



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUL 12 AM 11:03

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 231284

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Michael Hartman C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, 02138

LOCATION OF PROPERTY: 478 HURON AVE , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: 2-Fam Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove and Rebuild Existing Non-Conforming 1-Car Detached Garage.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.3 (Non-Conforming Structure)
Article: 5.000	Section: 5.31 (Table Dimensional Requirements).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

ADAM GLASSMAN

(Petitioner (s) / Owner)

ADAM GLASSMAN, R.A.

(Print Name)

Address:

2 WORTHINGTON ST CAMBRIDGE MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

7/10/2023

Date: _____

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 Michael Hartman
(OWNER)

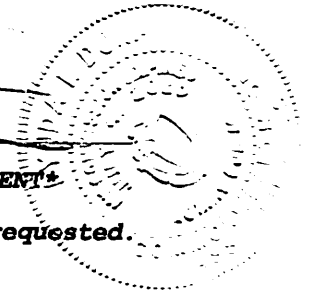
Address: 478 Huron Ave Cambridge MA Unit #2

State that I/We own the property located at 478 Huron Ave Cambridge MA Unit #2
which is the subject of this zoning application.

The record title of this property is in the name of _____
Michael Hartman

*Pursuant to a deed of duly recorded in the date 8/17/2016, Middlesex South
County Registry of Deeds at Book 51470, Page 160; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*



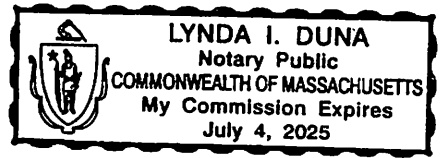
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

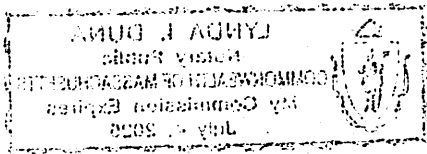
The above-name Michael Hartman personally appeared before me,
this 5th of July, 2023, and made oath that the above statement is true.

Lynda I. Duna Notary

My commission expires July 4, 2025 (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:

A literal enforcement would prevent the homeowners from replacing their antiquated, non-functional too narrow garage with a reasonably sized and slightly widened and functional garage.

- 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 hardship is owing to the pre-existing non-conforming lot width and historical location of the original garage and driveway.

- 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:

The proposed single car garage is modest in size, will cast no intrusive shadows on the abutting lots, will create no loss of privacy or loss of natural light for the abutting lots, will not result in any increased density, increased traffic, or the loss of any public street parking.

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

The 2 abutting neighbors (rear and right side) most impacted by the proposed work support this petition. There will be no detriments caused to the neighborhood in general or the direct abutters in particular. The replaced garage, made slightly wider, slight taller and centered more on the driveway, will serve the intents and purposes of the existing garage which is no longer functional. The existing non-conforming rear set back will be brought into conformance, and only the right set setback will be a new non-conforming condition, however the right side abutters approve of the slightly enlarged and widened garage.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Michael Hartman
Location: 478 HURON AVE., Unit 2., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 2-Fam Residential
Zone: Residence B Zone
Requested Use/Occupancy: No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,622.0	No Change	2,261.00	(max.)
<u>LOT AREA:</u>		4,522.00	No Change	5,000.00	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.58	No Change	.58	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,261.00	2,261.00	2,261.00	
<u>SIZE OF LOT:</u>	WIDTH	45	No Change	50	
	DEPTH	97.0	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	71.3' For Existing Garage	71.3' For New Garage	15.0'	
	REAR	4.83'	5.0'	5.0' for accessory garage	
	LEFT SIDE	31.8'	32.8'	5.0' for accessory garage	
	RIGHT SIDE	5.5'	2.5'	5.0' for accessory garage	
<u>SIZE OF BUILDING:</u>	HEIGHT	11.0' for accessory garage	14.0' for accessory garage	15.0' for accessory garage	
	WIDTH	20.5'	No Change	N/A	
	LENGTH	10'-7"	12'-6"	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		18%	19%	20%	
<u>NO. OF DWELLING UNITS:</u>		2	No Change	2	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		11.7'	11.7'	10.0'	

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.:

Existing House and Proposed Garage both wood frame.

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'.



ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

5/11/23

PROJECT

Proposed Garage

478 Huron Ave Cambridge, MA

TITLE

**EXISTING GARGE
TO BE REMOVED**

SCALE

DRAWING

PHOTOS

GCD ARCHITECTS



ARCHITECT

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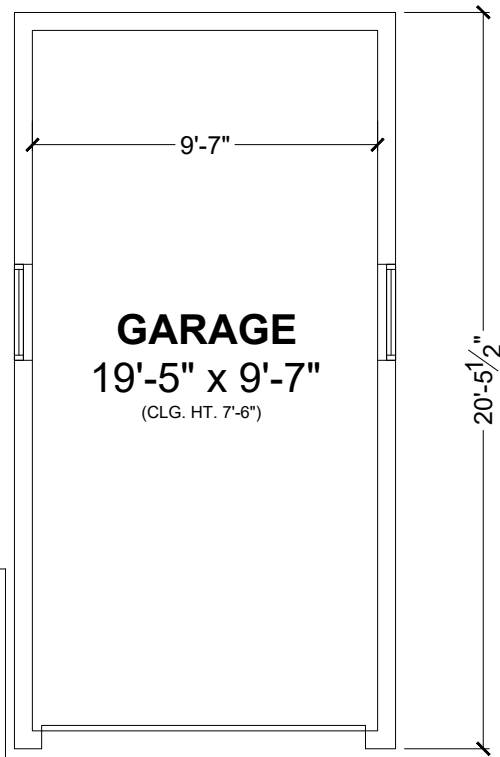
**EXISTING GARGE
TO BE REMOVED**

SCALE

DRAWING

PHOTOS

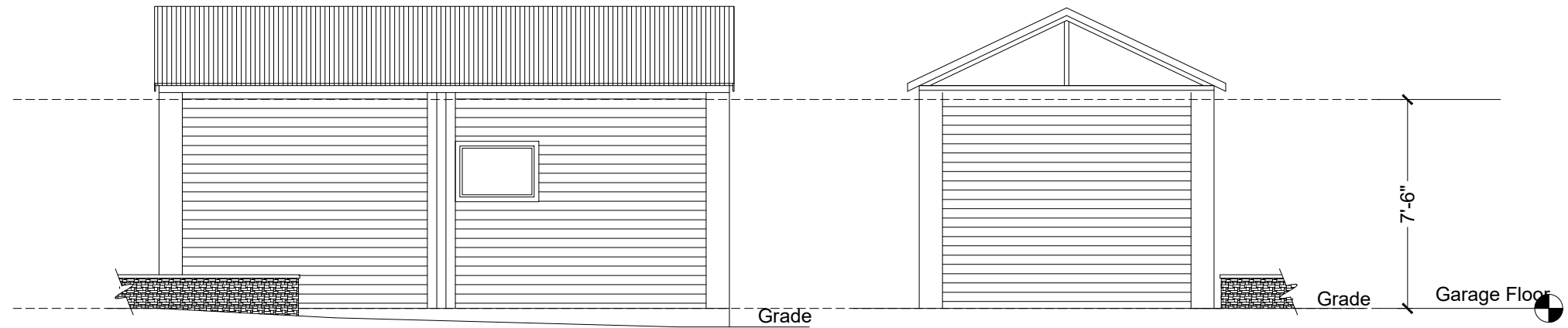
GCD ARCHITECTS



GARAGE
 19'-5" x 9'-7"
 (CLG. HT. 7'-6")

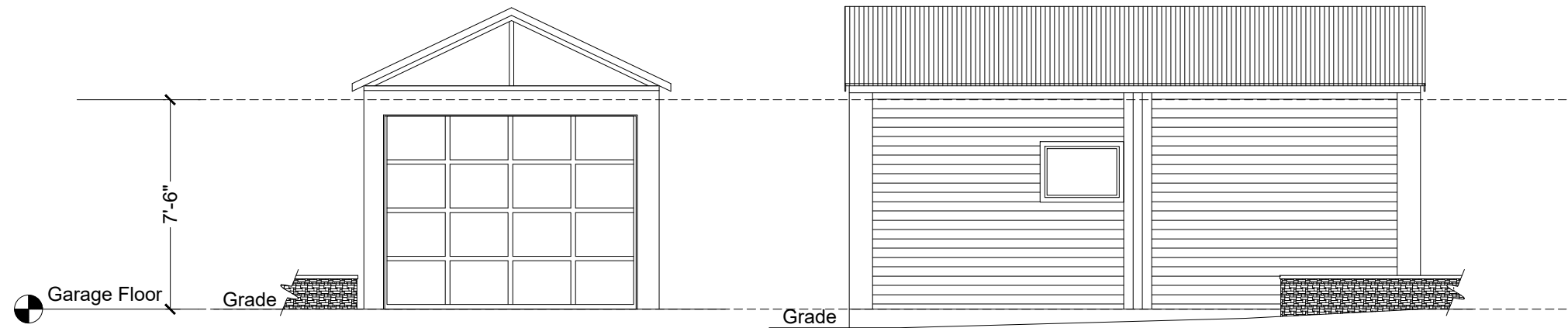
PATIO

GARAGE PLAN



RIGHT ELEVATION

REAR ELEVATION



FRONT ELEVATION

LEFT ELEVATION

ARCHITECT

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478 Huron Ave Cambridge, MA

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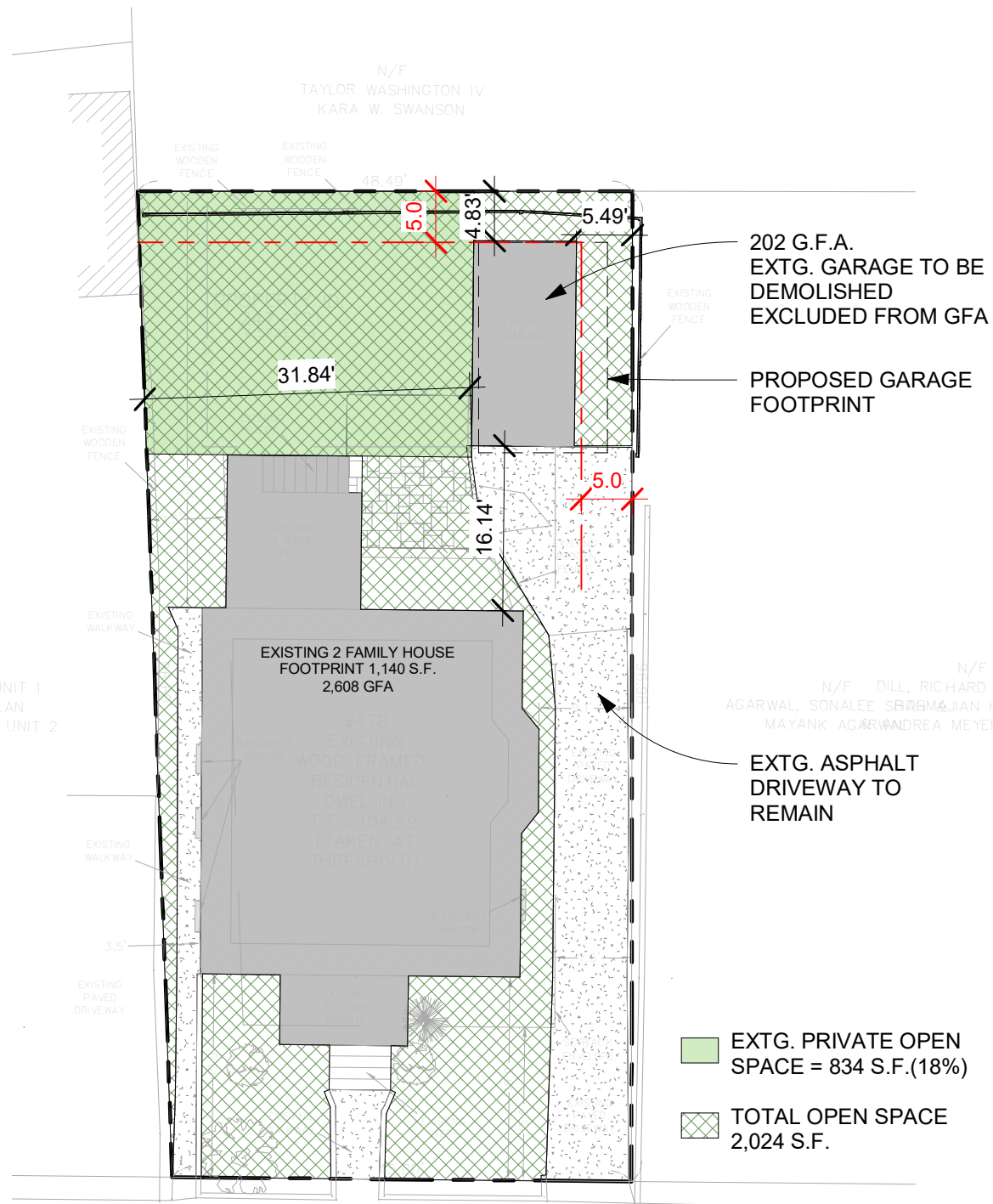
**EXISTING GARGE
 TO BE REMOVED**

