

# 893 Broadway LLC

## 893 Broadway Somerville, MA 02144

Owner  
Kwesi Acquah  
893 Broadway  
Somerville, MA 02144

Architecture  
BROWN FENOLLOSA Architects, Inc  
197 Broadway  
Arlington, MA 02474  
p 781 641 9500

### DRAWING LIST:

- T 1.0 - TITLE PAGE, ZONING ANALYSIS
- A 1.0 - DEMO & PROPOSED PLAN - BASEMENT
- A 1.1 - DEMO & PROPOSED PLAN - FIRST FLOOR
- A 1.2 - DEMO & PROPOSED PLAN - SECOND FLOOR
- A 1.3 - DEMO & PROPOSED PLAN - THIRD FLOOR, GARAGE
- A 2.0 - PROPOSED EXTERIOR ELEVATIONS
- A4.0 - REFLECTED CEILING PLANS
- A4.1 - REFLECTED CEILING PLANS
- A6.0 - PROPOSED INTERIOR ELEVATIONS
- A6.1 - PROPOSED INTERIOR ELEVATIONS
- A6.2 - PROPOSED INTERIOR ELEVATIONS
- A9.0 - SCHEDULES - DOOR & ROOM FINISH

ZONING SUMMARY: 893 Broadway, Somerville MA 02144

ACCOUNT #: 15501020  
ZONING DISTRICT (USE CODE): RA (1040)  
TWO-FAMILY RESIDENCE

### NARRATIVE OF WORK:

THE PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING TWO FAMILY RESIDENCE. THE RENOVATIONS WILL INCLUDE MODIFICATIONS TO THE INTERIOR LAYOUT AND LIMITED EXTERIOR WORK. EXTERIOR WORK WILL INCLUDE: NEW EXTERIOR DOORS, REPLACEMENT OF FOUR WINDOWS TO MATCH THE EXISTING, AND THE ADDITION OF A NEW SKYLIGHT. ALL UTILITIES WILL BE UPDATED. THERE WILL BE NO CHANGE IN FAR.

APPLICABLE CODES  
THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC). APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

- 2009 IBC: INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.
- 2780 CMR: MA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION
- 248 CMR: MA STATE PLUMBERS AND GAS FITTERS CODE
- 527 CMR, CH.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

### PROJECT NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH BOTH THE DESIGN DOCUMENTS AND THE EXISTING BUILDING PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND BUILDING, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.

DEMOLITION AS NOTED ON DRAWINGS. CONTRACTOR TO COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK. PROJECT TO BE LEFT BROOM CLEAN DAILY.

PROTECT EXISTING CONSTRUCTION WHICH COULD BE DETRIMENTALLY AFFECTED BY THE PERFORMANCE OF DEMOLITION WORK; INCLUDING BUT NOT LIMITED TO ALL FLOORS AND FINISHES TO REMAIN.

THE CONTRACTOR SHALL INVESTIGATE THE SITE AND AVAILABLE DOCUMENTATION TO ASSURE HIMSELF OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND PROPERTY.

EXISTING FIRE AND SMOKE DETECTION SYSTEM TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION.  
PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS AND STRESSES WITHSTOOD BY ITEMS REMOVED, AND BE RESPONSIBLE FOR ADEQUACY OF SUCH CONSTRUCTION AS WELL AS FOR ANY DAMAGE TO EXISTING BUILDINGS.

PROCEED WITH DEMOLITION SYSTEMATICALLY, COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.

SELECTIVELY DEMOLISH ITEMS TO BE REMOVED AND LEGALLY REMOVE FROM SITE. USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS. MATERIALS NOT INDICATED FOR REUSE OR RESERVED FOR OWNER, AS WELL AS RUBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR. LEGALLY REMOVE FREQUENTLY FROM SITE.

PROVIDE TEMPORARY ENCLOSURES AT EXTERIOR WALLS AND ROOF NEATLY CONSTRUCTED TO FORM TIGHT FIT BEFORE EXPOSING INTERIOR OF EXISTING BUILDING. TEMPORARY ENCLOSURES SHALL BE CONSTRUCTED OF FIRE RESISTANT, WEATHERPROOF CONSTRUCTION ADEQUATELY SEALED TO PREVENT PASSAGE OF HEAT AND ELEMENTS.

EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER, AND PROTECT FROM DAMAGE DURING SUCH STORAGE. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.

### FIRE RATING NOTES:

- 1 HR FIRE-RATED ENCLOSURE
- 1) FLOOR/ CEILING ASSEMBLY TO PROVIDE 1 HR FIRE RATING BETWEEN UNITS.
  - 2) INTERIOR EGRESS STAIR TO HAVE 1 HR FIRE RATING AT ALL LOCATIONS - FOLLOW UNDERSIDE OF STAIR TO SECOND FLOOR.
  - 3) DOORS SEPARATING REAR EGRESS STAIR FROM UNITS TO HAVE 1 HR FIRE RATING.
  - 4) BASEMENT COMMON ROOM/ STORAGE ROOMS TO HAVE 1 HR FIRE RATED SEPARATION. APPLY TYPE-X GWB AT WALLS AND CEILING BETWEEN UNITS.
  - 5) ALL SHAFTS AND PENETRATIONS BETWEEN FIRE AREAS TO HAVE 1 HR FIRE RATING AT ALL LOCATIONS.
  - 6) PROVIDE 1 HR FIRE RATED DAMPERS AT ALL LOCATIONS WHERE DUCTWORK INTERSECTS UNITS.

### GENERAL DEMOLITION NOTES:

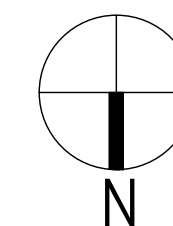
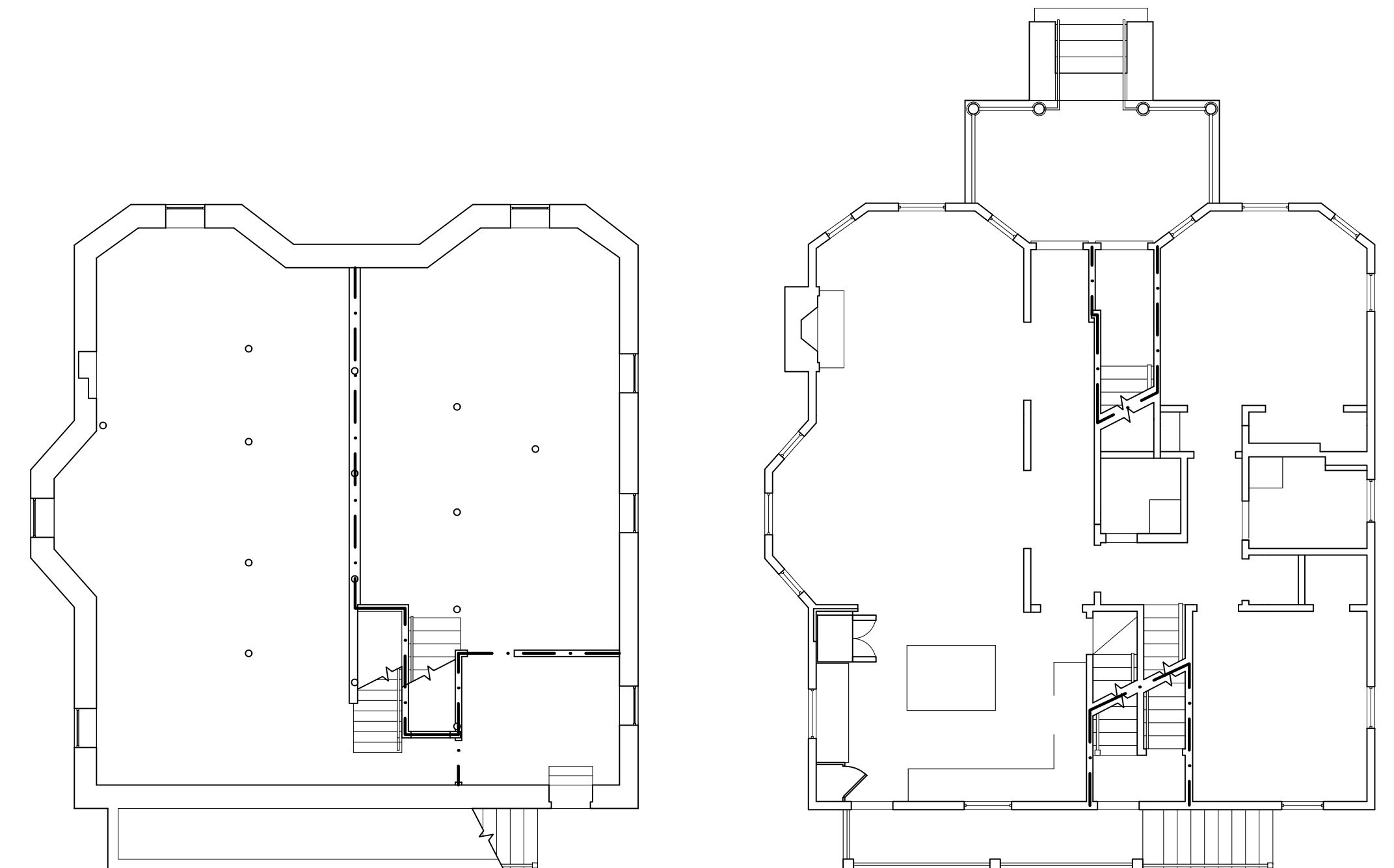
- 1) ALL EXISTING EXTERIOR DOORS WILL BE REMOVED. INTERIOR DOORS SCHEDULED FOR REUSE TO BE REMOVED AND SALVAGED. VERIFY WITH ARCHITECT EXISTING CONDITION FOR POSSIBLE REFURBISHMENT.
- 2) EXISTING INTERIOR WOOD FLOORING TO REMAIN, WHEREVER POSSIBLE, AND TO BE PREPPED FOR REFINISHING.
- 3) SALVAGE ADEQUATE QUANTITIES OF EXISTING WOOD FLOORING FOR PATCHING AND INFILLING AREAS OF WORK.
- 4) PROTECT EXISTING WOOD FLOORING TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- 5) ALL MECHANICAL SYSTEMS TO BE REMOVED.

### GENERAL INTERIOR NOTES:

- 1) ALL NEW INTERIOR WOOD TRIMS, MOLDINGS, AND FINISHES TO BE PRIMED/PAINTED ON 6 SIDES PRIOR TO INSTALLATION, MATCH EXISTING STANDARDS IN HOUSE.
- 2) EXISTING WOOD FLOORS TO REMAIN WILL BE SANDED AND REFINISHED WITH 3 COATS OF CLEAR SATIN POLYURETHANE. AREAS OF PATCH AND REPAIR WORK WHERE WALLS HAVE BEEN DEMOLISHED WILL USE SALVAGED FLOORING TO MATCH EXISTING DIRECTION OR USED AS ACCENT/THRESHOLDS STRIPS. WORK TO BE DONE IN COORDINATION WITH OWNER. NEW WOOD FLOORS - MATCH WIDTH, SPECIES, AND FINISH TO EXISTING.
- 3) ALL ROOMS BEING WORKED UPON TO RECEIVE SKIM COAT PLASTER VENEER FINISH WITH 3 COATS LATEX PRIME & PAINT AT WALLS AND CEILINGS. AREAS OF PATCH/REPAIR BRING FINISH TO NEAREST CORNER, UNLESS NOTED OTHERWISE.
- 4) CONTRACTOR TO REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR MORE FINISH DETAILS AND NOTES.
- 5) ALL NEW BASEBOARD, DOOR AND WINDOWS TRIMS TO MATCH EXISTING STANDARD IN HOUSE.
- 6) CONTRACTOR TO REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DETAILS AND NOTES.
- 7) PROVIDE BLOWN IN FIBERGLASS INSULATION AT EXTERIOR WALLS WHERE THERE IS NO INSULATION. PROVIDE SPRAYFOAM INSULATION AT EXTERIOR WALLS OF BATHROOMS 306 & 307. PROVIDE THERMAL BATTS TO CODE AT ATTIC FLOOR.
- 8) PROVIDE ACOUSTICAL INSULATION AT CEILING OF FIRST FLOOR AND CEILING OF SECOND FLOOR FOR SEPARATION BETWEEN UNITS.
- 9) ALL CLOSETS TO GET (1) FULL LENGTH HANGING ROD W/ PAINT-GRADE SHELF ABOVE, UNLESS NOTED OTHERWISE.

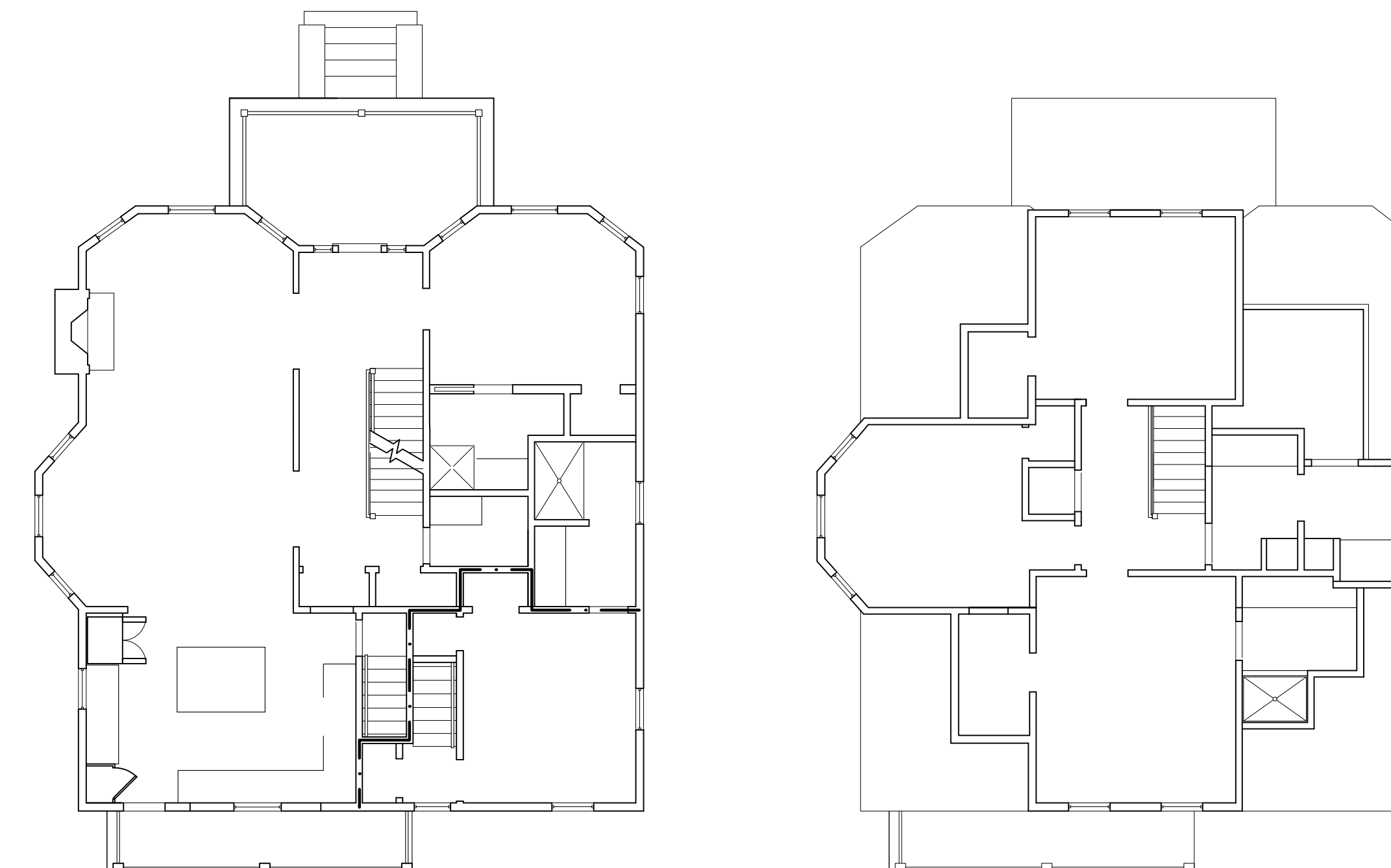
### GENERAL EXTERIOR NOTES:

- 1) ALL NEW EXTERIOR DOORS TO MATCH EXISTING SIZE AND STYLE, UNLESS OTHERWISE NOTED. NEW WINDOWS WHERE INDICATED TO MATCH EXISTING SIZE AND STYLE, UNLESS OTHERWISE NOTED. SEE A9.0 FOR DOOR AND WINDOW SCHEDULE.
- 2) ALL EXISTING EXTERIOR SIDING TO REMAIN, CLEANED AND POWER-WASHED. AT AREAS OF WORK, INFILL WITH NEW SIDING TO MATCH EXISTING, STAGGER ALL SEAMS MIN. 24" OR RUN TO CLOSEST CORNER.
- 3) NEW LAYER OF ASPHALT SHINGLE ROOFING TO OVERLAP EXISTING ROOFING, MATCH COLOR AND STYLE EXACTLY.



1 FIRE RATING: BASEMENT  
SCALE: 1/8" = 1'-0"

2 FIRE RATING: FIRST FLOOR  
SCALE: 1/8" = 1'-0"



3 FIRE RATING: SECOND FLOOR  
SCALE: 1/8" = 1'-0"

4 FIRE RATING: THIRD FLOOR  
SCALE: 1/8" = 1'-0"

893 BROADWAY RESIDENCE  
893 BROADWAY SOMERVILLE, MA 02144

BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com

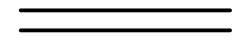
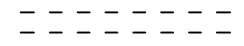
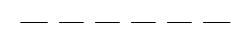
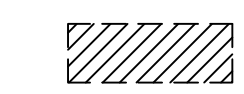



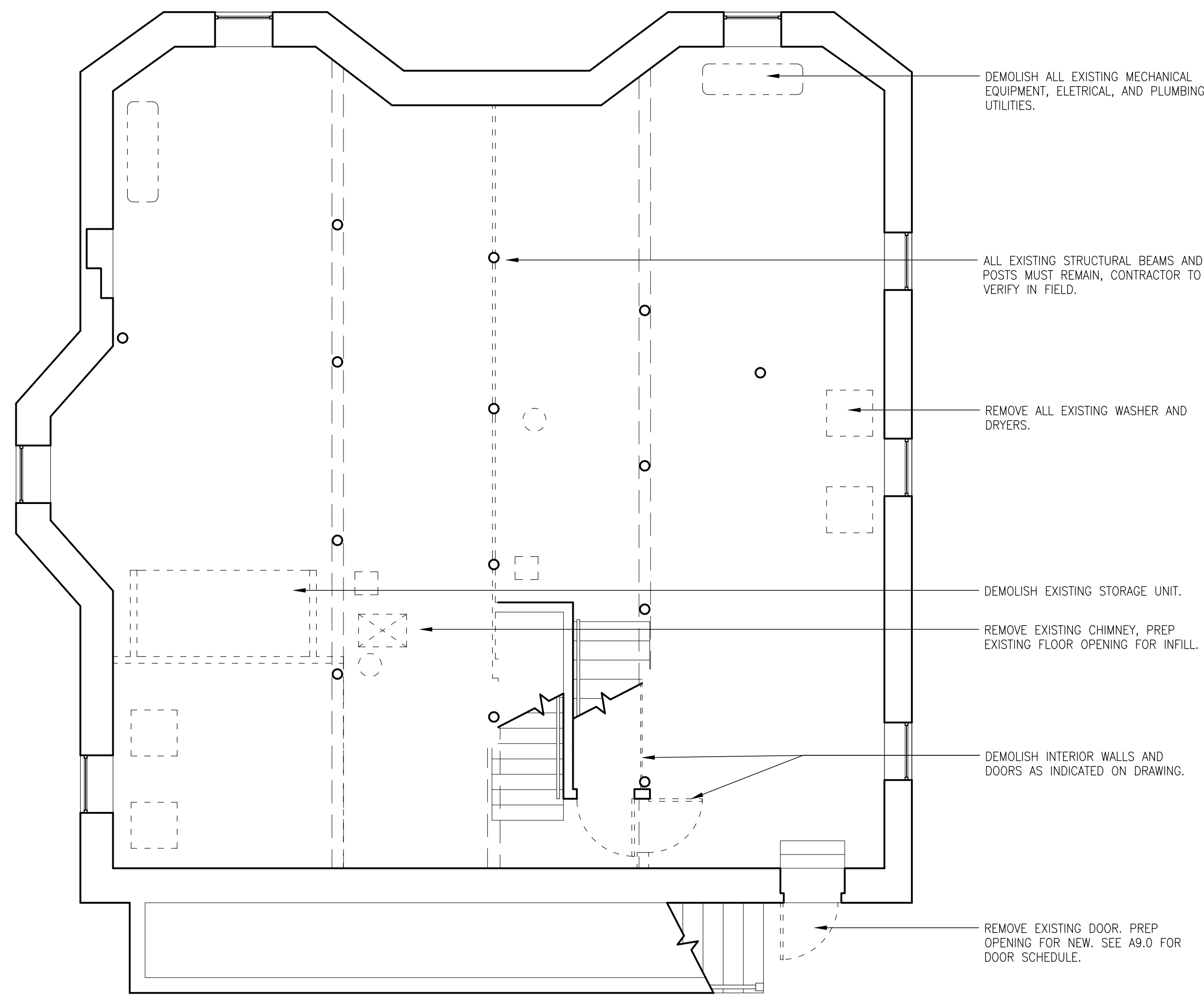
Revision : Date :

TITLE PAGE, ZONING,  
DRAWING INDEX

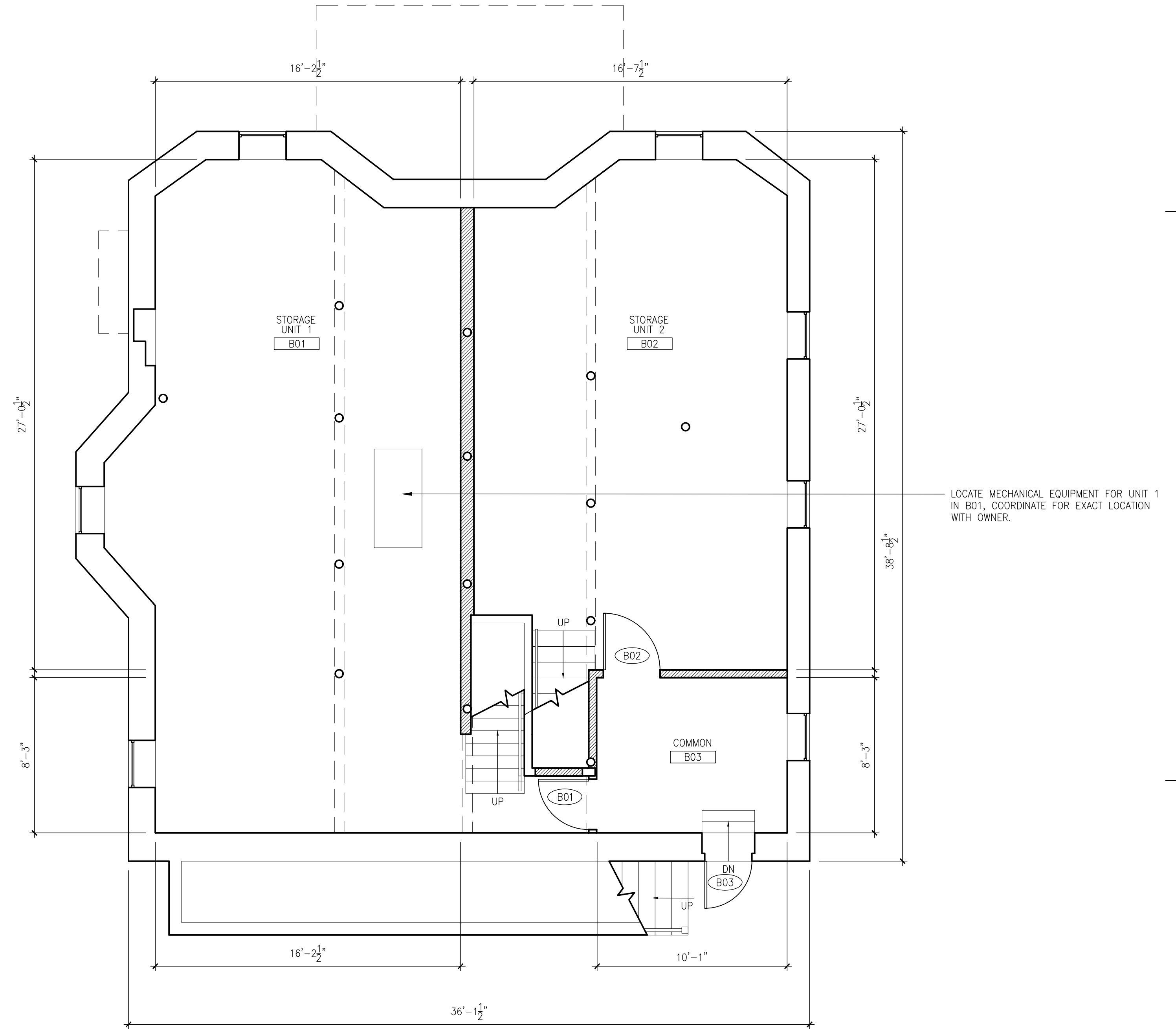
Date : 25-Sep-2015  
Scale : AS NOTED  
Project Number : 893  
BROADWAY  
Drawn by : ZB | JS

T1.0

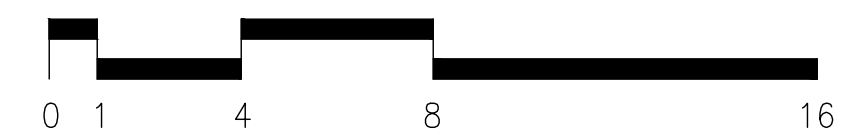
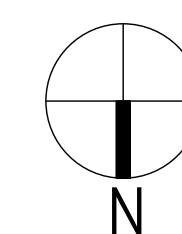
LEGEND:	
	EXISTING PARTITION TO REMAIN
	PARTITION TO BE REMOVED
	ITEMS TO BE REMOVED INCLUDING BUT NOT NECESSARILY LIMITED TO DOORS, WINDOWS, FIXTURES, CABINETS
	EXISTING FLOOR FINISHES TO BE REMOVED
	NEW PARTITION



