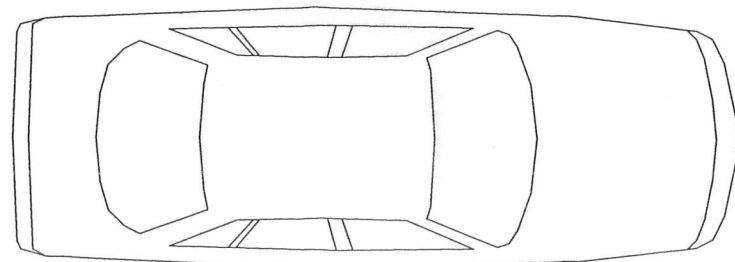


FIRST FLOOR PLAN 1/4" = 1'-0"



EXISTING DRIVEWAY

CONTINUOUS HANDRAIL
RETURN TO POST

P.T. TREADS AND
STRINGERS

EXISTING
BASMENT
ENTRY

EXISTING
WINDOW

EXISTING HOUSE

3-1/2" X 7" PARALLAM
NEW POST CONTINUOUS
FROM POST ABOVE

GC TO INSPECT EX.
CONDITIONS TO
CONFIRM STRUCTURAL
REQUIREMENTS.

EXISTING WALL

STEP DN.

DN.
CONC. PIER
BELOW

P.T. DECKING

EX.
GARAGE
WALL

REMOVE EX.
DECKING

REMOVE EX. STAIR,
FRAMING AND WALL
TO THE ROOF LEVEL
OF EX. GARAGE.

NEW 42"
GUARDRAIL

EXISTING GARAGE
TO REMAIN

NEW CONC. PAD
SEE SECTION

UP

C
A106

B
A104

STEP DN.

10" CONC. PIER TO
4'-0" MIN. BELOW
GRADE, TYPICAL

LINE OF STAIR ABOVE



CARUSO RESIDENCE
70 LOWDEN AVE, SOMERVILLE, MA

FIRST FLOOR PLAN

03/24/14

00313

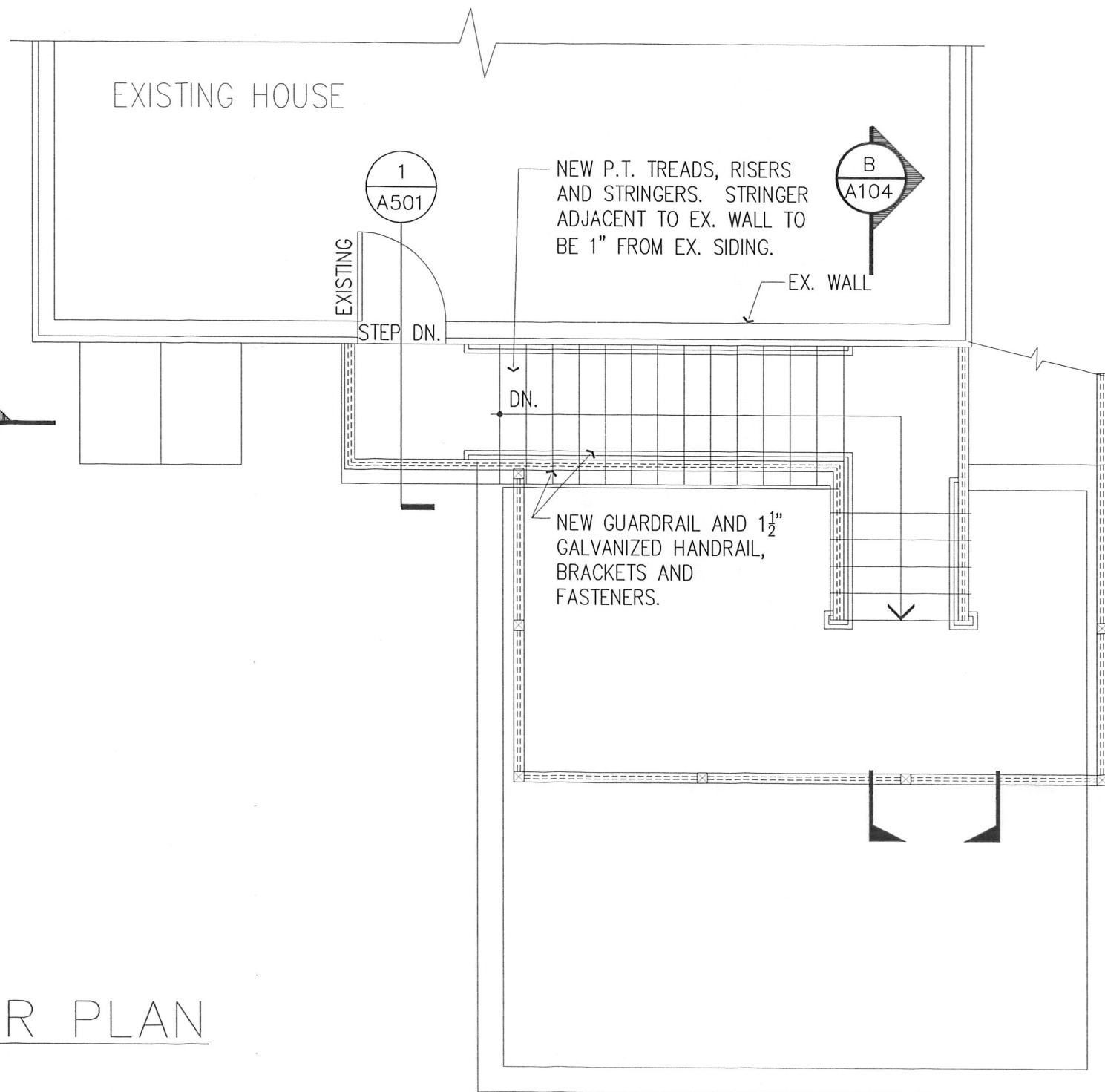
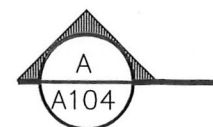
A101



