

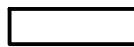

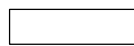



**PROPOSED ATTIC
DORMER ADDITION AT
311 ASHMONT STREET
DORCHESTER, MASSACHUSETTS**

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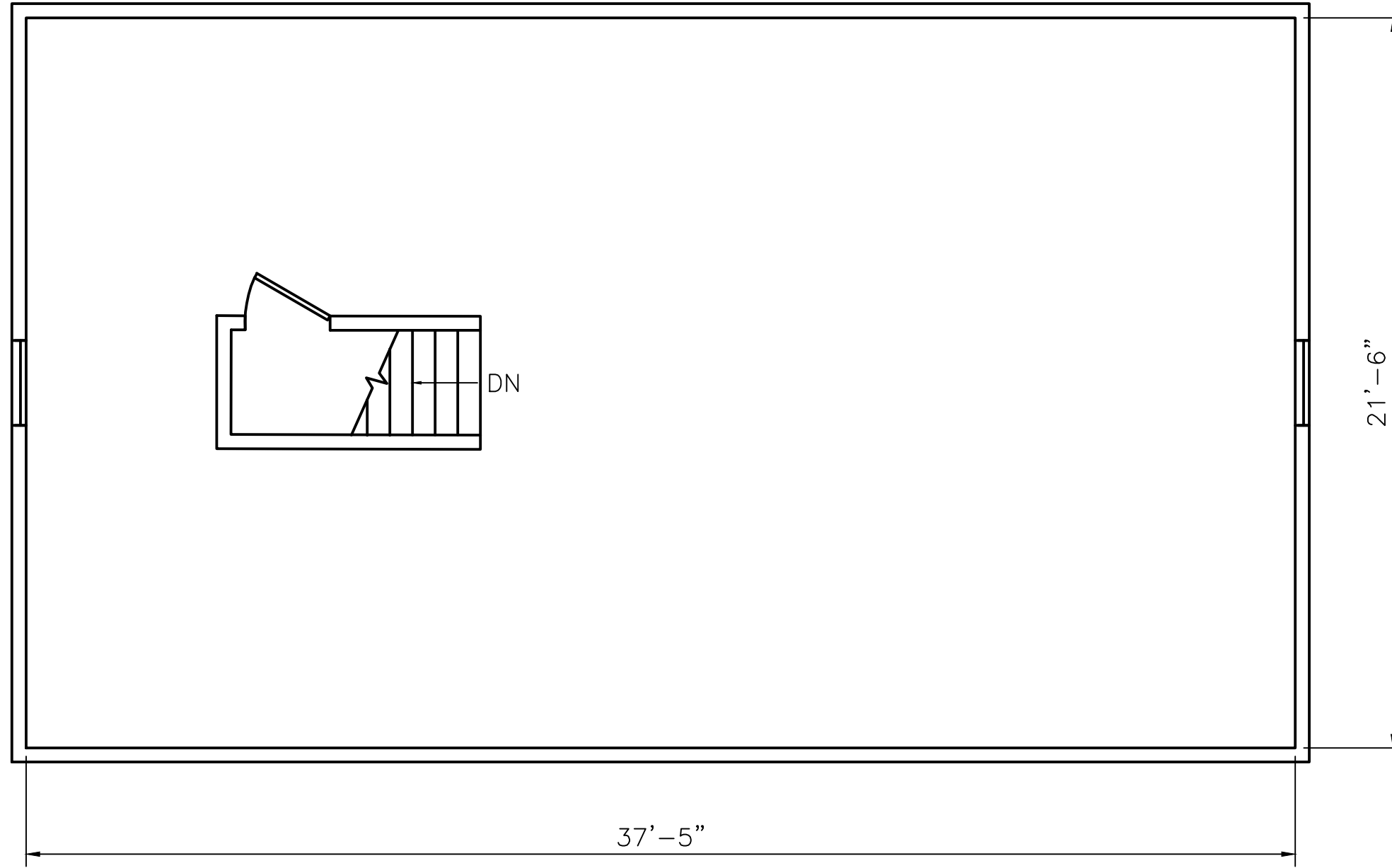
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LEGEND

	EXISTING WALL
	NEW WALL CONSTRUCTION
	NEW WALL CONSTRUCTION HIDDEN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BATHROOM EXHAUST VENT

GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. ALL BATHROOM WINDOWS SHALL BE TEMPERED GLASS.
8. CONCRETE AND REBARS STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY



EXISTING ATTIC FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

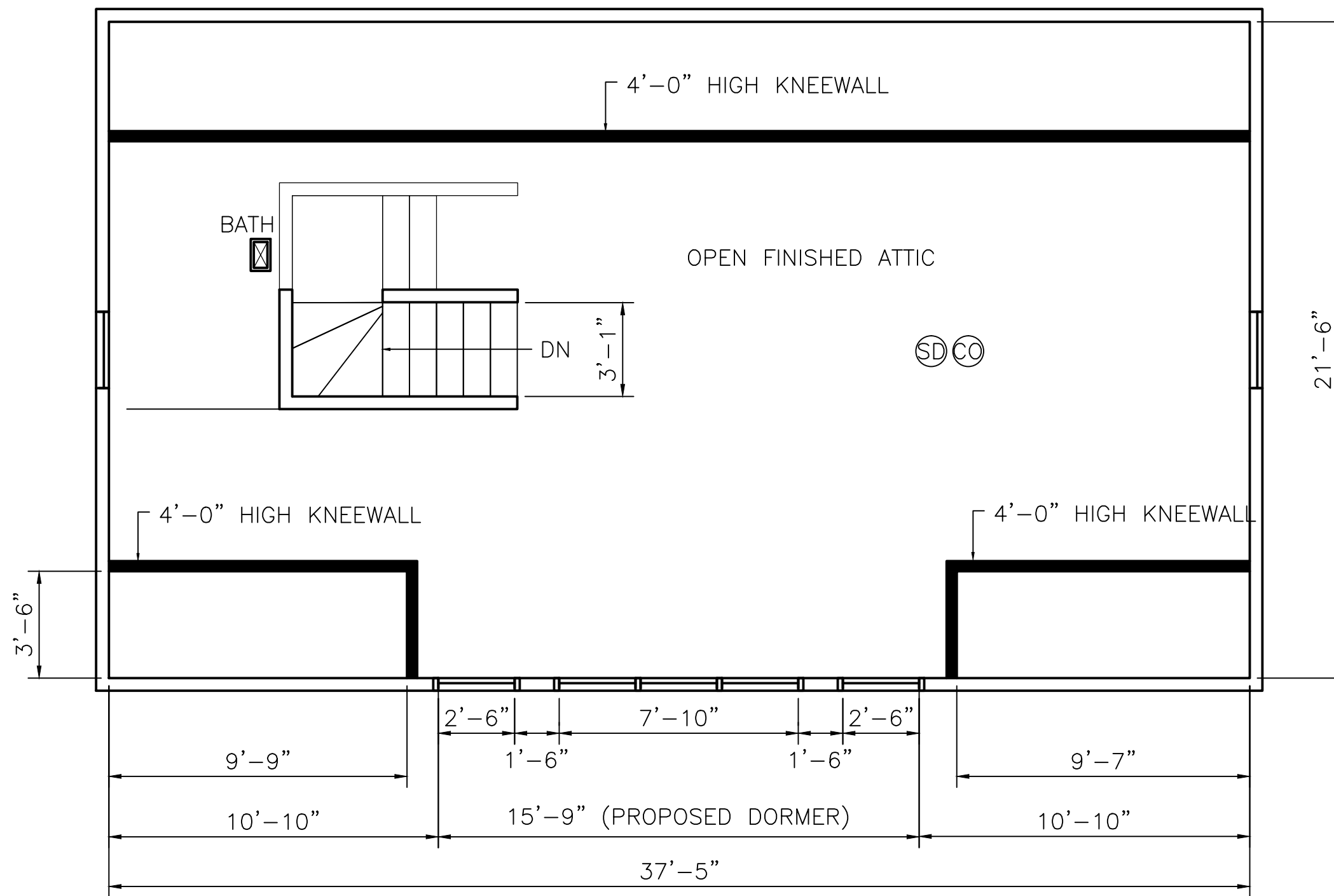
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A-1

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617-797-6637

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DORMER ADDITION CONSTRUCTION
311 ASHMONT STREET,
BOSTON, MASSACHUSETTS

