



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT 25 PM 12:05
OFFICE OF THE CITY CLERK
CAMBRIDGE MASSACHUSETTS

BZA Application Form

BZA Number: 247208

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Raffi Mardirosian

PETITIONER'S ADDRESS: 64R Prospect St, Cambridge, MA 02139

LOCATION OF PROPERTY: 62-64 PROSPECT ST , Unit 64R/5 , Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Business A-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To extend deck and create new steps and enclose deck to accommodate a home office.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Raffi Mardirosian 

(Petitioner (s) / Owner)

Raffi Mardirosian

(Print Name)

Address: 64R Prospect St , Cambridge 02150
Tel. No. 4158465916
E-Mail Address: rafficm@gmail.com

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 Raffi Mardirosian, Zoe Freeman Weiss
(OWNER)

Address: 64R Prospect St, Cambridge MA 02139

State that I/We own the property located at 64R Prospect St, Cambridge MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of Raffi Mardirosian, Zoe Freeman Weiss

*Pursuant to a deed of duly recorded in the date 5/16/2023, Middlesex South
County Registry of Deeds at Book 81537, Page 556; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Raffi Mardirosian
Zoe Freeman Weiss
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

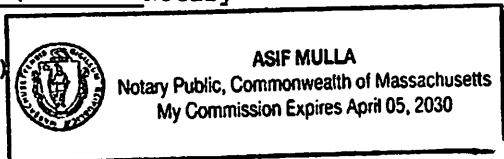
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Zoe Freeman Weiss & Raffi C. Mardirosian personally appeared before me,
this 24 of October, 2023, and made oath that the above statement is true.

Asif Mulla
Notary

My commission expires April 5, 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 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:

I was approved for the variance last year but it lapsed (14 months have passed) so coming back to get it again

The lot is already substantially nonconforming on FAR/side setbacks, and I am looking to add a relatively trivial amount of new square footage and mimic the setbacks on the back of the house. Adding this space to the house while remaining conforming to the ordinance would require a restructuring of the entire building, and making the houses smaller

- 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 is an unusual condominium in a business district, surrounded by parking areas, and the hardship exists on this plot because the way zoning was implemented in this district did not account for building 5 units in this manner on a plot, with one of them being substantially a single family building.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There is substantial room around this part of the house and any nearby structure, and indeed an existing structure already exists on roughly the same footprint of the addition - a deck that has little utility.

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

The changes in the existing conditions are trivial

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

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Raffi Mardirosian**Present Use/Occupancy:** Residential**Location:** 62-64 PROSPECT ST., Unit 64R/5,
Cambridge, MA**Zone:** Business A-1 Zone**Phone:** 4158465916**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		7,386		7,525		7,500	(max.)
<u>LOT AREA:</u>		6600		6600		6600	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.114		1.15		0.75 or 0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2500		2500		1047	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	51		51		51	
	<u>DEPTH</u>	130		130		130	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	40		40		4	
	<u>REAR</u>	3		3		4	
	<u>LEFT SIDE</u>	9		3		5	
	<u>RIGHT SIDE</u>	5		5		5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35		35		35	
	<u>WIDTH</u>	23		23		23	
	<u>LENGTH</u>	37		37		37	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53%		51%		30%	
<u>NO. OF DWELLING UNITS:</u>		5		5		5	
<u>NO. OF PARKING SPACES:</u>		0		0		0	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		18		18		0	

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.:

wood frame, mimicking existing building

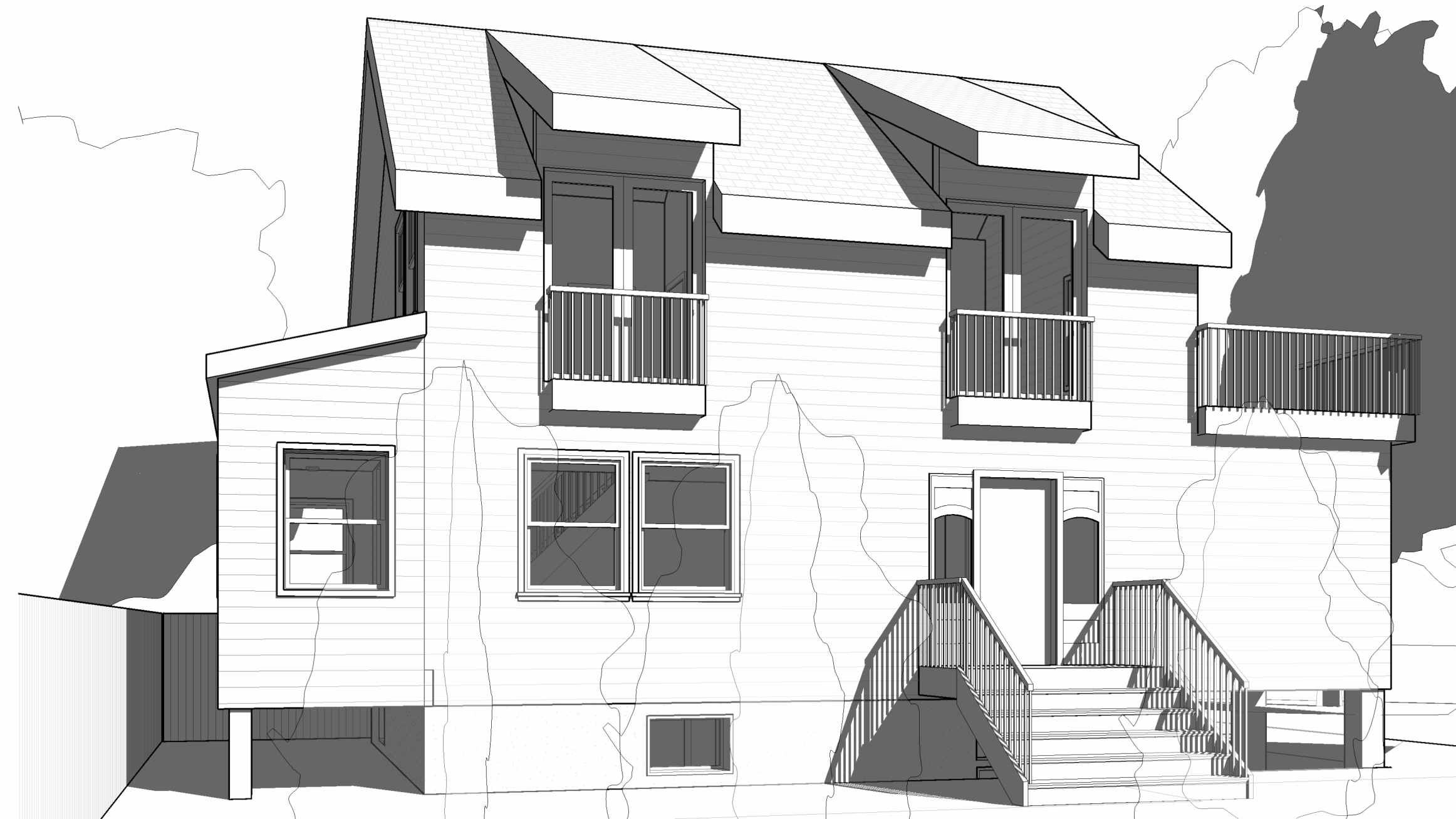
SHEET INDEX

- G.00 COVERSHEET
- G.01 ZONING SUMMARY

- 22067 CERTIFIED PLOT PLAN

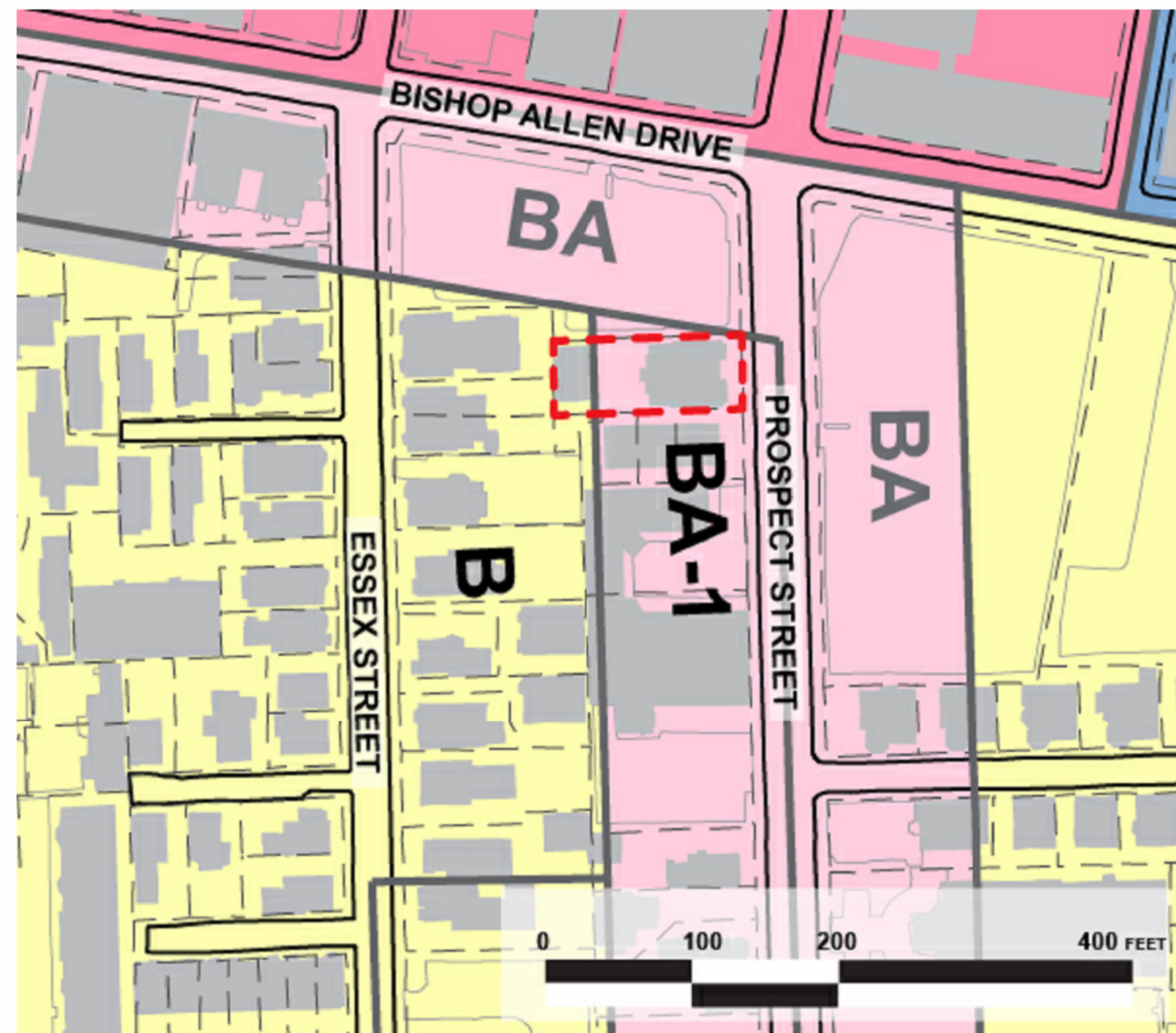
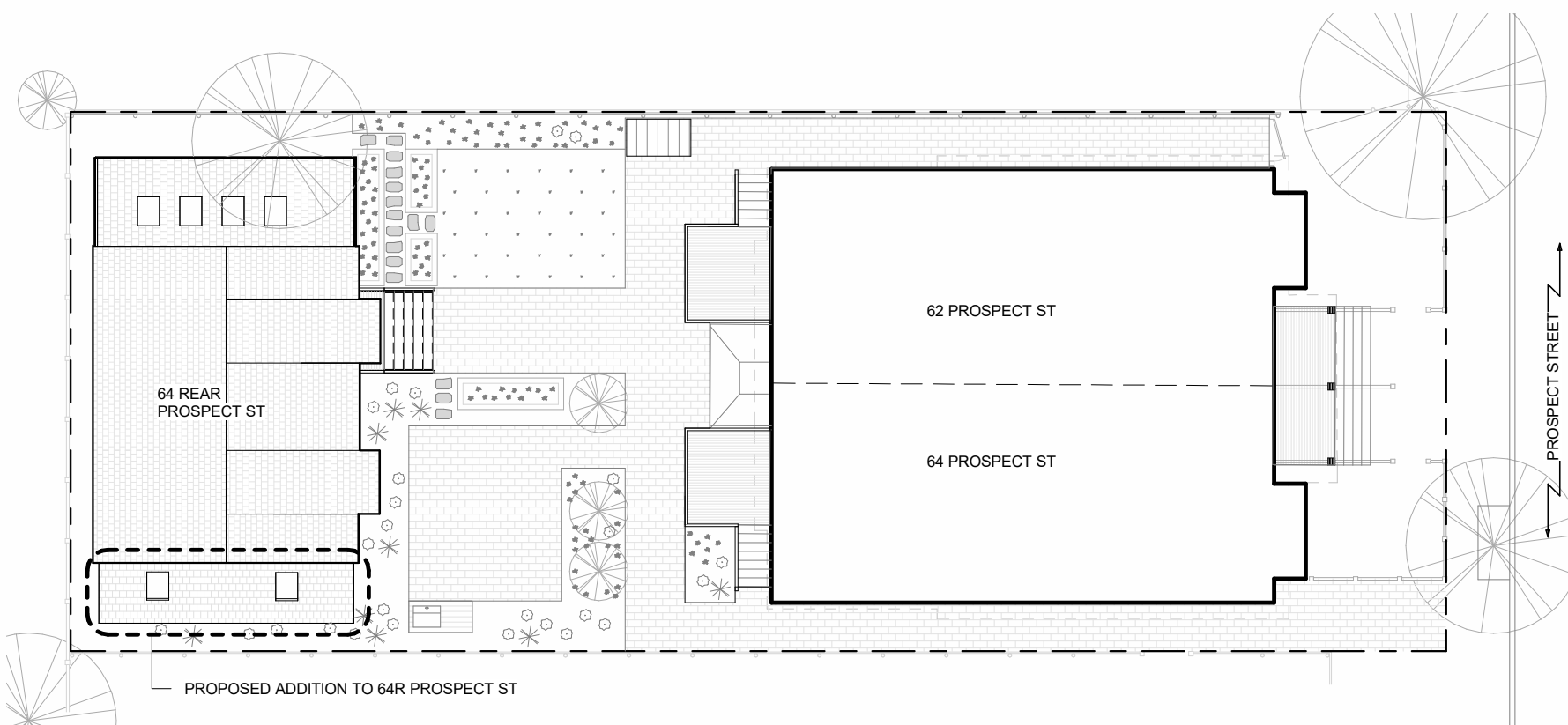
- A.01 SITE PLAN
- A.02 OVERALL DEMO AND PROPOSED PLAN
- A.03 ENLARGED PLAN
- A.04 ROOF PLAN & RCP
- A.05 PARTIAL ELEVATIONS
- A.06 BUILDING SECTION
- A.07 ENLARGED SECTION
- A.08 ASSEMBLIES
- A.09 ARCHITECTURAL DETAILS
- A.10 ARCHITECTURAL DETAILS

- S.00 GENERAL NOTES
- S.01 TYPICAL DETAILS
- S.02 TYPICAL DETAILS
- S.03 TYPICAL DETAILS
- S.04 TYPICAL DETAILS
- S.10 STRUCTURAL PLANS



64 REAR PROSPECT STREET ADDITION

APPLICABLE CODES:
 NINTH EDITION CMR 780 ; 2015 IRC
 CITY OF CAMBRIDGE, MA ZONING ORDINANCE



DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



STRUCTURAL ENGINEER
 SCOTT RABOLD
 49 MONTROSE ST
 SOMERVILLE, MA 02143

ARCHITECT
 IAN KENNEY, AIA
 171 WEST 8TH STREET
 BOSTON, MA 02127

OWNER
 62-64 PROSPECT STREET
 CONDOMINIUM
 62-64 PROSPECT STREET
 CAMBRIDGE, MASSACHUSETTS
 02139

SCALE As indicated

**G.00
 COVERSHEET**

DATE 10/10/23
DESCRIPTION BUILDING PERMIT SET

WHOLE PARCEL ANALYSIS

ANALYSIS OF 64 REAR AND PROPOSED ADDITION, WITHIN RESIDENCE B ZONING

REF: ZONING ORDINANCE TABLE 5-1

WHOLE LOT AREA	6,630 SF
PORTION OF LOT IN ZONE; <i>RESIDENCE B</i>	
LOT AREA	1,568 SF
MAX ALLOWABLE FAR	0.5
MAX ALLOWABLE GFA	784 SF
EXISTING GFA	2,158 SF
PORTION OF LOT IN ZONE; <i>BUSINESS BA-1</i>	
LOT AREA	5,062 SF
MAX ALLOWABLE FAR	0.75
MAX ALLOWABLE GFA	6,749 SF
EXISTING GFA	7,061 SF
WHOLE LOT GFA	
ALLOWED GFA	7,533 SF
EXISTING GFA	9,219 SF
PROPOSED ADDED GFA	147 SF
TOTAL PROPOSED GFA	9,366 SF

REF: ZONING ORDINANCE TABLE 5-1

DIMENSIONAL REQUIREMENTS DISTRICT RESIDENCE B	REQUIRED	EXISTING [PORTION OF PARCEL ZONED RESIDENCE B]	PROPOSED [PORTION OF PARCEL ZONED RESIDENCE B]
MIN LOT SIZE	5,000 SF	1,568 SF	1,568 SF
MIN LOT AREA FOR EACH DU	2,500	1,568 SF [1 DU]	1,568 SF [1 DU]
MIN LOT WIDTH	50 FT	51 FT	51 FT
MIN YARD FRONT	25 FT	103 FT	103 FT
MIN YARD SIDE	7.5 FT [SUM OF 20 FT]	15 FT SUM	8.2 FT SUM
MIN YARD REAR	25 FT	2.4 FT	2.4 FT
MAX HEIGHT	35 FT	~25 FT	~25 FT
BLDG FOOTPRINT		846 SF	995 SF
MIN RATIO OPEN SPACE	40%	46%	37%
			WHOLE PARCEL OPEN SPACE; EXISTING 58% PROPOSED 55%

NOTES:

5.27 CALCULATION FOR LOT IN TWO OR MORE ZONING DISTRICTS. THE MAXIMUM RESIDENTIAL DENSITY (LOT AREA PER DWELLING UNIT) AND GROSS FLOOR AREA ALLOWED ON LOTS LOCATED IN TWO OR MORE ZONING DISTRICTS SHALL BE CALCULATED USING THE FORMULAS SPECIFIED IN THIS SUBSECTION 5.27.

5.27.1 THE TOTAL NUMBER OF DWELLING UNITS ALLOWED SHALL BE THE SUM OF THE TOTAL DWELLING UNITS ALLOWED IN EACH DISTRICT, DETERMINED BY ADDING THE LOT AREA IN EACH DISTRICT DIVIDED BY THE MINIMUM LOT AREA PER DWELLING UNIT FOR EACH DISTRICT.

5.27.2 THE MAXIMUM GROSS FLOOR AREA SHALL BE THE SUM OF THE TOTAL ALLOWED GROSS FLOOR AREA IN EACH DISTRICT, DETERMINED BY ADDING THE LOT AREA IN EACH DISTRICT MULTIPLIED BY THE MAXIMUM ALLOWED FLOOR AREA RATIO (FAR) FOR EACH DISTRICT.

MAXIMUM GROSS FLOOR AREA = (LOT AREA IN DISTRICT 1 X DISTRICT 1 FAR) + (LOT AREA IN DISTRICT 2 X DISTRICT 2 FAR)

WHERE THE COMPUTATION OF THE TOTAL NUMBER OF DWELLING UNITS ALLOWED IN EACH DISTRICT RESULTS IN TWO FRACTIONAL NUMBERS AND WHERE THE SUM OF THE RESULTING REMAINDERS FROM BOTH DISTRICTS EQUALS OR EXCEEDS ONE, AN ADDITIONAL UNIT SHALL BE PERMITTED.

5.28.1.B A DWELLING IN A BUSINESS A-1 DISTRICT SHALL BE SUBJECT TO THE SAME DIMENSIONAL REQUIREMENTS AND OTHER RESTRICTIONS AS A DWELLING IN A RESIDENCE C-1 DISTRICT

SEE 22067 CERTIFIED PLOT PLAN FOR ADDITIONAL SURVEY INFORMATION
 SEE A.01 SITE PLAN FOR ADDITIONAL PARCEL INFORMATION
 SEE G.00 COVERSHEET FOR ZONING MAP



STRUCTURAL ENGINEER

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 SOMERVILLE, MA 02143

ARCHITECT

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 BOSTON, MA 02127

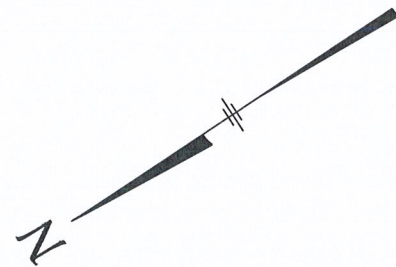
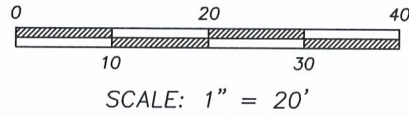
OWNER

62-64 PROSPECT STREET CONDOMINIUM

62-64 PROSPECT STREET
 CAMBRIDGE, MASSACHUSETTS
 02139

SCALE 1" = 20'-0"

G.01 ZONING SUMMARY



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: 62-64 PROSPECT STREET CONDOMINIUM

TITLE REFERENCE: BK 34494 PG 421

PLAN REFERENCE: 1051 OF 1984, 208 OF 1980 & 11 OF 2002

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

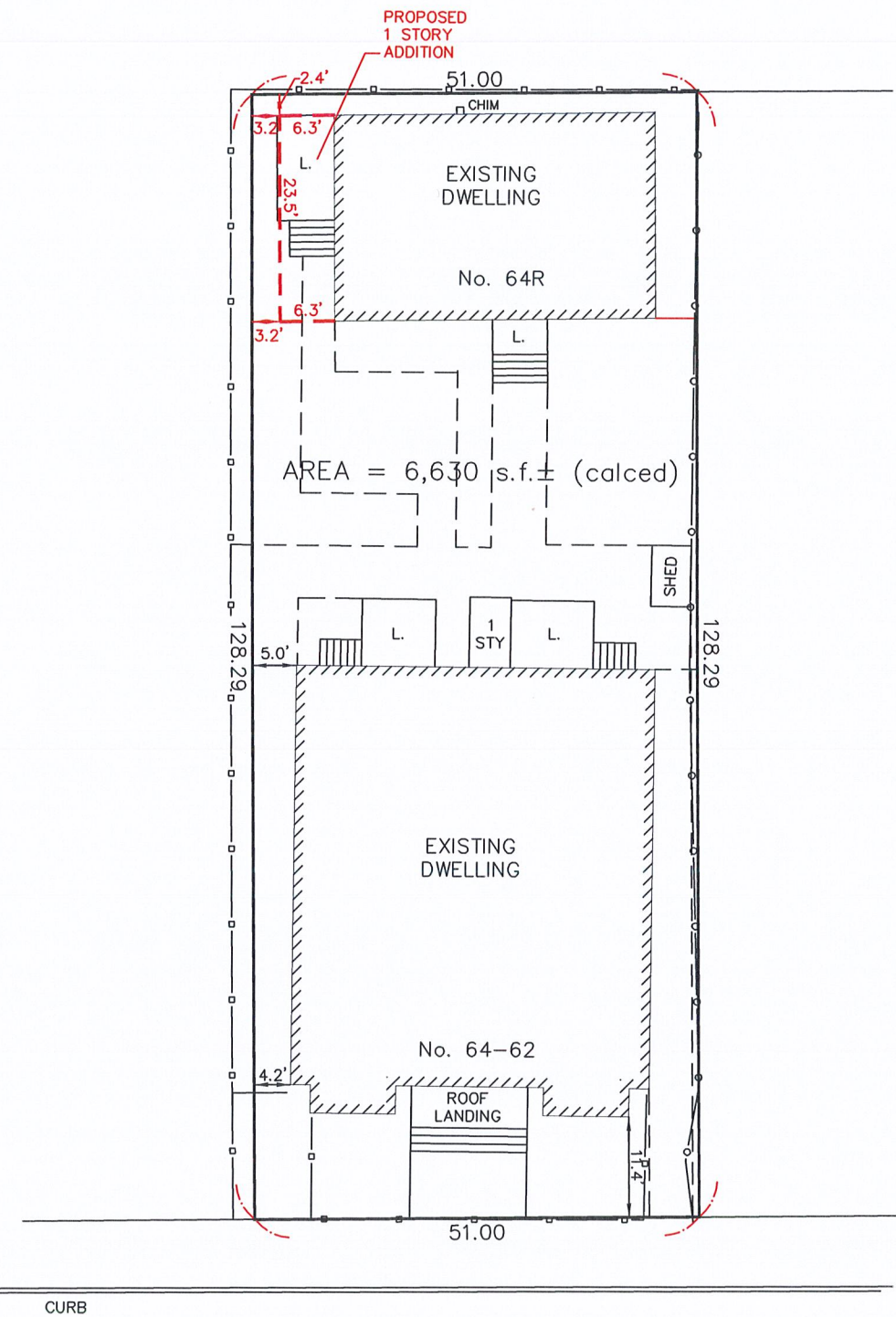
TO: RAFFI MARDIROSIAN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 12, 2023
DATE OF PLAN: SEPTEMBER 15, 2023


RICHARD J. MEDE, JR. P.L.S.

