

### Front & Right Elevation



### Rear Elevation

**40 Linwood Street, Roxbury, MA 02119**  
**Existing 2 family renovation, addition and lot combination**

*C.A. #EV*

ADDRESS <u>40 Linyard St. COR.</u>	
NAME	present original
SAP No.	<u>7-ON - 9E</u> SUB AREA <u>H.P.</u>
	<u>(1st-3-1890)</u> atlases/maps <u>AKL/REB; R/NEC</u> source + BIRTH DIRECTORIES
LITECT	source
INDEX	source
CR	<u>1890 - EAGLEY</u> <u>BROT &amp; LEVINE</u> original present
PHOTOGRAPHS <u>R2S: 2A-21 8Y</u>	
TYPE (residential) <u>single</u> double row 2-fam. 3-deck ten apt.	
NO. OF STORIES (1st to cornice) <u>2</u> plus <u>attic</u>	
<u>cross gable</u> cupola dormers	
MATERIALS (Frame)	clapboards "shingles" stucco asphalt asbestos alum/rinfl
(Other)	brick stone concrete iron/steel/alum.
BRIEF DESCRIPTION <u>Irregular plan - shingle style. with Colonial-Rival features.</u> <u>Flying gables nos. 4 corners and first-story 3-part window of a Palladian</u> <u>type. Clipped gables on right side.</u>	
EXTERIOR ALTERATION <u>minor</u> moderate drastic	
CONDITION <u>good</u> fair poor	LOT AREA <u>599</u> sq. feet <u>(also in 1940)</u>
NOTEWORTHY SITE CHARACTERISTICS	
SIGNIFICANCE (cont'd on reverse).	
18 90 Bromley "E.A. Sibley"	
(Step)	See reference, sheet at front of notebook - SIMPLE FAMILY (PAST 1873). (COVER)

*This project involves the full renovation of an existing two-family dwelling, combined with the construction of a new two-story addition and the consolidation of adjoining lots to optimize the site. The scope of work includes demolition, excavation, and new structural framing, along with exterior upgrades such as roofing, siding, windows, doors, and decking. Interior improvements will feature insulation, drywall, and finish carpentry, supported by modernized plumbing, heating, and HVAC systems. The result will be a code-compliant, energy-efficient, and high-quality residence that enhances livability, strengthens long-term value, and elevates the overall character of the property within the community.*

Permit #: ALT1677957



ADDRESS 40 Linwood St. COR. \_\_\_\_\_C = SHIMBLE /  
COL. REV.

NAME \_\_\_\_\_

present \_\_\_\_\_ original \_\_\_\_\_

MAP No. 20N-9E SUB AREA H.P.(1873-1890) atlases / maps  
AFTER 1884; BY 1888 source + BOSTON DIRECTORIES

HITECT \_\_\_\_\_

source \_\_\_\_\_

LDER \_\_\_\_\_

source \_\_\_\_\_

ER \_\_\_\_\_

1890 - EASIBLEY  
1895 A. LEWENBERG

original \_\_\_\_\_

present \_\_\_\_\_

PHOTOGRAPHS R28: 20A-21-84TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) 2 plus atticcross gable

cupola \_\_\_\_\_

dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.BRIEF DESCRIPTION Irregular plan - shingle style with colonial Revival features.  
Facing gable has lunette and first-story 3-part window of a Palladian type. Clipped gable on right side.EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_CONDITION good fair poor \_\_\_\_\_ LOT AREA 5991 sq. feet  
(also in 1890)

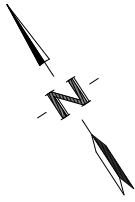
NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

SIGNIFICANCE (cont'd on reverse).

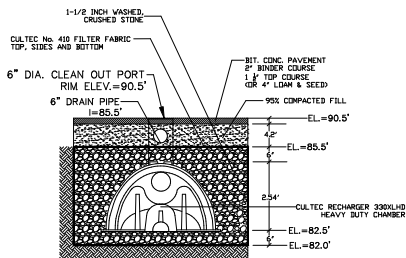
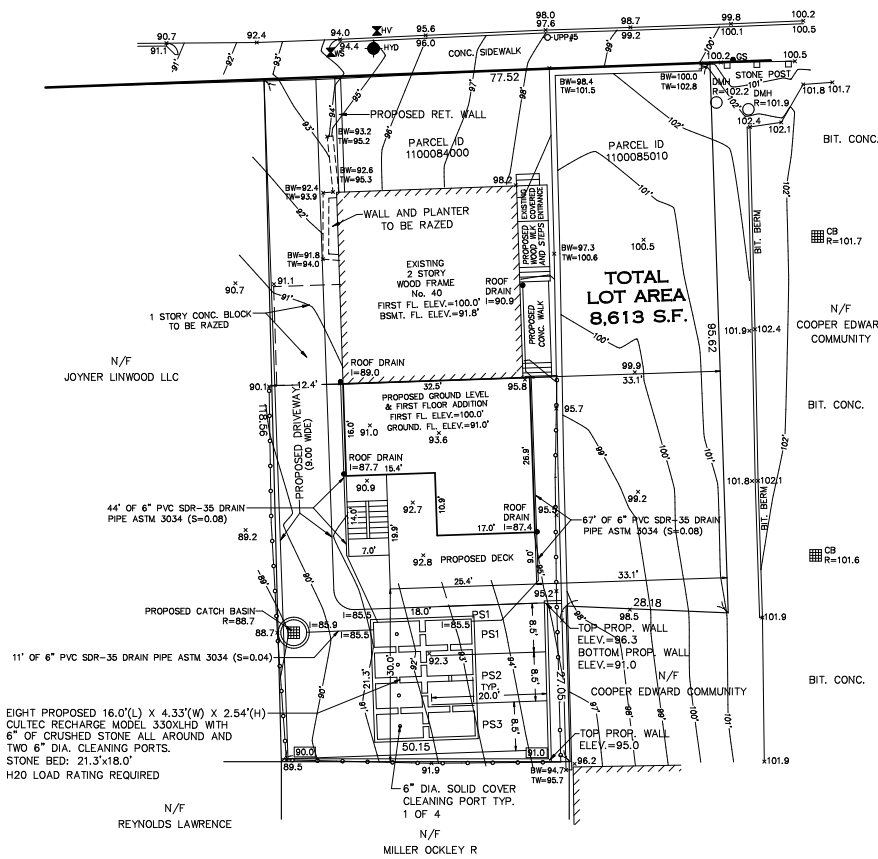
1890 Bromley "E.A. Sibley"

(Map)

See reference sheet at front of notebook -  
SINGLE FAMILY (POST 1873) (OVER)IV  
RP 3/87



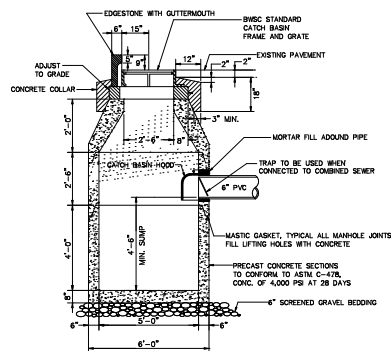
# LINWOOD STREET



**CULTEC RECHARGER 330XLHD CHAMBER SYSTEM**  
TYPICAL CROSS SECTION DETAIL

## CATCH BASIN

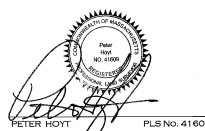
BOSTON WATER AND SEWER COMMISSION



**INFILTRATION SYSTEM CALCULATIONS**

IMPERVIOUS AREA = 4,431.3 SQ. FT. X 2/12 = 738.6 C.F. TO BE INFILTRATED  
INFILTRATION BED AREA = 18.00' X 21.32' X 3.54' = 1358.5 C.F.  
CULTEC PIPE CAPACITY = 7.46 C.F./FT X 64 FT = 477.4 C.F.  
STONE CAPACITY = 1358.5 C.F. - 477.4 C.F. = 881.1 C.F. X 0.3 = 264.3 C.F.  
TOTAL INFILTRATION CAPACITY = 477.4 C.F. + 264.3 C.F. = 741.7 C.F. > 738.6 C.F. OK

NOTE: ALL ELEVATIONS ARE ON AN ASSUMED DATUM. TBM=FIRST FLOOR ELEV.=100.0 FT.



<b>SITE PLAN</b>		
SHOWING <b>PROPOSED ADDITION &amp; RECHARGE SYSTEM</b> AT <b>40 LINWOOD STREET</b> IN <b>BOSTON (ROX.), MASS.</b>		
PREPARED BY: <b>NEPONSET VALLEY SURVEY ASSOC., INC.</b> 95 WHITE STREET QUINCY, MA 02169		
SCALE: 1"=10'	DATE: APRIL 28, 2025 JUNE 25, 2025	SHEET 1 OF 1



**Design Review Submission**  
**40 Linwood Street (ALT1677957) / Public Hearing Package**

Good afternoon,

I am submitting this summary and supporting documents for the Highland Park Architectural Commission and Boston Landmarks Commission in connection with the alteration permit for 40 Linwood Street (Permit #ALT1677957). The purpose is to provide a clear sequence of events, from the initial zoning concerns to the present stage, where Landmarks design review is required prior to permit release.

**Background and Initial Zoning Issue**

The original alteration permit application for 40 Linwood Street was flagged for a side yard setback violation. At that time, the client was in the process of acquiring the adjacent lot at 34 Linwood Street to resolve the zoning deficiency. Discussions were held with ISD zoning staff to determine whether the combined parcels could be reflected in a revised certified plot plan and addressed within the existing application rather than requiring a new filing.

**Acquisition and Permit Revision**

As of May 2025, the client officially closed on 34 Linwood Street, resulting in unified ownership of both parcels. With this acquisition, the zoning conflict was eliminated. ISD subsequently approved the lot combination and consolidated the renovation and addition into one unified alteration permit. This resolution materially changed the project context and ensured that both parcels are now treated as a single parcel totaling 8,613 sq. ft.

**Current Status – Design Review Required**

ISD has now directed the project to Boston Landmarks and the Highland Park Architectural Commission for design review prior to releasing the ALT permit. The consolidated permit scope includes:

- Renovation of the existing two-family dwelling
- Construction of a two-story rear addition
- Exterior work including siding, roofing, windows, decking and minor landscaping
- Lot combination of 34 + 40 Linwood Street (8,613 sq. ft.)

Inspector Solberg has already supported short-form permits for demolition issued, siding, and roofing, but final finishes and exterior scopes are on hold pending Landmarks review. Gabriel Amore provided verbal approval for types of siding and windows during a initial site visit, but the team is seeking formal approval through this coordinated review.

**Sequence of Events – 40 Linwood Street**

1. Original ALT application filed → flagged for side yard setback violation.
2. Discussions with ISD zoning staff (including Darrell Boyd, Isabel, and Jill Cox) on options for resolving the violation.
3. Client acquisition of 34 Linwood Street (May 2025), creating unified ownership with 40 Linwood.
4. Updated certified plot plan prepared showing the combined parcel.
5. ISD approval of lot combination and consolidation into one ALT permit (#ALT1677957).
6. Short-form permits issued for demolition, siding, and roofing (existing structure).
7. ISD referral to Boston Landmarks and Highland Park Architectural Commission for design review of the consolidated scope.
8. Current request: Landmarks/Commission review and approval of the following materials:



**Design Review Submission**  
**40 Linwood Street (ALT1677957) / Public Hearing Package**

- Certified plot plan (merged parcel)
- Proof of ownership
- Revised architectural drawings
- Exterior scopes (siding, roofing, windows, addition)

**Request for Action:**

We respectfully request a public hearing before the Highland Park Architectural Commission and Boston Landmarks Commission for design review approval, so that ISD may release the ALT permit and the project may proceed in compliance with preservation guidelines.

Thank you for your consideration, and I look forward to presenting the materials in full.  
Sincerely,

Mark Williams  
Andaz Construction Corporation

# 40 Linwood Street, Boston MA 02119

## EXTERIOR & INTERIOR NOTES Boston Landmarks Notes

New Siding	Option: 1 Azek Bevel Siding PVC (paint-pro technology) (No Longer Using) Azek Shingle PVC (paint-pro technology) Window, door, skirts, facia, soffits corner boards, trim and molding PVC Azek  <b>Option 2: Cedar</b> <b>Cedar Wood 4" Weather Clap Board</b> <b>Cedar Wood Shingles</b> <b>All Window, door, skirts, facia, soffits corner boards, trim and molding, pre-primed pine wood</b>
Roofing	40 Year Architectural Asphalt Shingles main body and EPDM Rubber Membrane with ½" ISO boards Substrate to be 5/8" Zip Board.
Windows	Anderson 400 Series Brand Manufacturing Type-Life Style (See window schedule)
Doors	TBD Therma True or Standards
Decking	Framing to be noted as PT lumber and finish to be Trex. Spindle railings to be a mixture of PT, Trex and Azek.
Gutters Down Spouts	Seamless 6" vinyl Gutters and Down Spouts.

## INTERIOR NOTES

Unit 1, Garden Level	
Flooring	Life Proof Vinyl Flooring & Ceramic Tile Bathroom
Window Trim	Pre-primed ¾" 1x5" Pine boards
Door Trim	Pre-primed ¾" 1x5" Pine boards
Interior Doors	Masonite or Solid wood core
Base Boards	Pre-primed ¾" 1x5" Pine boards
Walls & Ceilings	Blue Board Plaster Primed & Paint
Cabinets	Customer Preference
Counter Tops	Granite or Quartz



# 40 Linwood Street, Boston MA 02119

## EXTERIOR & INTERIOR NOTES Boston Landmarks Notes

### (Interior)

#### Unit 1, 1<sup>st</sup> Floor

Flooring	New Hardwood Flooring & Ceramic Tile - Bathroom
Window Trim	Pre-primed ¾" 1x5" Pine boards
Door Trim	Pre-primed ¾" 1x5" Pine boards
Interior Doors	Masonite or Solid wood core
Base Boards	Pre-primed ¾" 1x5" Pine boards
Walls & Ceilings	Blue Board Plaster Primed & Paint
Cabinets	Customer Preference
Counter Tops	Granite or Quartz

#### Unit 2, 2<sup>nd</sup> Floor

Flooring	Existing Hardwood Floor & Ceramic Tile - Bathroom
Window Trim	Pre-primed ¾" 1x5" Pine boards
Door Trim	Pre-primed ¾" 1x5" Pine boards
Interior Doors	Masonite or Solid wood core
Base Boards	Pre-primed ¾" 1x5" Pine boards
Walls & Ceilings	Blue Board Plaster Primed & Paint
Cabinets	Customer Preference
Counter Tops	Granite or Quartz

#### Unit 2, 3<sup>rd</sup> Floor

Flooring	Existing Hardwood Floor & Ceramic Tile - Bathroom
Window Trim	Pre-primed ¾" 1x5" Pine boards
Door Trim	Pre-primed ¾" 1x5" Pine boards
Interior Doors	Masonite or Solid wood core
Base Boards	Pre-primed ¾" 1x5" Pine boards
Walls & Ceilings	Blue Board Plaster Primed & Paint
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Counter Tops	Granite or Quartz

Project:

**40 LINWOOD STREET**  
**Proposed Addition and Alterations**  
Roxbury, MA 02119

Owners:

**George Luse and Lynn Luse**

Architect:

**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue, Newton MA02460  
617.320.3749 hezpratt@gmail.com

Structural Engineer:

Berdi Consulting  
Structural Engineering  
25 Wayland Hills Road  
Wayland MA 01778  
508.308.9012  
Stas berdichevsky@yahoo.com

Surveyor:

Neponset Valley Survey Assoc. Inc.  
95 White Street  
Quincy MA 02169  
tmf@comcast.net

Contractor:

Mark Williams  
Andaz Construction Corporation  
501 Boylston Street, Suite 09B112  
Boston MA 02126  
andazconstructioncorp@gmail.com

Drawings List

- Cover
- Photos
- Proposed Survey Plan and Drainage
- EX1 Existing Basement and First Floor Plans
- EX2 Existing Second and Third Floor Plans
- EX3 Existing Front and Right Side Elevations
- EX4 Existing Rear and Left Side Elevations
- A1.0 Site Plan
- A2.0 Proposed Garden Level and First Floor Plans
- A3.0 Proposed Second Floor and Third Floor Plans
- A4.0 Proposed Front and Right Side Elevations
- A5.0 Proposed Rear and Left Side Elevations
- A6.0 Typical Wall Section, Rated Wall Detail, Rated Ceiling Detail  
Window Details and Deck Framing Details
- A7.0 Schedules
- E1.0 Garden Level and First Floor Electrical Plans
- E2.0 Second Floor and Third Floor Electrical Plans
- S101 Framing Plans
- S102 Framing Plans
- S103 Framing Plans

PERMIT PLANS  
July 5, 2024



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**40 LINWOOD STREET**  
**Proposed Addition and Alterations**  
Roxbury, MA 02119

