

GENERAL SCOPE OF WORK

- 1- Build a Master Bedroom addition in rear of existing single family dwelling.
- 2- Incorporate closets and Master Bath.
- 3- Incorporate laundry and pantry area.
- 4- New entry access from sidewalk side of property with space for future lift.
- 5- Consideration for future work to kitchen and dining area.

ZONING INFORMATION

- Zoning District: 39 Amherst St. is located in the "R-2" District.

Project Data:	Required	Existing	Proposed
Use:	Residential	Residential	Residential
Dwelling Units	1	1	1
Lot Size	6,000 Sf.	4,500 Sf.	4,500 Sf.
Front Yard Setback	20 Ft.	7.4 Ft.	7.4 Ft.
Rear Yard Setback	20% lot depth	46.3 Ft.	30.3 Ft.
Side Yard Setback	10 Ft.	5.2 Ft.	5.2 Ft.
Max. Lot Coverage	35%	18.4%	26.9%
Min. usable open space	30%	0.0%Non Conforming	0.0% Non Conforming
Min. Landscaped Open Space	10%	62.0%	58.2%
Height / # of stories	35 Ft./2.5	31.4/2.0	31.4/2.0
Floor Area Ration (FAR)	-	-	-

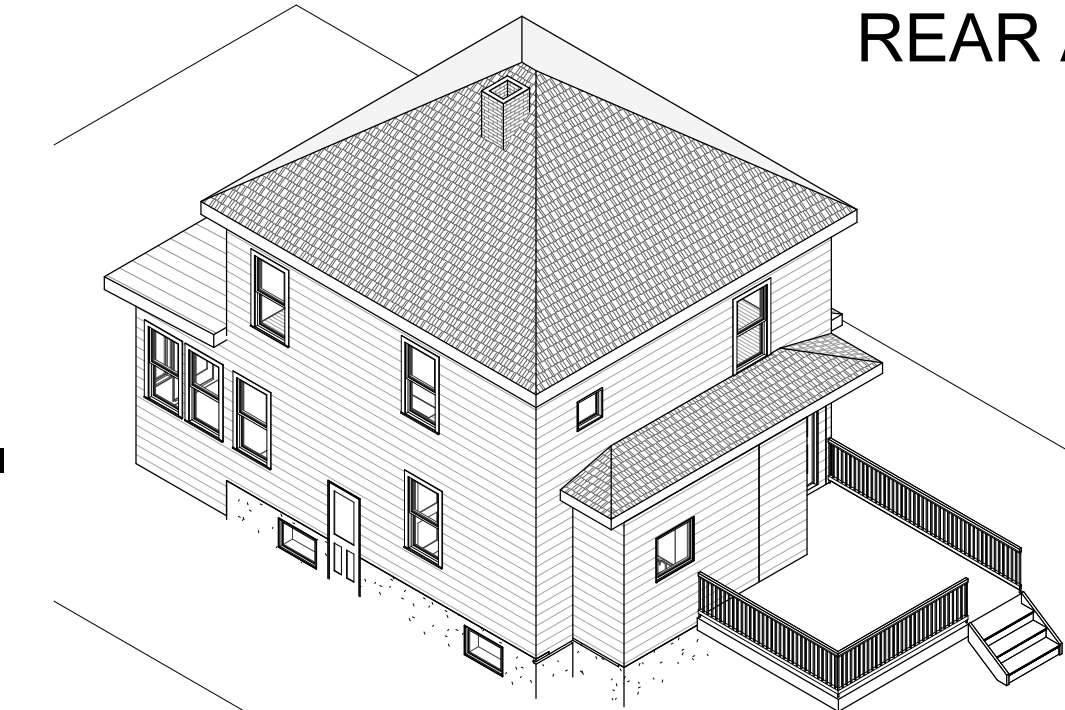
GFA CALCULATIONS						
	EXISTING		ADDITION		PROPOSED	
	Finished	Unfinished	Finished	Unfinished	Finished	Unfinished
Basement	-	620	-	-	-	620
1st Floor	828*	-	382*	-	1,210	-
2nd Floor	562	-	-	-	562	-
Total GFA	2,010		382		2,392	

* 23 Sf. of existing covered landing becomes part of proposed addition

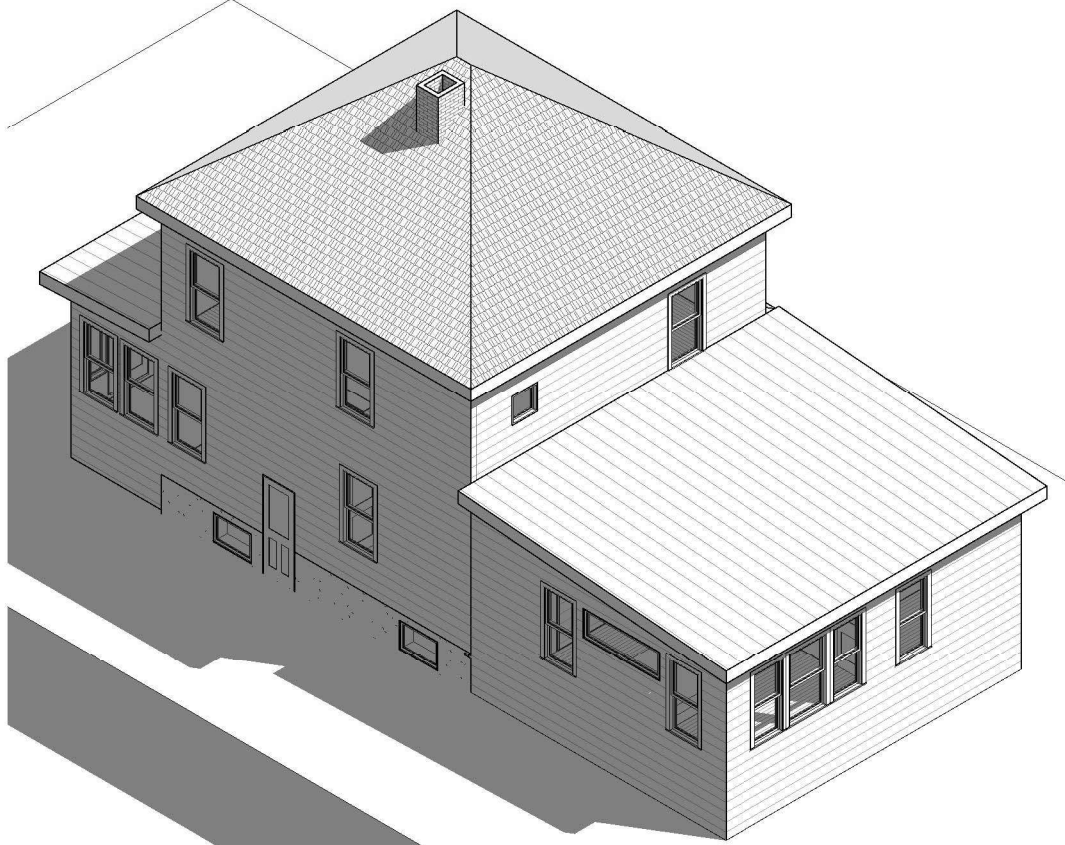
Detached Garage	-	400	-	-	-	400
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BEDROOMS & BATHROOMS		
	Existing	Proposed
Bedrooms	3	1
Bathrooms	1	1

39 AMHERST ST., ARLINGTON, MA
REAR ADDITION



EXISTING 3D VIEW



PROPOSED 3D VIEW

Sheet List

#	Sheet Name
A0	Title Sheet
A0.1	Abbreviations & Legend
A1.0	Site Plan
A1.1	Perspective Views
A2.0	Basement Plan - Exstg/Demo
A2.1	Basement - New Work
A2.2	Level 1 Plan - Exstg/Demo
A2.3	Level 1 Plan - New Work
A2.4	Level 2 Plan - Exstg/Demo
A2.5	Level 2 Plan - New Work
A2.8	Roof Plan - Complete
A3.0	Elevations
A3.1	Elevations
A4.0	Sections
A4.1	Schedules
A4.2	Details
A5.0	1st Floor Plan Finishes
A5.1	Master Bathroom - Finishes
E1.0	Electrical Plans
S1.0	Foundation Plan
S1.1	1st Floor Framing
S1.2	Roof Framing



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REVISIONS		
No.	Description	Date
2	Zoning Update	06-11-2024
3	Zoning Update 2	07-09-2024

Title Sheet

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

A0

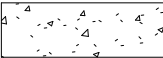
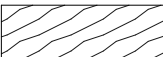
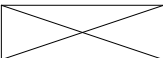
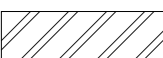
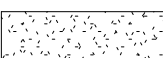
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ABBREVIATIONS:			
& CL " # lb	And Centerline Feet Inch Number Pound	FD FDN FIXT FLR FOC FOF FOM FOS FT FTG	Floor Drain Foundation Fixture Floor Face of Concrete Face of Finish Face of Masonry Face of Stud Feet Footing
AFF ADJ AGG A/C ALRM ALT AL ALLOW AMT ADA AB APPROX ARCH ASPH AVG	Above Finished Floor Adjacent Aggregate Air Conditioning Alarm Alternate Aluminum Allowance Amount Americans w/ Disabilities Act Anchor Bolt Approximate Architect Asphalt Average	GALV GC GL GWB	Galvanized General Contractor Glass Gypsum Wallboard
BTWN BLKG BD BR BRK BLDG BTU	Between Blocking Board Bedroom Brick Building British Thermal Units	HDW HORZ HR HT HVAC HWH	Hardware Horizontal Hour Height Heating/Ventilation/Air Conditioning Hot Water Heater
CAB C TO C CLNG CLR CMU CONC CONST CONT CPT CORR	Cabinet Center To Center Ceiling Clear Concrete Masonry Unit Concrete Construction Continuous Carpet Corridor	IN INCL INFO INSUL INT	Inch Include Information Insulate Interior
DBL DEPT DIA DIM DN DTL DWG	Double Department Diameter Dimension Down Detail Drawing	JT	Joint
EA ELEC. ELEV EQ EQUIP EXST EXT	Each Electrical Elevation Equal Equipment Existing Exterior	LAM LOC LT	Laminate Location Light
		MAS MAX MECH MEZZ MFR MIN MISC MN MTL	Masonry Maximum Mechanical Mezzanine Manufacture Minimum Miscellaneous Manual Material
		N NA NIC NO NOM NTS	North Not Applicable Not in Contract Number Nominal Not to Scale
		OC OPNG OPP OA OH	On Center Opening Opposite Overall Overhead
		PCC PFB PL PLY PNL PR PROJ PROP PSF PSI PT PTW PVC	Pre-Cast Concrete Prefabricate Plate Plywood Panel Pair Project Proposed Pounds per Square Foot Pounds per Square Inch Paint Pressure Treated Wood Polyvinyl Chloride
		QTY	Quantity
		R RCP REF REFR REQD REV RM RO	Radius Reflected Ceiling Plan Reference Refrigerator Required Revision Room Rough Opening
		S SCH SEC SPEC SQ STD STL STR	South Schedule Section Specification Square Standard Steel Structure
		T&B T&G TEL TEMP TOC TOF TOJ TOS TOW TYP	Top and Bottom Tongue and Groove Telephone Temporary Top of Concrete Top of Footing Top of Joist Top of Slab Top of Wall Typical
		UNO VB VERT VIF	Unless Noted Otherwise Vapor Barrier Vertical Verify in field
		WC WD WIN WP W/ W/O	Water Close Wood Window Waterproofing With Without

LEGEND	
	Floor Drain
	Door Tag
	Window Type
	Partition Type
	Revision Cloud
	Align
	Floor Level Elevation-Plan
	Door to be removed
	Existing door to remain
	New door
	Overall Section Number/Sheet
	Section Detail
	Detail Callout
	Indicates change in Height

LEGEND	
	Dryer w/ exhaust to outside
	Washine Machine
	Gas Boiler (See plans for additional information)
	Hot Water Heater (See plans for additional information)

MATERIAL LEGEND	
	Earth
	Gravel
	Concrete
	Brick
	Wood Finish
	Wood, Rough
	Aluminum
	Steel
	CMU
	Gypsum Board
	Insulation
	Rigid Insulation
	Ceramic tile



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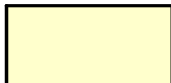
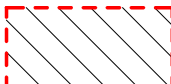
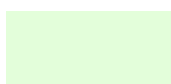
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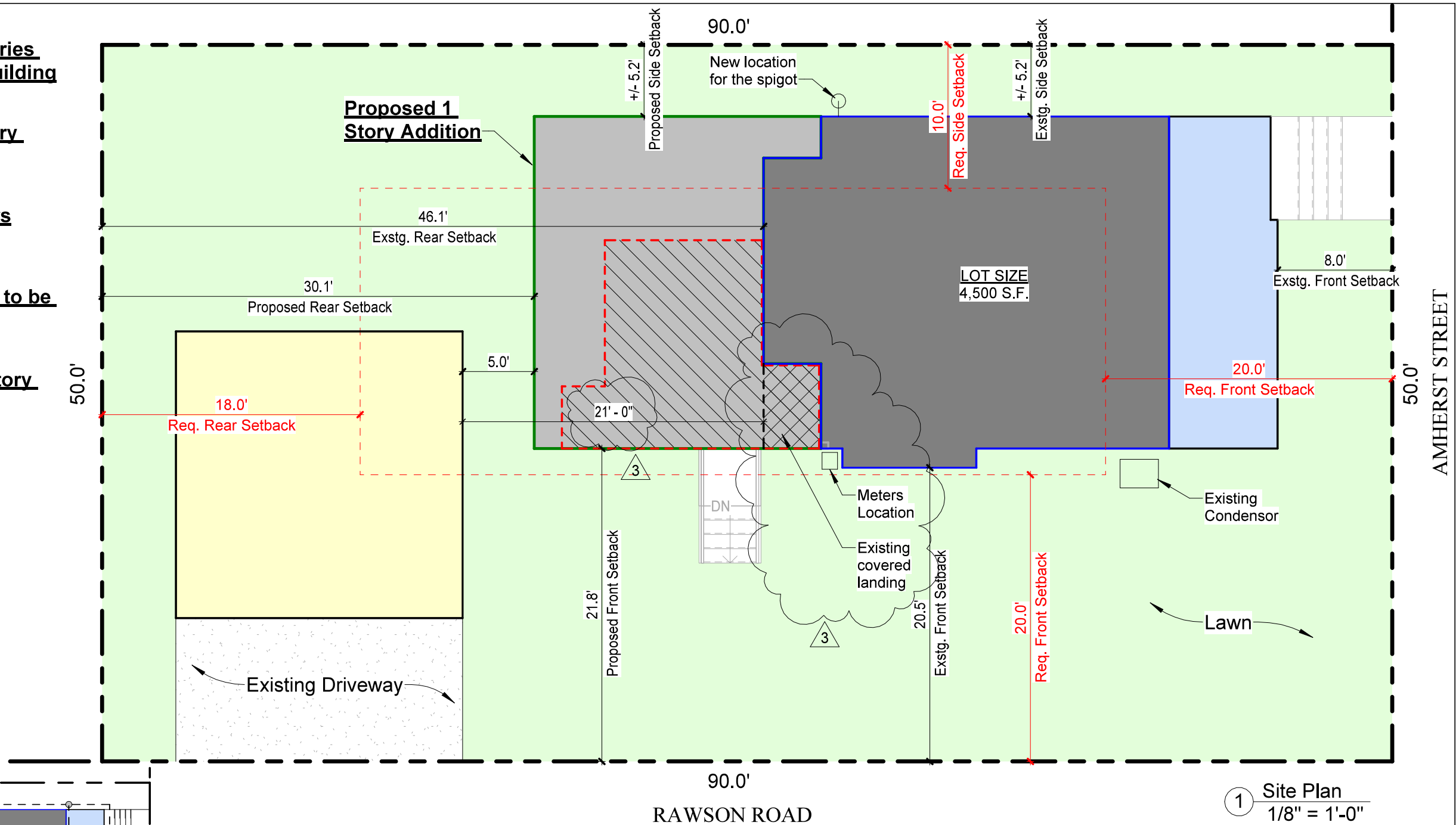
REVISIONS		
No.	Description	Date

