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2311 E. Broad St. ~ Richmond, VA 23223
804.497.2893 ~ islandarchitects.com

ARONE BROTHERS
Development
74-76 Cummings Road
Newton Centre, Massachusetts

DATE
19 JUNE 2019

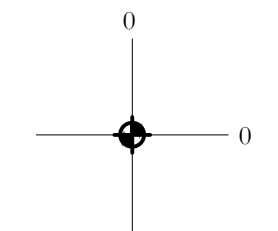
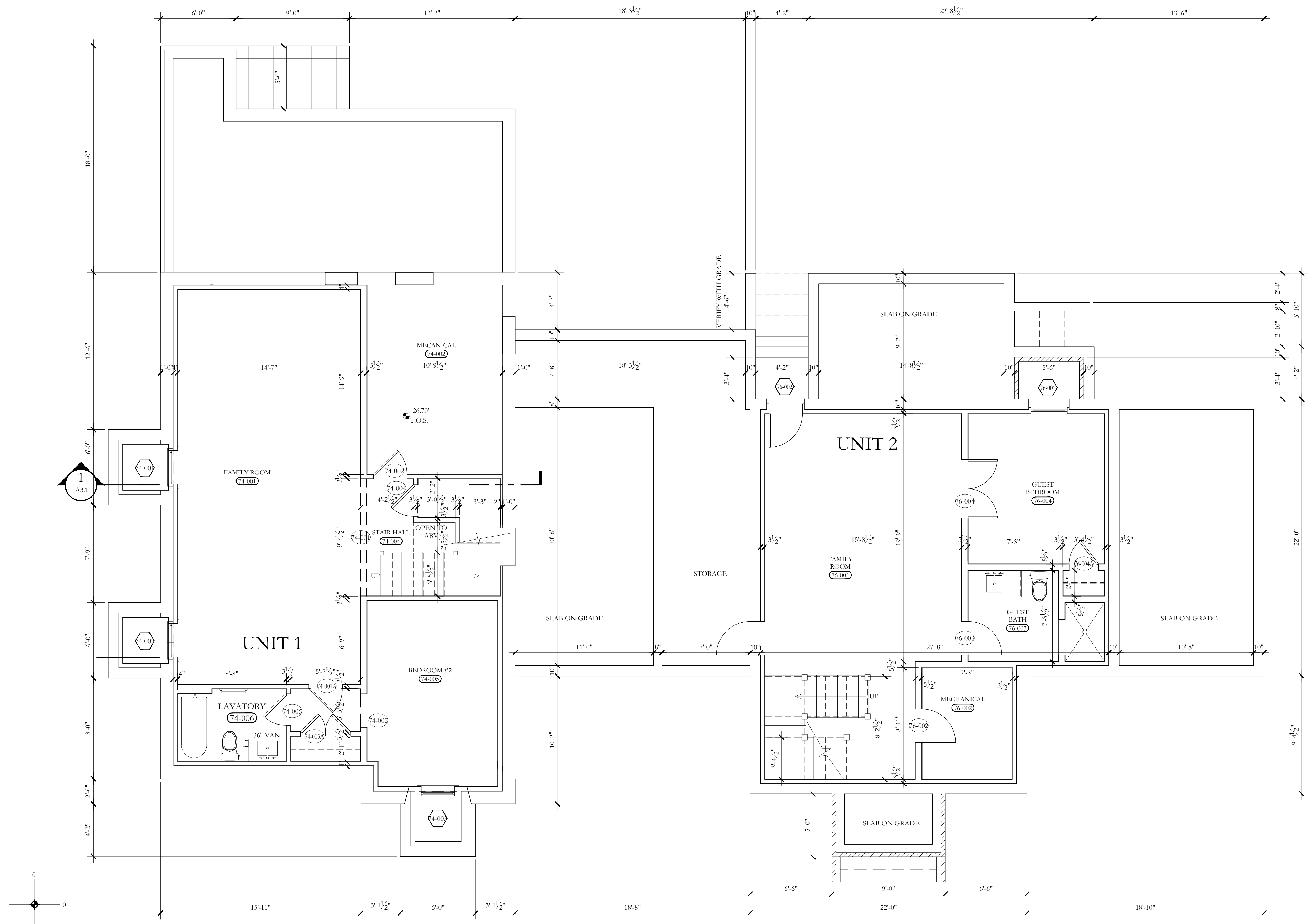
REVISIONS		
NO	DATE	DESCRIPTION
9/9/2020		REVISION
6/14/2021		REVISION
8/5/2021		DORMER REVISION
10/13/2022		CONSTRUCTION ADMIN. REPRINT