SCALE

DRAWING

D1.1

GCD ARCHITECTS



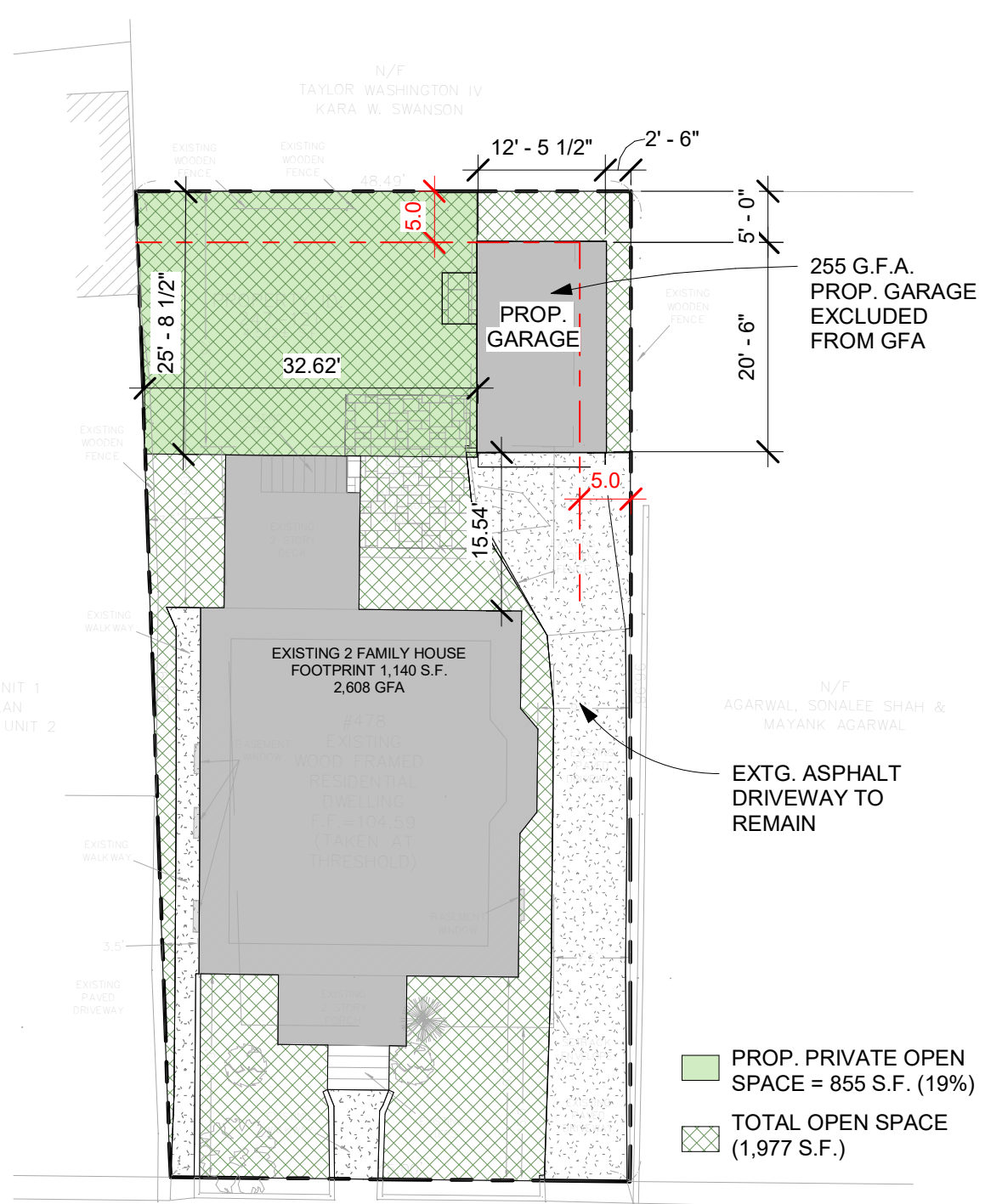
202 G.F.A.
EXTG. GARAGE TO BE
DEMOLISHED
EXCLUDED FROM GFA

PROPOSED GARAGE
FOOTPRINT

EXTG. ASPHALT
DRIVEWAY TO
REMAIN

EXTG. PRIVATE OPEN
SPACE = 834 S.F.(18%)

TOTAL OPEN SPACE
2,024 S.F.



255 G.F.A.
PROP. GARAGE
EXCLUDED
FROM GFA

EXTG. ASPHALT
DRIVEWAY TO
REMAIN

PROP. PRIVATE OPEN
SPACE = 855 S.F. (19%)

TOTAL OPEN SPACE
(1,977 S.F.)

EXISTING & PROPOSED GFA
(EXCLUDING GARAGE) = 2,608 GFA
EXISTING FAR = 2,608 / 4,522 = 0.58
EXISTING FAR TO REMAIN UNCHANGED

0.50 FAR MAX ALLOWABLE

PRIVATE OPEN SPACE:
TOT. OPEN SPACE PROPOSED =
1,977.00 SF / 4,522.00 SF LOT= 43% TOTAL OPEN
OPEN SPACE

USABLE OPEN SPACE (15'X15' MIN):
.40 X 4,522 SF REQUIRED = 1,808.00SF

USABLE OPEN SPACE EXTG.:
834.00 SF = EXISTING NON-CONFORMING

USABLE OPEN SPACE PROPOSED:
855.00 SF = EXISTING NON-CONFORMING

5.25.41 Exemption for Residential Parking Spaces.
Notwithstanding the provisions of Section 5.25.2 above,
he following structured parking located above ground,
accessory to a residential use, shall not be calculated
as part of the Gross Floor Area on the lot:
(1)One parking space located within a townhouse unit
or a one,
two or three family dwelling.
(2)A freestanding parking structure containing no more
than one parking space
per dwelling unit up to a maximum of three parking
spaces on a lot containing a one, two or three family
dwelling.
(3)One parking space per dwelling unit, up to a
maximum of fifteen (15) spaces, for multifamily
dwellings.

1 Existing Open Space
1/16" = 1'-0"

2 Proposed Open Space
1/16" = 1'-0"

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	5/11/23	Proposed Garage 478 Huron Ave Cambridge, MA	EXISTING AND PROPOSED SITE PLANS	1/16" = 1'-0"	Z1.1

Dimension Regulation - ZONE RESIDENCE B				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	0.58	0.58	0.50	EXISTING NON CONFORMING
MIN. LOT SIZE	4,522 sq. ft.	4,522 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	2,261 sq. ft.	2,261 sq. ft.	2,500 sq. ft.	EXISTING NON CONFORMING
MIN. LOT WIDTH	45'	45'	50'	EXISTING NON CONFORMING
ACCESSORY BUILDING RIGHT SIDE SETBACK	5.5'	2.5'	5'	NO
ACCESSORY BUILDING REAR SETBACK	4.8'	5'	5'	EXISTING NON CONFORMING, CONFORMING PROPOSED
ACCESSORY BUILDING LEFT SIDE SETBACK	31.8'	32.6'	5'	YES
ACCESSORY BUILDING DISTANCE FROM HOUSE	16.1'	15.5'	10'	YES
ACCESSORY BUILDING MAXIMUM HEIGHT	-	14'	15'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	18%	19%	40%	EXISTING NON CONFORMING

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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DATE

