

# HISTORIC COMMISSION REVIEW

## 25 JACKSON STREET

### CAMBRIDGE, MA 02140



**LIST OF SYMBOLS**

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO AD1 DRAWINGS.
	NEW STRUCTURE OR PARTITION.
	FINISH ELEVATION.
	ROOM TAG
	GENERAL DETAIL.
	WALL SECTION
	INTERIOR ELEVATION
	FINISH TAG
	DOOR IDENTIFICATION SYMBOL
	WALL TYPE TAG
	WINDOW IDENTIFICATION SYMBOL
	FLOOR FINISH SYMBOL
	DUPLEX OUTLET
	GROUND FAULT OUTLET
	CAT 5/COAX/DATA
	CARBON MONOXIDE DETECTOR
	SMOKE ALARM
	LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
	LIGHT FIXTURE (SCONCE)
	LIGHT FIXTURE (RECESSED)
	EXHAUST FAN

**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR
CL	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
GL	GLASS
GWB	GYP/PLUM WALLBOARD
HT	HEIGHT
HWWD	HARDWOOD
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
REQD	REQUIRED
RL	RAIN LEADER
STL	STEEL
STR	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/	WITH
WNDW	WINDOW

**SITE LOCATION**

**CONTACT**

**ARCHITECT**  
Anderson Porter Design  
875 Main Street, #2  
Cambridge, MA 02139

Don Anderson  
617-354-2501

**OWNER**  
DND Homes, LLC  
271 Lincoln Street, Suite 10  
Lexington, MA 02421

Ozan Dokmeoglu  
781-460-8437

**DRAWING LIST**

G0.1	COVER SHEET
C-1	EXISTING CIVIL PLAN
A1.0	PROPOSED SITE PLAN
AX1.1	EXISTING FLOOR PLANS
AX2.1	EXISTING ELEVATIONS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ELEVATIONS

**BUILDING CODE REVIEW**

PROJECT DESCRIPTION: DEMOLITION OF EXISTING TWO-FAMILY - CONSTRUCTION OF TWO SINGLE FAMILY STRUCTURES

CH-3 Use & Occupancy: R-2

CH-4 Special Detailed Requirements based on Use & Occupancy

420.2 Separation Walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with section 709. -3-Hour.

420.3 Horizontal Separations. Floor assemblies separating dwelling units in the same building, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with section 712. -3-Hour.

CH-5 General Building Height & Area: Table 503 - Allowable Building Height & Area:

Construction Type V-A:	R-2
Use	R-2
Height/Area	3+1-4/12,000

504.2 Automatic Sprinkler System Increase. An approved Automatic sprinkler system in accordance w/ 903.1.1. . . and the maximum number of stories in increased by 1.

CH-6 Type of Construction

Table 601 - FIRE RESISTANT RATING REQUIREMENTS FOR BUILDING ELEMENTS - CONSTRUCTION TYPE V-A (HOURS):	
PRIMARY STRUCTURAL FRAME:	1
BEARING WALLS:	1
EXTERIOR:	1
INTERIOR:	1
NON BEARING WALLS & PARTITIONS EXTERIOR:	0
(602) FIRE SEPARATION DISTANCE Xx5' Occupancy R, R-2:	1
INTERIOR:	0
FLOOR CONSTRUCTION:	1
ROOF CONSTRUCTION & SECONDARY MEMBERS:	1

CH-9 Fire Protection System

903 Automatic sprinkler system - Not Required

CH-10 Means of Egress

1004.1 Design Occupant Load.

Table 1004.1.1	
R-2	3 units x 2 beds x 2 bedrooms = 12
1005 Minimum Egress Width: Egress Width: = 36"	
Table 1006.3.2(1): For stories with one exit or access to one exit for R-2 occupancies maximum common path of egress travel distance = 125'. Actual = 97'	
1007.2 Elevator not required. - (see 521 below)	

**SECTION 1009 STAIRWAYS**

1009.4.2 Riser height and tread depth. EXCEPTIONS: 1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36".

5. In Group R-3 occupancies: within dwelling units in Group R-2 occupancies; and in Group U occupancies that area accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 7 3/4 inches (197mm); the minimum tread depth shall be 10 inches (254 mm); the minimum nosing tread depth at the walkline shall be 10 inches (254mm); and the minimum nosing tread depth shall be 6 inches (152mm). A nosing not less than 1/2 inch (12.7 mm) but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid nosings where the tread depth is less than 11 inches (279mm).

1009.5 Stairway Landing. . . Doors Opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open the door shall not project more than 7 inches into a landing.

**SECTION 1012 HANDRAILS**

1012.2 Height. Measured above stair tread nosings shall be uniform, not less than 34 inches and not more than 38 inches

**SECTION 1013 GUARDRAILS**

1013.2 Height. Required guards shall not be less than 42 inches high measured vertically above the adjacent walking surfaces, . . . or the line connecting the leading edges of the treads.

**SECTION 1015 EXIT & EXIT ACCESS DOORWAYS**

Exception: In group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.1.2

CH-11 ACCESSIBILITY - ARCHITECTURAL ACCESS BOARD. - Project will comply with 521 CMR as required.

**REVISIONS**

No.	Description	Date

**AndersonPorterDesign**  
875 Main Street Cambridge, MA 02139  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 25 JACKSON STREET

Address: 25 JACKSON STREET  
CAMBRIDGE, MA  
02140

Title: COVER SHEET

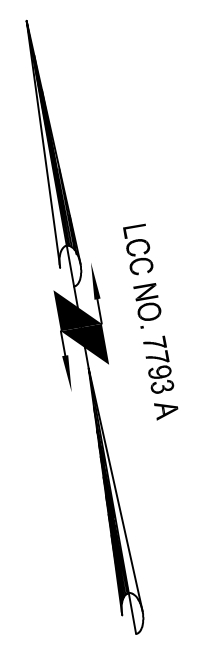
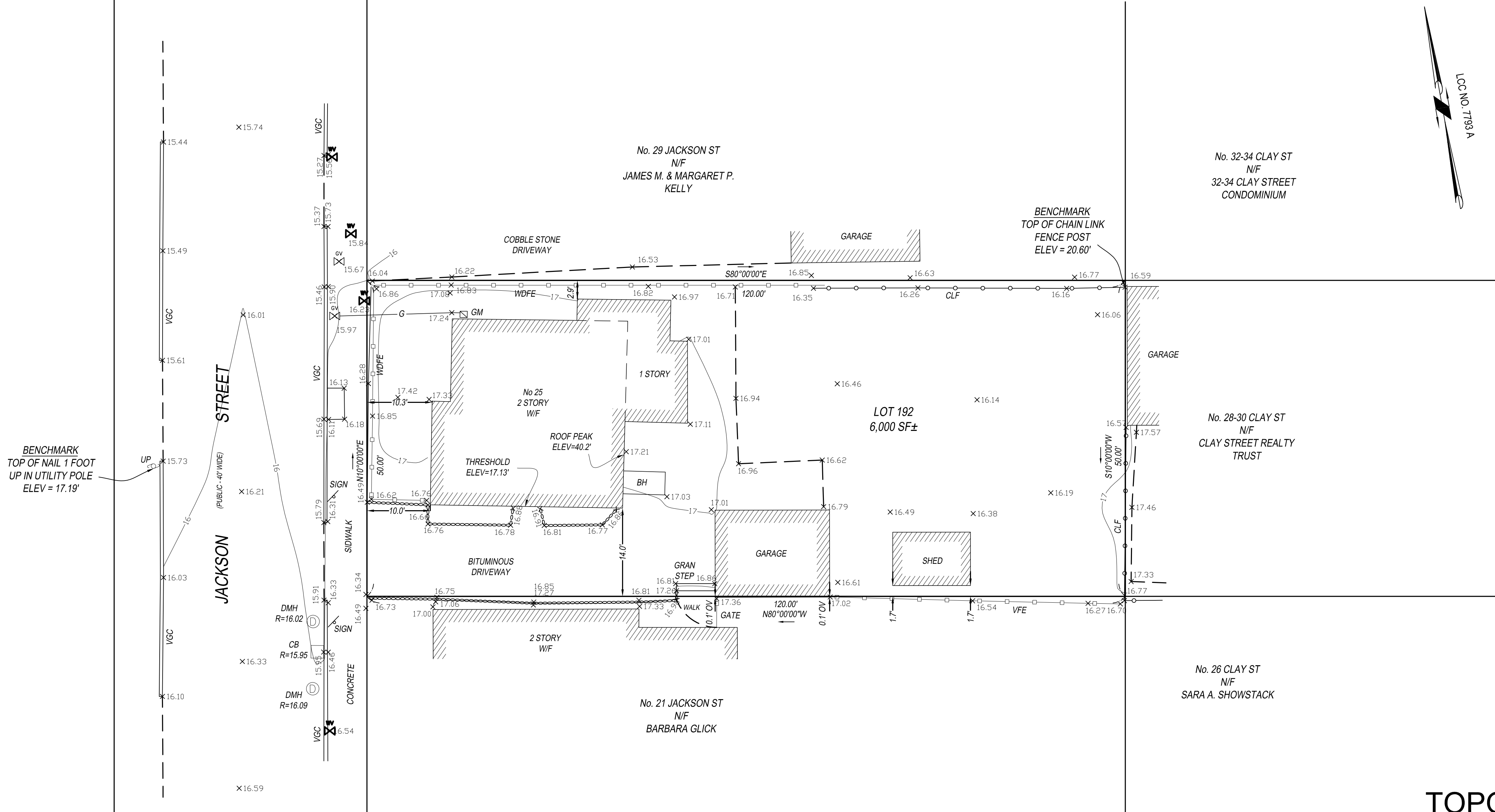
Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #:	2016	Drawing No.:	G0.1
Date:	01/08/2021		
Scale:	AS NOTED		
Drawn By:	DB/DS		

