



**PLANNING BOARD**  
DOVER, MASSACHUSETTS

To: Dover Planning Board  
From: Courtney Starling, Land Use Director  
Date: April 8, 2021  
Subject: **Site Plan Review to construct a pool and cabana in the side yard**  
Location: 118 Farm Street

Map:	15	Lot Area:	3.27 Acres
Block:	30	Zoning District:	R2
Lot:	0	Use:	Single-Family Home

---

### **Project Narrative**

The applicant, Jim Corrigan, is proposing to construct a pool and cabana in the side yard of the property. The lot, which is an odd-shaped "flag-lot" with a narrow strip of frontage on Farm Street, providing an access driveway to the buildable area in the rear of the lot. The proposed pool will be located on the eastern side of the property adjacent to the existing single-family home. The proposed pool will measure 19' x 40'. Adjacent to the pool, the applicant is proposing to construct a 15' x 15' single-story cabana. The cabana will only be partially enclosed with an outdoor cooking area with open walls, accompanied by an indoor-changing area. The cabana will be clad to match the existing home.

### **Findings**

Site Plan Review Required

185-10: Table of Uses

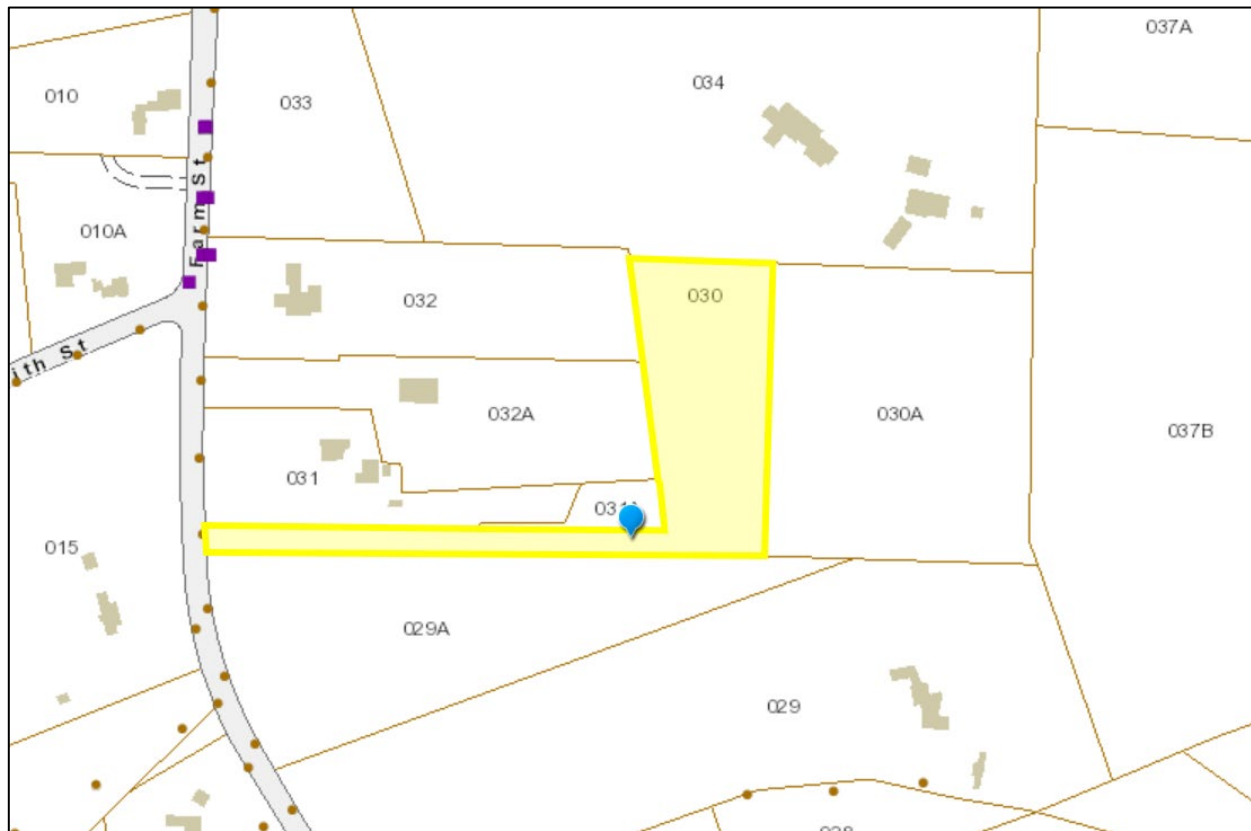
185-36: Site Plan Review

### **Site Photos**



**Recommendation**

Approve the plans by Chace Architecture, stamped and signed by Jonathan Chase, dated 10/27/20, and the site plan stamped and signed by Ronald Tiberi, as submitted.

