NEW CONSTRUCTION:

PROPOSED DUPLEX

PROJECT LOCATION
74-76 VALMOR STREET
WORCESTER, MA 01604

CLIENT
FOREVER MECHANICAL HVAC/R, INC.
90 MADISON STREET
WORCESTER, MA 01608

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

ABBREVIATIONS

ACOUSTICAL CEILING TILE	A.C.T.	MANUFACTURED	MFD
ACOUSTIC	ACST	MARBLE	MAR
ABOVE FINISHED FLOOR	AFF	MASONRY	MAS
ALUMINUM	ALUM	MASONRY OPENING	MSRY
ARCHITECT	ARCH	MATERIAL	MAT
AVERAGE	AVG	MAXIMUM	MAX
BEAM	BM	MECHANICAL	MAX
BOARD	BD	METAL	MTL.
BRASS	BR	METER	M
BRONZE	BRZ	MINIMUM	MIN
BUILDING	BLDG	MISCELLANEOUS	MISC
BUILT-IN	BLT-IN	MULLION	MULL
CABINET	CAB	NATURAL	NAT
CEILING	CLG	NOMINAL	NOM
CENTER LINE	℄	NOT IN CONTRACT	NIC
CENTIMETER	CM	NOT TO SCALE	NTS
CERAMIC	CER	NUMBER	#
CLEAR	CLR	ON CENTER	OC
COLD WATER	CW	OPENING	OPG
COLUMN	COL	OPPOSITE	OPP
CONCRETE	CONC	PAINTED	PTD.
CONCRETE MASONRY UNIT	CMU	PARTITION	PTN
CONSTRUCTION	CONST	PLASTER	PL
CONTINUOUS	CONTS	PLASTIC LAMINATE	PLAM
CONTRACTOR	CONTR	PLUMBING	PLBG
DEMOLITION	DEMO	PLYWOOD	PLWD
DETAIL	DET	PRESSURE TREATED	P.T.
DIAMETER	DIA OR ⌀	QUANTITY	QTY
DIMENSION	DIM	QUARRY TILE	QT
DOOR	DR	RADIUS	R
DOWN	DN	REFERENCE	REF
DRAWING	DWG	REINFORCE	REINF
DRINKING FOUNTAIN	DF	REMOVE	RMV
EACH	EA	REQUIRED	REQD
ELECTRIC	ELEC	REVISION	REV
ELECTRIC WATER COOLER	EWC	RISER	RS
EQUAL	EQ.	ROOM	RM.
EQUIPMENT	EQUIP	ROUGH OPENING	R.O.
ESTIMATE	EST	SCHEDULE	SCH
EXISTING	EXIST	SECTION	SECT
EXTERIOR	EXT	SHEET	SH
FABRICATE	FAB	SIMILAR	SIM
FEET	' OR FT	SOLID CORE	SC
FINISH	FIN	SPECIFICATIONS	SPECS
FINISHED ALL OVER	FAO	SQUARE FEET	SF
FIREPROOF	FP	SQUARE INCHES	SQ IN.
FLOOR	FLR	STAINLESS STEEL	SS
FLUORESCENT	FLUOR	STANDARD	STD
FULL SIZE	FS	STEEL	ST
FURNISH	FURN	STRUCTURAL	STL.
GAUGE	GA	SUSPENDED	SUSP
GENERAL	GEN	SYSTEM	SYS
GLASS	GL	TELEPHONE	TEL
GYPSUM BOARD	GYP BD	TEMPERATURE	TEMP
HARDWARE	HDW	TONGUE & GROOVE	T&G
HARDWOOD	HDWD	TREAD	TR
HEIGHT	HT	TYPICAL	TYP
HOLLOW CORE	HC	UNFINISHED	UNF
HORIZONTAL	HOR	URINAL	UR
HOT WATER	HW	VENT THROUGH ROOF	VTR
INCH	" OR IN.	VERIFY IN THE FIELD	VIF
INSULATION	INSUL	VERTICAL	VERT
INTERIOR	INT	VINYL TILE	VCT
JUNCTION BOX	J-BOX	WAINSCOT	WCT
LAVATORY	LAV	WATER CLOSET	WC
LIGHT	LT	WATERPROOF	WP
LIGHTING	LTG	WEIGHT	WT
LINEAR	LIN	WIDTH	W
LINOLEUM	LINO	WITH	W/
MANUFACTURER	MFR	WITHOUT	W/O
GALVANIZE	GALV.	WOOD	WD
GYPSUM WALL BOARD	GWB	WROUGHT IRON	WI
		YARD	YD

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LEGEND

SYMBOLS

- SECTION (1 / A-1)
- DETAIL (1 / A-1)
- EXTERIOR ELEVATION (A-1)
- INTERIOR ELEVATION (A-1)
- DOOR INDICATION (101)
- WINDOW INDICATION (A)
- PARTITION TYPE (A)
- ROOM NUMBER (123)
- CEILING REFERENCE (A, 9'-0")
- VERTICAL REF. POINT (T.O. PLATE ELEV. 9'-0")

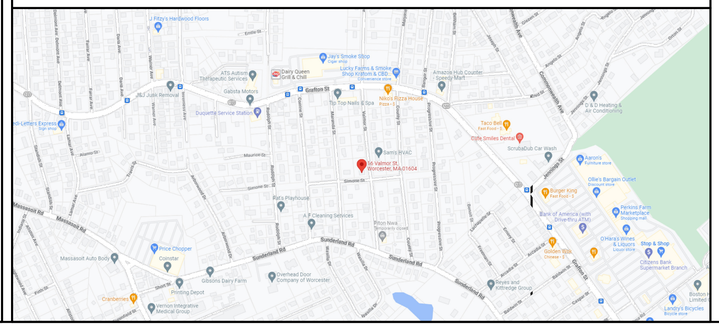
MATERIALS

- EARTH - LOAM
- EARTH - FILL
- GRAVEL
- SAND
- CONCRETE
- CONCRETE MASONRY
- BRICK
- BITUMINOUS CONCRETE
- BATT INSULATION
- RIGID INSULATION
- WOOD - FRAMING
- WOOD - FINISH
- PLYWOOD - SMALL SCALE
- ACOUSTICAL TILE
- STEEL
- ALUMINUM

DRAWING SYMBOLS

- EXIST WALL TO REMAIN
- DEMO EXIST WALL
- NEW CONSTRUCTION
- PULL STATION
- EMERGENCY EXIT SIGN
- HORN/STROBE
- STROBE
- EMERGENCY BATTERY UNIT
- REMOTE HEAD
- EMERGENCY EXIT SIGN W/BATTERY UNIT
- FIRE EXTINGUISHER
- CARD READER ACCESS
- ES EMERGENCY SHOWER
- THERMOSTAT
- SMOKE DETECTOR
- FLOURESCENT LIGHTING FIXTURE
- SPRINKLER HEAD
- HVAC GRILLE - RETURN
- HVAC - SUPPLY
- RECESSED DOWN LIGHT
- M MOTION DETECTOR

LOCUS MAP



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ARCHITECT'S STAMP:
REGISTERED ARCHITECT · JESSE G. HILGENBERG · No. 20619 · UXBRIDGE MA · COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	N/A
DESIGN DEVELOPMENT	N/A
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:
PROPOSED DUPLEX
74-76 VALMOR 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.

1. ALL WORK SHALL COMPLY WITH MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS, LAWS AND ORDINANCES OF ALL THE AUTHORITIES HAVING JURISDICTION.
2. DISCONNECTION OF UTILITIES REQUIRED BY THE WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL.
3. ALL WORK IS TO COMPLY WITH APPLICABLE PROVISIONS OF ANSI CODE FOR BUILDING CONSTRUCTION; ANS110.6, SAFETY OF DEMOLITION.
4. UTILITY LINES TO BE ABANDONED SHALL BE DISCONNECTED. REMOVE AS REQUIRED, AND/OR CAPPED OFF IN ACCORDANCE WITH APPLICABLE CODE AND REGULATIONS.
5. REMOVE ALL AREAS SHOWN DASHED (TYPICAL) ON DEMOLITION PLANS.
6. CONTRACTOR TO PROTECT ALL EXISTING AREAS BEYOND LIMIT OF WORK OR ITEMS THAT ARE TO REMAIN, AS REQUIRED.
7. COORDINATE DEMOLITION WORK WITH PROPOSED NEW WORK SHOWN ON PROJECT DRAWINGS.
8. 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.
9. PROVIDE ALL TEMPORARY SHORING BRACING, FRAMING, AND PROTECTION OF EXISTING WORK TO REMAIN BEFORE PROCEEDING WITH DEMOLITION AND DURING ALTERATION WORK.
10. 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.
11. 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.
12. 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.)
13. 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

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS, DEMOLITION CUTTING AND PATCHING
15. 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.
16. 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.
17. 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.
18.
19. 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.
20. PERFORM DEMOLITION WORK CAREFULLY. REMOVE MASONRY, STEEL, CONCRETE, WALLS AND OTHER STRUCTURAL ELEMENTS IN SMALL SECTIONS. REMOVE THESE MATERIALS TO A CLEANLY CUT, STRAIGHT LINE, ACCURATELY ESTABLISHED.
21. 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.
22. COORDINATE REMOVAL OF ANY RATED ASSEMBLIES WITH LOCAL OFFICIALS BEFORE COMMENCING WORK.

C. M.E.P. DEMOLITION NOTES

23. 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.
24. 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.
25. WHERE EXISTING PLUMBING LINES ARE TO BE REWORKED OR REMOVED, ALL PLUMBING 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 TO REMAIN IN PLACE.
26. 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.
27. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL NEW PENETRATIONS THRU ROOF, FLOORS, WALLS, AND CEILINGS.

D. CLEANING

28. 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 CLEAN-UP.

OTHER: REMINDERS/SPECIFIC TO INDIVIDUAL PROJECTS

29. 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.
30. ALL EXISTING COLUMNS TO REMAIN UNLESS NOTED.
31. ALL EXPOSED UNUSED PIPING AND CONDUITS SHALL BE REMOVED BY THE GENERAL CONTRACTOR. SEE SPECIFICATIONS FOR CAPPING.