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

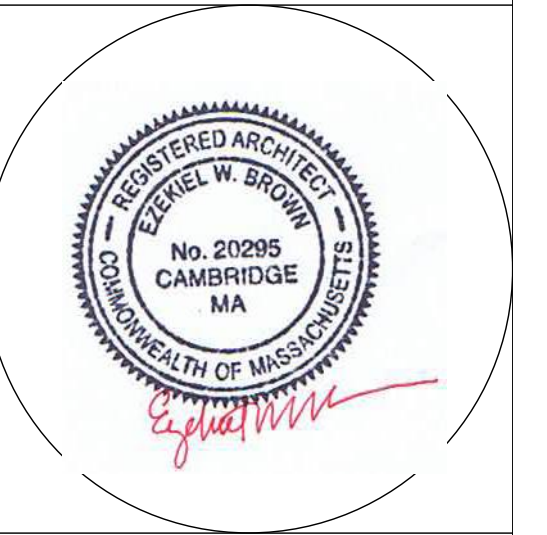


1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"



**893 BROADWAY RESIDENCE**  
893 BROADWAY SOMERVILLE, MA 02144

BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com



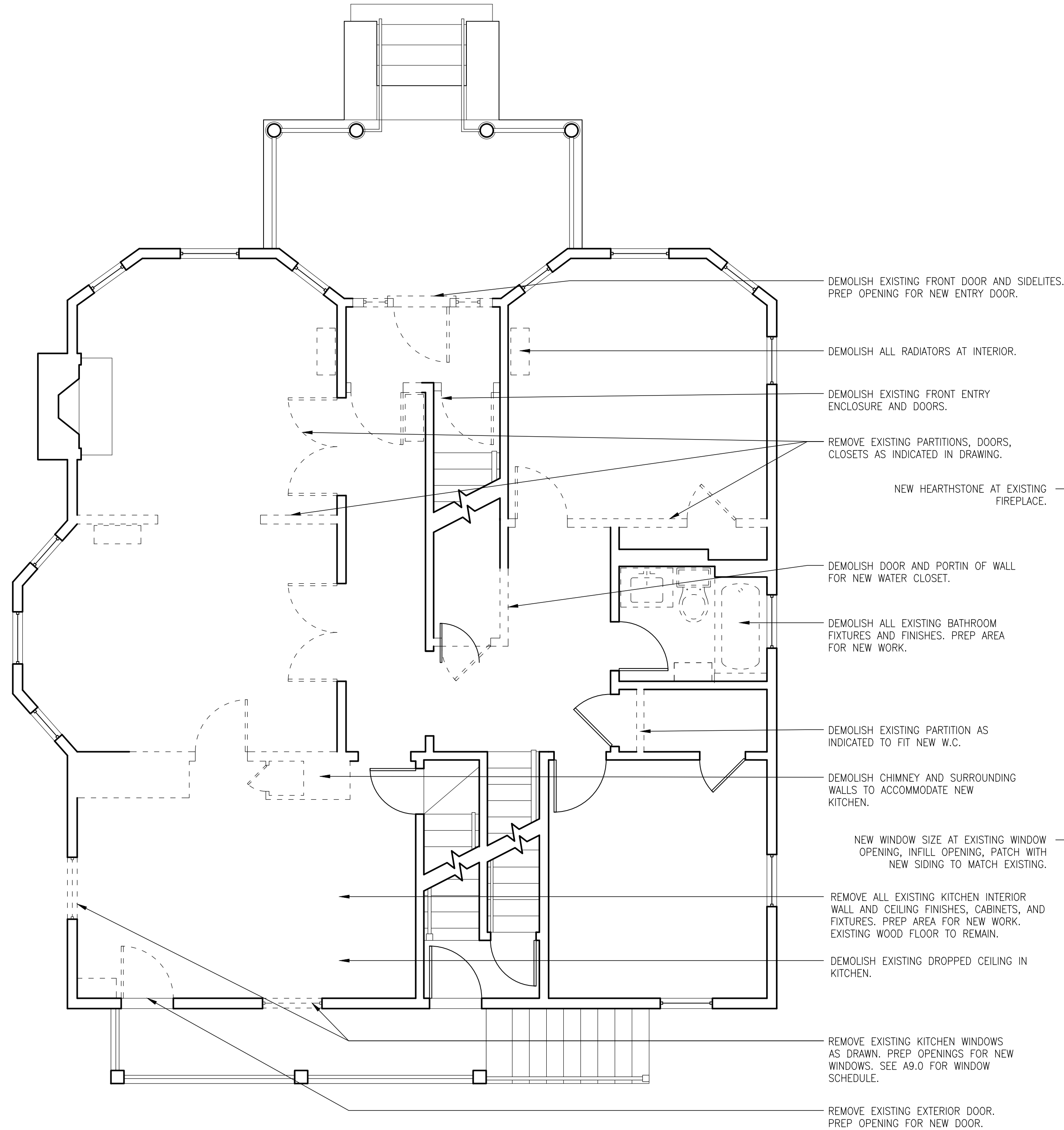
Revision : Date :

EXISTING AND PROPOSED BASEMENT PLANS

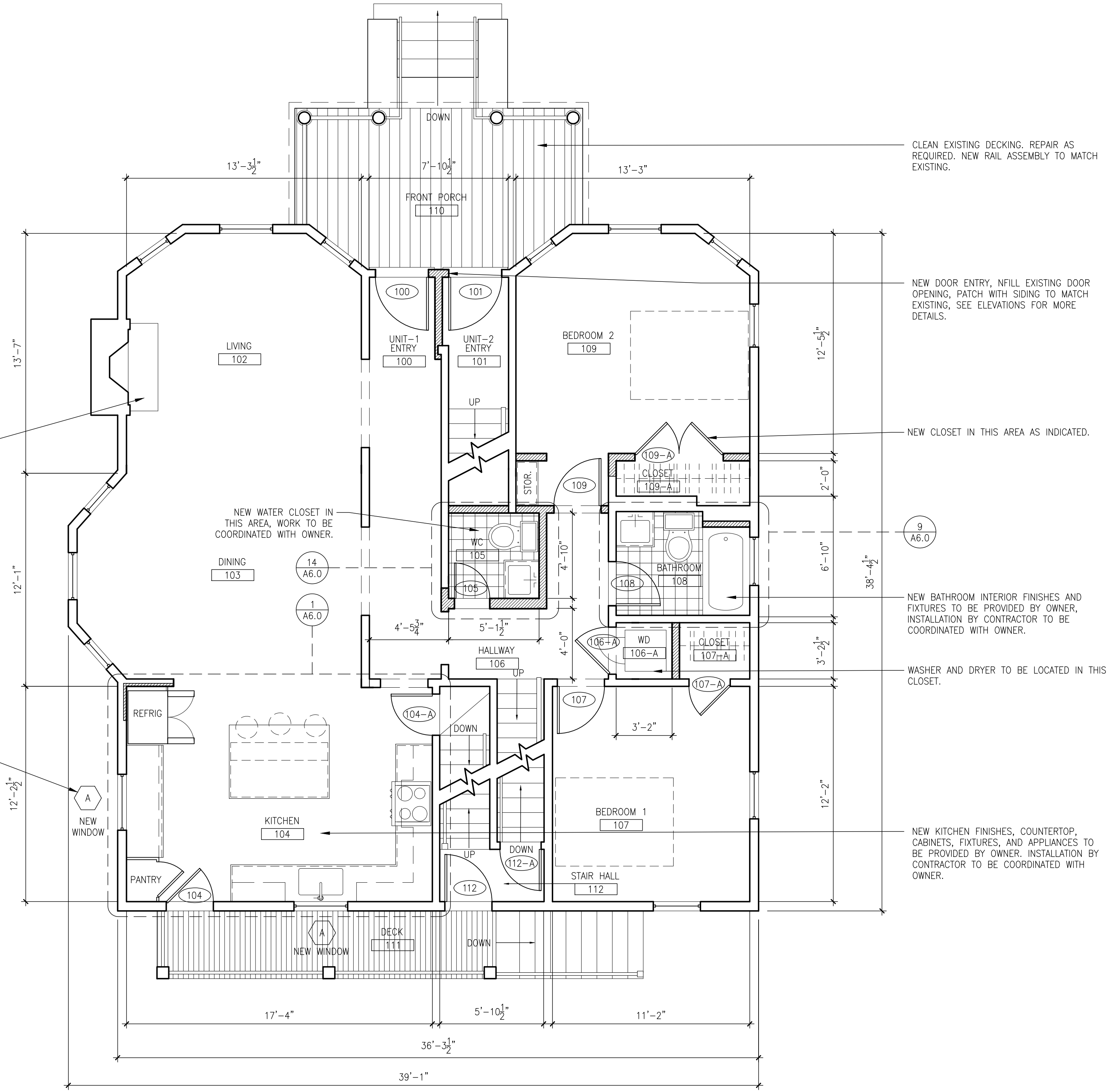
Date : 25-Sep-2015  
Scale : ----  
Project Number : 893 BROADWAY  
Drawn by : ZB | JS

**A1.0**

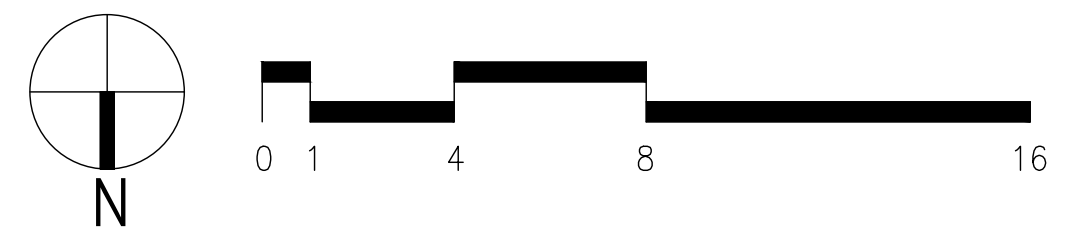
LEGEND:	
	EXISTING PARTITION TO REMAIN
	PARTITION TO BE REMOVED
	ITEMS TO BE REMOVED INCLUDING BUT NOT NECESSARILY LIMITED TO DOORS, WINDOWS, FIXTURES, CABINETS
	EXISTING FLOOR FINISHES TO BE REMOVED
	NEW PARTITION



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



1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



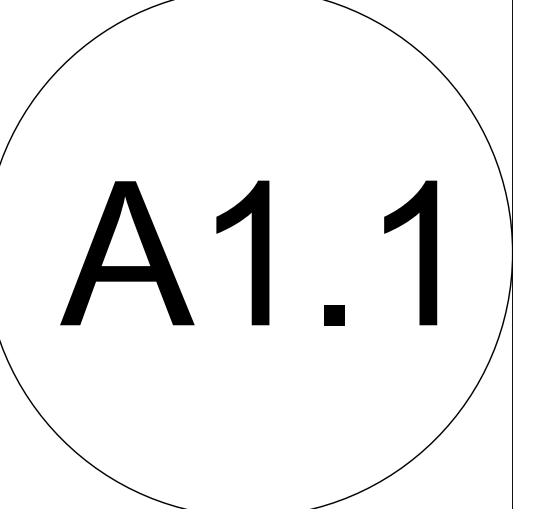
**893 BROADWAY RESIDENCE**  
 893 BROADWAY SOMERVILLE, MA 02144  
 BROWN FENOLLOSA ARCHITECTS INC  
 197 Broadway Arlington MA 02474  
 P 781 641 9500 info@brownfenollosa.com



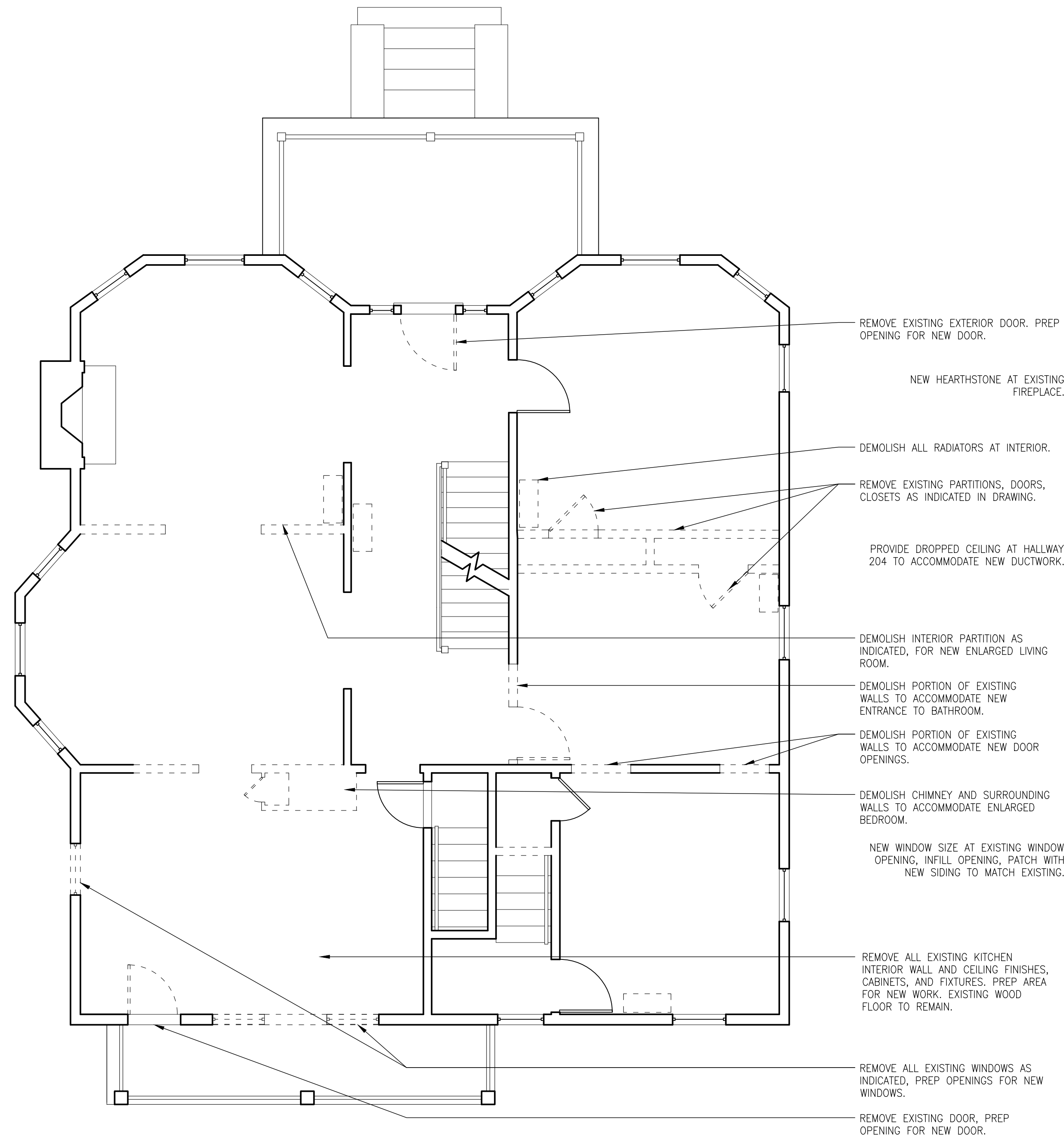
Revision	Date

EXISTING AND PROPOSED FIRST FLOOR PLANS

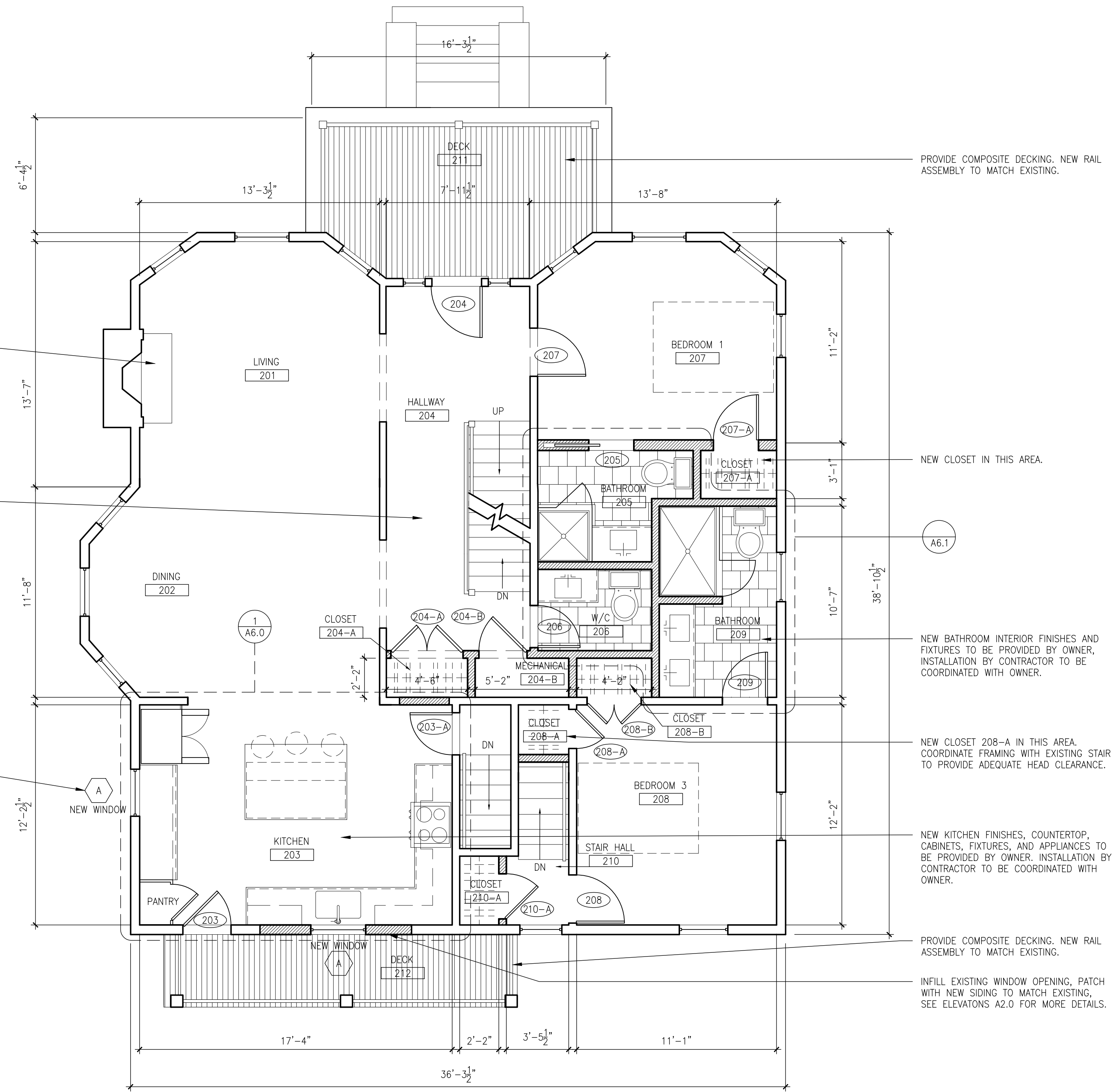
Date : 25-Sep-2015  
 Scale : ----  
 Project Number : 893 BROADWAY  
 Drawn by : ZB | JS



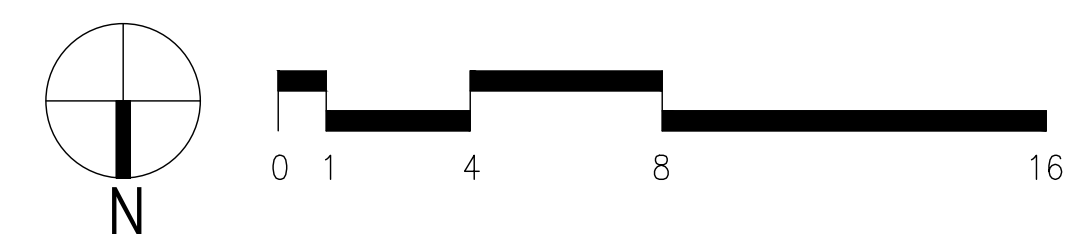
LEGEND:	
	EXISTING PARTITION TO REMAIN
	PARTITION TO BE REMOVED
	ITEMS TO BE REMOVED INCLUDING BUT NOT NECESSARILY LIMITED TO DOORS, WINDOWS, FIXTURES, CABINETS
	EXISTING FLOOR FINISHES TO BE REMOVED
	NEW PARTITION



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



1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



**893 BROADWAY RESIDENCE**  
893 BROADWAY SOMERVILLE, MA 02144

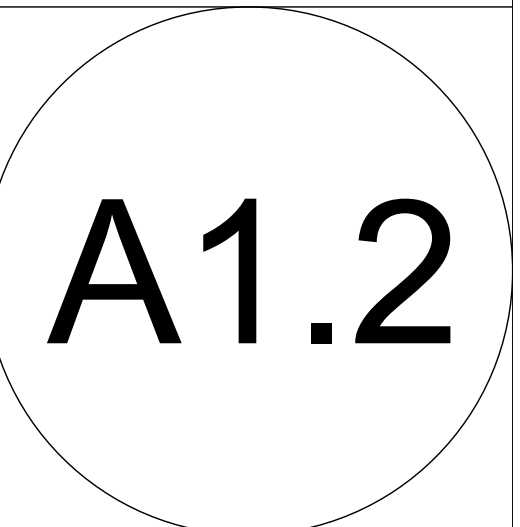
BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com



Revision: \_\_\_\_\_ Date: \_\_\_\_\_

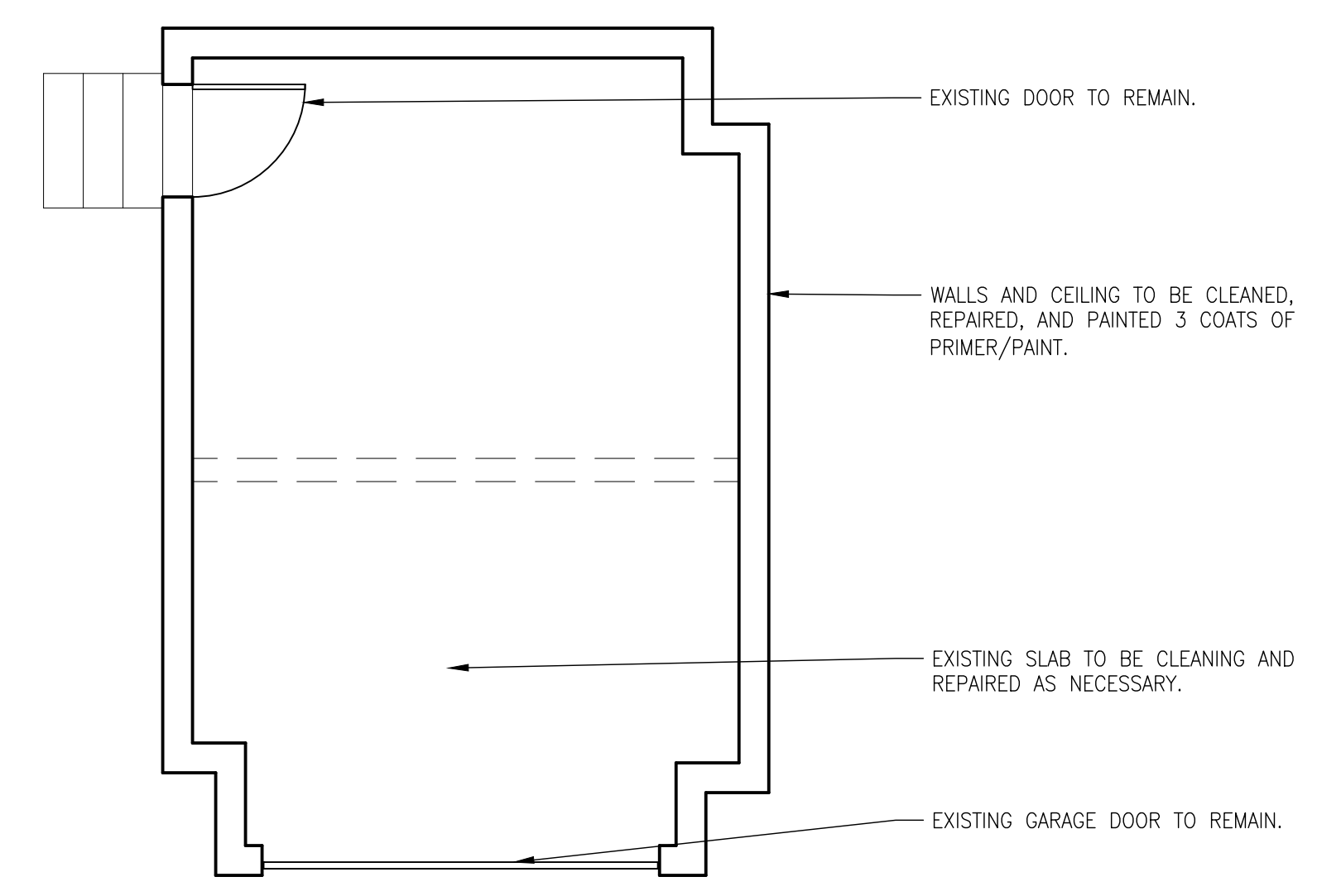
**EXISTING AND PROPOSED SECOND FLOOR PLANS**

Date: 25-Sep-2015  
Scale: ----  
Project Number: 893 BROADWAY  
Drawn by: ZB | JS

