



CITY OF BOSTON — INSPECTIONAL SERVICES DEPARTMENT
1010 Massachusetts Avenue, Boston, MA 02118

SPECIAL FORM APPLICATION No. for Permit for
Demolition, Ordinary Repairs and Minor Alterations Not Involving Vital
Structural Changes.

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services,
for a permit to perform the work described herein:

\$567

DATE 5-7-04

008313

Street and No. 9 TEMPLE STREET Historic District/Ward 3

Name of Owner 9 TEMPLE STREET CONDO TRUST Address SAME

Zone Fire Limit

Material of Building BRICK Group Occupancy and Division

Size of building, feet front 24; feet rear 24; feet deep ; No. of stories

How is building NOW occupied? FIVE APARTMENTS DOC#2289/1979

Check all means of egress from this building:

Main stairs Back stairs Fire escapes Con. balconies other

Is this work being done to remove Building Code Violations? Yes No

Detail of proposed work — STATE EXACTLY WHAT IS TO BE DONE:

REPOINT EXTERIOR MASONRY. REPLACE GUTTERS & ROOF IN KIND, CARPENTRY REPAIRS
TO FRONT & REAR DORMERS. REPLACE EXISTING ROOF DECK IN KIND.

MASS REBRIS DISPOSAL LAB
MGL-C: S34, C511 S9 all S133A
Will work result in any charges?
Yes No
Initials BB

04-192B14

Estimated Cost, \$55,650

The facts set forth in this application and in the accompanying plans (if any) are true statements made
under penalty of perjury. The applicant also attests that he has read the statement printed on the reverse
side and abides by its requirements.

Brendan Cleary
(Signature of Owner or Authorized Agent)

Address 12 LUNT STREET NO. QUINCY

Phone 617-733-3677 02171

Brendan Cleary
(Signature of Licensed Builder or Wrecker)

B.A. CLEARY & SONS

(Name of Contractor)

Address 12 LUNT STREET

Address SAME

Lic. No. 057475 Class CS

NORTH QUINCY, MA 02171

My license expires 6/14/05

Phone 617-733-3677

Approved (date) 5-7-04

Permit granted

By *[Signature]*

By *[Signature]*

Proposal

B.A. Cleary & Sons, Inc.

12 Lunt Street
 Quincy, Massachusetts 02171
 (617) 472-6829

Lic. # 057475
 Reg. # 103489

PROPOSAL SUBMITTED TO MR PETER THARGAARD		PHONE	DATE 8/1/03
STREET 9 TEMPLE ST #3		JOB NAME	
CITY, STATE AND ZIP CODE BOSTON MASS.		JOB LOCATION 9 TEMPLE ST	
ARCHITECT	DATE OF PLANS	BOSTON	JOB PHONE

We hereby submit specifications and estimates for:

REMOVAL AND DISPOSAL OF EXISTING ROOF DECK BEHIND APT # 3, FRAME AND BUILD NEW DECK TO MATCH ORIGINAL USING PRESSURE TREATED LUMBER. WE WILL SET 1/2" THICK RUBBER "CAREY TREAT" ON EXISTING RUBBER ROOF TO PREVENT PENETRATION OF RUBBER ROOF BY FRAMING TIMBERS.

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

SIX THOUSAND, TWO HUNDRED AND FIFTY dollars (\$ **6,250⁰⁰**)

Payment to be made as follows:

30% DEPOSIT ON ACCEPTANCE OF PROPOSAL, 40% DURING WORK PROGRESS, BALANCE DUE ON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature **D. Cleary**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

3 September 2003

Peter T. Tarpgaard
9 Temple Street, 3
Boston, MA 02114

NOTICE OF DECISION
Application #04.192BH
9 TEMPLE STREET

Dear Mr. Tarpgaard:

The staff of the Beacon Hill Architectural Commission have reviewed and approved your application for the following work at 9 Temple Street:

Repoint masonry. A sample patch of pointing must be reviewed and approved by Commission staff before work is begun. Mortar shall be a mix of 1 part cement, 2 parts lime, and 5 to 7 parts sand. New mortar joints shall match the existing in color, texture, and profile. All residual mortar and film shall be cleaned from the elevations. All joints shall be raked by hand. **NO MECHANICAL GRINDING IS PERMITTED.** The inappropriate use of mechanical grinding, especially on the shorter vertical joints, can cause serious damage to bricks. The release of dust through mechanical grinding also poses health and safety risks and may violate the City of Boston's Air Pollution Control Commission regulations (for questions, contact Bryan Glascock at 617-635-4416).