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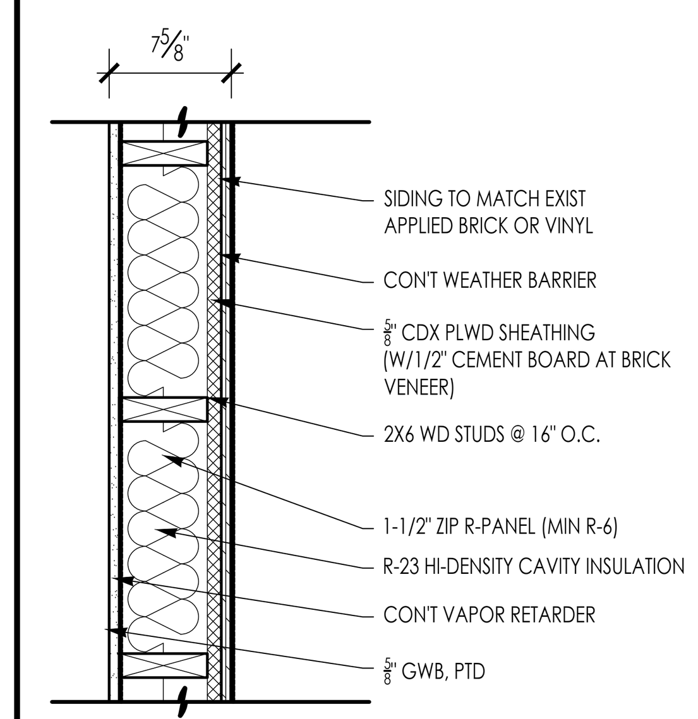
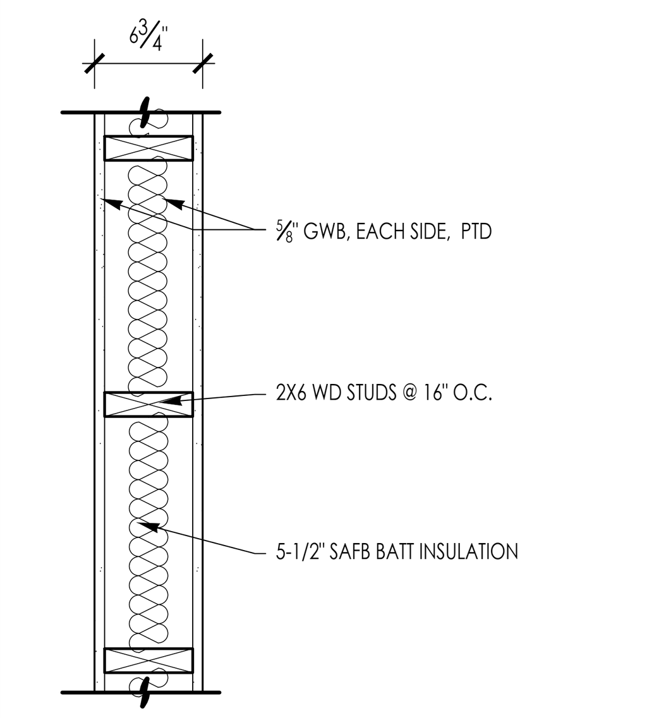
GENERAL CONSTRUCTION NOTES

1. 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 GOVERING THE PROJECT.
2. 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.
3. ALL MATERIALS USED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE.
4. 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.
5. 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.
6. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE AND HAVE FAMILIARIZED THEM SELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
7. THE ARCHITECT WILL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.
8. 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.
9. EACH CONTRACTOR SHALL PERFORM ALL REQUIRED CUTTING AND PATCHING FOR THEIR OWN TRADE, UNLESS OTHERWISE NOTED.
10. DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS.
11. CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE WORK PREMISES.
12. 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.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AND SHALL MAINTAIN REQUIRED EMERGENCY EGRESS DURING CONSTRUCTION.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. ALL FINISHES SHALL COMPLY WITH THE LIMITS FOR FIRE RESISTANCE/FLAMMABILITY AS SPECIFIED IN THE APPLICABLE INTERNATIONAL BUILDING CODE.
20. 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.
21. 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.
22. PROVIDE ALL BLOCKING REQUIRED TO INSTALL MILLWORK, EQUIPMENT, CASEWORK, GRAB BARS, RAILINGS, ETC. TYPE AND LOCATION SHALL BE SUBJECT TO REVIEW BY ARCHITECT.
23. FOAM IN PLACE INSULATION FOR SMALL GAPS AND VOIDS.
24. CAULK ALL JOINTS OF DISSIMILAR MATERIALS.
25. PLAN DIMENSIONS ARE TO FACE OF PARTITION AT INTERIOR AND FACE OF FOUNDATION AT EXTERIOR, UNLESS OTHERWISE NOTED.
26. REFER TO OWNERS ENVIRONMENTAL REPORT REGARDING CONTAMINANTS AND ASBESTOS ON THE PROJECT SITE/BUILDING.

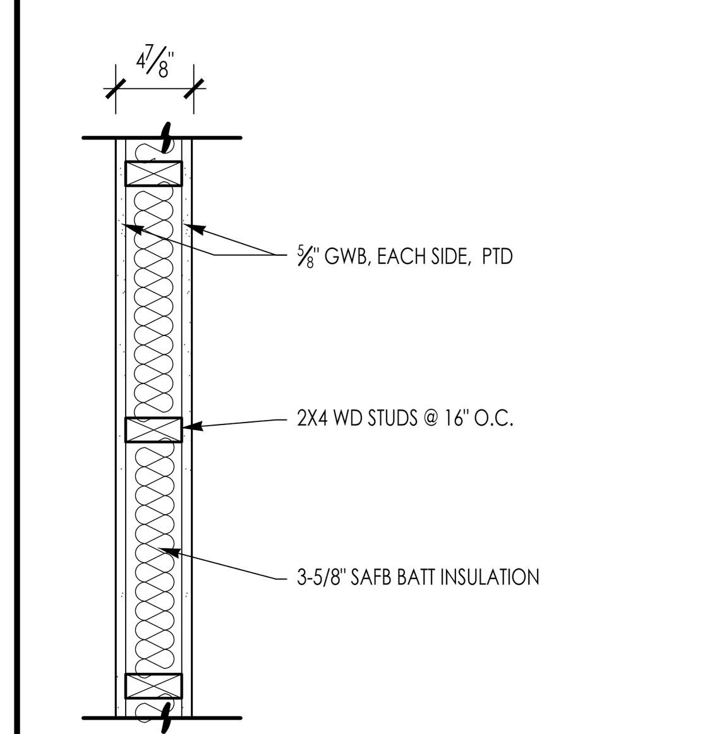


A — EXTERIOR WOOD STUD WALL ASSEMBLY
SCALE: 1' = 1'-0"



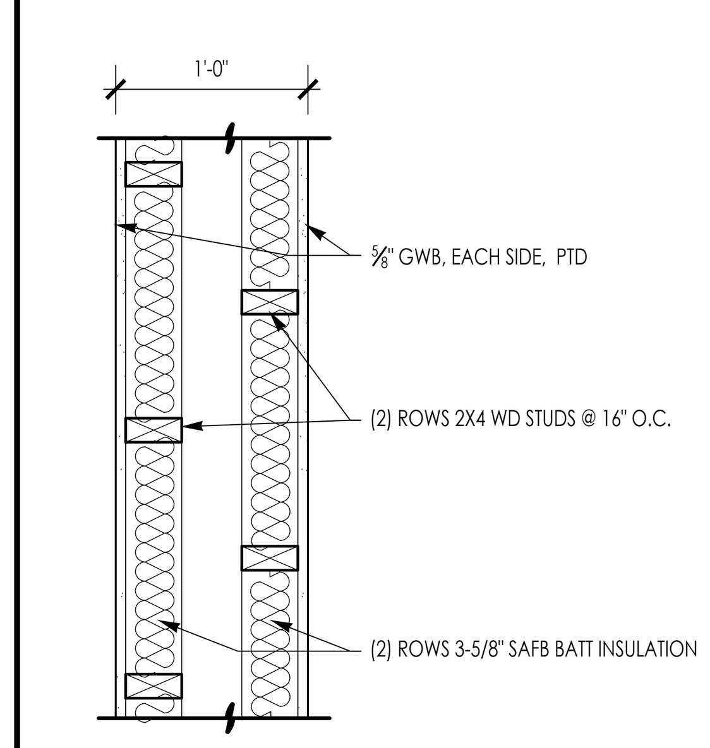
1-HOUR RATED

E — INTERIOR 2X6 BEARING WALL ASSEMBLY
SCALE: 1' = 1'-0"

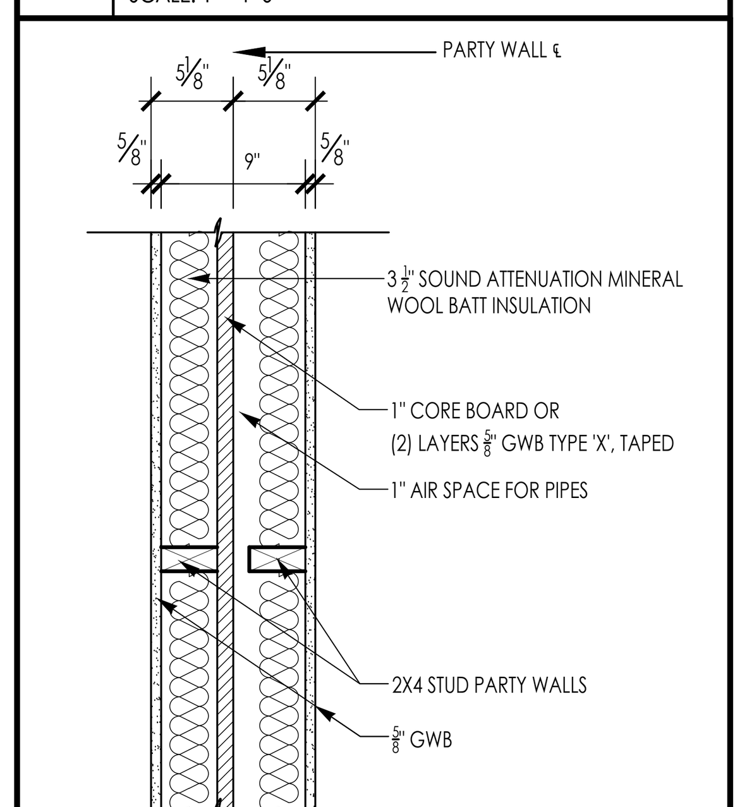


ALL WALLS TO BE WALL TYPE 'B' U.O.N.