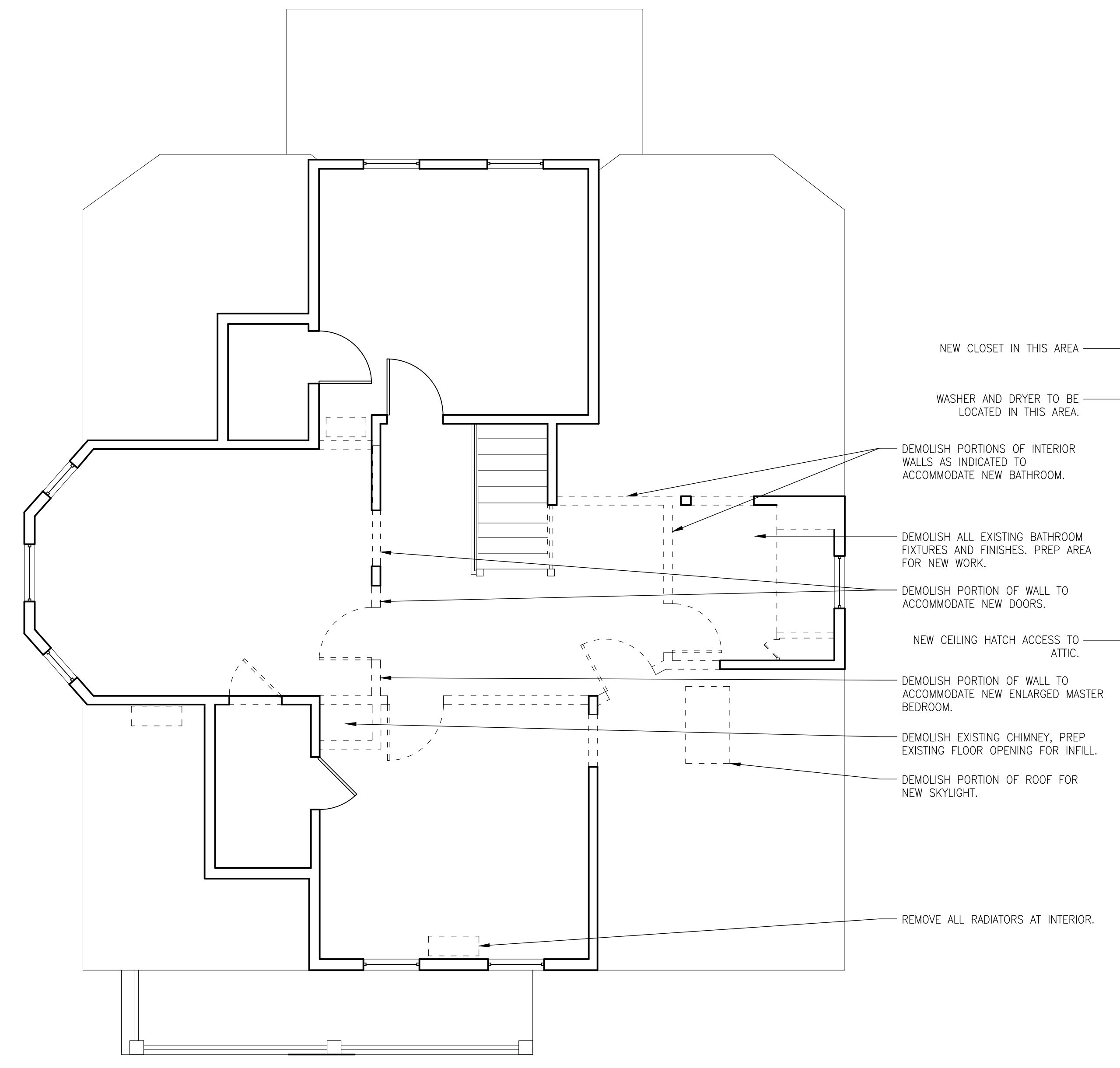


**LEGEND:**

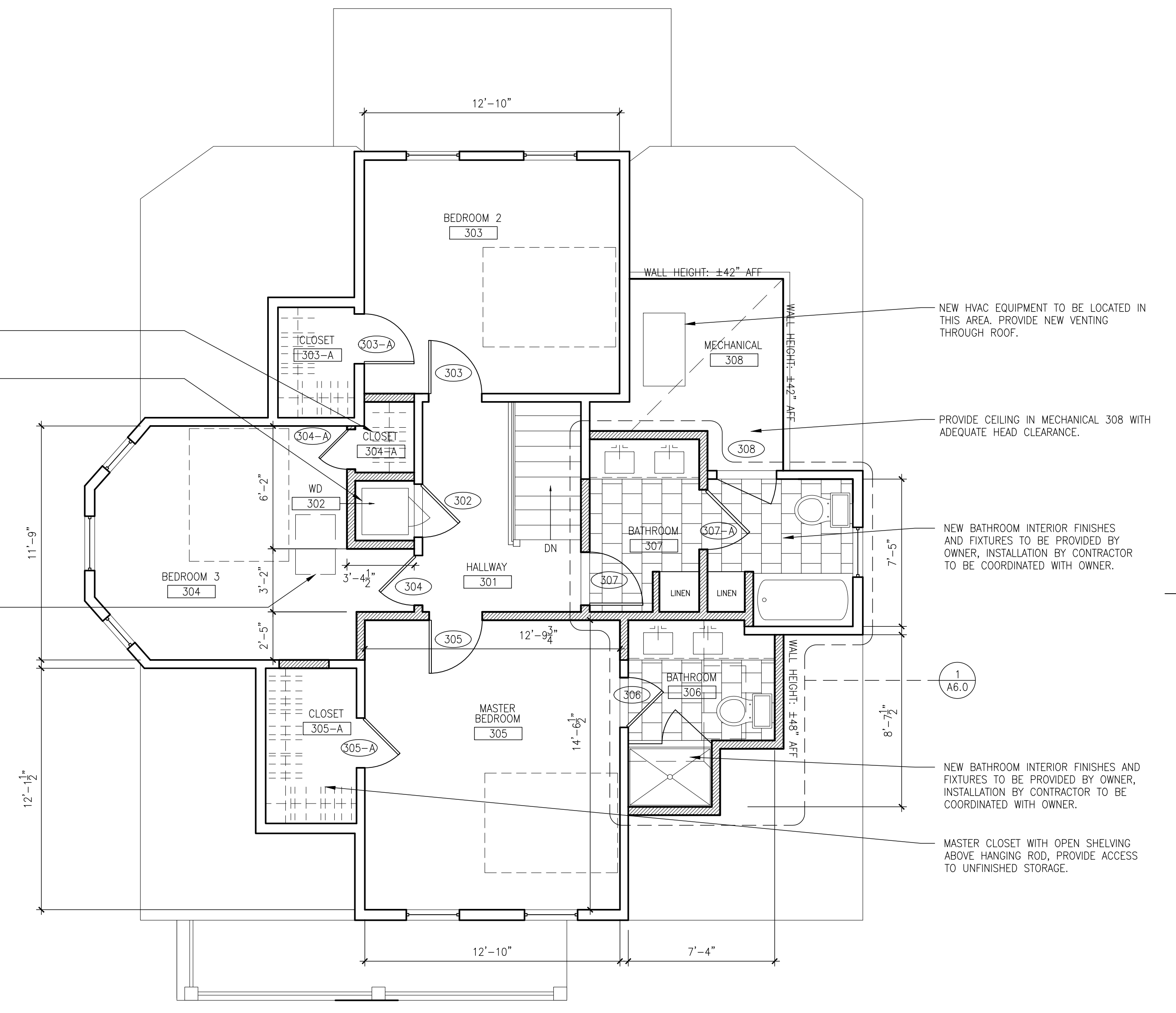
	EXISTING PARTITION TO REMAIN
	PARTITION TO BE REMOVED
	ITEMS TO BE REMOVED INCLUDING BUT NOT NECESSARILY LIMITED TO DOORS, WINDOWS, FIXTURES, CABINETS
	EXISTING FLOOR FINISHES TO BE REMOVED
	NEW PARTITION



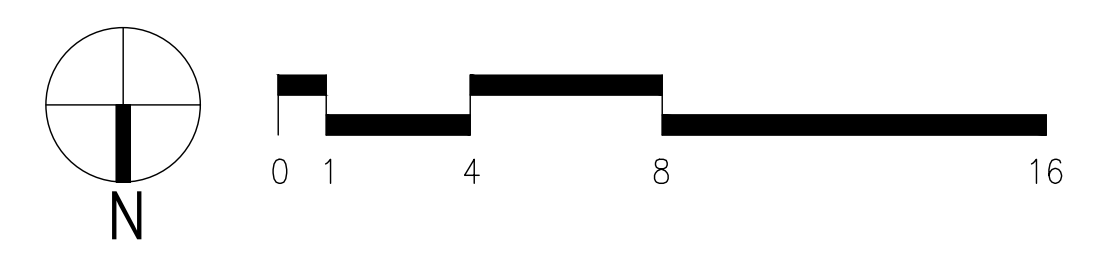
3 PROPOSED GARAGE PLAN  
1/4" = 1'-0"



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



2 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



**893 BROADWAY RESIDENCE**  
893 BROADWAY SOMERVILLE, MA 02144

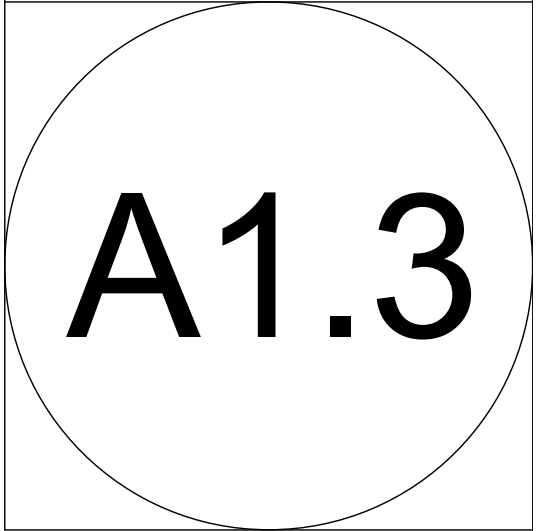
BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com



Revision :                      Date :

**EXISTING AND PROPOSED THIRD FLOOR PLANS**

Date : 25-Sep-2015  
Scale : ----  
Project Number : 893 BROADWAY  
Drawn by : ZB | JS

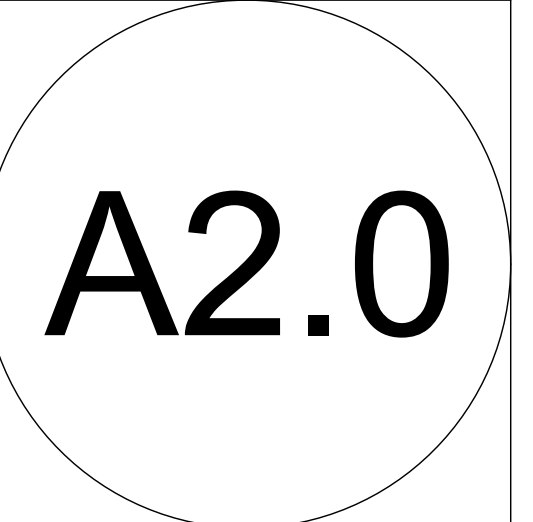




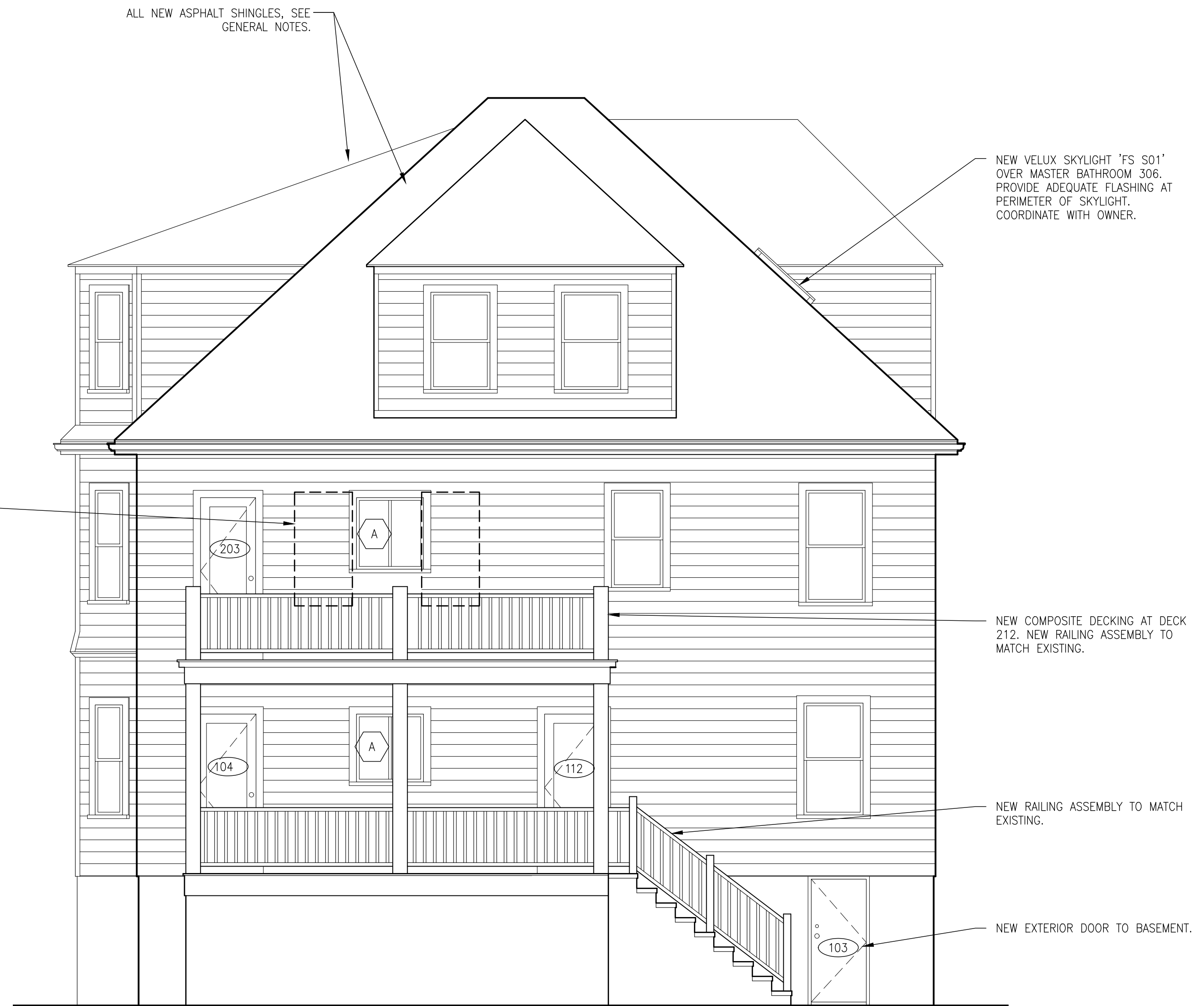
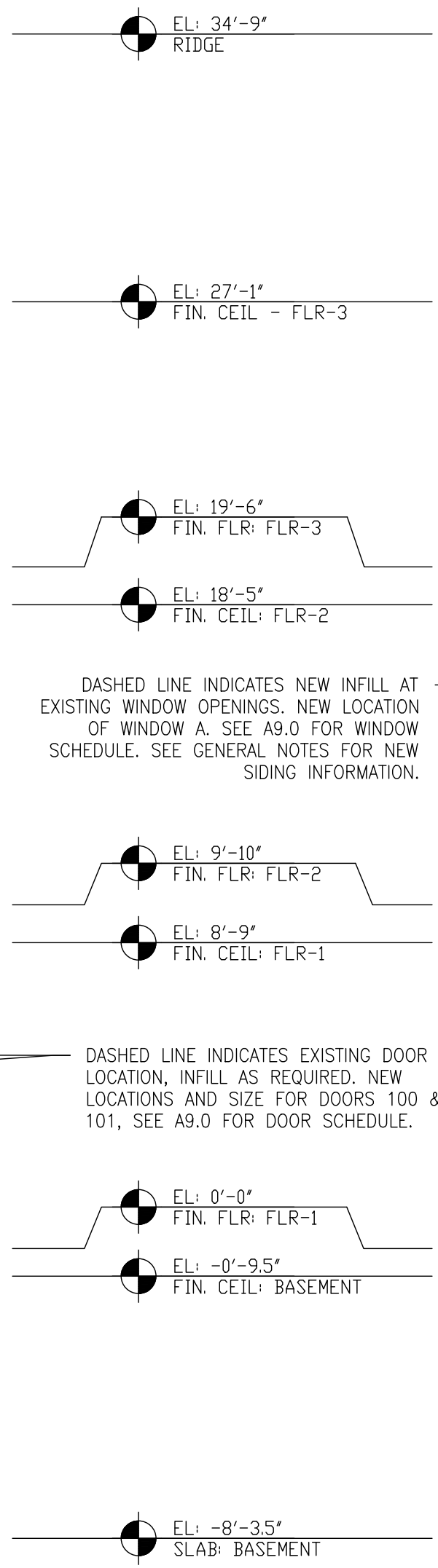
Revision : \_\_\_\_\_ Date : \_\_\_\_\_

PROPOSED ELEVATIONS

Date : 25-Sep-2015  
 Scale : AS NOTED  
 Project Number : 893 BROADWAY  
 Drawn by : ZB | JS



1 PROPOSED NORTH ELEVATION  
 1/4" = 1'-0"



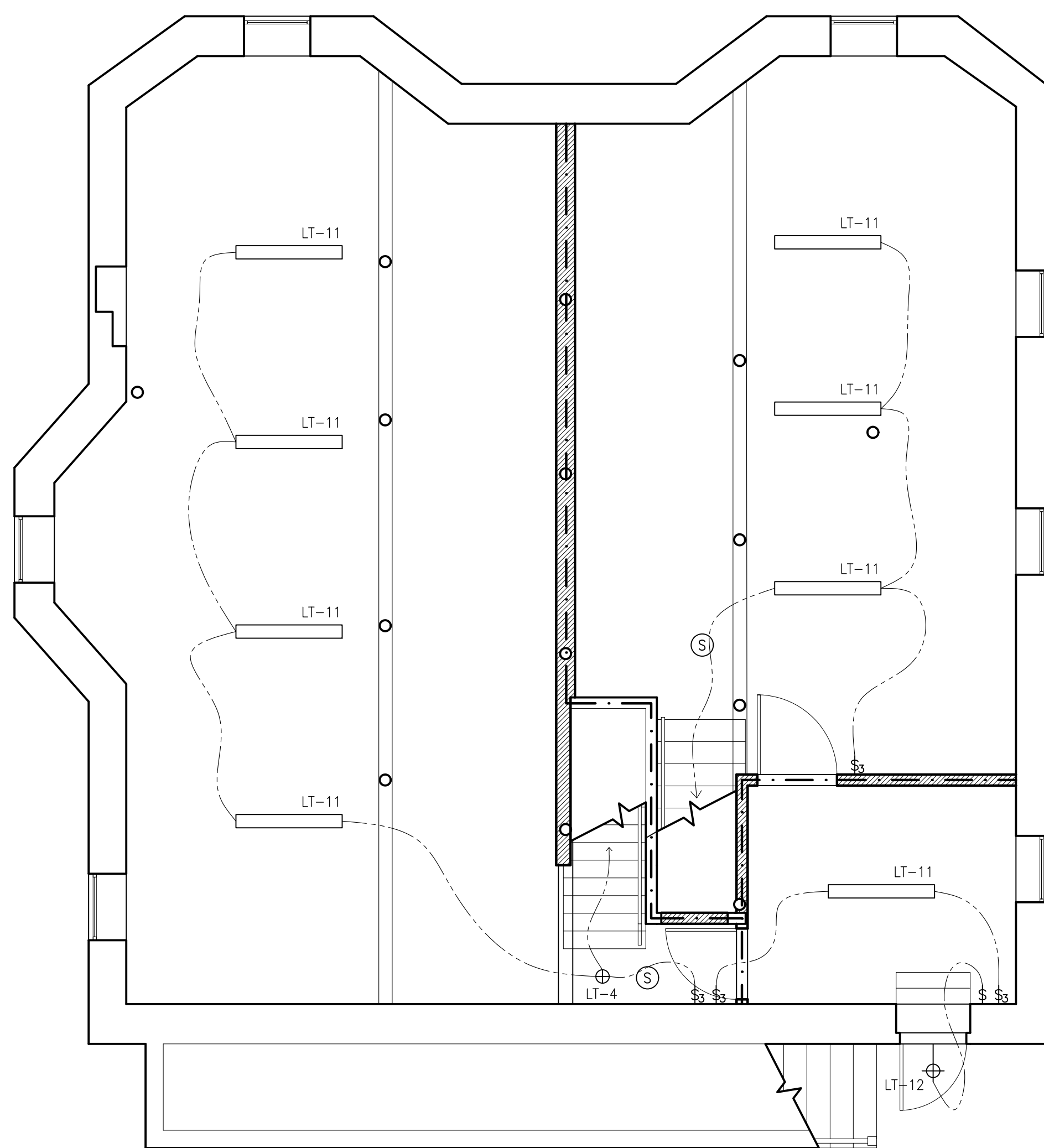
2 PROPOSED WEST ELEVATION  
 1/4" = 1'-0"

KEY: POWER AND LIGHTING

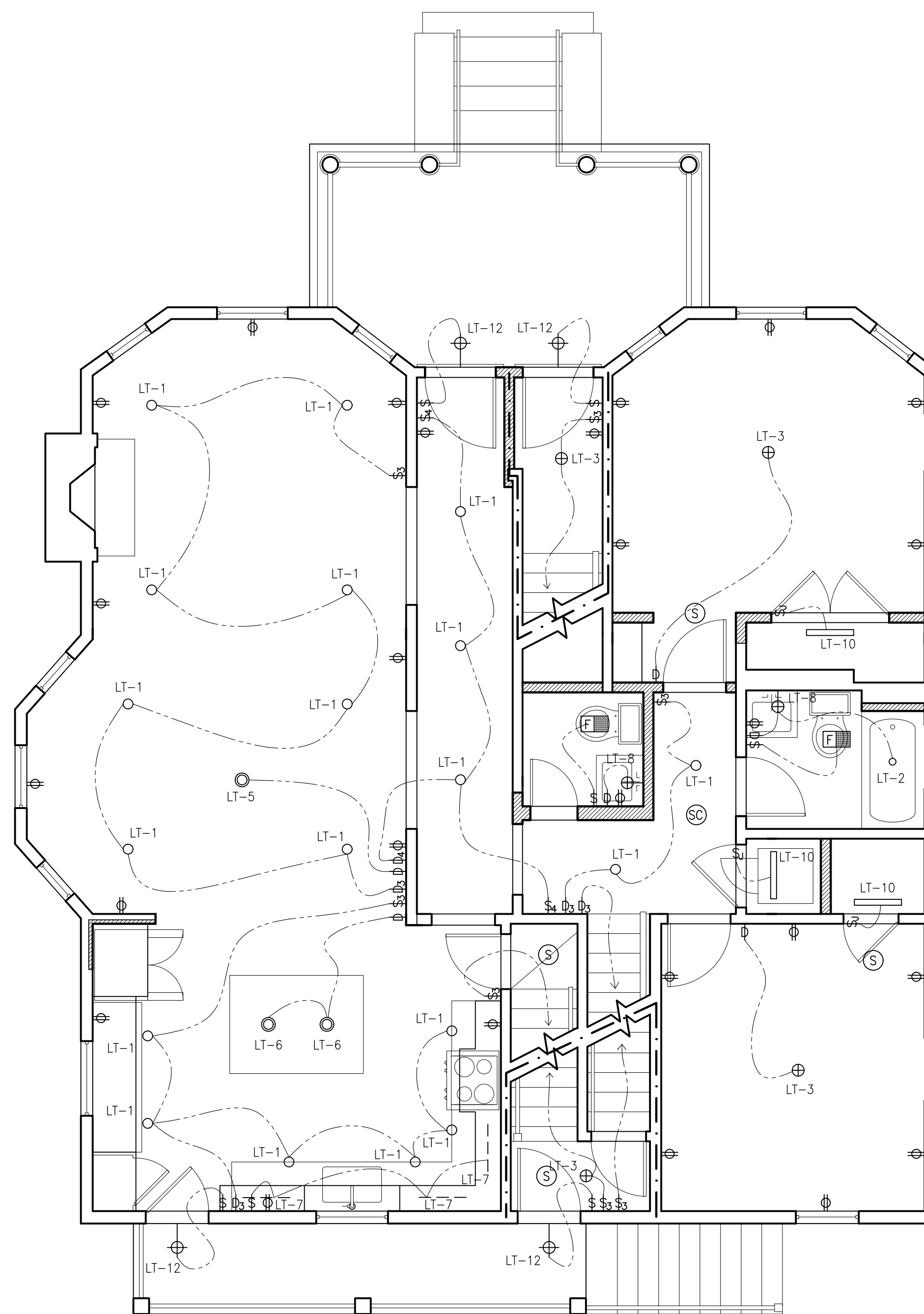
- |          |   |      |  |
|----------|---|------|--|
| ○ LT-1   | 5" RECESSED IC LIGHTING CANS, SMOOTH WHITE TRIM                       | ⌚    | SINGLE POLE SWITCH                         |
| ○ LT-2   | 3 1/2" SOLID LENS RECESSED CAN AND TRIM FOR SHOWER                    | ⌚⌚   | 3-WAY SWITCH                               |
| ⊕ LT-3   | SURFACE MOUNT LIGHT FIXTURE, TBD.                                     | ⌚⌚⌚  | 4-WAY SWITCH                               |
| ⊕ LT-4   | SURFACE MOUNT LIGHT FIXTURE FOR UNFINISHED STORAGE, TBD.              | ⌚⌚⌚⌚ | JAMB SWITCH                                |
| ⊙ LT-5   | PENDANT FIXTURE FOR DINING 103, TBD                                   | ⌚    | DIMMER                                     |
| ⊙ LT-6   | PENDANT FIXTURE FOR ISLAND, TBD                                       | ⌚⌚   | 3-WAY DIMMER                               |
| --- LT-7 | 24" HALOGEN UNDERCABINET LIGHTS                                       | ⌚⌚⌚  | 4-WAY DIMMER                               |
| ⊕ LT-8   | BATH WALL SCONCE, TBD   | ⌚⌚   | DUPLEX RECEPTACLE                          |
| ⊕ LT-9   | BATH WALL SCONCE 2, TBD   | ⌚⌚⌚  | GFI DUPLEX RECEPTACLE                      |
| ▬ LT-10  | 2'-0" SINGLE BULB FLUORESCENT LENS BY LITHONIA OR EQUAL- CLOSET LIGHT | ⌚⌚⌚⌚ | QUAD RECEPTACLE                            |
| ▬ LT-11  | 4'-0" DOUBLE BULB FLUORESCENT LENS BY LITHONIA OR EQUAL               | ⌚    | PANASONIC WHISPERCEILING EXHAUST FAN       |
| ⊕ LT-12  | EXTERIOR WALL MOUNTED LIGHT FIXTURE, WET LOCATION RATED, TBD          | ⌚⌚   | TELEPHONE/TV RECEPTACLE                    |
|          |   | ⌚    | TELEPHONE RECEPTACLE                       |
|          |   | ⌚    | CIRCUIT                                    |
|          |   | ⊙    | SMOKE AND CARBON MONOXIDE COMBINATION UNIT |
|          |   | ⊙    | SMOKE DETECTOR                             |
|          |   | ---  | SEWER LINE OR SURVEY                       |

LIGHTING NOTES:

- 1) ALL SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE.
- 2) LOCATION OF RECEPTACLES IN ARCHITECTURAL PLANS TO BE USED AS A REFERENCE ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR TO EVALUATE EACH ROOM AND PROVIDE ALL ELECTRICAL RECEPTACLES TO MEET 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION.
- 3) ALL CLOSET LIGHTS TO BE SWITCHED AT DOOR JAMB.



