

ADDITION & RENOVATION TO
14 Seaverns Street
Jamaica Plain, MA 02130

PERMIT SET
FEBRUARY 12, 2024

PROJECT SCOPE

THE SCOPE OF THE PROJECT CONSISTS DEMOLISHING AN EARLIER 2-STORY REAR ADDITION THAT HAS BEEN DEEMED STRUCTURALLY UNSOUND AND BUILDING A NEW 2-STORY REAR ADDITION, ADDING NEW DORMERS TO THE EAST FACADE AND INTERIOR RECONFIGURATION & RENOVATION.

THERE IS NO CHANGE IN OCCUPANCY OR USE GROUP.

REVISED
04.17.24



GENERAL CONSTRUCTION NOTES:

- 1. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL LOCAL, STATE, NATIONAL AND OTHER APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND HEALTH AND FIRE CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE THAT HIS OWN FORCES AND SUBCONTRACTORS ARE FAMILIAR WITH SUCH REQUIREMENTS.
 - 2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS, GENERAL DIMENSIONS AND CONFIGURATION PRIOR TO SUBMITTING THE BID AND SHALL NOTIFY, IN WRITING THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
 - 3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT IN WRITING. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE ARCHITECT HAS RESOLVED DISCREPANCY.
 - 4. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS EXCEPT AS OTHERWISE NOTED. ALL NEW WORK TO BE JOINED TO EXISTING WORK IN SUCH A MANNER THAT THE FINAL APPEARANCE IS HOMOGENEOUS. ALL HOLES, MARKS, SCRATCHES, GOGGLES OR DAMAGE CREATED DURING THE CONSTRUCTION PROCESS INCLUDING THE REMOVAL OR RELOCATION OF EXISTING STRUCTURE, FINISHES, FIXTURES, SHELVING, HARDWARE ETC. SHALL BE PATCHED, SANDED SMOOTH AND REFINISHED.
 - 5. THE OWNER SHALL RESERVE THE RIGHT TO PURCHASE AND PROVIDE ANY AND/OR ALL MATERIALS, WALL COVERINGS, CABINETS AND FINISHES. THE COST OF ANY ITEMS PURCHASED AND PROVIDED BY THE OWNER SHALL BE DEDUCTED FROM ANY ALLOWANCE FOR THOSE ITEMS SET FORTH BY THE GENERAL CONTRACTOR.
 - 6. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL HISHER WORK AND MATERIALS TO BE FREE OF ALL DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF THE OWNER'S APPROVAL OF WORK AND MATERIALS. ANY WORK OR MATERIALS THAT BECOME DEFECTIVE OR FOUND TO BE MISSING WITHIN ONE YEAR FROM APPROVAL SHALL BE REPAIRED AND/OR REPLACED WITHOUT CHARGE TO THE OWNER.
 - 7. GENERAL CONTRACTOR SHALL PAY FOR ANY BUILDING PERMITS REQUIRED.
 - 8. ALL CONTRACTORS ON THE JOB ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS APPROPRIATE TO OR EXCEEDING THE VALUE OF THE WORK INVOLVED. OR AS MAY BE OTHERWISE INDICATED BY THE OWNER.
 - 9. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF PREMISES.
 - 10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL TRADES.
 - 11. THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THIS WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF MATERIALS. THE EXECUTION OF THEIR WORK SHALL PROPERLY CONNECT AND COORDINATE THE GENERAL CONTRACTOR'S WORK.
 - 12. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES: ANY TEMPORARY POWER, ELECTRICAL LIGHTING, WATER, STORAGE, ETC. ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, TO BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
 - 13. GENERAL CONTRACTOR SHALL PROVIDE FINAL PROJECT CLEANING (BROOM CLEAN), VACUUMING OF ALL CABINET INTERIORS, WINDOW AND GLASS CLEANING AND CLOSEOUT. COVID-19 PROTOCOLS:
 - 14. GENERAL CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, NATIONAL AND OTHER APPLICABLE REGULATIONS AND RESTRICTIONS REGARDING SAFER WORKING PROCEDURES AND COVID-19 SPECIFIC PROTOCOLS WHICH APPLY TO THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE THAT HIS OWN FORCES AND SUBCONTRACTORS ARE FAMILIAR WITH, AND ADHERE TO, SUCH REQUIREMENTS.
- DEMOLITION:
- 15. THE CONTRACTOR SHALL INCLUDE ANY DEMOLITION NECESSARY TO PERFORM THE WORK AS INDICATED IN THE DRAWINGS AND SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TRASH AND DEBRIS CREATED DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND HEALTH CODES AND REGULATIONS.
- HVAC:
- 16. ALL HVAC WORK SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND NATIONAL CODES. THE CONTRACTOR SHALL COORDINATE HEATING AND COOLING SPECIFICATION AND EQUIPMENT LOCATIONS WITH OWNER.
 - 17. COORDINATE HEATING & COOLING OF ALL RECONFIGURED SPACES WITH ARCHITECT.
- ELECTRICAL:
- 18. ALL ELECTRICAL WORK SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND NATIONAL CODES. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PERFORM THE INDICATED WORK AND INSPECTIONS PER MASSACHUSETTS AND NATIONAL CODES AND MAKE ALL FINAL CONNECTIONS.
- PLUMBING:
- 19. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ALL PLUMBING FIXTURES. COORDINATE ALL PLUMBING SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
- TILE & SOLID SURFACES:
- 20. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL TILE. COORDINATE WITH ARCHITECT.
 - 21. THE GENERAL CONTRACTOR SHALL INSTALL ALL SOLID SURFACE MATERIALS. COORDINATE WITH ARCHITECT.
- PAINTING:
- 22. THE GENERAL CONTRACTOR SHALL INCLUDE INTERIOR PAINTING OF ALL AREAS AFFECTED BY THE CONSTRUCTION.

ZONING ANALYSIS

| 2F-7000 | REQUIRED | EXISTING | PROPOSED | STATUS |
|---------------------------|--|---------------------------|---------------------------|-------------------------|
| LOT AREA (MIN) | 5,000 SF - 1 DWELLING UNIT 7,000 SF - OTHER USE | 7,936 RECORDED | 7,936 RECORDED | IN COMPLIANCE |
| LOT AREA PER UNIT (MIN) | 5,000 SF - 1 DWELLING UNIT +3,000 SF - EACH ADDITIONAL DU | 7,985 SF | 7,985 SF | IN COMPLIANCE |
| LOT FRONTAGE (MIN) | 50' | 69' | 69' | IN COMPLIANCE |
| LOT WIDTH (MIN) | 50' | 69' | 69' | IN COMPLIANCE |
| FLOOR AREA RATIO | .5 | 2,051 / 7,985 = .26 | 2,374 / 7,985 = .30 | IN COMPLIANCE |
| BUILDING HEIGHT (MAX) | 2 1/2 STORIES OR 30' | 2 STORIES / 27.2' APPROX. | 2 STORIES / 27.2' APPROX. | IN COMPLIANCE |
| USEABLE OPEN SPACE (MIN) | 1,250 SF - 1 DWELLING UNIT +500 SF - EACH ADDITIONAL DU | 4,886 SF | 4,829 SF | IN COMPLIANCE |
| FRONT YARD SETBACK (MIN) | 20' | 11.6' | 11.6' | EXISTING NON-COMFORMING |
| SIDE YARD SETBACK (MIN) | 10' | 3.1' (13.1' @ ADDITION) | 3.1' (13.1' @ ADDITION) | EXISTING NON-COMFORMING |
| REAR YARD SETBACK (MIN) | 20' | 35.7' | 44.6' | IN COMPLIANCE |
| REAR YD ACCESS BLDG (MAX) | 25% | 0% | 0% | IN COMPLIANCE |

FLOOR AREA RATIO CALCULATION:

| | |
|----------------------|---|
| EXISTING GFA | 2,051 SF |
| GFA TO BE DEMOLISHED | 291 SF 1ST FLOOR 291 SF 2ND FLOOR |
| GFA TO BE ADDED | 445 SF FIRST FLOOR 460 SF SECOND FLOOR |
| TOTAL PROPOSED GFA | 3,374 SF |

INSULATION NOTES:

| FOUNDATION WALLS @ ADDITION BASEMENT SLAB @ ADDITION FIRST FLOOR OVER UNCONDITIONED BASEMENT NEW EXTERIOR WALLS FIRST FLOOR WINDOWS (NEW) NEW ROOF EXISTING EXTERIOR WALL CAVITIES WHERE OPENED IN COURSE OF CONSTRUCTION | R- VALUE OR U-FACTOR | MATERIAL |
|--|----------------------|--|
| FOUNDATION WALLS @ ADDITION | R-15 | RIGID INSULATION TO DEPTH OF 4" BELOW GRADE AT EXTERIOR FOUNDATION WALL. |
| BASEMENT SLAB @ ADDITION | R-10 | RIGID INSULATION UNDER SLAB |
| FIRST FLOOR OVER UNCONDITIONED BASEMENT | R-30 MIN | 10" THICK FIBERGLASS INSULATION |
| NEW EXTERIOR WALLS | R-30 MIN | CLOSED CELL SPRAY FOAM INSULATION |
| FIRST FLOOR WINDOWS (NEW) | U-.27 MAX | CLOSED CELL SPRAY FOAM INSULATION |
| NEW ROOF | R-60 MIN | CLOSED CELL SPRAY FOAM INSULATION |
| EXISTING EXTERIOR WALL CAVITIES WHERE OPENED IN COURSE OF CONSTRUCTION | R-2.5 INCH MIN | CLOSED CELL SPRAY FOAM INSULATION |

