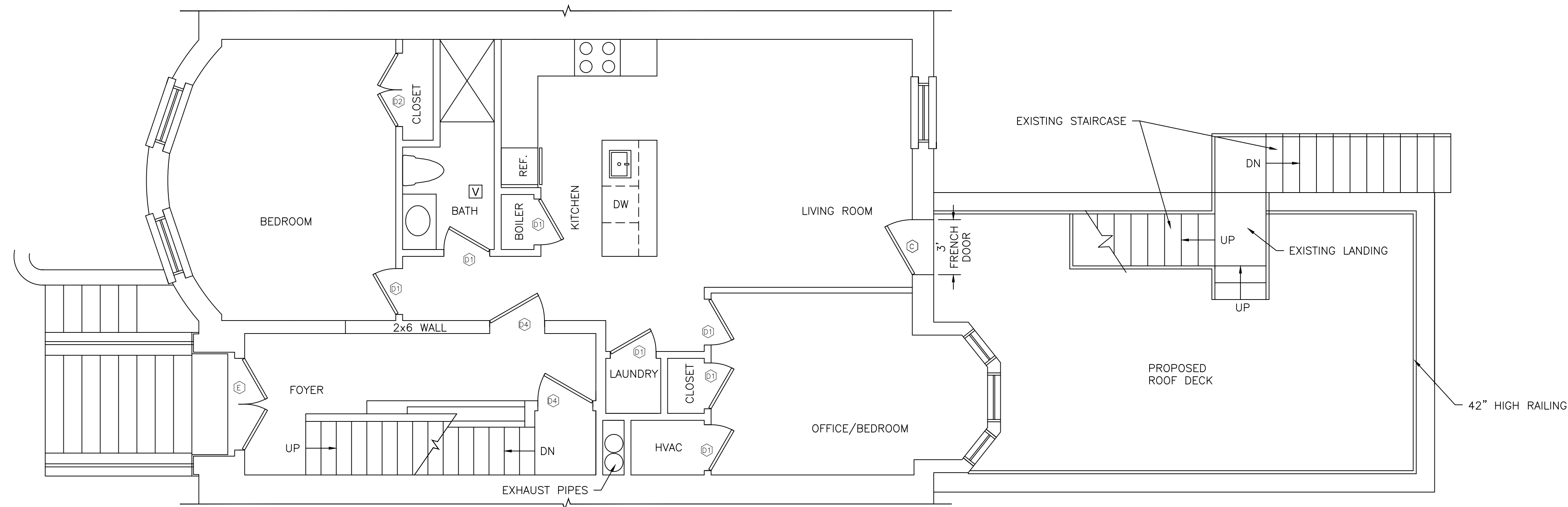


PROPOSED GARDEN LEVEL PLAN
 GROSS AREA - 1,480 SF-29.7 SF(FRONT UTILITY ROOM)-9 SF(BOILER ROOM)-
 10 SF (HVAC)-10 SF (LAUNDRY) = 1,421.3 SF

UNIT 1



PROPOSED FIRST FLOOR PLAN
 GROSS AREA 1,059 SF-5.4 SF(BOILER)-9 SF(LAUNDRY)-
 16.5 SF(HVAC WITH EXHAUSTS)=1,033.5 SF

UNIT 2

DOORS SCHEDULE:

- Ⓜ 2'-6" X 6'-8" DOUBLE DOOR
- Ⓜ 4'-0" X 6'-8" DOUBLE DOOR
- Ⓜ 2'-0" X 6'-8"
- Ⓜ 3'-0" X 6'-8" FIRE RATED, 90 MIN
- Ⓜ CUSTOM DOOR MEASURED IN FIELD
- Ⓜ EXISTING DOOR

