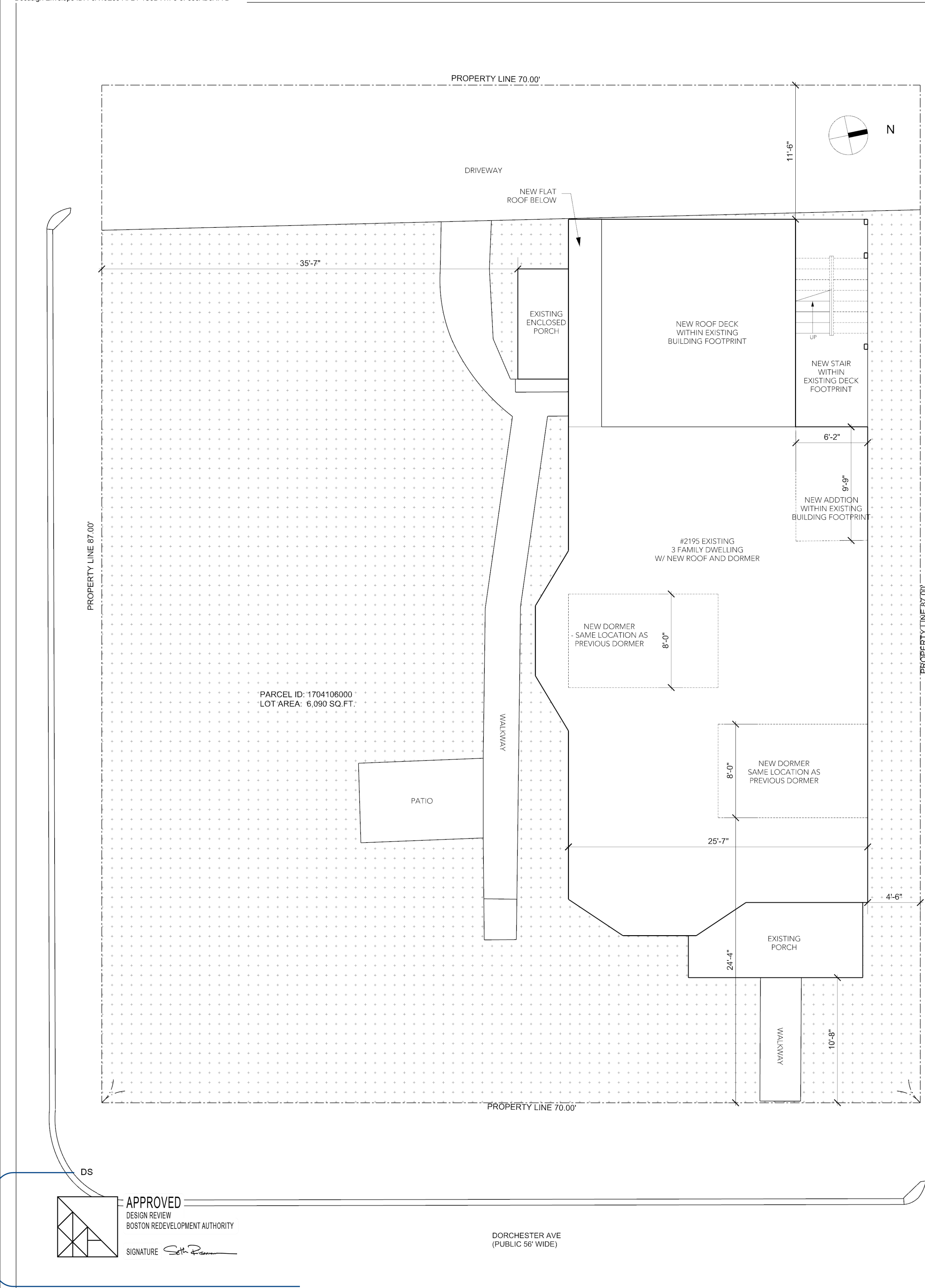




ZONING ANALYSIS				
2195 DORCHESTER AVE BOSTON, MA 02124 PARCEL ID: 1704106000 ZONING DISTRICT: DORCHESTER NEIGHBORHOOD ZONING SUBDISTRICT: 3F-D-5,000 LOT AREA: 6,090 SQ.FT.				
ZONING COMPLIANCE TABLE				
CATEGORY	REQUIRED	EXISTING	PROPOSED	MEETS CODE
LOT AREA MIN. (SQ.FT.)	3,000	6,090	6,090	NO CHANGE
ADD'T'L LOT AREA FOR ADD'T'L UNIT (SQ.FT.)	N/A	N/A	N/A	N/A
LOT WIDTH MIN. (FT.)	30	70	70	NO CHANGE
LOT FRONTAGE MIN (FT)	30	70	70	NO CHANGE
F.A.R. MAX	1.3	0.67	0.63	YES
BUILDING HEIGHT MAX. (STORIES/ FT)	3.0 / 40 FT	3.5 / <40 FT	3.5 / <40 FT	NO CHANGE
USABLE OPEN SPACE PER D.U. (SQ.FT.)	300	2278	1519	YES
FRONT YARD MIN DEPTH (FT)	5.0	10.7	10.7	NO CHANGE
SIDE YARD MIN WIDTH (FT)	5.0	4.5	4.5	NO CHANGE
REAR YARD MIN DEPTH (FT)	15	11.6	11.6	NO CHANGE
REAR YARD MAX OCCUPANCY BY ACCESSORY BLDG (%)	25%	N/A	N/A	N/A
PARKING SPACES PER DWELLING	0	0	0	NO CHANGE

BUILDING CODE ANALYSIS - MASS BLDG CODE 9TH ED.
1. Subject Building is 3.5 stories.
2. Use Groups: - R-2: Residential, Multi-Family
3. Construction Type: VA
4. Building will be sprinklered

BUILDING SUMMARY:
Existing 3-family dwelling undergoing Level 3 Alterations. Building will have new unit floor plan layouts, new egress stair location, new roof, new dormer, and new deck within same building footprint.

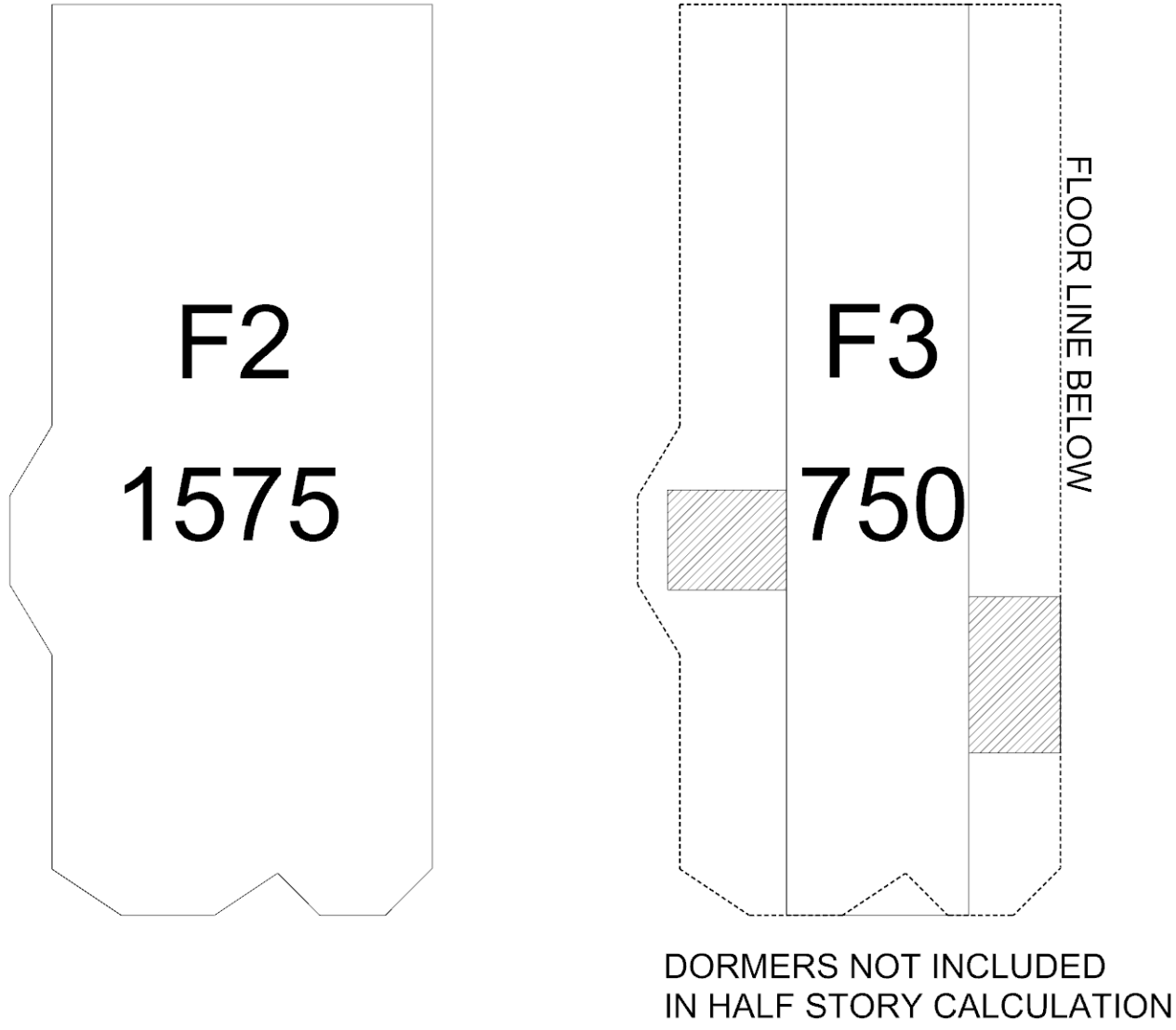
ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY	
	PROPOSED GROSS AREA
BASEMENT	(1486 GSF)
FIRST FLOOR	1533 GSF
SECOND FLOOR	1465 GSF
THIRD FLOOR	823 GSF
TOTAL	3821 GSF

BUILDING UNIT SCHEDULE		
NO.	TYPE	NET AREA
UNIT 1	3 BEDR + 2 BATHR	1281 SQFT
UNIT 2	3 BEDR + 2 BATHR	1251 SQFT
UNIT 3	2 BEDR + 1 BATHR	775 SQFT
BUILDING NET AREA		3307 SQFT



- GENERAL NOTES:
- A. THE DRAWINGS REPRESENT DESIGN INTENT ONLY AND DO NOT NECESSARILY REFLECT EXACT FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE CONDITIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
- B. THE WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIAL, ACCESSORIES, TOOLS, TRANSPORTATION, FEES, PERMITS, AND TAXES TO COMPLETE THE WORK IN PLACE. CONTRACTOR IS TO COORDINATE THE WORK OF THE VARIOUS ITEMS WHICH ARE FURNISHED BY THE OWNER OR FABRICATED, DELIVERED AND INSTALLED UNDER SEPARATE CONTRACTS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT AND IN COORDINATING APPROVAL BY THE LOCAL GOVERNING HEALTH, FIRE, AND TRANSPORTATION DEPARTMENTS WHEN REQUIRED.
- D. THE ARCHITECT HAS NO RESPONSIBILITY FOR WORK DONE UNDER SEPARATE CONTRACTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK BY SEPARATE CONTRACTS, INCLUDING BUT NOT LIMITED TO SUBMISSION OF DRAWINGS REQUIRED FOR THE BUILDING PERMIT, COORDINATION OF BIDDER DESIGN WORK IN COMPLIANCE WITH REQUIREMENTS OF THE PROJECT, AND TO INSURE A QUALITY LEVEL OF WORK THAT MEETS OR EXCEEDS ACCEPTED BUILDING PRACTICES.
- E. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (CURRENT EDITION) WITH LOCAL AMENDMENTS; APPLICABLE STATE, CITY AND COUNTY CODES, STATUTES, REGULATIONS, AND ORDINANCES.
- F. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, OR BUILDING CODE, NOTIFY THE ARCHITECT FOR FINAL CLARIFICATION BEFORE PROCEEDING WITH WORK.
- G. THE OWNER NOR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY EXTRA CHARGE OR COMPENSATION DUE TO DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH WORK.
- H. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- I. DO NOT SCALE OFF THE DRAWINGS; IF NEEDED, THE ARCHITECT SHOULD BE CONSULTED FOR CLARIFICATION.
- J. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ARCHITECT. THE DESIGNER SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT CONSENT AND WRITTEN APPROVAL. THE ARCHITECT SHALL HAVE FIVE (5) WORKING DAYS TO REVIEW SUCH SUBMITTALS.
- K. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
- L. THE ARCHITECT HAS NO RESPONSIBILITY FOR ABATEMENT DESIGN, ABATEMENT DEMOLITION, ABATEMENT INSPECTION, ABATEMENT OBSERVATION, AND ACCIDENTAL EXPOSURE OR ANY OTHER MATTERS OF ANY KIND
- M. ARCHITECT IS NOT RESPONSIBLE FOR MEP, FIRE PROTECTION ENGINEERING, GEOTECHNICAL ENGINEERING, SITE ENGINEERING OR UNUSUAL FOUNDATION CONDITIONS.
- N. ARCHITECT IS NOT RESPONSIBLE FOR FIRE PROTECTION PLAN, LOW VOLTAGE SMOKE ALARM/CARBON MONOXIDE ALARM LAYOUT OR SPRINKLER SYSTEM LAYOUT.
- Y WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

- ADDITIONAL NOTES:
1. ALL EXT'G FRAMING DIM TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION; ALERT ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND THE STABILITY OF THE EXT'G STRUCTURE DURING THE PERIOD OF WORK AT THE SITE. CONTRACTOR TO ENSURE THAT REQUIRED STRUCTURAL DEMOLITION DOES NOT IMPACT INTEGRITY OF STRUCTURE; COORDINATE DEMOLITION WITH ARCHITECT.
3. PROVIDE AND MAINTAIN BRACING AND SHORING AS NEEDED. KEEP SUPPORTING STRUCTURE IN PLACE DURING INSTALLATION OF NEW LAMINATED VENEER LUMBER (LVLs) UNTIL NEW FLOOR FRAMING ACHIEVES 100% OF ITS DESIGN STRENGTH.
4. IF SAFETY OR INTEGRITY OF STRUCTURAL SYSTEM APPEARS TO BE ENDANGERED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE OWNER AND THE ARCHITECT. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.
5. ANY DAMAGE OCCURRING TO THE EXT'G STRUCTURE SHALL BE RE-INSTALLED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE ARCHITECT.
6. REPLACE ANY DAMAGED OR ROTTEN WINDOW SILL, LEDGER, BLOCKING OR ANY OTHER EXT'G STRUCTURAL COMPONENT ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIZE AND PLACEMENT OF ALL STRUCTURAL MEMBERS
8. ALL ELECTRICAL, PLUMBING, & HVAC WORK SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.



HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION

DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE-FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 1

REVISION
REV-1 02/28/25
REV-2 05/16/25

ISSUE DATE
JAN 15, 2025
PERMIT SET

SHEET NAME
SITE PLAN

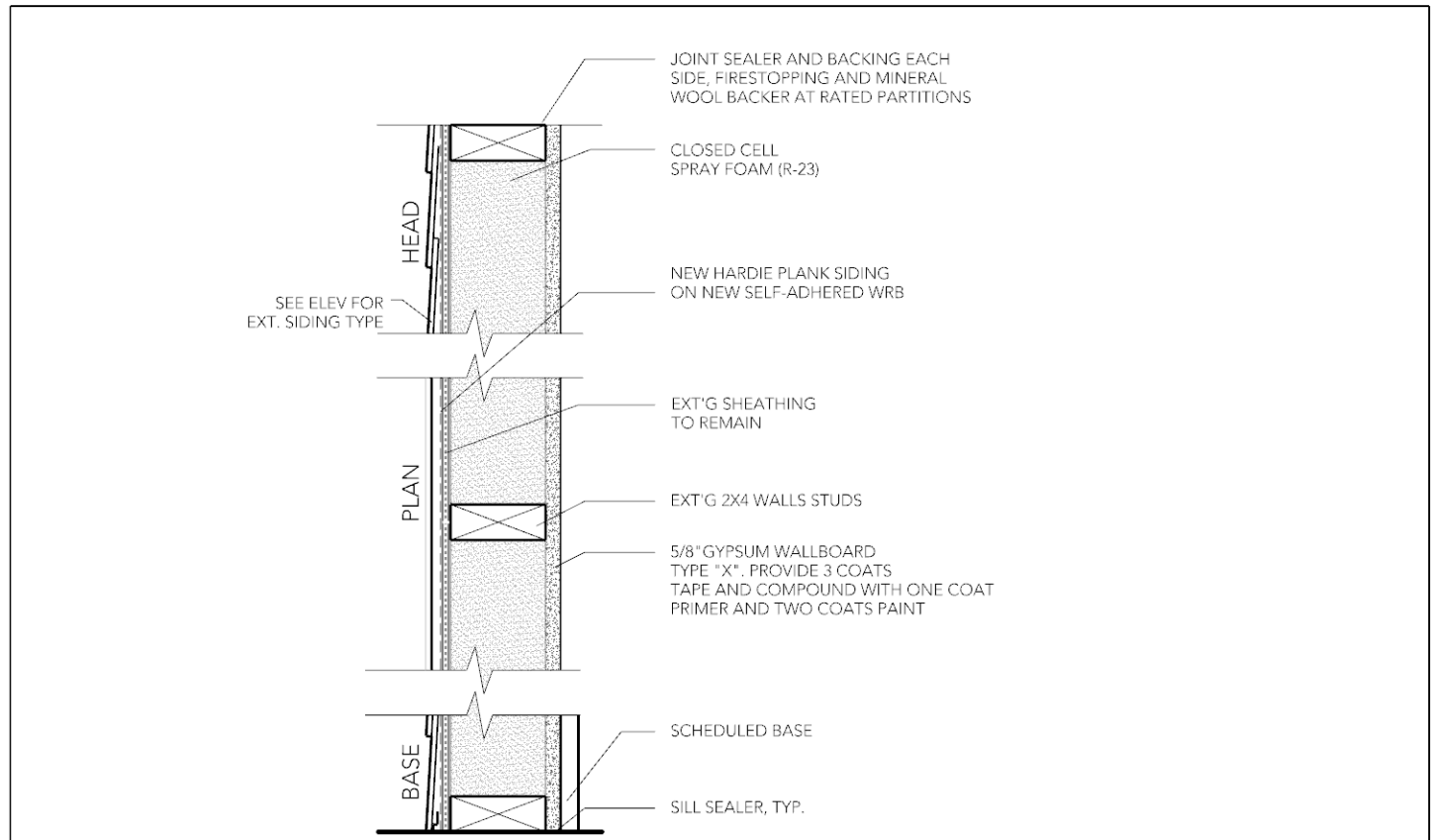
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05/20/2025 | 7:20 AM EDT

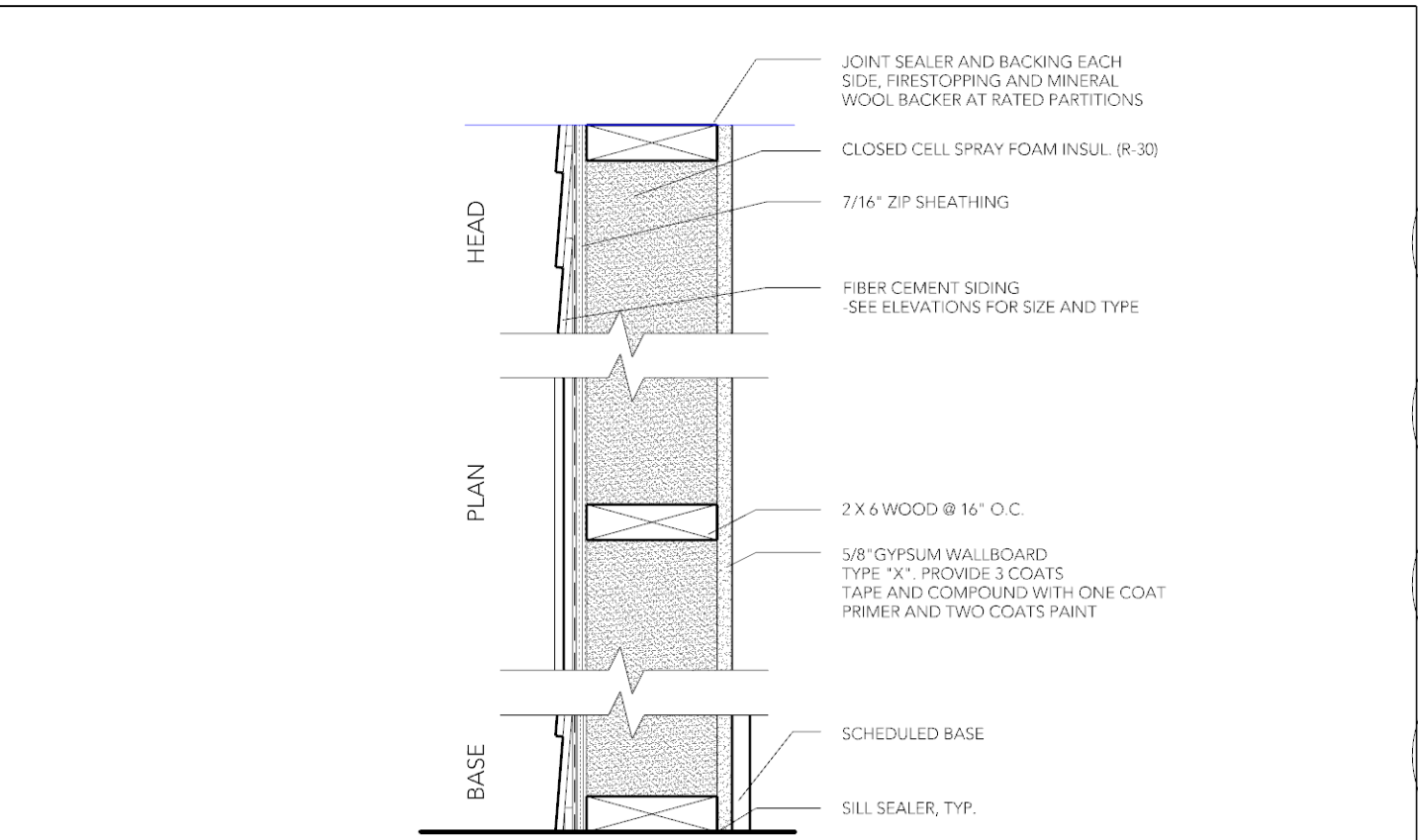
Approved pursuant to the requirements in a Neighborhood Design Overlay District, and with the proviso that any changes to these plans be submitted to the BPDA for review and approval.