5/11/23

PROJECT

Proposed Garage

478 Huron Ave Cambridge, MA

TITLE

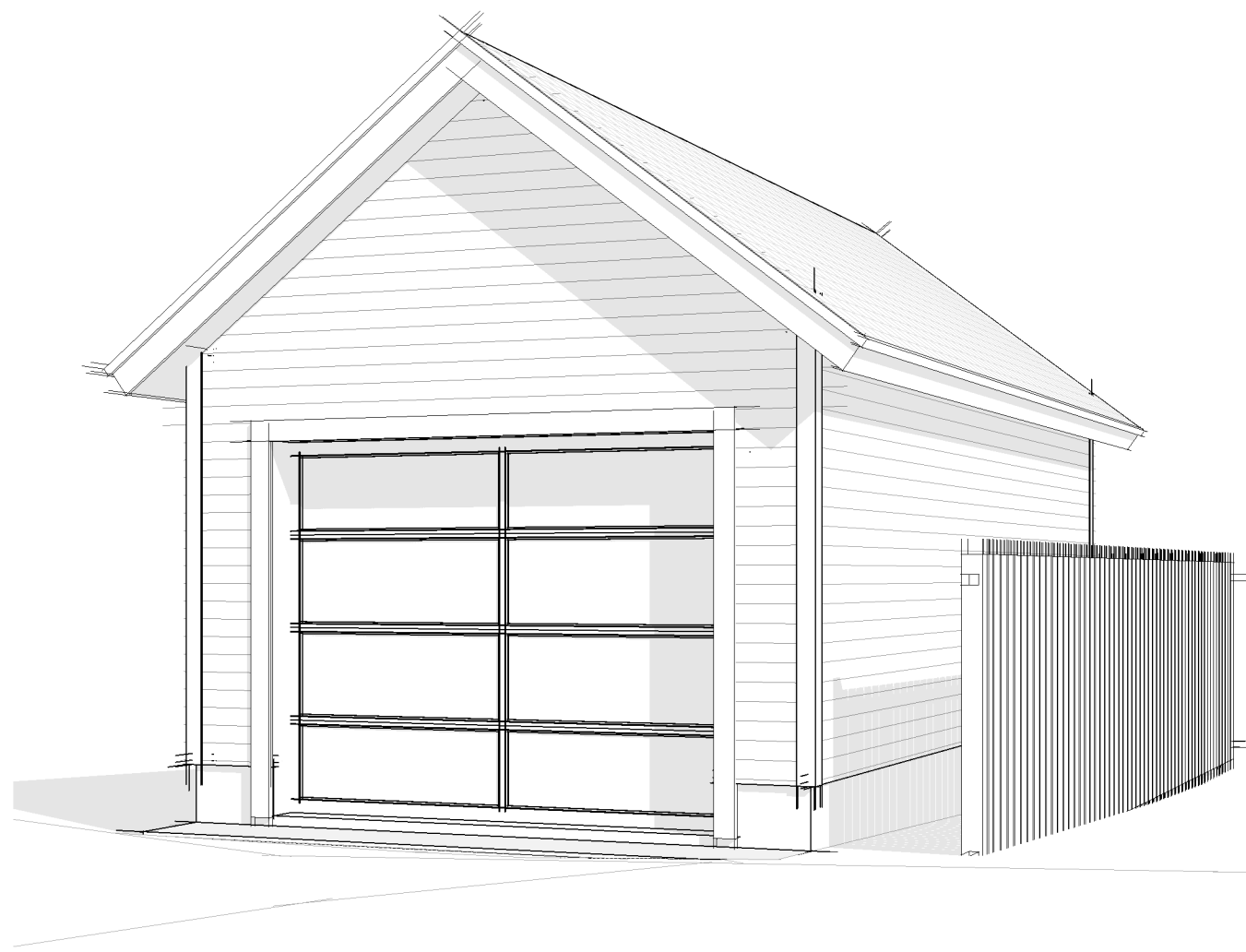
Zoning Analysis

SCALE

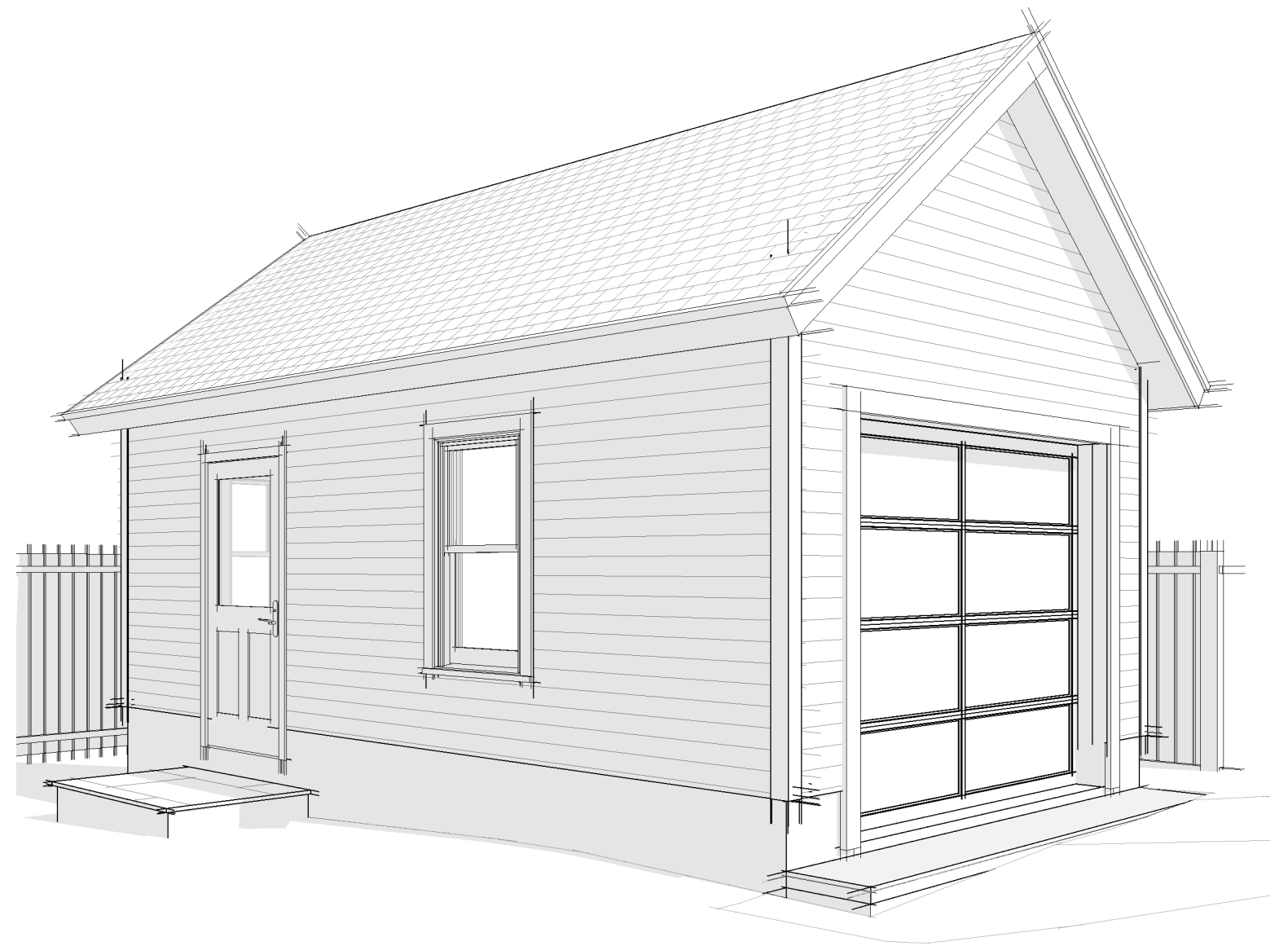
DRAWING

Z1.2





1 Front Right view



2 Front Left View

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DATE

5/11/23

PROJECT

Proposed Garage

478 Huron Ave Cambridge, MA

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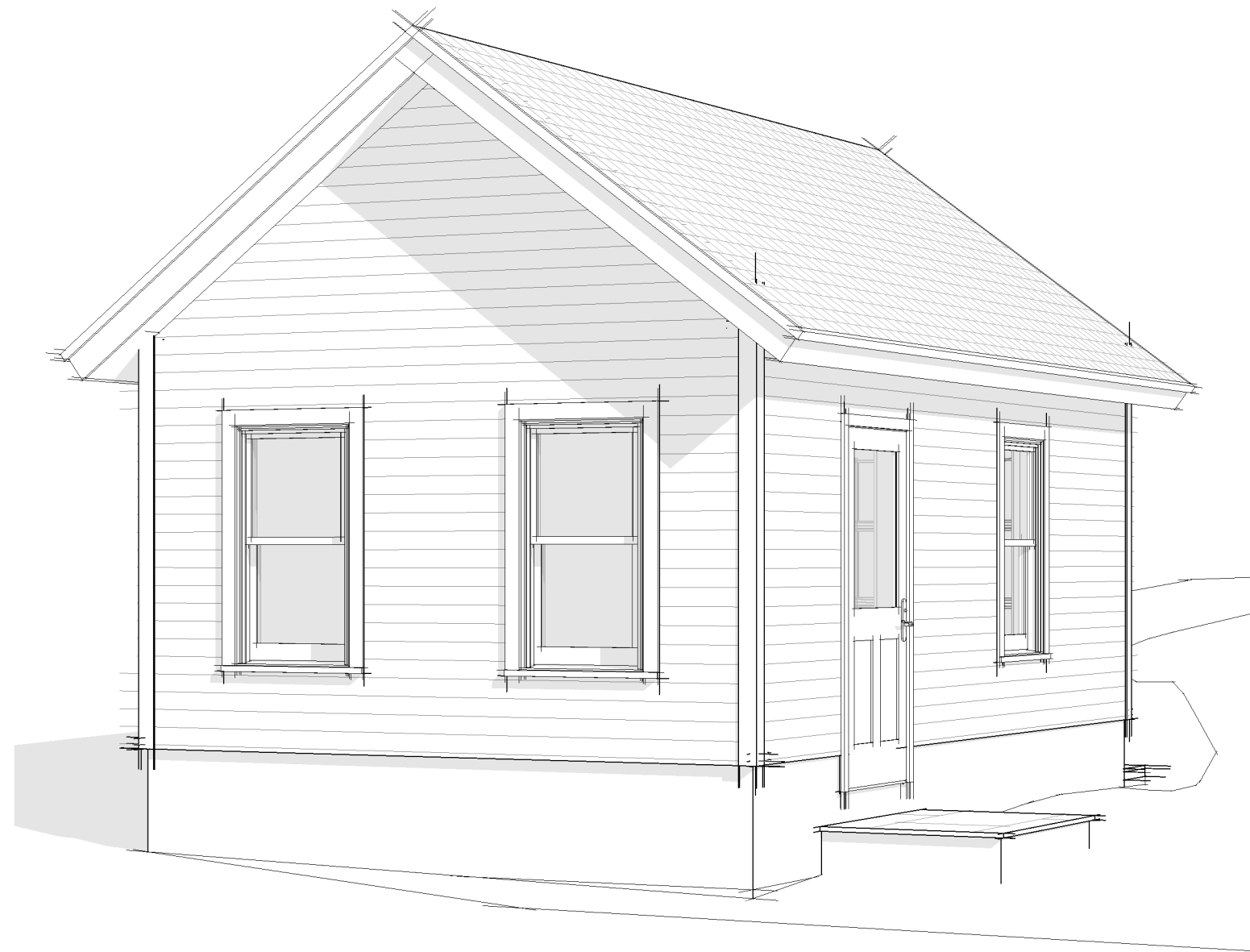
3D Views

SCALE

DRAWING

A4.1





1 Rear Left View



2 Rear Right View

ARCHITECT

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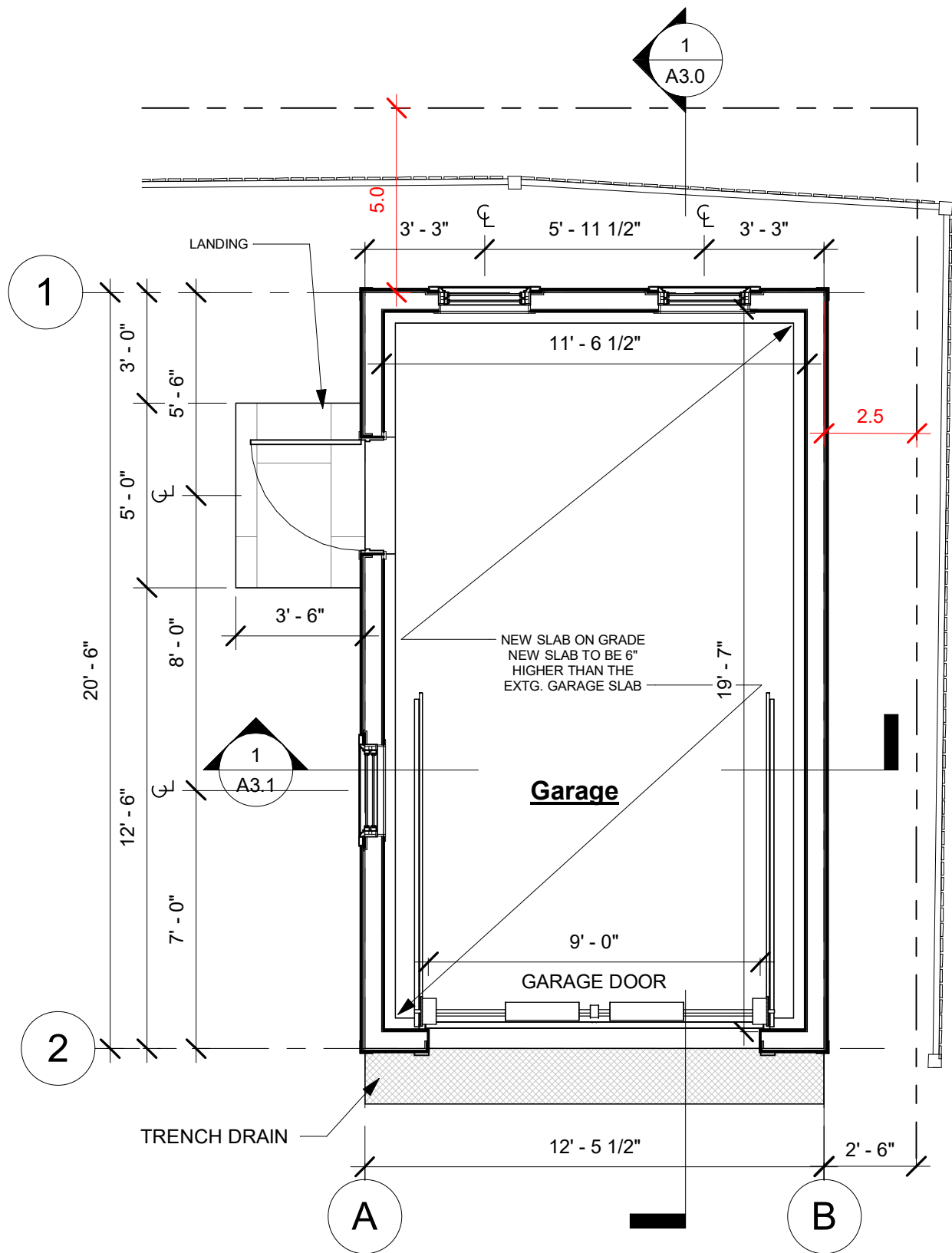
3D Views

