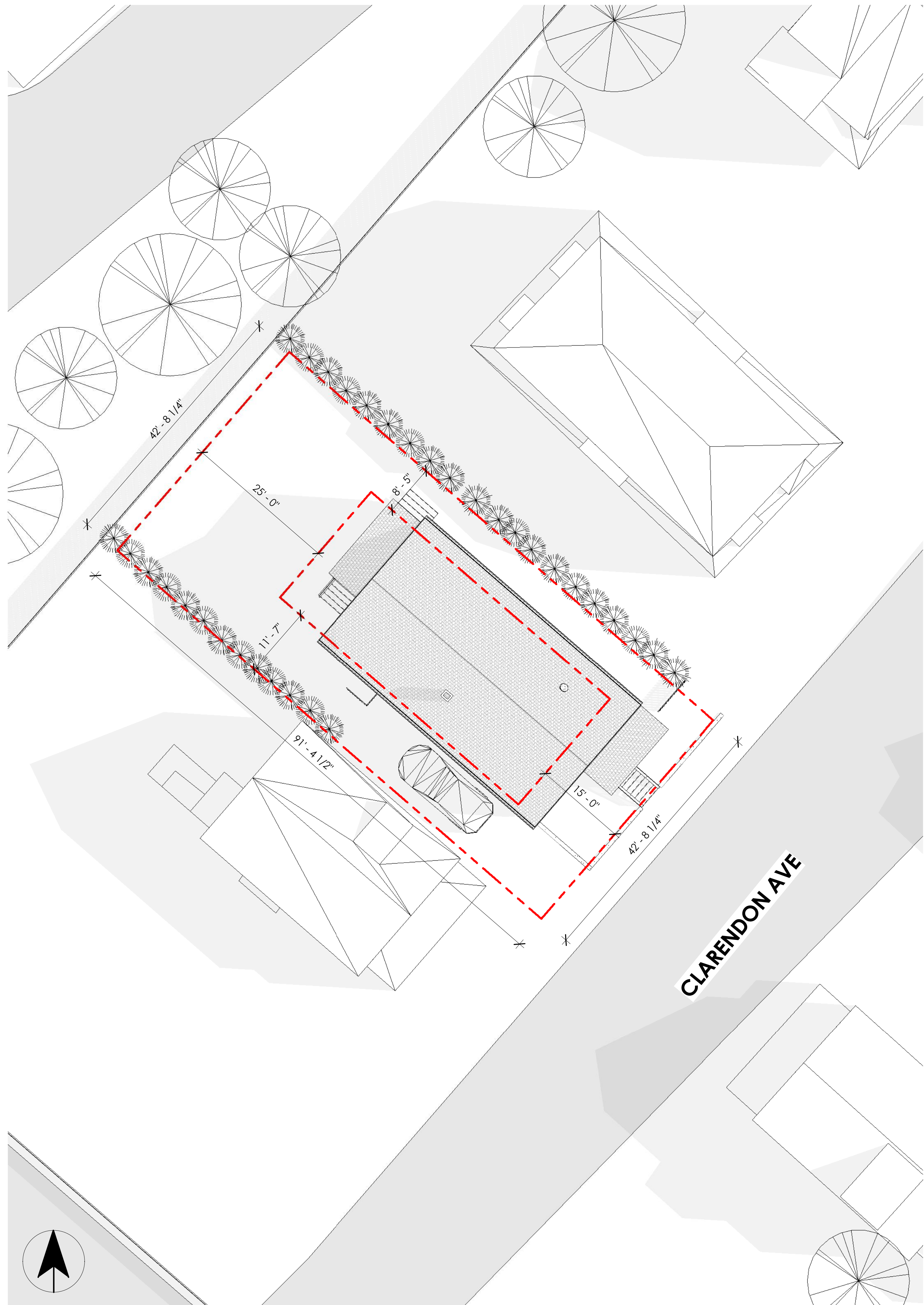
63 CLARENDON AVENUE
CAMBRIDGE MA, 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-001

Scale 1 1/2" = 1'-0"

BZA-002 SITE PLAN



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www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

SITE PLAN

JESSE & KIM MOTT
63-65 Clarendon Residence
63 CLARENDON AVENUE
CAMBRIDGE MA. 02140

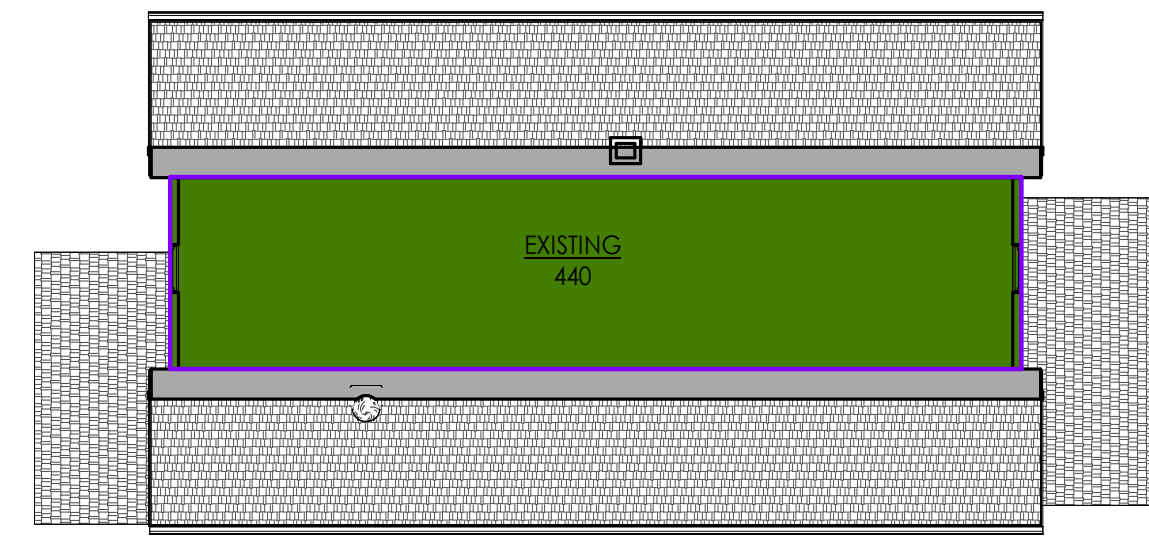
CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-002

Scale 1" = 10'-0"

7/19/2023 6:06:27 PM

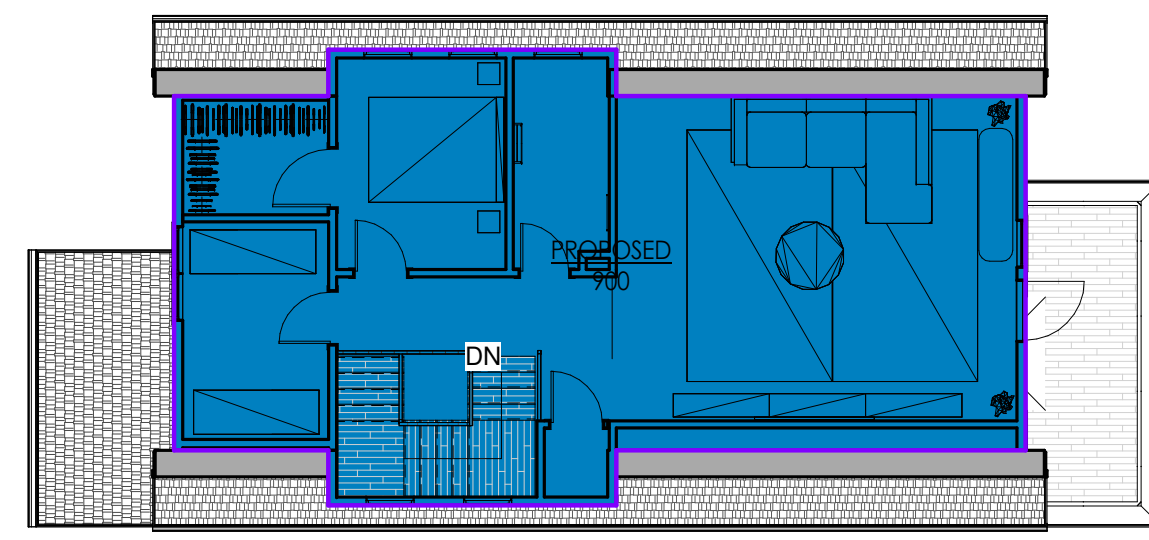
BZA-004 AREA PLAN



4 EXISTING - AREA PLAN - LEVEL 3
1" = 10'-0"

EXISTING FAR

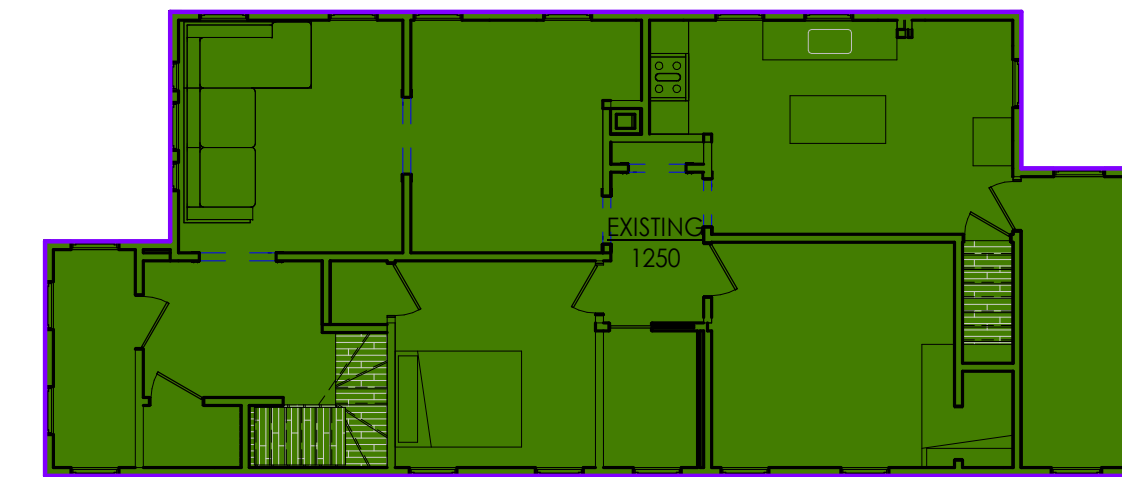
EXISTING



8 PROPOSED - AREA PLAN - LEVEL 3
1" = 10'-0"

PROPOSED FAR

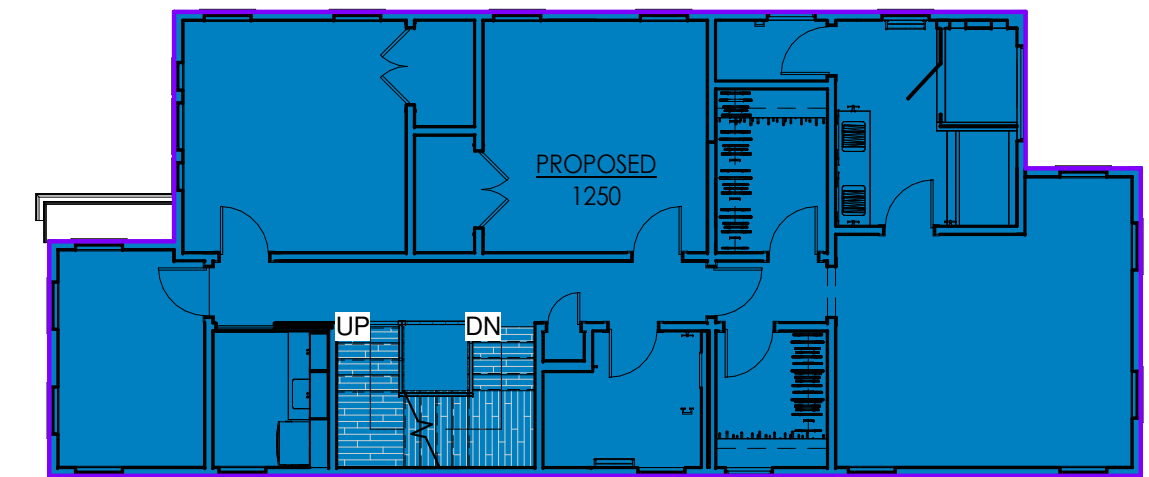
PROPOSED



3 EXISTING - AREA PLAN - LEVEL 2
1" = 10'-0"

EXISTING FAR

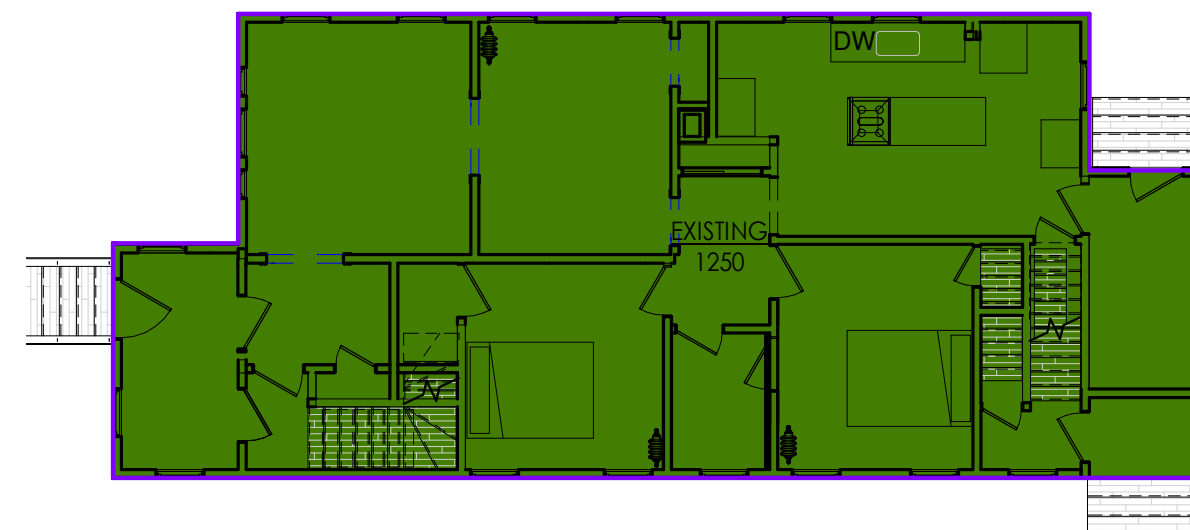
EXISTING



7 PROPOSED - AREA PLAN - LEVEL 2
1" = 10'-0"

PROPOSED FAR

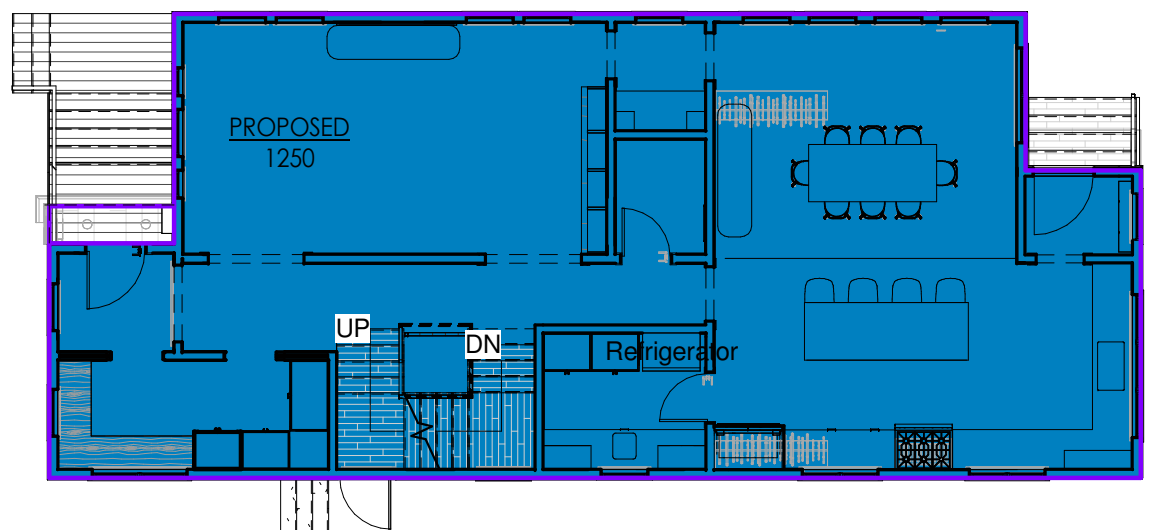
PROPOSED



2 EXISTING - AREA PLAN - LEVEL 1
1" = 10'-0"

EXISTING FAR

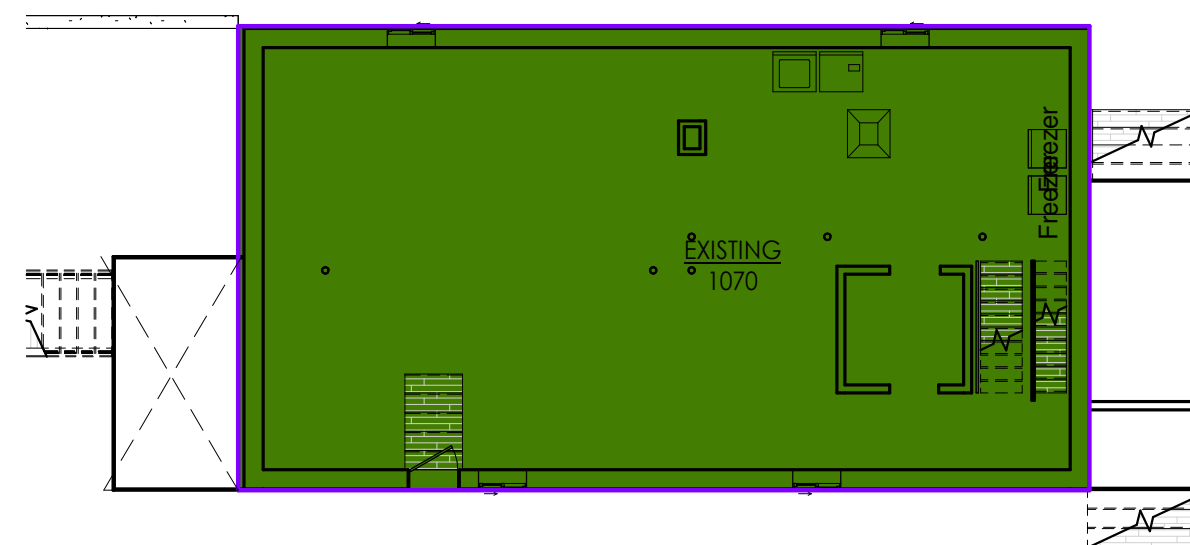
EXISTING



6 PROPOSED - AREA PLAN - LEVEL 1
1" = 10'-0"

PROPOSED FAR

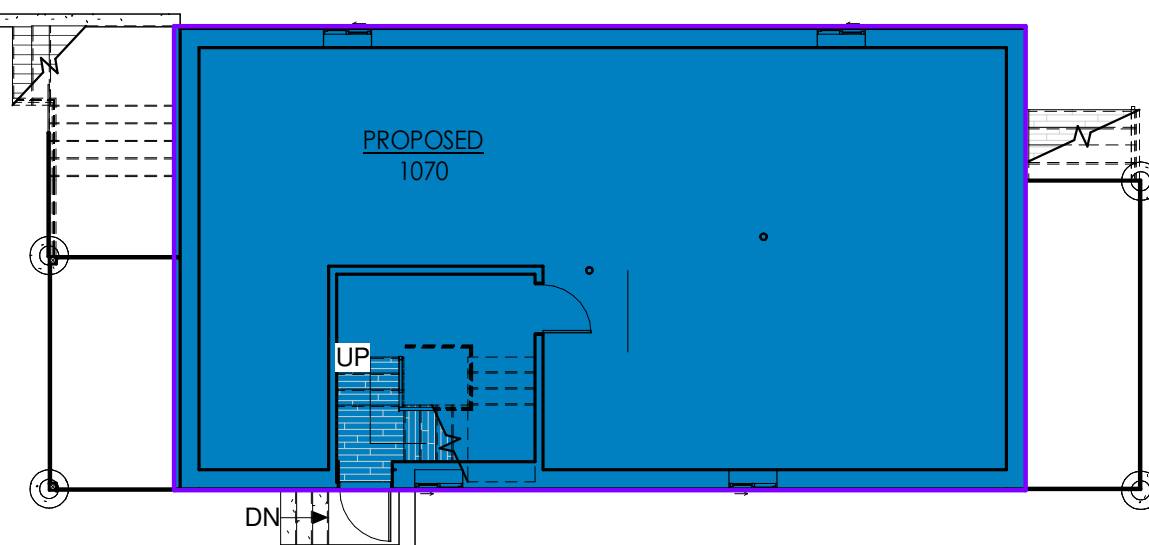
PROPOSED



1 EXISTING - AREA PLAN - LEVEL 0
1" = 10'-0"

EXISTING FAR

EXISTING



5 PROPOSED - AREA PLAN - LEVEL 0
1" = 10'-0"

PROPOSED FAR

PROPOSED

Existing FAR		
Level	Area	Comments
EXISTING LEVEL 0	1073 SF	
EXISTING LEVEL 1	1249 SF	
EXISTING LEVEL 2	1249 SF	
EXISTING LEVEL 3	444 SF	
	4015 SF	

EXISTING ABOVE GRADE FAR: 2,942 SF
EXISTING BASEMENT FAR*: 1,073 SF
* BASEMENT AREA EXEMPT
TOTAL EXISTING FAR: 4,015 SF

Proposed FAR		
Level	Area	Comments
EXISTING LEVEL 0	1073 SF	
EXISTING LEVEL 1	1249 SF	
EXISTING LEVEL 2	1249 SF	
EXISTING LEVEL 3	898 SF	
	4469 SF	

PROPOSED ABOVE GRADE FAR: 3,396 SF
PROPOSED BASEMENT FAR*: 1,073 SF
* BASEMENT AREA EXEMPT
TOTAL PROPOSED FAR: 4,469 SF

ZONE DISTRICT - RESIDENCE B:
SINGLE- & TWO-FAMILY DETACHED TOWNHOUSE DWELLINGS

OPEN SPACE CALCULATIONS

LOT SIZE: 4,000 SQ FT

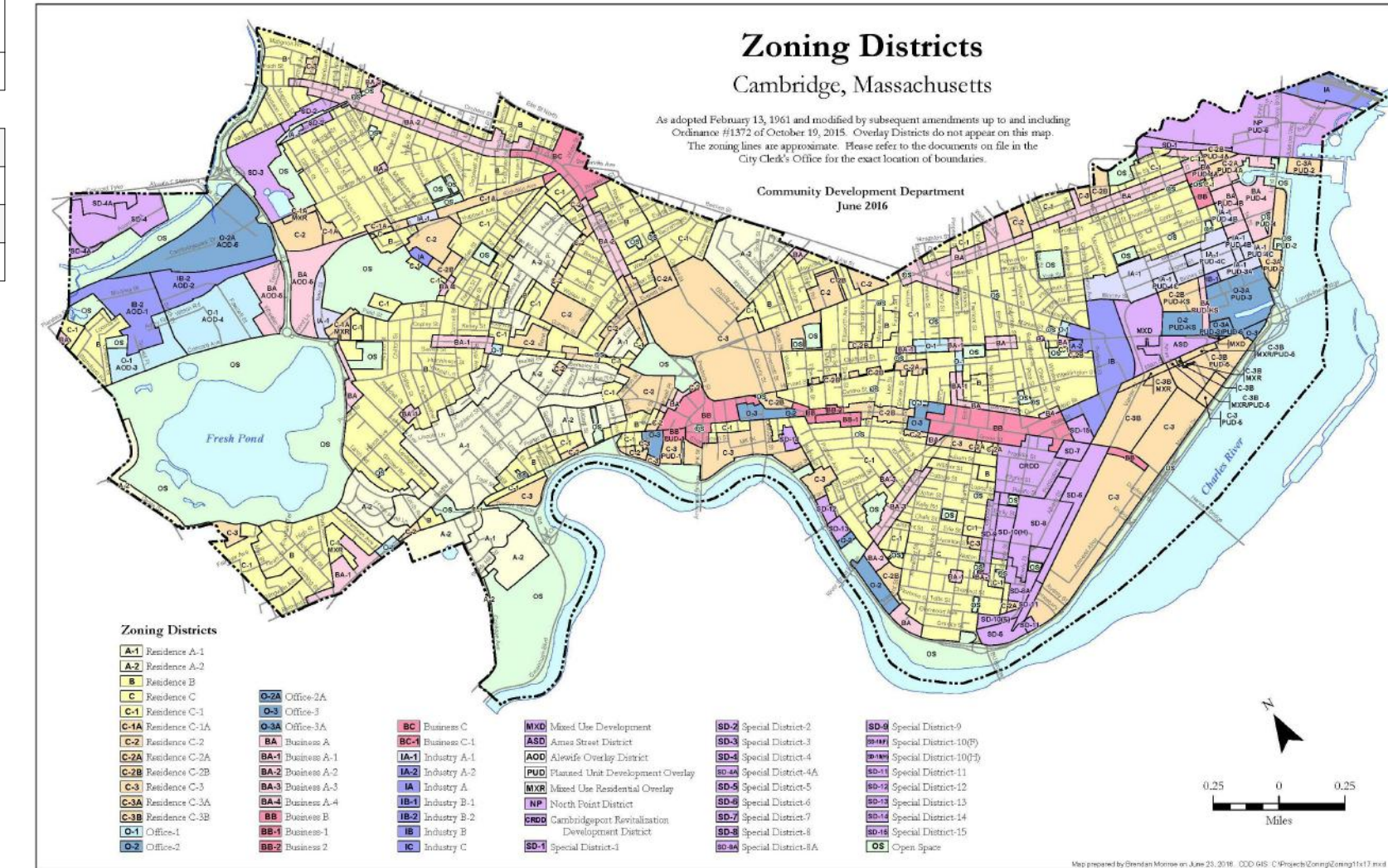
REQUIRED OPEN SPACE (MIN): 40.00%
EXISTING OPEN SPACE: 59.89%
PROPOSED OPEN SPACE: 59.24%

PROPOSED DECREASED OPEN: 00.65%

FAR CALCULATION

REQUIRED FAR: 0.500
EXISTING FAR: 0.736
PROPOSED FAR: 0.849

PROPOSED INCREASE FAR: 0.113



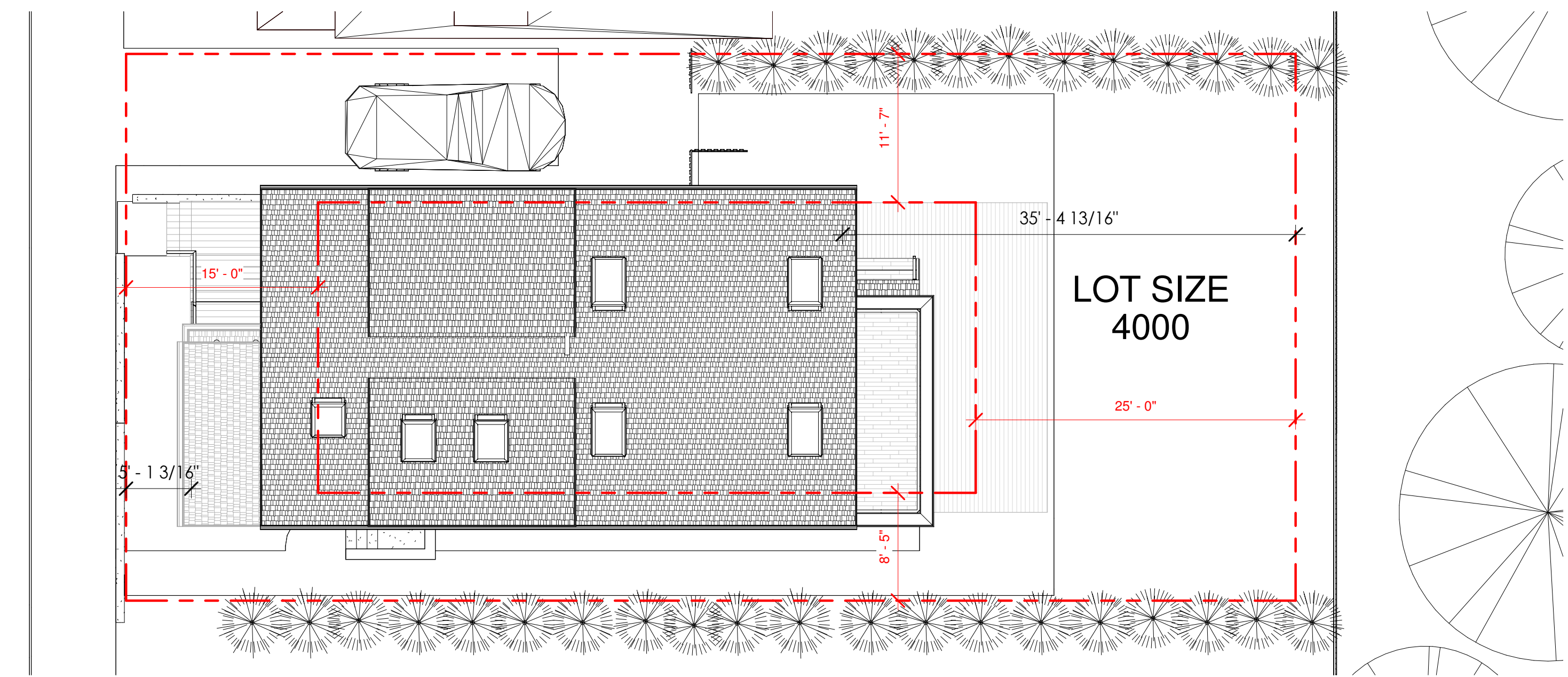
SET BACKS

REQUIRED FRONT YARD SETBACK: 15'
EXISTING SETBACK: 5.1'
PROPOSED SETBACK: 5.1'
REQUIRED LEFT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
EXISTING SETBACK: 11.6'
PROPOSED SETBACK: 11.6'
REQUIRED RIGHT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
EXISTING SETBACK: 6.9'
PROPOSED SETBACK: 6.9'
REQUIRED REAR YARD SETBACK: 25'
EXISTING SETBACK: 25'
PROPOSED SETBACK: 25'

BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'
EXISTING HEIGHT: 30.3'
PROPOSED HEIGHT: 35.0'

PROPOSED INCREASE IN BUILDING HEIGHT: 4.7'



9 PROPOSED - LOT PLAN
1/8" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

AREA PLAN

JESSE & KIM MOTT
63-65 Clarendon Residence
63 CLARENDON AVENUE
CAMBRIDGE MA, 02140

CONSTRUCTION DOCUMENTS
Project Status
Project number 2301-6365
Date 07/18/2023
Drawn by Author
Checked by Checker

