



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT -9 PM 2:10

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 290238

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Kerry and Prithvi Tanwar C/O Maggie Booz, SmartArchitecture

PETITIONER'S ADDRESS: 33 Lawn Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 10 Blanchard Rd , Cambridge, MA

TYPE OF OCCUPANCY: Single family. **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests to reduce the single 20' wide curb cut to 10' and add a second 10' curb cut to access Blanchard Road. The property is 84' wide instead of the +100' that Article 6.43 (c) requires for more than one curb cut.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 6.000 Section: 6.43.3 (c) (Access for Off Street Parking Facilities.)
- Article: 6.000 Section: 6.43.5 (c) (Access for Off Street Parking Facilities.)
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Maggie Booz/SmartArchitecture

(Print Name)

Address:
Tel. No.
E-Mail Address:

33 Lawn St., Cambrs. 02138
617-576-2720
maggie@smartarchitecture.net

Date: _____

BZA Application Form

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Kerry and Prithviraj Tanwar
(OWNER)

Address: 56 Churchill Ave, Cambridge, MA 02140

State that I/We own the property located at 10 Blanchard Rd, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Prithviraj Tanwar and Kerry Tanwar

*Pursuant to a deed of duly recorded in the date 12/1/23, Middlesex South County Registry of Deeds at Book #P2296, Page 0056; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Kerry Tanwar Prithviraj Tanwar
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

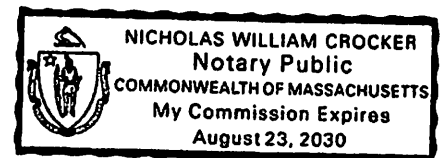
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of _____

The above-name Prithviraj and Kerry Tanwar personally appeared before me, this 20th of September, 2024, and made oath that the above statement is true.

Nicholas William Crocker
Notary

My commission expires August 23, 2030 (Notary Seal).



- 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 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 10 Blanchard Rd., 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:

10 Blanchard Road is a single family house with an attached carport behind the frontyard setback line which houses two cars. Currently, the 84' wide lot has a single wide driveway that requires backing onto Blanchard Road, a congested, winding thruway from Belmont, Watertown, and Cambridge to Route 2. It is difficult to see onto the road while backing out onto it, and cars also have a tendency to speed there. A second curb cut on the frontage to facilitate a drive-in and drive-out with full visibility method would only make residing on the road safer.

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:

Since the house is a modest-sized single family that the Owners are not looking to enlarge or change the use of, no additional traffic will be generated by the proposal. The access into the property will remain unchanged except in the reduction of the width of the existing curb cut; the egress out of the property will be made safer for the residents, drivers on Blanchard Road, and pedestrians on the sidewalk because visibility will be enhanced.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed second curb cut will have no affect on the continued operation of or future development of adjacent uses. In fact, neighbors on both sides of the property are in support of the Petitioner's proposal.

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:

On the contrary, as described above, the second curb cut proposed will increase the safety and welfare of both the owners of 10 Blanchard Road and passers-by both in cars and on foot.

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:

10 Blanchard Road is a single family house with a carport for two cars. Therefore, the new proposed circular driveway is purely for access and egress from the site more safely for the Owners and for guests, not for the Owners' parking. The residences along Blanchard Road are uniquely affected by the very busy street that Blanchard has become, and two curb cuts on the property is a sensible solution for the residents and for citizens, and will not impair the integrity of the district.

DIMENSIONAL INFORMATION

Applicant: Kerry and Prithvi Tanwar
Location: 10 Blanchard Rd., Cambridge, MA
Phone: 617-576-2720

Present Use/Occupancy: Single family
Zone: Residence A-2 Zone
Requested Use/Occupancy: Single family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2060		2093.5		5040	(max.)
LOT AREA:		10,080		10,080		6000 SF min	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.20		.208		.50	
LOT AREA OF EACH DWELLING UNIT		10080		10080		4500	
SIZE OF LOT:	WIDTH	84		84		65	
	DEPTH	120		120		NA	
SETBACKS IN FEET:	FRONT	29.7		24.2		20	
	REAR	64		64		30	
	LEFT SIDE	15.2		15.2		15	
	RIGHT SIDE	10.9		10.9		10	
SIZE OF BUILDING:	HEIGHT	22.5		22.5		35	
	WIDTH	26		26		70	
	LENGTH	58		58		59	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		78.9% open		73.6% open		50%	
NO. OF DWELLING UNITS:		1		1		2 maximum	
NO. OF PARKING SPACES:		2		2		1	
NO. OF LOADING AREAS:		1		1		NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA		NA		10'	

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.:

No other occupancies nor accessory buildings on the lot. One attached carport existing, CMU with wood framed roof.

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'.

TANWAR RESIDENCE

10 BLANCHARD ROAD, CAMBRIDGE, MASSACHUSETTS

ARCHITECT
SMART ARCHITECTURE
 33 LAWN ST, CAMBRIDGE, MA 02138
 T: 617.576.2720 www.smartarchitecture.net

GENERAL CONTRACTOR
ROCKBRIDGE CONSTRUCTION INC.
 316 WEST WASHINGTON STREET, HANSON, MA 02341
 T: 781.953.4215

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- A-2.2 Level 5 Demolition Plan
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- A-3.1 Proposed Levels 3-4 Plan
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- A-6.1 Existing Rear & Side Elevations
- A-7.0 Proposed Front & Side Elevations
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- A-11.1 Levels 3-4 Lighting Plan
- A-11.2 Level 5 Lighting Plan
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- S-0.0 Structural General Notes
- S-1.0 Level 1-2 Slab and Foundation Plan
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ZONING

A-2

NEW WINDOWS AT WEST (FRONT), NORTH (LEFT SIDE), AND EAST (REAR) ARE IN FACADES COMPLIANT WITH SETBACK REQUIREMENTS, THEREFORE CONFORMING.

FLOOR AREA RATIO EXISTING IS .20 (2060 SF F.A. ÷ 10,080 SF L.A.). ADDITION OF ROOFLET OVER FRONT DOOR ADDS 33.5 SF OF FLOOR AREA, INCREASING F.A.R. TO .207

Stretch Energy Code Compliance - Prescriptive Option for Residential Alterations

Alterations to this existing building shall conform to International Energy Efficiency Code 2021 and MA CMR (Code of Massachusetts Regulations) Section 22.0, and shall further demonstrate compliance with:

1. Implementation of the Energy Stair Qualified Homes Thermal Bypass Inspection List:
 -Overall Air Barrier and Thermal Barrier Alignment - Insulation shall be installed in full contact with sealed interior and exterior air barrier except for alternate to interior air barrier under Walls Adjoining Exterior Walls or Unconditioned Spaces.

-Walls Adjoining Exterior Walls or Unconditioned Spaces - Fully insulated wall aligned with air barrier at both interior & exterior, or, Alternate for Climate Zones 1 thru 3, sealed exterior air barrier aligned with RESNET grade 1 insulation fully supported. Continuous top and bottom plates or sealed blocking.

-Floors between Conditioned and Exterior Spaces - Air barrier is installed at any exposed fibrous insulation edges. Insulation is installed to maintain permanent contact with sub-floor above including necessary supports. Blanket insulation is verified to have no gaps, voids or compression. Blown-in insulation is verified to have proper density with firm packing.

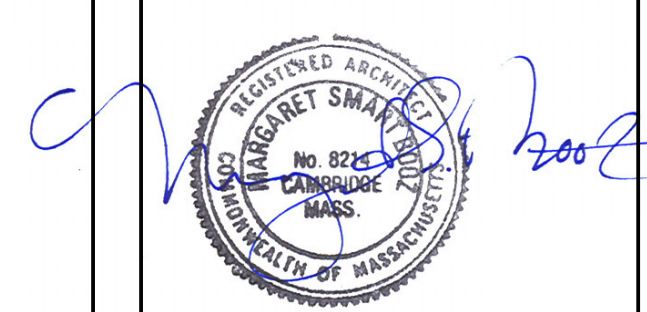
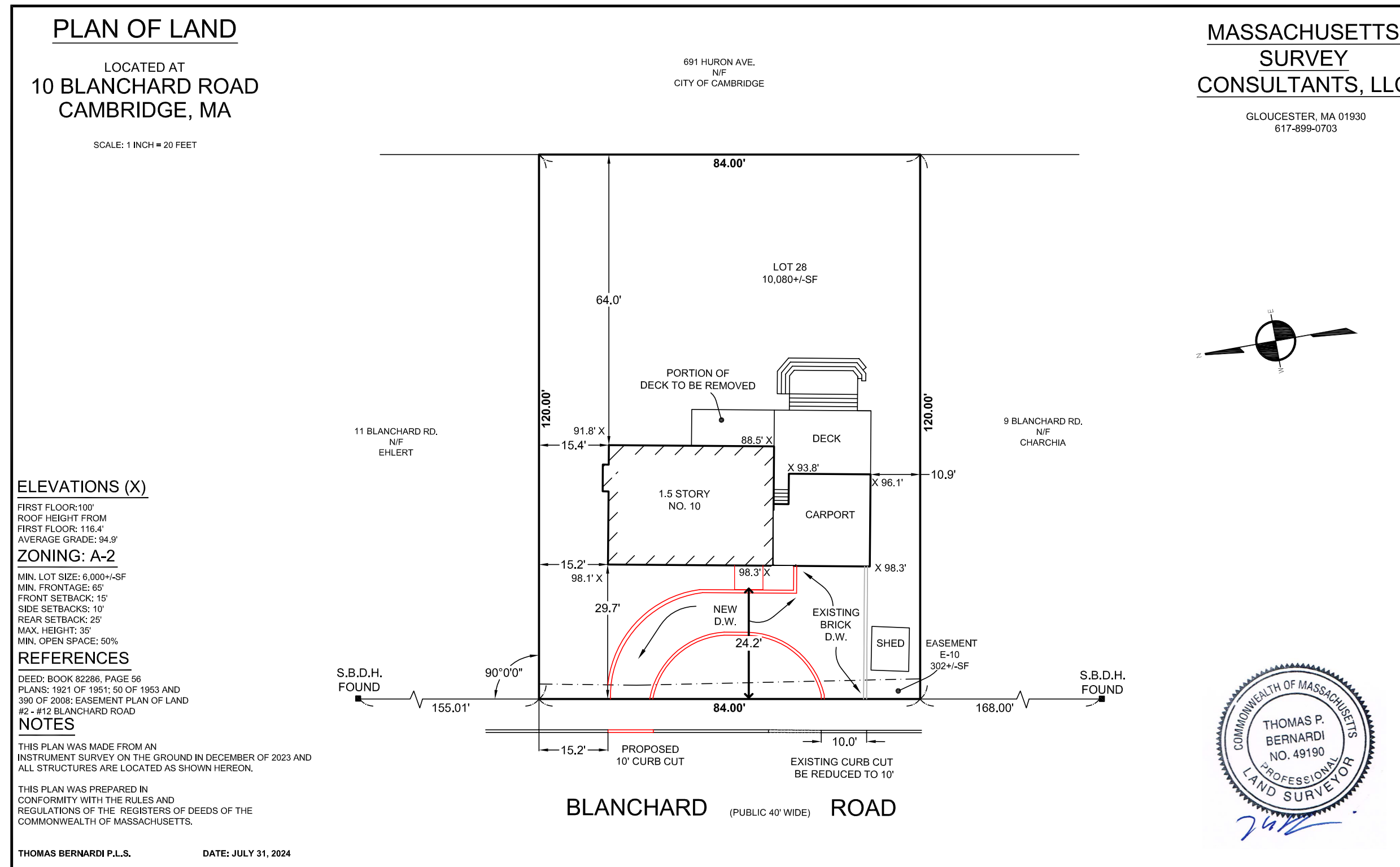
-Shafts - Opening to unconditioned space are fully sealed with solid blocking or flashing and any remaining gaps are sealed with caulk or foam (provide fire-rated collars and caulking where req'd).

-Attic/ Ceiling Interface - All attic penetrations and dropped ceilings include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam or tape. Movable insulation fits snugly in opening and air barrier is fully gasketed.

2. All Windows, Doors, and Skylights shall meet the minimum Energy Star Requirements for U-factor: Windows ≤ 0.30; Solid Doors ≤ 0.21; More than 50% Glass ≤ 0.32; Skylights ≤ 0.55

3. Ducts for new HVAC systems shall be sealed and tested post-construction to demonstrate leakage to outdoors of less than or equal to 4 cfm per 100 SF of conditioned floor area, except where the air handler and all ducts are located within conditioned space.

4. Electrical Power and Lighting Systems: Lighting equipment (Prescriptive). A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficiency lamps.



