

PARCEL #



Thomas M. Menino
Mayor

APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON 0103

INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers

1 Concord Sq
W-04

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 1-0 CONCORD SQ District, W-04
Name of owner is? Barry Cole Address, 1 Concord SQ
Name of architect or engineer is? Lic. No.
Material of building is? brick Style of roof? flat Construction of 1887 lar and gravel
Size of building, feet front? 22' 0" ; feet rear? 22' 0" ; feet deep? 34' 0" ; No. of stories? 5
No. of feet in height from sidewalk to highest point of roof? 50' 0" Material of foundation? concrete
Thickness of external walls? 0" Party walls? 0"

Description
of Present
Building

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
five apartments
doc # 3248/1999

Front stairs? False Back stairs? False Fire escape? False Con. balconies? False Any other? False
Is building equipped with automatic sprinkler system? False
Type of construction? Group occupancy?
Building to be occupied for same after alteration

Description
of
Proposed
Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? '0" ; No. of feet wide? '0" ; No. of feet high above sidewalk? '0"
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

construct a roof deck as shown in plans. Already approved by Architectural
Commission (see #09.1235 SE)

MASS DEBRIS DISPOSAL LAW
MGL c40, s64, c584, s9, all S150A
Company: Grant disp. hyde park
Yes No Initials _____

RECEIVED WITH APPLICATION

GROUND WATER SURVEY
Repairs to: Exterior Wall: yes no , Foundation: yes no , Basement Area: yes no

Date, July 7, 2008 Estimated Cost, \$14,900.00
Owner's Phone (617) 795-2129
The facts I have set forth above in this application and accompanying plans are a true statement to
the best of my knowledge and belief.
Type Name of

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

JUL 16 2008

44483
4-7-9
12/9

No. 0103

APPLICATION FOR

Permit for Alterations, Repairs or
Change of Occupancy

Location

No. 1-0 CONCORD SQ

Ward 04

Shops
D.S. Sheets

CONDITIONS

PERMIT FORWARDED

Print Name

Permit granted 6/10/09

Date issued

6/10/09

EXAMINATION OF PLANS

Approved *John Lee* 20

John Lee
Supervisor of Plans

Arch./Struct./Safety

APPROVED
as shown on plans

John Lee
7/20/09

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical Gas
Plumbing Sprinklers

Electrical APPROVED as shown on plans
PER PERMIT AND CODE

Egress APPROVED as shown on plans
John Lee 7/20/09

Plumbing Gas
H.V.A.C. Sprinklers

Mechanical APPROVED as shown on plans
PER PERMIT AND CODE

IN BOARD OF APPEAL
APPEAL SUSTAINED
DATE *April 7 2009*
CASE # *5911*

IN BOARD OF APPEAL
APPEAL SUSTAINED
DATE *April 7 2009*
CASE # *5911*

This by

PARCEL #



Thomas M. Marino Mayor

APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION CITY OF BOSTON 0103 INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers

1 Concord Sq

W-04

Street Numbering Inspector

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Description of Present Building

Location: 1-0 CONCORD SQ District: Ward 04 Name of owner is? Barry Cole Address: 1 Concord SQ Lic. No. Material of building is? brick Style of roof? flat Construction of roof? flat and gable Size of building, feet front? 22' 0" feet rear? 22' 0" feet deep? 34' 0" No. of stories? 5 No. of feet in height from sidewalk to highest point of roof? 60' 0" Material of foundation? concrete Party walls? 0' Thickness of external walls? 0'

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box) five apartments occ # 32481799

Front stairs? False Back stairs? False Fire escape? False Cond. balconies? False Any other? False Is building equipped with automatic sprinkler system? False Type of construction? Group occupancy? Building to be occupied for: same after alteration

Description of Proposed Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY:

Size of extension, No. of feet long? 0' No. of feet wide? 0' No. of feet high above sidewalk? 0' No. of stories high? style of roof? material of roofing? Of what material will the extension be built? Foundation? How will the extension be occupied? Type of construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION. (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

construct a roof deck as shown in plans. Already approved by Architectural Commission

NOT APPROVED - Exempt from review. Not visible.

MASS DEBRIS DISPOSAL LAW MGL c.90, s.54, 66A, 89, 91 S150A Company: Grant disp. hyde park Yes No Initials

Certificate of Appropriateness Certificate of Exemption X No Exterior Work

DESIGN REVIEW # 09.1235SE DATE: 7/2/08 AUTH: KMM

GROUND WATER SURVEY

Repairs to: Exterior Wall: yes no checked Foundation: yes no checked Basement Area: yes no checked

Date: July 7, 2008

Estimated Cost: \$14,900.00 Owner's Phone: (617) 785-2122

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

(Signature of Owner) agent

Type Name of Person Signing: Paul Donelan (Address): 57 BROOKSIDE AV

(Signature of Licensed Builder)

Type Name of Person Signing: Donelan Contracting Paul Donelan (Name of Contractor)

(Address) 57 Brookside AV Lic. No. 38453 Class CS My license expires: 11/1/09

(Address) 57 Brookside AV Jamaica Plain MA 02130

Phone (617): 522-2857

Phone

Handwritten initials

ISO 9001 Registered

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

103/09

This blank to be sent to the Inspectional Services Commissioner when original licensee leaves or absents himself from work.

NO WORK IS TO BE PERFORMED
UNLESS A LICENSED BUILDER
IS ACTIVELY IN CHARGE.

To the COMMISSIONER, INSPECTIONAL SERVICES DEPT.

You are hereby notified that on and after 6-12-10 20 10

I will Guy be in charge and control of work at 1 Coronado Sq #5
Roof Driv

P 09-103
~~ALT-9884~~

Signature [Signature]
Address 86 W. Torr St Boston MA
License Number 26027 Class CS
License Expires: 2014 20 10

Approved [Signature]

A change of licensed builder must be approved by the owner or his authorized representative or by the Contractor.

owner [Signature]



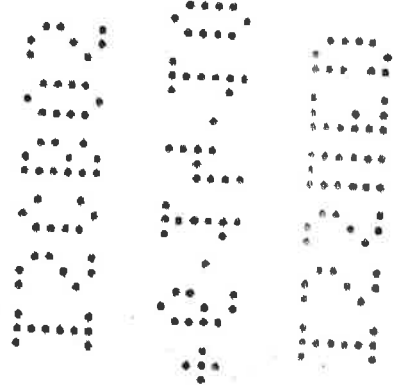
THOMAS M. MENINO
Mayor

BOSTON INSPECTIONAL SERVICES DEPARTMENT

September 12, 2008

Paul Donelan
57 Brookside AV
Jamaica Plain, ma 02130

LOCATION: 1 CONCORD SQ
WARD: 04
ZONE: MFR, South End Art. 64
APPLICATION #: 09-0103
DATE FILED: July 10, 2008
PURPOSE: construct a roof deck as shown in plans. Already approved by Architectural Commission



YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Residential Subdistricts

Article 64, Section 34 Restricted Roof Structure Regulations.

Note: See also 780CMR1014 Stairways.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.

