

BLUMENREICH RESIDENCE

123 BRATTLE STREET, CAMBRIDGE, MA 02138

ARCHITECT

CHARLES R. MYER & PARTNERS, LTD.
875 MAIN STREET
CAMBRIDGE, MA 02139
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617.576.9109 fax

GENERAL CONTRACTOR

S+H CONSTRUCTION
45 BRIGHTON ST.
BELMONT, MA 02478
617.876.8286 tel.

STRUCTURAL ENGINEERING

LEBRASSEUR ENGINEERING
1194 WALNUT STREET, SUITE #202
NEWTON HIGHLANDS, MA 02461
617.965.5955 tel.

SURVEYOR

MERIDIAN ASSOCIATES, INC.
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MA 01915
978.299.0447 tel.

List of Drawings

A0.0	DRAWING LIST
A0.1	NEIGHBORHOOD PLAN
A0.2	SITE SURVEY W/ PROPOSED ADDITION & BULKHEAD
A0.3	PICTURES LOOKING @ SITE
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EX2.0	EXISTING EXTERIOR ELEVATIONS
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A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED ROOF PLAN
A2.0	PROPOSED EAST EXTERIOR ELEVATION
A2.1	PROPOSED WEST EXTERIOR ELEVATION
A2.2	PROPOSED NORTH EXTERIOR ELEVATION
A2.3	PROPOSED ADDITION EXTERIOR ELEVATIONS

SCOPE OF WORK

THE PROPOSED WORK SHOWN ON THE DRAWINGS PROVIDES FOR A ONE STORY ADDITION, WITH A FULL HEIGHT BASEMENT BELOW, AND A NEW BULKHEAD BASEMENT ENTRY TO REPLACE AN EXISTING BULKHEAD. THE ADDITION IS COMPRISED OF A BEDROOM AND FULL BATHROOM TO REPLACE AN EXISTING POWDER ROOM.

BOTH THE ADDITION AND BULKHEAD WOULD BE LOCATED ON THE 'BACK' NORTH SIDE OF THE EXISTING HOUSE. NEITHER WOULD BE VISIBLE FROM BRATTLE STREET AND LITTLE SEEN FROM THE PAVED DRIVEWAY.



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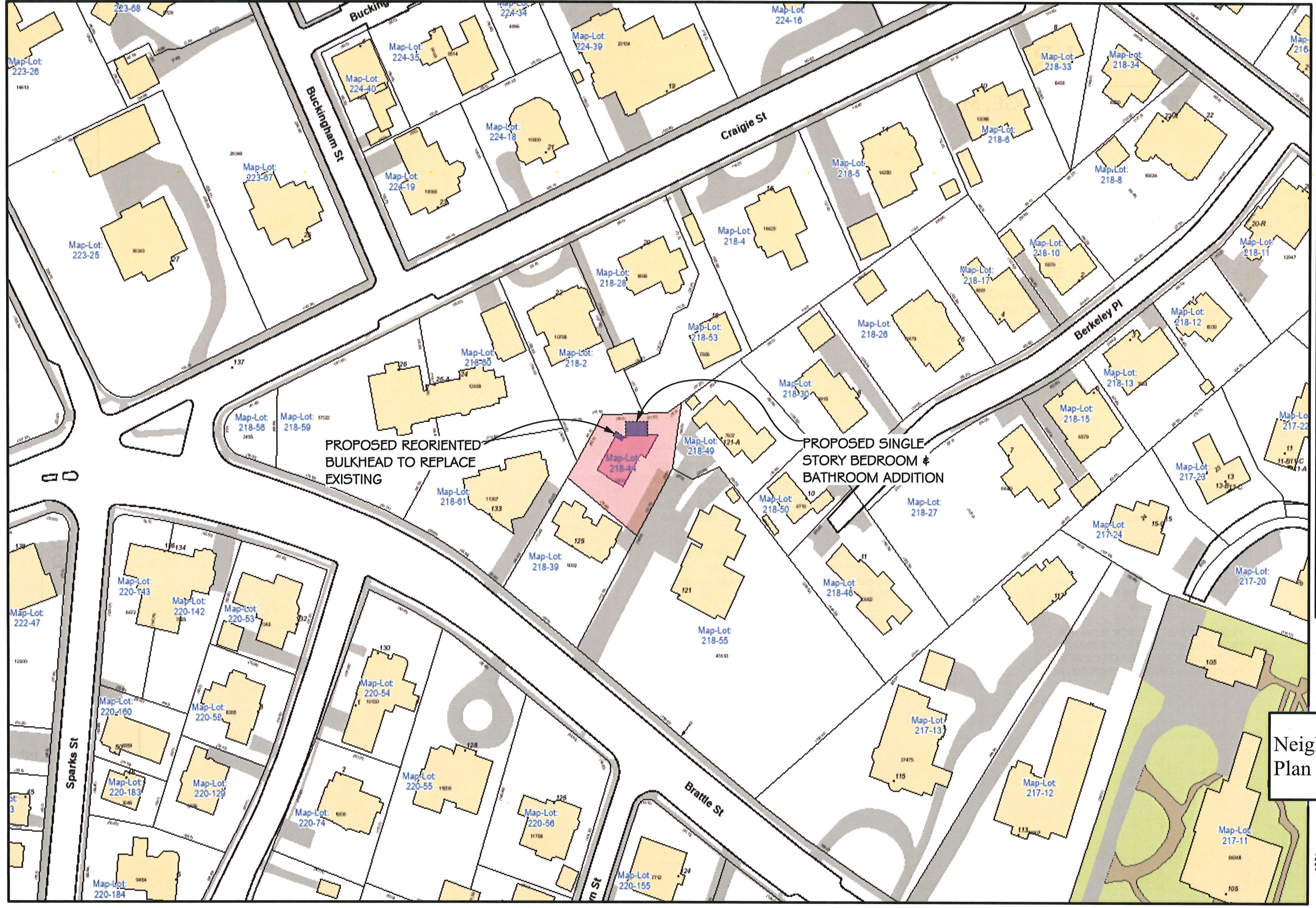
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Drawing List