DOOR SCHEDULE

| KEY | MANUFACTURER | MODEL | NOMINAL OPENING | FINISH | HARDWARE | NOTES |
|-----|------------------------|---|-------------------------------|--------------------|-------------------------|--|
| 001 | THERMATRU; OR EQUAL | TT SMOOTHSTAR FIBERGLASS EXT. S8100 | 3'-0" X 6'-6" | FACTORY FINISH | COORDINATE W/ ARCHITECT | COORDINATE COLOR WITH OWNER |
| 101 | SIMPSON; OR EQUAL | EXISTING TO REMAIN | EXISTING TO REMAIN | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | PATCH, SAND AND PREP AS NECESSARY |
| 102 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 103 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 104 | SIMPSON; OR EQUAL | SOLID CORE SLAB DOORS | (2) 3'-0" X 6'-8" POCKET DOOR | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | TO BE PAINTED ON BOTH SIDES WITH WHITE/GARMENT PAINT |
| 105 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 106 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 107 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 108 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 109 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 110 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" POCKET DOOR | PRIMED AND PAINTED | COORDINATE W/ ARCHITECT | |
| 111 | THERMATRU; OR EQUAL | TT SMOOTHSTAR FIBERGLASS EXT. S84309 | 2'-8" X 6'-8" | FACTORY FINISH | COORDINATE W/ ARCHITECT | SINGLE PANEL DOOR W/ 6 LITES FLAT GBS - COORDINATE COLOR & GLASS TYPE WITH OWNER |
| 201 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | | |
| 202 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | | |
| 203 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | (2) 2'-8" X 6'-8" | PRIMED AND PAINTED | | |
| 204 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | | |
| 205 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | (2) 2'-8" X 6'-8" | PRIMED AND PAINTED | | |
| 206 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | (2) 2'-8" X 6'-8" | PRIMED AND PAINTED | | |
| 207 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | | |
| 208 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" | PRIMED AND PAINTED | | |
| 209 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" POCKET DOOR | PRIMED AND PAINTED | | |
| 210 | SIMPSON; OR EQUAL | 8212 - ENCORE; 2 PANEL W/ OGEE STICKING | 2'-4" X 6'-8" POCKET DOOR | PRIMED AND PAINTED | | |

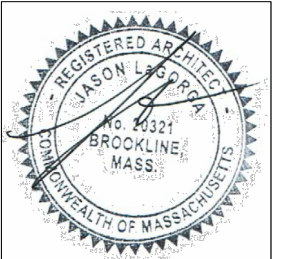
WINDOW SCHEDULE

| KEY | MANUFACTURER | TYPE | MODEL | ROUGH OPENING WH | FINISH |
|-----|---------------------------|---|---|-------------------------------------|---------------------|
| A | MARVIN ELEVATE; OR EQ. | DOUBLE HUNG + FIXED ELEVATE (TEMPERED) | ELDH3656 + ELDHP3624 (TEMPERED) | 3' 0 1/2" x VERIFY W/ MANUF. | WHITE EXT WHITE INT |
| B | MARVIN ELEVATE; OR EQ. | DOUBLE HUNG | ELDH2652 | 2' 2 1/2" x 4' 4 1/2" | WHITE EXT WHITE INT |
| C | MARVIN ELEVATE; OR EQ. | FIXED PICTURE W/ DOUBLE HUNG & TRANSOMS | (1) ELDH2648 + (1) ELDHP5048 + (1) ELDH2648 (1) ELDHTR2616 + (1) ELDHTR5016 + (1) ELDHTR2616 | VERIFY W/ MANUF. x VERIFY W/ MANUF. | WHITE EXT WHITE INT |
| D | MARVIN ELEVATE; OR EQ. | DOUBLE HUNG | ELDH3648 | 2' 6 1/2" x 4' 0 1/2" | WHITE EXT WHITE INT |
| E | MARVIN ELEVATE; OR EQ. | DOUBLE HUNG | CUSTOM SIZED TO MATCH ADJACENT DORMER WINDOWS | VERIFY W/ MANUF. x VERIFY W/ MANUF. | WHITE EXT WHITE INT |
| F | MARVIN ELEVATE; OR EQ. | TRIPLE DOUBLE HUNG & TRANSOMS | (3) ELDH3690 + (3) ELDHTR3616 | VERIFY W/ MANUF. x VERIFY W/ MANUF. | WHITE EXT WHITE INT |
| G | MARVIN ELEVATE; OR EQ. | AWNING (TEMPERED) | ELAWN2927 (TEMPERED) | 2' 5" x 2' 3 1/2" | WHITE EXT WHITE INT |
| H | MARVIN ELEVATE; OR EQ. | TRIPLE DOUBLE HUNG | (3) ELDH3048 | VERIFY W/ MANUF. x 4' 0 1/2" | WHITE EXT WHITE INT |
| I | MARVIN ELEVATE; OR EQ. | PAIR DOUBLE HUNG | (2) ELDH3048 | VERIFY W/ MANUF. x 4' 0 1/2" | WHITE EXT WHITE INT |

NOTES:
1. GENERAL CONTRACTOR TO VERIFY ALL WINDOW SIZES IN FIELD BEFORE ORDERING. COORDINATE ALL ACCESSORIES, HARDWARE AND OPTIONS WITH ARCHITECT BEFORE ORDERING
2. ALL NEW MARVIN WINDOWS TO MEET OR EXCEED ENERGY STAR AND MASSACHUSETTS STRETCH ENERGY CODE OF U27

DRAWING LIST

- A0 SCOPE, PROJECT NOTES & SCHEDULES, ZONING ANALYSIS
- 1 SURVEY
- A1 EXISTING / DEMOLITION PLANS
- A2 EXISTING / DEMOLITION ELEVATIONS
- A3 PROPOSED FLOOR AND ROOF PLANS
- A4 PROPOSED EXTERIOR ELEVATIONS
- A5 PROPOSED LIGHTING & ELECTRICAL PLANS
- A6 PROPOSED DECK PLANS AND ELEVATIONS
- S1 FOUNDATION AND FRAMING PLANS



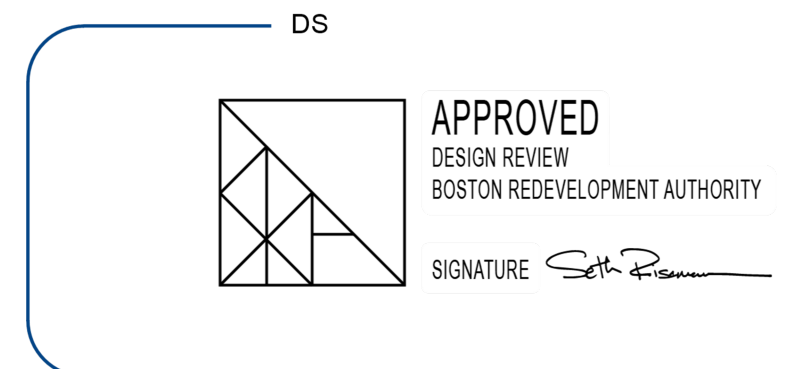
REVISIONS

| NO. | DATE | DESCRIPTION |
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DATE: FEB. 12, 2024
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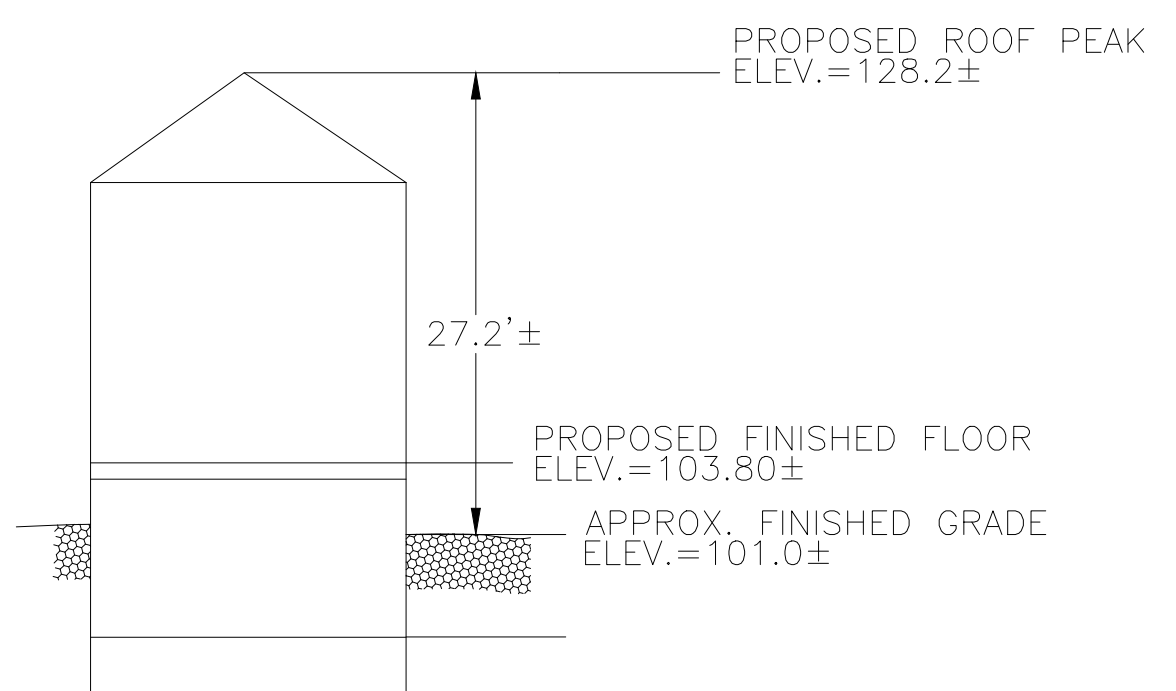
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/18/2024.
2. DEED REFERENCE: BOOK 60440, PAGE 136
PLAN REFERENCE 1: BK 6771 PG 16
PLAN REFERENCE 2: BK 6932 PG 280
PLAN REFERENCE 3: LLC 16473
SUFFOLK DISTRICT 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 25025C0086G, PANEL NUMBER 0086G, IN COMMUNITY NUMBER: 250286, DATED 9/25/2009.
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 ASSUME DATUM.

