

HISTORIC LEVEL 3 ALTERATION: 114 AUSTIN STREET

PROJECT LOCATION
114 AUSTIN STREET
WORCESTER, MA 01609

CLIENT
POLAR VIEWS
89 WEST MAIN STREET, UNIT 101
NORTHBOROUGH, MA 01532
MR DANIEL YARNIE

CIVIL ENGINEER
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118 TURNPIKE ROAD, SUITE 200
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ARCHITECT
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NOTE:
PORTIONS OF THE PROJECT ARE TO BE DESIGN-BUILD UNDER THE GENERAL CONTRACTOR.
GENERAL CONTRACTOR TO PROVIDE ARCHITECT WITH STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, FIRE ALARM AND PLUMBING DRAWINGS FOR REVIEW BEFORE SUBMISSION FOR PERMIT.



ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

ABBREVIATIONS

ACOUSTICAL CEILING TILE	A.C.T	MANUFACTURED	MFD
ACOUSTIC	ACST	MARBLE	MAR
ABOVE FINISHED FLOOR	AF	MASONRY	MAS
ALUMINUM	ALUM	MASONRY OPENING	MSRY
ARCHITECT	ARCH	MATERIAL	MAT
AVERAGE	AVG	MASONRY	MW
BEAM	BM	MECHANICAL	MAX
BOARD	BD	METAL	ML
BRASS	BR	METER	M
BRONZE	BRZ	MIRRMUM	MIR
BUILDING	BLDG	MISCELLANEOUS	MISC
BULLET IN	BLIN	MULLION	MULL
CABINET	CAB	NATURAL	NAT
CEILING	CLG	NOMINAL	NOM
CENTER LINE	CL	NOT IN CONTRACT	NIC
CENTIMETER	CM	NOT TO SCALE	NIS
CERAMIC	CER	NUMBER	N
CLEAR	CLR	ON CENTER	OC
COLD WATER	CW	OPENING	OPG
COLUMN	COL	OPPOSITE	OPP
CONCRETE	CONC	PAINTED	PID
CONCRETE MASONRY UNIT	CMU	PARTITION	PL
CONSTRUCTION	CONST	PLASTER	PLAS
CONTINUOUS	CONTR	PLASTIC LAMINATE	PLAM
CONTRACTOR	CONTR	PLYWOOD	PLYW
DEMOLITION	DEMO	PRESSURE TREATED	P.T.
DETAIL	DET	QUANTITY	QTY
DIAMETER	DIA OR	QUARRY TILE	QT
DIMENSION	DM	RADIUS	R
DOOR	DR	REFERENCE	REF
DOWN	DN	REINFORCE	REIN
DRAWING	DWG	REMOVE	RMV
DRINKING FOUNTAIN	DF	REQUIRED	REQD
EACH	EA	REVISION	REV
ELECTRIC	ELEC	RIBB	RS
ELECTRIC WATER COOLER	EW	ROOM	RM
EQUAL	EQ	ROUGH OPENING	R.O.
EQUIPMENT	EQUIP	SCHEDULE	SCH
ESTIMATE	EST	SECTION	SECT
EXISTING	EXST	SHEET	SH
EXTERIOR	EXT	SIMILAR	SIM
FABRICATE	FAB	SOLID CORE	SC
FEET	OR FT	SPECIFICATIONS	SPEC
FINISH	FIN	SQUARE FEET	SF
FINISHED ALL OVER	FAO	SQUARE INCHES	SQ IN.
FIREPROOF	FP	STAINLESS STEEL	SS
FLOOR	FLR	STANDARD	STD
FLORESCENT	FLUOR	STEEL	ST
FULL SIZE	FS	STRUCTURAL	STR
FURNISH	FURN	SUSPENDED	SUSP
GAUGE	GA	SYSTEM	SYS
GENERAL	GEN	TEMPERATURE	TEMP
GLASS	GL	TONGUE & GROOVE	T&G
GYPSON BOARD	GYP BD	TREAD	TR
HARDWARE	HW	TYPICAL	TR
HARDWOOD	HWWD	UNFINISHED	UNF
HEIGHT	HT	URNAL	UR
HOLLOW CORE	HC	VENT THROUGH ROOF	VTR
HORIZONTAL	HOR	VERIFY IN THE FIELD	VFI
HOT WATER	HW	VERTICAL	VERT
INSULATION	"DE IN.	VENT TILE	VNT
INTERIOR	INT	WARRANTY	WNT
JUNCTION BOX	JBOX	WATER CLOSET	WC
LAVATORY	LAV	WATERPROOF	WP
LIGHT	LIC	WEIGHT	WT
LINEAR	LN	WIDTH	W
LINOLEUM	LNO	WITH	W
MANUFACTURER	MFR	WITHOUT	WO
GANVALEE	GANV.	WOOD	WD
GYPSON WALL BOARD	GWB	WROUGHT IRON	WI
		YARD	YD

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	PHOTOELECTRIC SMOKE & CO DETECTOR
	ALUMINUM	HEAT & CO DETECTOR
		FLOURESCENT LIGHTING FIXTURE
		SPRINKLER HEAD
		HVAC GRILLE - RETURN
		HVAC - SUPPLY
		RECESSED DOWN LIGHT
		MOTION DETECTOR

LOCUS MAP



	SCHEMATIC	07.20.2023
	DESIGN DEVELOPMENT	10.25.2023
	BID	N/A
	PERMIT	12.28.2023
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	EXISTING CONDITIONS	

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	REVISION DATE

DATE:	12.28.2023
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DRAWN:	PL
CHECKED:	JGH

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5-UNIT RESIDENTIAL
HISTORIC DISTRICT
114 AUSTIN ST
WORCESTER, MA 01609

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 AS REQUIRED 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

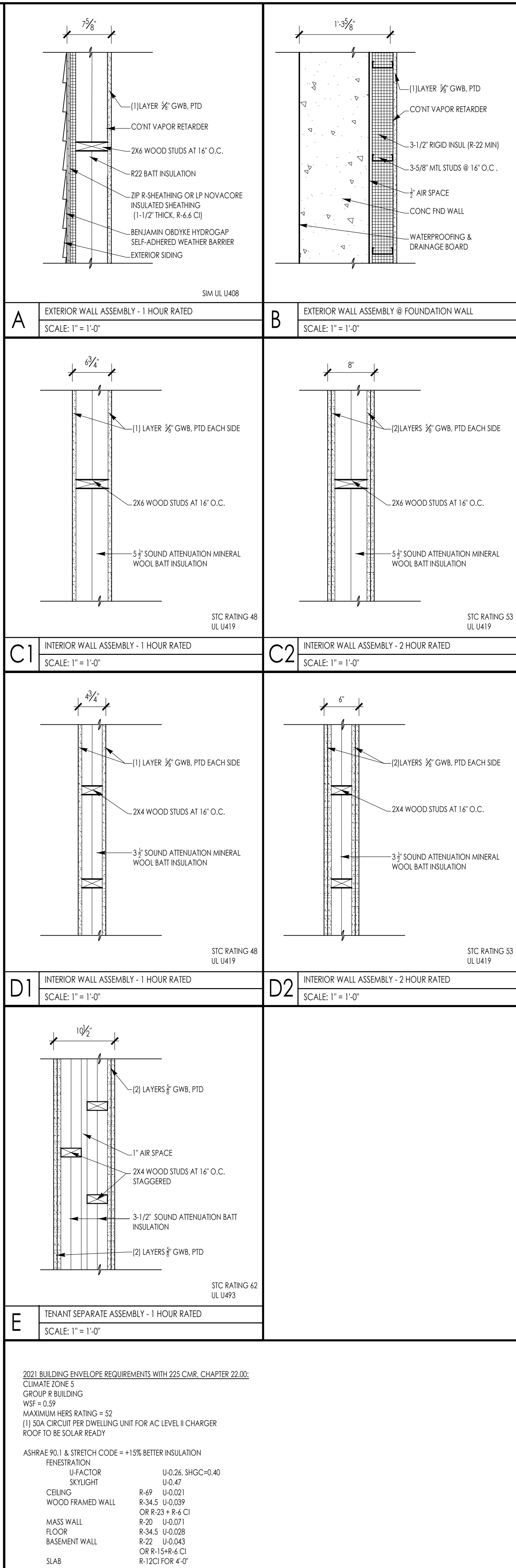
- CONTRACTOR IS FULLY RESPONSIBLE FOR THE CLEANING AND PREPARING OF ALL FLOOR, WALL AND CEILING SURFACES FOR THE INSTALLATION OF NEW MATERIALS AS SCHEDULED, UTILITIES, HVAC AND ELECT. SYSTEMS EQUIPMENT, ETC. AFTER DEMO CLEAN-UP.

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 CONTRACTOR'S 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.



2021 BUILDING ENVELOPE REQUIREMENTS WITH 225 CMR, CHAPTER 22.00:
CLIMATE ZONE 5
GROUP R BUILDING
WSF = 0.59
MAXIMUM HEERS RATING = 52
(1) SOA CIRCUIT PER DWELLING UNIT FOR AC LEVEL II CHARGER
ROOF TO BE SOLAR READY

ASHRAE 90.1 & STRETCH CODE = +15% BETTER INSULATION

CEILING	R-49	U-0.021
WOOD-FRAMED WALL	R-34.5	U-0.029
	OR R-23 + R-6 CI	
MASS WALL	R-20	U-0.071
FLOOR	R-34.5	U-0.028
BASEMENT WALL	R-22	U-0.043
	OR R-15+R-6 CI	
SLAB	R-12CI FOR 4'-0"	

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
 300 MAIN STREET, SUITE 200
 WORCESTER, MA 01609
 (508) 752-5333
 ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

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GENERAL INFORMATION:

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<input type="checkbox"/> DESIGN DEVELOPMENT	10.25.2023
<input type="checkbox"/> BID	N/A
<input type="checkbox"/> PERMIT	12.28.2023
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE: 12.28.2023
 SCALE: AS NOTED
 PROJECT: 2022.75
 DRAWN: PL
 CHECKED: JGH
 PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609
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SHEET NUMBER:
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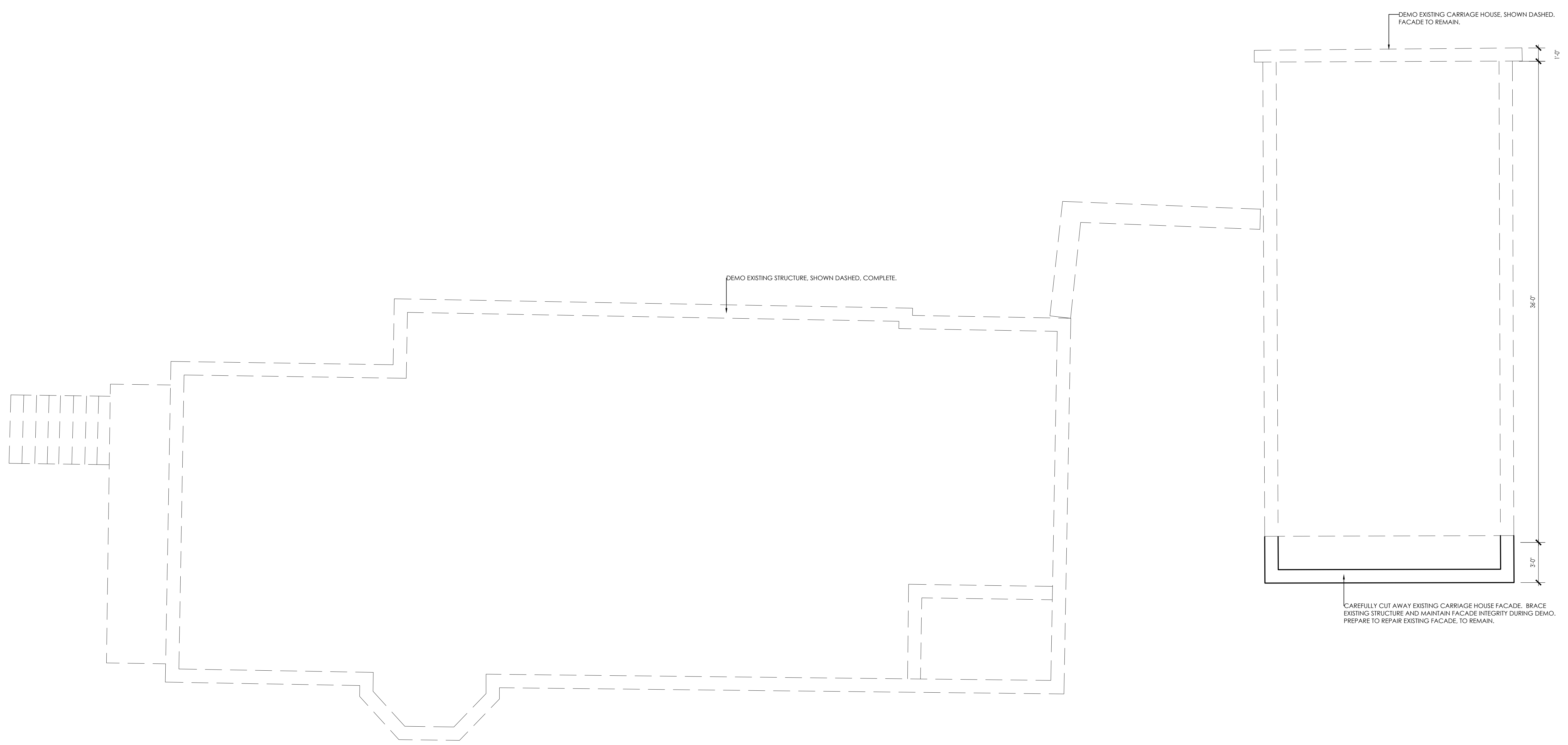
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SHEET TITLE:
 CONCEPTUAL DEMO PLAN

SHEET NUMBER:
D-1.0



- DEMOLITION NOTES 10.16.23**
- REFER TO SHEET 1.1 FOR ADDITIONAL DEMOLITION NOTES
 - DEMOLISH AND REMOVE FROM SITE THE EXISTING 3 STORY BUILDING (BASEMENT, FIRST FLOOR, SECOND FLOOR INCLUDING FOUNDATION WALLS AND FOOTINGS)
 - DEMOLISH AND REMOVE FROM SITE THE EXISTING CARRIAGE HOUSE STRUCTURE WITH THE EXCEPTION OF THE FRONT 3' OF THE BUILDING FACING QUINCY STREET WHICH SHALL REMAIN AND BE REPAIRED AND PAINTED.
 - REMOVE EXISTING CONCRETE RETAINING WALL BETWEEN MAIN STRUCTURE AND CARRIAGE HOUSE.
 - DEMOLISH AND REMOVE FROM SITE ALL EXISTING BITUMINOUS AND CONCRETE PAVEMENT AND PREP FOR NEW.

