CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT 11 AM 11:48

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 243593

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Kevin Reilley C/O Justin Kelly Contracting

PETITIONER'S ADDRESS: 8 Worcester St, Cambridge , MA 02139

LOCATION OF PROPERTY: **8 Worcester St , Cambridge, MA**

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Windows on the right side of the house

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s): _____
(Petitioner (s) / Owner)

Kevin Reilley
(Print Name)

Address: Po Box 797 Kennebunk, ME 04043
Tel. No. 207-251-3847
E-Mail Address: office@justinkellycontracting.com

Date: 10/4/23

BZA Application Form

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 Kevin and Beth Reilley
(OWNER)

Address: Po Box 797, 127 Summer St. Kennebunk, ME 04043

State that I/We own the property located at 8 Worcester St, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Kevin Reilley and Beth Reilley

*Pursuant to a deed of duly recorded in the date 9/9/2022, Middlesex South County Registry of Deeds at Book 80690, Page 37; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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~~ Maine ME, County of York

The above-name Kevin Reilley personally appeared before me, this 18 of September, 2023, and made oath that the above statement is true.

Notary

My commission expires July 10 2025 (Notary Seal).

MORGAN-LEE BROOKS
Notary Public
Maine
My Commission Expires July 10, 2025

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

MORGAN-LEE BROOKS NOTARY PUBLIC MAINE

MORGAN-LEE BROOKS
NOTARY
PUBLIC
MAINE

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 8 Worcester St , Cambridge, MA (location) would not be a detriment to the public interest because:

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

We will be adding a few windows.

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 addition of windows will not effect traffic

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 windows will be on the right side of the house

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:

They will not be street facing windows

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:

We are just adding more light to the interior of the property

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

DIMENSIONAL INFORMATION

Applicant: Kevin Reilley
Location: 8 Worcester St., Cambridge, MA
Phone: 207-251-3847

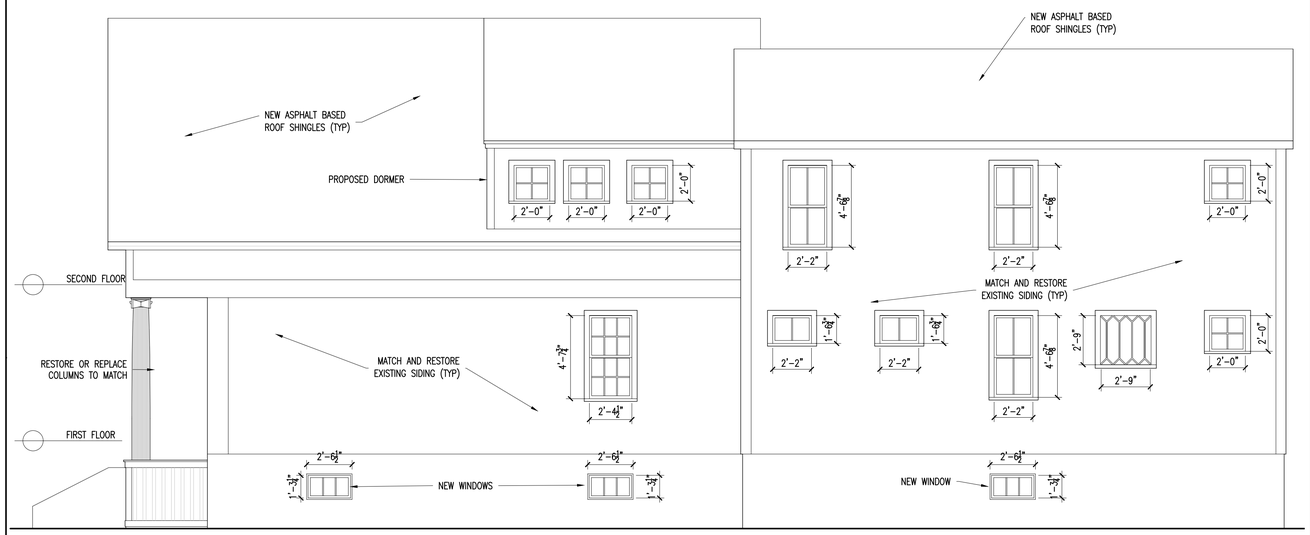
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2178		2274		2561	(max.)
LOT AREA:		3415		3415		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.75		.75		.75	
LOT AREA OF EACH DWELLING UNIT		2176		2274		2561	
SIZE OF LOT:	WIDTH	40		40		50	
	DEPTH	86		86+		0	
SETBACKS IN FEET:	FRONT	same		same		4	
	REAR	same		same		4	
	LEFT SIDE	same		same		5	
	RIGHT SIDE	same		same		5	
SIZE OF BUILDING:	HEIGHT	?		?		35	
	WIDTH	64'11"		64'11"		?	
	LENGTH	26'4"		26'4"		?	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		?		?		30%	
NO. OF DWELLING UNITS:		1		1		1	
NO. OF PARKING SPACES:		4		4		1	
NO. OF LOADING AREAS:		4		4		4	
DISTANCE TO NEAREST BLDG. ON SAME LOT		?		?		?	

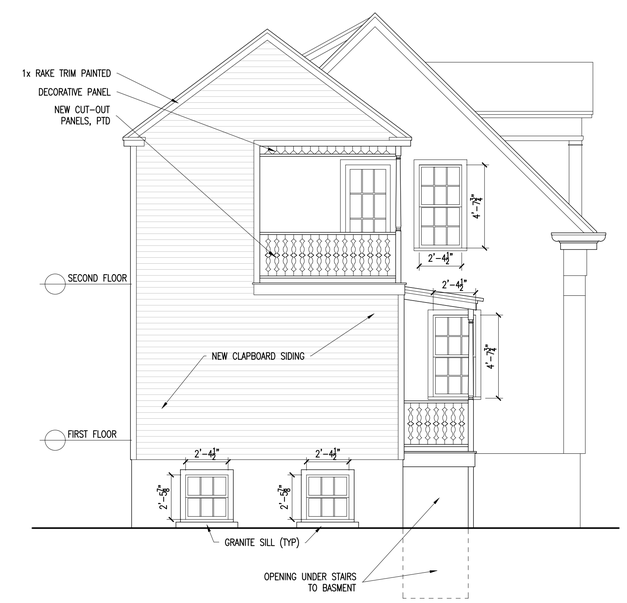
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Garage, Concrete Block

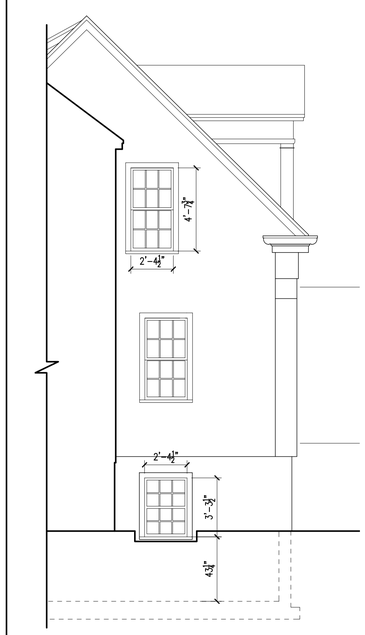
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



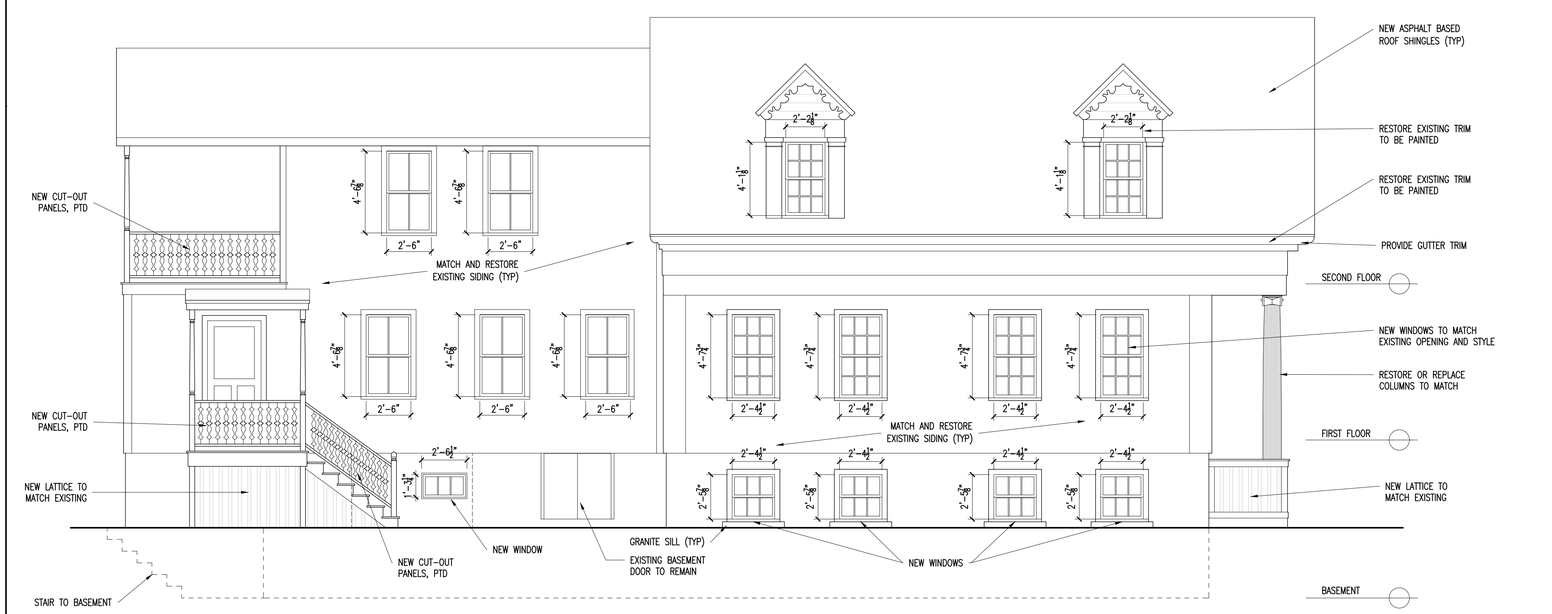
5 | 1/4"=1'-0" | RIGHT SIDE ELEVATION



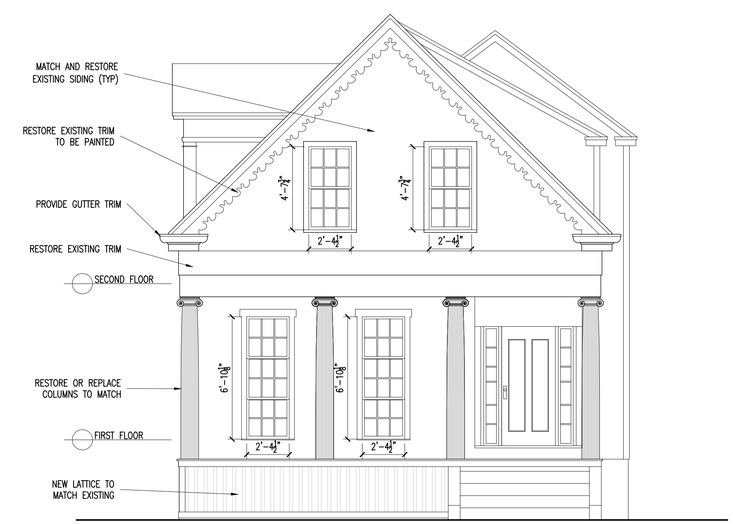
4 | 1/4"=1'-0" | REAR ELEVATION



3 | 1/4"=1'-0" | PARTIAL REAR ELEVATION



2 | 1/4"=1'-0" | LEFT SIDE ELEVATION



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

Graham Architects
Kennebunkport, Maine
T:207.967.8850
F:207.967.8851
www.grahamarchitects.com

PROJECT
Reilley Residence
8 Worcester Street
Cambridge, MA
Map:89 Lot: 37

REGISTERED ARCHITECT
No. 31457
KENNEBUNKPORT
ME
COMMONWEALTH OF MASSACHUSETTS

ISSUED 09/14/23

CLIENT
Kevin Reilly
8 Worcester Street
Cambridge, MA

CONTRACTOR
Justin Kelly Contracting
165 Bow Street
Everett, MA

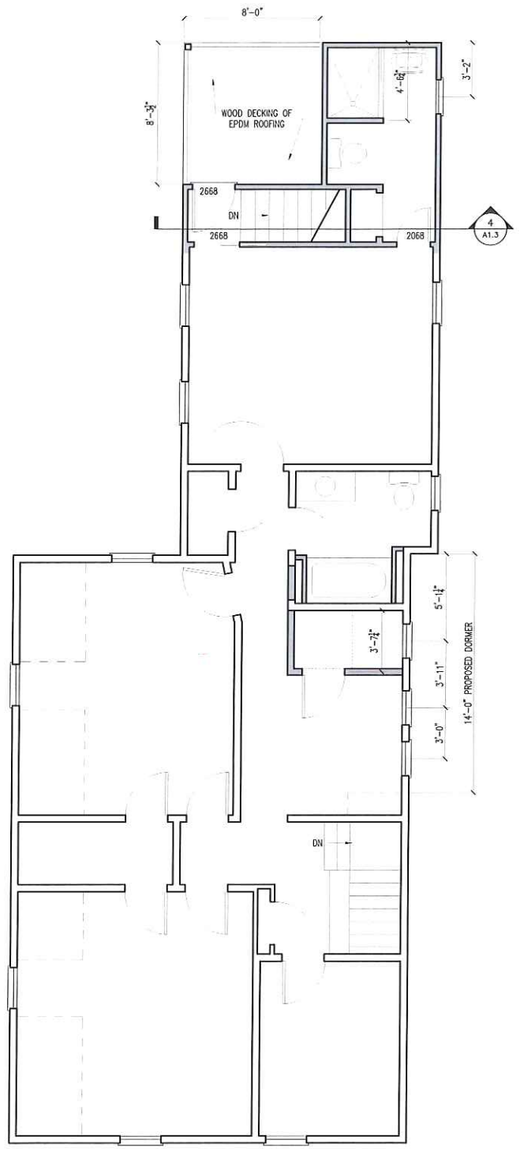
STRUCTURAL ENGINEER

INFORMATION
Path: M:\PROJECTS\
Issue Date: TBD
Drawn By: DG
Checked By: DG
Revision:
1. 07/10/23 - ADDED SMOKE AND CO DETECTORS
2. 08/04/23 - ADDED GROSS FLOOR AREA CALCULATION. WINDOW MEASURMENTS
3.
4.