A0.0



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Neighborhood
 Plan

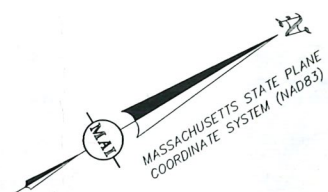
A0.1

TEMPORARY BENCHMARK CHART:

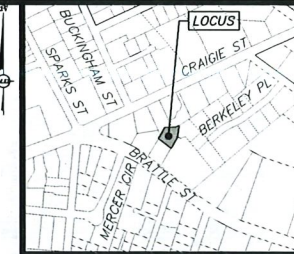
DESCRIPTION	ELEVATION
RAILROAD SPK	12.38
CUT SPK IN TREE 1' A.G.	14.67

(SEE NOTE 6)

NOW OR FORMERLY
LAWRENCE N. BAILIS
DEED BOOK 43349, PAGE 360
133 BRATTLE STREET



NOW OR FORMERLY
NANCY E. DEMPZE
DEED BOOK 71222, PAGE 430
22 CRAIGIE STREET



LOCUS MAP:
(NOT TO SCALE)



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**Site Survey w/
Proposed
Addition &
Bulkhead**

A0.2

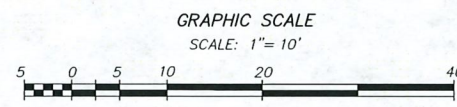
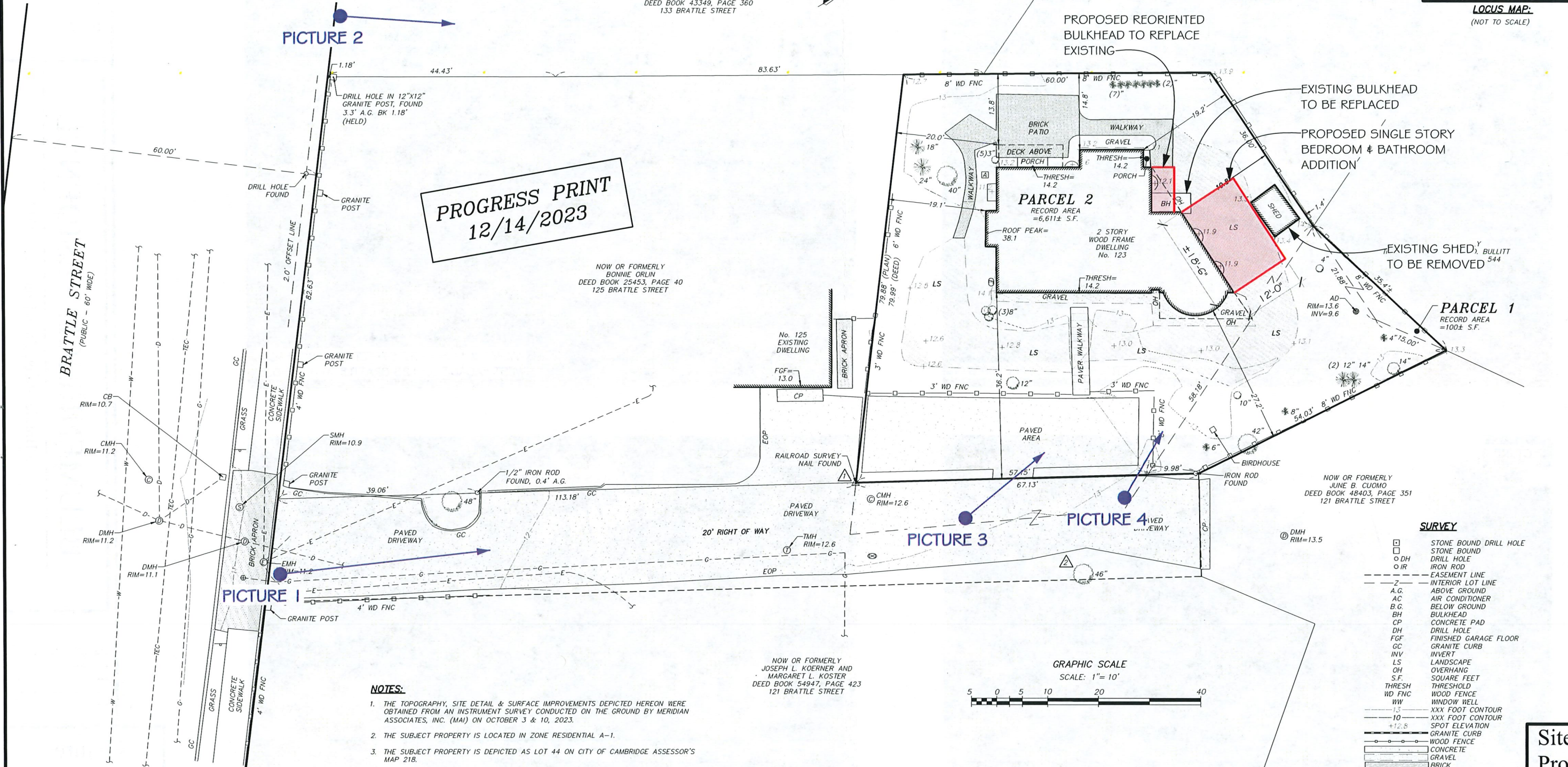
PICTURE 2

PROGRESS PRINT
12/14/2023

NOW OR FORMERLY
BONNIE ORLIN
DEED BOOK 25453, PAGE 40
125 BRATTLE STREET

NOW OR FORMERLY
JOSEPH L. KOERNER AND
MARGARET L. KOSTER
DEED BOOK 54947, PAGE 423
121 BRATTLE STREET

NOW OR FORMERLY
JUNE B. CUOMO
DEED BOOK 48403, PAGE 351
121 BRATTLE STREET



NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON OCTOBER 3 & 10, 2023.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE RESIDENTIAL A-1.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON CITY OF CAMBRIDGE ASSESSOR'S MAP 218.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS, PLANS OF RECORD AND AN ON THE GROUND INSTRUMENT SURVEY TO LOCATE PHYSICAL EVIDENCE OF PROPERTY BOUNDARIES. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.

