

# EXISTING TWO FAMILY - 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 APPENDICES A THRU K. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE INTERNATIONAL 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= (S), HEAT DETECTORS= (H), AND CARBON MONOXIDE DETECTORS= (CO) 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 IRC 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	GYPGUM WALLBOARD
ACOUS	ACOUSTICAL	GYP	GYPGUM
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
BTM	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
CGJ	CONTROL JOINT	MATL	MATERIAL
CKT	CIRCUIT	MAX	MAXIMUM
CL	CLOSET	MECH	MECHANICAL
CLKG	CAULKING	MEMB	MEMBRANE
CLG, CEIL	CEILING	MET, MTL	METAL MANUFACTURER
CLR	CLEAR	MFR	MANHOLE
CMU	CONCRETE MASONRY UNIT	MH	MINIMUM
COL	COLUMN	MIR	MIRROR
CONC	CONCRETE	MISC	MISCELLANEOUS
COND	CONDITION	MO	MASONRY OPENING
CONSTR	CONSTRUCTION	M/R	MOISTURE RESISTANT
CONT	CONTINUOUS	MTD	MOUNTED
CONTR	CONTRACTOR	MTG	MEETING, MOUNTING
CORR	CORROD	MUL	MULLION
CPT, C	CARPET	N	NORTH
CT	CERAMIC TILE	NEO	NEOPRENE
CTR	CENTER	NIC	NOT IN CONTRACT
DN	DOWN	NO	NUMBER
DET	DETAIL	NOM	NOMINAL
DIA	DIAMETER	NTS	NOT TO SCALE
DIFF	DIFFUSER	OA	OVERALL
DIM	DIMENSION	OBS	OBSCURE
DISP	DISPENSER	OC	ON CENTER
DO	DOOR OPENING	OD	OUTSIDE DIAMETER
DR	DOOR	OFF	OFFICE
D.S.	DOWNSPOUT	O.H.	OVERHEAD DOOR
DW	DISHWASHER	OPNG	OPENING
DWG(S)	DRAWING, DRAWINGS	OPP	OPPOSITE
DWR	DRAWER	P	PAINT
E	EAST	PL	PLATE
E1	EACH	P. LAM	PLASTIC LAMINATE
E1FS	EXTERIOR INSUL FIN. SYSTEM	PLAS	PLASTER
EJ	EXPANSION JOINT SYSTEM	PLYWD	PLYWOOD
EL, ELEV	ELEVATION	PNL	PANEL, PANELBOARD
ELEC	ELECTRIC, ELECTRICAL	PP	PREFINISHED PANELS
ELEV	ELEVATOR	PR	PAIR
EMER	EMERGENCY	PROJ	PROJECT
ENCL	ENCLOSURE	PROP	PROPERTY
EQUIP	EQUIPMENT	P.T.	PRESSURE TREATED
EW	ELECTRIC WATER COOLER	PT	POINT
EXH	EXHAUST	PTD	PAPER TOWEL DISPENSER
EXIST	EXISTING	PTN	PARTITION
EXP	EXPANSION, EXPOSED	PWR	POWER
EXT	EXTERIOR	QT	QUARRY TILE
FA	FIRE ALARM	QTY	QUANTITY
FB	FLAT BAR	R	RISER
FD	FLOOR DRAIN	RAD, R	RADIUS
FDN	FOUNDATION	RD	ROOF DRAIN
FE	FIRE EXTINGUISHER	REF	REFRIGERATOR
FEC	FIRE EXTINGUISHER CABINET	REFL	REFLECTED
FIN	FINISH	REINF	REINFORCED
FIX, FIXT	FIXTURE	REQD	REQUIRED
FL, FLR	FLOOR	RESIL	RESILIENT
FLASH	FLASHING	RF	RESILIENT FLOORING
FLUOR	FLUORESCENT	RM	ROOM
FOC	FACE OF CONCRETE	RO	ROUGH OPENING
FOF	FACE OF FINISH	RWL	RAIN WATER LEADER
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		

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
SIM	SIMILAR	WDO	WINDOW
SL	SLIDING	WF	WOOD FLOOR
SPEC	SPECIFICATION	WIC	WALK IN CLOSET
SQ	SQUARE	WM	WALK-OFF MAT
SST	STAINLESS STEEL	W/O	WITHOUT
ST	STAIN	WP	WATERPROOF
STD	STANDARD	WR	WATER RESISTANT
STL	STEEL	WT	WEIGHT
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		

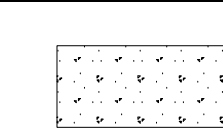
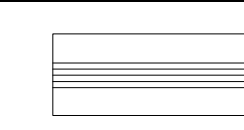
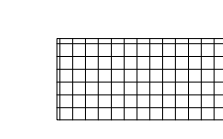
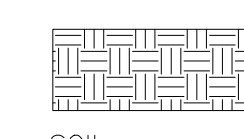
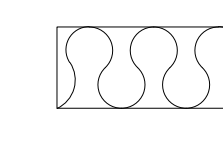
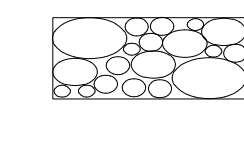
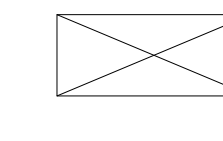


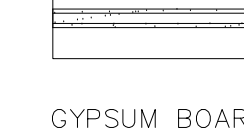
## SCHEDULE OF DRAWINGS

EX-1	EXISTING FLOOR PLANS
EX-2	EXISTING ELEVATIONS
A-1	EXISTING/PROPOSED FLOOR PLANS
A-2	EXISTING/PROPOSED ELEVATIONS
A-3	SECTION 'A', ROOF DECK SECTION, ROOF DECK FRAMING PLAN

