

FRONT ELEVATION



LEFT ELEVATION

DATE
7/25/2024

DRAWING NO.
VILLA-57AER

SCALE
1/4" = 1'-0"

VILLANDRY CONTRACTING INC.
PROPOSED ADDITION AND RENOVATION TO
57 AERIAL ST.
ARLINGTON MA.

afab enterprises
CUSTOM HOME DESIGNS

AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

OFFICE (781)272-2156

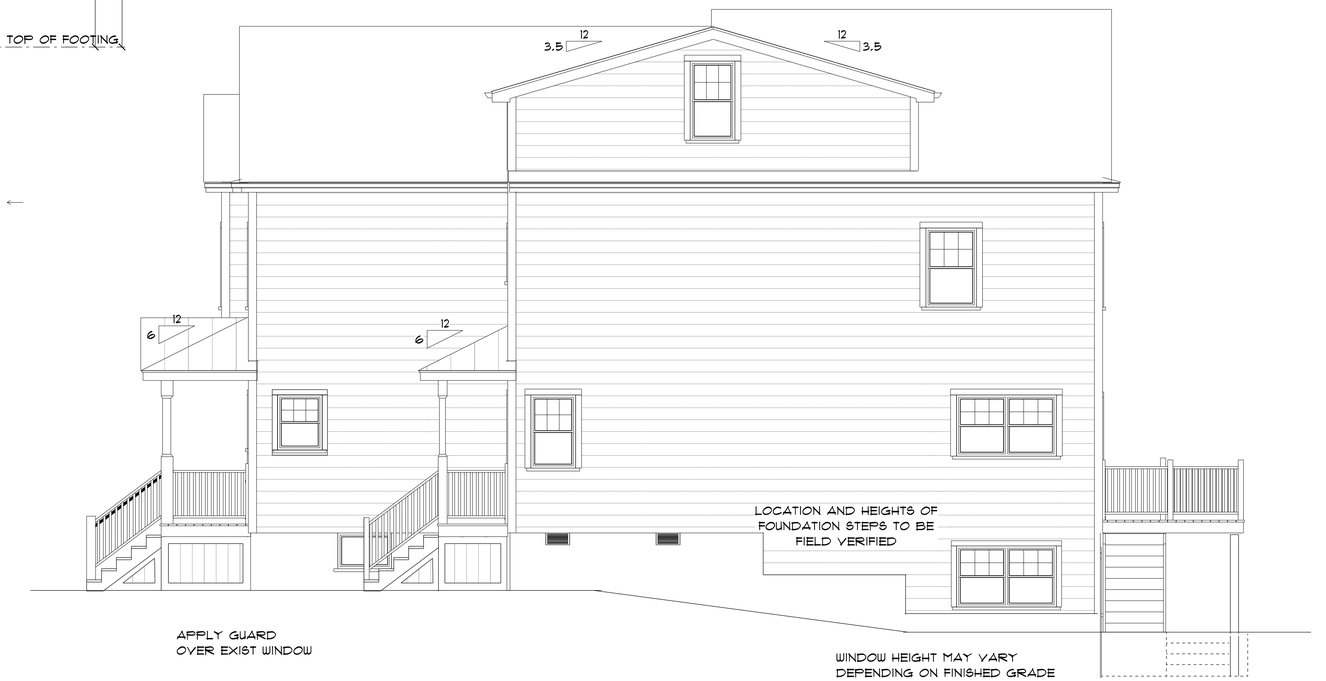
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REAR ELEVATION