SCALE

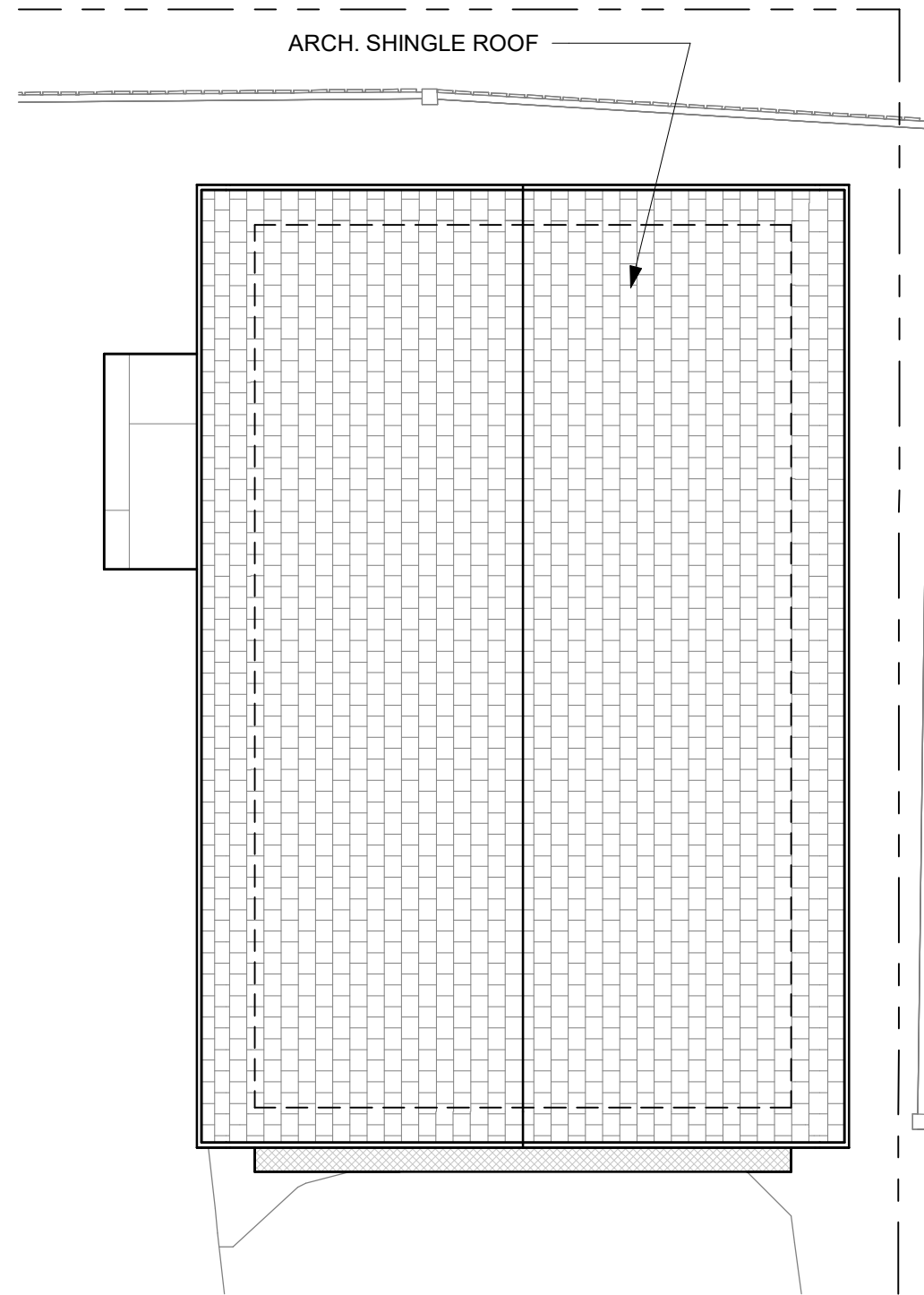
DRAWING

A4.2





2 1st Floor
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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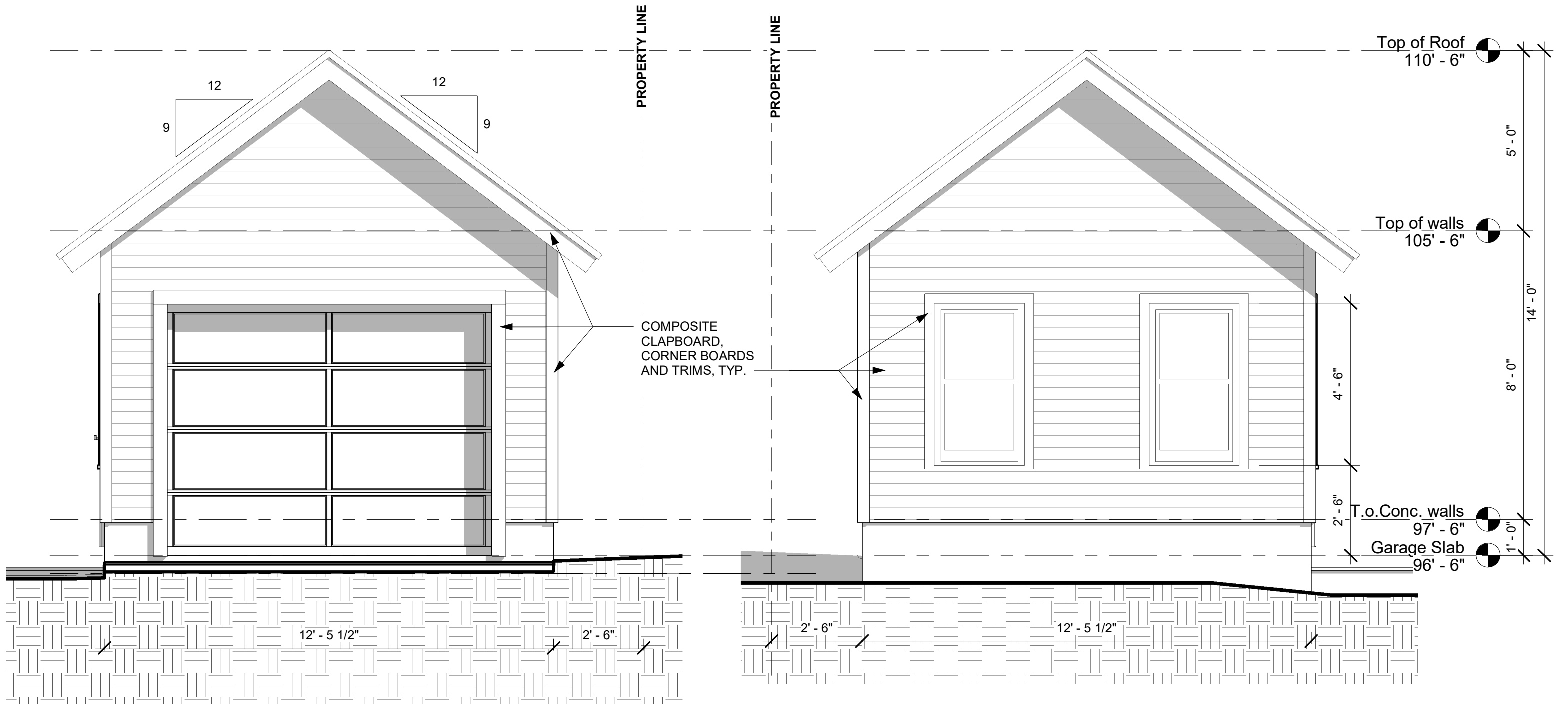
Prop. Plans

SCALE

1/4" = 1'-0"