ALL DOORS MUST BE VERIFIED IN FIELD PRIOR TO DOOR ORDERING AND FRAMING

DATE	REVISION

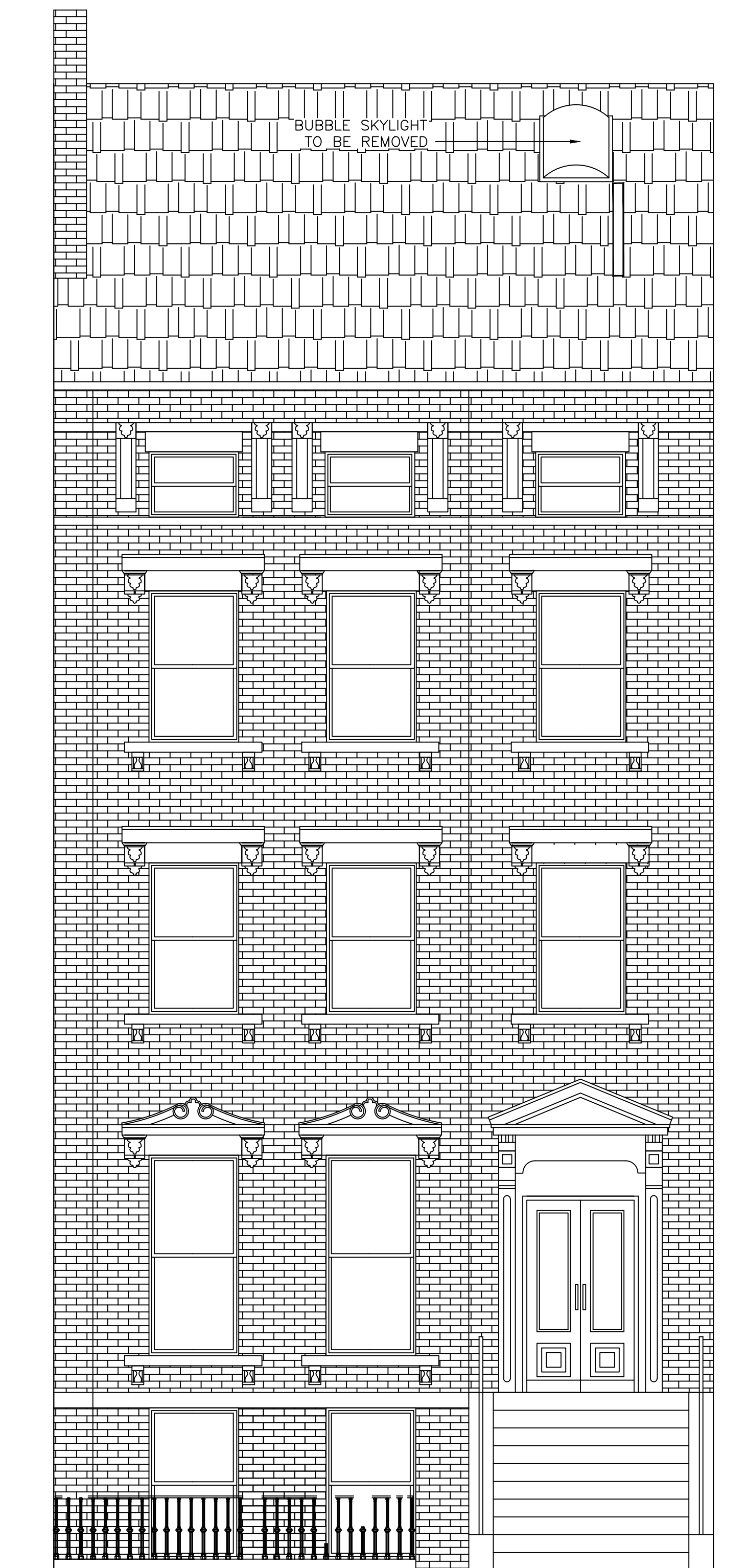
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PROPOSED REAR EXTERIOR MODIFICATIONS
 577 MASSACHUSETTS AVENUE
 BOSTON, MASSACHUSETTS

