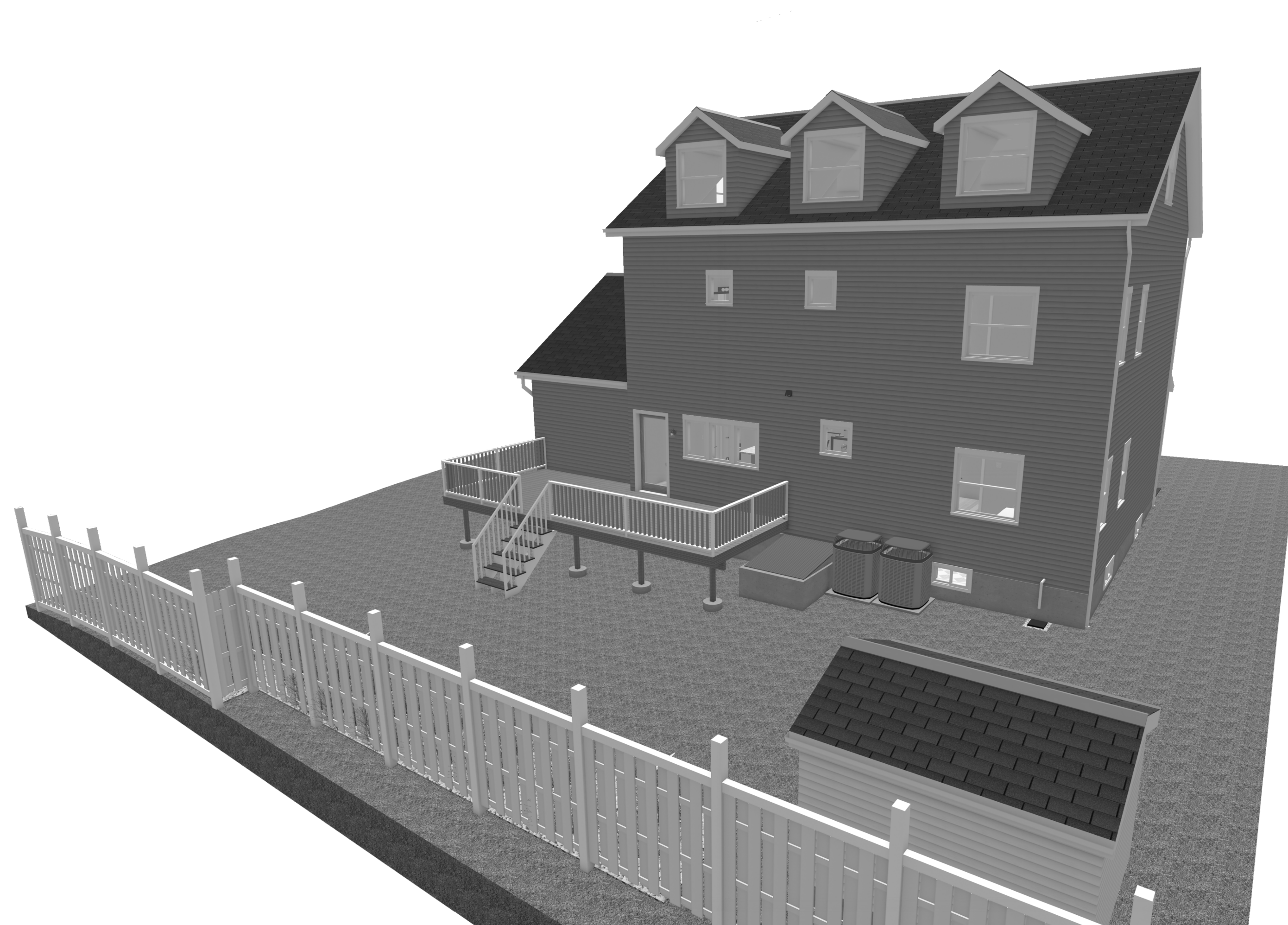


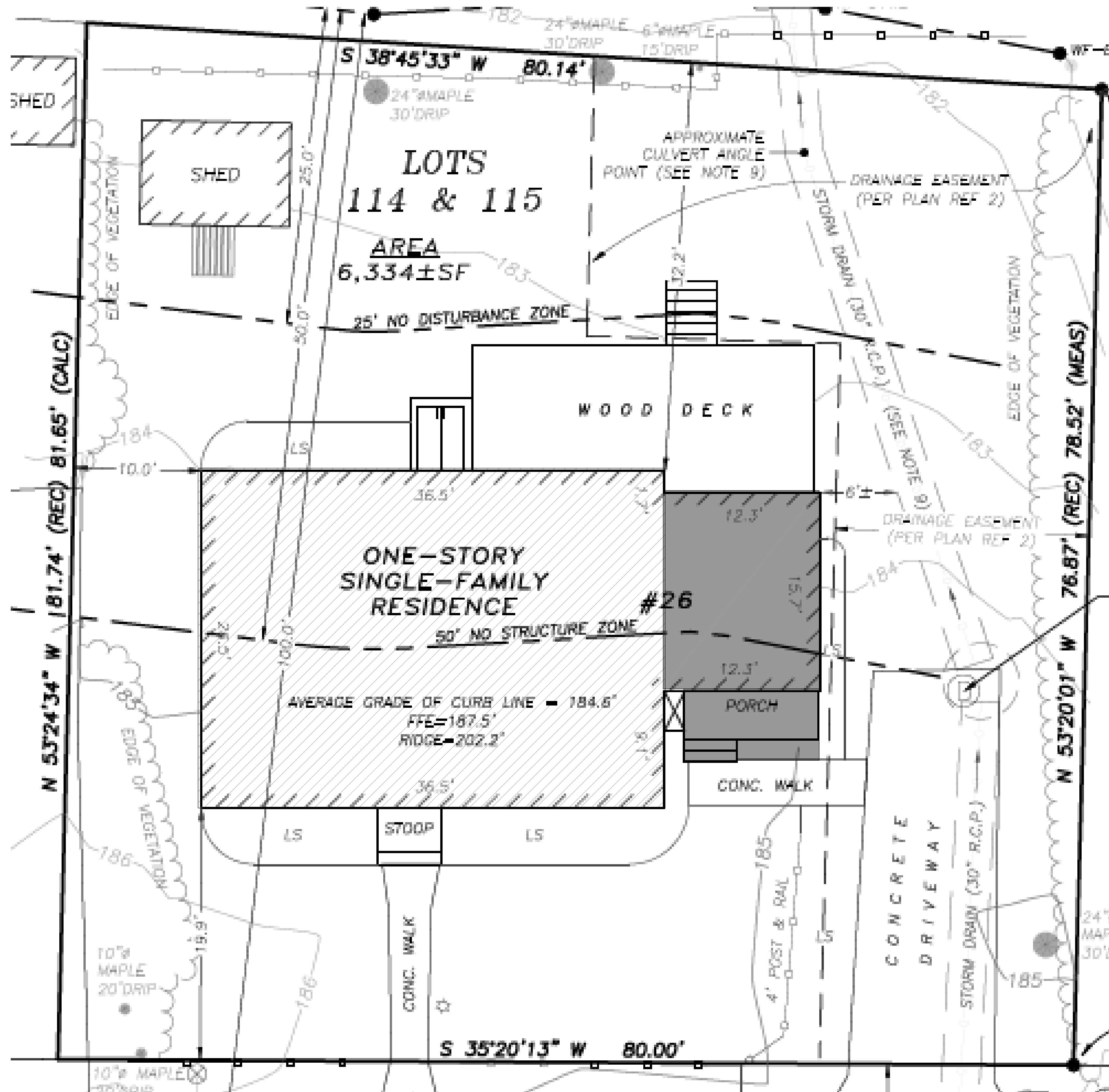
26 REED ST ARLINGTON



BOSINA LLC

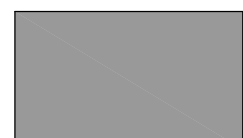



BOSINA LLC	
NO.	DESCRIPTION
BY	DATE
PROJECT DESCRIPTION: PROJECT	
DRAWINGS PROVIDED BY: JQ	
DATE:	9/25/2025
SCALE:	
SHEET:	

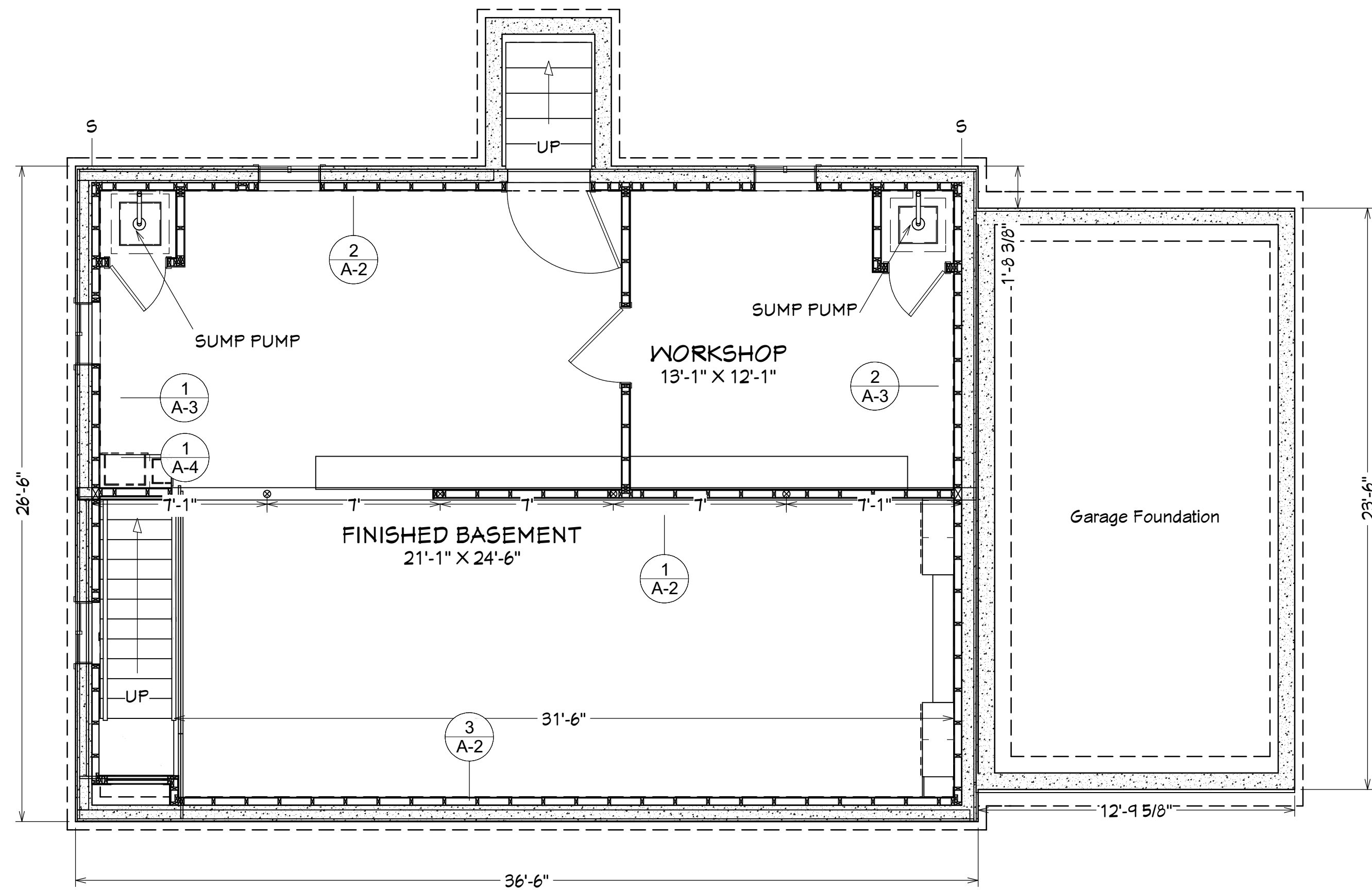


FROM REFERENCE DOCUMENT "EXISTING CONDITIONS PLAN" PREPARED BY M.T. ADAMS & ASSOCIATES PRECISION SURVEY & MAPPING

DEMOLITION NOTES

-  AREA TO BE COMPLETELY DEMOLISHED
-  AREA TO BE GUTTED TO EXTERIOR WALL FRAMES ONLY
 - ROOF AND ATTIC TO BE REMOVED
 - FIRST FLOOR GUTTED TO EXTERIOR WALL FRAMES
 - BASEMENT GUTTED TO FOUNDATION
 - KEEP FLOOR AND CEILING BETWEEN BASEMENT AND FIRST FLOOR

PROJECT DESCRIPTION: 26 REED ST, ARLINGTON	SHEET TITLE: DEMOLITION PLAN
DRAWINGS PROVIDED BY: JQ	NO. DESCRIPTION V1 INITIAL PLAN
DATE: 9/28/2025	BY: JQ
SCALE: 1/4" = 1'-0"	DATE: 09/28/2025
SHEET: A-0	BY: JQ
BOSNALLC	



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

BASEMENT DEMOLITION NOTES:

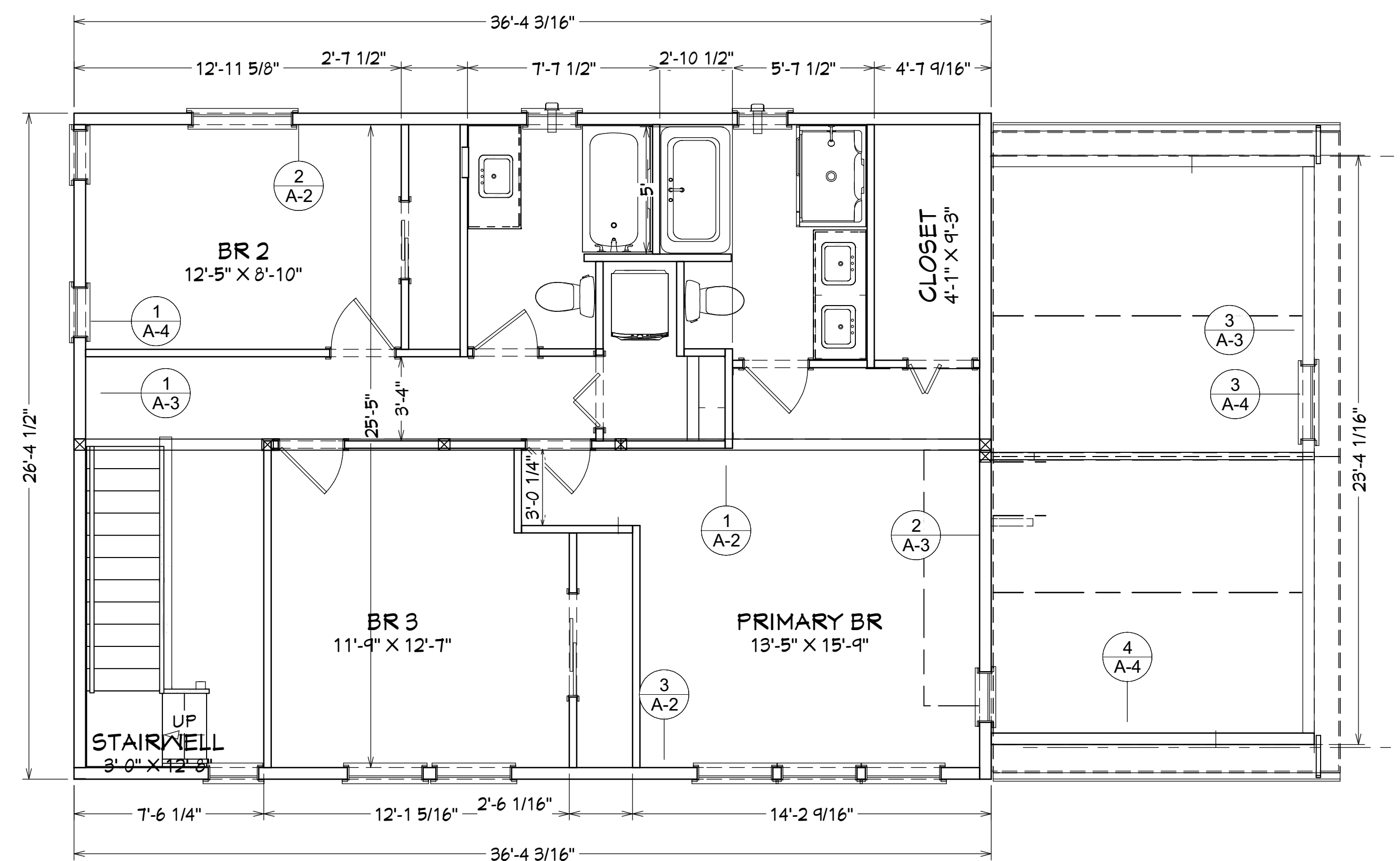
1. GUT TO THE EXISTING FOUNDATION
2. NO CHANGE ON CEILING
3. EXISTING FOUNDATION
4. EXISTING BEAM WITH POSTS