CONCEPTUAL DEMO PLAN
 SCALE: 1/4" = 1'-0"

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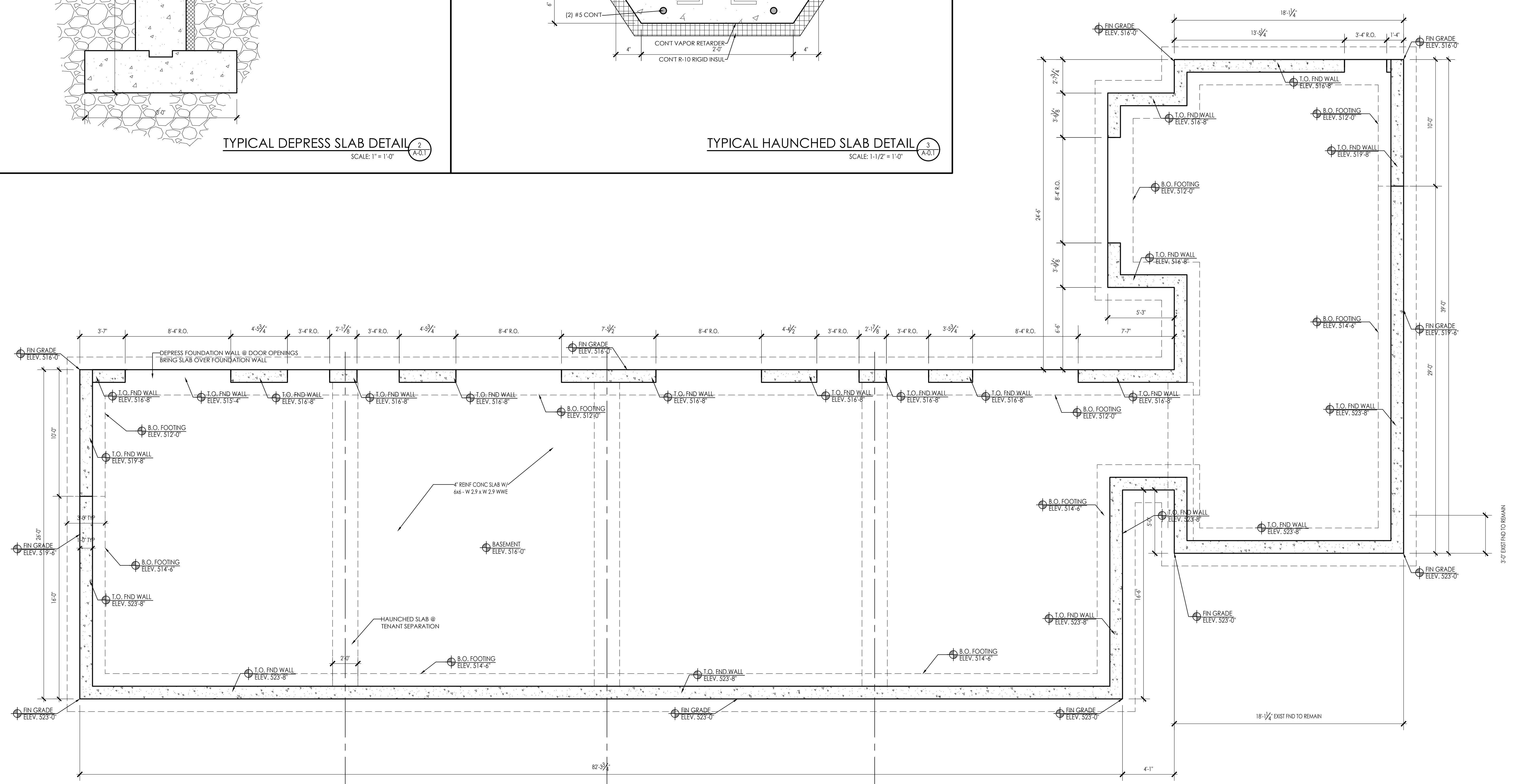
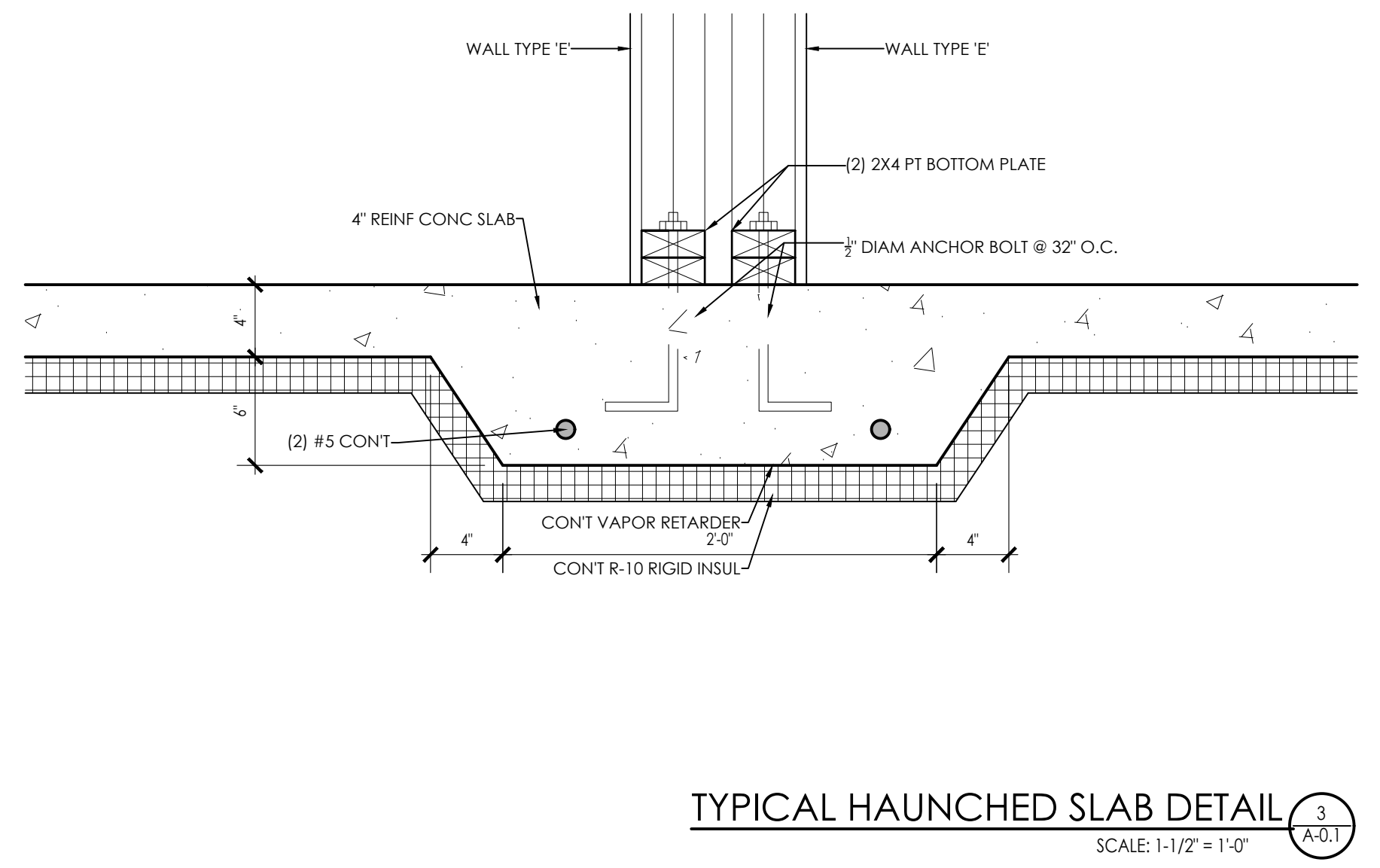
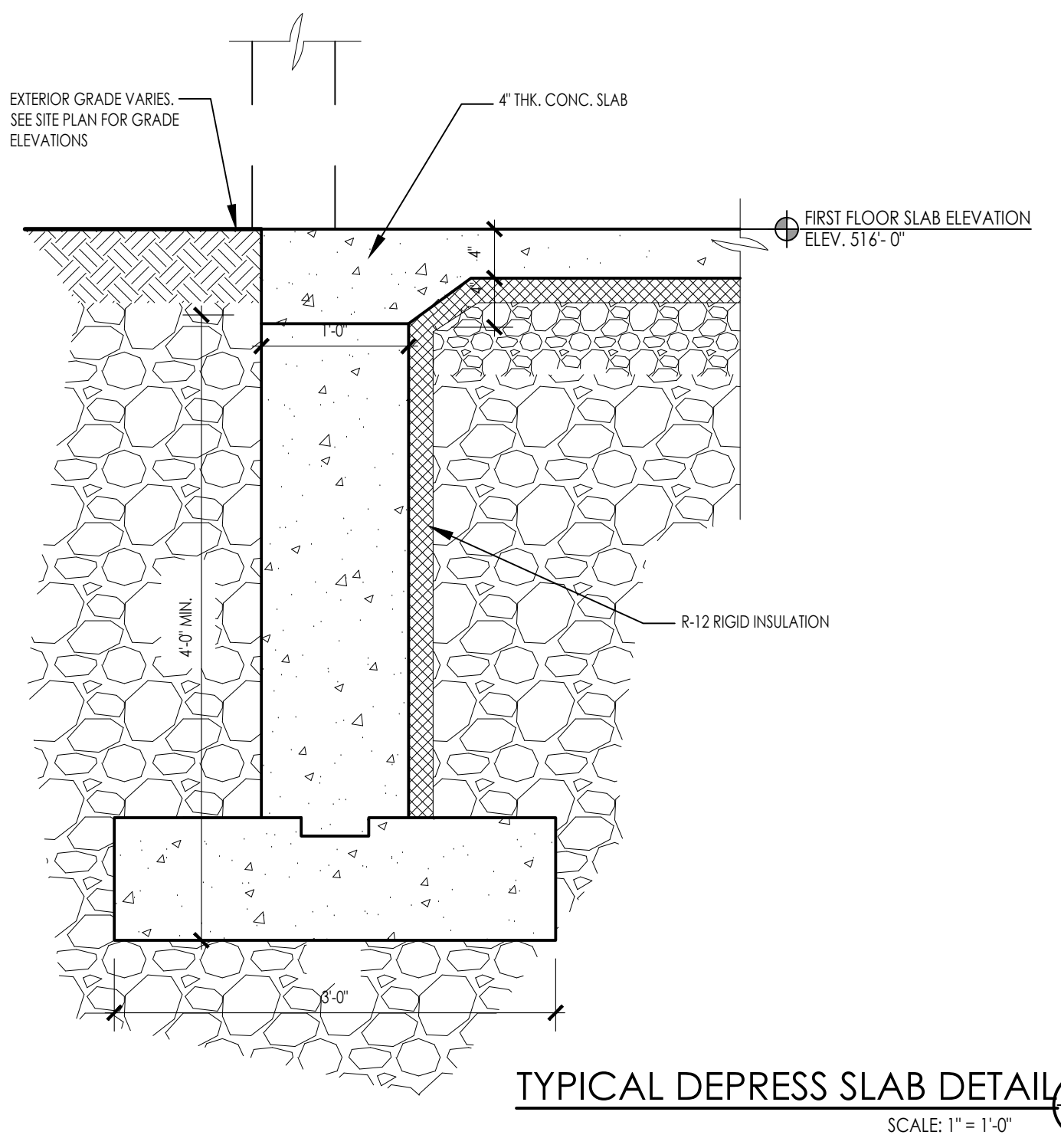
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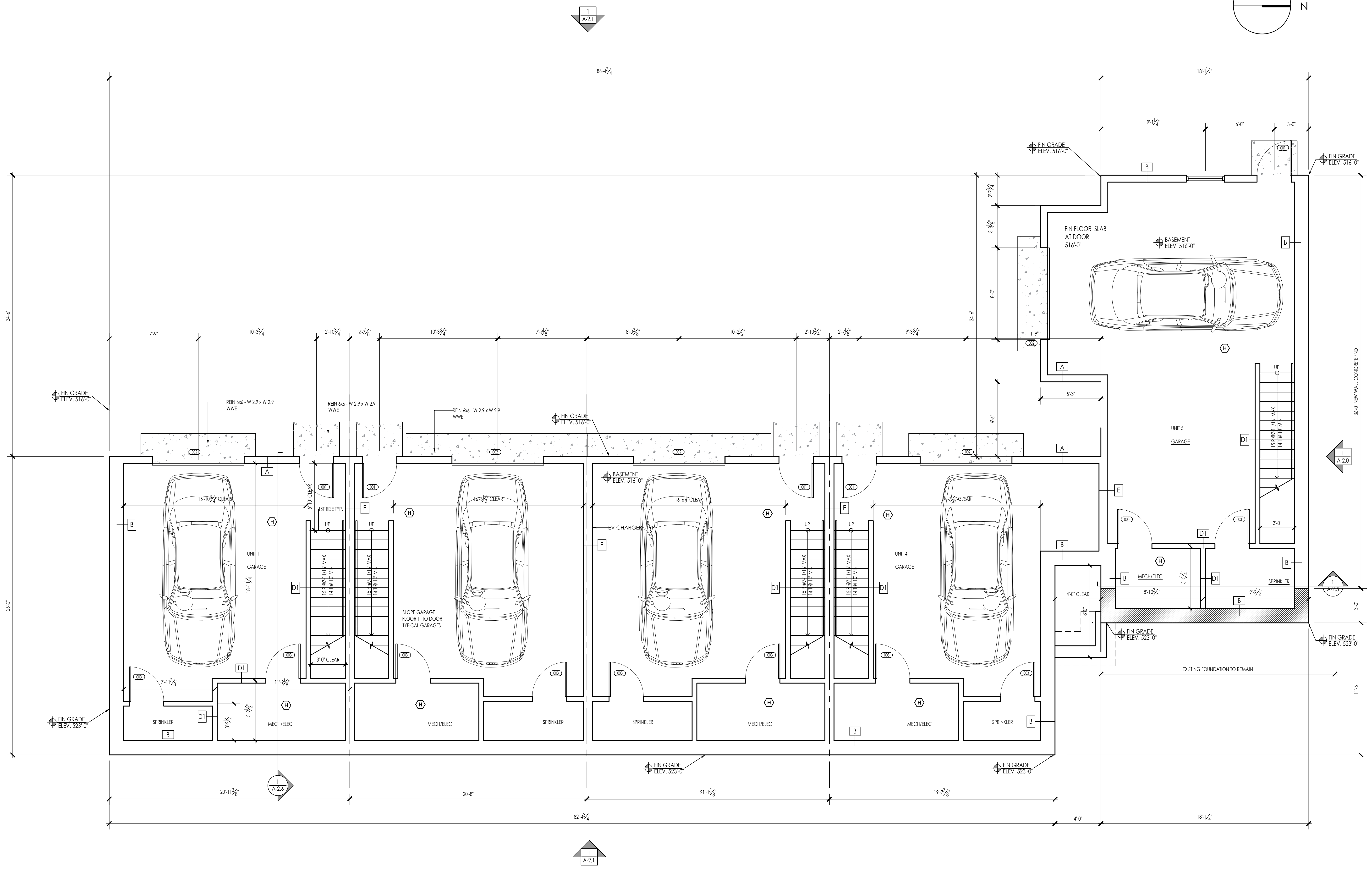
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 WORCESTER, MA 01609