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



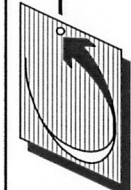
CARUSO RESIDENCE
70 LOWDEN AVE, SOMERVILLE, MA

03/24/14

00313
A103

REV DATE DESCRIPTION

THIRD FLOOR PLAN



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GC TO INVESTIGATE EX. CONDITIONS AT WALL AREA SUPPORTING NEW STEEL BRACING AND REPORT CONDITIONS TO REGISTERED DESIGN PROFESSIONAL PRIOR TO PROCEEDING WITH CONSTRUCTION AND FABRICATION OF STEEL BRACING OF THIRD FLOOR LANDING.

GALVANIZED 1 1/2" STEEL PIPE RAIL EACH SIDE OF STAIR. TERMINATE AT FRAME OF EX. DOOR AT BOTTOM OF STAIR.

13 TREADS @ 9" = 9'-9"

P.T. DECKING AND TREADS

2X12 P.T. STRINGER

9" TYP.

8 1/4" TYP.

EXISTING WINDOW

NEW STEEL BRACKETS

EXISTING DOOR

EXISTING DOOR

14 RISERS @ 8 1/4" = 9'-7 1/4"

3'-6"

3'-0"

3'-1 3/4"

NEW GUARD RAIL WITH CONTINUOUS HANDRAIL

GALVANIZED 1 1/2" STEEL PIPE RAIL EACH SIDE OF STAIR.

NEW POST IN WALL SEE FLOOR PLAN

POST SPLICE BELOW SECOND FLOOR FRAMING, SEE DETAIL

EXISTING WINDOW

EXISTING DOOR

NEW WOOD BRACE ALIGN WITH EXISTING STUD

GC TO INSPECT EX. CONDITIONS TO CONFIRM STRUCTURAL REQUIREMENTS.

2x LEDGER FASTENED TO EX. STRUCTURE WITH 1/2" LAG BOLTS @ 16" o.c.

2X10 P.T. JOIST @ 16" O.C.

EX. DOOR

3'-0" ±

1'-0"

10"

P.T. DECKING AND TREADS

2X12 P.T. STRINGER

2x8 PT JOISTS

4 RISERS @ 8 1/4" = 3'-6"

NEW POSTS TO BEAR DIRECTLY ON EXISTING SILL PLATE

NEW 16" CONC PIER TO 4'-0" MIN. BELOW GRADE. TOP OF PIER 2" BELOW EXISTING DRIVEWAY.

EXTERIOR FACE OF EXISTING FOUNDATION

6" V.I.F.

2'-11 1/8" V.I.F.

10" SONOTUBE CONC. PIERS.