General Drawing Note:
 Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepancies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
 10 Blanchard Road
 Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	


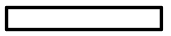
Cover Page + Plot Plan

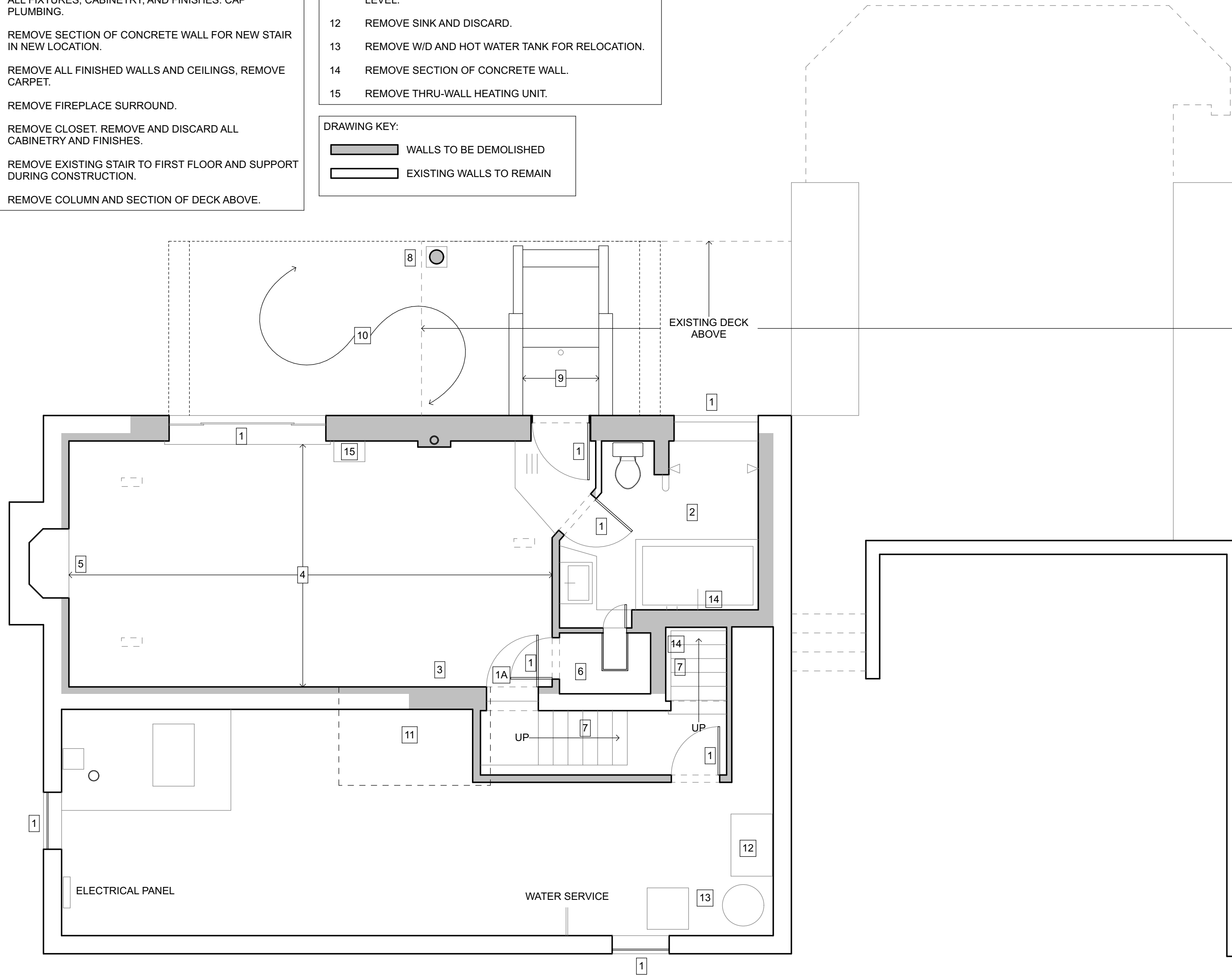
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- DEMOLITION NOTES:
- 1 REMOVE DOOR OR WINDOW.
 - 1A REMOVE DOOR AND RETAIN FOR RE-USE.
 - 2 REMOVE BATHROOM ENTIRELY. REMOVE AND DISCARD ALL FIXTURES, CABINETS, AND FINISHES. CAP PLUMBING.
 - 3 REMOVE SECTION OF CONCRETE WALL FOR NEW STAIR IN NEW LOCATION.
 - 4 REMOVE ALL FINISHED WALLS AND CEILINGS, REMOVE CARPET.
 - 5 REMOVE FIREPLACE SURROUND.
 - 6 REMOVE CLOSET. REMOVE AND DISCARD ALL CABINETS AND FINISHES.
 - 7 REMOVE EXISTING STAIR TO FIRST FLOOR AND SUPPORT DURING CONSTRUCTION.
 - 8 REMOVE COLUMN AND SECTION OF DECK ABOVE.

- 9 REMOVE RETAINING WALLS (CONCRETE AND LANDSCAPE TIMBERS).
- 10 EXCAVATE AREA FOR NEW WALK-OUT AND NEW WINDOWS WITH LOWER SILLS.
- 11 CUT OUT CONCRETE SLAB FOR NEW STAIR TO LOWEST LEVEL.
- 12 REMOVE SINK AND DISCARD.
- 13 REMOVE W/D AND HOT WATER TANK FOR RELOCATION.
- 14 REMOVE SECTION OF CONCRETE WALL.
- 15 REMOVE THRU-WALL HEATING UNIT.

DRAWING KEY:

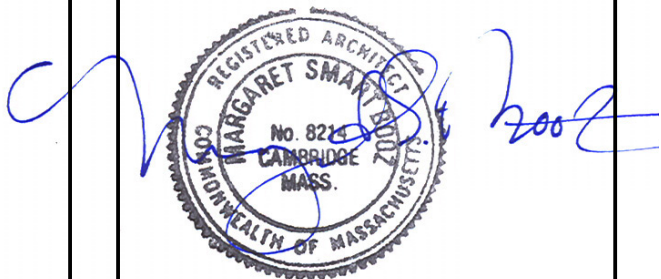
-  WALLS TO BE DEMOLISHED
-  EXISTING WALLS TO REMAIN



Levels 1-2 Demolition Plan

1/4" = 1'-0"

1



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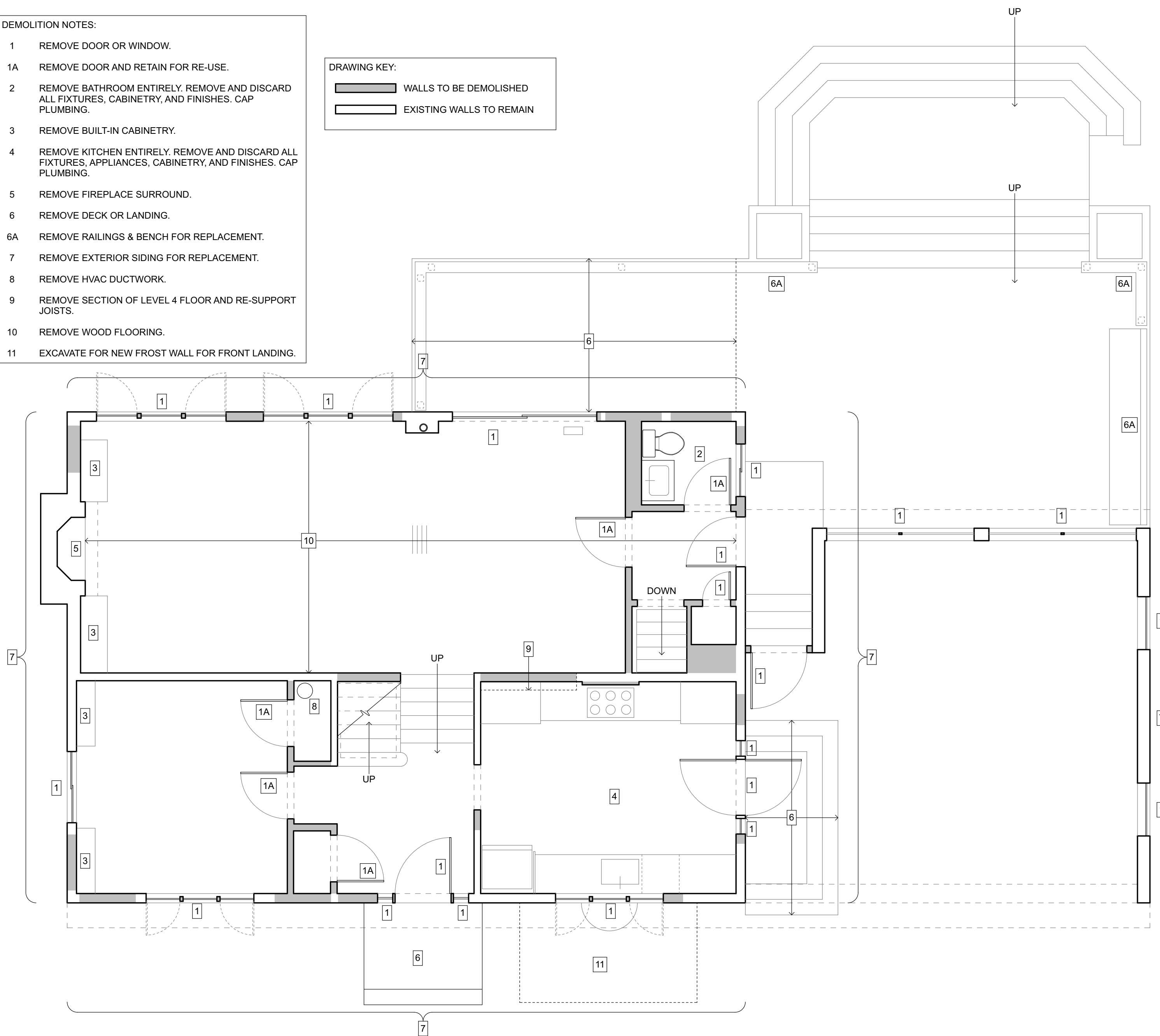
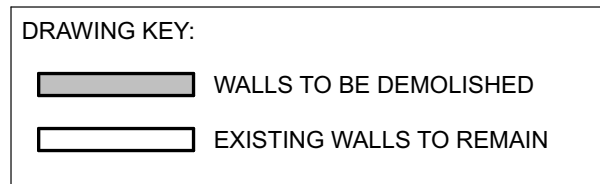
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Drawn by	rb
Checked by	

Levels 1-2 Demolition Plan

A-2.0

- DEMOLITION NOTES:
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 - 1A REMOVE DOOR AND RETAIN FOR RE-USE.
 - 2 REMOVE BATHROOM ENTIRELY. REMOVE AND DISCARD ALL FIXTURES, CABINETS, AND FINISHES. CAP PLUMBING.
 - 3 REMOVE BUILT-IN CABINETS.
 - 4 REMOVE KITCHEN ENTIRELY. REMOVE AND DISCARD ALL FIXTURES, APPLIANCES, CABINETS, AND FINISHES. CAP PLUMBING.
 - 5 REMOVE FIREPLACE SURROUND.
 - 6 REMOVE DECK OR LANDING.
 - 6A REMOVE RAILINGS & BENCH FOR REPLACEMENT.
 - 7 REMOVE EXTERIOR SIDING FOR REPLACEMENT.
 - 8 REMOVE HVAC DUCTWORK.
 - 9 REMOVE SECTION OF LEVEL 4 FLOOR AND RE-SUPPORT JOISTS.
 - 10 REMOVE WOOD FLOORING.
 - 11 EXCAVATE FOR NEW FROST WALL FOR FRONT LANDING.

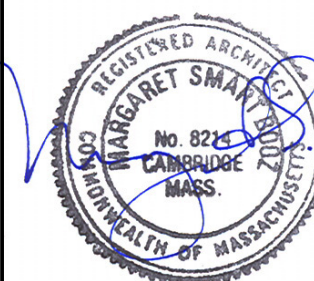


Levels 3-4 Demolition Plan

1/4" = 1'-0"

1

E.C.



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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138


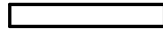
Tanwar Residence
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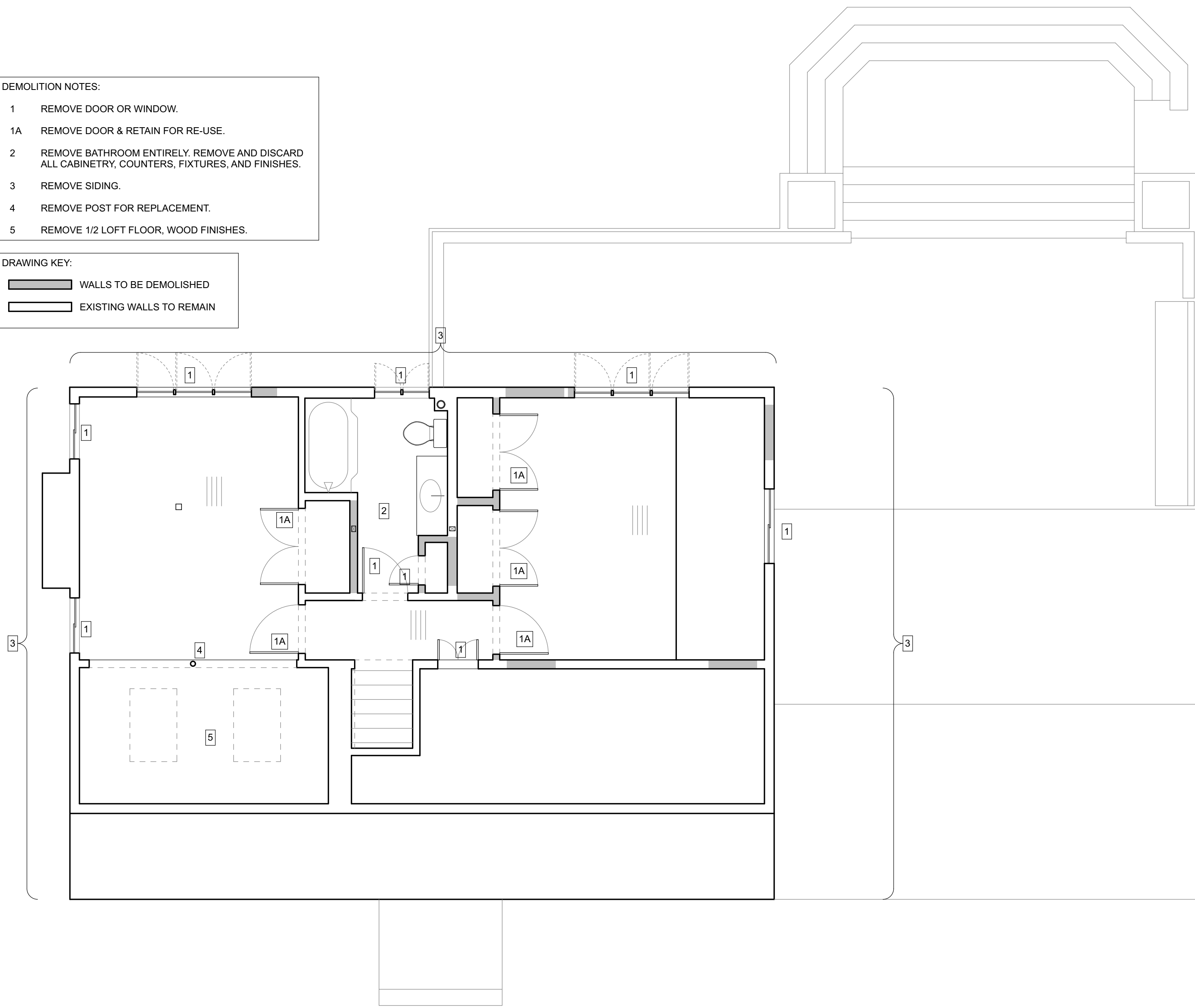
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Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Levels 3-4 Demolition Plan

A-2.1

- DEMOLITION NOTES:
- 1 REMOVE DOOR OR WINDOW.
 - 1A REMOVE DOOR & RETAIN FOR RE-USE.
 - 2 REMOVE BATHROOM ENTIRELY. REMOVE AND DISCARD ALL CABINETS, COUNTERS, FIXTURES, AND FINISHES.
 - 3 REMOVE SIDING.
 - 4 REMOVE POST FOR REPLACEMENT.
 - 5 REMOVE 1/2 LOFT FLOOR, WOOD FINISHES.