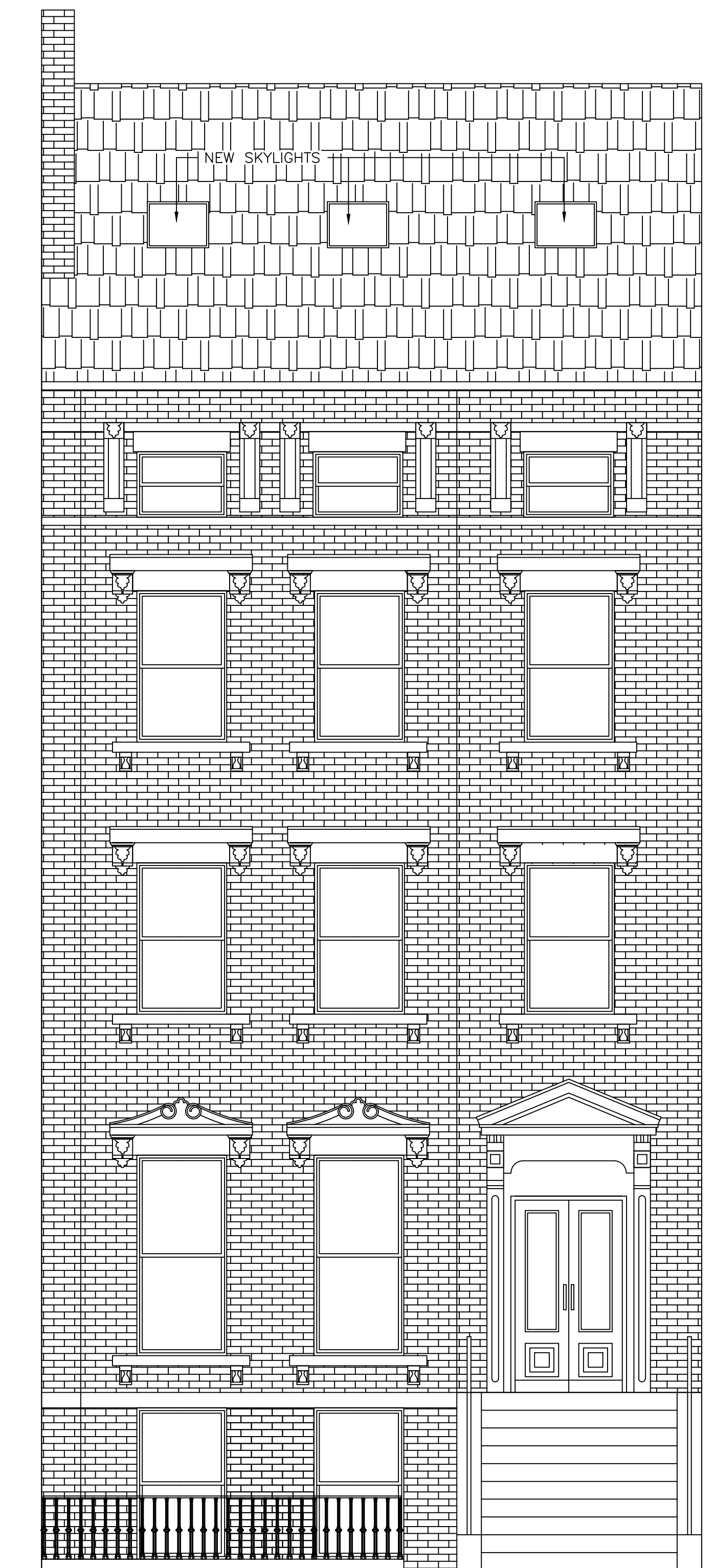
RAV & Assoc., Inc.
 21 HIGHLAND AVENUE
 NEEDHAM, MASSACHUSETTS 02494
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"	APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No. 1
	DATE: 9/21/2023	DRAWN BY: I.M.	
		CHECKED BY: R.A.V.	





