



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB -1 AM 10: 22

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 160839

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Dan Coleman C/O Kevin Richard

PETITIONER'S ADDRESS: 23 Rindgefield St, Cambridge, MA 02140

LOCATION OF PROPERTY: 10-12 Fairmont St, Unit 10, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Extend 2nd floor porch by 3x3' triangle. Install exterior door onto 2nd floor porch from bedroom./

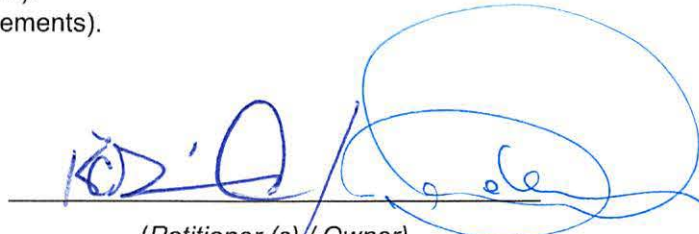
DESCRIPTION OF PETITIONER'S PROPOSAL:

To replace a 3-story rear porch (permit application #146755) and slightly increase the 2nd floor porch by 4.5 sq. feet and also adding a door to provide egress on that floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.D (Non-Conforming structure).
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

KEVIN RICHARD / DAN COLEMAN
(Print Name)

Address: 10-12 FAIRMONT ST
Tel. No. 617-777-0703
E-Mail Address: cambridgecraftsman@gmail.com

Date: 1/31/22

BZA Application Form

DIMENSIONAL INFORMATION

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 DANIEL COLEMAN
(OWNER)

Address: 10 FAIRMONT STREET

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

The record title of this property is in the name of DANIEL COLEMAN REVOCABLE TRUST

*Pursuant to a deed of duly recorded in the date 9/12/2011, Middlesex South County Registry of Deeds at Book 57424, Page 0324; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
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 Daniel Coleman personally appeared before me, this 11th of January, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires Feb 27, 2026 (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 10-12 Fairmont St., Unit 10, 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:
- Extended 2nd floor porch of 3' will still be within the setback requirements.
- 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:
- Porch is on back of house and not visible to the street.
- 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:
- Existing porch is within the setback requirements.
- 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:
- The 3' porch extension will be on the #10 Fairmont Side of the porch.
- 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:
- The extended porch will still be within setback requirements.

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

Applicant: Dan Coleman
Location: 10-12 Fairmont St., Unit 10, Cambridge, MA
Phone: 617-777-0703

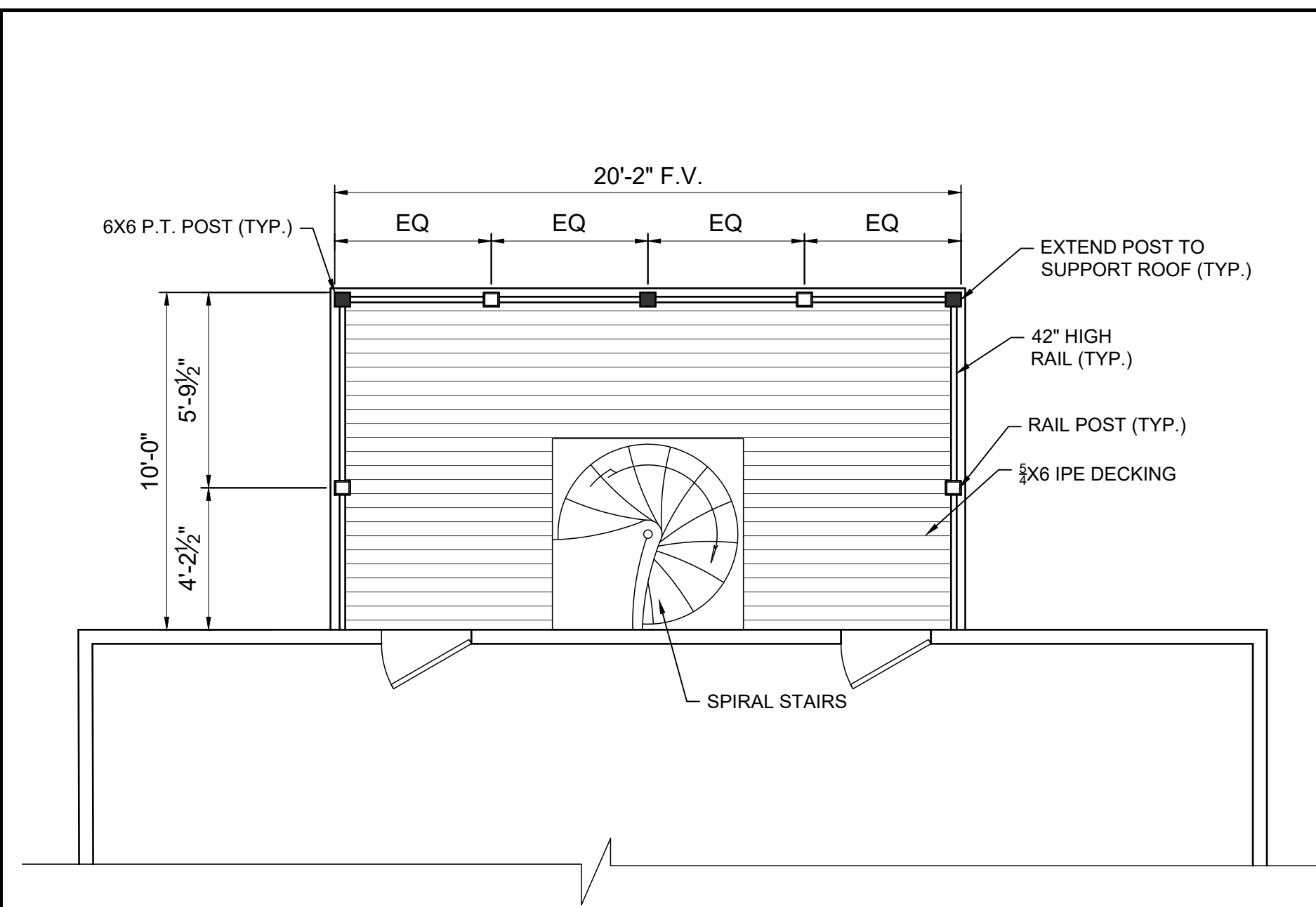
Present Use/Occupancy: 2 Family
Zone: Residence C Zone
Requested Use/Occupancy: 2 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5551	5555.5	N/A	(max.)
<u>LOT AREA:</u>		5750	N/A	5750	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.965	.966	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2875	2875	NA	
<u>SIZE OF LOT:</u>	WIDTH	57.5	NA	57.5	
	DEPTH	100	NA	100	
<u>SETBACKS IN FEET:</u>	FRONT	17.7	17.7	NA	
	REAR	19.4	19.4	12.5	
	LEFT SIDE	10.7	10.7	7.75	
	RIGHT SIDE	11.5	11.5	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	NA	NA	NA	
	WIDTH	65.2	65.2	65.2	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	NA	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		4	4	4	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

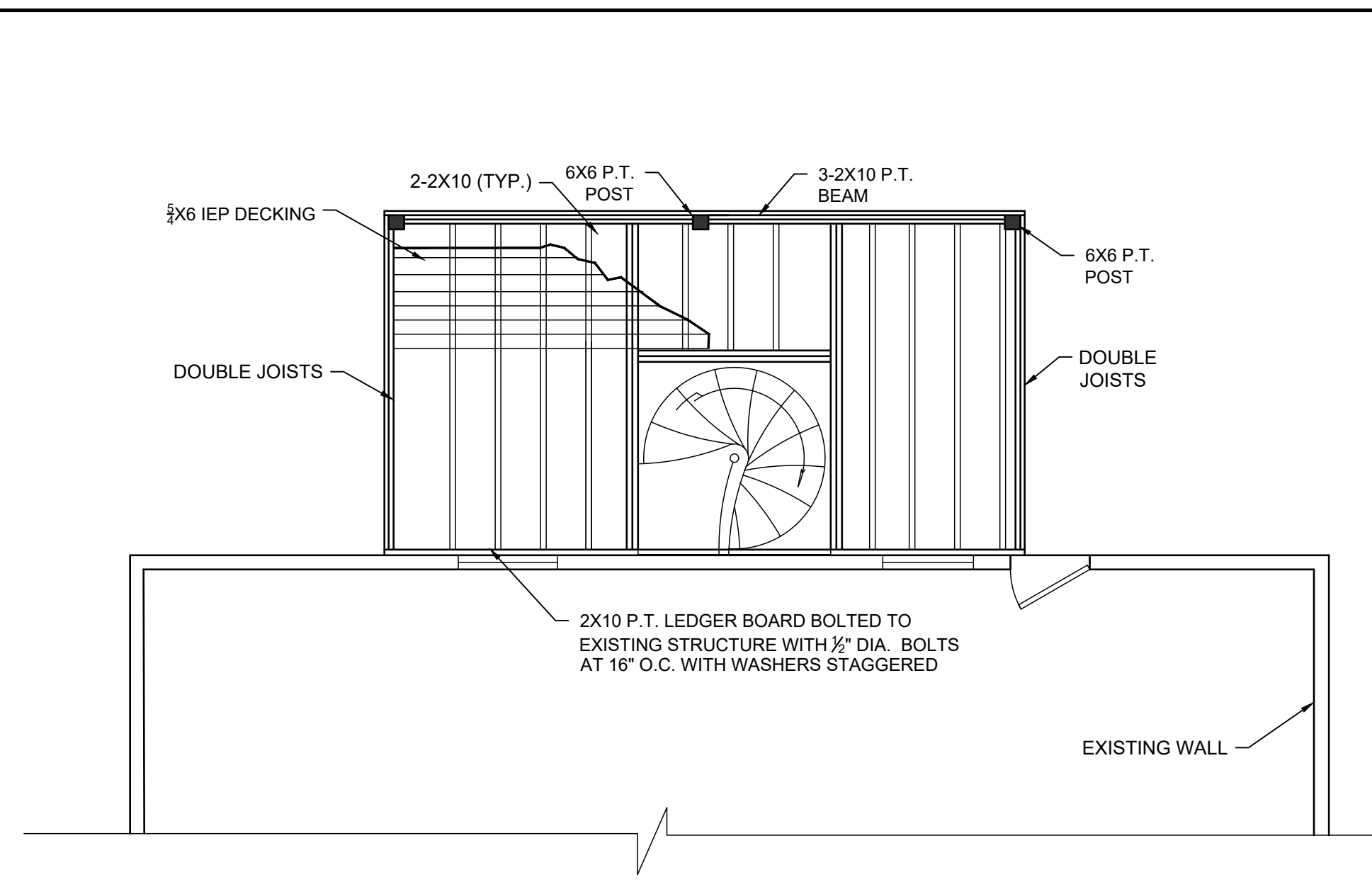
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