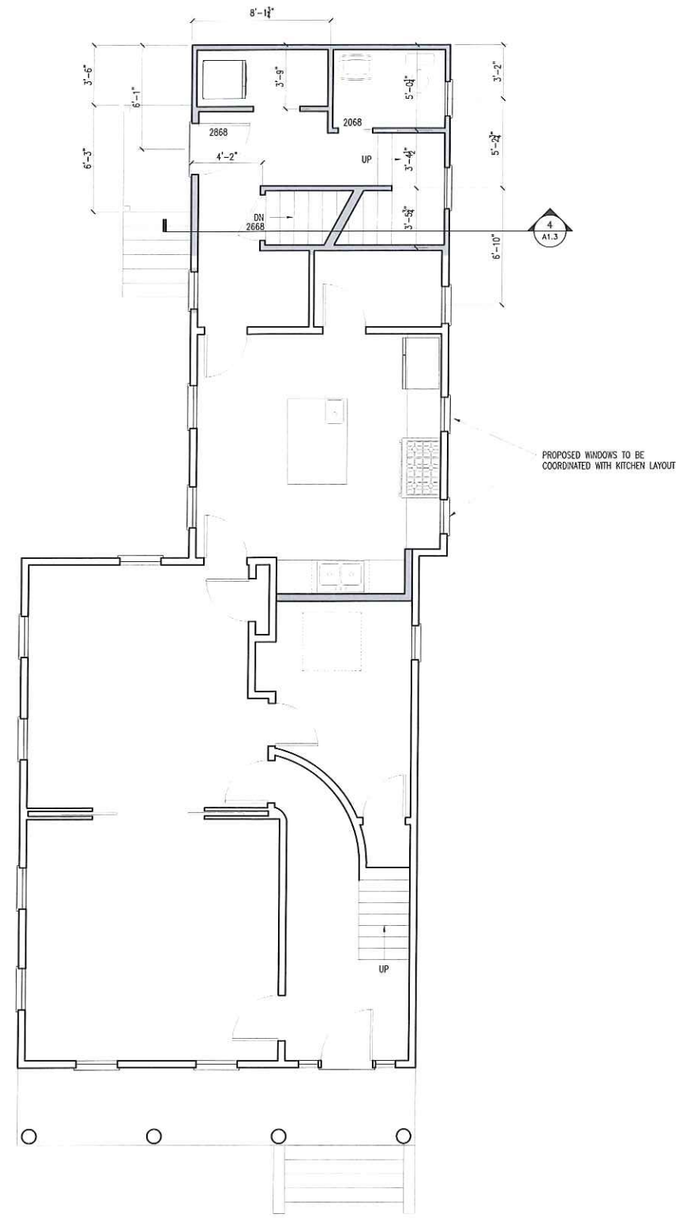
TITLE
PROPOSED EXPANSION WITH PROPOSED WINDOWS

SCALE: AS NOTED

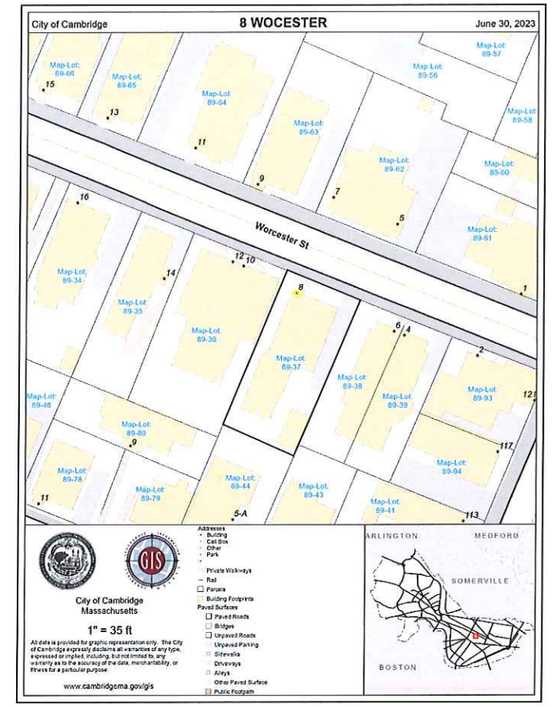
A-1.3



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



2 | 1/4"=1'-0" | PROPOSED FIRST FLOOR PLAN



CODE COMPLIANCE:
THIS PROJECT SHALL BE CONSTRUCTED TO PROVIDE FULL COMPLIANCE TO MASSACHUSETTS NINTH EDITION CMR 780 RESIDENTIAL CODE WITH STATE AMENDMENTS.
INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE

STAIRWAY CONSTRUCTION
WOOD CONSTRUCTION W/ WOOD RISERS AND TREADS.

BUILDING CODE
NINTH EDITION CMR 780
MODIFIED IRC 2015

CONSTRUCTION TYPE
TYPE V-B

BUILDING HEIGHT
TWO STORY

INSULATION DATA
INSULATION VALUES DETERMINED BY IECC 2021 WITH MA AMENDMENTS
CLOSED CELL SPRAY FOAM AT ALL WALLS AND ROOF

ELECTRICAL CODE
527 CMR 12.00
NFPA 70 NATIONAL ELECTRICAL CODE

LIGHTING
527 CMR 12.00
NFPA 70 NATIONAL ELECTRICAL CODE
IECC 2021 WITH MA AMENDMENTS

THE FOLLOWING ITEMS SHALL BE DESIGN/BUILD SYSTEMS. AND SHALL BE APPLIED FOR BY THE CONTRACTOR AT A LATER DATE. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM TO THE OWNER, WHICH COMPLIES WITH ALL JURISDICTIONAL REQUIREMENTS.

1. BUILDING ELECTRICAL
2. PLUMBING SYSTEM
3. MECHANICAL / HEATING SYSTEM

1 | 1/4"=1'-0" | SITE PLAN AND GENERAL NOTES

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No. 31457
KENNEBUNKPORT
ARCHITECTS OF MASSACHUSETTS

ISSUED 06/29/23

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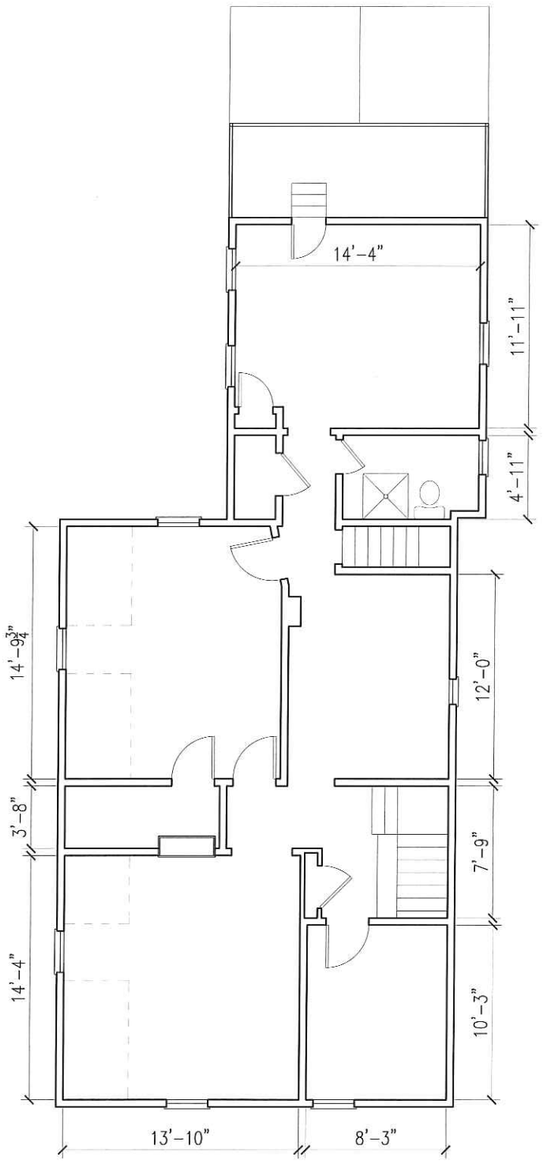
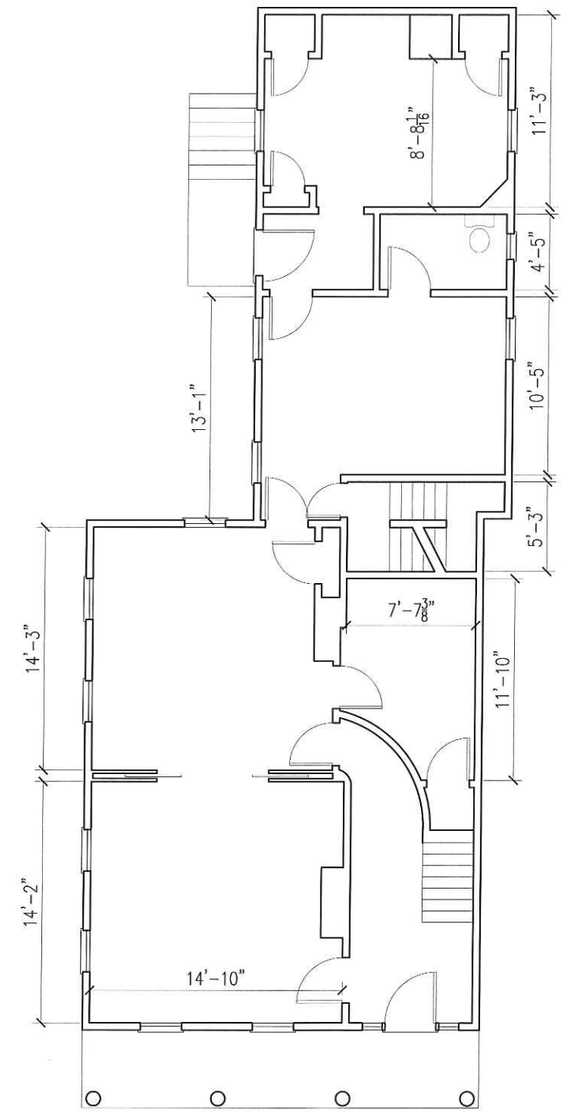
TITLE
PROPOSED PLANS

SCALE: AS NOTED

A-1.1



2 | 1/4"=1'-0" | SECOND FLOOR PLAN



1 | 1/4"=1'-0" | FIRST FLOOR PLAN

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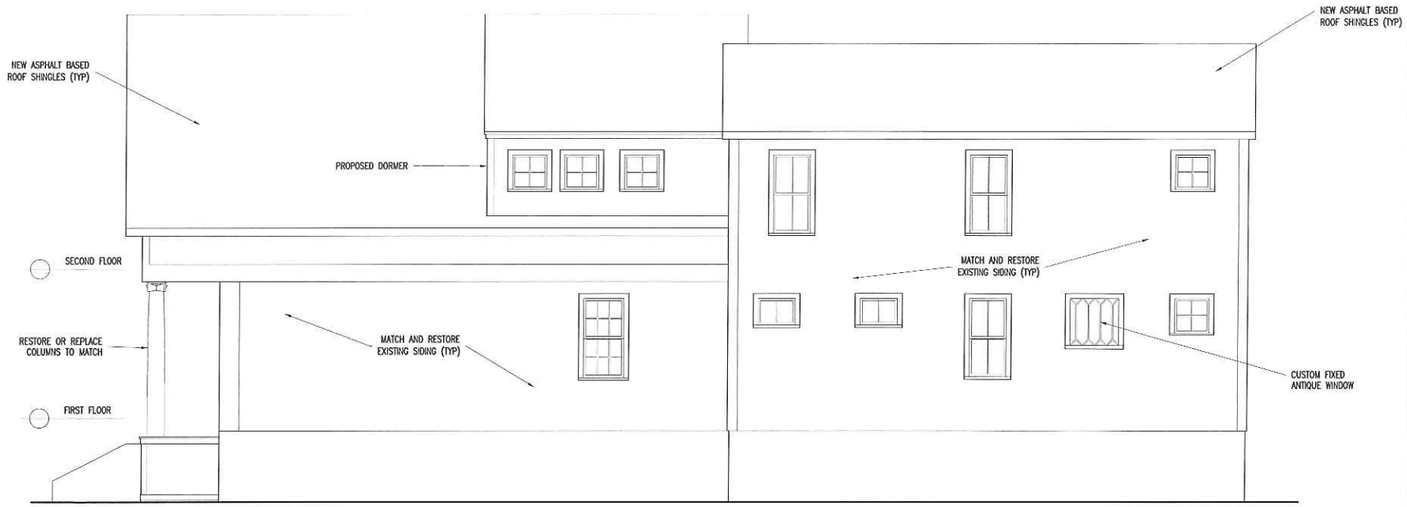
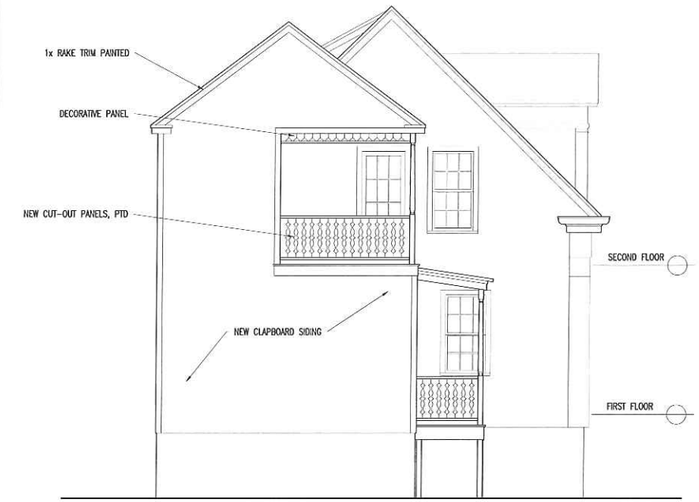
TITLE
EXISTING PLANS

