

# CITY OF CAMBRIDGE BOARD OF ZONING APPEAL Setts Avenue, Cambridge MA 02139 AND CAMBRIDGE AND C

**BZA Number: 161584** 

## **General Information**

		Octional	miomiation	
The undersigned I	nereby petitions t	he Board of Zoning A	Appeal for the follo	wing:
Special Permit:	X	Variance: X	<u></u>	Appeal:
PETITIONER: Da	anielle and Brian	Hurhula C/O John E	<u>. Greenup, Esq.</u>	
PETITIONER'S A	DDRESS: Box 38	30694, Cambridge, N	/A 02238	
LOCATION OF P	ROPERTY: <u>40 BI</u>	<u>akeslee St , Cambr</u>	<u>idge, MA</u>	
TYPE OF OCCUP	PANCY: SNGL-FA	AM-RES	ZONING DISTR	RICT: Residence B Zone
REASON FOR PE	ETITION:			
/Additions/ /Alter	windows with th	e side and rear setba	ack - Add fireplace	/chimney on first floor/
DESCRIPTION	OF PETITIONE	ER'S PROPOSAL:		
				e a first floor fireplace on right (South Indation. No change to right side
Alter windows on	the left (North) sid	de and rear (East) ex	cterior walls within	the setbacks.
SECTIONS OF Z	ONING ORDINA	NCE CITED:		
Article: 5.000 Article: 8.000 Article: 8.000 Article: 5.000 Article: 10.000	Section: 8.22.2.0 Section: 8.22.3 (Section: 5.24.2)	able of Dimensional C (Non-Conforming St (Non-Conforming St (Standards - Projecti Variance) & Sec. 10.	Structure). ructure). ng Chimneys).	t).
		Original Signature(s):	John E	(Petitioner (s) / Owner)

Address:

Tel. No.

BOX 380694 CAMBRIDGE OZZ38

617-899-1122

# 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 DANIECLE & BRAN HURHULA
Address: 38 BLAKES LEE ST. CAMBRIDGE, MA OZI38
State that I/We own the property located at 38 BLAKES LEE ST.,
which is the subject of this zoning application.
The record title of this property is in the name of BRIAN HURAULA GNO
DONIEUE HURHULA, MUSDOND OND WIFE, TSYE.
*Pursuant to a deed of duly recorded in the date $\frac{07/02/20}{,}$ Middlesex South County Registry of Deeds at Book $\frac{75035}{,}$ Page $\frac{364}{,}$ ; or Middlesex Registry District of Land Court, Certificate No.
BookPage
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*  *Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of MIDDLESEX
this Z <sup>NO</sup> of february, 2022, and made oath that the above statement is true.
Bala Hal.  Notary  BALA SHAHI  Notary Public  Notary Public  Notary Public  Notary Public  My Commonwealth of Massochusett  My Commission Expires  September 9, 2027

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



# Re: 38 Blakeslee- special permit and variance

Danielle Hurhula <danielle.hurhula@gmail.com> Thu, Dec 9, 2021 at 9:23 AM To: Matthew Serreze <M@benjamin-construction.com> Cc: Brian Hurhula <br/> <br/> Shurhula@gmail.com>, John Greenup <br/> <br/> | Greenup@gmail.com>, Andrew Kotleski <andrew@ruhlstudio.com> Hi John, Writing to provide you authorization to act as our agent and sign on our behalf. Thanks. Danielle Danielle Hurhula (617) 733-4493 On Dec 9, 2021, at 8:57 AM, Matthew Serreze <M@benjamin-construction.com> wrote: Danielle and Brian: John Greenup, our attorney, has requested that you either fill out the attached .pdf form and notarize it or send him an email directly authorizing him to act as their agent to sign for them. Thank you, Matt

From: John Greenup <jgreenup@gmail.com> Sent: Thursday, December 9, 2021 8:45 AM

To: Matthew Serreze < M@Benjamin-Construction.com>

Cc: Andrew Kotleski <andrew@ruhlstudio.com>

Subject: Re: Hurhula House Special Permit Drawing Set Draft

Matt, Andrew,

## **QUITCLAIM DEED**

We, Mark Oliva and Victoria M. Oliva, husband and wife, of Cambridge, MA, for consideration paid of \$2,200,000.00, hereby grant to

Brian Hurhula and Danielle Hurhula, as husband and wife, tenants by the entirety, of 38-40 Blakeslee Street, Cambridge, MA 02138,

with QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being now numbered 38-40 Blakeslee Street and being shown as Lot 11-B on a plan entitled "Plan Showing Additions of Part of Lot 11 to Lot 4 Blakeslee Street, Cambridge, Mass." Dated March, 1924, by A.C. Peters, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 333, Plan 41, being bounded and described as follows:

NORTHWESTERLY by said Blakeslee Street, forty-eight and 31/100 (48.31) feet;

NORTHEASTERLY by Lot 12 on said plan ninety-three and 47/100 (93.47) feet;

SOUTHEASTERLY by Lot 11-A on said plan, forty-eight (48) feet;

SOUTHWESTERLY by Lot 10 on said plan, ninety-nine (99) feet.

Containing 4,620 square feet of land.

# **BZA Application Form**

## SUPPORTING STATEMENT FOR A VARIANCE

# EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The hardship is owing to the shape and location of the structure and the land on which it is situated. The requested variance is to add a first floor fireplace/chimney on the right side which adds 8 SF of GFA. The requested increase in GFA is de minimus and is compliant with the right side setback and other dimensional requirements.

The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The shape and location of the structure and the land does not generally affect the zoning district as each house and lot are unique on that street.

## C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The desired relief may be granted without substantial detriment to the public good as it does not intensify the existing GFA non conformity more than a de minimus amount. The use of the property as a single family residence is conforming. No intensification or non conformity in the use of the property is requested.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The requested relief does not nullify or substantially derogate from the intent or purpose of the Zoning Ordinance as the requested relief is consistent with the architecture and use of this and other single family residences 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.

# **BZA Application Form**

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for <u>40 Blakeslee St</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

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

The petitioner's application to make window changes within the left side and rear setbacks; will not expand the envelope of the structure, are physical and aesthetic improvements to the structure and increase air and light brought into the structure.

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 petitioner's application to make window changes within the setback will not have any effect on traffic patterns, neighborhood congestion, or alteration of the neghborhood character whatsoever.

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 petitioner's application to make window changes within the setback will have no effect on the continued operation of or the development of adjacent uses whatsoever.

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 petitioner's application to make window changes within the setback would create no nuisance or detriment to the health, safety and/or welfare of the occupant of the current use as a single family residence or to the citizens of the City whatsoever.

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 petitioner's application to make window changes within the setback would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for any reason whatsoever.

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

E-Mail Address: jgreenup@gmail.com

# **BZA Application Form**

## **DIMENSIONAL INFORMATION**

Applicant: Danielle and Brian Hurhula

Present Use/Occupancy: SNGL-FAM-RES

Location: 40 Blakeslee St , Cambridge, MA

Zone: Residence B Zone

**Phone:** 617-899-1122

Requested Use/Occupancy: SNGL-FAM-RES

		<b>Existing Conditions</b>	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		3795	3803	2310	(max.)
LOT AREA:		4619	4619	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>		0.822	0.825	0.5	
LOT AREA OF EACH DWELLING UNIT		4619	4619	2500	
SIZE OF LOT:	WIDTH	48	48	50	
	DEPTH	93.47	93.47	0.0	
SETBACKS IN FEET:	FRONT	18.1	18.1	15	
	REAR	17.0	17.0	25	
	LEFT SIDE	6.3	6.3	7.5 sum 20	
	RIGHT SIDE	12.7	12.7	7.5 sum 20	
SIZE OF BUILDING:	HEIGHT	35	35	35	
	WIDTH	61.7	61.7	0.0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.52	0.52	0.40	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		2	2	1	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG, ON SAME LOT		0.0	0.0	0.0	

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

## None

- 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'.



# **DRAWING INDEX**

	DRAWING INDEX	SP		
SHEET NO.	SHEET NAME	ISSUE DATE	REV. DATE	
-GENERAL				
G-1.0	GENERAL NOTES AND ABBREVIATIONS	01/13/2022		
G-2.1	EXISTING FAR CALCULATIONS	01/13/2022		
G-2.2	PROPOSED FAR CALCULATIONS	01/13/2022		
G-2.3	EXISTING ELEVATIONS	01/13/2022		
G-3.0	INSULATION WALL SECTIONS AND ENERGY CODE COMPLIANCE 01/13/2022			
EX-01	EXISTING CONDITIONS PLAN OF LAND (SURVEY) 11/05/2020			
G-4.0	PROPOSED PLOT PLAN 01/13/2022			
.1 DEMOLITION				
A-0.3	BASEMENT & FIRST FLOOR DEMO PLAN 01/13/2022			
A-0.4	SECOND & THIRD FLOOR DEMO PLAN 01/13/2022			
SP-ARCHITEC	TURAL			
A - 1.1	FIRST FLOOR PLAN	01/13/2022		
A - 1.2	SECOND FLOOR PLAN	01/13/2022		
A - 1.3	ROOF PLAN	01/13/2022		
A - 5.0	EXTERIOR ELEVATIONS	01/13/2022		
A - 5.1	EXTERIOR ELEVATIONS	01/13/2022		
A - 5.2	EXTERIOR ELEVATIONS 01/13/2022			
A - 5.3	EXTERIOR ELEVATIONS 01/13/2022			
A - 6.0	BUILDING SECTIONS 01/13/2022			
A - 6.1	BUILDING SECTIONS	01/13/2022		
A - 8.0	WINDOWS AND DOORS	01/13/2022		

CURRENT DRAWING ISSUE

SPECIAL PERMIT

01/13/2022

# PROJECT CONTACTS

<u>OWNER</u>

**CONTRACTOR** 

DANIELLE AND BRIAN HURHULA 38 BLAKESLEE ST CAMBRIDGE, MA 02138

E. BHURHULA@GMAIL.COM E. DANIELLE.HURHULA@GMAIL.COM

JOHN BENJAMIN AND MATT SERREZE BENJAMIN CONSTRUCTION 55 RUTLAND SQUARE BOSTON, MA 02118

P. 857.277.0819 E. JOHNBENJAMIN@BENJCON.COM E. M@BENJAMIN-CONSTRUCTION.COM

# **ARCHITECT**

P. 781.424.9353

WILLIAM T. RUHL, FAIA RUHL STUDIO ARCHITECTS 281A MT AUBURN ST WATERTOWN, MA 02472

E. WILL@RUHLSTUDIO.COM

# **SURVEY**

A.S. ELLIOTT & ASSOCIATES P.O. BOX 85 HOPEDALE, MASSACHUSETTS P. 508.634.0256

**STRUCTURAL** 

5,049 GSF

STACY WEAVER, SENIOR ENGINEER, PE RSE ASSOCIATES INC. 63 PLEASANT ST. SUITE 300 WATERTOWN, MA, 02472

P. 617.926.9300 X106 E. STACY.WEAVER@RSEASSOCIATES.COM

# PROJECT INFO / CODE REFERENCE

DESCRIPTION:

THE PROJECT CONSISTS OF A FULL RENOVATION A SINGLE FAMILY HOME INCLUDING LIFTING THE HOUSE, NEW FRONT AND REAR PORCHES WITHIN EXISTING FOOT PRINTS, NEW WINDOWS/DOORS AND INTERIOR WORK FROM BASEMENT UP TO

AREA OF WORK:

TOTAL NEW CONSTRUCTION SCOPE TOTAL RENOVATION SCOPE (INCLUDING BASEMENT WORK) SEE SHEET G-2.1 AND G-2.2 FOR FAR CALCULATIONS

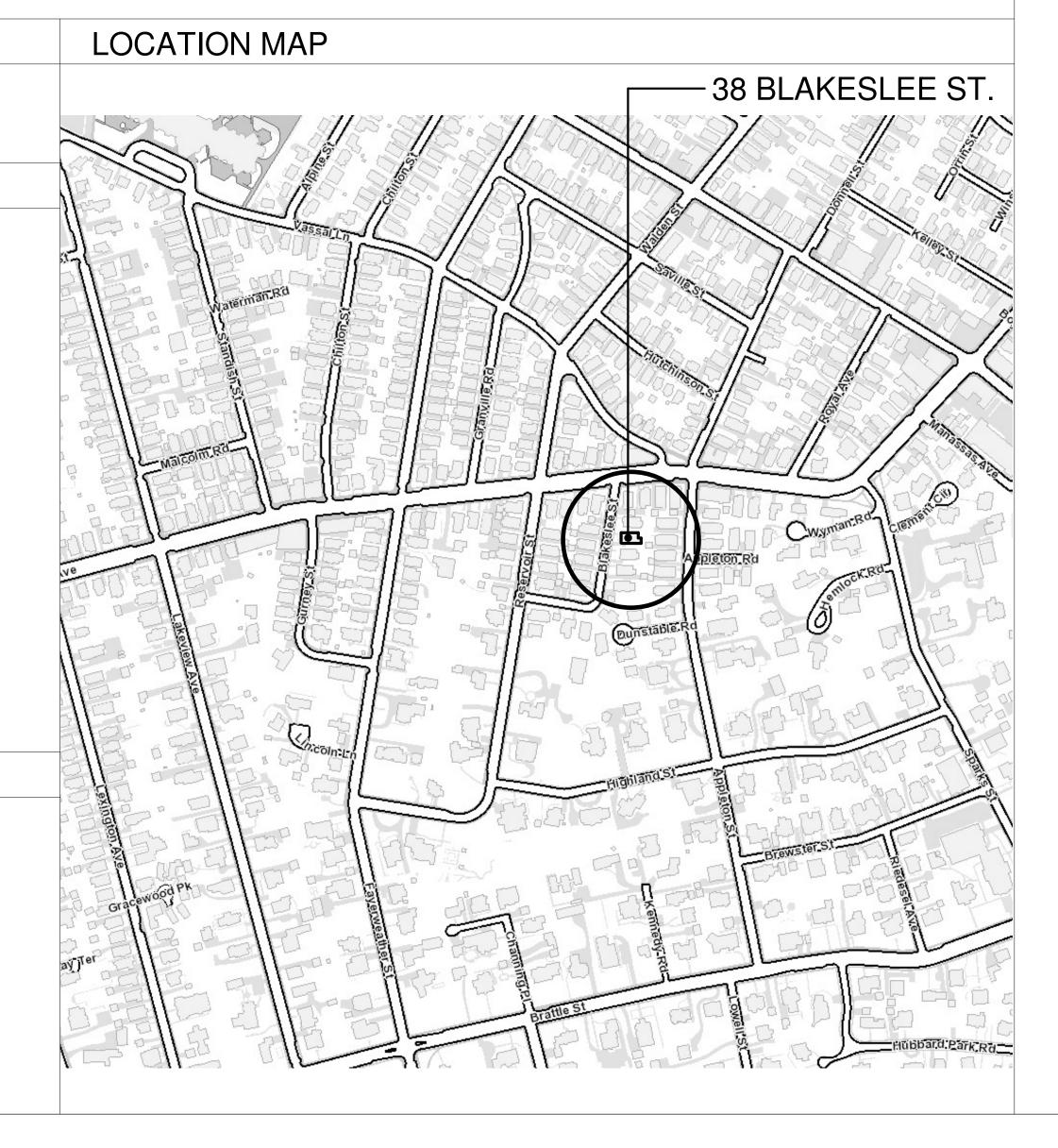
REFERENCE CODE: 2015 INTERNATIONAL RESIDENTIAL CODE MASSACHUSETTS BUILDING CODE 780, 9TH EDITION

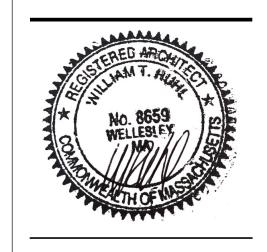
**ZONING ORDINANCE**: 2019 ZONING ORIDINANCE, CITY OF CAMBRIDGE, MASSACHUSETTS

THRID FLOOR.

**USE GROUP**:

R-1, SINGLE FAMILY DETACHED DWELLING







617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE 1" = 1'-0" DRAWN BY 01/13/2022 ISSUED

TITLE SHEET, **PROJECT** INFORMATION, CODE NOTES

G - 0.0

BOT

BRG

CARP

CEIL'G

CFMF

CLG

CMU

CT

CTSK

CLO

COL

COMP

CONC

CONST

CONT

CORR

CPT

DBL

DPR

DWG

ELEC

**ELEV** 

ENCL EMER

EQ

**EQPM** 

EXIST or

FBO/IBC

FBO/IBO

FDN

FEC

FLASH

FLUR

FΜ

FND

FOC

FOF

FOS

FRP

FTG

**FURR** 

EXH

EXP

EXT

EXPO

**EMERGENCY** 

**EQUIPMENT** 

**EXPANSION** 

**EXHAUST** 

**EXPOSED** 

EXTERIOR

FIRE ALARM

FABRICATED

FLOOR DRAIN

FOUNDATION

CABINET

FIXTURE

FLASHING

FLOOR MAT

**FOUNDATION** 

FACE OF FINISH

FACE OF STUD

FOOT OR FEET

FIRE RATING

FOOTING

**FURRING** 

**FUTURE** 

**FLUORESCENT** 

FURNISHED BY OWNER/

FURNISHED BY OWNER/

INSTALLED BY OWNER

FIRE EXTINGUISHER

FINISH or FINISHED

FLOOR or FLOORING

**FACE OF CONCRETE** 

FIBERGLASS REINFORCED

FIRE EXTINGUISHER &

INSTALLED BY CONTRACTOR

**EXISTING** 

ELECTRICAL PANELBOARD

PARTN

PC PCT

PERF

PLAM

PLAS

PM

PNT

POL

PROP

PSI

PT

PTD

PVC

QΤ

RA

RAD

RCP

RD

REF

REINF

REQ'D

**RESIL** 

REV

RF

RH

RM

PTWD

**PLYWD** 

PL

PARTITION

PRECAST

PLATE

PLASTER

PAINTED

POLISHED

PRE-COLORED

POUNDS PER SQUARE

PRESSURE TREATED

PRESSURE TREATED

POLYVINYL CHLORIDE

REFLECTED CEILING PLAN

REINFORCE, REINFORCED.

