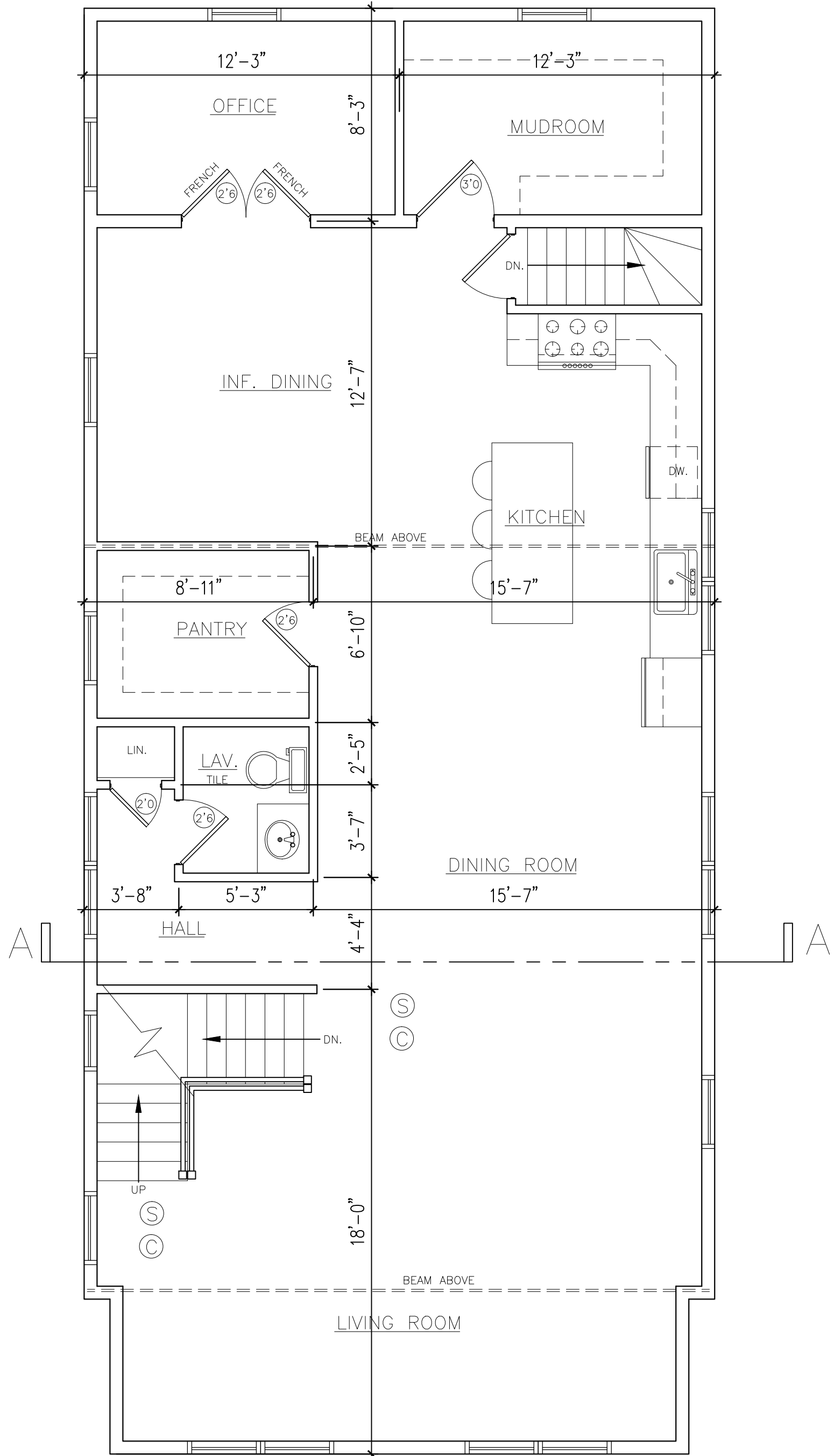


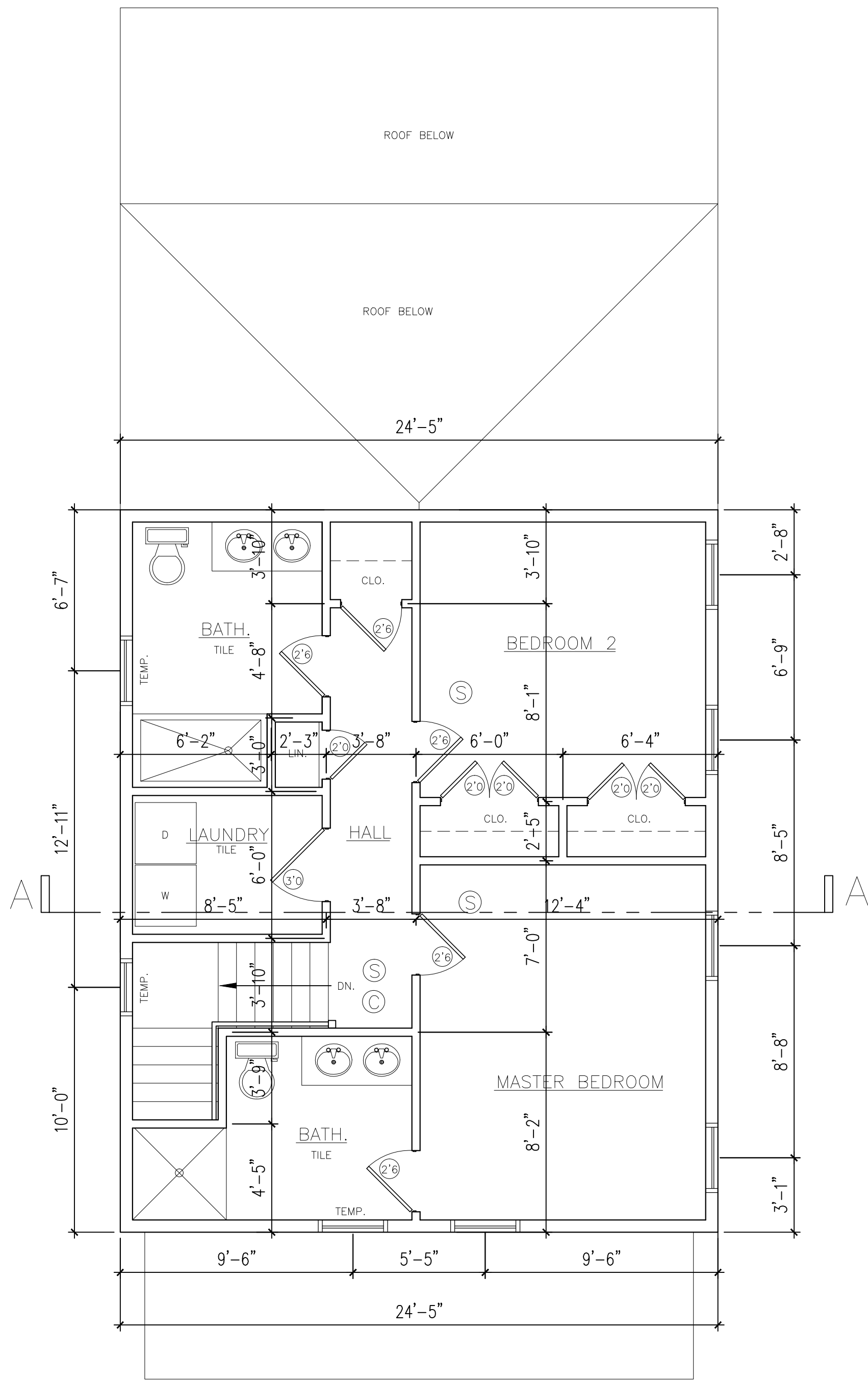
- Ⓢ SMOKE DETECTORS HARD WIRED
- Ⓒ CO DETECTORS

NOTE:
ALL EXTERIOR WALLS TO BE 2 X 6

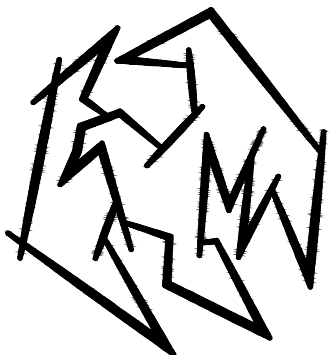
NOTE:
ALL INTERIOR WALLS TO BE 2 X 4



PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"



PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



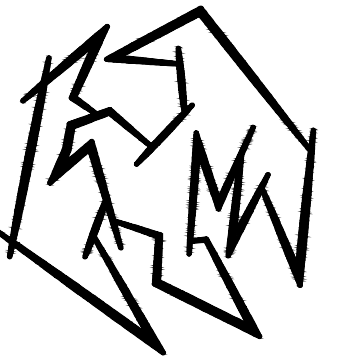
4		
3		
2		
1		
No.	Revision / Issue	Date

PROPOSED
FLOOR PLANS

Project Name and Address
LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

Dwg. Number 1	Sheet 1
Date 9.7.17	
Scale 1/4" = 1'-0"	