**LEGEND:**

BH	BULKHEAD
BIT	BITUMINOUS
CB	CATCH BASIN
CONC	CONCRETE
CLF	CHAIN LINK FENCE
DEC	DECIDUOUS
DMH	DRAIN MANHOLE
FD	FOUND
GM	GAS METER
GV	GAS VALVE
OV	OVER
POR	PORCH
SMH	SEWER MANHOLE
UP	UTILITY POLE
VFE	VINYL FENCE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME
WV	WATER VALVE

SMH  
R=15.30



**RECORD OWNERS:**

LORRAINE E. HIRTLE, THOMAS F. HIRTLE,  
ELIZABETH T. WHITNEY, BRENDA J. HIRTLE, DIANE  
M. WILSON AND NANCY ANN MORSE

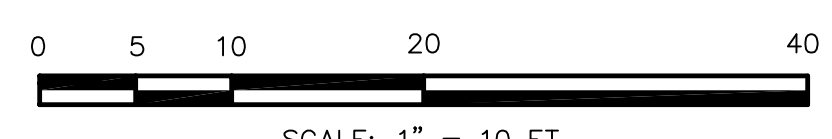
**REFERENCES:**

DEED BOOK 20065 PAGE 602  
PLAN BOOK 6 PLAN 37

**NOTES:**

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MAY 6, 2020.
- 2.) THE LOCATION OF SUBSURFACE UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY. UTILITY STRUCTURES SHOWN HEREON ARE FROM THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) VERTICAL DATUM IS NAVD 88.