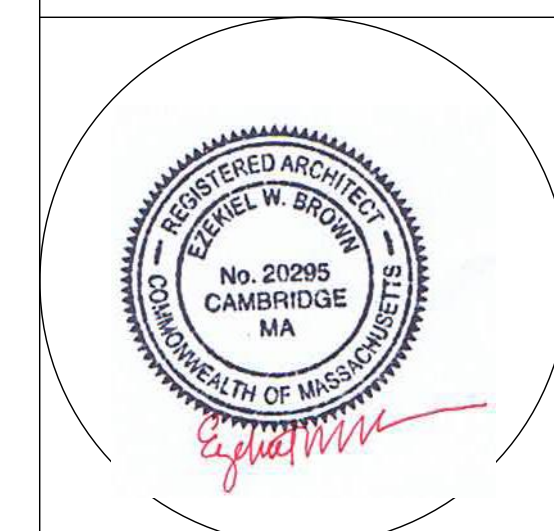
1 REFLECTED CEILING PLAN - BASEMENT  
1/4" = 1'-0"



2 REFLECTED CEILING PLAN - FIRST FLOOR  
1/4" = 1'-0"

**893 BROADWAY RESIDENCE**  
893 BROADWAY SOMERVILLE, MA 02144

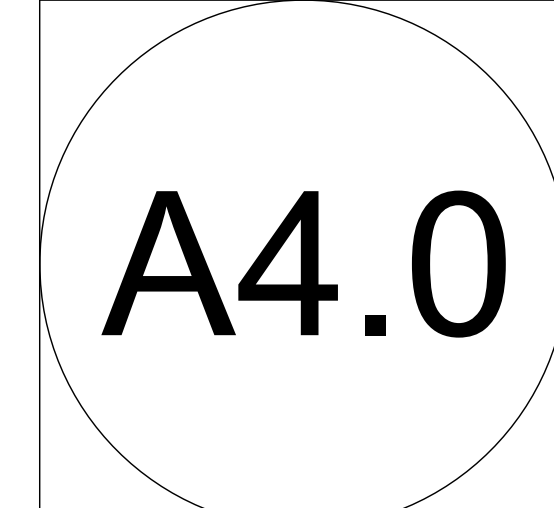
BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com



Revision : Date :

REFLECTED CEILING PLANS

Date : 25-Sep-2015  
Scale : AS NOTED  
Project Number : 893  
Project Name : BROADWAY  
Drawn by : ZB | JS

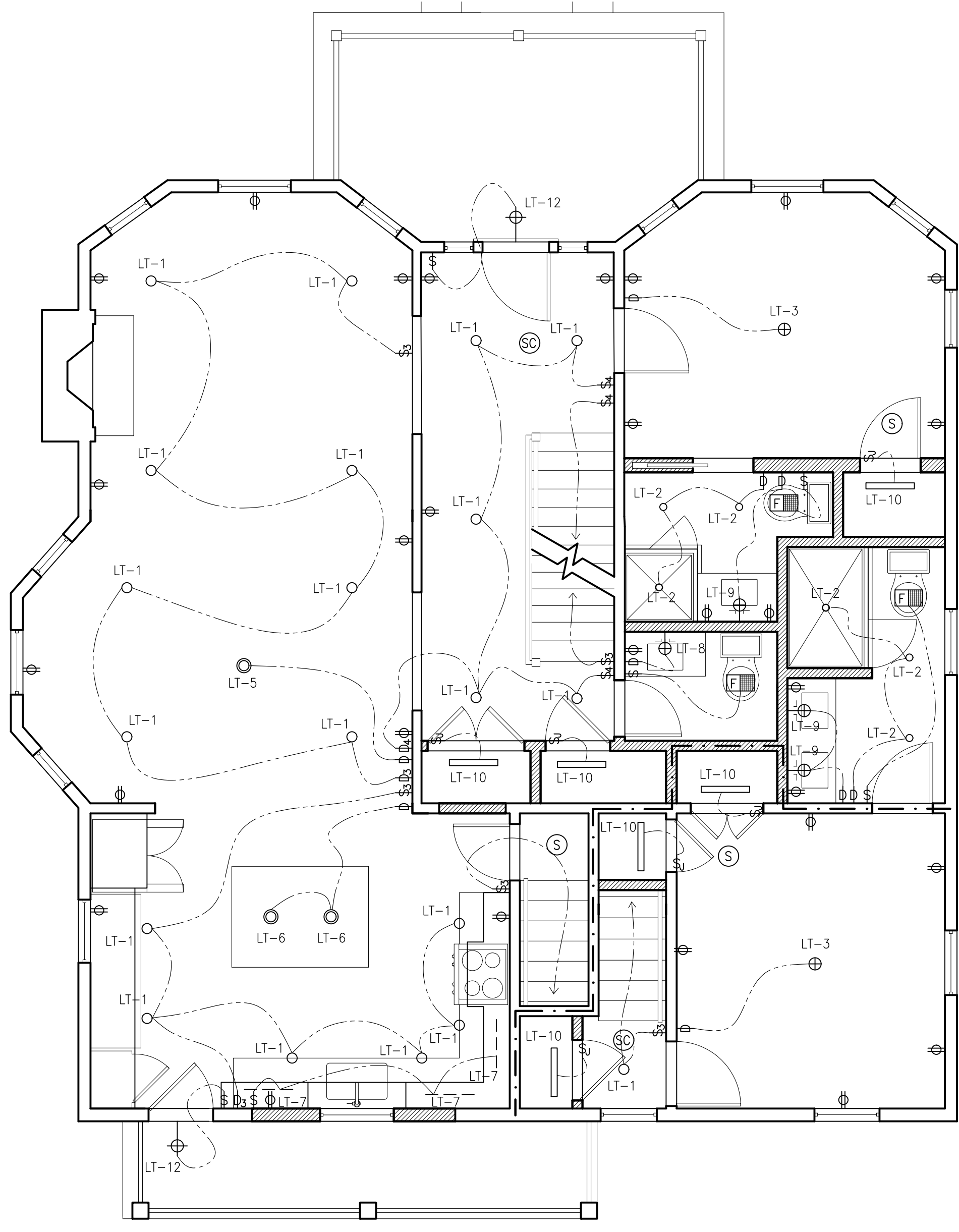


KEY: POWER AND LIGHTING

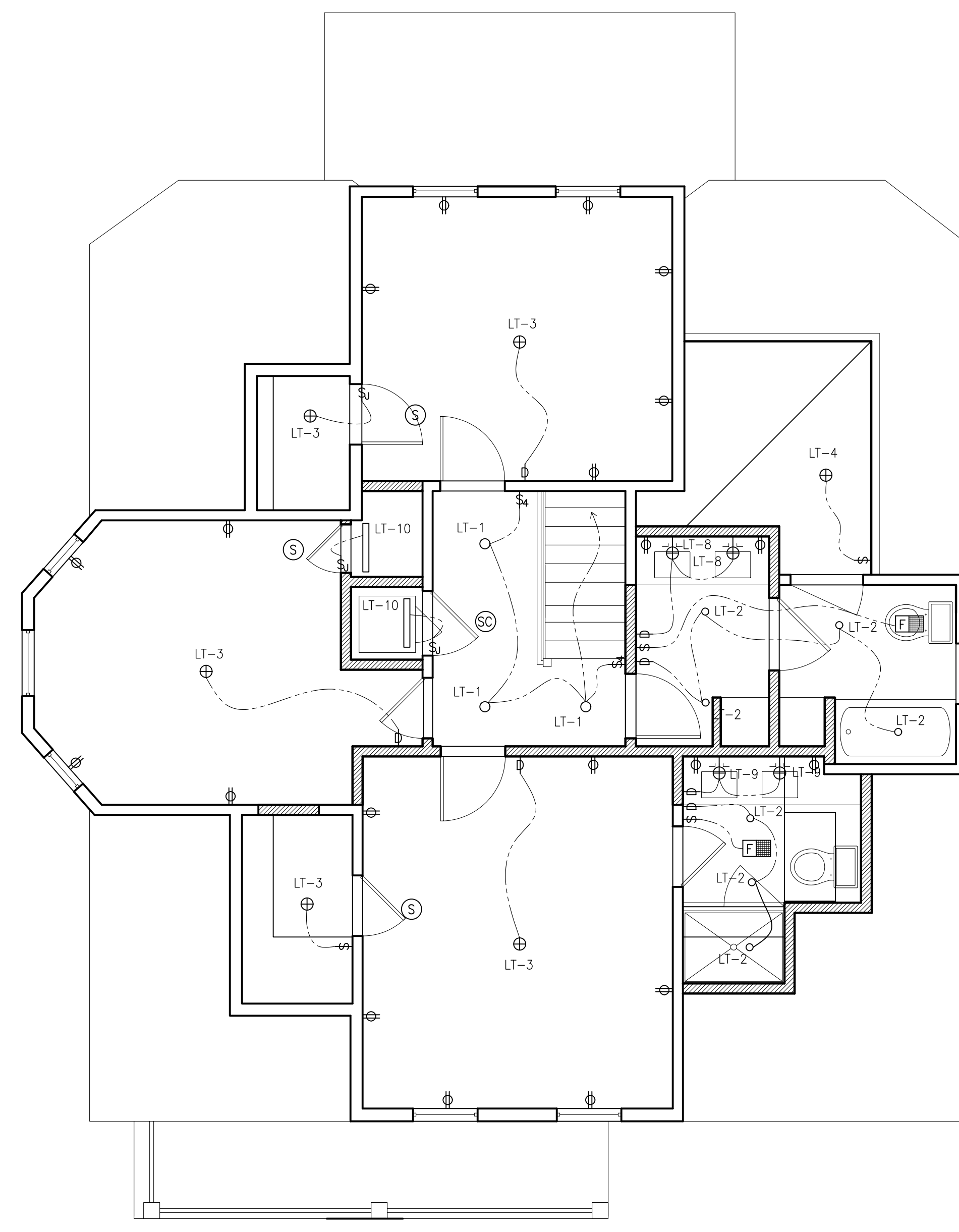
- |          |  |                  |  |
|----------|--|------------------|--|
| ○ LT-1   | 5" RECESSED IC LIGHTING CANS, SMOOTH WHITE TRIM                        | ⌚                | SINGLE POLE SWITCH                         |
| ○ LT-2   | 3 1/2" SOLID LENS RECESSED CAN AND TRIM FOR SHOWER                     | ⌚⌚               | 3-WAY SWITCH                               |
| ⊕ LT-3   | SURFACE MOUNT LIGHT FIXTURE, TBD.                                      | ⌚⌚⌚              | 4-WAY SWITCH                               |
| ⊕ LT-4   | SURFACE MOUNT LIGHT FIXTURE FOR UNFINISHED STORAGE, TBD.               | ⌚⌚⌚⌚             | JAMB SWITCH                                |
| ⊙ LT-5   | PENDANT FIXTURE FOR DINING 103, TBD                                    | ⌚⌚⌚⌚⌚            | DIMMER                                     |
| ⊙ LT-6   | PENDANT FIXTURE FOR ISLAND, TBD  | ⌚⌚⌚⌚⌚⌚           | 3-WAY DIMMER                               |
| --- LT-7 | 24" HALOGEN UNDERCABINET LIGHTS  | ⌚⌚⌚⌚⌚⌚⌚          | 4-WAY DIMMER                               |
| ⊕ LT-8   | BATH WALL SCONCE, TBD  | ⌚⌚⌚⌚⌚⌚⌚⌚         | DUPLEX RECEPTACLE                          |
| ⊕ LT-9   | BATH WALL SCONCE 2, TBD  | ⌚⌚⌚⌚⌚⌚⌚⌚⌚        | GFI DUPLEX RECEPTACLE                      |
| ▬ LT-10  | 2'-0" SINGLE BULB FLUORESCENT LENS BY LITHONIA OR EQUAL - CLOSET LIGHT | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚       | QUAD RECEPTACLE                            |
| ▬ LT-11  | 4'-0" DOUBLE BULB FLUORESCENT LENS BY LITHONIA OR EQUAL                | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚      | PANASONIC WHISPERCEILING EXHAUST FAN       |
| ⊕ LT-12  | EXTERIOR WALL MOUNTED LIGHT FIXTURE, WET LOCATION RATED, TBD           | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚     | TELEPHONE/TV RECEPTACLE                    |
|          |  | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚    | TELEPHONE RECEPTACLE                       |
|          |  | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚   | CIRCUIT                                    |
|          |  | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚  | SMOKE AND CARBON MONOXIDE COMBINATION UNIT |
|          |  | ⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚⌚ | SMOKE DETECTOR                             |

LIGHTING NOTES:

- 1) ALL SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE.
- 2) LOCATION OF RECEPTACLES IN ARCHITECTURAL PLANS TO BE USED AS A REFERENCE ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR TO EVALUATE EACH ROOM AND PROVIDE ALL ELECTRICAL RECEPTACLES TO MEET 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION.
- 3) ALL CLOSET LIGHTS TO BE SWITCHED AT DOOR JAMB.



1 REFLECTED CEILING PLAN - SECOND FLOOR  
1/4" = 1'-0"



2 REFLECTED CEILING PLAN - THIRD FLOOR  
1/4" = 1'-0"

893 BROADWAY RESIDENCE  
893 BROADWAY SOMERVILLE, MA 02144

BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com



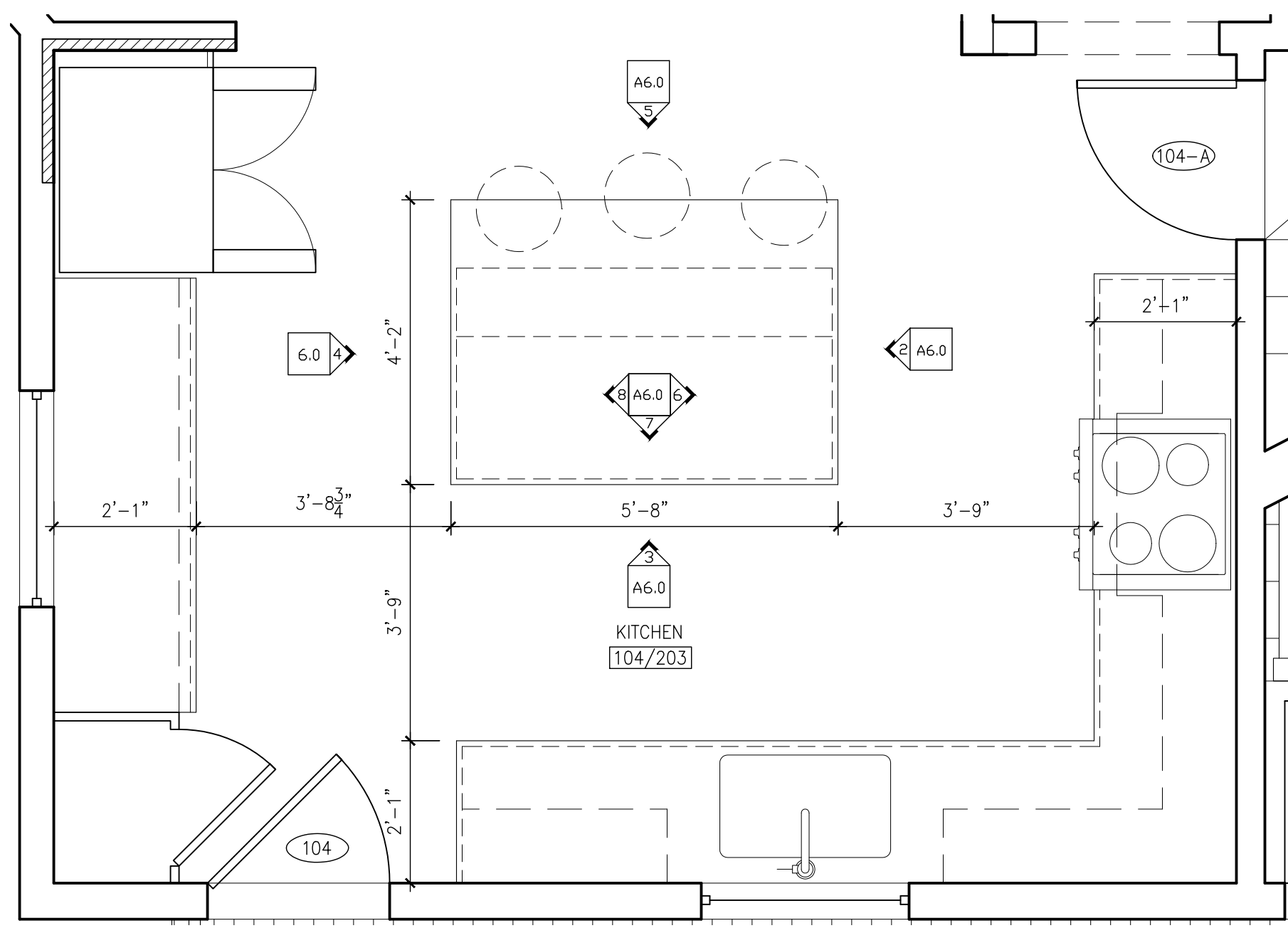
Revision : Date :

REFLECTED CEILING PLANS

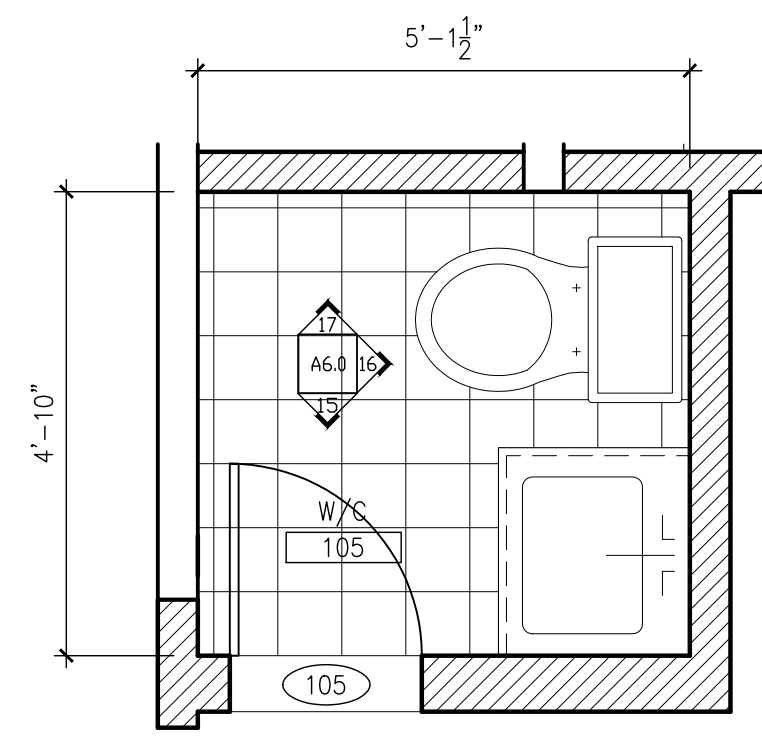
Date : 25-Sep-2015  
Scale : AS NOTED  
Project Number : 893 BROADWAY  
Drawn by : ZB | JS

A4.1

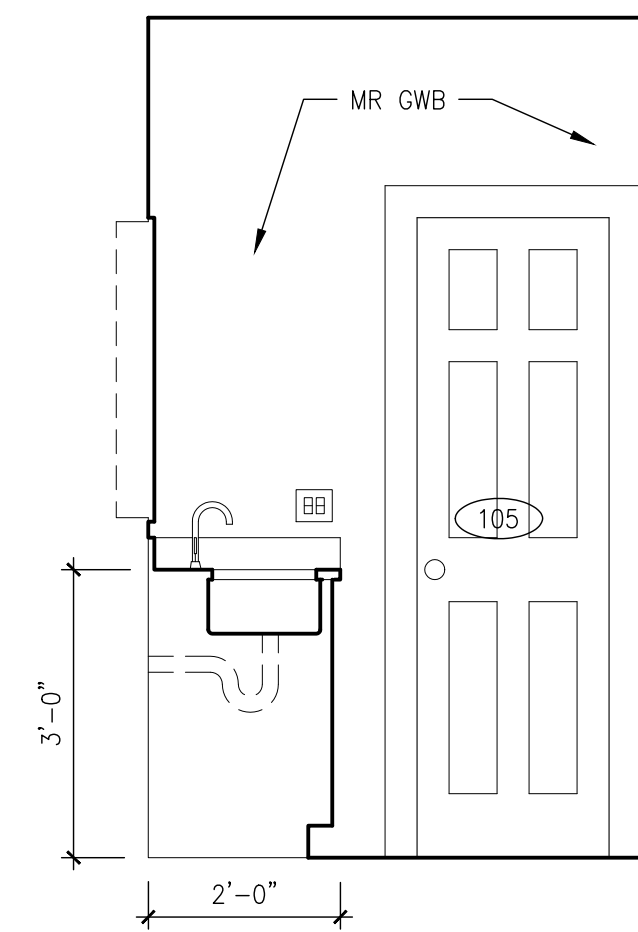




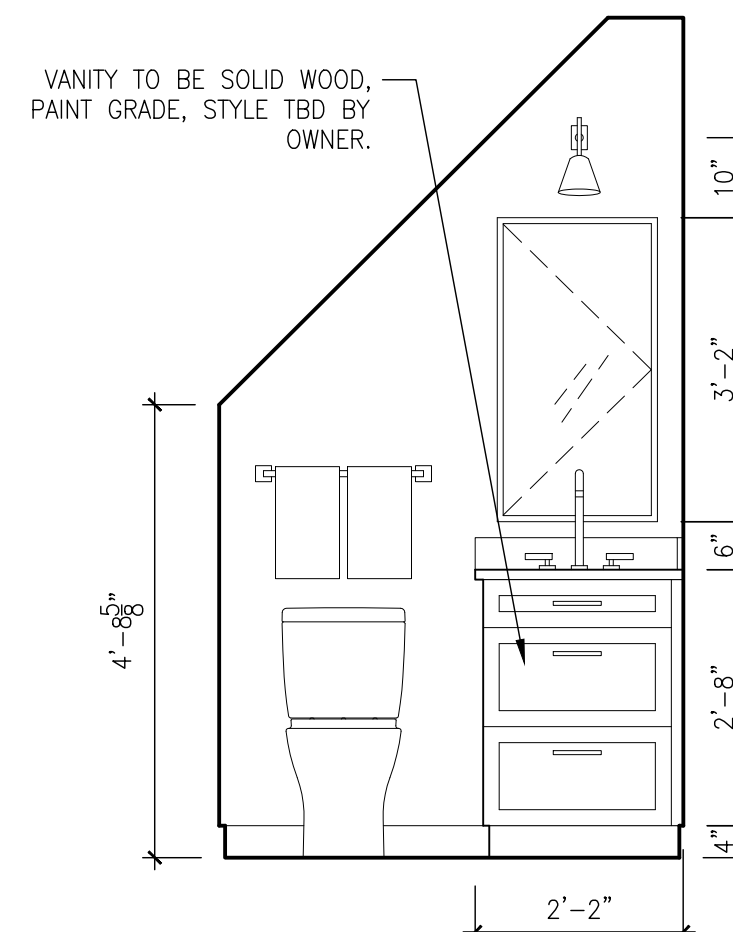
1 DETAIL PLAN - KITCHEN 104 & 203  
1/2" = 1'-0"



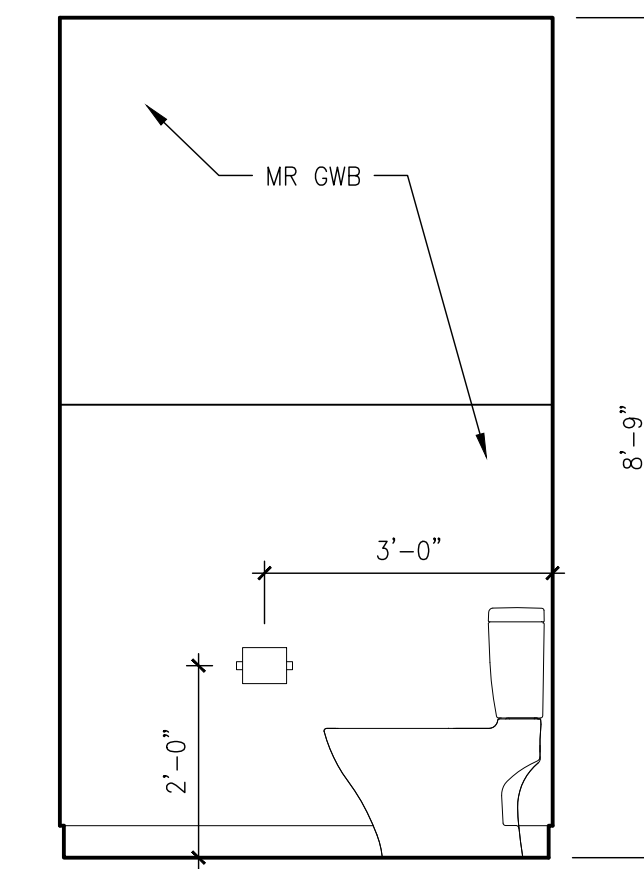
14 DETAIL PLAN - WC 105  
1/2" = 1'-0"



