

NEW CONSTRUCTION: 16 CARVER DUPLEX

PROJECT LOCATION
16 CARVER STREET
WORCESTER, MA 01604

OWNER
YJ PROPERTIES, LLC.
MR YAN ALPERIN
YANALPERIN@MAIL.COM
(T) 617.319.4252

ARCHITECT
DIXON SALO ARCHITECTS, INC.
300 MAIN STREET, FIRST FLOOR
WORCESTER, MA 01608
MR. JESSE HILGENBERG
JHILGENBERG@DIXONSALOARCHITECTS.COM
(T) 508.755.0533

LIST OF DRAWINGS

T-1.0	TITLE SHEET
T-1.1	GENERAL NOTES & DETAILS
ARCHITECTURAL	
A-0.1	PROPOSED FOUNDATION PLAN
A-1.0	PROPOSED GROUND FLOOR PLAN & FIRST FLOOR FRAMING PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN & FIRST FLOOR FRAMING PLAN
A-1.2	PROPOSED SECOND FLOOR PLAN & SECOND FLOOR FRAMING PLAN
A-1.3	PROPOSED ROOF PLAN & ROOF FRAMING PLAN
A-2.1	PROPOSED FRONT ELEVATION
A-2.2	PROPOSED RIGHT SIDE ELEVATION
A-2.3	PROPOSED REAR ELEVATION
A-2.4	PROPOSED LEFT SIDE ELEVATION
A-3.1	BUILDING SECTION



ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

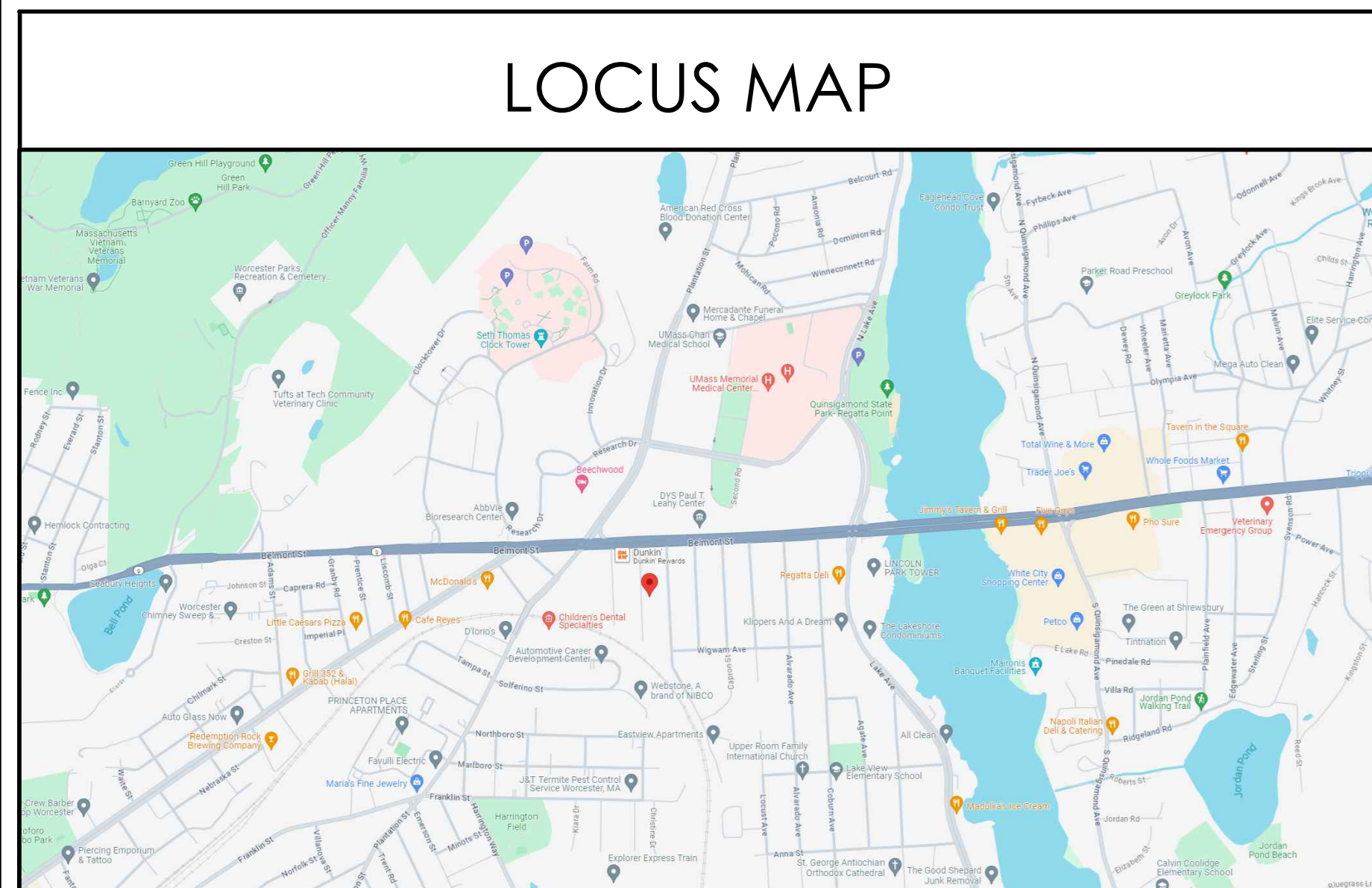
ABBREVIATIONS

A.C.T	ACOUSTICAL CEILING TILE	A.C.T	ACOUSTICAL CEILING TILE	MANUFACTURED	MFD
ACST	ACOUSTIC	ALUM	ALUMINUM	MAR	MARBLE
AF	ABOVE FINISHED FLOOR	ARCH	ARCHITECT	MAS	MASONRY
ALUM	ALUMINUM	AVG	AVERAGE	MSEY	MASONRY OPENING
ARCH	ARCHITECT	BM	BEAM	MAT	MATERIAL
AVG	AVERAGE	BO	BOARD	MASHM	MASONRY
BM	BEAM	BR	BRASS	MAX	MECHANICAL
BO	BOARD	BR	BRASS	ML	METAL
BR	BRASS	BR	BRASS	M	METER
BR	BRASS	BLDG	BUILDING	MNMGM	MISCELLANEOUS
BLDG	BUILDING	BLFH	BUILT IN	MULL	MULLION
BLFH	BUILT IN	CAB	CABINET	NAT	NATURAL
CAB	CABINET	CLG	CEILING	NOM	NOMINAL
CLG	CEILING	CL	CENTER LINE	NC	NOT IN CONTRACT
CL	CENTER LINE	CM	CENTIMETER	NTS	NOT TO SCALE
CM	CENTIMETER	CER	CERAMIC	N	NUMBER
CER	CERAMIC	CLR	CLEAR	OC	ON CENTER
CLEAR	CLEAR	CW	COLD WATER	OPG	OPENING
CW	COLD WATER	COL	COLUMN	OPF	OPPOSITE
COL	COLUMN	CONC	CONCRETE	PID	PARTITION
CONC	CONCRETE	CHU	CONCRETE MASONRY UNIT	PN	PAINTED
CHU	CONCRETE MASONRY UNIT	CONSTR	CONSTRUCTION	PL	PLASTER
CONSTR	CONSTRUCTION	CONTR	CONTRACTOR	FLAM	FLAME
CONTR	CONTRACTOR	DEMO	DEMOLITION	PLWD	PLYWOOD
DEMO	DEMOLITION	DET	DETAIL	P.T.	PRESSURE TREATED
DET	DETAIL	DIA	DIAMETER	QTY	QUANTITY
DIA	DIAMETER	DN	DOWN	QT	QUANTITY
DN	DOWN	DR	DOOR	R	RADIUS
DR	DOOR	DWG	DRAWING	REF	REFERENCE
DWG	DRAWING	DF	DRINKING FOUNTAIN	REIN	REINFORCE
DF	DRINKING FOUNTAIN	EA	EACH	RMV	REMOVE
EA	EACH	ELEC	ELECTRIC	REQD	REQUIRED
ELEC	ELECTRIC	EW	ELECTRIC WATER COOLER	REV	REVISION
EW	ELECTRIC WATER COOLER	EQ	EQUAL	RBR	ROUGH OPENING
EQ	EQUAL	EST	ESTIMATE	SCH	SCHEDULE
EST	ESTIMATE	EXST	EXISTING	SECT	SECTION
EXST	EXISTING	EXT	EXTERIOR	SH	SHEET
EXT	EXTERIOR	FAB	FABRICATE	SIM	SIMILAR
FAB	FABRICATE	OR FT	FEET	SIM	SIMILAR
OR FT	FEET	FR	FRISH	SPEC	SPECIFICATIONS
FR	FRISH	FAO	FINISHED ALL OVER	SF	SQUARE FEET
FAO	FINISHED ALL OVER	FR	FIREPROOF	SQ IN.	SQUARE INCHES
FR	FIREPROOF	FLR	FLOOR	SS	STAINLESS STEEL
FLR	FLOOR	FS	FLORESCENT	STD	STANDARD
FS	FLORESCENT	FURN	FURNITURE	ST	STEEL
FURN	FURNITURE	GA	GAUGE	STL	STRUCTURAL
GA	GAUGE	GEN	GENERAL	SUSP	SUSPENDED
GEN	GENERAL	GYP	GYPSUM BOARD	SYS	SYSTEM
GYP	GYPSUM BOARD	GYP BD	GYPSUM BOARD	TEL	TELEPHONE
GYP BD	GYPSUM BOARD	HW	HARDWARE	TEMP	TEMPERATURE
HW	HARDWARE	HW	HARDWOOD	T&G	TONGUE & GROOVE
HW	HARDWOOD	HT	HEIGHT	TREAD	TREAD
HT	HEIGHT	HC	HOLLOW CORE	TR	TYPICAL
HC	HOLLOW CORE	HOR	HORIZONTAL	UR	URNAL
HOR	HORIZONTAL	HW	HOT WATER	UR	URNAL
HW	HOT WATER	IN	INSULATION	VIF	VERIFY IN THE FIELD
IN	INSULATION	IN	INTERIOR	VCT	VERTICAL
IN	INTERIOR	JBOX	JUNCTION BOX	VCT	VERTICAL
JBOX	JUNCTION BOX	LAV	LAVATORY	W	WARRANTY
LAV	LAVATORY	LIC	LIGHT	WC	WATER CLOSET
LIC	LIGHT	LIC	LIGHTING	WP	WATERPROOF
LIC	LIGHTING	LN	LINEAR	W	WIDTH
LN	LINEAR	LN	LINOLEUM	W	WIDTH
LN	LINOLEUM	MFR	MANUFACTURER	W	WIDTH
MFR	MANUFACTURER	GAUV	GYPSUM WALL BOARD	W	WIDTH
GAUV	GYPSUM WALL BOARD	GWB	GYPSUM WALL BOARD	W	WIDTH
GWB	GYPSUM WALL BOARD	YD	YARD	W	WIDTH
YD	YARD			W	WIDTH

LEGEND

SYMBOLS	MATERIALS	DRAWING SYMBOLS
	EARTH - LOAM	EXIST WALL TO REMAIN
	EARTH - FILL	DEMO EXIST WALL
	GRAVEL	NEW CONSTRUCTION
	SAND	PULL STATION
	CONCRETE	EMERGENCY EXIT SIGN
	CONCRETE MASONRY	HORN/STROBE
	BRICK	STROBE
	BITUMINOUS CONCRETE	EMERGENCY BATTERY UNIT
	BATT INSULATION	REMOTE HEAD
	RIGID INSULATION	EMERGENCY EXIT SIGN W/BATTERY UNIT
	WOOD - FRAMING	FIRE EXTINGUISHER
	WOOD - FINISH	CARD READER ACCESS
	PLYWOOD - SMALL SCALE	EMERGENCY SHOWER
	ACOUSTICAL TILE	THERMOSTAT
	STEEL	SMOKE DETECTOR
	ALUMINUM	FLOURESCENT LIGHTING FIXTURE
		SPRINKLER HEAD
		HVAC GRILLE - RETURN
		HVAC - SUPPLY
		RECESSED DOWN LIGHT
		MOTION DETECTOR

LOCUS MAP



6/6/2024 8:41 AM

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

4		
3		
2		
1		
REVISION DATE		

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
NEW DUPLEX
16 CARVER STREET
WORCESTER, MA 01604

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.0

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL VISUALLY INSPECT THE SITE TO DETERMINE THE CONDITION OF EXISTING CONSTRUCTION AND FAMILIARIZE HIMSELF/HERSELF WITH THE PROPOSED WORK.

