LAMBERT

SPEED HUMP
20 MPH
END SCHOOL ZONE
DRIVE SLOW
EXPLORER

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

DRIVE
SLOW

RENOVATION AND ADDITION
73 CEDAR STREET, ROXBURY, MA.

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LEGEND

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

GENERAL NOTES:

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

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

GUARDRAIL OPENING LIMITATIONS :
PREVENT OBJECTS 4" (MAX)

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

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

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

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

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

ENERGY CODE: 2021 IECC, 780 CMR 22.0

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

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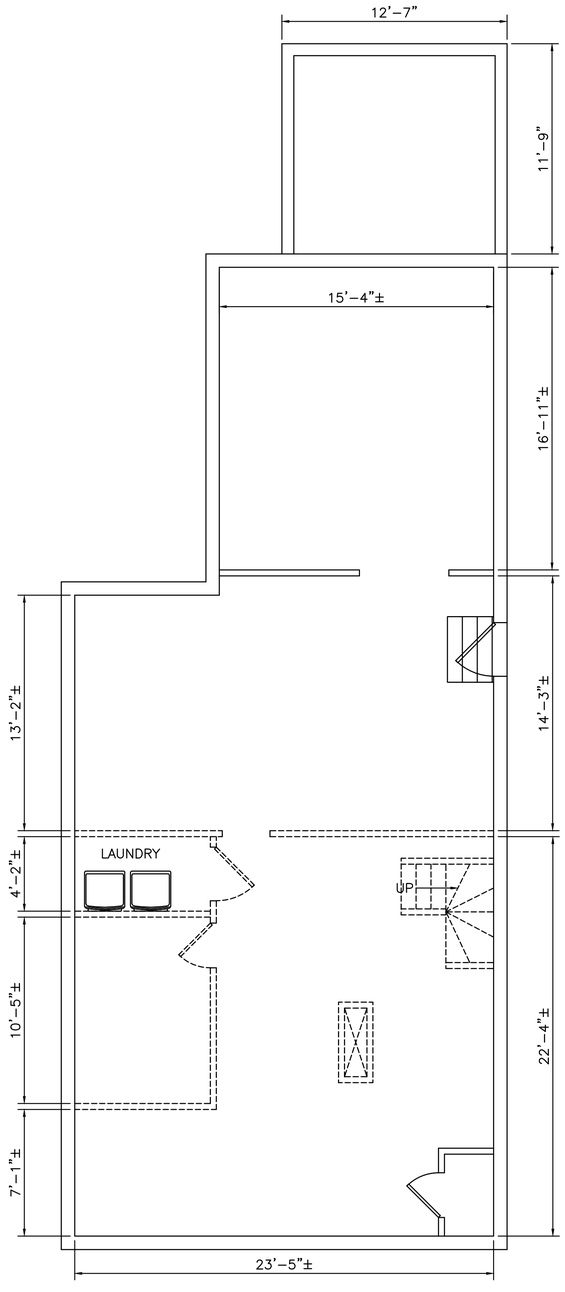
T DESIGN, LLC
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)–797–6637
EMAIL: QUOCTUANPE@GMAIL.COM

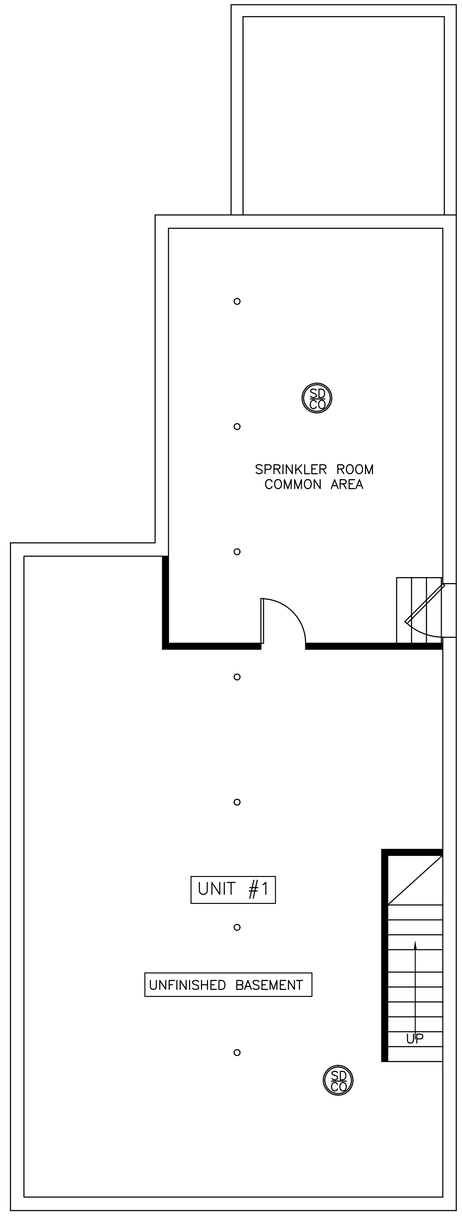
COMMONWEALTH OF MASSACHUSETTS
TUAN V. NGUYEN
No. 45563
REGISTERED PROFESSIONAL ENGINEER

REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'–0"
SHEET NO.:	T–1



EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN

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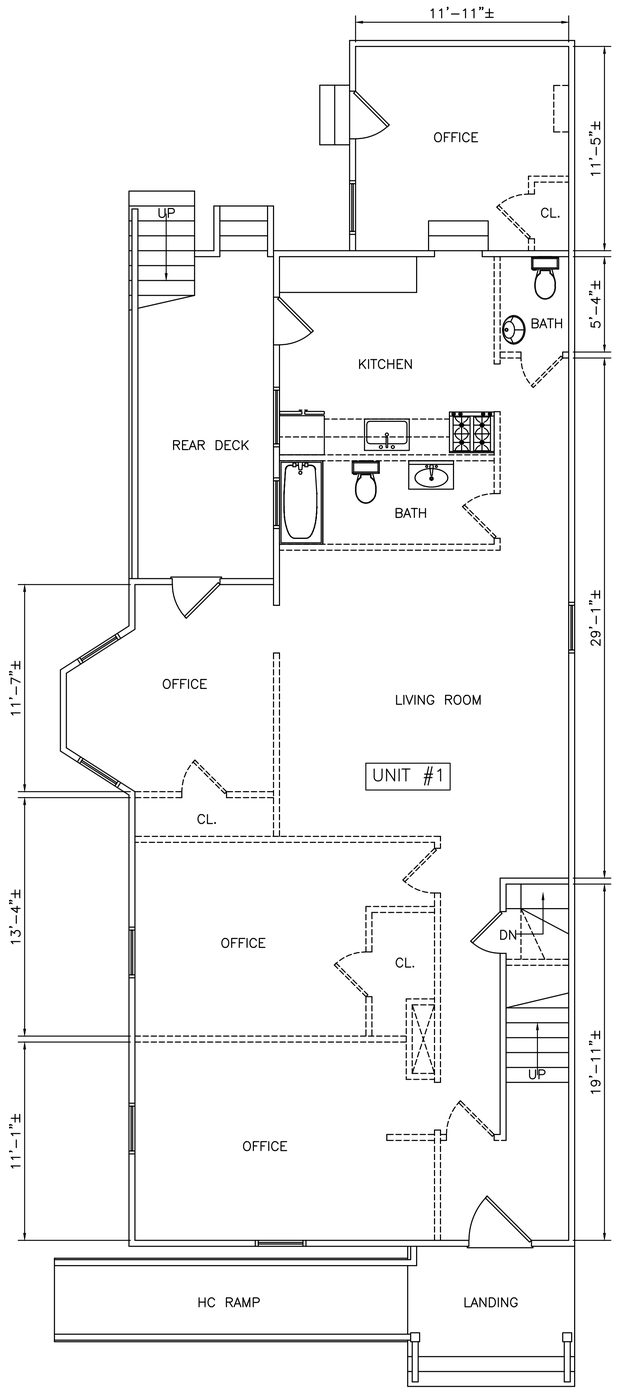
SCALE:	1/4"=1'-0"
SHEET NO.:	A-1



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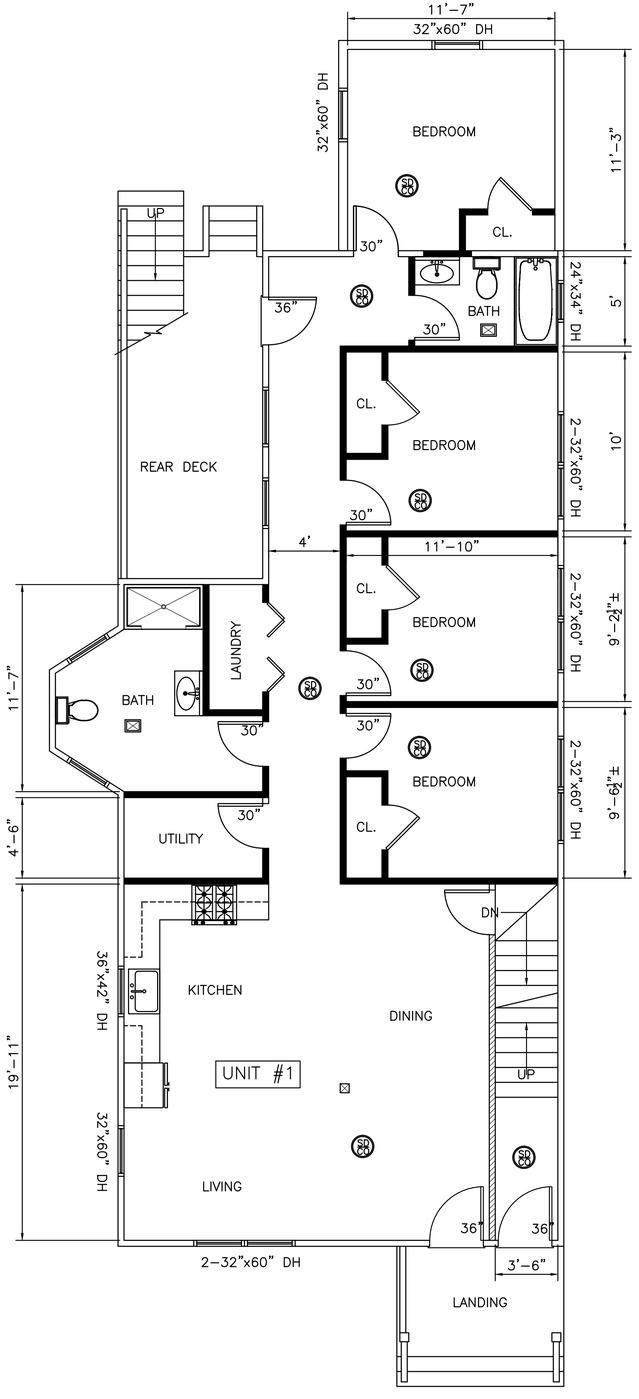

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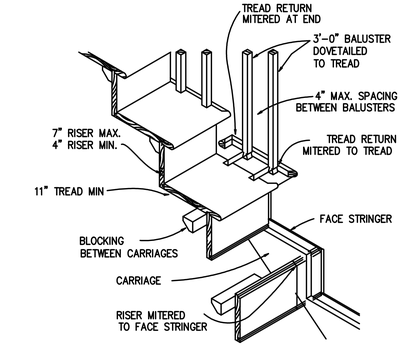
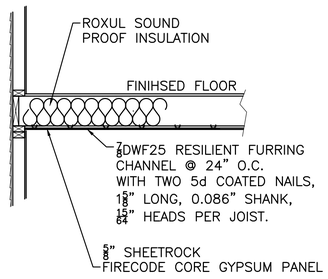
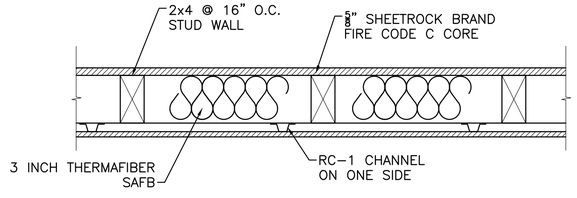