BZA-004
Scale As indicated

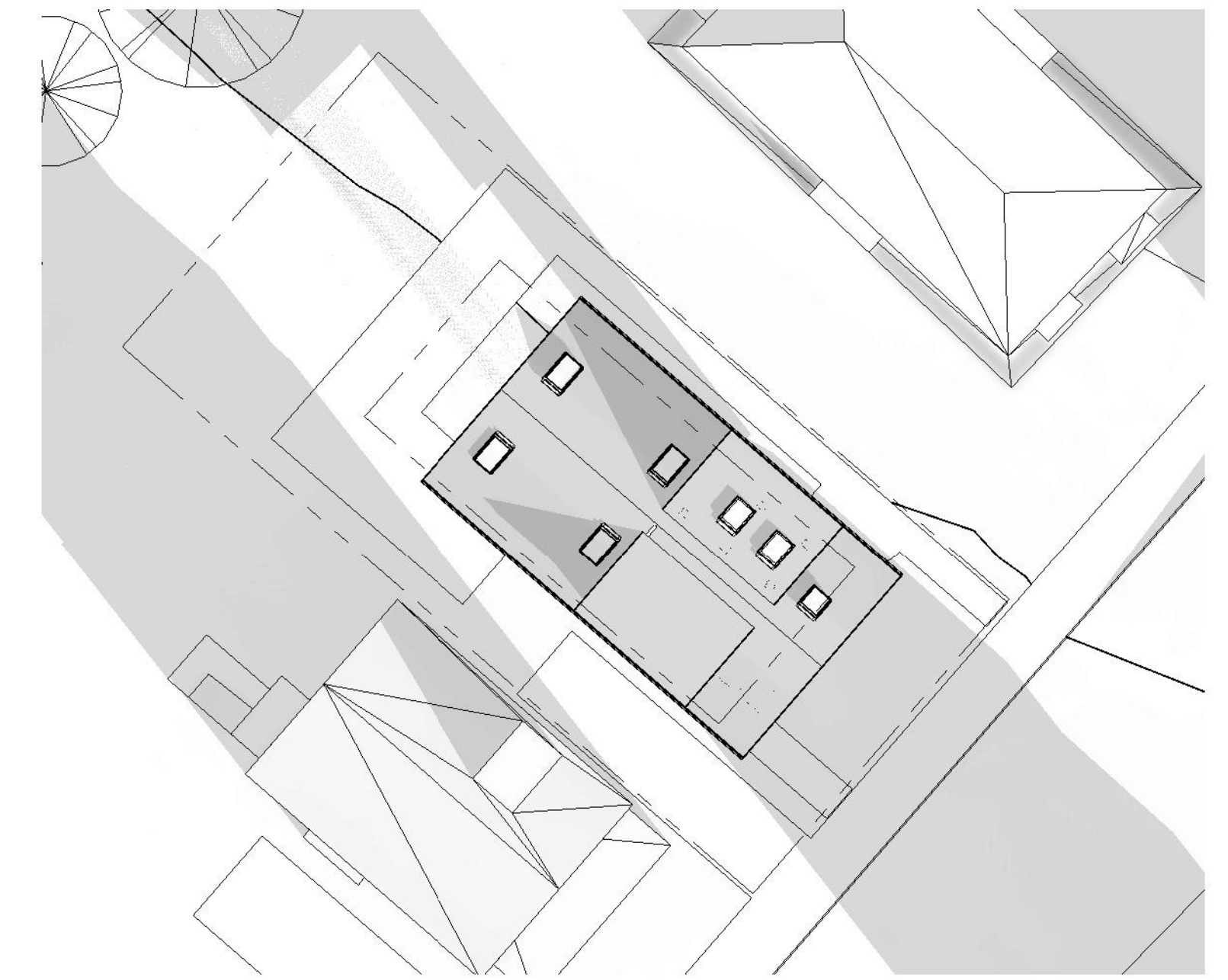
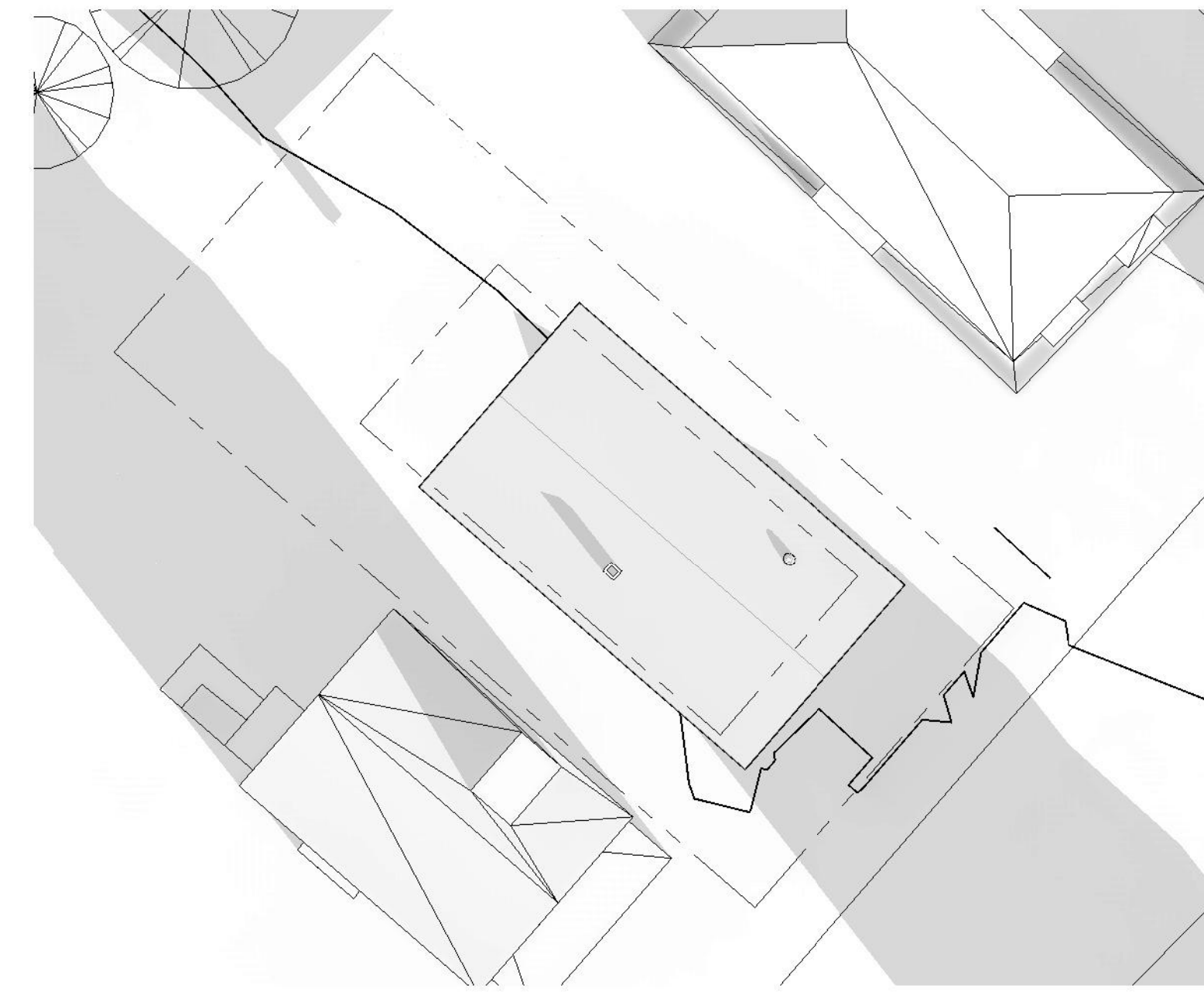
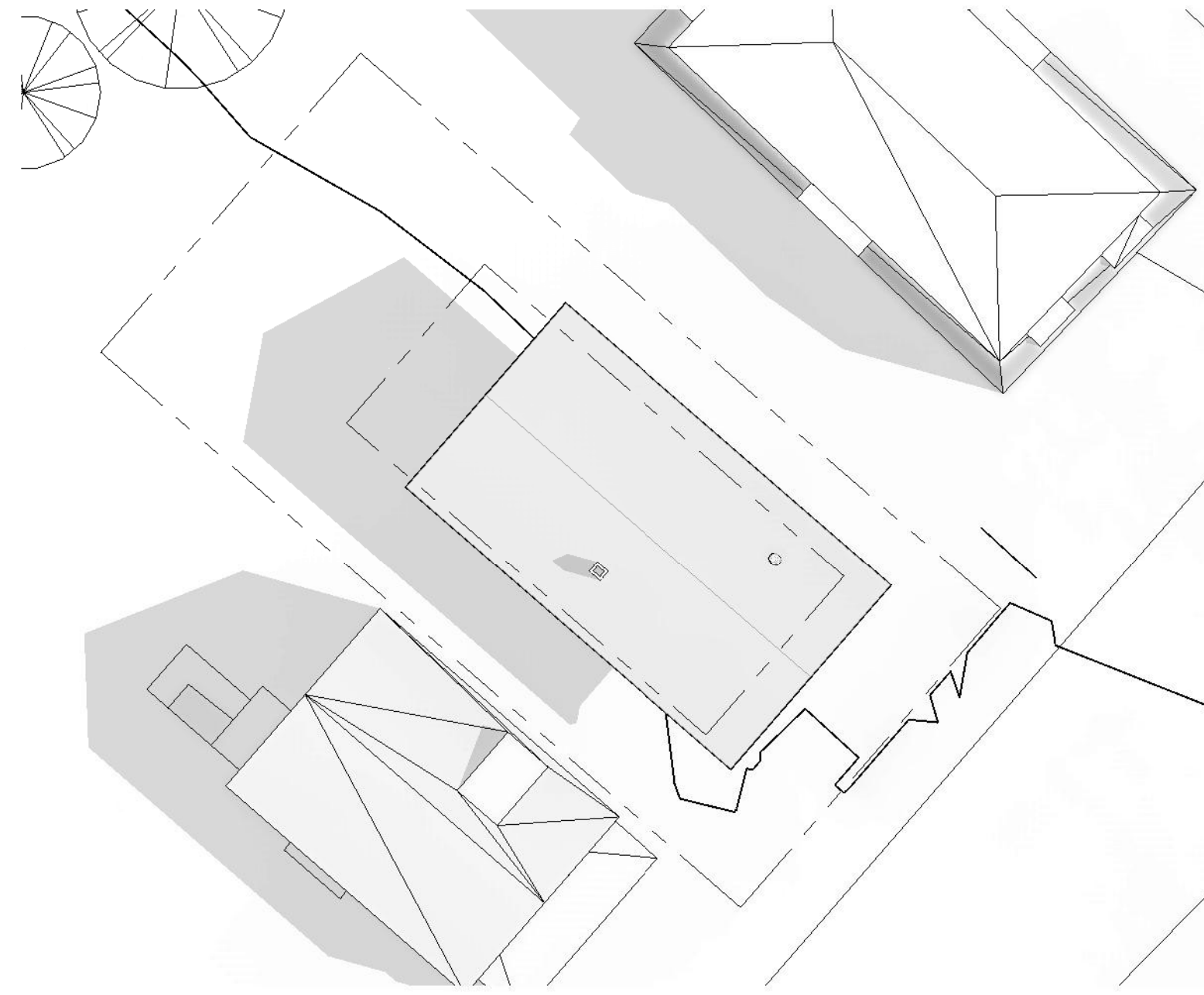
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

MORNING - 9 AM



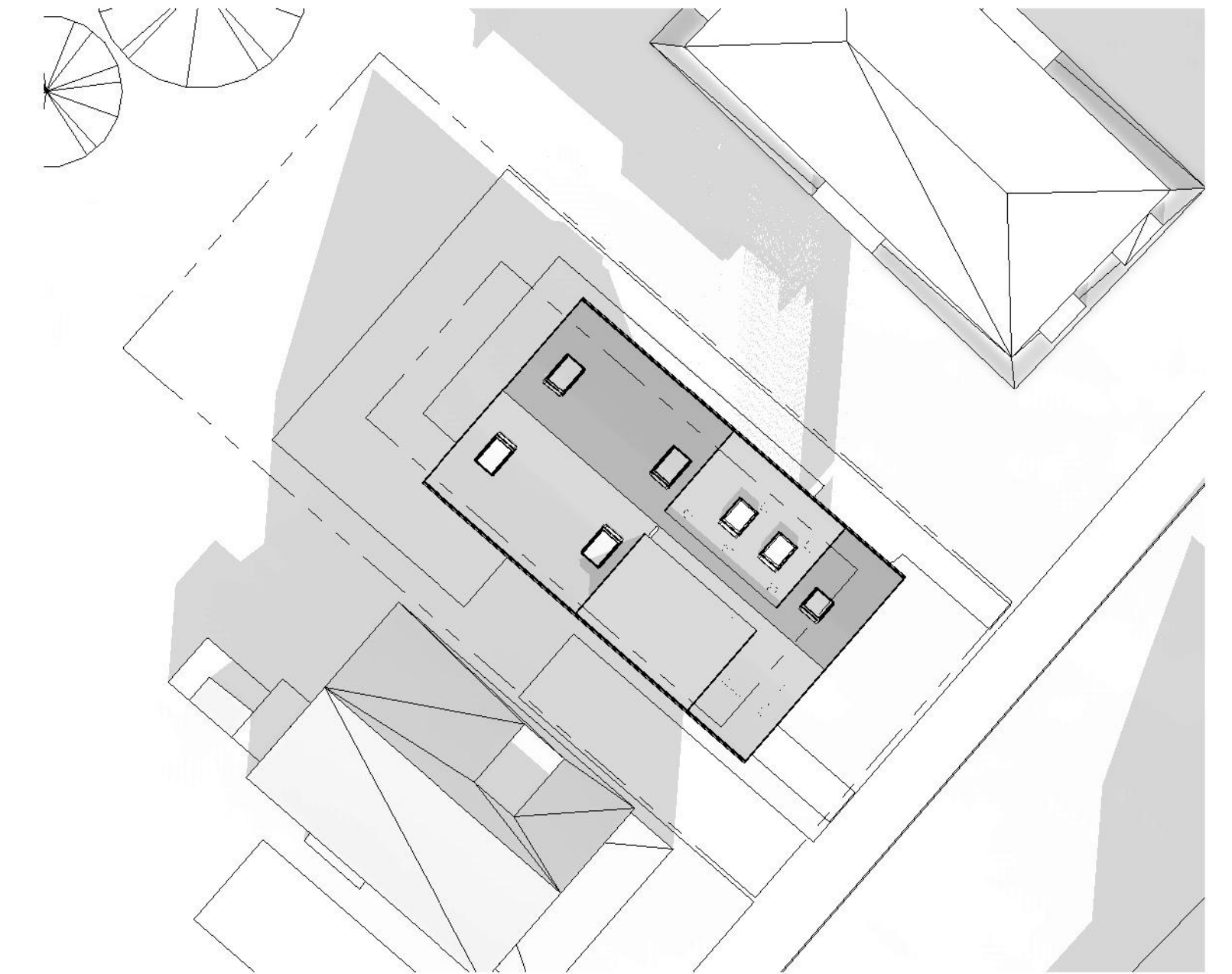
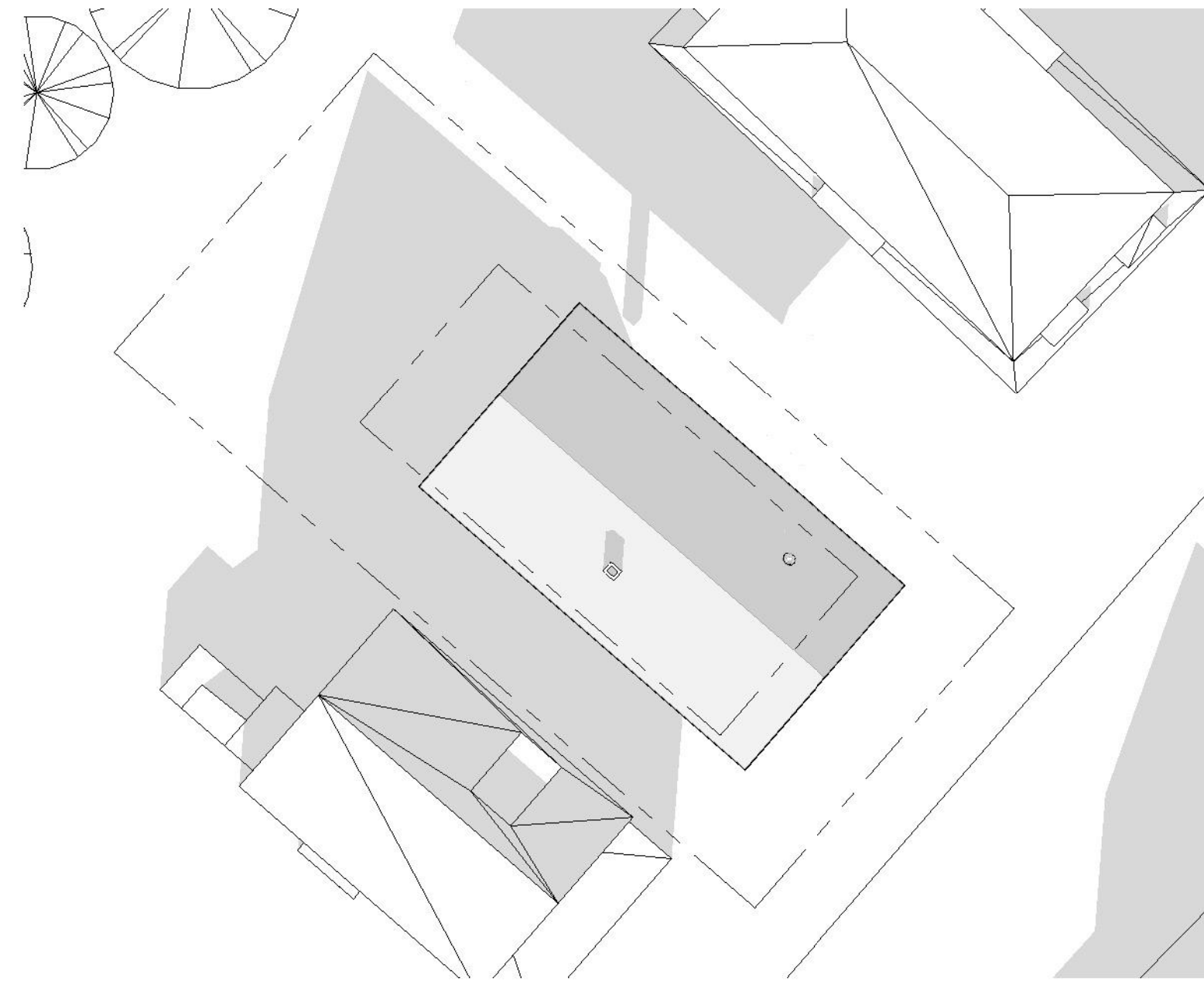
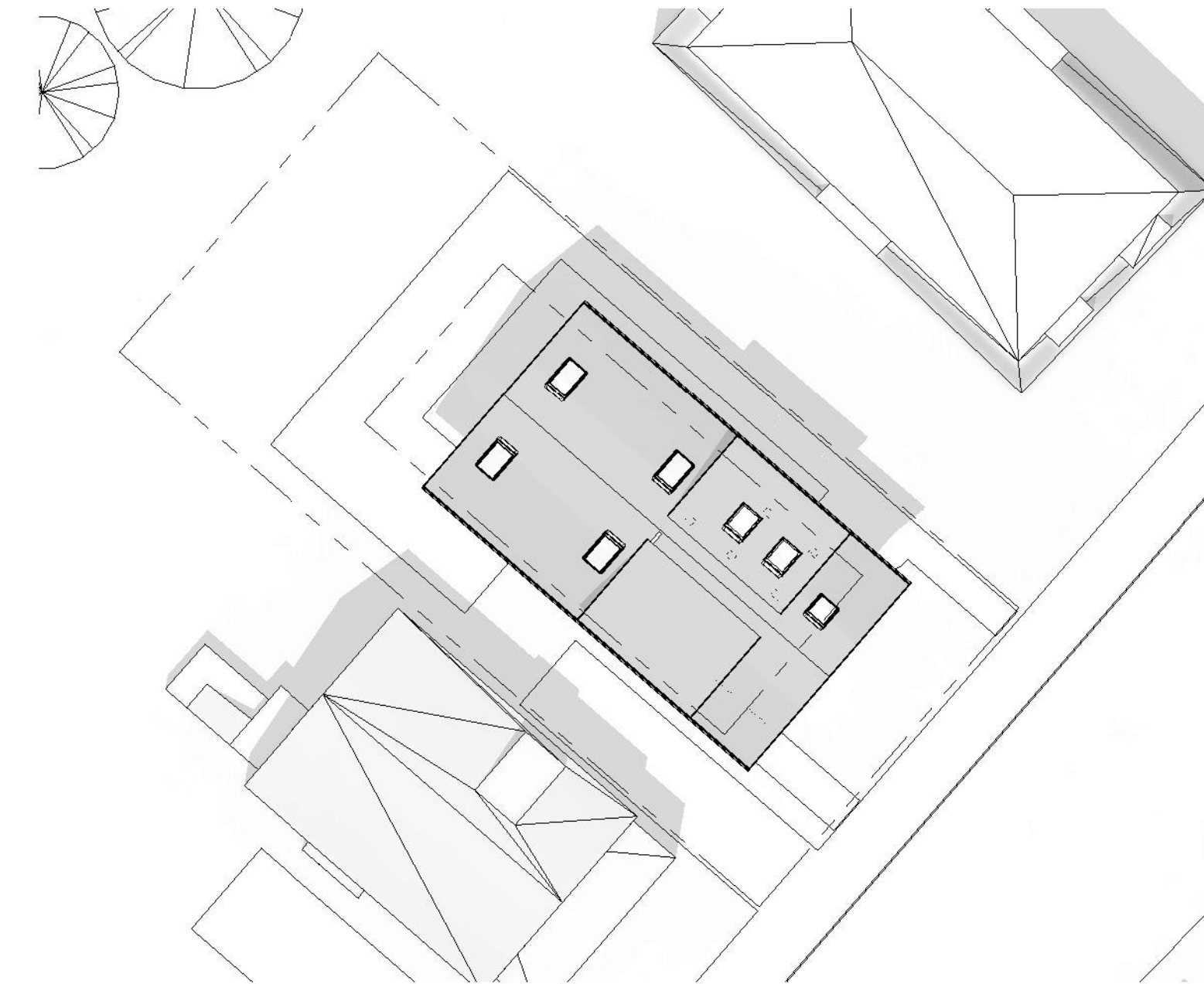
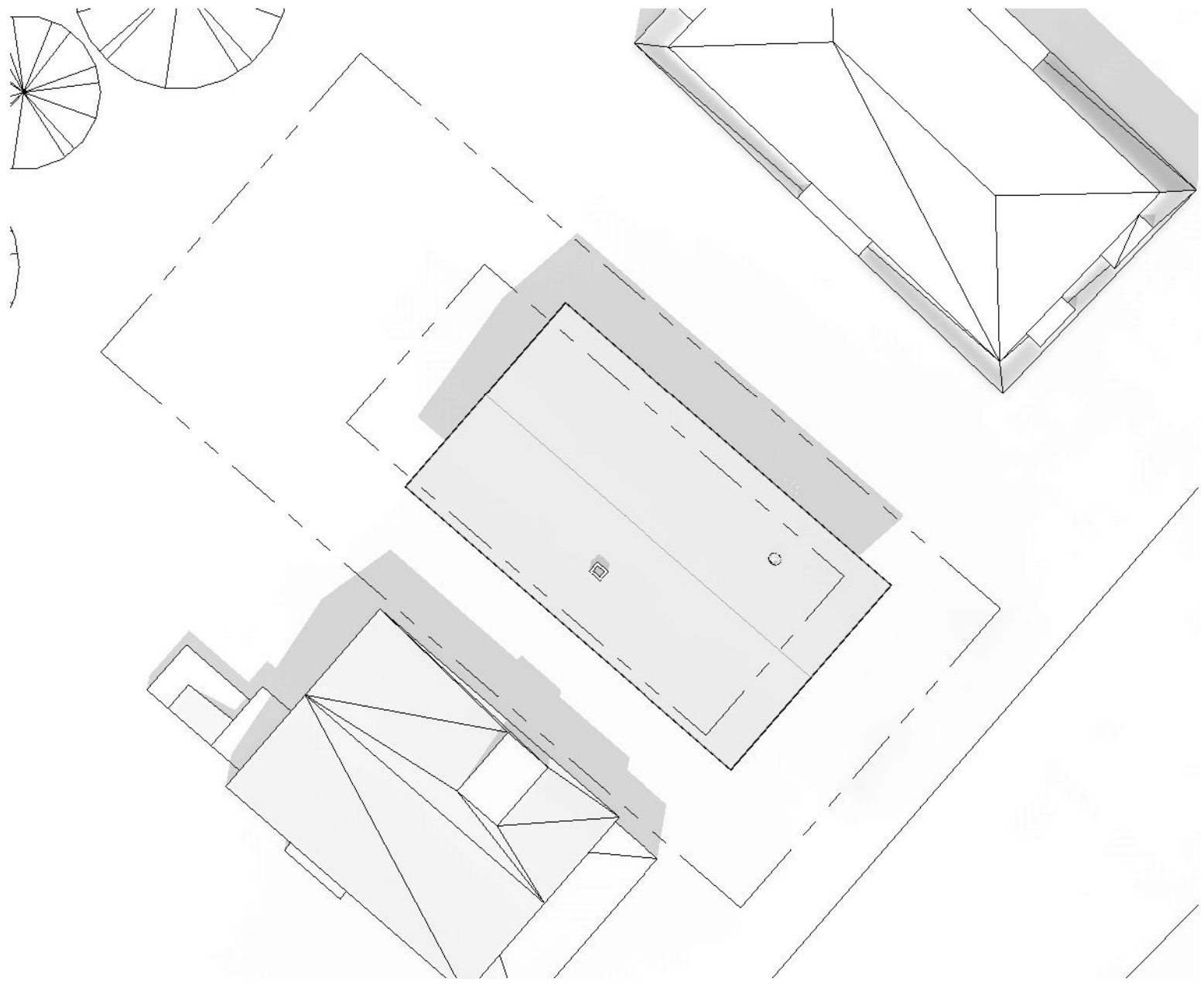
① EXISTING - ROOF PLAN
1/16" = 1'-0"

② PROPOSED - ROOF PLAN
1/16" = 1'-0"

⑦ EXISTING - ROOF PLAN
1/16" = 1'-0"

⑧ PROPOSED - ROOF PLAN
1/16" = 1'-0"

NOON - 12 PM



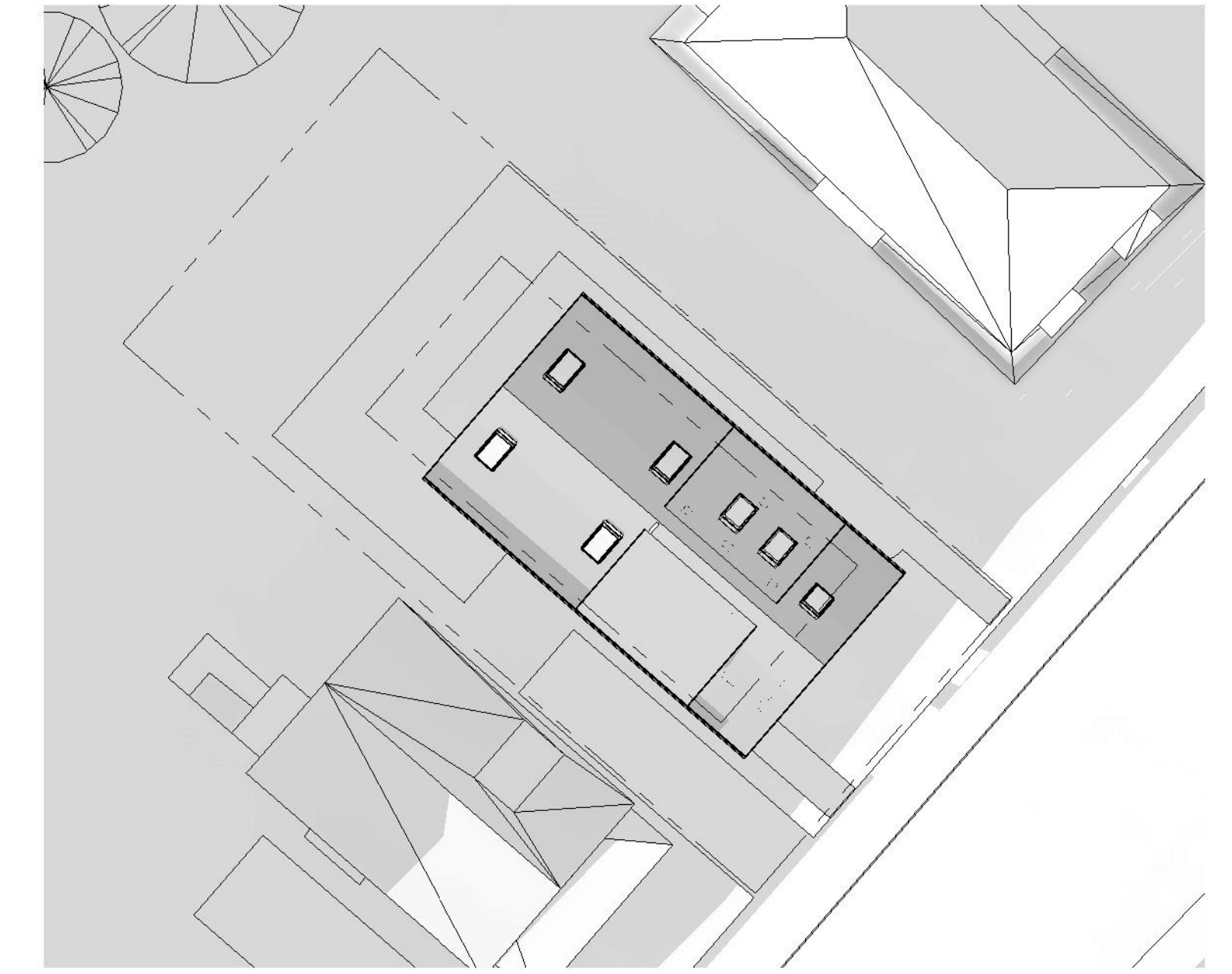
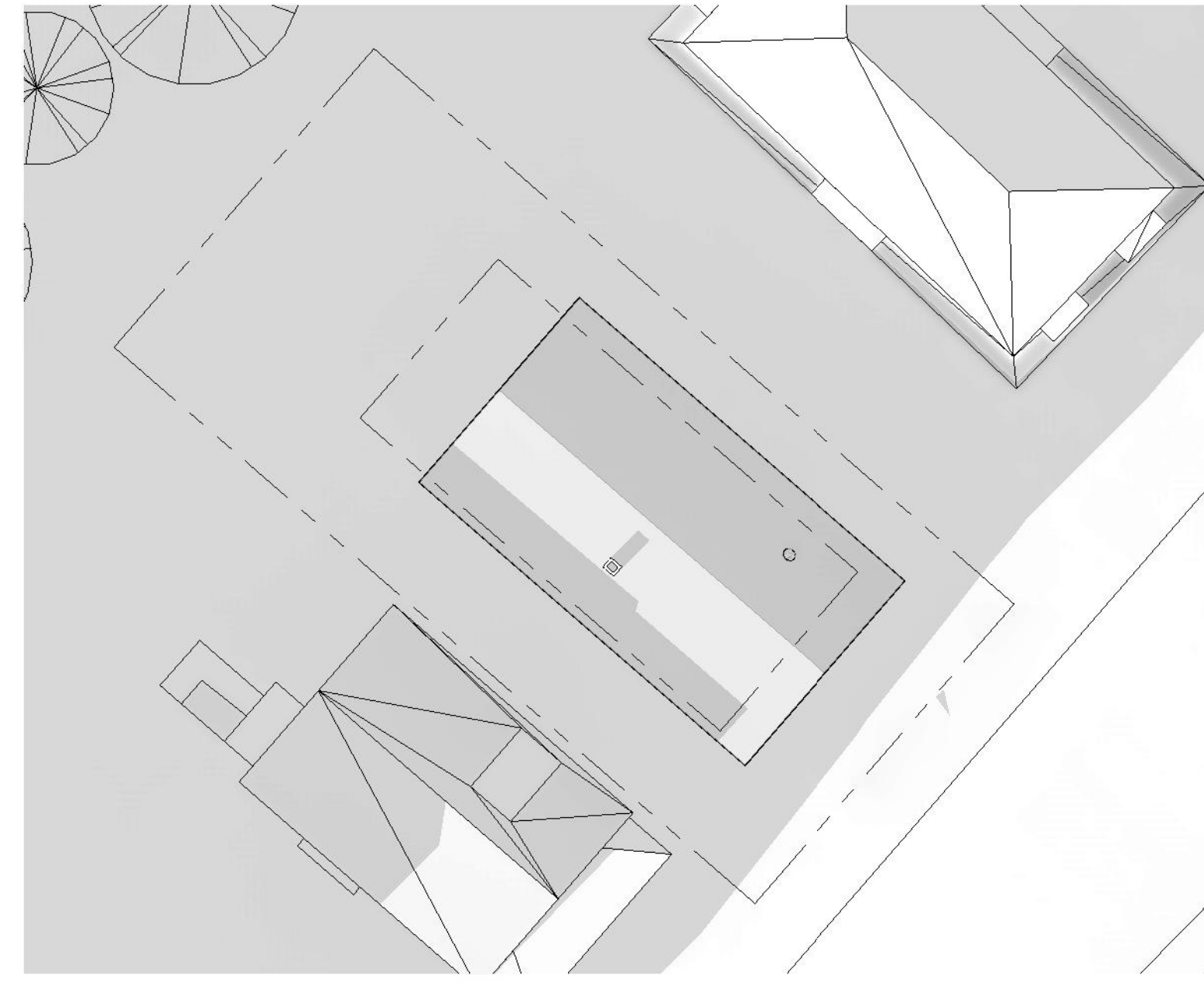
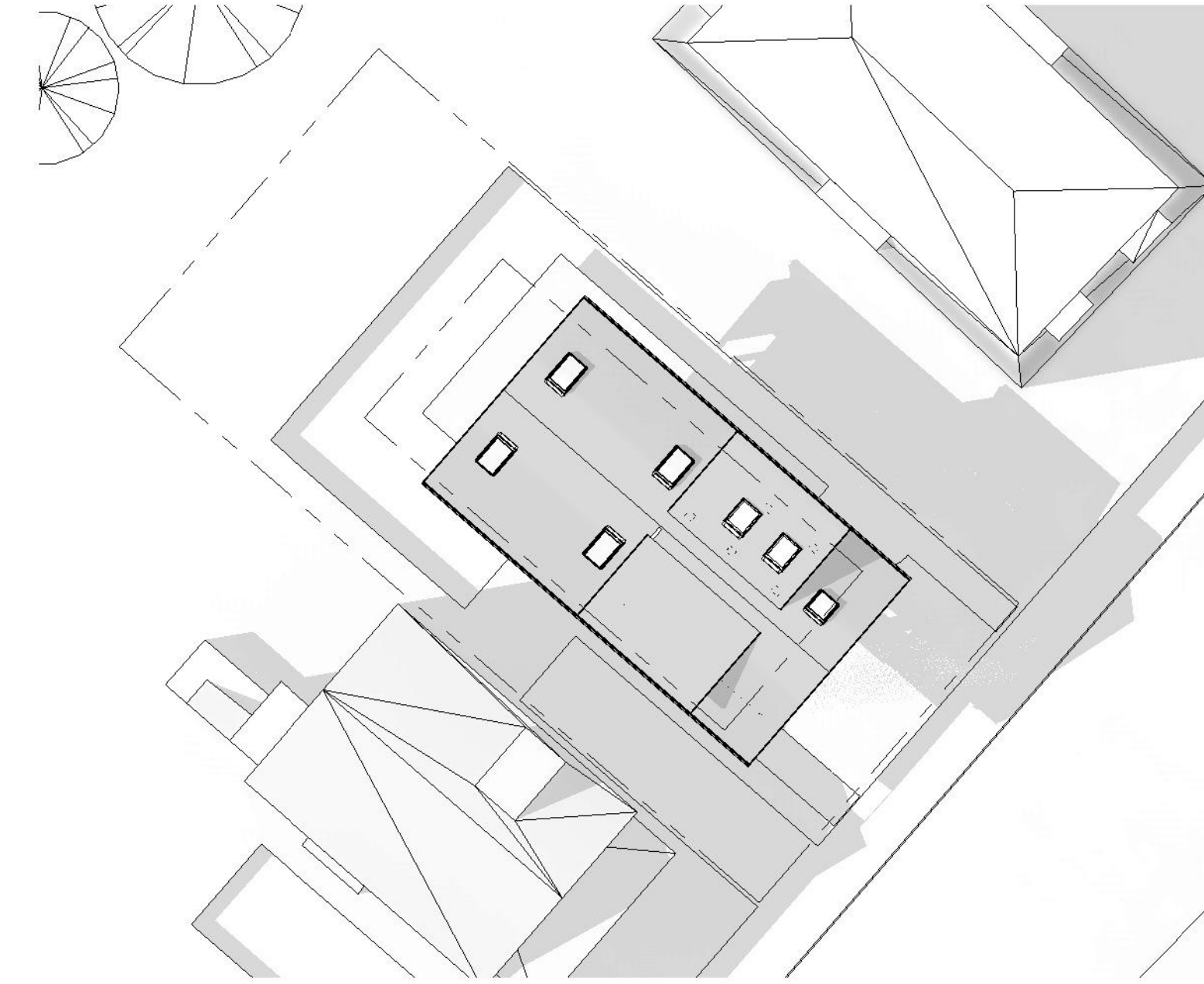
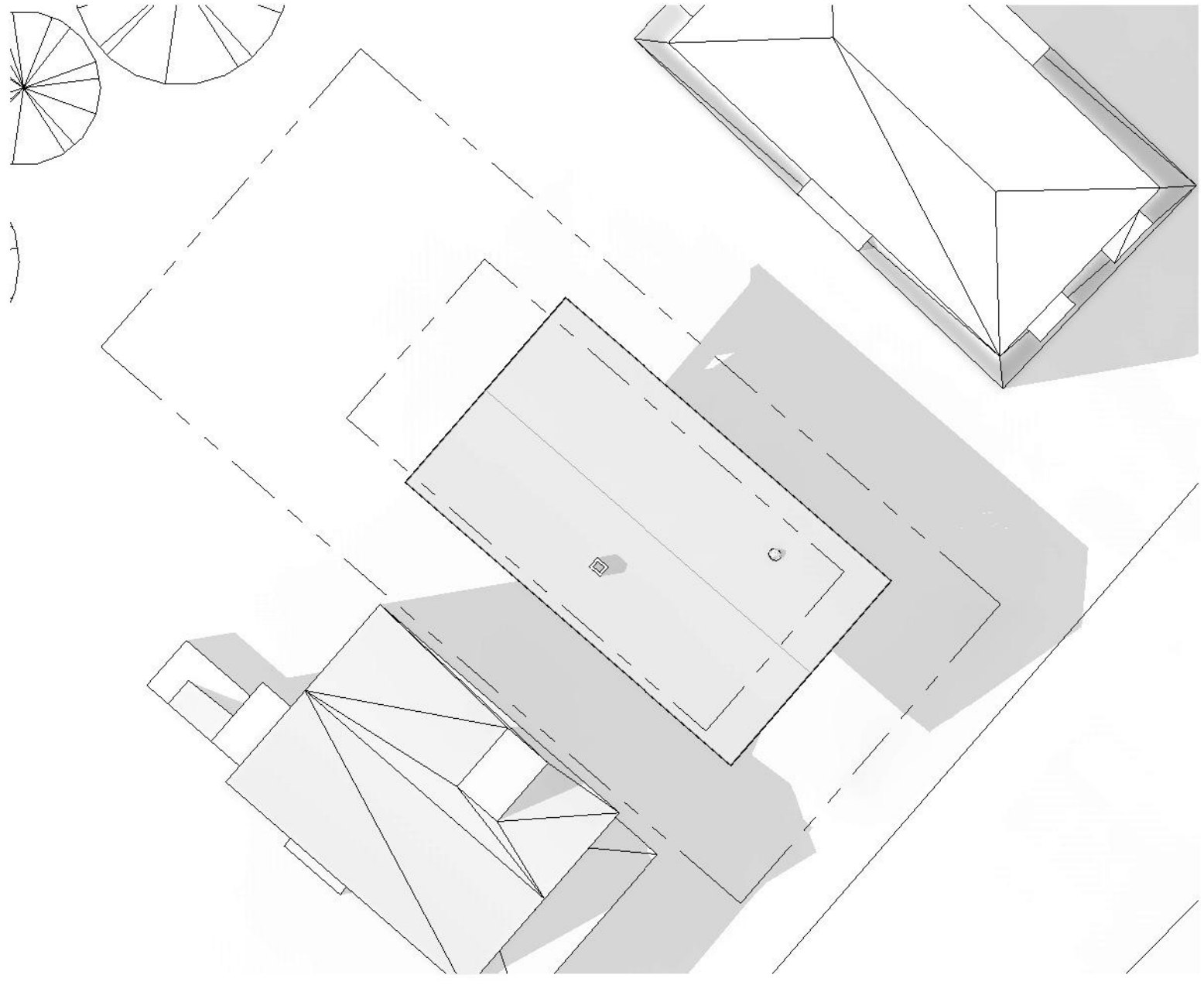
④ EXISTING - ROOF PLAN
1/16" = 1'-0"