SCALE: AS NOTED

EX-1.1



4 | 1/4"=1'-0" | RIGHT SIDE ELEVATION



3 | 1/4"=1'-0" | REAR ELEVATION

2 | 1/4"=1'-0" | LEFT SIDE ELEVATION

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

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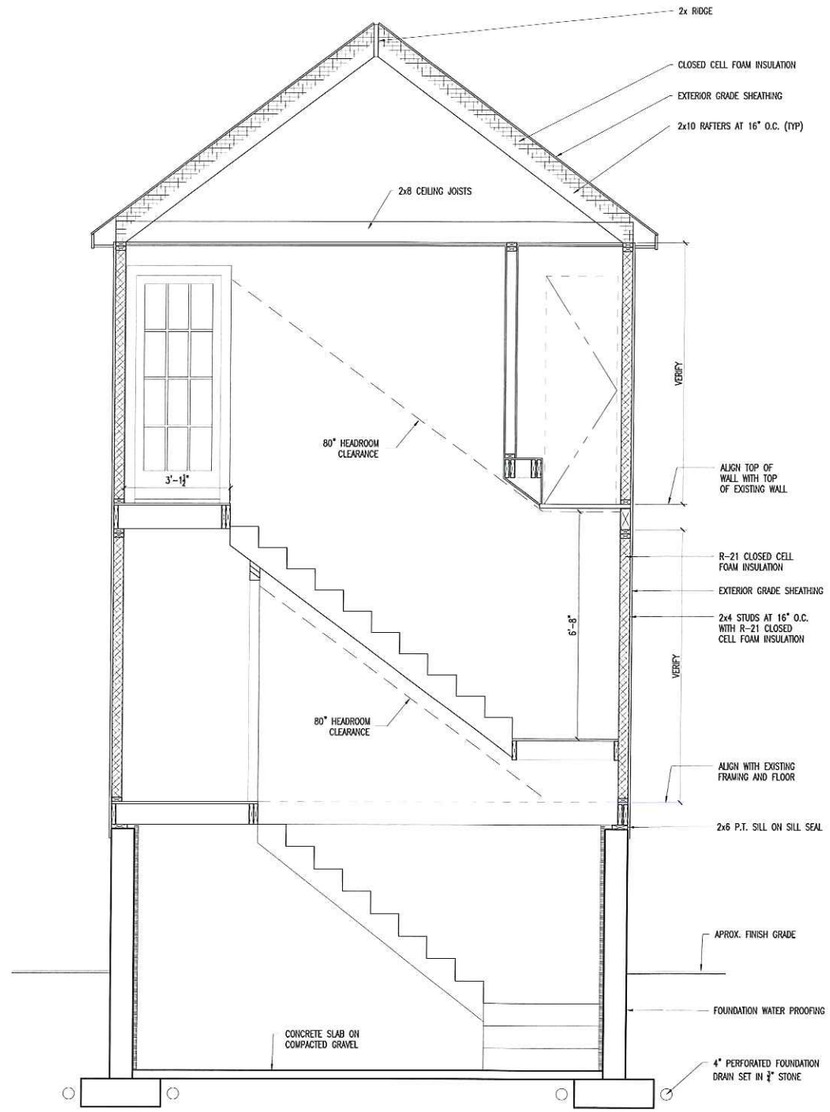
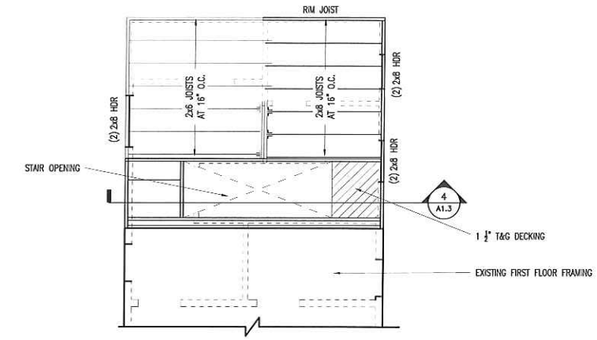
TITLE
PROPOSED ELEVATIONS

SCALE: AS NOTED

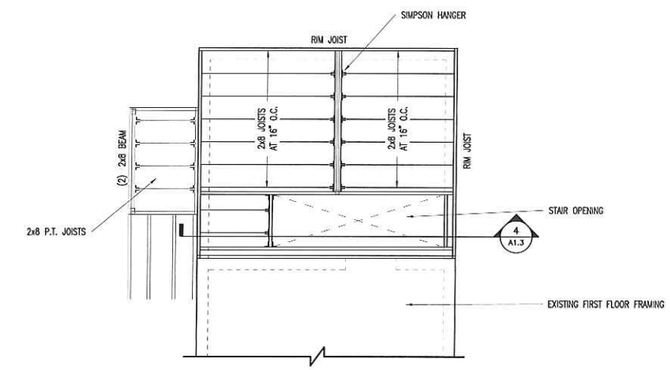
A-1.2



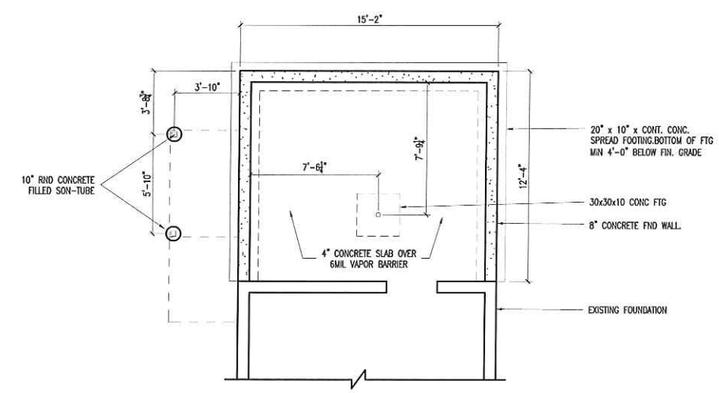
4 | 1/2"=1'-0" | TYPICAL SECTION



3 | 1/4"=1'-0" | PARTIAL SECOND FLOOR FRAMING PLAN



2 | 1/4"=1'-0" | PARTIAL FIRST FLOOR FRAMING PLAN



1 | 1/4"=1'-0" | PARTIAL

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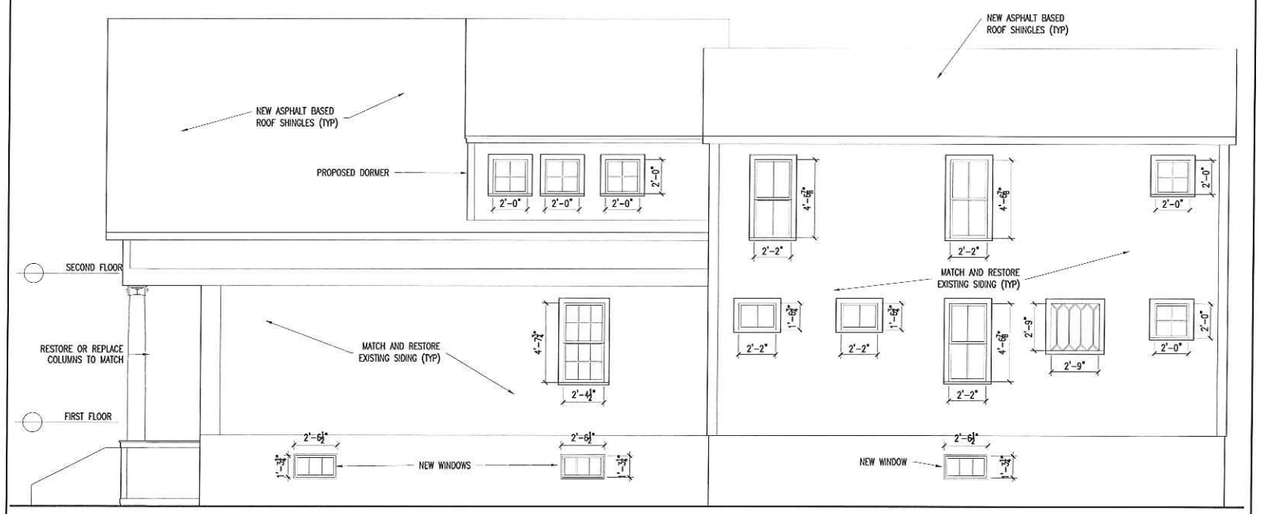
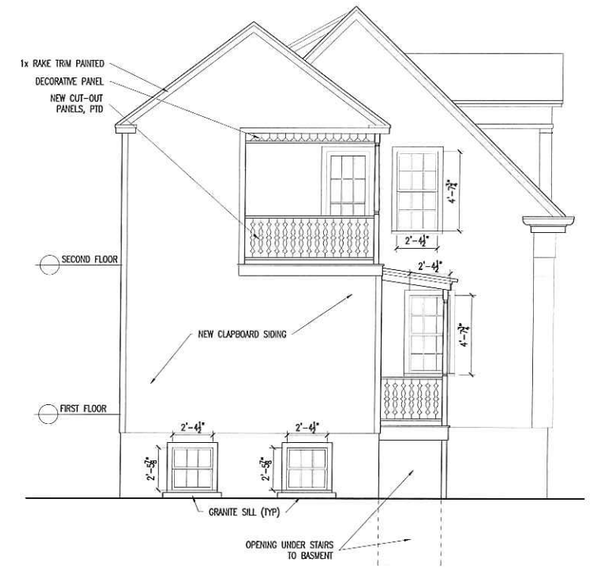
TITLE
FRAMING PLANS AND SECTIONS

SCALE: AS NOTED

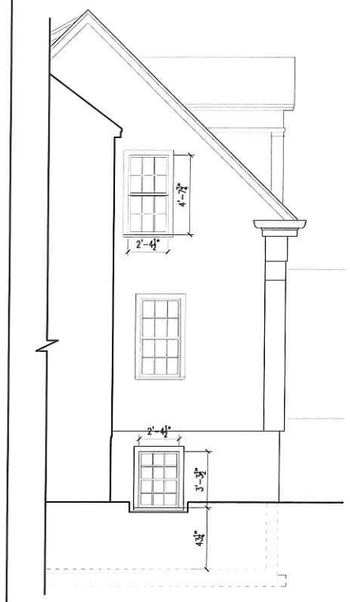
A-1.3



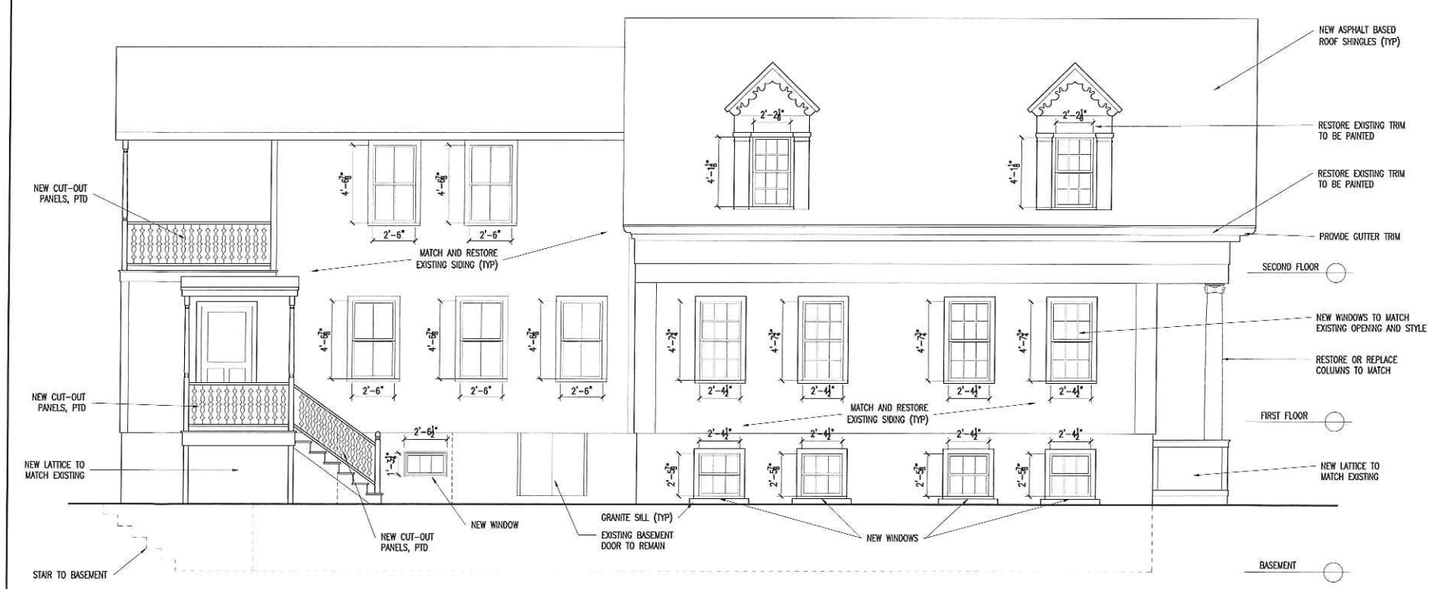
5 | 1/4"=1'-0" | RIGHT SIDE ELEVATION



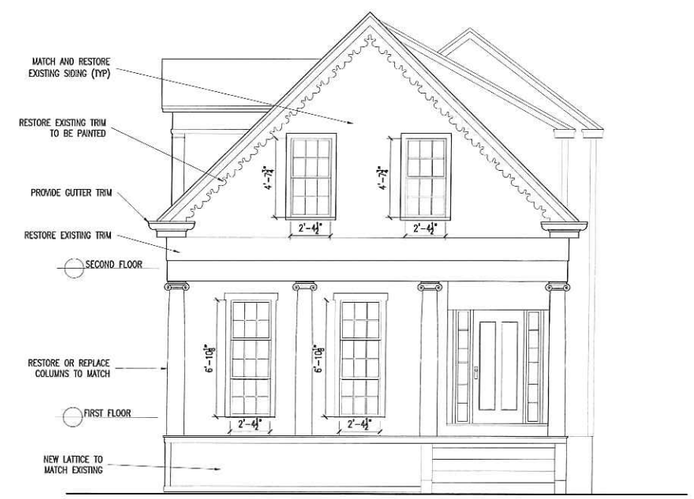
4 | 1/4"=1'-0" | REAR ELEVATION



3 | 1/4"=1'-0" | PARTIAL REAR ELEVATION



2 | 1/4"=1'-0" | LEFT SIDE ELEVATION



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

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2. 08/04/23 - ADDED GROSS FLOOR AREA CALCULATION, WINDOW MEASURMENTS
3.
4.