NA

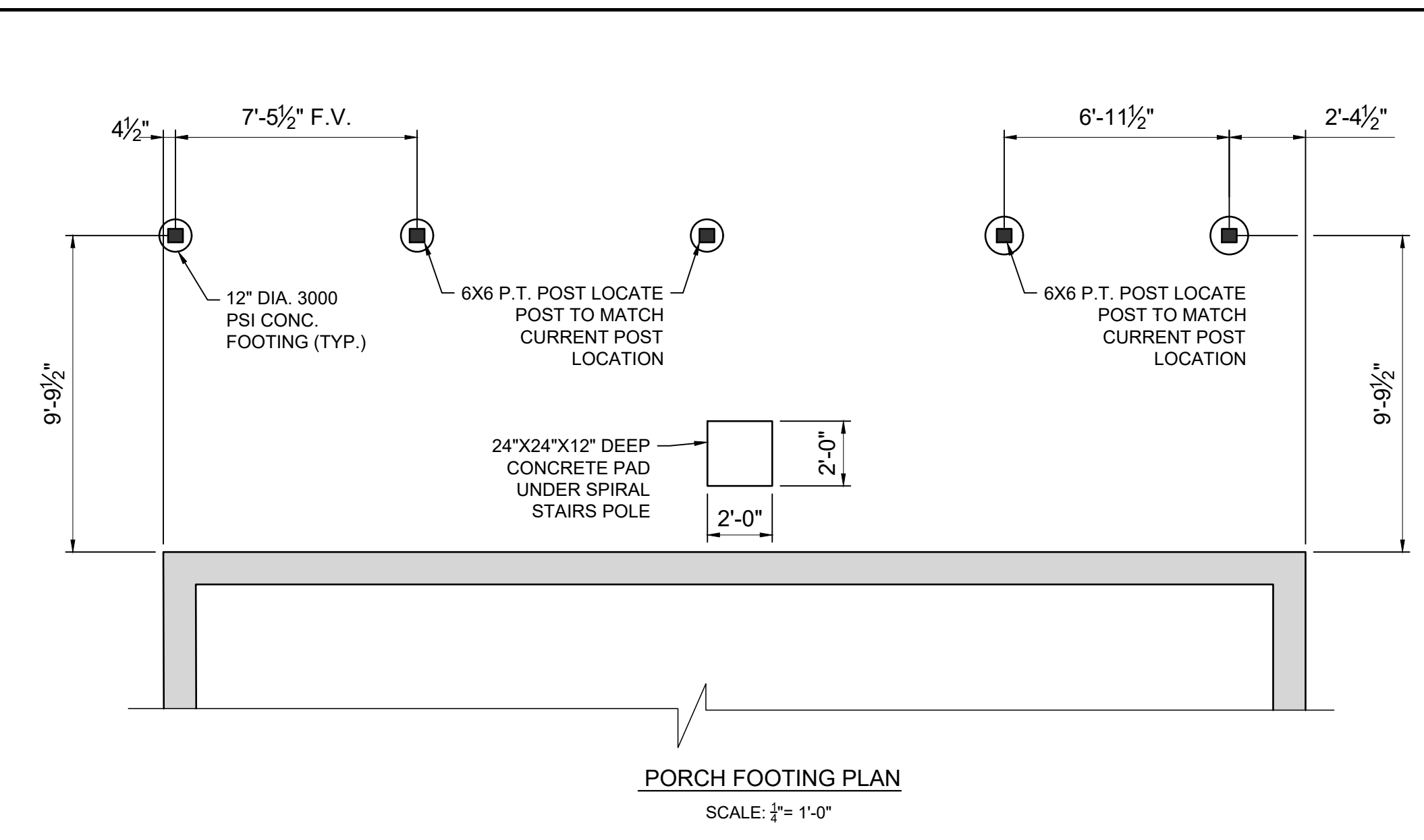
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



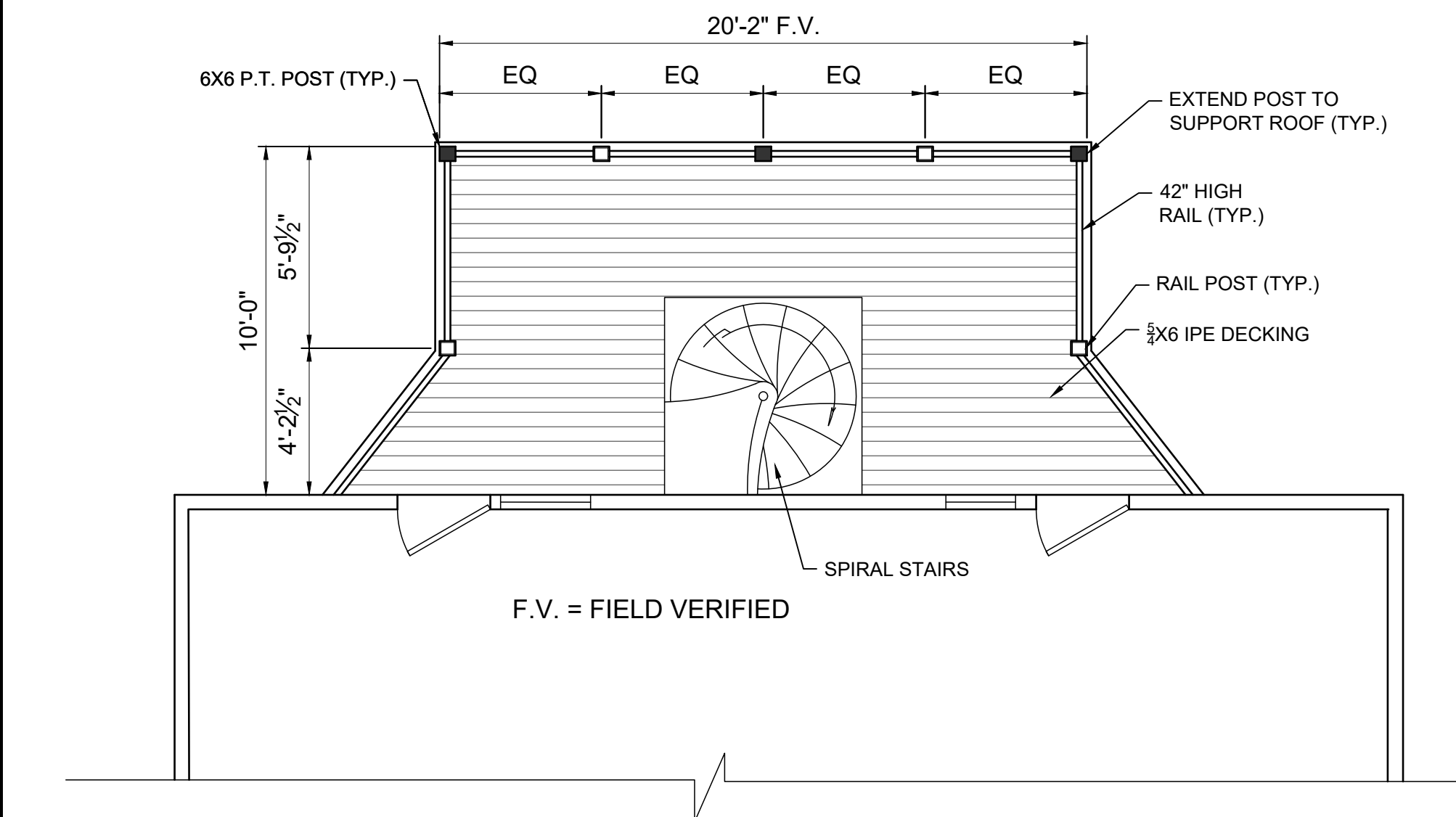
PROPOSED THIRD FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



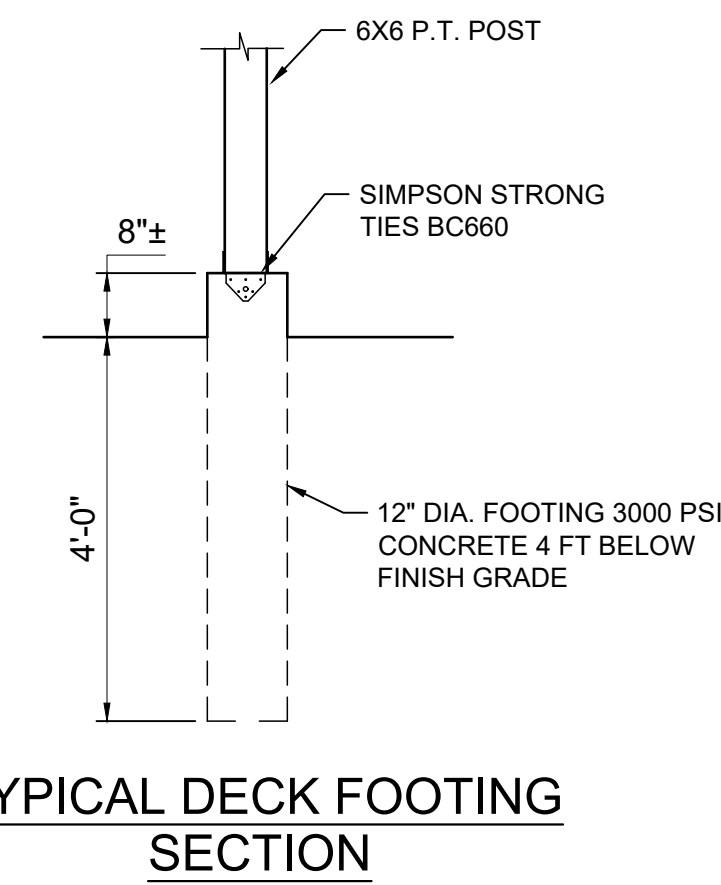
PROPOSED SECOND FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



