

GEORGE-CORNELIUS RESIDENCE

OWNER

Natascha George & Doug Cornelius
321 Central Street
Auburndale, MA 02466
617.795.2496

ARCHITECT

Carr, Lynch and Sandell, Inc.
727 Massachusetts Avenue
Cambridge, MA, 02139
617.661.6566

STRUCTURAL ENGINEER

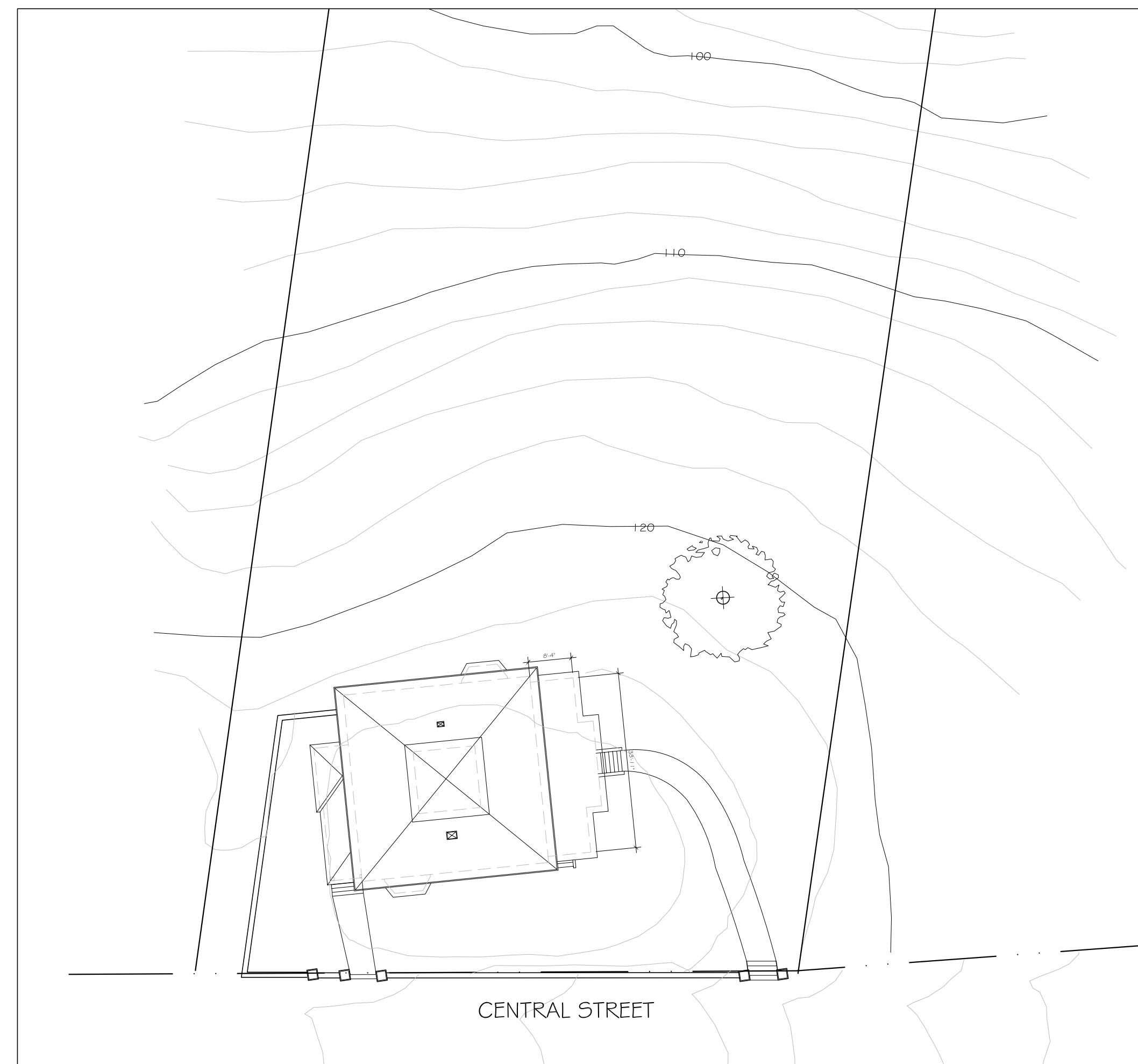
RRC Engineering, LLC
78 South Street
Wrentham, MA, 02093
508.384.0163

SITE SURVEY & CIVIL ENGINEERING

Ward Eisenhaure
5 Codman Road
Hingham, MA, 02043
617.594.7932

GENERAL NOTES

- 1) G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE G.C. SHALL BRING ALL HIDDEN CONDITIONS TO THE ARCHITECT'S ATTENTION IMMEDIATELY UPON THEIR DISCOVERY.
- 2) G.C. SHALL MAINTAIN A CLEAN AND ORDERLY WORKSITE AT ALL TIMES.
- 3) G.C. SHALL PROVIDE TEMPORARY FENCE AND OTHER SITE SAFETY PROTECTION AS REQUIRED TO MAINTAIN SITE SECURITY THROUGHOUT CONSTRUCTION.
- 4) G.C. SHALL NOT SUBSTITUTE ALTERNATE MATERIALS UNLESS IDENTIFIED AND APPROVED BY ARCHITECT AT TIME OF BID APPROVAL AND THROUGHOUT PROJECT.
- 5) THE G.C. SHALL COORDINATE LOCATIONS, MODIFICATIONS AND INSTALLATION OF NEW WATER, SEWER AND ELECTRICAL SERVICES INTO BUILDING. PERMITS FOR THIS WORK TO BE OBTAINED BY THE G.C. AS REQUIRED.
- 6) G.C. SHALL BE RESPONSIBLE FOR MAINTAINING DIMENSIONS AS INDICATED ON DRAWINGS, UNLESS EXISTING BUILDING OR SITE CONDITIONS ARE SUCH THAT MODIFICATIONS ARE REQUIRED. IN THIS CASE, NOTIFY ARCHITECT IMMEDIATELY FOR WRITTEN APPROVAL BEFORE CONTINUING WORK.
- 7) G.C. SHALL CLEAN AND VACUUM SITE AT COMPLETION OF CONSTRUCTION. THIS IS TO INCLUDE CLEANING OF ALL NEW WINDOWS, DECKS, ROOFING, ETC.
- 8) G.C. SHALL PROVIDE ADEQUATE DUST AND DIRT PROTECTION ON SITE FOR ALL WORK AREAS.
- 9) ALL WORK PERFORMED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL ADHERE TO ALL FEDERAL, STATE AND LOCAL CODES AND LAWS.
- 10) ALL TRADES INVOLVED WITH THE PROJECT SHALL COOPERATE WITH ONE ANOTHER, SHALL CONSCIOUSLY SAVE AND PROTECT WORK BEING PERFORMED BY OTHER TRADES AND, IN GENERAL, PROTECT CONDITIONS AT THE SITE. EXISTING CONDITIONS OR INSTALLED COMPLETED WORK WHICH HAS BEEN DAMAGED SHALL BE REPAIRED AT NO COST TO THE OWNER.
- 11) G.C. SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING APPROPRIATE INSPECTIONS WITH REGULATORY AGENCIES THROUGHOUT THE PROJECT. THE G.C. SHALL PRESENT TO THE OWNER, AT THE END OF THE PROJECT, A FINAL INSPECTION CERTIFICATE AND THE CERTIFICATE OF OCCUPANCY.
- 12) CONTRACTOR WILL COORDINATE WITH OWNER AND ARCHITECT FOR STOCKING, REINSTALLATION AND PRESERVATION OF SALVAGED BUILDING MATERIALS.
- 13) MATERIALS AND EQUIPMENT SHALL BE OF THE FINEST QUALITY AS REFERENCED BY INDUSTRY STANDARDS G.C. TO FURNISH FINISH SAMPLES (WOODWORK, WALLCOVERINGS, PAINT AND LAMINATE, ETC.) TO ARCHITECT FOR APPROVAL BEFORE PURCHASE OR INSTALLATION.
- 14) G.C. SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND SERVICING OF ANY NEW SYSTEMS AND CONTINUATION OF EXISTING SYSTEMS AND SERVICES.
- 15) G.C. SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY IF UNFORESEEN STRUCTURAL CONDITIONS ARE ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION. PROVIDE TEMPORARY SUPPORTS AND/OR SHORING AS NEEDED PENDING REVIEW BY STRUCTURAL ENGINEER. PRIOR TO DEMOLITION, INVESTIGATE EXISTING STRUCTURE. VERIFY THAT EXISTING STRUCTURE WILL NOT BE COMPROMISED BY ANY DEMOLITION ACTIVITY.
- 16) HVAC WORK SHALL BE PROVIDED BY OTHERS BUT WILL BE COORDINATED BY THE G.C.
- 17) AT THE COMPLETION OF THE WORK REMOVE ALL PAINT AND VARNISH SPOTS AND ALL OIL, GREASE, AND OTHER STAINS CAUSED BY THIS WORK FROM FLOORS, WALLS, GLASS, FIXTURES, HARDWARE, EQUIPMENT, AND OTHER SURFACES, LEAVING THEIR FINISHES IN A SATISFACTORY CONDITION. REMOVE ALL EQUIPMENT, MATERIALS, AND DEBRIS CAUSED BY THE WORK, AND LEAVE THE SITE IN CLEAN CONDITION.
- 18) PROTECT ALL FINISHED SURFACES AGAINST DAMAGE UNTIL THE DATE OF SUBSTANTIAL COMPLETION OF WORK. THE ARCHITECT WILL, AT THIS TIME, CONDUCT A FINAL INSPECTION OF ALL WORK.
- 19) G.C. SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL FOR ALL CABINET, MILLWORK, BRICK SELECTION, MORTAR SELECTION AND NEW WINDOWS, BEFORE FABRICATION OR INSTALLATION.
- 20) G.C. SHALL COORDINATE WITH OWNER ON THE INSTALLATION OF ITEMS WHICH ARE PROVIDED BY OWNER AND TO BE INSTALLED BY G.C. (SPECIAL LIGHTING FIXTURES, PLUMBING FIXTURES, AND ARCHITECTURAL DETAILS.)



EXISTING SITE PLAN

SCALE: 1" = 20'- 0"

ZONING:

Zone District: SR3
Lot Size: 30,033 S.F.
Frontage: 116'
Front Yard Setback: 25'
Side Yard Setback: 7.5'
Rear Yard Setback: 15'

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A1.2 First Floor Plan & RCP

A1.3 Second Floor & RCP

A1.4 Attic Floor Plan & RCP

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A2.2 South Elevation

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A2.4 North Elevation

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A4.1 Finish Schedule, Door & Window Schedules

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S1.1 First & Second Floor Framing Plans