Abbreviations & Legend		
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Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
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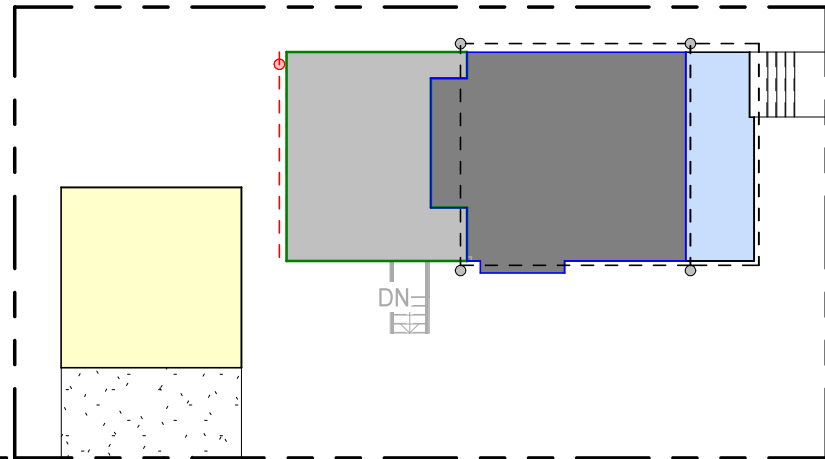
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-  **Existing 2 Stories Residential building**
-  **Existing 1 Story sunroom**
-  **Existing 2 Cars Garage**
-  **Existing Deck to be removed**
-  **Proposed 1 Story Addition**
-  **Lawn**
-  **Asphalt**



1 Site Plan
1/8" = 1'-0"



2 Gutters and Downspouts locations
3/64" = 1'-0"



NOTE:
Information for site plan taken
from survey
prepared by:
Dated:

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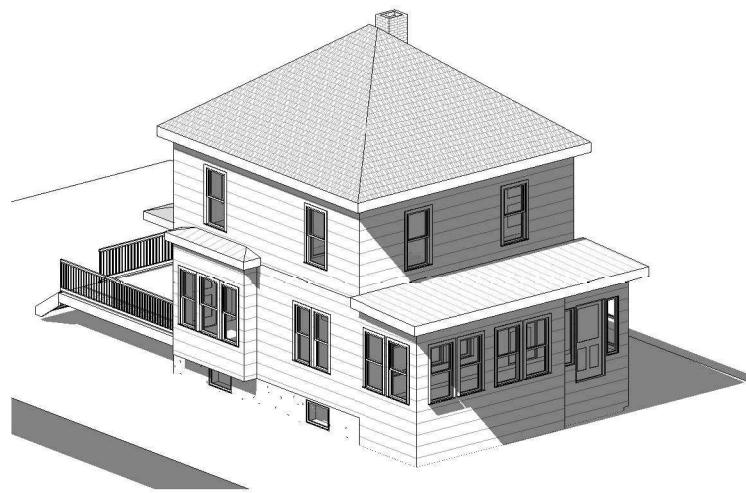
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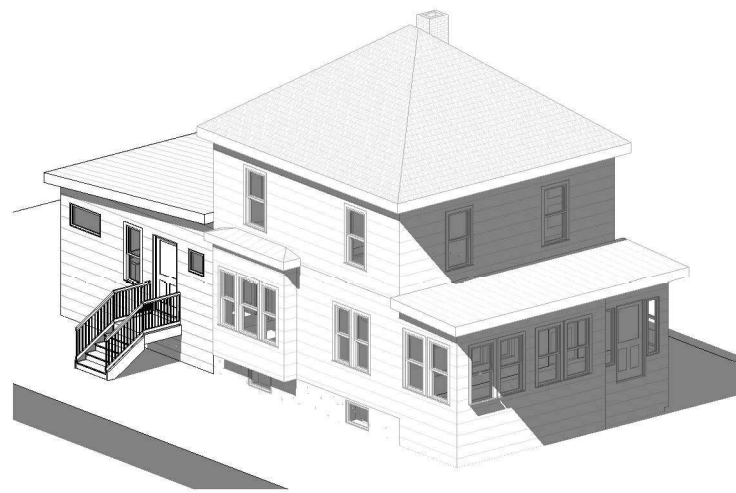
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Arlington, MA

REVISIONS		
No.	Description	Date
3	Zoning Update 2	07-09-2024

Site Plan		
Project number	1802	A1.0
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	Scale As indicated



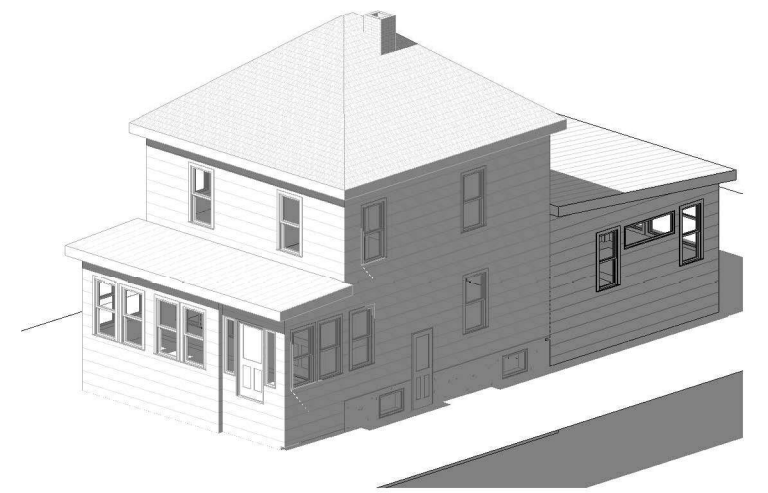
1 3D Existing Front Left



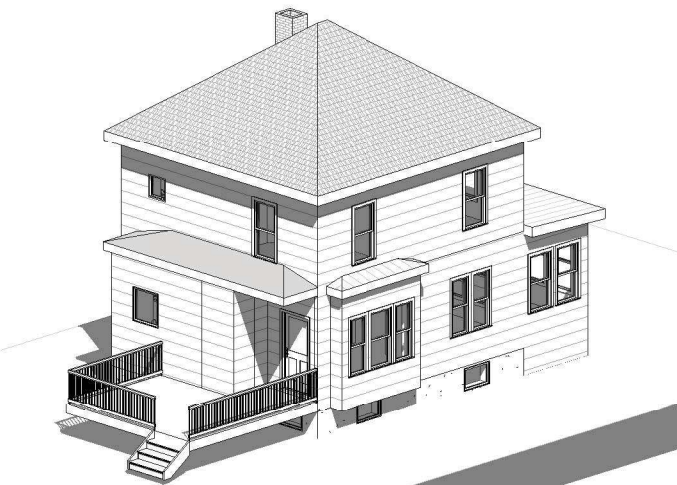
2 3D Proposed Front Left



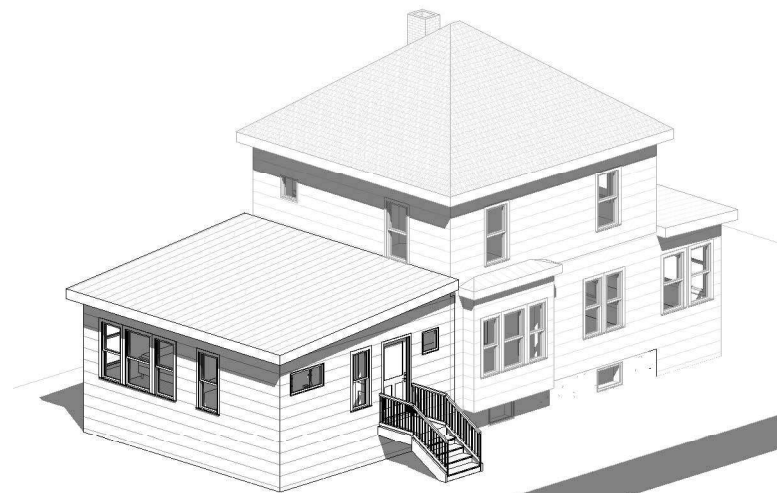
3 3D Existing Front Right



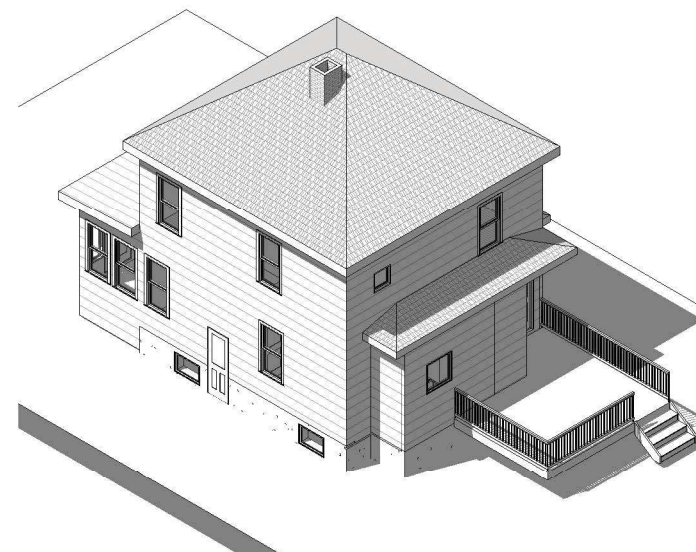
4 3D Proposed Front Right



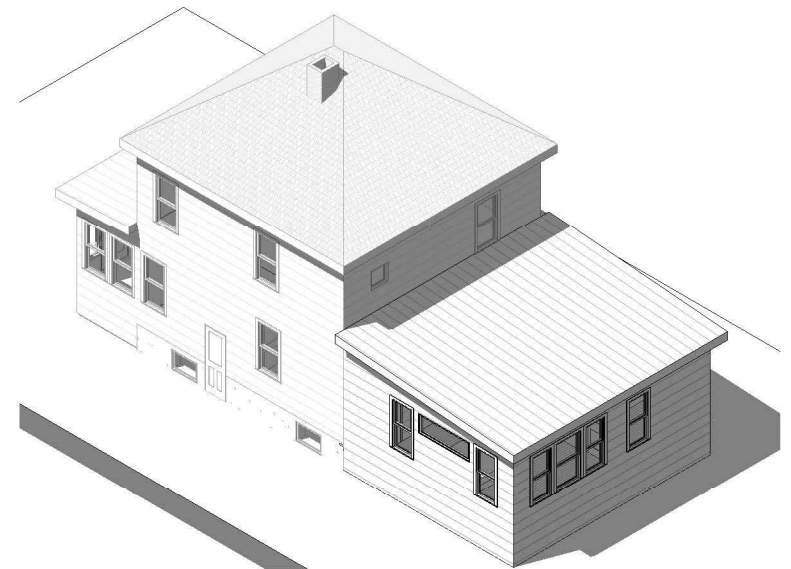
5 3D Existing Rear Left



6 3D Proposed Rear Left



7 3D Existing Rear Right



8 3D Proposed Rear Right



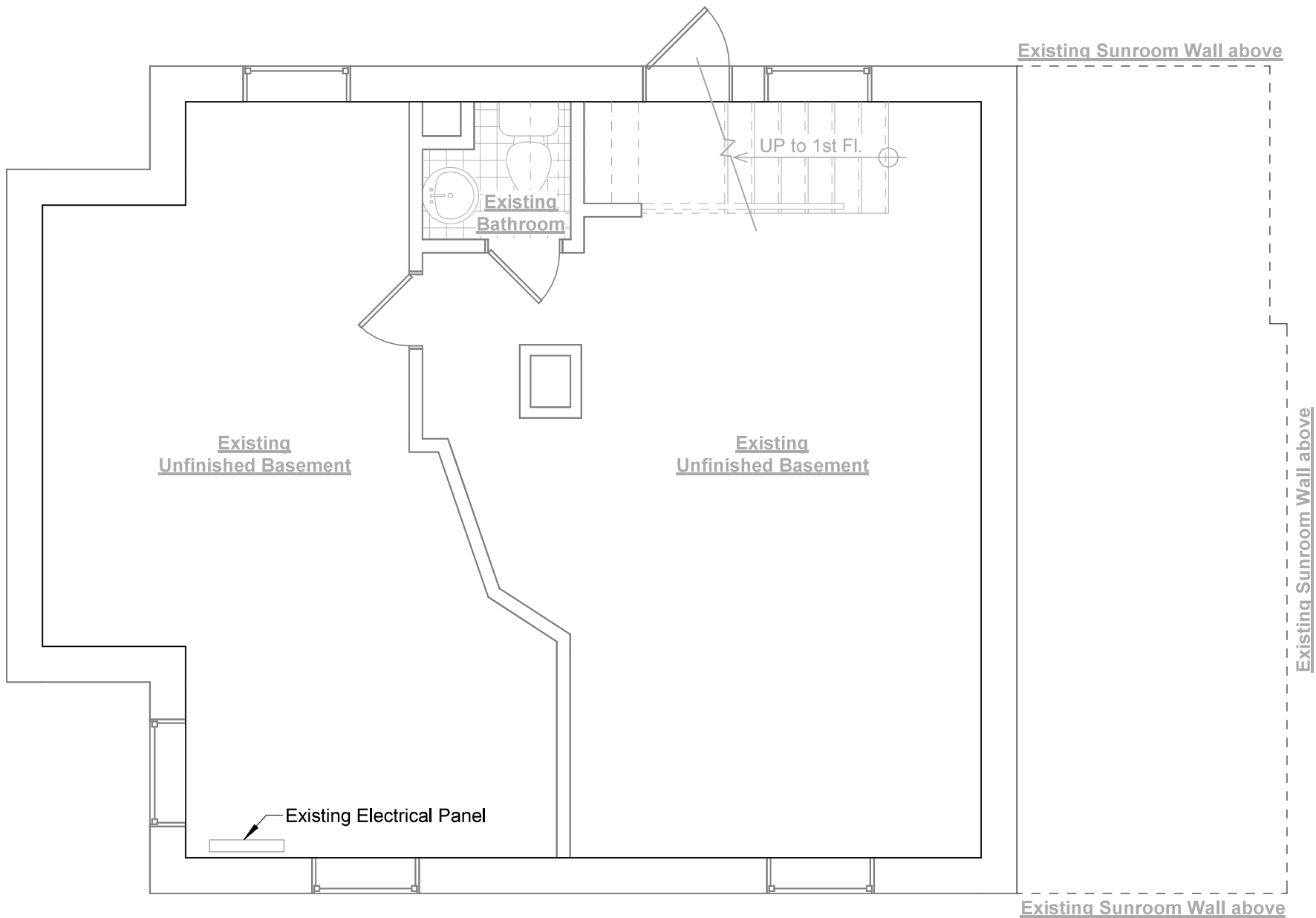
REVISIONS		
No.	Description	Date

Perspective Views

Project number	1802
Date	05-06-2024
Drawn by	CS
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A1.1