Doug Wohn
FOR THE COMMISSIONER
617 9613462

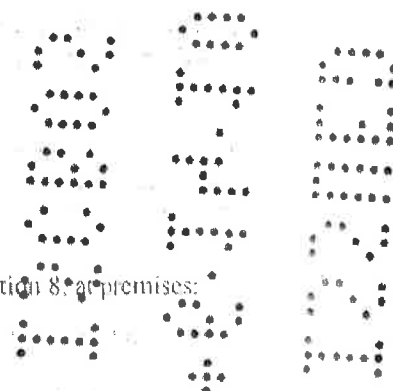


CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

April 7, 2009
DATE



Decision of the Board of Appeal on the Appeal of

Kenneth Barry Cole

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

1 Concord Square, Ward 4

in the following respect: Variance

Article(s): 64(64-34)

Construct a roofdeck on the building.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-29485 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, November 18, 2008

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, December 9, 2008 and re-discussed on Tuesday, April 7, 2009 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit #09-0103 dated July 10, 2008 and plans submitted to the Board at its hearing and now on file in the Building Department.

sh

CITY OF BOSTON



BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

1 Concord Square, Ward 4

BZC-29485

Date of Hearing: April 7, 2009

Permit # 09-0103

Page: # 2

Decision of the Board of Appeal on the Appeal of

This appeal seeks permission to construct a roof deck on the building.

The petitioner states that this will merely be replacing a prior existing deck removed for structural repairs. The petitioner feels that this relief may be granted in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

At the hearing representatives of the Mayor's Office of Neighborhood Services, City Councilor Murphy stood in support of the project.

The Board of Appeal finds that all of the following conditions are met:

- (a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this Code would deprive the appellant of the reasonable use of such land or structure, and
- (b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- (c) That the granting of the variance will be in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

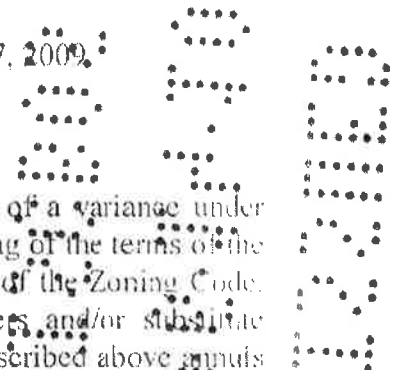
1 Concord Square, Ward 4

BZC-29485

Date of Hearing: April 7, 2009

Permit # 09-0103

Page: # 3



Decision of the Board of Appeal on the Appeal of

The Board is of the opinion that all conditions required for the granting of a variance under Article 7, Section 7-3 of the Zoning Code have been met and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and/or substitute members sitting on this appeal) voted to grant the requested variance as described above minus the refusal of the Building Commissioner and orders him to grant a permit, in accordance with this decision with the following proviso which if not complied with shall render this decision null and void.

APPROVED AS TO FORM:

PROVISO: None

Carl Cohen
Assistant Corporation Counsel

A True Copy,
Attest
Derric Small
DERRIC SMALL
Principal Administrative Asst.

This is not a Permit.
Permit must be obtained
from the Commissioner,
Inspectional Services

MAY 19 2009
Christine Araujo
CHRISTINE ARAUJO - SECRETARY
ANGELO BUONOPANE
PETER CHIN
Dennis R. ...
MICHAEL MONAHAN
Anthony Bisani
ANTHONY BISANI
Robert Short Sleeve
ROBERT SHORT SLEEVE - Chairman



THOMAS M. MENINO
Mayor

BOSTON INSPECTIONAL SERVICES DEPARTMENT

September 12, 2008

Paul Donelan
57 Brookside AV
Jamaica Plain, ma 02130

Re: Application No. 09-0103 **Date Filed:** July 10, 2008
Location: 1 CONCORD SQ **Ward:** 04
Purpose: Allow for modification to Massachusetts State Building Code (Sixth Edition). construct a roof deck as shown in plans. Already approved by Architectural Commission

Your application is hereby refused, as same would be in violation of Chapter 802, Acts of 1972, as amended, to wit:

SECTION 1009 STAIRWAYS AND HANDRAILS

1009.1 Stairway width. For A-2 nightclubs (A-2nc) also see 780 CMR 1024, otherwise, the width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm). See Section 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving an occupant load of 50 or less shall have a width of not less than 36 inches (914 mm).
2. Spiral stairways as provided for in Section 1009.9.
3. Aisle stairs complying with Section 1024.
4. Where a stairway lift is installed on stairways serving occupancies in Group R-3, or within dwelling units in occupancies in Group R-2, both as applicable in Section 101.2, a clear passage width not less than 20 inches (508 mm) shall be provided. If the seat and platform can be folded when not in use, the distance shall be measured from the folded position.

1009.3 Stair treads and risers. Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of 10 inches (254 mm). The greatest winder tread depth at the 12-inch (305 mm) walk line within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm).

Exceptions:

1. Circular stairways in accordance with Section 1009.7.
2. Winders in accordance with Section 1009.8.
3. Spiral stairways in accordance with Section 1009.9.
4. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1024.11.2.
5. In occupancies in Group R-3, as applicable in Section 101.2, within dwelling units in occupancies in Group R-2, as applicable in Section 101.2, and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser height shall be 7.75 inches (197 mm) and the minimum tread depth shall be 10 inches (254 mm), the minimum winder tread depth at the walk line shall be 10 inches (254 mm), and the minimum

Very truly yours,



Doug Wohn (617) 961-3462 for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

CITY OF BOSTON



BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Address 1 Concord Square Ward 4
 Code #5241
 Permit # 09-0103
 Date of Hearing April 7, 2008
 Page: # 1

Decision of the Board of Appeal on the Appeal of

Barry Cole from the refusal of the Building Commissioner to grant a permit to erect a roof deck at the property located at 1 Concord Square as the same will be in violation of the Massachusetts State Building Code; Statute 1972, Chapter 802, as amended to wit:

In their formal appeal, the appellant states briefly in writing the grounds of the reasons for its appeal from the refusal of the Building Commissioner referred to above. Their Application numbered 09-0103 and dated July 10, 2008 is made part of the record, including plans submitted to the Inspectional Services Department and the Board, now on file.

1009.1 Stairway Width. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.0,* otherwise, the width of stairways shall be determined as specified in 780 CMR 1005.1, but such width shall not be less than 44 inches (1118 mm). See 780 CMR 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving an occupant load of 50 or less shall have a width of not less than 36 inches (914 mm).
2. Spiral stairways as provided for in 780 CMR 1009.9.
3. Aisle stairs complying with 780 CMR 1024.
4. Where a stairway lift is installed on stairways serving occupancies in Group R-3, or within dwelling units in occupancies in Group R-2, both as applicable in 780 CMR 101.2, a clear passage width not less than 20 inches (508 mm) shall be provided. If the seat and platform can be folded when not in use, the distance shall be measured from the folded position.

1009.3.1 Dimensional Uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 0.375 inch (9.5 mm) in any flight of stairs.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Address 1 Concord Square Ward 4
Code #5241
Permit # 09-0103
Date of Hearing April 7, 2008
Page: # 2

Decision of the Board of Appeal on the Appeal of

Exceptions:

1. Nonuniform riser dimensions of aisle stairs complying with 780 CMR 1024.11.2.
2. Consistently shaped winders, complying with 780 CMR 1009.8, differing from rectangular treads in the same stairway flight. Where the bottom or top riser adjoins a sloping public way, walkway or driveway having an established grade and serving as a landing, the bottom or top riser is permitted to be reduced along the slope to less than four inches (102 mm) in height with the variation in height of the bottom or top riser not to exceed one unit vertical in 12 units horizontal (8% slope) of stairway width. The nosings or leading edges of treads at such nonuniform height risers shall have a distinctive marking stripe, different from any other nosing marking provided on the stair flight. The distinctive marking stripe shall be visible in descent of the stair and shall have a slip-resistant surface. Marking stripes shall have a width of at least one inch (25 mm) but not more than two inches (51 mm).