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS

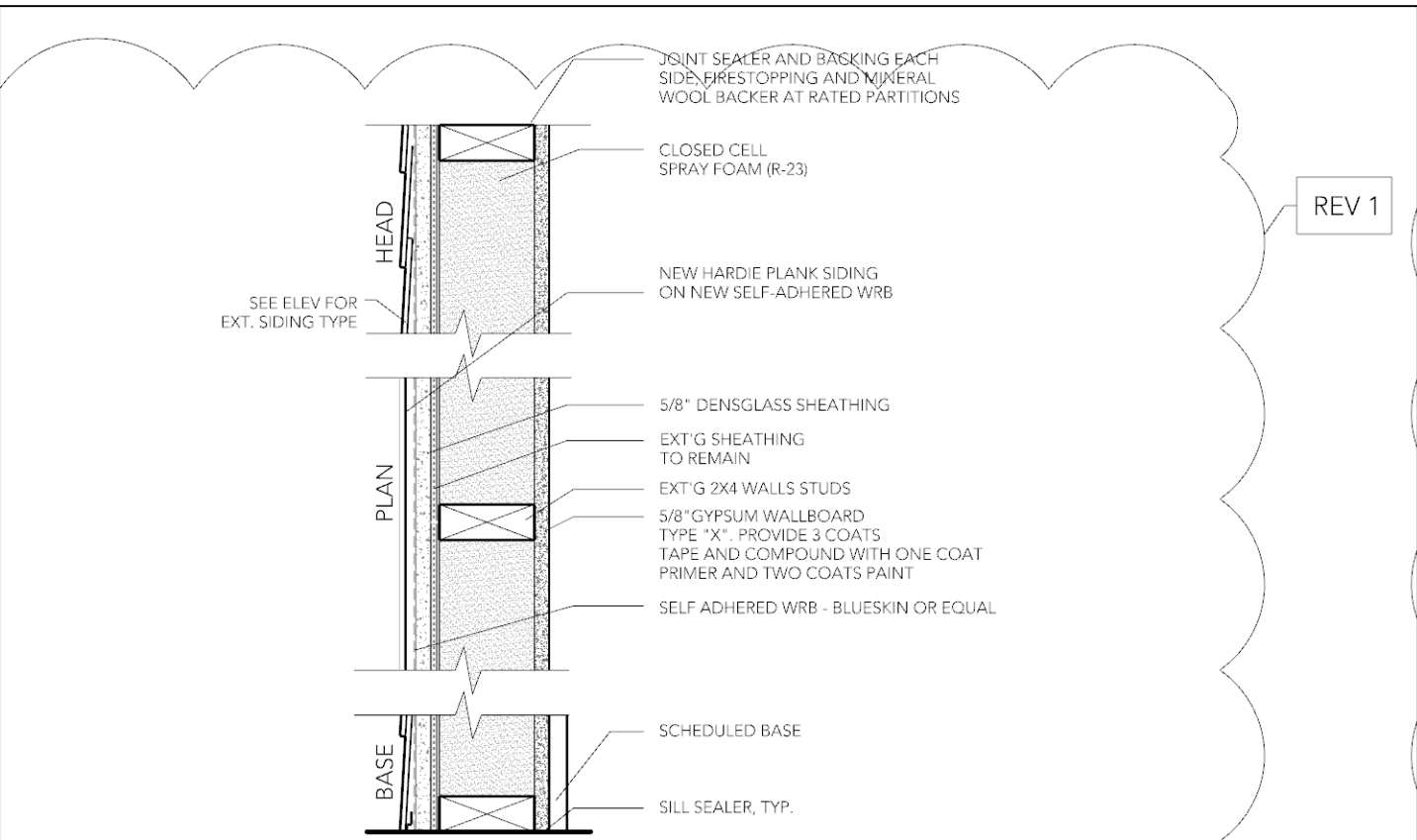
1 PROPOSED SITE PLAN
3/16" = 1'-0"



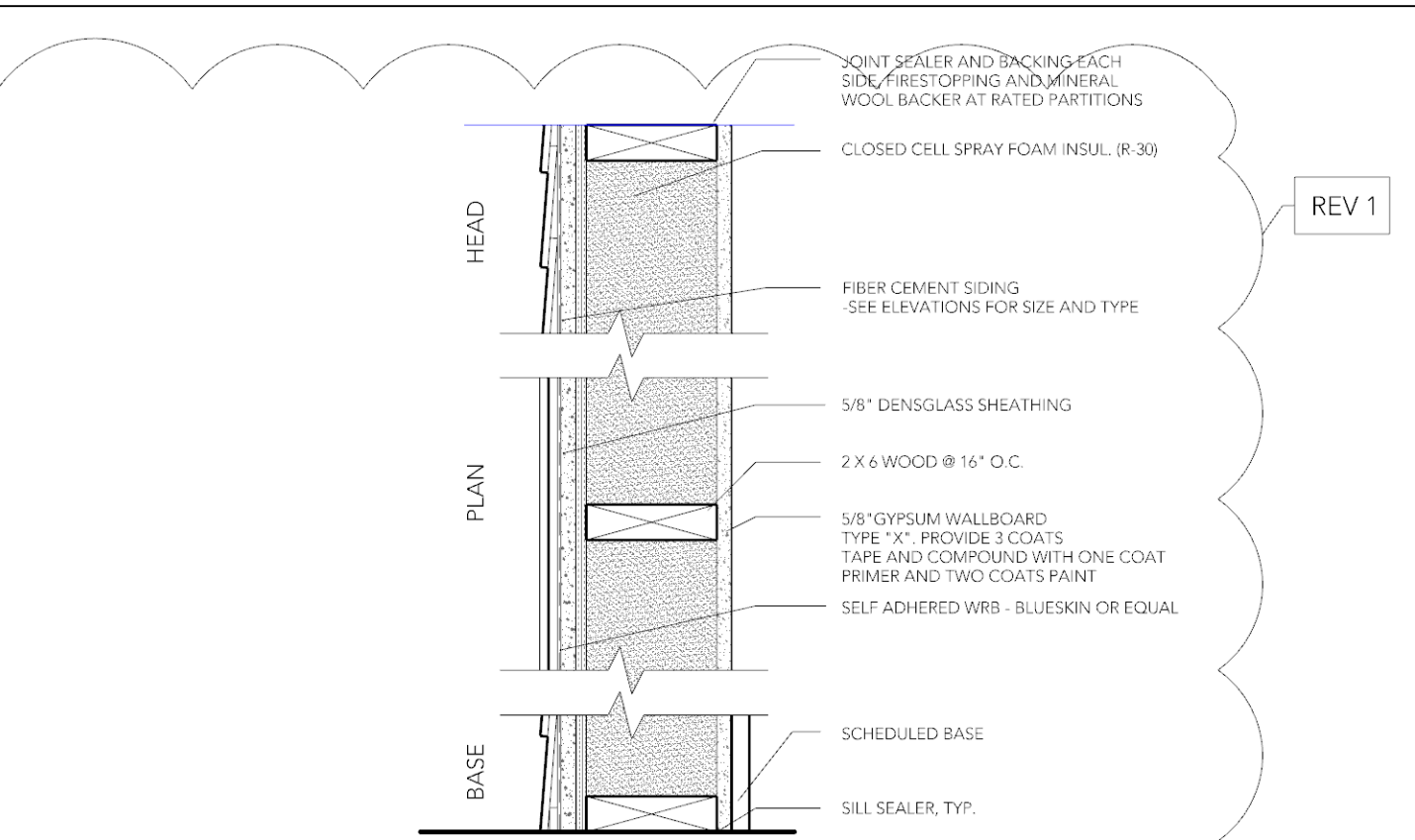
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	R-VALUE	OTHER REQUIREMENTS
X1	EXT'G	EXT'G	5 1/4"	SPRAY FOAM	NA	NA	-	-	16'-4"	R-23	HARDIE PLANK LAP SIDING, 5/25" OR 4" EXPOSURE
1	EXTERIOR BEARING WALL SCALE: 1 1/2" = 1'-0"										



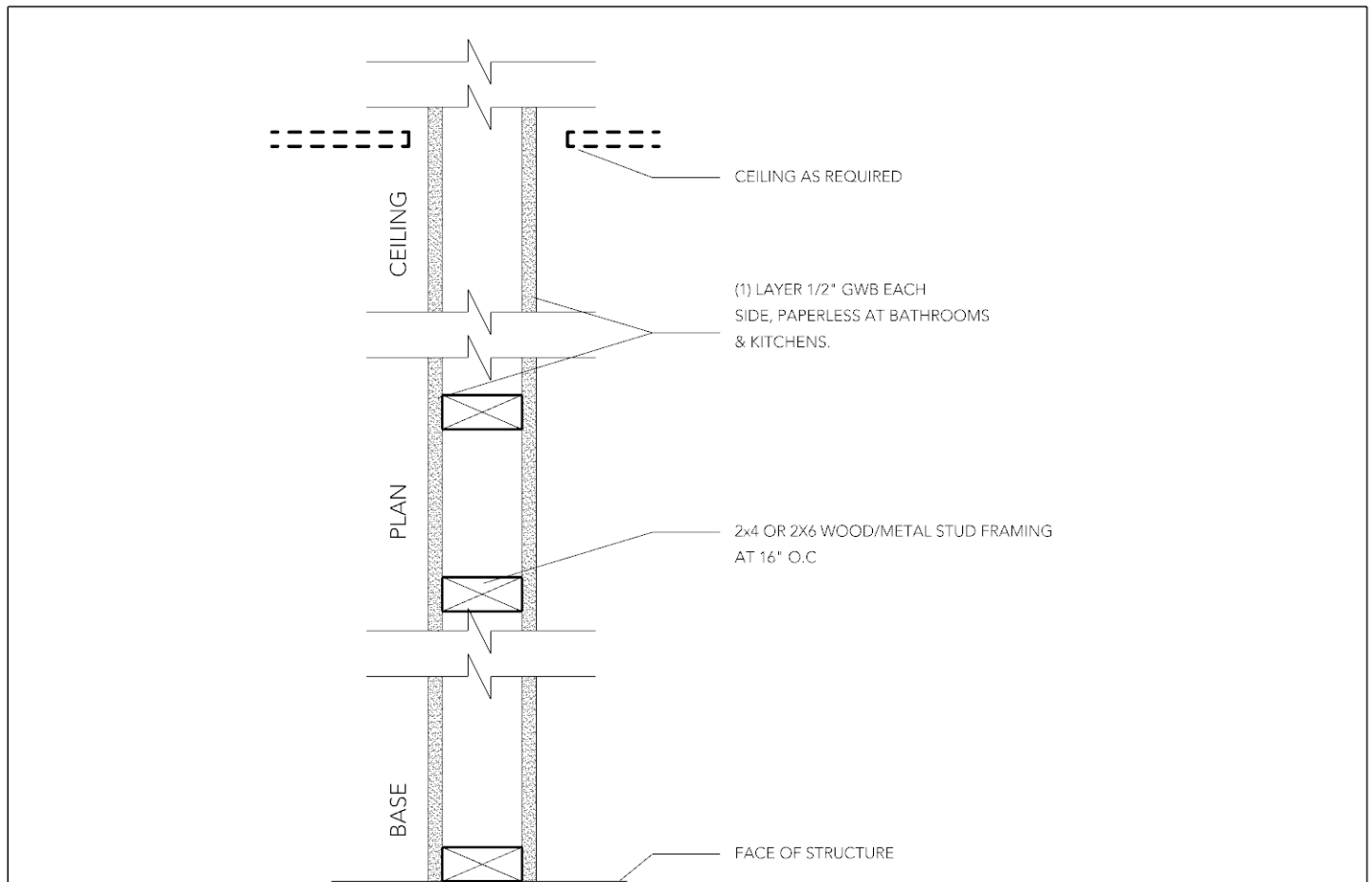
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X2	2X6	7/16" ZIP	7 1/4"	5 1/2" ROCKWOOL COMFORTBATT	SECTION 722.4.1 1 HR PERFORM INTERIOR ONLY	-	-	-	16'-4"	R-30	HARDIE PLANK LAP SIDING, 5/25" OR 4" EXPOSURE
2	EXTERIOR BEARING WALL SCALE: 1 1/2" = 1'-0"										



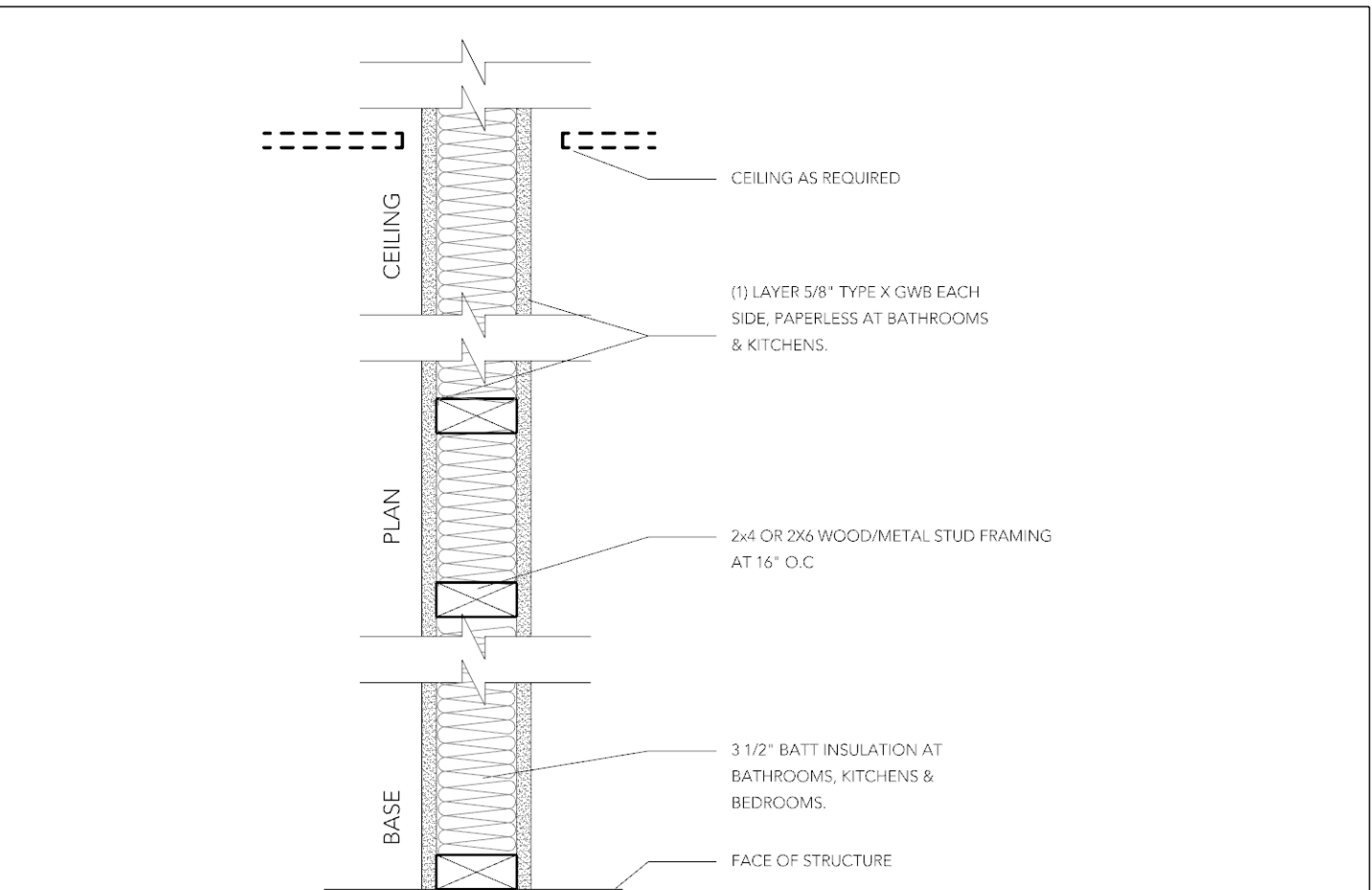
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X3	EXT'G	EXT'G 5/8" GB	5 7/8"	SPRAY FOAM	PER IBC 722.6	1 HR (BOTH SIDES)	-	-	16'-4"	R-23	HARDIE PLANK LAP SIDING, 5/25" OR 4" EXPOSURE
3	EXTERIOR BEARING WALL SCALE: 1 1/2" = 1'-0"										



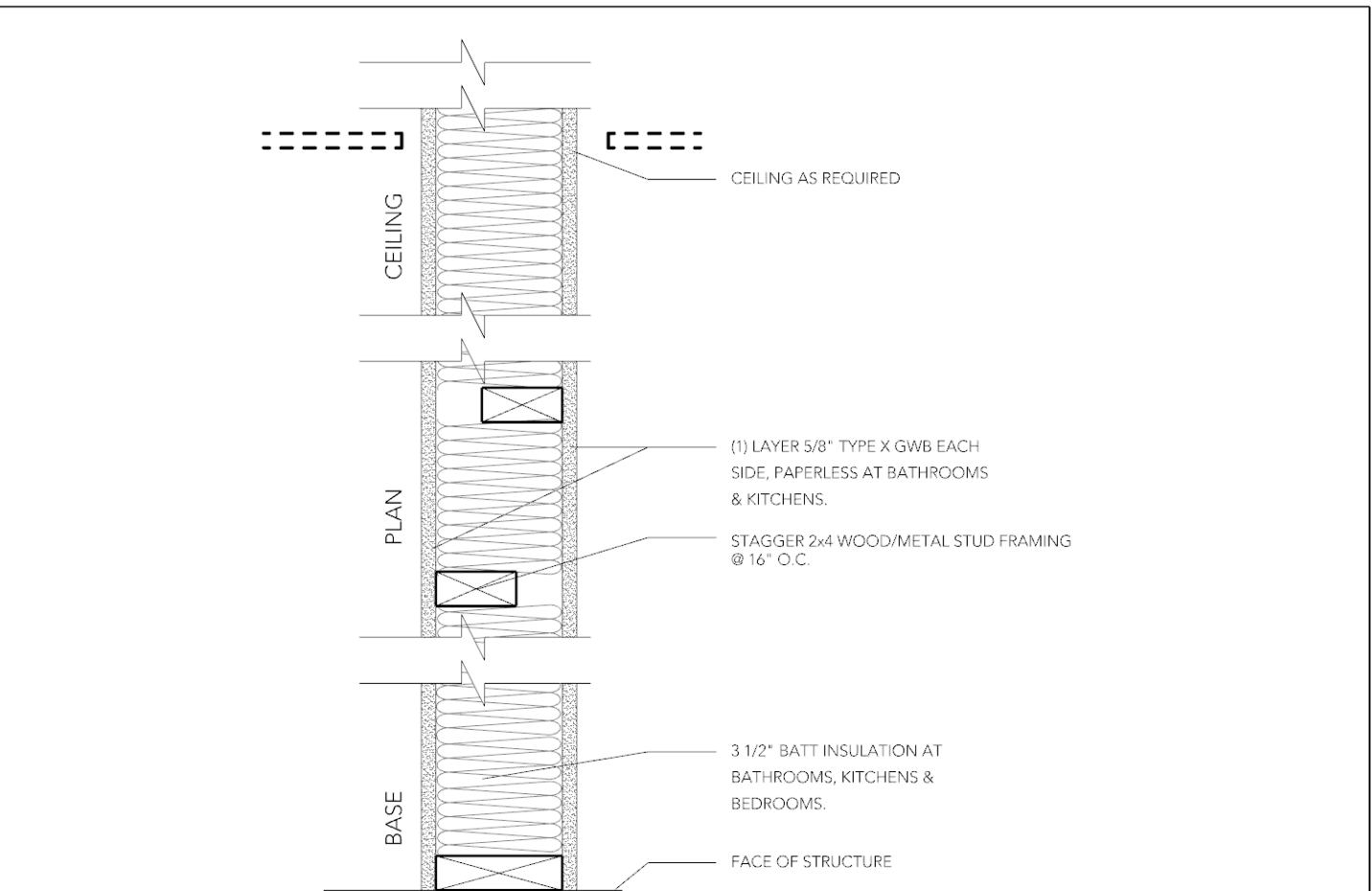
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	R-VALUE	OTHER REQUIREMENTS
X4	2X6	7/16" OSB 5/8" GB	7 7/8"	CLOSE CELL SPRAY FOAM	PER IBC 722.6	1 HR (BOTH SIDES)	-	-	16'-4"	R-30	HARDIE PLANK LAP SIDING, 5/25" OR 4" EXPOSURE
4	EXTERIOR BEARING WALL SCALE: 1 1/2" = 1'-0"										



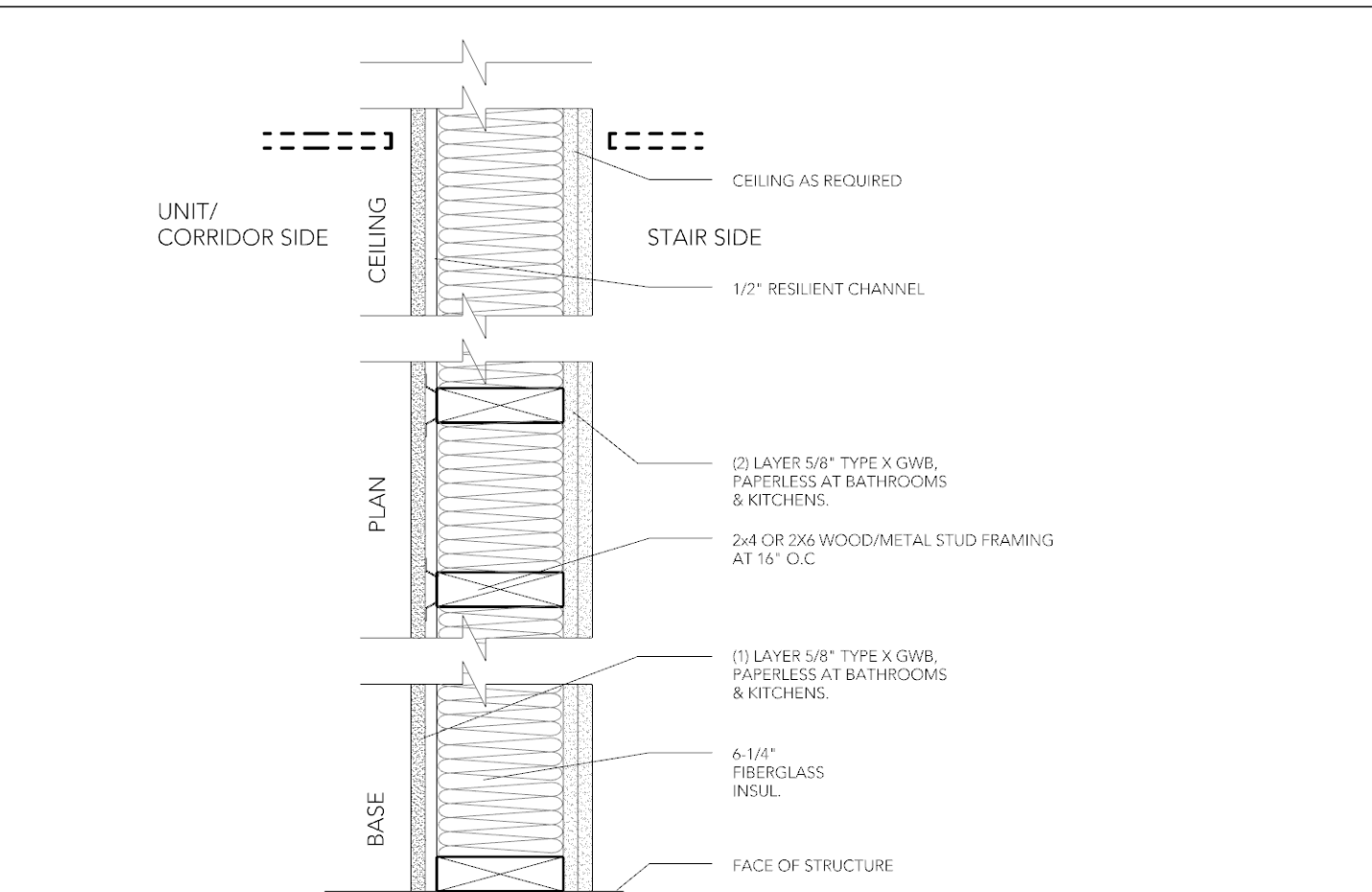
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
W1	2x4	1/2" GWB	4 1/2"	N/A	N/A	N/A	33	-	16'-4"	-
5	PARTITION TYPE 1 - TYPICAL INTERIOR WALL SCALE: 1 1/2" = 1'-0"									