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PROPOSED ATTIC FLOOR PLAN

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

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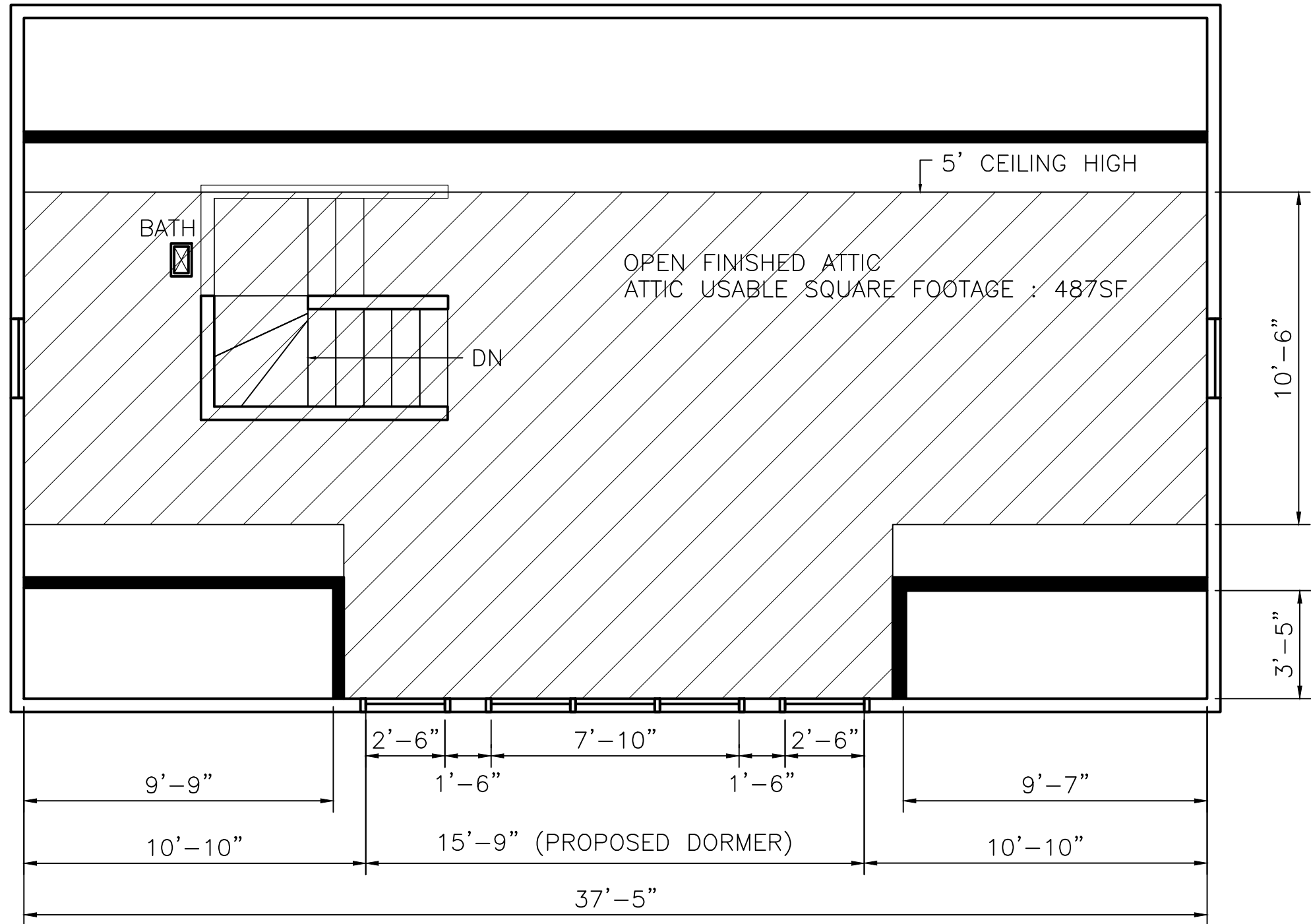
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DORMER ADDITION CONSTRUCTION
311 ASHMONT STREET,
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LOT: 8,400SF
 LIVING AREA: 2,902SF
 1F7000 FLOOR AREA RATIO MAX.= 0.4
 PROPOSED LIVING AREA: 2,902SF + 487SF = 3,389SF
 FLOOR AREA RATIO MAX: 3,389SF : 8,400SF = 0.4



PROPOSED ATTIC FLOOR SQUARE FOOTAGE

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

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EXISTING FRONT ELEVATION VIEW
SCALE: $\frac{3}{16}$ " = 1'-0"



PROPOSED FRONT ELEVATION VIEW
SCALE: $\frac{3}{16}$ " = 1'-0"

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EXISTING RIGHT ELEVATION VIEW

SCALE: $\frac{3}{16}$ " = 1'-0"



PROPOSED RIGHT ELEVATION VIEW

SCALE: $\frac{3}{16}$ " = 1'-0"

