

NOTES:

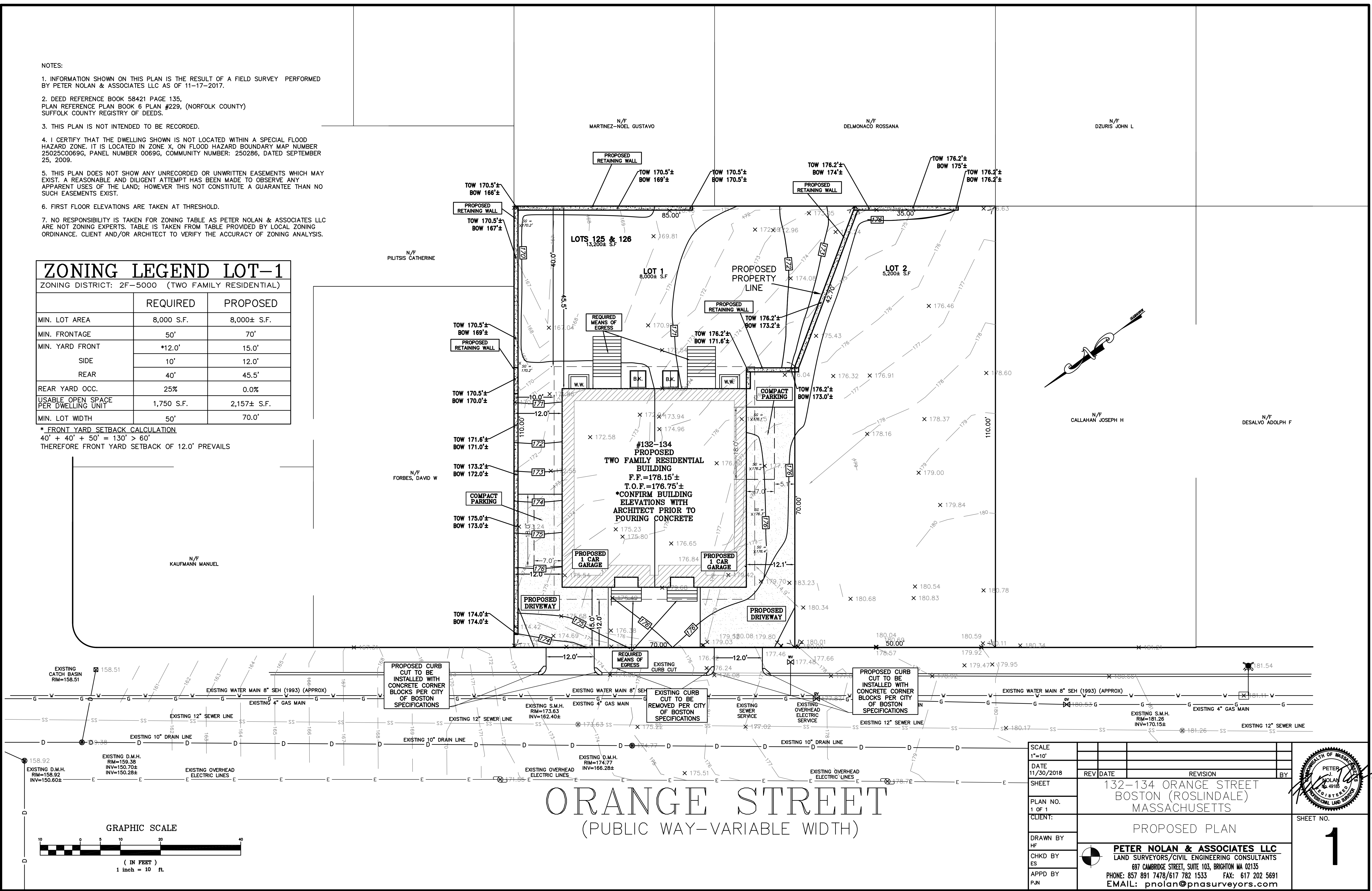
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-17-2017.
2. DEED REFERENCE BOOK 58421 PAGE 135, PLAN REFERENCE PLAN BOOK 6 PLAN #229, (NORFOLK COUNTY) SUFFOLK COUNTY REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. 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 25025C0069G, PANEL NUMBER 0069G, COMMUNITY NUMBER: 250286, DATED SEPTEMBER 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 THAN 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.

ZONING LEGEND LOT-1

ZONING DISTRICT: 2F-5000 (TWO FAMILY RESIDENTIAL)

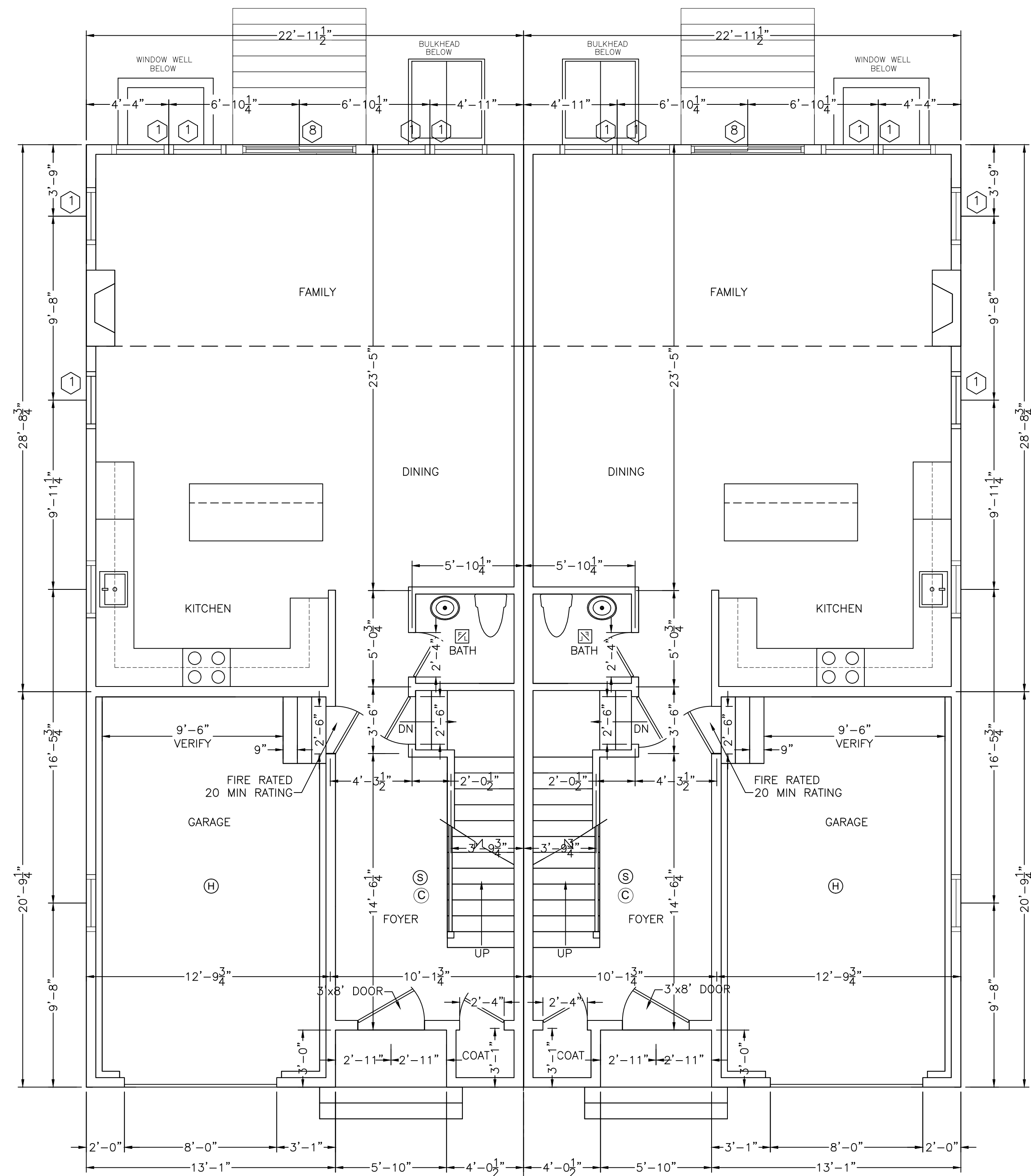
	REQUIRED	PROPOSED
MIN. LOT AREA	8,000 S.F.	8,000± S.F.
MIN. FRONTAGE	50'	70'
MIN. YARD FRONT	*12.0'	15.0'
SIDE	10'	12.0'
REAR	40'	45.5'
REAR YARD OCC.	25%	0.0%
USABLE OPEN SPACE PER DWELLING UNIT	1,750 S.F.	2,157± S.F.
MIN. LOT WIDTH	50'	70.0'

