



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 31 PM 12:07

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 111216

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jerold and Kathleen Garvey

PETITIONER'S ADDRESS: 42 Blakeslee Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 42 Blakeslee St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Windows were relocated and one was added/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Two small windows on the left of the house were relocated so as to not look into neighbors house and to align inside the interior stairwell. Third window was added to mechanical room to allow light and ventilation when needed.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Kathleen Garvey

(Petitioner (s) / Owner)

Kathleen Garvey

(Print Name)

Address:

Tel. No. 6176973008

E-Mail Address: kdgarvey3@gmail.com

Date: 3/30/2021

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 Jerold and Kathleen Garvey
(OWNER)

Address: 42 Blakeslee Street Cambridge MA

State that I/We own the property located at 42 Blakeslee street, which is the subject of this zoning application.

The record title of this property is in the name of Jerold and Kathleen Garvey

*Pursuant to a deed of duly recorded in the date 10/2/2018, Middlesex South County Registry of Deeds at Book 71097, Page 195; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Jerold Garvey Kathleen Garvey
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 Jerold Garvey and Kathleen Garvey personally appeared before me, this 30 of March, 2021, and made oath that the above statement is true.

Ann Marie Power Notary

My commission expires 12/3/2021 (Notary Seal)



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

BZA# 11/21/16

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 42 Blakeslee 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:

Windows were made smaller and moved so as to not view into neighbors house, third window was added for light and ventilation in mechanical room.

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:

n/a

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:

n/a

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:

n/a

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:

n/a

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

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Jerold and Kathleen Garvey**Present Use/Occupancy:** Residential**Location:** 42 Blakeslee Street**Zone:** Residence B Zone**Phone:** 6176973008**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	4800	N/A	N/A	(max.)
<u>LOT AREA:</u>	4950	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.74	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4800	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	48.31	n/a	n/a	
DEPTH	105.50	n/a	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	23.7	n/a	n/a	
REAR	25.7	n/a	n/a	
LEFT SIDE	5.8	n/a	n/a	
RIGHT SIDE	10.8	n/a	n/a	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35.0	n/a	n/a	
WIDTH	58.10	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.32	n/a	n/a	
<u>NO. OF DWELLING UNITS:</u>	1	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>	2	n/a	n/a	
<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.

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'.

GARVEY RESIDENCE

ZONING SUBMISSION SET

03/11/2021

KATHLEEN AND JEROLD
GARVEY

42 BLAKESLEE STREET
CAMBRIDGE, MA 02138



① 3D View 8

ARCHITECT:



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SAM KACHMAR
ARCHITECTS

(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

KATHLEEN GARVEY
JEROLD GARVEY

GENERAL CONTRACTOR:



HUGHES CONSTRUCTION

STRUCTURAL ENGINEER:



ROOME & GUARRACINO LLC

Sheet List			
Sheet Number	Sheet Name	Current Revision Date	Current Revision Description
A-000	COVER		
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	Date 1	Revision 1
A-002	AREA PLAN		
A-101	PROPOSED 1ST FLOOR PLAN		
A-102	PROPOSED 2ND FLOOR PLAN		
A-103	PROPOSED 3RD FLOOR PLAN		
A-104	PROPOSED ROOF PLAN		
A-200	PROPOSED EAST ELEVATION		
A-201	PROPOSED SOUTH ELEVATION		
A-202	PROPOSED WEST ELEVATION		
A-203	PROPOSED NORTH ELEVATION		

Grand total: 11

ABBREVIATIONS

#	NUMBER OR POUND
&+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYP SUM WALLBOARD, BACKING BOARD
GYP	GYP SUM
H	HIGH
HW	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
Ovhd	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PRFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SI	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYP SUM 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

	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 TAG
	AREA TAG
	DOOR TAG
	WINDOW TAG
	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 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.



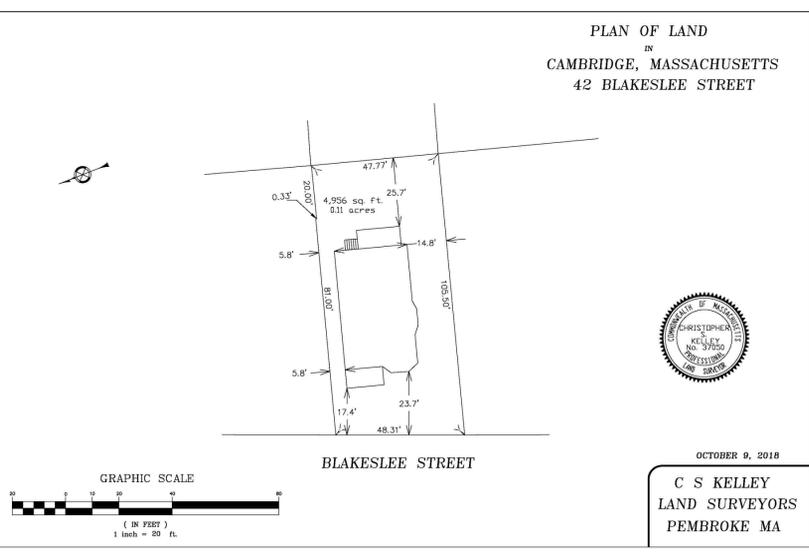
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 kachmar@skadesign.com
 45 SAVILLE ST.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

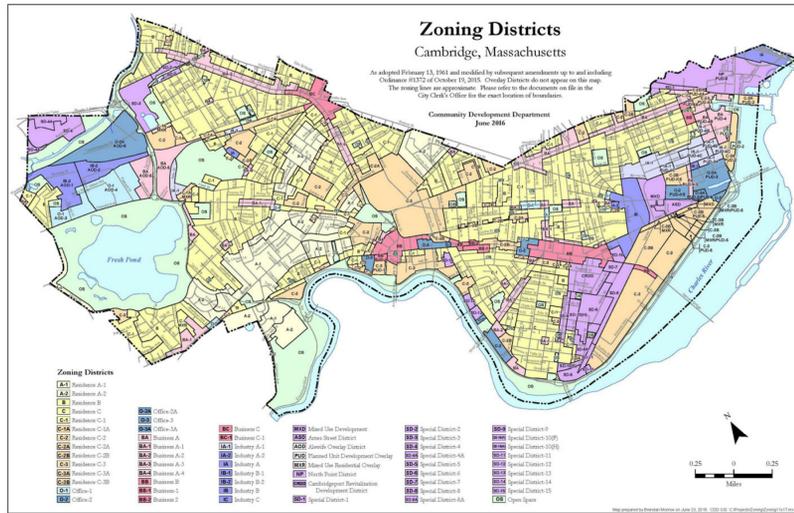
GENERAL NOTES, SYMBOLS & ABBREVIATIONS

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138



Project Status	ONGOING SUBMISSION SET
Project number	2017.08
Date	03/11/2021
Drawn by	SKA
Checked by	Checker

A-001
 Scale 1 1/2" = 1'-0"



EXISTING GROSS AREA

Name	Area	Comments
EXISTING LEVEL 1		
Covered Porch	108 SF	Front Entry
Covered Porch	30 SF	Side Entry
LEVEL 1		
INTERIOR	1178 SF	
LEVEL 2		
INTERIOR	1204 SF	
LEVEL 3		
INTERIOR	283 SF	
INTERIOR	2804 SF	

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

MAXIMUM FAR: 0.50

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 25'

LOT SIZE: 4950 SQ. FT.

EXISTING FAR = .74

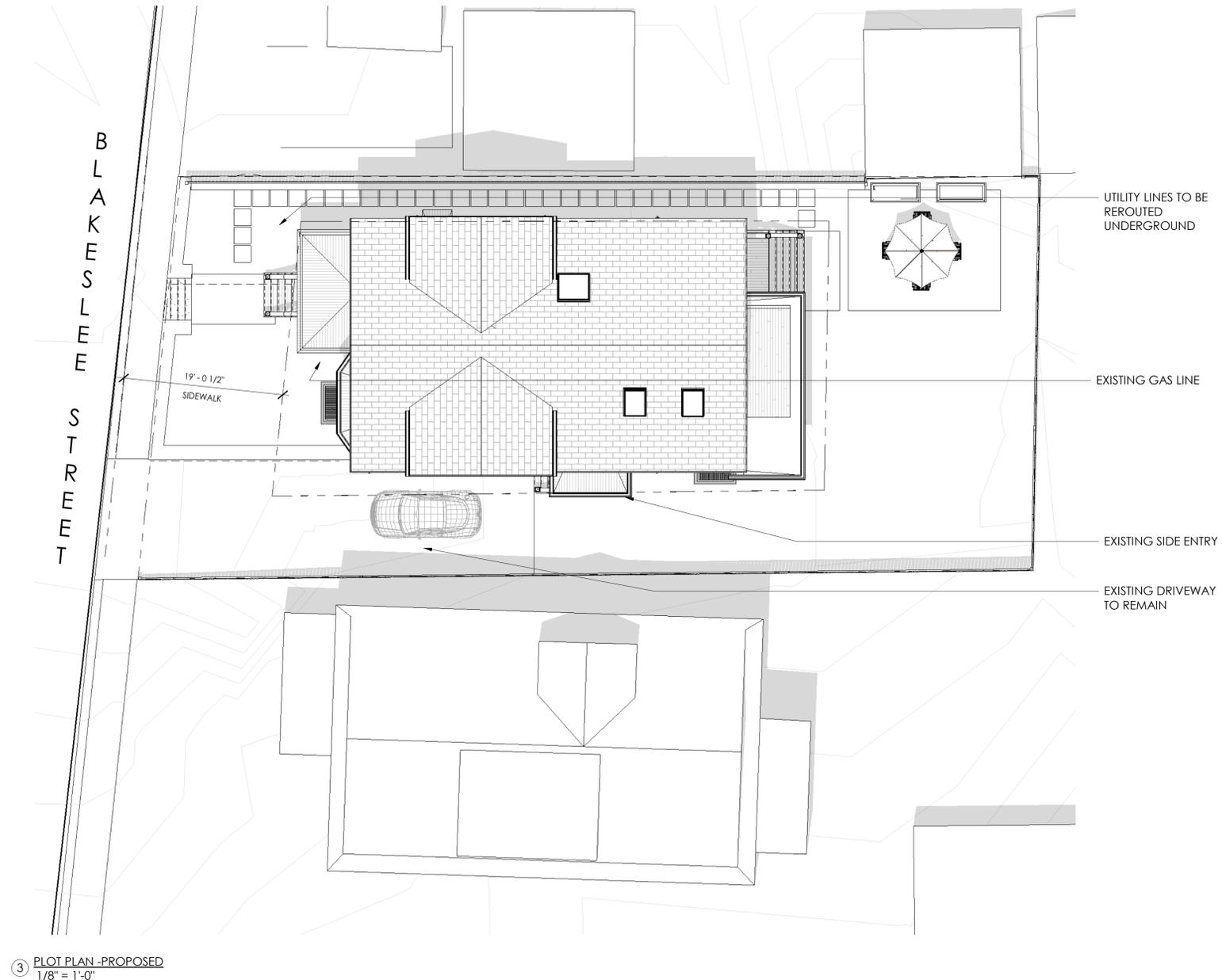
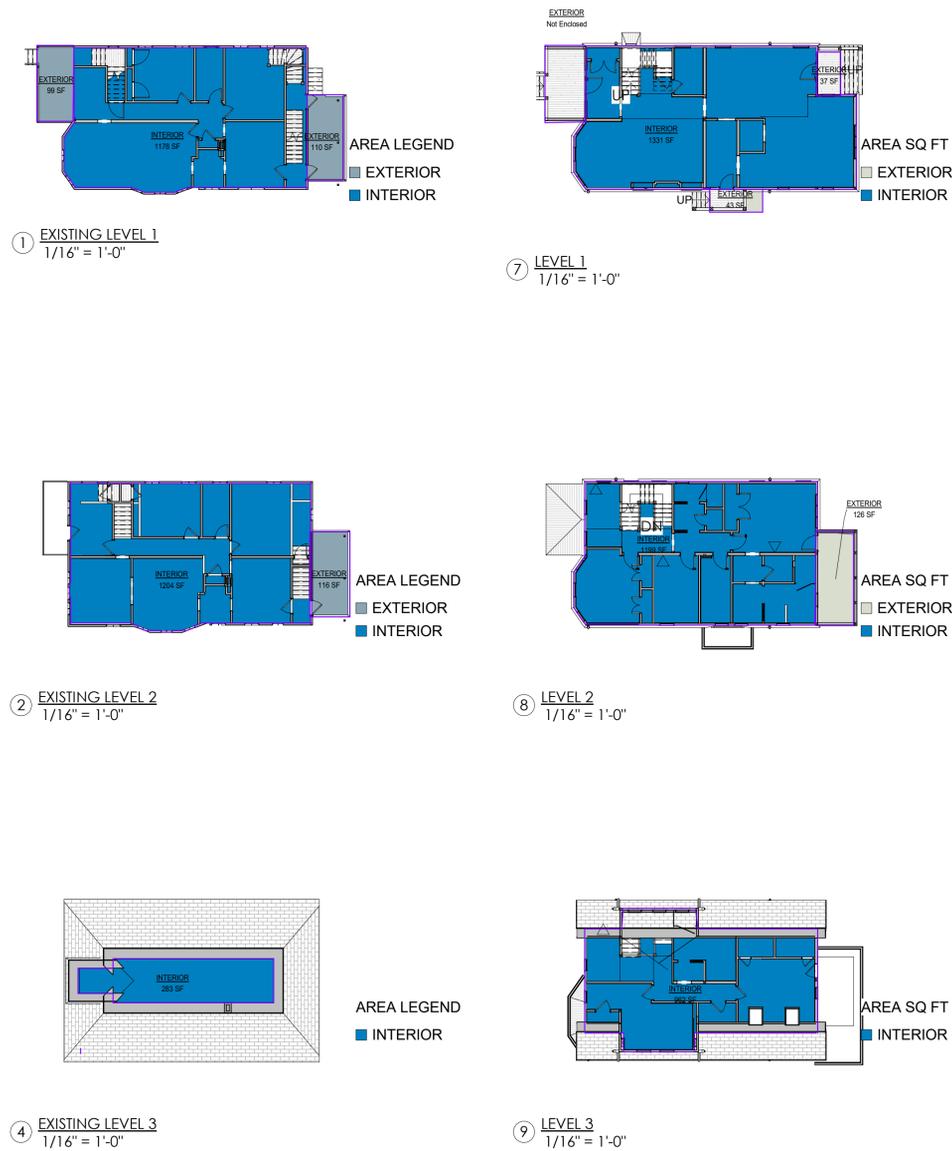
EXISTING OPEN SPACE:
MINIMUM 40% REQUIREMENT