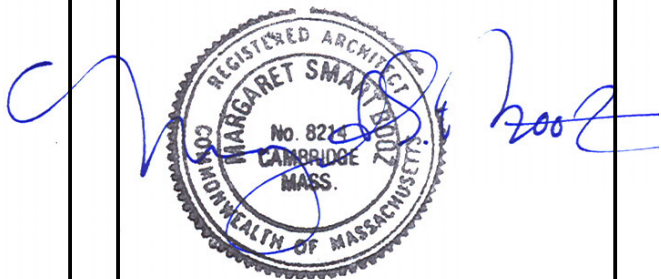
- DRAWING KEY:
-  WALLS TO BE DEMOLISHED
 -  EXISTING WALLS TO REMAIN



Level 5 Demolition Plan

1/4" = 1'-0"

1



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

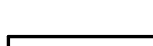
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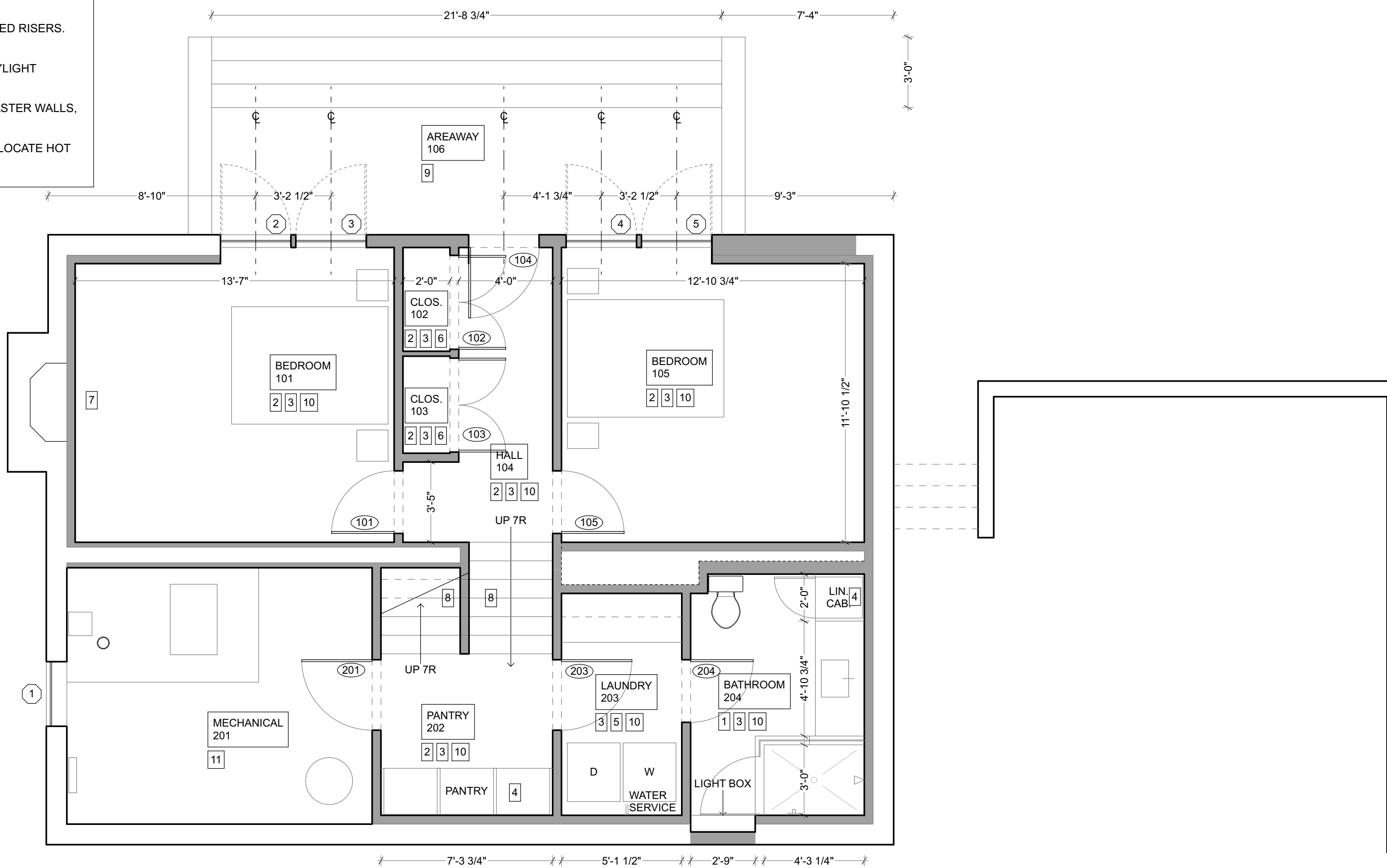
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Date	09.19.24
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Checked by	

Level 5 Demolition Plan

A-2.2

- PROPOSED CONSTRUCTION NOTES:
- 1 NEW BATHROOM IN NEW LOCATION. TILE FLOOR, TILED SHOWER WITH GLASS ENCLOSURE, NEW W.C., CUSTOM PAINTED WOOD VANITY WITH STONE COUNTER AND UNDERMOUNT SINK, DESIGN TBD.
 - 2 NEW WOOD FLOOR.
 - 3 PAINT ROOM.
 - 4 NEW BUILT-IN CUSTOM PAINTED WOOD CABINERY, DESIGN TBD.
 - 5 NEW LAUNDRY ROOM. TILE FLOOR. NEW SIDE BY SIDE W/D, PAINTED WOOD CABINERY WITH STONE COUNTER, DESIGN TBD. VENT DRYER TO EXTERIOR.
 - 6 NEW CLOSET WITH POLES & SHELVES, DESIGN TBD.
 - 7 NEW WALL SEALING OFF EXISTING FIREPLACE.
 - 8 NEW STAIR TO LEVELS 2 & 3. OAK TREADS, PAINTED RISERS. CUSTOM PAINTED WOOD HANDRAIL.
 - 9 NEW MASONRY RETAINING WALLS, DRAIN TO DAYLIGHT BEYOND, LANDSCAPE STEPS.
 - 10 NEW FINISHED, INSULATED BLUEBOARD AND PLASTER WALLS, CEILING.
 - 11 MECHANICAL ROOM TO REMAIN UNFINISHED. RELOCATE HOT WATER TO THIS ROOM.

-  NEW DOOR
-  NEW WINDOW
-  NEW WALLS
-  EXISTING WALLS TO REMAIN



Proposed Levels 1-2 Plan

1/4" = 1'-0"



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

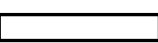
Proposed Levels 1-2 Plan

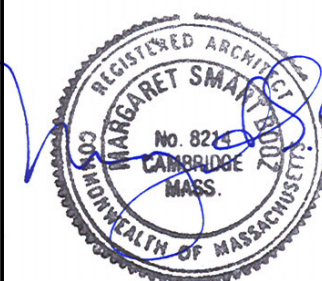
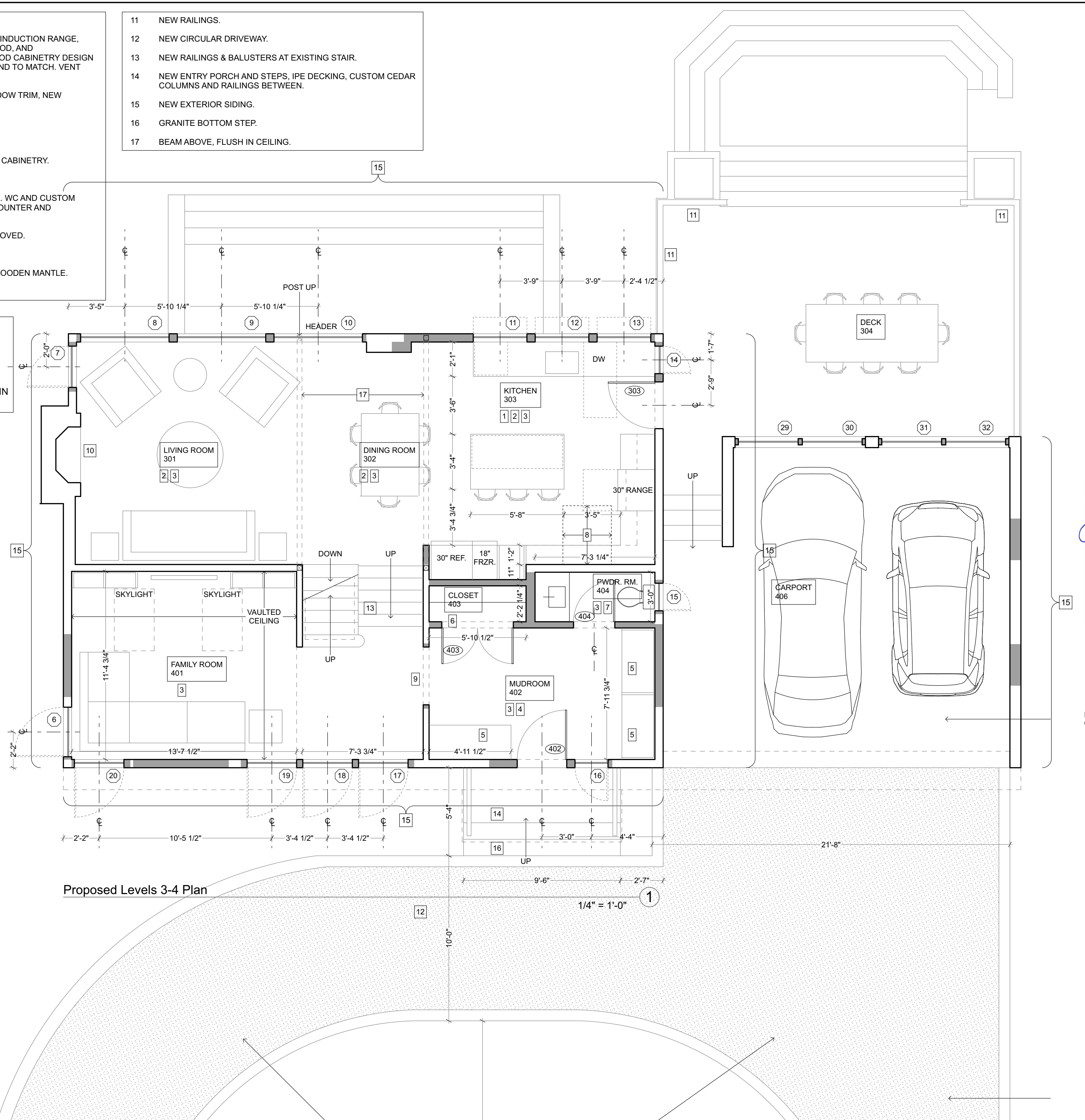
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PROPOSED CONSTRUCTION NOTES:

- 1 NEW KITCHEN IN NEW LOCATION. NEW INDUCTION RANGE, DISHWASHER, DISPOSAL, EXHAUST HOOD, AND REFRIGERATOR. CUSTOM PAINTED WOOD CABINETRY DESIGN TBD. STONE COUNTERS. CUSTOM ISLAND TO MATCH. VENT HOOD TO EXTERIOR.
- 2 NEW WOOD FLOOR, NEW DOOR & WINDOW TRIM, NEW BASEBOARD.
- 3 PAINT ROOM.
- 4 NEW MUDROOM WITH TILE FLOOR.
- 5 NEW CUSTOM PAINTED WOOD BUILT-IN CABINETRY.
- 6 NEW CLOSET WITH POLE AND SHELF.
- 7 NEW POWDER ROOM WITH TILE FLOOR. WC AND CUSTOM PAINTED WOOD VANITY WITH STONE COUNTER AND UNDERMOUNT SINK, DESIGN TBD.
- 8 FRAME IN FLOOR WHERE STAIR IS REMOVED.
- 9 WIDEN CASED OPENING.
- 10 NEW STONE FIREPLACE SURROUND, WOODEN MANTLE. DESIGN TBD.

- 11 NEW RAILINGS.
- 12 NEW CIRCULAR DRIVEWAY.
- 13 NEW RAILINGS & BALUSTERS AT EXISTING STAIR.
- 14 NEW ENTRY PORCH AND STEPS, IPE DECKING, CUSTOM CEDAR COLUMNS AND RAILINGS BETWEEN.
- 15 NEW EXTERIOR SIDING.
- 16 GRANITE BOTTOM STEP.
- 17 BEAM ABOVE, FLUSH IN CEILING.