BASEMENT CONSTRUCTION NOTES:

1. ADD INTERIOR WALLS
2. ADD TWO SUMP PUMPS, WITH BATTERY BACKUP, AT THE BACK CORNERS
3. ADD INTERIOR FRENCH DRAINS ALONG THE FOUNDATION WALLS
4. NO CHANGE ON CEILING, 7' HIGH
5. ADD GARAGE FOUNDATION

INSULATION NOTES:

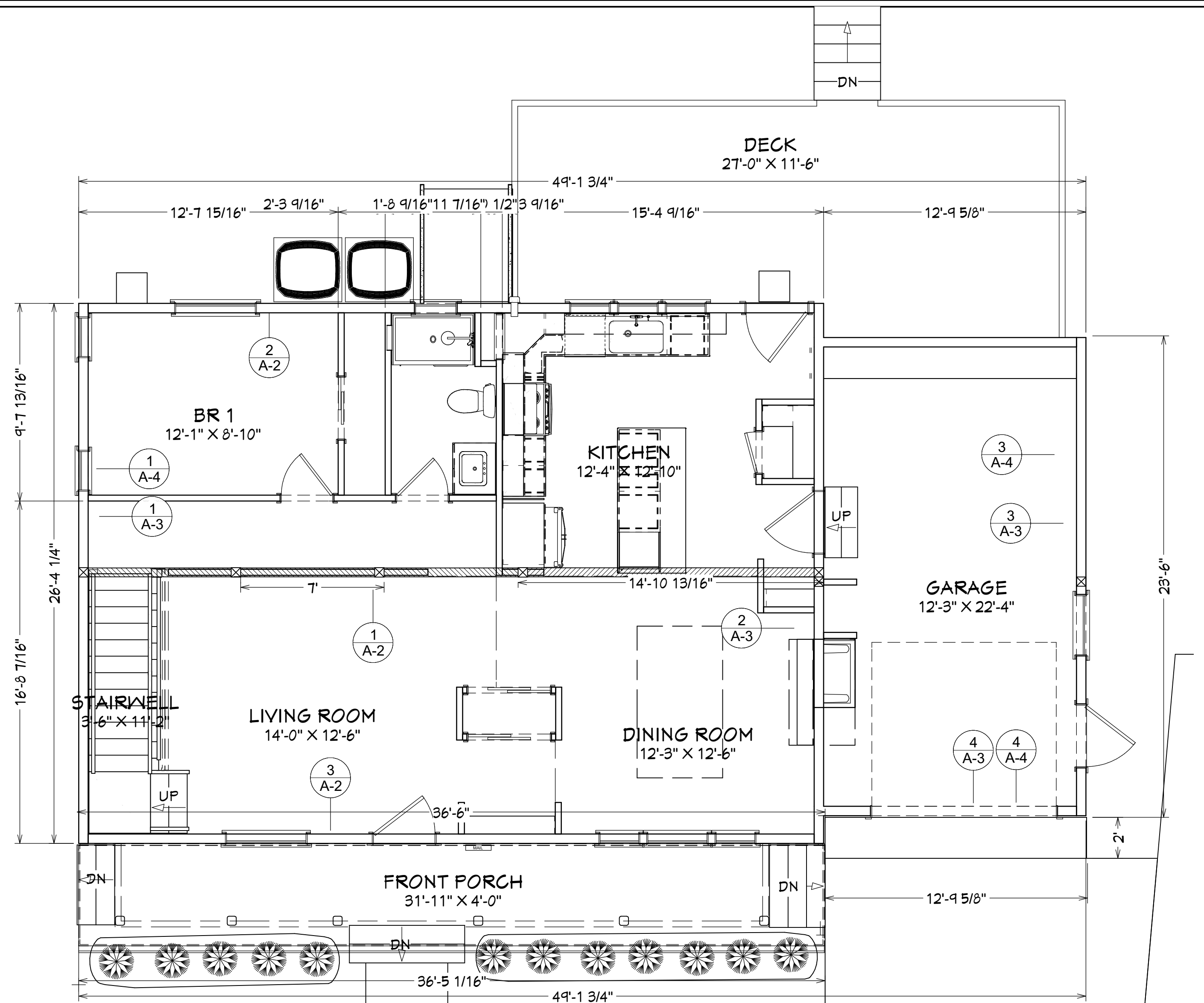
- ABOVE GRADE WALLS: R-32, SPRAY FOAM PREFERRED
- ROOF: VAULTED ROOF, R-49, SPRAY FOAM PREFERRED
- FOUNDATION WALLS: R-23



SECOND FLOOR PLAN:
SCALE: 1/4" = 1'-0"

SECOND FLOOR CONSTRUCTION NOTES:

1. NEW CONSTRUCTION
2. CEILING HEIGHT: 8.5'
3. GABLE ROOF ON GARAGE



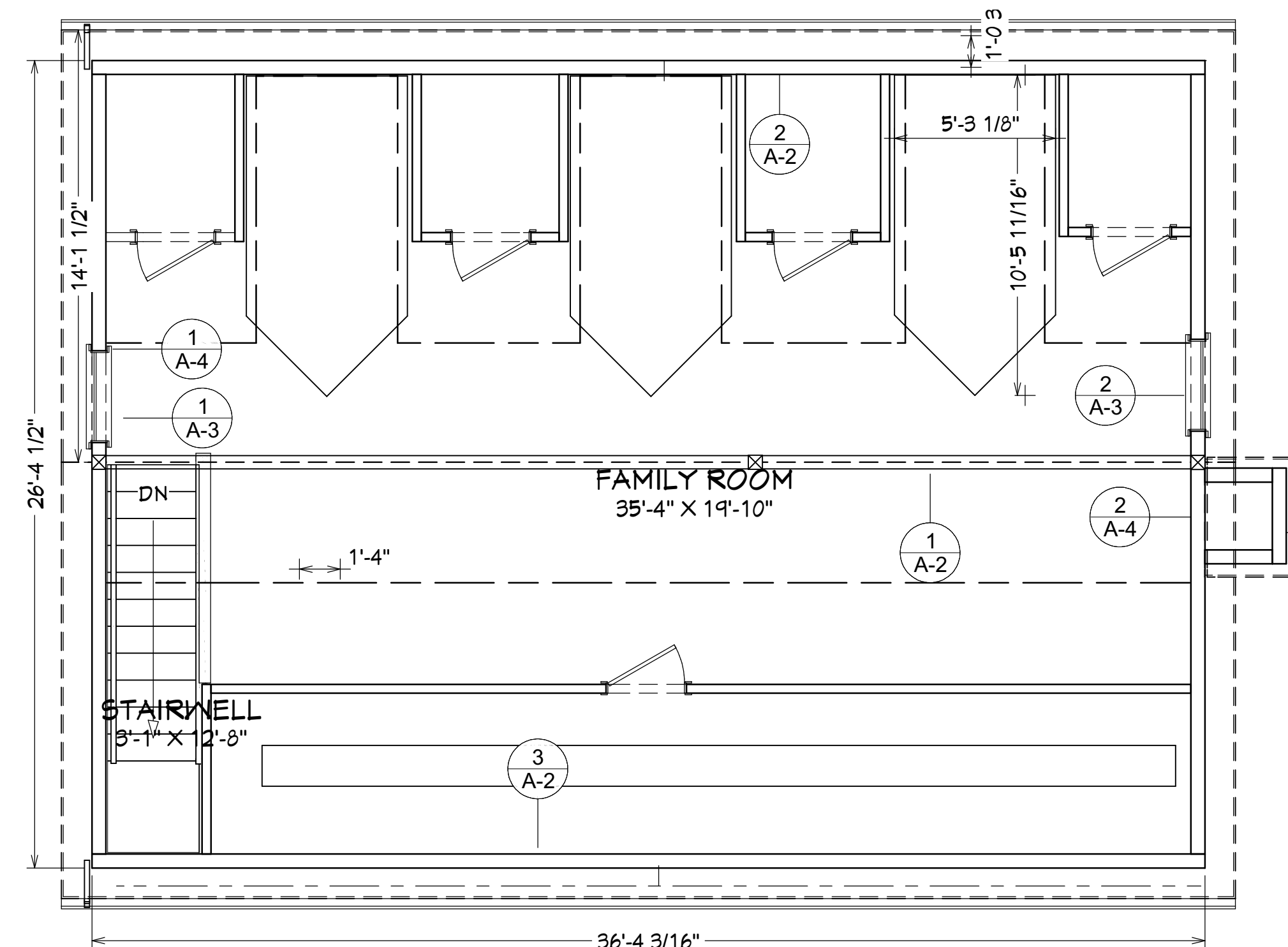
FIRST FLOOR PLAN:
SCALE: 1/4" = 1'-0"

FIRST FLOOR DEMOLITION NOTES:

1. REMOVE EXISTING CEILING AND ATTIC STRUCTURES
2. GUT TO THE FRAMES BY DEMOLISHING ALL INTERIOR STRUCTURES
3. COMPLETELY DEMOLISH ATTACHED STRUCTURE AT THE RIGHT SIDE (TO BE CONVERTED TO GARAGE)
4. NO CHANGE ON DECK AT THE BACK
5. NO CHANGE ON BULKHEAD AT THE BACK

FIRST FLOOR CONSTRUCTION NOTES:

1. RAISE CEILING HEIGHT TO 9'
2. ADD LVL BEAM WITH POSTS SITTING ON THE EXISTING POSTS IN BASEMENT
3. ADD STAIR TO THE SECOND FLOOR
4. BUILD AN ATTACHED GARAGE

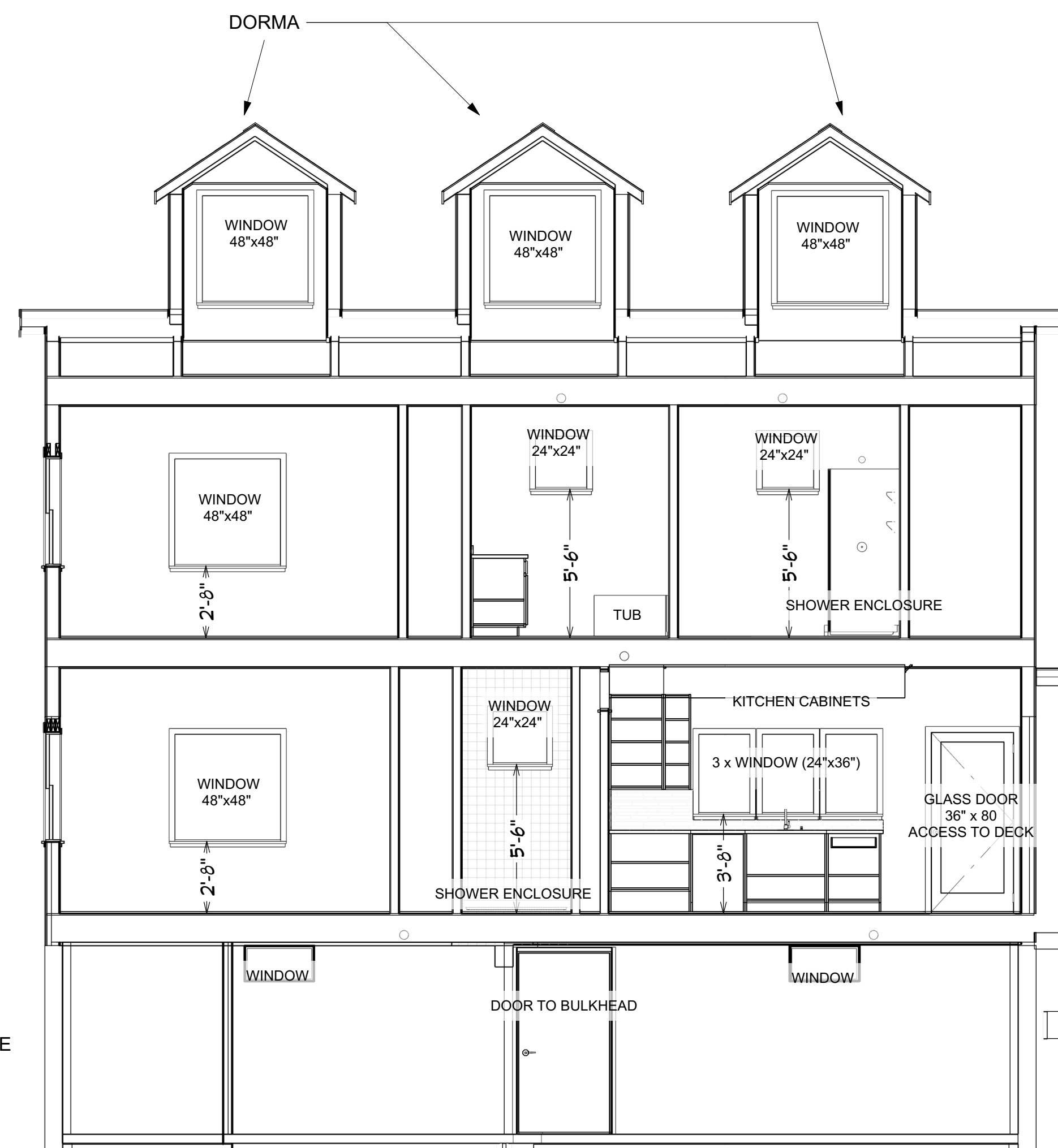


ATTIC PLAN:
SCALE: 1/4" = 1'-0"

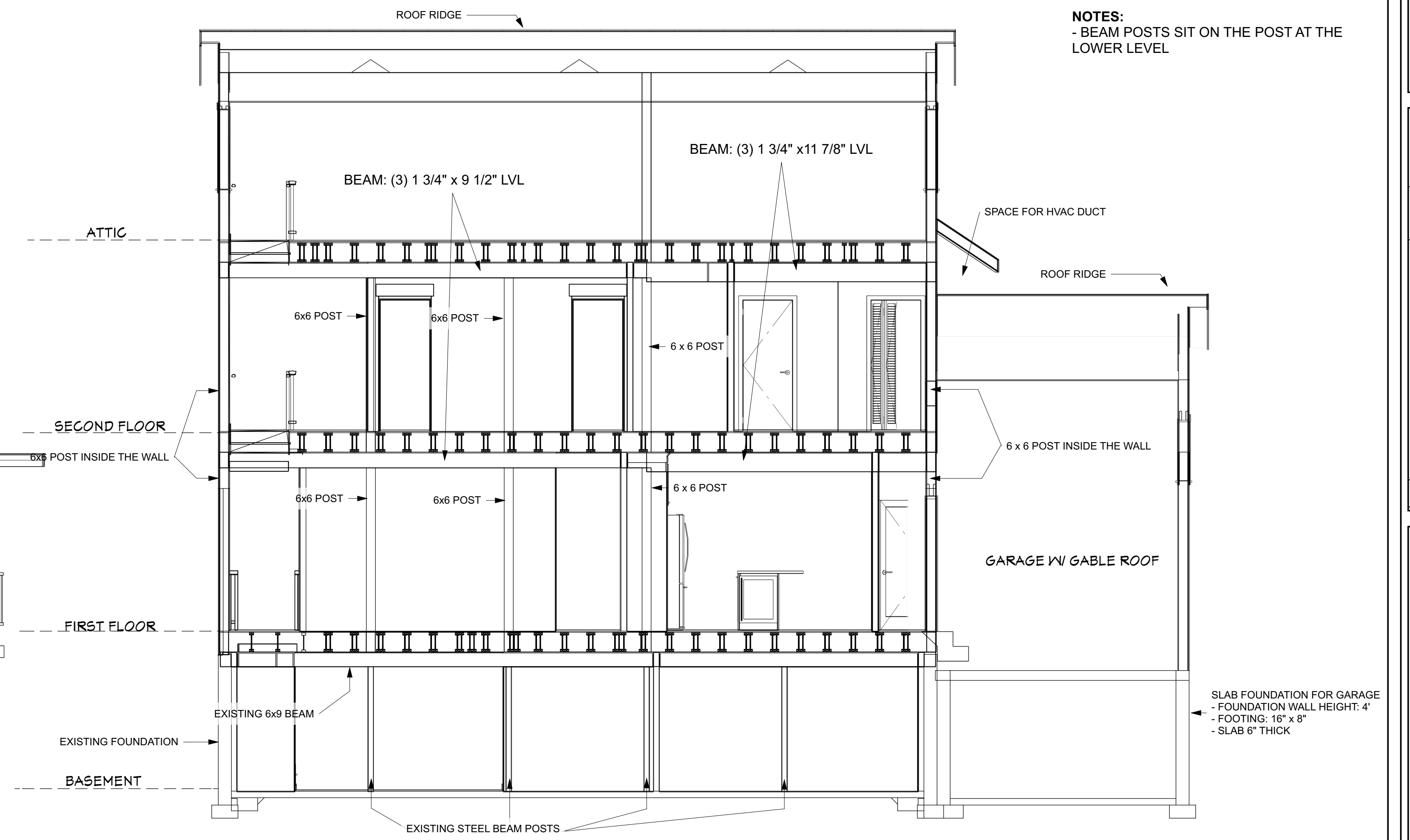
ATTIC CONSTRUCTION NOTES:

1. NEW CONSTRUCTION
2. CEILING HEIGHT: 7'
3. KNEE WALL HEIGHT: 4'
4. GABLE ROOF WITH 3 DORMAS

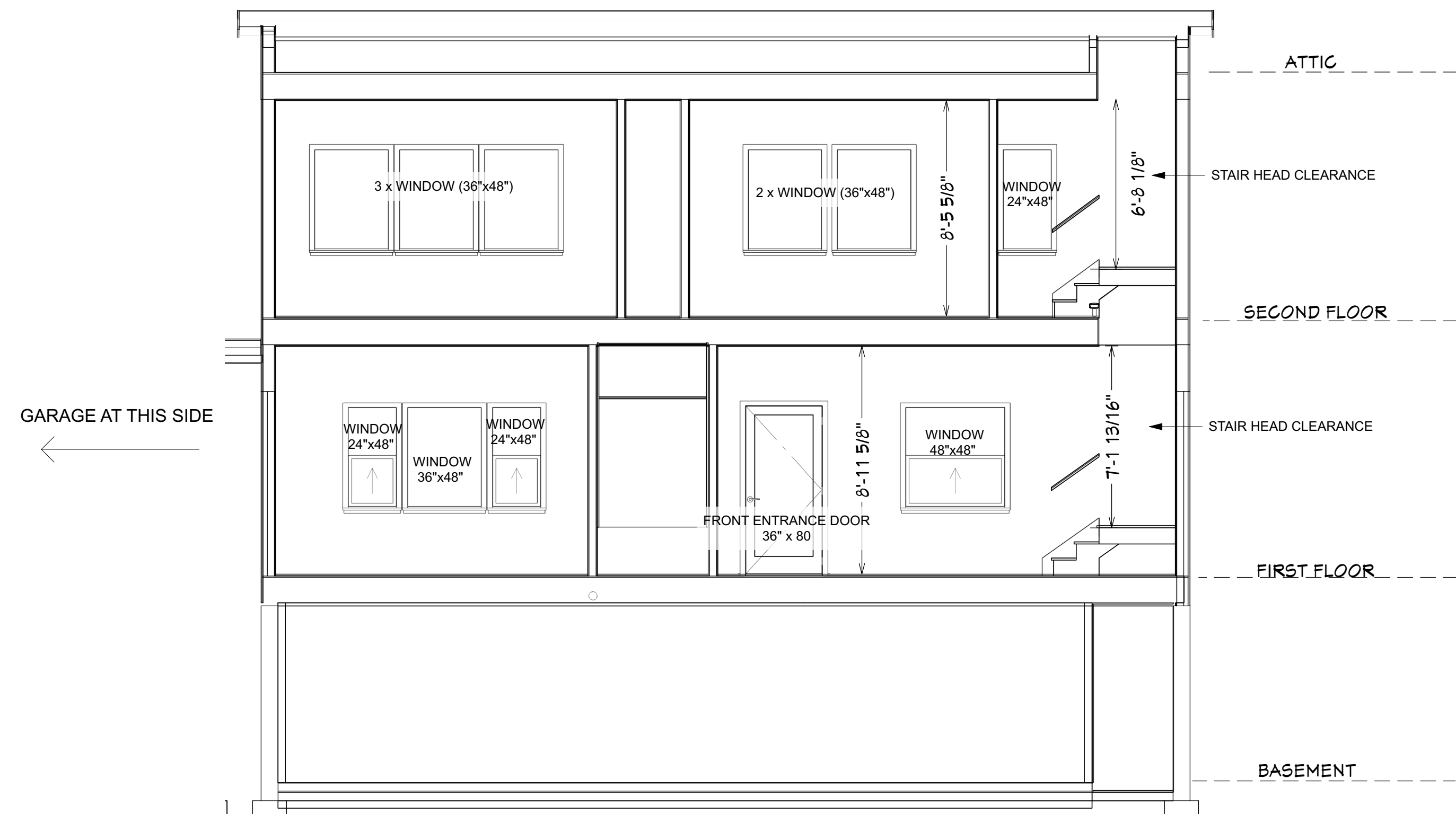
BOSINALLC	
DATE	9/24/2025
BY	JQ
DESCRIPTION	Initial plan
NO.	V1
Floor Plans	
PROJECT DESCRIPTION: 26 Reed St, Arlington	
DRAWINGS PROVIDED BY: JQ	
DATE:	9/24/2025
SCALE:	1/4" = 1'-0"
SHEET:	A-1



② TOWARD THE BACK SIDE OF THE MAIN STRUCTURE Cross Section 2
SCALE: 1/4" = 1'-0"



① TOWARD THE BEAM AT THE CENTER LINE OF THE MAIN STRUCTURE
SCALE: 1/4" = 1'-0"



③ TOWARD THE FRONT SIDE OF THE MAIN STRUCTURE
SCALE: 1/4" = 1'-0"

NOTES:
- BEAM POSTS SIT ON THE POST AT THE LOWER LEVEL

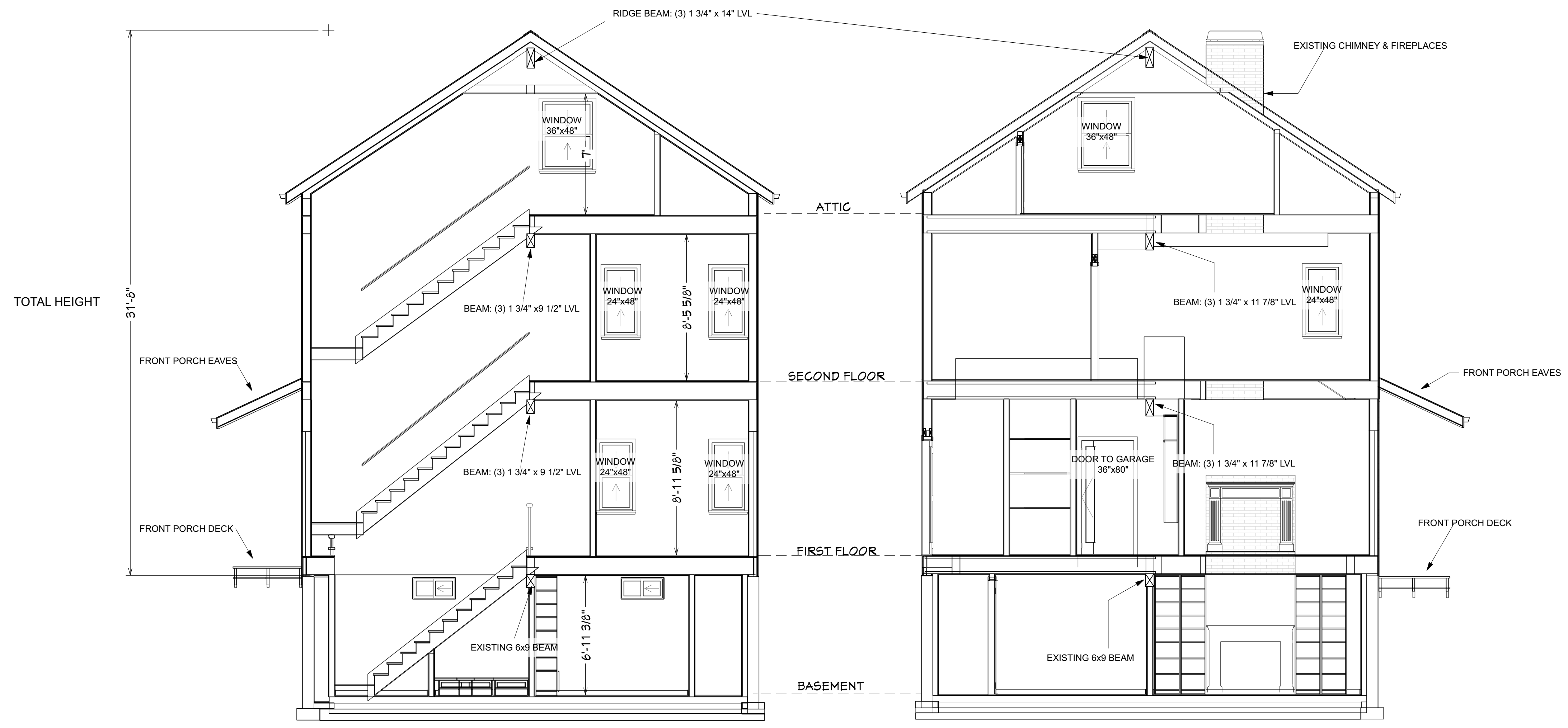
EXISTING BASEMENT STRUCTURE

GARAGE AT THIS SIDE

GARAGE W/ GABLE ROOF

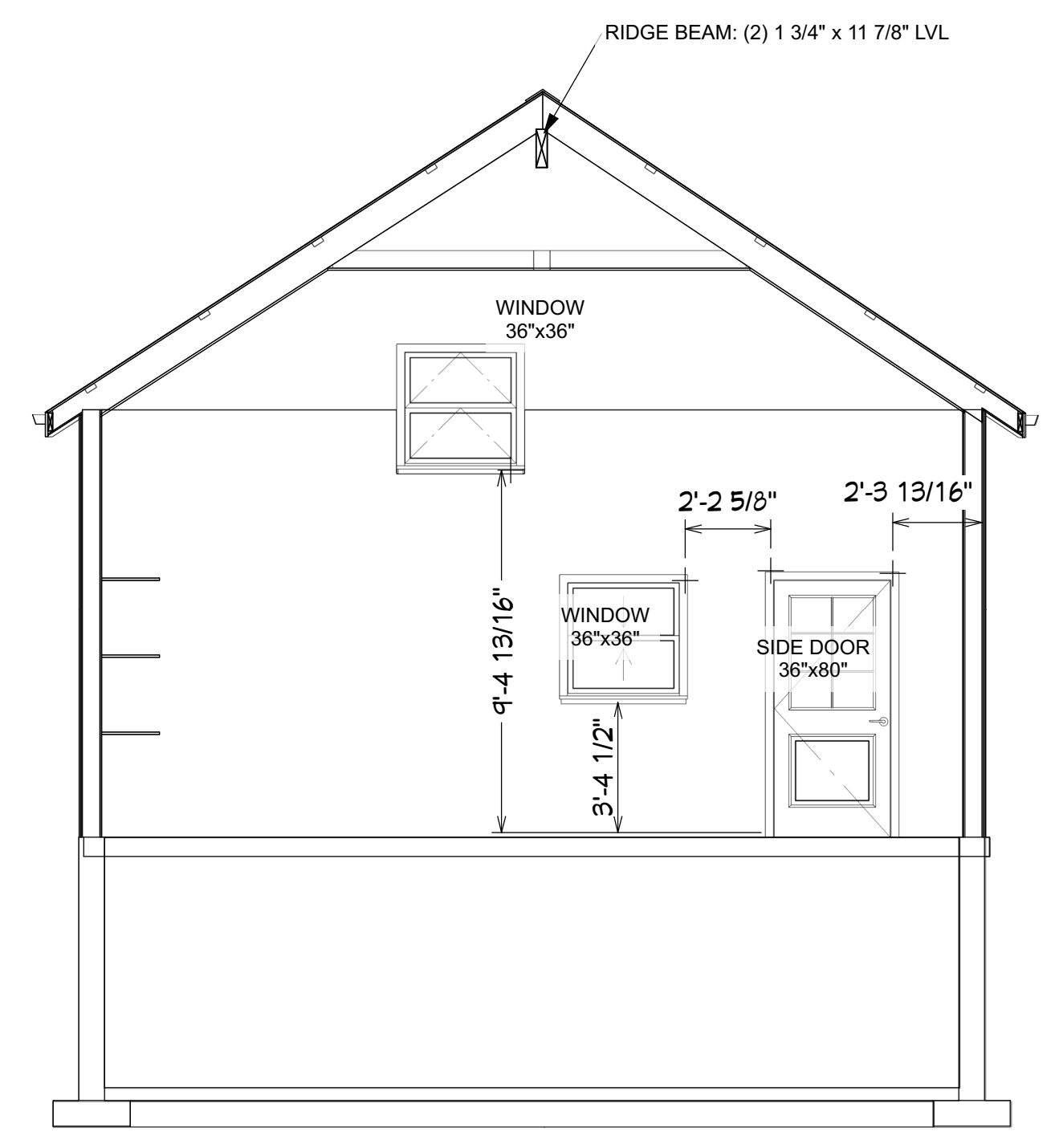
SLAB FOUNDATION FOR GARAGE
- FOUNDATION WALL HEIGHT: 4"
- FOOTING: 16" x 8"
- SLAB 8" THICK

BOSINA LLC	
DATE	9/25/2025
BY	JQ
DESCRIPTION	INITIAL PLAN
NO.	V1
SHEET TITLE: INTERIOR ELEVATIONS - 1	
PROJECT DESCRIPTION: 26 REED ST, ARLINGTON	
DRAWINGS PROVIDED BY: JQ	
DATE:	9/24/2015
SCALE:	1/4" = 1'-0"
SHEET:	A-2

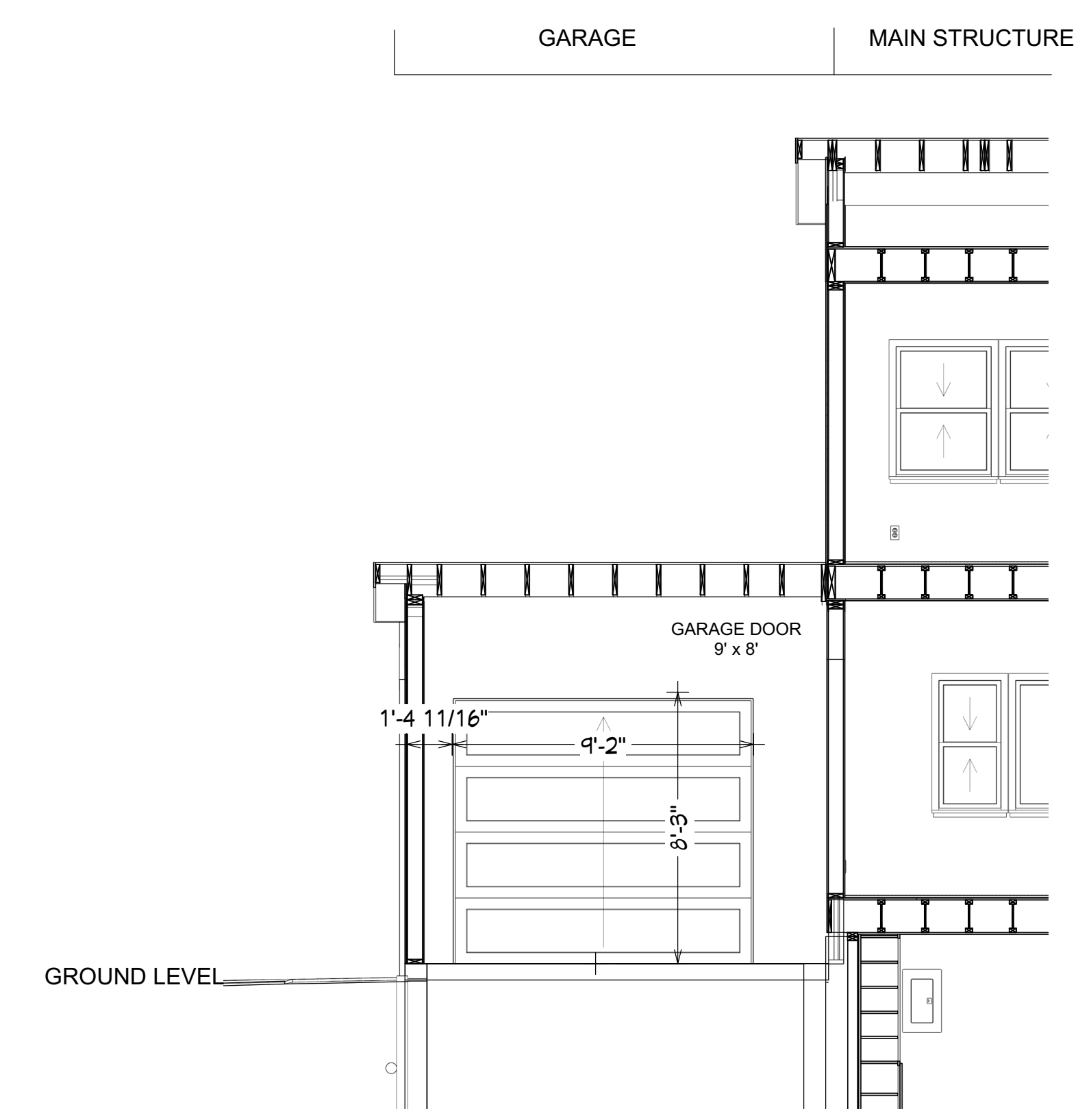


① TOWARD LEFT SIDE WALL OF THE MAIN STRUCTURE
SCALE: 1/4" = 1'-0"