B — INTERIOR WALL ASSEMBLY
SCALE: 1' = 1'-0"



C — PLUMBING WALL ASSEMBLY
SCALE: 1' = 1'-0"



D — PARTY WALL ASSEMBLY
SCALE: 1" = 1'-0"

CODE REVIEW

- [x] NEW BUILDING
- [x] NEW CONSTRUCTION
- [ ] EXISTING BUILDING
- [ ] ADDITION
- [ ] REPAIR
- [ ] ALTERATION

A. APPLIABLE CODES:
780 CMR: MASSACHUSETTS STATE BUILDING CODE - 9th EDITION
2015 INTERNATIONAL BUILDING CODE W/MASSACHUSETTS AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE W/MASSACHUSETTS AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE W/MASSACHUSETTS AMENDMENTS
521 CMR: ARCHITECTURAL ACCESS BOARD RULES & REGULATIONS
28 CFR ART 36: ADA ACCESSIBILITY GUIDELINES

B. BUILDING USE AND CONSTRUCTION CLASSIFICATION:

	CODE REF	PROPOSED
CONSTRUCTION TYPE	T601	VB
USE GROUP	S306.1	R-3 USE (2 DWELLING UNITS)
SEPARATED USES	T508.4	1-HOUR BETWEEN UNITS
BASE ALLOWABLE HEIGHT	T504.4	3-STORIES
BASE ALLOWABLE AREA	T506.2	UNLIMITED

C. BUILDING ACTUAL GROSS AREA

TOTAL BUILDING AREA	5,150 GSF
BASEMENT	1,750 GSF
FIRST FLOOR	1,750 GSF
SECOND FLOOR	1,650 GSF
TOTAL BUILDING HEIGHT	2 STORIES

D. 2021 IECC - ENVELOPE INSULATION REQUIREMENTS W/STRETCH CODE

HERS RATING REQUIRED	52	
ATTIC INSULATION	R-66	U-0.021
WOOD FRAMED WALLS	R-22 + R-6 CI	U-0.041
MASS WALLS	R-14.5 CI	U-0.074
FLOOR	R-33	U-0.030
BASEMENT WALL	R-14.5 + R-6 CI	U-0.045
SLAB	R-11 FOR 4'-0"	

FENESTRATION	U-0.27
GLAZED	U-0.36
SKYLIGHT	U-0.50

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ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

[ ]	SCHEMATIC	N/A
[ ]	DESIGN DEVELOPMENT	N/A
[ ]	BID	N/A
[x]	PERMIT	06.10.2024
[ ]	CONSTRUCTION	
[ ]	EXISTING CONDITIONS	

	REVISION DATE
4	
3	
2	
1	

DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
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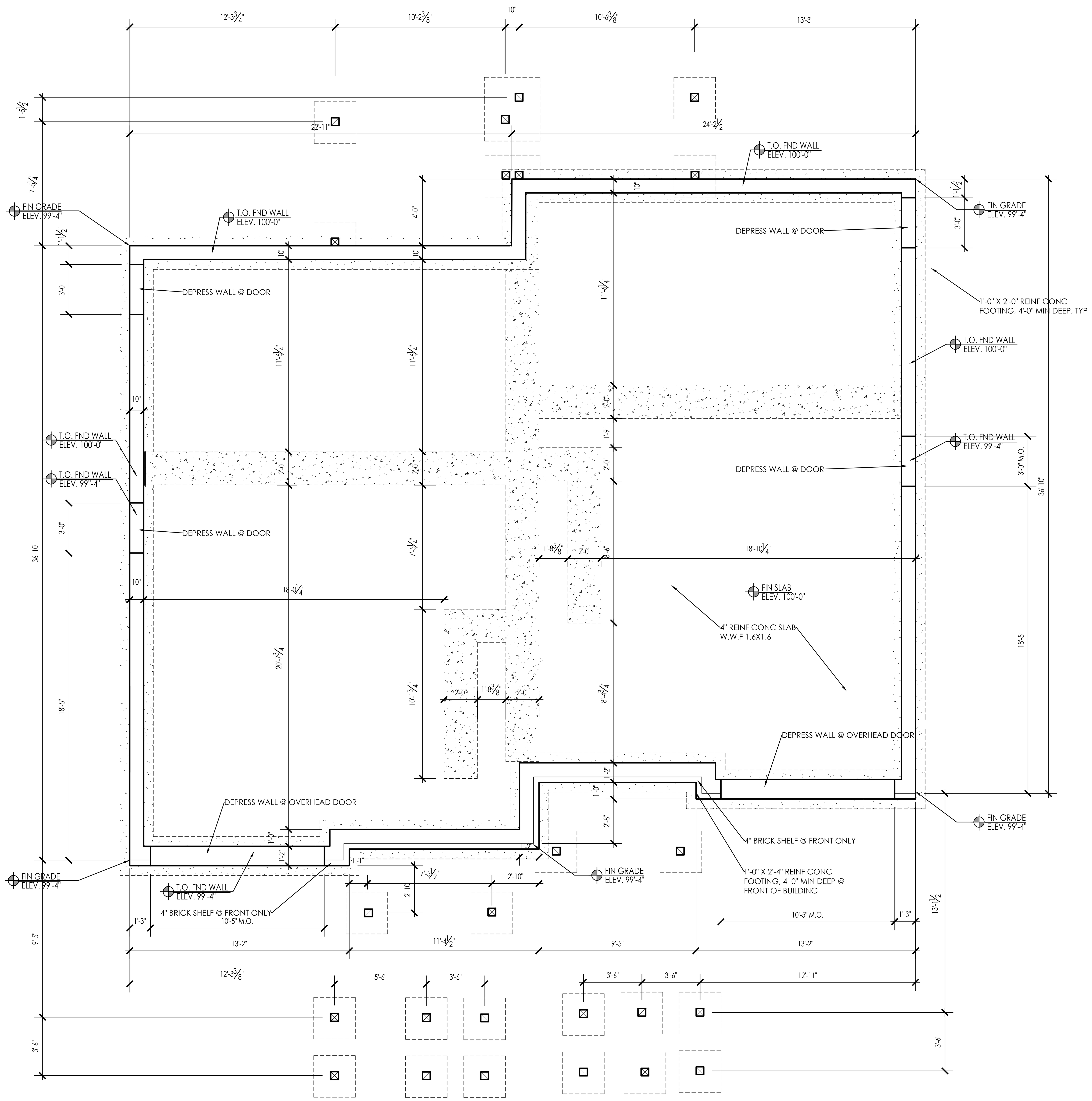
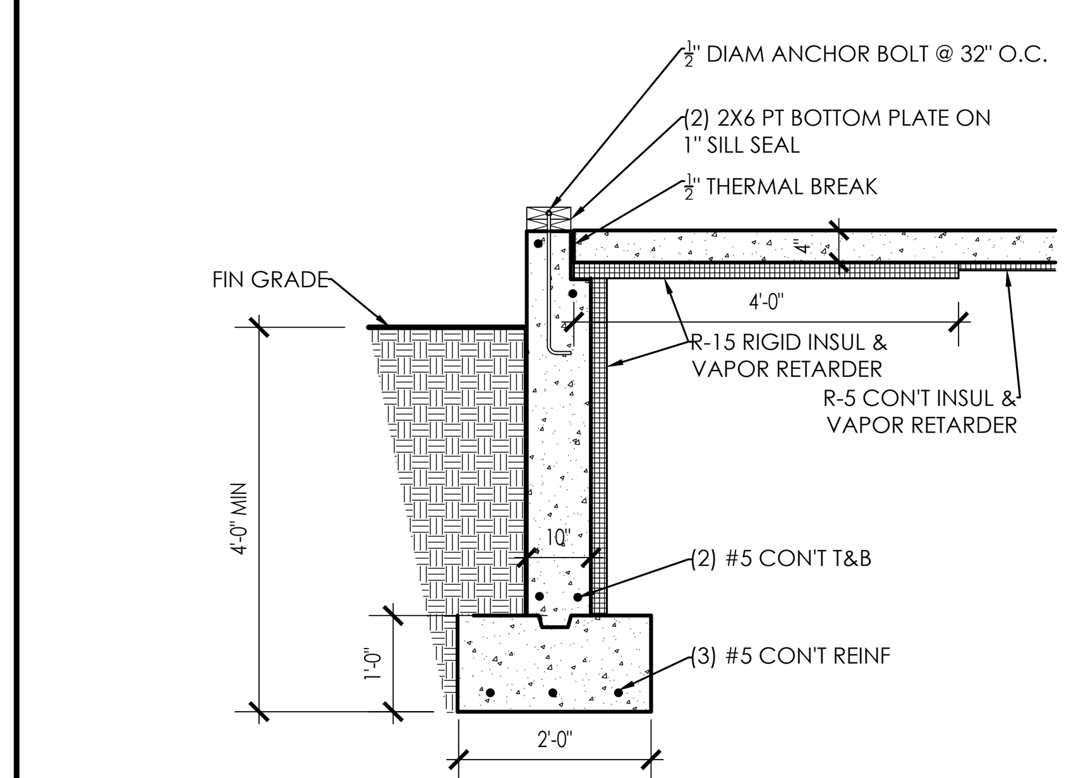
PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
GENERAL NOTES & DETAILS

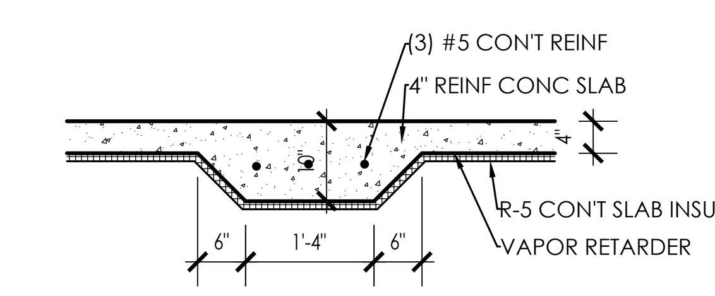
SHEET NUMBER:
T-1.1



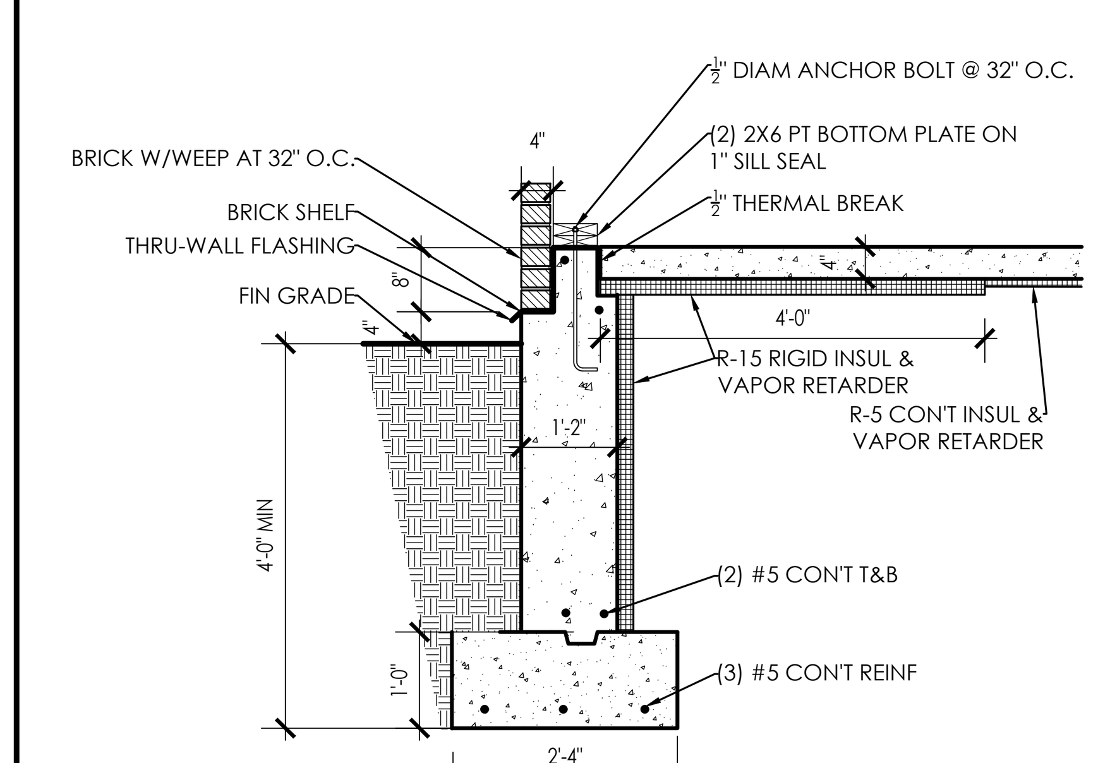
PROPOSED FOUNDATION PLAN (1 / A-0.1)
SCALE: 1/4" = 1'-0"