- ALL WORK SHALL COMPLY WITH MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS, LAWS AND ORDINANCES OF ALL THE AUTHORITIES HAVING JURISDICTION.
- DISCONNECTION OF UTILITIES REQUIRED BY THE WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL.
- ALL WORK IS TO COMPLY WITH APPLICABLE PROVISIONS OF ANSI CODE FOR BUILDING CONSTRUCTION: ANS110.6, SAFETY OF DEMOLITION.
- UTILITY LINES TO BE ABANDONED SHALL BE DISCONNECTED, REMOVE AS REQUIRED, AND/OR CAPPED OFF IN ACCORDANCE WITH APPLICABLE CODE AND REGULATIONS.
- REMOVE ALL AREAS SHOWN DASHED [TYPICAL] ON DEMOLITION PLANS.
- CONTRACTOR TO PROTECT ALL EXISTING AREAS BEYOND LIMIT OF WORK OR ITEMS THAT ARE TO REMAIN, AS REQUIRED.
- COORDINATE DEMOLITION WORK WITH PROPOSED NEW WORK SHOWN ON PROJECT DRAWINGS.
- THE GENERAL CONTRACTOR SHALL NOT INTERFERE WITH NORMAL ACTIVITY IN OR ADJACENT TO THE BUILDING, AND IS SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PREVENT EXCESSIVE DUST, AND NOISE, ACCESS AND EGRESS TO AND FROM THE EXISTING BUILDING AS WELL AS FIRE PROTECTION IS TO BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- PROVIDE ALL TEMPORARY SHORING BRACING, FRAMING, AND PROTECTION OF EXISTING WORK TO REMAIN BEFORE PROCEEDING WITH DEMOLITION AND DURING ALTERATION WORK.
- PERFORM DEMOLITION WORK AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT ALL REMOVED COMPONENTS ARE NOT STRUCTURAL. NOTIFY ARCHITECT BEFORE REMOVING ANY STRUCTURAL MEMBERS. NOTIFY ARCHITECT IN CASE OF DISCREPANCY BEFORE PROCEEDING WITH WORK.
- IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE THE DESIGN INTENT, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- DEMOLITION PLANS ASSUME THAT PORTIONS OF EXISTING WIRING, PLUMBING, EQUIPMENT, DUCTWORK, ETC., IN AREAS OF NEW WORK WILL BE REQUIRED TO BE REMOVED/RELOCATED TO MEET THE REQUIRED DESIGN PARAMETERS OF THE NEW WORK. PRIOR TO COMMENCING DEMOLITION/RELOCATION, CONTRACTOR SHALL VERIFY SPECIFIC CONDITIONS IN THE FIELD AND COORDINATE WITH GC AND ARCHITECT. (SEE M.E.P. DEMOLITION NOTES).
- BEFORE DISPOSING OF ANY REMOVED ITEMS, CONSULT WITH OWNER AND VERIFY POSSIBLE RE-USE, SALVAGE, OR DISPOSAL OF ANY EXISTING ITEMS AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PLUMBING, FIXTURES, EQUIPMENT, LIGHT FIXTURES AND DOORS, ETC.

B. CUTTING AND PATCHING

- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS, DEMOLITION CUTTING AND PATCHING
- ALL PARTITIONS, FLOORS, CEILINGS OR ITEMS TO BE REMOVED SHALL BE CLEANLY CUT BACK TO THE LIMITS SHOWN ON THE PLANS, SECTIONS, AND DETAILS OR AS DIRECTED BY THE ARCHITECT.
- ALL EXISTING FLOORS, WALLS, AND CEILINGS AFFECTED BY NEW WALL LOCATIONS ARE TO BE PATCHED AND REPAIRED AS NECESSARY TO PROVIDE A SMOOTH UN-NOTICEABLE TRANSITION OF NEW AND EXISTING MATERIALS AND SURFACES.
- PROVIDE CUTTING AND PATCHING AS REQUIRED FOR ALL DEMOLITION AND ALTERATION WORK. CUTTING AND PATCHING INCLUDE CUTTING INTO OR THROUGH TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK, AND THE SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE THE CUT SURFACES TO THEIR ORIGINAL CONDITION.
- REMOVE EXISTING INTERIOR FINISHES AND MATERIALS AS REQUIRED TO ACCOMMODATE NEW WORK. ALL ITEMS ARE TO BE REMOVED IN A MANNER SO AS TO NOT DAMAGE THE EXISTING MATERIALS OR FINISHES THAT ARE TO REMAIN OR BE REINSTALLED.
- PERFORM DEMOLITION WORK CAREFULLY. REMOVE MASONRY, STEEL, CONCRETE, WALLS AND OTHER STRUCTURAL ELEMENTS IN SMALL SECTIONS, REMOVE THESE MATERIALS TO A CLEARLY CUT, STRAIGHT LINE, ACCURATELY ESTABLISHED.
- REMOVE FROM THE SITE AND DISPOSE OF LEGALLY. ALL EXISTING MATERIALS, DEMOLITION DEBRIS, TRASH, RUBBISH AND ITEMS THAT WILL NOT BE USED IN THE NEW WORK OR WILL NOT BE REUSED BY THE OWNER. STORAGE OF DEBRIS WILL NOT BE PERMITTED. ALL DEBRIS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- COORDINATE REMOVAL OF ANY RATED ASSEMBLIES WITH LOCAL OFFICIALS BEFORE COMMENCING WORK.

C. M.E.P. DEMOLITION NOTES

- SEE ELECTRICAL, HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS FOR LOCATION OF NEW UTILITIES AND DEMOLITION OF EXISTING WORK NOT SHOWN ON THESE PLANS. GC TO COORDINATE ALL WORK WITH SUBCONTRACTORS.
- WHERE EXISTING ELECTRICAL DEVICES OCCUR IN PARTITIONS INDICATED TO BE REMOVED, THE WIRING SHALL BE REMOVED, ALL ELECTRICAL LINES BEING DISCONNECTED SHALL BE ADEQUATELY TRACED AND RECONNECTED AS REQUIRED TO ENSURE PROPER FUNCTION FOR THE ADJACENT AREAS AND TO ENSURE PROPER FUNCTION OF THE EXISTING BUILDING EQUIPMENT OR SYSTEM TO REMAIN. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS PRIOR TO THE COMMENCEMENT OF WORK.
- WHERE EXISTING PLUMBING LINES ARE TO BE REWORKED OR REMOVED, ALL PLUMBING LINES BEING DISCONNECTED SHALL BE ADEQUATELY TRACED AND RECONNECTED TO ENSURE PROPER FUNCTION FOR THE ADJACENT AREAS AND TO ENSURE PROPER FUNCTION OF THE EXISTING BUILDING EQUIPMENT TO REMAIN IN PLACE.
- WHERE EXISTING HVAC LINES, DUCTWORK, ETC. ARE TO BE REWORKED, ALL LINES AND EQUIPMENT BEING DISCONNECTED SHOULD BE ADEQUATELY TRACED AND RECONNECTED AS REQUIRED TO ENSURE PROPER FUNCTION FOR THE ADJACENT AREAS AND TO ENSURE PROPER FUNCTION TO THE EXISTING BUILDING EQUIPMENT OR SYSTEMS TO REMAIN.
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL NEW PENETRATIONS THRU ROOF, FLOORS, WALLS, AND CEILINGS.

D. CLEANING

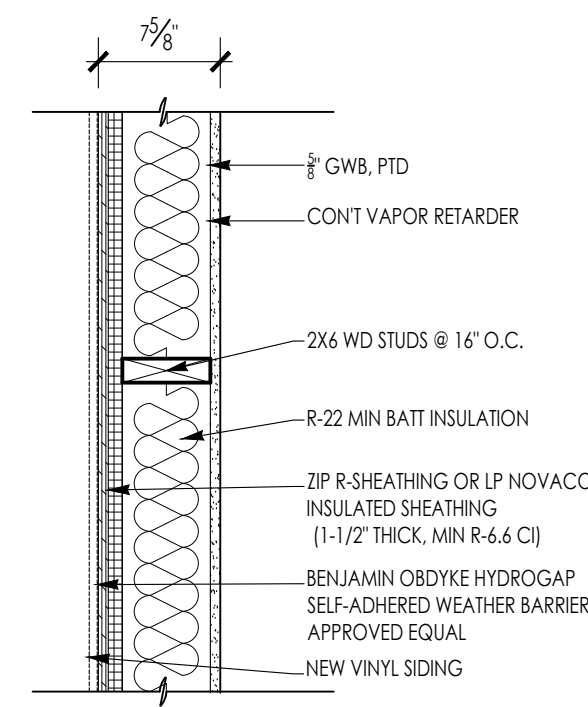
- CONTRACTOR IS FULLY RESPONSIBLE FOR THE CLEANING AND PREPARING OF ALL FLOOR, WALL AND CEILING SURFACES FOR THE INSTALLATION OF NEW MATERIALS AS SCHEDULED, UTILITIES, HVAC AND ELECT. SYSTEMS EQUIPMENT, ETC. AFTER DEMO CLEANUP.

OTHER: REMINDERS/SPECIFIC TO INDIVIDUAL PROJECTS

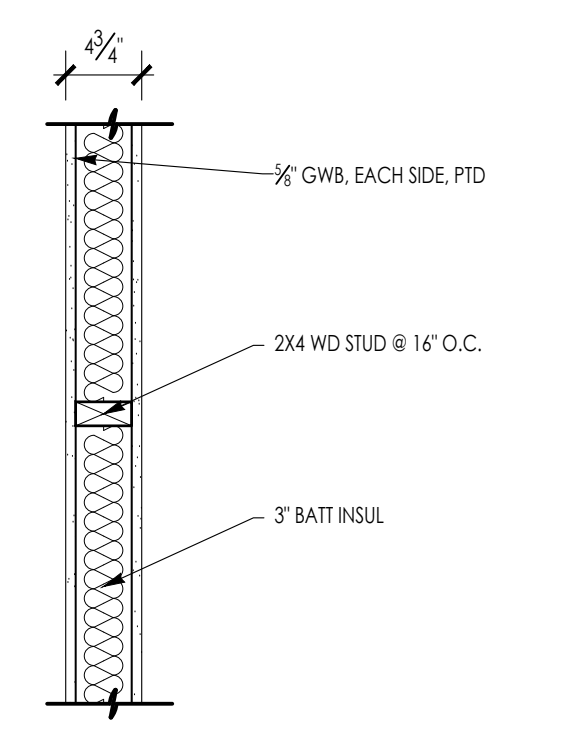
- EXISTING LARGE FLOOR OPENINGS TO BE FILLED ARE INDICATED. SMALLER PIPE HOLES, ETC. TO BE FILLED ARE NOT INDICATED ON THE DRAWINGS. REFER TO DETAILS FOR REQUIREMENTS FOR FILLING SAID OPENINGS.
- ALL EXISTING COLUMNS TO REMAIN UNLESS NOTED.
- ALL EXPOSED UNUSED PIPING AND CONDUITS SHALL BE REMOVED BY THE GENERAL CONTRACTOR. SEE SPECIFICATIONS FOR CAPPING.