SCALE
1/4"=1'-0"

SHEET

A1.1

BASEMENT LEVEL



1 74 CUMMINGS
BASEMENT LEVEL PLAN
A1.0 SCALE: 1/8" = 1'-0"

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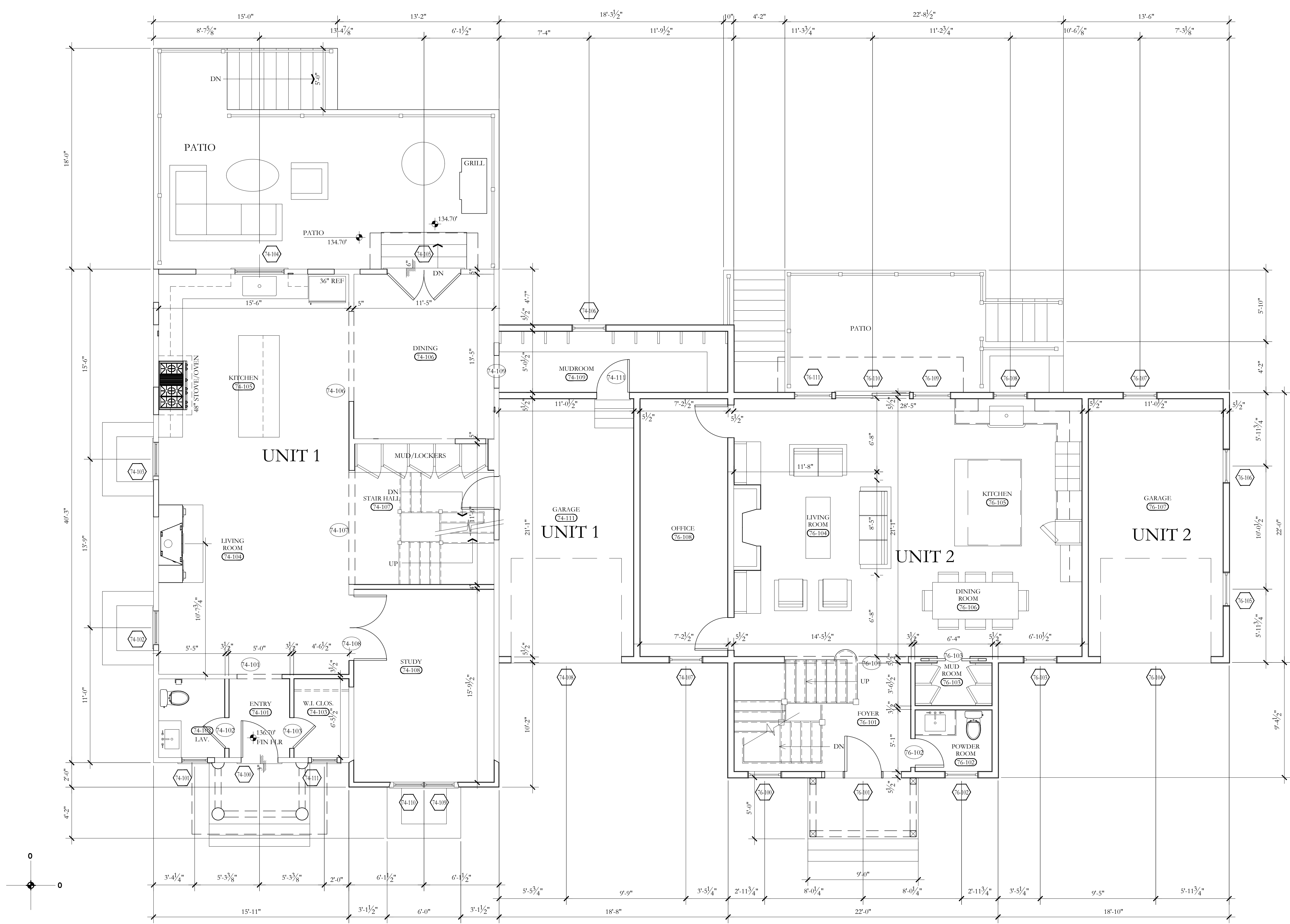
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SCALE
1/4"=1'-0"