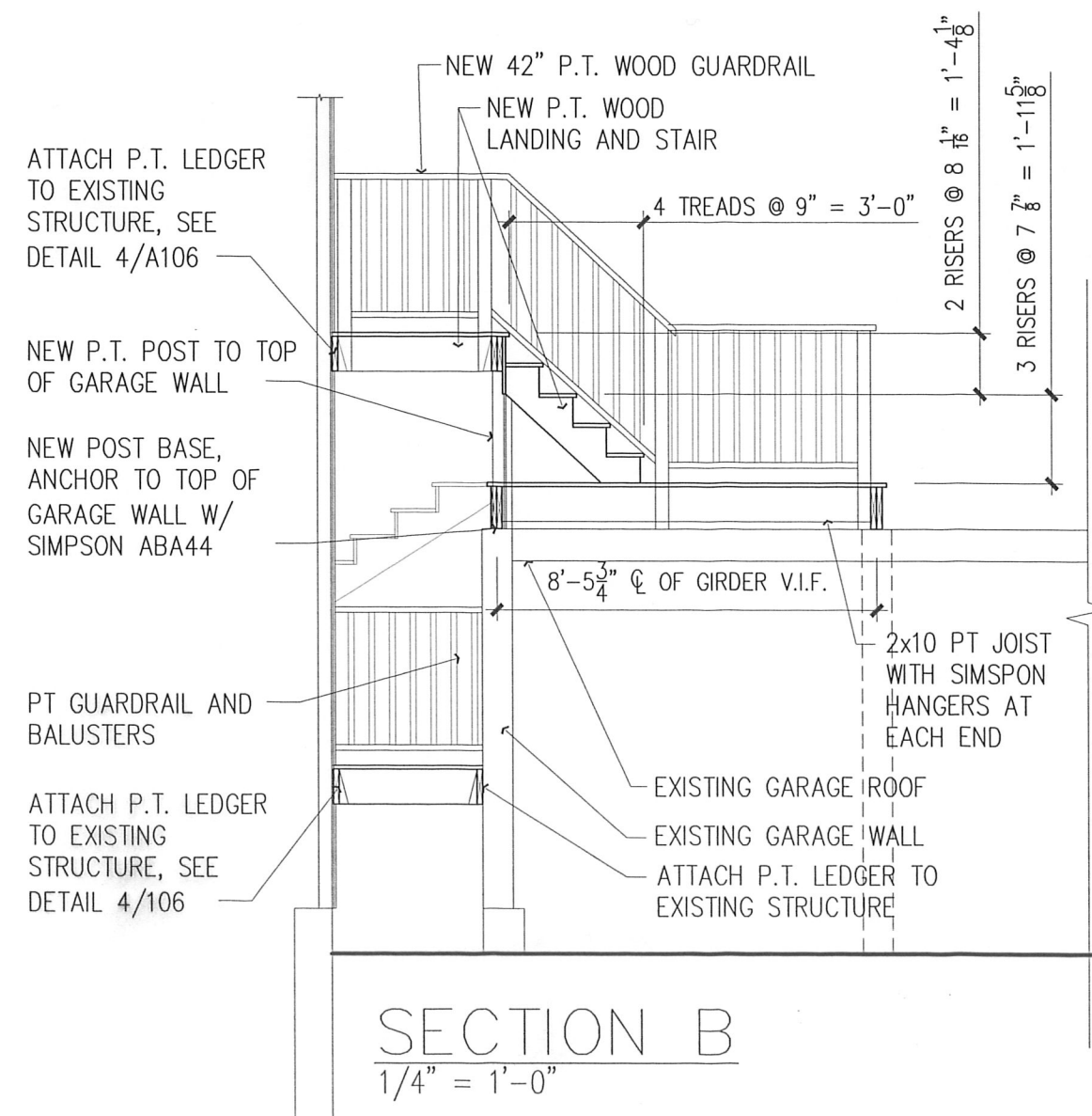
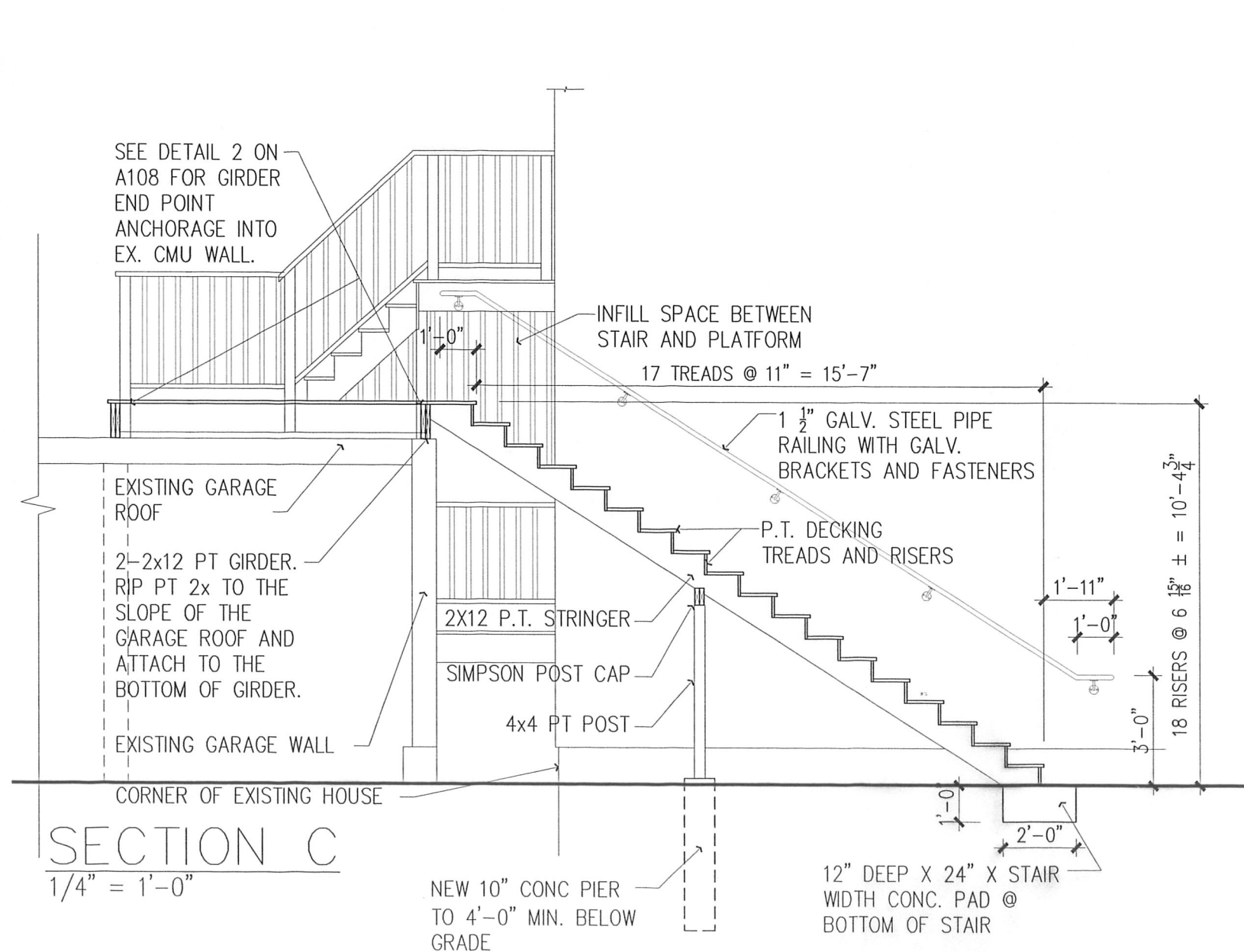
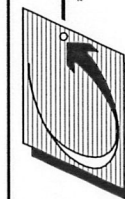
SECTION A