GENERAL CONSTRUCTION NOTES

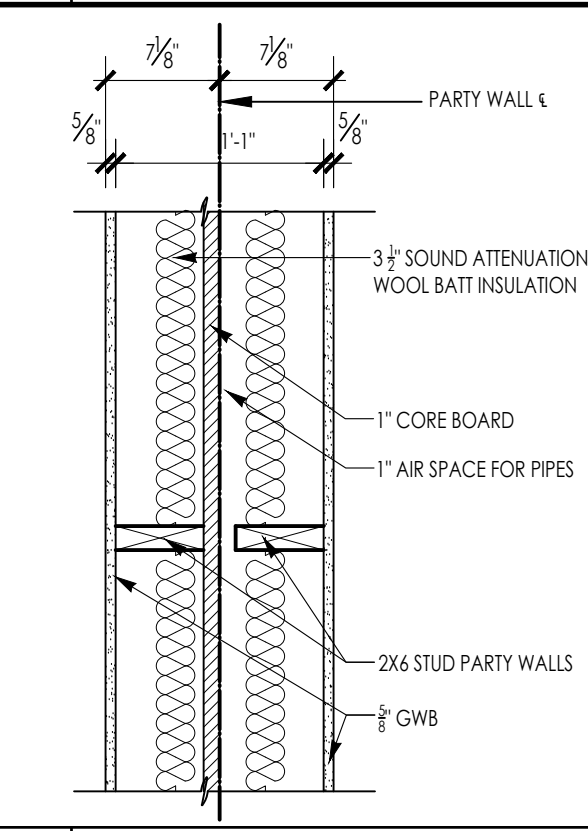
- ALL WORK IS TO BE PERFORMED IN PROFESSIONAL AND WORKMANLIKE MANNER, IN ACCORDANCE WITH ALL APPLICABLE FEDERAL & STATE CODES, INCLUDING THE INTERNATIONAL BUILDING CODE (IBC), THESE INCLUDE, BUT ARE NOT LIMITED TO, THE INTERNATIONAL EXISTING BUILDING CODE (IEBC), MASS STATE BUILDING CODE, THE AMERICAN NATIONAL STANDARD (ANSI), THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), THE NATIONAL ELECTRIC CODE (NEC), THE INTERNATIONAL PLUMBING CODE (IPC), THE INTERNATIONAL MECHANICAL CODE (IMC), AND THE NATIONAL FIRE PROTECTION STANDARDS, AS WELL AS ALL LOCAL REGULATIONS GOVERNING THE PROJECT.
- CONTRACTOR TO VISIT SITE AND TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND REPORT ALL DISCREPANCIES TO ARCHITECT, PRIOR TO PROCEEDING WITH WORK.
- ALL MATERIALS USED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR SHALL MAINTAIN COMPLETE AND UP-TO-DATE DRAWINGS AT THE JOB SITE, AND SHALL SUBMIT ACCURATE AS-BUILT DRAWINGS TO ARCHITECT AND OWNER AT END OF PROJECT.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND OTHER ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE AND HAVE FAMILIARIZED THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- THE ARCHITECT WILL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, & SHORING, AND FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS.
- EACH CONTRACTOR SHALL PERFORM ALL REQUIRED CUTTING AND PATCHING FOR THEIR OWN TRADE, UNLESS OTHERWISE NOTED.
- DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS.
- CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE WORK PREMISES.
- THE CONTRACTOR SHALL KEEP THE WORKSITE CLEAN AND TIDY, AND AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR TRASH CAUSED BY THEIR OPERATIONS.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AND SHALL MAINTAIN REQUIRED EMERGENCY EGRESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ANY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCES OF THE WORK.
- THE CONTRACTOR SHALL PAY ALL FEES AND SECURE PERMITS FROM ALL AGENCIES HAVING JURISDICTION AND AT COMPLETION SHALL SEE THAT THE PROJECT IS SIGNED OFF BY THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
- WEATHER PROTECTION:** THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST THE RAIN, WIND, STORM, FROST, OR HEAT SO AS TO MAINTAIN ALL WORK MATERIALS, APPARATUS, AND FIXTURES FROM INJURY OR DAMAGE.
- THE CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE THE CONTRACT LIMITS AND RESTORE ALL SUCH PROPERTY TO ITS CONDITION PRIOR TO THE START OF THE WORK.
- DAMAGE: ALL WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP UNTIL THE DATE OF OWNER'S ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSES TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THEIR WORK.
- ALL FINISHES SHALL COMPLY WITH THE LIMITS FOR FIRE RESISTANCE/FLAMMABILITY AS SPECIFIED IN THE APPLICABLE INTERNATIONAL BUILDING CODE.
- ALL DEMOLITION AND RELOCATING OF EXISTING MEP SYSTEMS EFFECTING NEW PLUMBING, HVAC, AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH RESPECTIVE SUBCONTRACTORS. RELOCATE/REWORK ALL ACTIVE MECHANICAL AND ELECTRICAL LINES WHERE REQUIRED DUE TO REMOVALS AND NEW LAYOUT. MODIFICATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTORS SHALL COORDINATE WITH PROPERTY MANAGER AS REQUIRED WHEN ITEMS OF NEW PLUMBING WORK REQUIRE ACCESS TO ADJACENT COMMON AREAS, AND TENANT SPACES OUTSIDE AREA OF WORK. REPLACE AND RESTORE FINISHES TO MATCH AFTER COMPLETION OF WORK.
- PROVIDE ALL BLOCKING REQUIRED TO INSTALL MILLWORK, EQUIPMENT, CASEWORK, GRAB BARS, RAILINGS, ETC. TYPE AND LOCATION SHALL BE SUBJECT TO REVIEW BY ARCHITECT.
- FOAM IN PLACE INSULATION FOR SMALL GAPS AND VOIDS.
- CAULK ALL JOINTS OF DISSIMILAR MATERIALS.
- PLAN DIMENSIONS ARE TO FACE OF PARTITION AT INTERIOR AND FACE OF FOUNDATION AT EXTERIOR, UNLESS OTHERWISE NOTED.
- REFER TO OWNERS ENVIRONMENTAL REPORT REGARDING CONTAMINANTS AND ASBESTOS ON THE PROJECT SITE/BUILDING.



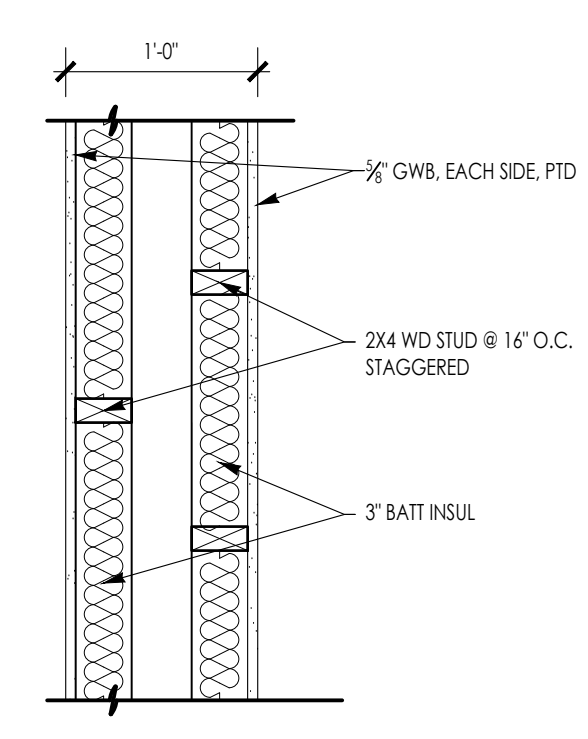
A EXTERIOR WALL ASSEMBLY
SCALE: 1" = 1'-0"



B WOOD STUD WALL
SCALE: 1" = 1'-0"



C TENANT DENISING WALL
SCALE: 1" = 1'-0"



D PLUMBING WALL
SCALE: 1" = 1'-0"

D, 2021 IECC, W/MASSACHUSETTS STRETCH CODE 22S CMR 22.00
CLIMATE ZONE: 5A
CONTINUOUS AIR BARRIER: REQUIRED
CONTINUOUS VAPOR RETARDER: REQUIRED
WSF: 0.59
AC LEVEL 2 CHARGING: REQUIRED, 1 50A BRANCH CIRCUIT PER DWELLING UNIT
MAXIMUM HERS RATING: 52

ASSEMBLY U-FACTORS:
FENESTRATION U-0.30
SKYLIGHT U-0.55
GLAZED FENESTRATION U-0.40
CEILING U-0.024
WOOD FRAMED WALL U-0.045
MASS WALL U-0.082
FLOOR U-0.033
SLAB R-30
BASEMENT WALL U-0.050
CRAWL SPACE U-0.055

R-60
R-30, OR R-20+5CI, OR R-13+10CI
R-13/R-17
R-30
R-10 FOR 4'
R-15CI OR R-19 OR R-13+5CI
R-15CI OR R-19 OR R-13+5CI

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET, SUITE 200
WORCESTER, MA 01604
(508) 752-5333
(508) 752-5348
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

<input type="checkbox"/>	SCHEMATIC	06.01.2024
<input type="checkbox"/>	DESIGN DEVELOPMENT	06.04.2024
<input type="checkbox"/>	BID	N/A
<input type="checkbox"/>	PERMIT	06.10.2024
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	EXISTING CONDITIONS	

