

EXISTING TWO FAMILY HOME PROPOSED RENOVATIONS

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MA



11-23-2025

GENERAL NOTES

1. IBC = INTERNATIONAL BUILDING CODE, 2021 EDITION; SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB AND REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS, CHAPTER 1 THRU CHAPTER 35, WITH ALL APPENDICES 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(DUPLICES) 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 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	GB	GRAB BAR
AD	AREA DRAIN	GEN	GENERATOR
ABV	ABOVE	GL	GLASS
ATC	ACOUSTICAL TILE CEILING	GND,GRND	GROUND
AW	ACOUSTICAL WALLCOVERING	GWB	GYPSUM WALLBOARD
ACOUS	ACOUSTICAL	GYP	GYPSUM
ADJ	ADJACENT, ADJUSTABLE	HB	HOSE BIBB
ALUM	ALUMINUM	HC	HANDICAPPED
ALT	ALTERNATE	HD	HEAD
AP	ACCESS PANEL	HDWE	HARDWOOD
APPROX	APPROXIMATE	HDWR	HARDWARE
ARCH	ARCHITECTURAL	HM	HOLLOW METAL
AF	AWNING FABRIC	HORIZ	HORIZONTAL
B	BASE	HR	HOUR
BD	BOARD	HT	HEIGHT
BG	BUMPER GUARD	HVAC	HEATING, VENTILATING, AIR CONDITIONING
BIT.	BITUMINOUS CONCRETE	ID	INSIDE DIAMETER
BLDG	BUILDING	IN	INCH
BLK	BLOCK	INSUL	INSULATION
BLKG	BLOCKING	INT	INTERIOR
BM	BEAM	JAN	JANITOR
BOT	BOTTOM	JST	JOIST
BRDG	BRIDGING	JT	JOINT
BSMT	BASEMENT	KIT	KITCHEN
CAB	CABINET	KP	KICK PLATE
CB	CONCRETE BLOCK	LAM	LAMINATE, LAMINATED
CEM	CEMENT	LAV	LAVATORY
CER	CERAMIC	LT	LIGHT
CF	CONCRETE FINISH	M	MOLDING
CG	CORNER GUARD	MACH	MACHINE
CJ	CONTROL JOINT	MATL	MATERIAL
CKT	CIRCUIT	MAX	MAXIMUM
CL	CLOSE	MECH	MECHANICAL
CLKG	CAULKING	MEMB	MEMBRANE
CLG, CEIL	CEILING	MET, MTL	METAL
CLR	CLEAR	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MH	MANHOLE
COL	COLUMN	MIN	MINIMUM
CONC	CONCRETE	MIR	MIRROR
COND	CONDITION	MISC	MISCELLANEOUS
CONSTR	CONSTRUCTION	MO	MASONRY OPENING
CONT	CONTINUOUS	M/R	MOISTURE RESISTANT
CONTR	CONTRACTOR	MTD	MOUNTED
CORR	CORRIDOR	MTG	MEETING, MOUNTING
CPT, C	CARPET	MUL	MULLION
CT	CERAMIC TILE	N	NORTH
CTR	CENTER	NEO	NEOPRENE
DN	DOWN	NIC	NOT IN CONTRACT
DET	DETAIL	NO	NUMBER
DIA	DIAMETER	NOM	NOMINAL
DIFF	DIFFUSER	NTS	NOT TO SCALE
DIM	DIMENSION	OA	OVERALL
DISP	DISPENSER	OBS	OBSCURE
DO	DOOR OPENING	OC	ON CENTER
DR	DOOR	OD	OUTSIDE DIAMETER
D.S.	DOWNSPOUT	OFF	OFFICE
DW	DISHWASHER	O.H.	OVERHEAD DOOR
DWG(S)	DRAWING, DRAWINGS	OPNG	OPENING
DWR	DRAWER	OPP	OPPOSITE
E	EAST	P	PAINT
EA	EACH	PL	PLATE
EIFS	EXTERIOR INSUL FIN. SYSTEM	P-LAM	PLASTIC LAMINATE
EJ	EXPANSION JOINT	PLAS	PLASTER
EL, ELEV	ELEVATION	PLYWD	PLYWOOD
ELEC	ELECTRIC, ELECTRICAL	PNL	PANEL, PANELBOARD
ELEV	ELEVATOR	PP	PREFINISHED PANELS
EMER	EMERGENCY	PR	PAIR
ENCL	ENCLOSURE	PROJ	PROJECT
EQUIP	EQUIPMENT	PROP	PROPERTY
EW	ELECTRIC WATER COOLER	P.T.	PRESSURE TREATED
EXH	EXHAUST	PT	POINT
EXIST	EXISTING	PTD	PAPER TOWEL DISPENSER
EXP	EXPANSION, EXPOSED	PTN	PARTITION
EXT	EXTERIOR	PWR	POWER
FA	FIRE ALARM	QT	QUARRY TILE
FB	FLAT BAR	QTY	QUANTITY
FD	FLOOR DRAIN	R	RISER
FDN	FOUNDATION	RAD, R	RADIUS
FE	FIRE EXTINGUISHER	RD	ROOF DRAIN
FEC	FIRE EXTINGUISHER CABINET	REF	REFRIGERATOR
FIN	FINISH	REFL	REFLECTED
FIX, FIXT	FIXTURE	REINF	REINFORCED
FL, FLR	FLOOR	REQD	REQUIRED
FLASH	FLASHING	RESIL	RESILIENT
FLUOR	FLUORESCENT	RF	RESILIENT FLOORING
FOC	FACE OF CONCRETE	RM	ROOM
FOF	FACE OF FINISH	RO	ROUGH OPENING
FOS	FACE OF STUDS	RWL	RAIN WATER LEADER
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		

S	SOUTH	VCT	VINYL COMPOSITION TILE
SC	SOLID CORE	VERT	VERTICAL
SCHED	SCHEDULE	VEST	VESTIBULE
SD	SOAP DISPENSER	VWC	VINYL WALLCOVERING
SECT	SECTION	W	WEST
SF	SQUARE FEET	W/	WITH
SH	SHELF	WC	WALL COVERING
SHT	SHEET	WD	WOOD
SL	SIMILAR	WDO	WINDOW
SIM	SIMILAR	WF	WOOD FLOOR
SLD	SLIDING	WC	WALK IN CLOSET
SPEC	SPECIFICATION	WM	WALK-OFF MAT
SQ	SQUARE	W/O	WITHOUT
SST	STAINLESS STEEL	WP	WATERPROOF
ST	STAIN	WR	WATER RESISTANT
STD	STANDARD	WT	WEIGHT
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		

SCHEDULE OF DRAWINGS

EX-1	EXISTING FLOOR PLANS
A-1	EXISTING/PROPOSED BASEMENT, FIRST AND SECOND FLOOR PLANS
A-2	EXISTING/PROPOSED THIRD FLOOR AND ROOF PLANS
A-3	EXISTING/PROPOSED FRONT AND RIGHT SIDE ELEVATIONS & SECTION A
A-4	EXISTING/PROPOSED REAR AND LEFT SIDE ELEVATIONS
A-5	FOUNDATION PLAN, FIRST FLOOR FRAMING, FOUNDATION DETAILS
A-6	SECOND, THIRD AND ROOF FRAMING PLANS