Scale



1 Basement Plan - Existing/Demo
1/4" = 1'-0"



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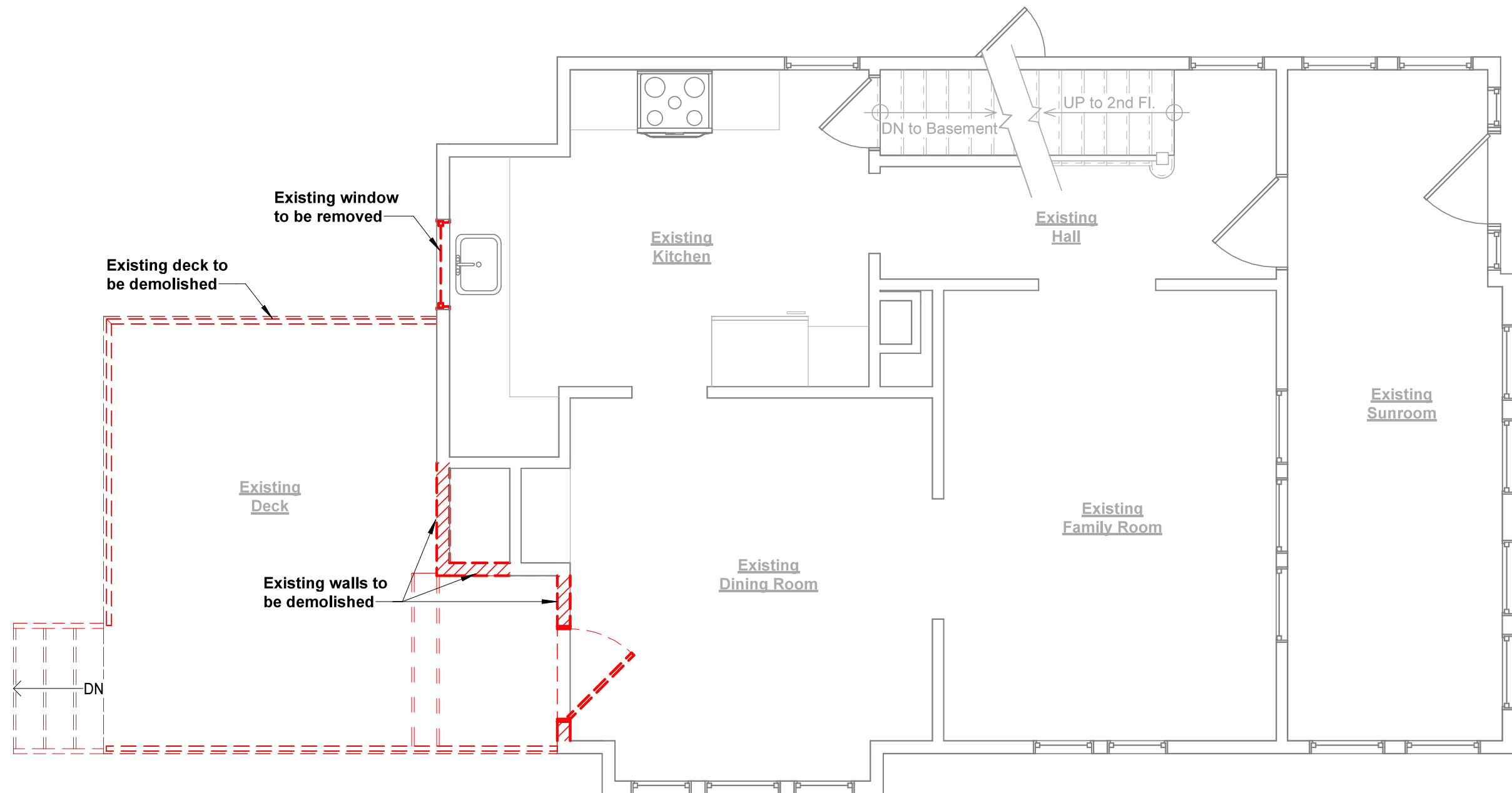
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REVISIONS		
No.	Description	Date

Basement Plan - Exstg/Demo

Project number	1802	A2.0
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	Scale 1/4" = 1'-0"



1 Level 1 Plan - Existing/Demo
1/4" = 1'-0"



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REVISIONS		
No.	Description	Date

Level 1 Plan - Exstg/Demo		
Project number	1802	A2.2
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale 1/4" = 1'-0"		

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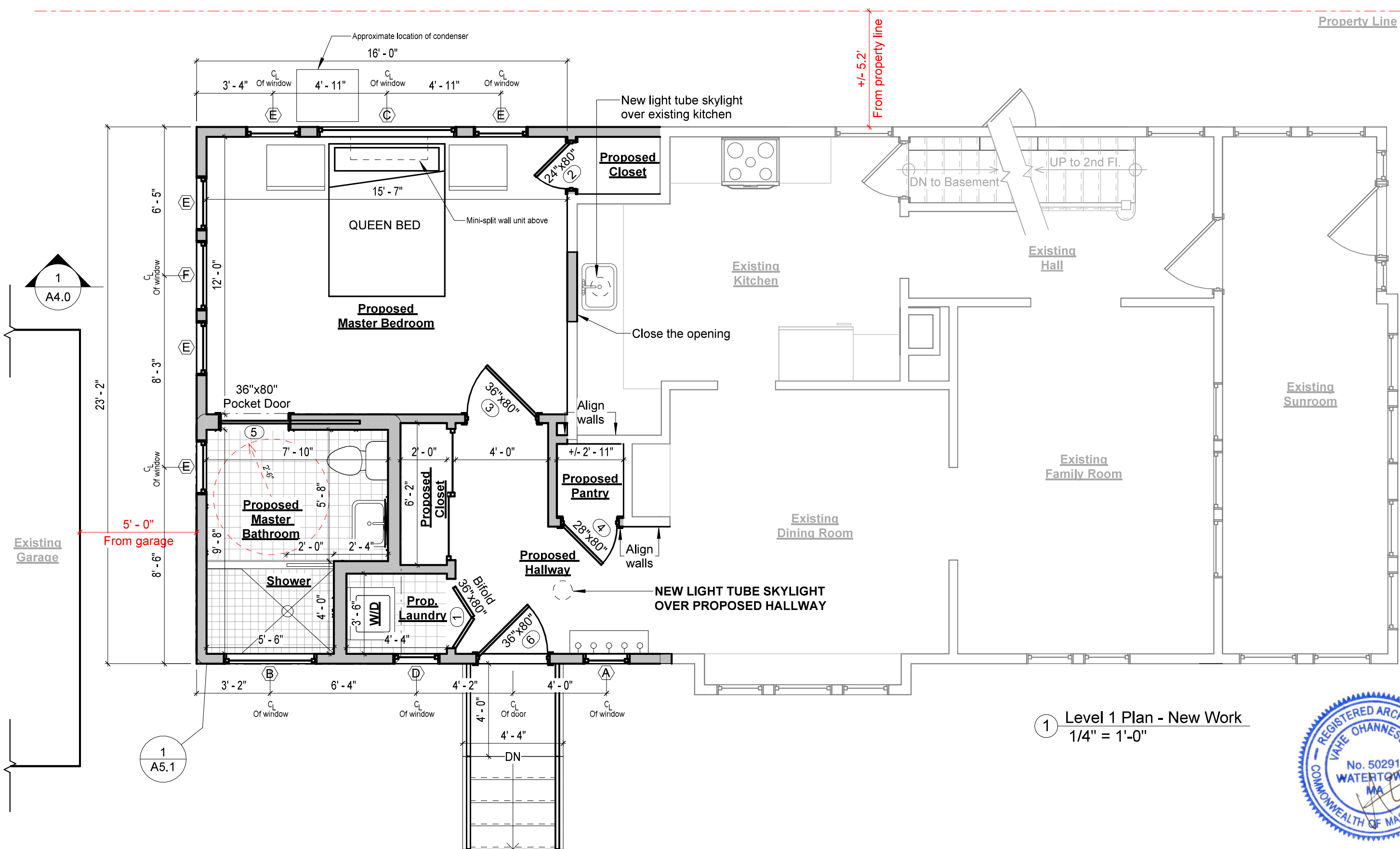
REVISIONS		
No.	Description	Date

Level 1 Plan - New Work

Project number 1802
Date 05-06-2024
Drawn by CS
Checked by VO

A2.3

Scale 1/4" = 1'-0"



1 Level 1 Plan - New Work
1/4" = 1'-0"



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① Level 2 Plan - Existing/Demo
1/4" = 1'-0"



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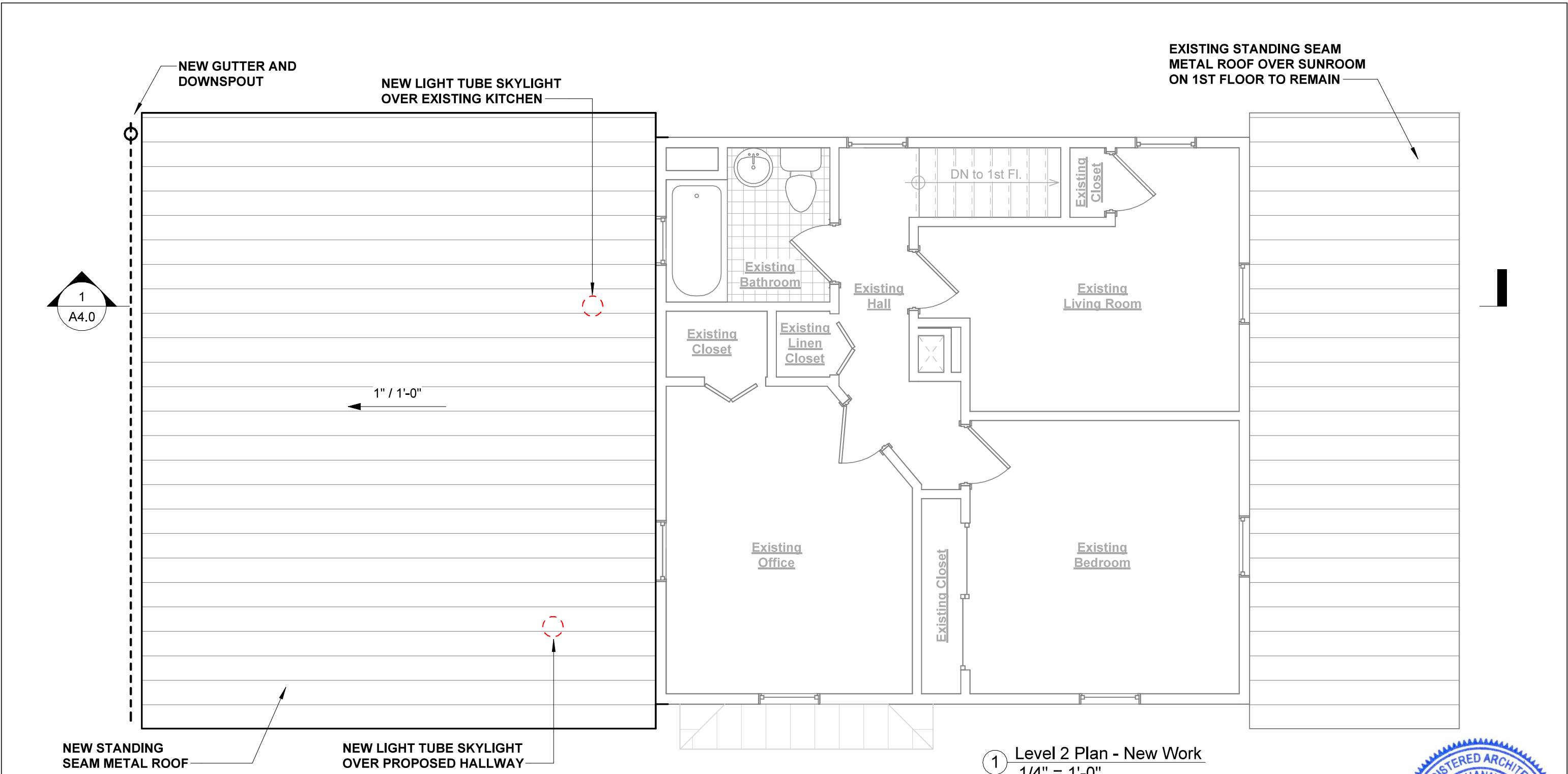
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REVISIONS		
No.	Description	Date

Level 2 Plan - Exstg/Demo		
Project number	1802	A2.4
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale 1/4" = 1'-0"		

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1 Level 2 Plan - New Work
1/4" = 1'-0"



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REVISIONS		
No.	Description	Date