SMH  
R=16.90



**TOPOGRAPHIC  
SITE PLAN**

IN  
**CAMBRIDGE, MA**  
AT 25 JACKSON STREET  
PREPARED FOR

**DND HOMES LLC**

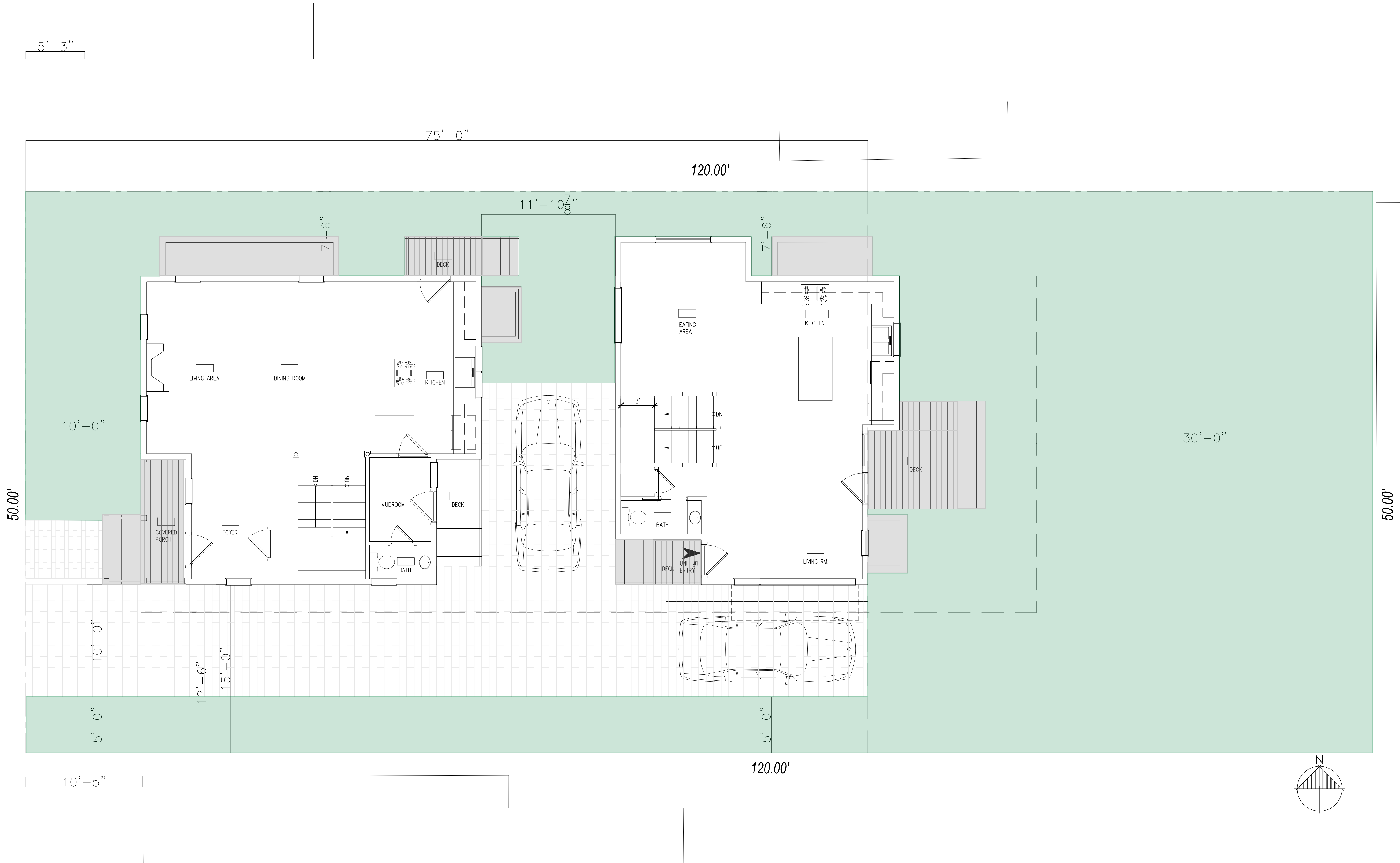
BY

**SUMMIT SURVEYING INC.**

4 SOUTH POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109  
MAY 15, 2020

WWW.SUMMITSURVEYINGINC.COM  
20-0122



1 SITE PLAN  
A1.0 Scale 1/4" = 1'-0"

REVISIONS

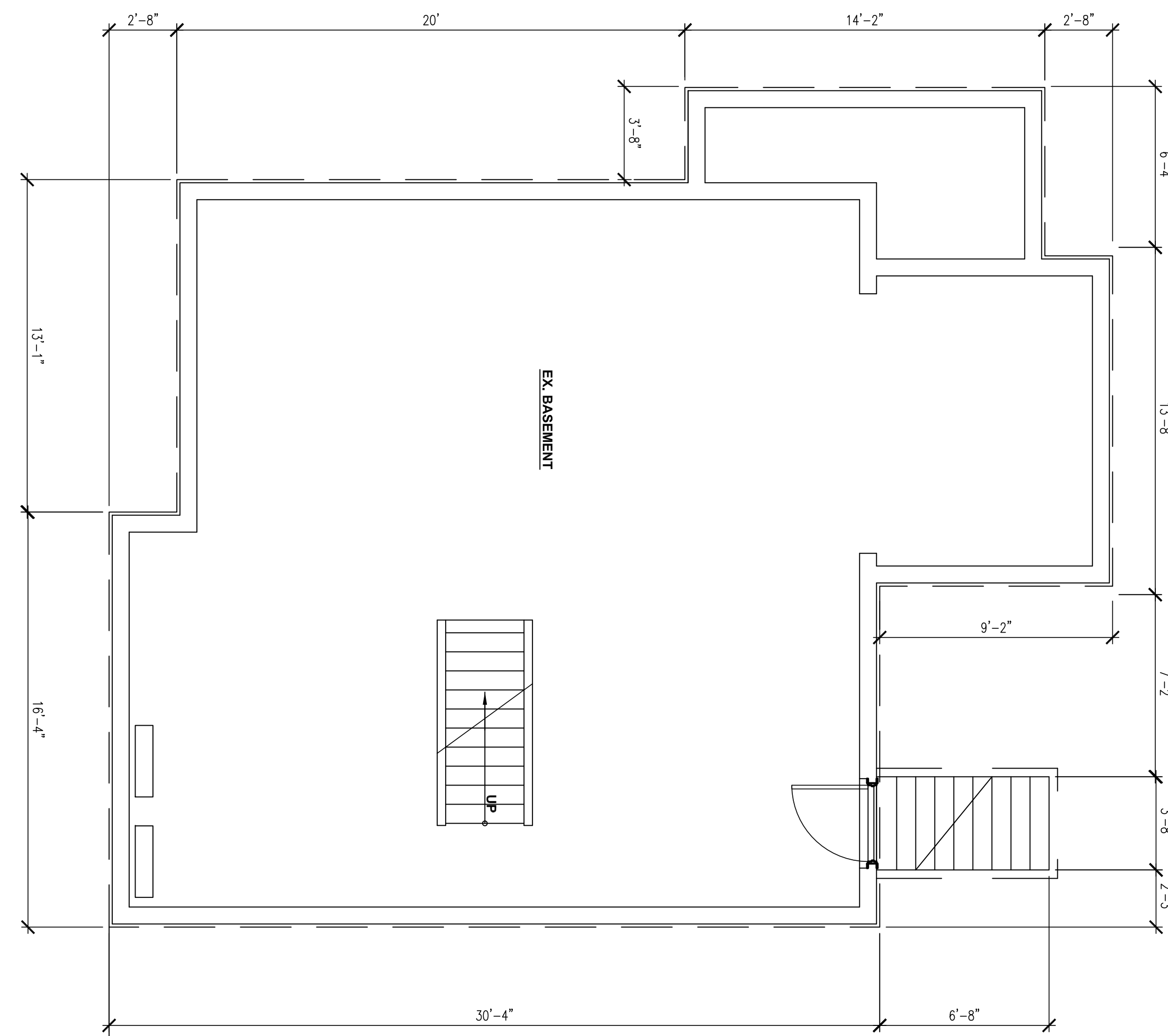
No.	Description	Date

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875 Main Street Cambridge, MA 02139  
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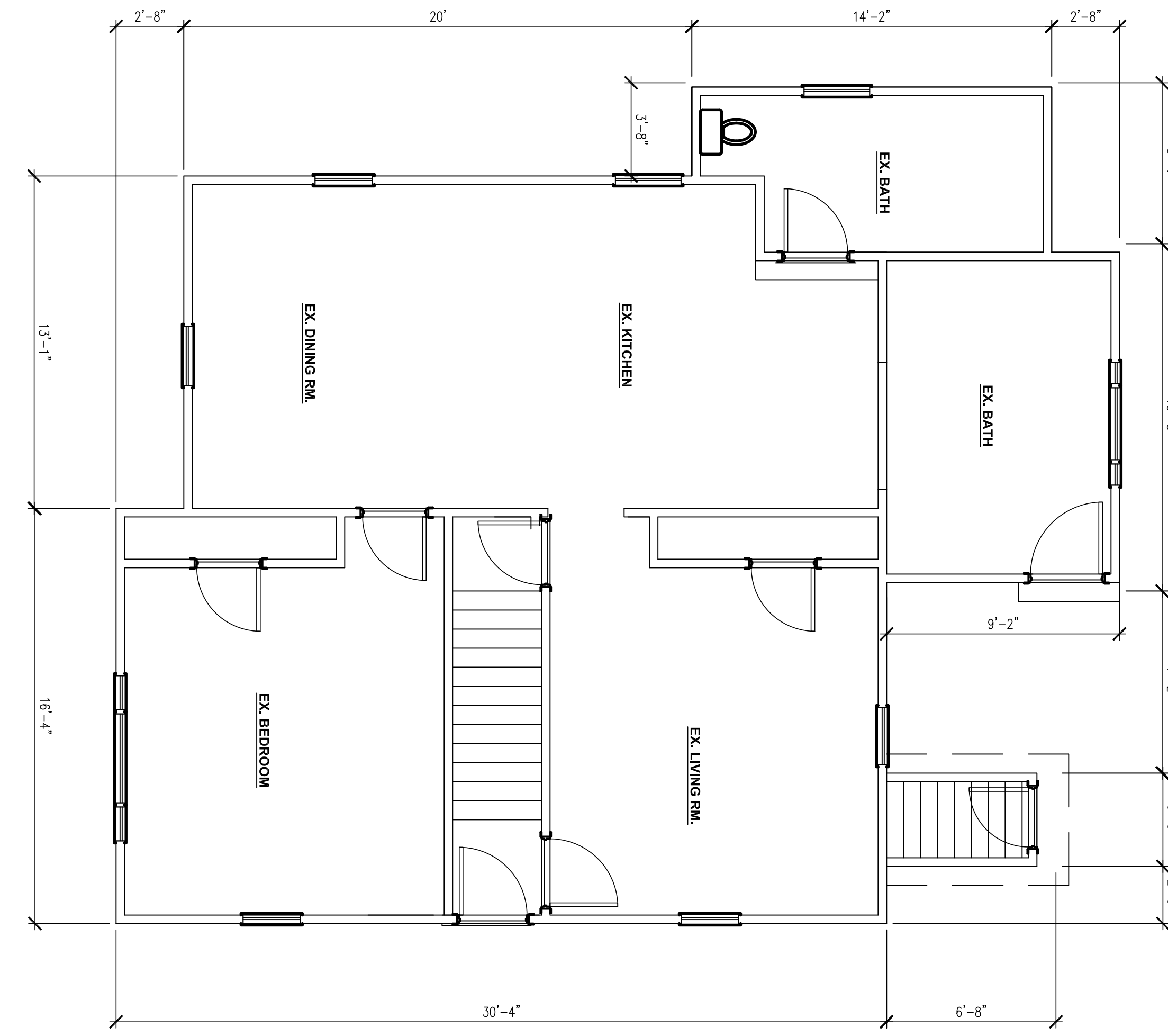
Project: 25 JACKSON STREET  
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CAMBRIDGE, MA  
02140

Title: PROPOSED SITE PLAN

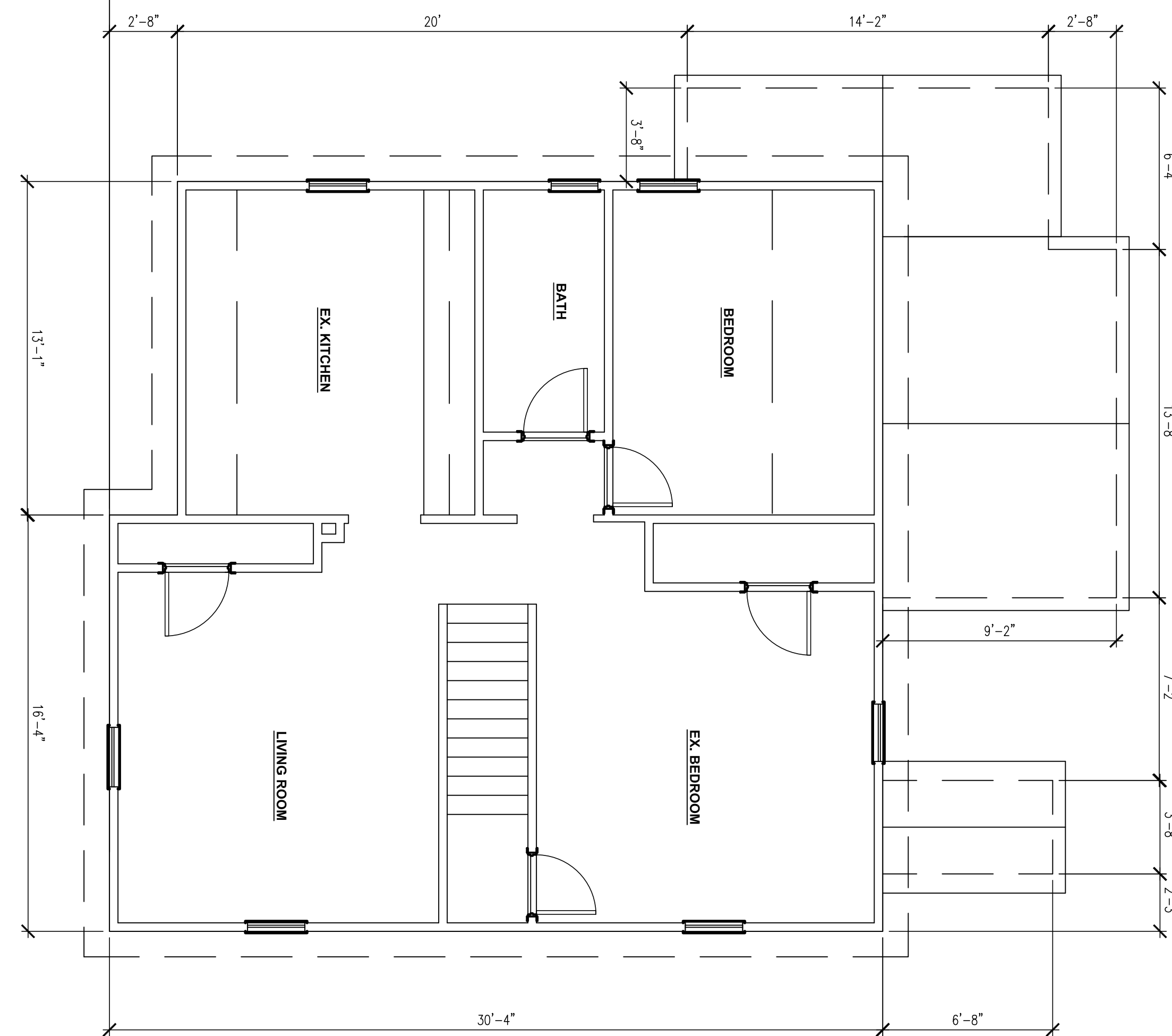
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Drawn By: DA/KA	



