

Figure 1:

The problem of 247 Shawmut, apt 4

The two images at the left show the problem of the bedroom: The ceiling (which is under the roof) is so low that the area underneath is almost unusable.

What we are requesting is to raise the ceiling (shown in red) so that a person can stand in the area under the roof.

The footprint of the bedroom does not change.



Figure 2:

Current Roof seen from Outside

Picture on left shows the current roof as seen from the porch of apt 4.

Shown (in red) is by how much we want to raise the roof. It will be below the roof of the adjacent building.

Skylight will not be kept.

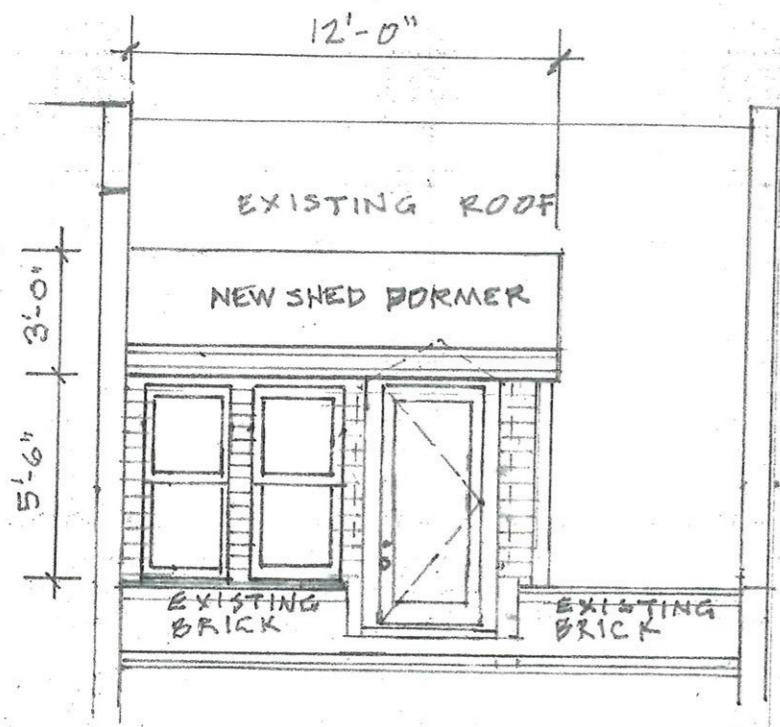
The footprint of the apartment/porch does not change



Figure 3:

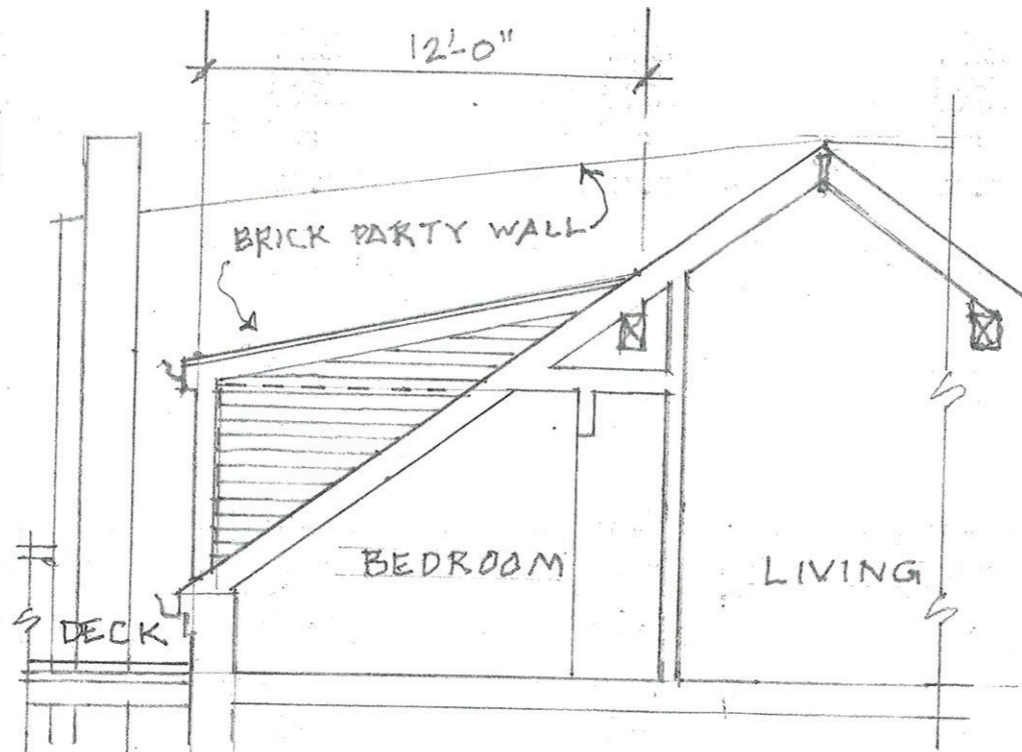
View from Taylor st.