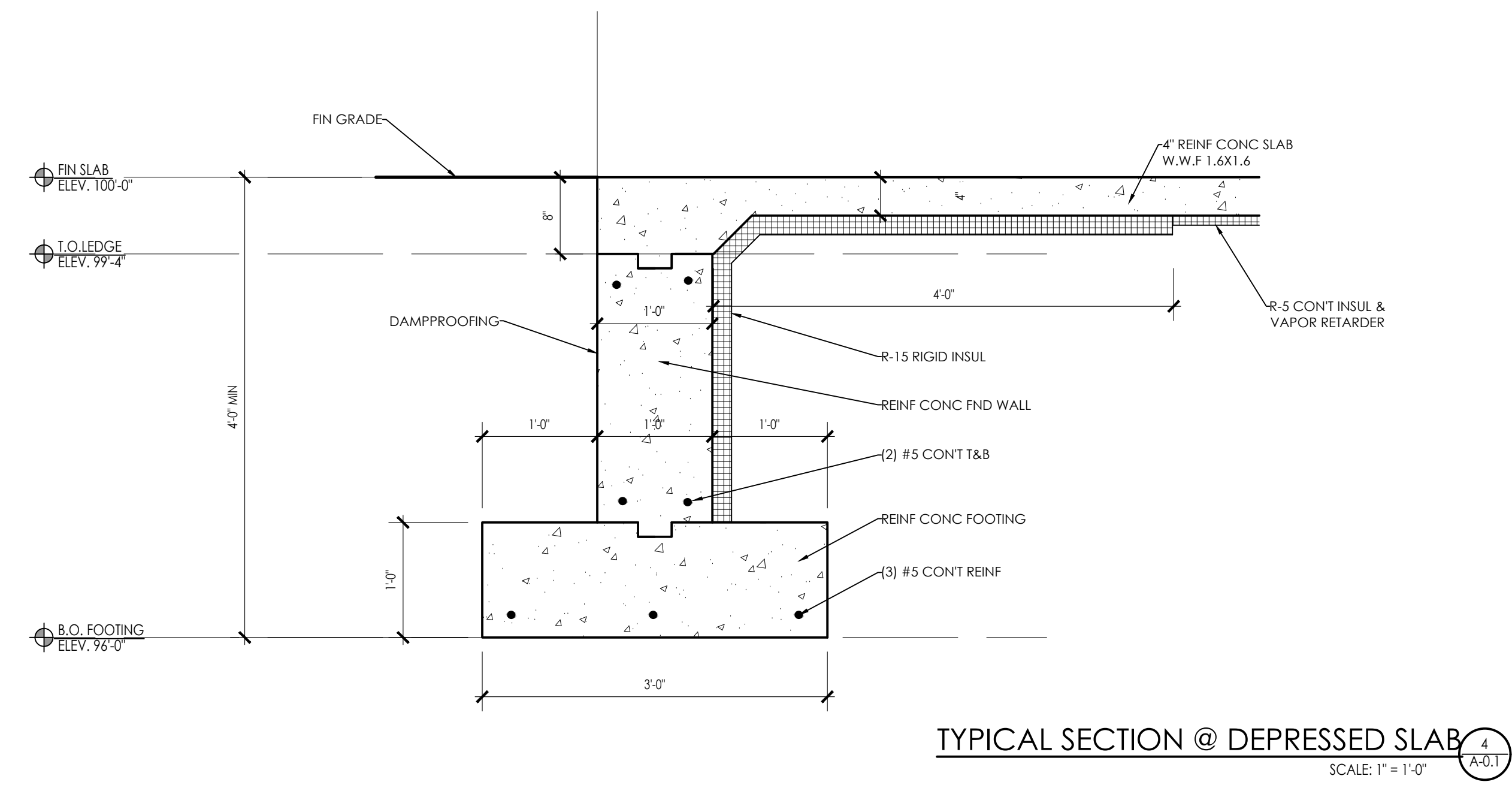
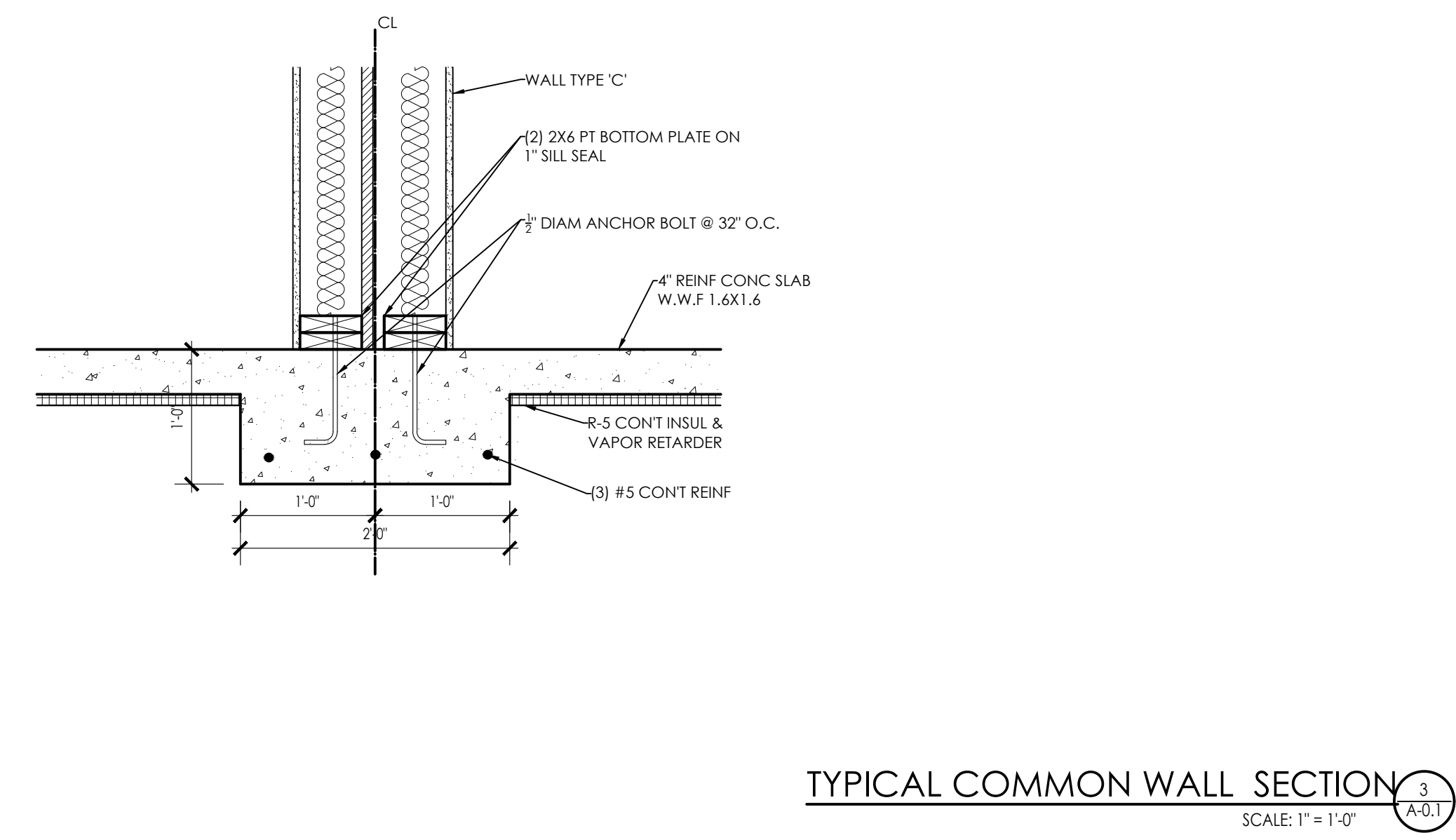
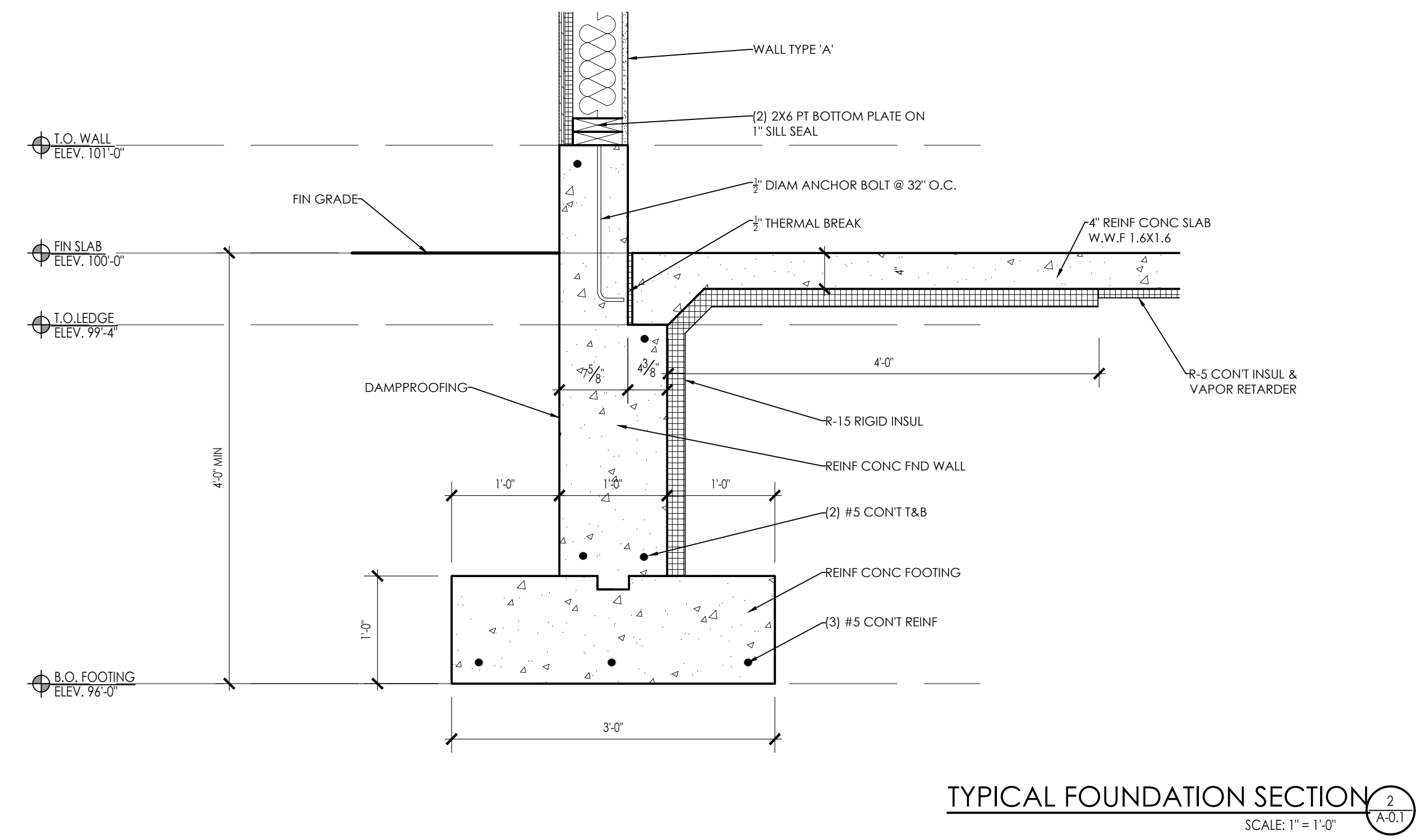
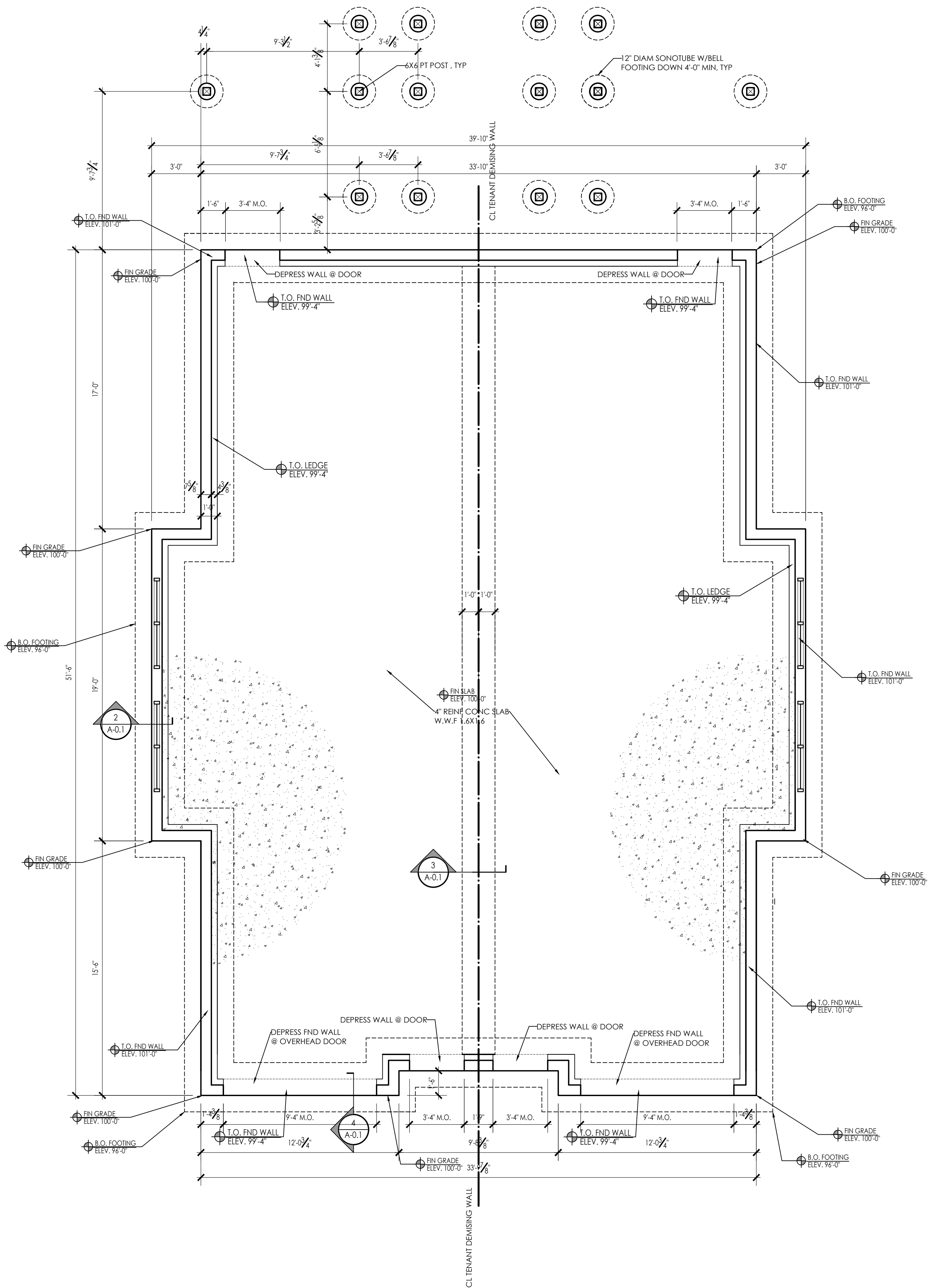
4	
3	
2	
1	
REVISION DATE	

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
NEW DUPLEX
16 CARVER STREET
WORCESTER, MA 01604

SHEET TITLE:
GENERAL NOTES & DETAILS

SHEET NUMBER:
T-1.1



ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	06.01.2024
DESIGN DEVELOPMENT	06.04.2024
BID	N/A
PERMIT	06.10.2024
CONSTRUCTION	
EXISTING CONDITIONS	