80 INCH MIN. HEADROOM REQUIREMENT PER CODE

STAIR DETAIL



FLOOR BETWEEN EACH FLOOR



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

WALL TYPE A

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MILTON, MA 02186
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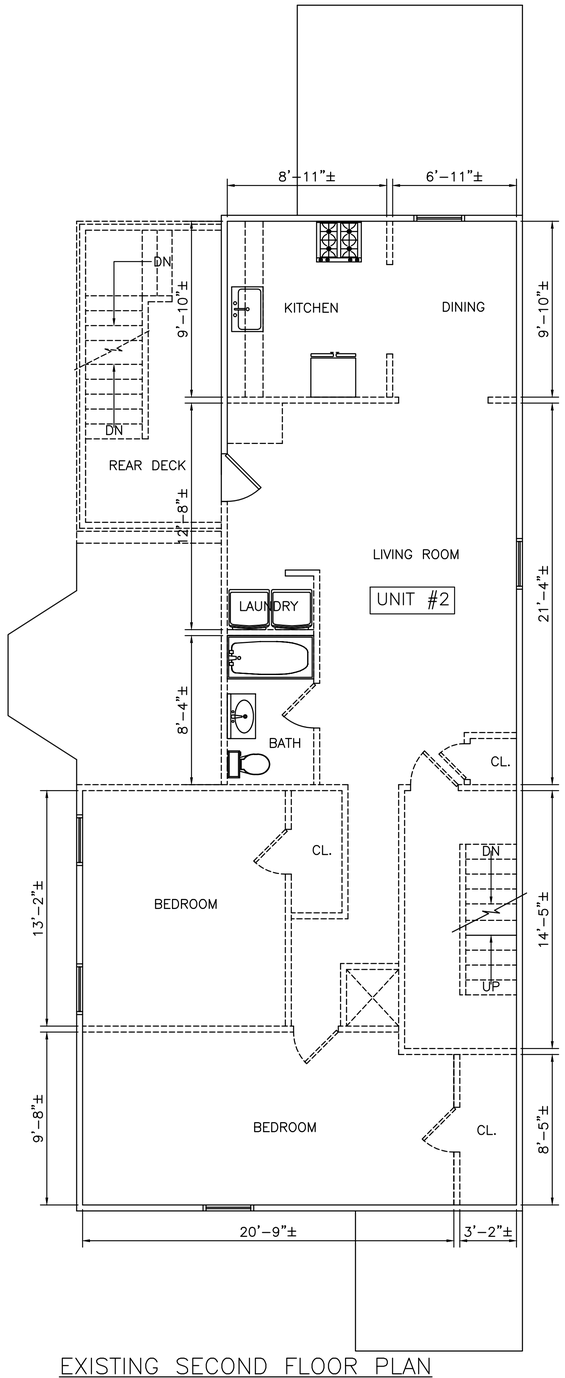
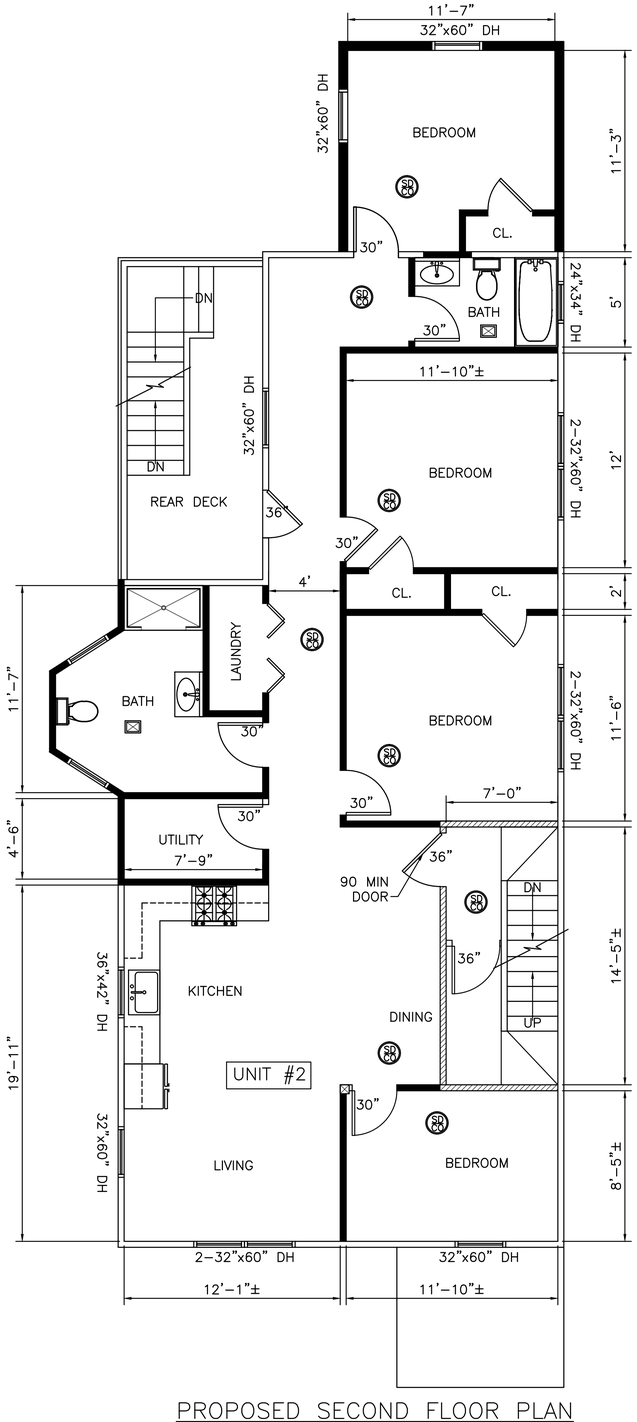
REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	A-2



EXISTING SECOND FLOOR PLAN



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73 CEDAR STREET
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T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
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BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
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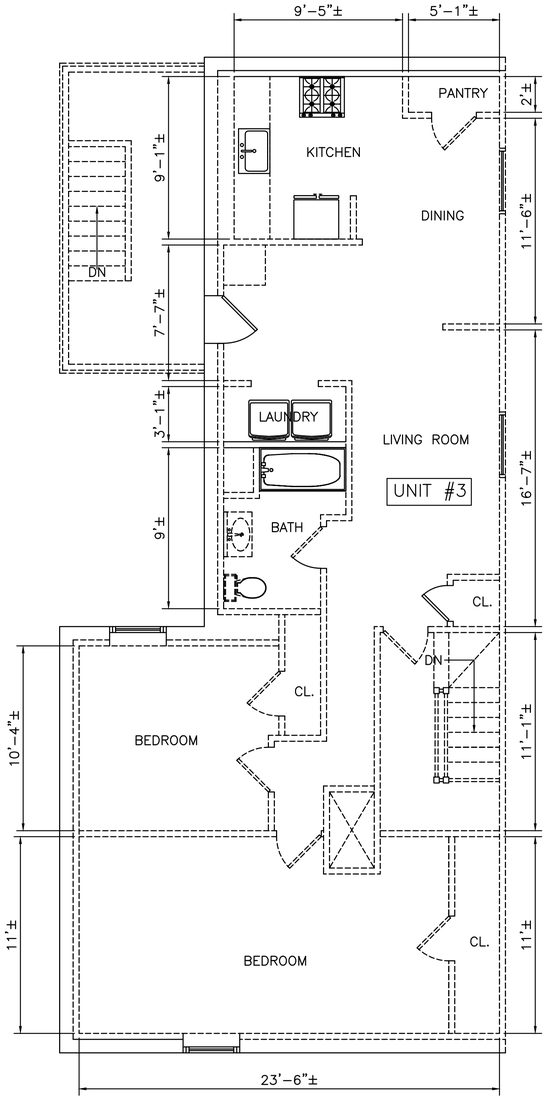

