

WR BUILDERS: RESIDENTIAL DEVELOPMENT

SCOPE OF WORK

Work:

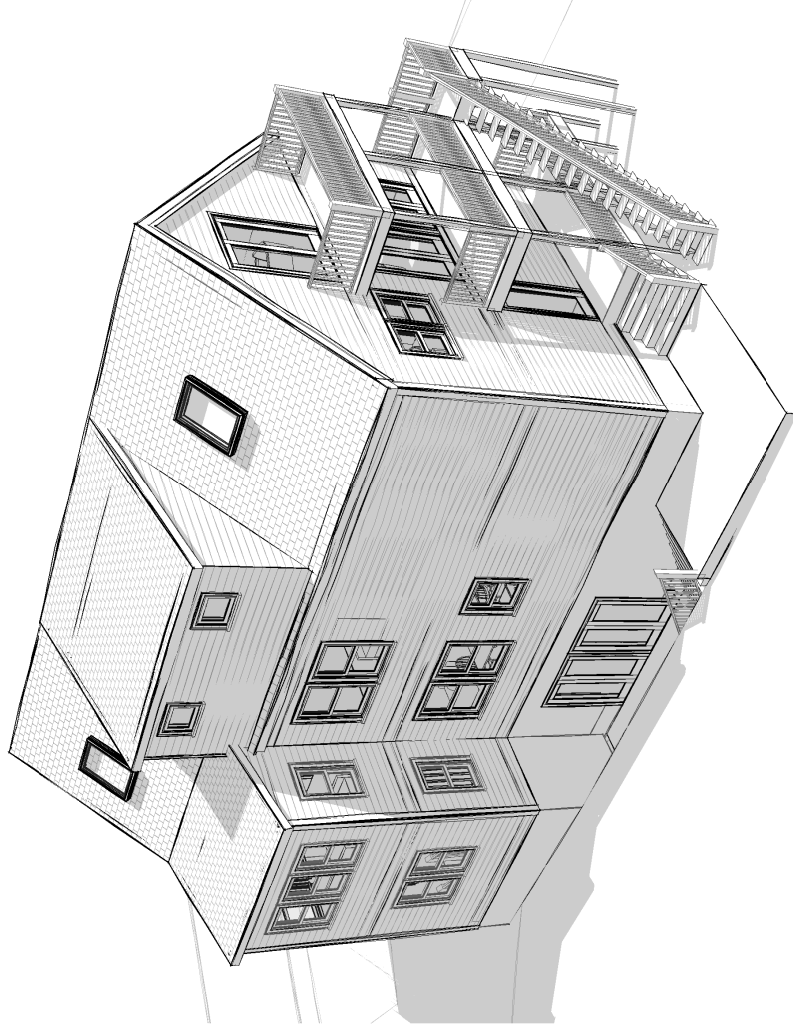
This work consists of renovating a two family home in Arlington to include new stairs, decks, and interior improvements throughout

Drawing No. Sheet Name

A0.0	COVER
A1.1	EXISTING AND PROPOSED BSMNT
A1.2	EXISTING AND PROPOSED 1ST
A1.3	EXISTING AND PROPOSED 2ND
A1.4	EXISTING AND PROPOSED 3RD
A1.5	EXISTING AND NEW ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A5.0	DECK FRAMING PLANS
A7.0	DETAILS & CALCULATIONS

GFA

Ground Level - 935 SF
First Level - 1,183 SF
Second Level - 1,183 SF
Attic Level - 860 SF



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COVER

Proj. No. 21017 WRHI

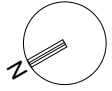
Date 01/03/2022

A0.0



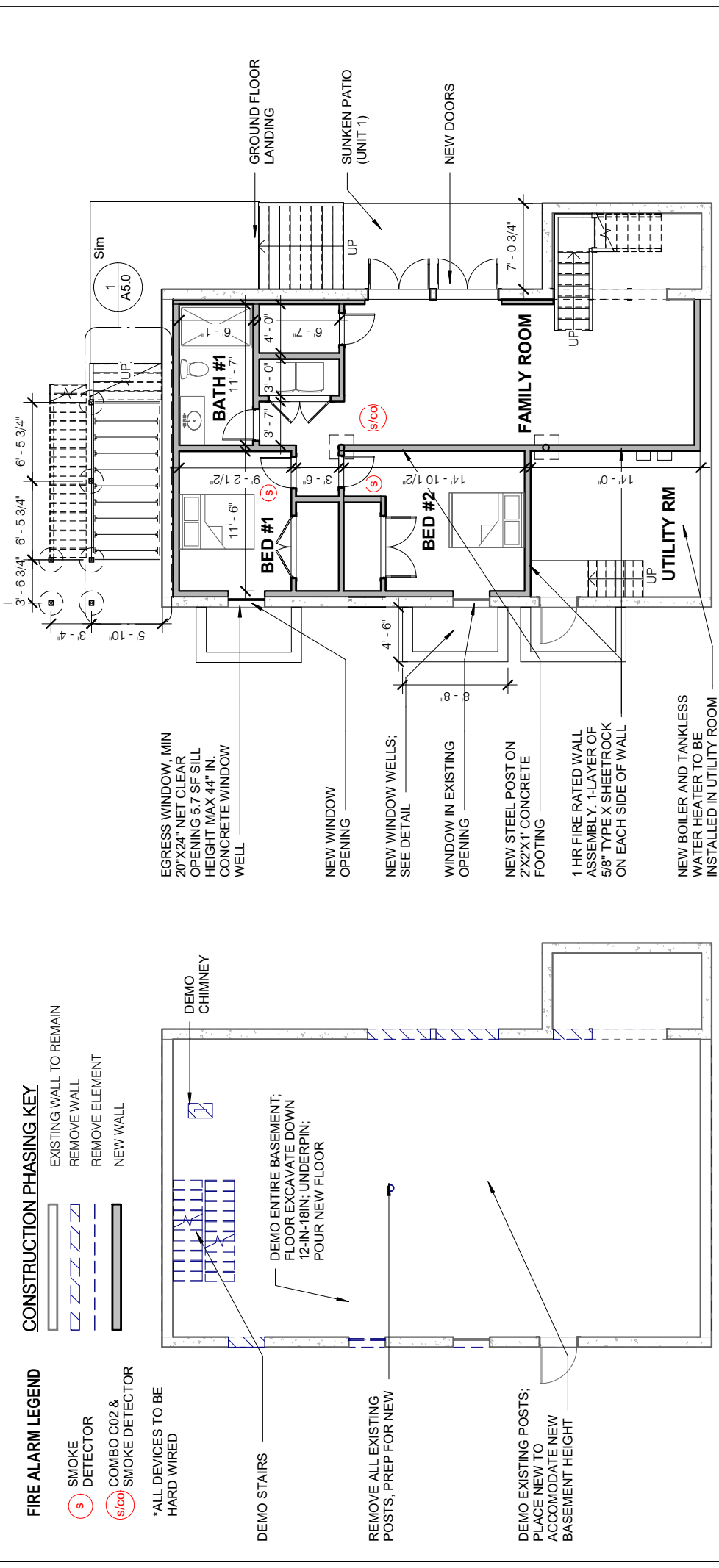
EXISTING AND PROPOSED BSMNT

Project number	21017 WRHI
Date	01/03/2022
Drawn by	AKP
Checked by	WJP
Scale As indicated	