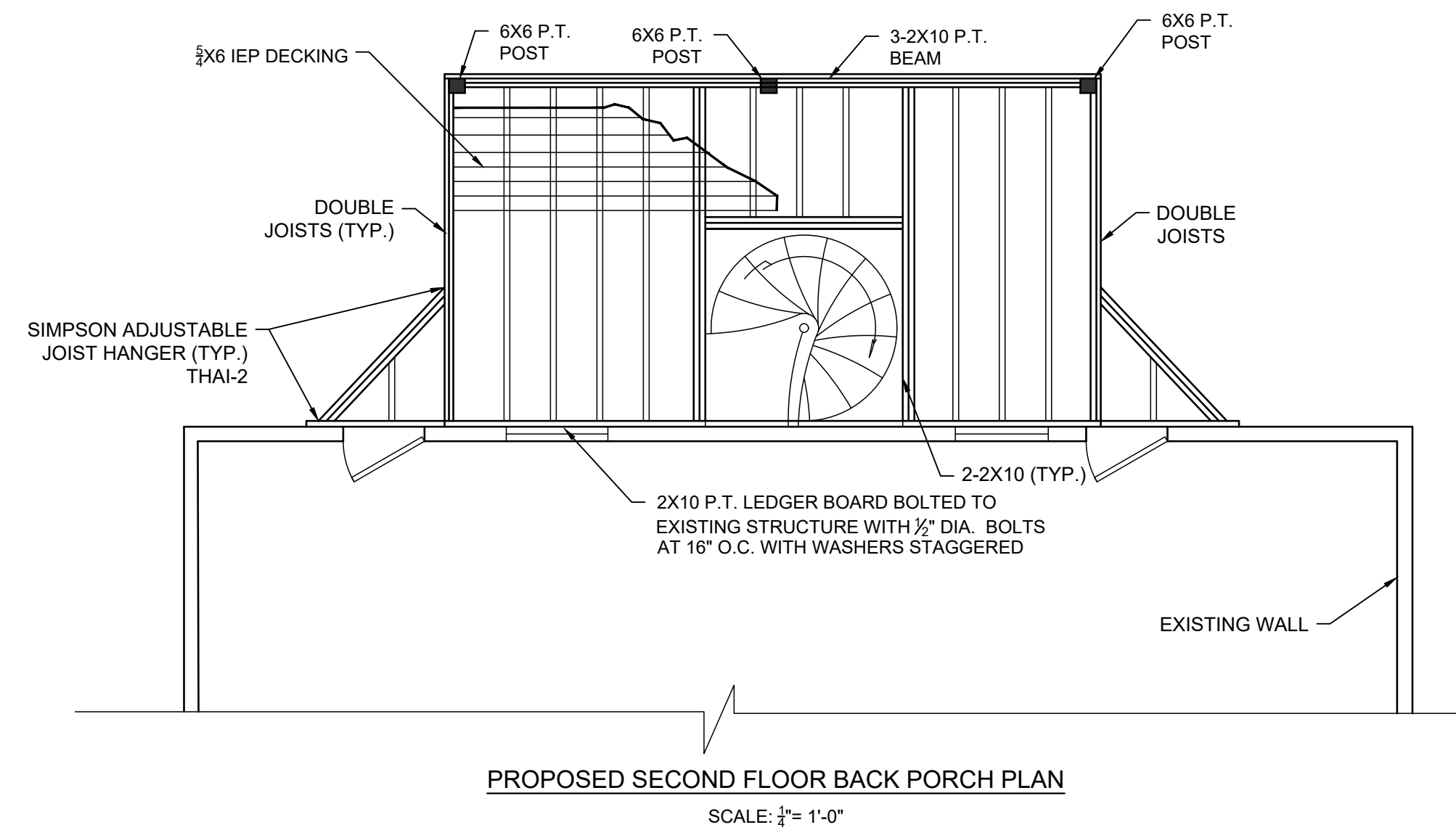
PORCH FOOTING PLAN
SCALE: 1/4" = 1'-0"



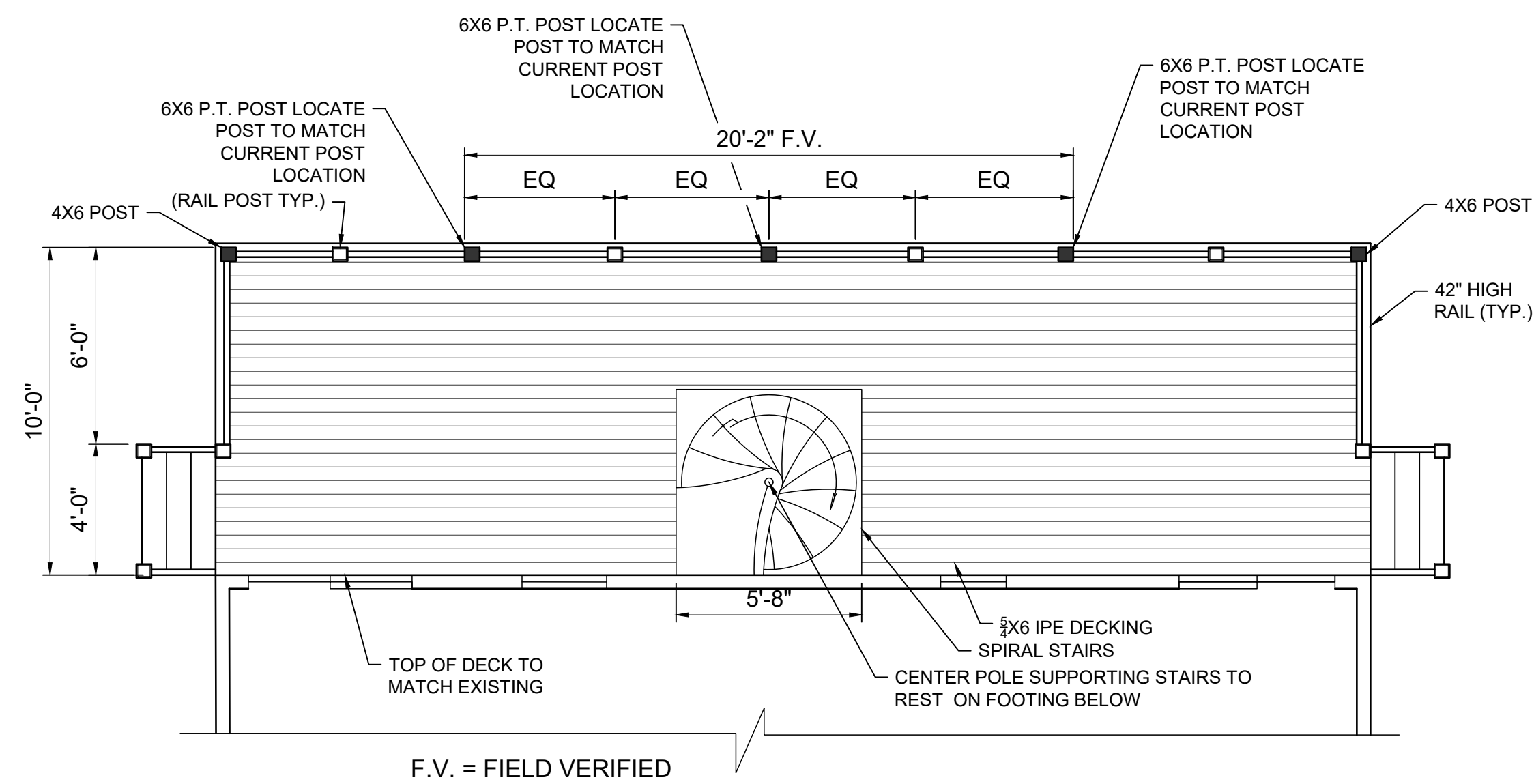
PROPOSED SECOND FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



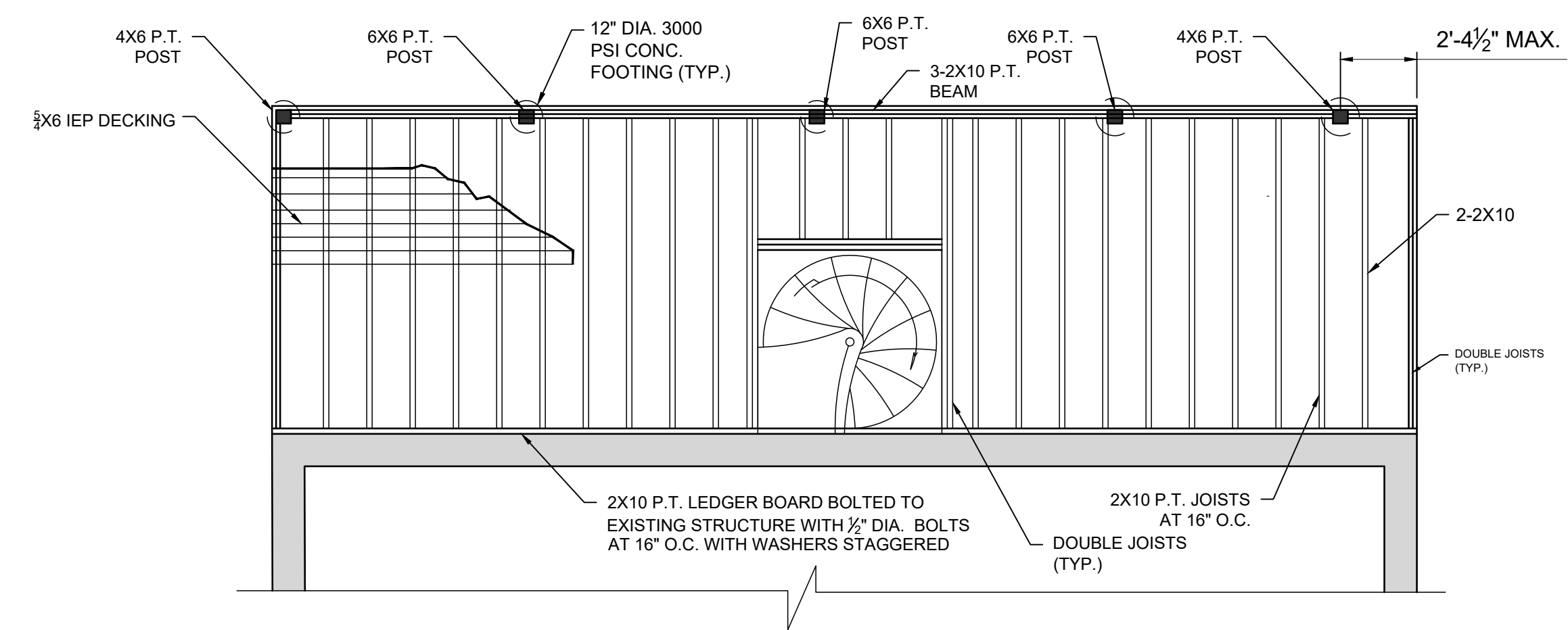
TYPICAL DECK FOOTING SECTION



PROPOSED SECOND FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PORCH FRAMING PLAN
SCALE: 1/4" = 1'-0"