② TOWARD RIGHT SIDE WALL OF THE MAIN STRUCTURE
SCALE: 1/4" = 1'-0"



③ TOWARD RIGHT SIDE WALL OF THE GARAGE
SCALE: 1/4" = 1'-0"

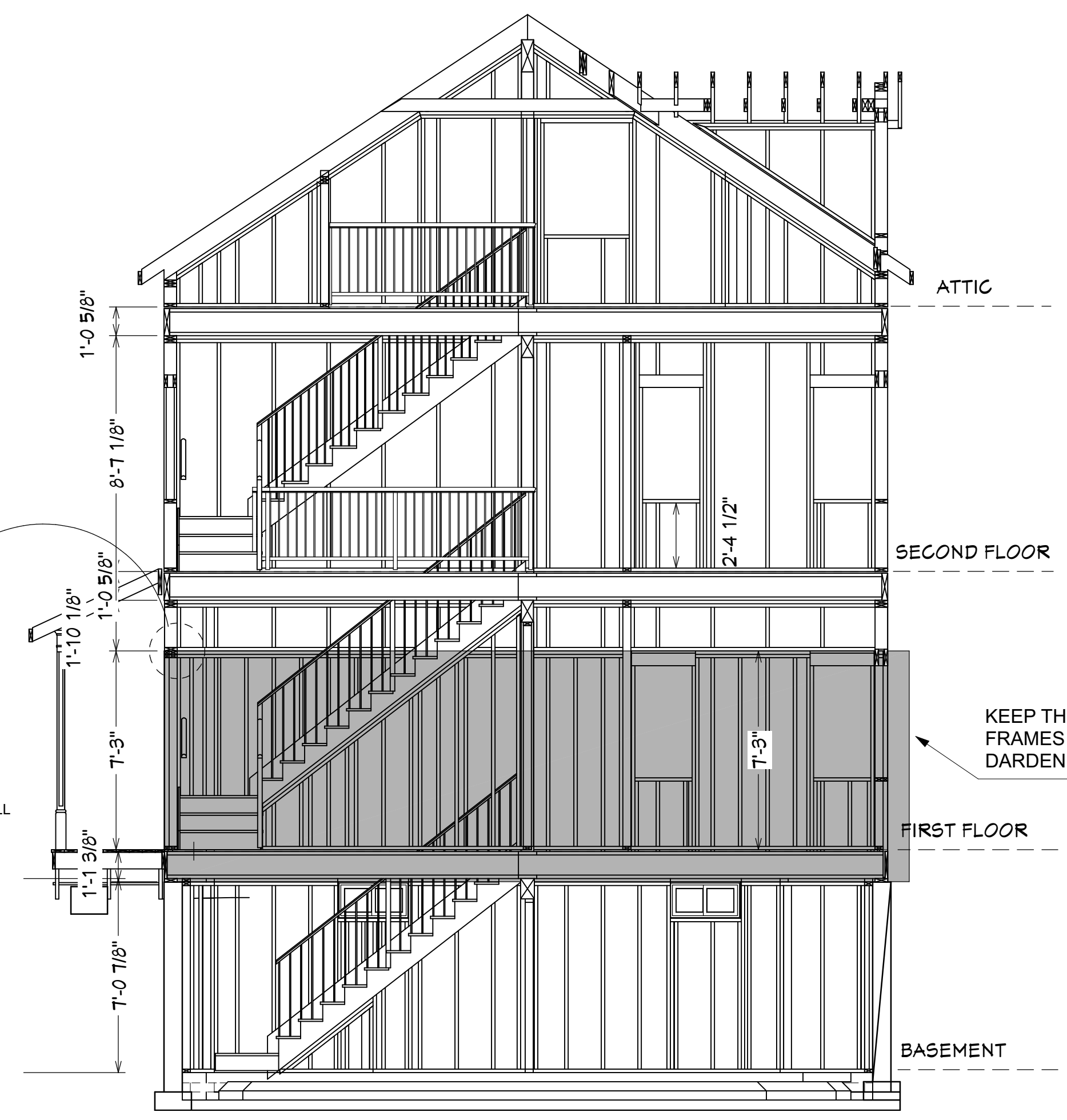
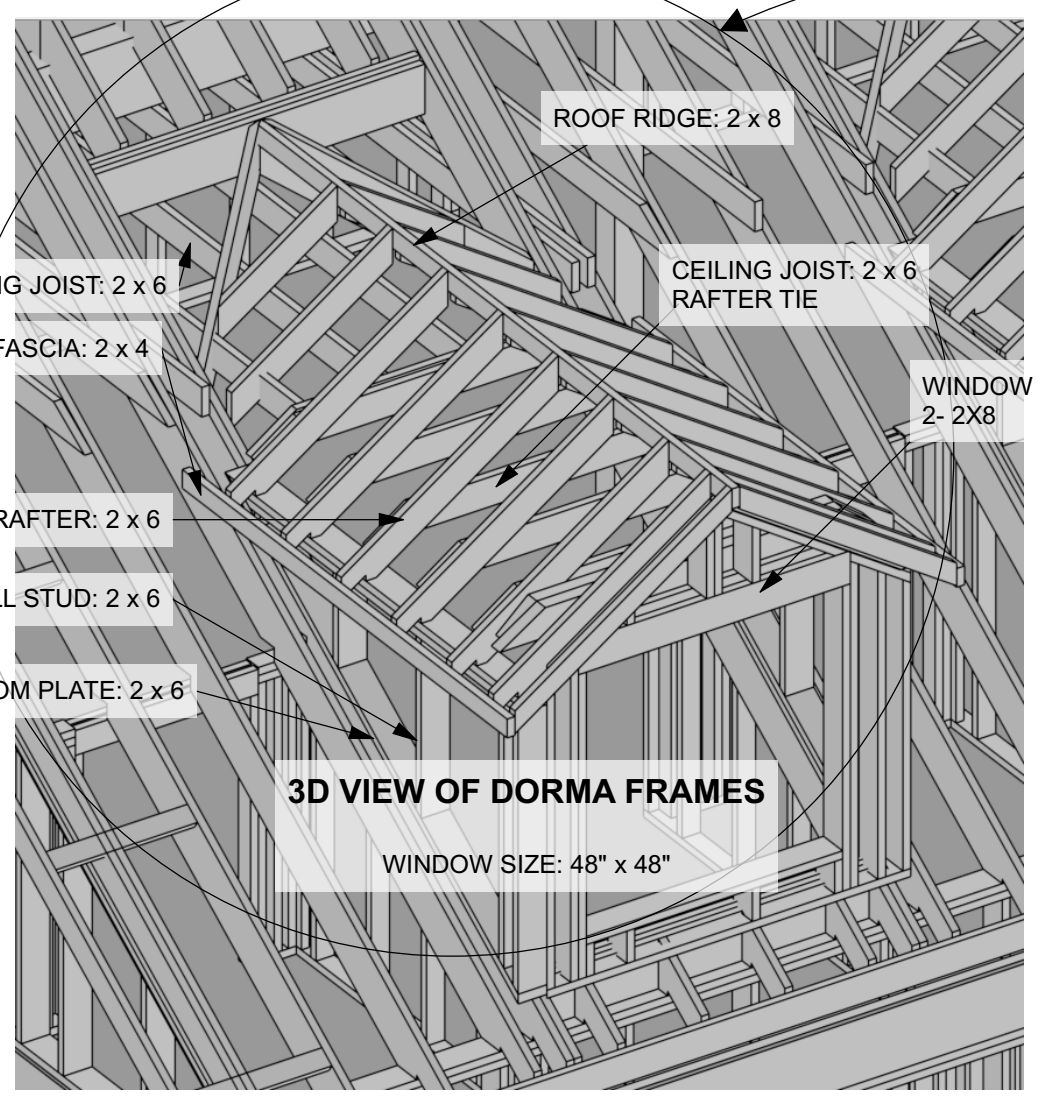
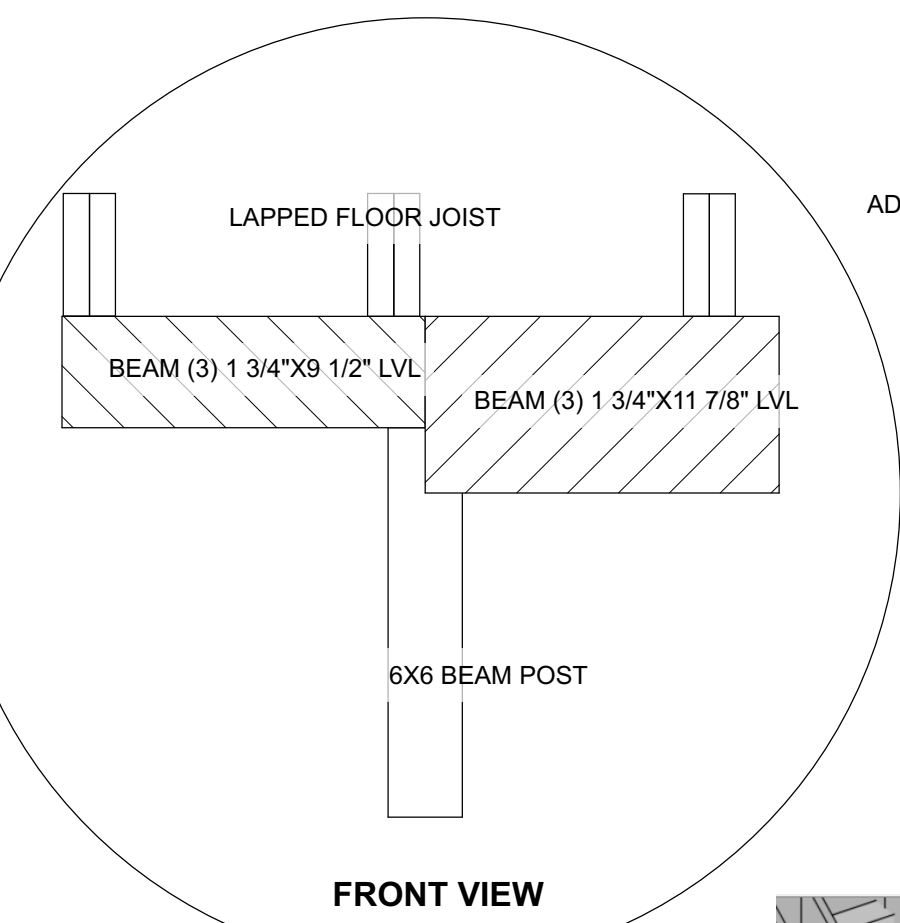
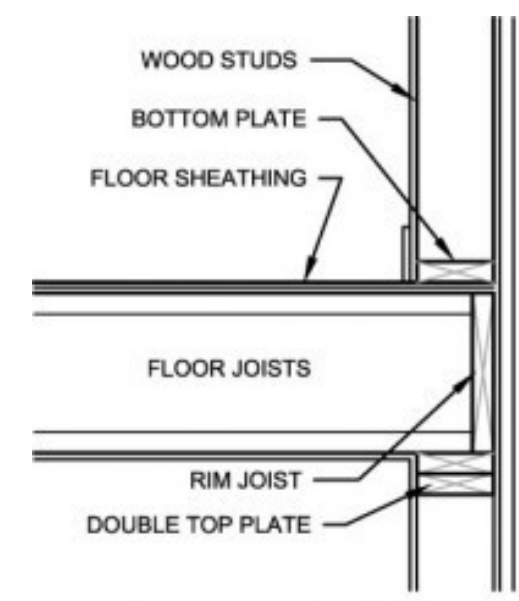


④ TOWARD FRONT SIDE WALL OF THE GARAGE
SCALE: 1/4" = 1'-0"

BOSINALLC	
DATE	09/25/2025
BY	JQ
NO.	V1
DESCRIPTION	INITIAL PLAN
INTERIOR ELEVATIONS - 2	
PROJECT DESCRIPTION: 26 REED ST, ARLINGTON	
DRAWINGS PROVIDED BY: JQ	
DATE:	9/24/2025
SCALE:	1/4" = 1'-0"
SHEET:	A-3



- FLOOR FRAMING NOTES:**
1. FLOOR JOIST: 3 x 12, JOIST SPACING 16"
 2. RIM JOIST: 2 x 12
 3. FLOOR JOISTS LAPPED ON BEAM
 4. FLOOR JOISTS CONNECT WITH EXTERIOR WALL: STANDARD PLATFORM FRAMING AS SHOWN IN THE PICTURE BELOW



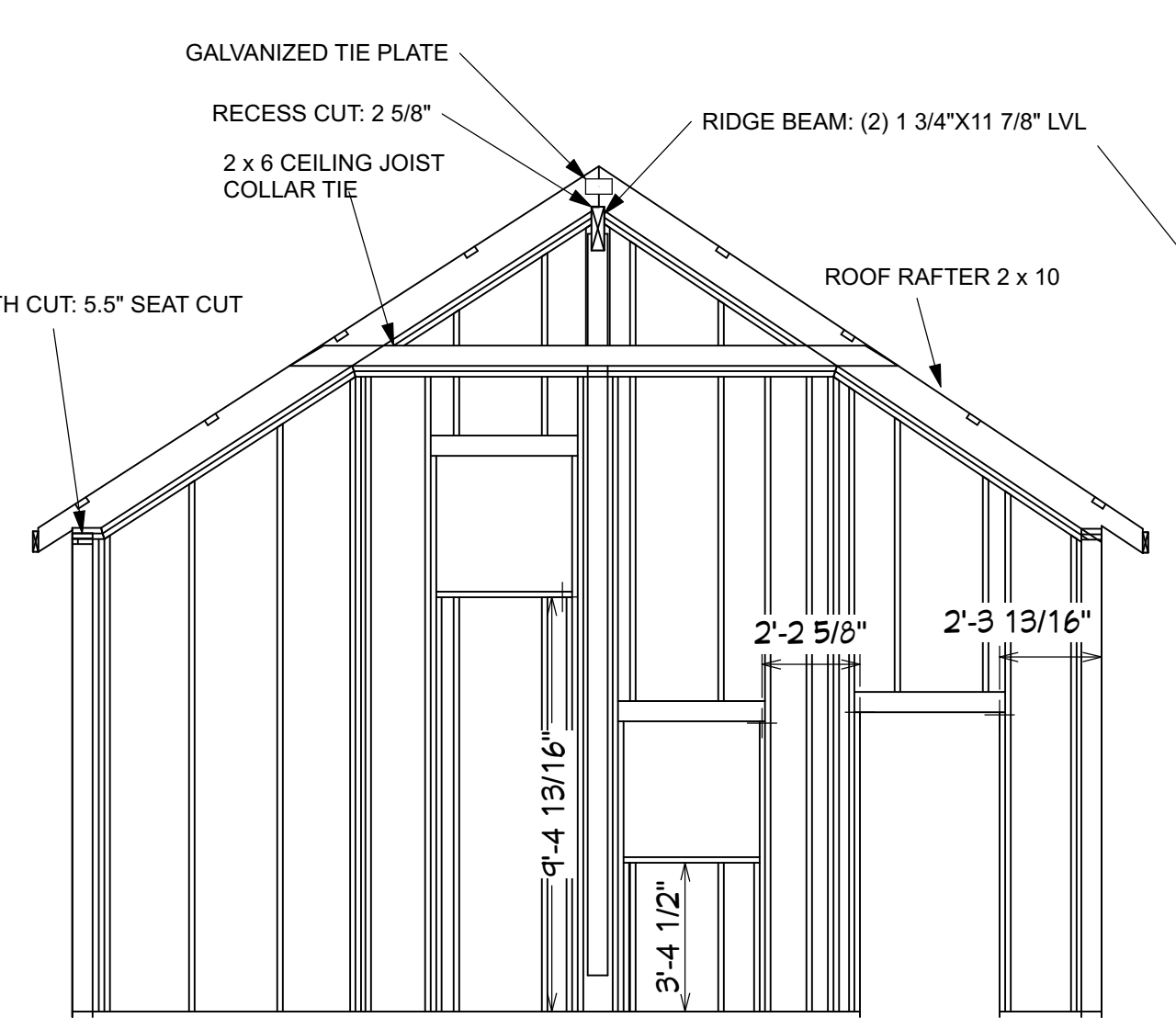
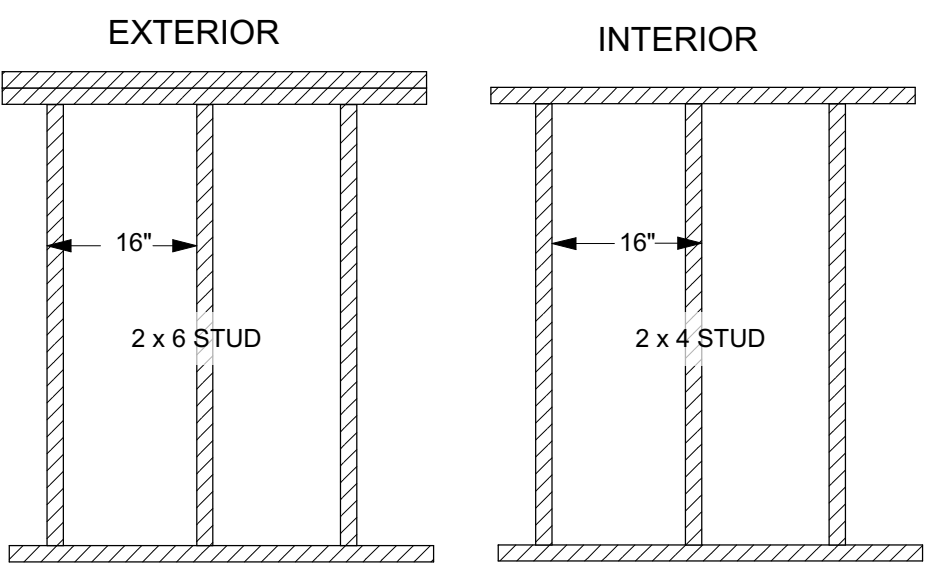
① TOWARD LEFT SIDE OF THE MAIN STRUCTURE
SCALE: 1/4" = 1'-0"