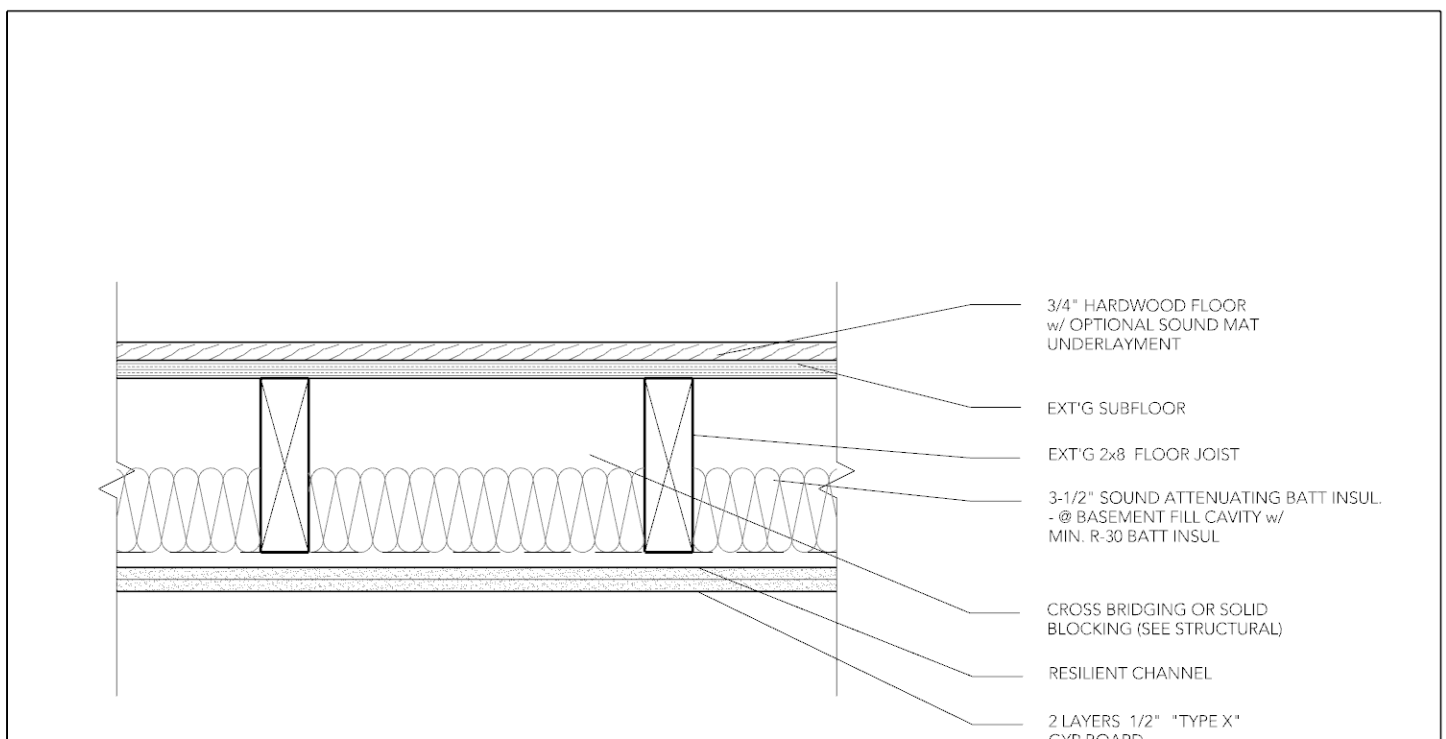
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
W2	2x4	5/8" GWB	4 3/4"	3.5" BATT	U305	1 HR	56	-	16'-4"	-
6	PARTITION TYPE 2 - BED/BATH WALL SCALE: 1 1/2" = 1'-0"									



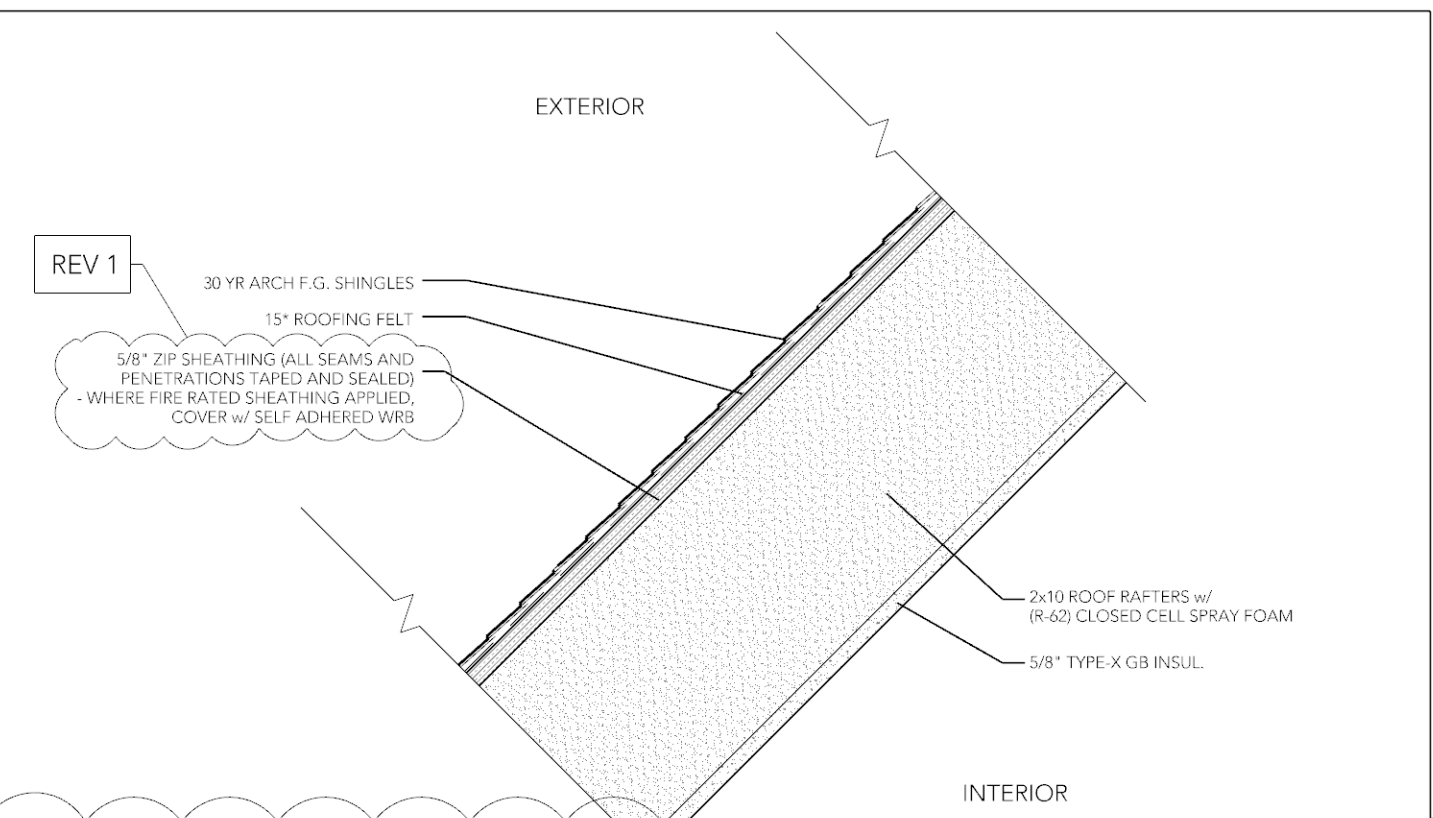
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
W3	2x4	5/8" GWB	6-3/4"	5-1/2" BATT	ULDES U340	1 HR	-	-	16'-4"	-
7	PARTITION TYPE 3 - TYP. PLUMBING CHASE WALL SCALE: 1 1/2" = 1'-0"									



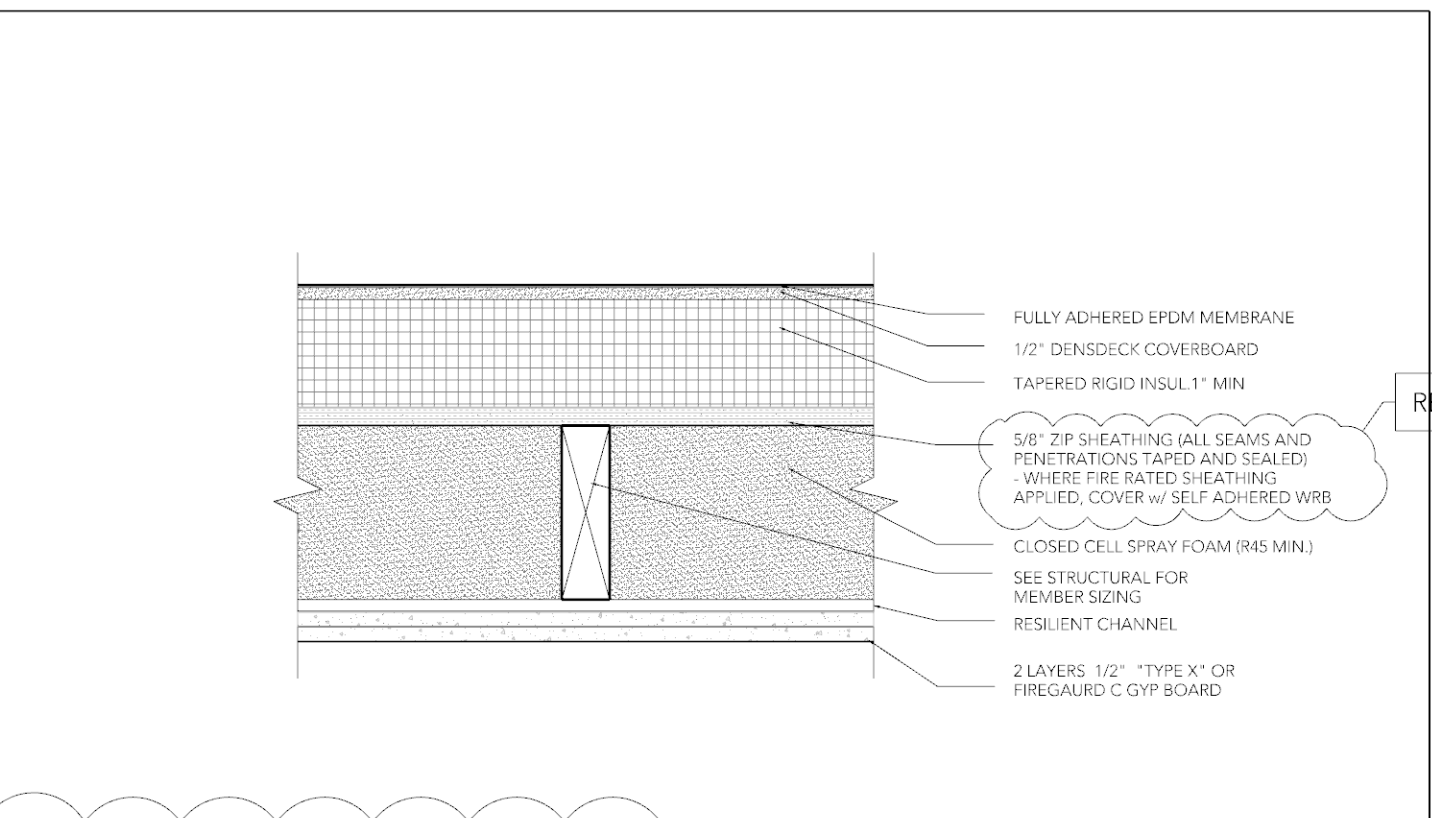
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
W4	2x6	5/8" GWB	7-7/8"	5 1/2" BATT	ULDES U305	1 HR	53	-	16'-4"	-
8	DEMISING WALL TYPE 1 - INTERIOR DEMISING WALL SCALE: 1 1/2" = 1'-0"									



PARTITION TYPE	FLOOR STRUCTURE	SHEATHING TYPE	ACTUAL DEPTH	FILL	FIRE TEST (UL)	FIRE RESISTANCE	STC RATING	IIC RATING	OTHER REQUIREMENTS
F1	EXT'G 2x8's	(2) LAYERS 1/2" TYPE X GWB	9-3/4"	3 1/2" BATT	722.6 OF IBC	1 HR	NA	NA	
9	FLOOR/CEILING ASSEMBLY SCALE: 1 1/2" = 1'-0"								



PARTITION TYPE	ROOF RAFTERS	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	R-VALUE	OTHER REQUIREMENTS
R1	2x10	EXT-5/8" ZIP INT.- GB	11"	CLOSED CELL SPRAY FOAM	N/A	N/A	N/A	N/A	N/A	R62	
10	GABLE ROOF ASSEMBLY SCALE: 1 1/2" = 1'-0"										



PARTITION TYPE	ROOF RAFTERS	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	R-VALUE	OTHER REQUIREMENTS
R2	EXT'G	EXT-5/8" ZIP INT.- GB	11"	CLOSED CELL SPRAY FOAM	722.6 OF IBC	1 HR	N/A	N/A	N/A	R62	
11	GABLE ROOF ASSEMBLY SCALE: 1 1/2" = 1'-0"										

HUE
ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195
DORCHESTER
AVE THREE-
FAMILY
RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 2

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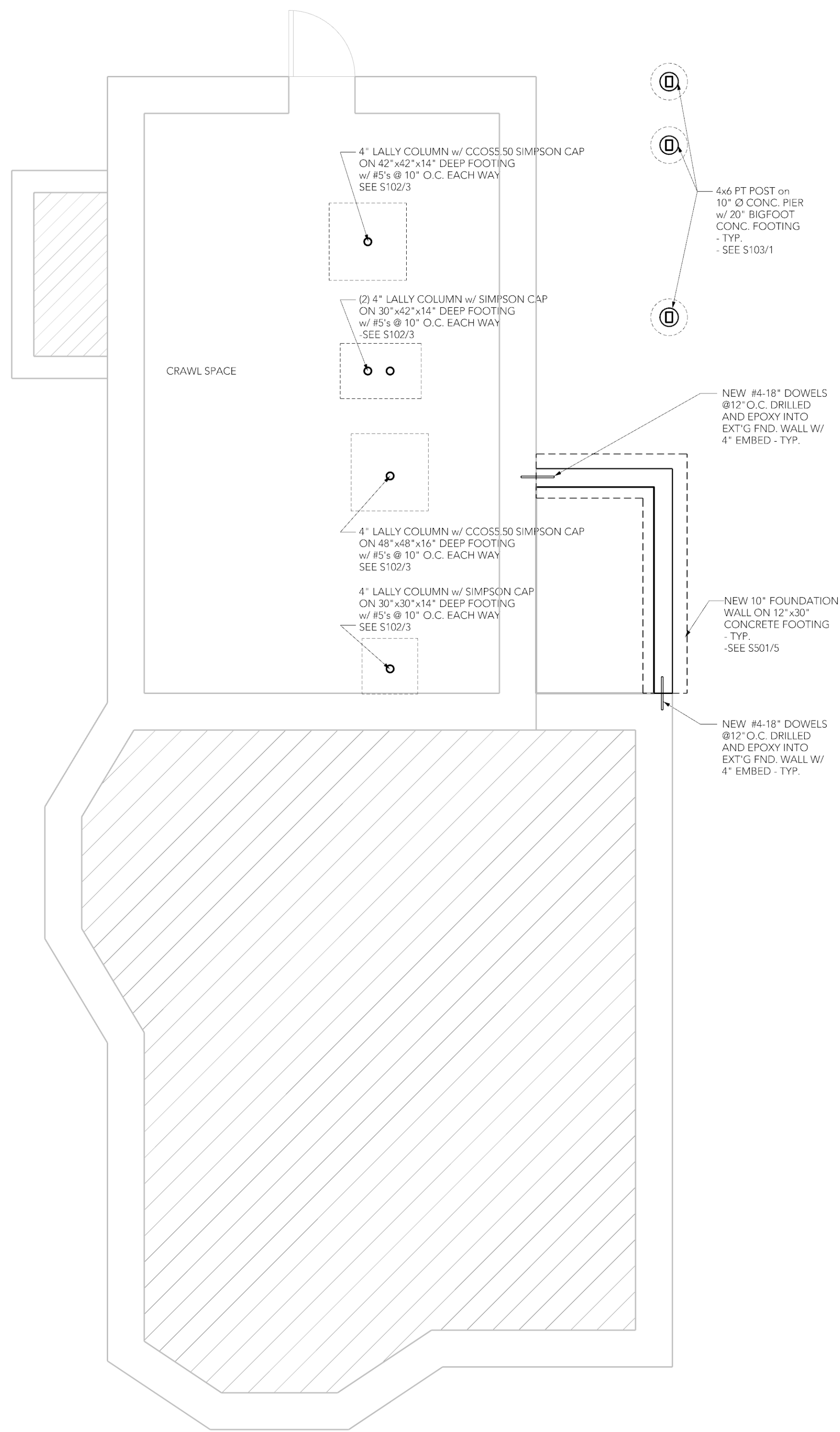
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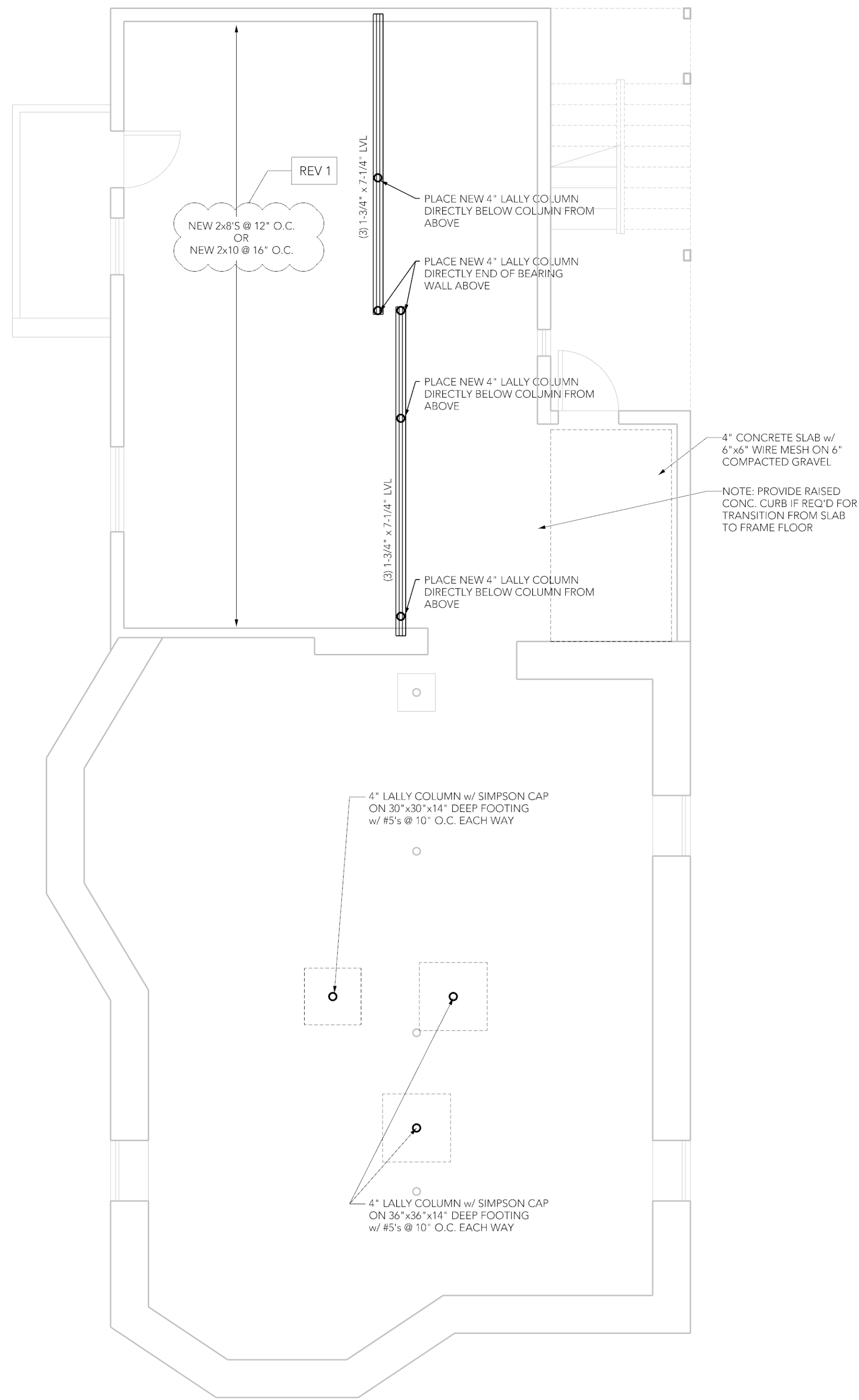
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WALL/FLOOR
TYPES

