



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017065-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Kathleen Garvey & Jerold Garvey - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 42 Blakeslee St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to raise the roof thereby exceeding the allowable FAR and adding dormers to the third floor.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Alteration of a Nonconforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :


(Petitioner(s)/ Owner)

Sean D. Hope

(Print Name)

Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : January 28, 2019

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 Garvey and Kathleen Garvey
(OWNER)

Address: 27 Granville Road Cambridge

State that I/We own the property located at 42-44 Blakeslee Street, which is the subject of this zoning application.

The record title of this property is in the name of 42 Blakeslee Realty Trust

*Pursuant to a deed of duly recorded in the date 10/02/18, Middlesex South County Registry of Deeds at Book 71697, Page 195; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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 Middlesex

The above-name Kathleen and Jerold Garvey personally appeared before me, this 12 of Jan, 2019, and made oath that the above statement is true.

JAYDEN DDHIR
Notary Public
Commonwealth of Massachusetts
My commission expires May 16, 2025
My commission expires _____ (Notary Seal).
[Signature] Notary

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A 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:

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to Petitioner because the house is dated and requires significant upgrades to its system and floor plan. Additionally, this lot suffers from subsurface flooding conditions that restrict the use of the basement area for an additional bedroom to accommodate Petitioner's family including three (3) high school ago triplets.

Granting the requested relief will provide for functional head height on the third floor allowing for bedroom (and code compliant stairs) that might otherwise be located in a converted basement space.

- B)** 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 but not affecting generally the zoning district in which it is located for the following reasons:

The Hardship is owing to the non-conforming size of the dwelling that exceeds the allowable FAR and the soil condition such that even a modest increase in FAR for dormers would require relief.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The requested additions will not negatively impact the adjacent residential uses and will in fact reduce the property from a two family into a single family thereby reducing the density and congestion.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance because the relief is modest in nature and if approved will increase Cambridge's Housing stock of renovated family friendly properties.

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 42 Blakeslee St Cambridge, MA **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,292sf	3,734sf	2,475sf	(max.)
<u>LOT AREA:</u>		4,950sf	4,950sf	5,000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.665	.75	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,475sf	4,950sf	2,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	48.3'	48.3'	50'	(min.)
	DEPTH	99'	99'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	15'	15'	15'	(min.)
	REAR	25'	25'	25'	(min.)
	LEFT SIDE	7.5'	7.5'	7.5'	(min.)
	RIGHT SIDE	7.5'	7.5'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	28'-11"	32'-11"	35'	(max.)
	LENGTH	50'	50'	n/a	
	WIDTH	32'	32'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		40%	40%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	1	1.9	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	10'min	(min.)

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

1. 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'.



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2019 JAN 29 AM 11:23
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
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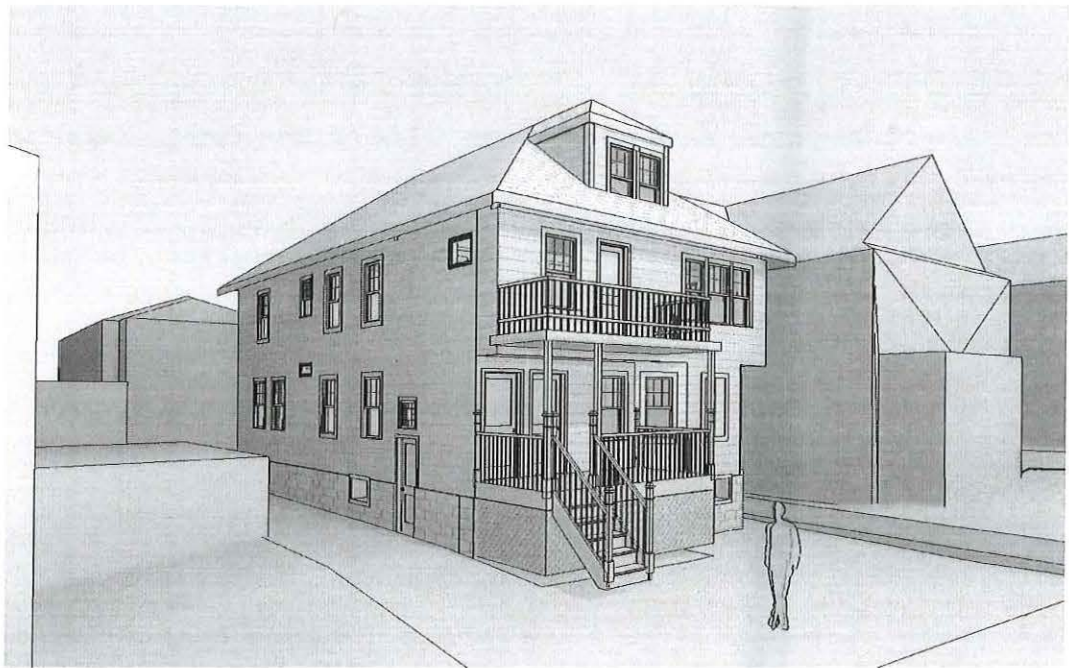
GARVEY RESIDENCE

ZONING SUBMISSION

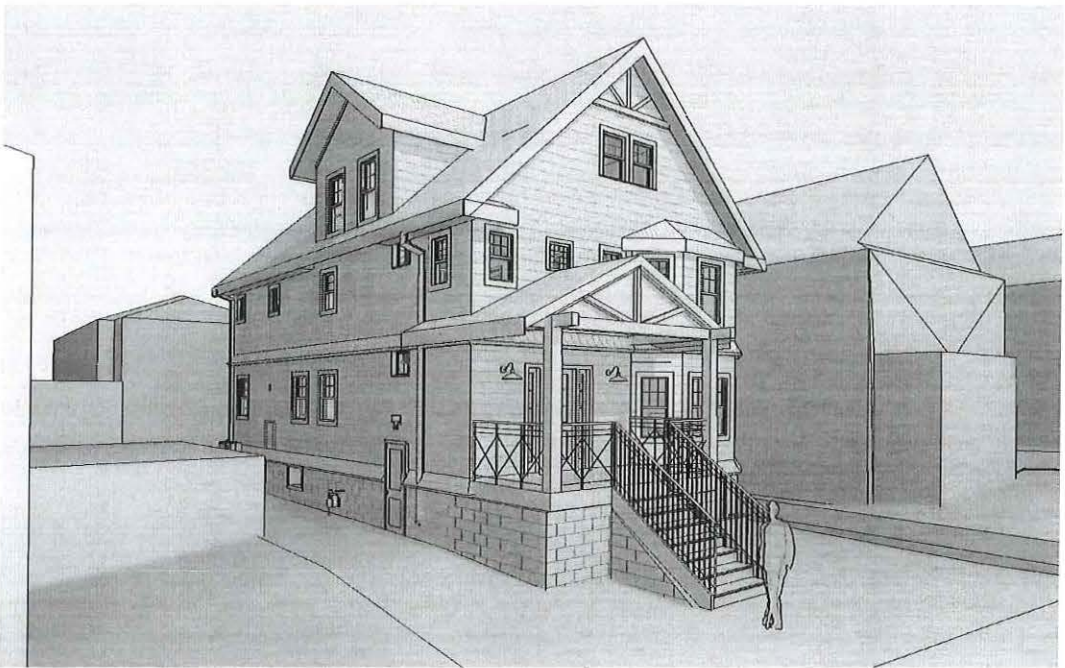
1/22/19

KATHLEEN AND
GEROLD GARVEY

42 BLAKESLEE
STREET
CAMBRIDGE, MA
02138



1 EXTERIOR PERSPECTIVE - EXISTING



2 EXTERIOR PERSPECTIVE - PROPOSED

ARCHITECT:

SAM KACHMAR ARCHITECTS

CLIENT:

KATHLEEN GARVEY
GEROLD GARVEY

INTERIOR DESIGNER:

XXXXXXXXXXXX

GENERAL CONTRACTOR:

XXXXXXXXXXXX

STRUCTURAL ENGINEER:

XXXXXXXXXXXX



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CAMBRIDGE MA, 02138

THE GARVEY RESIDENCE IS THE
CONVERSION OF A TWO FAMILY
HOME AT 42 BLAKESLEE STREET
TO A SINGLE FAMILY RESIDENCE,
ADDING OF 2 DORMERS ON 3RD
FLOOR, INCREASING THE OVERALL
F.A.R. AND REQUESTING ZONING
RELIEF.

Sheet List				
Sheet Number	Sheet Name	Comment	Designed By	Drawn By
A-000	COVER		SJK	MJT
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS		SJK	MJT
A-002	PLOT PLAN		SJK	MJT
A-003	AREA PLAN		SJK	MJT
A-100	PROPOSED LOWER LEVEL		SJK	MJT
A-101	PROPOSED 1ST FLOOR PLAN		SJK	MJT
A-102	PROPOSED 2ND FLOOR PLAN		SJK	MJT
A-103	PROPOSED 3RD FLOOR PLAN		SJK	MJT
A-104	PROPOSED ROOF PLAN		SJK	MJT
A-200	PROPOSED EAST ELEVATION		SJK	MJT
A-201	PROPOSED WEST ELEVATION		SJK	MJT

Sheet List				
Sheet Number	Sheet Name	Comment	Designed By	Drawn By
A-202	PROPOSED NORTH ELEVATION		Designer	Author
A-203	PROPOSED SOUTH ELEVATION		Designer	Author
A-204	EXTERIOR PERSPECTIVES		Designer	Author
A-300	PROPOSED SECTIONS		SJK	MJT
A-301	PROPOSED SECTIONS		SJK	MJT
A-400	STAIR SHEET		SJK	MJT
A-401	ENLARGED LOWER LEVEL - GYM		SJK	MJT
A-407	ENLARGED LEVEL 1 - KITCHEN		SJK	MJT
A-408	ENLARGED LEVEL 1 - DINING		SJK	MJT
A-412	ENLARGED LEVEL 2 - MASTER BEDROOM		SJK	MJT
A-413	ENLARGED LEVEL 2 - MASTER BATHROOM		SJK	MJT
A-600	LOWER LEVEL AND 1ST FLOOR R.C.P.		SJK	MJT
A-601	2ND AND 3RD FLOOR R.C.P.		SJK	MJT
D-100	DEMOLITION PLAN LOWER LEVEL AND LEVEL 1		SJK	MJT
D-101	DEMOLITION PLAN LEVEL 2 AND LEVEL 3		SJK	MJT
E-200	EXISTING ELEVATIONS		SJK	MJT

Grand total: 27

ABBREVIATIONS

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

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	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

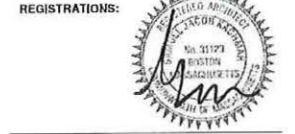
	VIEW NAME SCALE: 1/8" = 1'-0"	DRAWING TITLE	
	EXTERIOR ELEVATION KEY		
	INTERIOR ELEVATION KEY		
	BUILDING SECTION MARKER		
	WALL SECTION MARKER		
	DETAIL AREA MARKER		
	DETAIL SECTION MARKER		
	GRID LINE		
	VERTICAL ELEVATION KEY (ELEV)		
	SPOT ELEVATION W/ TARGET (PLAN)		
	SPOT ELEVATION NO TARGET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

GENERAL NOTES

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



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357 HURON AVE,
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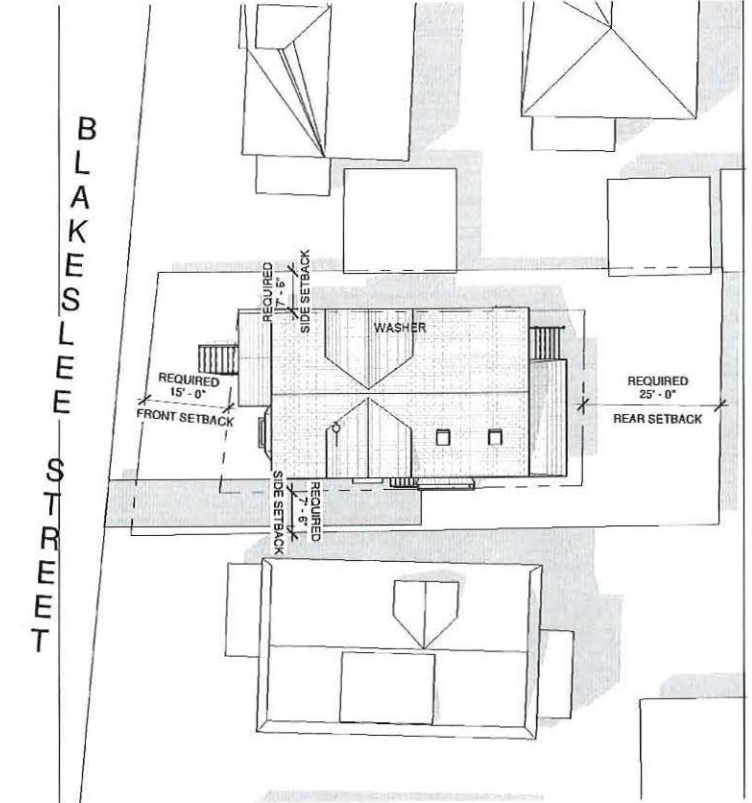
STRUCTURAL ENGINEER:

GENERAL NOTES,
SYMBOLS &
ABBREVIATIONS

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

Project Status	ZONING SUBMISSION
Project number	2017.08
Date	1/22/19
Drawn by	MJT
Checked by	Checker

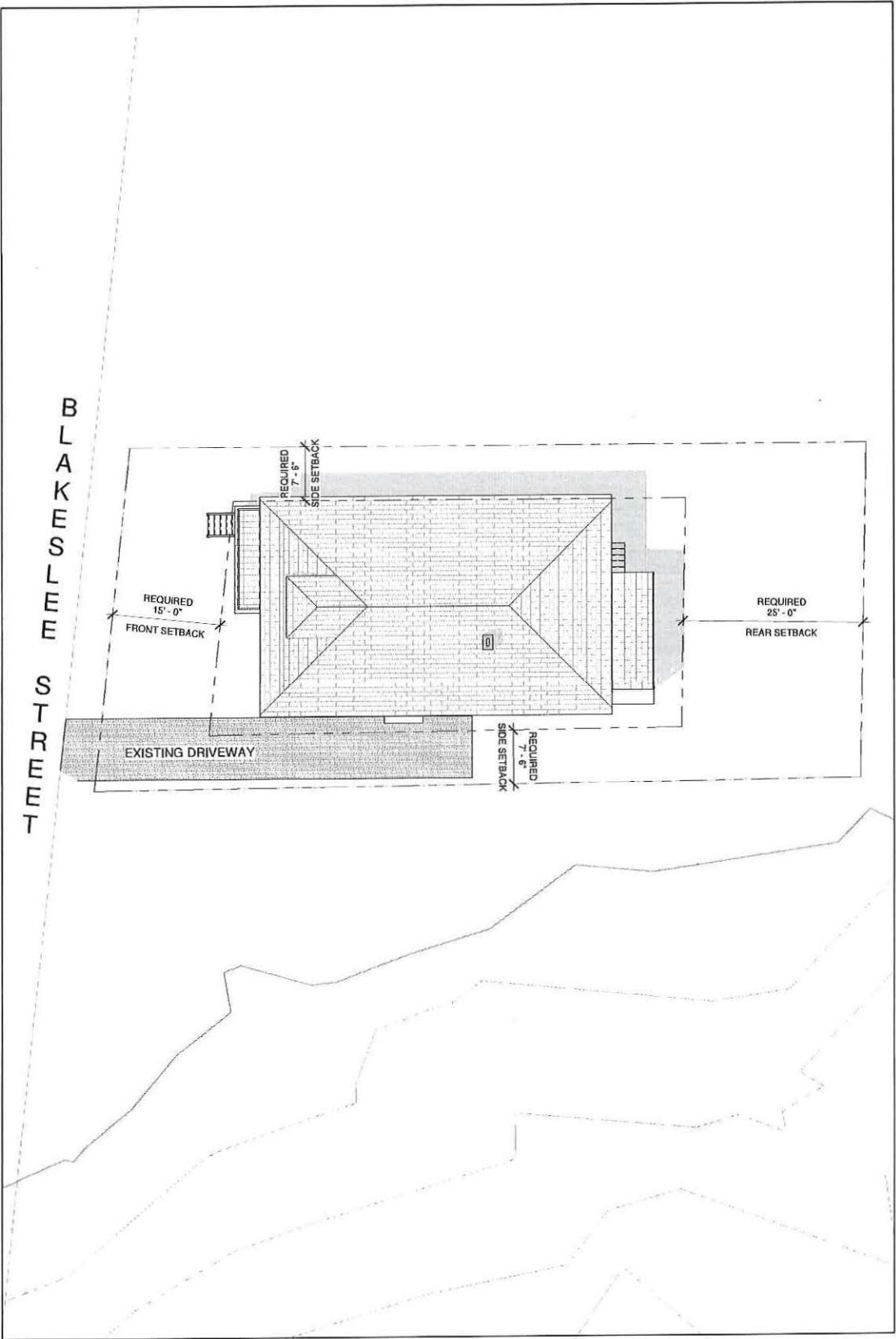
A-001
Scale As indicated



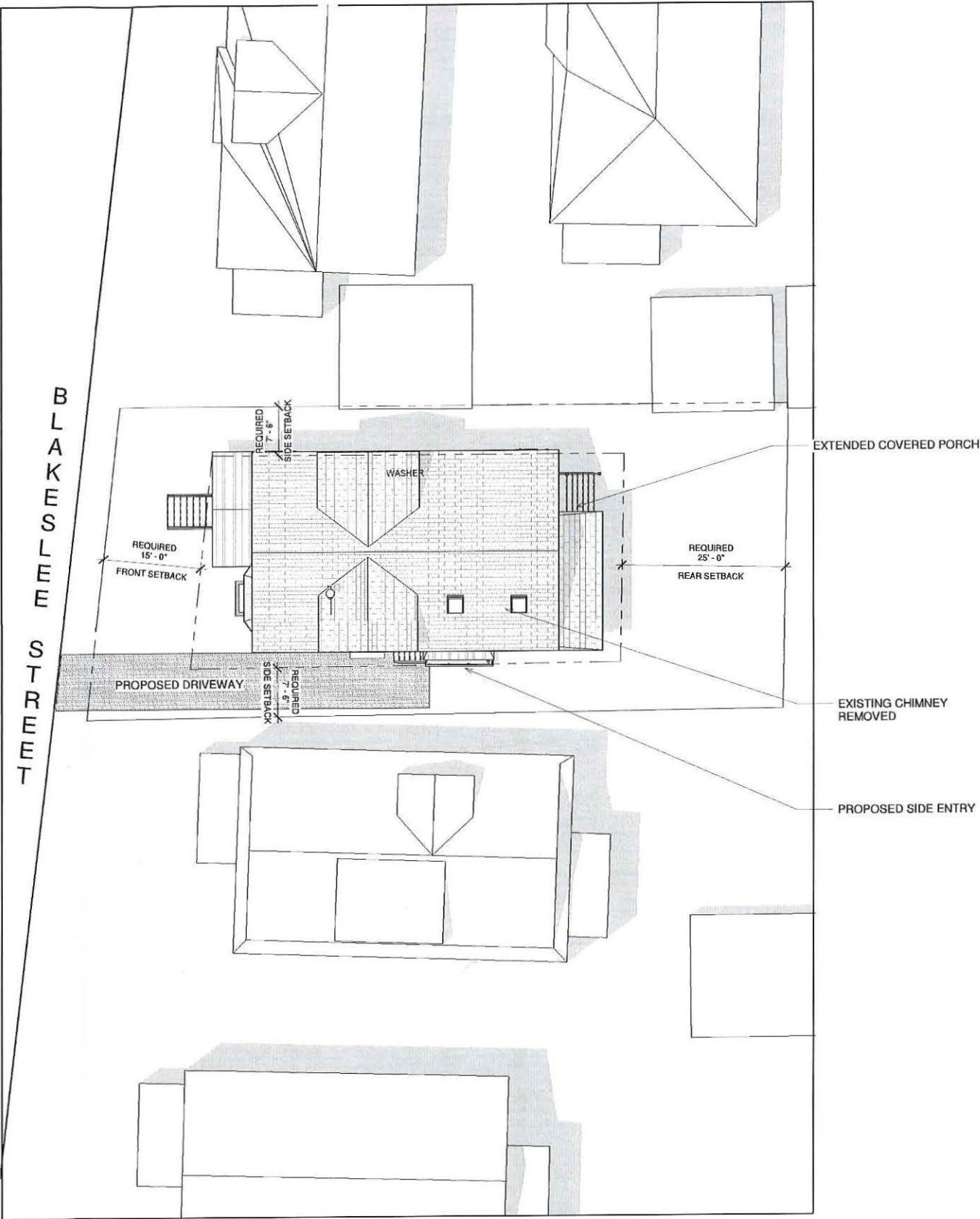
4 PLOT PLAN - PROPOSED SITE
1/16" = 1'-0"

RESIDENTIAL ZONE: B

LOT SIZE: 4950 SQ. FT.



2 PLOT PLAN- EXISTING
1" = 10'-0"



1 PLOT PLAN -PROPOSED
1" = 10'-0"



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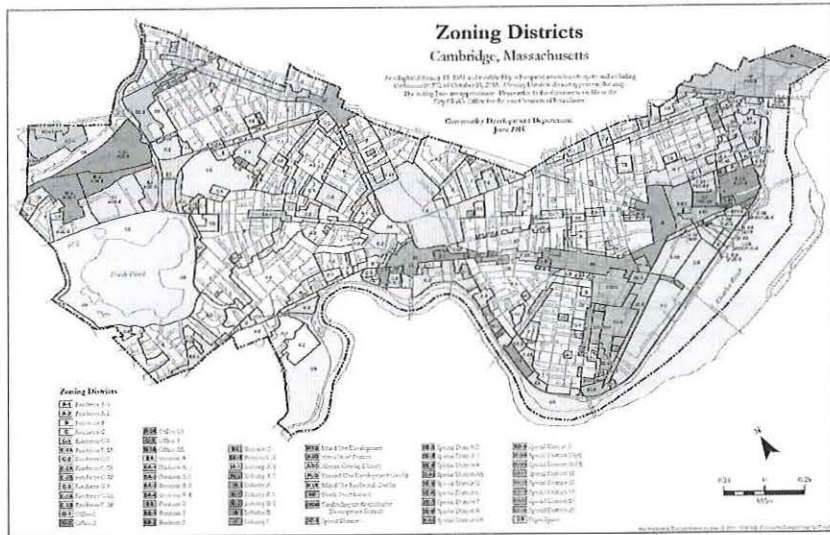
STRUCTURAL ENGINEER:

PLOT PLAN

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

Project Status	ZONING SUBMISSION
Project number	2017.08
Date	1/22/19
Drawn by	MJT
Checked by	Checker

A-002
Scale 1" = 10'-0"



EXISTING GROSS AREA		
Name	Area	Comments
EXISTING LEVEL 1		
Area	1216 SF	
Porch	102 SF	Front Entry
Porch	113 SF	Rear Porch
EXISTING LEVEL 2		
Area	1259 SF	
Porch	122 SF	Rear Porch
EXISTING LEVEL 3		
Area	480 SF	
Area	3292 SF	

PROPOSED GROSS AREA		
Name	Area	Comments
PROPOSED LEVEL 1		
Area	1349 SF	
Covered Porch	99 SF	Front Entry
Covered Porch	64 SF	Side Entry
PROPOSED LEVEL 2		
Area	1223 SF	
Screened Porch	125 SF	Rear Porch
PROPOSED LEVEL 3		
Area	875 SF	
Area	3734 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'

35' MAXIMUM BUILDING HEIGHT

EXISTING FAR = .66

PROPOSED FAR = .75

PROPOSED FAR INCREASE = .09

EXISTING OPEN SPACE:
MINIMUM 40% REQUIREMENT

PROPOSED OPEN SPACE:

EXISTING RIDGE HEIGHT= 28' - 11"

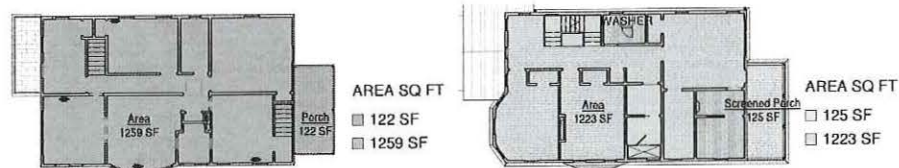
PROPOSED RIDGE HEIGHT = 32' - 11"

INCREASE ROOF HIGHT= 4'