AVG. GRADE CALCULATION:

GRADES AT THE FOUR MAIN CORNERS OF THE DWELLING: 13.2, 13.1, 13.2, 14.1 - (AVERAGE: 13.4±)

AVERAGE GRADE FOR THE EXISTING DWELLING = 13.4

ROOF PEAK EL. 38.1

EX. AVE. GRADE EL. 13.4

BUILDING HEIGHT = 24.7'

AVERAGE GRADE PLANE SCHEMATIC FOR THE EXISTING DWELLING:

RECORD OWNER:

MARGARET J. BLUMENREICH, TRUSTEE
123 BRATTLE STREET
CAMBRIDGE, MA 02138
- DEED BOOK 80515 PAGE 359

REFERENCES:

- PLAN BOOK 415 PLAN 19
- PLAN 737 OF 1939
- PLAN 417 OF 1944
- PLAN 324 OF 1970
- PLAN 512 OF 1970
- PLAN 66 OF 1971

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT

SURVEY

□	STONE BOUND DRILL HOLE
□	STONE BOUND DRILL HOLE
○	DRILL HOLE
○	IRON ROD
- - -	EASEMENT LINE
- - -	INTERIOR LOT LINE
A.G.	ABOVE GROUND
AC	AIR CONDITIONER
B.G.	BELOW GROUND
BH	BULKHEAD
CP	CONCRETE PAD
DH	DRILL HOLE
FGF	FINISHED GARAGE FLOOR
GC	GRANITE CURB
INV	INVERT
LS	LANDSCAPE
OH	OVERHANG
S.F.	SQUARE FEET
THRESH	THRESHOLD
WD FNC	WOOD FENCE
WW	WINDOW WELL
13	XXX FOOT CONTOUR
10	XXX FOOT CONTOUR
+12.8	SPOT ELEVATION
○	GRANITE CURB
○	WOOD FENCE
○	CONCRETE
○	GRAVEL
○	BRICK
○	PAVERS
○	LANDSCAPE SIGN
○	DECIDUOUS TREE
○	CONIFEROUS TREE
- - -	BUILDING OVERHANG
- - -	COMPILED GAS LINE
- - -	GAS GATE
- - -	TERMINUS UNKNOWN
- - -	COMPILED COMMUNICATIONS LINE
- - -	CABLE MANHOLE
- - -	TELEPHONE MANHOLE
- - -	COMPILED ELECTRIC LINE
- - -	ELECTRIC MANHOLE
- - -	ELECTRIC HANDHOLE
- - -	AIR CONDITIONER
- - -	COMPILED DRAIN LINE
- - -	DRAIN MANHOLE
- - -	COMPILED WATER LINE
- - -	CATCH BASIN
- - -	WATER GATE

- PRIVATE OPEN SPACE (PARCEL 2) = 5,430± S.F. (82%)*
- PERMEABLE OPEN SPACE (PARCEL 2) = 4,560± S.F. (69%)**
- * RECORD AREA WITHOUT DWELLING AND SHED.
- ** PRIVATE OPEN SPACE WITHOUT PAVED AREA AND THE BULKHEAD.



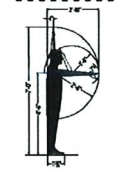
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Pictures Looking @ Site