③ PROPOSED - ROOF PLAN
1/16" = 1'-0"

⑨ EXISTING - ROOF PLAN
1/16" = 1'-0"

⑩ PROPOSED - ROOF PLAN
1/16" = 1'-0"

AFTERNOON - 3 PM



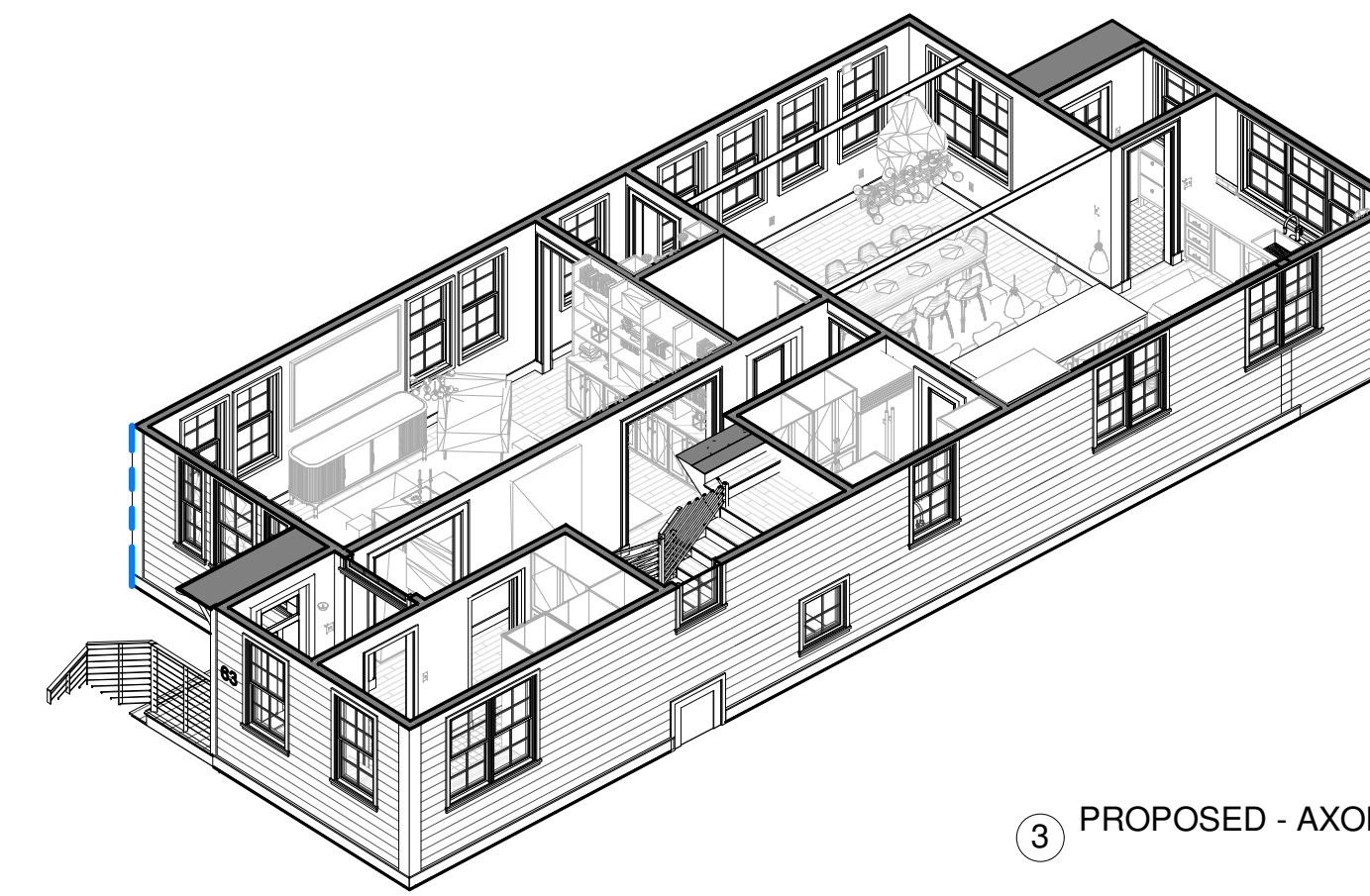
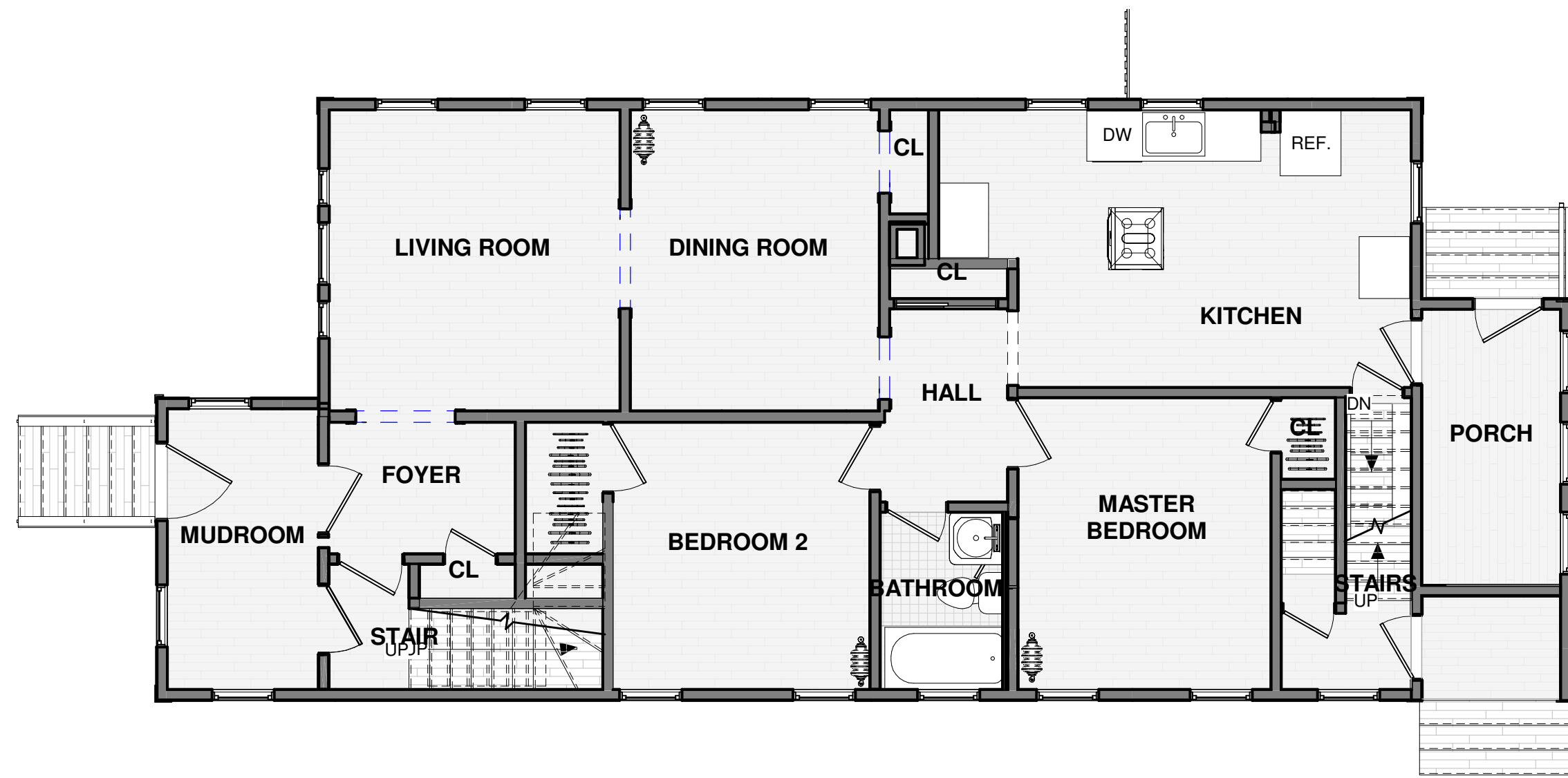
⑤ EXISTING - ROOF PLAN
1/16" = 1'-0"

⑥ PROPOSED - ROOF PLAN
1/16" = 1'-0"

⑪ EXISTING - ROOF PLAN
1/16" = 1'-0"

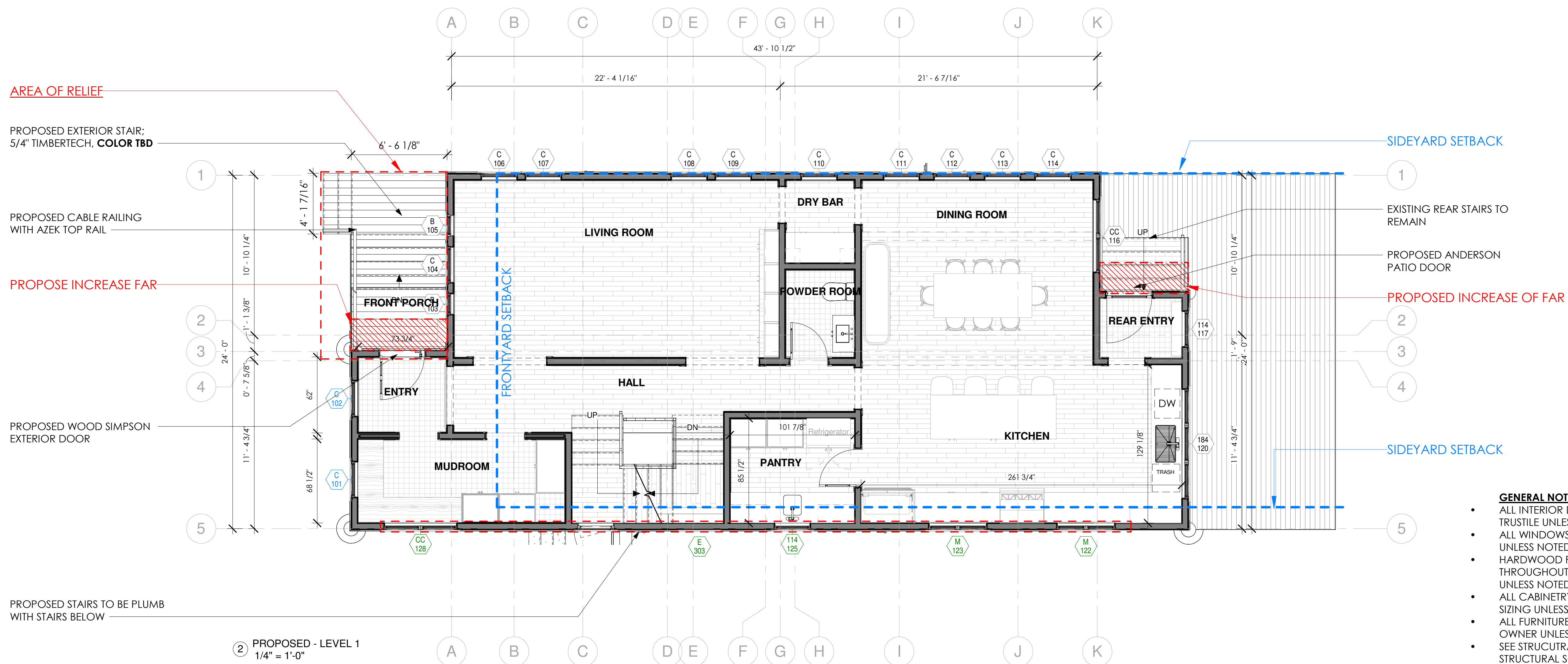
⑫ PROPOSED - ROOF PLAN
1/16" = 1'-0"

BZA-101 PLAN - LEVEL 1



3 PROPOSED - AXON

1 EXISTING - LEVEL 1
3/16" = 1'-0"



2 PROPOSED - LEVEL 1
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**



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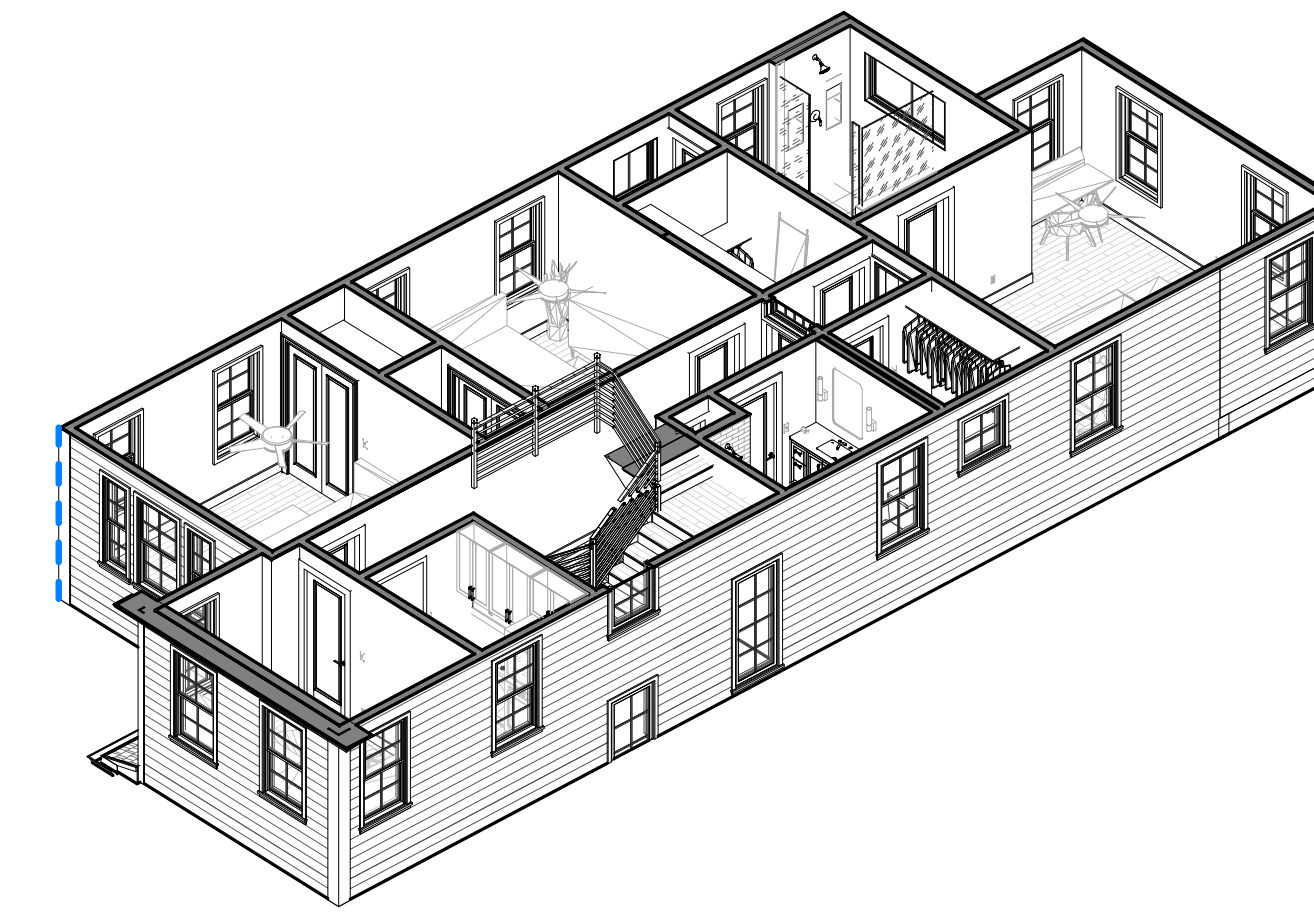
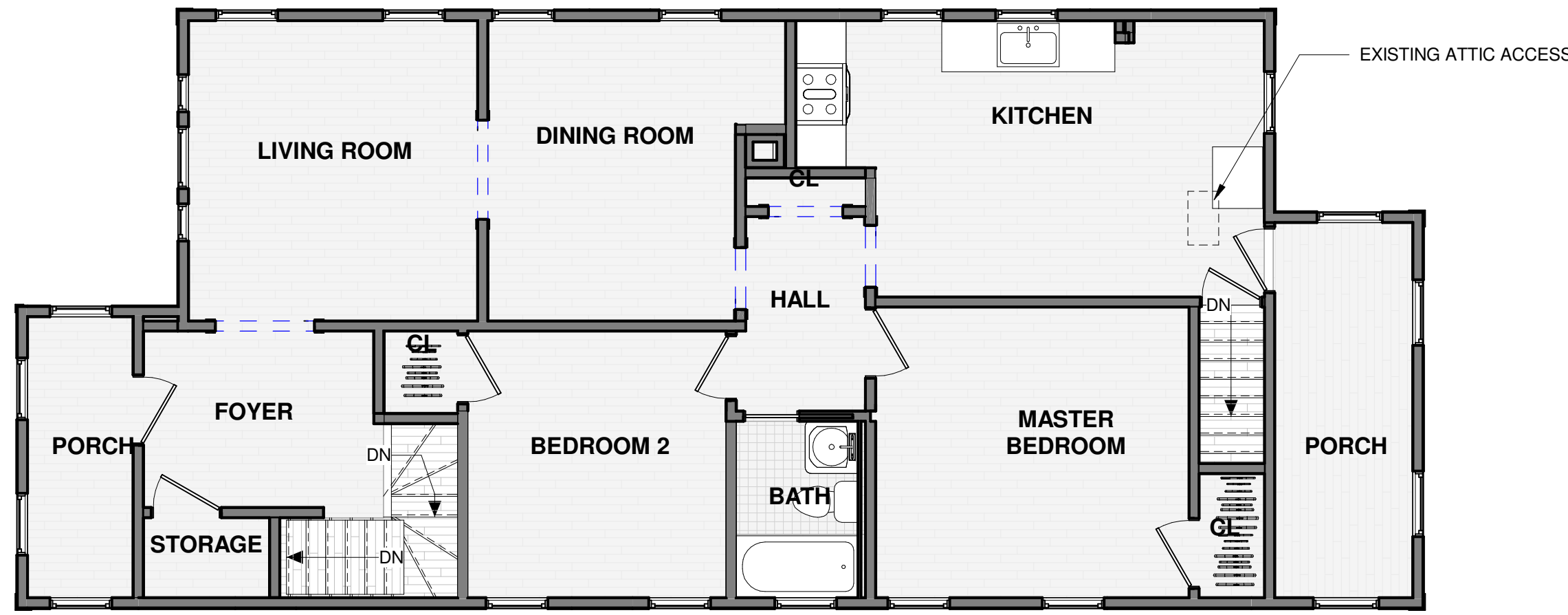
PLAN - LEVEL 1

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 CAMBRIDGE MA, 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
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BZA-101
 Scale As indicated

BZA-102 PLAN - LEVEL 2



1 EXISTING - LEVEL 2
3/16" = 1'-0"

3 PROPOSED - AXON



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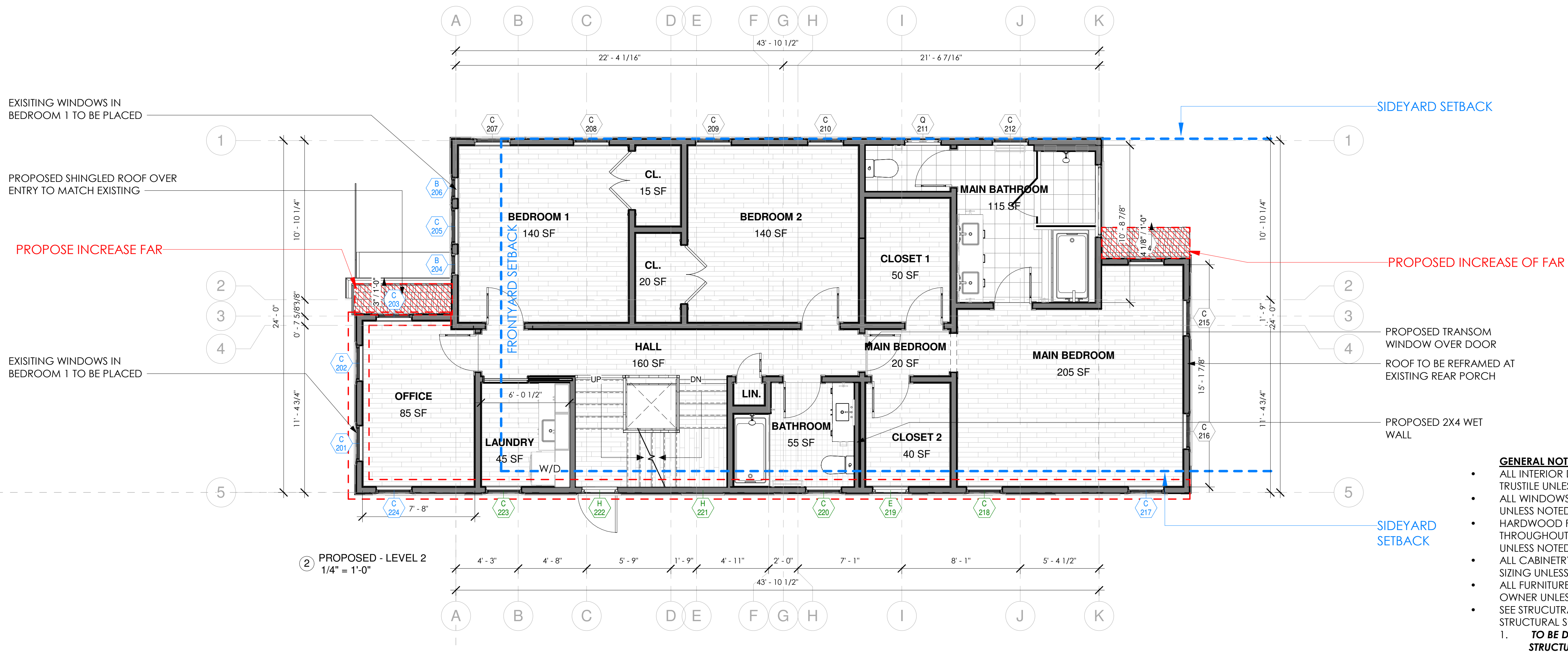
PLAN - LEVEL 2

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Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
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BZA-102

Scale As indicated

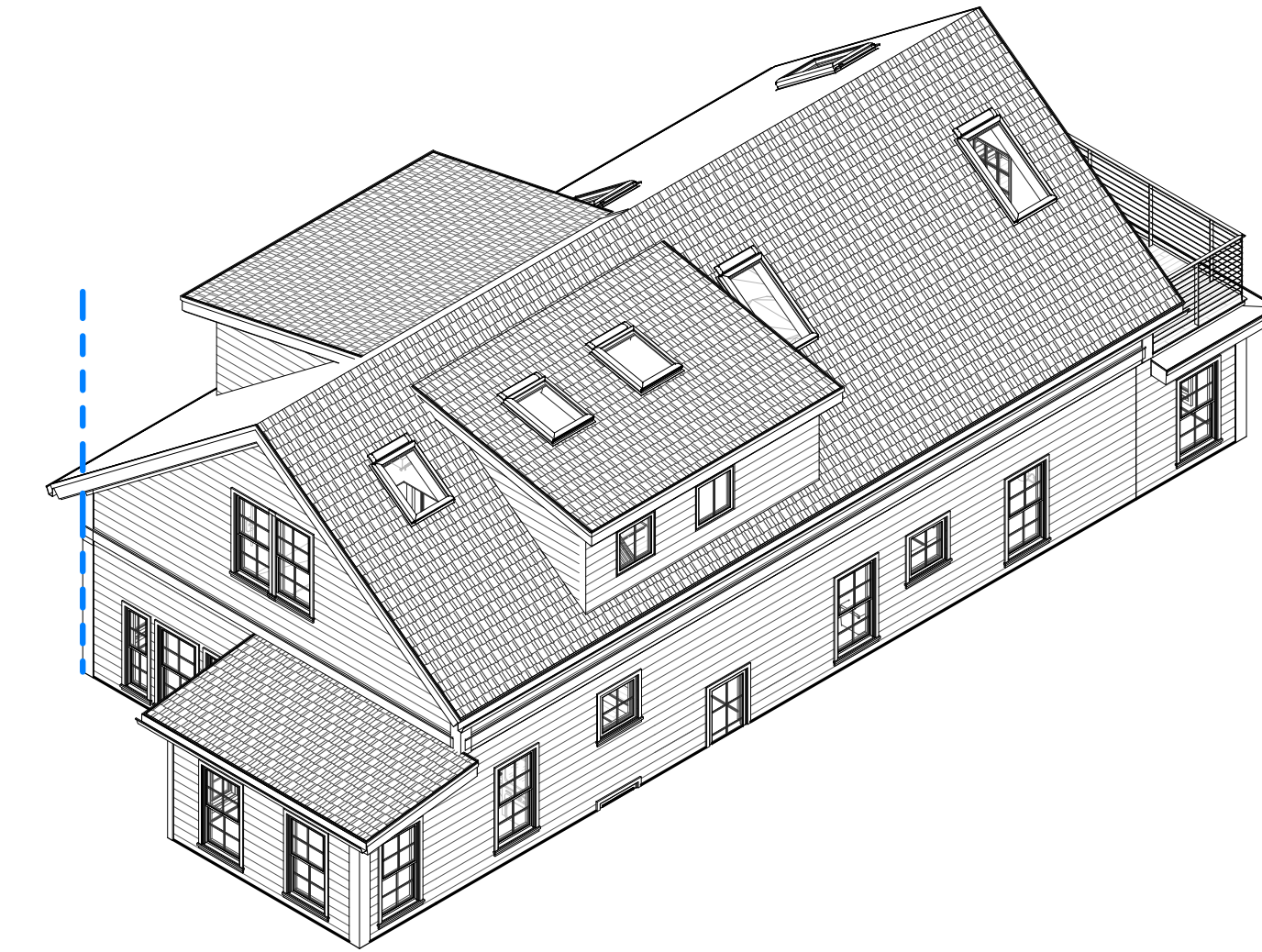
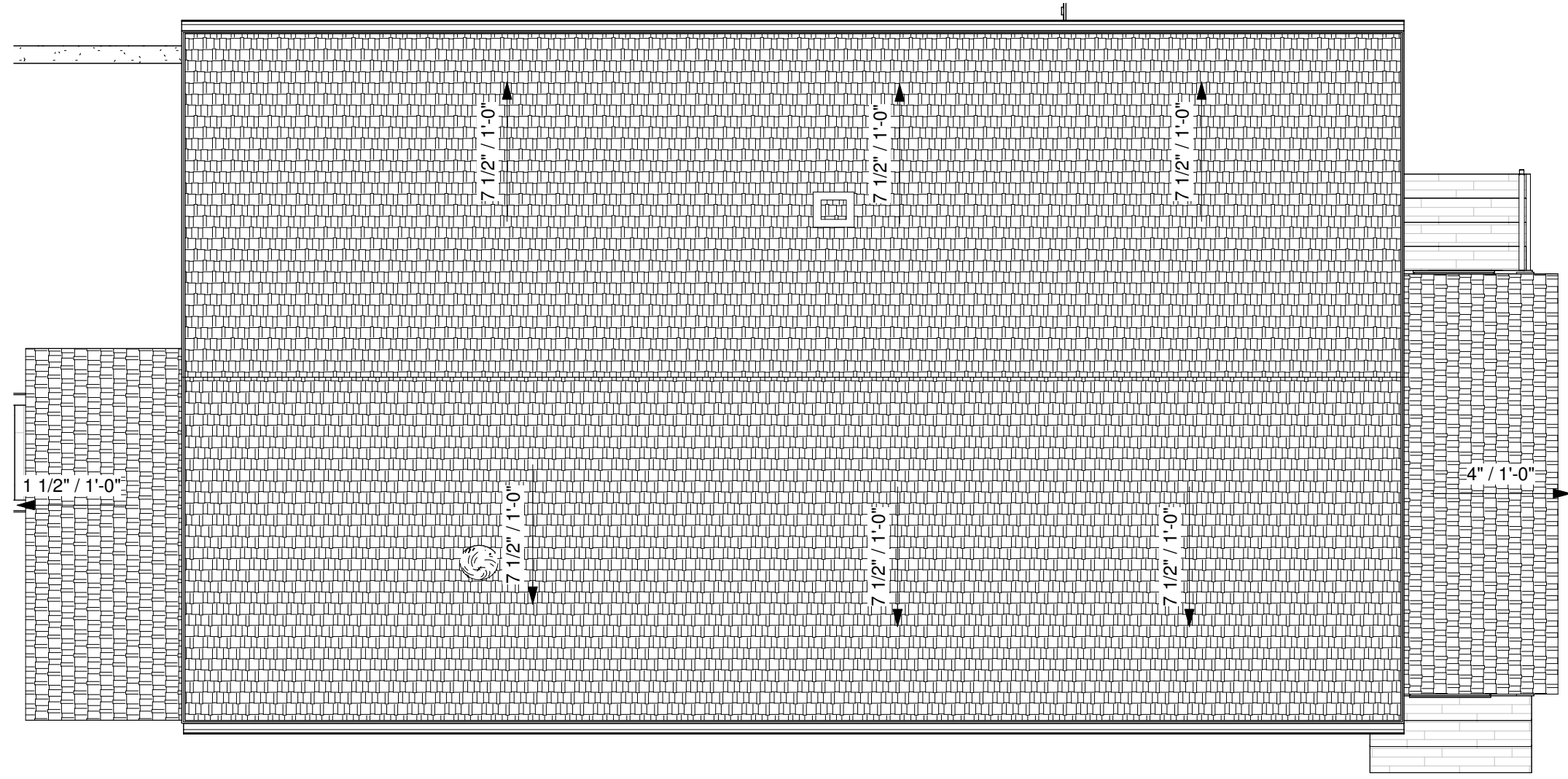


2 PROPOSED - LEVEL 2
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**

7/19/2023 6:06:48 PM

BZA-109 PLAN - ROOF



2 EXISTING - ROOF PLAN
3/16" = 1'-0"

3 PROPOSED - AXON

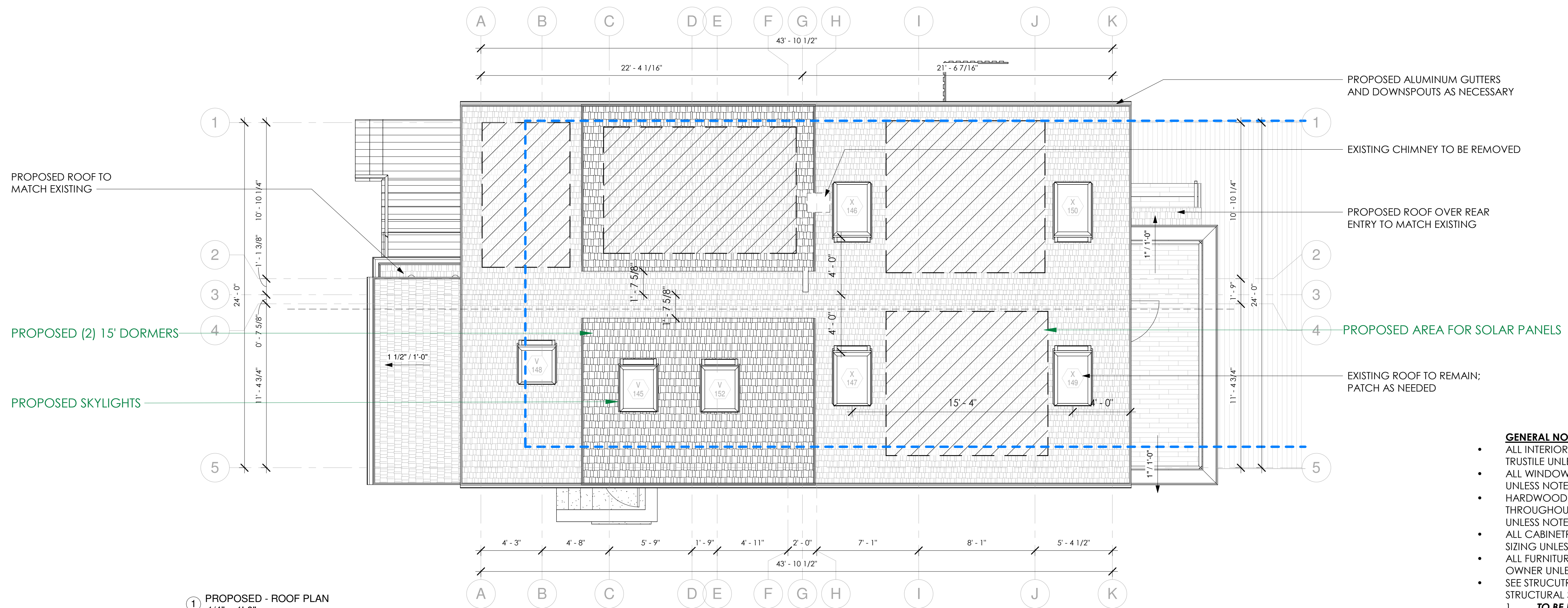


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REGISTRATIONS:

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PLAN - ROOF



1 PROPOSED - ROOF PLAN
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**

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CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-109

Scale As indicated

BZA-200 ELEVATION EAST

EXISTING



① EXISTING - EAST ELEVATION
3/16" = 1'-0"

PROPOSED



EXISTING



② PROPOSED - EAST ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. PATCH AS NECESSARY
 - EXISTING TRIM DETAILS TO REMAIN
 - 1. SEE A-204 FOR TRIM SHEET
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
 - 1. TO BE DETERMINED BY STRUCTURAL ENGINEER



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ELEVATION EAST

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Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-200

Scale As indicated

7/18/2023 6:07:02 PM

BZA-201 ELEVATION NORTH

EXISTING



1 EXISTING - NORTH ELEVATION
3/16" = 1'-0"

PROPOSED



EXISTING



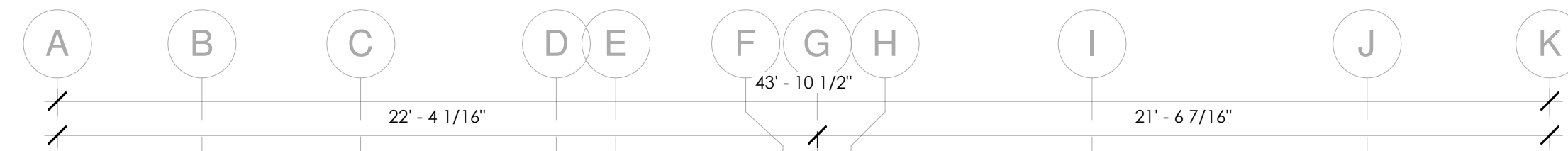
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ELEVATION NORTH

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AREA OF RELIEF

PROPOSED 15' DORMER

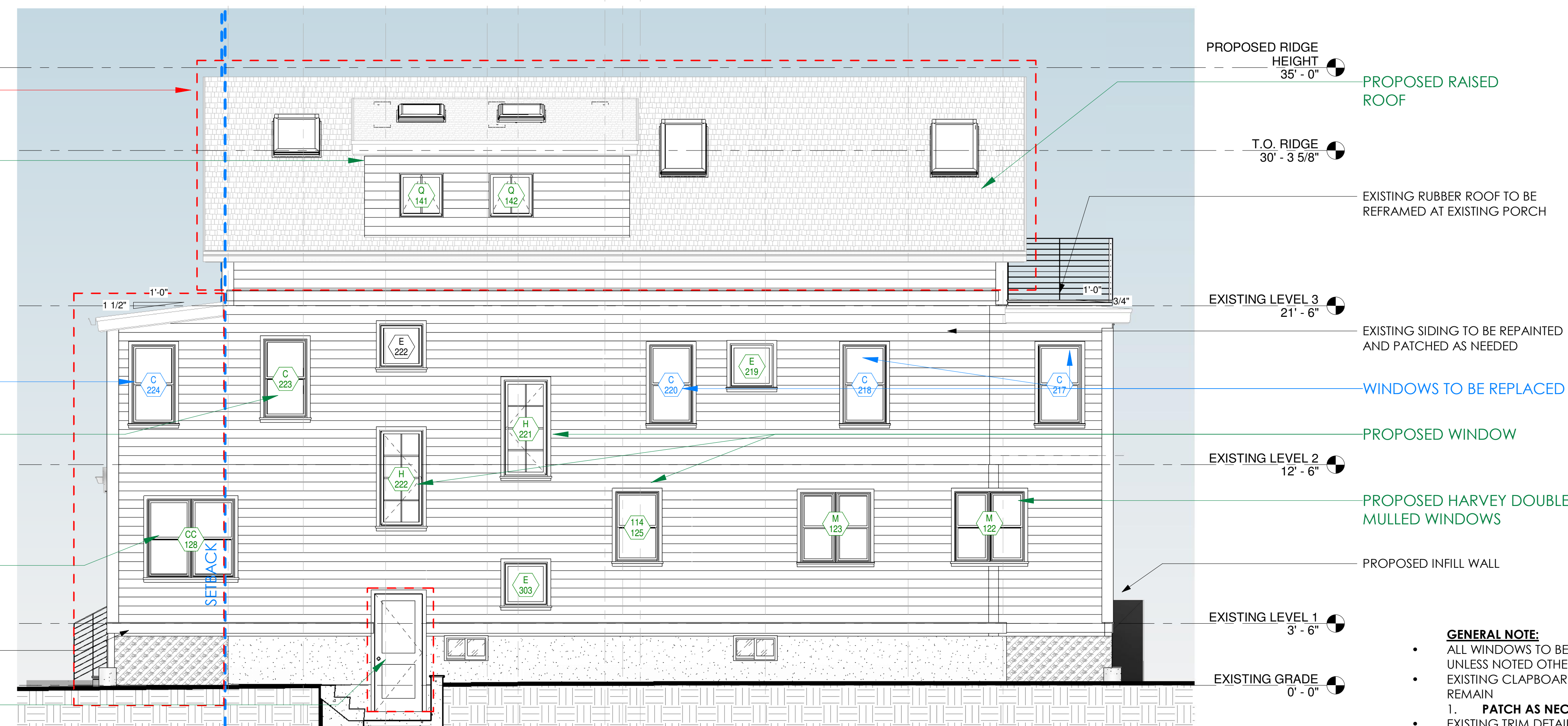
WINDOW TO BE REPLACED

PROPOSED WINDOW

PROPOSED HARVEY DOUBLE MULLED WINDOWS

EXISTING LATTICE TO REMAIN; PATCH AS NEEDED

PROPOSED DOOR W/ DOOR WELL; EXCAVATE 24"



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

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. **PATCH AS NECESSARY** EXISTING TRIM DETAILS TO REMAIN
 - 1. **SEE A-204 FOR TRIM SHEET**
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
 - 1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**

CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-201

Scale As indicated

7/19/2023 6:07:05 PM

BZA-202 ELEVATION WEST

EXISTING



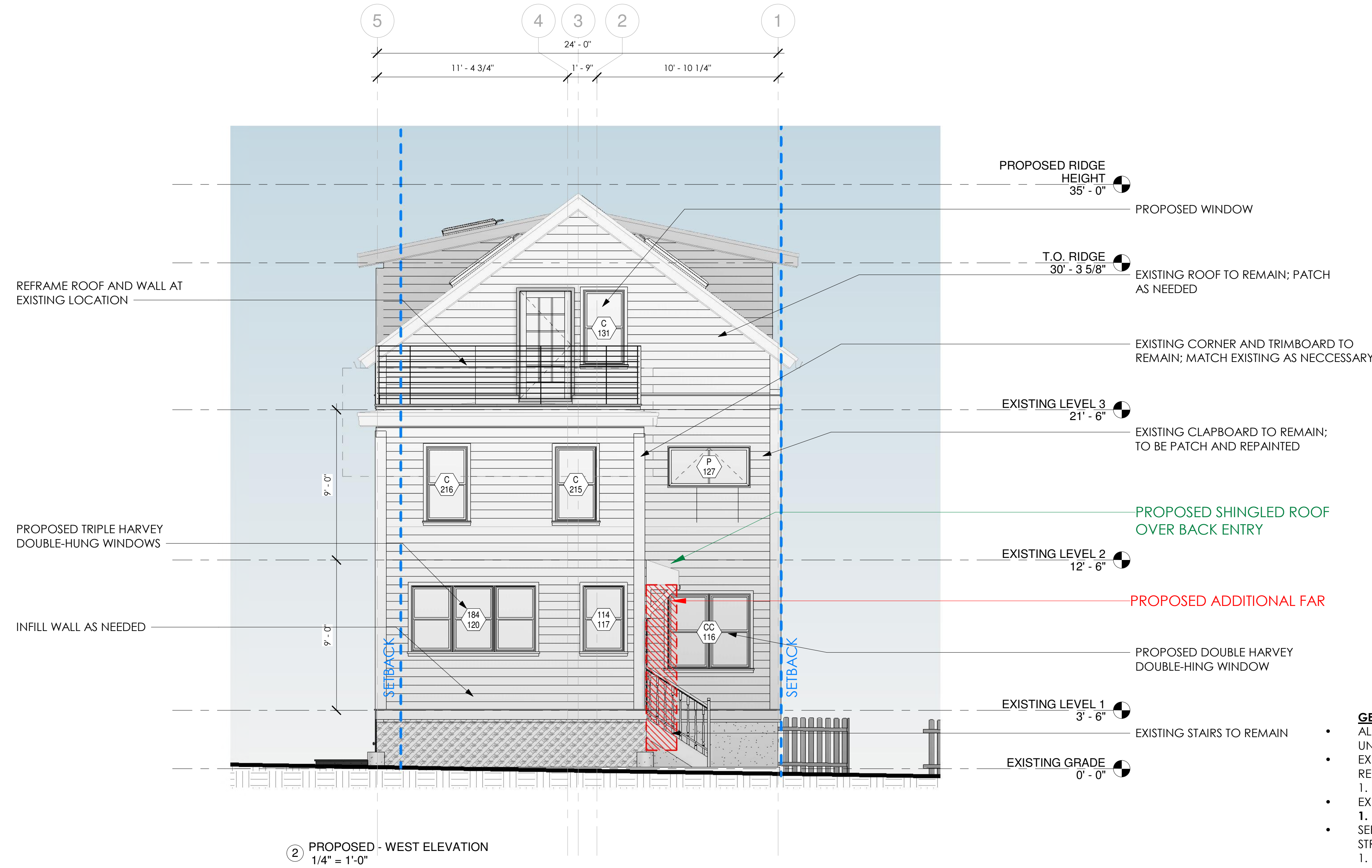
PROPOSED



EXISTING



① EXISTING - WEST ELEVATION
3/16" = 1'-0"



② PROPOSED - WEST ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:**
ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
EXISTING CLAPBOARD SIDING TO REMAIN
1. **PATCH AS NECESSARY**
EXISTING TRIM DETAILS TO REMAIN
1. **SEE A-204 FOR TRIM SHEET**
• SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**



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REGISTRATIONS:

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ELEVATION WEST

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Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

BZA-202

Scale As indicated

BZA-203 ELEVATION SOUTH

EXISTING



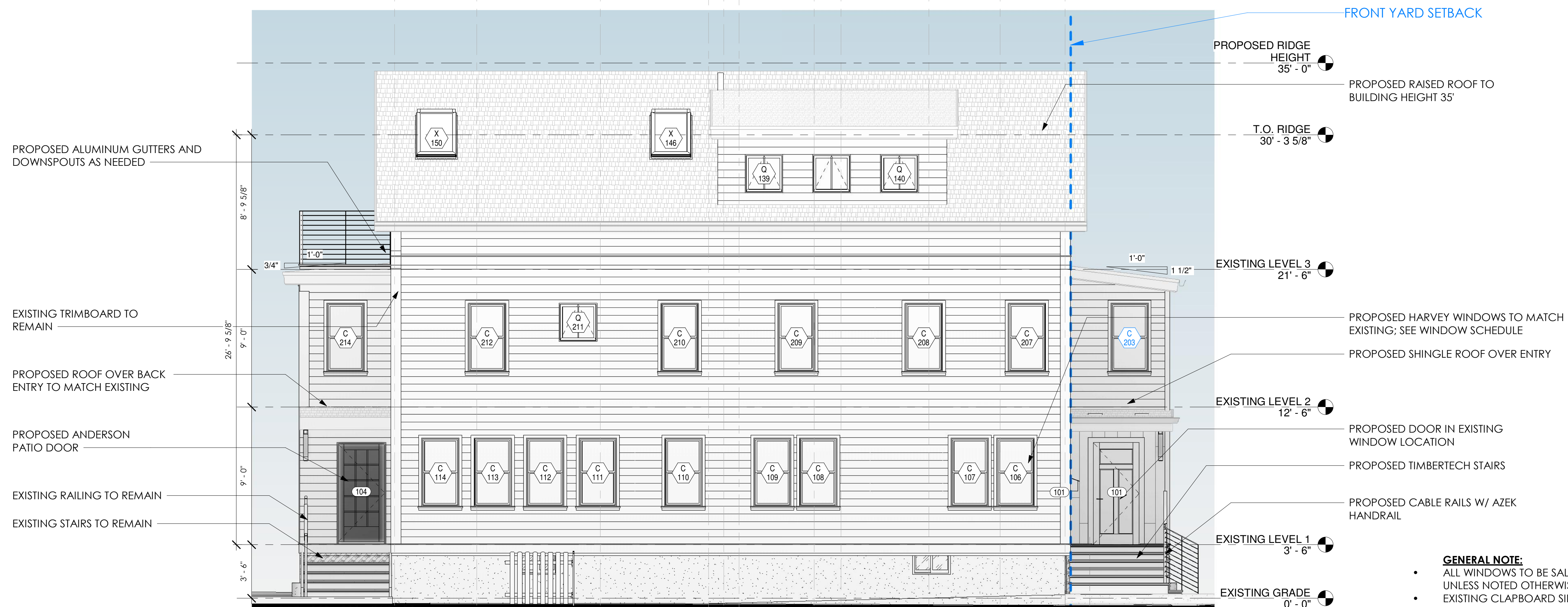
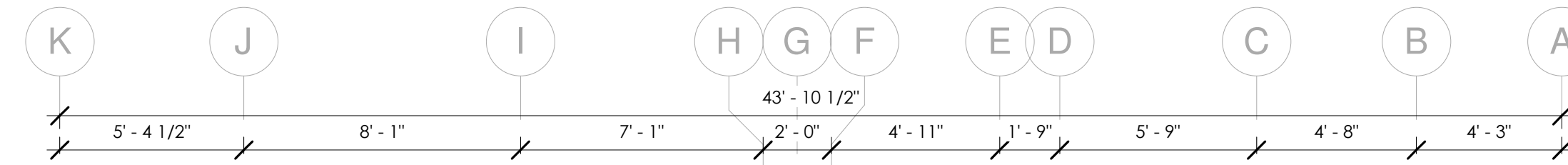
PROPOSED



EXISTING



① EXISTING - SOUTH ELEVATION
3/16" = 1'-0"



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

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. PATCH AS NECESSARY
 - EXISTING TRIM DETAILS TO REMAIN
 - 1. SEE A-204 FOR TRIM SHEET
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ELEVATION SOUTH

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CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	07/18/2023
Drawn by	Author
Checked by	Checker

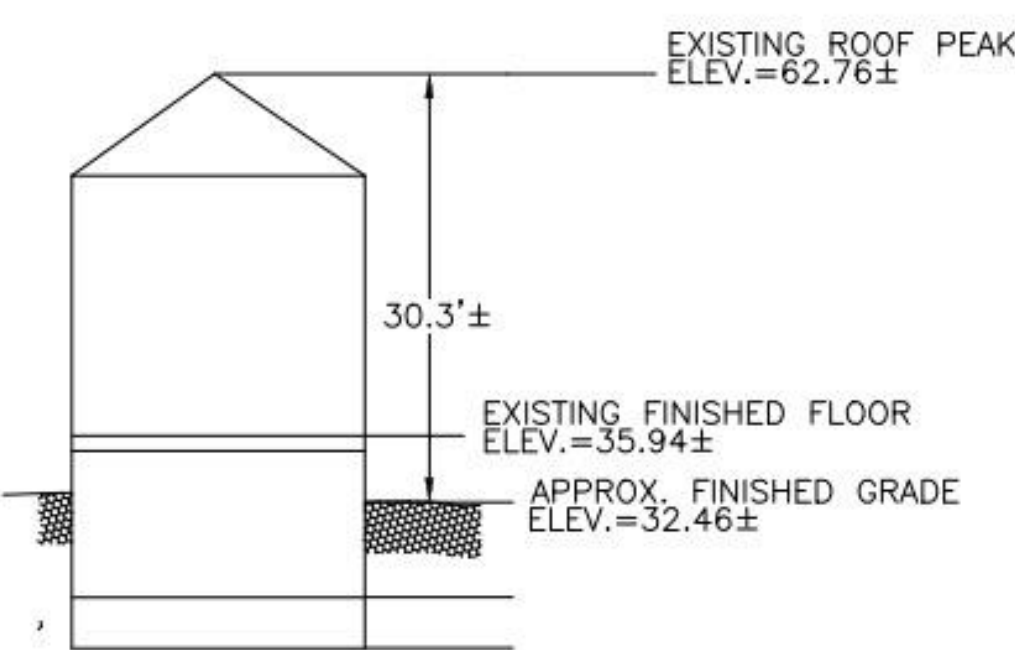
BZA-203

Scale As indicated

BZA-301 PLOT PLAN

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/15/2023.
2. DEED REFERENCE: BOOK 76347, PAGE 81
PLAN REFERENCE 1: PLAN 410 OF 1972
PLAN REFERENCE 2: PLAN 215 OF 2020
PLAN REFERENCE 3: PL #57 1-17-2007
PLAN REFERENCE 4: 0184-1977
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.



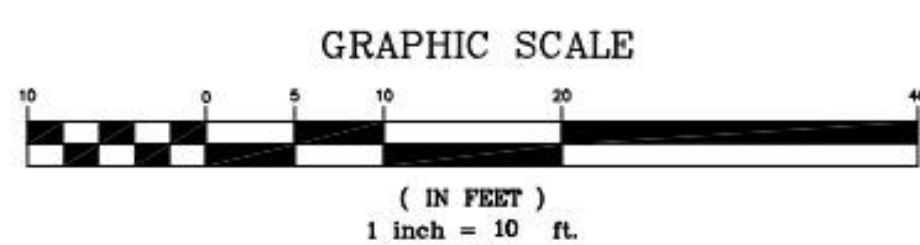
EXISTING PROFILE
NOT TO SCALE

FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

Address: 63 Clarendon Ave

Ground Elevation Min:	30.2 ft-CBB
Ground Elevation Max:	34.5 ft-CBB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

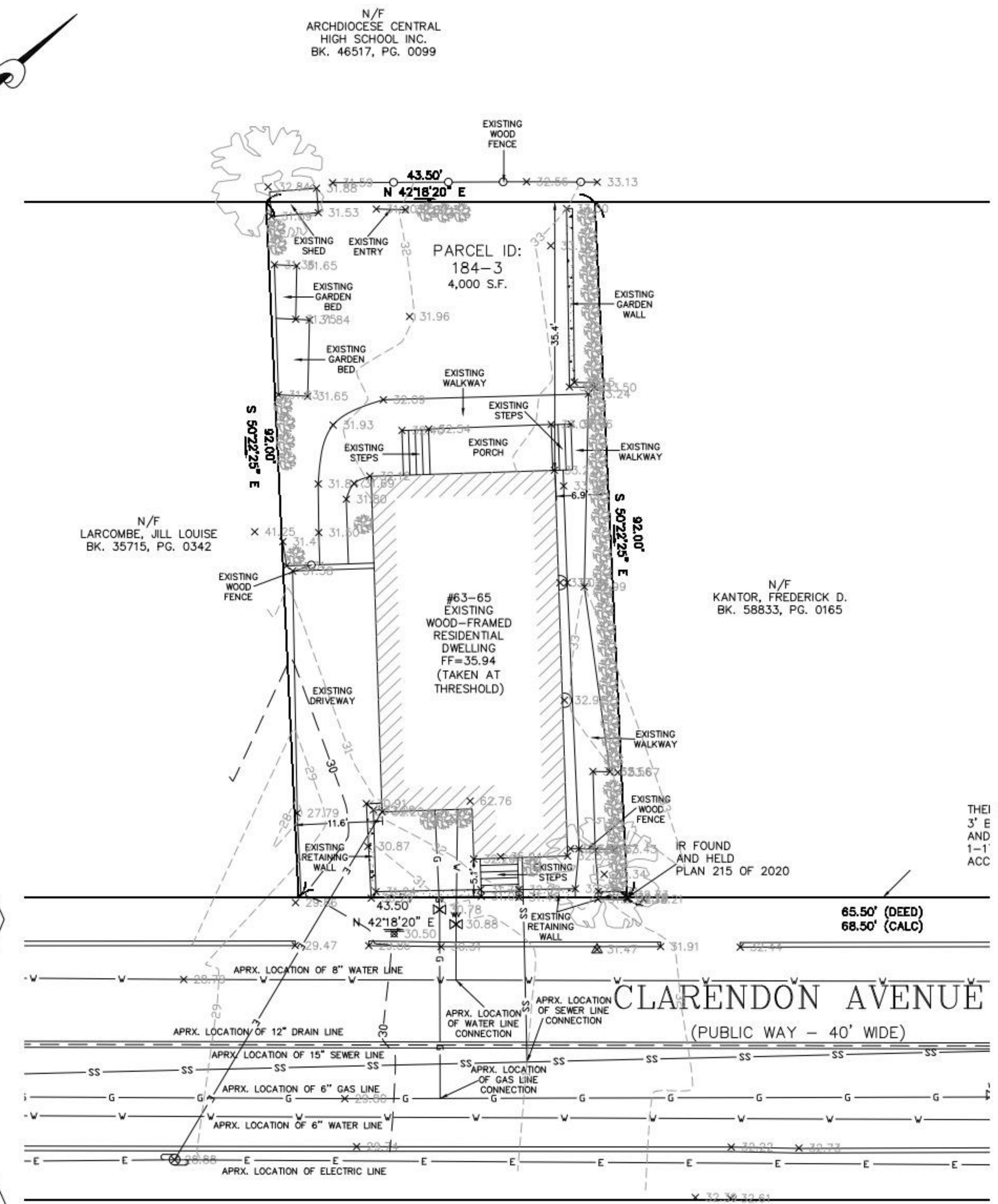
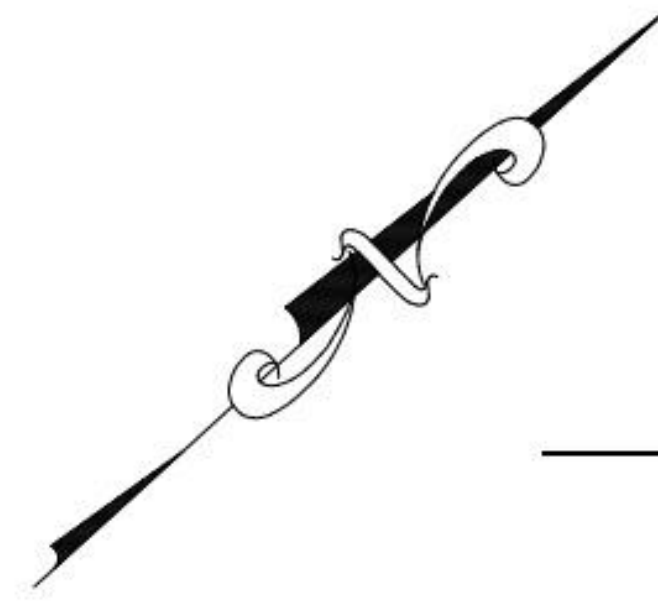
Selected Map-Lot: 184-3
Selected Address: 63 Clarendon Ave



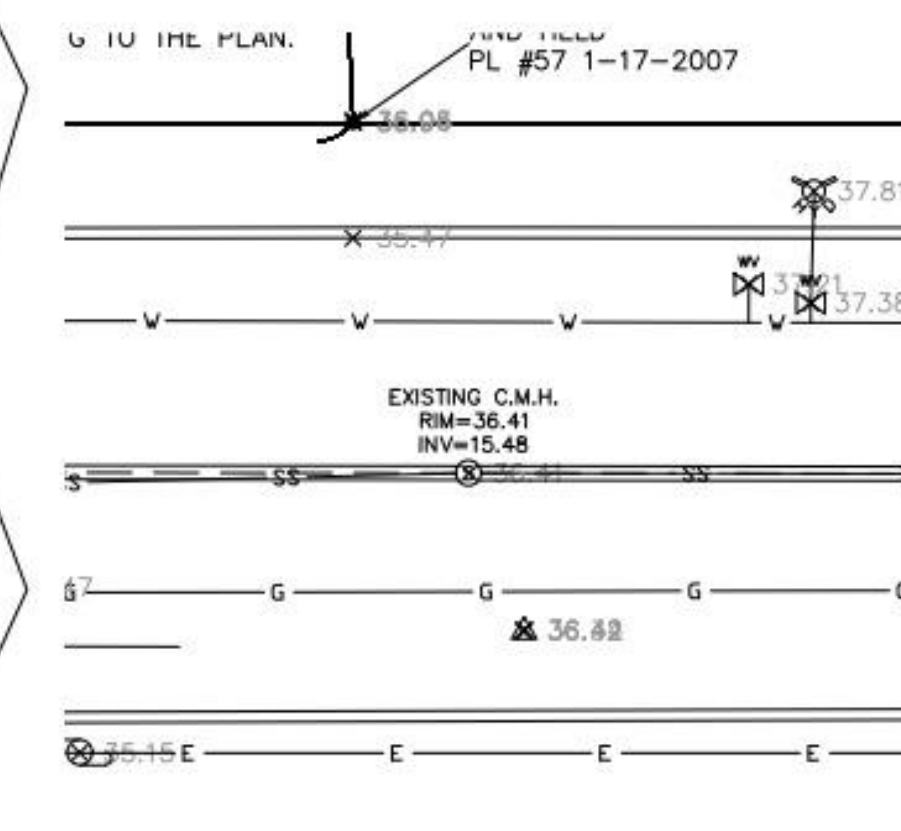
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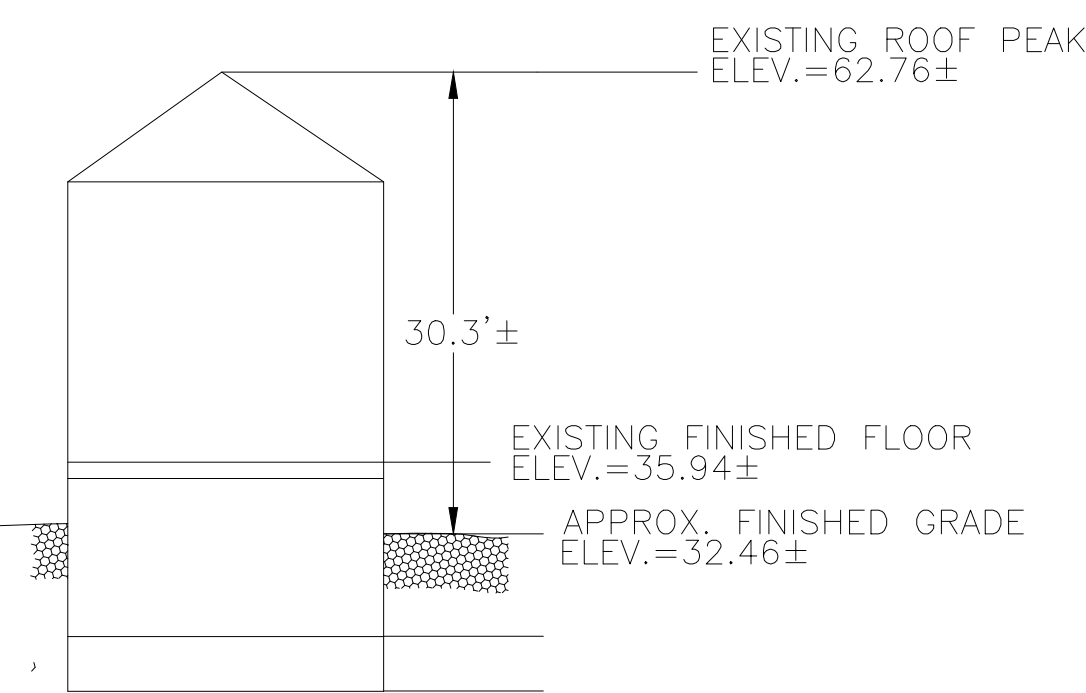
LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
○	TREE
○	TREE STUMP
○	SHRUBS/FLOWERS
○	SIGN
○	BOLLARD
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	WATER MANHOLE
○	WATER VALVE
○	HYDRANT
○	GAS VALVE
○	ELECTRIC MANHOLE
○	ELECTRIC HANDHOLE
○	UTILITY POLE
○	LIGHT POLE
○	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
○	FENCE
○	TREE LINE
○	SEWER LINE
○	DRAIN LINE
○	WATER LINE
○	GAS LINE
○	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
-145	CONTOUR LINE (MJR)
-146	CONTOUR LINE (MNR)



SCALE	1"=10'
DATE	7/17/2023
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	63-65 CLARENDON AVENUE CAMBRIDGE MASSACHUSETTS
DRAWN BY	S.G.S.
CHKD BY	P.J.N.
APPD BY	P.J.N.
EXISTING CONDITION PLAN PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1, NEWTON, MA. 02458 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/15/2023.
2. DEED REFERENCE: BOOK 76347, PAGE 81
 PLAN REFERENCE 1: PLAN 410 OF 1972
 PLAN REFERENCE 2: PLAN 215 OF 2020
 PLAN REFERENCE 3: PL #57 1-17-2007
 PLAN REFERENCE 4: 0184_1977
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.