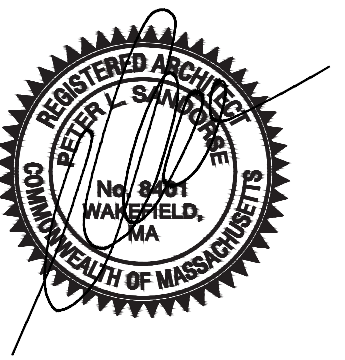
PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



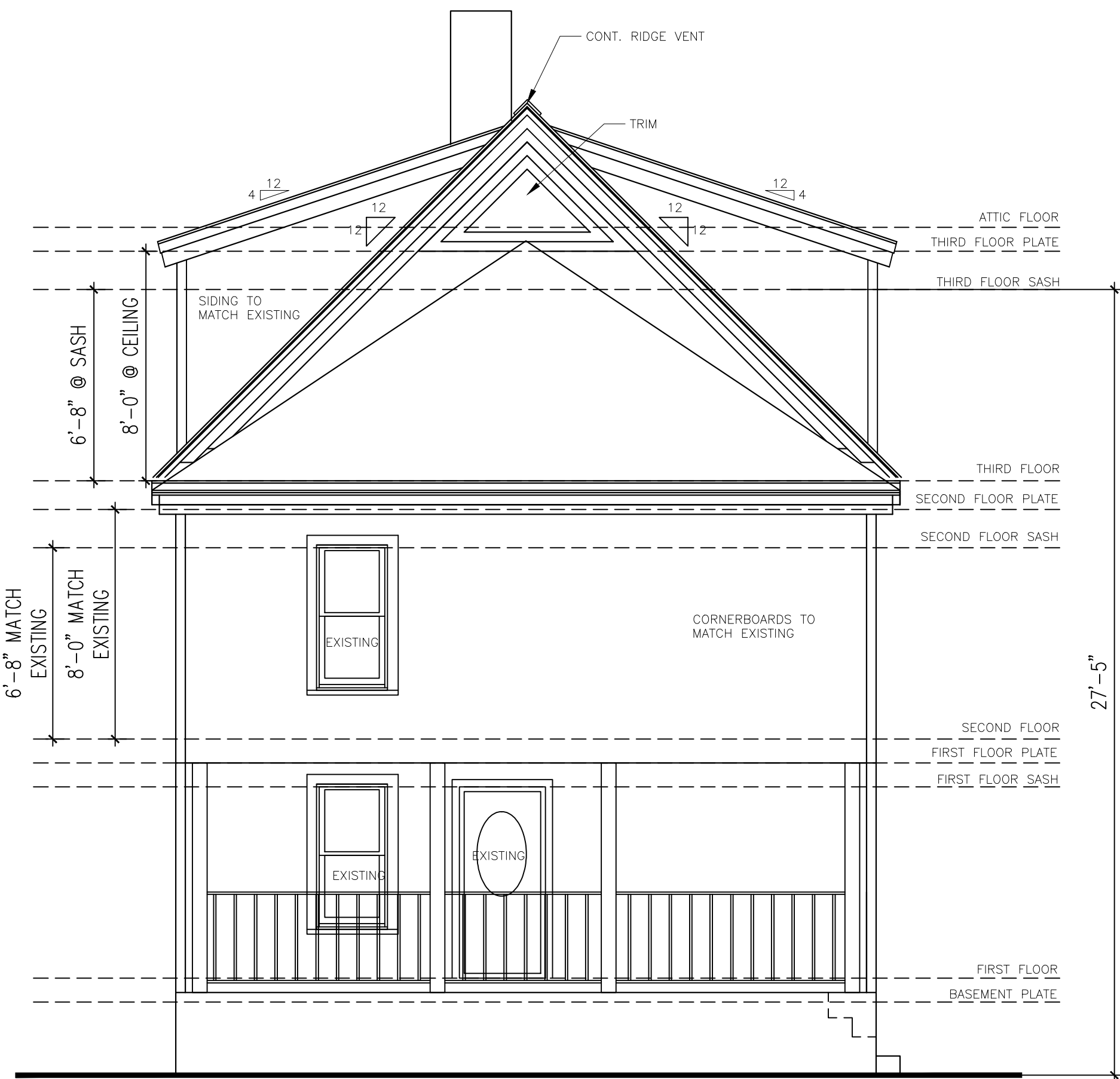
4		
3		
2		
1		
No.	Revision/Issue	Date

PROPOSED
ELEVATIONS

Project Name and Address
LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

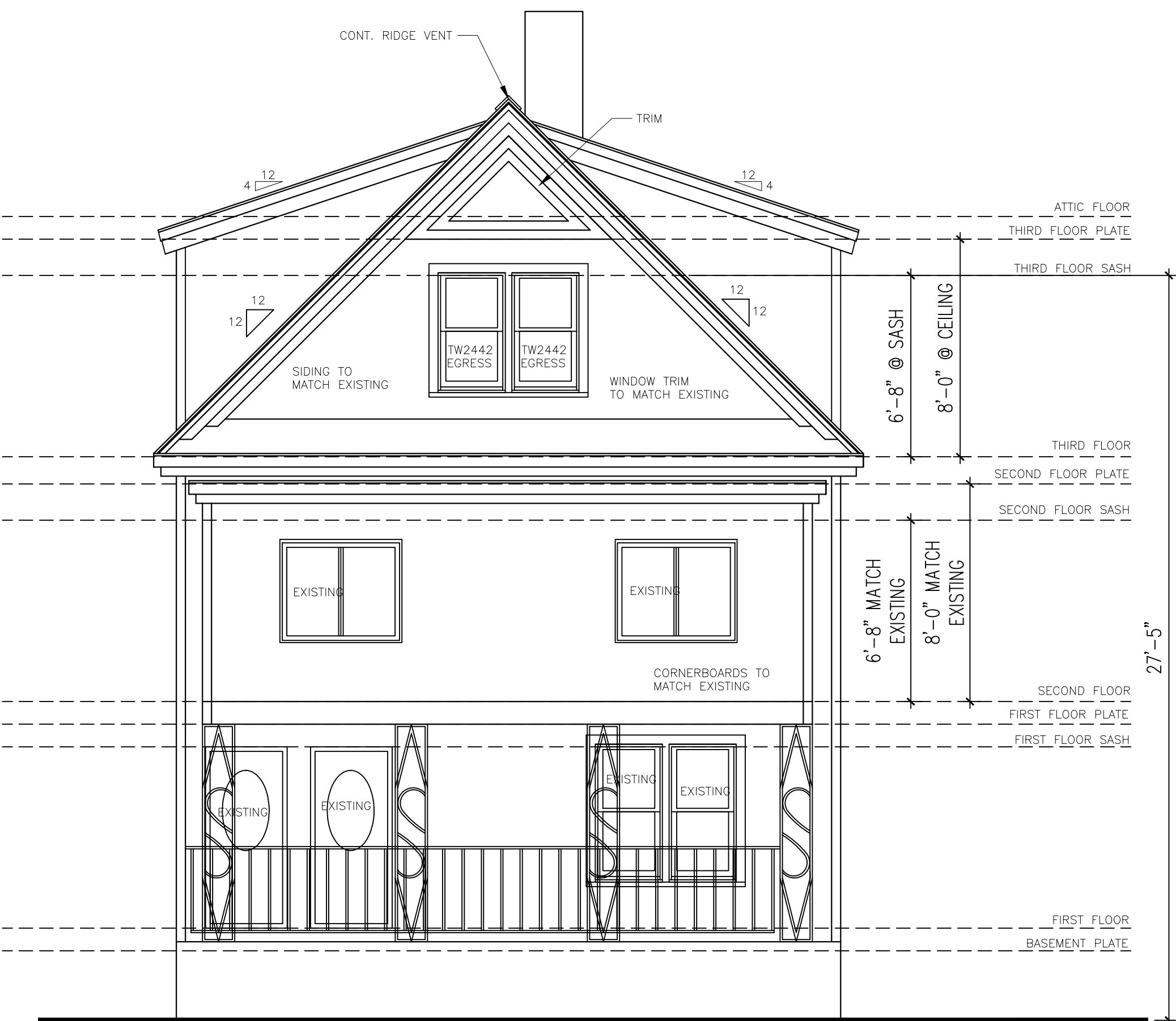
Dwg. Number 1	Sheet 2
Date 9.7.17	
Scale 1/4" = 1'-0"	