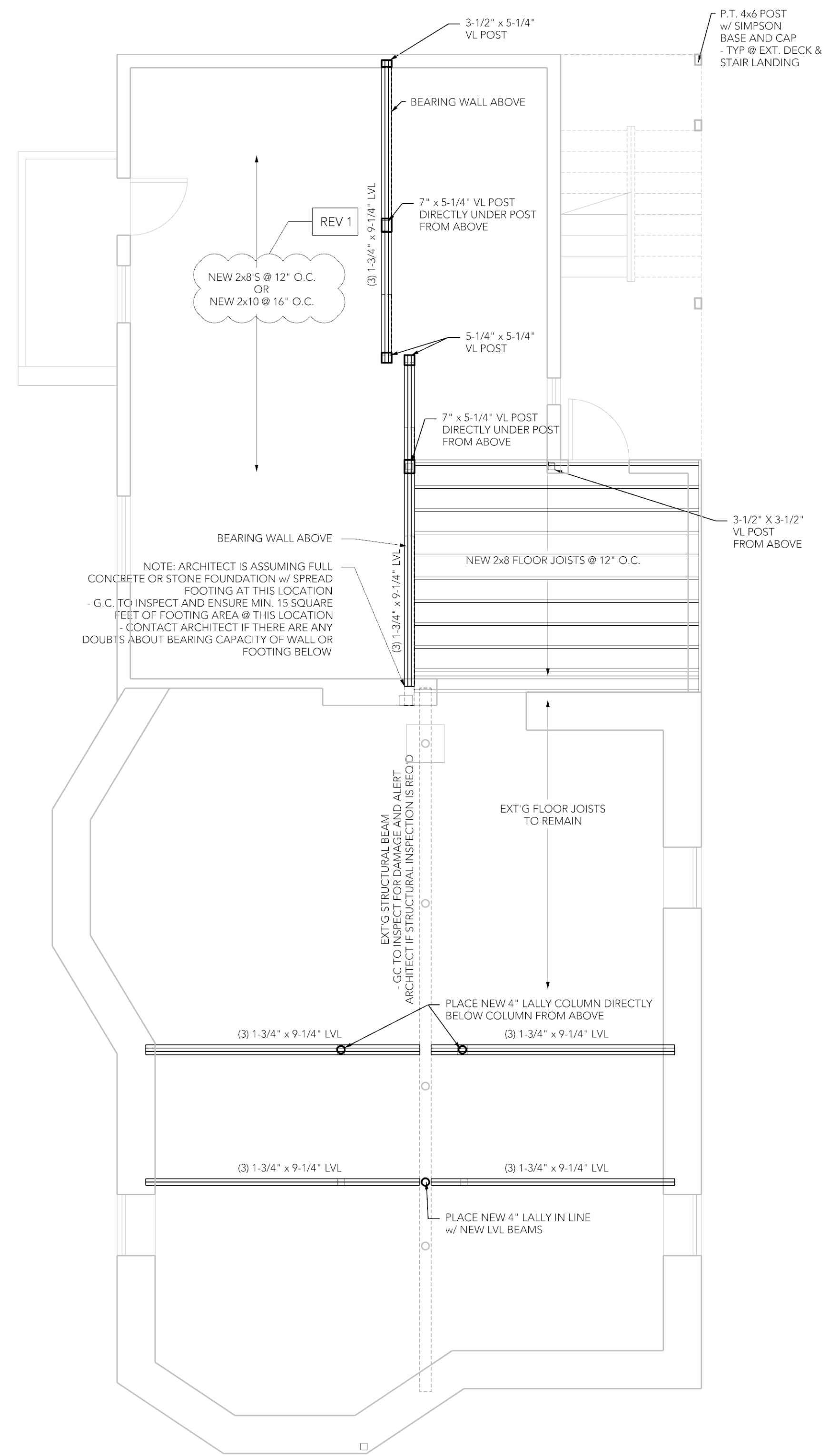
A010



1 PROPOSED CRAWLSPACE FOOTING PLAN
1/4" = 1'-0"



2 PROPOSED FOOTING & CRAWLSPACE FRAMING PLAN
1/4" = 1'-0"

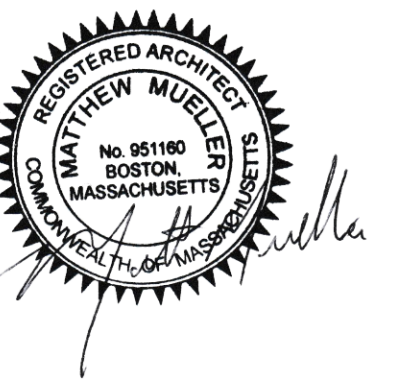


3 PROPOSED FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 3

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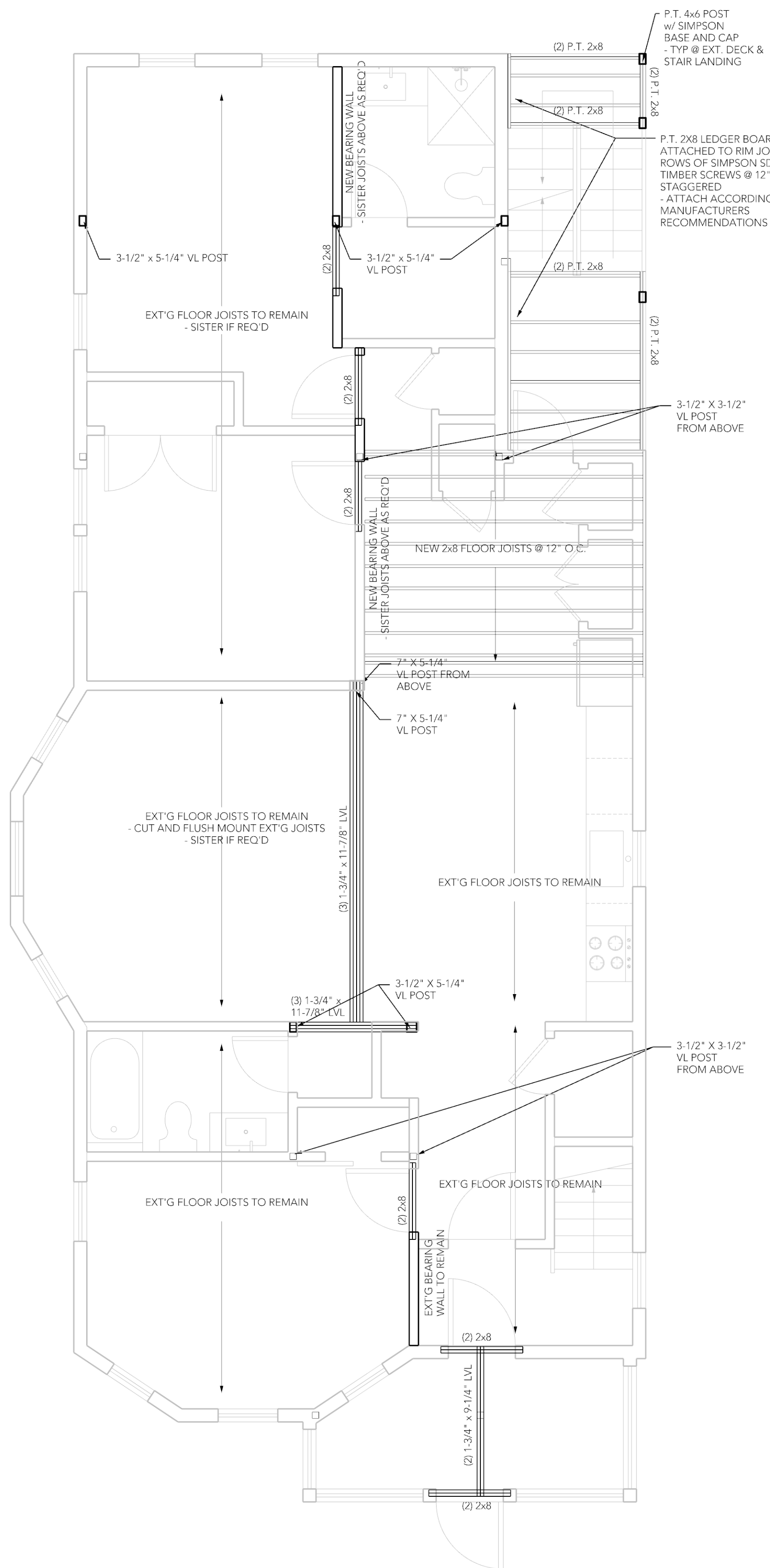
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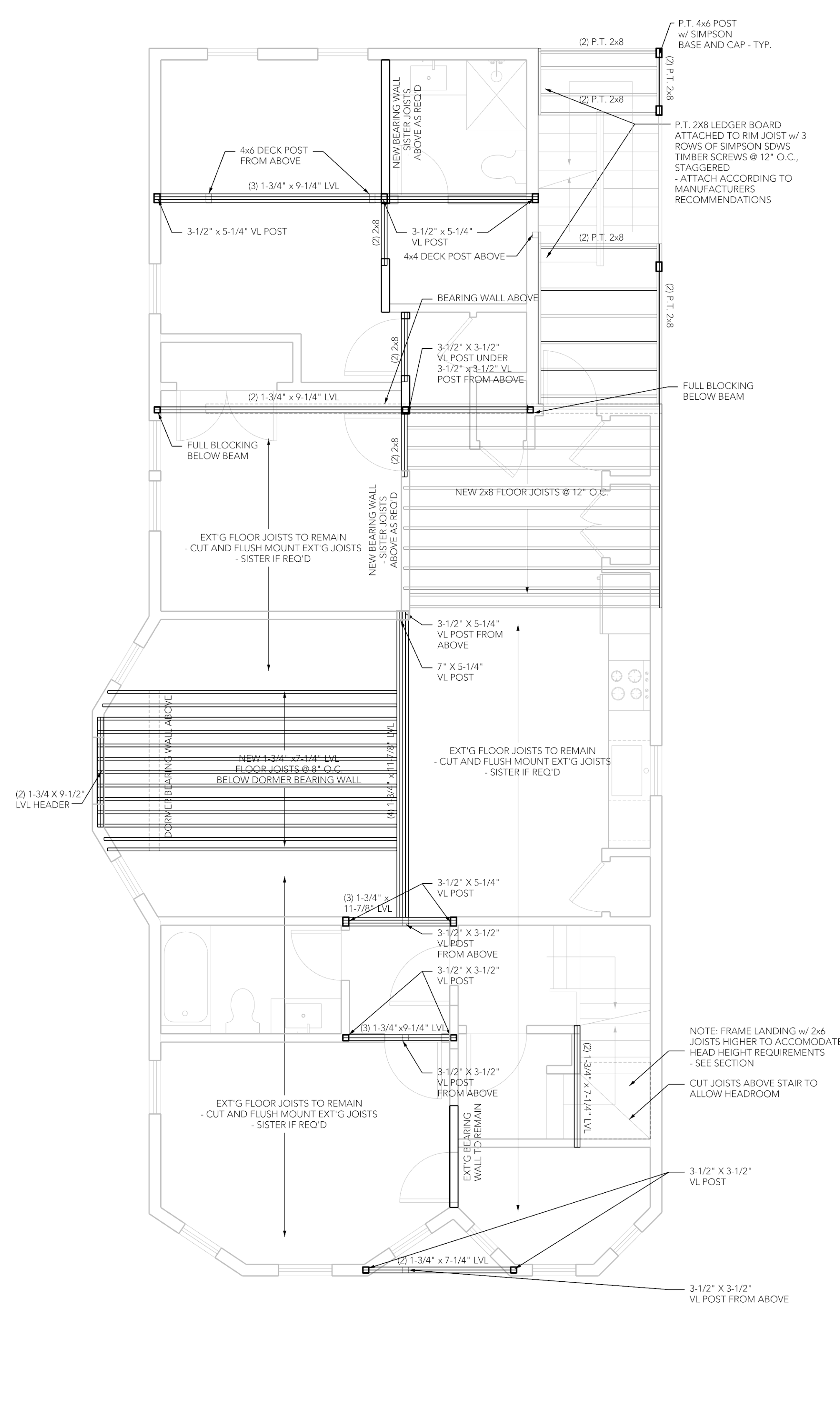
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STRUCTURAL PLANS

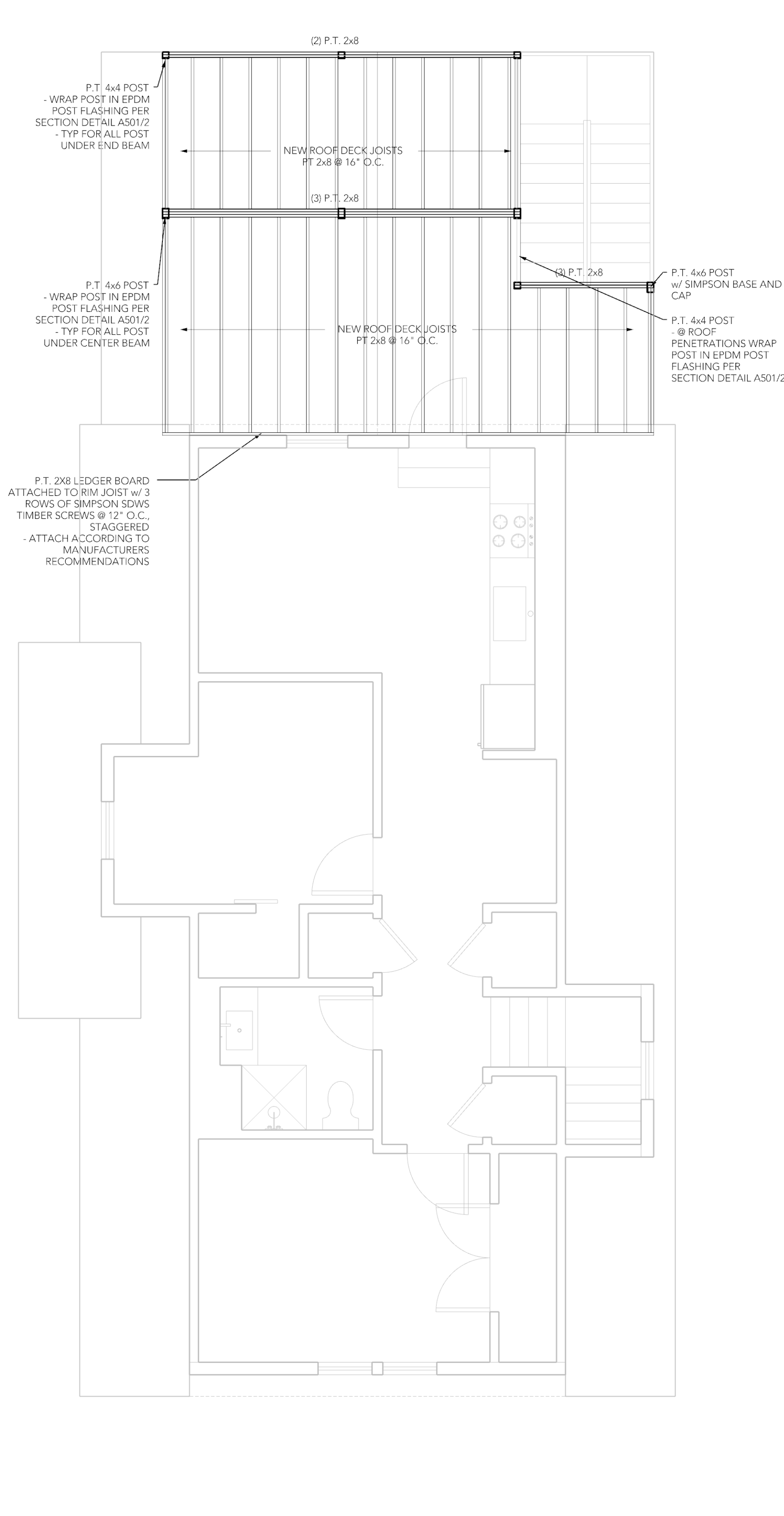
S101



1 PROPOSED SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



2 PROPOSED 3RD FLOOR FRAMING PLAN
1/4" = 1'-0"



3 PROPOSED 3RD ROOF DECK FRAMING PLAN
1/4" = 1'-0"

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 4

REVISION REV-1 02/28/25

REV-2 05/16/25

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JAN 15, 2025
PERMIT SET

SHEET NAME

STRUCTURAL PLANS

S102

SOIL TEST

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN OF 5 DAYS AFTER THEY WERE POURED.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF: 3000 PSI FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER - 3500 PSI FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS

WOOD FRAMING:

1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. CURRENT EDITION OF WOOD GRADING RULES ARE TO BE FOLLOWED. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.

2. UNLESS OTHERWISE NOTED, ALL JOISTS, STUDS, LINTELS/HEADERS AND PLATES SHALL BE SPRUCE-PINE-FIR (SPF) NO.2 WITH $F_c=1,150\text{PSI}$; $F_b=875\text{PSI}$; $F_v=135\text{PSI}$; $E=1,400,000\text{PSI}$ (MC19). SOLID WOOD POSTS SHALL BE DOUGLAS-FIR LARCH NO.2 WITH $F_c=1,350\text{PSI}$. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD P5-20-70.

3. MATERIALS MUST BE GRADE MARKED.

4. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2X FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLE IN THE APPLICABLE BUILDING CODE.

5. PROVIDE DOUBLE STUDS(MINIMUM) UNDER ALL HEADERS, OR BUILT-UP BEAMS UNLESS OTHERWISE NOTED. SUCH STUDS SHALL CONTINUE FROM POINT LOAD APPLICATION TO THE FOUNDATION. HEADER SHALL BE SUPPORTED ON JAMB STUD AND BE DESIGNED TO SUPPORT LOAD IMPOSED.

6. ALL FLUSH CONNECTIONS SHALL HAVE METAL BEAM OR JOIST HANGERS.

7. ALL BEAM OVER POST CONNECTIONS SHALL HAVE A METAL POST CAP UNLESS OTHERWISE NOTED.

8. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THEN THE DIAMETER OF THE BOLTS TO BE INSTALLED.

9. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.

10. EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 INCH OF THE STUDS. EDGE BORED HOLES SHALL NOT BE LOCATED AT CUT OR NOTCH IN THE STUDS.

11. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.

12. FRAMING LUMBER SHALL BE SOUND, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAXIMUM OF 19 PERCENT.

13. ALL INTERIOR LOAD BEARING WALLS SHALL HAVE ONE ROW OF BLOCKING AT THE MID-HEIGHT OF THE STUDS. ANY WALL THAT IS NOT SHEATHED ON BOTH SIDES WITH EITHER WOOD STRUCTURAL PANELS OR GYPSUM BOARD, SHALL HAVE WOOD BLOCKING SPACED AT NO MORE THAN 4'-0" O.C.

14. WOOD JOISTS:
A. JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH TWO 10D NAILS.
B. MINIMUM BEARING FOR JOISTS - 1 1/2".
C. END OF JOISTS SHALL BE LAPPED OVER BEARING AND NAILED TOGETHER WITH 3-16D NAILS; MINIMUM LAP, 4".
D. MAXIMUM JOIST OVERHANG, 12" UNLESS OTHERWISE NOTED.
E. BRIDGING WILL BE SOLID USING 2"X JOIST DEPTH INSTALLED IN OFFSET FASHION. MAXIMUM SPACING = 8FT.

15. FLOOR OPENINGS:
A. FOR OPENINGS UP TO 2'-0" DOUBLE THE JOISTS AT EACH SIDE OF OPENING.
B. LARGER OPENINGS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER.

16. BUILT-UP STUDS COLUMNS SHALL BE NAILED TOGETHER AS FOLLOWS (D=NAIL DIAMETER):
A. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
B. ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.
C. THE NAIL END DISTANCE FROM THE END OF COLUMN SHALL BE BETWEEN 15D AND 18D
D. THE SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL NOT BE GREATER THAN EITHER 20D OR 6" TMIN (WHERE TMIN=THICKNESS OF THE THINNEST LAMINATION)
E. THE SPACING BETWEEN ROWS OF NAILS SHALL BE BETWEEN 10D AND 20D
F. THE NAIL EDGE DISTANCE SHALL BE BETWEEN 5D AND 20D G. PROVIDE 2 LONGITUDINAL ROWS OF NAILS MINIMUM.

17. PLATES (BEARING OR NON-BEARING):

- A. SOLE PLATES SHALL BE NAILED TO SUBFLOOR AND JOISTS WITH 16D NAILS AT EACH JOIST.
- B. TOP PLATES FOR BEARING PARTITIONS SHALL BE TWO 2 X (STUD WALL DEPTH) OR A CONTINUOUS HEADER. PLATE MEMBERS OF PRINCIPAL PARTITIONS SHALL BE LAPPED A MINIMUM OF 48" AND NAILED WITH (16)-16D STAGGERED. WHERE 48" LAP CANNOT BE ACHIEVED, A C516 STRAP WITH (22)-10D NAILS SHOULD BE USED TO SPLICE THE PLATE. C. TOP PLATES FOR NON-BEARING PARTITIONS MAY BE SINGLE. NAIL PLATE TO STUD WITH TWO 16D NAILS. WHEN TOP PLATE IS PARALLEL TO CEILING OR FLOOR FRAMING INSTALL 2 X 4 CROSS BLOCKING NOT MORE THAN 4'-0" O.C.
- D. WHEN TOP PLATES ARE CUT FOR PIPING OR DUCT WORK, REINFORCE WITH STEEL STRAPS.
- E. SILL PLATES AT BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25CCA MINIMUM SOUTHERN PINE NO.2 OR BETTER.

18. BEAMS AND GIRDERS:

- A. GIRDERS WILL NOT REST LESS THAN 4" ON SUPPORTS.
- B. WHERE BEAMS AND GIRDERS OF NOMINAL 2" MEMBERS ARE SHOWN NAIL WITH TWO ROWS OF 16D NAILS SPACED NOT MORE THAN 24" O.C., LOCATE END JOISTS IN MEMBERS OVER SUPPORTS.
- C. ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.
- D. ALL BUILT-UP WOOD BEAMS WIDER THAN 6" WILL BE BOLTED WITH 5/8" DIAMETER THROUGH-BOLTS AT 2'-0" O.C. STAGGERED SPACING, UNLESS OTHERWISE NOTED.

19. ALL INTERIOR WALLS SHALL HAVE A JOIST LOCATED DIRECTLY BELOW (AT PARALLEL WALLS) OR CONTINUOUS BLOCKING (AT PERPENDICULAR WALLS).

20. NAILING INSTALLATION AND MATERIAL ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE-9TH EDITION.

21. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.

22. EDGE DISTANCE FOR ALL NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.

23. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON, THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.

LVL, PSL, GLULAM (GL) LUMBER:

1. "LVL" LUMBER SHALL BE FABRICATED FROM ULTRASONICALLY GRADED SOUTHERN PINE VENEERS IN ACCORDANCE WITH NER 126.

2. "PSL" LUMBER SHALL BE FABRICATED FROM LONG, THIN STRANDS OF EITHER EASTERN OR WESTERN SPECIES WOOD BONDED TOGETHER WITH A MICROWAVE PROCESS.