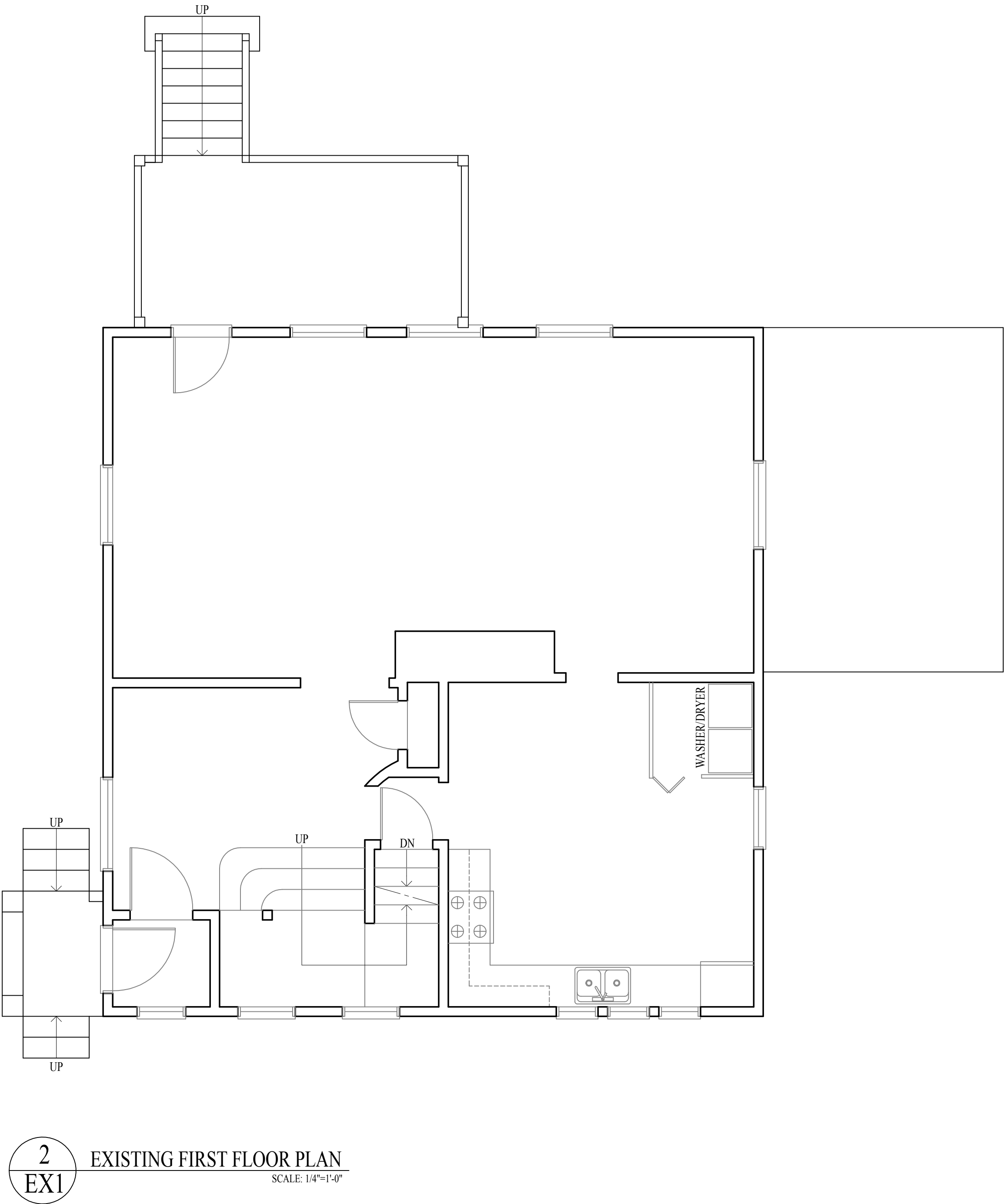
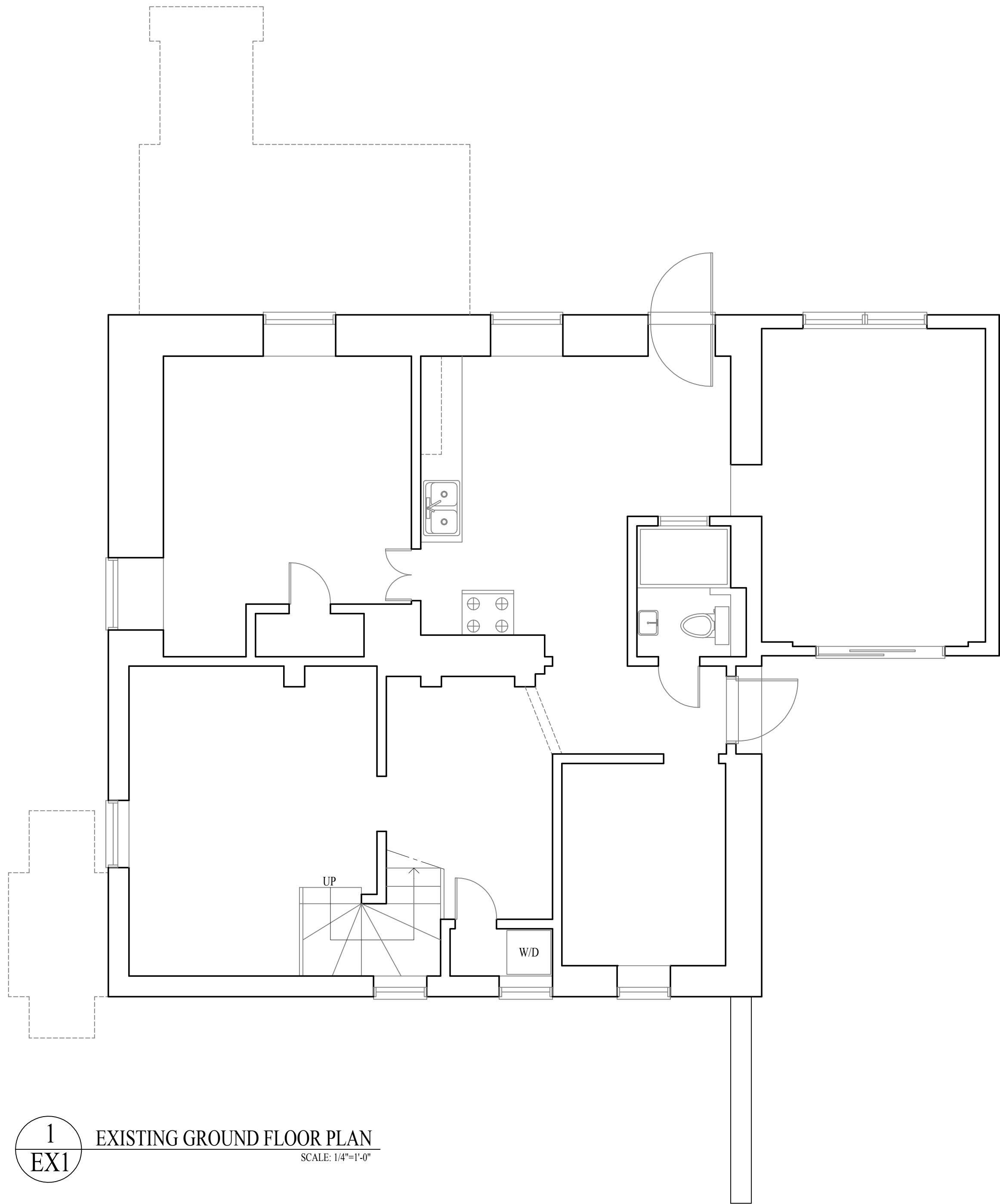


PERMIT PLANS  
July 5, 2024



EXISTING CONDITIONS

DIMENSIONS:  
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Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hezpratt@aol.com

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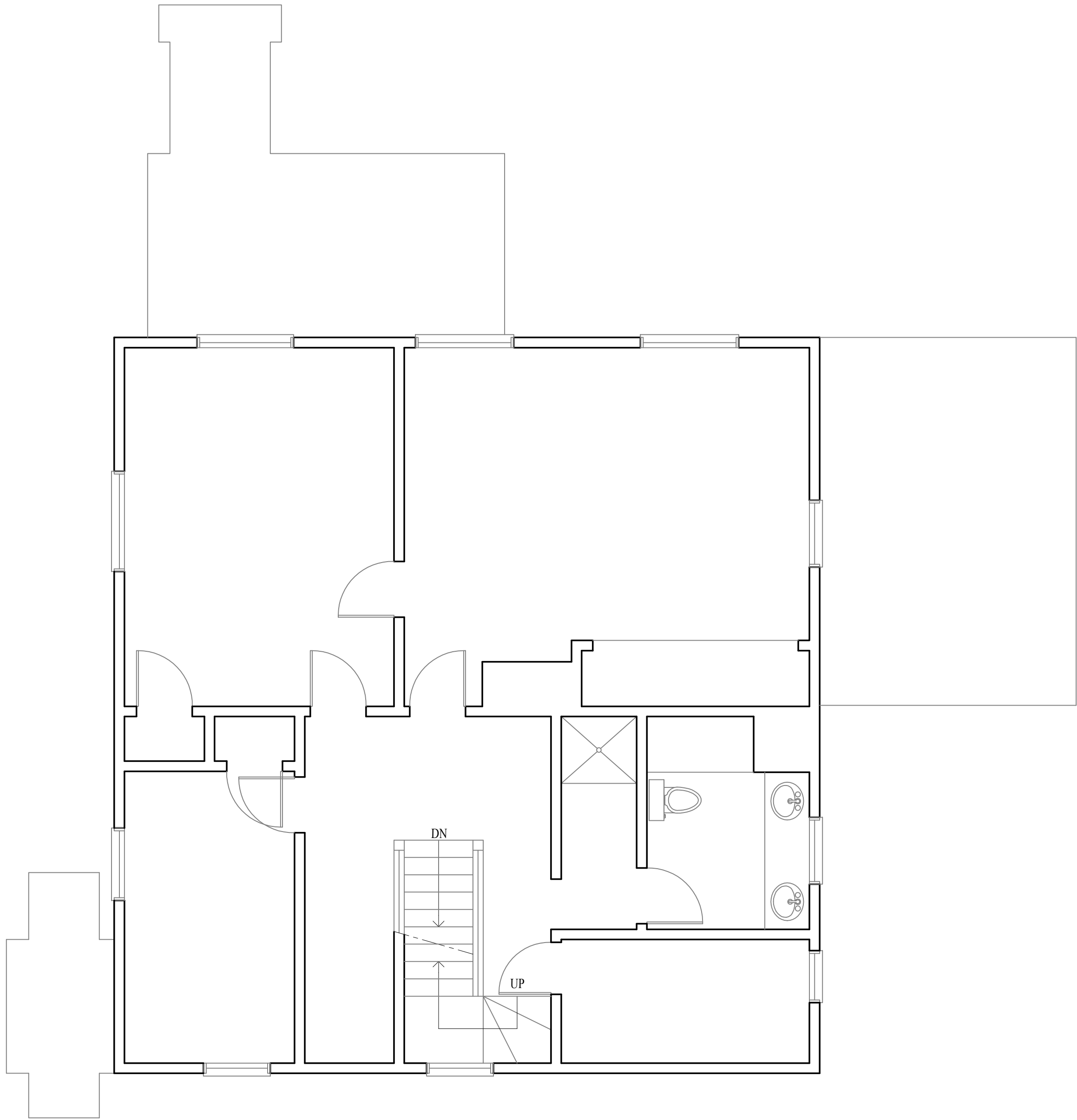
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Scale:	1/4"=1'-0"
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	7-5-24
Drawing No.:	

EX1

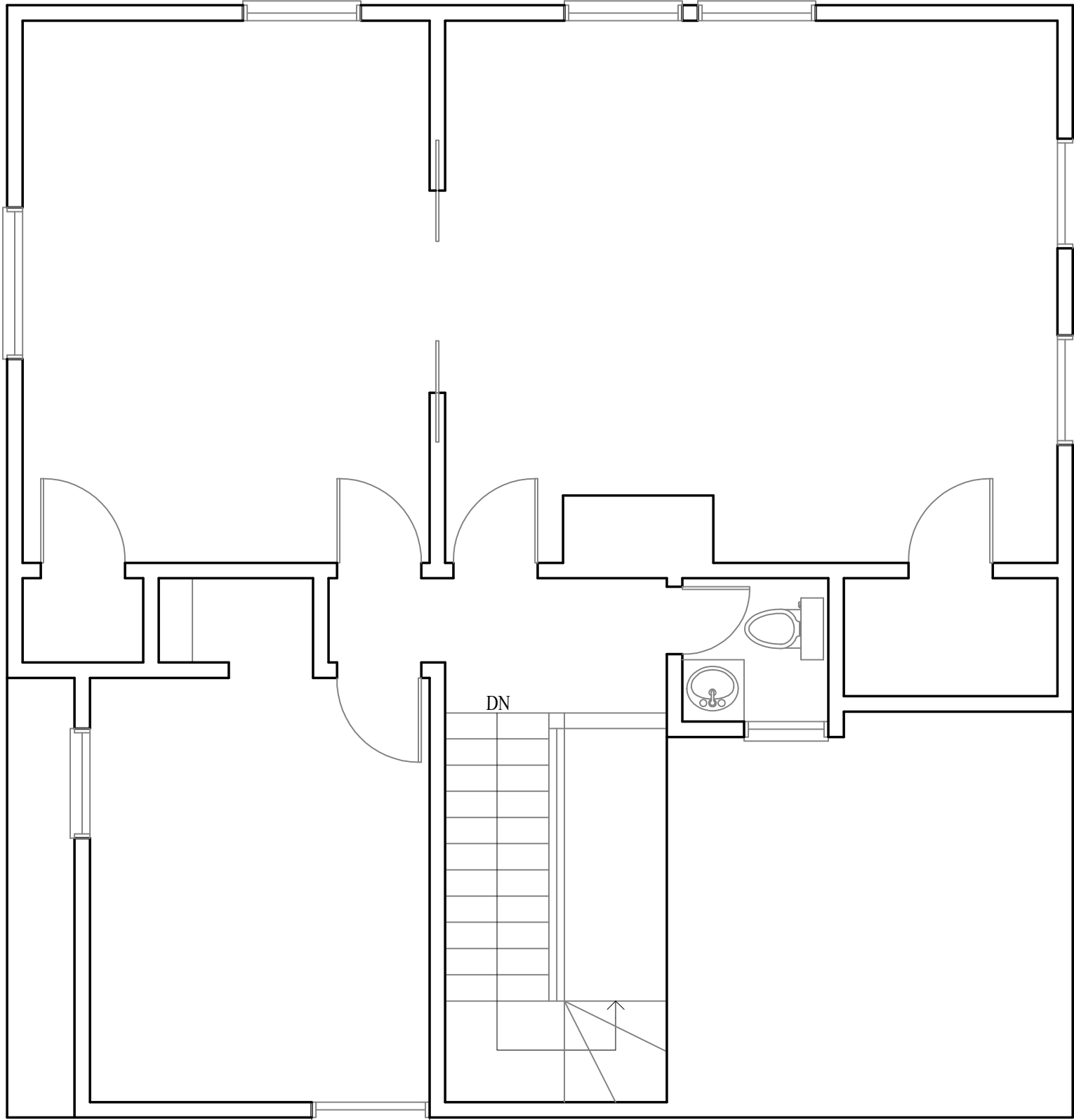


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1  
EX2  
EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



2  
EX2  
EXISTING THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

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617.320.3749 hpratt@aol.com

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Drawn by:	BLS
Approved by:	HP
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EX2

EXISTING CONDITIONS

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1  
EX3 EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2  
EX3 EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hezpratt@aol.com

Project  
**40 LINWOOD STREET**  
Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title: EXISTING FRONT AND RIGHT SIDE ELEVATIONS	
Scale:	1/4"=1'-0"
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	7-5-24
Drawing No.:	

EX3

EXISTING CONDITIONS

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1  
EX4

EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"



2  
EX4

EXISTING LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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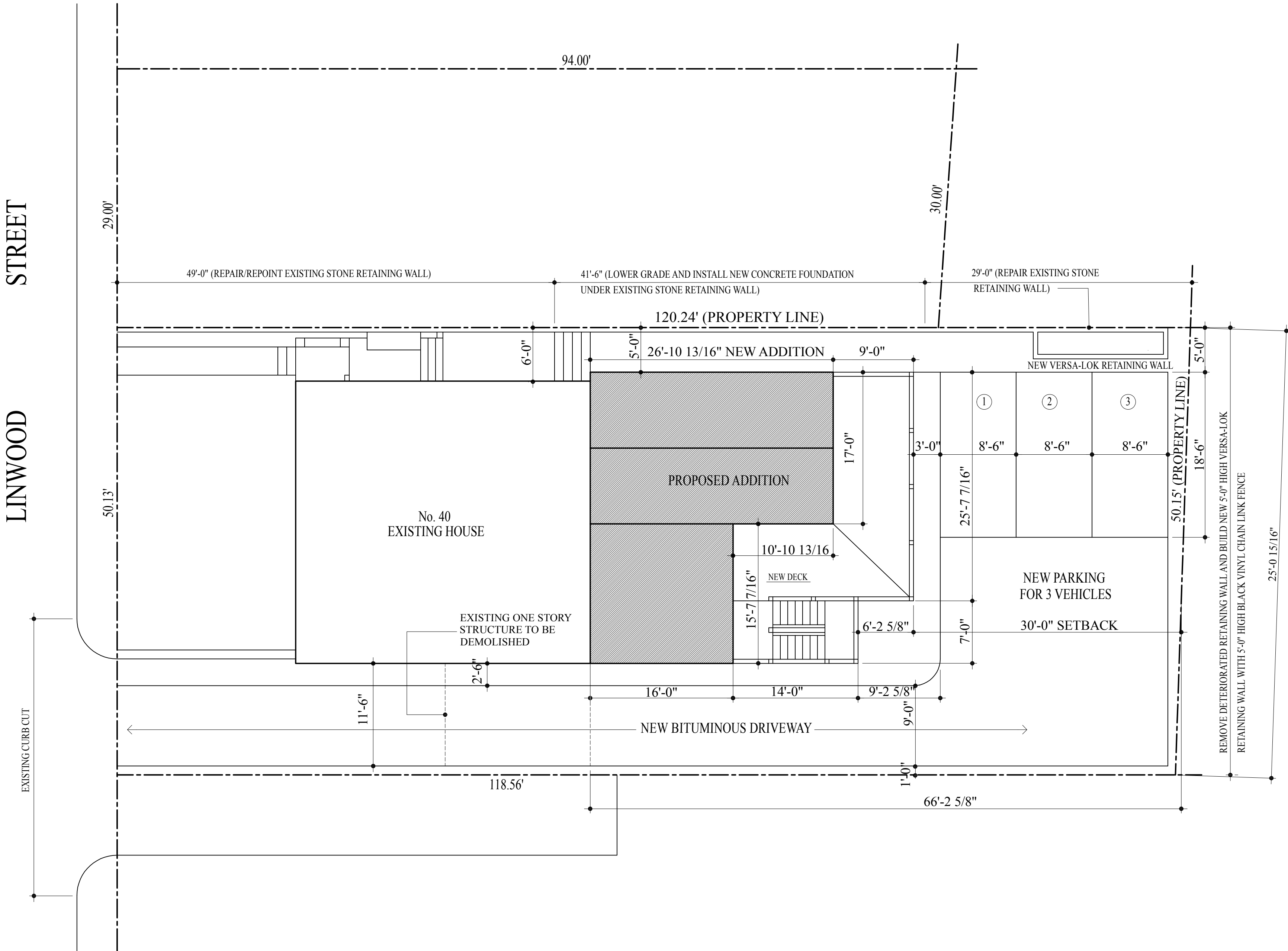
Title: EXISTING REAR AND LEFT SIDE ELEVATIONS	
Scale:	1/4"=1'-0"
Revisions:	
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Project No.:	
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EX4

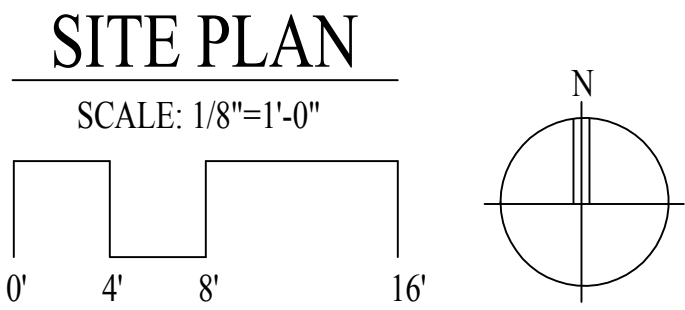


PROPOSED ADDITION  
AND ALTERATIONS

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NOTE:  
THE LAND SURVEYOR SHALL  
VERIFY ALL SETBACKS SHOWN  
IN THE FIELD.