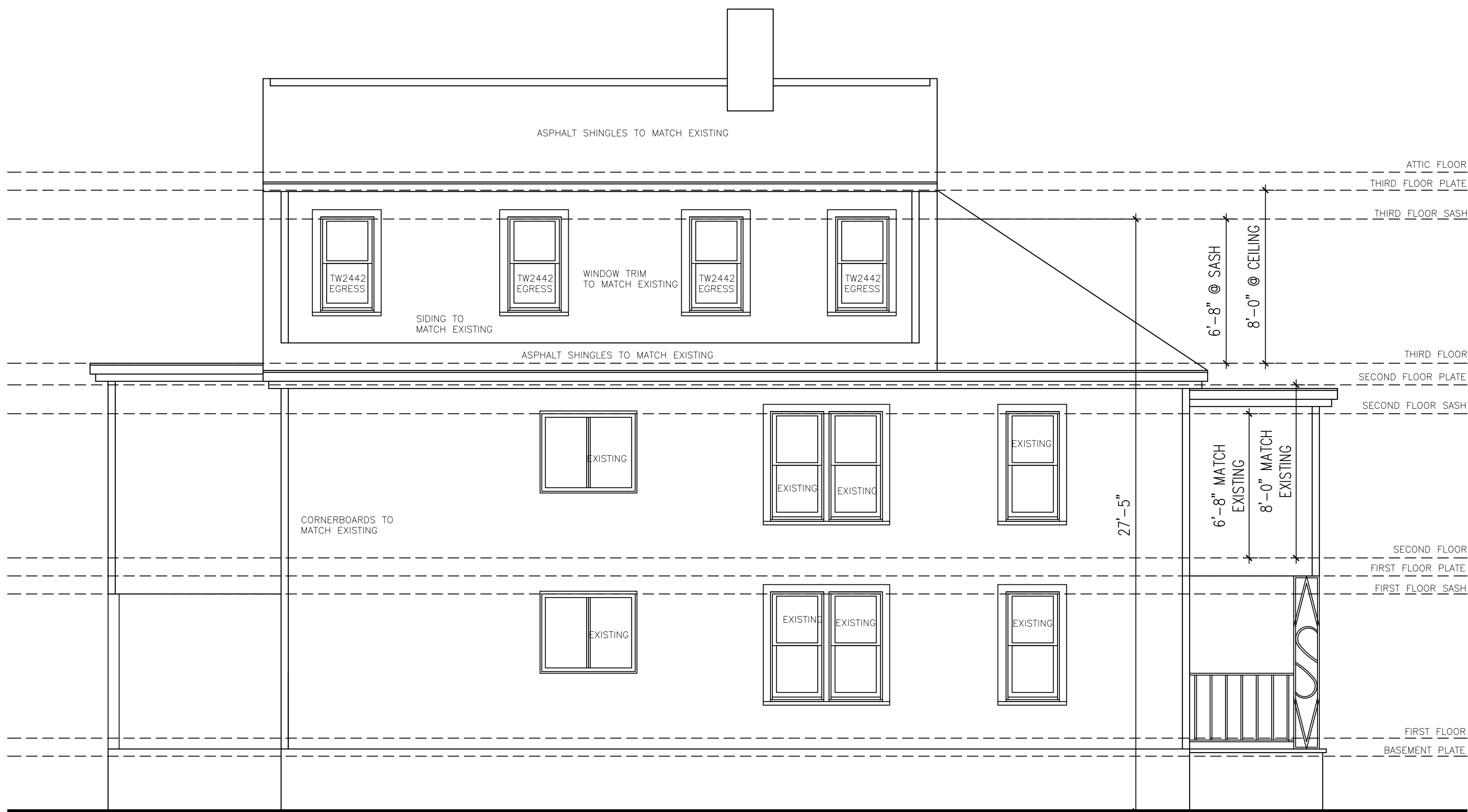
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



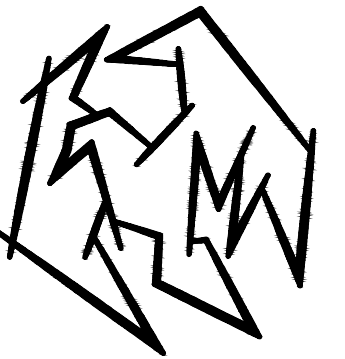
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



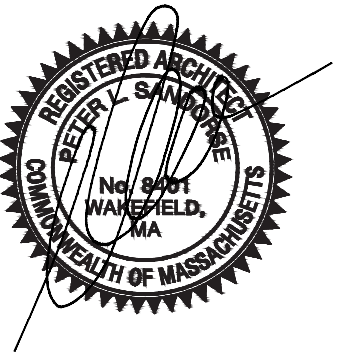
PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



