EXISTING TWO FAMILY HOME
PROPOSED RENOVATIONS

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09–08–2025

GENERAL NOTES

1. IBC = INTERNATIONAL BUILDING CODE, 2021 EDITION:
SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB INCLUDING AND REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS, CHAPTER 1 THRU CHAPTER 35, WITH ALL APPENDIXES A THRU K. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE INTERNATIONAL BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY, AND WELFARE IN THE CONSTRUCTION PROCESS OF BUILDING.

IEBC = INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION:
TO BE USED FOR REMODELING, REPAIR OR ALTERATION OF EXISTING BUILDINGS, ADDITIONS, RENOVATIONS, EXTENSIVE REPAIRS, OR CHANGE OF OCCUPANCY AND REHABILITATION OF EXISTING BUILDINGS.

IRC = INTERNATIONAL RESIDENTIAL CODE 2021:
ALL SINGLE FAMILY HOUSES, TWO FAMILY HOUSES(DUPLEXES) AND BUILDINGS CONSISTING OF THREE OR MORE TOWNHOUSE UNITS SHALL FOLLOW AND ADHERE TO THIS COMPREHENSIVE CODE. ALL BUILDINGS WITHIN THE SCOPE OF THE IRC ARE LIMITED TO THREE STORIES ABOVE GRADE PLANE. THE IRC IS DIVIDED INTO EIGHT MAIN PARTS AND THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL PROVIDE FOR AND PERFORM ALL WORKS IN STRICT ACCORDANCE WITH THE IRC 2021 CODE.

2. SUPERVISION AND CONSTRUCTION PROCEDURES: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOB SITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.

3. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS, 3500 PSI FOR ALL EXTERIOR CONCRETE WALLS, WALKS, SLABS, ETC.

4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.

5. NO FOOTING SHALL BE PLACED IN WATER.

6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF (4'–0") FEET BELOW FINISHED EXTERIOR GRADE.

7. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.

8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.

9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.

10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.

11. MICRO–LAM BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES–TYPICAL.

12. G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN FIELD.

13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY–TOPOGRAPHICAL SITE PLAN–TYPICAL.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL BUILDING INSPECTOR AND/ OR BUILDING OFFICIAL. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND/ OR COLLAPSE.

15. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.

16. THE ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES, SCHEDULING OF CONSTRUCTION ACTIVITIES–OR FOR JOB SITE SAFETY THESE DUTIES BELONG WITH THE GENERAL CONTRACTOR WHO HAS CONTROL OF THE JOB SITE AND HAS THE OBLIGATION TO PERFORM AND COORDINATE WITH HIS SUPERINTENDING THE WORK ACCORDING TO THE CODE, CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES. THE ARCHITECT AND HIS OR HER PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE CARRIED OUT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR AND THAT THE ARCHITECT WITH HIS/HER CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY

17. TYPICAL SMOKE DETECTORS= Ⓢ, HEAT DETECTORS= Ⓗ, AND CARBON MONOXIDE DETECTORS= ⓒⓞ ALL UL APPROVED, SMOKE/HEAT DETECTORS SHALL BE IN STRICT ACCORDANCE WITH THE IBC 2021 AND THE IEBC 2021 CODE, ALL AS RELATED TO THE LIFE SAFETY STANDARDS FOR BUILDINGS AND AS PER THE INTERNATIONAL FIRE CODE.

18. ALL NOTES TYPICAL ALL DRAWINGS

19. EGRESS/MEANS OF EGRESS SHALL STRICTLY ADHERE AND MEET THE IBC 2021 CODE ITEMS, ALL AS PER EMERGENCY ESCAPE AND RESCUE MEANS OF EGRESS FOR EXISTING BUILDINGS

20. ALL WINDOW GLASS IS HIGH PERFORMANCE LOW E , MIN. U=.30 INSULATED GLASS.

21. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

"THE HANDRAIL/ GUARD RAILING SYSTEM SHALL MEET THE IBC CODE 2021 FOR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE."

ABBREVIATIONS

AB	ANCHOR BOLT
AD	AREA DRAIN
ABV	ABOVE
ATC	ACOUSTICAL TILE CEILING
AW	ACOUSTICAL WALLCOVERING
ACOUS	ACOUSTICAL
ADJ	ADJACENT, ADJUSTABLE
ALUM	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AF	AWNING FABRIC
B	BASE
BD	BOARD
BG	BUMPER GUARD
BIT.	BITUMINOUS CONCRETE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRDG	BRIDGING
BSMT	BASEMENT
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CF	CONCRETE FINISH
CG	CORNER GUARD
CJ	CONTROL JOINT
CKT	CIRCUIT
CL	CLOSET
CLKG	CAULKING
CLG, CEIL	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT, C	CARPET
CT	CERAMIC TILE
CTR	CENTER
DN	DOWN
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DO	DOOR OPENING
DR	DOOR
D.S.	DOWNSPOUT
DW	DISHWASHER
DWG(S)	DRAWING, DRAWINGS
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXTERIOR INSUL FIN. SYSTEM
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX, FIXT	FIXTURE
FL, FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FR	FIRE RATED/RETARDANT
FRP	FIBERGLASS REINFORCED POLYESTER PANEL
FRTW	FIRE RETARDANT TRTD. WD.
FT	FOOT, FEET
FURR	FURRING
G	GROUT
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERATOR
GL	GLASS
GND,GRND	GROUND
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HD	HEAD
HDWE	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
KP	KICK PLATE
LAM	LAMINATE, LAMINATED
LAV	LAVATORY
LT	LIGHT
M	MOLDING
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET, MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
M/R	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MEETING, MOUNTING
MUL	MULLION
N	NORTH
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
O.H.	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PL	PLATE
P. LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL, PANELBOARD
PP	PREFINISHED PANELS
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
P.T.	PRESSURE TREATED
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PWR	POWER
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD, R	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REFL	REFLECTED
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIN
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	THRESHOLD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK, THICKNESS
TOS	TOP OF STEEL
TOW	TOP OF WALL
TT	TOILET TISSUE DISPENSER
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W/	WITH
WC	WALL COVERING
WD	WOOD
WDO	WINDOW
WF	WOOD FLOOR
WIC	WALK IN CLOSET
WM	WALK–OFF MAT
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT

SCHEDULE OF DRAWINGS

CEILING INFORMATION

Ⓢ SMOKE DETECTOR

Ⓗ HEAT DETECTOR

ⓒⓞ CARBON MONOXIDE DETECTOR

MATERIALS

CONCRETE

GLASS

RIGID INSULATION

SOIL

BATT INSULATION

STONE

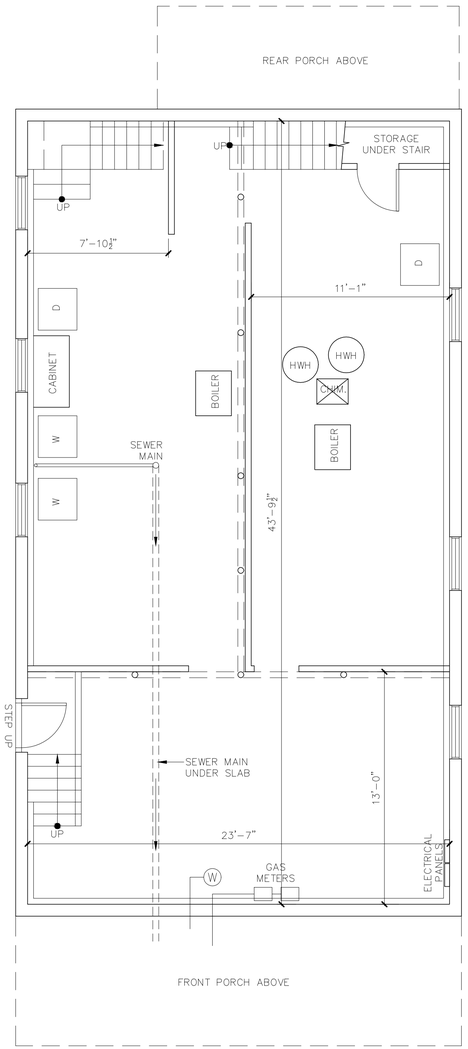
ROUGH DIMENSION WOOD

PLYWOOD

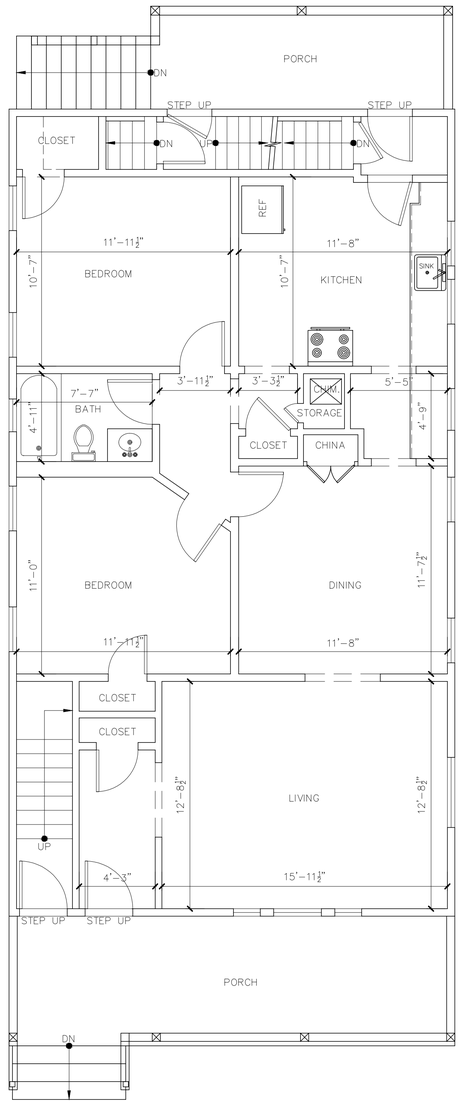
GYPSUM BOARD

TITLE SHEET AND GENERAL NOTES

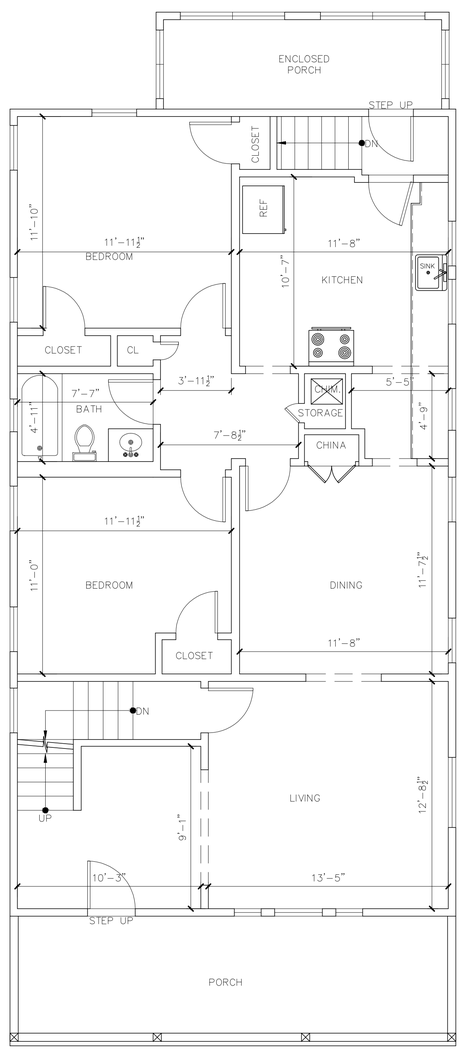
SHEET T-1



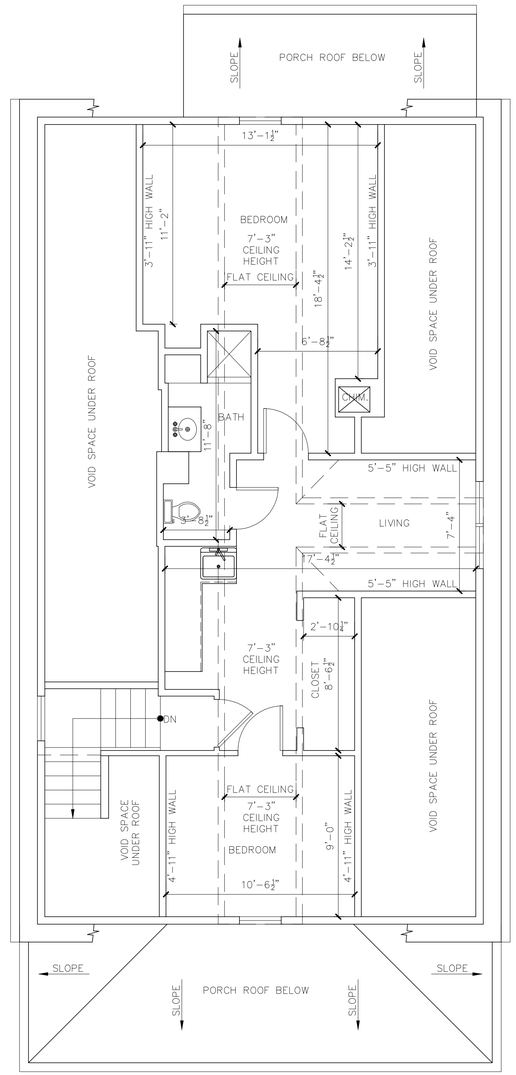
EXISTING BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"