**Assessor's Map:**

**Attached:** Site Plan & Architectural Drawings



## SYMBOLS/LEGEND

	BUILDING SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	DETAIL SECTION
	DETAIL
	COLUMN CENTER LINE
	WINDOW ELEVATION
	DOOR ELEVATION
	ELEVATION / DATUM
	MATERIAL/ASSEMBLY ELEVATION
	REVISION NUMBER
	WORK POINT
	LINE ABOVE
	LINE BELOW
	TYPICAL WALL/EXISTING
	TYPICAL WALL/NEW-REVISION

[illegible]

1

## D. Woodhams, St. Aubyns, MA

D. W. Woodbine, SA  
Auburn, Idaho, USA

- T 017-031-877  
E jchmca@chm  
R "Mac" MacLean (Chm)  
Robert P. Jones  
16 Swanton Ave  
Bordorough, MA  
T 016-266-1153  
E rmj@mac4400

51 Weston St.  
Newburgh Heights

- T 781-444-2185  
E [info@cs.cmu.edu](mailto:info@cs.cmu.edu)  
SCHOOL OF COMPUTER SCIENCE  
372 South Park Ave.  
Cambridge, MA 02139  
T (609) 277-2525  
[www.cs.cmu.edu/~fmc](http://www.cs.cmu.edu/~fmc)

- PRIVATE &  
POOL CAB  
114 PAVANA ST.  
CHICAGO, ILL. 60643

## OCTOBER 27, 1991

- |                |  |
|----------------|--|
| NAME (F, M, S) |  |
| BIRTH DATE     |  |
| BLOOD TYPE     |  |
| ALLERGIES      |  |
| NTS            |  |
| THE            |  |
| GENERAL        |  |

## D. Woodhams, St. Aubyns, MA

- T 017-631-877  
E jehenna@china  
E ericglax44@163

51 Weston St.  
Newburgh Heights

- T 781-444-2185  
E [info@chrisa.com](mailto:info@chrisa.com)  
OCEANIC CENTER  
M.C. Connors &  
B Paula Ann  
Driver, MA 02500  
T (508) 277-2800  
[maocean@aol.com](mailto:maocean@aol.com)

- 
- Seal of the Registrar General of Births, Deaths and Marriages, New Zealand.

POOL CARS  
1118 PENNSYLVANIA ST.  
PHILADELPHIA, PA. 19107

- DATE: \_\_\_\_\_  
OCTOBER 27  
TIME: 4:30 PM

## D. Woodhams, St. Aubyns, MA

- T 017-631-877  
E jehenna@china  
E ericglax@4400

51 Weston St.  
Newburgh Heights

- T 781-444-218  
E 847M@CORN  
DENTAL CORP.  
8 Park Ave  
Oyster, MA 02537  
T (508) 277-29  
M060699408

- 114 PAVIA ST.  
 PRIVATE F  
 POOL CAB  
 COVER, 100.00  
 10/27/79  
 10/27/79

- |         |
|---------|
| GENERAL |
| NTS     |
| NTS     |
| GENERAL |

[illegible]