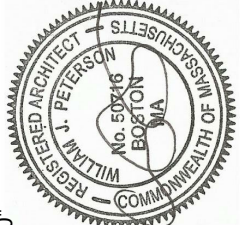
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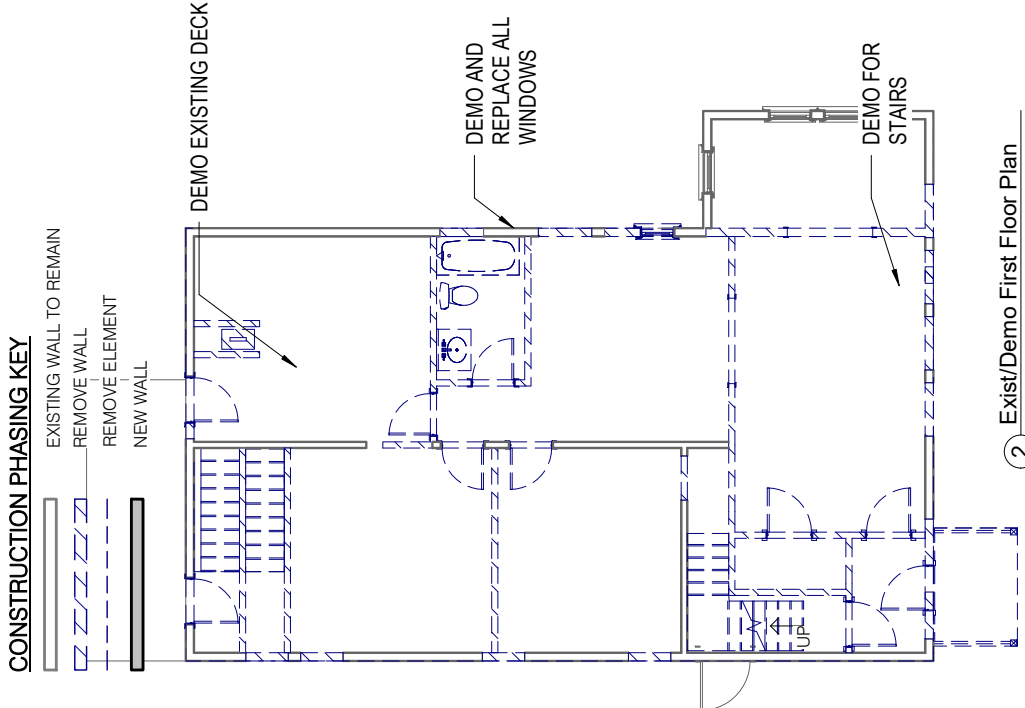
2 Exist/Demo Basement Floor Plan
 1/8" = 1'-0"

1 00 - Basement
 1/8" = 1'-0"

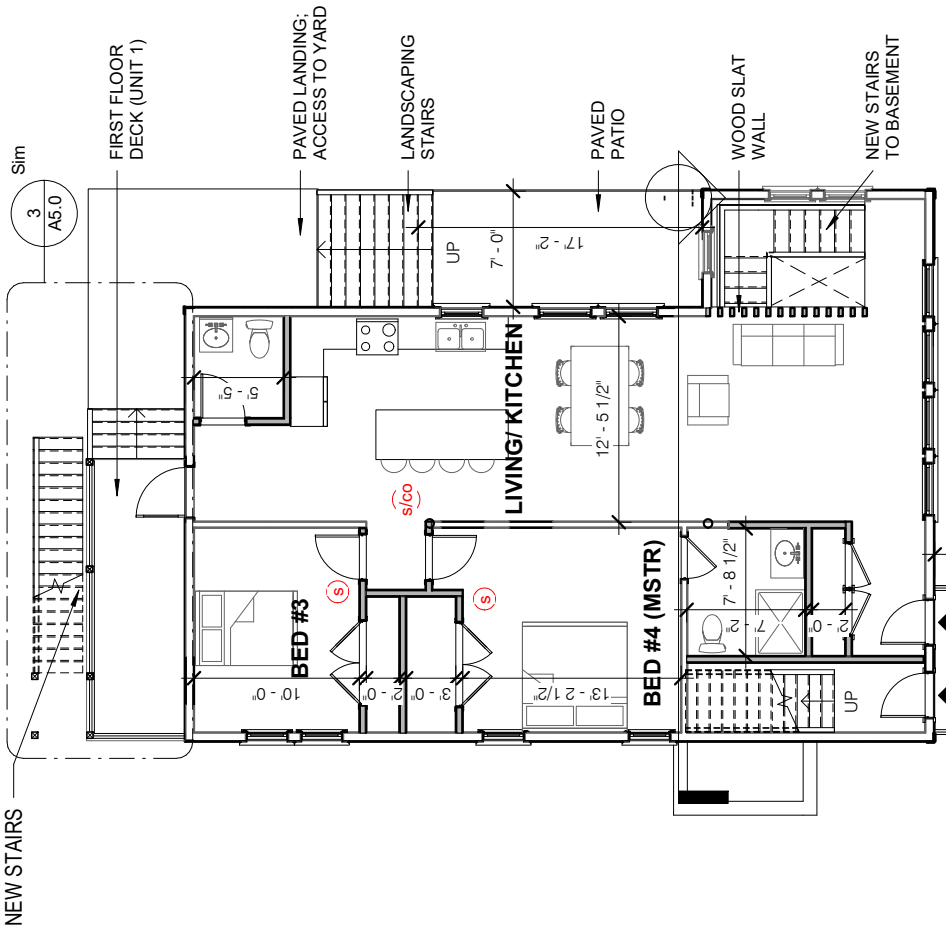


- FIRE ALARM LEGEND**
- (S) SMOKE DETECTOR
 - (S/CO) COMBO CO2 & SMOKE DETECTOR
 - *ALL DEVICES TO BE HARD WIRED

- CONSTRUCTION PHASING KEY**
- [Solid line] EXISTING WALL TO REMAIN
 - [Dashed line] REMOVE WALL
 - [Dotted line] REMOVE ELEMENT
 - [Thick solid line] NEW WALL



② Exist/Demo First Floor Plan
1/8" = 1'-0"



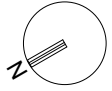
① 01 - First Floor
1/8" = 1'-0"