CEILING INFORMATION

	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR

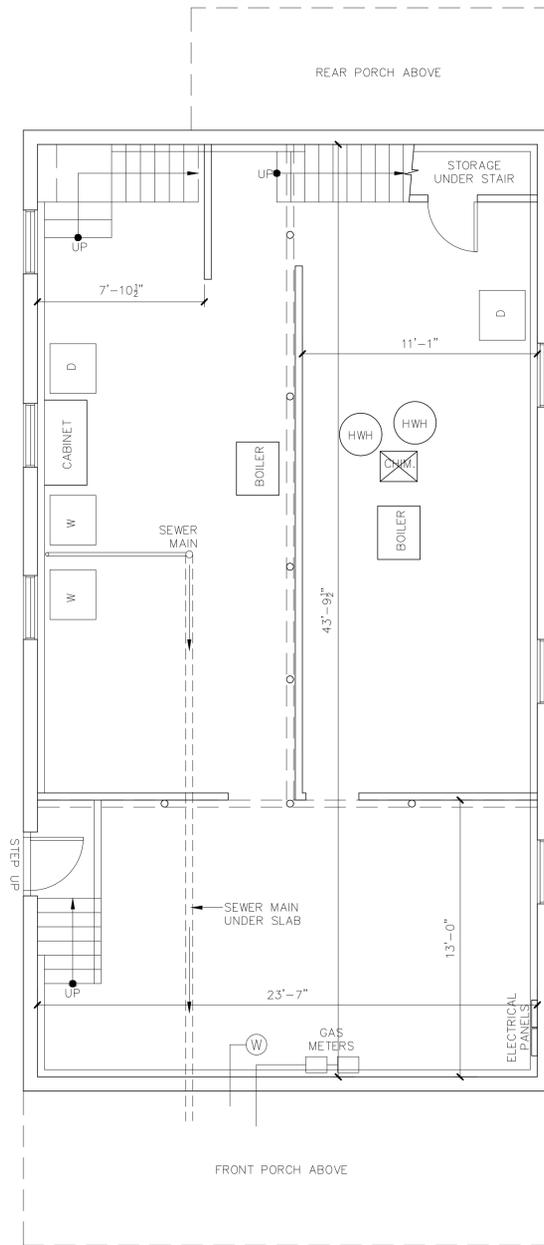
MATERIALS

	CONCRETE		GLASS
	RIGID INSULATION		SOIL
	BATT INSULATION		STONE
	ROUGH DIMENSION WOOD		PLYWOOD
	GYPSUM BOARD		

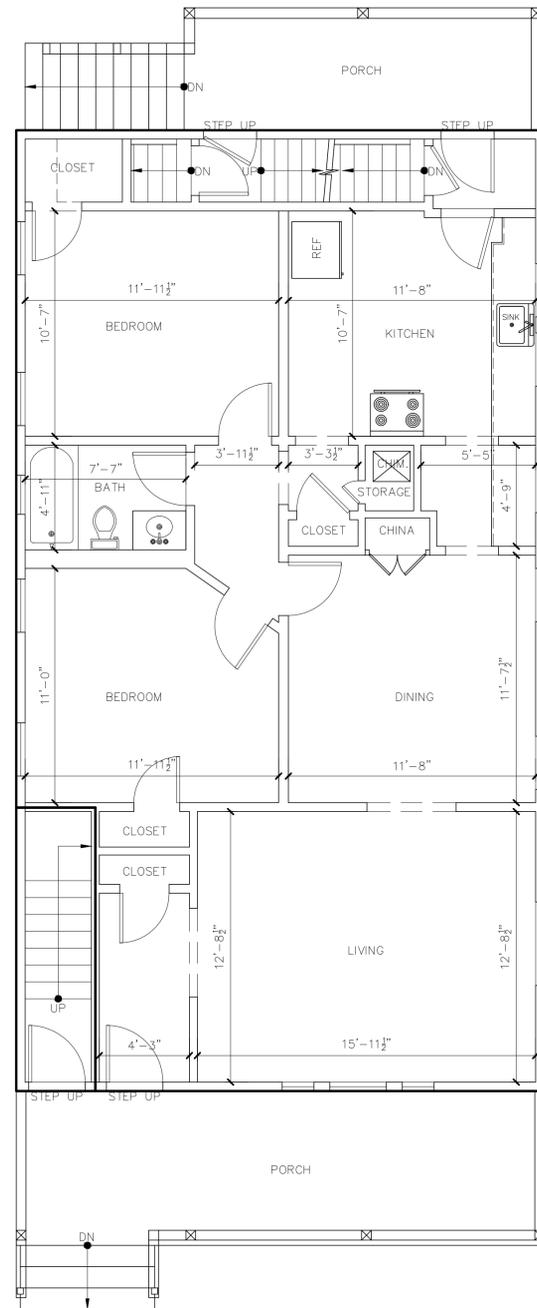
TITLE SHEET AND GENERAL NOTES

SHEET **T-1**

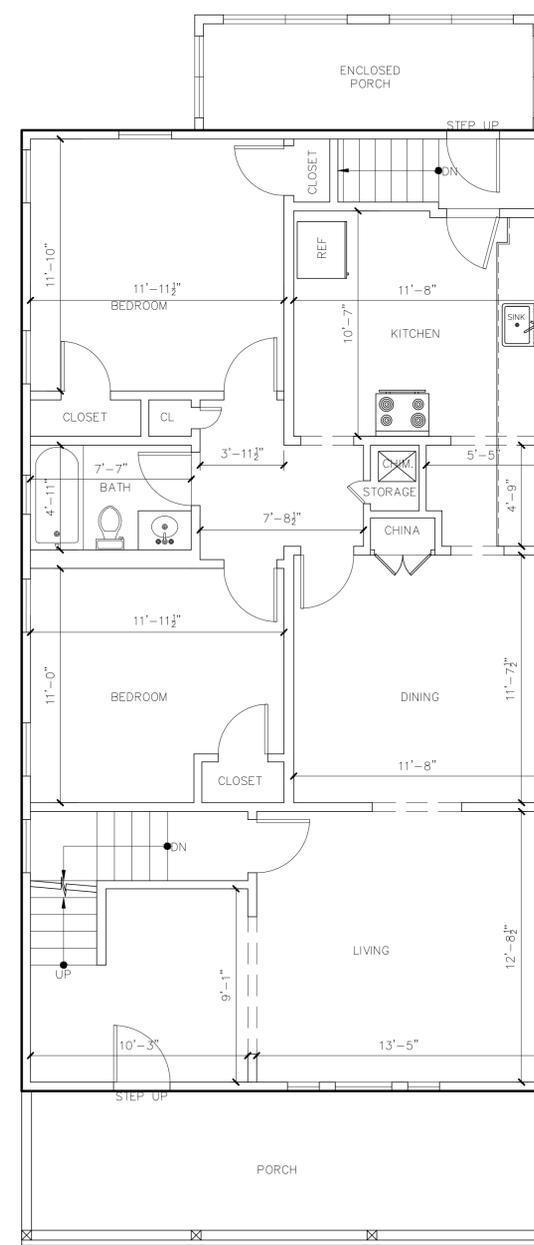
EXISTING TWO FAMILY
NEW RENOVATIONS



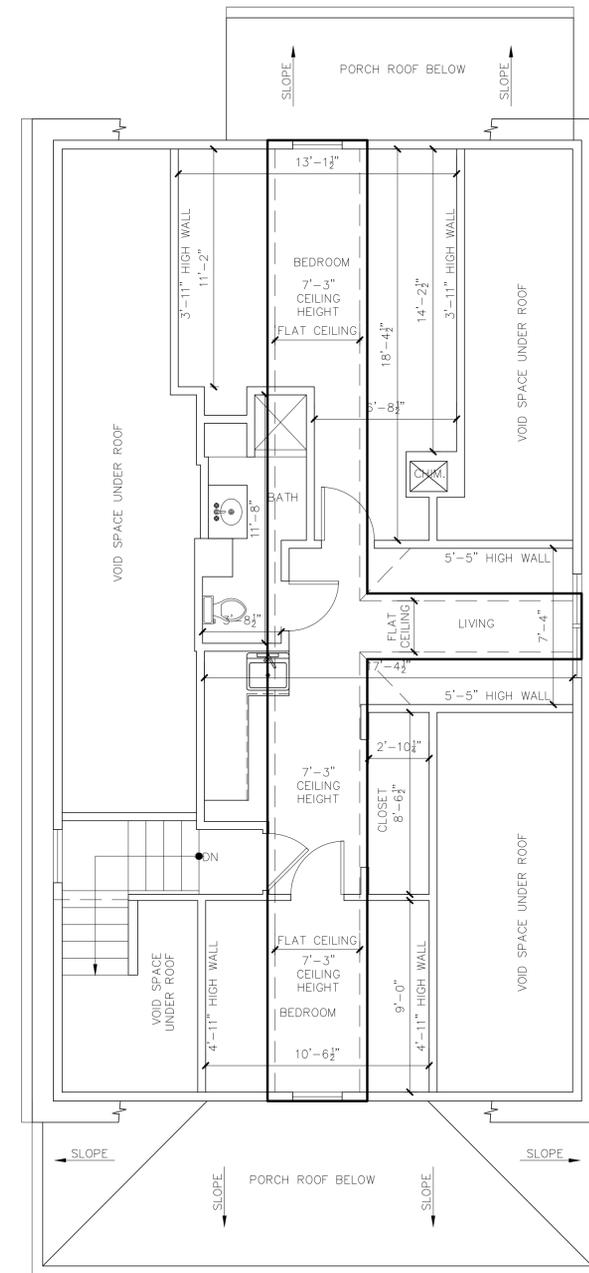
EXISTING BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"



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"



Job Number: 00228

Scale: AS NOTED

Date: 04-04-2025