FRONT ELEVATION
EXISTING CONDITION



FRONT ELEVATION
PROPOSED CONDITION

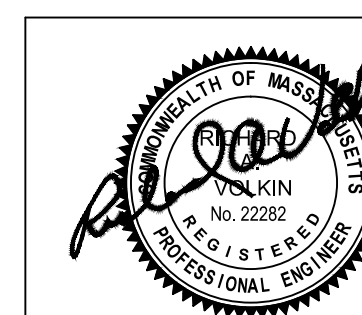
DATE	REVISION

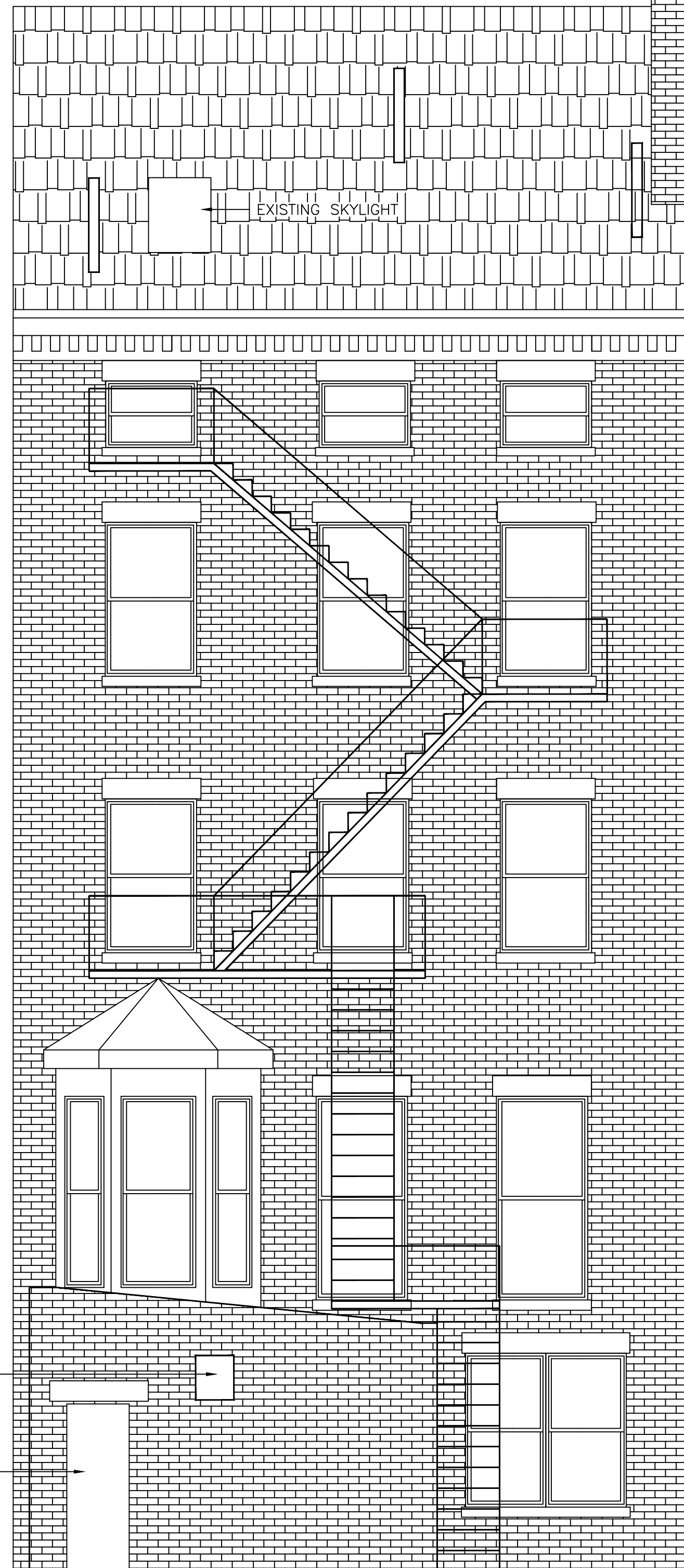
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EXISTING AND PROPOSED
FRONT ELEVATION
577 MASSACHUSETTS AVENUE
BOSTON, MASSACHUSETTS