In conformity with the law, the Board mailed reasonable notice of the petitioner, Boston Building Department, Boston Fire Department, Commonwealth of Massachusetts Department of Public Safety and to all those who requested notice in writing, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely The Boston Herald on Tuesday, November 18, 2008.

Whereas, in its opinion, this decision is not in conflict with general objectives of The Building Code or any of its enabling legislation, the Board of Appeal hereby grants relief from the provisions of the Sections mentioned above.

The appellant presented renderings of the proposed construction to the Board, showing the inability to replace the stairs with an alternative. All construction materials and workmanship used to construct this new area would be regulated as required for new construction.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Address 1 Concord Square Ward 4
Code #5241
Permit # 09-0103
Date of Hearing April 7, 2008
Page: # 3

Decision of the Board of Appeal on the Appeal of

At the hearing representatives of the Mayor's Office of Neighborhood Services, City Councilors stood in support of the project.

It was presented to the Board that no hazard to the occupants of the building would be presented by the granting of the variances requested from full compliance with Sections 1009.1 & 1009.3 of the Code.

The Board is of the opinion that all the conditions required for the granting of a variance under Section 122.7.9 of The Code have been met and that the varying of the terms of The Code will avoid manifest injustice and will not conflict with the general objectives of said Code or any of its enabling legislation.

Therefore, acting under its discretionary power, the Board voted to grant the requested variances as described above. This annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision.

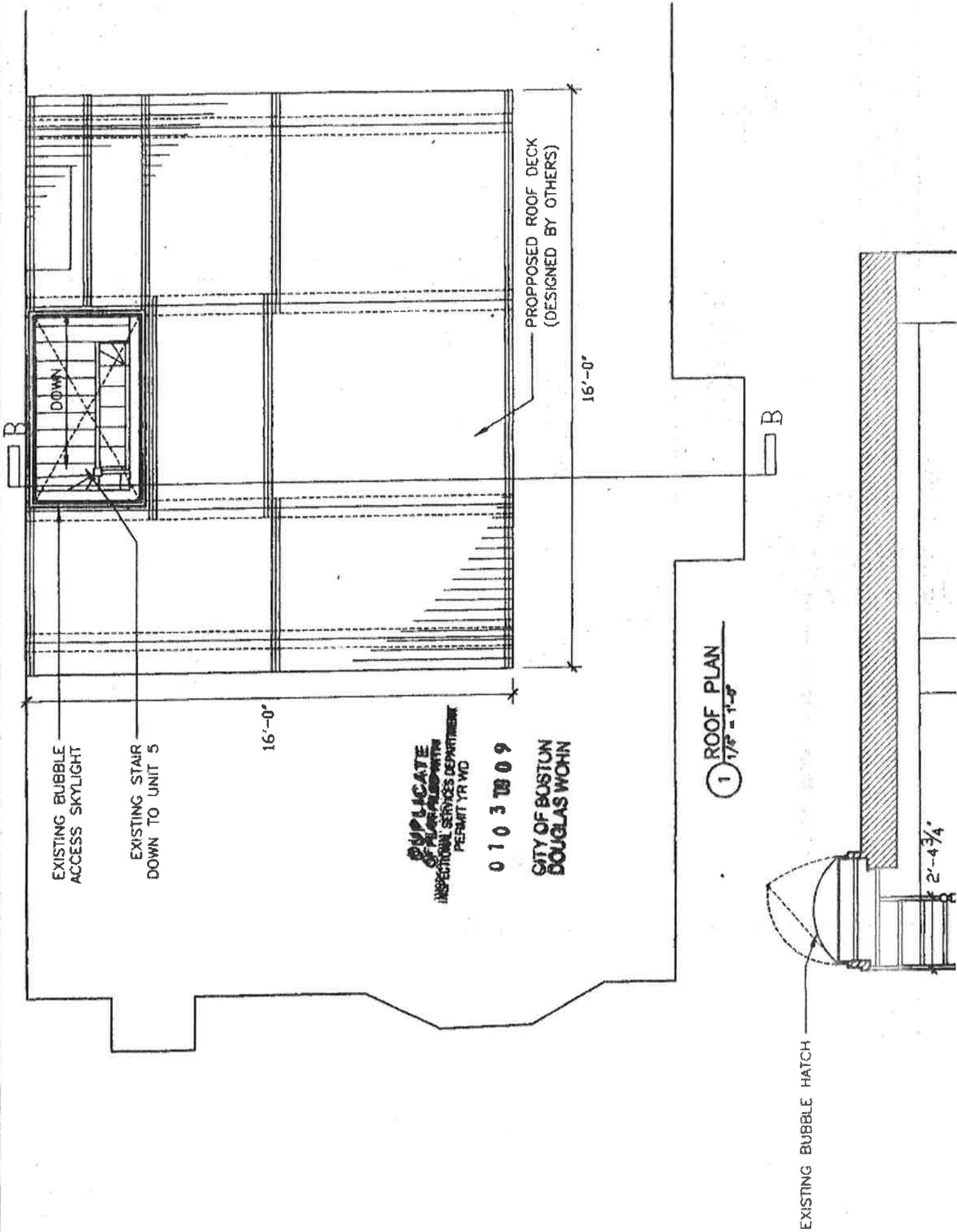
Approved as to form:

[Signature]
Assistant Corporation Counsel

SIGNED MAY 19 2009
[Signature]
CHRISTINE ARAUJO - SECRETARY
[Signature]
ANGELO BUONOPANE
[Signature]
PETER CHIN
[Signature]
MICHAEL MONAHAN
[Signature]
ANTHONY PISANI
[Signature]
ROBERT SHORTSLEEVE - Chairman

A True Copy,
Attest
[Signature]
DERRIC SMALL
Principal Administrative Asst.

This is not a Permit.
Permit must be obtained
from the Commissioner,
Inspectional Services



GENERAL STRUCTURAL NOTES

PART 1 - GENERAL REQUIREMENTS AND DESIGN CRITERIA

- 1.1 SPECIFICATIONS
A. The work noted on these drawings addresses structural information only. The structural documents include these S-series drawings and the General Structural Notes. There are no technical specifications in addition to these General Structural Notes.
- 1.2 ELEVATIONS & DIMENSIONS
A. Field verify all elevations and dimensions for existing and new construction before proceeding with construction. Immediately notify Engineer of any discrepancies.
- 1.3 BUILDING CODE
A. Massachusetts State Building Code (MSBC), 6th Edition.
- 1.4 DESIGN LOADS
A. Live loads
B. Dead Loads
1. Blotches, Decks
100 psf
All permanent stationary construction.
- 1.5 HANDRAILS
A. Provide railings conforming to the requirements of MSBC 6th Edition table 1815.5 MSBC 6th Edition:
1. Uniform Load: 50 lbs/ft applied in any direction.
2. Concentrated Load: 200 lbs applied in any direction.
3. Uniform and concentrated loads need not be assumed to act concurrently.

- 1.6 SUBMITTALS
A. Submit shop drawings, certifications, product data, etc. as described herein to the Engineer for approval prior to fabrication and installation.