A0.3



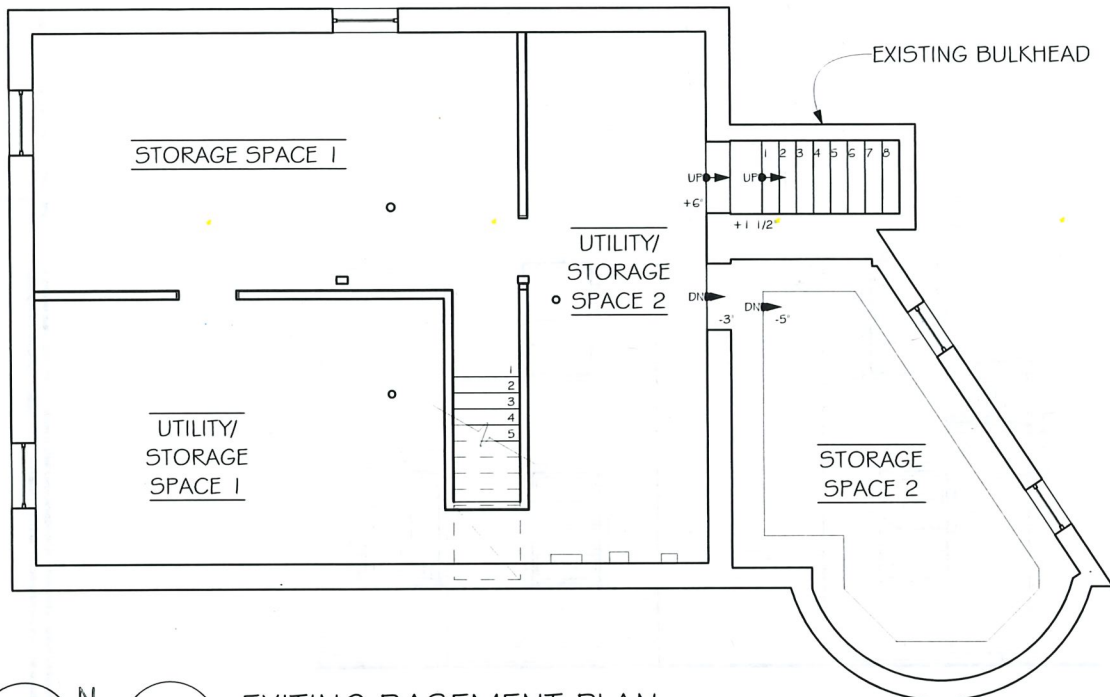
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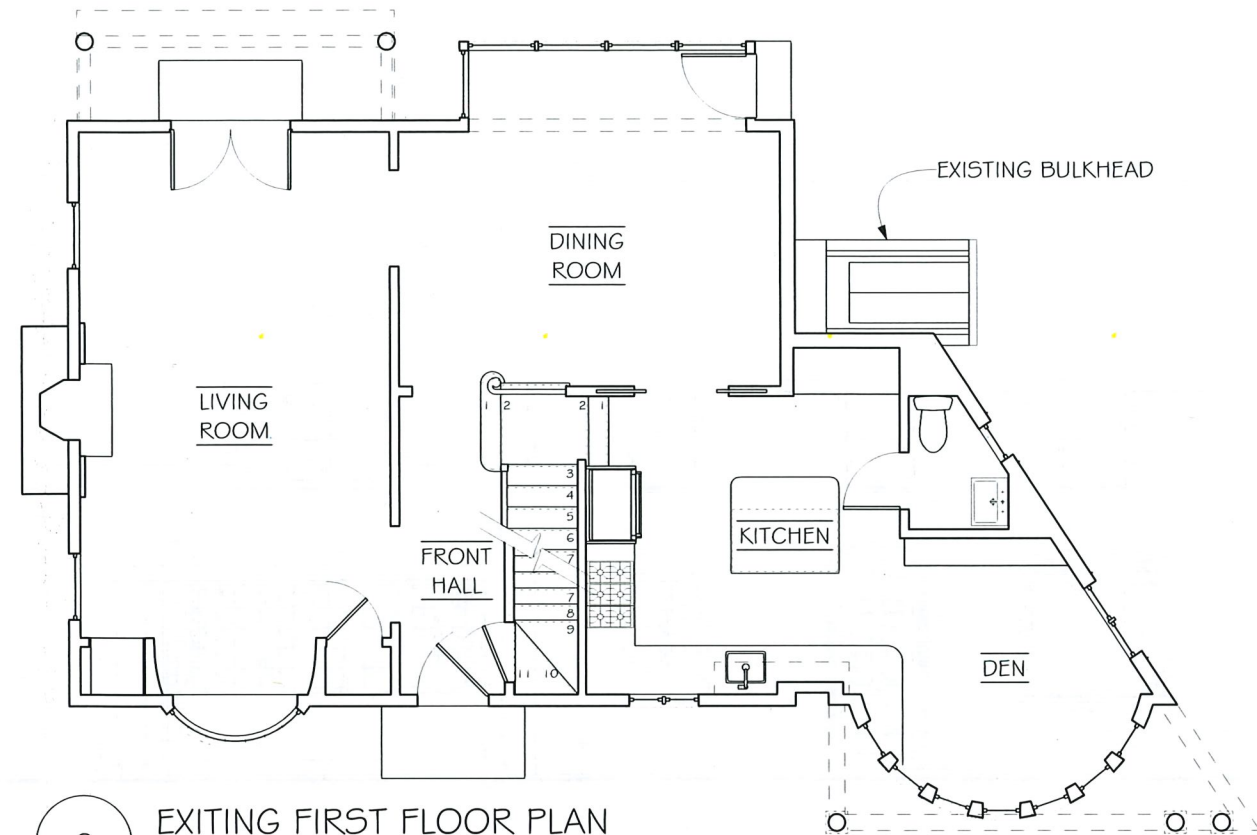
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Existing Floor Plans