## CEILING INFORMATION

(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(CO)	CARBON MONOXIDE DETECTOR

## MATERIALS

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

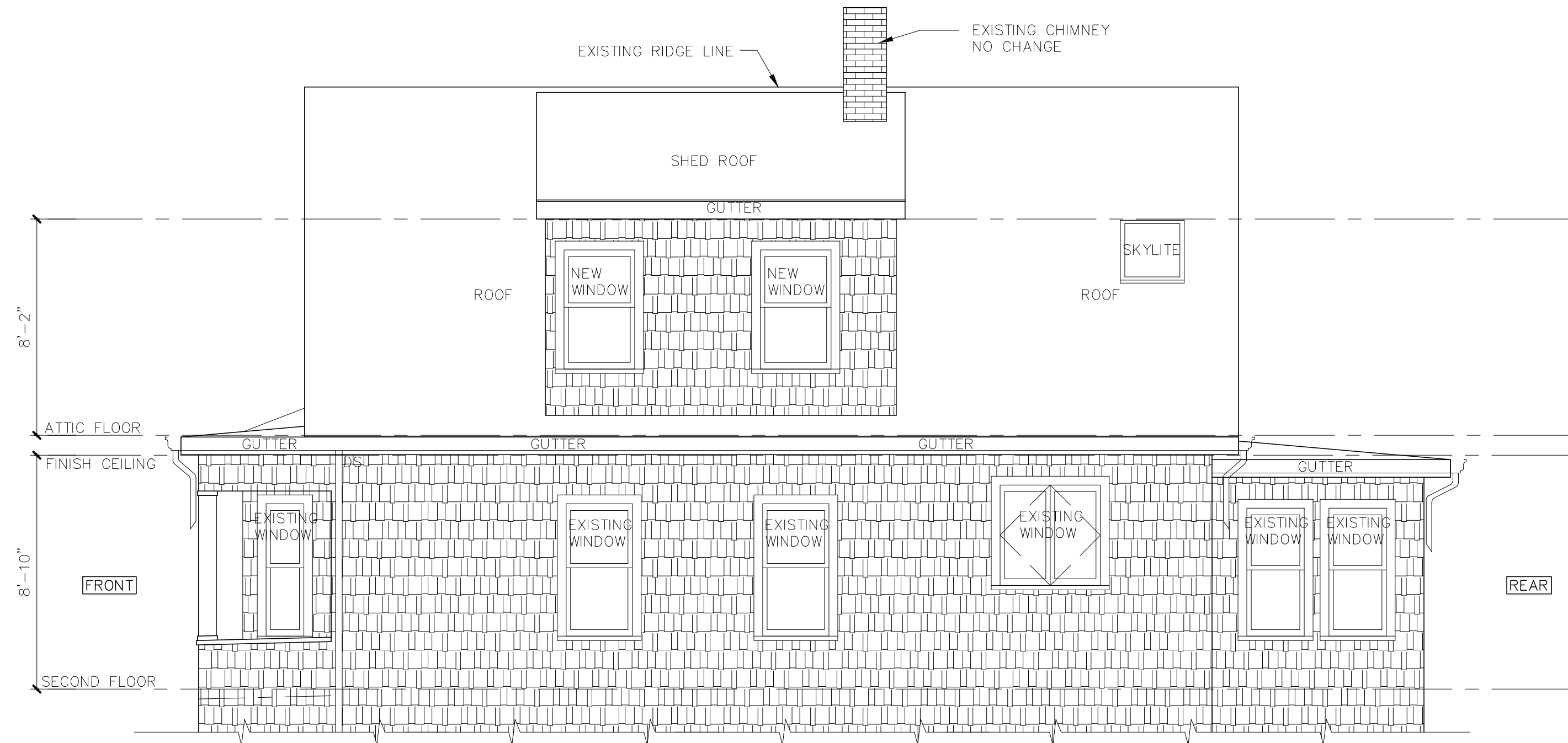
## TITLE SHEET AND GENERAL NOTES

SHEET  
**T-1**

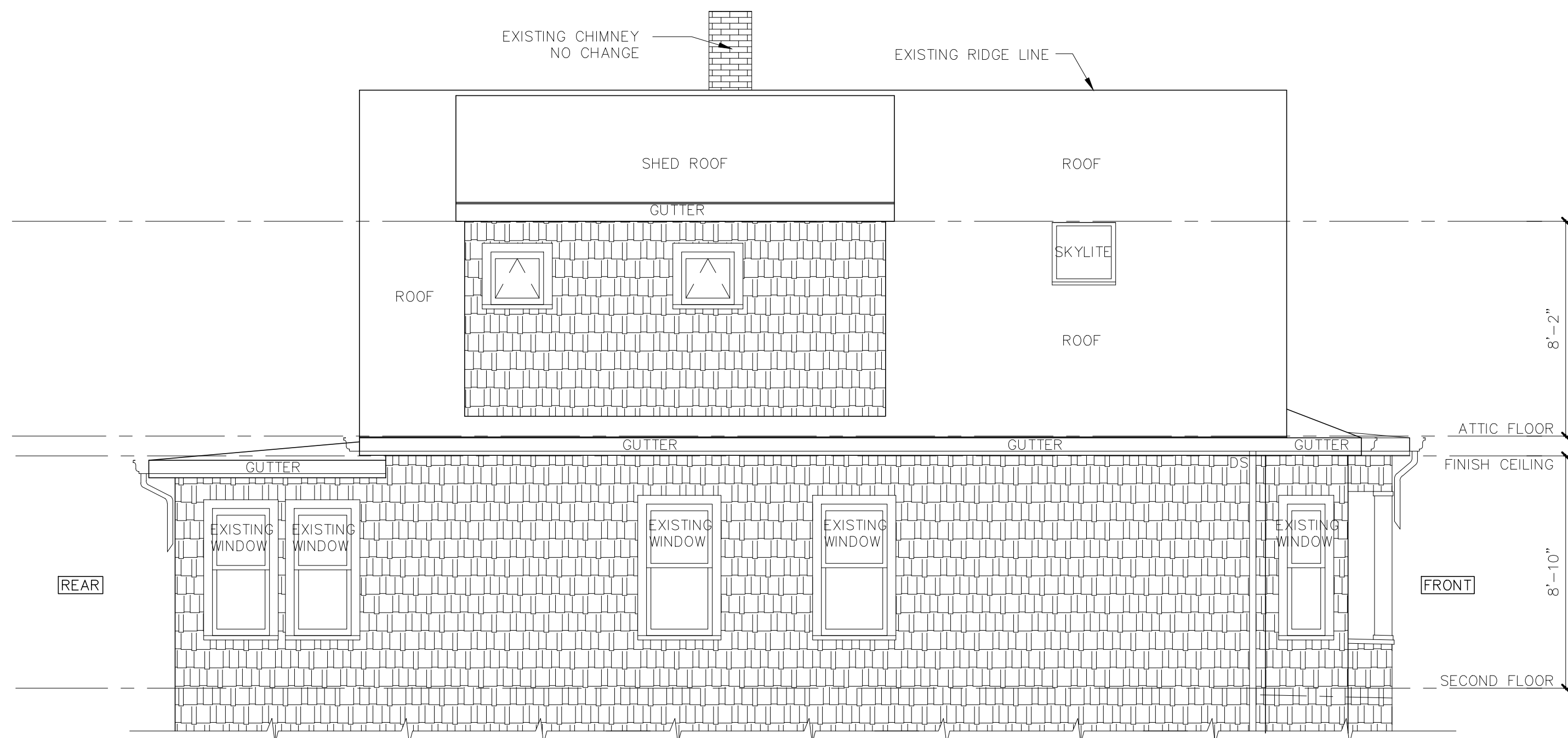




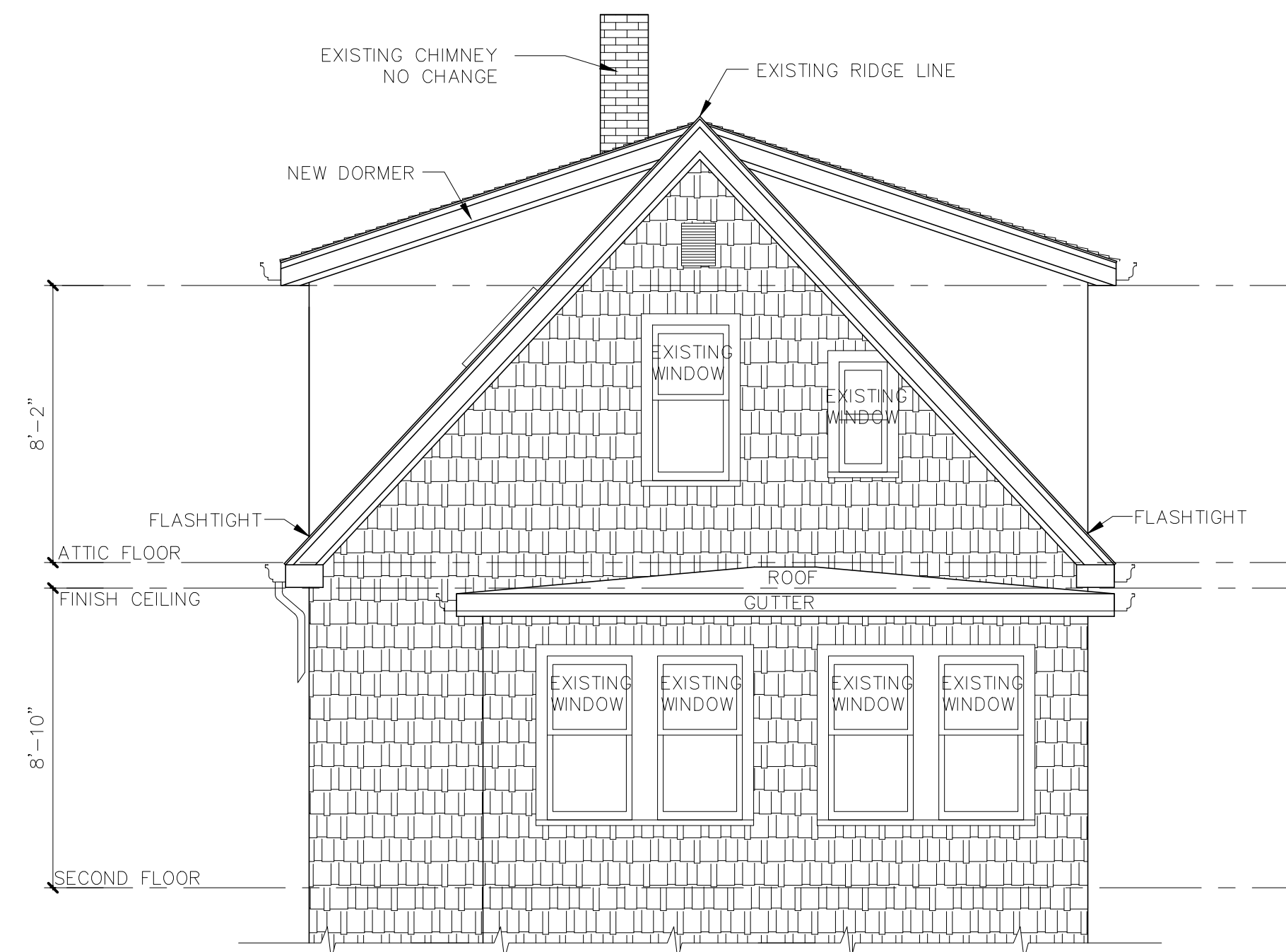
EXISTING FRONT ELEVATION  
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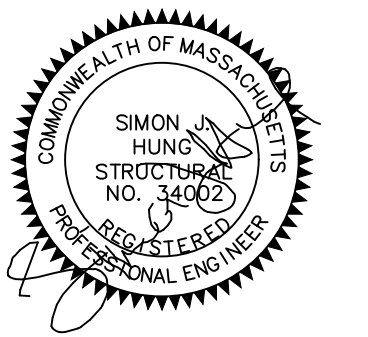
EXISTING RIGHT SIDE ELEVATION  
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EXISTING LEFT SIDE ELEVATION  
SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION  
SCALE 1/4"=1'-0"