-  NEW DOOR
-  NEW WINDOW
-  NEW WALLS
-  EXISTING WALLS TO REMAIN



General Drawing Note:
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SMART ARCHITECTURE
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

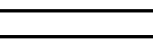
Tanwar Residence
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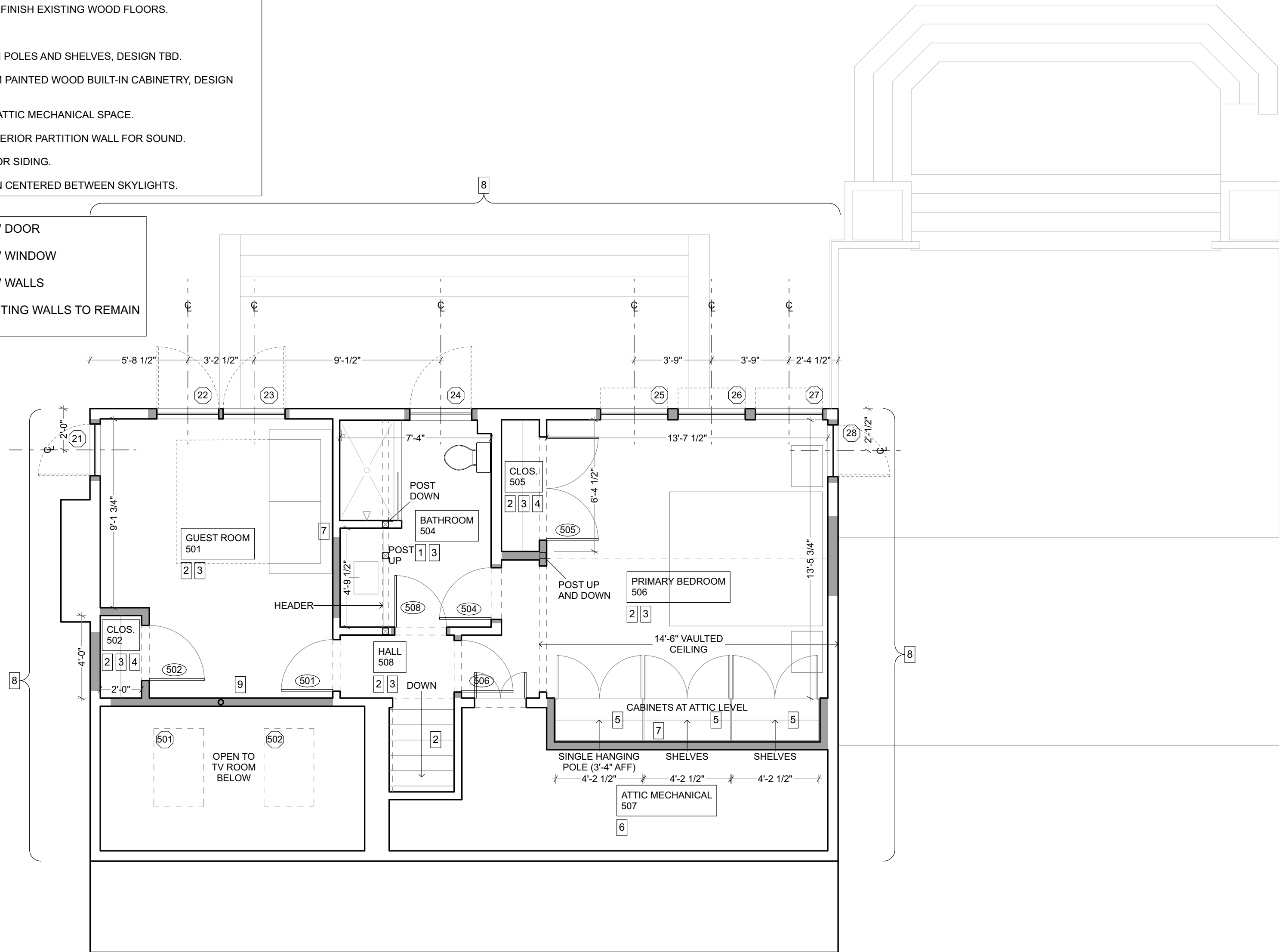
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Proposed Levels 3-4 Plan

A-3.1

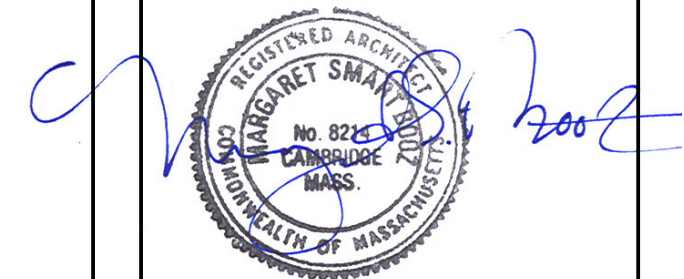
- PROPOSED CONSTRUCTION NOTES:
- 1 NEW BATHROOM IN EXISTING LOCATION. TILE FLOOR, NEW W.C., CUSTOM PAINTED WOOD VANITY WITH STONE COUNTER AND UNDERMOUNT SINK. TILED SHOWER WITH GLASS DOOR.
 - 2 SAND AND REFINISH EXISTING WOOD FLOORS.
 - 3 PAINT ROOM.
 - 4 CLOSET WITH POLES AND SHELVES, DESIGN TBD.
 - 5 NEW CUSTOM PAINTED WOOD BUILT-IN CABINETS, DESIGN TBD.
 - 6 UNFINISHED ATTIC MECHANICAL SPACE.
 - 7 INSULATE INTERIOR PARTITION WALL FOR SOUND.
 - 8 NEW EXTERIOR SIDING.
 - 9 NEW COLUMN CENTERED BETWEEN SKYLIGHTS.

-  NEW DOOR
-  NEW WINDOW
-  NEW WALLS
-  EXISTING WALLS TO REMAIN



Proposed Level 5 Plan

1/4" = 1'-0" 1



General Drawing Note:
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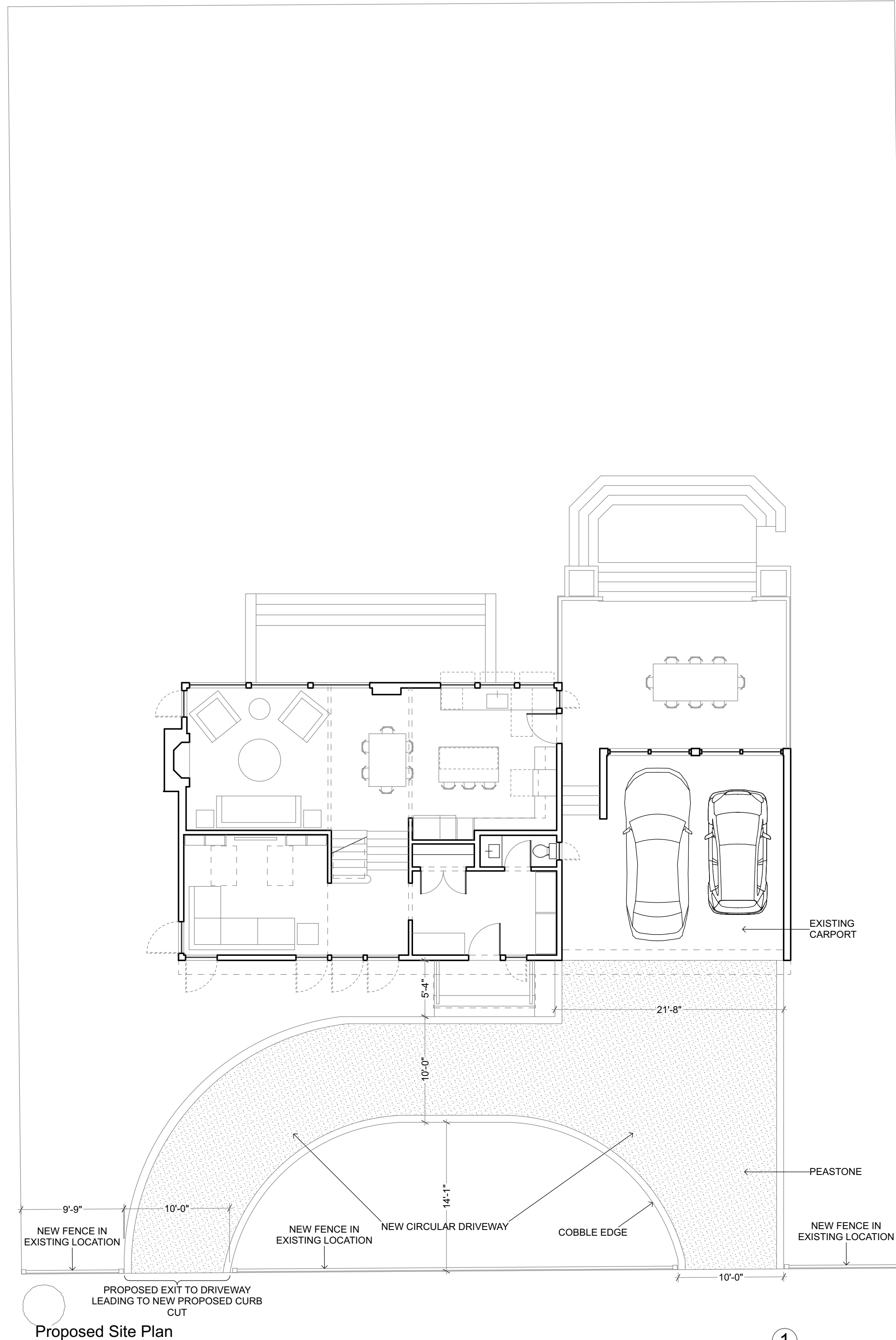
SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

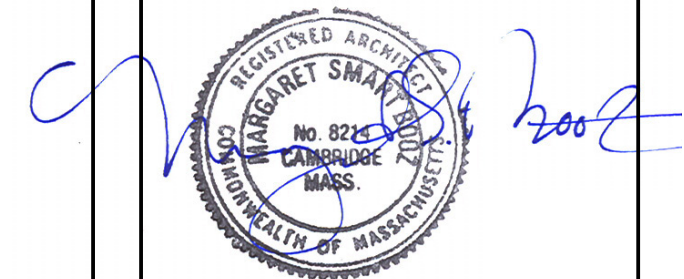
Proposed Level 5 Plan

A-3.2



OPEN SPACE CALCULATIONS:

	EXISTING	PROPOSED
LOT AREA	10,080 SF	10,080 SF
HOUSE AREA	1,428 SF	1,440 SF
PATIO	0 SF	200 SF
DRIVEWAY	702 SF	1,023 SF
TOTAL NON-OPEN SPACE	2,130 SF	2,663 SF
TOTAL OPEN SPACE	7,950 SF	7,417 SF
OPEN SPACE	78.9%	73.6%



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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

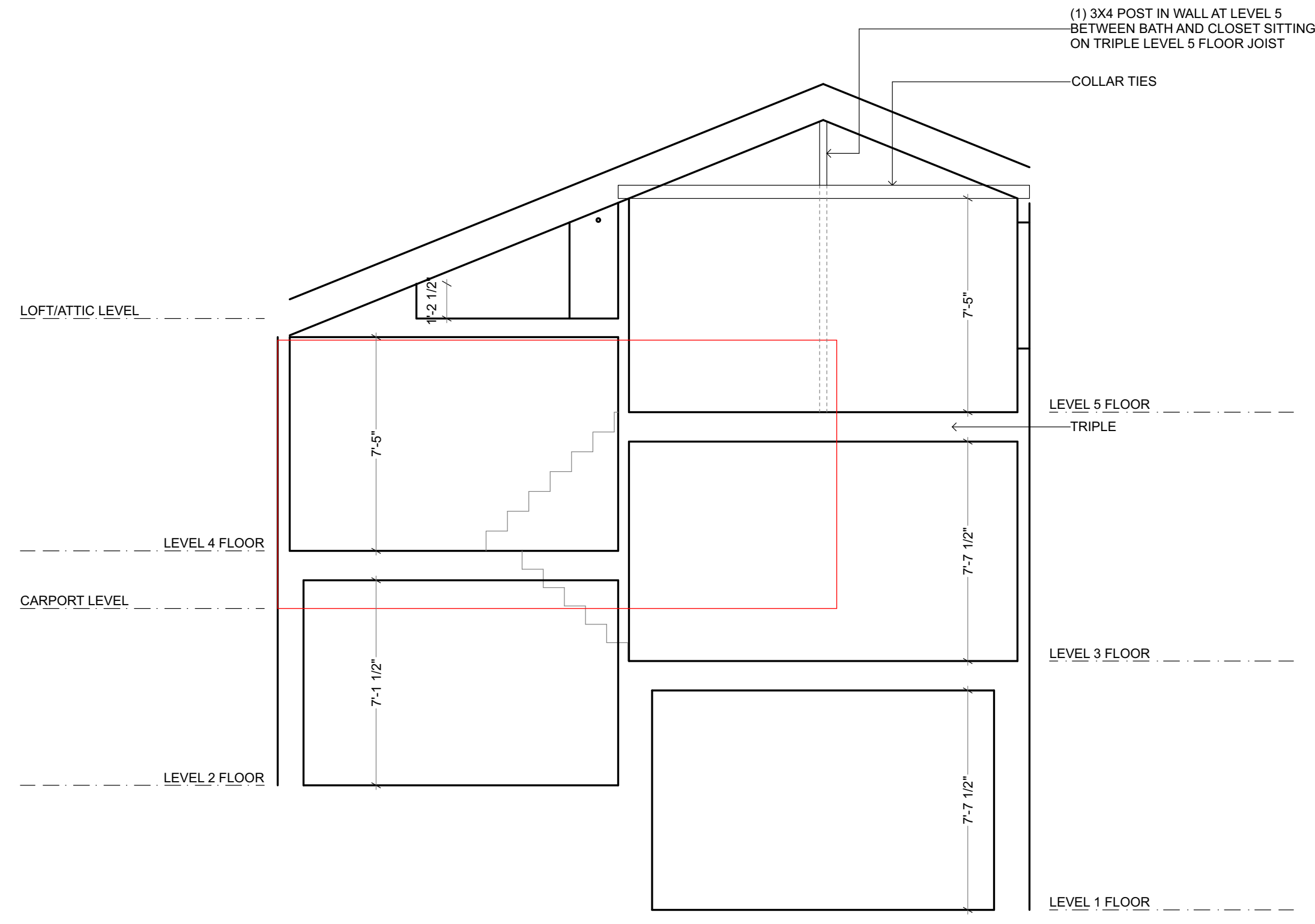
Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Proposed Site Plan

A-3.3

Proposed Site Plan

1/8" = 1'-0" ①



Lateral Section of House - Carport interior in Red

1/4" = 1'-0" ①



General Drawing Note:
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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Lateral Section Through House

