

I HEREBY CERTIFY THAT THE DWELLING SHOWN HEREON WAS CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM DEEDS AND PLANS OF RECORD

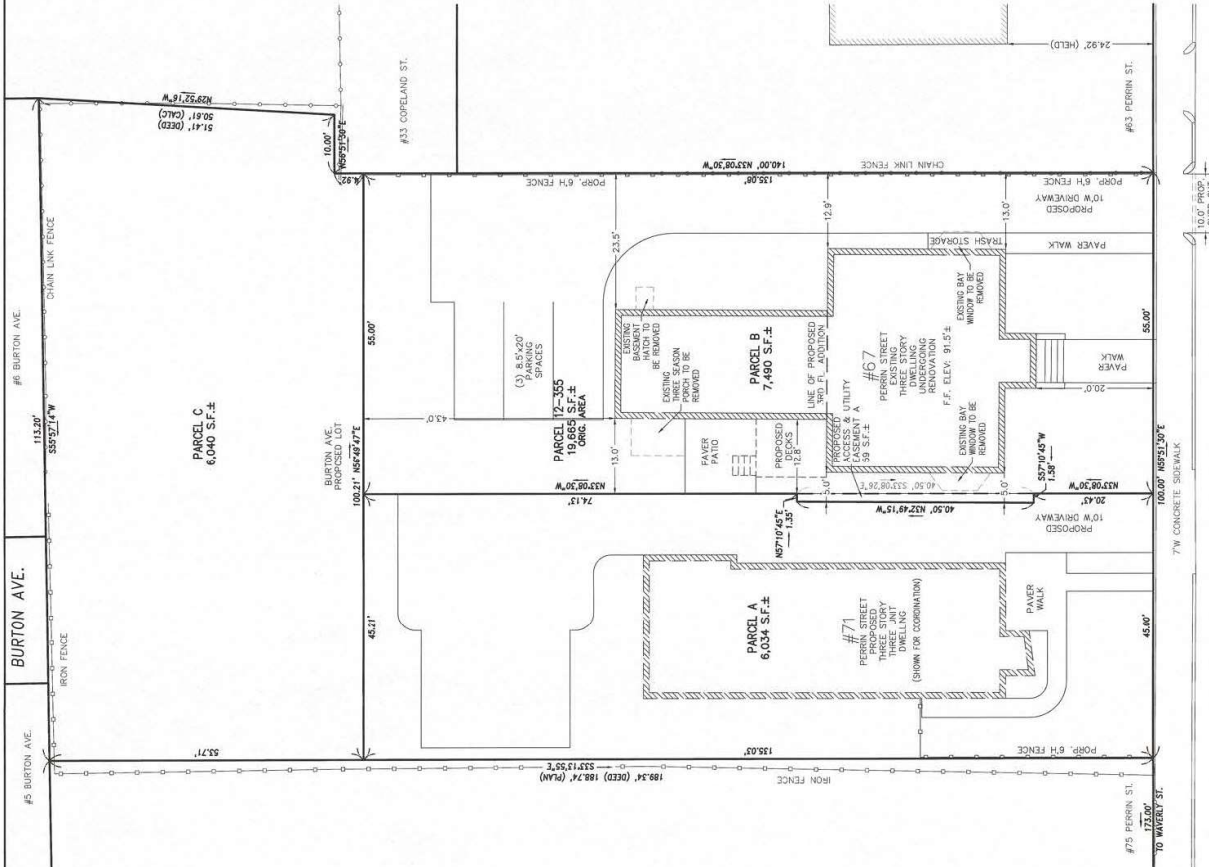
*Signature*  
 LEONARD JOSEPH BOUAFIAK, L.L.C.  
 DATE: 10/9/2023



EXISTING SITE PLAN  
 67 & 71 PERRIN STREET  
 ROXBURY, MA  
 FOR  
 LONGDEN REALTY, LLC  
 CIVIL ENVIRONMENTAL CONSULTANTS  
 8 OAK STREET PEARBODY, MA 01960 978-531-1191  
 DATE: 10/9/2023 JOB: 4525  
 SHEET NO: 1 OF 1  
 DRAWN BY: C.R.L.

REFERENCES: 9608 PAGE 452  
 PARCEL 10-120355000  
 PLAN IN BOOK 847 PAGE 716  
 LAND COURT PLAN 9513A  
 CITY OF BOSTON SURVEY DEPT.  
 NB 1213 PAGES 125-129  
 NB 1442 PAGES 32-31

PERRIN STREET  
 (Public - 36.5' R.O.W.)



HERSEY CERTIFIES THAT THE DRAWING SHOWN HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM DEEDS AND PLANS OF RECORD