DATE: OCTOBER 27 2020  
 TIME: 14:00

**BUILDING PERMIT**

**BLANKET T.L.**

**ISSUED**

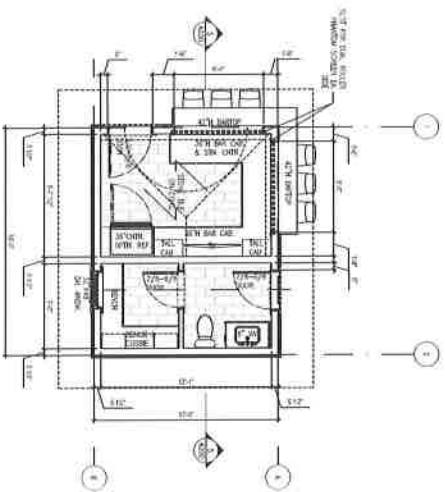
**1/4" = 1'-0"**

**TYPE**

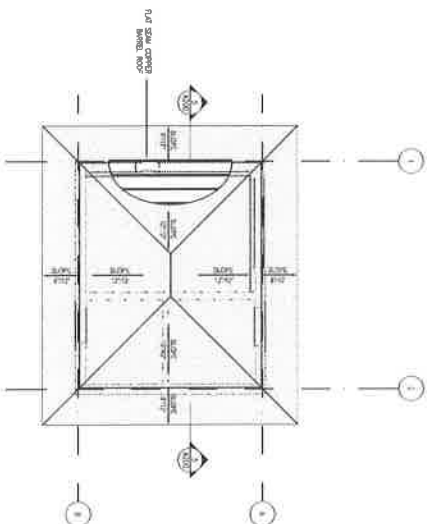
**LIVING ROOM**

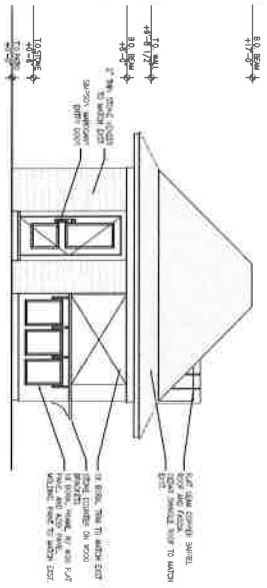
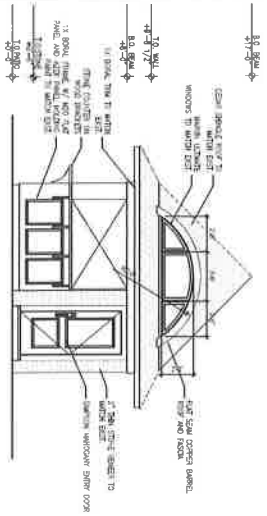
**PROPOSED PLANS**

## CUBANA FLOOR


$$\frac{1}{1/4^{\circ} \pm 1^{\circ} - 0^{\circ}}$$

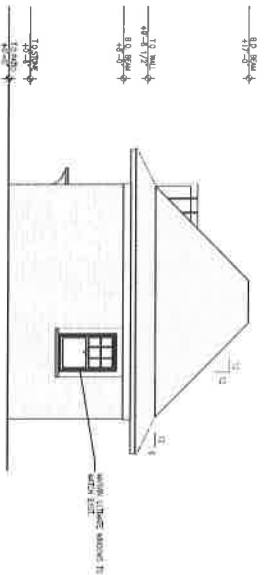
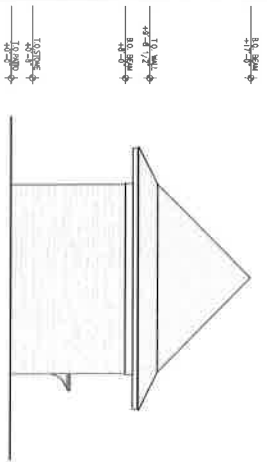
## CABANA ROOF