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



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



EXISTING THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MASS.

EXISTING TWO FAMILY
NEW RENOVATIONS

COMMONWEALTH OF MASSACHUSETTS
SIMON HUNG
STRUCTURAL
NO. 34062
REGISTERED
PROFESSIONAL ENGINEER

CARREIRO
DESIGN STUDIO
857-998-0459

Job Number: 00228

Scale: AS NOTED

Date: 04-04-2025

Revisions:
08-01-2025
08-06-2025
08-10-2025
08-25-2025
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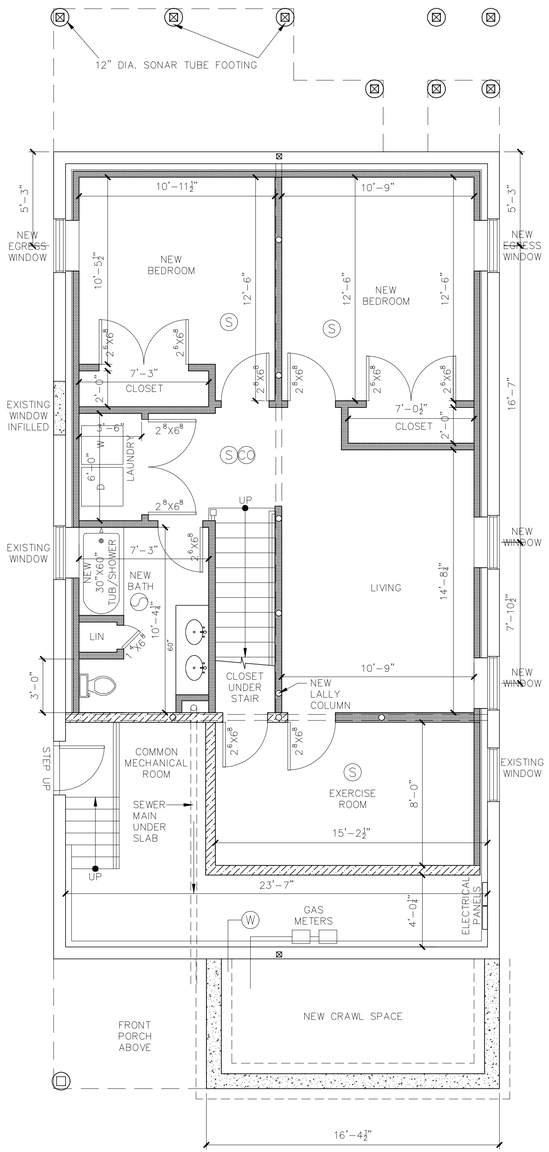
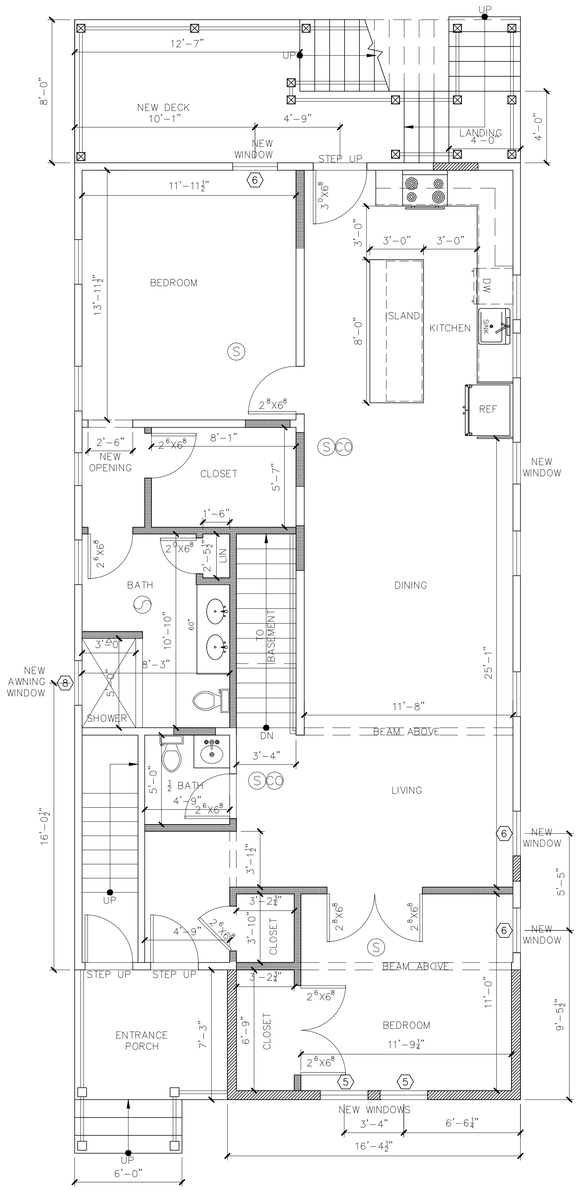
EXISTING FLOOR PLANS

Drawing
EX-1



EXISTING/PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0" 935 SQFT



EXISTING/PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0" 1196 SQFT

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.

