

## ARCHITECT LETTER OF COMPATIBILITY

**Re: 67 Lambert St, Boston, MA 02119**

Boston Landmarks Commission  
Highland Park Architectural Conservation District  
Boston, Massachusetts

Dear Commissioners,

I am a registered architect in the Commonwealth of Massachusetts and have reviewed the addition constructed at 67 Lambert Street located within the Highland Park Architectural Conservation District.

Based on my review of plans, and analysis of the surrounding context, it is my professional opinion that the addition is architecturally compatible with the district and does not materially impair the historic or aesthetic character of the area.

### **1. Scale and Massing**

The addition maintains a scale and massing consistent with nearby residential structures. Its height, footprint, and proportional relationships remain subordinate to the primary historic structure and reflect patterns commonly found within the district.

The addition does not overwhelm the original structure nor disrupt the established rhythm of building forms along the street.

# Balance Architects

## 2. Setback and Placement

The placement of the addition respects existing setbacks and spatial relationships typical of the Highland Park neighborhood. The structure does not intrude into the streetscape in a manner inconsistent with surrounding properties.

Where visible from the public way, the addition reads as a secondary component rather than a dominant architectural feature.

## 3. Materials and Exterior Treatment

The siding and exterior materials selected for the addition are compatible in:

- texture
- scale
- proportion
- visual weight

The design takes a complementary approach by using modern materials in a simple and respectful way. The materials do not try to copy historic details, but instead provide a subtle contrast that supports the character of the original structure.

The addition is mostly shielded from the public right-of-way and has limited visibility from the street. Even if it were fully visible, it would serve as a good example of how a historic addition can be updated in a thoughtful way—remaining functional for contemporary living while respecting the architectural character of the district.

The addition does not introduce forms or materials that would disrupt or detract from the surrounding historic context.

# Balance Architects

## 4. Architectural Character

The addition respects the architectural character of Highland Park by:

- maintaining coherent rooflines and proportions
- avoiding exaggerated contemporary forms
- preserving the visual integrity of the primary structure

In my professional judgment, the addition is consistent with the type of incremental residential evolution that historically occurs in established neighborhoods. It is complementary to the historic nature of the district and does not detract from or distract from the defining architectural qualities of the area.

## 5. Impact on District Significance

Under the governing statute, the Commission evaluates whether work would materially impair the historical, architectural, or aesthetic significance of the district.

It is my professional opinion that this addition does not materially impair the district's significance. Rather, it maintains contextual compatibility while providing functional residential space.

Based on the above analysis, I conclude that the existing addition is compatible with the Highland Park Architectural Conservation District and does not materially impair its historic or architectural character.