4		
3		
2		
1		
No.	Revision/Issue	Date

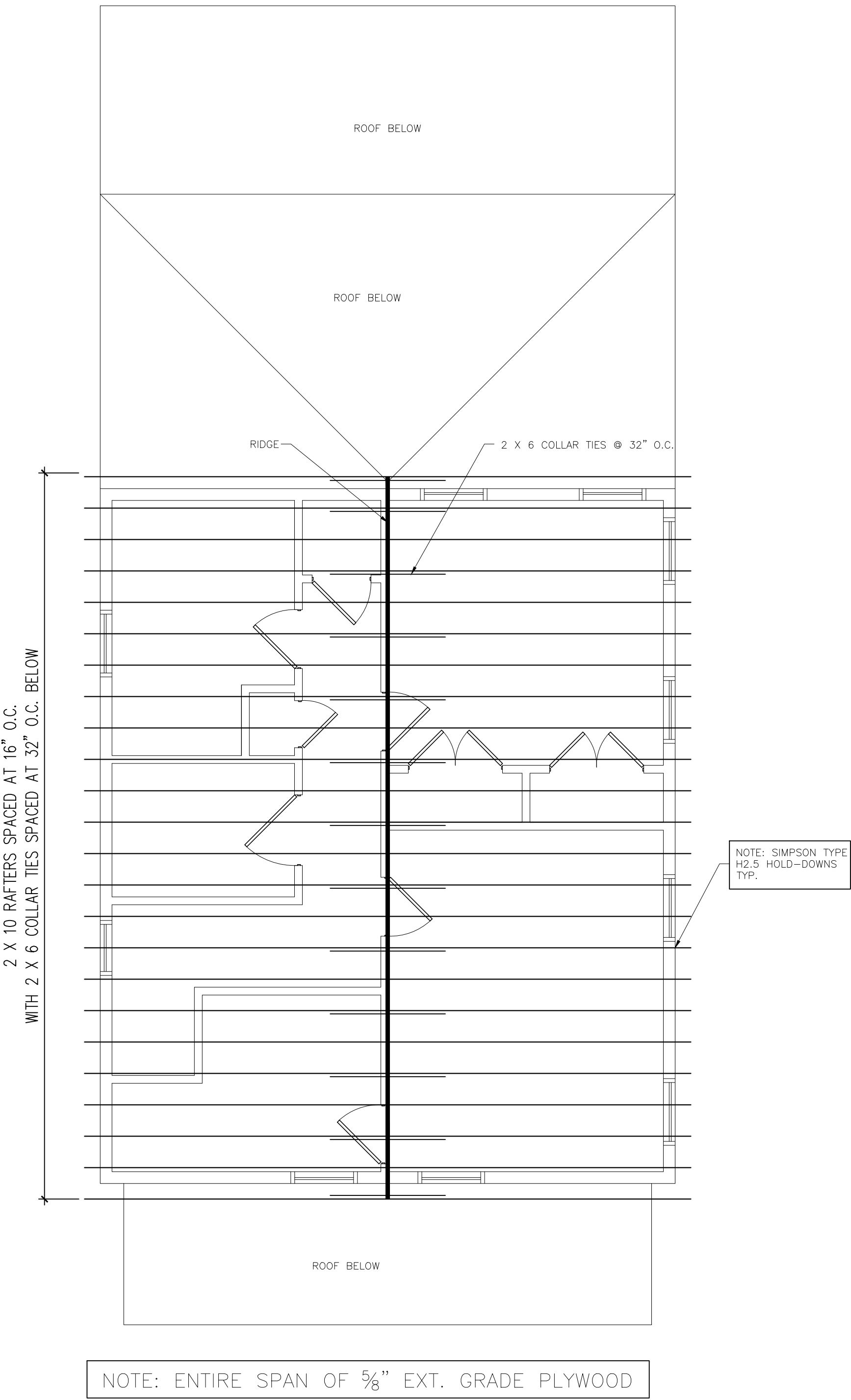
PROPOSED
FRAMING

Project Name and Address

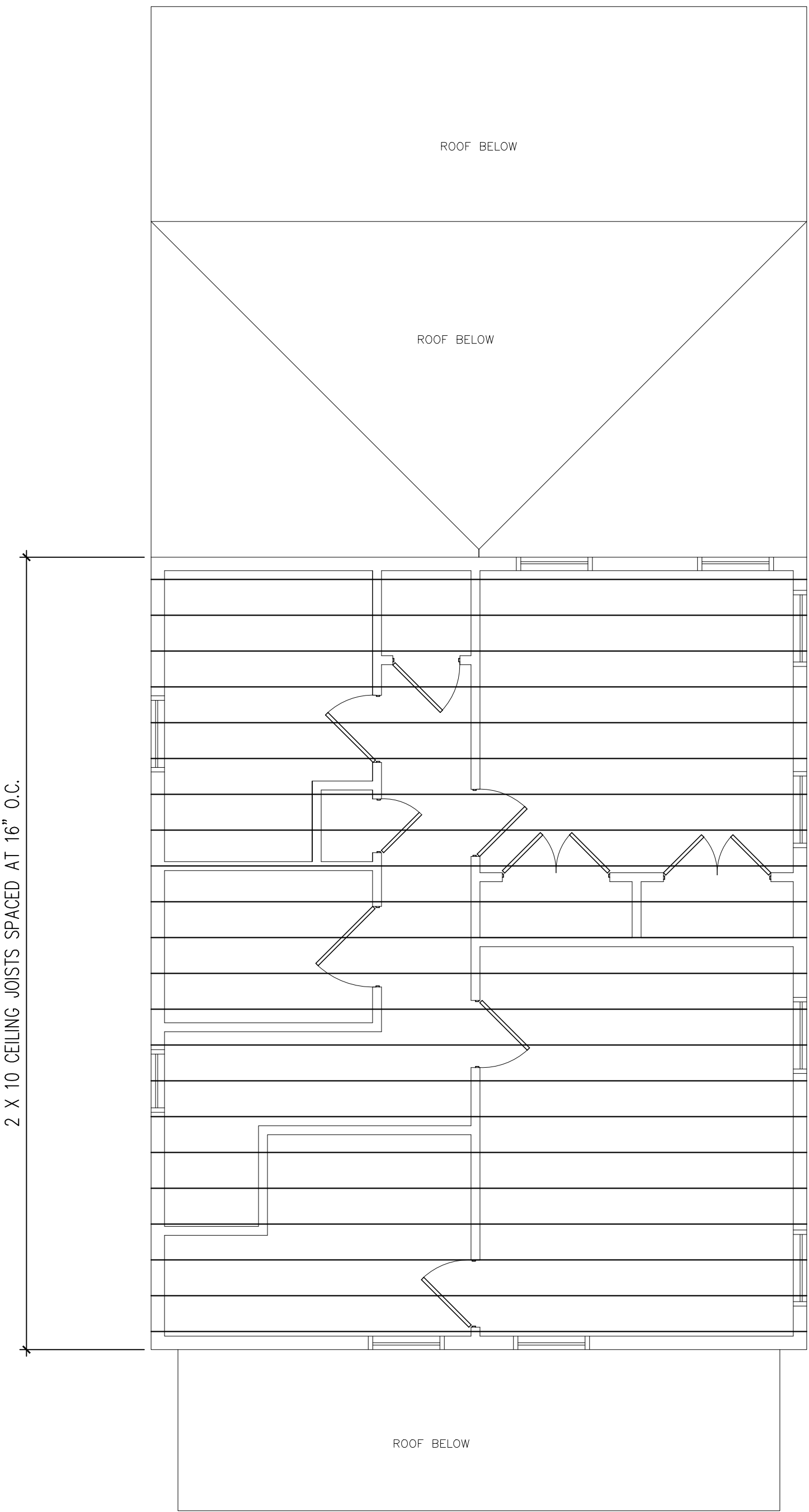
LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

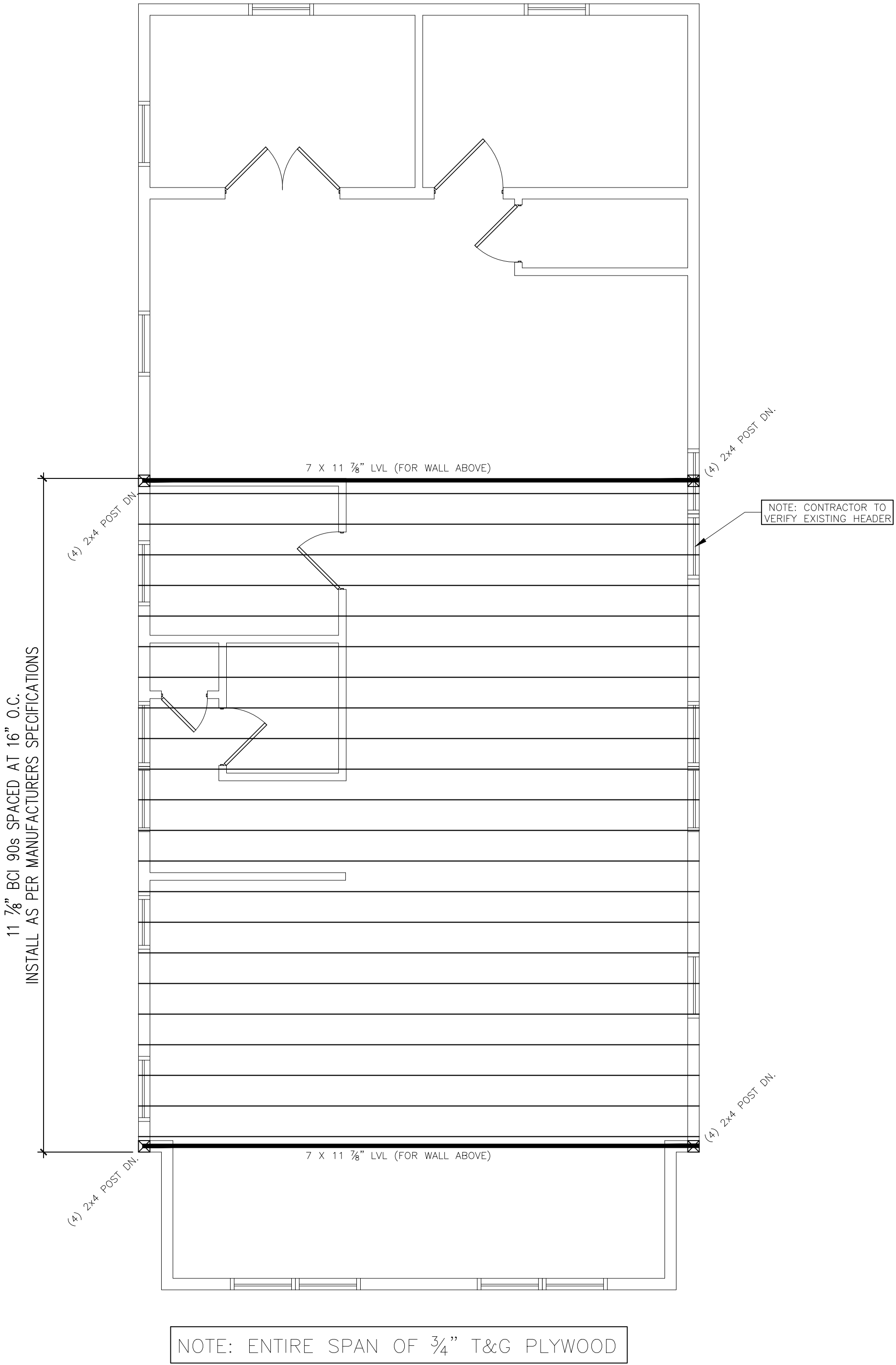
Dwg. Number 1	Sheet 3
Date 9.7.17	
Scale 1/4" = 1'-0"	