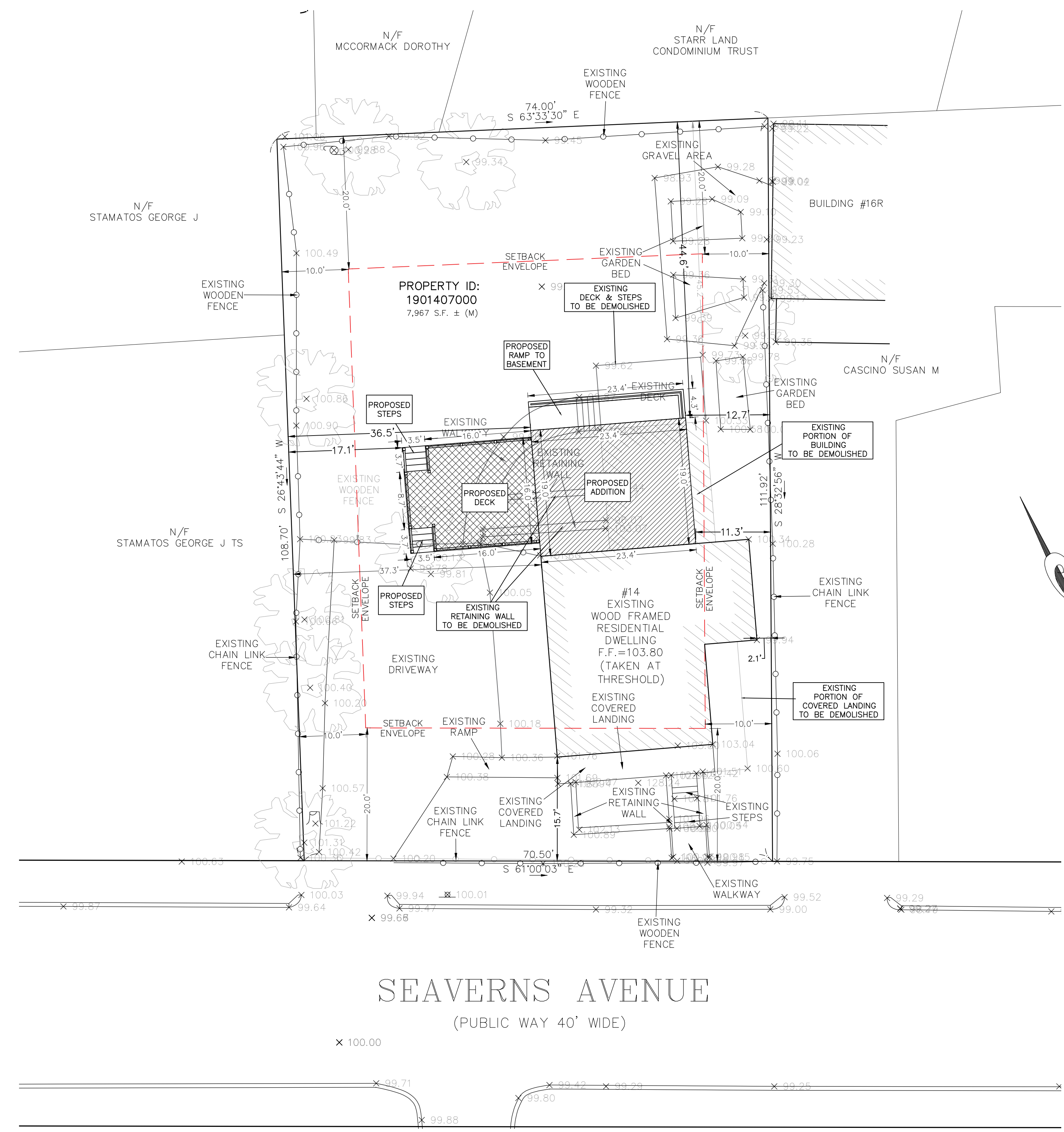


05/24/2024

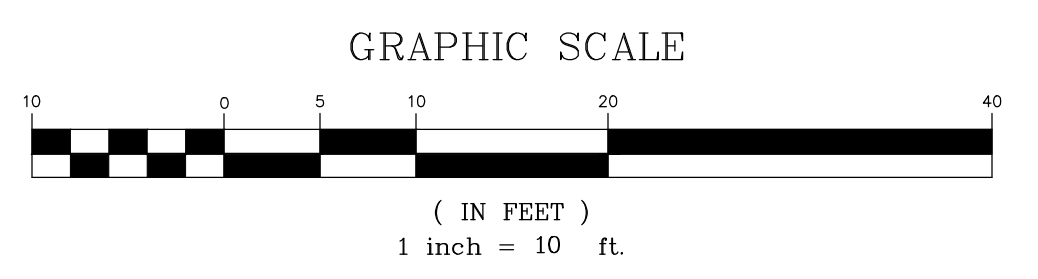
Approved pursuant to the requirements in a Neighborhood Design Overlay District. Any changes to these plans must be submitted to the BPDA for approval.



PROPOSED PROFILE NOT TO SCALE

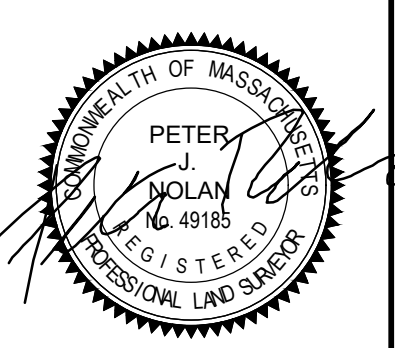


SEAVERNS AVENUE
(PUBLIC WAY 40' WIDE)

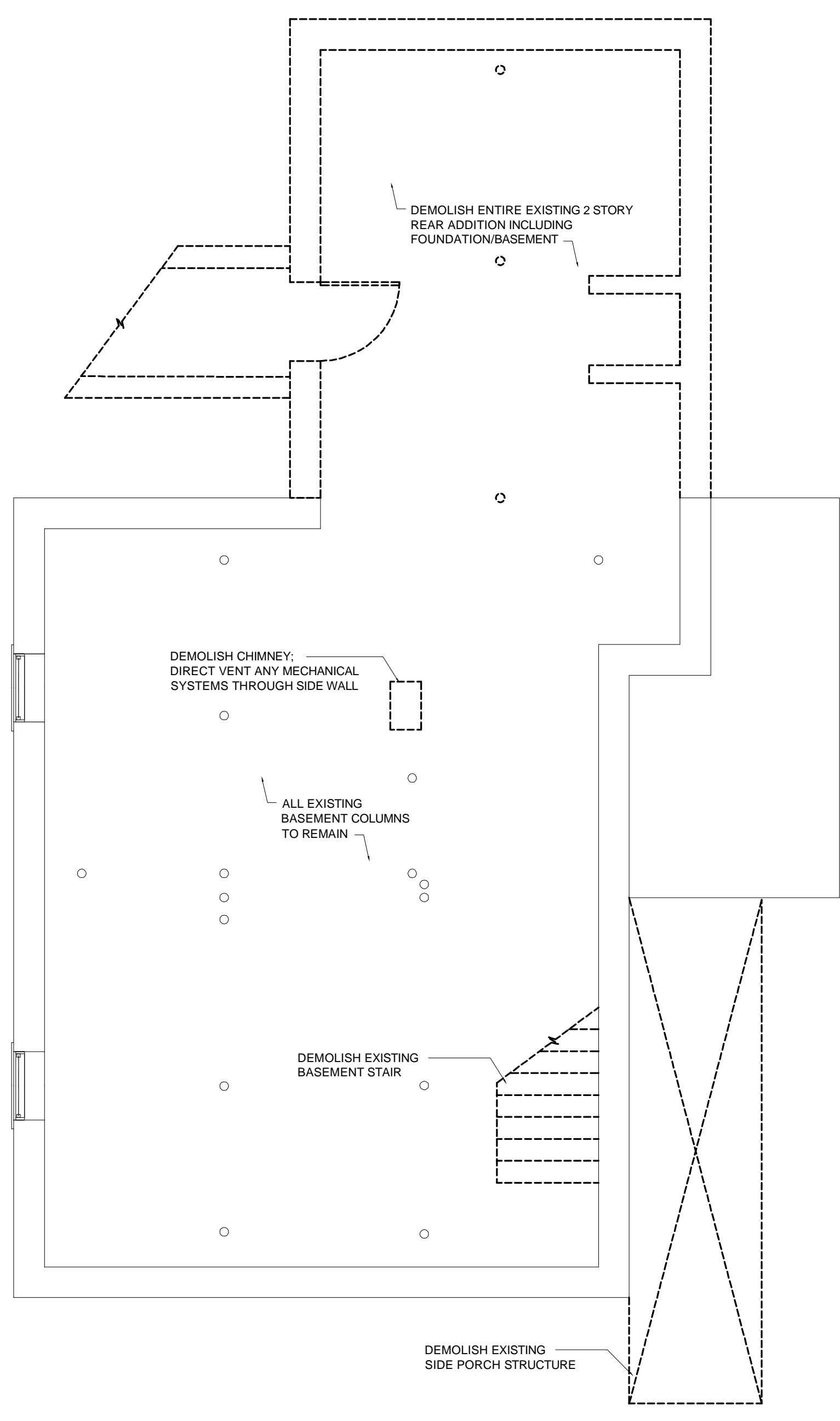


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE 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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All Rights Reserved
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|----------|--|----------|------|
| SCALE | 1"=10' | | |
| DATE | 4/23/2024 | REV | DATE |
| SHEET | 1 | REVISION | BY |
| PLAN NO. | 14 SEAVERNS AVENUE JAMAICA PLAIN MASSACHUSETTS | | |
| CLIENT: | PROPOSED PLOT PLAN | | |
| DRAWN BY | O.S | | |
| CHKD BY | PJN | | |
| APPD BY | PJN | | |