TITLE
PROPOSED EXPANSION WITH PROPOSED WINDOWS

SCALE: AS NOTED

A-1.3

HOVER **Complete Measurements**

8 Worcester Street, Cambridge, MA

CAMBRIDGE, MA 02139

VIEW 3D MODEL

PROPERTY ID: 8572275
8 WORCESTER
27 MAR 2023

Areas	Siding	Other
Facades	1980 ft^2	295 ft^2
Openings	450 ft^2	-
Trims*	450 ft^2	4 ft^2
Unknown (no photos)*	-	8 ft^2
Total	2880 ft^2	307 ft^2

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	25	0
Tops Length	77′ 1″	-
Sills Length	142′	-
Sides Length	272′ 3″	4′ 1″
Total Perimeter	491′ 4″	4′ 1″

Corners	Siding	Other
Inside Qty	4	0
Inside Length	27′ 6″	-
Outside Qty	10	0
Outside Length	67′ 4″	-

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft^2	0 ft^2
Vents Qty	0	3
Vents Area	0 ft^2	8 ft^2

Trim	Siding	Other
Level Starter	204′	41′ 10″
Sloped Trim	64′ 3″	11′ 9″
Vertical Trim	96′ 6″	184′ 2″

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	179′ 1″	-	-
Level Frieze Board	150′ 8″	10″	170 ft^2
Rakes Fascia	137′ 1″	-	-
Sloped Frieze Board	113′ 9″	7″	75 ft^2

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	2237 ft^2	22½
+10%	2464 ft^2	24¾
+18%	2639 ft^2	26½

+ Openings < 20ft^2	Area	Squares
Zero Waste	2666 ft^2	26¾
+10%	2934 ft^2	29½
+18%	3147 ft^2	31½

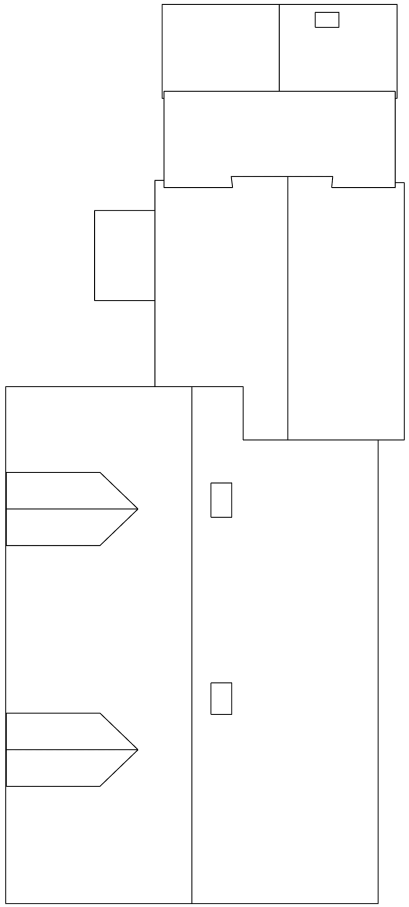
+ Openings < 33ft^2	Area	Squares
Zero Waste	2686 ft^2	27
+10%	2956 ft^2	29¾
+18%	3171 ft^2	31¾

*The first three rows of the Siding Waste Factor table are calculated using the total ft^2 of siding facades, ft^2 of trim touching siding, and ft^2 of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	1830 ft^2	15	-
Ridges / Hips	-	5	78′ 9″
Valleys	-	7	22′ 11″
Rakes	-	22	137′ 1″
Eaves	-	20	179′ 1″
Flashing	-	15	35′ 5″
Step Flashing	-	20	88′ 8″
Drip Edge/Perimeter	-	-	316′ 1″

Roof Pitch*	Area	Percentage
11 / 12	1123 ft^2	61.37%
6 / 12	330 ft^2	18.03%
8 / 12	124 ft^2	6.78%
12 / 12	112 ft^2	6.12%

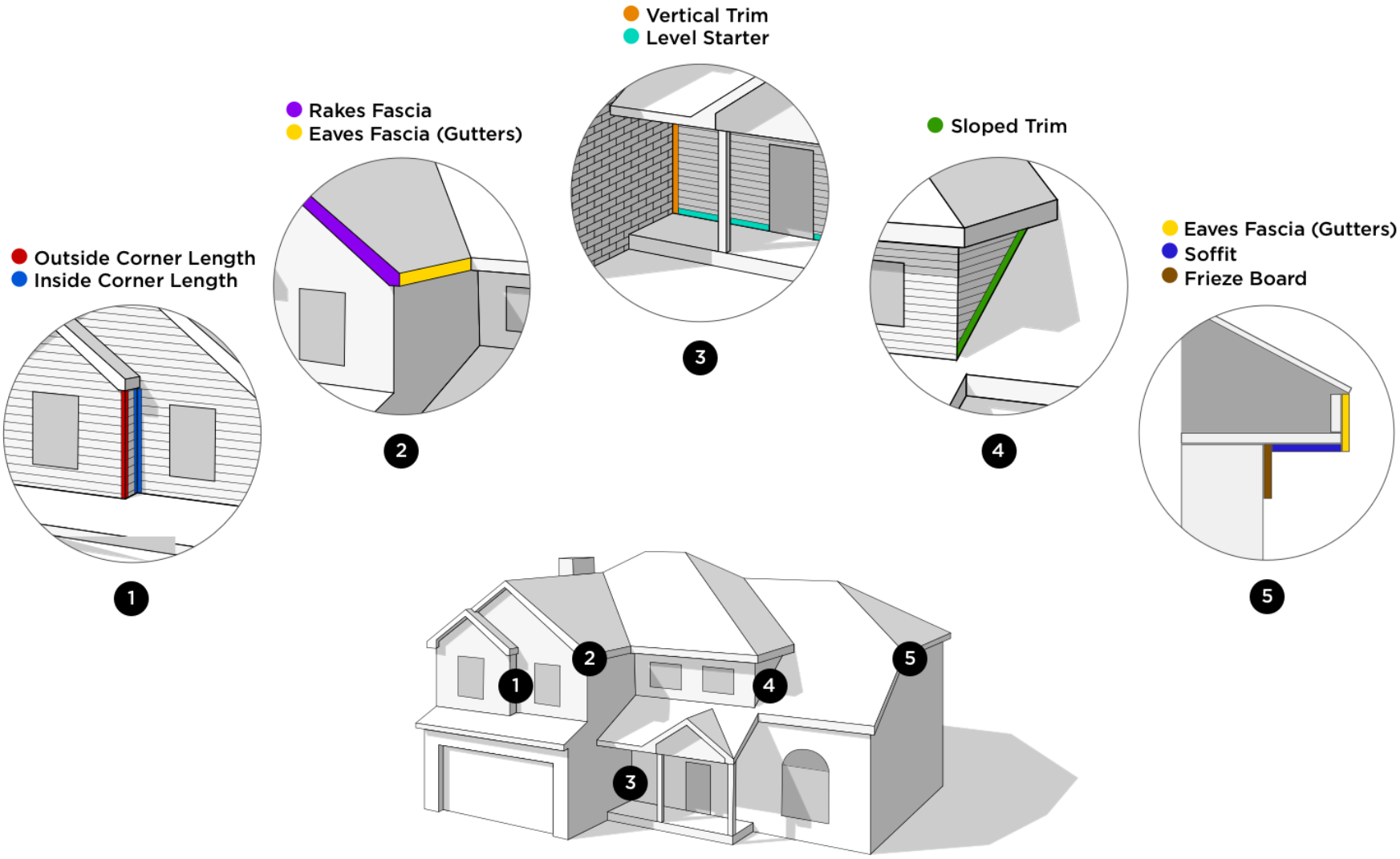
* Only top 4 values shown. Reference Roof Pitch page for all values.

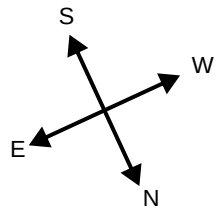


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	1830 ft^2	1922 ft^2	2013 ft^2	2105 ft^2	2196 ft^2
Squares	18⅓	19⅓	20⅓	21⅓	22

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

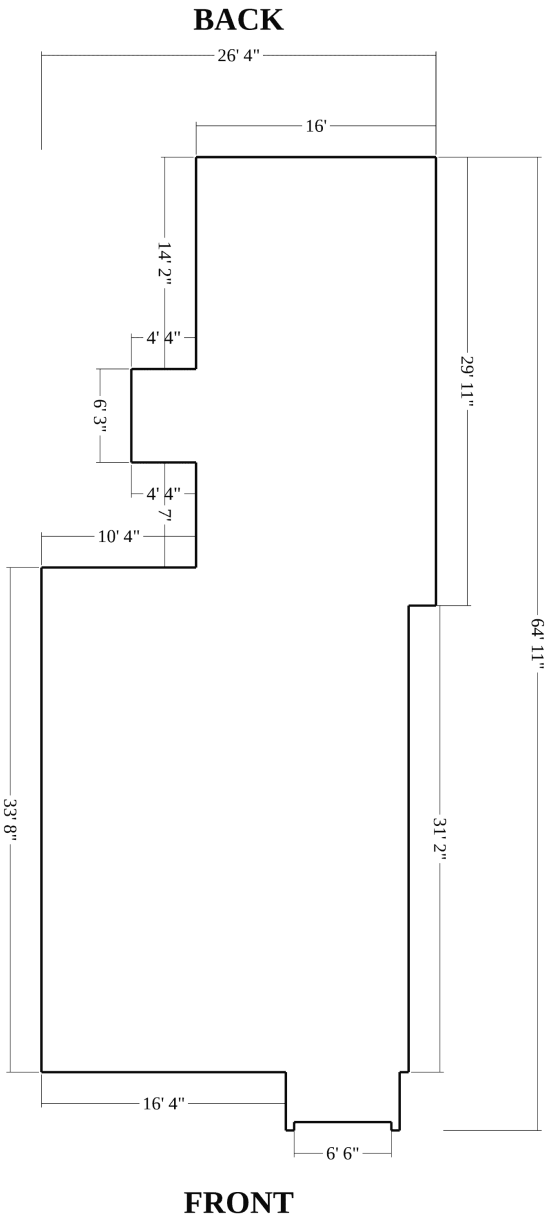




Number of Stories: > 1

Footprint Perimeter: 192′ 3″

Footprint Area: 1320 ft^2



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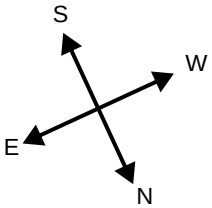


Siding Per Elevation

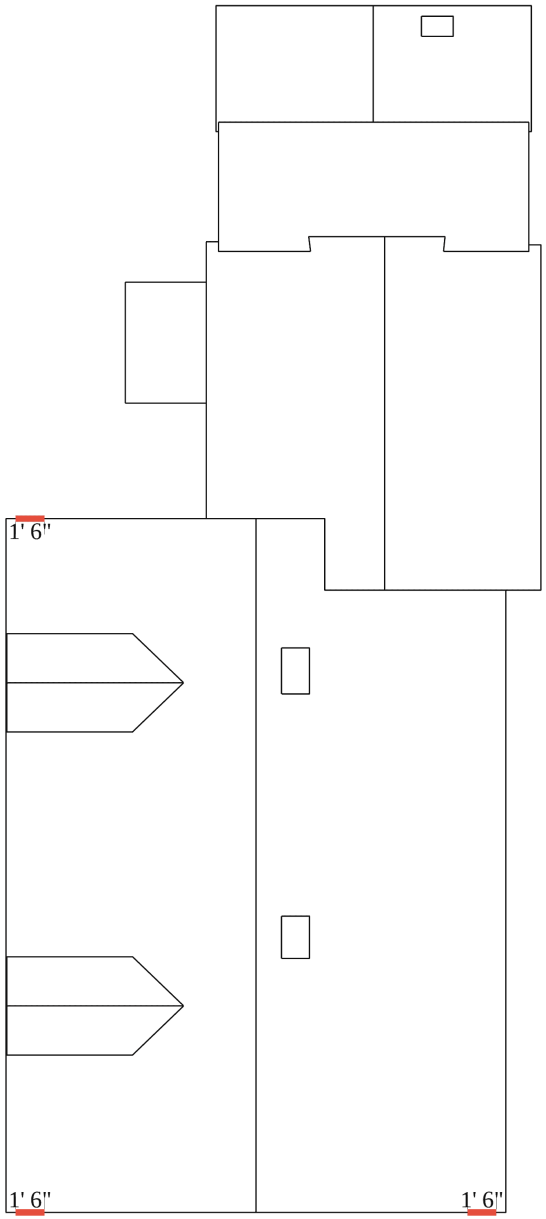
FRONT			RIGHT			LEFT			BACK		
SI-1	-	98 ft^2	SI-4	-	207 ft^2	SI-15	-	157 ft^2	SI-10	-	11 ft^2
SI-2	-	171 ft^2	SI-6	-	47 ft^2	SI-16	-	17 ft^2	SI-11	-	148 ft^2
SI-3	-	11 ft^2	SI-8	-	369 ft^2	SI-17	-	136 ft^2	SI-12	-	11 ft^2
SI-5	-	11 ft^2	SI-9	-	38 ft^2	SI-18	-	15 ft^2	SI-13	-	48 ft^2
SI-7	-	55 ft^2				SI-19	-	174 ft^2	SI-14	-	189 ft^2
						SI-20	-	52 ft^2			
						SI-21	-	15 ft^2			
346 ft^2			**661 ft^2**			**566 ft^2**			**407 ft^2**		

Complete Measurements

8 Worcester Street, Cambridge, M...

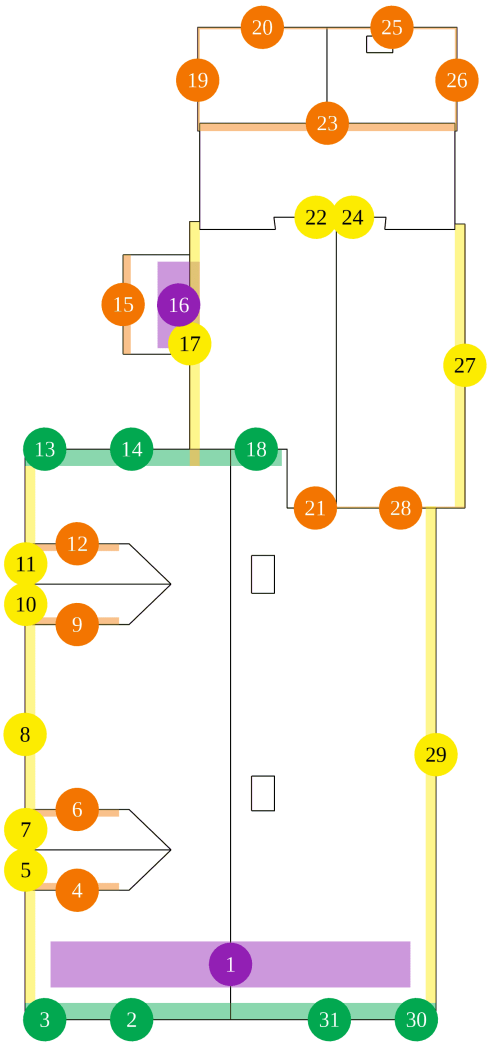
GABLE CORNICES

	Cornice Returns	Length	Count
	Returns Story 1	4′	3
	Total	**4′**	**3**



Soffit Summary

Depth	Type	Count	Total Length	Total Area
1″ - 6″	rakes	4	31′ 8″	4 ft²
	eaves	8	56′	22 ft²
6″ - 12″	rakes	6	19′ 4″	12 ft²
	eaves	4	97′ 10″	62 ft²
12″ - 18″	rakes	4	55′ 5″	59 ft²
	eaves	3	5′ 11″	6 ft²
24″ - 48″	eaves	2	28′	80 ft²
		Totals	**294′ 3″**	**245 ft²**



Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	eave	35″	22′ 7″	65 ft²	11 / 12
2	rake	13″	17′	18 ft²	11 / 12
3	eave	13″	2′	2 ft²	0 / 12
4	eave	5″	5′ 3″	2 ft²	12 / 12
5	rake	7″	3′ 7″	2 ft²	12 / 12
6	eave	5″	5′ 3″	2 ft²	12 / 12
7	rake	7″	3′ 7″	2 ft²	12 / 12
8	eave	8″	33′ 8″	22 ft²	11 / 12
9	eave	5″	5′ 3″	2 ft²	12 / 12
10	rake	7″	3′ 7″	2 ft²	12 / 12
11	rake	7″	3′ 7″	2 ft²	12 / 12
12	eave	5″	5′ 3″	2 ft²	12 / 12
13	eave	13″	2′	2 ft²	0 / 12
14	rake	13″	17′	18 ft²	11 / 12
15	eave	6″	6′ 3″	3 ft²	2 / 12
16	eave	32″	5′ 5″	14 ft²	2 / 12
17	eave	8″	15′ 4″	10 ft²	6 / 12
18	rake	13″	4′ 5″	5 ft²	11 / 12
19	eave	2″	6′ 4″	1 ft²	8 / 12
20	rake	2″	9′ 8″	1 ft²	8 / 12
21	rake	1″	2′ 11″	0 ft²	6 / 12
22	rake	9″	2′ 10″	2 ft²	6 / 12
23	eave	6″	16′	8 ft²	1 / 12
24	rake	9″	2′ 4″	2 ft²	6 / 12
25	rake	2″	9′ 8″	1 ft²	8 / 12
26	eave	2″	6′ 4″	1 ft²	8 / 12
27	eave	8″	17′ 9″	11 ft²	6 / 12
28	rake	1″	9′ 4″	1 ft²	6 / 12
29	eave	8″	31′ 2″	20 ft²	11 / 12
30	eave	13″	2′	2 ft²	0 / 12
31	rake	13″	17′	18 ft²	11 / 12

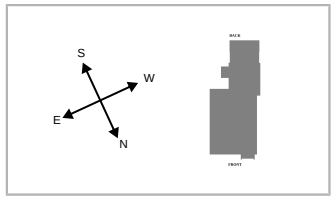
Feature is too small to label on the plan diagram