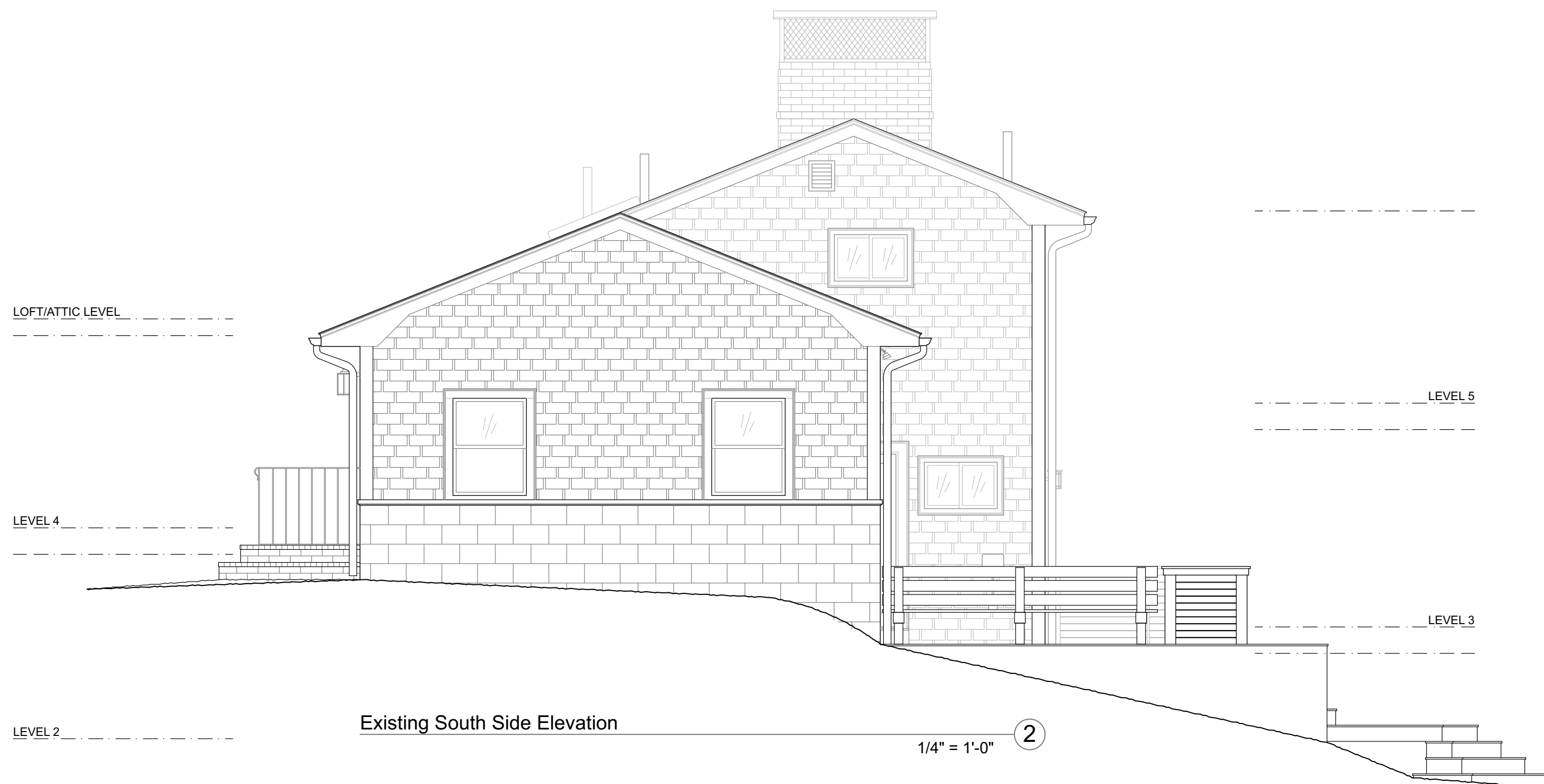
A-5.0



Existing Front (West) Elevation

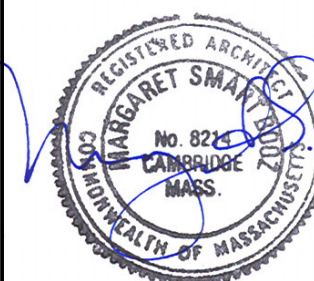
1/4" = 1'-0" ①

LEVEL 2



Existing South Side Elevation

1/4" = 1'-0" ②



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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Existing Front & South Side Elevations

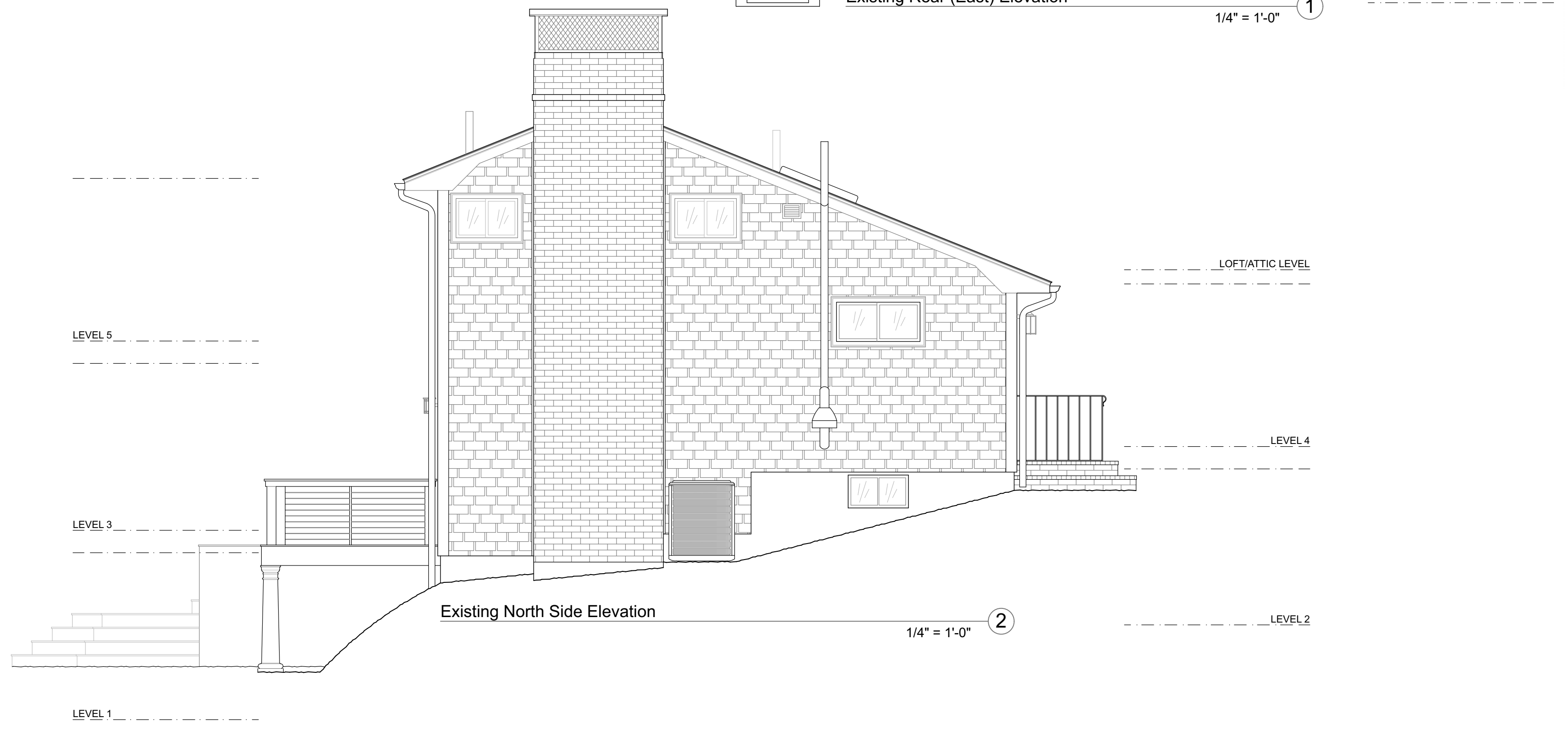
A-6.0



Existing Rear (East) Elevation

1/4" = 1'-0"

1



Existing North Side Elevation

1/4" = 1'-0"

2

General Drawing Note:
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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

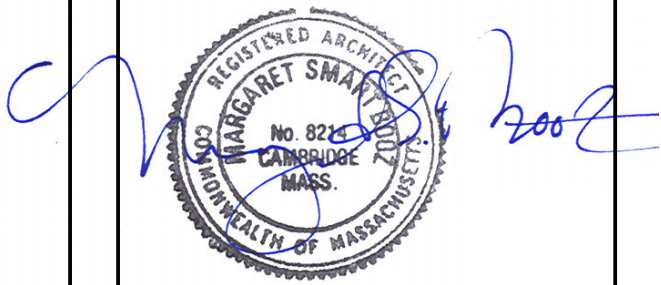
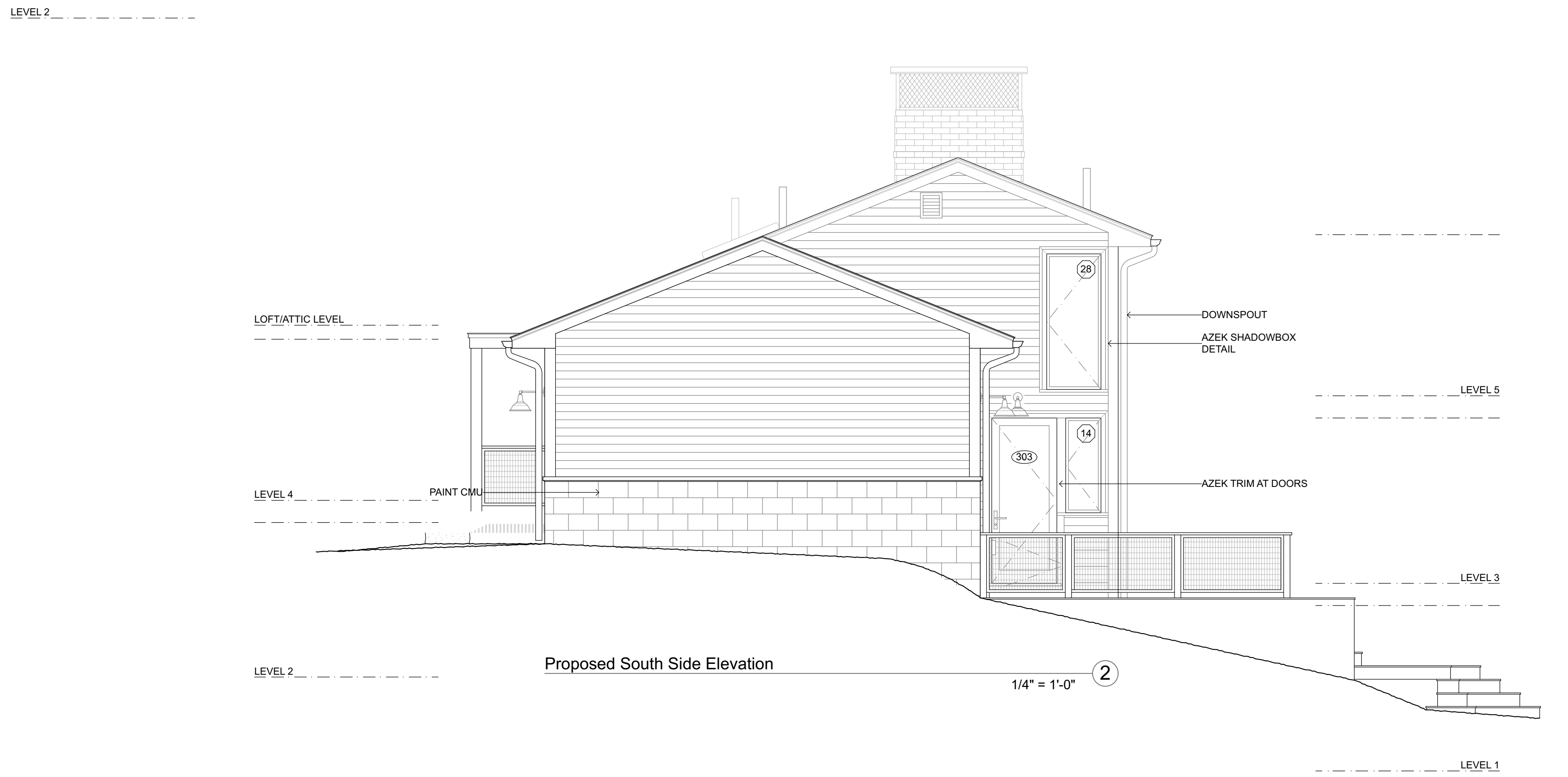
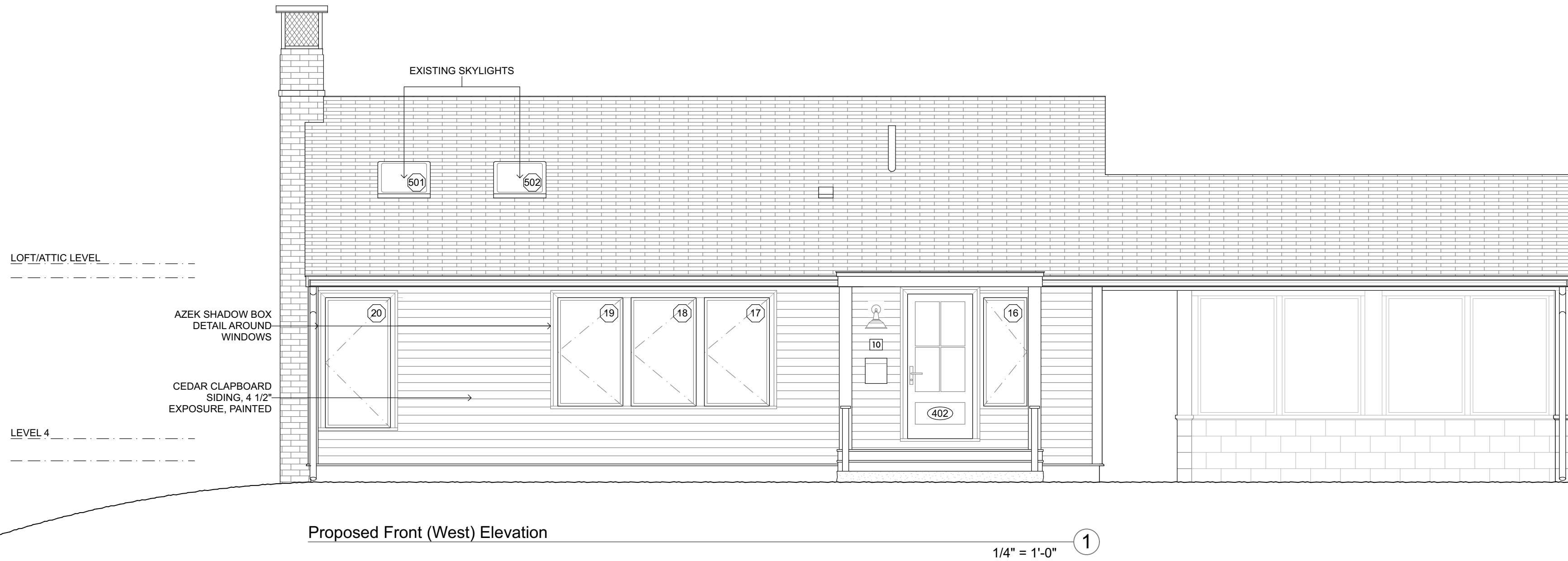
Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Existing Rear & North Side Elevations