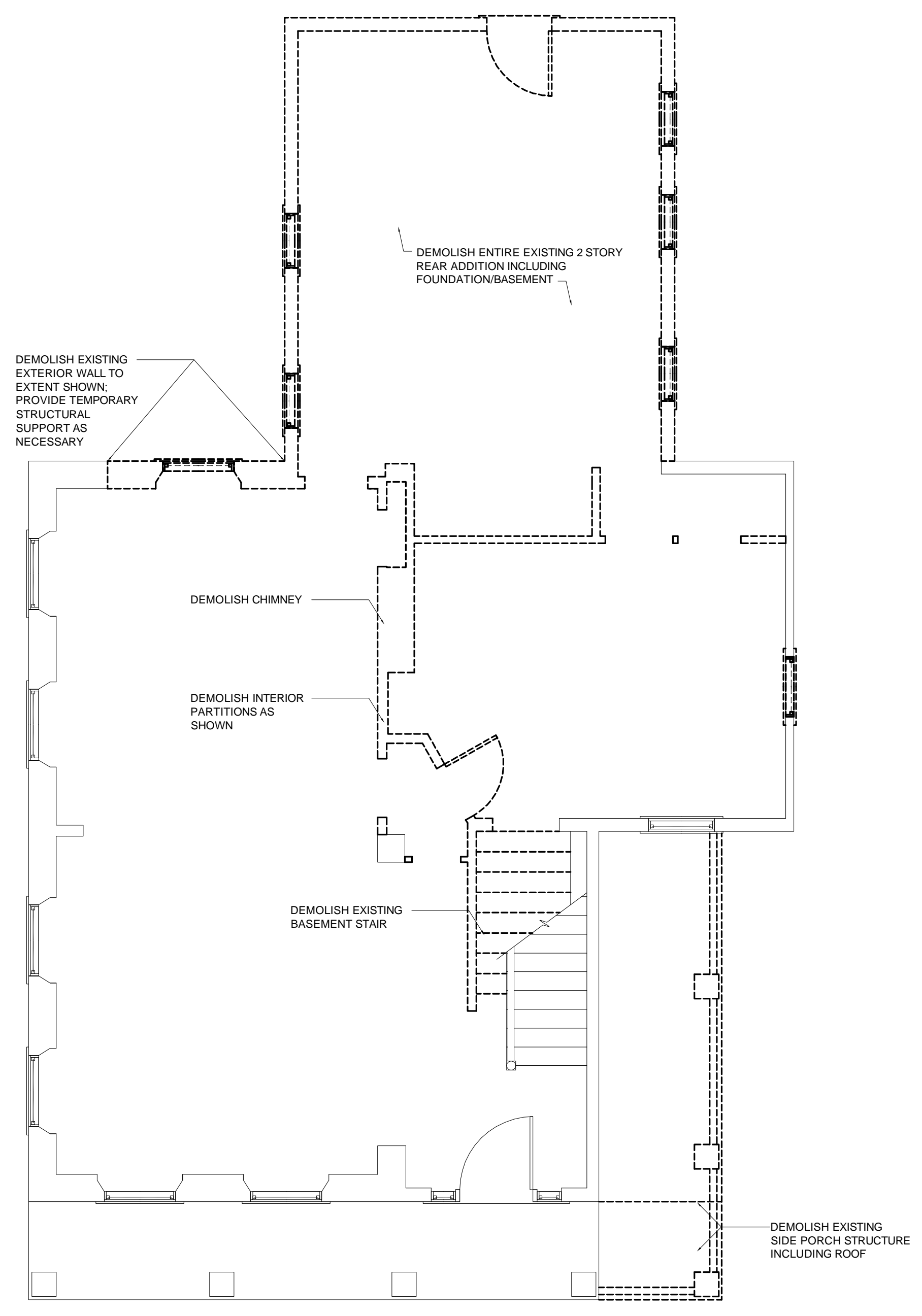


SHEET NO.
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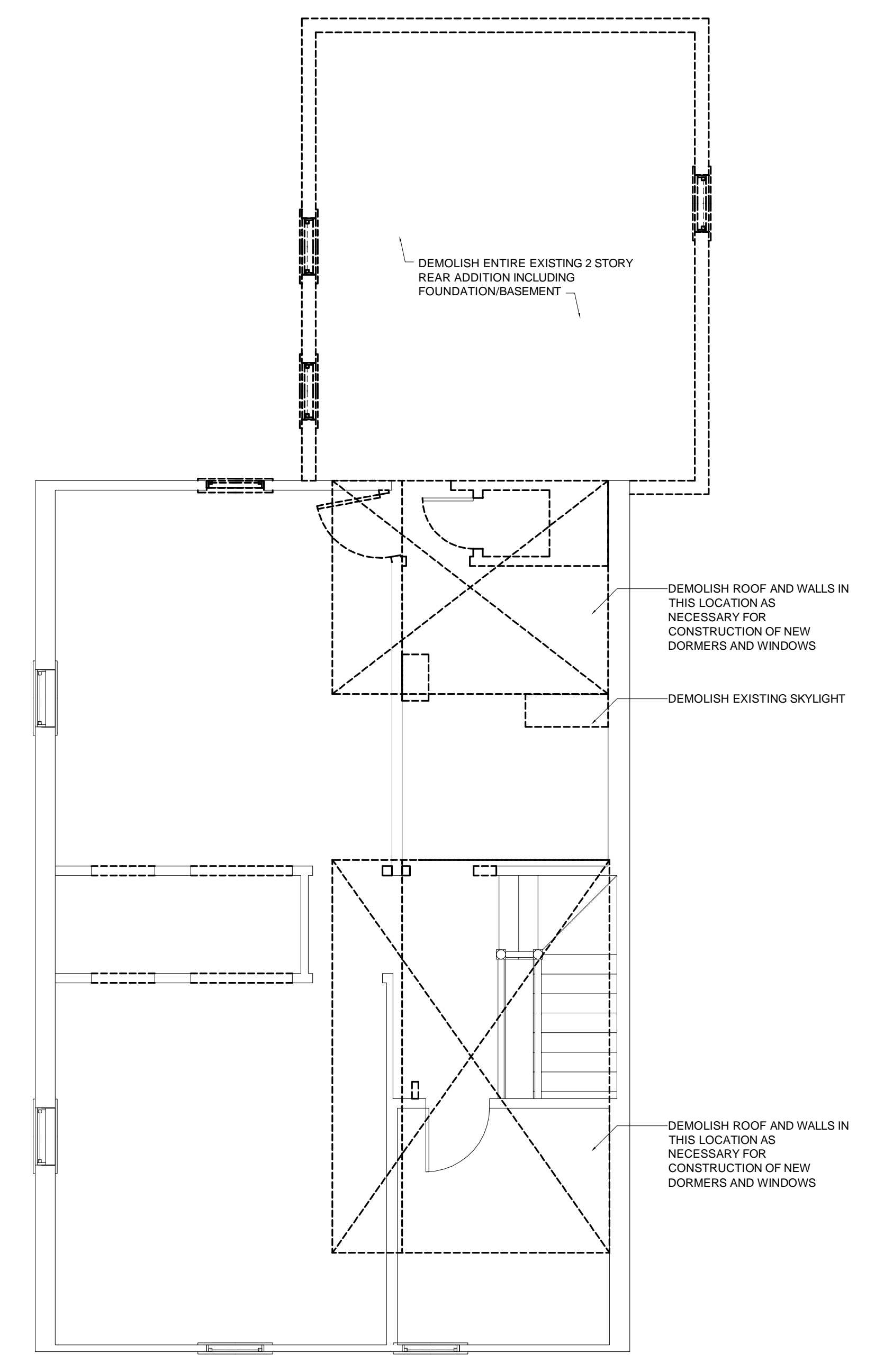
0 EXISTING / DEMOLITION BASEMENT PLAN
SCALE: 1/4" = 1'-0"

