Lambert Avenue Playground
Cedar St
Lambert Ave
Logan St
Rockledge St
Rockledge Street Urban Wild
William on House
Schwan's Tree Care
TeslaRents
Highland St
Monica's Park
Logan St
Cedar St
Nathan Hale School
Logan St
Thornton St
Highland St
Google

77
LAMBERT

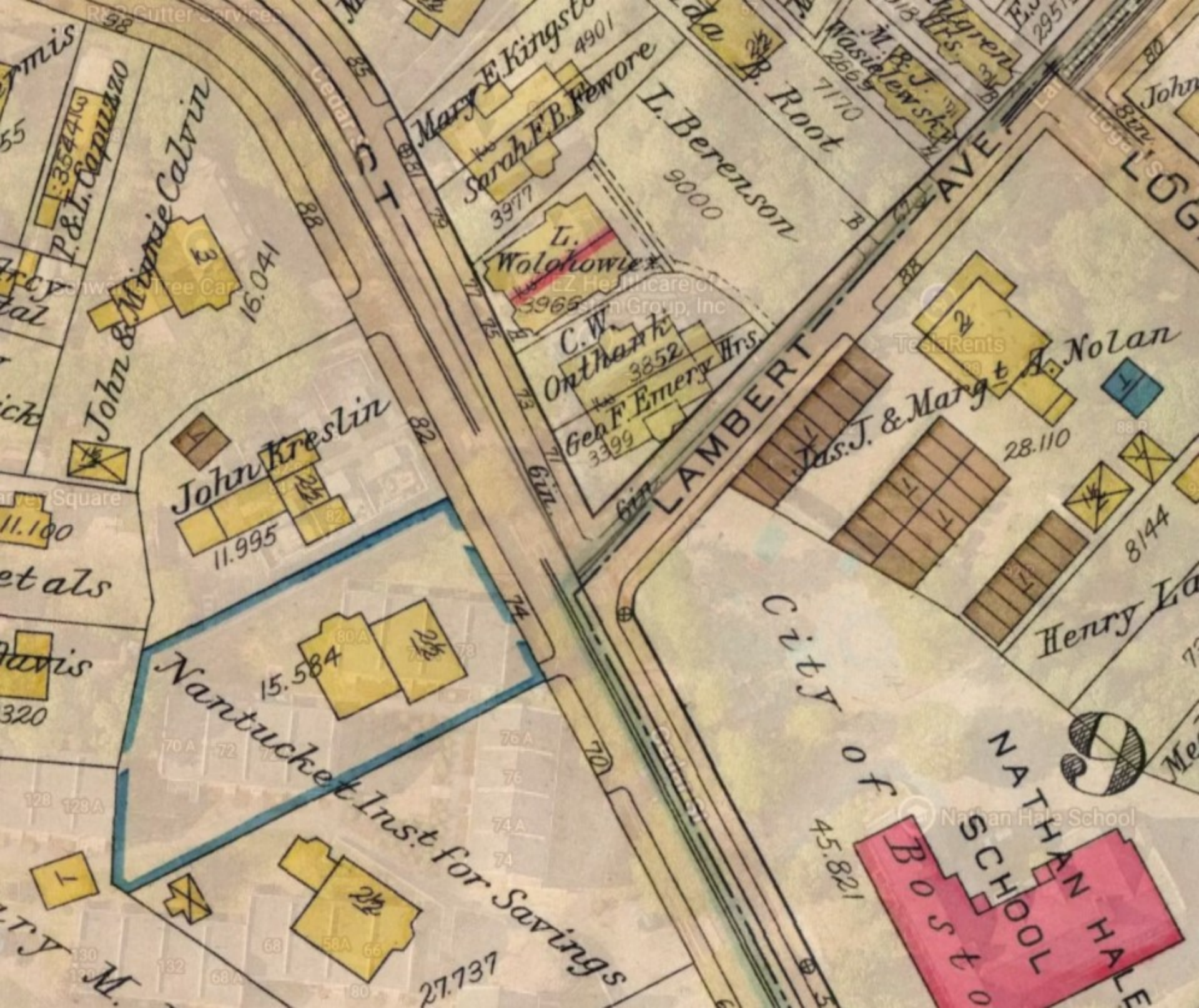
SPEED HUMP
20 MPH
END SCHOOL ZONE
DRIVE SLOW
EXPLORER

DRIVE SLOW
SPEED HUMP
20
END SCHOOL ZONE
LAMBERT RD
TOW ZONE

DRIVE
SLOW

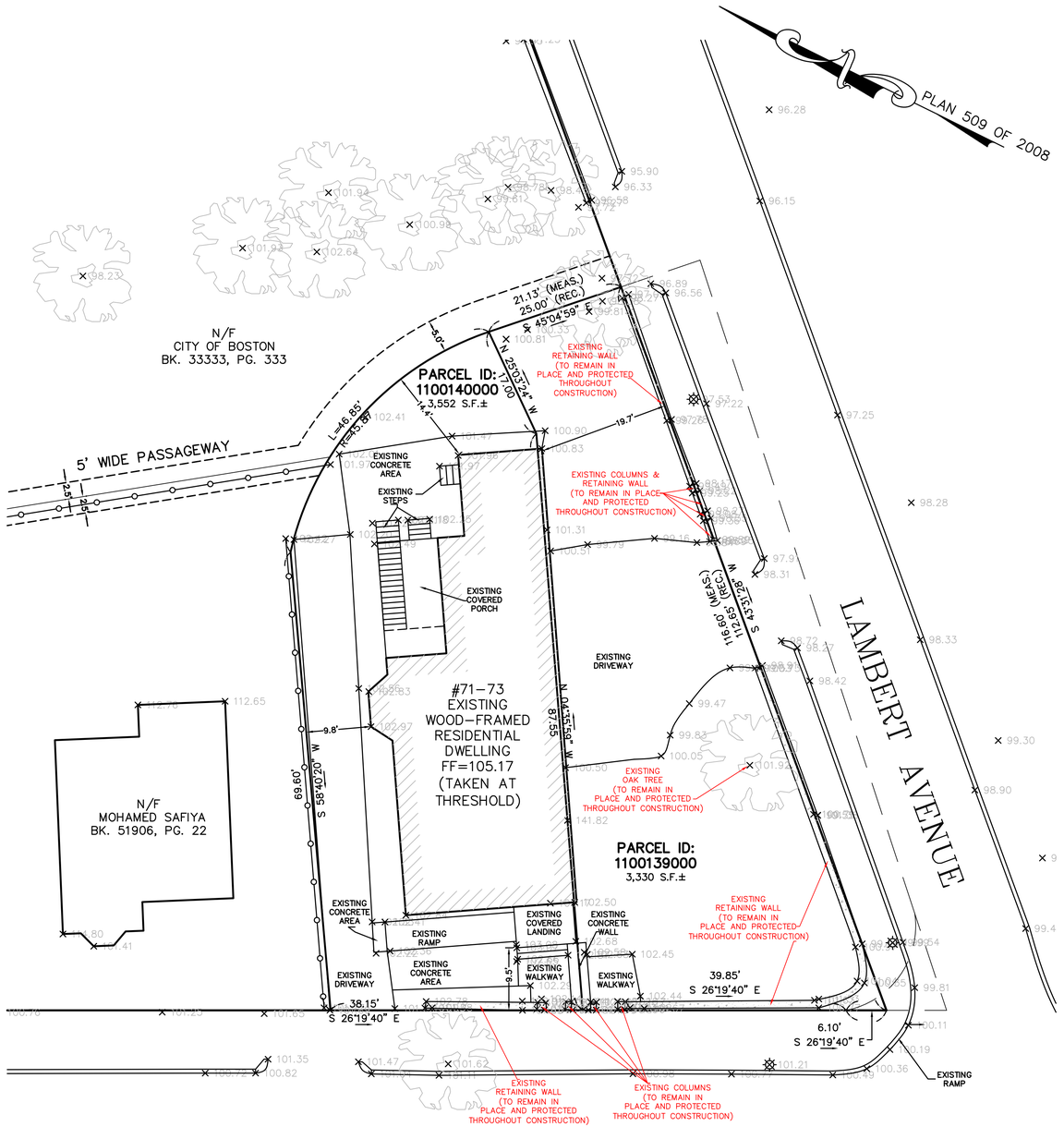
HIGHLAND
DAHR ST.

Bridget O'Brien
3234
Peyster Tappan
16.311
Helen De Peyster
Josiah Tappan
11.995
Josiah Tappan
11.100
John O. Shaw Jr. Tr.
16.625
Mary E. Kingsland
4901
Mary A. McGovern
3997
L. Berenson
9057
L. Carder Hrs.
7170
Michl. Boyle
2689
H. H. F. Lagg
3966
Emily Heidenreich
Geo. F. Emery Hrs.
3399
LAMBERT
Benj. Leeds Hrs.
28.110
Martha L. Reynolds
11.179
LOGAN
88
81
79
77
75
73
71
Gill
74
82

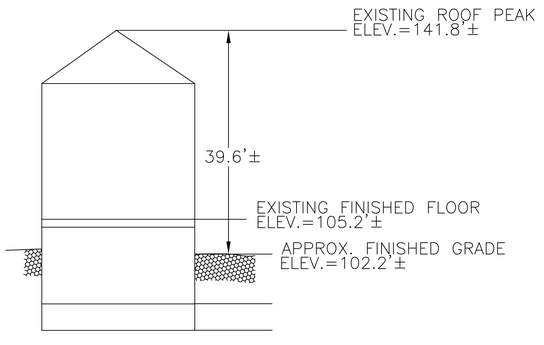

ST
AVE
LAMBERT
Mary E. Kingsto
Sarah F.B. Fewore
4901
3977
L. Berenson
9000
Wm. B. Root
7170
L. Wolotowiez
3965
C.W. Ontharki
3852
Gen F. Emery Hrs.
3399
John & Minnie Calvin
16.041
P&L. Capuzzo
John Kreslin
11.995
Nantucket Inst for Savings
15.584
Chas. J. & Margt A. Nolan
28.110
8144