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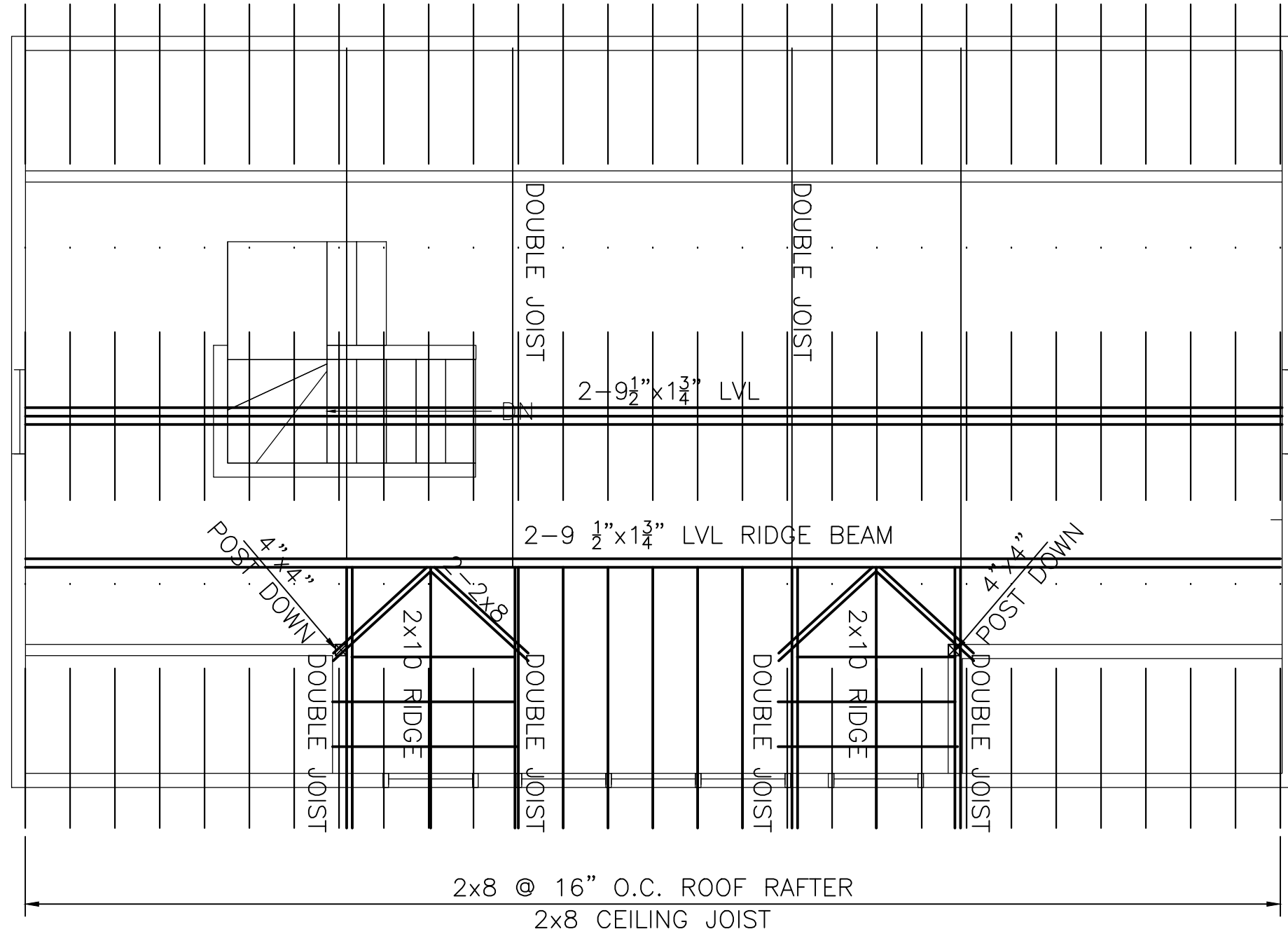


EXISTING LEFT ELEVATION VIEW
SCALE: $\frac{3}{16}'' = 1'-0''$



PROPOSED LEFT ELEVATION VIEW
SCALE: $\frac{3}{16}'' = 1'-0''$

DORMER CONSTRUCTION MATERIAL
 WALL = 2x4 @ STUD WALL
 SHEATHING = $\frac{1}{2}$ "
 DORMER ROOF SHEATHING = $\frac{1}{2}$ "
 DORMER ROOF = 30 YEARS SHINGLE
 INSULATION = SPRAY FORM. R= 6.8 PER INCH