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

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



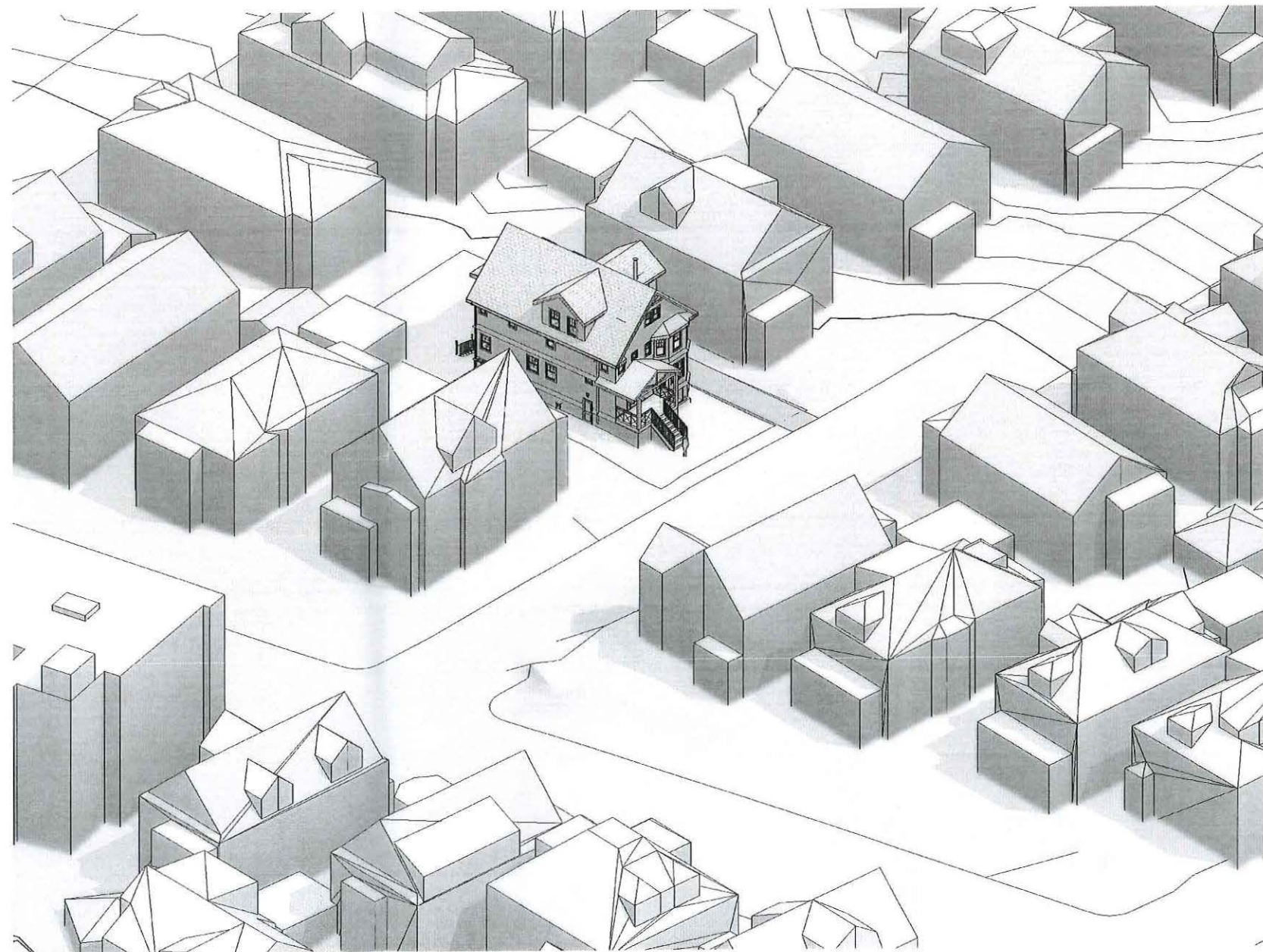
8 EXISTING LEVEL 2
1/16" = 1'-0"

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



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

7 PROPOSED - LEVEL 3
1/16" = 1'-0"



4 PROPOSED SITE AXON



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REGISTRATIONS:



STRUCTURAL ENGINEER:

AREA PLAN

KATHLEEN AND GEROLD
GARVEY

GARVEY RESIDENCE

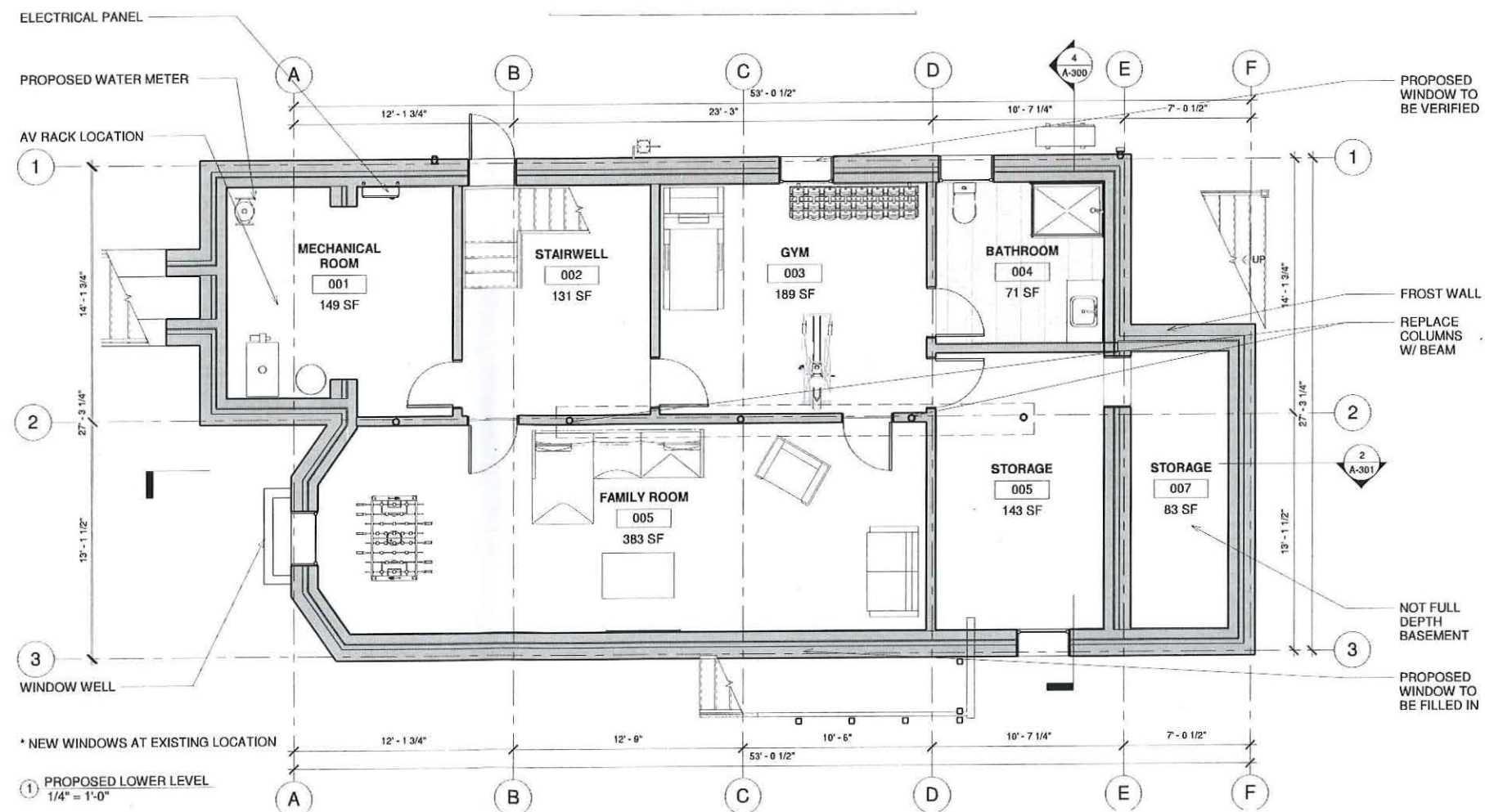
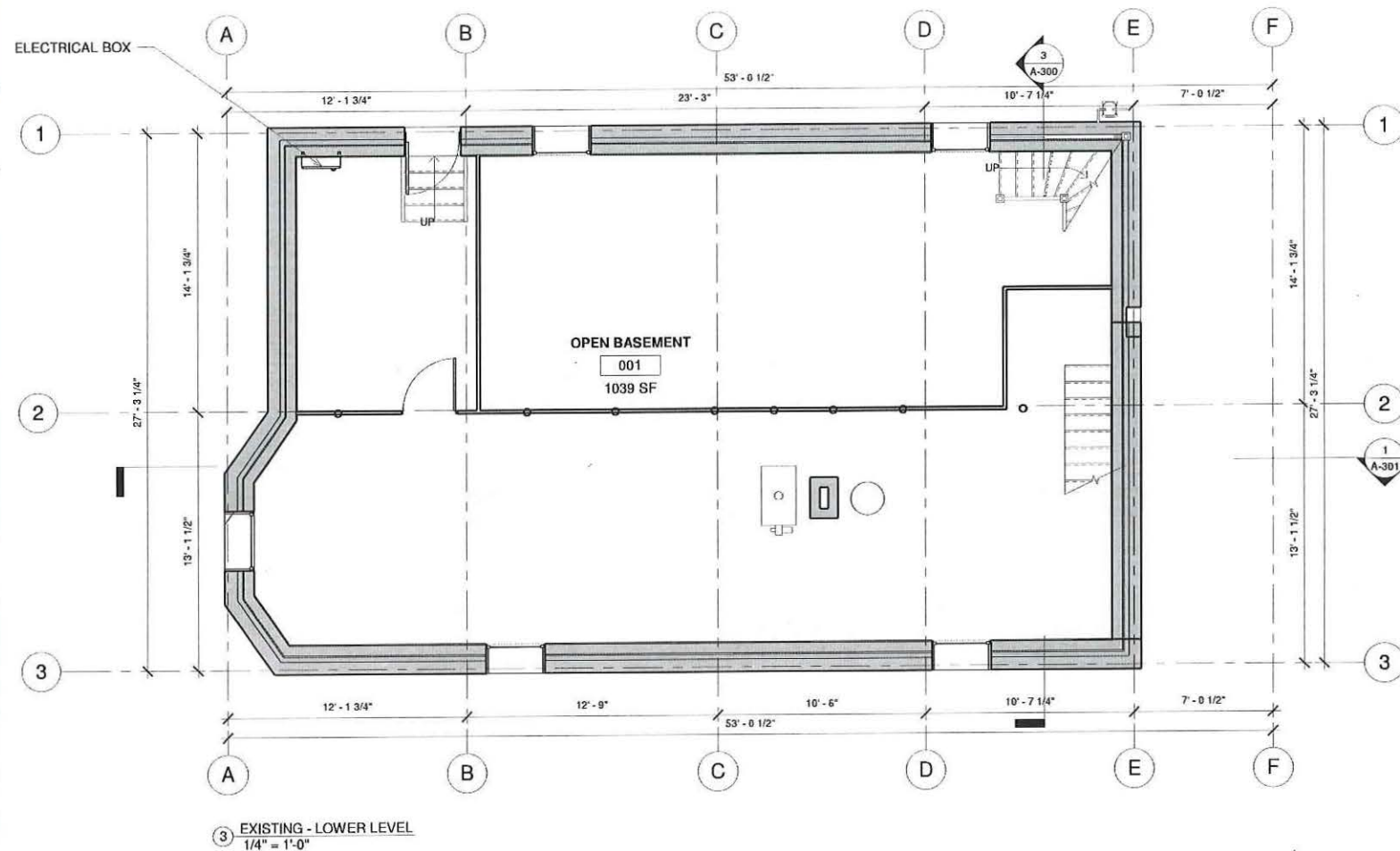
42 BLAKESLEE STREET
CAMBRIDGE, MA 02138

Project Status ZONING SUBMISSION
Project number 2017.08
Date 1/22/19
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Checked by SJK

A-003

Scale 1/16" = 1'-0"

7/20/2019 5:03:22 PM



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STRUCTURAL ENGINEER:

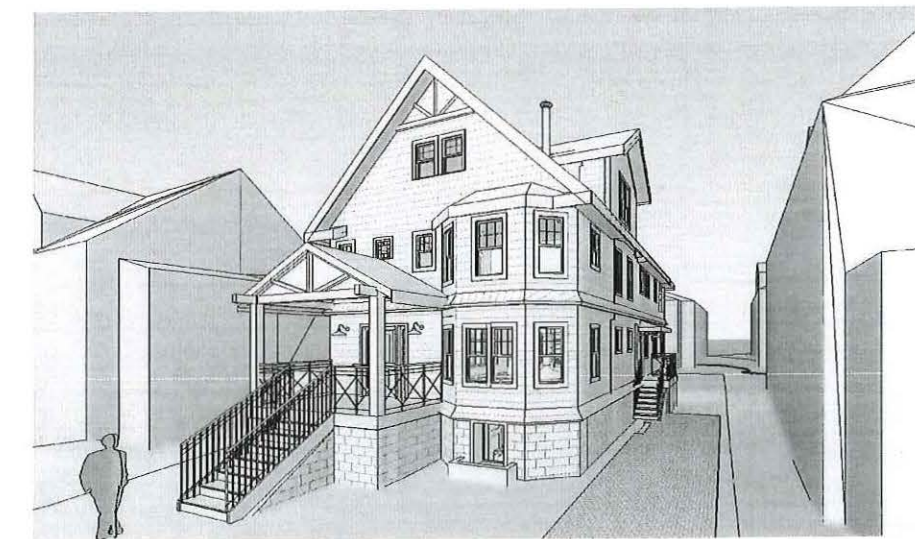
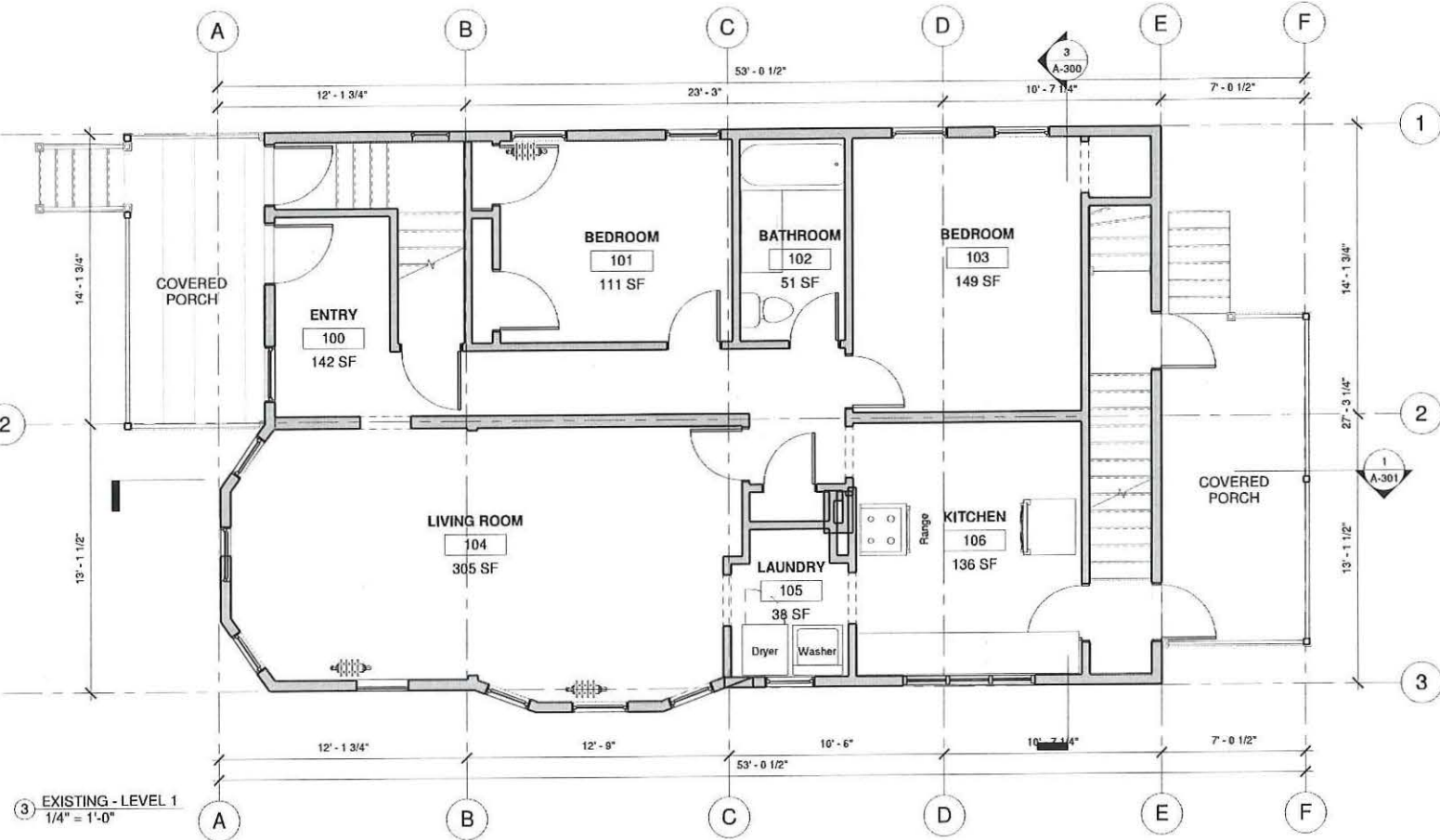
PROPOSED LOWER
LEVEL

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

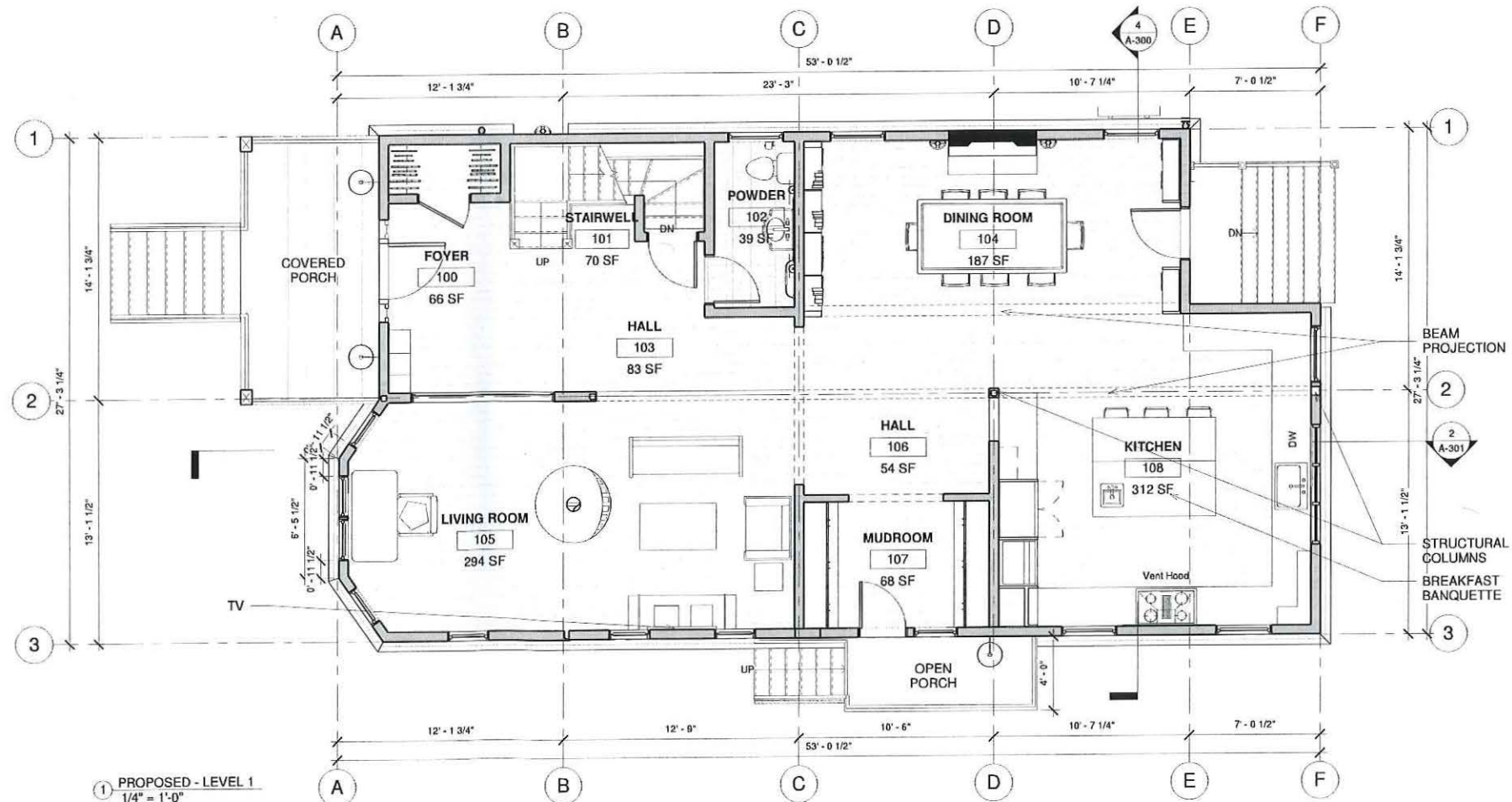
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Project number 2017.08
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A-100

Scale 1/4" = 1'-0"



PROPOSED EXTERIOR FRONT
PERSPECTIVE



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STRUCTURAL ENGINEER:

PROPOSED 1ST FLOOR
PLAN

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GARVEY
GARVEY RESIDENCE
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A-101

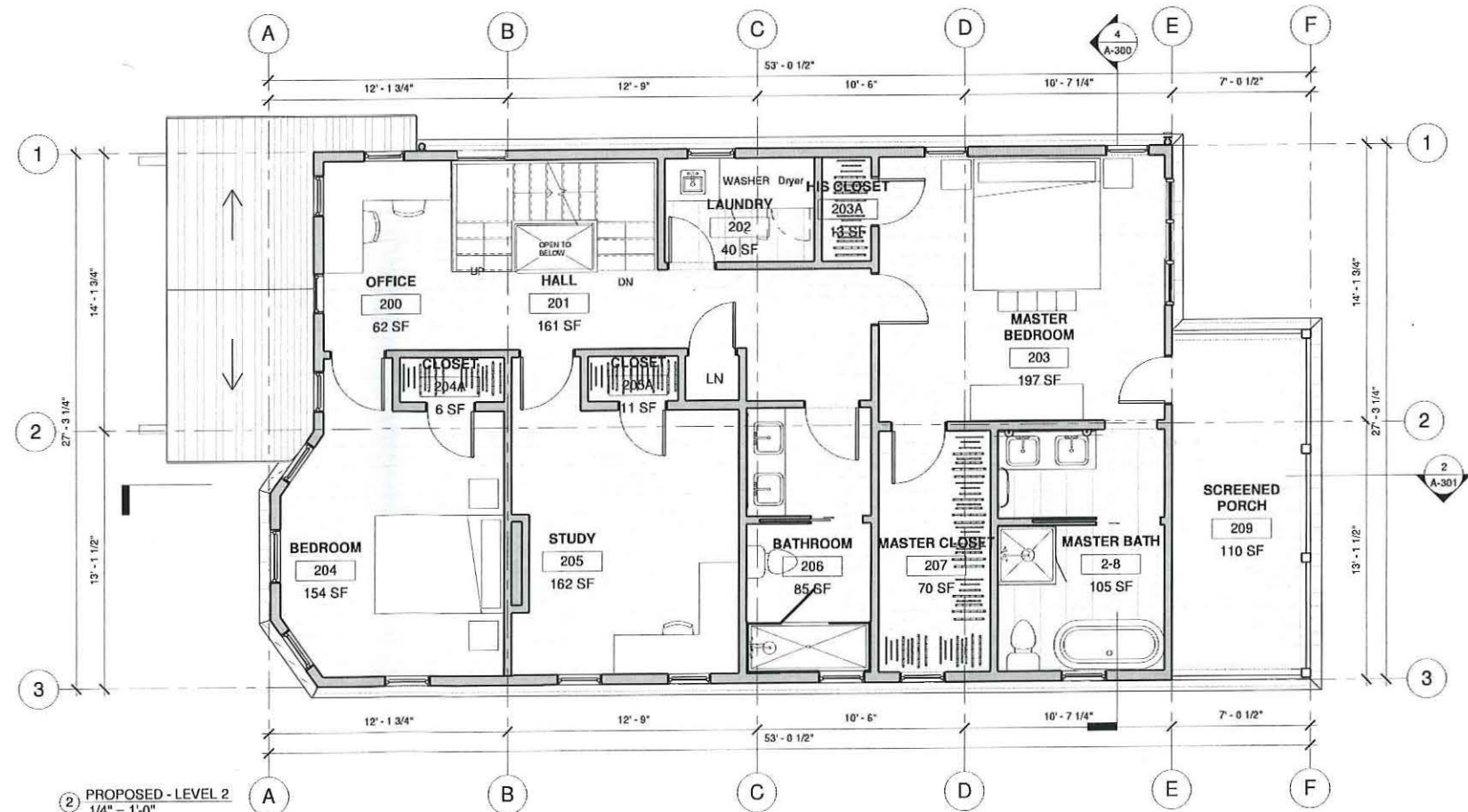
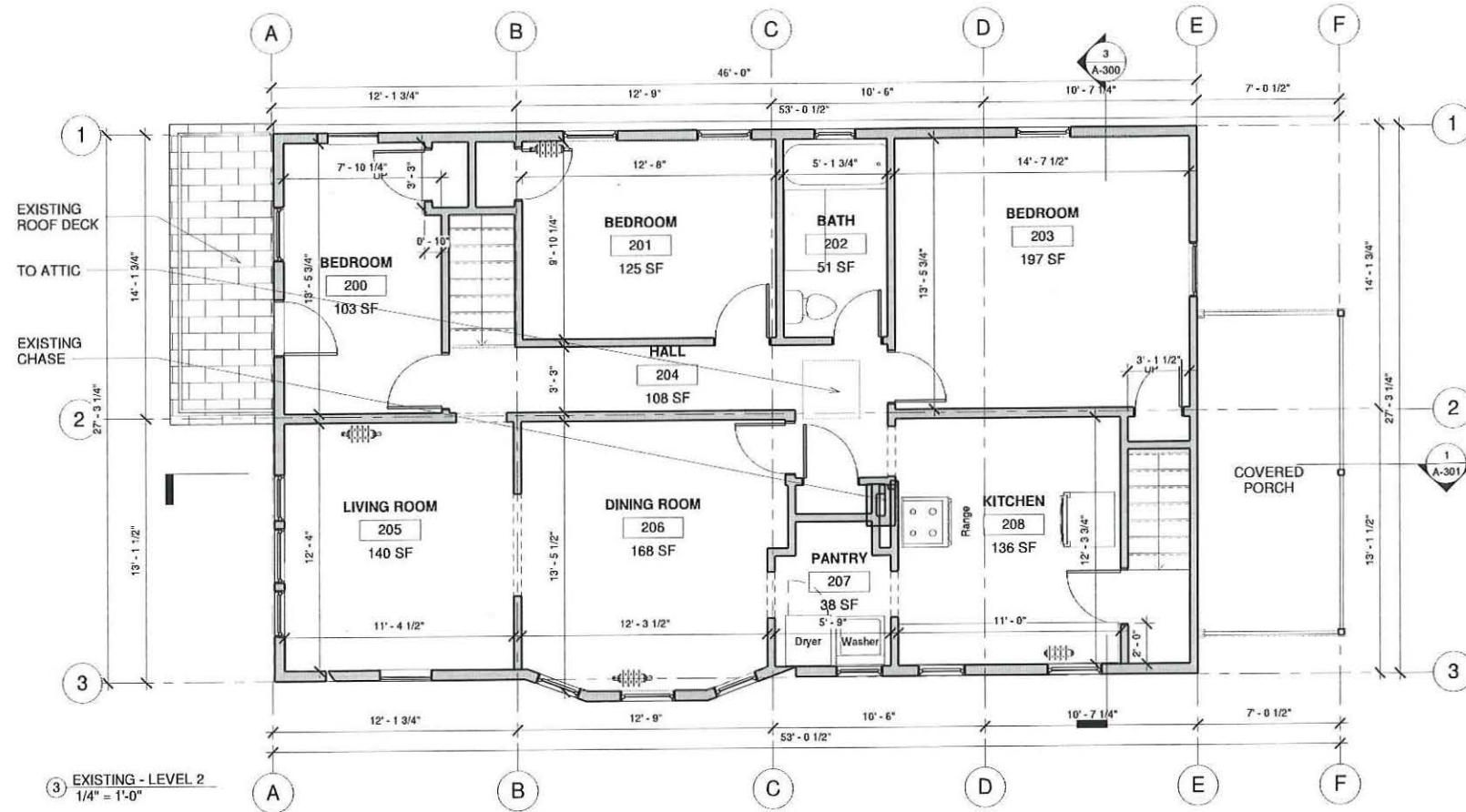
Scale 1/4" = 1'-0"



