

SUBJECT PROPERTY

ROBERT DEVITTO
34 SPRING STREET
SOMERVILLE, MA
BOOK PAGE
SEE PLAN

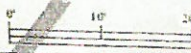
ZONING DISTRICT R4

MIN AREA = 10,000 SF
(5,000 PER DWELLING)
MIN FRONTAGE = 70 FT
FRONT SETBACK = 15 FT
SIDE SETBACK = 10 FT
REAR SETBACK = 20 FT

DATE JULY 20, 2006

REVISIONS

SCALE 1 INCH = 10 FEET



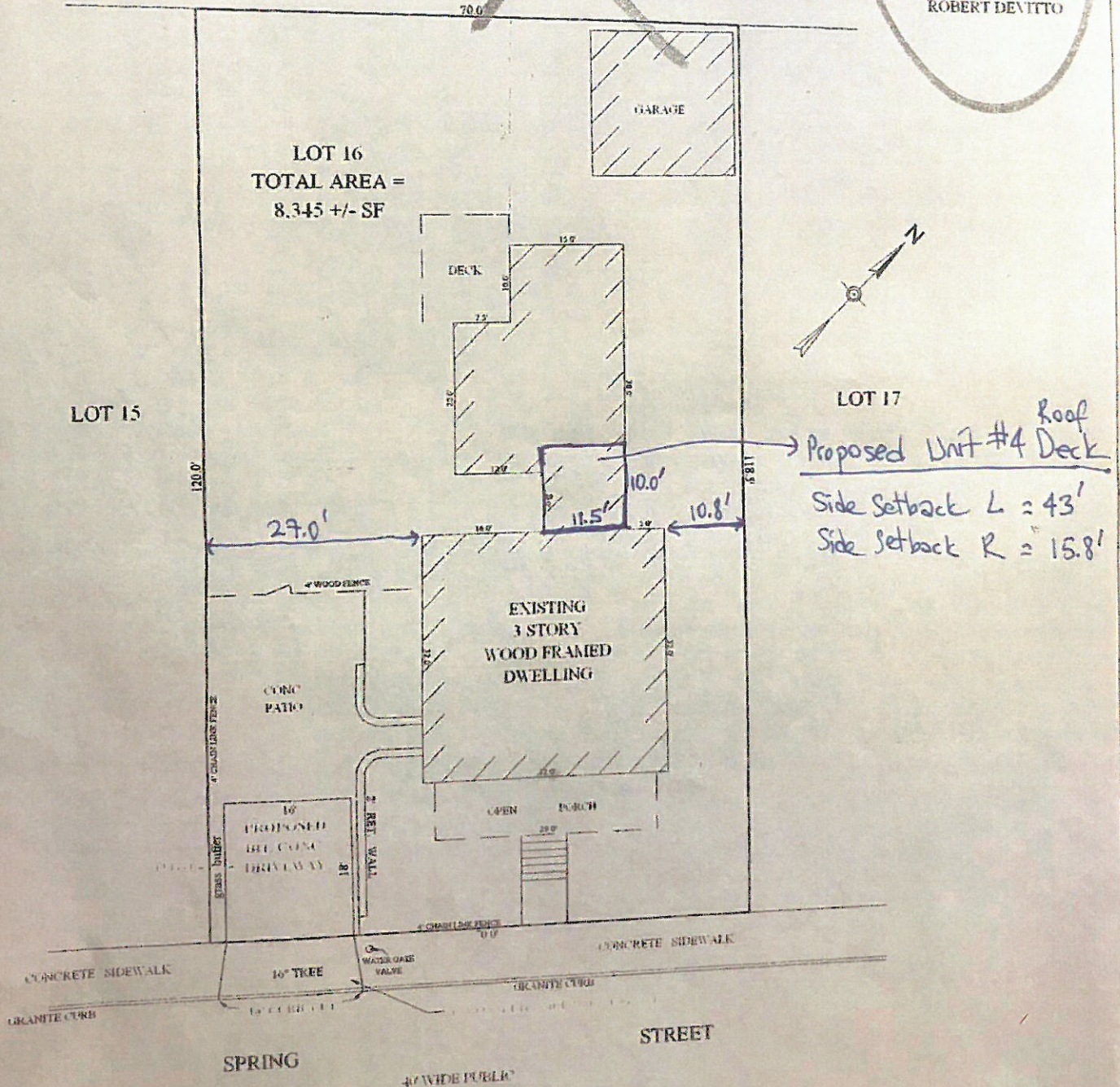
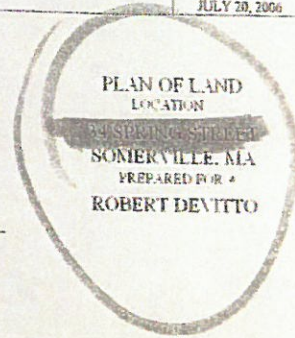
**FRANK S. GILES II
SURVEYING**