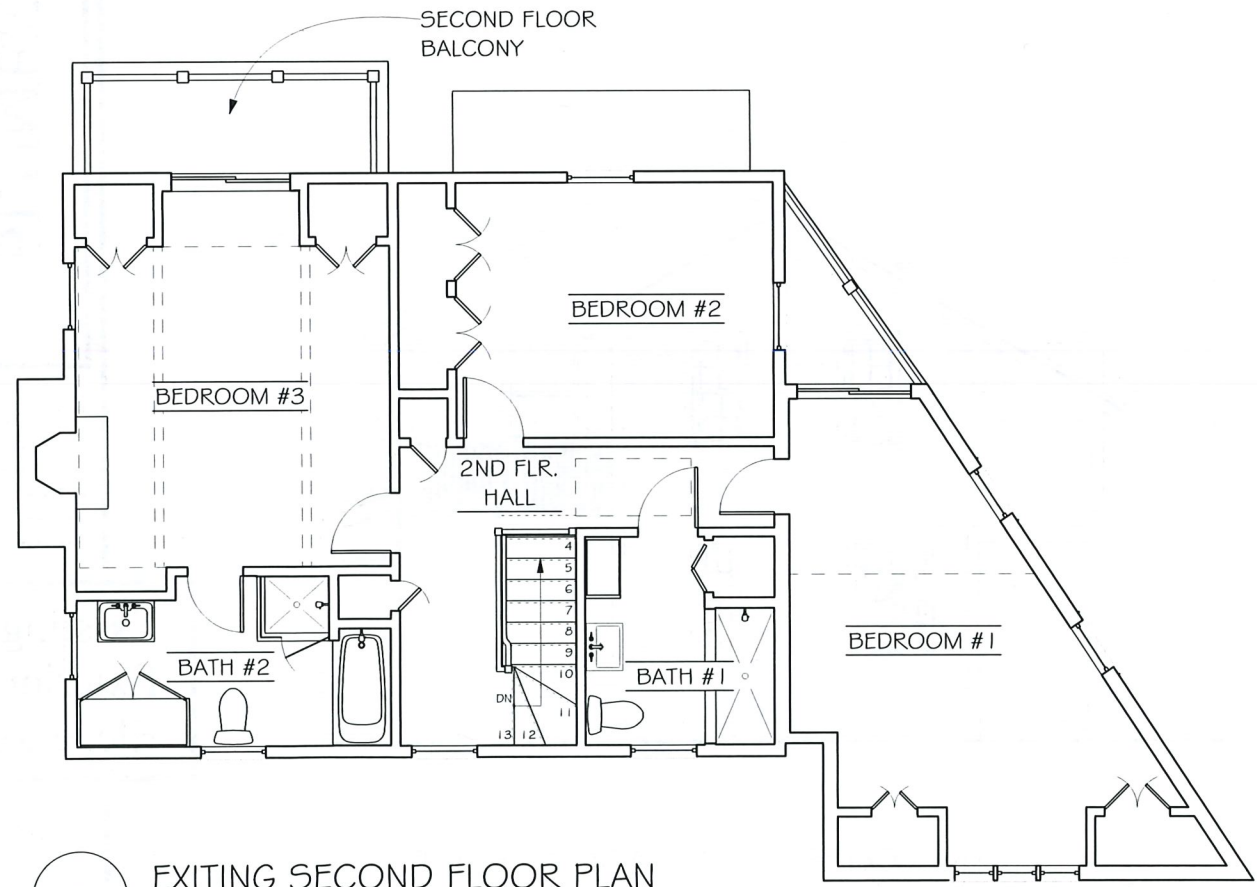
EX1.0



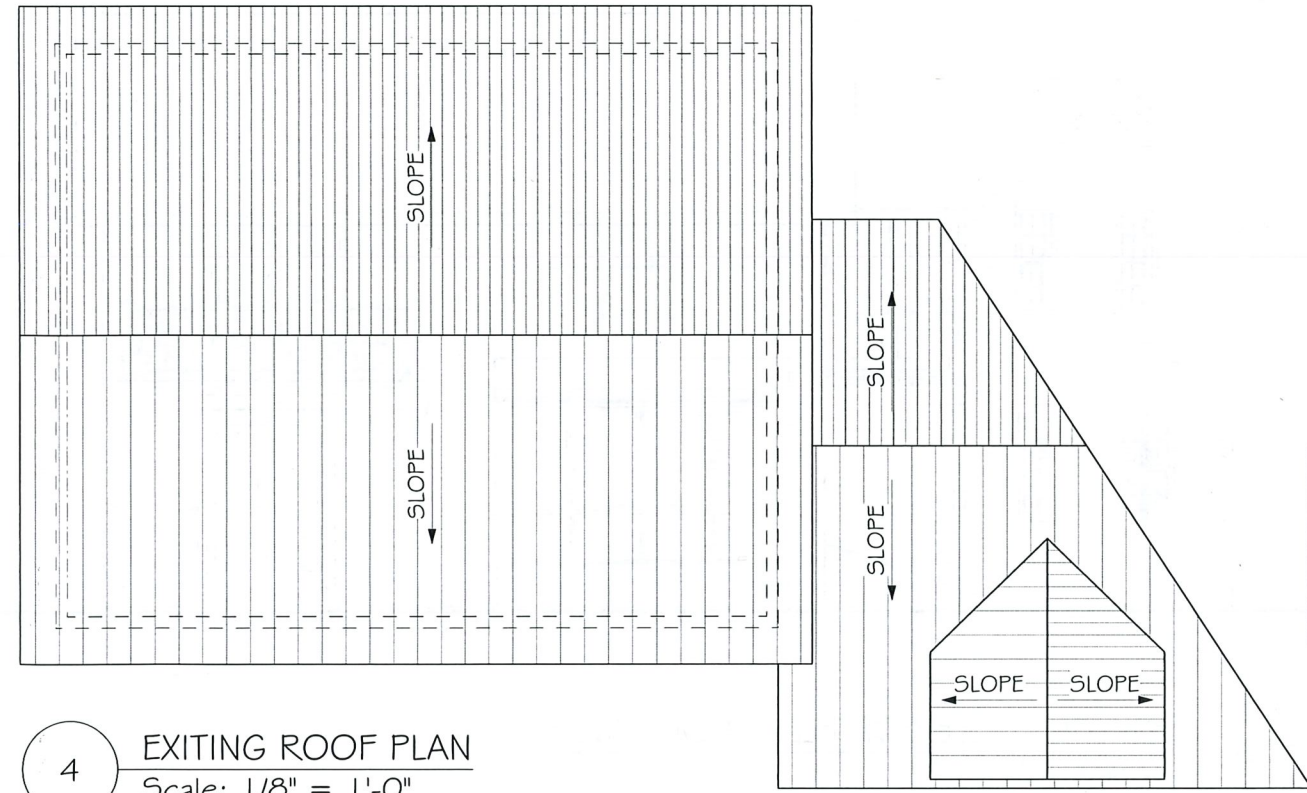
1 EXITING BASEMENT PLAN
 Scale: 1/8" = 1'-0"



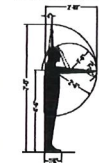
2 EXITING FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"



3 EXITING SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"



4 EXITING ROOF PLAN
 Scale: 1/8" = 1'-0"



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Existing
Exterior
Elevations