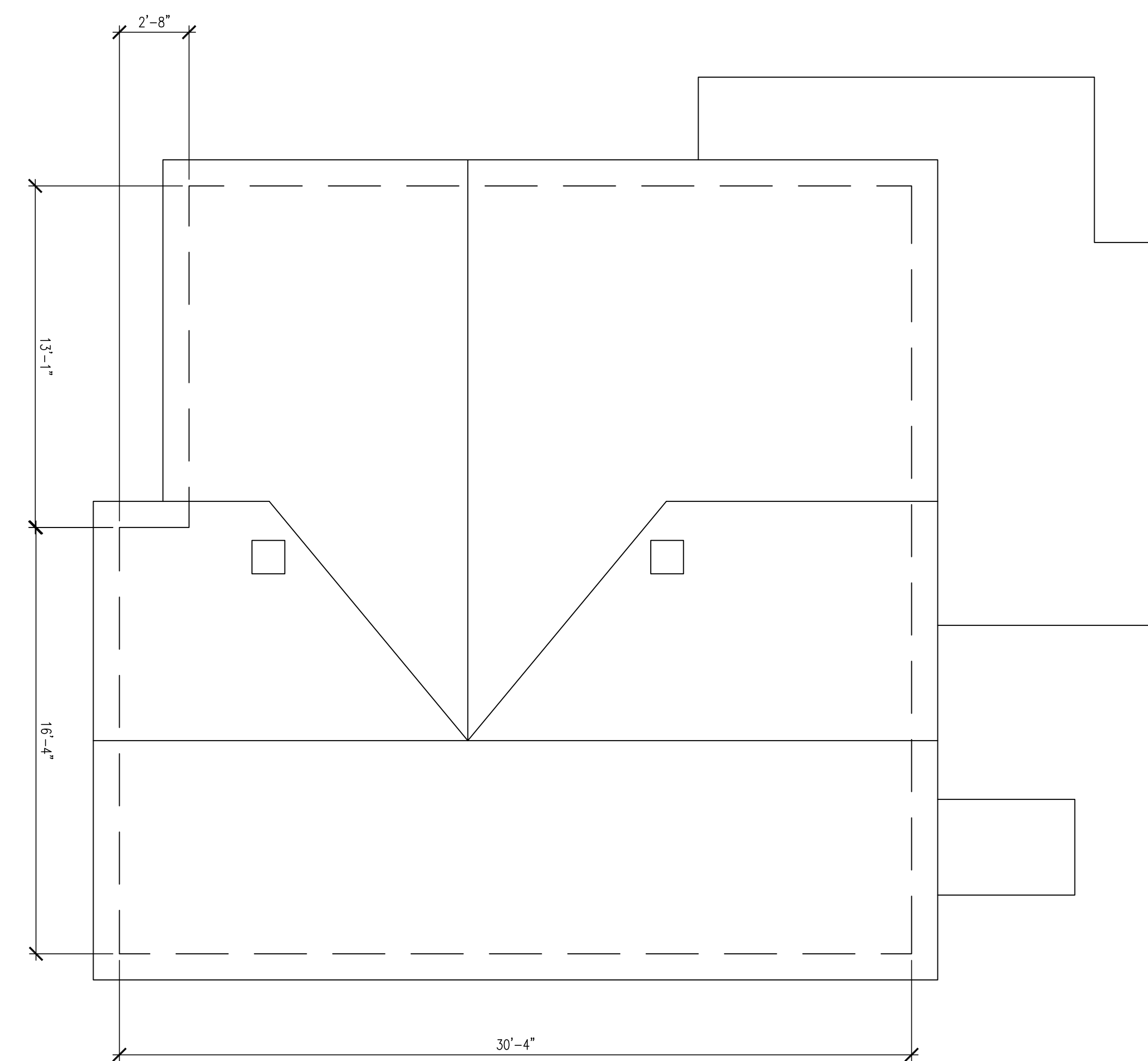
1 PLAN: BASEMENT  
AX1.1 Scale 1/4" = 1'-0"



2 PLAN: FIRST FLOOR  
AX1.1 Scale 1/4" = 1'-0"



3 PLAN: SECOND FLOOR  
AZ.1 Scale 1/4" = 1'-0"



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

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02140

Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN  
Proj. #: 2016  
Date: 12/21/2020  
Scale: 1/4" = 1'-0"  
Drawn By: DA/KA

AX1.1



1 FRONT ELEVATION  
AX2.1 Scale 1/4" = 1'-0"



2 SIDE ELEVATION  
AZ.1 Scale 1/4" = 1'-0"



3 REAR ELEVATION  
AZ.1 Scale 1/4" = 1'-0"



4 SIDE ELEVATION  
AZ.1 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

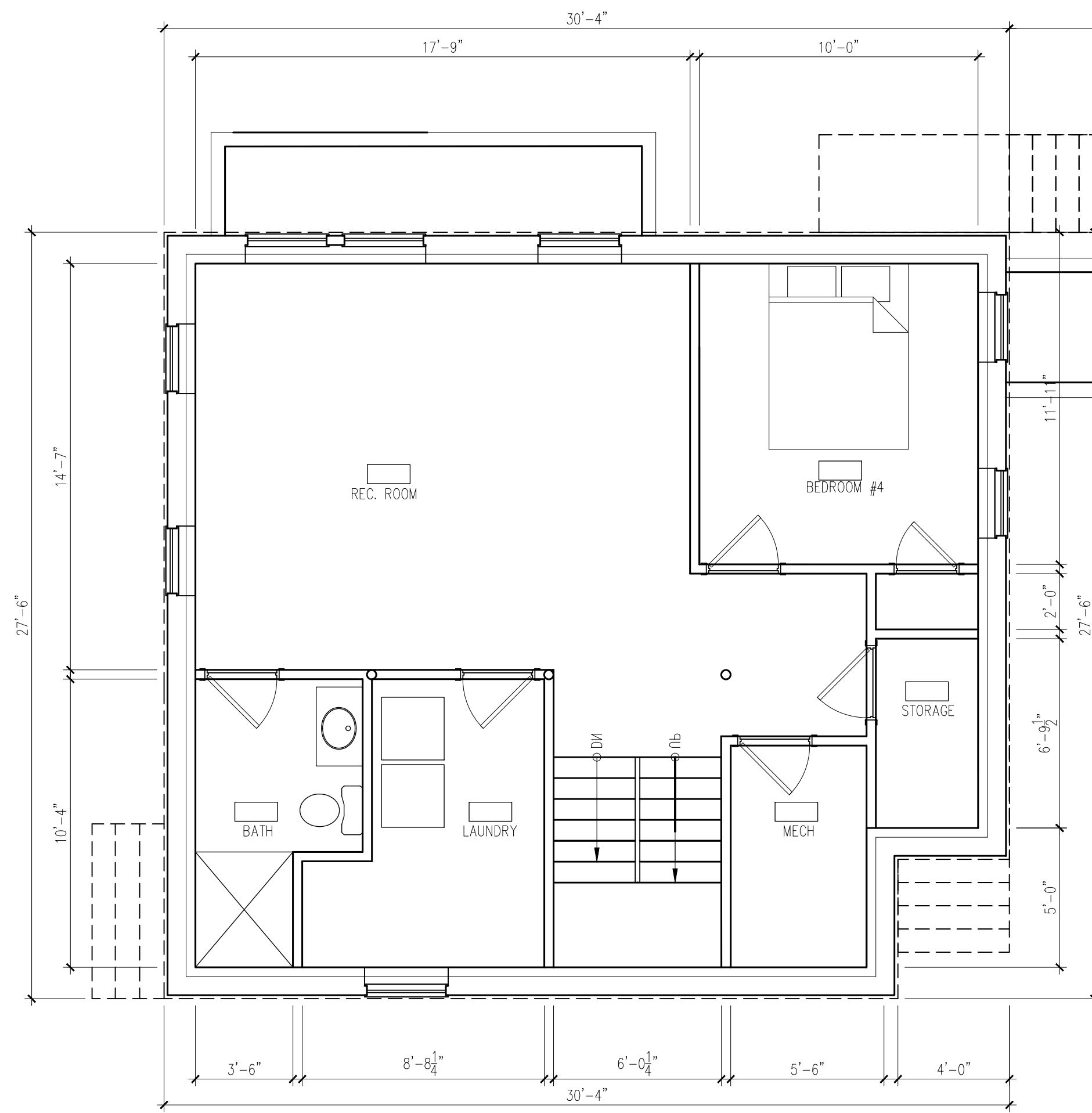
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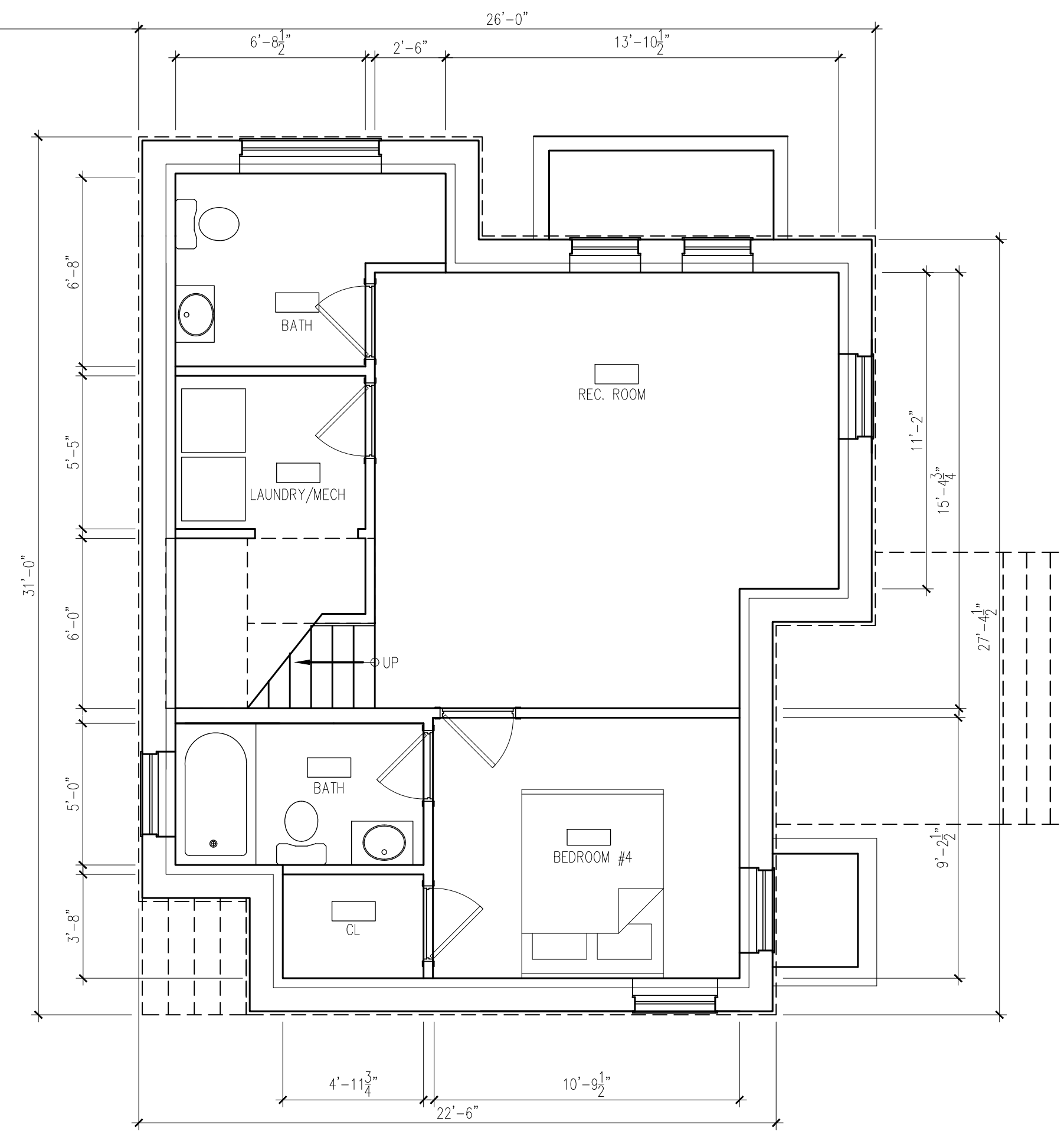
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Drawn By: DA/KA