REV. MAY 20, 2021
DRAWN BY: SK
CHECKED: SK
MARCH 20, 2020
REV. APRIL 26, 2020

CONTRACTOR

PROJECT TYPE
REAR PORCH DEMOLISH
AND REBUILD

PROJECT LOCATION
10-12 FAIRMONT STREET
CAMBRIDGE, MA 02139

ISSUED FOR
CONSTRUCTION

PLANS PREPARED BY
DESIGN BY SAMI LLC,
81 OCEANSIDE DRIVE
SCITUATE, MA 02066
617-460-1041 - Sami@designbysami.com



N/F WILLIAM H. & ELISE P. NORSE

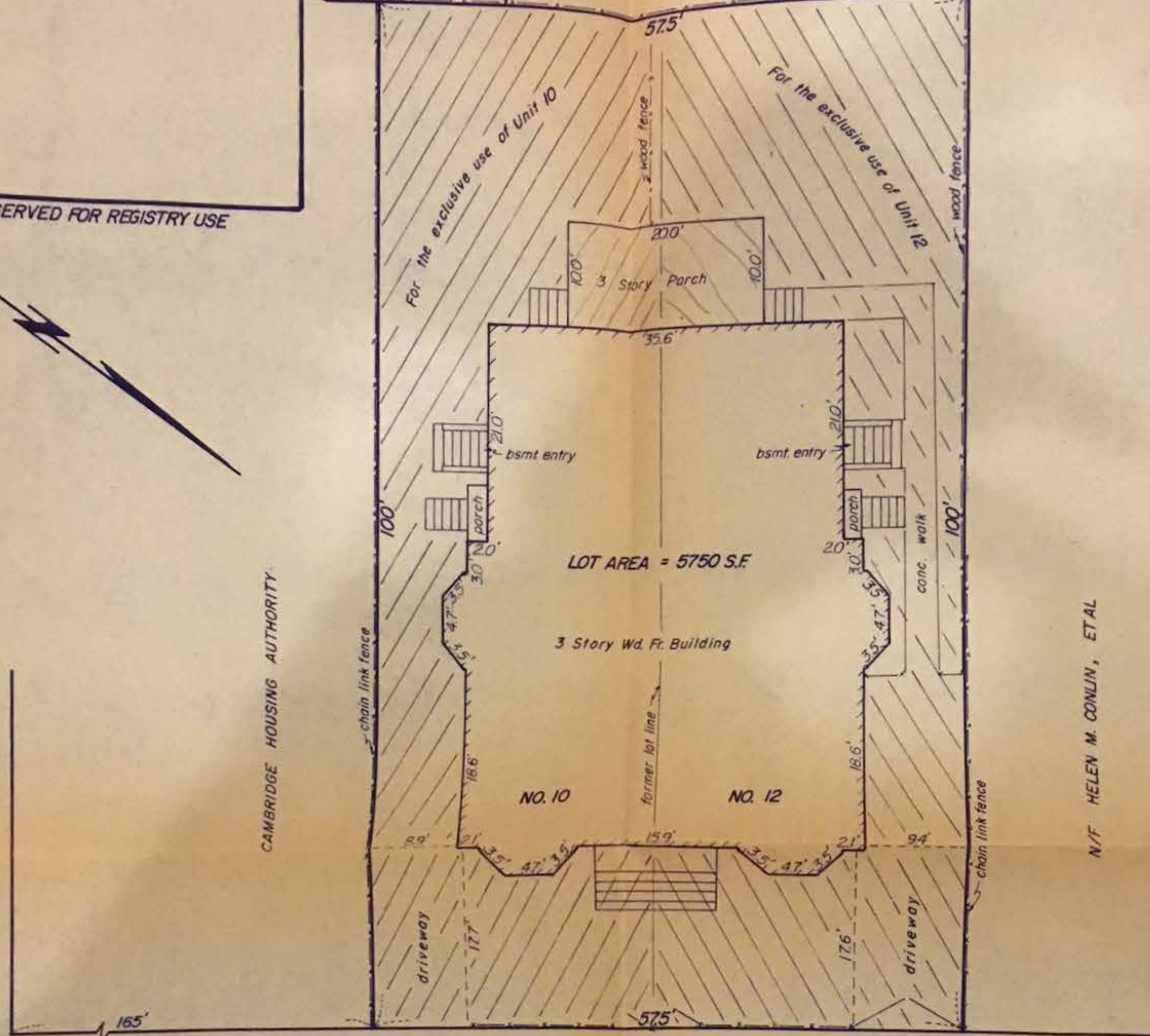
N/F CURTIS J. JOHNSON

RESERVED FOR REGISTRY USE

MAGAZINE ST.

CAMBRIDGE HOUSING AUTHORITY

N/F HELEN M. CONLIN, ET AL



FAIRMONT

(Public - 30' Wide)

STREET

PROPERTY REFERENCES:
 Middlesex South Registry of Deeds
 Book 24545, Pg. 575
 Book 163, End
 L.C.C. 16550 B

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, MA, dated July 5, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 10-12 FAIRMONT STREET CONDOMINIUM fully and accurately depicts the layout of the building dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Wendell H. Mason



SITE PLAN

**10-12 FAIRMONT STREET CONDOMINIUM
CAMBRIDGE, MASS.**

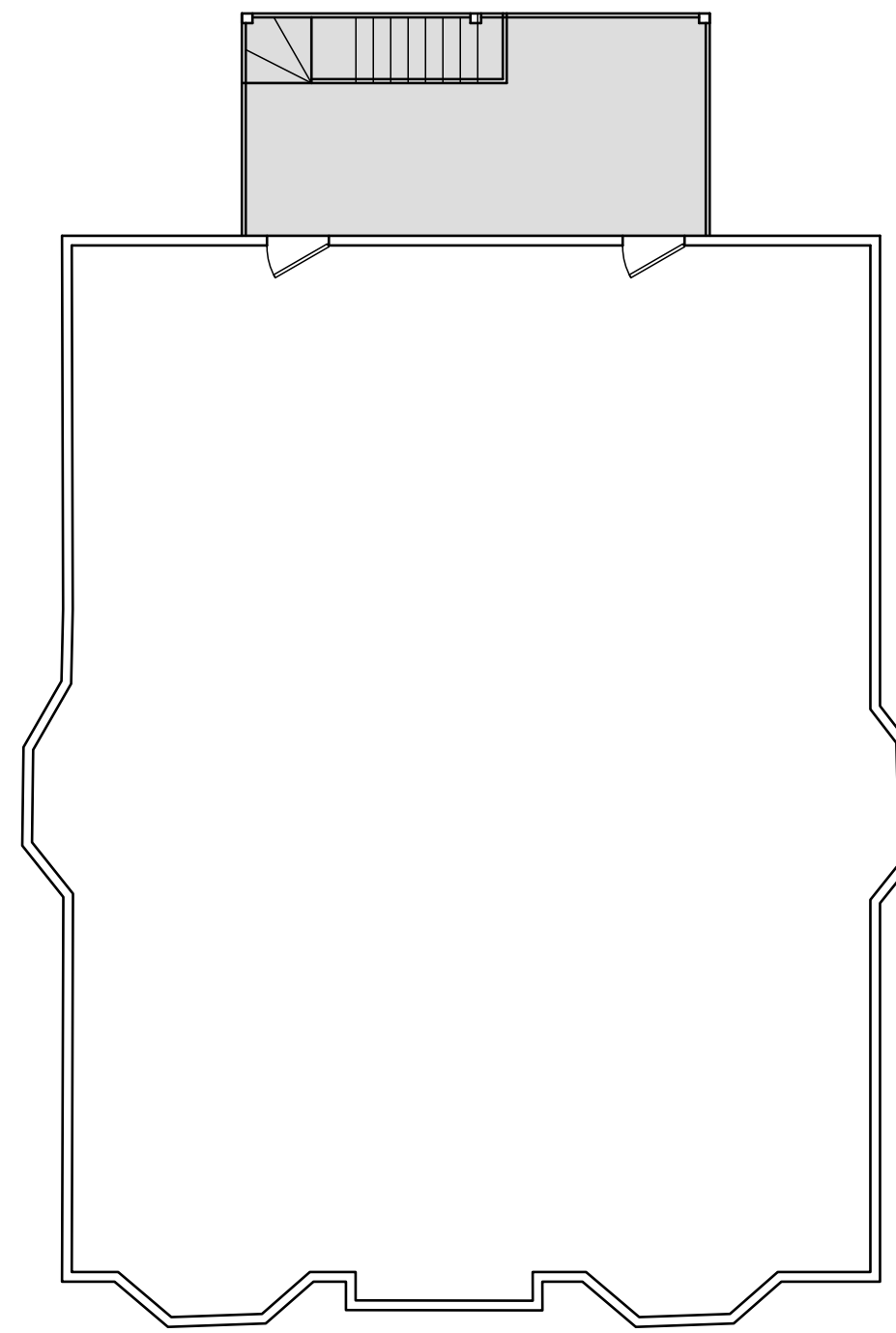
SCALE: 1" = 10'