EX2.0



1 EXISTING EXTERIOR ELEVATION - EAST
Scale: 1/8" = 1'-0"



2 EXISTING EXTERIOR ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



3 EXISTING EXTERIOR ELEVATION - WEST
Scale: 1/8" = 1'-0"



4 EXISTING EXTERIOR ELEVATION - NORTH
Scale: 1/8" = 1'-0"



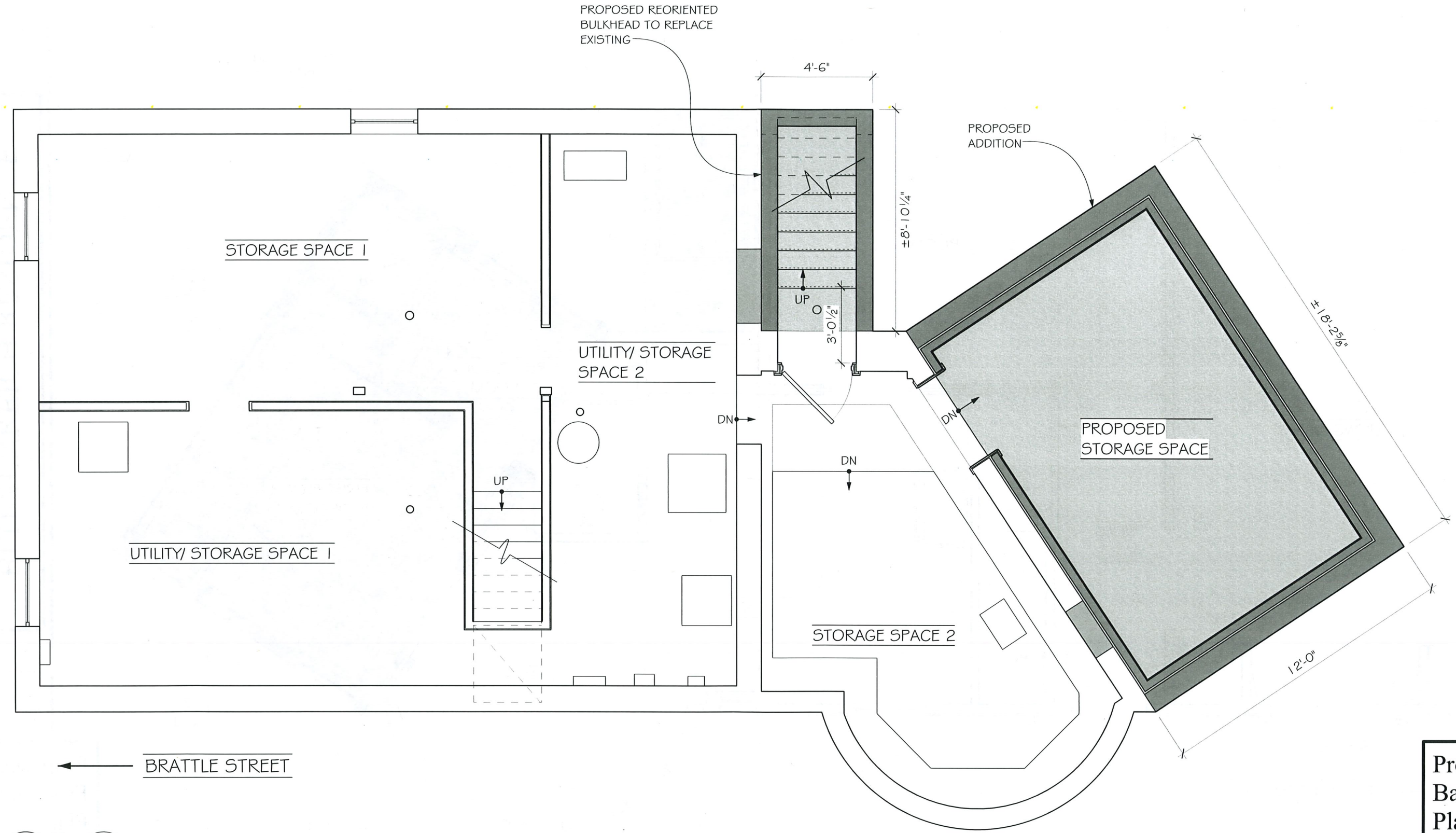
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**Proposed
 Basement
 Plan**

A1.0



PROPOSED BASEMENT PLAN
 Scale: 1/4" = 1'-0"



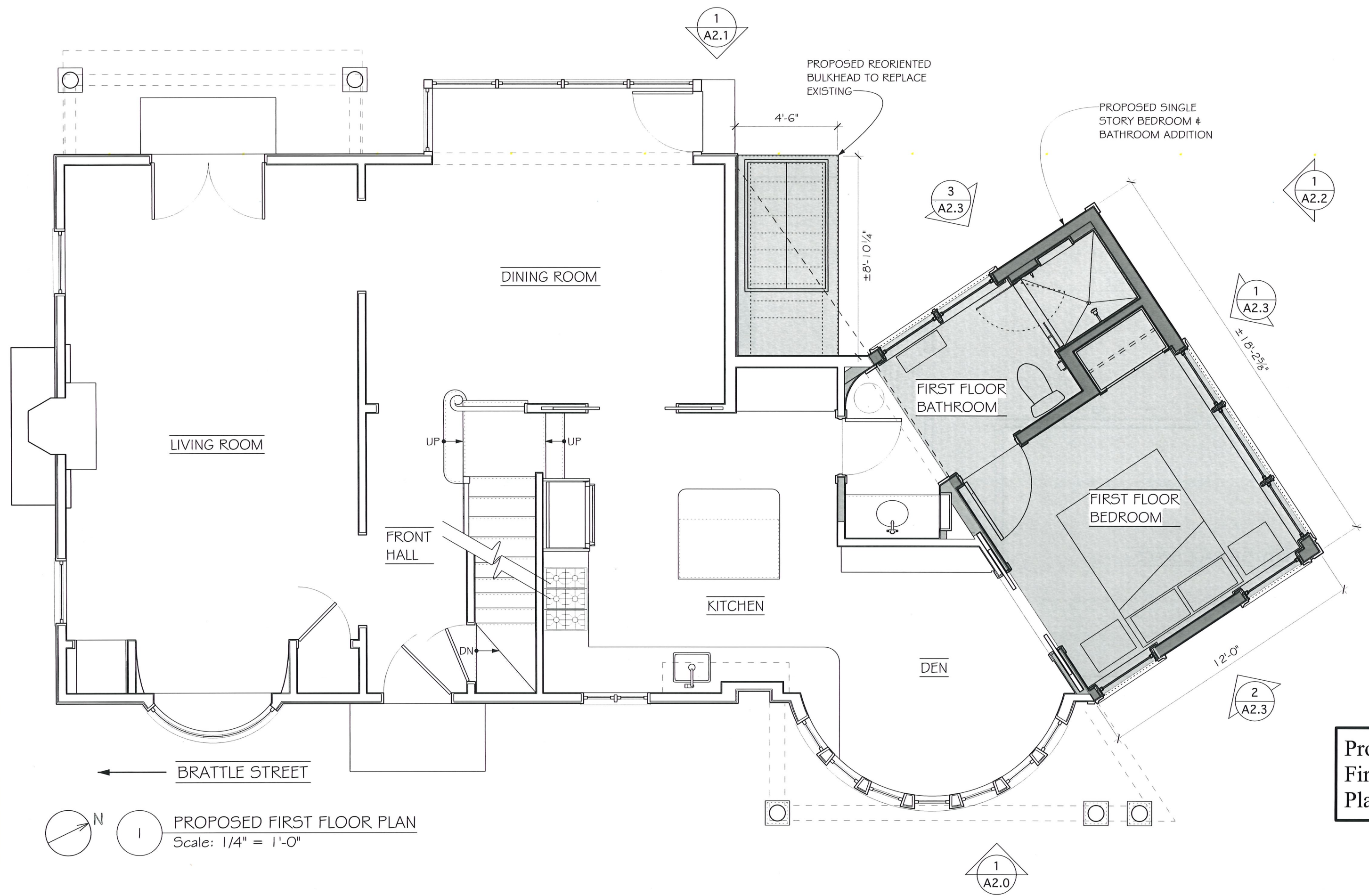
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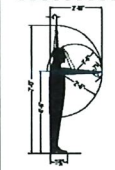
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**Proposed
 First Floor
 Plan**