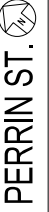
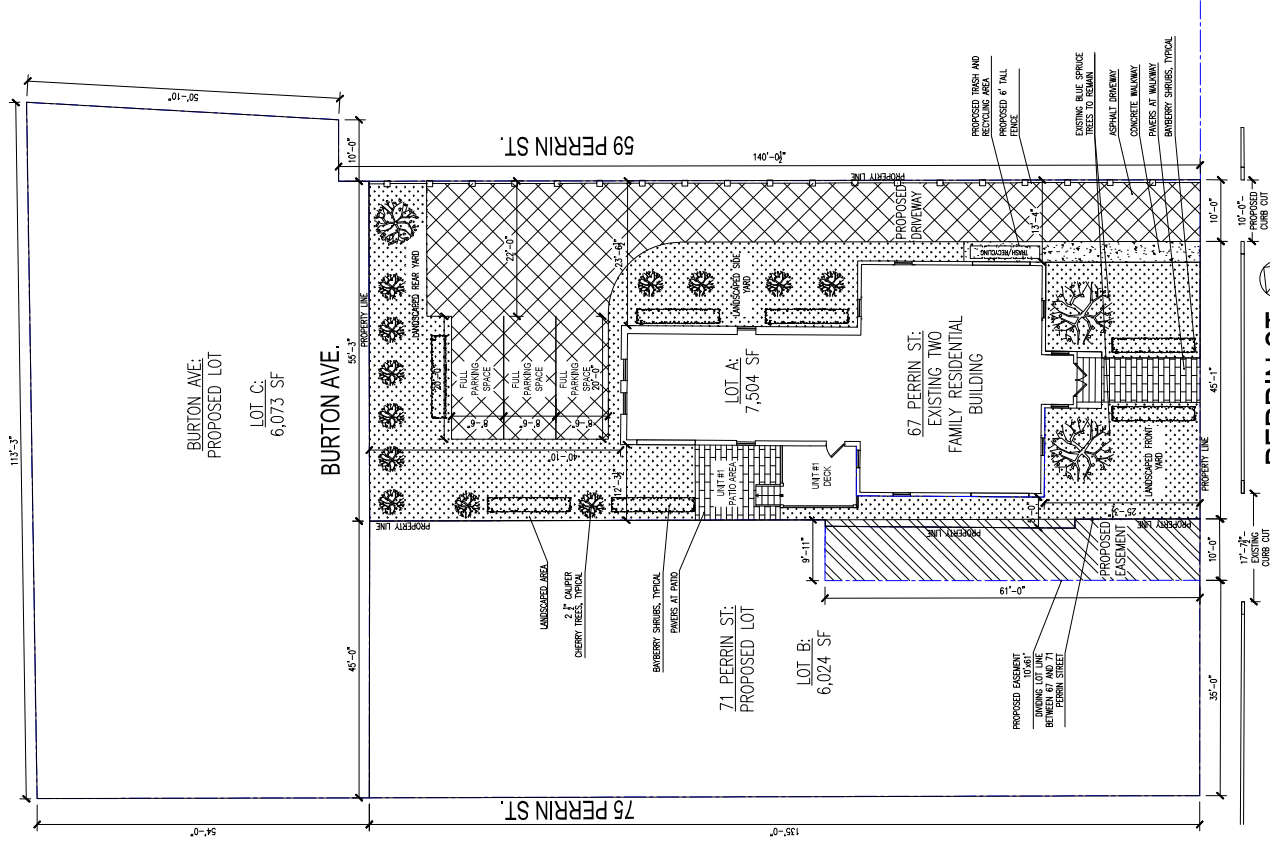
EDWARD JOSEPH GOUFFARD, P.E.  
 DATE: 10-9-2023



**PROPOSED SITE PLAN**  
**67 PERRIN STREET**  
**ROXBURY, MA**  
**FOR**  
**LONGDEN REALTY, LLC**  
**CIVIL ENVIRONMENTAL CONSULTANTS**  
 8 OAK STREET PEABODY, MA 01960 978-531-1191  
 SHEET NO: 1 OF 1 DATE: 10/9/2023 JOB: 4525  
 DRAWN BY: C.R.L.

REFERENCES: 708 PAGE 402  
 PLAN IN BOOK 847 PAGE 716  
 LAND COURT PLAN 9513A  
 LAND COURT PLAN 9513A  
 CITY OF BOSTON SURVEY DEPT.  
 NB 143 PAGES 129-129  
 NB 144 PAGES 92-111





PERRIN ST.

**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"

7/27/2023



67 Perrin St. Tim Longden	
<b>context</b> a collaborative design workshop	
City	Issued for Permit 07/27/2023
Max.	Description
Project No. 892	Drawing Title: Proposed Plans
Checked by: EZ	Date
A-02	Project No. 892