WALL FRAMING NOTES (APPLIED TO NEW FRAMING ONLY):

1. EXTERIOR WALL STUD: 2 x 6, STUD SPACING: 16"
2. INTERIOR WALL STUD: 2 x 4, STUD SPACING: 16"
3. BASEMENT WALL STUD: 2 x 4, STUD SPACING: 16"

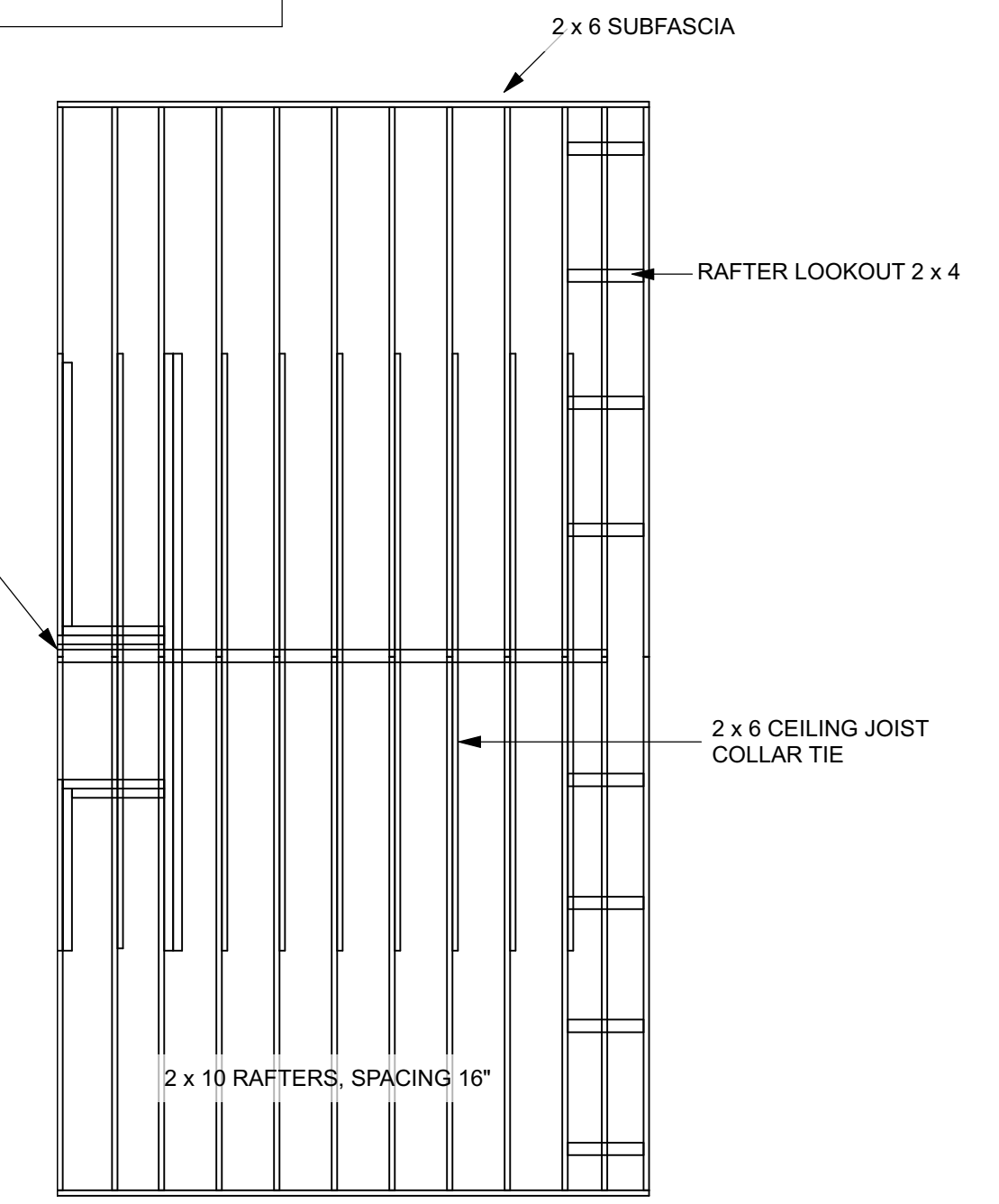
WINDOW AND DOOR HEADER SELECTION GUIDELINES:

- 2 PCS OF LUMBER HEADERS USED FOR EACH WINDOW OR DOOR
- FOR WINDOW/DOOR WIDTH 24" OR 36":
HEADER SIZE: 2 x 6
- FOR WINDOW/DOOR WIDTH 48":
HEADER SIZE: 2 x 8
- FOR GARAGE DOOR:
HEADER SIZE: 2 x 12

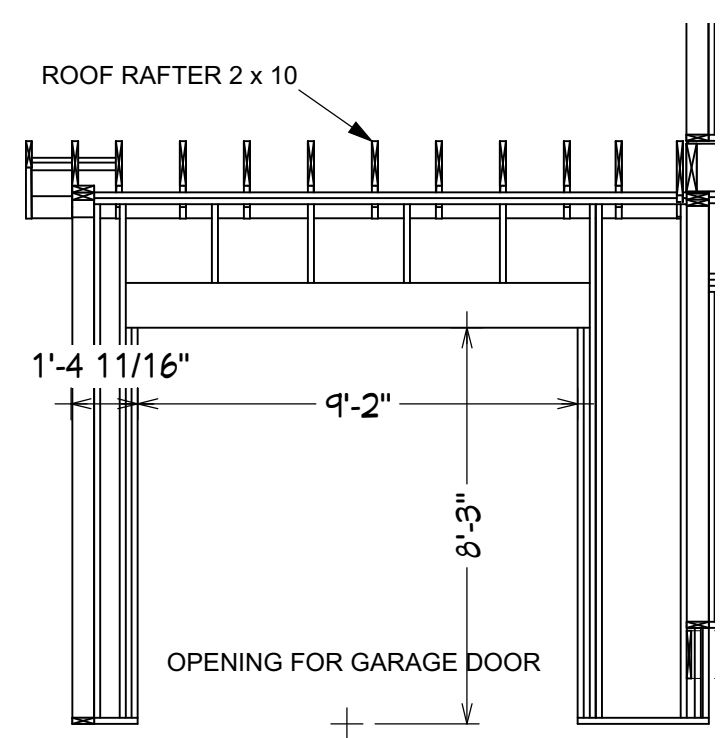


③ GARAGE SIDE WALL FRAMING (W/ GABLE ROOF)
SCALE: 1/4" = 1'-0"

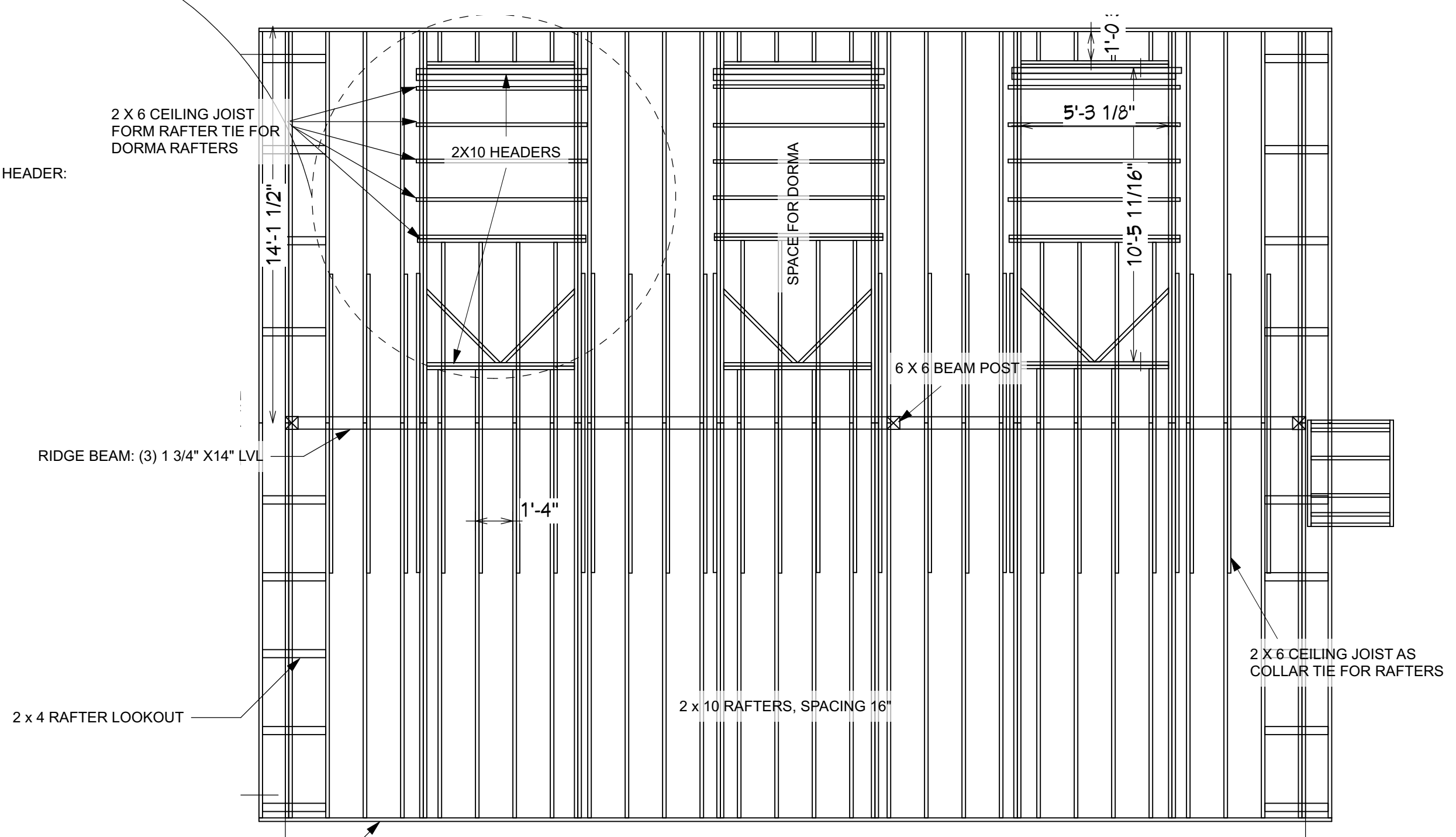
ROOF PITCH 8/12; ROOF OVERHAND 1'



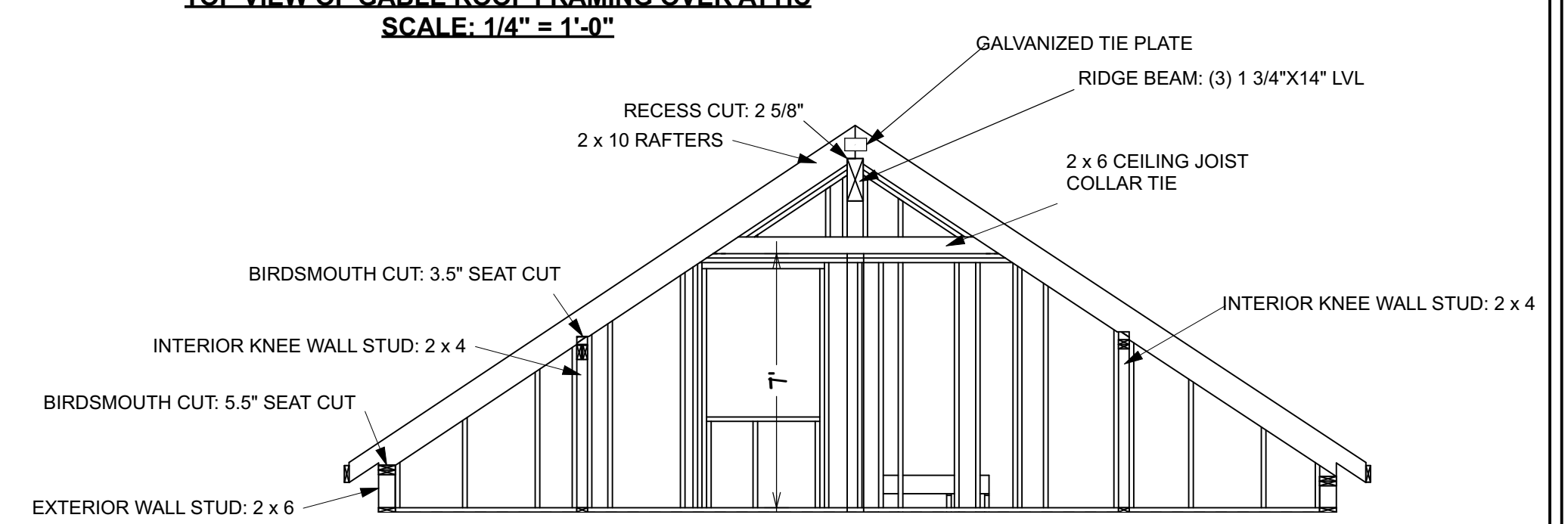
④ TOP VIEW OF GABLE ROOF FRAME AT GARAGE
SCALE: 1/4" = 1'-0"



④ GARAGE FRONT WALL FRAMING
SCALE: 1/4" = 1'-0"

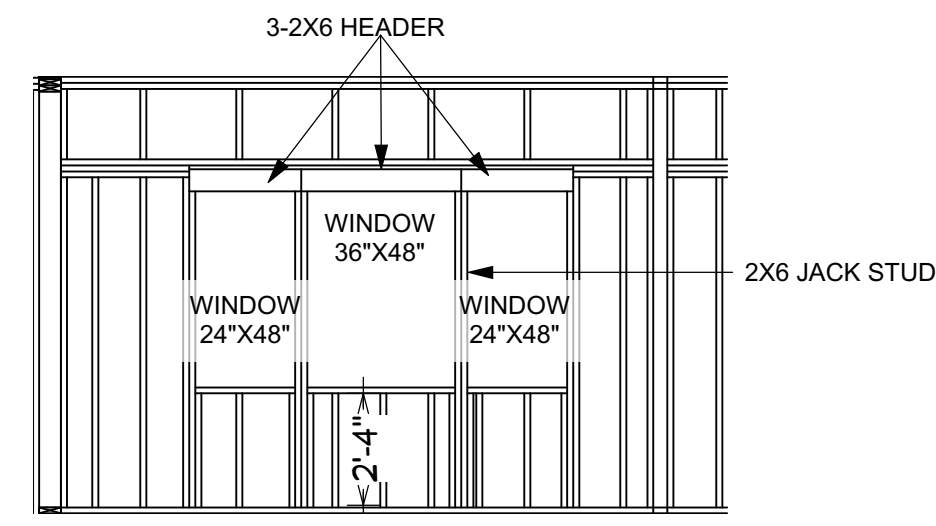


⑤ TOP VIEW OF GABLE ROOF FRAMING OVER ATTIC
SCALE: 1/4" = 1'-0"