ZONING REVIEW			
PROJECT ADDRESS	40 LINWOOD STREET		
NEIGHBORHOOD DISTRICT	ROXBURY NEIGHBORHOOD		
ZONING ARTICLE	50		
MAP NUMBER	6A-6C		
NEIGHBORHOOD DESIGN OVERLAY DISTRICT			
HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT			
ZONING DISTRICT	3F-4000		
EXISTING USE	RESIDENTIAL-TWO FAMILY		
PROPOSED USE	RESIDENTIAL-TWO FAMILY		
LOT AREA	5990 SF		
PROPOSED GROSS SQUARE FOOTAGE	5009 GSF		
DIMENSIONAL REQUIREMENTS TABLE C			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4000 SF	5990 SF	5990 SF
MINIMUM LOT WIDTH	45 FEET	50.13 FEET	50.13 FEET
MINIMUM LOT FRONTAGE	45 FEET	50.13 FEET	50.13 FEET
MAXIMUM FLOOR AREA RATIO	8 FEET	6 FEET	8 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	33 FEET	33 FEET
MAXIMUM BUILDING HEIGHT STORIES	3 STORIES	3 STORIES	3 STORIES
MINIMUM USABLE OPEN SPACE	1300 SF		1632 SF
MINIMUM FRONT YARD	20 FEET	20 FEET	20 FEET
MINIMUM SIDE YARD	5 FT/15 FT AGGREGATE	5 FT/18 FT AGGREGATE	5 FT/18.6 FT AGGREGATE
MINIMUM REAR YARD	30 FEET	66.22 FEET	30 FEET
OFF-STREET PARKING REQUIREMENTS: 1 PER DWELLING	2 SPACES	1 SPACE	3 SPACES

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Title:  
SITE PLAN

Scale: 1/8"=1'-0"

Revisions:

Drawn by: BLS

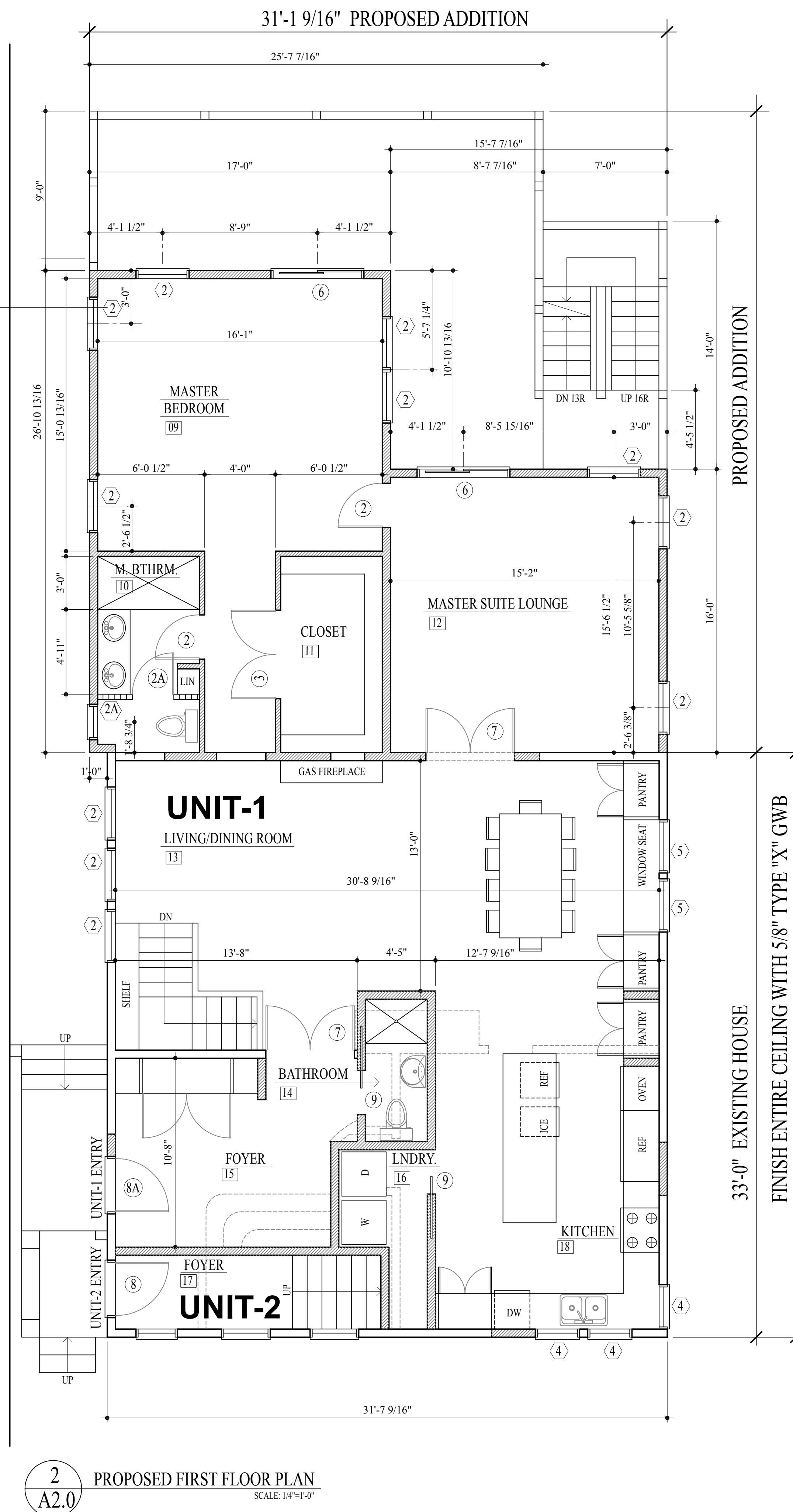
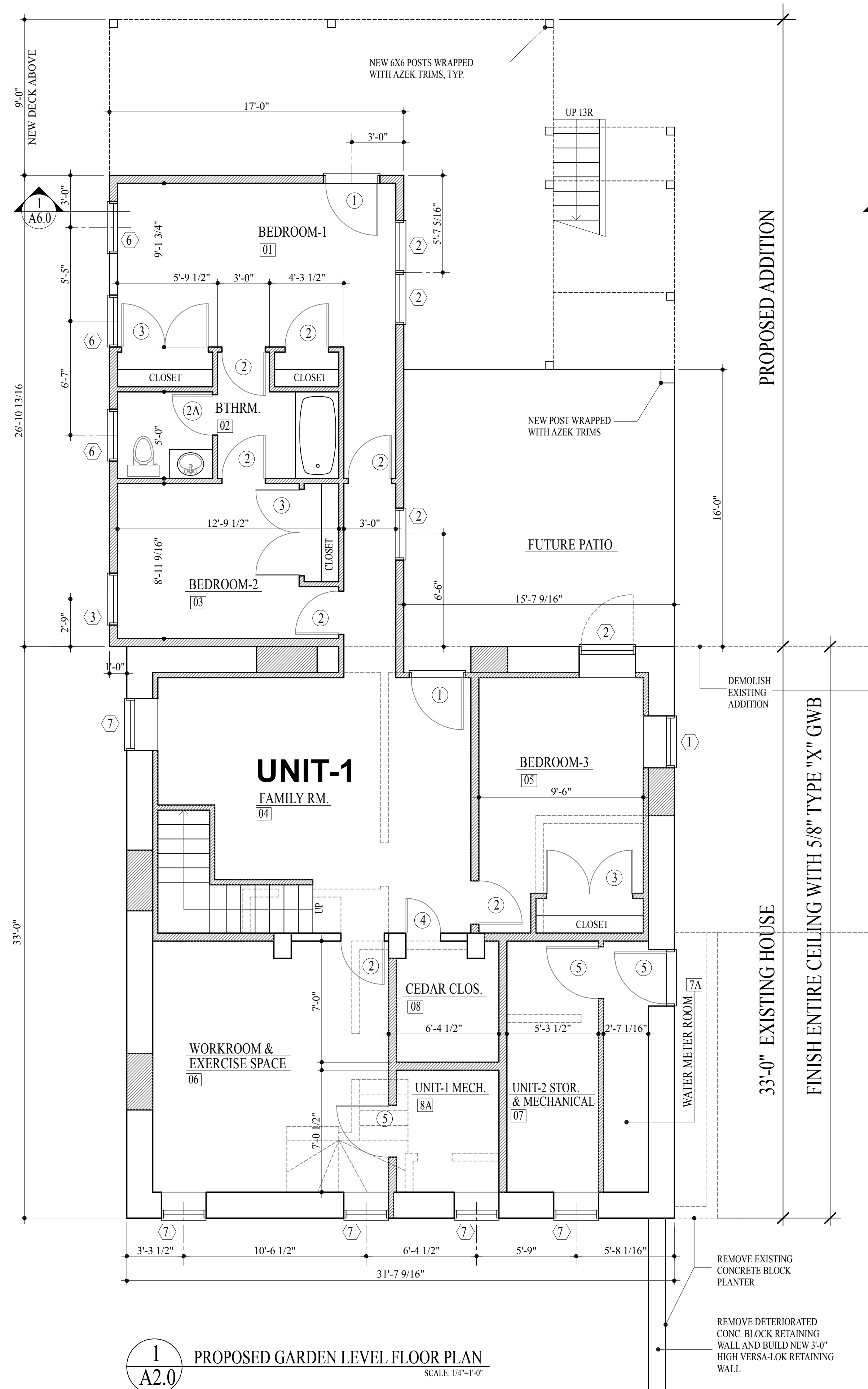
Approved by: HP

Project No.:

Date: 7-5-24

Drawing No.:

A1.0






## PROPOSED ADDITION AND ALTERATIONS

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NOTES:

- A. EXCEPT WHERE OTHERWISE NOTED OR INDICATED ALL CONDITIONS ARE EXISTING AND SHALL REMAIN UNCHANGED
- B. THE BUILDER SHALL VERIFY ALL EXISTING LOAD BEARING WALLS IN THE FIELD AND PROVIDE ADEQUATE SUPPORT AS NECESSARY TO SUPPORT STRUCTURE BEFORE REMOVING ANY WALLS

WALL LEGEND:

- |   |                             |
|---|-----------------------------|
|  | EXISTING WALL TO BE REMOVED |
|  | EXISTING WALL TO REMAIN     |
|  | NEW STUD FRAMED WALL        |

DECK NOTES:

1. ALL LUMBER SHALL BE PRESSURE TREATED FOR EXTERIOR USE. ALL METAL FASTENERS AND HANGERS SHALL BE STAINLESS STEEL OR OTHERWISE COMPATIBLE WITH THE WOOD TREATMENT.
2. ALL BEAMS, JOISTS OR POSTS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
3. ALL BEAM SPLICES AND TOP RAILS SHALL OCCUR AT A TOP OR OTHERWISE ON ADEQUATE BEARING.
4. ALL FOOTINGS SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
5. GUARDS ARE REQUIRED AT ALL AREAS WHERE THE DECK FLOOR IS GREATER THAN 30" ABOVE GRADE AT ANY POINT.
6. REQUIRED GUARDS SHALL BE 42" HIGH ABOVE DECK FLOOR AND BE CONSTRUCTED SUCH THAT A 4" DIAMETER OBJECT WILL NOT PASS THROUGH.
7. GUARD POST SPACING SHALL NOT EXCEED 6'-0" ON CENTER.
8. REQUIRED GUARDS AND HANDRAILS AT STAIRS SHALL RANGE FROM 34" TO 38" VERTICAL ABOVE THE STAIR NOSINGS.
9. HANDRAIL ENDS, AT THE TOP AND BOTTOM, SHALL TERMINATE INTO A POST OR BE RETURNED TO WALL.
10. ON STAIRS WITH CLOSED RISERS, TREADS SHALL HAVE A PROJECTED NOSING RANGING FROM 3/4" TO 1 1/4". ALL TREADS AND RISERS SHALL BE EQUAL.
11. LIVE LOAD DEFLECTION: JOISTS AND BEAMS - L/360, GUARDS - L/240
12. DESIGN LOADS: FLOOR LIVE LOAD 40 PSI (MIN) WIND SPEED - 90 MPH SOIL BEARING PRESSURE - 3000 PSI.
13. GUARDS SHALL BE DESIGNED FOR A 200 LB. CONCENTRATED LOAD PLACED ALONG THE TOP RAIL IN ANY DIRECTION, AT ANY POINT.
14. THESE DECKS ARE NOT DESIGNED FOR HOT TUBS OR SPA LOADING.
15. EXTERIOR STAIR AND LANDING SHALL BE ILLUMINATED.
16. POSTS SHALL SHIP LAP SPLICE AT DECK LEVELS ONLY

Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 [hezpratt@aol.com](mailto:hezpratt@aol.com)

Project  
**40 LINWOOD STREET**  
Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:	
PROPOSED GARDEN LEVEL AND FIRST FLOOR PLANS	
Scale:	1/4"=1'-0"
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	7-5-24
Drawing No.:	





PROPOSED ADDITION  
AND ALTERATIONS

DIMENSIONS:  
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EXTERIOR NOTES:

NEW SIDING OPTION: 1  
AZEK BEVEL SIDING PVC (PAINT-PRO TECHNOLOGY)  
AZEK SHINGLE PVC (PAINT-PRO TECHNOLOGY)  
ALL WINDOWS, DOORS, SKIRTS, FACIA, SOFFITS, CORNER BOARDS, TRIMS AND MOLDINGS SHALL BE AZEK PVC

NEW SIDING OPTION: 2  
HARDI-PLANK CLAPBOARD SIDING  
ALL WINDOWS, DOORS, SKIRTS, FASCIA, SOFFITS, CORNER BOARDS TRIMS AND MOLDINGS SHALL BE HARDI-PLANK

NEW SIDING OPTION: 3  
CEDAR WOOD 4" WEATHER CLAPBOARDS, CEDAR WOOD SHINGLES  
ALL WINDOWS, DOORS, SKIRTS, FASCIA, SOFFITS, CORNER BOARDS, TRIMS AND MOLDINGS PRE-PRIMED PINE WOOD

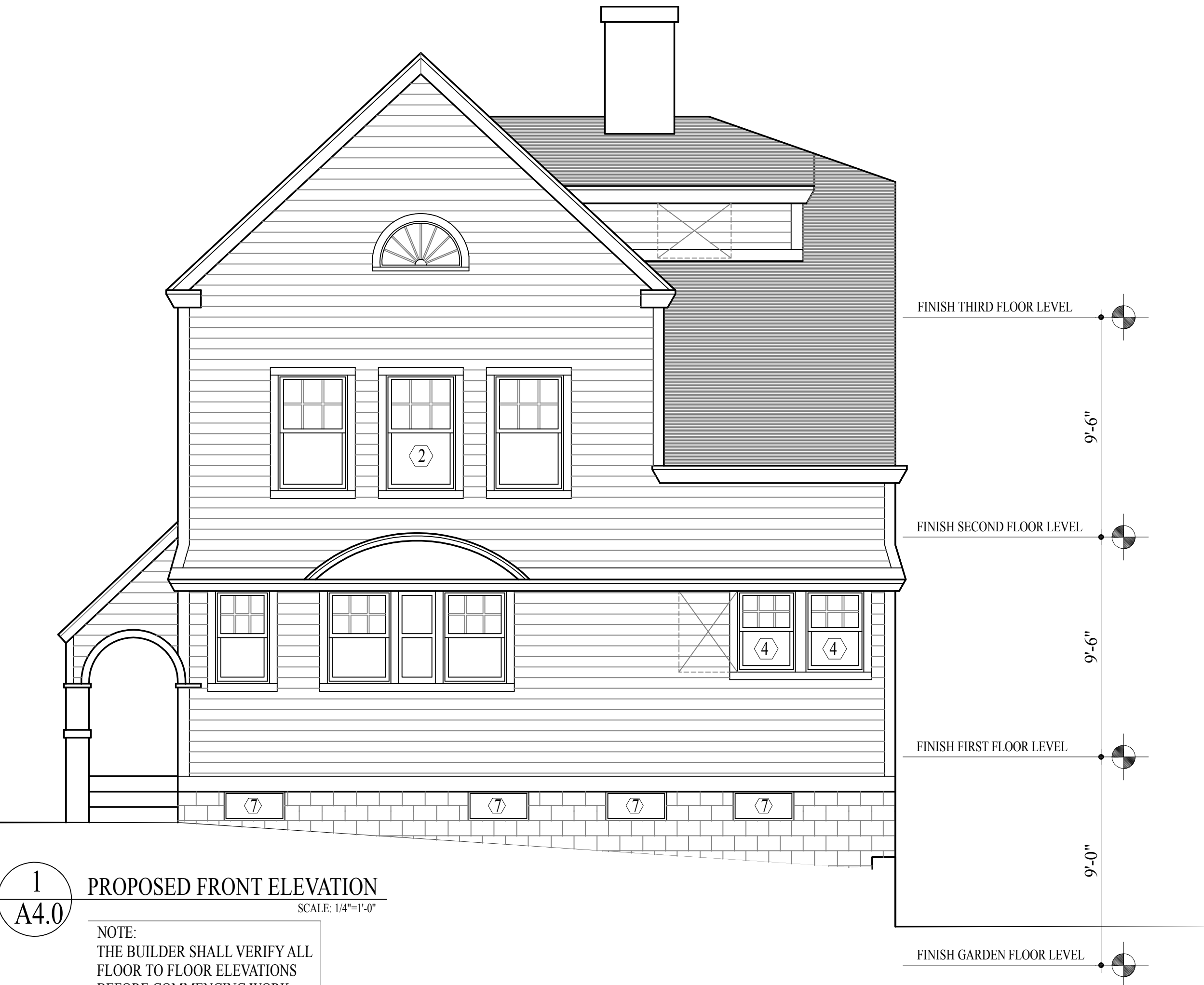
ROOFING 40 YEAR ARCHITECTURAL ASPHALT SHINGLES MAIN BODY  
AND EPDM RUBBER MEMBRANE WITH 1/2" ISO BOARD  
SUBSTRATE TO BE 5/8" SYSTEM.

WINDOWS PELLA BRAND MANUFACTURING TYPE-LIFE STYLE.  
SEE WINDOW SCHEDULE.

DOORS TBD THERMA TRUE OR STANDARDS. SEE DOOR SCHEDULE.

DECKING FRAMING TO BE P.T. LUMBER AND FINISH TO BE TREX.  
SPINDLE RAILINGS TO BE A MIXTURE OF P.T., TREX AND AZEK.