NOV. 8, 1994

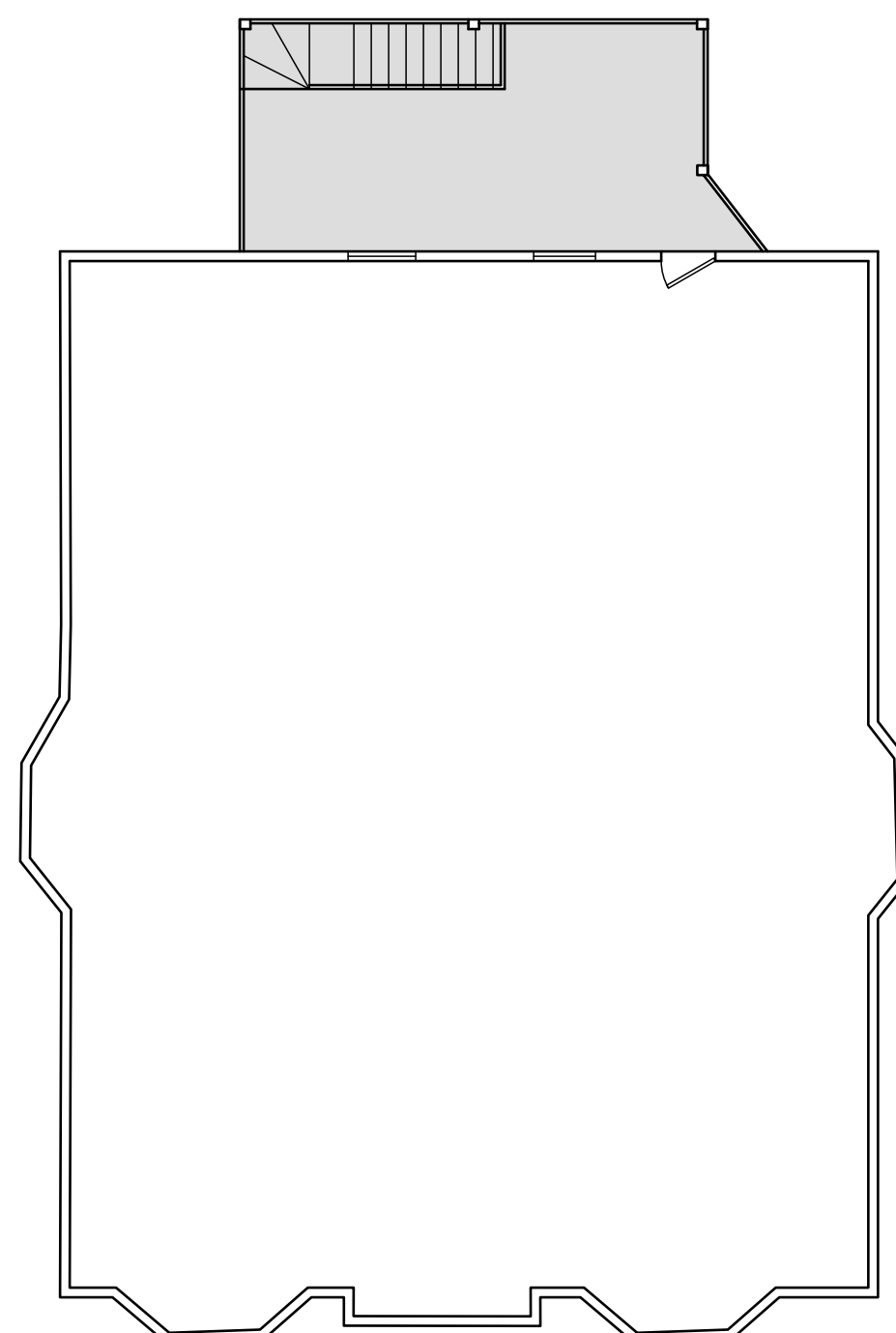
WENDELL H. MASON
122 ESSEX ST.

PROF. LAND SURVEYOR
BEVERLY, MA 01915

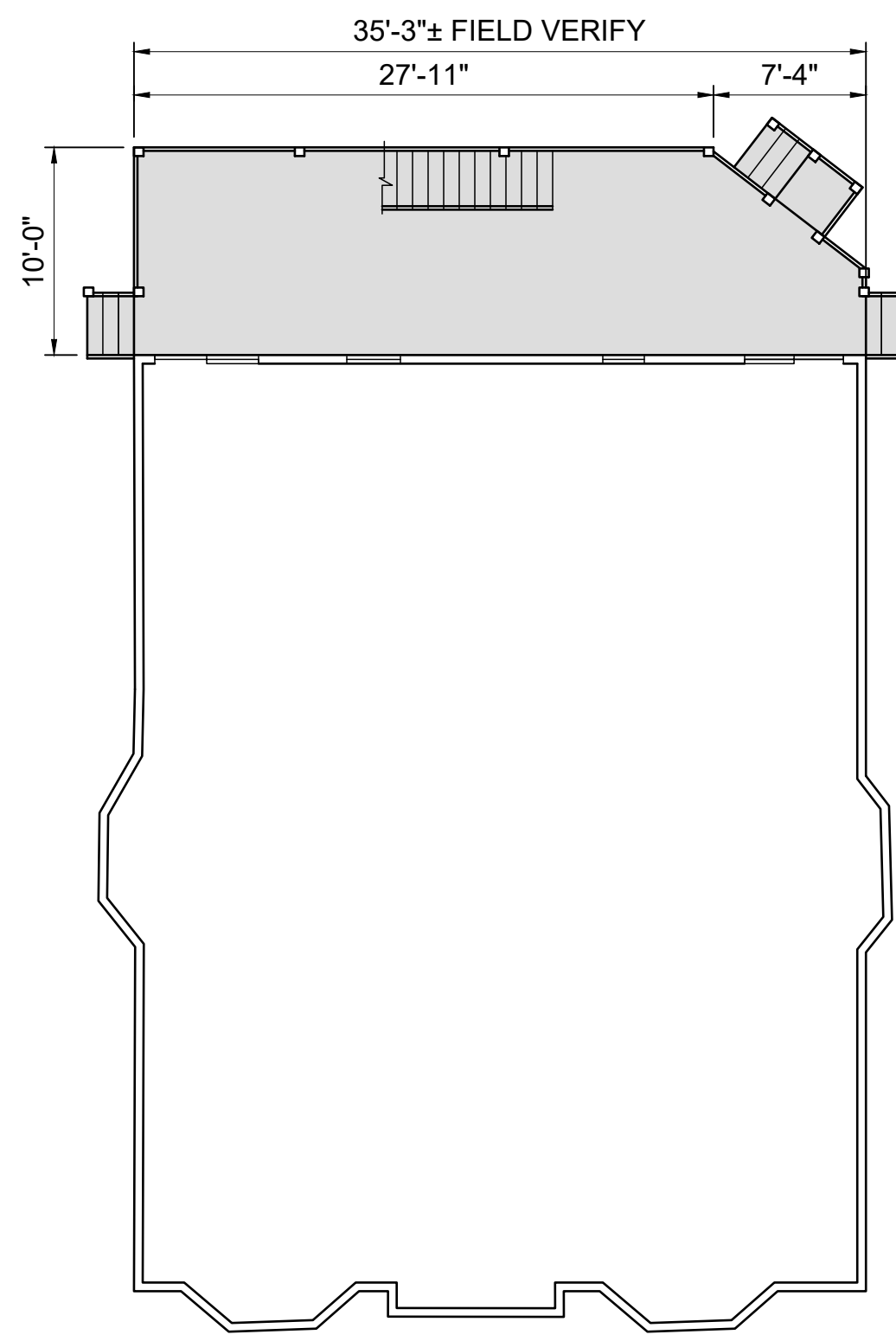




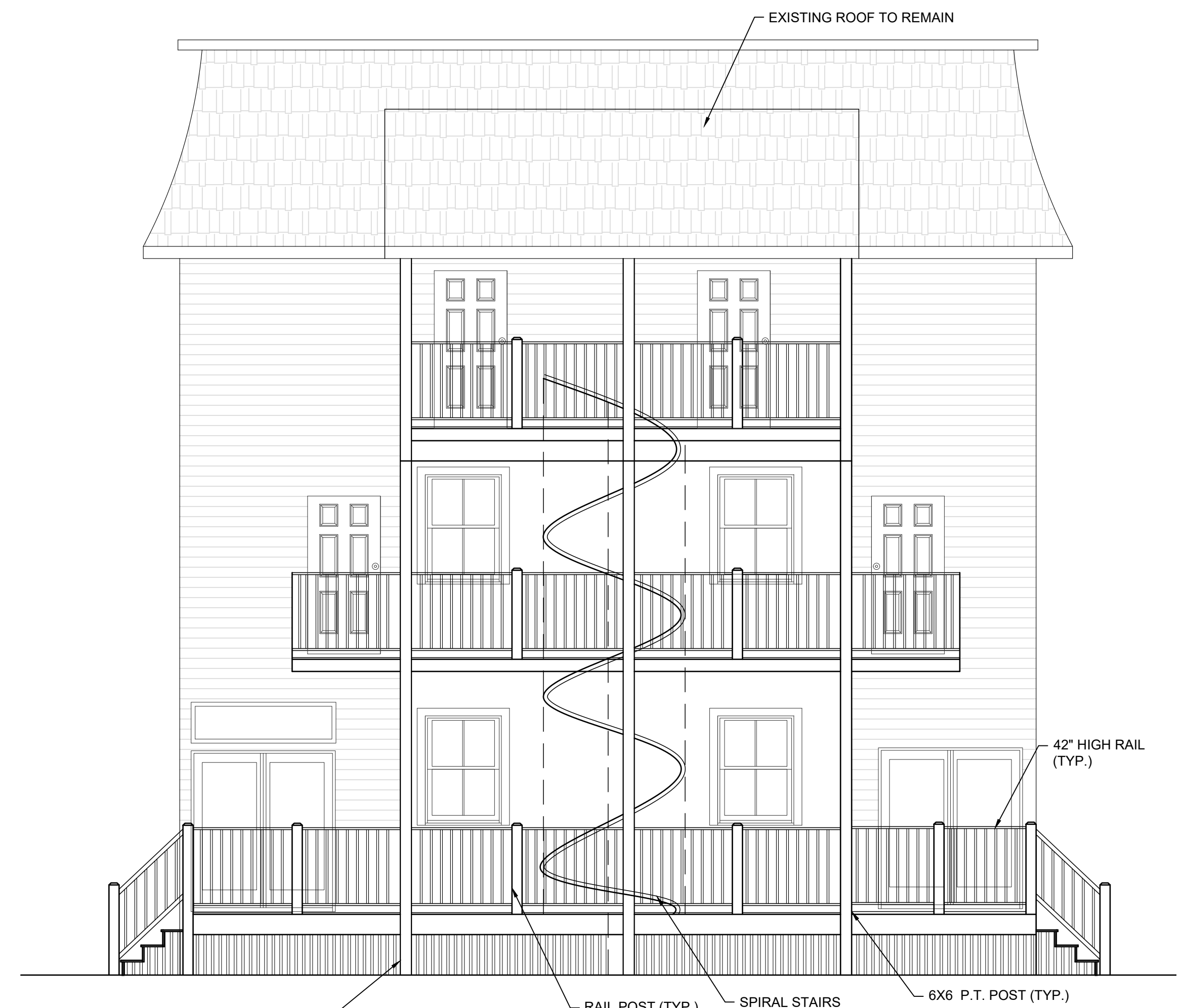
EXISTING THIRD FLOOR BACK PORCH PLAN
SCALE: 3/8" = 1'-0"



EXISTING SECOND FLOOR BACK PORCH PLAN
SCALE: 3/8" = 1'-0"



EXISTING FIRST FLOOR BACK PORCH PLAN
SCALE: 3/8" = 1'-0"



PROPOSED PORCH ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN IS BASED ON THE MASSACHUSETTS BUILDING CODE 9TH EDITION

IT IS THE INTENT OF THESE PLANS TO DEPICT CONSTRUCTION IN ACCORDANCE WITH MA STATE BUILDING CODE 9TH EDITION. THE STATE BUILDING CODE IS PART OF THESE CONSTRUCTION PLANS.