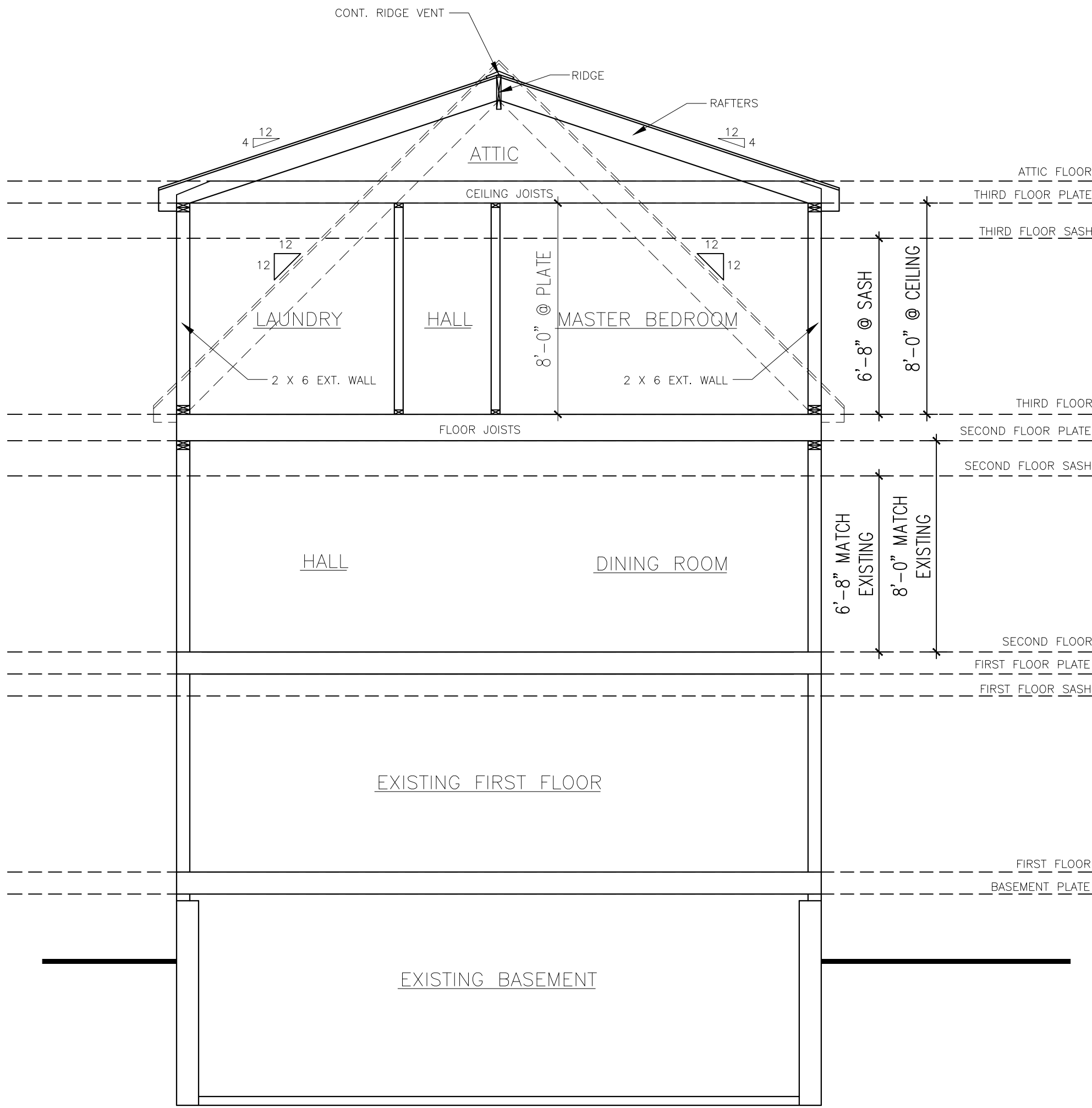
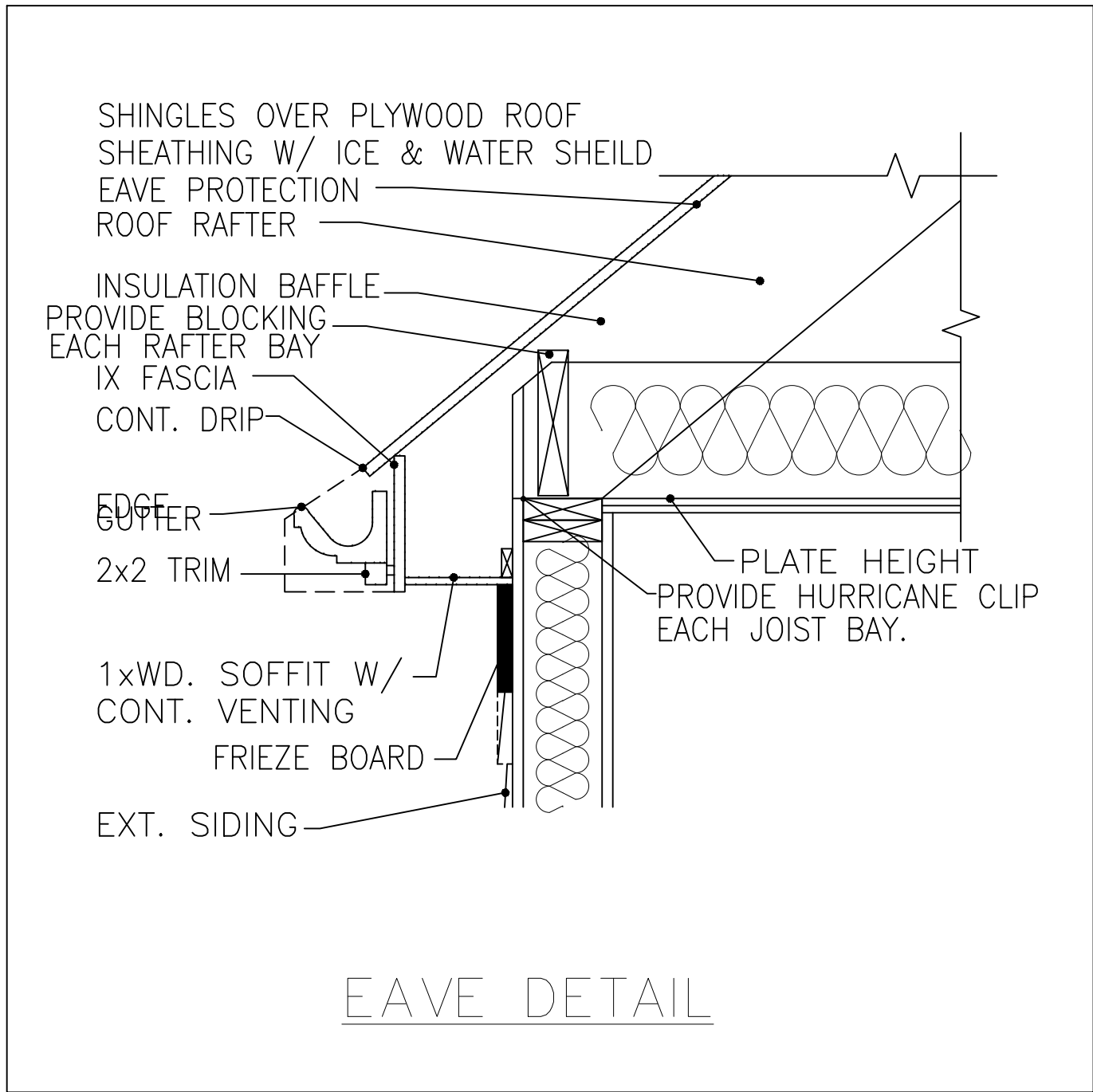
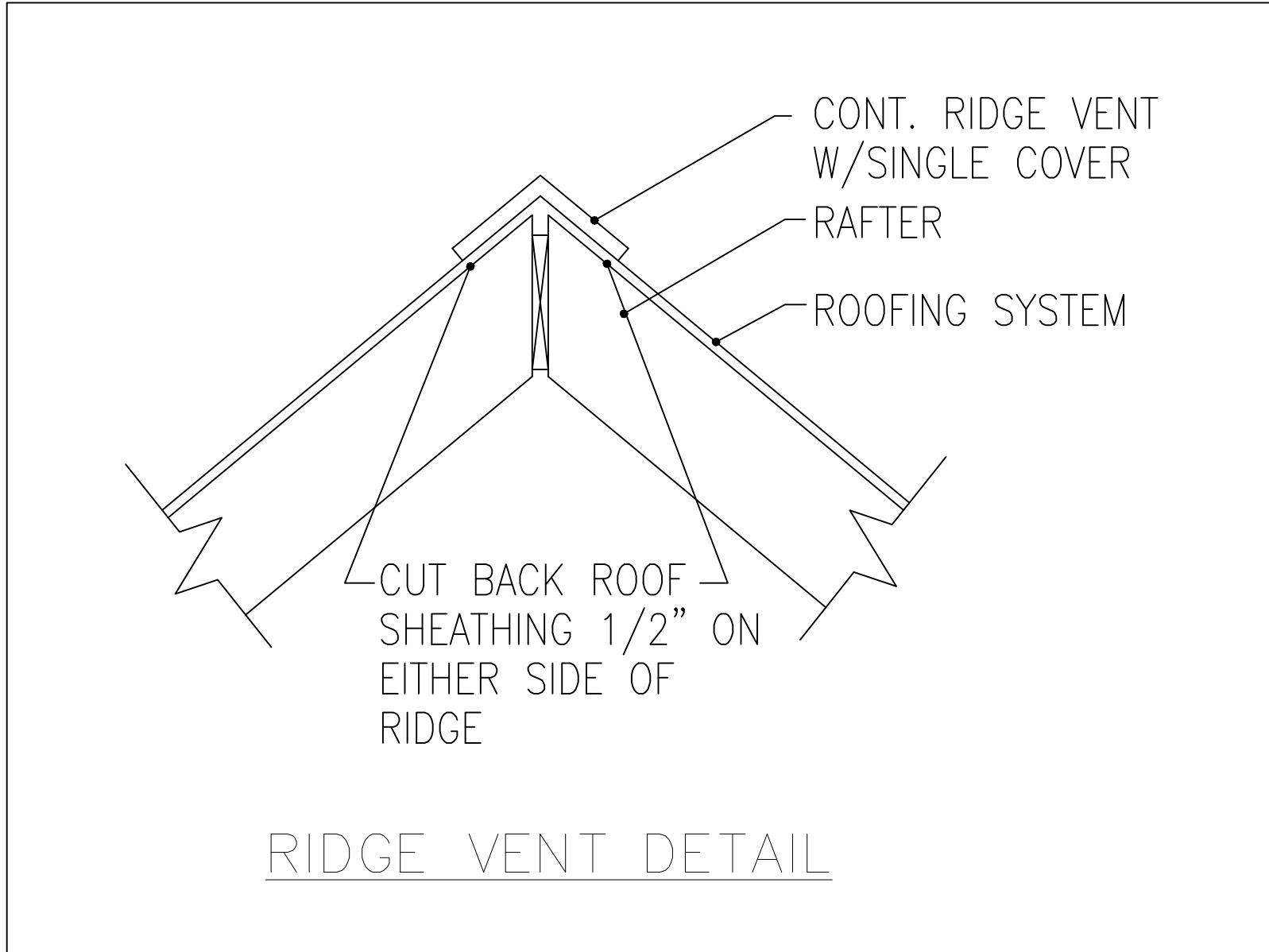
PROPOSED ROOF FRAMING
SCALE: 1/4" = 1'-0"