NO.	REVISION DATE
4	
3	
2	
1	

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED FOUNDATION PLAN

SHEET NUMBER:
A-0.1

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

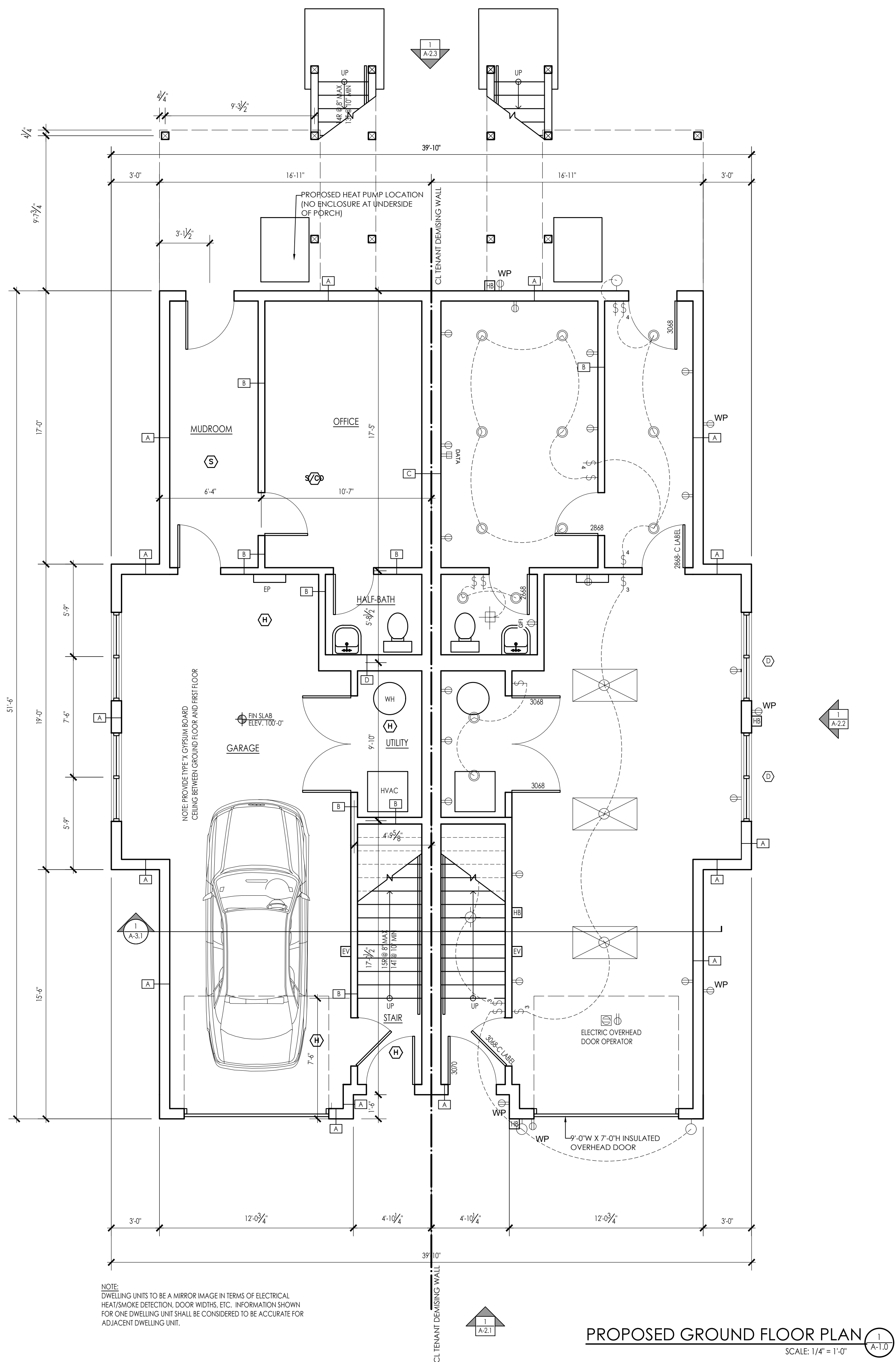
4	
3	
2	
1	
REVISION DATE	

DATE: 06.10.2024
 SCALE: AS NOTED
 PROJECT: -
 DRAWN: JGH
 CHECKED: JGH

PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED GROUND FLOOR PLAN

SHEET NUMBER:
A-1.0



L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	16-11"	15-6"	14-7"	13-7"	16-11"	15-6"	14-3"	12-9"
	210	17-9"	16-3"	15-4"	14-3"	17-9"	16-3"	15-4"	14-0"
	230	18-3"	16-8"	15-9"	14-8"	18-3"	16-8"	15-9"	14-8"
11 1/4"	110	20-2"	18-5"	17-4"	15-9" ⁽¹⁾	20-2"	17-8"	16-1" ⁽¹⁾	14-4" ⁽¹⁾
	210	21-1"	19-3"	18-2"	16-11"	21-1"	19-2"	17-8"	15-9" ⁽¹⁾
	360	22-11"	20-11"	19-8"	18-4"	22-11"	20-11"	19-8"	17-10" ⁽¹⁾
14"	110	22-10"	20-11"	19-2"	17-2" ⁽¹⁾	22-2"	19-2"	17-6" ⁽¹⁾	15-0" ⁽¹⁾
	210	23-11"	21-10"	20-8"	18-10" ⁽¹⁾	23-11"	21-1"	19-2" ⁽¹⁾	16-7" ⁽¹⁾
	360	24-8"	22-6"	21-2"	19-9" ⁽¹⁾	24-8"	22-2"	20-3" ⁽¹⁾	17-6" ⁽¹⁾
18"	110	26-0"	23-8"	22-4"	20-9" ⁽¹⁾	26-0"	23-8"	22-4"	20-9" ⁽¹⁾
	210	26-6"	24-3"	22-6" ⁽¹⁾	19-11" ⁽¹⁾	26-0"	22-6" ⁽¹⁾	20-3" ⁽¹⁾	16-7" ⁽¹⁾
	360	27-3"	24-10"	23-6"	21-1" ⁽¹⁾	27-3"	23-9"	21-8" ⁽¹⁾	17-6" ⁽¹⁾

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	18-9"	17-2"	15-8"	14-0"	18-1"	15-8"	14-3"	12-9"
	210	19-8"	18-0"	17-0"	15-4"	19-8"	17-2"	15-8"	14-0"
	230	20-3"	18-6"	17-5"	16-2"	20-3"	18-1"	16-6"	14-9"
11 1/4"	110	22-3"	19-4"	17-8"	15-9" ⁽¹⁾	20-5"	17-8"	16-1" ⁽¹⁾	14-4" ⁽¹⁾
	210	23-4"	21-2"	19-4"	17-3" ⁽¹⁾	22-4"	19-4"	17-8"	15-9" ⁽¹⁾
	360	24-0"	21-11"	20-5"	18-3"	23-7"	20-5"	18-7"	16-7" ⁽¹⁾
14"	110	24-4"	21-0"	19-2"	17-2" ⁽¹⁾	22-2"	19-2"	17-6" ⁽¹⁾	15-0" ⁽¹⁾
	210	26-6"	23-1"	21-1"	18-10" ⁽¹⁾	24-4"	21-1"	19-2" ⁽¹⁾	16-7" ⁽¹⁾
	360	27-3"	24-4"	22-2"	19-10" ⁽¹⁾	25-8"	22-2"	20-3" ⁽¹⁾	17-6" ⁽¹⁾
18"	110	28-9"	26-3"	24-9" ⁽¹⁾	21-5" ⁽¹⁾	28-9"	26-3" ⁽¹⁾	22-4" ⁽¹⁾	17-10" ⁽¹⁾
	210	28-6"	24-8"	22-6" ⁽¹⁾	19-11" ⁽¹⁾	26-0"	22-6" ⁽¹⁾	20-3" ⁽¹⁾	16-7" ⁽¹⁾
	360	31-10"	29-0"	26-10" ⁽¹⁾	21-5" ⁽¹⁾	31-10"	26-10" ⁽¹⁾	22-4" ⁽¹⁾	17-10" ⁽¹⁾

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is less than 5/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load	40 PSF Live Load / 20 PSF Dead Load
110	N.A.	N.A.
210	N.A.	N.A.
230	N.A.	N.A.
360	N.A.	N.A.
560	N.A.	N.A.

* Long-term deflection under dead load, which includes the effect of creep, has not been considered. **Bold Italic** spans reflect initial dead load deflection exceeding 0.33".

FIRE BLOCKING
 PROVIDE FIRE/DRAFTSTOPPING AS PER BUILDING CODE
 MAXIMUM AREA OF CONCEALED SPACE IS TO ME 1000SQ. FT.
 PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUDS
 VERTICALLY AT CEILING AND FLOOR LEVELS
 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
 AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
 IN SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN
 AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS

NOTE:
 ALL RIDGE, VALLEY AND RAFTER BRACING
 TO BEAR ON LOAD BEARING WALLS
 DESIGNED TO CARRY LOAD THROUGH ALL
 LEVELS AND TERMINATE AT FOUNDATION
 DESIGNED TO CARRY LOAD.

NOTE:
 FIELD VERIFY ALL BEARING HEIGHTS

NOTE:
 VENTILATION SHALL COMPLY WITH CODE .
 ENCLOSED ATTICS AND ENCLOSED
 RAFTER SPACES FORMED WHERE CEILINGS
 ARE APPLIED DIRECTLY TO THE UNDERSIDE
 OF ROOF RAFTERS SHALL HAVE CROSS
 VENTILATION FOR EACH SEPARATE SPACE
 BY VENTILATION OPENINGS PROTECTED
 AGAINST THE ENTRANCE OF RAIN OR SNOW.
 VENTILATING OPENINGS SHALL BE PROVIDED
 WITH CORROSION-RESISTANT WIRE MESH.

NOTE:
 ROOF OVERHANG IS 1'-0"
 UNLESS NOTED OTHERWISE

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

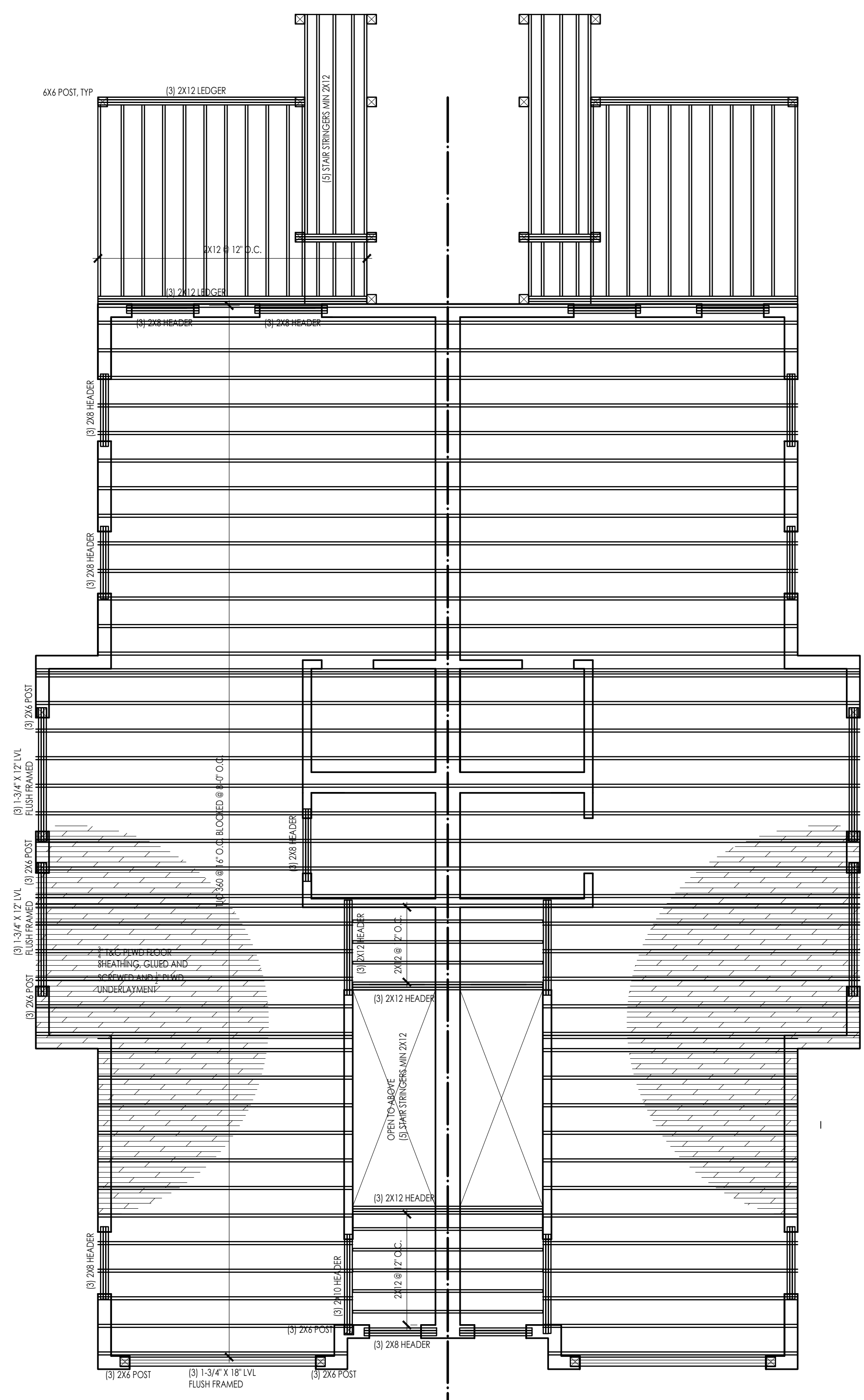
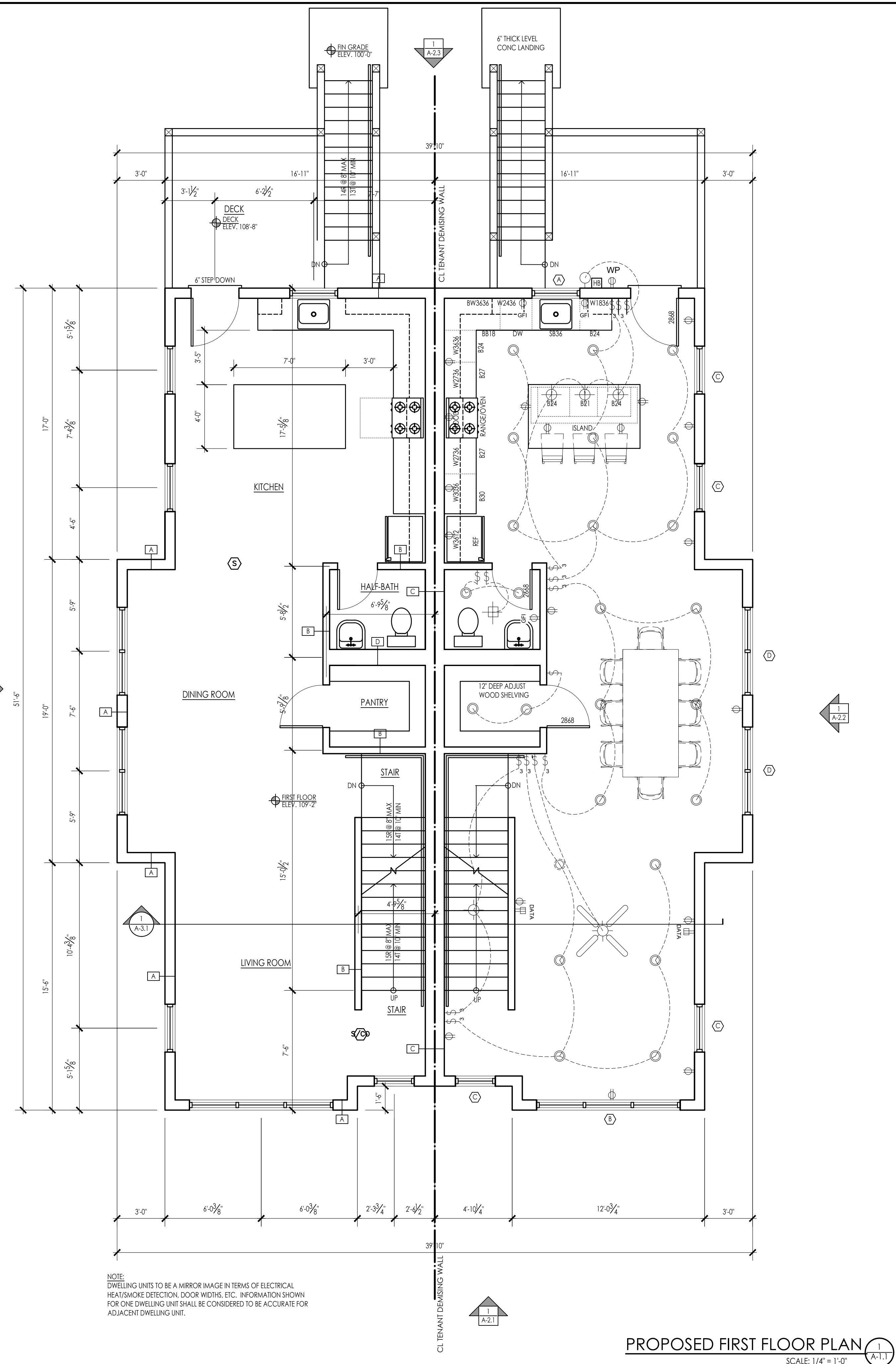
4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH
PROJECT TITLE:	NEW DUPLEX 16 CARVER STREET WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED FIRST FLOOR PLAN & FIRST FLOOR FRAMING PLAN