EXISTING OPEN SPACE: .32

EXISTING RIDGE HEIGHT= 35' - 0"

PROPOSED GROSS AREA

Name	Area	Comments
EXISTING LEVEL 1		
Porch	102 SF	Front Entry
Porch	113 SF	Rear Porch
LEVEL 1		
INTERIOR	1331 SF	
LEVEL 2		
INTERIOR	1199 SF	
LEVEL 3		
INTERIOR	962 SF	
INTERIOR	3707 SF	



REGISTRATIONS:

STRUCTURAL ENGINEER:

AREA PLAN

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE

42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: SJK

A-002
Scale: As indicated

NOTES:

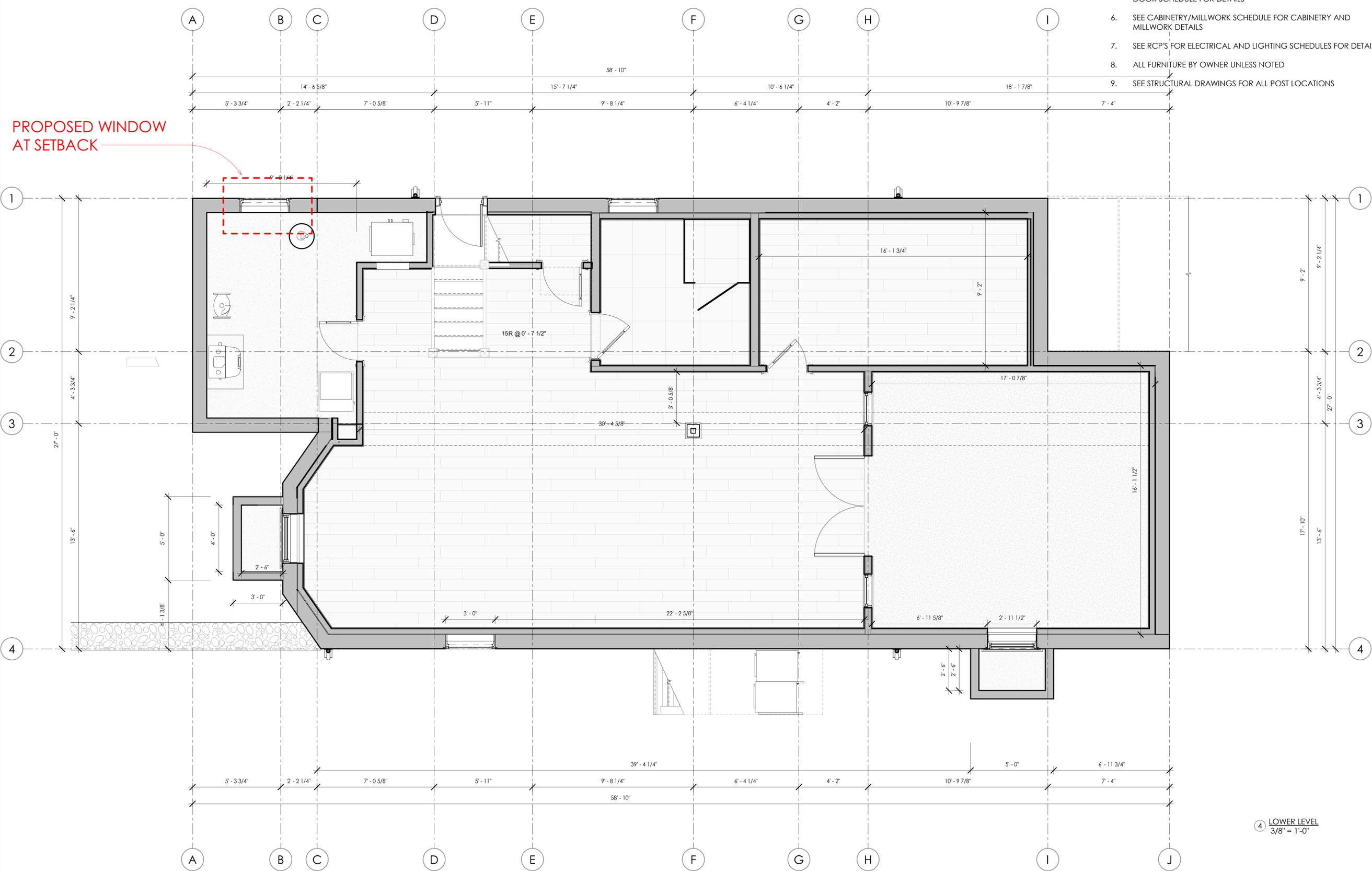
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
4. ALL INTERIOR DOORS TO BE TRUSTILE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
5. ALL CLOSET DOORS TO BE MASONITE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
6. SEE CABINERY/MILLWORK SCHEDULE FOR CABINERY AND MILLWORK DETAILS
7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

STRUCTURAL ENGINEER:



PROPOSED WINDOW AT SETBACK

PROPOSED LOWER LEVEL

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: Checker

A-100
Scale: 3/8" = 1'-0"

④ LOWER LEVEL
3/8" = 1'-0"

NO WORK AT THIS LEVEL

NOTES:

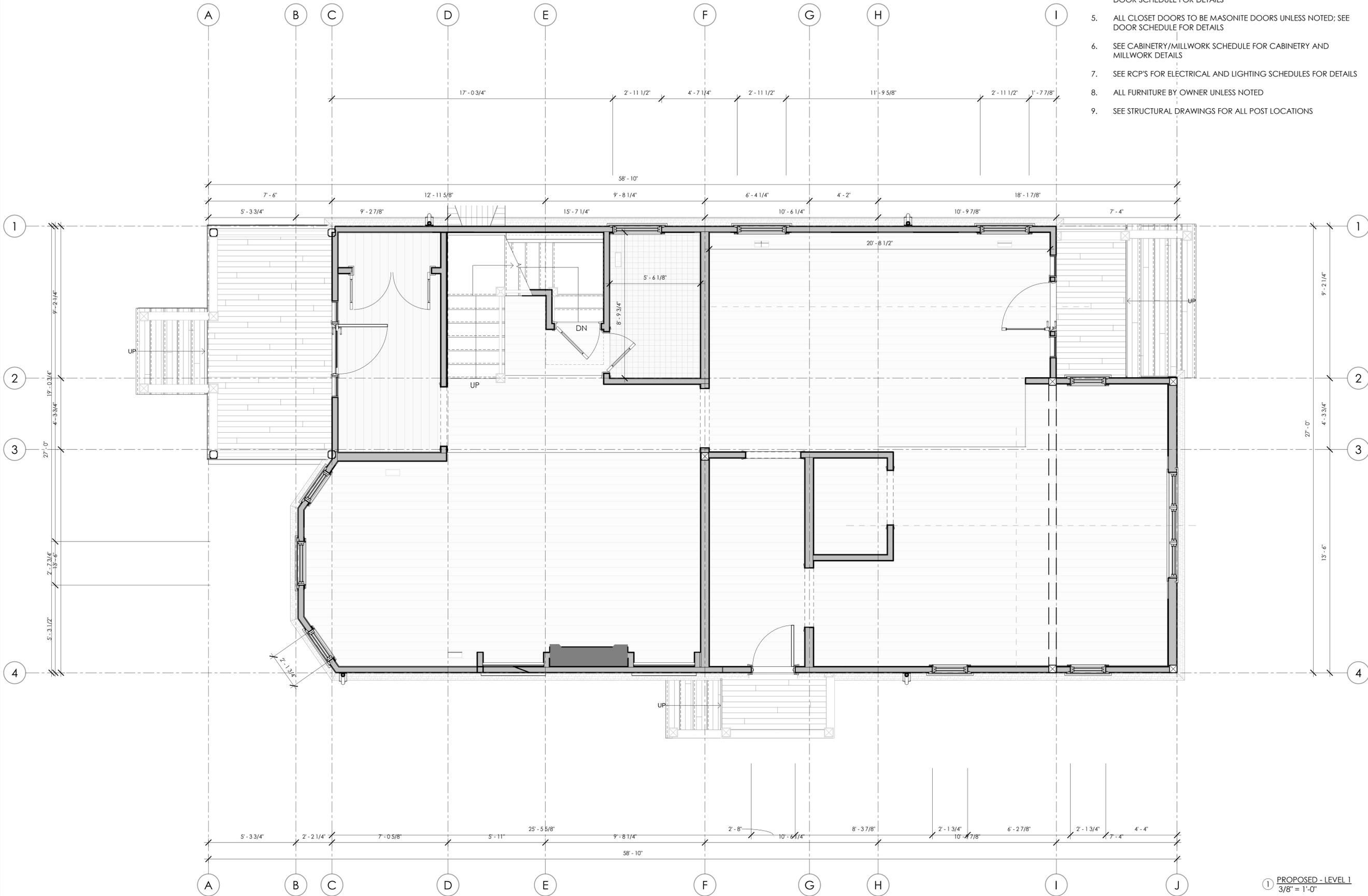
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6. SEE CABINERY/MILLWORK SCHEDULE FOR CABINERY AND MILLWORK DETAILS
7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

STRUCTURAL ENGINEER:



PROPOSED 1ST FLOOR
PLAN

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: SJK

A-101

Scale: 3/8" = 1'-0"



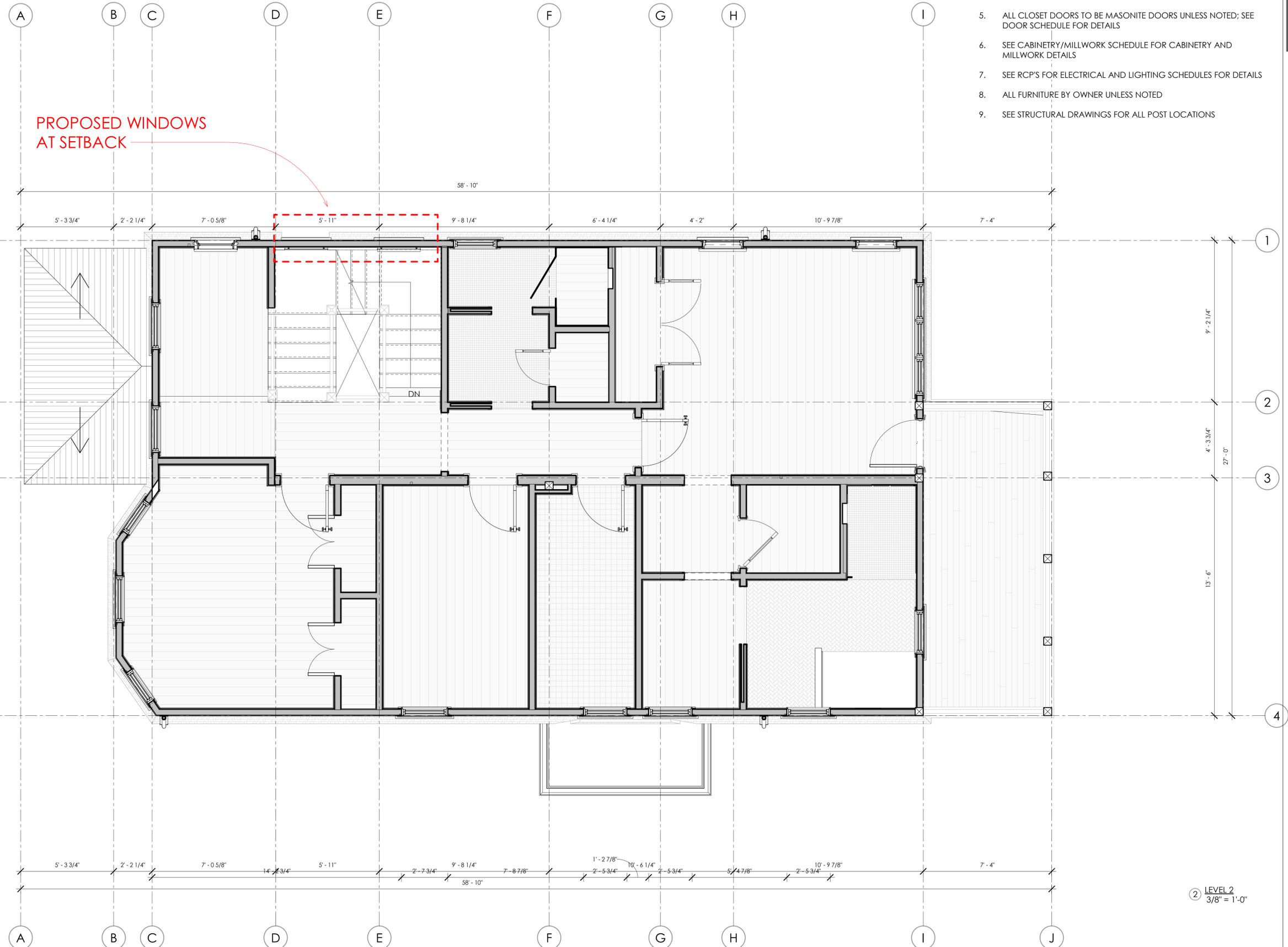
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REGISTRATIONS:

 STRUCTURAL ENGINEER:

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
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7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



PROPOSED 2ND FLOOR
 PLAN

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

② LEVEL 2
 3/8" = 1'-0"

A-102

Scale 3/8" = 1'-0"

NO WORK AT THIS LEVEL

NOTES:

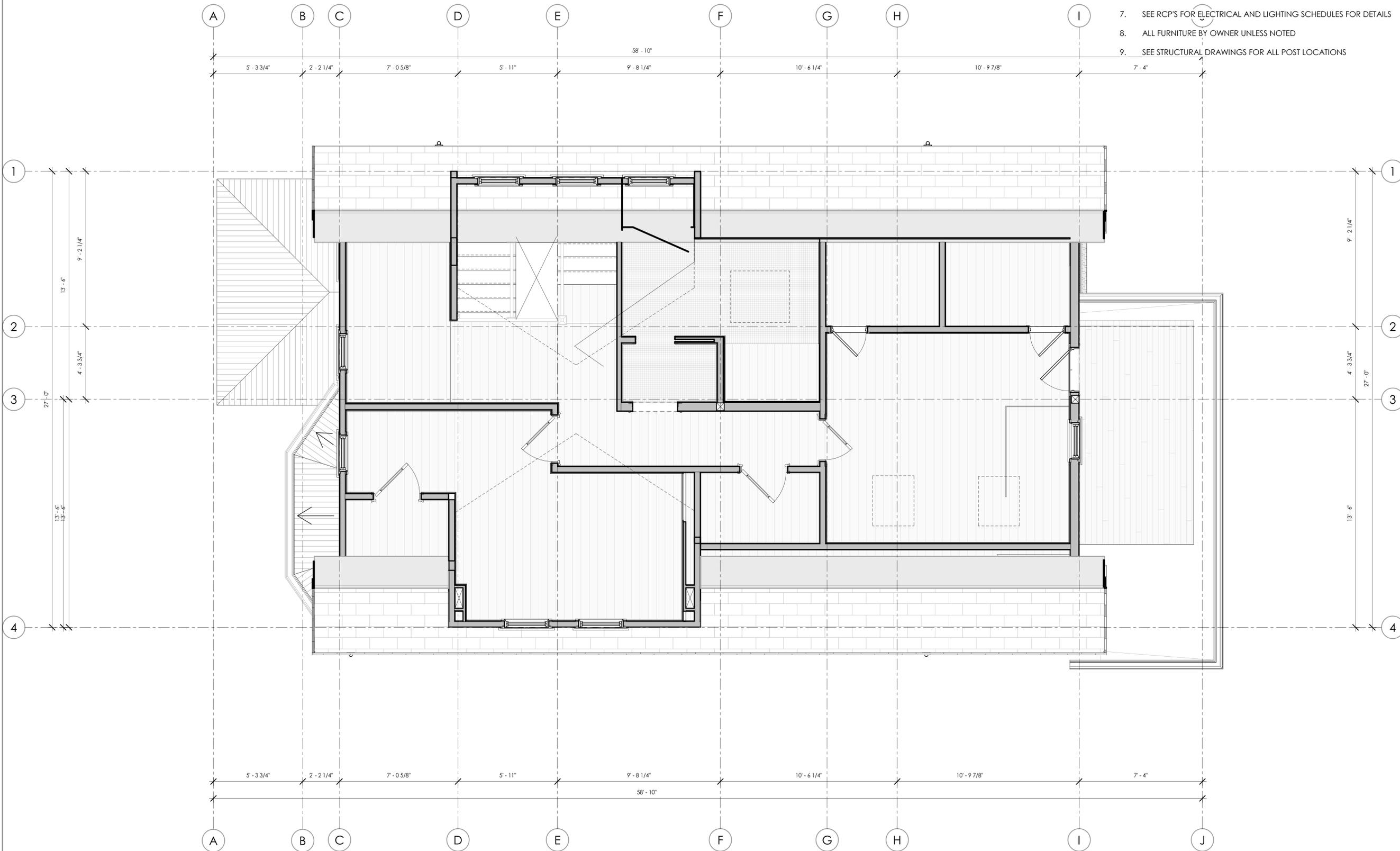
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
4. ALL INTERIOR DOORS TO BE TRUSTILE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
5. ALL CLOSET DOORS TO BE MASONITE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
6. SEE CABINERY/MILLWORK SCHEDULE FOR CABINERY AND MILLWORK DETAILS
7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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45 SAVILLE ST.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:



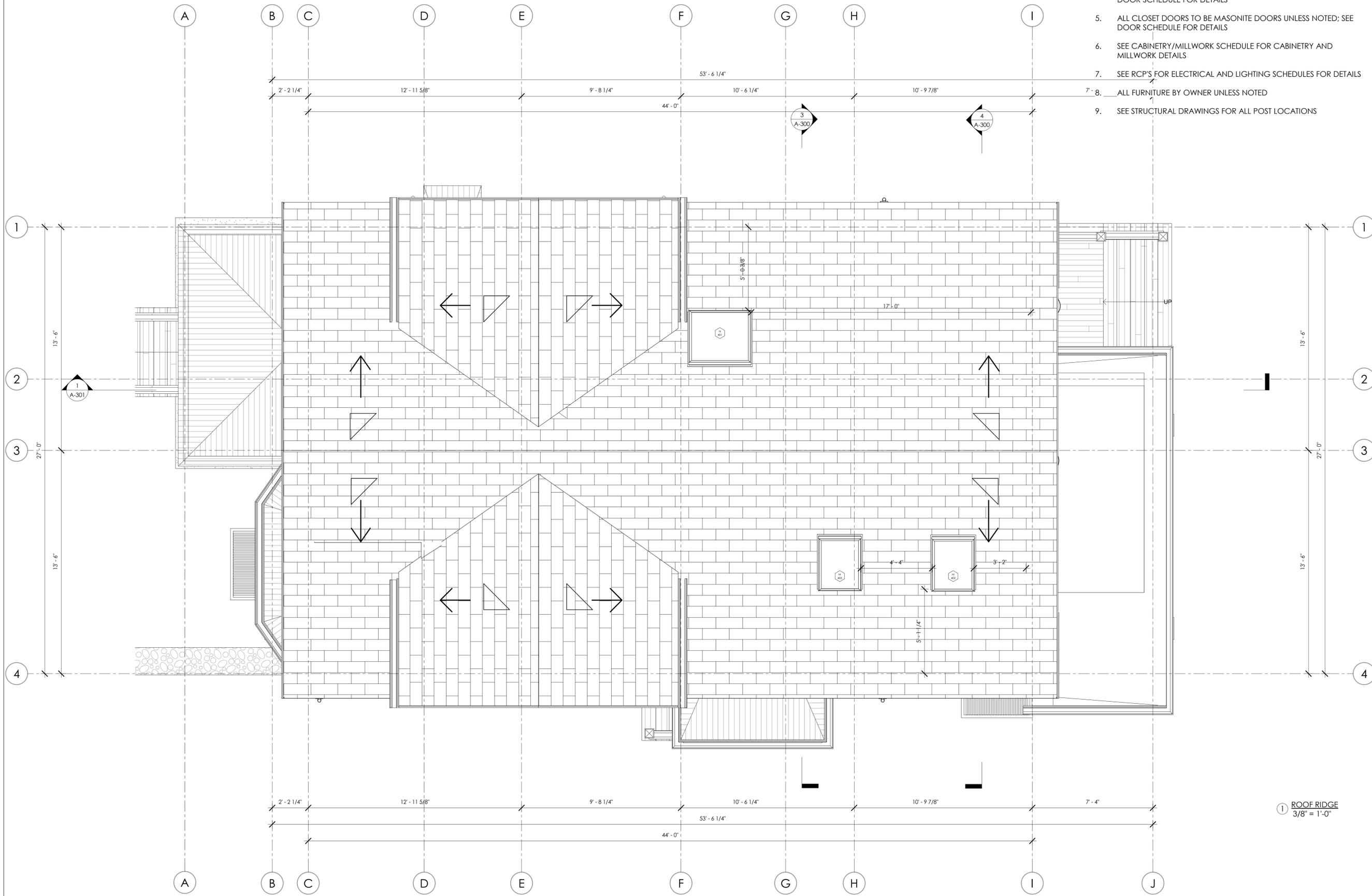
PROPOSED 3RD FLOOR
PLAN

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status	ZONING SUBMISSION SET
Project number	2017.08
Date	03/11/2021
Drawn by	SKA
Checked by	Checker
Scale	3/8" = 1'-0"

A-103

NO WORK AT THIS LEVEL



NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
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7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
- 7-B. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

KATHLEEN AND JEROLD GARVEY

GARVEY RESIDENCE

42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

1 ROOF RIDGE
3/8" = 1'-0"

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: Checker

A-104

Scale: 3/8" = 1'-0"

NOTES:

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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WINDOWS IN SETBACK

PROPOSED WINDOWS IN SETBACK



PROPOSED EAST ELEVATION

KATHLEEN AND JEROLD GARVEY

GARVEY RESIDENCE

42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

A-200

Scale: 3/8" = 1'-0"

NOTES:

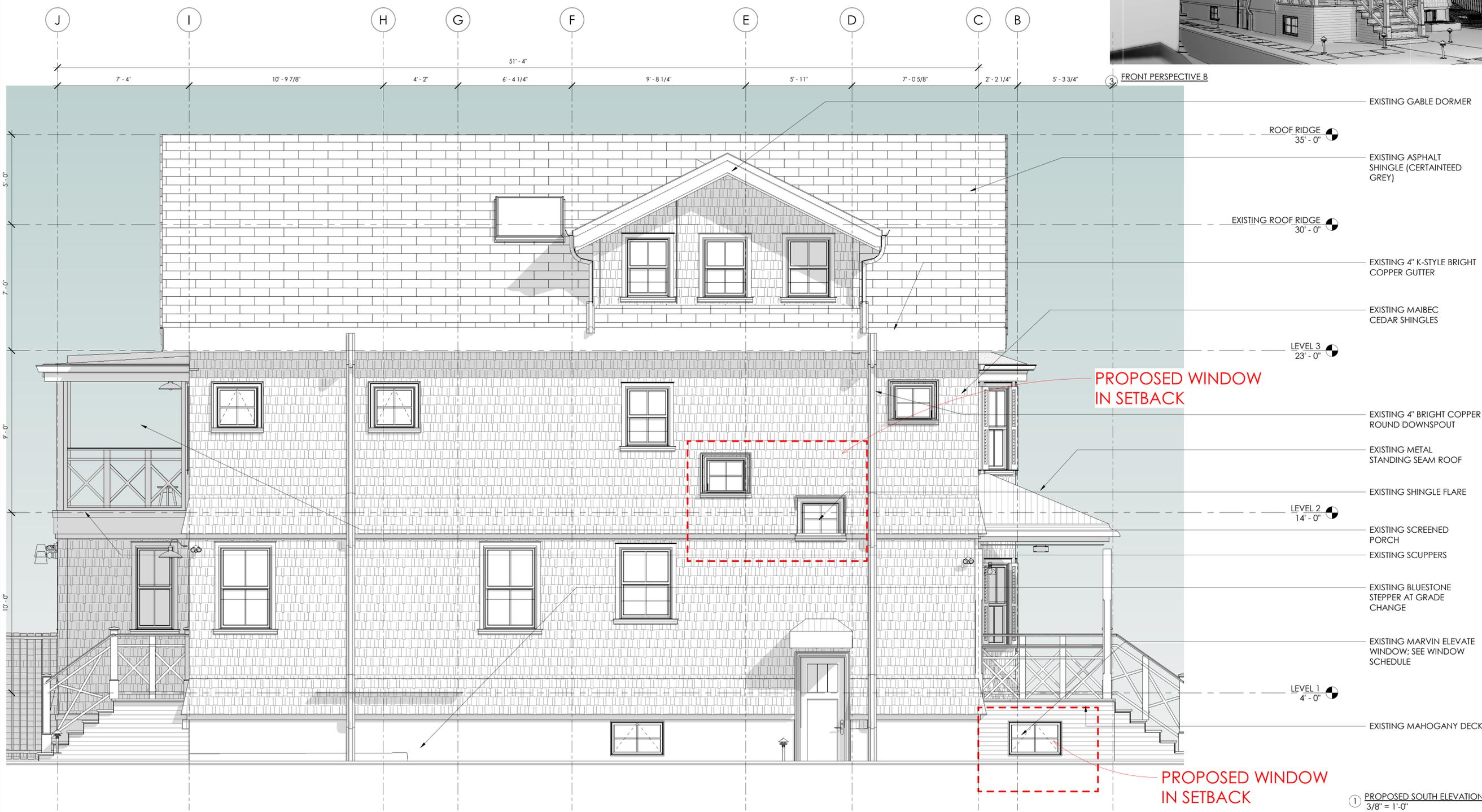
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REGISTRATIONS:

STRUCTURAL ENGINEER:



PROPOSED SOUTH ELEVATION

KATHLEEN AND JEROLD GARVEY

GARVEY RESIDENCE

42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status	ZONING SUBMISSION SET
Project number	2017.08
Date	03/11/2021
Drawn by	SKA
Checked by	Checker