DRAWING

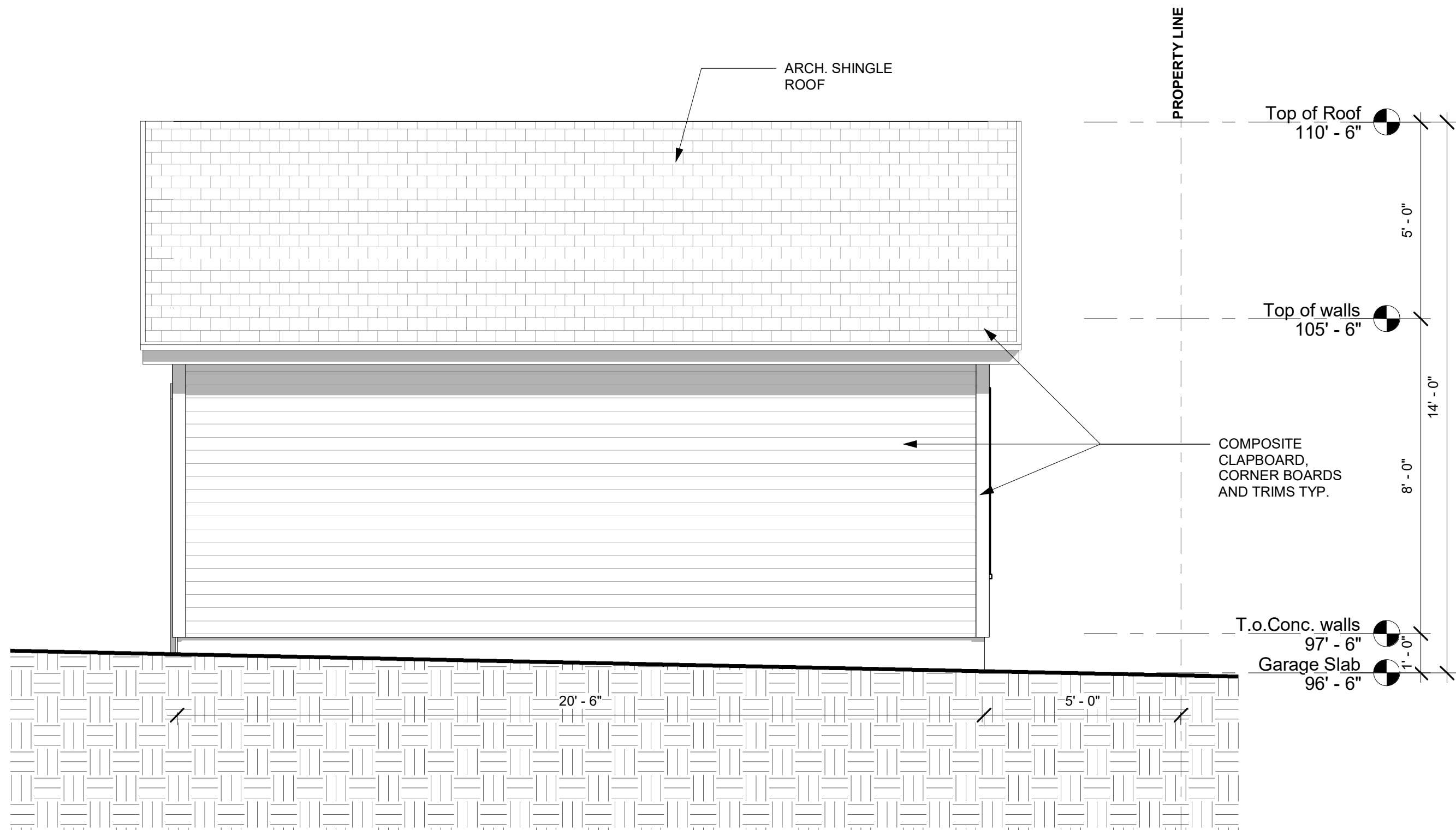
A1.1




1 Front Elevation
3/8" = 1'-0"

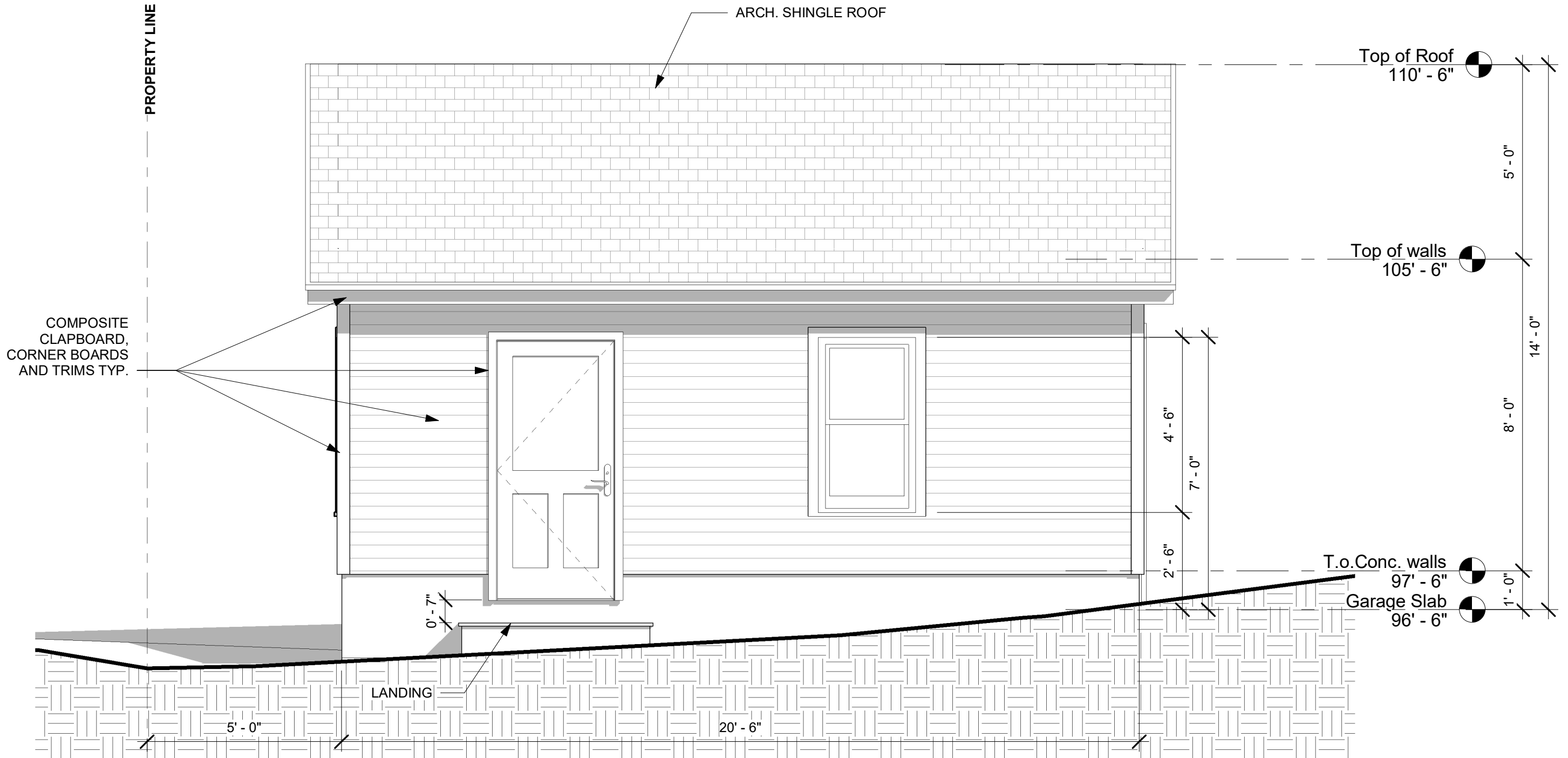
2 Rear Elevation
3/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 5/11/23</p>	<p>PROJECT Proposed Garage 478 Huron Ave Cambridge, MA</p>	<p>TITLE Proposed Front and Rear Elevations</p>	<p>SCALE 3/8" = 1'-0"</p>	<p>DRAWING A2.1</p>
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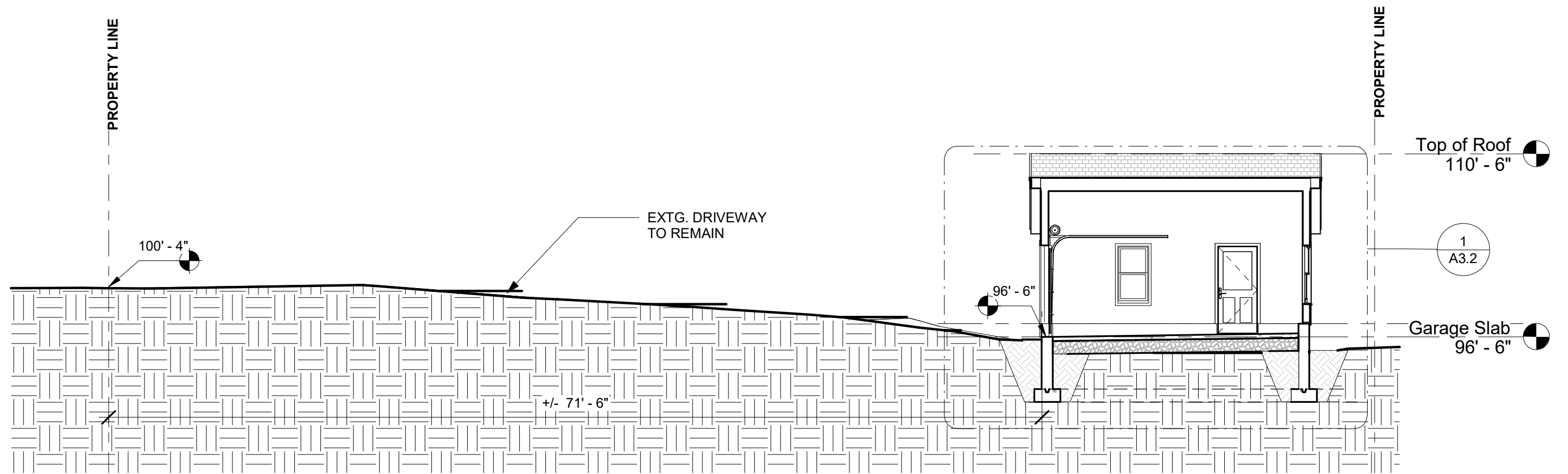
1 Right Side Elevation
 3/8" = 1'-0"

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 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>5/11/23</p>	<p>Proposed Garage 478 Huron Ave Cambridge, MA</p>	<p>Proposed Right Elevation</p>	<p>3/8" = 1'-0"</p>	<p>A2.2</p>



1 Left Elevation
 3/8" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 5/11/23</p>	<p>PROJECT Proposed Garage 478 Huron Ave Cambridge, MA</p>	<p>TITLE Proposed Left Elevation</p>	<p>SCALE 3/8" = 1'-0"</p>	<p>DRAWING A2.3</p>
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1 Section Through Driveway
 1/8" = 1'-0"

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 617-412-8450
 www.glassmanchungdesign.com

DATE

5/11/23

PROJECT

Proposed Garage

478 Huron Ave Cambridge, MA

TITLE

Driveway Section

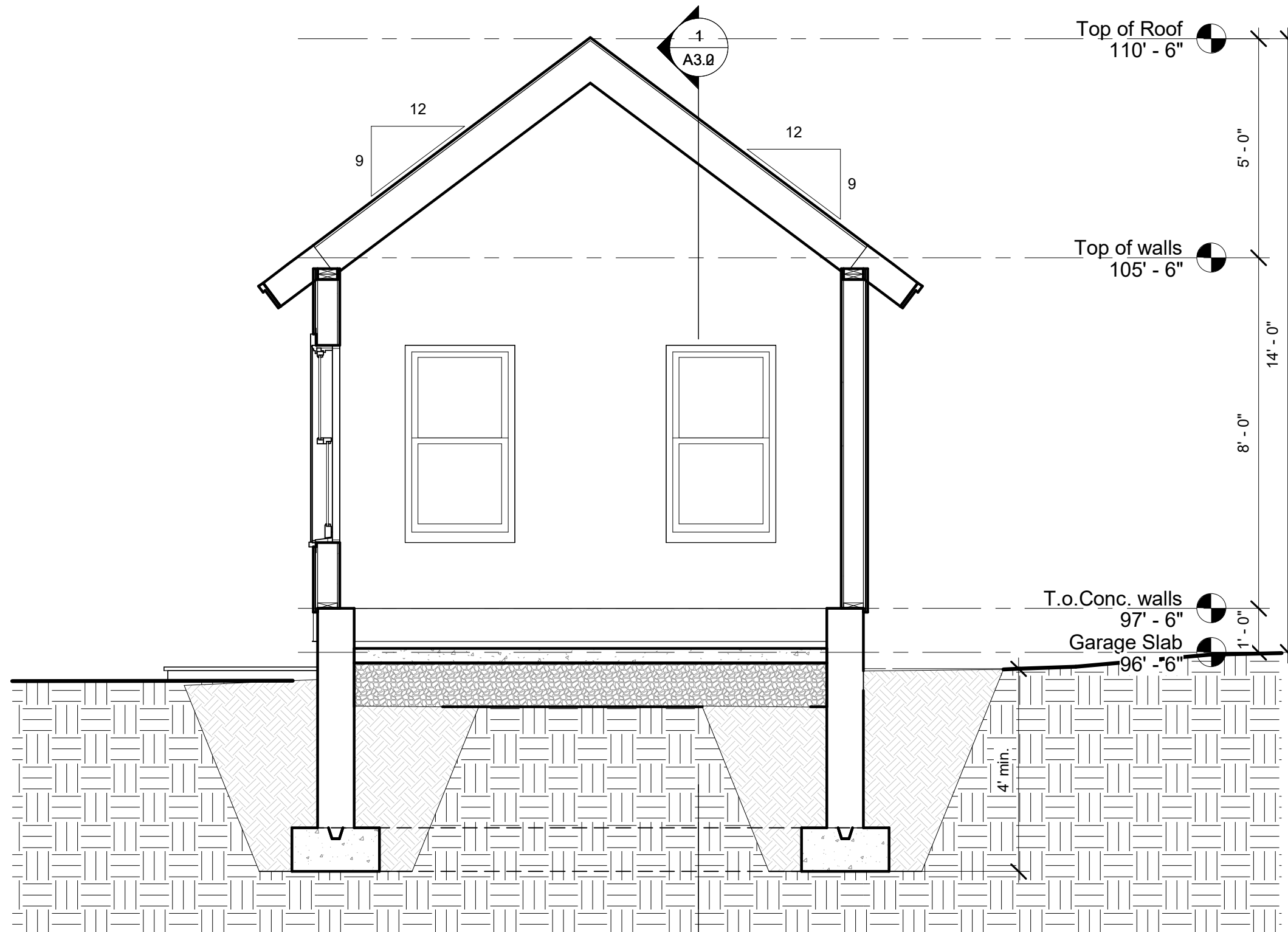
SCALE

1/8" = 1'-0"

DRAWING

A3.0





1 Cross Section
 3/8" = 1'-0"

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DATE
 5/11/23

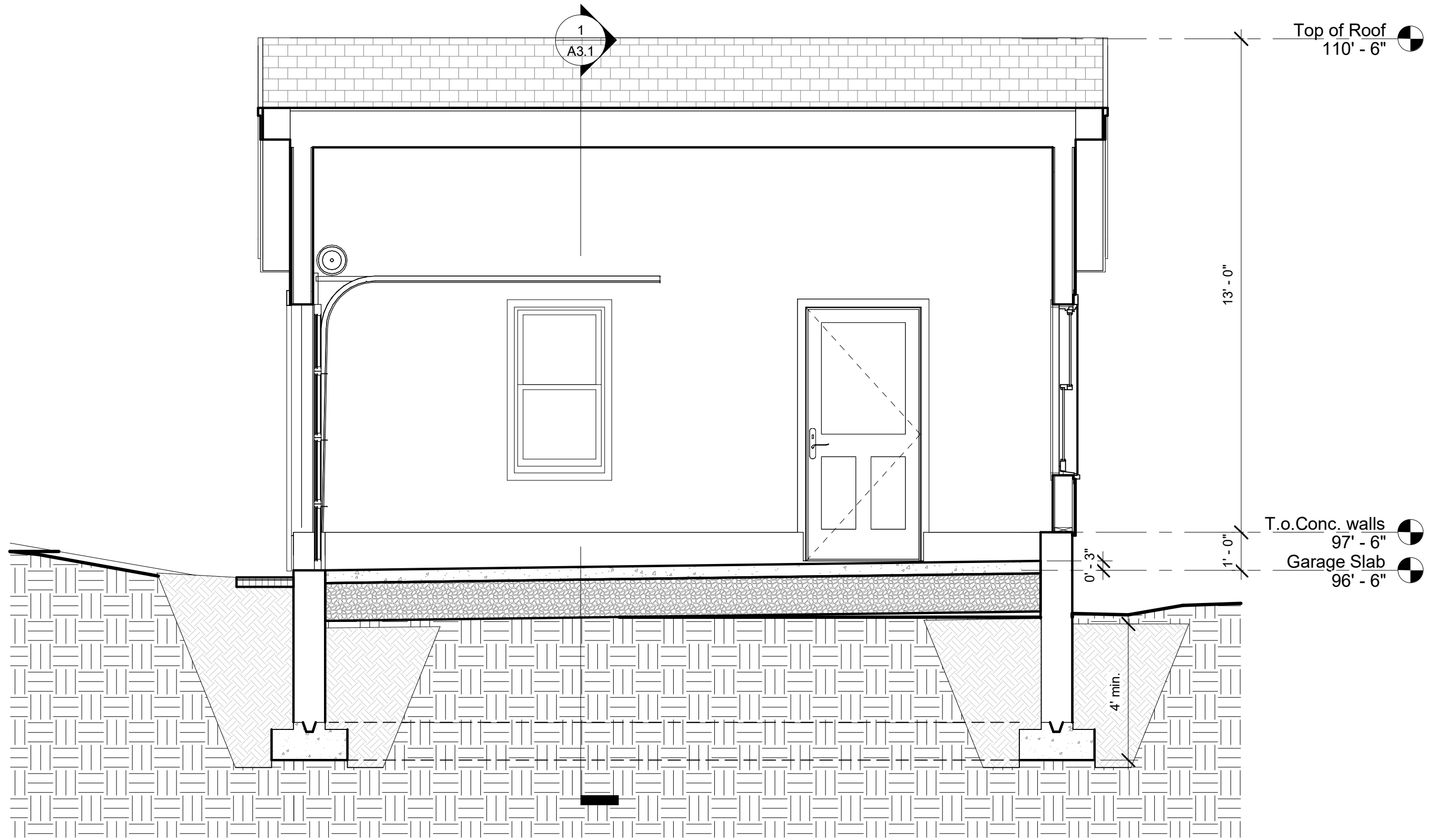
PROJECT
Proposed Garage
 478 Huron Ave Cambridge, MA