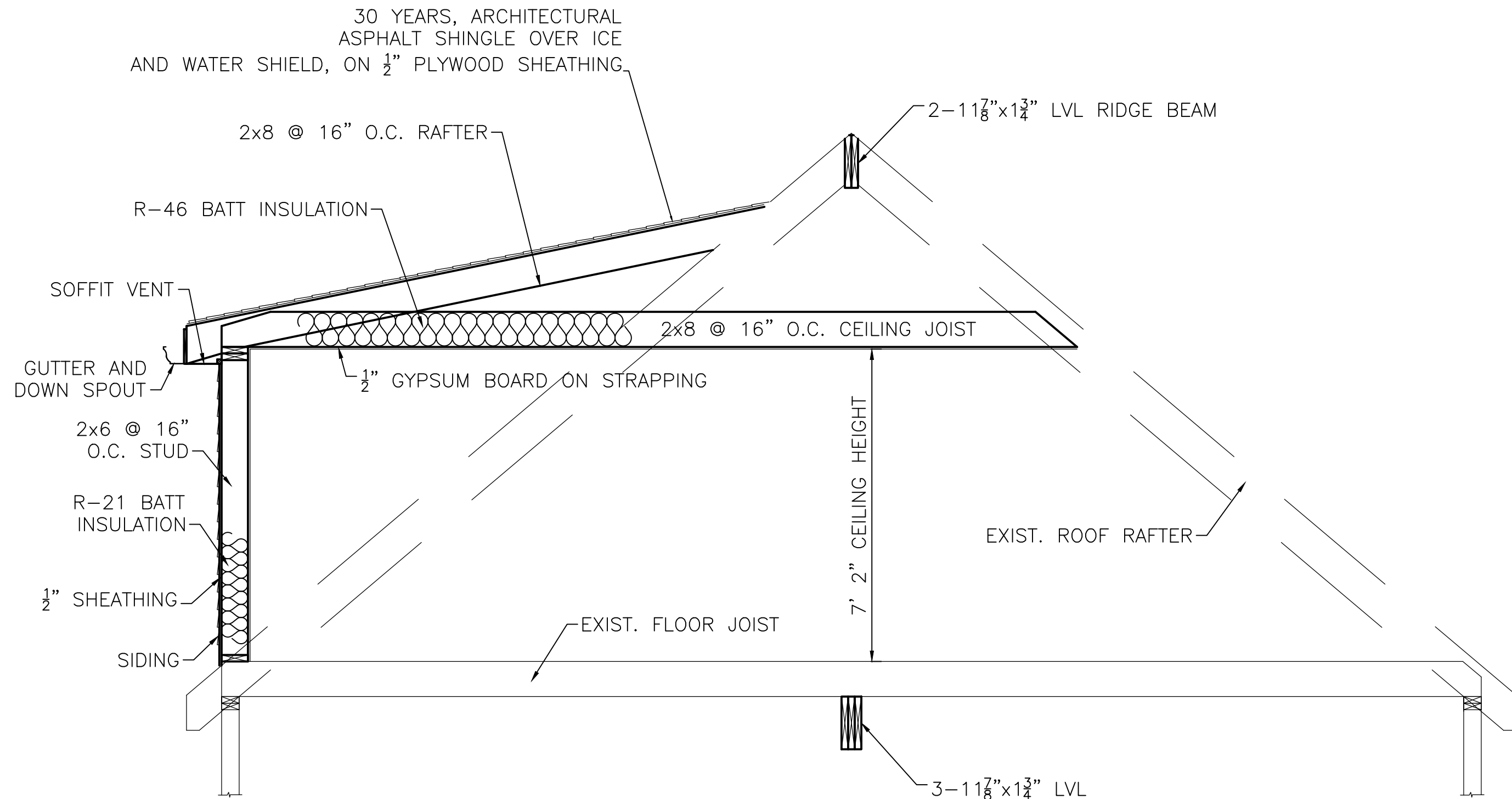


DORMER FRAMING PLAN

SCALE: $\frac{1}{4}$ " = 1'