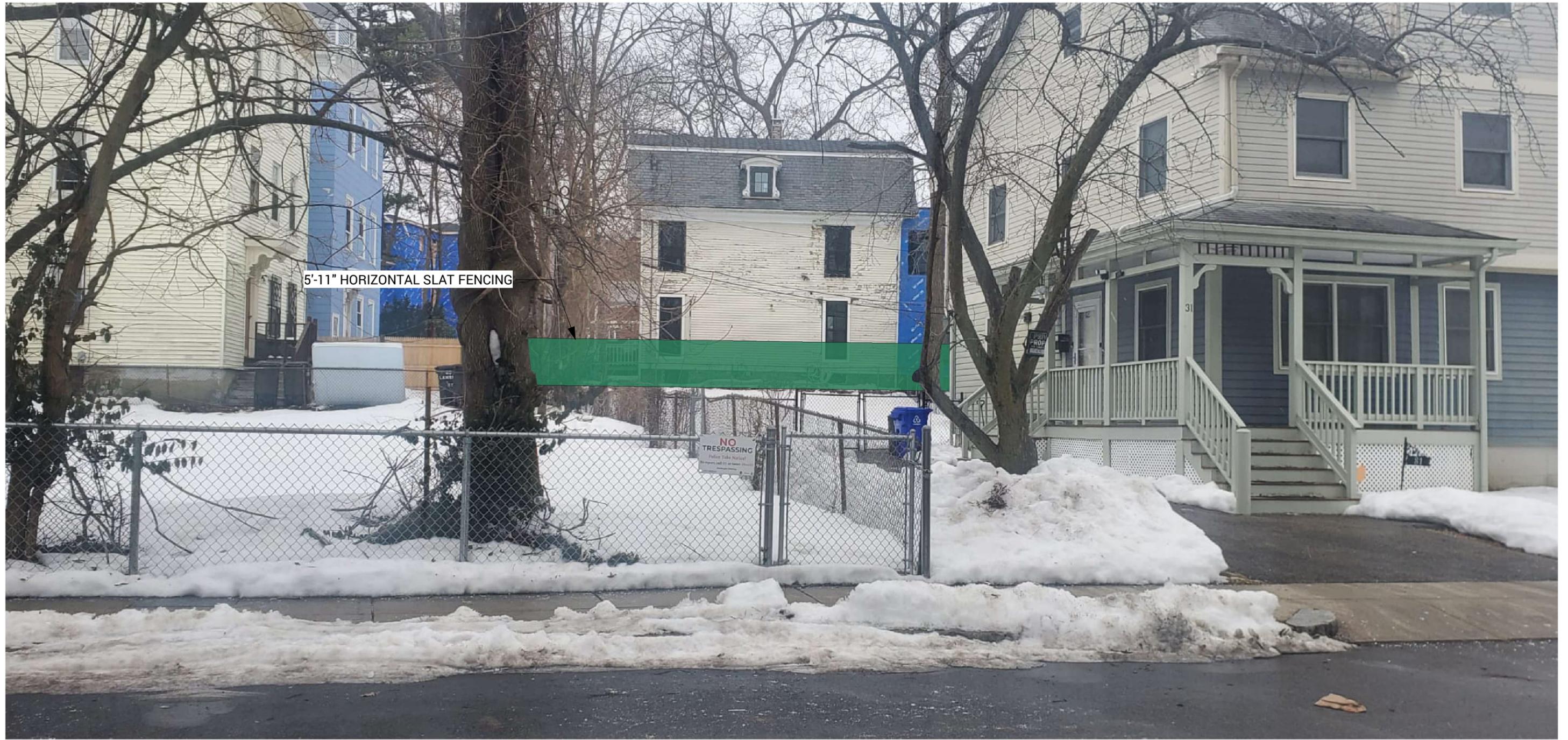
Best,

A handwritten signature in black ink that reads "Philip Sima". The signature is written in a cursive, flowing style.

**Philip Sima, RA + CPHC**

**Balance Architects, Inc.**





RIGHT ELEVATION. FROM DORR STREET



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**DORR ST.**

**67 LAMBERT AVE.**  
03/03/26



LEFT ELEVATION. FROM CEDAR STREET



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**CEDAR ST.**

**67 LAMBERT AVE.**  
03/03/26



ELEVATION FROM LAMBERT STREET



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**LAMBERT ST.**

**67 LAMBERT AVE.**  
03/03/26

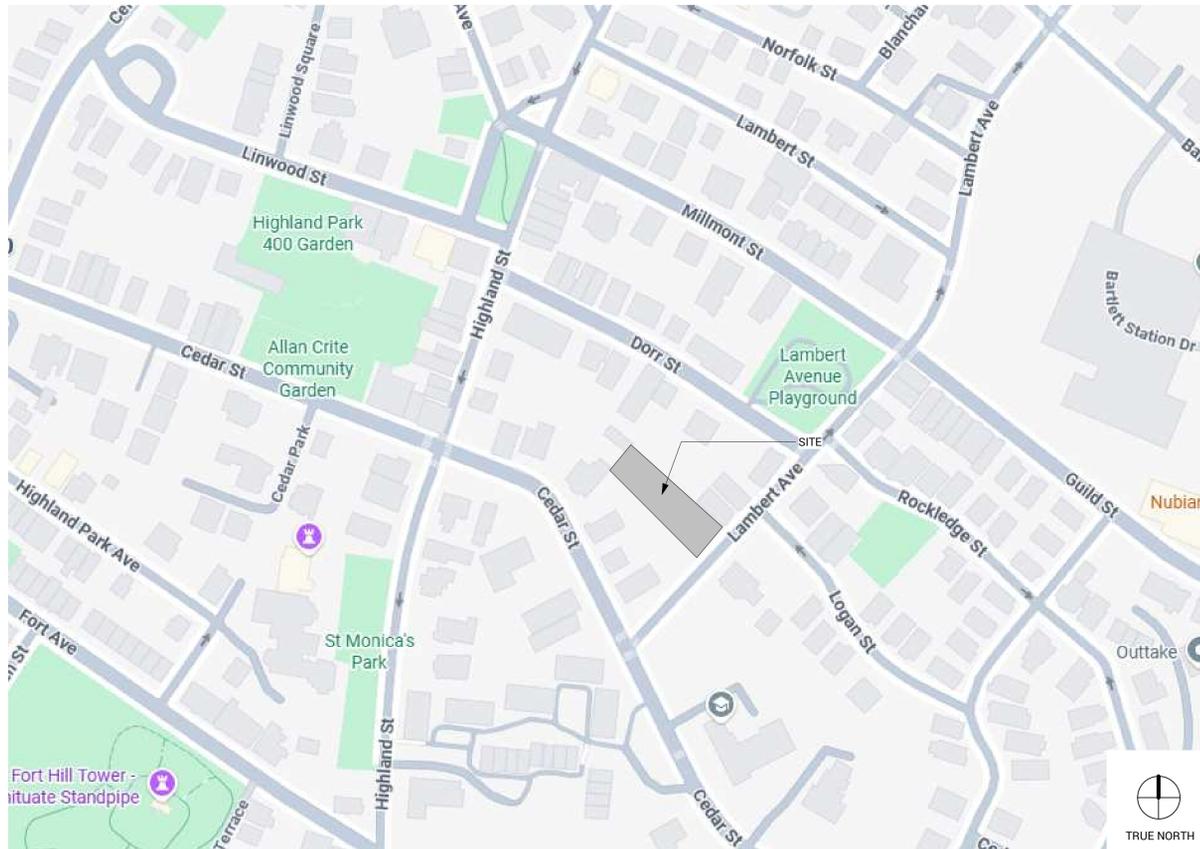
# 67 LAMBERT AVE.