GUTTERS/DOWNSPOUTS SEAMLESS 6" VINYL GUTTERS AND DOWN SPOUTS



1  
A4.0  
PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"

WINDOW INSTALLATION INSTRUCTIONS:

- MEASURE: REPLACEMENT: CONFIRM THAT THE ROUGH OPENING IS AT LEAST 1/4"WX1/2"H LARGER THAN THE OVERALL EXACT SIZE OF THE WINDOW. NEW CONSTRUCTION: CONFIRM THAT THE ROUGH OPENING IS AT LEAST 1/2"WX1/2"H LARGER THAN THE OVERALL EXACT SIZE OF THE WINDOW.
- PREPARE THE OPENING: REPLACEMENT: CLEAN THE OPENING OF ANY DEBRIS. REMOVE PULLEYS, JAMB LINERS, WEATHER-STRIPPING, ANY OLD SCREEN HOOK EYES, OTHER PROTRUDING SCREWS OR FASTENERS. NEW CONSTRUCTION: INSTALL 6" ASPHALTED BUILDING PAPER AROUND EDGE OF WINDOW OPENING.
- INSTALLATION: REPLACEMENT: FROM THE INSIDE OF THE BUILDING, PLACE THE NEW WINDOW INTO THE THE CAULKED OPENING TIGHTLY AGAINST THE STOOL AND USE SHIMS TO BLOCK THE WINDOW INTO THE OPENING. NEW CONSTRUCTION: FROM THE OUTSIDE OF THE BUILDING, PLACE THE NEW WINDOW INTO THE OPENING TIGHT AGAINST THE NAILING FIN. IF THE WINDOW OPENING IS NOT SQUARE, SQUARE THE WINDOW IN THE OPENING.
- SET THE SHIMS: PLACE SHIMS UNDER THE SILL AT EACH CORNER, UNDER EACH MULLION, AT THE LOCATION OF EACH INSTALLATION SCREW ON THE BOTTOM AND THE TOP OF THE SIDE JAMB. A MINIMUM OF 3" PIECES OF SHIM SHOULD BE PLACED UNDER EACH SILL.
- ADJUSTMENT: ADJUST THE SHIMS AND SIDE JAMB ADJUSTERS SO THE WINDOW IS STRAIGHT, LEVEL, PLUMB AND SQUARE. THE DIFFERENCE BETWEEN THE TWO DIAGONAL LINES SHOULD BE LESS THAN 1/4" OR USE SASHE(S) TO VISUALLY CHECK THE SQUARE.
- SECURING: REPLACEMENT: USE INSTALLATION SCREWS TO SECURELY FASTEN THE WINDOW. BE SURE ALL SASHES CAN BE OPERATED SMOOTHLY DURING THE SECURING PROCESS. INSTALL INTERIOR STOP AND CASING. INSTALL COIL TRIM AS NEEDED ON EXPOSED EXTERIOR WOOD. APPLY CAULKING (APPROXIMATELY 1/4" THICKNESS) EVENLY TO WHERE WINDOW MEETS WALL AND BLIND STOP. SEAL ALL GAPS BOTH INSIDE AND OUTSIDE WITH NOMINAL 3/8" DIAMETER SEALANT. NEW CONSTRUCTION: USE FRAMING NAILS AND NAILING FIN TO SECURELY FASTEN THE WINDOW (FOR WINDOWS WITH A "J" CHANNEL USE A PNEUMATIC/ELECTRIC NAIL GUN TO PREVENT DAMAGE). BE SURE ALL SASHES CAN BE OPERATED SMOOTHLY DURING THE SECURING PROCESS. INSTALL INTERIOR STOP AND CASING. INSTALL COIL TRIM AS NEEDED ON EXPOSED EXTERIOR WOOD. APPLY CAULKING (APPROXIMATELY 1/4" THICKNESS) EVENLY TO WHERE WINDOW MEETS THE WALL AND BLIND STOP. SEAL ALL GAPS BOTH INSIDE AND OUTSIDE WITH NOMINAL 3/8" DIAMETER SEALANT.



2  
A4.0  
PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hzpratt@aol.com

Project  
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Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:  
PROPOSED FRONT AND  
RIGHT SIDE ELEVATIONS

Scale: 1/4"=1'-0"

Revisions:

Drawn by: BLS

Approved by: HP

Project No.:

Date: 7-5-24

Drawing No.:

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1  
A5.0  
PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"  
NOTE:  
THE BUILDER SHALL VERIFY ALL  
FLOOR TO FLOOR ELEVATIONS  
BEFORE COMMENCING WORK.



2  
A5.0  
PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"  
NOTE:  
THE BUILDER SHALL VERIFY ALL  
FLOOR TO FLOOR ELEVATIONS  
BEFORE COMMENCING WORK.

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Proposed Addition And Alterations  
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Title:  
PROPOSED REAR AND  
LEFT SIDE ELEVATION

Scale: 1/4"=1'-0"

Revisions:

Drawn by: BLS

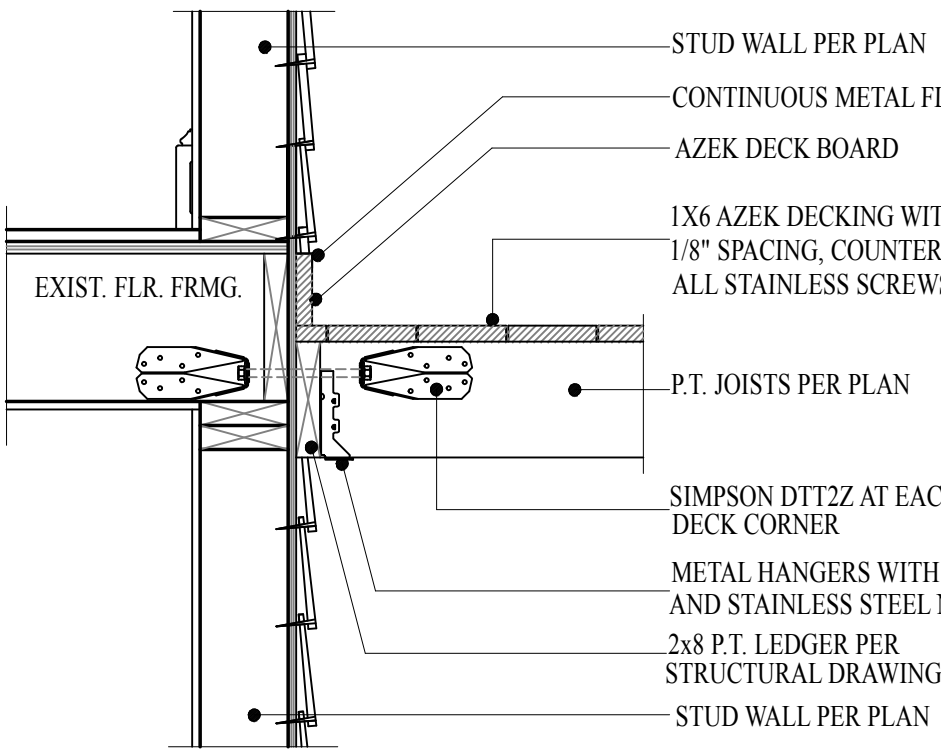
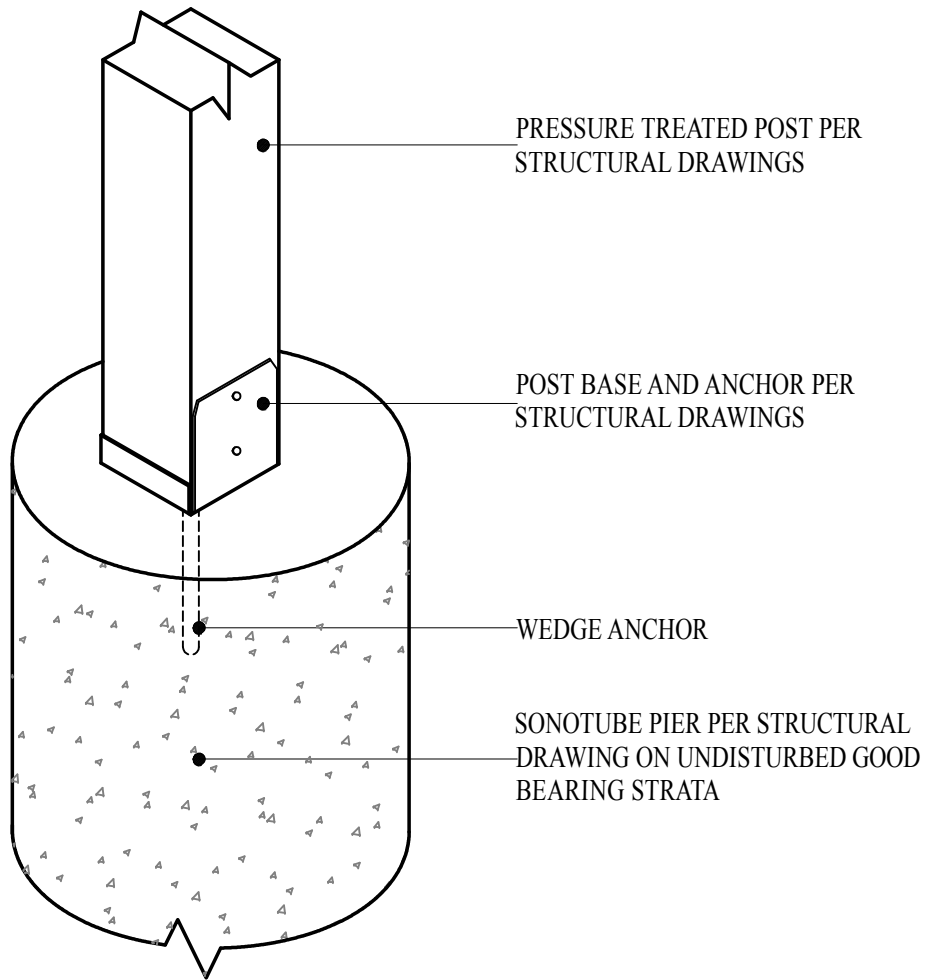
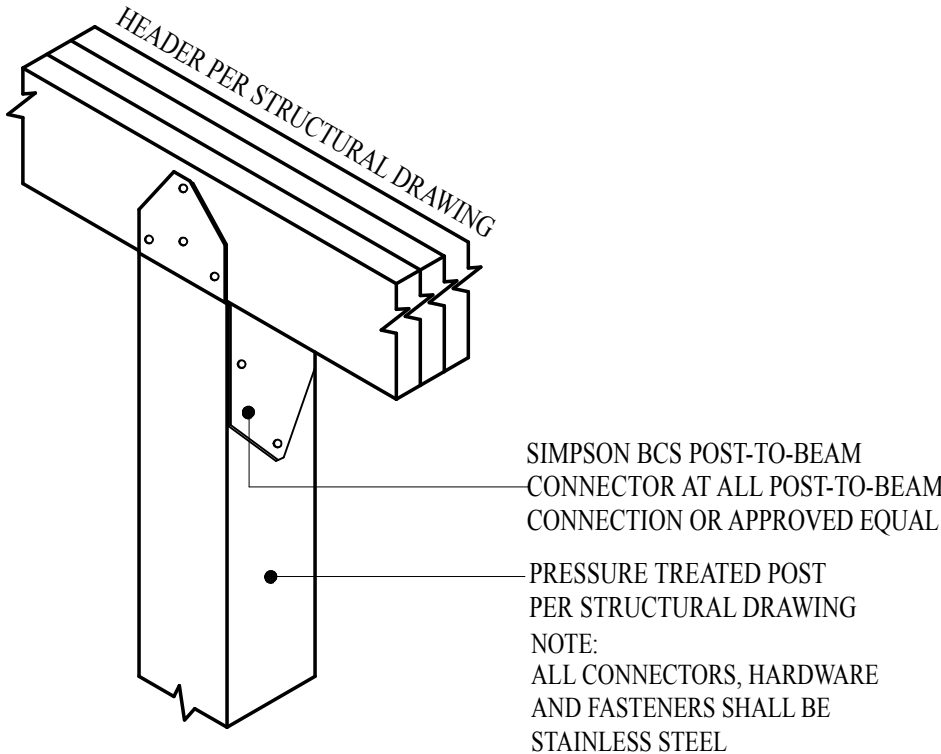
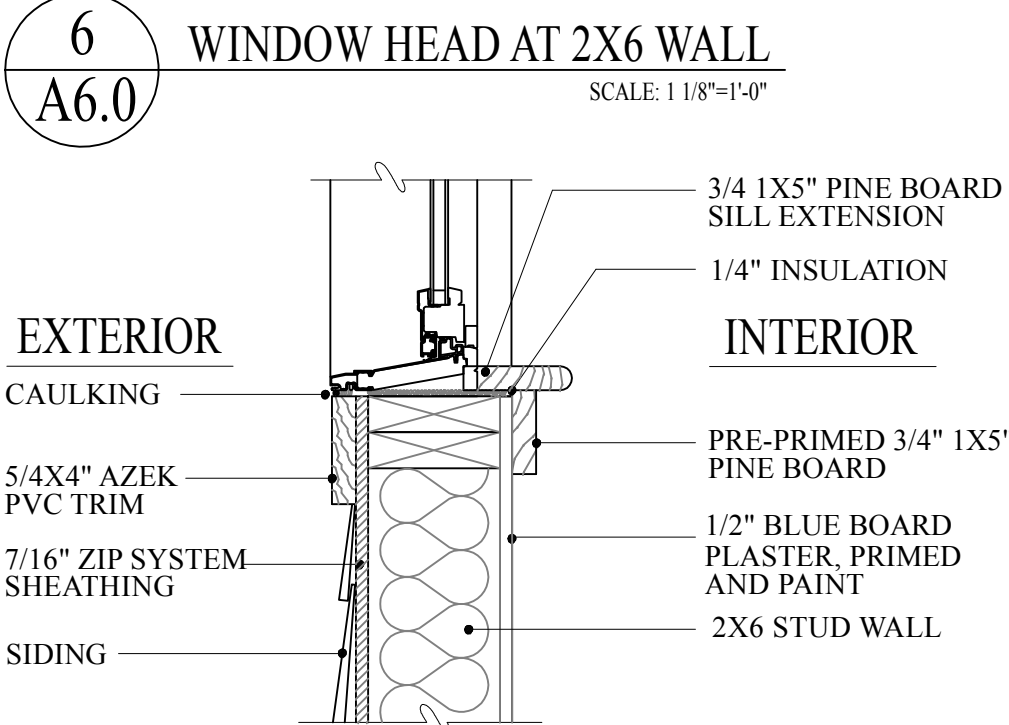
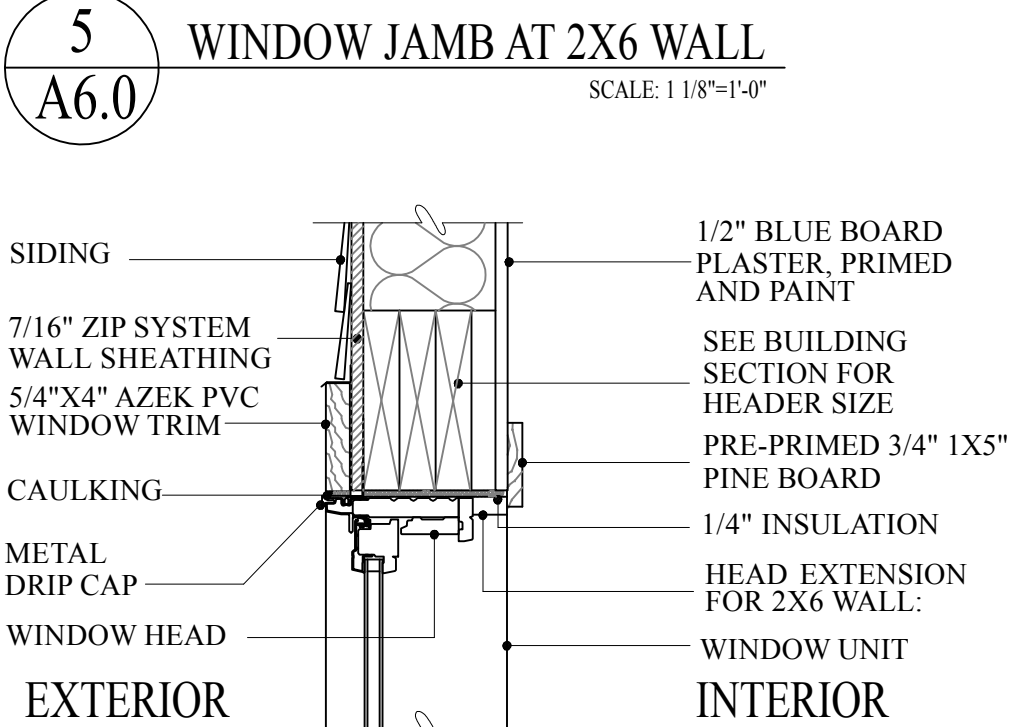
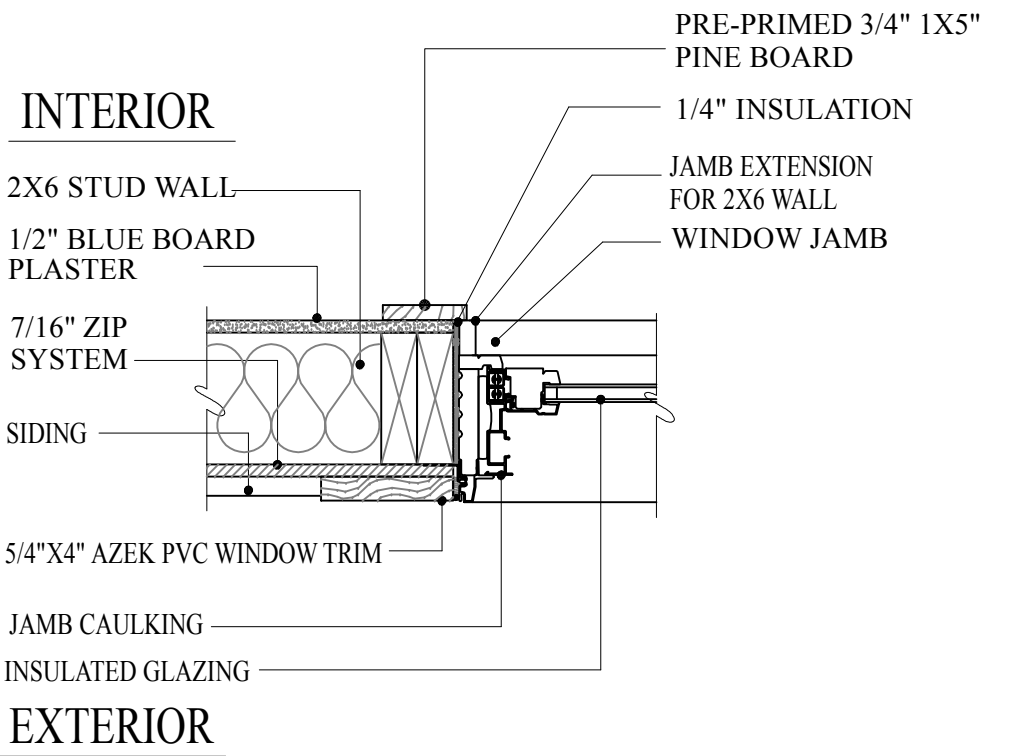
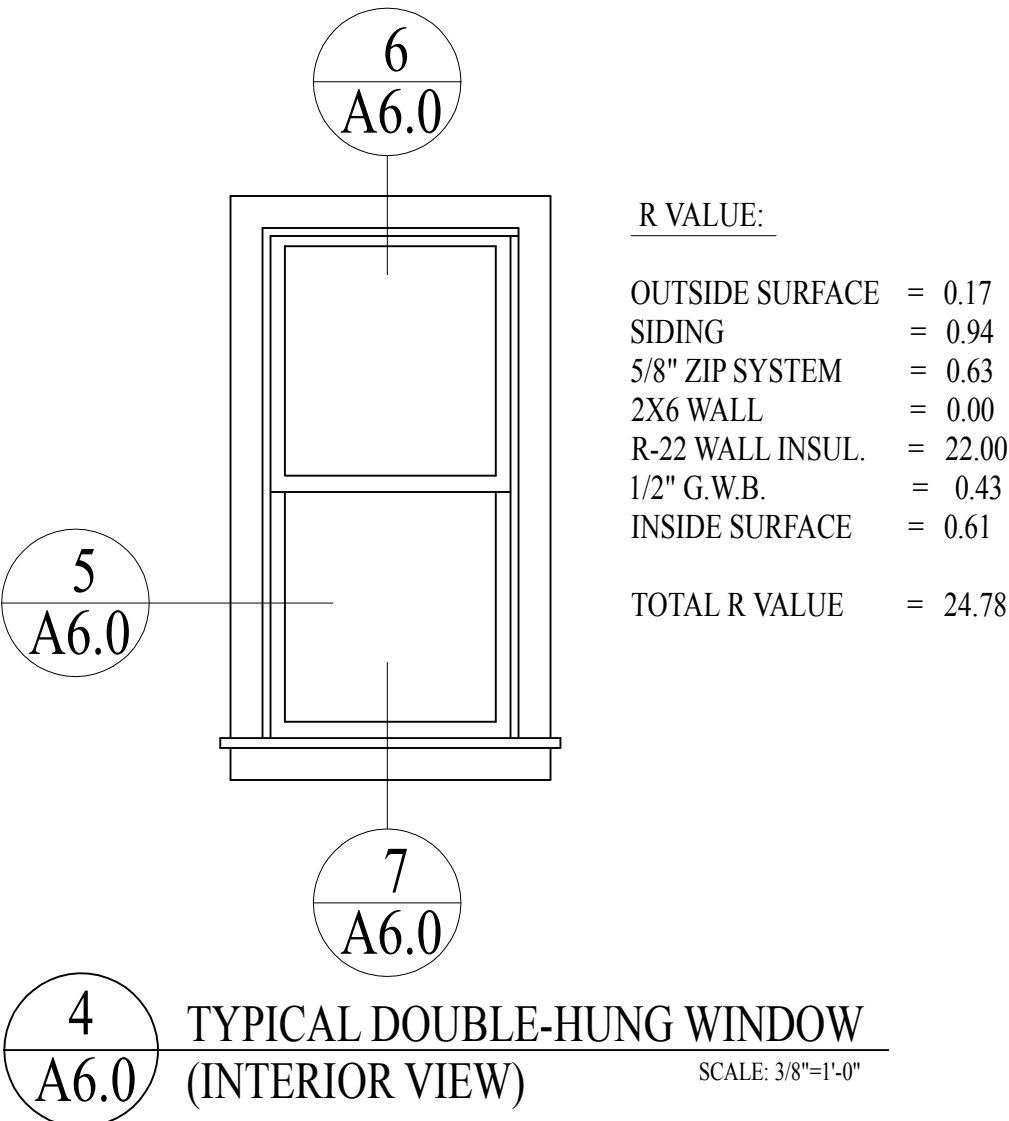
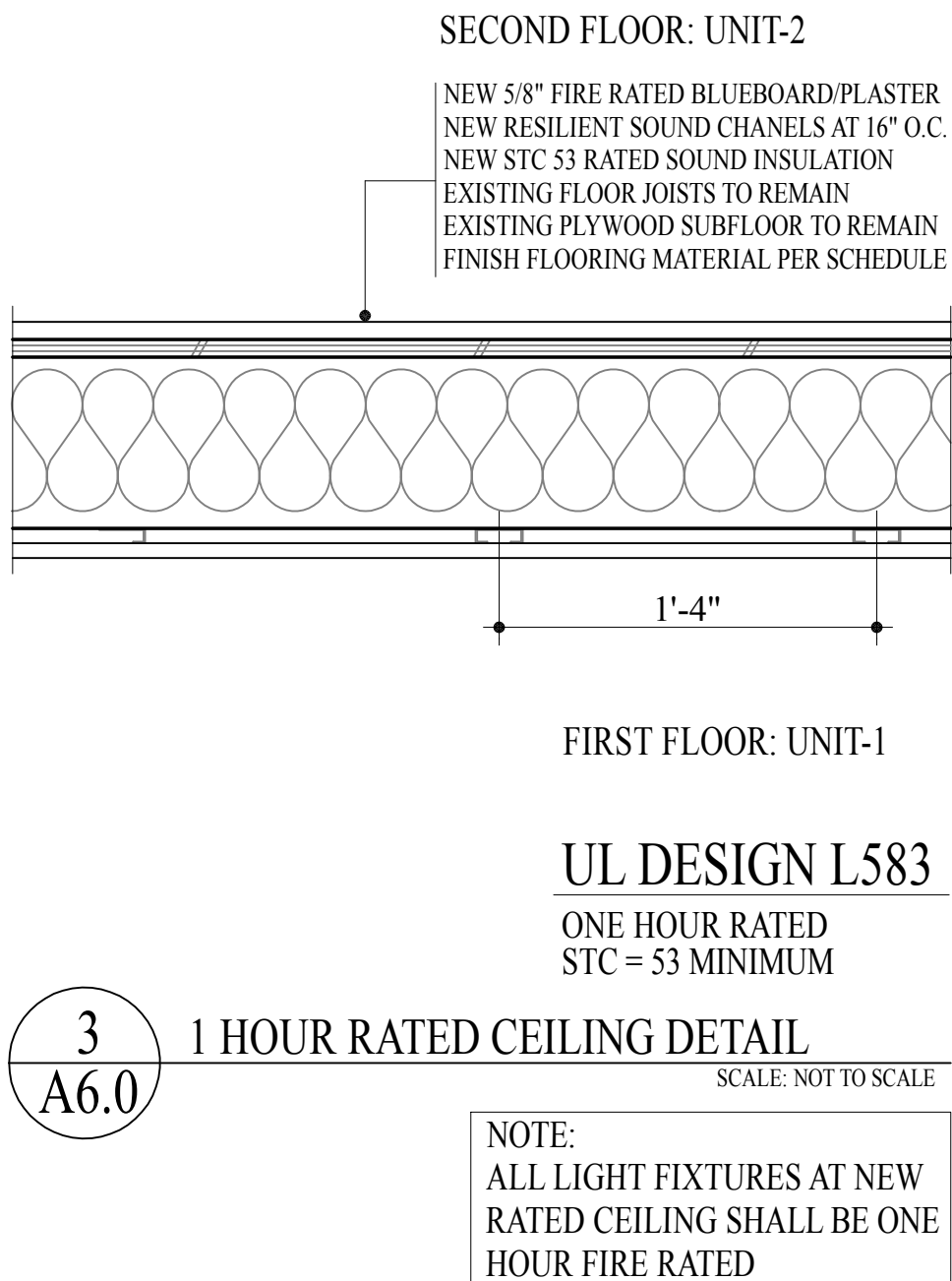
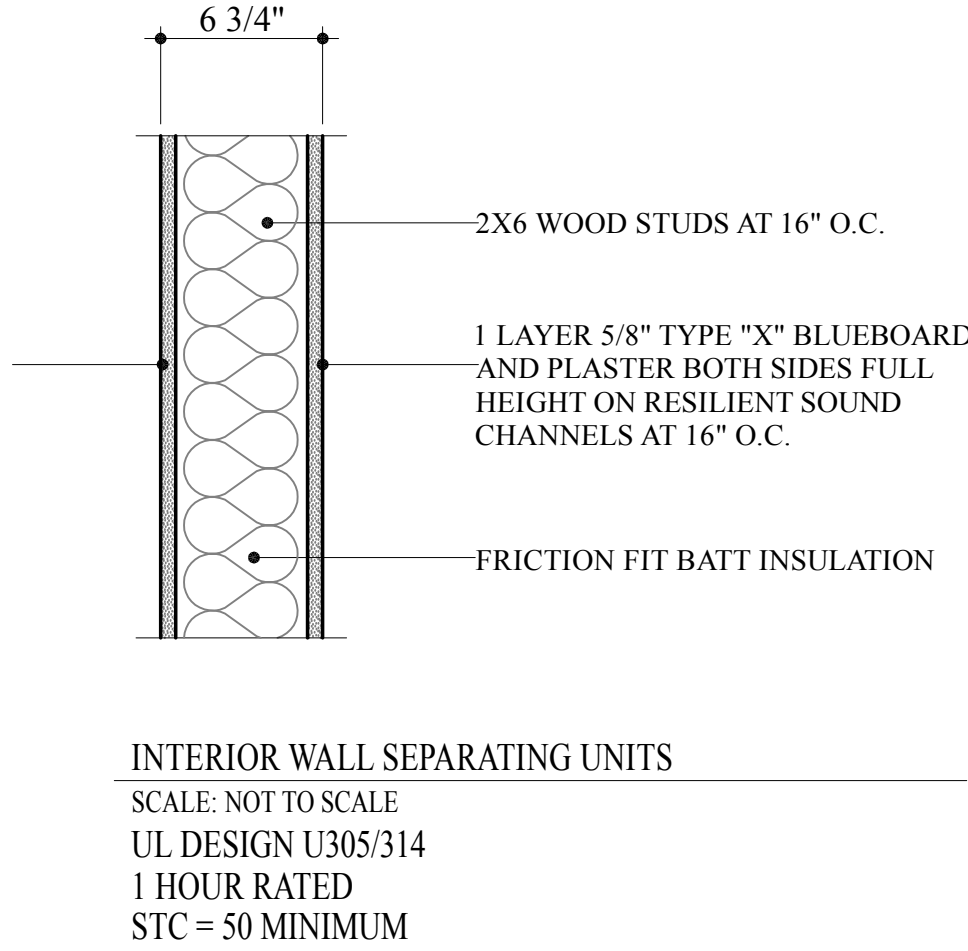
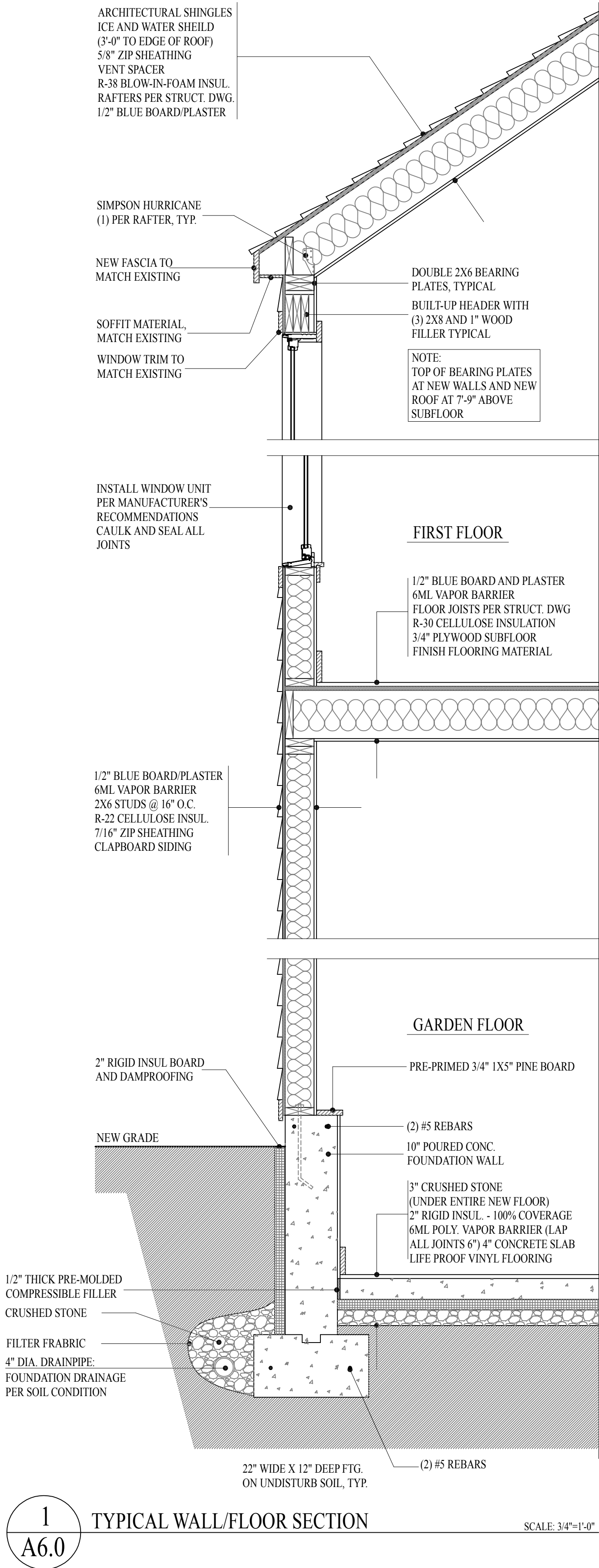
Approved by: HP