$$\frac{2}{1/4^\circ \text{m}^{-1} - 0^\circ}$$



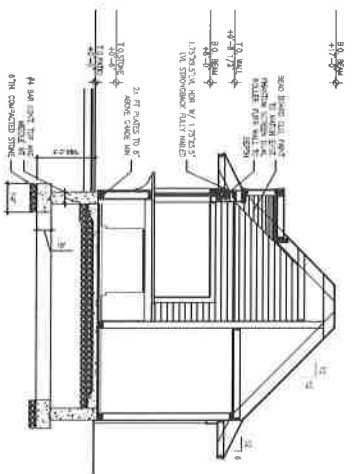
ELEVATION 1  
FRONT

ELEVATION 2  
SIDE



ELEVATION 3  
REAR

ELEVATION 4  
SIDE



SECTION 5  
CROSS SECTION



**CHANCE ARCHITECTS**  
 10000 WOODBRIDGE BLVD.  
 SUITE 100  
 WOODBRIDGE, MD 21791  
 TEL: 410-326-1111  
 FAX: 410-326-1112  
 WWW.CHANCEARCHITECTS.COM  
 CHANCE ARCHITECTS, INC.  
 10000 WOODBRIDGE BLVD.  
 SUITE 100  
 WOODBRIDGE, MD 21791  
 TEL: 410-326-1111  
 FAX: 410-326-1112  
 WWW.CHANCEARCHITECTS.COM  
 CHANCE ARCHITECTS, INC.  
 10000 WOODBRIDGE BLVD.  
 SUITE 100  
 WOODBRIDGE, MD 21791  
 TEL: 410-326-1111  
 FAX: 410-326-1112  
 WWW.CHANCEARCHITECTS.COM



**PRIVATE RESIDENCE**  
 POOL, OCEAN  
 118 JAMAICA BLVD.  
 OCEAN, MD 21822  
 OCTOBER 27, 2023

**PROPOSED**  
 BUILDING PERMIT  
 118 JAMAICA BLVD.  
 OCEAN, MD 21822  
 OCTOBER 27, 2023

**A200**





[illegible]

1. The URM. Or Biomimetic Building Code, 9th Edition. Pasadena, with the hosts of this design.
2. Ground Snow Load = 40 psf (35 psf LL @ Flat Roofs)
3. Second Wind Design Speed = 100 mph (Wind)

1. The URM. Or Biomimetic Building Code, 9th Edition. Pasadena, with the hosts of this design.
2. Ground Snow Load = 40 psf (35 psf LL @ Flat Roofs)
3. Second Wind Design Speed = 100 mph (Wind)

[illegible]

- [illegible]

[illegible]

- [illegible]

2. **Max. feed speed** =  $10^3$  cm/sec.
3. **Initial substrate thickness** = 1 mm.
4. **Provide Zn** plating on all good edges and corners of edges.

2. **Max. feed speed** =  $10^3$  cm/sec.
3. **Initial substrate thickness** = 1 mm.
4. **Provide Zn** plating on all good edges and corners of edges.

[illegible]

- [illegible]

7 Copper board (w/o copper chromate or molybdate) preservative pressure treated of end-use for wood impregnated by medium (i.e., n.p.), after fabrication including blocking and hand-applied pieces. Each piece shall be stamped and sealed for ground contact.

- 7 Copper board (w/o copper chromate or molybdate) preservative pressure treated of end-use for wood impregnated by medium (i.e., n.p.), after fabrication including blocking and hand-applied pieces. Each piece shall be stamped and sealed for ground contact.

On a dry basis:

a. All wood stud bearing walls shall have the following minimum structural properties:  $E_w = 1,350$  psi,  $F_y = 75$  psi,  $F_c = 825$  psi and  $E_{\text{min}} = 1,400,000$  psi. Bearing wall studs to be 0 min. 2x 16". All studs to be tapered in cross-section by GSP board or plyboard 1/2" provided at 5/8" joints.

b. All non-stud members (connective walls) shall meet with joist or beam requirements, and end joists and trusses as appropriate. Decking, flooring clips and other fasteners shall be manufactured by Simpson Co. or equal.

- [illegible]

[illegible]

- [illegible]

[illegible]

- [illegible]

reducing steel by conventional application of embedded bars, which approved by the Owner.

- reducing steel by conventional application of embedded bars, which approved by the Owner.

**DESIGNER, INSTALLATION AND MAINTENANCE:** The responsibilities of a CM-at-risk extend beyond the traditional work. There will be several key roles that the Engineer will perform:

- 1. **Project Management:** The CM-at-risk will be responsible for the overall management of the project, including the coordination of all project activities, the preparation of project schedules, the management of project risks, and the coordination of all project resources.
- 2. **Project Control:** The CM-at-risk will be responsible for the control of the project, including the management of project costs, the management of project quality, and the management of project safety.
- 3. **Project Communication:** The CM-at-risk will be responsible for the communication of project information, including the preparation of project reports, the management of project meetings, and the coordination of all project communication activities.

