

PROJECT DESCRIPTION:

RENOVATION OF EXISTING DUPLEX BUILDING CURRENTLY CONTAINING (2) TOWNHOUSE APARTMENT UNITS ON THREE FLOOR LEVELS.

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, WIRING AND DEVICES WILL BE REPLACED IN THEIR ENTIRETY. ALL LIGHT FIXTURES WILL BE PROVIDED NEW.

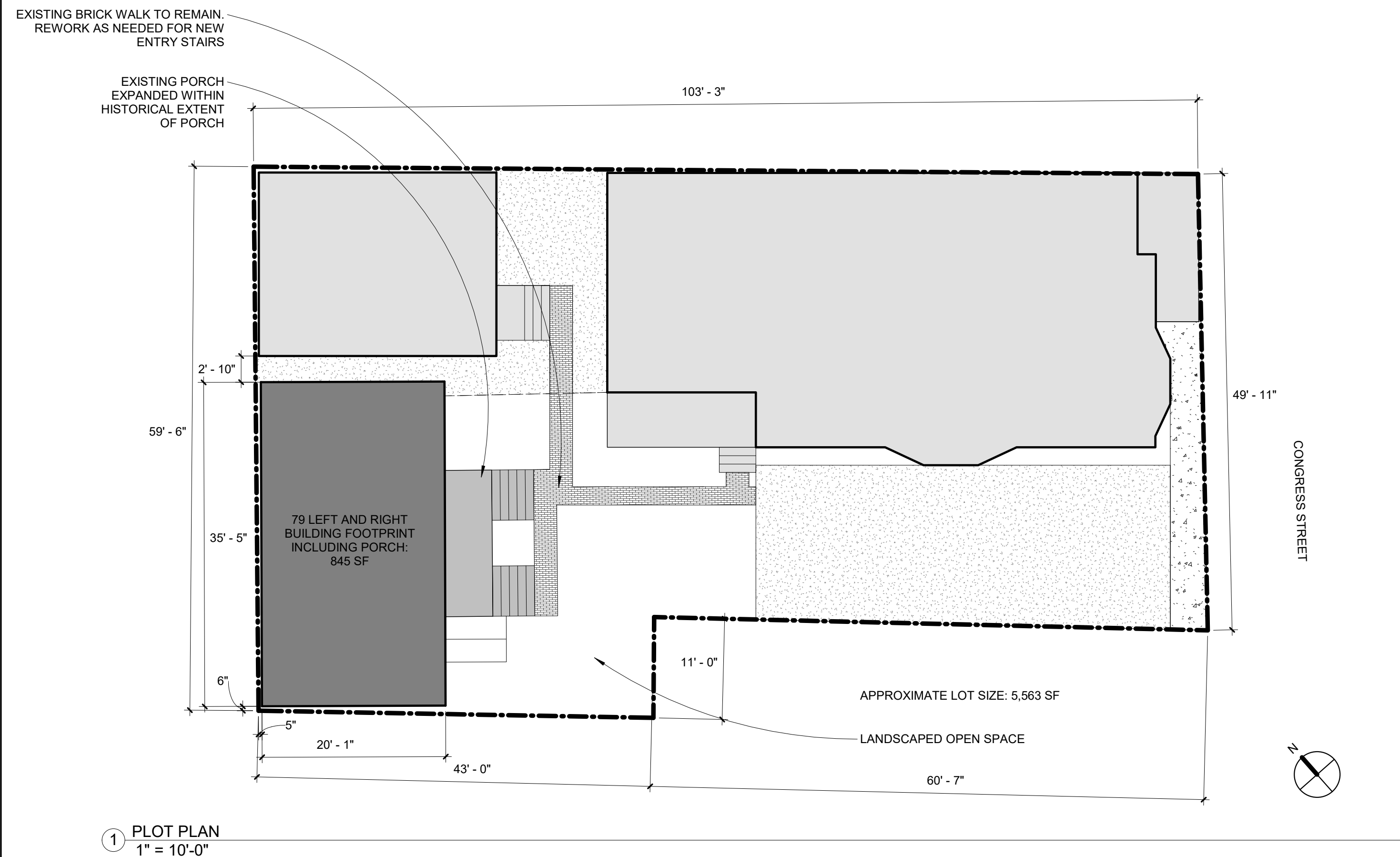
TWO EXISTING INTERNAL STAIRWAYS, (1) PER UNIT, WILL REMAIN IN USE. THE EXISTING FRONT PORCH WILL BE RE-BUILT WITH AN INDEPENDENT STAIR LEADING TO EACH UNIT.

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.

ELLA HOUSING

79 CONGRESS STREET



GENERAL INFORMATION

LOT: 014 F019 001
 ZONE: R6
 # OF DWELLING UNITS: 2
 # OF STORIES: 3

SQFT :
 BASEMENT: 707 SF
 LEVEL 1: 707 SF
 LEVEL 2: 707 SF
 LEVEL 3: 461 SF
 TOTAL SF: 2,582 SF

CONSTRUCTION TYPE: 5B
 OCCUPANCY TYPE: R-3

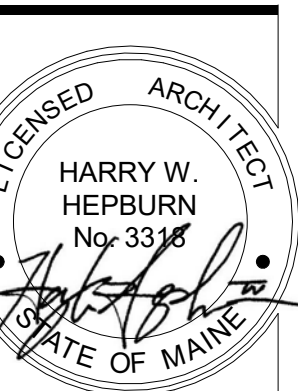
EGRESS SUMMARY

LEFT UNIT:
 • (1) EXISTING MEANS OF EGRESS AT FRONT OF BUILDING VIA PORCH
 • ALL BEDROOMS AND ATTIC SPACE CONTAIN AT LEAST (1) EGRESS WINDOW MEETING THE REQUIREMENTS OF IRC 2009 SECTION R310

RIGHT UNIT:
 • (1) EXISTING MEANS OF EGRESS AT FRONT OF BUILDING VIA PORCH
 • ALL BEDROOMS AND ATTIC SPACE CONTAIN AT LEAST (1) EGRESS WINDOW MEETING THE REQUIREMENTS OF IRC 2009 SECTION R310

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
C-G001	COVER SHEET
C-D101	DEMOLITION PLANS
C-A101	FLOOR PLANS
C-A201	EXTERIOR ELEVATIONS
C-A301	BUILDING SECTION
C-A501	INTERIOR ELEVATIONS
C-A502	FINISH PLANS & SCHEDULE
C-A601	SCHEDULES
C-E101	ELECTRICAL PLANS
A-E201	ELECTRICAL GENERAL NOTES, LEGEND & FIXTURE SCHEDULE
S0.1	STRUCTURAL - GENERAL NOTES
S1.0	STRUCTURAL - FOUNDATION AND FIRST FLOOR FRMAING PLANS
S1.1	STRUCTURAL - SECOND FLOOR, THIRD FLOOR AND ROOF FRAMING PLANS
S2.0	STRUCTURAL - FOUNDATION AND FRAMING SECTIONS AND DETAILS



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 RENOVATIONS

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CONSULTANTS:

REVISIONS:

No.	Name	Date

ISSUED FOR PERMITTING

ISSUED: 10/13/2017
 PROJECT No: 1706
 DRAWN BY: LG
 CHECKED BY: HH
 SHEET TITLE: COVER SHEET

C-G001