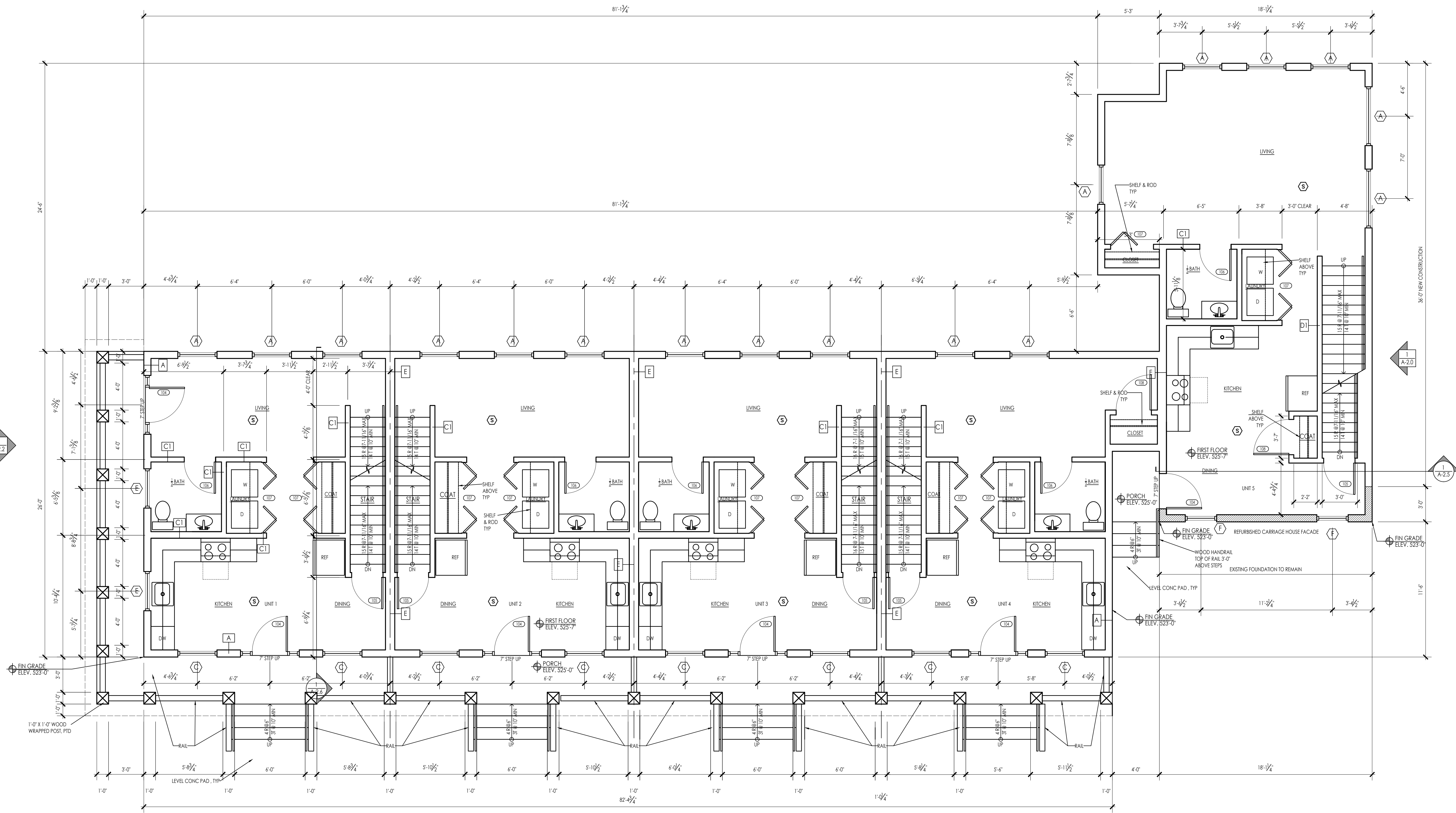
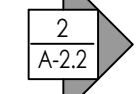
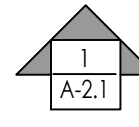
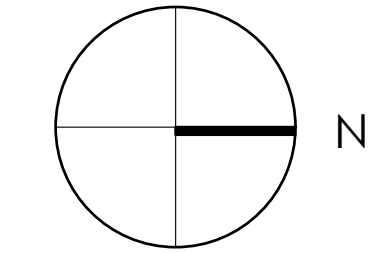
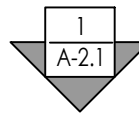
SHEET TITLE:
 BASEMENT PLAN

SHEET NUMBER:

A-1.0



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



ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	07.20.2023
	DESIGN DEVELOPMENT	10.25.2023
	BID	N/A
	PERMIT	12.28.2023
	CONSTRUCTION	
	EXISTING CONDITIONS	

4	
3	
2	
1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

SHEET TITLE:
 FIRST FLOOR PLAN

SHEET NUMBER:

A-1.1

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

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	07.20.2023
	DESIGN DEVELOPMENT	10.25.2023
	BID	N/A
	PERMIT	12.28.2023
	CONSTRUCTION	
	EXISTING CONDITIONS	

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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

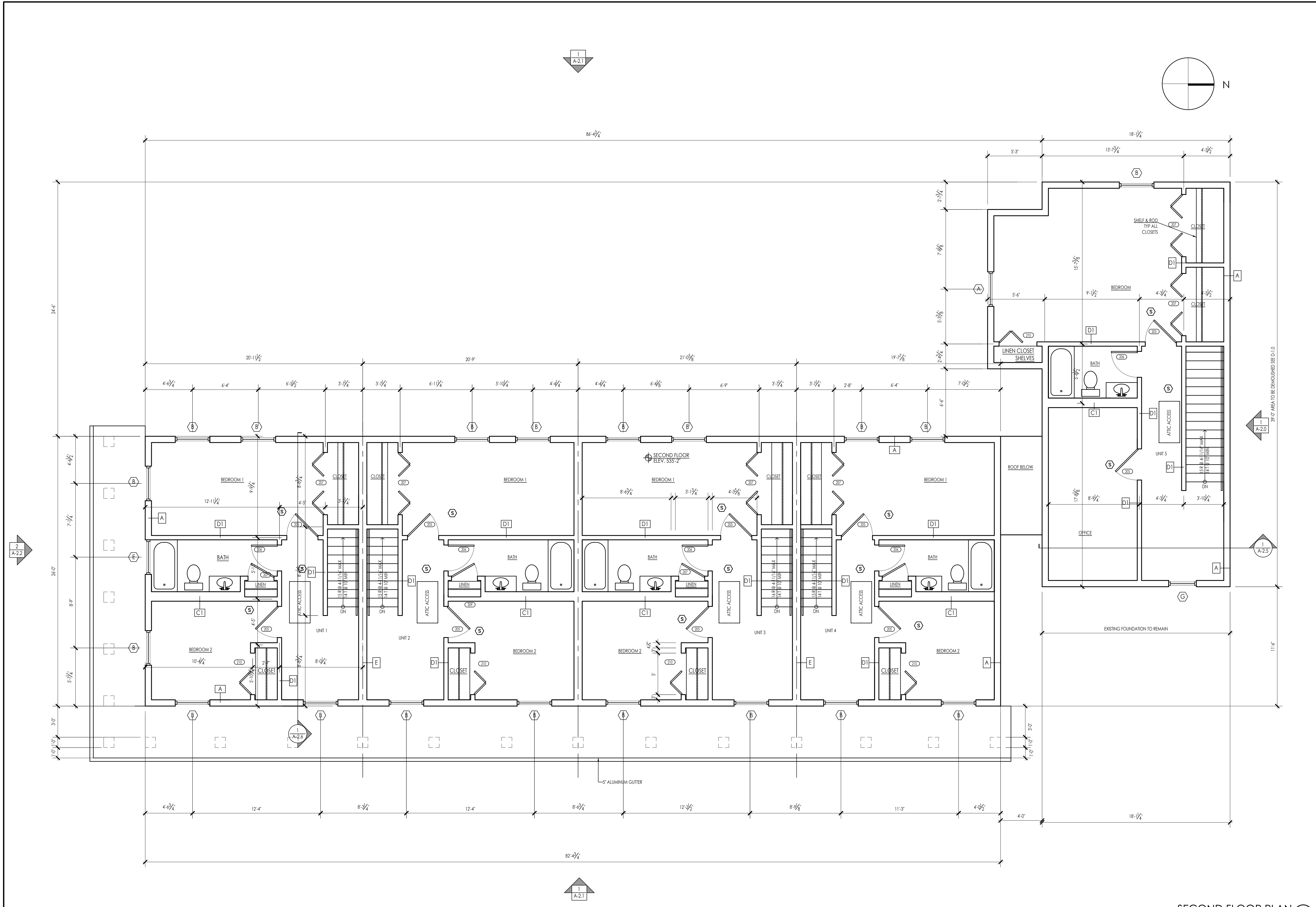
DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

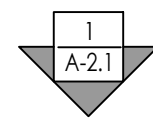
PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

SHEET TITLE:
 SECOND FLOOR PLAN

SHEET NUMBER:

A-1.2





ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	07.20.2023
	DESIGN DEVELOPMENT	10.25.2023
	BID	N/A
	PERMIT	12.28.2023
	CONSTRUCTION	
	EXISTING CONDITIONS	

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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

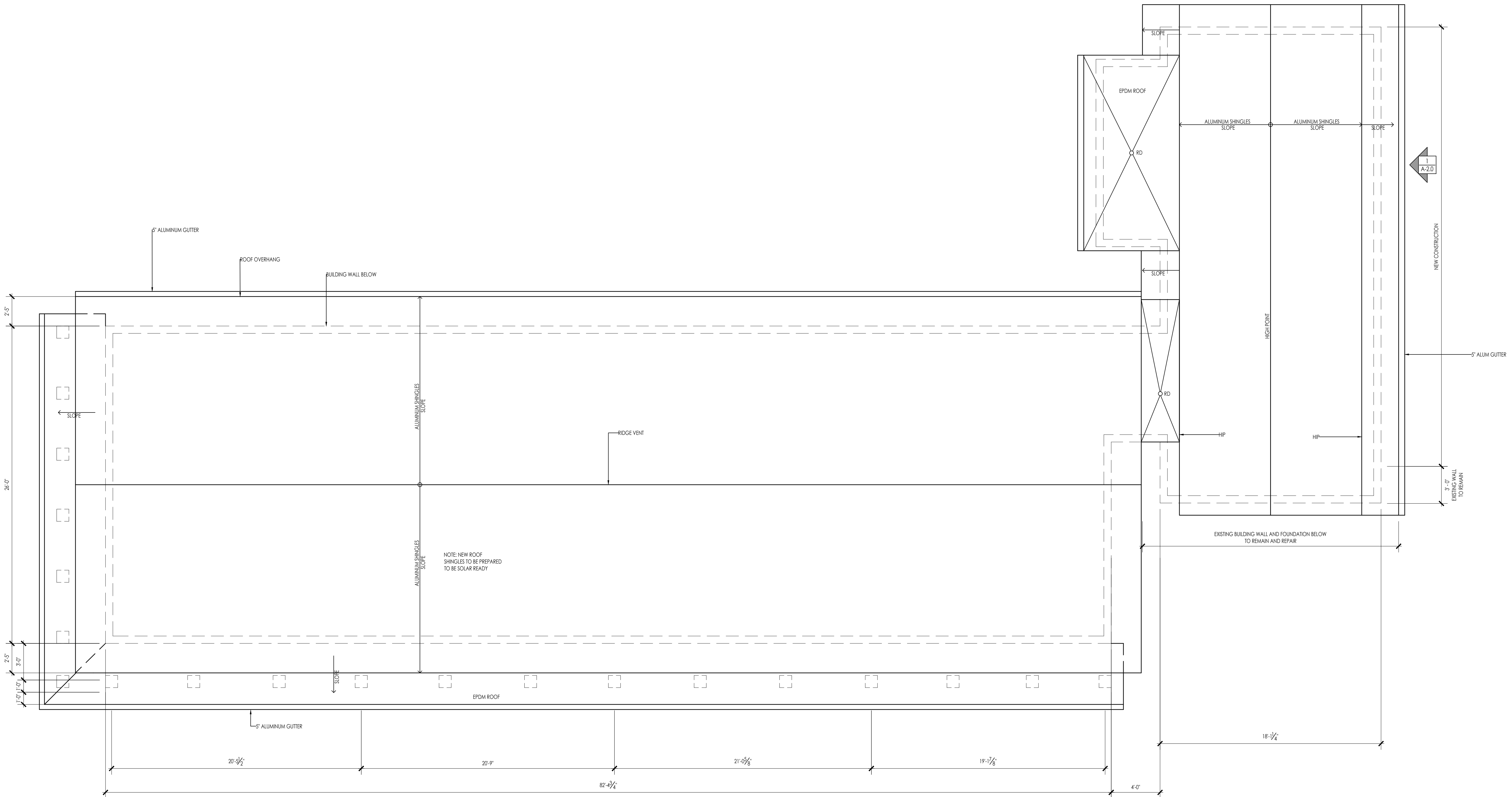
DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

SHEET TITLE:
 ROOF PLAN

SHEET NUMBER:

A-1.3

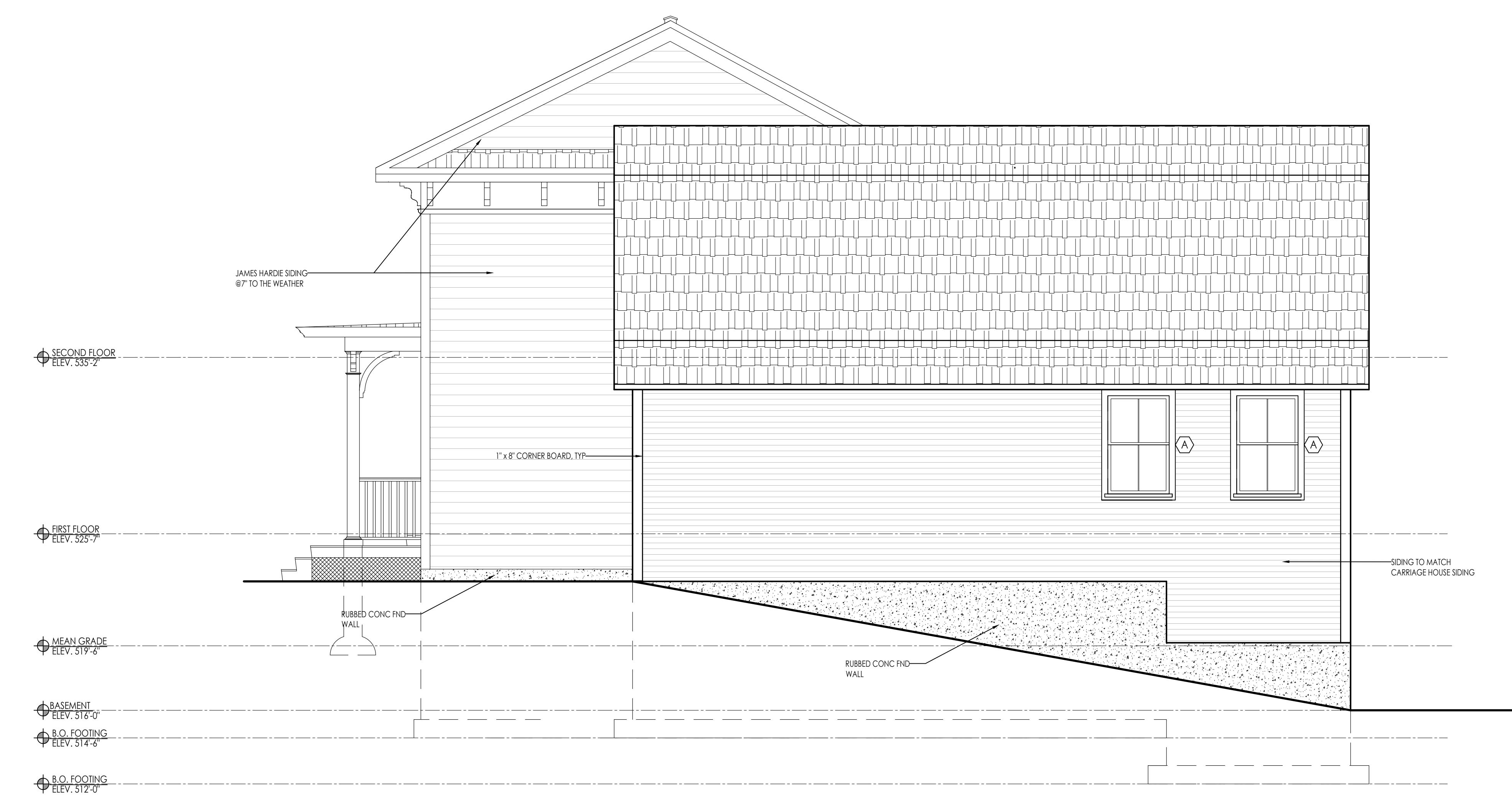


NOTE: NEW ROOF SHINGLES TO BE PREPARED TO BE SOLAR READY

ROOF CONSTRUCTION
EAST COAST ALUMINUM METAL ROOFING
 EAVE TO PEAK TITANIUM HIGH TEMPERATURE ICE AND WATER SHIELD.
 COMAR VENT 3 SYNTHETIC BREATHABLE UNDERLAYMENT.
 ALUMINUM FLASHINGS, PLUMBING VENTS AND CHIMNEY COLLARS AS REQUIRED.
 PERALOCK ALUMINUM SHINGLES INSTALL PER EAST COAST ALUMINUM METAL ROOFING REQUIREMENTS FOR WARRANTY AND WORKMANSHIP.