Project No.:

Date: 7-5-24

Drawing No.:

A5.0



# PROPOSED ADDITION AND ALTERATIONS

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47 Glen Avenue Newton, MA 02460  
617.320.3749 hzpratt@aol.com

Project  
**40 LINWOOD STREET**  
Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:	TYPICAL WALL/FLOOR SECTION AND WINDOW DETAILS
Scale:	AS NOTED
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	7-5-24
Drawing No.:	

A6.0



PROPOSED ADDITION  
AND RENOVATIONS

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40 LINWOOD STREET FINISH ROOM SCHEDULE - ALL UNITS						
ROOM No.	ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
01	BEDROOM-1	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
02	BATHROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
03	BEDROOM-2	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
04	FAMILY ROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
05	BEDROOM-3	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
06	WORKROOM/EXERCISE SPACE	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
07	UNIT-2 STORAGE/MECHANICAL	EXISTING CONCRETE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
08	CEDAR CLOSET	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
8A	UNIT-1 MECHANICAL	LIFE PROOF VINYL	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
09	MASTER BEDROOM	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
10	MASTER BATHROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
11	WALK-IN-CLOSET	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
12	MASTER SUITE LOUNGE	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
13	LIVING AND DINING ROOM	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
14	BATHROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
15	FOYER	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
16	LAUNDRY	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
17	FOYER	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
18	KITCHEN	HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
19	LIVING AND DINING ROOM	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
20	KITCHEN	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
21	BEDROOM-1	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
22	HALLWAY	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
23	BATHROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
24	MECHANICAL/LAUNDRY	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
25	BEDROOM-3	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
26	MASTER BEDROOM	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
27	WALK-IN-CLOSET	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
28	BATHROOM	CERAMIC TILE	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	
29	BEDROOM-4	EXISTING HARDWOOD	WOOD	1/2" BLUE BOARD PLASTER	5/8" TYPE "X" BLUE BOARD/PLASTER	

DOOR SCHEDULE										
DOOR No.	DOOR WIDTH	DOOR HEIGHT	THICKNESS	CONSTRUCTION TYPE	FINISH	FRAME MATERIAL	FIRE RATING	HARDWARE	NOTES	QUANTITY
1	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	WOOD	N/A		FRENCH DOOR	2
2	2'-6"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		6-PANEL	19
2A	2'-4"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		6-PANEL	2
3	5'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		6-PANEL	5
4	2'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		6-PANEL	1
5	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	WOOD	C		2 PANEL	3
6	5'-0"	6'-8"	1 3/4"	WOOD/GLASS	PAINT	WOOD	N/A		FRENCH DOOR	3
7	5'-0"	6'-8"	1 3/4"	WOOD/GLASS	PAINT	WOOD	N/A		FRENCH DOOR	2
8	3'-0"	6'-8"	EXISTING	EXISTING	PAINT	WOOD	N/A		EXISTING	1
8A	3'-0"	6'-8"	MATCH #8	MATCH #8	PAINT	WOOD	N/A		MATCH #8	1
9	2'-6"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		POCKET DOOR	2
10	(2) 3'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		POCKET DOORS	1
11	2'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		2 PANEL	1
12	4'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		2 PANEL	1
13	6'-0"	6'-8"	1 3/8"	MASONITE	PAINT	WOOD	N/A		FIXED LOU'VRE	1
TOTAL = 45										

WINDOW SCHEDULE													
WDW. No.	WINDOW UNIT	TYPE	SIZE	FRONT ELEV.	RIGHT ELEV.	LEFT ELEV.	REAR ELEV.	COLOR	REMARKS	FIXED	OPERABLE	LEFT	RIGHT
1		DOUBLE-HUNG	3'-6"w x 5'-0"h	0	1	0	3	MATCH EXIST.	PELLA LIFESTYLE SERIES		4		4
2		DOUBLE-HUNG	3'-0"w x 5'-0"h	1	7	7	3				18		18
2A		DOUBLE-HUNG	2'-0"w x 5'-0"h	0	0	1	0				1		1
3		DOUBLE-HUNG	3'-0"w x 4'-5"h	0	0	3	2				5		5
4		DOUBLE-HUNG	2'-6"w x 3'-6"h	2	1	0	0				3		3
5		DOUBLE-HUNG	3'-0"w x 3'-6"h	0	2	0	0				2		2
6		AWNING	3'-0"w x 3'-0"h	0	0	3	0				3		3
7		AWNING	3'-0"w x 1'-6"h	4	0	1	0				5		5
								↓	↓				
TOTAL													41

Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hzpratt@aol.com

Project  
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Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:  
SCHEDULES

Scale: N/A

Revisions:

Drawn by: BLS

Approved by: HP

Project No.:

Date: 7-5-24

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PROPOSED ADDITION  
AND ALTERATIONS