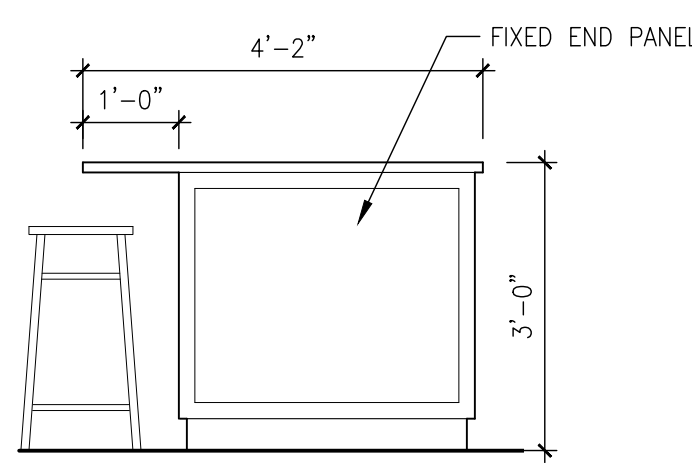
15 INT ELEVATION - WC 105  
1/2" = 1'-0"



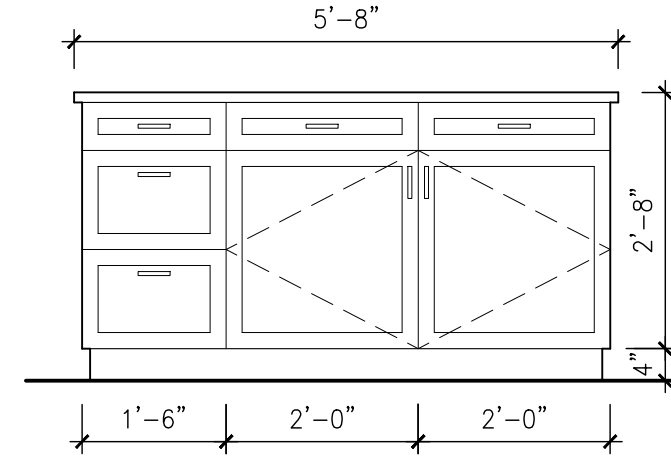
16 INT ELEVATION - WC 105  
1/2" = 1'-0"



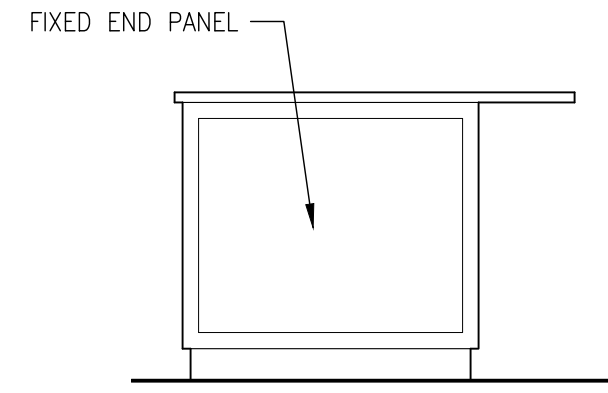
17 INT ELEVATION - WC 105  
1/2" = 1'-0"



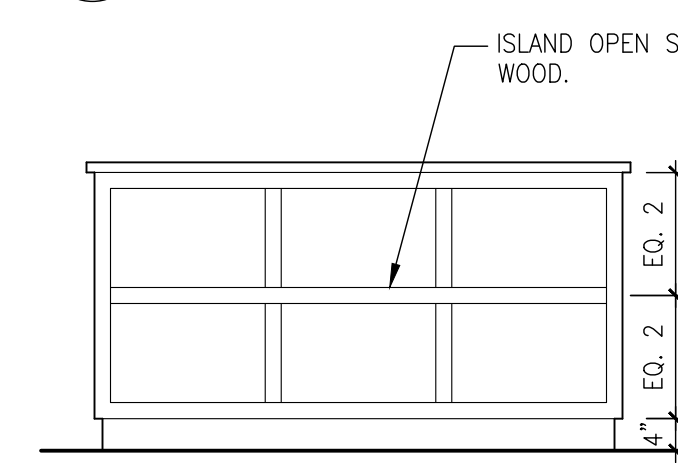
2 INT ELEVATION - ISLAND  
1/2" = 1'-0"



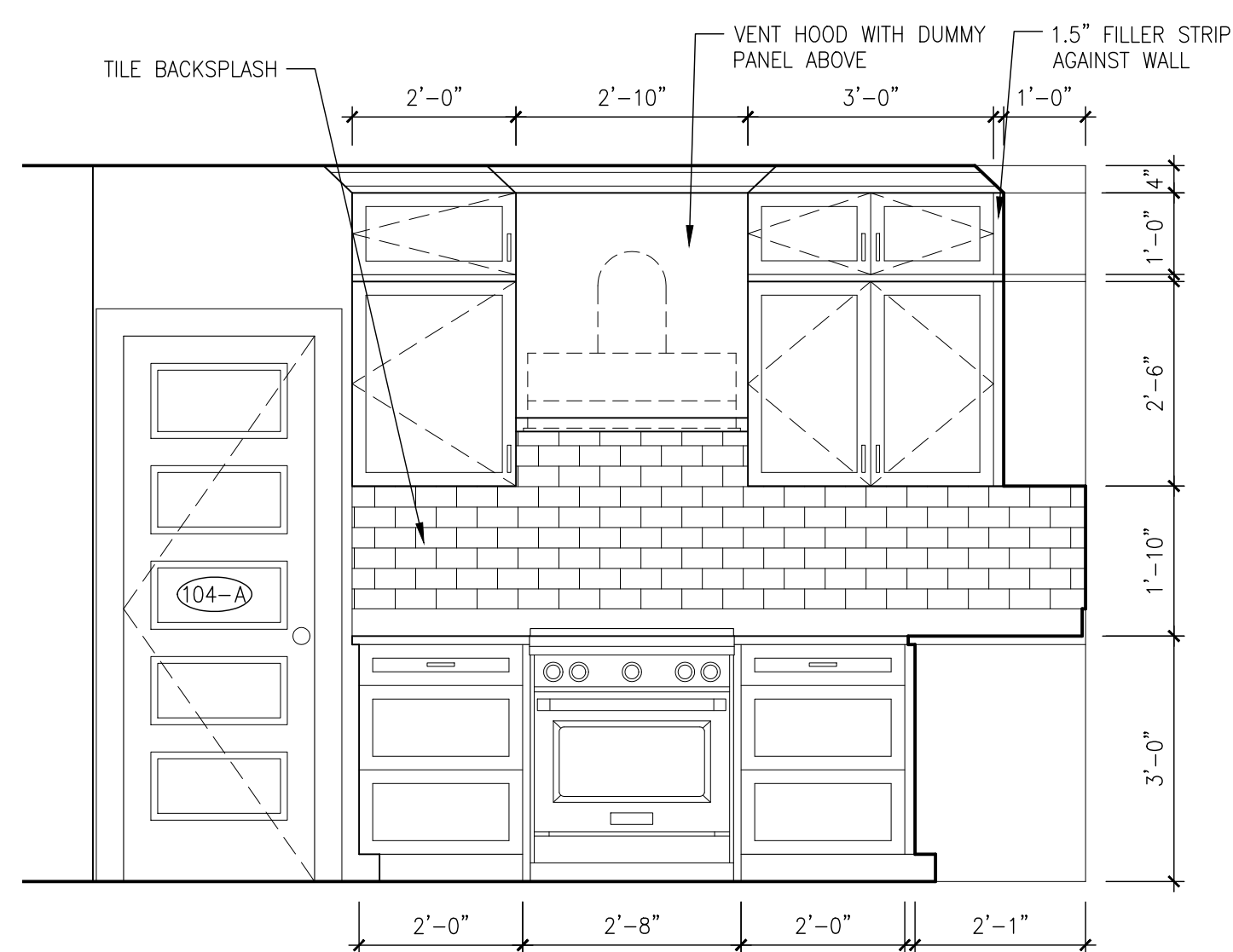
3 INT ELEVATION - ISLAND  
1/2" = 1'-0"



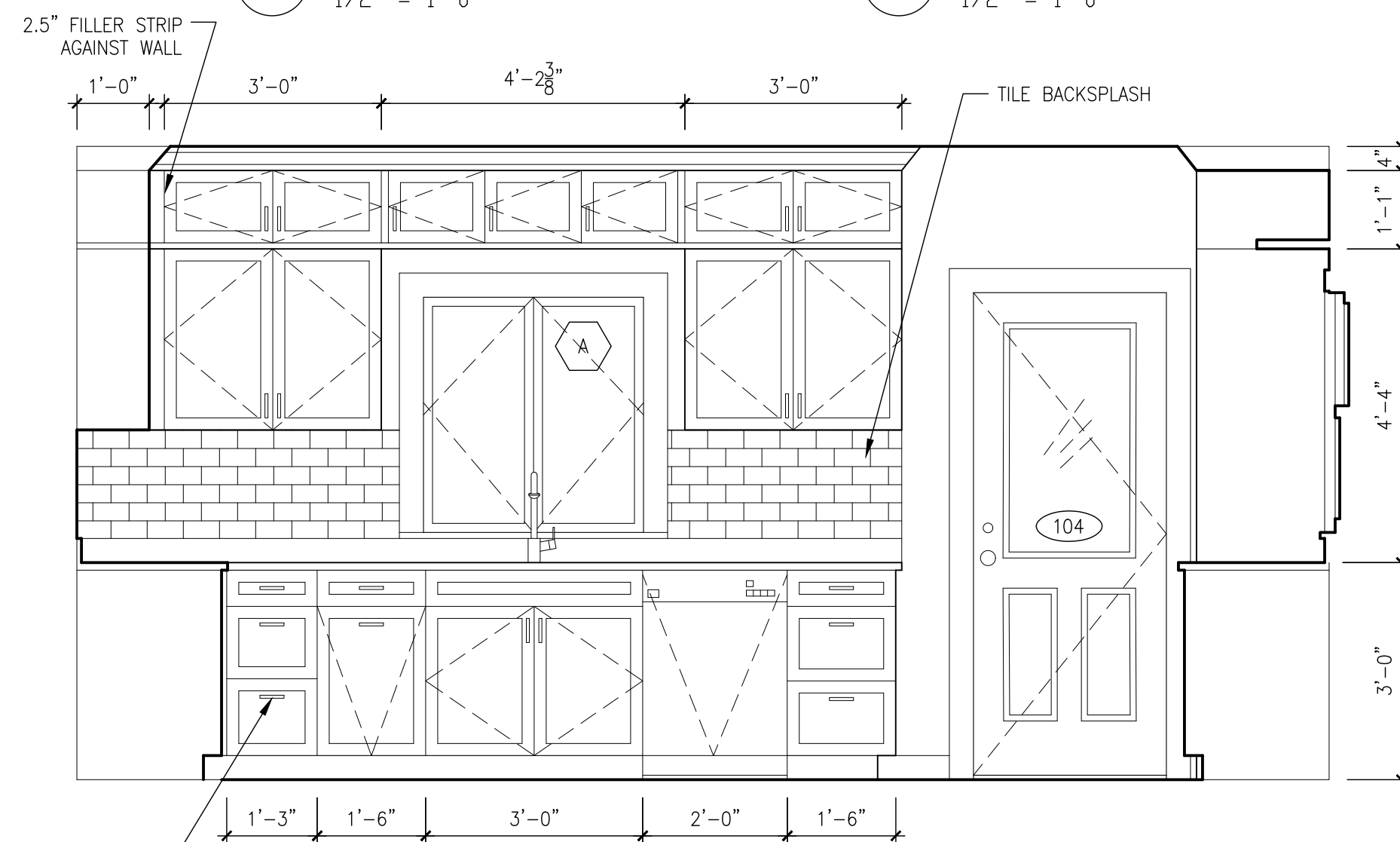
4 INT ELEVATION - ISLAND  
1/2" = 1'-0"



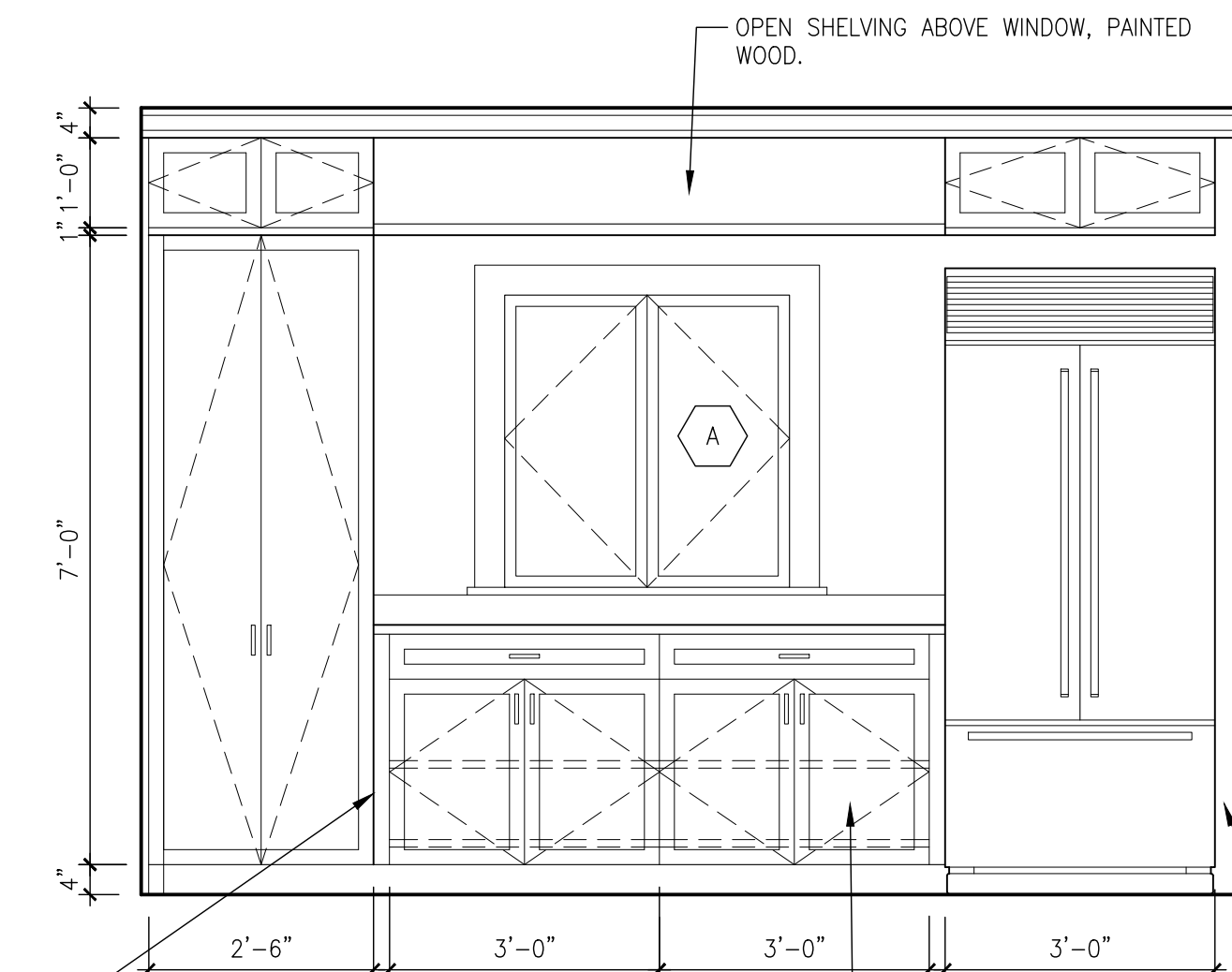
5 INT ELEVATION - ISLAND  
1/2" = 1'-0"



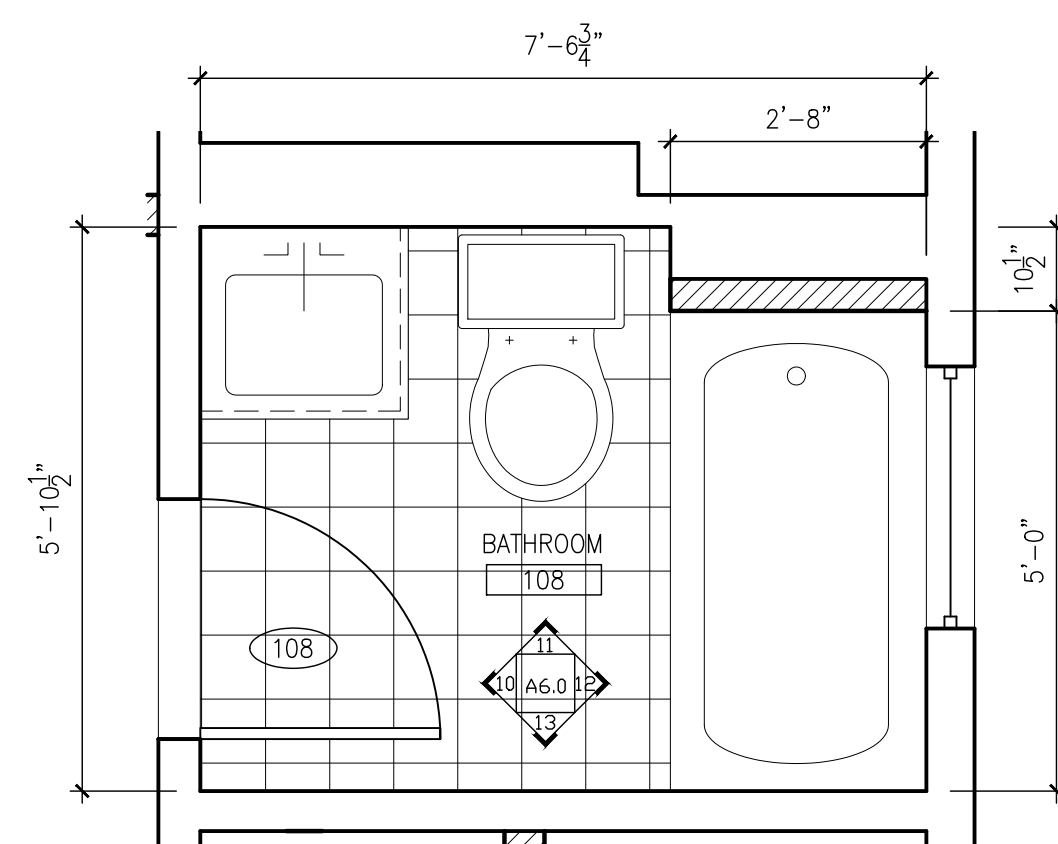
6 INT ELEVATION - KITCHEN 104/203  
1/2" = 1'-0"



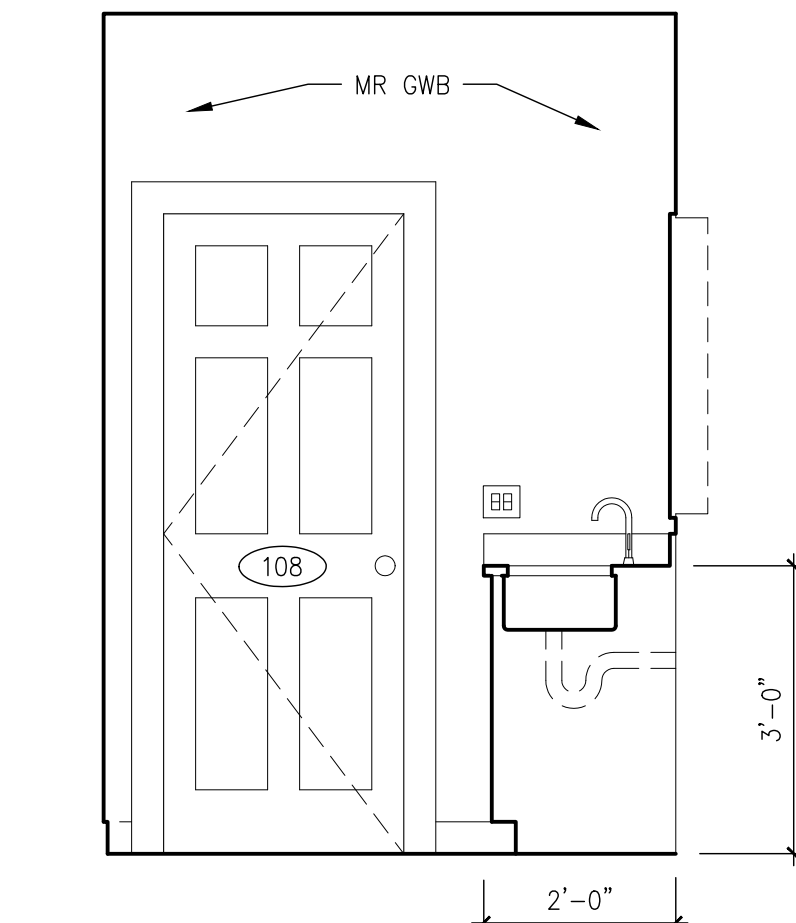
7 INT ELEVATION - KITCHEN 104/203  
1/2" = 1'-0"



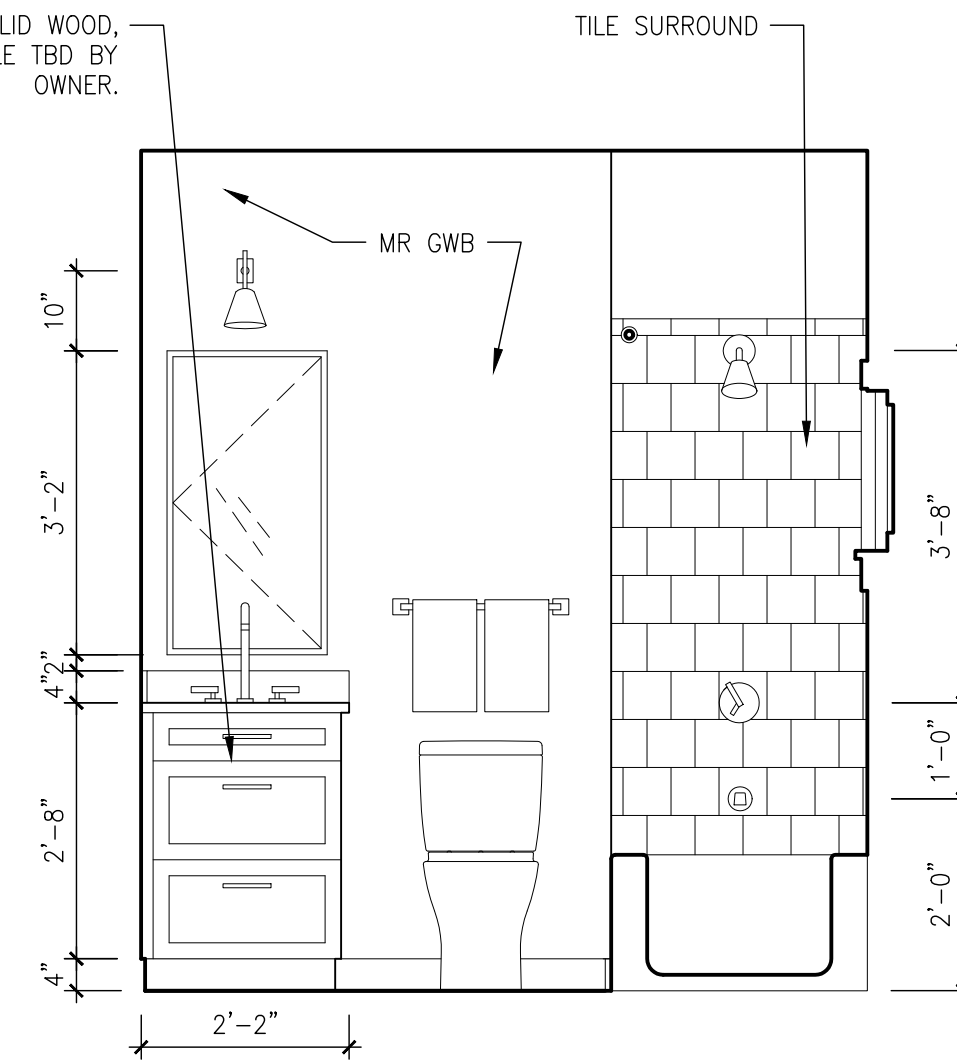
8 INT ELEVATION - KITCHEN 104/203  
1/2" = 1'-0"



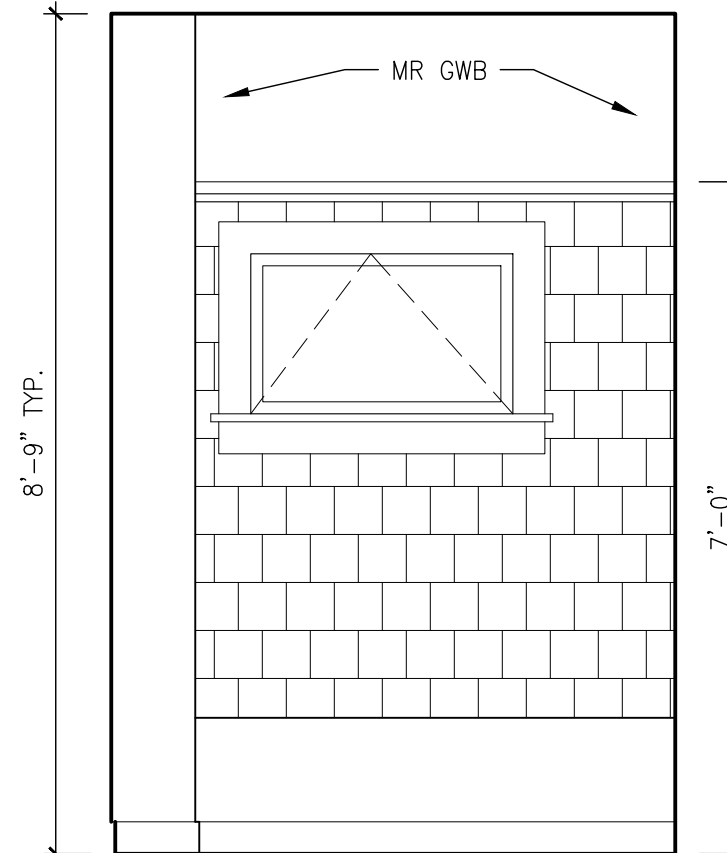
9 DETAIL PLAN - BATHROOM 108  
1/2" = 1'-0"