TITLE
Building Section

SCALE
 3/8" = 1'-0"

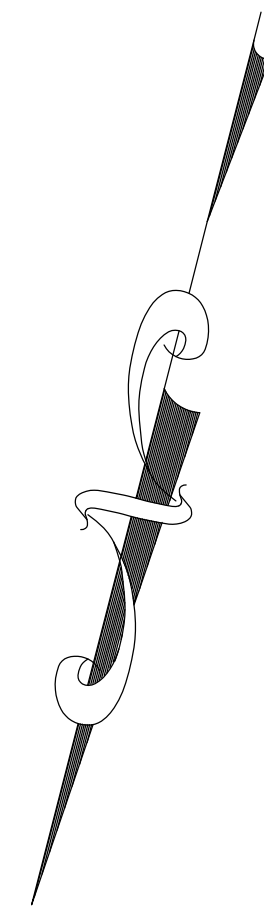
DRAWING
A3.1





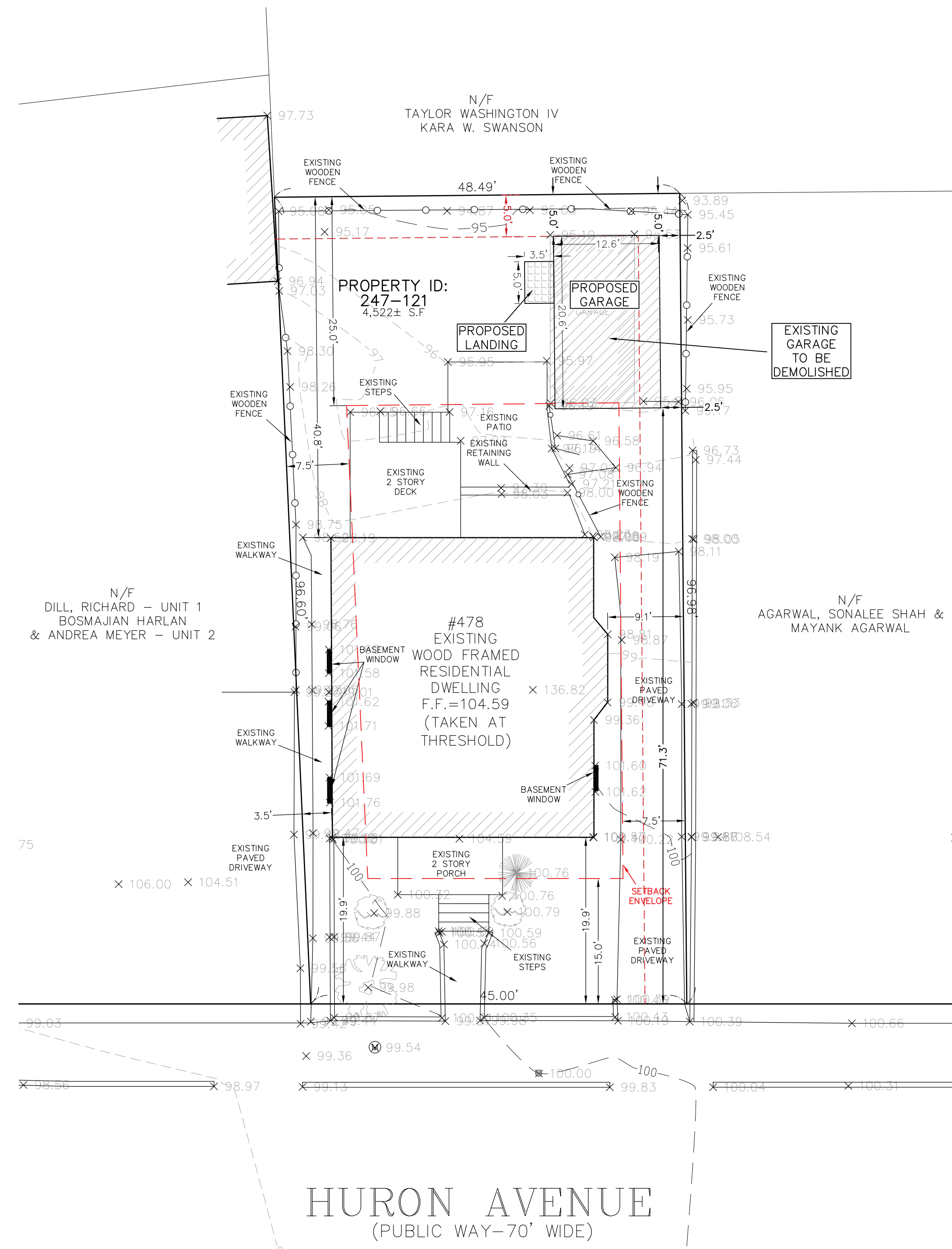
1 Log Section
 3/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	5/11/23	Proposed Garage 478 Huron Ave Cambridge, MA	Building Section	3/8" = 1'-0"	A3.2



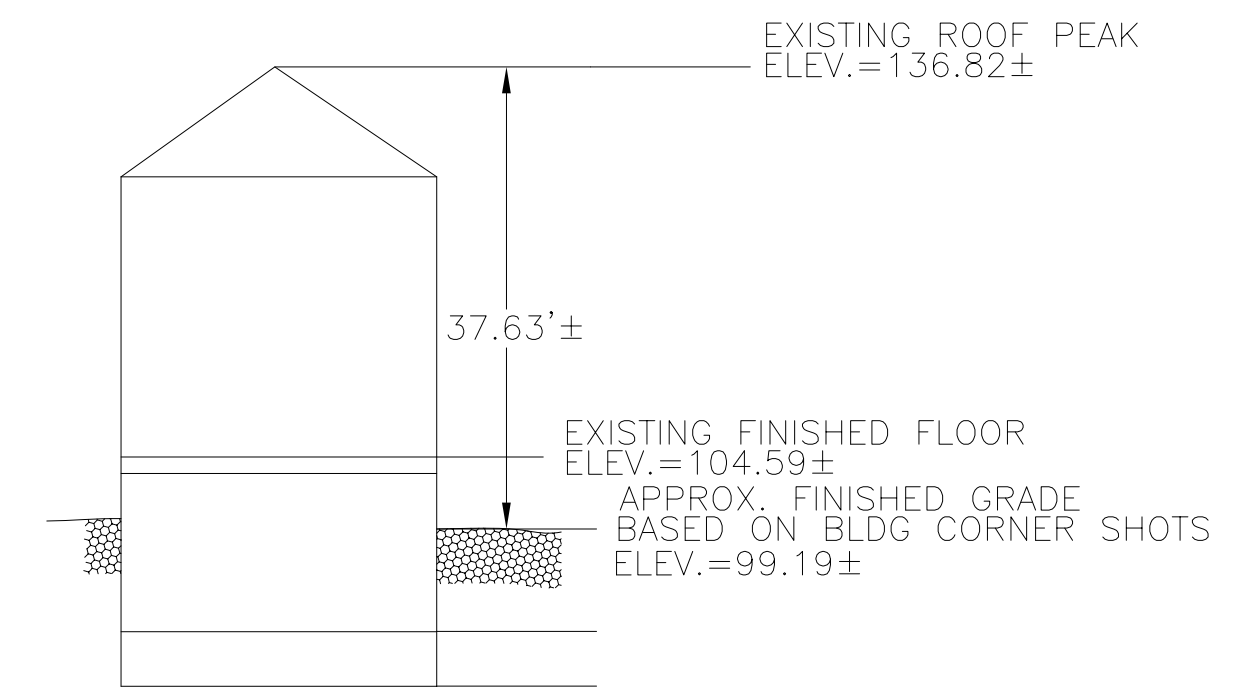
ZONING LEGEND			
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5,000 S.F.	4,522± S.F.	4,522± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	2,500 S.F.	-	-
MIN. LOT WIDTH	50'	45'	45'
MIN. YARD FRONT	15'	19.9'	19.9'
SIDE	7.5'	3.5'	3.5'
REAR	25'	40.8'	40.8'
MAX. BLDG. HEIGHT	35	37.63	37.63
MIN. OPEN SPACE	40%	47%	47%

h. In Residence A, B, C, and C-1 Districts an accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district.



NOTES:

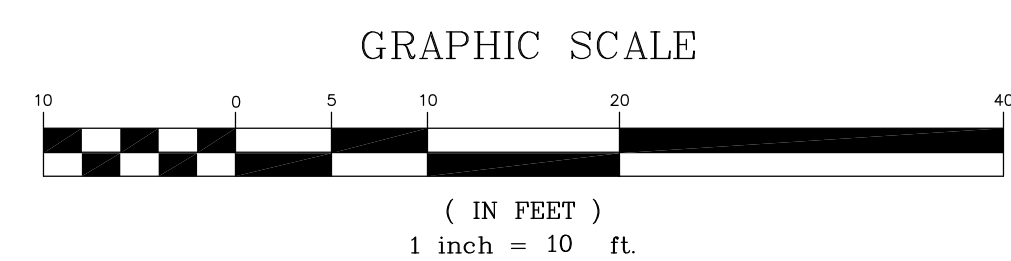
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/29/2022.
2. DEED REFERENCE: BOOK 25349, PAGE 212
PLAN REFERENCE 1: PLAN BOOK 206, PLAN 13
PLAN REFERENCE 2: PLAN 1288 OF 2003
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



EXISTING PROFILE
NOT TO SCALE

FLOOD SCENARIOS

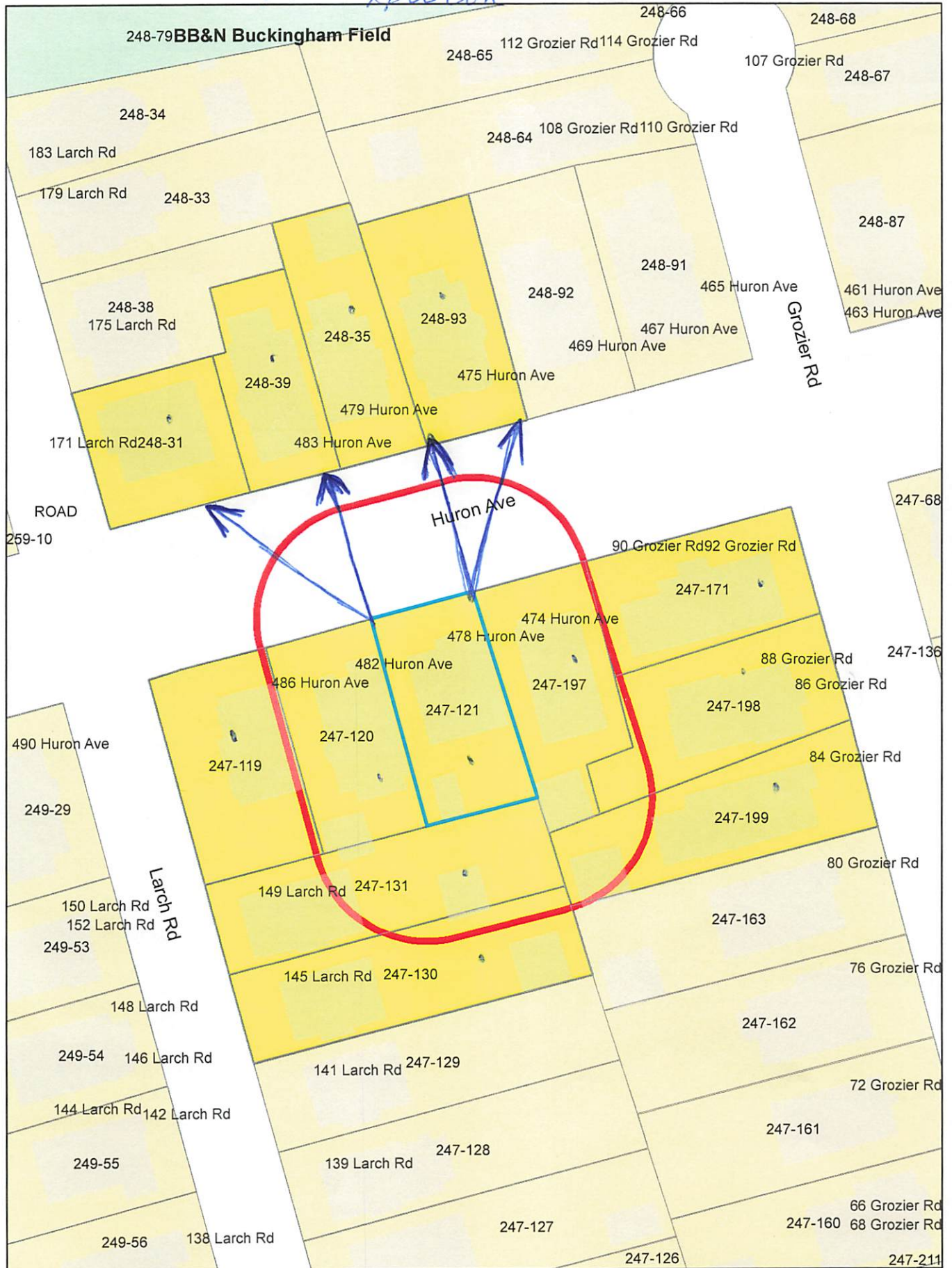
Ground Elevation Min: 46.9 ft-CCB
Ground Elevation Max: 52.8 ft-CCB
2070 - 1% - SLR/SS - N/A
2070 - 1% - Precip - 51.9
2070 - 10% - SLR/SS - N/A
2070 - 10% - Precip - N/A
2030 - 1% - Precip - 51.9
2030 - 10% - Precip - N/A
Present Day - 1% - Precip - N/A
Present Day - 10% - Precip - N/A
FEMA 500-Year - N/A
FEMA 100-Year - N/A
1% - LTFE - 51.9
10% - LTFE - N/A