| KEY | |
|--------------------|--|
| EXISTING TO REMAIN | |
| DEMOLISH EXISTING | |



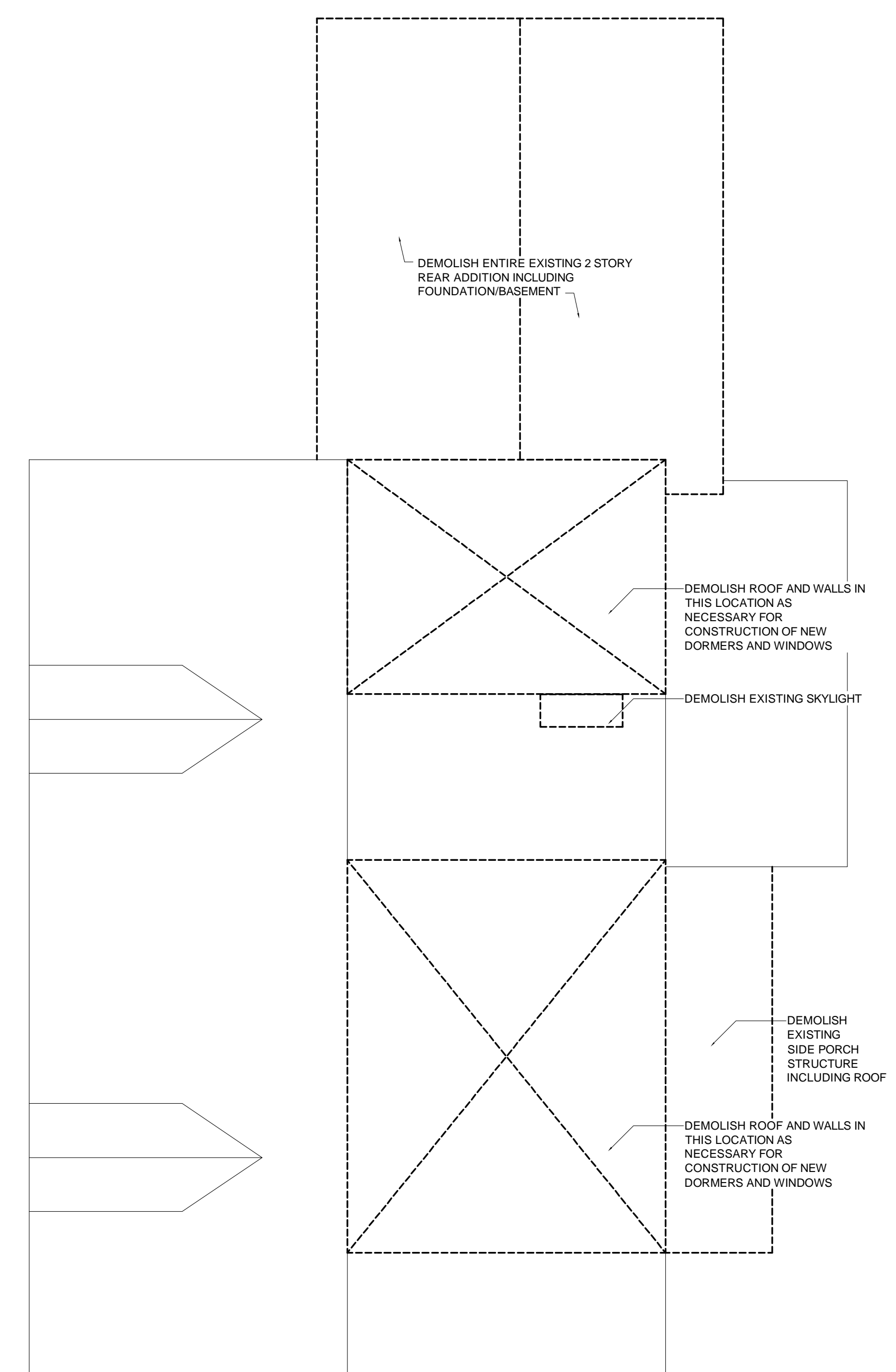
1 EXISTING / DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

| KEY | |
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| EXISTING TO REMAIN | |
| DEMOLISH EXISTING | |



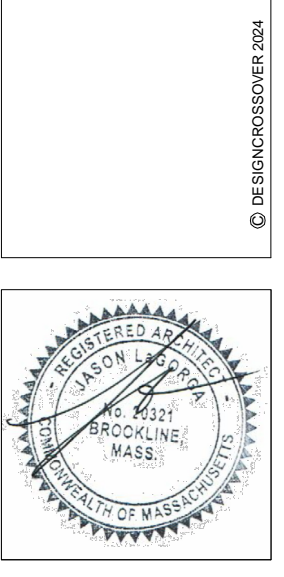
2 EXISTING / DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

| KEY | |
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| EXISTING TO REMAIN | |
| DEMOLISH EXISTING | |