S1.2 Attic & Roof Framing Plans

Pricing Set

NOT FOR CONSTRUCTION

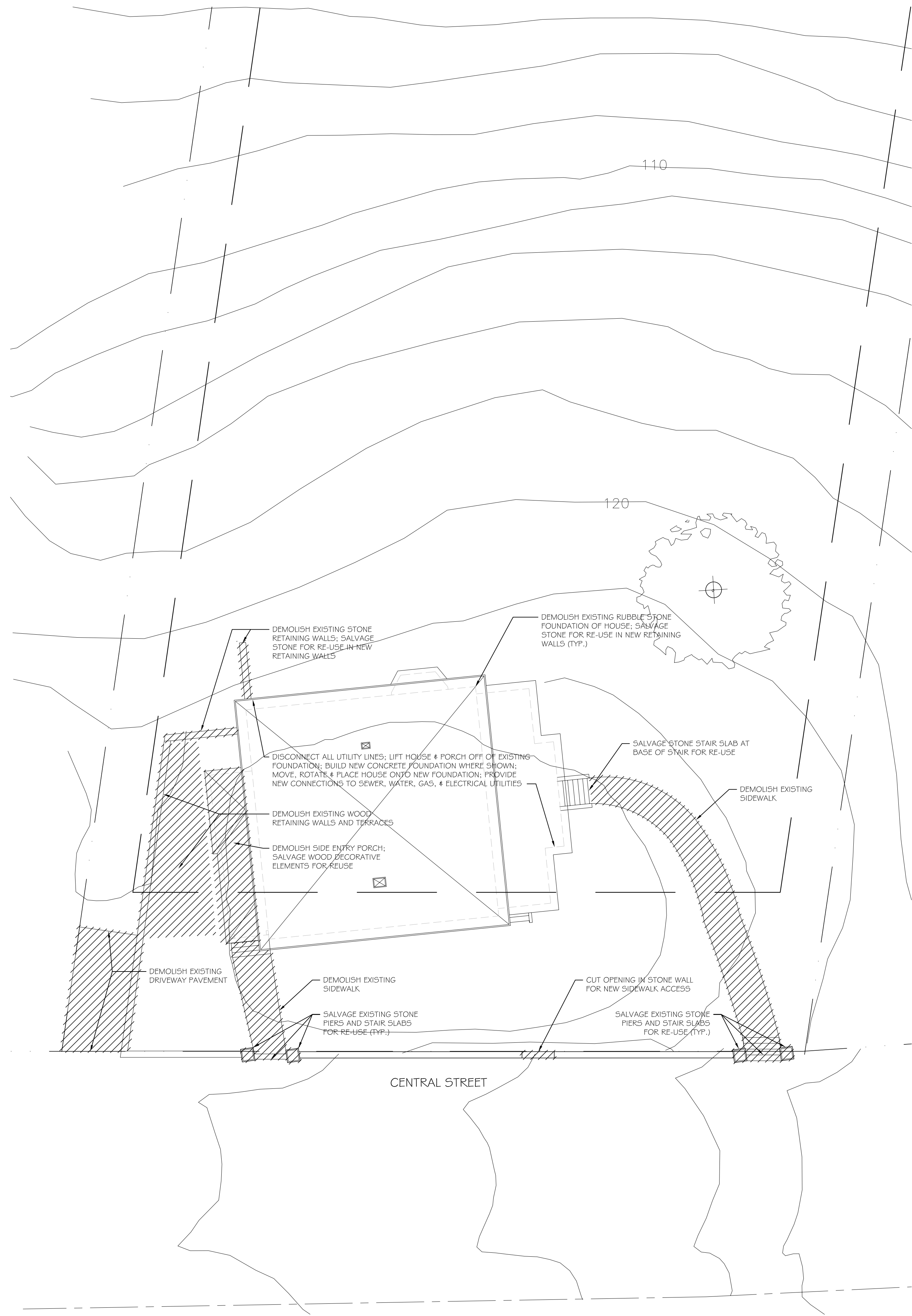
December 30, 2010

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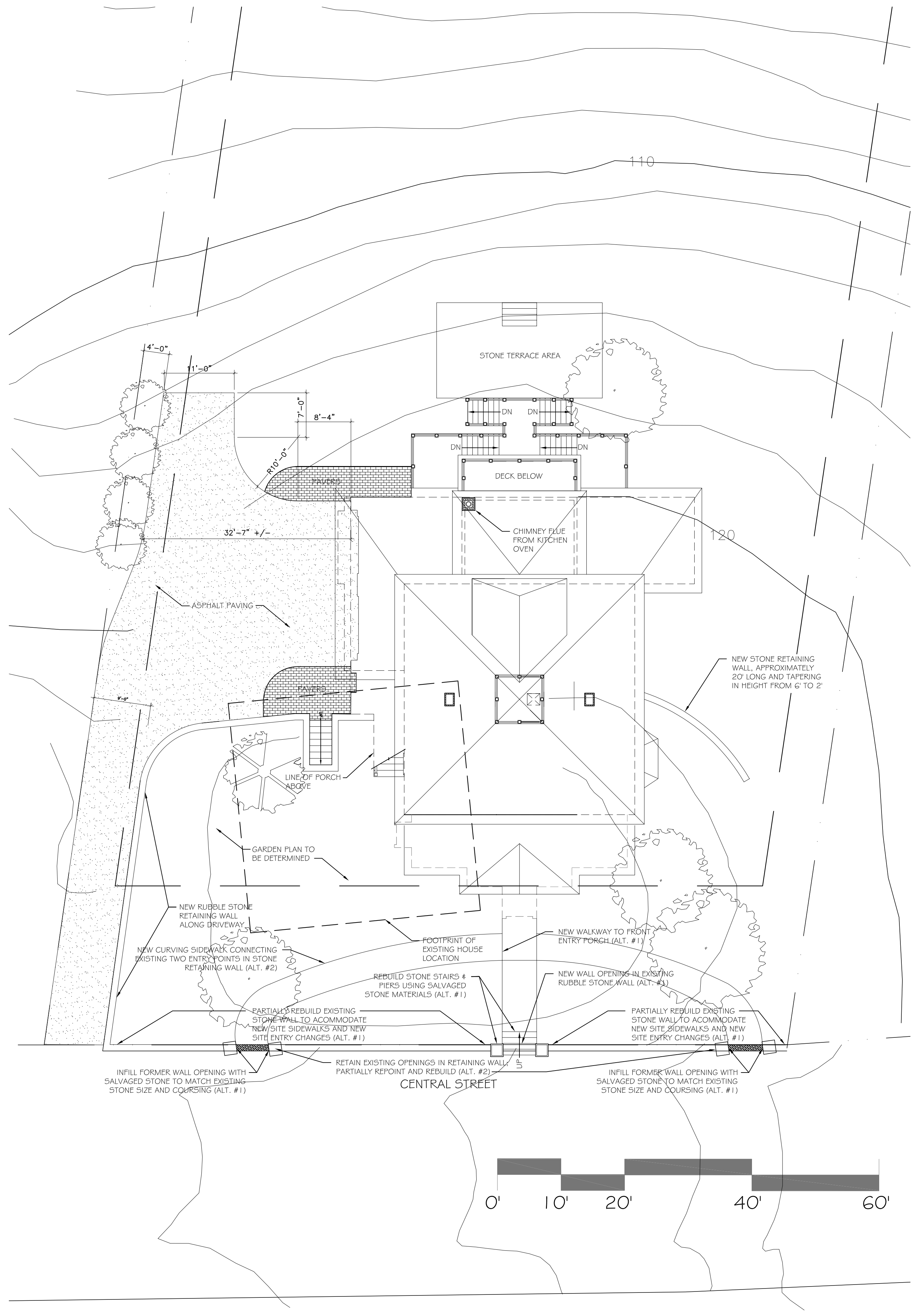
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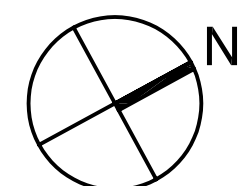
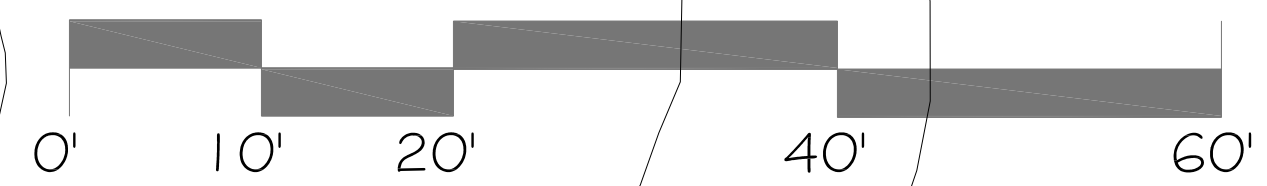
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Existing Site Plan
SCALE: 1" = 20'-0"



New Site Plan
SCALE: 1" = 20'-0"



Revisions:
no. date description

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

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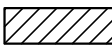
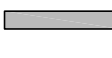
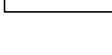
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**Existing Site Plan and
New Site Plan**

scale: 1" = 20'-0" drawing no:
date: 12/30/10
drawn by: JCH
project #: 1010

L1.1

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

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drawing title:
**Basement & First Floor
Demolition Plans**

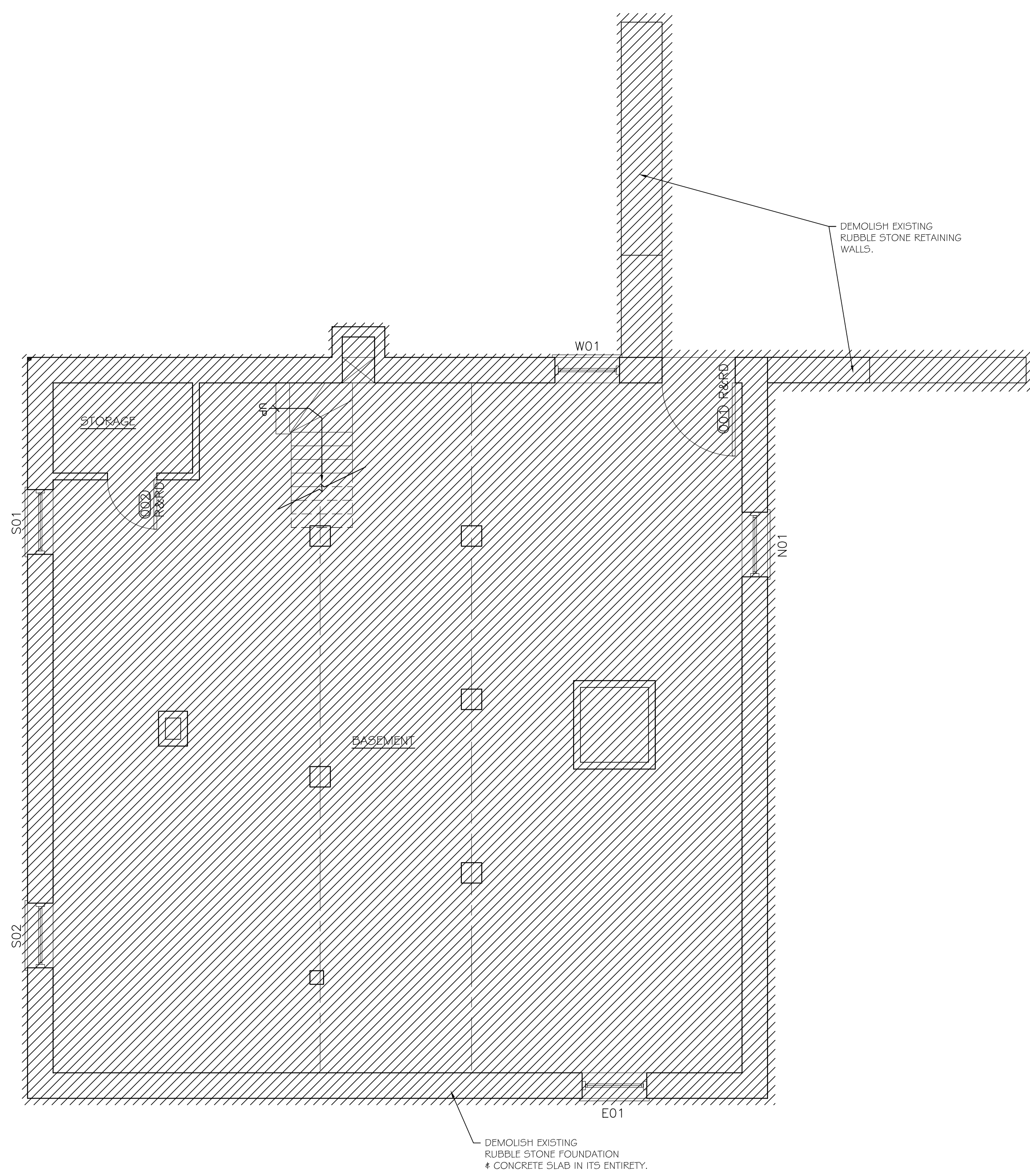
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drawn by: JFR
project #: 1010 **D1.1**