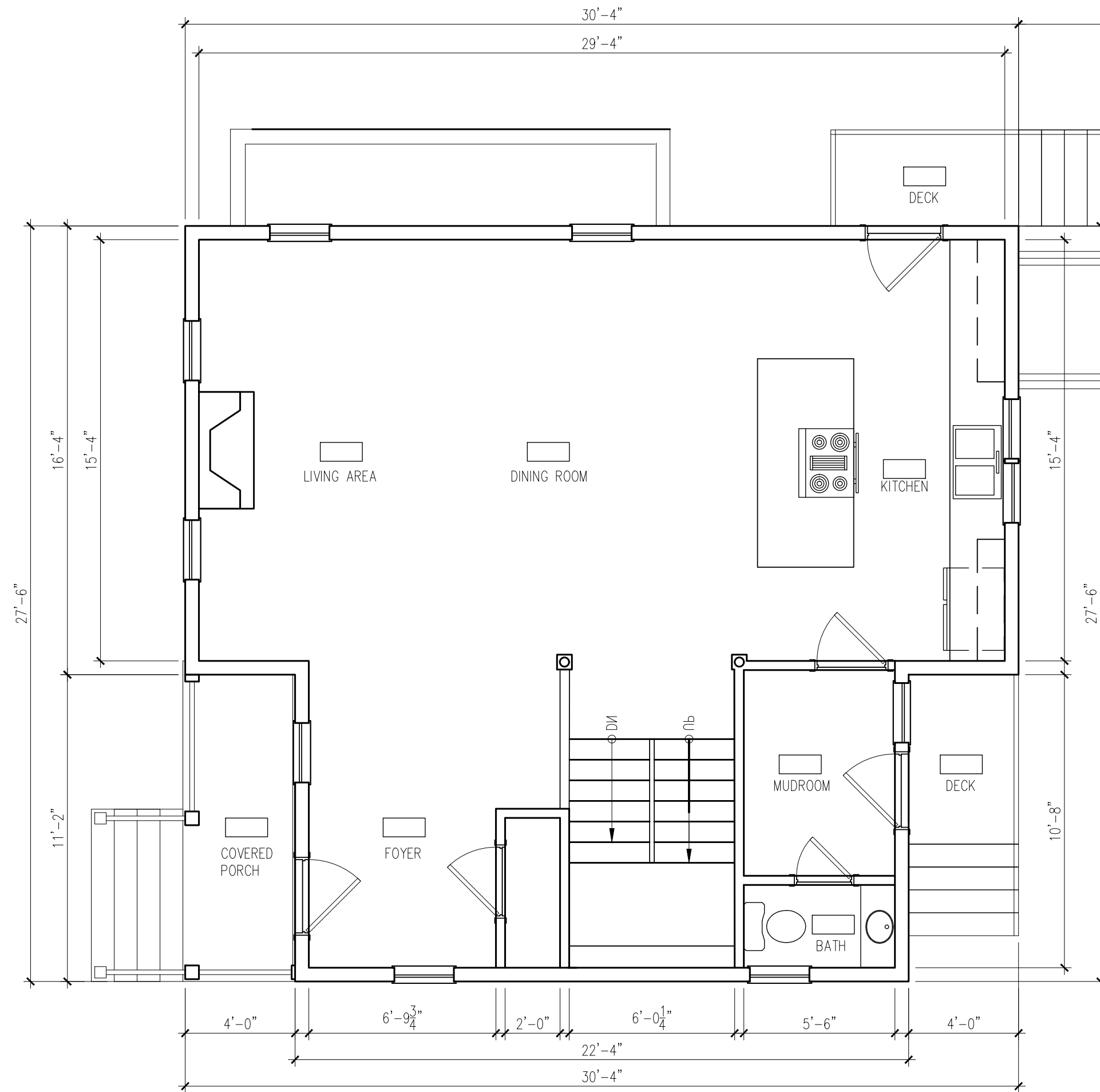
AX2.1



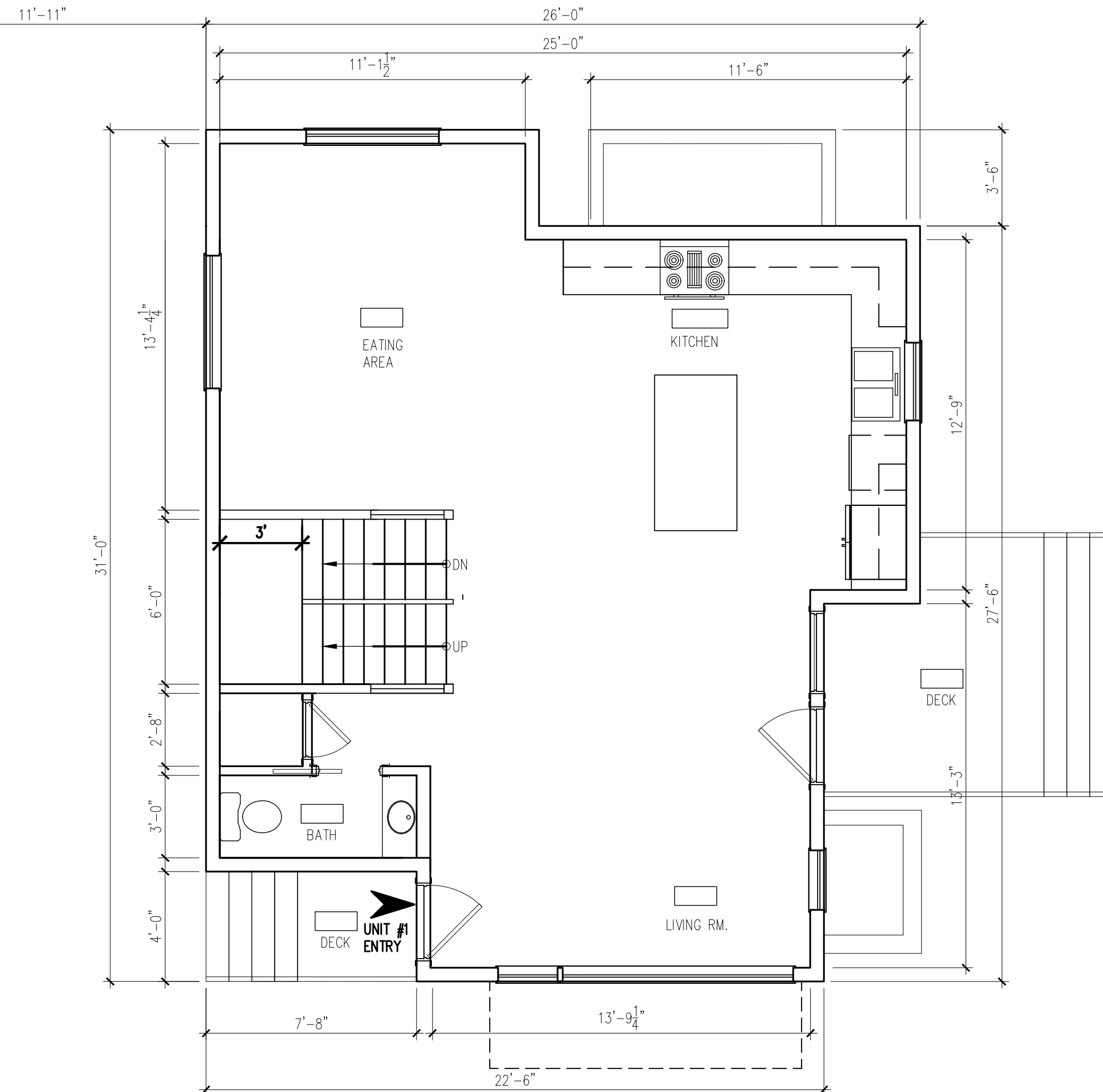
1 PLAN: BASEMENT UNIT 1  
A1.1 Scale 1/4" = 1'-0"