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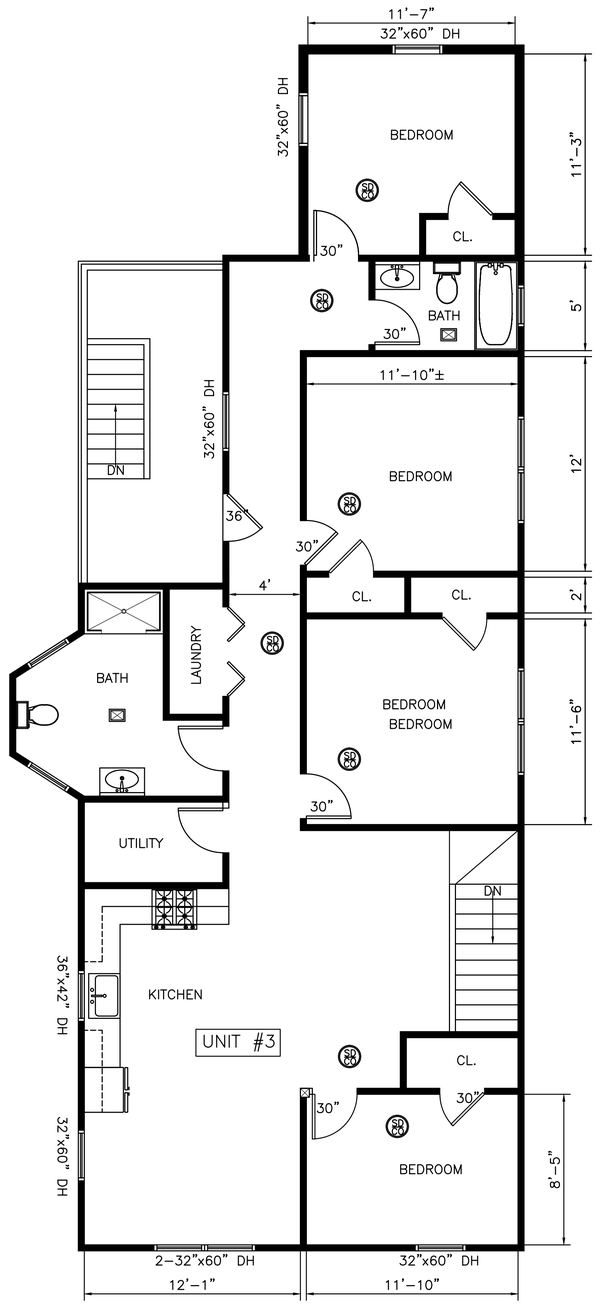

PROPOSED THIRD FLOOR PLAN

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ROXBURY, MA.

T DESIGN, LLC

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MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: QUOCTUANPE@GMAIL.COM

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REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'–0"
SHEET NO.:	A–4

EXISTING FRONT ELEVATION VIEW

PROPOSED FRONT ELEVATION VIEW

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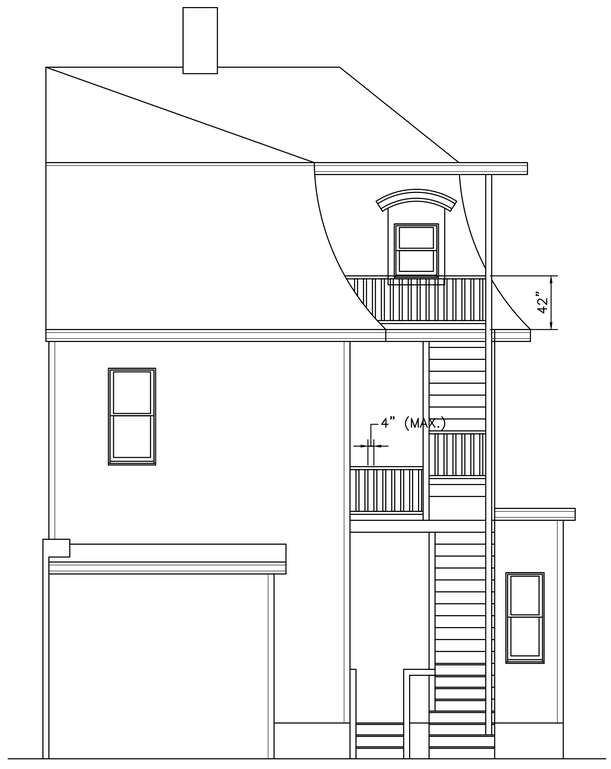
BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	A-5



EXISTING REAR ELEVATION VIEW

PROPOSED REAR ELEVATION VIEW

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T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
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REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	A-6