Replace gutters and roofing materials in kind.

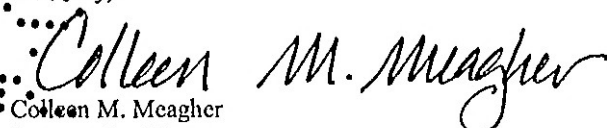
Repair existing wood deck behind the third level of the building. The deck's dimensions may not be increased with this certificate.

The commission has delegated items of ordinary maintenance and repair, and certain items that do not permanently alter any exterior features, to its staff pending ratification at its next scheduled public hearing. This approval should not be considered official until the commission's ratification. Work undertaken prior to ratification is done at the applicant's and/or property owner's risk. You will receive notification by mail only if the ratification does not occur. Statutory 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 Inspectional Services Department (1010 Massachusetts Avenue) when applying for a building permit.

This letter is *not* a building permit. For questions concerning building permits, call ISD at 617-635-5300. To confirm compliance with this certificate, please submit photographs of the completed work.

If you have any questions regarding this certificate, please contact staff at 617-635-3850.

Sincerely,


Colleen M. Meagher
Preservation Planner
Beacon Hill Architectural Commission

cc: Joel Pierce, Chair, BHAC

HISTORIC BEACON HILL DISTRICT

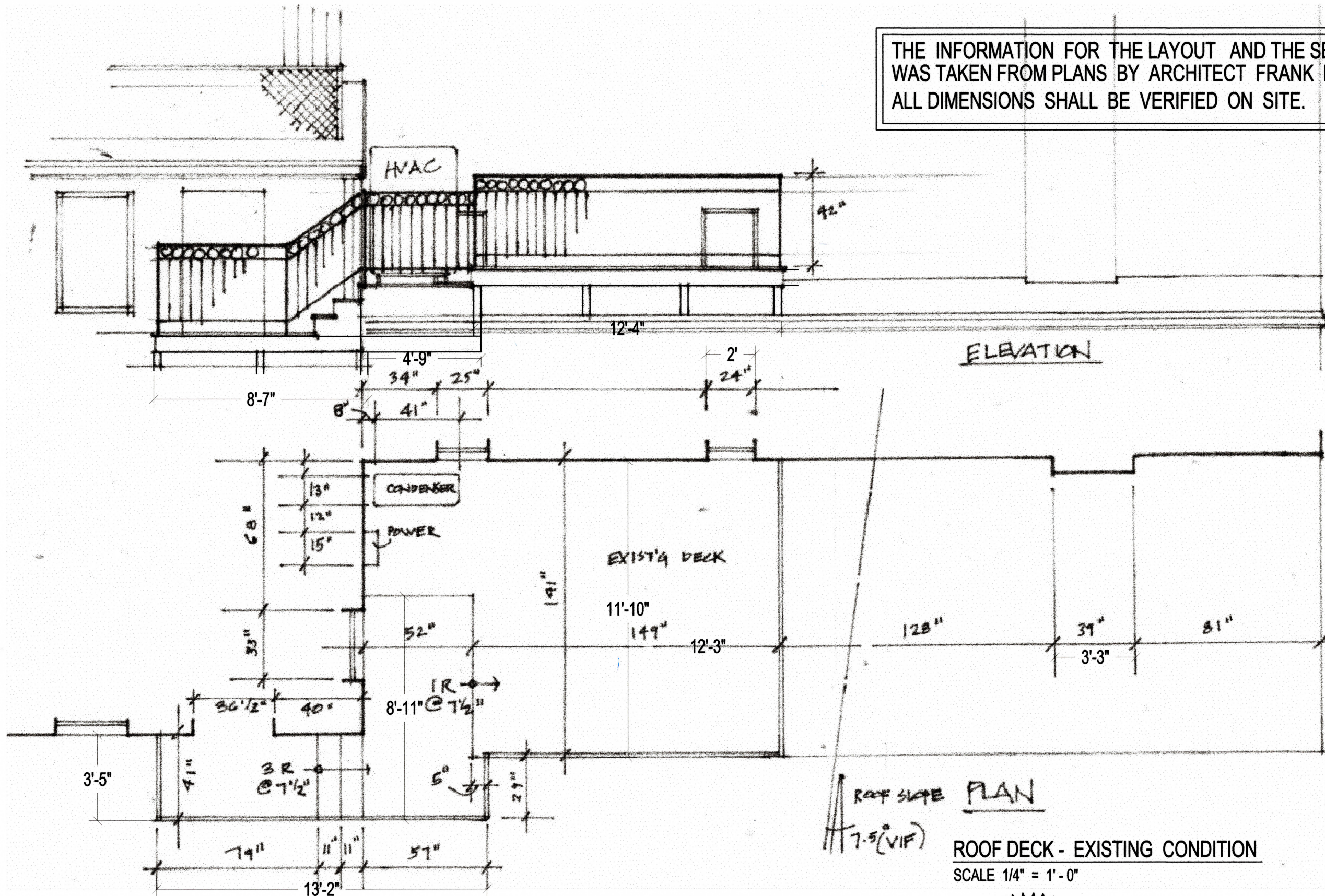
CERTIFICATE OF APPROPRIATENESS
Administrative Review