3. EASTERN "PSL" LUMBER (ES) MAY INCLUDE SOUTHERN PINE OR YELLOW POPLAR. WESTERN "PS LUMBER (WS) MAY INCLUDE DOUGLAS FIR, LODGEPOLE PINE, WESTERN HEMLOCK OR WHITE FIR.

4. "PSL" LUMBER SHALL BE FABRICATED IN PARALLEL STRANDS (PSL) IN CONFORMANCE WITH NER 292.

5. "GL" LUMBER SHALL BE FABRICATED FROM LAMINATED 2X LUMBER ACCORDING TO STANDARDS SET FORTH IN NDS AND OTHER APPLICABLE CODES.
10. ADHESIVES SHALL COMPLY WITH ASTM D2559-76 ADHESIVES FOR STRUCTURAL LAMINATED PRODUCTS FOR USE UNDER EXTERIOR (WET USE) EXPOSURE CONDITIONS.

6. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:

- A. SHEAR MODULUS OF ELASTICITY (G)
a. LVL=125,000 PSI
b. PSL=112,500 PSI
c. GL=125,000 PSI
- B. MODULUS OF ELASTICITY (E)
a. LVL=2.0X10⁶ PSI
b. PSL=1.8X10⁶ PSI c. GL=2.0X10⁶ PSI
- C. FLEXURAL STRESS (F'B)
a. LVL=2,600 PSI b. PSL=2,400 PSI
c. GL=2,400 PSI
- D. COMPRESSION PERPENDICULAR TO THE GRAIN (F'CPERP)
a. LVL=750 PSI
b. PSL=545 PSI
c. GL=74- PSI E.
- E. COMPRESSION PARALLEL TO GRAIN (F'CPARALLEL)
a. LVL=2,510 PSI
b. PL=2,500 PSI
c. GL=2,400 PSI
- F. HORIZONTAL SHEAR (F'V)
a. LVL=285 PSI
b. PSL=190 PSI
c. GL=290 PSI

7. HEAL CUTS ON BEAMS MUST NOT OVERHANG INSIDE FACE OF SUPPORT MEMBER.

8. "LVL" AND "PSL" MEMBERS SHALL BE FABRICATED WITHOUT CAMBER. GLULAM MEMBERS MAY BE CAMBERED TO REMOVE DEAD LOAD DEFLECTION.

9. THE "LVL", "PSL" AND "GL" MEMBERS SHALL BE PROTECTED FROM THE WEATHER WHILE IN STORAGE. CARE SHALL BE EXERCISED DURING HANDLING TO PREVENT DAMAGE TO THE SAME.

10. PRIOR TO START OF ERECTION, VERIFY THE LOCATIONS AND ELEVATION OF ALL BEARING SURFACES AND EMBEDDED ANCHORS. REPORT ANY DEVIATIONS TO THE GENERAL CONTRACTOR. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. TAKE MEASUREMENTS ON SITE AS REQUIRED FOR CORRECT FABRICATION AND INSTALLATION.

1

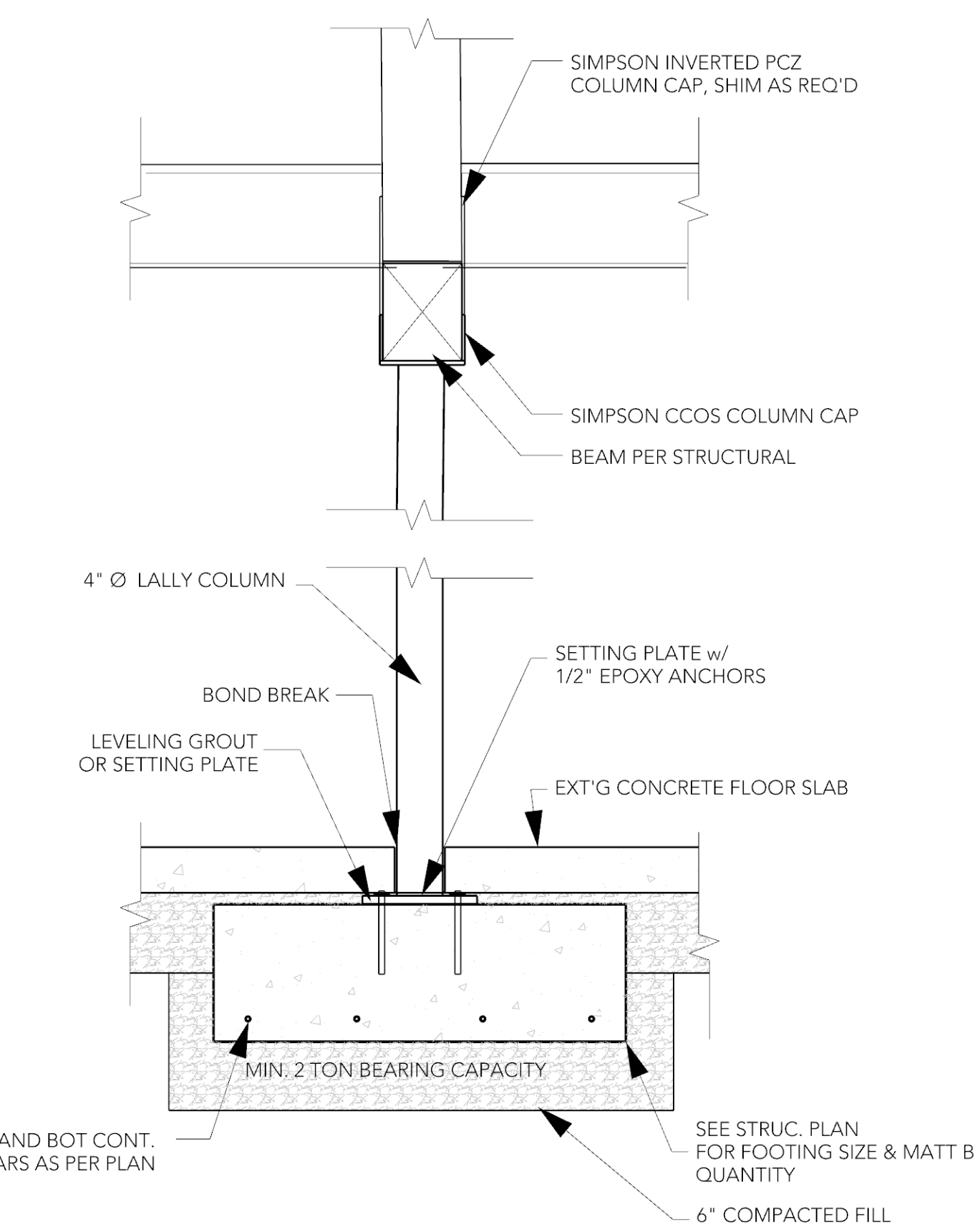
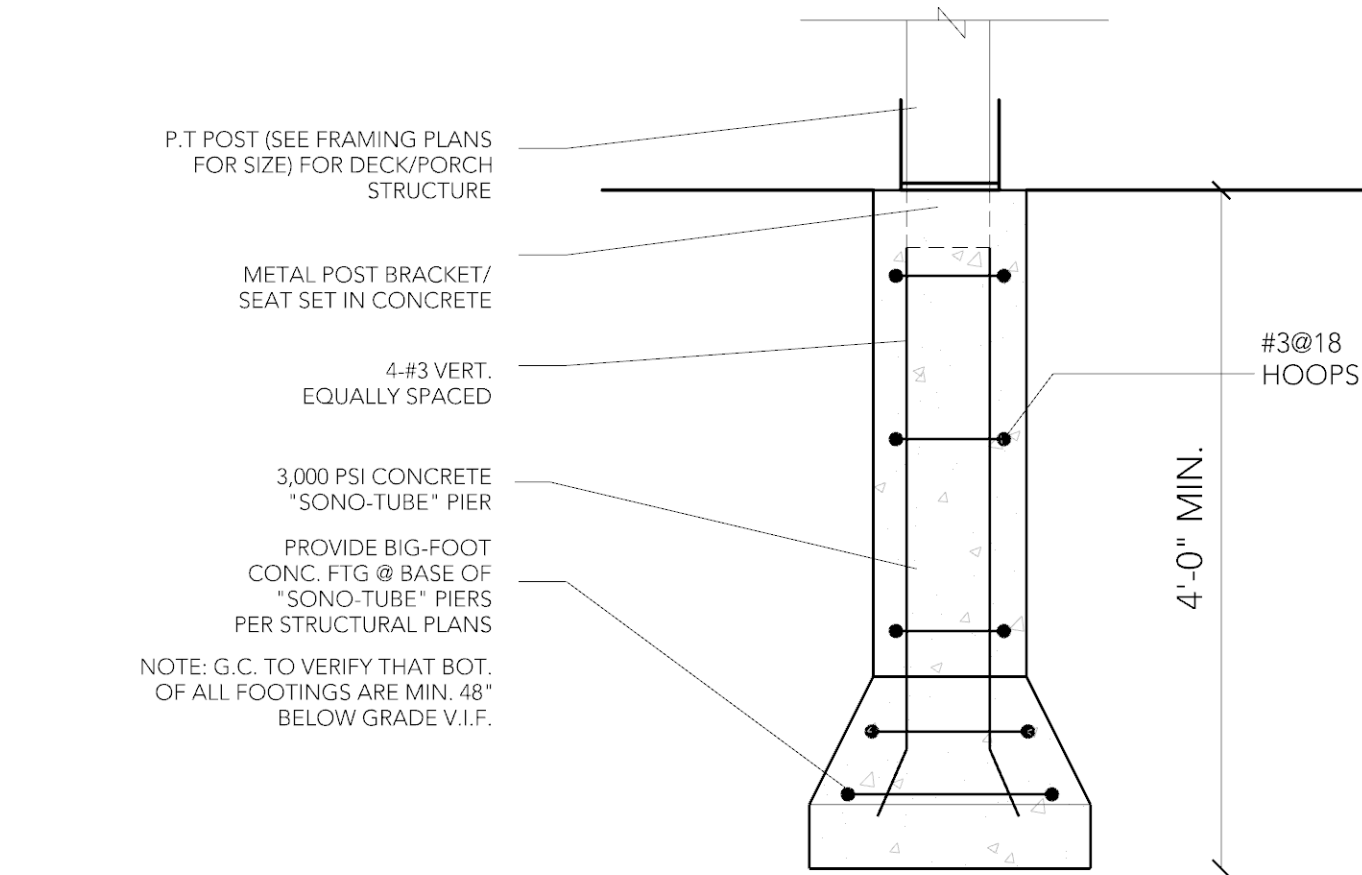
PROPOSED ROOF FRAMING PLAN

1/4" = 1'-0"

2

PORCH FOOTING DETAIL

1" = 1'-0"



3

TYP. LALLY COLUMN DETAIL

1" = 1'-0"

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 5

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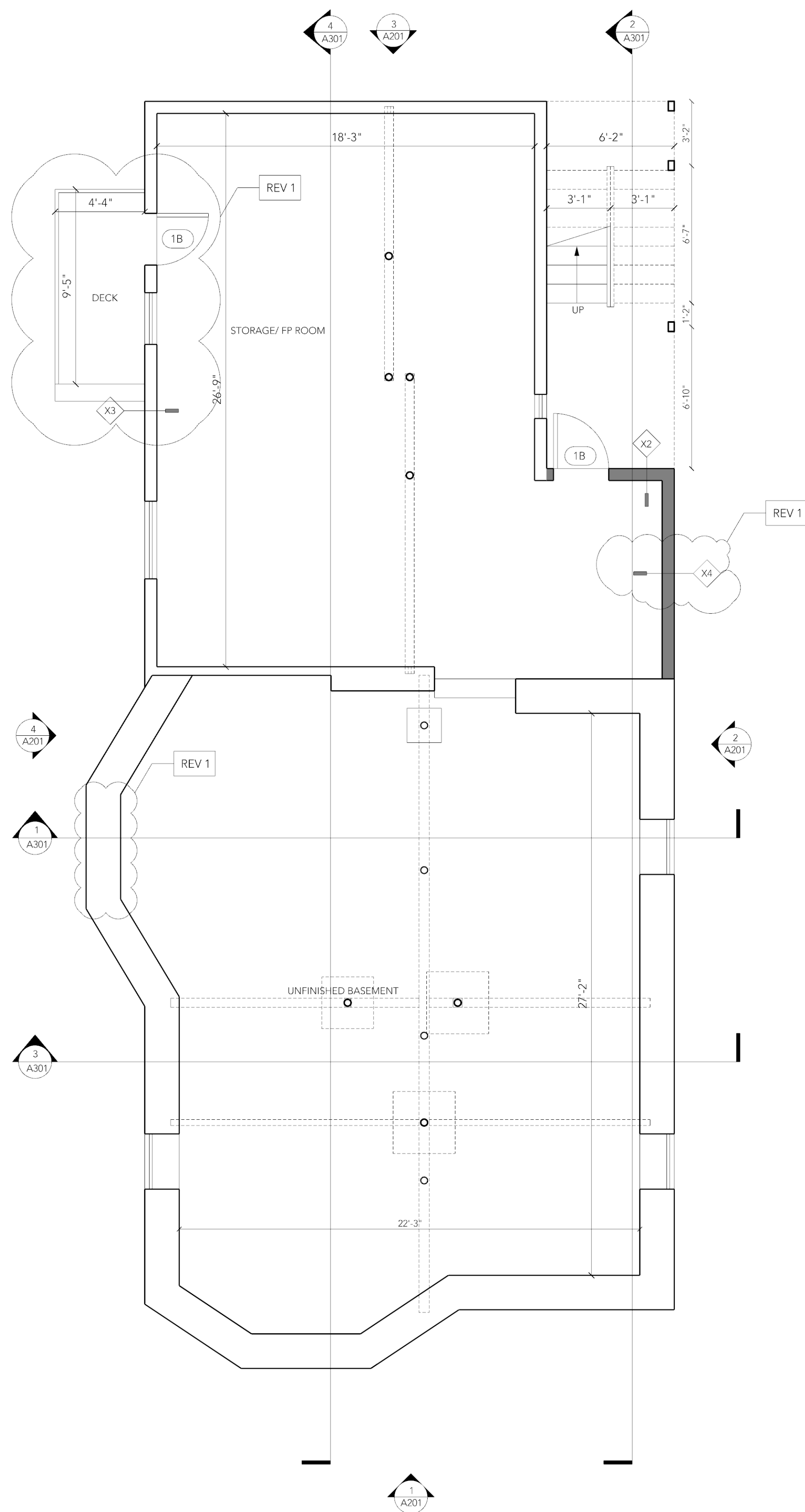
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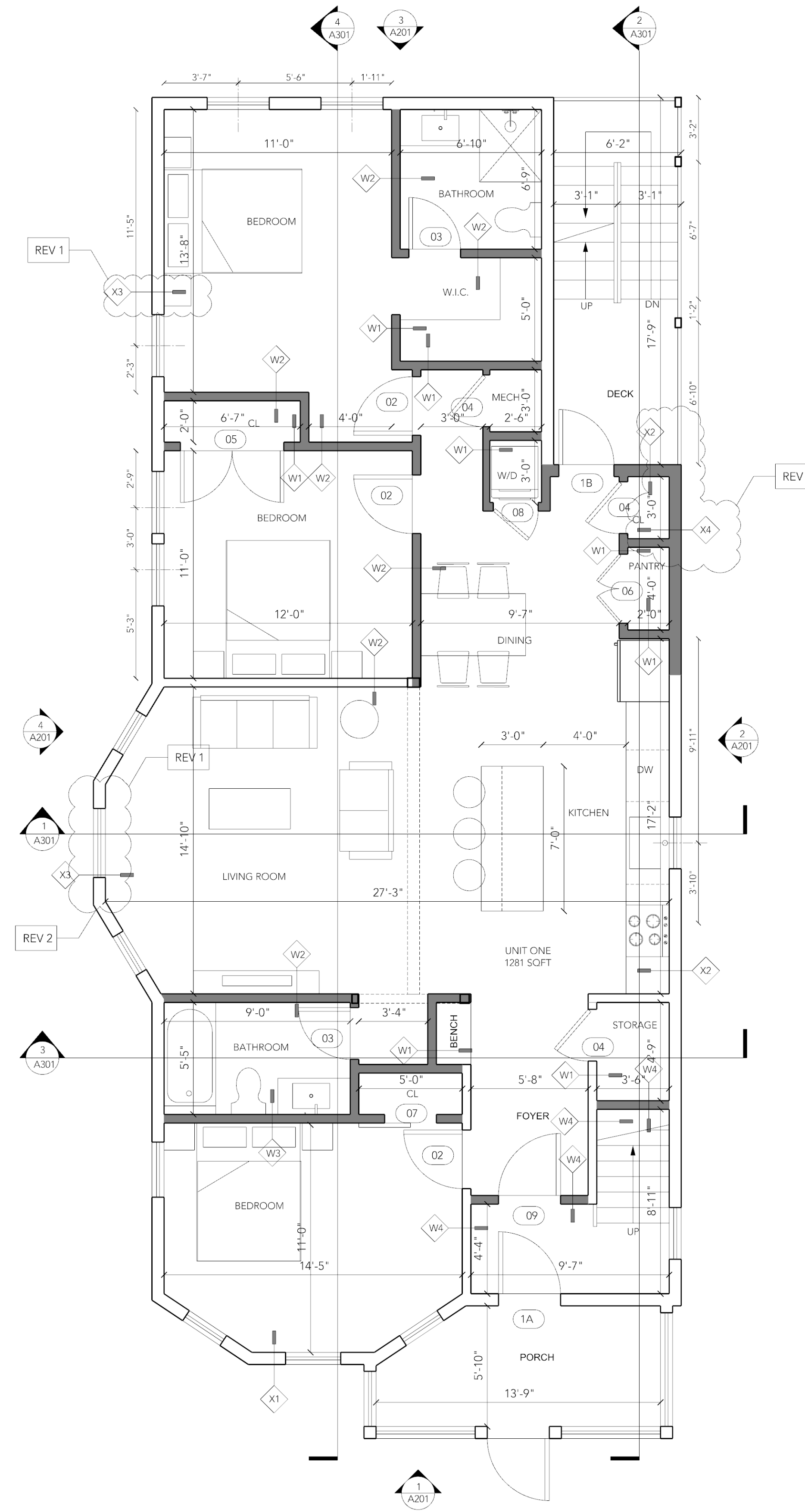
SHEET NAME