ALL WORK SHALL BE CONDUCTED, INSTALLED, PROTECTED AND COMPLETED IN A WORKMANLIKE AND ACCEPTABLE MANNER SO AS TO SECURE THE RESULTS INTENDED BY STATE BUILDING CODE.

CONTRACTOR MUST HAVE A COPY OF THE STATE BUILDING CODE AND A COPY OF THESE PLANS ON SITE AT ALL TIME DURING CONSTRUCTION. ANY OMISSION ON THESE PLANS DOES NOT RELIEVE THE CONTRACTOR RESPONSIBILITIES TO COMPLY WITH THE STATE BUILDING CODE.

- DESIGN LIVE LOAD = 40 PSF
- DESIGN SNOW LOAD P_g = 40 PSF
- DESIGN SNOW LOAD FLAT ROOF P_f = 30 PSF
- DESIGN WIND LOAD V_{ult} = 127 MPH

ALL LUMBER/MATERIAL SUPPLIES SHALL MEET THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE FOR STRUCTURE GRADE 2 OR BETTER.

ALL WOOD EXPOSED TO WEATHER SHALL BE P.T.

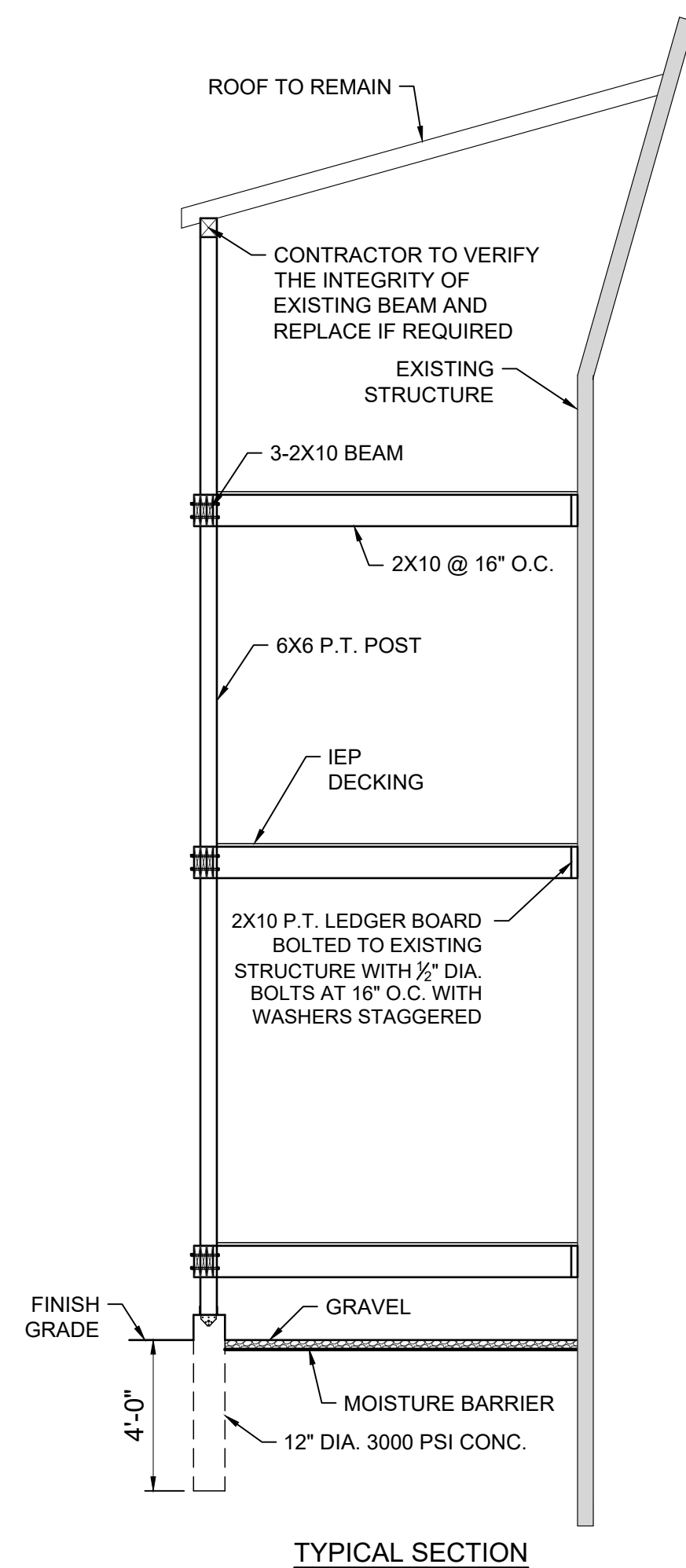
ALL DIMENSIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO START WORK AND SHALL BE ADJUSTED BY CONTRACTOR TO FIT JOB CONDITIONS.

IT IS THE CONTRACTOR RESPONSIBILITY TO FOLLOW AND ENFORCE ALL STATE AND FEDERAL LAWS AND REGULATIONS PERTAINING TO THIS PROJECT INCLUDING OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AT ALL TIME DURING CONSTRUCTION

CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF THE WORK

IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE TEMPORARY SUPPORT DURING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE TO SELECT A SPIRAL STAIRS THAT MEETS THE STATE BUILDING CODE EGRESS REQUIREMENTS



TYPICAL SECTION



PERGOLA TO BE REMOVED AND RESET AS DIRECTED BY OWNER



REV. MAY 20, 2021
DRAWN BY: SK
CHECKED: SK
MARCH 20, 2020
REV. APRIL 26, 2020

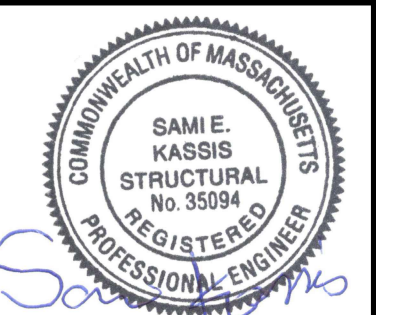
CONTRACTOR

PROJECT TYPE
REAR PORCH DEMOLISH
AND REBUILD

PROJECT LOCATION
10-12 FAIRMONT STREET
CAMBRIDGE, MA 02139

ISSUED FOR
CONSTRUCTION

PLANS PREPARED BY
DESIGN BY SAMI LLC,
81 OCEANSIDE DRIVE
SCITUATE, MA 02066
517-460-1041 - sami@designbysami.com



January 6, 2022

Dear Cambridge Zoning Board,

I am writing in support of Dan Coleman's application for a zoning ordinance variance allowing him to construct a small (3'x3') triangular extension of our shared 2nd floor porch as well as for the opening of a new exterior door which would mirror the exterior door on our end of the porch.

This egress provides us with an additional emergency exit in the case of a fire and I would certainly want Dan and his family to enjoy that same measure of safety. In addition to the functional/safety benefits, symmetry will help balance the rear elevation of 10-12 Fairmont Street for any neighbors who are able to see our shared home from that vantage point.

Please feel free to call or email should you need any further information from me. Thank you for your consideration.

Sincerely,

Jonathan Hayes

617.910.6265

jhayes@ecobee.com


September 28, 2021

To: Cambridge Inspectional Services

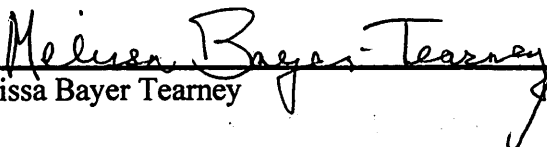
The Trustees of the 10-12 Fairmont Street Condominium Trust agree to the construction by Cambridge Craftsman, LLC involving the removal and replacement of the 3-story back porch at 10-12 Fairmont St.

Thank you.

Trustees, 10-12 Fairmont Street Condominium Trust



Dan Coleman



Melissa Bayer Tearney

Katy Carter

side elevation: upstairs wall shelf units

Sep 24, 2021 at 5:03:20 PM

Kevin Richard

Macy M. Coffey

Anastasia

Zagoskina

See the attached (one drawing for both, as the only difference between them wouldn't be visible from a side view)--

Notice the overall depth for each unit is 4" -- I remembered that the 1/8" backing board would be inset so it wouldn't show from the sides, but wasn't sure if that would increase the width to 4.125" or if it would *decrease* the inside depth to 3.875." It wouldn't change the drawing much either way -- but something to confirm.

--

Katy

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: KEVIN RICHARD PRESENT USE/OCCUPANCY: 2-FAMILY

LOCATION: 10-12 FAIRMONT ST ZONE: _____

PHONE: 617-777-0703 REQUESTED USE/OCCUPANCY: 2-FAMILY

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>5551</u>	<u>5551</u>	<u>NA</u> (max.)
<u>LOT AREA:</u>	<u>5750</u>		<u>5750</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.96</u>	<u>.96</u>	<u>.50</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2875</u>	<u>2875</u>	<u>NA</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>57.5</u>		<u>57.5</u> (min.)
DEPTH	<u>100</u>		<u>100</u>
<u>Setbacks in Feet:</u>			
FRONT	<u>17.7</u>	<u>17.7</u>	<u>NA</u> (min.)
REAR	<u>19.4</u>	<u>19.4</u>	<u>12.5</u> (min.)
LEFT SIDE	<u>10.7</u>	<u>10.7</u>	<u>7.5</u> (min.)
RIGHT SIDE	<u>11.5</u>	<u>11.5</u>	<u>7.5</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>NA</u>	<u>NA</u>	<u>NA</u> (max.)
LENGTH	<u>65.2</u>	<u>65.2</u>	<u>65.2</u>
WIDTH	<u>35.6</u>	<u>35.6</u>	<u>35.6</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>4</u>	<u>4</u>	<u>4</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> (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.

SEE APPLICATION

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'.