REGISTRATIONS:



STRUCTURAL ENGINEER:



PROPOSED 2ND FLOOR
PLAN

KATHLEEN AND GEROLD
GARVEY

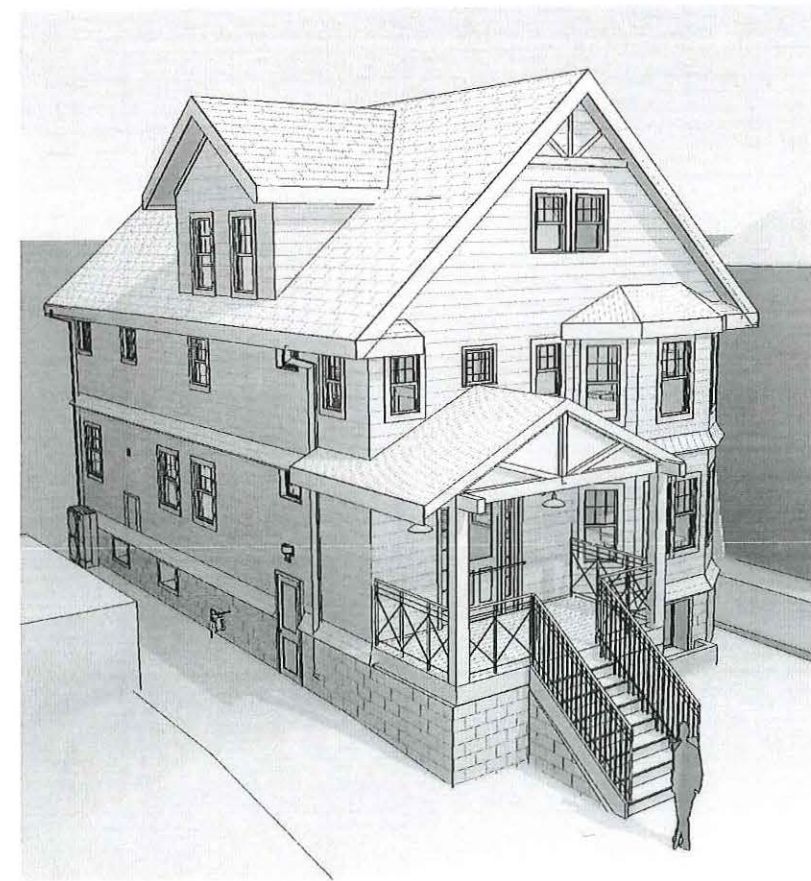
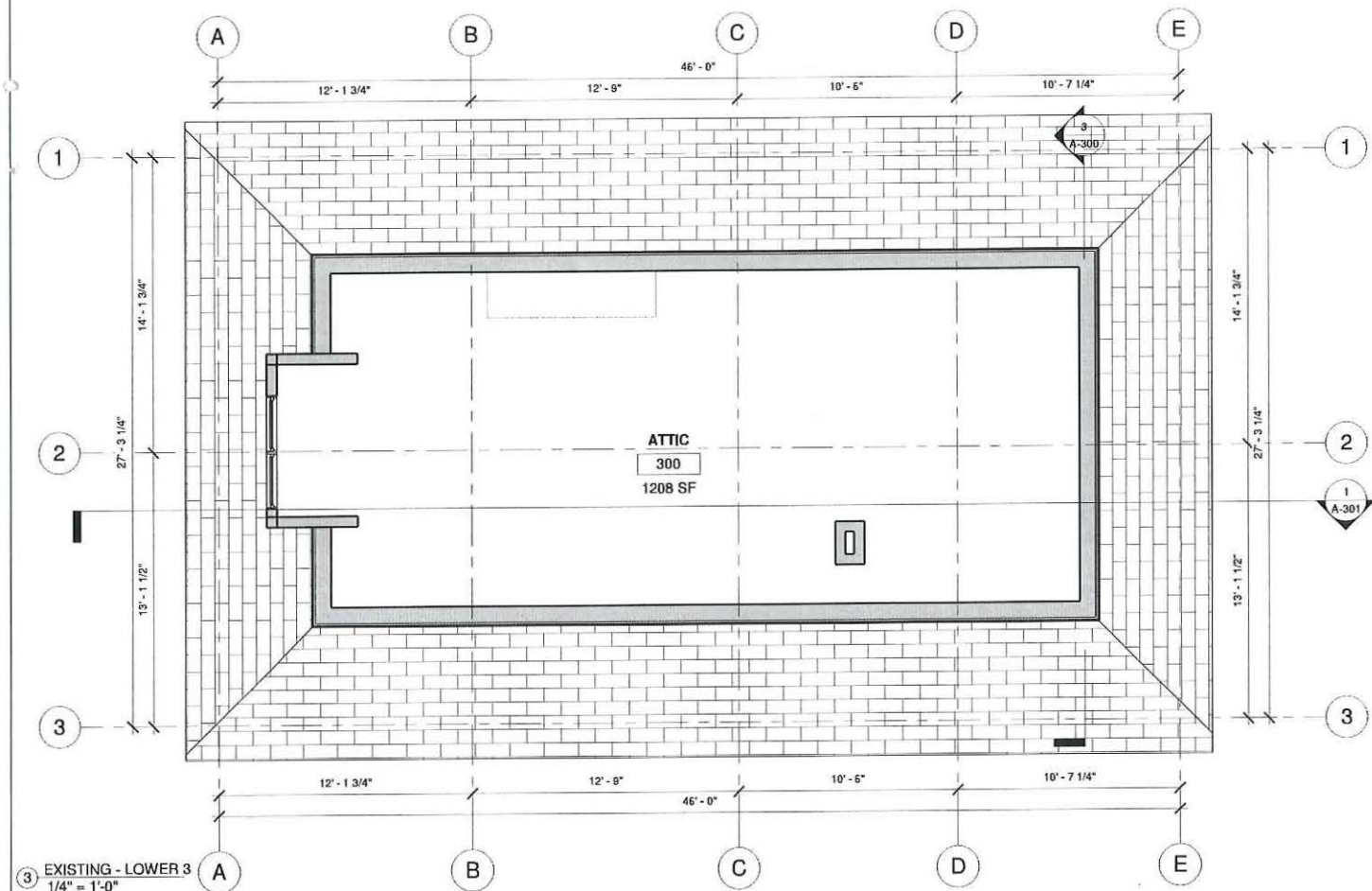
GARVEY RESIDENCE

42 BLAKESLEE STREET
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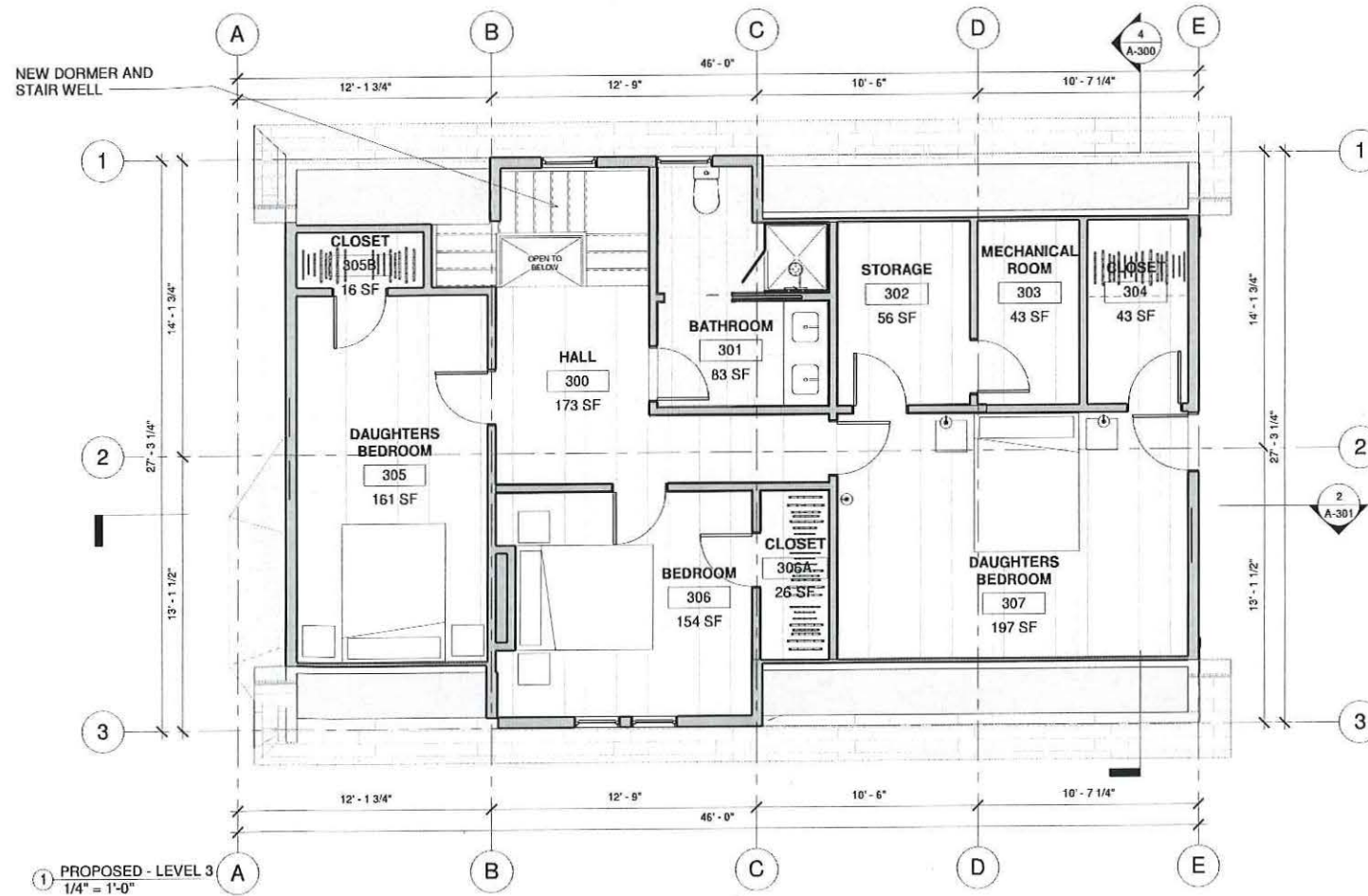
Project Status	ZONING SUBMISSION
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A-102

Scale $1/4" = 1'-0"$



② PROPOSED



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REGISTRATIONS:



STRUCTURAL ENGINEER:

PROPOSED 3RD FLOOR
PLAN

KATHLEEN AND GEROLD
GARVEY

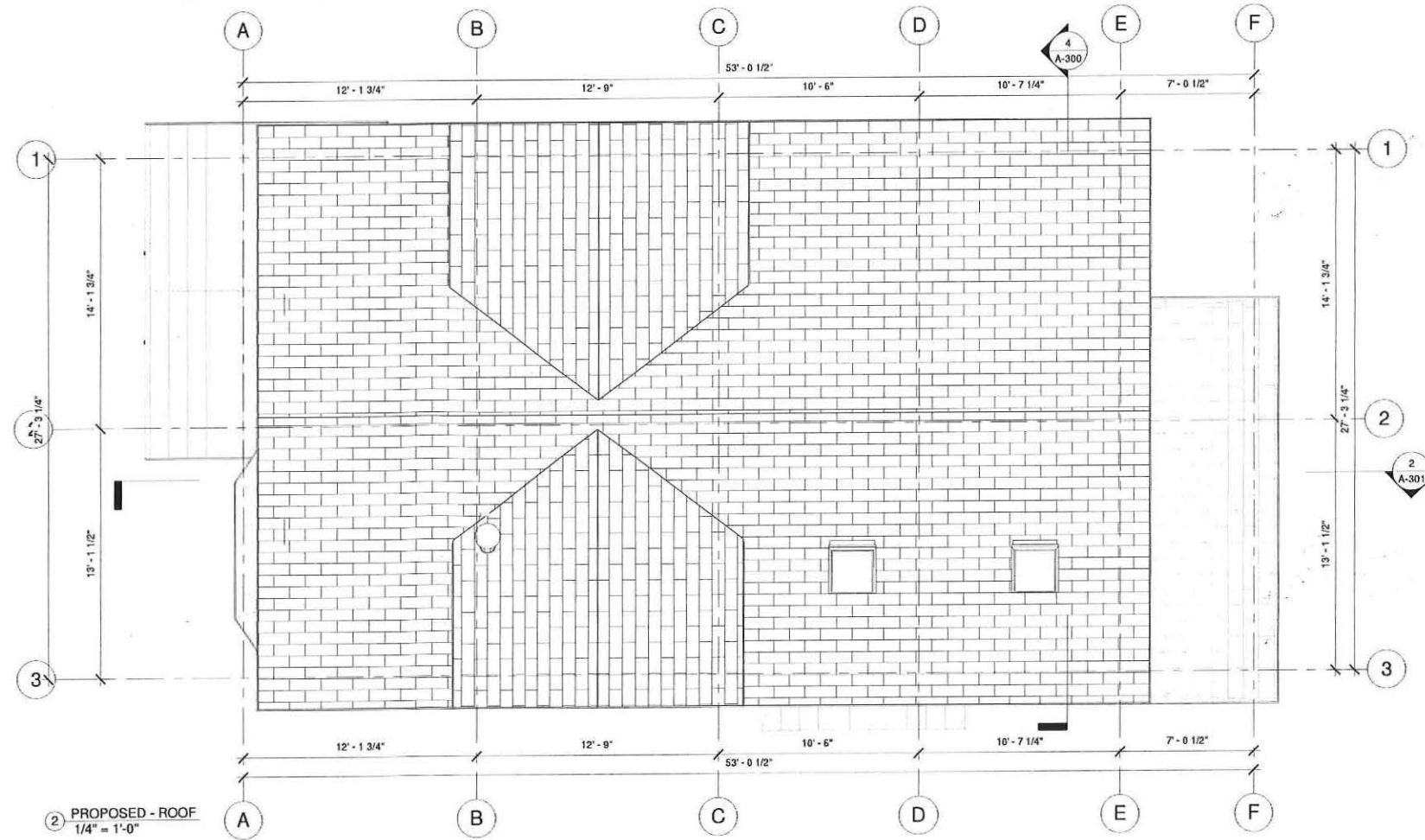
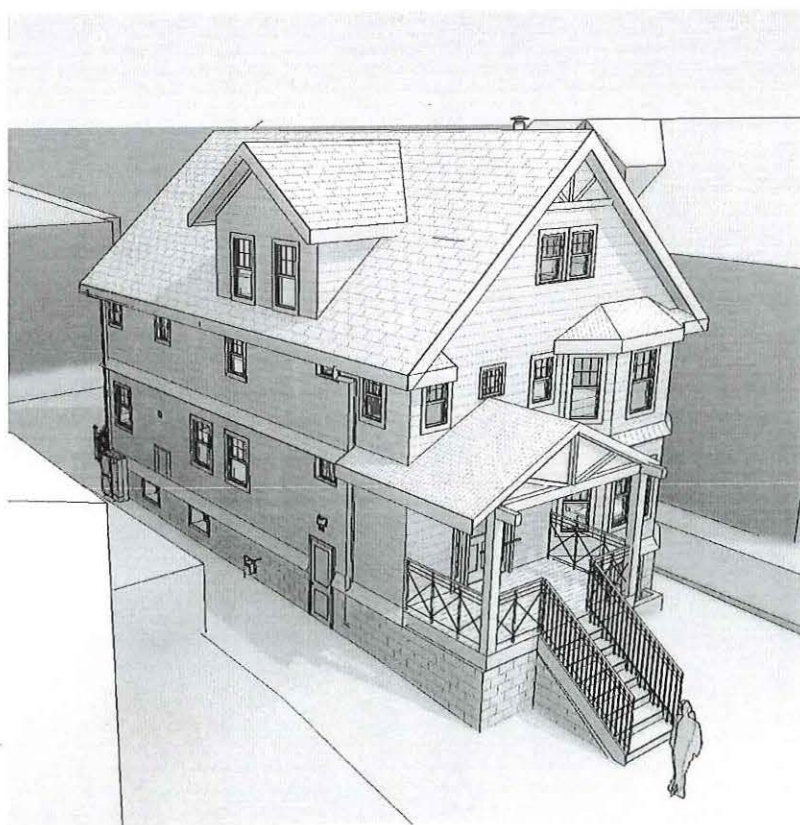
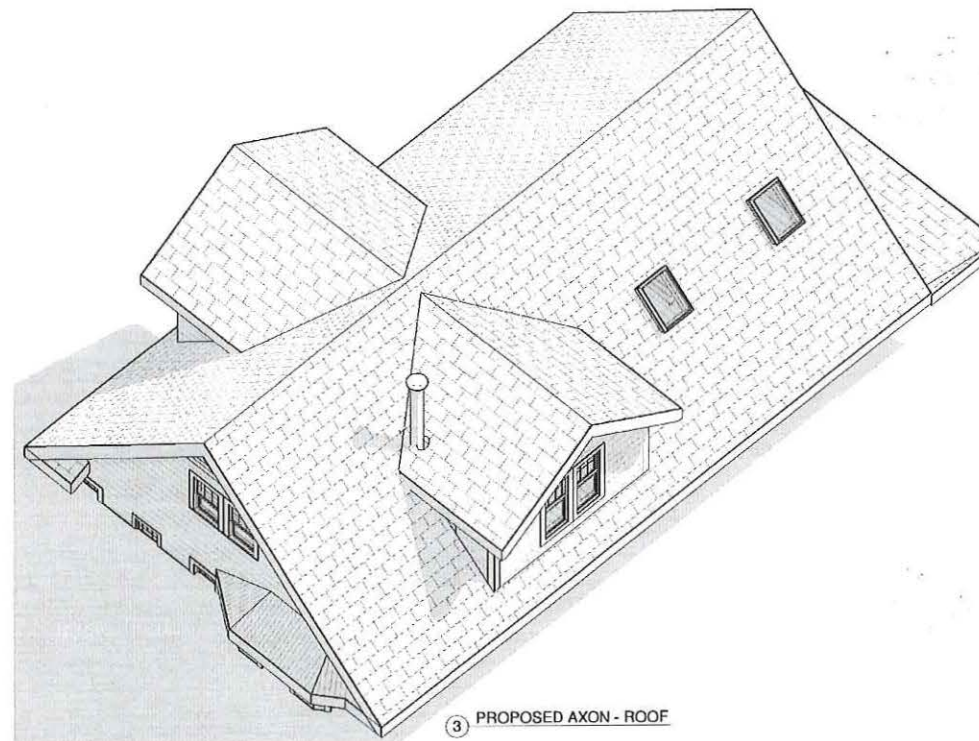
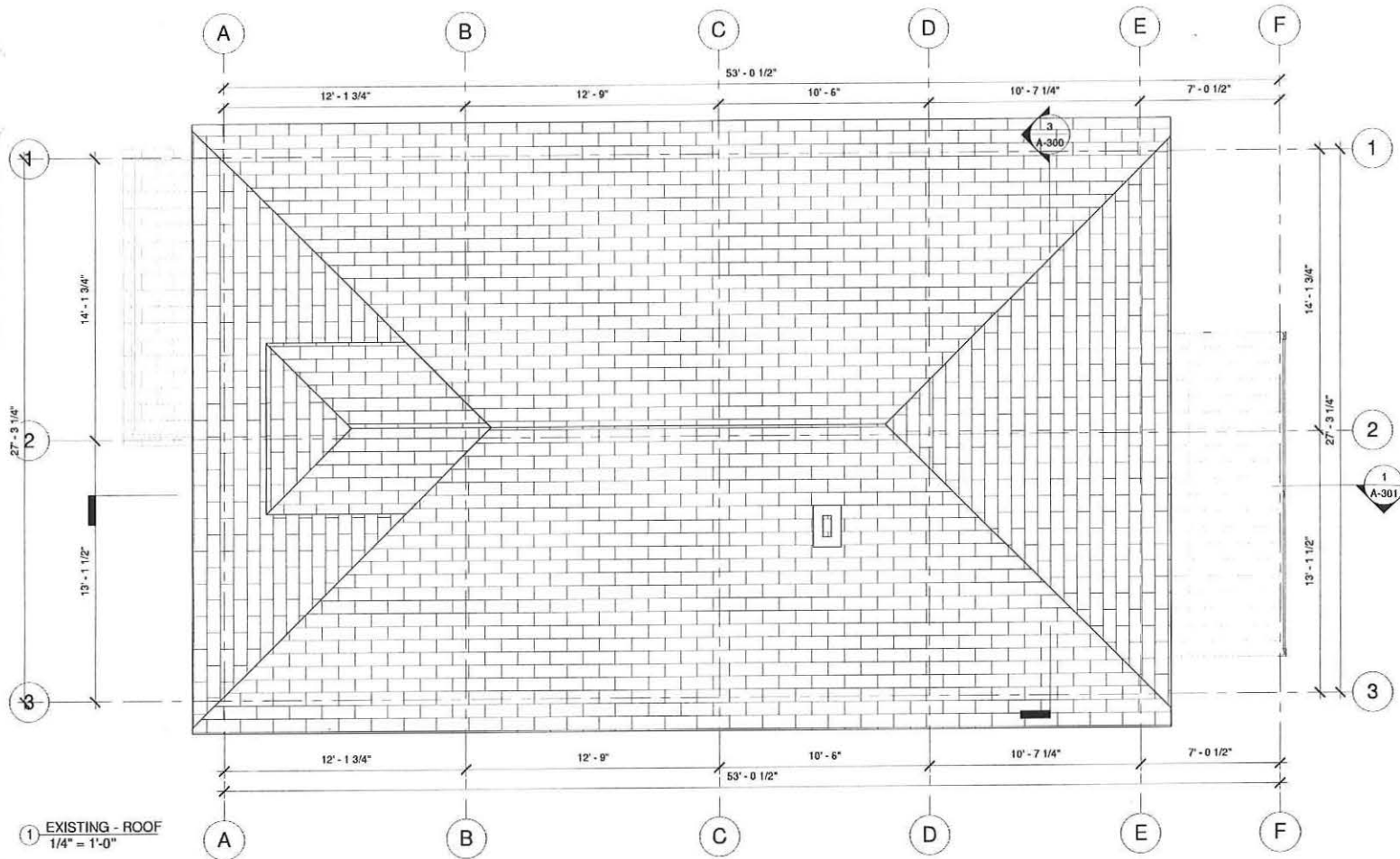
GARVEY RESIDENCE

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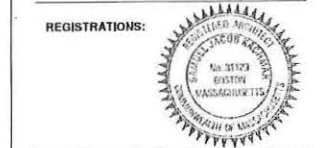
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A-103

Scale 1/4" = 1'-0"