TYPICAL FROST WALL SECTION (2 / A-0.1)
SCALE: 1/2" = 1'-0"



TYPICAL HAUNCHED WALL SECTION (3 / A-0.1)
SCALE: 1/2" = 1'-0"



FOUNDATION AT FRONT ELEVATION (4 / A-0.1)
SCALE: 1/2" = 1'-0"

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

REGISTERED ARCHITECT — JESSIE G. HILGENBERG — No. 50619 — UXBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED FOUNDATION PLAN

SHEET NUMBER:
A-0.1

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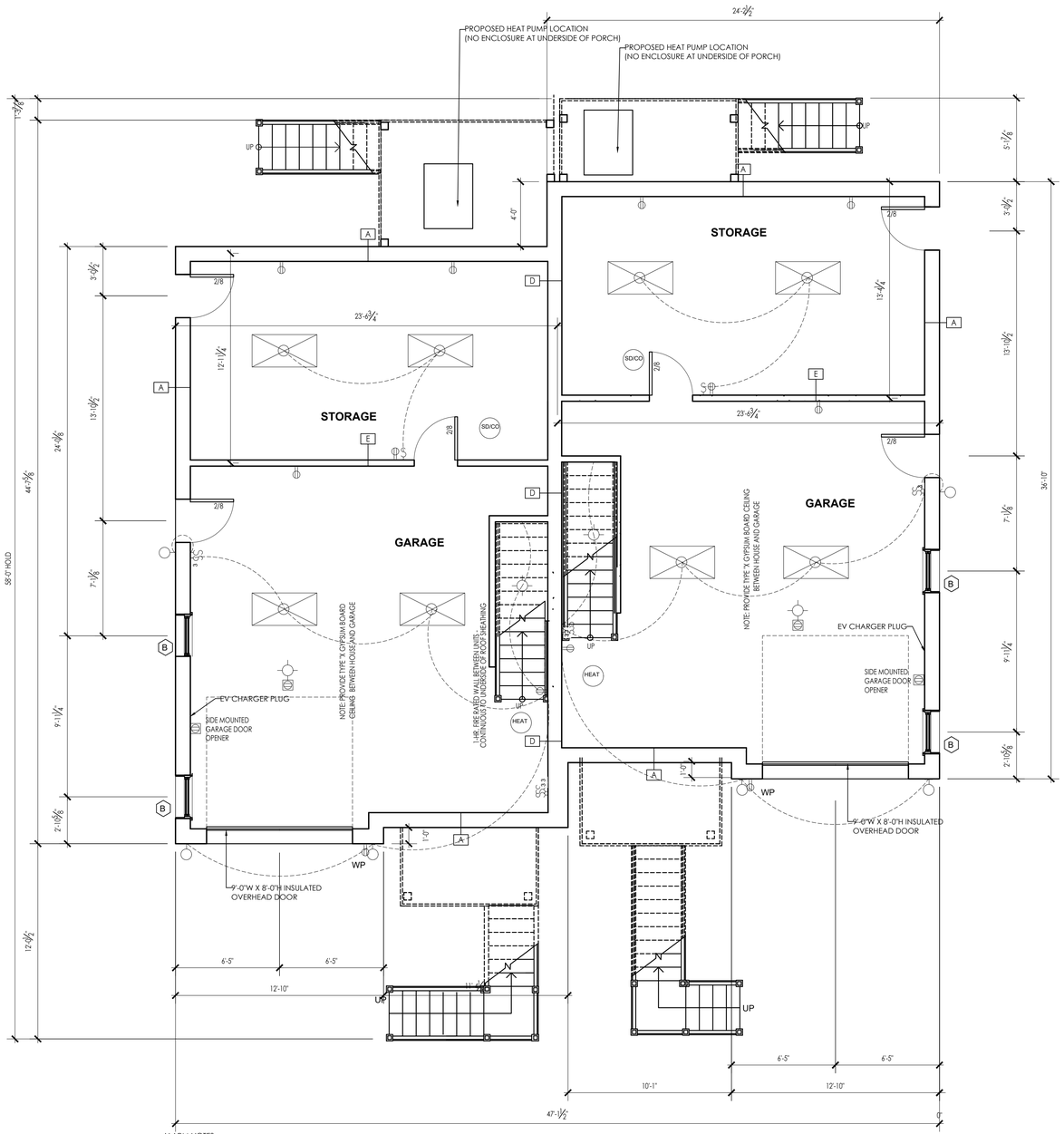

ALARM NOTES:
ALL LOCAL ALARMS (SMOKE HEAT & CO) SHALL GET 120V
POWER FROM THE BUILDING, AND SHALL HVAE BATTERY
BACKUP. ALL LOCAL ALARMS ARE TO BE INTERCONNECTED.

DETECTORS INDICATED AS "HEAT" SHALL BE HEAT DETECTORS.
DETECTORS INDICATED AS "SD/CO" SHALL BE COMBINATION SMOKE (PHOTOELECTRIC) AND CARBON MONOXIDE DETECTORS.
DETECTORS INDICATED AS "S" SHALL BE SMOKE (PHOTOELECTRIC).

PROPOSED BASEMENT PLAN

1 / A-1.0

SCALE: 1/4" = 1'-0"

6/27/2024 12:14 PM

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
FIRST FLOOR
300 MAIN STREET
WORCESTER, MASSACHUSETTS 01608
(T) 508.753.1053 (F) 508.754.3648
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

JESSE G. HILGENBERG
No. 20615
UXBRIDGE
MA
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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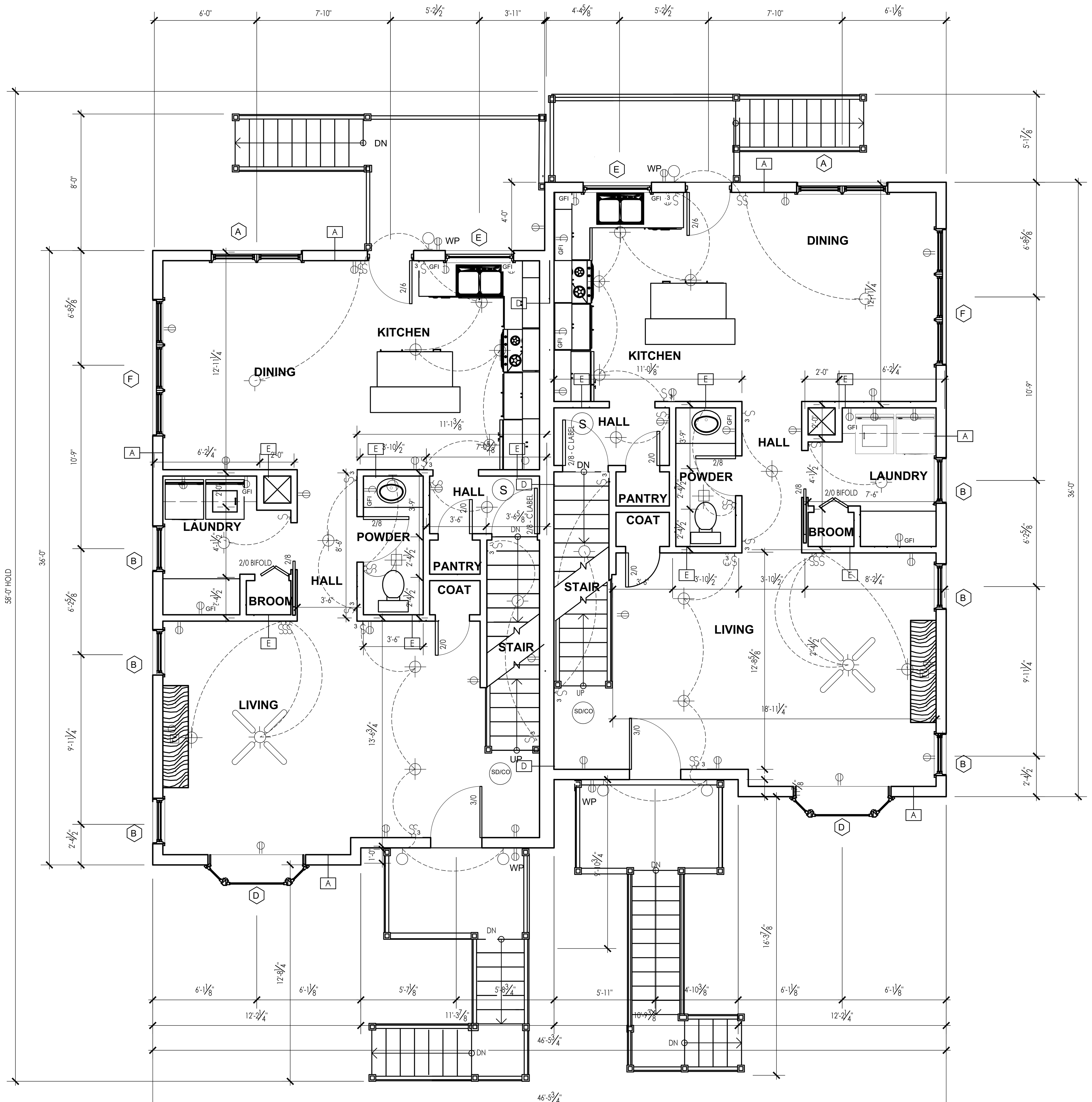
DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED BASEMENT PLAN

SHEET NUMBER:
A-1.0



ALARM NOTES:
ALL LOCAL ALARMS (SMOKE HEAT & CO) SHALL GET 120V POWER FROM THE BUILDING, AND SHALL HVAE BATTERY BACKUP. ALL LOCAL ALARMS ARE TO BE INTERCONNECTED.