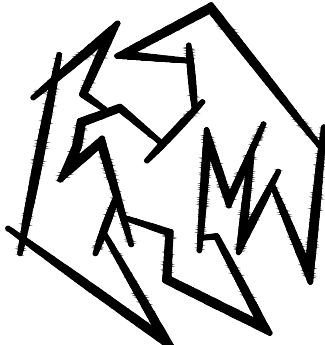
PROPOSED CEILING FRAMING
SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR FRAMING
SCALE: 1/4" = 1'-0"



PROPOSED SECTION A-A
SCALE: 1/4" = 1'-0"




PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



4		
3		
2		
1		
No.	Revision/Issue	Date

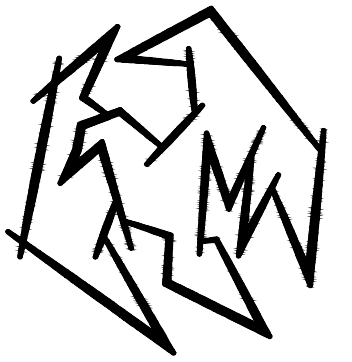
PROPOSED
SECTION

Project Name and Address

LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

Des. Number 1	<div>4</div>
Date 9.7.17	
Scale 1/4" = 1'-0"	



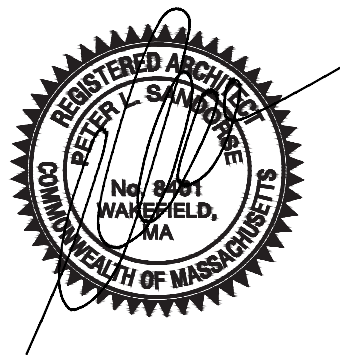
PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD, MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



4		
3		
2		
1		
No.	Revision/Issue	Date

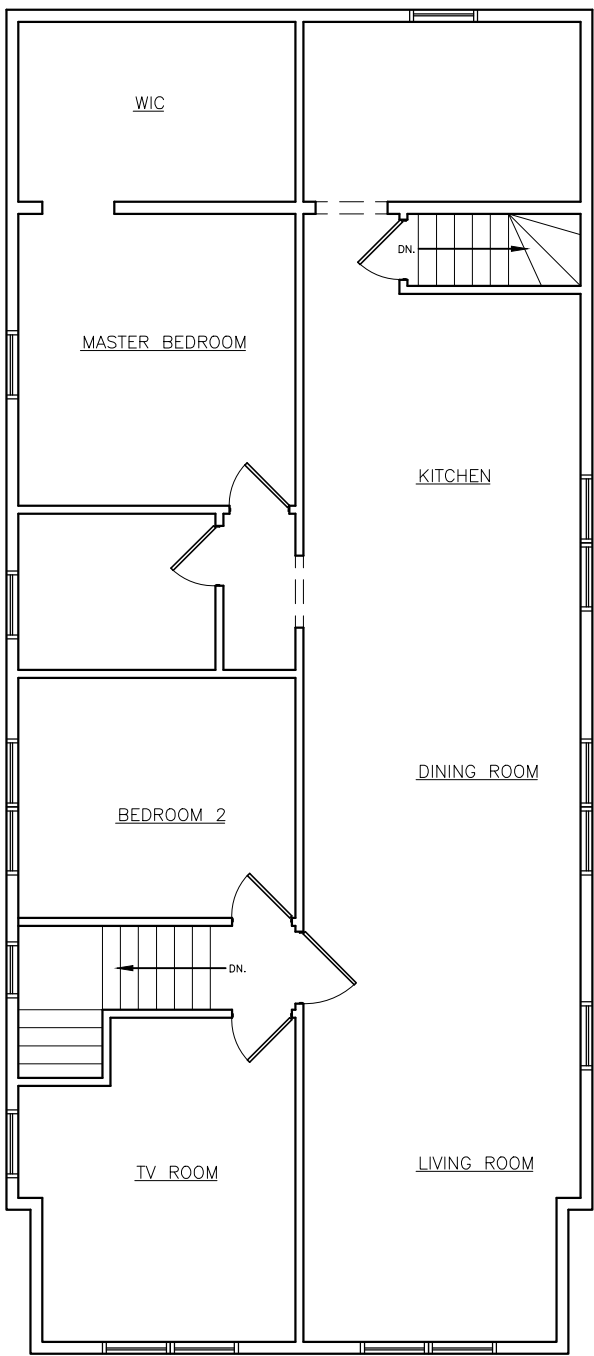
EXISTING
CONDITIONS

Project Name and Address

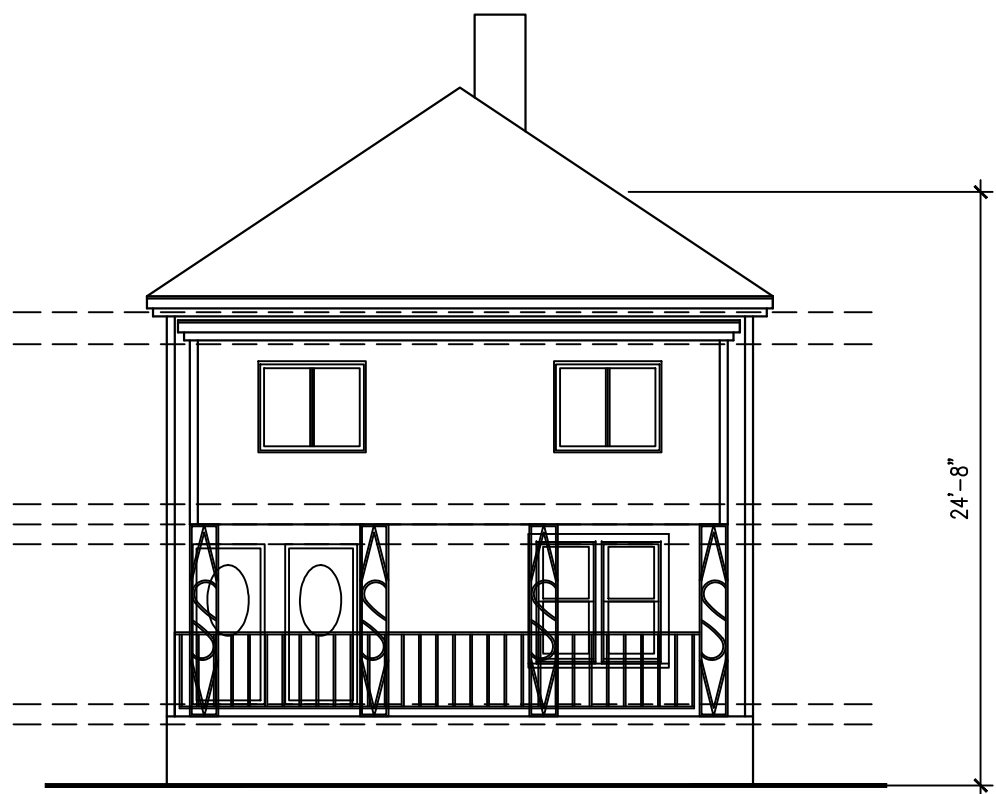
LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

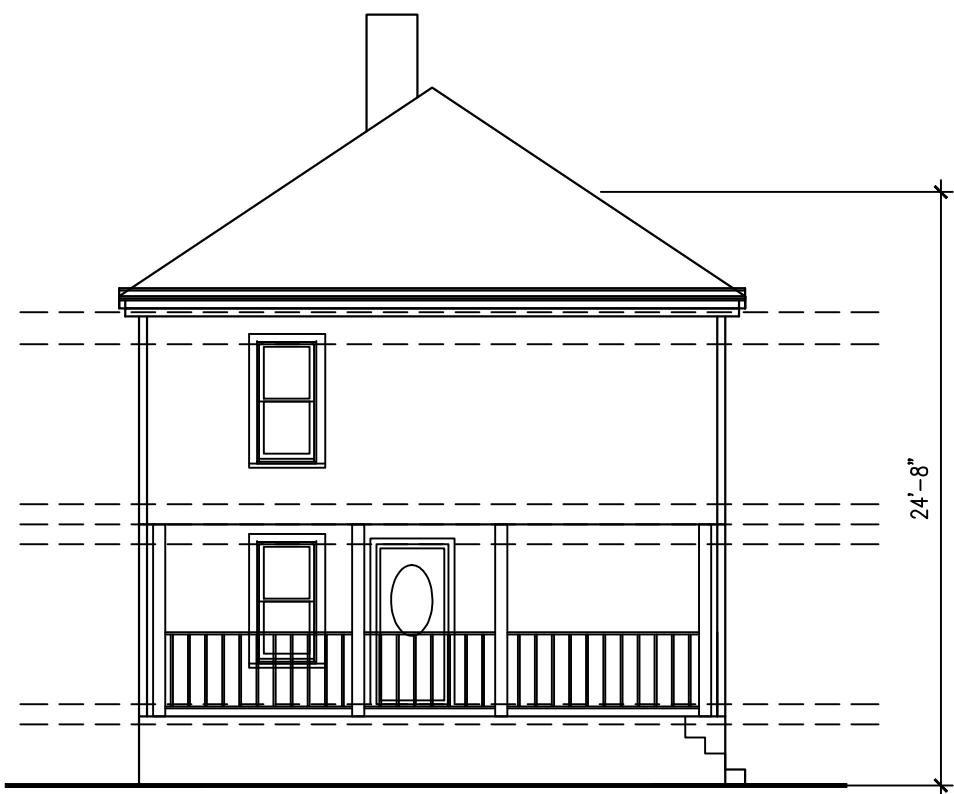
Dwg. Number	Sheet
1	5
Date	
9.7.17	
Scale	
1/8" = 1'-0"	