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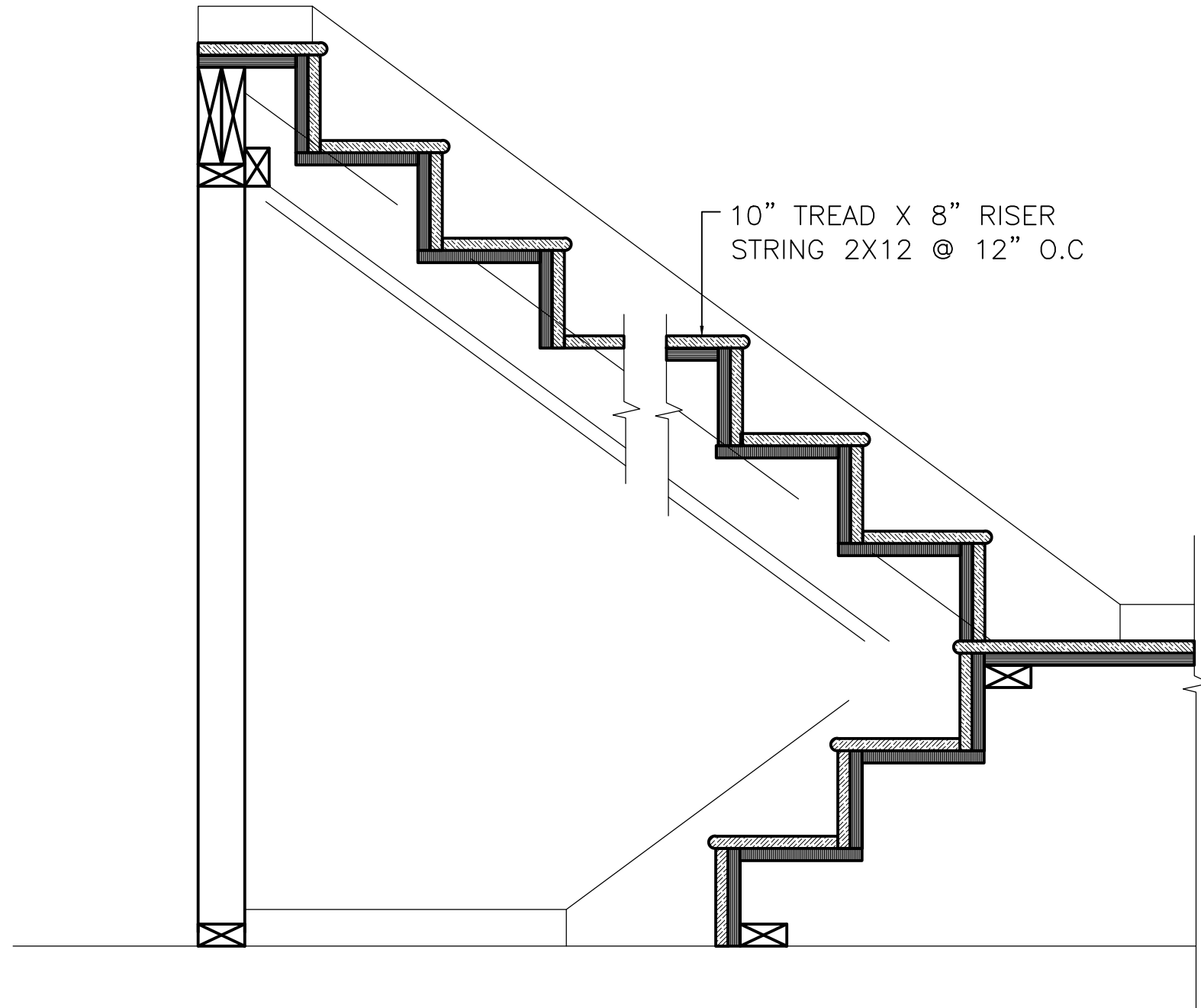


DORMER CROSS SECTION

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

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BOSTON, MASSACHUSETTS



PROPOSED NEW STAIRS

SCALE: $\frac{1}{2}$ " = 1'

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MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK STREET 2ND FLOOR ANDOVER, MA. 01810 TEL:(978) 837-3335 FAX:(978) 837-3336