Henry La
City of
45.821
NATHAN HALE SCHOOL
Boston
27.737

## LEGEND

| | |
|---|---|
| ⊡ | BOUND |
| ○ | IRON PIN/PIPE |
| ⊙ | STONE POST |
| | TREE |
| | TREE STUMP |
| | SHRUBS/FLOWERS |
| | SIGN |
| | BOLLARD |
| Ⓢ | SEWER MANHOLE |
| Ⓓ | DRAIN MANHOLE |
| ▦ | CATCH BASIN |
| Ⓦ | WATER MANHOLE |
| WV | WATER VALVE |
| | HYDRANT |
| GV | GAS VALVE |
| Ⓔ | ELECTRIC MANHOLE |
| EH | ELECTRIC HANDHOLE |
| | UTILITY POLE |
| | LIGHT POLE |
| Ⓜ | MANHOLE |
| ×148.00 | SPOT GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| | EXISTING BUILDING |
| | RETAINING WALL |
| | STONE WALL |
| | FENCE |
| | TREE LINE |
| S | SEWER LINE |
| D | DRAIN LINE |
| W | WATER LINE |
| G | GAS LINE |
| E | UNDERGROUND ELECTRIC LINE |
| OHW | OVERHEAD WIRES |
| 145 | CONTOUR LINE (MJR) |
| 146 | CONTOUR LINE (MNR) |




## CEDAR STREET
(PUBLIC WAY – VERIABLE WIDTH)




## EXISTING PROFILE
NOT TO SCALE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/13/2024.

2. DEED REFERENCE: BOOK 62645, PAGE 205
PLAN REFERENCE 1: PLAN BOOK 311, PLAN 137
PLAN REFEFENCE 2: PLAN 509 OF 2008
SUFFOLK COUNTY 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 25025C0079J, IN COMMUNITY NUMBER: 250286, DATED 3/16/2016.