A

B

C

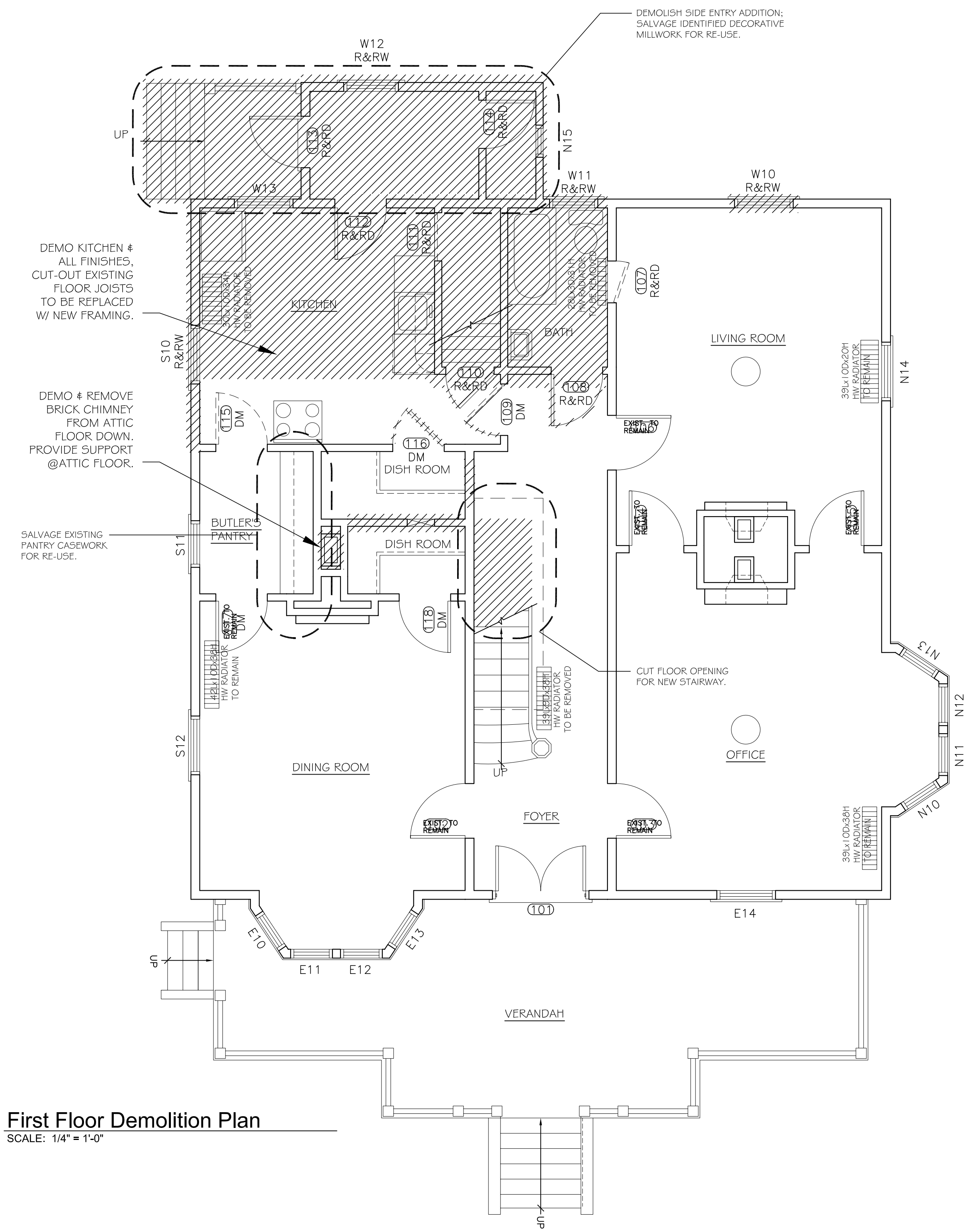
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Basement Demolition Plan
SCALE: 1/4" = 1'-0"

LEGEND	
R&RD	REMOVE & RELOCATE DOOR
DM	DOOR MISSING
R&RW	REMOVE & RELOCATE WINDOW

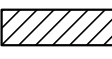
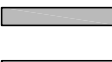
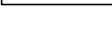
First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

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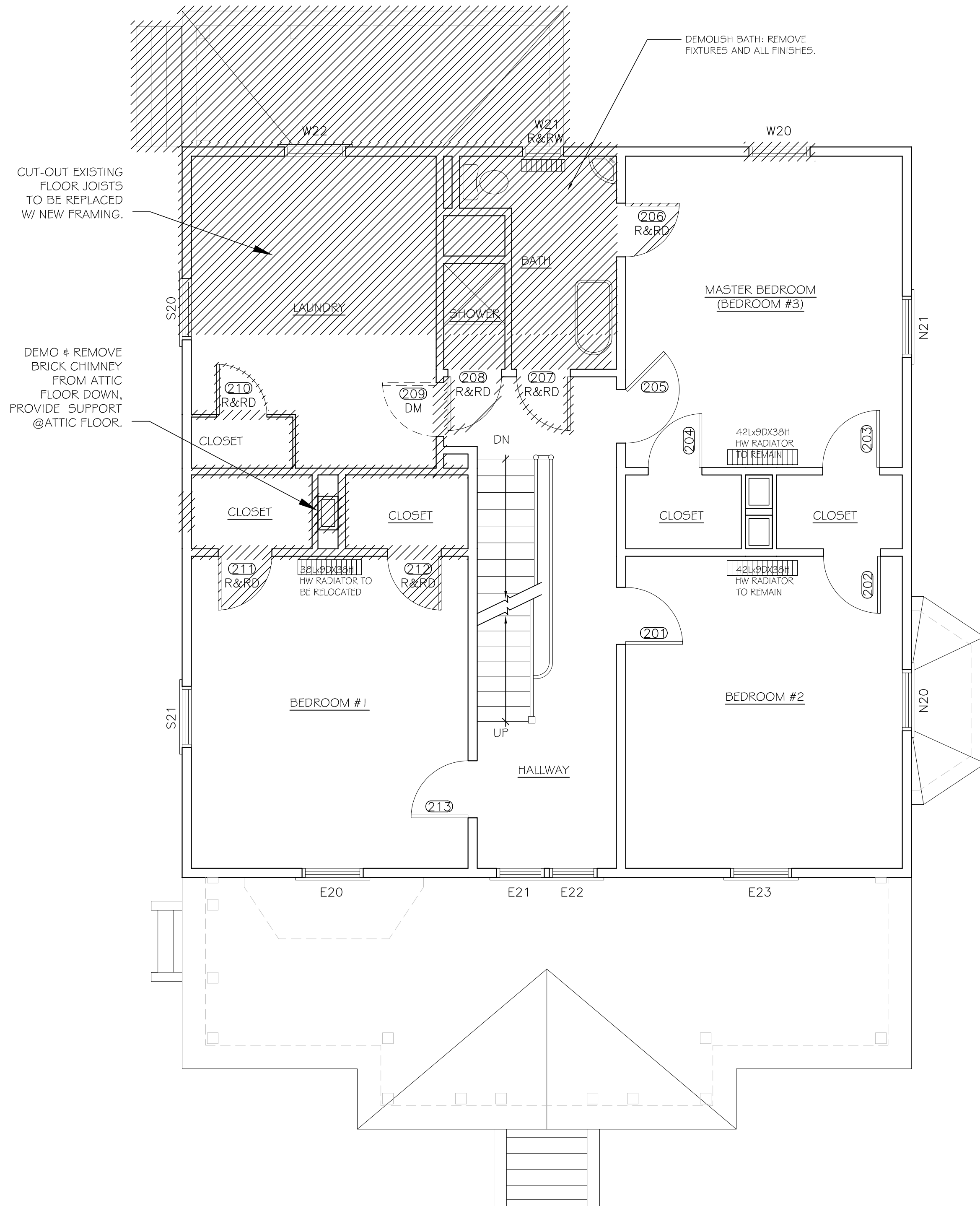
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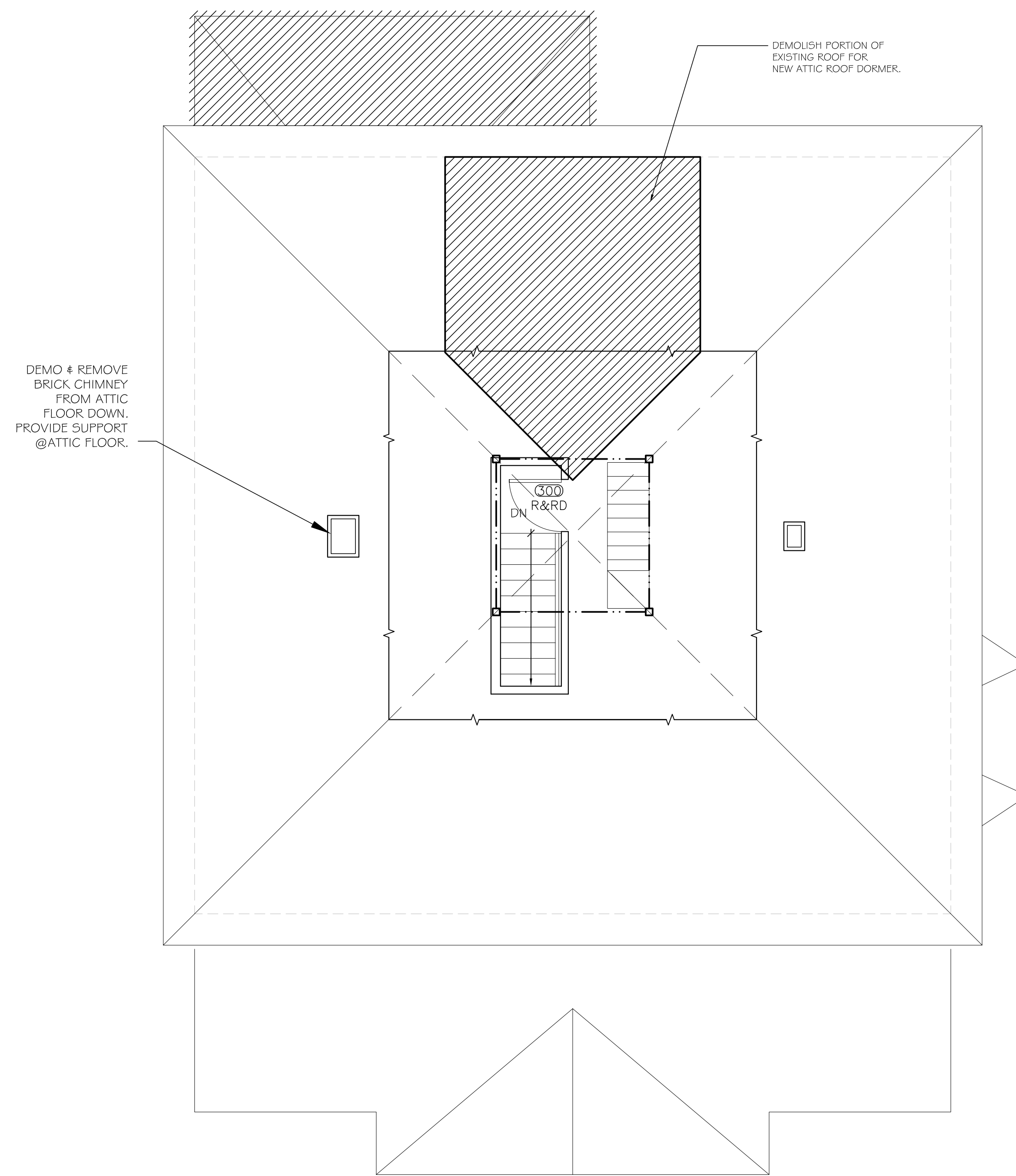
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Second Floor & Attic Demolition Plans

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date: 12/30/10
drawn by: JFR
project #: 1010

D1.2



Second Floor Demolition Plan
SCALE: 1/4" = 1'-0"






Attic Demolition Plan
SCALE: 1/4" = 1'-0"