NEW STAIRS ALL THE WAY TO SIDEWALK; SEE SITE PLAN

EXISTING AND PROPOSED 1ST

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A1.2



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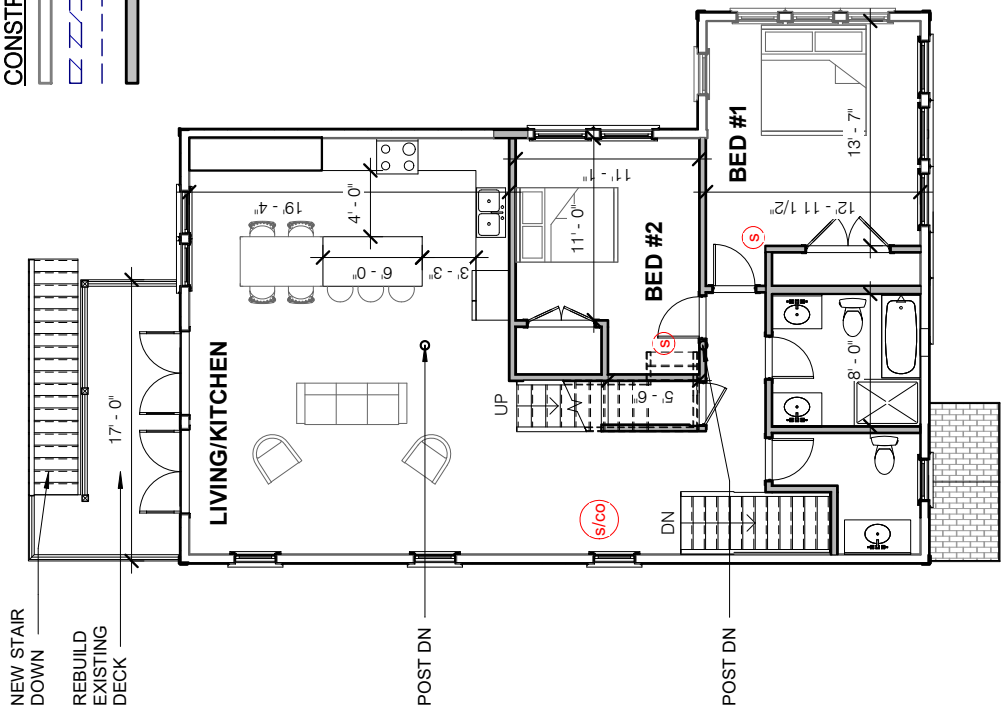


CONSTRUCTION PHASING KEY

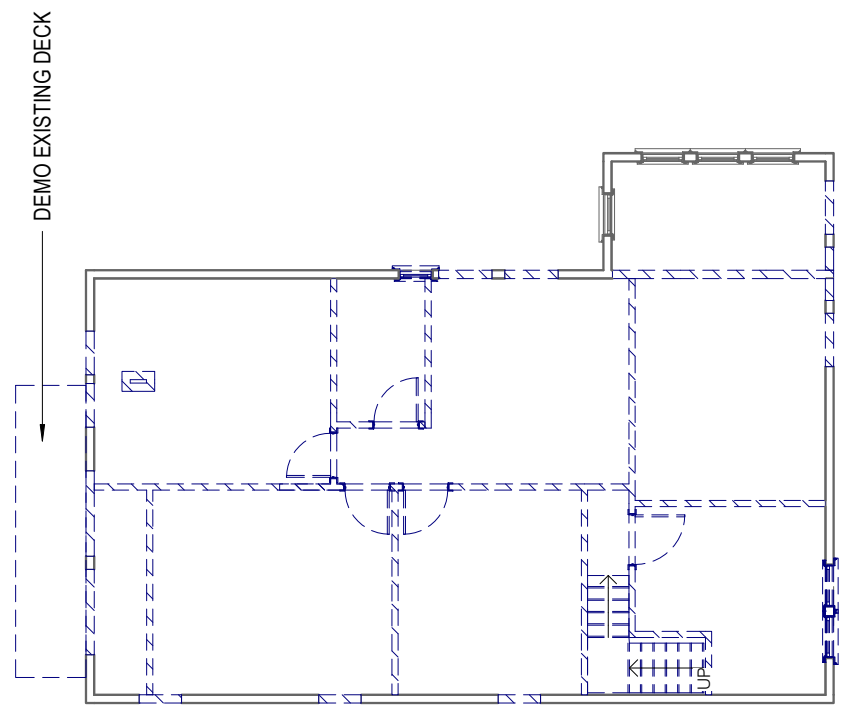
- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

FIRE ALARM LEGEND

- SMOKE DETECTOR
 - COMBO CO2 & SMOKE DETECTOR
- *ALL DEVICES TO BE HARD WIRED



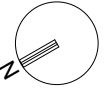
1 02 - Second Floor
1/8" = 1'-0"