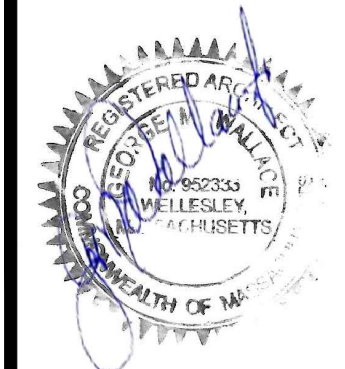
SHEET

A1.2

FIRST FLOOR
LEVEL



1
74 CUMMINGS
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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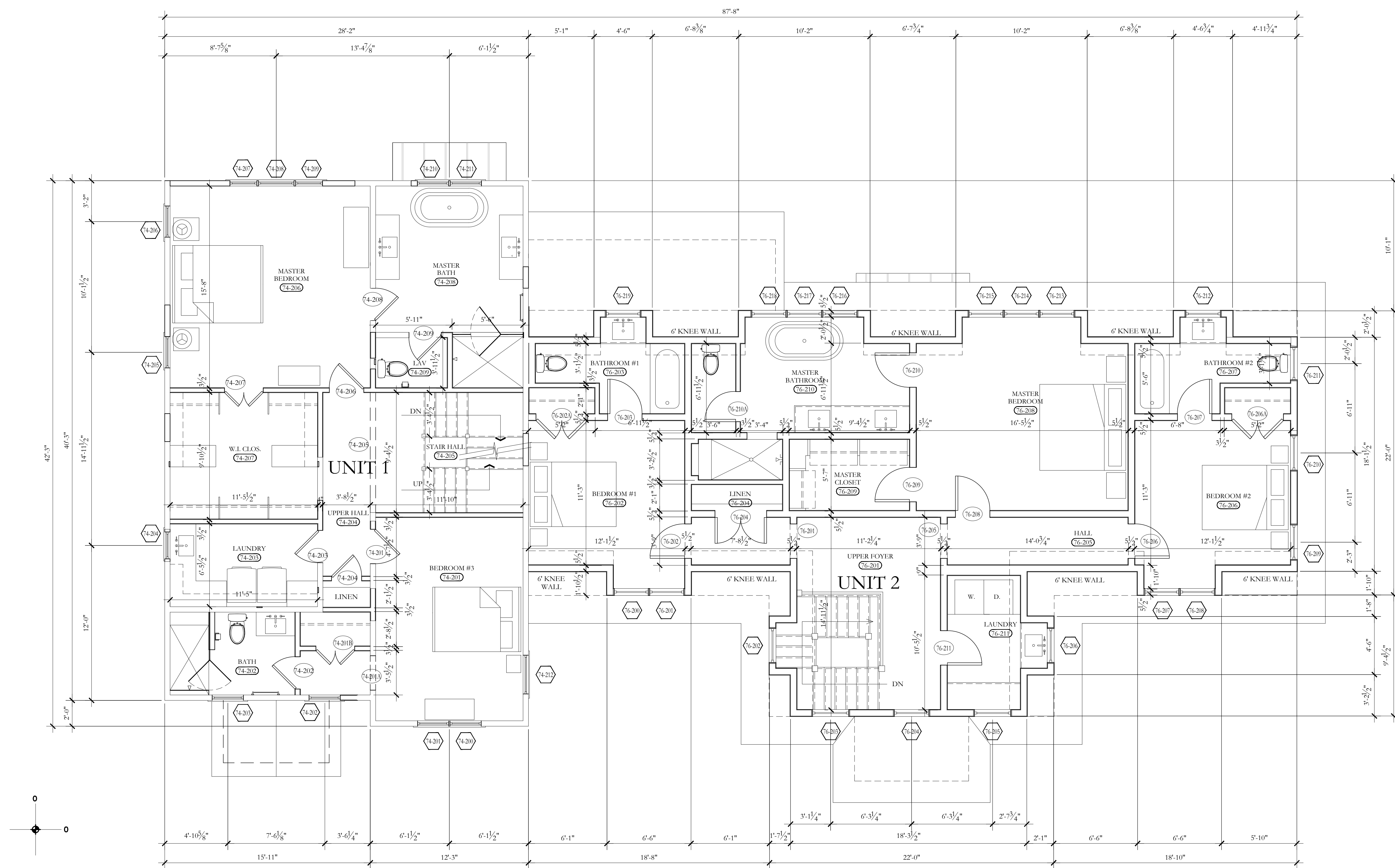
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SCALE
1/4"=1'-0"