Raised roof of 247 Shawmut apt 4 will not be noticeable from Tyler st.

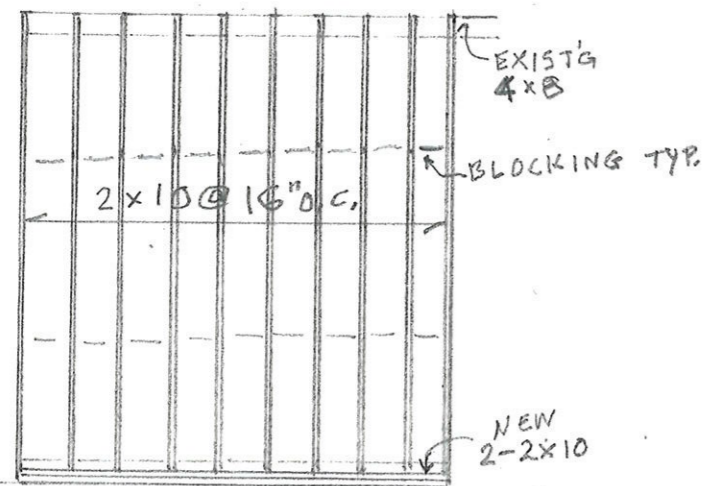


REAR ELEVATION

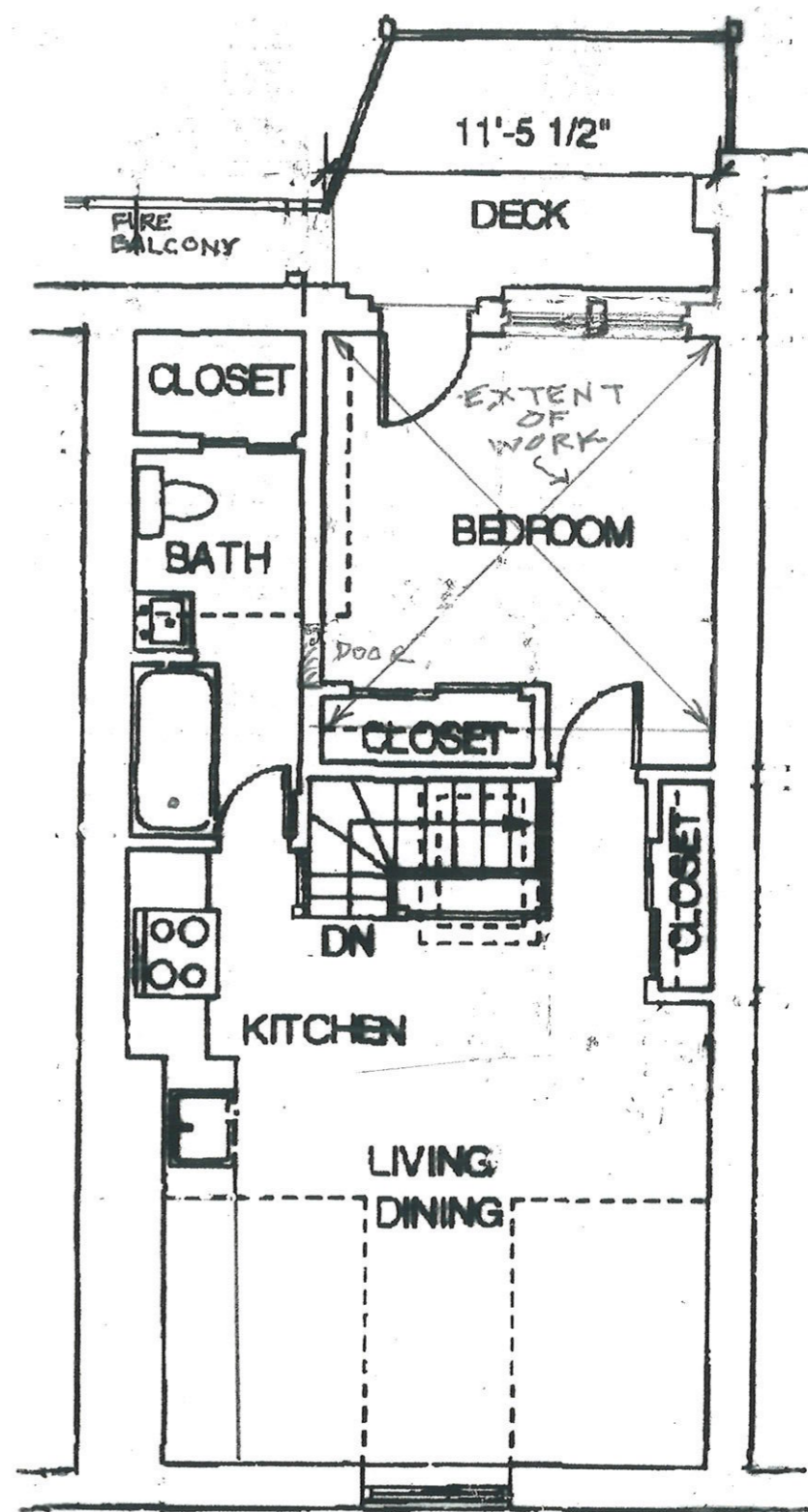
NEW SASH-ANDERSON TW29310
 REUSE EXISTING DOOR



SIDE ELEVATION/SECTION



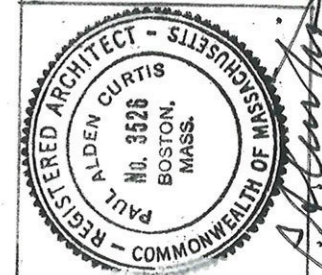
ROOF FRAMING



FOURTH FLOOR

3/16" = 1'-0"

Replacement Dormer
 247 SHAWMUT AVENUE
 Boston



ARCHITECT

PAUL ALDEN CURTIS A.1.A INC.