09/15/2023
DATE:



PROSPECT STREET

CERTIFIED PLOT PLAN
62 -64 PROSPECT STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

RAFFI MARDIROSIAN

DRAWN CAV	CHECKED RJM	FILE No. 22067
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DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



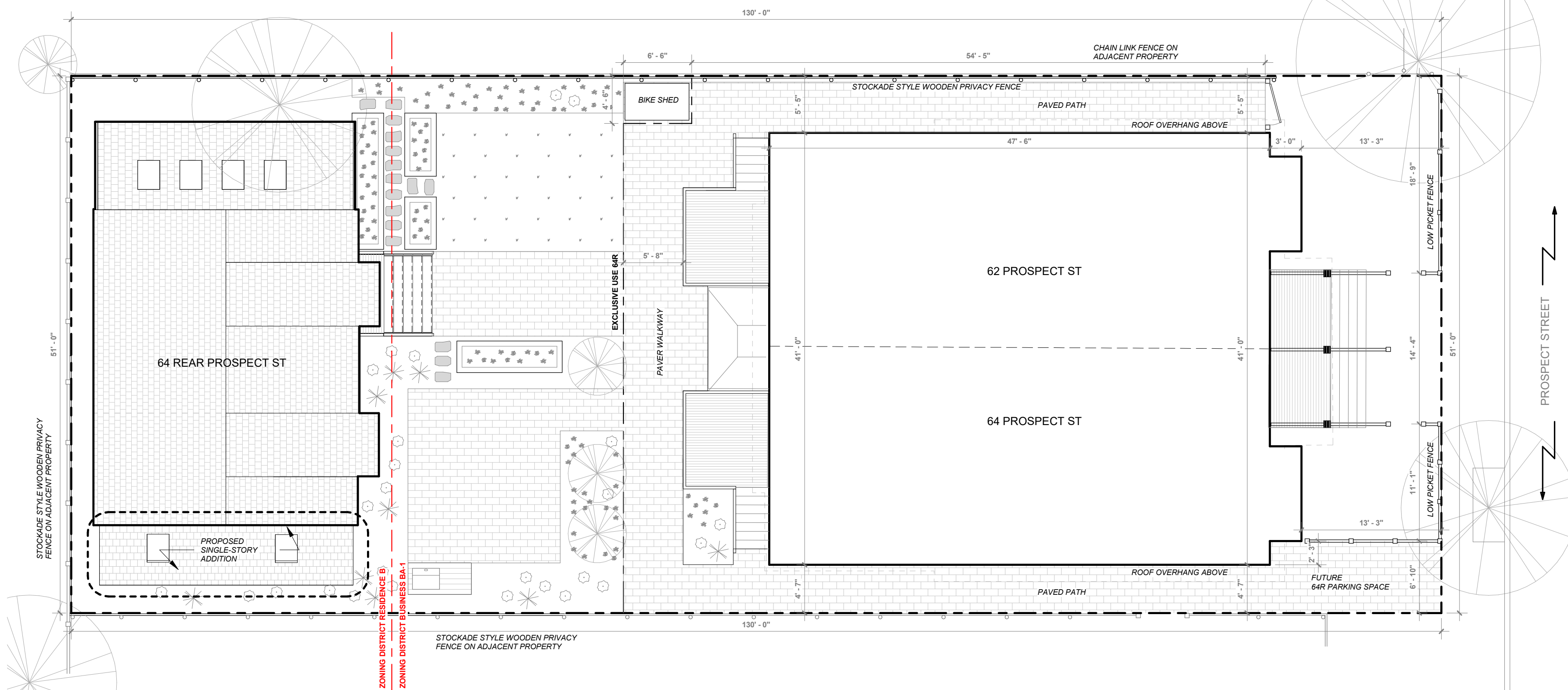
STRUCTURAL ENGINEER
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 49 MONTROSE ST
 SOMERVILLE, MA 02143

ARCHITECT
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 171 WEST 8TH STREET
 BOSTON, MA 02127

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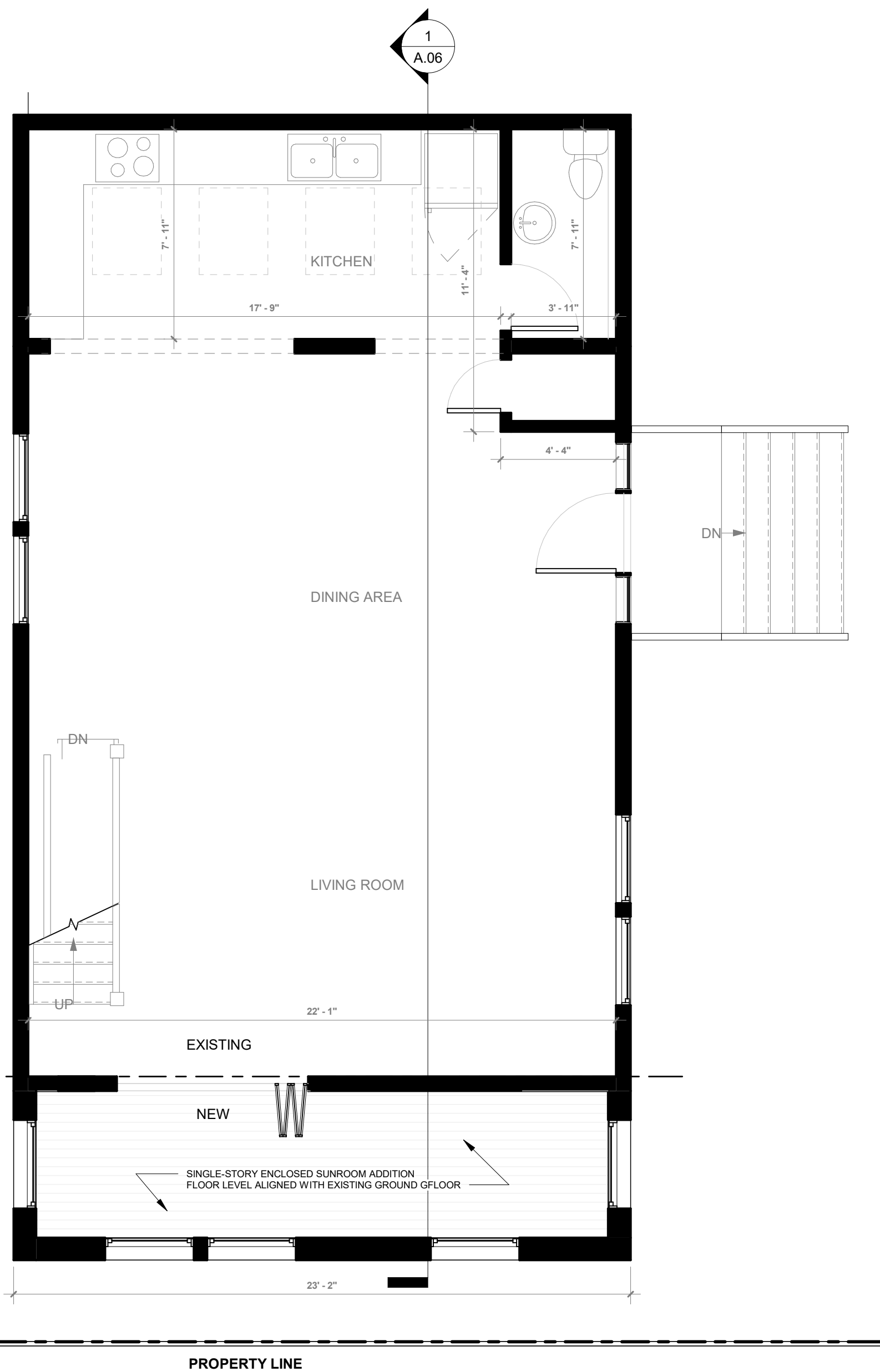
SCALE As indicated

A.01 SITE PLAN

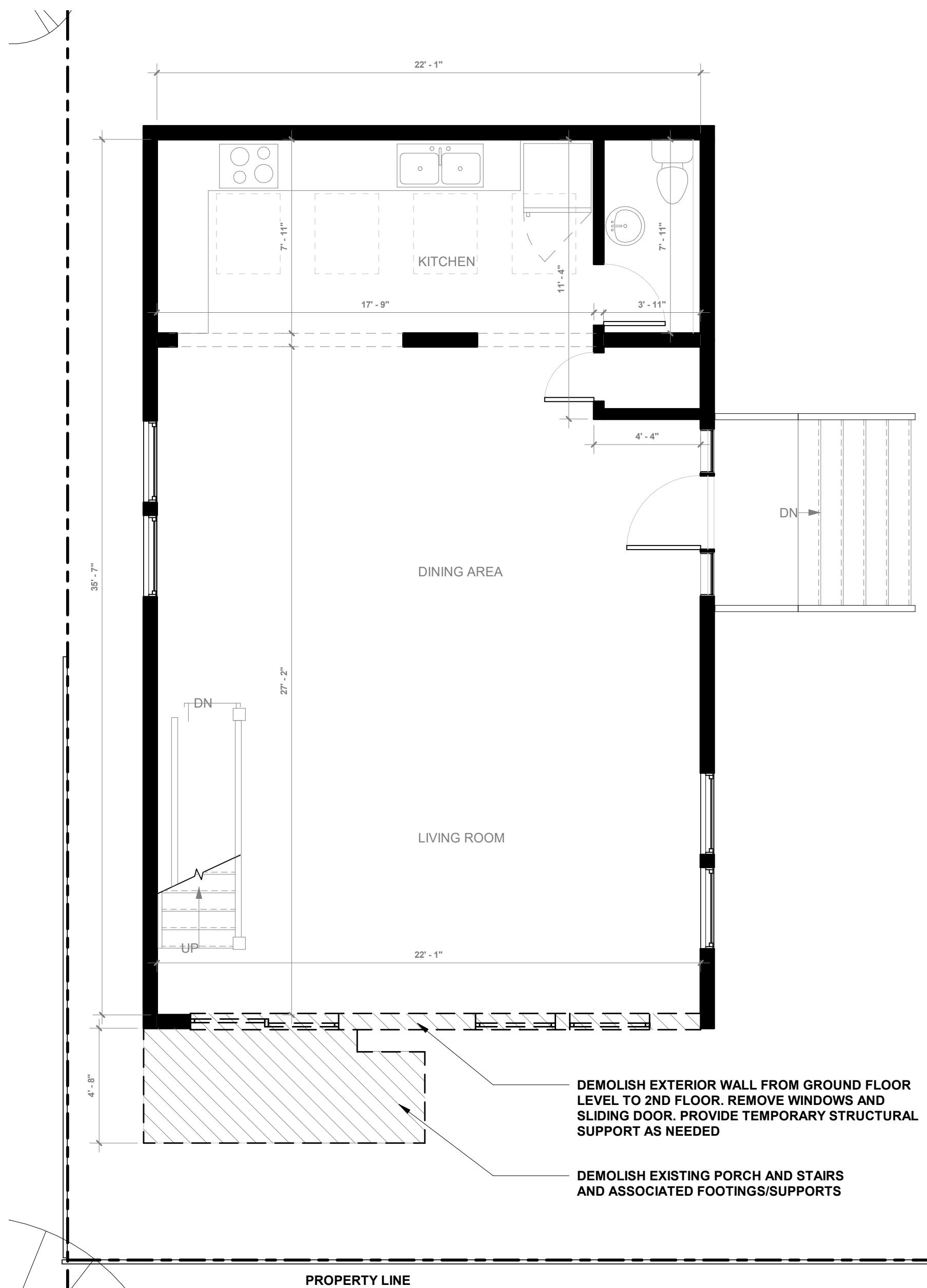


SITE PLAN
 1/8" = 1'-0"

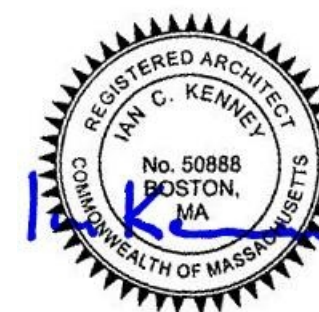




GROUND FLOOR ADDITION
1/4" = 1'-0"



GROUND FLOOR DEMOLITION
1/4" = 1'-0"



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OWNER

62-64 PROSPECT
STREET
CONDOMINIUM






62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
02139

SCALE As indicated

**A.02
OVERALL DEMO
AND PROPOSED
PLAN**



KEYNOTES	
01	WINDOW DIMENSION AND STYLE TO MATCH EXISTING
03	FOLDING SOLID WOOD DOORS WITH FULL GLASS LITES. BASIS OF DESIGN; BROSCO INTERIOR WOOD DOOR WITH TOP TRACK FOR FOLDING OPERATION
04	WOOD FLOORING TO MATCH EXISTING
06	ELECTRICAL OUTLETS CENTERED AT 18" ABOVE FINISHED FLOOR
07	LIGHT SWITCHES CENTERED AT 46" ABOVE FINISHED FLOOR
08	DATA OUTLETS CENTERED AT 18" ABOVE FINISHED FLOOR

-  WALL SWITCH
a,b,c fixture identification
-  DUPLEX RECEPTACLE
-  QUAD RECEPTACLE
-  DATA OUTLET
-  RC1

DATE 10/10/23
DESCRIPTION BUILDING PERMIT SET



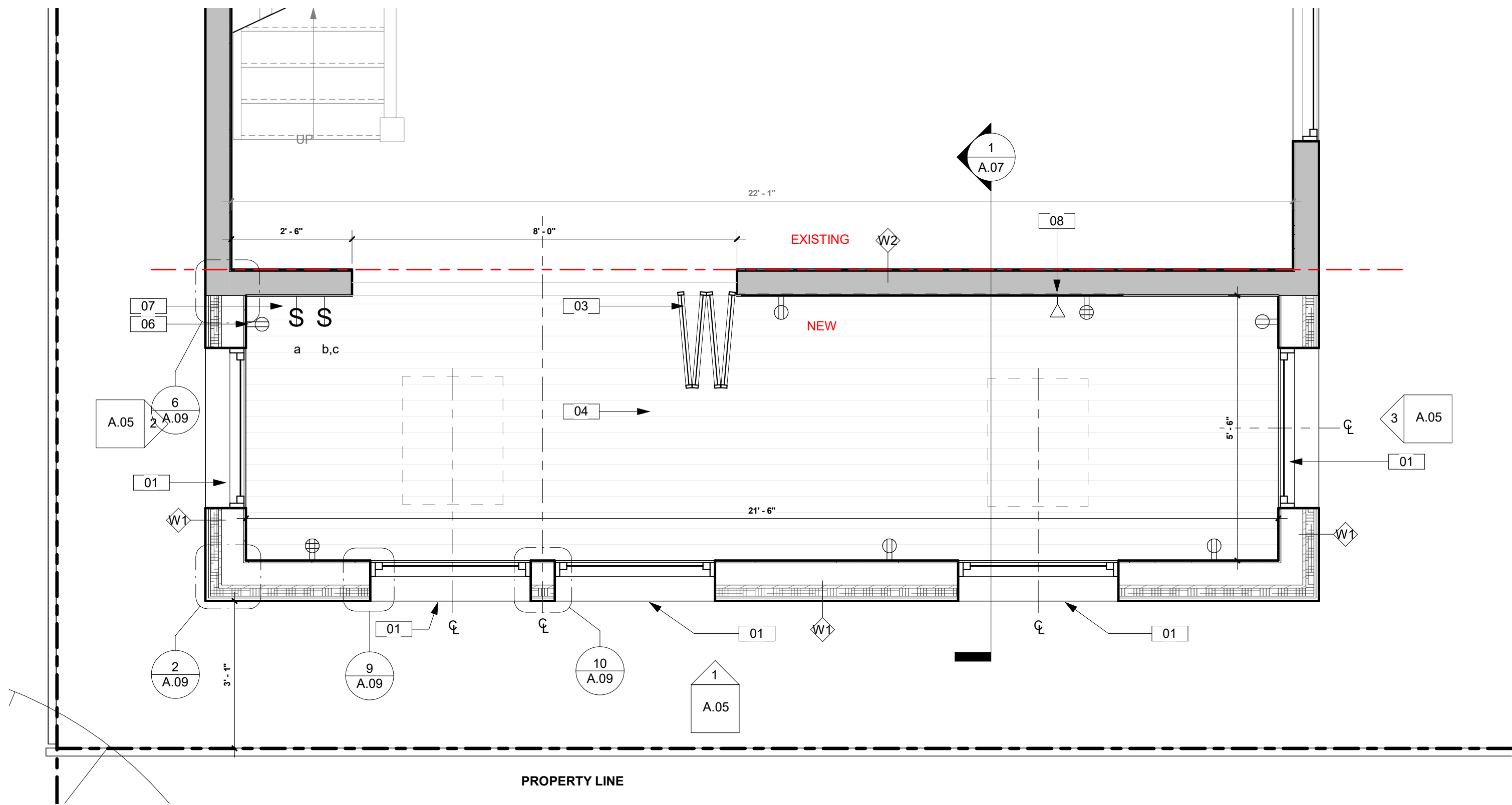
STRUCTURAL ENGINEER
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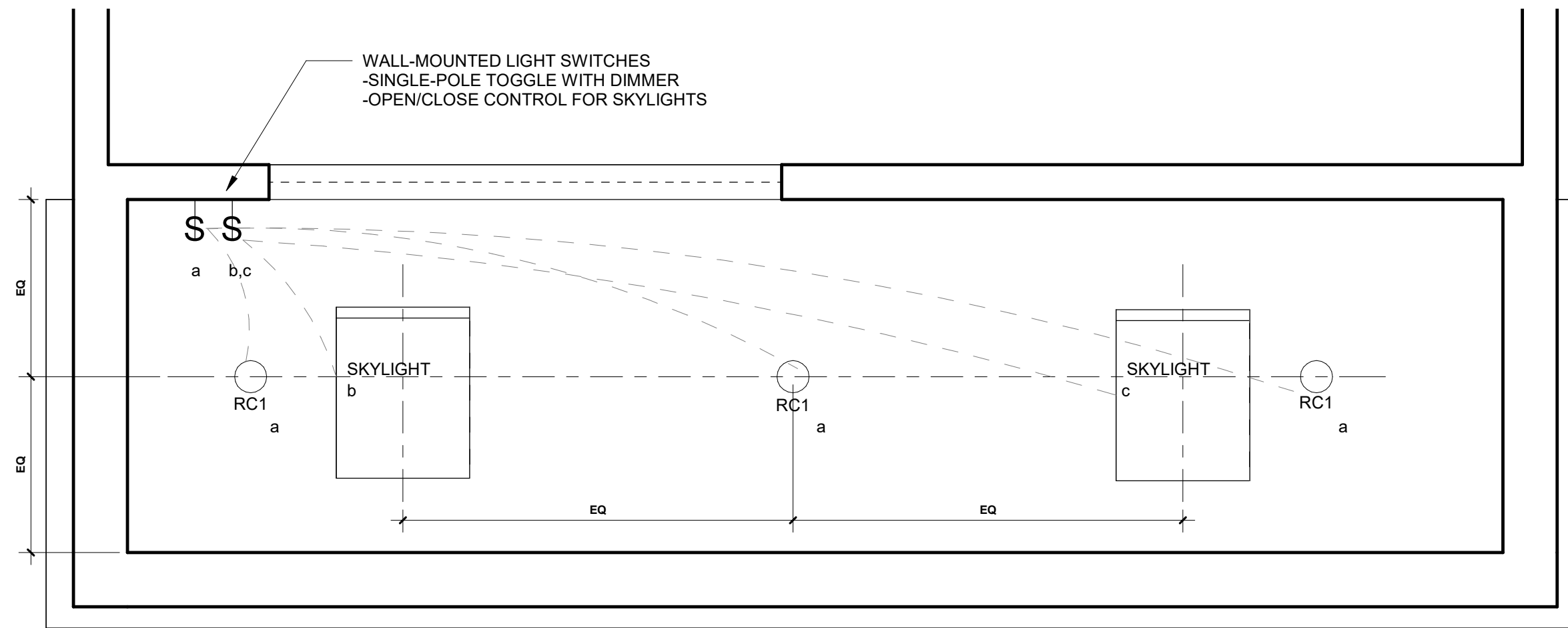
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A.03 ENLARGED PLAN



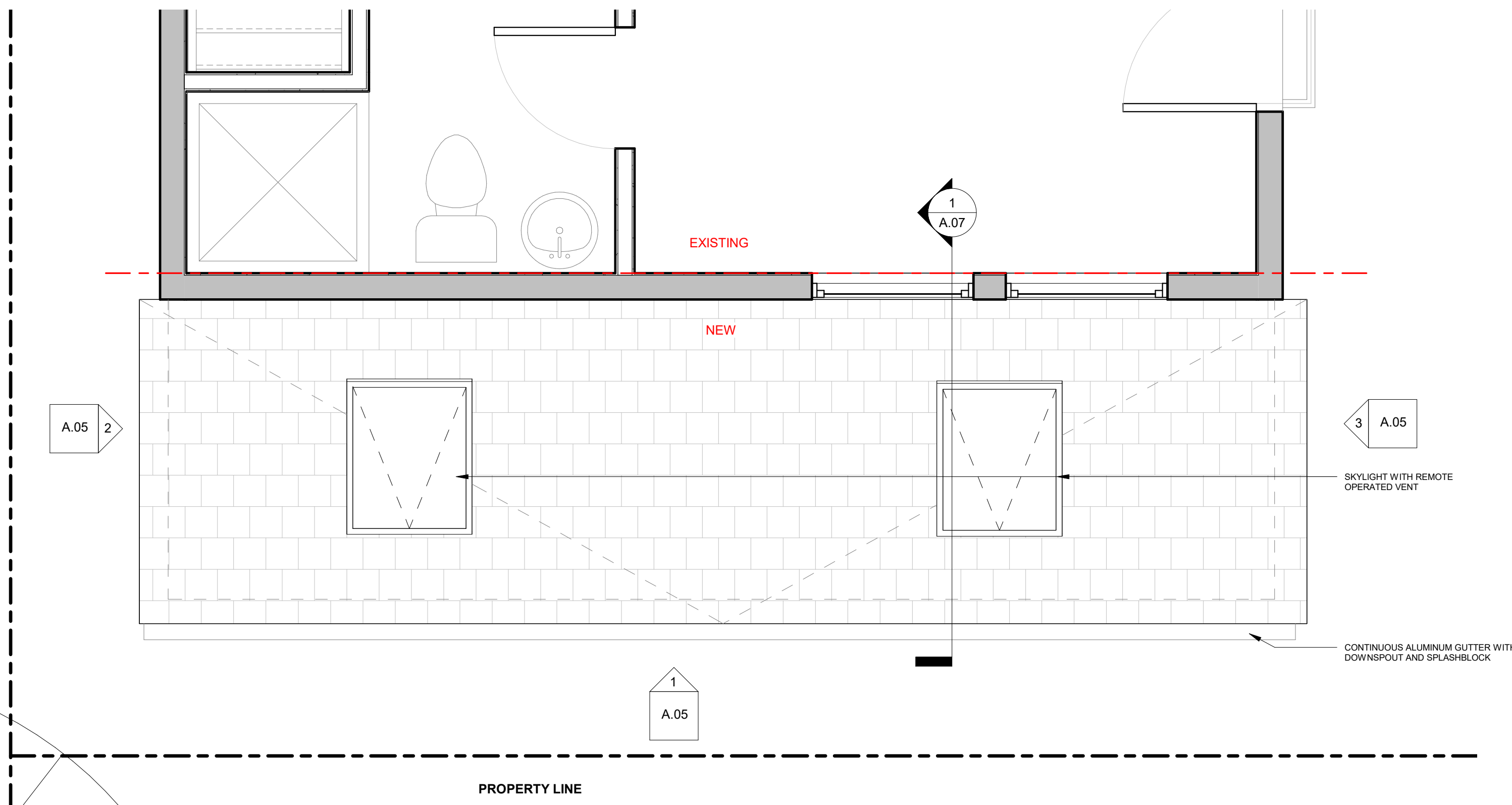
GROUND FLOOR ENLARGED
1/2" = 1'-0"





- \$ a,b,c WALL SWITCH
fixture identification
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ▽ DATA OUTLET
- RC1 RECESSED CEILING LIGHT

RCP GROUND FLOOR
1/2" = 1'-0"