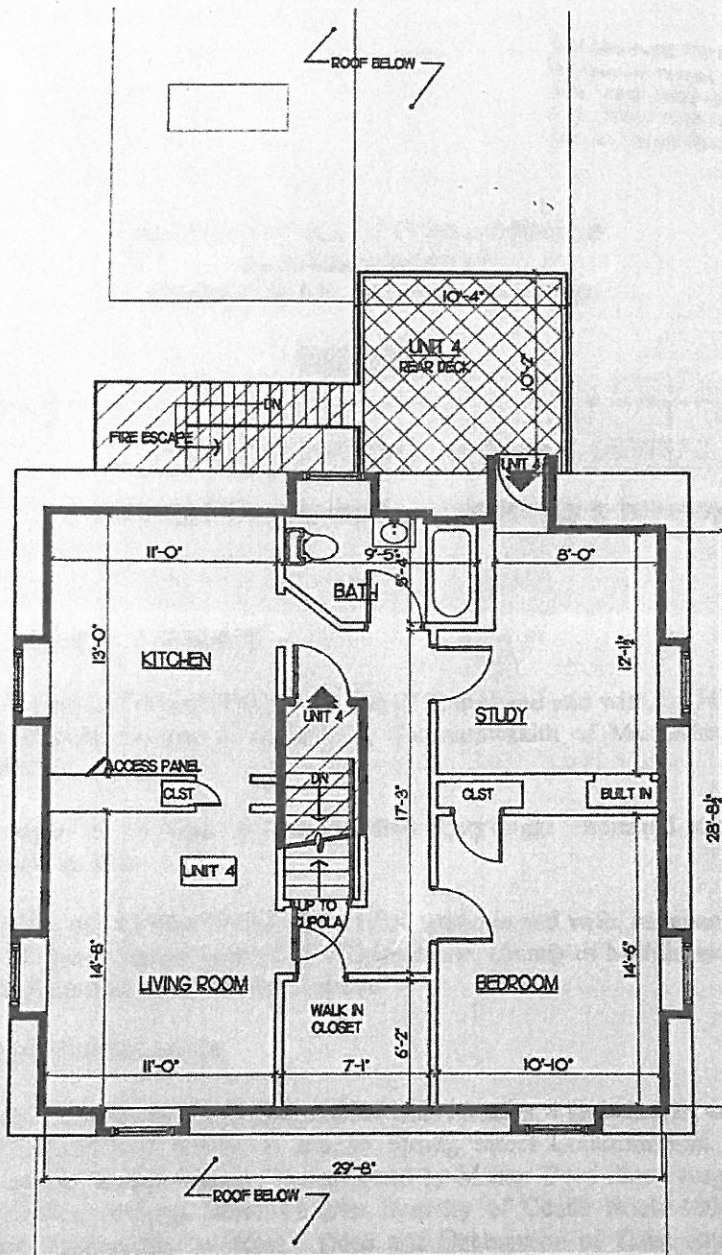
73 FERN STREET
LAWRENCE, MA 01841
TEL 978-975-2050
FrankGilesSurvey@comcast.net

FRANK S. GILES II

JULY 20, 2006

~~34~~
~~SPRING ST~~





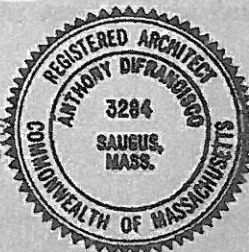
THIRD FLOOR PLAN
1090 GSF

846 NSF - UNIT FLOOR AREA
846 NSF - TOTAL UNIT FLOOR AREA

EXCLUSIVE USE AREA(S)
106 NSF +/- - REAR DECK
REGISTER OF DEEDS
SOUTHERN DISTRICT
ATTEST:

Eugene C. Paine

REGISTER



UP-4.1

THE
34 SPRING STREET
CONDOMINIUM
SOMERVILLE, MA

UNIT FLOOR PLAN: UNIT 4
THIRD FLOOR PLAN
846 UNIT TOTAL SF (NET)

PREPARED BY:
SFG STUDIOS
ONE FITCHBURG STREET
SUITE C 113 B
SOMERVILLE, MA 02143
617.625.4840

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTER OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS

I HEREBY CERTIFY THAT THIS UNIT DESIGNATION OF THE UNIT
BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS,
AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT
OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA
MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH
IT HAS ACCESS IS TRUE.