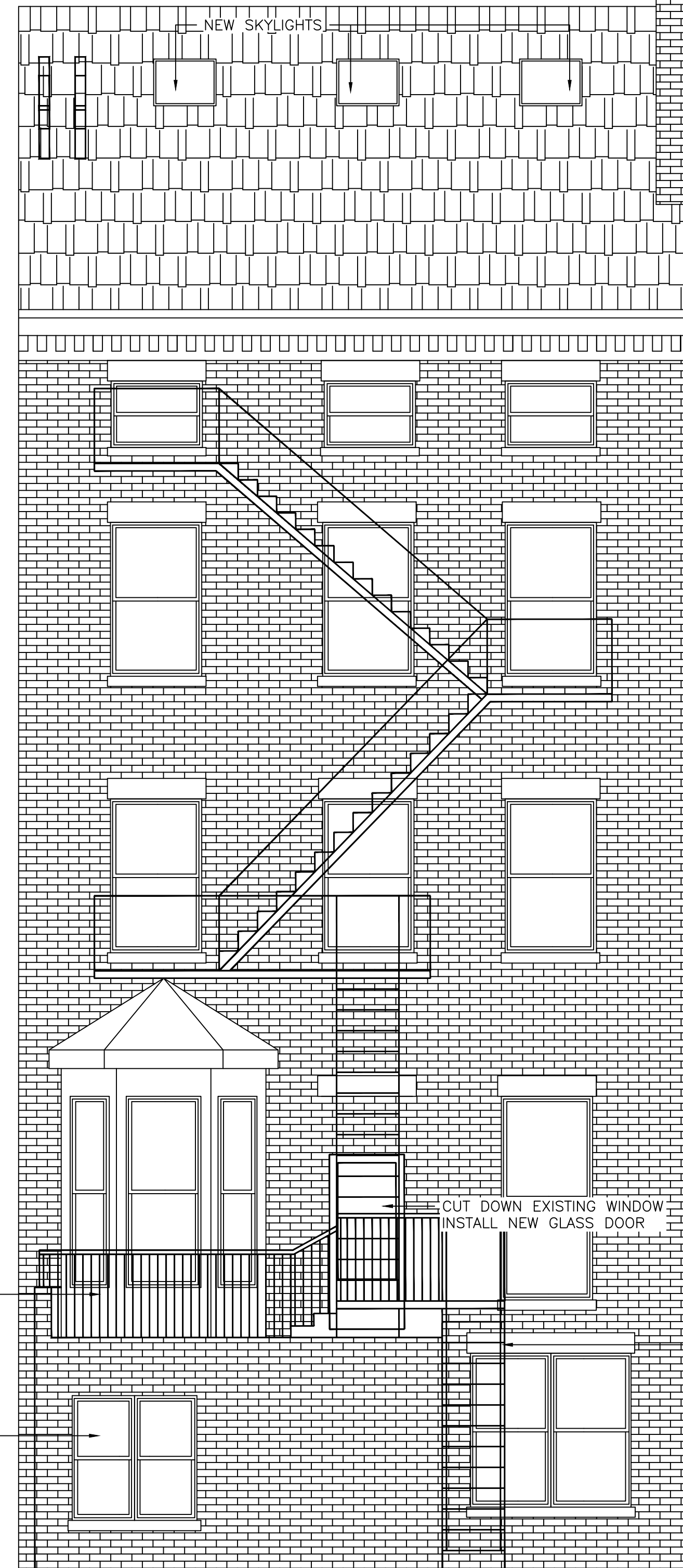
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SCALE: 1/4" = 1'-0"	DESIGNED BY: I.M.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: I.M.	2
DATE: 9/21/2023	CHECKED BY: R.A.V.	