THE INFORMATION FOR THE LAYOUT AND THE SECTION WAS TAKEN FROM PLANS BY ARCHITECT FRANK MCGUIRE. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.



9 TEMPLE STREET, WARD 03

ROOF DECK - EXISTING CONDITION
SCALE 1/4" = 1'-0"

L - S
1
Project No.
220904

Drawn By:
L.A.
Checked By:
L.A.
Scale:
1/4" = 1'

CAROLINE DESTEFANO
9 Temple Street Apt. 2
Boston, MA 02114

ROOF DECK
SECTION AND
LAYOUT

MORUY CIVIL ENGINEERING SERVICES
Luis Arjona, M.Sc., P.E.
2 East Concord Street # 3
Boston, MA 02118



No.	Revision and Description	Date:
		09/27/22
		10/12/22

CODE
 COMMONWEALTH OF MASSACHUSETTS BUILDING CODE 9TH EDITION
 AND IBC 18.
 DESIGN LIVE LOADS
 L.L. SNOW : 45 # / S.F.
 L.L. FLOOR: 40 # / S.F.
 D.L. FLOOR : 20 # / S.F.

L.L. DECK: 60 # / S.F.
 L.L. STAIRS: 100 # / S.F.
 WIND SPEED = 105 MPH

THE INFORMATION FOR THE LAYOUT AND THE SECTION
 WAS TAKEN FROM PLANS BY ARCHITECT FRANK MCGUIRE.
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

Reuse existing supports locations for deck frame
 Provide cripple wall frame between supports, w/
 2 x 4 at 12" o.c. Southern Pine # 1 P.T.
 Verify existing plate anchoring after removal of the
 flooring and access is provided to brick wall, then
 depending on wall conditions the anchoring system
 shall be determined.

WOOD NOTES:

- ALL FRAMING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENT OF THE MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION (CHAPTER 23).
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
- ALL FRAMING SHALL BE DRESSED FOUR SIDES (S4S) SOUTHERN-PINE-FIR (SPF) NO. 2 (UNLESS NOTED OTHERWISE) (KD-19) 19% MAX MOISTURE CONTENT (Fb = 875 PSI) OR APPROVED EQUAL.
- "LVL" INDICATES LAMINATED VENEER LUMBER WITH ALLOWABLE STRESS (Fb = 3100 PSI) Fv = 285 PSI, E = 2 KSI, OR APPROVED EQUAL.
- DO NOT CUT, NOTCH OR DRILL HOLES IN LVL.
- STUDS SHALL BE DOUBLED UP ADJACENT TO OPENINGS, TYPICAL UNLESS OTHERWISE NOTED.
- ALL SILLS AND WOOD MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE (SP) NO. 2 OR BETTER.
- PROVIDE LIGHT GAUGE STEEL HANGERS AT ALL JOIST AND BEAM CONNECTIONS TO BE FLUSH FRAMED.
- LIGHT GAUGE FRAMING HANGER CONNECTORS SHALL BE OF SIZE, TYPE AND MATERIAL TO MET IBC APPROVAL FOR INDICATED DESIGN LOADS. UNLESS INDICATED OTHERWISE ON SECTIONS AND DETAILS FOLLOW THE RECOMMENDED CONNECTION DETAILS AS INDICATED ON THE LVL AND WOOD JOISTS CATALOG.
- NAILING SHALL CONFORM TO THE REQUIREMENTS OF THE MASS STATE BUILDING CODE NINTH EDITION, TABLE 2305.2 (CHAPTER 23) AND IBC 2018.
- ROOF DIAPHRAGM SHALL BE APA RATED SHEATHING, EXTERIOR EXPOSURE, 5/8" C-DX STR I PLYWOOD TONGUE AND GROOVE WITH 8d NAILS AT 6" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
- FLOOR DIAPHRAGM SHALL BE APA RATED, 3/4" C-D INT-STR I PLYWOOD TONGUE AND GROOVE WITH 8d NAILS 6" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS GLUE ALONG T & G SEAMS.
- EXTERIOR WALL SHEATHING SHALL BE APA RATED EXTERIOR EXPOSURE SHEATHING, 1/2" PLYWOOD WITH 8d NAILS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS U.N.O. USE 8d NAILS 4" O.C. AT EDGES FOR FIRST STORY (FRONT AND BACK WALLS ONLY).
- PROVIDE VERSA-RIM 98 @ EXTERIOR WALLS AND SOLID BLOCKING @ INTERIOR WALL TO TRANSFER VERTICAL LOAD OF 3,000 PLF (MIN).
- ALL PLYWOOD SHALL HAVE STAGGERED JOINTS AND ALL NAILS SHALL BE THREADED.
- GENERAL CONTRACTOR SHALL IDENTIFY THE CROWN FOR ALL LUMBER AND INSTALL WITH THE CROWN SIDE UP.
- ALL INTERIOR STUD WALLS SHALL BE AS FOLLOWS UON. (SEE FRAMING PLANS FOR EXCEPTIONS).
 - 2X4 @ 16" W/ 2" X 4" CONT SOLE PLATE & 2 - 2X4 CONT TOP PL UON.
- NOT ALL WOOD MEMBERS OR MISCELLANEOUS STUD WALLS ARE SHOWN ON THE STRUCTURAL DRAWING. GC SHALL COORDINATE ALL DRAWINGS TO DETERMINE THE GEOMETRY REQUIRED AND SIZE ALL MISCELLANEOUS PIECES AS NECESSARY TO COMPLETE THE JOB, INCLUDING LEDGER BEAMS.
- "DOUBLE" UP JOISTS UNDER ALL MECH HVAC OR PLUMBING UNITS UON.
 GC SHALL COORDINATE.
- ALL EXTERIOR WALLS SHALL BE CONSIDERED BRACED WALLS AND SHALL BE CONSTRUCTED SO AS TO MEET THE REQUIREMENTS OF MASSACHUSETTS BUILDING CODE SECTION 2305.8, 2305.9, 2305.10.
- SHEATHING INSTALLATION FOR BRACED WALLS: ALL VERTICAL JOINTS OF THE PANEL SHEATHING (WOOD OR GWB) SHALL OCCUR OVER STUDS, AND ALL HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST EQUAL IN SIZE TO STUDS.

Extend deck and handrail
 To improve egress from
 existing window

Reuse existing supports locations
 Rebuild same structural frame
 (2) 2 x 8 built up beam
 Southern Pine # 1 P.T.