SHEET NUMBER:

A-1.1



ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

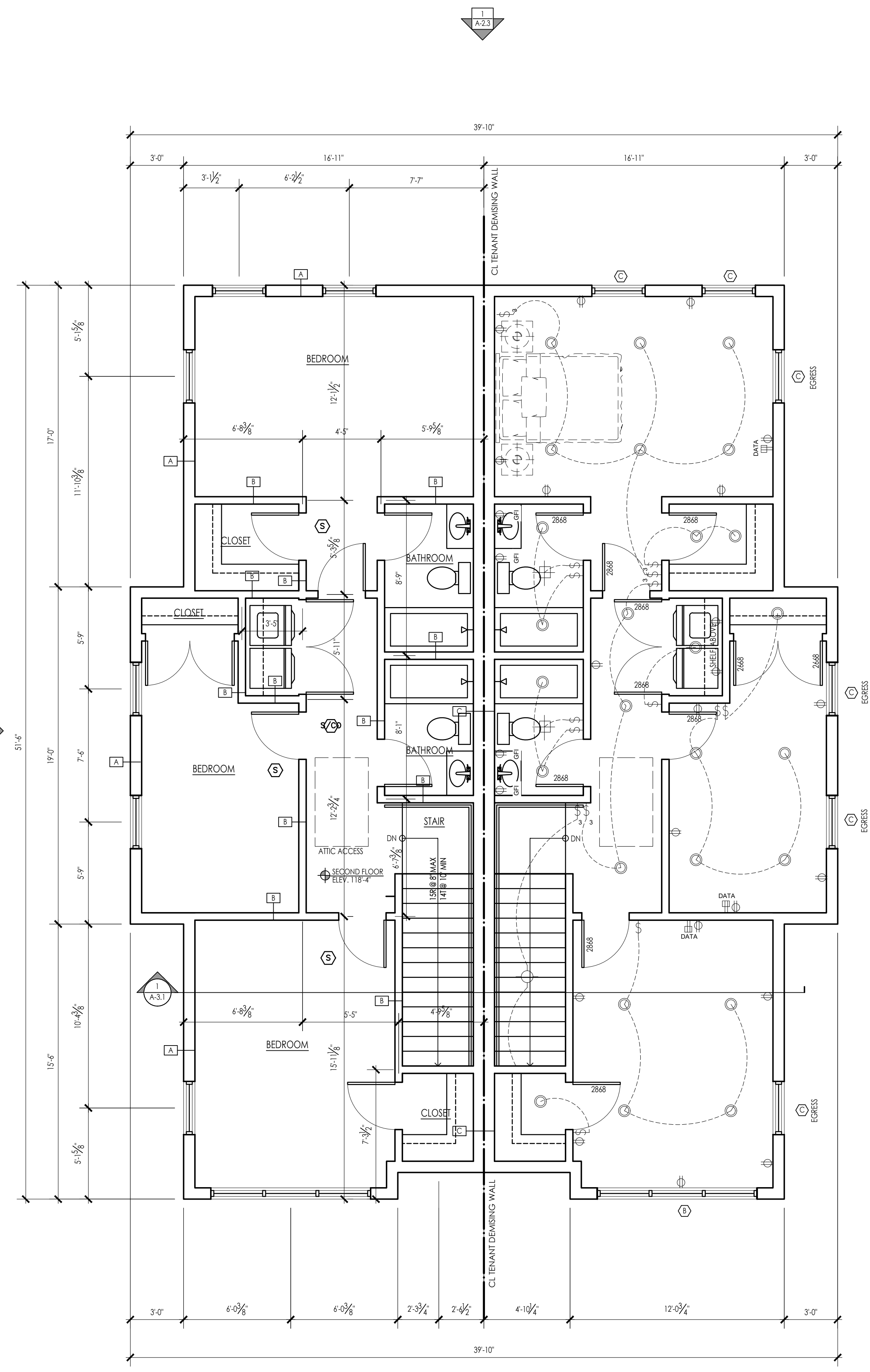
4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH
PROJECT TITLE:	NEW DUPLEX 16 CARVER STREET WORCESTER, MA 01604

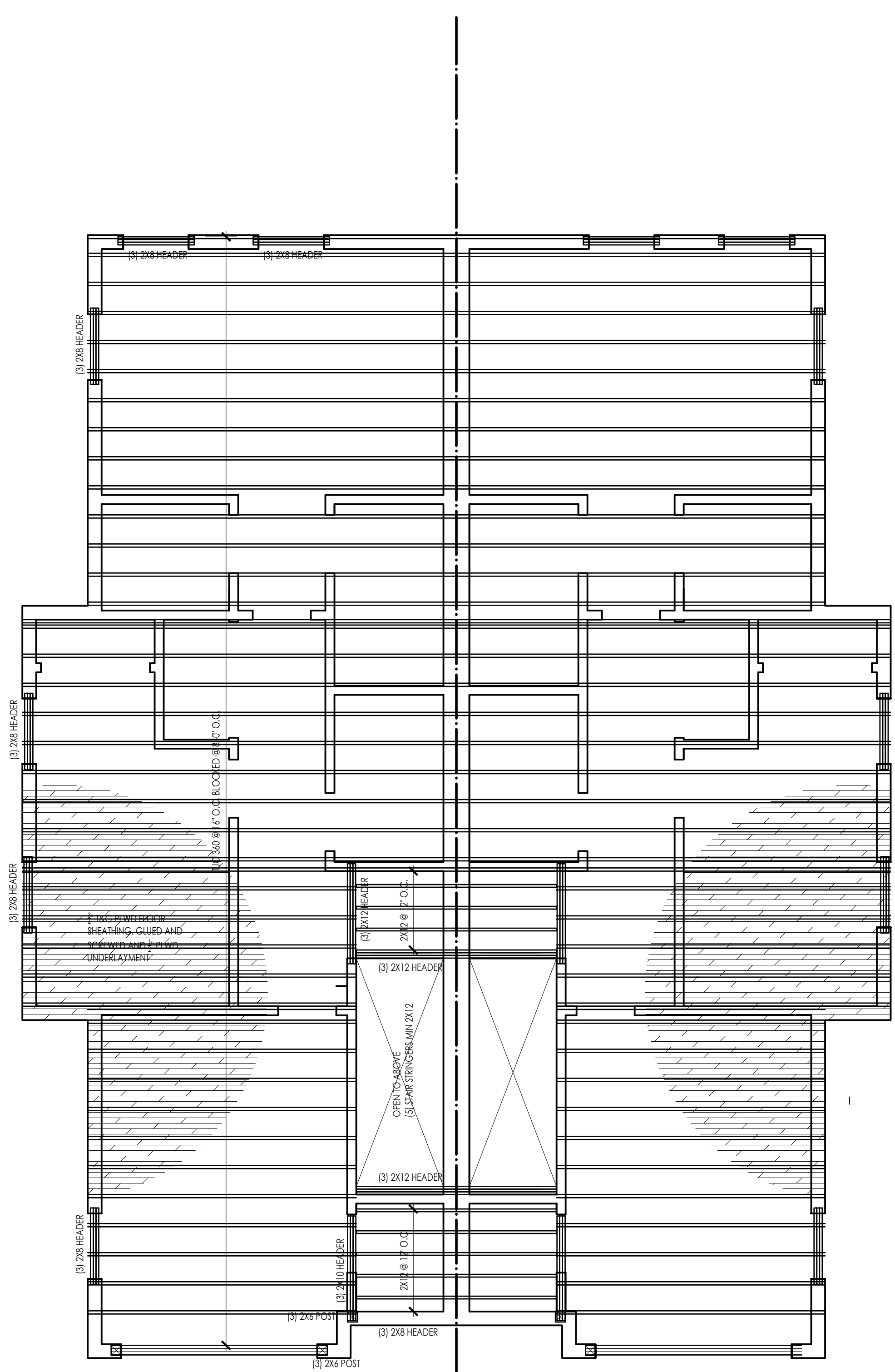
SHEET TITLE:
 PROPOSED SECOND FLOOR PLAN &
 SECOND FLOOR FRAMING PLAN

SHEET NUMBER:

A-1.2



PROPOSED SECOND FLOOR PLAN 1
A-1.2
 SCALE: 1/4" = 1'-0"



- NOTES:
- PROVIDE (3) 2x4 POST @ EACH END OF HEADER U.O.J.N.
 - FRAMING PLANS FOR PRICING ONLY. GC TO SUBMIT STAMPED FRAMING PLANS FROM A LICENSED STRUCTURAL ENGINEER FOR REVIEW BEFORE CONSTRUCTION.