POUNDS PER SQUARE INCH

PROPOSED

PAINTED

WOOD

RISER

RADIUS

**QUARRY TILE** 

RETURN AIR

ROOF DRAIN

REFERENCE

REQUIRED

RESILIENT

REVISION

ROOM

RIGHT HAND

**ROUGH OPENING** 

or REINFORCING

RESILIENT FLOORING

RAINWATER LEADER

PLYWOOD

PERFORATED

PLASTIC LAMINATE

PRESSED METAL

PORCELAIN CERAMIC TILE

CB

WOOD, FINISHED **PLYWOOD** PARTICLE BOARD INSULATION, LOOSE OR BATT INSULATION, RIGID G.W.B. W/ GLASBORD CONCRETE MASONRY UNIT METAL (LARGE SCALE) GYPSUM WALLBOARD

> CERAMIC TILE OR Q.T **BOARD & BATTEN**

CENTER LINE HIDDEN EDGES/PROJECTIONS ABOVE BREAK LINE "INTERIOR" ELEVATIONS

"EXTERIOR" ELEVATIONS

WALL SECTION SECTION OR DETAIL

PROPOSED ELEVATION

IN ELEVATION OR SECTION

REFERENCE DETAIL

DRAWING WHERE DETAIL IS DRAWN

SUPPLY OR RETURN AIR DIFFUSER OR GRILLE

COLUMN REFERENCE LINE ROOM NUMBER **EXTERIOR DOOR TYPE** XXX-XX INTERIOR DOOR TYPE WINDOW TYPE WALL/FLOOR TYPE NEW FINISHED GRADE **EXISTING GRADE** CEILING SPOT ELEVATION X' - X" AFF

EXIT LIGHT

✓ FEC

SPEAKER SMOKE OR HEAT DETECTOR

SPRINKLER HEAD

FIRE EXTINGUISHER/ FIRE EXTINGUISHER &

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE 1" = 1'-0" DRAWN BY

ISSUED

**GENERAL NOTES AND ABBREVIATIONS** 

 $\mathsf{AJK}$ 

01/13/2022

G-1.0

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.

# ADMINISTRATION OF THE WORK

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND
- AUTHORIZED VISITORS. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BUILDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS, REMOVAL OF WINDOWS, LOCATION OF CHUTES AND DUMPSTERS, ETC. PRIOR TO REMOVAL OF DEBRIS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING SYSTEMS SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN SYSTEMS TO ORIGINAL CONDITION CONTRACTOR SHALL INSTALL NEW SYSTEMS
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S) PROCEDURES FOR
- MAINTAINING A SECURE SITE AND BUILDING. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSULATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.
- IN ALL AREAS WHERE AN UNEVENNESS IN SLAB SURFACE OCCURS, THE CONTRACTOR SHALL PATCH AND REPAIR TO PRODUCE A PLUMB, SMOOTH SURFACE TO RECEIVE A NEW FINISHED SURFACE AS SPECIFIED.
- CONTRACTOR SHALL CLEAN UP REFUSE, AND RUBBISH DAILY AND SHALL MAINTAIN THE SITE IN AN ORDERLY AND CLEAN CONDITION AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING
- COORDINATION EFFORTS OF ALL SUBCONTRACTORS. CONTRACTOR SHALL LAY OUT WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH
- THE WORK IN QUESTION. CONTRACTOR SHALL CONDUCT WEEKLY PROJECT MEETINGS AND PREPARE MEETING NOTES. CONTRACTOR SHALL PREPARE AND REVIEW A TWO WEEK LOOK-AHEAD SCHEDULE AT EACH PROJECT MEETING.
- CONTRACTOR SHALL REVIEW ALL OWNER FURNISHED ITEMS TO DETERMINE REQUIRED COORDINATION EFFORST ANS SCHEDULING DETAILS ASSOCIATED WITHTHE PROJECT. CONTRACTOR SHALL CONDUCT CLEANING AND DISPOSAL

OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND

ANTI-POLLUTION LAWS. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE WASTE MATERIALS, RUBBISH, SURPLUS MATERIALS, EQUIPMENT, MACHINERY AND TEMPORARY FACILITIES AND CONTROLS. CONTRACTOR SHALL LEAVE ALL SURFACE IN PERFECTLY CLEAN AND UNSOILED CONDITIONS.

# STANDARDS AND REGULATIONS

- CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER
- REQUIREMENTS AND SIMILAR STANDARDS. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL FURNISH COPIES OF ALL SUCH ITEMS TO OWNER AND ARCHITECT WITHIN 10 DAYS OF RECEIPT. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL
- NOTIFY ARCHITECT IMMEDIATELY. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
- IF APPLICABLE, CONTRACTOR SHALL FILE NOTICE OF INTENT WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA). CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
- CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCES FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
- IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT ARCHITECT AND OWNER IMMEDIATELY. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF
- WORK NOT INDICATED BUT INFERABLE TO COMPLETE WORK IS UNDERSTOOD TO BE INCLUDED. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD BEFORE DEMOLITION OR CONSTRUCTION OF ANY PORTION OF THIS PROJECT.

BIDS TO REVIEW EXISTING CONDITIONS.

- ANY MATERIAL SUBSTITUTIONS MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE ARCHITECT.
- ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY. U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.

# **GENERAL NOTES**

- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND AGENCIES HAVING JURISDICTION.
- ANY CONFLICT OR DISCREPANCY WHATSOEVER BETWEEN DRAWINGS, SPECIFICATIONS, AND/OR EXISTING CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- WORK NOT INDICATED BUT INFERABLE TO COMPLETE WORK IS UNDERSTOOD TO BE INCLUDED.
- CONTRACTOR TO COORDINATE ALL NEW CONSTRUCTION WITH DETAILS, SPECS, AND NOTES
- CONTRACTOR TO INCLUDE INSTALLATION FOR ALL NOT IN CONTRACT (N.I.C.) ITEMS IN BUDGET.
- CONTRACTOR TO INCLUDE ADDITIONAL BLOCKING AS REQUIRED FOR SURFACE MOUNTED ITEMS CONTRACTOR SHALL MAKE ALL SUBMITTALS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE

COMMENCEMENT OF WORK

- ARCHITECT WILL REVIEW REQUIRED SHOP DRAWINGS AND SAMPLES WITH REASONABLE PROMPTNNESS. AND WILL RETURN THEM TO THE CONTRACTOR WITH TEH ARCHITECT'S STAMP APPLIED THERETO. ALLOW TWO WEEKS FOR THE ARCHITECT'S INITIAL PROCESSING OF TEACH SUBMITTAL, ALLOW A LONGER TIME PERIOD WHERE PROCESSING MUST BE DELAYED FOR COORDINATION WITH SUBSEQUENT SUBMITTALS NOTATIONS BY THE ARCHITECT, WHICH INCREASE CONTRACT COST OR TIME COMPLETION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE
- PROCEEDING WITH TEH WOR FACH SUBMITTAL WILL BI STAMPED, INDICATING THE APPROPRIATE ACTION. CONTRACTOR MUST REVIEW AND COORDINATE ALL WORK ON SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT FOR APPROVAL. CONTRACOTR SHALL STAMP ALL SUBMITTALS STATING THAT THEY HAVE BEEN REVIEWED AND FULLY CONFORM TO THE REQUIRMENT
- OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO ENSURE EXACT FIT AND PERFECT ALIGNMENT OF ALL WORK.
- ALL WORK SHALL BE PLUMB, LEVLE, TRUE, SQUARE, STRAIGHT AND IN PROPER ALIGNEMENT WITH NO DISTORTIONS. PROVIDE CONCEALED SHIMS AS REQUIRED.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTEHRWISE NOTED. INSTALL MANUFACTURED MATERIALS PER MANUFACTURER'S INSTUCTIONS
- DURING THE ENTIRE CONSTRUCTION PERIOD THE CONTRACTOR SHALL HAVE USE OF THE PREMISES FOR CONSTRUCTION OPERATIONS, INCLUDING THE USE OF THE SITE, AS DETERMINED BY THE OWNER, AND AS PERMITTED BY THE LAWS, ORDINANCES, PERMITS AND
- CONTRACT DOCUMENTS. THE OWNER RESERVES THE RIGHT TO PLACE AND INSTALL EQUIPMENT AS NECESSARY IN COMPLETED AREAS OF THE BUILDING AND OCCUPY SUCH COMPLETED AREAS PRIOR TO SUBSTANTIAL COMPLETION, PROVIDED THAT SUCH OCCUPANCY DOES NOT SUBSTANITALLY INTERFERE WITH COMPLETION OF THE WORK, SUCH AS PLACING OF EQUIPMENT AND PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE

### **BLOCKING** JOINT **TEMP TEMPORARY** TER BY OTHERS **TERRAZZO** THK TOC KIT BOTTOM KITCHEN THICK or THICKNESS **BEARING** TOP OF CURB TOP TOS LAM LAMINATE or LAMINATED TOP OF PARAPET LAV LCC CABINET LAVATORY TOP OF STEEL, TOP OF CARPET or CARPETED LEAD COATED COPPER CATCH BASIN LG TOW TOP OF WALL LONG CEMENT LEFT HAND TPD TOILET PAPER DISPENSER CERAMIC LT TV TELEVISION LVT TYP CEILING LUXURY VINYL TILE **TYPICAL** CONTRACTOR FURNISHED MANUFACTURE or UNDERWRITERS CONTRACTOR INSTALLED MANUF UL **COLD FORMED METAL** MANUFACTURER LABORATORY MARB FRAMING MARBLE UNFINISHED CAST IRON MAS MASONRY UNO **UNLESS NOTED CAST-IN-PLACE** MATL MATERIAL or MATERIALS OTHERWISE MAX CONTROL JOIN MAXIMUM CEILING MC MEDICINE CABINET VΒ VINYL BASE VCB VCT CAULKING MECH MECHANICAL VINYL COVE BASE MEZZ VINYL COMPOSITION TILE **CONCRETE MASONRY UNIT MEZZANINE** MFR **VERT** CERAMIC TILE MANUFACTURER VERTICAL **VEST** MH CENTER MANHOLE VESTIBULE COUNTERSUNK MIN MINIMUM VIF VERIFY IN FIELD VSF VWC **MISCELLANEOUS** VINYL SHEET FLOORING **CLEAN OUT** \_\_\_\_\_ MLDG MOLDING, MOULDING VINYL WALL COVERING CLOSET COLUMN MO MASONRY OPENING MR \_\_\_\_\_ COMPRESSIBLE MOISTURE RESISTANT WEST MTD CONCRETE WIDTH MOUNTED CONSTRUCTION MTL METAL WITH CONTINUOUS MUL MULLION W/O WITHOUT WB WOOD BASE CORRIDOR CARPET/CARPETING NORTH WC WATER CLOSET N/R NOT REQUIRED WD WOOD **DOUBLE** NA NOT APPLICABLE WH WALL HUNG DETAIL NOT IN CONTRACT WH WATER HEATER NO **DRINKING FOUNTAIN** WI WROUGHT IRON NUMBER NOM DIAMETER NOMINAL WM WIRE MESH NTS DISPOSAL NOT TO SCALE WP WATERPROOFING **DISPENSER WSCT** WAINSCOT ON CENTER WELDED WIRE FABRIC DOOR OPENING OD **OUTSIDE DIAMETER** WWF DOOR OFCI OWNER FURNISHED. DOWNSPOUT CONTRACTOR INSTALLED OFF DRAWING OFFICE OFOI OWNER FURNISHED, DRAWER OWNER INSTALLED EAST OH OPPOSITE HAND EACH **OPNG** OPENING EXPANSION JOINT OPP OPPOSITE ELEVATION OVHD OVERHEAD ELECTRIC or ELECTRICAL P&M PATCH & MATCH ELEVATOR **ENCLOSURE** PART PARTIAL

STUDIO ARCHITECTS

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722

www.ruhlstudio.com

As indicated

01/13/2022

1. REFER TO TITLE SHEET G-0.0 FOR ALL APPLICABLE CODE AND ZONING JURISDICTIONS.

2. FAR CALCULATIONS ARE BASED ON 2019 ZONING ORDINANCE OF CAMBRIDGE, MASSACHUSETTS.

ZONING DIMENSIONS AND REGULATIONS ARE BASED ON 2019 ZONING ORDINANCE OF CAMBRIDGE, MASSACHUSETTS.

4. EXISITING DIMESNIONS ARE +/- AND WILL BE VERIFIED BY CONTRACTOR AS

NEEDED IN THE FIELD.

# 5. CUTPLANE AT ROOF AND ATTIC SPACE IS 5' AFF.

# **LEGEND**



**GENERAL NOTES** 

EXISTING GROSS FLOOR AREA



PROPOSED ADDED GROSS FLOOR AREA



EXISTING SUNROOM
ABOVE, DASHED. 37 sq
ft LAWN BELOW
(INCLUDED IN FIRST

FLOOR GFA PER CAMBRIDGE ISD) EXISTING GROSS FLOOR AREA TO BE REMOVED OR RECLAIMED



NEW CONSTRUCTION

EXCLUDED FROM CALCULATION

\*NOTE: VARIOUS AREA TYPES ARE COLOR CODED AND WILL NOT BE REPRESENTED CORRECTLY IF PRINTED IN BLACK/WHITE.

# PROPOSED FLOOR AREA TOTALS

FLOOR	EXISTING FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)	DIFFERENCE (SF)
BASEMENT	N/A	N/A	N/A
1ST FLOOR	1,506	1,514	+8
2ND FLOOR	1,406	1,406	0
3RD FLOOR	883	883	0
TOTAL FLOOR AREA	3,795	3,803	0

# FLOOR AREA RATIO SUMMARY

	EXISTING	PROPOSED
GROSS FLOOR AREA	3,795 SF	3,803 SF
EXISTING LOT AREA	4,619 SF	4,619 SF
FAR	.822	.825

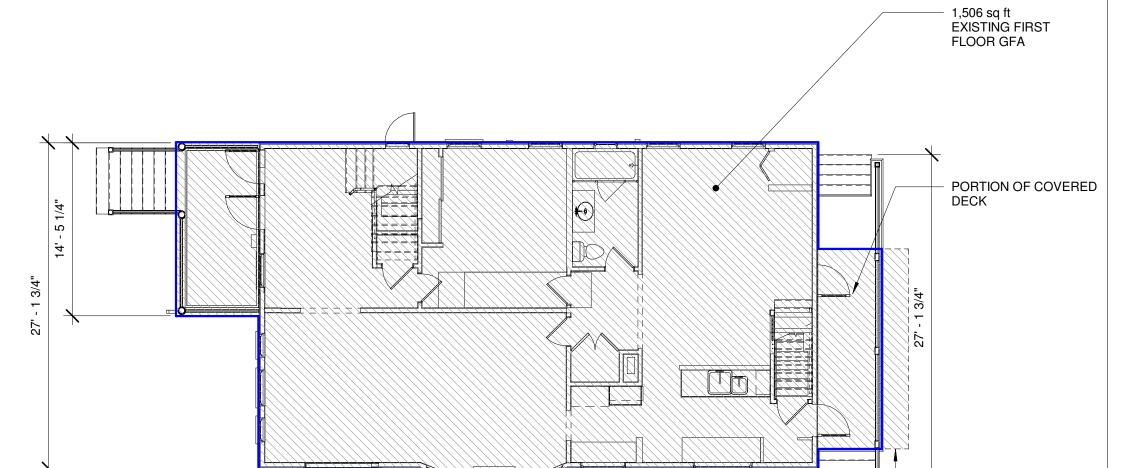
# **ZONING DIMENSIONAL REGULATIONS**

PARCEL ID: 38 BLAKESLEE ST, CAMBRIDGE MA. MAP 232 LOT 65

ZONING DISTRICT\*: RESIDENCE B DISTRICT, TWO FAMILY OR SEMI DETACHED

ZONING ITEM*	REQUIRED/ ALLOWED*	EXISTING	PROPOSED	NOTES
MAX. FAR	0.5	.822	.825	SPECIAL PERMIT
MIN. LOT AREA	5,000 SF	4,619 SF	4,619 SF	PREEXISTING / NONCONFORMING
MIN. LOT AREA PER D.U.	2,500 SF	4,619 SF	4,619 SF	CONFORMING
MIN. LOT WIDTH	50 FT	48 FT	48 FT	PREEXISTING / NONCONFORMING
MIN. FRONT YARD	15 FT	18.1 FT	18.1 FT	CONFORMING
MIN. SIDE YARD	7.5 FT	6.3 FT	6.3 FT	PREEXISTING / NONCONFORMING
MIN. REAR YARD	25 FT	17 FT	17 FT	PREEXISTING / NONCONFORMING
MAX. BUILDING HEIGHT	35 FT	34.1 FT	35 FT	CONFORMING
MIN. PRIVATE OPEN SPACE RATIO	40%	52%	52%	PREEXISTING / NONCONFORMING

\*ABOVE ZONING REQUIREMENTS REFERENCED FROM 2019 ZONING ORIDINANCE, CITY OF CAMBRIDGE, MASSACHUSETTS.