REAR ELEVATION
EXISTING CONDITION



REAR ELEVATION
PROPOSED CONDITION

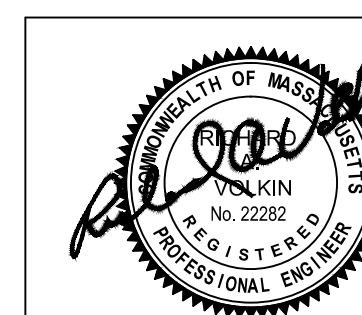
DATE	REVISION

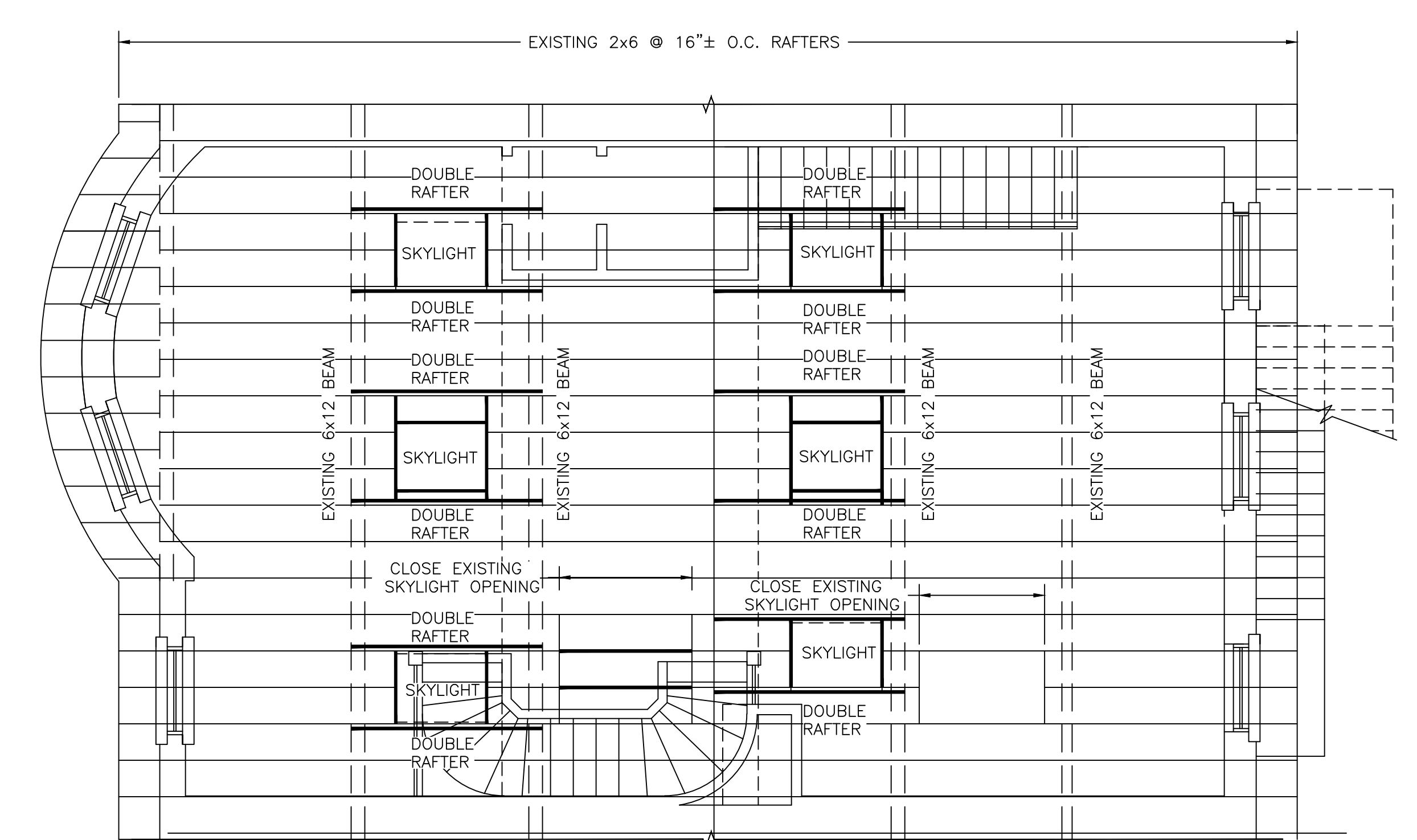