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

12/28/2023 11:23 AM



- LIST OF MATERIALS**
- ROOFING MATERIALS:**
SHINGLE - EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN
- SIDING MATERIALS:**
SIDING - JAMES HARDIE PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION - COBBLE STONE
- GUARDS & HANDRAILS:**
HANDRAILS - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS
- FENESTRATION:**
WINDOWS - ANDERSEN A-SERIES WOOD WINDOW, PAINTED WHITE
DOORS - ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
GARAGE DOOR - OVERHEAD DOOR COMPANY MODEL 303 ARCHED - 8'X7', GRAY/WHITE, 12 WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL
- SHUTTER - MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR, PAINT GRADE, FACTORY PRIMED LIGHT GRAY
CORNER MOLDING - JAMES HARDIE HARDITRIM 1/2" TRIM - SMOOTH
DECORATIVE - TREX TRANSCEND LINEAGE - JASPER
FENCING - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS
FRAMEWORK - 48" VERANDA WHITE GARDEN WYLL LATTICE
COLUMN - BROSCO DSI ALUMINUM COLUMN - RECESSED
BRACKET - BROSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2
MOLDING - BROSCO INTEX MILLED & PRIMED PVC MOLDING - 7901

ARCHITECT:

DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET SUITE 200
WORCESTER, MA 01609
(508) 755-0333
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE: 12.28.2023
SCALE: AS NOTED
PROJECT: 2022.75
DRAWN: PL
CHECKED: JGH

PROJECT TITLE:
5-UNIT RESIDENTIAL
HISTORIC DISTRICT
114 AUSTIN ST
WORCESTER, MA 01609

SHEET TITLE:
SIDE ELEVATION

SHEET NUMBER:

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

A-2.0

LIST OF MATERIALS

ROOFING MATERIALS:
 SHINGLE - EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN

SIDING MATERIALS:
 SIDING - JAMES HARDIE PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION - COBBLE STONE

GUARDS & HANDRAILS:
 HANDRAILS - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS

FENESTRATION:
 WINDOWS - ANDERSEN A SERIES WOOD WINDOW, PAINTED WHITE
 DOORS - ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
 GARAGE DOOR - OVERHEAD DOOR COMPANY MODEL 303 ARCHED - 8'X7', GRAY/WHITE, 12 WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL

SHUTTER - MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR, PAINT GRADE, FACTORY PRIMED LIGHT GRAY

CORNER MOLDING - JAMES HARDIE HARDITRIM 1/2" TRIM - SMOOTH

DECKING - TREX TRANSCEND LINEAGE - JASPER

FENCING - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS

FRAMEWORK - 48" VERANDA WHITE GARDEN WYNY LATTICE

COLUMN - BROSCO DSI ALUMINUM COLUMN - RECESSED

BRACKET - BROSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2

MOLDING - BROSCO INTEX MILLED & PRIMED PVC MOLDING - 7901

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

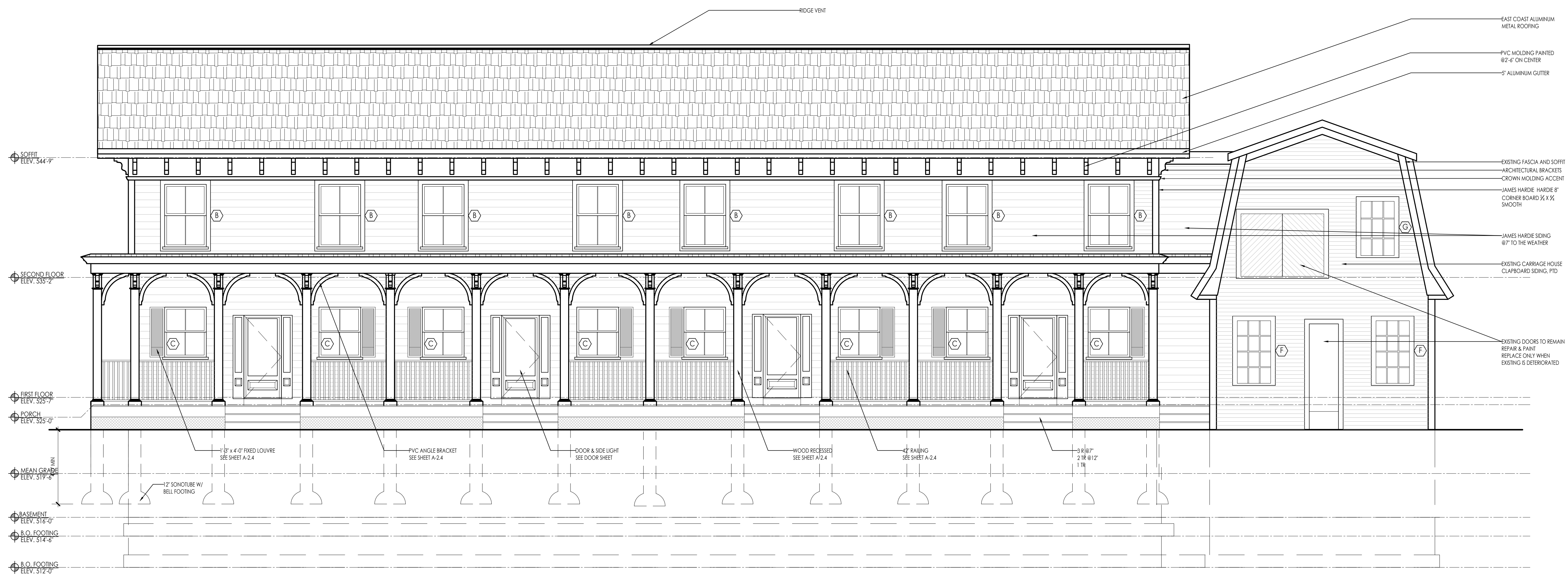
DATE: 12.28.2023
 SCALE: AS NOTED
 PROJECT: 2022.75
 DRAWN: PL
 CHECKED: JGH

PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

SHEET TITLE:
 QUINCY STREET ELEVATION

SHEET NUMBER:

A-2.1



QUINCY STREET ELEVATION
 SCALE: 1/4" = 1'-0"
 A-2.1

- LIST OF MATERIALS**
- ROOFING MATERIALS:**
SHINGLE - EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN
- SIDING MATERIALS:**
SIDING - JAMES HARDIE PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION - COBBLE STONE
- GUARDS & HANDRAILS:**
HANDRAILS - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS
- FENESTRATION:**
WINDOWS - ANDERSEN A SERIES WOOD WINDOW, PAINTED WHITE
DOORS - ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
GARAGE DOOR - OVERHEAD DOOR COMPANY MODEL 303 ARCHED - 8'X7', GRAY/WHITE, 12 WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL
- SHUTTER - MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR, PAINT GRADE, FACTORY PRIMED LIGHT GRAY
CORNER MOLDING - JAMES HARDIE HARDIETRIM 1/2" TRIM - SMOOTH
DECORATIVE - TREX TRANSCEND LINEAGE - JASPER
FENCING - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS
FRAMEWORK - 48" VERANDA WHITE GARDEN WYLL LATTICE
COLUMN - BROSCO DSI ALUMINUM COLUMN - RECESSED
BRACKET - BROSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2
MOLDING - BROSCO INTEX MILLED & PRIMED PVC MOLDING - 7901

ARCHITECT:



DIXON SALO ARCHITECTS INCORPORATED
300 MAIN STREET
WORCESTER, MA 01609
(508) 755-0333
ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE: 12.28.2023
SCALE: AS NOTED
PROJECT: 2022.75
DRAWN: PL
CHECKED: JGH

PROJECT TITLE:
5-UNIT RESIDENTIAL
HISTORIC DISTRICT
114 AUSTIN ST
WORCESTER, MA 01609

SHEET TITLE:
AUSTIN STREET ELEVATION

SHEET NUMBER:
A-2.2



AUSTIN STREET ELEVATION
SCALE: 1/4" = 1'-0" 1/2.2

LIST OF MATERIALS

ROOFING MATERIALS:
 SHINGLE - EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN

SIDING MATERIALS:
 SIDING - JAMES HARDIE PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION - COBBLE STONE

GUARDS & HANDRAILS:
 HANDRAILS - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS

FENESTRATION:
 WINDOWS - ANDERSEN A SERIES WOOD WINDOW, PAINTED WHITE
 DOORS - ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
 GARAGE DOOR - OVERHEAD DOOR COMPANY MODEL 903 ARCHED - 8'X7', GRAY/WHITE, 12 WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL







SHUTTER - MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR, PAINT GRADE, FACTORY PRIMED LIGHT GRAY
 CORNER MOLDING - JAMES HARDIE HARDIETRM 1/2" TRIM - SMOOTH
 DECKING - TREX TRANSCEND LINEAGE - JASPER
 FENCING - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALUSTERS
 FRAMEWORK - 48" VERANDA WHITE GARDEN WYLL LATTICE
 COLUMN - BROSCO DSI ALUMINUM COLUMN - RECESSED
 BRACKET - BROSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2
 MOLDING - BROSCO INTEX MILLED & PRIMED PVC MOLDING - 7901

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

	SCHEMATIC	07.20.2023
	DESIGN DEVELOPMENT	10.25.2023
	BID	N/A
	PERMIT	12.28.2023
	CONSTRUCTION	
	EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE: 12.28.2023
 SCALE: AS NOTED
 PROJECT: 2022.75
 DRAWN: PL
 CHECKED: JGH

PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

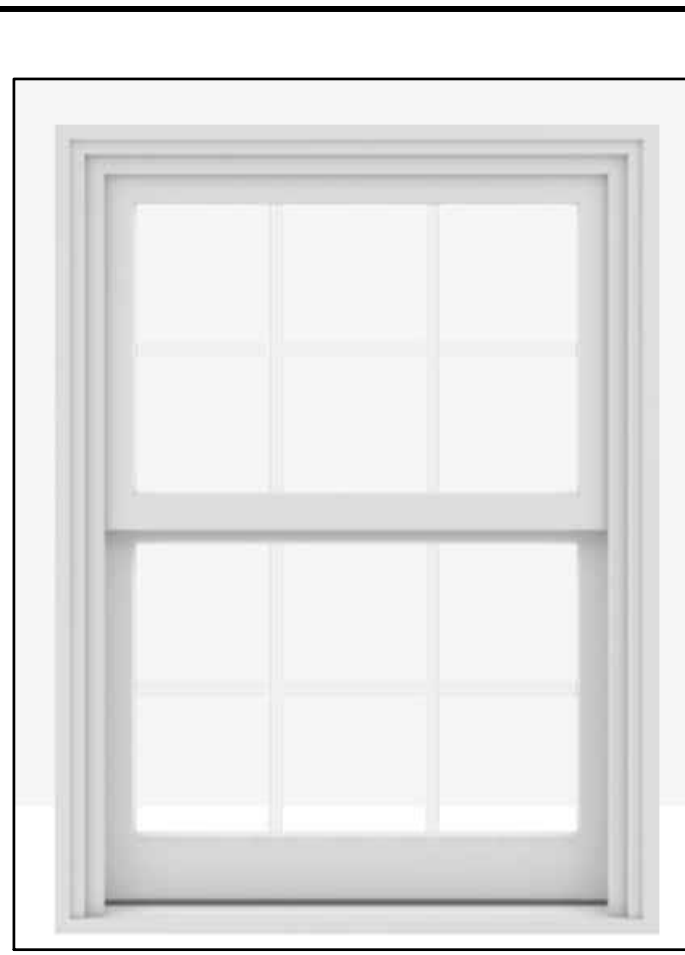
SHEET TITLE:
 REAR ELEVATION

SHEET NUMBER:

A-2.3



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

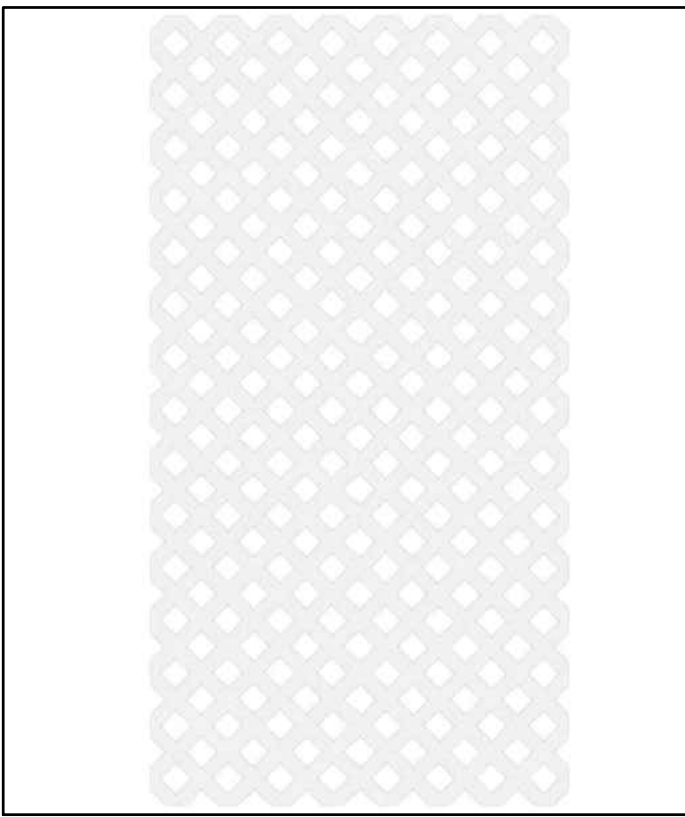


ANDERSEN A-SERIES WOOD WINDOW, PAINTED WHITE
SEE WINDOW SCHEDULE

ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
DOOR = 3'-0" x 6'-8" WITH (2) 1/2" SIDELIGHTS

MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR,
FRONT DOOR WINDOWS, PAINT GRADE, FACTORY PRIMED LIGHT GRAY

JAMES HARDIE 8" WIDE HARDIETRIM 1/2" TRIM - SMOOTH



4x8 VERANDA WHITE GARDEN VINYL LATTICE

EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN
5' x 12' EXPOSURE

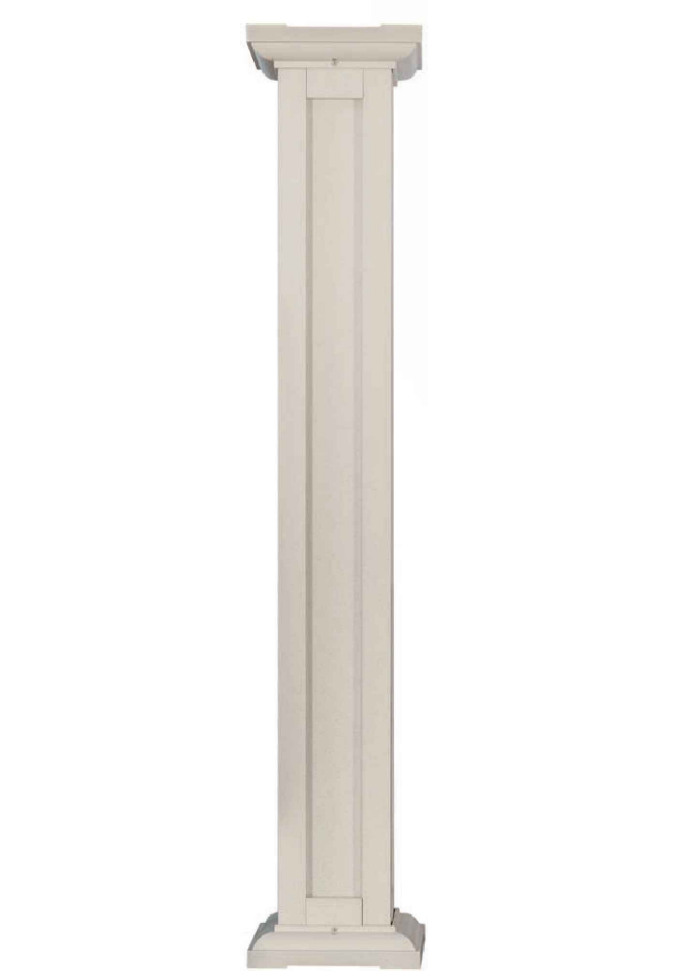
OVERHEAD DOOR COMPANY MODEL 303 ARCHED - 8'X7', GRAY/WHITE, 12
WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL



JAMES HARDIE 7" PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION -
COBBLE STONE, TO WEATHER

VERANDA 42" TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL
BALLUSTERS

TREX TRANSCEND LINEAGE - JASPER, 6" x 1/2" BOARDS, PORCH DECK



BROSCOSCO DSI ALUMINUM COLUMN - RECESSED, PAINTED
12/28/2023 11:24 AM

BROSCOSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2, PAINTED

BROSCOSCO INTEX MILLED & PRIMED PVC MOULDING - 7901, PAINTED

LIST OF MATERIALS

- ROOFING MATERIALS:
SHINGLE - EAST COAST METAL ROOFING ALUMINUM SMOOTH TUDOR BROWN
- SIDING MATERIALS:
SIDING - JAMES HARDIE PLANK LAP SIDING - SMOOTH, STATEMENT COLLECTION - COBBLE STONE
- GUARDS & HANDRAILS:
HANDRAILS - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALLUSTERS
- FENESTRATION:
WINDOWS - ANDERSEN A-SERIES WOOD WINDOW, PAINTED WHITE
DOORS - ANDERSEN WOOD ENTRY DOOR - PAINTED WHITE
GARAGE DOOR - OVERHEAD DOOR COMPANY MODEL 303 ARCHED - 8'X7', GRAY/WHITE, 12 WINDOW ARCHED, CLEAR, BARCELONA HINGE, BARCELONA PULL
- SHUTTER - MILLWORK TRADERS STANDARD DUTY FIXED LOUVER 15'X48" - SPANISH CEDAR, PAINT GRADE, FACTORY PRIMED LIGHT GRAY
- CORNER MOLDING - JAMES HARDIE HARDIETRIM 1/2" TRIM - SMOOTH
- DECKING - TREX TRANSCEND LINEAGE - JASPER
- FENCING - VERANDA 36 IN. TRADITIONAL WHITE POLY-COMPOSITE RAIL GATE KIT W/ METAL BALLUSTERS
- FRAMEWORK - 4x8 VERANDA WHITE GARDEN VINYL LATTICE
- COLUMN - BROSCOSCO DSI ALUMINUM COLUMN - RECESSED
- BRACKET - BROSCOSCO PVC OUTDOOR PRODUCTS BRACKETS - HBKT-2
- MOLDING - BROSCOSCO INTEX MILLED & PRIMED PVC MOULDING - 7901

ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET, SUITE 200
 WILMINGTON, MA 01890
 (508) 752-5333 (C) 1988-2023
 ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

<input type="checkbox"/>	SCHEMATIC	07.20.2023
<input type="checkbox"/>	DESIGN DEVELOPMENT	10.25.2023
<input type="checkbox"/>	BID	N/A
<input type="checkbox"/>	PERMIT	12.28.2023
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	EXISTING CONDITIONS	

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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

PROJECT TITLE:
5-UNIT RESIDENTIAL
HISTORIC DISTRICT
114 AUSTIN ST
WORCESTER, MA 01609

SHEET TITLE:
PROPOSED MATERIALS PHOTOS

SHEET NUMBER:
A-2.4

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

4	
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

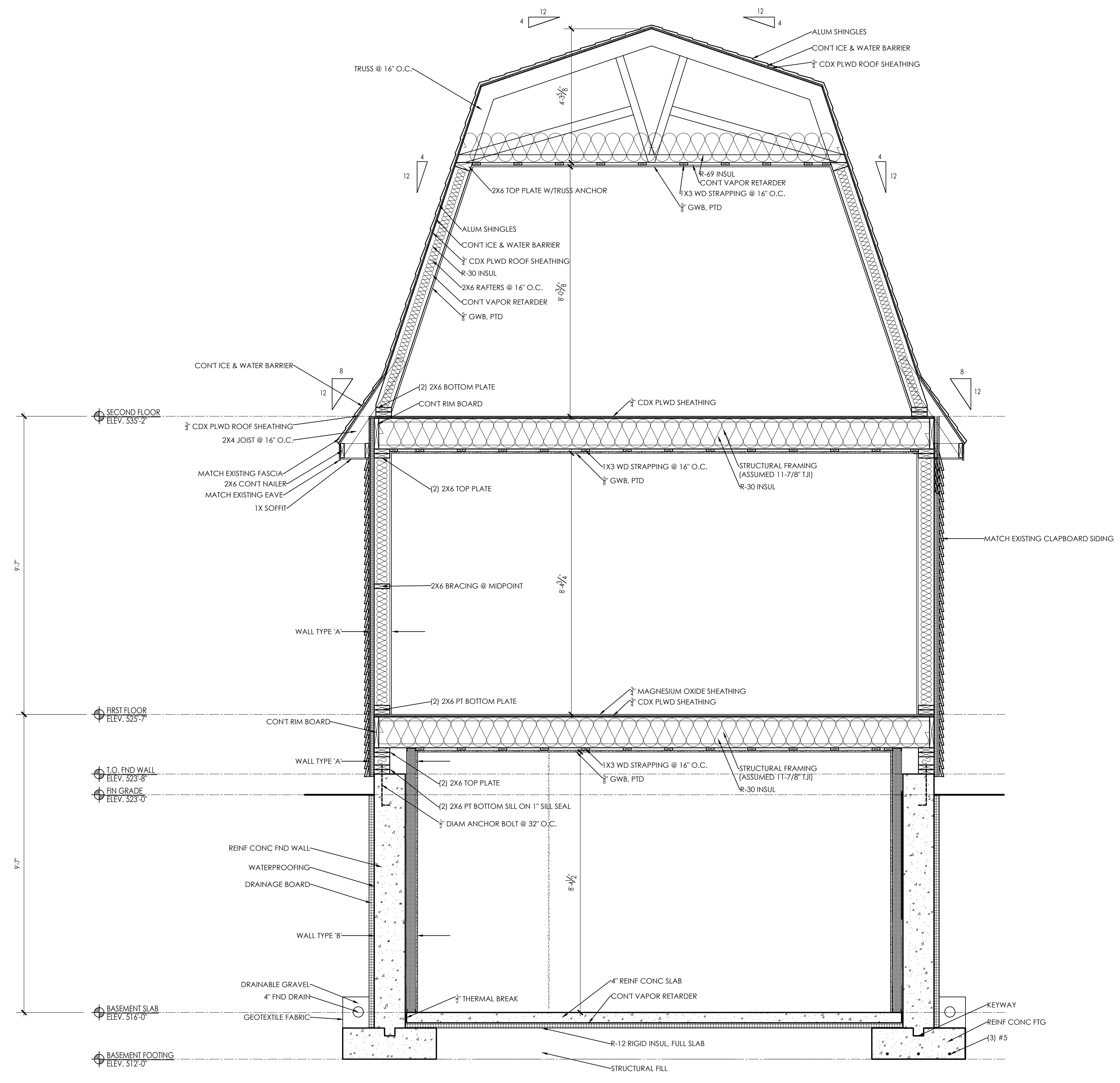
DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

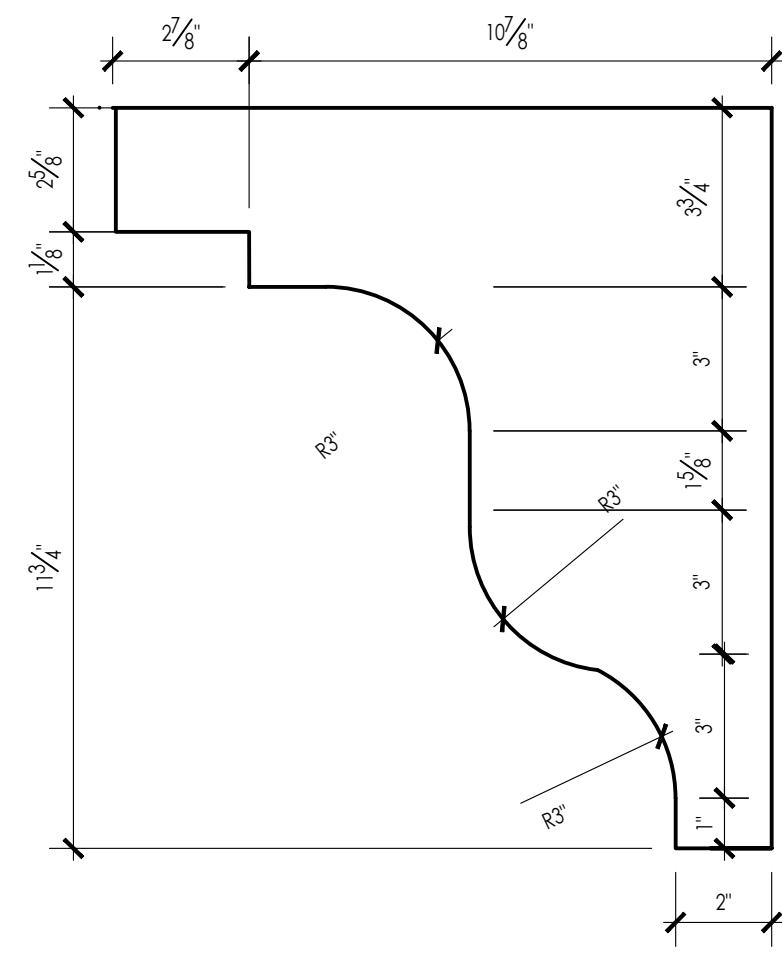
SHEET TITLE:
 CARRIAGE HOUSE SECTION

SHEET NUMBER:

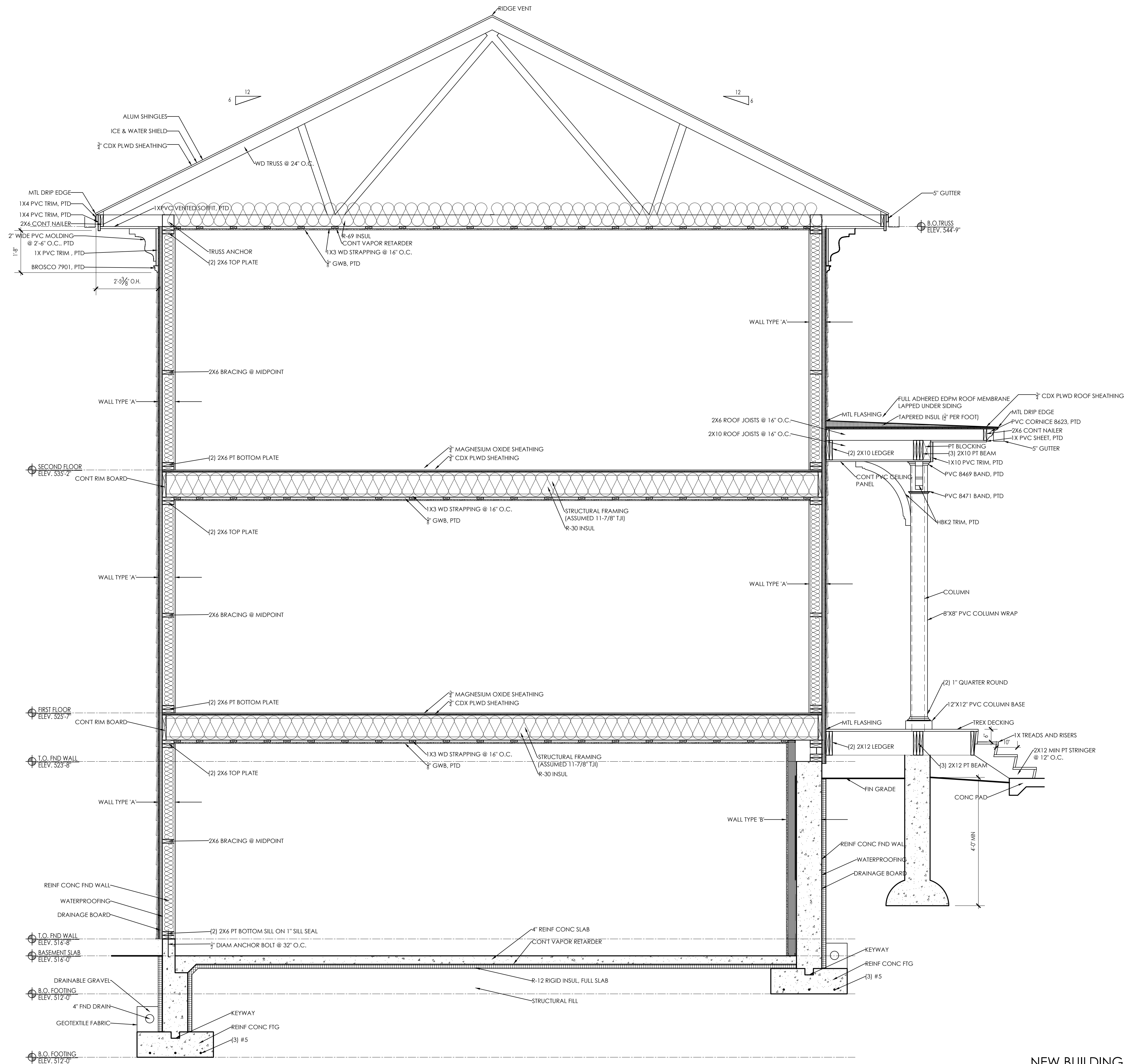
A-2.5



CARRIAGE HOUSE SECTION
 SCALE: 1/2" = 1'-0"



ROOF TRIM DETAIL
SCALE: 3" = 1'-0"
A-2.5



NEW BUILDING SECTION
SCALE: 1/2" = 1'-0"
A-2.6

ARCHITECT:

DIXON SALO ARCHITECTS
 INCORPORATED
 300 MAIN STREET, SUITE 200
 WORCESTER, MA 01609
 (508) 752-5333 (F) 508-752-5398
 ADMIN@DIXONSALOARCHITECTS.COM

ARCHITECTS STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

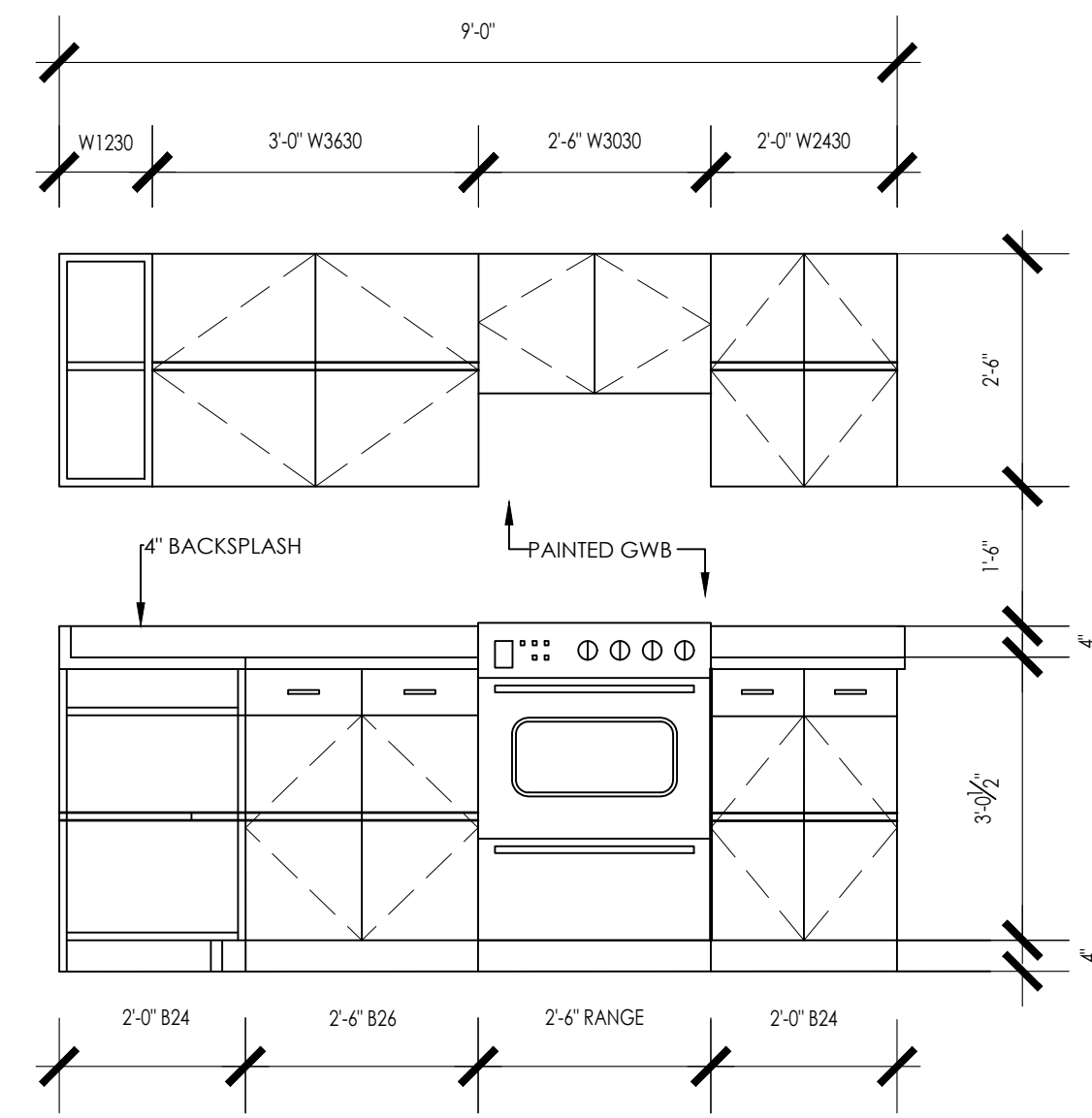
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1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

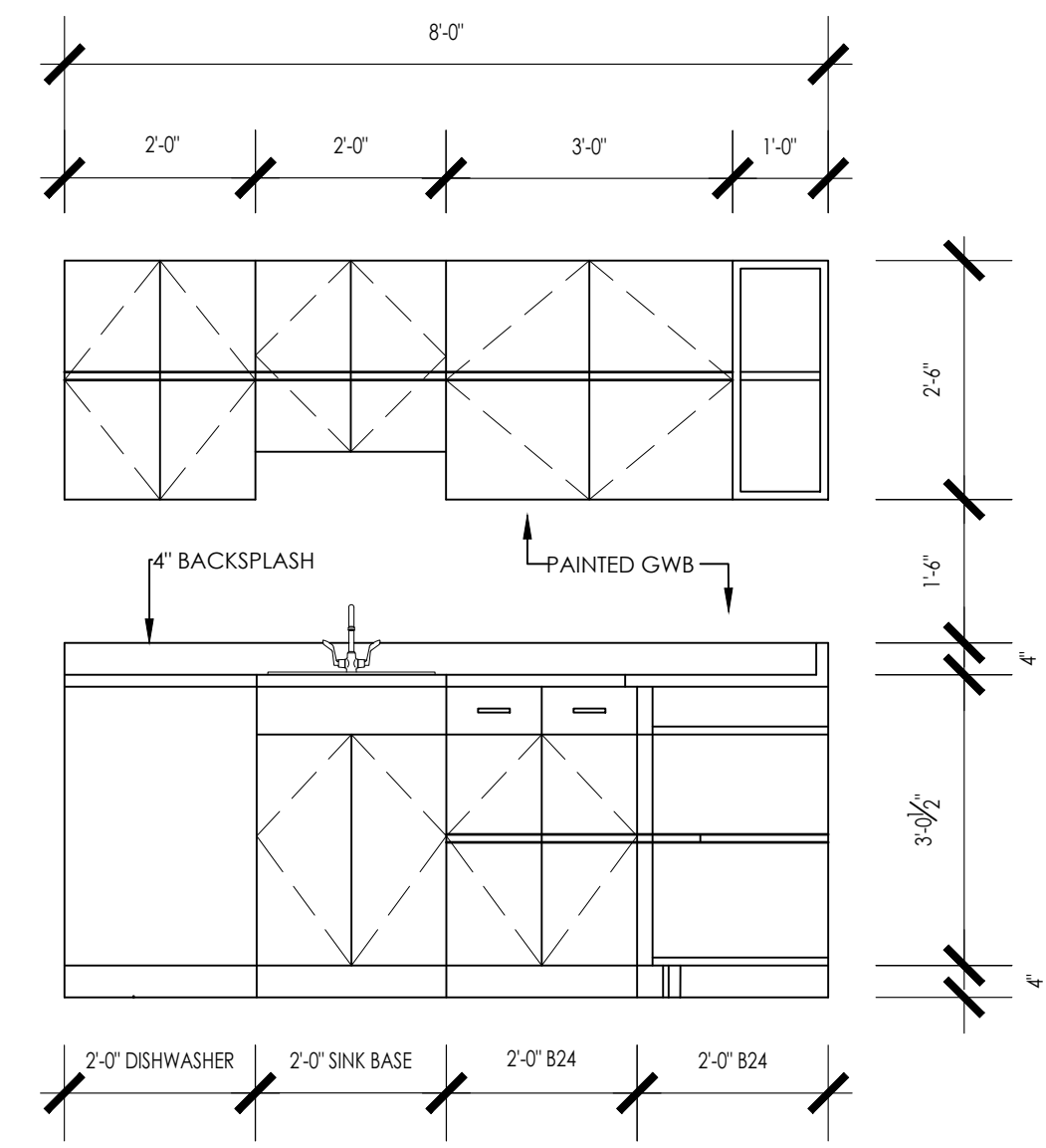
PROJECT TITLE:
 5-UNIT RESIDENTIAL
 HISTORIC DISTRICT
 114 AUSTIN ST
 WORCESTER, MA 01609

SHEET TITLE:
 NEW BUILDING SECTION

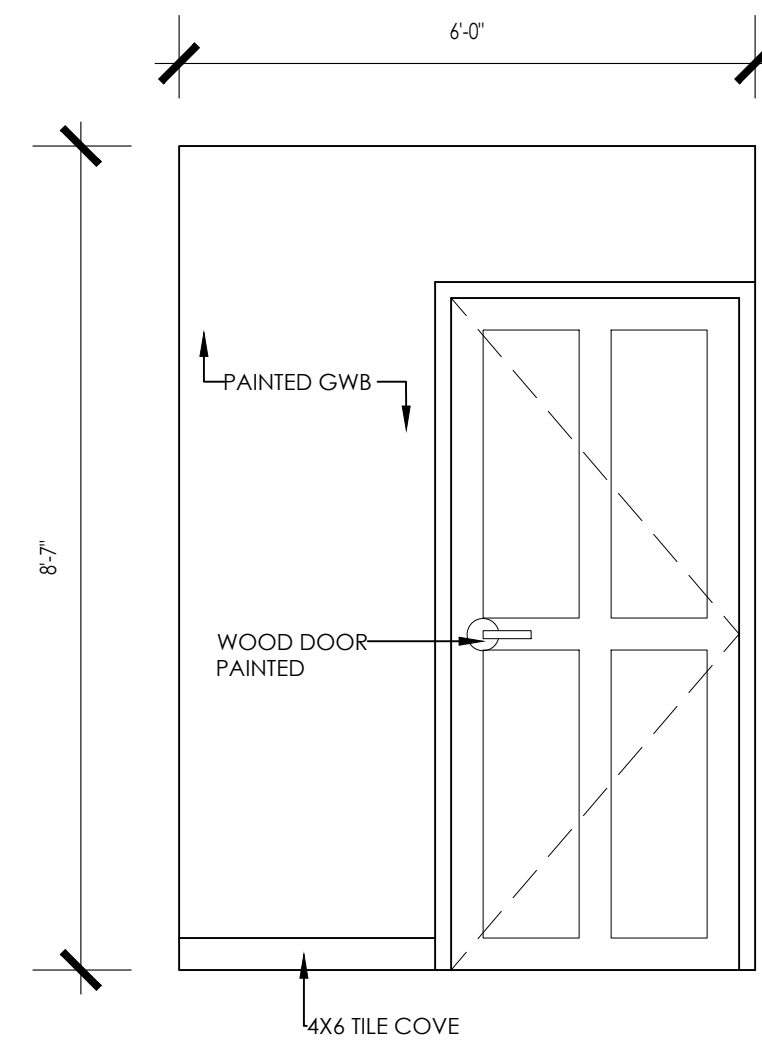
SHEET NUMBER:
A-2.6



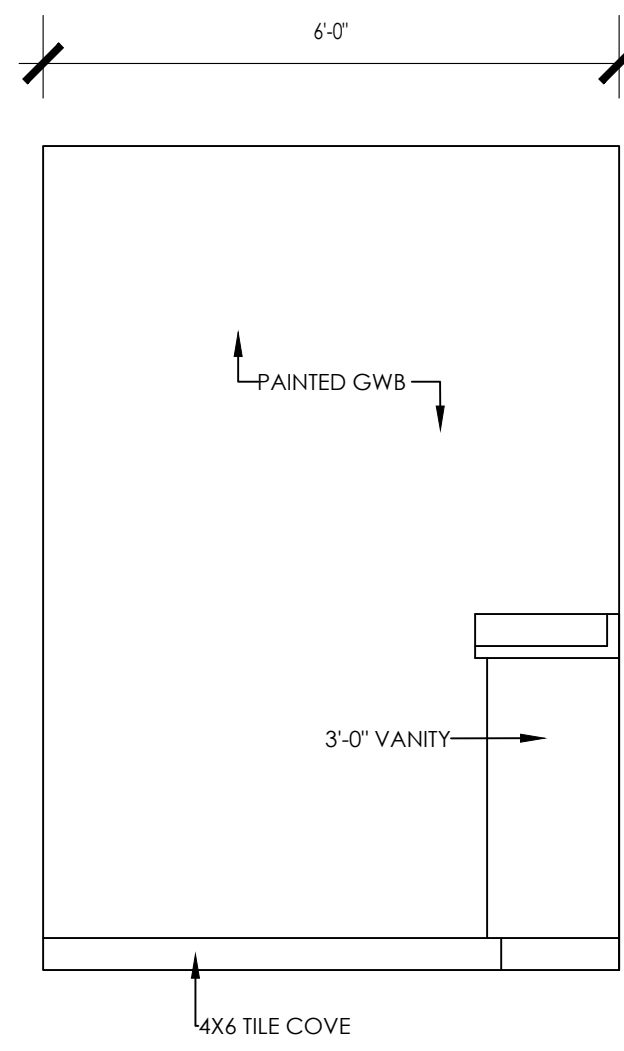
KITCHEN ELEVATION 'A'



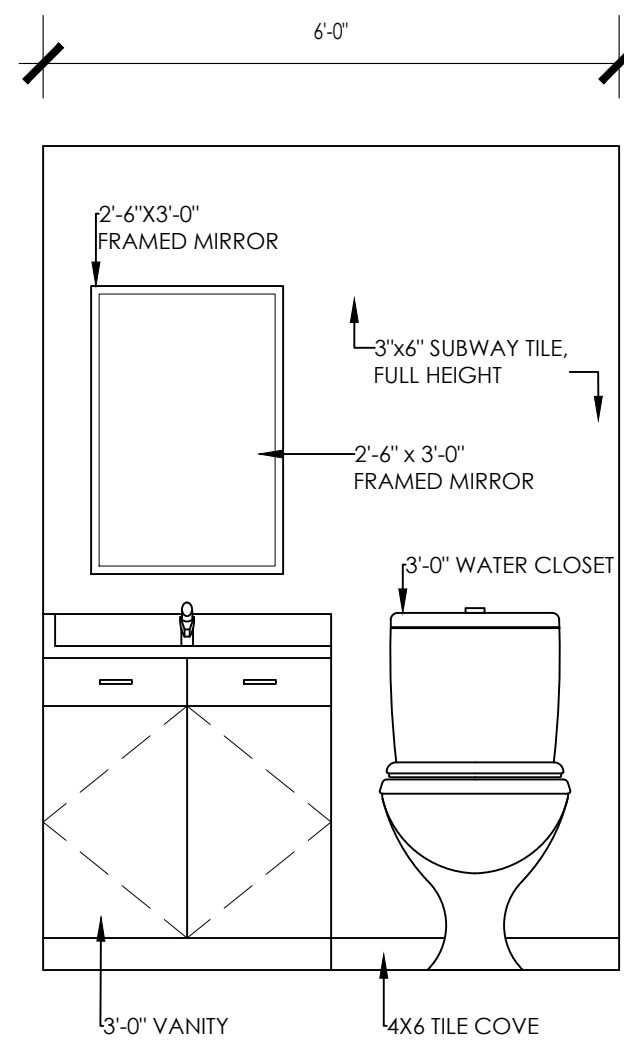
KITCHEN ELEVATION 'B'