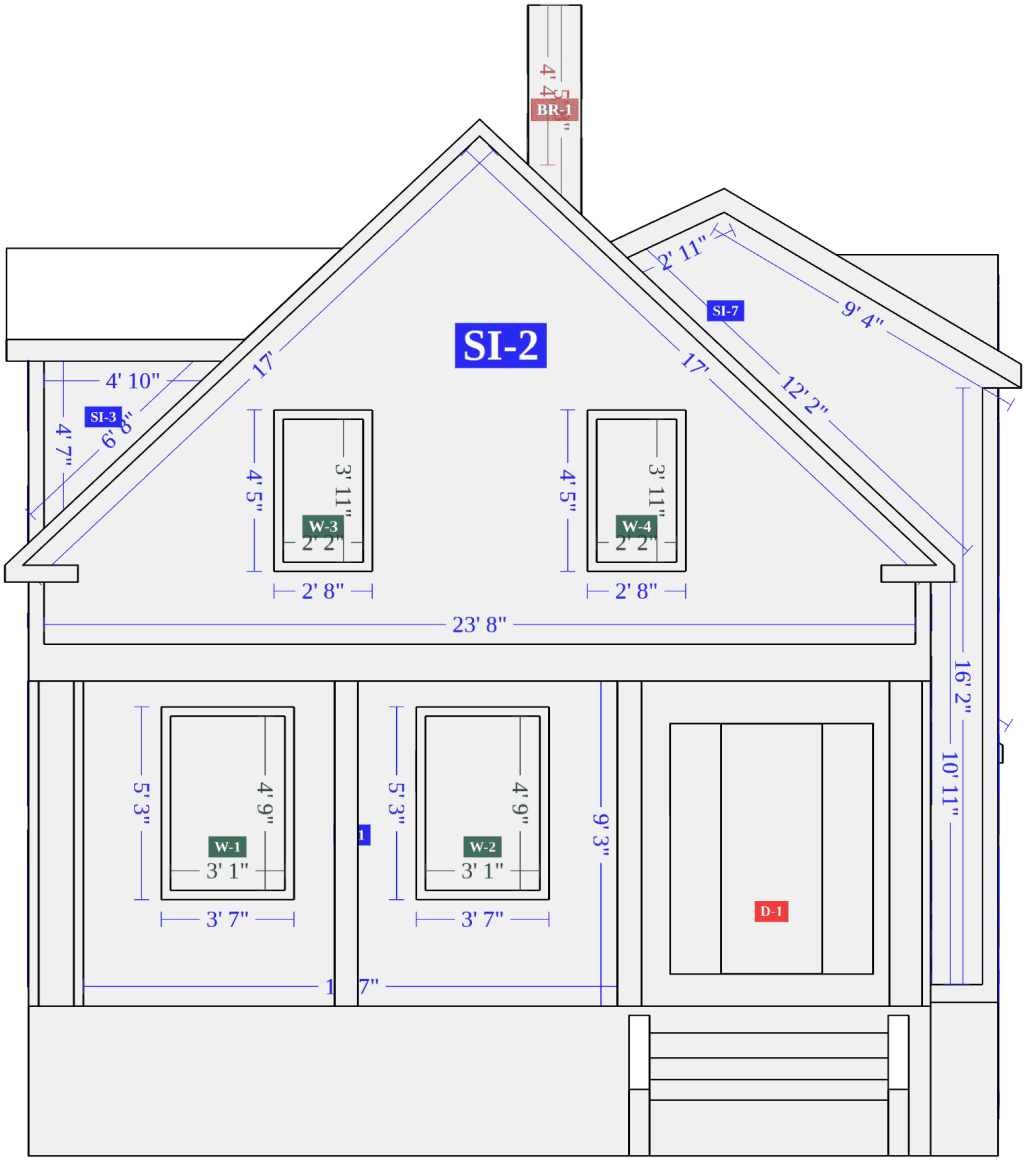
HOVER

Complete Measurements

8 Worcester Street, Cambridge, M...

FRONT

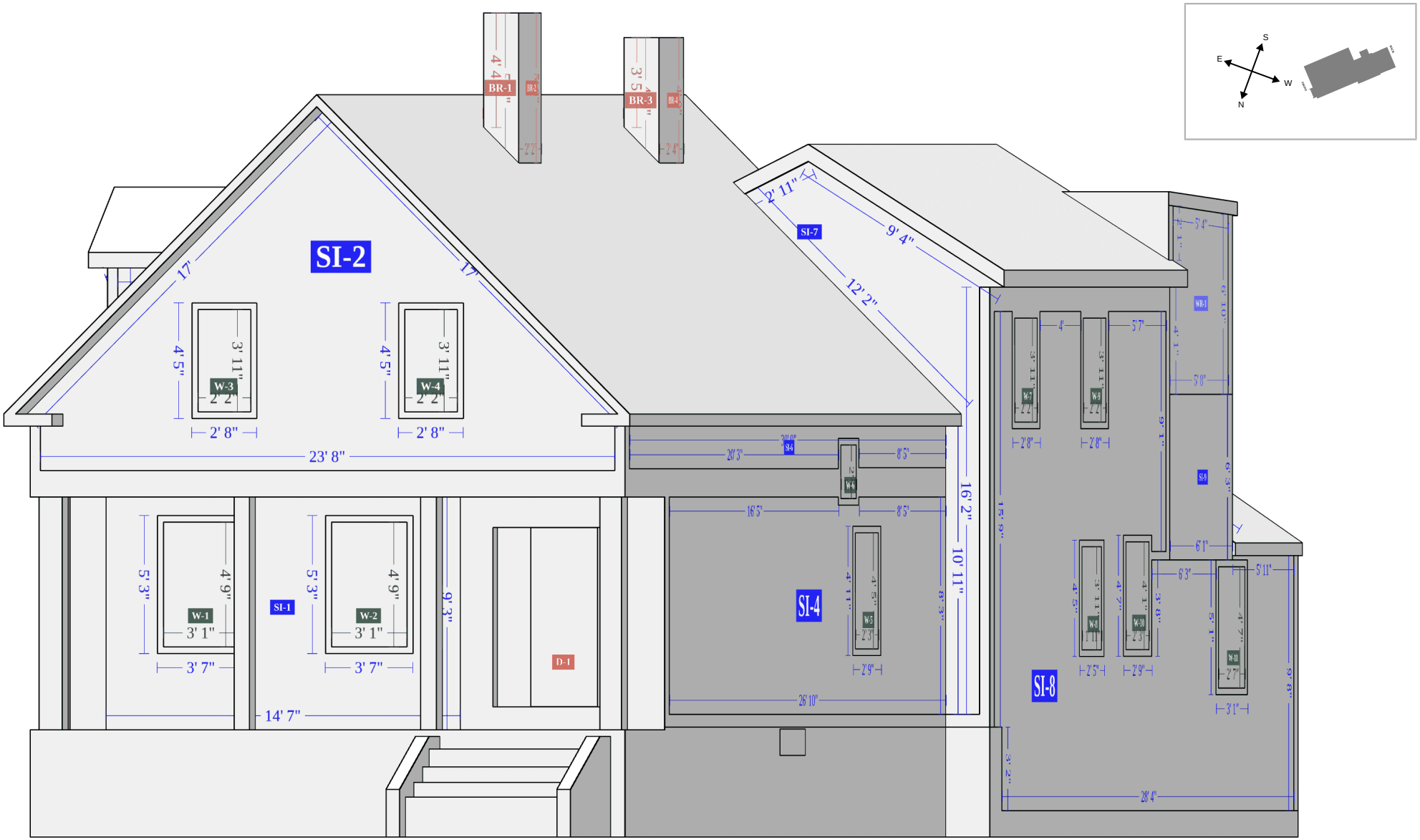


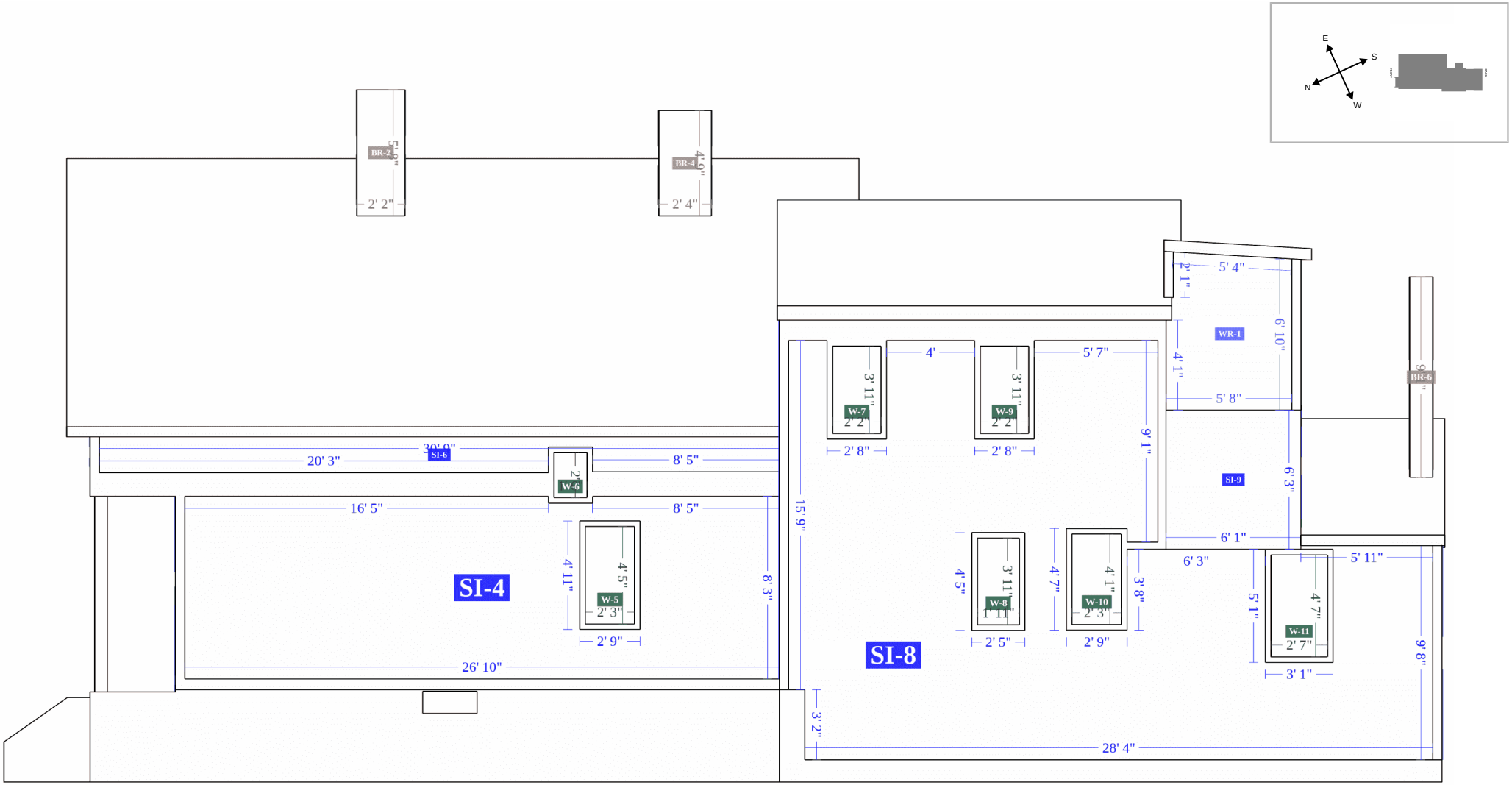


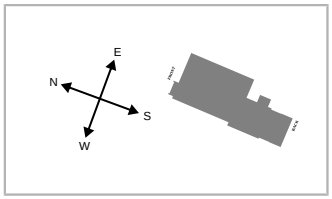
HOVER Complete Measurements

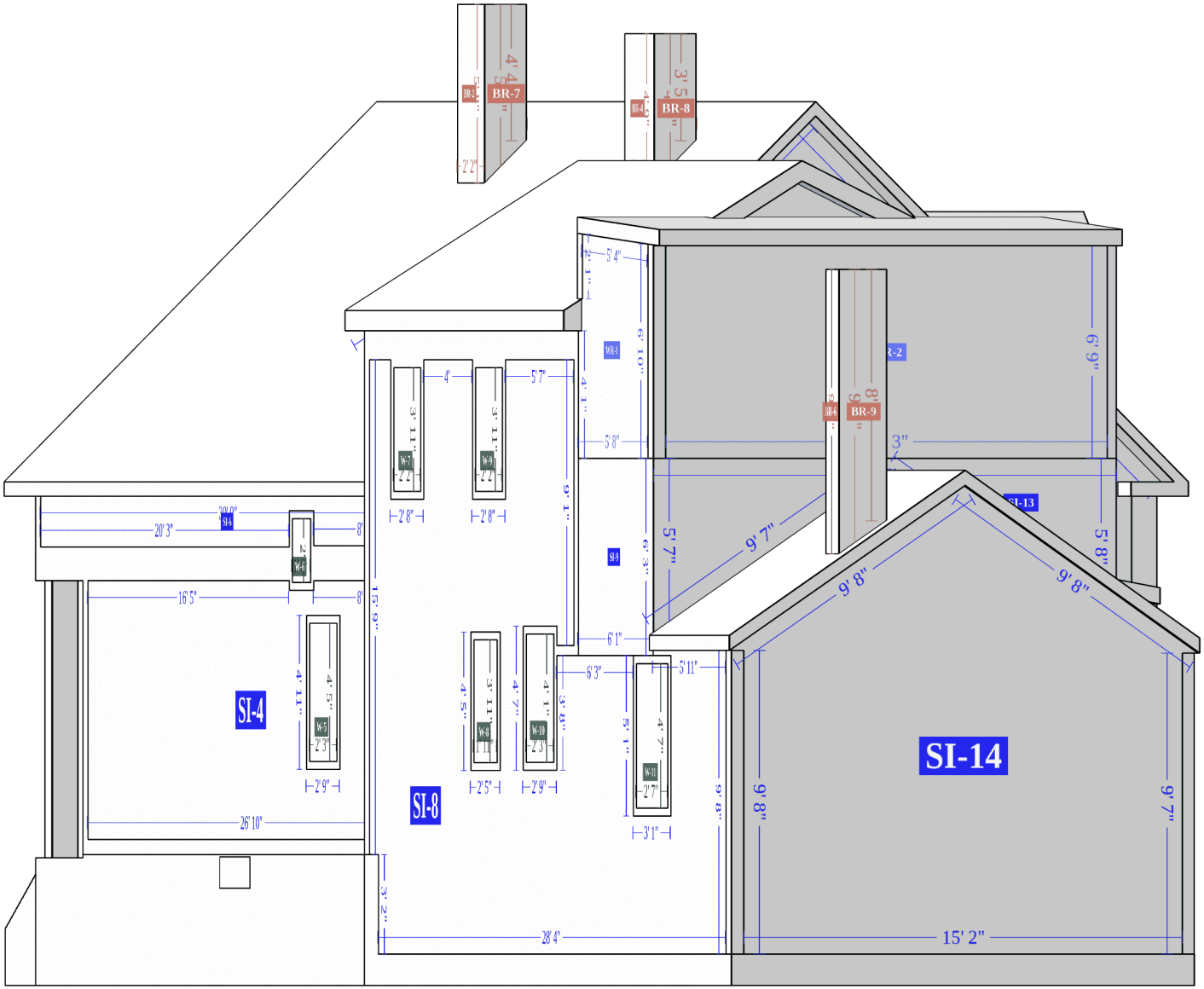
8 Worcester Street, Cambridge, M...

FRONT-RIGHT







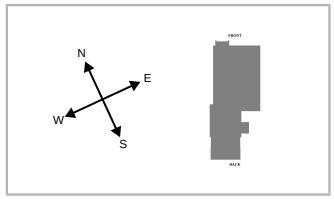


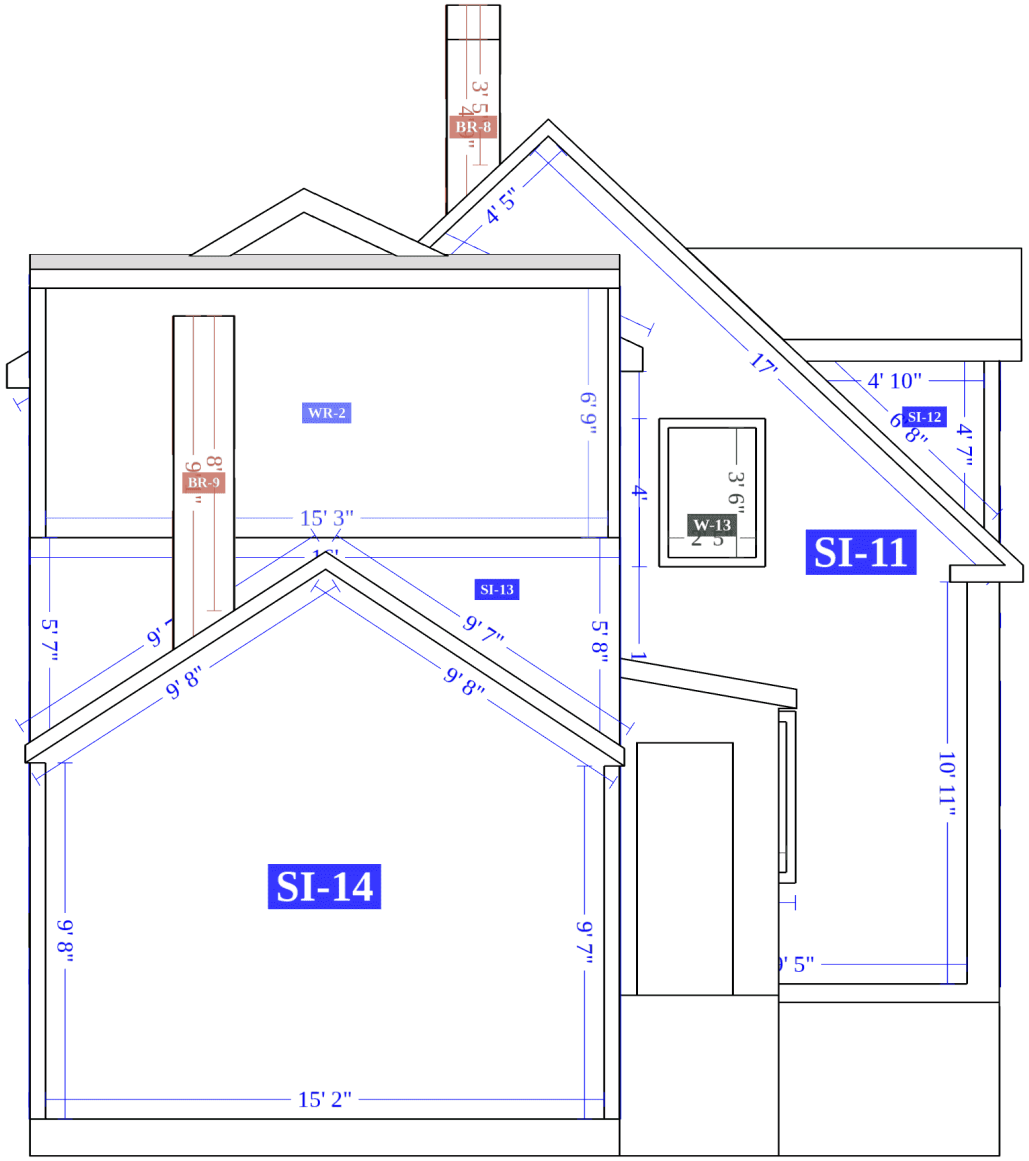
HOVER

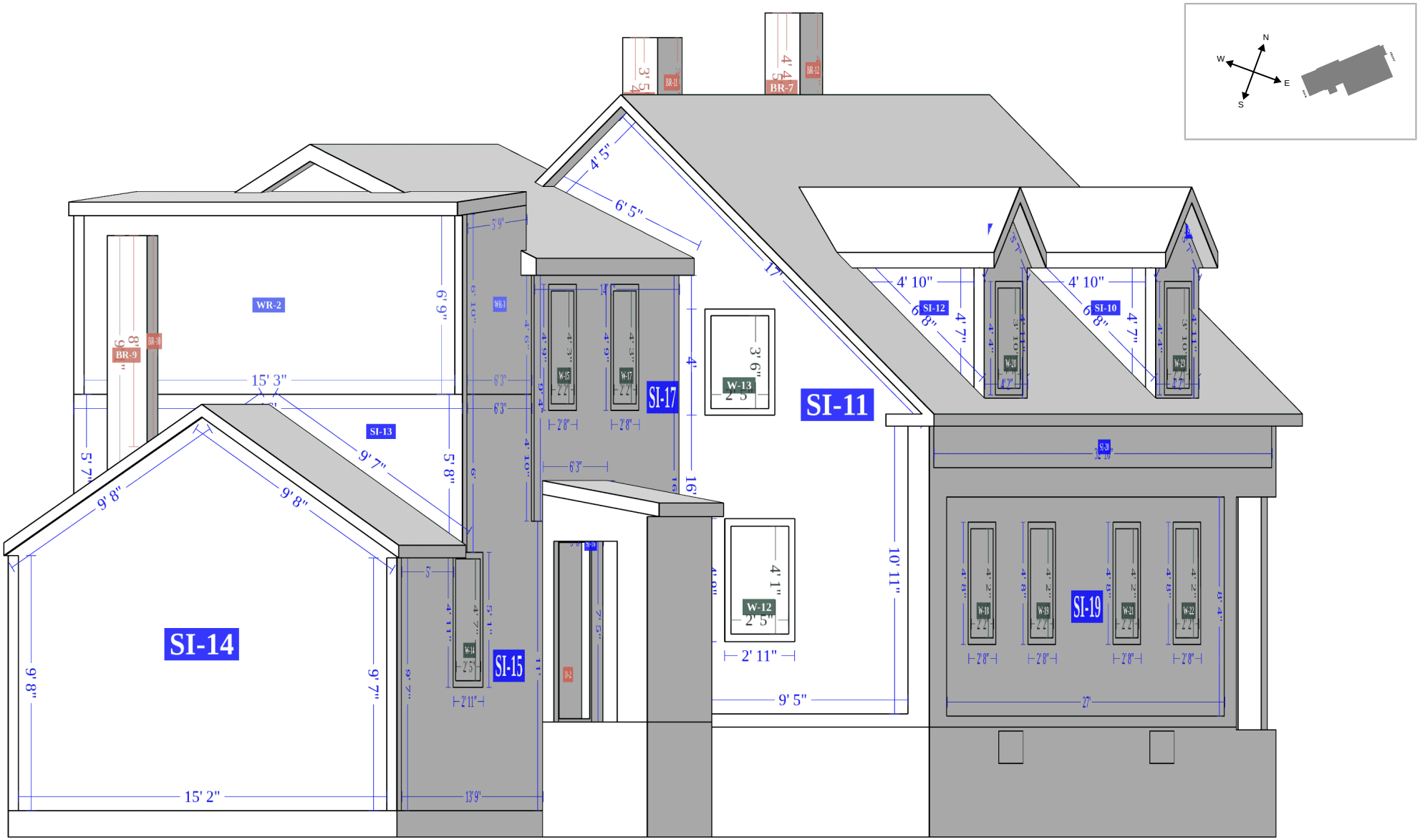
Complete Measurements

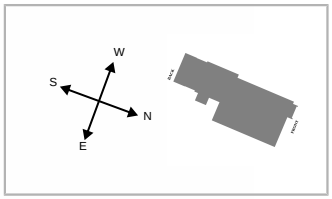
8 Worcester Street, Cambridge, M...

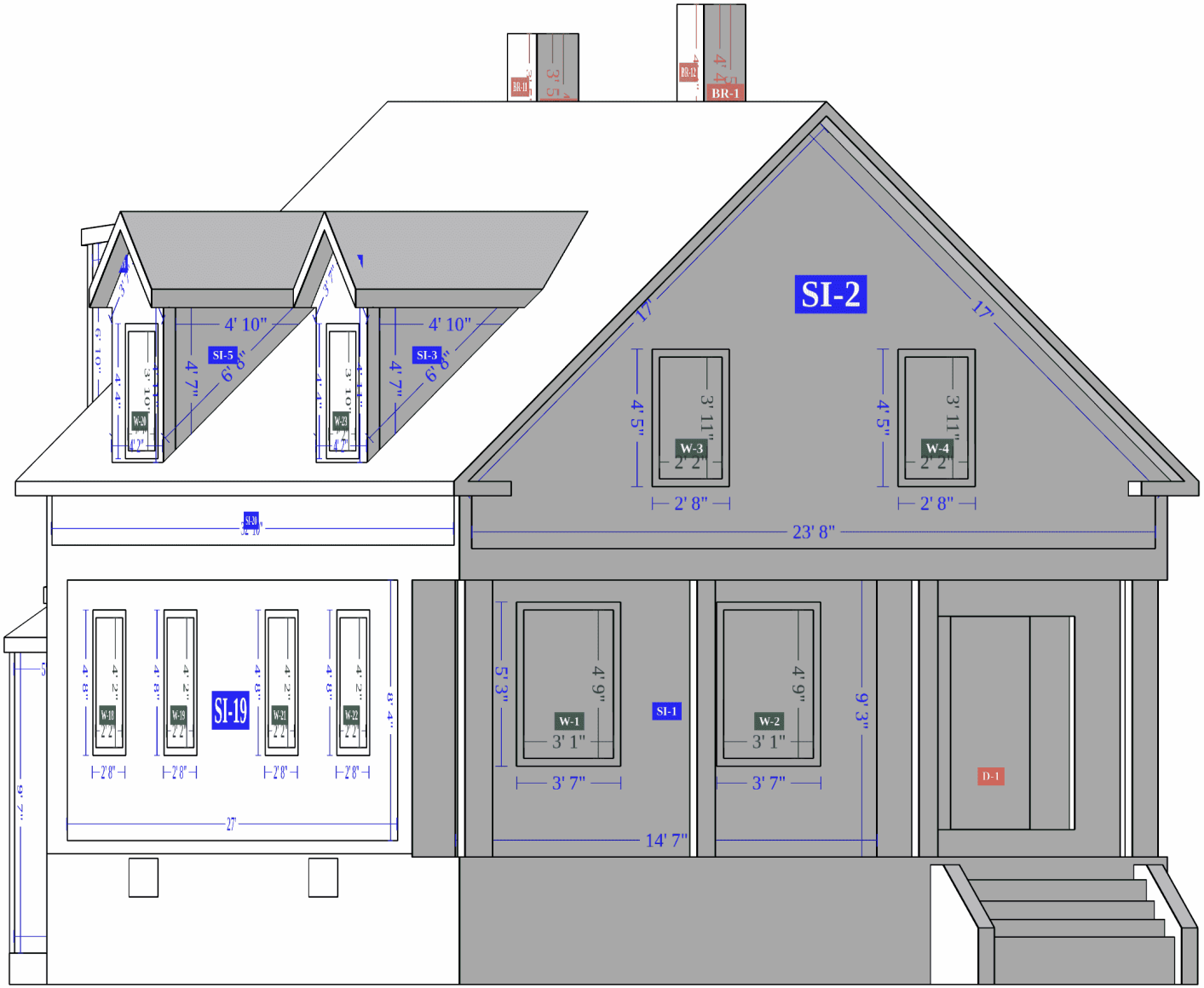
BACK











Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	98 ft^2	-	-	2	-	-
SI-2	171 ft^2	-	1	2	-	-
SI-3	11 ft^2	-	1	-	-	-
SI-4	207 ft^2	1	-	3	-	-
SI-5	11 ft^2	-	1	-	-	-
SI-6	47 ft^2	1	-	-	-	-
SI-7	55 ft^2	2	-	-	-	-
SI-8	369 ft^2	-	1	5	-	-
SI-9	38 ft^2	-	1	-	-	-
SI-10	11 ft^2	-	1	-	-	-
SI-11	148 ft^2	1	-	2	-	-
SI-12	11 ft^2	-	1	-	-	-
SI-13	48 ft^2	-	1	-	-	-
SI-14	189 ft^2	-	2	-	-	-
SI-15	157 ft^2	-	1	1	-	-
SI-16	17 ft^2	-	-	1	-	-
SI-17	136 ft^2	2	-	3	-	-
SI-18	15 ft^2	-	2	1	-	-
SI-19	174 ft^2	-	2	4	-	-

Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	52 ft^2	-	2	-	-	-
SI-21	15 ft^2	-	2	1	-	-
Total	1980 ft^2	7	19	25	0	0

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	7 ft^2	-	-	-
BR-2	12 ft^2	-	-	-
BR-3	6 ft^2	-	-	-
BR-4	11 ft^2	-	-	-
BR-5	14 ft^2	-	-	-
BR-6	9 ft^2	-	-	-
BR-7	7 ft^2	-	-	-
BR-8	6 ft^2	-	-	-
BR-9	14 ft^2	-	-	-
BR-10	8 ft^2	-	-	-
BR-11	8 ft^2	-	-	-
BR-12	9 ft^2	-	-	-
Total	111 ft^2	0	0	0

Wrap

Facade	Area	Openings	Shutters	Vents
WR-1	39 ft^2	-	-	-
WR-2	103 ft^2	-	-	-
WR-3	42 ft^2	-	-	-
Total	184 ft^2	0	0	0

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	8 ft^2	-	-	-
Total	8 ft^2	0	0	0

Facades

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	98 ft²	14′ 7″	-	9′ 3″	-	-	14′ 7″	-	7′ 3″	7′ 3″	30′ 3″
SI-2	171 ft²	26′ 8″	-	2′ 7″	-	2′ 8″	1′ 10″	34′	5′ 4″	5′ 4″	17′ 6″
SI-3	11 ft²	-	6′ 8″	-	-	4′ 11″	4′ 10″	-	-	-	-
SI-4	207 ft²	-	-	-	8′ 3″	-	-	-	2′ 9″	56′ 5″	18′ 8″
SI-5	11 ft²	-	6′ 8″	-	-	4′ 11″	4′ 10″	-	-	-	-
SI-6	47 ft²	-	-	-	1′ 7″	-	30′ 9″	-	2′	28′ 9″	3′ 11″
SI-7	55 ft²	2′ 5″	12′ 2″	16′ 8″	9′ 10″	-	8″	12′ 3″	-	-	1′ 1″
SI-8	369 ft²	29′ 1″	-	3′ 2″	-	9′ 8″	5′ 11″	-	23′ 3″	11′ 4″	70′ 6″
SI-9	38 ft²	4′ 6″	-	7″	-	5′ 7″	6″	11″	1′ 7″	-	6′ 3″
SI-10	11 ft²	-	6′ 8″	-	-	4′ 11″	4′ 10″	-	-	-	-
SI-11	148 ft²	10′ 11″	6′ 5″	12′	16′ 7″	-	1′ 1″	21′ 5″	5′ 9″	5′ 9″	17′ 4″
SI-12	11 ft²	-	6′ 8″	-	-	4′ 11″	4′ 10″	-	-	-	-
SI-13	48 ft²	-	19′ 1″	5′ 8″	-	5′ 7″	9″	-	-	-	-
SI-14	189 ft²	16′	-	-	-	19′ 3″	3″	19′ 5″	-	-	-
SI-15	157 ft²	13′ 9″	-	21′ 9″	-	9′ 7″	5′ 3″	-	1′ 7″	2′ 11″	10′
SI-16	17 ft²	2′ 1″	-	14′ 10″	-	-	5′ 5″	-	3′ 4″	-	14′
SI-17	136 ft²	14′ 1″	-	10′	17′ 8″	-	14′ 1″	-	8′ 3″	8′ 3″	28′ 5″
SI-18	15 ft²	5′ 1″	-	-	-	9′ 10″	-	7′ 1″	2′ 8″	2′ 8″	8′ 7″

Facades (cont.)

		Trim			Corners		Roofline		Openings		
Facade	**Area**	**Level Starter**	**Sloped**	**Vertical**	**Inside**	**Outside**	**Level Frieze Board**	**Sloped Frieze Board**	**Tops**	**Sills**	**Sides**
SI-19	174 ft^2	27′	-	-	-	20′ 2″	10″	-	10′ 8″	10′ 8″	37′ 1″
SI-20	52 ft^2	32′ 10″	-	-	-	14′ 1″	32′ 10″	-	-	-	-
SI-21	15 ft^2	5′ 1″	-	-	-	9′ 10″	-	7′ 1″	2′ 8″	2′ 8″	8′ 7″
Total*	1980 ft^2	204′	64′ 3″	96′ 6″	27′ 6″	67′ 4″	134′ 1″	102′ 2″	77′ 1″	142′	272′ 3″

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

	SIDING & TRIM ONLY			+ OPENINGS < 20FT²			+ OPENINGS < 33FT²		
	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%
SI-1	98 ft²	108 ft²	116 ft²	128 ft²	141 ft²	151 ft²	128 ft²	141 ft²	151 ft²
SI-2	171 ft²	188 ft²	202 ft²	187 ft²	206 ft²	221 ft²	187 ft²	206 ft²	221 ft²
SI-3	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²
SI-4	207 ft²	228 ft²	244 ft²	238 ft²	262 ft²	281 ft²	238 ft²	262 ft²	281 ft²
SI-5	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²
SI-6	47 ft²	52 ft²	55 ft²	47 ft²	52 ft²	55 ft²	47 ft²	52 ft²	55 ft²
SI-7	55 ft²	61 ft²	65 ft²	55 ft²	61 ft²	65 ft²	55 ft²	61 ft²	65 ft²
SI-8	369 ft²	406 ft²	435 ft²	415 ft²	457 ft²	490 ft²	415 ft²	457 ft²	490 ft²
SI-9	38 ft²	42 ft²	45 ft²	38 ft²	42 ft²	45 ft²	38 ft²	42 ft²	45 ft²
SI-10	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²
SI-11	148 ft²	163 ft²	175 ft²	166 ft²	183 ft²	196 ft²	166 ft²	183 ft²	196 ft²
SI-12	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²	11 ft²	12 ft²	13 ft²
SI-13	48 ft²	53 ft²	57 ft²	48 ft²	53 ft²	57 ft²	48 ft²	53 ft²	57 ft²
SI-14	189 ft²	208 ft²	223 ft²	189 ft²	208 ft²	223 ft²	189 ft²	208 ft²	223 ft²
SI-15	157 ft²	173 ft²	185 ft²	168 ft²	185 ft²	198 ft²	168 ft²	185 ft²	198 ft²
SI-16	17 ft²	19 ft²	20 ft²	17 ft²	19 ft²	20 ft²	37 ft²	41 ft²	44 ft²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	136 ft^2	150 ft^2	160 ft^2
SI-18	15 ft^2	17 ft^2	18 ft^2
SI-19	174 ft^2	191 ft^2	205 ft^2
SI-20	52 ft^2	57 ft^2	61 ft^2
SI-21	15 ft^2	17 ft^2	18 ft^2
Trims	257 ft^2	283 ft^2	303 ft^2
Total	2237 ft^2	2464 ft^2	2639 ft^2

+ OPENINGS < 20FT²

Zero Waste	+10%	+18%
164 ft^2	180 ft^2	194 ft^2
23 ft^2	25 ft^2	27 ft^2
210 ft^2	231 ft^2	248 ft^2
52 ft^2	57 ft^2	61 ft^2
23 ft^2	25 ft^2	27 ft^2
454 ft^2	499 ft^2	536 ft^2
2666 ft^2	2934 ft^2	3147 ft^2

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
164 ft^2	180 ft^2	194 ft^2
23 ft^2	25 ft^2	27 ft^2
210 ft^2	231 ft^2	248 ft^2
52 ft^2	57 ft^2	61 ft^2
23 ft^2	25 ft^2	27 ft^2
454 ft^2	499 ft^2	536 ft^2
2686 ft^2	2956 ft^2	3171 ft^2

The first Siding Waste Factor table is calculated using the total ft^2 of siding facades, ft^2 of trim touching siding, and ft^2 of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Opening	Width x Height	United Inches	Area
W-1	37″ x 57″	94″	15 ft^2
W-2	37″ x 57″	94″	15 ft^2
W-3	26″ x 47″	73″	8 ft^2
W-4	26″ x 47″	73″	8 ft^2
W-5	27″ x 53″	79″	10 ft^2
W-6	18″ x 24″	42″	3 ft^2
W-7	26″ x 47″	74″	9 ft^2
W-8	23″ x 47″	70″	7 ft^2
W-9	26″ x 47″	74″	9 ft^2
W-10	27″ x 49″	76″	9 ft^2
W-11	31″ x 55″	86″	12 ft^2
W-12	29″ x 49″	78″	10 ft^2
W-13	29″ x 42″	71″	8 ft^2
W-14	29″ x 55″	84″	11 ft^2
W-15	26″ x 51″	78″	9 ft^2
W-16	29″ x 49″	78″	10 ft^2
W-17	26″ x 51″	78″	9 ft^2
W-18	26″ x 50″	76″	9 ft^2
W-19	26″ x 50″	76″	9 ft^2

Windows (cont.)

Opening	Width x Height	United Inches	Area
W-20	26″ x 46″	72″	8 ft^2
W-21	26″ x 50″	76″	9 ft^2
W-22	26″ x 50″	76″	9 ft^2
W-23	26″ x 46″	72″	8 ft^2
Total	-	1745″	214 ft^2

Doors

Opening	Width x Height
D-1	32″ x 82″
D-2	36″ x 80″

*Door height and width have been snapped to standard

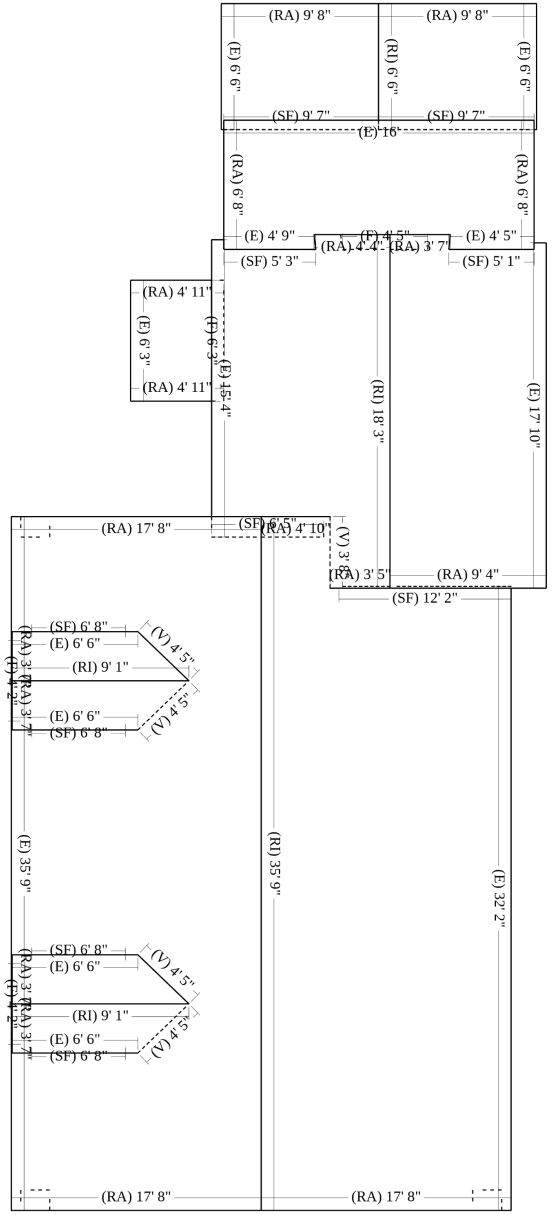
Entire Doors

Opening	Width x Height	Area
D-1	66″ x 82″	37 ft^2
D-2	36″ x 80″	20 ft^2
Total	-	57 ft^2

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	78′ 9″
Hips (H)	-
Valleys (V)	22′ 11″
Rakes (RA)	137′ 1″
Eaves (E)	179′ 1″
Flashing (F)*	35′ 5″
Step Flashing (SF)*	88′ 8″
Transition Line (TL)	-

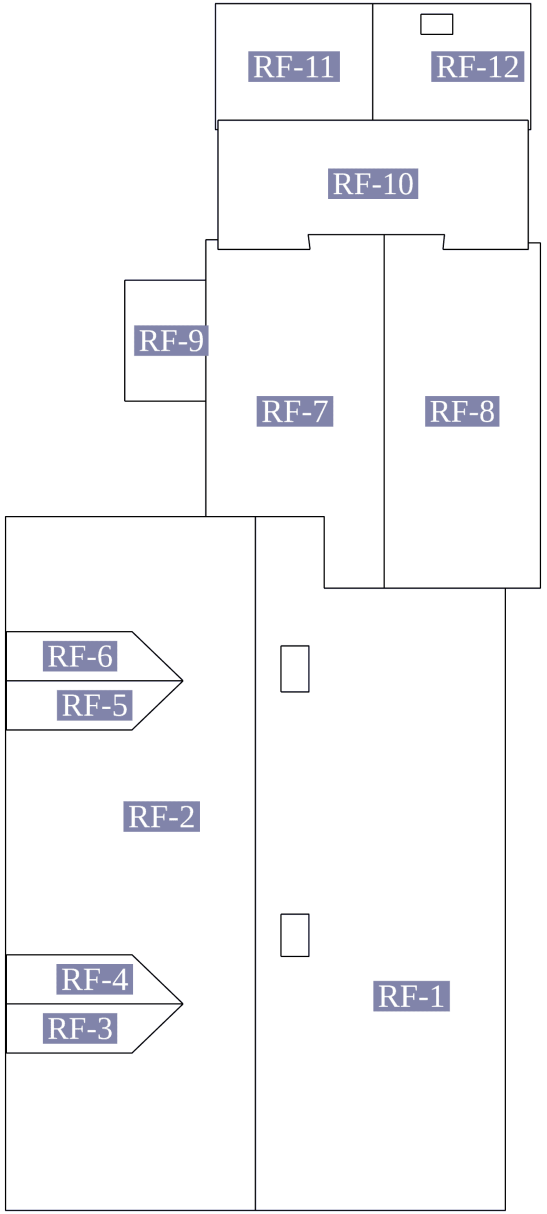
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