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 ON AN ASSUMED DATUM.

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.


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

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| | | | | |
|---|---|---|---|---|
| SCALE 1"=10' | | | | |
| DATE 2/7/2024 | REV | DATE | REVISION | BY |
| SHEET 1 | | | | |
| PLAN NO. 1 OF 1 | | | | |

71-73 CEDAR STREET
ROXBUTY
MASSACHUSETTS

CLIENT:

PLOT PLAN
OF LAND

DRAWN BY D.O.K
CHKD BY PJN
APPD BY PJN

SHEET NO. 1


**PETER NOLAN & ASSOCIATES LLC**
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1, NEWTON, MA. 02458
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com


COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

# RENOVATION AND ADDITION
# 73 CEDAR STREET, ROXBURY, MA.

INDEX


| | | PAGE |
|---|---|---|
| 1. | BASEMENT FLOOR PLAN | A–1 |
| 2. | FIRST FLOOR PLAN | A–2 |
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LEGEND

- (SD) SMOKE DETECTOR
- (H) HEAT DETECTOR
- (SD/CO) CARBON MONOXIDE/SMOKE COMBO DETECTOR
- DEMOLITION WALL
- EXISTING WALL
- WALL TYPE A (SEE DETAIL ON PAGE A–2)
- NEW WALL CONSTRUCTION
- BATHROOM EXHAUST VENT

GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015 AMENDMENT 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 4,000 PSI AND 60,000 PSI RESPECTIVELY
8. ALL WINDOWS AND DOORS MUST HAVE U FACTOR = 0.27 MINIMUM.

STAIRWAY NOTES:
STAIRWAY WIDTH: 36" CLEAR WIDTH ABOVE RAIL.
RISER = 8 ¼" (MAX.) TREAD = 10" (MIN.)
NOSING PROFILE : 1 ½" (MAX.)
HEADROOM : 6'–8" MINIMUM

GUARDRAIL OPENING LIMITATIONS :
PREVENT OBJECTS 4" (MAX)

HANDRAILS : HAVING 34" MIN. & 38" MAX.
HEIGHT MEASURED VERTICALLY FROM THE NOSING

HANDRAIL GRIP SIZE :
CIRCULAR CROSS SECTION : 1 ¼" & 2" MAX.
CROSS–SECTIONAL : 2 ¼" MAX.

NOTE 1
1) SMOKE DETECTORS ARE REQUIRED TO BE PERMANENTLY WIRED AC POWER SOURCE AND SHALL HAVE SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES, WHEN A BEDROOM IS ADDED OR CREATED (R314.1) (r314.3) LOCATION – IN IMMEDIATE VICINITY OR BEDROOMS, IN ALL BEDROOMS, IN EACH STORY OF A DWELLING UNIT INCLUDING BASEMENTS AND CELLARS, AND FOR EACH 1,200 SQUARE FEET OR PART THEREOF.
2) PHOTO ELECTRIC SMOKE DETECTORS ARE REQUIRED IF LOCATED WITHIN 20 FEET OF A BATHROOM OR KITCHEN (5313.2.11)

NOTES:
1) SAFETY GLAZING REQUIRED FOR ENCLOSURES FOR TUB, SHOWER WHERE BOTTOM EDGE OF GLAZING LESS THAN 60 INCHES ABOVE STANDING SURFACE (R308.4.5).
2) GC TO VERIFY WINDOW ORDER.
3) BATHROOM VENTILATION REQUIRED AND VENTED DIRECT TO OUTSIDE (R303.3).

SLEEPING ROOM WINDOW OPENING: 3.3 SQ FT., DH WINDOW 20" X 24" IN EITHER DIRECTION. SILL NOT MORE THAN 44" ABOVE FLOOR.

ENERGY CODE: 2021 IECC, 780 CMR 22.0

STUD WALLS: R–30
CEILING R–60
FLOOR R–30
WINDOW U 0.27 (DOUBLE PANE)

RENOVATION AND ADDITION
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COMMONWEALTH OF MASSACHUSETTS
TUAN V. NGUYEN
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REGISTERED PROFESSIONAL ENGINEER