STRUCTURAL PLANS

S103



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

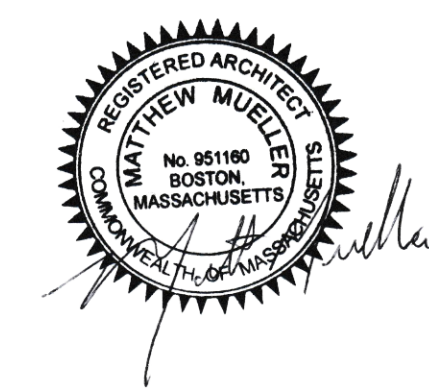


2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

HUE
ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



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SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195
DORCHESTER
AVE THREE-
FAMILY
RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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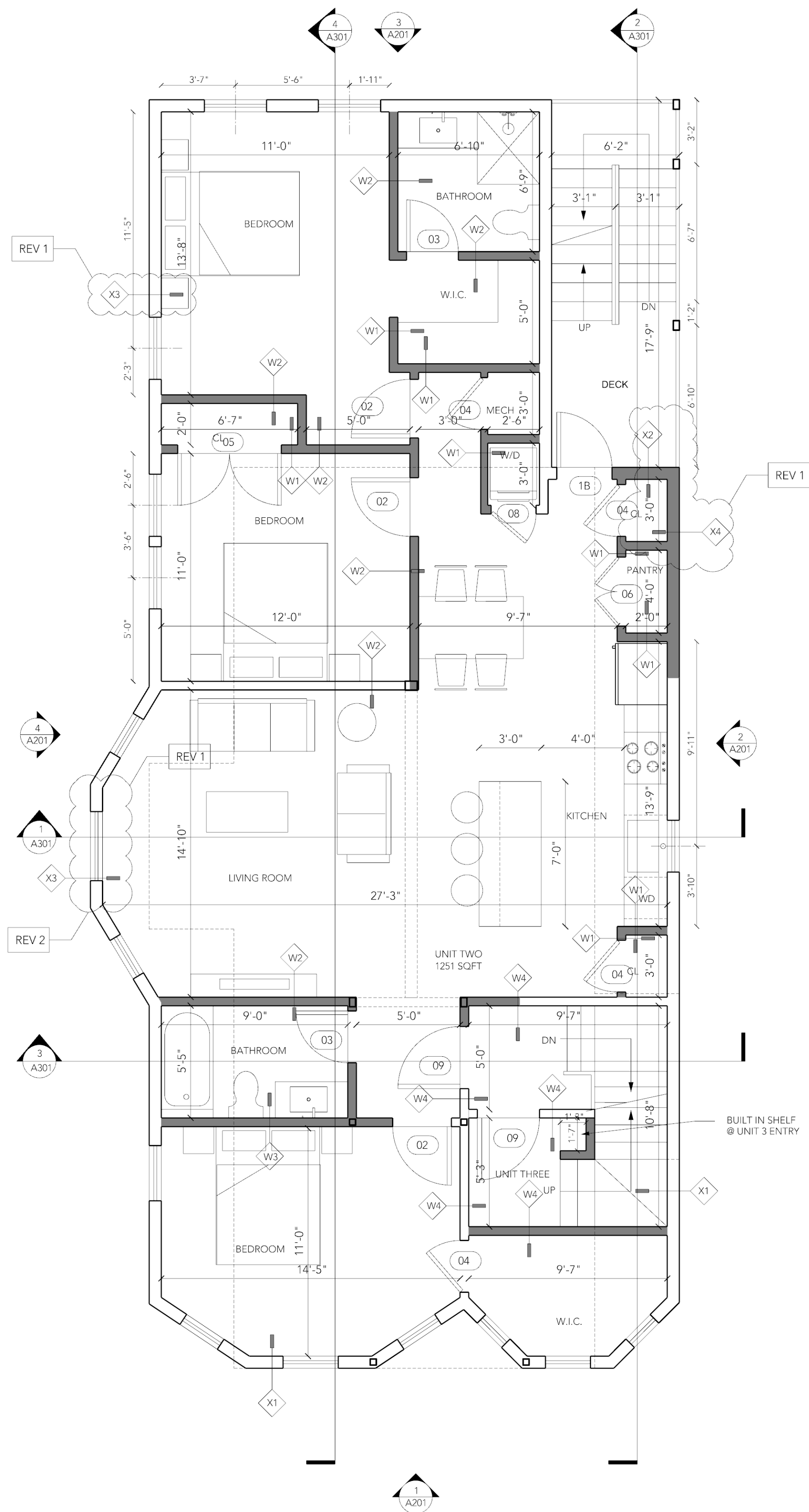
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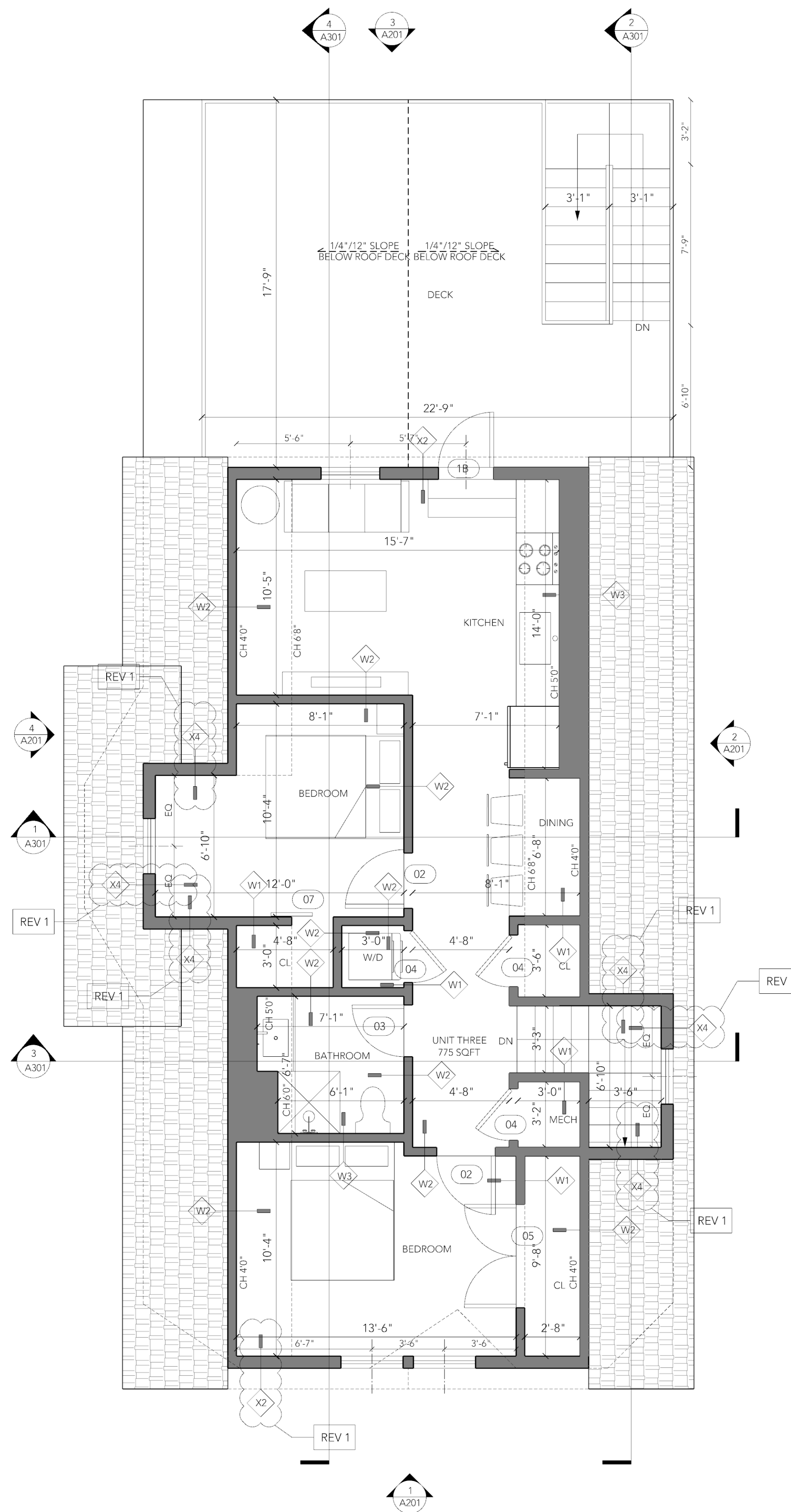
SHEET NAME

PROPOSED
FLOOR PLAN

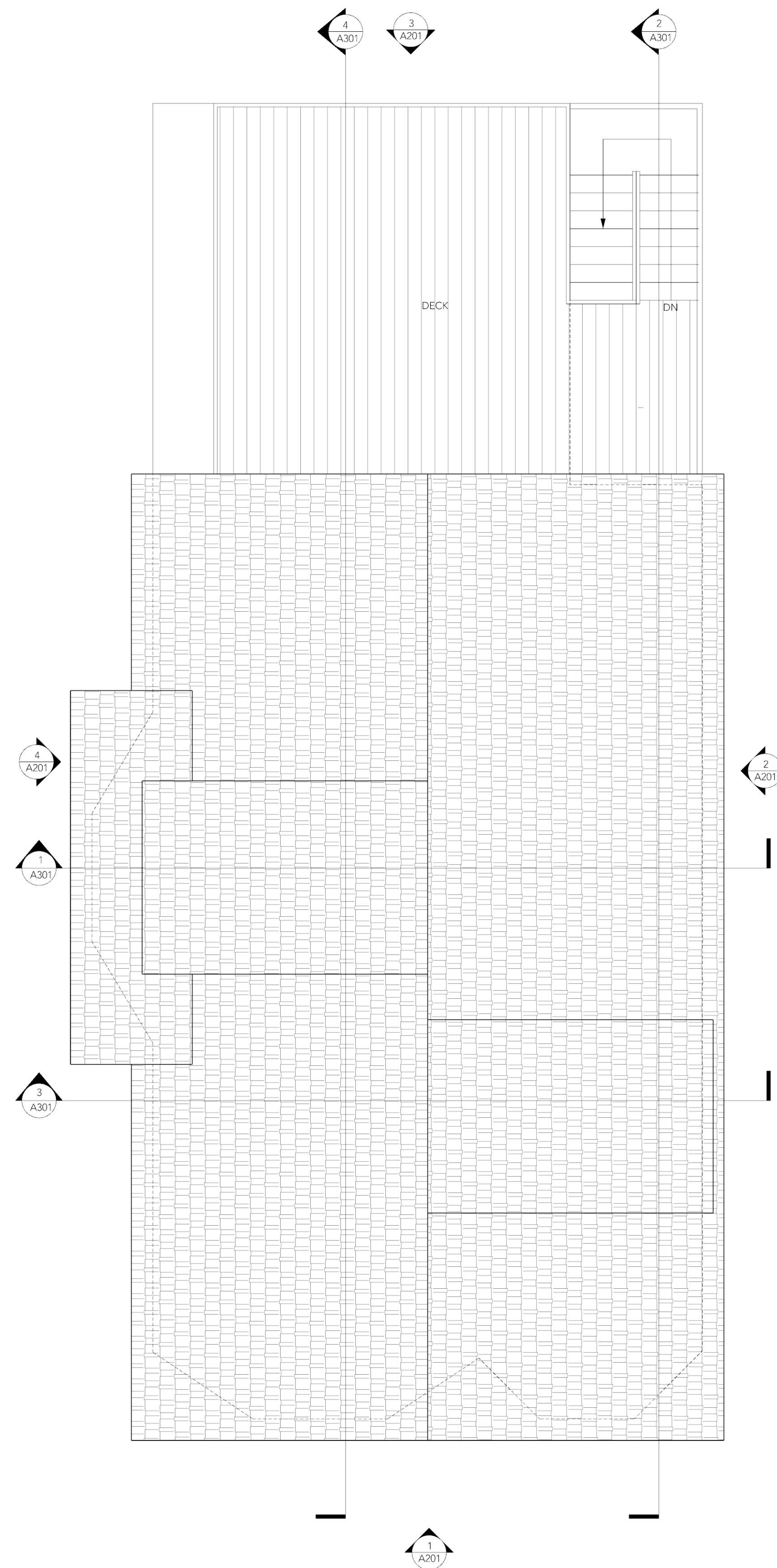
A101



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED ROOF PLAN
1/4" = 1'-0"

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53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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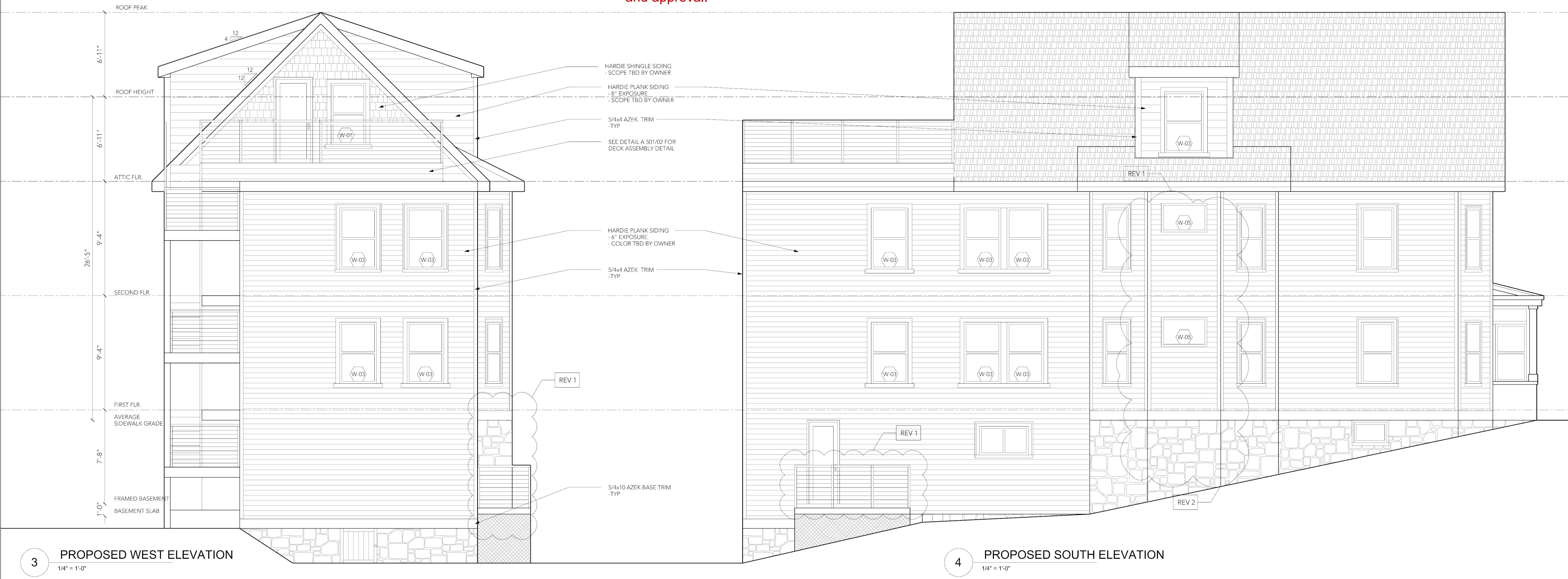
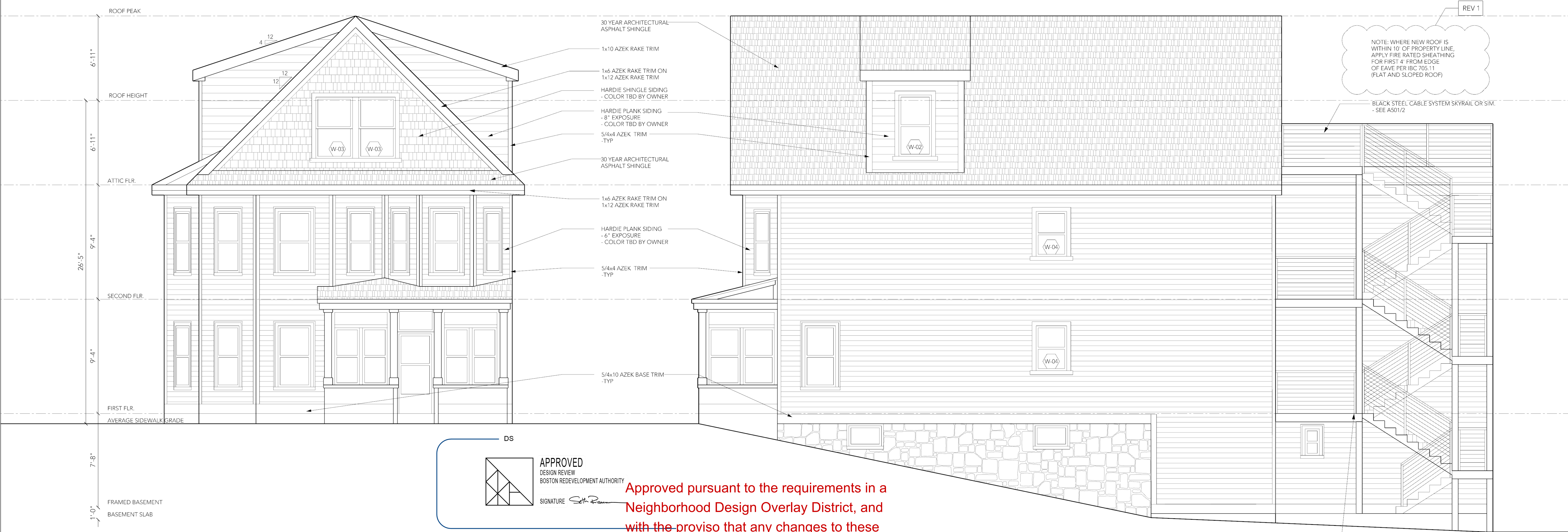
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SHEET NAME

PROPOSED FLOOR PLAN

A102



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Dorchester, MA 02124
T 781-308-7301
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DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195
DORCHESTER
AVE THREE-
FAMILY
RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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PROPOSED
ELEVATIONS

A201

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53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com



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FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

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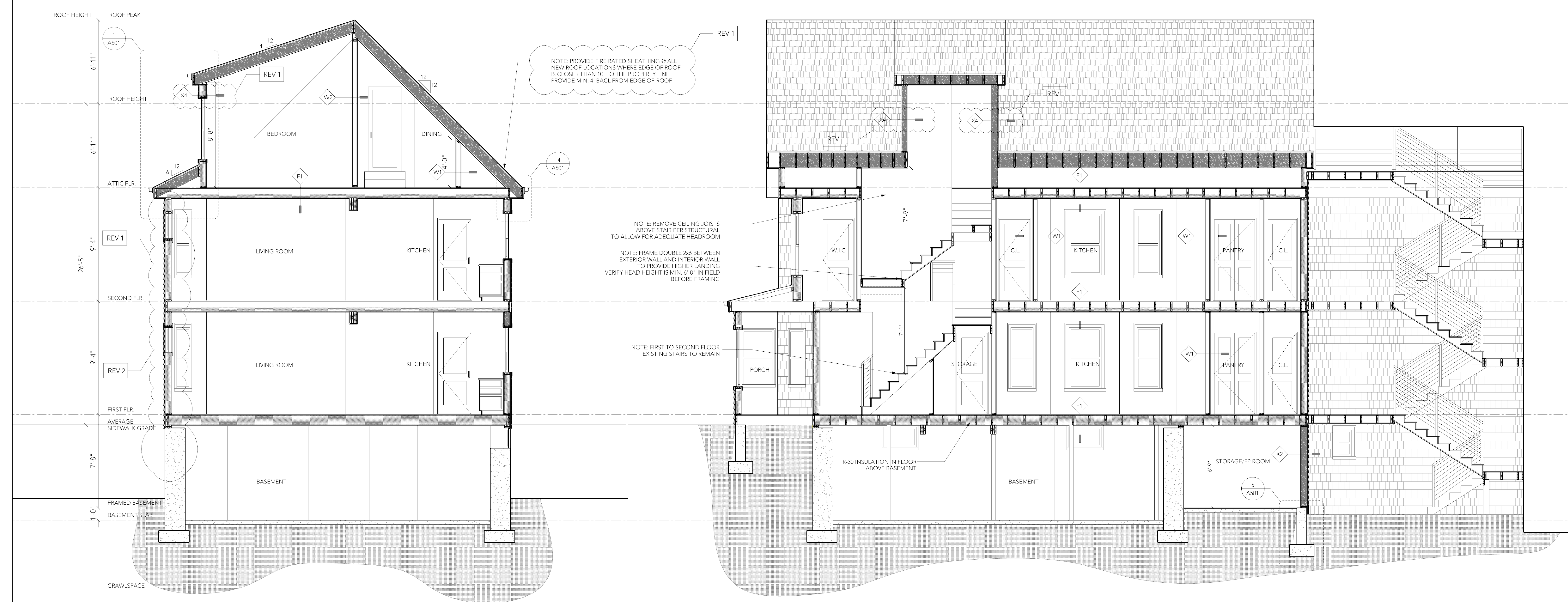
Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

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SHEET NAME
SECTION
& DETAILS

A301



1 BUILDING SECTION
1/4" = 1'-0"

2 BUILDING SECTION
1/4" = 1'-0"

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53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com



SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

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2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