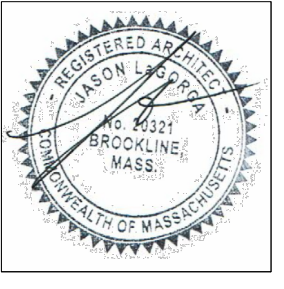
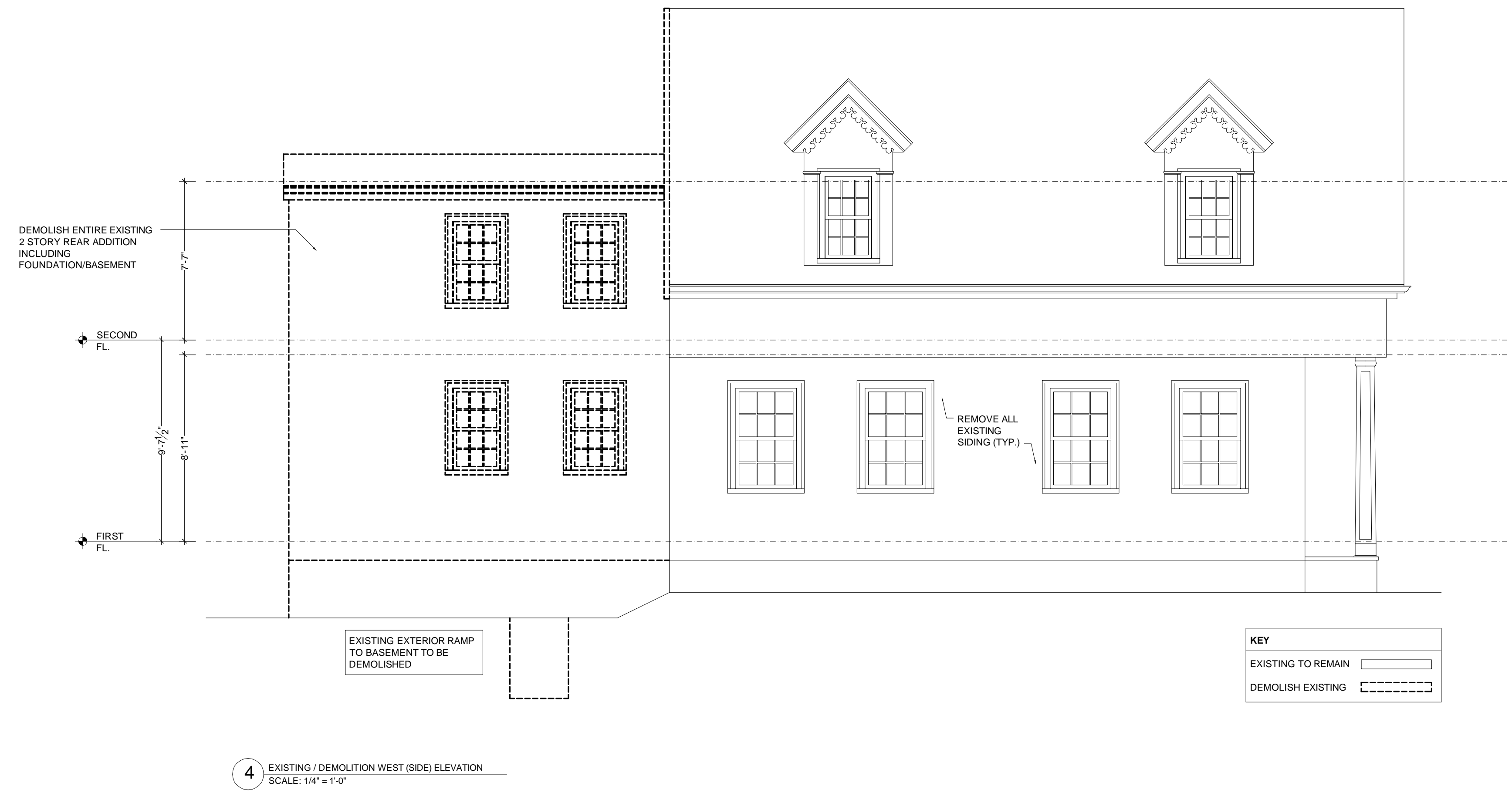
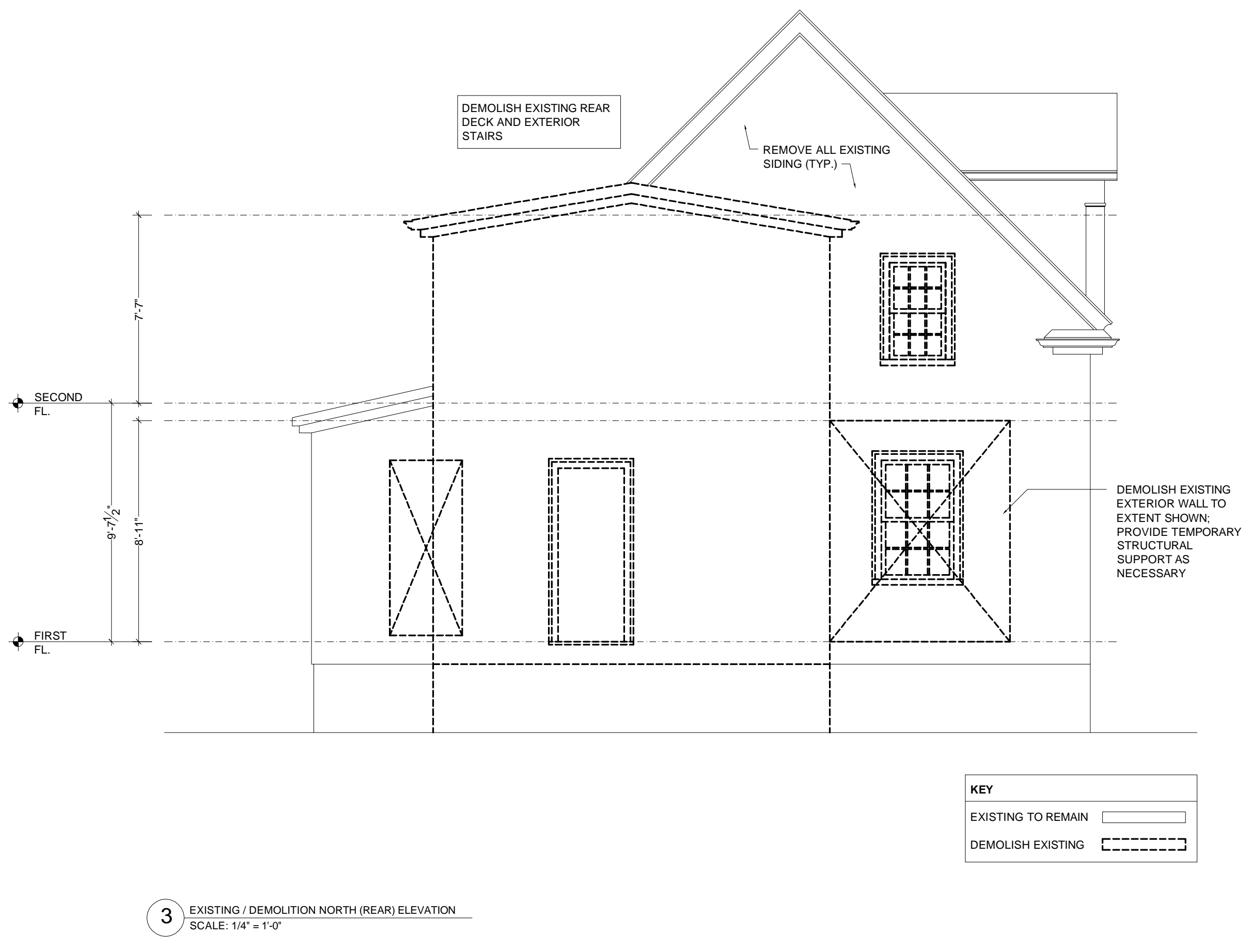
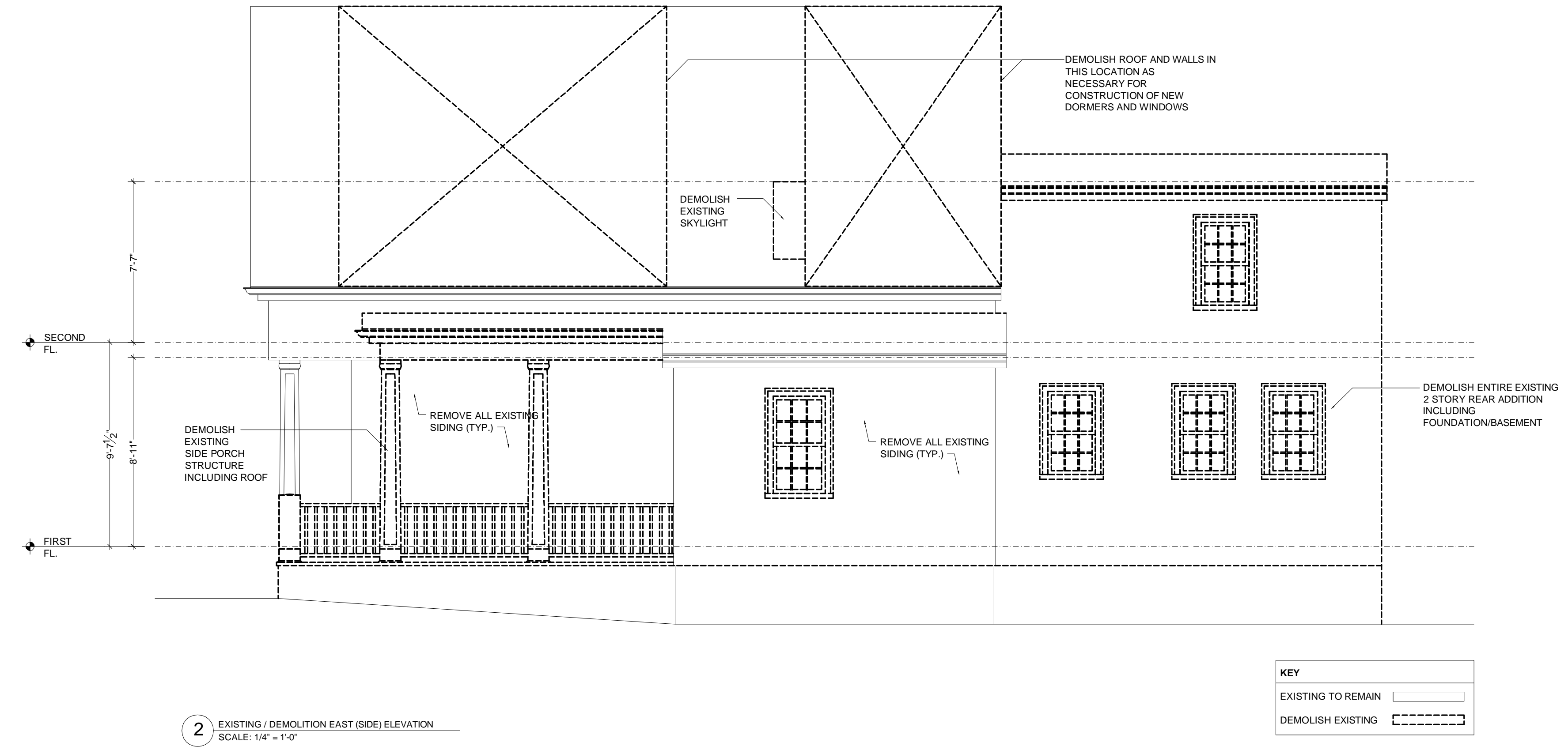
3 EXISTING / DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