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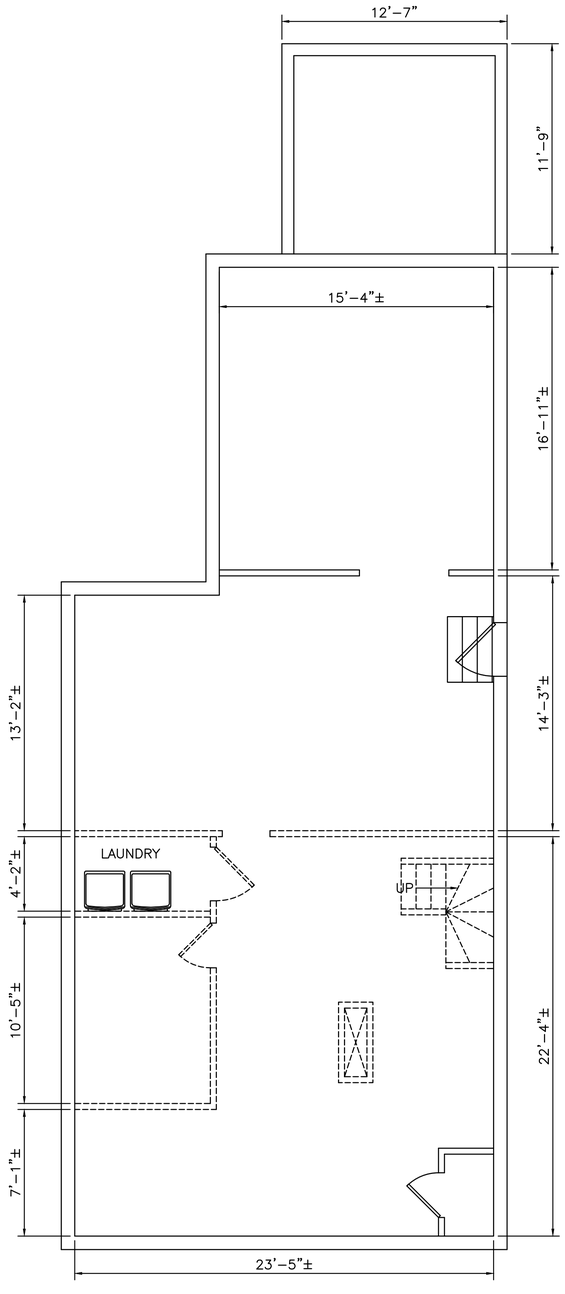
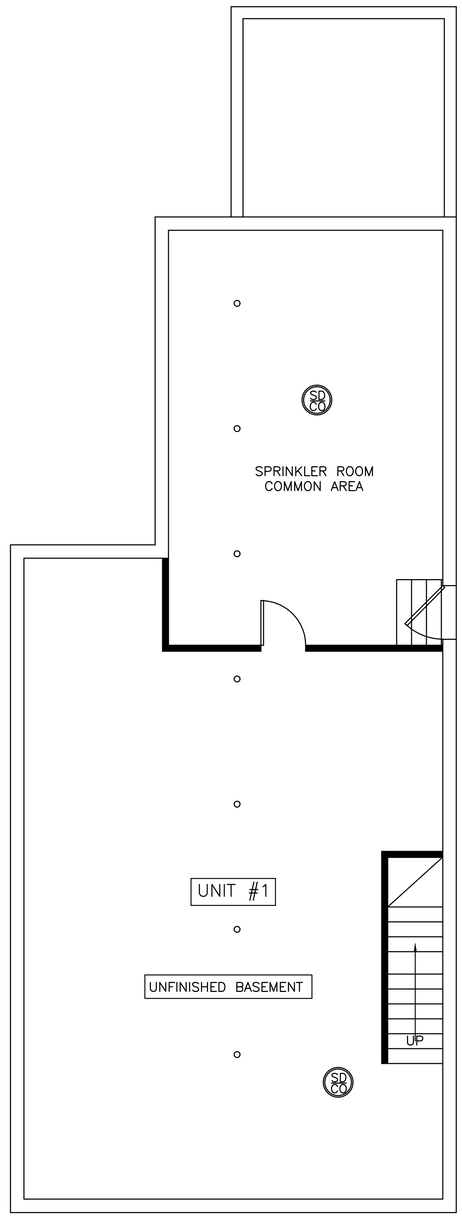



EXISTING BASEMENT PLAN




PROPOSED BASEMENT PLAN

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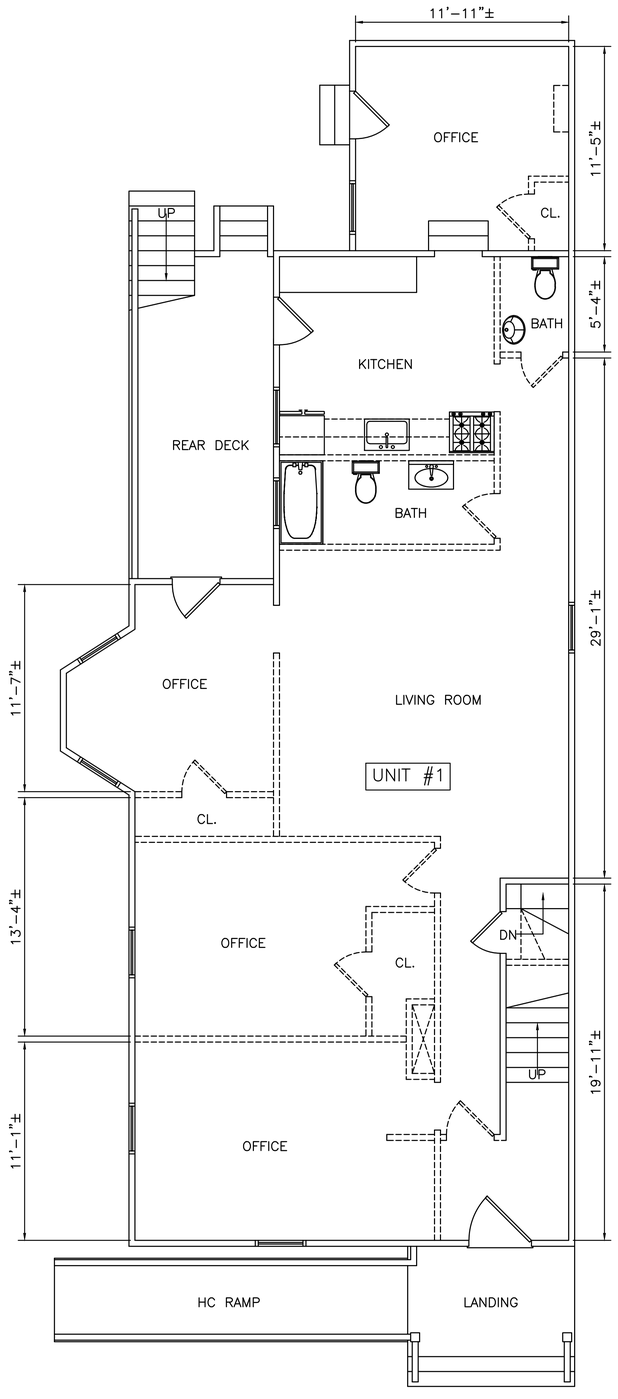