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	08-06-2025	11-13-2025
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	08-25-2025	
	08-26-2025	
	09-01-2025	
	09-05-2025	
	09-08-2025	

EXISTING FLOOR PLANS

Drawing

EX-1

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MASS.

EXISTING TWO FAMILY
NEW RENOVATIONS



857-998-0459

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Scale: AS NOTED

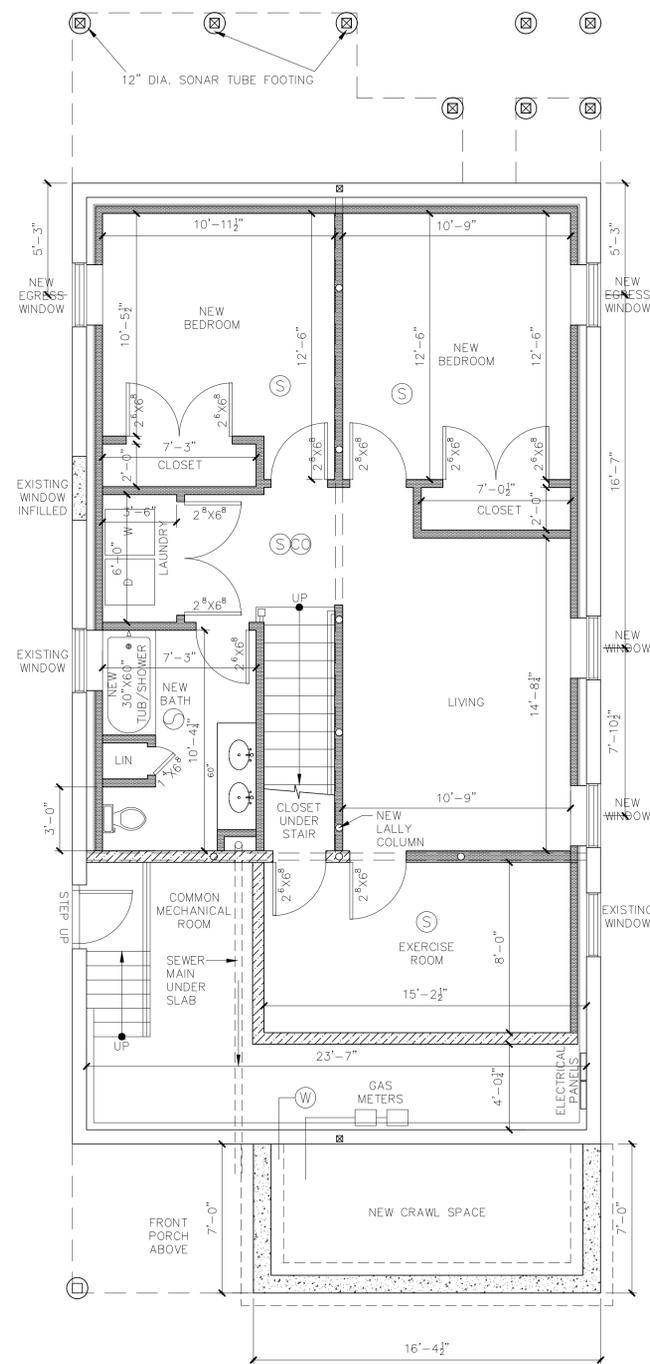
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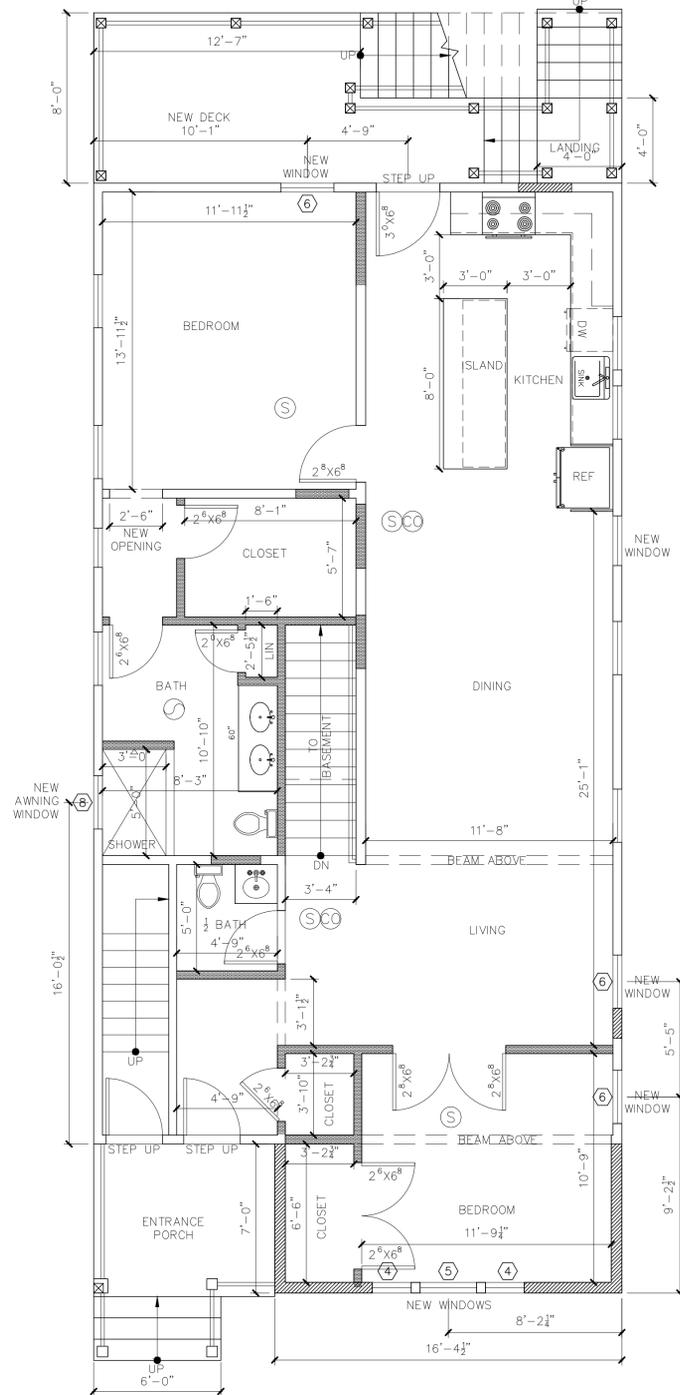
EXISTING/PROPOSED
BASEMENT, FIRST AND
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Drawing