2ND FLOOR - ROOF PLAN
1/2" = 1'-0"

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



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SCALE As indicated

**A.04
ROOF PLAN & RCP**



DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



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CONDOMINIUM**
62-64 PROSPECT STREET
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02139

SCALE 1/4" = 1'-0"

**A.05
PARTIAL
ELEVATIONS**

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



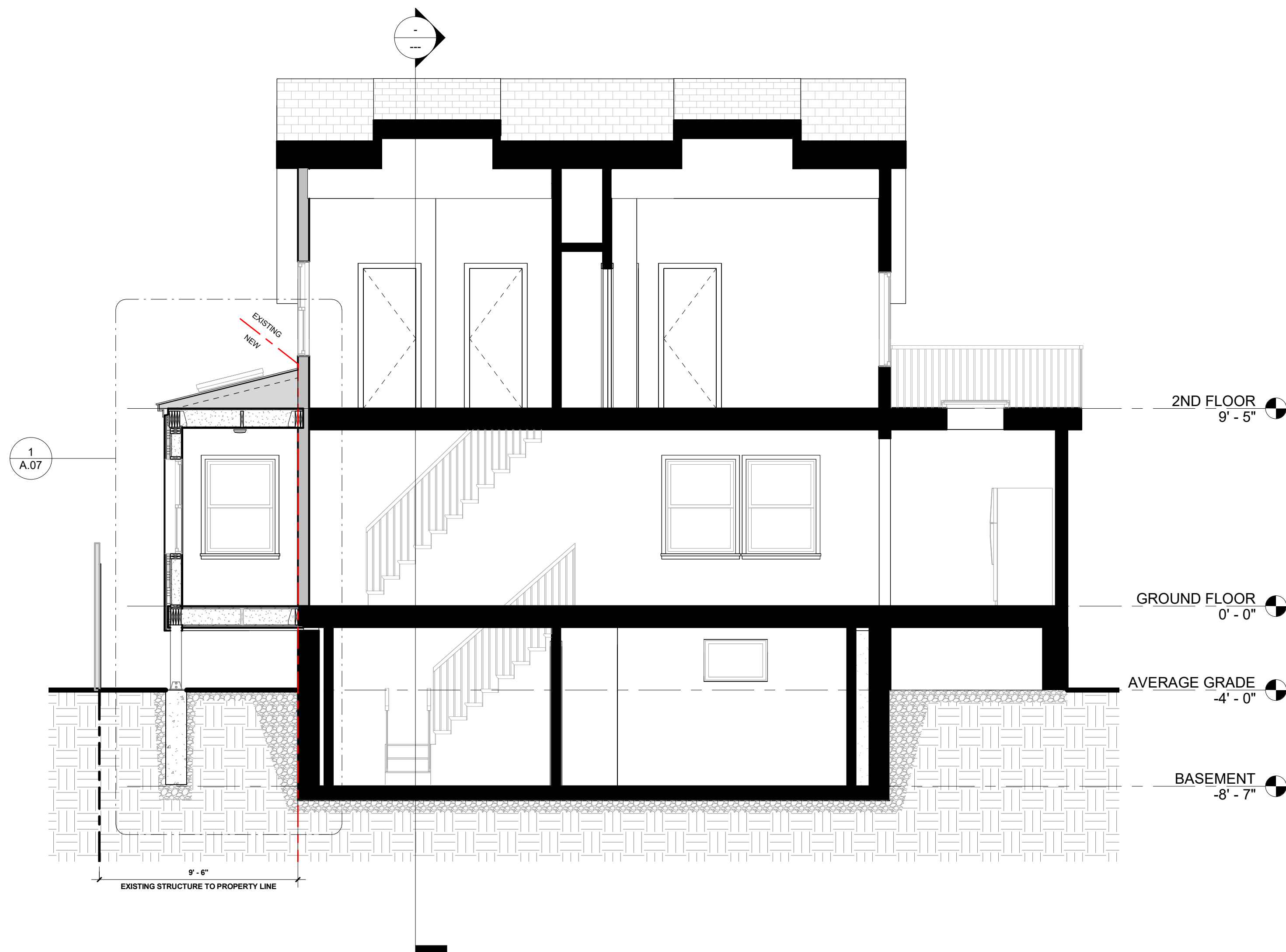
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SCALE 1/4" = 1'-0"

A.06 BUILDING SECTION



OVERALL SECTION
 1/4" = 1'-0"

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET

BUILT-UP ROOFING ASSEMBLY;
DRAIN AWAY FROM WALL ABOVE

STRUCTURAL LEDGER AND ADDITIONAL
FRAMING AS NEEDED FOR INTERIOR DOOR
OPENING

OPERABLE SKYLIGHT FLASHED INTO
ROOFING ASSEMBLY

WOOD-JOIST FRAMED ROOF.
TOP OF STRUCTURE ALIGNED TO
EXISTING 2ND FLOOR FRAMING

WOOD-FRAMED INSULATED EXTERIOR
WALLS. SIDING TO MATCH EXISTING

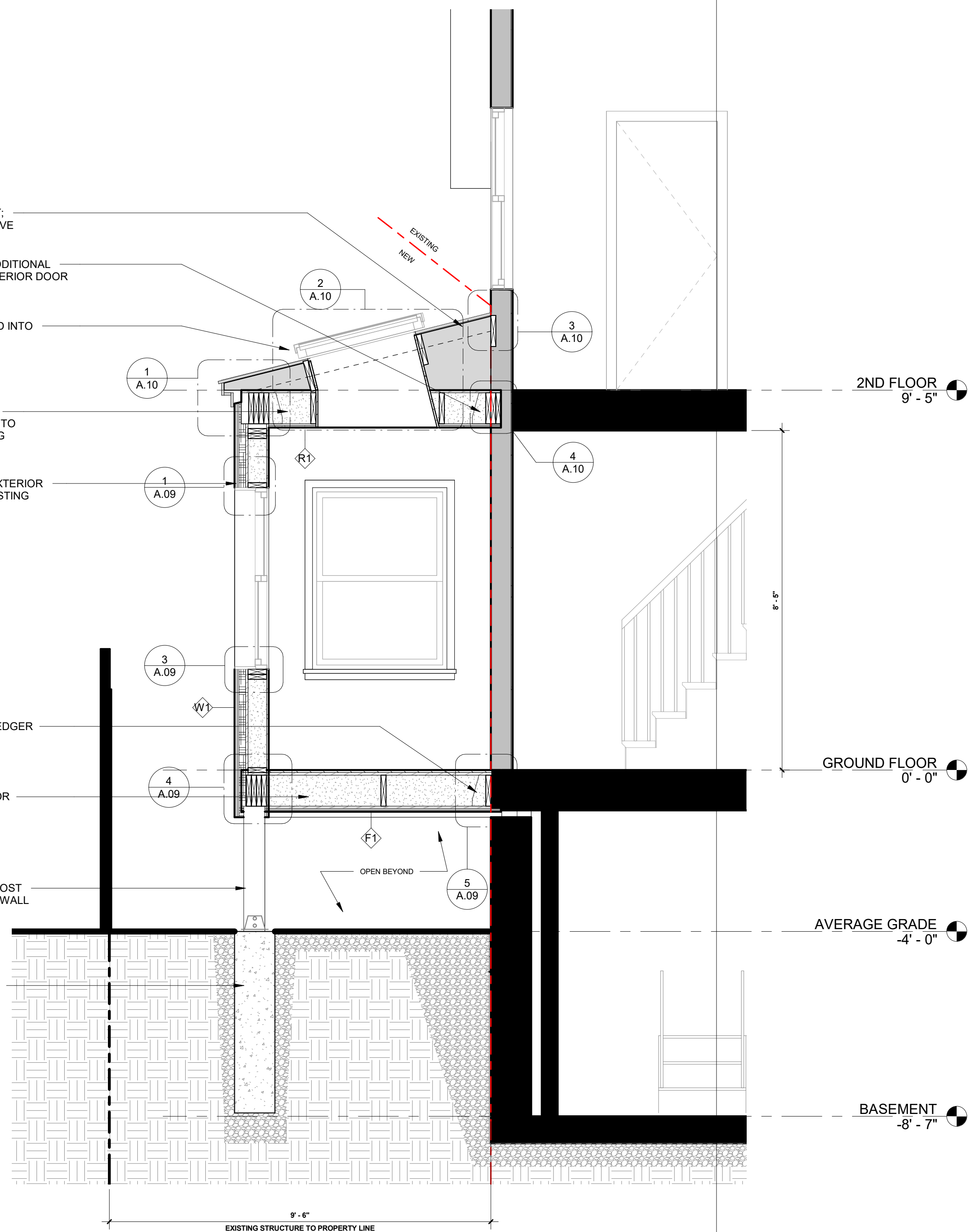
CONTINUOUS STRUCTURAL LEDGER

INSULATED WOOD JOIST FLOOR

PRESSURE-TREATED WOOD POST
FRAMING / CONCRETE FROST WALL
BEYOND. SEE STRUCTURAL

POURED CONCRETE FOOTING

REFER TO STRUCTURAL DRAWINGS
FOR INFORMATION ON ALL
STRUCTURAL COMPONENTS



ENLARGED SECTION
1/2" = 1'-0"



STRUCTURAL ENGINEER

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SOMERVILLE, MA 02143

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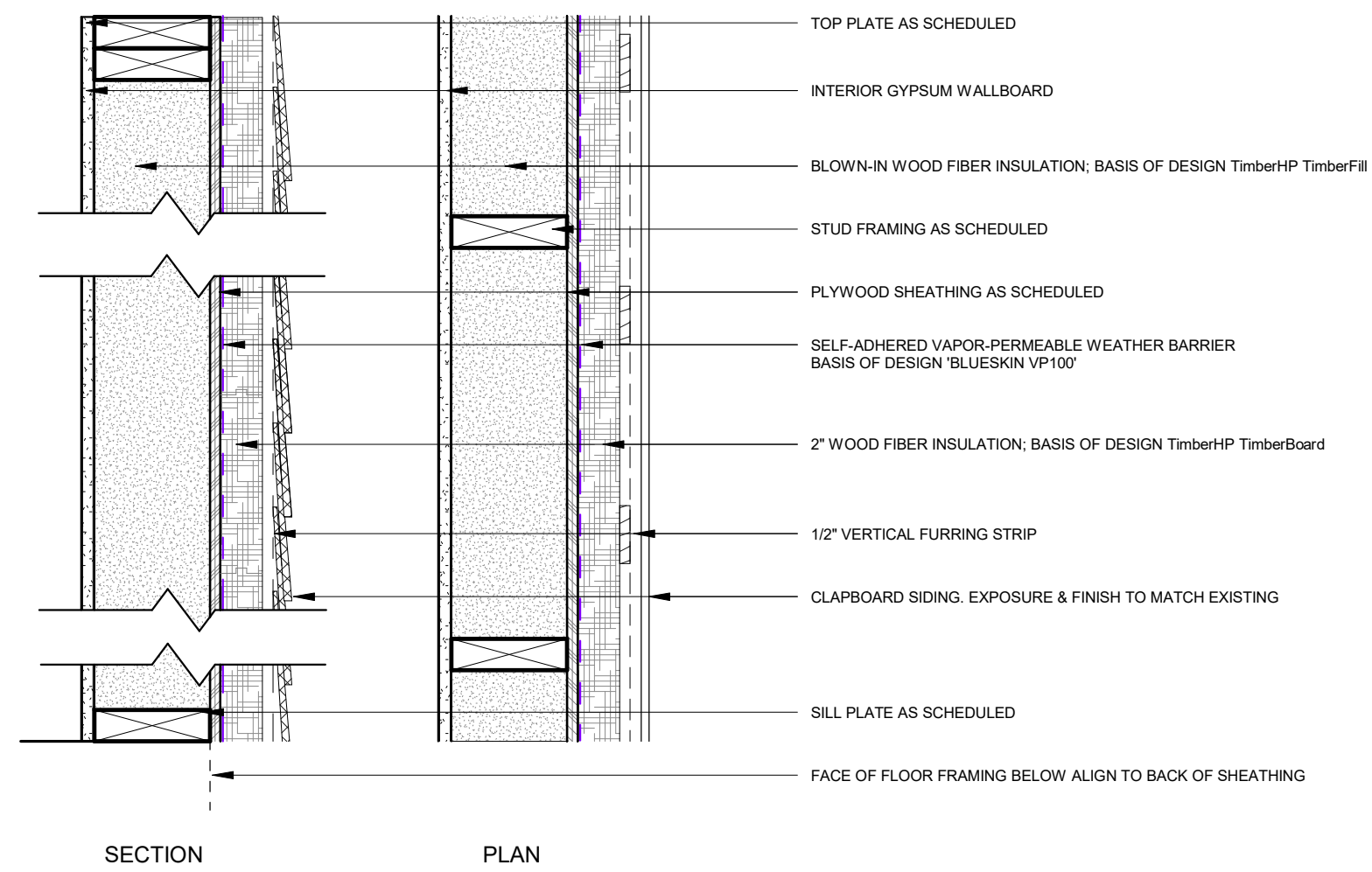
**62-64 PROSPECT
STREET
CONDOMINIUM**

62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
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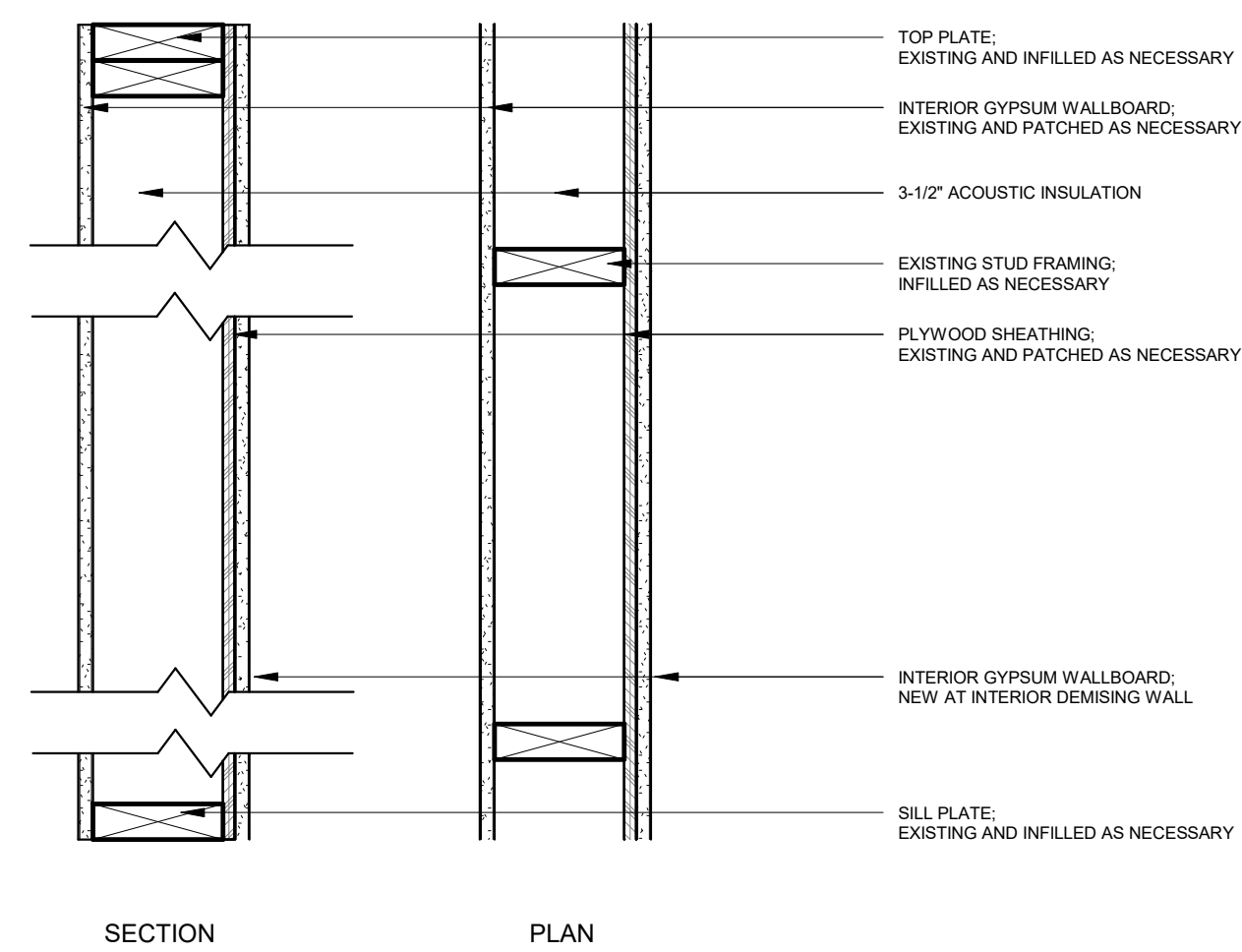
SCALE 1/2" = 1'-0"

**A.07
ENLARGED
SECTION**

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



W1 - EXTERIOR WALL
1 1/2" = 1'-0"



W2 - INTERIOR WALL
1 1/2" = 1'-0"



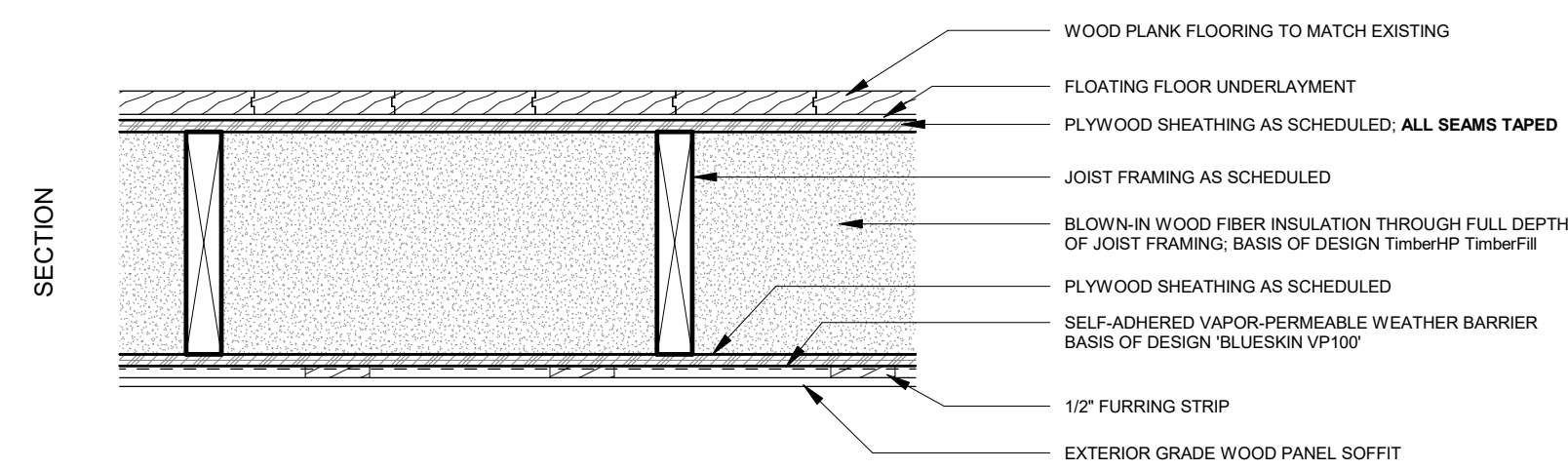
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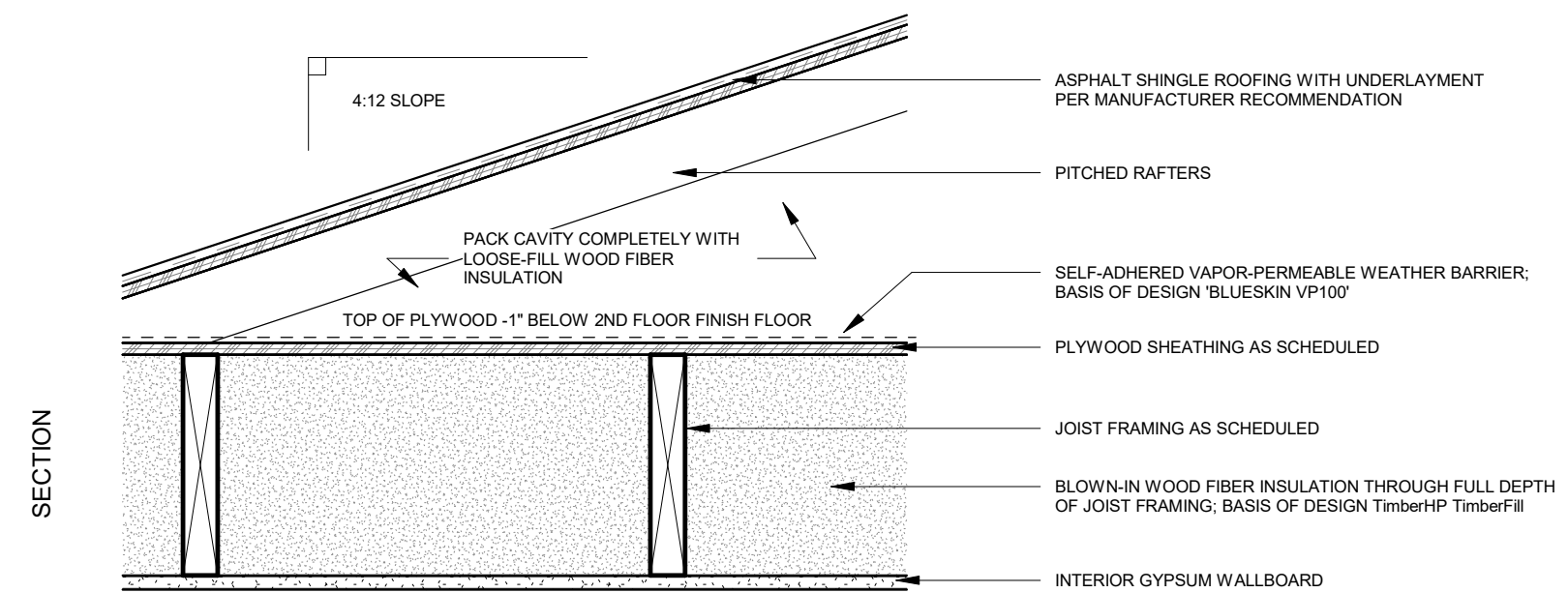
OWNER
62-64 PROSPECT STREET CONDOMINIUM
62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
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SCALE 1 1/2" = 1'-0"