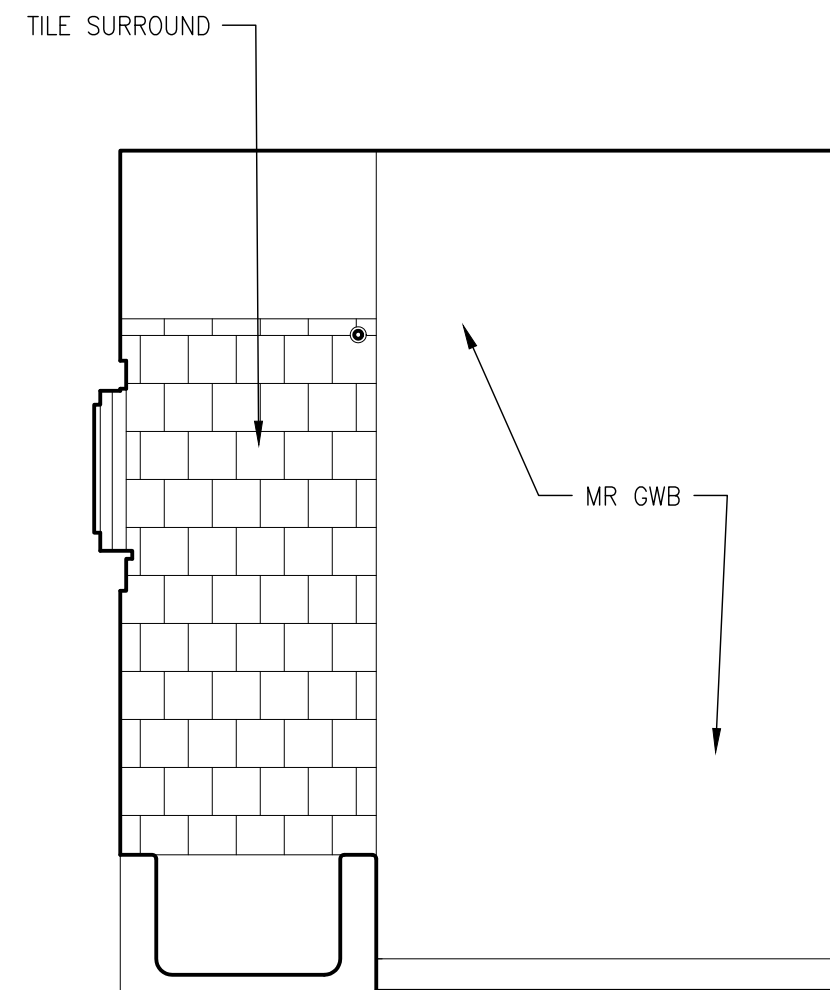
10 INT ELEVATION - BATHROOM 108  
1/2" = 1'-0"



11 INT ELEVATION - BATHROOM 108  
1/2" = 1'-0"



12 INT ELEVATION - BATHROOM 108  
1/2" = 1'-0"



13 INT ELEVATION - BATHROOM 108  
1/2" = 1'-0"

893 BROADWAY RESIDENCE  
893 BROADWAY SOMERVILLE, MA 02144

BROWN FENOLLOSA ARCHITECTS INC  
197 Broadway Arlington MA 02474  
P 781 641 9500 info@brownfenollosa.com

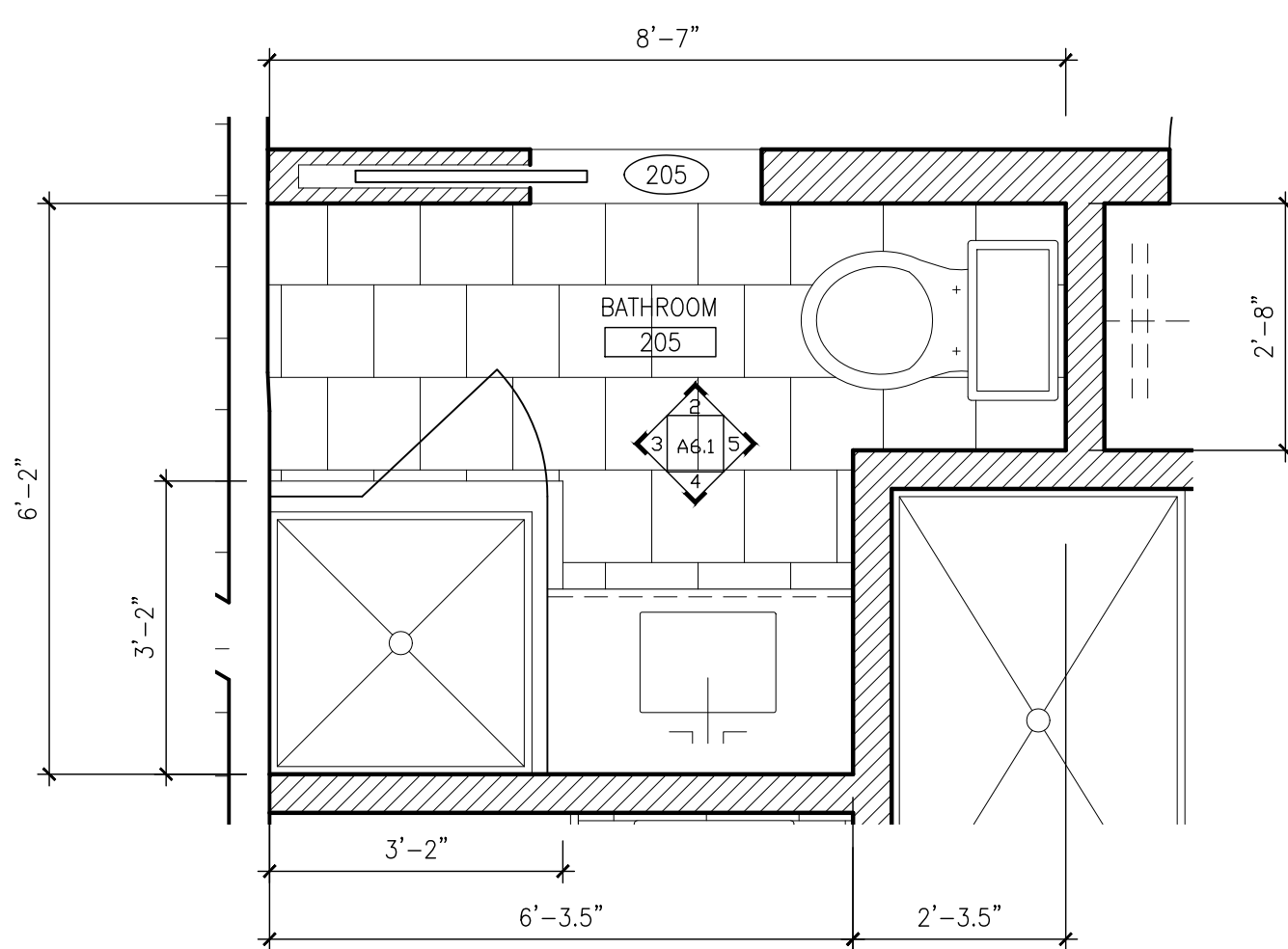


Revision: \_\_\_\_\_ Date: \_\_\_\_\_

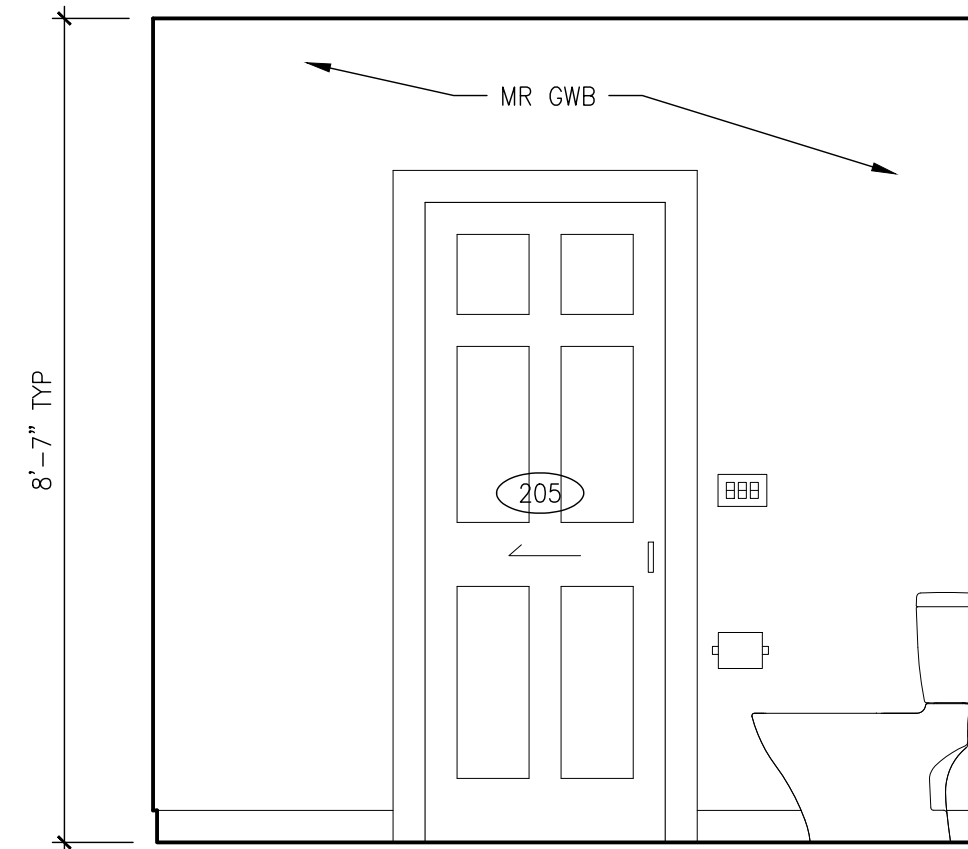
PROPOSED INTERIOR ELEVATIONS

Date: 25-Sep-2015  
Scale: AS NOTED  
Project Number: 893  
Drawn by: BROADWAY ZB | JS

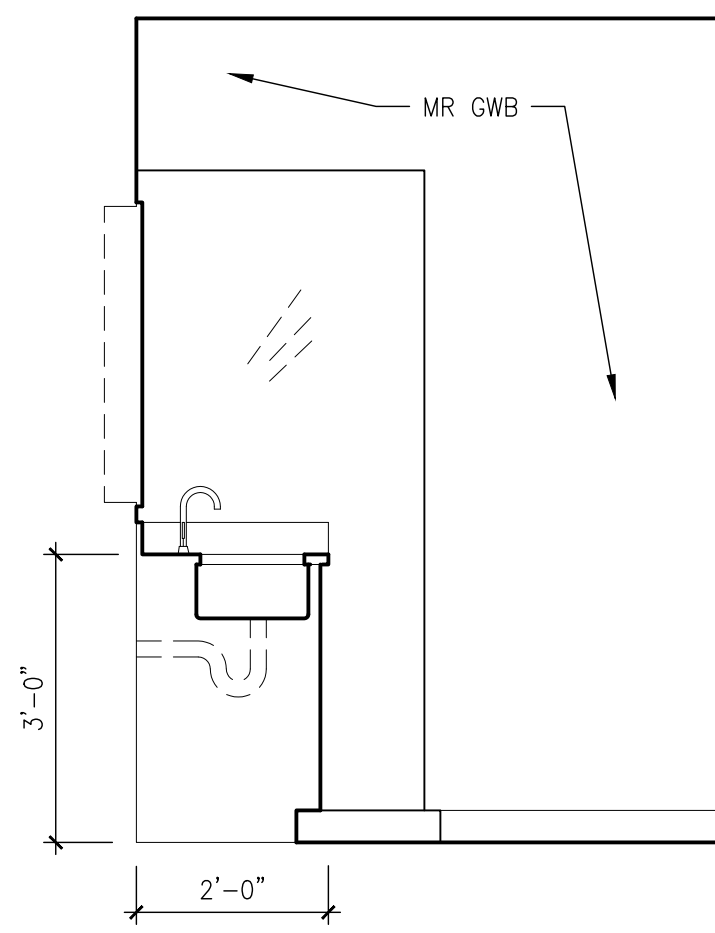
A6.0



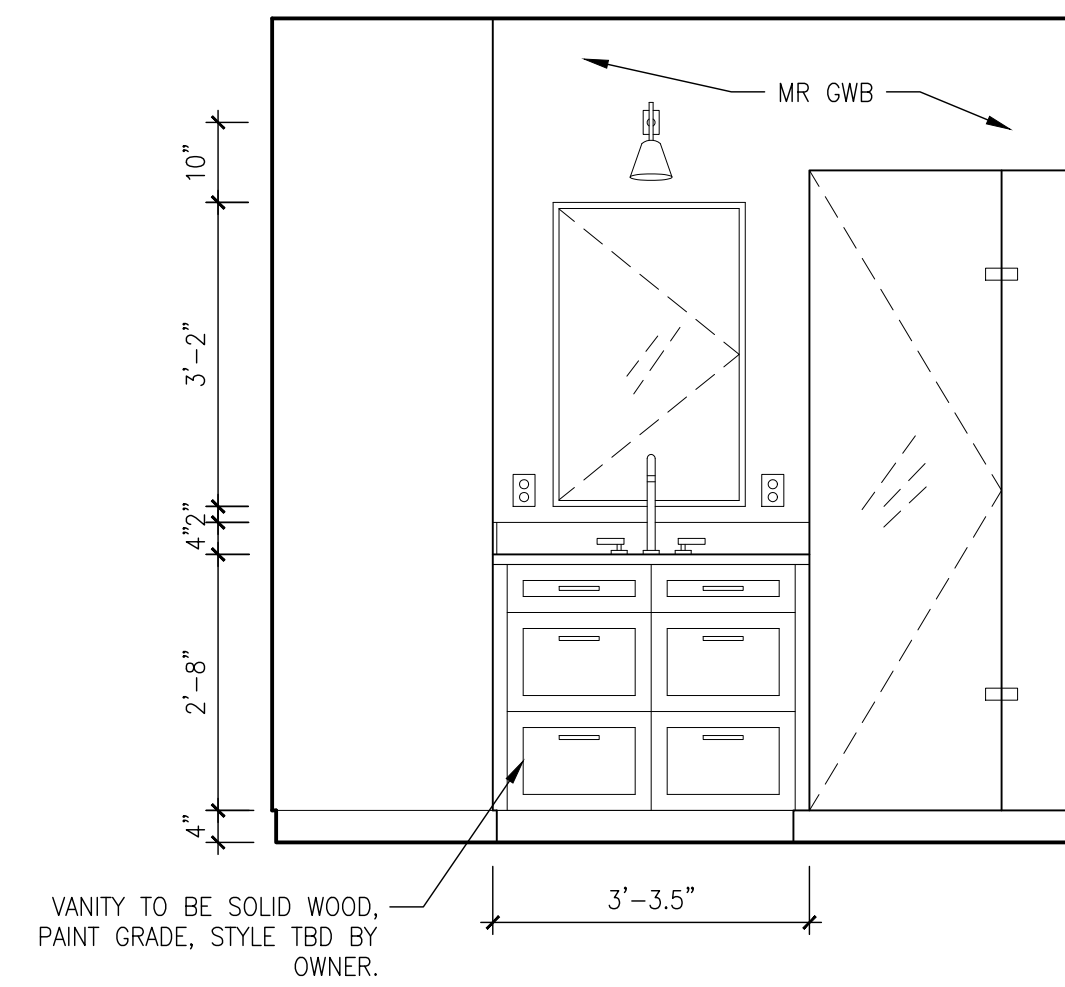
1 DETAIL PLAN - BATHROOM 205  
1/2" = 1'-0"



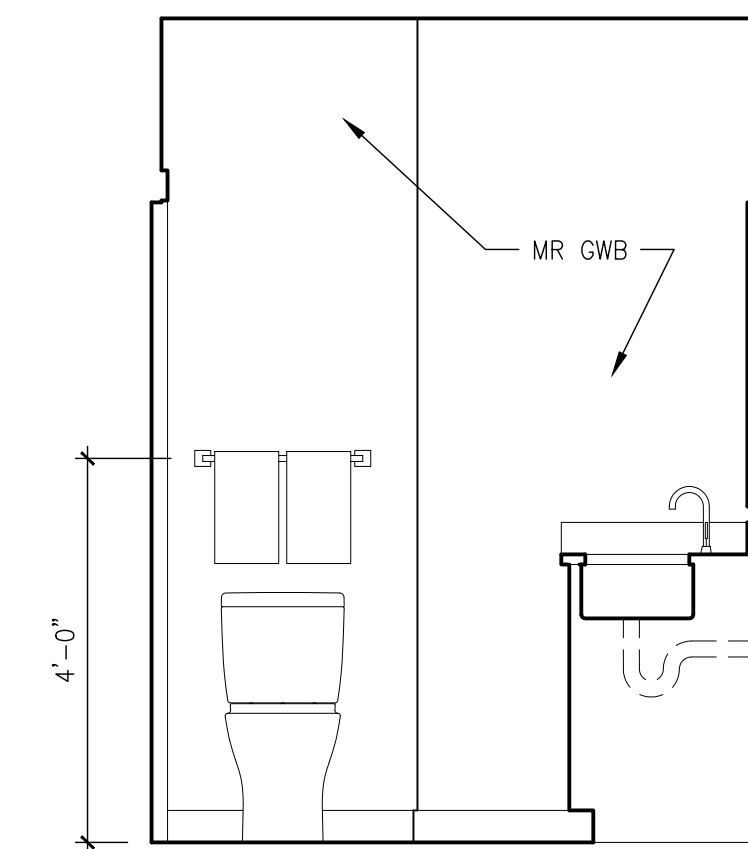
2 INT ELEVATION - BATHROOM 205  
1/2" = 1'-0"



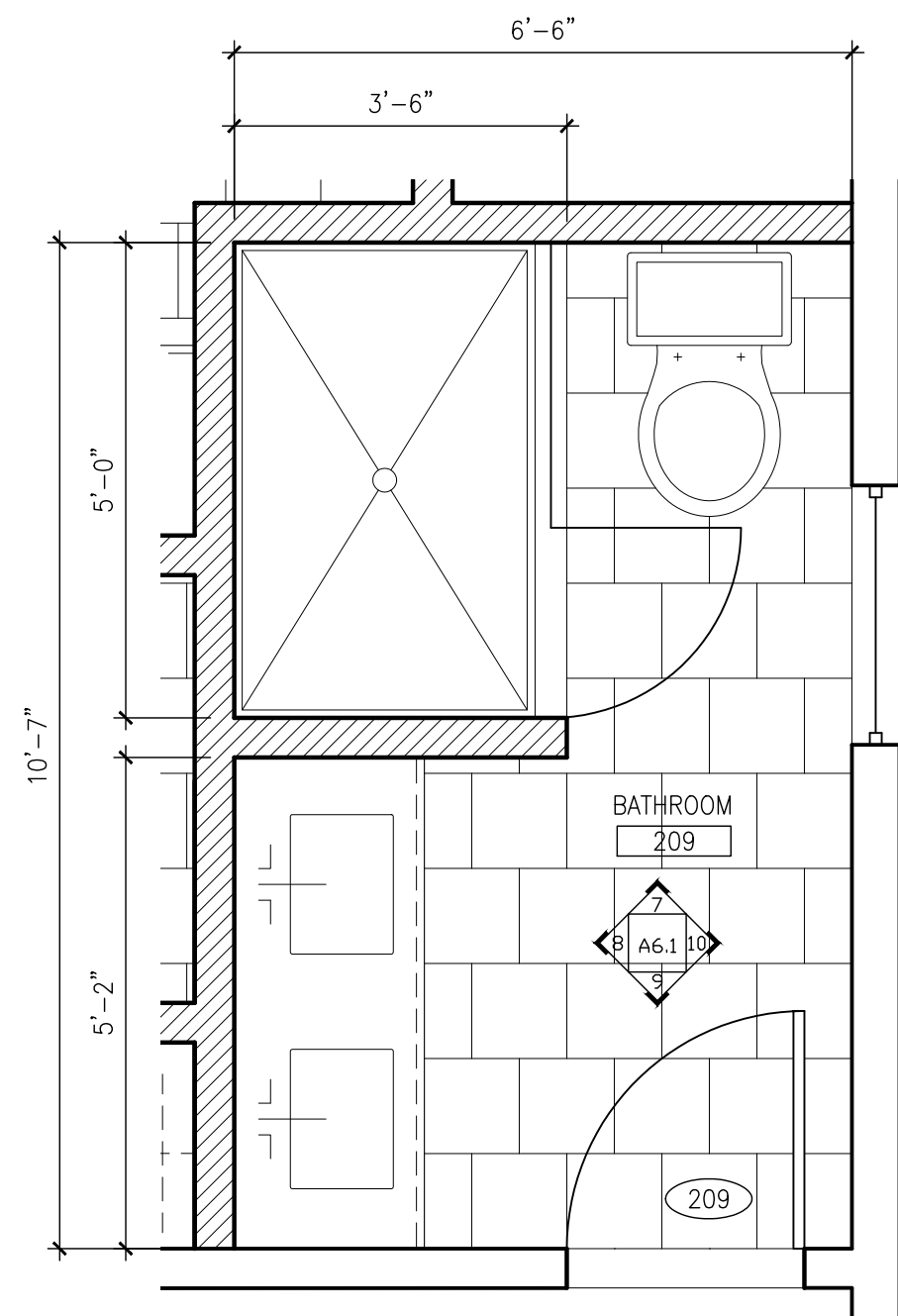
3 INT ELEVATION - BATHROOM 205  
1/2" = 1'-0"



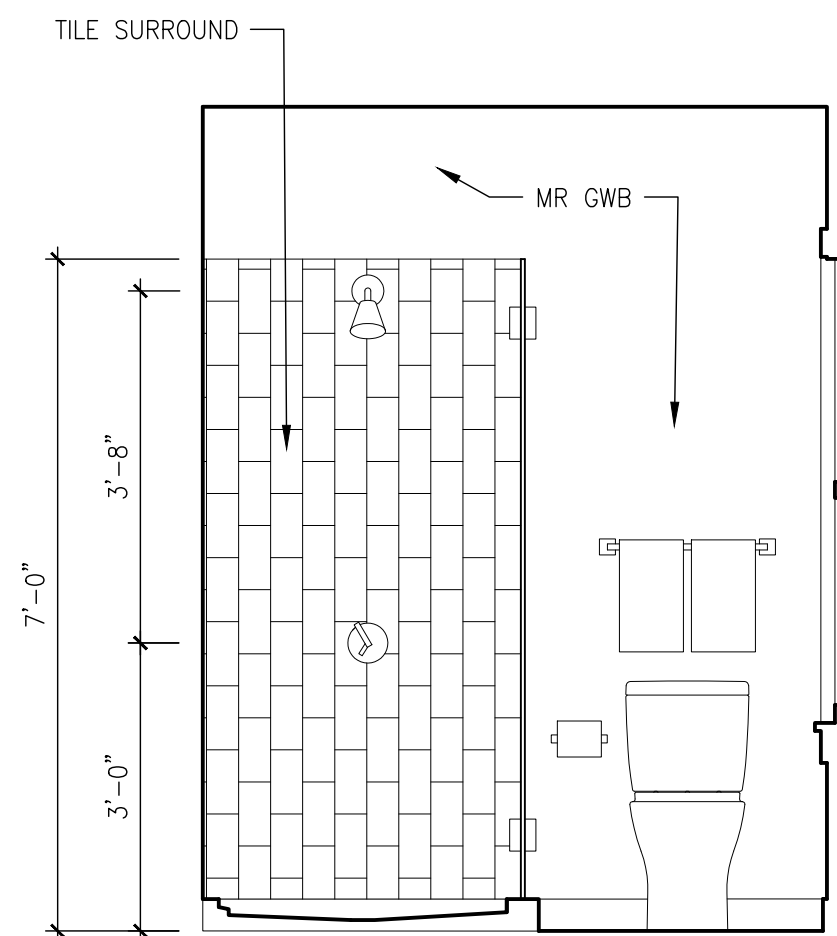
4 INT ELEVATION - BATHROOM 205  
1/2" = 1'-0"



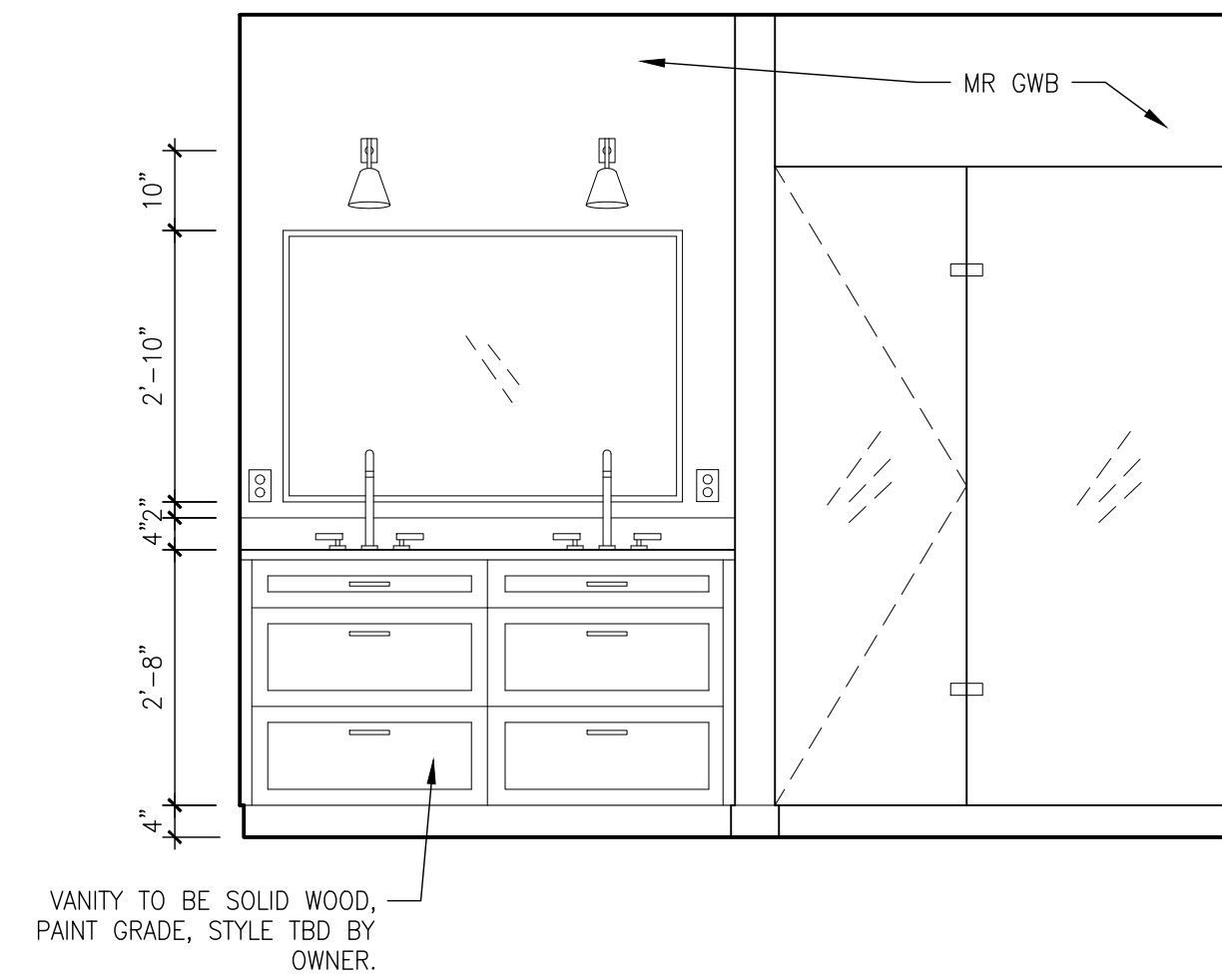
5 INT ELEVATION - BATHROOM 205  
1/2" = 1'-0"