Level 2 Plan - New Work

Project number1802

Date05-06-2024

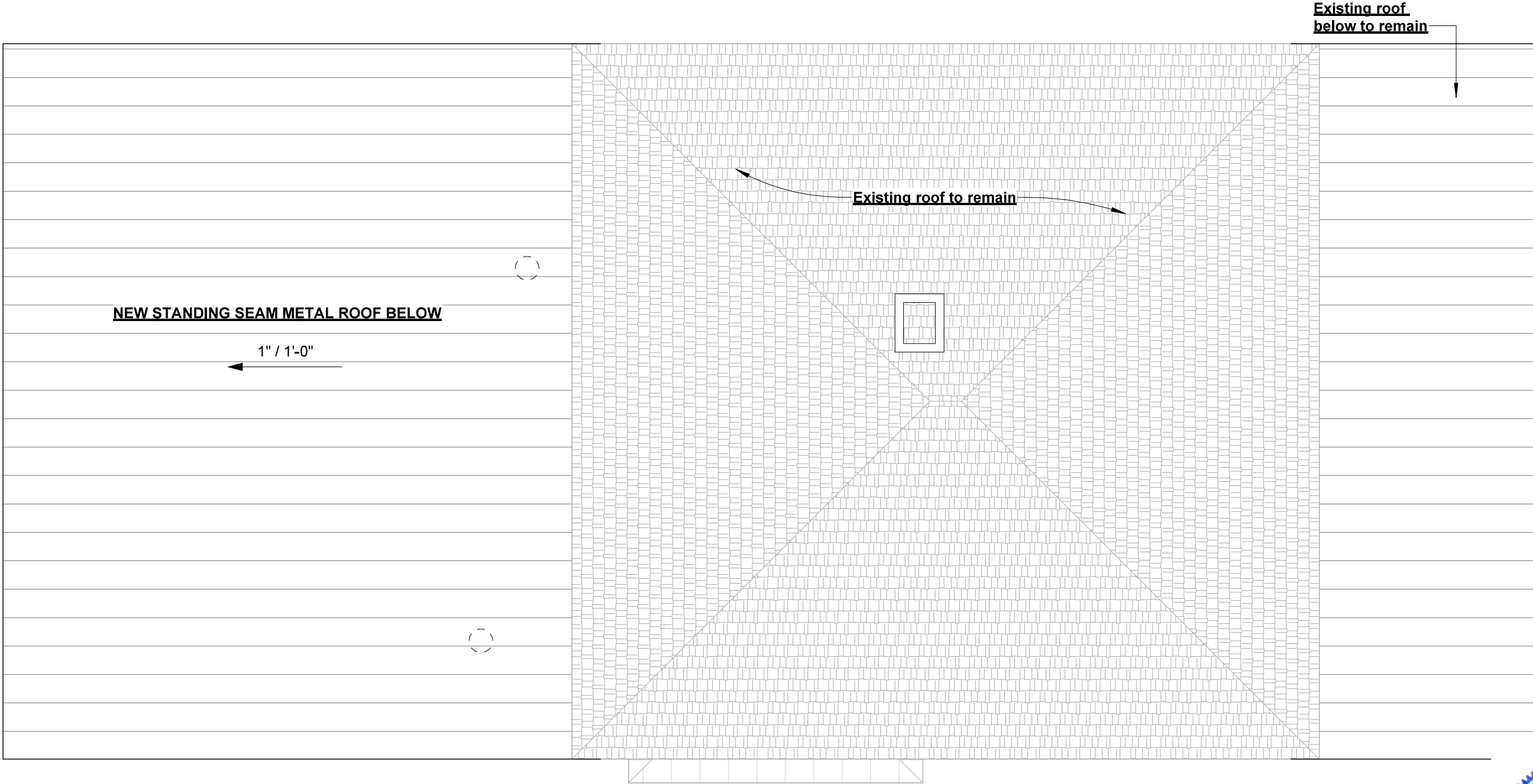
Drawn byCS

Checked byVO

A2.5

Scale 1/4" = 1'-0"

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1 Roof Plan - Complete
1/4" = 1'-0"



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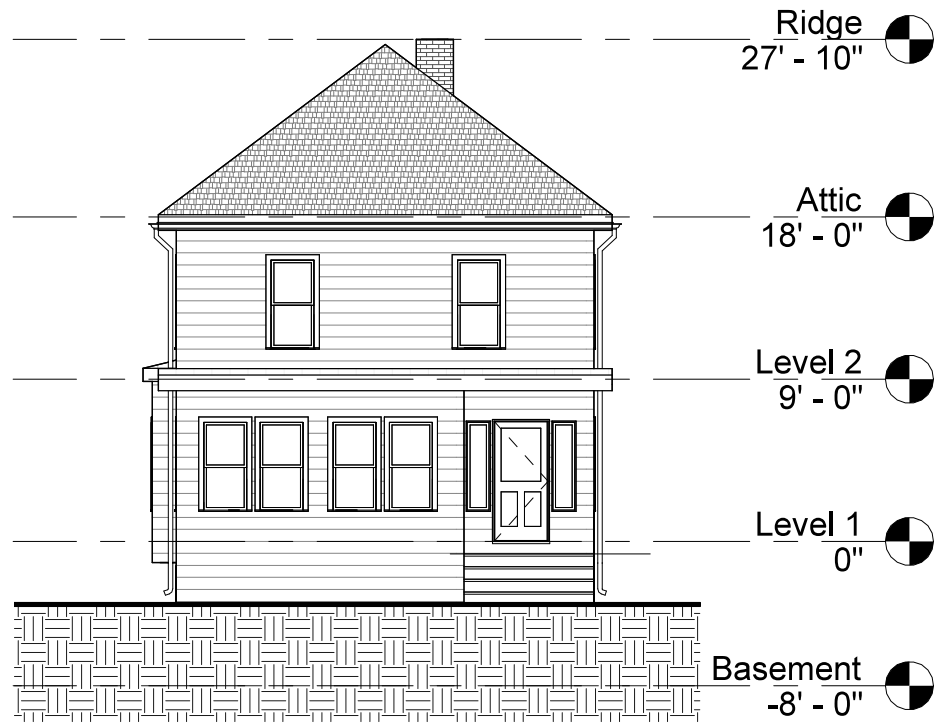
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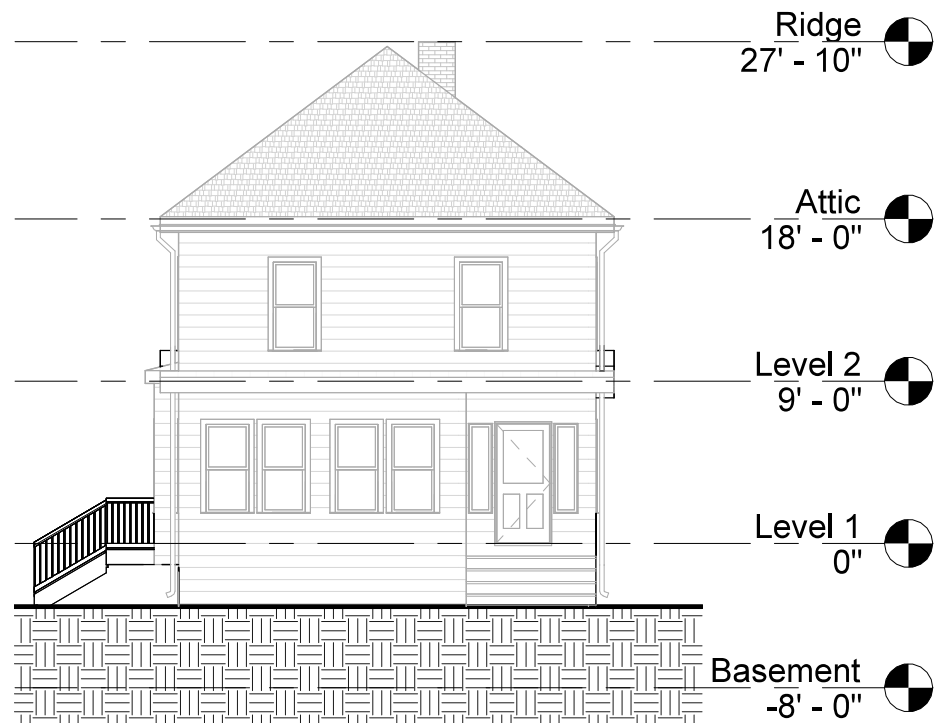
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REVISIONS		
No.	Description	Date

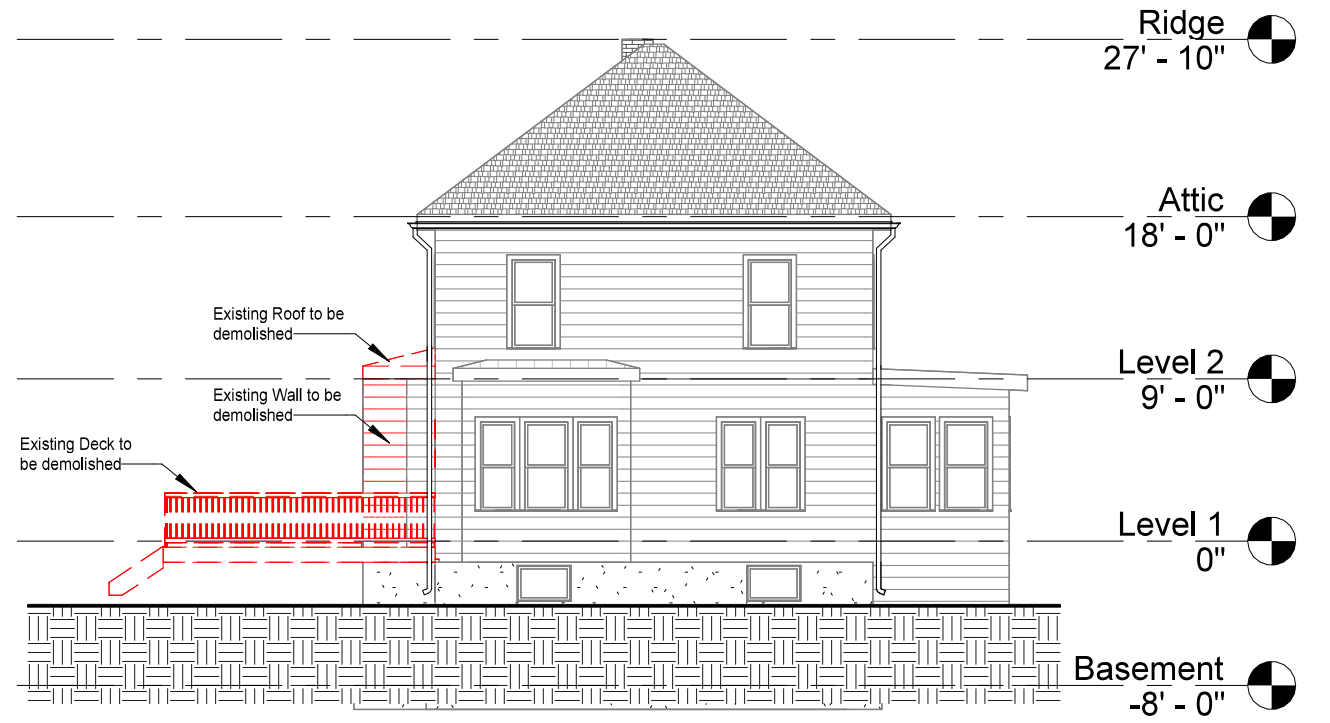
Roof Plan - Complete		
Project number	1802	A2.8
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale 1/4" = 1'-0"		