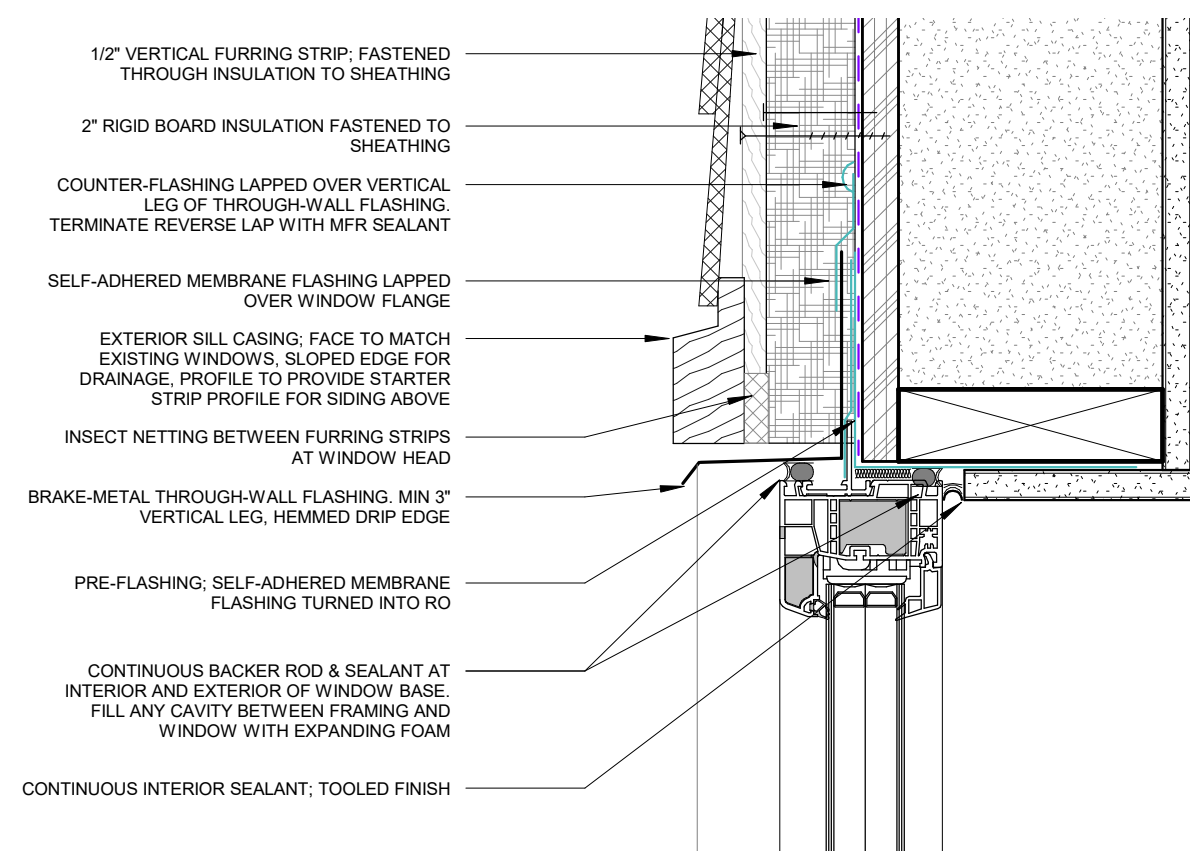
A.08 ASSEMBLIES



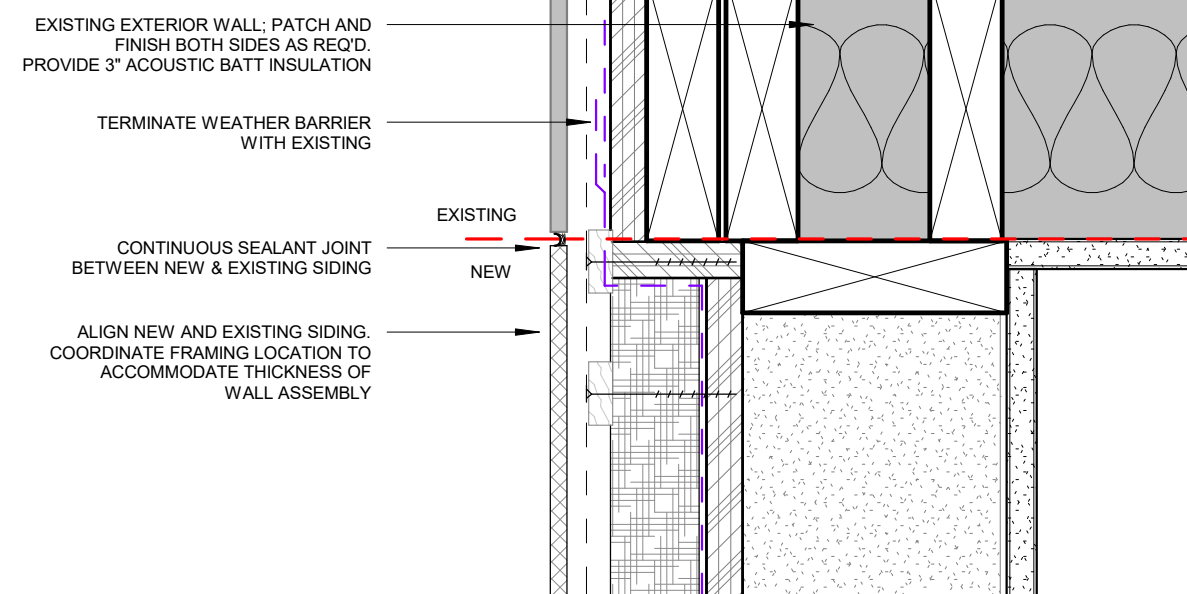
F1 - EXTERIOR FLOOR
1 1/2" = 1'-0"



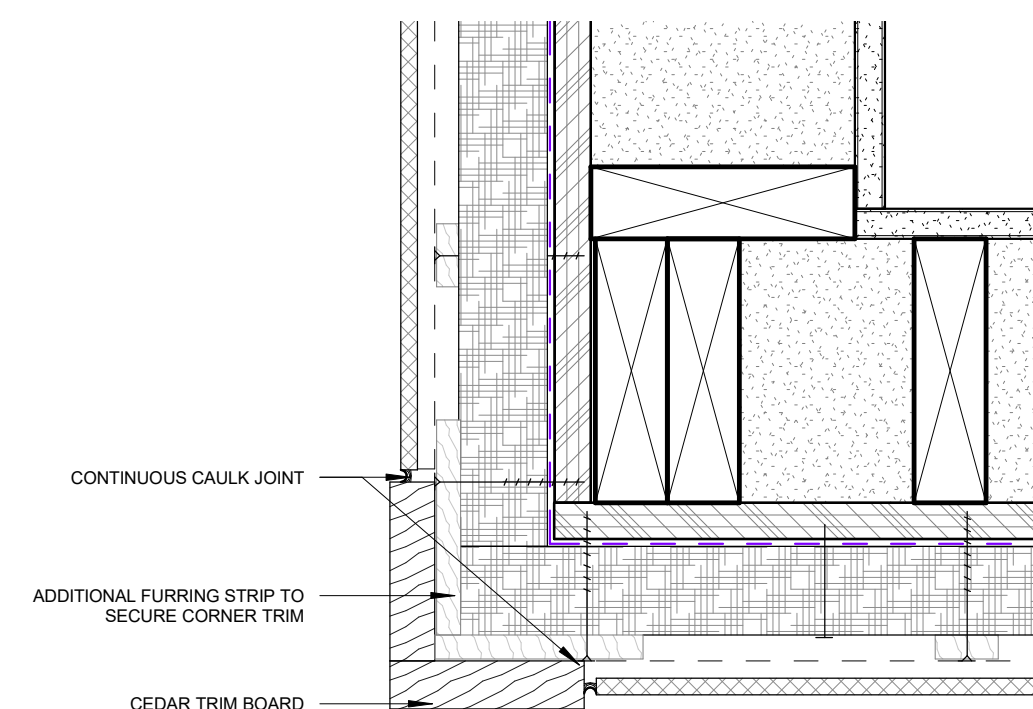
R1 - ROOF
1 1/2" = 1'-0"



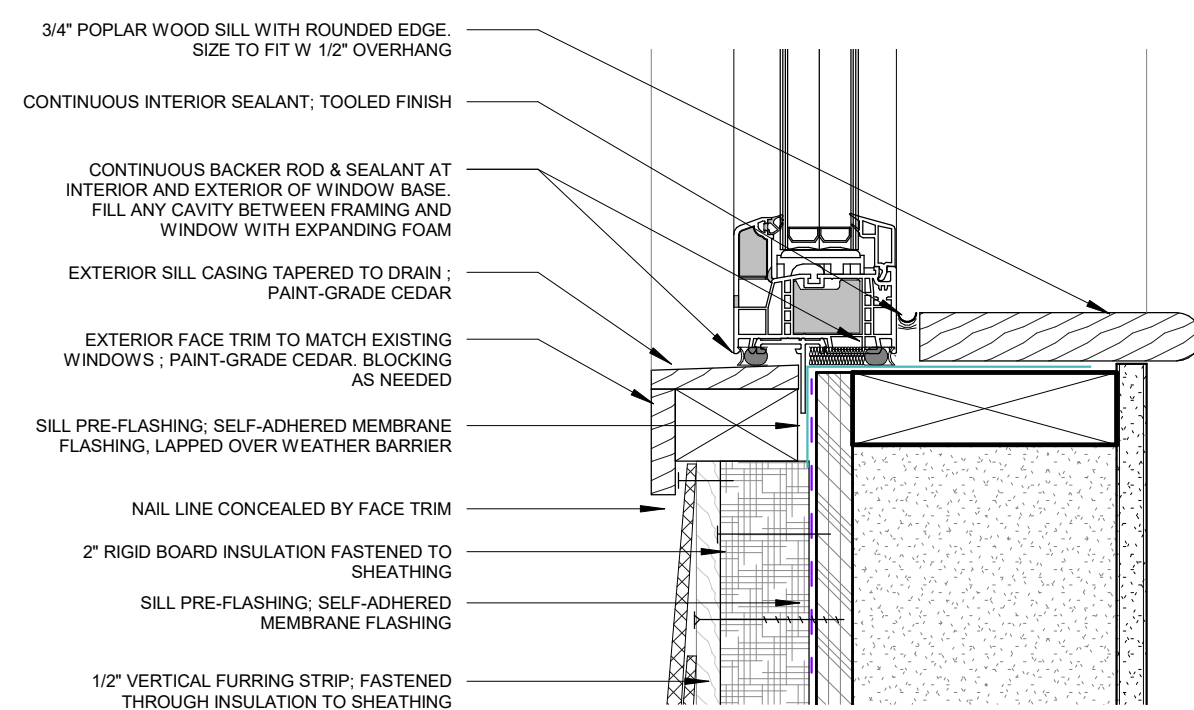
WINDOW HEAD
3" = 1'-0"



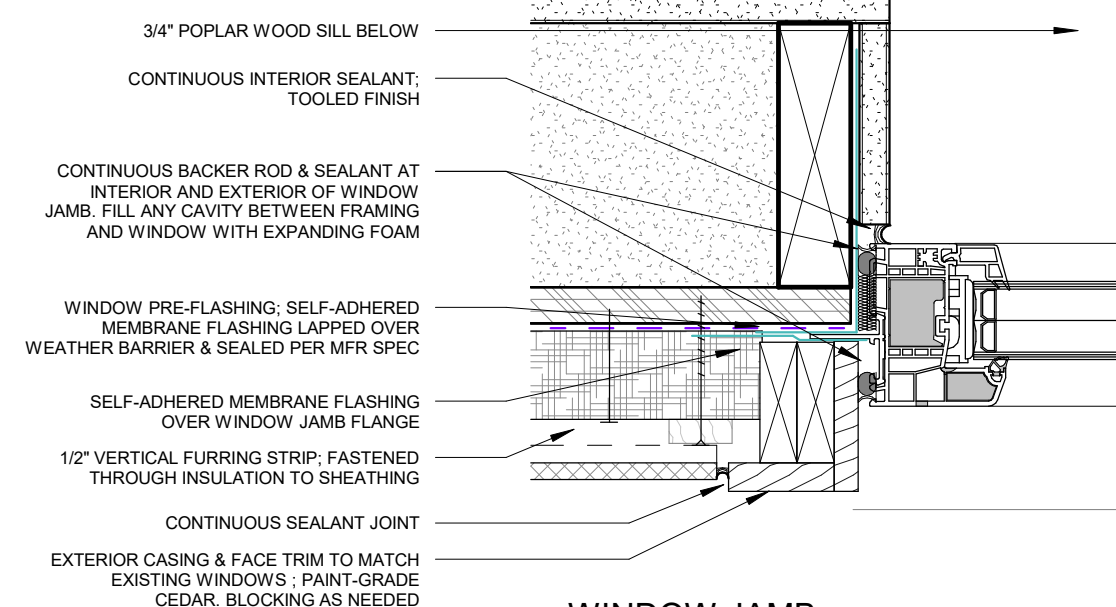
SIDING - NEW & EXISTING
3" = 1'-0"



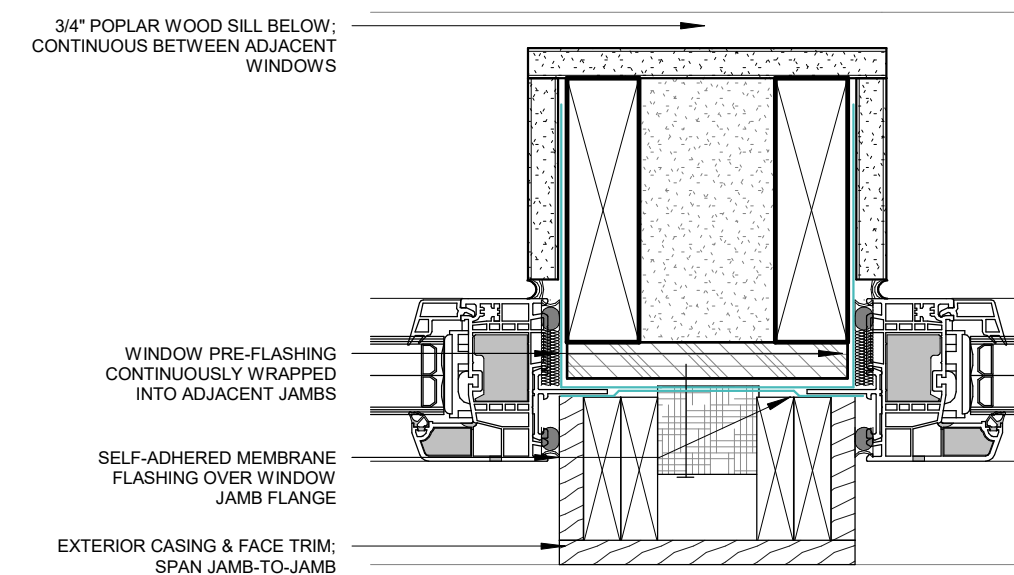
SIDING - CORNER TRIM
3" = 1'-0"



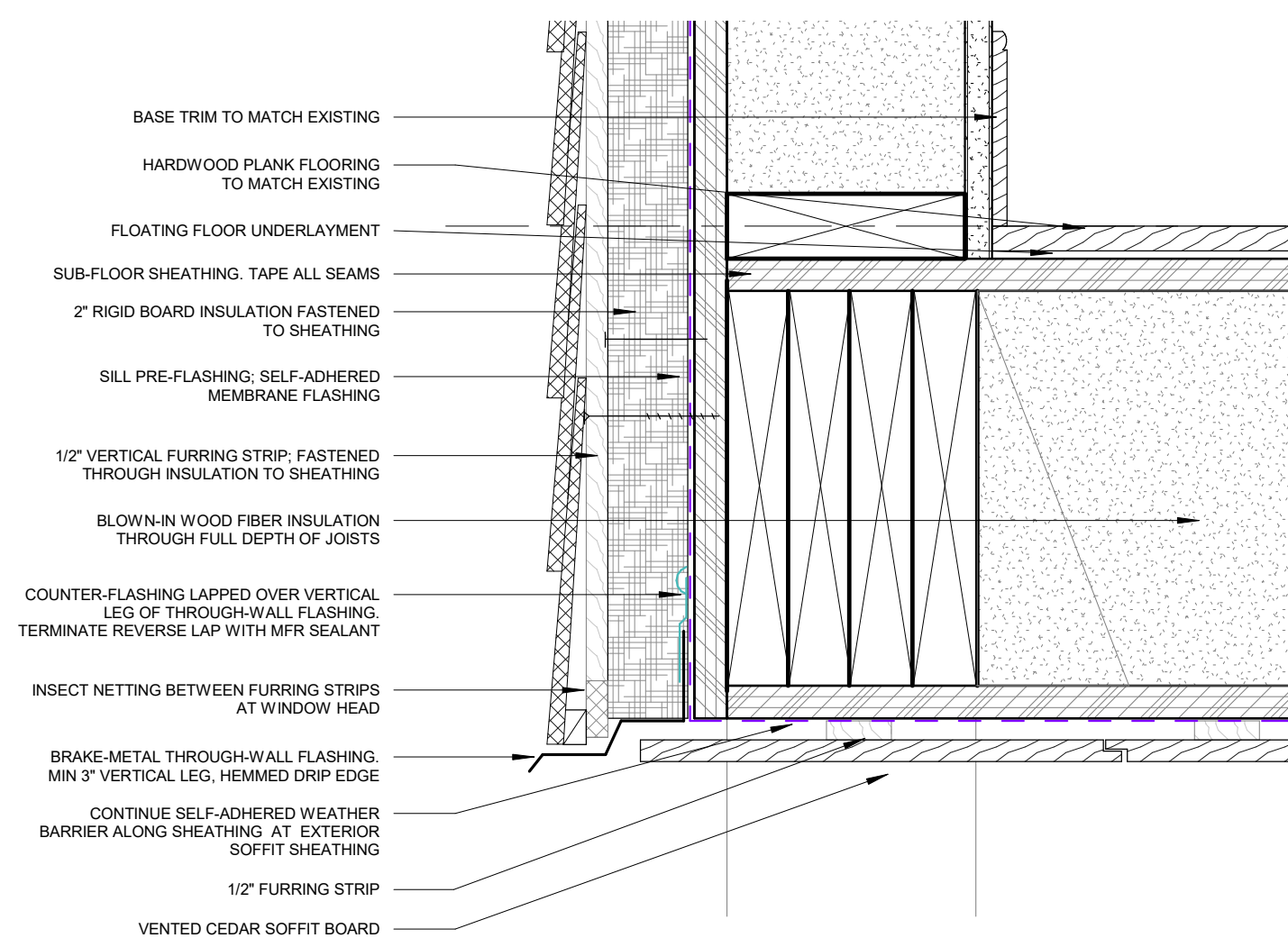
WINDOW SILL
3" = 1'-0"



WINDOW JAMB
3" = 1'-0"

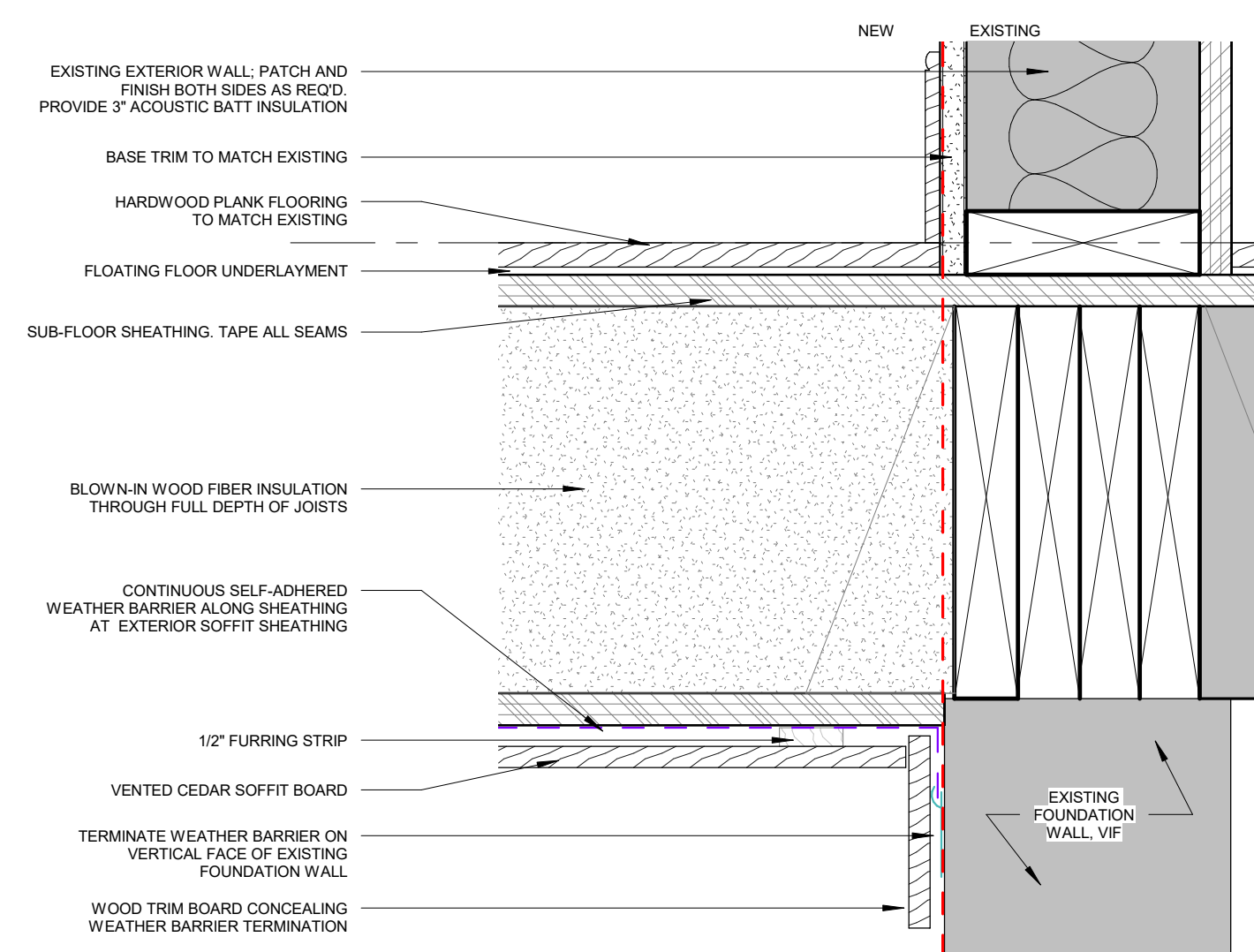


WINDOW MID-JAMB
3" = 1'-0"



FLOOR @ EXTERIOR WALL
3" = 1'-0"

GROUND FLOOR
0' - 0"



FLOOR @ EXISTING WALL
3" = 1'-0"

GROUND FLOOR
0' - 0"



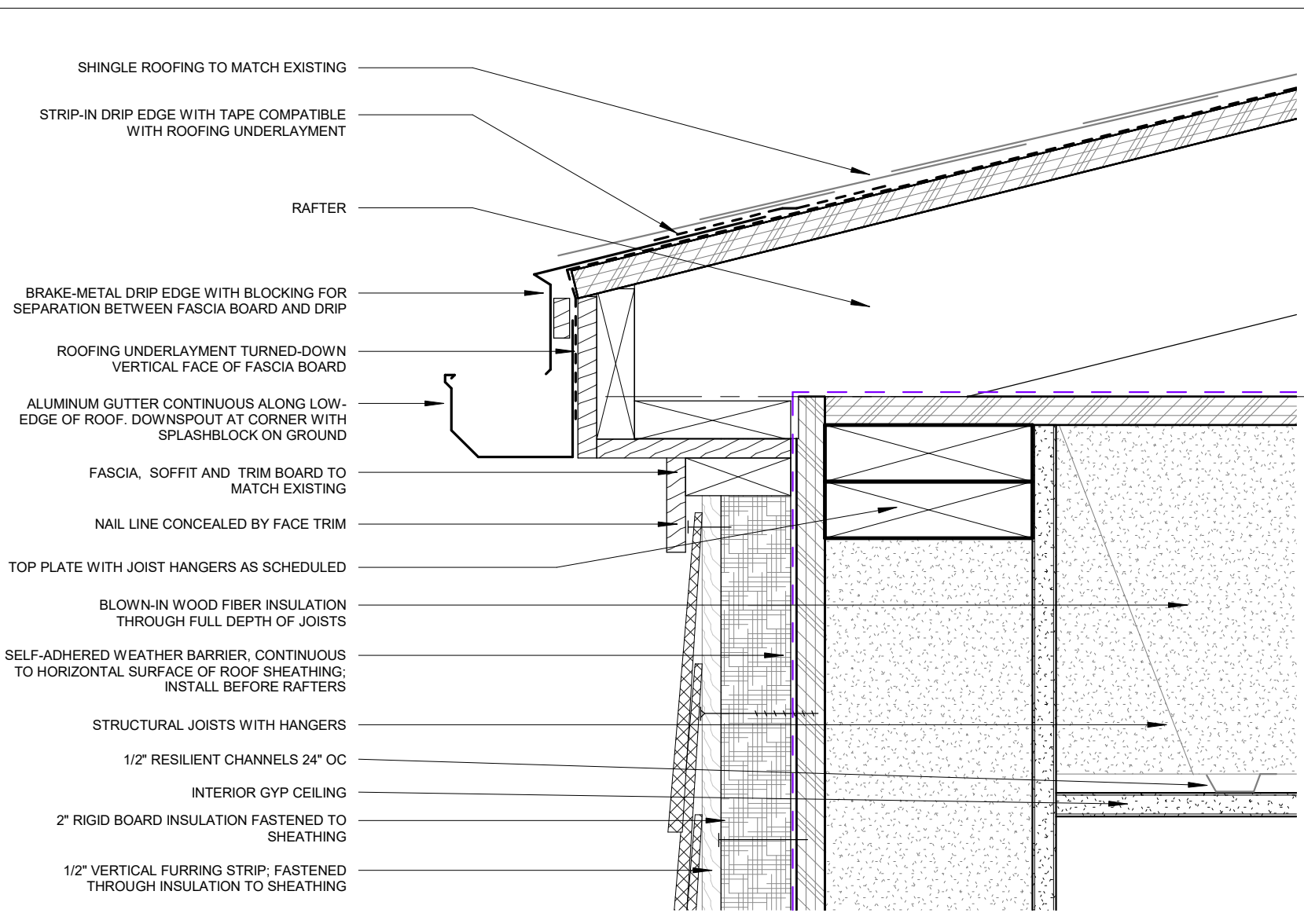
STRUCTURAL ENGINEER
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OWNER
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CONDOMINIUM
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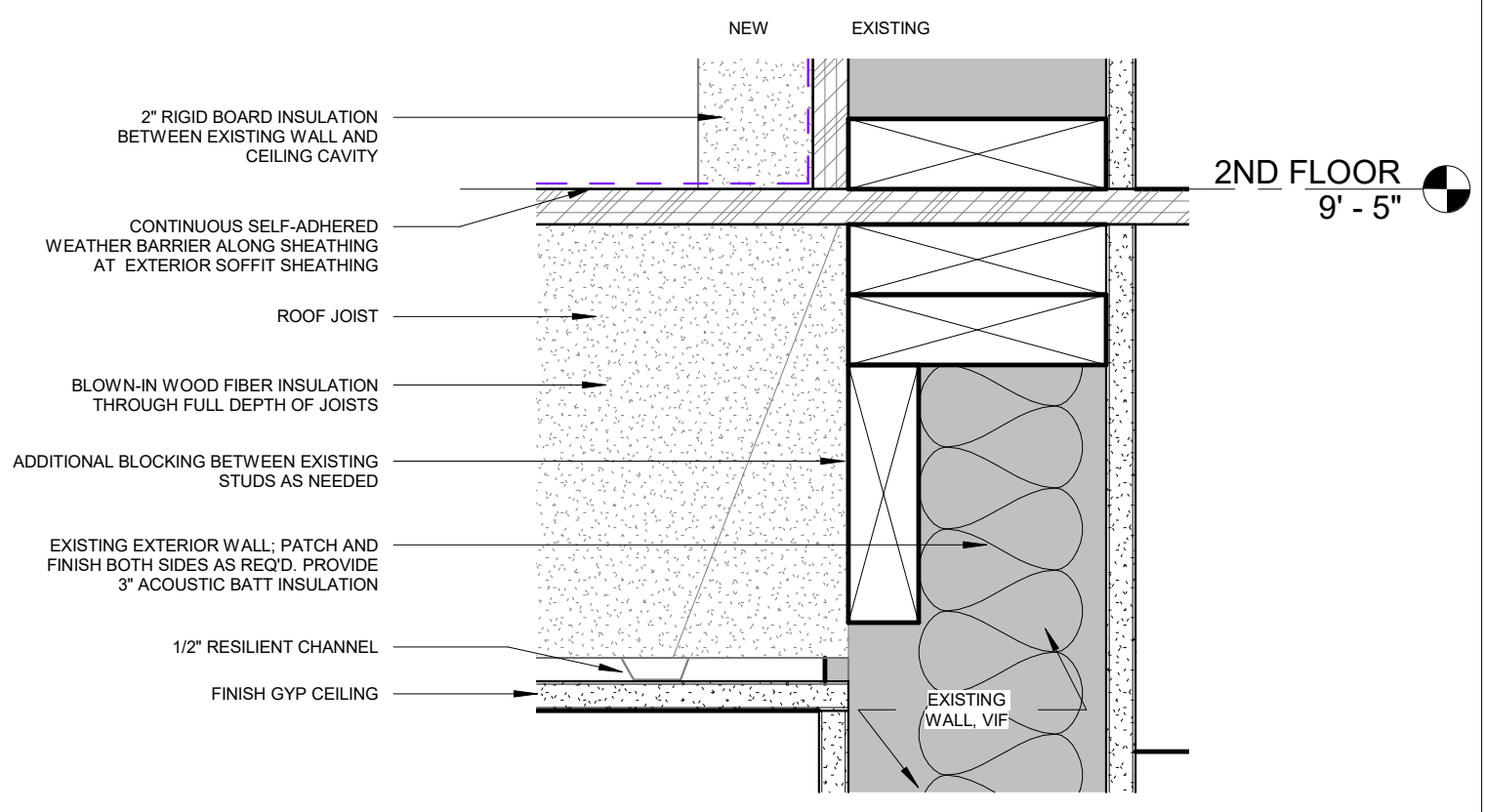
SCALE 3" = 1'-0"