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE, LESS THIRD PARTY COST.
COPYRIGHT (C) 2023 BY PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

SCALE	1"=10'			
DATE	6/15/2023	REV	DATE	REVISION
SHEET	1			BY
PLAN NO.	1 OF 1	478 HURON AVENUE CAMBRIDGE MASSACHUSETTS		
CLIENT:	PROPOSED PLOT PLAN OF LAND			
DRAWN BY	D.O.K	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
CHKD BY	P.J.N			
APPD BY	P.J.N			
				SHEET NO. 1

478 Huron Ave #2



478 Huron Ave #2

Petitioner

247-119
WEISSBOURD, RICHARD & E. AVERY RIMER
486 HURON AVE
CAMBRIDGE, MA 02138

247-197
DILL, RICHARD
474 HURON AVE., UNIT #1
CAMBRIDGE, MA 02138

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

248-93
RILEY, THOMAS W. & BARBARA F. RILEY
475 HURON AVE
CAMBRIDGE, MA 02138-2169

247-120
AGARWAL, SONALEE SHAH &
MAYANK AGARWAL
482 HURON AVE
CAMBRIDGE, MA 02138

247-121
HARTMAN, MICHAEL P. &
ELIZABETH W. RANDALL
478 HURON AVE., UNIT #2
CAMBRIDGE, MA 02138-2128

247-198
VICKERY, DAVID R. & CATHERINE S. VICKERY
86-88 GROZIER RD
CAMBRIDGE, MA 02138-3315

248-31
ANDERSON, GEORGE MCCULLOUGH IV &
BRIDGET ELIZABETH RODRIQUEZ
171 LARCH RD
CAMBRIDGE, MA 02138

248-39
KIM, JU YON & LARSON HOGSTROM
481 HURON AVE
CAMBRIDGE, MA 02138

247-171
HOMER, AARON F.
90 GROZIER RD. UNIT 90
CAMBRIDGE, MA 02138

247-171
NURSE, RICHARD H. & INGER M. NURSE
TR OF RICHARD H. NURSE & INGER M. NURSE
92 GROZIER RD 92
CAMBRIDGE, MA 02138

247-131
TAYLOR WASHINGTON IV KARA W. SWANSON
149 LARCH RD
CAMBRIDGE, MA 02138

247-121
CRANDWELL EMILY G BRADLEE JOSEPH S
478 HURON AVE - UNIT 1
CAMBRIDGE, MA 02138

247-197
BOSMAJIAN HARLAN & ANDREA MEYER
474 HURON AVE - #2
CAMBRIDGE, MA 02138

248-39
483 HURON AVE LLC
163 HIGHLAND AVE - UNIT 1002
NEEDHAM, MA 02494

248-35
MORRISSEY, PATRICIA A
TRS PAM REALTY TR
479 HURON AVE
CAMBRIDGE, MA 02138

247-130
MCGLENNON, SUSAN
145 LARCH RD
CAMBRIDGE, MA 02138

247-199
SCHEIDE, JOHN R. & LUISA BUCHANAN
84 GROZIER RD
CAMBRIDGE, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

SRAM GLASSMAN

(Print)

Date:

8/24/23

Address:

478 Huron Ave

Case No.

BZA-231284

Hearing Date:

9/14/23

Thank you,
Bza Members



TLH CONSULTING, INC.
Structural Engineering
3 Survey Circle, Suite 2
Billerica, MA 01862
(978) 362-1804

Memo

To: Adam Glassman, GCD Architects
From: Todd Hedly, P.E.
CC: File
Date: 9/12/2023
Re: New Garage Foundation – 478 Huron Ave., Cambridge, MA

Adam,

I reviewed the drawings of the proposed garage along with the photographs you forwarded. In my opinion, the excavation activities to install the new garage footings will not negatively impact the neighboring property. In addition, in my opinion, there will be no long term impact on the neighboring property.

The new garage footing will be 48 inches below grade. The neighbor's foundation wall is approximately 7 feet from the corner of the proposed garage. The zone of influence relative to soil pressure typically follows a 1 to 1 slope. Since the neighbor's property is approximately 7.8 feet from the corner of the proposed garage, and the bottom of the footing is 4 feet below grade, the basement depth below grade of the neighbor's property would need to be approximately 11 feet. Most residential basement heights are in the range of 7'-6" to 9'-0", therefore, in my opinion, the new proposed garage will not impact the neighbor's foundation.

Todd



Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Tuesday, September 12, 2023 8:29 AM
To: magarwal.us@gmail.com; Mike; Elizabeth Randall
Cc: Pacheco, Maria
Subject: Re: 478 Huron Ave Proposed Garage

All,

I have reviewed the site conditions with my structural engineer and he will be sending us his report shortly.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

On Mon, Sep 11, 2023 at 6:55 PM Adam Glassman <ajglassman.ra@gmail.com> wrote:
Hi Mayaynk,

I am the architect working with Michael and Elizabeth on their proposed garage reconstruction.

Thank you for your questions regarding their project.

STRUCTURAL DESIGN

1) After we are through with the zoning process, and before we submit final permit plans to the building department, my structural engineer will provide a formal report and structural foundation and framing plans for the Building Department to review and approve. The footings are only 4'-0" deep. We will provide a soil analysis and associated work as required to ensure that the limited excavation will have no impact on your structure.

STORM WATER RUNOFF:

1) After we are through with the zoning process, and before we submit final permit plans to the Building Department, my civil engineer will provide formal drainage plans for the Department of Public Works to review and approve. What will happen, is that the downspouts from the garage will tie directly into underground drywells ensuring that there will be no stormwater runoff affecting any of the abutting properties.

THE FENCE:

The fence will be protected during construction, that is standard procedure. Should the fence be negatively impacted in any way by the construction, Mike and Elizabeth will pay to repair or replace as required.

If you have any more questions please let us know. and we will be happy to answer them.

Sincerely,

Adam

Adam Glassman
GCD Architects
2 Worthington St
Cambridge MA
T: 617-412-8450

More questions from our neighbors below. Can you confirm that you won't be presenting storm water management plans/drawings at the hearing on Thursday? I assume that would be reviewed by the building permit department, not the zoning board. Correct?

Begin forwarded message:

From: Mayank Agarwal <magarwal.us@gmail.com>
Subject: Re: New garage location
Date: September 11, 2023 at 4:46:12 PM EDT
To: Michael Hartman <hartman_mike@hotmail.com>
Cc: EB Randall <elizabeth.randall@gmail.com>

Hi Mike and EB,

For the house's foundation related issues I want to be extra cautious. That stuff makes us very nervous given that they have had issues with that here and I see cracks in Rick/Avery's foundation. Can you please have them send the structural report along with the soil analysis.

Will they be presenting the storm management plans and drawings at the hearing on Thursday as well? Again, like you guys I don't know the sequence of things.

Lastly, we want to request if you would be willing to pay for a couple of hours of consultation with SKA (across the street from Formagio's). For reference, we paid them \$200 an hour of consult last week, that's on us.

Thanks,
Mayank

On Mon, Sep 11, 2023 at 11:26 AM Michael Hartman <hartman_mike@hotmail.com> wrote:

I got a little more detail from our architect, right after I sent mine :)

- 1) we will have structural footing and foundation plans produced by the architect's structural engineer that the building department will need to review and approve.
- 2) we will have storm water management plans produced by the architect's civil engineer that the DPW will need to review and approve.

Hope this helps!

Mike

On Sep 11, 2023, at 10:26 AM, Mayank Agarwal <magarwal.us@gmail.com> wrote:

Hi Mike,

We have never gone through this type of process so was taken by surprise to see city's notice last week with violations / variances, etc. But anyhow, we moved quickly to consult an architectural firm to review and provide their analysis. They pointed out the following:

- Potential impact to the foundation of our house as a result of excavation. They recommend detailed drawings of excavation, soil composition, etc. which we would like to get evaluated once they are made available.
- Additional water run-off into our property as a result of the new structure. What are the plans to prevent that (new drainage around the garage, etc.)?
- Potential damage to fence and how it will be repaired

We would like the above concerns to be addressed. Also, moving forward we would like to consult architects who can evaluate and explain this to us.

Happy to chat.

Mayank

On Sun, Mar 5, 2023 at 7:19 AM Michael Hartman <hartman_mike@hotmail.com> wrote:

Hi Mayank,

Thanks for reviewing and getting back to me. We'll make sure the contractor does a good job securing the area. We'll keep you update as the project progresses.

Thanks,
Mike

From: Mayank Agarwal <magarwal.us@gmail.com>
Sent: Thursday, March 2, 2023 7:32:57 PM
To: Michael Hartman <hartman_mike@hotmail.com>
Cc: sonaleecs@gmail.com <sonaleecs@gmail.com>
Subject: Re: New garage location

Hi Mike,

Thanks for sharing this. Given that the garage is near our backyard and not the house itself I don't see any issues with it from space/privacy standpoint. The only question for the contractor / architect would be what safeguards or contingency they plan to have in place for excavation and construction.

But honestly, I don't see any issues overall. Happy to chat in person if you'd like.

Best,
Mayank

On Tue, Feb 28, 2023 at 11:31 PM Michael Hartman <hartman_mike@hotmail.com>
wrote:

Hi Mayank and Sonalee,

Attached is a plan that shows where the new garage will be located. The garage will definitely not be bigger than the one shown and there's a good chance the width will be reduced by 6 - 12 inches. Let me know if you have any concerns since the garage will be within the 5' setback. We are going to try to get a variance from the city, which our architect believes shouldn't be an issue as long as you don't have any concerns.

Happy to share further draws once we have them.

Thanks,
Mike

Pacheco, Maria

From: Adam Glassman <ajglassman.ra@gmail.com>
Sent: Tuesday, September 12, 2023 9:21 AM
To: Mayank Agarwal
Cc: Mike; Elizabeth Randall; Pacheco, Maria
Subject: Re: 478 Huron Ave Proposed Garage
Attachments: STRUCTURAL PLANS - 68 MIDDLESEX.pdf

Hi Mayank,

At the closest point, the corner of the new frost wall will be approx 8.0' from the corner of your house and 2.5' to the property line.

The footing itself, which will be 4'-0" below grade, will project an additional approx 6" toward your property line.

The structural plans are not done until after the zoning hearing, but it is one of the most typical details in all of construction.

See attached structural plans for another garage project I did in Cambridge nearly identical to yours which also required and received zoning relief for the same sort of set back violations we are presenting to the Zoning Board on Thursday, except in that case was directly on the property line, not set back 2.5'.

See Detail #3 on the attached plans.