1 Existing Elevation - Front
3/32" = 1'-0"



2 Proposed Elevation - Front
3/32" = 1'-0"



3 Existing Elevation - Left
3/32" = 1'-0"



4 Proposed Elevation - Left
3/32" = 1'-0"



REVISIONS		
No.	Description	Date

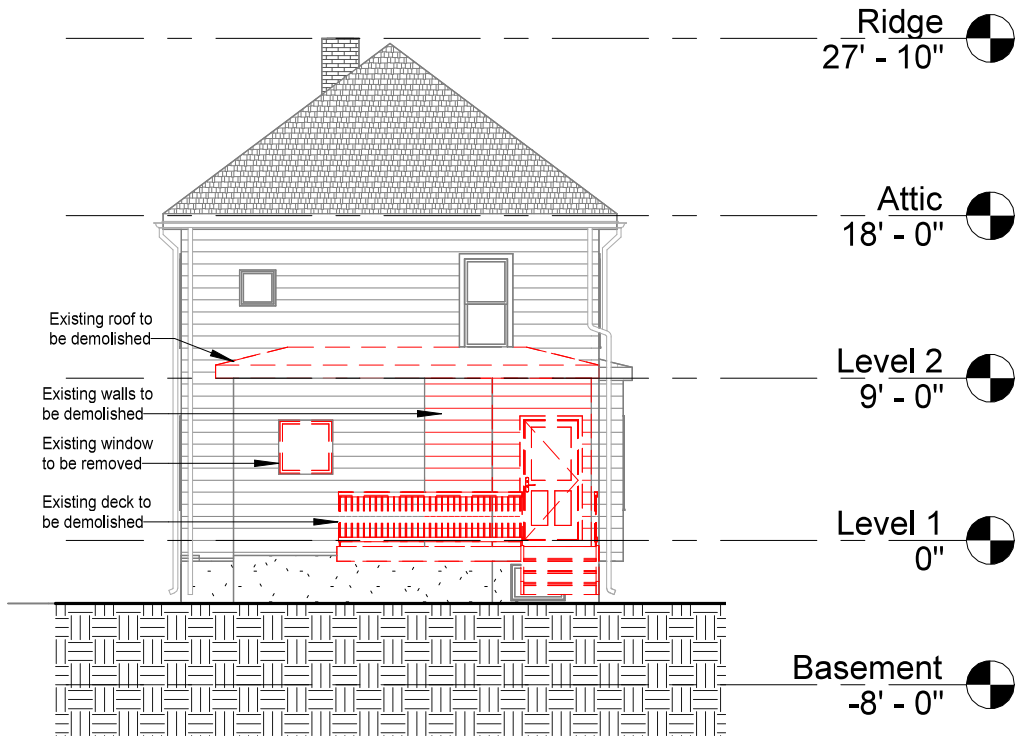
Elevations

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

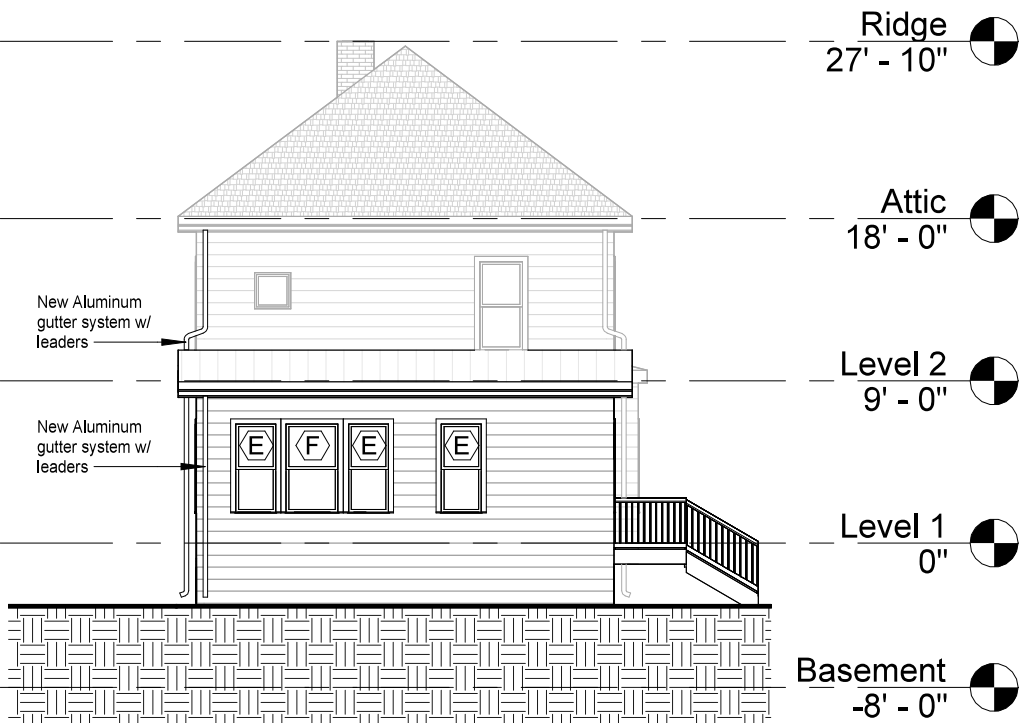
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Scale 3/32" = 1'-0"

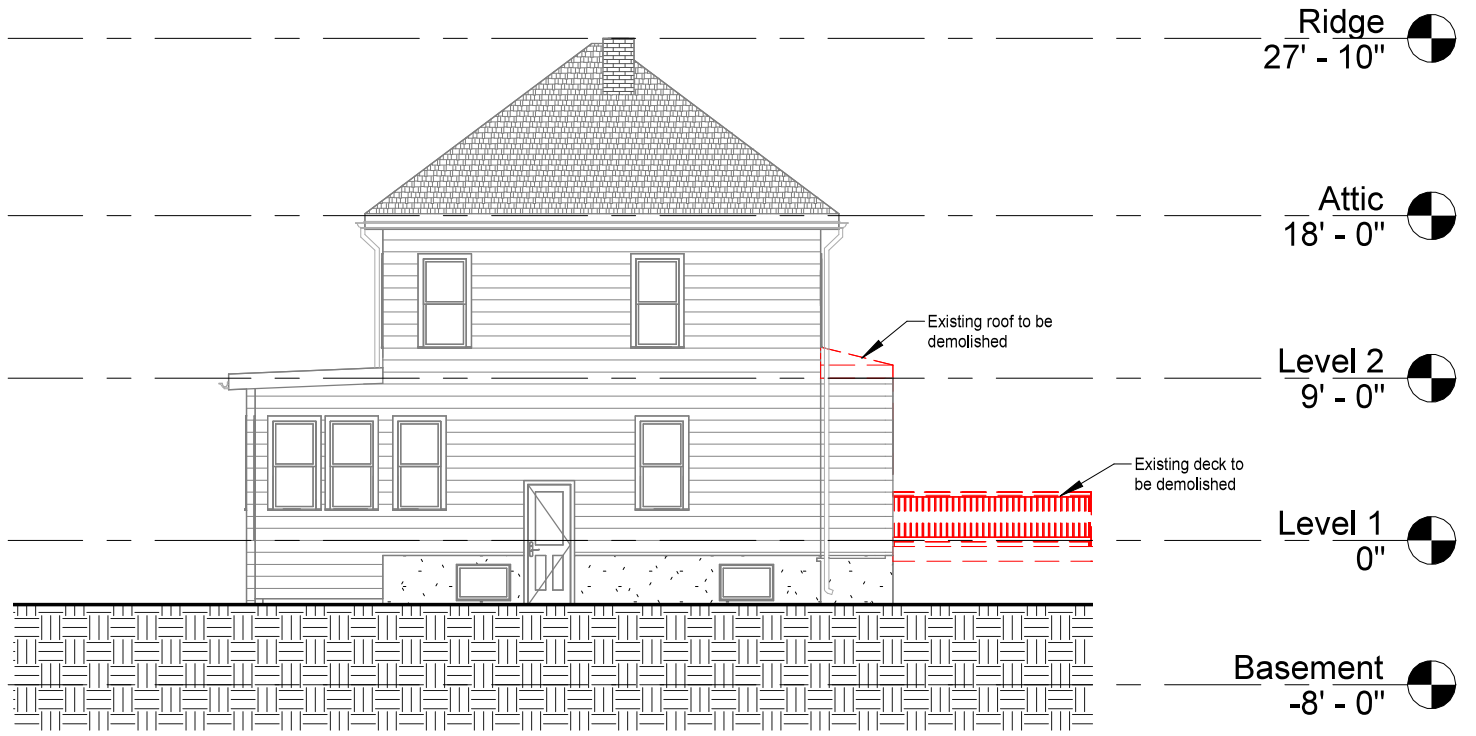
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① Existing Elevation - Rear
3/32" = 1'-0"



② Proposed Elevation - Rear
3/32" = 1'-0"



③ Existing Elevation - Right
3/32" = 1'-0"



④ Proposed Elevation - Right
3/32" = 1'-0"

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REVISIONS		
No.	Description	Date

Elevations

Project number	1802
Date	05-06-2024
Drawn by	CS
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A3.1

Scale 3/32" = 1'-0"

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REVISIONS		
No.	Description	Date

1 Section 1

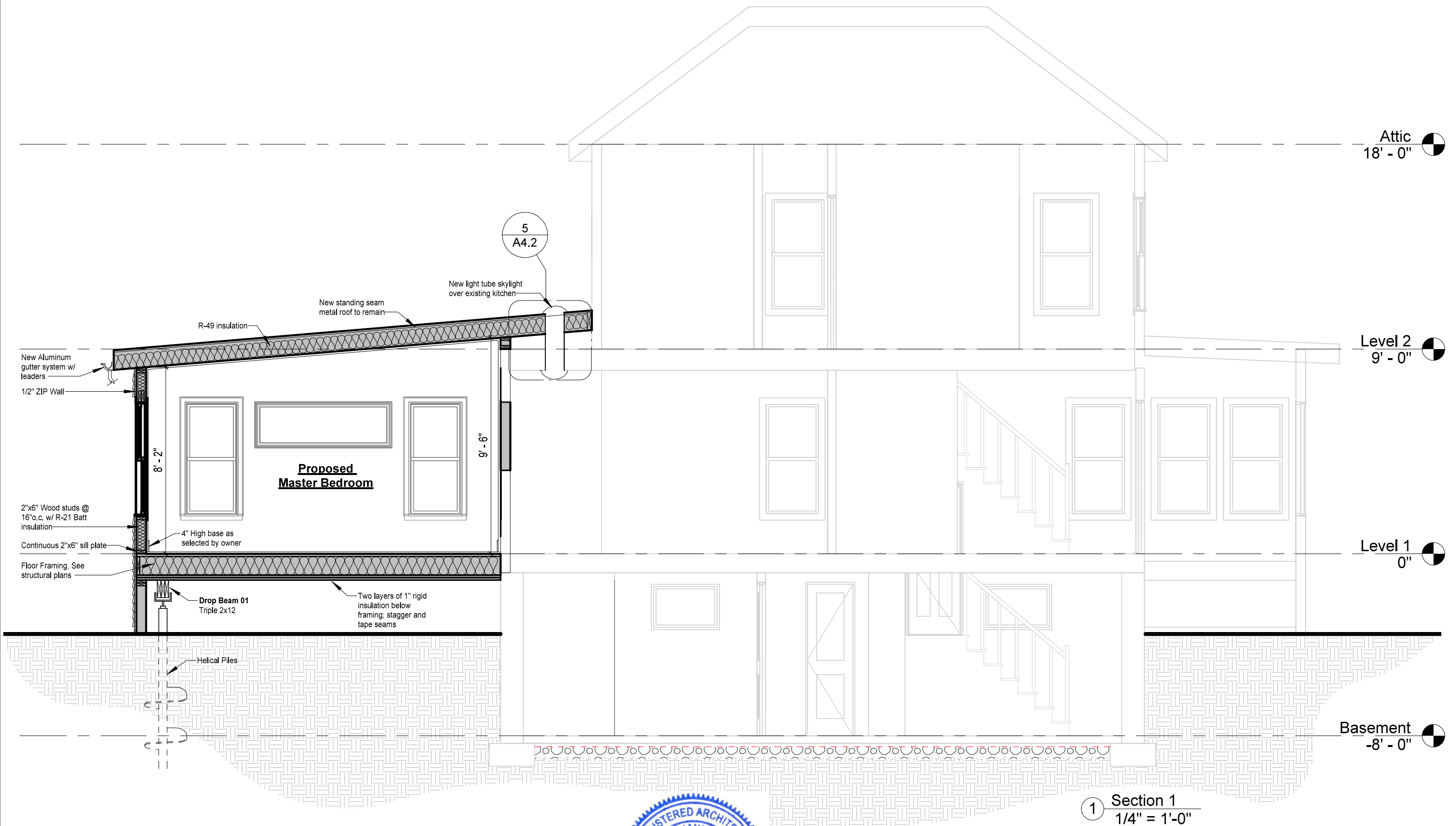
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Sections

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

A4.0

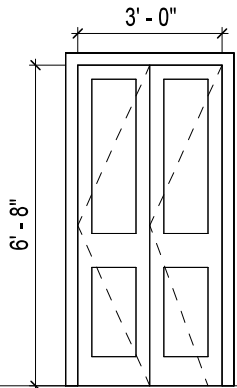
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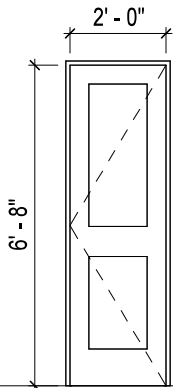
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New Door Schedule					
Type Mark	Family	Width	Head Height	Count	Comments
1	Bifold-2 Panel	3' - 0"	6' - 8"	1	
2	Door-Interior-Single-2 Panel-Wood	2' - 0"	6' - 8"	1	
3	Door-Interior-Single-2 Panel-Wood	3' - 0"	6' - 8"	1	
4	Door-Interior-Single-2 Panel-Wood	2' - 4"	6' - 8"	1	
5	Door-Interior-Single-Pocket-2 Panel-Wood	3' - 0"	6' - 8"	1	
6	Door-Exterior-sinlge-entry-wood	3' - 0"	6' - 8"	1	
7	Sliding-2 panel	5' - 8"	6' - 8"	1	

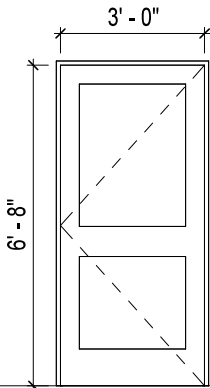
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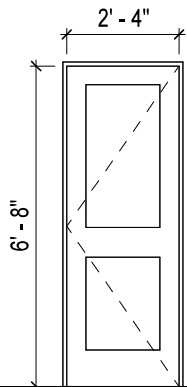
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BIFOLD
2-PANEL



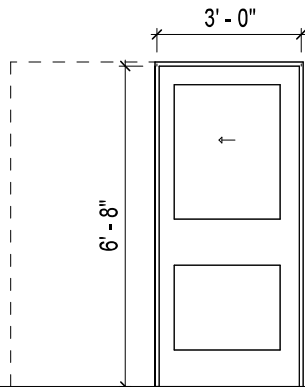
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INTERIOR
SINGLE
2-PANEL
WOOD



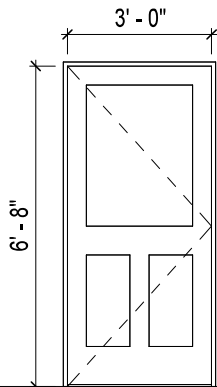
③
INTERIOR
SINGLE
2-PANEL
WOOD



④
INTERIOR
SINGLE
2-PANEL
WOOD



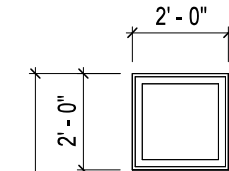
⑤
INTERIOR
SINGLE POCKET
2-PANEL
WOOD



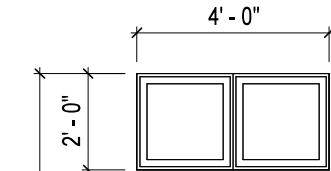
⑥
EXTERIOR
SINGLE ENTRY
WOOD DOOR

New Window Schedule						
Type Mark	Family and Type	Width	Head Height	Sill Height	Count	Comments
A	Fixed: 24" x 24"	2' - 0"	6' - 8"	4' - 8"	1	
B	Fixed: 48" x 24"	4' - 0"	6' - 8"	4' - 8"	1	
C	Fixed: 72" x 24"	6' - 0"	6' - 8"	4' - 8"	1	
D	Double Hung with Trim: 24" x 60"	2' - 0"	6' - 8"	1' - 8"	1	
E	Double Hung with Trim: 28" x 60"	2' - 4"	6' - 8"	1' - 8"	5	
F	Double Hung with Trim: 36" x 60"	3' - 0"	6' - 8"	1' - 8"	1	

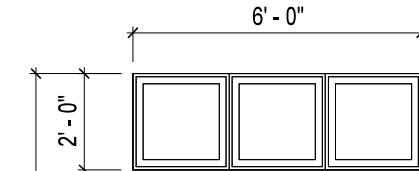
Grand total: 10



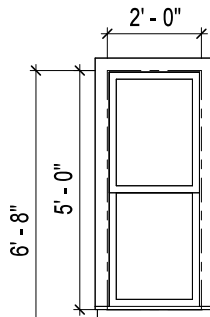
Ⓐ
FIXED
24"X24"