© 2023 Context

7/27/2023



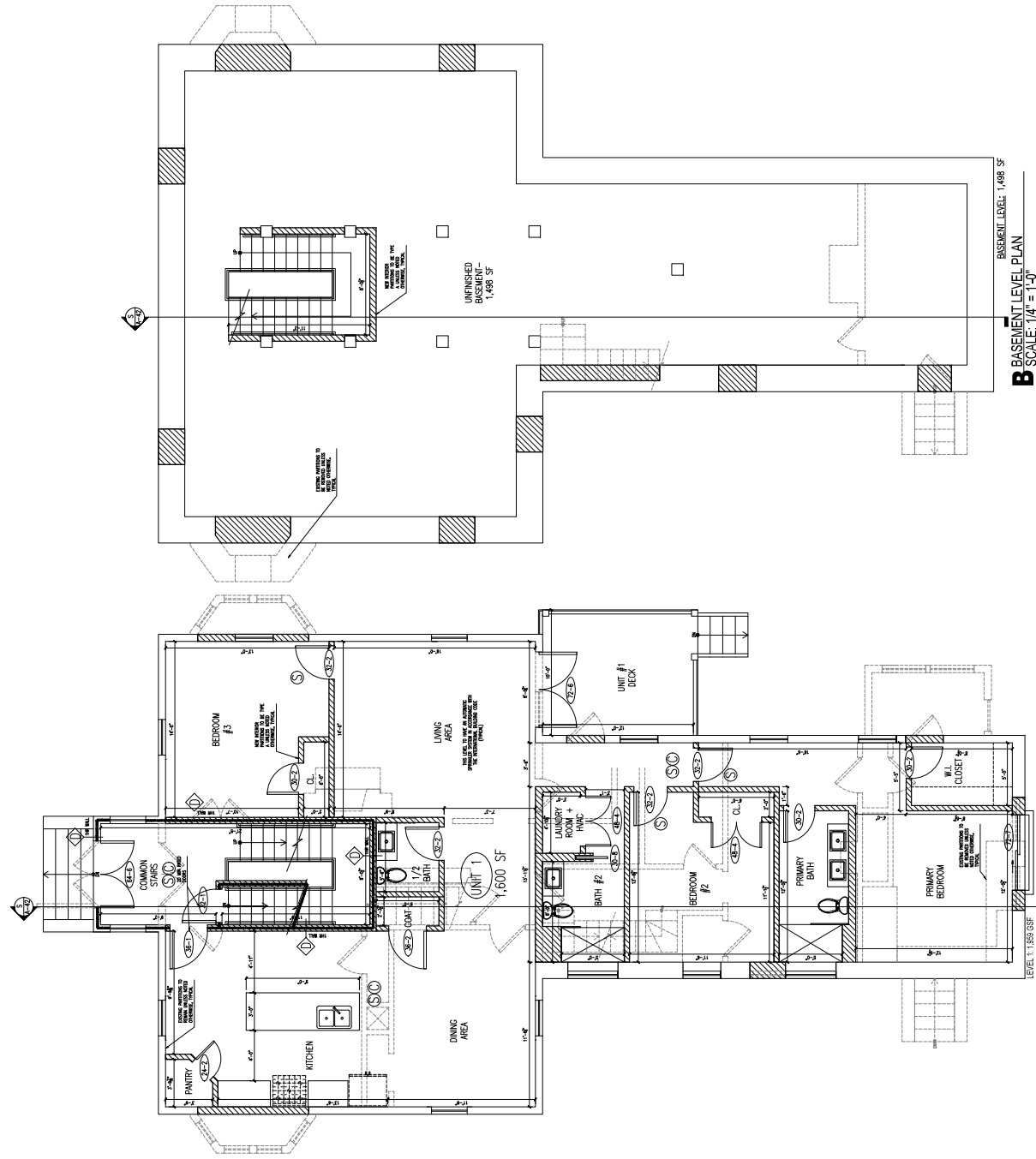
67 Perrin St.  
Tim Longden

**context**  
a collaborative design workshop

100 State Street  
Boston, MA 02119

01	Issued for Permit	07/27/2023
Max.	Description	Date
	Drawing Title: Proposed Plans	
	Project No. 893	Checked by: EZ

A-10



**B** BASEMENT LEVEL PLAN  
SCALE: 1/4" = 1'-0"

**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"

- LEGEND**
- NEW PARTITION
  - EXISTING PARTITION TO REMAIN
  - EXISTING PARTITION TO BE REMOVED
  - 1 HOUR RATED PARTITION
  - EXISTING DOOR TO REMAIN
  - EXISTING DOOR TO BE REMOVED
  - NEW DOOR
  - SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
  - CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
  - HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
  - WALL TYPE, REFER TO DRAWING A-01

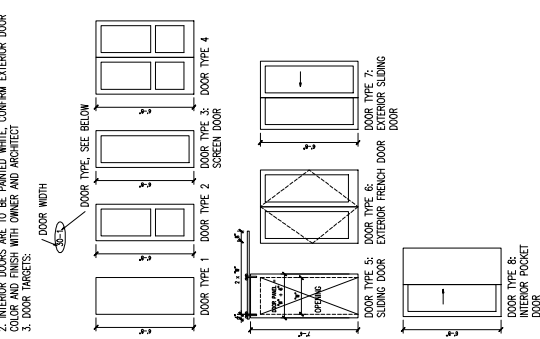


**ENGLISH NOTES**

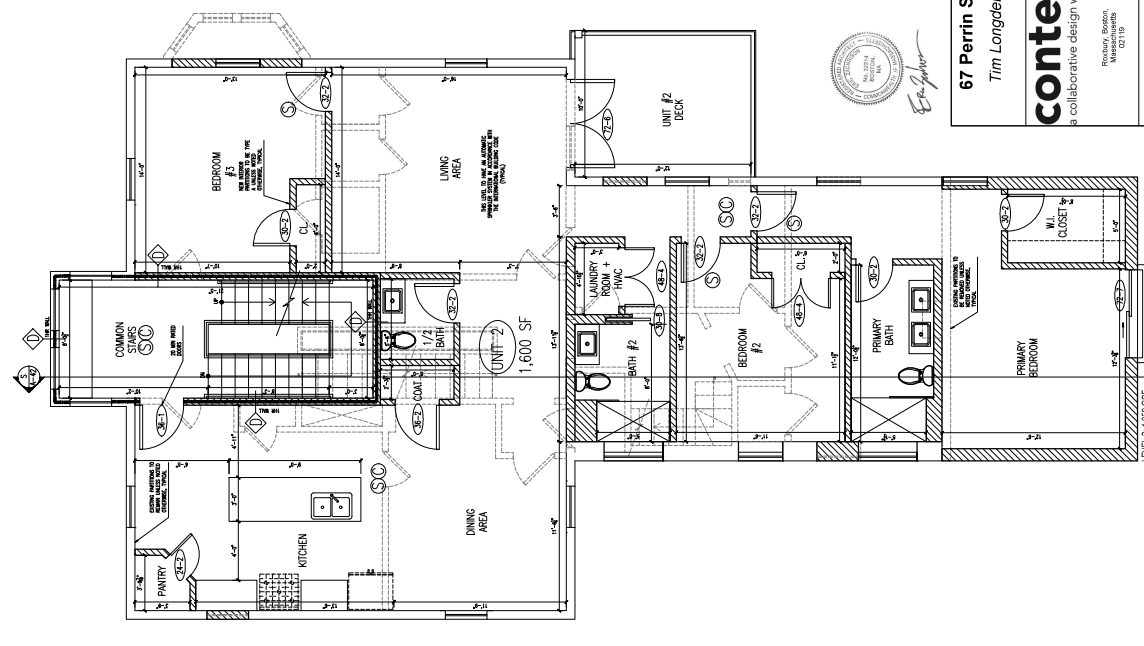
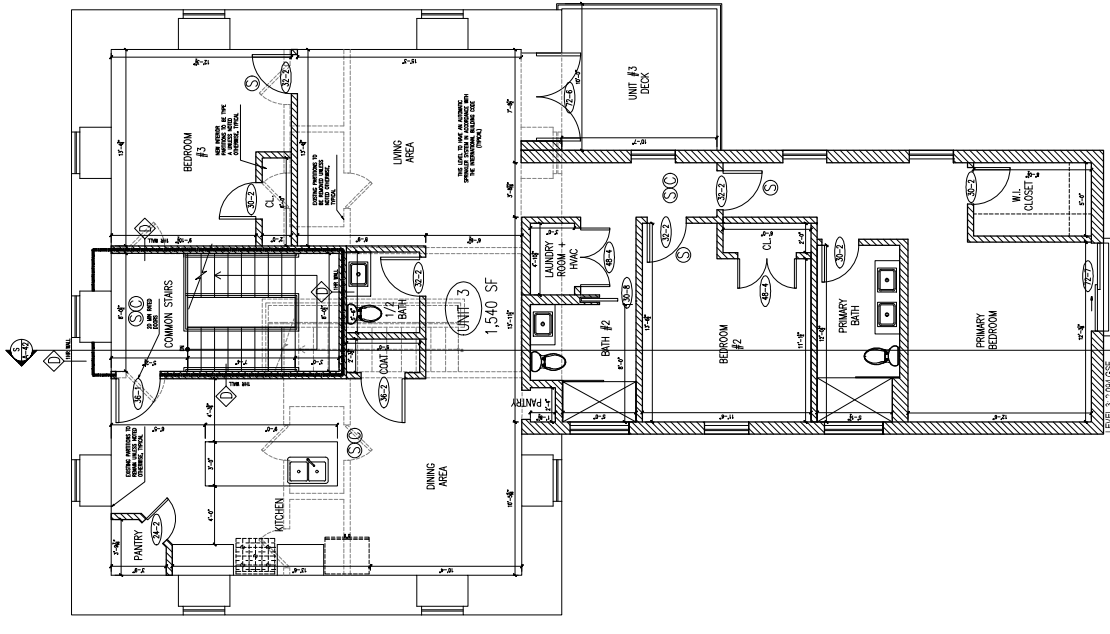
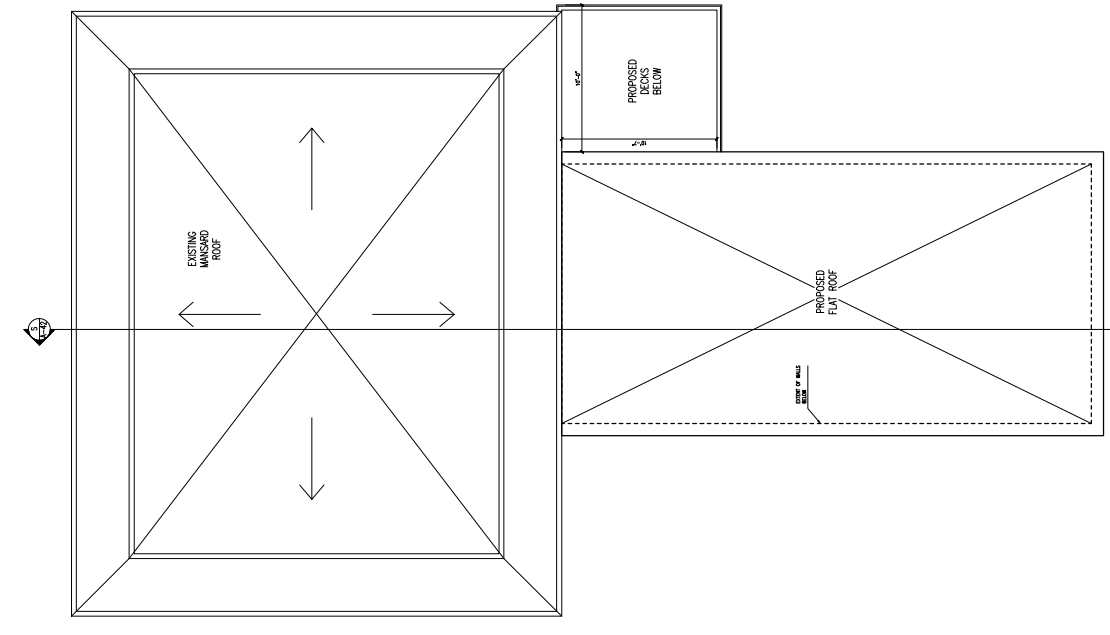
- ALL WALLS TO BE PAINTED OMB. (WHITE TO MATCH ARCHITECT'S SAMPLE)
- FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