67 LAMBERT AVE, BOSTON, MA 02119

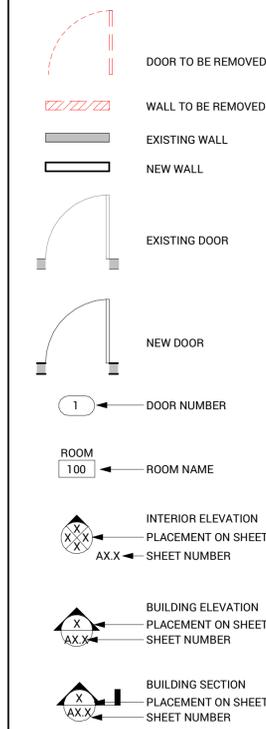


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LOCUS MAP



## ARCHITECTURAL SYMBOLS



## ABBREVIATIONS

&	AND	F.O.	FACE OF	ORIG	ORIGINAL
@	AT	FBD	FIBERBOARD	OVHG	OVERHANG
CL	CENTERLINE	FD	FIRE DAMPER	P	PAINT
(E)	EXISTING	FDN	FOUNDATION	PLAM	PLASTIC LAMINATE
'	FEET	FIN	FINISH	P.T.	PRESSURE TREATED
-	INCH(ES)	FIXT	FIXTURE	PAR	PARALLEL
#	NUMBER	FLR	FLOOR	PART. BD.	PARTICLE BOARD
/	PER	FLR MTD.	FLOOR MOUNTED	PERF	PERFORATED
%	PERCENT	FPRF	FIREPROOFING	PERM	PERMANENT
±	PLUS/MINUS	F.P.	FIRE PROTECTION	PERP	PERPENDICULAR
A.B.	ANCHOR BOLT	FTG	FOOTING	PLAS	PLASTER
A.D.	AREA DRAIN	FUR	FURRING	PLMB	PLUMBING
A.P.	ACCESS PANEL	FURN	FURNITURE	PLY	PLYWOOD
A/C	AIR CONDITIONING	G.B.	GRAB BAR	PNLG	PANELING
ABV	ABOVE	G.C.	GENERAL CONTRACTOR	POL	POLISHED
AC	ACOUSTICAL	G.I.	GALVANIZED IRON	PR	PAIR
ACC	ACCESS	G.R.	GUARDRAIL	PRD.GYP.	POURED GYPSUM
ACT	ACOUSTICAL CEILING TILE	G.S.	GALVANIZED STEEL	PREFAB	PREFABRICATED
AD	ACCESS DOOR	GA	GAUGE	PREFIN	PREFINISHED
ADD	ADDENDUM	GALV	GALVANIZED	PTD	PAINTED
ADD'L	ADDITIONAL	GEN	GENERAL	PTN	PARTITION
ADH	ADHESIVE	GFRG	GLASS FIBER REINFORCED CONCRETE	PVMT	PAVEMENT
ADJ	ADJUSTABLE	GL	GLASS	PWR	POWER
AFF	ABOVE FINISHED FLOOR	GLZ	TILE GLAZED TILE	QTY	QUANTITY
ALT	ALTERNATE	GND	GROUND	R	RADIUS
AUTO	AUTOMATIC	GR	GRADE	R.B.	RUBBER BASE
B.M.	BENCH MARK	GYP	GYPSUM	R.D.	ROOF DRAIN
B.O.	BY OTHERS	GWB	GYPSUM WALL BOARD	R.H.	RIGHT HAND
B.U.	BUILT-UP	H.M.	HOLLOW METAL	R.H.R.	RIGHT HAND REVERSE
BB	BASE BOARD	HC	HANDICAP	R.O.	ROUGH OPENING
BD	BOARD	HDBD	HARDBOARD	RE	REFER
BLDG	BUILDING	HDR	HEADER	REF	REFERENCE
BLK	BLOCK	HDW	HARDWARE	REFG	REFRIGERATOR
BLKG	BLOCKING	HDWD	HARDWOOD	REINF	REINFORCED
BOT	BOTTOM	HOR	HORIZONTAL	REQD	REQUIRED
BSMT	BASEMENT	HT	HEIGHT	RESIL	RESILIENT
C.F.C.I.	"CONTRACTOR FURNISH, CONTRACTOR INSTALL" CORNER GUARD CONSTRUCTION JOINT	HTR	HEATER	S.C.	SOLID CORE
C.G.	CORNER GUARD	HVAC	HVAC	S.D.	STORM DRAIN
C.J.	CONSTRUCTION JOINT	IC	INTERCOM	S.F.	SQUARE FOOT
C.W.	COLD WATER	IN	INCH(ES)	SV	SHEET VINYL
C/O	CASED OPENING	INCL	INCLUDE	SCH	SCHEDULE
CH	CHROME	INFO	INFORMATION	SCN	SCREEN
CIR	CIRCLE	INST	INSTALL	SECT	SECTION
CJ	CONTROL JOINT	INSUL	INSULATION	SIM	SIMILAR
CL.GL.	CLEAR GLASS	INT	INTERIOR	SOFF	SOFFIT
CL.W.GL.	CLEAR WIRE GLASS	INV	INVERT	SPEC	SPECIFICATION
CLG	CEILING	J.B.	JUNCTION BOX	SPKR	SPEAKER
CLR	CLEAR	JNT	JOINT	SS	SOLID SURFACE
CMU	CONCRETE MASONRY UNIT	K.D.	KNOCK DOWN	ST	STREET
COL	COLUMN	K.O.	KNOCK OUT	ST.PART.	STEEL PARTITION