46' - 7 1/4"

EXISTING THIRD FLOOR FAR

1/8" = 1'-0"

EXISTING FIRST FLOOR FAR  $(\mathbf{B})$ 

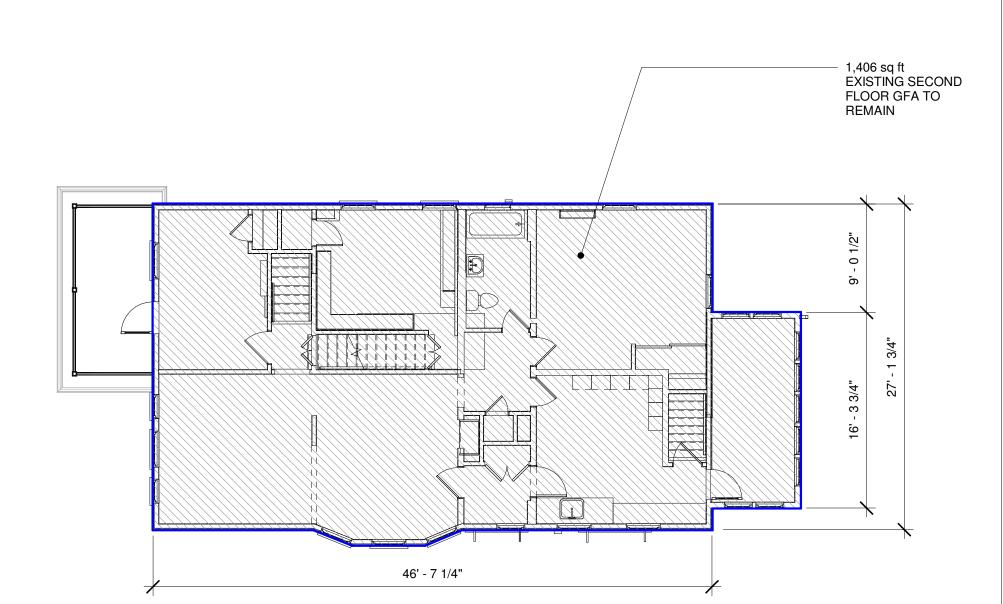
- 11 sq ft EXISTING

MECHANICAL SPACE; EXCLUDED FROM

CALCULATION

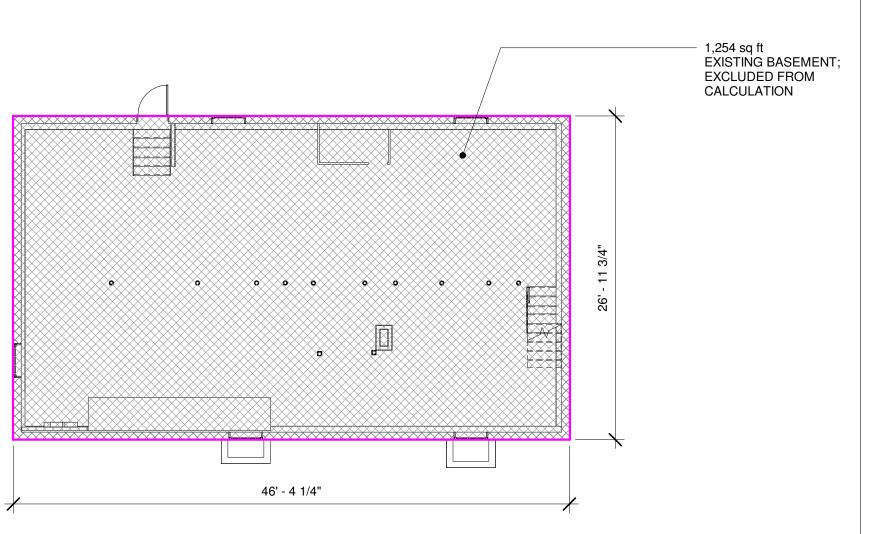
- 883 sq ft EXISTING THIRD

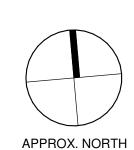
FLOOR GFA TO REMAIN



9' - 2 1/4"

10 1/2"





EXISTING SECOND FLOOR FAR

EXISTING BASEMENT FAR

G-2.1

NO. REVISION

SCALE

DRAWN BY

ISSUED

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.

**EXISTING FAR** 

CALCULATIONS

# **GENERAL NOTES**

- 1. REFER TO TITLE SHEET G-0.0 FOR ALL APPLICABLE CODE AND ZONING JURISDICTIONS.
- 2. FAR CALCULATIONS ARE BASED ON 2019 ZONING ORDINANCE OF CAMBRIDGE, MASSACHUSETTS.
- ZONING DIMENSIONS AND REGULATIONS ARE BASED ON 2019 ZONING ORDINANCE OF CAMBRIDGE, MASSACHUSETTS.
- EXISITING DIMESNIONS ARE +/- AND WILL BE VERIFIED BY CONTRACTOR AS
- NEEDED IN THE FIELD.
- 5. CUTPLANE AT ROOF AND ATTIC SPACE IS 5' AFF.

# **LEGEND**



EXISTING GROSS FLOOR AREA



PROPOSED ADDED GROSS FLOOR AREA



EXCLUDED FROM CALCULATION



EXISTING GROSS FLOOR AREA TO BE REMOVED OR RECLAIMED



NEW CONSTRUCTION

\*NOTE: VARIOUS AREA TYPES ARE COLOR CODED AND WILL NOT BE REPRESENTED CORRECTLY IF PRINTED IN BLACK/WHITE.

# PROPOSED FLOOR AREA TOTALS

FLOOR	EXISTING FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)	DIFFERENCE (SF)
BASEMENT	N/A	N/A	N/A
1ST FLOOR	1,506	1,514	+8
2ND FLOOR	1,406	1,406	0
3RD FLOOR	883	883	0
TOTAL FLOOR AREA	3,795	3,803	0

# FLOOR AREA RATIO SUMMARY

	EXISTING	PROPOSED
GROSS FLOOR AREA	3,795 SF	3,803 SF
EXISTING LOT AREA	4,619 SF	4,619 SF
FAR	.822	.825

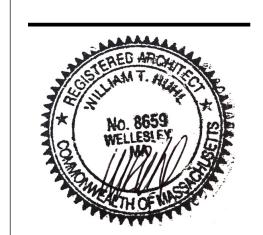
# **ZONING DIMENSIONAL REGULATIONS**

PARCEL ID: 38 BLAKESLEE ST, CAMBRIDGE MA. MAP 232 LOT 65

ZONING DISTRICT\*: RESIDENCE B DISTRICT, TWO FAMILY OR SEMI DETACHED

ZONING ITEM*	REQUIRED/ ALLOWED*	EXISTING	PROPOSED	NOTES
MAX. FAR	0.5	.822	.825	SPECIAL PERMIT
MIN. LOT AREA	5,000 SF	4,619 SF	4,619 SF	PREEXISTING / NONCONFORMING
MIN. LOT AREA PER D.U.	2,500 SF	4,619 SF	4,619 SF	CONFORMING
MIN. LOT WIDTH	50 FT	48 FT	48 FT	PREEXISTING / NONCONFORMING
MIN. FRONT YARD	15 FT	18.1 FT	18.1 FT	CONFORMING
MIN. SIDE YARD	7.5 FT	6.3 FT	6.3 FT	PREEXISTING / NONCONFORMING
MIN. REAR YARD	25 FT	17 FT	17 FT	PREEXISTING / NONCONFORMING
MAX. BUILDING HEIGHT	35 FT	34.1 FT	35 FT	CONFORMING
MIN. PRIVATE OPEN SPACE RATIO	40%	52%	52%	PREEXISTING / NONCONFORMING

\*ABOVE ZONING REQUIREMENTS REFERENCED FROM 2019 ZONING ORIDINANCE, CITY OF CAMBRIDGE, MASSACHUSETTS.



STUDIO ARCHITECTS 281a Mt. Auburn Street Watertown, MA 02472

617.744.8722

www.ruhlstudio.com

NO. REVISION

SCALE As indicated

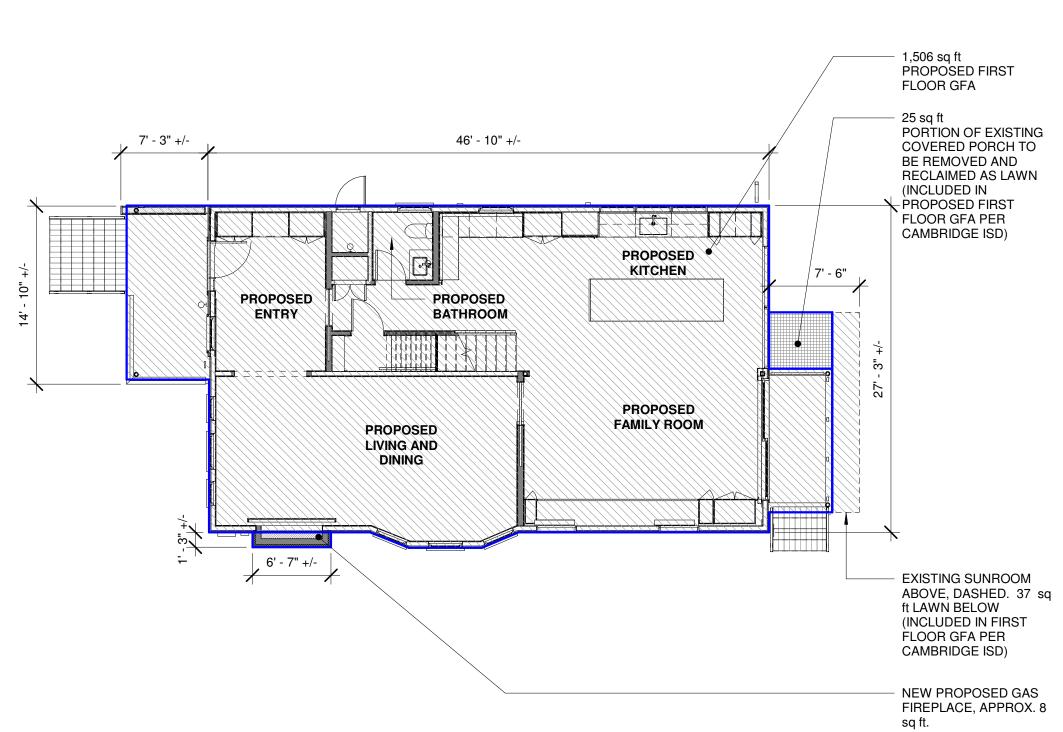
DRAWN BY

01/13/2022 ISSUED PROPOSED FAR

CALCULATIONS

G-2.2

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



PROPOSED THIRD FLOOR FAR

**EXISTING** 

PROPOSED

PROPOSED

GUEST

BEDROOM

16' - 10 1/2"

STAIR HALL

PROPOSED

OFFICE

**MECHANICAL** 

PROPOSED FIRST FLOOR FAR  $(\mathbf{B})$ 

11 sq ft EXISTING MECHANICAL;

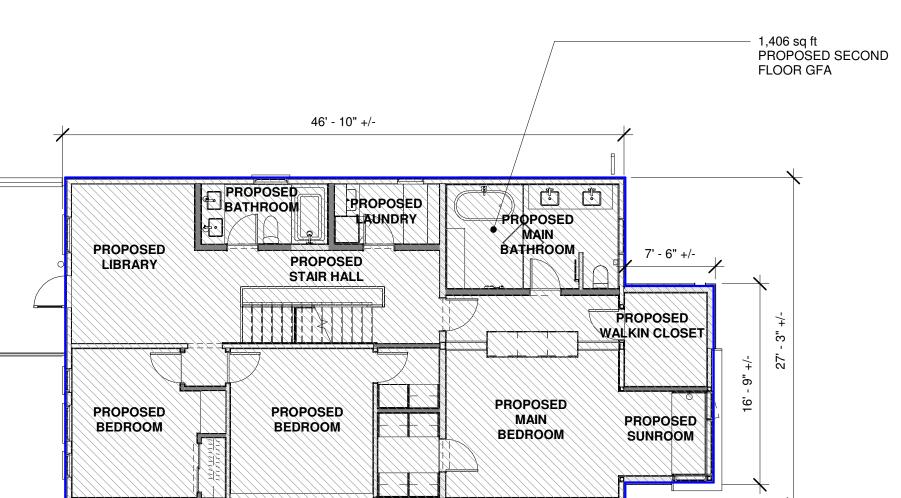
EXCLUDED FROM CALCULATION

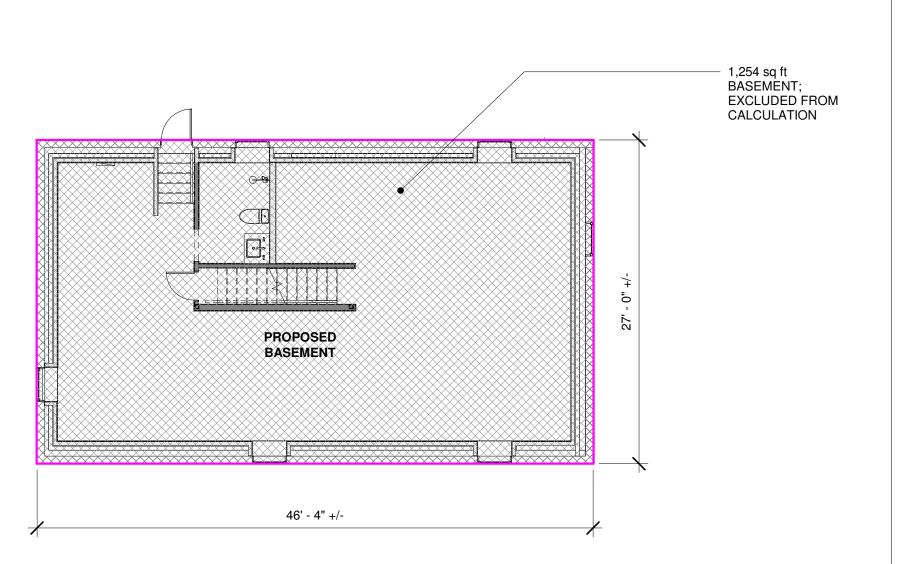
- 883 sq ft PROPOSED THIRD

FLOOR GFA

PROPOSED

OFFICE





APPROX. NORTH

PROPOSED BASEMENT FAR

PROPOSED SECOND FLOOR FAR



EX FINISH SECOND FL 9'-0" EX FINISH FIRST FL 0'-0"

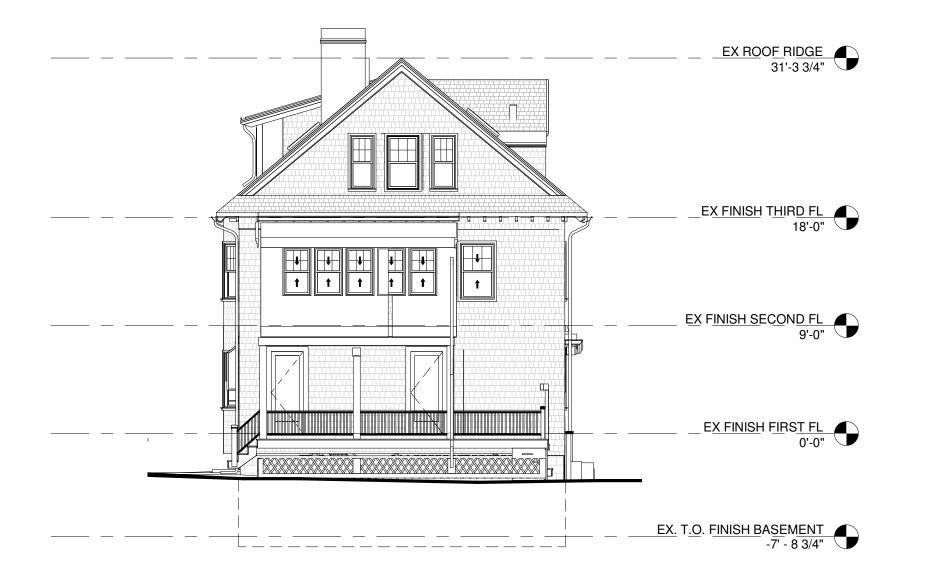
D EXISTING WEST ELEVATION

1/8" = 1'-0"



B EXISTING NORTH ELEVATION

1/8" = 1'-0"



SCALE 1/8" = 1'-0" DRAWN BY 01/13/2022 ISSUED

NO. REVISION

STUDIO ARCHITECTS

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722

www.ruhlstudio.com

**EXISTING ELEVATIONS** 

G-2.3

EXISTING EAST ELEVATION

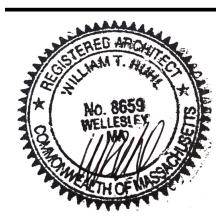
1/8" = 1'-0"

EXISTING SOUTH ELEVATION

1" = 1'-0"

# **GENERAL NOTES - THERMAL ENVELOPE**

- 1. BUILDING IS LOCATED IN A 5A CLIMATE ZONE.
- NEW CONSTRUCTION SHALL COMPLY WITH PRESCRIPTIVE REQUIREMENTS OF IECC 2018 CODE SECTIONS R402 THROUGH R404
- INSULATION TO ACHIEVE MIN R-VALUE AS NOTED.
- ENSURE ACHIEVING CONTINUOUS AIR BARRIER AT ADDITION EXTERIOR THERMAL ENVELOPE
- TAPE ALL PENETRATIONS THROUGH WRB
- SHEATHING WITH FLASHING TAPE.
- LOW EXPANDING SPRAY-FOAM AIR SEAL SHALL BE INSTALLED BETWEEN WINDOW FRAME AND R.O FRAMING, TYP.