Cambridge Craftsman, LLC

Kevin Richard

M: 617-777-0763

cambridgecraftsman@gmail.com
7 Milton St, Cambridge MA 02140

www.cambridge-craftsman.com

Project Name:	Dan Coleman 3-story Porch	Address:	10-12 Fairmont St, Cambridge, MA 02139
Client Name:	Dan Coleman	Email:	dan@bigskyblue.net
Mobile:	617-949-0734	Date:	5/31/2021

Contracting Service Agreement

Project Description:

Work to be performed on a time-&-materials basis plus 20%

- 1) Demolish 3-story porch. 3rd floor roof to remain.
- 2) Construct temporary supports under porch roof. Replace existing footers with 5 12" x 48" concrete peers, locate under porch support posts.
- 3) Construct 35'3" x 10' 1st floor porch, and 20'2" x 10" 2nd and 3rd floor porches. Relocate North (diagonal) staircase to end of porch. Add 38"x52" triangle on south end of 2nd floor porch to accommodate a new exterior door to match the existing triangle/door on north end of 2nd floor porch.
- 4) Cover all joists with Ice&Water sheild. On 3rd floor, install 1x4 tongue & groove Mahogany decking. On 1st & 2nd floor install 5/4x6 square-edge Ipe' decking, picture frame floor and stairs. Where face-screws are required counter-sink and fill with hardwood plugs.
- 5) Install hardwood rails, sub-rails. Balusters TBD (aluminum or stainless steel rods).
- 6) Frume-in and install Western Red Cedar square lattice panels on porch skirt. Wrap posts, beams, stairs, and skirt with exterior primed trim.
- 7) Paint all trim, walls, and panels to match house color, varnish decking, ceiling, and railings with Ipe' Oil.
- 8) Replace existing pergolo (design and wood species TBD)
- 9) Install 3-story aluminum spiral staircase near center of porches against house.
- 10) Replace rubber roof, flashing, gutters where needed.
- 11) Repair/replace fencing along back property line

Materials Estimate	Quantity	Unit Price	LF, SF	Materials:
Framing lumber, stringers and joist hangers				\$8,000
Porch decking: 3rd floor, 200SF 1x4 T&G Mahogany, 1st & 2nd floors, 560 SF square-edged Ipe' decking (5/4x6 or 1x4), railing and balusters, hidden fastener hardware				\$12,000
Trim for porch staircase, skirt, (Primed thermal-treated 50-yr rating), Fir beadboard ceilings, Western Red Cedar lattice				\$4,200
Porch varnish, trim paint (solid stain), supplies				\$550
Rubber roof membrane, roof sheething, adhesive, metal flashing, gutter parts/fasteners				\$2,000
Exterior door				\$1,500
Fence posts, panels				\$1,800
Spiral staircase (Paragon Stairs, powder coated aluminum)				\$14,000
Total Materials Estimate:				\$44,050
Actual Materials:				

Design & Labor Budget Estimate

Permitting:	\$450
Demo & hauling debris	\$3,000
Estimated design, construction, deliveries, and cleanup for porches	\$52,000
Roof replacement	\$5,000
Exterior door, interior/exterior casings, trim, flashing, shingle replacement, painting	\$3,000
Pergola construction, fence replacement/repair	\$4,000
Miscellaneous materials and supplies, portable toilet rental	\$2,500
Total Labor Estimate:	\$69,950
Actual Labor:	
Total Labor & Materials Budget Estimate	\$114,000
Actual Labor & Materials To-Date 11/13/2020:	50

Construction Contract Extras Deposits and Payments	Check #:	Date:	Payment Charge:
Deposit due:			\$2,000

Change Orders:

Extra payment made at framing inspection:	\$37,000
Estimate Budget Balance:	\$75,000

Additional Notes/Conditions/Warranty:

1. Current materials pricing is used in developing this budget estimate and prior project costs are used to estimate labor.
2. Cambridge Craftsman will make best efforts to provide frequent and timely communication with homeowner on labor and materials budget throughout the project and will alert homeowner to situations that may effect budget.
3. If at anytime within one year of completion customer is not satisfied with materials, workmanship, or any aspect of the project Kevin Richard will make all improvements to customer's satisfaction.
4. Allowances indicated above are estimated costs for materials. Final costs to be determined by client's final materials selection.
5. Homeowner to provide exterior electrical power and water source, access to interior space when necessary, bathroom facilities, and parking near worksite for at least one work vehicle.
6. Additionally requested work will be performed at time and materials, plus 20% markup.
7. Payments shall be as follows unless otherwise indicated above (checks payable to Cambridge Craftsman, LLC):
 - \$2,000 refundable deposit due upon signing to establish order of project start.
 - 33% of budget estimate when material order placed,
 - 33% at framing inspection,
 - Balance due when work is complete and/or after final inspections.

- Home Improvement Contractor Registration #: 193756, Lead-Safe Renovator's Certification #A042587

- Liability insurance through Evanston Insurance: 1-800-362-7535

- Workers Compensation insurance through Berkshire Hathaway

- Cambridge Craftsman is proud to employ US service veterans

- Cambridge Craftsman, LLC is incorporated in the Commonwealth of Massachusetts

Dan Coleman
Client Print Name

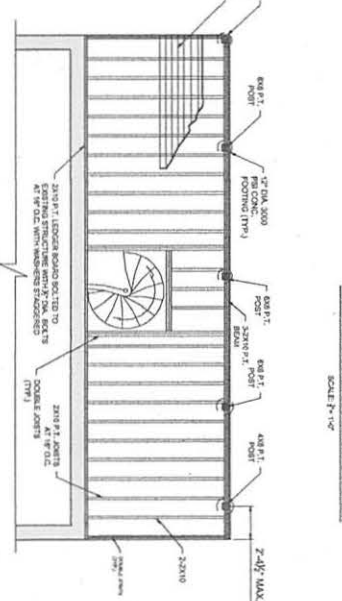
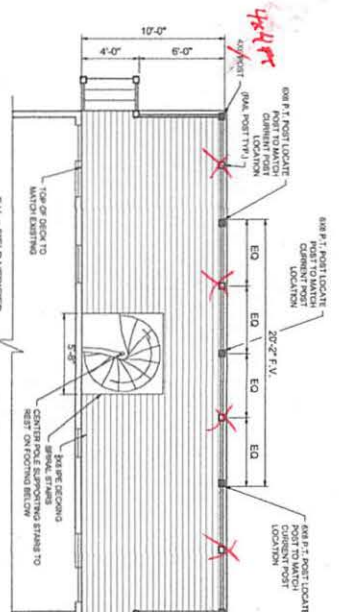
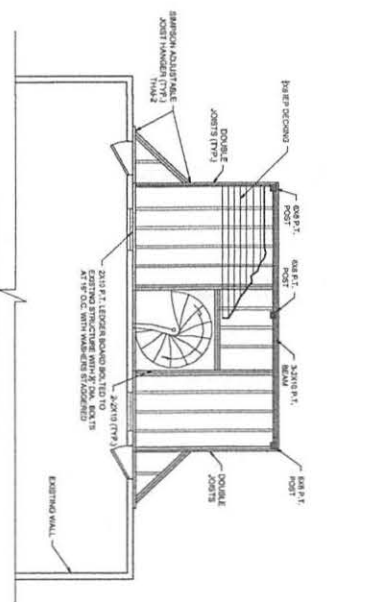
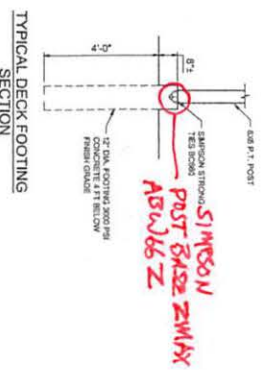
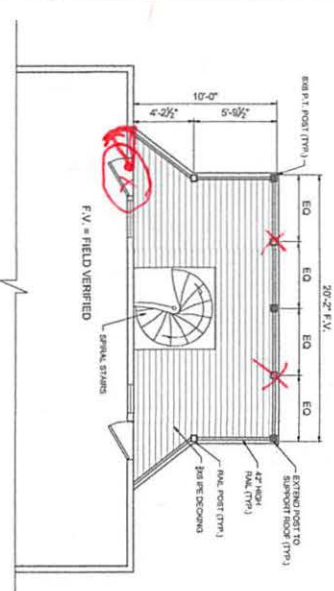
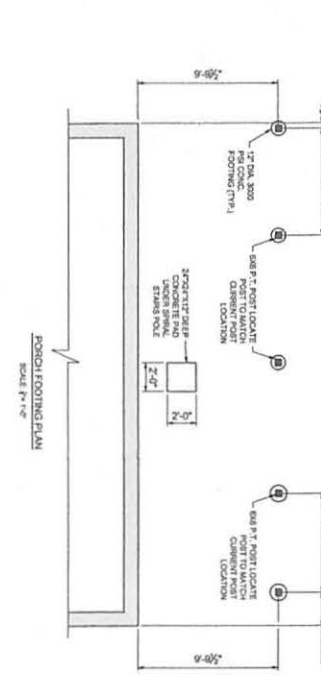
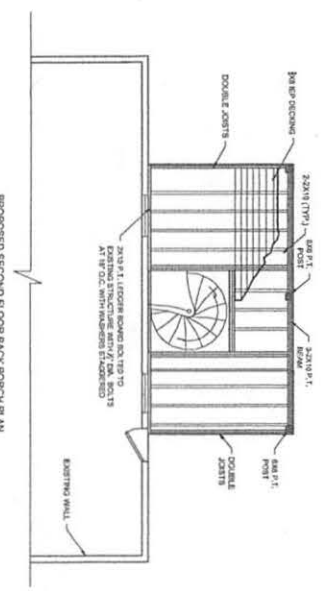
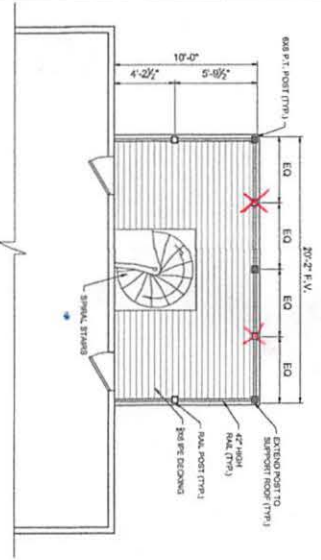
Dan Coleman
Signature