CONC.	CONCRETE	L.H.	LEFT HAND	ST.STL.	STAINLESS STEEL
CONC. FL.	CONCRETE FLOOR	L.H.R.	LEFT HAND REVERSE	ST.S.	STORM SEWER
COND	CONDITION	L.L.	LIVE LOAD	STC	SOUND TRANSMISSION CLASS
CONST	CONSTRUCTION	L.P.	LOW POINT	STD	STANDARD
CONT	CONTINUOUS	L.W.C.	LIGHT WEIGHT CONCRETE	STER	STERILIZER
CPT	CARPET	LAM	LAMINATE	STL	STEEL
CTR	CENTER	LAV	LAVATORY	STR	STRUCTURAL
D.F.	DRINKING FOUNTAIN	LB	POUND	SUB	SUBSTITUTE
DEG	DEGREE	LKR	LOCKER	SUP	SUPPORT
DEMO	DEMOLITION	LOC	LOCATION	SUR	SURFACE
DET	DETAIL	LT	LIGHT	SUSP	SUSPENDED
DIA	DIAMETER	M.E.	MATCH EXISTING	SUSP.CLG.	SUSPENDED CEILING
DIFF	DIFFUSER	M.O.	MASONRY OPENING	SW	SWITCH
DIM	DIMENSION	MACH	MACHINE	T	TREAD
DIST	DISTANCE	MAX	MAXIMUM	T&B	TOP & BOTTOM
DIV	DIVISION	MECH	MECHANICAL	T.O.	TOP OF
DN	DOWN	MEP	MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION	T.O.W.	TOP OF WALL
DOC	DOCUMENTS	MEMB	MEMBRANE	T.P.	TOP OF PAVEMENT
DR	DOOR	MEZZ	MEZZANINE	T.S.	TUBE STEEL
DWG	DRAWING	MFR	MANUFACTURER	TEL	TELEPHONE
E	EAST	MIN	MINIMUM	TEMP	TEMPORARY
E. TO E.	END TO END	MISC	MISCELLANEOUS	TERR	TERRAZZO
E.B.	EXPANSION BOLT	MOD	MODULAR	THR	THRESHOLD
E.J.	EXPANSION JOINT	MOV	MOVABLE	THRU	THROUGH
E.P.	ELECTRICAL PANEL	MTD	MOUNTED	TYP	TYPICAL
E.P.B.	ELECTRICAL PANEL BOARD	MTG. HT.	MOUNTING HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
E.T.R.	EXISTING TO REMAIN	MTL	METAL	UC	UNDERCUT
EA	EACH	MUL	MULLION	UG	UNDERGROUND
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MULT	MULTIPLE	UNF	UNFINISHED
EL	ELEVATION DATUM	N	NORTH	V.B.	VAPOR BARRIER
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
EMER	EMERGENCY	N.S.	NONSLIP	V.F.	VERIFY IN FIELD
ENCL	ENCLOSURE	N.T.S.	NOT TO SCALE	V.W.C.	VINYL WALL COVERING
ENT	ENTRANCE	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION	VAR	VARIABLES
EQ	EQUAL	O.C.	ON CENTER(S)	VENT	VENTILATION
EQUIP	EQUIPMENT	O.F.C.I.	"OWNER FURNISHED, CONTRACTOR INSTALL"	VERT	VERTICAL
EXIST	EXISTING	O.F.O.I.	"OWNER FURNISHED, OWNER INSTALL"	VWB	VINYL WALL BASE
EXP	EXPANSION	OH	OVERHEAD	W.GL.	WIRE GLASS
EXPD	EXPOSED	OPNG	OPENING	W.C.	WATER CLOSET
EXT	EXTERIOR	OPP	OPPOSITE	W.H.	WATER HEATER
F.A.	FIRE ALARM	OPPH	OPPOSITE HAND	W.P.	WORKING POINT
F.A.A.	FIRE ALARM ANNUNCIATOR			W.R.	WATER-RESISTANT
F.D.	FLOOR DRAIN			W.S.	WEATHER STRIPPING
F.D.C.	FIRE DEPARTMENT CONNECTION			W.T.W.	WALL TO WALL
F.E.	FIRE EXTINGUISHER			W.W.F.	WELDED WIRE FABRIC
F.E.C.	FIRE EXTINGUISHER CABINET			W/W.M.	WELDED WIRE MESH
F.F.	FINISH FLOOR			W/	WITH
				W/O	WITHOUT
				WD	WOOD
				WP	WATERPROOFING