A.09
ARCHITECTURAL
DETAILS



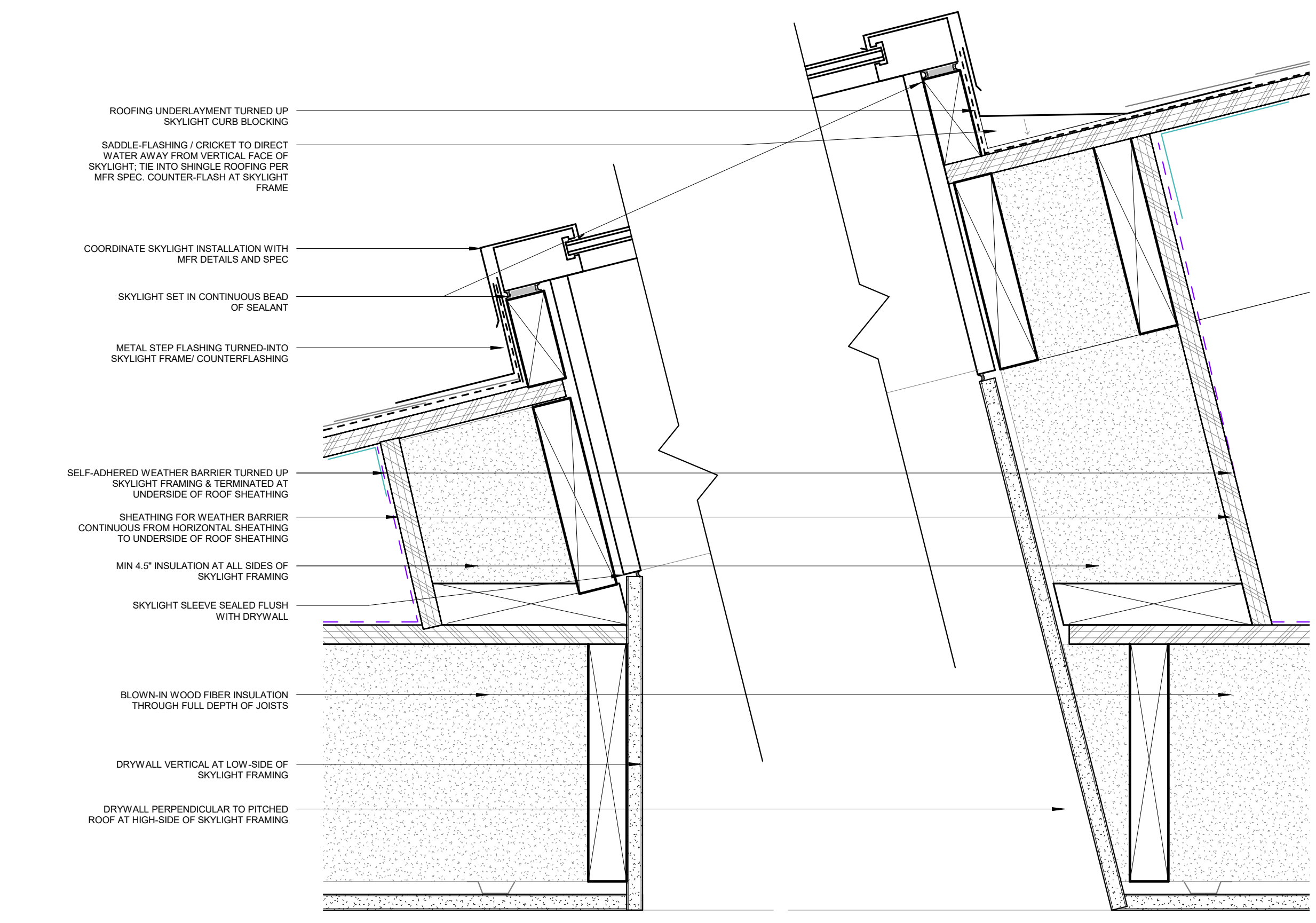
ROOF @ FASCIA
3" = 1'-0"

2ND FLOOR
9' - 5"

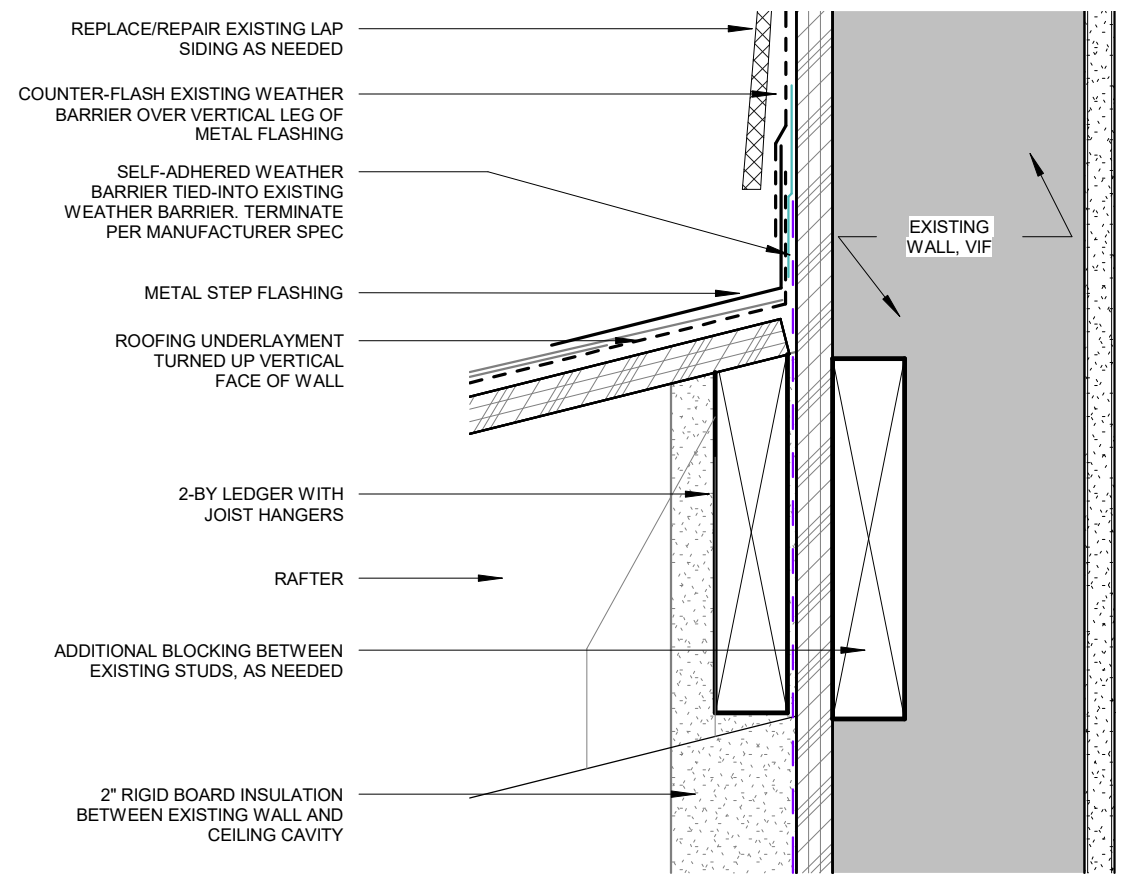


CEILING / FRAMING @ INTERIOR WALL
3" = 1'-0"

2ND FLOOR
9' - 5"



ROOF @ SKYLIGHT
3" = 1'-0"



ROOF @ EXISTING WALL
3" = 1'-0"

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SCALE 3" = 1'-0"

A.10 ARCHITECTURAL DETAILS

GENERAL NOTES

- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MASSACHUSETTS STATE RESIDENTIAL CODE. ALL STRUCTURAL WORK TO BE COMPLETED IN ACCORDANCE WITH THIS CODE.
- DESIGN LOAD ASSUMPTIONS:

LIVE LOAD	
FLOORS.....	40 PSF
GROUND SNOW LOAD.....	40 PSF
WIND LOAD	
BASIC WIND SPEED.....	120 MPH
EXPOSURE.....	B
MWFRS LATERAL LOAD.....	25 PSF
- THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO THE STRUCTURAL ENGINEER'S APPROVAL.
- SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON BEARING PARTITIONS.
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS EXCEPT AS SHOWN.
 - FLOOR AND ROOF FINISHES.
 - WATERPROOFING AND DAMPROOFING DETAILS.
 - FINISHED FLOOR AND EXTERIOR ELEVATIONS.
 - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- BOLTS AND ANCHOR RODS MUST BE OF SUFFICIENT LENGTH TO PROTRUDE BEYOND THE END OF THE NUT WHEN FULLY INSTALLED.
- CUTTING, SPLICING, OR NOTCHING OF STRUCTURAL MEMBERS IS NOT PERMITTED UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWINGS FOR SPECIFIC LOCATIONS.

FOUNDATION

- FOUNDATIONS ON THIS PROJECT CONSIST OF CAST IN PLACE CONCRETE WALLS OVER CONTINUOUS SPREAD FOOTINGS AND SONOTUBE PIERS WITH BIGFOOT FOOTINGS.
- PROVIDE 4'-0" MINIMUM FROST COVER FOR FOOTINGS.
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2,000 PSF. BEARING CAPACITY OF SOIL SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS.
- NO FOUNDATION CONCRETE SHALL BE PLACED INTO STANDING WATER. WATER SHALL NOT BE ALLOWED TO STAND IN TRENCHES BEFORE OR AFTER CONCRETE IS PLACED. IF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE THE CONCRETE IS CAST, THE CONTRACTOR SHALL EXCAVATE THE SOFTENED MATERIAL AND REPLACE WITH CONCRETE OR WELL COMPACTED CRUSHED STONE.
- FOUNDATION UNITS SHALL BE CENTERED UNDER SUPPORTED STRUCTURAL MEMBER, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- BACKFILL UNDER ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 6 INCH LIFTS.

CONCRETE AND REINFORCEMENT

- CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 4000 PSI MINIMUM.
- NOMINAL COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" U.N.O..
- STEEL REINFORCING IN CONCRETE TO BE ASTM A615 GRADE 60.
- WELDED WIRE FABRIC TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
- OVERLAP STEEL REINFORCING BARS TO PROVIDE CLASS B LAP SPLICES. RETURN BARS BY 1'-0" MIN. AROUND CORNERS.
- MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH, WHICHEVER IS GREATER, AND SHALL BE WIRED TOGETHER.
- PROVIDE CLEAR COVERAGE OF OUTER REINFORCEMENT AS FOLLOWS:

<u>LOCATION IN STRUCTURE</u>	<u>CLEAR COVERAGE</u>
SURFACE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH.....	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:	2"
- THE MINIMUM CLEAR SPACING BETWEEN PARALLEL REINF. BARS IN A LAYER SHALL BE EQUAL TO THE BAR DIAMETER, BUT NOT LESS THAN ONE INCH.
- CAST IN PLACE OPENING, POCKETS, ETC. LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, OR WALLS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN 6" WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- CAST IN PLACE STRUCTURAL CONCRETE SHALL NOT BE CUT OR CORED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 315 DETAILING MANUAL.
- ALL REINFORCING STEEL SHALL BE SECURELY HELD IN PROPER POSITION WHILE POURING CONCRETE. IF REQUIRED, ADDITIONAL BARS AND STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT TO THE REINFORCING STEEL.
- NO CONCRETE SHALL BE POURED UNTIL ALL REINFORCEMENT AND INSTALLATIONS HAVE BEEN INSPECTED.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. PROVIDE AIR CONTENT OF 4% TO 7%.

WOOD & ENGINEERED WOOD CONSTRUCTION

- DIMENSIONAL LUMBER TO BE SPRUCE-PINE-FIR (SPF) NO. 2 OR BETTER UNO.
- ALL ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALTERNATE PRODUCTS SHALL NOT BE SUBSTITUTED UNLESS APPROVED IN WRITING BY ENGINEER OF RECORD.
- LVL'S (LAMINATED VENEER LUMBER) TO BE 2.0E MICROLLAM LVL BY WEYERHAEUSER.
- PSL'S (PARALLEL STRAND LUMBER) TO BE 2.0E PARALLAM PSL BY WEYERHAEUSER.
- 1-3/4" LSL'S (LAMINATED STRAND LUMBER) TO BE 1.55E TIMBERSTRAND LSL BY WEYERHAEUSER.
- 1-1/2" LSL'S TO BE 1.5E TIMBERSTRAND LSL BY WEYERHAEUSER.
- WOOD I-JOISTS TO BE TJI BY WEYERHAEUSER.
- PROVIDE SIMPSON CONNECTORS AT POST/BEAM, POST BASE, JOIST/BEAM AND BEAM/BREAM CONNECTIONS. USAGE AND INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE SIMPSON HURRICANE TIES AT ROOF RAFTER CONNECTIONS TO STUD WALL CONNECTIONS OR SUPPORTING BEAMS.
- PROVIDE MINIMUM 3/4" PLYWOOD SHEATHING FOR FLOORS AND ROOFS. PLYWOOD TO BE APA-RATED EXPOSURE 1 GRADE C-D (CDX). PROVIDE 1/8" SPACE BETWEEN EDGES OF ADJACENT PLYWOOD PANELS AND STAGGER PANEL JOINTS BETWEEN ROWS OF SHEATHING
- ALL PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE GLUED AND SCREWED TO SUPPORTING WOOD FRAMING. GLUE SHALL CONSIST OF CONSTRUCTION GRADE ADHESIVE. SCREWS NOT TO BE PLACED WITHIN 3/8" OF PANEL EDGES. MAXIMUM SCREW SPACING TO BE 6", UNO. SCREWS TO BE MIN #8x2 1/2" LONG. SCREW LENGTH SHALL BE SUFFICIENT TO PROVIDE EMBEDMENT OF 10X SCREW DIAM INTO FRAMING.
- PROVIDE MINIMUM 1/2" PLYWOOD SHEATHING FOR EXTERIOR WALLS AND SHEAR WALLS. FASTEN SHEATHING TO STUDS WITH MINIMUM 8d NAILS @ 4' O.C..
- PROVIDE CONTINUOUS BLOCKING ABOVE INTERIOR SHEAR WALLS.
- MAXIMUM MOISTURE CONTENT OF DIMENSIONAL LUMBER AT TIME OF INSTALLATION TO BE 19%.
- SILL PLATE ANCHOR BOLTS: PROVIDE 1/2" DIA. ANCHOR BOLTS AT 2'-0" O.C. TWO BOLTS MINIMUM PER SILL PIECE WITH A BOLT WITHIN 10" OF EACH END OF EACH PIECE. BOLT SPACING SHALL BE COORDINATED PRIOR TO PLACING OF STUDS AND POSTS TO AVOID CONFLICTS. ALL BOLTS SHALL HAVE STEEL WASHERS. SEE TYPICAL DETAILS AND SHEAR WALL SCHEDULE FOR ADDITIONAL SILL BOLT REQUIREMENTS.
- PROVIDE PERPENDICULAR BLOCKING AT 32 INCHES O.C. BETWEEN ALL PERIMETER JOISTS AND EXTERIOR WALLS OR PERIMETER BEAMS.
- STAND-ALONE WOOD POSTS OVER CONCRETE SHALL BEAR UPON SIMPSON POST BASE EMBEDDED IN OR ANCHORED TO CONCRETE FOUNDATION.
- WASHERS SHALL ALWAYS BE INSTALLED BETWEEN BOLT HEADS OR NUTS AND WOOD OR ENGINEERED WOOD.

PRESSURE PRESERVATIVE TREATED (P.T.) WOOD

- ALL P.T. LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- ALL P.T. LUMBER SHALL BE UNINCISED.
- ALL WOOD IN CONTACT WITH THE GROUND, OR CONCRETE, OR EXPOSED TO THE WEATHER, SHALL BE PRESSURE-PRESERVATIVE TREATED AND SUITABLE FOR EXTERIOR USE AND GROUND CONTACT IN ACCORDANCE WITH AWPAs STANDARDS, UNO.
- FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD WITH COMPATIBLE PRESERVATIVE IN ACCORDANCE WITH AWPAs M4.
- ALL HARDWARE AND STEEL CONNECTORS USED IN CONTACT WITH P.T. LUMBER SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR OTHERWISE NOTED BY THE MANUFACTURER AS APPROVED FOR EXTERIOR USE AND FOR CONTACT WITH ALL P.T. LUMBER PRESERVATIVES. CARE SHALL BE TAKEN NOT TO MIX GALVANIZED MILD STEEL WITH STAINLESS STEEL IN CONNECTIONS.

ABBREVIATION LIST

ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B or BOT	BOTTOM
BEW	BOTTOM EACH WAY
BM	BEAM
BF	BRACED FRAME
BS	BOTH SIDES
CIP	CAST-IN-PLACE
CJ	CONTROL JOINTS
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST.JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
D	DEPTH
DIA OR Ø	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DWG	DRAWING
DWLS	DOWELS
EA	EACH
EE	EACH END
EF	EACH FACE
EL or ELEV	ELEVATION
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXIST	EXISTING
EXP BOLT	EXPANSION BOLT
EXP.JT	EXPANSION JOINT
EXT	EXTERIOR
FF	FAR FACE
FIN	FINISH
FIN FL	FINISHED FLOOR
FL	FLOOR
FND	FOUNDATION
FP	FULL PENETRATION
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GND	GROUND
GR	GRADE
H or HORIZ	HORIZONTAL
HEF	HORIZONTAL EACH FACE
HIF	HORIZONTAL INSIDE FACE
HOF	HORIZONTAL OUTSIDE FACE
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP (1000 POUNDS)
LL	LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
MAX	MAXIMUM
MFR	MANUFACTURER
MID	MIDDLE
MID-PT	MIDPOINT
MIN	MINIMUM
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
NWC	NORMALWEIGHT CONCRETE

ABBREVIATION LIST CONT'D

OC or O/C	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P/C	PRE-CAST
PEN	PENETRATION
PL	PLATE
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PT	PRESSURE-TREATED
PVC	POLYVINYL CHLORIDE
R or RAD	RADIUS
REF	REFERENCE
REINF	REINFORCE or REINFORCEMENT/ING
REQD	REQUIRED
RET	RETURN
REV	REVISION
SCHED	SCHEDULE
SECT	SECTION
SF	STEP FOOTING
SIM	SIMILAR
SOG	SLAB ON GROUND / GRADE
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL
T	TOP
TEMP	TEMPORARY
THK	THICK or THICKNESS
T/SLAB	TOP OF SLAB
TOC or...	TOP OF CONCRETE
TOS or T/ST	TOP OF STEEL
TOW or T/W	TOP OF WALL
TYP	TYPICAL
UL	UPPER LAYER
UNO	UNLESS NOTED OTHERWISE
V or VERT	VERTICAL
VEF	VERTICAL EACH FACE
VIF	VERIFY IN FIELD
VOF	VERTICAL OUTSIDE FACE
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



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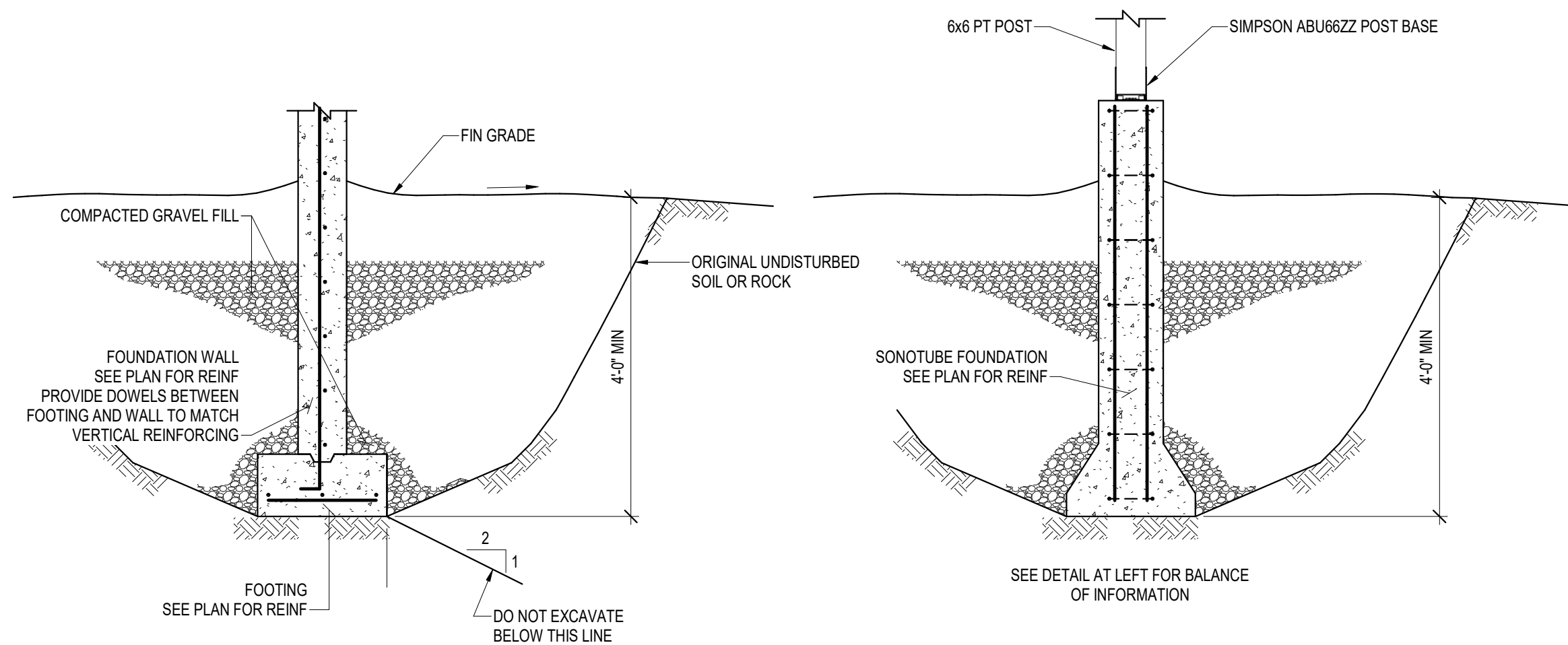
ARCHITECT
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OWNER
62-64 PROSPECT STREET CONDOMINIUM
 62-64 PROSPECT STREET
 CAMBRIDGE, MASSACHUSETTS 02139

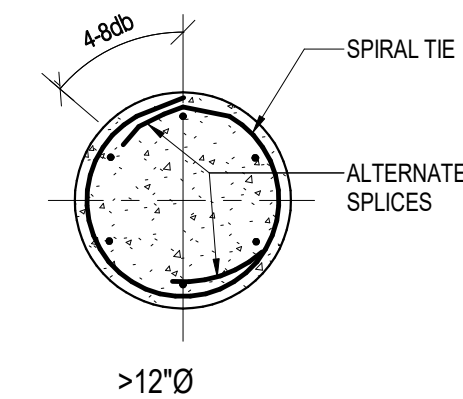
SCALE

**S.00
GENERAL NOTES**

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TYPICAL FOUNDATION DETAILS 1



TYPICAL CONCRETE PIER REINFORCEMENT 2



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SCALE 1/2" = 1'-0"

ACI TENSION DEVELOPMENT LENGTHS (Ld)					
BAR SIZE	LAP CLASS	f _c =4,000 PSI			
		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	19	28	15	22
	B	24	36	19	28
#4	A	25	37	19	29
	B	32	48	25	37
#5	A	31	47	24	36
	B	40	60	31	47
#6	A	37	56	29	43
	B	48	72	37	56

NOTES:

- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
- TENSION DEVELOPMENT LENGTHS OF STANDARD HOOKS ARE CALCULATED PER ACI 318-95, SECTION 12.5.3.2 AND 12.5.3.3, RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS. LENGTHS ARE IN INCHES.
- CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER, AND THE CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:
CASE 1: COVER AT LEAST 1.0 db AND c-c SPACING AT LEAST 3.0 db
CASE 2: COVER LESS THAN 1.0 db OR c-c SPACING LESS THAN 3.0 db
- LAP SPLICE LENGTHS ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS;
CLASS A = 1.0 Ld AND CLASS B = 1.3 Ld (ACI 318-95, SECTION 12.15.1).
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.