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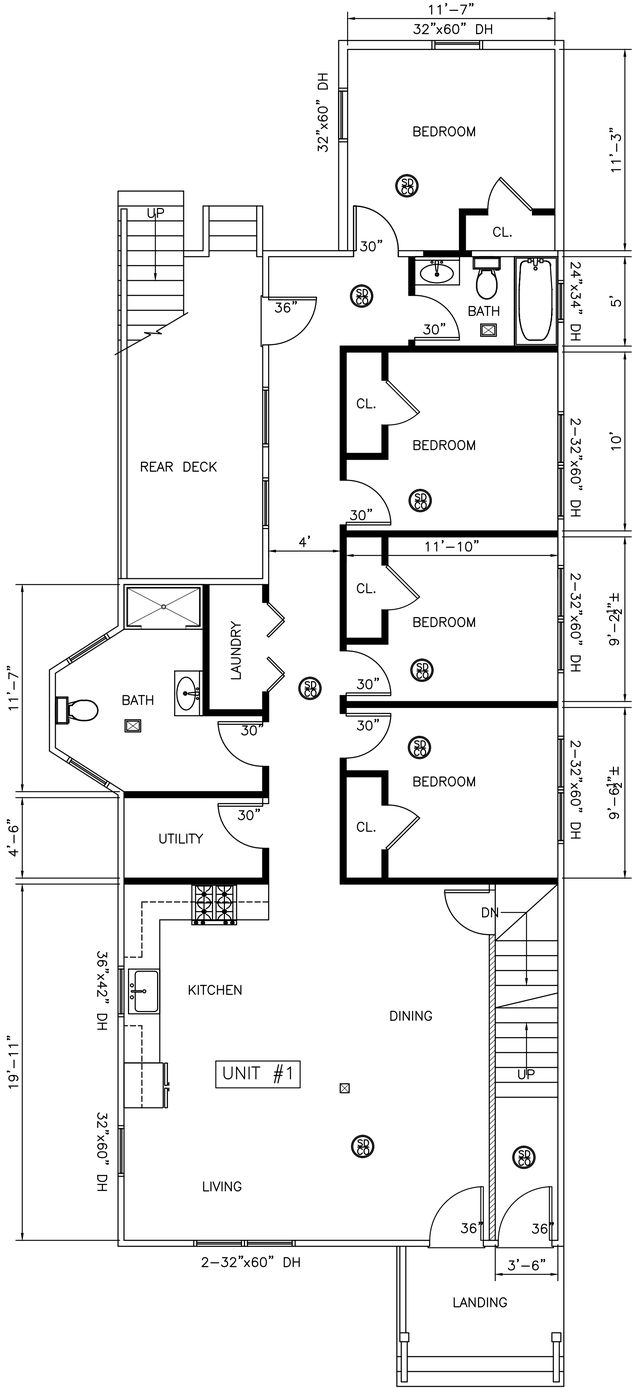
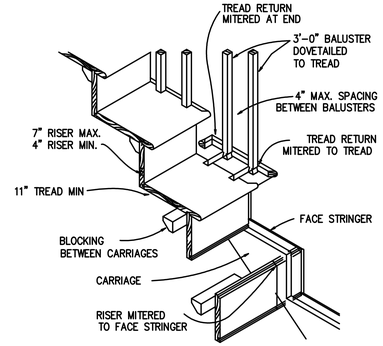
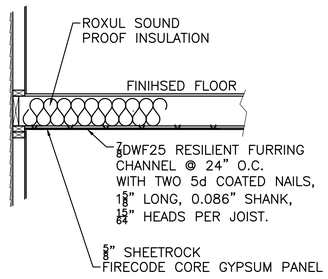