EXISTING LEFT ELEVATION VIEW

PROPOSED LEFT ELEVATION VIEW

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MILTON, MA 02186
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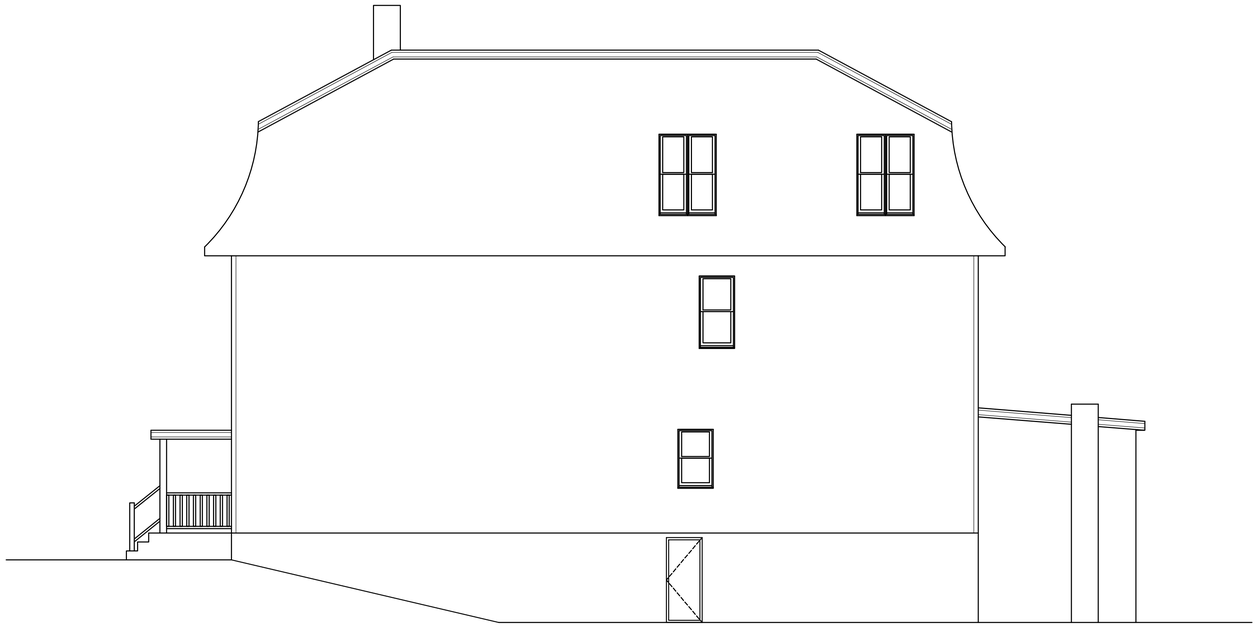
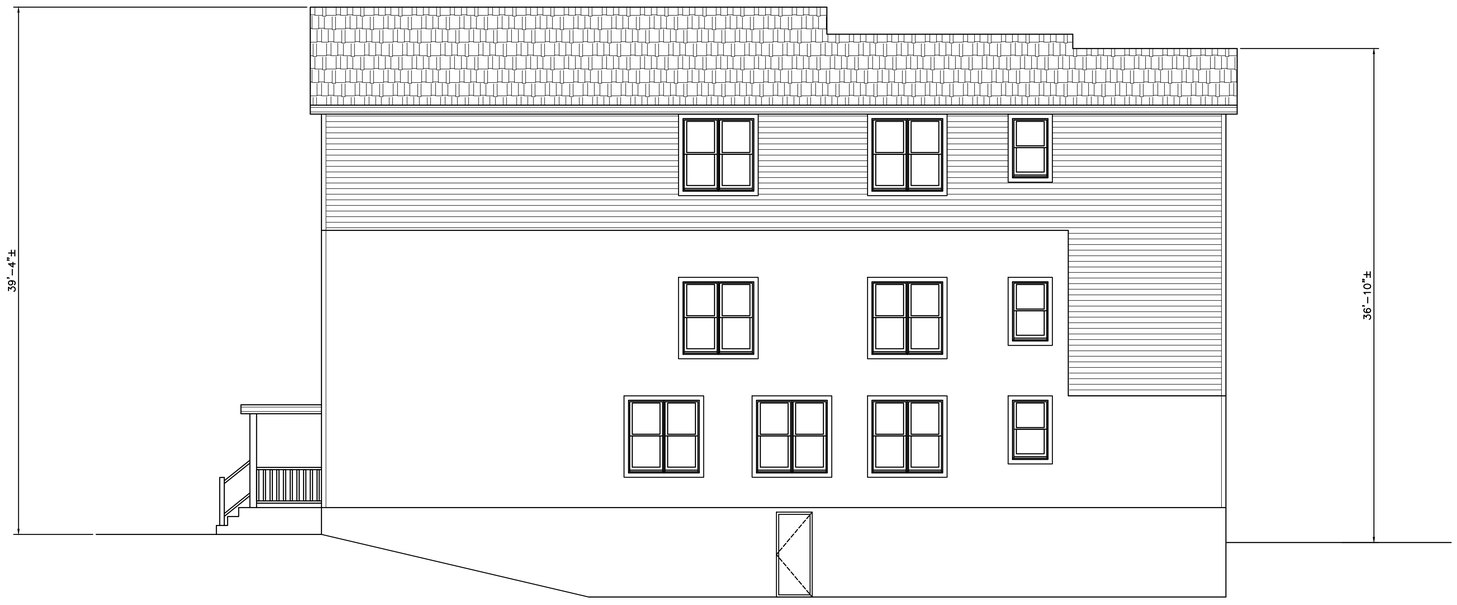
REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	A-7



EXISTING RIGHT ELEVATION VIEW



PROPOSED RIGHT ELEVATION VIEW

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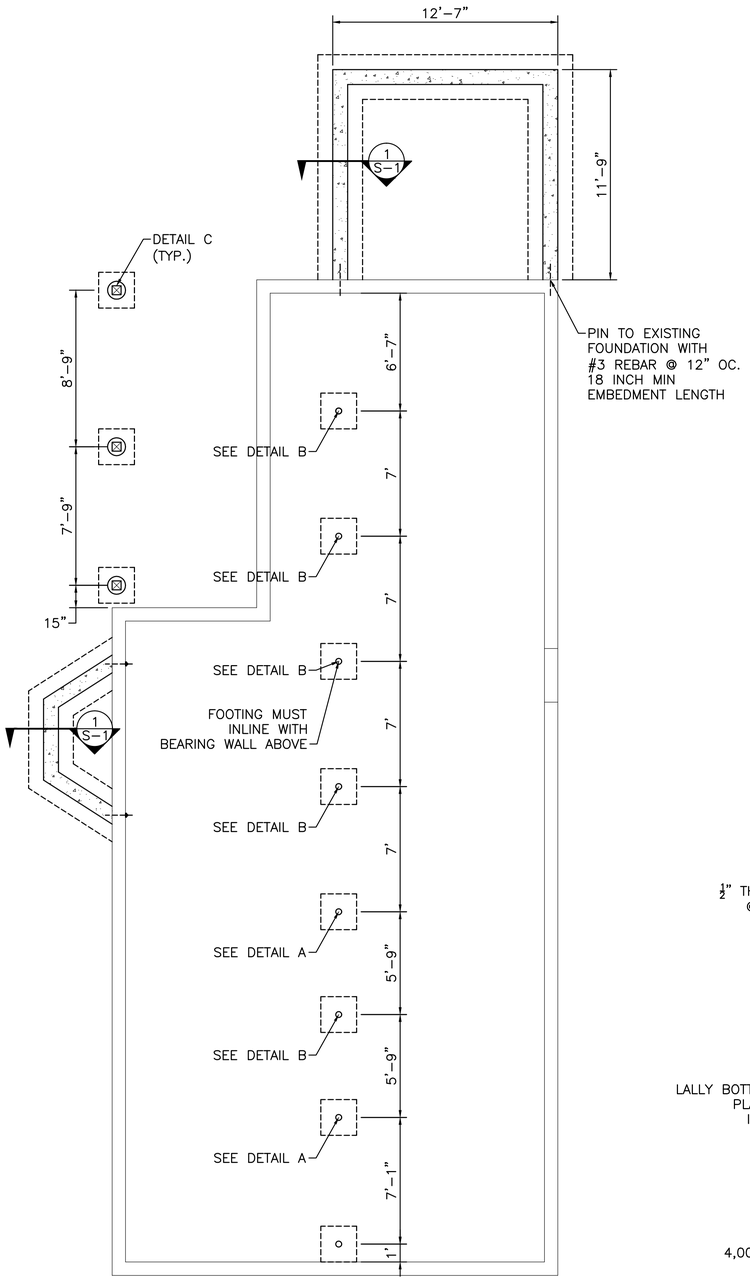
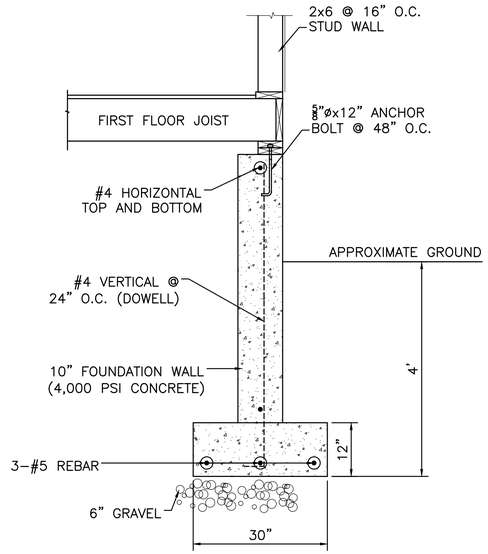
REV.	DATE

