

ELLA Housing
77 Congress Street - Front



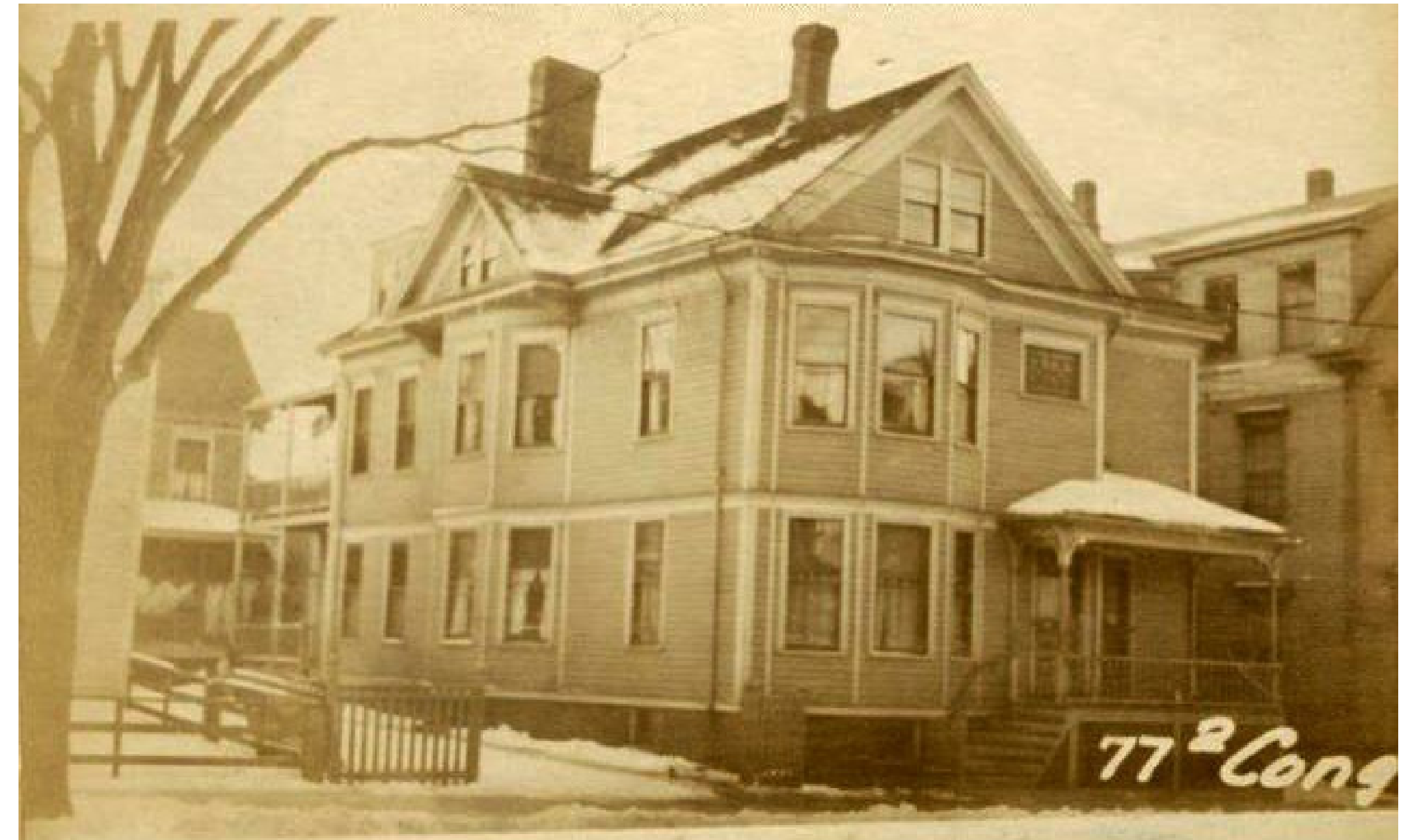
CONSULTANTS:

REVISIONS:		
No.	Name	Date
2	REV 2	12/11/17

ISSUED FOR CONSTRUCTION

ISSUED: 11/21/2017
 PROJECT No: 1706
 DRAWN BY: LG
 CHECKED BY: HH
 SHEET TITLE:
 COVER SHEET

A-G001



ELLA HOUSING

77 CONGRESS STREET - FRONT

PROJECT DESCRIPTION:

RENOVATION OF EXISTING BUILDING CURRENTLY CONTAINING (4) APARTMENT UNITS ON THREE FLOOR LEVELS. THE RENOVATED BUILDING WILL CONTAIN (3) UNITS: ONE 2-3 BEDROOM UNIT ON THE FIRST FLOOR, ONE 2-3 BEDROOM UNIT ON THE SECOND FLOOR, AND ONE 2-BEDROOM UNIT ON THE THIRD FLOOR.

NEW KITCHENS AND BATHROOMS WILL BE INSTALLED IN EACH UNIT, WITH ALL NEW PLUMBING FIXTURES, CABINETS AND COUNTERTOPS. MINOR RECONFIGURATION OF INTERIOR WALLS WILL BE DONE TO IMPROVE THE LAYOUT OF EACH UNIT. EXISTING ELECTRICAL SERVICE WILL REMAIN, GENERAL POWER DISTRIBUTION THROUGH UNITS WILL REMAIN UNLESS REQUIRED BY RECONFIGURATION OF INTERIOR SPACE. ALL LIGHT FIXTURES WILL BE PROVIDED NEW.

