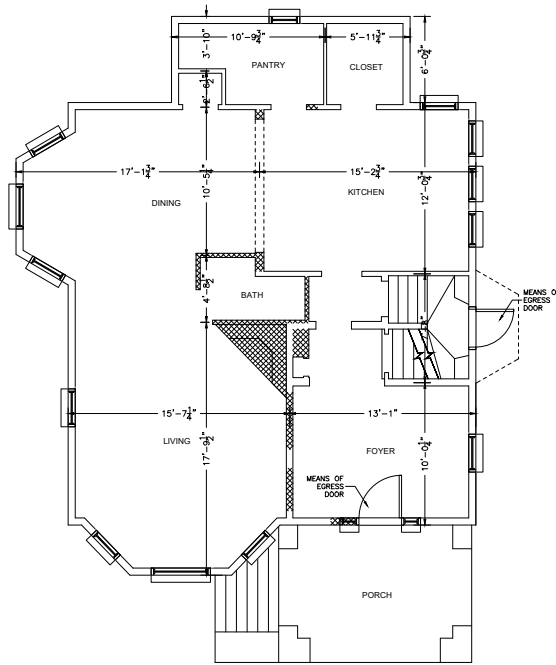
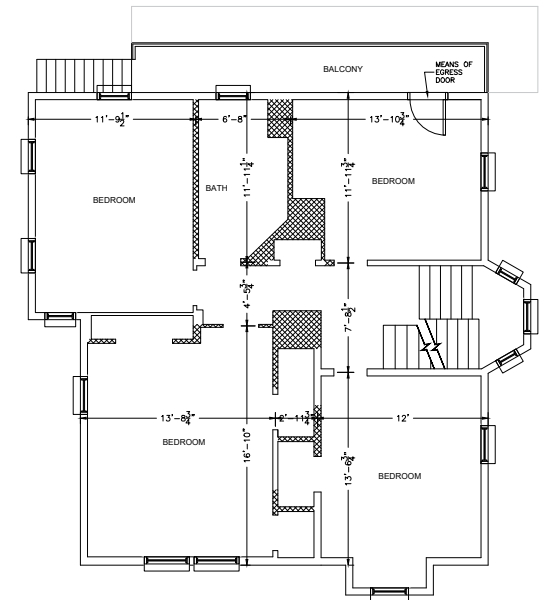


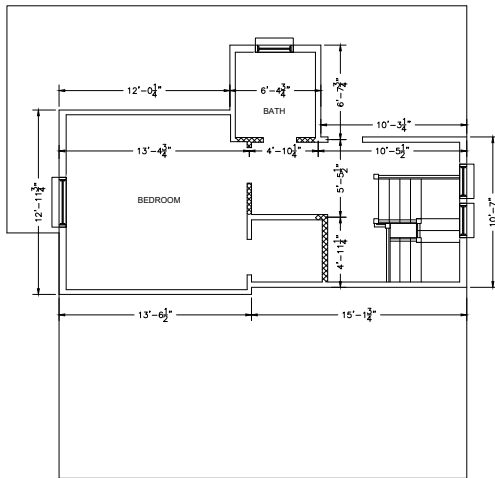
EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ATTIC PLAN

ALL DIMENSIONS AND ALL EXISTING CONDITIONS ARE SHOWN TO THE BEST OF PRESENT KNOWLEDGE AND MUST BE VERIFIED IN FIELD. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

▨ WALLS TO BE REMOVED
 ▨ NEW WALLS

GENERAL NOTES

- All work shall conform to Massachusetts Building Code and all Federal, State and City of Boston laws, codes and regulations as each may apply.
- All existing 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Prior to bidding the work the Contractor shall visit the site 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.
- Contractor is responsible for all demolition and relocation works, if any.

DATE	REVISION

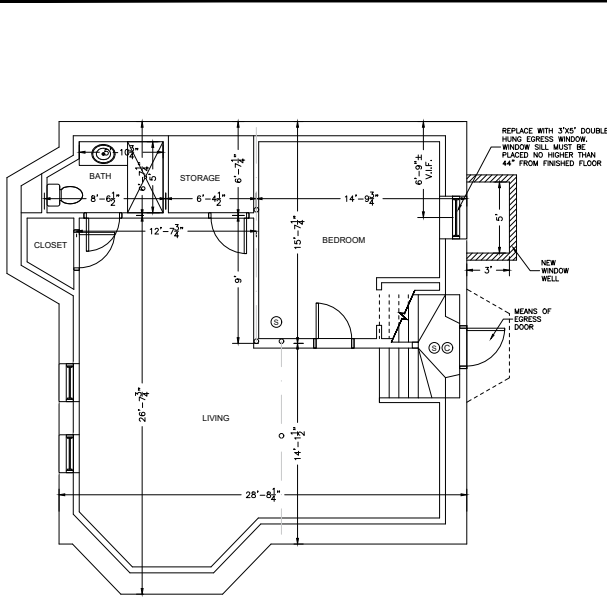
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EXISTING FLOOR PLANS
 4 WALLINGFORD ROAD,
 BOSTON, MASSACHUSETTS