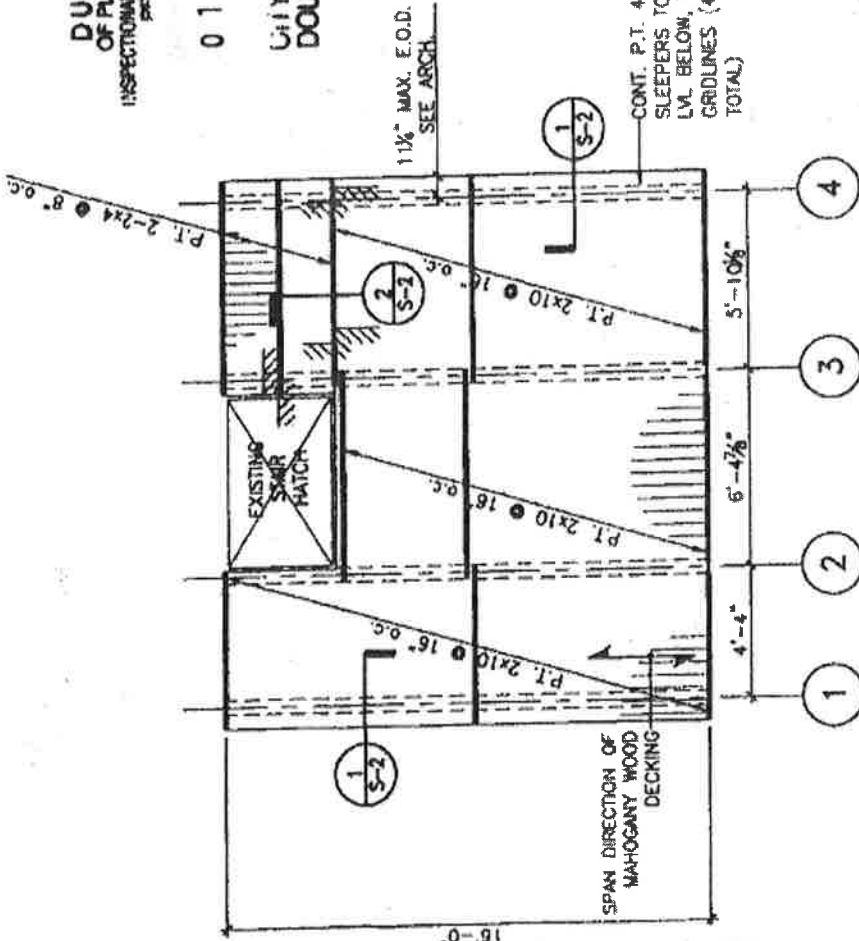
PART 2 - WOOD CONSTRUCTION

- 2.1 SAWN LUMBER
A. All lumber to be Pressure Treated Spruce-Pine-Fir (N.C.G.A) #2 or better, 4th or 5th.
- 2.2 HARDWARE
A. Nails: Common wire, galvanized, except bright ring shankled for attachment of subfloor plywood to floor joists.
B. Bolts: ASTM A307 for all wood-to-wood and steel-to-wood connections.
C. Screws: ASME B18.8.1 for all wood-to-wood and steel-to-wood connections.
D. Connectors: Simpson Strong-Tie or approved equal.
- 2.3 NAILING SCHEDULE
A. Conform to MSBC 6th Edition, UON.
- 2.4 MISC. DECK OPENINGS
A. Install 2-2x10 lumber on all unsupported sides.
- 2.5 TYPICAL CONSTRUCTION NOTES:
A. Provide wood blocking at 1/2 points of span, but not more than 6'-0" o.c.

DUPLICATE
OF PLAN FILED WITH
INSPECTORIAL SERVICES DEPARTMENT
PER PART VII AND

0 1 0 3 1 0 9

CITY OF BOSTON
DOUGLAS WOHN



ROOF DECK FRAMING PLAN

1/4" = 1'-0"



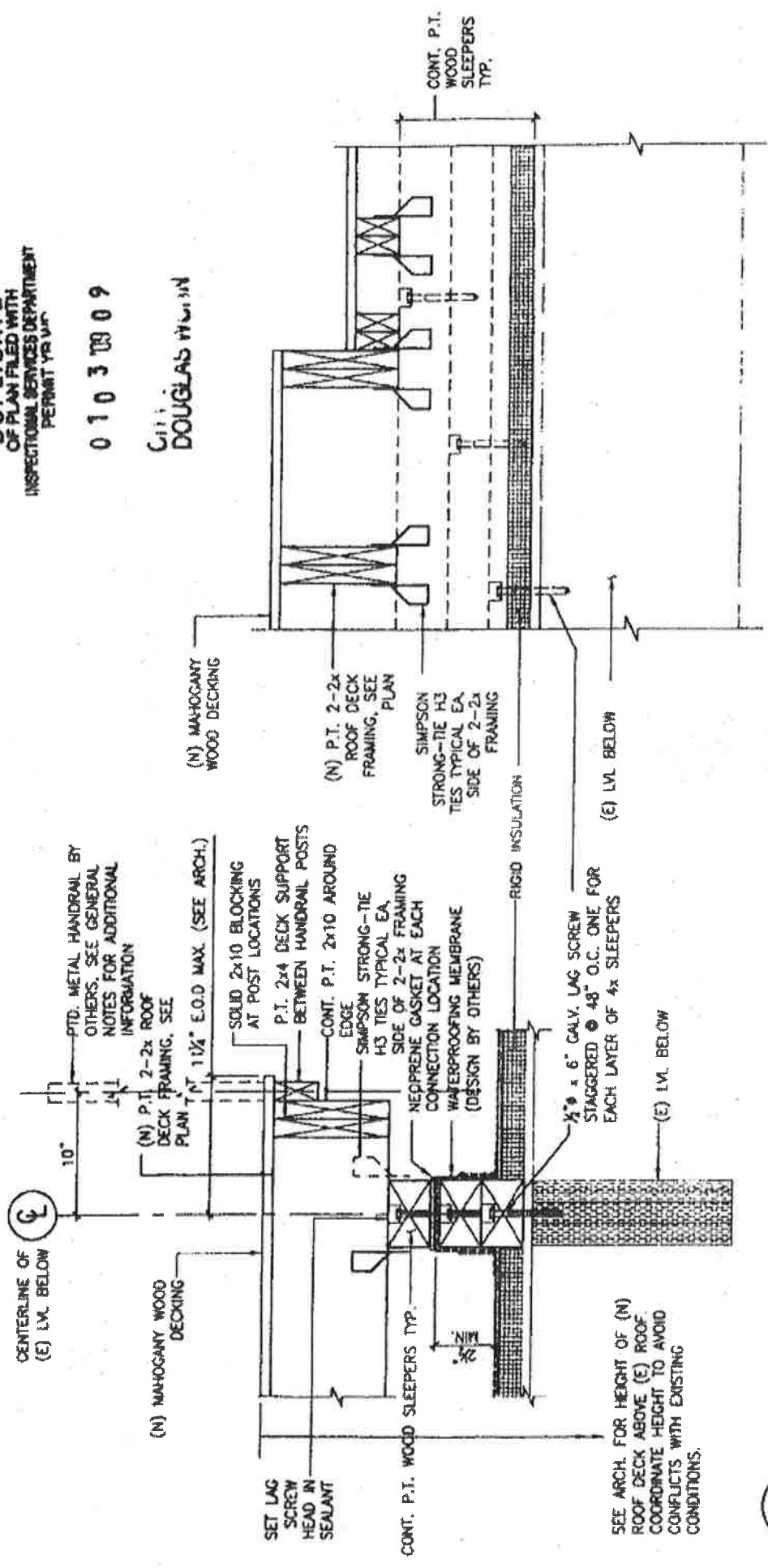
SIMPSON QUAMPEEZ & MIOGER
Engineering of Structures
and Building Enclosures
701 872 8822
41 Long Street, Suite 200
Waltham, Massachusetts 02453
www.sqf.com