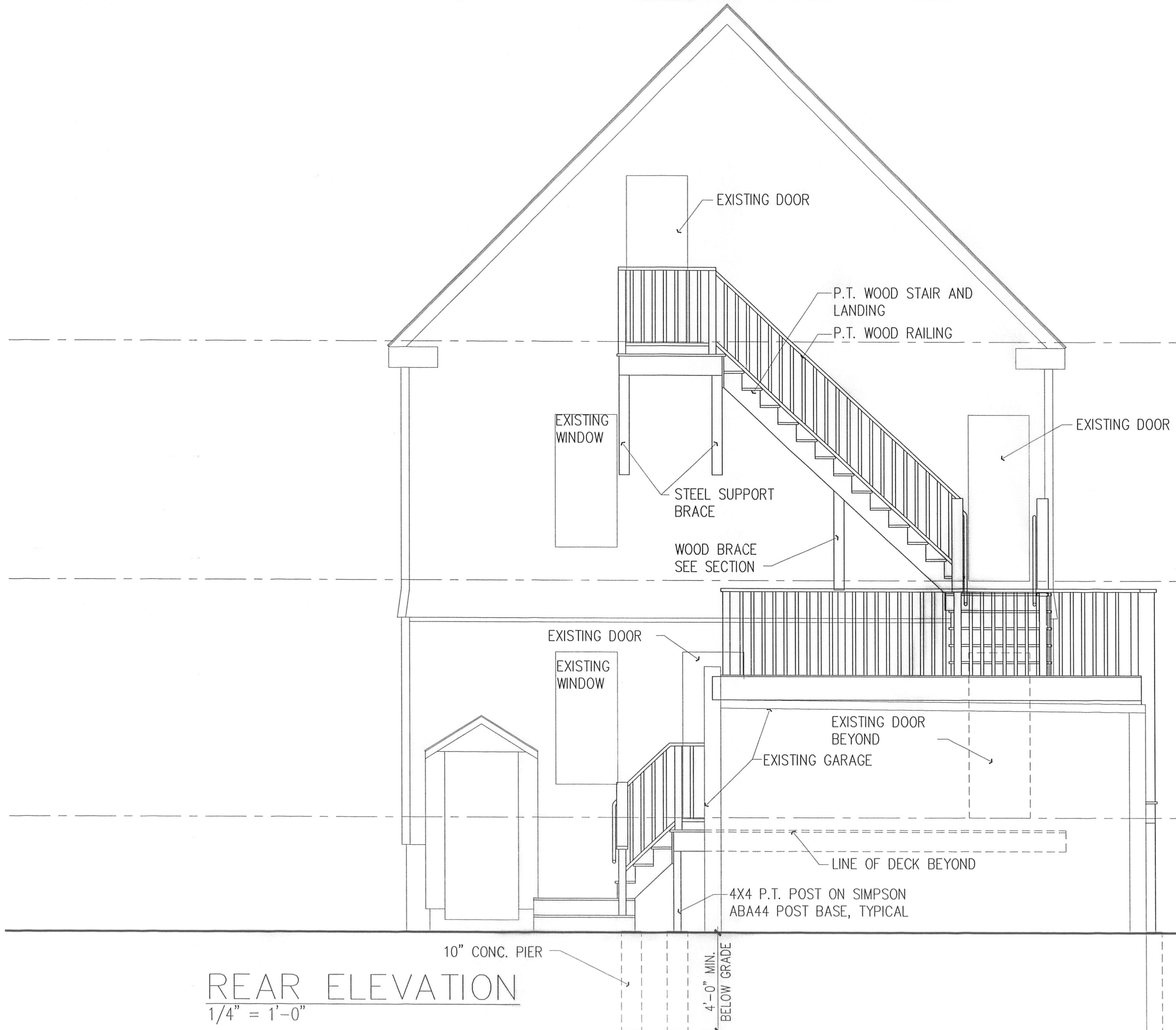
1/4" = 1'-0"

SECTION A

1/4" = 1'-0"