LEGEND	
R&RD	REMOVE & RELOCATE DOOR
DM	DOOR MISSING
R&RW	REMOVE & RELOCATE WINDOW

Revisions:
no. date description

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

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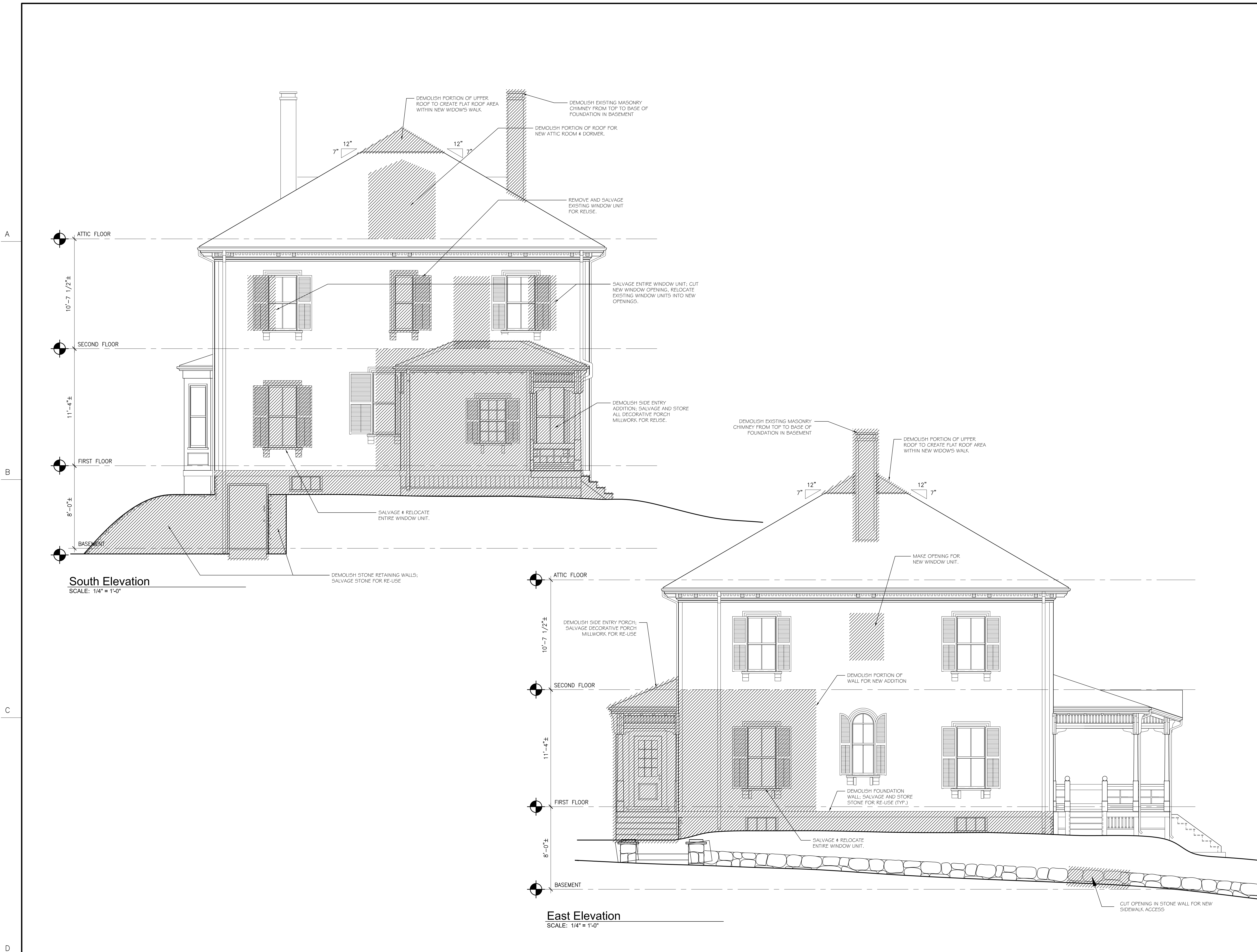
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drawing title:
**DEMOLITION
South & East
Elevations**

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

drawing no:
D2.1



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

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

A

B

C

D

1

2

3




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5

Revisions:
no. date description

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

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drawing title:

DEMOLITION
North & West
Elevations

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

drawing no:

D2.2



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

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

A

B

C

D

1

2

3

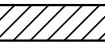

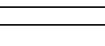
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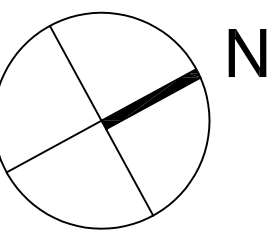
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Revisions:
no. date description

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
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drawing title:
**Basement Floor Plan &
Reflected Ceiling Plan**

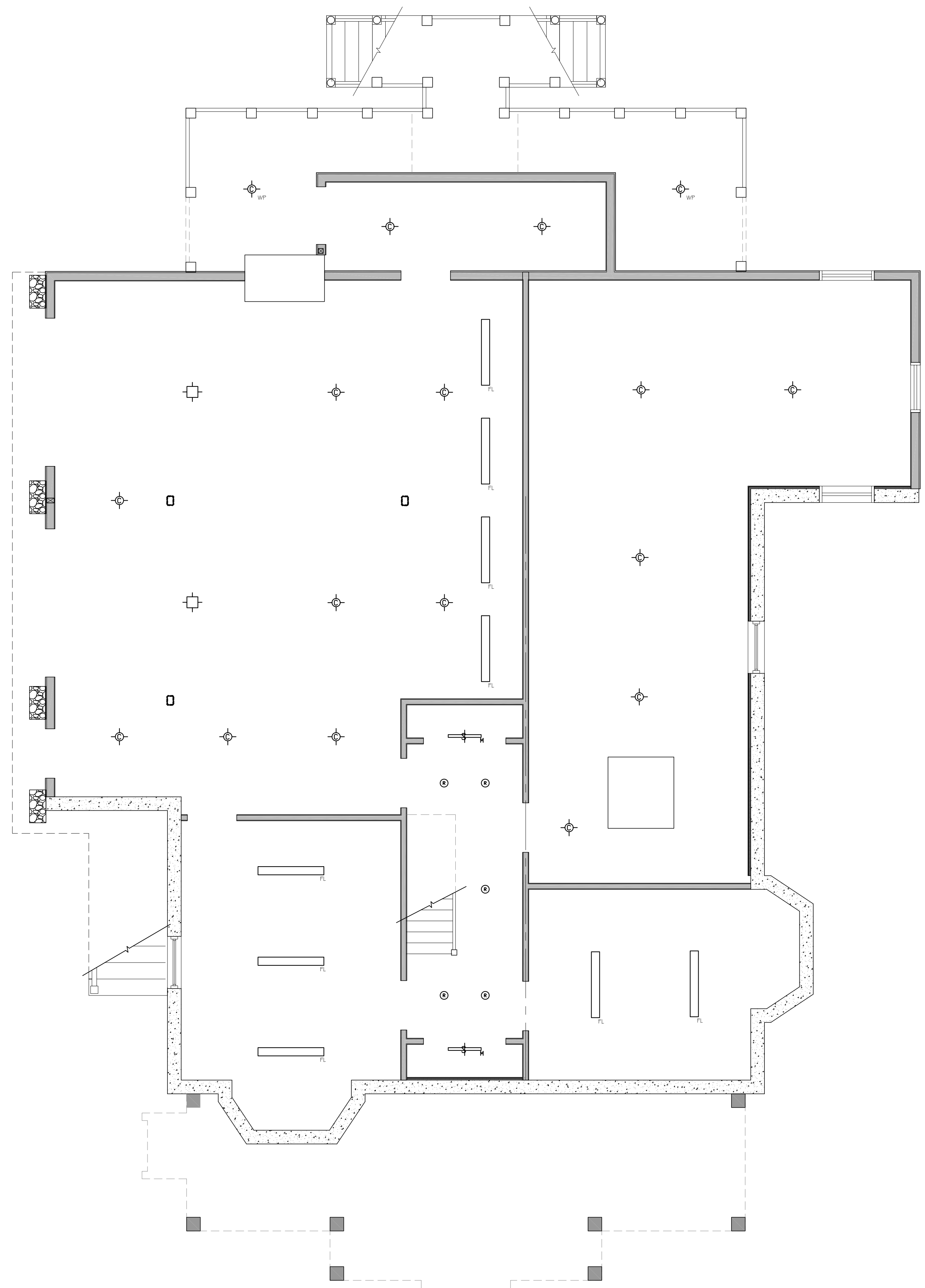
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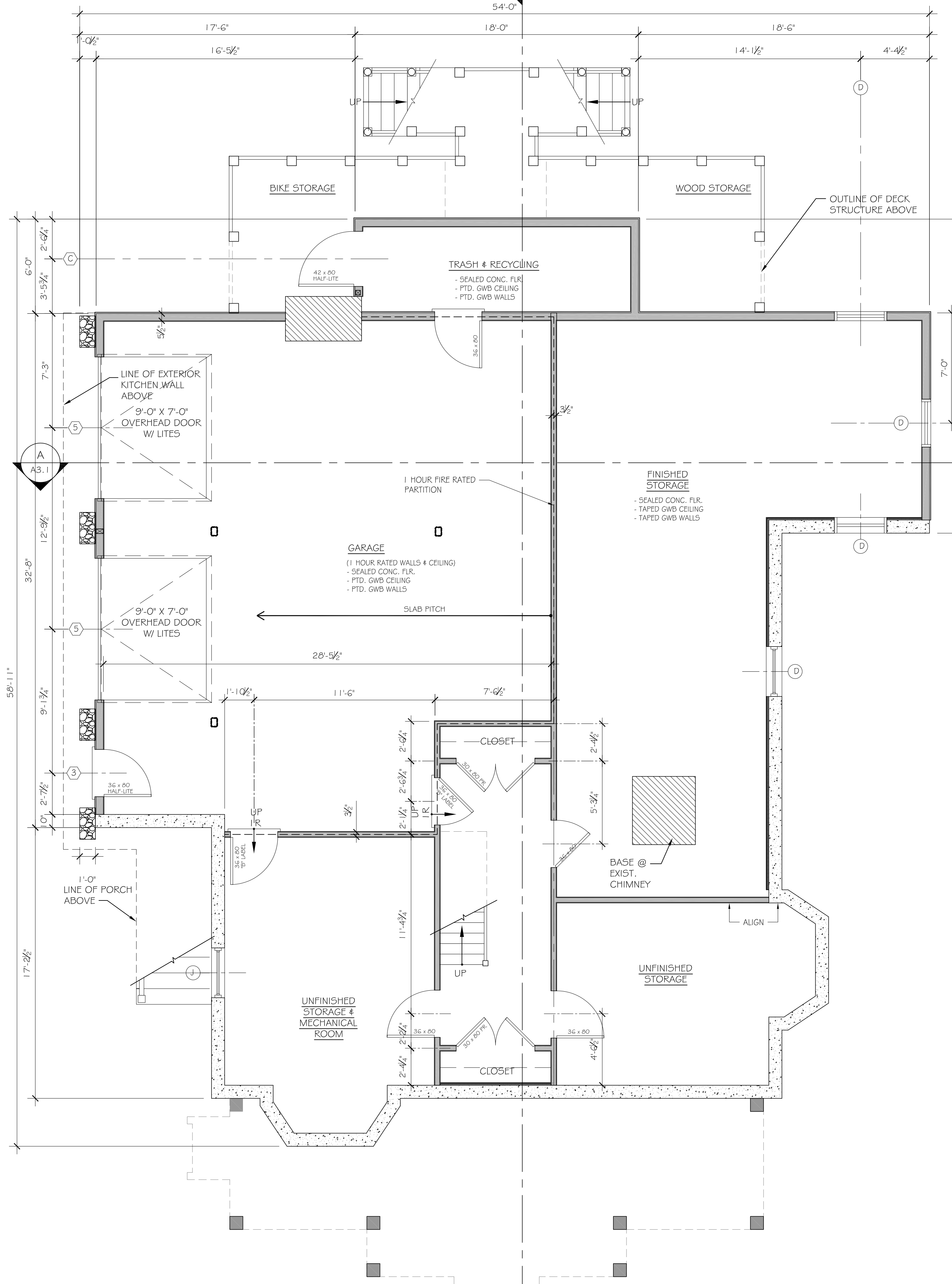
drawn by: JCH

project #: 1010

drawing no:
A1.0



Basement Reflected Ceiling Plan
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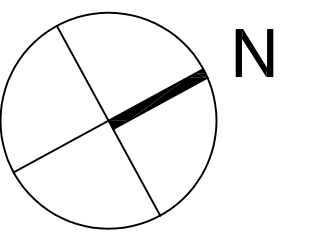


Basement Floor Plan
SCALE: 1/4" = 1'-0"