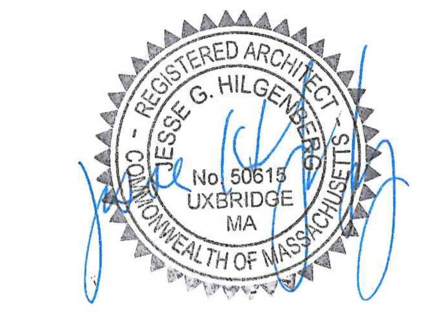
DETECTORS INDICATED AS "HEAT" SHALL BE HEAT DETECTORS.
DETECTORS INDICATED AS "SD/CO" SHALL BE COMBINATION SMOKE (PHOTOELECTRIC) AND CARBON MONOXIDE DETECTORS.
DETECTORS INDICATED AS "S" SHALL BE SMOKE (PHOTOELECTRIC).

PROPOSED FIRST FLOOR PLAN 1 / A-1.1
SCALE: 1/4" = 1'-0"

6/27/2024 12:14 PM

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

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

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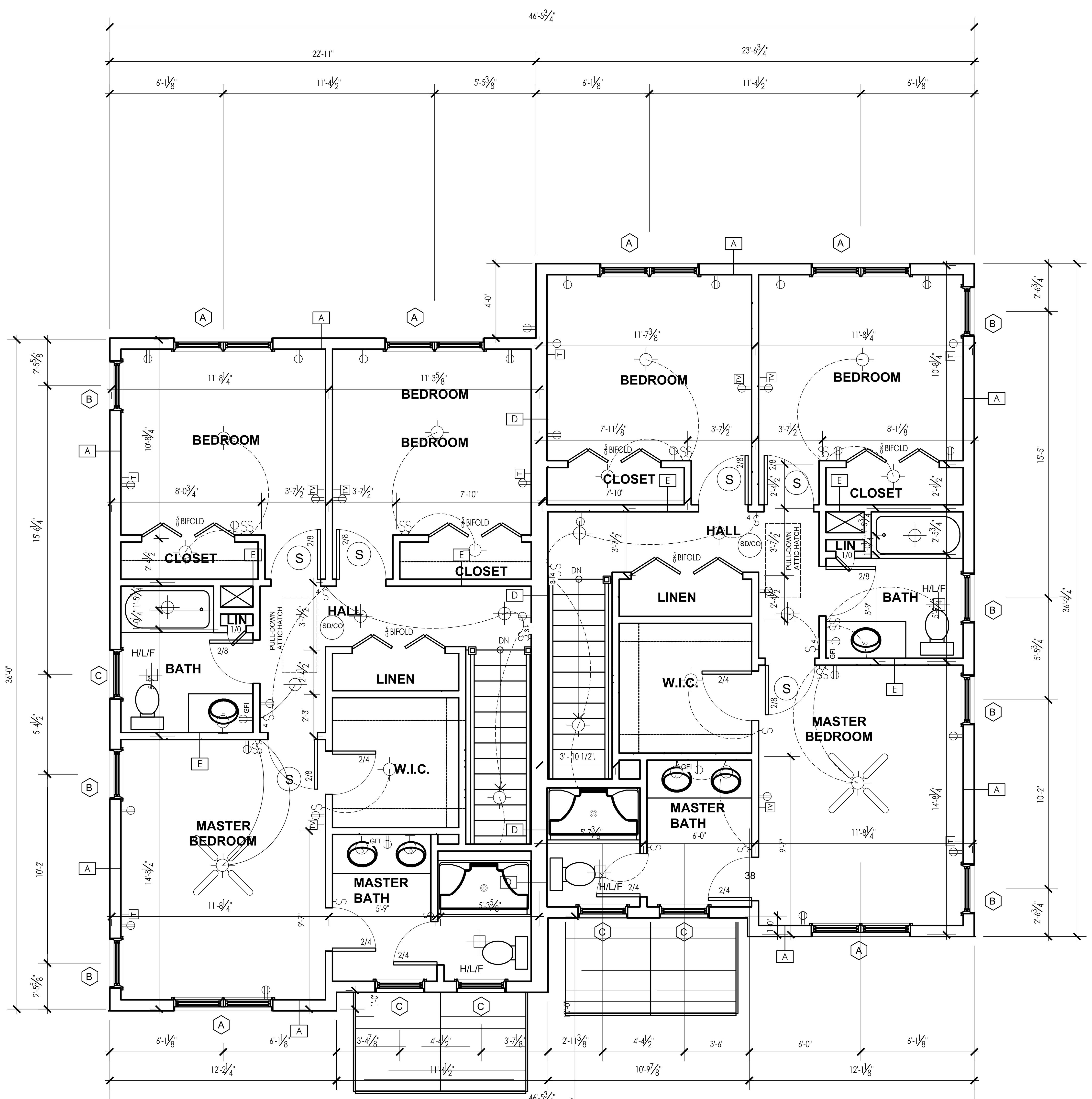
	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:
A-1.1



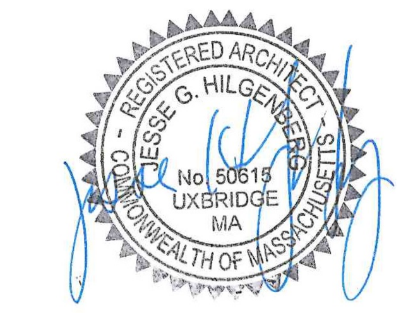
ALARM NOTES:
ALL LOCAL ALARMS (SMOKE HEAT & CO) SHALL GET 120V POWER FROM THE BUILDING, AND SHALL HVAE BATTERY BACKUP. ALL LOCAL ALARMS ARE TO BE INTERCONNECTED.

DETECTORS INDICATED AS "HEAT" SHALL BE HEAT DETECTORS.
DETECTORS INDICATED AS "SD/CO" SHALL BE COMBINATION SMOKE (PHOTOELECTRIC) AND CARBON MONOXIDE DETECTORS.
DETECTORS INDICATED AS "S" SHALL BE SMOKE (PHOTOELECTRIC).

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

6/27/2024 12:14 PM

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T)508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:


ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:
A-1.2

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 HORZONTAL 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:
SEE SHEET S 104FOR ROOF FRAMING

NOTE:
FIELD VERIFY ALL BEARING HEIGHTS

NOTE:
ROOF OVERHANG IS 1 -'4"
UNLESS NOTED OTHERWISE

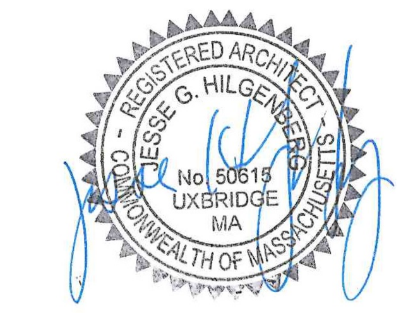
NOTE:
VENTILATION SHALL COMPLY WITH CODE . ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS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

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

6/27/2024 12:14 PM

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T)508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:



ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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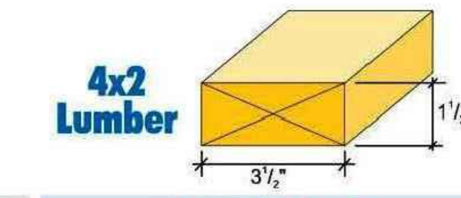
	REVISION DATE

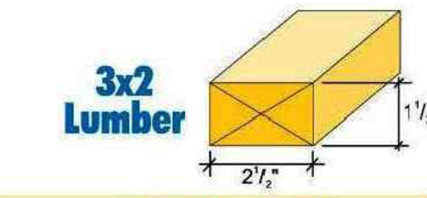
DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED ROOF PLAN

SHEET NUMBER:
A-1.3





Center Spacing	Deflection Limit	40 PSF Live Load 55 PSF Total Load — Truss Depth 12"	14"	16"	18"	20"	22"	40 PSF Live Load 55 PSF Total Load — Truss Depth 12"	14"	16"	18"	20"	22"
16" o.c.	L/360	22'2"	24'11"	26'10"	28'8"	30'4"	31'11"	19'0"	20'9"	22'4"	23'10"	25'3"	26'7"
	L/480	20'2"	22'7"	24'11"	27'2"	29'4"	31'5"	18'0"	20'2"	22"4'	23'10"	25'3"	26'7"
19.2" o.c.	L/360	20'9"	22'8"	24'4"	26'0"	27'6"	29'0"	17'3"	18'9"	20'3"	21'7"	22'10"	24'1"
	L/480	18'11"	21'3"	23'6"	25'7"	27'6"	29'0"	16'11"	18'9"	20'3"	21'7"	22'10"	24'1"
24" o.c.	L/360	18'5"	20'1"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"
	L/480	17'7"	19'9"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"

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.
9½"	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"
11⅞"	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'-3"	17'-8"	15'-9"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"(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)
	230	24'-8"	22'-6"	21'-2"	19'-9"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	***29'-6"***	***26'-10"***	25'-4"(1)	20'-11"(1)
16"	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	***27'-3"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	***28'-9"***	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	***32'-8"***	***29'-8"***	26'-3"(1)	20'-11"(1)