= NEW 2"X4" INTERIOR WOOD STUD WALL @ 16"O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL

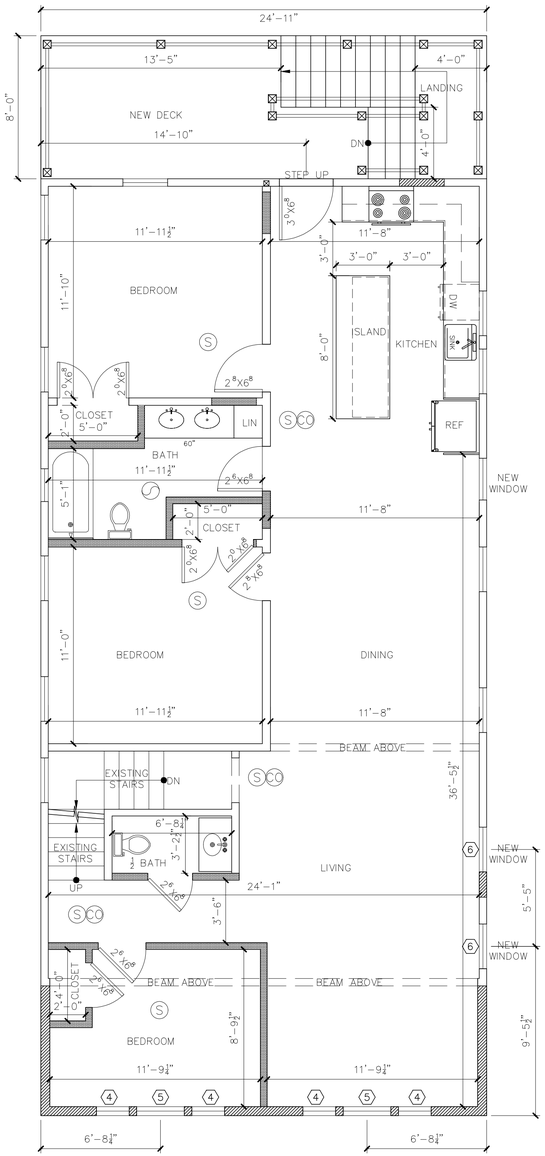
= NEW 2"X6" EXTERIOR WOOD STUD WALL @ 16" O.C., R-21 INSULATION, 1/2" PLYWOOD EXTERIOR, 1/2" GWB INTERIOR, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL

= NEW 2"X6" INTERIOR WOOD STUD WALL @ 16"O.C., 1 LAYER 5/8" TYPE 'X' GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL

= EXISTING WALLS

= BATHROOM VENT

CODE ANALYSIS
IEBC 2021 CHAPTER 6 CLASSIFICATION OF WORK, SECTION 602 ALTERATION-LEVEL 2
IEBC 2021 CHAPTER 8 ALTERATIONS - LEVEL 2



EXISTING/PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0" 1305 SQFT

UNIT 19 EXISTING FIRST FLOOR = 1043 SQFT UNFINISHED BASEMENT = 1124 SQFT UNIT 21 SECOND FLOOR = 1124 SQFT THIRD FLOOR = 243 SQFT TOTAL EXISTING HOUSE = 3,534 SQFT

UNIT 19 FIRST FLOOR = 1196 SQFT BASEMENT = 935 SQFT TOTAL = 2,131 UNIT 21 SECOND FLOOR = 1305 SQFT THIRD FLOOR = 644 SQFT TOTAL = 1,949 TOTAL NEW FINISHED = 4,080 SQFT

FIRST FLOOR DIFFERENCE = 153 SQFT SECOND FLOOR DIFFERENCE = 181 SQFT THIRD FLOOR DIFFERENCE = 401 SQFT TOTAL SQFT ADDED = 708 SQFT

HALF STORY CALCULATION EXISTING SECOND FLOOR SQFT = 1,305 1305/2 = 652.5 SQFT MAX

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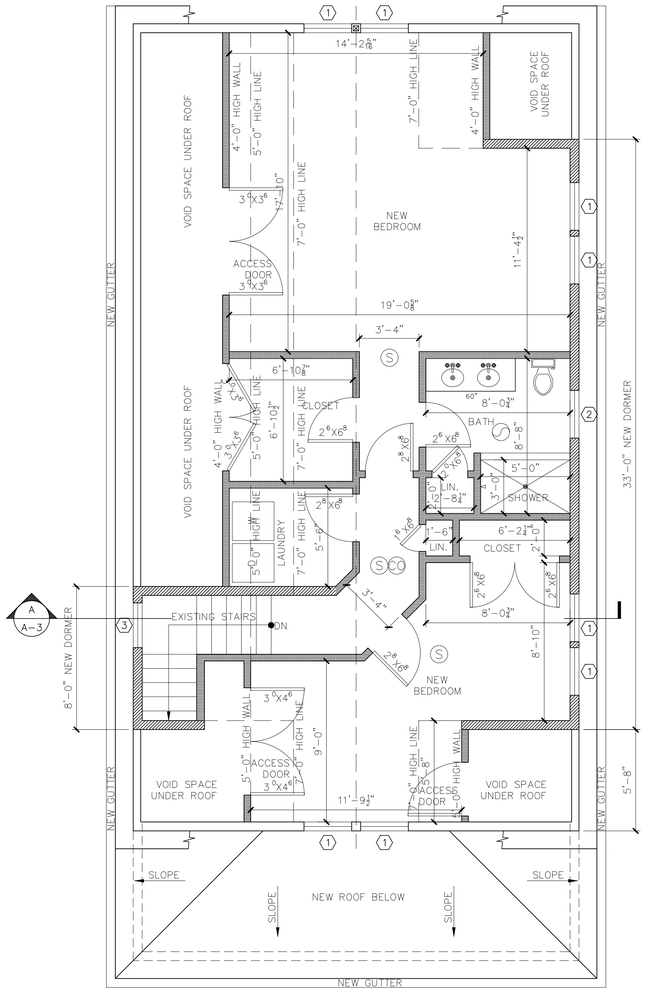
EXISTING/PROPOSED BASEMENT, FIRST AND SECOND FLOOR PLANS

Drawing

A-1



EXISTING/PROPOSED THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

644 SQFT

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD WITH OWNER

= NEW 2"X6" EXTERIOR WOOD STUD WALL @ 16" O.C. R-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL

= NEW 2"X4" INTERIOR WOOD STUD WALL @ 16"O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL

= EXISTING WALLS

NEW APARTMENT ENTRANCE DOORS TO BE 'B' LABEL

= BATHROOM VENT

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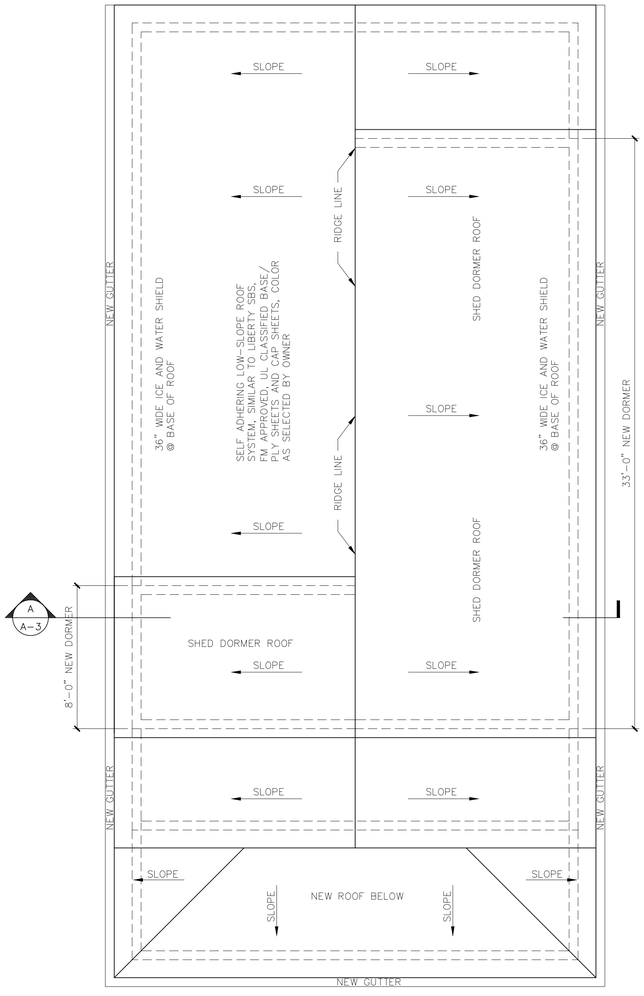

PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"

UNIT 19
EXISTING FIRST FLOOR = 1043 SQFT
UNFINISHED BASEMENT = 1124 SQFT
UNIT 21
SECOND FLOOR = 1124 SQFT
THIRD FLOOR = 243 SQFT
TOTAL EXISTING HOUSE = 3,534 SQFT

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SECOND FLOOR = 1305 SQFT
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1305/2 = 652.5 SQFT MAX

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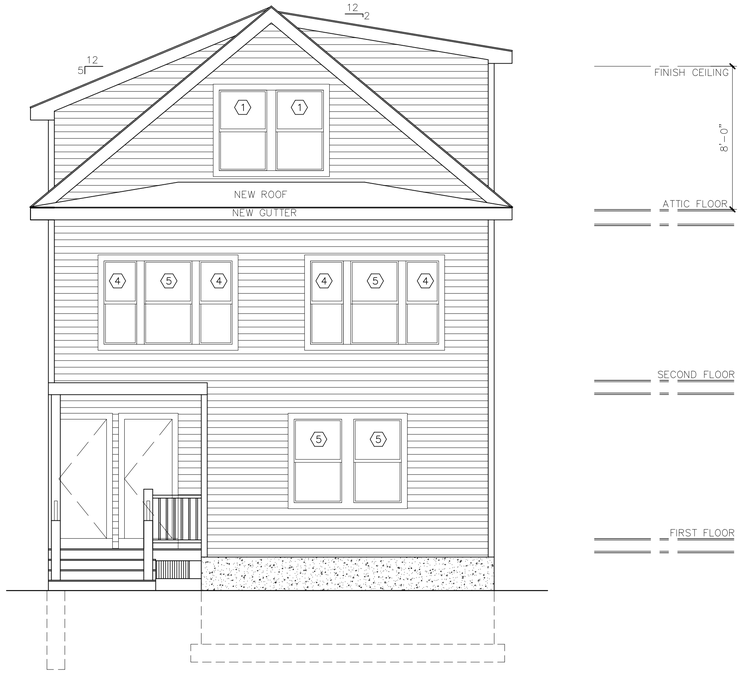
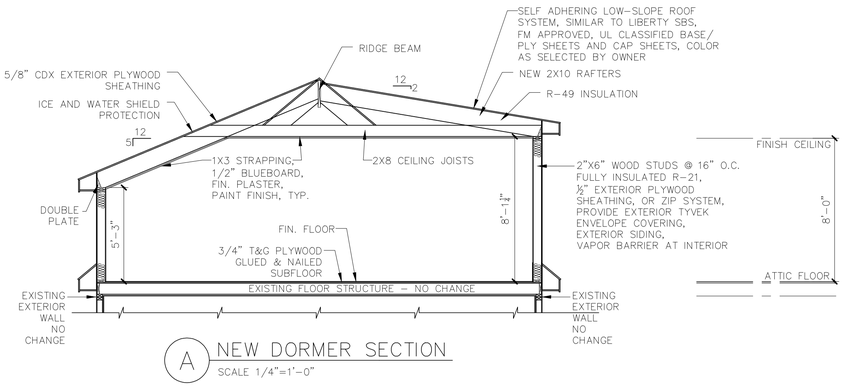
EXISTING/PROPOSED THIRD FLOOR AND ROOF PLANS

Drawing

A-2



PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"



A NEW DORMER SECTION
SCALE 1/4"=1'-0"

WINDOW SCHEDULE			
SYMBOL	WINDOW SIZE	NOTES	QTY
1	2'-8"W X4'-6"H	DOUBLE HUNG WINDOW	8
2	2'-8"W X3'-0"H	DOUBLE HUNG WINDOW	1
3	2'-6"W X3'-0"H	DOUBLE HUNG WINDOW	1
4	1'-10"W X4'-8"H	DOUBLE HUNG WINDOW	4
5	2'-8"W X4'-8"H	DOUBLE HUNG WINDOW	4
6	2'-6"W X4'-8"H	DOUBLE HUNG WINDOW	5
7	2'-4"W X4'-8"H	DOUBLE HUNG WINDOW	2
8	2'-6"W X2'-0"H	DOUBLE HUNG WINDOW	1
9	2'-8"W X4'-4"H	DOUBLE HUNG WINDOW	2
10	2'-8"W X2'-0"H	BASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.