Project: 1 CONCORD SQUARE ROOF DECK
Drawing Title: ROOF DECK FRAMING PLAN AND NOTES
Drawing No.: 080-406.00
Scale: AS NOTED
Date: 7/7/08
Checked: SWE/PMB
Drawn: MAP

DUPLICATE
OF PLAN FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
PERMIT YR 100

01030909

CITY OF
DOUGLAS SPRING



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

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

SECTION 3
1 1/2" = 1'-0"



SIMPSON GUMPERTZ & HEGER
Engineering of Structure
and Building Enclosures
Simpson Gumpertz & Heger, Inc.
201 300 3000
4000 South Main Street, Suite 200
Portland, Maine 04108
Tel: 207-761-1000
Fax: 207-761-1000
www.sgh.com

Project: 1 CONCORD SQUARE ROOF DECK	
Drawing Title: ROOF DECK FRAMING SECTIONS	Date: 7/7/08
Proj. No: 030406.00	Drawn: EWF/PWR
Scale: AS NOTED	Check: 7/7/08

Sheet No. S-2

SEE ARCH. FOR HEIGHT OF (N) ROOF DECK ABOVE (E) ROOF. COORDINATE HEIGHT TO AVOID CONFLICTS WITH EXISTING CONDITIONS.

9 JUL 08

1 CONCORD SQUARE CONDOMINIUMS
 1 Concord Square, Boston, MA 02118

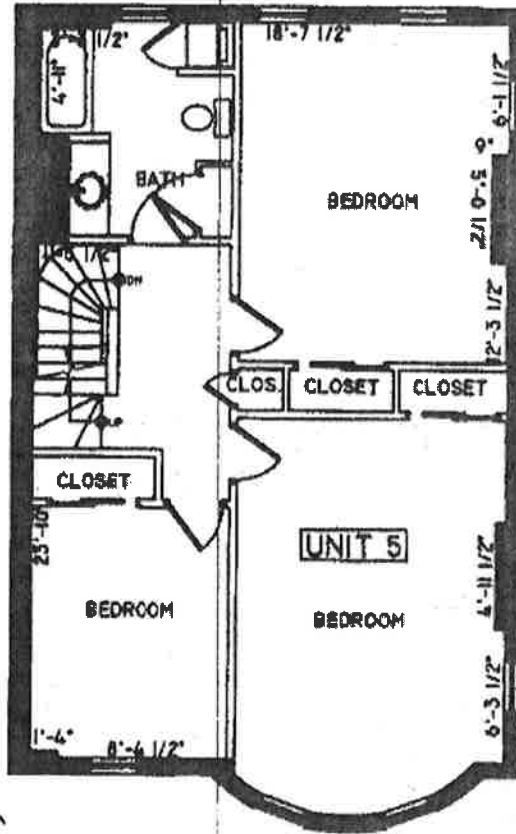
DUPLICATE
 OF PLAN FILED WITH
 INSPECTORIAL SERVICES DEPARTMENT

0 1 0 3 '09 0 9

CITY OF BOSTON
 DOUGLAS WOHN



[Handwritten signature]








THIRD FLOOR PLAN
 1,556 SF



I do hereby certify that these plans show the designation of Unit 5 being conveyed and of immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions and approximate 1,556 square foot area, main entrance, and immediate common area to which it has access, as built.

KEY:

-  COMMON AREA
-  PERIMETER WALLS
-  WALLS WITHIN UNITS
-  MAIN ENTRANCE
-  SECONDARY ENTRANCE

1 CONCORD SQUARE CONDOMINIUMS

1 Concord Square, Boston, MA 02118

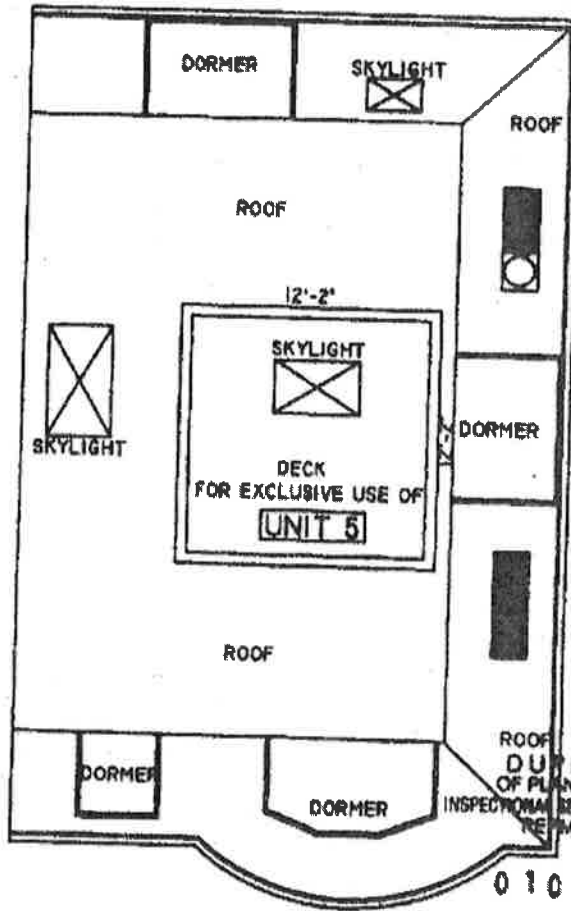
DUPLICATE
OF PLAN FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
PERMIT YR WD

01030809

CITY OF BOSTON
DOUGLAS WOHN



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DUPLICATE
OF PLAN FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
PERMIT YR WD