* FRONT YARD SETBACK CALCULATION
 40' + 40' + 50' = 130' > 60'
 THEREFORE FRONT YARD SETBACK OF 12.0' PREVAILS

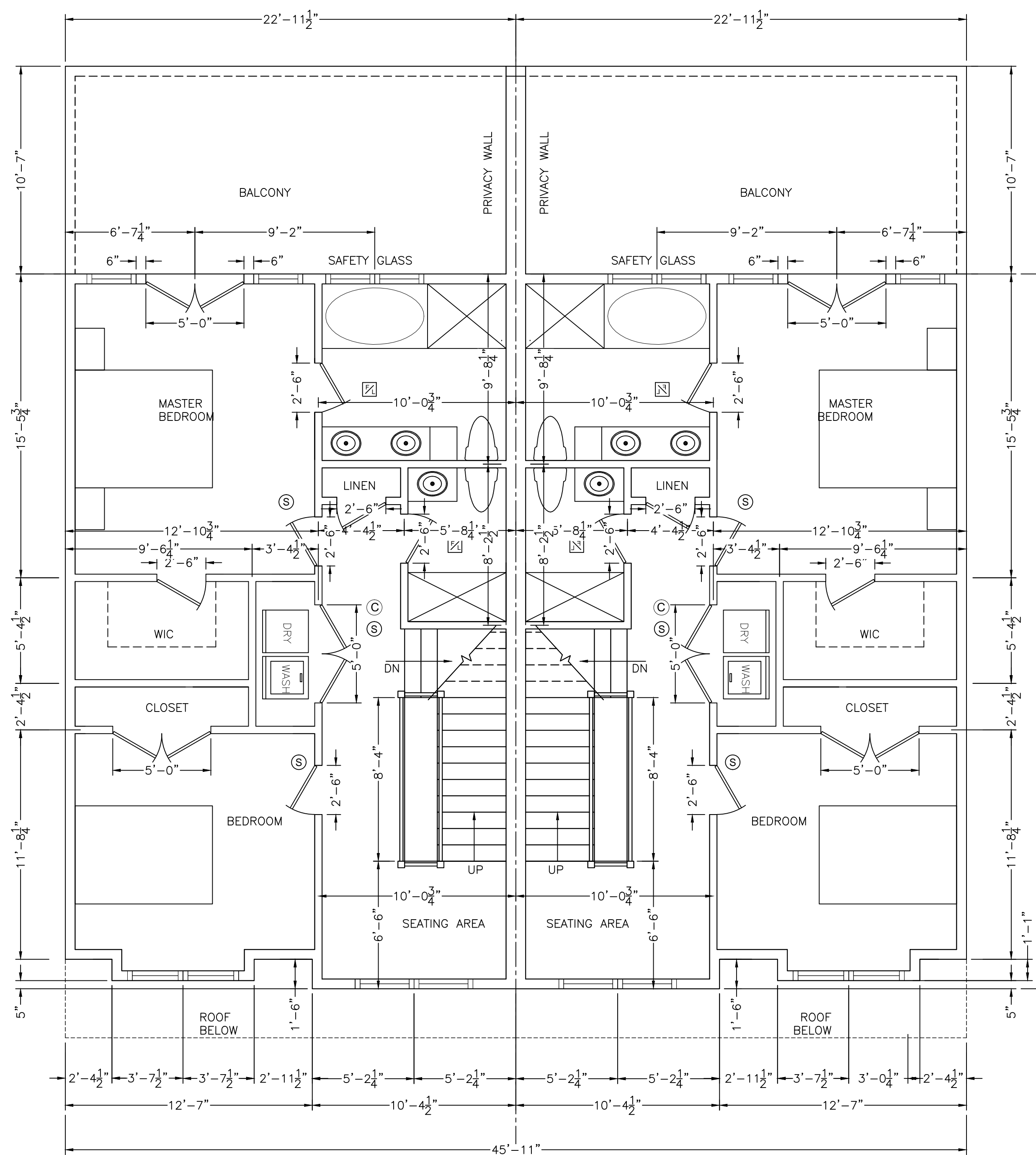


ORANGE STREET
 (PUBLIC WAY-VARIABLE WIDTH)

SCALE 1"=10'	REV	DATE	REVISION	BY
DATE 11/30/2018				
SHEET 1 OF 1	132-134 ORANGE STREET BOSTON (ROSLINDALE) MASSACHUSETTS			
PLAN NO.	PROPOSED PLAN			
CLIENT:				
DRAWN BY HF				
CHKD BY ES				
APPD BY P/N				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103, BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
				SHEET NO. 1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND:

- Ⓢ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- Ⓩ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- ⓐ CARBON MONOXIDE DETECTOR
- Ⓜ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES

NOTES:
 ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C.
 ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C.

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. All existing conditions and proposed 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.
3. 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. If Contractor fails to report discrepancies prior to proceeding with the work, he will assume full responsibility for the job.
4. 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.
5. 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.
6. 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.
7. 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.
8. Prior to bidding the work the Contractor shall visit the site and study the proposed plans and thoroughly satisfy himself as to 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.
9. Contractor is responsible for all demolition and relocation works, if any.

GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: ROSLINDALE, MA - 2F-5000
 8,000 SF LOT
 ALLOWABLE FAR (FLOOR AREA RATIO): 0.5
 ALLOWABLE GFA (GROSS FLOOR AREA): 8,000 X 0.5=4,000 SF
 GROSS FLOOR AREA:
 1. FIRST FLOOR: 1,704 SF (EXCLUDING GARAGES)
 2. SECOND FLOOR: 1,650 SF
 3. BASEMENT: 2,301 SF (NOT INCLUDED)
 4. FINISHED ATTIC: 600 SF
 TOTAL PROPOSED GROSS FLOOR AREA OF THE BUILDING:
 1,704(1ST FL)+1,650(2ND FL)+ 600(FINISHED ATTIC)= 3,954 SF
 GFA PROPOSED 3,954 SF < GFA ALLOWED 4,000 SF

DATE	REVISION

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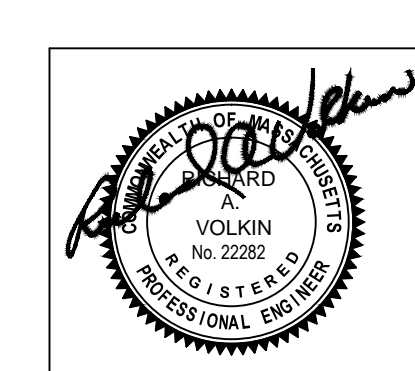
FLOOR PLANS

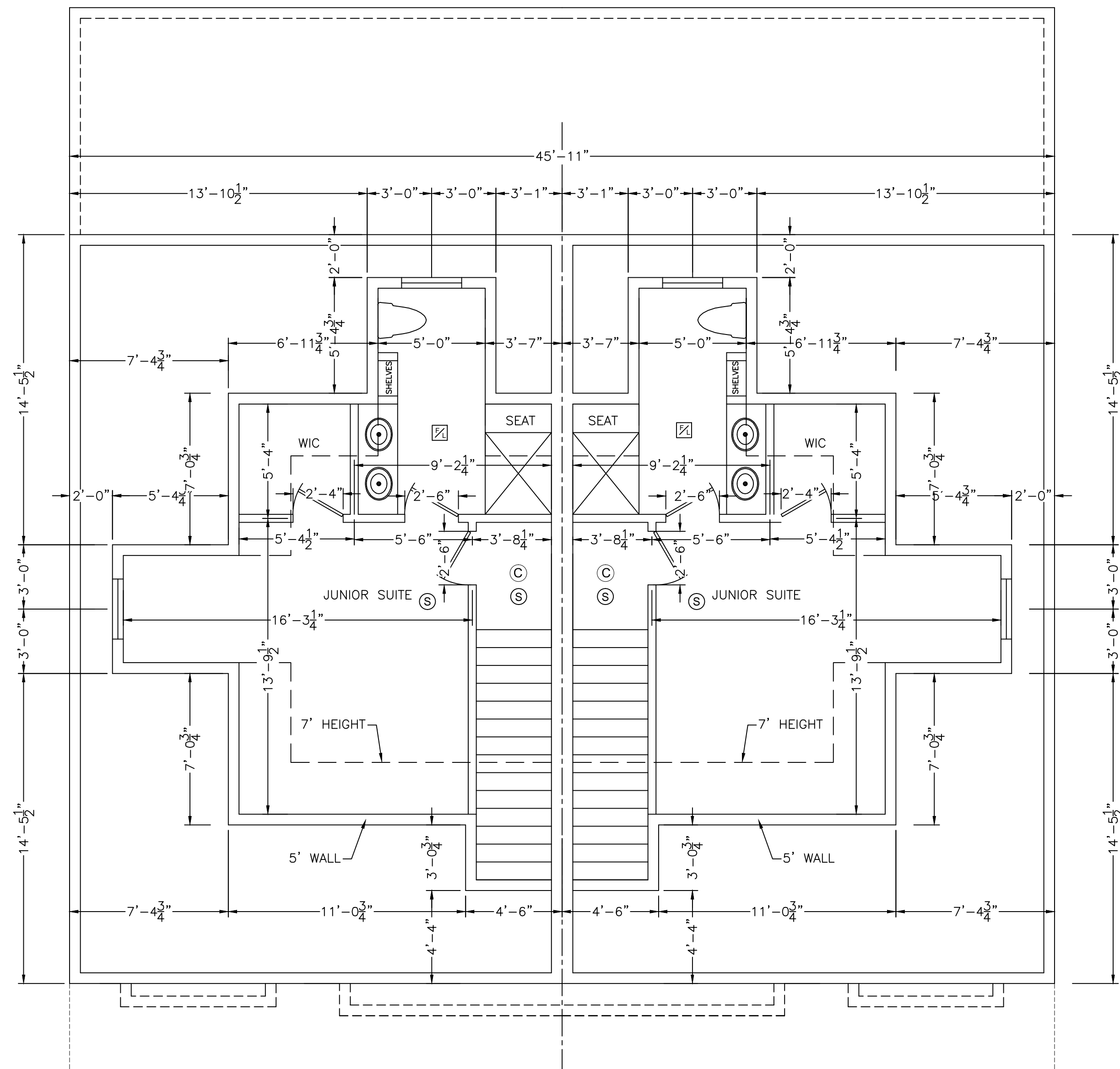
**132-134 ORANGE STREET,
BOSTON, MASSACHUSETTS**