## DRAWING LIST

Sheet Number	Sheet Name
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## ARCHITECTURAL

A-0.0	COVER
A-0.6	ZONING ANALYSIS
A-0.8	ARCHITECTURE SITE PLAN
D-1.0	DEMOLITION PLANS
D-2.0	EXTERIOR ELEVATIONS - DEMO
D-2.1	EXTERIOR ELEVATIONS - DEMO
D-2.2	EXTERIOR ELEVATIONS - DEMO
A-1.0	PROPOSED PLANS
A-2.0	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

## PROJECT DETAILS

<b>Name:</b>	67 Lambert Ave
<b>Address:</b>	67 Lambert Ave, Boston, MA, 02119
<b>Description:</b>	This project involves the interior renovation of an existing 2.5 story residence at 67 Lambert Avenue, including the basement through the top floor and roof deck. The scope includes new interior finishes, replacement of windows, updated flooring, lighting, wiring, and drywall. Work also includes new mini-split systems, waterproofed and insulated basement walls, closed-cell spray foam insulation throughout, and a new roofing system to improve overall energy performance and comfort.

## GENERAL NOTES

- IF DRAWINGS ARE LESS THAN 24" x 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE REDUCED ACCORDINGLY.
- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES, STANDARDS, & REGULATIONS THAT HAVE JURISDICTION IN THE STATE OF MASSACHUSETTS AND THE CITY OF BOSTON.
- ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE HANDICAPPED & OSHA REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY & SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS. CONTRACTOR SHALL NOTE ANY SUCH DEFICIENCIES & INCORPORATE SAME IN THE ORIGINAL SUBMISSION AND BID.
- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED & SPECIFIED.
- PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL CONDITIONS. ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR BALANCE ARCHITECTS. SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY BALANCE ARCHITECTS.
- DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS OR NOTES AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR CONTINUATION OF WORK.
- THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT & STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, & FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEWS ARE NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- FIRE RATING REQUIREMENTS ARE TO COMPLY WITH THE GOVERNING CODES.
- CONSTRUCTION OPERATIONS ARE NOT TO BLOCK ANY MEANS OF EGRESS.
- ALL OF THE WORK SHOWN ON THE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER & ARCHITECT.