2 PLAN: BASEMENT UNIT 2  
A1.1 Scale 1/4" = 1'-0"



3 PLAN: FIRST FLOOR UNIT 1  
A1.1 Scale 1/4" = 1'-0"



4 PLAN: FIRST FLOOR UNIT 2  
A1.1 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

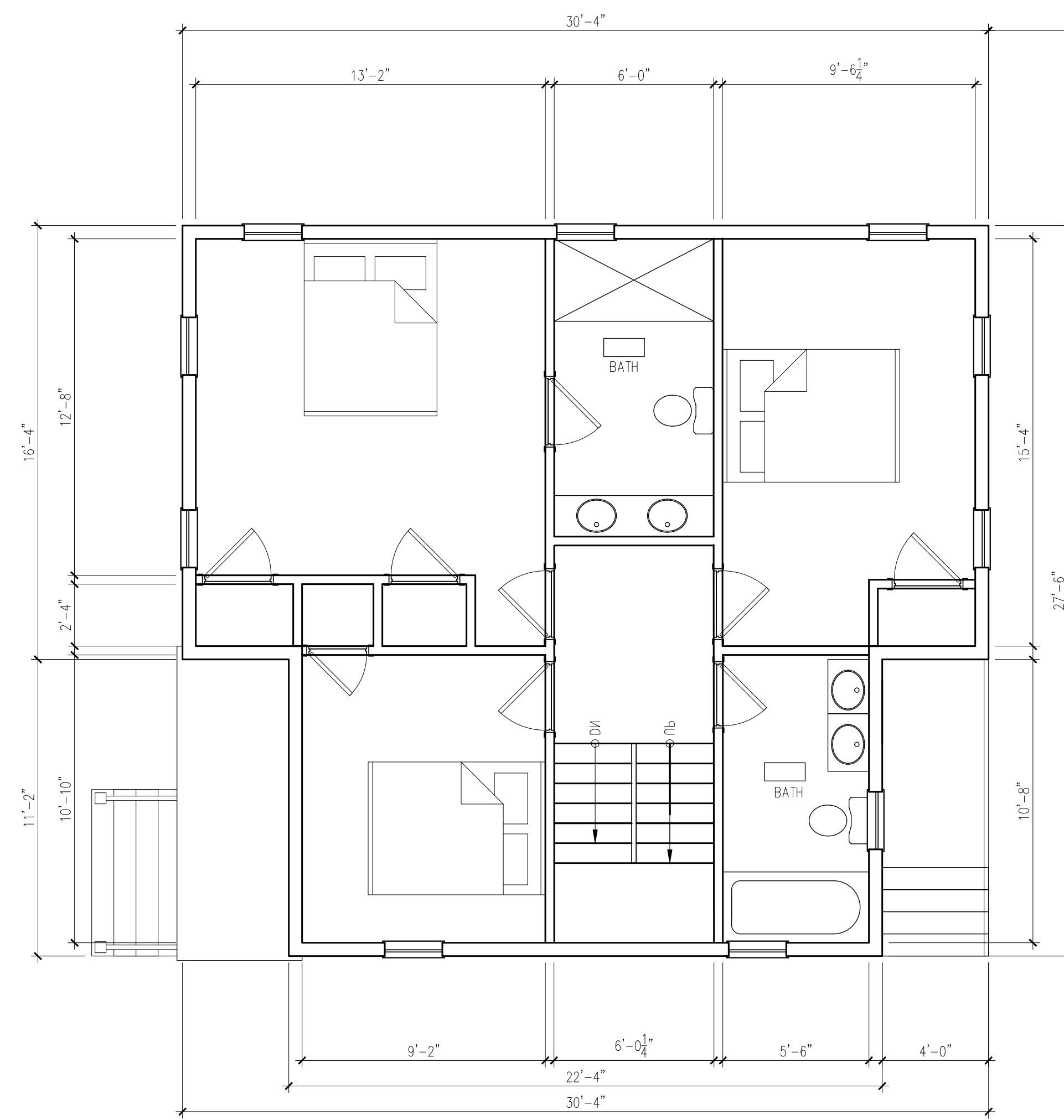
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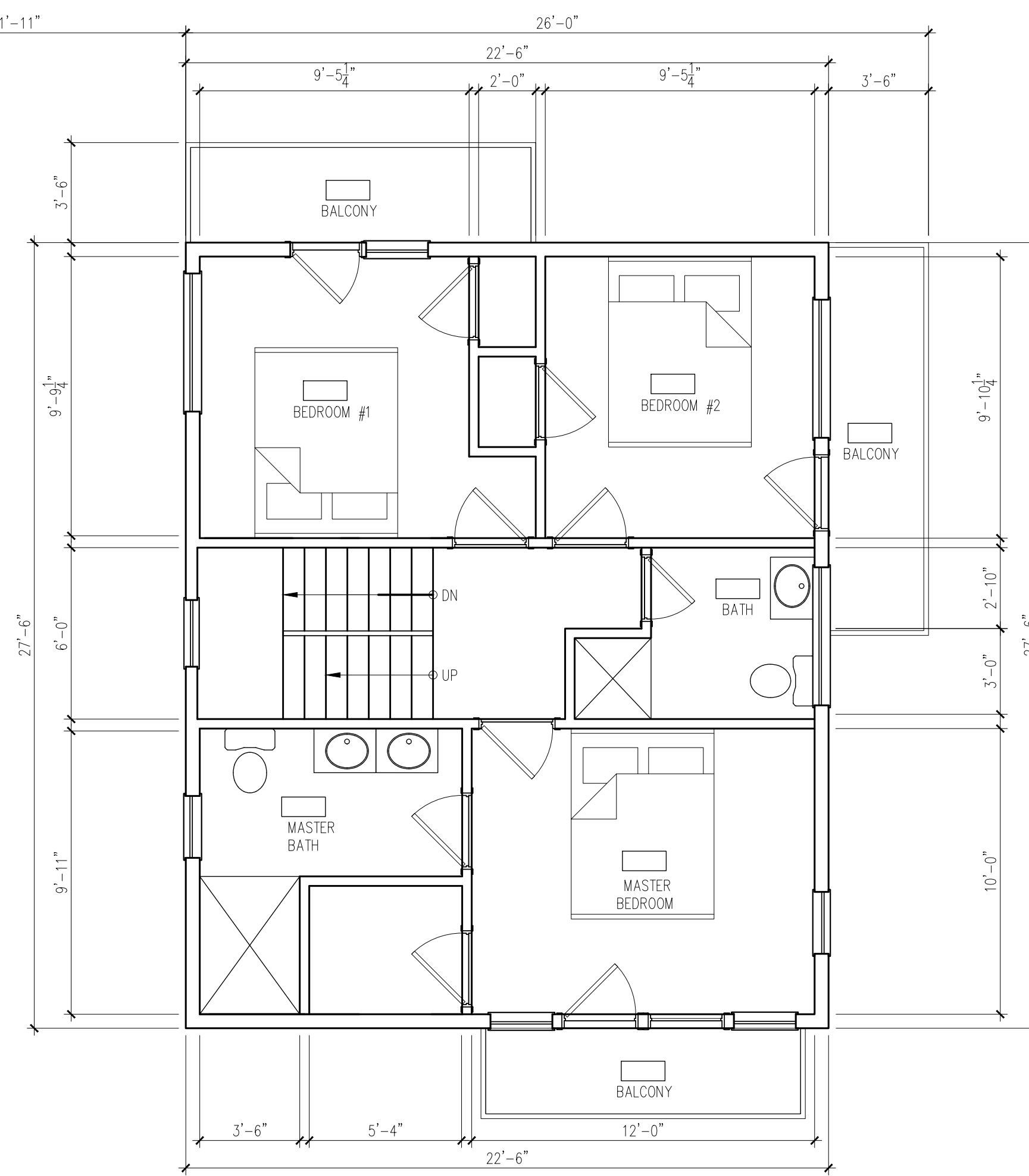
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Fig. #: 2016 Drawing No.  
Date: 01/08/2021  
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Drawn By: DA/KA