VERIFY HEIGHT OF EXITING WINDOWS

PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS

COMMONWEALTH OF MASSACHUSETTS
SIMON HUNG
STRUCTURAL
NO. 34023
REGISTERED
PROFESSIONAL ENGINEER

CARREIRO
DESIGN STUDIO
857-998-0459

Job Number: 00228

Scale: AS NOTED

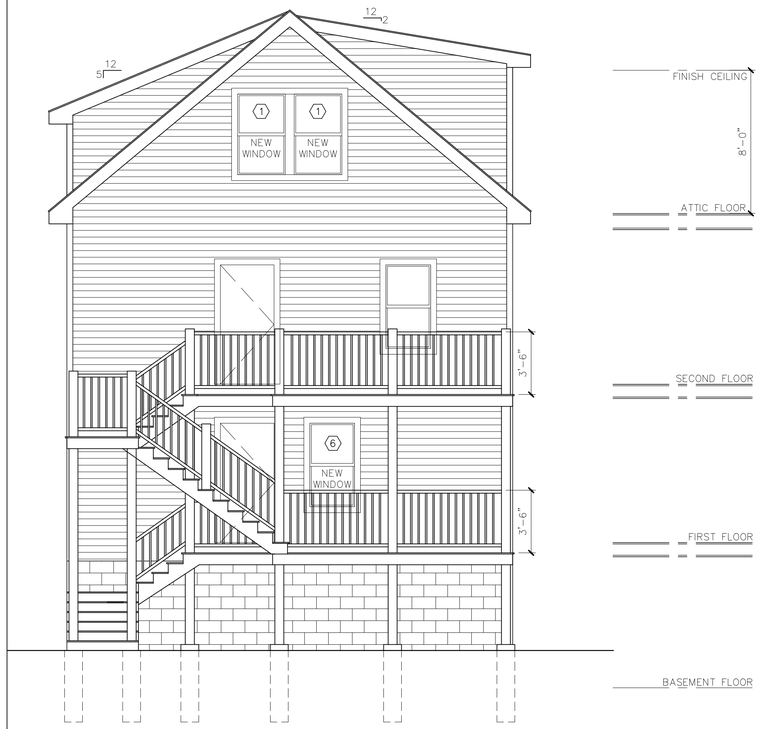
Date: 04-04-2025

Revisions: 08-01-2025, 08-06-2025, 08-10-2025, 08-25-2025, 08-26-2025, 09-01-2025, 09-05-2025, 09-08-2025

EXISTING/PROPOSED FRONT AND RIGHT SIDE ELEVATIONS

Drawing

A-3



PROPOSED REAR ELEVATION

SCALE 1/4"=1'-0"

WINDOW SCHEDULE			
SYMBOL	WINDOW SIZE	NOTES	QTY
1	2'-8"W X4'-6"H	DOUBLE HUNG WINDOW	8
2	2'-8"W X3'-0"H	DOUBLE HUNG WINDOW	1
3	2'-6"W X3'-0"H	DOUBLE HUNG WINDOW	1
4	1'-10"W X4'-8"H	DOUBLE HUNG WINDOW	4
5	2'-8"W X4'-8"H	DOUBLE HUNG WINDOW	4
6	2'-6"W X4'-8"H	DOUBLE HUNG WINDOW	5
7	2'-4"W X4'-8"H	DOUBLE HUNG WINDOW	2
8	2'-6"W X2'-0"H	DOUBLE HUNG WINDOW	1
9	2'-8"W X4'-4"H	DOUBLE HUNG WINDOW	2
10	2'-8"W X2'-0"H	BASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION– TYPICAL FOR ALL.

VERIFY HEIGHT OF EXITING WINDOWS

PROPOSED LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

CINDY HUNG
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ARLINGTON, MASS.

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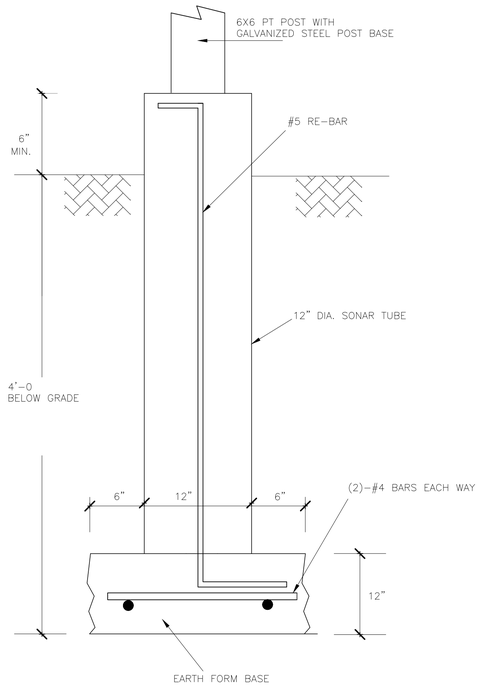
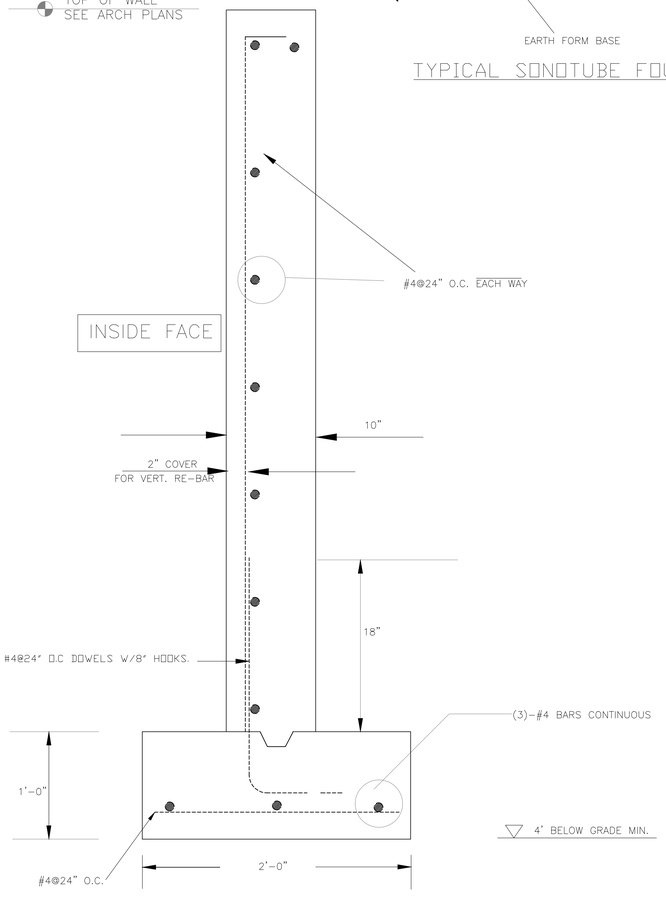
EXISTING/PROPOSED REAR AND LEFT SIDE ELEVATIONS