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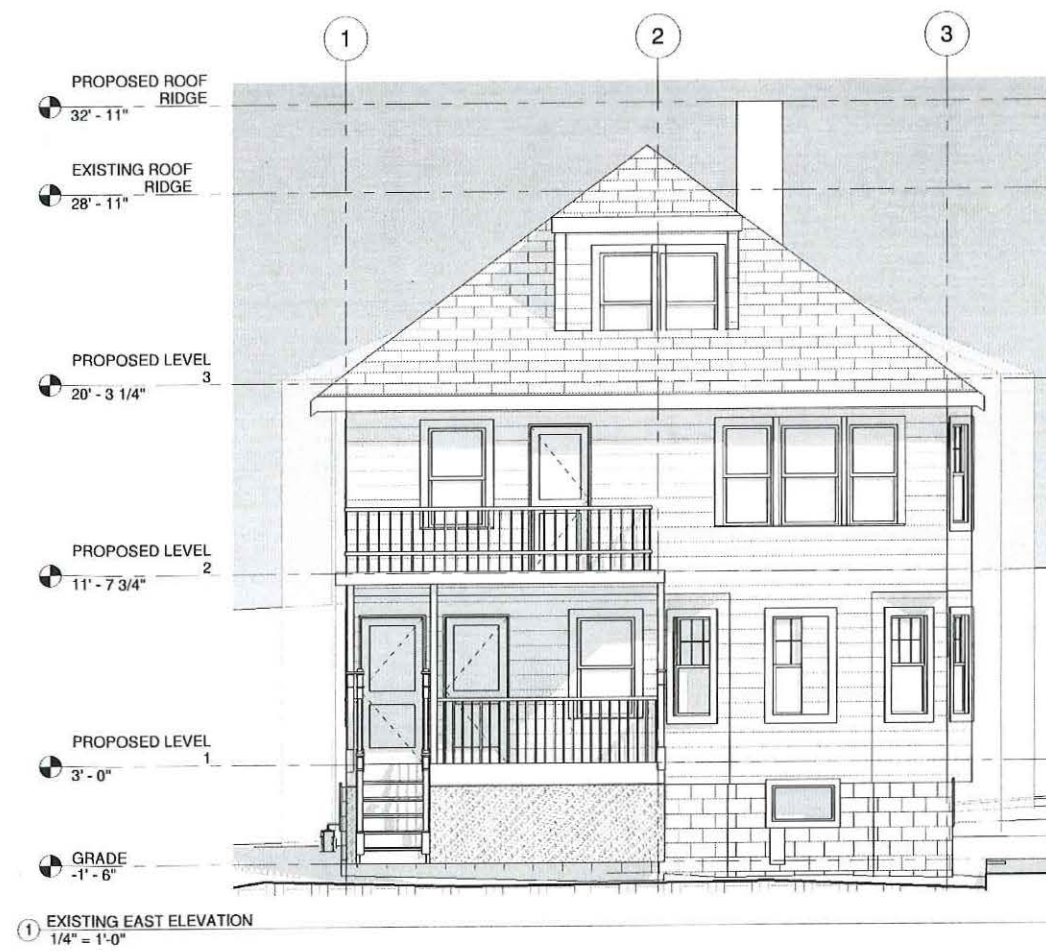
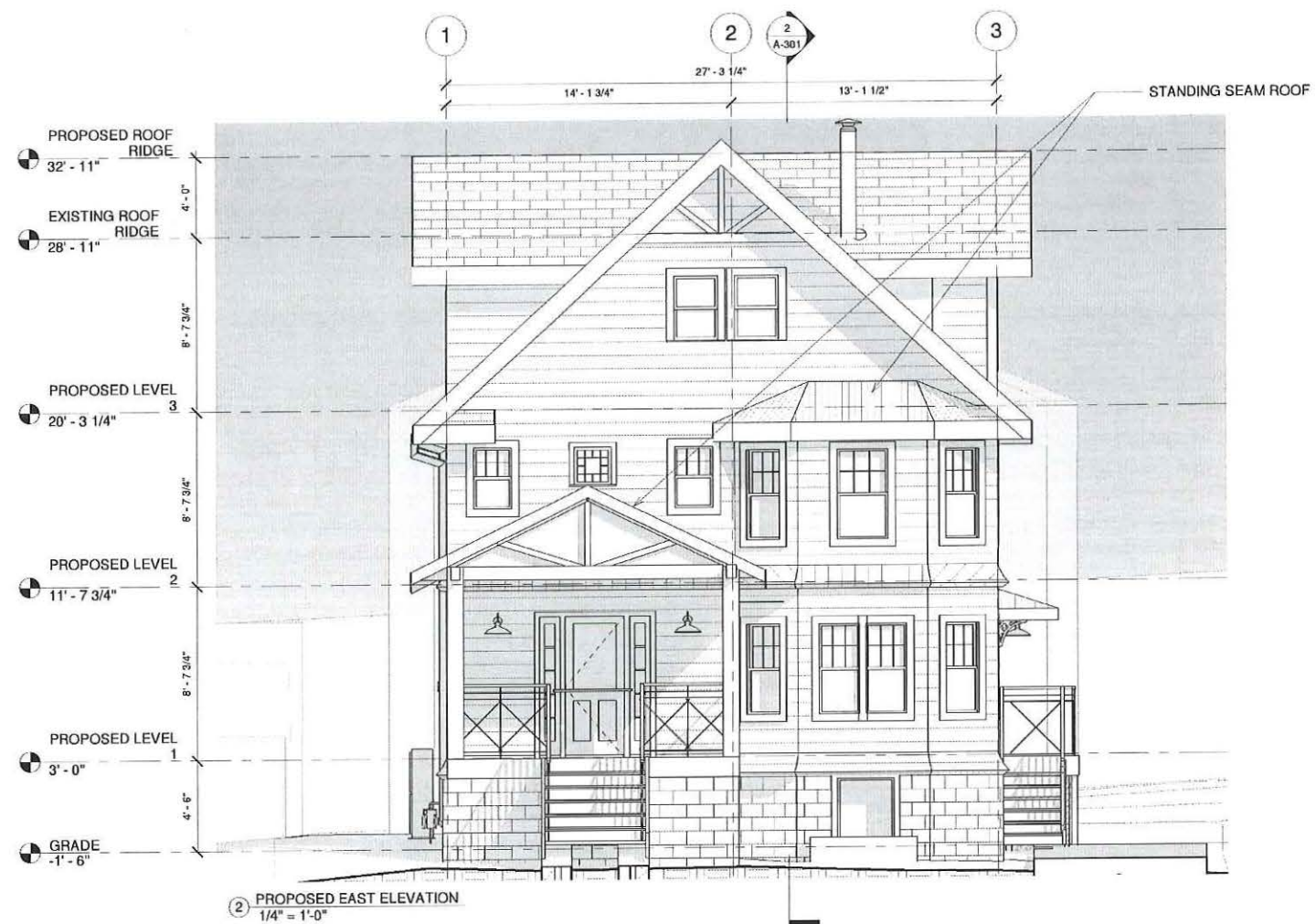
REGISTRATIONS:
STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

KATHLEEN AND GEROLD GARVEY
GARVEY RESIDENCE
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A-104
Scale 1/4" = 1'-0"



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REGISTRATIONS:



STRUCTURAL ENGINEER:

PROPOSED EAST
ELEVATION

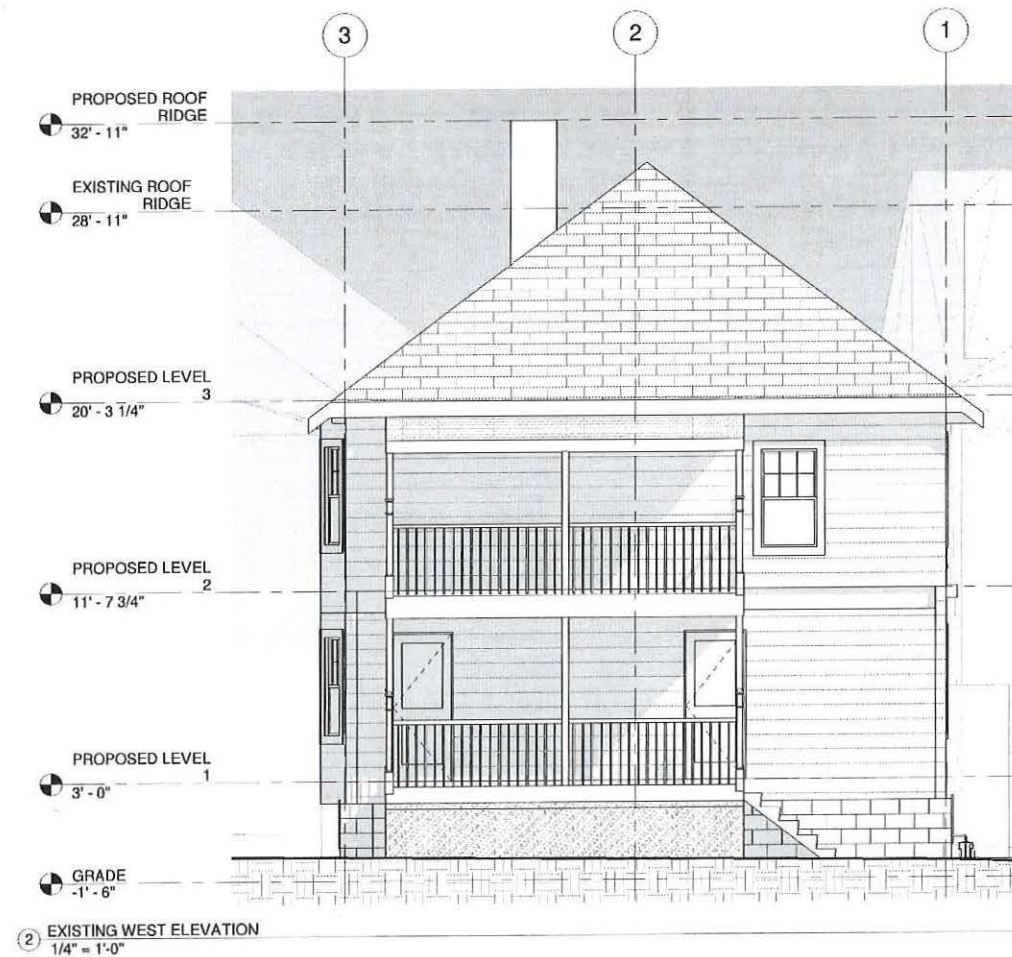
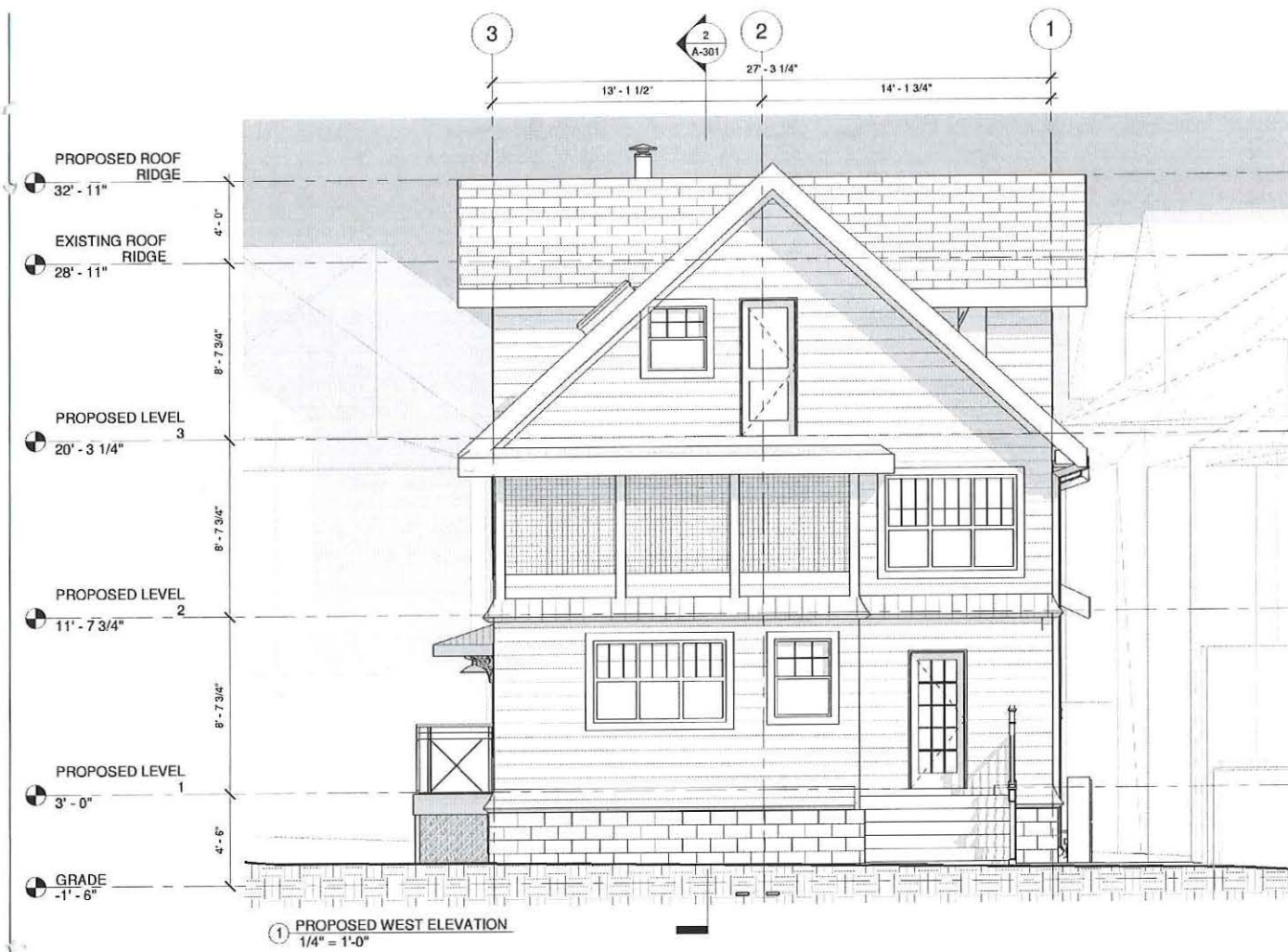
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GARVEY
GARVEY RESIDENCE
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A-200