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

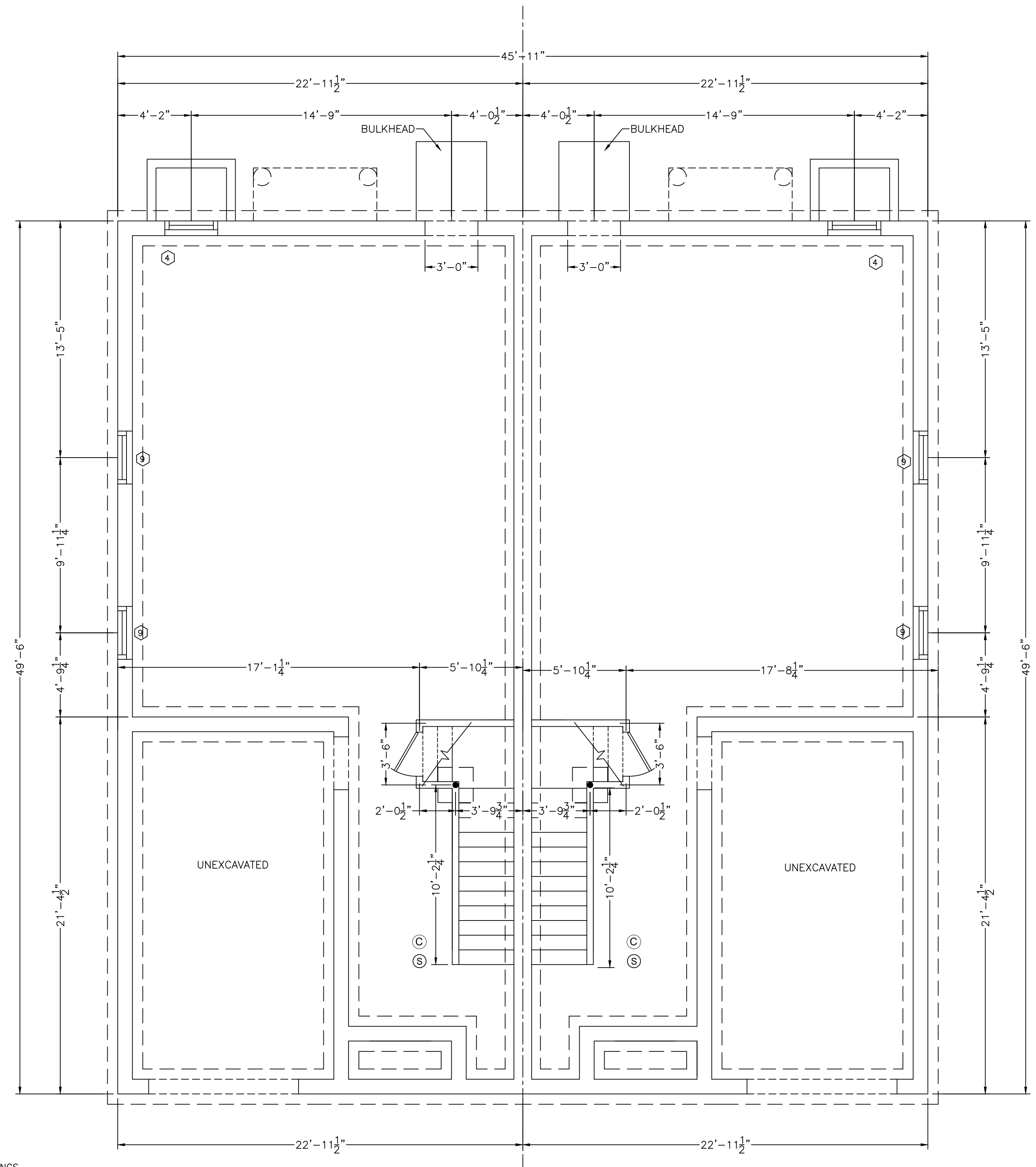
SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No.
DATE: 05/08/2018	CHECKED BY: R.A.V.	A-1 OF A-3





UNFINISHED ATTIC PLAN



UNFINISHED BASEMENT PLAN

EXTERIOR DOORS AND WINDOWS SCHEDULE

400 SERIES DOUBLE-HUNG WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE

No.	UNIT DIMENSIONS	MODEL	REMARKS
①	2'-9 5/8" x 5'-8 7/8"	WDH2856	• DOUBLE-HUNG, LOW-E WINDOW
②	2'-9 5/8" x 4'-0 7/8"	WDH28310	DOUBLE-HUNG, LOW-E WINDOW
③	5'-11 1/4" x 7'-11 1/2"	FWG6080	A FRENCHWOOD GLIDING DOOR, TEMPERED GLASS
④	2'-9 5/8" x 5'-8 7/8"	WDH2852	• DOUBLE-HUNG, LOW-E WINDOW
⑤	2'-5 5/8" x 4'-0 7/8"	WDH24310	A DOUBLE-HUNG, LOW-E WINDOW, SAFETY GLASS
⑥	4'-11 1/4" x 6'-10 3/8"	FWH50611	A FRENCHWOOD HINGED DOOR, TEMPERED GLASS
⑦	3'-0" x 8'-0"	CUSTOM	A ENTRY DOOR, TEMPERED GLASS
⑧	5'-11 1/4" x 7'-11 1/2"	FWG6080R	A FRENCHWOOD GLIDING DOOR, TEMPERED GLASS
⑨	36" x 18"		TYPICAL BASEMENT WINDOW

* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"
A-SAFETY GLASS

NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS. VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA. VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

SPECIFIC LOCATIONS:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
3. GLAZING IN STORM DOORS;
4. GLAZING IN UNFRAMED SWINGING DOORS;
5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 - a) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 - b) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - c) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 - d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

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ATTIC AND BASEMENT PLANS

132-134 ORANGE STREET,
BOSTON, MASSACHUSETTS

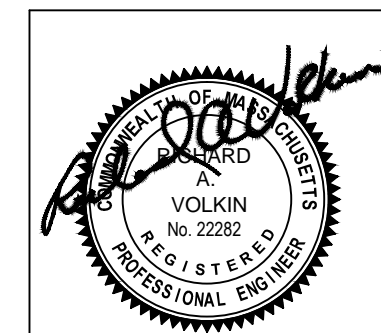
RAV & Assoc., Inc.

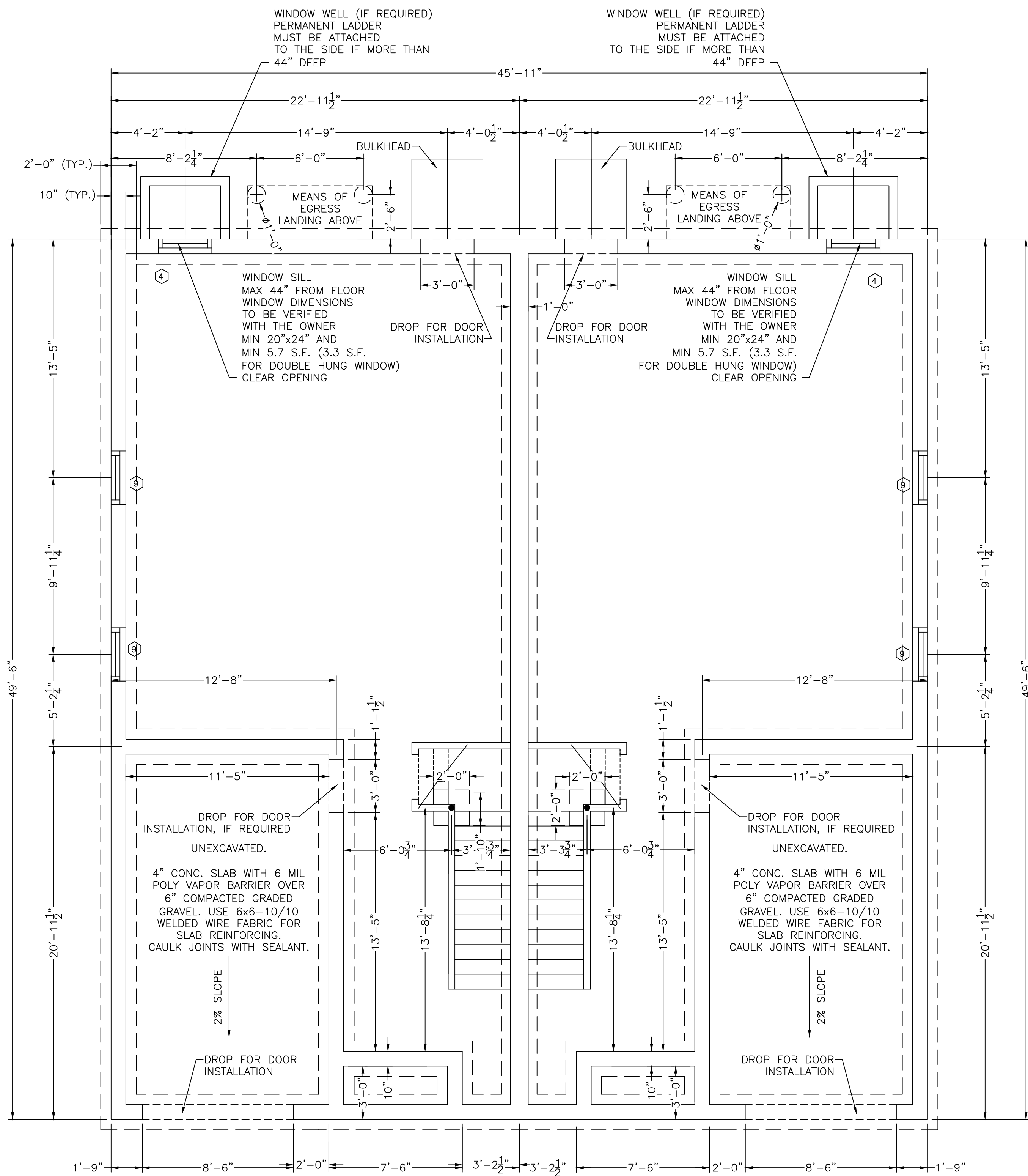
21 HIGHLAND AVENUE
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TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