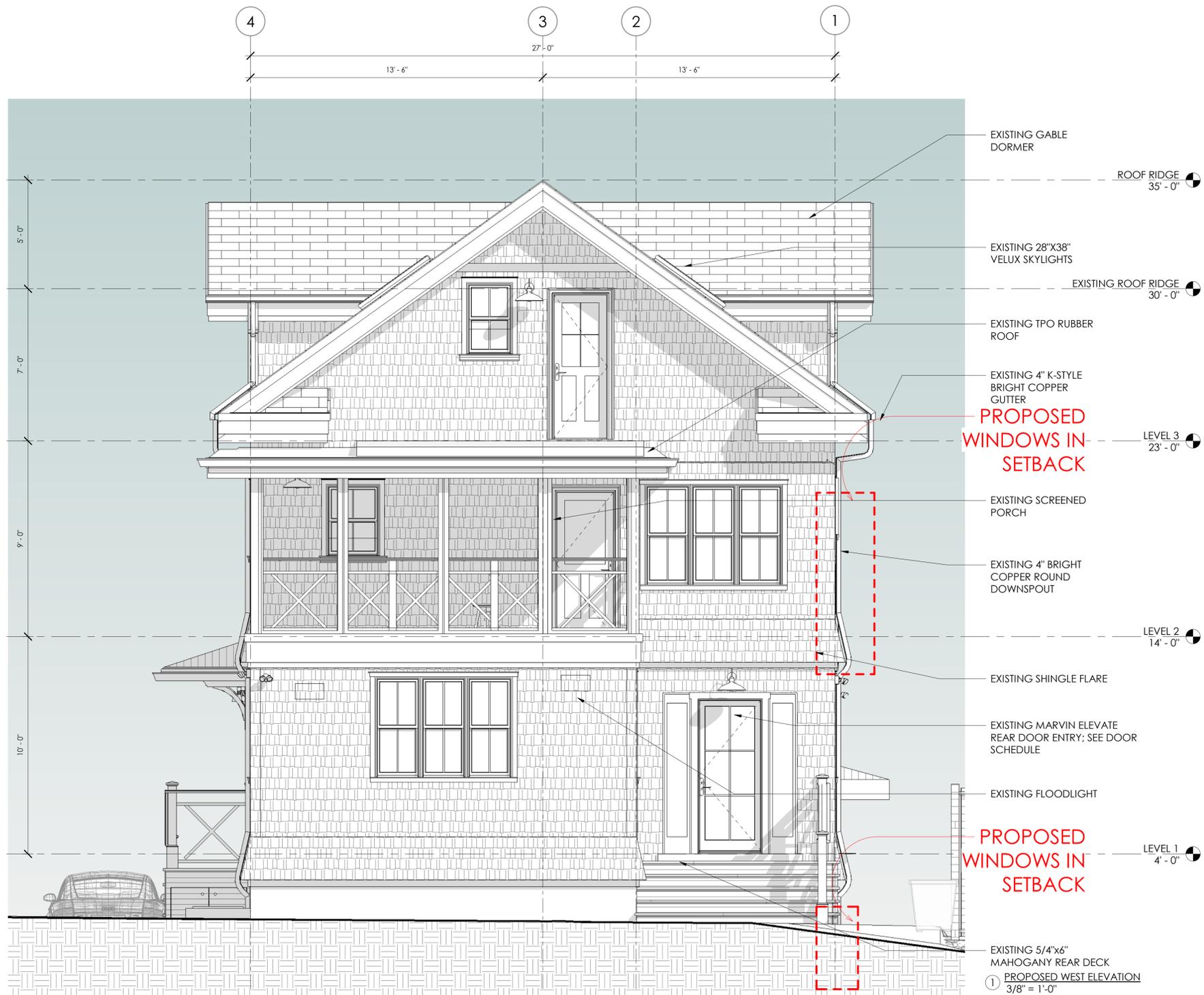
A-201

Scale 3/8" = 1'-0"

1 PROPOSED SOUTH ELEVATION
 3/8" = 1'-0"

NOTES:

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3 REAR PERSPECTIVE 2B



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WEST
 ELEVATION

KATHLEEN AND JEROLD GARVEY

GARVEY RESIDENCE

42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

A-202

Scale: 3/8" = 1'-0"

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
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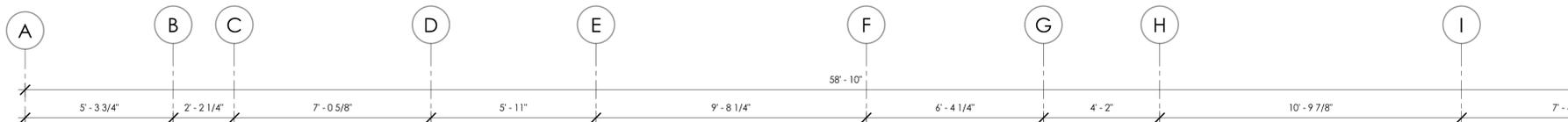
NO WORK AT THIS LEVEL



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REGISTRATIONS:

STRUCTURAL ENGINEER:



3 REAR PERSPECTIVE 2A

- EXISTING GABLE DORMER
- ROOF RIDGE 35'-0"
- EXISTING 28"x38" VELUX SKYLIGHTS
- EXISTING 4" K-STYLE BRIGHT COPPER GUTTER
- EXISTING ROOF RIDGE 30'-0"
- EXISTING ASPHALT SHINGLES (CERTAINTED GREY)
- TPO RUBBER ROOF
- LEVEL 3 23'-0"
- EXISTING SCREENED PORCH
- EXISTING 4" ROUND BRIGHT COPPER DOWNSPOUTS
- LEVEL 2 14'-0"
- EXISTING SCUPPERS
- EXISTING METAL STANDING SEAM ROOF
- EXISTING 2x4 BRACKET
- EXISTING 4" SIDE VENT
- LEVEL 1 4'-0"
- EXISTING EXTERIOR WALL AT EXISTING BAY

1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

PROPOSED NORTH
ELEVATION

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE

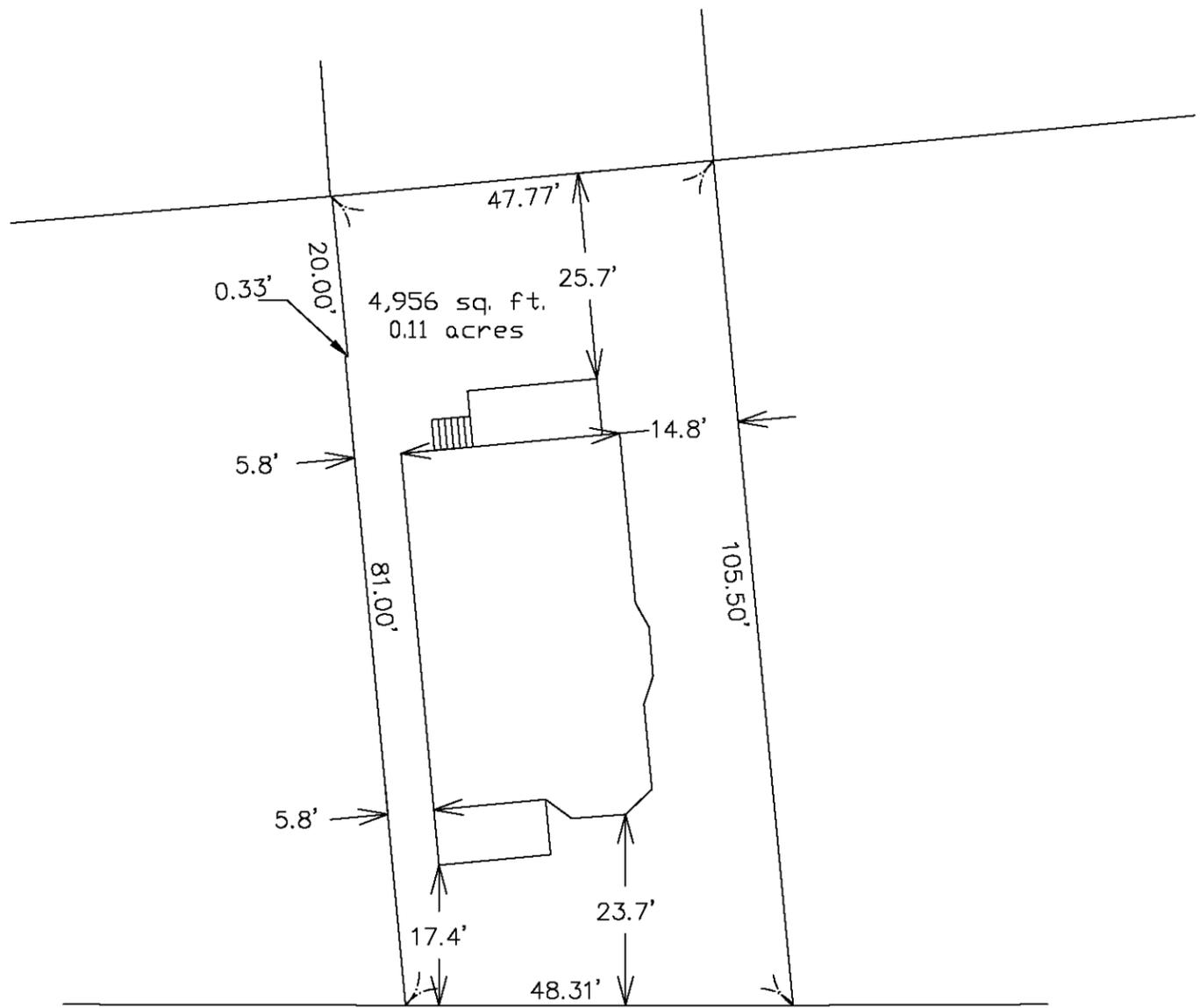
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: Checker

A-203

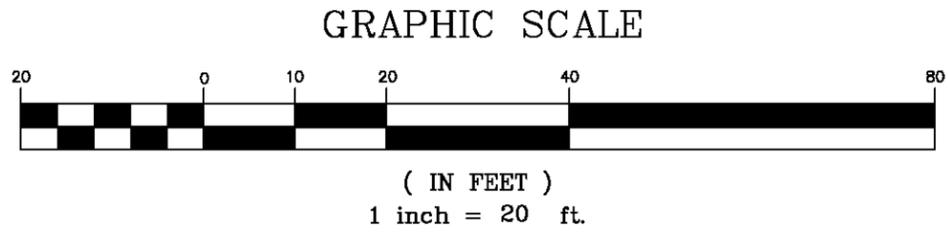
Scale: 3/8" = 1'-0"

PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS
42 BLAKESLEE STREET



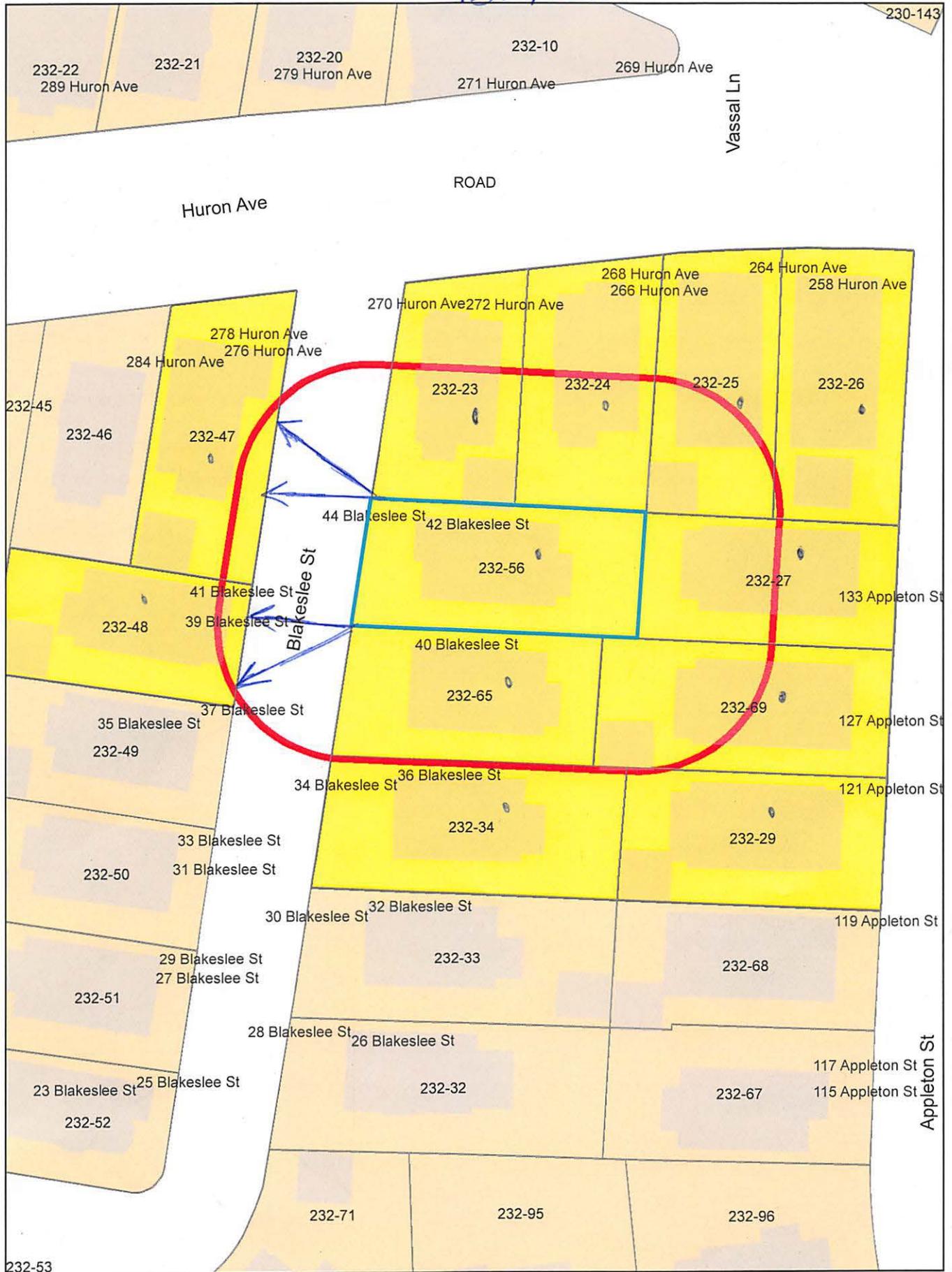
BLAKESLEE STREET

OCTOBER 9, 2018



C S KELLEY
LAND SURVEYORS
PEMBROKE MA

42 Blakeslee St.



42 Blakeslee St.

Petitioner
JEROLD & KATHLEEN GARVEY
42 BLAKESLEE STREET
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