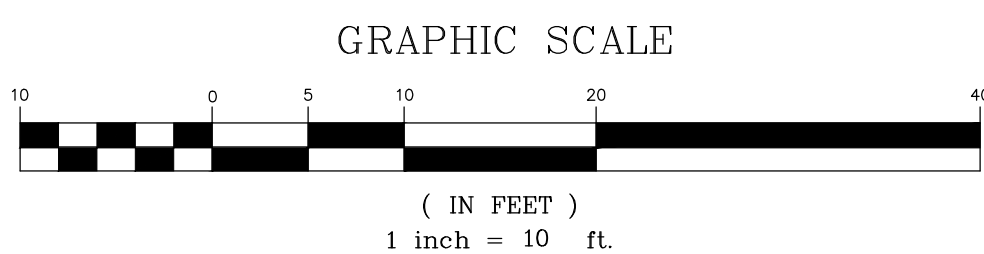
EXISTING PROFILE
NOT TO SCALE

FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

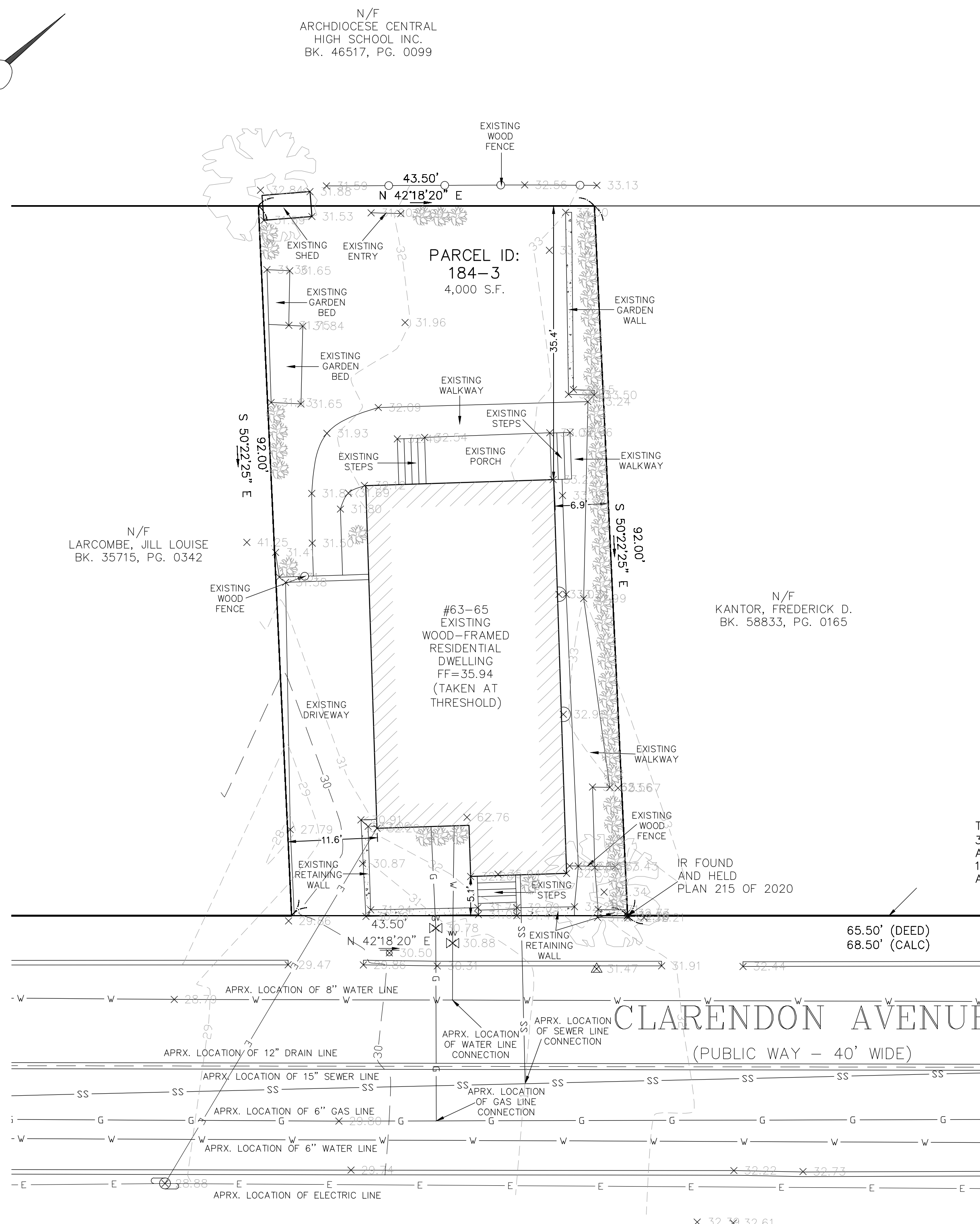
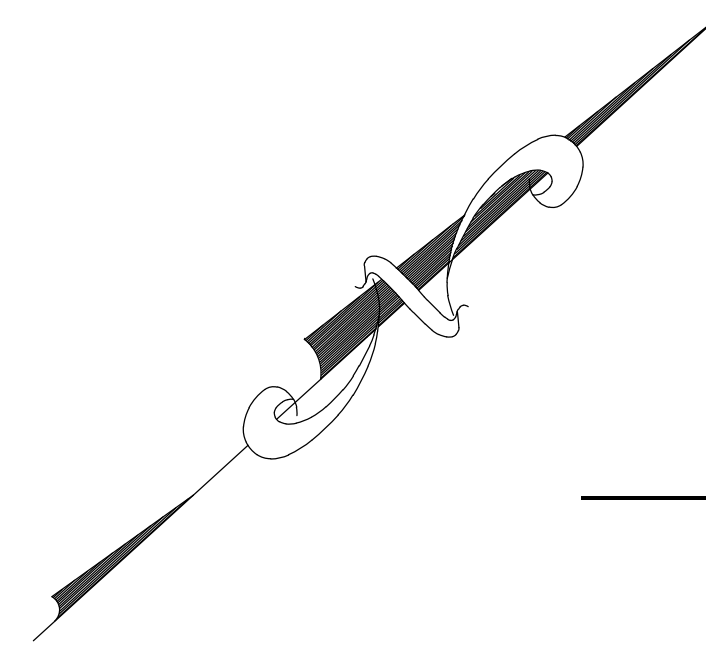
Address: 63 Clarendon Ave

Ground Elevation Min:	30.2 ft-CBB
Ground Elevation Max:	34.5 ft-CBB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

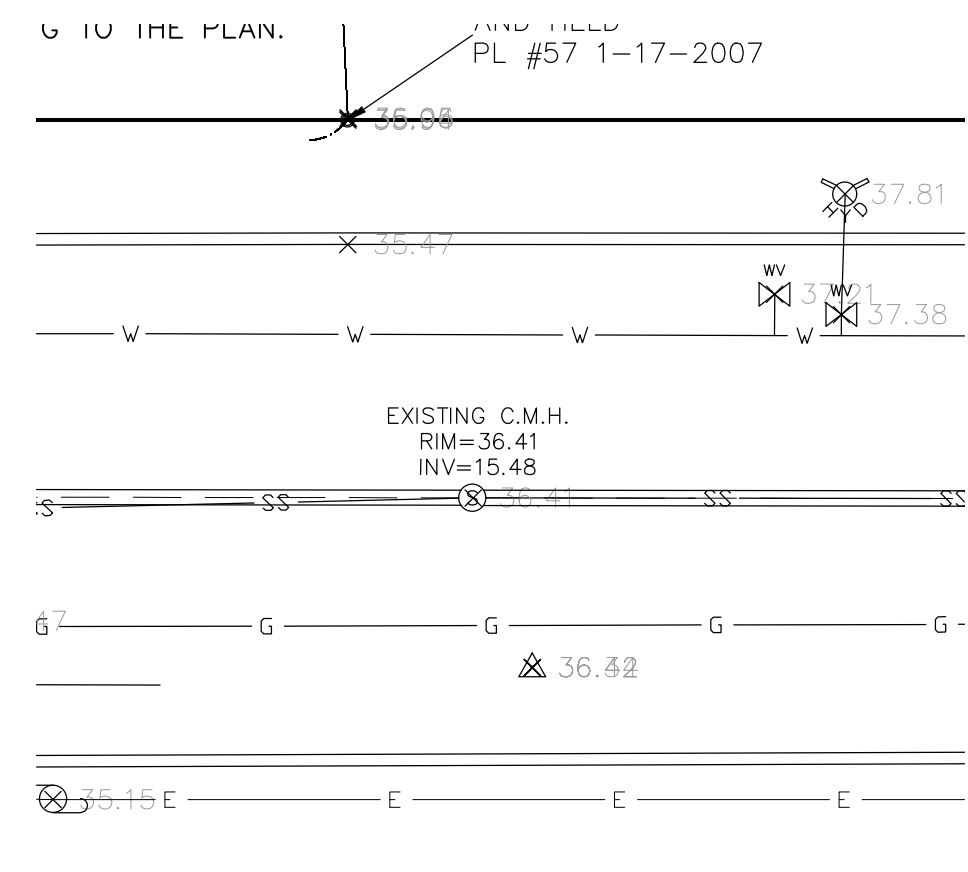
Selected Map-Lot: 184-3
Selected Address: 63 Clarendon Ave



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	STONE POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
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[Symbol]	OVERHEAD WIRES
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SCALE	1"=10'
DATE	7/17/2023
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SHEET	1
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SHEET NO.	1



NO PARKING

65

65



63 Charendon Ave photos











NO PARKING

654

654

654





63 Clarendon Ave

Petitioner

184-197
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

184-2
KANTOR, FREDERICK D.
EVELYN Z. KANTOR-LUGO
69 CLARENDON AVE
CAMBRIDGE, MA 02140

MICHAEL WIGGINS, ESQ.
ONE LIBERTY SQUARE – SUITE 1210
BOSTON, MA 02109

184-15
SPLAINE, ESTHER A. & JOHN F. SPLAINE
62 CLARENDON AVE.
CAMBRIDGE, MA 02140

184-4
LARCOMBE, JILL LOUISE
61 CLARENDON AVE.
CAMBRIDGE, MA 02140

185-58 / 9-B-23
ARCHDIOCESE CENTRAL HIGH SCHOOL INC.
2121 COMMONWEALTH AVENUE
BRIGHTON, MA 02135

185-57
VARIA, MAYANK H.
58 CHURCHILL AVE
CAMBRIDGE, MA 02140

185-57
ZHANG, SUIHUA
60 CHURCHILL AVE
CAMBRIDGE, MA 02140

185-57
TANWAR, PRITHVIRAJ & KERRY L. TANWAR
56 CHURCHILL AVE 56
CAMBRIDGE, MA 02140

184-3
MOTT KIMBERLY C & JESSE A. MOTT
63-65 CLARENDON AVE
CAMBRIDGE, MA 02140

184-1
SHORE, DAVID & HALEY SHORE
91 CLARENDON AVE. UNIT 2
SOMERVILLE, MA 02144

184-14
PHYTOVISIO LLC
4 MORTON ST
CONCORD, NH 03301

184-13 / 9-D-32
CACCIOLA REALTY, LLC
90 CLARENDON AVE
SOMERVILLE, MA 02144

9-B-22
ANDREW & LAUREN MILGROOM
91 CLARENDON AVENUE #1
SOMERVILLE, MA 02144

9-B-22
DAVID & HALEY SHORE
91 CLARENDON AVENUE #2
SOMERVILLE, MA 02144

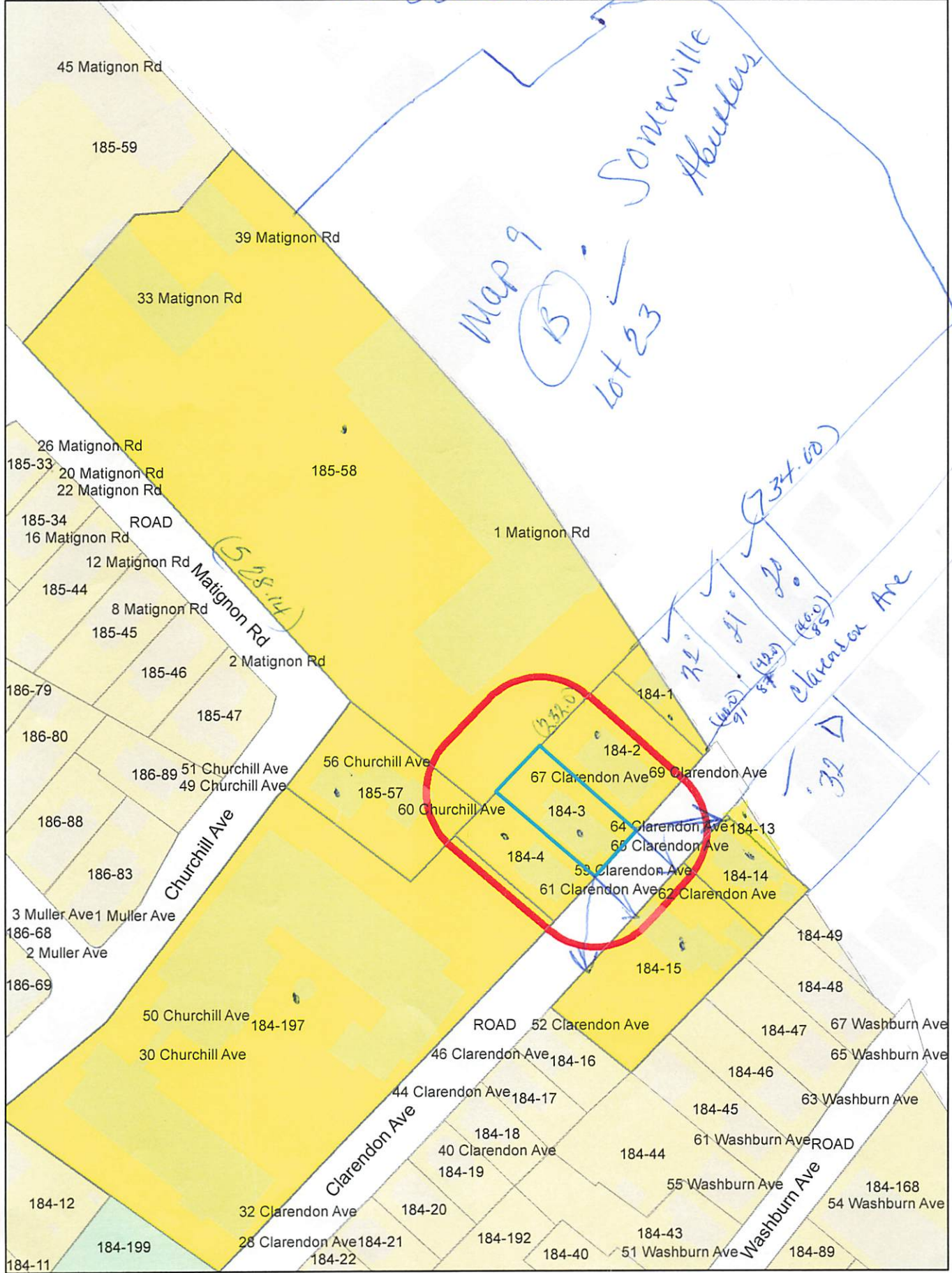
9-B-21
ADAM HEATH & FRANCES LITTELL
87 CLARENDON AVENUE
SOMERVILLE, MA 02144

9-B-20
SUSI DELIO B & REBECCA M
85 CLARENDON AVENUE
SOMERVILLE, MA 02144

63 Clarendon Ave

Somerville
Abutters

Map 9
B
Lot 23

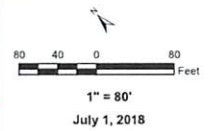


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1955 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by GDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and do not indicate locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



9



ENDICOTT AVE

Location ENDICOTT AVE

Mblu 9/ B/ 23/ 1

Acct# 99734060

Owner ARCHDIOCESAN CENTRAL
HIGH SCHOOLS INC

Assessment \$16,340,000

PID 14653

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$4,032,800	\$12,307,200	\$16,340,000

Owner of Record

Owner ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC

Sale Price \$99

Co-Owner

Certificate

Address 2121 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 46517/ 099

Sale Date 11/21/2005

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC	\$99		46517/ 099	1F	11/21/2005
ROMAN CATHOLIC ARCHBISHOP	\$0				

Building Information

Building 1 : Section 1

Year Built: 1948
Living Area: 59,506
Replacement Cost: \$12,987,496
Building Percent Good: 30
Replacement Cost
Less Depreciation: \$3,896,200

Building Attributes	
Field	Description

91 CLARENDON AVE #1

Location 91 CLARENDON AVE #1

Mblu 9/ B/ 22/ 1/

Acct# 20221740

Owner MILGROOM LAUREN &
ANDREW

Assessment \$1,177,900

PID 114369

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,177,900	\$0	\$1,177,900

Owner of Record

Owner MILGROOM LAUREN & ANDREW
Co-Owner
Address 91 CLARENDON AVE 1
SOMERVILLE, MA 02144

Sale Price \$1,200,000
Certificate
Book & Page 74376/ 254
Sale Date 03/30/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MILGROOM LAUREN & ANDREW	\$1,200,000		74376/ 254	00	03/30/2020
91 CLARENDON DEVELOPMENT LLC	\$1,125,000		70494/ 322	10	01/10/2018

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,837
Replacement Cost: \$1,218,430
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$1,169,700

Building Attributes

91 CLARENDON AVE #2

Location 91 CLARENDON AVE #2

Mblu 9/ B/ 22/ 2/

Acct# 20221750

Owner SHORE DAVID & HALEY

Assessment \$851,600

PID 114370

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$851,600	\$0	\$851,600

Owner of Record

Owner SHORE DAVID & HALEY
Co-Owner
Address 91 CLARENDON AVE 2
SOMERVILLE, MA 02144

Sale Price \$1,325,000
Certificate
Book & Page 74381/ 177
Sale Date 03/31/2020
Instrument 1T

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHORE DAVID & HALEY	\$1,325,000		74381/ 177	1T	03/31/2020
91 CLARENDON DEVELOPMENT LLC	\$1,125,000		70494/ 322	1O	01/10/2018

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,064
Replacement Cost: \$1,299,303
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$844,500

Building Attributes	
Field	Description

87 CLARENDON AVE

Location 87 CLARENDON AVE

Mblu 9/ B/ 21/ /

Acct# 16549020

Owner HEATH ADAM

Assessment \$1,113,300

PID 2877

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$486,800	\$626,500	\$1,113,300

Owner of Record

Owner HEATH ADAM
Co-Owner LITTELL FRANCES
Address 87 CLARENDON AVE
SOMERVILLE, MA 02144

Sale Price \$375,000
Certificate
Book & Page 33109/ 509
Sale Date 06/22/2001
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEATH ADAM	\$375,000		33109/ 509	1A	06/22/2001
LITTELL WALTER D	\$249,000		21451/ 534	00	10/01/1991
JOHN SNELL	\$0				

Building Information

Building 1 : Section 1

Year Built: 1927
Living Area: 3,058
Replacement Cost: \$624,049
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$486,800

Building Attributes	
Field	Description

85 CLARENDON AVE

Location 85 CLARENDON AVE

Mblu 9/ B/ 20/ 1

Acct# 02057190

Owner SUSI DELIO B & REBECCA M

Assessment \$1,167,700

PID 2876

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$540,800	\$626,900	\$1,167,700

Owner of Record

Owner SUSI DELIO B & REBECCA M

Sale Price \$1

Co-Owner

Certificate

Address 85 CLARENDON AVE
SOMERVILLE, MA 02144

Book & Page 61056/ 11

Sale Date 01/28/2013

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUSI DELIO B & REBECCA M	\$1		61056/ 11	1F	01/28/2013
SUSI DELIO B	\$370,000		33842/ 170	00	10/17/2001
BOLIS MICHAELA JR	\$17,500		11271/ 441		01/19/1966

Building Information

Building 1 : Section 1

Year Built: 1926
Living Area: 3,130
Replacement Cost: \$693,358
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$540,800

Building Attributes	
Field	Description



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: JESSE & KIM MOTT C/O MICHAEL WIGGINS PRESENT USE/OCCUPANCY: TWO-FAMILY DWELLING

LOCATION: 63 CLARENDEN AVE ZONE: B

PHONE: 617 - 834 - 5903 REQUESTED USE/OCCUPANCY: ONE-FAMILY DWELLING

INSPECTIONAL SERVICES
2023 SEP - 8 A 11:45

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,940 SF</u>	<u>3,420 SF</u>	<u>2,000 SF</u> (max.)
<u>LOT AREA:</u>	<u>4,000 SF</u>		<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.735</u>	<u>.855</u>	<u>.500</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2000 SF</u>	<u>4000 SF</u>	<u>2500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>43' - 6"</u>		<u>50' - 0"</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>5.1'</u>	<u>5.1'</u>	<u>15'</u> (min.)
REAR	<u>25'</u>	<u>25'</u>	<u>25'</u> (min.)
LEFT SIDE	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u> (min.)
RIGHT SIDE	<u>6.9'</u>	<u>6.9'</u>	<u>6.9'</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>30.3'</u>	<u>35'</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>59.89%</u>	<u>59.24%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>1</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>			(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>			(min.)

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

1. One building on lot - existing wood frame structure on lot w/ 10" concrete foundation walls and asphalt shingles.

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'.

63-65 Clarendon Residence

JESSE & KIM MOTT

63 CLARENDON AVENUE
CAMBRIDGE MA. 02140



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2023 SEP -8 A 11:45

BZA SUBMISSION SET
09/08/2023

PROJECT #: 2301-6365

ARCHITECT:

SAM KACHMAR
ARCHITECTS

(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



© 2023 SAM KACHMAR ARCHITECTS

CLIENTS:

JESSE & KIM MOTT

PROJECT NARRATIVE:

THE MOTT RESIDENCE INVOLVES THE CONVERSION OF A TWO FAMILY DWELLING INTO A SINGLE FAMILY DWELLING.

THE PROJECT INVOLVES THE INTERIOR RENOVATION OF THE HOME, WHERE THE ROOF WILL BE RAISED 56" TO THE BUILDING HEIGHT LIMIT OF 35' FROM AVERAGE GRADE TO ALLOW FOR HABITABLE SPACE AT THE 3RD FLOOR LEVEL.

ADDITIONALLY, THE PREEXISTING NONCONFORMING FAR WILL INCREASE BY .113 DUE TO THE RAISING OF THE ROOF AND THE ADDITIONAL FRAMING OF ROOF AWNINGS AT THE FRONT AND REAR PORCH.

AT THE FRONT OF THE HOME, THE STAIRS WILL BE REFRAMED AND THE FENESTRATION ALONGSIDE RIGHTSIDE ELEVATION WILL BE RELOCATED.

GENERAL CONTRACTOR:

STECKEL CONSTRUCTION

STRUCTURAL ENGINEER:

SPRUHAN ENGINEERING

Sheet List PHASE 1	
Sheet Number	Sheet Name
BZA-000	COVER
BZA-001	GENERAL NOTES
BZA-002	SITE PLAN
BZA-003	SITE AXON
BZA-004	AREA PLAN
BZA-006	STREETVIEW 1
BZA-007	STREETVIEW 2
BZA-008	SHADOW STUDY
BZA-100	PLAN - LEVEL 0
BZA-101	PLAN - LEVEL 1
BZA-102	PLAN - LEVEL 2
BZA-103	PLAN - LEVEL 3
BZA-109	PLAN - ROOF
BZA-200	ELEVATION EAST
BZA-201	ELEVATION NORTH
BZA-202	ELEVATION WEST
BZA-203	ELEVATION SOUTH
BZA-300	QR CODE
BZA-301	PLOT PLAN
BZA-302	SECTION A

Grand total: 20

2023 SEP -8 A 11:45
INSPECTIONAL SERVICES
CITY OF CAMBRIDGE

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FW	FACE OF WALL	SIM	SIMILAR
FT	FEET FOOT	SPEC	SPECIFICATION
GA	GALVE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSPUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE
	EXTERIOR ELEVATION KEY	
	INTERIOR ELEVATION KEY	
	BUILDING SECTION MARKER	
	WALL SECTION MARKER	
	DETAIL AREA MARKER	
	DETAIL SECTION MARKER	
	GRID LINE	
	VERTICAL ELEVATION KEY (ELEV)	
	SPOT ELEVATION W/ TARGET (PLAN)	
	SPOT ELEVATION NO TARGET (PLAN)	
	REVISION CLOUD AND REVISION TAG	
	ROOM NAME ROOM #	CENTERLINE
	AREA NAME AREA	MATCH LINE
	DOOR #	HINGE SIDE OF DOOR
	WINDOW # TYPE	ALIGN SURFACES
	ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

GENERAL NOTES

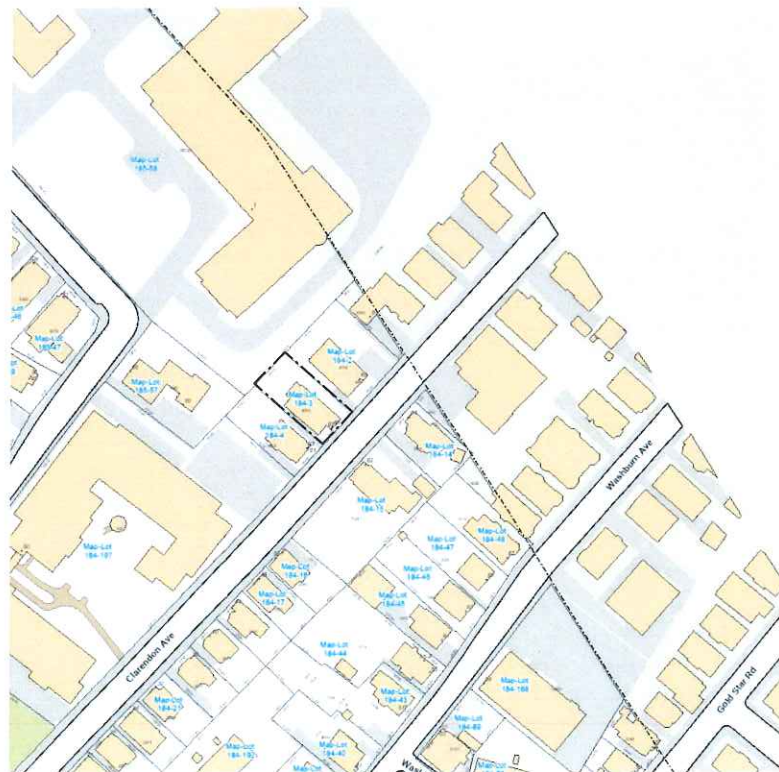
- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

① - GENERAL NOTES Copy 2
1 1/2" = 1'-0"

② - MATERIALS Copy 2
1 1/2" = 1'-0"



③ - SYMBOLS Copy 2
1 1/2" = 1'-0"



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REGISTRATIONS:

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GENERAL NOTES

JESSE & KIM MOTT

63-65 Clarendon Residence

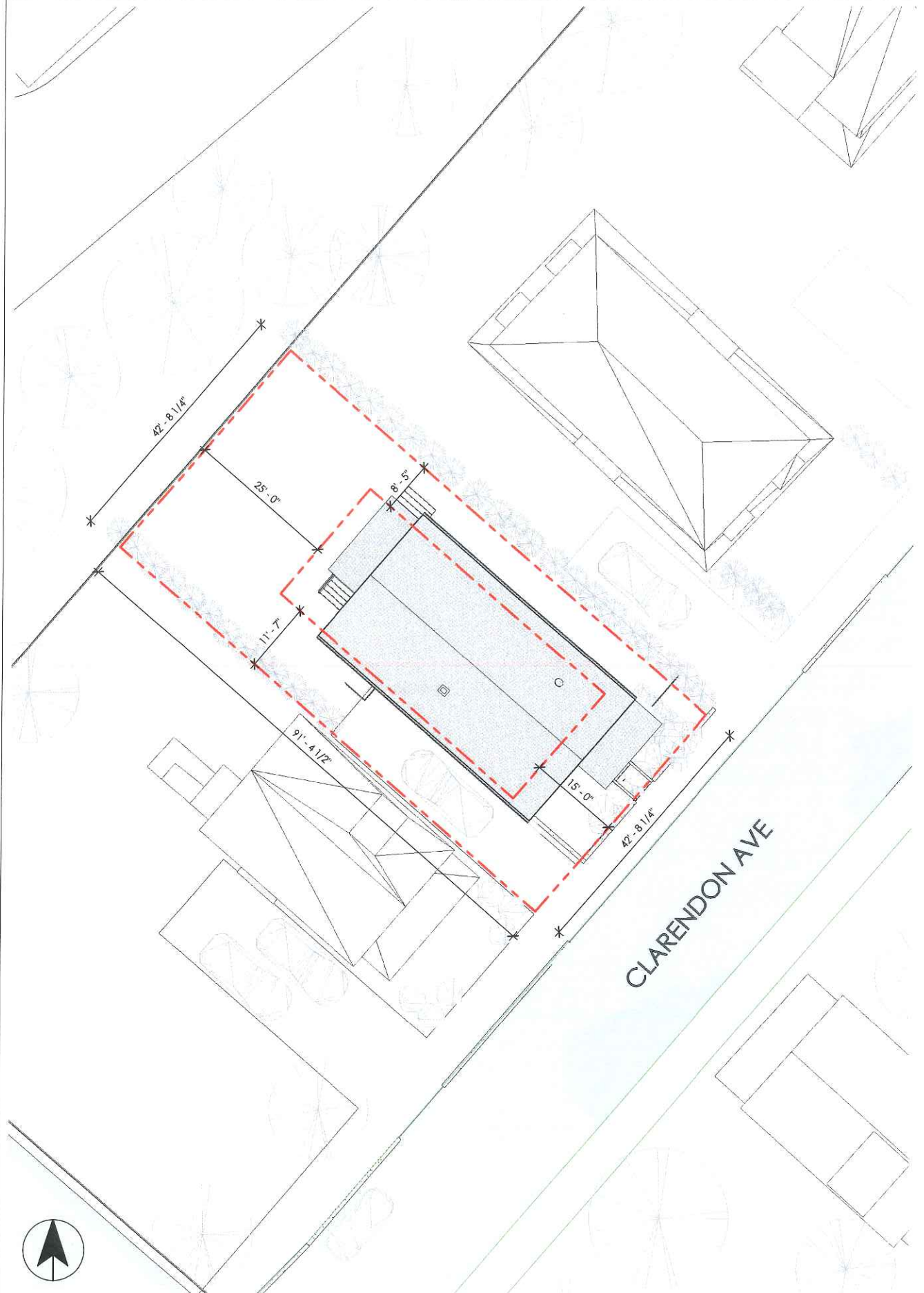
63 CLARENDON AVENUE
CAMBRIDGE MA, 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

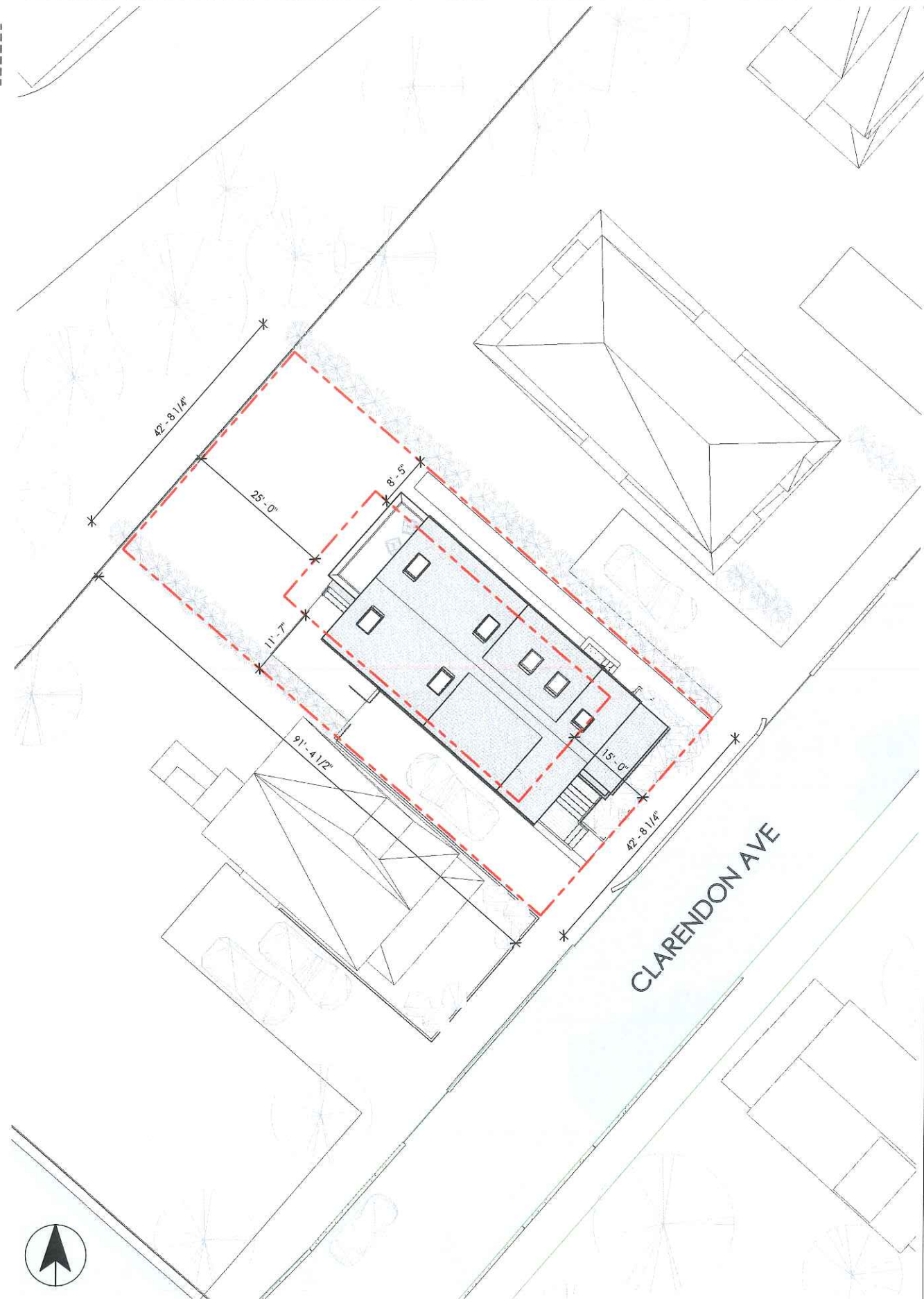
BZA-001

Scale 1 1/2" = 1'-0"

BZA-002 SITE PLAN



① EXISTING - SITE PLAN
1" = 10'-0"



② PROPOSED - SITE PLAN
1" = 10'-0"



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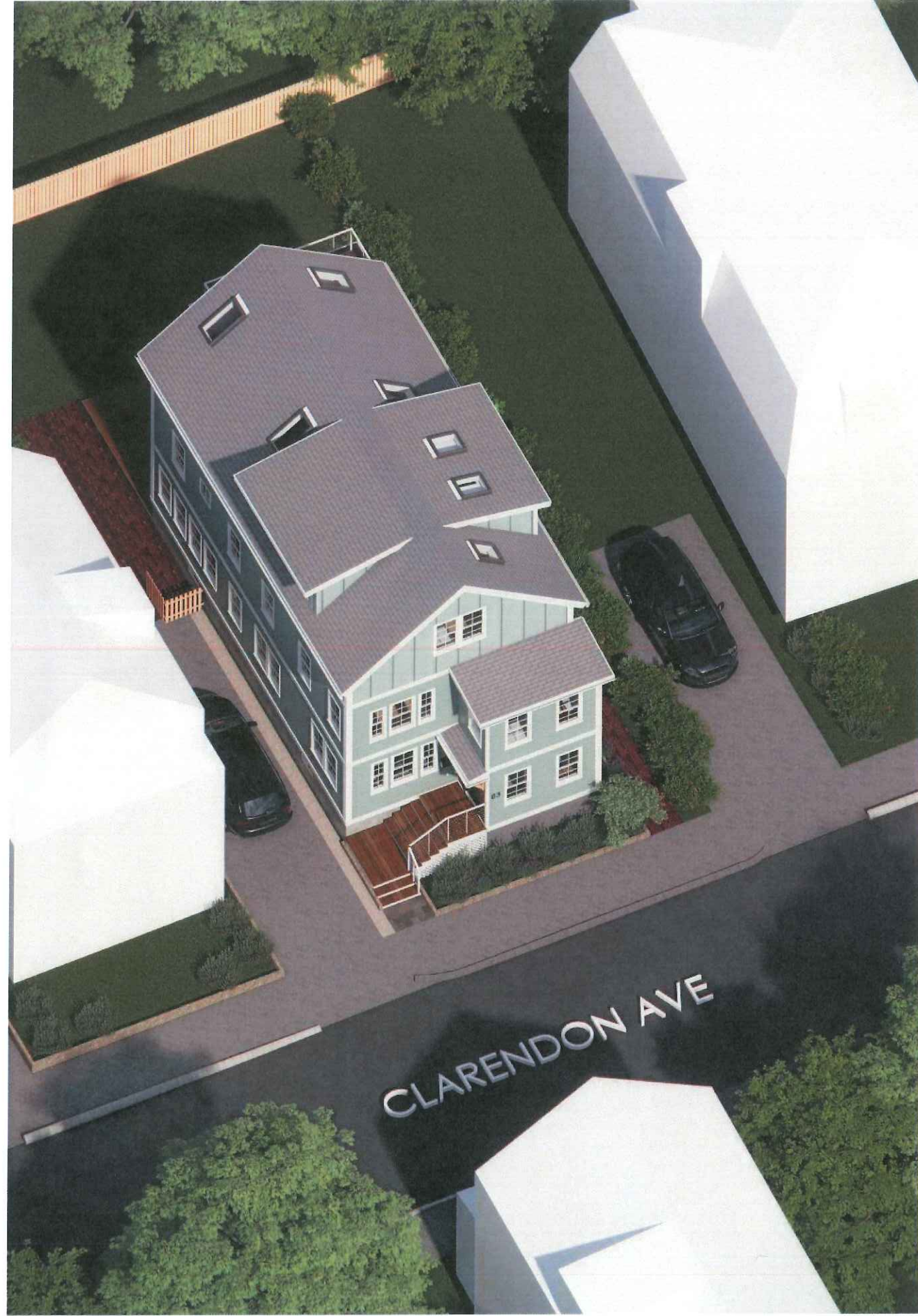
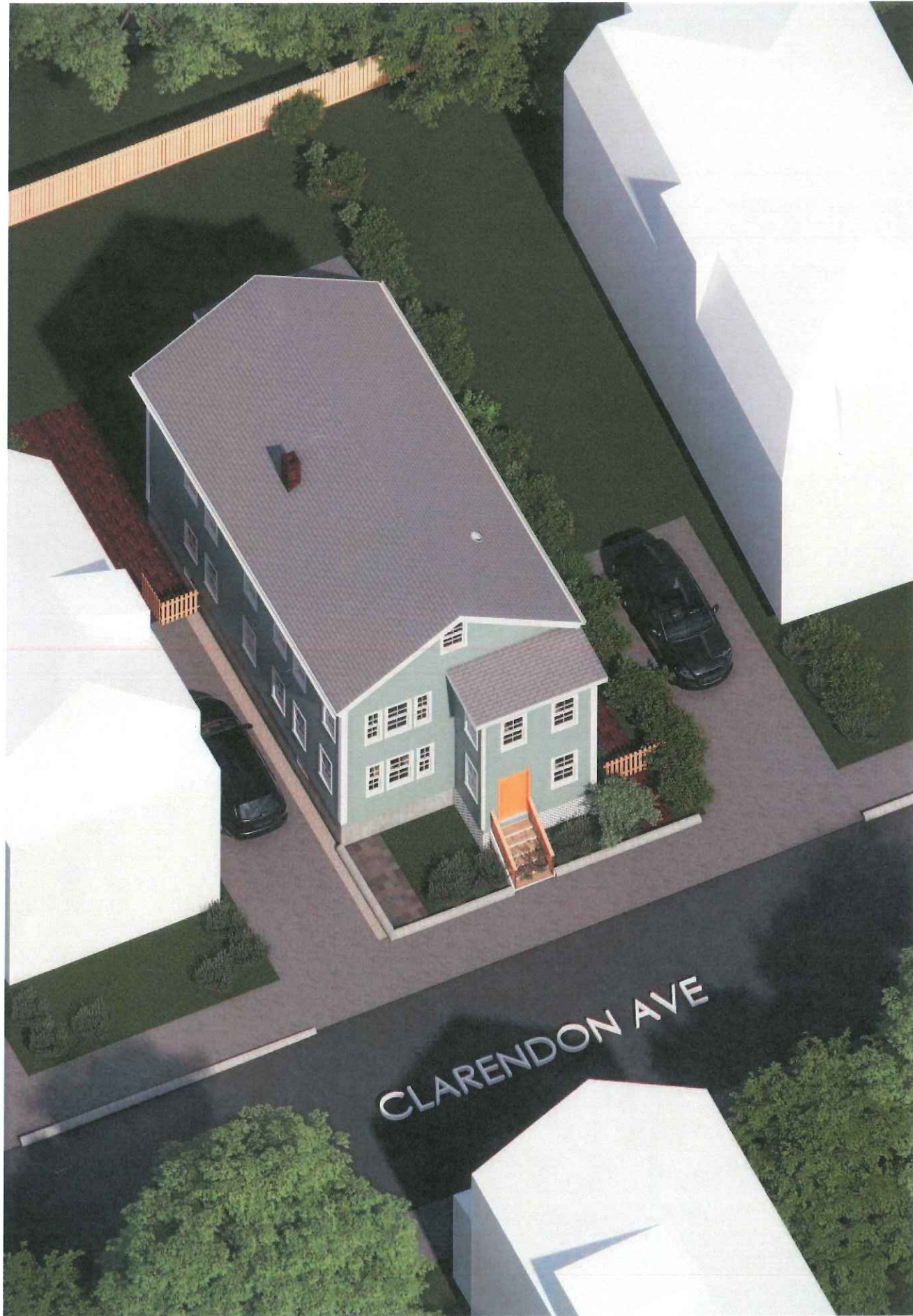
SITE PLAN