**DOOR NOTES**

- ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
- EXTERIOR DOORS ARE TO BE PAINTED WHITE. CONFIRM EXTERIOR COLOR WITH OWNER AND ARCHITECT.
- DOOR TARGETS:







7/27/2023



67 Perrin St.  
Tim Longden

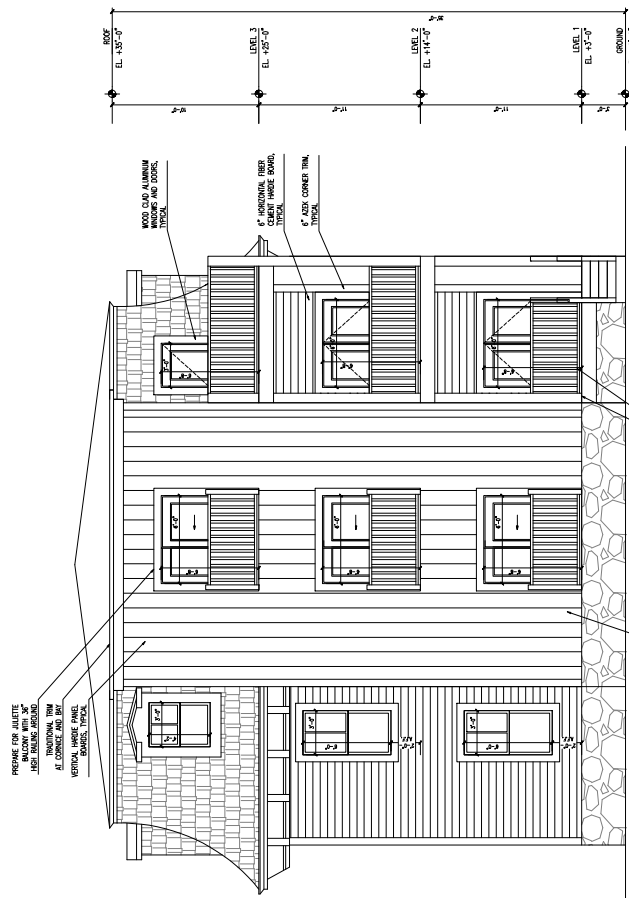
**context**  
a collaborative design workshop