01030809






CITY OF BOSTON
DOUGLAS WOHN

ROOF PLAN



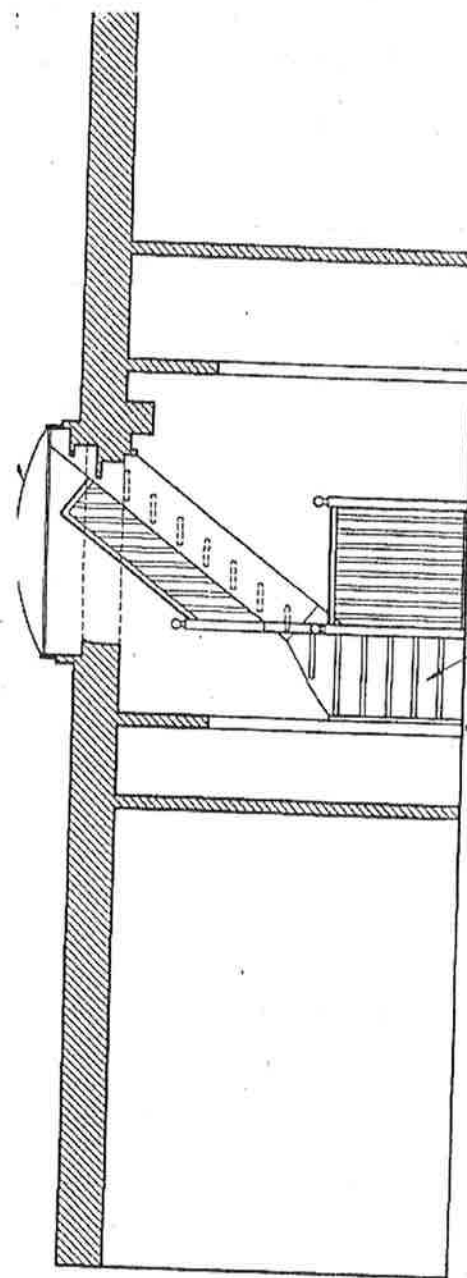
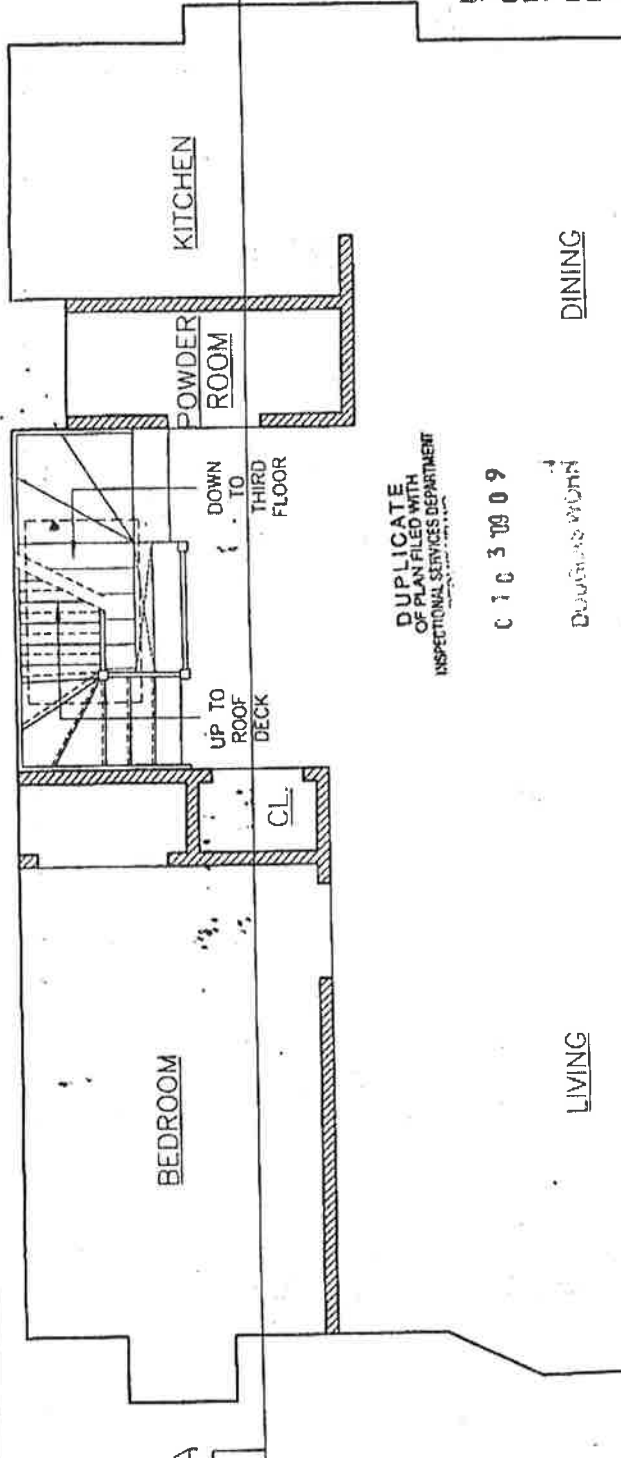
I do hereby certify that these plans show the designation of Unit 5 being conveyed and of immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions and approximate 1,556 square foot area, main entrance, and immediate common area to which it has access, as built.

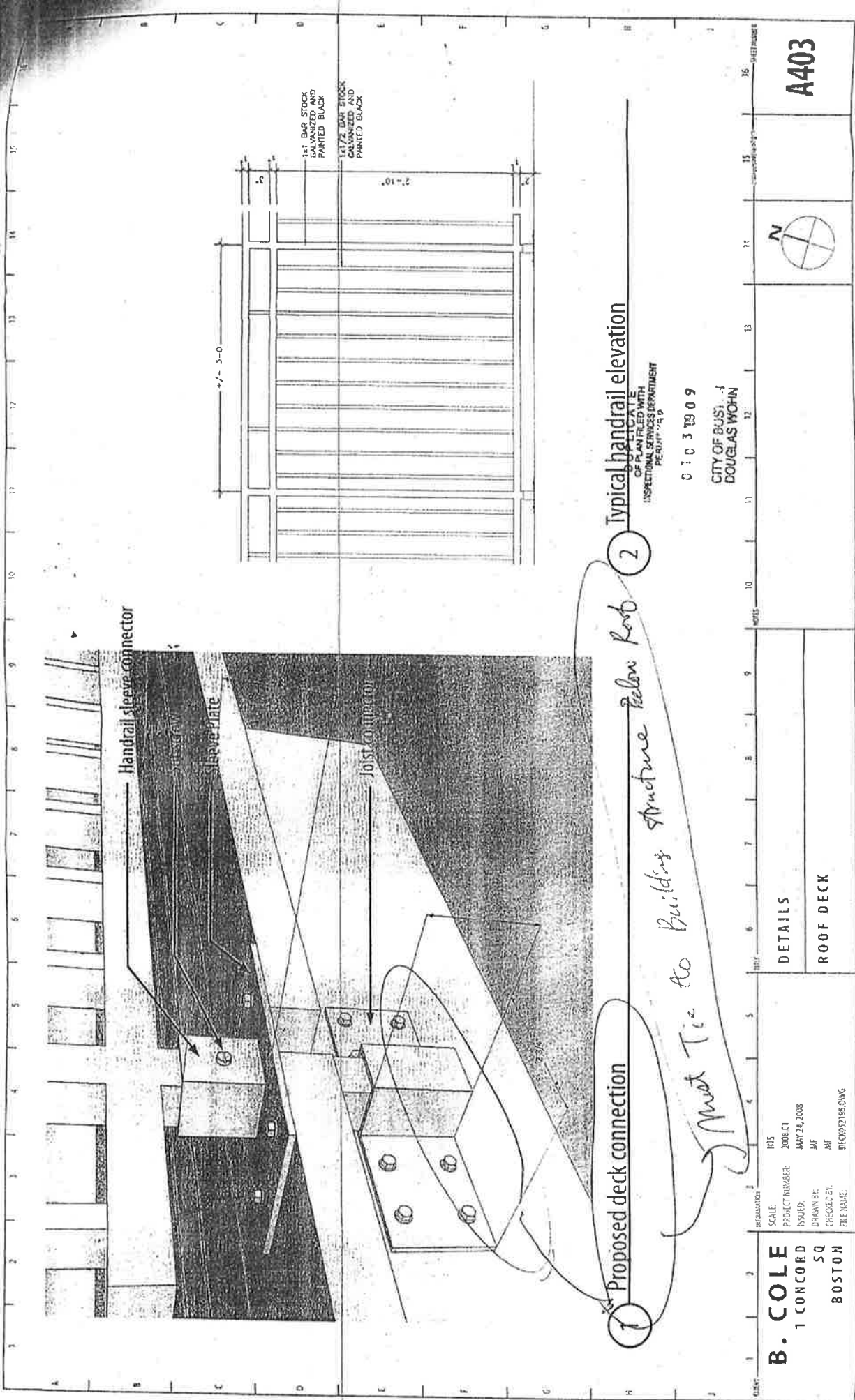
KEY:

-  COMMON AREA
-  PERIMETER WALLS
-  WALLS WITHIN UNITS
-  MAIN ENTRANCE
-  SECONDARY ENTRANCE



NOT DETAIL





1#1 BAR STOCK
GALVANIZED AND
PAINTED BLACK

1#1/2 BAR STOCK
GALVANIZED AND
PAINTED BLACK

+/- 3'-0"

2'-10"