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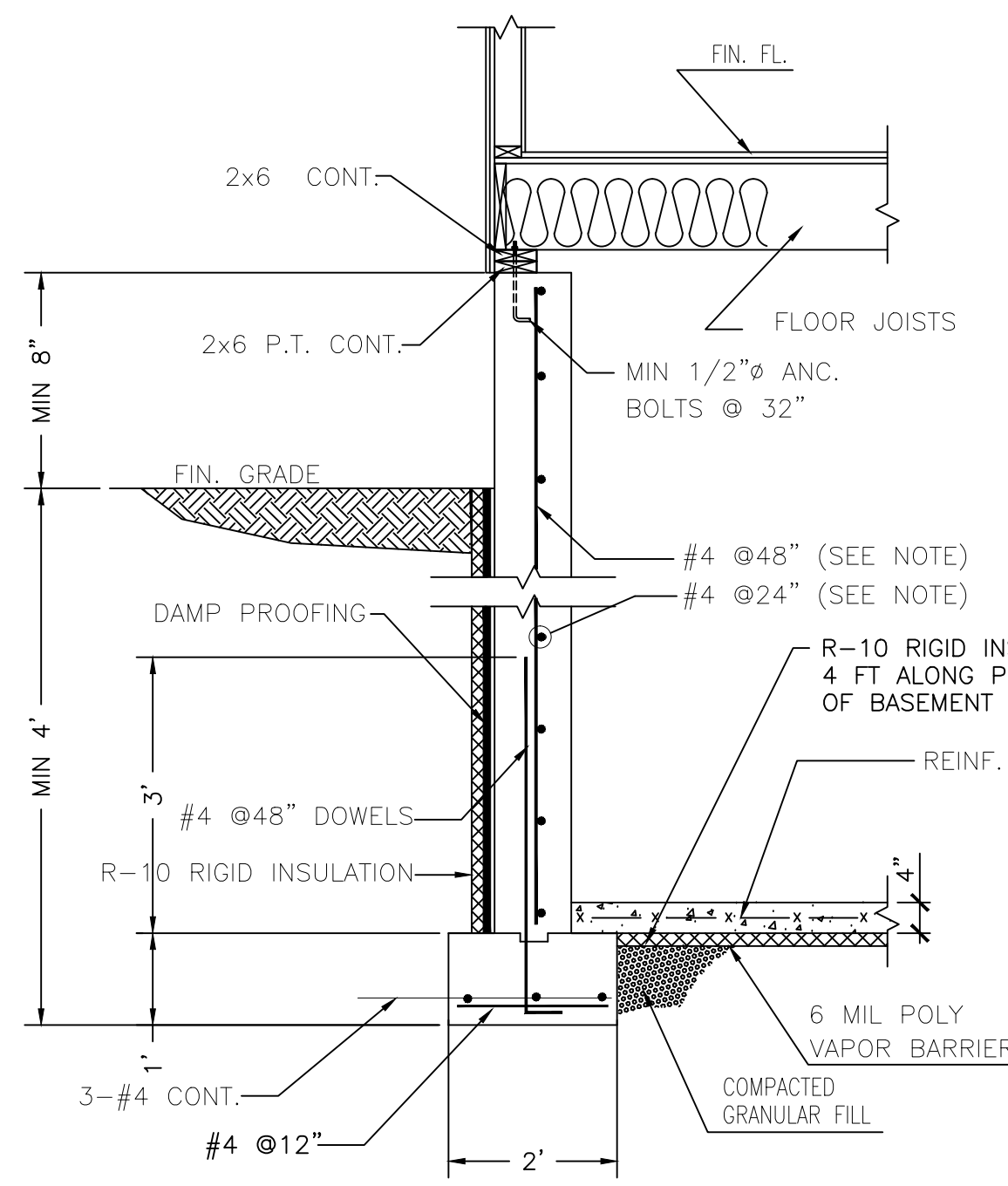
APPROVED: R.A.V. DESIGNED BY: I.M. DRAWING No. A-2 OF A-3

DATE: 05/08/2018 CHECKED BY: R.A.V.