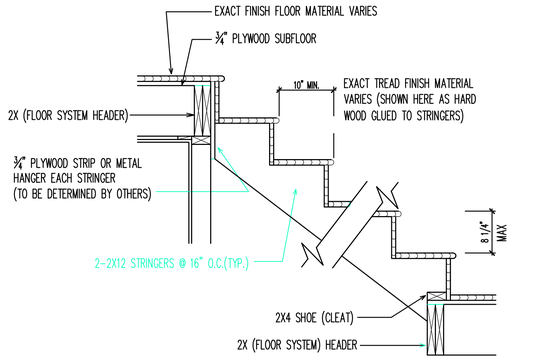
BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	A-8



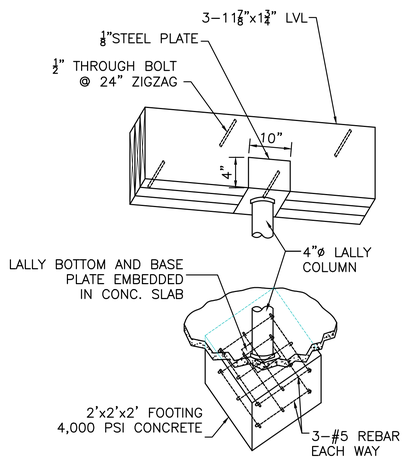
FOUNDATION PLAN



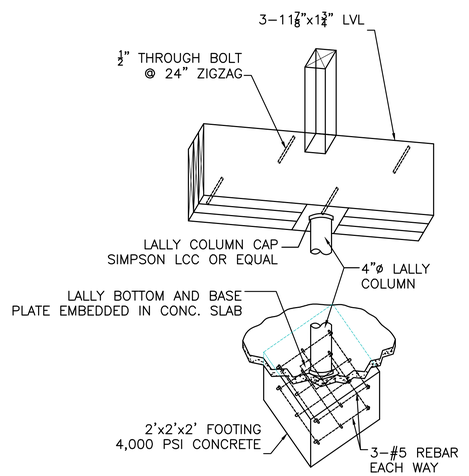
SECTION 1



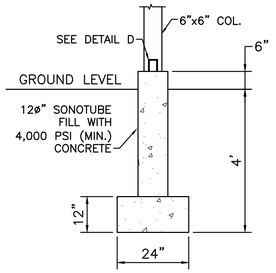
STAIR DETAILS



DETAIL B

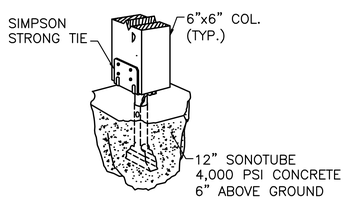


DETAIL A



DETAIL C

SCALE: ½" = 1'-0"



DETAIL D

SCALE: NOT TO SCALE

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1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
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COMMONWEALTH OF MASSACHUSETTS
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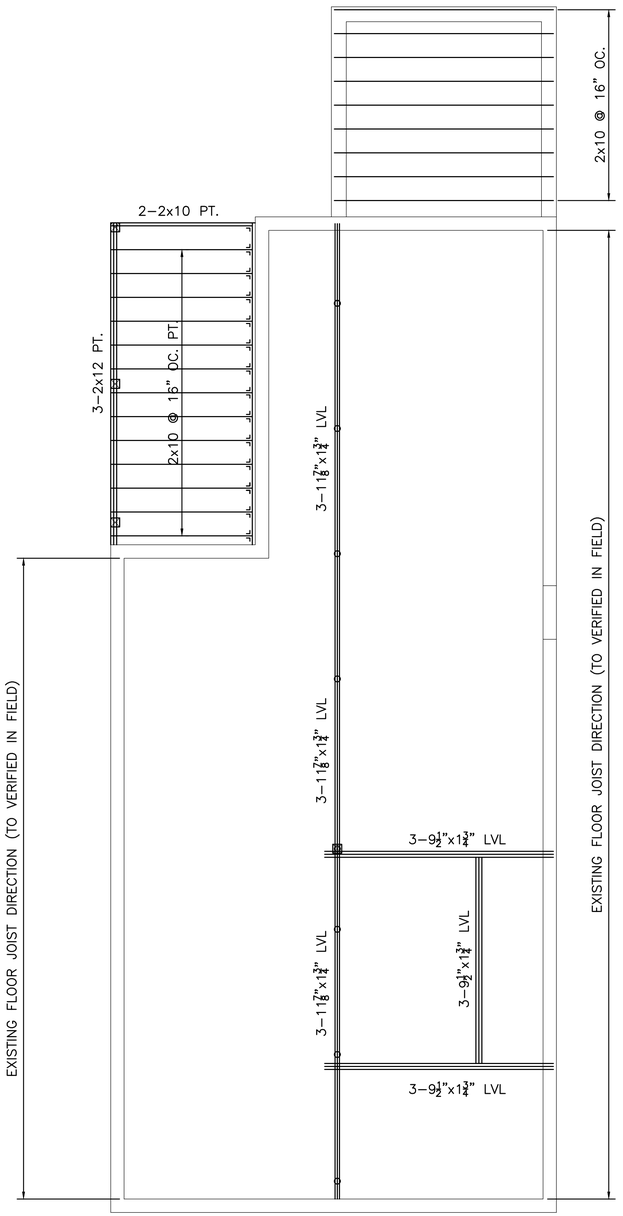
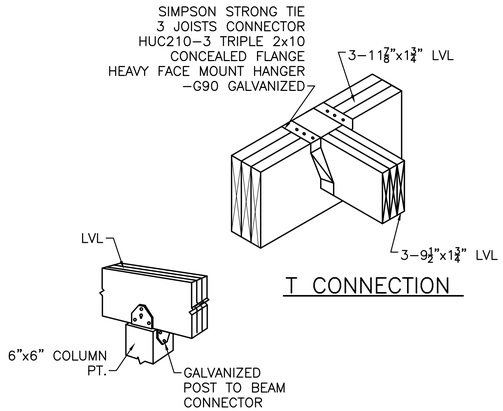
V.
NGUYEN
No. 45563
REGISTERED
PROFESSIONAL ENGINEER