| KEY | |
|--------------------|--|
| EXISTING TO REMAIN | |
| DEMOLISH EXISTING | |

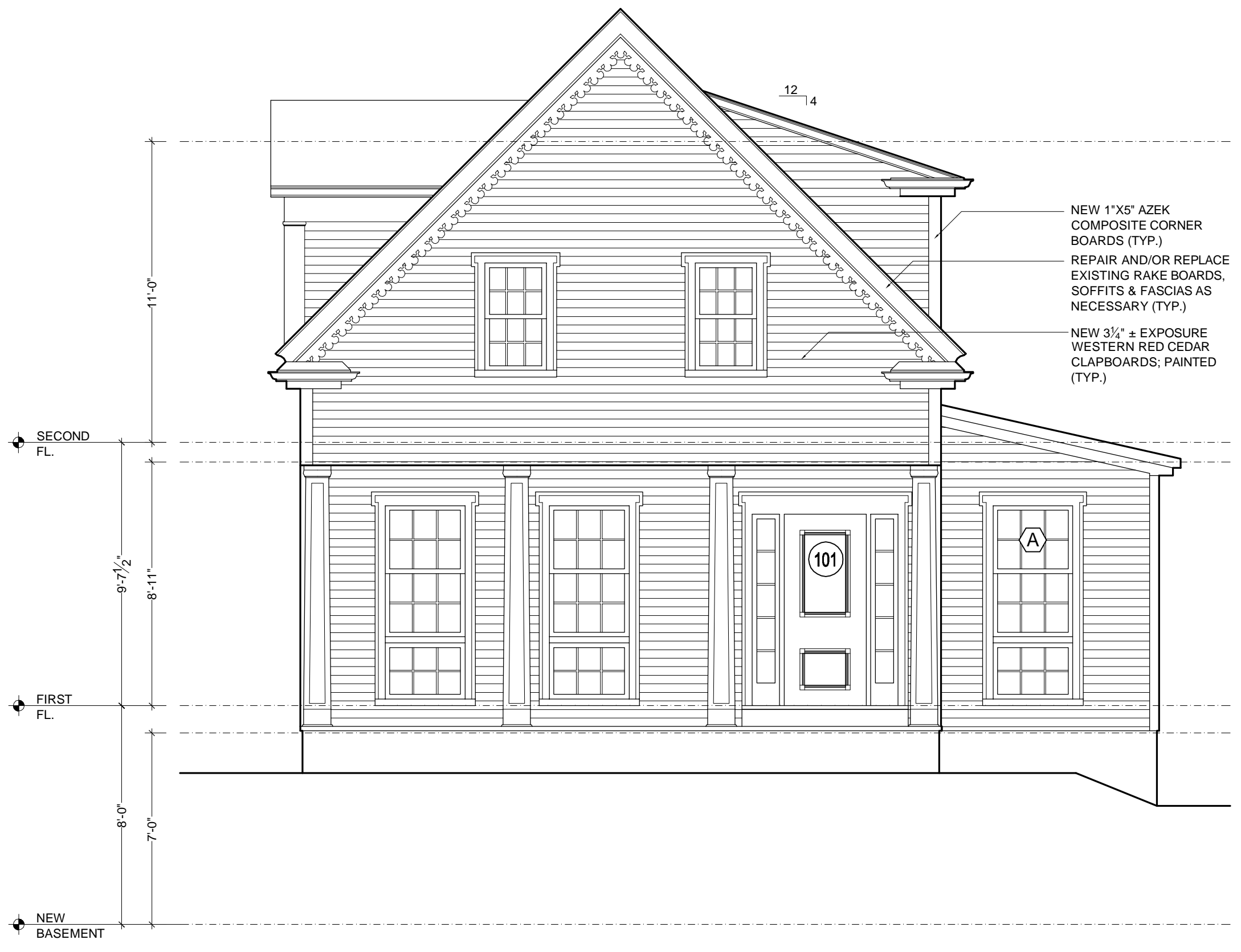


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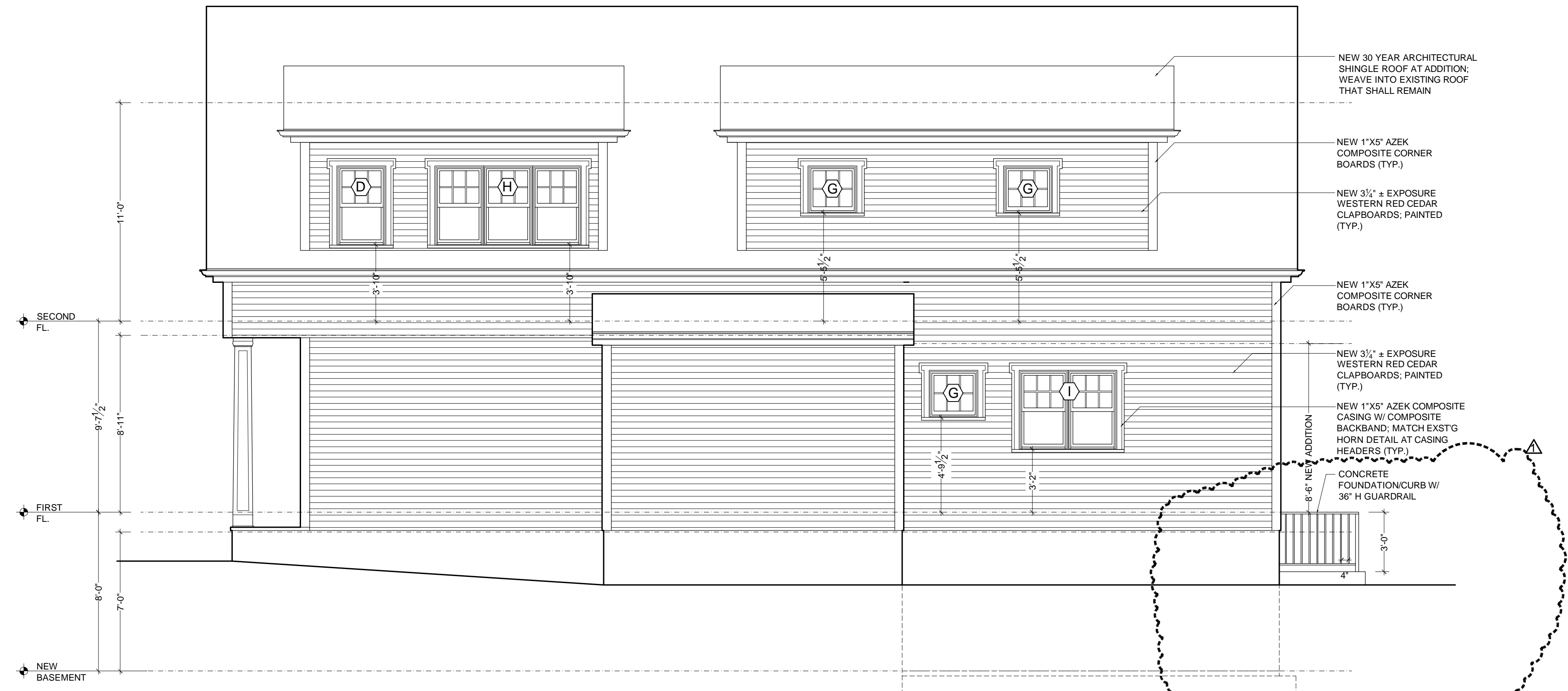
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PROJ CODE: DELEAR



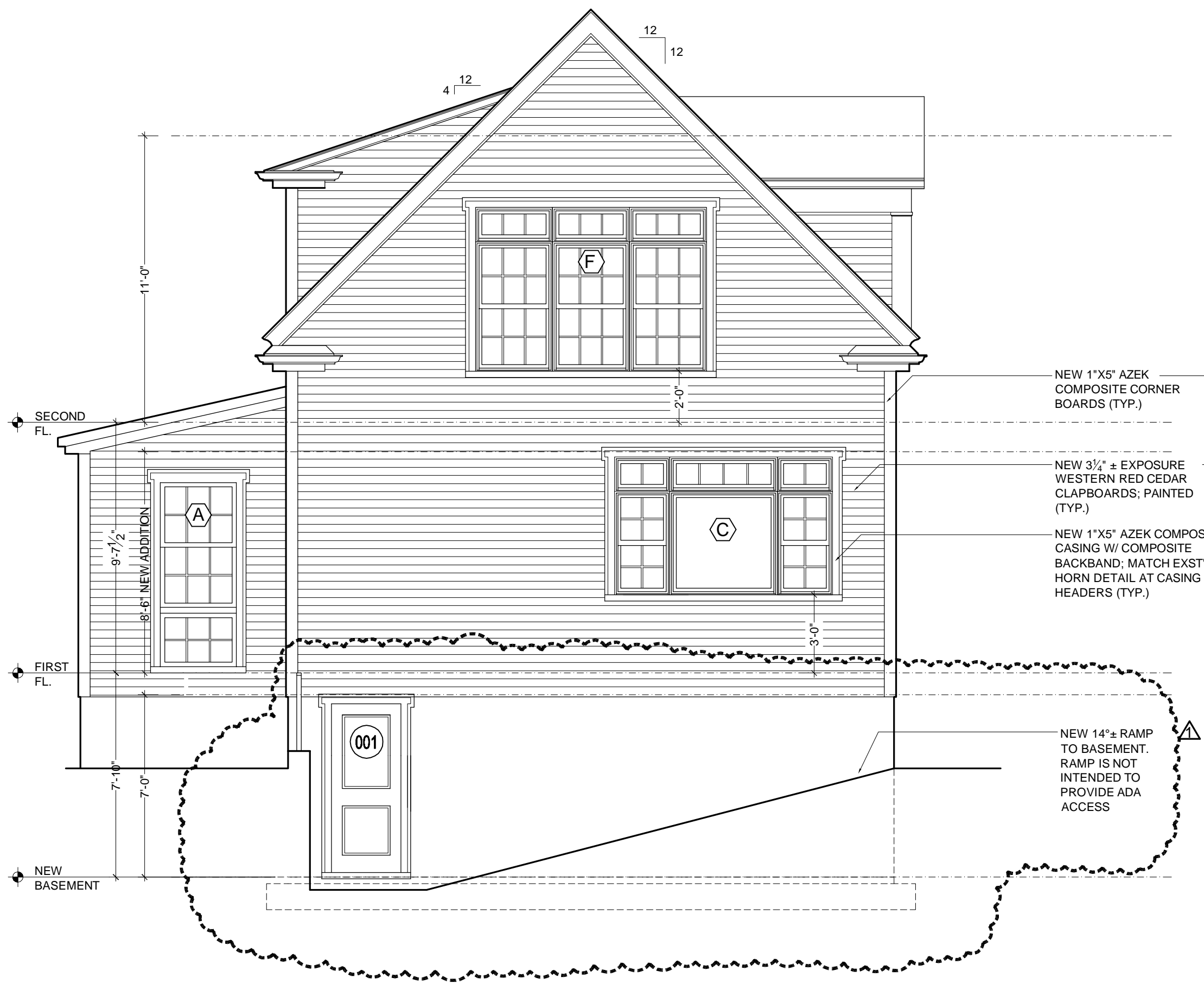
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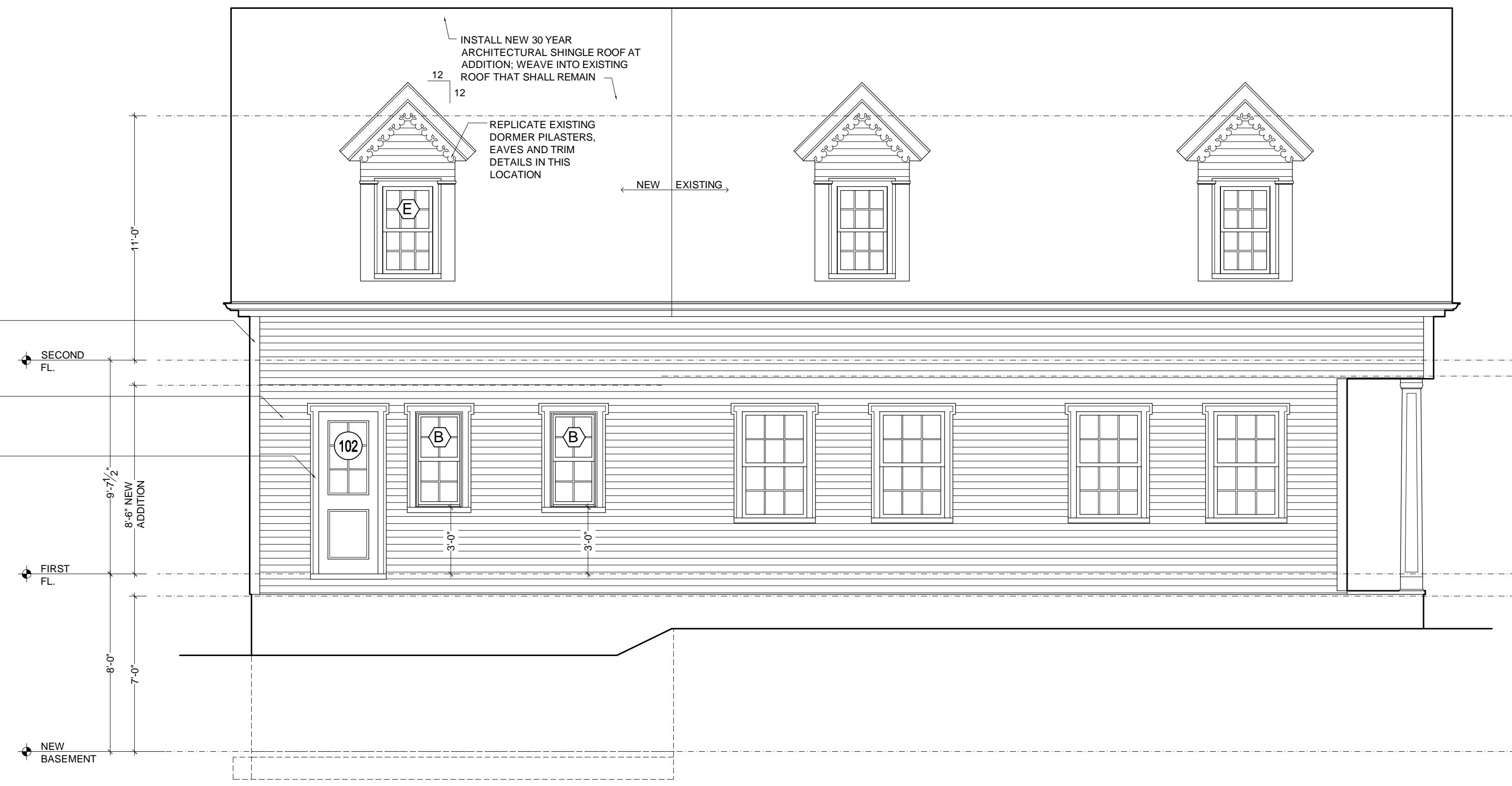
1 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