PROPOSED SECOND FLOOR FRAMING PLAN 2
A-1.2
 SCALE: 1/4" = 1'-0"

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

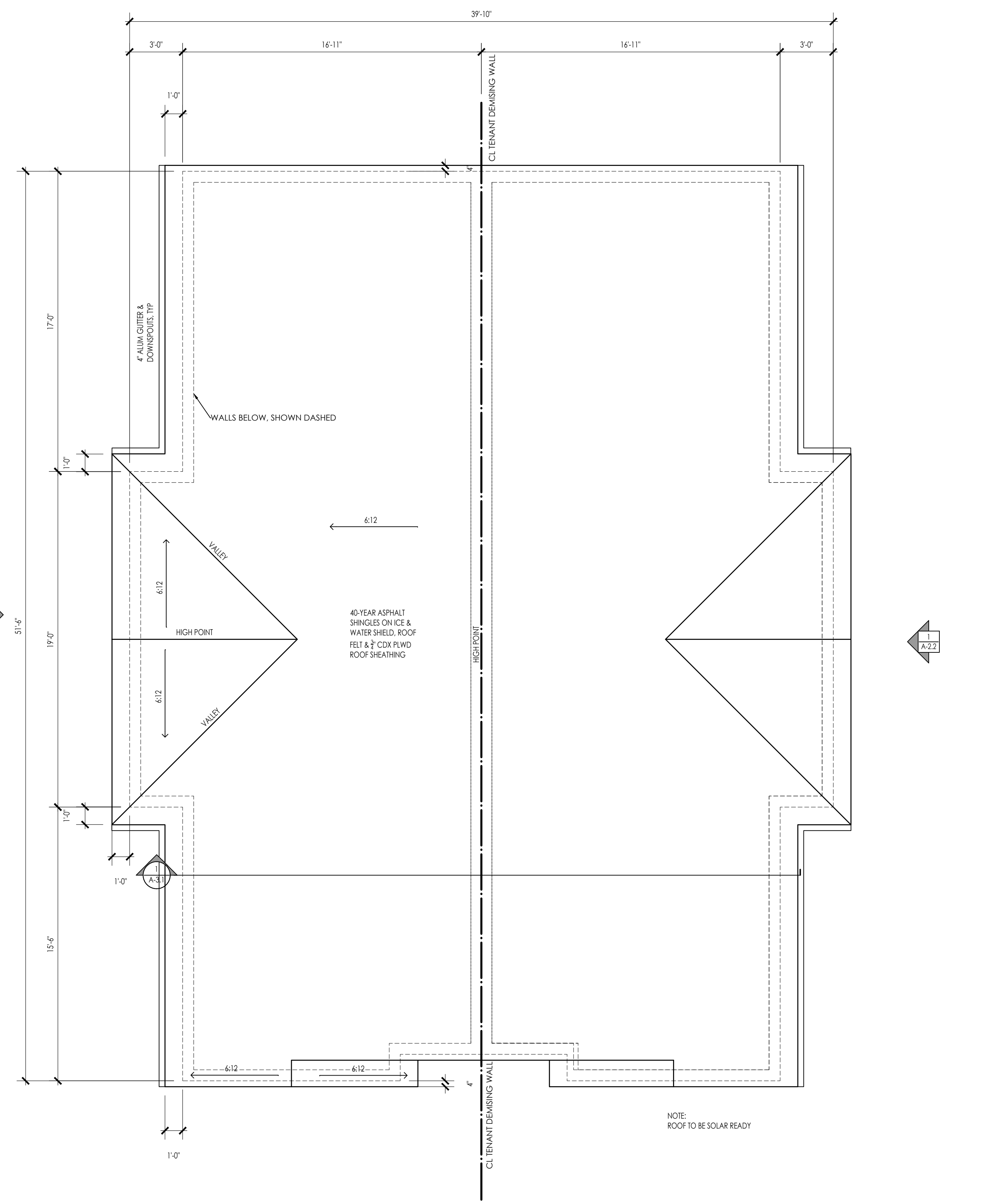
4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH

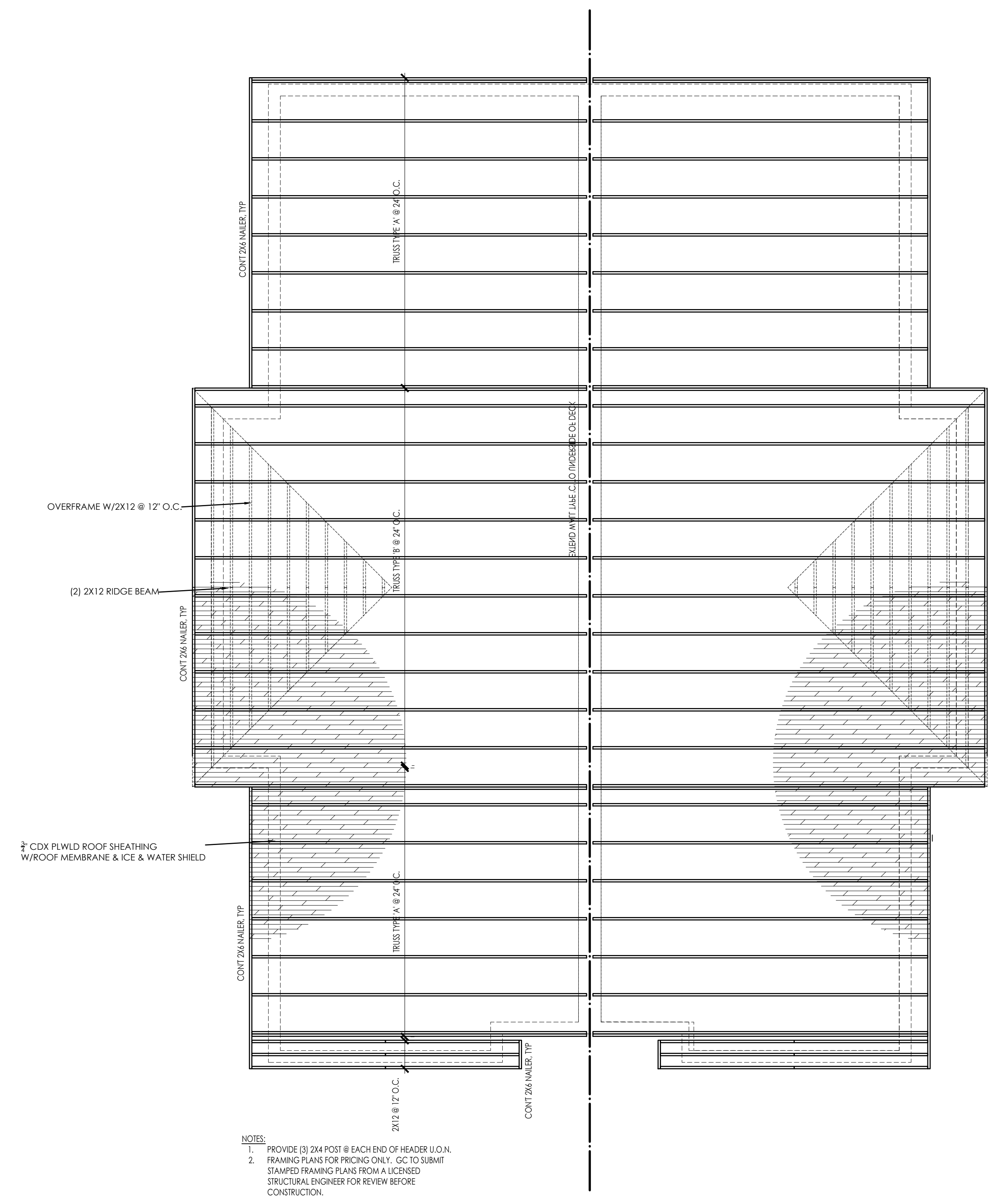
PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED ROOF PLAN & ROOF FRAMING PLAN

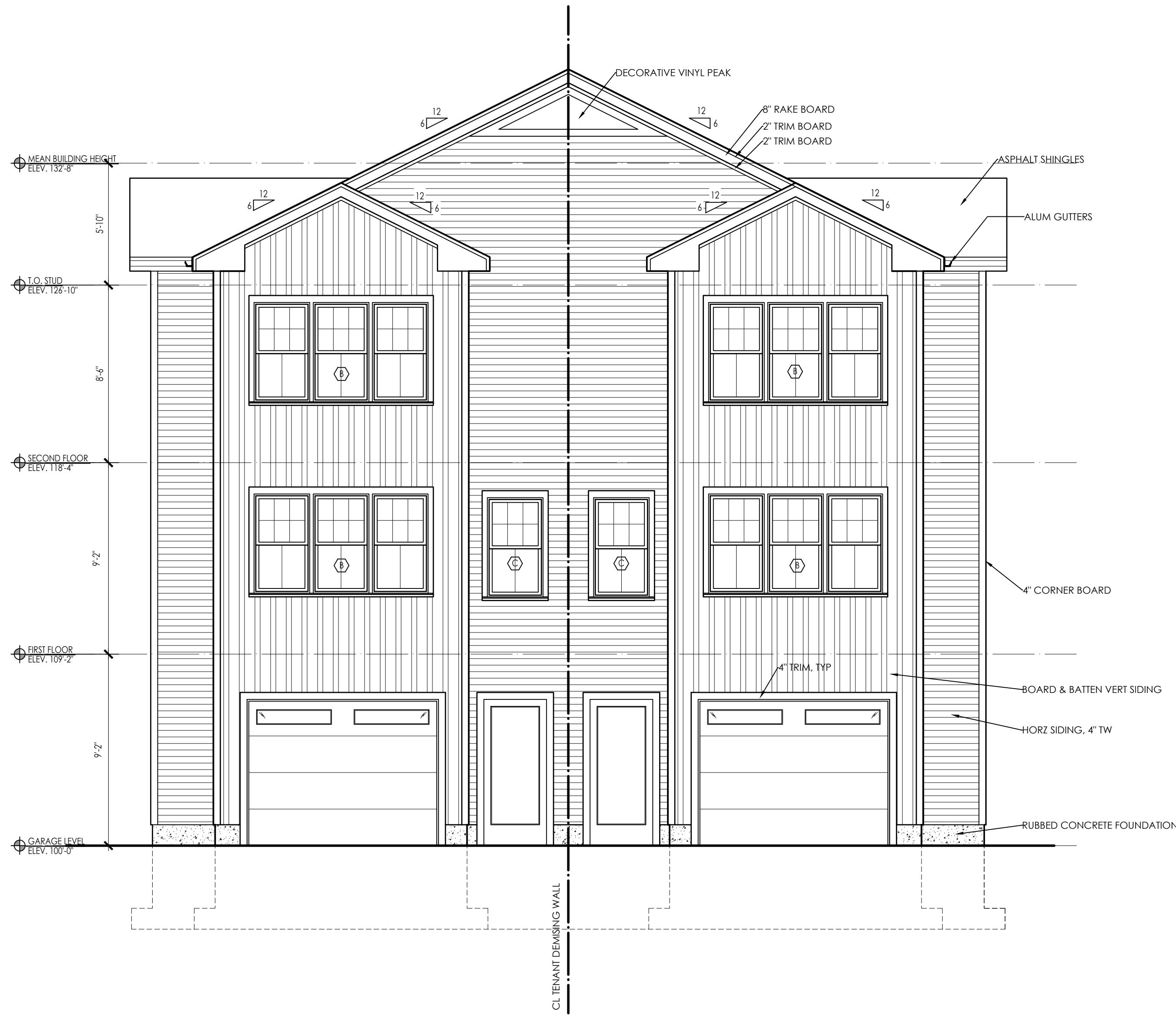
SHEET NUMBER:
A-1.3



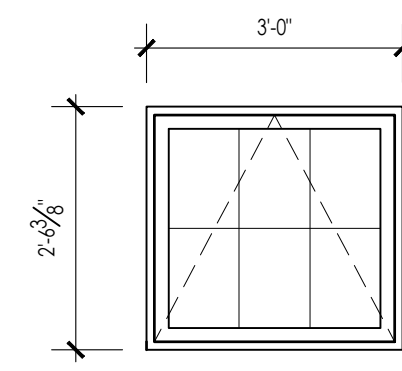
PROPOSED ROOF PLAN 1
A-1.3
 SCALE: 1/4" = 1'-0"



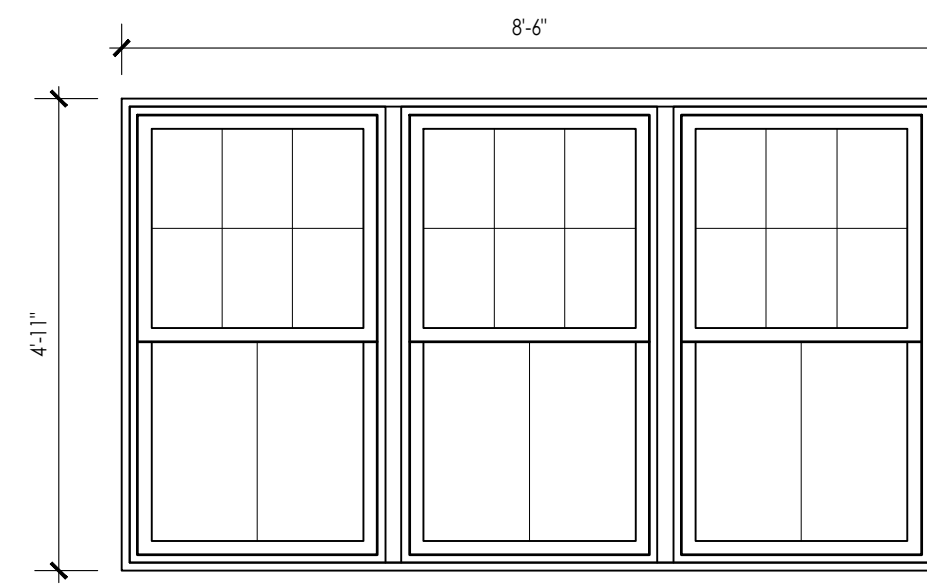
PROPOSED ROOF FRAMING PLAN 2
A-1.3
 SCALE: 1/4" = 1'-0"