2 Exist/Demo Second Floor Plan
1/8" = 1'-0"

EXISTING AND PROPOSED 2ND

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A1.3

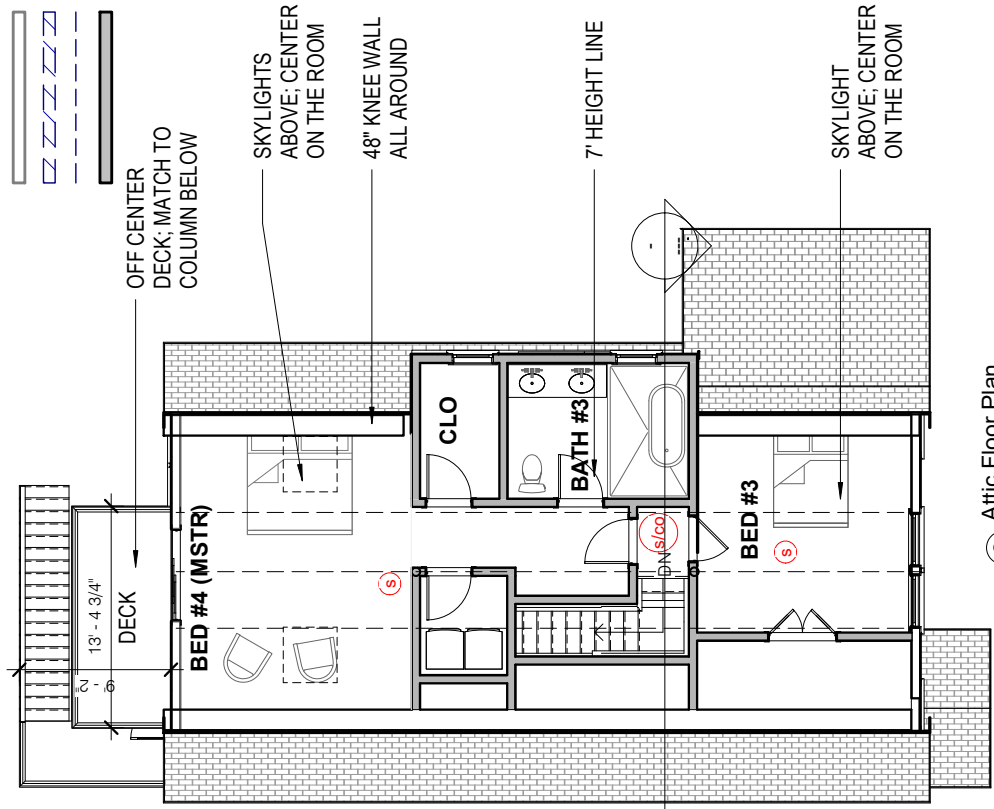


CONSTRUCTION PHASING KEY

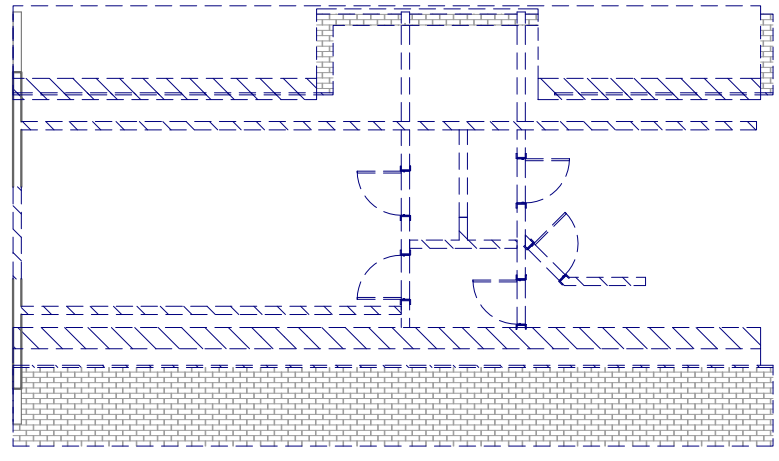
- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR
- *ALL DEVICES TO BE HARD WIRED



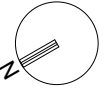
2 Attic Floor Plan
1/8" = 1'-0"



1 Exist/Demo Attic Floor Plan
1/8" = 1'-0"

EXISTING AND PROPOSED 3RD

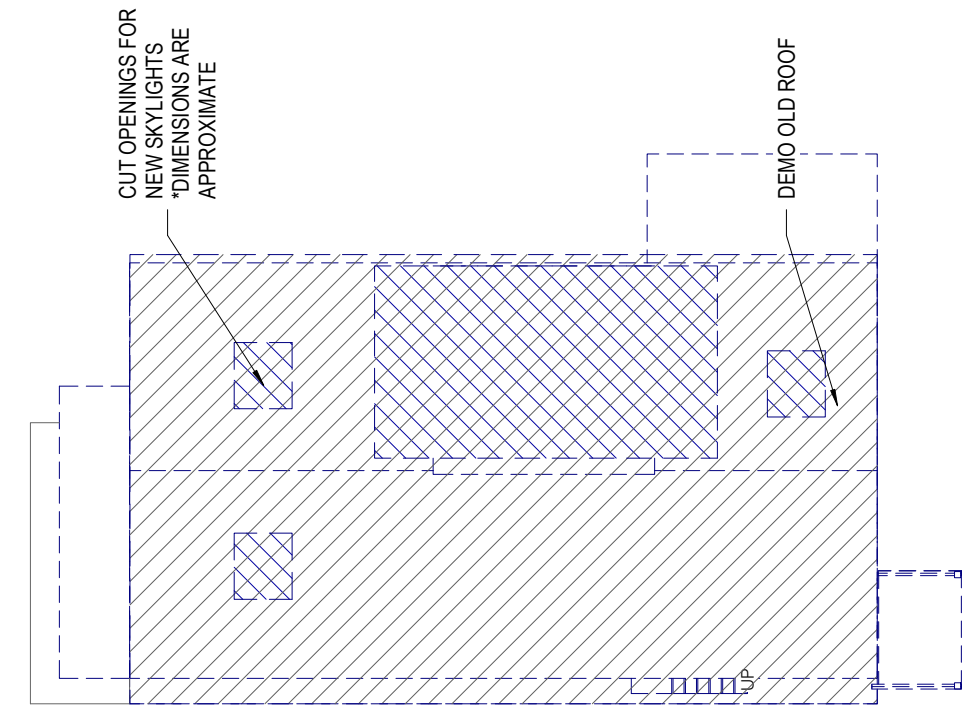
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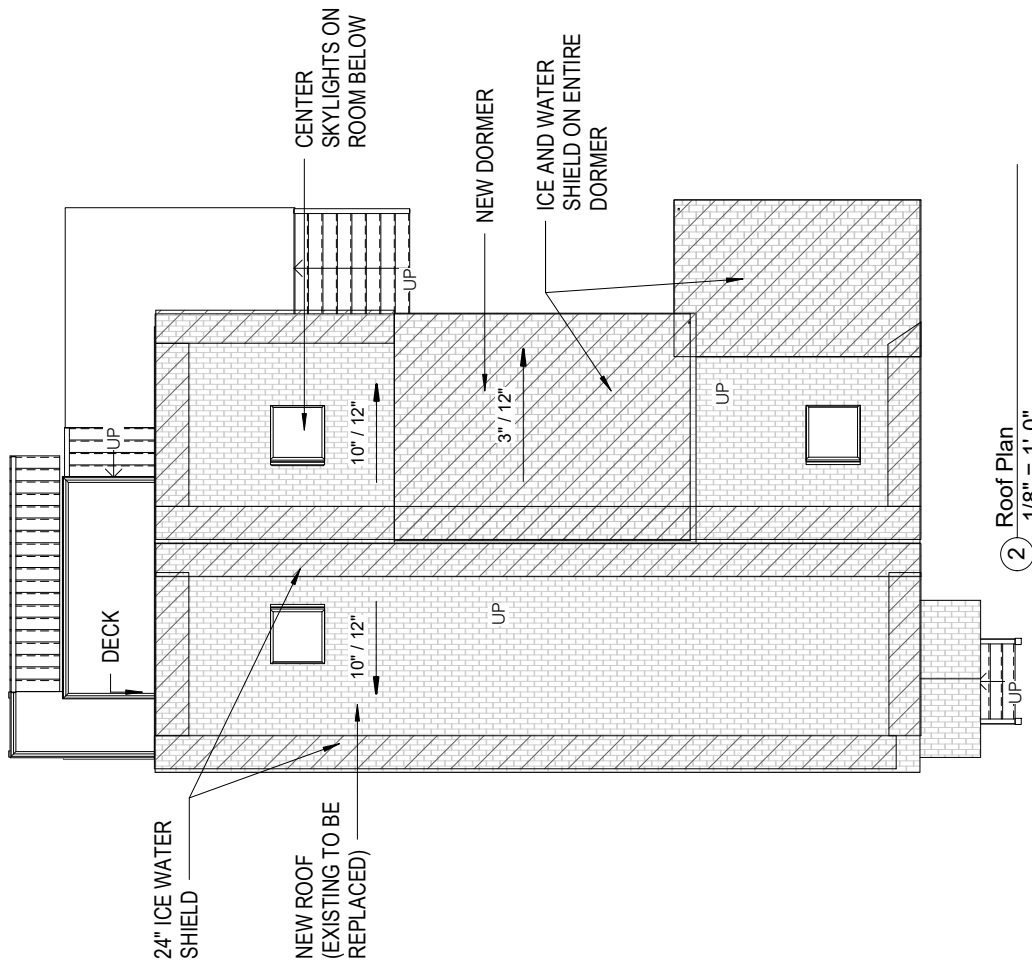
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A1.4