232-24
PALMERI, LAURENCE ROY TRUSTEE OF THE
LAURANCE ROY PALMERI REVOC TRUST
266 HURON AVE
CAMBRIDGE, MA 02138-1375

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

232-25
CHAPPELL, PATRICIA P.
264 HURON AVE., UNIT #1
CAMBRIDGE, MA 02138

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

232-48
HOWE, JOHN & TERESA MASTERSON HOWE
39-41 BLAKESLEE ST., #39
CAMBRIDGE, MA 02138

232-69
HEWETT, FREDERICK F. & CHERYL L. MAZAIK
127 APPLETON ST. UNIT# 2
CAMBRIDGE, MA 02138

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

232-56
GARVEY, JEROLD KATHLEEN GARVEY, TRS
3 CROOKED MEADOW LANE
HINGHAM, MA 02043

232-23
JENSEN JOHN R & MARIJANE D JENSEN
TRS CANDACE A. DUNLAP, ET AL
270 HURON AVE
CAMBRIDGE, MA 02138

232-65
HURHULA BRIAN & DANIELLE
38-40 BLAKESLEE ST
CAMBRIDGE, MA 02138

232-26
YEE, MEI NGO & STANLEY F. HOME, TR.
UNDER THE MEI N. HOME LIVING TRST
258 HURON AVE
CAMBRIDGE, MA 02138

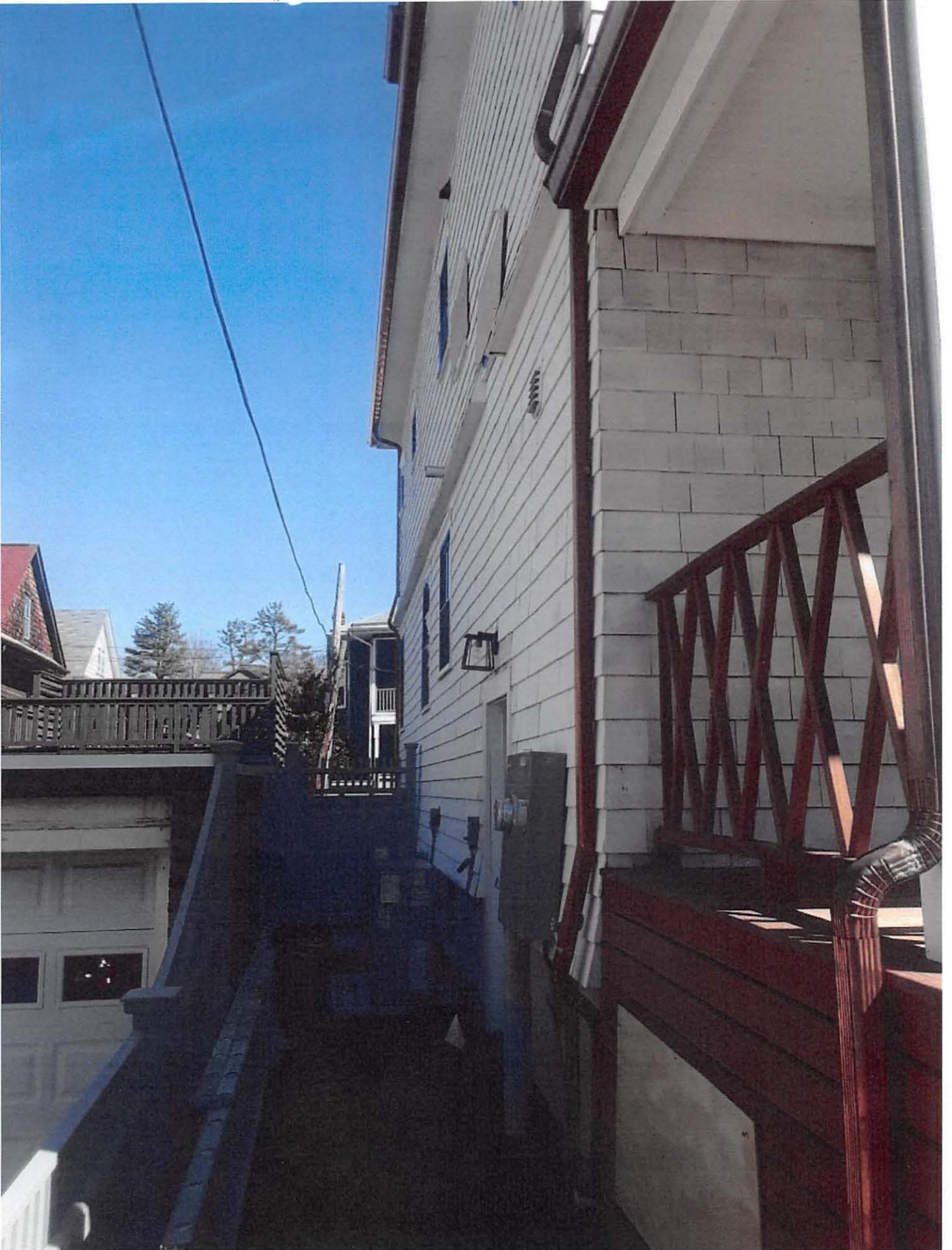
✓

B2A# 11/21/6



exterior 1

42 Blakeslee St





exterior 1c





BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jerold and Kathleen Garvey

Location: 42 Blakeslee Street

Phone: 6176973008

Present Use/Occupancy: ResidentialZone: Residence B ZoneRequested Use/Occupancy: ResidentialCITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 MAY 10 A 11:36

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3671	N/A	2500	(max.)
<u>LOT AREA:</u>	4950	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.74	N/A	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3671	N/A	2500	
<u>SIZE OF LOT:</u>				
WIDTH	48.31	n/a	50' - 0"	
DEPTH	105.50	n/a	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	15' - 0"	n/a	15' - 0"	
REAR	25' - 0"	n/a	25' - 0"	
LEFT SIDE	5' - 9"	n/a	7' - 6"	
RIGHT SIDE	7' - 6"	n/a	7' - 6"	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35.0	n/a	35' - 0"	
WIDTH	58.10	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	32%	n/a	40%	
<u>NO. OF DWELLING UNITS:</u>	1	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>	2	n/a	n/a	
<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.

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'.

GARVEY RESIDENCE

KATHLEEN AND JEROLD
GARVEY

42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

ZONING SUBMISSION SET

05/10/2021

CITY OF CAMBRIDGE
INSPECTION SERVICES

2021 MAY 10 A 11:35



① 3D View 8

ARCHITECT:



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SAM KACHMAR

ARCHITECTS

(p)978-270-8441

kachmardesign.com

357 HURON AVE.

CAMBRIDGE MA, 02138

CLIENTS:

KATHLEEN GARVEY

JEROLD GARVEY

GENERAL CONTRACTOR:



HUGHES CONSTRUCTION

STRUCTURAL ENGINEER:



ROOME & GUARRACINO LLC

Sheet List			
Sheet Number	Sheet Name	Current Revision Date	Current Revision Description
A-000	COVER		
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	Date 1	Revision 1
A-002	AREA PLAN		
A-101	PROPOSED 1ST FLOOR PLAN		
A-102	PROPOSED 2ND FLOOR PLAN		
A-103	PROPOSED 3RD FLOOR PLAN		
A-104	PROPOSED ROOF PLAN		
A-200	PROPOSED EAST ELEVATION		
A-201	PROPOSED SOUTH ELEVATION		
A-202	PROPOSED WEST ELEVATION		
A-203	PROPOSED NORTH ELEVATION		

Grand total: 11

ABBREVIATIONS

#	NUMBER OR POUND
&+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STEEL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM 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: 1/8" = 1'-0"	DRAWING TITLE
		EXTERIOR ELEVATION KEY
		INTERIOR ELEVATION KEY
		BUILDING SECTION MARKER
		WALL SECTION MARKER
		DETAIL AREA MARKER
		DETAIL SECTION MARKER
		GRID LINE
	Name Elevation	VERTICAL ELEVATION KEY (ELEV)
	0'-0"	SPOT ELEVATION W/ TARGET (PLAN)
	0'-0"	SPOT ELEVATION NO TARGET (PLAN)
		REVISION CLOUD AND REVISION TAG
	ROOM NAME ROOM #	ROOM TAG
	AREA NAME AREA	AREA TAG
	DOOR NAME DOOR #	DOOR TAG
	WINDOW NAME WINDOW #	WINDOW TAG
	ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG
		CENTERLINE
		MATCH LINE
		HINGE SIDE OF DOOR
		ALIGN SURFACES

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-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.



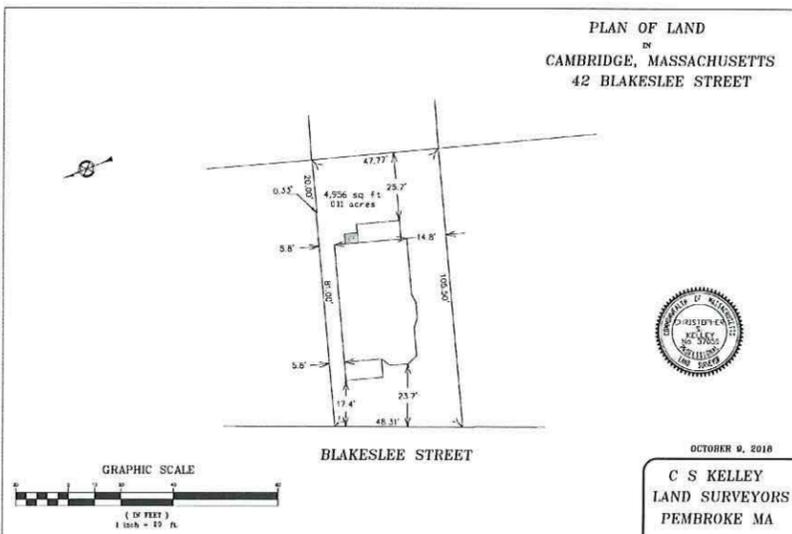
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REGISTRATIONS:

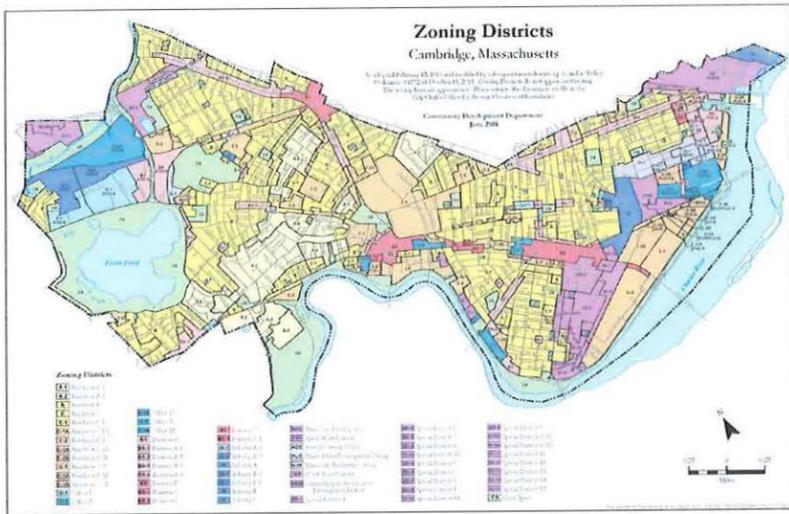
STRUCTURAL ENGINEER:

GENERAL NOTES, SYMBOLS & ABBREVIATIONS

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138



Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: Checker
A-001
Scale: 1 1/2" = 1'-0"



GROSS AREA		
Name	Area	Comments
EXISTING LEVEL 1		
Porch	102 SF	Front Entry
Porch	113 SF	Rear Porch
LEVEL 1		
INTERIOR	1331 SF	
EXTERIOR	28 SF	
LEVEL 2		
EXTERIOR	126 SF	
INTERIOR	1112 SF	
LEVEL 3		
INTERIOR	877 SF	
	3687 SF	

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

EXISTING OPEN SPACE:
MINIMUM 40% REQUIREMENT

MAXIMUM FAR: 0.50

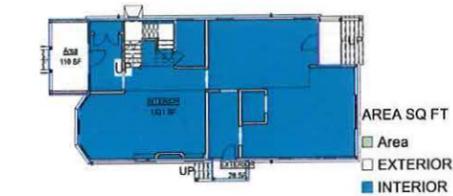
EXISTING OPEN SPACE: .32

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 25'

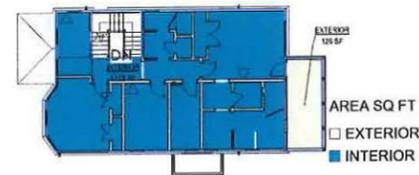
EXISTING RIDGE HEIGHT= 35' - 0"

LOT SIZE: 4950 SQ. FT.