A-6.1





General Drawing Note:
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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Proposed Front & South Side Elevations

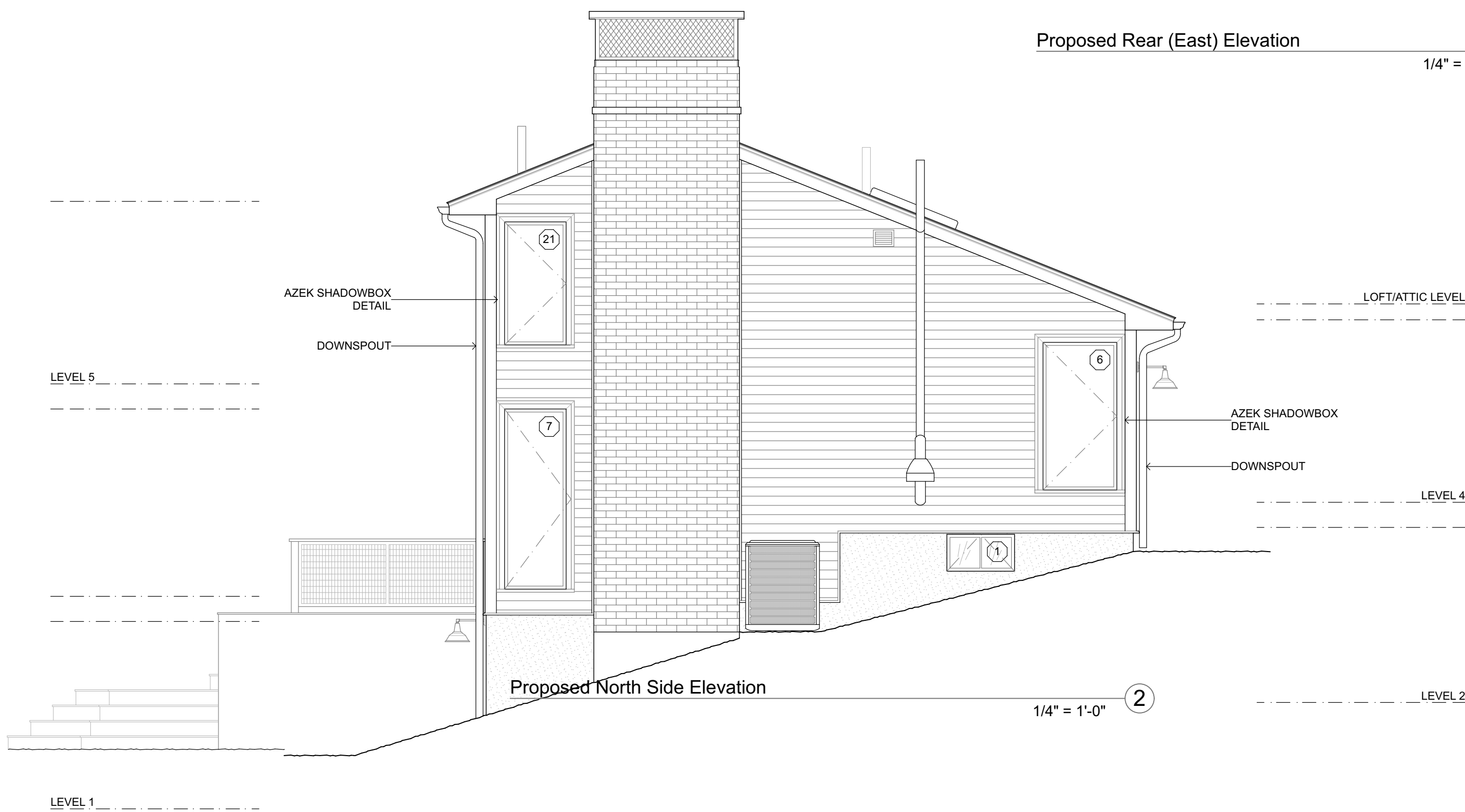
A-7.0



Proposed Rear (East) Elevation

1/4" = 1'-0"

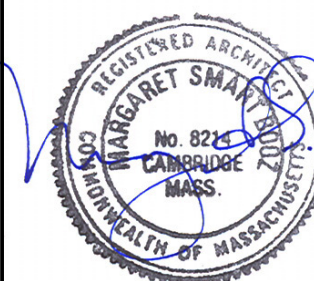
1



Proposed North Side Elevation

1/4" = 1'-0"

2



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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
10 Blanchard Road
Cambridge, MA

Job number 2401
Scale as noted
Date 09.19.24
Drawn by rb
Checked by

Proposed Rear & North Side Elevations

A-7.1

ELECTRICAL SYMBOLS KEY	
○	Recessed
○ _A	Recessed, Adjustable
⊕	Surface-Mounted Ceiling
⊥	Wall-Mounted
▬	LED Lighting
○•	New Can, Existing Housing
S	Switch
S _{JAMB}	Jamb-activated Switch
S ₃	Three-Pole Switch
S ₄	Four-Pole Switch
S _D	Dimmer Switch
S _{3D}	Three-Pole Switch with dimmer
S _M	Motion Sensor Switch
S _{ACH}	Switch, Above Counter Height
T	Thermostat (Nest Brand)
DB	Doorbell
J	Junction Box
⊖	New Duplex Outlet
⊕	Quadruple Outlet
⊖ _{GFI}	Duplex Outlet, w/ Ground Fault Interrupter
⊖ _{ACH}	Duplex Outlet, Above Counter Height
⊖ _{WP}	Duplex Outlet, for Exterior Location
⊖ _F	Duplex Floor Receptacle
⊖ _{TJ}	Telephone Jack Location
⊖ _{CI}	Cable Internet Connection
⊖ _{FL}	Fax Line Location
⊖ _{AP}	Access Point - Data Hub
⊖ _{CA}	Cable TV Connection
⊖ _{CS}	Combination Smoke Detector / Carbon Monoxide Detector
⊖ _{LED}	New LED flood, existing Loc.

Drawing Notes

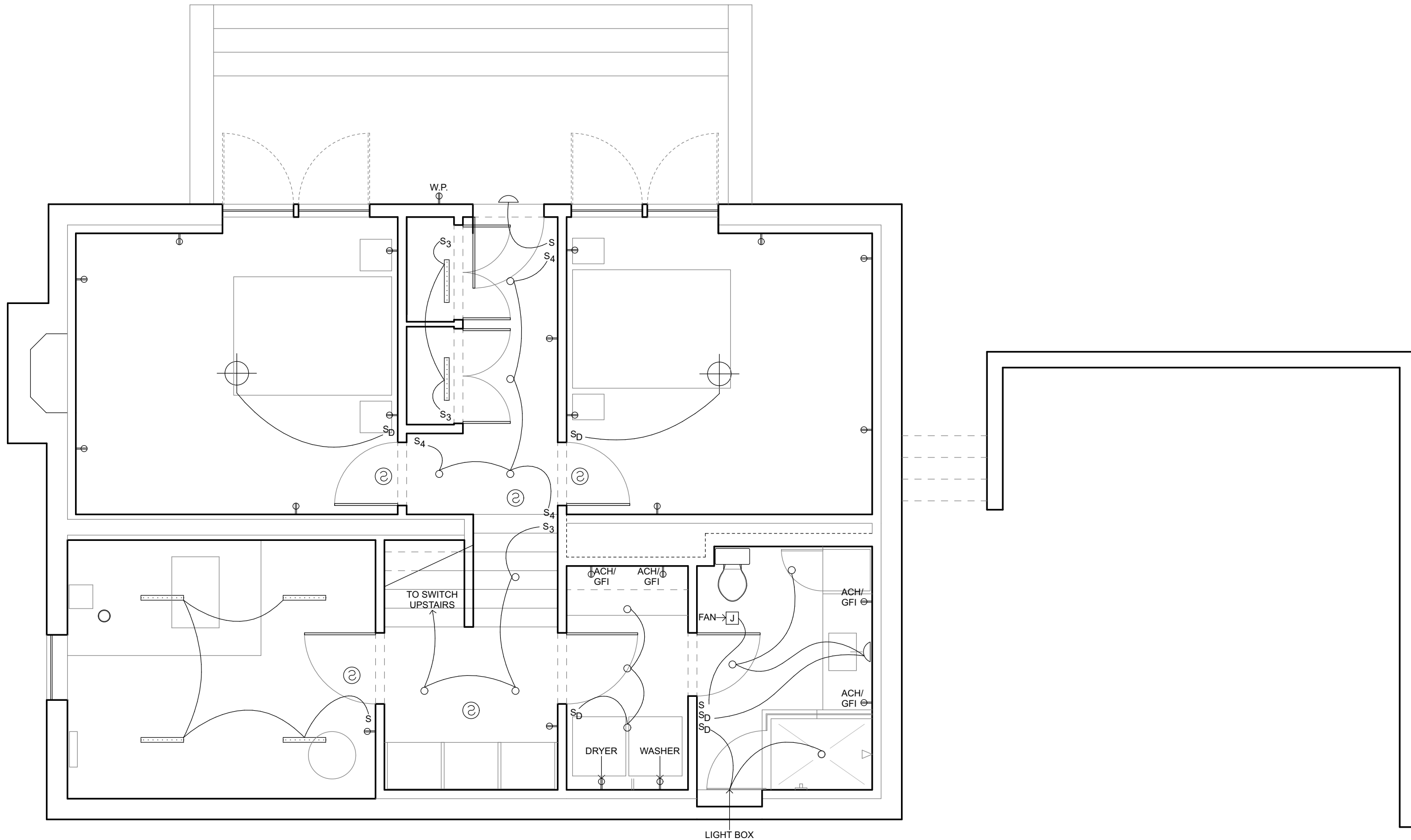
All switches to be mounted at 4'-0" AFF (finished floor to center of switch), unless otherwise noted.

All outlet, switch, & fixture locations to be confirmed on site.

Smoke detectors shall be powered from a permanently wired dedicated circuit. Secondly, the smoke detection system shall be fitted with stand-by power from monitored batteries in case of a power outage. Detectors shall be installed so that the activation of any one detector shall cause the alarm to sound. Photoelectric smoke alarms shall be utilized at a minimum in areas within 20' of a kitchen or bathroom.

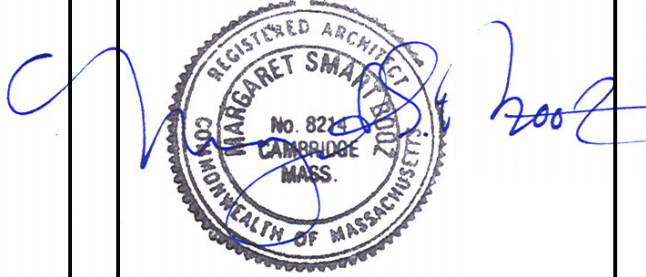
Carbon Monoxide detectors shall be either
 (1) battery powered in compliance with NFPA 720, 5.2.3 and wireless appliances, or
 (2) ac (alternating current) plug-in with battery back up in accordance with NFPA 720, 5.2.2.6, or
 (3) an ac primary power source with battery back up in compliance with NFPA 720, 5.2.2, or
 (4) low voltage or wireless systems in compliance with NFPA 720, 5.2.4, or
 (5) a combination appliance (with separate alarms)

Any carbon monoxide alarm using an ac (alternating current) primary power source and any other wired carbon monoxide alarm protection equipment shall be installed and maintained in accordance with M.G.L. c.143, s.3L and M.G.L. c.141, s.1A if applicable.



Levels 1-2 Lighting Plan

1/4" = 1'-0" ①



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SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
 10 Blanchard Road
 Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Levels 1-2 Lighting Plan

A-11.0

ELECTRICAL SYMBOLS KEY

○	Recessed
○ _A	Recessed, Adjustable
⊕	Surface-Mounted Ceiling
⊥	Wall-Mounted
▬	LED Under-Cabinet Lighting
○•	New Can, Existing Housing
S	Switch
S _{JAMB}	Jamb-activated Switch
S ₃	Three-Pole Switch
S ₄	Four-Pole Switch
S _D	Dimmer Switch
S _{3D}	Three-Pole Switch with dimmer
S _M	Motion Sensor Switch
S _{ACH}	Switch, Above Counter Height
T	Thermostat (Nest Brand)
DB	Doorbell
J	Junction Box
⊖	New Duplex Outlet
⊕	Quadruple Outlet
⊖ _{GFI}	Duplex Outlet, w/ Ground Fault Interrupter
⊖ _{ACH}	Duplex Outlet, Above Counter Height
⊖ _{WP}	Duplex Outlet, for Exterior Location
⊖	Duplex Floor Receptacle
⊖ _{TR}	Telephone Jack Location
⊖ _{INT}	Cable Internet Connection
⊖ _{FAX}	Fax Line Location
⊖ _{AP}	Access Point - Data Hub
⊖ _{CA TV}	Cable TV Connection
⊖	Combination Smoke Detector / Carbon Monoxide Detector
⊖	New LED flood, existing Loc.