MORTGAGOR: MINH TUYET LE & MINH VU TRAN

LOCATION: 311 ASHMONT STREET

CITY,STATE: BOSTON, MA

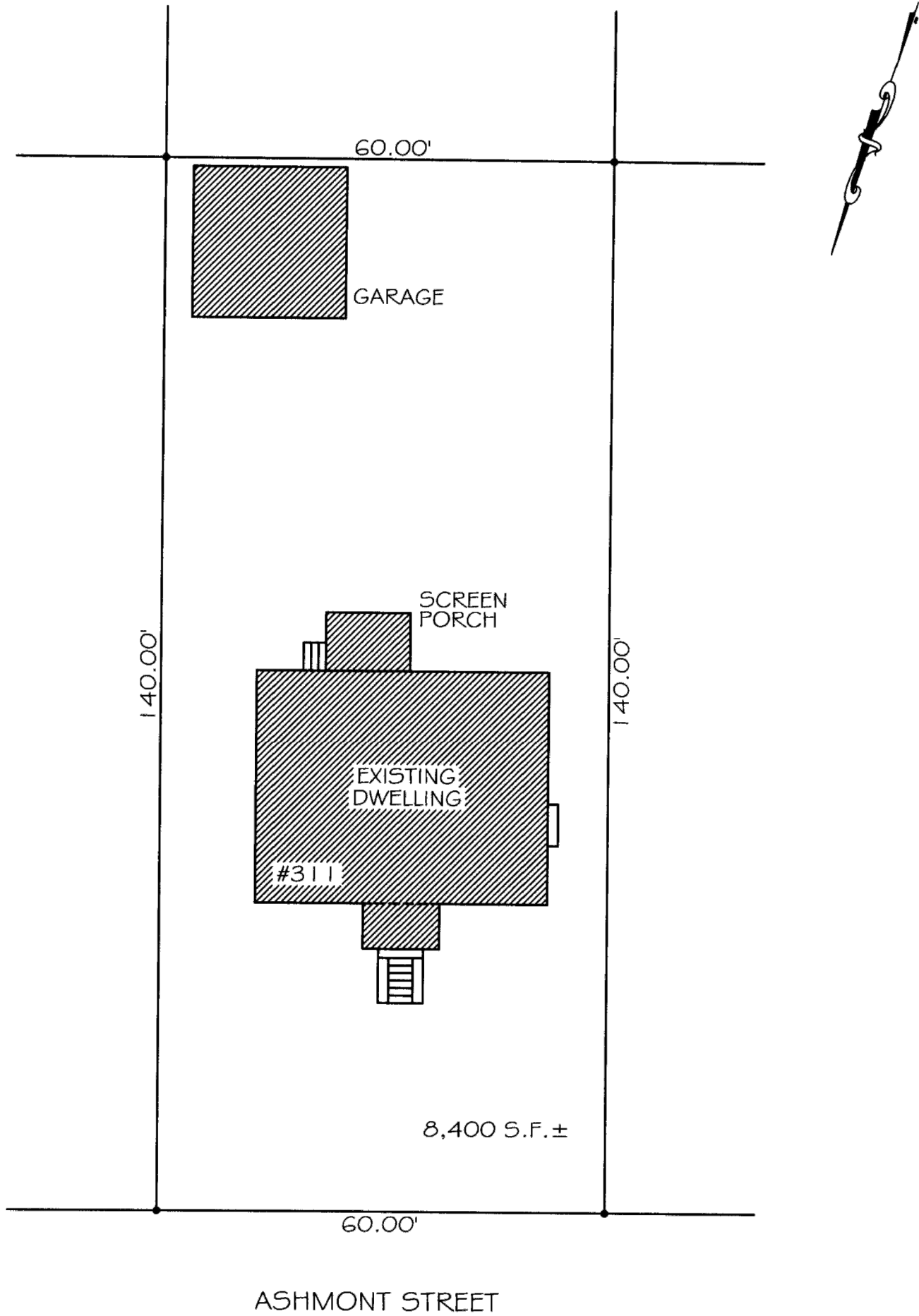
DATE: 12/15/2015

DEED REF: 16585/272

PLAN REF: ASSESSORS MAP

SCALE: 1"=20'

JOB #: 215.03766

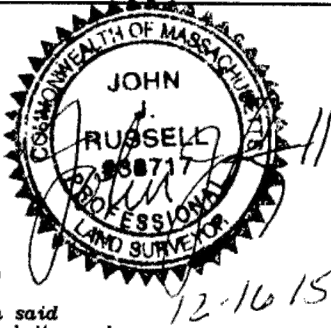


CERTIFIED TO: LEADER BANK, N.A.

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

* LOT CONFIGURATION IS BASED *
ON ASSESSOR'S INFORMATION
AND MAY NOT BE EXACT.
INSTRUMENT SURVEY IS RECOMMENDED

NOTE: This mortgage inspection was prepared specifically for mortgage purpose only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sales, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagor.



This mortgage inspection was prepared in accordance with the Technical Standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of Professional Engineers and Land Surveyors 250 CMR 605. I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40-A Sec. 7.

- 1. Property/House is not in Flood Hazard.
- 2. Property/House is in a Flood Hazard Area.
- 3. Information is insufficient to determine Flood Hazard.