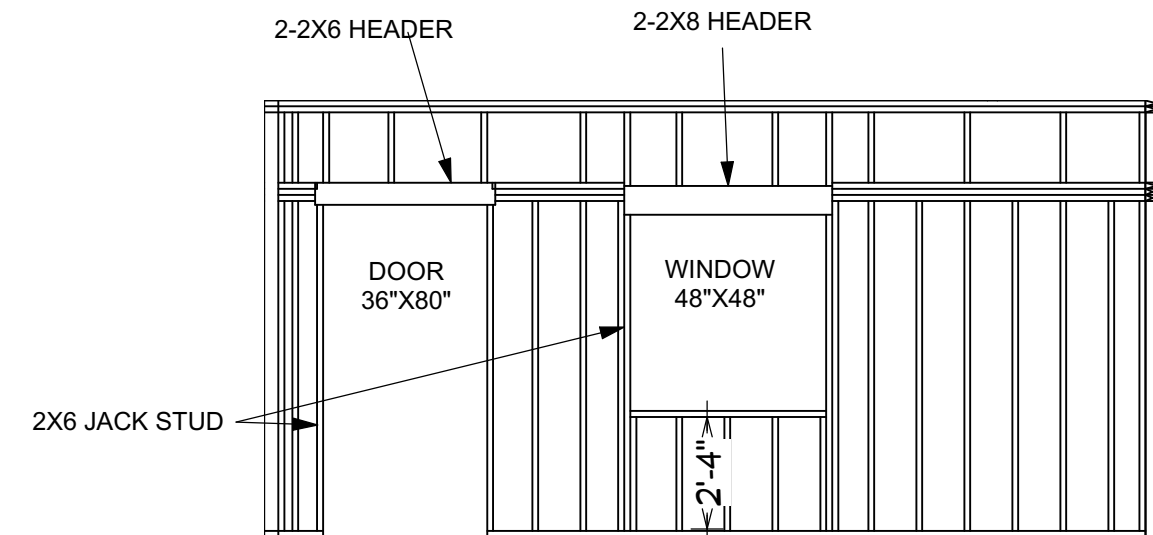


⑥ CROSS-SECTION OF GABLE ROOF FRAME AT THE ATTIC
ROOF PITCH 8/12; ROOF OVERHAND 1'

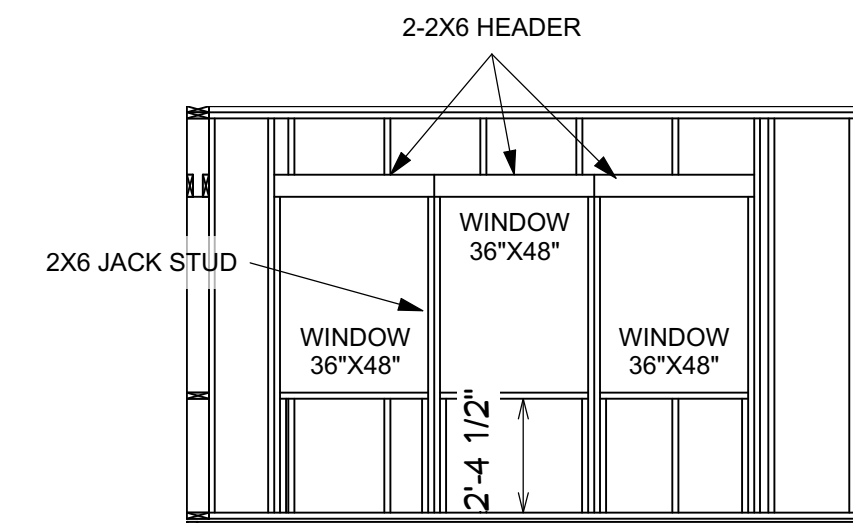
FRAMING FOR EXTERIOR WINDOWS AND DOORS



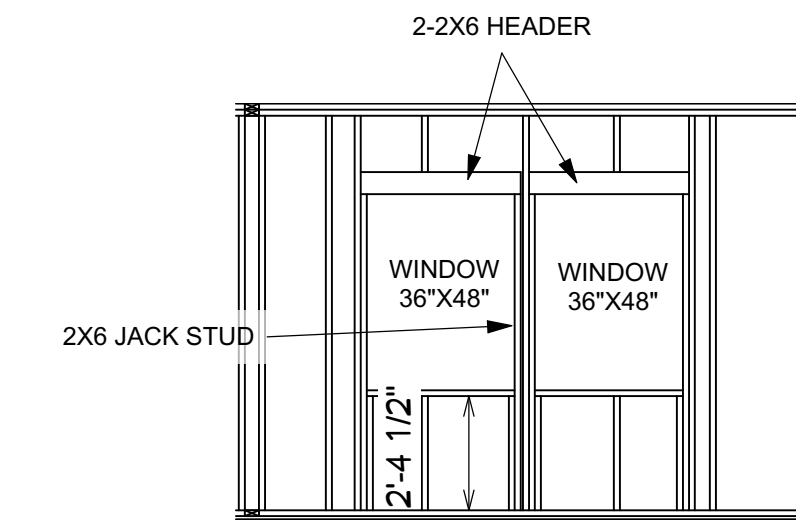
FRONT WINDOW IN DINNING ROOM - FIRST FLOOR
SCALE 1/4" = 1'-0"



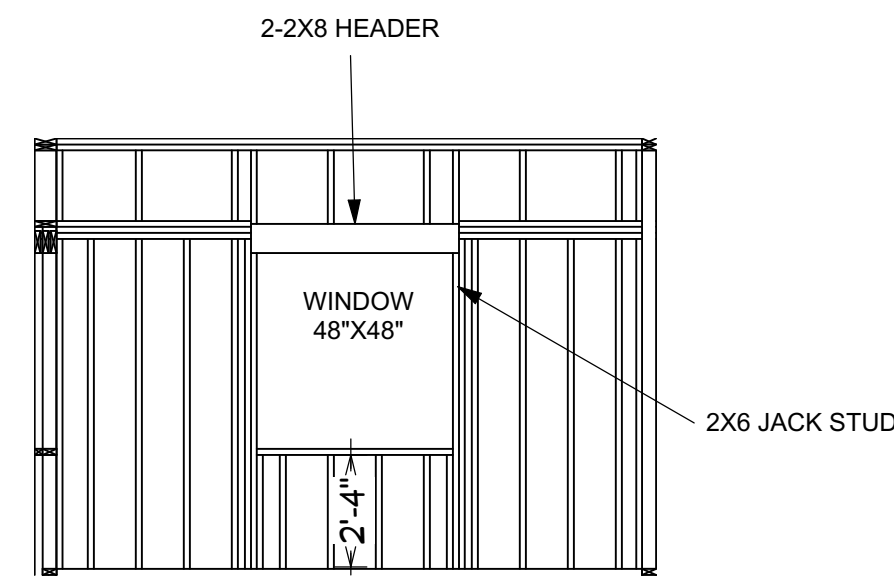
FRONT DOOR & WINDOW IN LIVING ROOM - FIRST FLOOR
SCALE 1/4" = 1'-0"



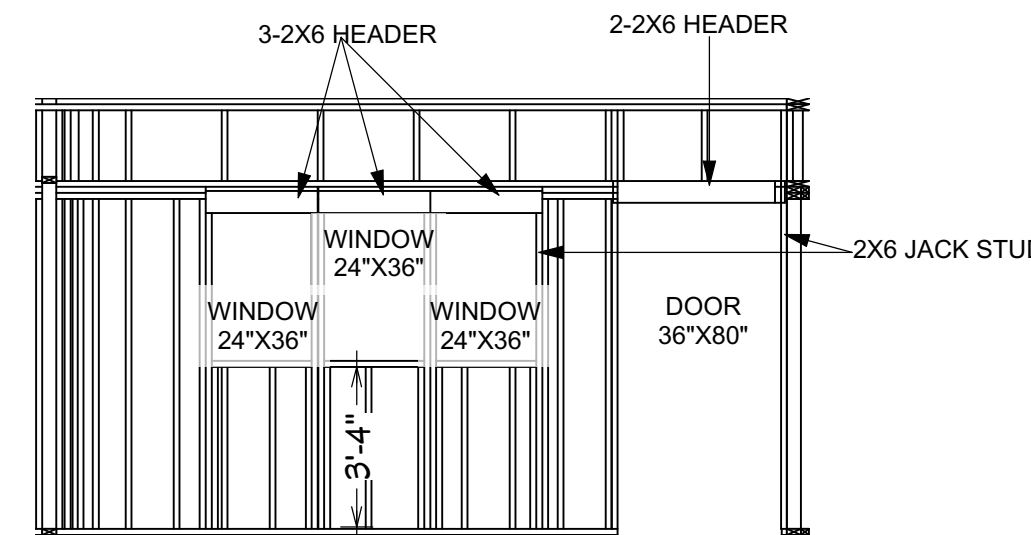
FRONT WINDOW IN PRIMARY BR - SECOND FLOOR
SCALE 1/4" = 1'-0"



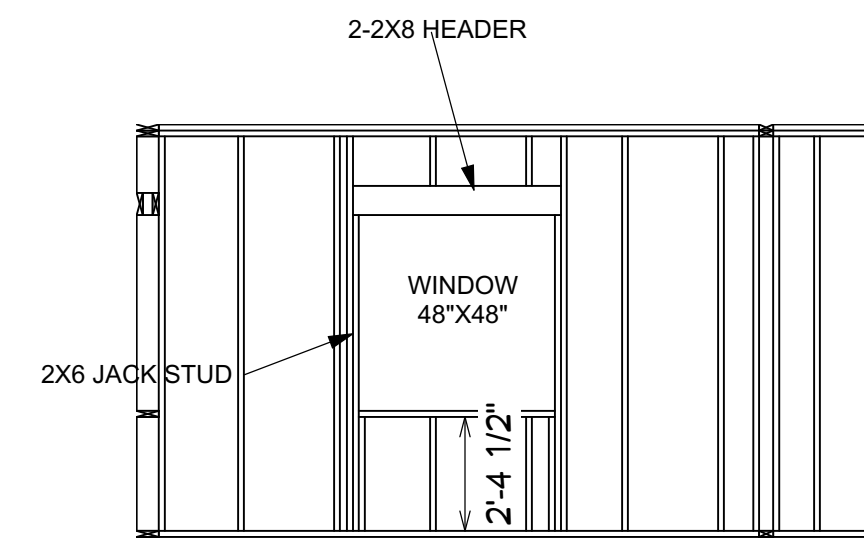
FRONT WINDOW IN BR 3 - SECOND FLOOR
SCALE 1/4" = 1'-0"



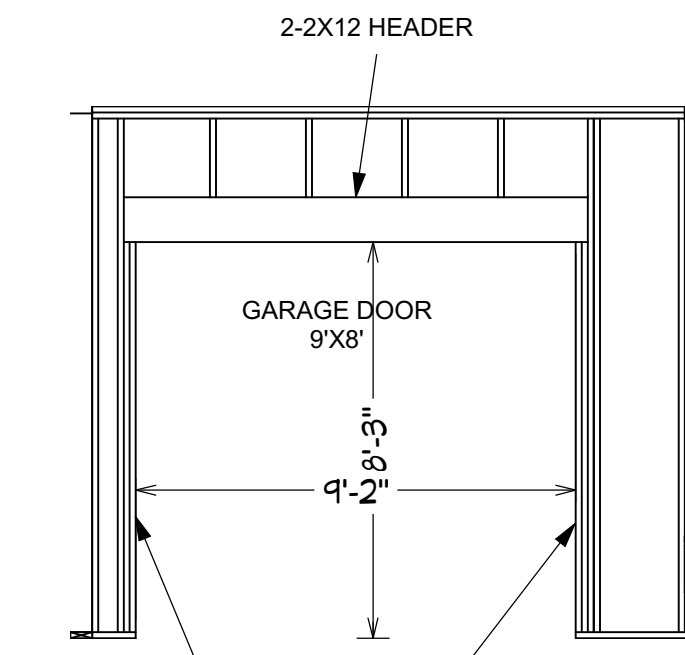
BACK WINDOW IN BR 1 - FIRST FLOOR
SCALE 1/4" = 1'-0"



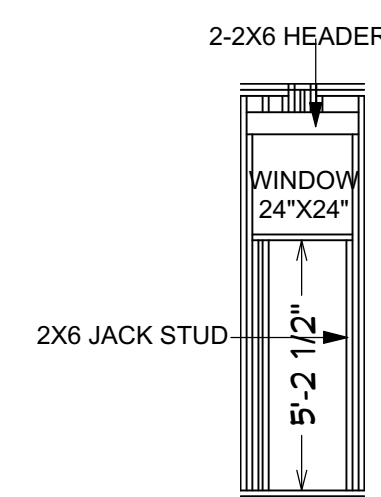
BACK DOOR & WINDOW IN KITCHEN - FIRST FLOOR
SCALE 1/4" = 1'-0"



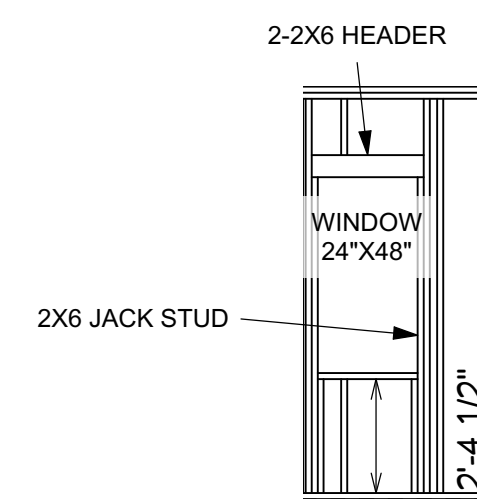
BACK WINDOW IN BR 2 - SECOND FLOOR
SCALE 1/4" = 1'-0"



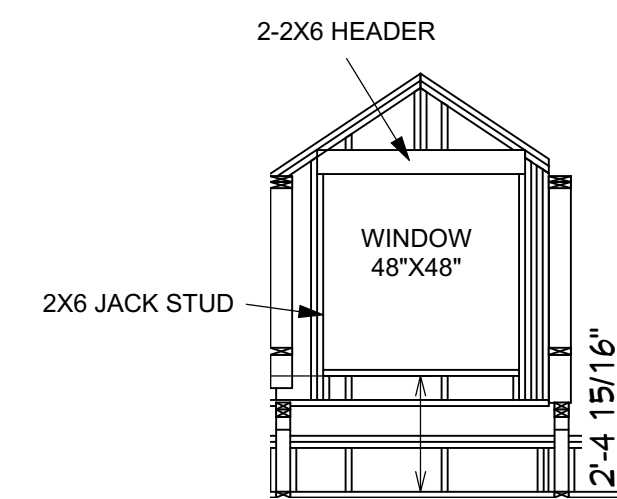
GARAGE DOOR AT FRONT
SCALE 1/4" = 1'-0"



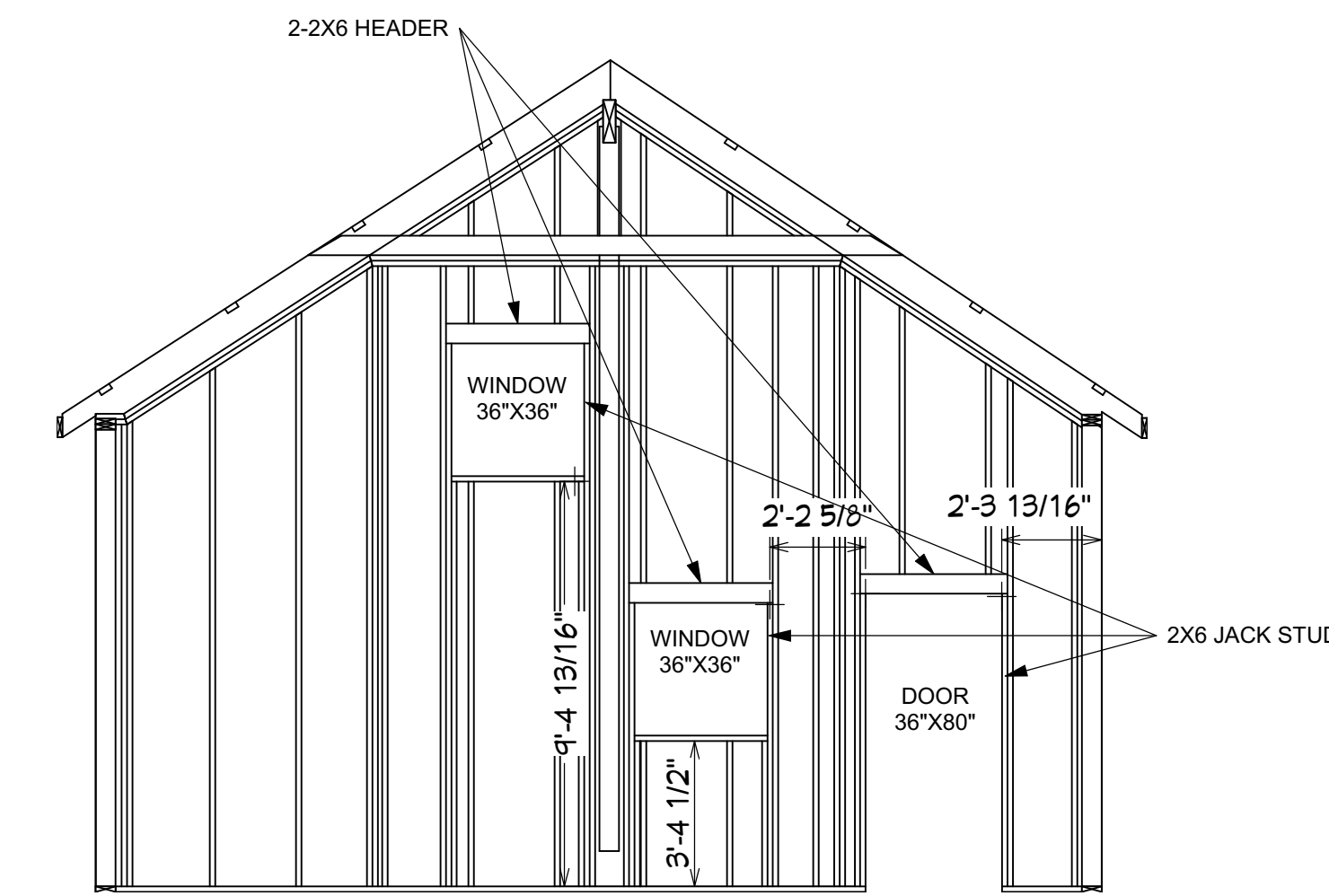
SINGLE 24"X24" WINDOW IN BATHROOMS
SCALE 1/4" = 1'-0"