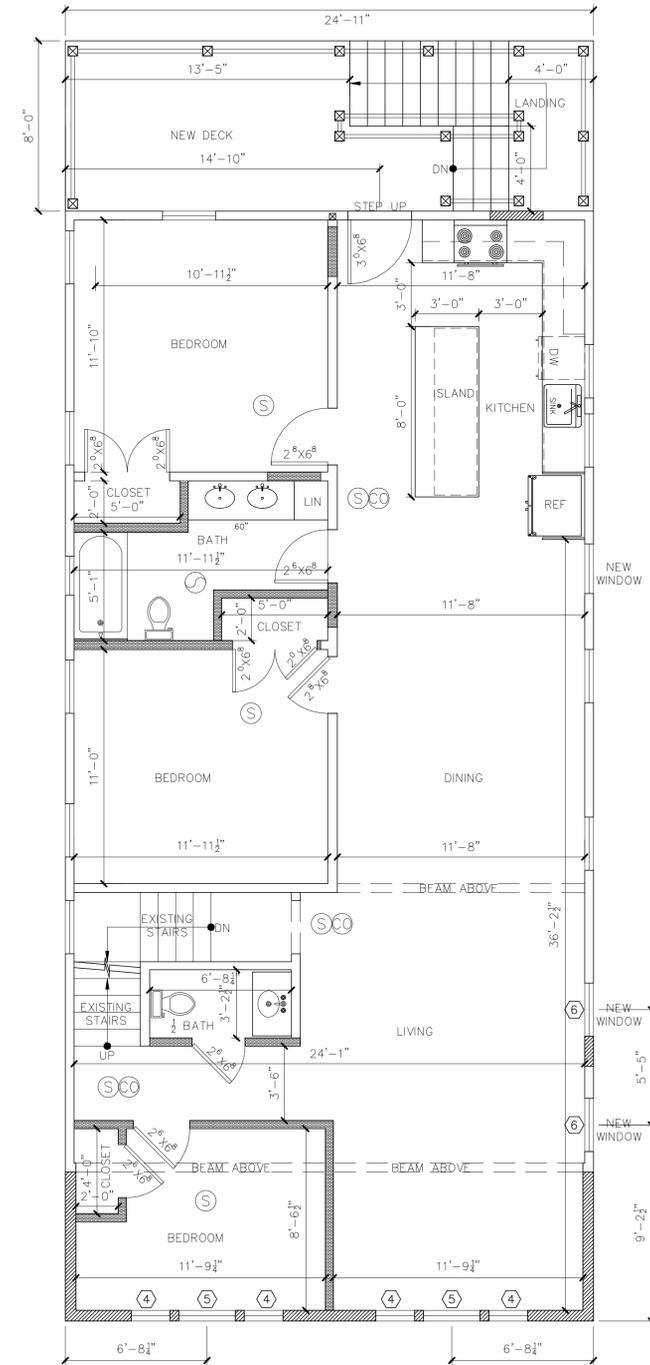
A-1



EXISTING/PROPOSED BASEMENT FLOOR PLAN
 SCALE 1/4"=1'-0" 1124 SQFT



EXISTING/PROPOSED FIRST FLOOR PLAN
 SCALE 1/4"=1'-0" 1239 SQFT



EXISTING/PROPOSED SECOND FLOOR PLAN
 SCALE 1/4"=1'-0" 1299 SQFT

⊙ = BATHROOM VENT

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

- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
- 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

UNFINISHED BASEMENT = 1,124 SQFT
 UNIT 19
 EXISTING FIRST FLOOR = 1,075 SQFT
 UNIT 21
 FIRST FLOOR = 49 SQFT
 SECOND FLOOR = 1,124 SQFT
 THIRD FLOOR = 243 SQFT
 TOTAL EXISTING HOUSE = 3,615 SQFT

UNIT 19
 FIRST FLOOR = 1,189 SQFT
 BASEMENT = 935 SQFT
 TOTAL = 2,124
 UNIT 21
 FIRST FLOOR = 49 SQFT
 SECOND FLOOR = 1,299 SQFT
 THIRD FLOOR = 645 SQFT
 TOTAL = 1,994
 TOTAL NEW FINISHED = 4,117 SQFT

FIRST FLOOR DIFFERENCE = 114 SQFT
 SECOND FLOOR DIFFERENCE = 175 SQFT
 THIRD FLOOR DIFFERENCE = 402 SQFT
 TOTAL SQFT ADDED = 691 SQFT