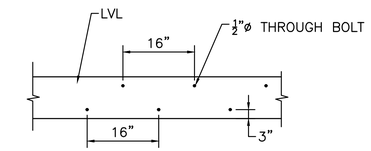
REV.	DATE

BY:	TN
DATE:	12/21/2024
SCALE:	1/4"=1'-0"
SHEET NO.:	S-1

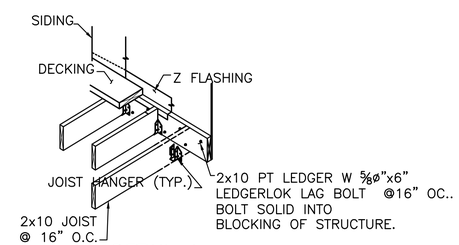


FIRST FLOOR FRAMING





LVL BOLT PATTERN DETAIL



DETAIL A
DECK CONNECTION TO HOUSE
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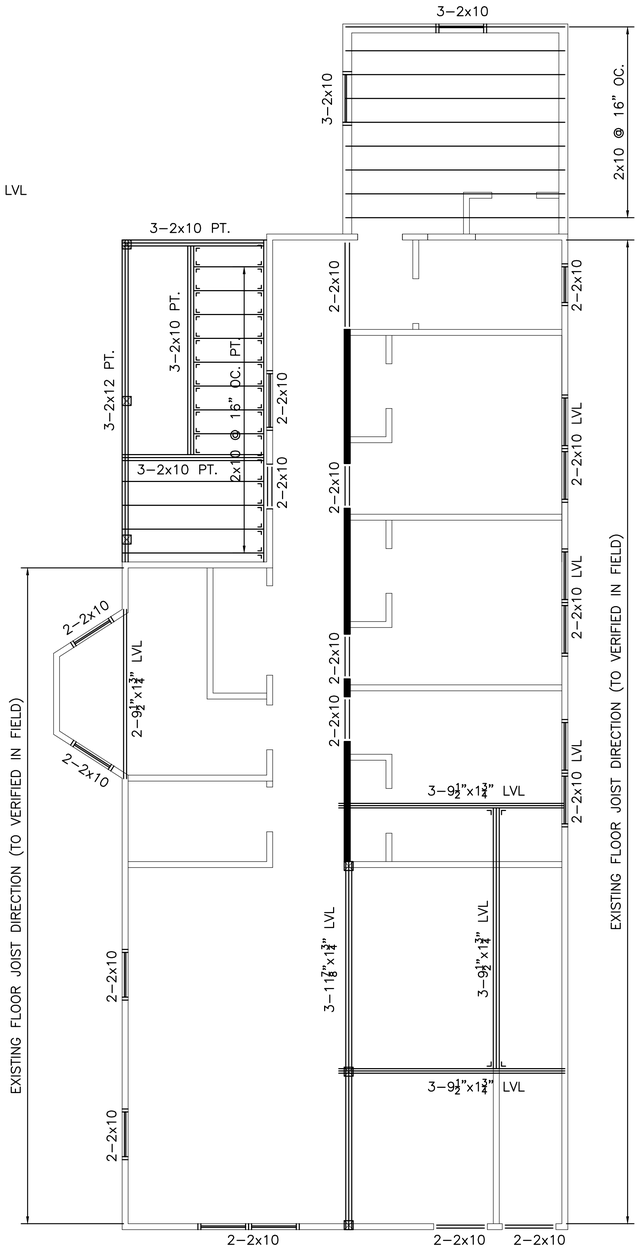