1500 Valley Road  
Mountain View, NJ  
07119

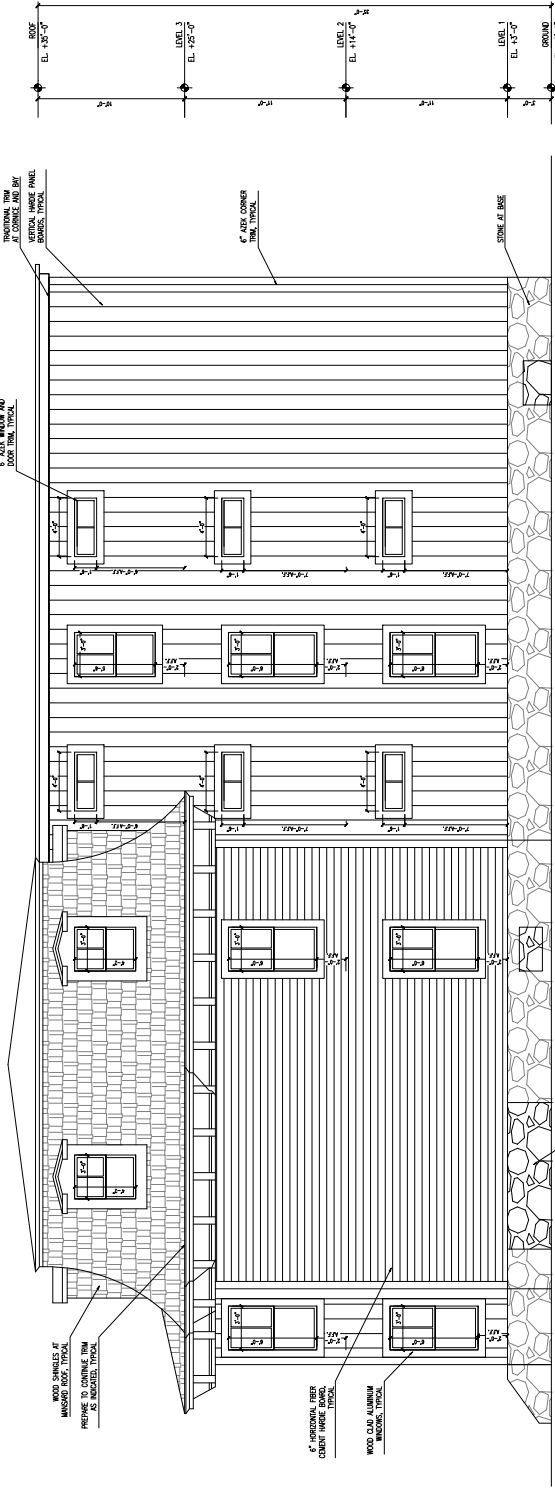
DT	Issued for Permit	07/27/2023	Date
Ms.	Description		
Drawing Title: Proposed Plans			
Project No. 959		Checked by: EZ	

A-11





**3** PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**4** PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

7/27/2023



67 Perrin St. Tim Longden	
<b>context</b> a collaborative design workshop	
100 Perry Street Manchester, NH 02119	
01	Issued for Permit: 01/27/2023
Max.	Description:
Drawing Title: Proposed Elevations	
Project No. 882	
Checked by: EZ	
A-31	

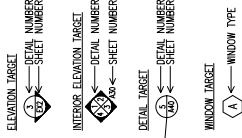




# 71 Perrin Street

Roxbury, Boston, Massachusetts

Owner: Tim Longden - Issued for Permit Set: 08/04/2023



**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THE PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF ALL CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.
1. GENERAL CONTRACTORS SHALL VERIFY AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES OR RESTORATION TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
- WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (317) 789-6459
- ALL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR DETAILS SHALL BE SHOWN INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
- DIMENSIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS WHERE THERE APPEARS TO BE A CONFLICT. THE EXACT DIMENSIONS SHALL BE DETERMINED. CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
- ALL WORK SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
- CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER APPROPRIATE STRUCTURAL MEMBERS.
- ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEARLY WITHIN THE SCOPE OF WORK AREA ONLY.
- ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE CHAPTER 4. RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS. CONFIRM THAT ALL MATERIALS AND FINISHES INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR IRRITANT TO PERSONNEL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL, AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY.
- ALL EXPOSED UTILITY PIPES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS. THEY SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES.
- WHERE APPROPRIATE EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN, MODIFY EQUIPMENT OPERATIONAL AND SPECIFICATIONS INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
- MAKE ALL FINAL CONNECTIONS INSTAL THE SET UP IN WORKING ORDER. CHECK VIBRANTITES, TEST AND COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT INCLUDING PROVIDE ALL TEMPORARY FACILITIES AND SERVICES. CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION IS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE PROJECT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM SEAL AND GULLY AROUND ALL PENETRATIONS, CRACKS AND DEVICES AND ANY OPENINGS CAPABLE OF HARBOURING INSECTS OR RODENTS.
- EMPLOYER EMPLOYED WORKERS FOR RISK, CLEANING, CLIENT TO COMMERCIAL BUILDING PROGRAM.
- 17.1. DISPOSAL OF ALL WASTE AND DEBRIS OFF THE PREMISES.



**1** LOCATION PLAN  
SCALE: NOT TO SCALE

**APPLICABLE CODES:**

- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE (W MASSACHUSETTS AMENDMENTS))
- ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 821 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527, 1.00 - 2015 IFPA 1, FIRE CODE WITH AMENDMENTS
- ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2020 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 (W AMENDMENTS)
- PLUMBING: 246 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)
- AMERICANS WITH DISABILITIES ACT
- ASCS OF 22 AND 26
- 601 CMR 146 SECTION 266

**BUILDING DESCRIPTION:**  
NEW RESIDENTIAL BUILDING WITH THREE UNITS AND THREE PARKING SPACES. BUILDING WILL NOT HAVE AN ELEVATOR. BUILDING WILL BE FULLY SPRINKLERED.

**CODE SUMMARY:**

- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-2
- 1.1 OCCUPANT LOAD (200 GROSS SFF/PERSON PER TABLE 1004.1.1) APPROX. 4.99 SF = 2 PERSONS
- CONSTRUCTION TYPE: V.B. - TABLE 604.4
- 2.1 MAX AREAS UNLIMITED PER FLOOR PER TABLE 604.4 AND MAXIMUM HEIGHTS 5 STORIES ABOVE GRADE - 54'4"
3. PER TABLE 1003.3.11 FOR USE GROUP R-2, ONLY ONE EXIT IS REQUIRED WHEN THERE ARE LESS THAN FOUR STORIES AND 4 DWELLING UNITS OR MORE STORIES ARE TO BE 2-HOUR RATED STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1-HOUR RATED PER 103.2
4. MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.1.2
5. FIRE RATED CORRIDOR: 1.20 FEET PER 1017.2
6. PER TABLE 602.11.8 CONSTRUCTION EXTERIOR WALLS MORE THAN 17' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 17' OR LESS MUST BE 1-HOUR RATED.
- 6.2 DEMISING PARTITION/CORRIDORS MUST BE 1-HOUR IN A TYPE V.B BUILDING 403.2 AND 704.3
- 6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1-HOUR IN A TYPE V.B BUILDING PER 403.3
- 6.4 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2-HOUR RATED STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1-HOUR RATED PER 103.2
- 6.5 PER TABLE 716.3.1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1-HOUR DOORS, 1-HOUR AND 1-HOUR HAVE 60 MINUTE RATED DOORS.
7. DEMISING PARTITION/CORRIDORS SHALL BE 1-HOUR AND MIN. 5/8" INSULATED GLOBS.
8. ACCESSIBILITY REQUIREMENTS: 511 CMR 527.03 - 2 UNITS ON FIRST LEVEL MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS. COMPLY WITH 415, 420.0, 43.01 AND 61.0
- 8.2 CMR 521.84 BUILDING DOES NOT CONTAIN 20 OR MORE UNITS