ACI HOOK DEVELOPMENT LENGTHS (Ldh)							
BAR SIZE	f _c IN PSI						
	f _c IN PSI						
	3000	4000	5000	6000	7000	8000	
#3	9	7	7	6	6	6	
#4	11	10	9	8	7	7	
#5	14	12	11	10	9	9	
#6	17	15	13	12	11	10	
#7	19	17	15	14	13	12	

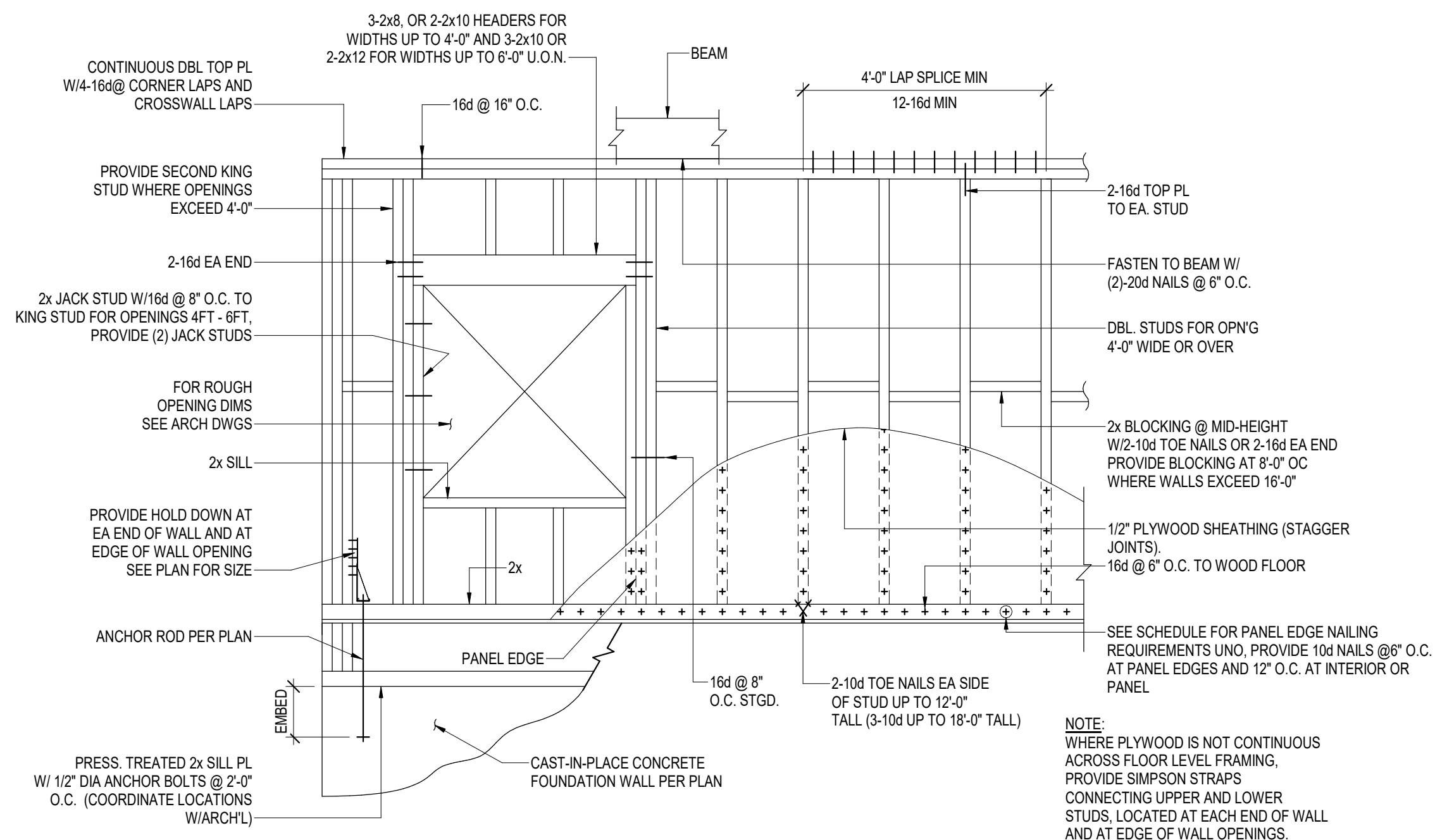
NOTES:

- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
- TENSION DEVELOPMENT LENGTHS OF STANDARD HOOKS ARE CALCULATED PER ACI 318-95, SECTION 12.5.3.2 AND 12.5.3.3, RESPECTIVELY. LENGTHS ARE IN INCHES.
- FOR BAR SIZES #3 THROUGH #11 ONLY:
A) IF CONCRETE COVER PER ACI 318-95 SECTIONS 12.5.3.2, THEN A MODIFICATION FACTOR OF 0.7 MAY BE APPLIED BUT THE LENGTH MUST NOT BE LESS THAN 8.0 db NOR 6 INCHES.
B) IF HOOK IS ENCLOSED IN TIES OR STIRRUPS PER ACI 318-95, SECTION 12.5.3.3, THEN A MODIFICATION FACTOR OF 0.8 MAY BE APPLIED BUT THE LENGTH MUST NOT BE LESS THAN 8.0 db NOR 6 INCHES.
- FOR EPOXY-COATED HOOKS, MULTIPLY THE TABULATED VALUES BY 1.2.

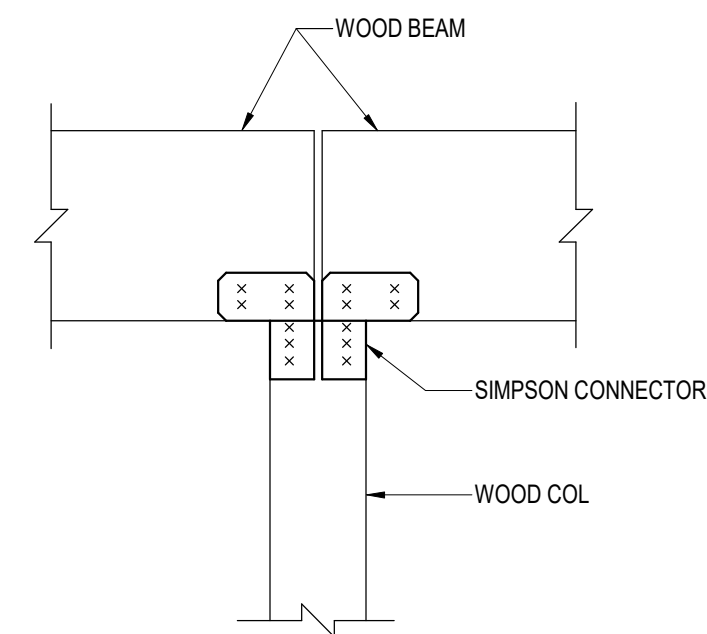
TYPICAL DEVELOPMENT AND LAP LENGTHS 3

S.01 TYPICAL DETAILS

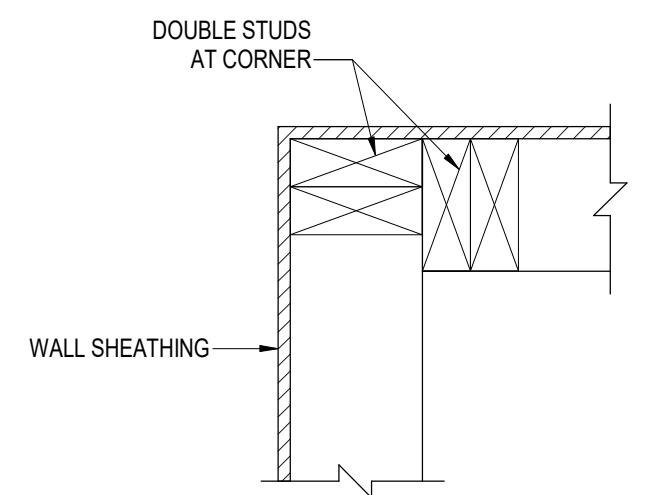
DATE	DESCRIPTION
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TYPICAL SHEAR WALL AND EXTERIOR WALL FRAMING ELEVATION 1



TYPICAL WOOD BEAM/WOOD COLUMN CONNECTION 2



TYPICAL STUD WALL CORNER DETAIL 3



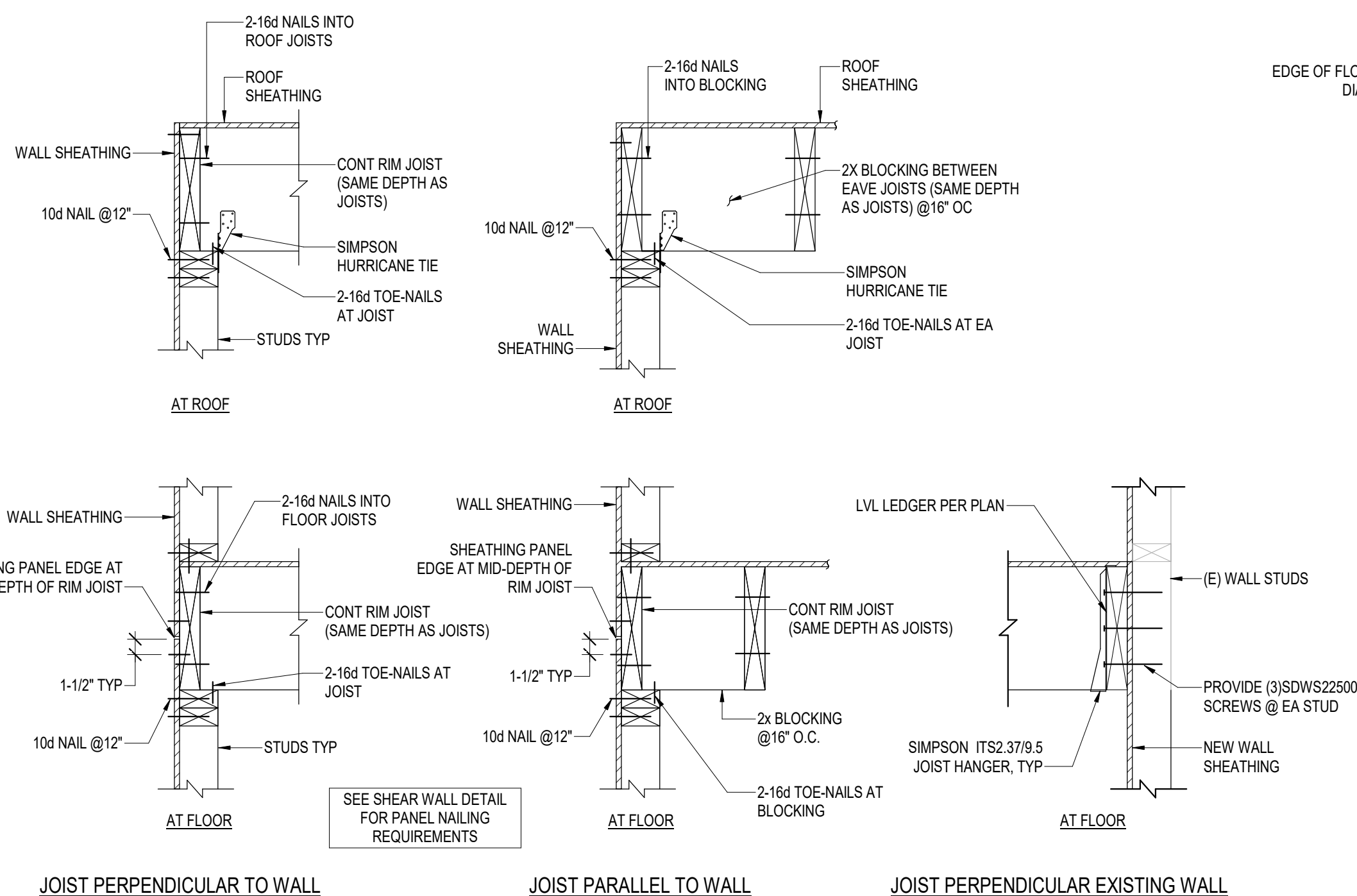
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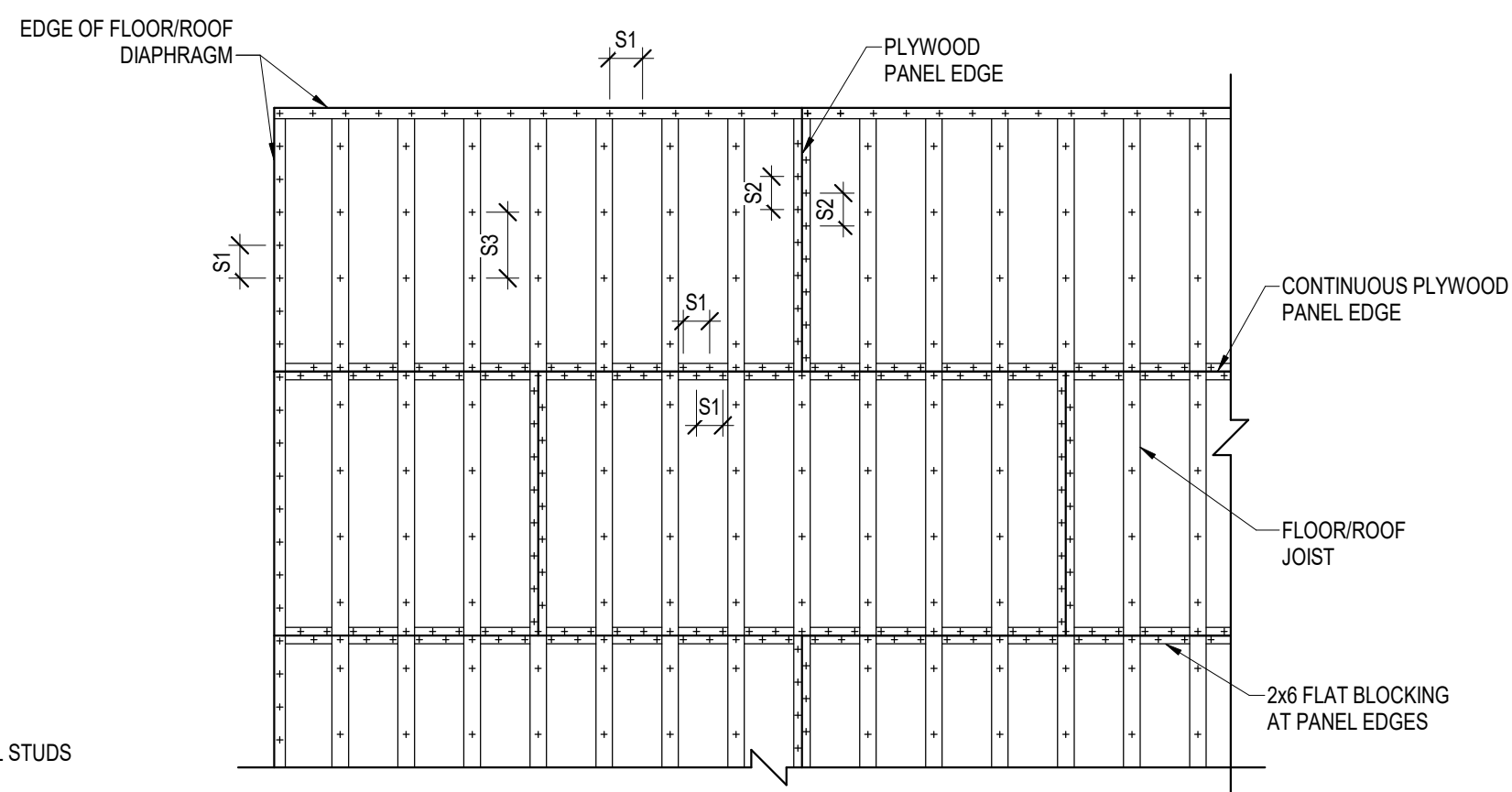
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02139

SCALE As indicated

S.02 TYPICAL DETAILS

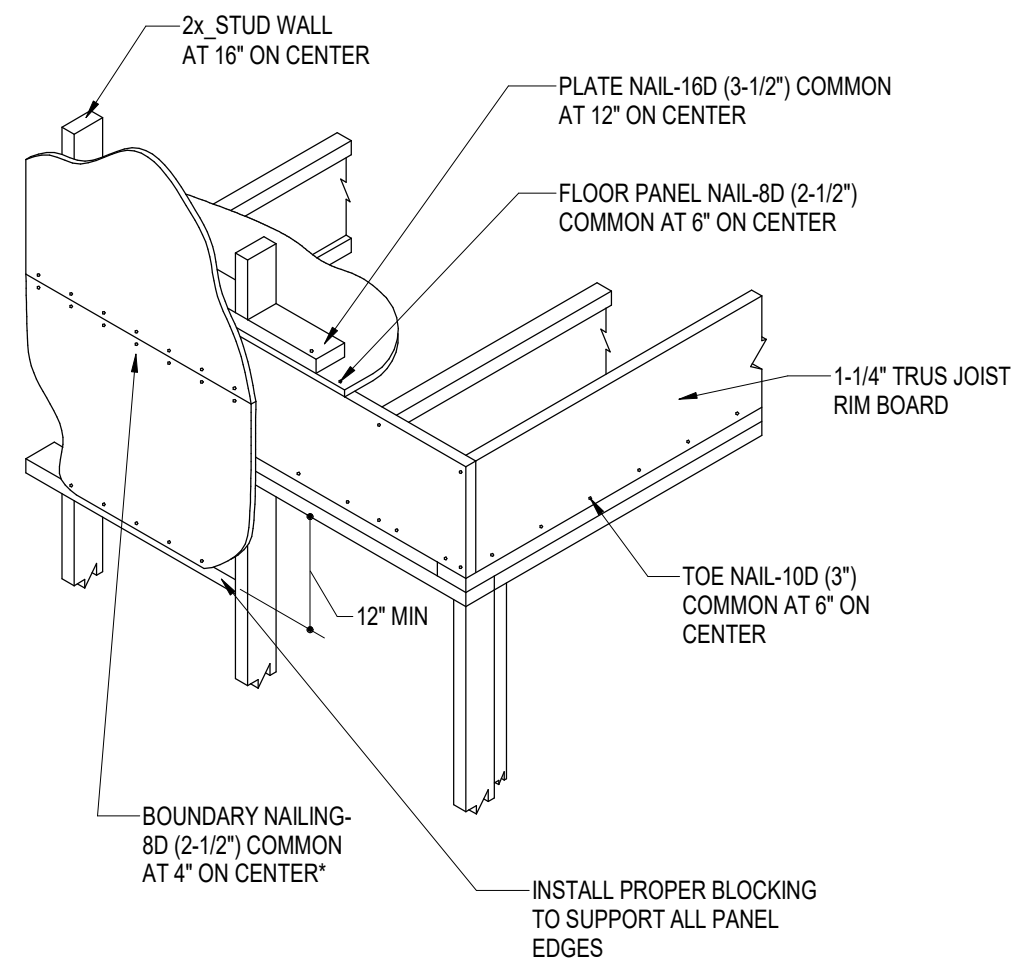


TYPICAL JOIST-STUD FRAMING DETAILS 4



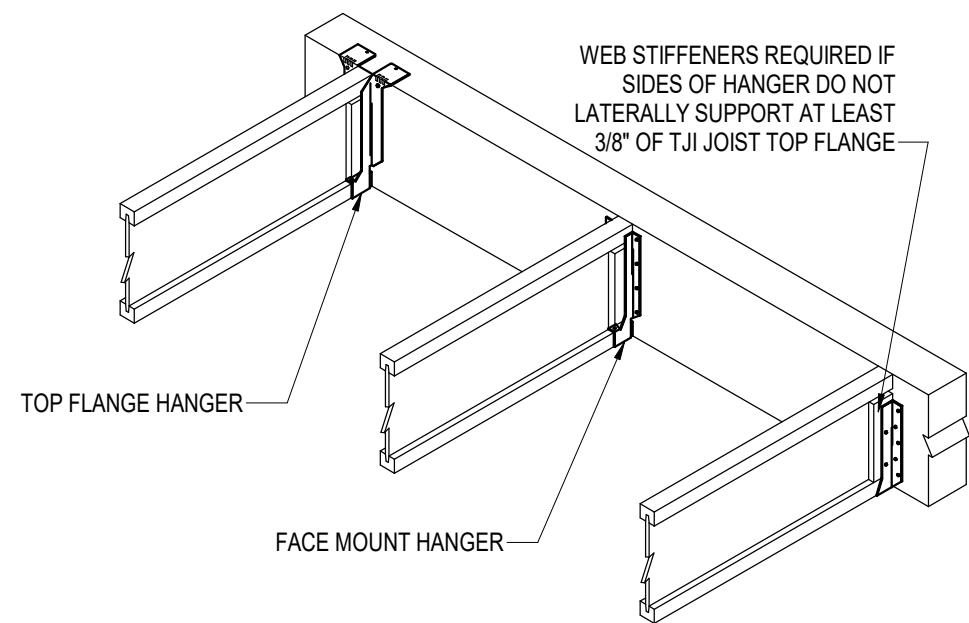
- NOTES:
- ROOF AND FLOOR SHEATHING TO BE 3/4" PLYWOOD.
 - SCREWS SHALL BE #8x2 1/2" WITH MINIMUM PENETRATION OF 1 1/2" IN FRAMING.
 - SCREW SPACING SHALL BE AS FOLLOWS:
S1 = 6 IN (AT DIAPHRAGM BOUNDARIES AND CONTINUOUS PANEL EDGES)
S2 = 6 IN (AT ALL OTHER PANEL EDGES)
S3 = 6 IN (AT INTERMEDIATE FRAMING MEMBERS)