The CM-at-risk will also be responsible for the installation and maintenance of the project. This includes the coordination of all installation activities, the management of installation risks, and the coordination of all maintenance activities. The CM-at-risk will also be responsible for the overall management of the project, including the preparation of project schedules, the management of project risks, and the coordination of all project resources.

- DESIGNER, INSTALLATION AND MAINTENANCE:** The responsibilities of a CM-at-risk extend beyond the traditional work. There will be several key roles that the Engineer will perform:
- 1. **Project Management:** The CM-at-risk will be responsible for the overall management of the project, including the coordination of all project activities, the preparation of project schedules, the management of project risks, and the coordination of all project resources.
  - 2. **Project Control:** The CM-at-risk will be responsible for the control of the project, including the management of project costs, the management of project quality, and the management of project safety.
  - 3. **Project Communication:** The CM-at-risk will be responsible for the communication of project information, including the preparation of project reports, the management of project meetings, and the coordination of all project communication activities.
- The CM-at-risk will also be responsible for the installation and maintenance of the project. This includes the coordination of all installation activities, the management of installation risks, and the coordination of all maintenance activities. The CM-at-risk will also be responsible for the overall management of the project, including the preparation of project schedules, the management of project risks, and the coordination of all project resources.

[illegible]

- [illegible]

**Sawyer/Kaplan.**

- Sawyer/Kaplan.**

Robert P. Johnson  
95 Swenson Rd., Unit 122  
Bordown, Ma 01719  
email: [engpaz44@comcast.net](mailto:engpaz44@comcast.net)  
Tel: 505-517-1631

Johnson Engineering Group

Ref.	Date	Description

**Revisions**

Pool Cabana  
General Structural Notes  
118 Farm Street  
Dover, Ma

## General Notes

S-300

THE PURPOSE OF THIS PLAN IS SOLELY THE DESIGN OF THE MODIFIED FLOOR FRAMING, HEADERS AND THEIR SUPPORTS. THIS PLAN IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR PROJECT, AND THE DESIGNER AT THIS TIME SHOULD CONSIDER THE DESIGN OF THE ENTIRE BUILDING OR CONSTRUCTION PLAN INDICATED HEREIN, SHARED IN ANY WAY, OR SHOULD THE PROPOSED CONDITIONS BE INCONSIDERED WITH OTHER INSTALLATIONS OF THE ARCHITECT OR OTHER PROJECT PARTICIPANTS. CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR FURTHER INSTRUCTION ON CLASSIFICATION.

Robert Jensen  
10/26/20







SITE PLAN

**DIG SAFE NOTE:**  
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(800)DIG-SAFE).

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

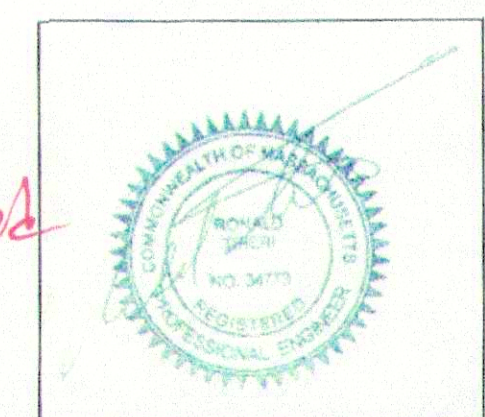
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



TOWN OF DOVER BOARD OF HEALTH  
**APPROVED**  
AGENT *WJA* DATE *3-4-21*

DOVER BOARD OF HEALTH  
NO CHANGES WITHOUT  
BOARD OF HEALTH  
APPROVAL



REVISIONS		
No.	DATE	DESCRIPTION
1.		
2.		

<b>POOL CONSTRUCTION PLAN</b>	
IN DOVER, MASSACHUSETTS	
<b>118 FARM STREET</b>	
PREPARED FOR:	James Corrigan 118 Farm Street Dover MA
DRAWING SCALE: 1 inch = 20 feet	
PROJECT NUMBER: 3516	
MARCH 4, 2021	SHEET 1 OF 1