857-998-0459

Job Number: 00015

Scale: AS NOTED

Date: 08-25-2025

Revisions: 09-08-2025

EXISTING ELEVATIONS

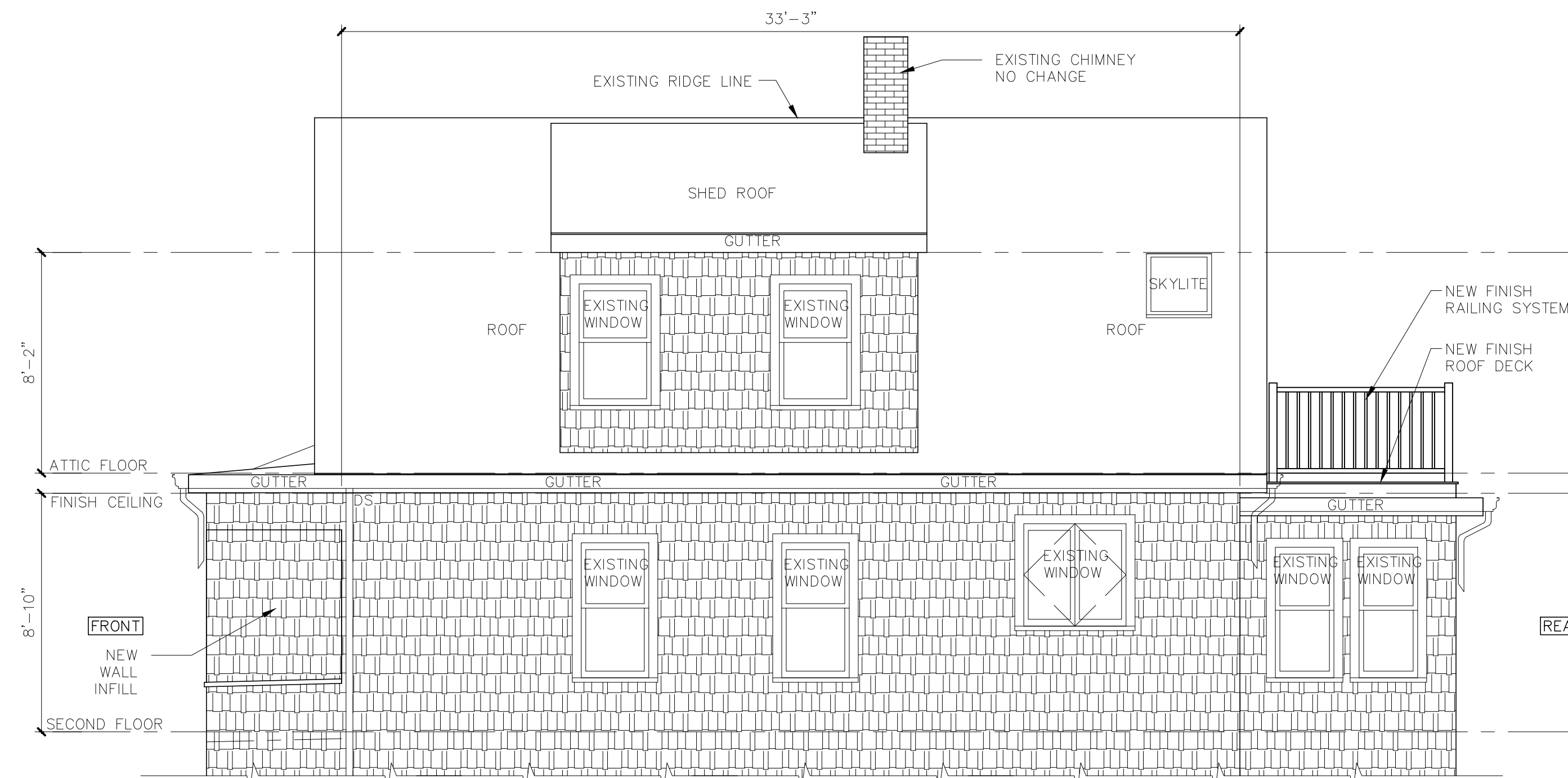
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EX-2