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

LOT COVERAGE:
 LOT = 4,275 SQFT
 35% OF 4,275 = 1,496.25 SQFT
 EXISTING HOUSE = 1,394 SQFT
 PROPOSED HOUSE = 1,299 SQFT

EXISTING TWO FAMILY
NEW RENOVATIONS



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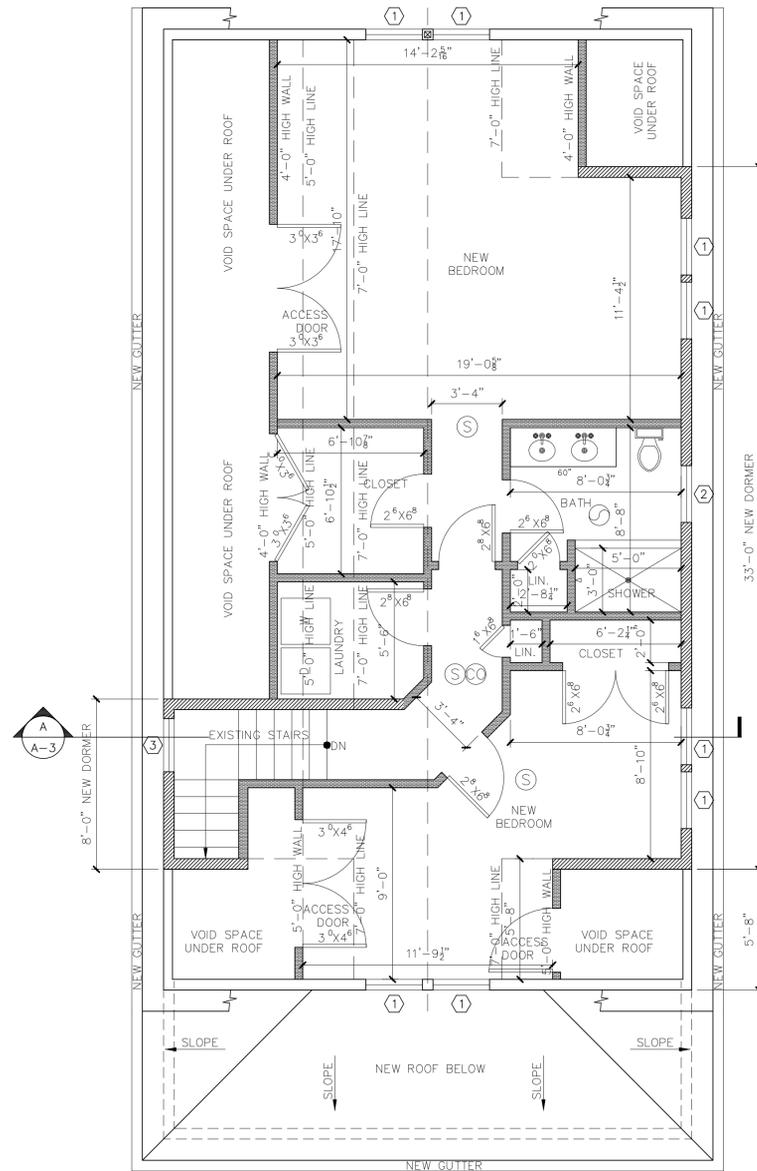
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EXISTING/PROPOSED
THIRD FLOOR AND
ROOF PLANS

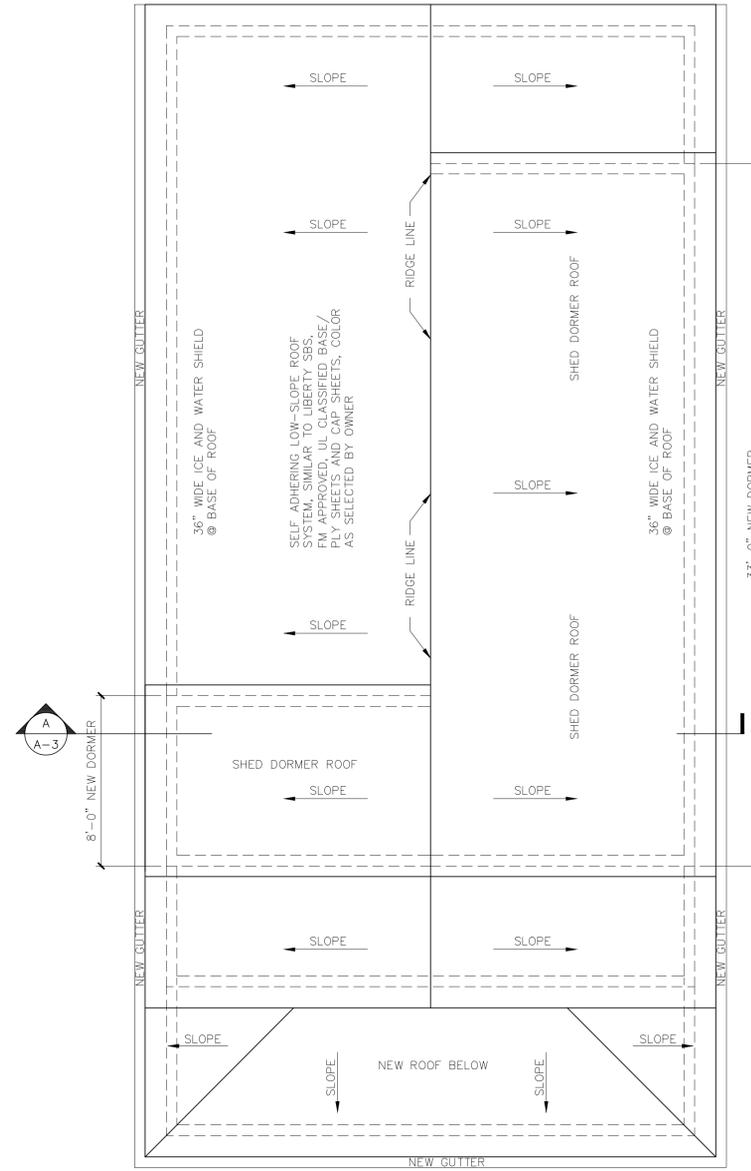
Drawing

A-2



EXISTING/PROPOSED THIRD FLOOR PLAN
SCALE 1/4"=1'-0" 638 SQFT

- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
 - 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



PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

⊙ = BATHROOM VENT

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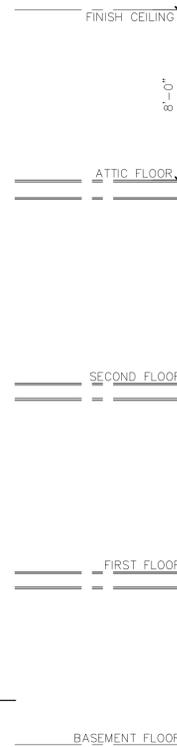
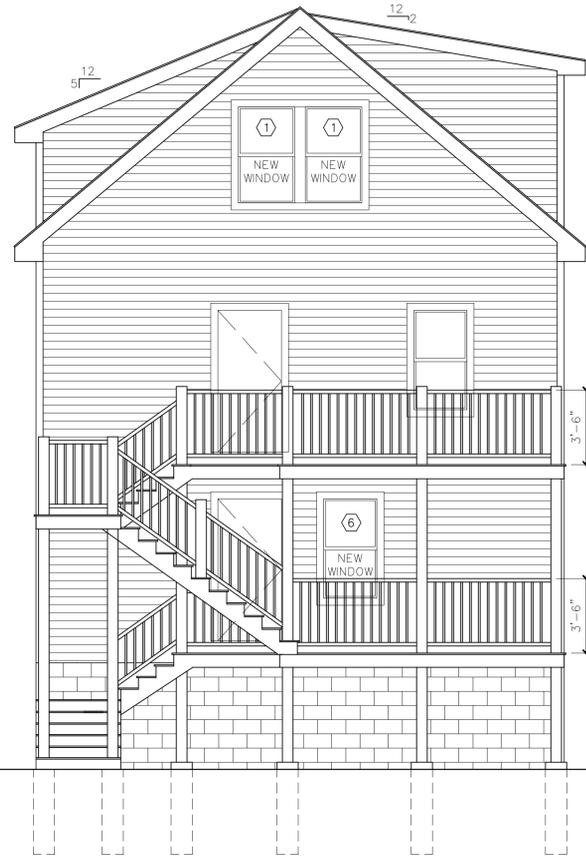
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EXISTING/PROPOSED
REAR AND LEFT SIDE
ELEVATIONS