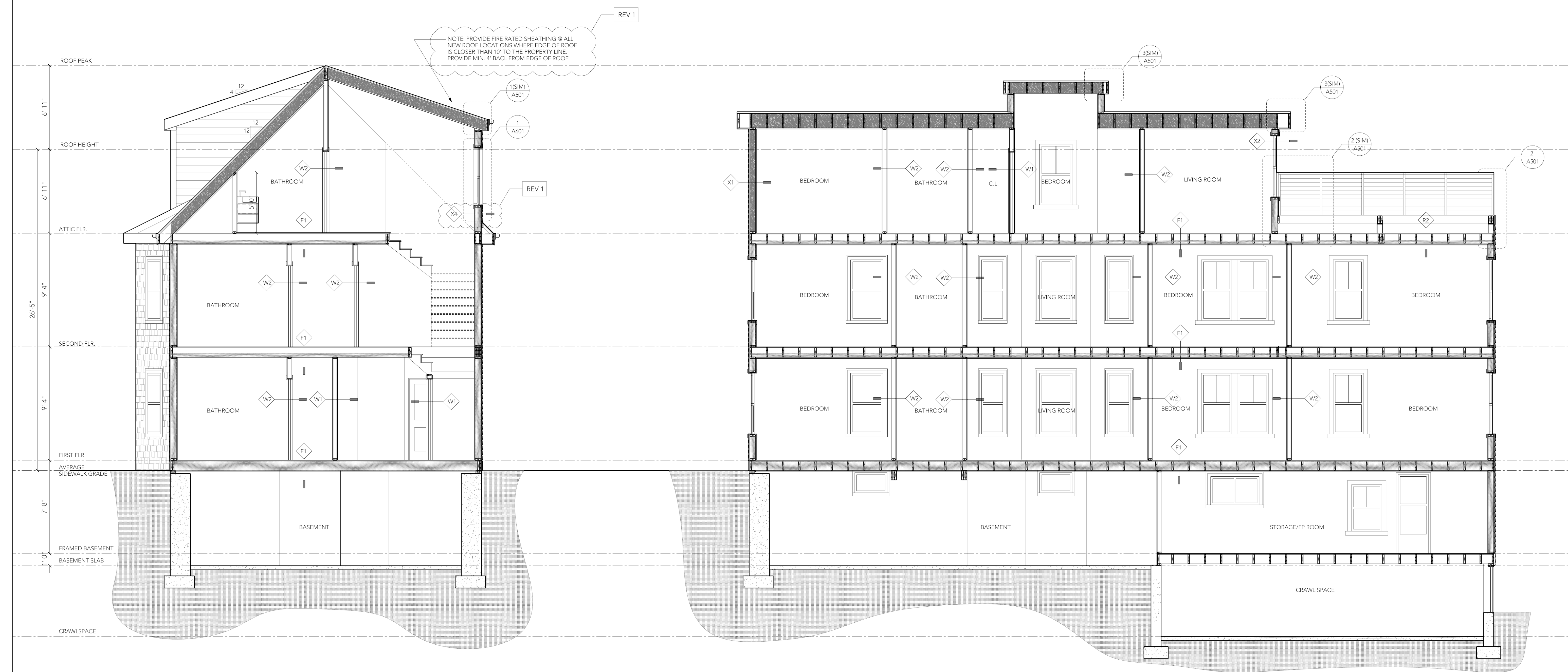
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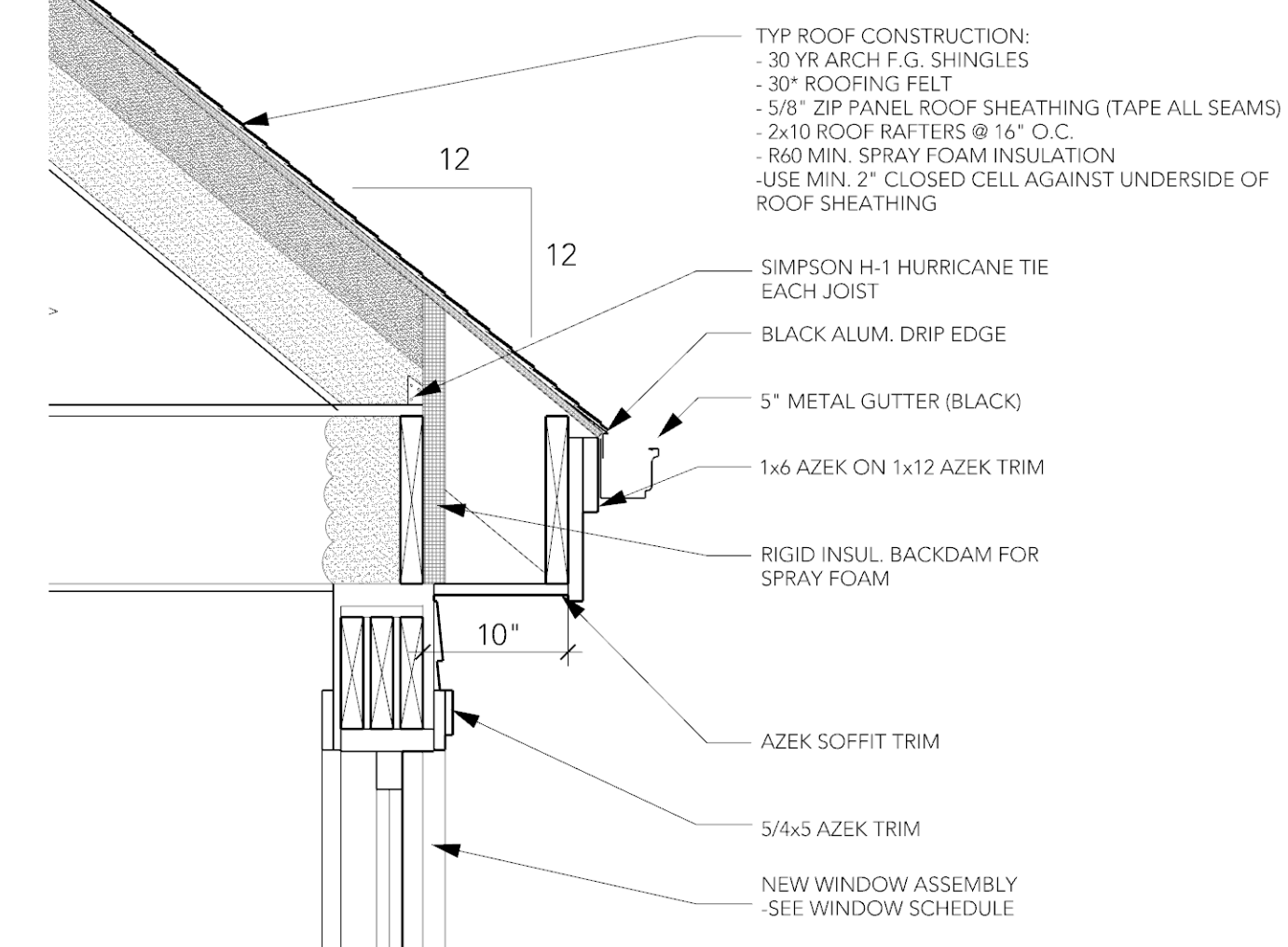
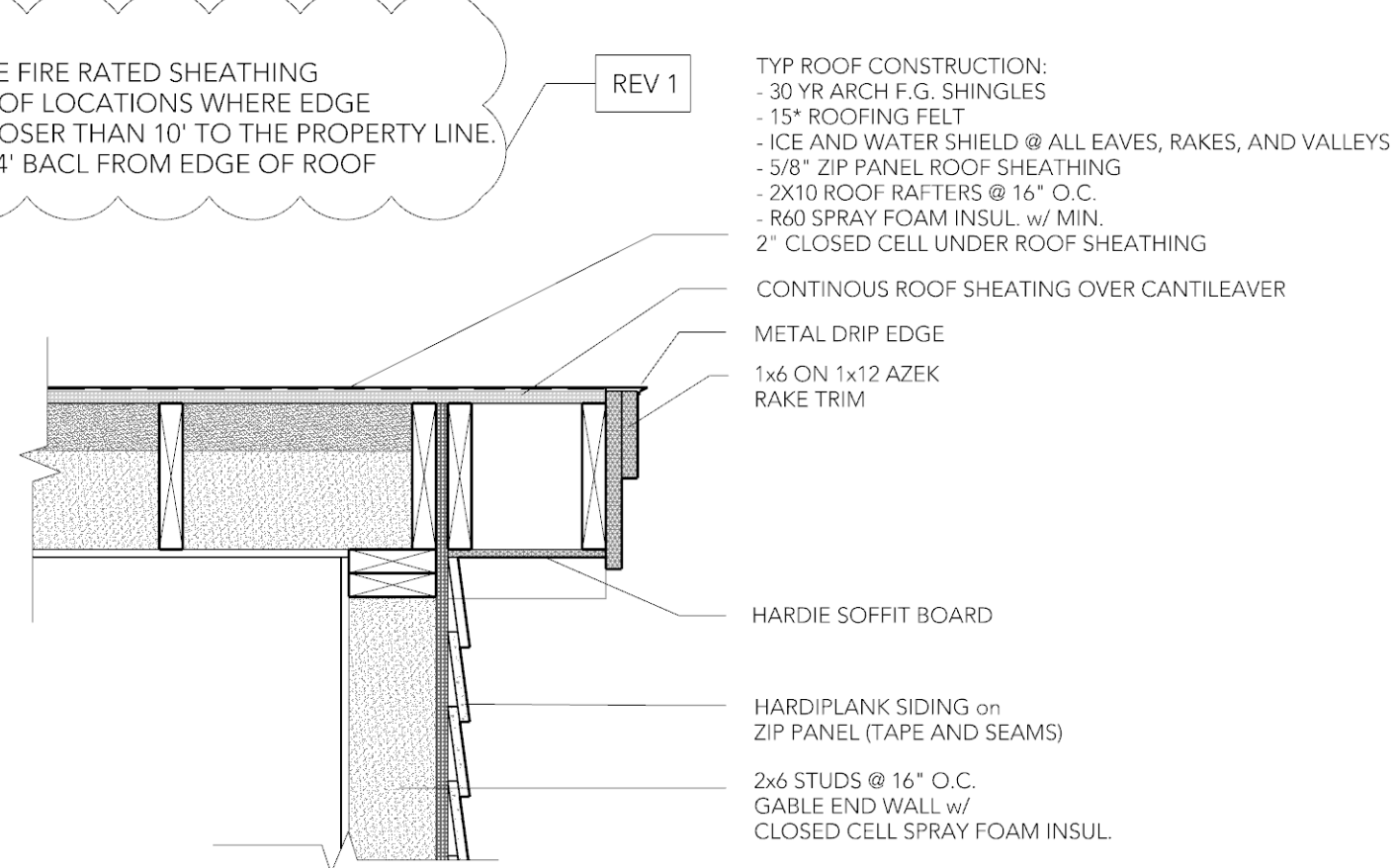
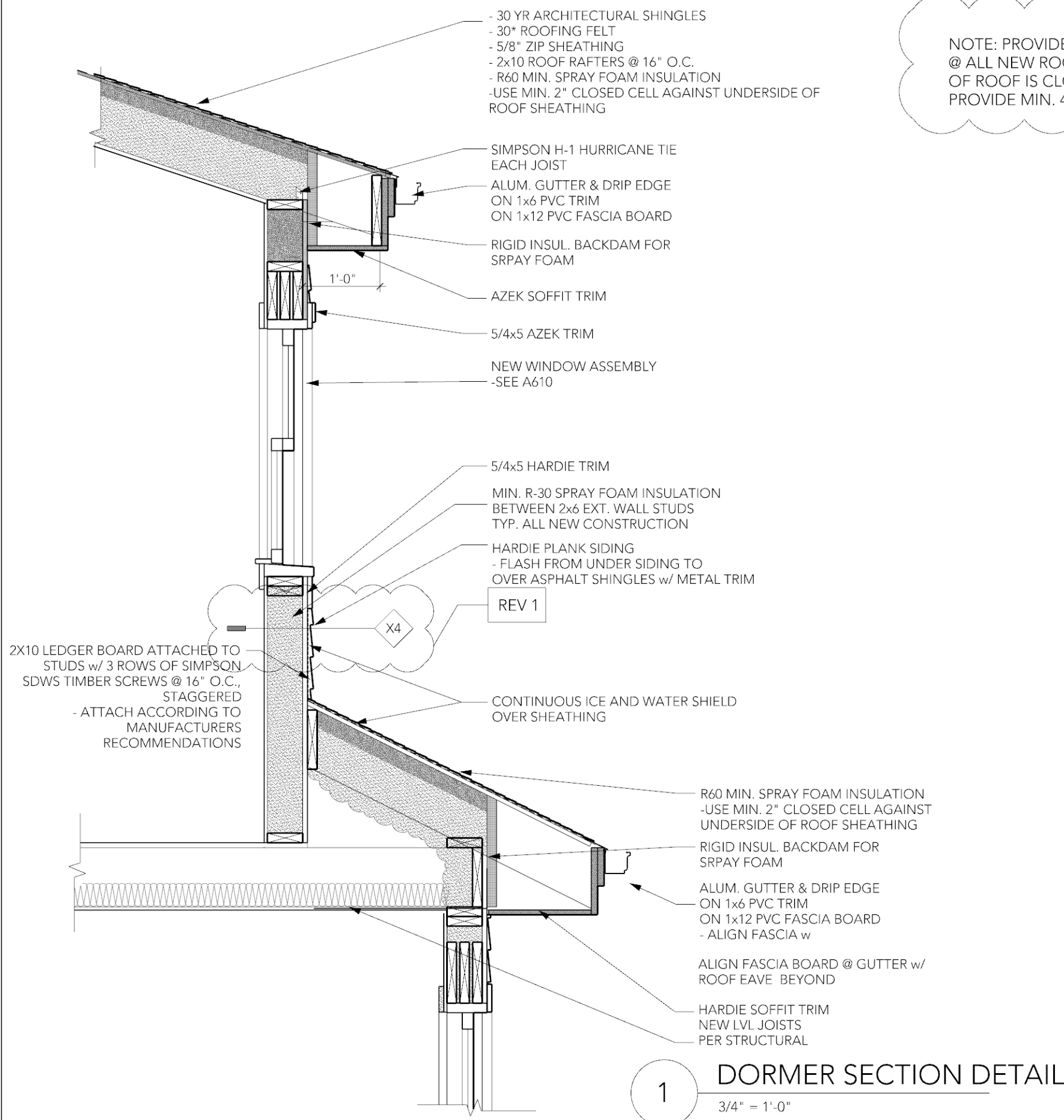
SECTION & DETAILS

A302



1 BUILDING SECTION
1/4" = 1'-0"

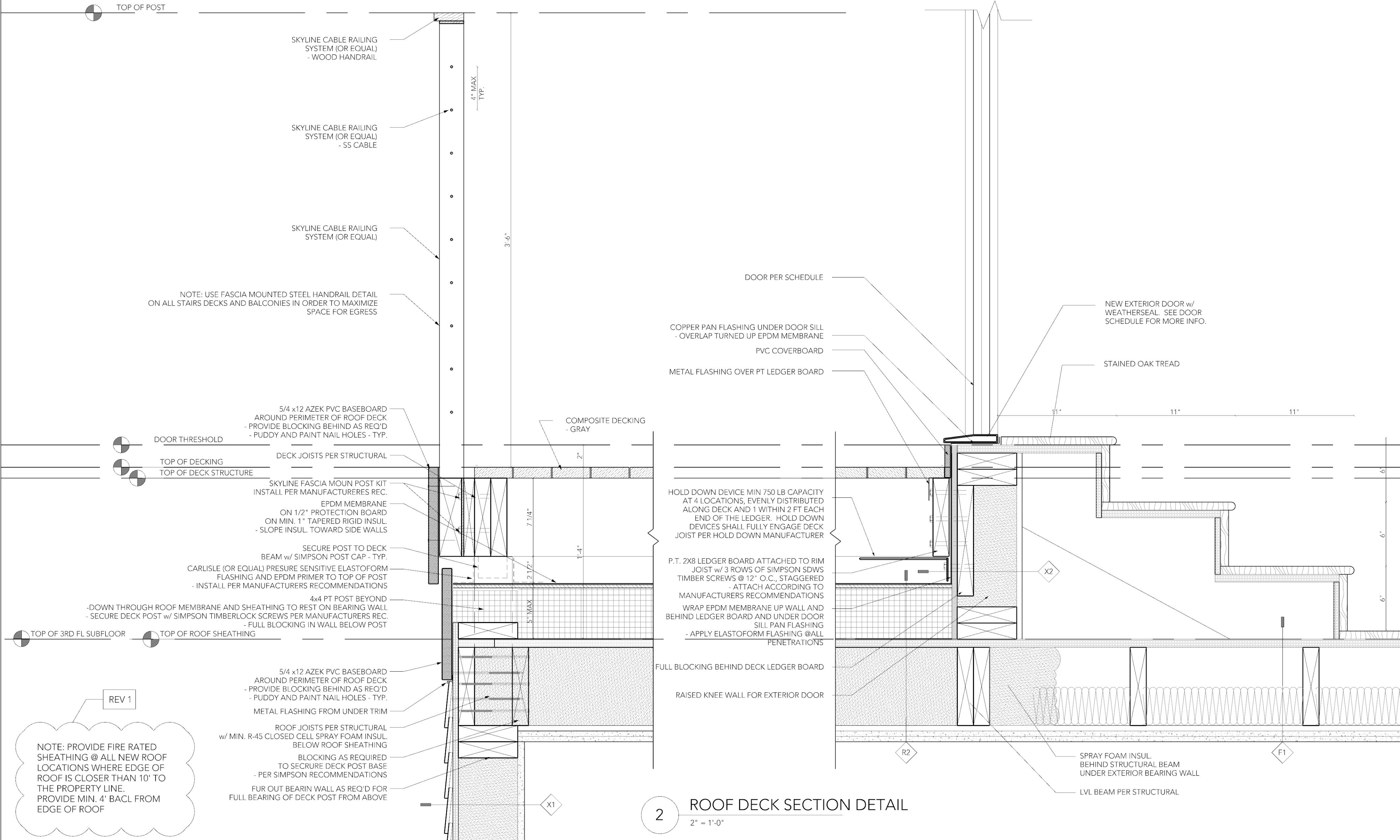
2 BUILDING SECTION
1/4" = 1'-0"



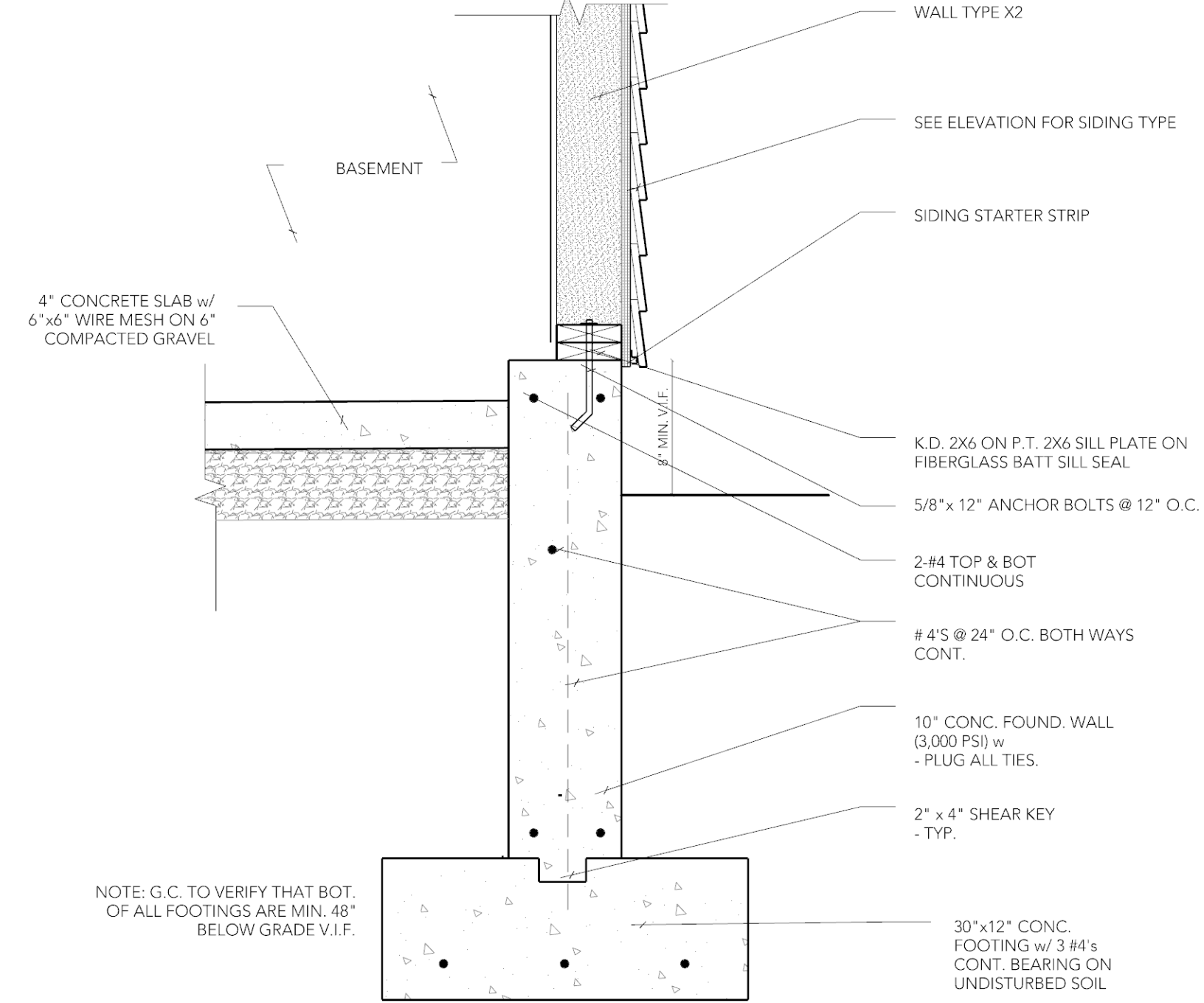
3 TYPICAL RAKE DETAIL
1" = 1'-0"

4 TYPICAL EAVE DETAIL
1" = 1'-0"

1 DORMER SECTION DETAIL
3/4" = 1'-0"



2 ROOF DECK SECTION DETAIL
2" = 1'-0"



5 CONCRETE FOOTING DETAIL
1" = 1'-0"

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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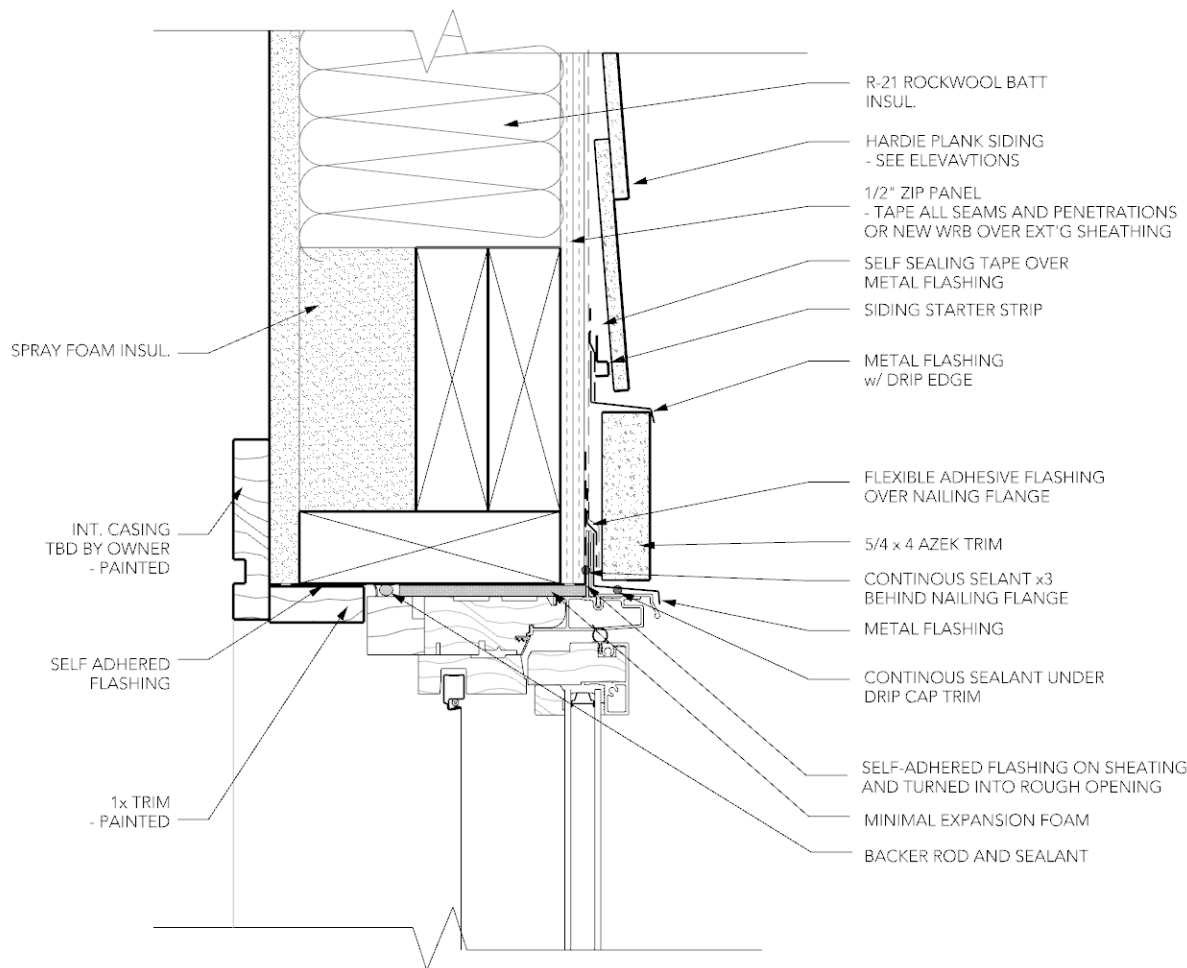
REV-2 05/16/25

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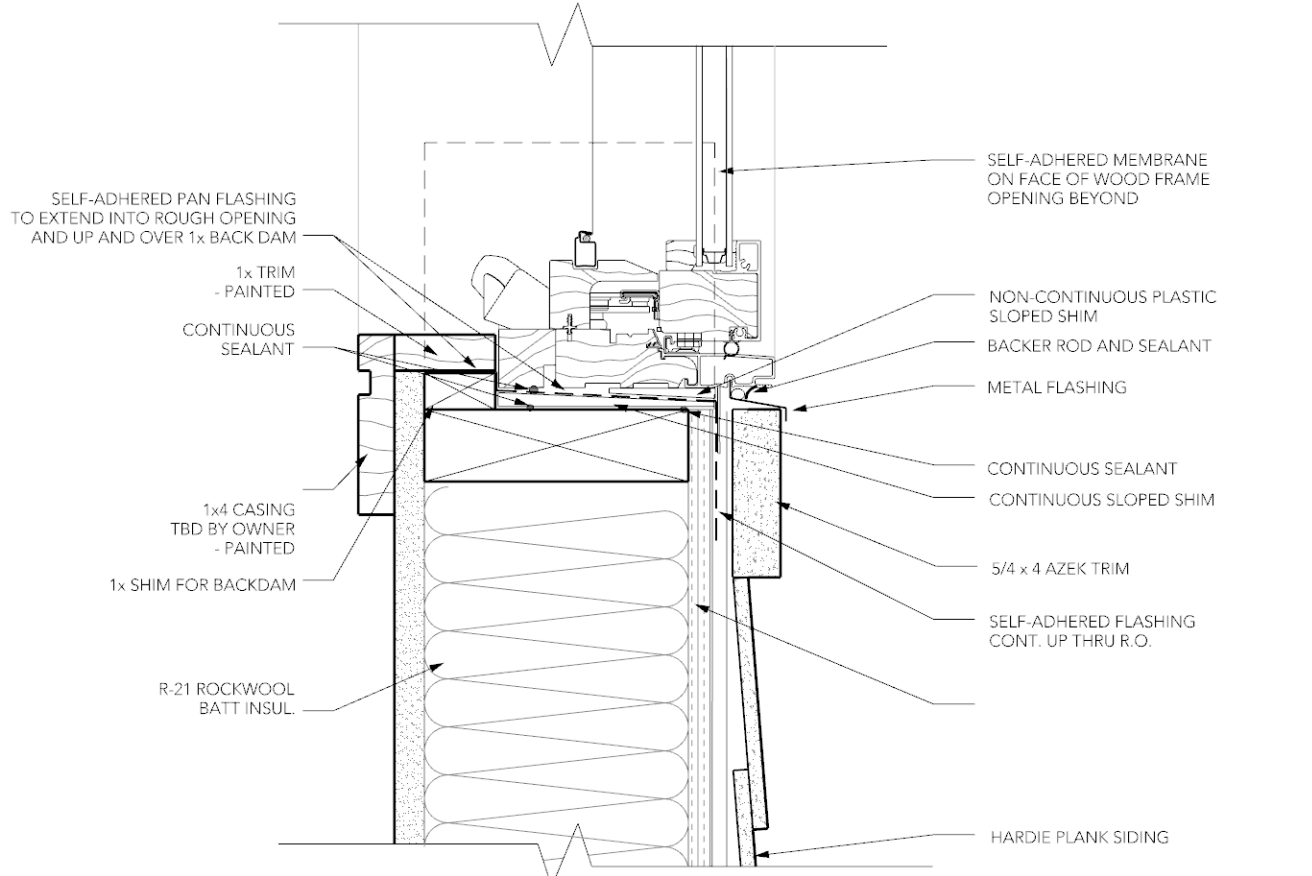
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EXTERIOR DETAILS