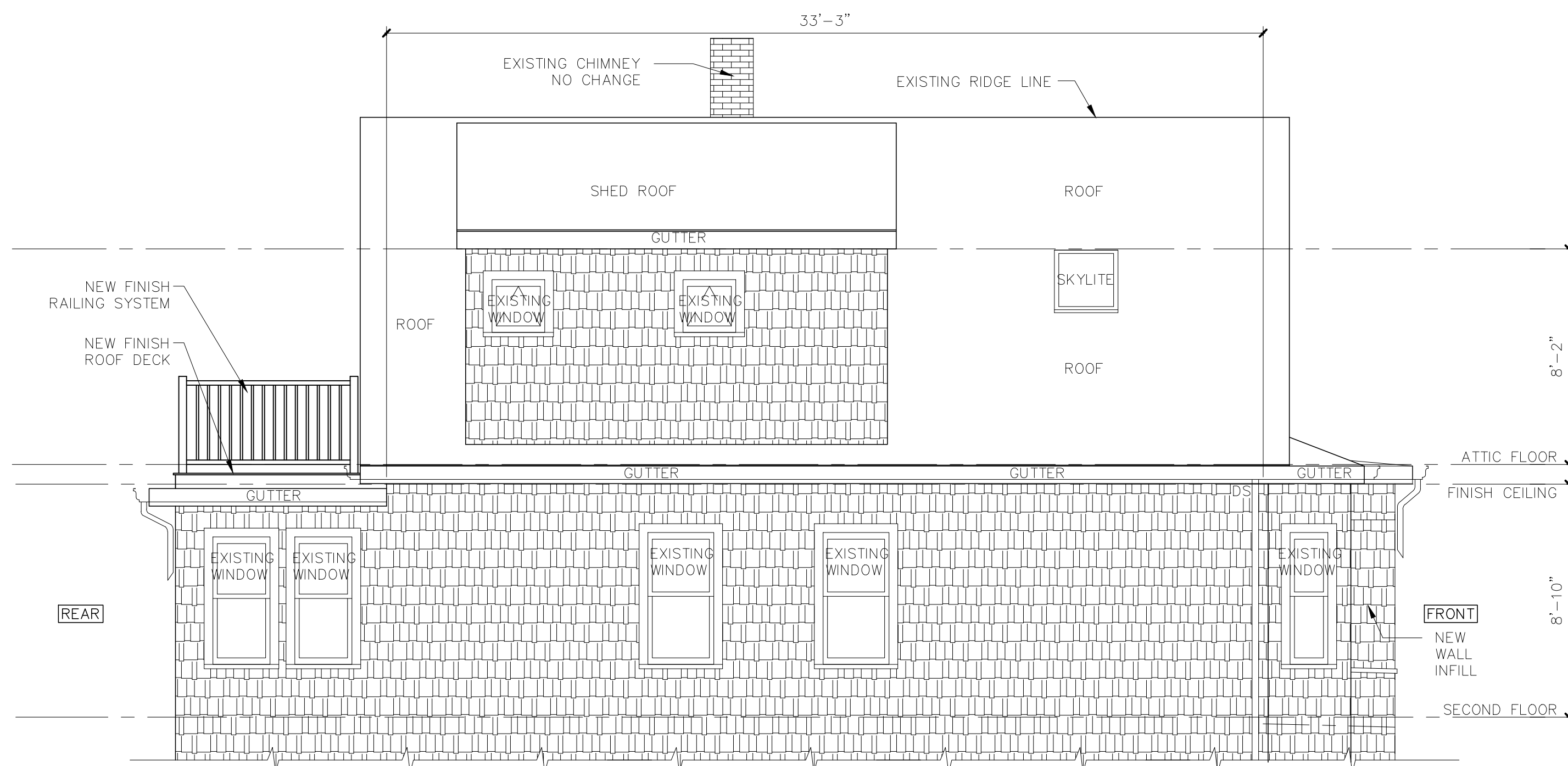
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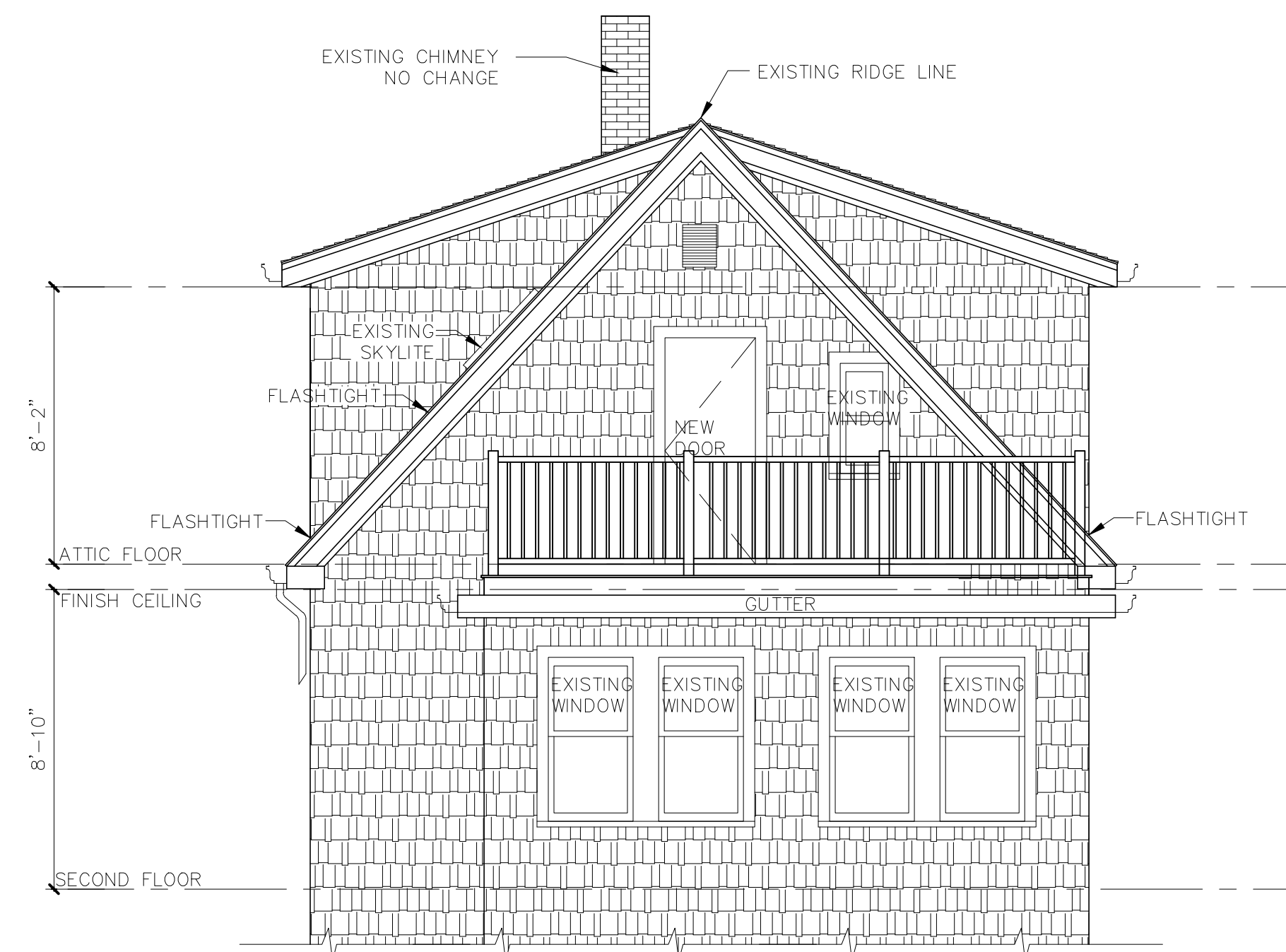
EXISTING/PROPOSED RIGHT SIDE ELEVATION  
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WINDOW SCHEDULE		
SYMBOL	WINDOW SIZE	NOTES
①	2'-6" X 5'-0"	DOUBLE HUNG WINDOW