2 Typical handrail elevation

1 Proposed deck connection

Must Tie to Building Structure Below Roof

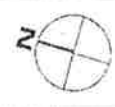
INSPECTIONAL SERVICES DEPARTMENT
PERMIT #R 9

0 1 0 3 1 9 0 9

CITY OF BOSTON
DOUGLAS WOHN

DETAILS

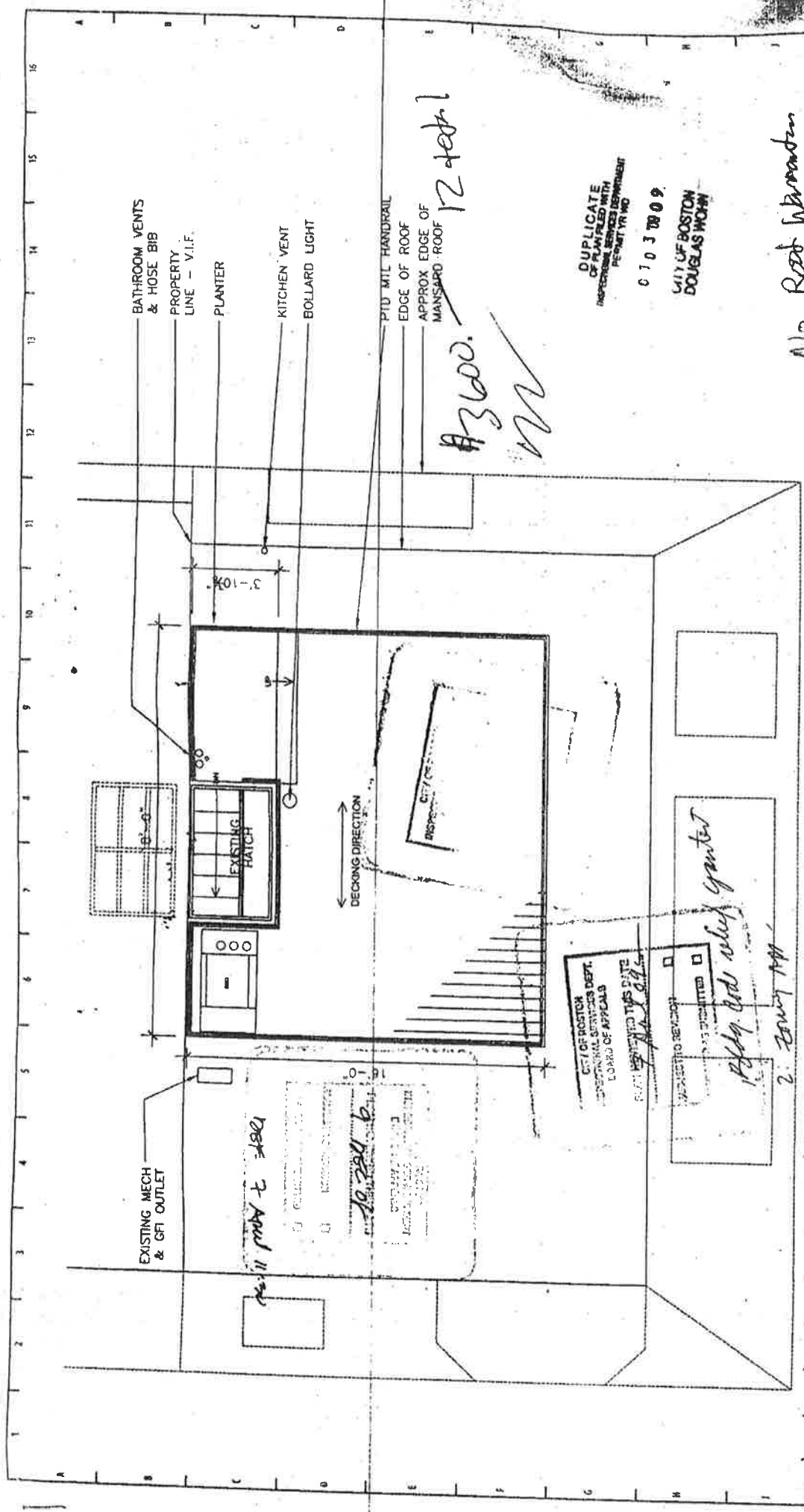
ROOF DECK



A403

DATE: 03/24/08
SCALE: NTS
PROJECT NUMBER: 2008.01
ISSUED: MAY 24, 2008
DRAWN BY: MF
CHECKED BY: MF
FILE NAME: DECK057188.DWG