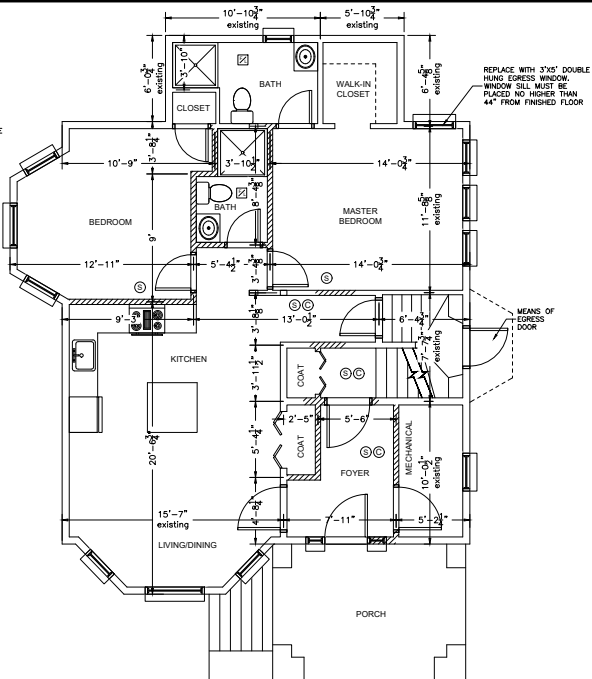
RAV & Assoc., Inc.
 21 HIGHLAND AVENUE
 NEEDHAM, MASSACHUSETTS 02464
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205



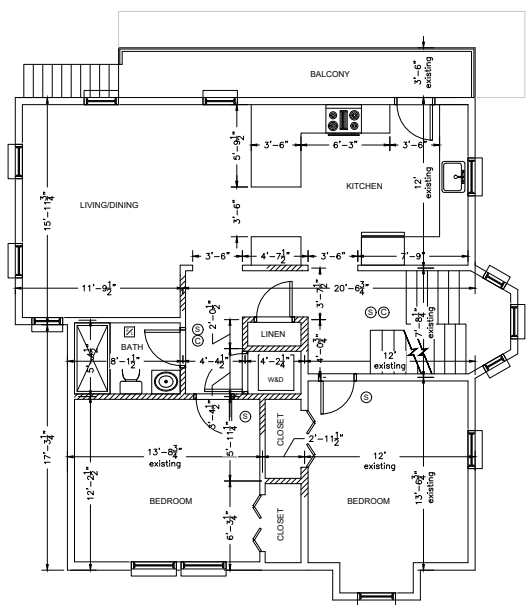
SCALE: 1/4"=1'-0"	DESIGNED BY: I.M.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: E.F.	1
DATE: 10/11/2021	CHECKED BY: R.A.V.	



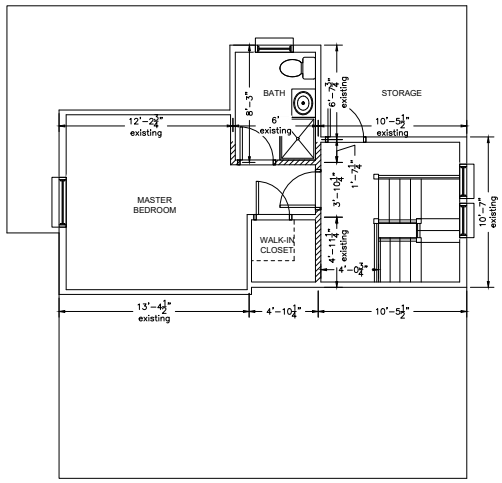
PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ATTIC PLAN

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.

JOISTS HANGERS MUST BE INSTALLED FOR ALL SIDE CONNECTIONS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN FIELD. IF ADJUSTMENTS ARE NECESSARY, CONTACT THE ENGINEER.

EXISTING & PROPOSED GFA (NO CHANGE) CALCULATION:

ZONING DISTRICT: 3F-4000
 2,480 SF LOT
 ALLOWABLE FAR (FLOOR AREA WATIO): 0.8
 ALLOWABLE GFA (GROSS FLOOR AREA): 2,480 X 0.8=1,984 SF

GROSS FLOOR AREA:
 1. FIRST FLOOR: 1,024 SF
 2. SECOND FLOOR: 1,044 SF
 3. BASEMENT: N/A
 4. ATTIC: 375 SF
 TOTAL PROPOSED GROSS FLOOR AREA OF THE BUILDING:
 1,024 (1ST FL) + 1,044 (2ND FL) + 375 (ATTIC) = 2,443 SF
 GFA PROPOSED 2,443 SF > GFA ALLOWED 1,984 SF

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
- ▨ WALLS TO BE REMOVED
- ▨ NEW WALLS

9/8/22	GFA CALCULATIONS ADDED
2/24/22	BASEMENT PLANS REVISED
DATE	REVISION

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PROPOSED FLOOR PLANS
 4 WALLINGFORD ROAD,
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APPROVED: R.A.V.	DRAWN BY: E.F.	2
DATE: 10/11/2021	CHECKED BY: R.A.V.	