SINGLE 24"X48" WINDOW IN ALL ROOMS
SCALE 1/4" = 1'-0"



DORMA WINDOW IN ATTIC
SCALE 1/4" = 1'-0"

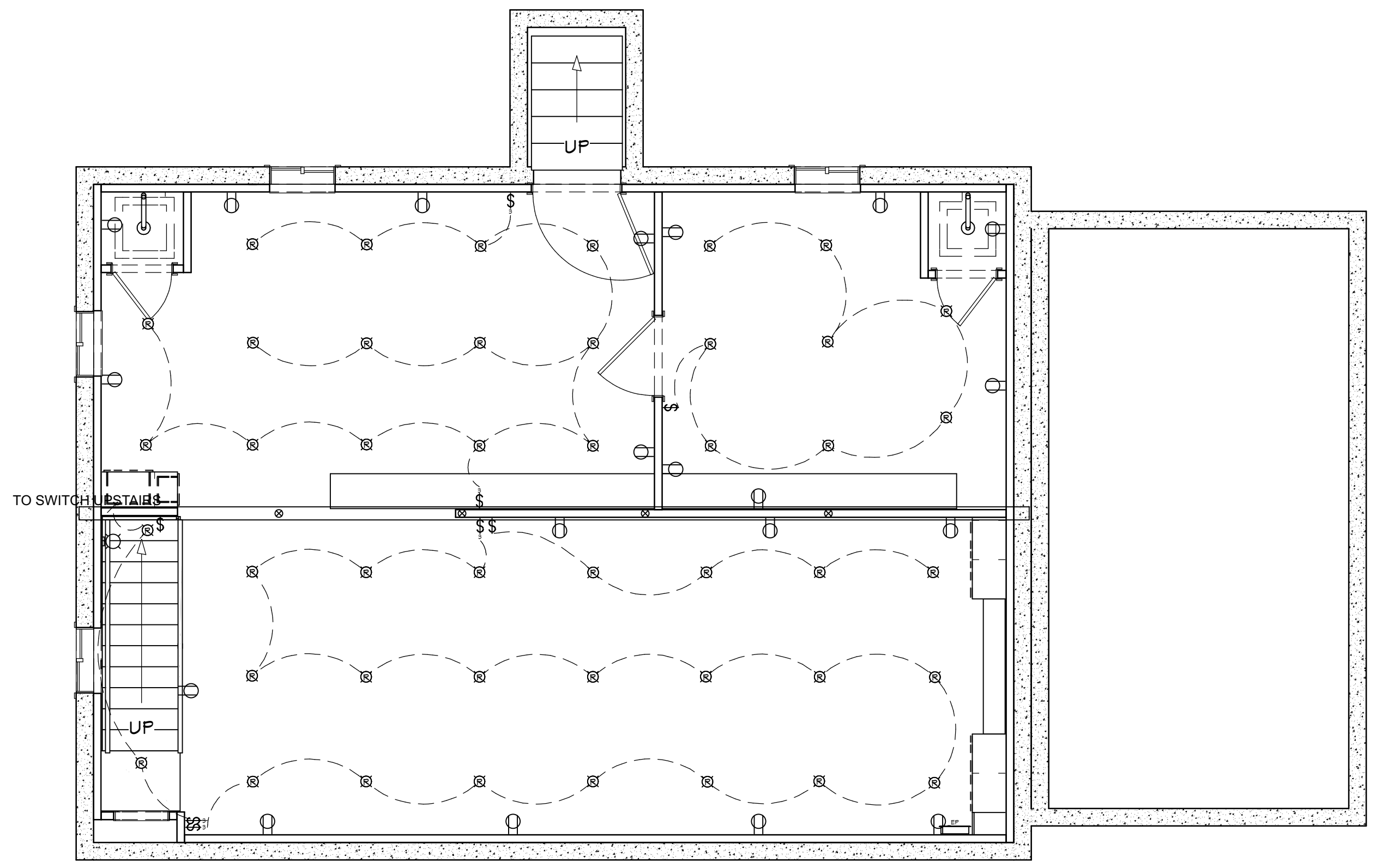


WINDOWS AND DOOR IN GARAGE
SCALE 1/4" = 1'-0"