NEW 30 YEAR ARCHITECTURAL SHINGLE ROOF AT ADDITION; WEAVE INTO EXISTING ROOF THAT SHALL REMAIN

NEW 1"X5' AZEK COMPOSITE CORNER BOARDS (TYP.)

NEW 3/4" x EXPOSURE WESTERN RED CEDAR CLAPBOARDS, PAINTED (TYP.)

NEW 1"X5' AZEK COMPOSITE CORNER BOARDS (TYP.)

NEW 3/4" x EXPOSURE WESTERN RED CEDAR CLAPBOARDS, PAINTED (TYP.)

NEW 1"X5' AZEK COMPOSITE CASING W/ COMPOSITE BACKBAND; MATCH EXIST'G HORN DETAIL AT CASING HEADERS (TYP.)

CONCRETE FOUNDATION/CURB W/ 36" H GUARDRAIL

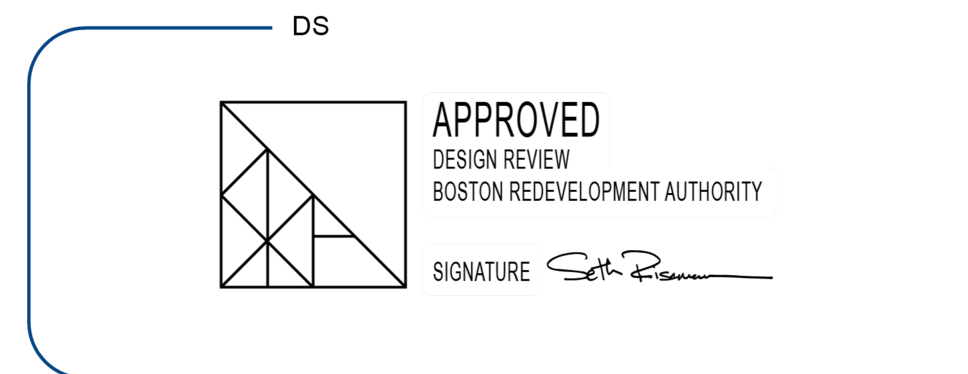
DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE: *[Signature]*

05/24/2024

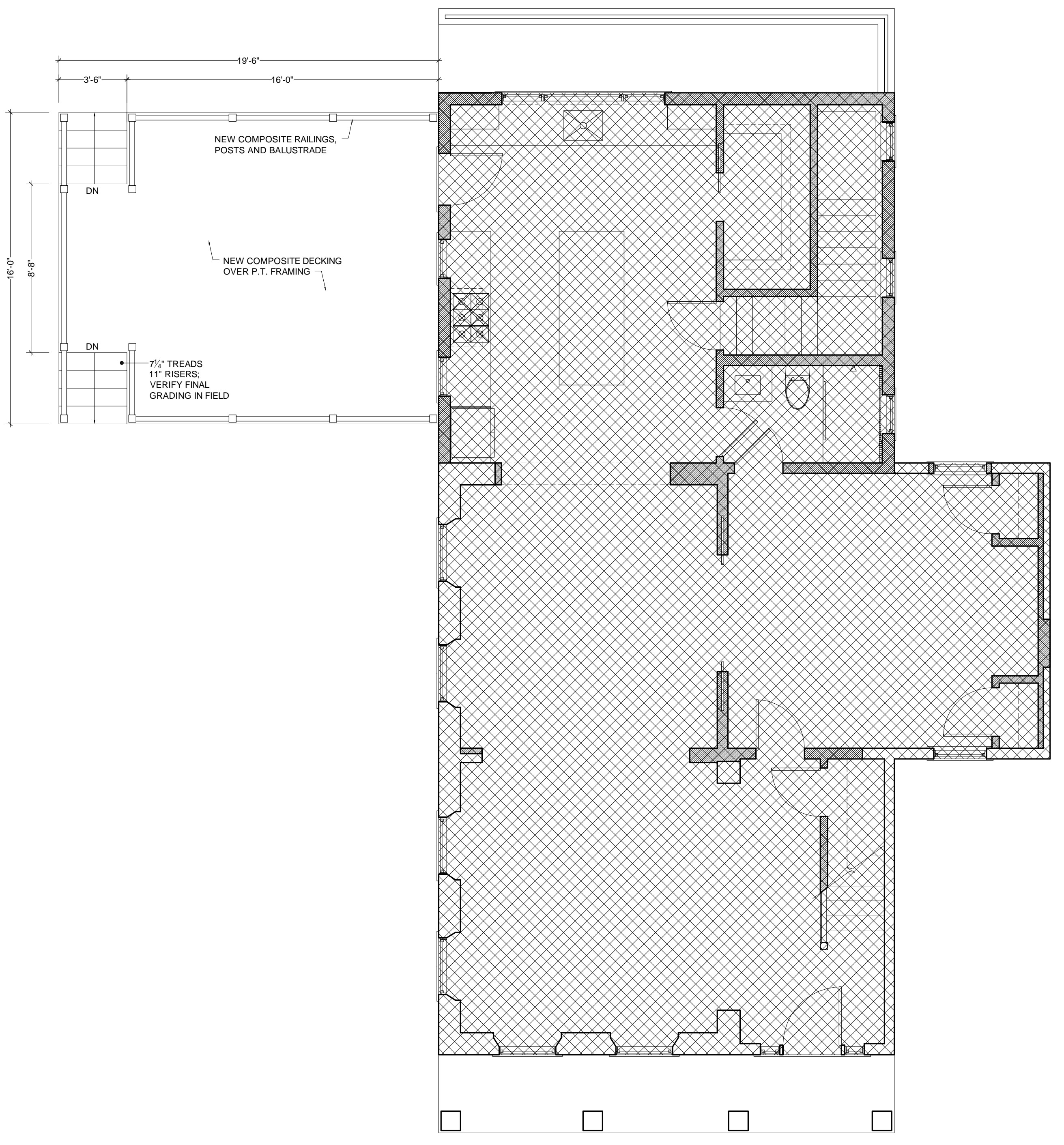
Approved pursuant to the requirements in a Neighborhood Design Overlay District. Any changes to these plans must be submitted to the BPDA for approval.



05/24/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District. Any changes to these plans must be submitted to the BPDA for approval.

See sheet A4 for approved dormer details.



1 PROPOSED DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"



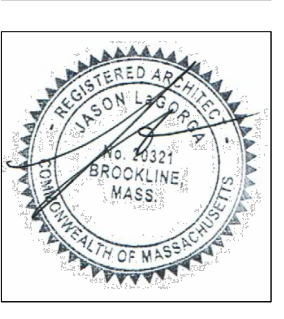
2 PROPOSED DECK FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

DATE: FEB. 12, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JAL
PROJ. CODE: DELEAR