**ARCHITECTS** 281a Mt. Auburn Street Watertown, MA 02472

617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE DRAWN BY

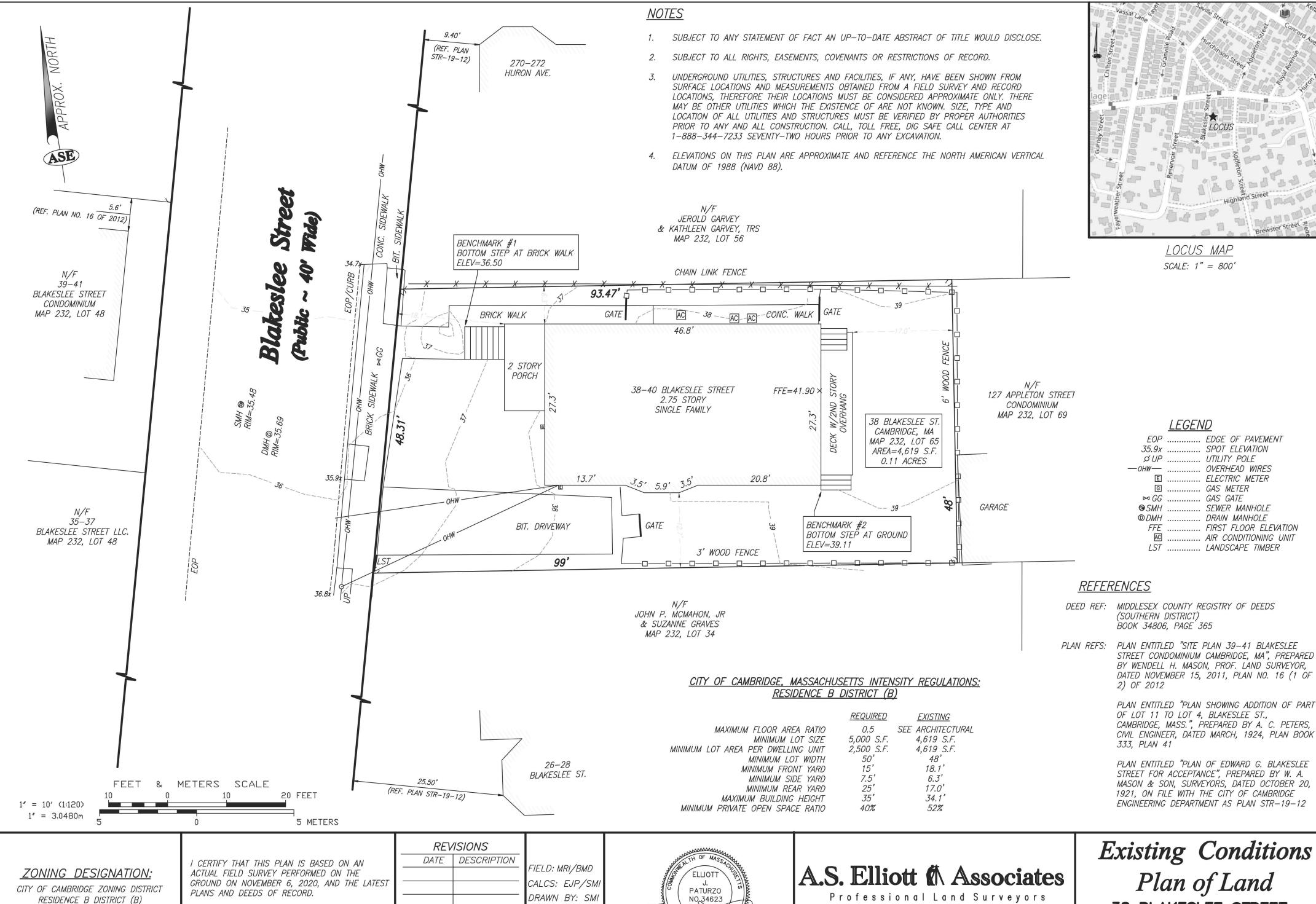
1" = 1'-0"

AJK

01/13/2022 ISSUED INSULATION

WALL SECTIONS AND ENERGY CODE COMPLIANCE

G-3.0



FIELD EDIT: N/

CHECKED: EJP

JOB #: 201825

APPROVED:

I CERTIFY THAT PART OF THE SUBJECT DWELLING

**ASSESSORS REFERENCE:** 

MAP 232, LOT 65

SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON

MAP NUMBER 25017C0419E, HAVING AN EFFECTIVE

DATE OF JUNE 4, 2010.

P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS (508) 634-0256 www.aselliott.com

01/08/21

DATE

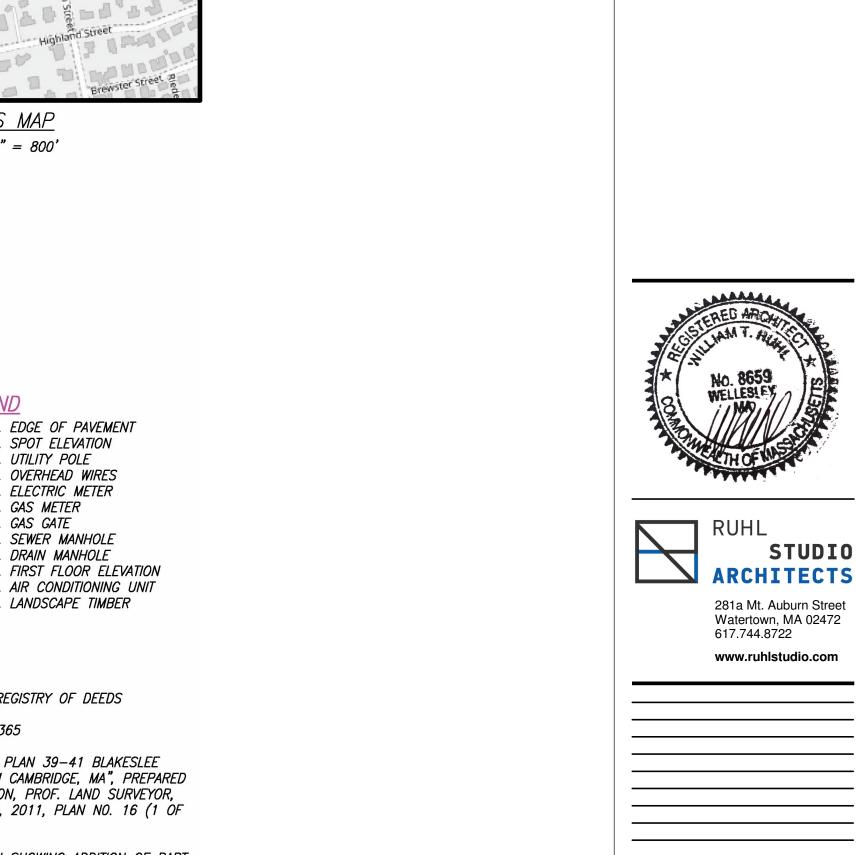
PROFESSIONAL LAND SURVEYOR

# Existing Conditions Plan of Land 38 BLAKESLEE STREET

CAMBRIDGE, MASSACHUSETTS

PREPARED FOR: WILL RUHL

SCALE: 1"= 10' DATE: NOVEMBER 6, 2020



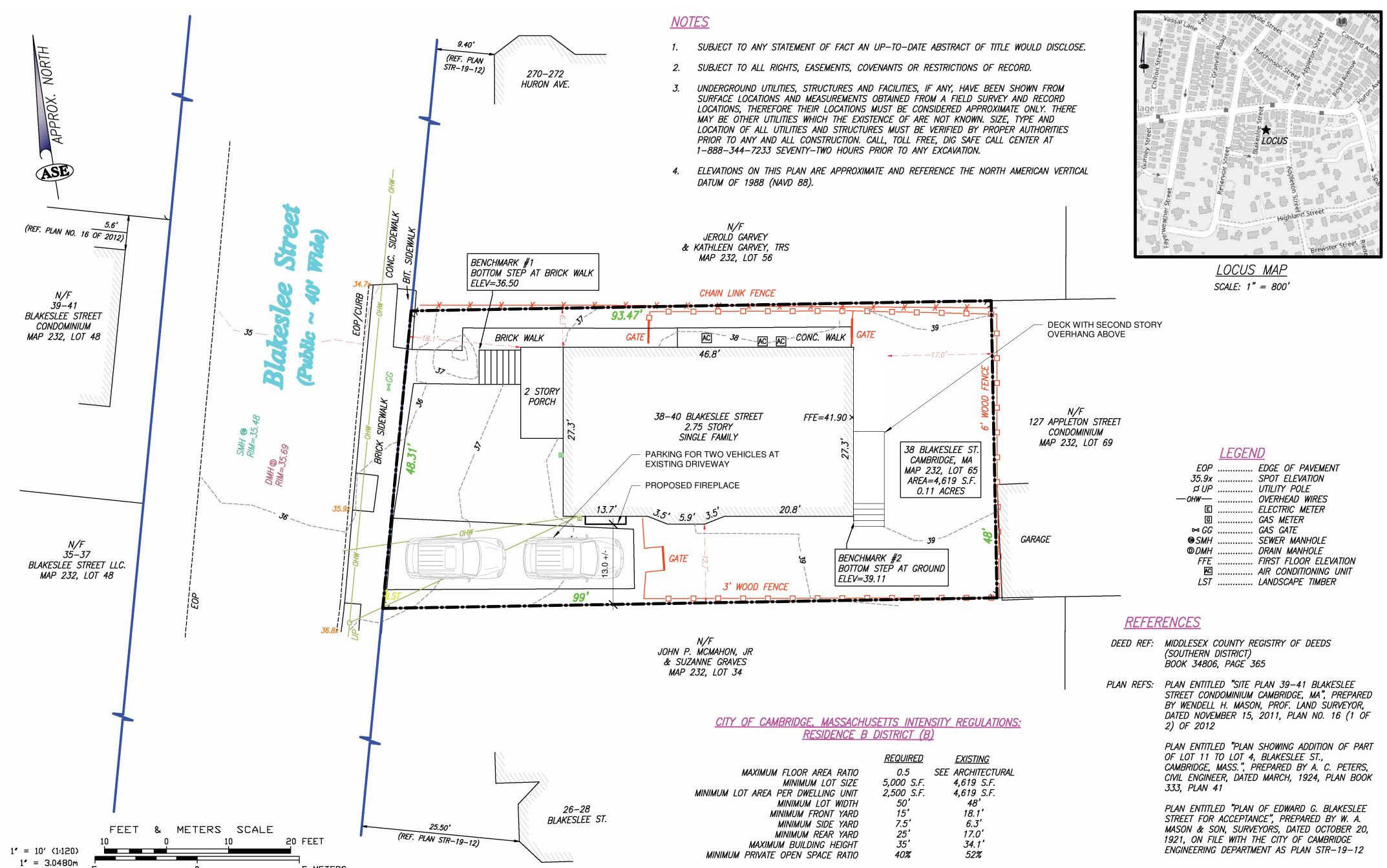
SCALE 1" = 10'-0" DRAWN BY 01/13/2022 ISSUED

PROPOSED PLOT PLAN

NO. REVISION

G-4.0

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



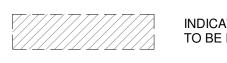
PROPOSED PLOT PLAN ANNOTATED BY RUHL STUDIO ARCHITECTS OVER THE EXISTING SURVEY DRAWING. THIS DRAWING IS NOT AN OFFICAL SURVEY



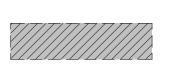
- VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN: NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
- EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING DEMOLITION, AND ALL RELATED DAMAGE SHALL BE REPAIRED.
- SEAMLESSLY PATCH AND REPAIR WALLS, CEILING AND FLOORS TO MATCH EXISTING AT LOCATION OF DEMOLISHED WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE, REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK, SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.

# **LEGEND**

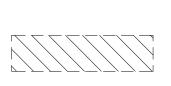
APPROX. NORTH



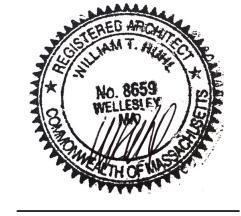
INDICATES FINISHES AND FIXTURES TO BE REMOVED



INDICATES FLOOR, WALL OR ROOF FRAMING, AND CASEWORK, CABINETRY TO BE REMOVED



REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS INDICATED BY HATCH. PROVIDE TEMPORARY SHORING AS REQUIRED UNTIL NEW STRUCTURAL FRAMING IS INSTALLED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.



STUDIO ARCHITECTS

> 281a Mt. Auburn Street Watertown, MA 02472 617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE As indicated DRAWN BY

BASEMENT & FIRST FLOOR

**DEMO PLAN** 

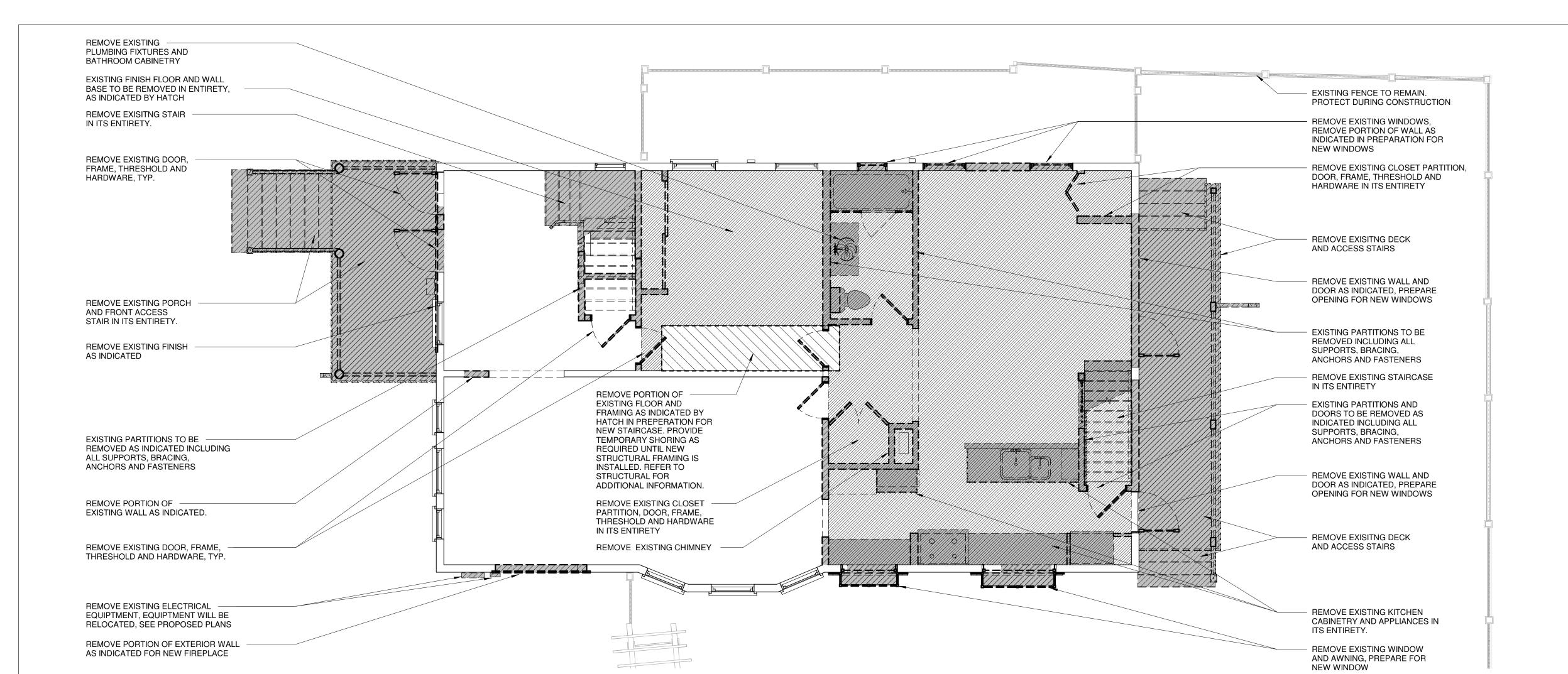
ISSUED

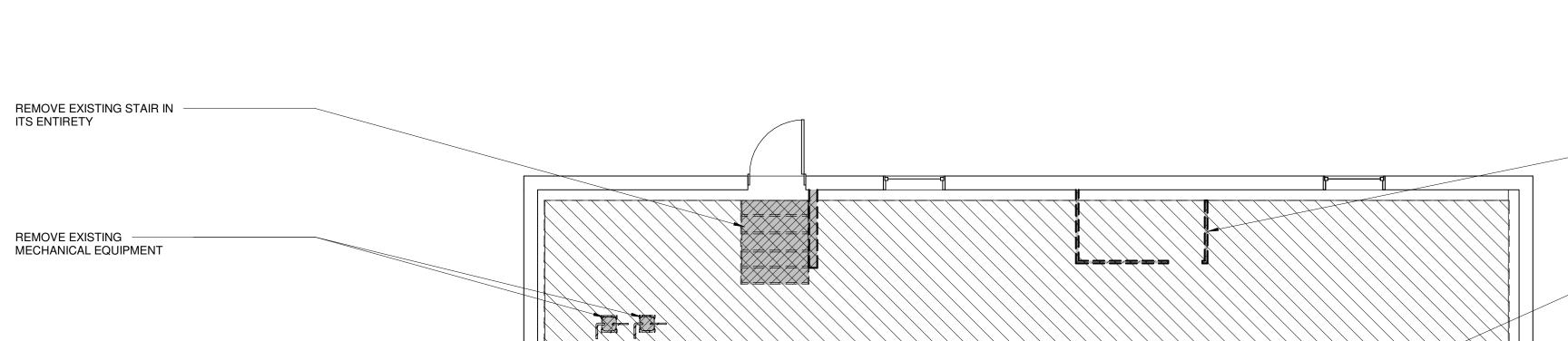
01/13/2022

A-0.3 SPECIAL PERMIT

© copyright 2021 RUHL STUDIO ARCHITECTS, LLC.