- LIST OF DRAWINGS**
- A-01 ANALYSIS, PERMITTING LIST AND NOTES
  - A-02 SITE PLAN
  - A-10 PROPOSED PLANS
  - A-11 PROPOSED PLANS
  - A-20 PROPOSED ELEVATIONS
  - A-30 PROPOSED DETAILS
  - A-41 PROPOSED DETAILS
  - A-42 PROPOSED SECTION

8/4/2023



71 Perrin St.  
Tim Longden

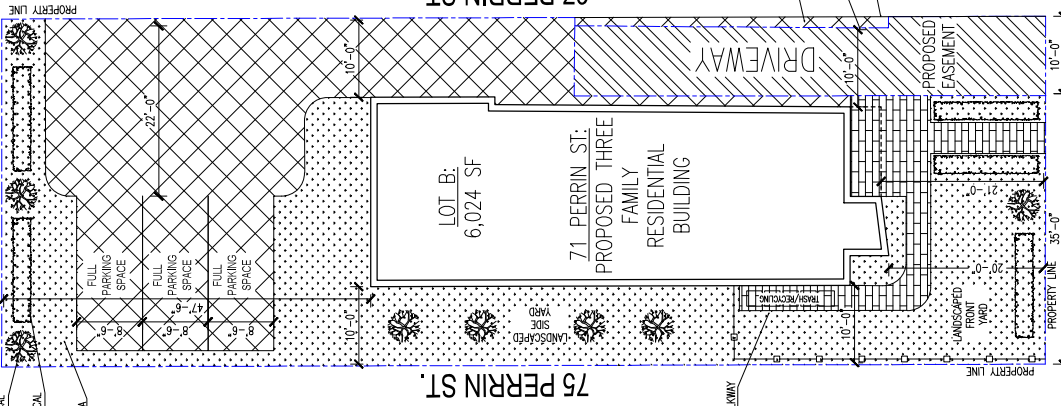
**context**  
a collaborative design workshop

Project No. 089	Checked by: EZ
8/4/2023	Issued for Permit
02119	Description
02119	Drawing Title: ANALYSIS, DWG LIST, NOTES
02119	Date

A-01

BURTON AVE.

2" CALIBER  
CHERRY TREES, TYPICAL  
BARBERRY SHRUBS, TYPICAL  
LANDSCAPED AREA



67 PERRIN ST.

75 PERRIN ST.

ASPHALT DRIVEWAY  
PROPOSED EASEMENT  
10'-6"  
DIMING LOT LINE  
BETWEEN 67 AND 71  
PERRIN STREET

DRIVEWAY

PROPOSED EASEMENT

LOT B:  
6,024 SF  
71 PERRIN ST.  
PROPOSED THREE  
FAMILY  
RESIDENTIAL  
BUILDING

LANDSCAPED  
SIDE  
YARD

PAVERS AT WALKWAY

LANDSCAPED  
FRONT  
YARD

17'-7"  
EXISTING  
CURB CUT



PERRIN ST.

1 SITE PLAN  
SCALE: NTS

8/4/2023



Erik J. Jager

71 Perrin St.  
Tim Longden

**context**  
a collaborative design workshop

Issued for Permit	8/4/2023
City	Ann Arbor, Michigan
Map	02119
Description	
Date	
Drawing Title	Proposed Plans
Project No.	893
Checked by	EJ