5/31/2021
Date

Kevin Richard
Contractor Print Name

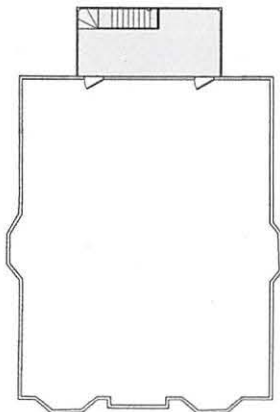
Kevin Richard
Signature

5/31/2021
Date

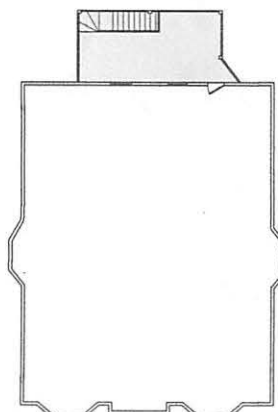


SHEET 2 OF 2

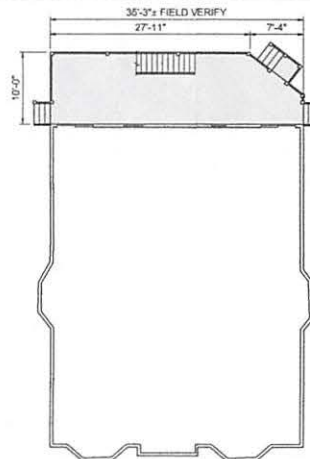
	PLANS PREPARED BY DESIGN BY SAMI LLC. 81 OCEANSIDE DRIVE SCITUATE, MA 02066 17-460-1041 - Sami@designbyami.com	ISSUED FOR CONSTRUCTION	PROJECT LOCATION 10-12 FAIRMONT STREET CAMBRIDGE, MA 02139	PROJECT TYPE REAR PORCH DEMOLISH AND REBUILD	CONTRACTOR	REV. MAY 20, 2021
	DRAWN BY: SK CHECKED: SK MARCH 20, 2020 REV. APRIL 26, 2020					



EXISTING THIRD FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR BACK PORCH PLAN
SCALE: 1/4" = 1'-0"



PROPOSED PORCH ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN IS BASED ON THE MASSACHUSETTS BUILDING CODE 9TH EDITION

IT IS THE INTENT OF THESE PLANS TO DEPICT CONSTRUCTION IN ACCORDANCE WITH MA STATE BUILDING CODE 9TH EDITION. THE STATE BUILDING CODE IS PART OF THESE CONSTRUCTION PLANS.

ALL WORK SHALL BE CONDUCTED, INSTALLED, PROTECTED AND COMPLETED IN A WORKMANLIKE AND ACCEPTABLE MANNER SO AS TO SECURE THE RESULTS INTENDED BY STATE BUILDING CODE.

CONTRACTOR MUST HAVE A COPY OF THE STATE BUILDING CODE AND A COPY OF THESE PLANS ON SITE AT ALL TIME DURING CONSTRUCTION. ANY OMISSION ON THESE PLANS DOES NOT RELIEVE THE CONTRACTOR RESPONSIBILITIES TO COMPLY WITH THE STATE BUILDING CODE.

- DESIGN LIVE LOAD = 40 PSF
- DESIGN SNOW LOAD P_g = 40 PSF
- DESIGN SNOW LOAD FLAT ROOF P_f = 30 PSF
- DESIGN WIND LOAD V_{ult} = 127 MPH

ALL LUMBER/MATERIAL SUPPLIES SHALL MEET THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE FOR STRUCTURE GRADE 2 OR BETTER.

ALL WOOD EXPOSED TO WEATHER SHALL BE P.T.

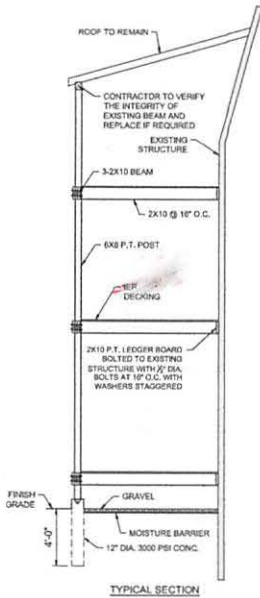
ALL DIMENSIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO START WORK AND SHALL BE ADJUSTED BY CONTRACTOR TO FIT JOB CONDITIONS.

IT IS THE CONTRACTOR RESPONSIBILITY TO FOLLOW AND ENFORCE ALL STATE AND FEDERAL LAWS AND REGULATIONS PERTAINING TO THIS PROJECT INCLUDING OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AT ALL TIME DURING CONSTRUCTION

CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF THE WORK

IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE TEMPORARY SUPPORT DURING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE TO SELECT A SPIRAL STIRS THAT MEETS THE STATE BUILDING CODE EGRESS REQUIREMENTS



TYPICAL SECTION



PERGOLA TO BE REMOVED AND RESET AS DIRECTED BY OWNER



ROOF TO REMAIN CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SUPPORT DURING CONSTRUCTION

PORCH TO BE DEMOLISHED

GARDEN FENCES TO REMAIN ACCESS STAIRS TO BE REBUILD

REV. MAY 20, 2021
DRAWN BY: BK
CHECKED BY: BK
MARCH 20, 2020
REV. APRIL 26, 2020

CONTRACTOR

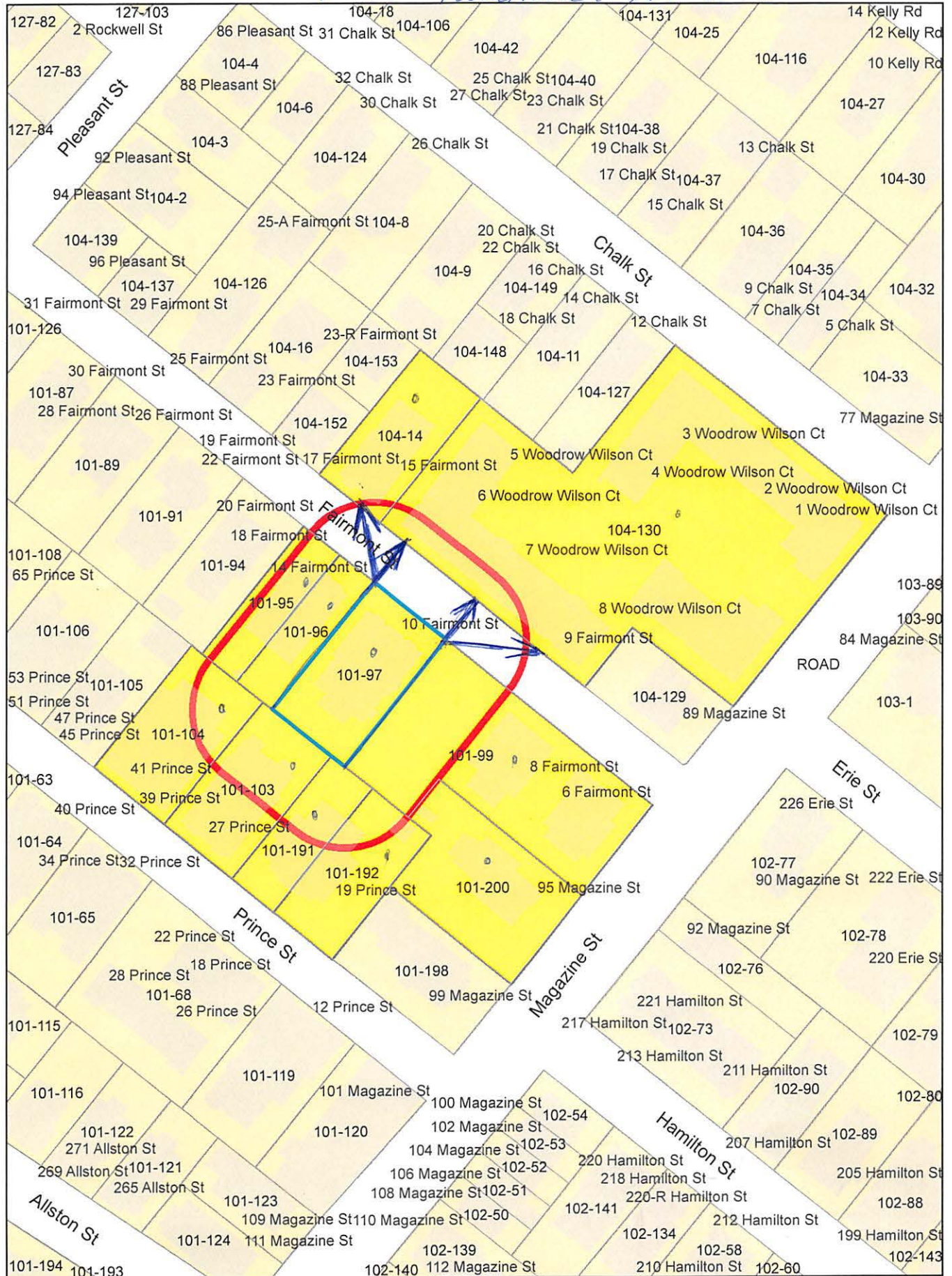
PROJECT TYPE
REAR PORCH DEMOLISH AND REBUILD

PROJECT LOCATION
15-15 PLAINBOW STREET
CAMBRIDGE, MA 02139

ISSUED FOR
CONSTRUCTION

PLANS PREPARED BY
DESIGN BY: SAMI LLC.
81 OCEANSIDE DRIVE
SCITUATE, MA 02066
17-460-1041 - Sami@designsami.com

10-12 Fairmont St. #10



10-12 Fairmont St. #10

Petitioner

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101-200
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101-191
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101-103
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101-103
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101-103
MACCORMACK, JAMES IAN
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101-103
TING, HELEN PAGE, MARY JUDITH TING &
JAN C. TING
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101-104
LEWIS, TYLER
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TR. OF THE AUSPITZ - MITCHELL REVOC TRT
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CAMBRIDGE, MA 02139

101-104
REIMER, TIMOTHY M. & ELIZABETH D. KELLOGG
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CAMBRIDGE, MA 02139

101-95
FEIGENBERG, LUBA FALK & THABITI BROWN
16 FAIRMONT ST
CAMBRIDGE, MA 02139-4421

101-192
SHIA, MICHAEL A., PHYLLIS A. BENJAMIN
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CAMBRIDGE, MA 02139

101-103
KRINER JAIME JONATHAN KRINER
27 PRINCE ST - UNIT #1R
CAMBRIDGE, MA 02139

101-96
LIN, CHUAN-HENG
14 FAIRMONT ST, UNIT 2
CAMBRIDGE, MA 02139

101-96
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327 CHESTNUT TREEHILL RD
OXFORD, CT 06478