EXISTING COLUMNS TO BE REMOVED. PROVIDE TEMPORARY SHORING AS REQUIRED UNTIL NEW STRUCTURAL FRAMING IS INSTALLED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION REMOVE EXISTING HOT WATER HEATER

REMOVE EXISTING CHIMNEY

**EXISTING PARTITION TO BE** REMOVED IN ITS ENTIRETY

REMOVE EXISTING STAIRCASE

REMOVE EXISTING CASEWORK AS INDICATED

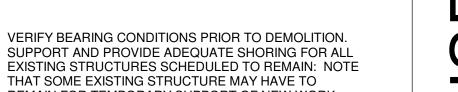
REMOVE EXISTING **ELECTRICAL EQUIPTMENT** 

FIRST FLOOR DEMO PLAN

1/4" = 1'-0"

REMOVE EXISTING MECHANICAL EQUIPMENT

REMOVE EXISTING BASEMENT CONCRETE SLAB IN ITS ENTIRETY



REMAIN FOR TEMPORARY SUPPORT OF NEW WORK. EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING DEMOLITION, AND ALL

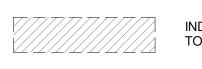
RELATED DAMAGE SHALL BE REPAIRED.

**GENERAL NOTES - DEMO** 

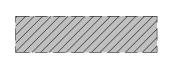
- SEAMLESSLY PATCH AND REPAIR WALLS, CEILING AND FLOORS TO MATCH EXISTING AT LOCATION OF DEMOLISHED WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE, REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK, SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.

# **LEGEND**

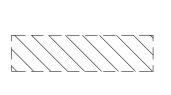
APPROX. NORTH



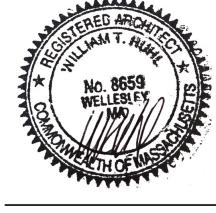
INDICATES FINISHES AND FIXTURES TO BE REMOVED



INDICATES FLOOR, WALL OR ROOF FRAMING, AND CASEWORK, CABINETRY TO BE REMOVED



REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS INDICATED BY HATCH. PROVIDE TEMPORARY SHORING AS REQUIRED UNTIL NEW STRUCTURAL FRAMING IS INSTALLED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.



STUDIO ARCHITECTS

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE As indicated

01/13/2022

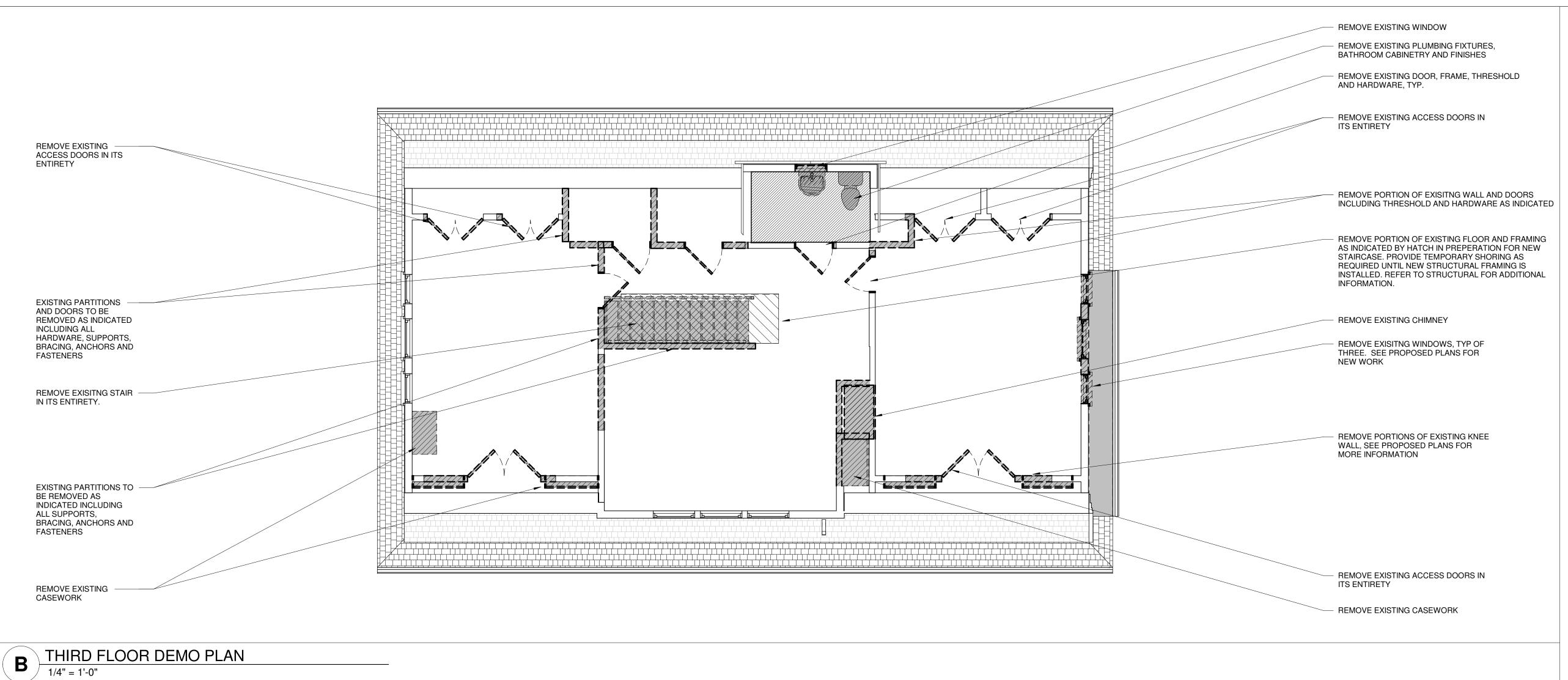
ISSUED

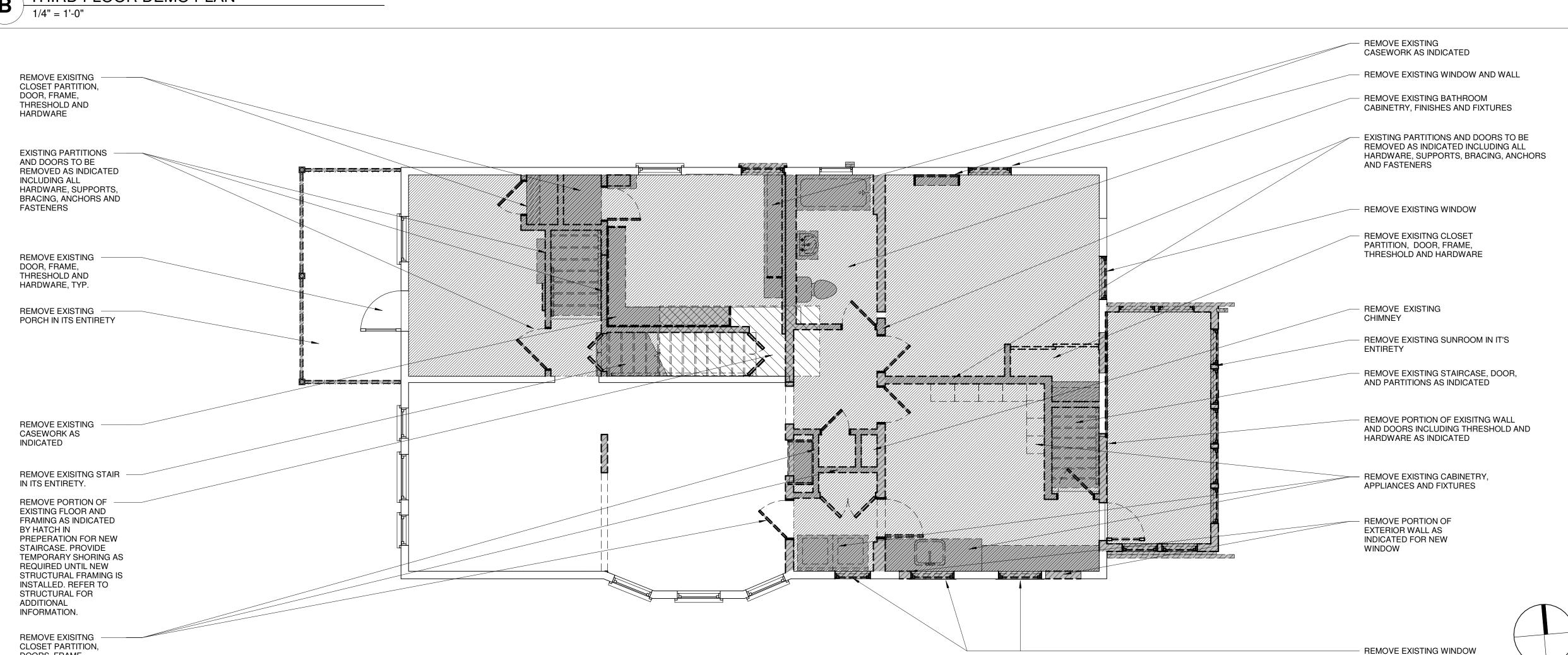
DRAWN BY

SECOND & THIRD FLOOR **DEMO PLAN** 

A-0.4

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.





DOORS, FRAME,

THRESHOLD AND HARDWARE

SECOND FLOOR DEMO PLAN

**GENERAL NOTES** 

REFER TO G-1.0 FOR FURTHER ADDITIONAL

DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS

REFER TO FINISH PLANS FOR FLOOR FINISH

REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND

REFER TO ELECTRICAL PLANS FOR ALL OUTLET

DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN: NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR

NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING

UTILITIES: WHERE INDICATED DISCONNECT AND

REMOVE EXISTING PLUMBING, HVAC DUCTS,

WHERE EXISTING WALLS AROUND PIPEWORK

PENETRATING FLOOR OR CEILING ARE REMOVED,

CONTRACTOR IS TO ENSURE THAT PERMANENT

FIRE SEPARATION IS PROVIDED PER CODE AND

SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF

NEW FRAMING WITHIN EXISTING STRUCTURE,

SEAMLESSLY PATCH AND REPAIR TO MATCH

DEMOLITION IS TO BE PROTECTED DURING

DEMOLITION, AND ALL RELATED DAMAGE SHALL BE

SEAMLESSLY PATCH AND REPAIR WALLS, CEILING AND FLOORS TO MATCH EXISTING AT LOCATION OF

REMOVE FINISH WALLS AND CEILINGS AS

NECESSARY TO PERFORM NEW WORK,

EXISTING WORK NOT SCHEDULED FOR

LOAD BEARING WALLS AND PARTITIONS

CONTAINING WASTE STACKS TO BE 2X6

CONSTRUCTION. SEE STRUCTURAL FOR MORE

NON LOAD BEARING PARTITIONS TO BE 2X4

INSULATION AND VAPOR BARRIERS TO BE

FLOORS LOCATD OVER EXTERIOR

UNCONDITIONED SPACE.

BE PAINTED MATTE BLACK.

CONSTRUCTION UNLESS OTHERWISE NOTED.

PROVIDED AT ALL EXTERIOR WALLS, CEILINGS AND

PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL BEDROOM PARTITIONS, FLOORS AND

WHERE POCKET DOORS ARE INSTALLED, NTERIOR WALL CAVITY, INCLUDING WALL STRUCTURE SHALL

INDICATES NEW 2X WALL

EXISTING WINDOW REMOVED

CMU WAL

CONCRETE WALL

INDICATES EXISTING WALL WITH NEW

ADJACENT EXISTING FINISHES.

REPAIRED.

DEMOLISHED WORK.

INFORMATION.

ELECTRICAL AND GAS SERVICE IN PLACE

ACCORDING TO BUILDING CODE.

WITHOUT INTERRUPTION.

REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW

VERIFY BEARING CONDITIONS PRIOR TO

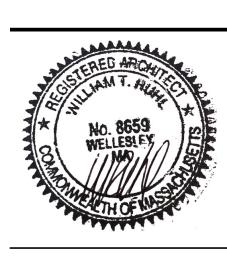
TEMPORARY SUPPORT OF NEW WORK.

DETAILED GENERAL NOTES

NOTED OTHERWISE.

INFORMATION.

LOCATIONS.



NO. REVISION

SCALE As indicated DRAWN BY

01/13/2022

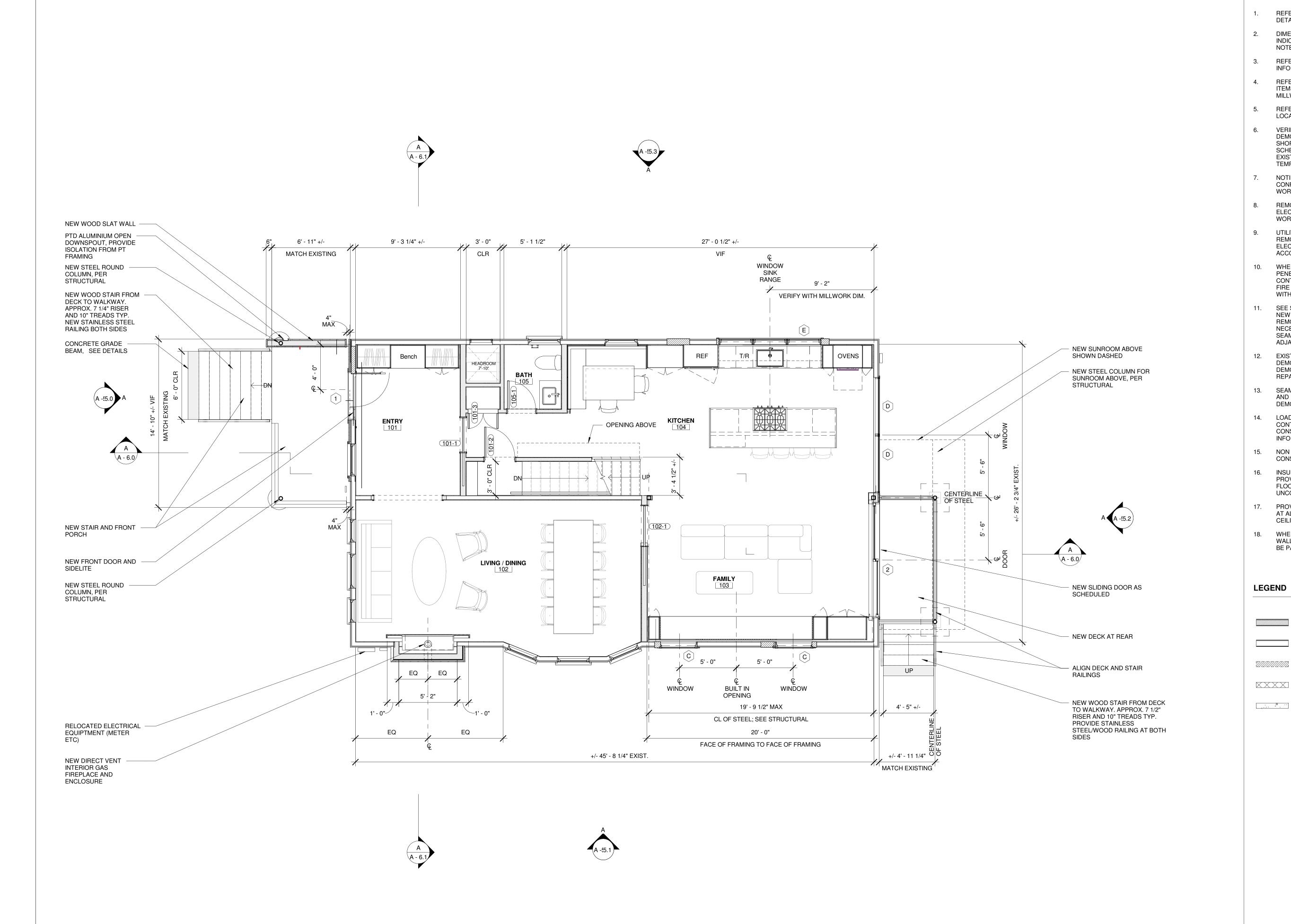
FIRST FLOOR

ISSUED

PLAN

A - 1.1

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



FIRST FLOOR PLAN

1/4" = 1'-0"



. REFER TO G-1.0 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES

**GENERAL NOTES** 

- DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- REFER TO FINISH PLANS FOR FLOOR FINISH INFORMATION.
- 4. REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND MILLWORK.
- 5. REFER TO ELECTRICAL PLANS FOR ALL OUTLET LOCATIONS.
- VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN: NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- 8. REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- 9. UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- 10. WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- 11. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE, REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK, SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.
- 12. EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING DEMOLITION, AND ALL RELATED DAMAGE SHALL BE REPAIRED.
- 3. SEAMLESSLY PATCH AND REPAIR WALLS, CEILING AND FLOORS TO MATCH EXISTING AT LOCATION OF DEMOLISHED WORK.
- 14. LOAD BEARING WALLS AND PARTITIONS CONTAINING WASTE STACKS TO BE 2X6 CONSTRUCTION. SEE STRUCTURAL FOR MORE INFORMATION.
- 15. NON LOAD BEARING PARTITIONS TO BE 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- 6. INSULATION AND VAPOR BARRIERS TO BE PROVIDED AT ALL EXTERIOR WALLS, CEILINGS AND FLOORS LOCATD OVER EXTERIOR UNCONDITIONED SPACE.
- 17. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL BEDROOM PARTITIONS, FLOORS AND CEILINGS
- 18. WHERE POCKET DOORS ARE INSTALLED, NTERIOR WALL CAVITY, INCLUDING WALL STRUCTURE SHALL BE PAINTED MATTE BLACK.