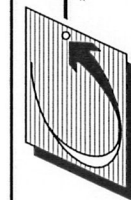
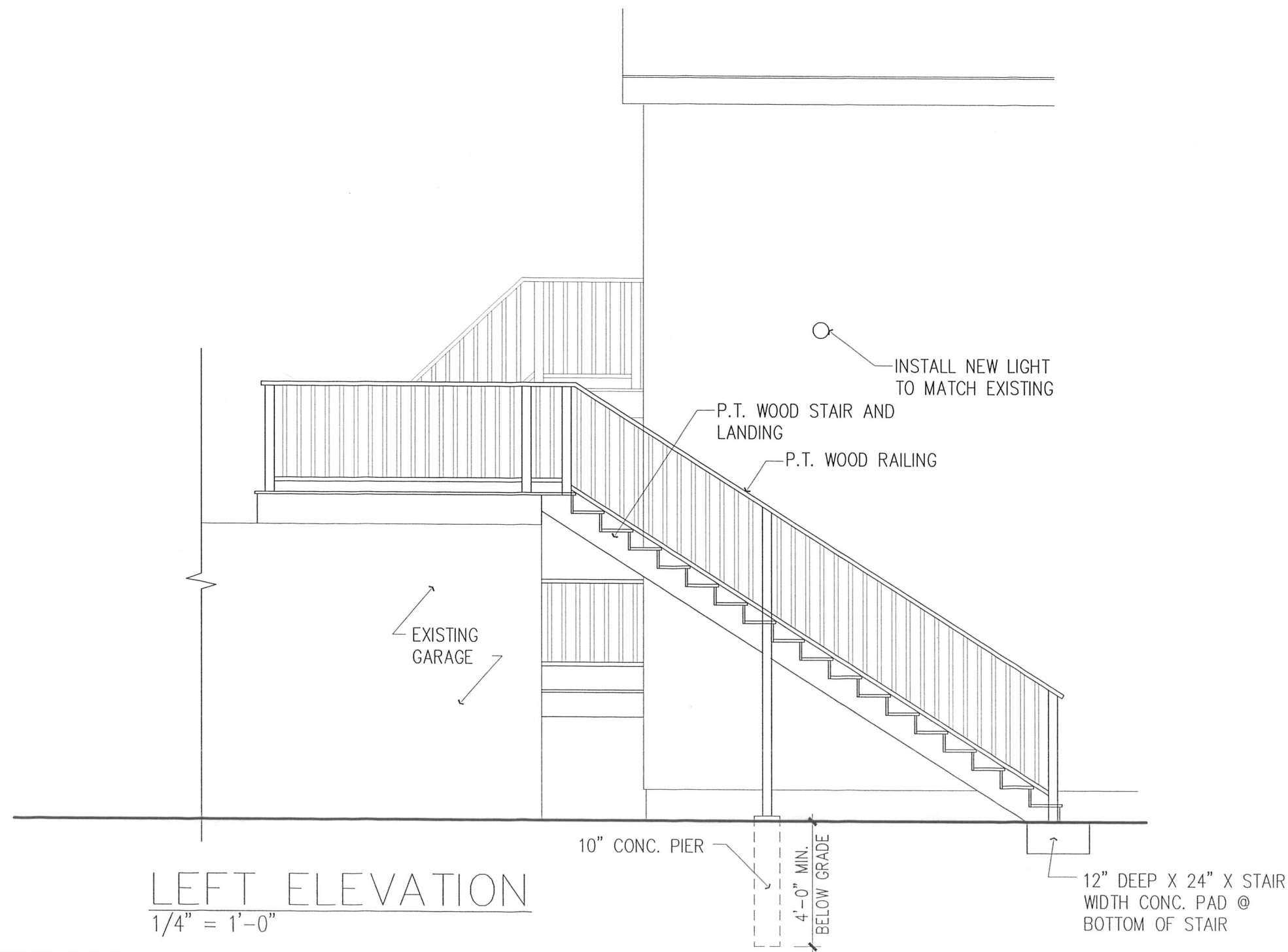
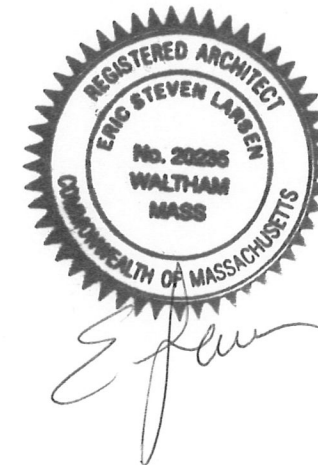






REAR ELEVATION
1/4" = 1'-0"

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REV	DATE
DESCRIPTION	
CARUSO RESIDENCE 70 LOWDEN AVE, SOMERVILLE, MA ELEVATION	
03/24/14	
00313	
A106	