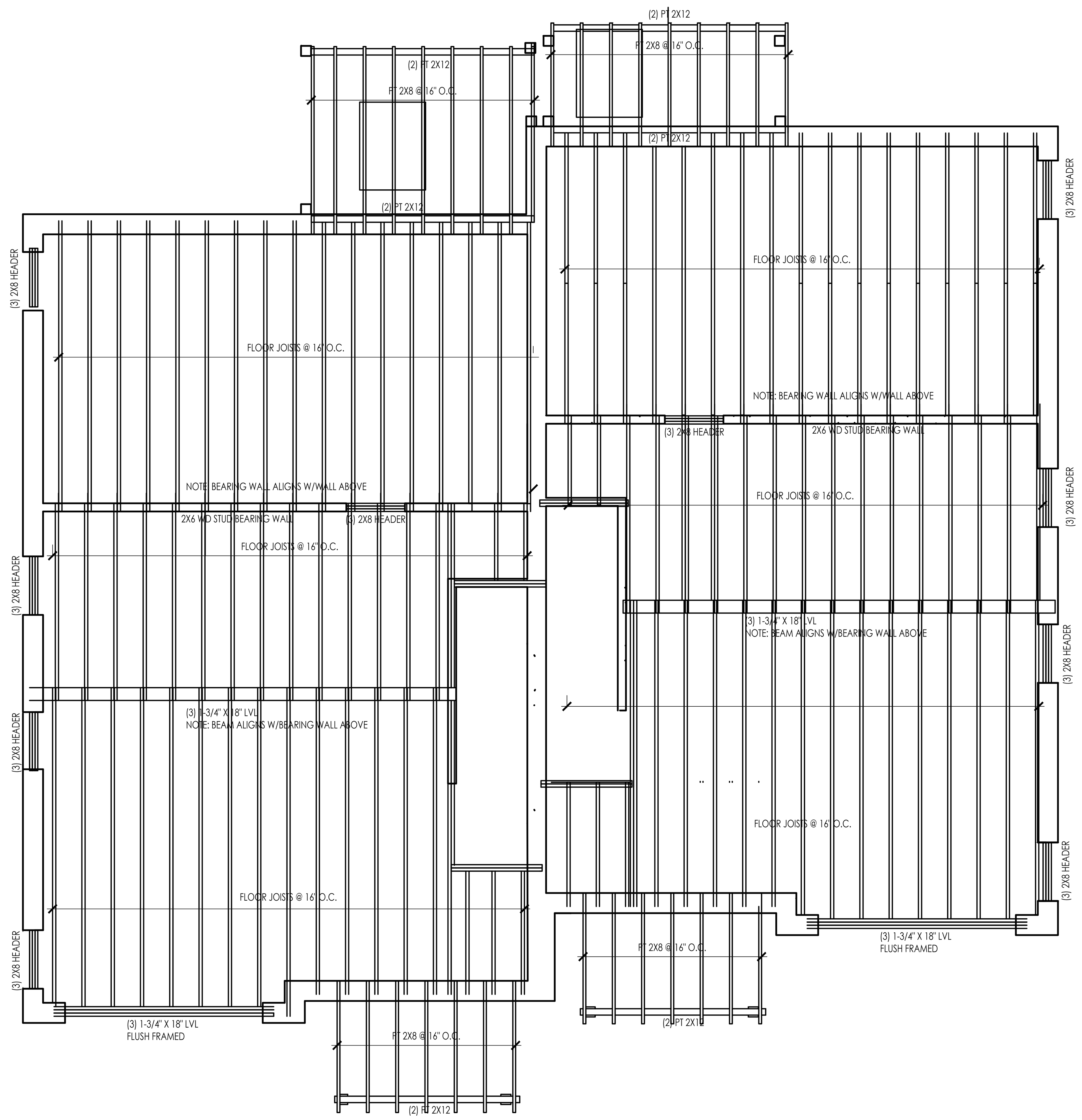
L/360 Live Load Deflection (Minimum Criteria per Code)

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.
9½"	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"
11⅞"	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)
	230	24'-0"	21'-11"	20'-5"	18'-3"	***23'-7"***	20'-5"	18'-7"	16'-7"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	***25'-4"***	***23'-2"***	***21'-10"(1)***	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	***28'-10"***	***26'-3"***	***24'-9"***	20'-11"(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)
	230	27'-3"	24'-4"	22'-2"	19'-10"(1)	***25'-8"***	22'-2"	20'-3"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	***28'-9"***	***26'-3"(1)***	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	***32'-8"***	***29'-9"***	***26'-3"(1)***	20'-11"(1)
16"	210	28'-6"	24'-8"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	30'-1"	26'-0"	23'-9"	21'-1"(1)	***27'-5"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	***31'-10"***	***26'-10"(1)***	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	***36'-1"***	***31'-6"(1)***	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is ***less*** than 5¼" 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			
	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.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

- 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".



PROPOSED FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

1
A-2.1

6/27/2024 12:14 PM

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED

FIRST FLOOR
300 MAIN STREET
WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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	REVISION DATE

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

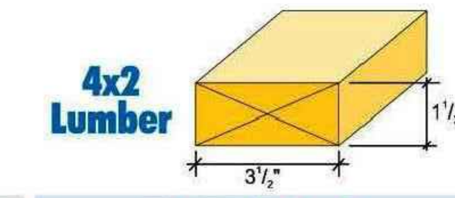
PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

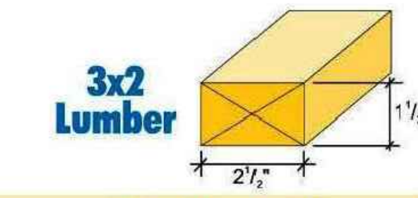
SHEET TITLE:
PROPOSED FIRST FLOOR FRAMING PLAN

SHEET NUMBER:
A-2.1

PROPOSED SECOND FLOOR FRAMING PLAN (1/A-2.2)

SCALE: 1/4" = 1'-0"





Center Spacing	Deflection Limit	4x2: 40 PSF Live Load 55 PSF Total Load, Truss Depth 12"	14"	16"	18"	20"	22"	3x2: 40 PSF Live Load 55 PSF Total Load, Truss Depth 12"	14"	16"	18"	20"	22"
16" o.c.	L/360	22'2"	24'11"	26'10"	28'8"	30'4"	31'11"	19'0"	20'9"	22'4"	23'10"	25'3"	26'7"
	L/480	20'2"	22'7"	24'11"	27'2"	29'4"	31'5"	18'0"	20'2"	22"4'	23'10"	25'3"	26'7"
19.2" o.c.	L/360	20'9"	22'8"	24'4"	26'0"	27'6"	29'0"	17'3"	18'9"	20'3"	21'7"	22'10"	24'1"
	L/480	18'11"	21'3"	23'6"	25'7"	27'6"	29'0"	16'11"	18'9"	20'3"	21'7"	22'10"	24'1"
24" o.c.	L/360	18'5"	20'1"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"
	L/480	17'7"	19'9"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"

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.
9½"	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"
11⅞"	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'-3"	17'-8"	15'-9"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"(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)
	230	24'-8"	22'-6"	21'-2"	19'-9"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	***29'-6"***	***26'-10"***	25'-4"(1)	20'-11"(1)
16"	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	***27'-3"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	***28'-9"***	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	***32'-8"***	***29'-8"***	26'-3"(1)	20'-11"(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.
9½"	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"
11⅞"	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)
	230	24'-0"	21'-11"	20'-5"	18'-3"	***23'-7"***	20'-5"	18'-7"	16'-7"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	***25'-4"***	***23'-2"***	***21'-10"(1)***	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	***28'-10"***	***26'-3"***	***24'-9"***	20'-11"(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)
	230	27'-3"	24'-4"	22'-2"	19'-10"(1)	***25'-8"***	22'-2"	20'-3"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	***28'-9"***	***26'-3"(1)***	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	***32'-8"***	***29'-9"***	***26'-3"(1)***	20'-11"(1)
16"	210	28'-6"	24'-8"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	30'-1"	26'-0"	23'-9"	21'-1"(1)	***27'-5"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	***31'-10"***	***26'-10"(1)***	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	***36'-1"***	***31'-6"(1)***	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is ***less*** than 5¼" 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			
	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.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

- 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".

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T)508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

REGISTERED ARCHITECT
UXBRIDGE
MA

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

4	
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2	
1	
	REVISION DATE

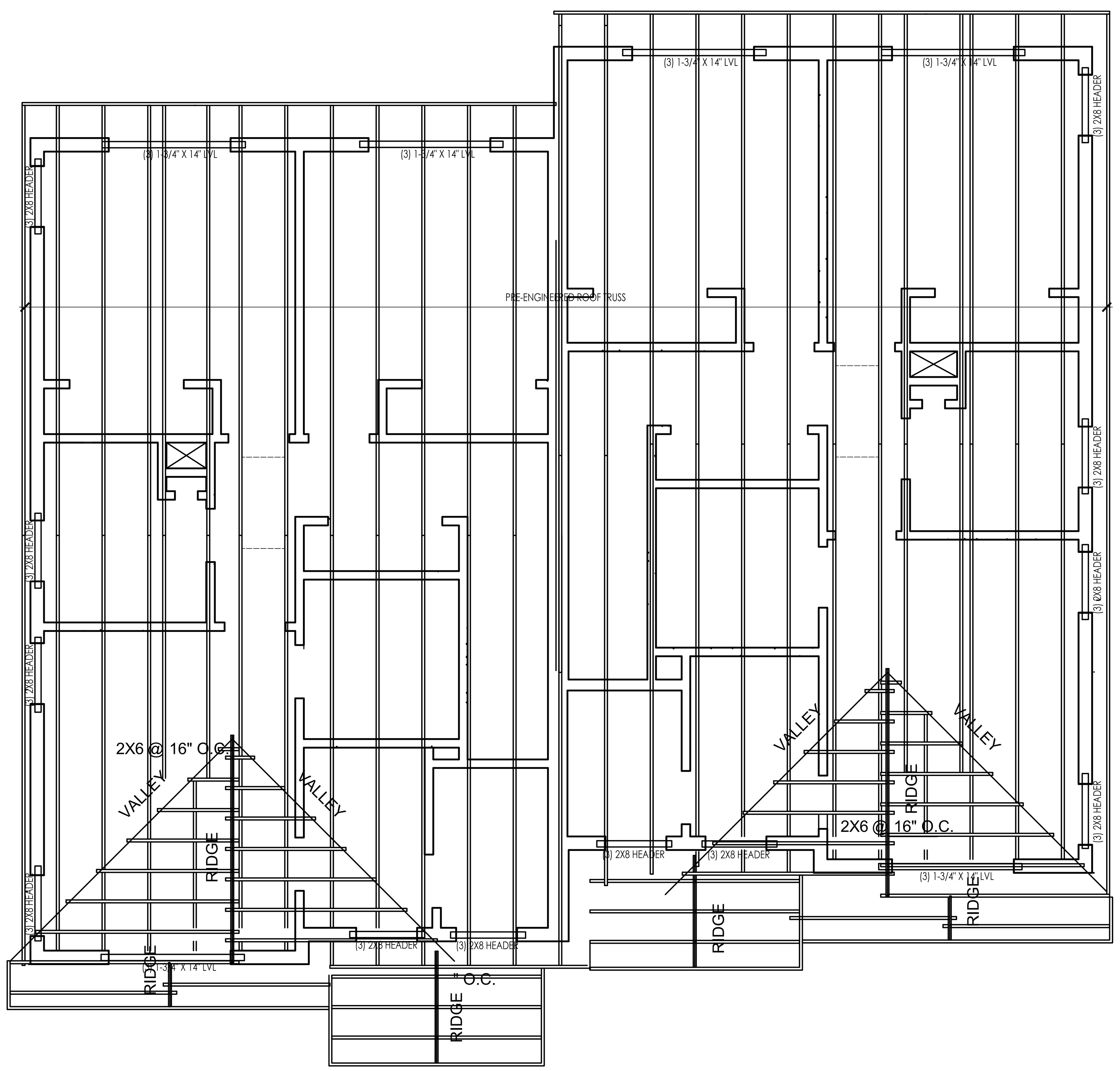
DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