Verify condition of existing ledger
 Provide new ledger as necessary

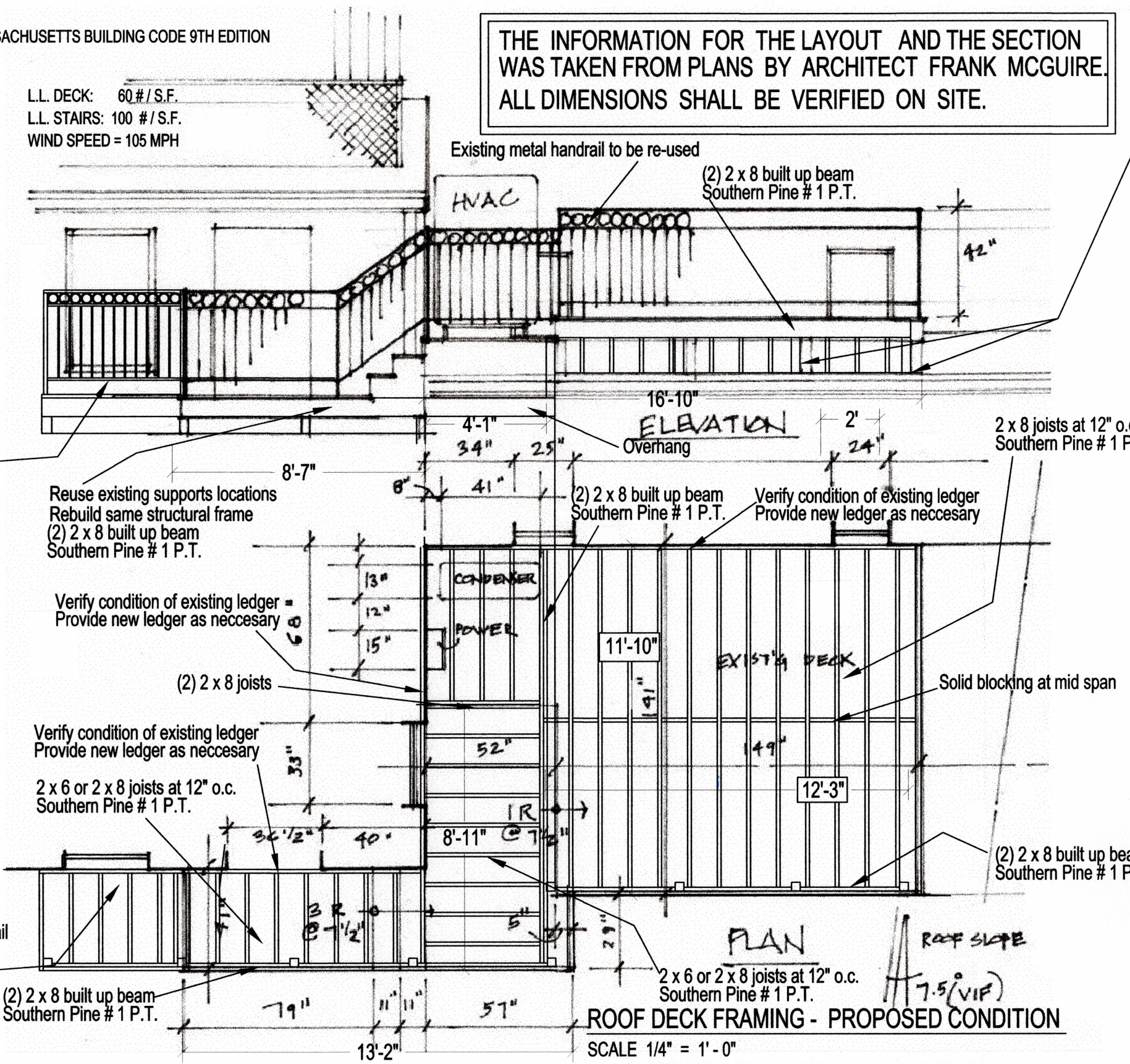
(2) 2 x 8 joists

Verify condition of existing ledger
 Provide new ledger as necessary

2 x 6 or 2 x 8 joists at 12" o.c.
 Southern Pine # 1 P.T.

Extend deck and handrail
 To improve egress from
 existing window

(2) 2 x 8 built up beam
 Southern Pine # 1 P.T.



ROOF DECK FRAMING - PROPOSED CONDITION

SCALE 1/4" = 1' - 0"

9 TEMPLE STREET, WARD 03

L - S
 2
 Project No.
 220904

Drawn By:
 L.A.
 Checked By:
 L.A.
 Scale:
 1/4" = 1'

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FRAMING
 SECTION AND
 LAYOUT

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No.	Revision and Description	Date:
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the **Tip Tap Room**