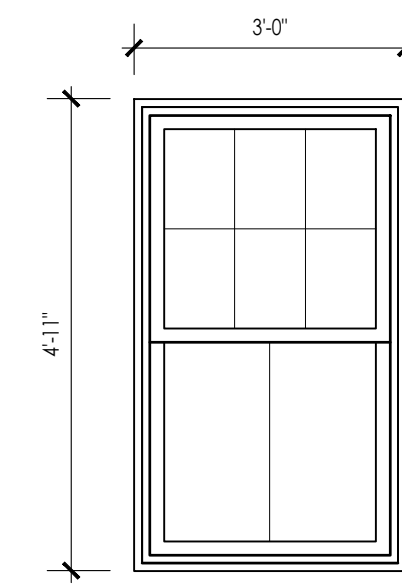
PROPOSED FRONT ELEVATION 1
A-2.1
SCALE: 1/4" = 1'-0"



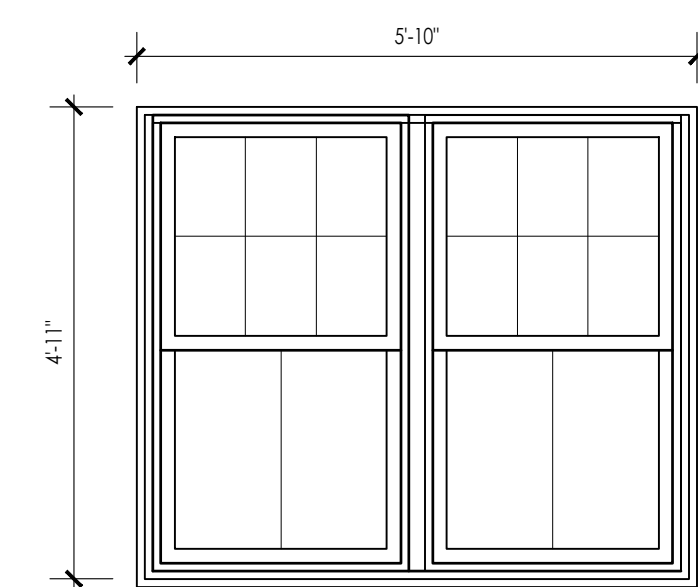
A
WINDOW TYPE 'A'
VINYL AWNING WINDOW
W/LOW-E INSUL. GLAZING
SILL @ 4'-6"



B
WINDOW TYPE 'B'
TRIPLE VINYL DOUBLE HUNG WINDOW,
FACTORY MULLED
W/LOW-E INSUL. GLAZING
SILL @ 2'-8"



C
WINDOW TYPE 'C'
VINYL DOUBLE HUNG WINDOW,
EGRESS SIZING REQUIRED
W/LOW-E INSUL. GLAZING
SILL @ 2'-8"



D
WINDOW TYPE 'D'
DOUBLE VINYL DOUBLE HUNG WINDOW,
FACTORY MULLED
W/LOW-E INSUL. GLAZING
SILL @ 2'-8"

PROPOSED WINDOW TYPES 2
A-2.1
SCALE: 1/2" = 1'-0"

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED FRONT ELEVATION

SHEET NUMBER:
A-2.1

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	06.01.2024
DESIGN DEVELOPMENT	06.04.2024
BID	N/A
PERMIT	06.10.2024
CONSTRUCTION	
EXISTING CONDITIONS	

4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH

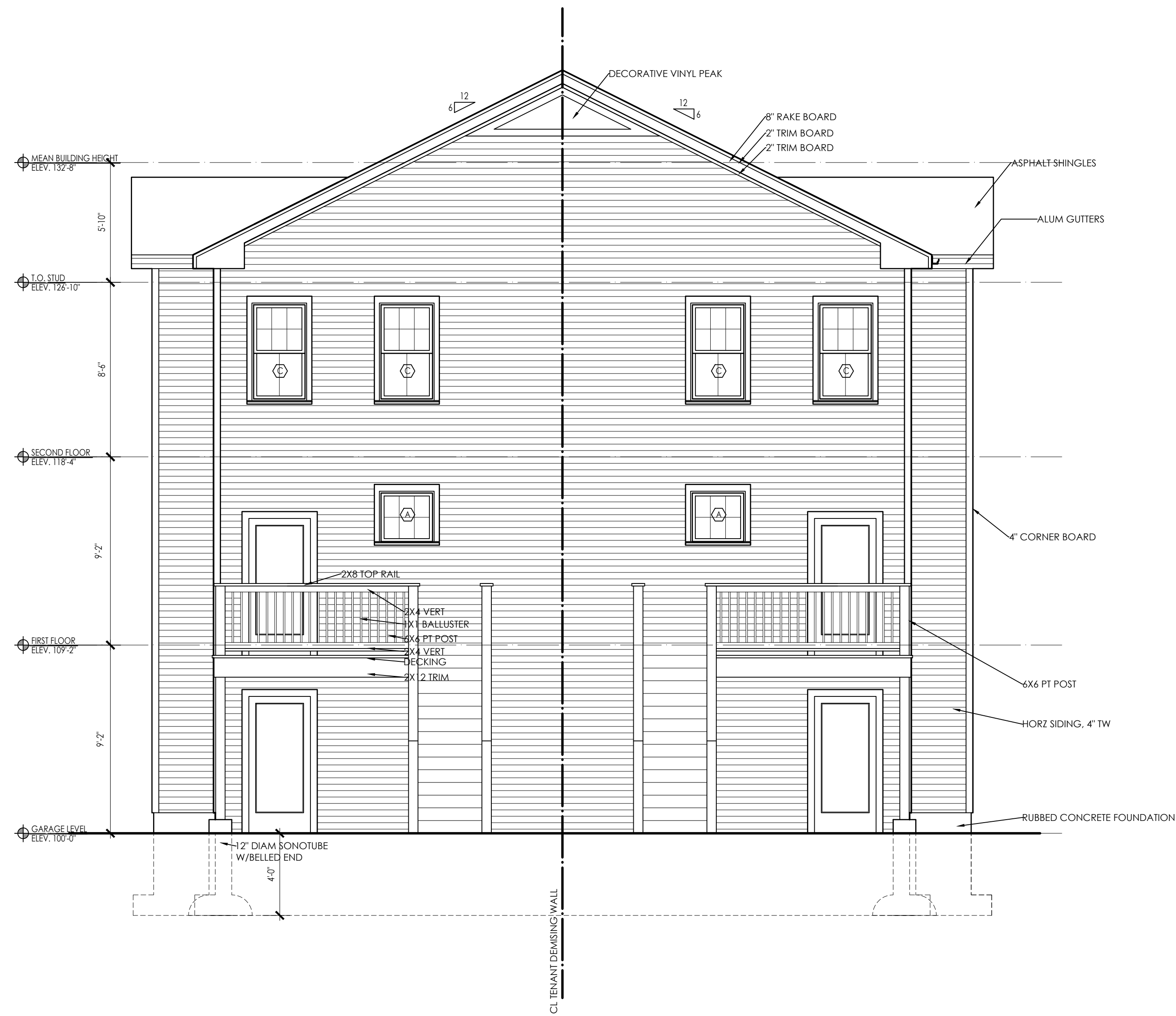
PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED RIGHT SIDE ELEVATION

SHEET NUMBER:
A-2.2



PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0" 1
A-2.2



PROPOSED REAR ELEVATION 1
A-2.3
SCALE: 1/4" = 1'-0"



ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	06.01.2024
DESIGN DEVELOPMENT	06.04.2024
BID	N/A
PERMIT	06.10.2024
CONSTRUCTION	
EXISTING CONDITIONS	

4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
NEW DUPLEX
16 CARVER STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED REAR ELEVATION

SHEET NUMBER:
A-2.3



PROPOSED LEFT SIDE ELEVATION 1
SCALE: 1/4" = 1'-0" A-2.4

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED LEFT SIDE ELEVATION

SHEET NUMBER:

A-2.4

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	06.01.2024
	DESIGN DEVELOPMENT	06.04.2024
	BID	N/A
	PERMIT	06.10.2024
	CONSTRUCTION	
	EXISTING CONDITIONS	

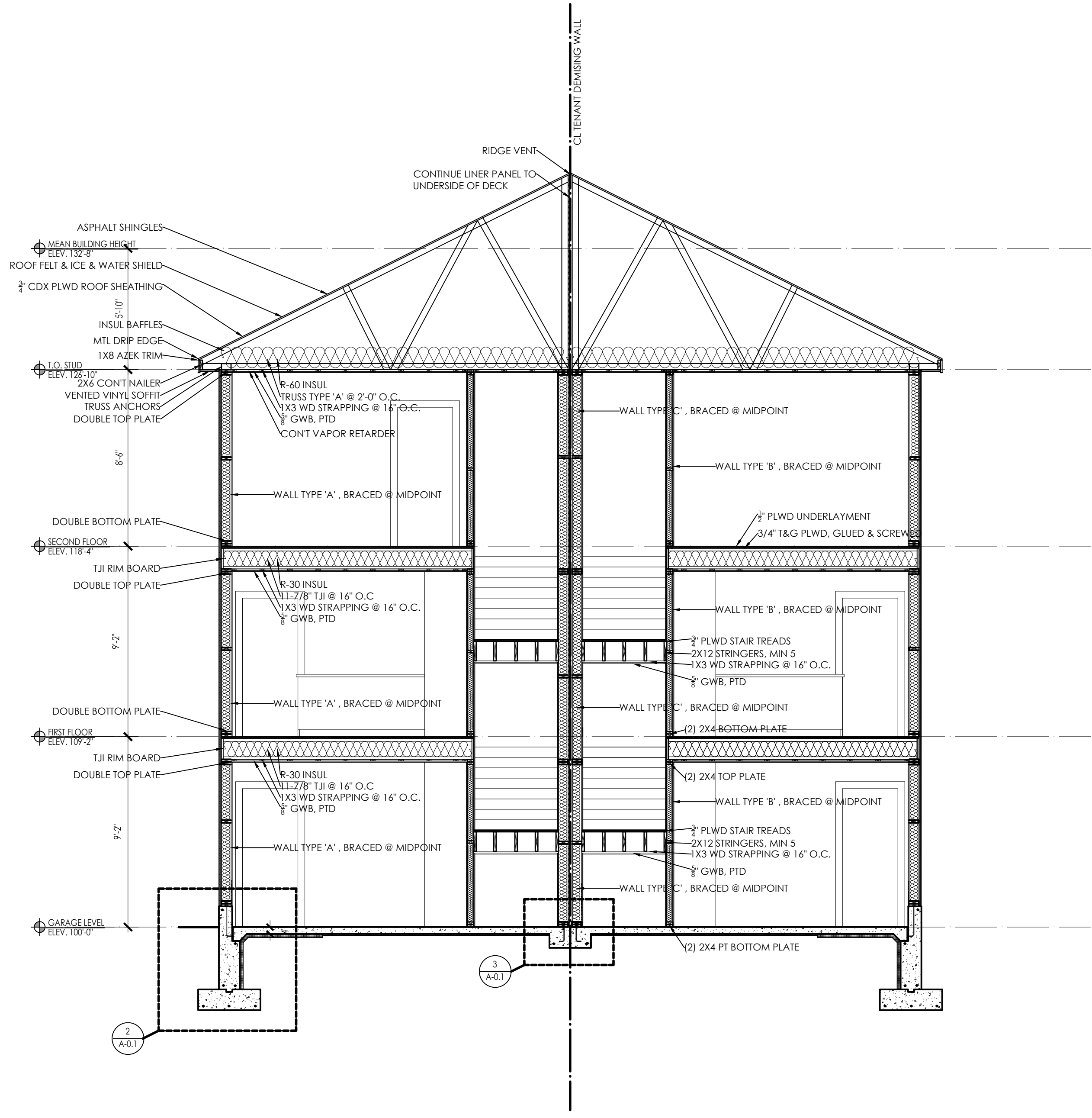
4	
3	
2	
1	
	REVISION DATE

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	-
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
 NEW DUPLEX
 16 CARVER STREET
 WORCESTER, MA 01604

SHEET TITLE:
 PROPOSED BUILDING SECTION

SHEET NUMBER:
A-3.1



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