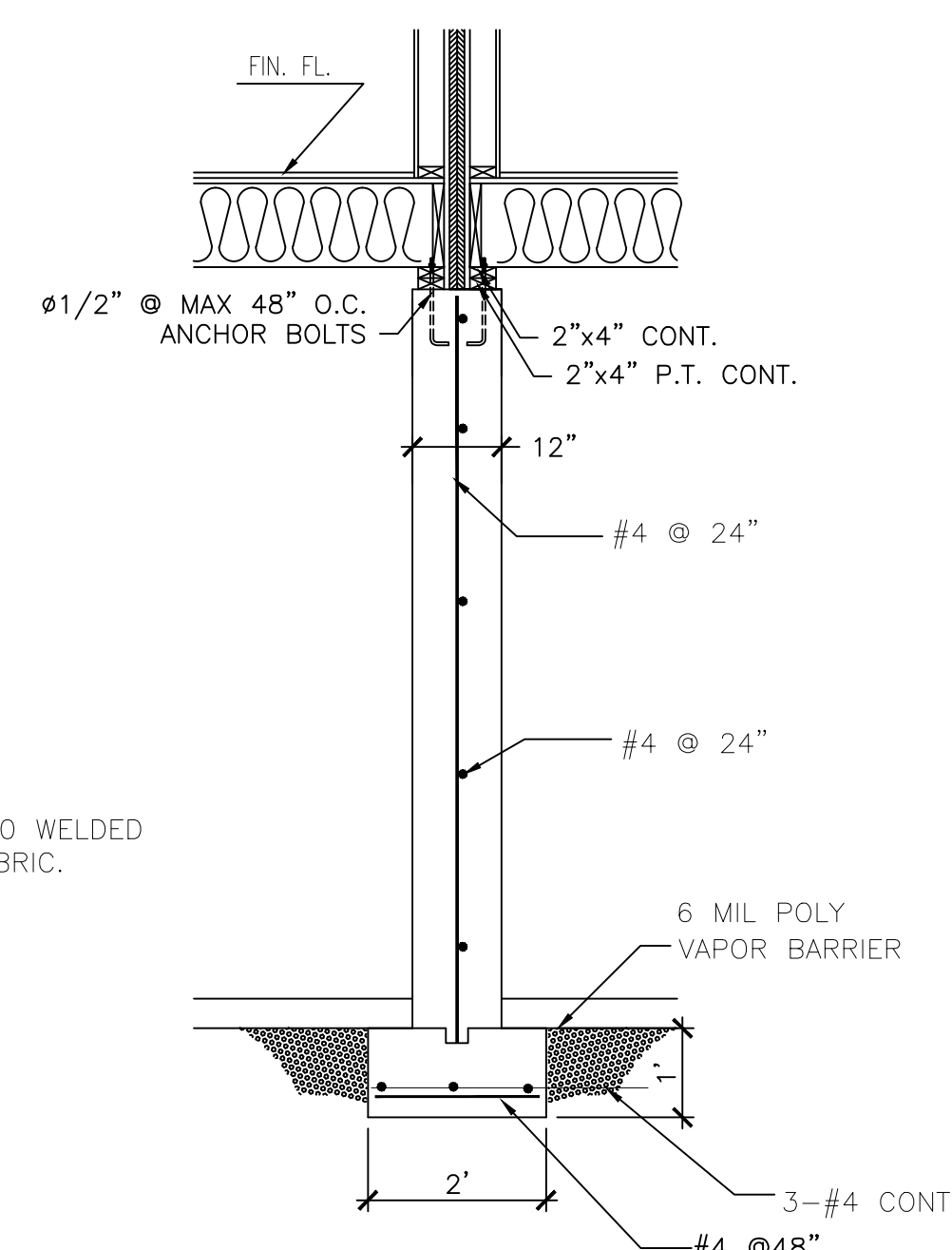


FOUNDATION PLAN



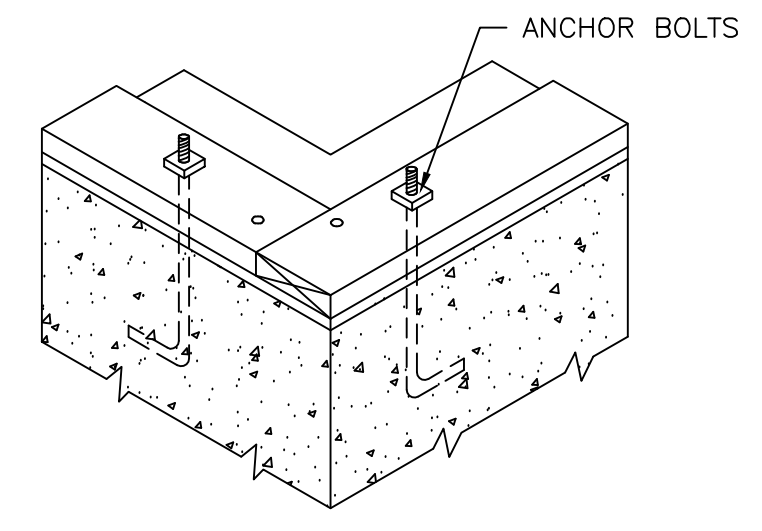
TYPICAL FOUNDATION DETAIL

SCALE: NTS



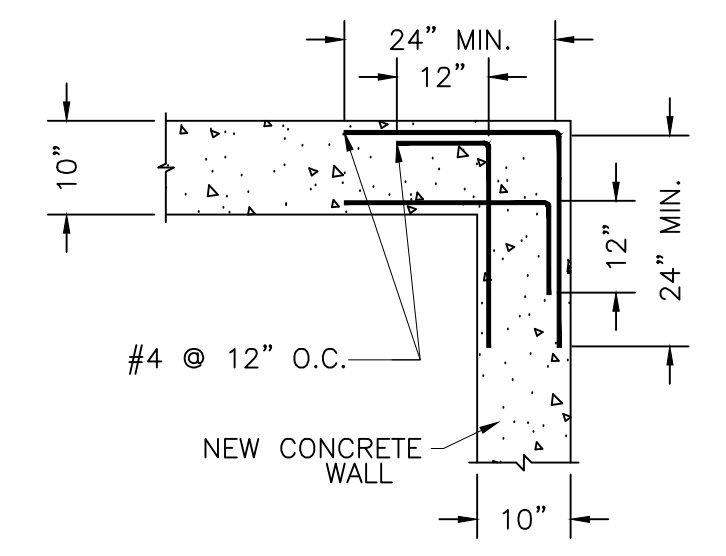
TYPICAL INTERIOR FOUNDATION DETAIL

SCALE: NTS



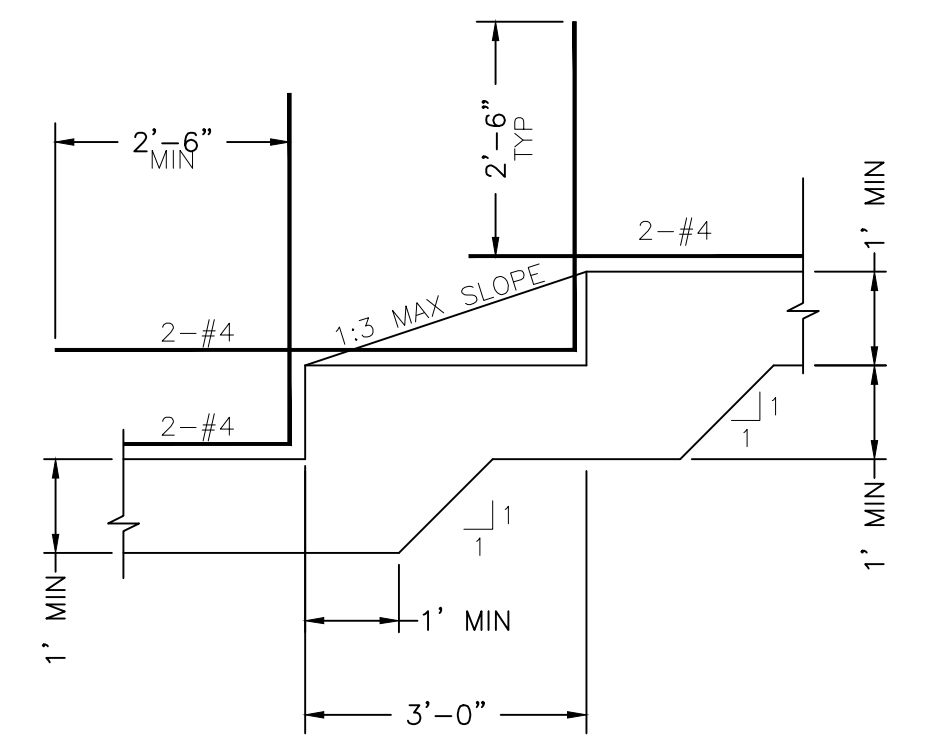
TYPICAL SILL DETAIL

SCALE: NTS



CORNER REINFORCEMENT TYPICAL DETAIL

SCALE: NTS



STEPPED FOOTING DETAIL

SCALE: NTS

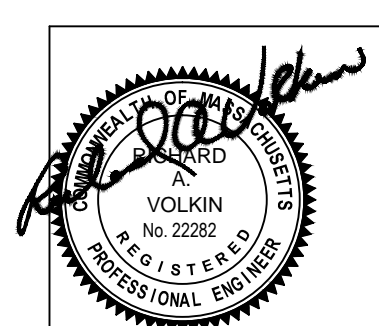
NOTE:
REFER TO IRC 2015;
TABLES R404.1.2(4), AND R404.1.2(9) FOR
VERTICAL REINFORCEMENT REQUIREMENT;
AND TABLES R404.1.2(1) FOR HORIZONTAL
REINFORCEMENT REQUIREMENTS)

FOUNDATION NOTES:

- A. GENERAL: (UNLESS OTHERWISE NOTED)
 - 1.) ALL WORK SHALL CONFORM WITH THE MASS. STATE BUILDING CODE, THE CITY OF BOSTON ZONING BY LAWS, AND ALL APPLICABLE OSHA STANDARDS.
 - 2.) ANY WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE SURFACES SHALL BE COATED WITH PRESERVATIVE.
 - 3.) ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND COMPACTION. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
 - 4.) CONCRETE WALLS TO BE DAMP PROOFED BELOW GRADE, EXTERIOR SIDE. LOCAL BUILDING DEPARTMENT SHALL INSPECT EXCAVATION PRIOR TO CONSTRUCTION OF FOOTING AND WALLS, AND AT OTHER INTERVALS IN ACCORDANCE WITH LOCAL STANDARD PRACTICES.
 - 5.) IF THE CONTRACTOR MAKES ANY CHANGES OR DEVIATES FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL DESIGN.
 - 6.) SLAB POURED ON GROUND SHALL REST AGAINST 6" COMPACTED SAND ON 1 LAYER OF POLYETHYLENE SHEETING (6 MILS).
- B. FOUNDATION REQUIREMENTS:
 - 1.) THE BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED INORGANIC GRANULAR SOIL OR COMPACTED STRUCTURAL FILL WITH A SAFE ALLOWABLE BEARING PRESSURE OF MINIMUM 2 TONS/SQ FT.
 - 2.) IF ORGANICS ARE ENCOUNTERED IN THE EXCAVATION, WORK SHALL BE STOPPED AND THE ENGINEER CONTACTED PRIOR TO COMMENCING WORK.
 - 3.) CONCRETE SHALL BE PLACED "IN THE DRY" ONLY, AND NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