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION



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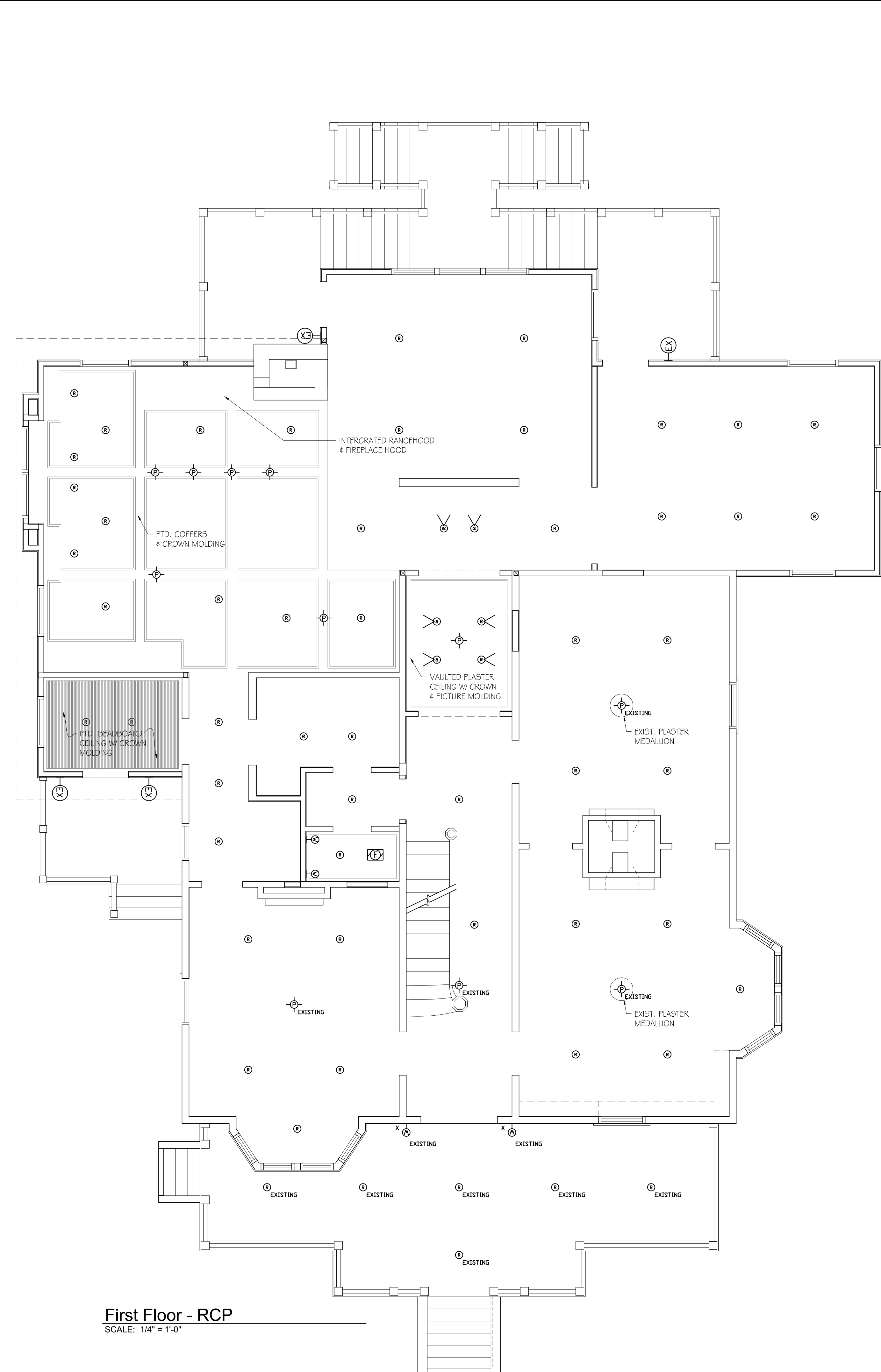
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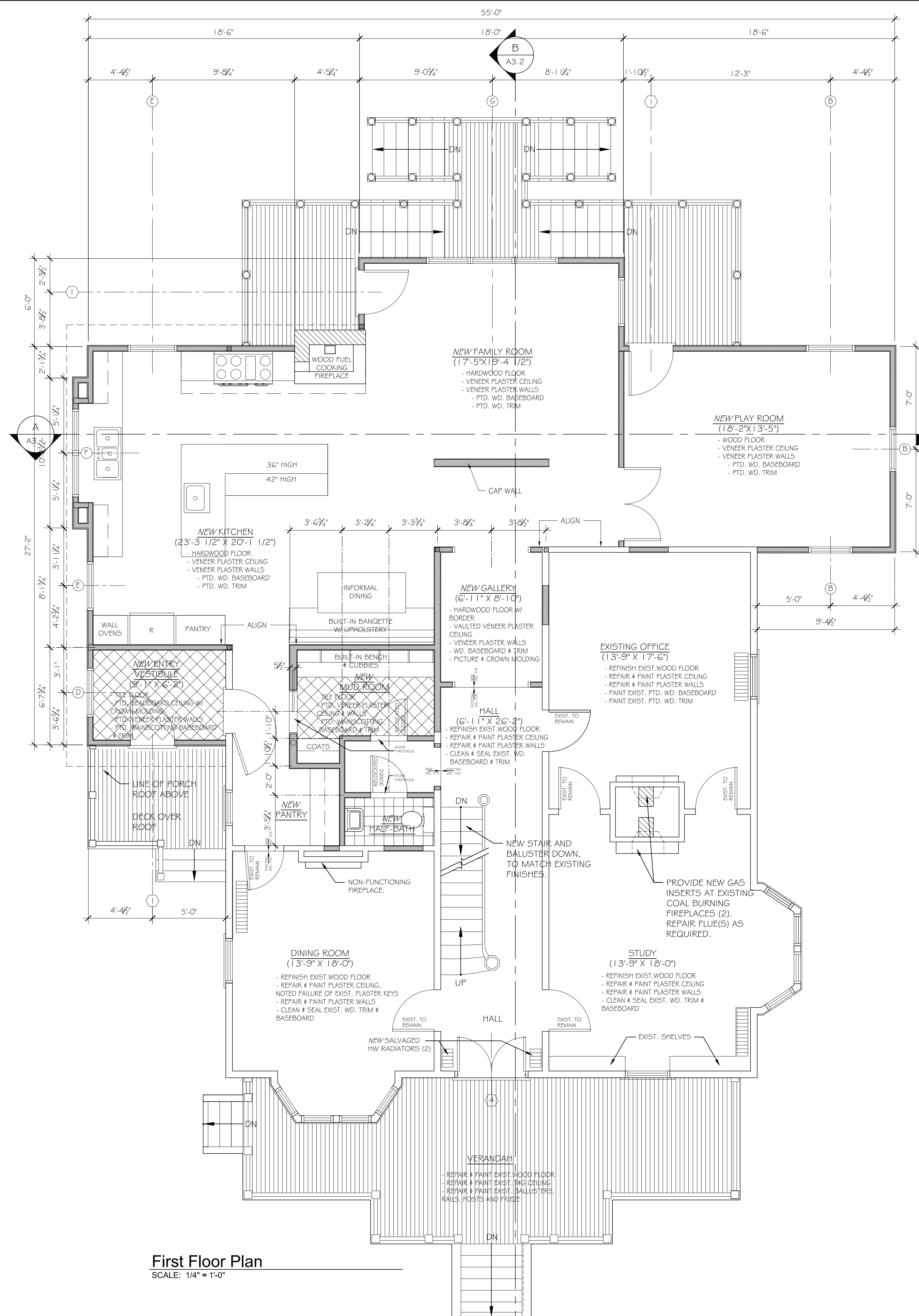
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**First Floor Plan &
Reflected Ceiling Plan**

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date: 12/30/10
drawn by: JCH
project #: 1010

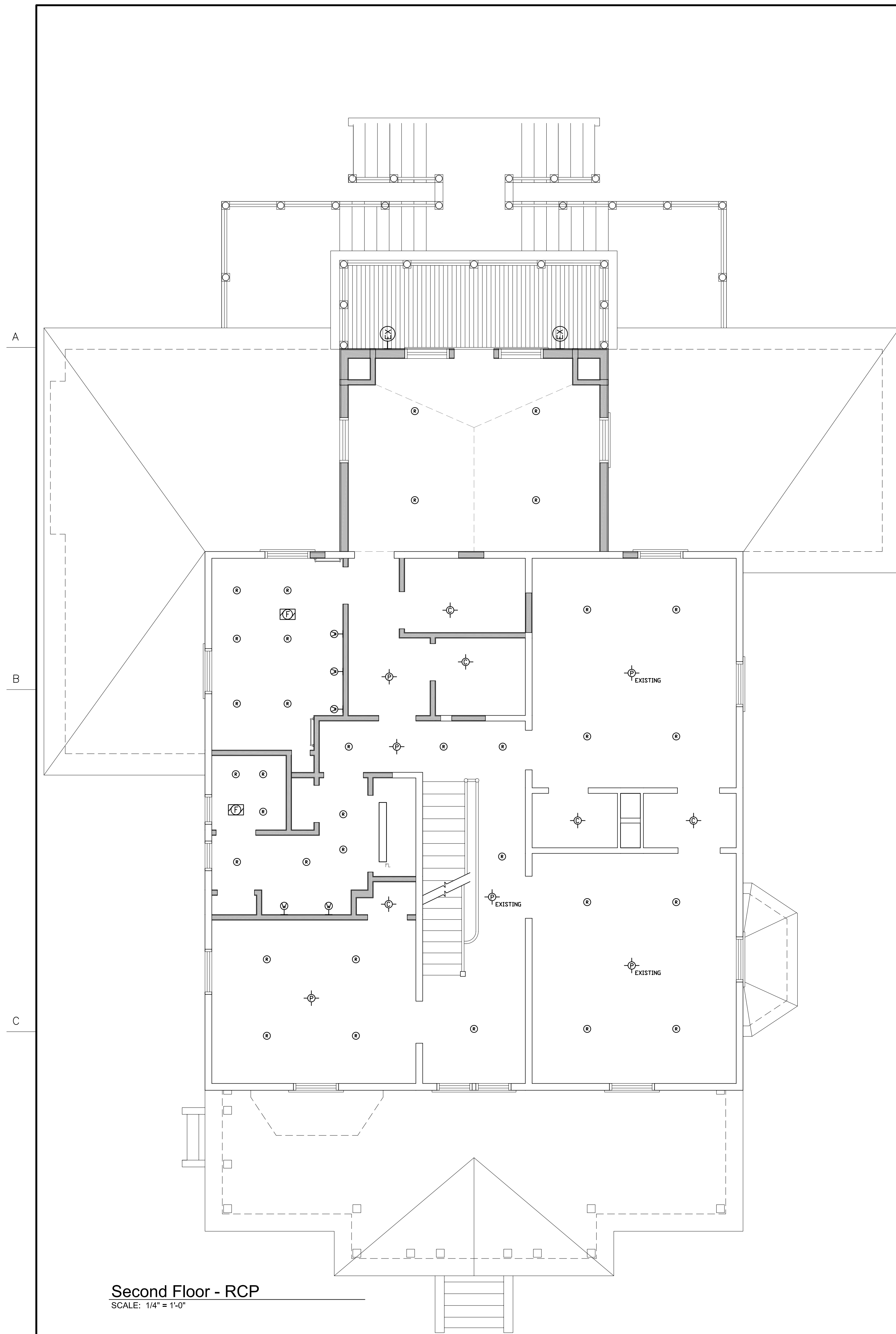
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A1.1