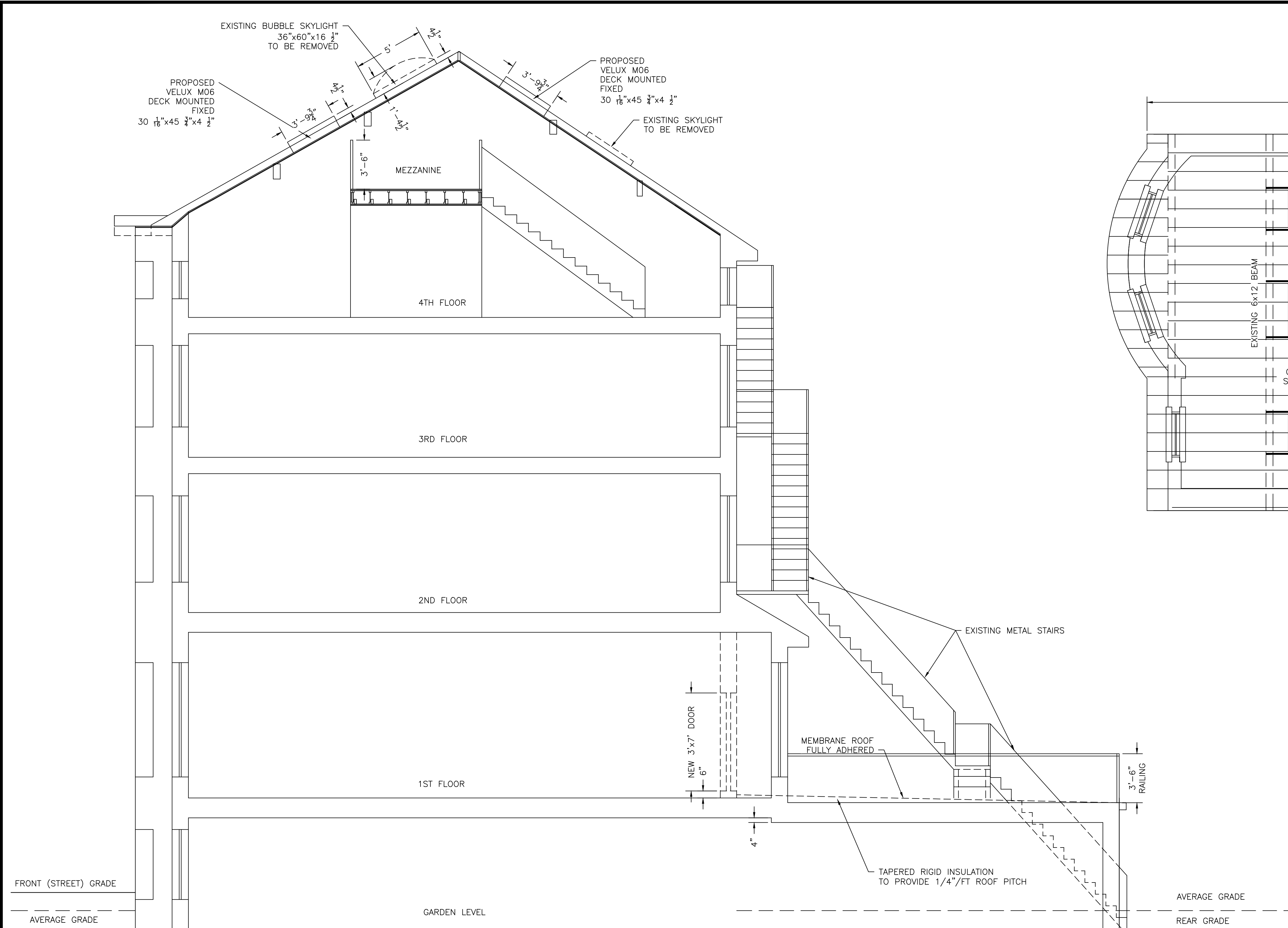
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EXISTING AND PROPOSED
REAR ELEVATION
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BOSTON, MASSACHUSETTS