1 Exist/Demo Roof Plan
1/8" = 1'-0"

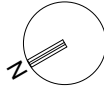


2 Roof Plan
1/8" = 1'-0"



EXISTING AND NEW ROOF PLAN

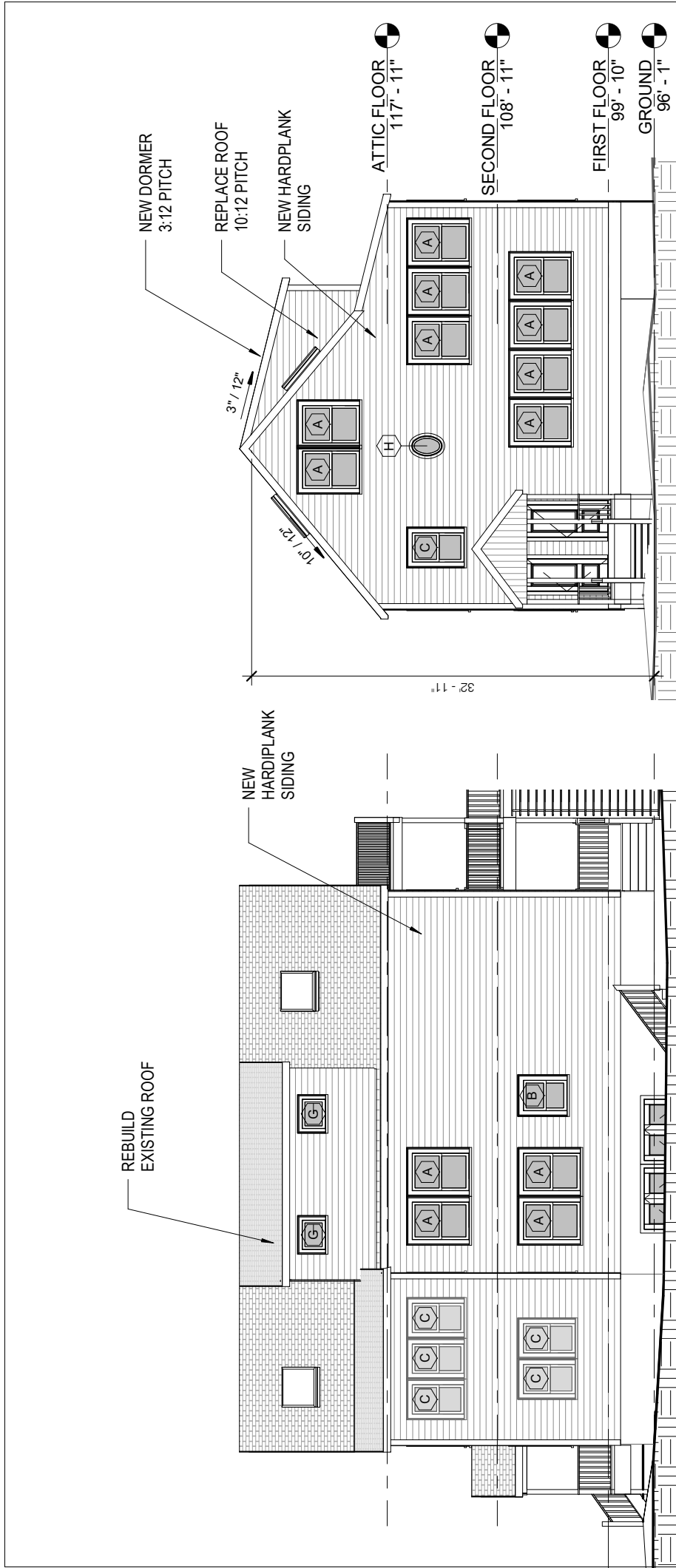
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A1.5	
Scale 1/8" = 1'-0"	



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ELEVATIONS

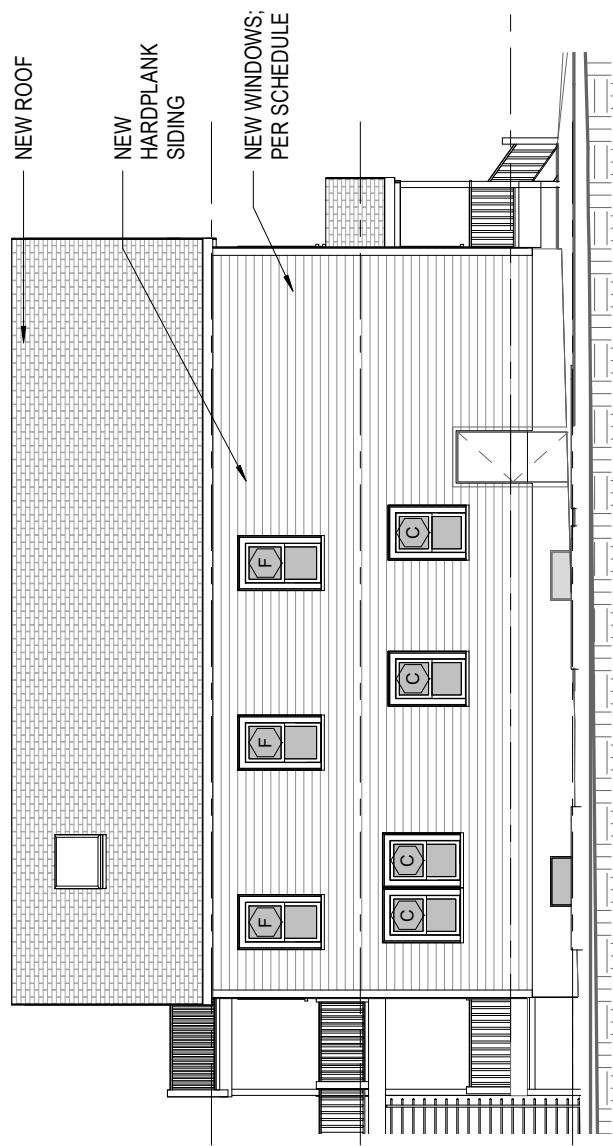
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A3.0

Scale 1/8" = 1'-0"