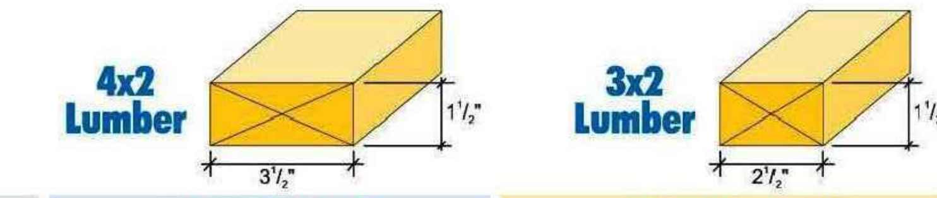
SHEET TITLE:
PROPOSED SECOND FLOOR FRAMING PLAN

SHEET NUMBER:
A-2.2

6/27/2024 12:14 PM



PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
1 / A-2.3



Center Spacing	Deflection Limit	40 PSF Live Load 55 PSF Total Load (4x2) — Truss Depth 12"	14"	16"	18"	20"	22"	40 PSF Live Load 55 PSF Total Load (3x2) — Truss Depth 12"	14"	16"	18"	20"	22"
16" o.c.	L/360	22'2"	24'11"	26'10"	28'8"	30'4"	31'11"	19'0"	20'9"	22'4"	23'10"	25'3"	26'7"
	L/480	20'2"	22'7"	24'11"	27'2"	29'4"	31'5"	18'0"	20'2"	22"4'	23'10"	25'3"	26'7"
19.2" o.c.	L/360	20'9"	22'8"	24'4"	26'0"	27'6"	29'0"	17'3"	18'9"	20'3"	21'7"	22'10"	24'1"
	L/480	18'11"	21'3"	23'6"	25'7"	27'6"	29'0"	16'11"	18'9"	20'3"	21'7"	22'10"	24'1"
24" o.c.	L/360	18'5"	20'1"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"
	L/480	17'7"	19'9"	21'7"	23'1"	24'5"	25'9"	15'2"	16'7"	17'10"	19'1"	20'2"	21'3"

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.
9½"	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"
11⅞"	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'-3"	17'-8"	15'-9"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"(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)
	230	24'-8"	22'-6"	21'-2"	19'-9"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	***29'-6"***	***26'-10"***	25'-4"(1)	20'-11"(1)
16"	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	***27'-3"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	***28'-9"***	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	***32'-8"***	***29'-8"***	26'-3"(1)	20'-11"(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.
9½"	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"
11⅞"	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)
	230	24'-0"	21'-11"	20'-5"	18'-3"	***23'-7"***	20'-5"	18'-7"	16'-7"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	***25'-4"***	***23'-2"***	***21'-10"(1)***	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	***28'-10"***	***26'-3"***	***24'-9"***	20'-11"(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)
	230	27'-3"	24'-4"	22'-2"	19'-10"(1)	***25'-8"***	22'-2"	20'-3"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	***28'-9"***	***26'-3"(1)***	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	***32'-8"***	***29'-9"***	***26'-3"(1)***	20'-11"(1)
16"	210	28'-6"	24'-8"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	30'-1"	26'-0"	23'-9"	21'-1"(1)	***27'-5"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	***31'-10"***	***26'-10"(1)***	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	***36'-1"***	***31'-6"(1)***	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is ***less*** than 5¼" 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			
	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.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

- 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".

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
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ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:
REGISTERED ARCHITECT
JESSE G. HILGENBERG
No. 50615
UXBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED ROOF FRAMING PLAN

SHEET NUMBER:
A-2.3

6/27/2024 12:14 PM

PROPOSED FRONT BUILDING ELEVATION (1 / A-3.1)
SCALE: 1/4" = 1'-0"

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
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ARCHITECT'S STAMP:

REGISTERED ARCHITECT
JESSE G. HILGENBERG
No. 50615
UXBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED FRONT BUILDING ELEVATION

SHEET NUMBER:
A-3.1

6/27/2024 12:14 PM

PROPOSED RIGHT SIDE BUILDING ELEVATION (1 / A-3.2)
SCALE: 1/4" = 1'-0"

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T)508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

REGISTERED ARCHITECT
JESSE G. HILGENBERG
No. 50619
UXBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

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1	
	REVISION DATE

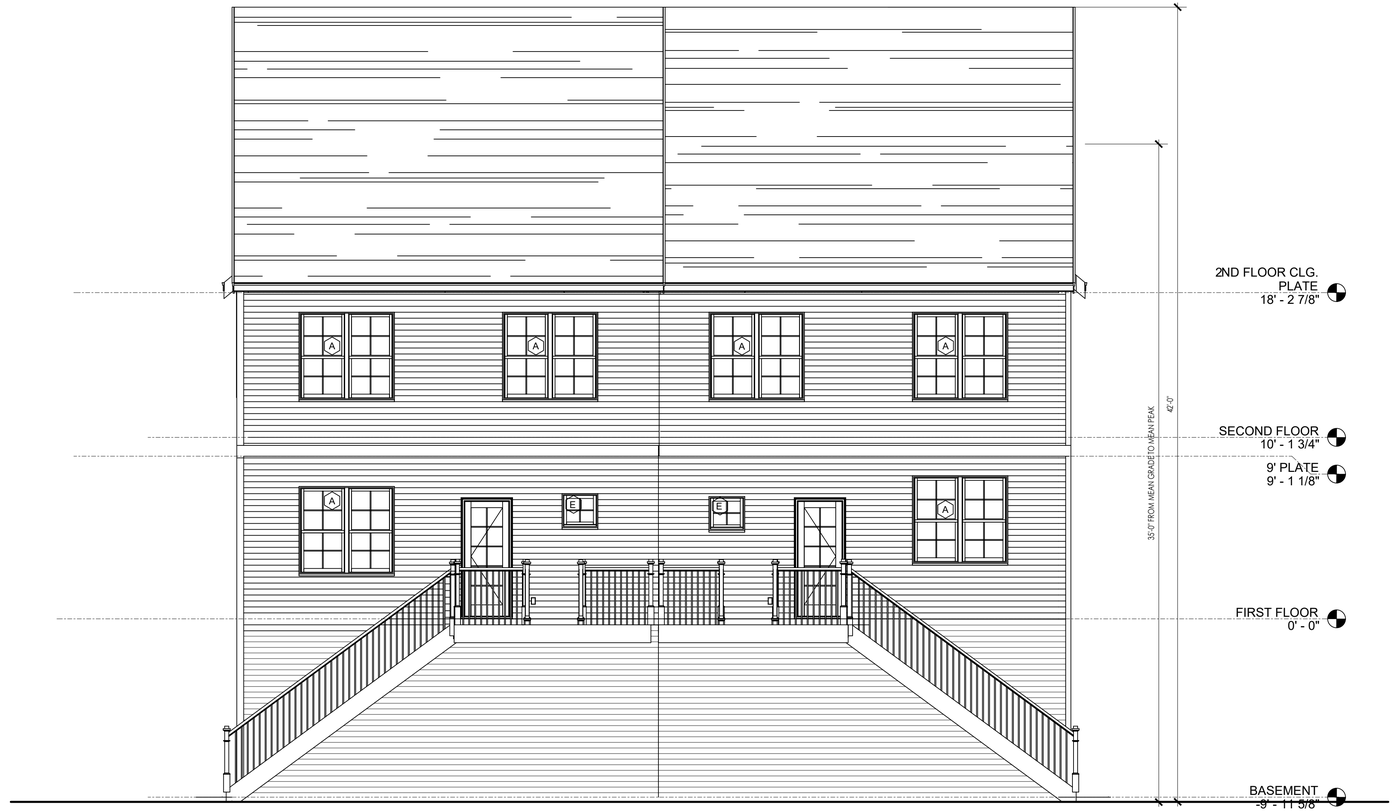
DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED RIGHT SIDE BUILDING ELEVATION

SHEET NUMBER:
A-3.2

6/27/2024 12:14 PM



PROPOSED REAR BUILDING ELEVATION (1 / A-3.3)

SCALE: 1/4" = 1'-0"

6/27/2024 12:14 PM

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
FIRST FLOOR
300 MAIN STREET
WORCESTER, MASSACHUSETTS 01608
(T) 508.753.1053 (F) 508.754.3648
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

JESSE G. HILGENBERG REGISTERED ARCHITECT No. 20619 UXBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

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

	REVISION DATE
4	
3	
2	
1	

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED REAR BUILDING ELEVATION

SHEET NUMBER:
A-3.3

PROPOSED LEFT SIDE BUILDING ELEVATION 1/A-3.4

SCALE: 1/4" = 1'-0"