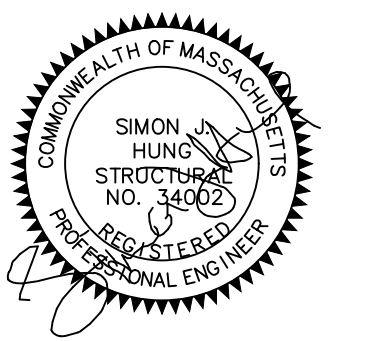
GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



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



EXISTING/PROPOSED REAR ELEVATION  
SCALE 1/4"=1'-0"



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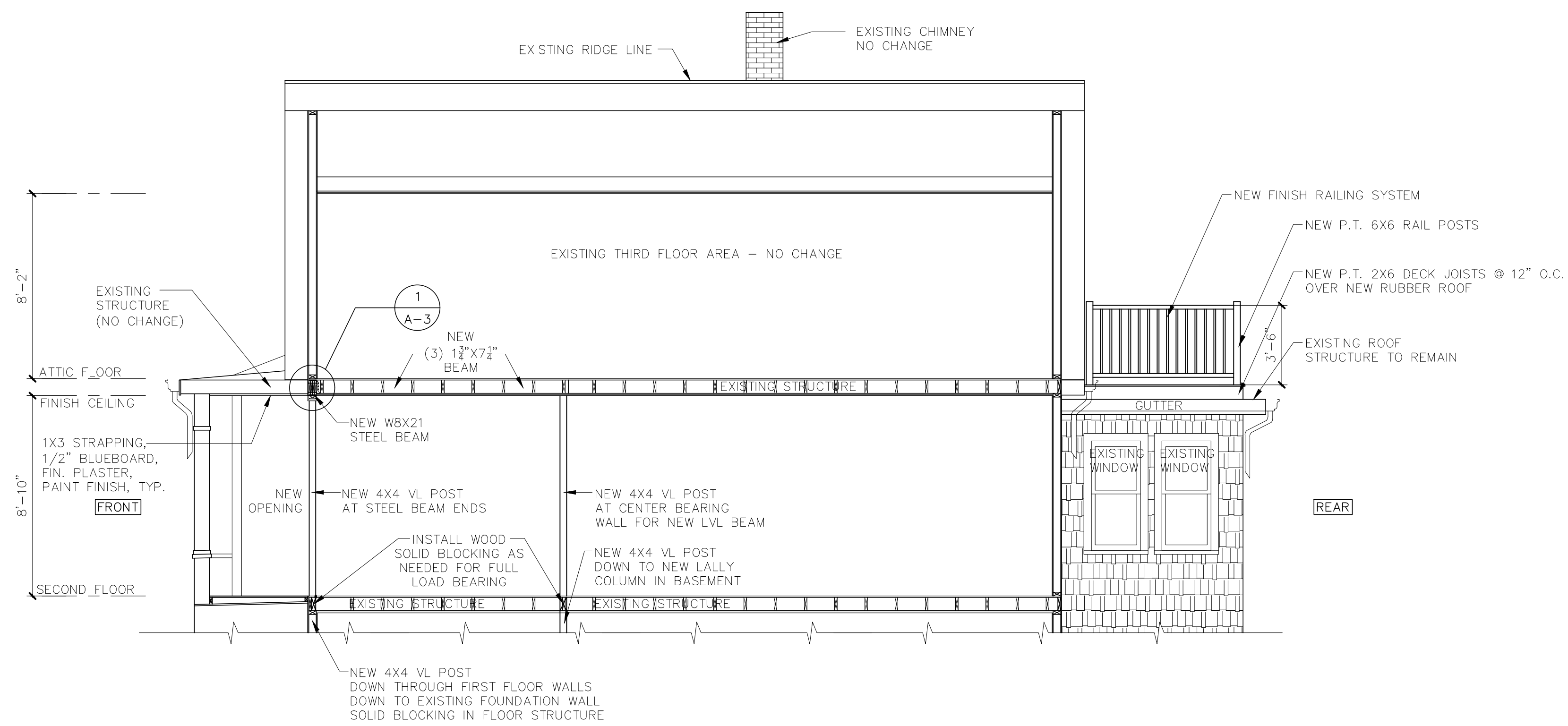
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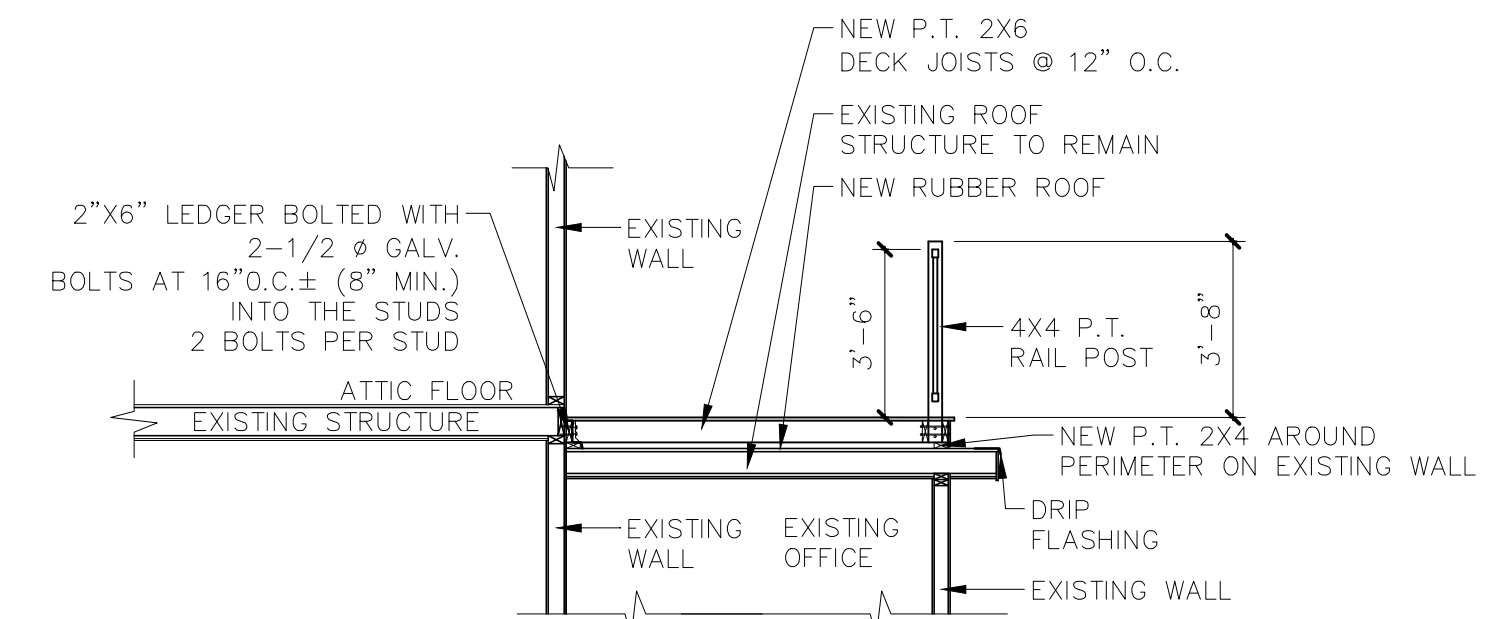
EXISTING/PROPOSED  
ELEVATIONS