 - 4.) SPECIAL CARE SHALL BE TAKEN IN BACKFILLING WALLS AND UTILITY TRENCHES. BACKFILL MATERIAL SHALL BE COMPACTED IN 12" LAYERS MAXIMUM WITH POWER TAMPERS OR BY OTHER APPROVED EQUIPMENT.
 - 5.) WALLS RETAINING EARTH SHALL BE BACKFILLED EQUALLY EACH SIDE UNLESS ADEQUATELY BRACED.

- C. CONCRETE: (UNLESS OTHERWISE NOTED)
 - 1.) CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE, STANDARDS, RECOMMENDED PRACTICES AND SPECIFICATIONS AS REVISED TO DATE.
 - 2.) CONCRETE SHALL BE MIXED IN THE SPECIFIED PROPORTIONS TO GIVE MINIMUM COMPRESSIVE STRENGTH AT THE END OF 28 DAYS OF 3500 PSI.
 - 3.) CONSTRUCTION JOINTS IN STRUCTURAL CONCRETE SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN OR OTHER APPROVED LOCATION OF MINIMUM SHEAR.
- D. REINFORCING STEEL: (UNLESS OTHERWISE NOTED)
 - 1.) BARS SHALL BE HIGH BOND DEFORMED BARS MEETING ASTM A-615, GRADE 60.
 - 2.) WHERE OPENINGS OCCUR IN WALLS OR SLABS, PROVIDE 2 - #4 EACH FACE EACH SIDE OF OPENINGS AND EXTEND 2'-6" BEYOND OPENING.
 - 3.) SLABS ON GRADE SHALL BE REINFORCED WITH 6x6-W10xW10 WELDED WIRE FABRIC. LAP CROSS WIRES ONE SPACE PLUS 2" ALL SIDES.

- E. MISCELLANEOUS: (UNLESS OTHERWISE NOTED)
 - 1.) VERIFY IN FIELD ALL LOCATIONS AND CONDITIONS IN THE STRUCTURE SHOWN ON THE DRAWINGS AND/OR AFFECTING THE INSTALLATION OF NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE FABRICATION OF DEPENDENT WORK.
 - 2.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SAFELY SUPPORT THE BUILDING DURING CONSTRUCTION. ANY APPROVAL BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY, FOR SHORING AND/OR BRACING.
 - 3.) DURING THE CONSTRUCTION PHASE OF THE PROJECT THE CONTRACTOR SHALL REVIEW DESIGN LOADS TO LIMIT AND CONTROL CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO MATERIAL STOCK PILING AND CONSTRUCTION EQUIPMENT.



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**FOUNDATION PLAN
FUNDAMENTAL DETAILS**