PROPOSED FIRST FLOOR PLAN

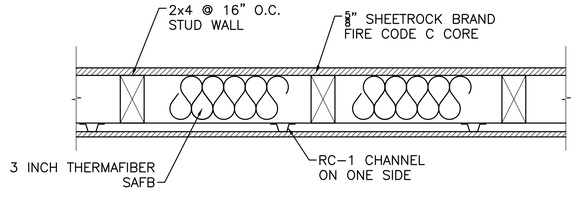



80 INCH MIN. HEADROOM REQUIREMENT PER CODE

STAIR DETAIL




FLOOR BETWEEN EACH FLOOR




STC = 50
TEST NUMBER BBN-760903
FIRE RATING = 1 HOUR

WALL TYPE A

# RENOVATION AND ADDITION
# 73 CEDAR STREET
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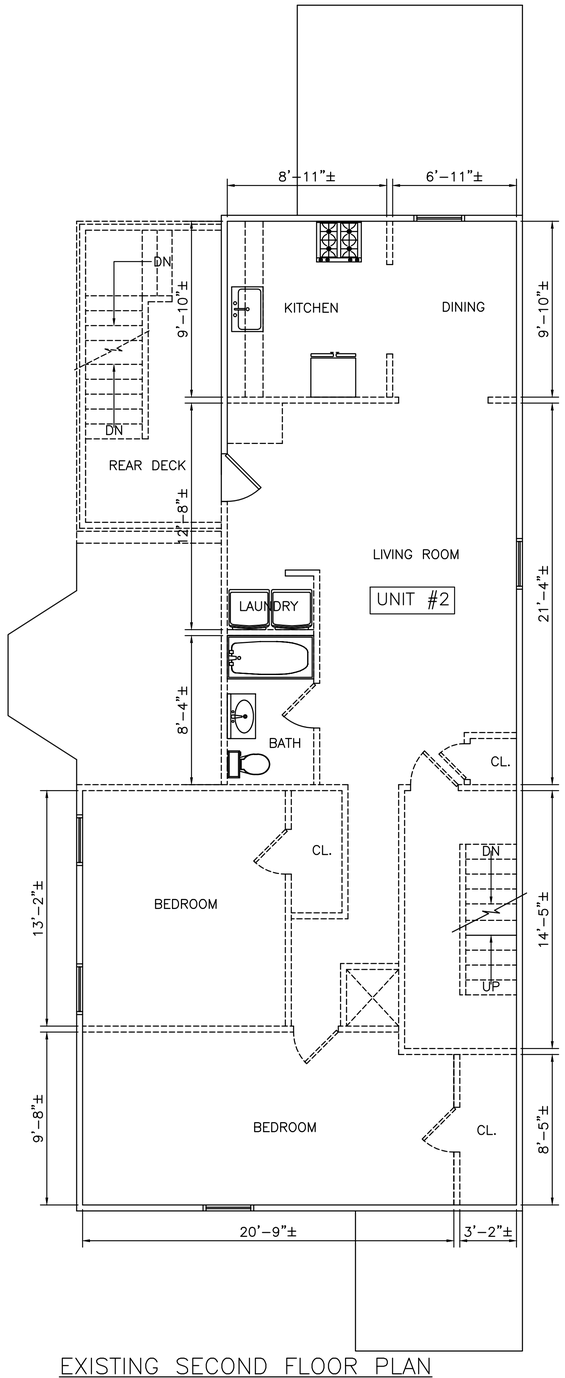
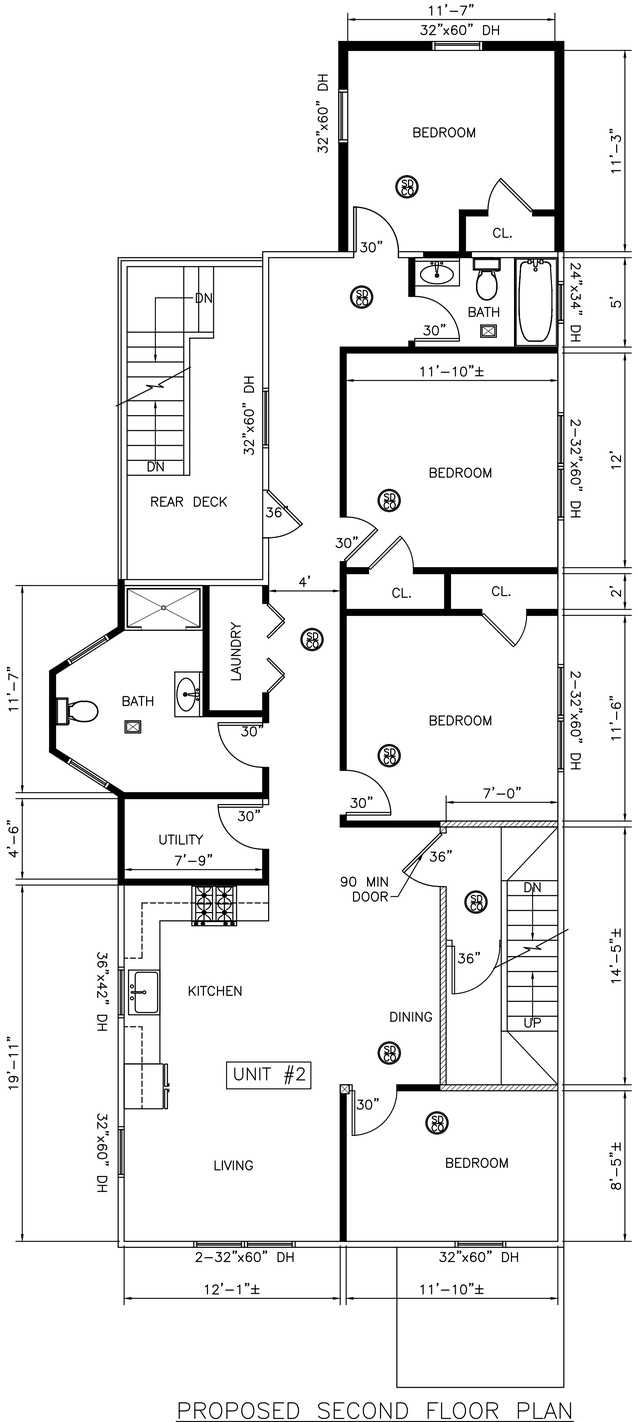



EXISTING SECOND FLOOR PLAN




PROPOSED SECOND FLOOR PLAN

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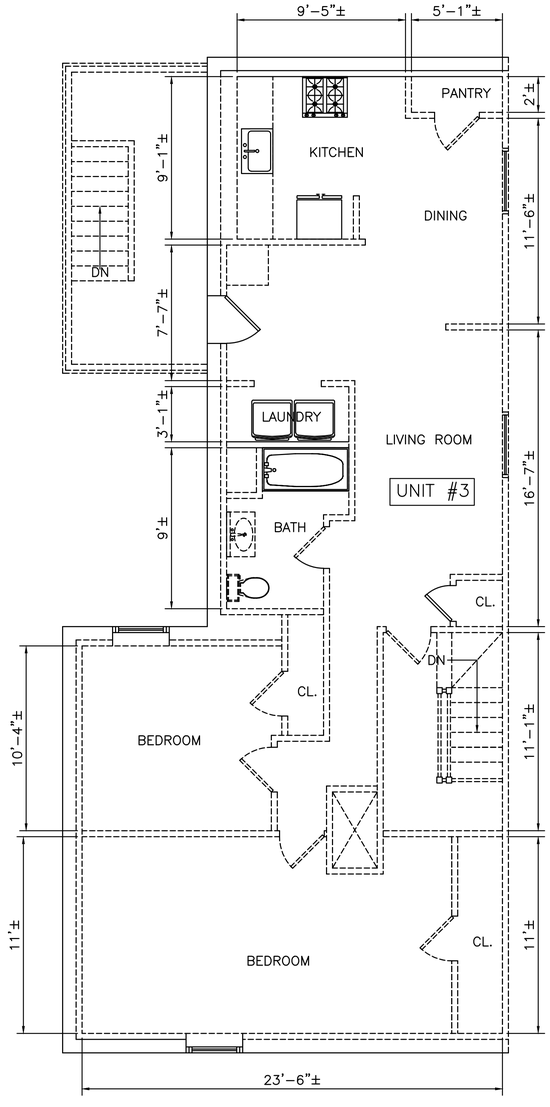