Drawing

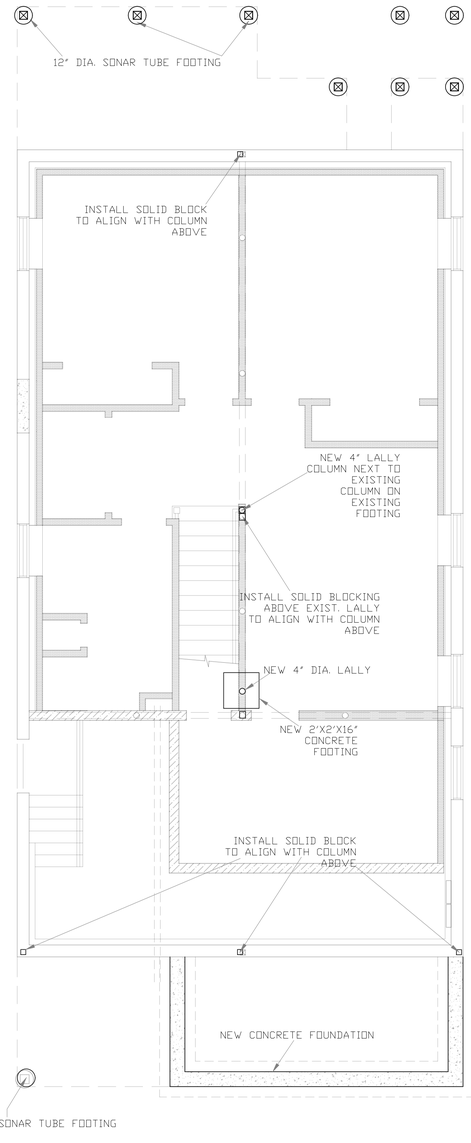
A-4



TYPICAL SONOTUBE FOUNDATION

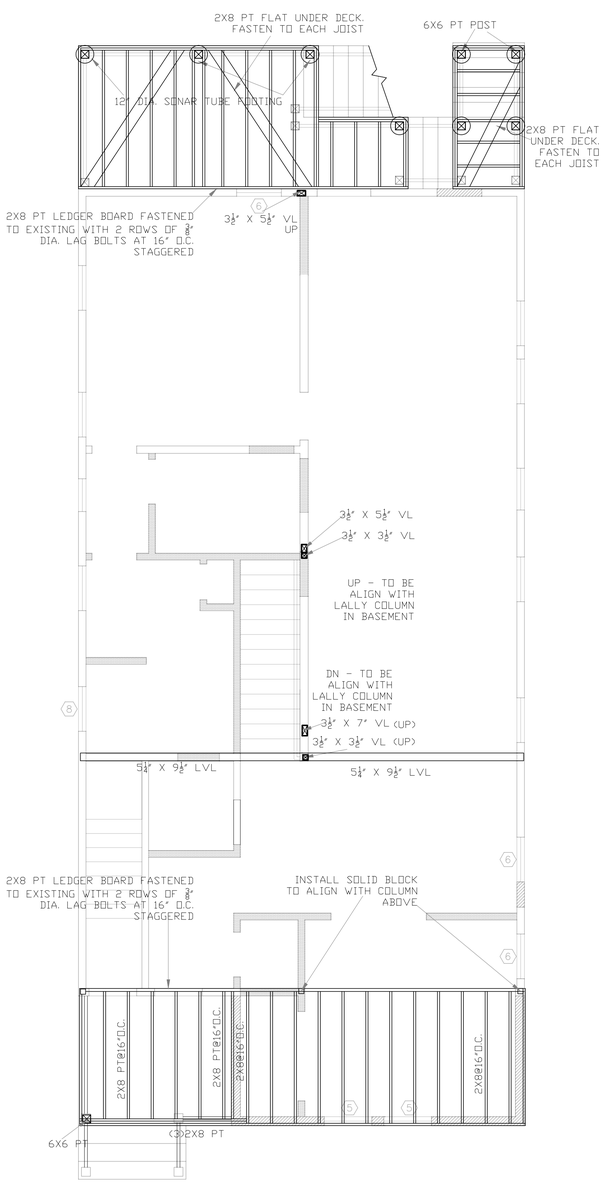


TYPICAL FOUNDATION WALL



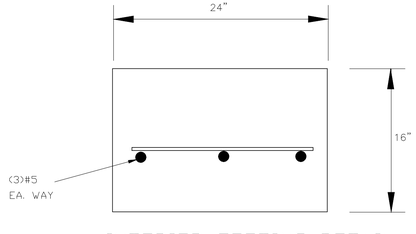
PROPOSED FOUNDATION PLAN

SCALE 1/4"=1'-0" 903 SQFT



PROPOSED FIRST FLOOR FRAMING PLAN

SCALE 1/4"=1'-0" 1196 SQFT



INTERIOR FOOTING DETAIL

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS

COMMONWEALTH OF MASSACHUSETTS
SIMON HUNG
STRUCTURAL
NO. 34002
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CARREIRO DESIGN STUDIO
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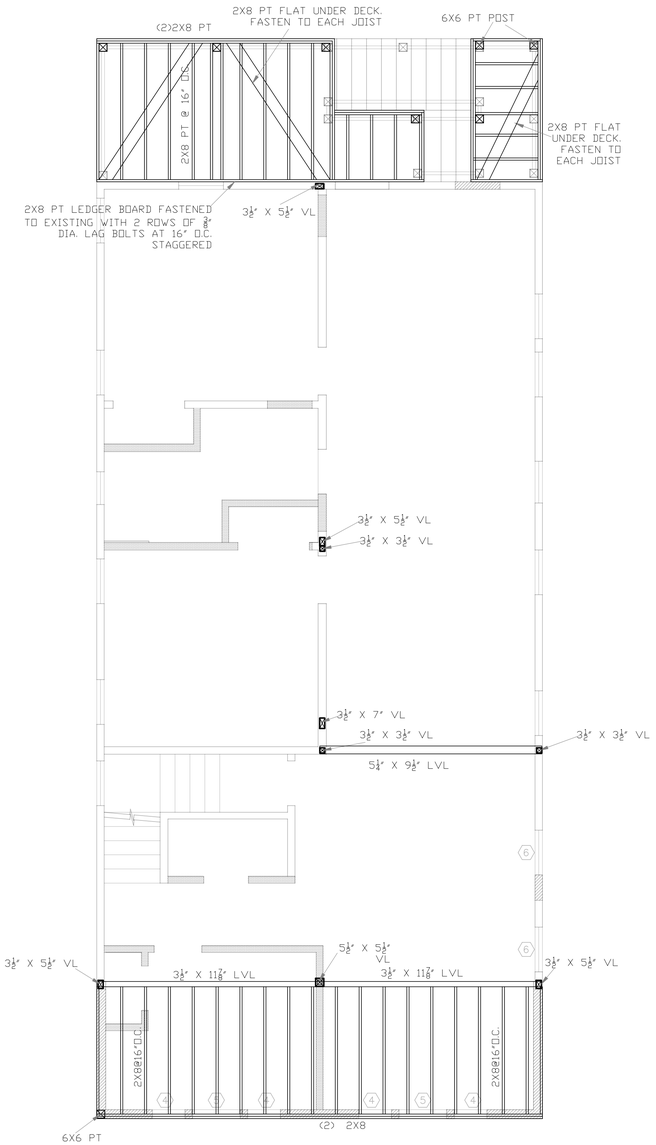
FOUNDATION PLAN, FIRST FLOOR FRAMING, FOUNDATION DETAILS