A1.1



PROPOSED FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



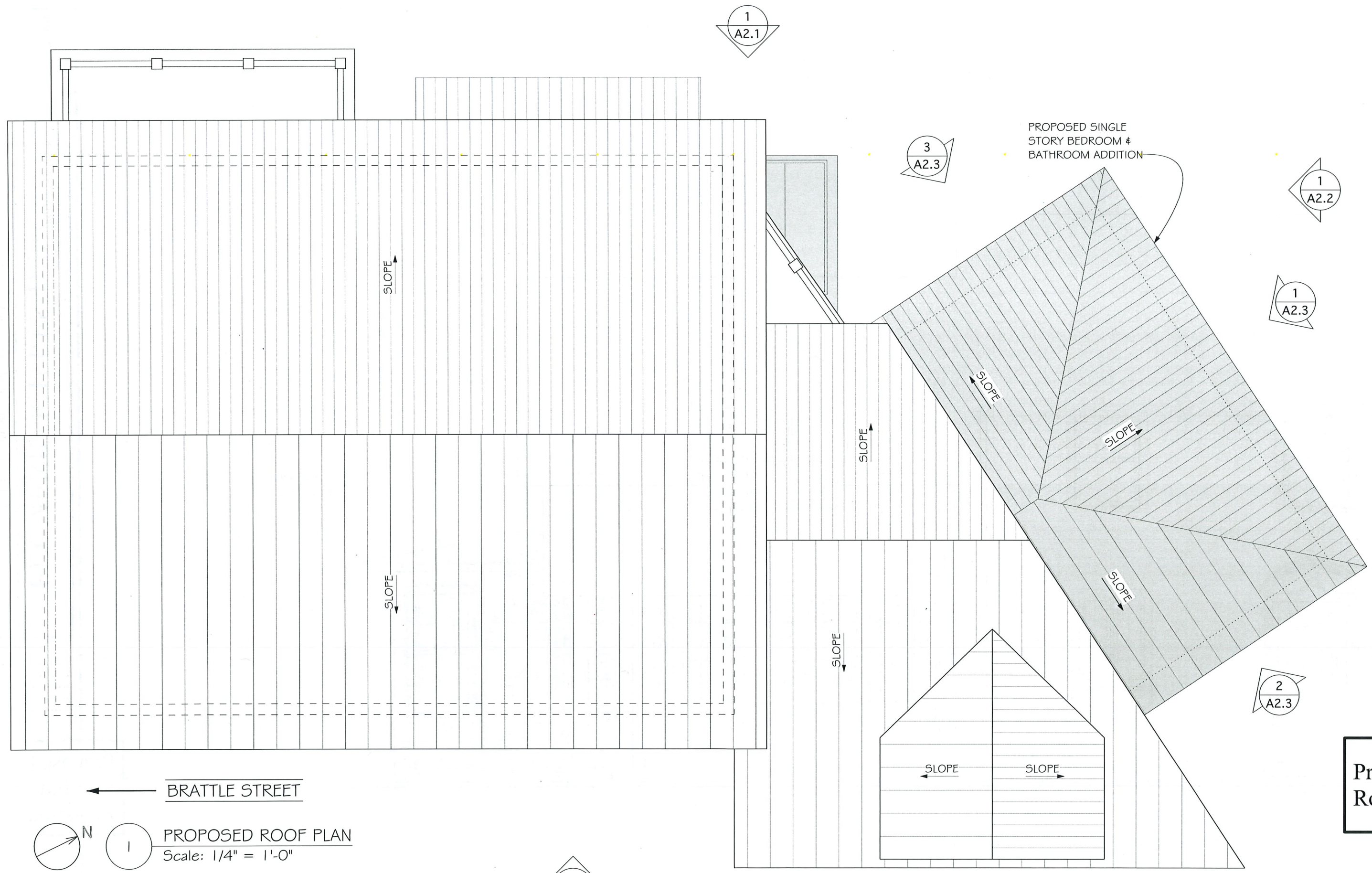
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**Proposed
 Roof Plan**

A1.2



1
A2.1

3
A2.3

1
A2.2

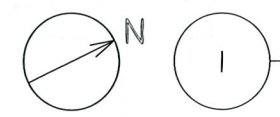
1
A2.3

2
A2.3

1
A2.0

PROPOSED SINGLE
 STORY BEDROOM &
 BATHROOM ADDITION

← BRATTLE STREET



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



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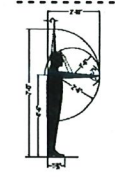
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Proposed
East Exterior
Elevation

A2.0



1 PROPOSED EXTERIOR ELEVATION - EAST
Scale: 1/4" = 1'-0"



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PROPOSED ONE STORY ADDITION

PROPOSED REORIENTED BULKHEAD

1 PROPOSED EXTERIOR ELEVATION - WEST
 Scale: 1/4" = 1'-0"

Proposed
 West Exterior
 Elevation

A2.1



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.....
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.....