Scale 1/4" = 1'-0"

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REGISTRATIONS:



STRUCTURAL ENGINEER:

PROPOSED WEST
ELEVATION

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GARVEY RESIDENCE
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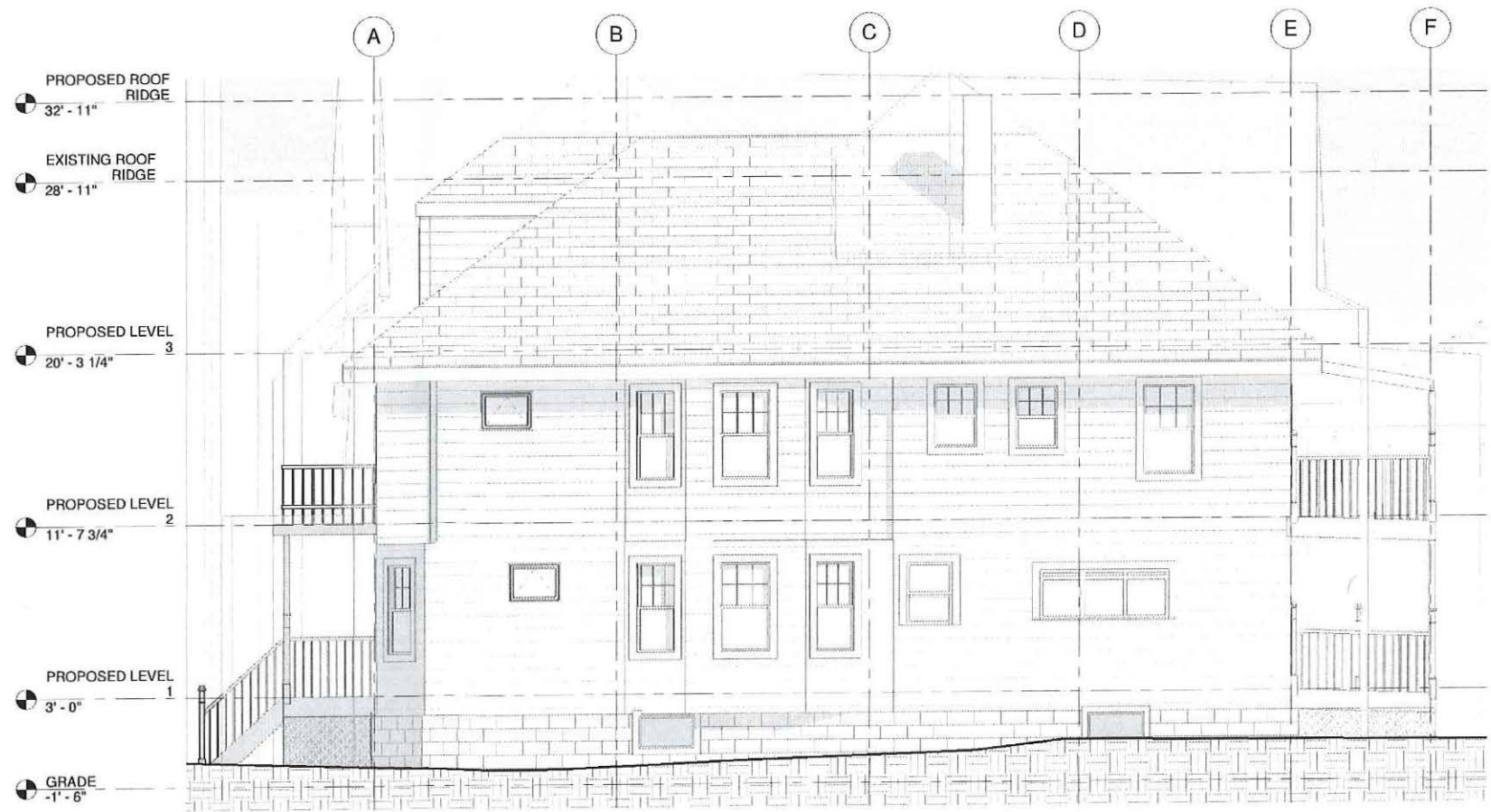
A-201

Scale 1/4" = 1'-0"

2/22/2019 5:05:40 PM



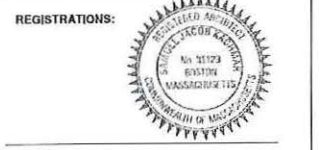
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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



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REGISTRATIONS:
STRUCTURAL ENGINEER:

PROPOSED NORTH
ELEVATION

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GARVEY RESIDENCE
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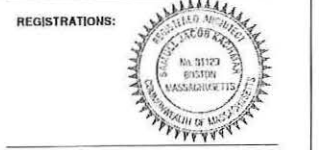
A-202

Scale 1/4" = 1'-0"

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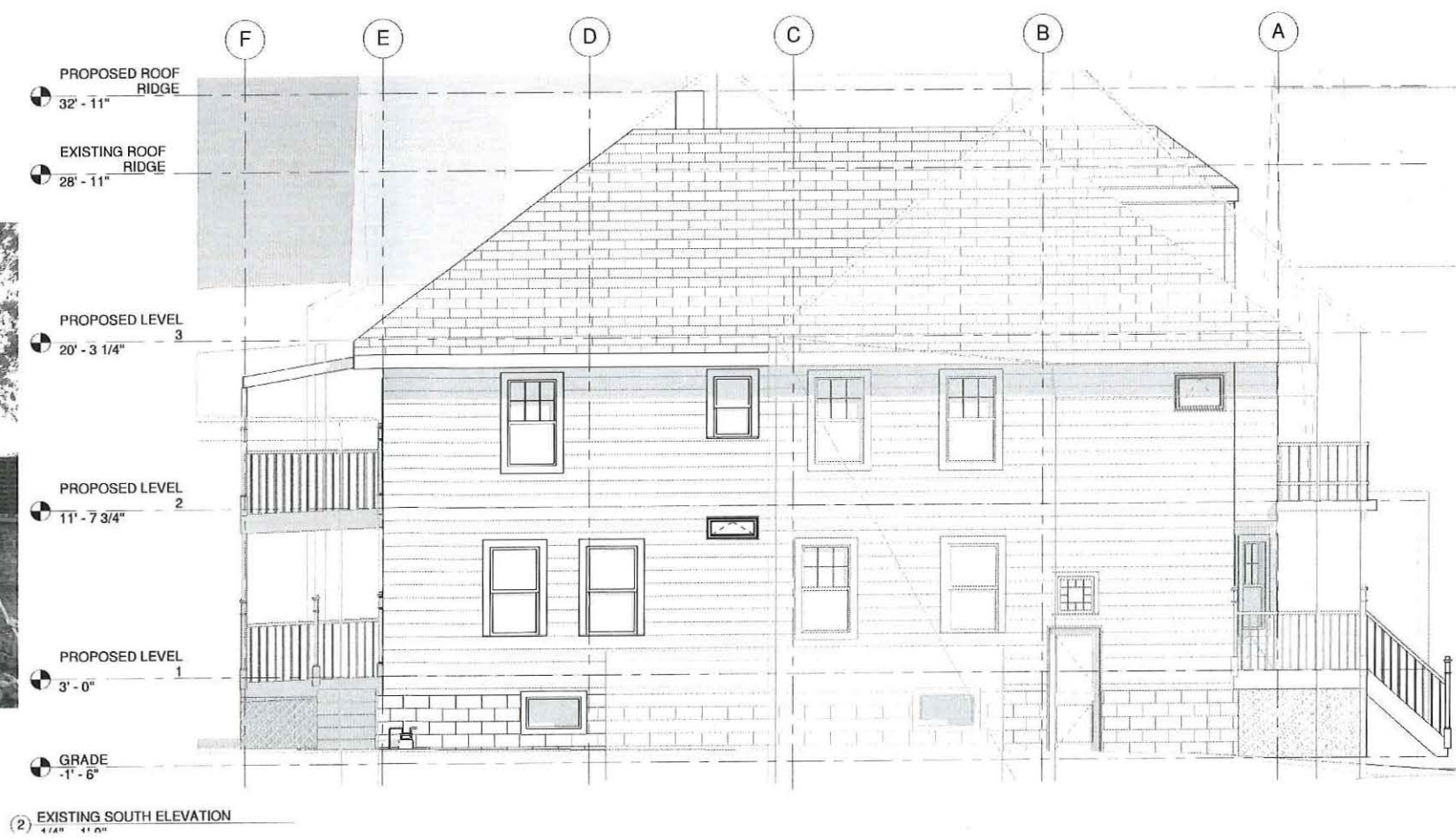
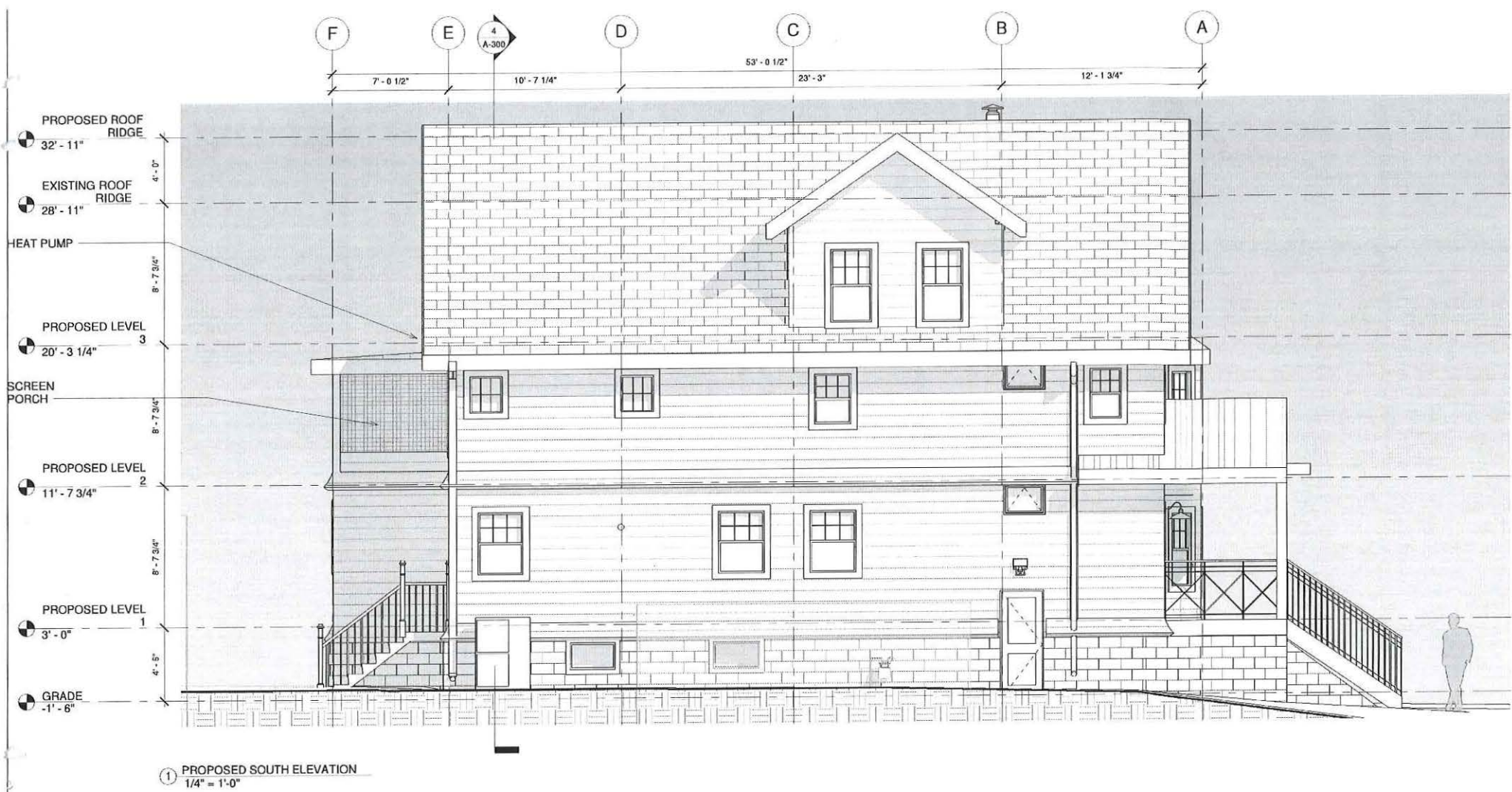
PROPOSED SOUTH ELEVATION

KATHLEEN AND GEROLD GARVEY
GARVEY RESIDENCE
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A-203

Scale 1/4" = 1'-0"





EXTERIOR PERSPECTIVE FACING STREET

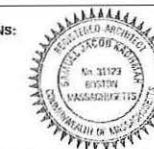


EXTERIOR PERSPECTIVE FACING 42 BLAKESLEE



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REGISTRATIONS:



STRUCTURAL ENGINEER:

EXTERIOR
PERSPECTIVES

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GARVEY RESIDENCE
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Checked by	Checker

A-204

Scale