Drawing Notes

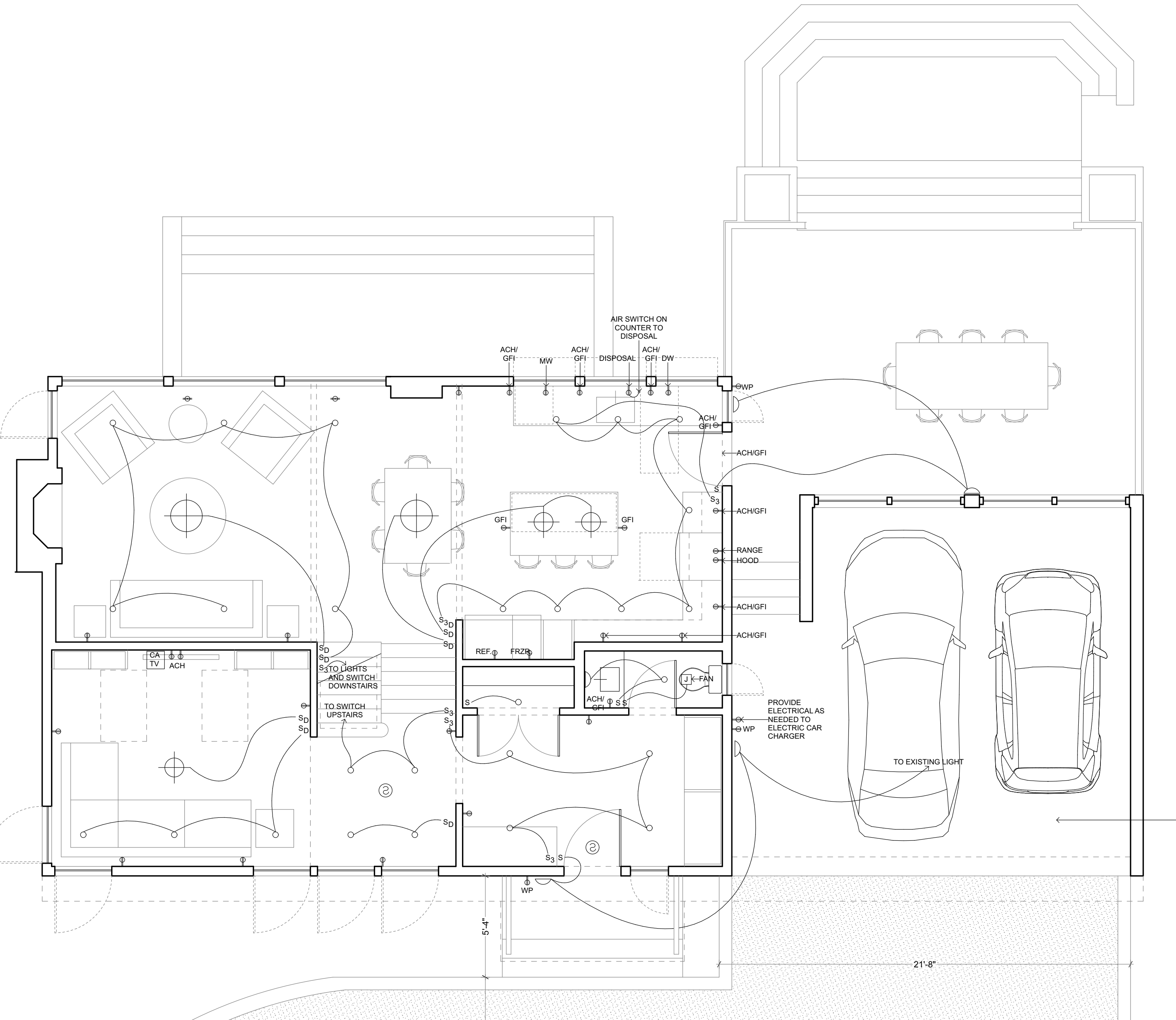
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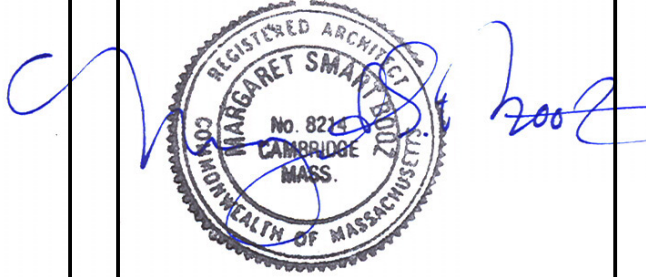
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Levels 3-4 Lighting Plan

1/4" = 1'-0" ①



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SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
 10 Blanchard Road
 Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	

Levels 3-4 Lighting Plan

A-11.1

ELECTRICAL SYMBOLS KEY	
○	Recessed
○ _A	Recessed, Adjustable
⊕	Surface-Mounted Ceiling
⊥	Wall-Mounted
▬	LED Under-Cabinet Lighting
○•	New Can, Existing Housing
S	Switch
S _{JAMB}	Jamb-activated Switch
S ₃	Three-Pole Switch
S ₄	Four-Pole Switch
S _D	Dimmer Switch
S _{3D}	Three-Pole Switch with dimmer
S _M	Motion Sensor Switch
S _{ACH}	Switch, Above Counter Height
T	Thermostat (Nest Brand)
DB	Doorbell
J	Junction Box
⊖	New Duplex Outlet
⊕	Quadruple Outlet
⊖ _{GFI}	Duplex Outlet, w/ Ground Fault Interrupter
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⊖ _{WP}	Duplex Outlet, for Exterior Location
⊖ _F	Duplex Floor Receptacle
⊖ _{TR}	Telephone Jack Location
⊖ _{CI}	Cable Internet Connection
⊖ _{FL}	Fax Line Location
⊖ _{AP}	Access Point - Data Hub
⊖ _{CA}	Cable TV Connection
⊖ _{CS}	Combination Smoke Detector / Carbon Monoxide Detector
⊖ _{LED}	New LED flood, existing Loc.

Drawing Notes

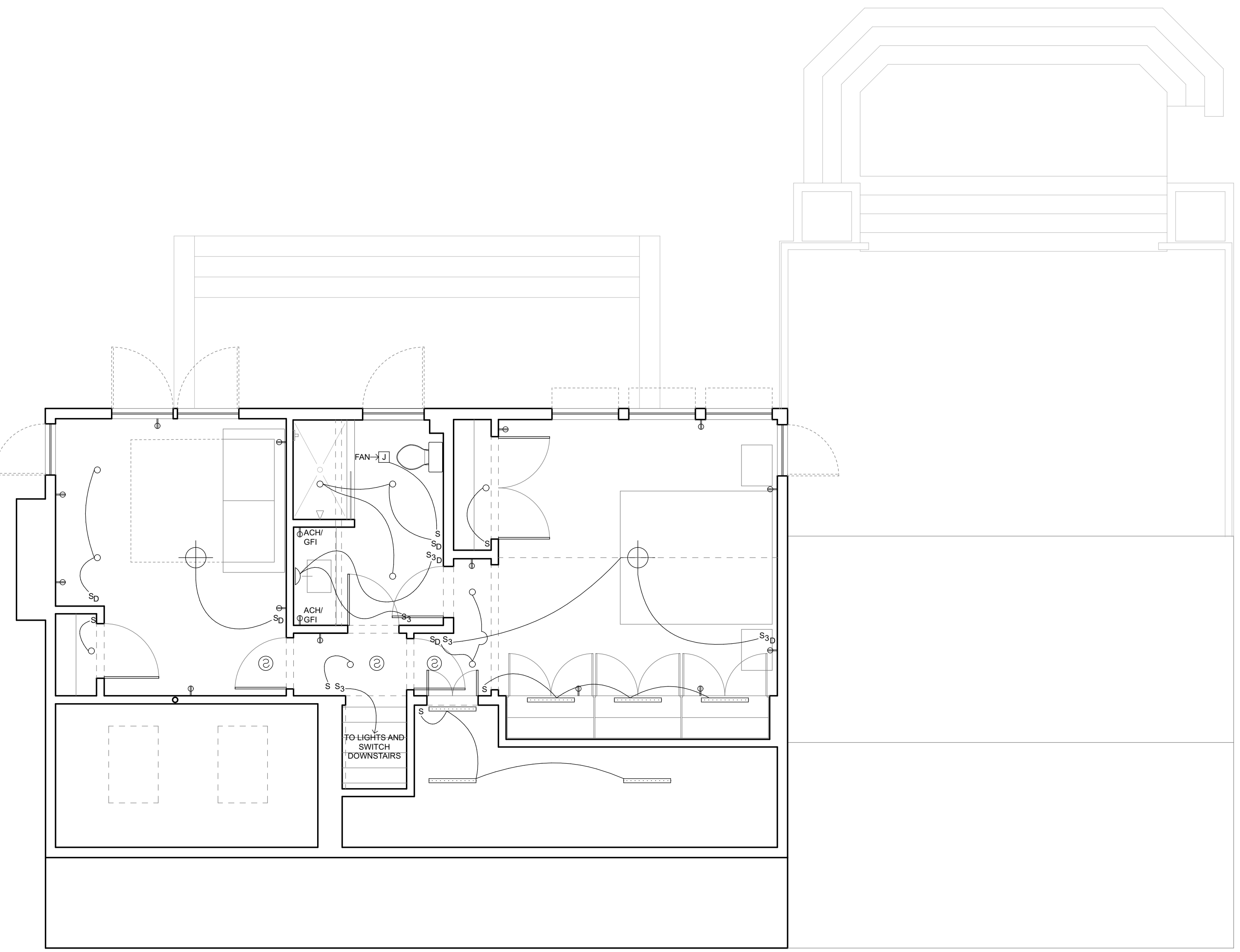
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 (4) low voltage or wireless systems in compliance with NFPA 720, 5.2.4, or
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Level 5 Lighting Plan

1/4" = 1'-0" ①



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SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
 10 Blanchard Road
 Cambridge, MA

Job number	2401
Scale	as noted
Date	09.19.24
Drawn by	rb
Checked by	-

Level 5 Lighting Plan

A-11.2

DOOR SCHEDULE - 10 BLANCHARD ROAD

Designation	Opening Size	Swing	Type	Notes	Location	Model #
101	2'-6" x 6'-8"	LH	RE-USE EXISTING	PRIVACY	BEDROOM	-
102	4'-0" X 6'-8"	RH/LH	RE-USE EXISTING	MAGNET OR BALL CATCH	CLOSET	-
103	4'-0" X 6'-8"	RH/LH	RE-USE EXISTING	MAGNET OR BALL CATCH	CLOSET	-
104	3'-0 X 6'-8	RH	MARVIN ELEVATE	EXTERIOR LOCKING	HALL	-
105	2'-6" X 6'-8"	RH	RE-USE EXISTING	PRIVACY	BEDROOM	-
201	3'-0" X 6'-8"	RH	BROSCO TO MATCH EXISTING	FIRE RATED	MECHANICAL	-
203	3'-0" X 6'-8"	LH	BROSCO TO MATCH EXISTING	PASSAGE	LAUNDRY	-
204	2'-6" X 6'-8"	LH	RE-USE EXISTING	PRIVACY	BATHROOM	-
303	2'-8" X 6'-8"	RH	MARVIN ELEVATE	EXTERIOR LOCKING	KITCHEN	-
402	3'-0" X 6'-8"	RH	MARVIN ELEVATE	EXTERIOR LOCKING	MUDROOM	-
403	4'-0" X 6'-8"	RH/LH	RE-USE EXISTING	MAGNET OR BALL CATCH	CLOSET	-
404	2'-6" X 6'-8"	LH	RE-USE EXISTING	PRIVACY	POWDER ROOM	-
501	2'-6" X 6'-8"	LH	RE-USE EXISTING	PRIVACY	BEDROOM	-
502	2'-8" X 6'-8"	RH	RE-USE EXISTING	PASSAGE	CLOSET	-
504	2'-6" X 6'-8"	LH	RE-USE EXISTING	PRIVACY	BATHROOM	-
505	5'-0" X 6'-8"	LH/RH	BROSCO TO MATCH EXISTING	MAGNET OR BALL CATCH	CLOSET	-
506	2'-6" X 6'-8"	RH	RE-USE EXISTING	PRIVACY	PRIMARY BEDROOM	-
508	2'-6" X 6'-8"	LH	RE-USE EXISTING	PRIVACY	BATHROOM	-

**** VERIFY SIZE / HINGEING IN FIELD**

RH	RIGHTHAND SWING	BRUSHED STAINLESS STEEL SQUARE-CORNER HINGES, FLAT PANELS, SHAKER STYLE DOUBLE RABBET JAMBS.
LH	LEFTHAND SWING	
RH/LH	DOUBLE DOORS	RE-USED DOORS TO BE SANDED AND PAINTED ON ALL 6 SIDES. NEW DOOR HARDWARE.
SLDR	SLIDING DOOR	
PKT	POCKET DOOR	
BY-PASS	SLIDING CLOSET DOORS	