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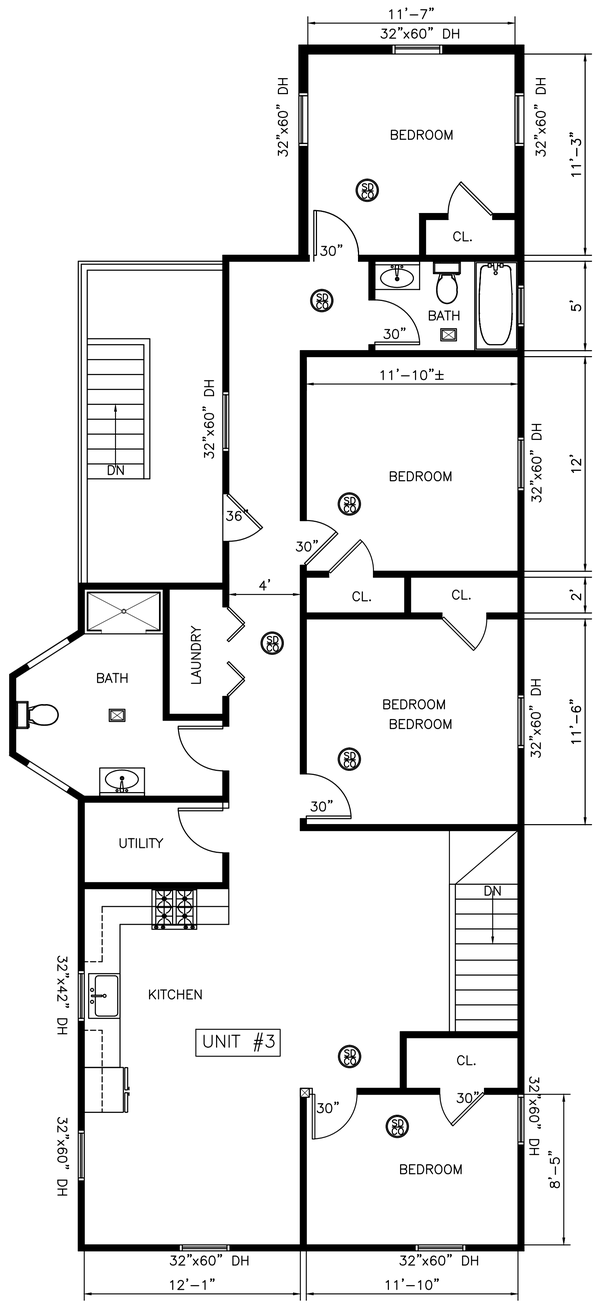


PROPOSED THIRD FLOOR PLAN

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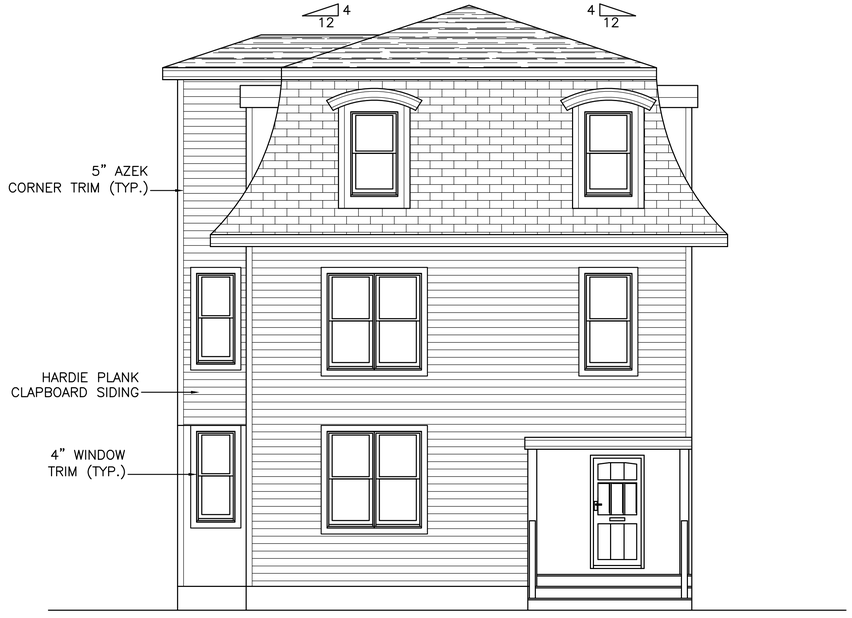
EXISTING FRONT ELEVATION VIEW