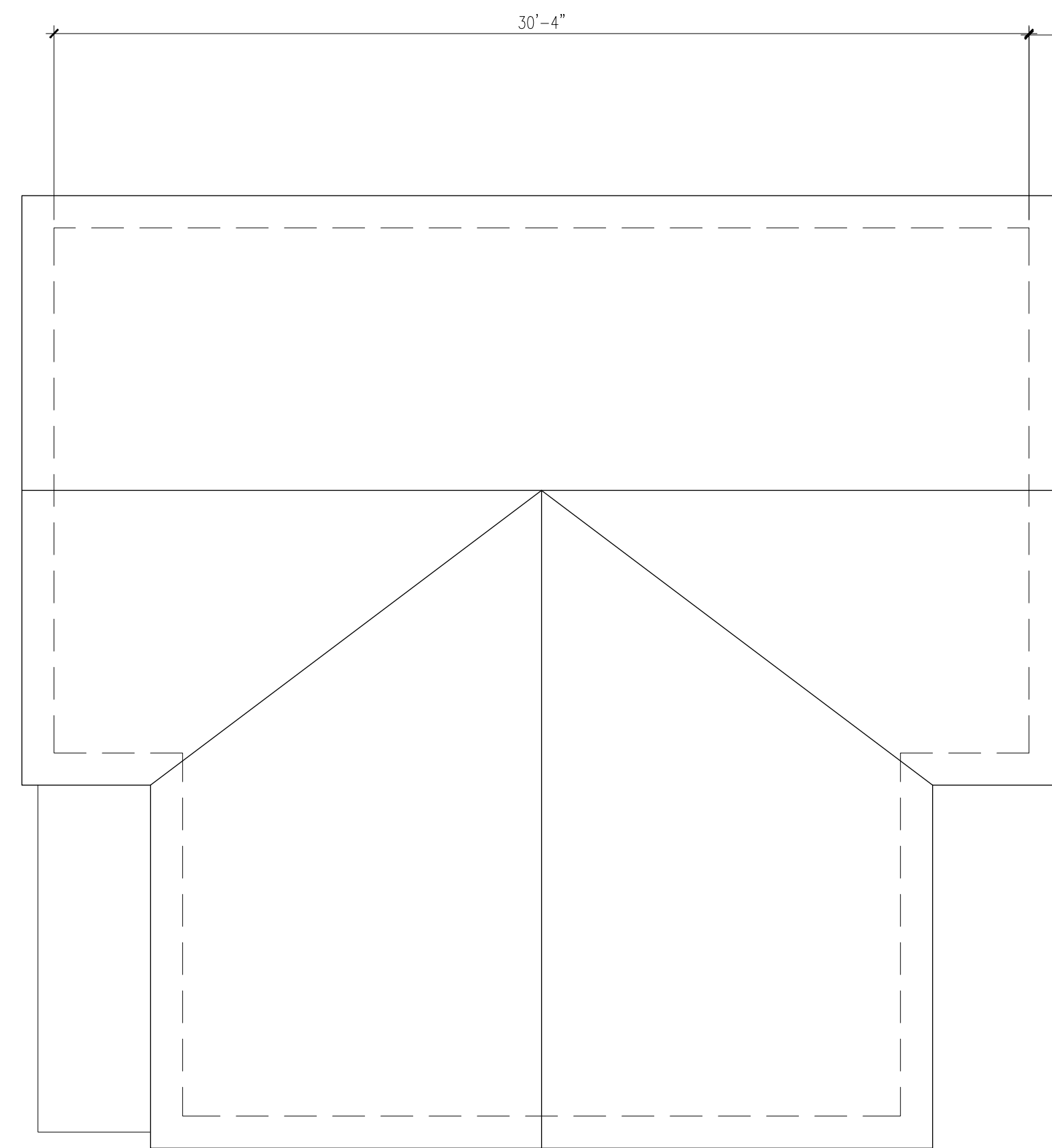
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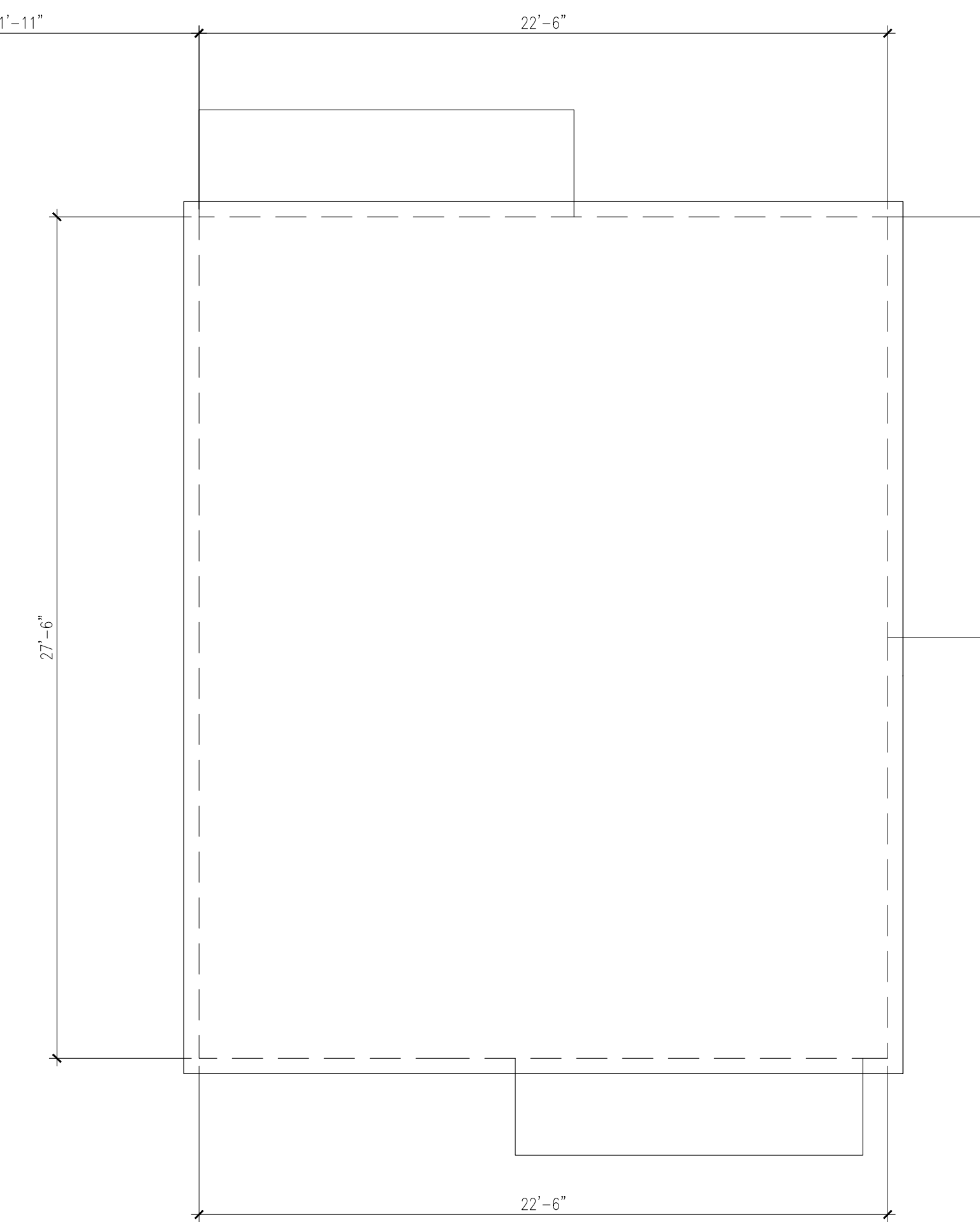
1 PLAN: SECOND FLOOR UNIT 1  
Scale 1/4" = 1'-0"



2 PLAN: SECOND FLOOR UNIT 2  
Scale 1/4" = 1'-0"



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



4 PLAN: THIRD FLOOR UNIT 2  
Scale 1/4" = 1'-0"

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Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN  
Proj. #: 2016 Drawing No:  
Date: 01/08/2021  
Scale: 1/4" = 1'-0"  
Drawn By: DA/KA

A1.2



1 ELEVATION: WEST UNIT 1  
A2.1 Scale 1/4" = 1'-0"



2 ELEVATION: SOUTH UNIT 1  
A2.1 Scale 1/4" = 1'-0"



3 ELEVATION: EAST UNIT 1  
A2.1 Scale 1/4" = 1'-0"



4 ELEVATION: NORTH UNIT 1  
A2.1 Scale 1/4" = 1'-0"

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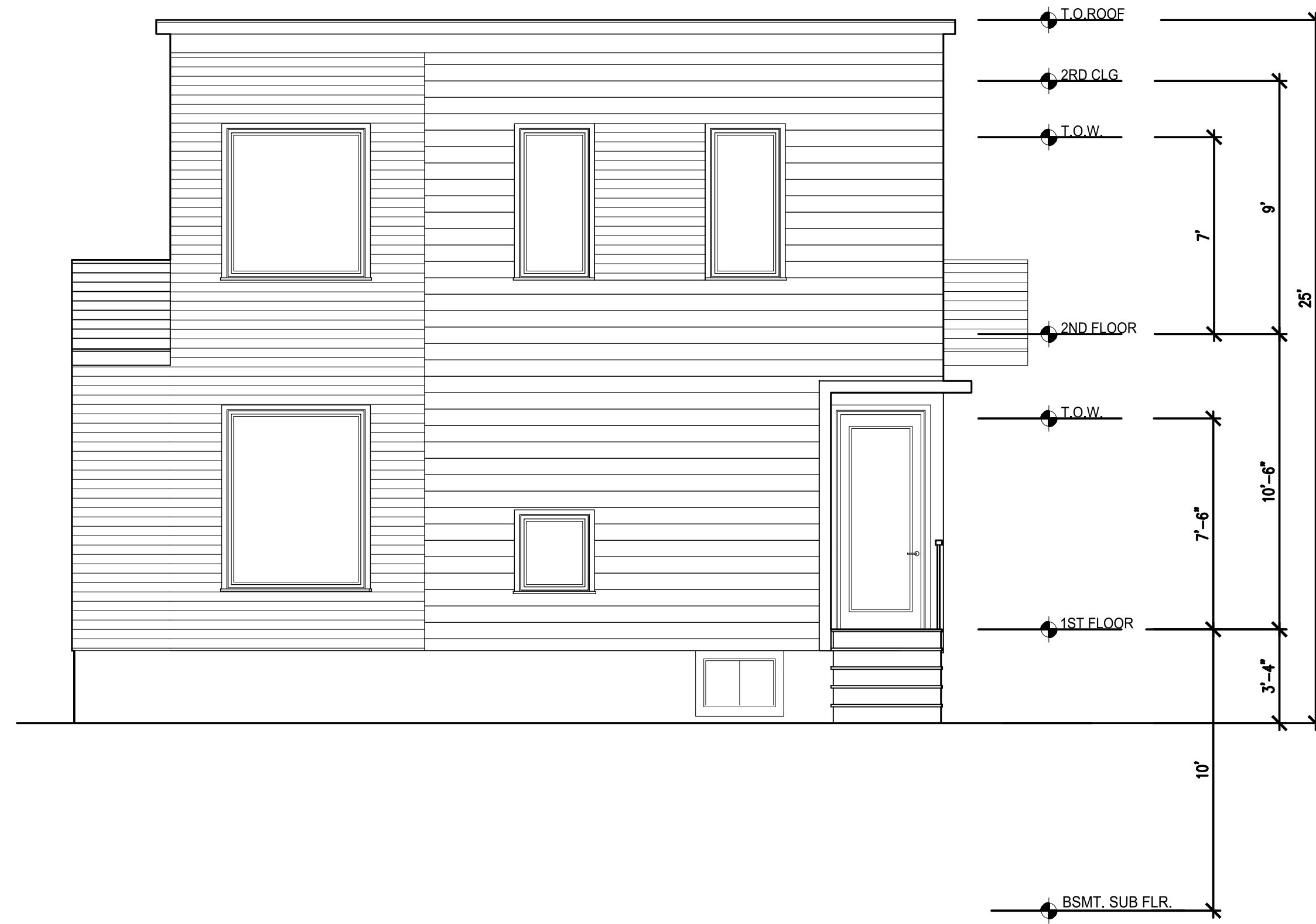
Project: 25 JACKSON STREET  
Address: 25 JACKSON STREET  
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02140