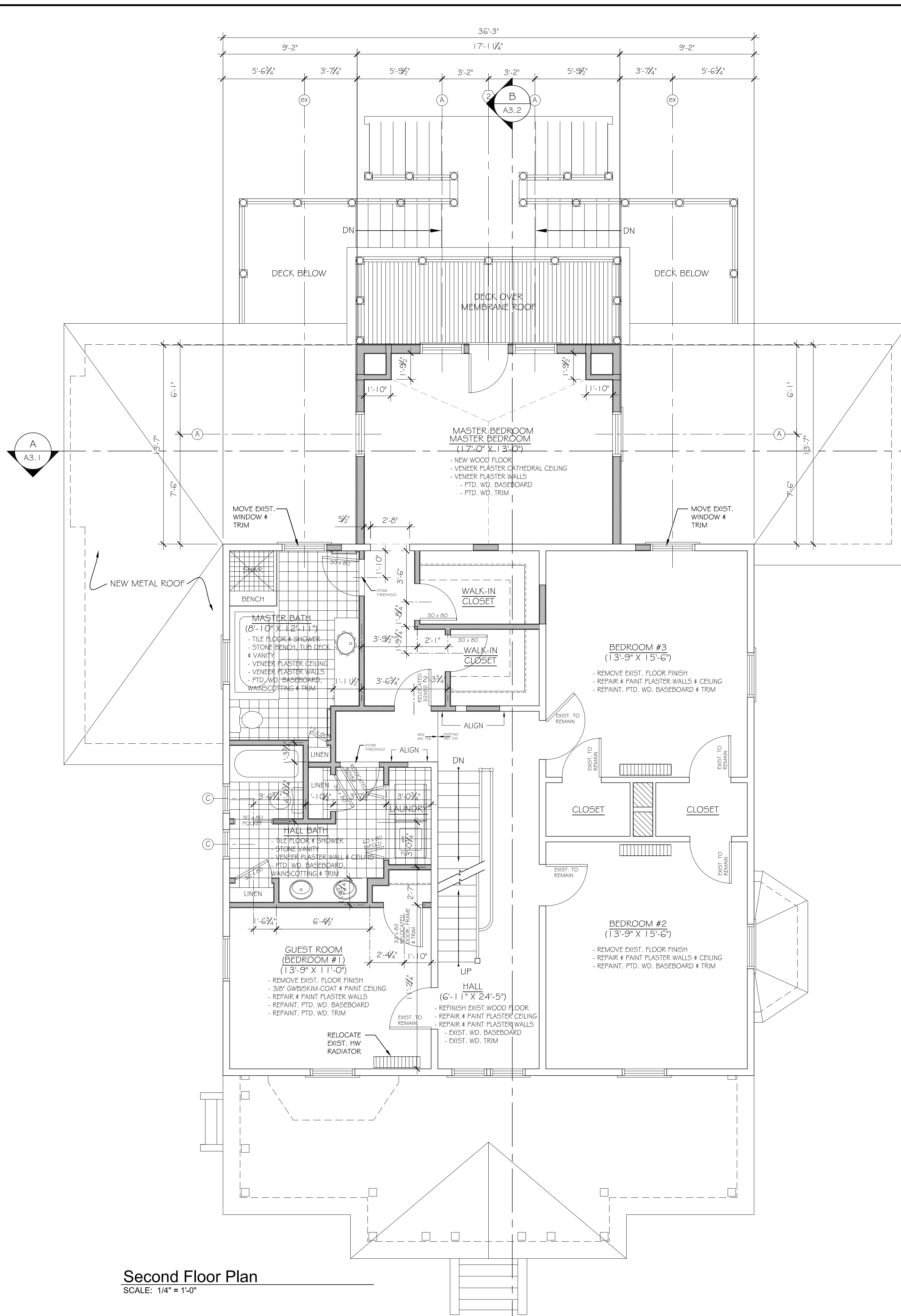
First Floor - RCP
SCALE: 1/4" = 1'-0"



First Floor Plan
SCALE: 1/4" = 1'-0"



Second Floor - RCP
SCALE: 1/4" = 1'-0"

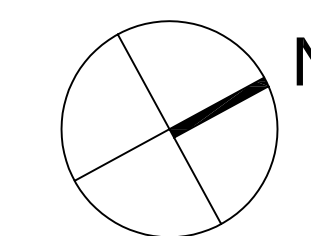
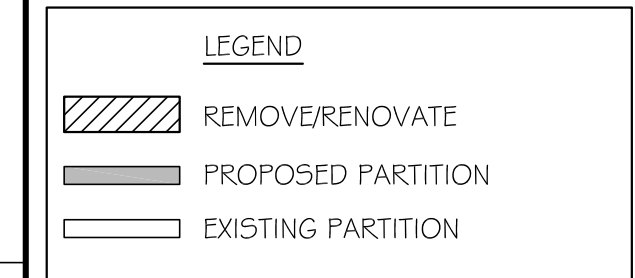


Second Floor Plan
SCALE: 1/4" = 1'-0"

Revisions:
no. date description

PRICING SET - NOT FOR CONSTRUCTION

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drawing title:
Second Floor Plan &
Reflected Ceiling Plan

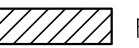


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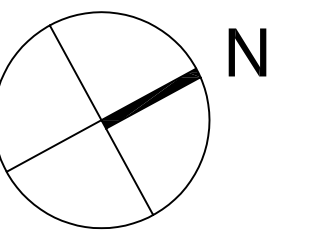
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A1.2

Revisions:	no.	date	description

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION



GEORGE/CORNELIUS RESIDENCE
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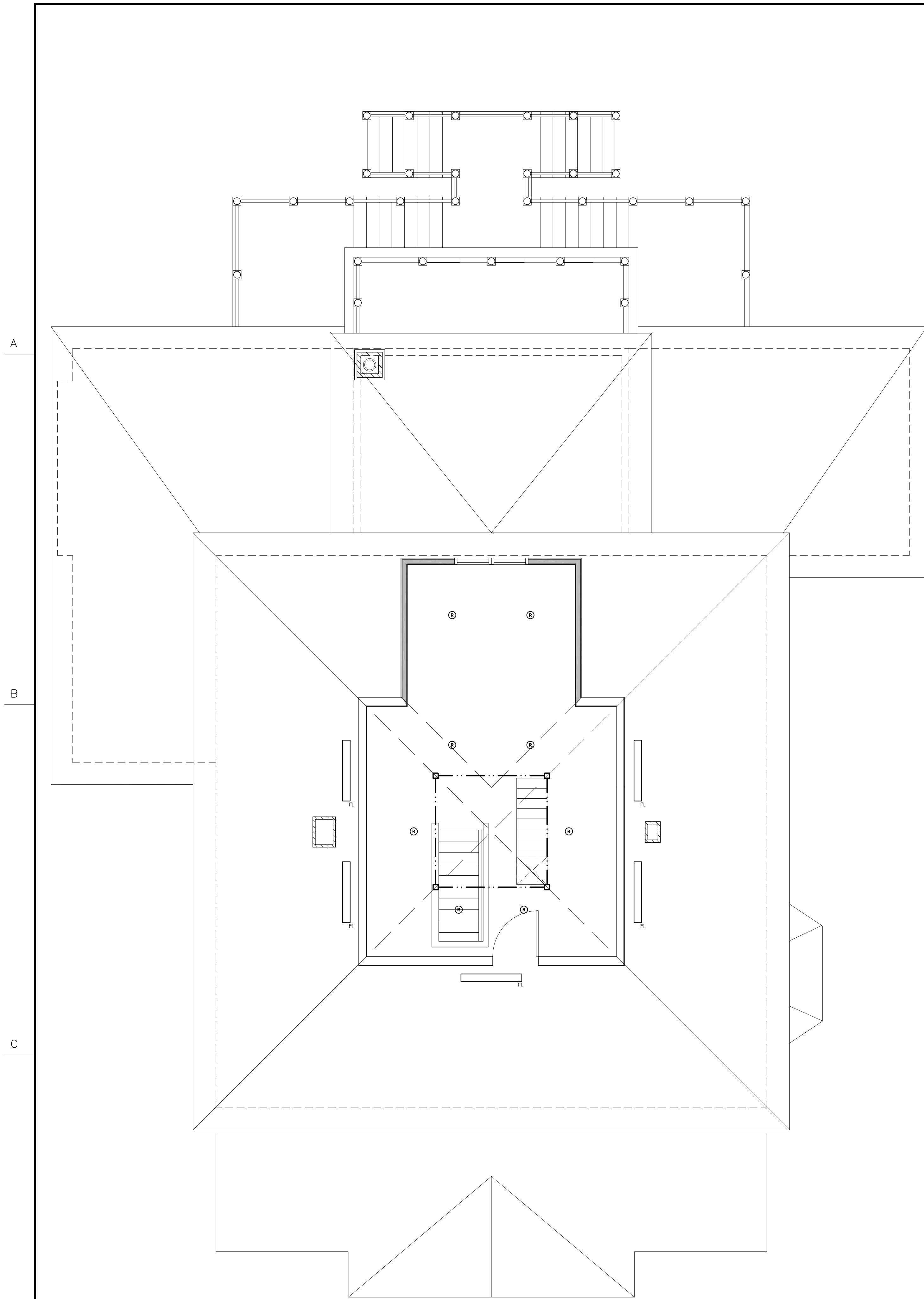
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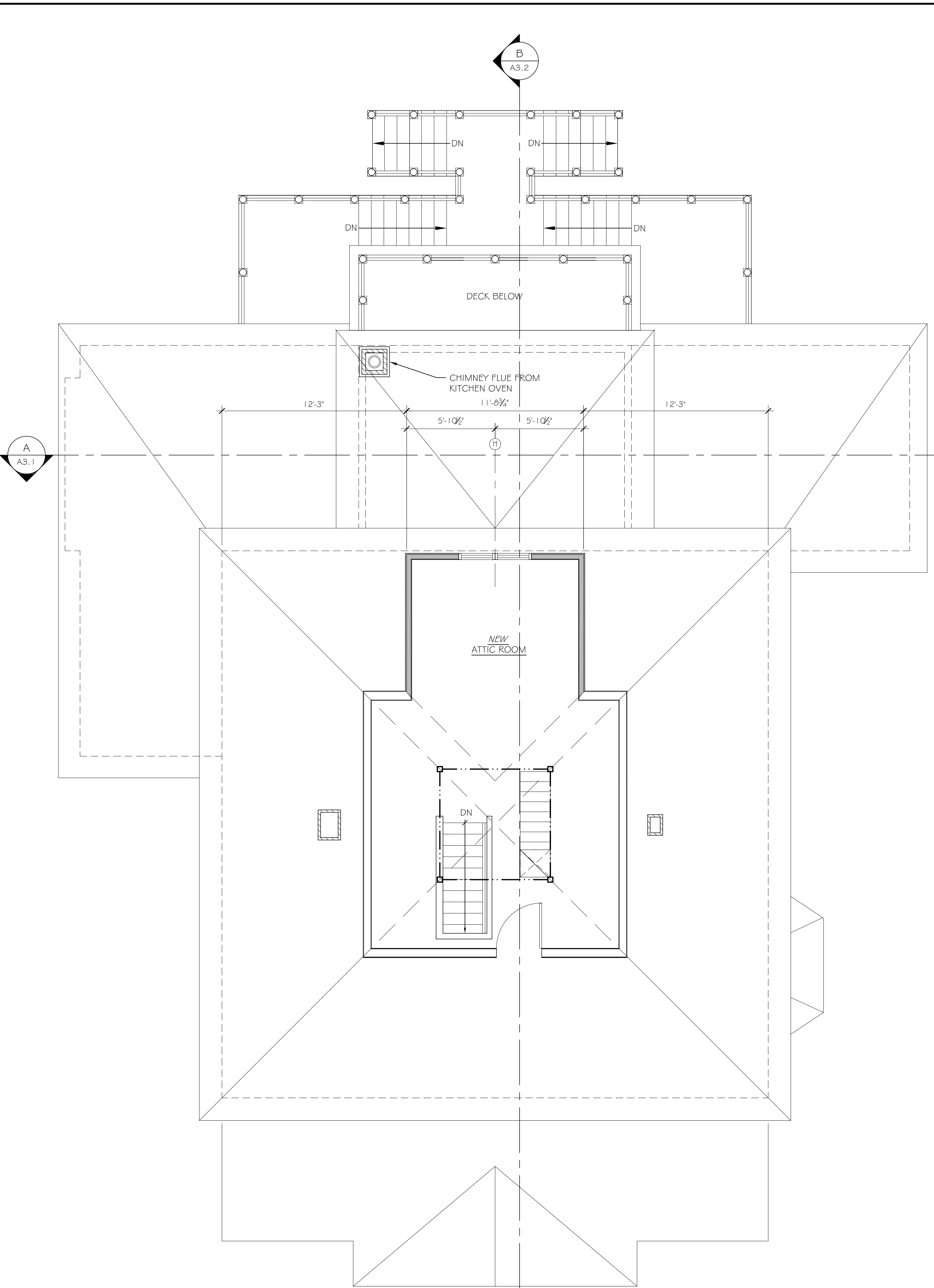
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**Attic Floor Plan &
Reflected Ceiling Plan**

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date: 12/30/10
drawn by: JCH
project #: 1010

A1.3



Attic - RCP
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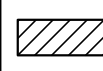
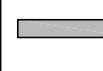



Attic Plan
SCALE: 1/4" = 1'-0"

Revisions:
no. date description

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drawing title:
East Elevation