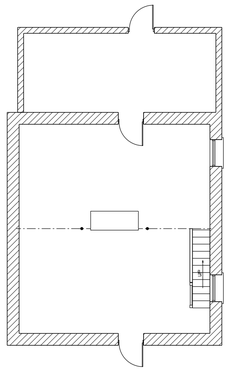
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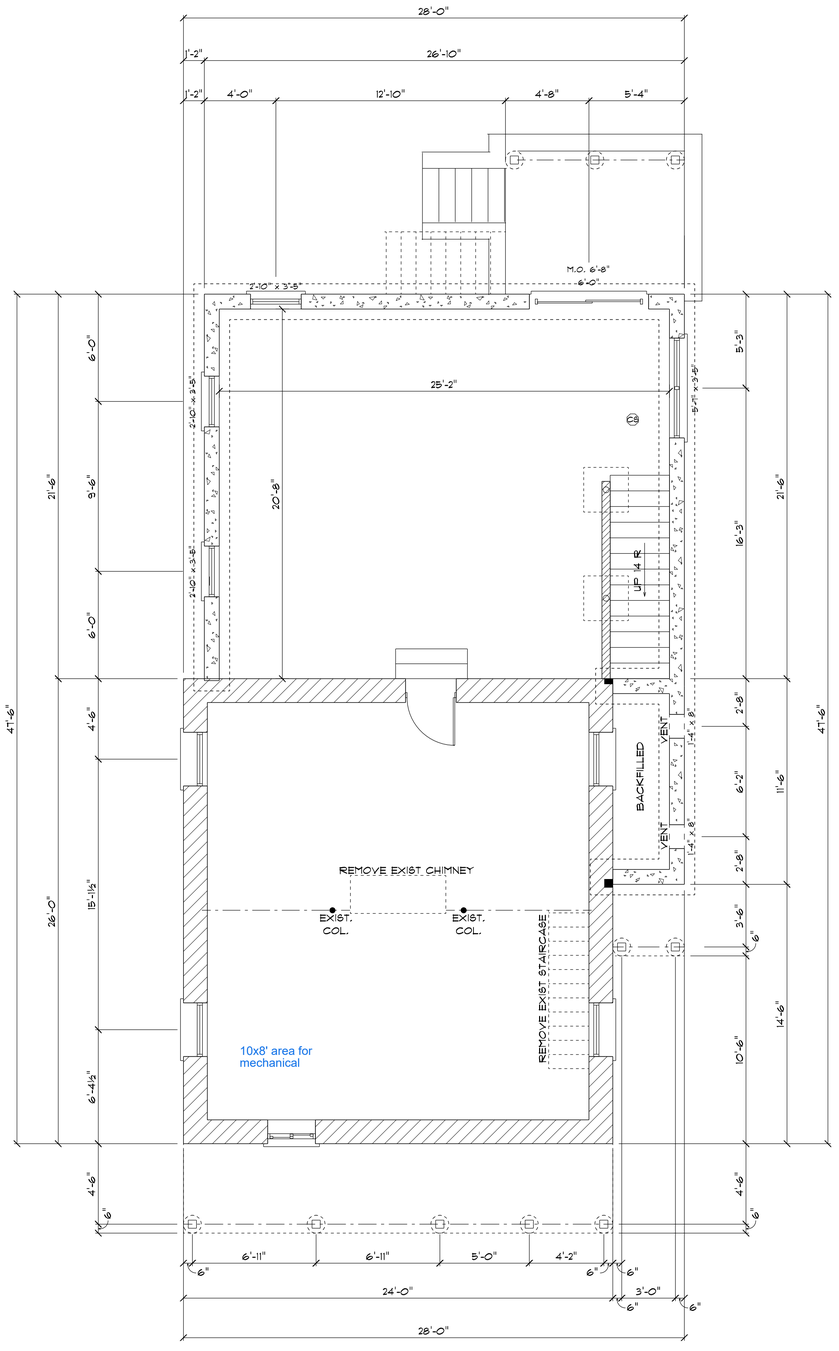
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EXISTING FOUNDATION PLAN

1/8" = 1'-0"



FOUNDATION PLAN

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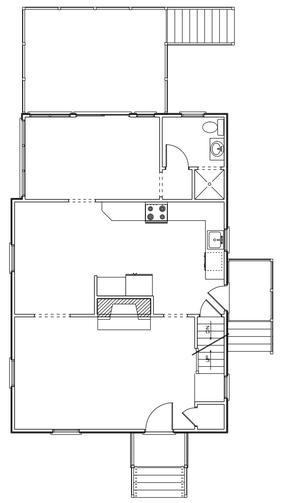
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EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