JESSE & KIM MOTT
 63-65 Clarendon Residence
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CONSTRUCTION DOCUMENTS	
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Scale 1" = 10'-0"



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Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-003

Scale

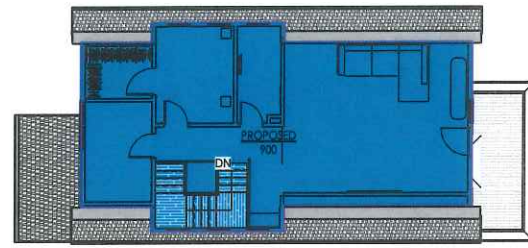
BZA-004 AREA PLAN



④ EXISTING - AREA PLAN - LEVEL 3
1" = 10'-0"

EXISTING FAR

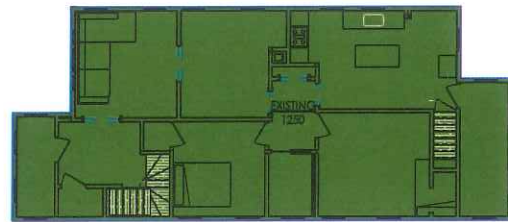
EXISTING



⑧ PROPOSED - AREA PLAN - LEVEL 3
1" = 10'-0"

PROPOSED FAR

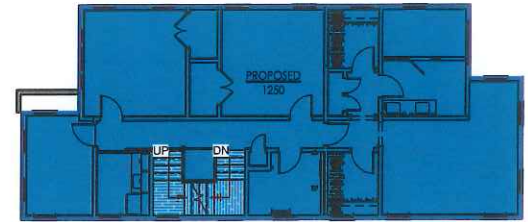
PROPOSED



③ EXISTING - AREA PLAN - LEVEL 2
1" = 10'-0"

EXISTING FAR

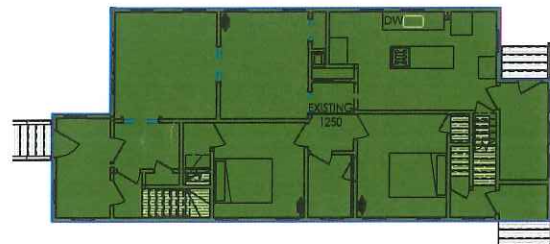
EXISTING



⑦ PROPOSED - AREA PLAN - LEVEL 2
1" = 10'-0"

PROPOSED FAR

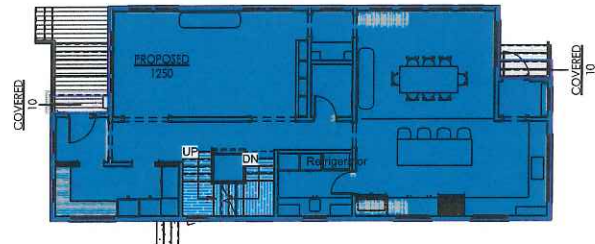
PROPOSED



② EXISTING - AREA PLAN - LEVEL 1
1" = 10'-0"

EXISTING FAR

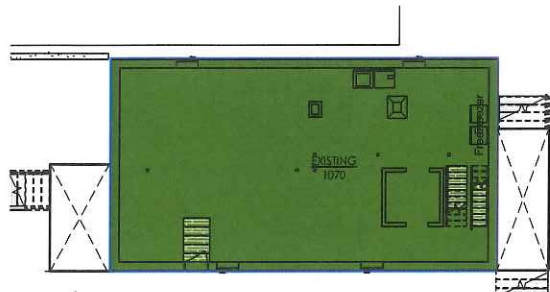
EXISTING



⑥ PROPOSED - AREA PLAN - LEVEL 1
1" = 10'-0"

PROPOSED FAR

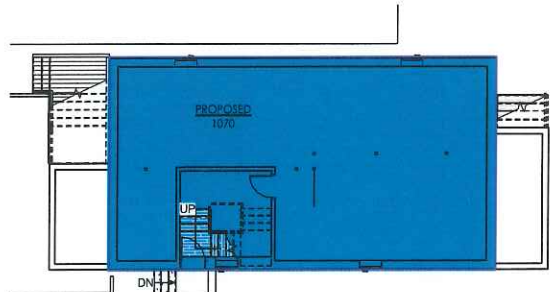
COVERED
PROPOSED



① EXISTING - AREA PLAN - LEVEL 0
1" = 10'-0"

EXISTING FAR

EXISTING



⑤ PROPOSED - AREA PLAN - LEVEL 0
1" = 10'-0"

PROPOSED FAR

COVERED
PROPOSED

Existing FAR		
Level	Area	Comments
EXISTING LEVEL 0	1070 SF	
EXISTING LEVEL 1	1250 SF	
EXISTING LEVEL 2	1250 SF	
EXISTING LEVEL 3	440 SF	
	4010 SF	

EXISTING ABOVE GRADE FAR: 2,940 SF
EXISTING BASEMENT FAR*: 1,070 SF
* BASEMENT AREA EXEMPT
TOTAL EXISTING FAR: 4,010 SF

Proposed FAR		
Level	Area	Comments
EXISTING LEVEL 0	1070 SF	
EXISTING LEVEL 1	1250 SF	
EXISTING LEVEL 1	10 SF	
EXISTING LEVEL 1	10 SF	
EXISTING LEVEL 2	1250 SF	
EXISTING LEVEL 3	900 SF	
	4490 SF	

PROPOSED ABOVE GRADE FAR: 3,420 SF
PROPOSED BASEMENT FAR*: 1,070 SF
* BASEMENT AREA EXEMPT
TOTAL PROPOSED FAR: 4,490 SF

ZONE DISTRICT - RESIDENCE B:
SINGLE- & TWO-FAMILY DETACHED TOWNHOUSE DWELLINGS

OPEN SPACE CALCULATIONS

LOT SIZE: 4,000 SQ FT

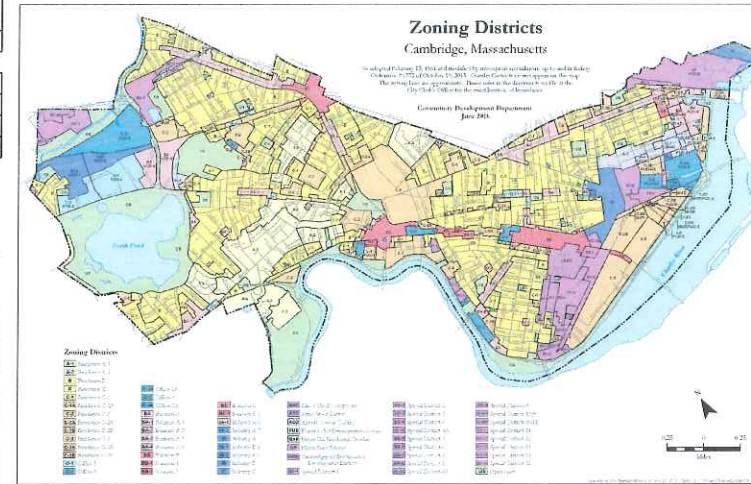
REQUIRED OPEN SPACE (MIN): 40.00%
EXISTING OPEN SPACE: 59.89%
PROPOSED OPEN SPACE: 59.24%

PROPOSED DECREASED OPEN: 00.65%

FAR CALCULATION

REQUIRED FAR: 0.500
EXISTING FAR: 0.735
PROPOSED FAR: 0.855

PROPOSED INCREASE FAR: 0.120

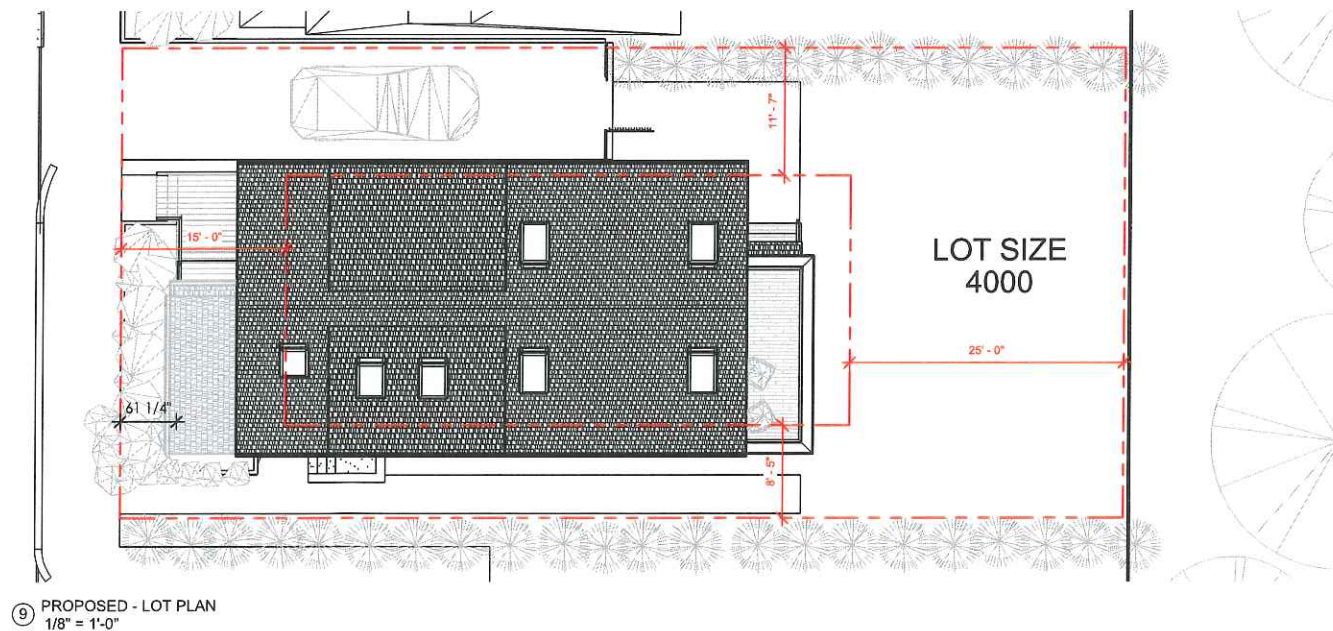


SET BACKS

REQUIRED FRONT YARD SETBACK: 15'
EXISTING SETBACK: 5.1'
PROPOSED SETBACK: 5.1'
REQUIRED LEFT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
EXISTING SETBACK: 11.58'
PROPOSED SETBACK: 11.58'
REQUIRED RIGHT SIDE YARD SETBACK: 7.5' MIN (SUM OF 20)
EXISTING SETBACK: 8.42'
PROPOSED SETBACK: 8.42'
REQUIRED REAR YARD SETBACK: 25'
EXISTING SETBACK: 25'
PROPOSED SETBACK: 25'

BUILDING HEIGHT FROM AVG GRADE

REQUIRED BUILDING HEIGHT: 35'
EXISTING HEIGHT: 30.3'
PROPOSED HEIGHT: 35.0'



⑨ PROPOSED - LOT PLAN
1/8" = 1'-0"



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AREA PLAN

JESSE & KIM MOTT
63-65 Clarendon Residence
63 CLARENDON AVENUE
CAMBRIDGE MA. 02140

CONSTRUCTION DOCUMENTS
Project Status
Project number 2301-6365
Date 09/08/2023
Drawn by Author
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BZA-004
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9/8/2023 10:52:04 AM



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STREETVIEW 1

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CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	09/08/2023
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Scale



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STREETVIEW 2

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Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
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BZA-007

Scale 1 1/2" = 1'-0"

BZA-008 SHADOW STUDY

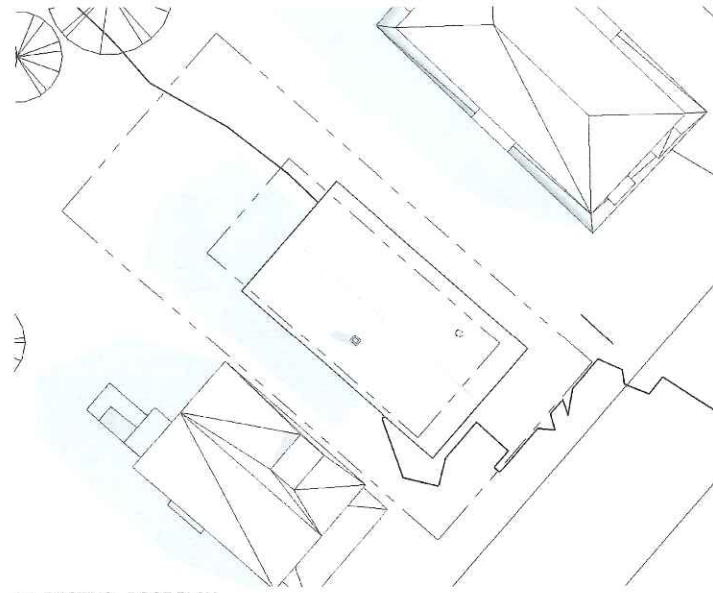
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

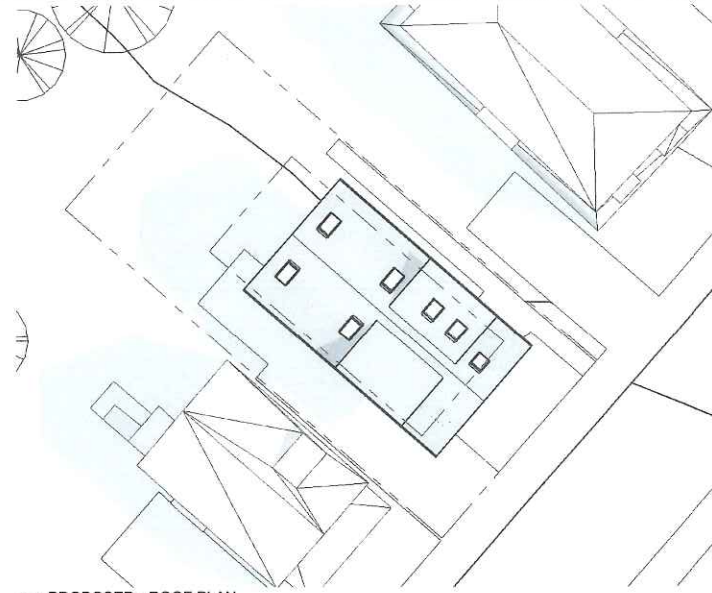
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

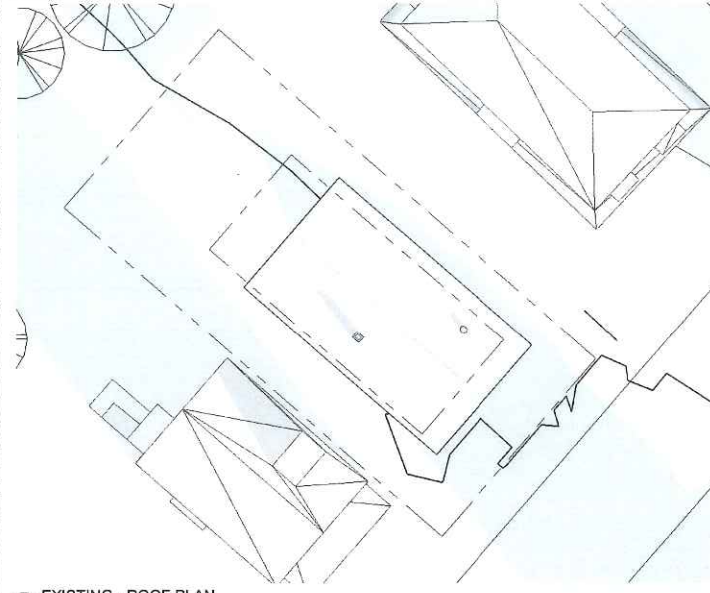
MORNING - 9 AM



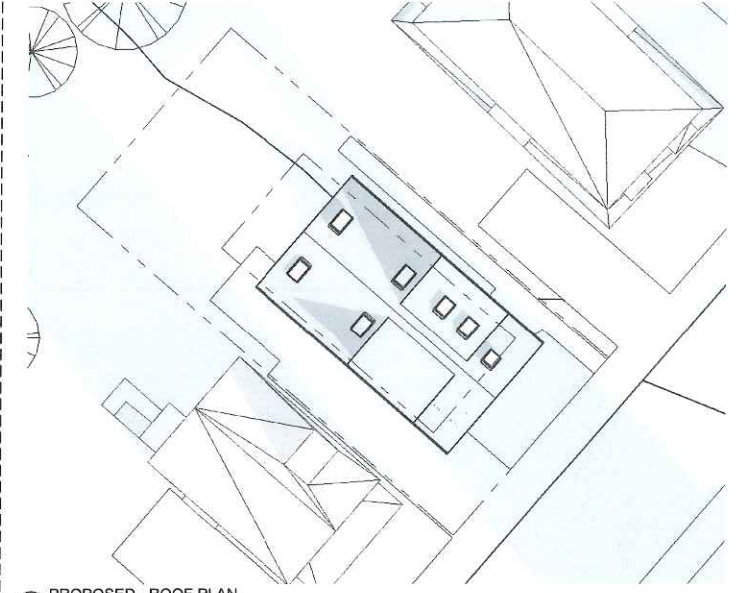
① EXISTING - ROOF PLAN
1/16" = 1'-0"



② PROPOSED - ROOF PLAN
1/16" = 1'-0"

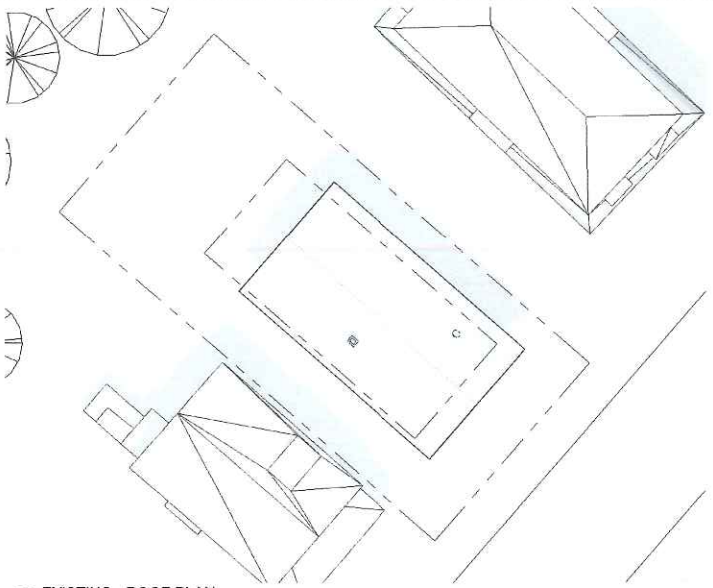


⑦ EXISTING - ROOF PLAN
1/16" = 1'-0"

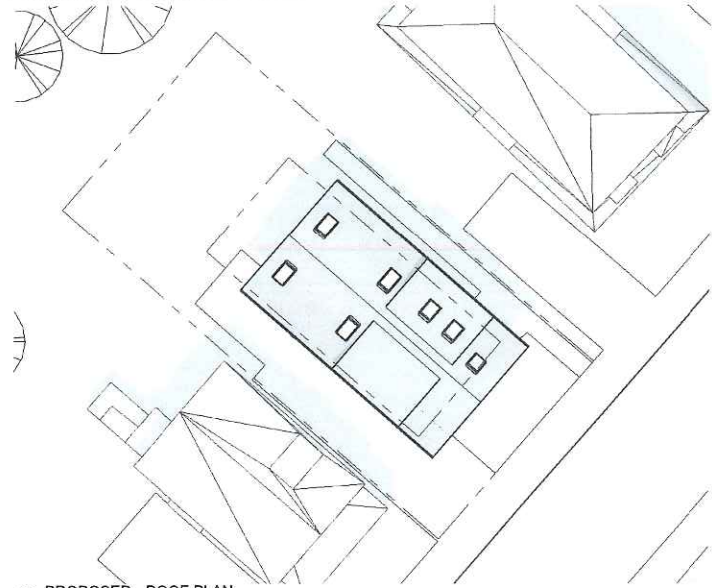


⑧ PROPOSED - ROOF PLAN
1/16" = 1'-0"

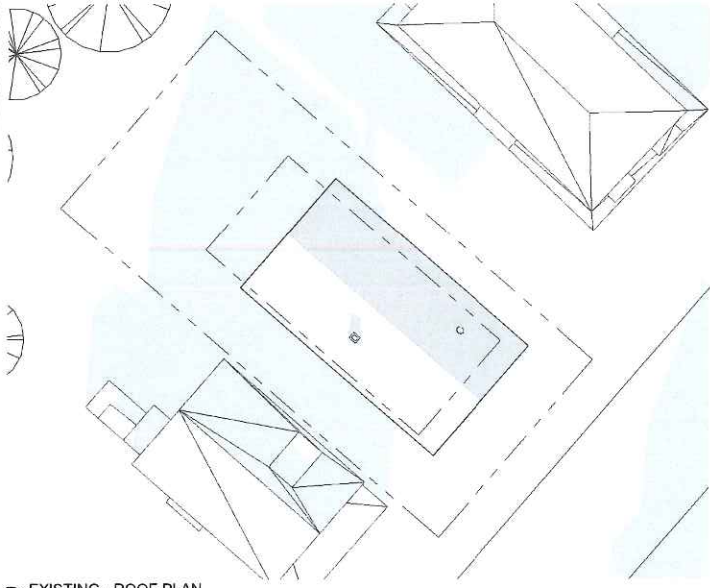
NOON - 12 PM



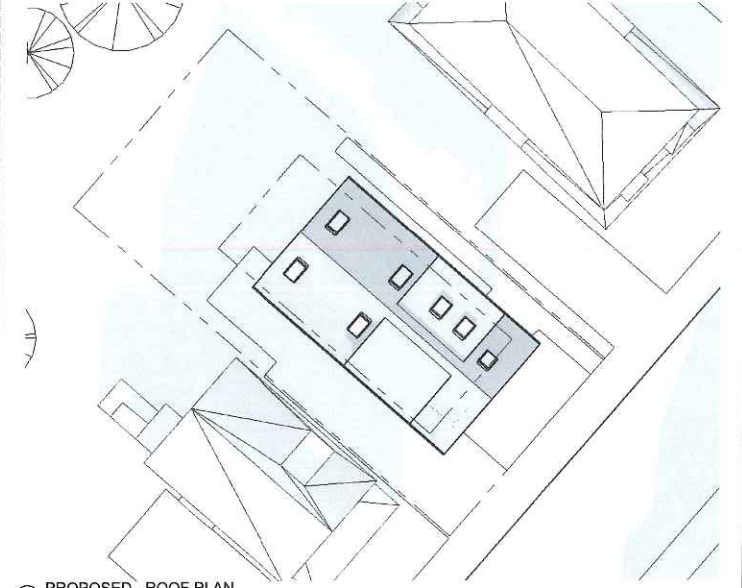
④ EXISTING - ROOF PLAN
1/16" = 1'-0"



③ PROPOSED - ROOF PLAN
1/16" = 1'-0"

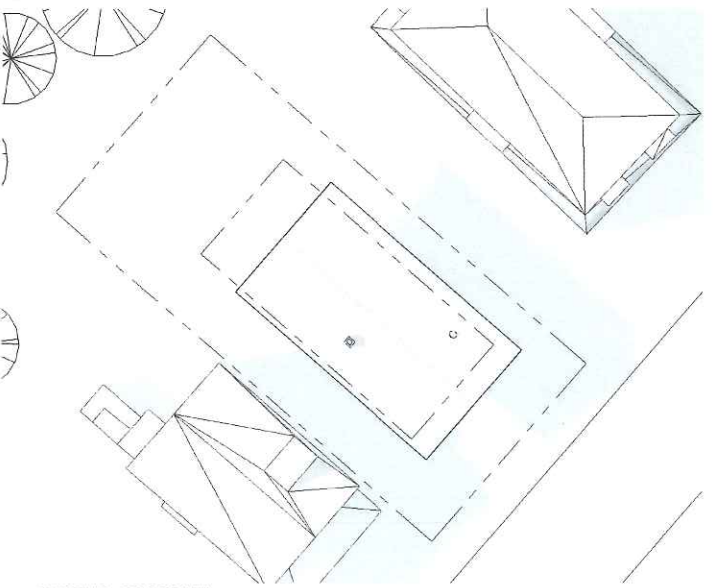


⑨ EXISTING - ROOF PLAN
1/16" = 1'-0"

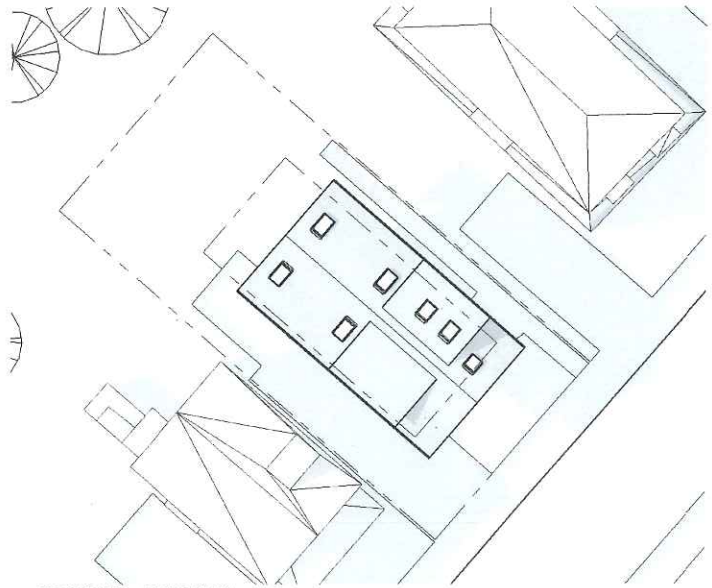


⑩ PROPOSED - ROOF PLAN
1/16" = 1'-0"

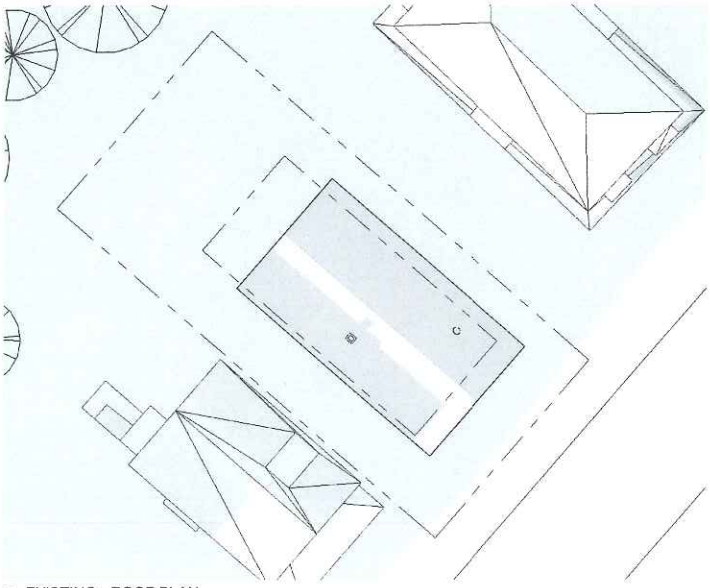
AFTERNOON - 3 PM



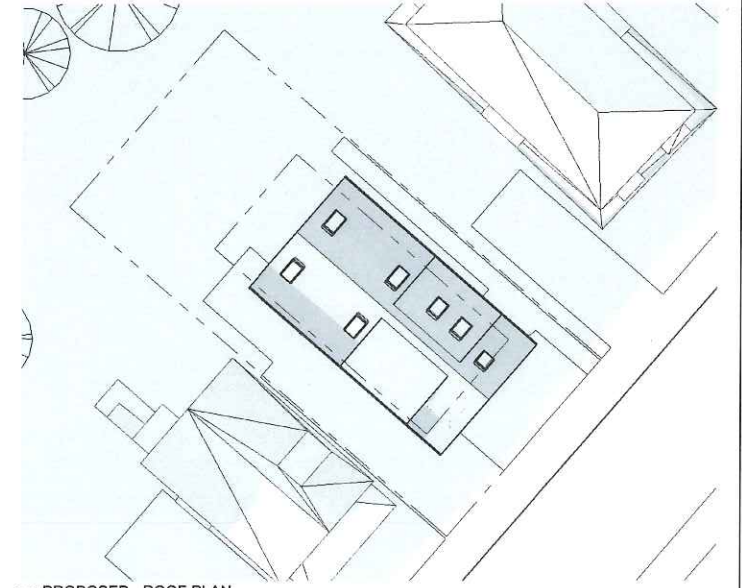
⑤ EXISTING - ROOF PLAN
1/16" = 1'-0"



⑥ PROPOSED - ROOF PLAN
1/16" = 1'-0"

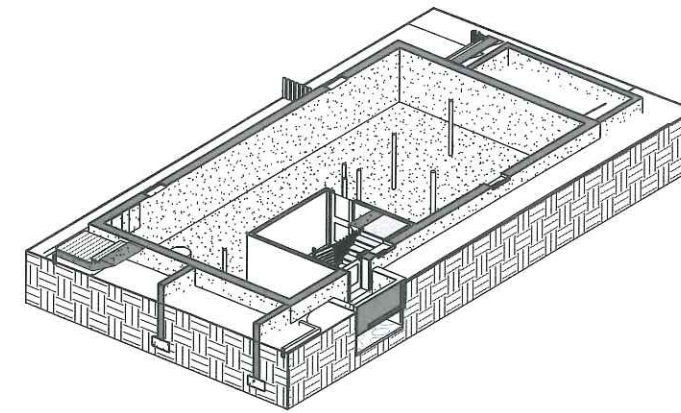
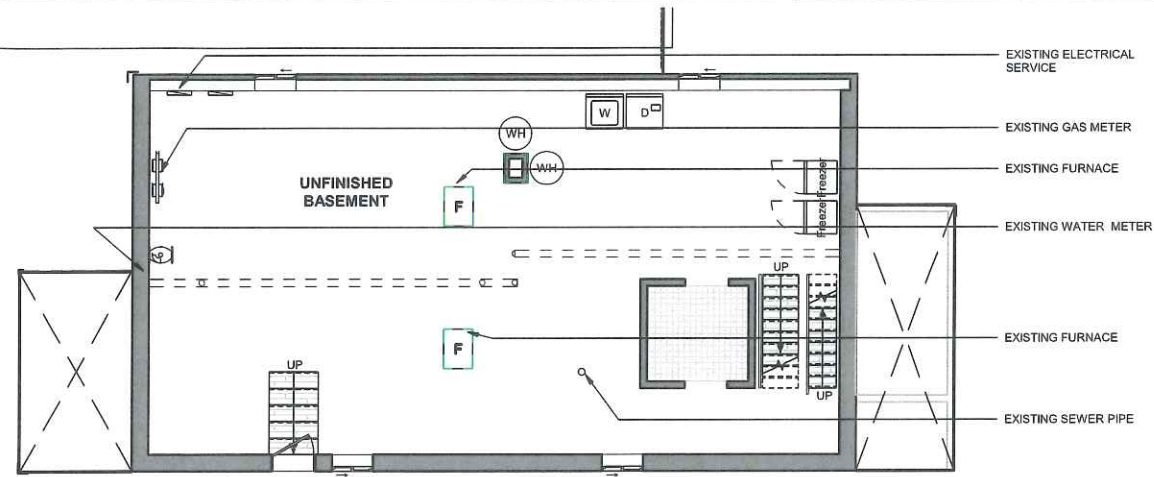