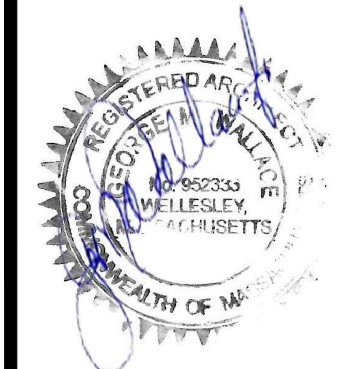
SHEET

A1.3

SECOND FLOOR LEVEL



1 74 CUMMINGS
SECOND LEVEL
A1.2 SCALE: 1/8" = 1'-0"



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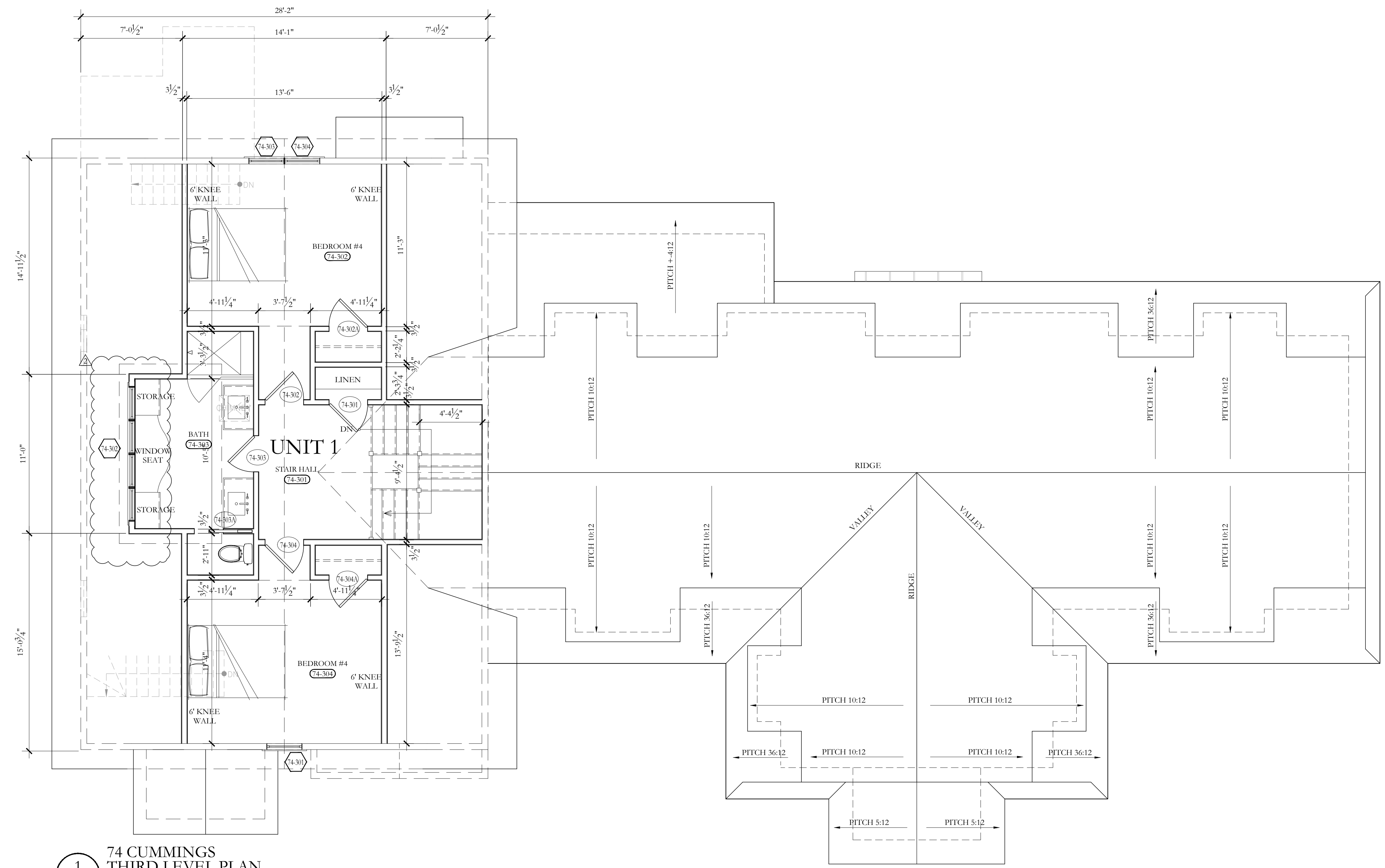
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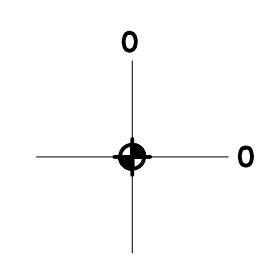
SCALE
1/4"=1'-0"