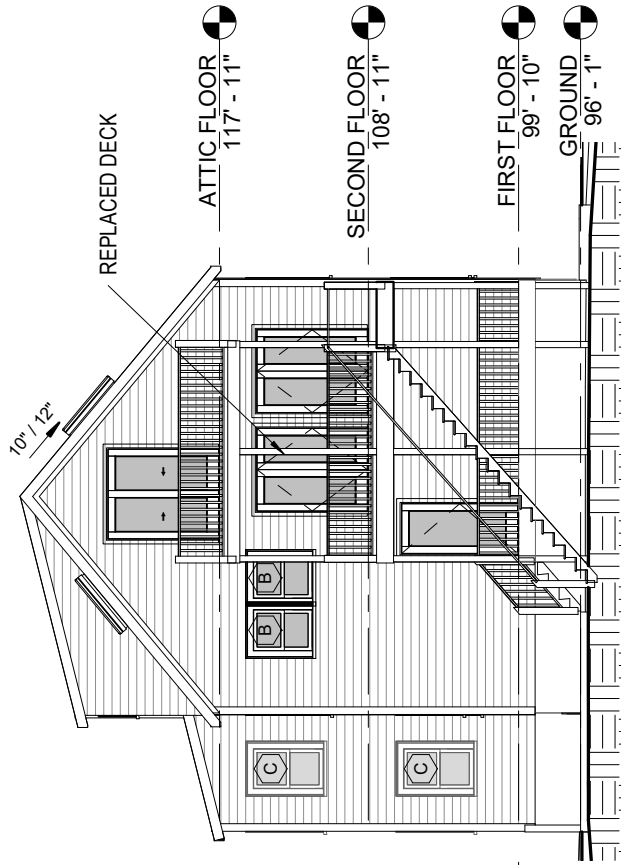
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2 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE						
Type Mark	Rough Opening		Quantity	Count	Type	Comments
	Width	Height				
A	3' - 2"	4' - 9"	13		Double Hung	EGRESS IN BEDROOMS
B	2' - 7"	3' - 8"	3		Double Hung	
C	2' - 6"	4' - 4"	5		Double Hung	
D	2' - 0"	4' - 0"	3		Skylight	Skylight
E	3' - 0"	5' - 9"	1		Double Hung	
F	2' - 6"	4' - 8"	3		Double Hung	
G	2' - 6"	2' - 0"	2		Awning	
H	1' - 8"	2' - 6"	1		Oval	



1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE NOTE:
ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS; TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPANCIES BY GC, GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITTALS FOR FINAL APPROVAL BEFORE ORDER

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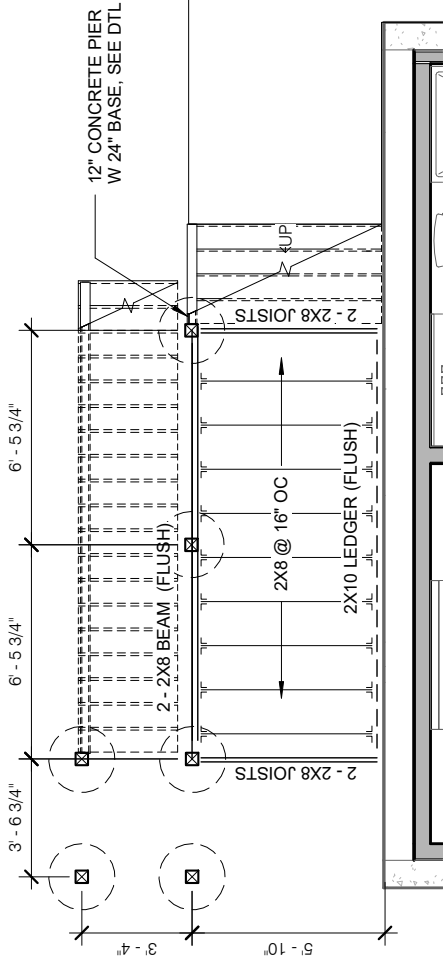
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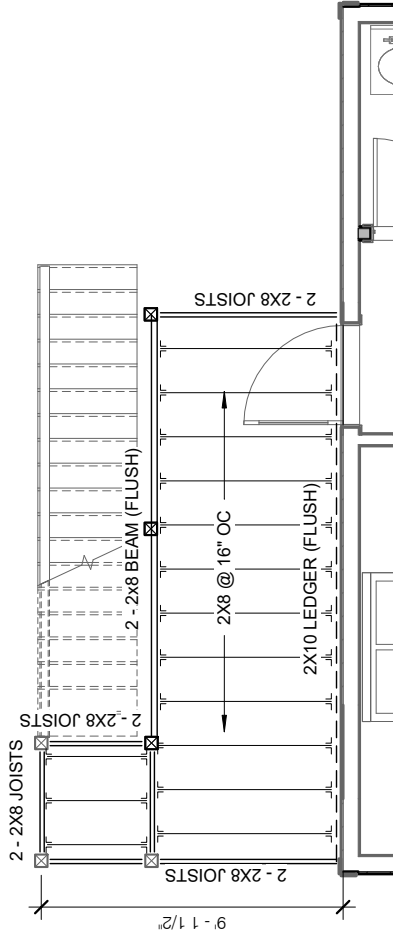
ELEVATIONS

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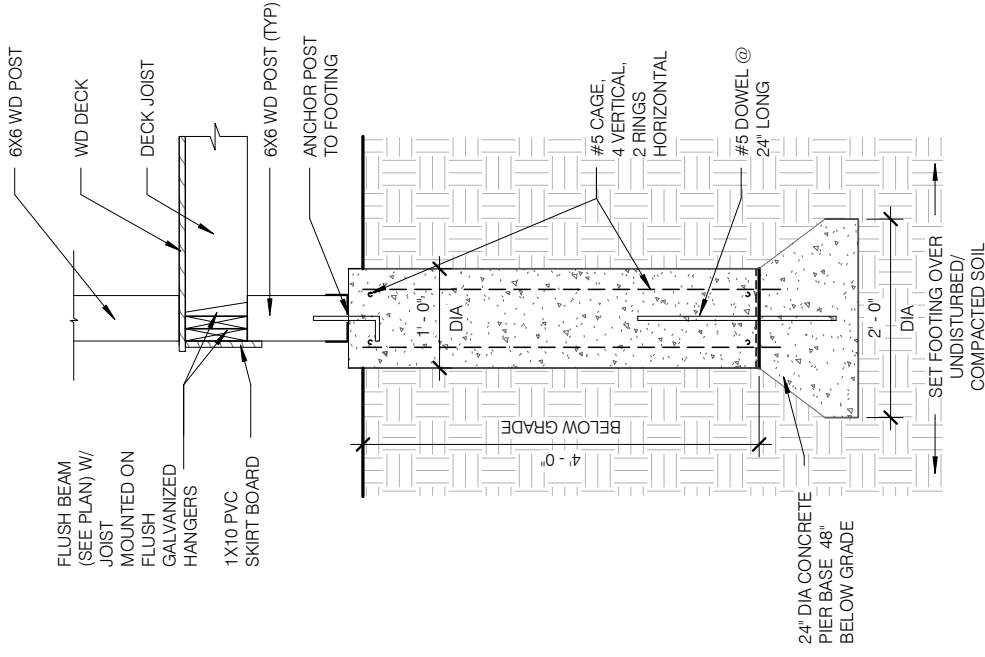
A3.1



① First Floor Deck Framing Plan
1/4" = 1'-0"



③ Second Floor Deck Framing Plan
1/4" = 1'-0"



② DECK FOOTING DTL - TYP
3/4" = 1'-0"