Proposed North Exterior Elevation

A2.2



1 PROPOSED EXTERIOR ELEVATION - NORTH
Scale: 1/4" = 1'-0"



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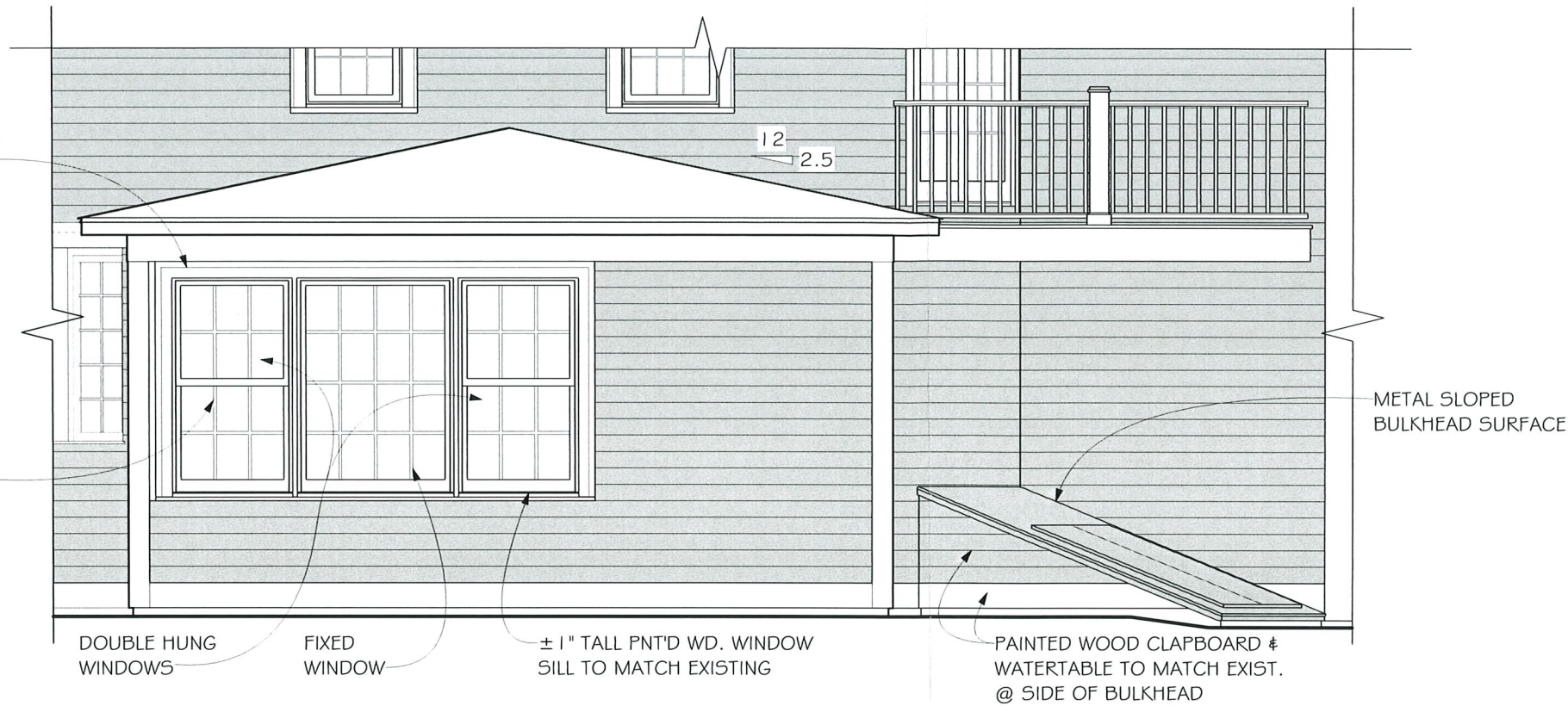
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Proposed Exterior Elevations

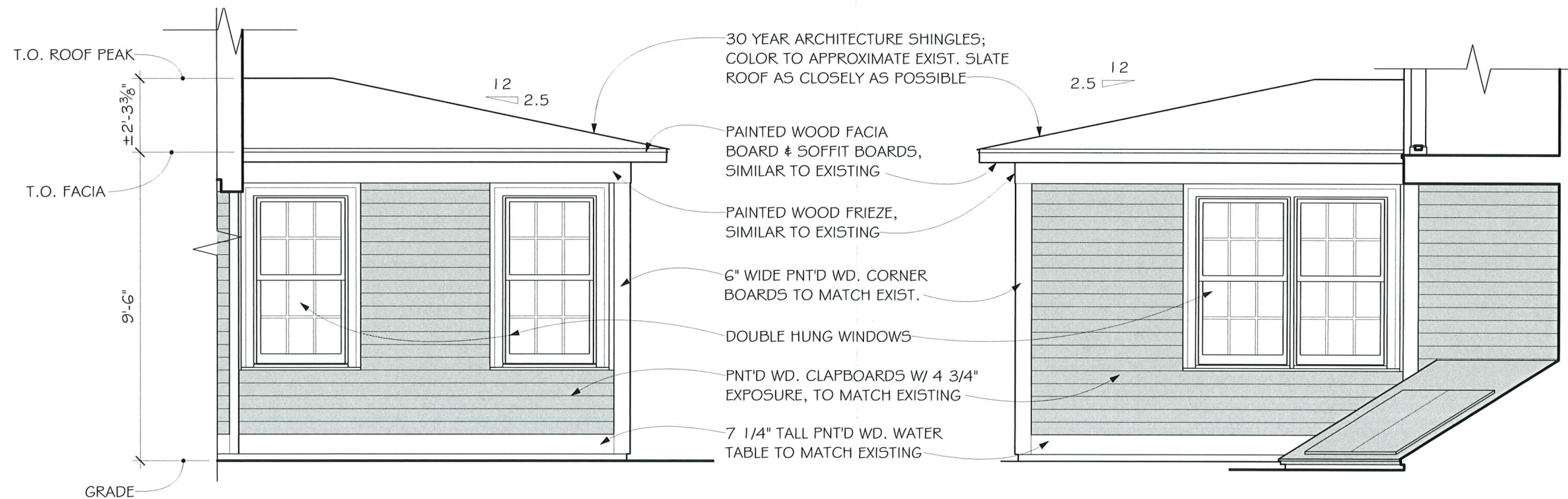
A2.3

4 3/4" PNT'D WD. WINDOW CASING
 W/ BACKBAND TO MATCH EXIST.

WINDOW DIVIDE PATTERN, 7/8"
 MUNTIN WIDTH, MUNTIN, STYLE &
 RAIL PROFILES TO MATCH EXIST.



1 PROPOSED EXTERIOR ELEVATION - NORTH
 Scale: 1/4" = 1'-0"



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

3 PROPOSED EXTERIOR ELEVATION - WEST
 Scale: 1/4" = 1'-0"