ELECTRICAL	SYMBOL
SMOKE DETECTOR	S
SMOKE / CO COMBINATION	CS
50 CFM BATH FAN	F
HEAT DETECTOR	H

SMOKE DETECTOR REQUIRED LOCATIONS. R314.3

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. IN ALL BEDROOMS; AND

2. IN THE IMMEDIATE VICINITY OF BEDROOMS

3. IN EACH STORY OF A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

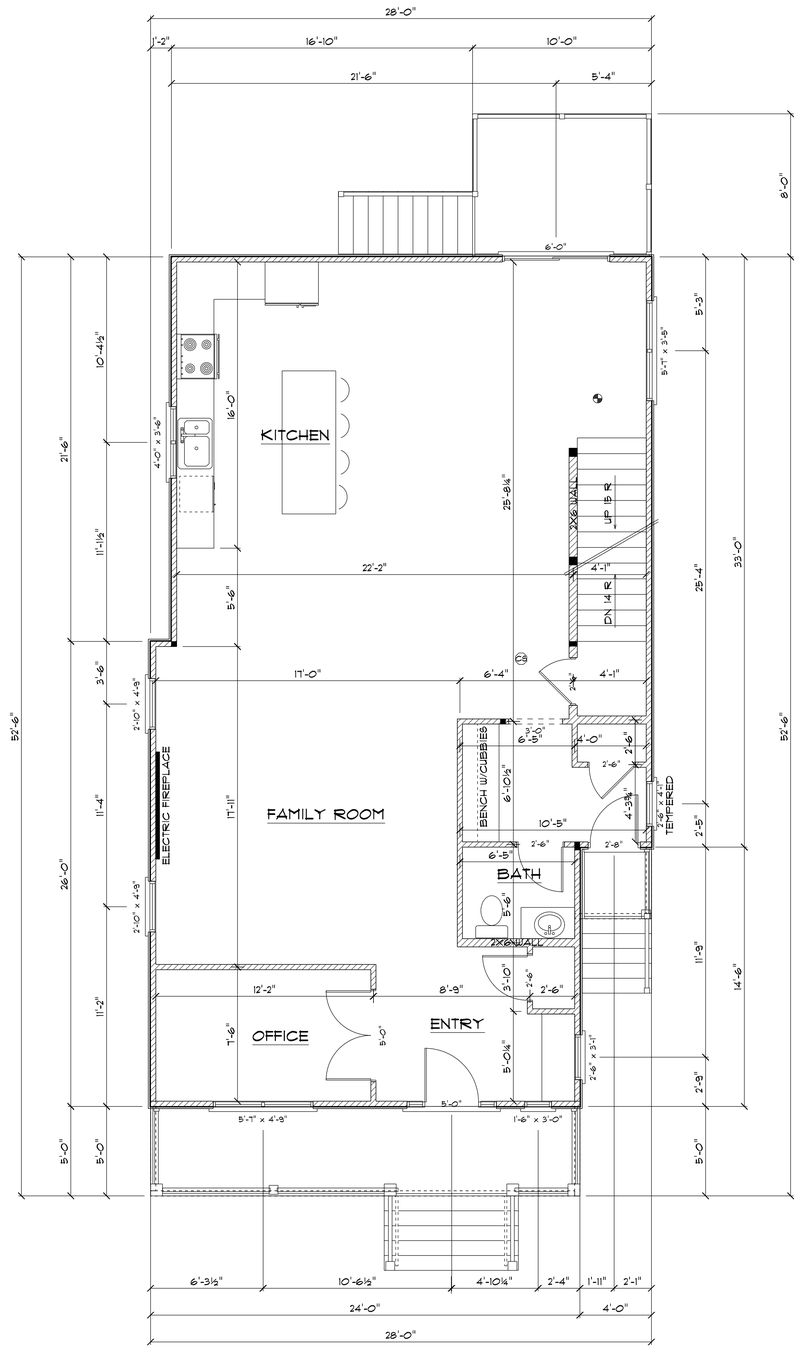
5. FIXED TEMPERATURE HEAT DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF R314.5

CARBON MONOXIDE DETECTOR SPECIFIC INSTALLATION PROVISIONS R315.2

EVERY RESIDENTIAL STRUCTURE THAT PRESENTLY OR IN THE FUTURE CONTAINS FOSSIL FUEL BURNING EQUIPMENT OR HAS ENCLOSED PARKING SHALL BE EQUIPPED, BY THE OWNER, LANDLORD OR SUPERINTENDENT, WITH WORKING AND LISTED CARBON MONOXIDE ALARM PROTECTION.