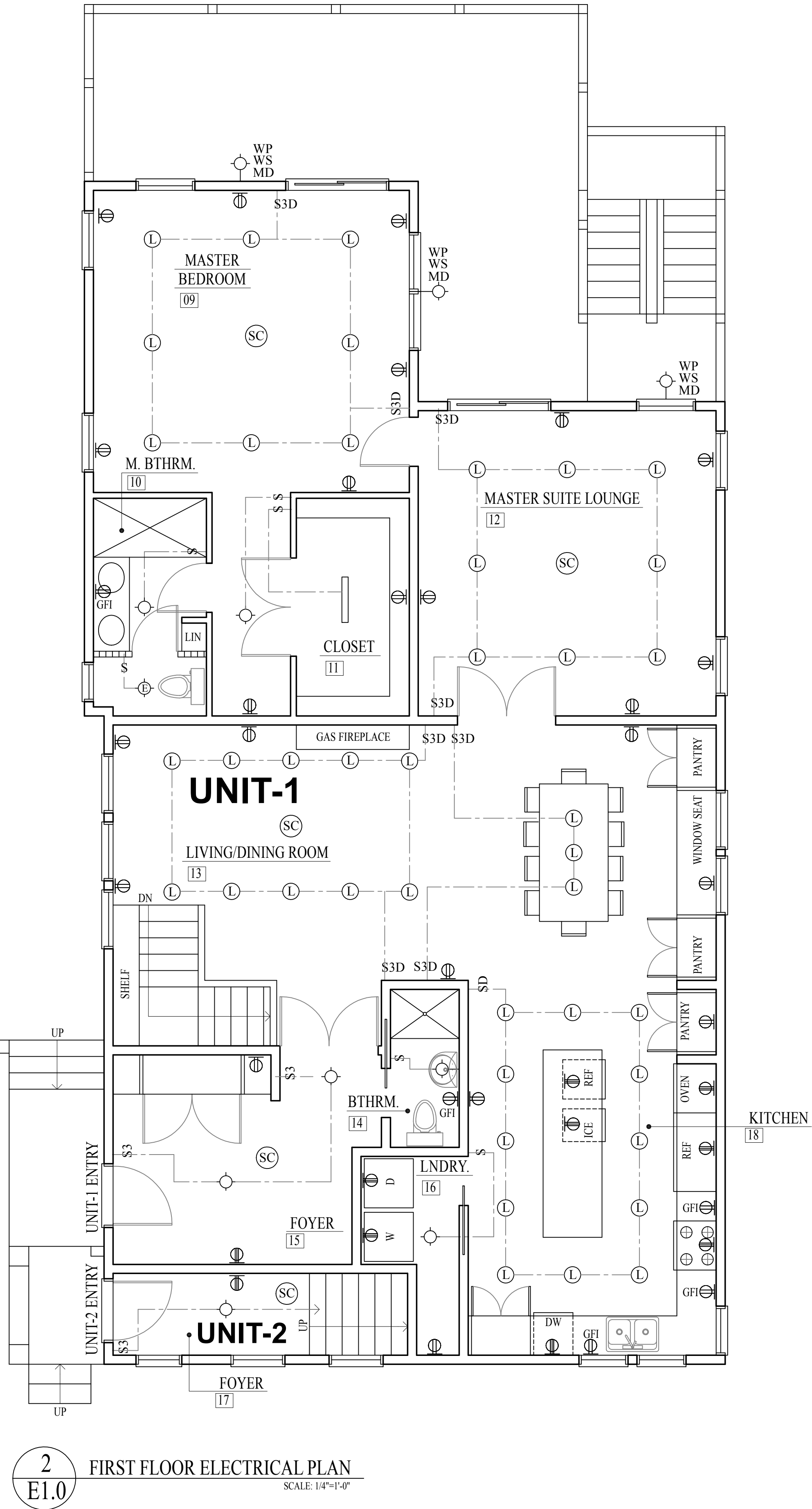
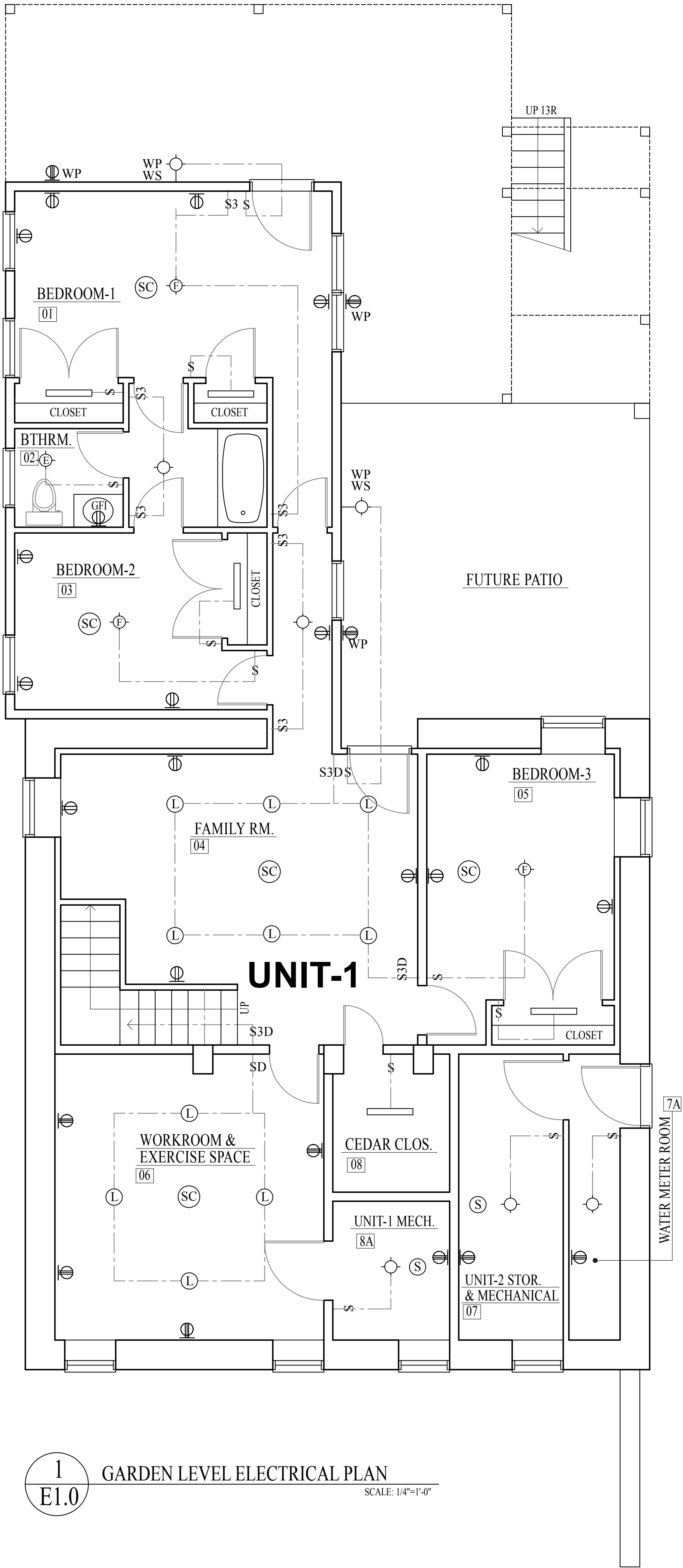
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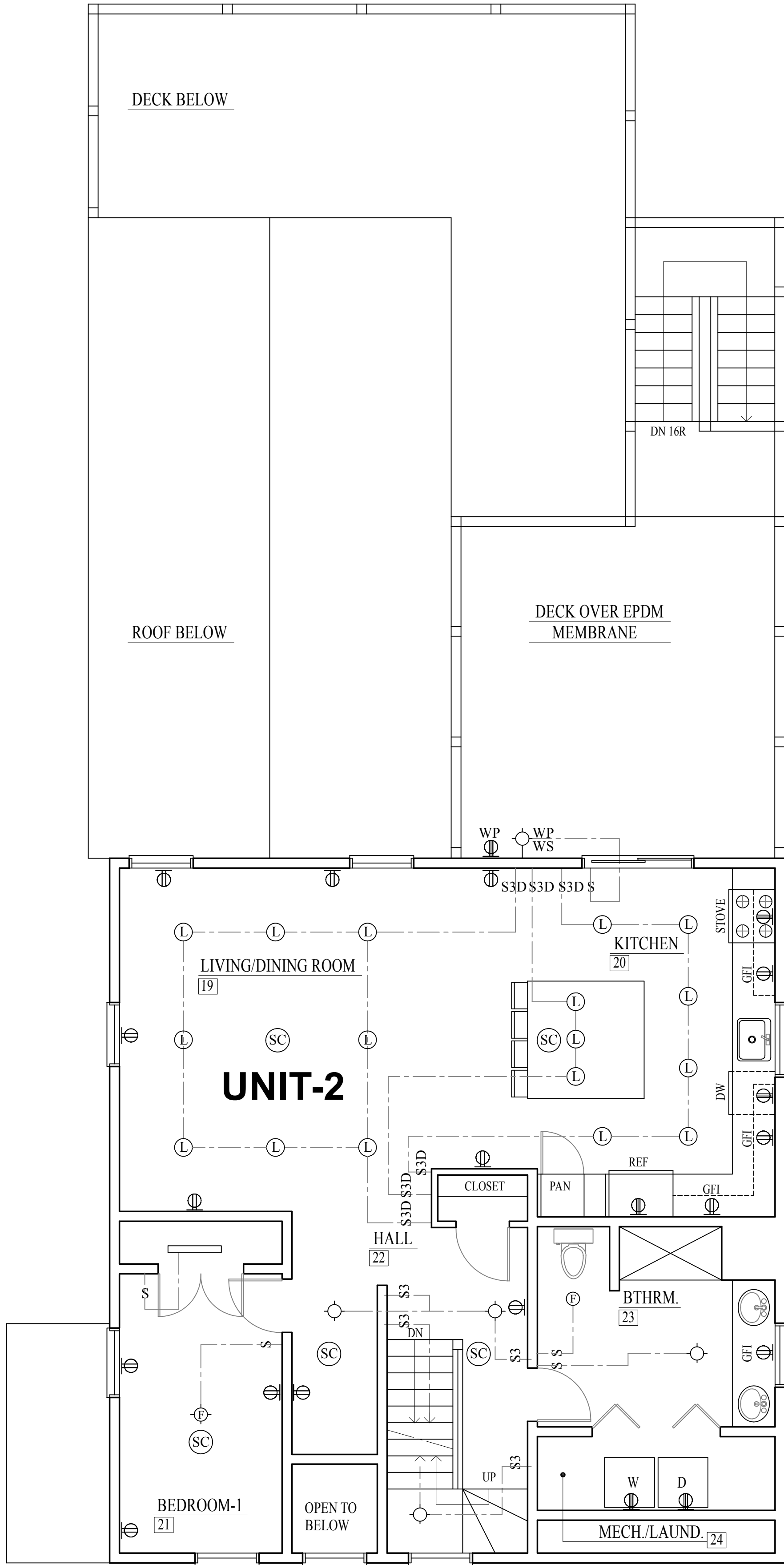
Project  
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40 Linwood Street, Roxbury, MA 02119

Title: GARDEN LEVEL AND FIRST FLOOR ELECTRICAL PLANS	
Scale:	1/4"=1'-0"
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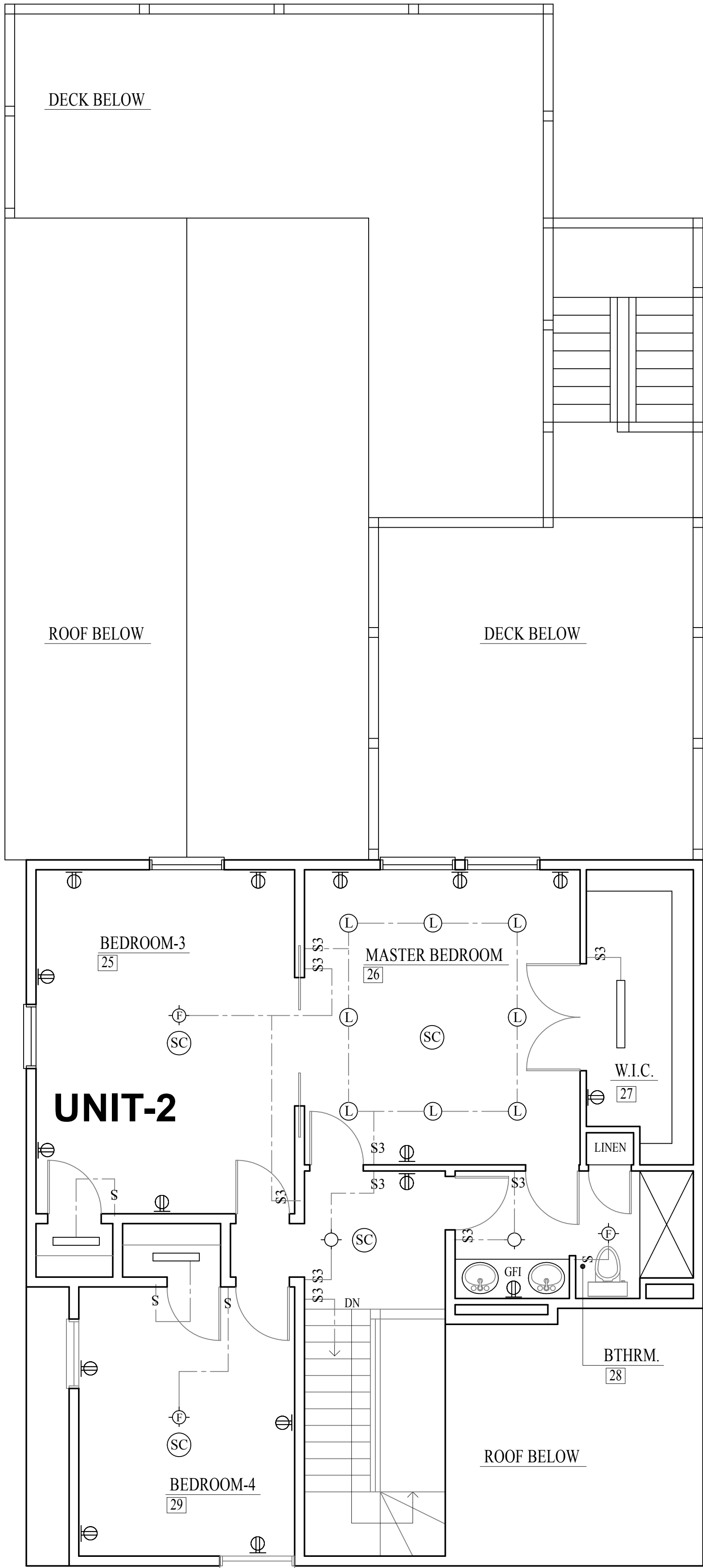
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ELECTRICAL SYMBOLS	
RECEPTACLE OUTLET	LIGHTING OUTLETS
DUPLEX 110V	LED RECESSED DOWN LIGHT
DUPLEX 110V SPLIT WIRED	LED SUSPENDED LIGHT
DUPLEX 110V FLOOR MOUNTED	LED LIGHT AND FAN
DUPLEX 110V WEATHERPROOF	EXHAUST FAN
DUPLEX 110V GROUND FAULT	LED WEATHERPROOF WALL SCONCE
SPECIAL PURPOSE 110V	LED EXT. WEATHERPROOF FLOOD
SINGLE 220V	LED SURFACE MOUNTED LIGHT
MISCELLANEOUS OUTLETS	SWITCHES
FAN	SINGLE POLE
THERMOSTAT	3-WAY (FROM 2 LOCATIONS)
TELEPHONE	4-WAY (FROM 3 LOCATIONS)
TELEVISION	SINGLE POLE MOTION DETECTOR SWITCH
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	SINGLE POLE DIMMER SWITCH
HARDWIRED SMOKE DETECTOR	
HARDWIRED CARBON MONOXIDE DETECTOR	
HARDWIRED HEAT DETECTOR	



1  
E2.0  
SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



2  
A3.0  
PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

## PROPOSED ADDITION AND ALTERATIONS

DIMENSIONS:  
ALL DIMENSIONS, CALCULATIONS OR OTHER DATA PERTAINING TO THE WORK OF ALL TRADES SHALL BE CAREFULLY CHECKED BEFORE MANUFACTURE. FABRICATION OR INSTALLATION OF ANY PORTION OF THE WORK BEFORE IT IS COMMENCED. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR HIS DECISION. ALL WORK SHOWN ON THE DRAWINGS IS INTENDED TO BE CORRECT ACCORDING TO THE SCALE, BUT FIGURED DIMENSIONS AND DETAIL DRAWINGS ARE IN ALL CASES TO BE FOLLOWED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE, REGARDLESS OF DIMENSIONS SHOWN ON DRAWINGS. HE SHALL BE RESPONSIBLE FOR ALL WORK AFFECTED BY THIS PROVISION.