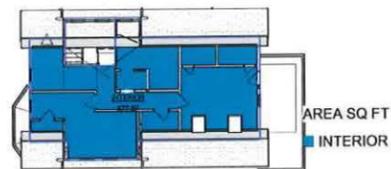
EXISTING FAR = .74



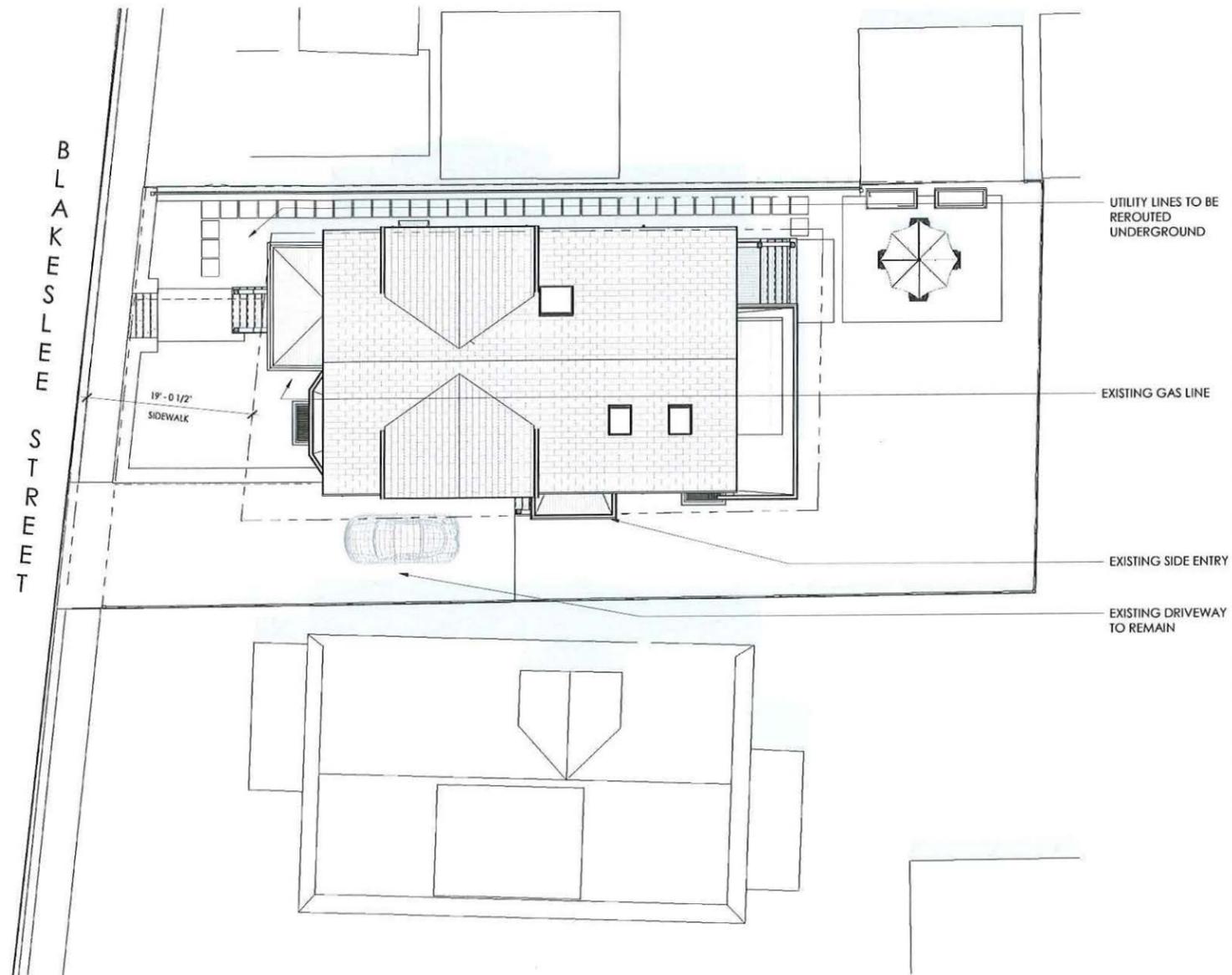
7 LEVEL 1
1/16" = 1'-0"



8 LEVEL 2
1/16" = 1'-0"



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



3 PLOT PLAN - PROPOSED
1/8" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

AREA PLAN

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE

42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: SJK

A-002

Scale: As indicated

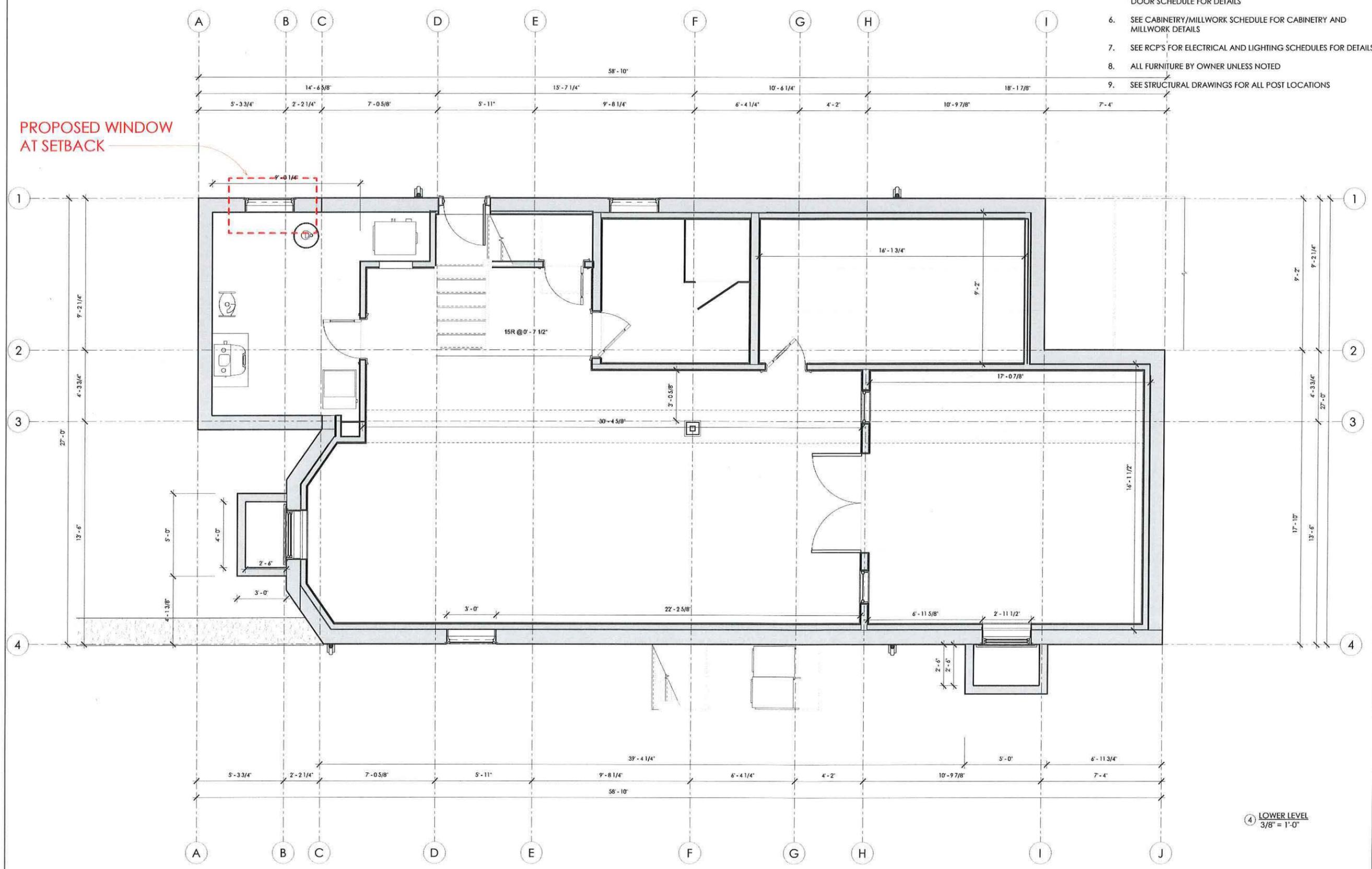


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REGISTRATIONS:

 STRUCTURAL ENGINEER:

- NOTES:
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
 2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
 3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
 4. ALL INTERIOR DOORS TO BE TRUSTILE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
 5. ALL CLOSET DOORS TO BE MASONITE DOORS UNLESS NOTED; SEE DOOR SCHEDULE FOR DETAILS
 6. SEE CABINERY/MILLWORK SCHEDULE FOR CABINERY AND MILLWORK DETAILS
 7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
 8. ALL FURNITURE BY OWNER UNLESS NOTED
 9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



PROPOSED LOWER LEVEL

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

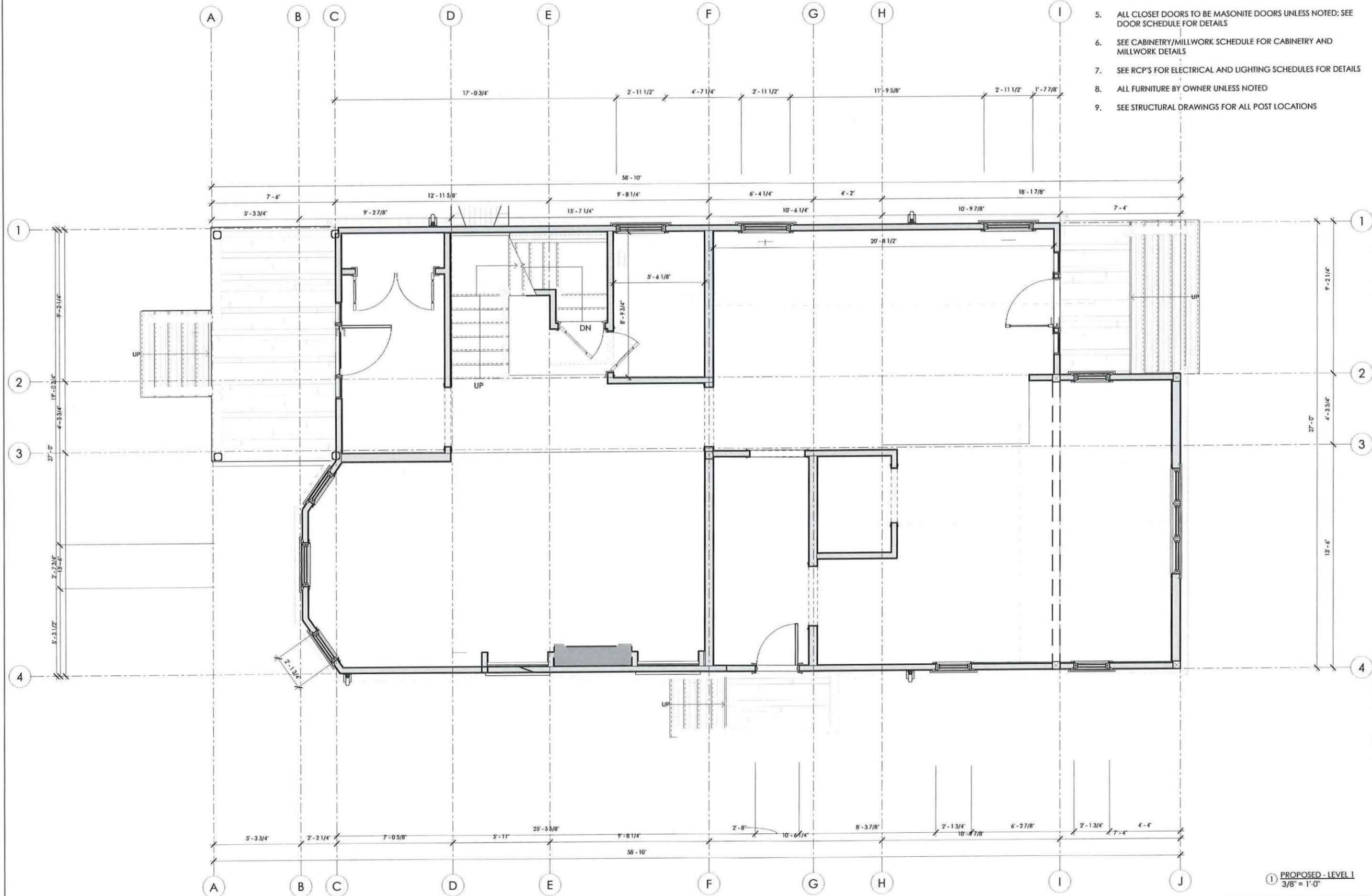
A-100
 Scale: 3/8" = 1'-0"

④ LOWER LEVEL
 3/8" = 1'-0"

NO WORK AT THIS LEVEL

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
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7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

 STRUCTURAL ENGINEER:

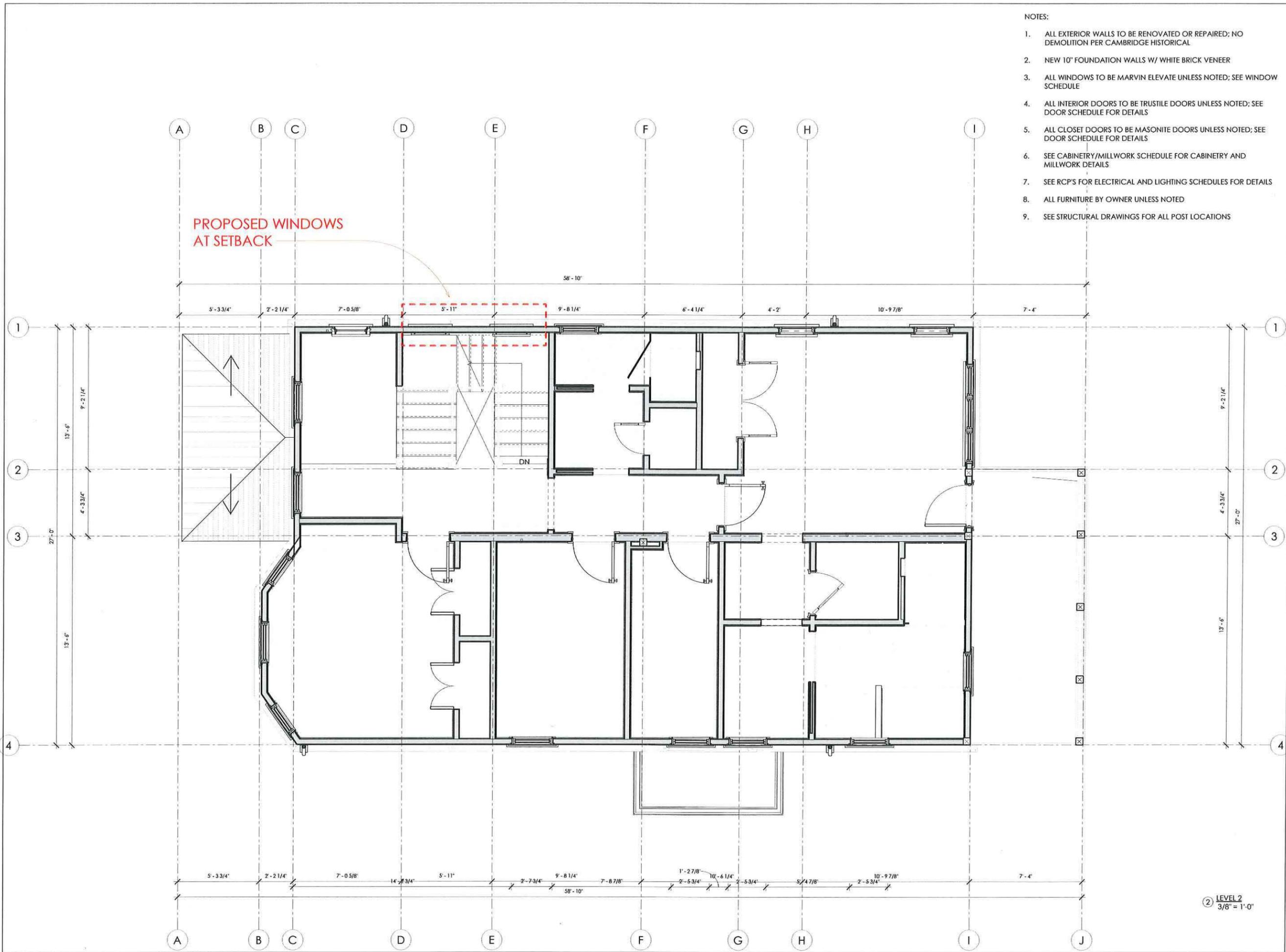
PROPOSED 1ST FLOOR
 PLAN

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: SJK

A-101
 Scale: 3/8" = 1'-0"