13 DWIGHT STREET • BOSTON • 02118

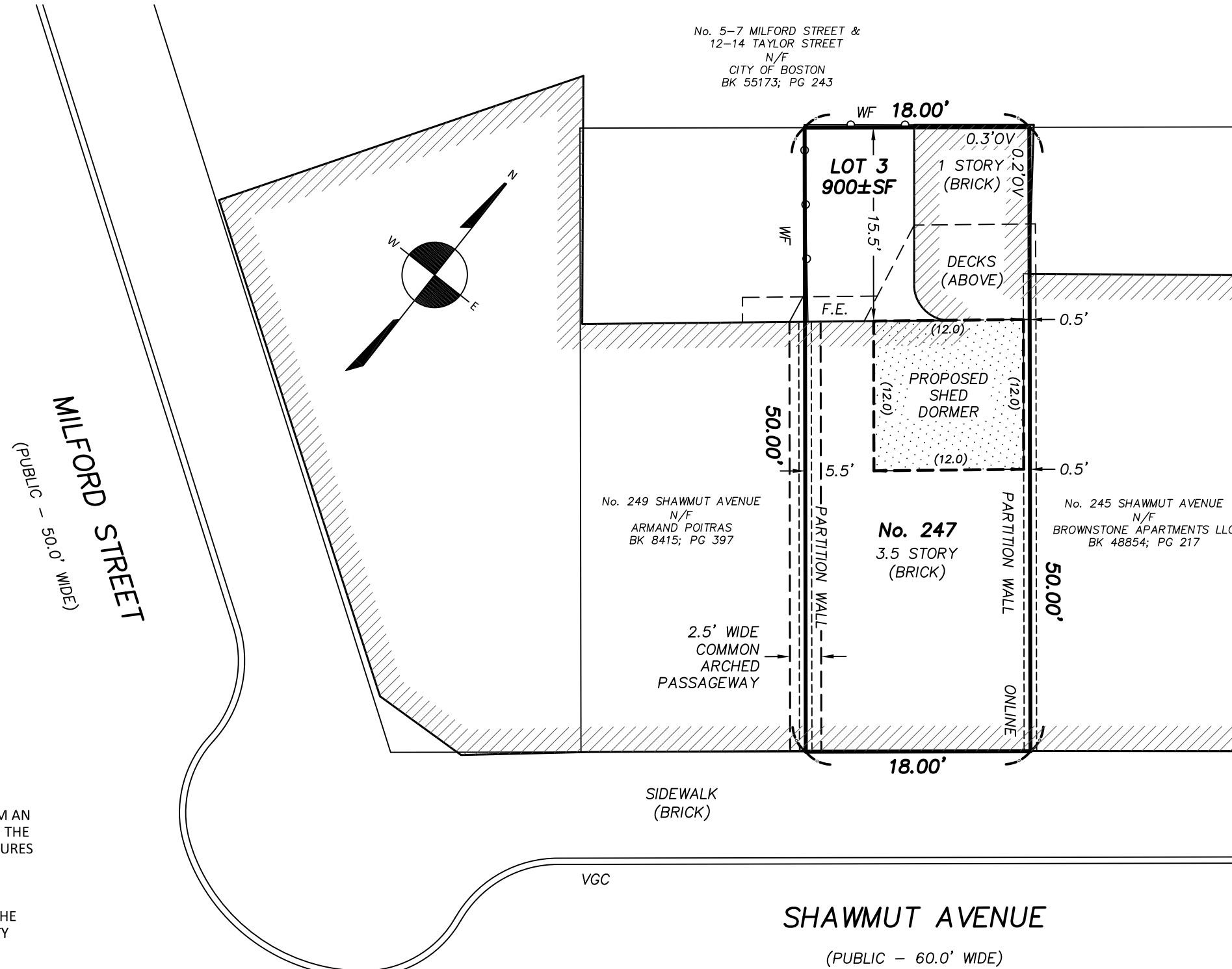
(617) 423-7896

PREPARED FOR:
 OWNERS OF RECORD:
 MAGDA BUTNARU, TRUSTEE
 AVNER A. BUTNARU, TRUSTEE
 THE AVNER AND MAGDA BUTNARU REVOCABLE TRUST
 81 GRANT STREET
 NEEDHAM, MA 02492

REFERENCES:
 MASTER DEED: BK 27357; PG 91
 TRUST: BK 27357; PG 104
 UNIT DEED: BK 66998, PG 248 #3
 BK 66998, PG 256 #4
 PLAN: BK 570; PG END
 BK 27357; PG 91
 BK 2015; PG 475
 LCC: 11030-A

CITY OF BOSTON ENGINEERING RECORDS
 YUNITS, SHEET 14

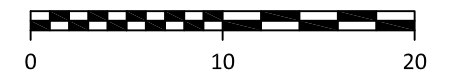
NOTES:
 PARCEL ID: 0305826008



CERTIFIED PLOT PLAN

LOCATED AT
 247 SHAWMUT AVENUE
 BOSTON, MA

SCALE: 1.0 INCH = 10.0 FEET

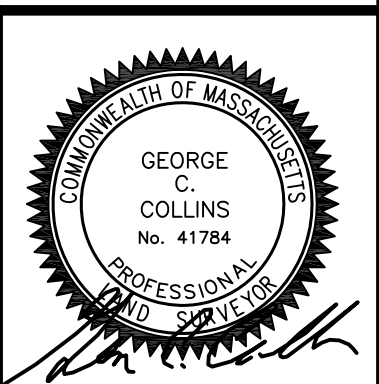


I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 29, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
 COMMUNITY PANEL: 25025C0077J
 EFFECTIVE DATE: 03/16/2016

FIELD:	D-T
DRAFT:	NPP
CHECK:	GCC
DATE:	03/31/23
JOB #	23-00217



245-249 SHAWMUT AVE.
BOSTON, MA
PROPOSED DORMER ADDITION
3/16" = 1'-0"