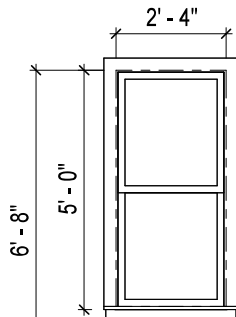
Ⓑ
FIXED
48"X24"
FIXED
WINDOWS



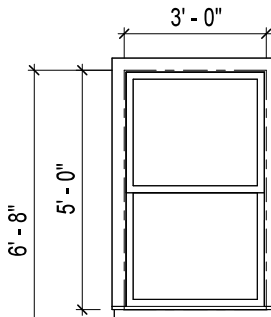
Ⓒ
FIXED
72"X24"



Ⓓ
DH
24"X60"



Ⓔ
DH
28"X60"



Ⓕ
DH
36"X60"

DOUBLE
HUNG



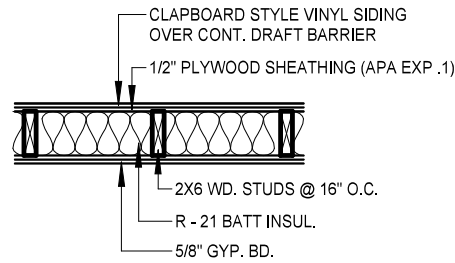
REVISIONS		
No.	Description	Date

Schedules

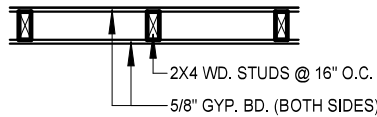
Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

A4.1

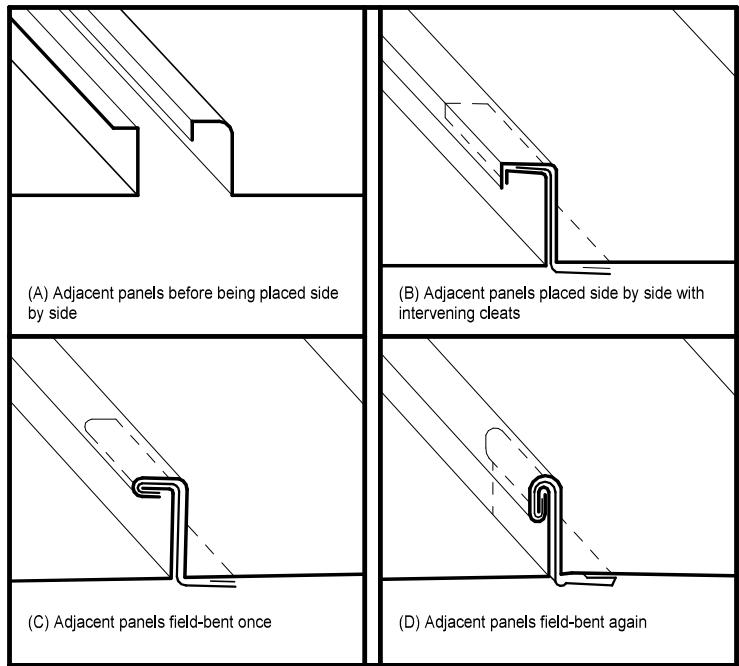
Scale 1/4" = 1'-0"



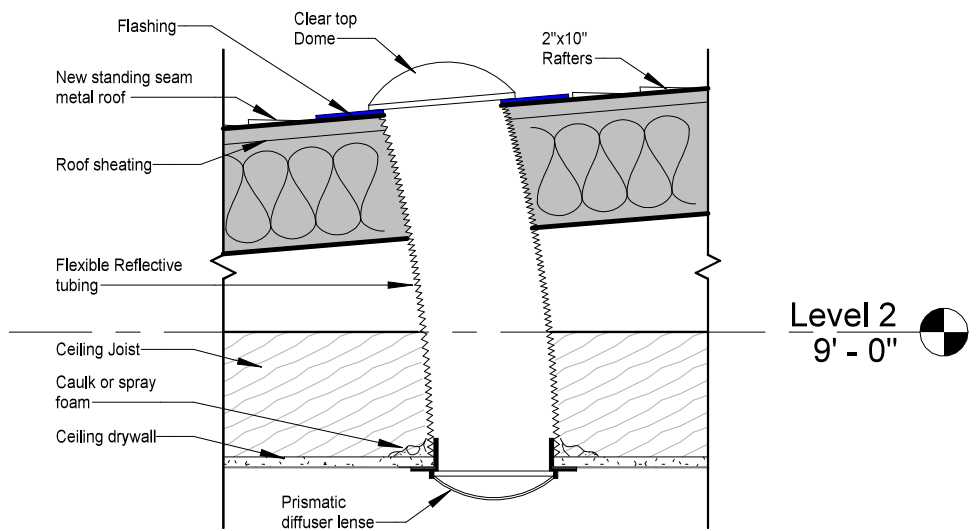
1 Typ. Exterior Wall
1/2" = 1'-0"



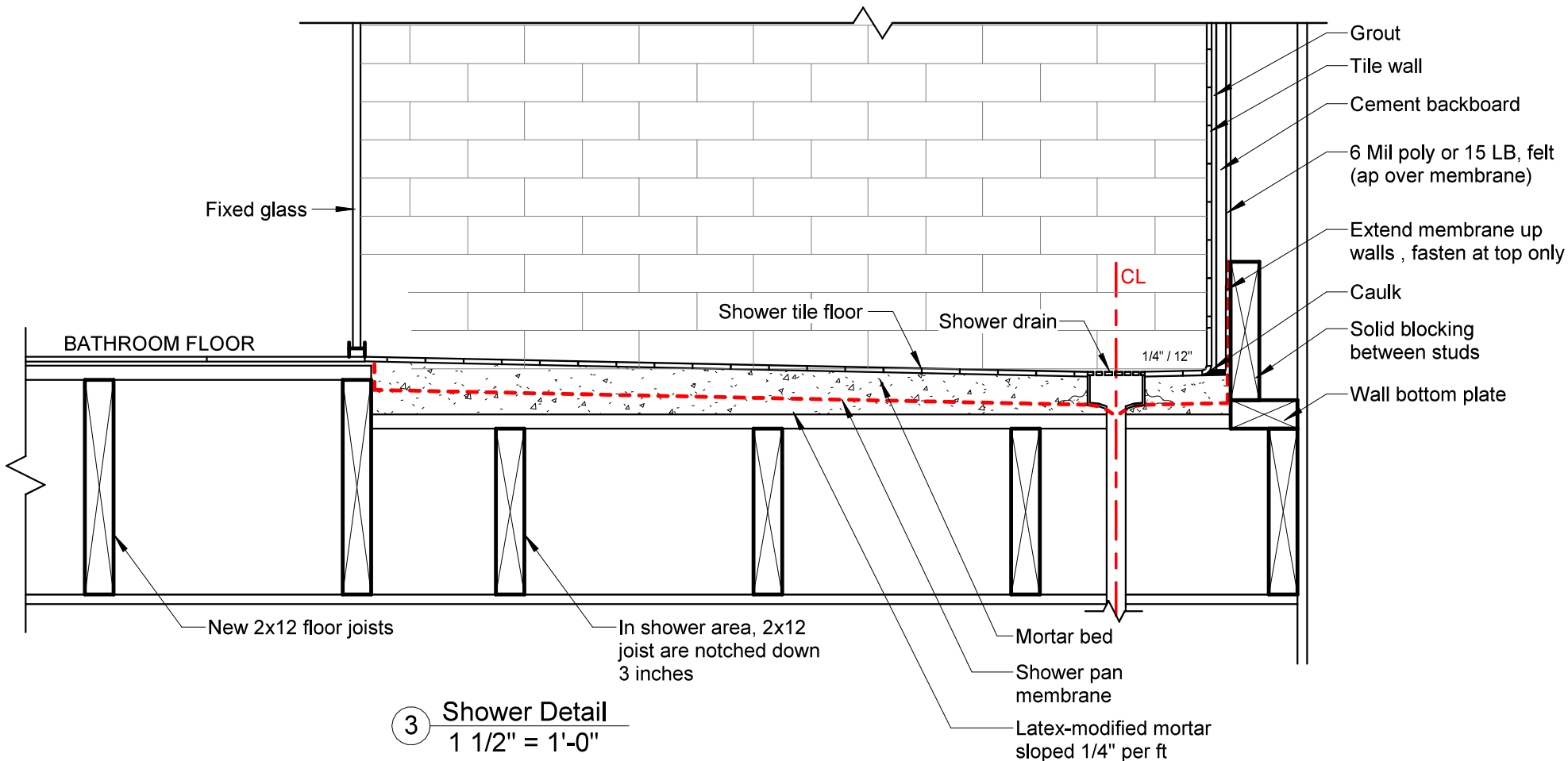
2 Typ. Interior Wall
1/2" = 1'-0"



4 Standing seam roof detail
6" = 1'-0"



5 Light Tube Detail
3/4" = 1'-0"



3 Shower Detail
1 1/2" = 1'-0"



REVISIONS		
No.	Description	Date

Details

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

A4.2

Scale As indicated

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FINISHES LEGEND

See Spec for product

FL-1

Luxury Vinyl Flooring

FL-2

Polished Concrete

FL-3

Oak Flooring

FL-4

Decking timbertech or Trex

FL-5

Plywood

EX-1

Existing Finishes to remain

TL-1

Bathroom Floor Tiles

TL-2

Shower Floor Tiles

TL-3

Shower Wall Tiles (1)

TL-4

Shower Wall Tiles (2)

TL-5

Prefabricated wall panels

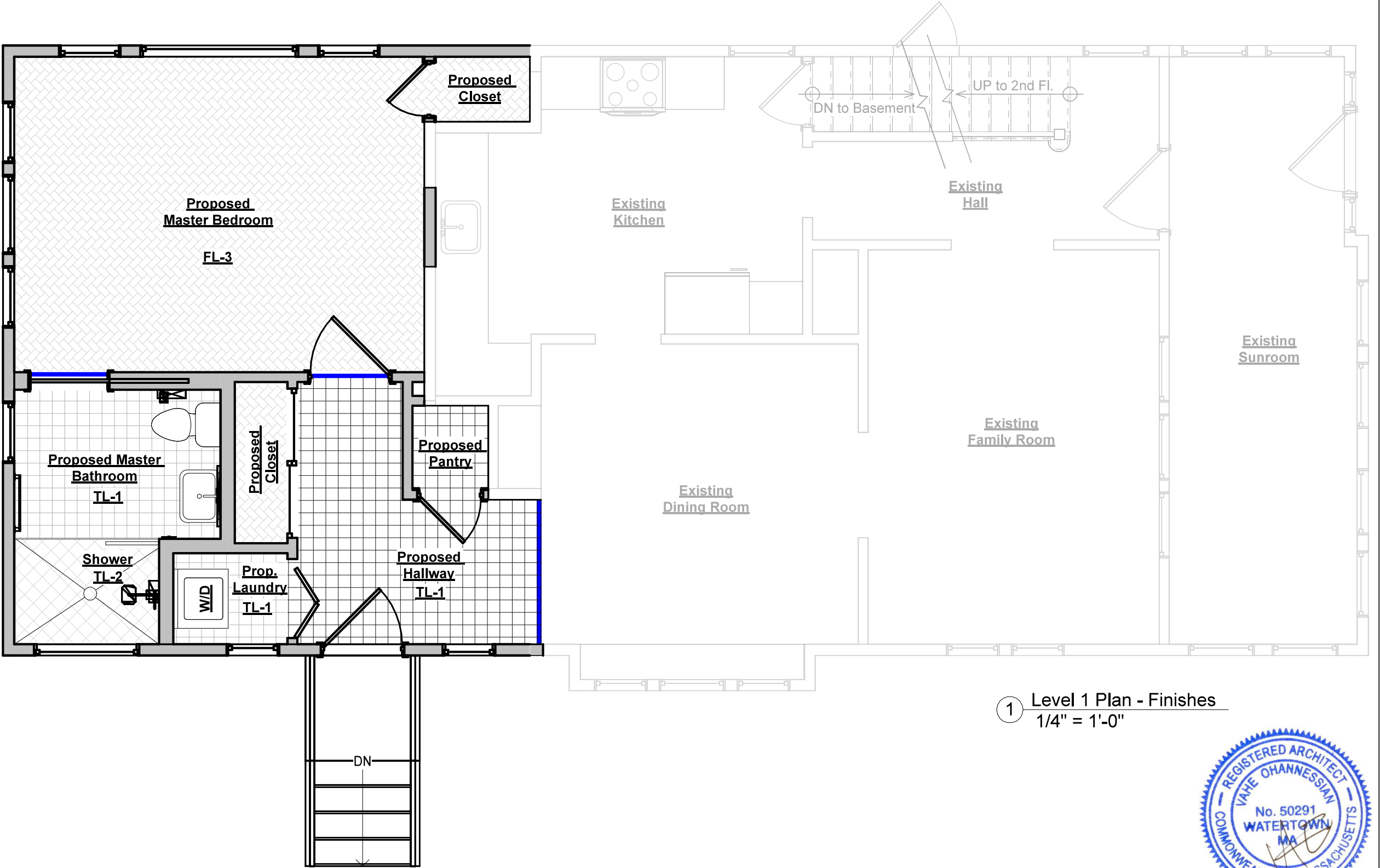
TL-6

Kitchen Backsplash

PT-1

Paint

Metal Transition between different finishes



1 Level 1 Plan - Finishes
1/4" = 1'-0"



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Watertown, MA 02472
(857)228-4222

SCOTT SMITH

39 Amherst St.
Arlington, MA

REVISIONS		
No.	Description	Date

1st Floor Plan Finishes

Project number 1802

Date 05-06-2024

Drawn by CS

Checked by VO

A5.0

Scale 1/4" = 1'-0"