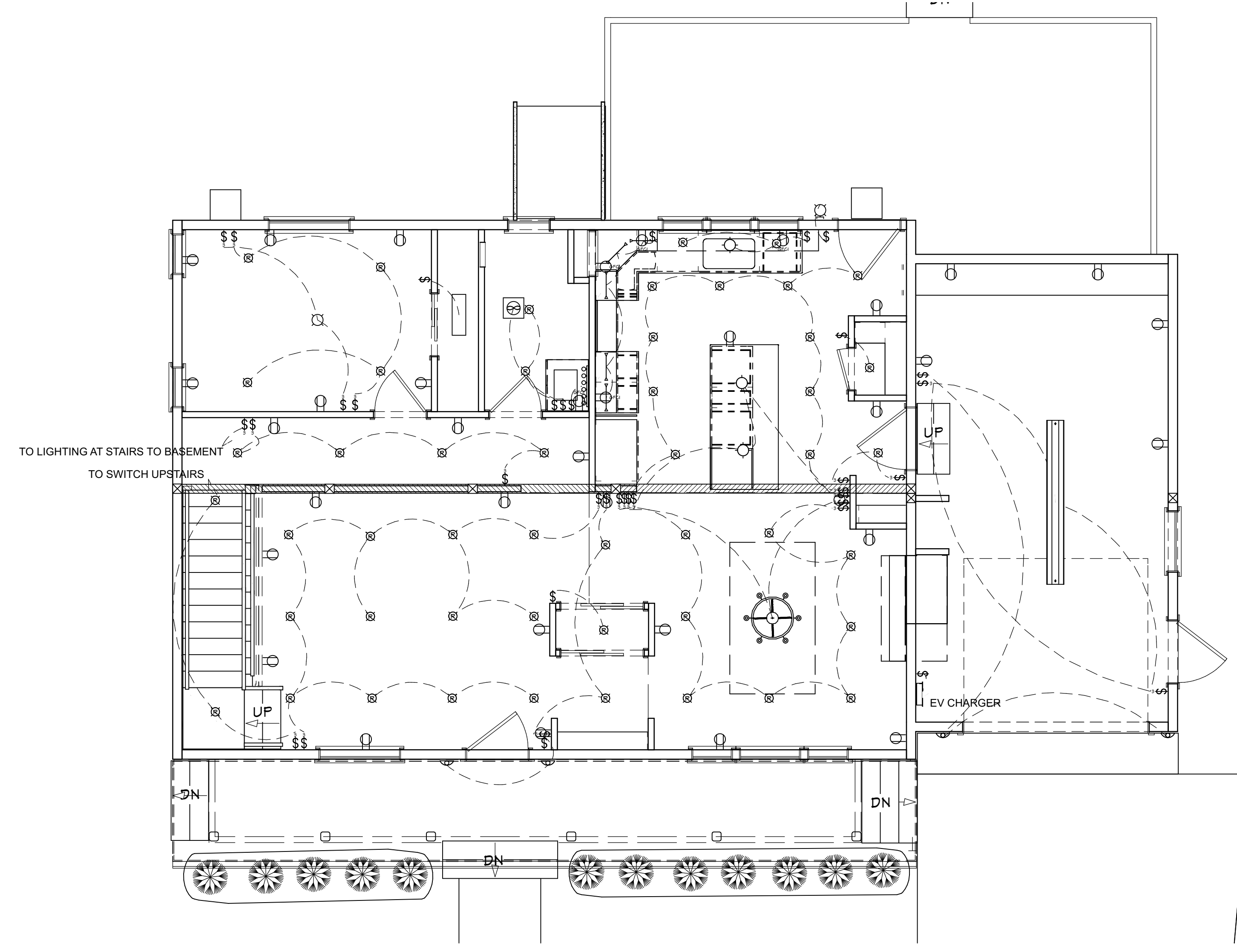
FRAMING FOR INTERIOR DOORS

DOOR WIDTH 36" AND LESS:
- HEADER: 2-2X6
- JACK STUD NUMBER: 1

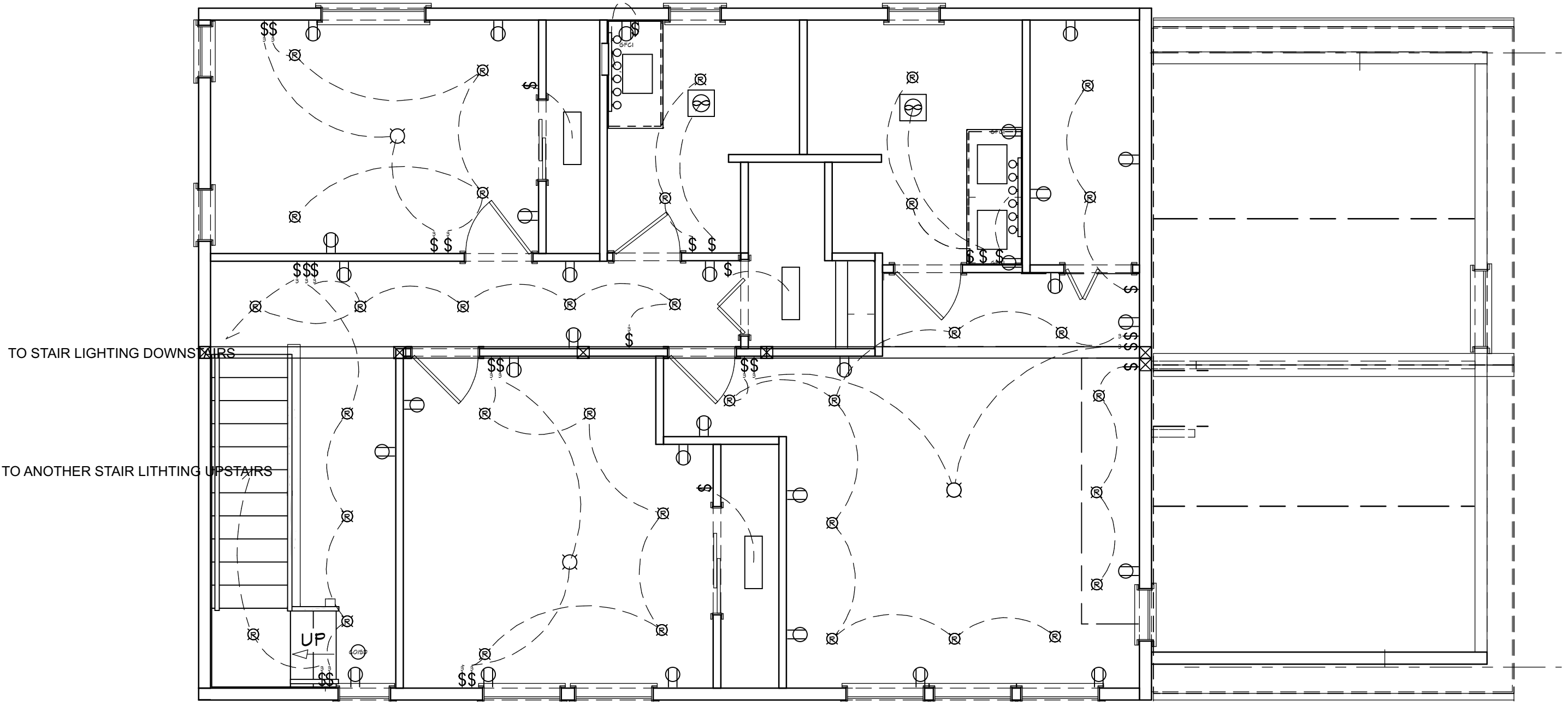
DOOR WIDTH 48":
- HEADER 2-2X8
- JACK STUD NUMBER: 1



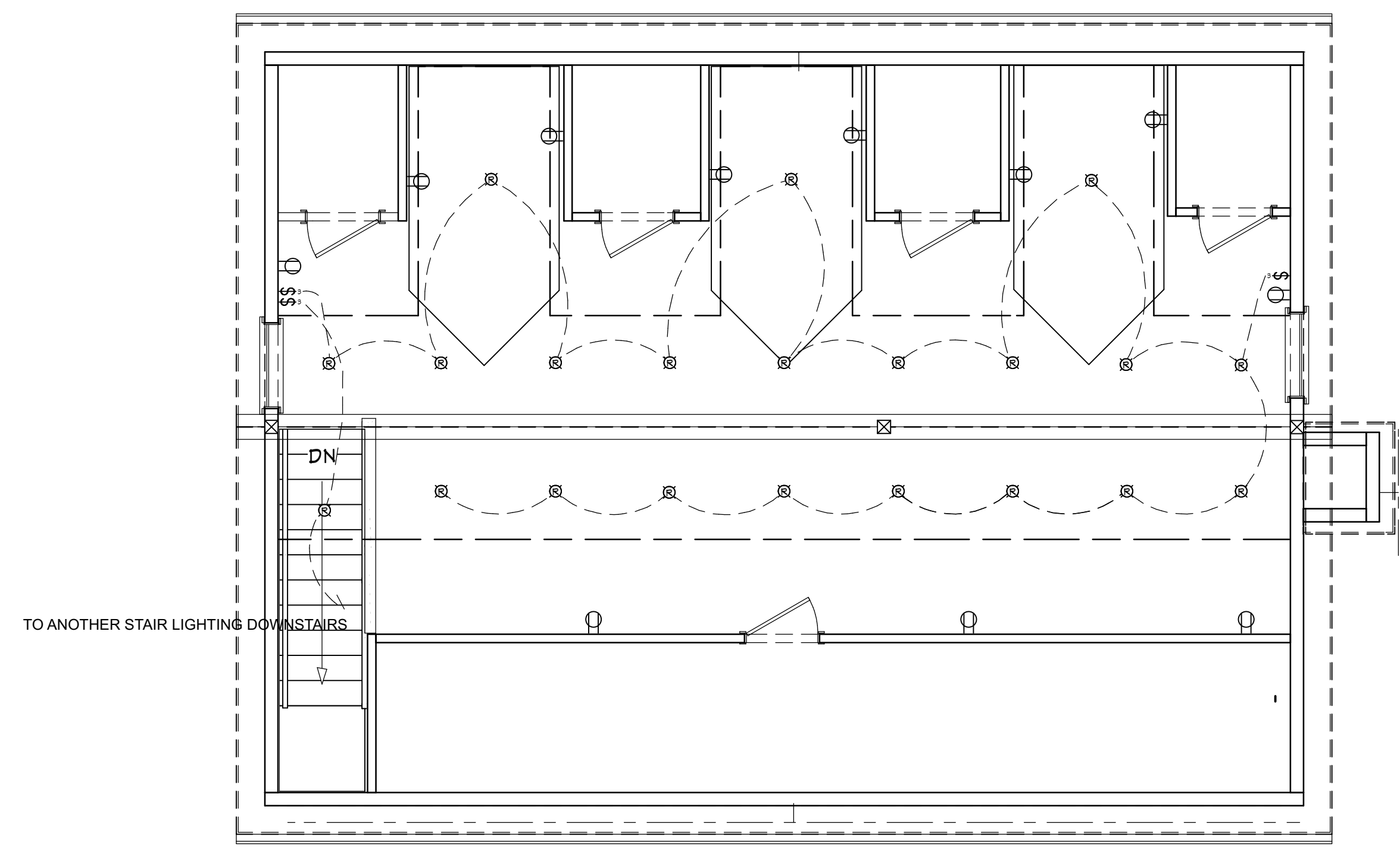
BASEMENT POWER PLAN



FIRST FLOOR POWER PLAN

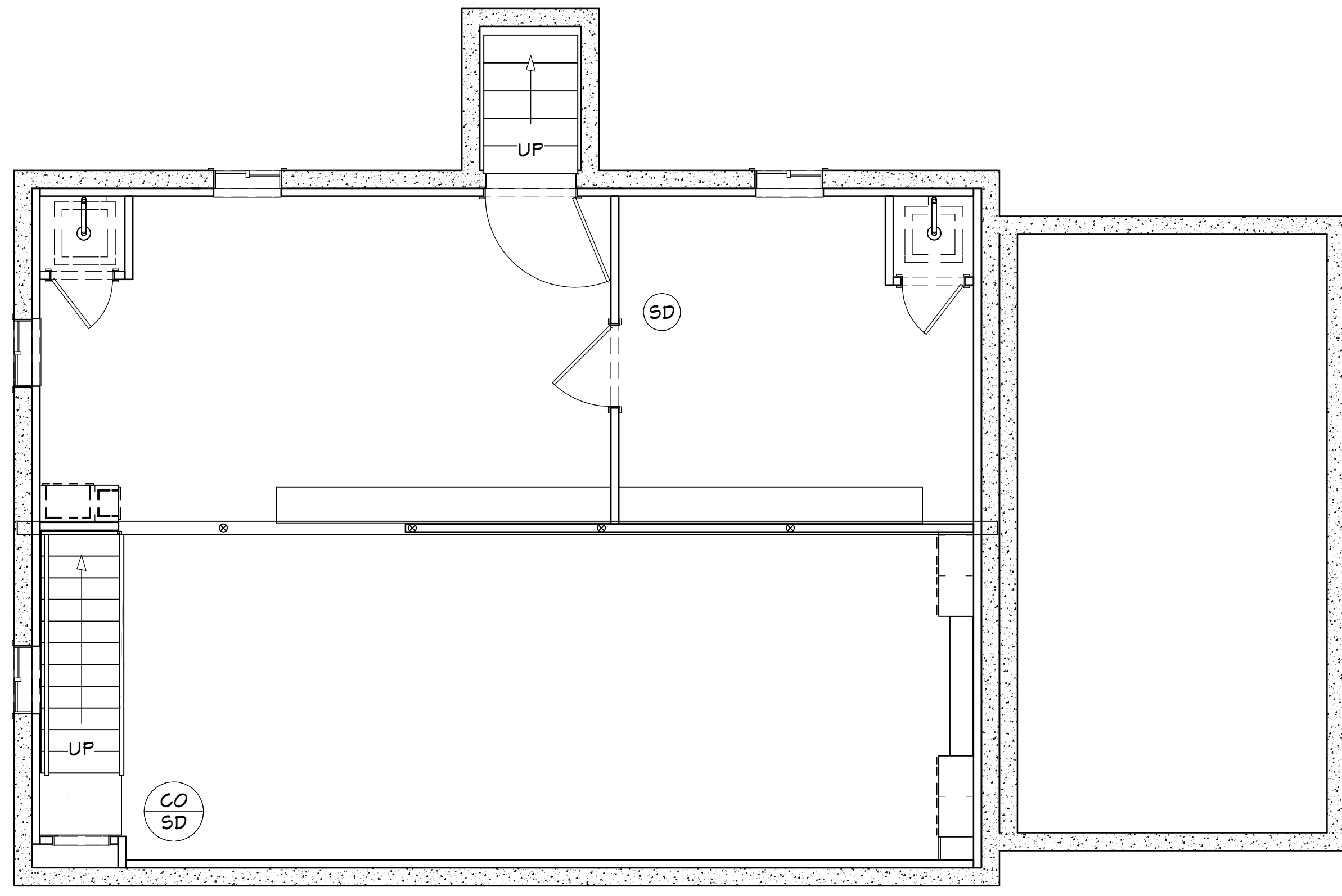


SECOND FLOOR POWER PLAN



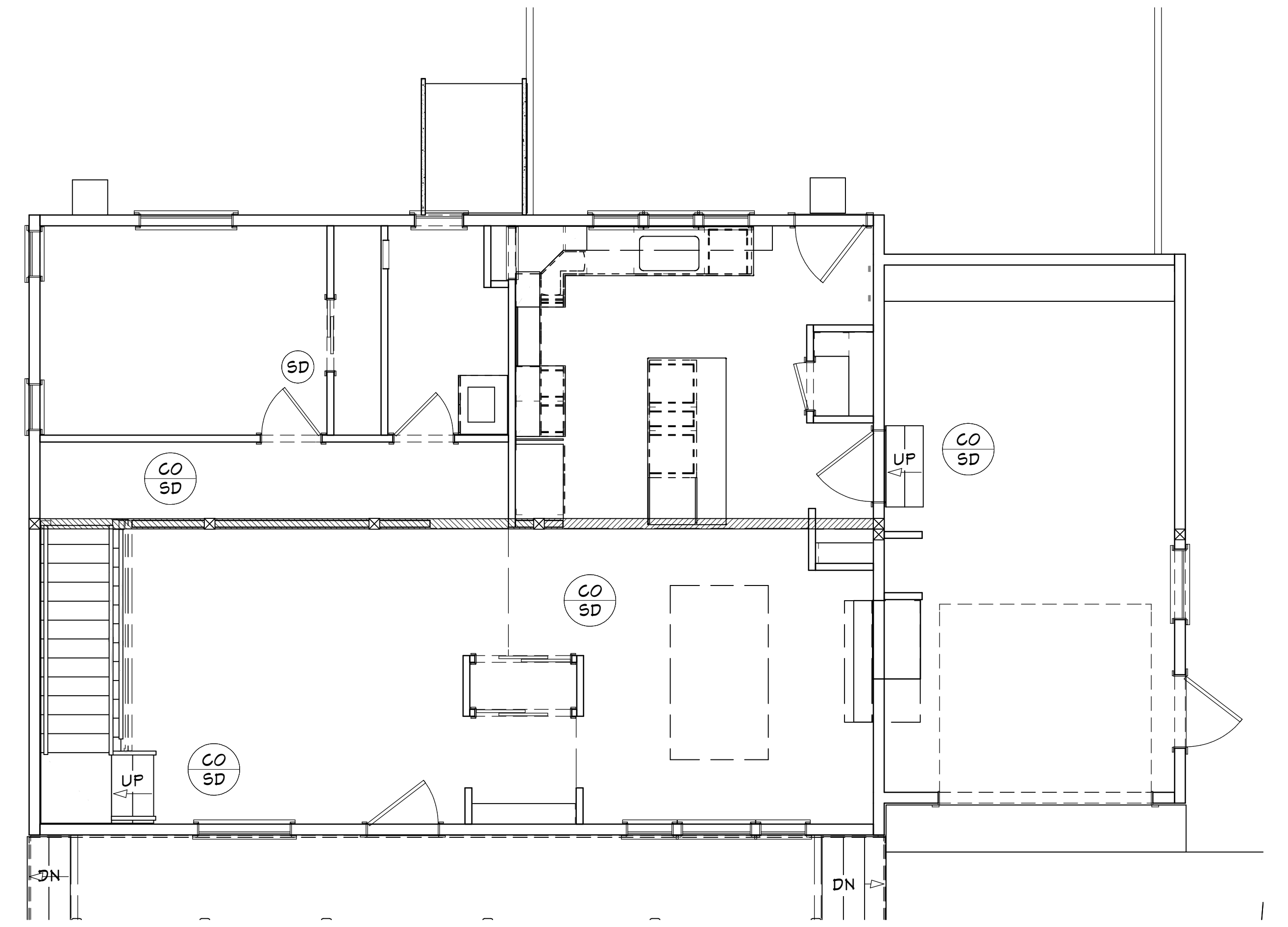
ATTIC POWER PLAN

BOSINA LLC	
NO. V1	DESCRIPTION INITIAL PLAN
BY JQ	DATE 09/28/2025
SHEET TITLE: POWER PLAN	
PROJECT DESCRIPTION: 26 REED ST, ARLINGTON	
DRAWINGS PROVIDED BY: JQ	
DATE: 9/28/2025	
SCALE: 1/4" = 1'-0"	
SHEET: A-6	

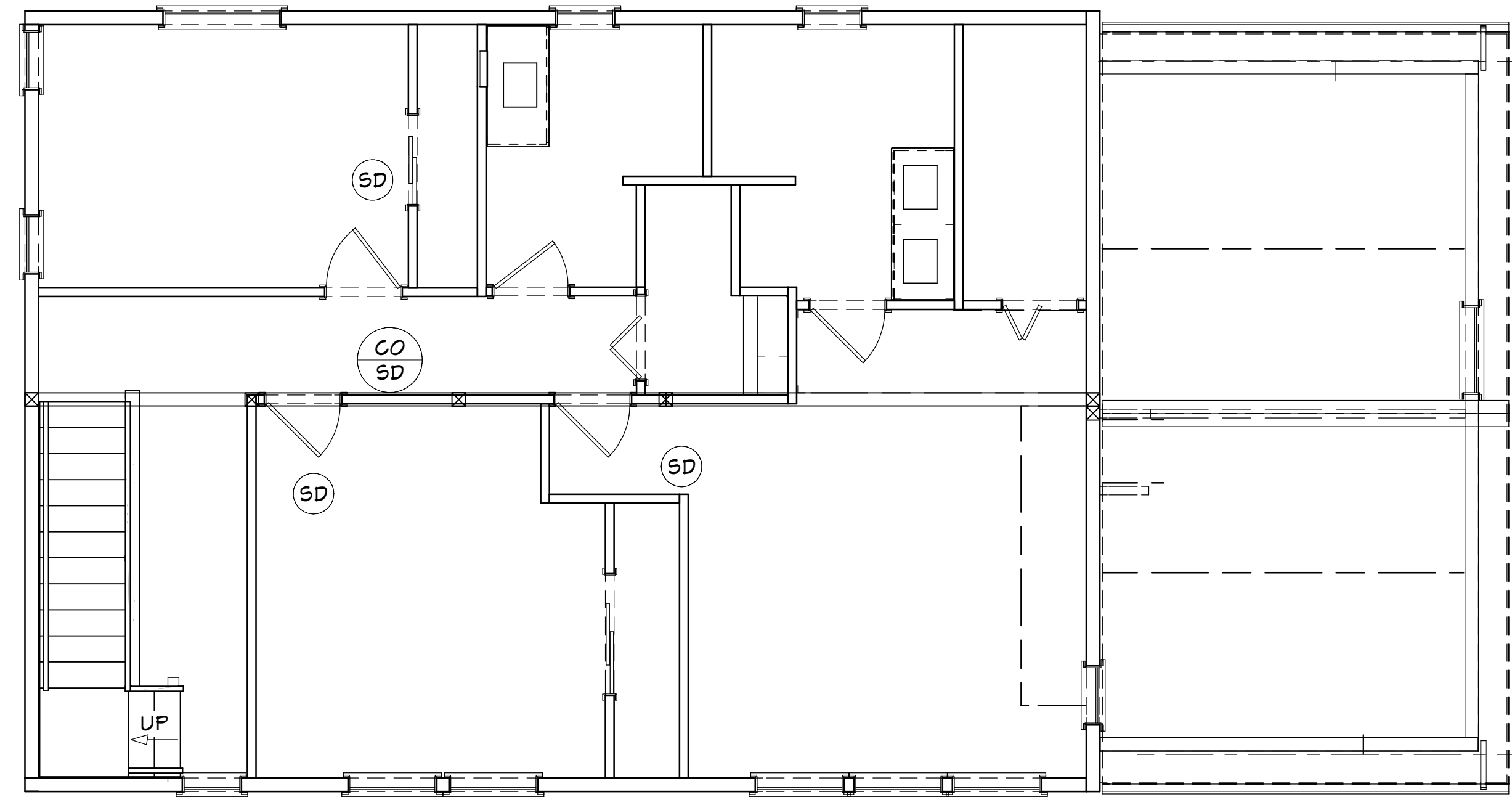


BASEMENT

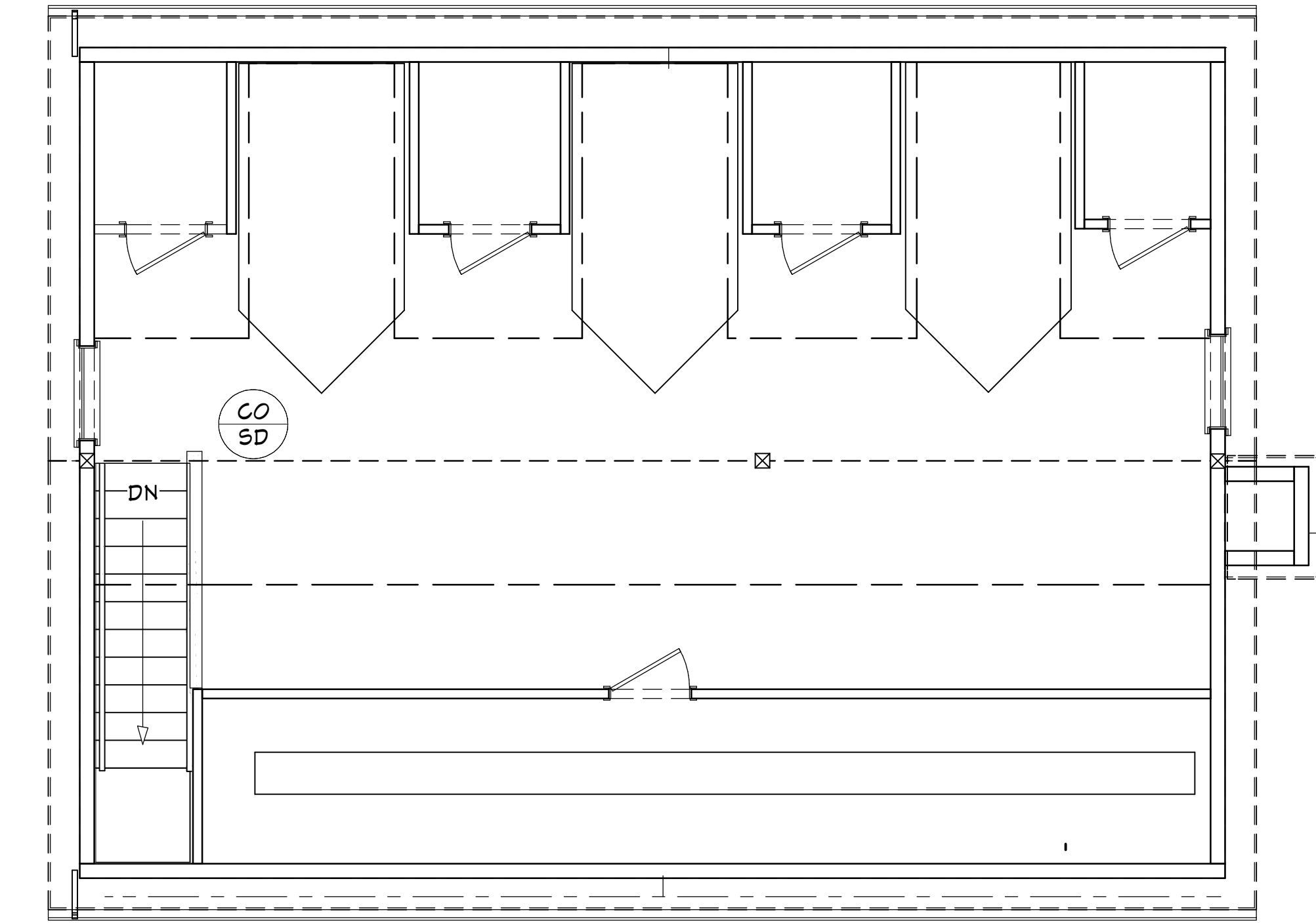
CO
SD
 COMBINATION PHOTOELECTRIC CO2
AND SMOKE DETECTOR
 SD
 SMOKE DETECTOR



FIRST FLOOR



SECOND FLOOR



ATTIC

DATE	09/28/2025
BY	JQ
DESCRIPTION	INITIAL PLAN
NO.	V1

PROJECT DESCRIPTION:
26 REED ST, ARLINGTON

SHEET TITLE:
SMOKE/CO DETECTOR PLAN

DRAWINGS PROVIDED BY:
JQ

DATE:
09/28/2025

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

SHEET:

A-6

BOSINA LLC