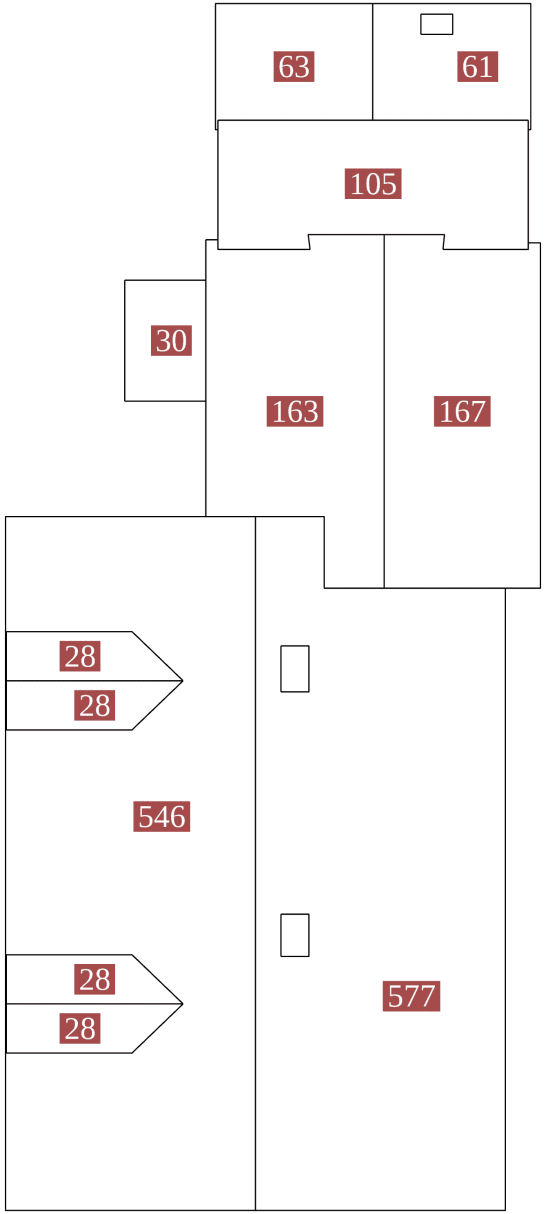
Roof Facets

Facet	Area	Pitch
RF-1	577 ft^2	11/12
RF-2	546 ft^2	11/12
RF-3	28 ft^2	12/12
RF-4	28 ft^2	12/12
RF-5	28 ft^2	12/12
RF-6	28 ft^2	12/12
RF-7	163 ft^2	6/12
RF-8	167 ft^2	6/12
RF-9	30 ft^2	2/12
RF-10	105 ft^2	1/12
RF-11	63 ft^2	8/12
RF-12	61 ft^2	8/12
RF-13*	2 ft^2	0/12
RF-14*	2 ft^2	0/12
RF-15*	2 ft^2	0/12

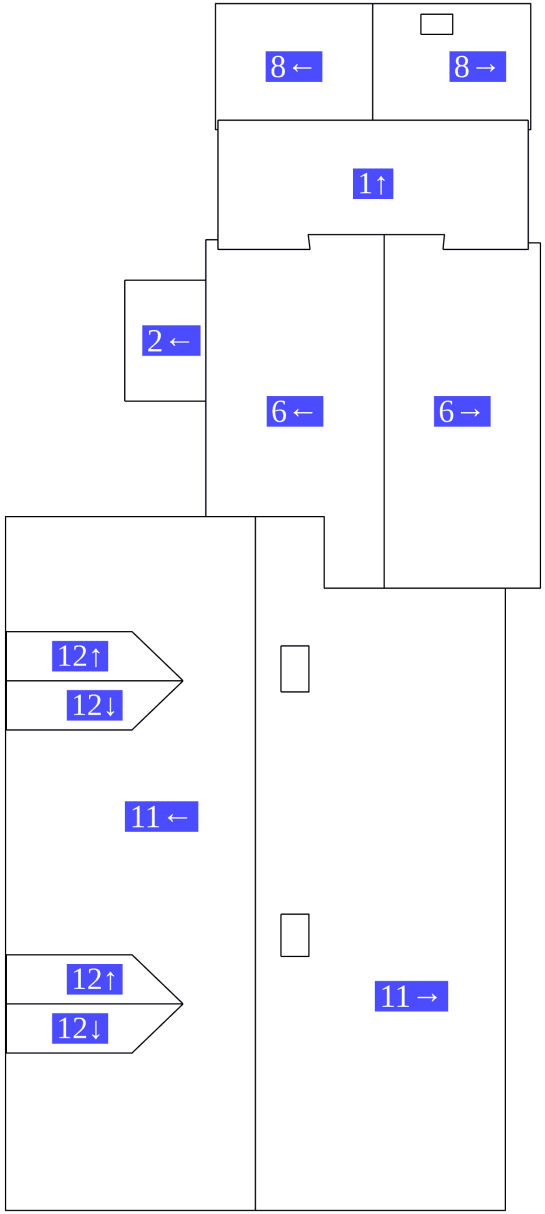
* Facet is not visible due to size or location, see **Small Facets** in summary table below.



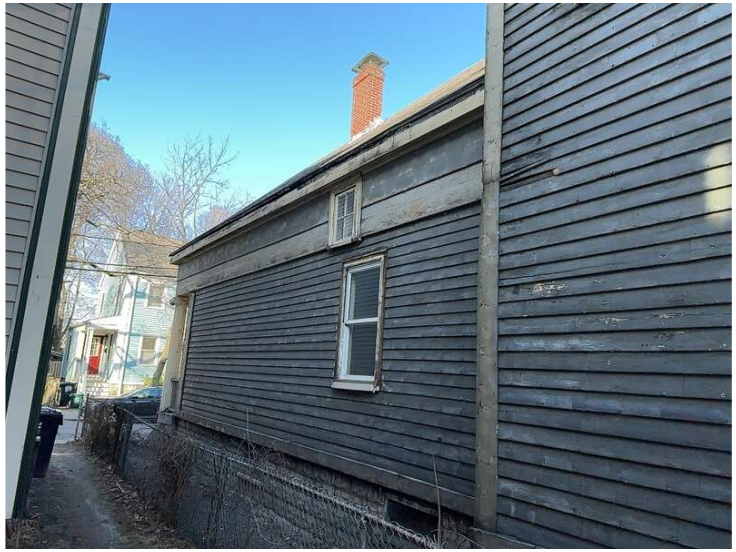
Roof	Facets	Total
Labeled Facets	12	1824 ft^2
Small Facets	3	6 ft^2
Total	**15**	**1830 ft^2**



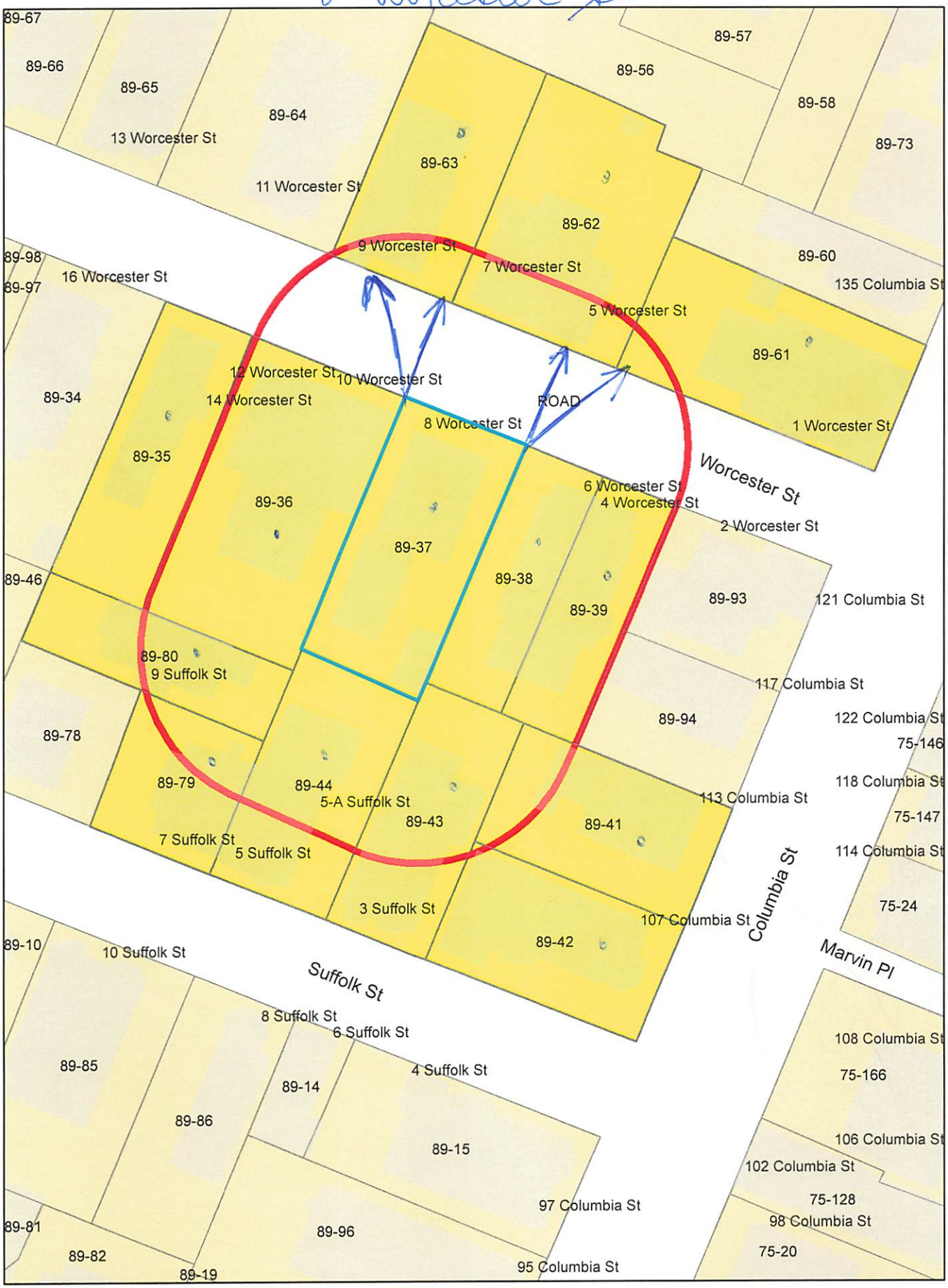
Roof Pitch	Area	Percentage
11 / 12	1123 ft^2	61.37%
6 / 12	330 ft^2	18.03%
8 / 12	124 ft^2	6.78%
12 / 12	112 ft^2	6.12%
1 / 12	105 ft^2	5.74%
2 / 12	30 ft^2	1.64%
0 / 12	6 ft^2	0.33%





8 Worcester St.



8 Worcester St.

Petitioner

89-36
ISRAEL, NAFTALI
10 WORCESTER ST. UNIT#10/1
CAMBRIDGE, MA 02139

89-35
STEIGER, FRANCOIS I. &
ILIA GONZALEZ-ALONSO TRS
14 WORCESTER ST
CAMBRIDGE, MA 02139

89-37
REILLEY, KEVIN & BETH REILLEY
P.O. BOX 797
KENNEBUNK, ME 04043

89-38
LOMBARD, ALEXANDER CLARK
6 WORCESTER ST
CAMBRIDGE, MA 02139

89-43
BYNOE, CLIFFORD S. & MIRIAM E. BYNOE
3 SUFFOLK STREET
CAMBRIDGE, MA 02139-2712

JUSTIN KELLY CONTRACTING
165 BOW STREET B8
EVERETT, MA 02149

89-36
FROHYWOT, GOJEB & ELISABETH SHAINKER
10-12 WORCESTER ST. - UNIT #12/2
CAMBRIDGE, MA 02139

89-39
GATHERWRIGHT, DOROTHY WOOD &
LORNA M. EDWARDS
4 WORCESTER STREET
CAMBRIDGE, MA 02139-2715

89-44
SOKOL, HEIDI R.
5 SUFFOLK ST
CAMBRIDGE, MA 02139

89-61
DANIEL, MALCOLM
1 WORCESTER ST
CAMBRIDGE, MA 02139

89-79
SINGH, DAVINDER PAL & GURLEEN CHAWLA
7 SUFFOLK ST
CAMBRIDGE, MA 02139

89-36
ANJARIA, JONATHAN S. & ULKA S. ANJARIA
10-12 WORCESTER ST UNIT 10/2
CAMBRIDGE, MA 02139

89-42
HOU, PHILIP S.
107 COLUMBIA ST
CAMBRIDGE, MA 02139

89-62
GRAY STEPHEN F & VATSADY SIVONGXAY
5-7 WORCESTER ST - UNIT 1
CAMBRIDGE, MA 02139

89-62
REECE, STOCKTON BOUDINOT LAURA MORETTI
5-7 WORCESTER ST UNIT 2
CAMBRIDGE, MA 02139

89-36
KUSSNER, SEAN & MEGAN WEBB
10-12 WORCESTER ST UNIT 12/1
CAMBRIDGE, MA 02139

89-41
SUSSMAN EVAN DEPAGTER AVRIL
113 COLUMBIA ST
CAMBRIDGE, MA 02139

89-63
MONTEIRO, JEANNETTE
TR. THE 9 WORCESTER ST REALTY TRUST
9 WORCESTER ST
CAMBRIDGE, MA 02139

89-80
9.5 SUFFOLK STREET LLC,
TR. THE 9.5 SUFFOLK STREET NOMINEE R.T.
9 1/2 SUFFOLK STREET
CAMBRIDGE, MA 02139-2712

89-37
REILLEY, KEVIN & BETH REILLEY
8 WORCESTER ST
CAMBRIDGE, MA 02139