TYPICAL FLOOR AND ROOF DIAPHRAGM SCREW LAYOUT 5



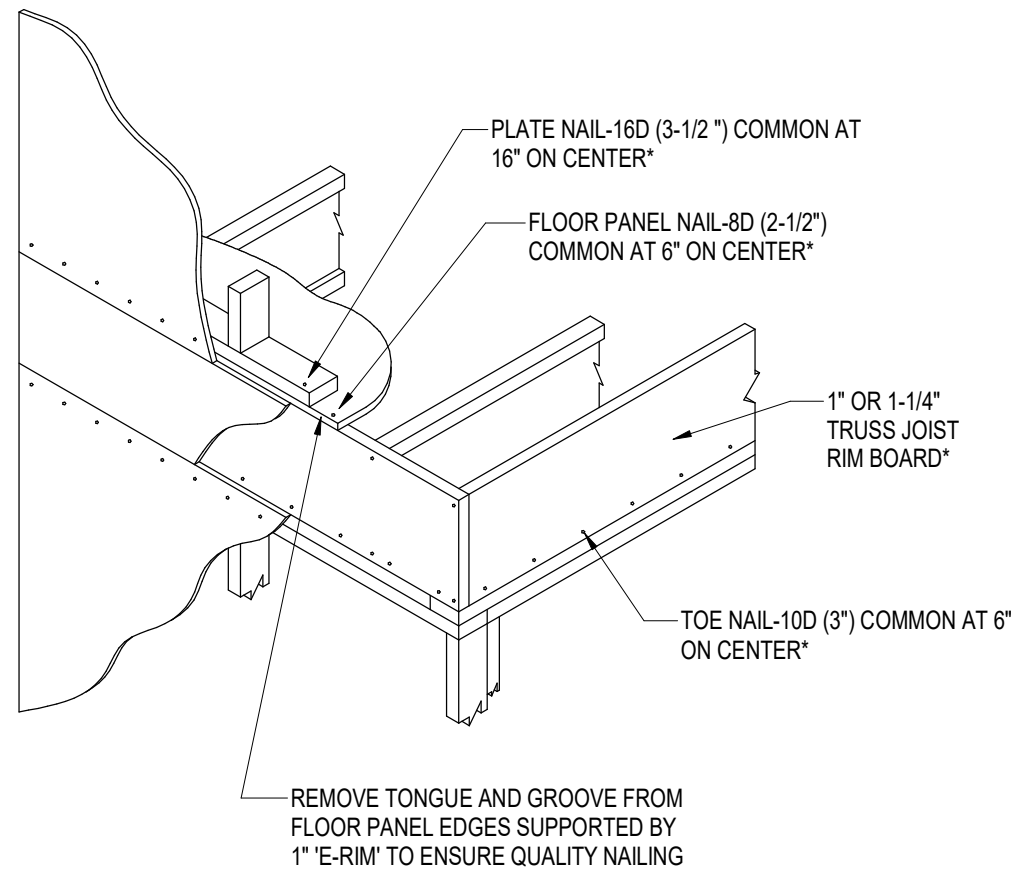
A3.4 *SEE TRUSS JOIST FRAMER'S POCKET GUIDE FOR ADDITIONAL INSTALLATION SPECIFICATIONS

A3.4 1



H1

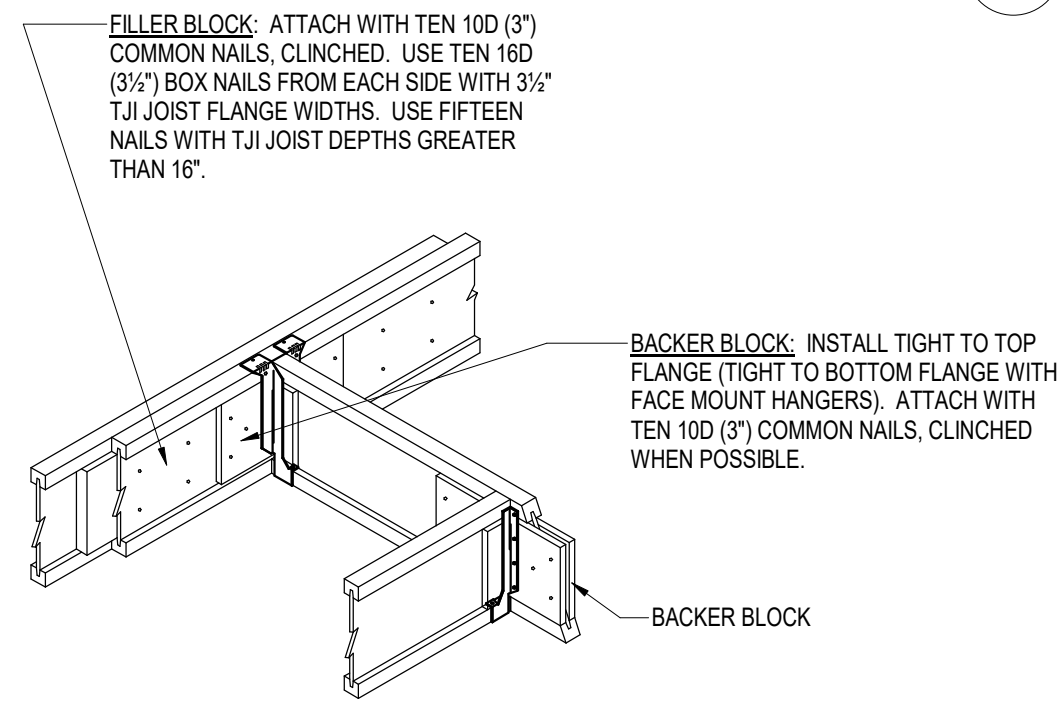
H1 3



A3 **A3.1** **A3.2** **A3.3**

*CONVENTIONAL CONSTRUCTION CODE MINIMUM FOR USE WITH A3 ONLY. SEE TRUSS JOIST FRAMER'S POCKET GUIDE FOR A3.1-A3.3 INSTALLATION SPECIFICATIONS.

A3, A3.1, A3.2, A3.3 2



H2

H2 4

DATE 10/10/23 **DESCRIPTION** BUILDING PERMIT SET



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49 MONTROSE ST
SOMERVILLE, MA 02143

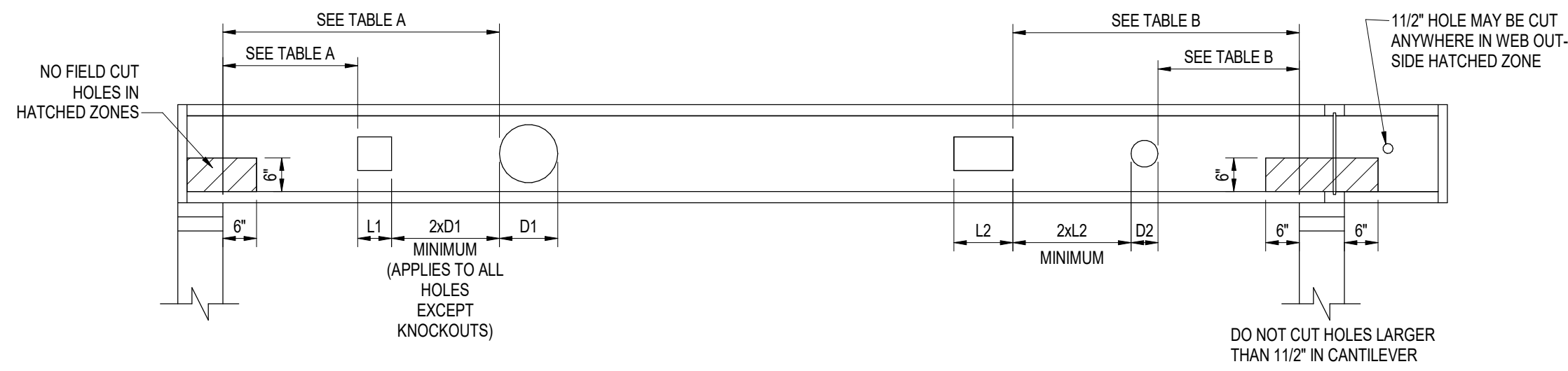
ARCHITECT
IAN KENNEY, AIA
171 WEST 8TH STREET
BOSTON, MA 02127

OWNER
62-64 PROSPECT STREET CONDOMINIUM
62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
02139

SCALE 1/2" = 1'-0"

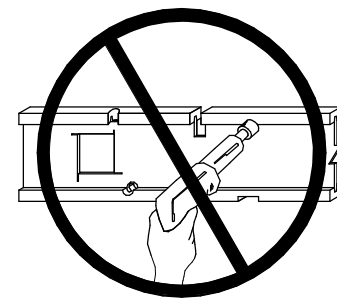
S.03
TYPICAL DETAILS

ALLOWABLE HOLES - TJI JOISTS



MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

DEPTH	TJI	ROUND HOLE SIZE				SQUARE OR RECTANGULAR HOLE SIZE			
		2"	3"	4"	6-1/2"	2"	3"	4"	6-1/2"
9-1/2"	110	1'-0"	1'-6"	2'-0"	5'-0"	1'-0"	1'-6"	2'-6"	4'-6"
	210	1'-0"	1'-6"	2'-0"	5'-0"	1'-0"	2'-0"	2'-6"	5'-0"
	230	1'-0"	2'-0"	2'-6"	5'-6"	1'-0"	2'-0"	3'-0"	5'-0"
	360	1'-6"	2'-0"	3'-0"	6'-0"	1'-6"	2'-6"	3'-6"	5'-6"

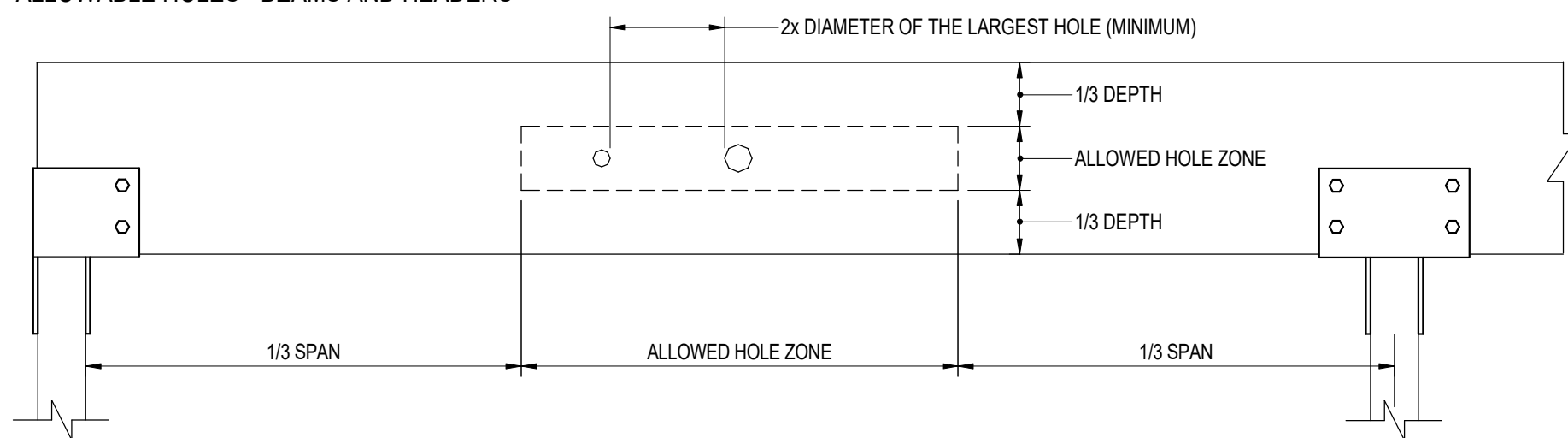


DO NOT CUT OR NOTCH FLANGE

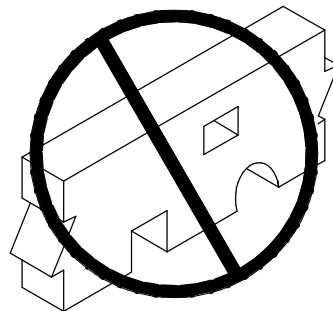
RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE.

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON CENTER; THEY DO NOT AFFECT HOLE PLACEMENT.
- FOR SIMPLE SPAN (5' MINIMUM) UNIFORMLY LOADED JOISTS MEETING THE REQUIREMENTS OF CURRENT TRUS JOIST PRODUCT GUIDES, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN PROVIDED NO OTHER HOLES OCCUR IN THE JOIST.
- DISTANCES ARE BASED ON THE MAXIMUM UNIFORM LOADS SHOWN IN CURRENT TRUS JOIST PRODUCT GUIDES. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS CONTACT YOUR TRUS JOIST REPRESENTATIVE.

ALLOWABLE HOLES - BEAMS AND HEADERS



- FOR UNIFORMLY LOADED BEAMS ONLY.
- RECTANGULAR HOLES ARE NOT ALLOWED.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



CUT ONLY ROUND HOLES AND ONLY IN THE CENTER OF BEAM

ROUND HOLE CHART

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4-3/8"	1"
5-1/2"	1-3/4"
7-1/4" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

ASSEMBLY	2-PLY (31/2" WIDE)	3-PLY (51/4" WIDE)	4-PLY (7" WIDE)
UNIFORM FASTENERS/ SPACING *	2 ROWS OF 10d (0.128"x3") MIN NAILS @ 6" O.C. OR 2 ROWS OF SIMPSON SDS 1/4"x3-1/2" SCREWS @ 19.2" O.C.	3 ROWS OF 10d (0.128"x3") MIN NAILS @ 6" O.C. - EACH SIDE OR 2 ROWS OF SIMPSON SDS	2 ROWS OF 1/4"x6" SIMPSON SDS SCREWS @ 12" O.C. EACH SIDE OR 2 ROWS OF 1/2"Ø A307 THRU-BOLTS @ 12" O.C.
ADDITIONAL FASTENERS REQ'D AT BEAMS FRAMING IN W/ TOP OR FACE MOUNTED HANGERS **	8-1/4"x3-1/2" SIMPSON SDS SCREWS	8-1/4"x3-1/2" SIMPSON SDS SCREWS - EACH SIDE OF MAIN BEAM	8-1/4"x6" SIMPSON SDS SCREWS - EACH SIDE OF MAIN BEAM

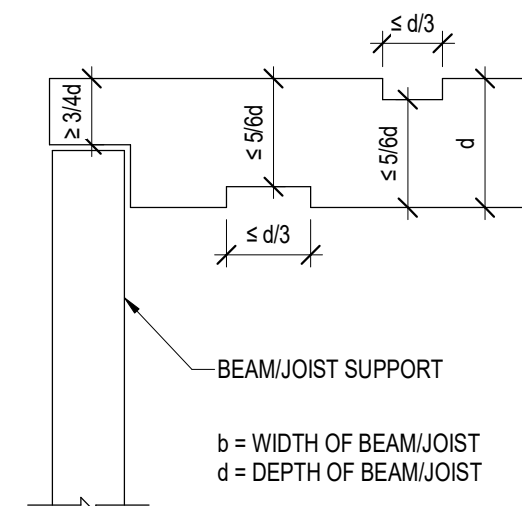
* - FASTENERS SHOWN DIAGRAMMATICALLY. REFER TO QUANTITIES AND SPACINGS SPECIFIED HEREIN FOR NUMBER OF ROWS AND TYPES OF FASTENERS REQUIRED.

** - INSTALL WITH HALF OF SPECIFIED ADDITIONAL FASTENERS 6" AWAY FROM EACH SIDE OF BEAM FRAMING IN.

NOTES:

- MINIMUM END DISTANCE FOR BOLTS AND SCREWS IS 6".
- STAGGER FASTENERS ON OPPOSITE SIDES OF BEAM BY 1/2 THE REQUIRED CONNECTOR SPACING.
- WASHERS ARE REQUIRED AT ALL BOLTS.
- DRILLED HOLES FOR 1/2" THROUGH BOLTS SHALL BE 9/16" MAXIMUM.

LVL LAMINATION SCHEDULE FOR SIDE-LOADED BEAMS



NOTES:

- NO NOTCHES ARE PERMITTED IN THE MIDDLE LINE OF THE SPAN.
- NO NOTCHES ARE PERMITTED IN THE BOTTOM (TENSION FACE) WHEN $b \geq 3-1/2"$ (EXCEPT WHEN NOTCHED AT ENDS FOR BEARING OVER A SUPPORT)

DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



STRUCTURAL ENGINEER

SCOTT RABOLD
49 MONTROSE ST
SOMERVILLE, MA 02143

ARCHITECT

IAN KENNEY, AIA
171 WEST 8TH STREET
BOSTON, MA 02127

OWNER

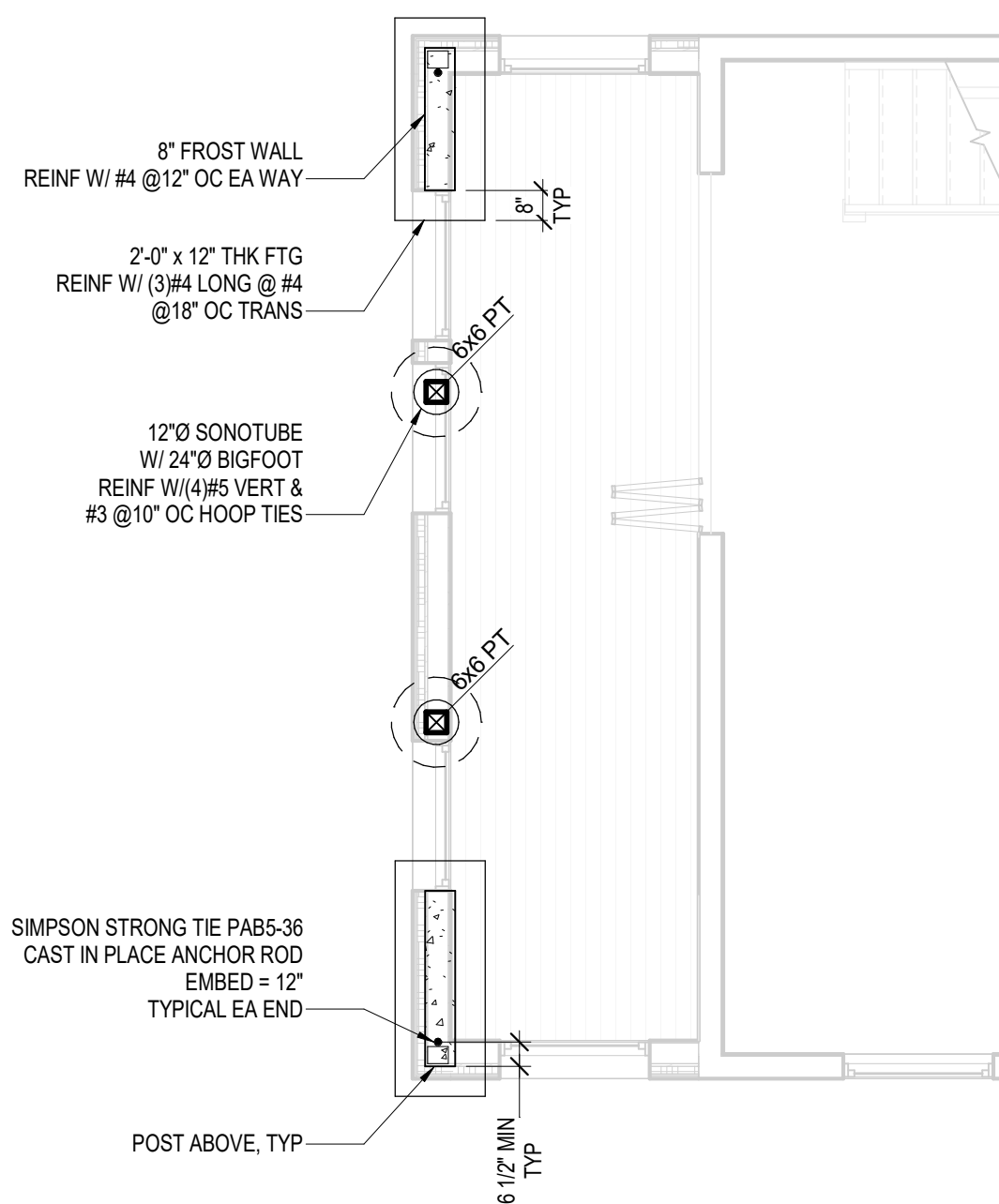
62-64 PROSPECT STREET
CONDOMINIUM

62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
02139

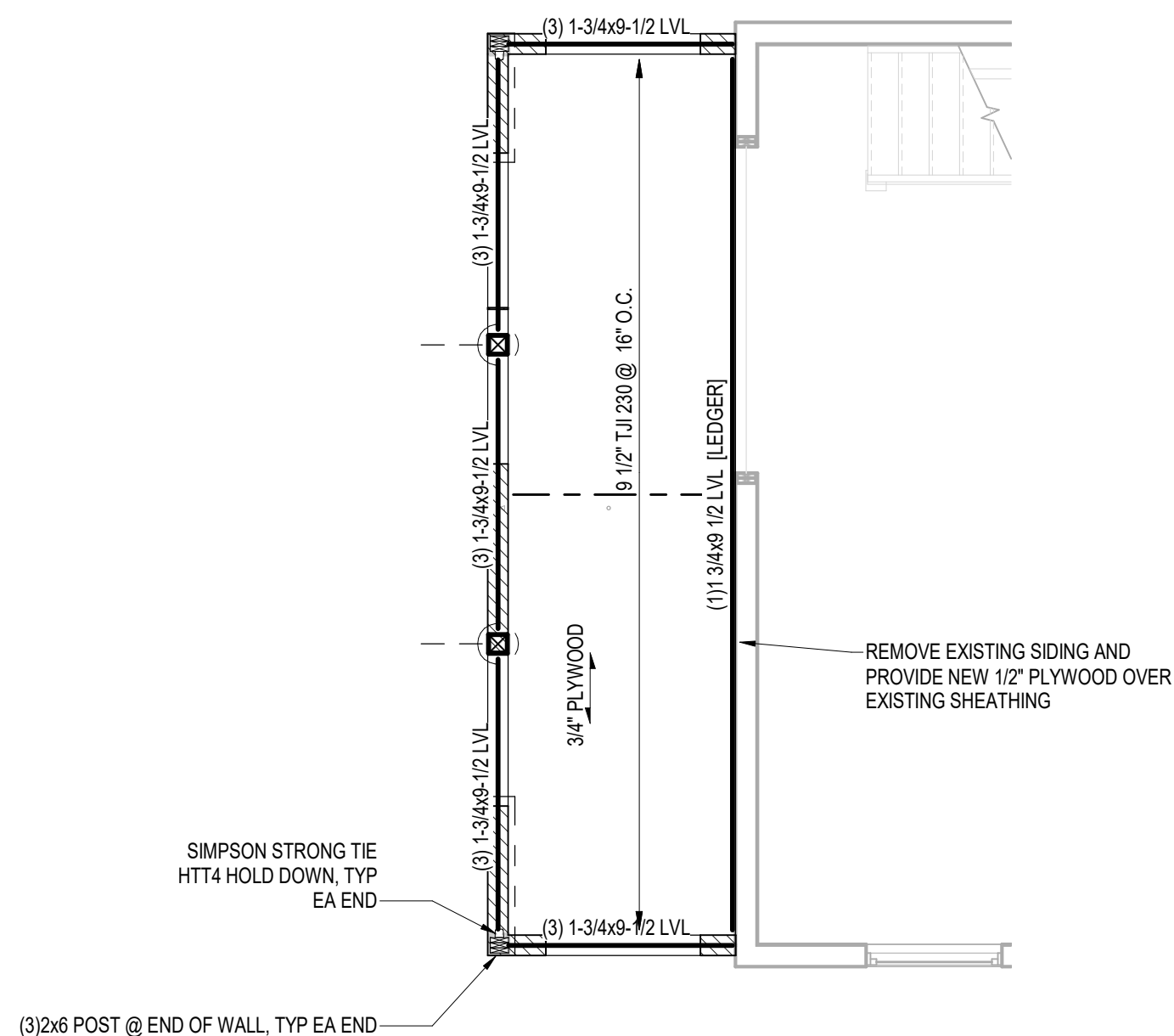
SCALE As indicated

S.04
TYPICAL DETAILS

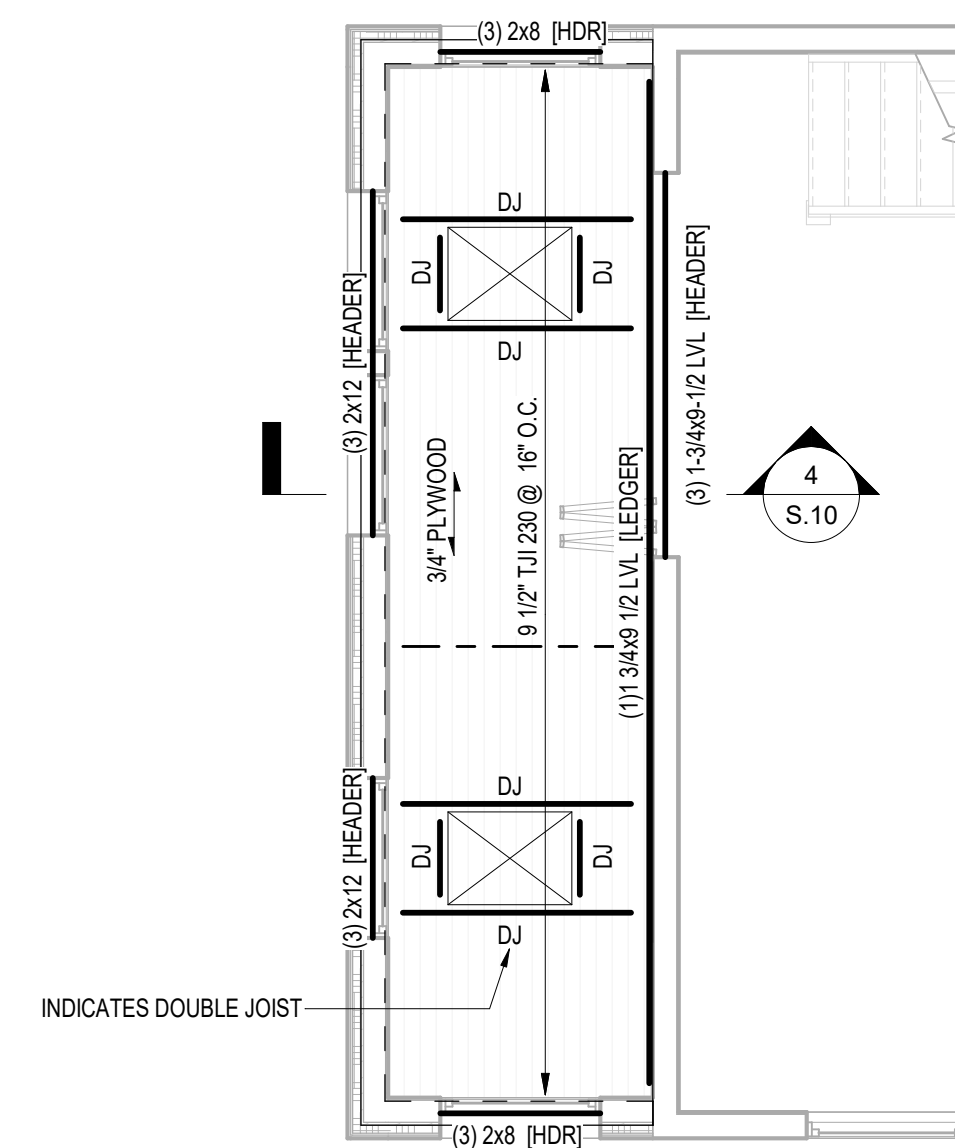
DATE	DESCRIPTION
10/10/23	BUILDING PERMIT SET



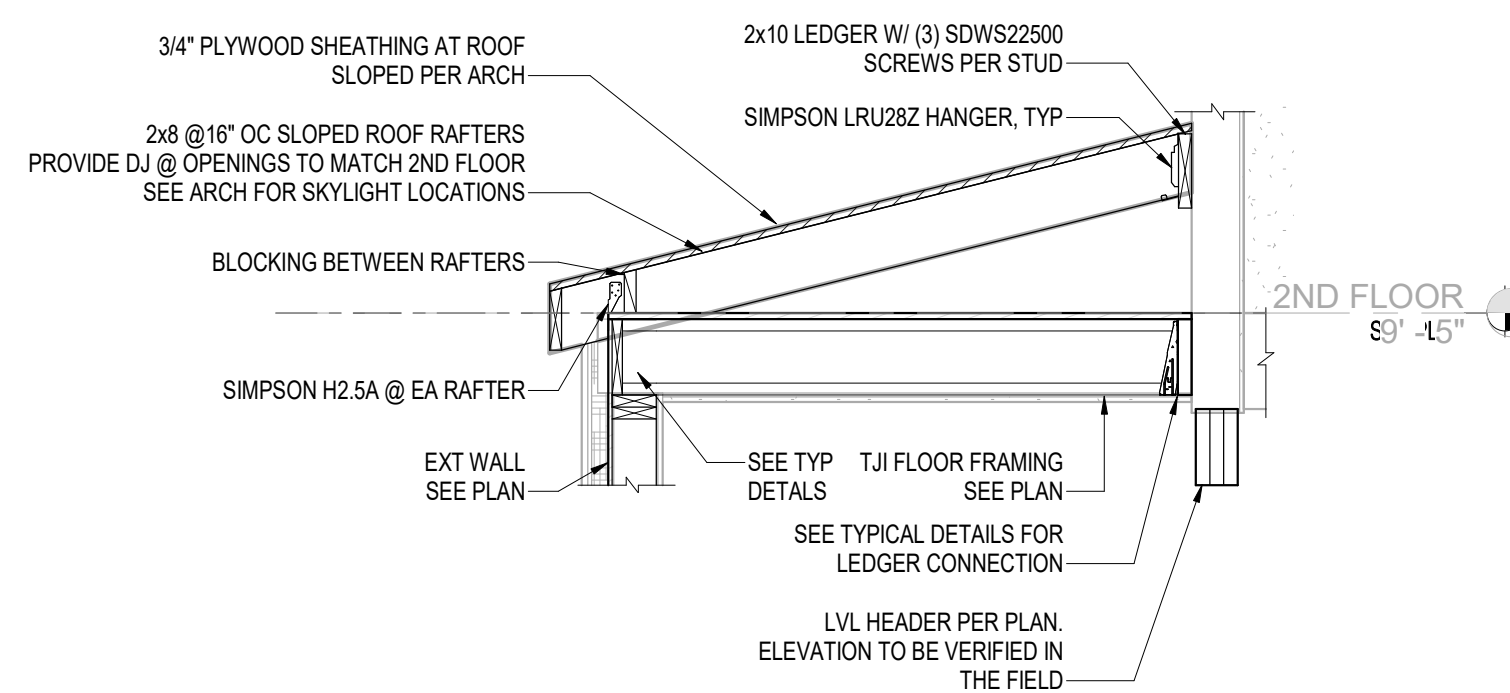
FOUNDATION PLAN
1/4" = 1'-0" **1**



GROUND FLOOR FRAMING
1/4" = 1'-0" **2**



2ND FLOOR FRAMING
1/4" = 1'-0" **3**



SECTION - ROOF FRAMING
1/2" = 1'-0" **4**



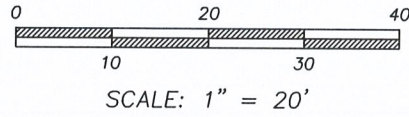
STRUCTURAL ENGINEER
SCOTT RABOLD
49 MONTROSE ST
SOMERVILLE, MA 02143

ARCHITECT
IAN KENNEY, AIA
171 WEST 8TH STREET
BOSTON, MA 02127

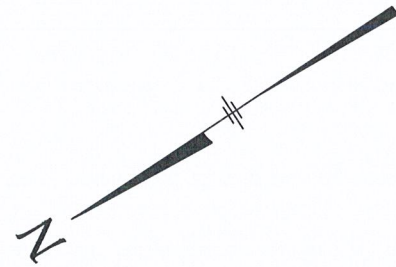
OWNER
62-64 PROSPECT STREET CONDOMINIUM
62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS 02139

SCALE As indicated

S.10 STRUCTURAL PLANS



SCALE: 1" = 20'



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: 62-64 PROSPECT STREET CONDOMINIUM

TITLE REFERENCE: BK 34494 PG 421

PLAN REFERENCE: 1051 OF 1984, 208 OF 1980 & 11 OF 2002

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

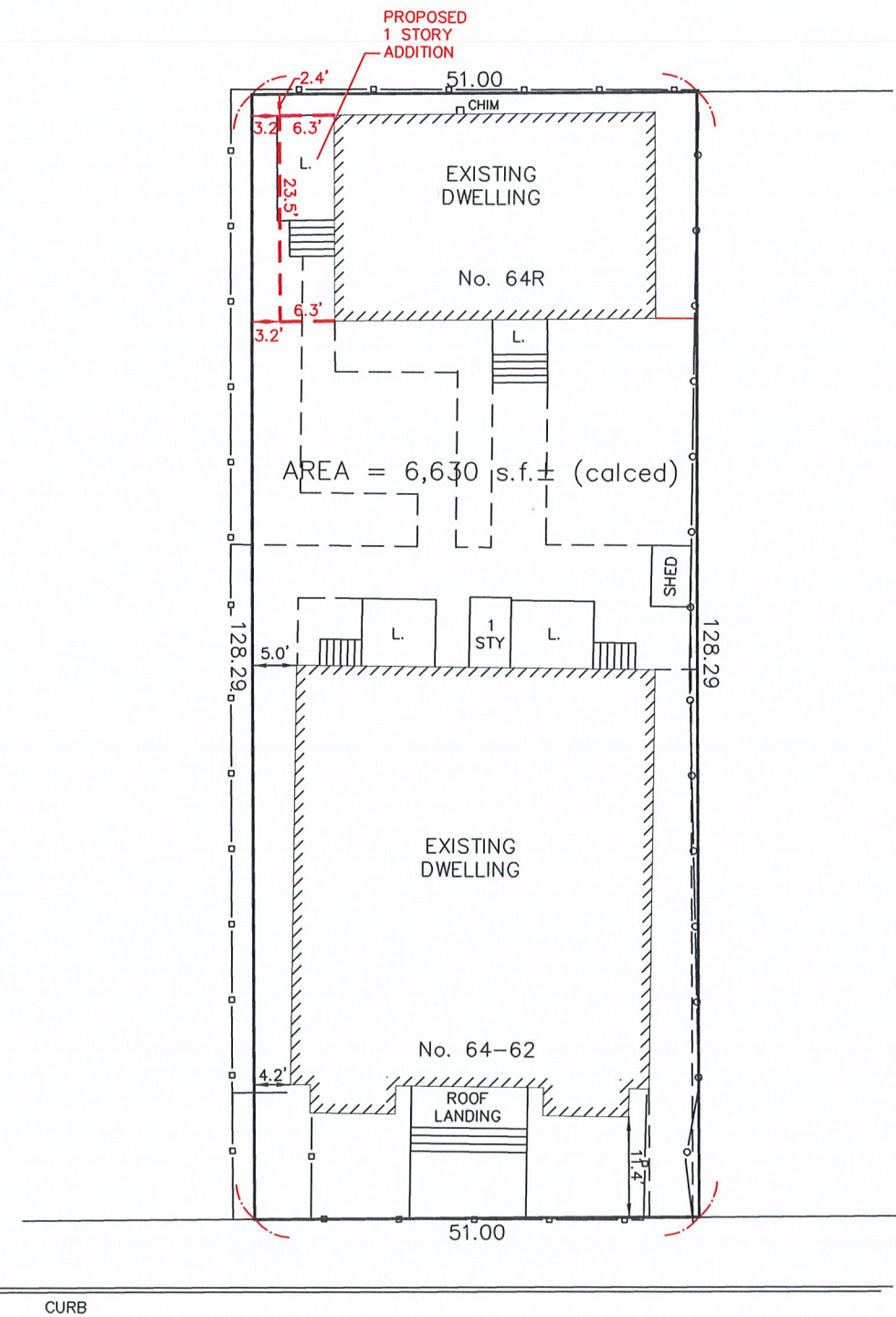
TO: RAFFI MARDIROSIAN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 12, 2023
DATE OF PLAN: SEPTEMBER 15, 2023


RICHARD J. MEDE, JR. P.L.S.

09/15/2023
DATE:



PROSPECT STREET

CERTIFIED PLOT PLAN
62 -64 PROSPECT STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

RAFFI MARDIROSIAN

DRAWN CAV	CHECKED RJM	FILE No. 22067
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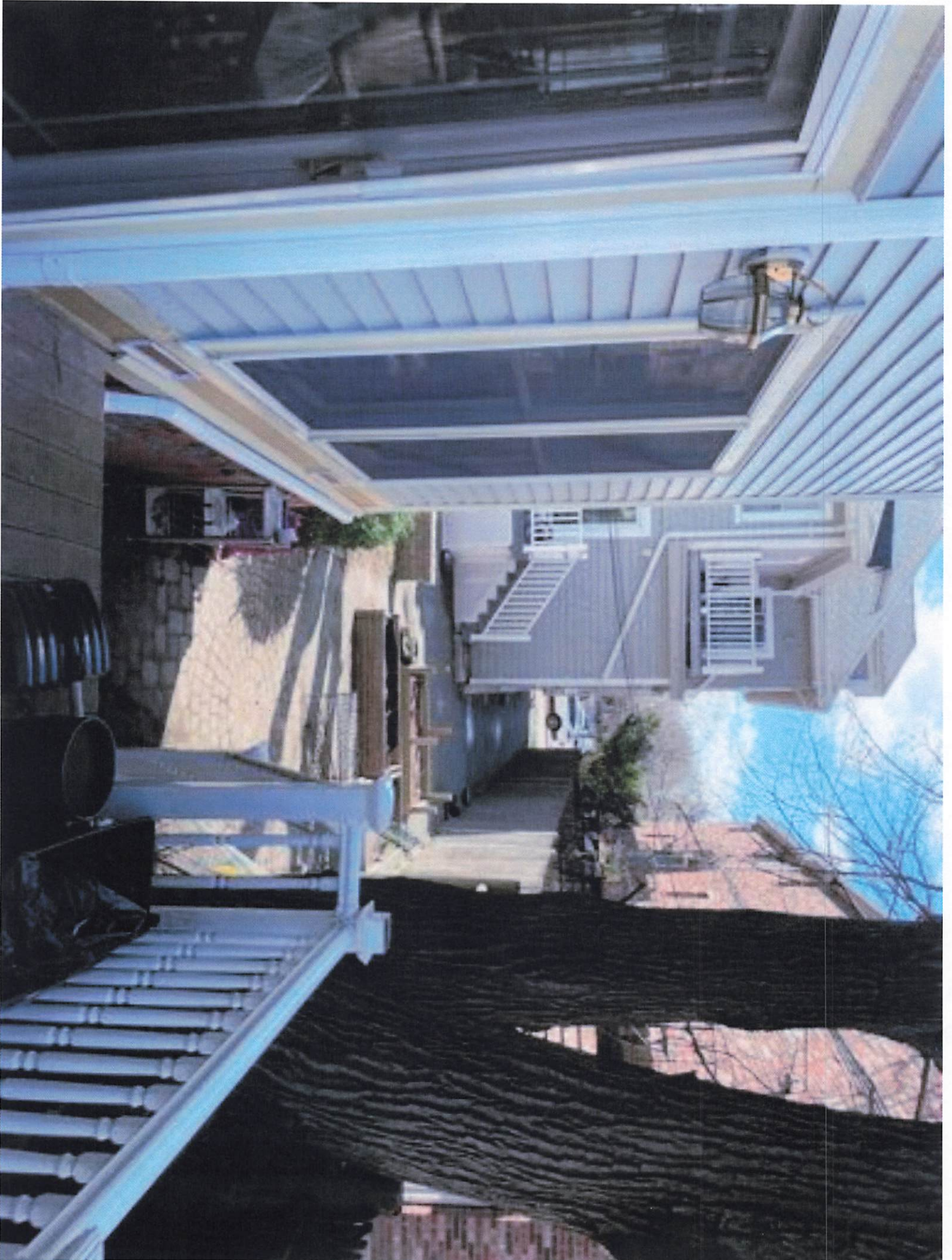














CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

2022 AUG 31 PM 12:15
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 170485

LOCATION: 64 Prospect Street – Unit 64R/5 Business A-1 Zone
Cambridge, MA

PETITIONER: Raffi Mardirosian

PETITION: Variance: To extend deck, create new steps and enclose deck to accommodate a home office.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: June 30, 2022 & July 7, 2022

DATE OF PUBLIC HEARING: July 14, 2022

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR	<input checked="" type="checkbox"/>
JIM MONTEVERDE – VICE-CHAIR	<input checked="" type="checkbox"/>
CONSTANTINE ALEXANDER	<input type="checkbox"/>
ANDREA A. HICKEY	<input type="checkbox"/>
LAURA WERNICK	<input type="checkbox"/>

ASSOCIATE MEMBERS:

SLATER W. ANDERSON	<input type="checkbox"/>
ALISON HAMMER	<input type="checkbox"/>
JASON MARSHALL	<input checked="" type="checkbox"/>
MATINA WILLIAMS	<input checked="" type="checkbox"/>
WENDY LEISERSON	<input checked="" type="checkbox"/>

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.

Case No: BZA-170485
Location: 64 Prospect Street, Unit 64R/5
Petitioner: Raffi Mardirosian

On July 14, 2022, Petitioner Raffi Mardirosian appeared before the Board of Zoning Appeal requesting a variance in order to extend a deck, create new steps, and enclose the deck to accommodate a home office. The Petitioner requested relief from Article 5, Section 5.31, and Article 10, Section 10.30 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application, including information about the project, plans, and photographs.

Mr. Mardirosian stated that his house was located on the corner of a busy intersection in a business district. He stated that the proposal was to replace an existing deck with a slightly larger enclosed home office to accommodate his working from home due to the pandemic. He stated that the enclosure would abut a parking lot and so would not adversely affect any neighbors.

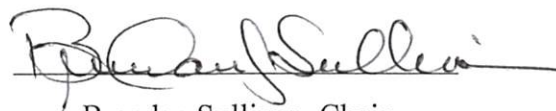
The Chair asked if anyone wished to be heard on the matter and no one indicated such.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the petitioner, because it would preclude the petitioner from adding and enclosing an area outside of the footprint of the building, into the side yard setback; that the Board find that the setback violation was the only new violation being created; that the Board find that, due to the size of the lot and the placement of the existing structure on it, the petitioner was encumbered by the existing Ordinance; that the Board find that the relief requested was de minimis, would allow the petitioner a covered area to enter and exit the structure, and would provide some much-needed additional office space; that the Board find that, due to the pandemic, societal trends had changed; that the Board find that the existing deck was the only area in which the petitioner could accommodate an office space; that the Board find that the hardship owed to the size and shape of the lot, which particularly affected this structure and did not generally affect the zoning district in which it was located; that the Board find that the structure was in a business district surrounded by a parking area; that the Board find that the hardship was related to the Ordinance's setback requirements; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board find that the proposed room was off the existing structure, that the existing deck had very little utility, and that it could be utilized better by being enclosed; and that the Board find that desirable relief could be granted without nullifying or substantially derogating from the intent and purpose of the Ordinance to allow homeowners to make small additions to their structures to better accommodate societal trends, especially those related to the current pandemic and the need to work from home, by providing some office space.

The Chair further moved that the Board specifically find that, based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A, §10 and that the Board grant the variance for the requested relief on the condition that the work comply with the drawings entitled, "62-64 Prospect Street Condominium," prepared by Ian Kenney and as initialed by the Chair at the July 14, 2022 hearing, and with the supporting statements and dimensional form submitted.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Sullivan, Monteverde, Marshall, Leiserson, and Williams). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 8-31-22 by Maria Pacheco, Clerk.

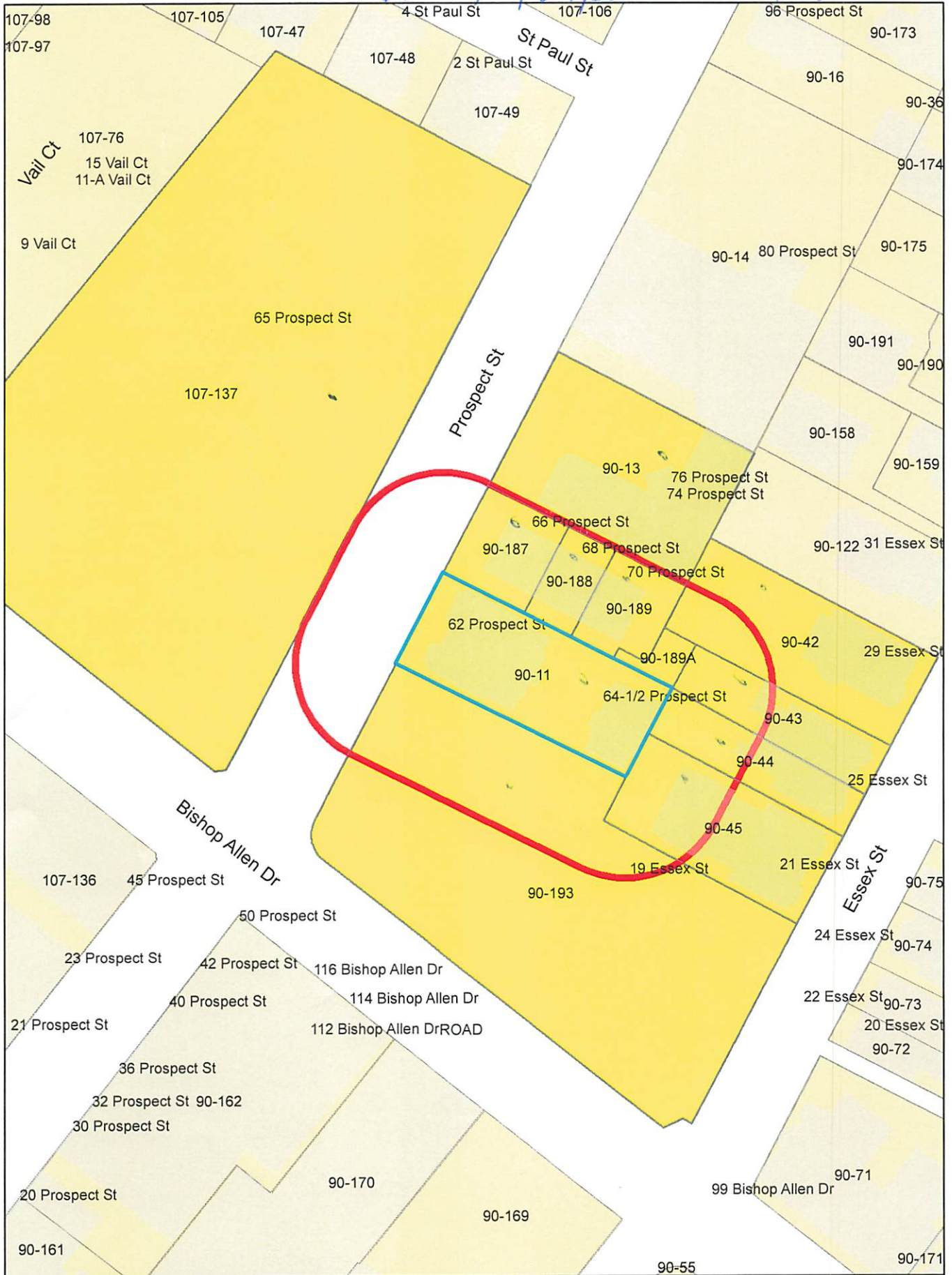
Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.

62-64 Prospect St 64R/S-



62-64 Prospect St 64R/S

90-45
YUNG, JASON M. & JOANN L. YUNG
21-23 ESSEX ST. #21-2
CAMBRIDGE, MA 02139

90-45
BRAYANOV, JORDAN
21 ESSEX ST UNIT 1/R
CAMBRIDGE, MA 02139

90-11
MARDIROSIAN, RAFFI WEISS, ZOE FREEMAN
64R-5 PROSPECT ST
CAMBRIDGE, MA 02139

90-45
KING, MELISSA LEE
21-23 ESSEX ST UNIT 21-1F
CAMBRIDGE, MA 02139

90-45
LEE MIN YOUNG
2041 NW 57TH ST APT 106
SEATTLE, WA 98107

90-43
27 ESSEX STREET LLC
405 CONCORD AVE UNIT 617
BELMONT, MA 02478

90-11
SIXTY FOUR PROSPECT STREET LLC
64R PROSPECT ST
CAMBRIDGE, MA 02139

90-45
EVANS, LEIGH & THOMAS SULLIVAN
21-23 ESSEX ST #23/3
CAMBRIDGE, MA 02139

90-189
TSOU, YU-SING & JOHN H.C. TSOU
70 PROSPECT ST
CAMBRIDGE, MA 02139

90-188
CHANG, LIPAI & YU-LANG TSOU
1525 CAMBRIDGE STREET
CAMBRIDGE, MA 02139-2503

90-45
HILL IAN G M & JULIA WILLIAMS
21-23 ESSEX ST - UNIT 23-1
CAMBRIDGE, MA 02139

90-187
NAHABEDIAN, MARKAR K.
66 PROSPECT STREET
CAMBRIDGE, MA 02139

90-45
VIDOLOV, ZAPRIAN
21-23 ESSEX ST - UNIT 21-3
CAMBRIDGE, MA 02139

90-42
TRUESDELL, CLIFFORD A. V.
4578 NE 72ND AVE
PORTLAND, OR 97218

107-137
U.S. REIF CENTRAL PLAZA MASS. LLC.
C/O INTERCONTINENTAL REAL.
1270 SOLDIERS FIELD RD
BOSTON, MA 02135-1003

90-13
74 PROSPECT ST., LLC C/O PEACE OF MIND
BENNETT, ATKINSON & ASSOC, PC
9300 WEST COURTHOUSE RD SUITE 206
MANASSAS, VA 20110

90-44
HANIG, ESTHER M, & ROSE S. HANIG T
RUSTEE OF THE 25 ESSEX ST. REALTY TR
25 ESSEX ST
CAMBRIDGE, MA 02139

90-193
U.S. REIF CENTRAL PLAZA MASS. LLC.
C/O INTERCONTINENTAL REAL.
1270 SOLDIERS FIELD RD
BOSTON, MA 02135-1003