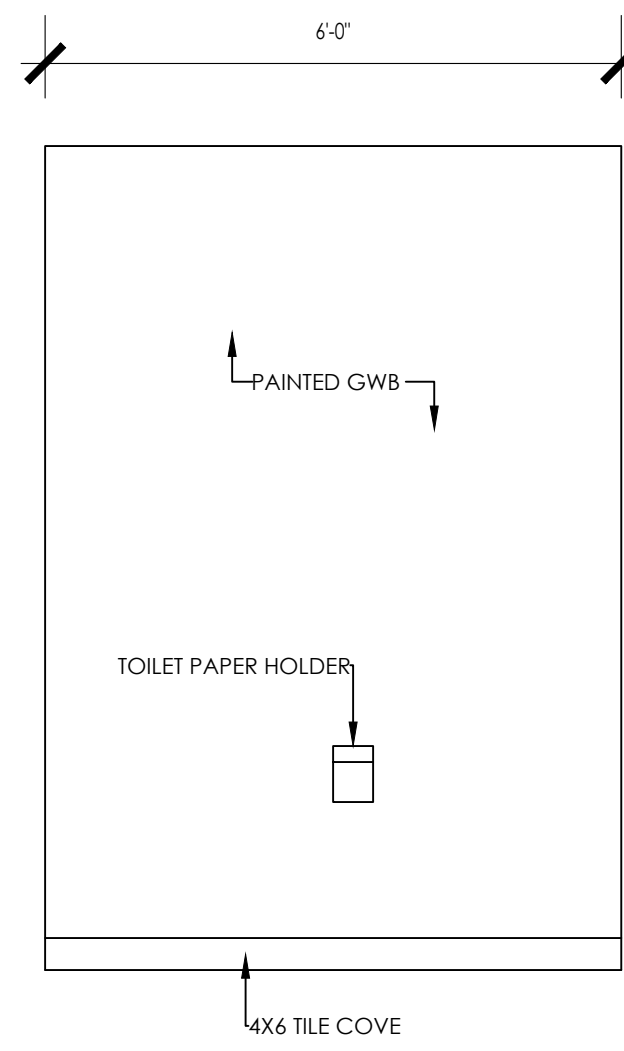
ELEVATION 'A'



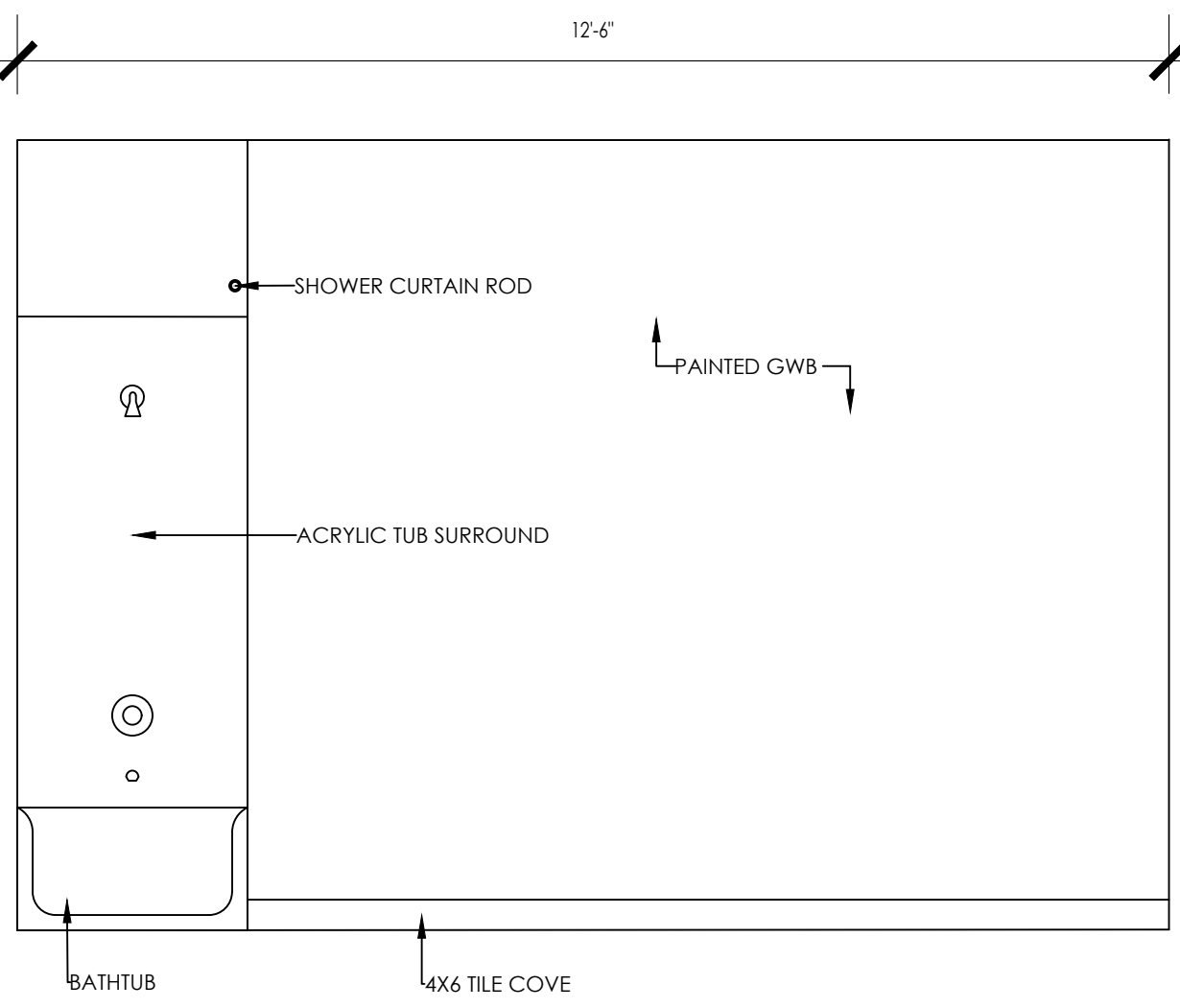
ELEVATION 'B'



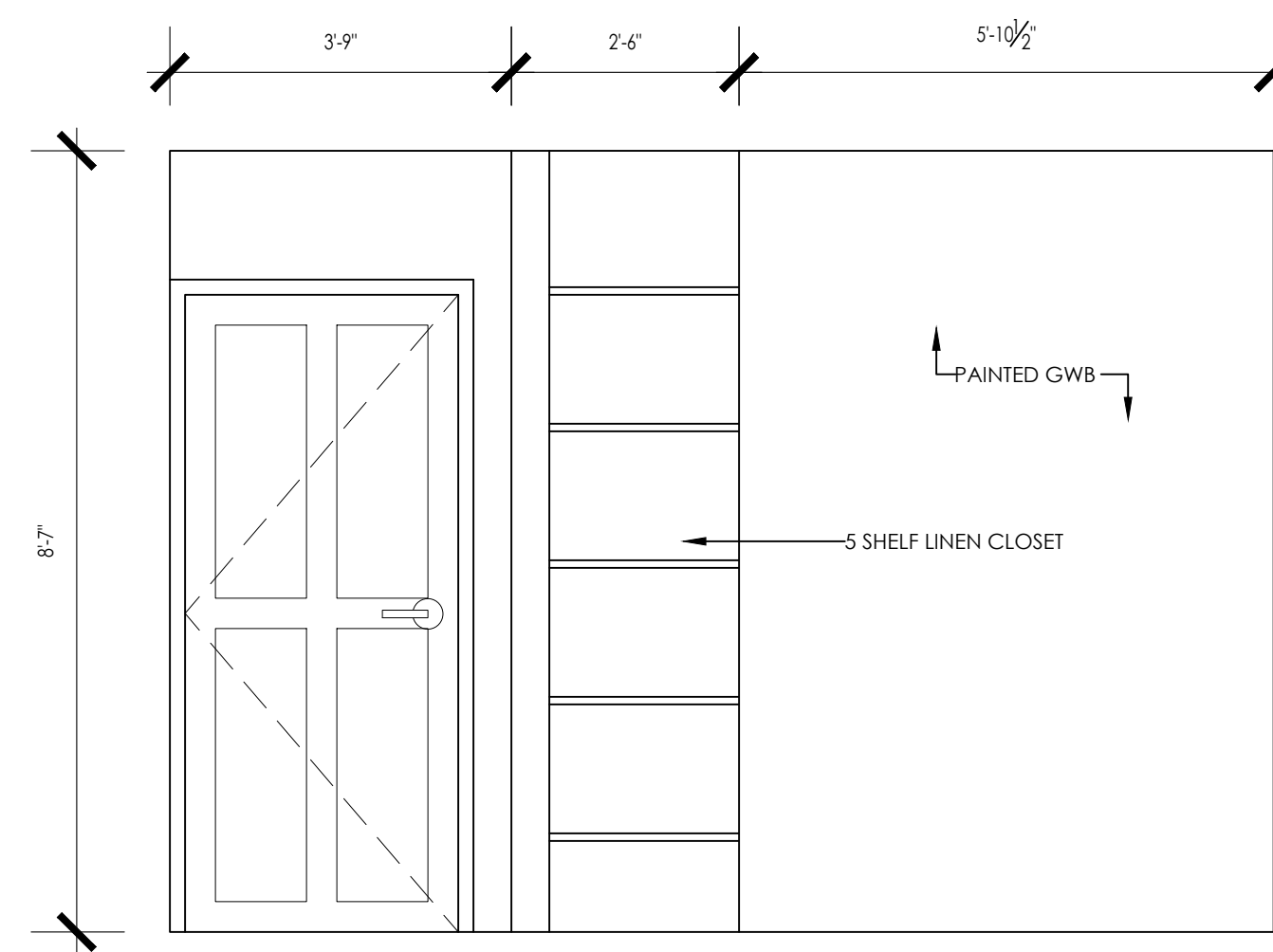
ELEVATION 'C'



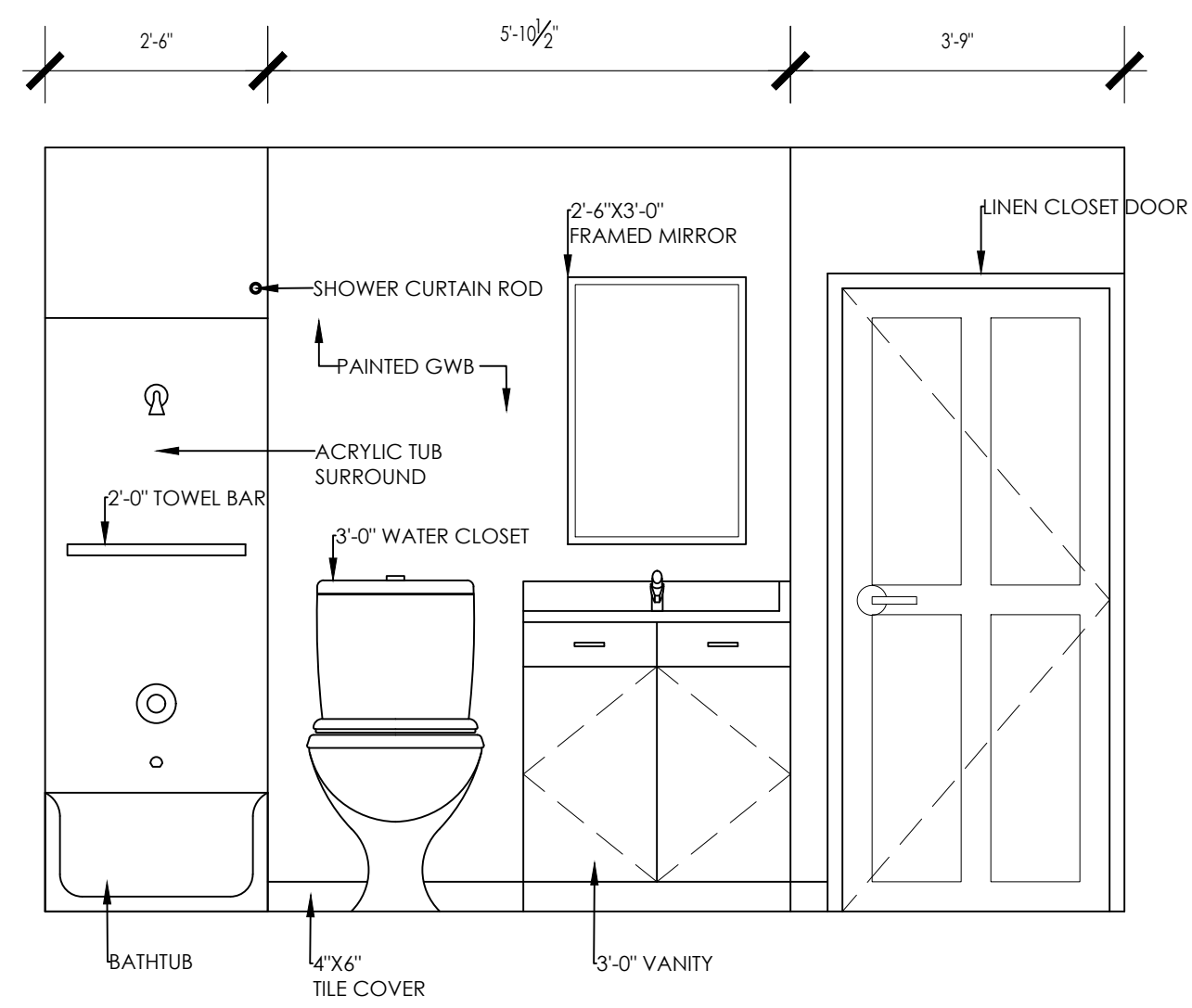
ELEVATION 'D'



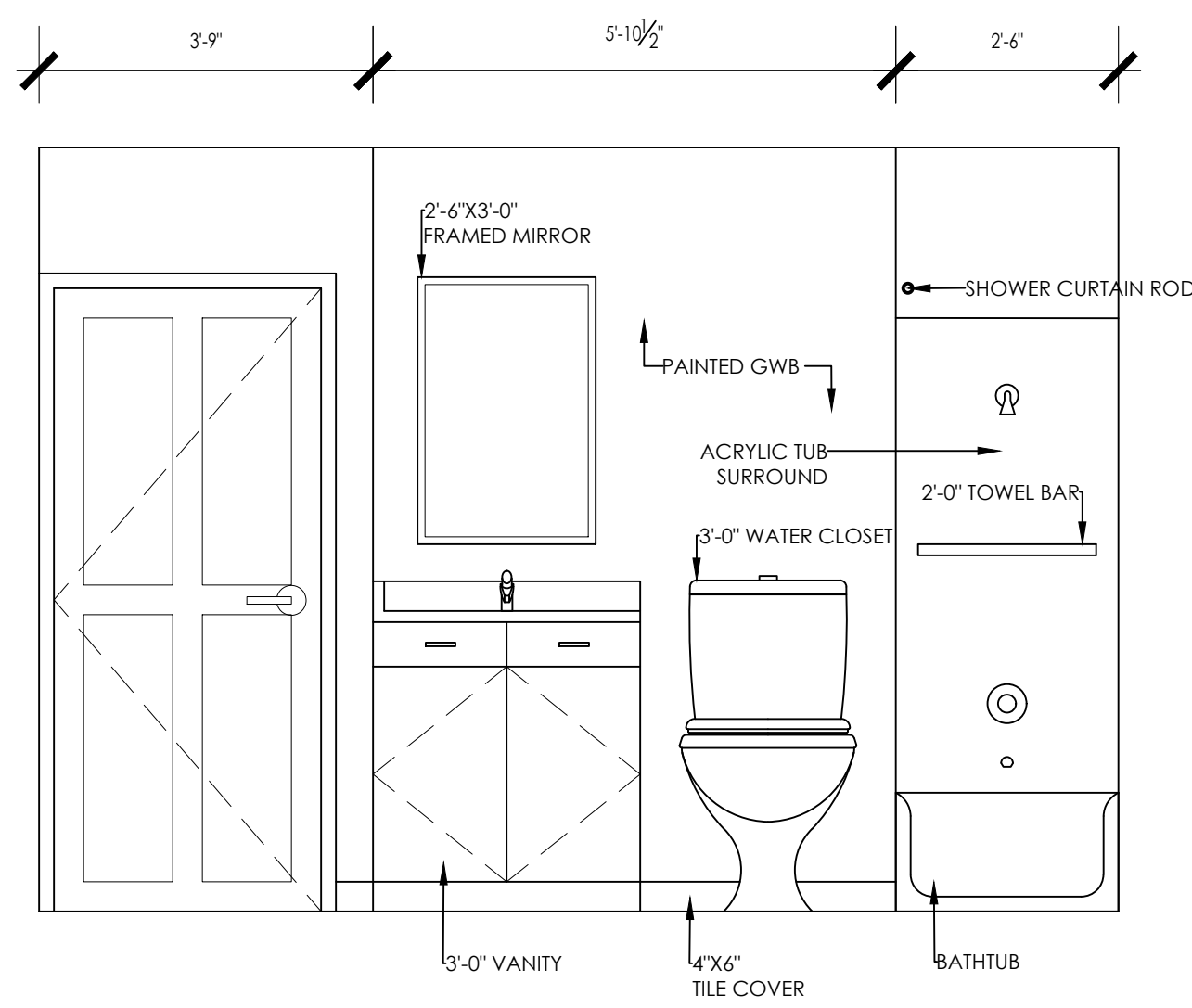
ELEVATION 'E'