(A.) CARBON MONOXIDE ALARM PROTECTION SHALL BE LOCATED IN EACH LEVEL OF EACH DWELLING UNIT INCLUDING HABITABLE PORTIONS OF BASEMENTS, CELLARS AND ATTICS, BUT NOT INCLUDING CRAWL SPACES.

(B.) WHEN MOUNTING CARBON MONOXIDE ALARM PROTECTION ON A LEVEL OF A DWELLING UNIT WITH A SLEEPING AREA, THE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, NOT TO EXCEED 10 FEET AS MEASURED IN ANY DIRECTION FROM ANY BEDROOM DOOR.



FIRST FLOOR PLAN

EXIST. EXTERIOR WALLS

NEW EXTERIOR WALLS

EXIST. INT. PARTITIONS

NEW INT. PARTITIONS

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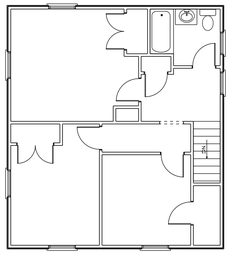
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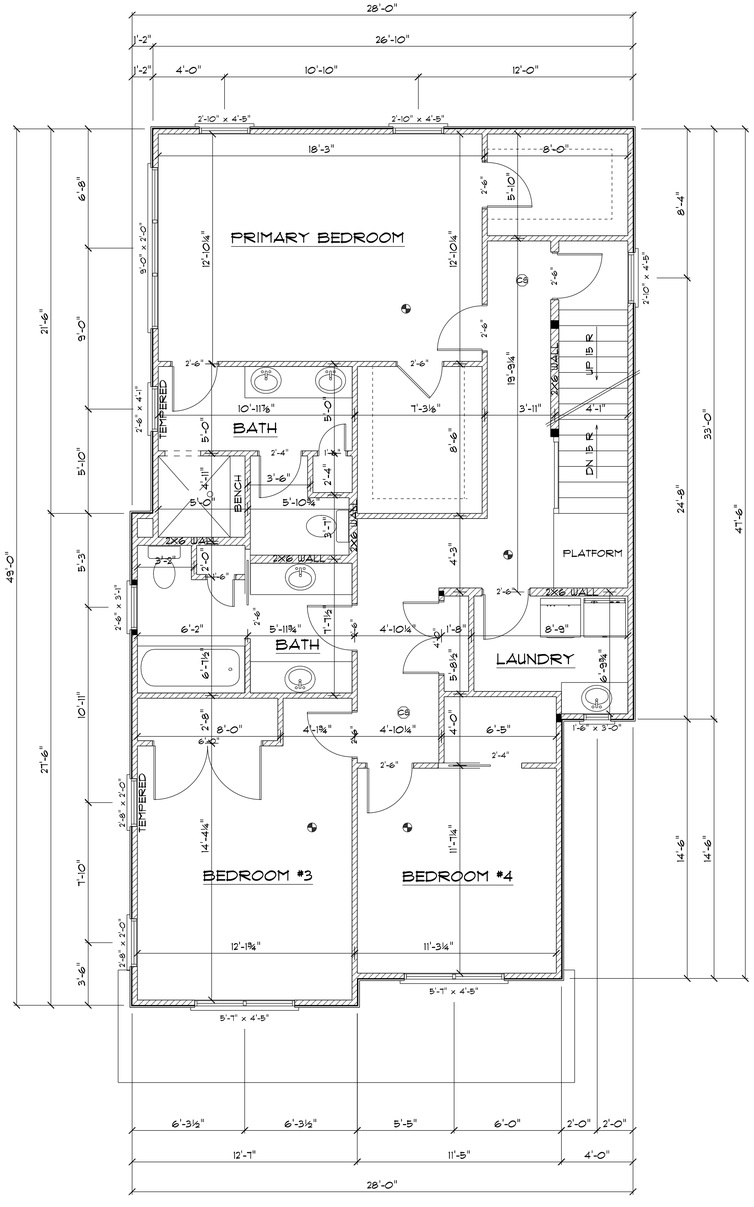
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EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

R311.7.4.1 RISER HEIGHT.
THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.7.4.2 TREAD DEPTH.
THE MINIMUM TREAD DEPTH SHALL BE NINE INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" INCH.
WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH EQUAL TO THE TREAD DEPTH OF THE STRAIGHT RUN PORTION OF THE STAIRS MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF THREE INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R312.1 GUARDS REQUIRED.
GUARDS SHALL BE LOCATEDALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD.