WINDOW SCHEDULE - 10 BLANCHARD ROAD

Designation	Window Type	Location	Model #	R.O.	Lites	Notes
1	SLIDER	MECHANICAL ROOM		TFEO	2	
2 → 3	FRENCH CASEMENT	BEDROOM	ELCA3739	3'-1" X 3'-3 5/8"	1	TEMPERED, HINGE LEFT/RIGHT
4 → 5	FRENCH CASEMENT	BEDROOM	ELCA3759	3'-1" X 4'-11 5/8"	1	TEMPERED, HINGE LEFT/RIGHT
6	CASEMENT	FAMILY ROOM	ELCA3759	3'-1" X 4'-11 5/8"	1	TEMPERED, HINGE RIGHT
7	CASEMENT	LIVING ROOM	ELCA3739	3'-1" X 3'-3 5/8"	1	TEMPERED, HINGE RIGHT
8 → 10	FIXED	LIVING ROOM		TFEO	1	TEMPERED
11 → 13	AWNING	KITCHEN	ELCA3771	3'-1" X 5'-11 5/8"	1	
14	CASEMENT	KITCHEN	ELCA3759	3'-1" X 4'-11 5/8"	1	HINGE LEFT
15	CASEMENT	POWDER ROOM	ELCA3759	3'-1" X 4'-11 5/8"	1	FROSTED, HINGE LEFT
16	CASEMENT	MUDROOM				HINGE RIGHT
17 → 19	CASEMENT	FAMILY ROOM	ELCA3739	3'-1" X 3'-3 5/8"	1	HINGE RIGHT
20	CASEMENT	FAMILY ROOM	ELCA2571	2'-1" X 5'-11 5/8"	1	TEMPERED, HINGE RIGHT
21	CASEMENT	BEDROOM	ELCA2571	2'-1" X 5'-11 5/8"	1	HINGE RIGHT
22 → 23	FRENCH CASEMENT	BEDROOM	ELCA3771	3'-1" X 5'-11 5/8"	1	HINGE LEFT/RIGHT
24	CASEMENT	BATHROOM	ELCA3771	3'-1" X 5'-11 5/8"	1	TEMPERED, HINGE RIGHT
25 → 27	AWNING	PRIMARY BEDROOM	ELCA2959	2'-5" X 4'-11 5/8"	1	TEMPERED
28	CASEMENT	PRIMARY BEDROOM	ELCA3759	3'-1" X 4'-11 5/8"	1	TEMPERED, HINGE LEFT
29 → 32	FIXED	CARPORT	LEXAN OR EQUAL	TFEO	1	HINGE RIGHT
501 → 502	SKYLIGHT	FAMILY ROOM	ELCA2539	2'-1" X 3'-3 5/8"	1	

ELEVATE BY MARVIN WINDOWS:
 - WOOD/ULTREX UNLESS OTHERWISE NOTED (BLACK EXTERIOR, WHITE INTERIOR.)
 - DOUBLE GLAZED LOW-E II GLASS, FILLED WITH ARGON
 - FULL SCREENS
 - HISTORIC 2" SILLS AND FIELD-APPLIED NATURAL SPANISH CEDAR CASINGS
 - SIMULATED DIVIDED LITES WITH SPACER BAR
 - TFEO: TO FIT EXISTING OPENING

Permit Set



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SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Tanwar Residence
 10 Blanchard Road
 Cambridge, MA

Job number **2401**
 Scale **as noted**
 Date **09.19.24**
 Drawn by **rb**
 Checked by

Door & Window Schedules

A-16.0

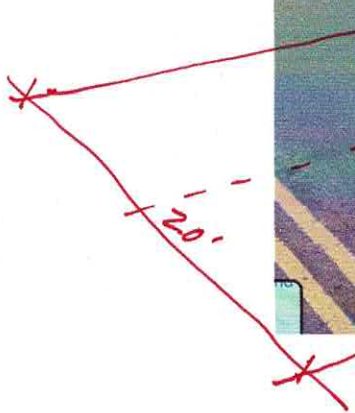
10 Blanchard Rd
Belmont, Massachusetts
Google Street View
Jul 2019 See more dates



EXISTING CURBS
CUT @ 10 BLANCHARD
(20' WIDTH)

UNUSED CURBS CUT
ADJUSTING PROPERTY
LINE @ 9 BLANCHARD

9 BLANCHARD CURBS CUT



EXISTING CURBS CUT @ 10' FROM START
TO BE REDUCED TO 10'

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of George Kouyoumjian

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at 10 Blanchard Road

Signed: [Signature] Date: 9-6-24

Address: 8 Blanchard Rd
Cambridge MA 02138

To Whom It May Concern:

As owner or agent of Harry Kouyoumjian

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of: 10 Blanchard Rd.

Off-Street Parking Facility located at 9 Blanchard Rd
Cambridge MA 02138

Signed: Harry Kouyoumjian Date: 9-6-24

Address: _____

To Whom It May Concern:

As owner or agent of _____

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 11 BLANCHARD RD

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at curb cut for 10 Blanchard Rd

Signed: [Signature] Date: 9/13/2024

Address: 11 BLANCHARD RD, CAMBRIDGE, MA 02138

To Whom It May Concern:

As owner or agent of _____

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare disapproval

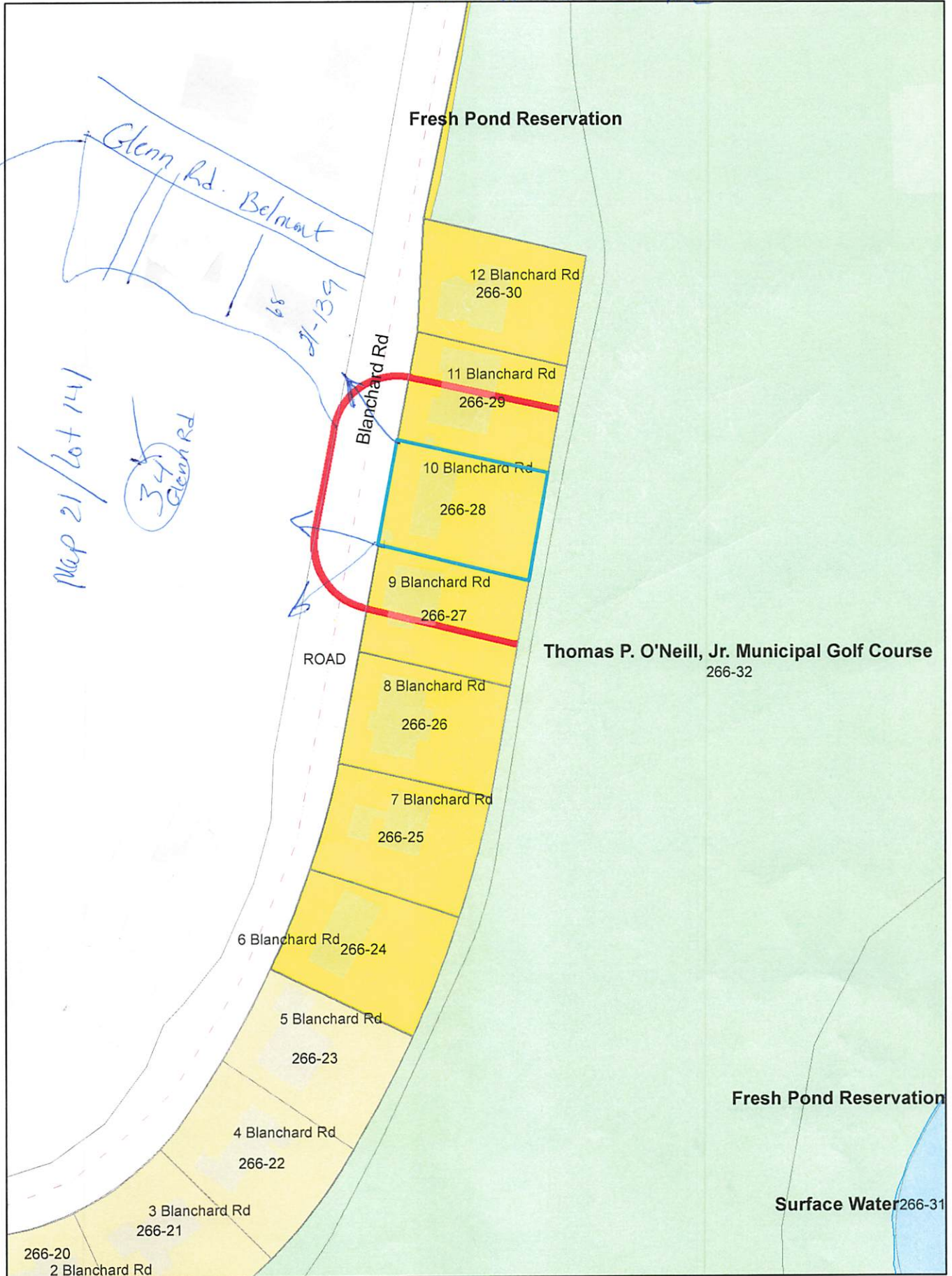
of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

10 Blanchard Rd



Fresh Pond Reservation

Glenn Rd. Belmont

Map 21/lot 141

341 Glenn Rd

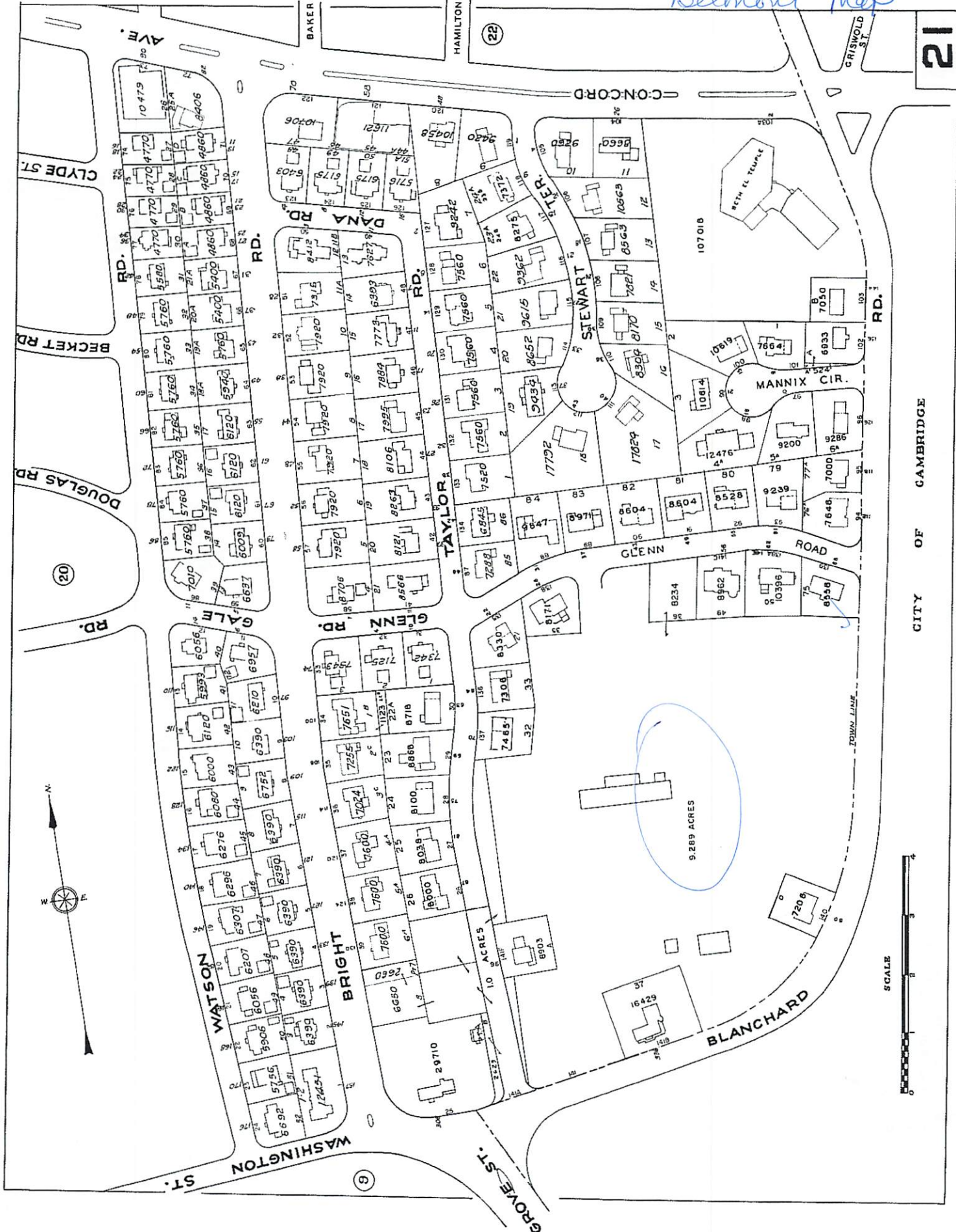
ROAD

Thomas P. O'Neill, Jr. Municipal Golf Course
266-32

Fresh Pond Reservation

Surface Water 266-31

10 Blanchard Rd.
Belmont Map



CITY OF CAMBRIDGE



21

22

23

10 Blanchard Rd. Petitioner

266-29
EHLERT, ROBIN D. &
JULIETTE W. THOMPSON
11 BLANCHARD RD
CAMBRIDGE, MA 02138

266-24
RAILEY, JAMES CAMERON &
PANAGIOTIS MICHALATOS
6 BLANCHARD RD
CAMBRIDGE, MA 02138

SMARTARCHITECTURE
C/O MAGGIE BOOZ, ARCHITECT
33 LAWN STREET
CAMBRIDGE, MA 02138

266-26
KOUYOUMDJUAN, GEORGE &
ZEPOUR KOUYOUMDJUAN
8 BLANCHARD RD
CAMBRIDGE, MA 02138

266-30
WHITE, LINDSAY & SUSAN S. WHITE
TRUSTEE OF LINDSAY WHITE REVOCABLE TR.
12 BLANCHARD RD
CAMBRIDGE, MA 02138-1009

266-28
TANWAR, PRITHVIRAJ & KERRY TANWAR
10 BLANCHARD RD
CAMBRIDGE, MA 02138

266-27
KOUYOUJIAN, HARRY
GEORGE KOUYOUJIAN
9 BLANCHARD RD
CAMBRIDGE, MA 02138

266-32
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

266-25
BEAUMONT-SMITH, ANDREW JAMES
PO BOX 400666
CAMBRIDGE, MA 02140

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

266-32
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

BELMONT ABUTTERS:

BELMONT PLANNING BOARD
19 MOORE STREET - 2ND FLOOR
BELMONT, MA 02478

241-141-E
TOMASIAN ARAM
62 GLENN ROAD
BELMONT, MA 02478

21-139
RICHARD RYAN WILLIAMS
VIRGINIA V. WILLIAMS
68 GLENN ROAD
BELMONT, MA 02478

21-141
LPO ASSOCIATES
88 TAYLOR ROAD
BELMONT, MA 02478

21-141-C
LAURIE LEE GROSSE, TR.
56 GLENN RD
BELMONT, MA 02478

21-141-F & 21-141-B
HENRY M. & ANN OGILBY
88 TAYLOR RD
BELMONT, MA 02478