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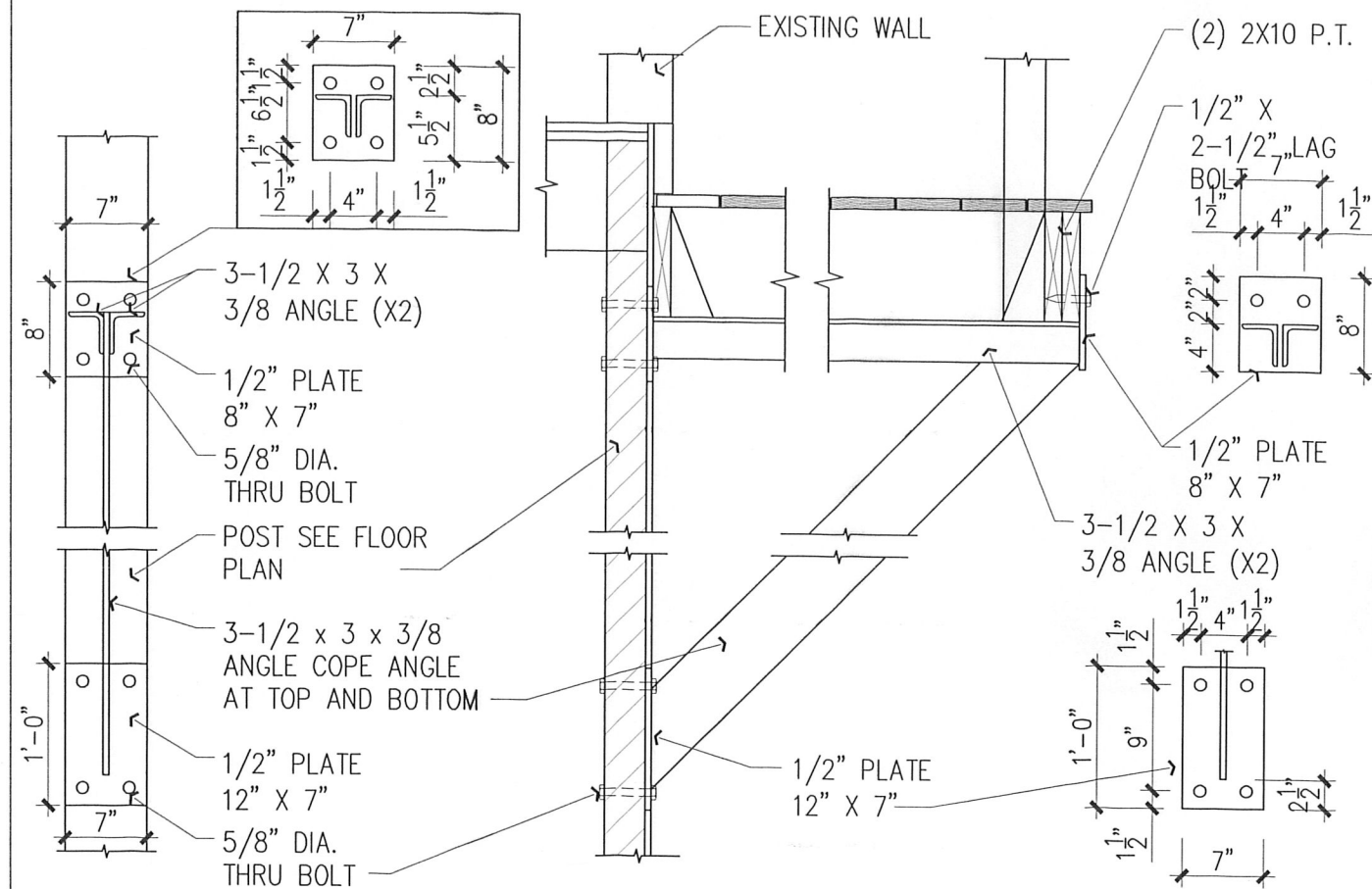
REV	DATE	DESCRIPTION