R311.7.7 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS.

R311.7.7.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

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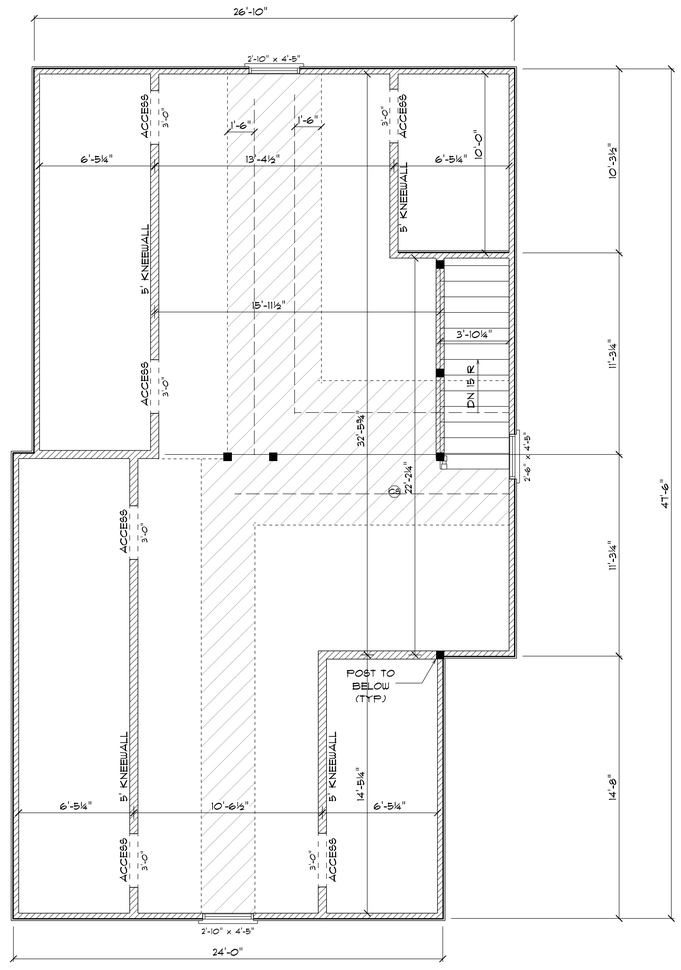
SECOND FLOOR 1246 SQ. FEET

ATTIC 7'-0" CEILING AND HIGHER 371 SQ. FEET

1246 X .5 = 623 SQ. FEET

371 < 623

AREA 7'-0" CEILING HEIGHT AND HIGHER



ATTIC PLAN

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5/5/2024

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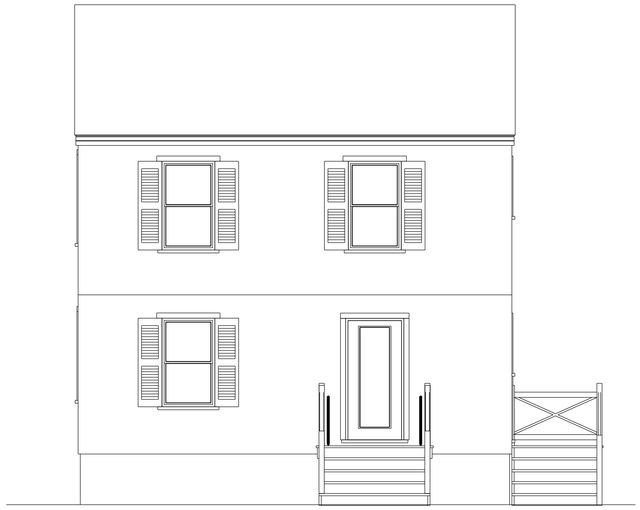
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EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION

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