1 PROPOSED - LEVEL 1
 3/8" = 1'-0"



- NOTES:
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
 2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
 3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
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 8. ALL FURNITURE BY OWNER UNLESS NOTED
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REGISTRATIONS:

STRUCTURAL ENGINEER:

**PROPOSED 2ND FLOOR
 PLAN**

**KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138**

Project Status: **FINAL SUBMISSION SET**
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

A-102
 Scale: 3/8" = 1'-0"

② LEVEL 2
 3/8" = 1'-0"

NO WORK AT THIS LEVEL

NOTES:

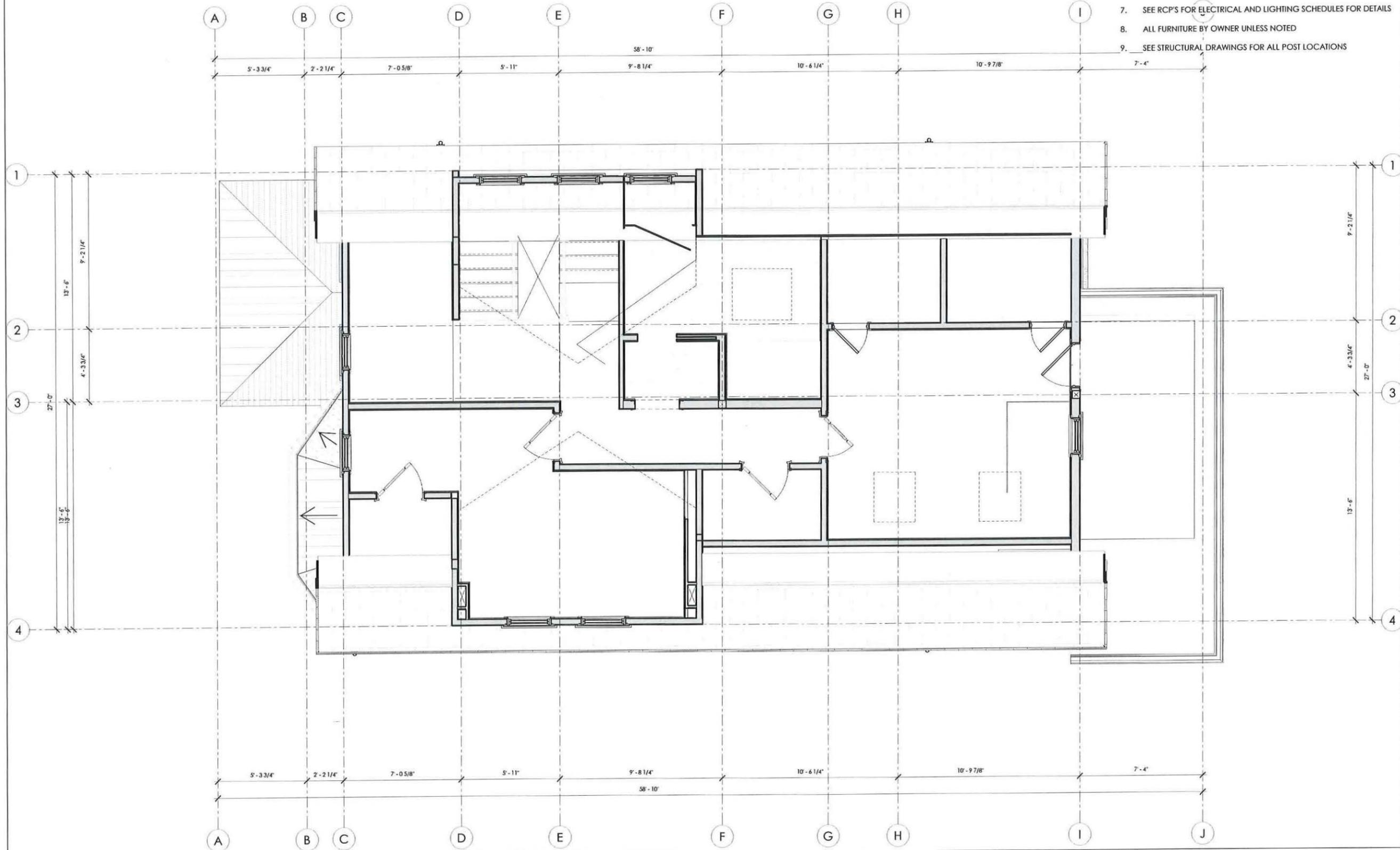
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
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8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

STRUCTURAL ENGINEER:

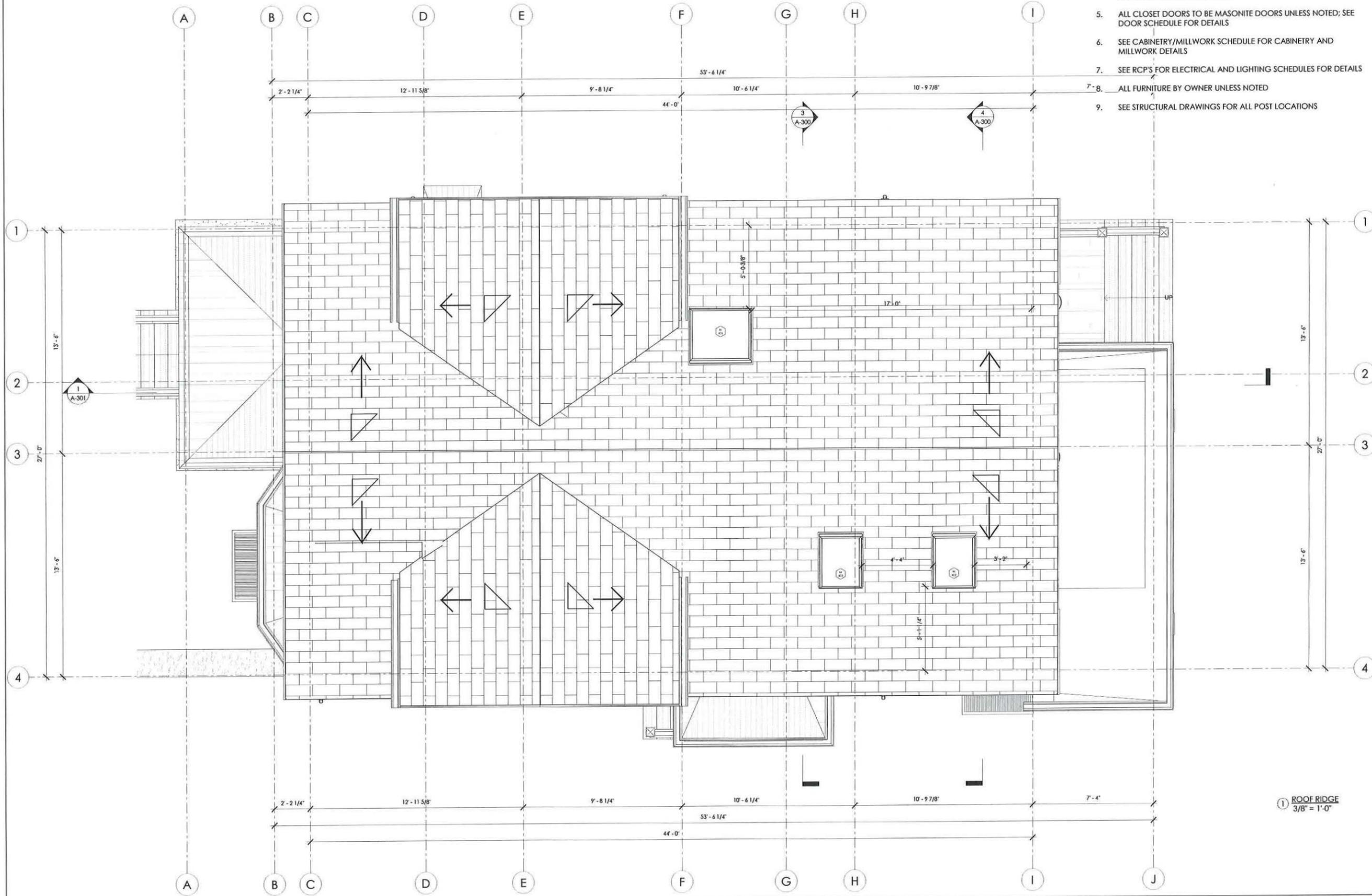


PROPOSED 3RD FLOOR
 PLAN

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker
 Scale: 3/8" = 1'-0"
A-103

NO WORK AT THIS LEVEL



NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
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6. SEE CABINERY/MILLWORK SCHEDULE FOR CABINERY AND MILLWORK DETAILS
7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
- 7-B. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

 STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: **WORKING SUBMISSION SET**
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

A-104

Scale: 3/8" = 1'-0"

1 ROOF RIDGE
 3/8" = 1'-0"

NOTES:

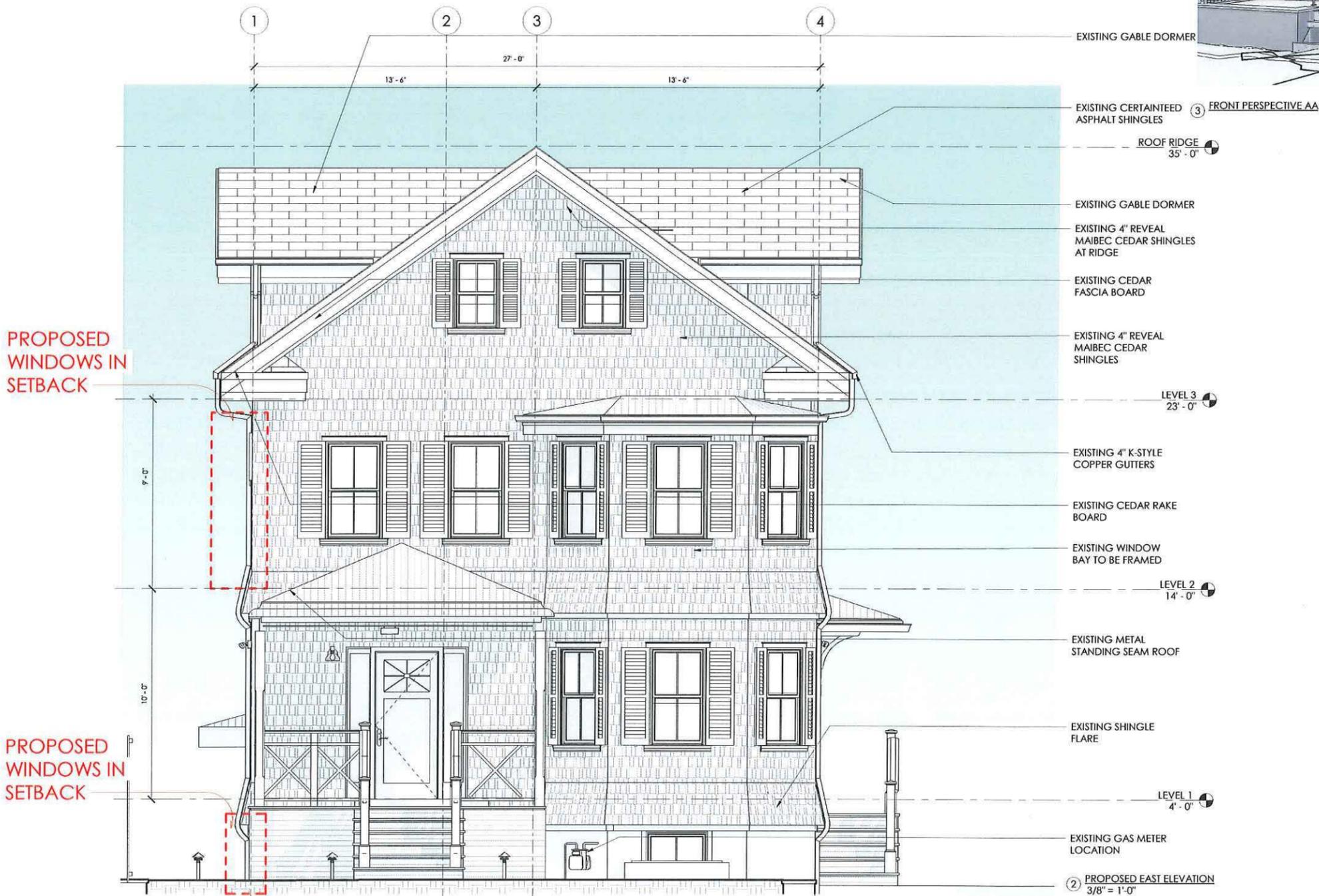
1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
3. ALL WINDOWS TO BE MARVIN ELEVATE UNLESS NOTED; SEE WINDOW SCHEDULE
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7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



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REGISTRATIONS:

 STRUCTURAL ENGINEER:



PROPOSED EAST ELEVATION

KATHLEEN AND JEROLD GARVEY

GARVEY RESIDENCE

42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
 Project number: 2017.08
 Date: 03/11/2021
 Drawn by: SKA
 Checked by: Checker