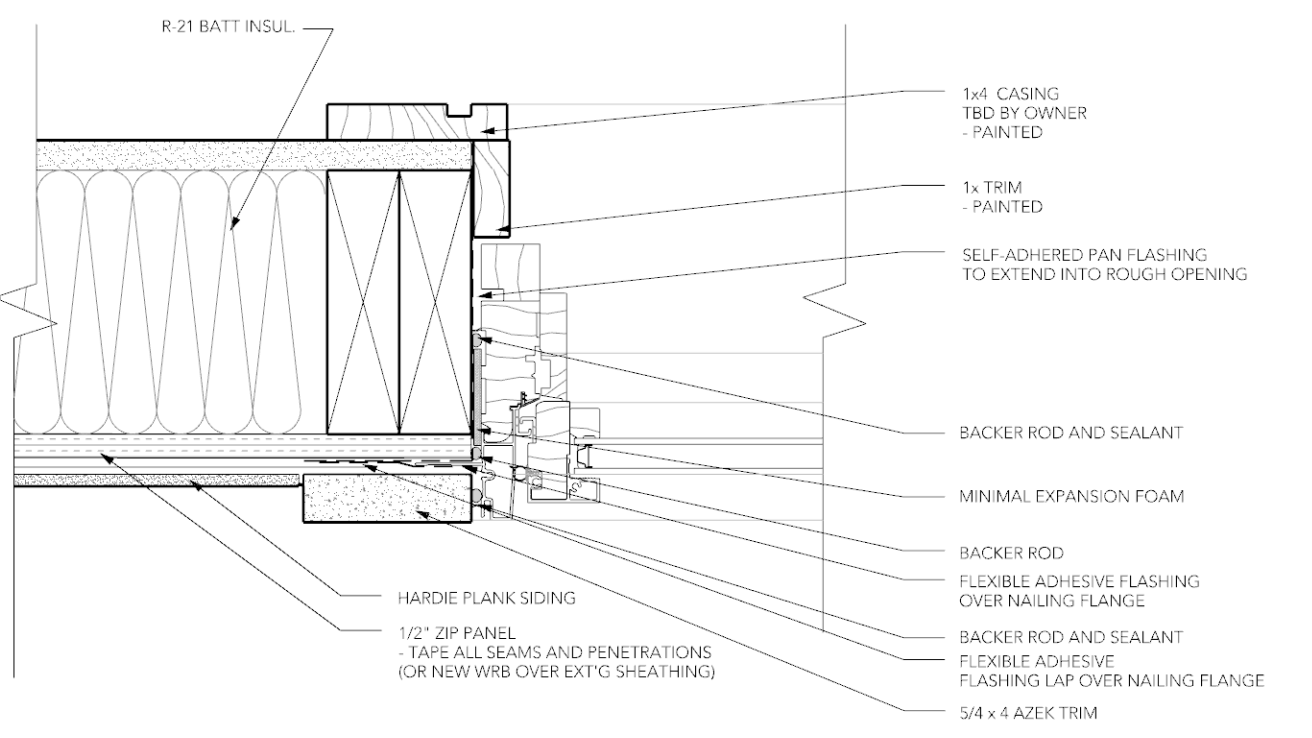
A501



1C TYP. FLASHING DETAIL
3" = 1'-0"



1B TYP. FLASHING DETAIL
3" = 1'-0"



1C TYP. FLASHING DETAIL
3" = 1'-0"

ROOM FINISH SCHEDULE						
NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
1	PORCH	COMPOSITE	NA	NA	NA	
2	BASEMENT	CONCRETE	NONE	PTD. GWB.	PTD. GWB.	
3	LIVING ROOM	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	
4	DINING ROOM	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	
5	KITCHEN	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	
6	PRIMARY BEDROOM	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	
7	BEDROOM	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	
8	PRIMARY BATHROOM	PORC. TILE	PORC. TILE	PTD. GWB./ CER. TILE	PTD. GWB.	STONE THRESHOLD
9	COMMON BATHROOM	PORC. TILE	PORC. TILE	PTD. GWB.	PTD. GWB.	STONE THRESHOLD
10	LAUNDRY	PORC. TILE	PORC. TILE	PTD. GWB.	PTD. GWB.	
11	MECHANICAL CLOSET	PORC. TILE	PORC. TILE	PTD. GWB.	PTD. GWB.	
12	LINEN CLOSET	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	SEE NOTE 2
13	WALK IN CLOSET	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	SEE NOTE 1
14	CLOSET	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	SEE NOTE 1
15	PANTRY	HARDWOOD	WOOD	PTD. GWB.	PTD. GWB.	

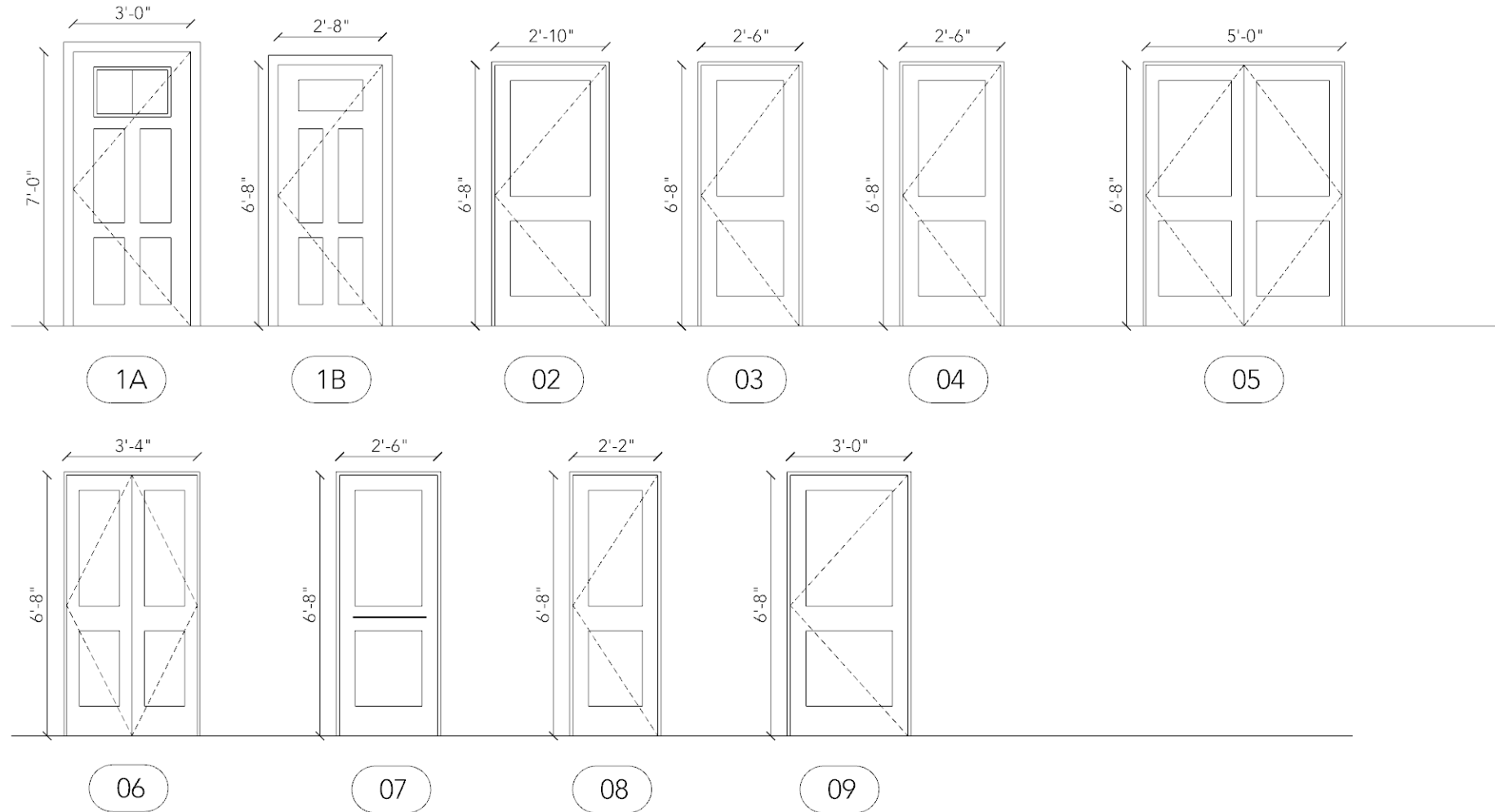
GENERAL ROOM FINISH NOTES:

1. PROVIDE ROD AND SHELF IN ALL CLOSETS
2. PROVIDE 5 SHELVES IN ALL LINEN CLOSETS

DOOR SCHEDULE									
DOOR NO.	DOOR		FRAME			LOCK	QTY.	REMARKS	
	MAT.	SIZE	TYPE	MAT.	THRES.				
1A	FBRGLS	3'-0" x 7'-0" x 1-3/4"	EXTERIOR	ALUM.	ALUM.	YES	3	NOTE 1,2, PROVIDE DEADBOLT	
1B	FBRGLS	2'-8" x 6'-8" x 1-3/4"	EXTERIOR	ALUM.	ALUM.	YES	5	NOTE 1, PROVIDE DEADBOLT	
2	WOOD	2'-10" x 6'-8" x 1-3/8"	2-PANEL	WOOD		YES	8	PRIVACY LOCK	
3	WOOD	2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD		YES	5	PRIVACY LOCK	
4	WOOD	2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD		NO	10	DOUBLE DOOR	
5	WOOD	2@2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD		NO	3	DOUBLE DOOR	
6	WOOD	2@2'-0" x 6'-8" x 1-3/8"	2-PANEL	WOOD		NO	2	DOUBLE DOOR	
7	WOOD	2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD		NO	2	SLIDING DOOR	
8	WOOD	2'-2" x 6'-8" x 1-3/8"	2-PANEL	WOOD		NO	2		
9	STEEL	3'-0" x 7'-0" x 1-3/4"	UNIT ENTRY	ALUM.	ALUM.	YES	3	NOTE 1,2,3, PROVIDE DEADBOLT	

GENERAL DOOR SCHEDULE NOTES:

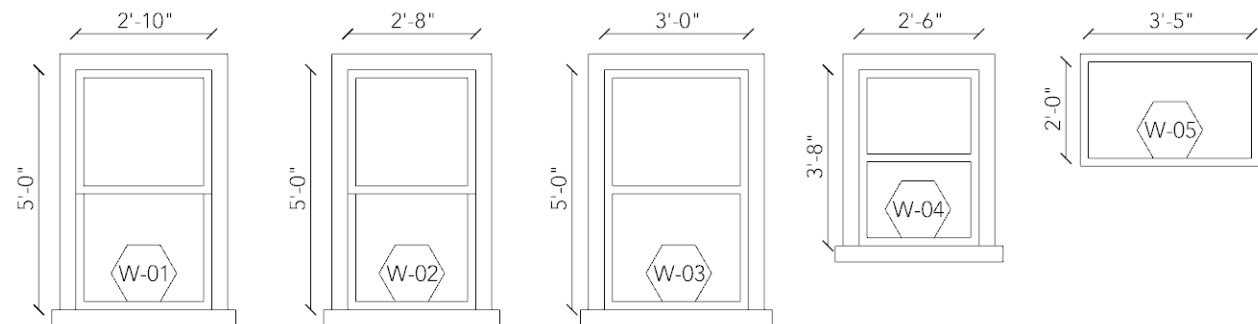
1. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS
2. PROVIDE AUTOMATIC SELF-CLOSING DOOR
3. PROVIDE 20 MIN. FIRE RATING



WINDOW SCHEDULE (ANDERSON 400 OR EQUAL)						
NO.	MODEL #	SIZE	ROUGH OPENING	HEIGHT	QTY.	REMARKS
W-01	TW28410	2'-9 5/8" x 5'-0 7/8"	2'-10 1/8" x 5'-0 7/8"	8'-0"	1	PROVIDE FULL SCREEN
W-02	TW26410	2'-7 5/8" x 5'-0 7/8"	2'-8 1/8" x 5'-0 7/8"	7'-4"	1	PROVIDE FULL SCREEN
W-03	TW210410	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	7'-2"	13	PROVIDE FULL SCREEN; SEE NOTE 5
W-04	TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	7'-2"	2	SEE NOTE 4; PROVIDE FULL SCREEN
W-05	A351	3'-4 13/16" x 2'-0 1/8"	3'-5 3/8" x 2'-0 5/8"	7'-4"	2	SEE NOTE 4; PROVIDE FULL SCREEN

GENERAL WINDOW SCHEDULE NOTES:

1. WINDOWS ARE BASED ON ANDERSEN WINDOWS SERIES 400 WITH HIGH PERFORMANCE LOW E GLASS SMARTSUN (FINELIGHT) PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATING GLASS TO MEET ENERGY STAR REQUIREMENTS.
3. FINAL WINDOW SELECTION TBD BY OWNER
4. PROVIDE TEMPERED GLASS FOR ALL BATHROOM WINDOWS
5. PROVIDE MINIMUM ROUGH OPENING AREA OF 3.3 SQ.FT. FOR ALL BEDROOM DOUBLE HUNG EGRESS WINDOWS (CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24").



HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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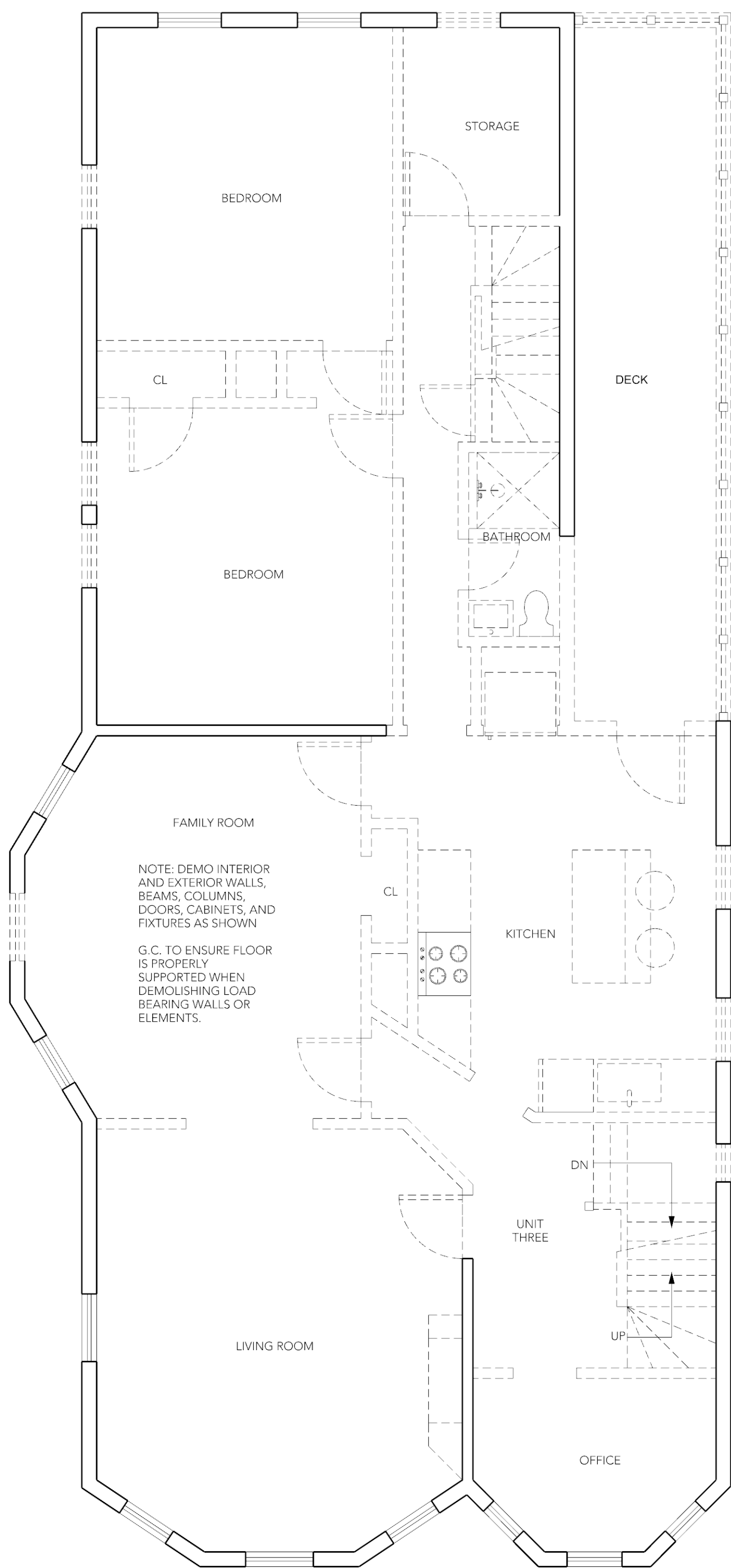
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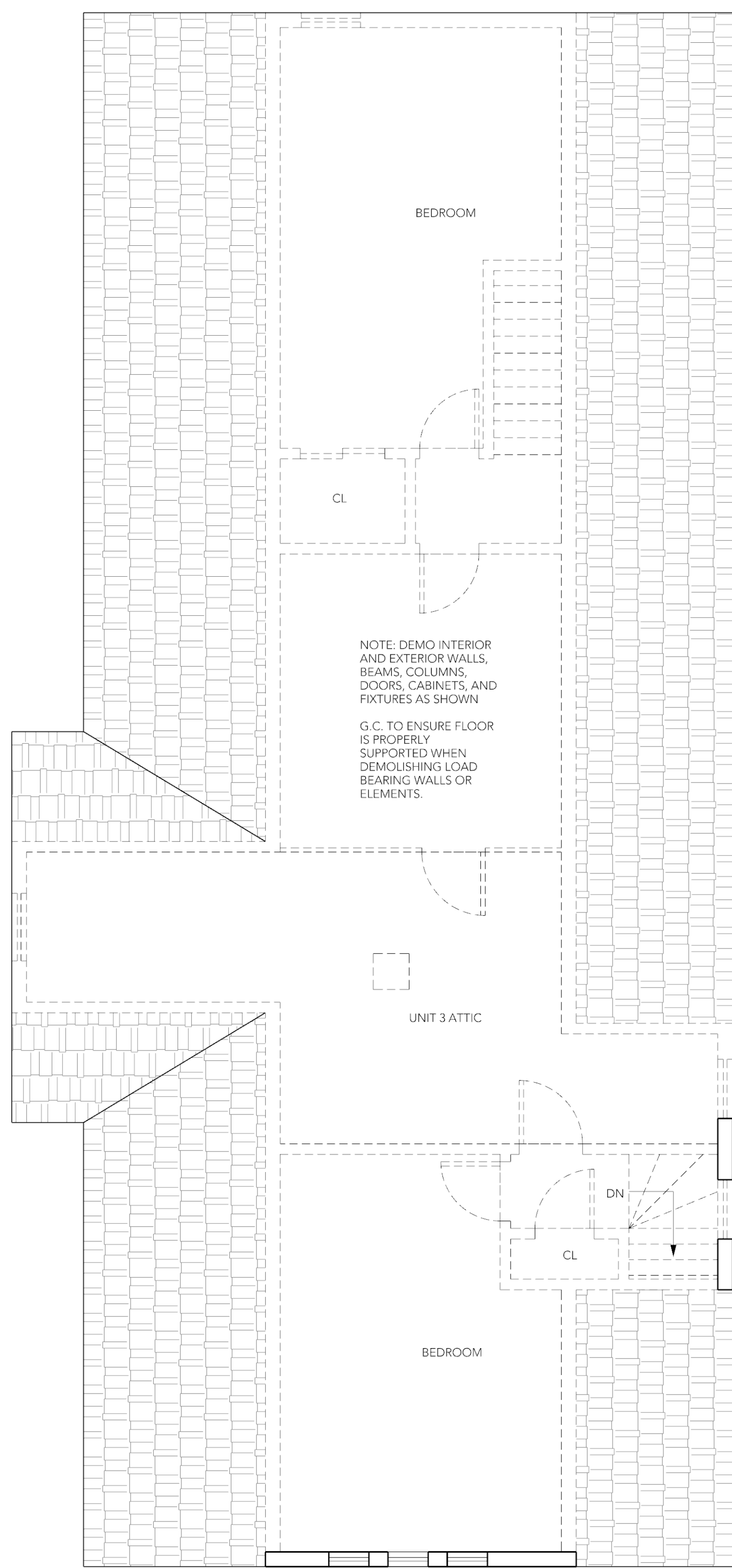
WINDOW DETAIL SCHEDULE

A601

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



3 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



4 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

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FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

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2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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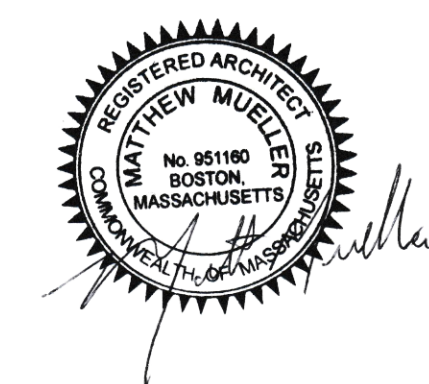
EXISTING FLOOR PLAN

AE102

HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124
T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
FODERA ENGINEERING
28 HARBOR ST, SUITE 204
DANVERS, MA 01923
617-992-8492
CONTACT@FODERAENGINEERING.COM

PROJECT NAME

2195 DORCHESTER AVE THREE- FAMILY RENOVATION

Lior Rozhansky
2195 Dorchester Ave
Dorchester, MA 02124
lrozhansky@gmail.com

PROJECT CODE 24020

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EXISTING
ELEVATIONS

AE201



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 EXISTING WEST ELEVATION
1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"