CARUSO RESIDENCE
70 LOWDEN AVE, SOMERVILLE, MA
LEFT SIDE ELEVATION

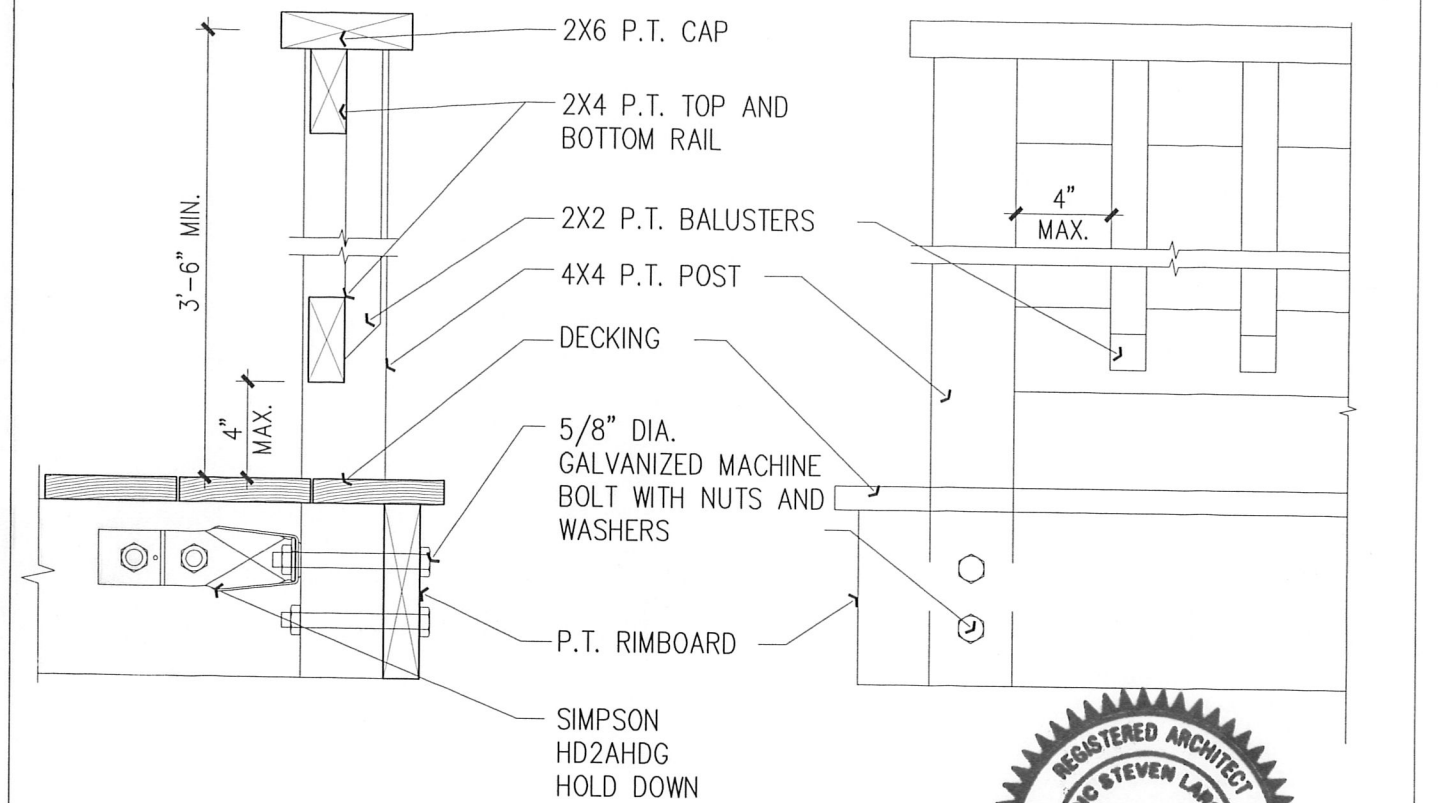
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00313

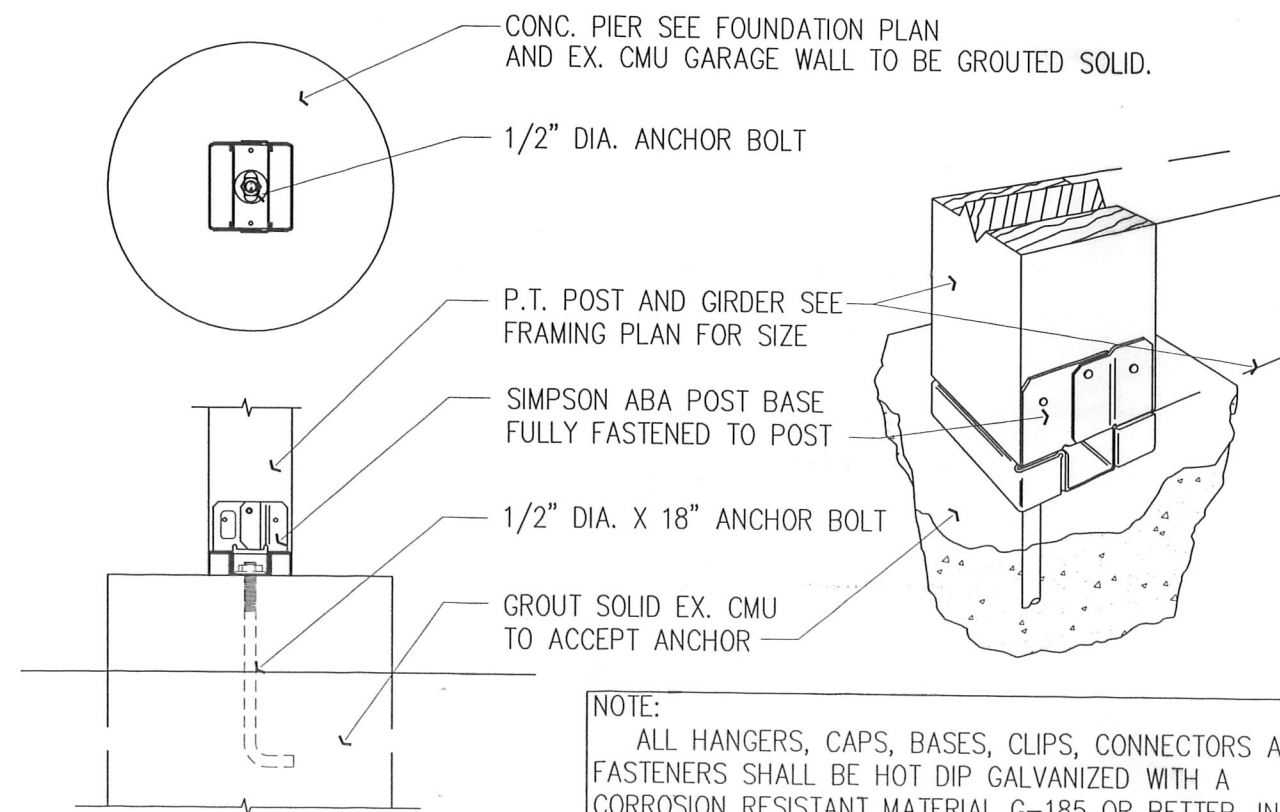
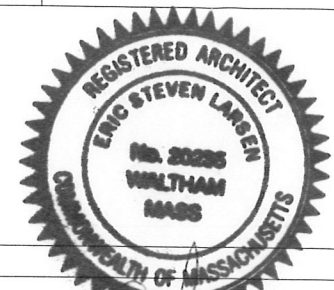
A107