THE THIRD FLOOR UNIT CURRENTLY HAS VERY LIMITED HEADROOM AND IT IS PROPOSED THAT TWO EXISTING DORMERS ARE REMOVED AND REPLACED WITH LARGER DORMERS TO CREATE MORE USABLE INTERIOR SPACE.

TWO EXISTING INTERNAL STAIRWAYS WILL REMAIN IN USE, THE EXISTING FRONT PORCH WILL REMAIN, WITH FRONT STEPS REBUILT IN A STRAIGHT RUN TO ELIMINATE THE EXISTING TAPERED TREADS. A TWO-STORY COVERED REAR PORCH WILL BE ADDED, SIMILAR IN DESIGN TO WHAT EXISTED PREVIOUSLY AS IDENTIFIED IN HISTORICAL PHOTOGRAPHS.

ALL WINDOWS WILL BE REPLACED, AND SIZES AND OPERATION WILL BE CHECKED TO ENSURE THAT ALL BEDROOMS AND LIVING SPACES ARE PROVIDED WITH AT LEAST (1) EMERGENCY ESCAPE WINDOW.

EXISTING SIDING IS TO BE REMOVED AND REPLACED AS NOTED ON THE BUILDING ELEVATIONS. BLOWN-IN CELLULOSE INSULATION WILL BE INSTALLED IN ALL EXTERIOR WALLS, EXISTING ROOF INSULATION WILL REMAIN IN PLACE OR REPLACED IN KIND.

PROJECT TEAM

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GENERAL INFORMATION

LOT: 014 F019 001
 ZONE: R6
 NUMBER OF DWELLING UNITS: 3
 NUMBER OF STORIES: 3
 SQFT :
 BASEMENT: 1,717 SF
 LEVEL 1: 1,717 SF
 LEVEL 2: 1,717 SF
 LEVEL 3: 1,214 SF
 TOTAL SF: 6,365 SF
 CONSTRUCTION TYPE: 5B
 OCCUPATION CLASSIFICATION: R-2

EGRESS SUMMARY

- UNIT 1, FIRST FLOOR:
 - (2) EXISTING MEANS OF EGRESS AT FRONT AND REAR OF BUILDING VIA COVERED PORCHES
 - ALL BEDROOMS AND LIVING SPACES CONTAIN AT LEAST (1) EGRESS WINDOW MEETING THE REQUIREMENTS OF IBC 2009 SECTION 1029
- UNIT 2, SECOND FLOOR:
 - (2) EXISTING MEANS OF EGRESS VIA STAIRS AT FRONT AND REAR OF BUILDING
 - ALL BEDROOMS AND LIVING SPACES CONTAIN AT LEAST (1) EGRESS WINDOW MEETING THE REQUIREMENTS OF IBC 2009 SECTION 1029
- UNIT 3, SECOND FLOOR:
 - (2) EXISTING MEANS OF EGRESS VIA STAIRS AT FRONT AND REAR OF BUILDING
 - ALL BEDROOMS AND LIVING SPACES CONTAIN AT LEAST (1) EGRESS WINDOW MEETING THE REQUIREMENTS OF IBC 2009 SECTION 1029

SYMBOL LEGEND

	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
	DETAIL NUMBER CALL OUT DRAWING NUMBER
	CENTERLINE
	DOOR TAG
	ELEVATION INDICATOR
	ELEVATION TAG
	ELEVATION TAG
	NORTH ARROW
	REVISION
	ROOM TAG WITH NUMBER
	STRUCTURAL GRID BUBBLE
	WALL TAG
	WINDOW TAG

DRAWING LIST

NUMBER	SHEET TITLE
A-G002	EXISTING AND PROPOSED PLOT PLANS
A-G001	COVER SHEET
A-D101	DEMOLITION PLANS
A-D102	DEMOLITION PLANS
A-A101	BASEMENT AND 1ST FLOOR PLANS
A-A102	2ND AND 3RD FLOOR PLANS
A-A103	ROOF PLAN
A-A111	REFLECTED CEILING PLANS
A-A112	REFLECTED CEILING PLANS
A-A201	EXTERIOR ELEVATIONS
A-A202	EXTERIOR ELEVATIONS
A-A301	BUILDING SECTIONS
A-A401	SECTION DETAILS
A-A501	INTERIOR ELEVATIONS - UNITS 1 & 2
A-A502	INTERIOR ELEVATIONS - UNITS 1 & 2
A-A503	INTERIOR ELEVATIONS - UNIT 3
A-A504	UNIT 1 FINISH PLAN & SCHEDULE
A-A505	UNIT 2 FINISH PLAN & SCHEDULE
A-A506	UNIT 3 FINISH PLAN & SCHEDULE
A-A601	WINDOW & DOOR SCHEDULES
S1	STRUCTURAL - GENERAL NOTES
S2	STRUCTURAL - FOUNDATION, FIRST FLOOR & SECOND FLOOR FRAMING PLAN
S3	STRUCTURAL - THIRD FLOOR AND ROOF FRAMING PLAN
S4	STRUCTURAL - SECTIONS AND DETAILS
E201	ELECTRICAL NOTES, SYMBOLS & LIGHTING FIXTURE SCHEDULE
A-E101	BASEMENT AND 1ST FLOOR ELECTRICAL PLANS
A-E102	2ND AND 3RD FLOOR ELECTRICAL PLANS