Drawing

A-4



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 EXISTING WINDOWS



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



857-998-0459

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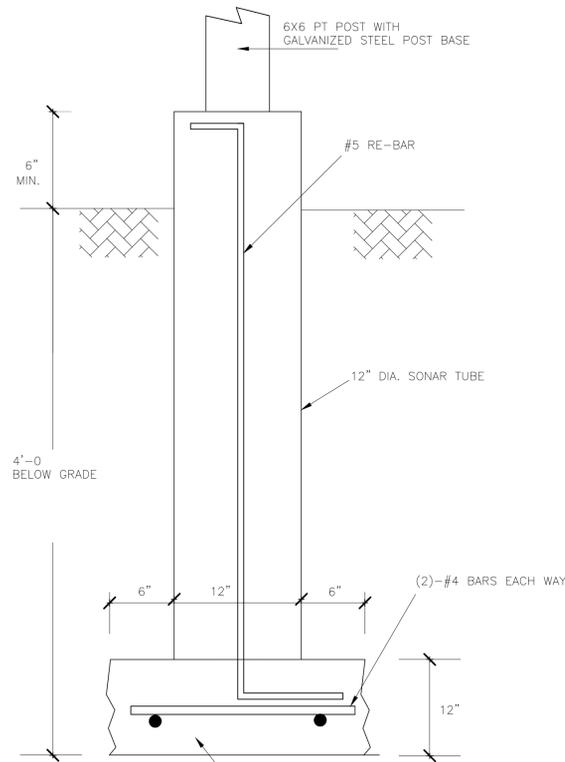
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Revisions:	08-01-2025	11-06-2025
	08-06-2025	11-13-2025
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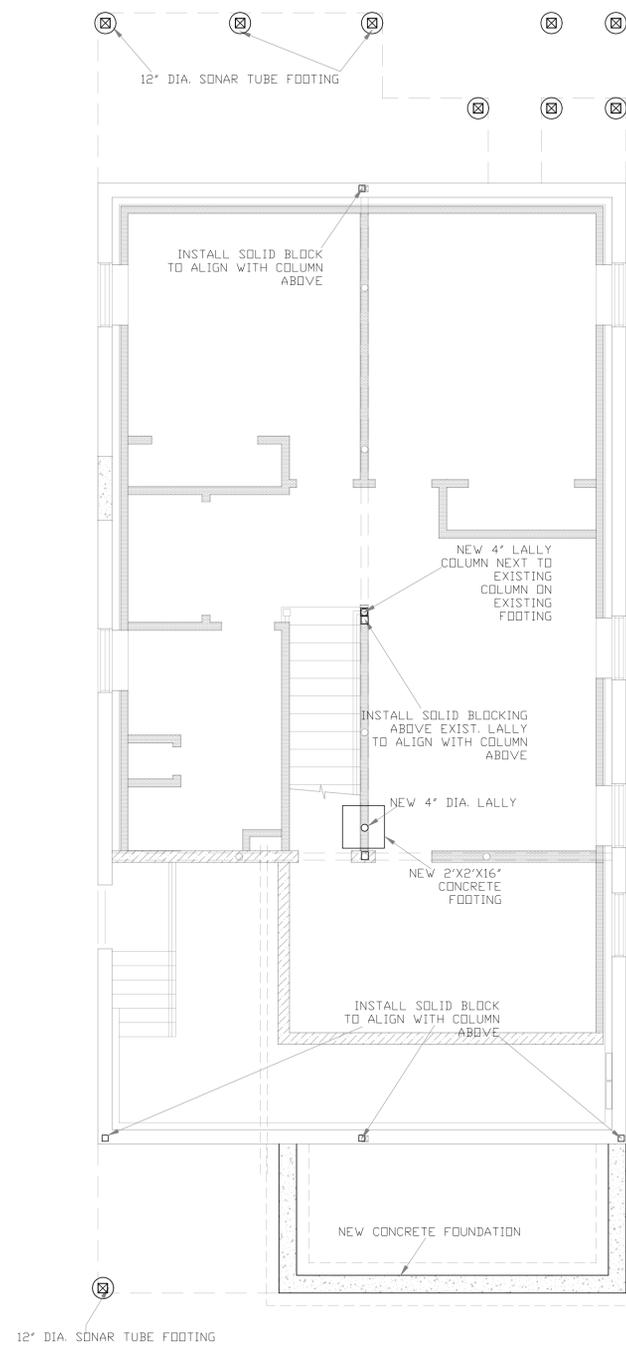
FOUNDATION PLAN,
FIRST FLOOR FRAMING,
FOUNDATION DETAILS

Drawing

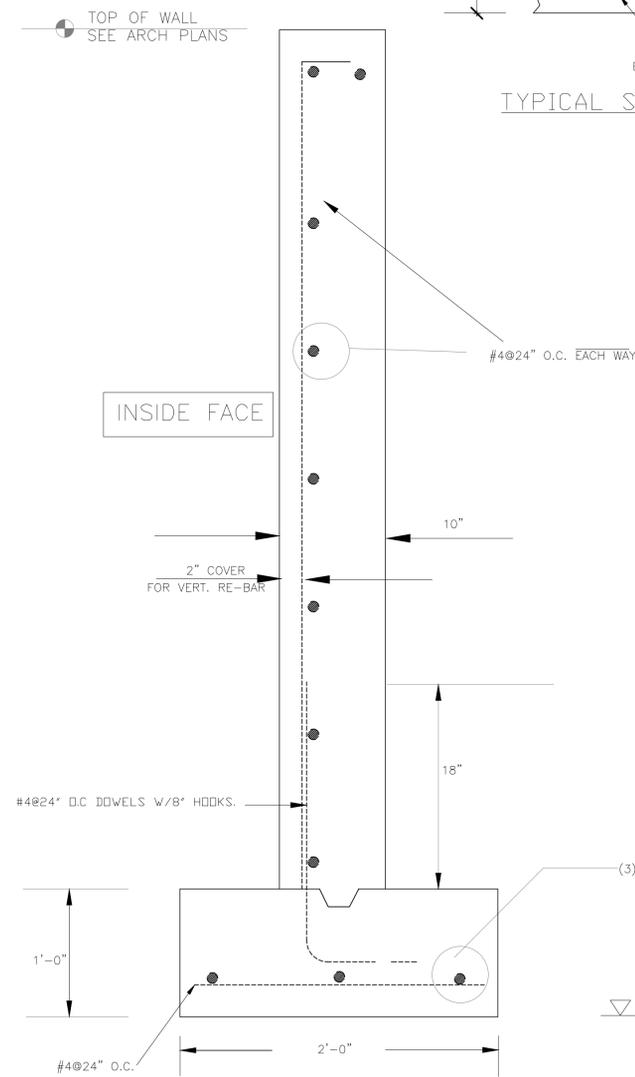
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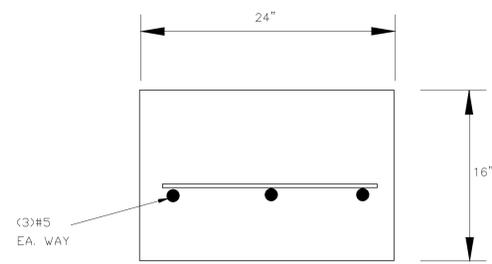
TYPICAL SONOTUBE FOUNDATION