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED

300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

4	
3	
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1	
	REVISION DATE

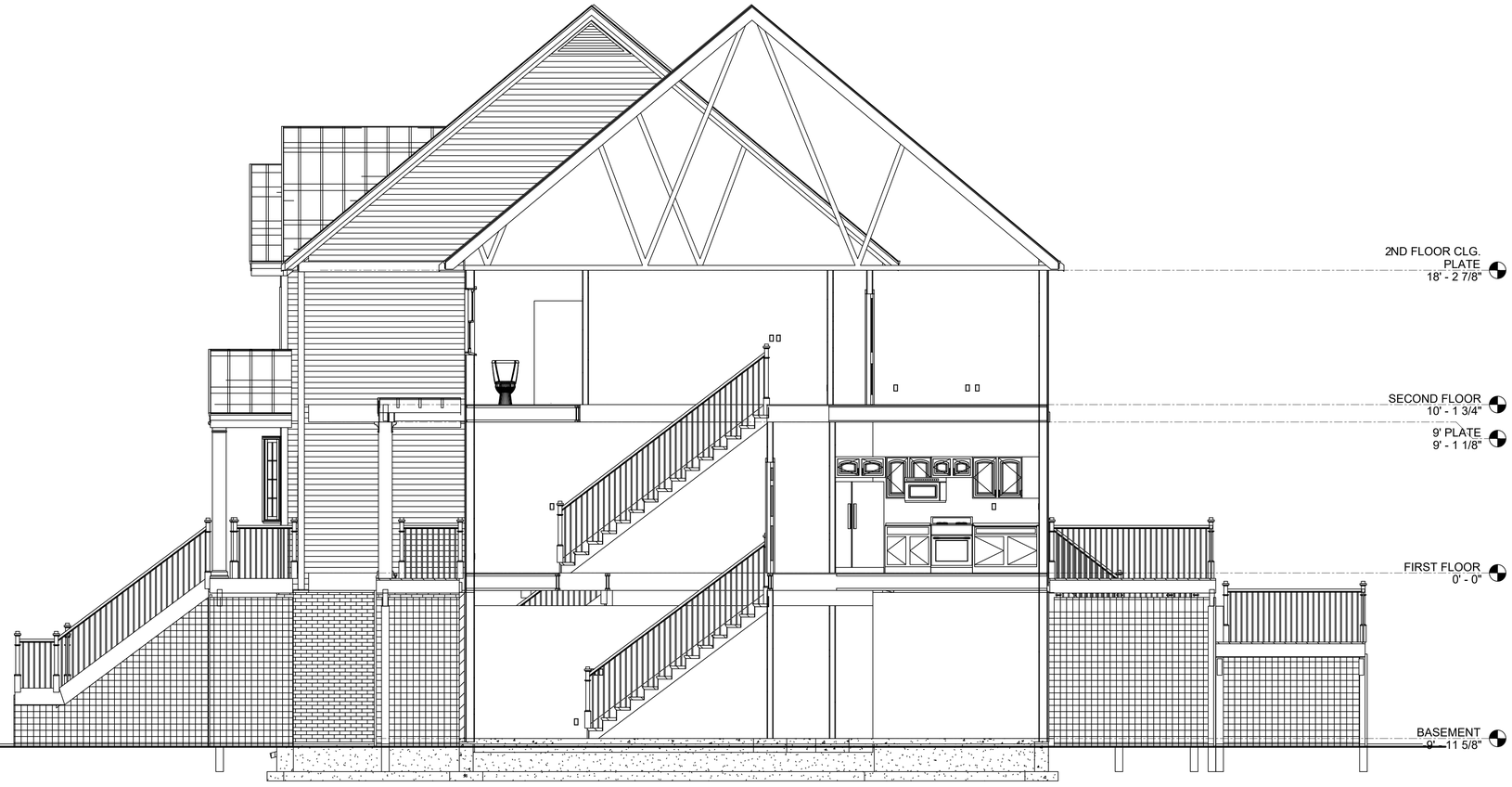
DATE:	06.10.2024
SCALE:	AS NOTED
PROJECT:	- -
DRAWN:	JGH
CHECKED:	JGH

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED LEFT SIDE BUILDING ELEVATION

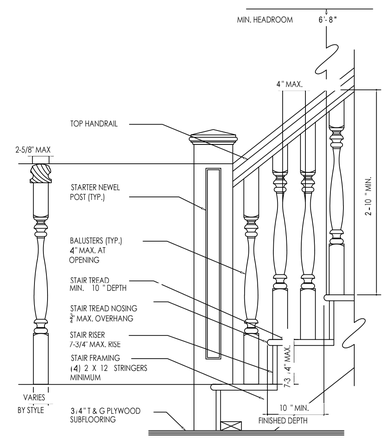
SHEET NUMBER:
A-3.4

6/27/2024 12:14 PM

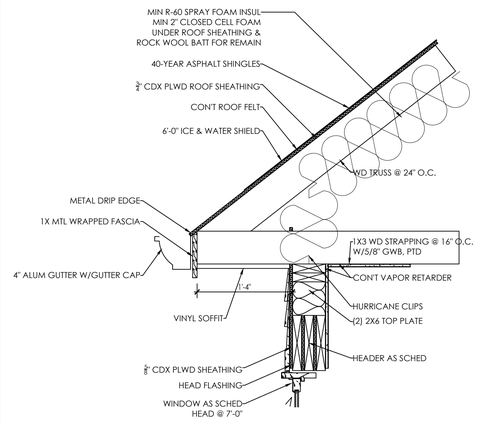


PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"
1 / A-4.1

NOTE: HANDRAIL DIMENSIONS TO MEET GRASPABILITY REQUIREMENTS OF BUILDING CODE



TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"
2 / A-4.1



TYPICAL EAVES DETAIL
SCALE: 1" = 1'-0"
3 / A-4.1

6/27/2024 12:14 PM

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
FIRST FLOOR
300 MAIN STREET
WORCESTER, MASSACHUSETTS 01608
(T) 508.753.1053 (F) 508.754.3648
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

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

4	
3	
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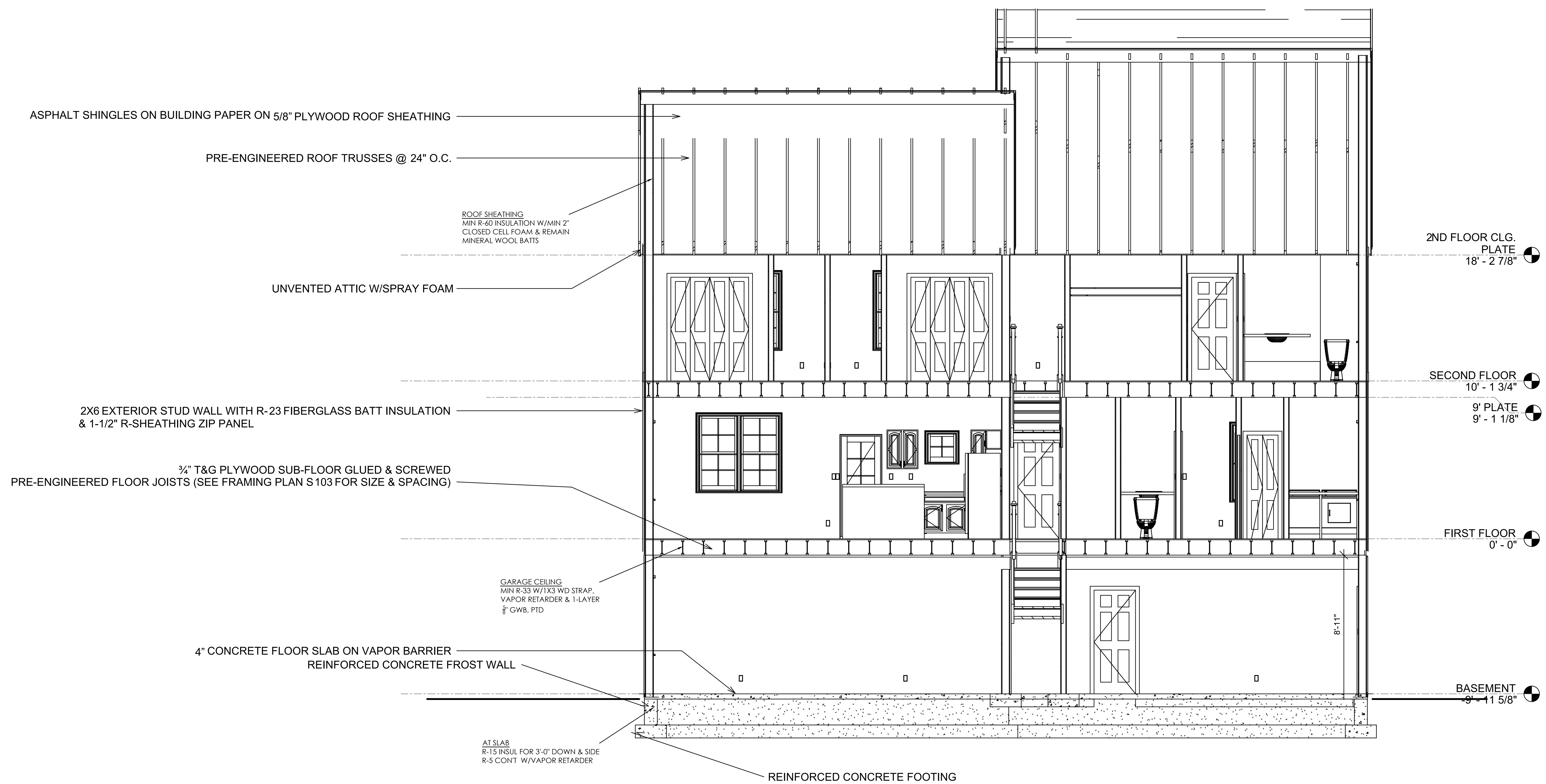
1	
	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED BUILDING SECTION

SHEET NUMBER:
A-4.1



PROPOSED BUILDING SECTION 1 A-4.2

SCALE: 1/4" = 1'-0"

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET FIRST FLOOR
WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

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

4	
3	
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1	
	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED BUILDING SECTION

SHEET NUMBER:
A-4.2

6/27/2024 12:14 PM

PROPOSED KITCHEN INTERIOR ELEVATIONS (1 / A-5.1)
SCALE: 1/2" = 1'-0"

6/27/2024 12:14 PM

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
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WORCESTER, MASSACHUSETTS 01608
(T) 508.755.0533 (C) 508.372.5368
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	BID	N/A
■	PERMIT	06.10.2024
☐	CONSTRUCTION	
☐	EXISTING CONDITIONS	

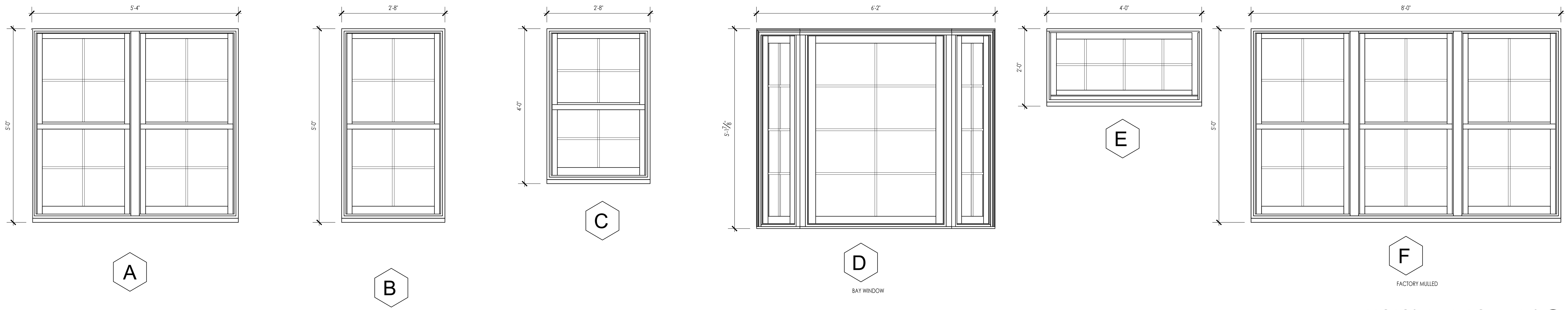
4	
3	
2	
1	
	REVISION DATE

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

PROJECT TITLE:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED INTERIOR ELEVATIONS

SHEET NUMBER:
A-5.1



PROPOSED WINDOW TYPES (1 / A-5.2)
SCALE: 3/4" = 1'-0"

ARCHITECT:
DIXON SALO ARCHITECTS INCORPORATED
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ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

REGISTERED ARCHITECT
JESSE G. HILGENBERG
No. 50619
UXBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

☐	SCHEMATIC	N/A
☐	DESIGN DEVELOPMENT	N/A
☐	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:
PROPOSED DUPLEX
74-76 VALMOR STREET
WORCESTER, MA 01604

SHEET TITLE:
PROPOSED WINDOW TYPES

SHEET NUMBER:
A-5.2

6/27/2024 12:14 PM