DETAIL @ STEEL BRACE

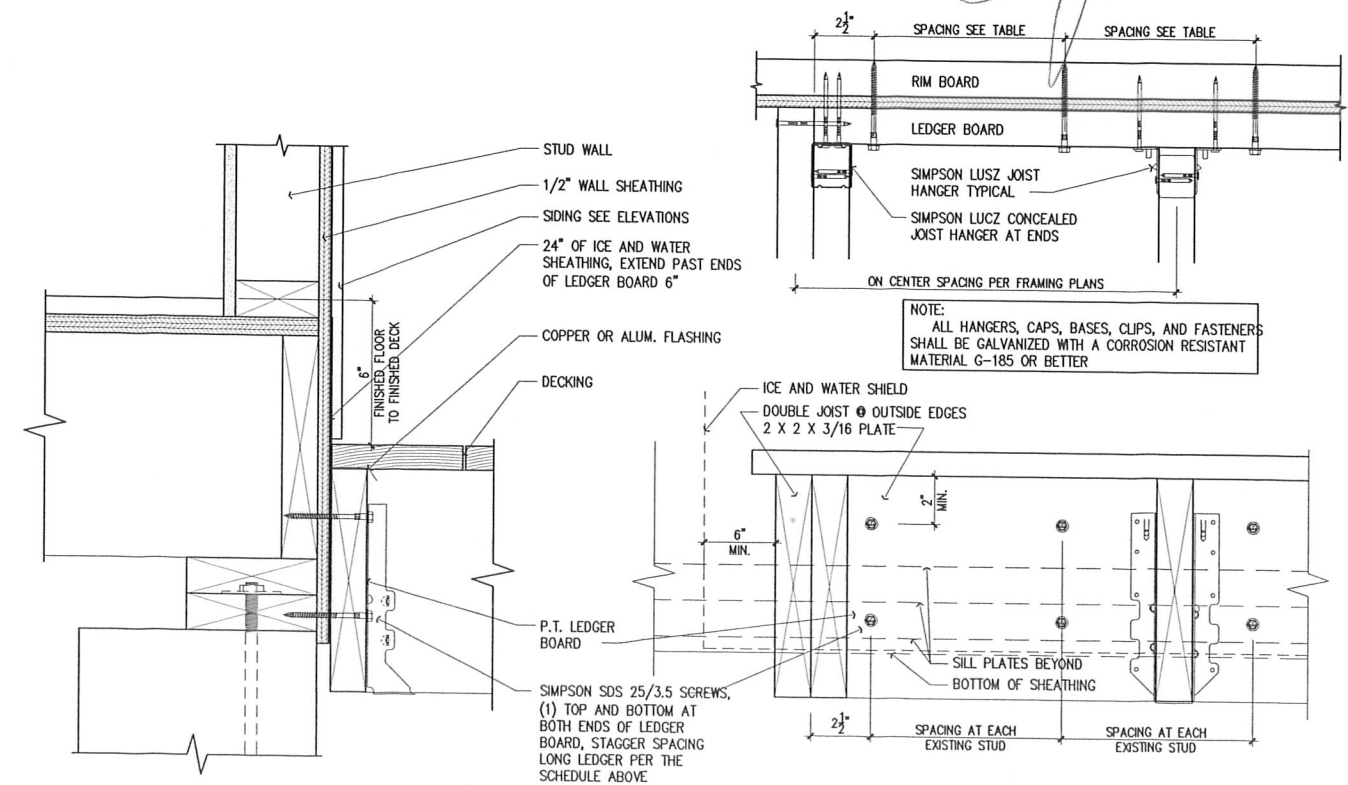
$$3'' = 1' - 0$$


DETAIL AT NEWEL POST CONNECTION

$$1 - 1/2^n = 1' - 0''$$


NOTE:
ALL HANGERS, CAPS, BASES, CLIPS, CONNECTORS AND FASTENERS SHALL BE HOT DIP GALVANIZED WITH A CORROSION RESISTANT MATERIAL G-185 OR BETTER, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

DETAIL AT POST/ PIER CONNECTION

$$1 - 1/2^n = 1 - 0 = 1$$


DETAIL AT LEDGER BD. CONNECTION

$$1 - 1/2^n = 1' - 0''$$