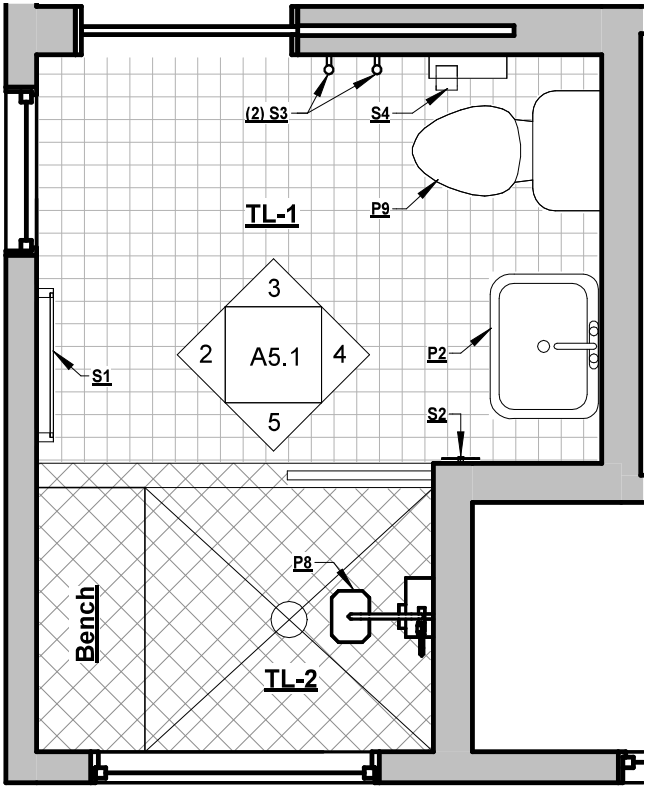
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FINISHES LEGEND See Spec for product	
	FL-1 Luxury Vinyl Flooring
	FL-2 Polished Concrete
	FL-3 Oak Flooring
	FL-4 Decking timbertech or Trex
	FL-5 Plywood
	EX-1 Existing Finishes to remain
	TL-1 Bathroom Floor Tiles
	TL-2 Shower Floor Tiles
	TL-3 Shower Wall Tiles (1)
	TL-4 Shower Wall Tiles (2)
	TL-5 Prefabricated wall panels
	TL-6 Kitchen Backsplash
	PT-1 Paint
	Metal Transition between different finishes

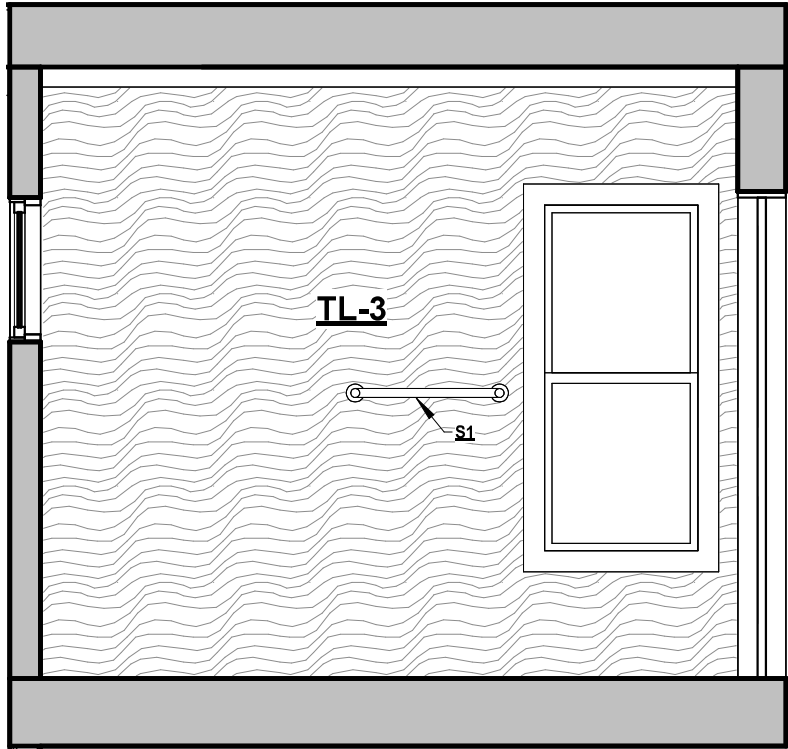
SPECIAL EQUIPMENT SCHEDULE	
S1	Towel Bar
S2	Towel Ring
S3	Robe Hook
S4	Toilet Tissue Holder
S5	Bathroom Mirror
S6	Bathroom Mirror w/ Light
S7	Recessed Medicine Cabinet
S8	Glass Shower Door
S9	Cabinets Hardware
S10	Appliances
S11	Bathtub Rod

PLUMBING FIXTURE SCHEDULE	
P1	Cabinets
P2	Vanity
P3	Bathroom Sink
P4	Bathroom Faucets
P5	Bathtub
P6	Shower Base
P7	Tub filler
P8	Shower Trim Kit
P9	Floor Mounted Toilet
P10	Wall Mounted Toilet
P11	Drain

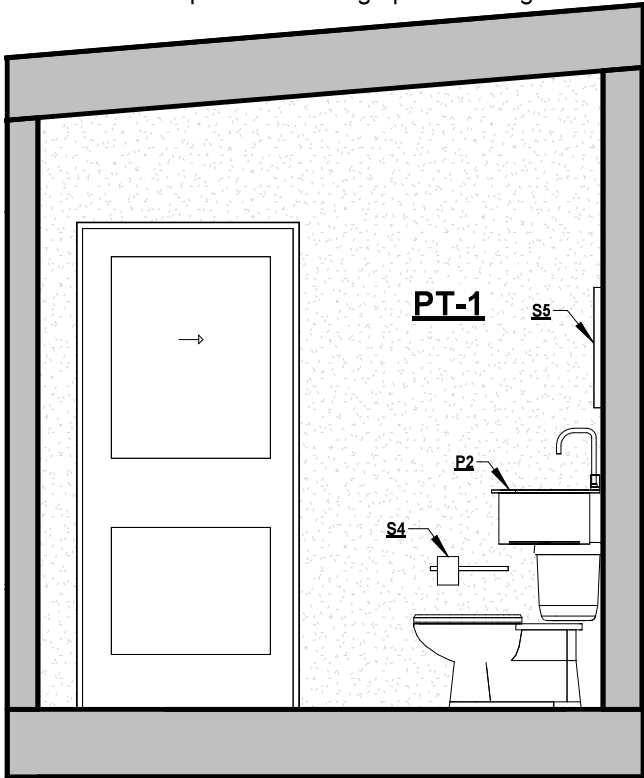
- GENERAL NOTES**
1. Refer to Finishes sheets for all interior finishes and fixtures.
 2. Provide blocking in wall above toilet and within shower stall for potential future grab bar locations.
 3. Shower Curbs shall be maximum 4" high.
 4. Shower door shall be capable of swining open 180 degrees.



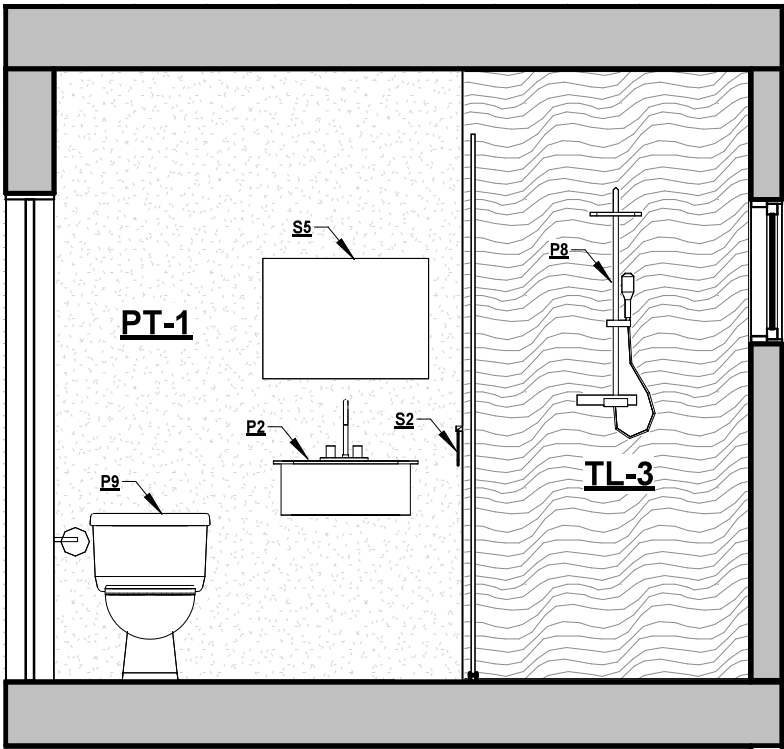
1 Level 1 Plan - Enlarged Bathroom
3/8" = 1'-0"



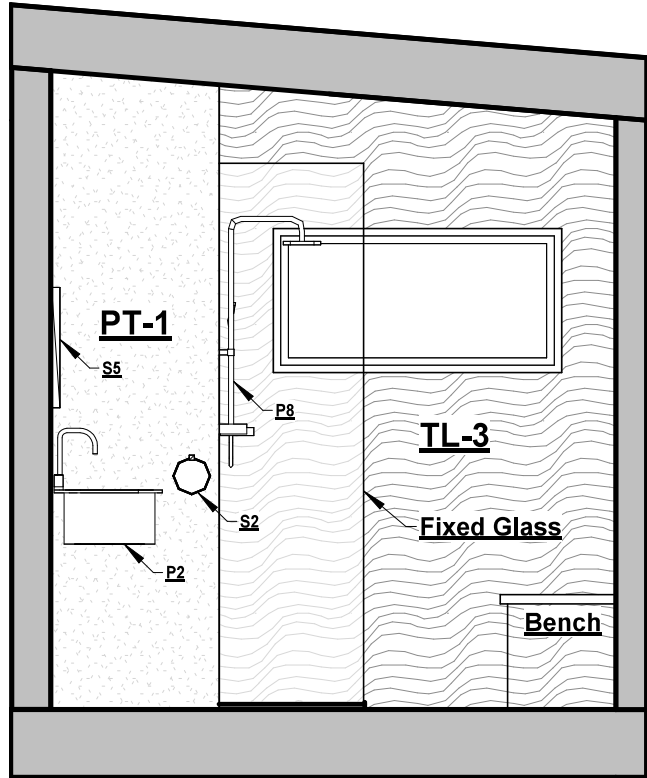
2 Elevation 1 - a
3/8" = 1'-0"



3 Elevation 1 - b
3/8" = 1'-0"



4 Elevation 1 - c
3/8" = 1'-0"



5 Elevation 1 - d
3/8" = 1'-0"

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REVISIONS		
No.	Description	Date

Master Bathroom - Finishes

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

A5.1

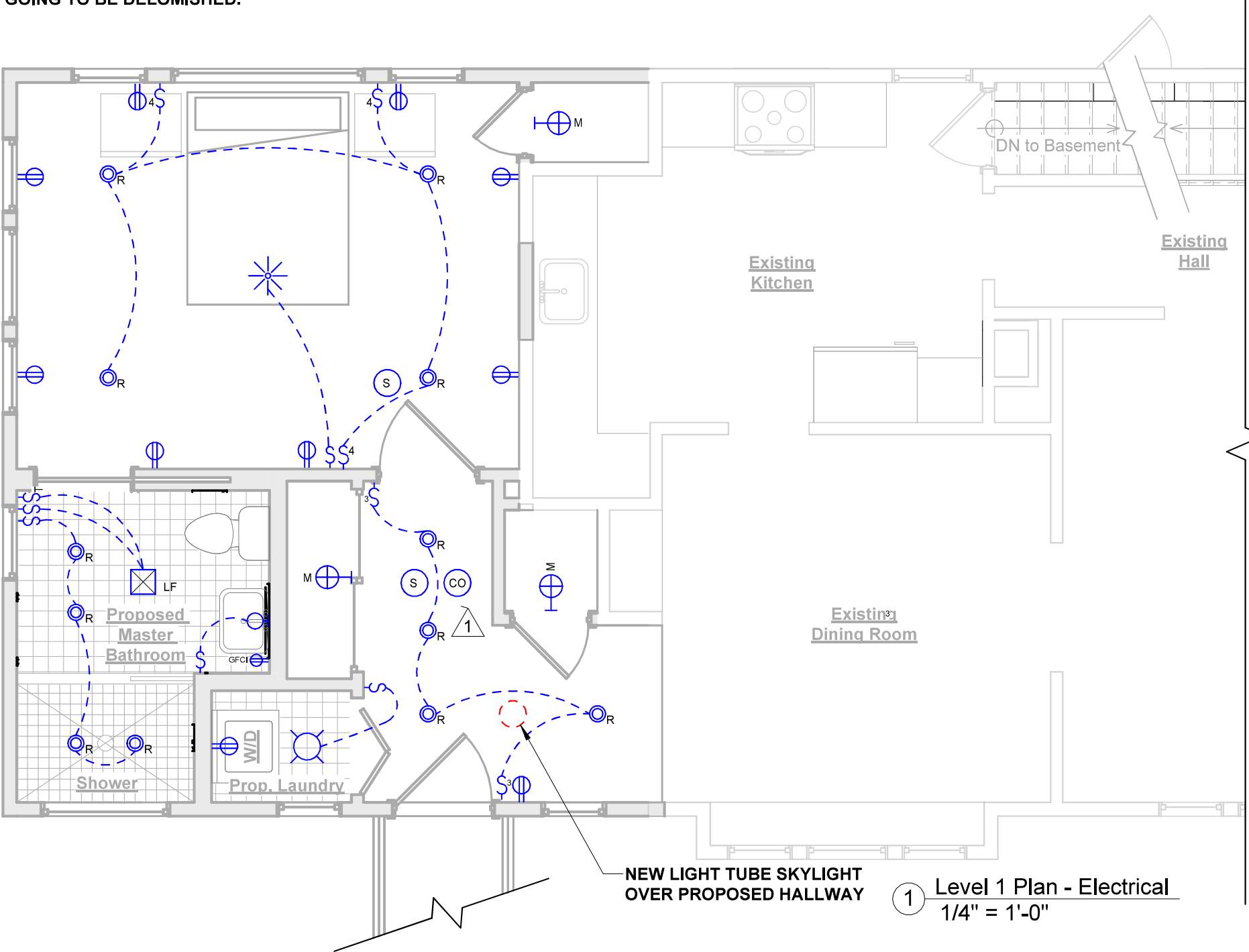
Scale As indicated

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ELECTRICAL NOTES	ELECTRICAL LEGEND	
1- All receptacles shown are for architectural purposes only. Electrical contractor is responsible to provide all receptacles required by code. 2- Refer to manufacturers product information for installation & device requirements before installation. 3- Equipment and accessories not specifically described or identified by manufacturer's catalog numbers shall be designed in conformity with NEC, IEEE, UL or other applicable technical standards, and shall have neat and finished appearance. 4- The electrical contractor shall follow all applicable NEC, State, Local and federal codes relating to the work. All work shall conform with the 2020 MASS Electrical Code. 5- Electrical contractor shall obtain, pay for and secure all licenses, certificates and permits for associated work. 6- Install all electrical equipment and materials for complete and operable systems. 7- Seal all conduit penetrations through walls and floors for fireproofing and weatherproofing. 8- All material shall be new and bear the U.L. Label and shall be installed in the manner for which they were designed and approved. 9- Electrical contractor shall provide submittals for all electrical equipment devices, lighting and specialty systems. 10- Ground all equipment per national electric code. 11- Electrical contractor shall coordinate exact equipment locations and power requirements with owner and architect prior to rough-ins. 12- All outlets are 12" above subfloor & all lighting switches are 32" above subfloor. 14- All kitchen backsplash outlets and switches are 3'-9 3/4" above subfloor. 15- All recessed housing boxes shall be I.C. rated for new construction. 16- All exterior lighting boxes shall be air sealed. 17- Refer to interior elevations for baths and kitchens. All wall sconces are graphic and for location purposes only. 18- All electrical boxes on party walls shall be extendable boxes to admit (2) Layers 5/8" gypsum board. 19- The work shall not be considered complete until the punch list is completed to the satisfaction of the engineer and all final inspections have been completed.	LIGHTING LEGEND	POWER LEGEND
	\$	- Panel Board
	\$3	- Single receptacle
	\$4	- Duplex receptacle
	\$D	- Duplex receptacle bottom switched
	\$T	- Ground-Fault Interrupter receptacle
	L1	- Duplex receptacle above counter
	L2	- Receptacle for range hood
	L3	- GFI Receptacle undercounter for disposal
	L4	- GFI Receptacle for dishwasher
	L5	- Receptacle in cabinet for microwave
	L6	- Indicates wiring connected to floor above or below
	L7	- Thermostat
	L8	- Smoke Detector
	L9	- Carbon Monoxide Detector
	L10	- Heat Detector
	FL	- Coax for cable TV
	FL	- Ethernet receptacle
	FL	- Ground Connection
DRAWING SYMBOLS	UP/DN	- Security Camera
T		- Telephone Outlet
S		- Data Outlet
CO		- Door Bell
H		- Garage Opener
TV		- Air Conditioner
COM		
DB		
GO		
AC		