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BOSTON, MASSACHUSETTS**

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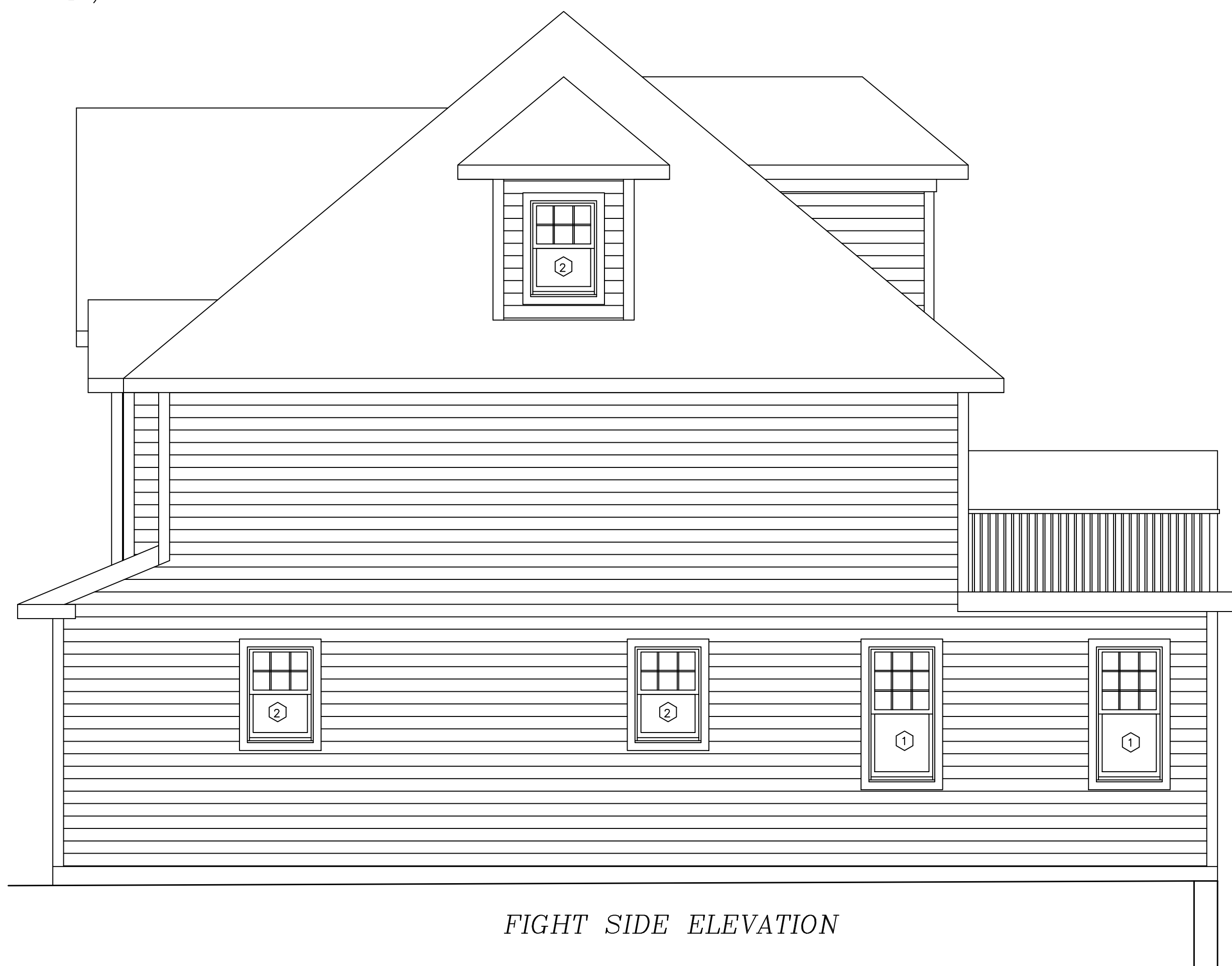
APPROVED: R.A.V. DESIGNED BY: I.M. DRAWING No. S-1 OF S-5
DATE: 05/08/2018 CHECKED BY: R.A.V.



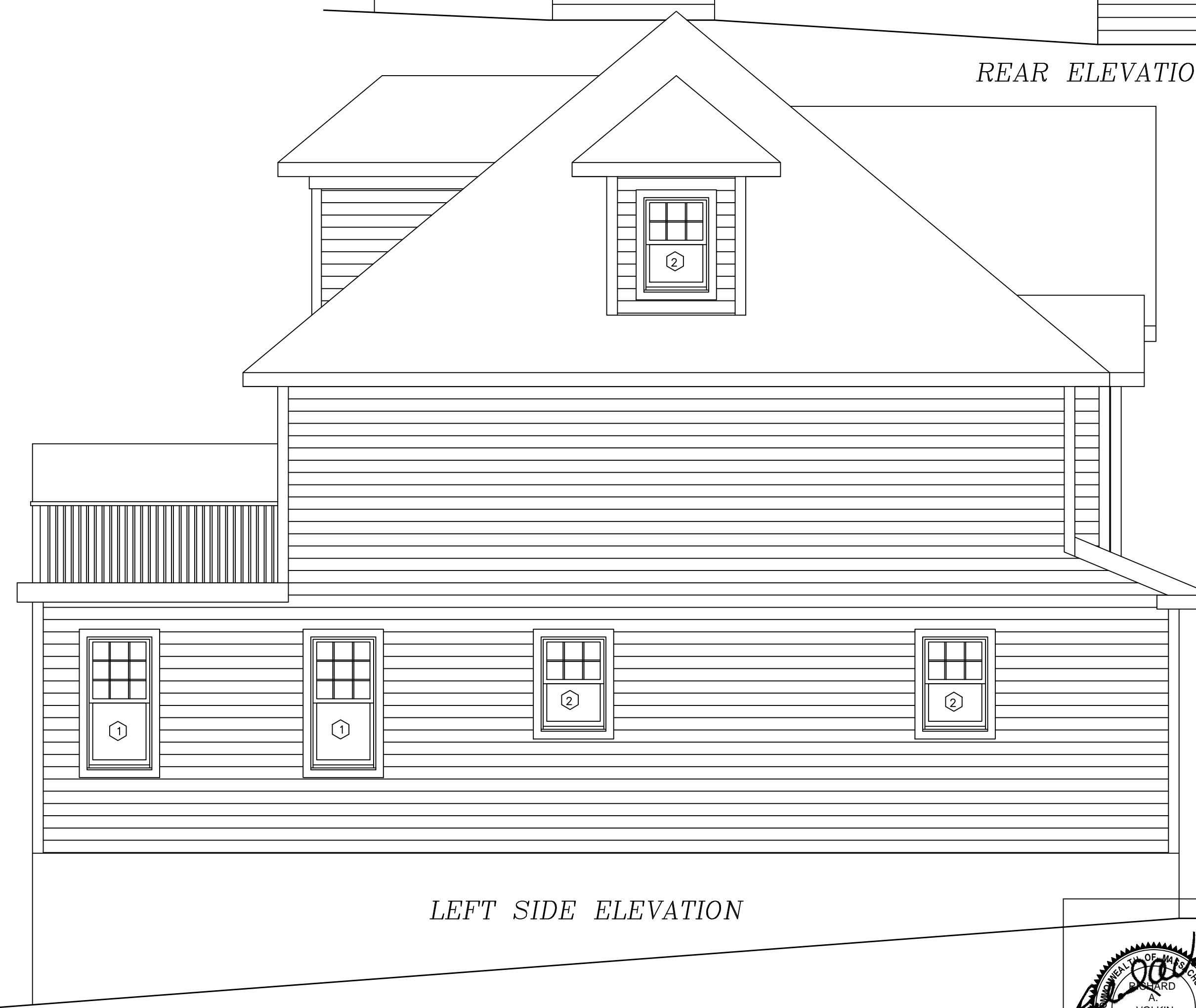
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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ELEVATIONS

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APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No.
DATE: 05/08/2018	DRAWN BY: I.M.	A-3 OF A-3
	CHECKED BY: R.A.V.	