PROJECT NAME:

**67 LAMBERT AVE.**

CLIENT:

Cam Raufi

PROJECT ADDRESS:

67 LAMBERT AVE, BOSTON, MA 02119

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STAMP:

Project number	25.031
Date	11/25/2025
Drawn by	AS
Checked by	PS
Scale	As indicated

## COVER

**A-0.0**



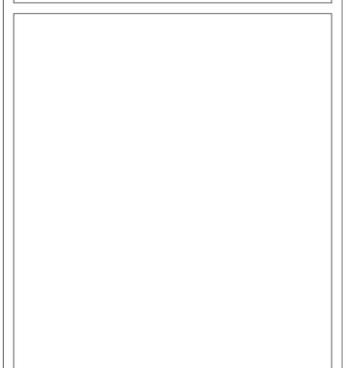




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 1 Thompson Square #207, Boston, MA 02129

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CLIENT:  
 Cam Raufi  
 PROJECT ADDRESS:  
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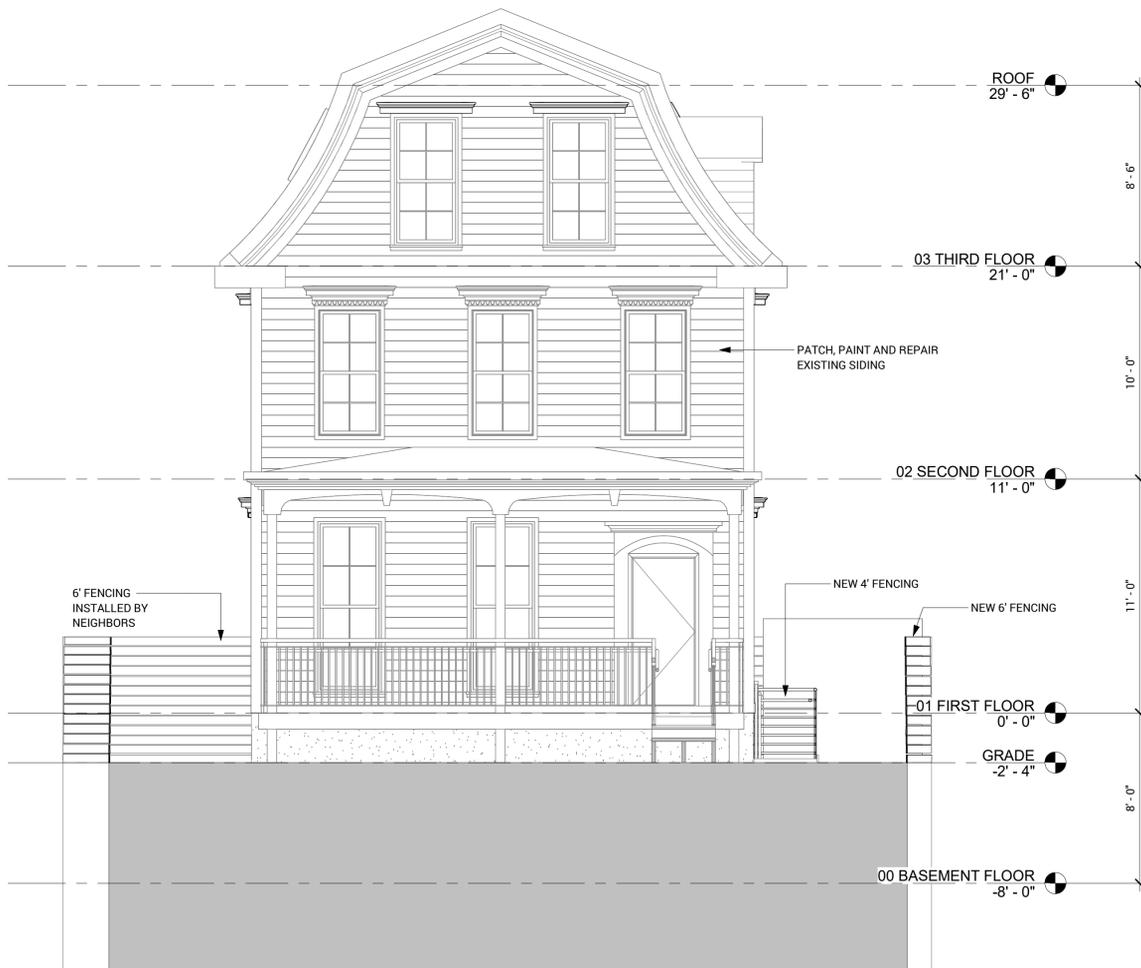
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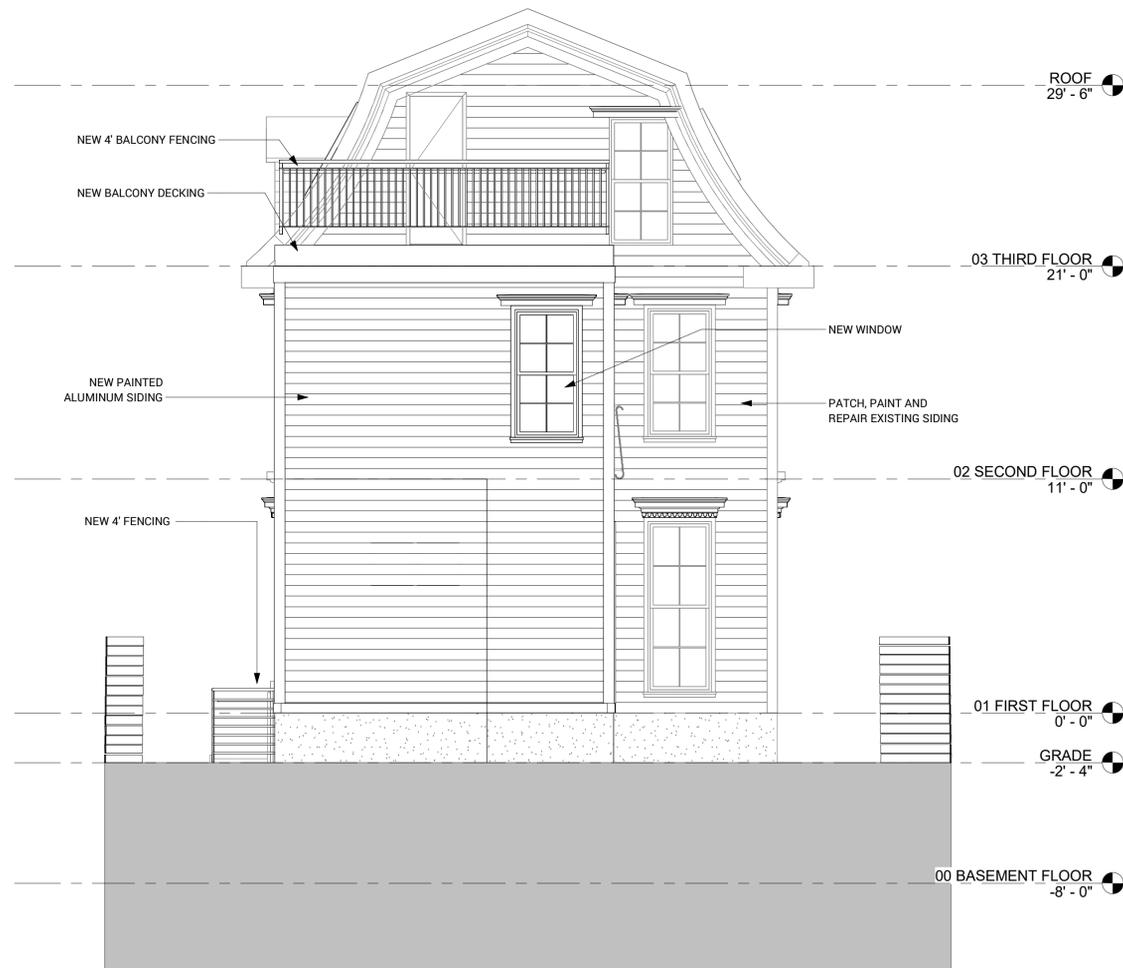
Project number	25.031
Date	11/25/2025
Drawn by	AS
Checked by	PS
Scale	1/4" = 1'-0"