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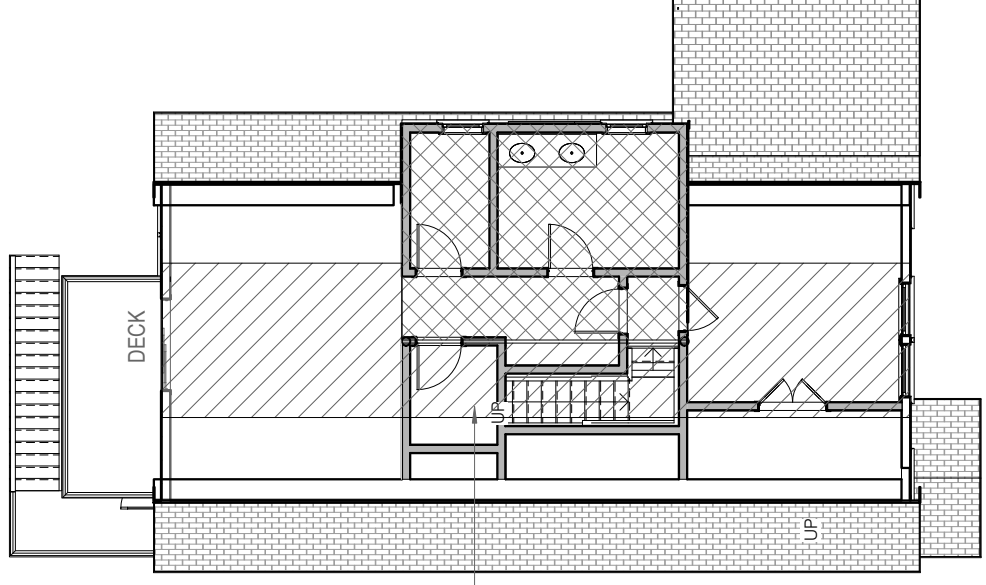
DECK FRAMING PLANS

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Checked by	Checker

Scale As indicated

A5.0



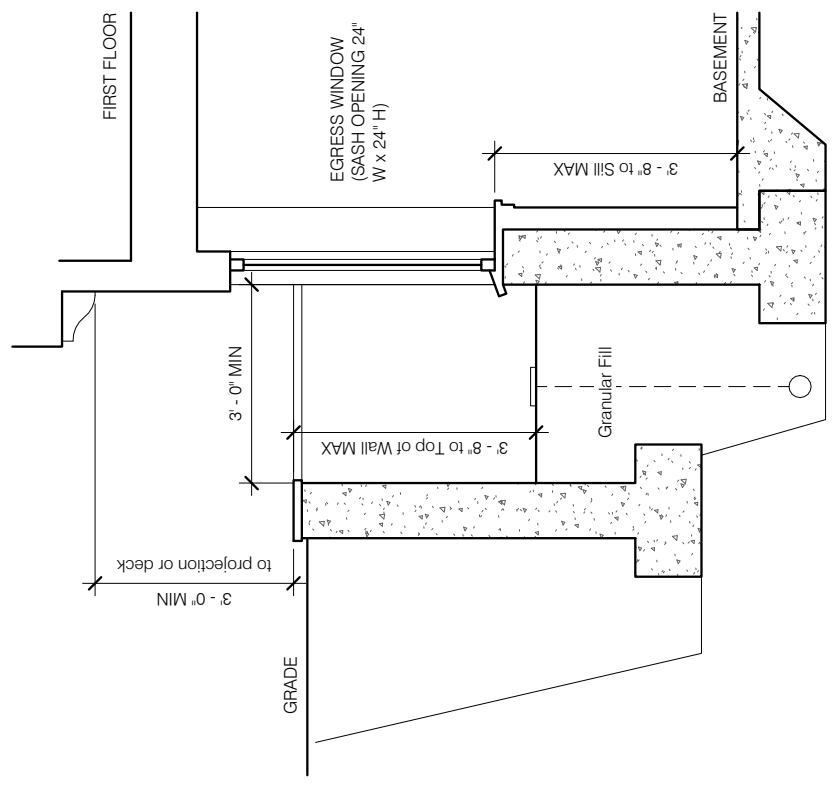


① Attic Floor Plan
1/8" = 1'-0"

HALF STORY CALCULATION

GROSS FLOOR AREA = 1147
 EXISTING AREA >7' HEIGHT = 338
 DORMER > 4' HEIGHT = 225
 TOTAL SQUARE FEET = 563
 PERCENTAGE (AREA OVER 7') = 49.1%

AREA, GREATER
 THAN 7'-0"



② Basement Egress Window Well
1/2" = 1'-0"

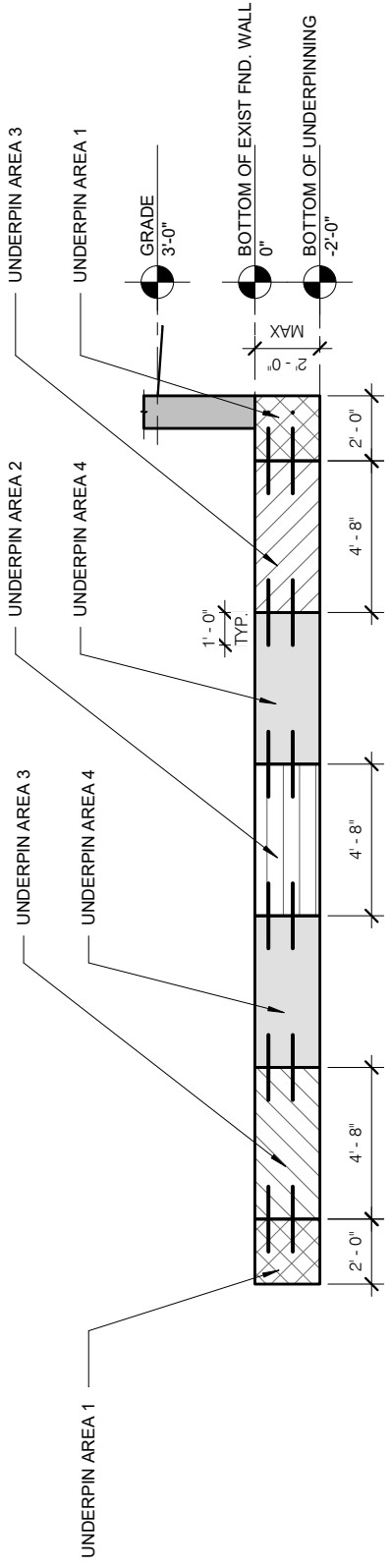
DETAILS & CALCULATIONS

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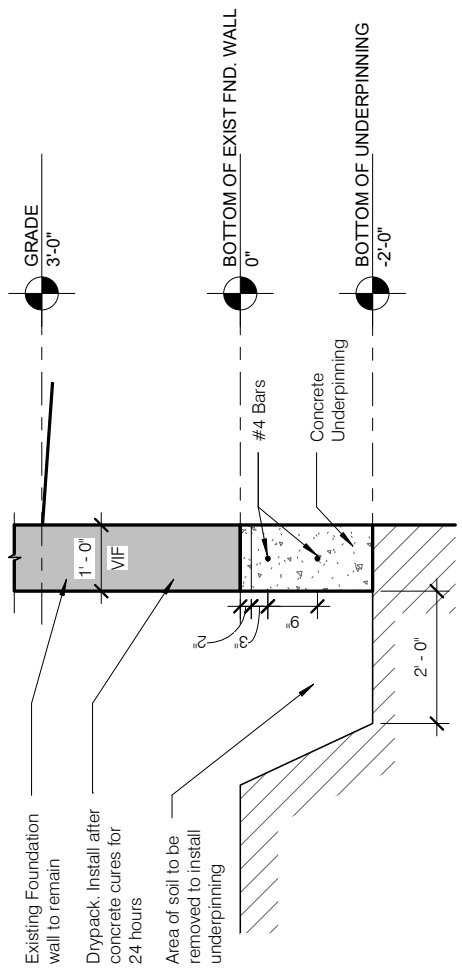
A7.0