SHEET
A1.4

ATTIC
LEVEL



1
74 CUMMINGS
THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"



UNIT 1

UNIT 2



1
74 CUMMINGS
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING SLAB TO BE REMOVED
128.51'
NEW BASEMENT SLAB
126.70'

UNIT 1



2
74 CUMMINGS
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BASEMENT LEVEL
127.00'



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SCALE
1/4" = 1'-0"

SHEET

A2.1

FRONT
ELEVATION

UNIT 2

UNIT 1



2
A2.2
74 CUMMINGS
REAR ELEVATION
SCALE: 1/8" = 1'-0"

UNIT 1



1
A2.2
74 CUMMINGS
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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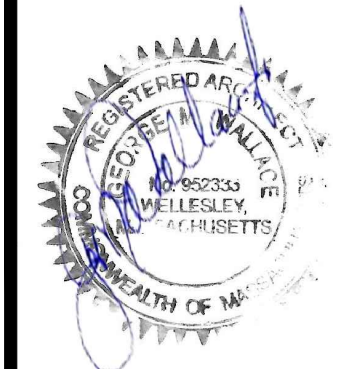
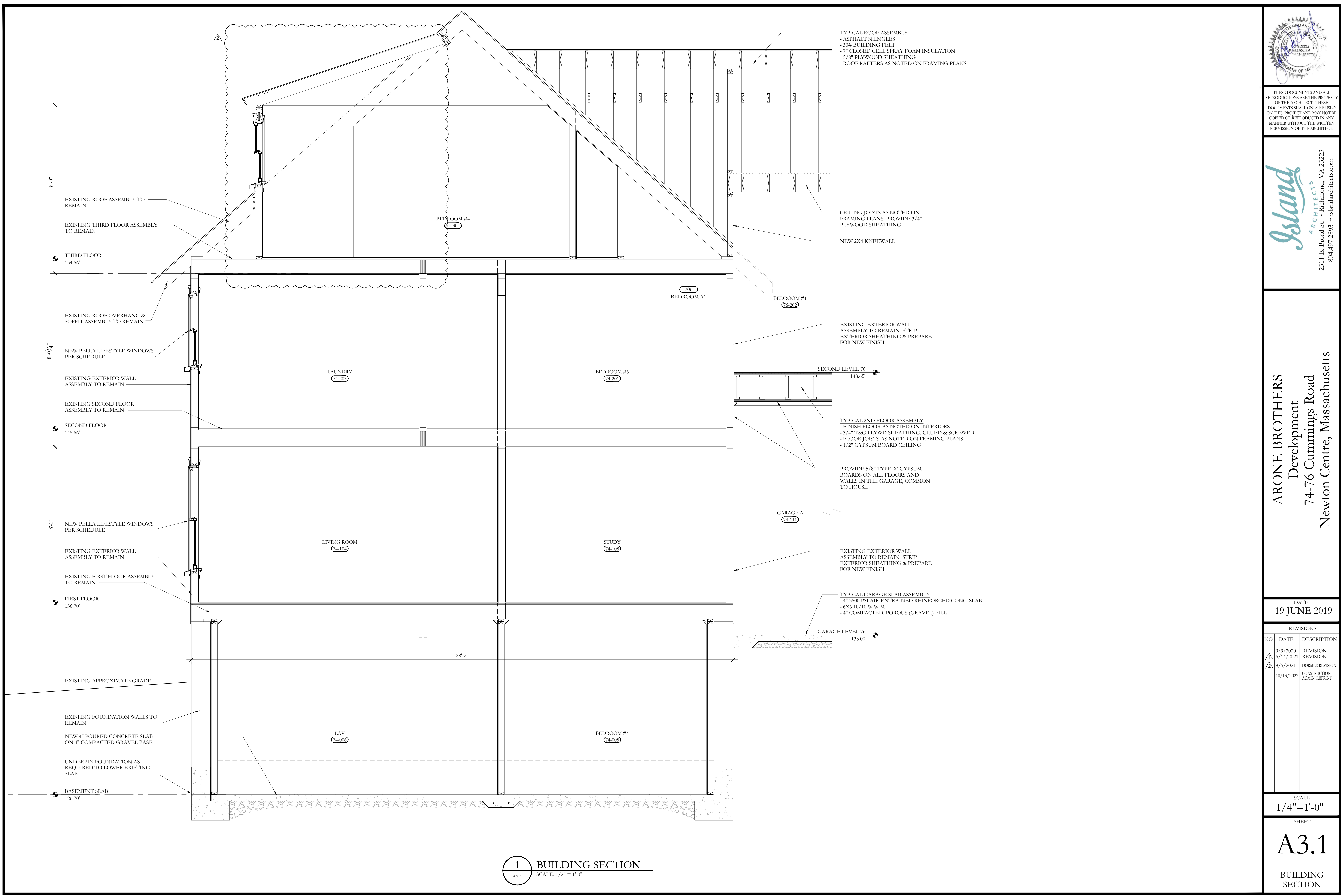
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SCALE
1/4" = 1'-0"