SECOND FLOOR FRAMING PLAN

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REV.	DATE

BY:	TN
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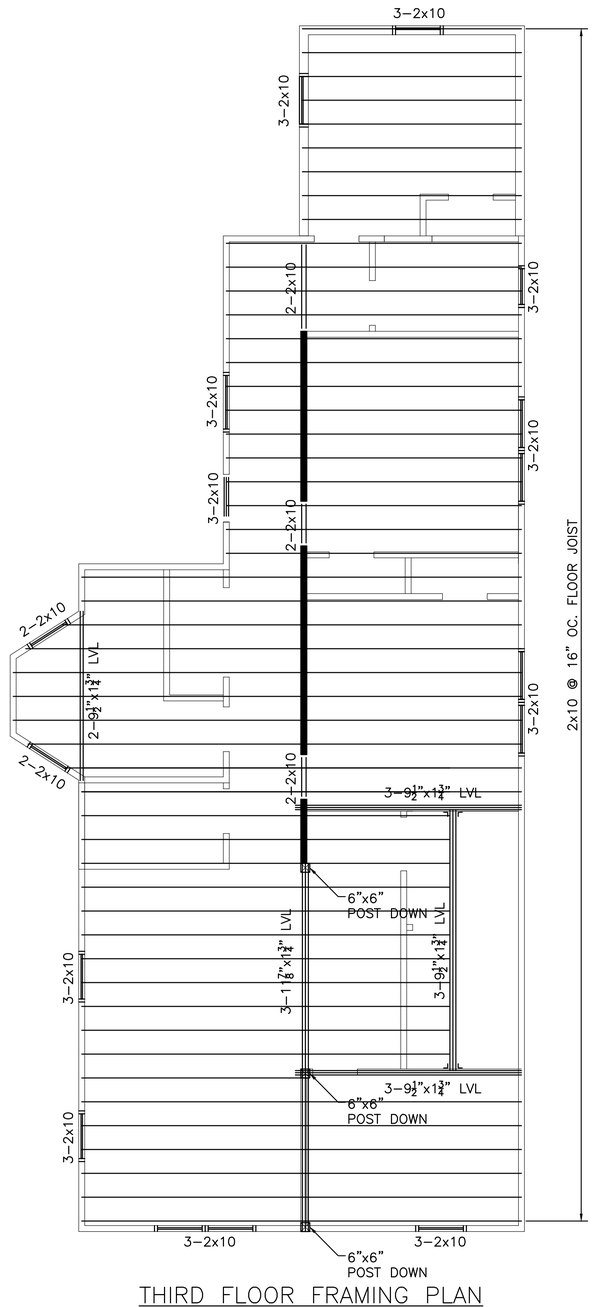
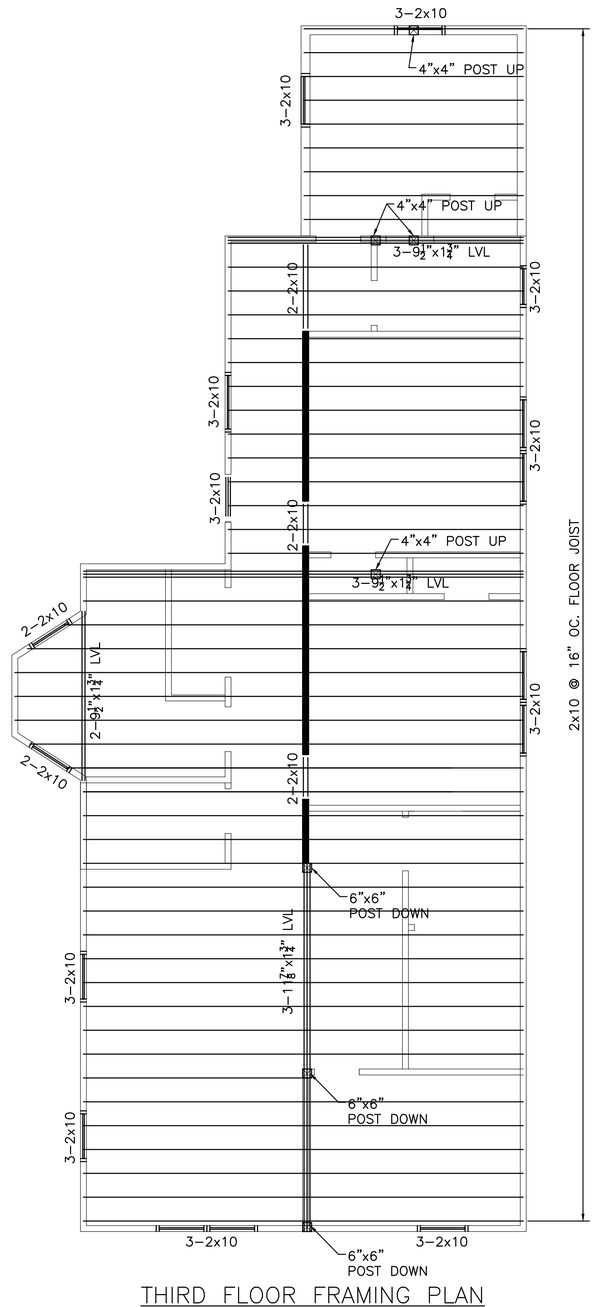
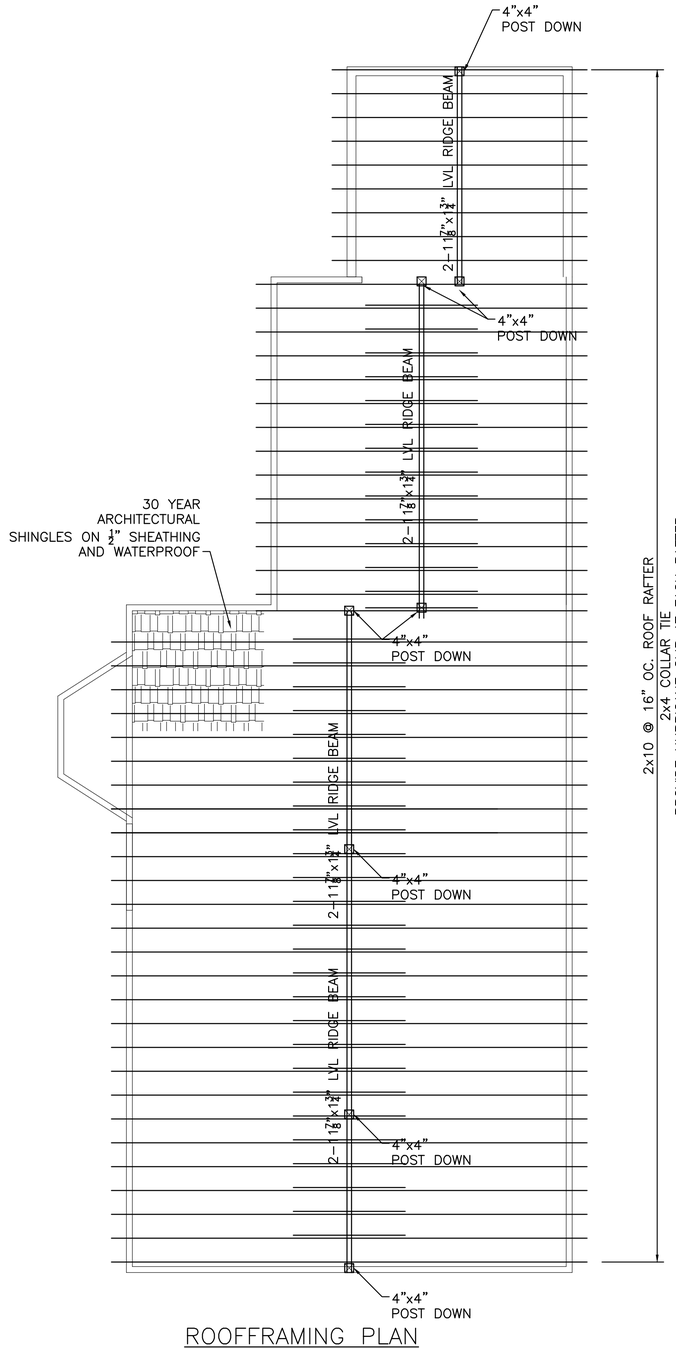
SCALE:	1/4"=1'–0"
SHEET NO.:	S–2



THIRD FLOOR FRAMING PLAN



THIRD FLOOR FRAMING PLAN



ROOFFRAMING PLAN

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SHEET NO.:	S–3