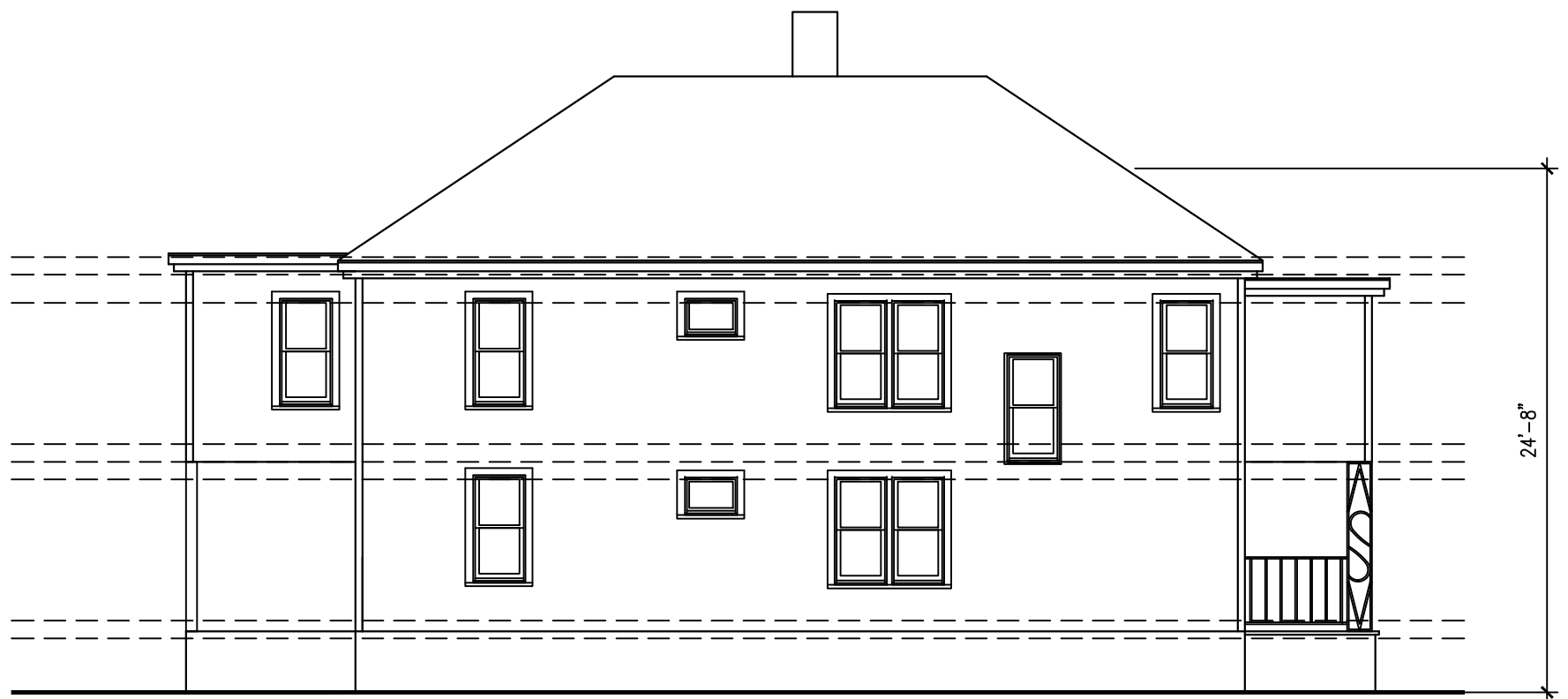
EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE (780CMR) AND THE CONTRACT DOCUMENTS. IN CASE OF A CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

THE CONTRACTOR MUST HAVE THE EXPERTISE TO EXECUTE ALL WORK INDICATED ON THE DRAWINGS OR SHALL HIRE QUALIFIED HELP.

THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS RELATED TO THIS PROJECT.

THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS.

ALL REQUESTS FOR CHANGES FROM THE CLIENT, THE CONTRACTORS, ETC., OR ANY OTHER PARTY MUST BE MADE IN WRITING TO THE STRUCTURAL ENGINEER OR ANY OTHER CHANGES TO DRAWINGS MADE ON THE SITE MUST BE FOLLOWED UP IN WRITING TO THE STRUCTURAL ENGINEER.

THE USE OF EXPLOSIVES IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN, IN THE COURSE OF CONSTRUCTION OR DEMOLITION, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.

WHERE NEW WORK WILL BE ADJACENT TO OR FRAMING EXISTING CONSTRUCTION, VERIFY DIMENSIONS OF EXISTING CONSTRUCTION, PRIOR TO FABRICATION OF NEW MEMBERS.

PROVIDE ALL LABOR AND MATERIAL FOR ANY FRAMING REQUIRED TO CONNECT NEW FRAMING TO EXISTING CONSTRUCTION. WHEREVER IT IS NECESSARY TO REMOVE EXISTING CONSTRUCTION IN ORDER TO CONSTRUCT NEW WORK, THE AFFECTED AREA SHALL BE PATCHED AND REBUILT TO MATCH EXISTING ADJACENT WORK TO SATISFACTION OF THE ARCHITECT.

STRUCTURAL ALTERATION SHALL BE PRECEDED BY ADEQUATE SHORING AND BRACING.

SCREW-TYPE SHORING POSTS SHALL BE PROVIDED FOR EXISTING WORK DURING THE REMOVAL OF EXISTING BEARING WALLS AND STRUCTURAL MEMBERS AND THE INSTALLATION OF NEW STRUCTURAL WORK.

TEMPORARY SHORES SHALL BE PLACED AS CLOSE AS PRACTICABLE TO THE EXISTING STRUCTURAL WORK BEING REMOVED.

HEADERS SHALL BE PLACED ACROSS TOP OF SHORING POSTS AND SHALL BE SNUG TIGHT AGAINST UNDERSIDE OF STRUCTURE ABOVE.

SHORING SHALL BEAR ON SLEEPERS TO PREVENT DAMAGE TO THE STRUCTURE BELOW.

TEMPORARY SHORES SHALL BE INDIVIDUALLY DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL DEAD LOADS PRESENTLY CARRIED BY THE EXISTING STRUCTURAL WORK BEING REMOVED AND ANY CONSTRUCTION LIVE LOADS.

NEW STRUCTURAL FRAMING SHALL BE COMPLETELY INSTALLED BEFORE REMOVING ANY SHORES.

SHORES SHALL BE RELEASED GRADUALLY AND LEFT LOOSELY IN PLACE FOR AT LEAST 2 DAYS TO ALLOW FOR STRUCTURAL SHAKE OUT.

FOUNDATIONS

FOOTINGS SHALL BE FOUNDED ON UNDISTURBED MATERIAL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT OR ON GRAVEL FILL, SELECTED AND COMPACTED TO 95% OF ITS MAXIMUM PROCTOR DRY DENSITY IN 6" LIFTS.

EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4 FEET UNLESS OTHERWISE NOTED.

FOOTING EXCAVATIONS ARE TO BE FINISHED WITH A SMOOTH BUCKET OR BY HAND.

NO EXCAVATION ADJACENT TO EXISTING FOUNDATION WILL ENCROACH A PYRAMID STARTING AT THE PERIMETER OF THE EXISTING FOOTING WITH SLOPES OF ONE VERTICAL TO TWO HORIZONTAL UNLESS OTHERWISE NOTED.

NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

MAKE NO EXCAVATIONS TO THE FULL DEPTH INDICATED WHEN FREEZING TEMPERATURE MAY BE EXPECTED, UNLESS THE FOUNDATIONS OR SLABS CAN BE PLACED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. PROTECT THE BOTTOM SO EXCAVATED FROM FROST IF PLACING OF CONCRETE IS DELAYED. SHOULD PROTECTION FAIL, REMOVE FROZEN MATERIALS AND REPLACE WITH CONCRETE OR GRAVEL FILL, AS DIRECTED, AT NO COST TO THE OWNER.

FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.

FOUNDATIONS (cont.)

BACKFILL UNDER ANY PORTION OF THE BUILDING SHALL BE COMPACTED IN 6" LIFTS.

UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER SUPPORTED MEMBERS.

BACKFILL NO EXTERIOR WALLS UNTIL PERMANENT LATERAL STRUCTURAL SUPPORT SYSTEM IS IN PLACE AND OF FULL STRENGTH.

BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF THE BUILDING IN ORDER TO MINIMIZE UNBALANCED EARTH PRESSURES.

CONCRETE

CONCRETE WORK SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

CONCRETE SHALL HAVE A 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE TO BE EXPOSED TO THE WEATHER IN THE FINISHED PROJECT SHALL HAVE 6% ENTRAINED AIR.

EXERCISE CARE WHEN FIELD APPLYING FORM RELEASE AGENTS TO PREVENT COATING ADJACENT CONSTRUCTION JOINT SURFACES OR REINFORCING STEEL.

ALL KEYS SHALL BE 2"x 4" (NOMINAL) UNLESS OTHERWISE NOTED.

ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN OR PASS THROUGH CONCRETE.

REINFORCEMENT

DETAILING, FABRICATION, AND ERECTION OF REINFORCEMENT, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)" AND ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315)".

STEEL REINFORCEMENT UNLESS OTHERWISE SHOWN SHALL CONFORM TO ASTM 615 GRADE 60.

THE CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE LATEST ACI BUILDING CODE BUT SHALL NOT BE LESS THAN ONE INCH.

WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE NOT LESS THAN 36 BAR DIAMETERS UNLESS NOTED. GENERALLY, LAP TOP BARS AT MID-SPAN AND BOTTOM BARS AT SUPPORTS.

WHERE REINFORCEMENT IS CALLED FOR IN SECTION, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER THE SECTION APPLIES.

REINFORCEMENT COUPLER SPLICES SHALL BE MECHANICAL DEVICES CAPABLE OF TRANSMITTING THE ULTIMATE TENSILE AND COMPRESSIVE STRENGTH OF THE BAR.

INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT. NOTIFY THE ARCHITECT OR HIS DESIGNATE OF COMPLETION AT LEAST 24 HOURS PRIOR TO SCHEDULED COMPLETION OF PLACEMENT OF CONCRETE.

STRUCTURAL TIMBER CONSTRUCTION

TIMBER CONSTRUCTION SHALL CONFORM TO PART II "DESIGN SPECIFICATIONS" AS PUBLISHED IN THE "TIMBER CONSTRUCTION MANUAL" (AITC) AND TO "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS), AMENDED TO DATE.

TIMBER CONSTRUCTION SHALL CONFORM TO ARTICLE 21, "BUILDING CODE PROVISIONS FOR ONE AND TWO FAMILY DWELLINGS" OF THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE.

NEW TIMBER SHALL HAVE A 1100 PSI ALLOWABLE BENDING STRESS. THE MODULUS OF ELASTICITY SHALL BE A MINIMUM OF 1,400,000 PSI.

LAMINATED VENEER LUMBER BEAMS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2800 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI

NEW TIMBER FOR STRUCTURAL USE SHALL HAVE A MOISTURE CONTENT OF 15%.

TIMBER SHALL BE SO HANDLED AND COVERED AS TO PREVENT MARRING, AND MOISTURE ABSORPTION FROM SNOW OR RAIN.

JOIST CONSTRUCTION SPANNING OVER 8' MUST HAVE CROSS BRIDGING AT NO MORE THAN 8' O.C.

NO JOIST SHALL BE NOTCHED OR DRILLED WITH HOLES WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

NO JOIST SHALL BE REPAIRED OR REINFORCED IN ANY WAY WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

STRUCTURAL TIMBER CONSTRUCTION (cont.)

RAFTERS AND JOISTS OVER 8'-0" SHALL BE SUPPORTED ON METAL HANGERS.

SILLS SHALL BE 2x4 OR 2x6. THEY SHALL BE ANCHORED WITH 1/2" DIAMETER BY 12" LONG ANCHOR BOLTS SPACED NOT MORE THAN 4'-0" O.C. AND AT EACH CORNER. PROVIDE 2" DIA. WASHERS UNDER EACH NUT.

USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

BEARING WALLS WILL BE 2x4 AT 16" O.C., UNLESS OTHERWISE NOTED.

BEARING PARTITIONS AND OUTSIDE STUD WALLS SHALL BE BRIDGED ONCE IN THEIR STORY HEIGHT OR AT LEAST EVERY 6'-0".

PLYWOOD SHALL BE NAILED WITH 8d COMMON OR 6d THREADED NAILS. NAILS SHALL BE 6" O.C. AT ALL BEARING.

STUDS SHALL BE NAILED TO THE SOLE PLATE WITH (3)10d OR (4) 8d TOE NAILS.

WHERE STRUCTURAL SHEATHING OVERLAPS SOLE PLATE NAIL SHEATHING TO SOLE PLATE AT 8" MAX. O.C.

DOUBLE JOIST AT EACH SIDE OF FLOOR OPENINGS UP TO 2'-0"

LARGER OPENINGS SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER.

DOUBLE STUDS SHALL BE USED AT ALL WALL OPENING.

HEADER SHALL BE SUPPORTED ON JAMB STUD AND BE SIZED TO SUPPORT LOAD IMPOSED.

JAMB STUD SHALL EXTEND IN ONE PIECE FROM HEADER TO SOLE PLATE.

ALL STUDS TO BE CONTINUOUS FROM FLOOR TO FLOOR OR FLOOR TO ROOF.

SOLE PLATES SHALL BE NAILED TO SUB-FLOOR AND JOISTS WITH 16d NAILS AT EACH JOIST.

TOP PLATES FOR BEARING PARTITIONS SHALL BE TWO 2x4'S OR A CONTINUOUS HEADER. PLATE MEMBERS OF PRINCIPAL PARTITIONS SHALL BE LAPPED OR ANCHORED TO EXTERIOR WALL FRAMING. SPLICES IN LOWER MEMBER OF TOP PLATE SHALL OCCUR OVER STUDS. NAIL PLATES TO STUDS WITH TWO 16d NAILS 24" O.C.

TOP PLATES FOR NON-BEARING PARTITIONS MAY BE SINGLE AND WILL SPLICE AT STUD CENTERLINES ONLY. NAIL PLATE TO STUD WITH 16d NAILS. WHEN TOP PLATE IS PARALLEL TO CEILING OR FLOOR FRAMING, INSTALL 2x4 ACROSS BLOCKING NOT MORE THAT 4" O.C.

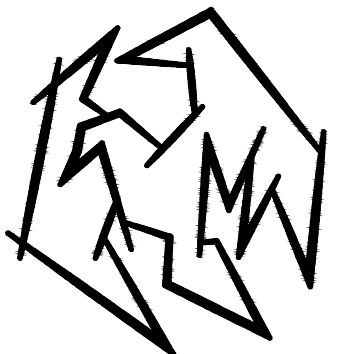
WHEN TOP PLATES ARE CUT FOR PIPING OR DUCTWORK, REINFORCE WITH STEEL STRAPS.

WHERE BEAMS AND GIRDERS OF NOMINAL 2" MEMBERS ARE SHOWN NAIL WITH TWO ROWS OF 16D NAILS SPACED NOT MORE THAT 24" O.C.

ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.

FLOOR AND ROOF PLYWOOD WILL BE 5/8" THICK INSTALLED WITH GRAIN OF OUTER PLIES AT RIGHT ANGLES TO JOISTS AND BE STAGGERED SO THAT END JOINTS IN ADJACENT PANELS OCCUR OVER DIFFERENT JOISTS OR RAFTERS.

PANEL EDGES SHOULD BE TONGUE-AND-GROOVE OR SUPPORTED BY 2" LUMBER BLOCKING BETWEEN JOISTS. STAGGER PANEL ENDS DIRECTLY OVER FRAMING AND SPACE 1/16".



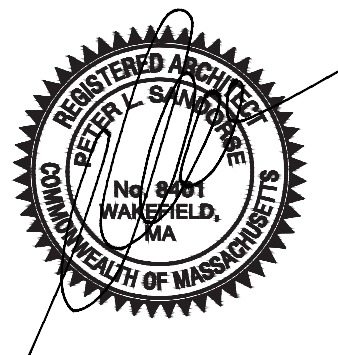
PHOENIX
ARCHITECTS

PHOENIX ARCHITECTS
WAKEFIELD MASSACHUSETTS
(781) 246-0988

PETER L. SANDORSE, A.I.A. - PRINCIPAL

NOTE:

ALL DIMENSION TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.



4		
3		
2		
1		
No.	Revision/Issue	Date

GENERAL
NOTES

Project Name and Address

LORUSSO RESIDENCE

11 GEORGE STREET
SOMERVILLE, MA

Dwg. Number 1	6
Date 9.7.17	
Scale	