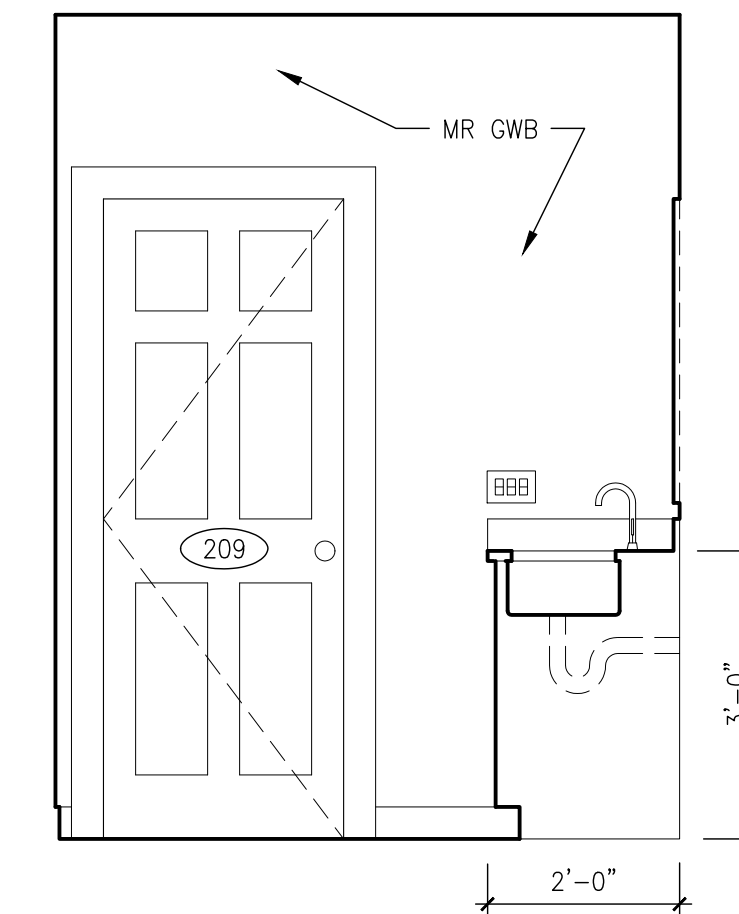
6 DETAIL PLAN - BATHROOM 209  
1/2" = 1'-0"



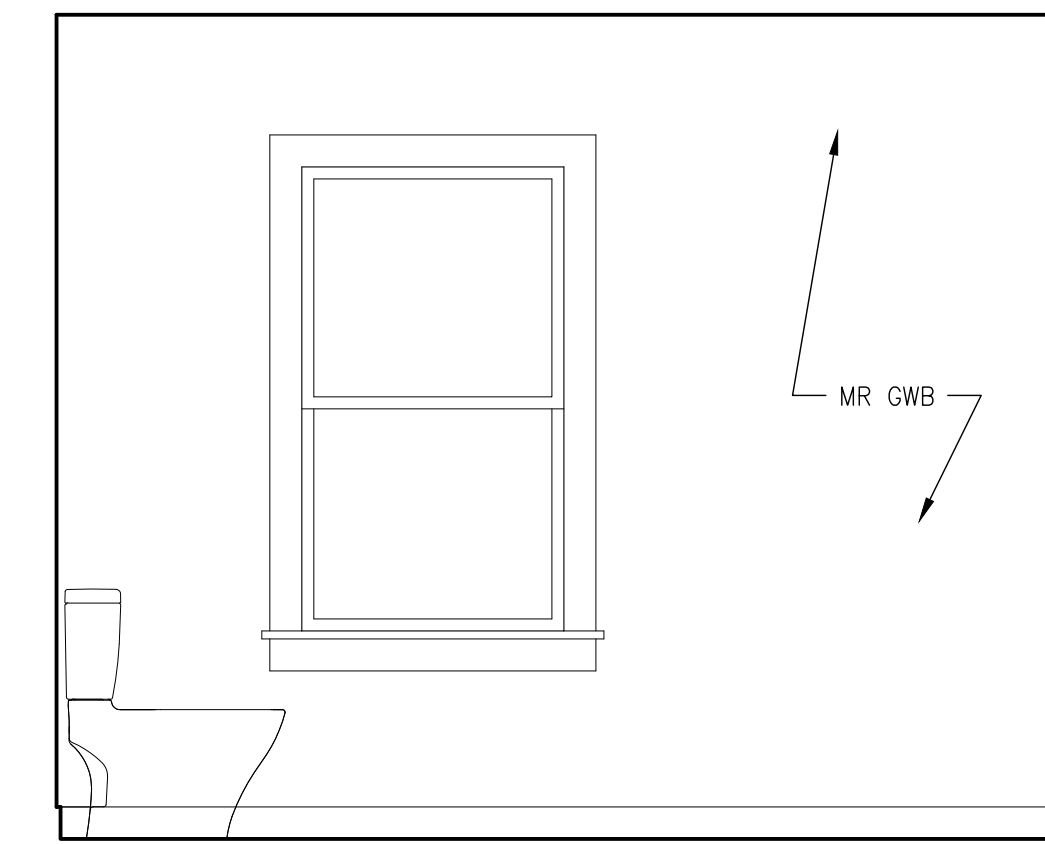
7 INT ELEVATION - BATHROOM 209  
1/2" = 1'-0"



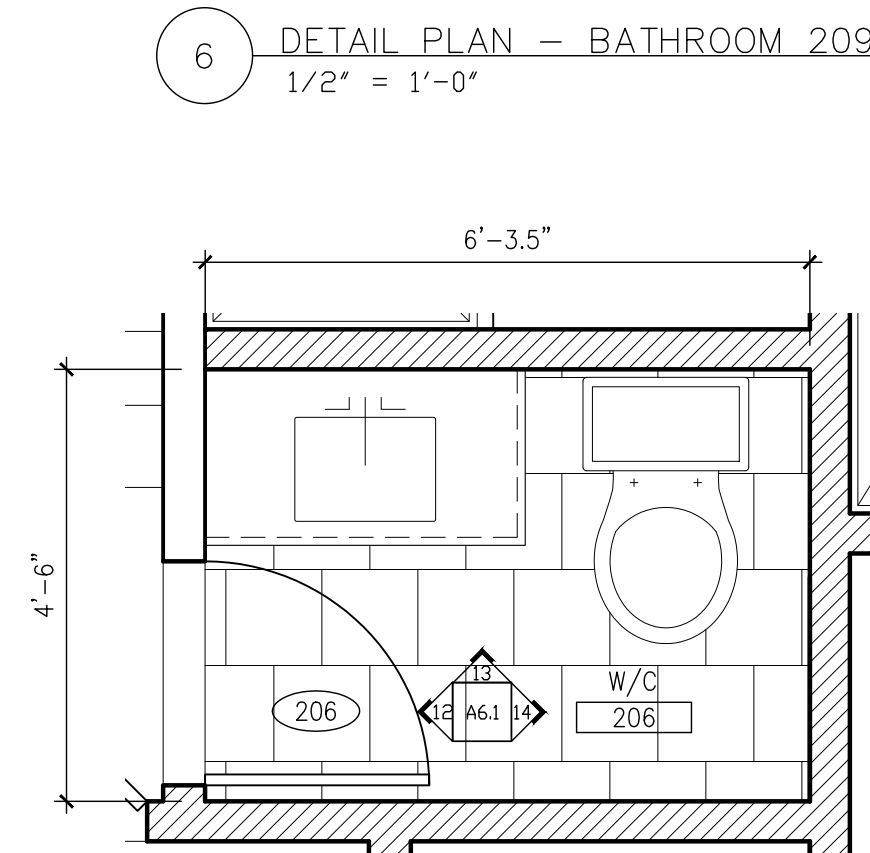
8 INT ELEVATION - BATHROOM 209  
1/2" = 1'-0"



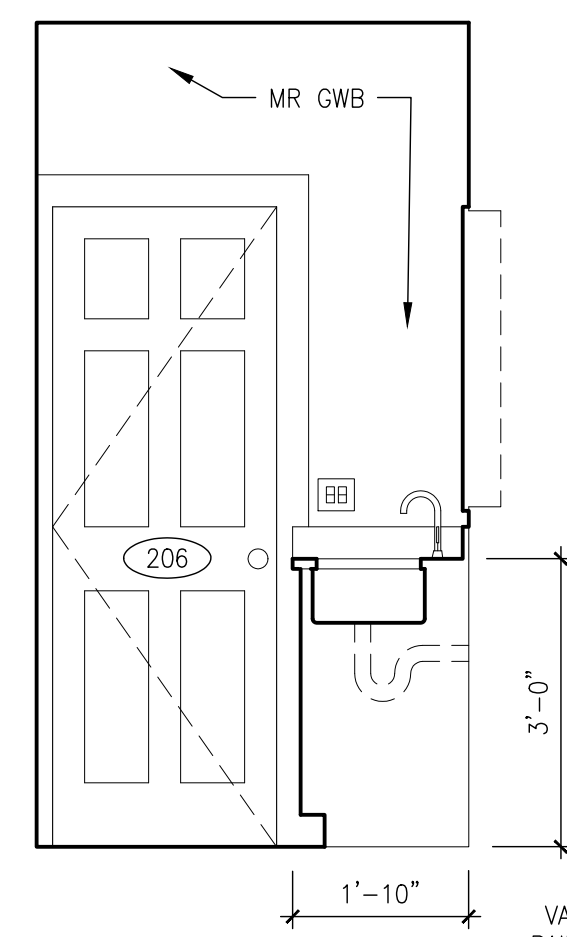
9 INT ELEVATION - BATHROOM 209  
1/2" = 1'-0"



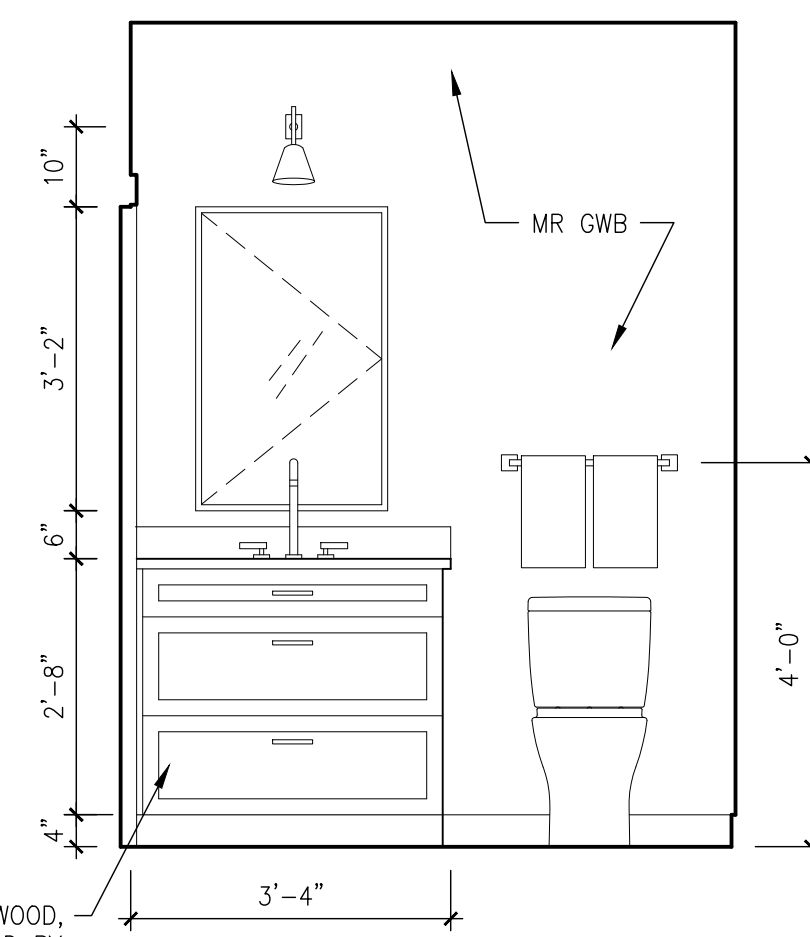
10 INT ELEVATION - BATHROOM 209  
1/2" = 1'-0"



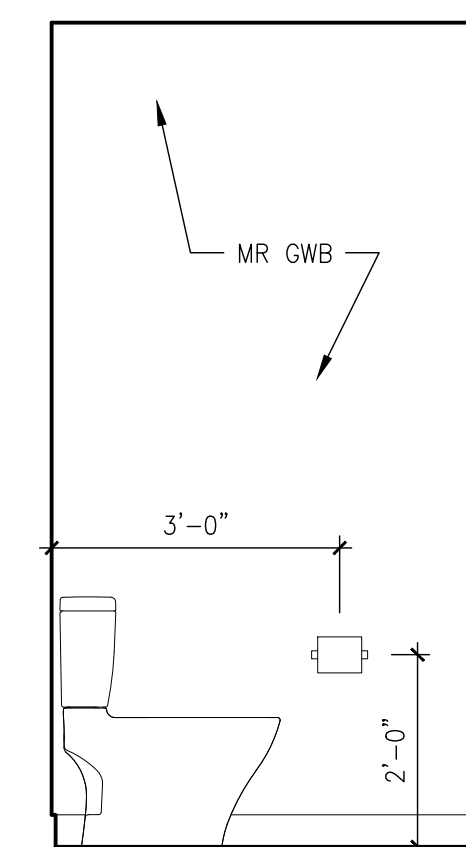
11 DETAIL PLAN - W/C 206  
1/2" = 1'-0"



12 INT ELEVATION - W/C 206  
1/2" = 1'-0"



13 INT ELEVATION - W/C 206  
1/2" = 1'-0"



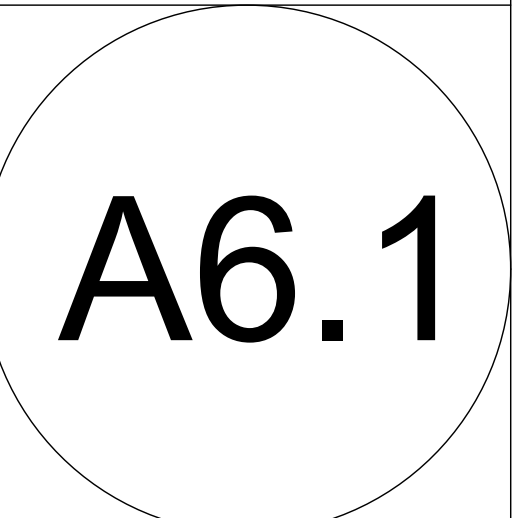
14 INT ELEVATION - W/C 206  
1/2" = 1'-0"

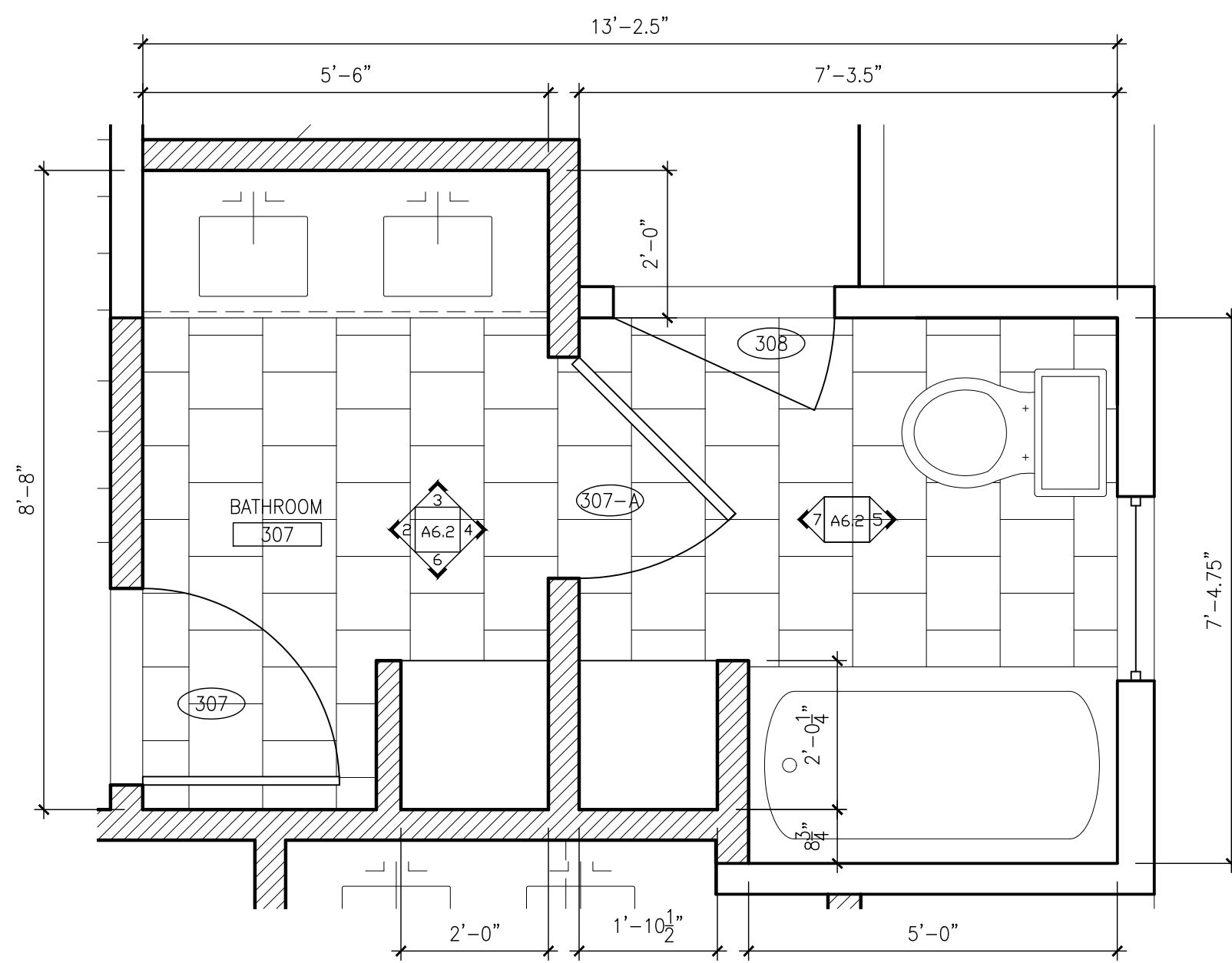


Revision: \_\_\_\_\_ Date: \_\_\_\_\_

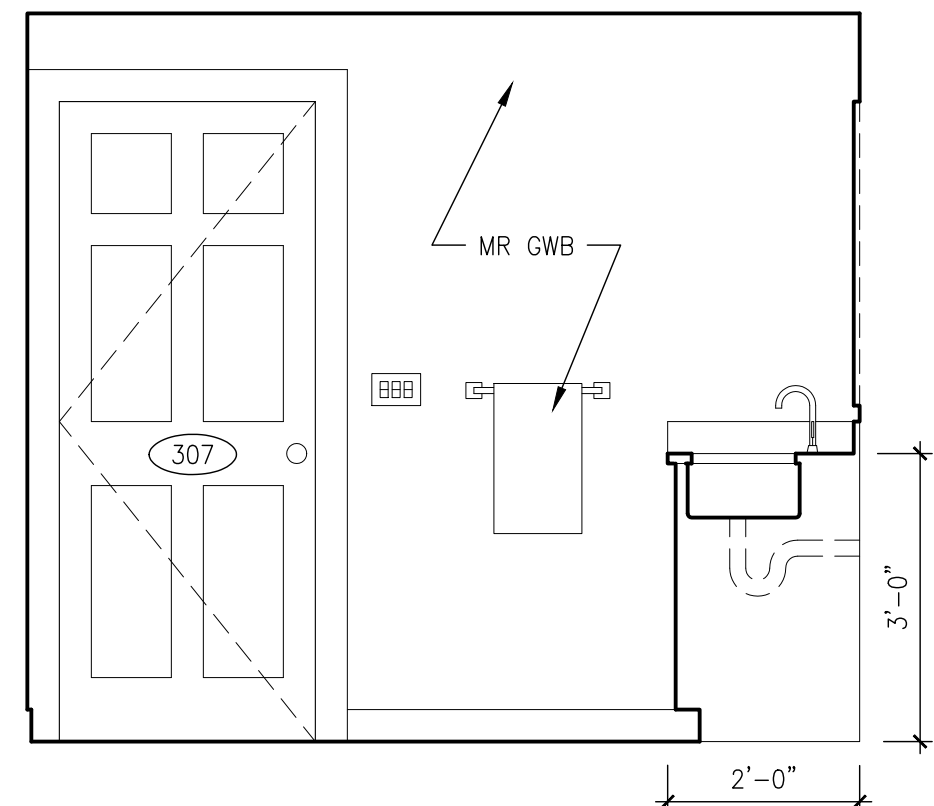
PROPOSED INTERIOR ELEVATIONS

Date: 25-Sep-2015  
Scale: AS NOTED  
Project Number: 893 BROADWAY  
Drawn by: ZB | JS

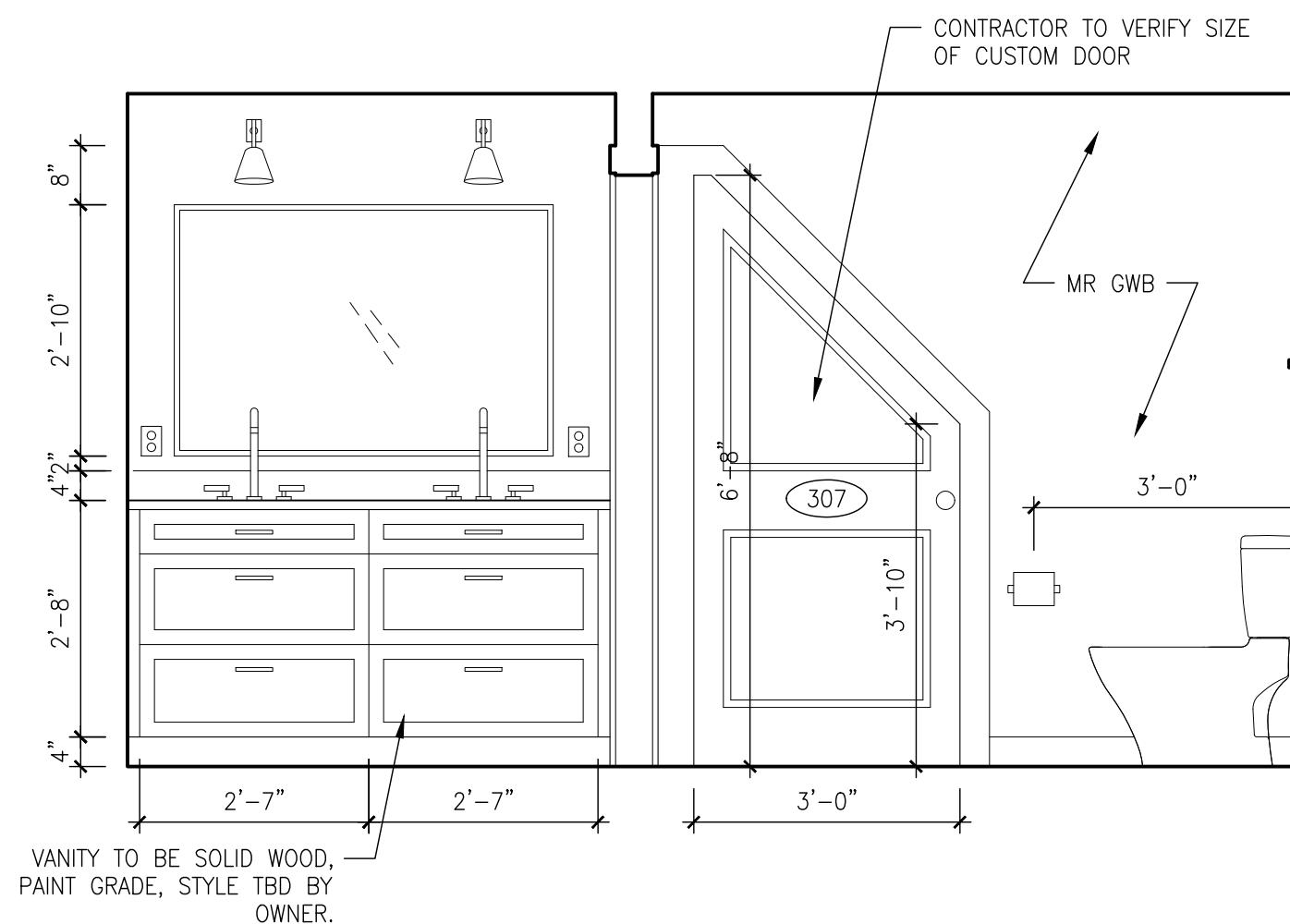




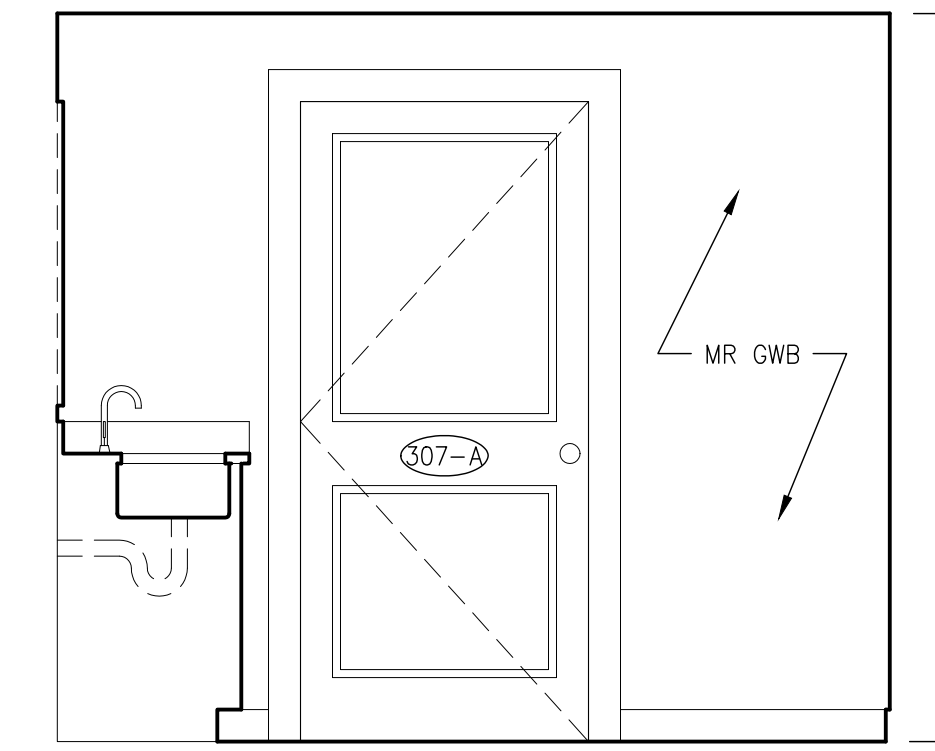
1 DETAIL PLAN - BATHROOM 307  
1/2" = 1'-0"