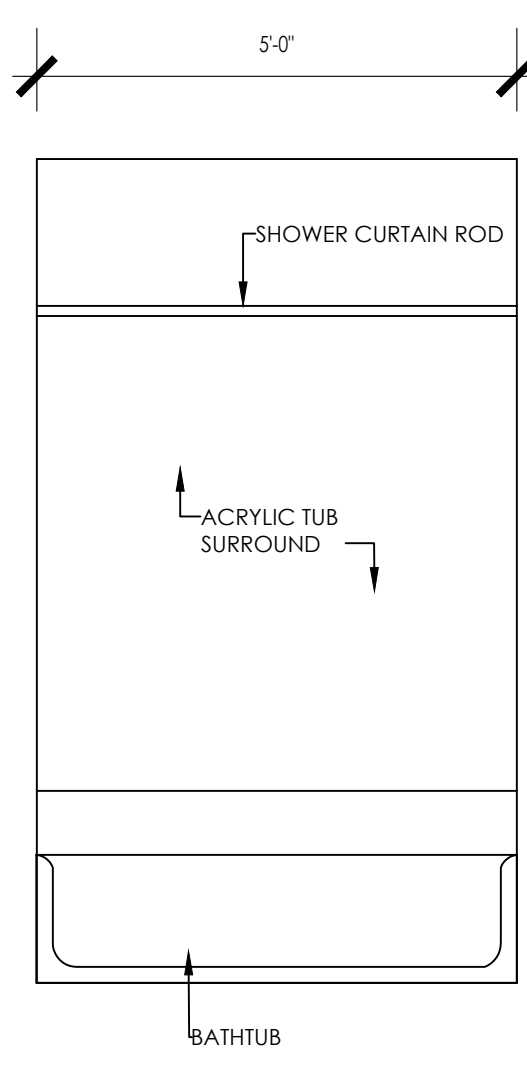
ELEVATION 'F'



ELEVATION 'G'



ELEVATION 'G'



ELEVATION 'H'



ARCHITECT'S STAMP:

ENGINEER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

SCHEMATIC	07.20.2023
DESIGN DEVELOPMENT	10.25.2023
BID	N/A
PERMIT	12.28.2023
CONSTRUCTION	
EXISTING CONDITIONS	

4	
3	
2	
1	GARAGE DOORS & ENTRY - 12.28.23
	REVISION DATE

DATE:	12.28.2023
SCALE:	AS NOTED
PROJECT:	2022.75
DRAWN:	PL
CHECKED:	JGH

PROJECT TITLE:
5-UNIT RESIDENTIAL
HISTORIC DISTRICT
114 AUSTIN ST
WORCESTER, MA 01609

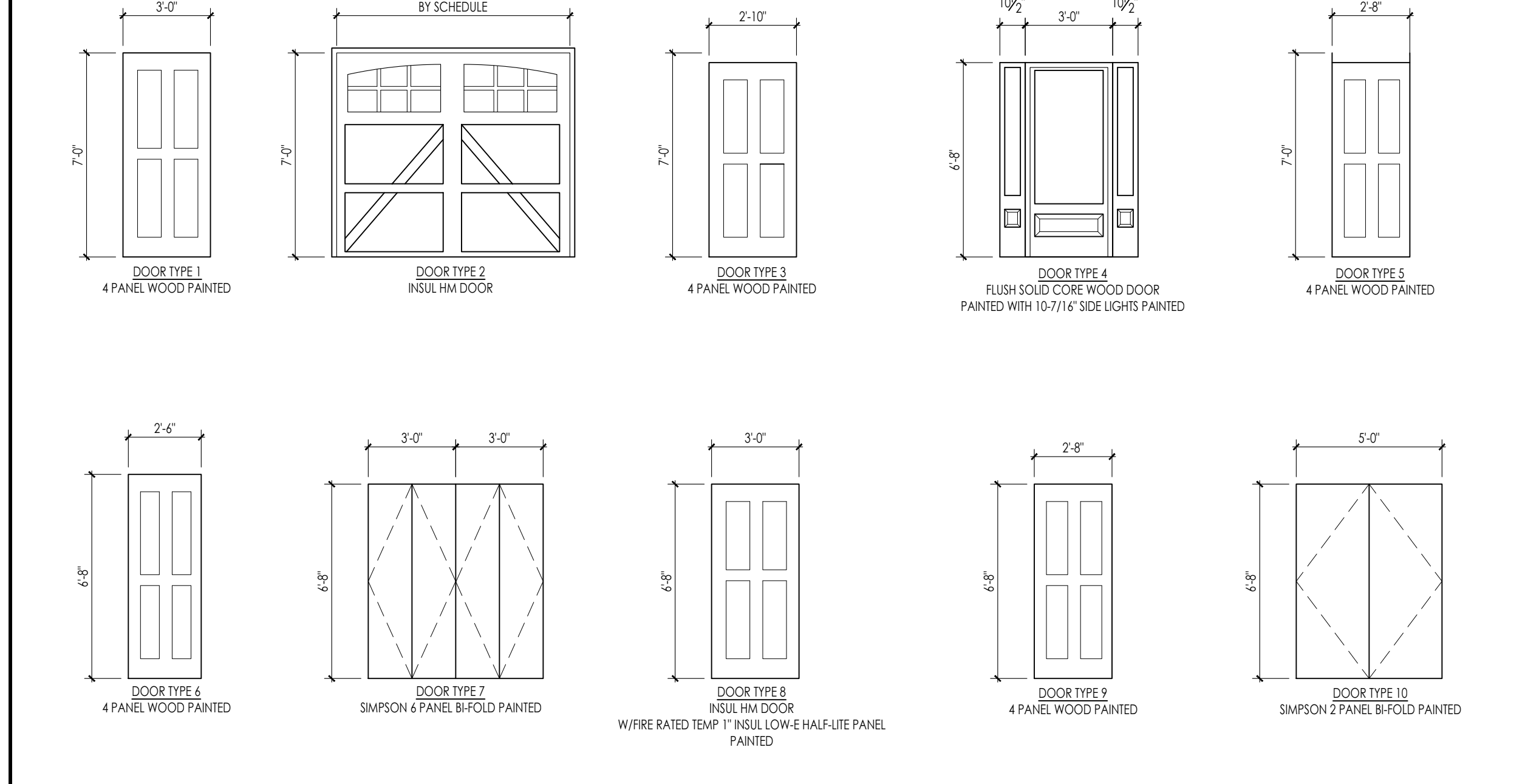
SHEET TITLE:
KITCHEN AND BATHROOM
INTERIOR ELEVATIONS

SHEET NUMBER:
A-6.0

DOOR SCHEDULE

DOOR NUMBER	DOOR				FRAME			HARDWARE														LOCATION	REMARKS			
	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	LABEL	SIZE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS	CONT HINGES	HINGES	LATCH SET	LOCKSET	LOCK	THRESHOLD	CLOSER	TIME-OUT MAGNETIC LOCK	FLUSH / PULL	WEARSTRIPPING & SWEEP	KICK PLATE (AMP RESISTANT)	PANIC HARDWARE			MAGNETIC HOLD-OPEN	OFFSET HINGES (180° OPEN)	ELEC STRIKE

BASEMENT																															
001	1	WD	-	-	3'-0"	7'-0"	-	F1	WD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
002	2	WD	PTD	-	8'-0"	7'-0"	-	F2	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
003	3	WD	PTD	-	2'-10"	6'-8"	1-3/8"	F3	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
004	4	WD	PTD	-	3'-0"	6'-8"	1-3/4"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
005	5	WD	PTD	C-LABEL	2'-8"	6'-8"	1-3/8"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
006	6	WD	PTD	-	2'-6"	6'-8"	1-3/8"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
007	7	WD	PTD	-	6'-0"	6'-8"	1-3/8"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
008	8	WD	PTD	-	3'-0"	6'-8"	1-3/8"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
009	9	WD	PTD	-	2'-6"	6'-8"	1-3/8"	F4	WD	PTD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



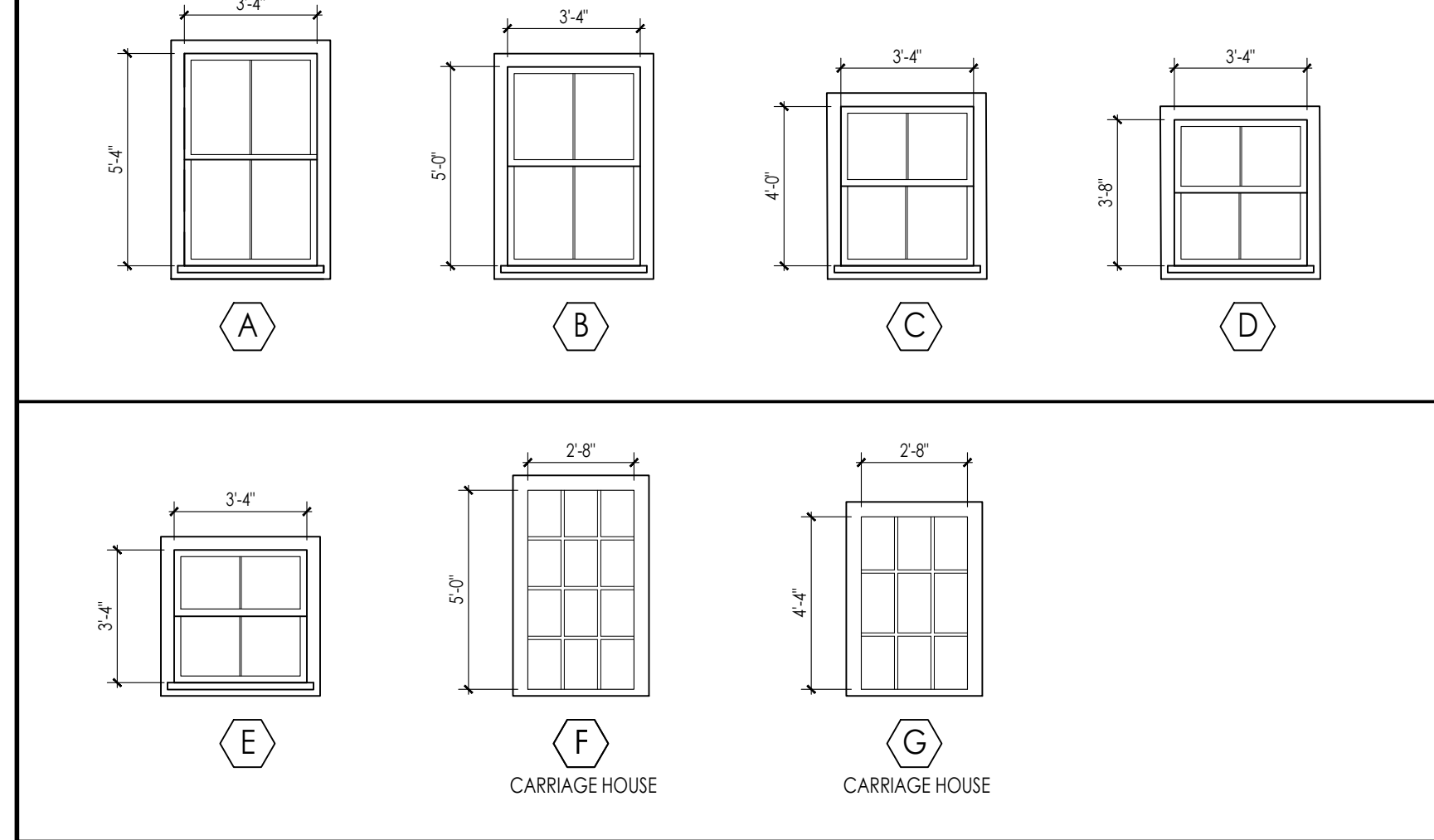
DOOR ELEVATIONS 1/4" = 1'-0"

ROOM FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	REMARKS
	LUXURY VINYL TILE	CARPET	12" x 12" CERAMIC TILE	SEALED CONCRETE	WOOD TREADS AND RISERS
	4" VINYL COVE	4" WOOD BASE	3" x 6" CERAMIC COVE	NONE	GWB PAINTED
	GWB PAINTED	GWB PAINTED & SANDED	WET WALL - FULL HEIGHT CERAMIC TILE. SUBWAY TILE	GWB PAINTED	GWB PAINTED & SANDED
GARAGE					
MECH/ELEC					
SPRINKLER					
BASEMENT STAIRS					
LIVING ROOM					
KITCHEN/DINING					
CORRIDORS					
HALF BATHROOM					
1ST-2ND FLOOR STAIRS					
BEDROOM 2					
BEDROOM 1					
BATHS					

WINDOW SCHEDULE

TYPE	MATERIAL	MANUFACTURER	MODEL NUMBER	ROUGH OPENING		HEAD RO. AFF.	REMARKS
				WIDTH	HEIGHT		
A	COMPOSITE	ANDERSEN	ADH3454	3'-4"	5'-4"	6'-8" +/-	1/2 DH LIGHTS, EGRESS
B	COMPOSITE	ANDERSEN	ADH3450	3'-4"	5'-0"	6'-8" +/-	1/2 DH LIGHTS, EGRESS
C	COMPOSITE	ANDERSEN	ADH3440	3'-4"	4'-0"	6'-8" +/-	1/2 DH LIGHTS
D	COMPOSITE	ANDERSEN	ADH3438	3'-4"	3'-8"	6'-8" +/-	1/2 DH LIGHTS
E	COMPOSITE	ANDERSEN	ADH3434	3'-4"	3'-4"	6'-8" +/-	1/2 DH LIGHTS
F	COMPOSITE	ANDERSEN	MATCH EXIST	3'-4"	5'-4"	6'-8" +/-	1/2 DH LIGHTS
G	COMPOSITE	ANDERSEN	MATCH EXIST	3'-4"	4'-0"	6'-8" +/-	3 x 3 DIVIDED LIGHTS



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HISTORIC DISTRICT
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WORCESTER, MA 01609

SHEET TITLE:
DOOR AND WINDOW TYPES,
FINISH SCHEDULE

SHEET NUMBER:

A-8.0