# LEGEND

INDICATES NEW 2X WALL

INDICATES EXISTING WALL WITH NEW FINISHES

Z//////// EXISTING WINDOW REMOVED

CONCRETE WALL

CMU WAL

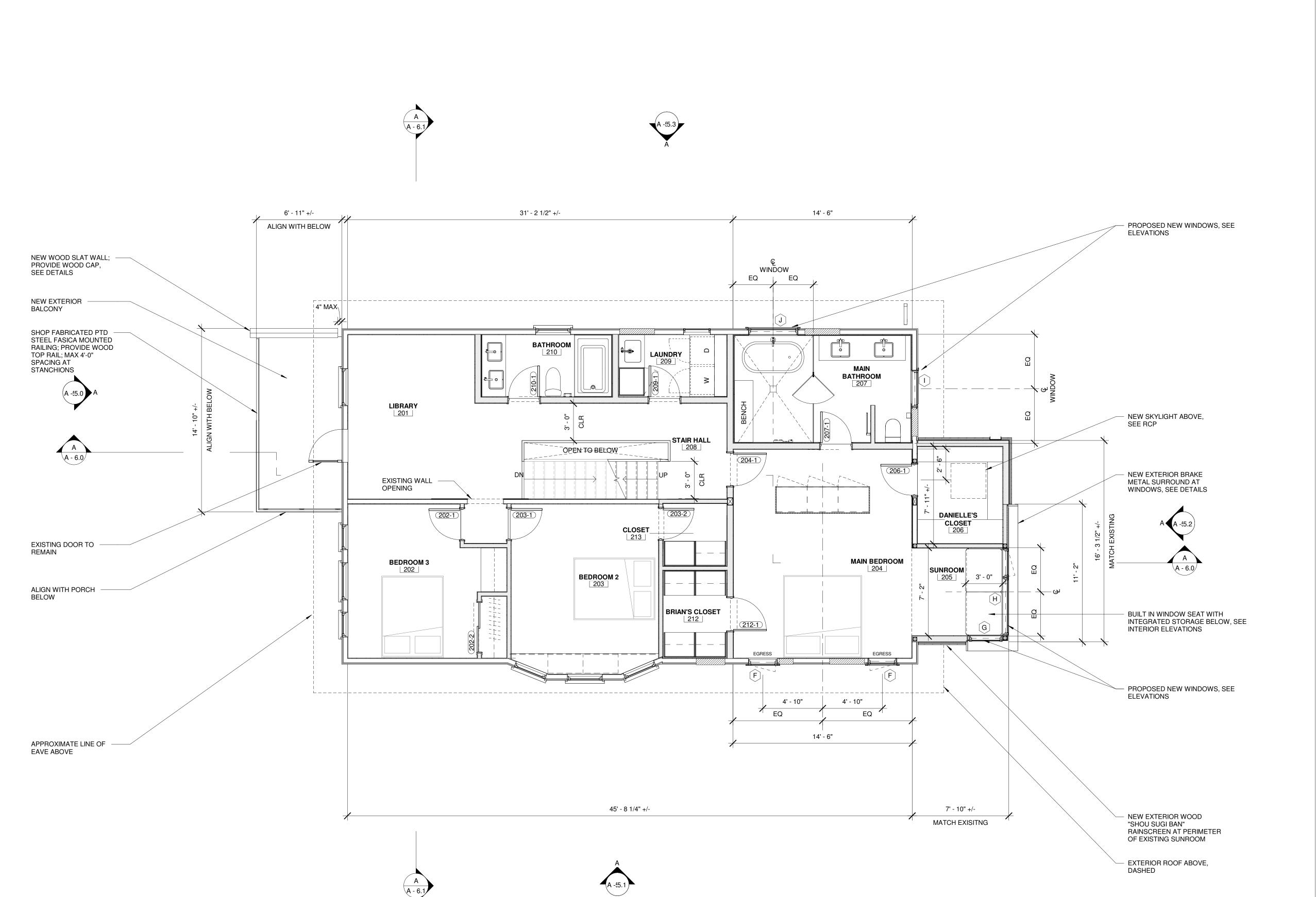


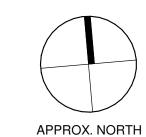
SCALE As indicated
DRAWN BY AJK
ISSUED 01/13/2022

NO. REVISION

SECOND FLOOR PLAN

A - 1.2





REFER TO G-1.0 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES

FIELD VERIFY ALL EXISTING ROOF SLOPES.

EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING DEMOLITION, AND ALL RELATED DAMAGE SHALL BE REPAIRED.

(EX.) ASPHAULT SHINGLE

METAL ROOFING

ROÓF

STUDIO ARCHITECTS

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722 www.ruhlstudio.com

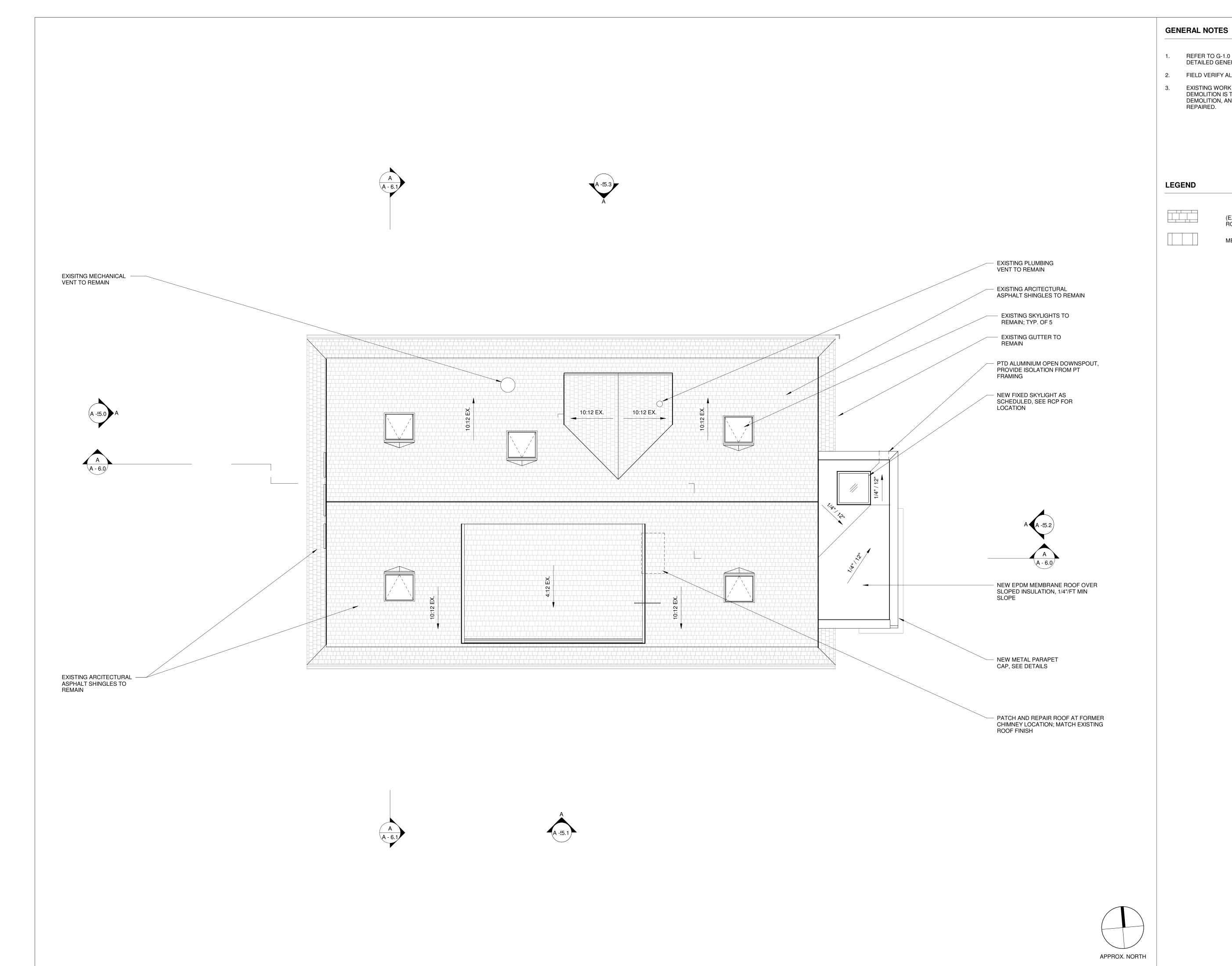
NO. REVISION

SCALE As indicated DRAWN BY

01/13/2022

**ROOF PLAN** 

A - 1.3



**GENERAL NOTES** 

GENERAL NOTES

REPAIRED.

REFER TO G-1.0 FURTHER ADDITIONAL DETAILED

DEMOLITION, AND ALL RELATED DAMAGE SHALL BE

EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING



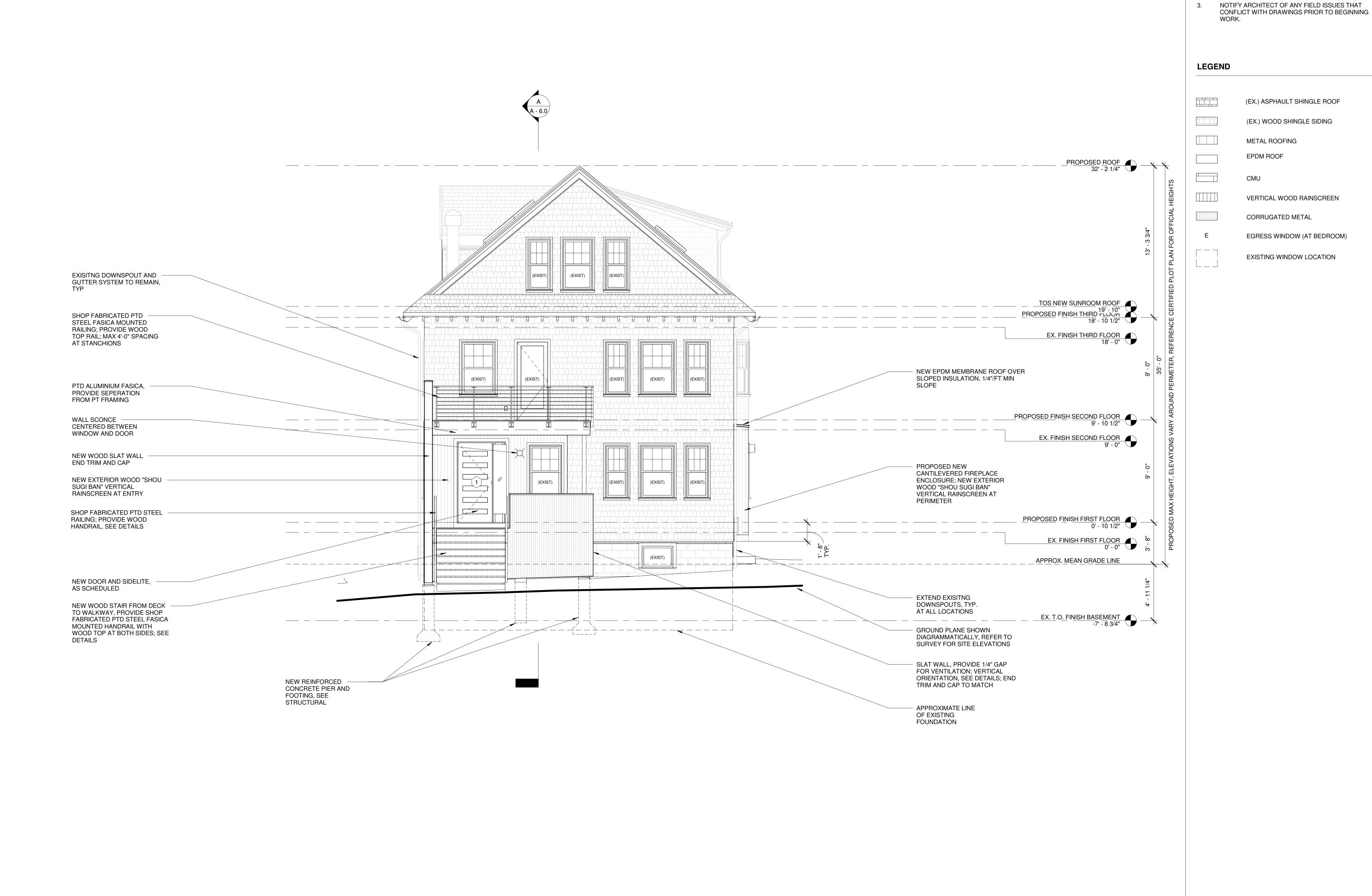
SCALE As indicated DRAWN BY Author 01/13/2022 ISSUED

**EXTERIOR ELEVATIONS** 

NO. REVISION

A - 5.0

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



WEST ELEVATION

1/4" = 1'-0"

RUHL STUDI ARCHITECT
281a Mt. Auburn Stree

617.744.8722 www.ruhlstudio.com

NO. REVISION

As indicated

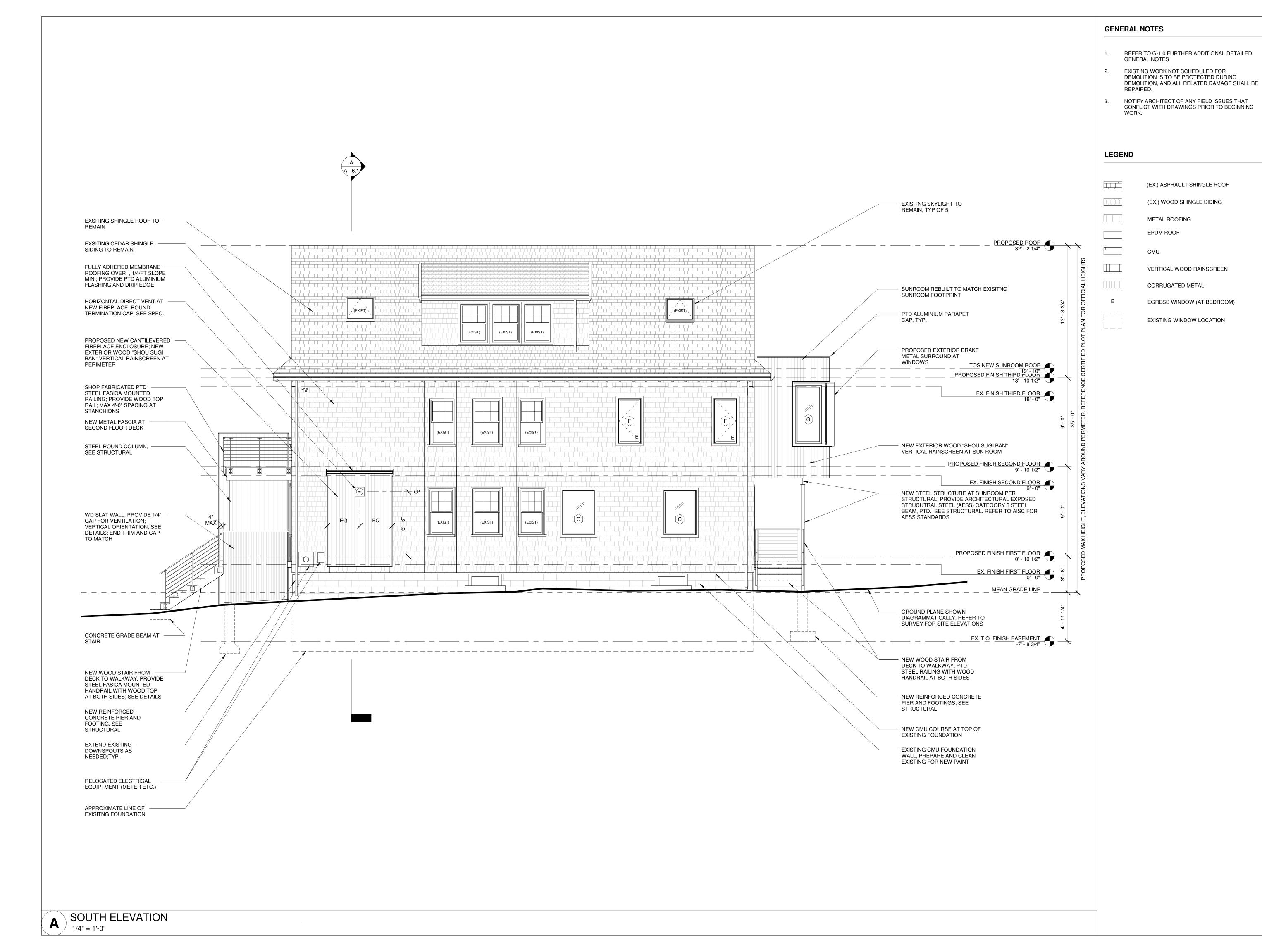
01/13/2022 ISSUED

SCALE

DRAWN BY

**EXTERIOR ELEVATIONS** 

A - 5.1



**GENERAL NOTES** 

**GENERAL NOTES** 

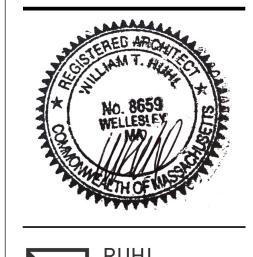
REFER TO G-1.0 FURTHER ADDITIONAL DETAILED

DEMOLITION, AND ALL RELATED DAMAGE SHALL BE

NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING

EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING





Y	RUHL STUDIO ARCHITECTS
	281a Mt. Auburn Street Watertown, MA 02472 617.744.8722