Anthony DiFranco 8/16/06
ARCHITECT DATE



DRAWN BY: SFG
DATE: 07.12.06

LEGEND

- MAIN ENTRANCE
- COMMON AREA
- COMMON AREA WITH EXCLUSIVE USE TO UNIT NOTED

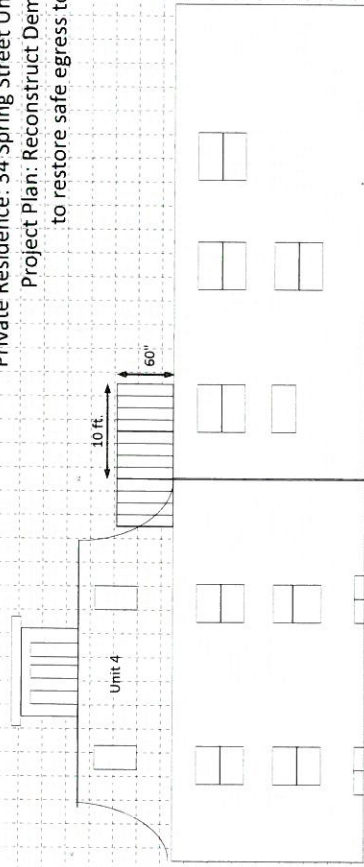
NOTES

1. NET AREA IS CALCULATED FROM CENTERLINE OF DEMISING WALLS TO INTERIOR FACE OF EXTERIOR STUD.
2. ALL EXTERIOR PATIOS, BALCONIES, AND DECKS ARE COMMON AREAS SUBJECT TO EXCLUSIVE RIGHTS OF USE AND ARE NOT CALCULATED IN UNIT FLOOR AREA

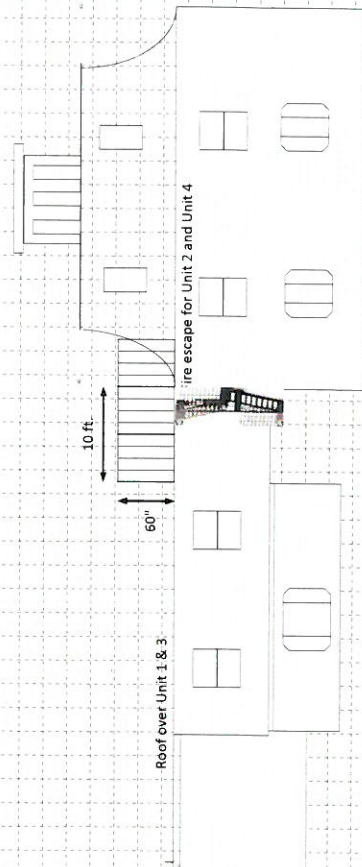
0 2 4 8 FT



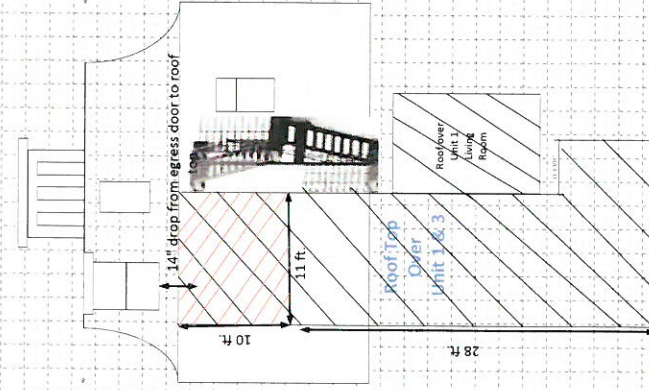
Private Residence: 34 Spring Street Unit 4, Somerville, MA 02143
 Project Plan: Reconstruct Demolished Roof Deck
 to restore safe egress to fire escape



1) Proposed Right Elevation @ Rear



2) Proposed Left Elevation @ Rear



3) Proposed Rear Elevation @ Rear

0 100 200 300 400 500 600



ROOME & GUARRACINO, LLC

Consulting Structural Engineers

48 Grove Street Somerville, MA 02144

Tel: 617.628.1700 Fax: 617.628.1711

May 14, 2018

Hatice Baser
34 Spring Street, Unit #4
Somerville, MA 02143

Reference: Roof Deck Addition – Unit #4

Dear Hatice:

This letter confirms my visit to the above referenced address on Friday, May 4th 2018 to perform a visual review of the existing low roof that is accessible from Unit #4 and is situated above Unit #3. The structure is a multi-family wood framed residence.

From an existing architectural roof plan of Unit #4 (as well as existing photos taken of the roof previously) it is apparent that on this particular roof there used to be a deck that served the condo. At one point, the deck was removed as a result of a re-roofing process for the entire structure. It is our understanding that it is desired to build a new roof deck of similar construction as the previous one.

The existing low roof is approximately 10'4" wide and extends away from the main portion of the house. The roof is in good condition and presumably framed per industry standards.

It is our professional opinion that it is acceptable to provide a new wood-framed deck on the low roof. The new roof deck should be framed with dimensional PT lumber, fastened to the structure below to prevent any uplift, and bear on the existing exterior walls. We are available to assist with the design and to provide stamped construction documents, if desired.

Should you have any questions or require further assistance, please feel free to call us.

Very Truly Yours,
ROOME & GUARRACINO, LLC



Ben Bolger, P.E.
Structural Engineer

Carmine Guarracino, P.E.
Partner