Drawing

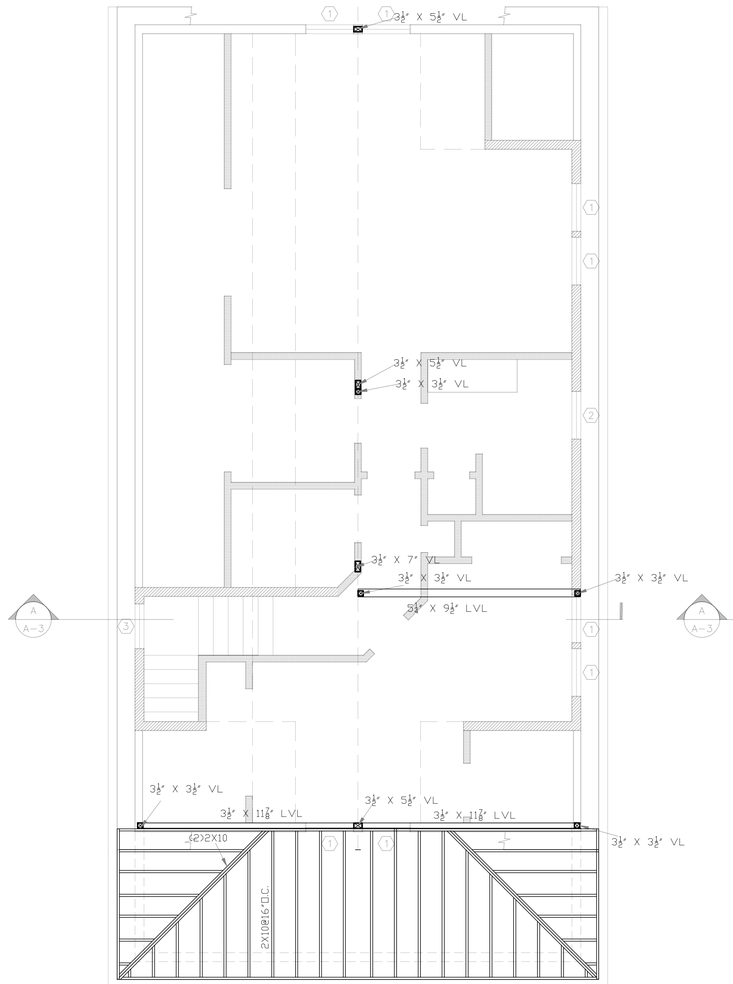
A-5



PROPOSED SECOND FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

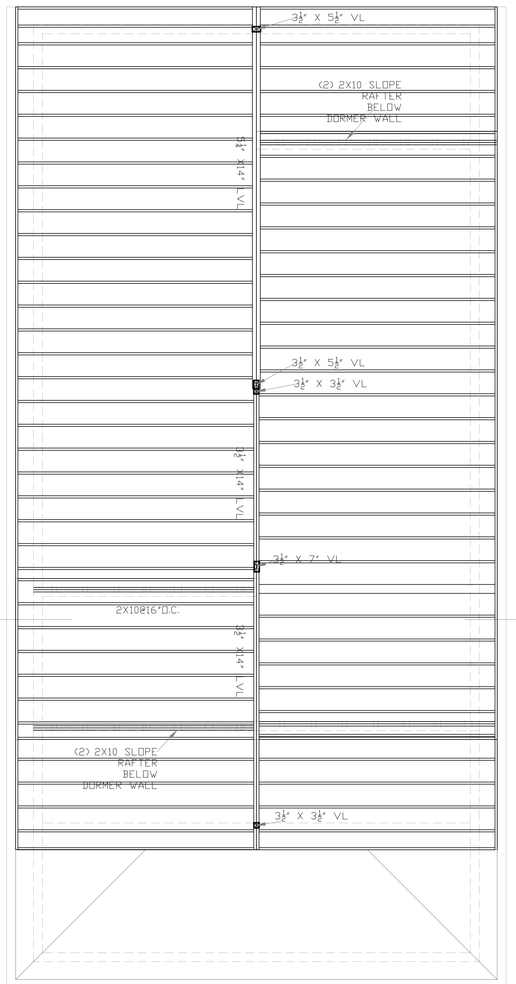
1305 SQFT



PROPOSED THIRD FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

644 SQFT



PROPOSED ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

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ARLINGTON, MASS.

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NO. 34062
REGISTERED PROFESSIONAL ENGINEER

CARREIRO
DESIGN STUDIO

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SECOND, THIRD AND ROOF FRAMING PLANS

Drawing

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