⑪ EXISTING - ROOF PLAN
1/16" = 1'-0"



⑫ PROPOSED - ROOF PLAN
1/16" = 1'-0"

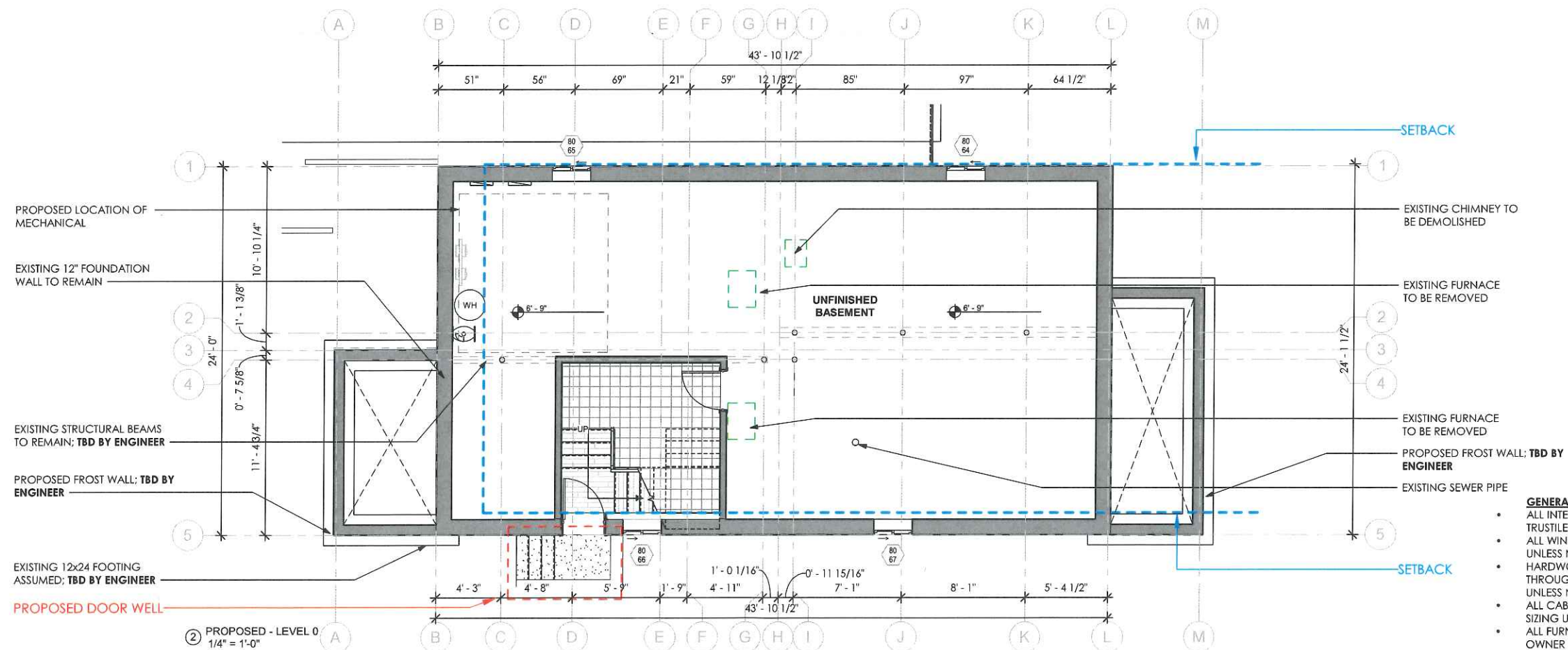
BZA-100 PLAN - LEVEL 0



① EXISTING - LEVEL 0
3/16" = 1'-0"

③ PROPOSED - AXON-LEVEL 0 Copy 2

LIMITED WORK AT THIS LEVEL



- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**



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REGISTRATIONS:

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PLAN - LEVEL 0

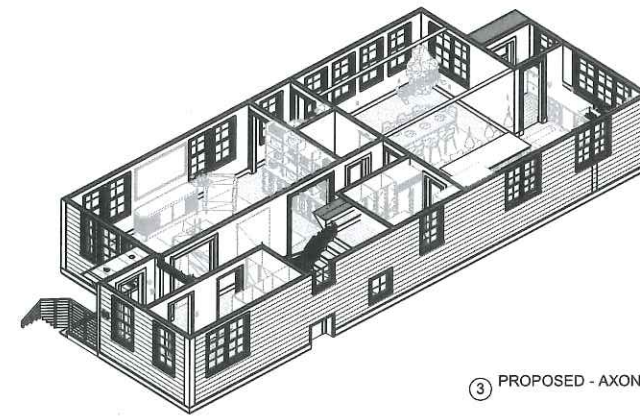
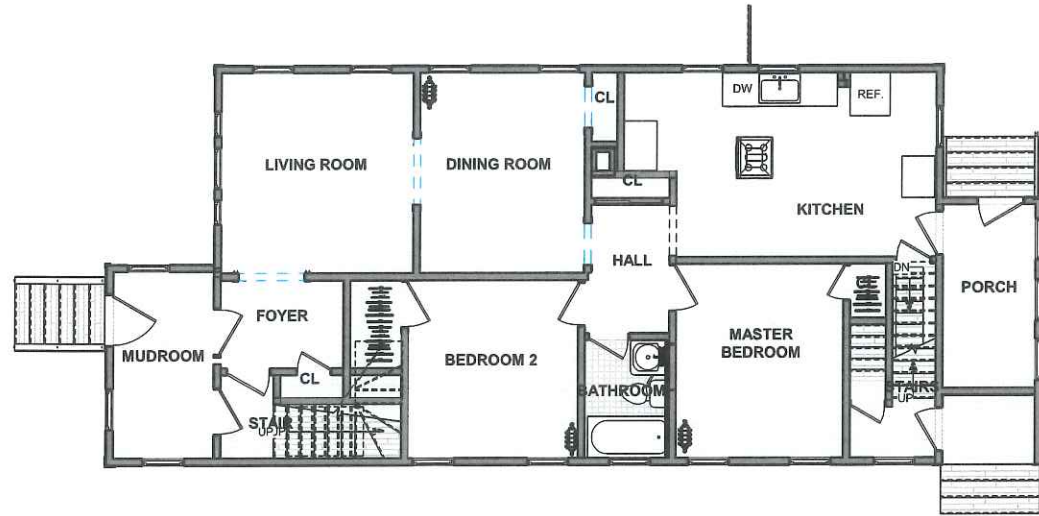
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CONSTRUCTION DOCUMENTS	
Project Status	
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
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BZA-100

Scale As indicated

BZA-101 PLAN - LEVEL 1



① EXISTING - LEVEL 1
3/16" = 1'-0"

③ PROPOSED - AXON



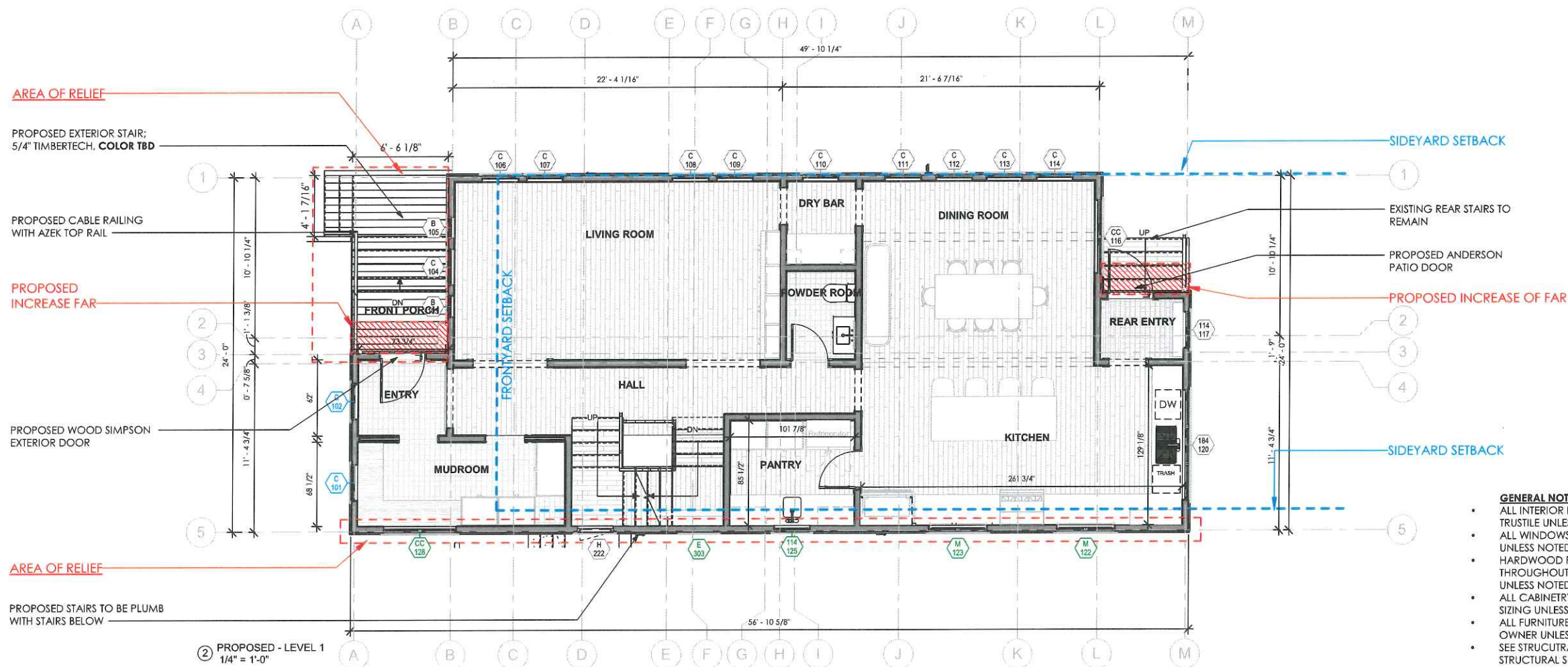
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 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - LEVEL 1

JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA, 02140



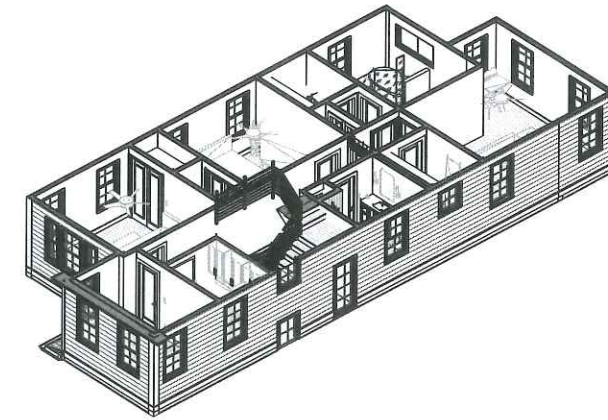
② PROPOSED - LEVEL 1
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. **TO BE DETERMINED BY STRUCTURAL ENGINEER**

CONSTRUCTION DOCUMENTS	
Project Status	2301-6365
Project number	09/08/2023
Date	Author
Drawn by	Checker
Checked by	

BZA-101
 Scale As indicated

BZA-102 PLAN - LEVEL 2

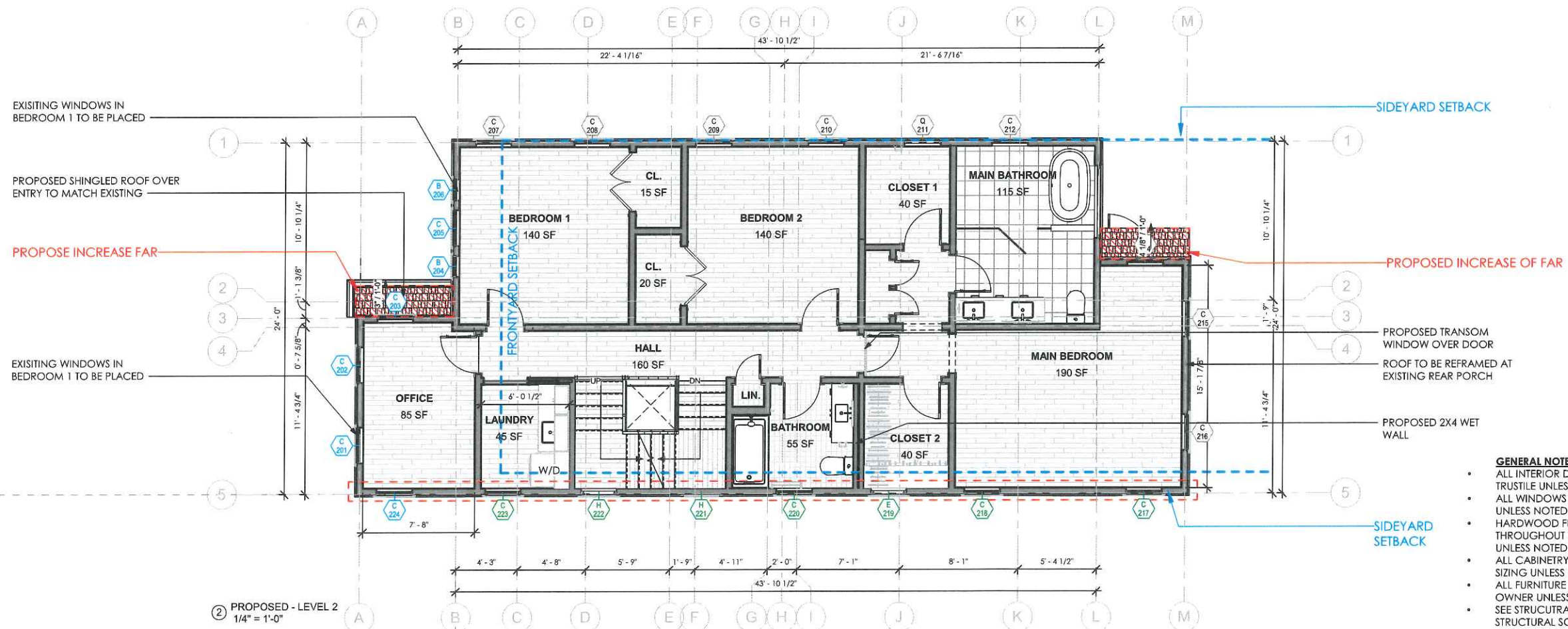


1 EXISTING - LEVEL 2
3/16" = 1'-0"

3 PROPOSED - AXON

NOT FOR CONSTRUCTION

PLAN - LEVEL 2



2 PROPOSED - LEVEL 2
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINERY TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. TO BE DETERMINED BY STRUCTURAL ENGINEER

JESSE & KIM MOTT

63-65 Clarendon Residence

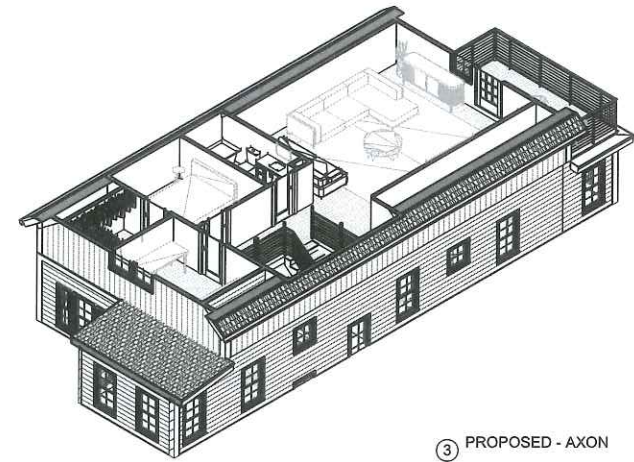
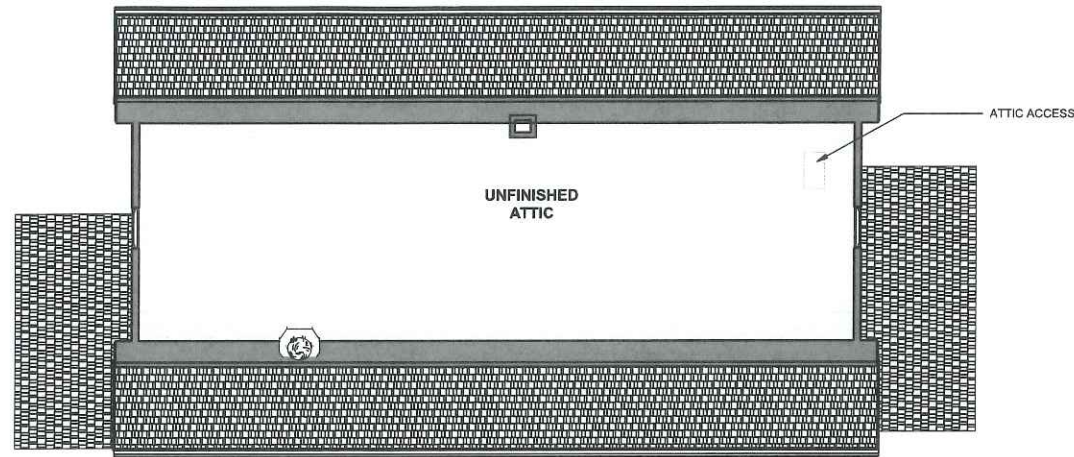
63 CLARENDON AVENUE
CAMBRIDGE MA. 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-102

Scale As indicated

BZA-103 PLAN - LEVEL 3



1 EXISTING - LEVEL 3
3/16" = 1'-0"

3 PROPOSED - AXON

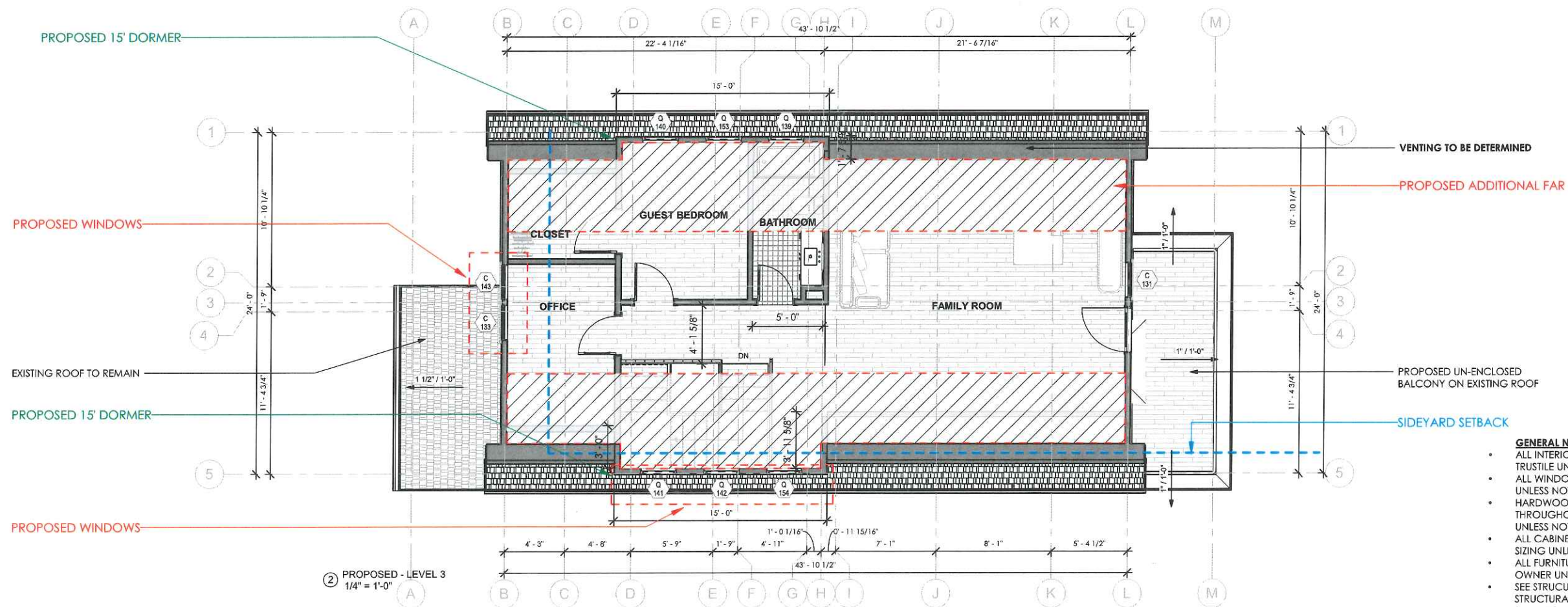


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REGISTRATIONS:

NOT FOR CONSTRUCTION

PLAN - LEVEL 3



2 PROPOSED - LEVEL 3
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL INTERIOR DOORS TO BE TRUSTILE UNLESS NOTED OTHERWISE
 - ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - HARDWOOD FLOORING THROUGHOUT TO BE 2" RED OAK UNLESS NOTED OTHERWISE
 - ALL CABINETS TO BE STANDARD SIZING UNLESS NOTED OTHERWISE
 - ALL FURNITURE TO BE PROVIDED BY OWNER UNLESS NOTED OTHERWISE
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
1. TO BE DETERMINED BY STRUCTURAL ENGINEER

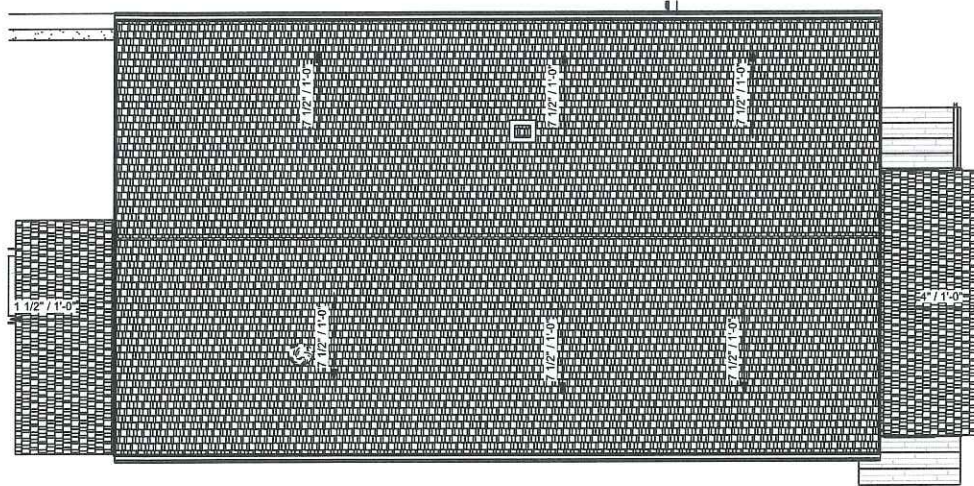
JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA, 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

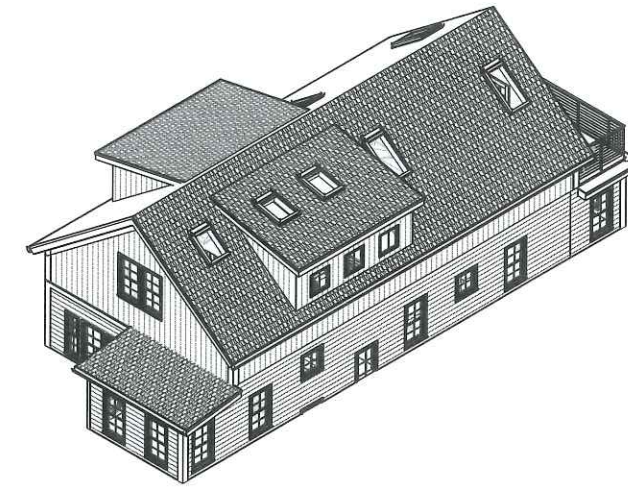
BZA-103

Scale As indicated

BZA-109 PLAN - ROOF



2 EXISTING - ROOF PLAN
3/16" = 1'-0"



3 PROPOSED - AXON



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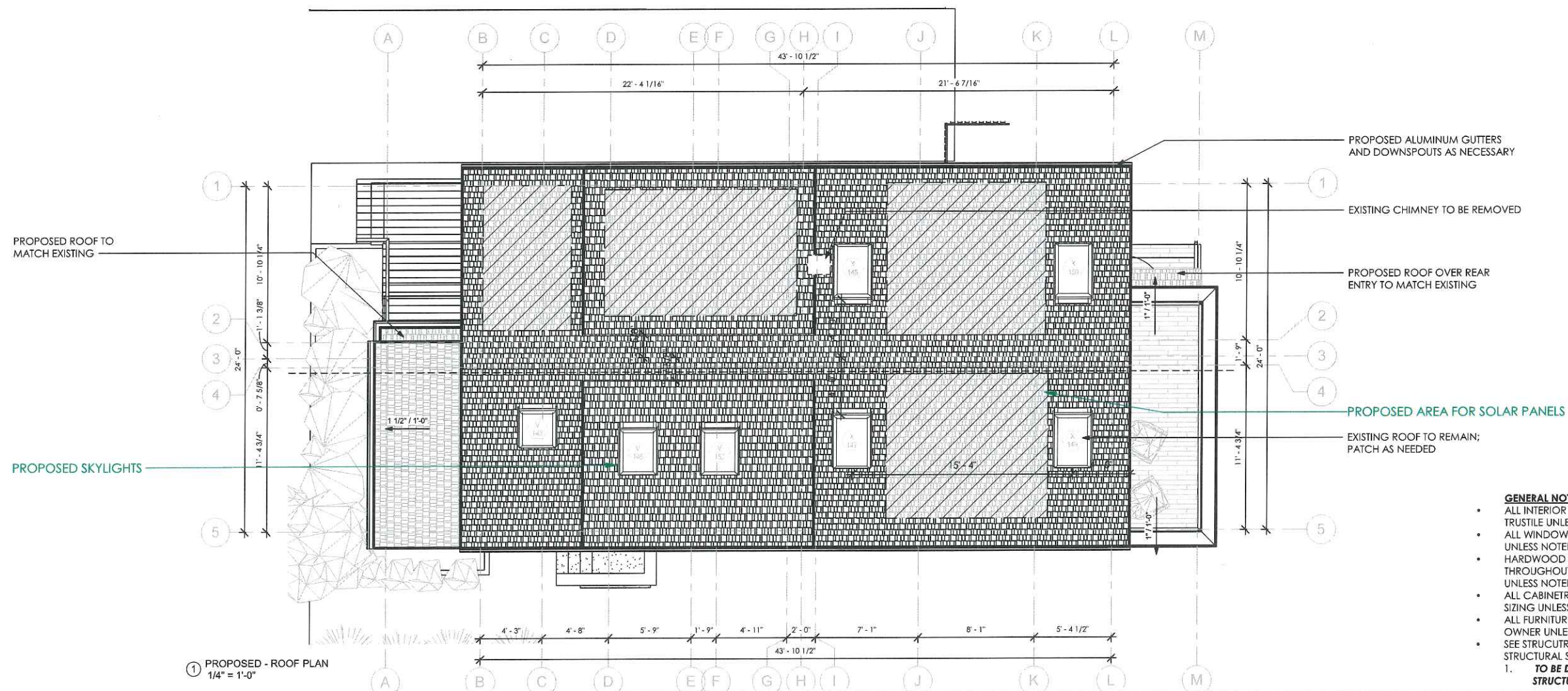
PLAN - ROOF

JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA. 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-109

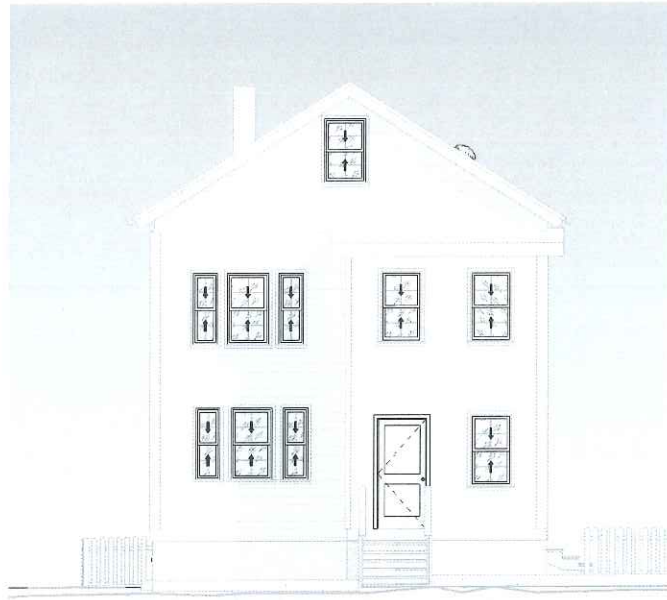
Scale As indicated



1 PROPOSED - ROOF PLAN
1/4" = 1'-0"

BZA-200 ELEVATION EAST

EXISTING



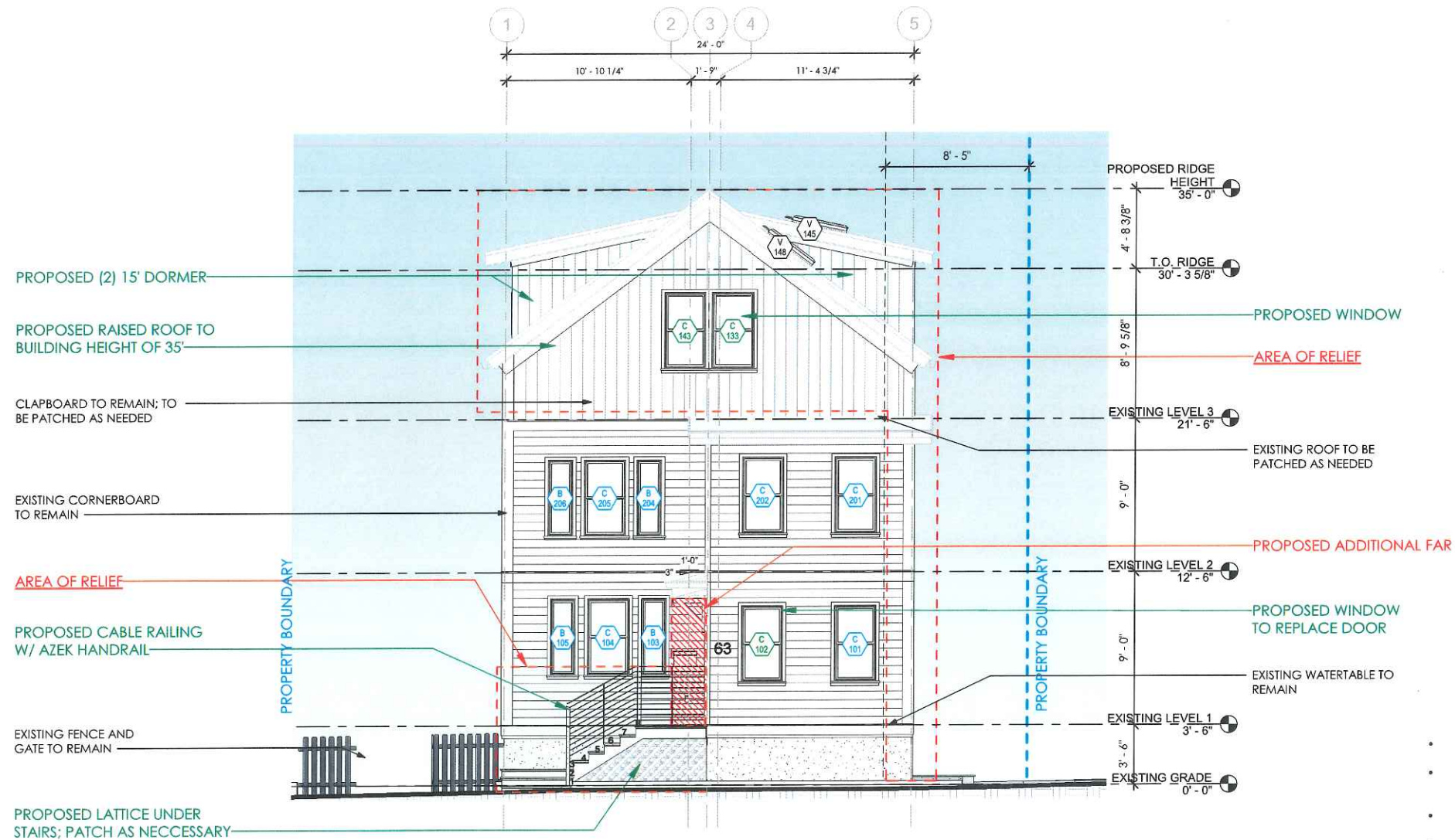
PROPOSED



EXISTING



① EXISTING - EAST ELEVATION
3/16" = 1'-0"



② PROPOSED - EAST ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. PATCH AS NECESSARY
 - EXISTING TRIM DETAILS TO REMAIN
 - 1. SEE A-204 FOR TRIM SHEET
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
 - 1. TO BE DETERMINED BY STRUCTURAL ENGINEER



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REGISTRATIONS:

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ELEVATION EAST

JESSE & KIM MOTT

63-65 Clarendon Residence

63 CLARENDON AVENUE
 CAMBRIDGE MA, 02140

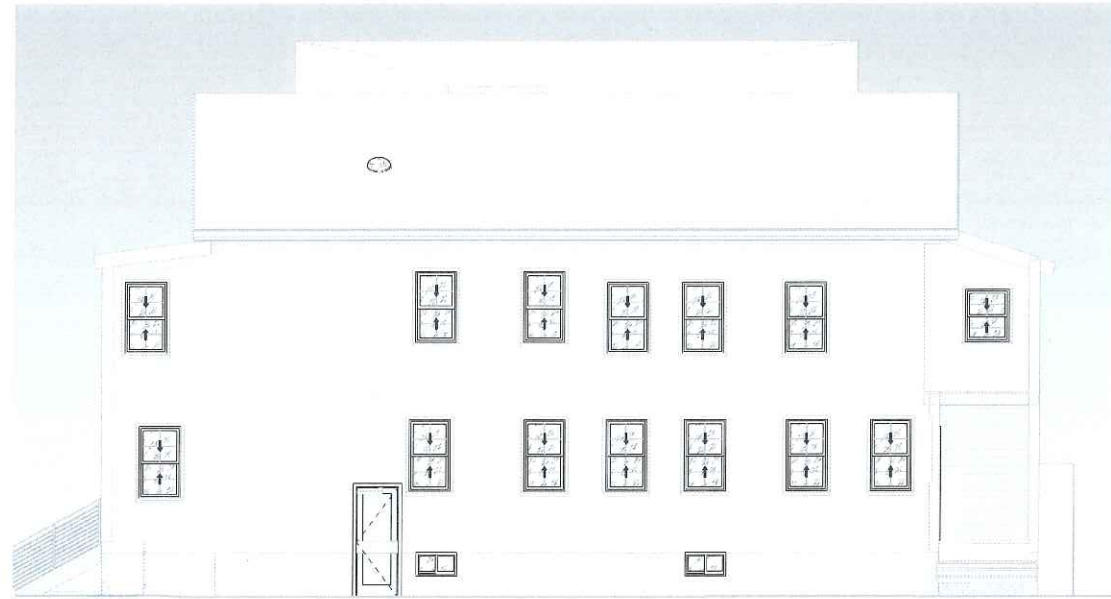
Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-200