PROPOSED FOUNDATION PLAN
SCALE 1/4"=1'-0" 903 SQFT

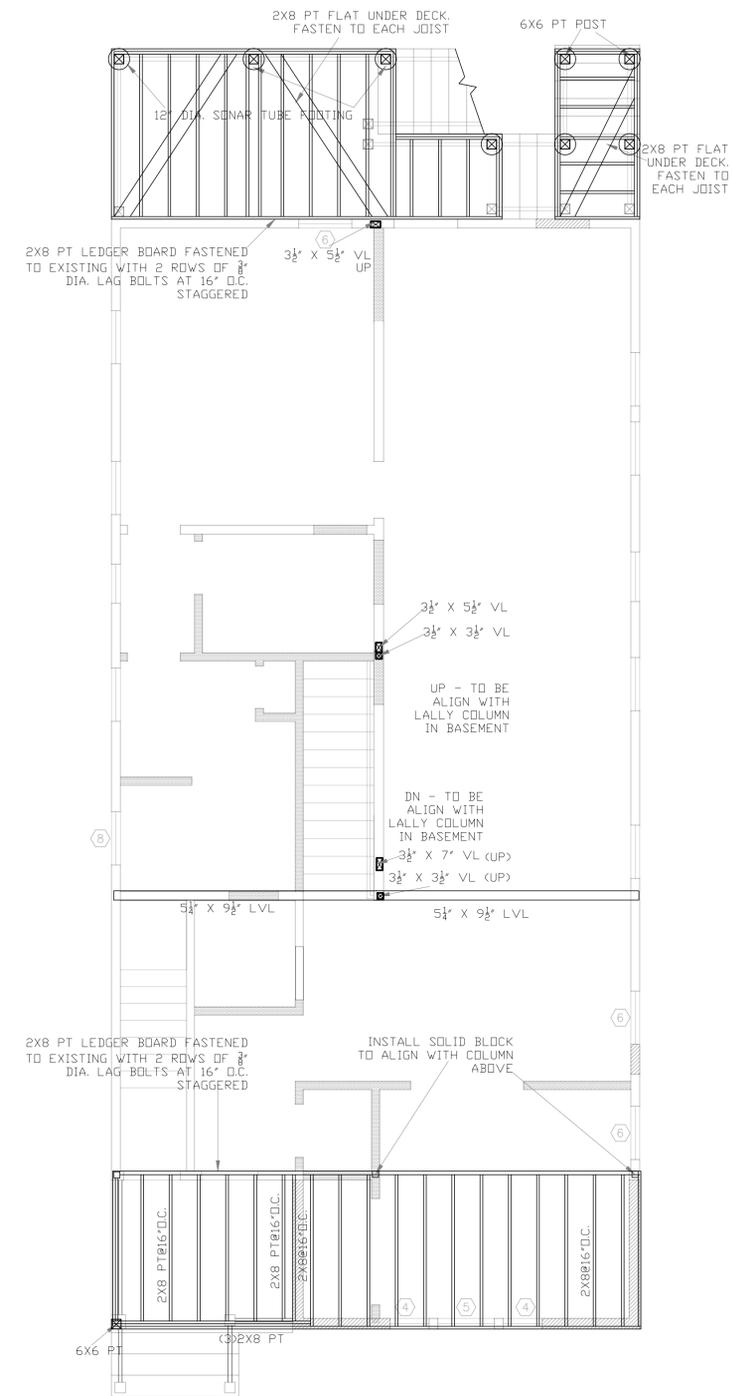


TYPICAL FOUNDATION WALL



INTERIOR FOOTING DETAIL

TYPICAL HEADER LINTELS OVER WINDOWS & DOORS 2'-2"x8" WITH (1) 1/2" PLYWOOD CORE
PROVIDE SIMPSON STRONG TIES CONNECTORS - HANGERS AT ALL JOININGS TYPICAL IE: RAFTERS TO RIDGES TO PLATES, TYPICAL
TYPICAL - ALL PRE-ENGINEERED WOOD PRODUCTS, JOISTS, BEAMS, POSTS TO BE VERIFIED WITH THE ACTUAL MANUFACTURER AS SELECTED



PROPOSED FIRST FLOOR FRAMING PLAN
SCALE 1/4"=1'-0" 1196 SQFT

CARRERO DESIGN STUDIO 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. CARRERO DESIGN STUDIO 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 CARRERO DESIGN STUDIO WITH THEIR CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY.

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.

CINDY HUNG
19-21 FARRINGTON ST
ARLINGTON, MASS.

EXISTING TWO FAMILY
NEW RENOVATIONS



857-998-0459

Job Number: 00228

Scale: AS NOTED

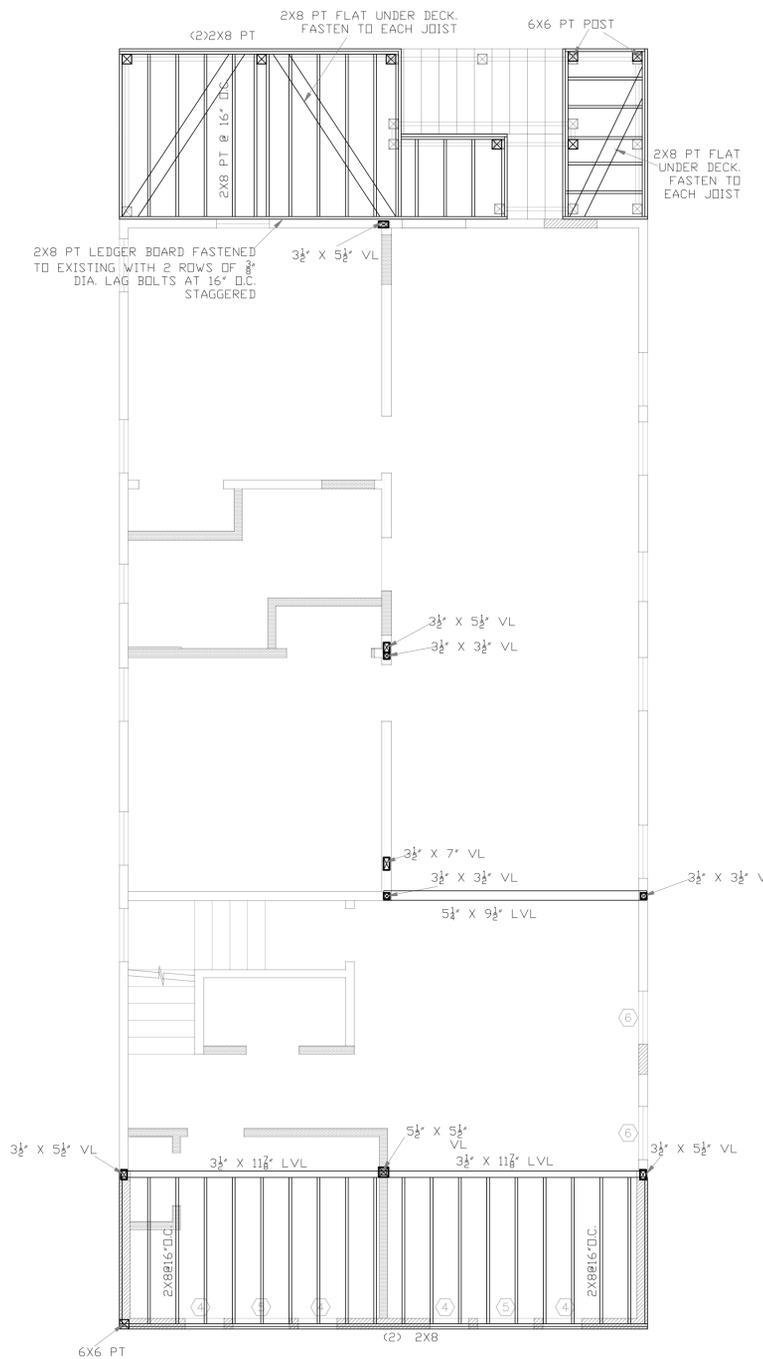
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	09-05-2025	
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SECOND, THIRD AND ROOF
FRAMING PLANS