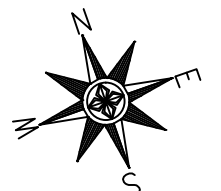
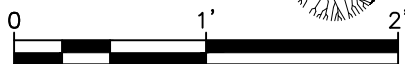
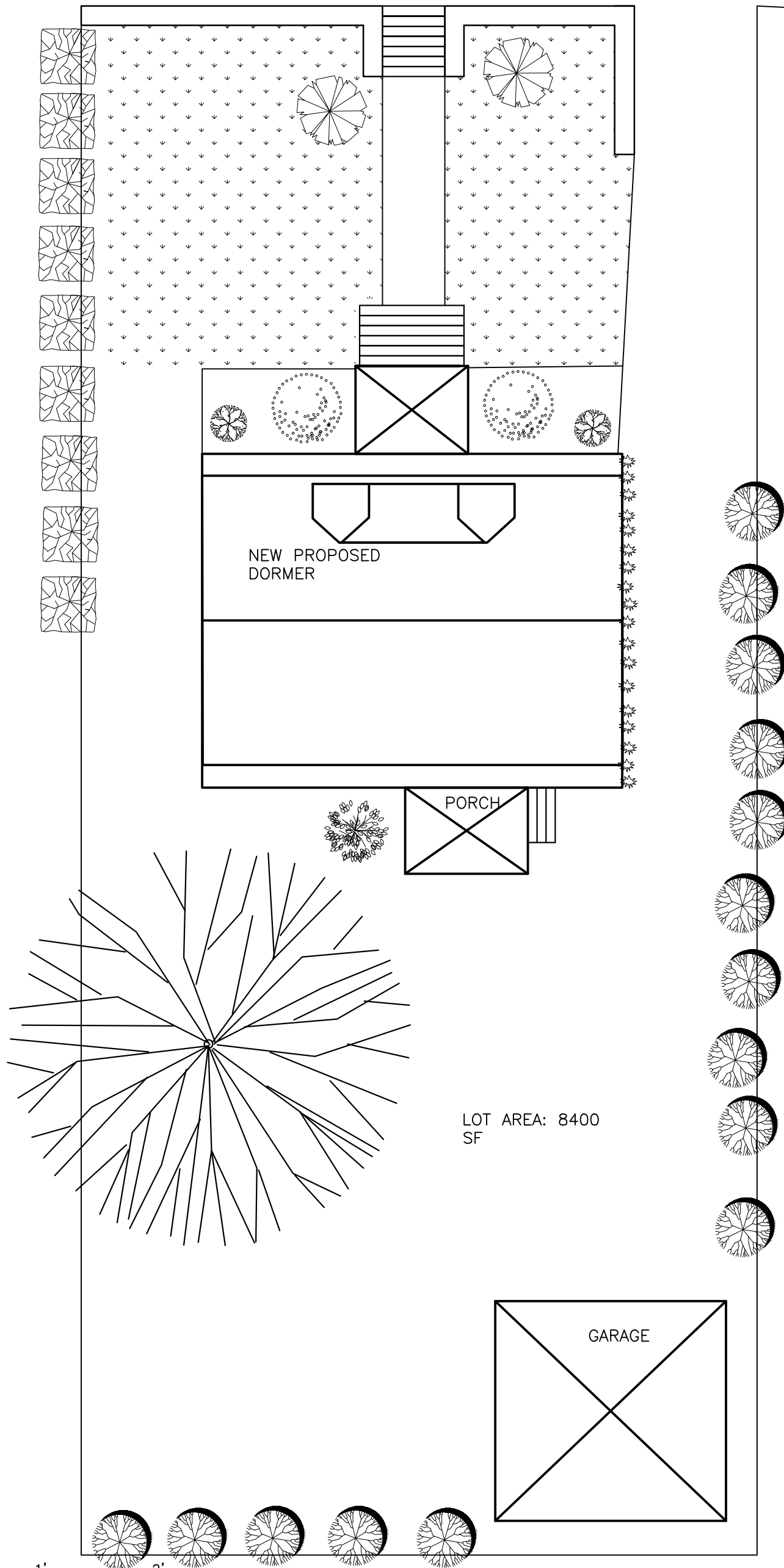
Flood Hazard determined from latest Federal Flood Insurance Rate Map Panel 25025C 0091G
Date 09/25/2009 Zone X-UNSHADED

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**RE-PRODUCED SITE PLAN BASED ON MORTGAGE INSPECTION PLAN
SHOWING NEW PROPOSED DORMERS**

ASHMONT STREET

SIDEWALK



PAGE NUMBER

S-5

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