PROPOSED FRONT ELEVATION VIEW

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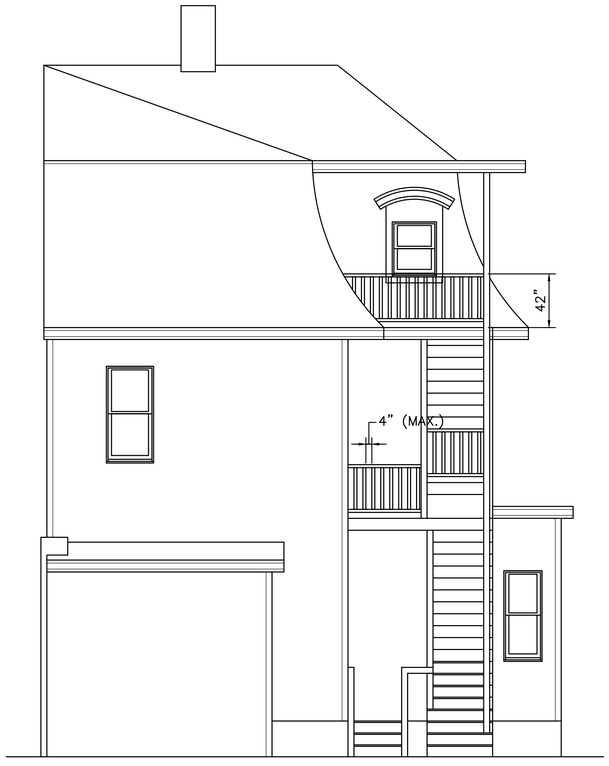
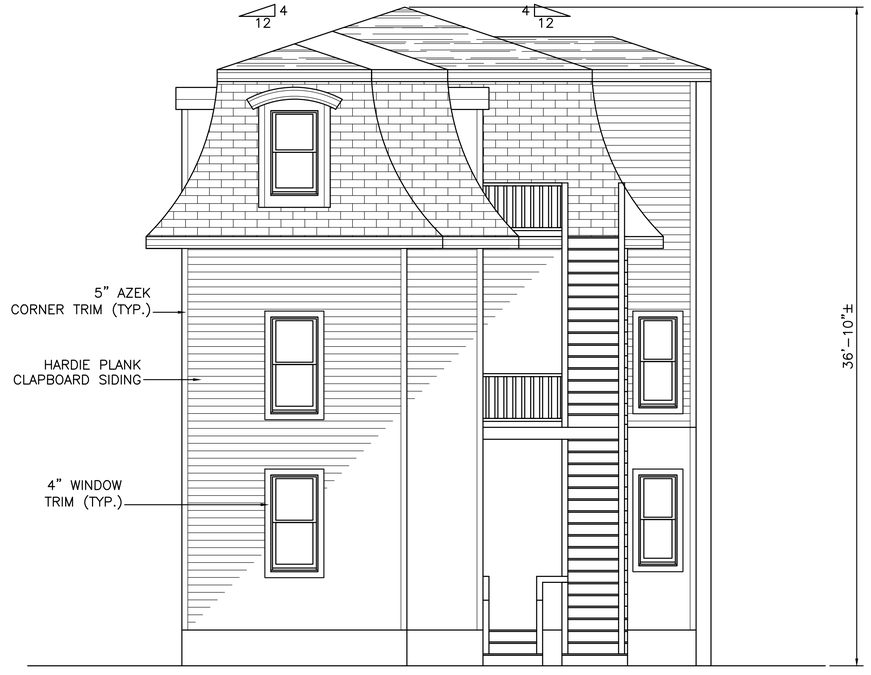



EXISTING REAR ELEVATION VIEW




PROPOSED REAR ELEVATION VIEW

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| SHEET NO.: | A-6 |

EXISTING LEFT ELEVATION VIEW

PROPOSED LEFT ELEVATION VIEW

# RENOVATION AND ADDITION
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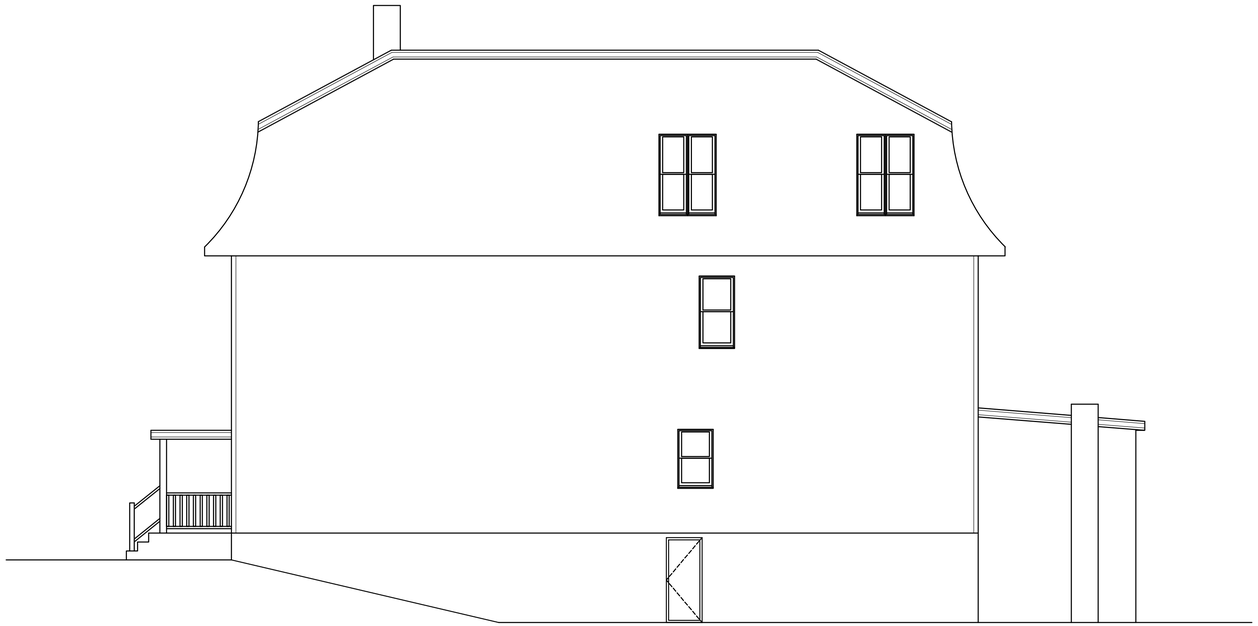

EXISTING RIGHT ELEVATION VIEW

PROPOSED RIGHT ELEVATION VIEW

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# 73 CEDAR STREET
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| BY: | TN |
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| SCALE: | 1/4"=1'-0" |
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