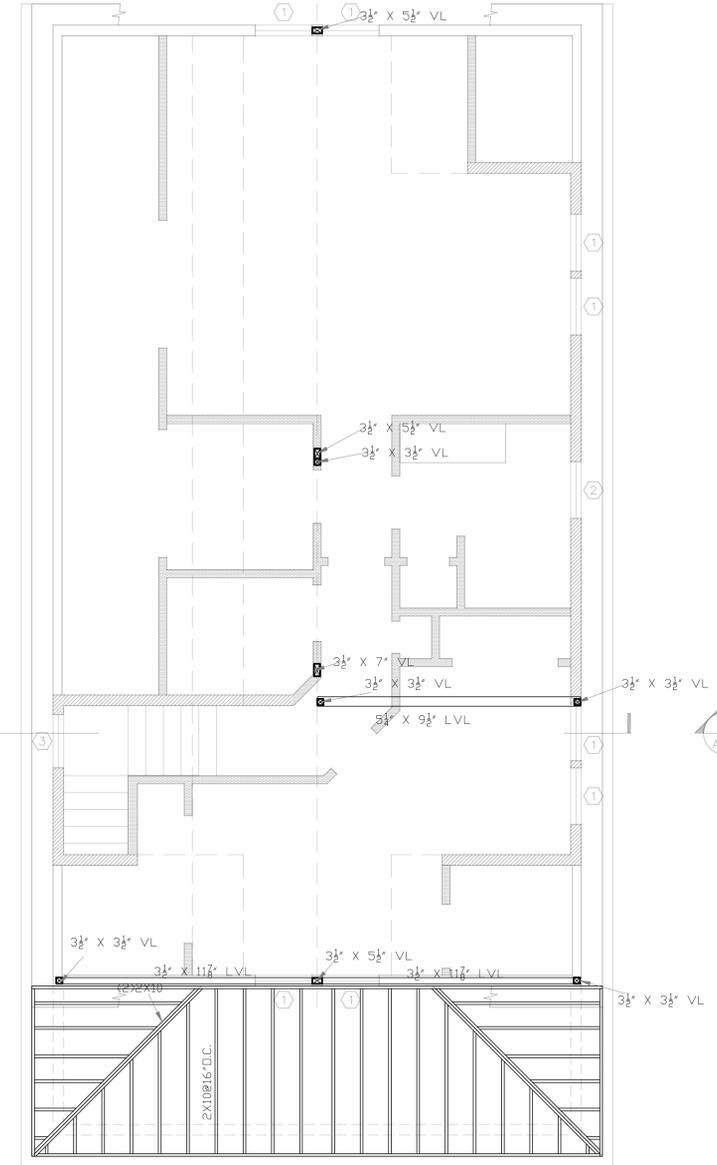
Drawing

A-6

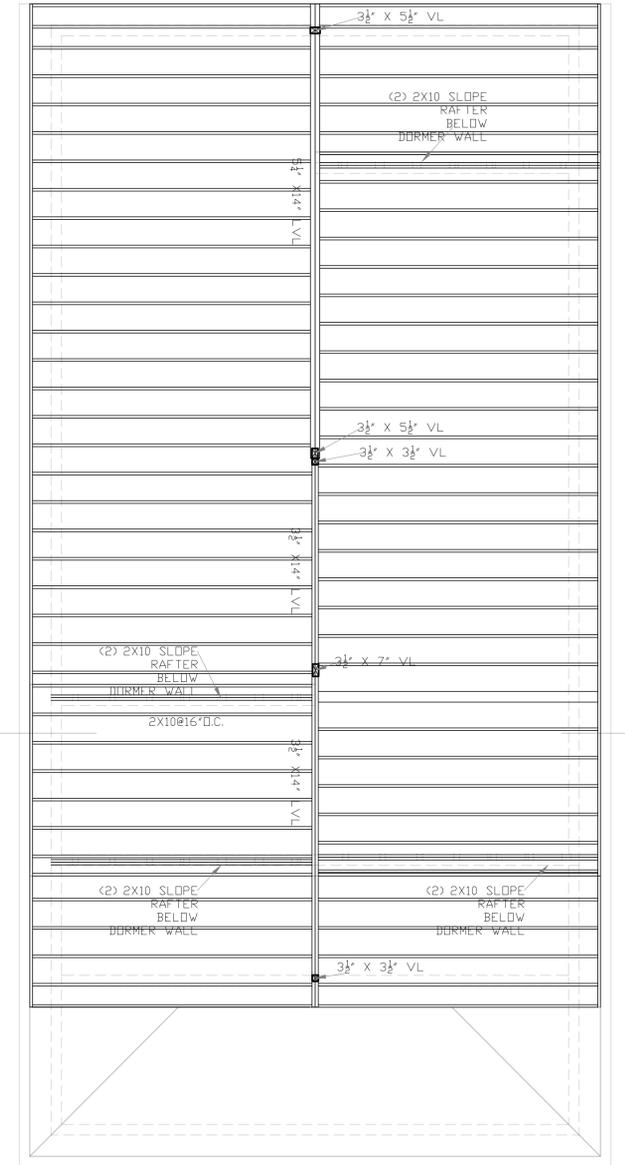


PROPOSED SECOND FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"
1305 SQFT

TYPICAL HEADER LINTELS OVER WINDOWS & DOORS 2-2"x8" WITH (1) 1/2" PLYWOOD CORE
PROVIDE SIMPSON STRONG TIES CONNECTORS - HANGERS AT ALL JOININGS TYPICAL IE; RAFTERS TO RIDGES TO PLATES, TYPICAL
TYPICAL - ALL PRE-ENGINEERED WOOD PRODUCTS, JOISTS, BEAMS, POSTS TO BE VERIFIED WITH THE ACTUAL MANUFACTURER AS SELECTED



PROPOSED THIRD FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"
644 SQFT



PROPOSED ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

CARRERO DESIGN STUDIO 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. CARRERO DESIGN STUDIO 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 CARRERO DESIGN STUDIO WITH THEIR CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY.

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