The dry wells would be buried as recommended by our civil engineer, possibly under the backyard to the left side of the garage, possibly under the driveway.

The grade directly in front of the garage will be raised approx 6".

The zoning hearing is the only hearing and it concerns only the zoning code.

The structural and drainage plans will be submitted to the city for review and approval per Mass State code compliance.

Please let me know if you have any more questions.

Thank you,

Adam

Adam J. Glassman, R.A.
Cambridge, MA
C: 617.412.8450
www.glassmanchungdesign.com

On Tue, Sep 12, 2023 at 9:02 AM Mayank Agarwal <magarwal.us@gmail.com> wrote:

Adam,

Do you have drawings of the footing showing how close to the property line excavation will be. I understand that the final garage wall will be 2 ft from it but it does not say how close the footing will be.

Where would the dry well be? Also, is the leveling and/or gradient expected to change between the two properties as a result of this new structure?

Also, just in terms of the overall process... when the permit plans are submitted is there another hearing? The plans that are submitted to DPW... are they made available to us neighbors for review?

Thanks,
Mayank

On Mon, Sep 11, 2023 at 6:55 PM Adam Glassman <ajglassman.ra@gmail.com> wrote:

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GCD Architects
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On Tue, Feb 28, 2023 at 11:31 PM Michael Hartman <hartman_mike@hotmail.com> wrote:

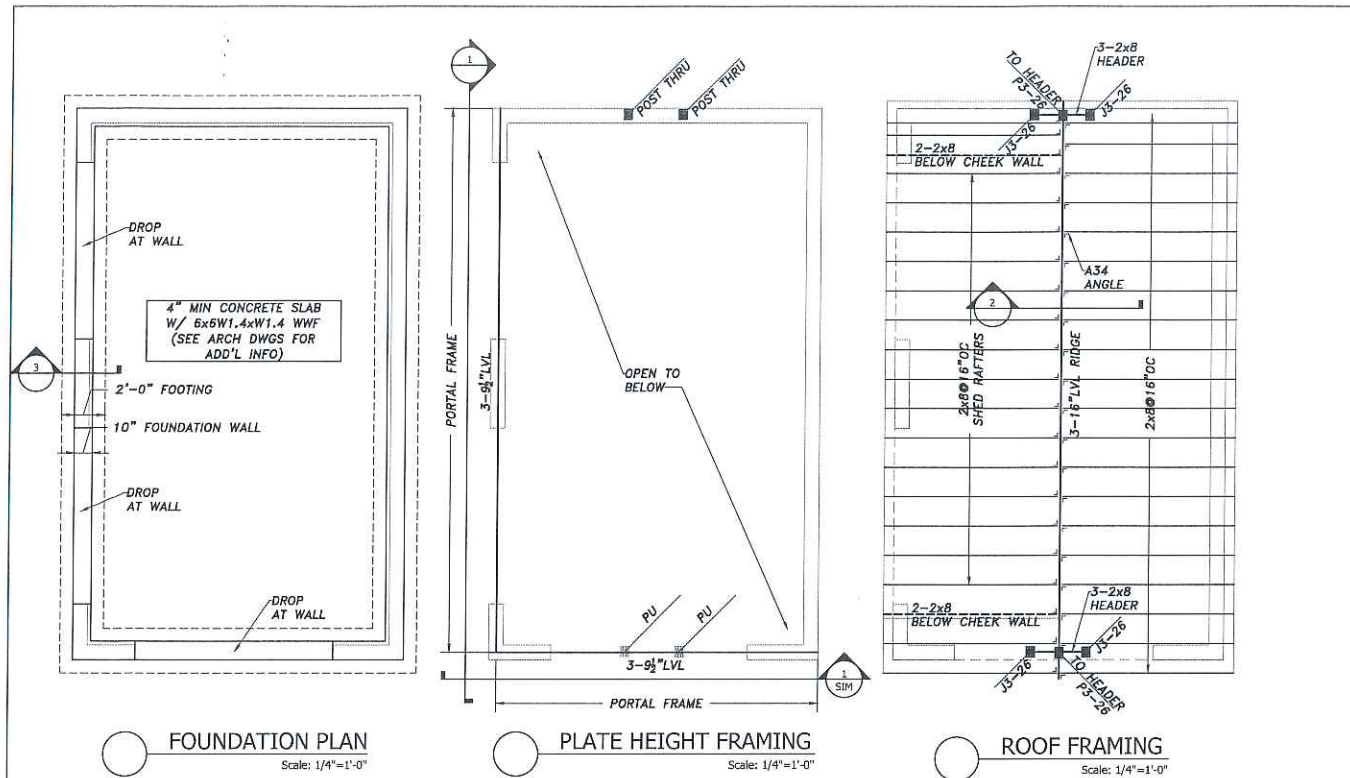
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Happy to share further draws once we have them.

Thanks,
Mike



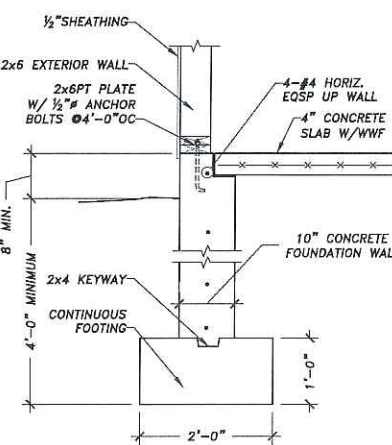
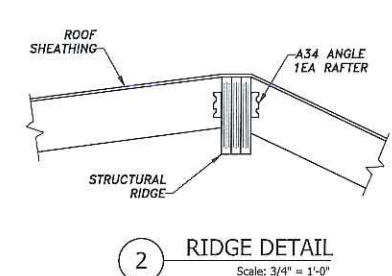
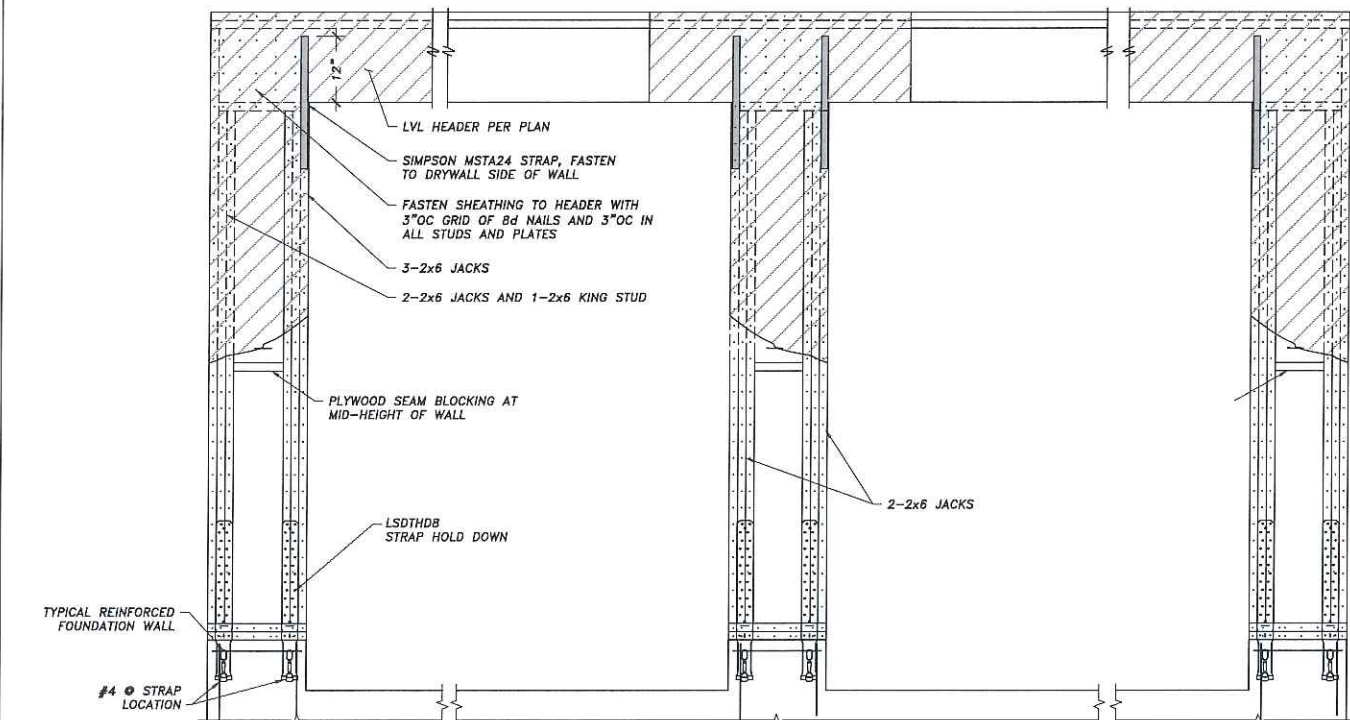
- GENERAL CONDITIONS**
- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS IMMEDIATELY UPON COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
 - FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

- FOUNDATIONS**
- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS AND UNDERLYING SOILS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION AND/OR ADDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING, OR HIRING A THIRD PARTY TO VERIFY, THAT THE EXISTING FOUNDATION AND UNDERLYING SOILS CONFORMS TO BUILDING CODE REQUIREMENTS AND PERFORMANCE SPECS IN THESE PLANS. IF FOUNDATIONS ARE FOUND BY CONTRACTOR TO NOT BE SUITABLE, CONTRACTOR TO CONTACT DAVIDSON ENGINEERING ASSOCIATES IMMEDIATELY AS REDESIGN OF THESE PLANS WILL LIKELY BE REQUIRED.
 - SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
 - EXISTING FOUNDATION WALLS MUST BE BEARING ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
 - EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
 - EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
 - BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
 - BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
 - PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

- CONCRETE**
- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
 - SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
 - REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

- ROUGH CARPENTRY**
- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 - REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC AND IBC OR IN THESE DRAWINGS.
 - REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
 - ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
 - WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLIS SHALL BE SPRUCE, PINE, FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fv = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
 - WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
 - LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
 - WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
 - ENGINEERED WOOD POSTS (VERSA COLUMNS), AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2B50.
 - PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
 - ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
 - ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
 - UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SPLICED BY AT LEAST ONE JACK STUD.
 - FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
 - GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
 - PROVIDE SIMPSON H11 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
 - CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
 - AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
 - SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-1/2" DIA. SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 - IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
 - MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.
 - BEARING WALL SCHEDULE**
-ALL EXTERIOR WALLS:
2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/2 POINTS
-1ST FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/2 POINTS
-2ND & 3RD FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 1 ROW OF HORIZ. BLOCKING AT MID-HEIGHT OF WALL

FOUNDATION PLAN Scale: 1/4"=1'-0"
PLATE HEIGHT FRAMING Scale: 1/4"=1'-0"
ROOF FRAMING Scale: 1/4"=1'-0"



DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

- LATERAL FRAMING NOTES:**
- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.1 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
 - FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

HANGER SELECTION TABLE

MEMBER	1	2	3
2X8	LUS28	LUS28-2	LUS28-3
2X10	LUS210	LUS210-2	LUS210-3
2X12	LUS210	LUS210-2	LUS210-3
3/4" LVL	HU9	HHUS410	HHUS610
1 1/2" LVL	HU11	HHUS410	HHUS610
1 3/4" LVL	HU14	HHUS410	HHUS610
2 1/4" FLG I-JOIST	IUS 2.37		
2 1/2" FLG I-JOIST	IUS 2.56		
3 1/2" FLG I-JOIST	IUS 3.56		

- NOTE:**
- USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
 - INSTALL ALL HANGERS WITH MAXIMUM NUMBER OF FASTENERS.

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED

POST LOCATION

POST (UP LINE)
POST (DOWN LINE)
POST (BELOW LINE)

DIM. LUMBER POST

NUMBER OF STUDS
SIZE OF STUD

TYPE OF POST:
P-POST, J-JACK,

ENGINEERED POST

LC 3/4" - SIZE
VC-VERSA COLUMN,
LC-LALLY COLUMN,
HSS-TUBE STEEL

1 PORTAL FRAME DETAILS Scale: 3/4"=1'-0"

3 FROSTWALL DETAIL Scale: 3/4"=1'-0"

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GARAGE DESIGN
68 MIDDLESEX STREET
CAMBRIDGE, MA

Rev: _____ Date: _____

FOR CONST.

Date : AUGUST 6, 2021
DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

PLANS / SECTIONS / NOTES

S1.0