617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE As indicated DRAWN BY

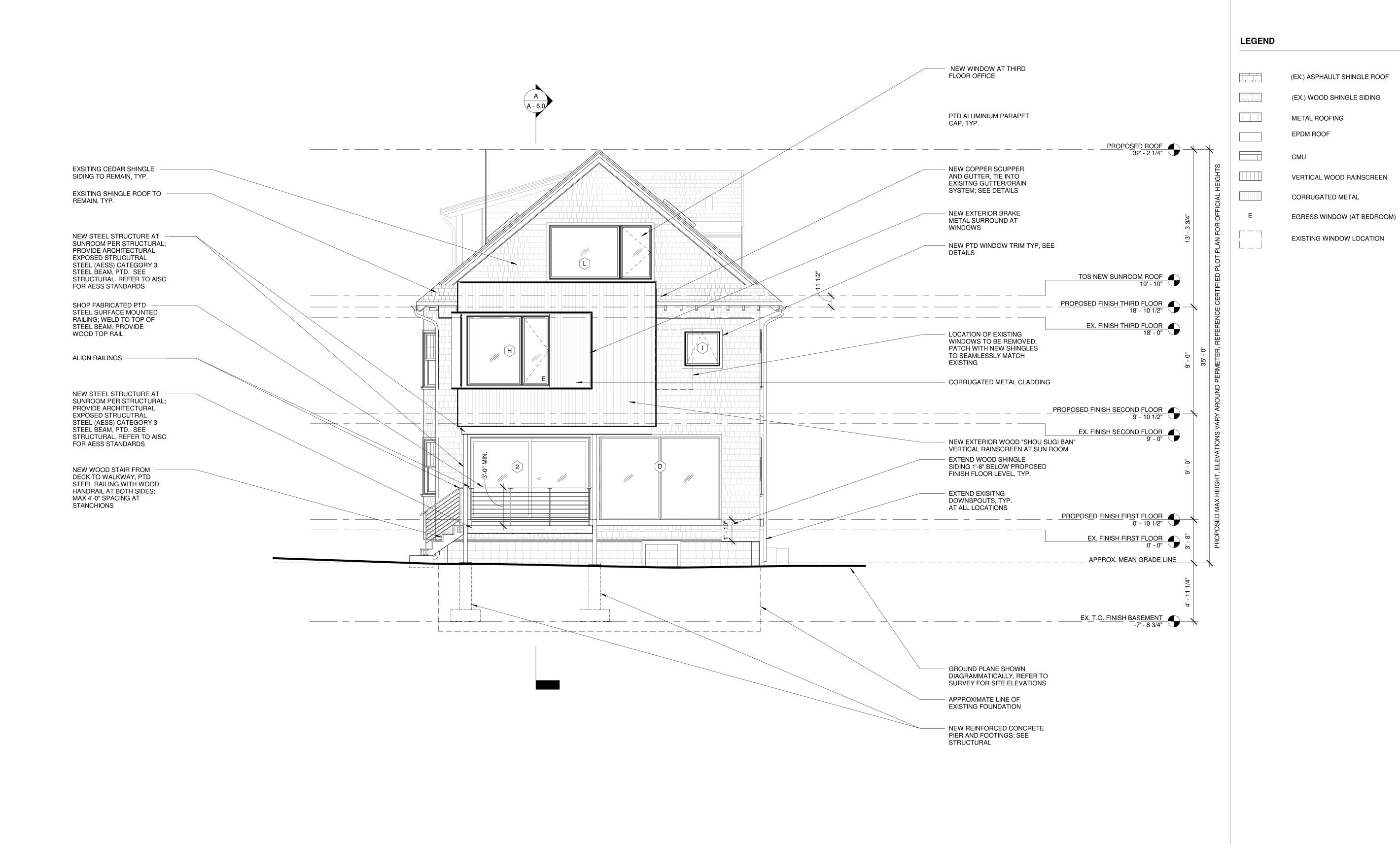
01/13/2022

**EXTERIOR ELEVATIONS** 

ISSUED

A - 5.2

SPECIAL PERMIT © copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



EAST ELEVATION

1/4" = 1'-0"

**GENERAL NOTES** 

STUDIO ARCHITECTS

281a Mt. Auburn Street Watertown, MA 02472 617.744.8722

www.ruhlstudio.com

NO. REVISION

SCALE As indicated DRAWN BY

Author

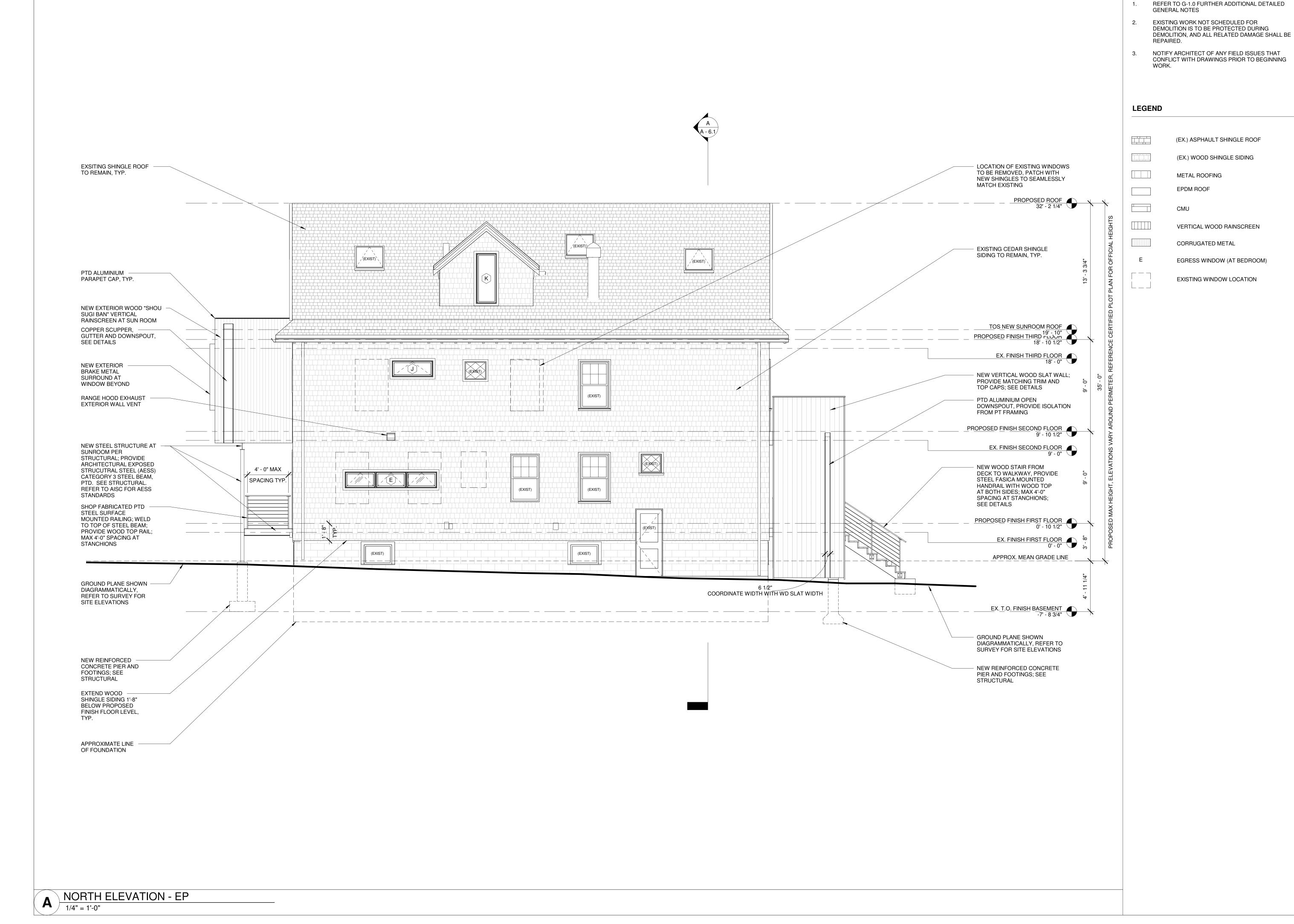
01/13/2022

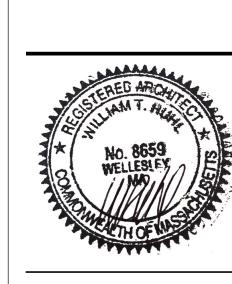
**EXTERIOR** 

ISSUED

**ELEVATIONS** 

A - 5.3





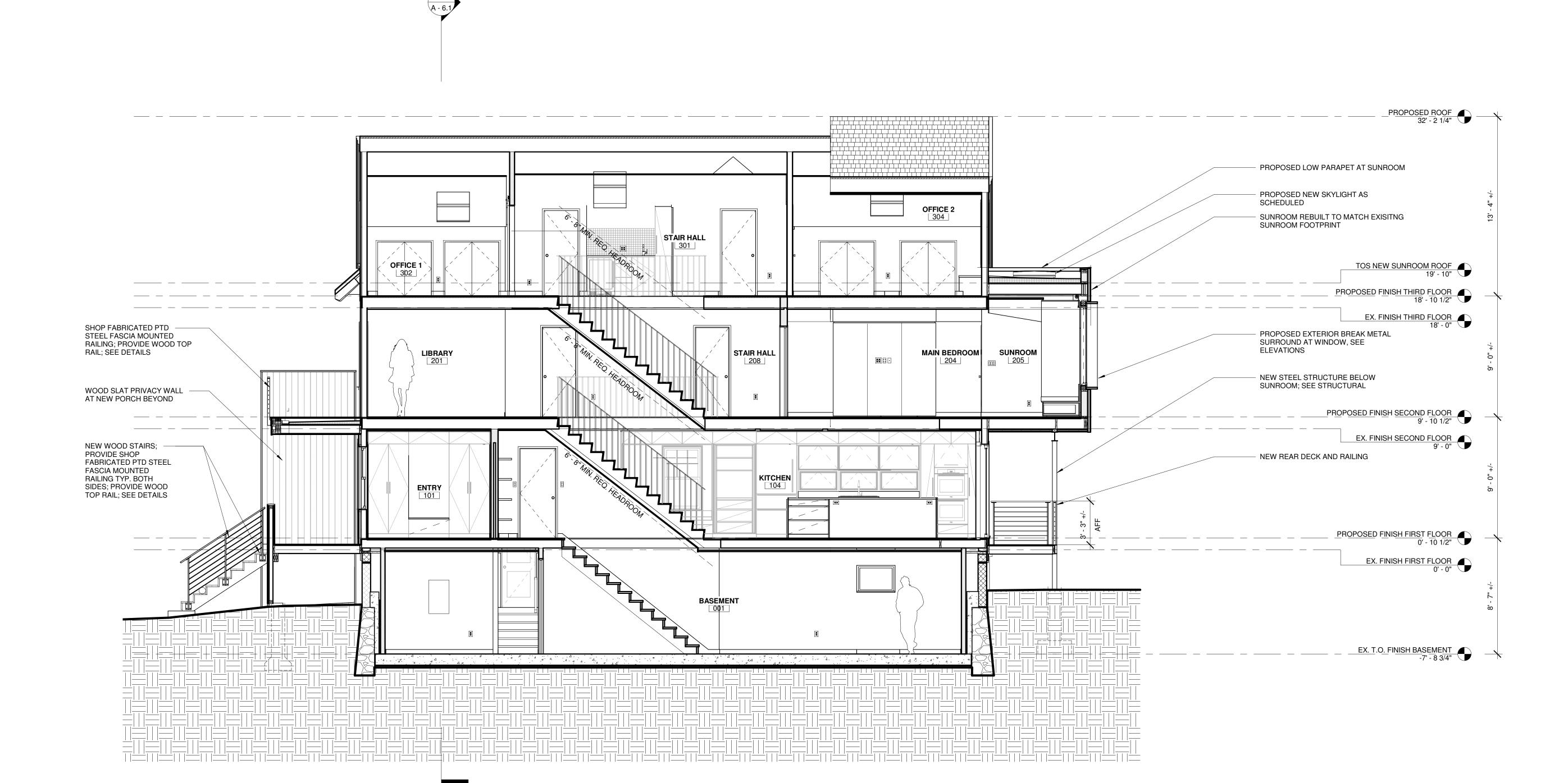


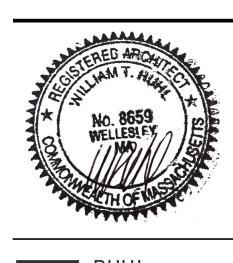
NO. REVISION

1/4" = 1'-0" SCALE DRAWN BY 01/13/2022 ISSUED

BUILDING SECTIONS

A - 6.0







NO. REVISION

SCALE 1/4" = 1'-0" DRAWN BY 01/13/2022 ISSUED

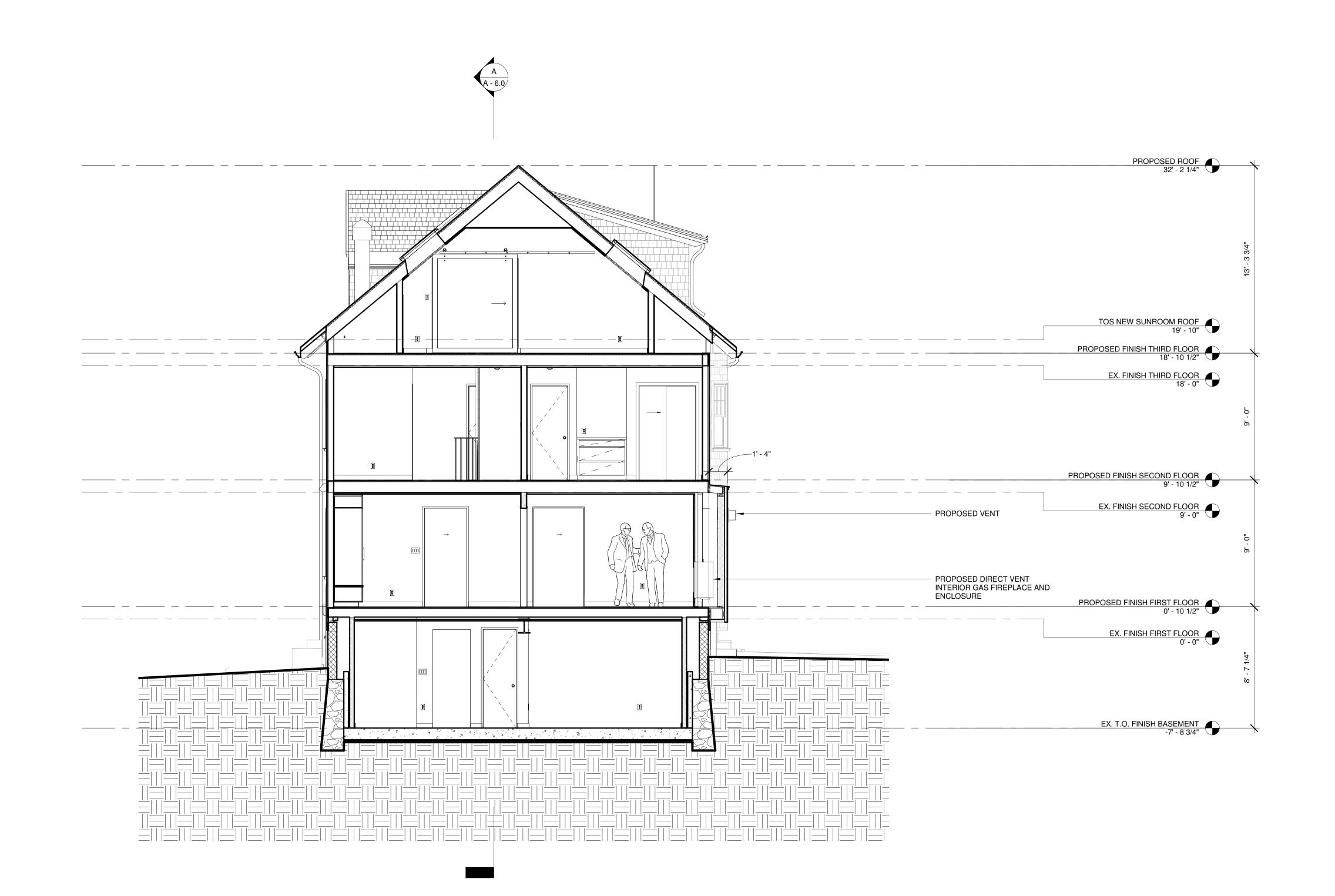
Author

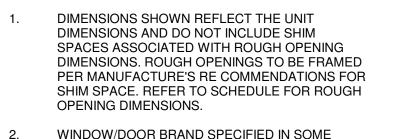
BUILDING SECTIONS

A - 6.1

SPECIAL PERMIT

© copyright 2021 RUHL STUDIO ARCHITECTS, LLC.