#243

#245

#247

#249

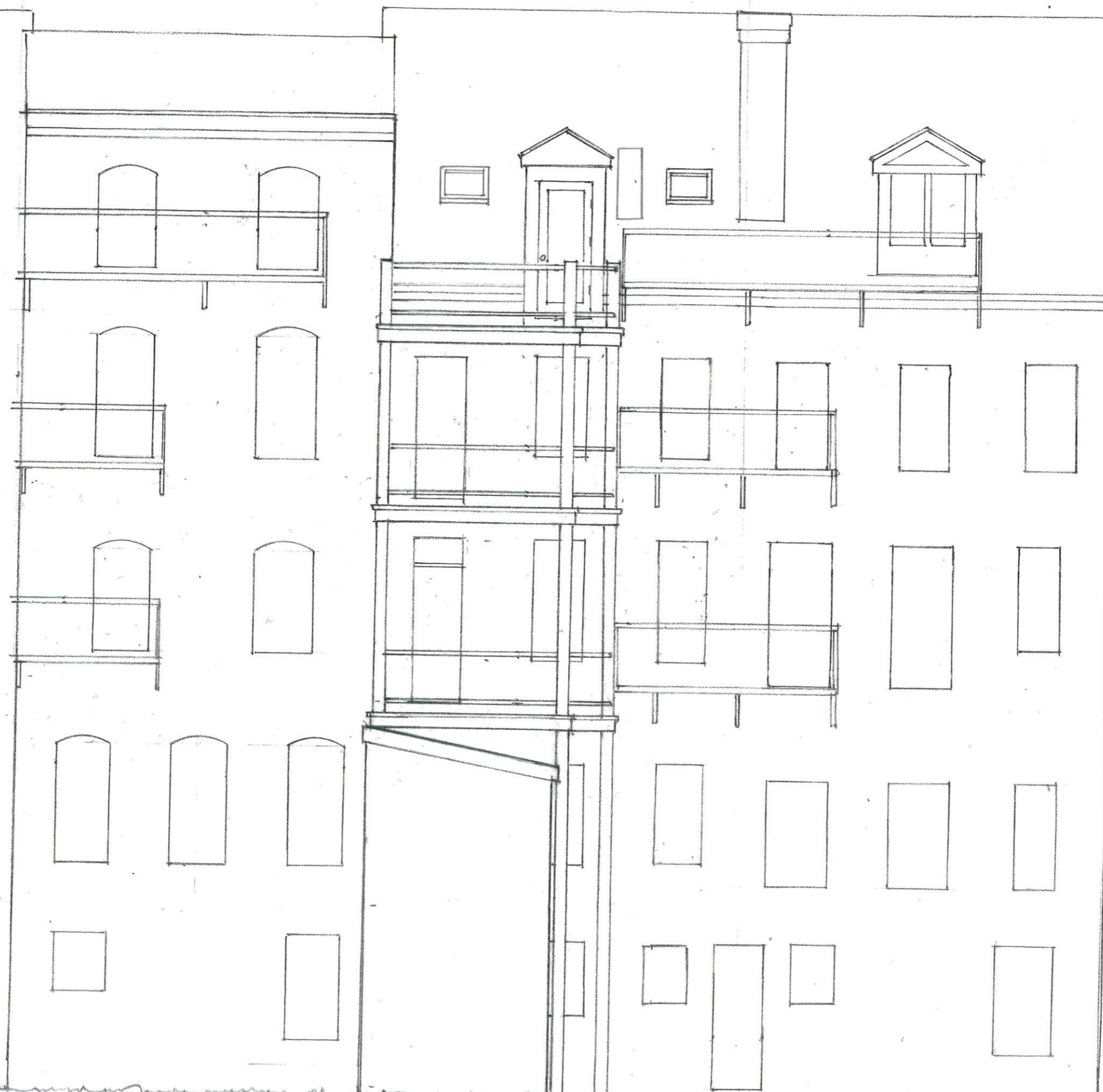
#251

245-249 SHAWMUT AVE.

BOSTON, MA

EXISTING CONDITIONS

3/16" = 1'-0"



#243

#245

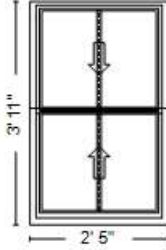
#247

#249

#251

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16622083

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Lifestyle, Double Hung, 29 X 47, Without HGP, Black

Rough Opening: 2' 5 3/4" X 3' 11 3/4"

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, STC 27, OITC 23, Clear Opening Width 25.812, Clear Opening Height 20.25, Clear Opening Area 3.629812, Egress Does not meet typical United States egress, but may comply with local code requirements

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: Shawmut Ave Remodel

Project Name: Shawmut Ave Remodel

Jobsite Location: BOSTON, MA

Room Location: None Assigned

Sales Branch Location: 18500 Pella Boston Windows & Doors