Drawing

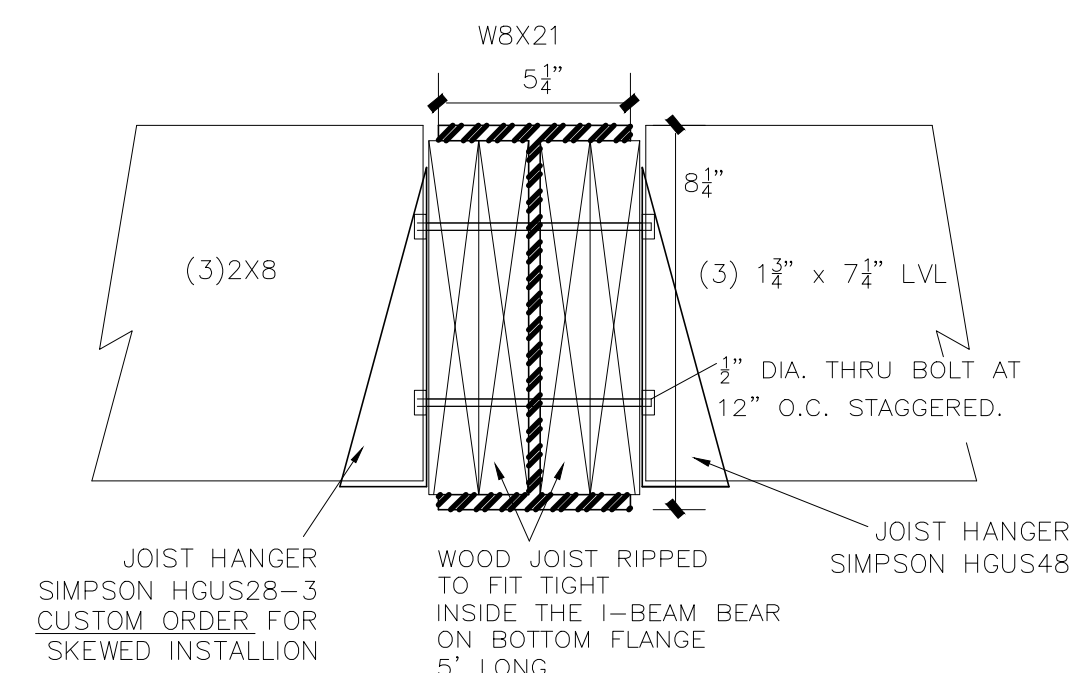
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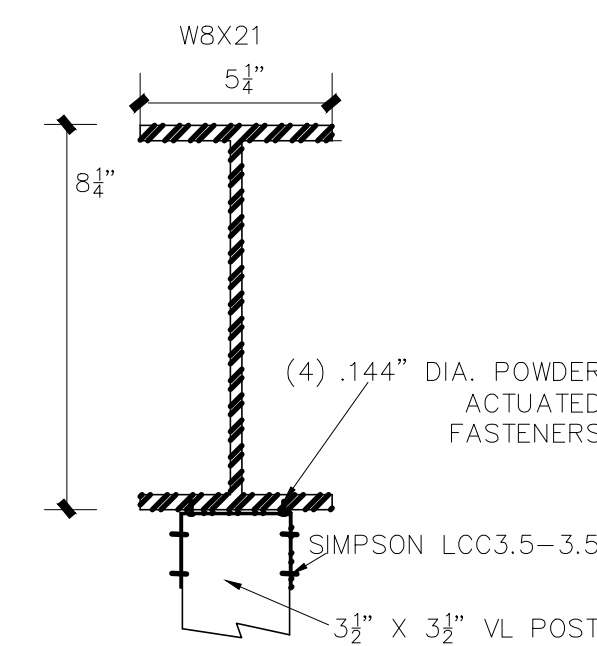
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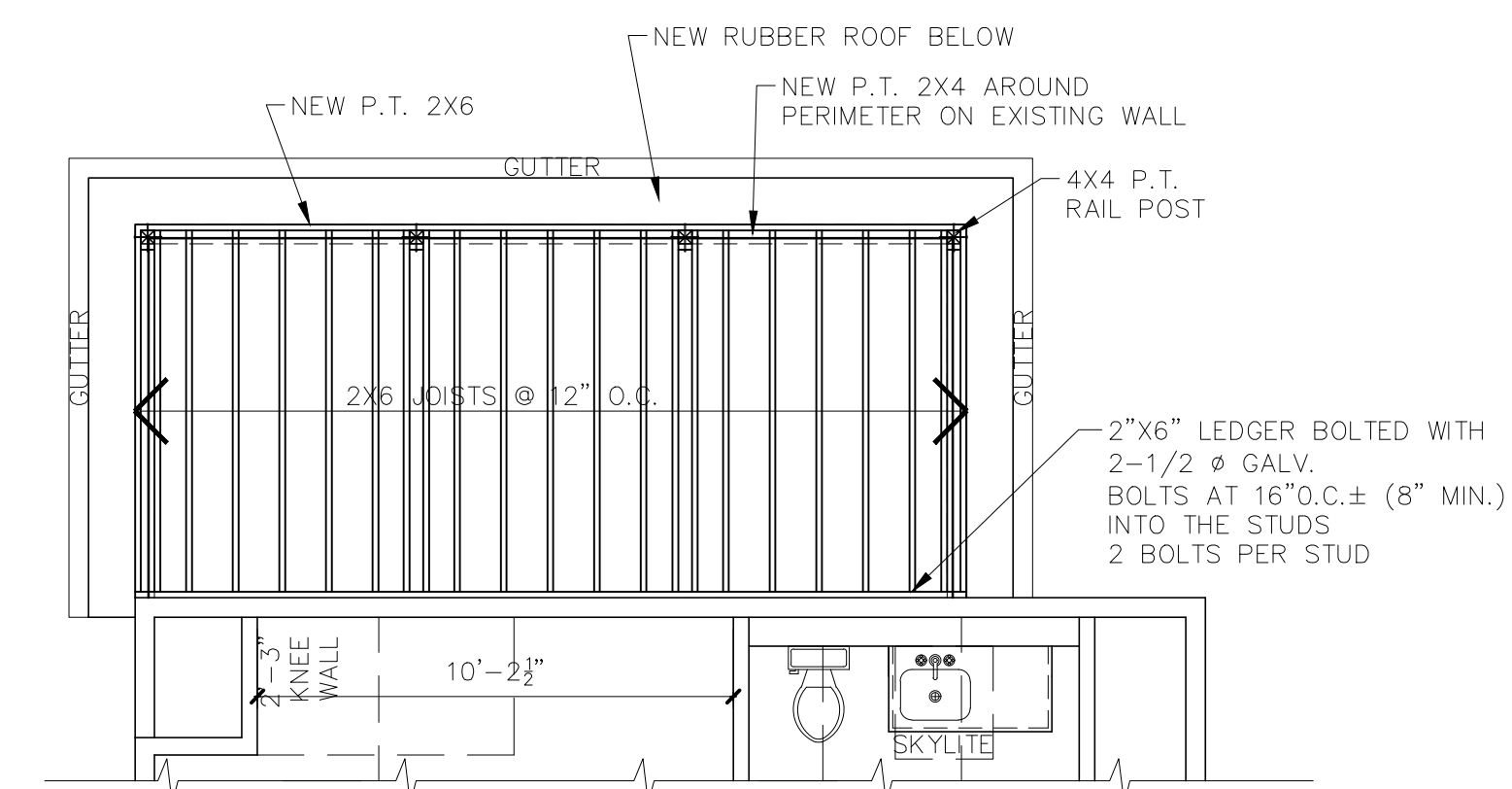
**ROOF DECK SECTION**  
SCALE 1/4"=1'-0"



**1 W8 CONNECTION X-SECTION**  
SCALE NTS



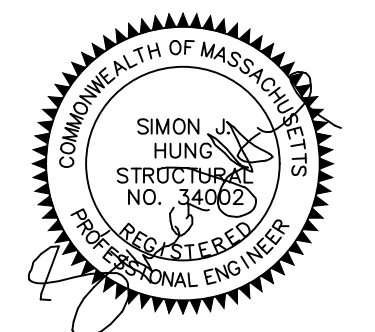
**2 W8 CONNECTION TO VL POST**  
SCALE NTS



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

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

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857-998-0459

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Scale: AS NOTED

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**SECTION 'A'**  
**ROOF DECK SECTION**  
**ROOF DECK FRAMING PLAN**

Drawing

**A-3**