**EXTERIOR ELEVATIONS**

**A-2.0**



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



**2** Elevation 3  
 1/4" = 1'-0"

**GENERAL NOTE:**

1. NEW WINDOW TRIM TO RECEIVE PAINTED ALUMINUM SHELL FOAM INSULATION INFILL.
2. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.30.
3. ALL SKYLIGHTS TO HAVE A MAXIMUM U-FACTOR OF 0.55.
4. INSTALL NEW 6" ALUMINUM SIDING AT THE EXTENSION PER MANUFACTURER'S SPECIFICATIONS.
5. PATCH, REPAIR, AND PAINT EXISTING SIDING AS REQUIRED TO PROVIDE A CONSISTENT FINISH.













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Scale	As indicated

**EXTERIOR ELEVATIONS - DEMO**

**D-2.2**



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

**DEMOLITION NOTES**

- SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD. SUBCONTRACTORS ARE TO REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.
- PROTECT ALL ADJACENT STRUCTURES, FINISHES AND MATERIALS NOT INDICATED OR SCHEDULED FOR REMOVAL.
- ALL PENETRATIONS IN ANY EXISTING FIRE-RATED ENCLOSURE TO BE CAPPED AND FILLED TO MEET EXISTING FIRE RATING.
- DEMO ALL FLOOR FINISHES AND CEILINGS AS INDICATED. PATCH AND REPAIR ANY REMAINING FINISHES AND CEILINGS WHERE REQUIRED.
- EXISTING PLUMBING SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY PLUMBING SUBCONTRACTOR.
- EXISTING ELECTRICAL SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY ELECTRICAL SUBCONTRACTOR.
- EXISTING MECHANICAL SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY MECHANICAL SUBCONTRACTOR.
- EXISTING SPRINKLERS TO REMAIN & BE REVIEWED BY ENGINEERS FOR POSSIBLE RELOCATION & MODIFICATIONS ONCE CLEARLY VISIBLE.
- IF NECESSARY, INSTALL TEMPORARY LIGHTING UPON COMPLETION OF DEMOLITION.
- EXISTING WALLS NOT TO BE DEMOLISHED ARE TO RECEIVE PLASTER & PATCH AS NECESSARY TO RECEIVE PAINT. EXISTING DOORS AND FRAMES NOT TO BE DEMOLISHED ARE TO BE PREPARED AND PAINTED PER FIT-OUT STANDARD WALL COLOR, U.O.N.

**DEMO LEGEND**

- DOOR TO BE REMOVED
- WALL TO BE REMOVED



See folder: Views from different streets



See folder: Surrounding properties





See folder: Views from 67 Lambert Ave

# Large tall windows (see locations 1, 3, 4)



# Large Wide Windows (see locations 4, 6)



55 Bartlett Station Dr



76 Highland St



125 Highland St

# Large floor to ceiling sliding doors (see location 2)

View from Cedar St



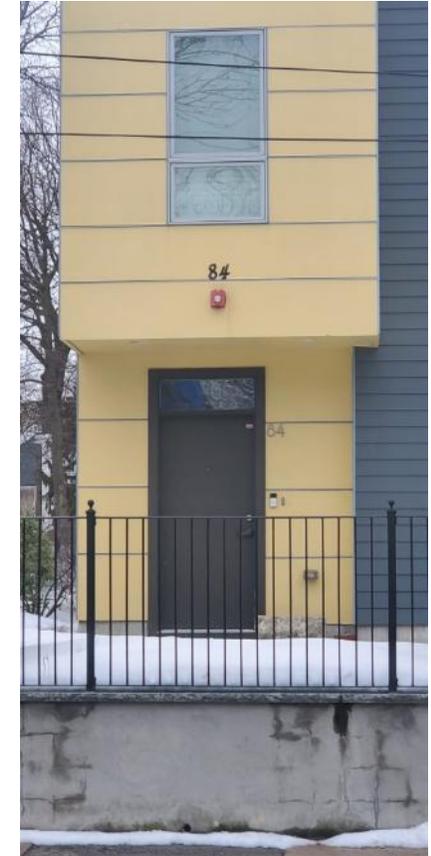
76 Cedar St



# Shiplap Siding Boards (see locations 5, )



2 Linwood St



84 Cedar St



74 Highland St

# View from 31 Dorr St (location #12)



# View from 79 Highland St (location #10)



# View from 29 Dorr St (location #11)



# View from 85 Cedar St (Location #13)