B. COLE
1 CONCORD
SQ
BOSTON



BATHROOM VENTS
& HOSE BIB
PROPERTY
LINE - V.I.F.
PLANTER
KITCHEN VENT
BOLLARD LIGHT

PTD MIT HANDRAIL
EDGE OF ROOF
APPROX EDGE OF
MANSARD ROOF

A3600.
12 detail

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PERMITS DIVISION
01037009
CITY OF BOSTON
DOUGLAS WOOD



A101

No Roof Warden

EXISTING MECH
& GFI OUTLET

10.24.06

10.24.06

CITY OF BOSTON
INSPECTION SERVICES DEPT.
BOARD OF APPEALS
NOT REGISTERED THIS DATE
10.24.06

APPROVED TO REVISE
DATE: *10.24.06*

Pls try to do what you can
2. Tony AM

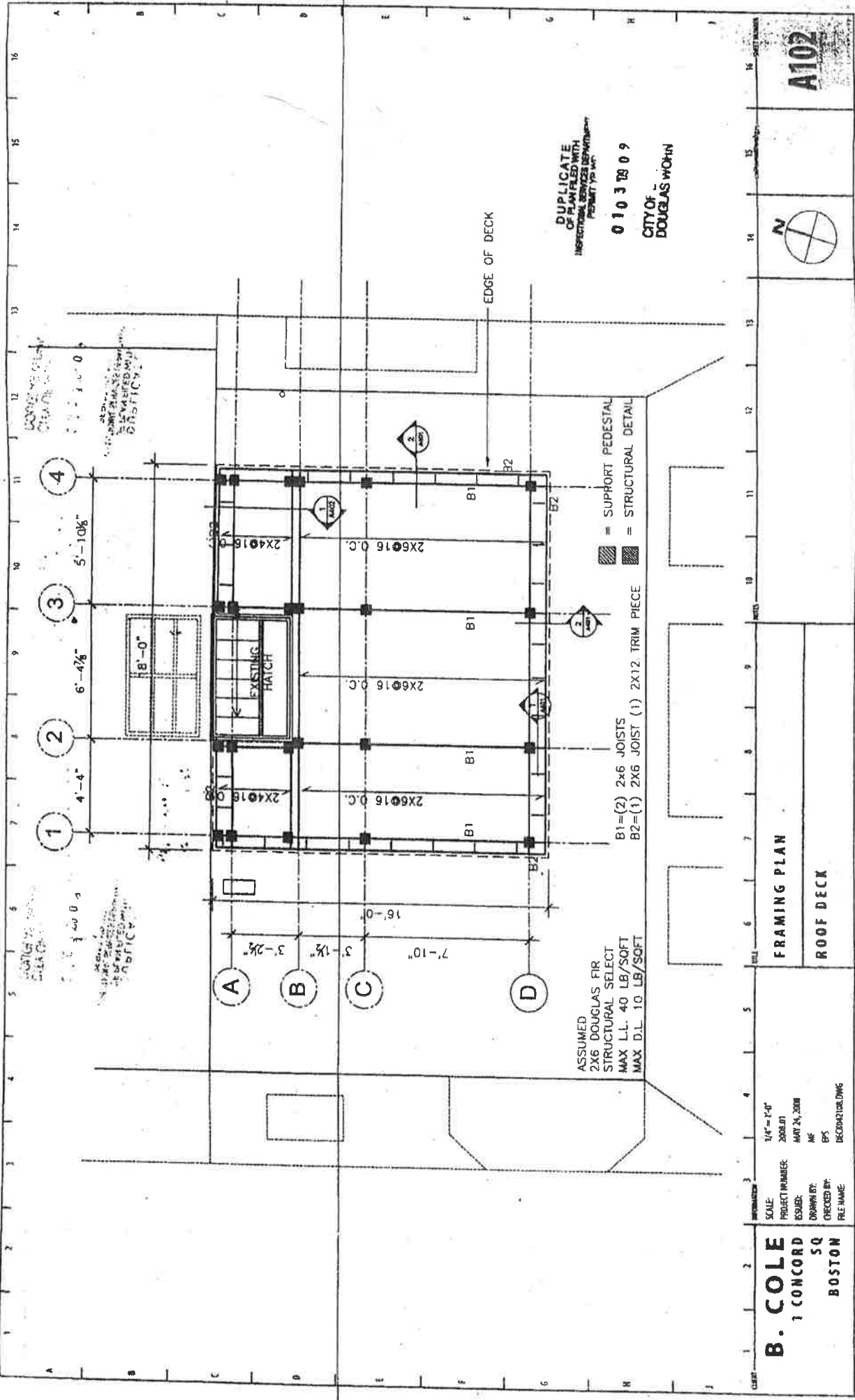
FLOOR PLAN

ROOF DECK

B. COLE
1 CONCORD SQ
BOSTON

SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 2008.01
ISSUED: 08/24/2008
DRAWN BY: MF
CHECKED BY: MF
FILE NAME: 08082181.DWG

GRID: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



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 OF PLAN FILED WITH
 INSPECTORIAL SERVICES DEPARTMENT
 PERMIT NO. 09
 CITY OF
 DOUGLAS WYOMI

A102
 N

FRAMING PLAN
 ROOF DECK

B. COLE
 1 CONCORD SQ
 BOSTON

SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: 2008.01
 ISSUED: MAY 24, 2008
 DRAWN BY: ME
 CHECKED BY: EPS
 FILE NAME: BCD080108.DWG

BOSTON

Thomas M. Menino, Mayor
These plans are submitted to the Inspections Services Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes and applicable City Ordinances and regulations.

DUPLICATE OF PLAN FILED WITH INSPECTION SERVICES DEPARTMENT

August 13, 2008

Donelan Contracting Company
57 Brookside Avenue, No. 1
Jamaica Plain, MA 02130

Attn: Paul Donelan, Contractor

RE: Roof Deck Enlargement and Reconstruction
1 Concord Square
South End, Boston, MA
Parks Commission Designa Review

Dear Mr. Donelan:

The Parks and Recreation Department has reviewed the proposed plans for the enlargement and reconstruction of the existing roof deck at the above referenced address.

Your plans to enlarge and reconstruct the existing deck are approved to proceed as illustrated, as this Department has determined that your improvement proposals will create no adverse impacts with regard to the adjacent Concord Square park.

Please contact this Department if you have any questions.

Yours very truly,

Antonia M. Pollak
Antonia M. Pollak
Commissioner

Copies: Brian J. McLaughlin, Executive Secretary, Boston Parks Commission



Boston Parks and Recreation Department
Antonia M. Pollak, Commissioner
1010 Massachusetts Ave., Boston, MA 02118 / Tel: (617) 635-4505 / Fax: 635-3173

D. Bryan Glascock, Director

**CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT**

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

SOUTH END LANDMARKS DISTRICT COMMISSION

4 09-107
26a
8/14/08 07:27:50

Sam Dennis
PAF Architects
46 Walburn Street, Suite 108
Boston, MA 02118

CERTIFICATE OF EXEMPTION
Administrative Review

NOTICE OF DECISION
Application #09.1235 SE
1 Concord Square

Dear Mr. Dennis:

The staff of the South End Landmarks District Commission has reviewed your application to construct a roof deck at 1 Concord Square and has determined that the work is exempt from Commission review because it is not visible from a public way.

Once construction begins, should it be that any portion of this work is visible from a public way, then work must cease immediately, and this item will be scheduled for review at the next available Commission hearing.

Sanitary reviews by other agencies in conflict with this decision may affect the status of this certificate. The applicant is required to notify the Commission of any changes to this proposal, and failure to do so will affect the status of this certificate. Please present this letter at the Inspection Services Department (ISD) at 1010 Massachusetts Avenue, Room 805, when applying for a building permit. This letter is not a building permit. For questions concerning building permits, please call ISD at 617-635-5340.

Please submit photographs of the completed work to confirm compliance with this certificate. If you have any questions regarding this certificate, please contact me at 617-635-3850.

Sincerely,

Emily Wolf

Emily Wolf
Preservation Planner
South End Landmarks District Commission

Thomas M. Menino, Mayor

1 Concord Square
(11) Glad

COMMISSION	APPROVED	INITIALS
GENERAL	9/23/09	mw
ELECTRICAL		
MECHANICAL PER PERMIT		
STRUCTURAL	9/23/09	mw
BOARD		
BOARD OF APPEALS	4/29/05	
ACCESS		
SPD		
PLANS APPROVED BY <i>mw</i> DATE <i>9/23/09</i>		

Building Approval #501

1 CONCORD SQUARE CONDOMINIUMS

1 Concord Square, Boston, MA 02118

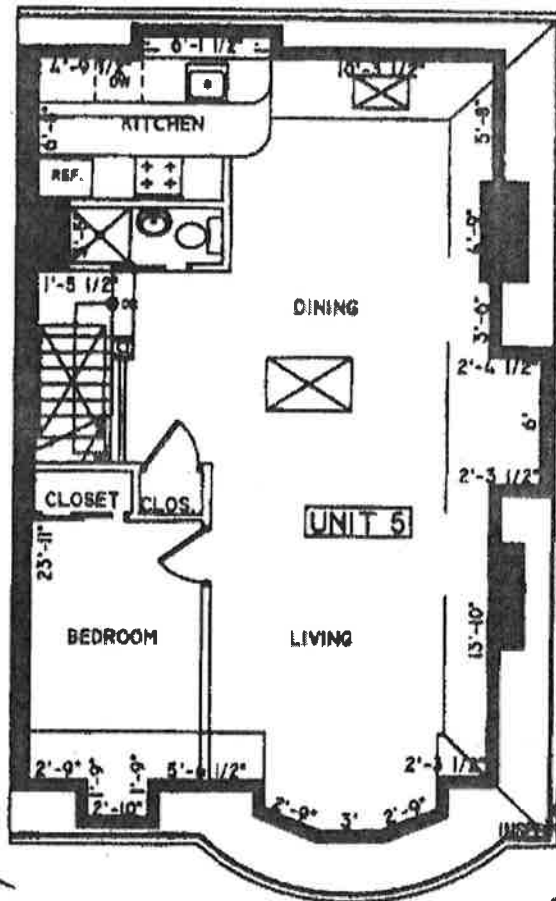
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CITY OF BOSTON

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CITY OF BOSTON
DOUGLAS WOHN



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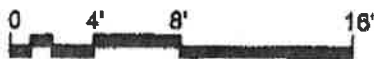


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CITY OF BOSTON

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CITY OF BOSTON
DOUGLAS WOHN

FOURTH FLOOR PLAN
1,556 SF



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KEY:

- COMMON AREA
- PERIMETER WALLS
- WALLS WITHIN UNITS
- MAIN ENTRANCE
- SECONDARY ENTRANCE