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① Underpinning Elevation
1/4" = 1'-0"



② Underpinning Section
1/2" = 1'-0"

UNDERPINNING INSTALLATION NOTES:

1. EXCAVATE MATERIAL BELOW EXISTING FOOTING, INSTALL BARS AS SHOWN (PUSH BARS INTO ADJACENT SOIL TO ALLOW LAP OF BARS AT ADJACENT UNDERPINNING), THEN POUR CONCRETE. CONSOLIDATE (VIBRATE) CONCRETE AS CONCRETE IS BEING POURED.
2. CONTINUE TO WORK UNDERPINNING AREAS IN AREA NUMBER SEQUENCE UNTIL ENTIRE WALL IS UNDERPINNED.
3. ALL WALLS SCHEDULED TO BE UNDERPINNED SHALL BE SEQUENCED IN THE SAME MANNER AS INDICATED ON THE TYPICAL UNDERPINNING ELEVATION SHOWN ON THIS DRAWING.
4. SEE OTHER DRAWINGS FOR NEW PIT LAYOUT AND SUPPORT OF EXISTING FOUNDATION WALL AT EXISTING TRENCHES.
5. ALL REINFORCING BARS TO BE ASTM A615, FY=60,000 PSI. LENGTH OF ALL BARS TO BE 42' MIN.
6. STRENGTH OF CONCRETE TO BE 4,000 PSI.
7. DRYPACK TO BE MIX OF 5,000 PSI GROUT AN SAND. USE 2 1/2 PARTS CLEAN SAND, 1 PART GROUT, AND ENOUGH WATER TO PROVIDE A CONSISTANCY OF MOLDING CLAY. USE A 2X MEMBER TO INSTALL THE MIX. COMPACT THE MIX WHILE INSTALLING.

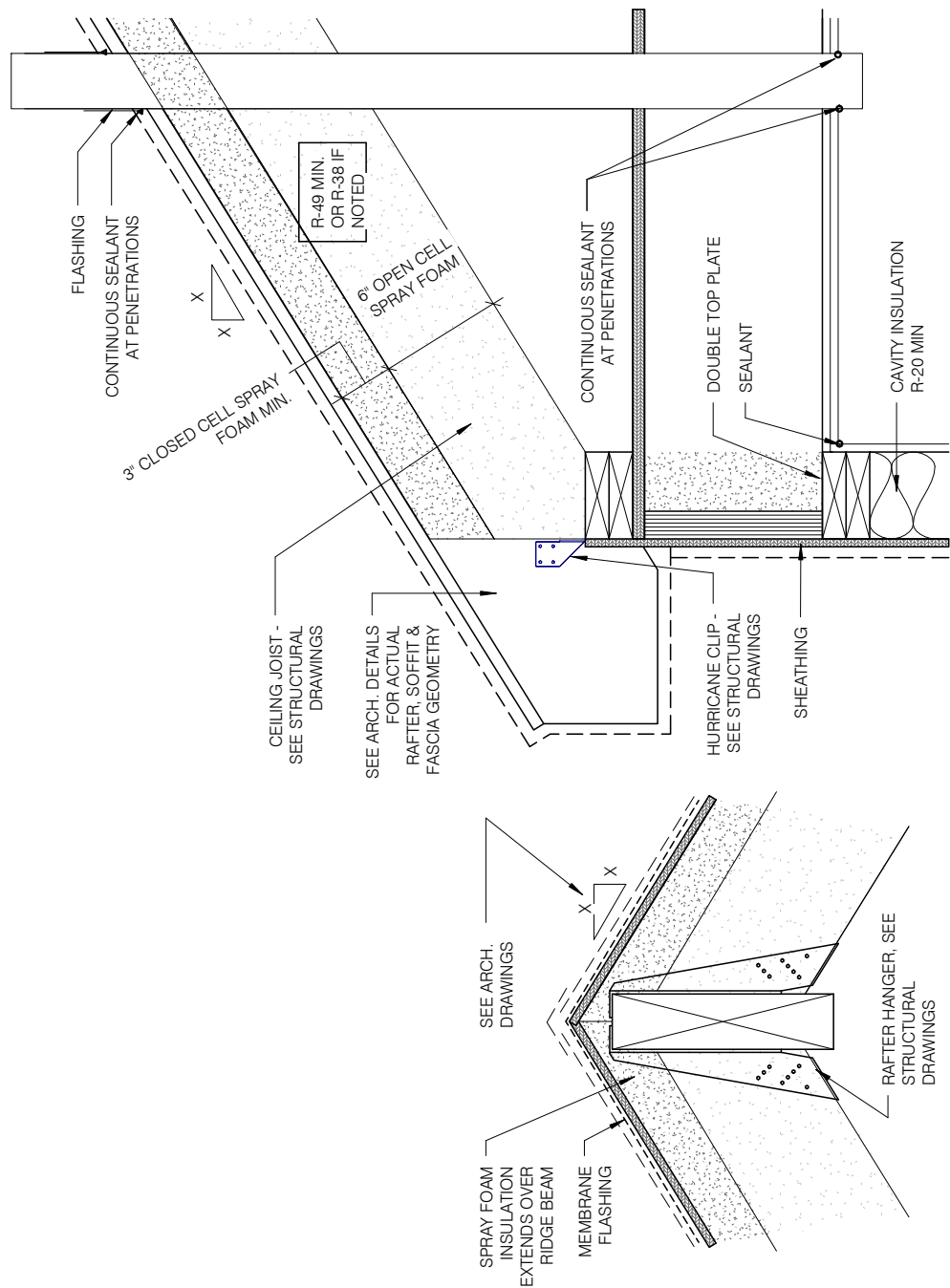
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UNDERPIN DETAILS

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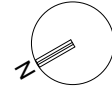


② Typical Ridge Detail - Non Vented
1 1/2" = 1'-0"

③ Typical Rafter Detail - Non Vented
1 1/2" = 1'-0"

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DETAILS

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A7.2

Scale 1 1/2" = 1'-0"