A-02

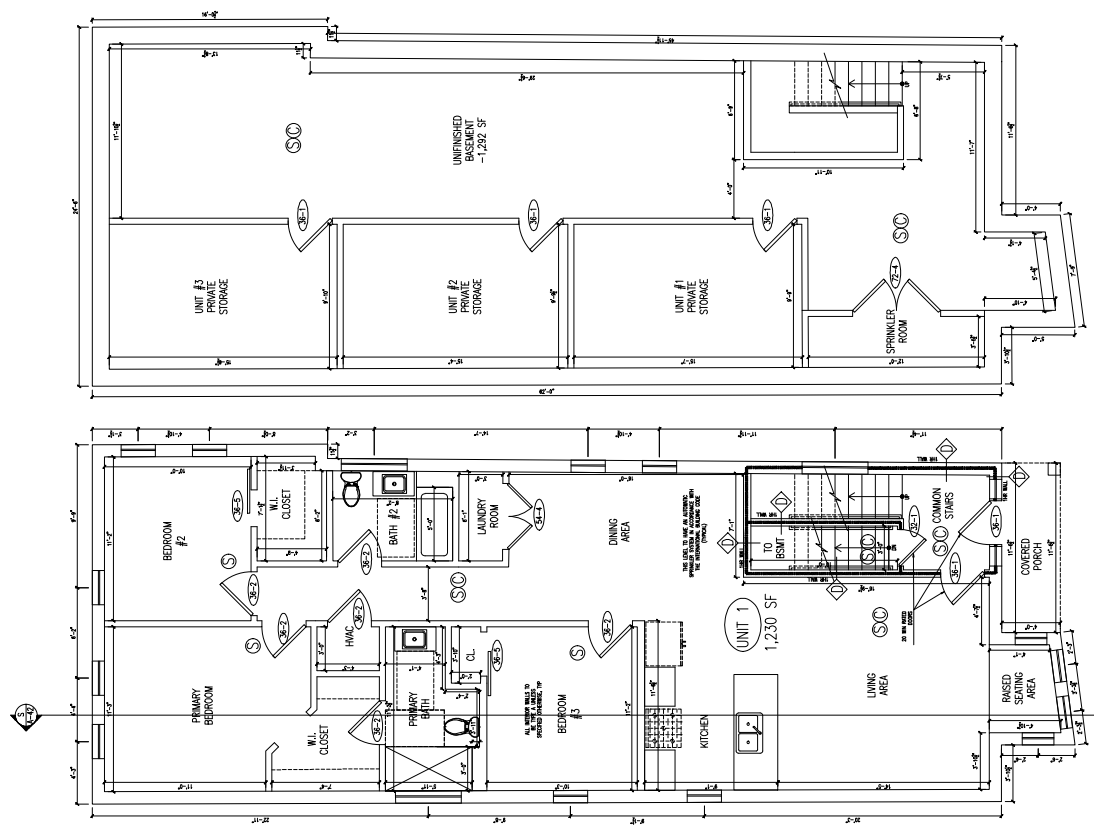
8/4/2023



71 Perrin St.  
 Tim Longden  
**context**  
 a collaborative design workshop

01	Issued for Permit	8/4/2023	Date
Max.	Description		
	Drawing Title: Proposed Plans		
	Project No. 893		Checked by: EZ

A-10



**B** BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

**1** LEVEL 1 PLAN  
 SCALE: 1/4" = 1'-0"

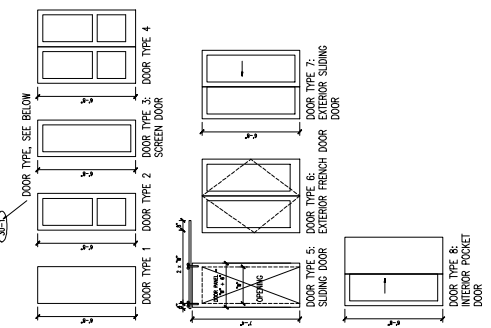
- LEGEND**
- NEW PARTITION
  - 1 1/2 HOUR RATED PARTITION
  - 1 HOUR RATED PARTITION
  - 2 HOUR RATED PARTITION
  - NEW DOOR
  - SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
  - CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
  - HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
  - WALL TYPE, REFER TO DRAWING A-01

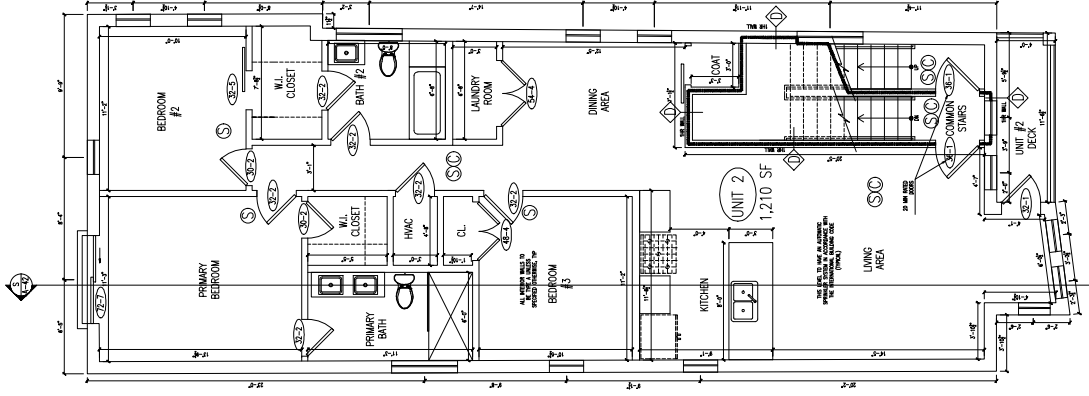
**FINISH NOTES:**

- WALL WALLS TO BE PAINTED CNR (WHITE TO MATCH ARCHITECT'S SAMPLE)
- FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

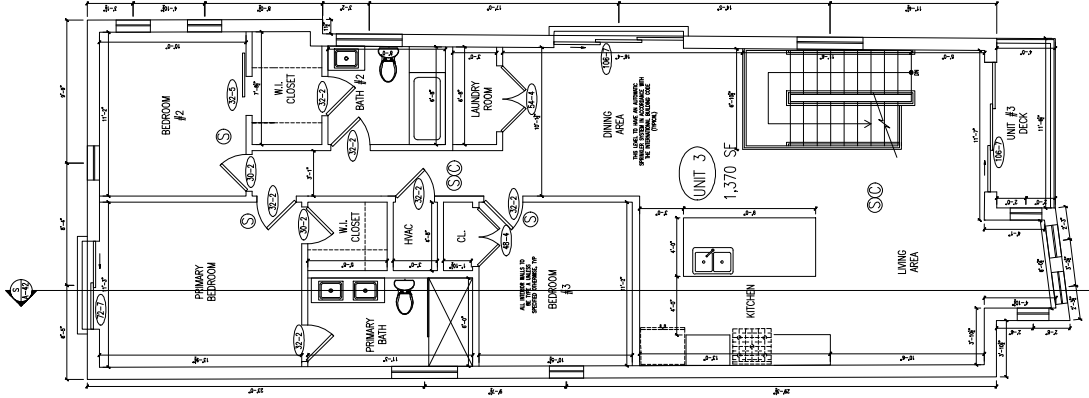
**DOOR NOTES:**

- ALL DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
- INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFORM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT.
- DOOR TARGETS:





**2** LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"



**3** LEVEL 3 PLAN  
SCALE: 1/4" = 1'-0"

8/4/2023



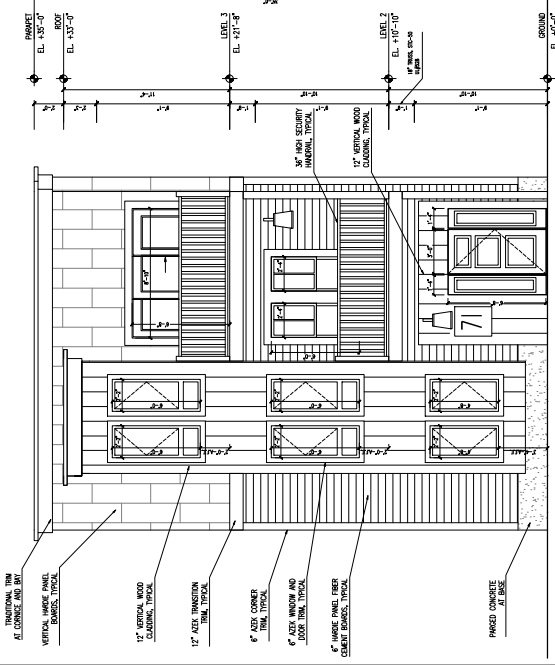
Tim Longden  
Engineer

71 Perrin St.  
Tim Longden  
**context**  
a collaborative design workshop

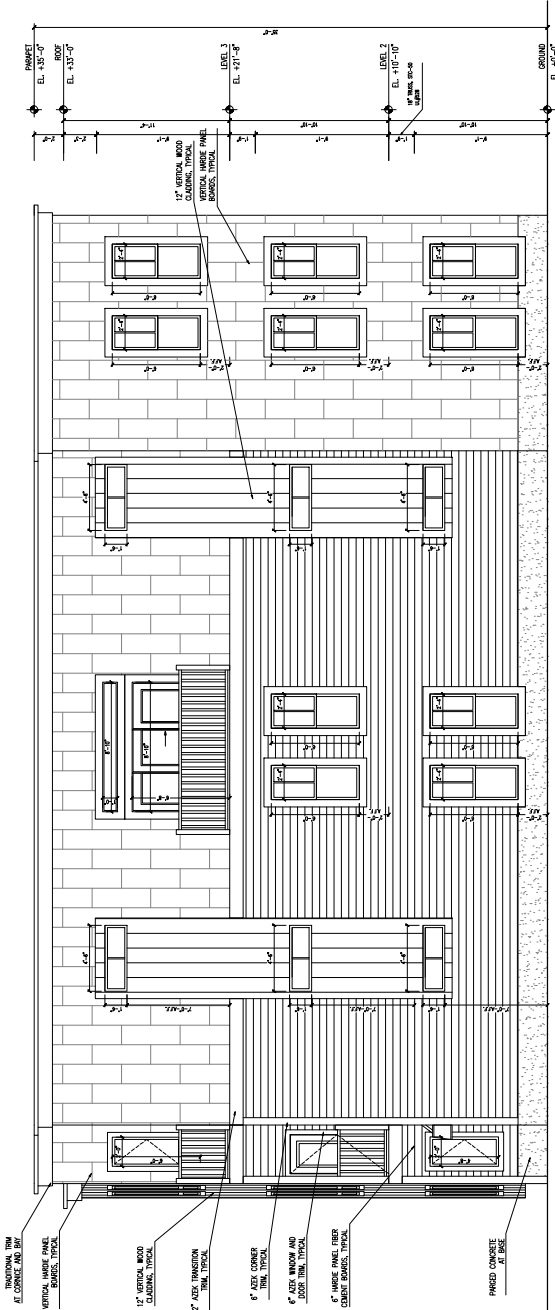
100 State Street  
Boston, MA 02119

01	Issued for Permit	8/4/2023
02	Description	Date
03	Drawing Title: Proposed Plans	
04	Project No. 893	Checked by: EZ

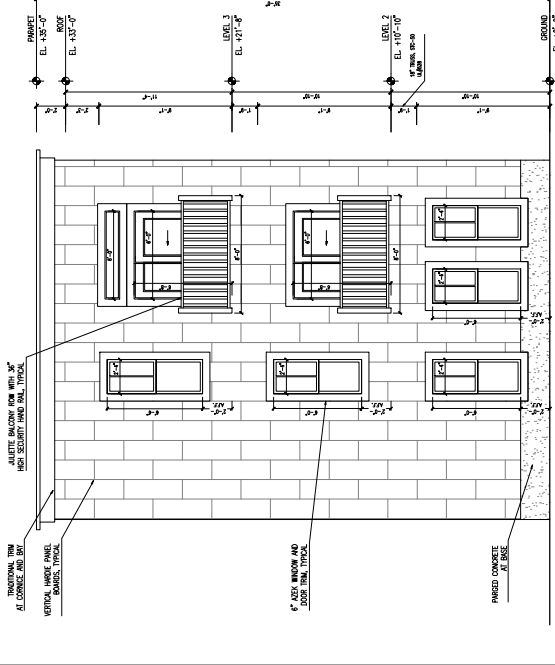
A-11



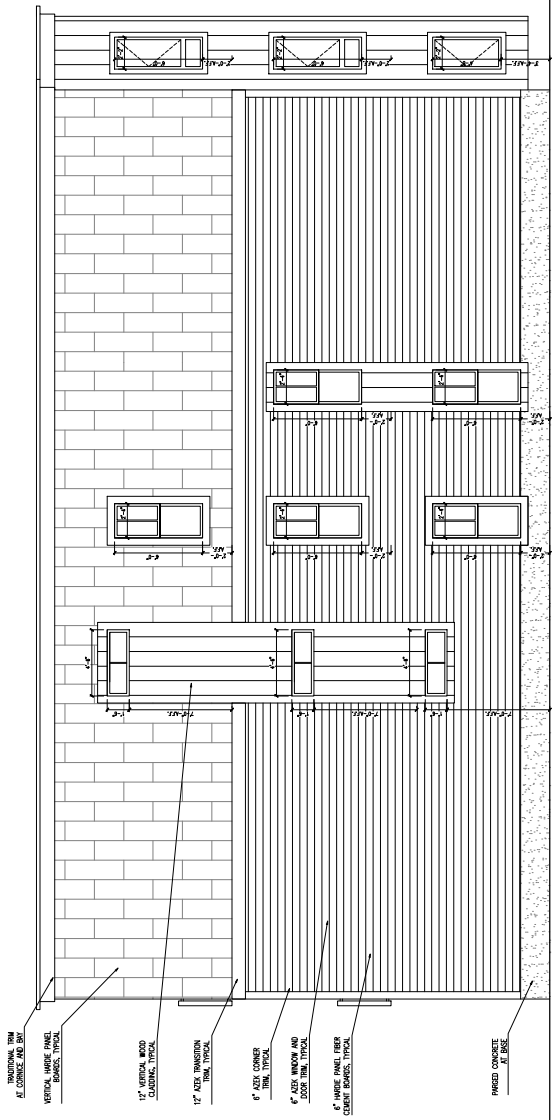
**1** PROPOSED PERRIN ST. ELEVATION  
SCALE: 1/4" = 1'-0"



**2** PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**3** PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**4** PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

8/4/2023



71 Perrin St.  
Tim Longden

**context**  
a collaborative design workshop

10001 10th Ave  
West Vancouver  
BC V8M 1G7  
604.273.8888

01	Issued for Permit	8/4/2023
02	Description	
03	Drawing Title	Proposed Elevations
04	Project No.	893
05	Checked by	EZ

A-30