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, MALDREW, 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 RISES 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.

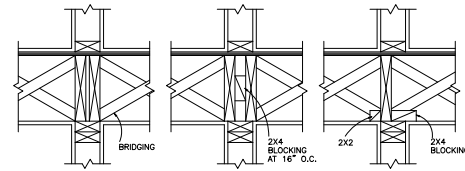
INSTALL SOLID BLOCKING BETWEEN JOISTS AT ALL POINTS OF SUPPORT AND WHEREVER SHEATHING OR FLOORING IS DISCONTINUOUS.

MAKE ALL STUDS SINGLE LENGTH, UNPLACED, AND PLATFORM FRAMED. FRAME ALL CORNERS AND INTERSECTIONS WITH THREE OR MORE STUDS AND ALL REQUIRED BEARING FOR WALL FINISH.

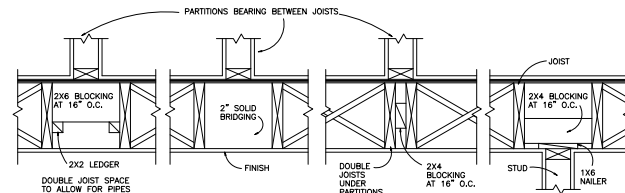
ON ALL FRAMING MEMBERS TO RECEIVE A FINISHED WALL OR CEILING, ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FRAMING AND FURRING MEMBERS.

PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS.

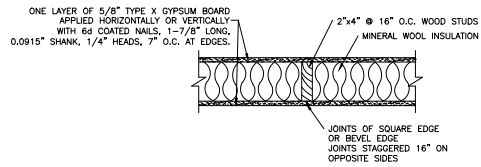
ALL DOORS AND WINDOWS MUST BE INSTALLED WITH ALL NECESSARY APPURTENANCES AND TRIMS.



PARTITIONS PARALLEL TO JOISTS

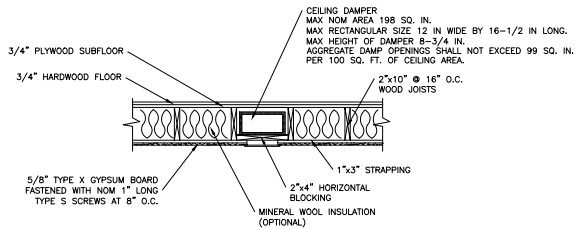


PARTITIONS PARALLEL TO JOISTS



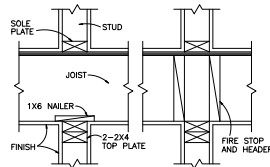
**ONE HOUR FIRE SEPARATION WALL
TYPICAL DETAIL
UL U305**

SCALE: NTS
NOTE: ONE HOUR SEPARATION WALL MUST BE INSTALLED BETWEEN UNITS AND BETWEEN COMMON AREAS AND UNITS.

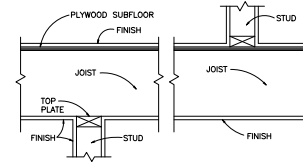


**ONE HOUR FIRE SEPARATION FLOOR/CEILING ASSEMBLY
TYPICAL DETAIL
UL 263**

SCALE: NTS
NOTE: ONE HOUR SEPARATION ASSEMBLY MUST BE INSTALLED BETWEEN UNITS AND BETWEEN COMMON AREAS AND UNITS.



**PARTITIONS PERPENDICULAR TO JOISTS
BEARING INTERIOR PARTITIONS
TYPICAL DETAILS**



**PARTITIONS PERPENDICULAR TO JOISTS
NONBEARING INTERIOR PARTITIONS
TYPICAL DETAILS**

NOTE:
COLUMNS OR BUILD-UP STUDS MUST BE INSTALLED UNDER EACH BEAM AND HEADER SUPPORT (TYP.) WHETHER IT IS SHOWN OR NOT ON THE PLANS. THESE COLUMNS MUST CARRY THE LOAD DOWN TO THE FOUNDATION OR BEAM BELOW.

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TYPICAL DETAILS

**4 WALLINGFORD ROAD,
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SCALE: 1/4"=1'-0"	DESIGNED BY: I.M.	DRAWING No. 4
APPROVED: R.A.V.	DRAWN BY: E.F.	CHECKED BY: R.A.V.
DATE: 10/11/2021		