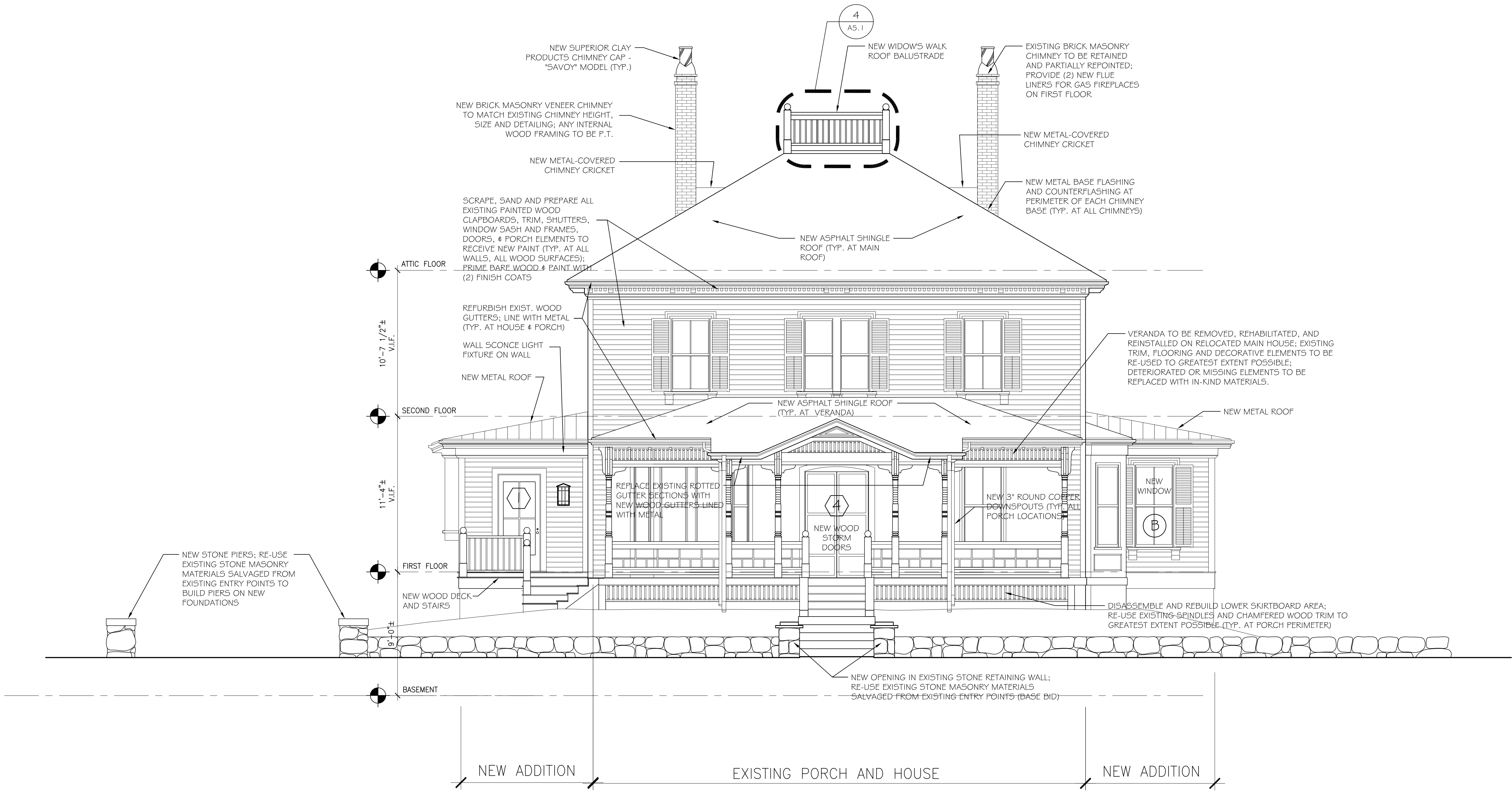
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drawn by: JCH
project #: 1010 **A2.1**

A

B

C




D



Central Street - East Elevation
SCALE: 1/4" = 1'-0"

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

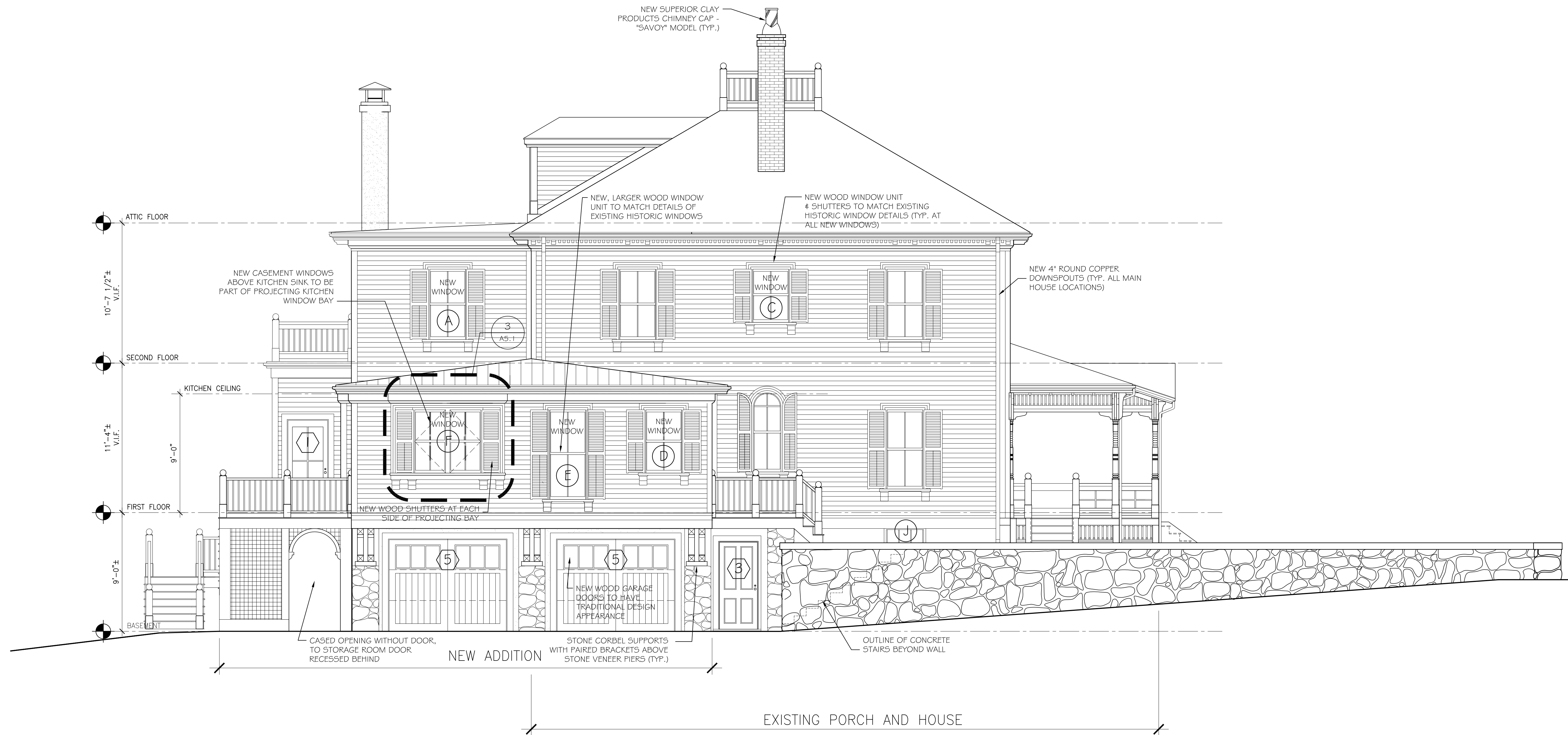
GEORGE/CORNELIUS RESIDENCE
321 CENTRAL ST., AUBURNDALE, MA 02466

CARR, LYNCH AND SANDELL, INC.
Architects Landscape Architects Urban Designers Planners

1385 Cambridge Street
Cambridge, MA 02139
617 661-6566 TEL
617 661-6822 FAX
Incorporated 1980

drawing title:
South Elevation

scale: 1/4" = 1'-0" drawing no:
date: 12/30/10
drawn by: JCH
project #: 1010 **A2.2**



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

A

B

C

D

1

2

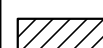

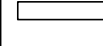
3

4

5

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

GEORGE/CORNELIUS RESIDENCE
321 CENTRAL ST., AUBURNDALE, MA 02466

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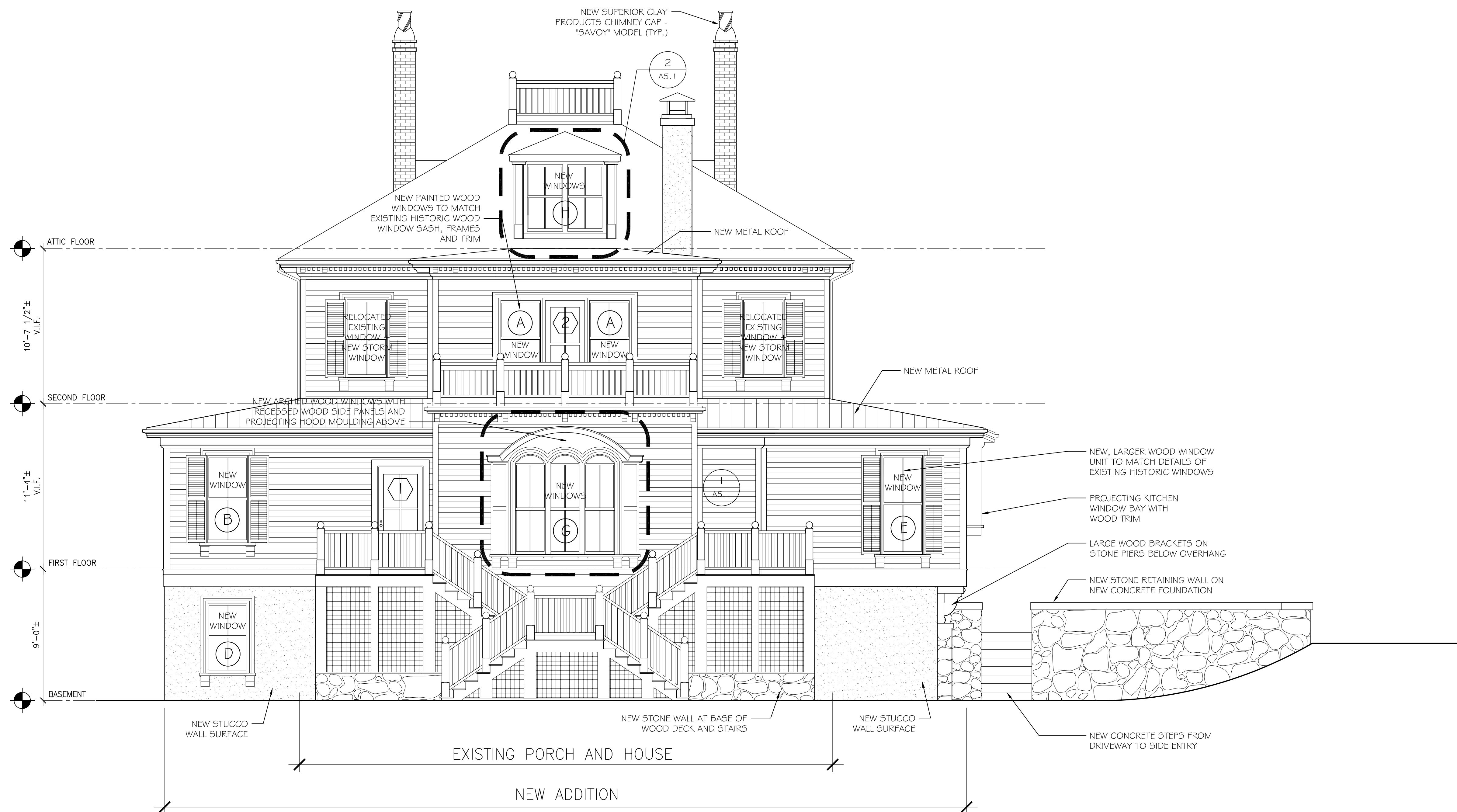
1385 Cambridge Street
Cambridge, MA 02139
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617 661-6822 FAX
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drawing title:

West Elevation

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

drawing no:
A2.3



West Elevation

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

A

B

C

D

1

2

3

4

5

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

GEORGE/CORNELIUS RESIDENCE
321 CENTRAL ST., AUBURNDALE, MA 02466

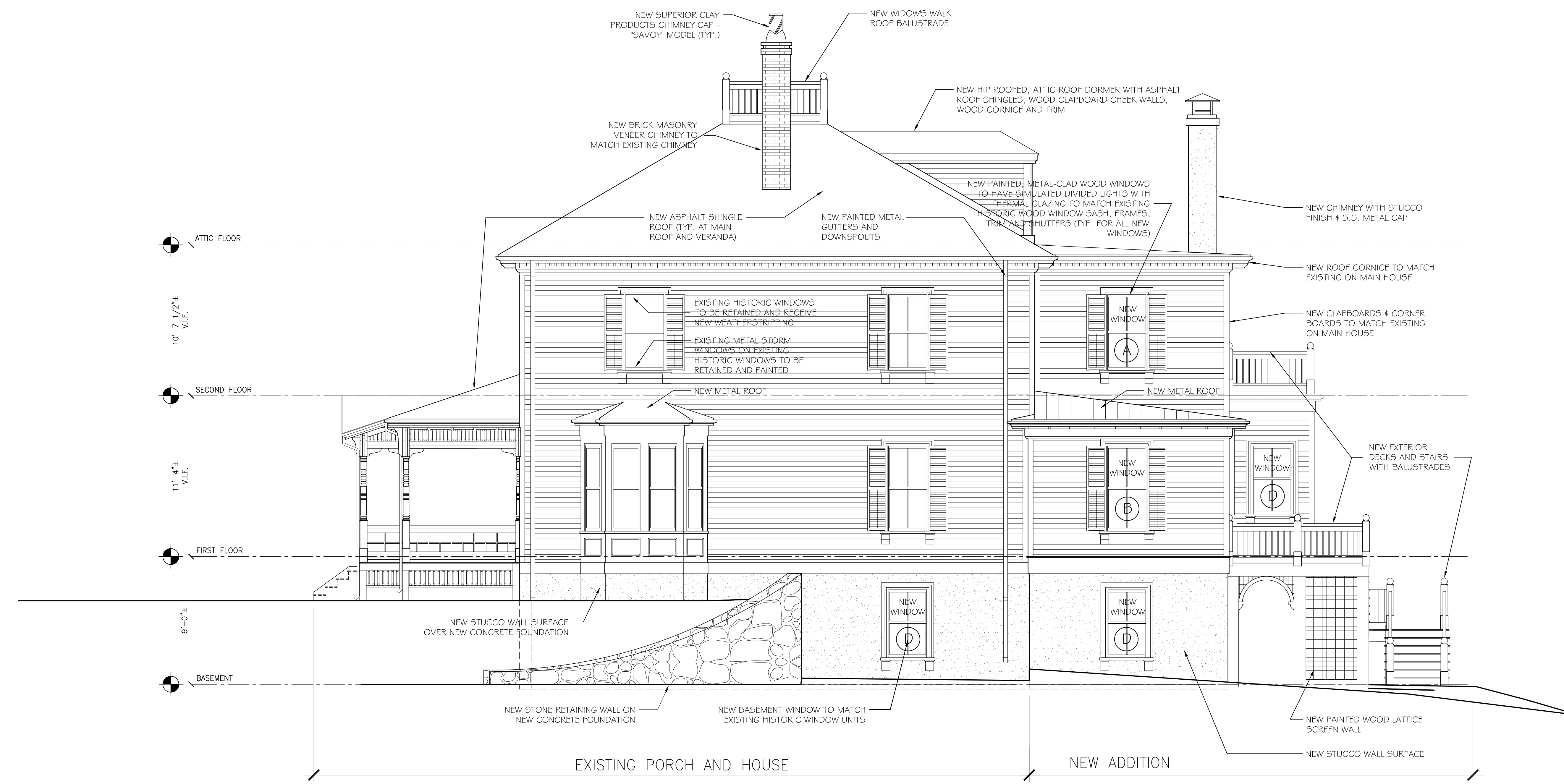
CARR, LYNCH AND SANDELL, INC.
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Cambridge, MA 02139
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Incorporated 1980

drawing title:
North Elevation

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

A2.4



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

A

B

C

D

1

2

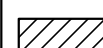

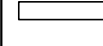
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4

5

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

GEORGE/CORNELIUS RESIDENCE
321 CENTRAL ST., AUBURNDALE, MA 02466

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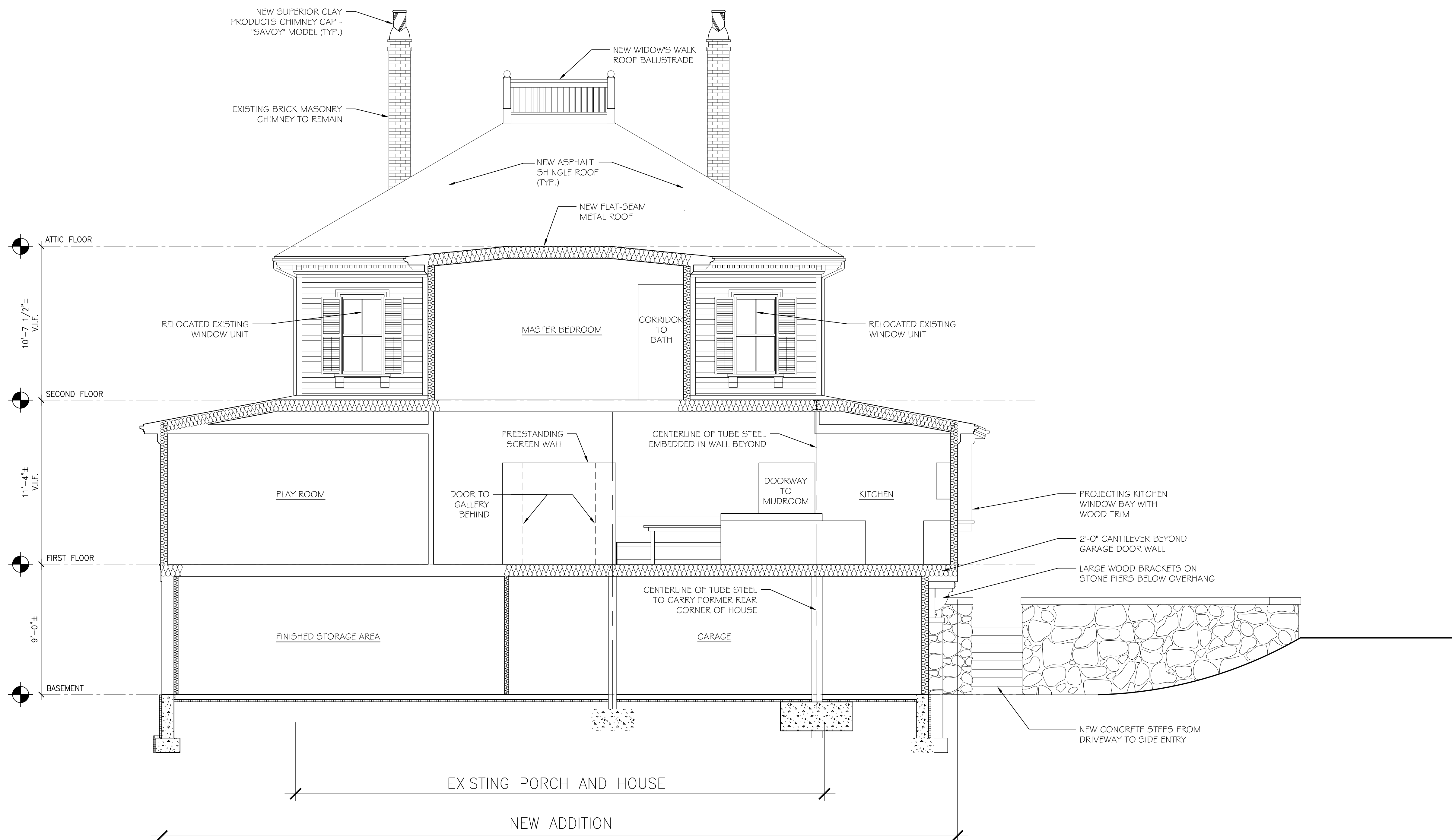
1385 Cambridge Street
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drawing title:

Transverse Section

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

drawing no:
A3.1



Transverse Section A-A
SCALE: 1/4" = 1'-0"

A

B

C

D

1

2


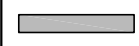
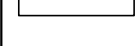
3

4

5

PRICING SET - NOT FOR CONSTRUCTION

Key Plan

LEGEND	
	REMOVE/RENOVATE
	PROPOSED PARTITION
	EXISTING PARTITION

GEORGE/CORNELIUS RESIDENCE
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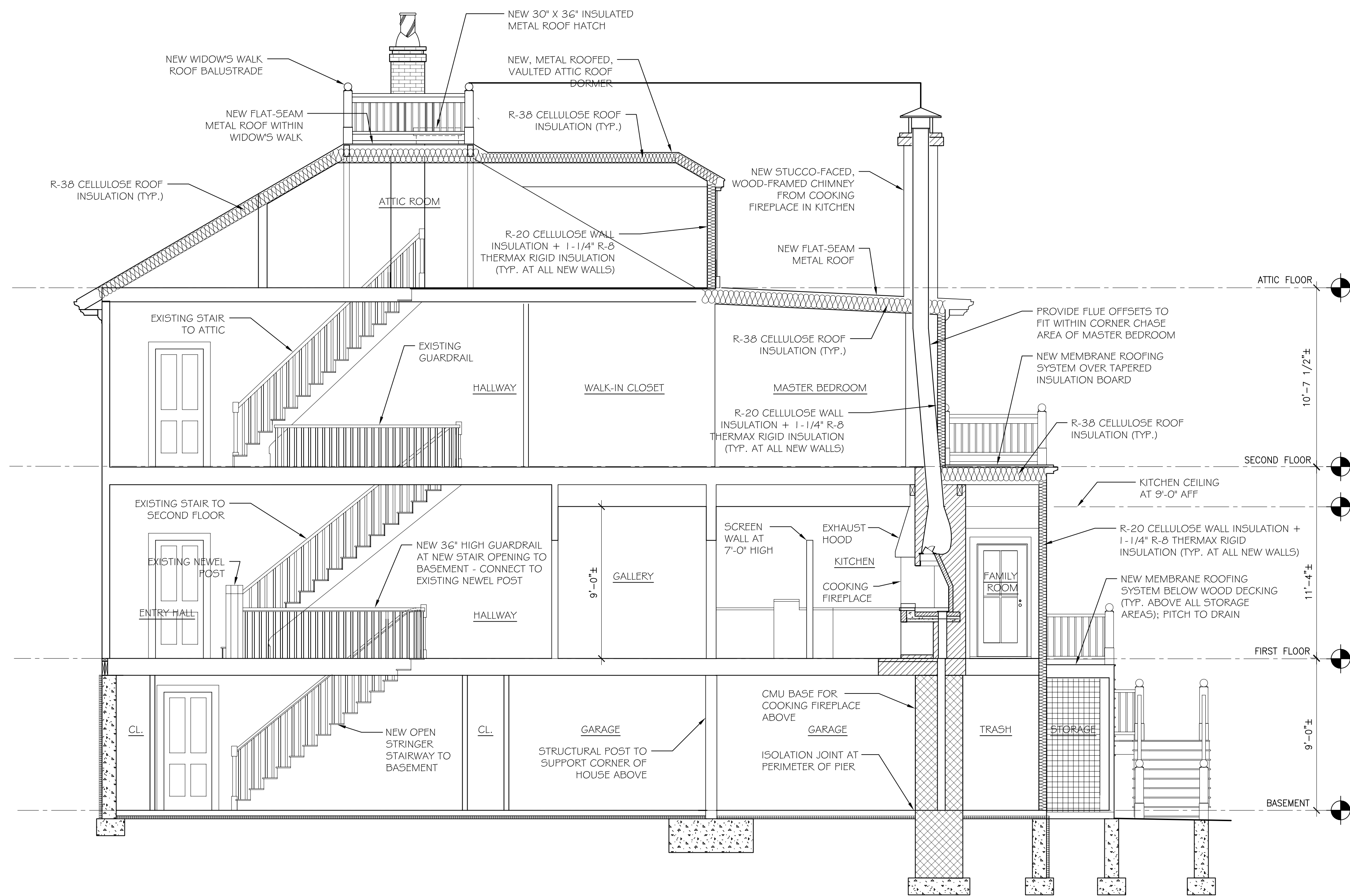
1385 Cambridge Street
Cambridge, MA 02139
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617 661-6822 FAX
Incorporated 1980

drawing title:

Longitudinal
Section

scale: 1/4" = 1'-0"
date: 12/30/10
drawn by: JCH
project #: 1010

drawing no:
A3.2



Longitudinal Section B-B
SCALE: 1/4" = 1'-0"

A

B

C

D

1

2

3

4

5