ELECTRICAL SYMBOLS			
RECEPTACLE OUTLET		LIGHTING OUTLETS	
	DUPLEX 110V		LED RECESSED DOWN LIGHT
	DUPLEX 110V SPLIT WIRED		LED SUSPENDED LIGHT
	DUPLEX 110V FLOOR MOUNTED		LED LIGHT AND FAN
	DUPLEX 110V WEATHERPROOF		EXHAUST FAN
	DUPLEX 110V GROUND FAULT		LED WEATHERPROOF WALL SCONCE
	SPECIAL PURPOSE 110V		LED EXT. WEATHERPROOF FLOOD
	SINGLE 220V		LED SURFACE MOUNTED LIGHT
MISCELLANEOUS OUTLETS			LED TRACK LIGHT
FAN			LED WEATHERPROOF LIGHT WITH MOTION DETECTOR
THERMOSTAT			EXHAUST HOOD
TELEPHONE			PENDANT LIGHT
TELEVISION			EMERGENCY LIGHT
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	SWITCHES	
	HARDWIRED SMOKE DETECTOR		SINGLE POLE
	HARDWIRED CARBON MONOXIDE DETECTOR		3-WAY (FROM 2 LOCATIONS)
	HARDWIRED HEAT DETECTOR		4-WAY (FROM 3 LOCATIONS)
			SINGLE POLE MOTION DETECTOR SWITCH
			SINGLE POLE DIMMER SWITCH

Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hpratt@aol.com

Project  
**40 LINWOOD STREET**  
Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:	SECOND AND THIRD FLOOR ELECTRICAL PLANS
Scale:	1/4"=1'-0"
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	7-5-24
Drawing No.:	

**E2.0**





**Berdi Consulting**

Structural Engineering

25 Wayland Hills Rd.  
Wayland, MA 01778  
Tel: (508) 308-9012

40 Linwood St  
Roxbury,  
Boston, MA

FRAMING  
PLANS

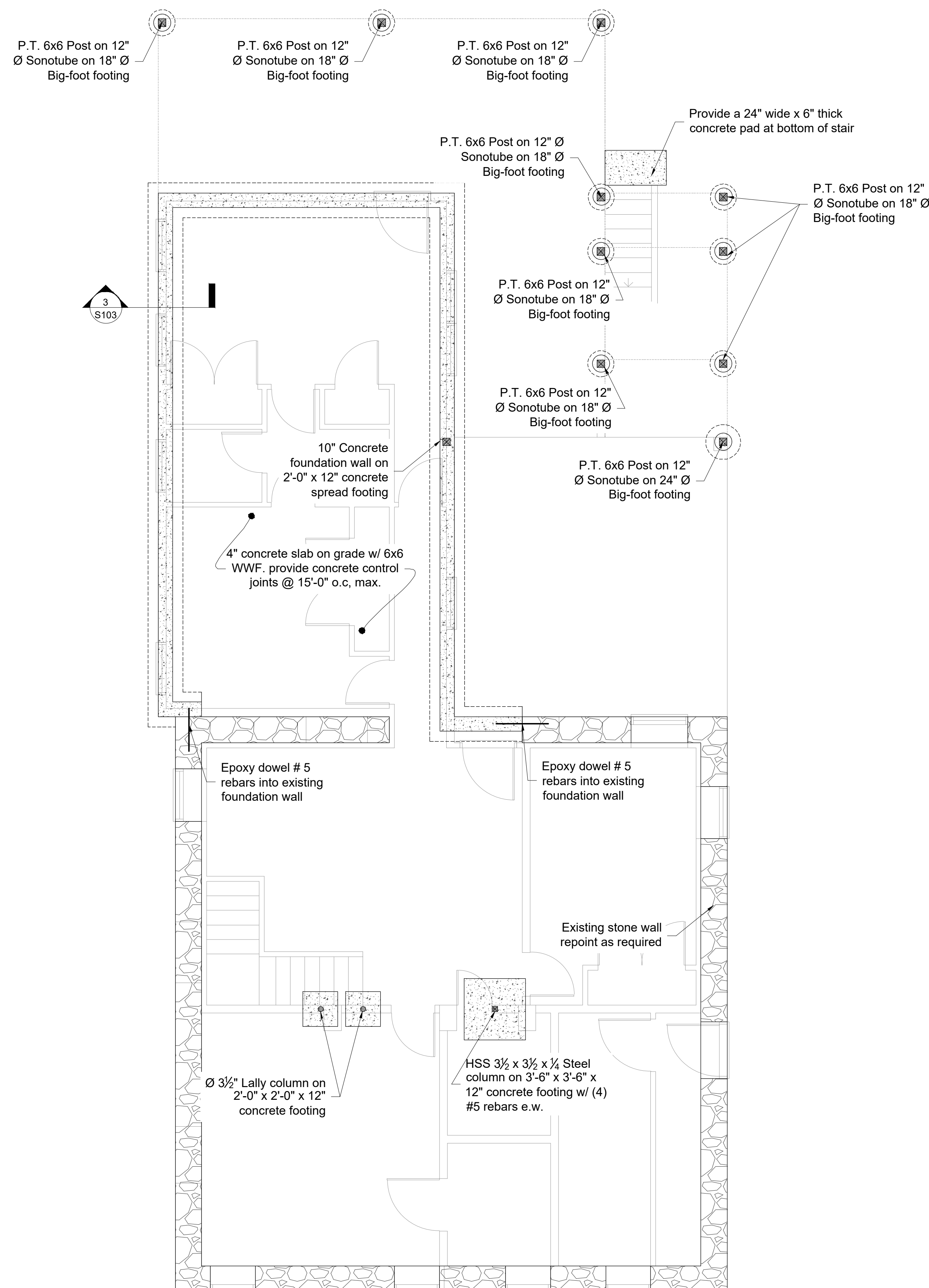
PERMIT  
SET



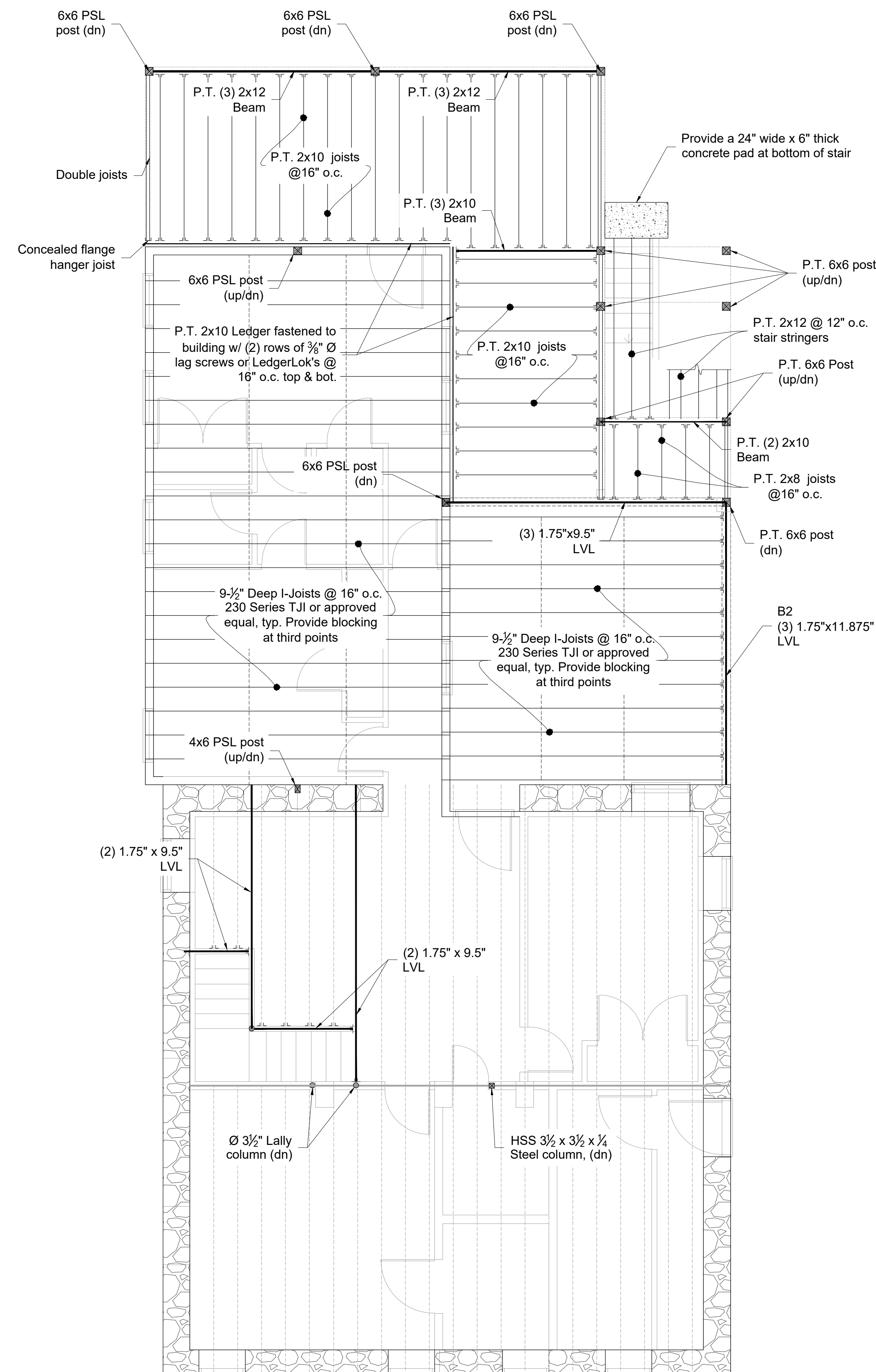
Scale: 1/4" = 1'-0"

Date: 2024-07-02

S101



1 Foundation Plan  
1/4" = 1'-0"



2 1st Floor Framing Plan  
1/4" = 1'-0"





**Berdi Consulting**

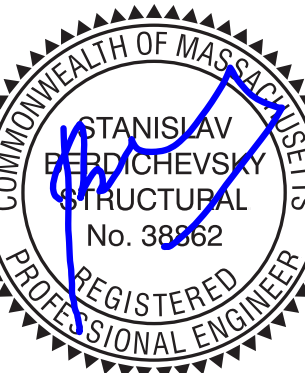
Structural Engineering

25 Wayland Hills Rd.  
Wayland, MA 01778  
Tel: (508) 308-9012

40 Linwood St  
Roxbury,  
Boston, MA

FRAMING PLANS

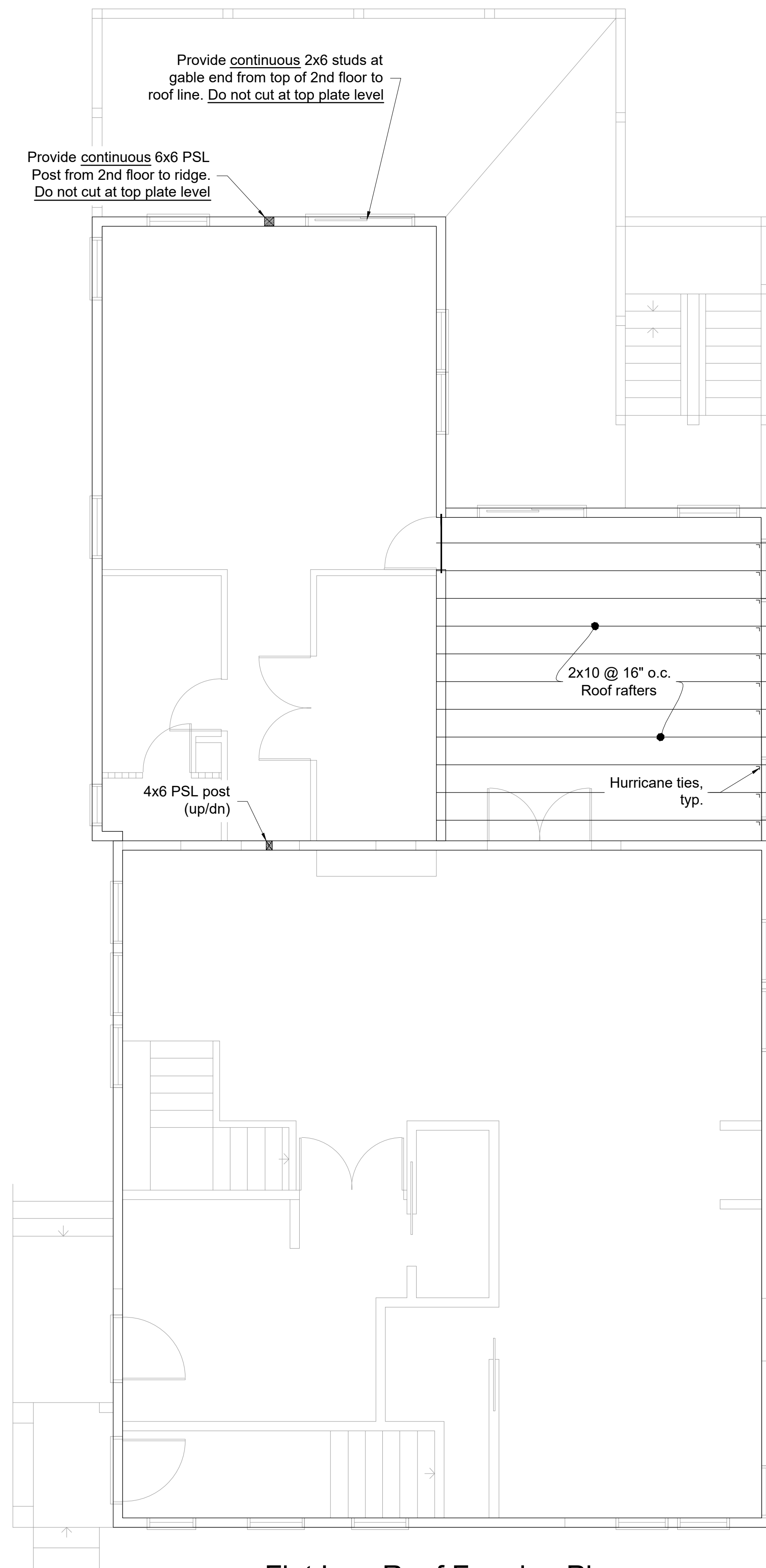
PERMIT SET



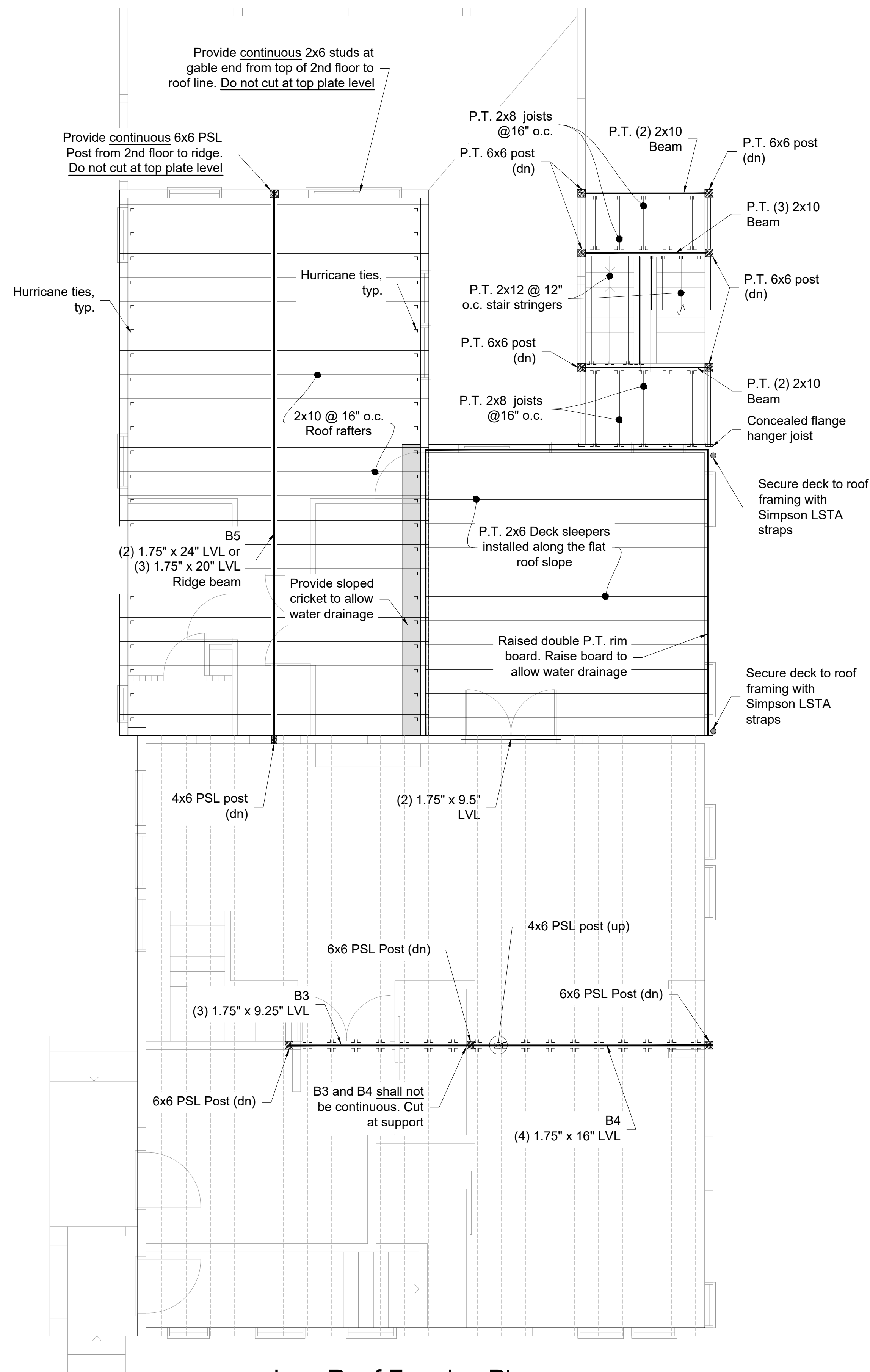
Scale: 1/4" = 1'-0"