Scale As indicated

BZA-201 ELEVATION NORTH

EXISTING



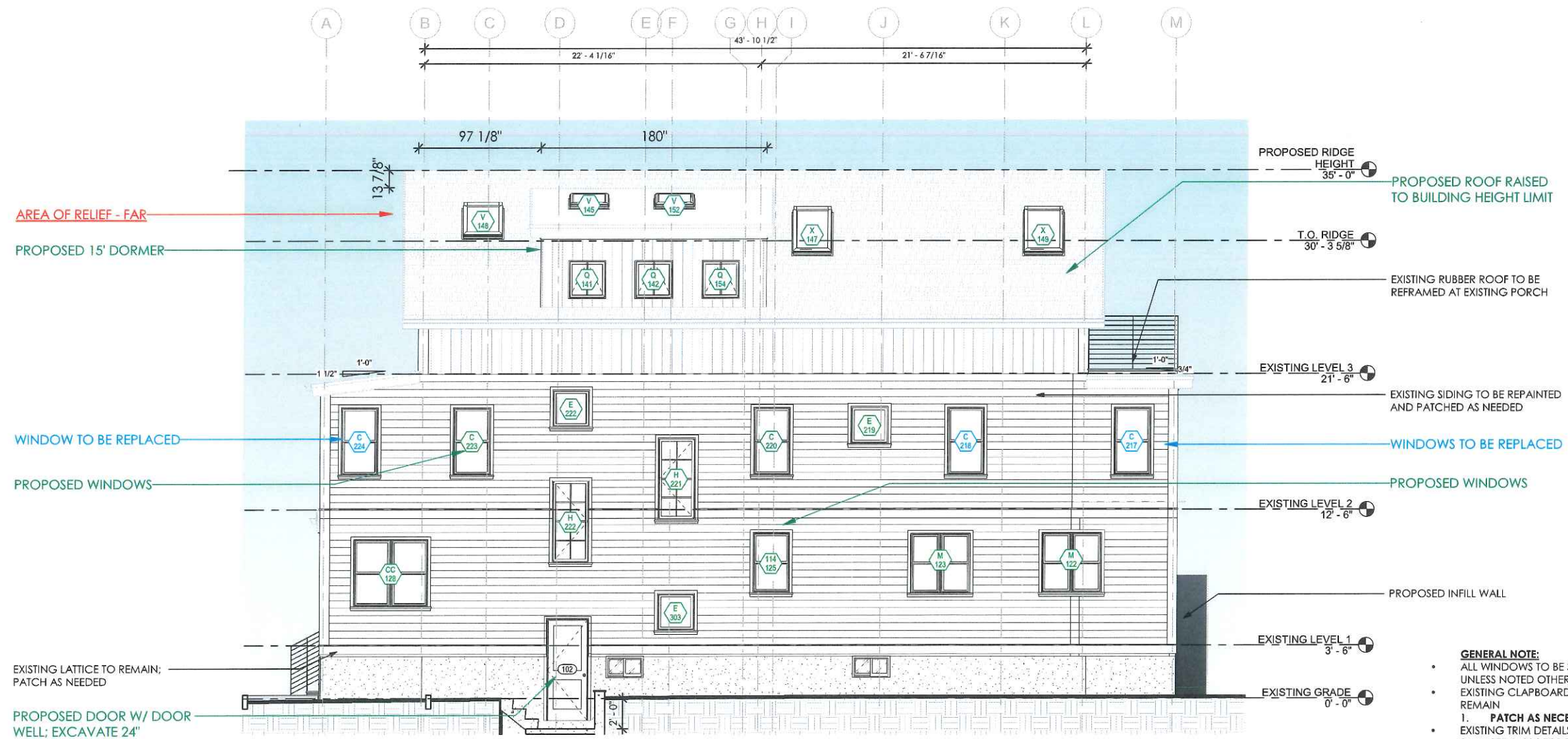
PROPOSED



EXISTING



① EXISTING - NORTH ELEVATION
3/16" = 1'-0"



② PROPOSED - NORTH ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. PATCH AS NECESSARY
 - EXISTING TRIM DETAILS TO REMAIN
 - 1. SEE A-204 FOR TRIM SHEET
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REGISTRATIONS:

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ELEVATION NORTH

JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA, 02140

CONSTRUCTION DOCUMENTS	
Project Status	2301-6365
Project number	09/08/2023
Date	Author
Drawn by	Checker
Checked by	

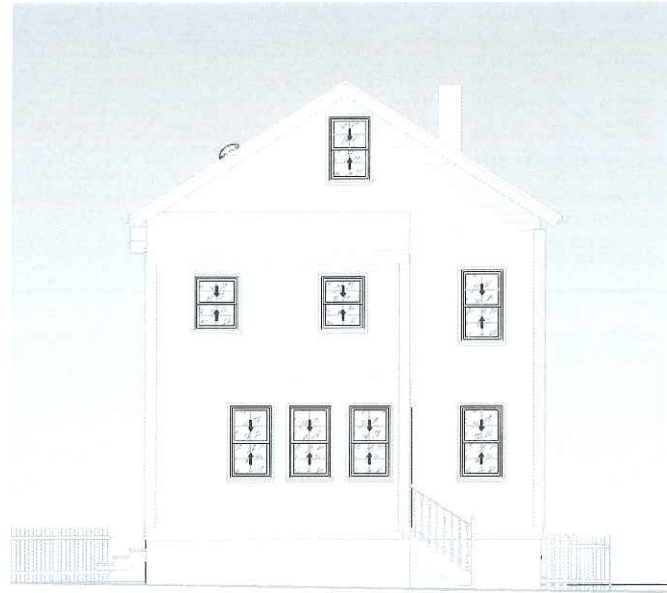
BZA-201

Scale As indicated

9/8/2023 10:52:24 AM

BZA-202 ELEVATION WEST

EXISTING

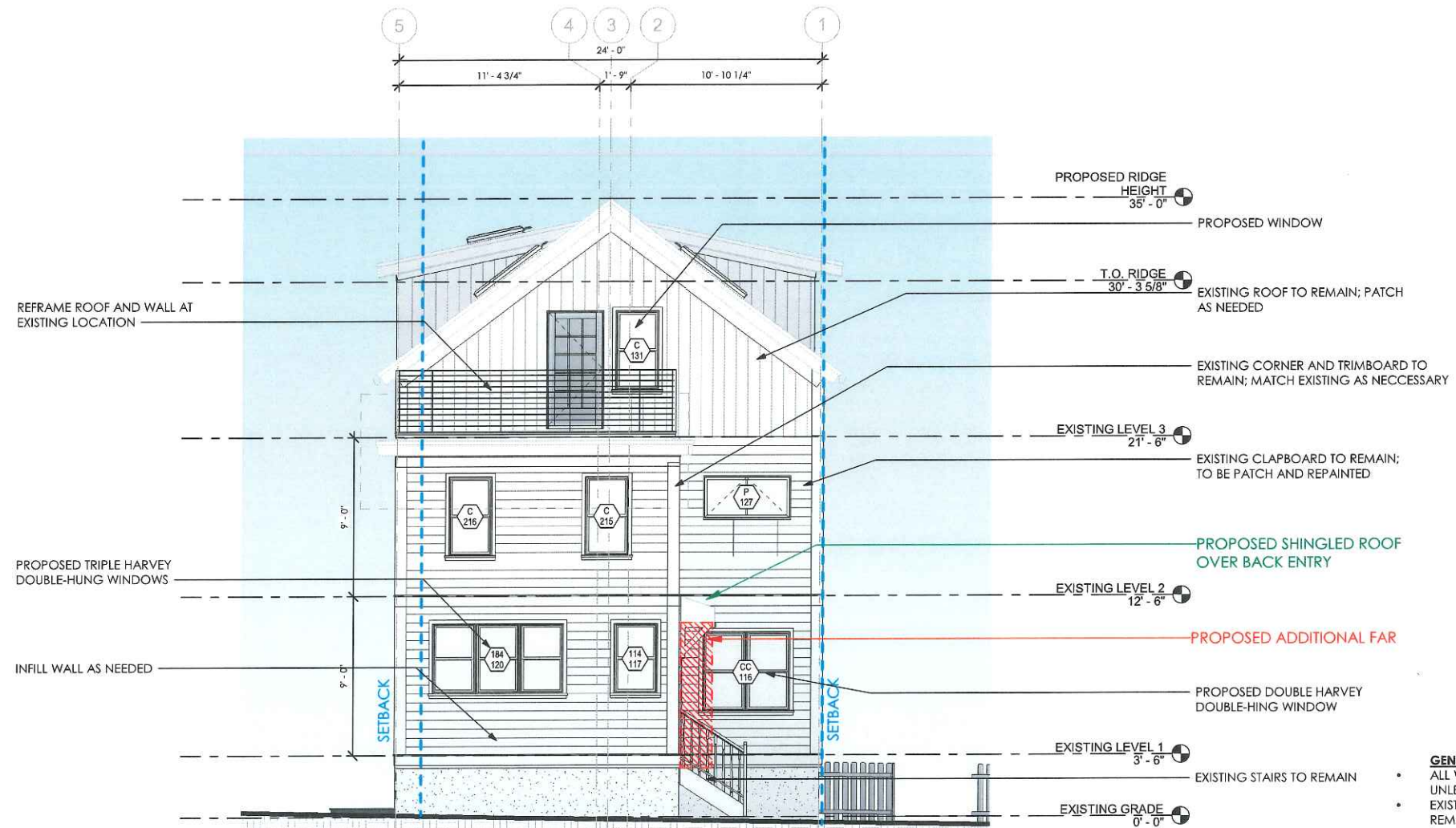


① EXISTING - WEST ELEVATION
3/16" = 1'-0"

PROPOSED



EXISTING



② PROPOSED - WEST ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - EXISTING TRIM DETAILS TO REMAIN
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
 - TO BE DETERMINED BY STRUCTURAL ENGINEER**



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REGISTRATIONS:

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ELEVATION WEST

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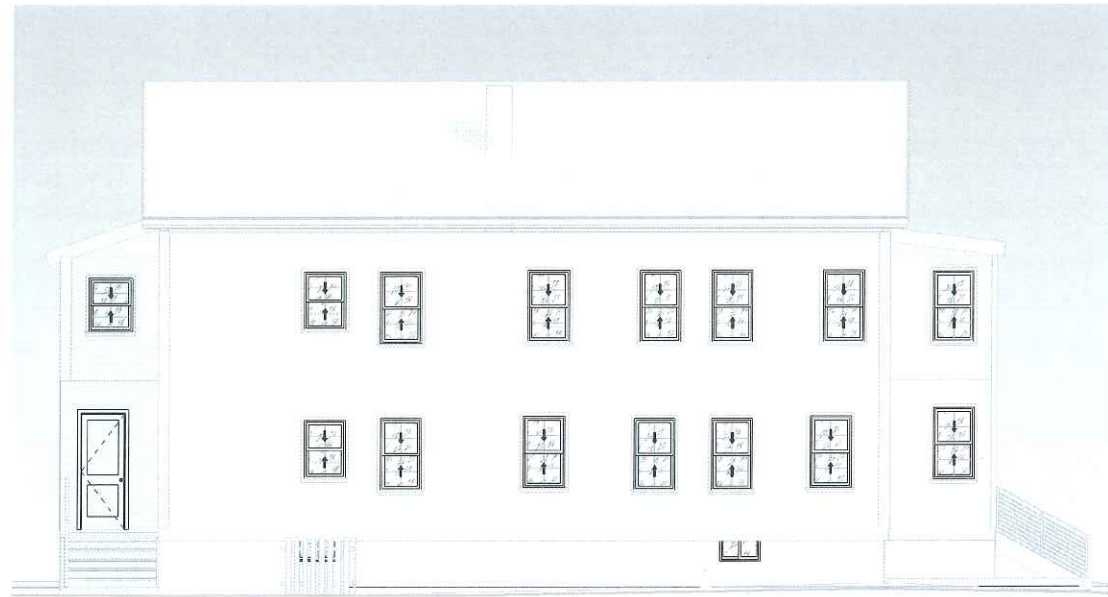
CONSTRUCTION DOCUMENTS	
Project Status	2301-6365
Project number	09/08/2023
Date	Author
Drawn by	Checker
Checked by	

BZA-202

Scale As indicated

BZA-203 ELEVATION SOUTH

EXISTING



PROPOSED



EXISTING



1 EXISTING - SOUTH ELEVATION
3/16" = 1'-0"



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

- GENERAL NOTE:**
- ALL WINDOWS TO BE SALVAGED UNLESS NOTED OTHERWISE
 - EXISTING CLAPBOARD SIDING TO REMAIN
 - 1. PATCH AS NECESSARY
 - EXISTING TRIM DETAILS TO REMAIN
 - 1. SEE A-204 FOR TRIM SHEET
 - SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SCOPE.
 - 1. TO BE DETERMINED BY STRUCTURAL ENGINEER



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ELEVATION SOUTH

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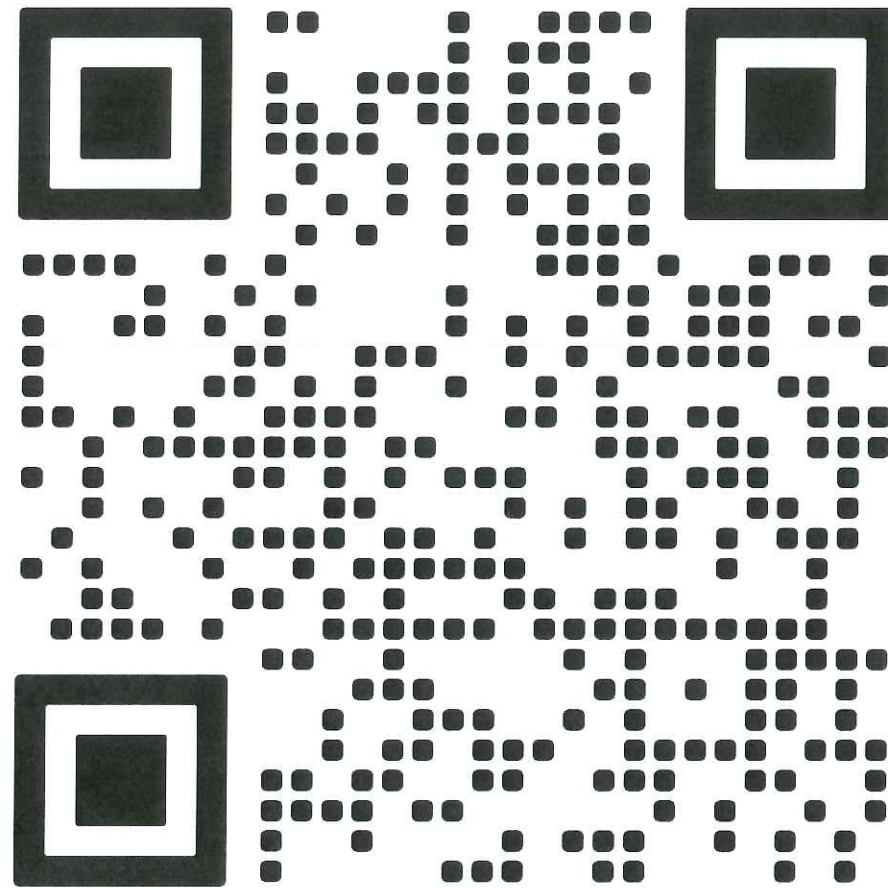
Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
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BZA-203

Scale As indicated

END OF PRESENTATION

63 CLARENDON AVE EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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QR CODE

JESSE & KIM MOTT

63-65 Clarendon Residence

63 CLARENDON AVENUE
CAMBRIDGE MA. 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

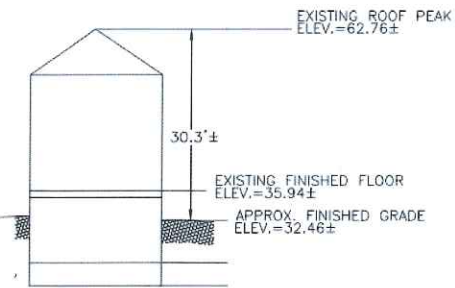
BZA-300

Scale

BZA-301 PLOT PLAN

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/15/2023.
2. DEED REFERENCE: BOOK 76347, PAGE 81
PLAN REFERENCE 1: PLAN 410 OF 1972
PLAN REFERENCE 2: PLAN 215 OF 2020
PLAN REFERENCE 3: PL. #57 1-17-2007
PLAN REFERENCE 4: 0184_1977
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE

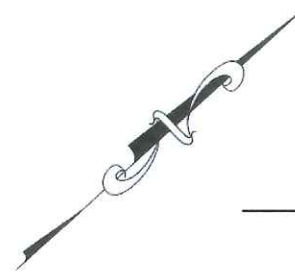
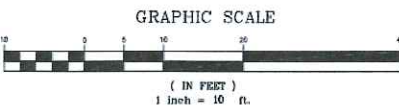
FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

Address: 63 Clarendon Ave

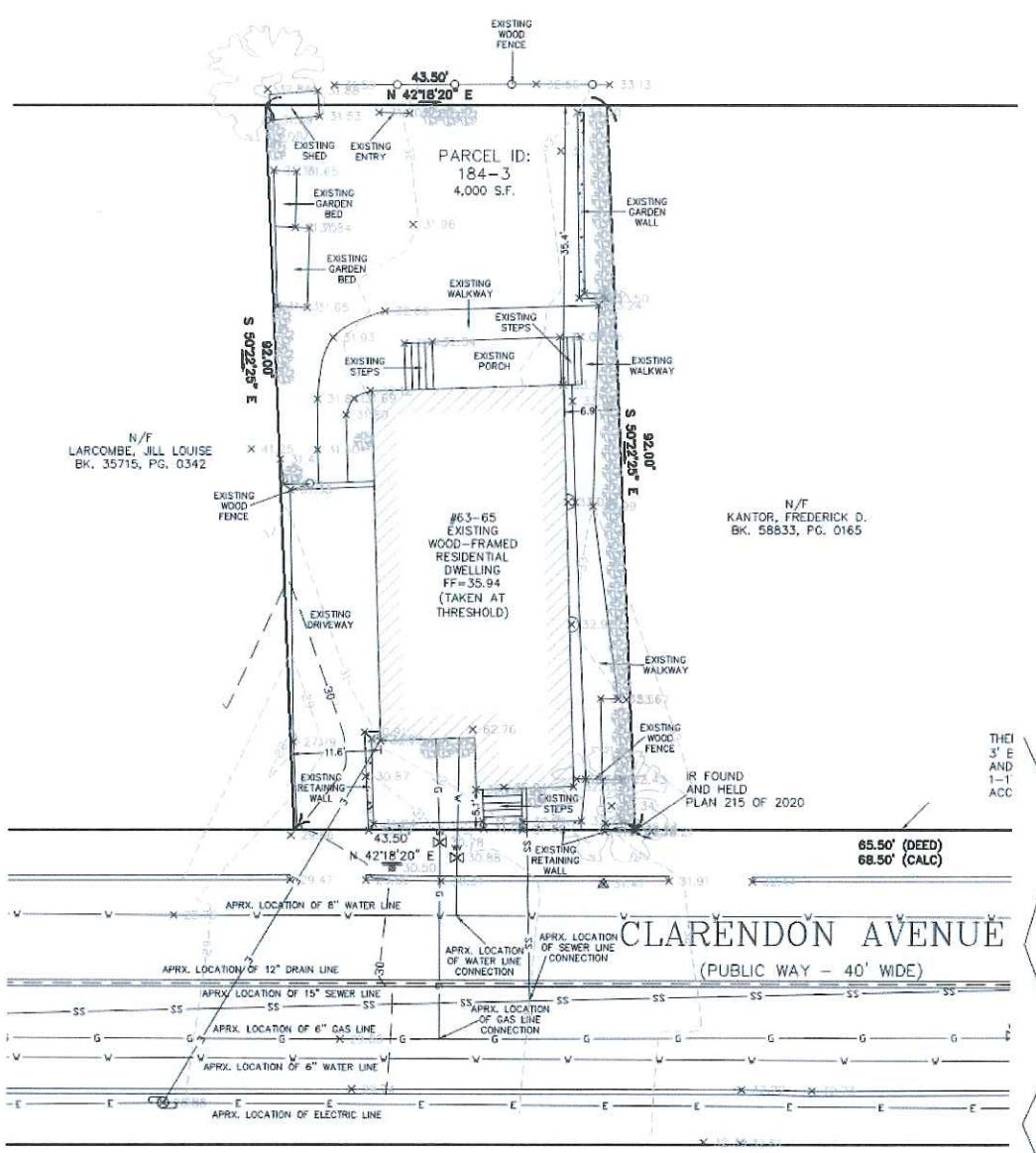
Ground Elevat on Min:	30.2 ft-CBB
Ground Elevat on Max:	34.5 ft-CBB
2025 - 1% Precip	N/A
2070 - 1% Precip	N/A
2070 - 10% Precip	N/A
2070 - 10% Precip	N/A
2070 - 10% Precip	N/A
Present Day - 1% Precip	N/A
Present Day - 10% Precip	N/A
FEMA 500-Year	N/A
FE/100-Year	N/A
1% - LTPE	N/A
10% - LTPE	N/A

Selected Map-Lot: 184-3

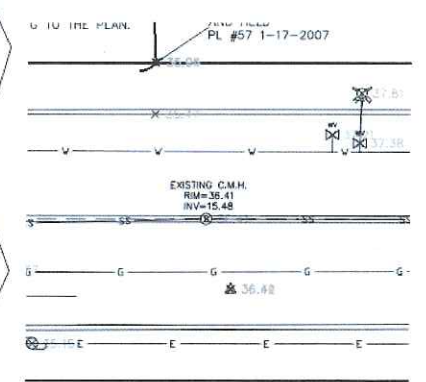
Selected Address: 63 Clarendon Ave



N/F
ARCHDIOCESE CENTRAL
HIGH SCHOOL INC.
BK. 46517, PG. 0099



LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
⊗	TREE
⊕	TREE STUMP
⊖	SHRUBS/FLOWERS
⊘	SIGN
⊙	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
⊙	SPOT GRADE
⊙	TOP OF WALL
⊙	BOTTOM OF WALL
⊙	EXISTING BUILDING
⊙	RETAINING WALL
⊙	STONE WALL
⊙	FENCE
⊙	TREE LINE
⊙	SEWER LINE
⊙	DRAIN LINE
⊙	WATER LINE
⊙	GAS LINE
⊙	UNDERGROUND ELECTRIC LINE
⊙	OVERHEAD WIRES
⊙	CONTOUR LINE (MJR)
⊙	CONTOUR LINE (MNR)



SCALE	1"=10'
DATE	7/17/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	63-65 CLARENDON AVENUE CAMBRIDGE MASSACHUSETTS
DRAWN BY:	S.G.S
CHKD BY:	P.N
APPD BY:	P.N
REVISION	BY
EXISTING CONDITION PLAN	
SHEET NO. 1	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1, NEWTON, MA. 02458 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	



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REGISTRATIONS:

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PLOT PLAN

JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA. 02140

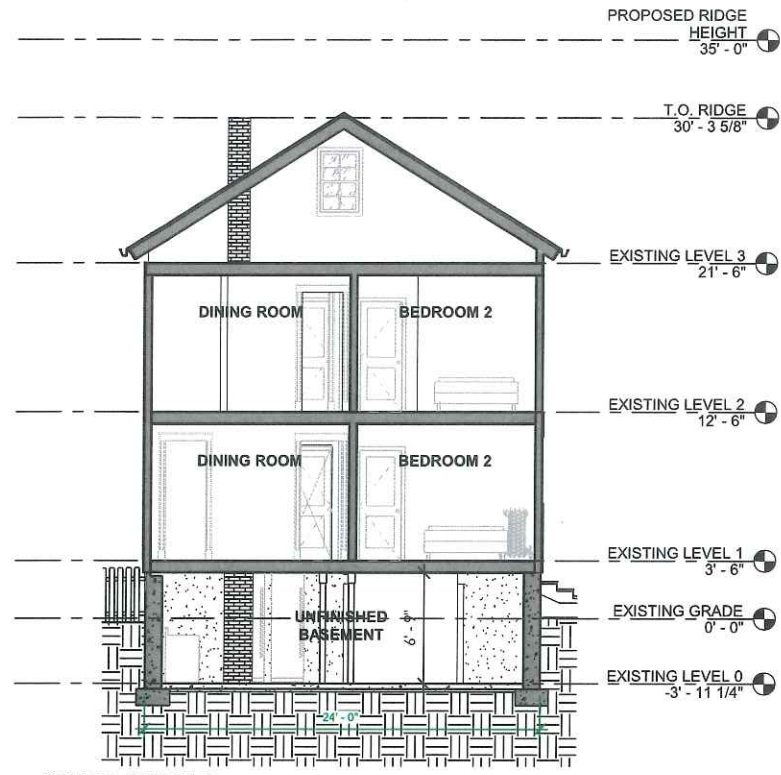
Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-301

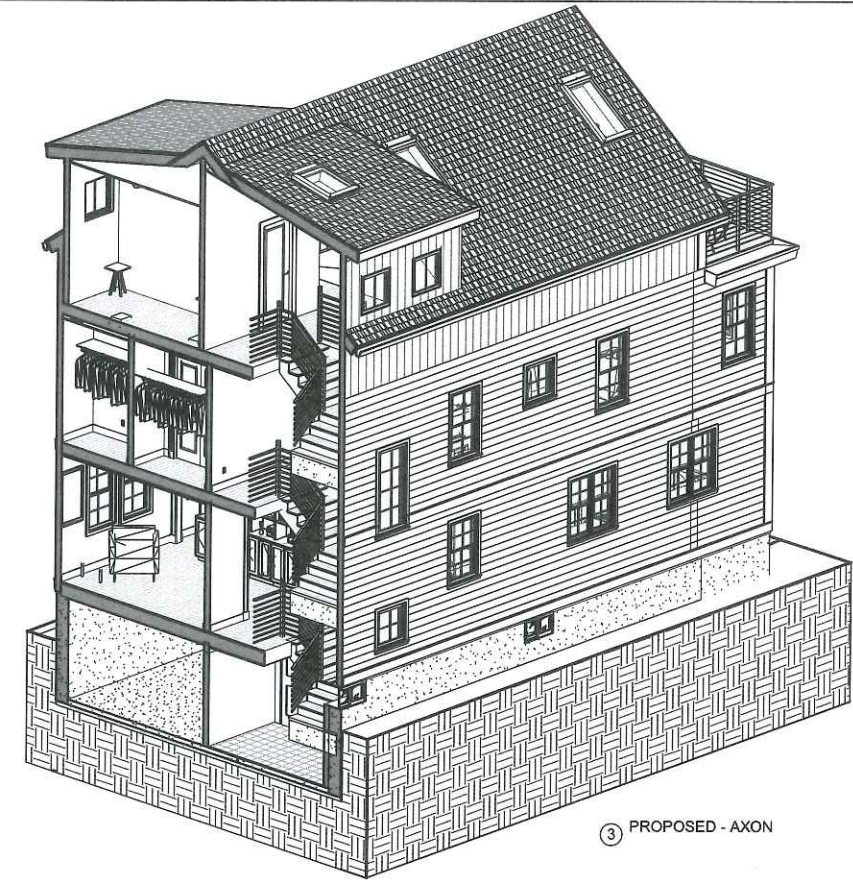
Scale

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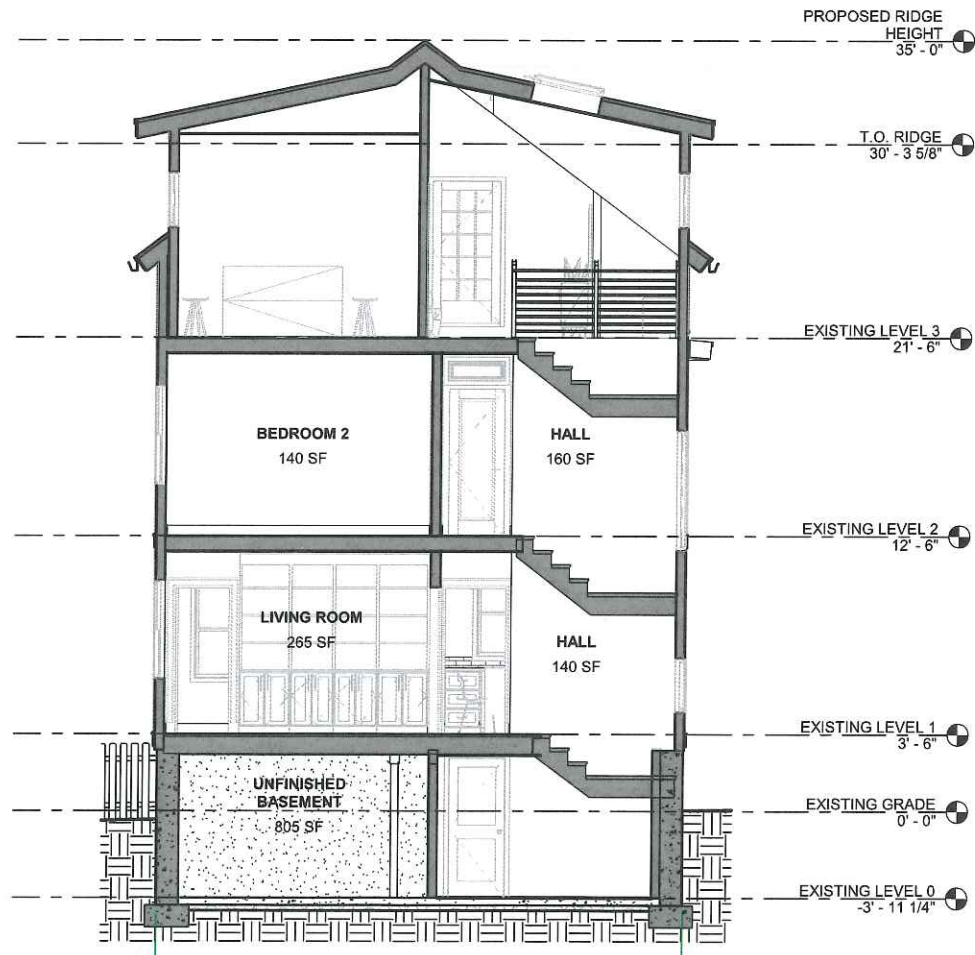
BZA-302 SECTION A



2 EXISTING - SECTION AA
3/16" = 1'-0"



3 PROPOSED - AXON



1 PROPOSED - SECTION AA
1/4" = 1'-0"



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REGISTRATIONS:

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SECTION A

JESSE & KIM MOTT
 63-65 Clarendon Residence
 63 CLARENDON AVENUE
 CAMBRIDGE MA, 02140

Project Status	CONSTRUCTION DOCUMENTS
Project number	2301-6365
Date	09/08/2023
Drawn by	Author
Checked by	Checker

BZA-302

Scale As indicated

Pacheco, Maria

From: May Wong <mrsmaywong@gmail.com>
Sent: Tuesday, September 5, 2023 8:31 AM
To: Pacheco, Maria
Cc: Jesse Mott (US); Kimmy Mott
Subject: Support for 63 Clarendon Ave

To Whom it May Concern:

My name is May Wong and I live at 50 Churchill Ave, Apt 336 Cambridge MA 02140. I live at Burns Apts, one house away from my neighbors Kimberly and Jesse Mott. I support their application for a special permit for their house at 63 Clarendon, Cambridge MA 02140.

Sincerely,
May Wong

Pacheco, Maria

From: Ellie Chen <elliechen33@gmail.com>
Sent: Tuesday, September 5, 2023 12:24 PM
To: Pacheco, Maria
Cc: kimberly.c.mott@gmail.com
Subject: Letter of Support: 63 Clarendon Ave Special Permit

Hello,

My name is Szu-Yuan Chen and I live at 51 Churchill Ave, behind 63 Clarendon Ave. I am writing to state my support for my neighbors, Kimberly Mott and Jesse Mott in their application for a special permit for their home at 63 Clarendon Ave., Cambridge, MA 02140.

Sincerely,
Szu-Yuan Chen
734-709-4220

Pacheco, Maria

From: angel yang <ayang6855@gmail.com>
Sent: Tuesday, September 5, 2023 2:37 PM
To: Pacheco, Maria
Cc: kimberly.c.mott@gmail.com
Subject: The support for the permit for renovation for the property at 63 Clarendon Ave

Hello,

My name is Rongna Yang and I live at [21 Washburn Ave](#), Unit2 Cambridge, MA 02140. I am writing to state my support for my neighbors, Kimberly Mott and Jesse Mott in their application for a special permit for their home at [63 Clarendon ave, cambridge Ma 02140](#).

Sincerely

Rongna Yang
[21 Washburn ave](#) Unit2
Cambridge Ma 02140.
978-201-3022
ayang6855@gmail.com

Pacheco, Maria

From: Chi-Chi Zhang <chichi.xq.zhang@gmail.com>
Sent: Tuesday, September 5, 2023 2:59 PM
To: Pacheco, Maria
Subject: Support of 63 Clarendon, Cambridge MA 02140 Renovation

To Whom it May Concern:

My name is Chi-Chi Zhang and I live at 113 Antrim St, Unit 1, Cambridge, 02139. I support Kimberly and Jesse Mott's application for a special permit for their house at 63 Clarendon, Cambridge MA 02140.

Sincerely,
Chi-Chi Zhang
617-480-0656

Pacheco, Maria

From: jillcrockett25@gmail.com
Sent: Tuesday, September 5, 2023 8:46 PM
To: Pacheco, Maria
Cc: kimberly.c.mott@gmail.com
Subject: Support for zoning variance

Dear Ms. Pacheco

This is to indicate my support for Kimberly and Jesse Mott's application for a zoning variance for their house at 63 Clarendon Ave, Cambridge MA 02140. I live immediately next door at 59-61 Clarendon Ave in Cambridge.

Sincerely
Jill Crockett

Sent from App for Gmail



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Steven Hdeh Date: 8/28/23
(Print)

Address: 63 Clarendon Ave

Case No. BZA-233716

Hearing Date: 9/14/23

Thank you,
Bza Members