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Fig. #: 2016 Drawing No:  
Date: 01/08/2021  
Scale: 1/4" = 1'-0"  
Drawn By: DA/KA

A2.1

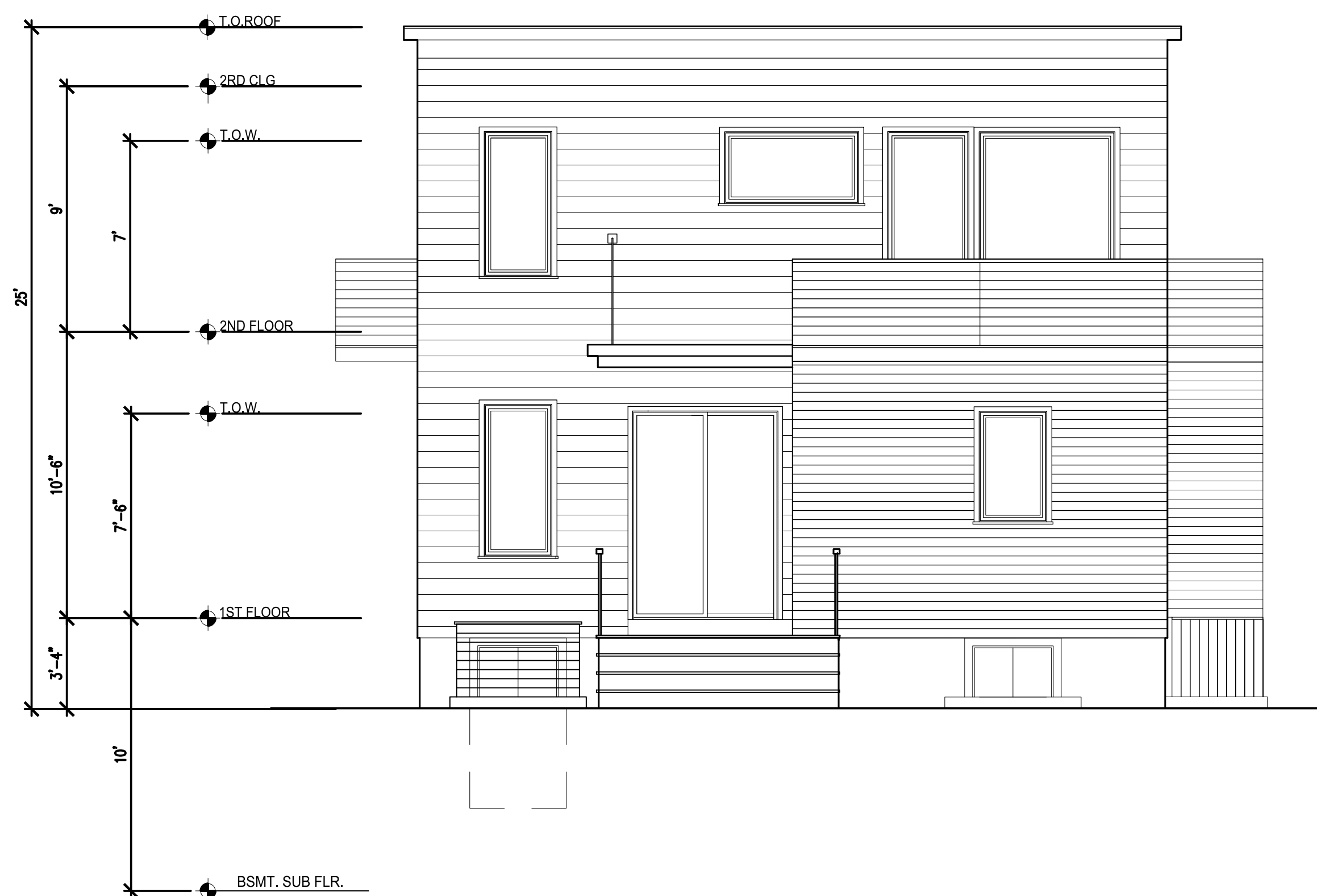




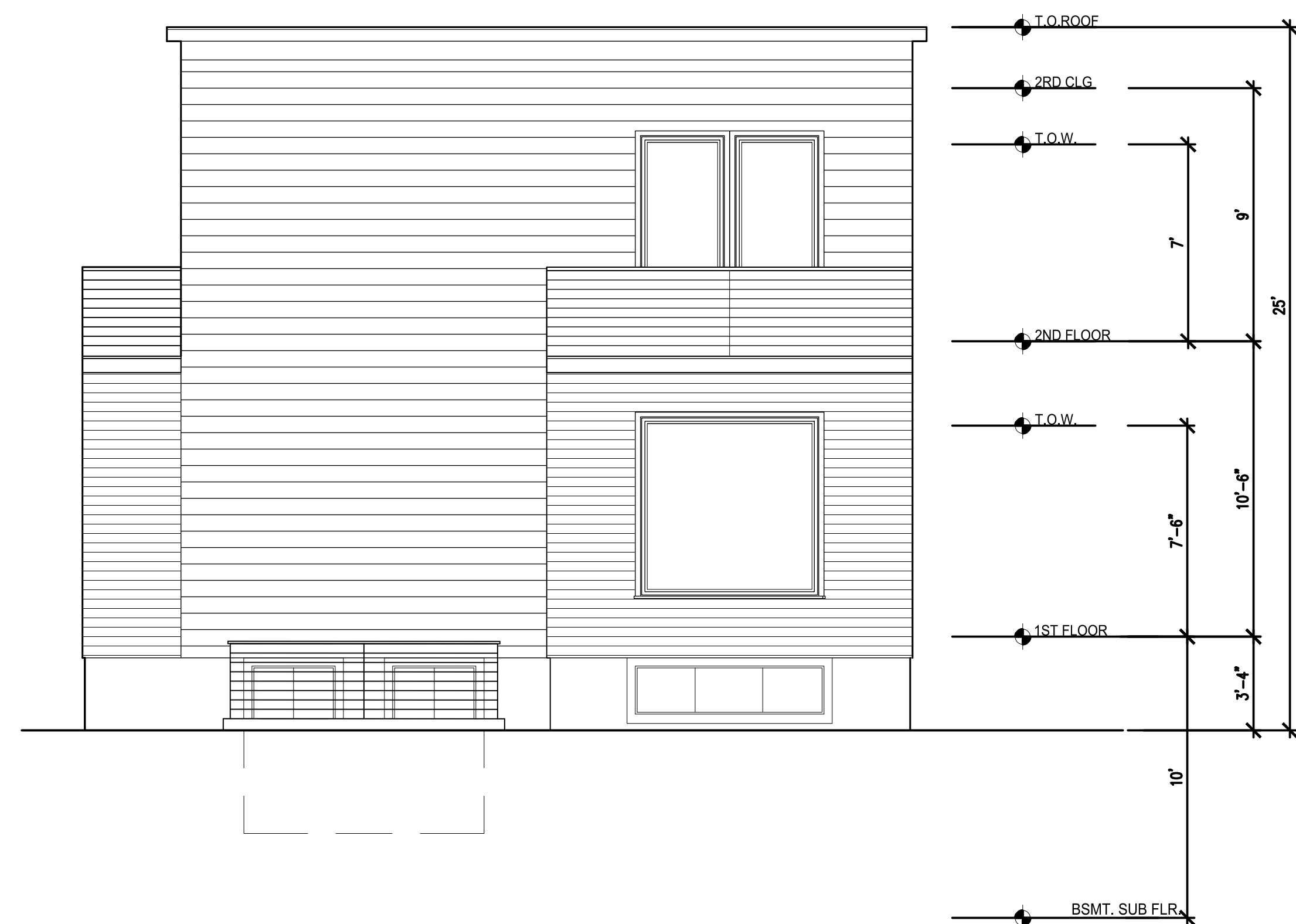
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Scale 1/4" = 1'-0"



2 ELEVATION: SOUTH UNIT 2  
Scale 1/4" = 1'-0"



3 ELEVATION: EAST UNIT 2  
Scale 1/4" = 1'-0"



4 ELEVATION: NORTH UNIT 2  
Scale 1/4" = 1'-0"

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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Fig. #	2016	Drawing No.	A2.2
Date:	01/08/2021		
Scale:	1/4" = 1'-0"		

Drawn By: DA/KA