A-200

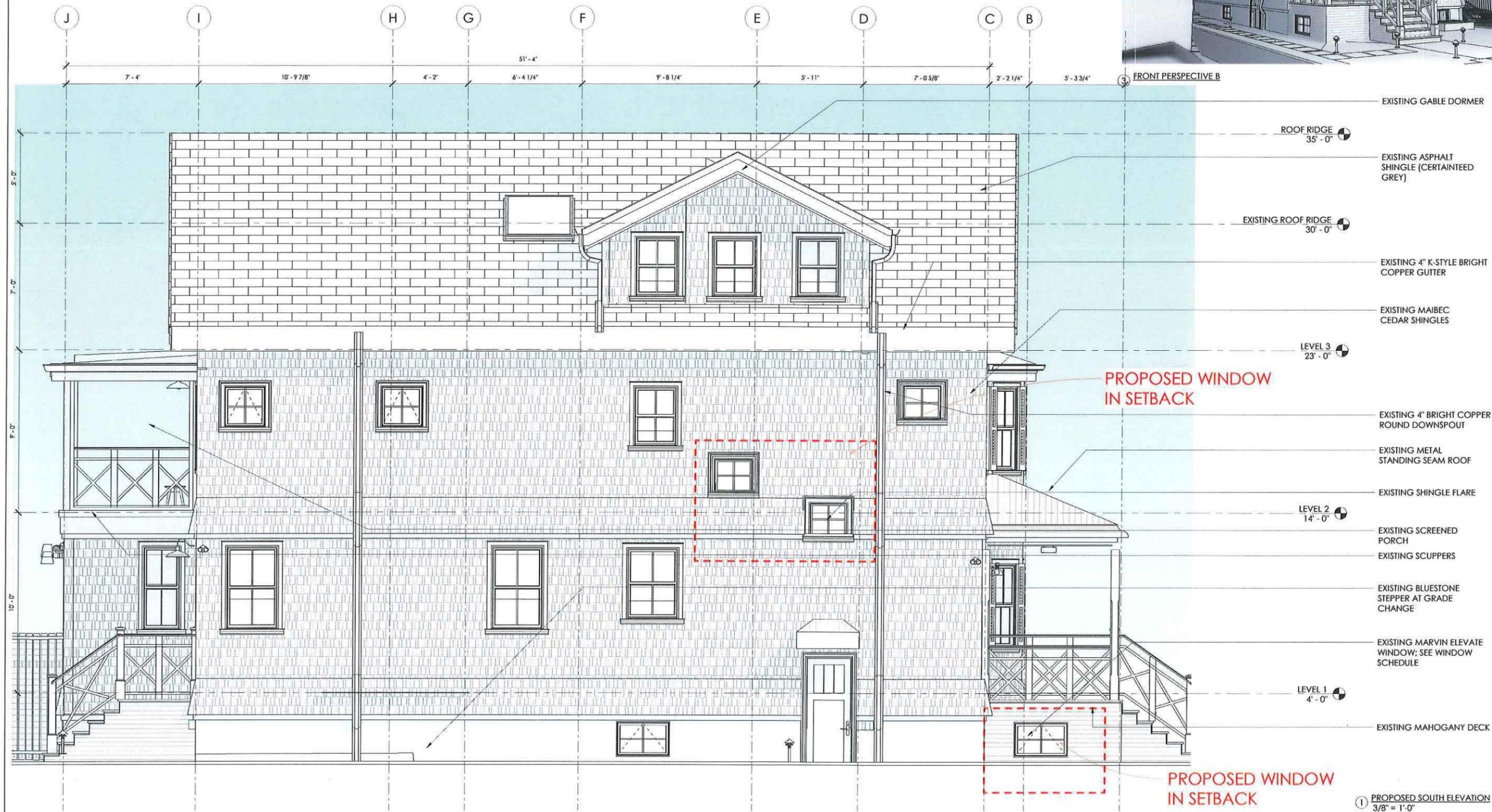
Scale: 3/8" = 1'-0"

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
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FRONT PERSPECTIVE B



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REGISTRATIONS:

 STRUCTURAL ENGINEER:

PROPOSED SOUTH ELEVATION

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

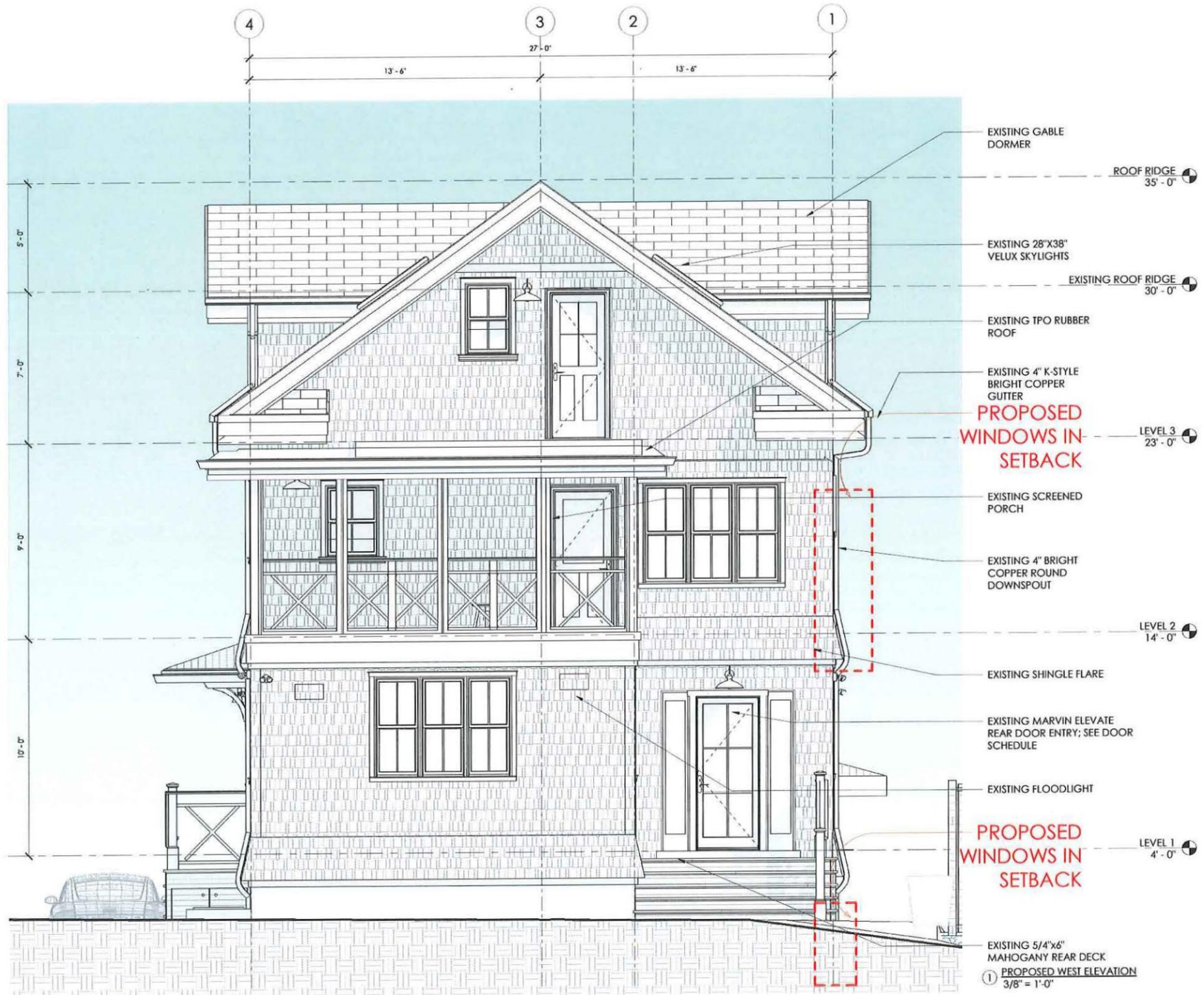
Project Status	ZONING SUBMISSION SET
Project number	2017.08
Date	03/11/2021
Drawn by	SKA
Checked by	Checker

A-201
 Scale 3/8" = 1'-0"

1 PROPOSED SOUTH ELEVATION
 3/8" = 1'-0"

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10" FOUNDATION WALLS W/ WHITE BRICK VENEER
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7. SEE RCP'S FOR ELECTRICAL AND LIGHTING SCHEDULES FOR DETAILS
8. ALL FURNITURE BY OWNER UNLESS NOTED
9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



3 REAR PERSPECTIVE 2B



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REGISTRATIONS:

 STRUCTURAL ENGINEER:

PROPOSED WEST
 ELEVATION

KATHLEEN AND JEROLD GARVEY
 GARVEY RESIDENCE
 42 BLAKESLEE STREET
 CAMBRIDGE, MA 02138

Project Status ZONING SUBMISSION SET
 Project number 2017.08
 Date 03/11/2021
 Drawn by SKA
 Checked by Checker

A-202

Scale 3/8" = 1'-0"

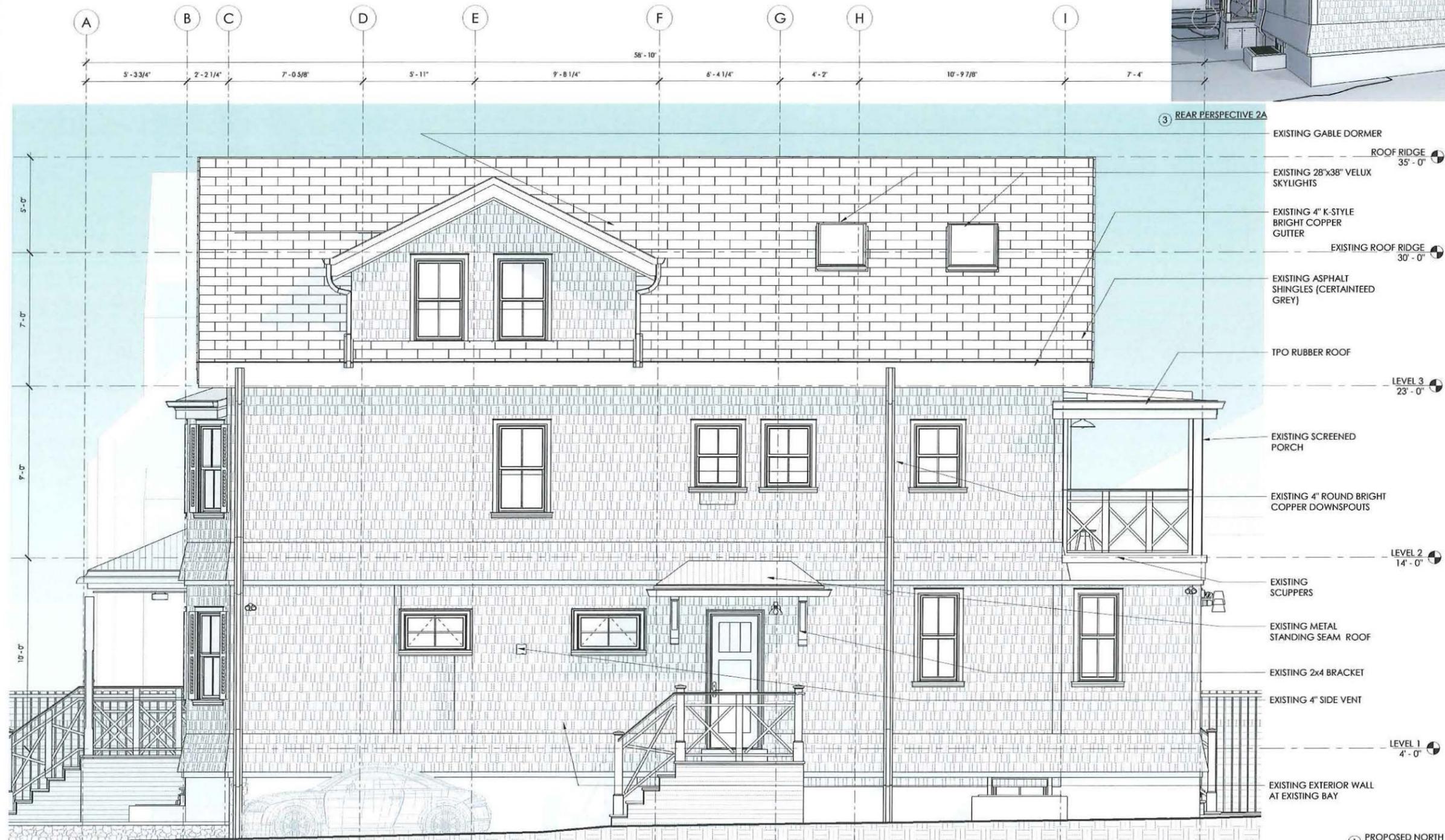
NO WORK AT THIS LEVEL

NOTES:

1. ALL EXTERIOR WALLS TO BE RENOVATED OR REPAIRED; NO DEMOLITION PER CAMBRIDGE HISTORICAL
2. NEW 10' FOUNDATION WALLS W/ WHITE BRICK VENEER
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9. SEE STRUCTURAL DRAWINGS FOR ALL POST LOCATIONS



3 REAR PERSPECTIVE 2A



- EXISTING GABLE DORMER
- ROOF RIDGE 35'-0"
- EXISTING 28"x38" VELUX SKYLIGHTS
- EXISTING 4" K-STYLE BRIGHT COPPER GUTTER
- EXISTING ROOF RIDGE 30'-0"
- EXISTING ASPHALT SHINGLES (CERTAINTED GREY)
- TPO RUBBER ROOF
- LEVEL 3 23'-0"
- EXISTING SCREENED PORCH
- EXISTING 4" ROUND BRIGHT COPPER DOWNSPOUTS
- LEVEL 2 14'-0"
- EXISTING SCUPPERS
- EXISTING METAL STANDING SEAM ROOF
- EXISTING 2x4 BRACKET
- EXISTING 4" SIDE VENT
- LEVEL 1 4'-0"
- EXISTING EXTERIOR WALL AT EXISTING BAY

1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED NORTH ELEVATION

KATHLEEN AND JEROLD GARVEY
GARVEY RESIDENCE
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status: **PERMITTING SUBMISSION SET**
Project number: 2017.08
Date: 03/11/2021
Drawn by: SKA
Checked by: Checker

A-203
Scale: 3/8" = 1'-0"



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: Cece Garvey Date: 4/26/21
(Print)

Address: 42 Blakely St.

Case No. BZA-111216

Hearing Date: 5/13/21

Thank you,
Bza Members