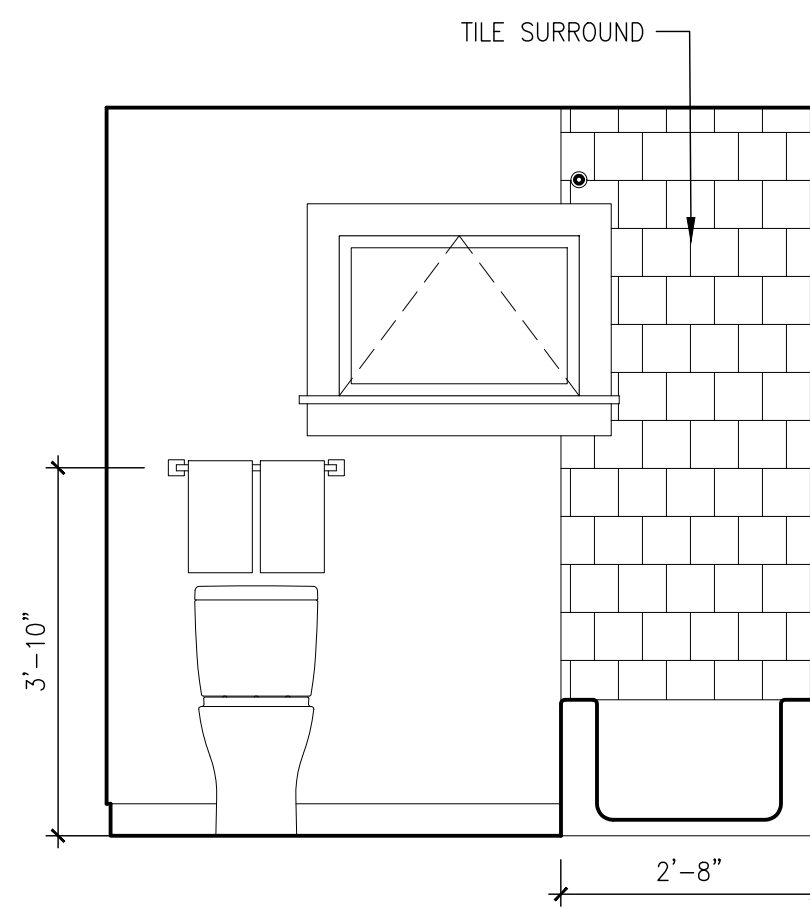
2 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



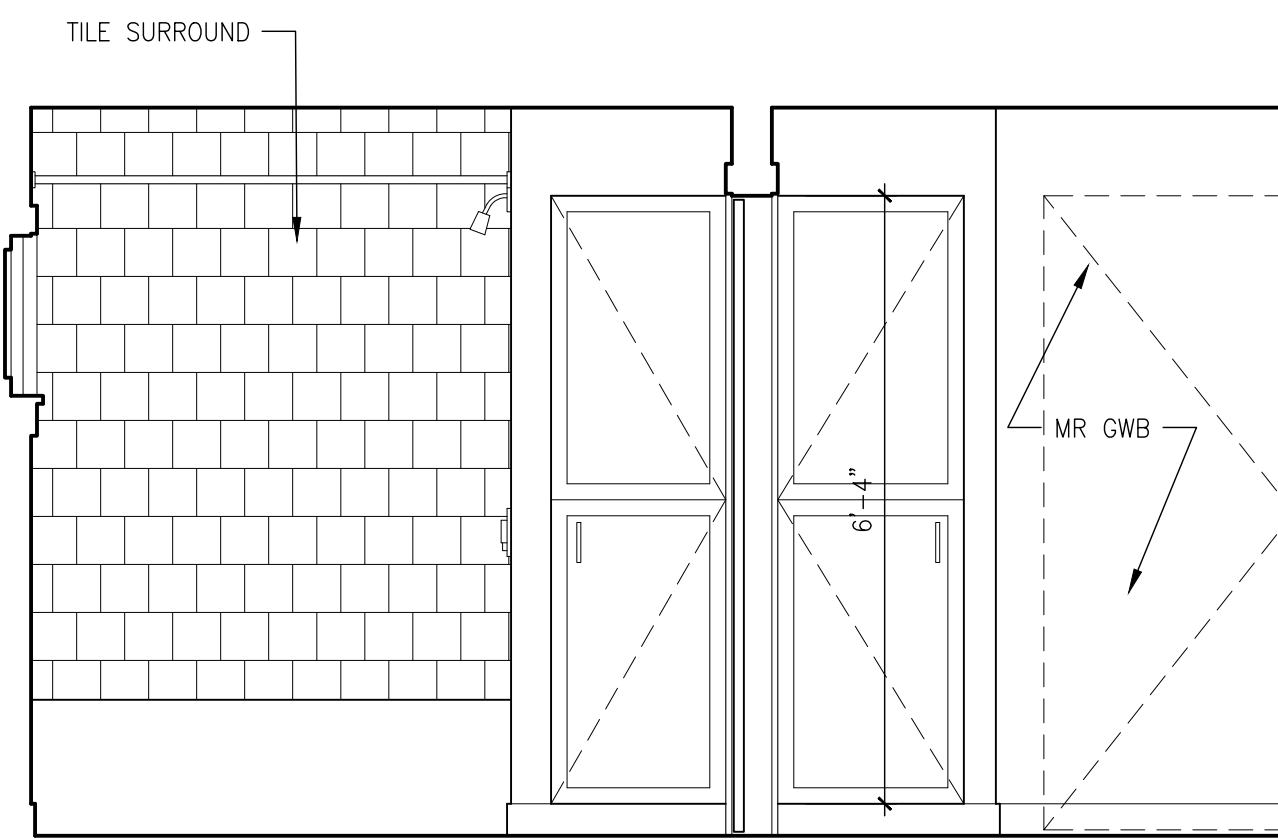
3 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



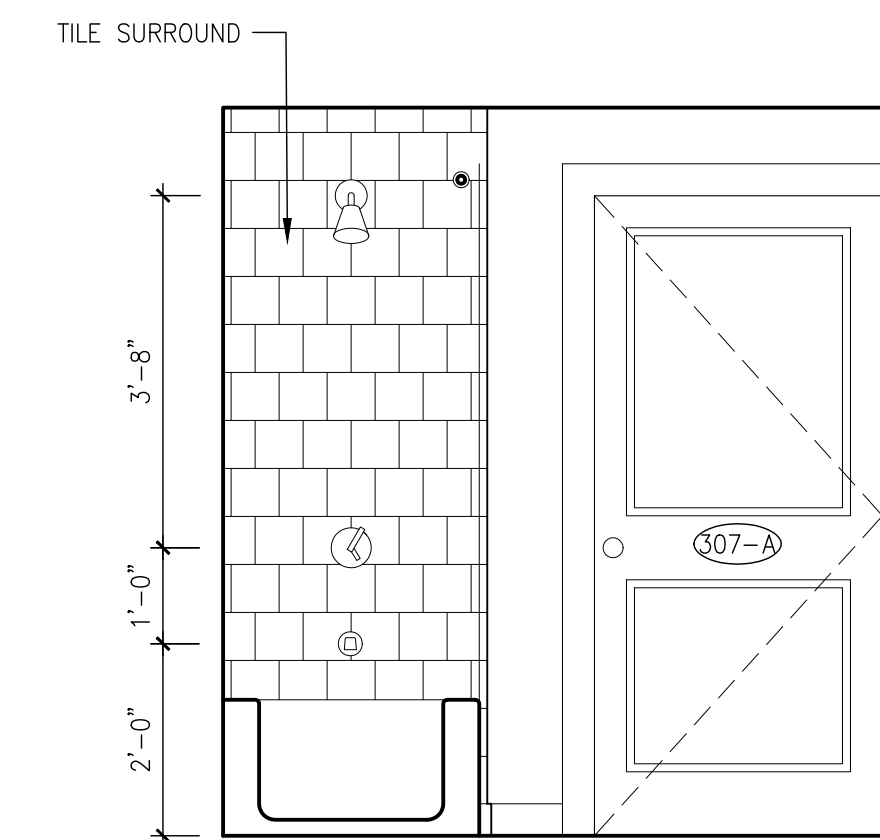
4 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



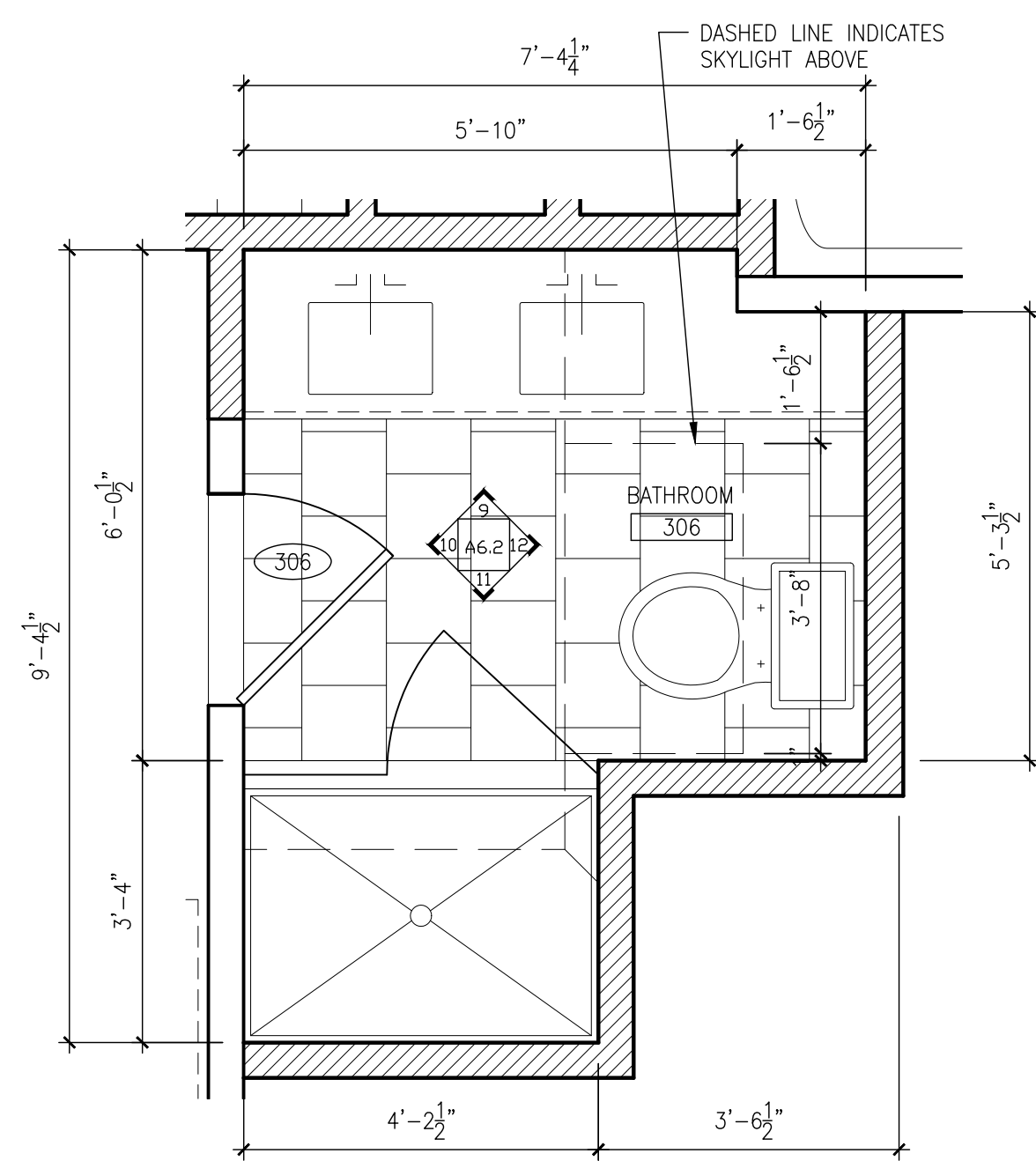
5 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



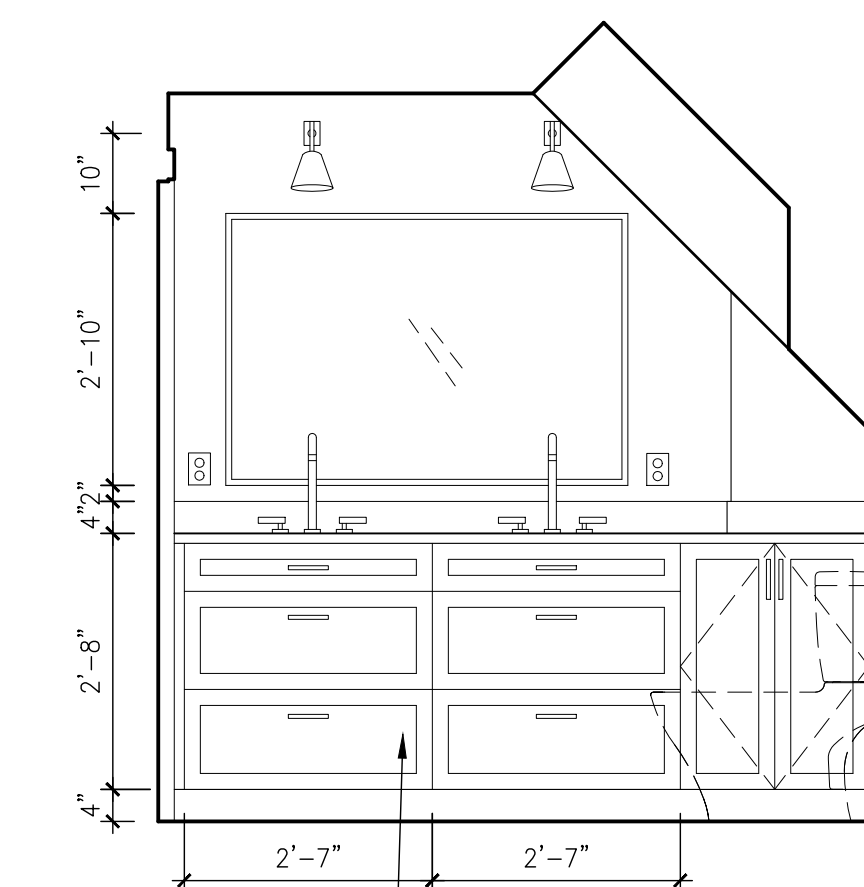
6 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



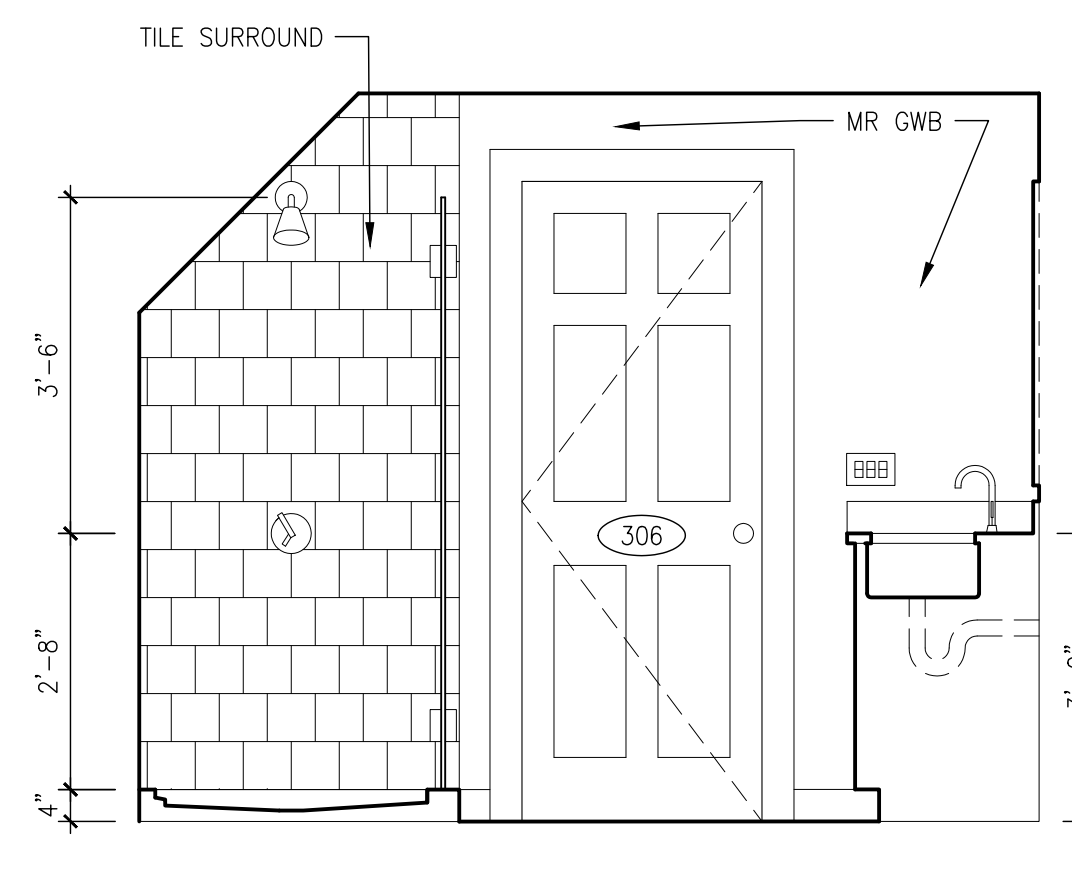
7 INT ELEVATION - BATHROOM 307  
1/2" = 1'-0"



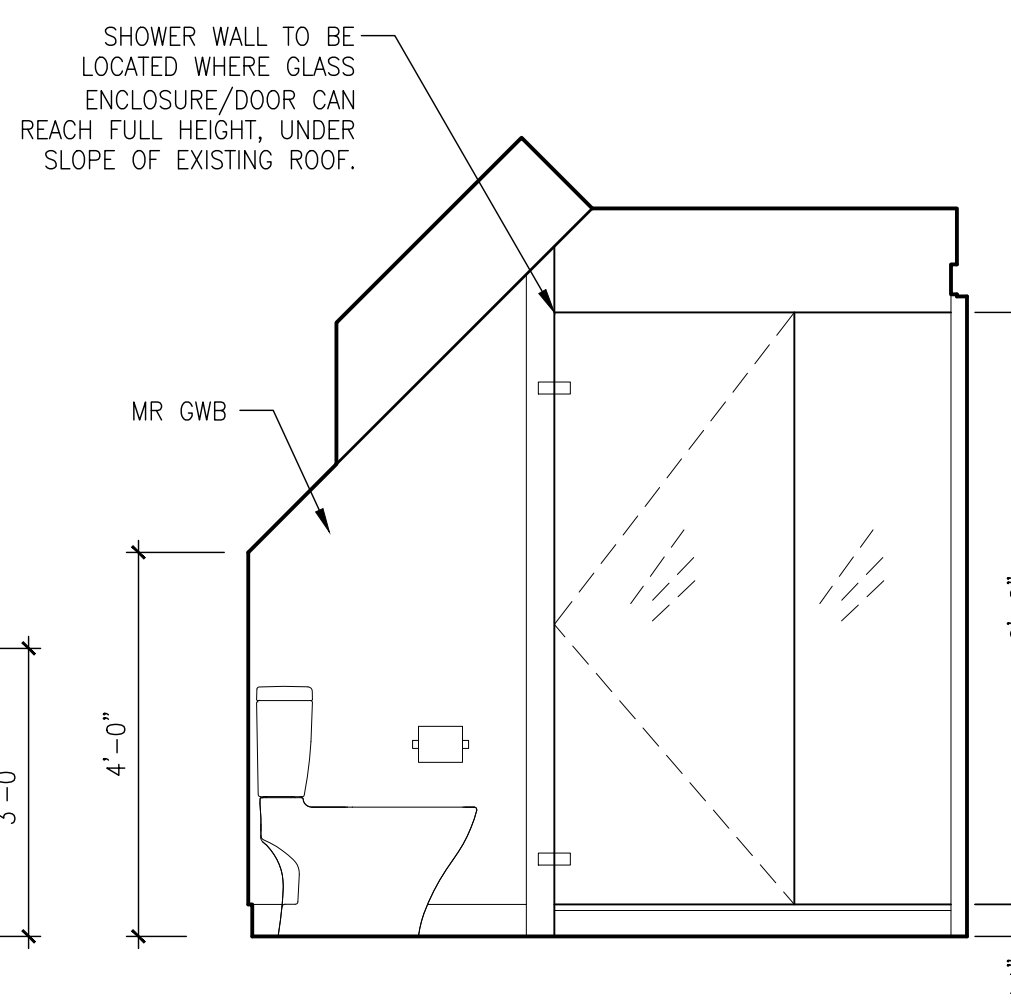
8 DETAIL PLAN - BATHROOM 306  
1/2" = 1'-0"



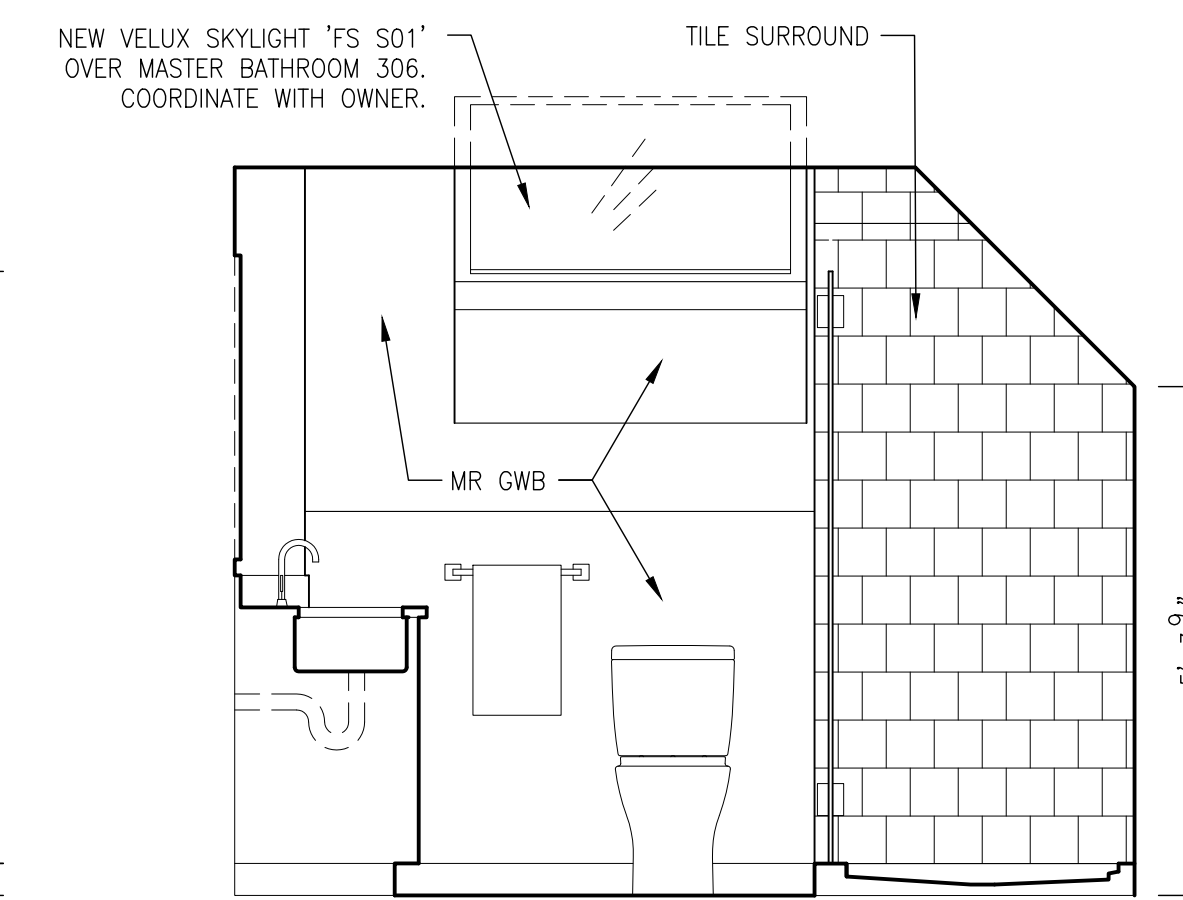
9 INT ELEVATION - BATHROOM 306  
1/2" = 1'-0"



10 INT ELEVATION - BATHROOM 306  
1/2" = 1'-0"



11 INT ELEVATION - BATHROOM 306  
1/2" = 1'-0"



12 INT ELEVATION - BATHROOM 306  
1/2" = 1'-0"



Revision : Date :

PROPOSED INTERIOR ELEVATIONS

Date : 25-Sep-2015  
Scale : AS NOTED  
Project Number : 893 BROADWAY  
Drawn by : ZB | JS

A6.2