ELECTRICAL NOTES:

- EXISTING ELECTRICAL PANEL TO BE UPGRADED FROM 100 AMP TO 200 AMP.
- POWER CONDUIT TO GARAGE SOLAR PANELS RUNS ALONG THE EXISTING DECK THAT IS GOING TO BE DELOMISHED.



REVISIONS		
No.	Description	Date
1	S/CO added on E1.0	05-06-2024

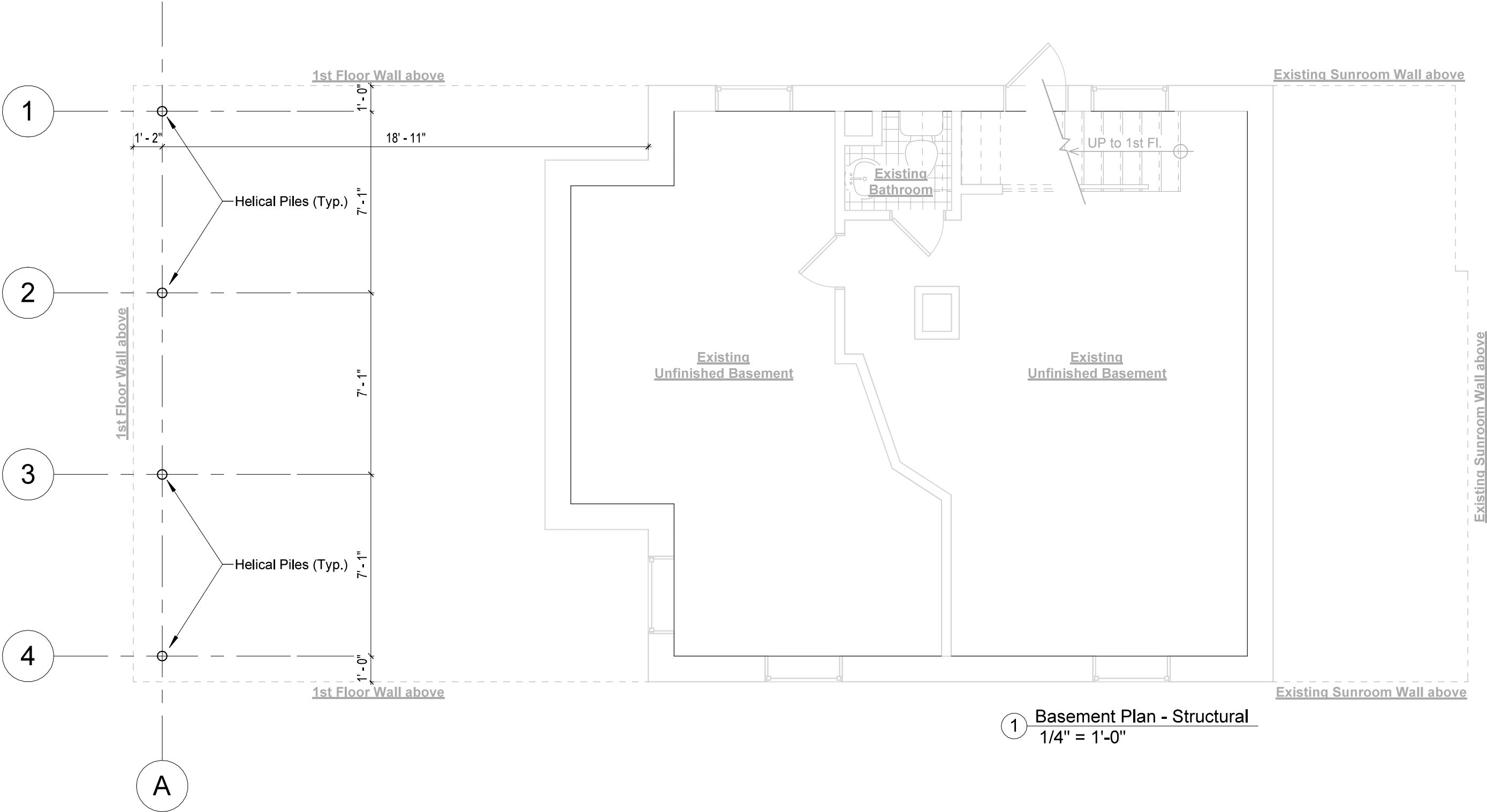
Electrical Plans

Project number	1802
Date	05-06-2024
Drawn by	CS
Checked by	VO

E1.0

Scale As indicated

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1 Basement Plan - Structural
1/4" = 1'-0"



REVISIONS		
No.	Description	Date

Foundation Plan		
Project number	1802	S1.0
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale		1/4" = 1'-0"

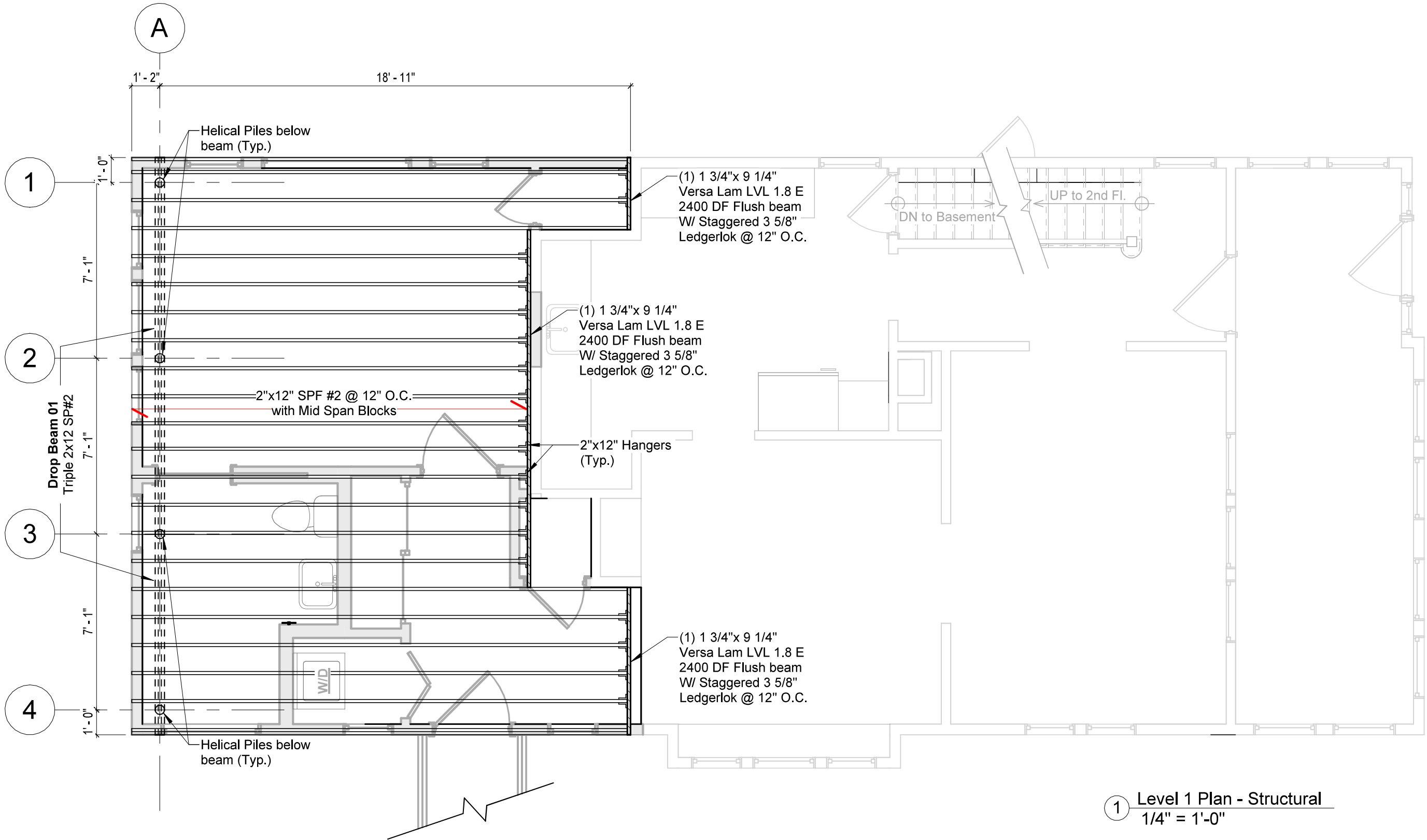
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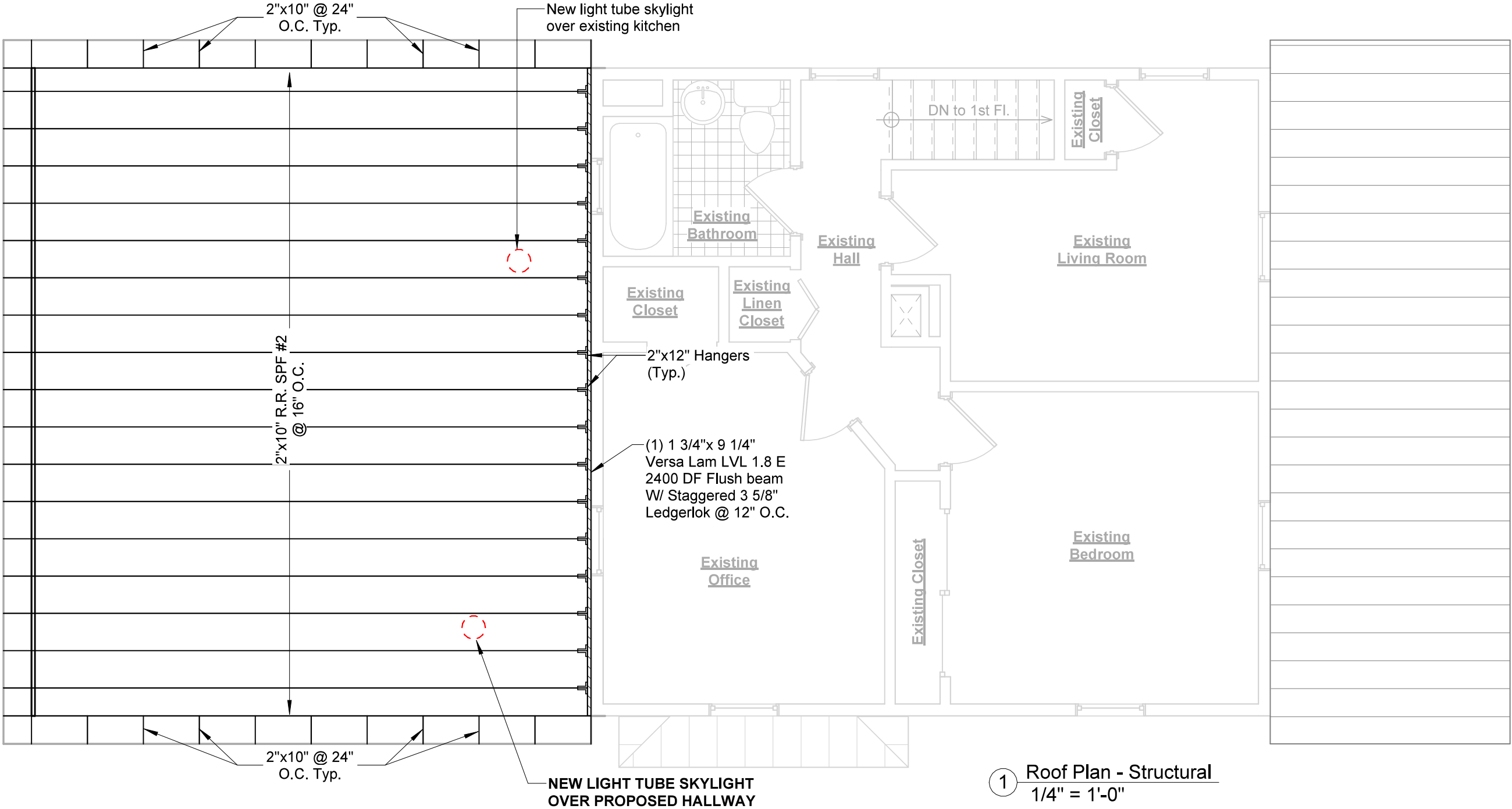
REVISIONS		
No.	Description	Date

1st Floor Framing		
Project number	1802	S1.1
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale		1/4" = 1'-0"

1 Level 1 Plan - Structural
1/4" = 1'-0"



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REVISIONS		
No.	Description	Date

Roof Framing		
Project number	1802	S1.2
Date	05-06-2024	
Drawn by	CS	
Checked by	VO	
Scale 1/4" = 1'-0"		