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	DATE: 9/21/2023	DRAWN BY: I.M.	
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ROOF FRAMING

PROPOSED CROSS SECTION THROUGH BUILDING

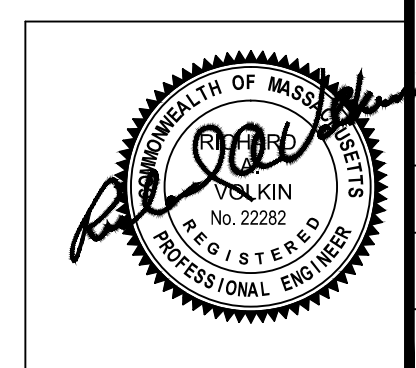
NOTES:

CARPENTRY:

- ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, WITH ALL MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT CODES AND REGULATIONS. CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING. DO NOT SHIM SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, LINTELS, OR OTHER FRAMING COMPONENTS. USE ONLY TREATED LUMBER FOR ALL WOOD BUCKS AND NAILING GROUNDS IN, OR IN CONTACT WITH CONCRETE. TREAT ALL WOOD LESS THAN TWO FEET ABOVE FINISHED GRADE BY SPRAYING WITH THE PRESERVATIVE TO A MINIMUM DISTANCE OF SIX INCHES FROM THE ENDS. PERFORM ALL TREATMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- IN ADDITION TO ALL FRAMING OPERATIONS NORMAL TO FABRICATION AND ERECTION INDICATED ON THE DRAWINGS, INSTALL ALL BACKING REQUIRED FOR WORK OF OTHER TRADES. MAKE ALL BEARINGS FULL. FINISH ALL BEARING SURFACES ON WHICH STRUCTURAL MEMBERS ARE TO REST SO AS TO GIVE SURE AND EVEN SUPPORT. WHERE FRAMING MEMBERS SLOPE, CUT OR NOTCH THE ENDS AS REQUIRED TO GIVE UNIFORM BEARING SURFACE.
- INSTALL ALL BLOCKING REQUIRED TO SUPPORT ALL ITEMS OF FINISH AND TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS. FIRE BLOCKS SHALL BE TWO INCHES IN THICKNESS (NOMINAL) BY THE FULL WIDTH OF THE OPENING BEING BLOCKED.
- FIRE-BLOCK IN THE FOLLOWING SPECIFIC LOCATIONS:
 - (1) IN ALL STUD WALLS AT CEILING AND FLOOR LEVELS;
 - (2) IN ALL STUD WALLS, INCLUDING FURRED SPACES, SO THAT THE MAXIMUM DIMENSION OF EACH CONCEALED SPACE IS NOT MORE THAN EIGHT FEET;
 - (3) ALL OTHER LOCATIONS WHERE OPENINGS COULD AFFORD PASSAGE FOR RODENTS OR FLAMES.
- INSTALL WOOD CROSS BRIDGING OF NOT LESS THAN TWO INCHES BY THREE INCHES NOMINAL, METAL CROSS BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING BETWEEN JOISTS WHERE THE SPAN EXCEEDS EIGHT FEET. INSTALL SOLID BLOCKING BETWEEN JOISTS AT ALL POINTS OF SUPPORT AND WHEREVER SHEATHING OR FLOORING IS DISCONTINUOUS.
- MAKE ALL STUDS SINGLE LENGTH, UNSPLICED, AND PLATFORM FRAMED. FRAME ALL CORNERS AND INTERSECTIONS WITH THREE OR MORE STUDS AND ALL REQUIRED BEARING FOR WALL FINISH.
- ON ALL FRAMING MEMBERS TO RECEIVE A FINISHED WALL OR CEILING, ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FRAMING AND FURRING MEMBERS. PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS.
- ALL DOORS AND WINDOWS MUST BE INSTALLED WITH ALL NECESSARY APPURTENANCES AND TRIMS.

NOTES:

- ALL EXPOSED WOOD AND WOOD IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.
- THE PROPERTIES OF WOOD MUST BE AS DESIGNED OR BETTER.
- SIMPSON CONNECTORS MUST BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS IN FIELD. IF ADJUSTMENTS ARE NECESSARY, CONTACT THE ENGINEER.



DATE	REVISION

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**PROPOSED ROOF FRAMING AND
CROSS SECTION
WITH EXTERIOR MODIFICATIONS**

**577 MASSACHUSETTS AVENUE
BOSTON, MASSACHUSETTS**

RAV & Assoc., Inc.
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NEEDHAM, MASSACHUSETTS 02494
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