Date: 2024-07-02

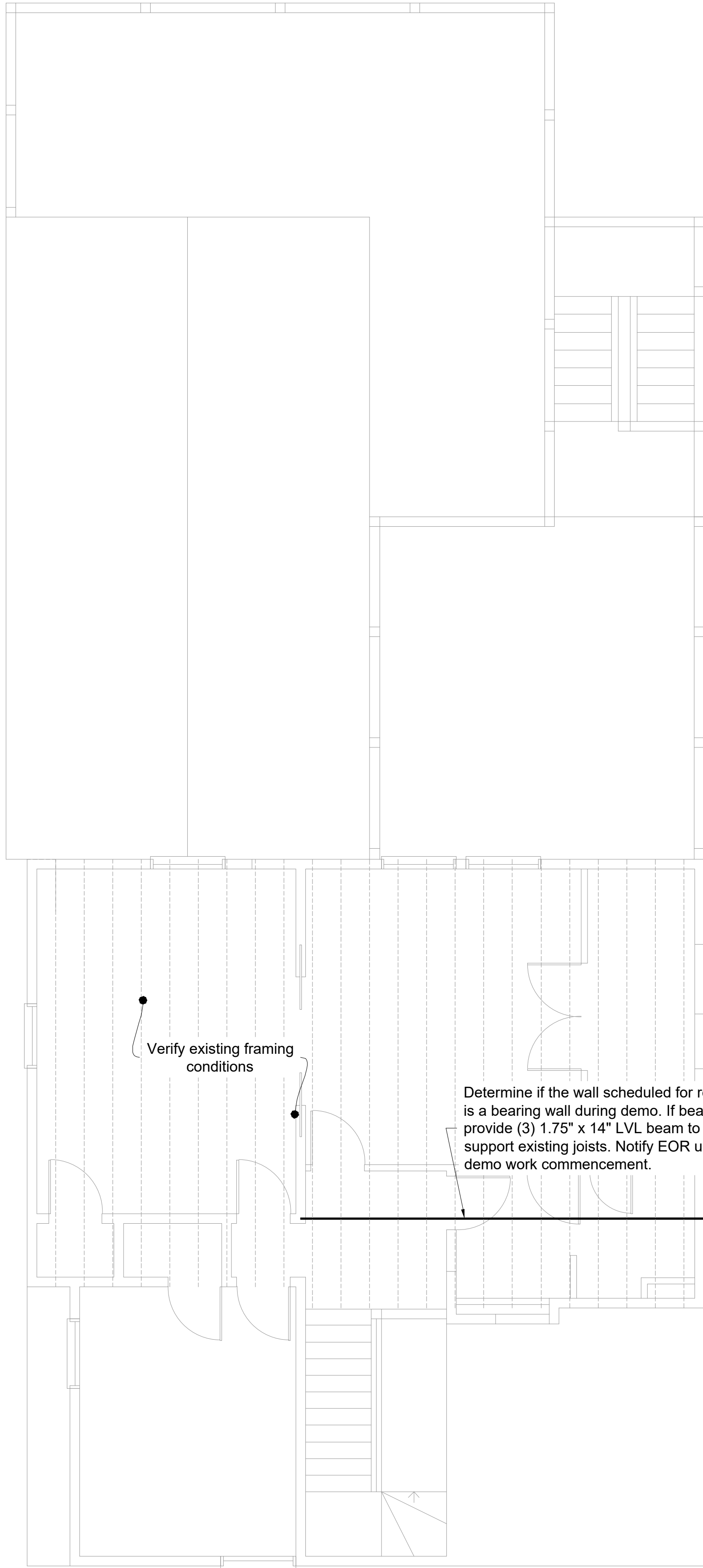
S102



1 Flat Low Roof Framing Plan  
1/4" = 1'-0"

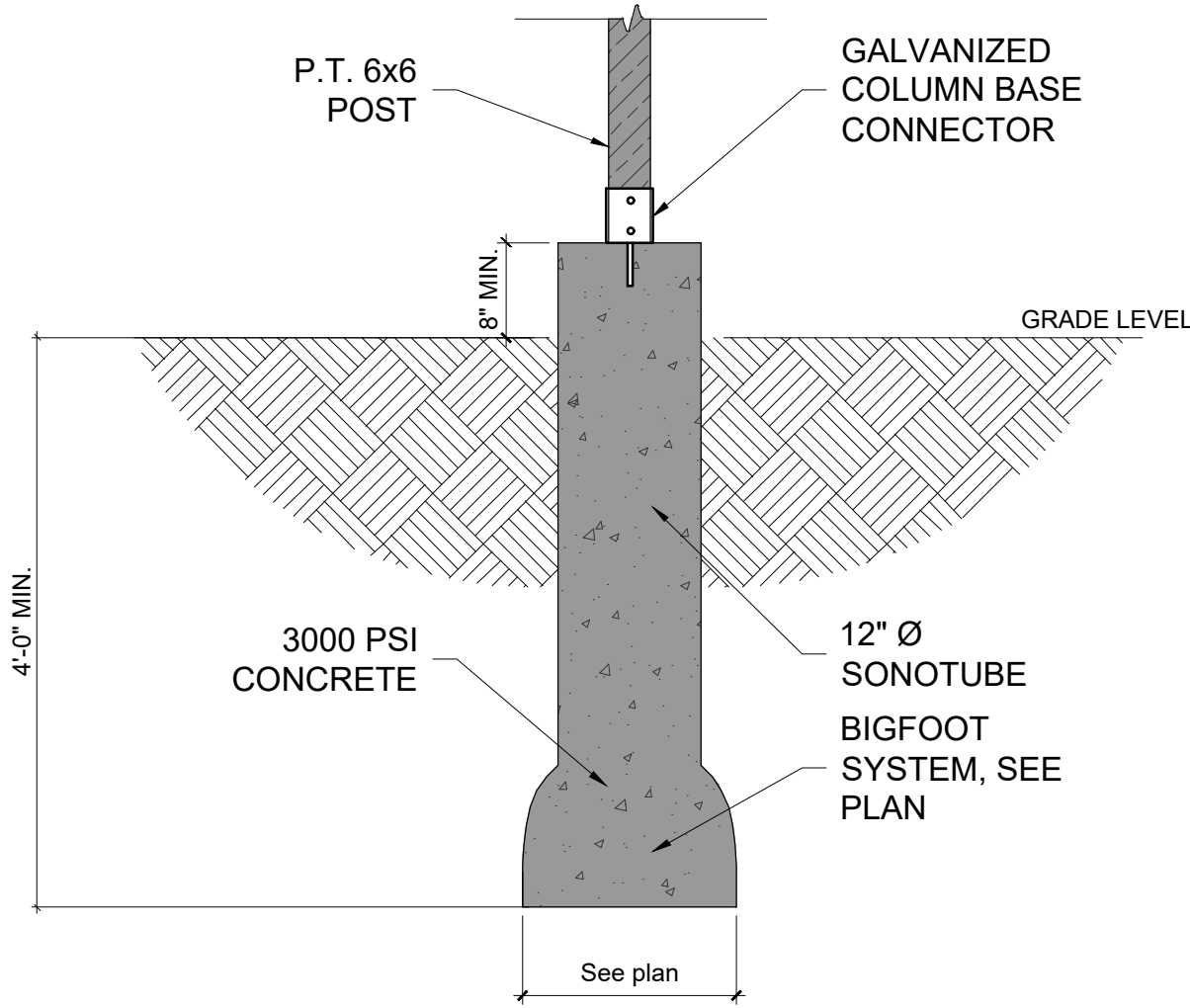


2 Low Roof Framing Plan  
1/4" = 1'-0"

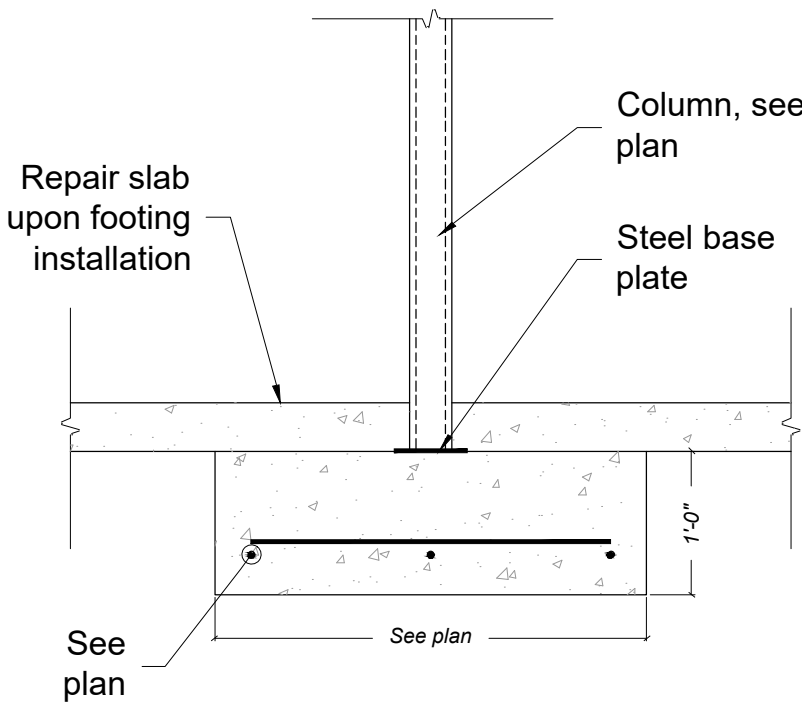


1 3rd Floor Ceiling Joists  
1/4" = 1'-0"

- GENERAL NOTES:
1. All work shall conform to Massachusetts Building Code and all Federal, State and City of Boston laws, codes and regulations as each may apply.
  2. The total liability of Berdi Consulting for any claims arising out of the services performed under this contract shall be limited to a maximum of the net fees received by Berdi Consulting.
  3. All existing conditions must be verified in field. If discrepancies are found, they have to be reported to the Engineer prior to start of work. Omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the Engineer prior to the start of such work.
  4. The contractor shall be responsible for coordinating the scheduling and work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Engineer and shall be resolved prior to proceeding with the work.
  5. The Contractor shall supervise and direct the work and shall be solely responsible for the construction means, methods, techniques, sequences and procedures, including but not limited to bracing and shoring.
  6. The Contractor agrees that in accordance with generally accepted construction practices, the Contractor shall assume sole and complete responsibility for the job site conditions during the course of construction, including the safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours.
  7. All work shall be performed in a first class and workmanlike manner in conformity with the plans and specifications, and shall be in good usable condition at the completion of the Project.
  8. The Contractor shall field verify all existing conditions, utility locations and structure placement, prior to start of the work. The Contractor will observe all possible precautions to avoid damage to same. Any damage to existing structures and utilities, whether shown or not on the drawings, shall be repaired or replaced at the Contractor's expense.
  9. Prior to bidding the work the Contractor shall visit the site and thoroughly review the actual conditions and quantities, if any. No claim against the Owner or Engineer will be allowed for any excess or deficiency therein, actual or relative.
  10. Contractor is responsible for all demolition and relocation works, if any.



2 Sonotube



3 Column on Footing

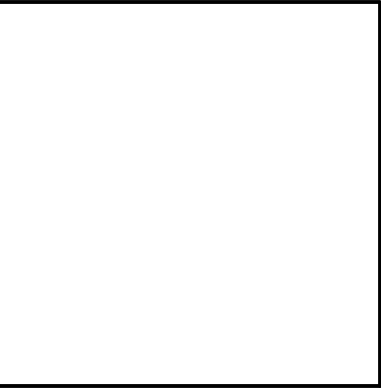
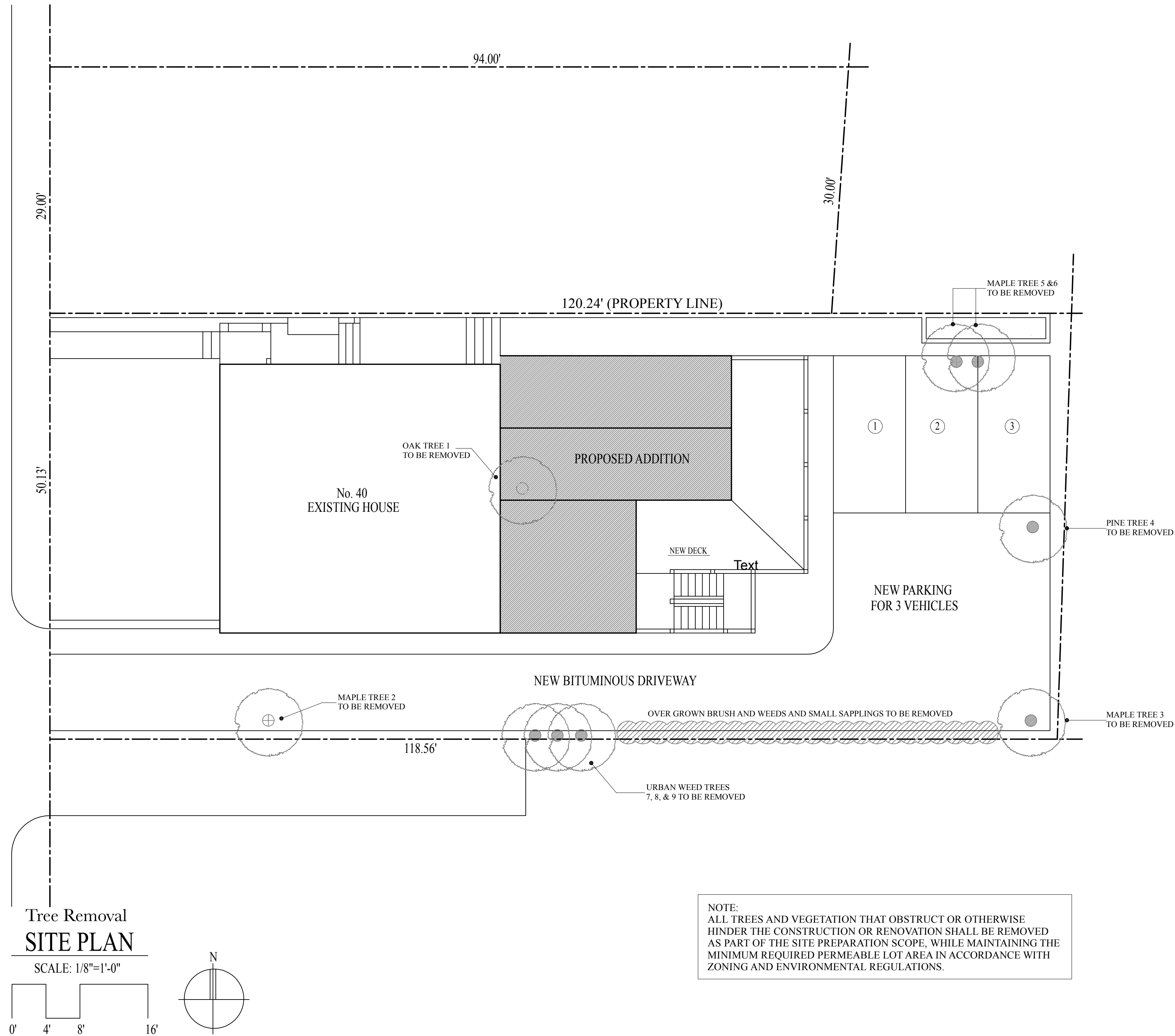
- STRUCTURAL NOTES:
1. All loads and loading conditions are per IRC 2015 (9th Edition of Massachusetts Building Code).
  2. Contractor shall verify all dimensions.
  3. Concrete shall be  $f_c = 3000$  psi, min.
  4. Foundation designed based on assumed allowable soil bearing pressure of 2000 psf.
  5. All rebar shall be  $f_y = 60$  ksi.
  6. All exterior walls shall 2x6 @ 16" o.c.
  7. All members designated as 1.75" x \_\_\_\_ shall be LVL beams.
  8. All members designated as 2x \_\_\_\_ shall be dimensional lumber.
  9. All dimensional lumber shall be spruce-pine-fir:
    - 9.1.  $F_b = 875$  psi.
    - 9.2.  $F_v = 135$  psi.
    - 9.3.  $F_{c,diag} = 425$  psi.
    - 9.4. No. 1/ No. 2 or better
  10. LVL plies shall be  $F_b = 3100$  psi, PSL's shall be  $F_b = 2650$  psi, min.
  11. All header sizes shall be in accordance with 2015 IRC, U.N.O.
  12. Number of jack studs shall be in accordance with 2015 IRC, U.N.O.
  13. Exterior walls shall be sheathed w/ 7/16" plywood or OSB.
  14. All floors shall be sheathed w/ 23/32" plywood or OSB, U.N.O.
  15. Roof shall be sheathed with 5/8" plywood or OSB, U.N.O.
  16. All LVL headers shall be supported by 4x6 PSL posts, U.N.O.
  17. All LVL girders shall be supported by 4x6 PSL posts, U.N.O..
  18. Apply (2) 2x joists under new partition walls which are parallel to framing.
  19. Provide blocking under partition walls which are perpendicular to direction of framing.
  20. Provide hurricane ties at roof rafters.
  21. PSL posts which extend multiple floors shall be braced on all sides at each level.
  22. Miscellaneous steel shall be  $f_y = 36$  ksi.
  23. HSS shapes shall be  $f_y = 46$  ksi.
  24. Electrodes for all shop and field welding shall be grade E-70.

- DECK NOTES:
1. Contractor is responsible for all demolition, shoring, and relocation works, if any.
  2. All wood to be pressure treated, No.2 or better.
  3. All connectors to be galvanized.
  4. Concrete shall be  $f_c = 3000$  psi.
  5. Deck boards shall be attached to each joist with two nails or deck screws.
  6. Provide hold-down tension device min. capacity 750 lb. at 4 locations evenly distributed along each side of the deck with 1 within 2' of each end of the ledger.



STREET

LINWOOD



Architect  
**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
47 Glen Avenue Newton, MA 02460  
617.320.3749 hezpratt@aol.com

Project  
**40 LINWOOD STREET**  
Proposed Addition And Alterations  
40 Linwood Street, Roxbury, MA 02119

Title:	TREES TO BE REMOVED
Scale:	AS NOTED
Revisions:	
Drawn by:	BLS
Approved by:	HP
Project No.:	
Date:	9-8-25
Drawing No.:	

**SK1.0**

# Tree Removal Report

Project Address:	40 Linwood Street, Roxbury, MA 02119
Applicant:	Andaz Construction Corporation
Prepared For:	Boston Landmarks Commission & Highland Park Architectural Commission
Prepared By:	Mark Williams

## Purpose

This report documents the removal of nine existing trees at 40 Linwood Street, Roxbury, MA 02119. The removals were carried out based on the professional recommendation of the City Arborist due to tree health, safety hazards, and conflicts with the proposed building addition and site improvements. All trees removed will be replanted in accordance with the Arborist's recommendations and the Highland Park Architectural Commission's guidelines.

## Tree 1 – Oak Tree

**Location:** Rear yard, centered in the footprint of the new building addition and deck.

**Size:** Approximately 4' 8" radius at the base.

**Condition:** Declining health; dropping large limbs, creating holes in the roof, breaking windows, and harboring bee infestations in summer.

**Reason for Removal:** Located directly within the footprint of the new addition. Created significant safety and structural hazards. Arborist recommended full removal.

**Mitigation:** To be replaced with a healthy oak tree, location to be coordinated with Arborist and Commission.

## Tree 2 – Pine Tree

**Location:** Approximately 10 feet off the right side of the former garage (since demolished).

**Size:** Approximately 2.75' radius, ~40 feet tall.

**Condition:** Root system heaving sidewalks and grading, creating trip hazards and drainage issues. Also caused water intrusion and roof damage to adjacent structures.

**Reason for Removal:** Blocked new driveway installation and access for construction vehicles. Risk to retaining wall installation and site circulation. Arborist noted fair health but anticipated decline due to root disturbance during construction.

**Mitigation:** To be replaced with an appropriate evergreen species at an alternate location per Arborist's guidance.

## Tree 3 – Maple Tree

**Location:** Rear right corner of lot, entangled with fencing along neighbor's driveway.

**Size:** Approximately 18" radius.

**Condition:** Root system uplifting driveway and fencing, causing structural conflicts.



**Reason for Removal:** Long-term damage to abutting property. Interference with grading and retaining wall work.

**Mitigation:** Replacement onsite with a like-kind maple tree, as recommended by Arborist and Commission.

#### Tree 4 – Pine Tree

**Location:** Rear yard, adjacent to proposed driveway and retaining wall.

**Size:** Approximately 2.75' radius, ~40 feet tall.

**Condition:** Structurally sound but vulnerable to excavation impacts from adjacent oak removal and retaining wall construction.

**Reason for Removal:** Conflict with new grading and retaining walls. Arborist determined survival unlikely due to root zone disturbance.

**Mitigation:** To be replaced with an appropriate species in a suitable onsite location.

#### Trees 5 & 6 – Maple Trees

**Location:** Far left rear corner of property.

**Size:** Approximately 12"–15" radius each.

**Condition:** Generally healthy but entangled, dropping limbs onto abutting property, and vulnerable to excavation-related root disturbance.

**Reason for Removal:** Obstructed alignment of proposed new driveway. Arborist anticipated decline following adjacent construction. Removal of nearby oak and pine would destabilize site conditions.

**Mitigation:** Replacement with Commission-approved shade trees to restore canopy coverage while supporting new site layout.

#### Trees 7, 8 & 9 – Non-Significant Trees

**Location:** Right side of driveway between 40 and 42 Linwood Street, interwoven with shared fence line.

**Size:** 8"–12" diameter.

**Condition:** Overgrown, diseased, and non-significant species. One severely rotted; all entangled in fencing with minimal canopy value.

**Reason for Removal:** Fence removal required for construction access. Arborist identified invasive/declining species with limited preservation value. Excavation for new addition, driveway, and retaining walls would accelerate decline.

**Mitigation:** These trees are not considered landmark-quality. Replacements will be incorporated into the site restoration and replanting plan.

#### Summary & Mitigation Plan

All removals at 40 Linwood Street were carried out in accordance with the City Arborist's recommendations to address public safety, structural hazards, and conflicts with proposed improvements. Replacement trees will be provided as part of the replanting plan, with species and locations to be finalized in consultation with the

Arborist and the Highland Park Architectural Commission.

Respectfully submitted,

Mark Williams  
Andaz Construction Corporation