SHEET
A2.2

RIGHT SIDE
ELEVATION



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TYPICAL ROOF ASSEMBLY
 - ASPHALT SHINGLES
 - 30# BUILDING FELT
 - 7" CLOSED CELL SPRAY FOAM INSULATION
 - 5/8" PLYWOOD SHEATHING
 - ROOF RAFTERS AS NOTED ON FRAMING PLANS

CEILING JOISTS AS NOTED ON FRAMING PLANS. PROVIDE 3/4" PLYWOOD SHEATHING.

EXISTING EXTERIOR WALL ASSEMBLY TO REMAIN. STRIP EXTERIOR SHEATHING & PREPARE FOR NEW FINISH

TYPICAL 2ND FLOOR ASSEMBLY
 - FINISH FLOOR AS NOTED ON INTERIORS
 - 3/4" T&G PLYWD SHEATHING, GLUED & SCREWED
 - FLOOR JOISTS AS NOTED ON FRAMING PLANS
 - 1/2" GYPSUM BOARD CEILING

PROVIDE 5/8" TYPE 'X' GYPSUM BOARDS ON ALL FLOORS AND WALLS IN THE GARAGE, COMMON TO HOUSE

EXISTING EXTERIOR WALL ASSEMBLY TO REMAIN. STRIP EXTERIOR SHEATHING & PREPARE FOR NEW FINISH

TYPICAL GARAGE SLAB ASSEMBLY
 - 4" 3500 PSI AIR ENTRAINED REINFORCED CONC. SLAB
 - 6X6 10' 10" W.W.M.
 - 4" COMPACTED, POROUS (GRAVEL) FILL

EXISTING ROOF ASSEMBLY TO REMAIN

EXISTING THIRD FLOOR ASSEMBLY TO REMAIN

THIRD FLOOR
154.56'

EXISTING ROOF OVERHANG & SOFFIT ASSEMBLY TO REMAIN

NEW PELLA LIFESTYLE WINDOWS PER SCHEDULE

EXISTING EXTERIOR WALL ASSEMBLY TO REMAIN

EXISTING SECOND FLOOR ASSEMBLY TO REMAIN

SECOND FLOOR
145.66'

NEW PELLA LIFESTYLE WINDOWS PER SCHEDULE

EXISTING EXTERIOR WALL ASSEMBLY TO REMAIN

EXISTING FIRST FLOOR ASSEMBLY TO REMAIN

FIRST FLOOR
136.70'

EXISTING APPROXIMATE GRADE

EXISTING FOUNDATION WALLS TO REMAIN

NEW 4" POURED CONCRETE SLAB ON 4" COMPACTED GRAVEL BASE

UNDERPIN FOUNDATION AS REQUIRED TO LOWER EXISTING SLAB

BASEMENT SLAB
126.70'

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

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SCALE
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SHEET

A3.1

BUILDING SECTION