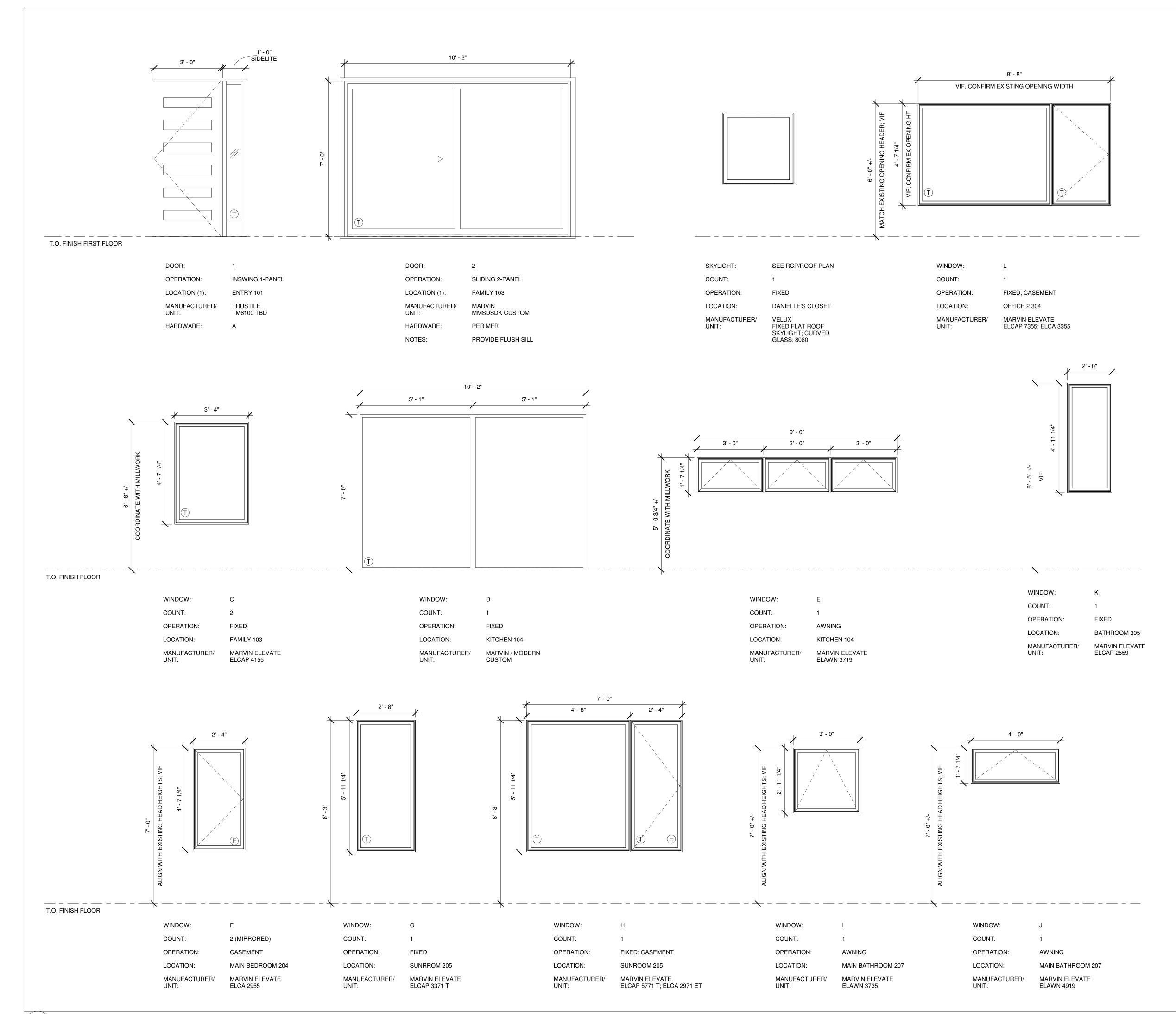
WINDOW/DOOR BRAND SPECIFIED IN SOME LOCATIONS BUT ALL UNIT BRANDS ARE SUBJECT TO OWNER'S APPROVAL.

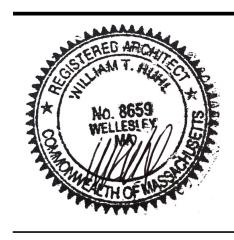
**GENERAL NOTES - WINDOW AND DOOR** 

- TEMPERED GLASS WHERE REQUIRED. CONFIRM WITH LOCAL CODE AND MANUFACTURER SPECIFICATIONS.
- 4. EXTERIOR VIEWS OF WINDOWS AND DOORS ARE SHOWN ON THIS SCHEDULE. WINDOW AND DOOR HARDWEAR NOT SHOWN.
- 5. DO NOT ORDER DOORS AND WINDOWS
  DIRECTLY FROM THE SCHEDULE. CONTRA CTOR
  SHALL CAREFULLY COMPARE THIS SCHEDULE
  TO PLANS AND ELEVATIONS AND IN
  COORDINATION WITH ALL OTHER WORK.
- 6. DO NOT FRAME FROM DIMENSIONS GIVEN HERE WITHOUT CROSS CHECKING WITH THE DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND FIELD CONDITIONS.
- 7. BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECTS ATTENTION FOR RESOLUTION BEFORE ORDERING ANY DOORS AND WINDOWS.

# ABBREVIATIONS

- U.D. UNIT DIMENSIONS FOR NEW DOORS AND WINDOWS
- R.O. ROUGH OPENING DIMENSION
- (T) TEMPERED GLASS
- E EGRESS





RUHL
STUDIO
ARCHITECTS

281a Mt. Auburn Street
Watertown, MA 02472

617.744.8722 www.ruhlstudio.com

NO. REVISION

SCALE As indicated
DRAWN BY Author
ISSUED 01/13/2022

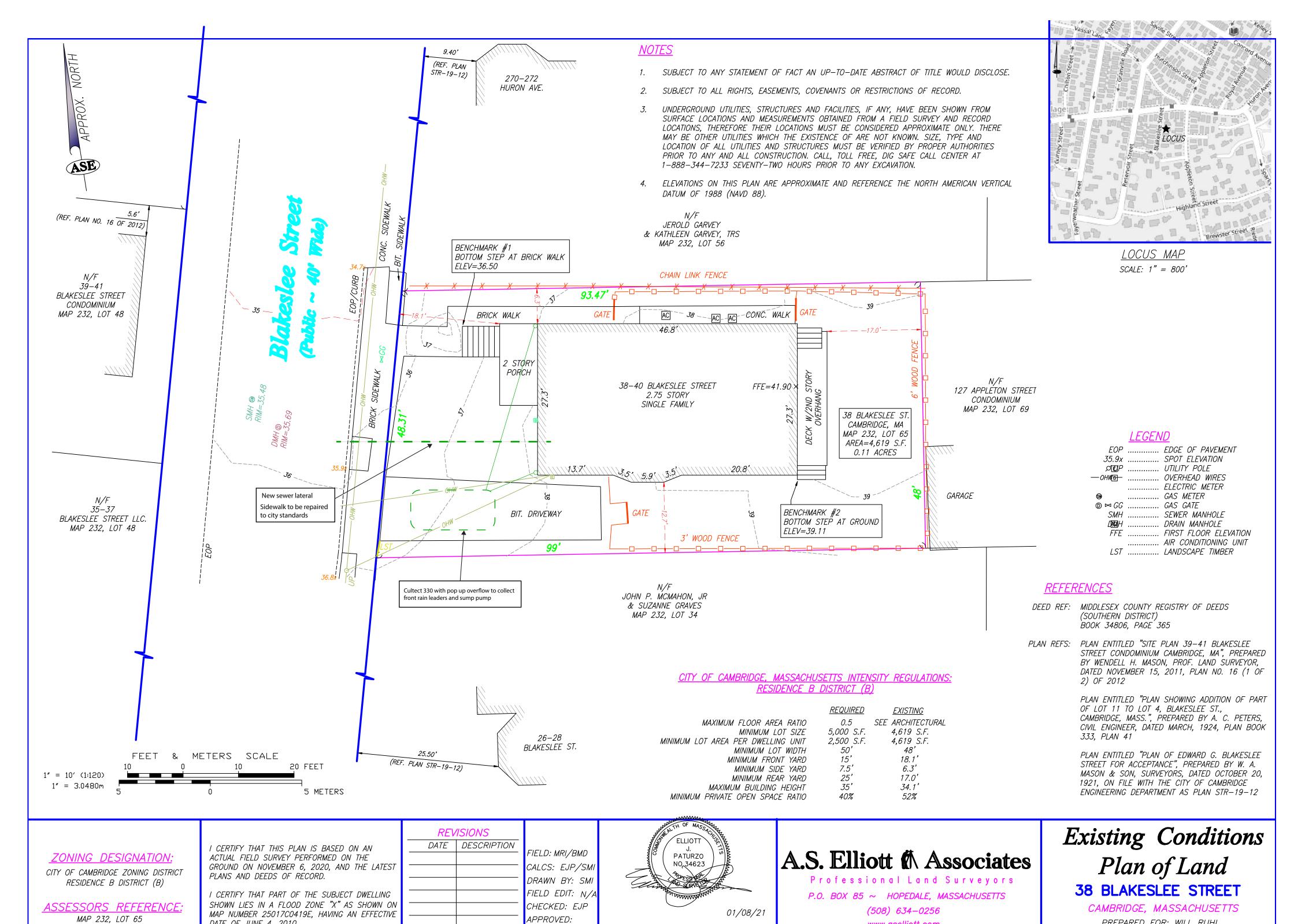
WINDOWS AND DOORS

A - 8.0

SPECIAL PERMIT
© copyright 2021 RUHL STUDIO ARCHITECTS, LLC.

WINDOW AND DOOR SCHEDULE

1/2" = 1'-0"



JOB #: 201825

PROFESSIONAL LAND SURVEYOR

DATE

DATE OF JUNE 4, 2010.

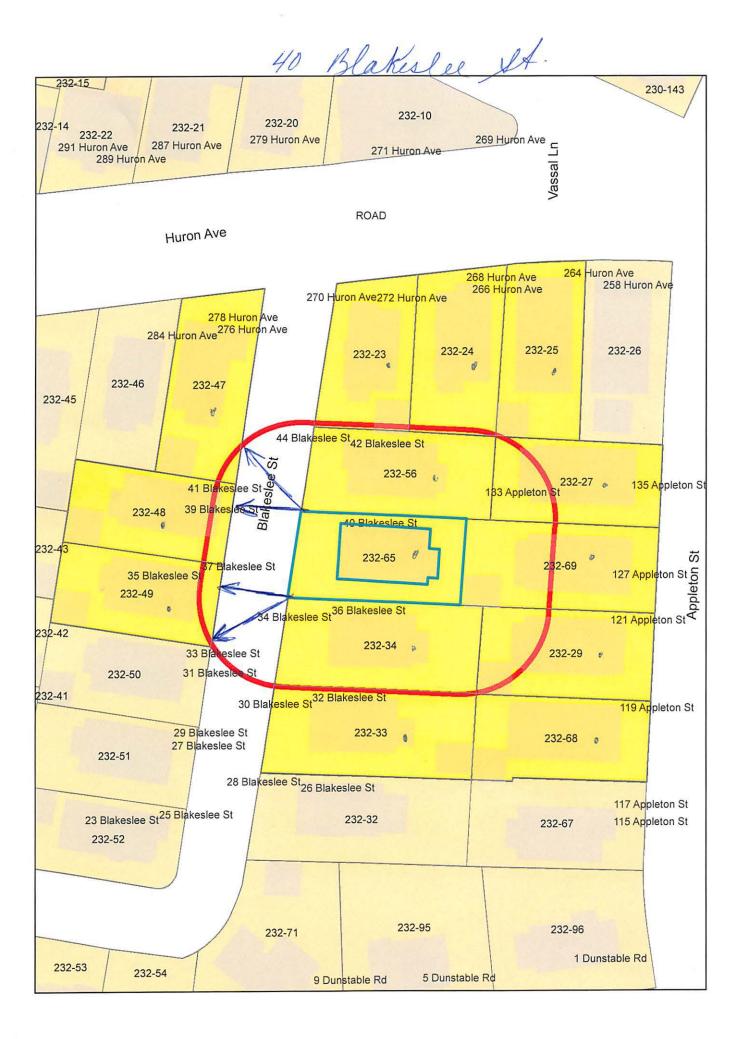
PREPARED FOR: WILL RUHL

SCALE: 1"= 10'

www.aselliott.com

DATE: NOVEMBER 6, 2020





40 Blakeslel St.

232-47 COHEN, JOSHUA & MARGO LINDAUER 278 HURON AVE., #1 CAMBRIDGE, MA 02139 232-47 PEMSTEIN, JUDITH M. & ALAN B. PEMSTEIN 278 HURON AVE., #2 CAMBRIDGE, MA 02138 JOHN E. GREENUP, ESQ. P.O. BOX 380694 CAMBRIDGE, MA 02238

232-25 SOKOLOWSKI, CHRISTOPHER K. & ANGELA A. CHANG 264 HURON AVE., #2 CAMBRIDGE, MA 02138 232-69 UNIT ONE HOLDINGS LLC 127 APPLETON ST., #2 CAMBRIDGE, MA 02138 232-65 HURHULA BRIAN & DANIELLE 38-40 BLAKESLEE ST CAMBRIDGE, MA 02138

232-69 HEWETT, FREDERICK F. & CHERYL L. MAZAIK 127 APPLETON ST. UNIT# 2 CAMBRIDGE, MA 02138 232-24
PALMERI, LAURENCE ROY TRUSTEE OF THE
LAURANCE ROY PALMERI REVOC TRUST
266 HURON AVE
CAMBRIDGE, MA 02138-1375

232-33 KLINE, SARAH E. 30-32 BLAKESLEE ST., #2 CAMBRIDGE, MA 02138

232-48
BURNS, R. NICHOLAS & ELIZABETH A. BAYLIE
39-41 BLAKESLEE ST., #41
CAMBRIDGE, MA 02138

232-27 BORDEN, KEVIN R. & CIARA GLENMULLEN 133 APPLETON ST CAMBRIDGE, MA 02138 232-34 MCMAHON, JOHN P. JR. & SUZANNE GRAVES 34 BLAKESLEE ST CAMBRIDGE, MA 02138

232-29
MCALLISTER, MICHAEL& THERESE MCALLISTER
318 ALABAMA RD.
TOWNSON, MD 21204

232-49 35-37 BLAKESLEE STREET LLC. C/O ADVENT MANAGEMENT CORP. 1901 Avenue of the Stars, - STE 1050 LOS ANGELES, CA 90067 232-56 GARVEY, JEROLD KATHLEEN GARVEY, TRS 42 BLAKESLEE STREET CAMBRIDGE, MA 02138

232-25 CHAPPELL, PATRICIA P. 264 HURON AVE., UNIT #1 CAMBRIDGE, MA 02138 232-33 ALSDORF DAVID B MILLER REBECCA B 30 BLAKESLEE ST - UNIT 1 CAMBRIDGE, MA 02138 232-23
JENSEN JOHN R & MARIJANE D JENSEN
CANDACE ANNE DUNLAP ET AL
270 HURON AVE
CAMBRIDGE, MA 02138

232-68 OLKEN NEIL P ELINOR OLKEN M TRS 119 APPLETON ST CAMBRIDGE, MA 02138 232-48 HOWE, JOHN & TERESA MASTERSON HOWE 39-41 BLAKESLEE ST., #39 CAMBRIDGE, MA 02138