

ADDITIONS / RENOVATIONS TO THE RESIDENCE OF

ROBERT & TIMBLIN KELLEHER

199 OTIS STREET HINGHAM, MA 02043



ROGER O. HOIT, AIA ARCHITECT

1175 MAIN STREET HINGHAM, MA 02043

TEL: 781-749-5563

JESSICA SULPRIZIO, RA
PROJECT ARCHITECT

LIST OF DRAWINGS

ARCHITECTURAL

- L1 (N) SITE PLAN
- P1 PERSPECTIVES
- A1 (E) BEACH LEVEL
- A2 (E) GROUND FLOOR PLAN
- A3 (E) FIRST FLOOR PLAN
- A4 (E) SECOND FLOOR PLAN
- A5 (E) ROOF PLAN
- A6 (E) ELEVATIONS
- A7 (E) ELEVATIONS
- A8 (N) NEW BEACH LEVEL
- A9 (N) GROUND FLOOR PLAN
- A10 (N) FIRST FLOOR PLAN
- A11 (N) SECOND FLOOR PLAN
- A12 (N) ROOF PLAN
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- A13b (E) & (N) FRONT ELEVATIONS OP B
- A14 (E) & (N) LEFT ELEVATIONS
- A15a (N) REAR ELEVATIONS OP A
- A15b (N) REAR ELEVATIONS OP B
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STRUCTURAL

- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING
- S3 SECOND FLOOR FRAMING
- S4 ATTIC FRAMING
- S5 ROOF FRAMING
- S6 BUILDING SECTION
- S7 BUILDING SECTION
- S8 SHEAR WALL DETAILS
- S9 TYPICAL FRAMING DETAILS

MECHANICAL/ELECTRICAL

- ME1 (N) GROUND FLOOR
- ME2 (N) FIRST FLOOR
- ME3 (N) SECOND FLOOR



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Additions and Renovations to the Residence of
 Robert & Timblin Kelleher
 199 Otis Street
 Hingham, MA 02043

REVISIONS:

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PROJECT NUMBER:

DATE: 03.09.24

SCALE: 1/8" = 1'-0"

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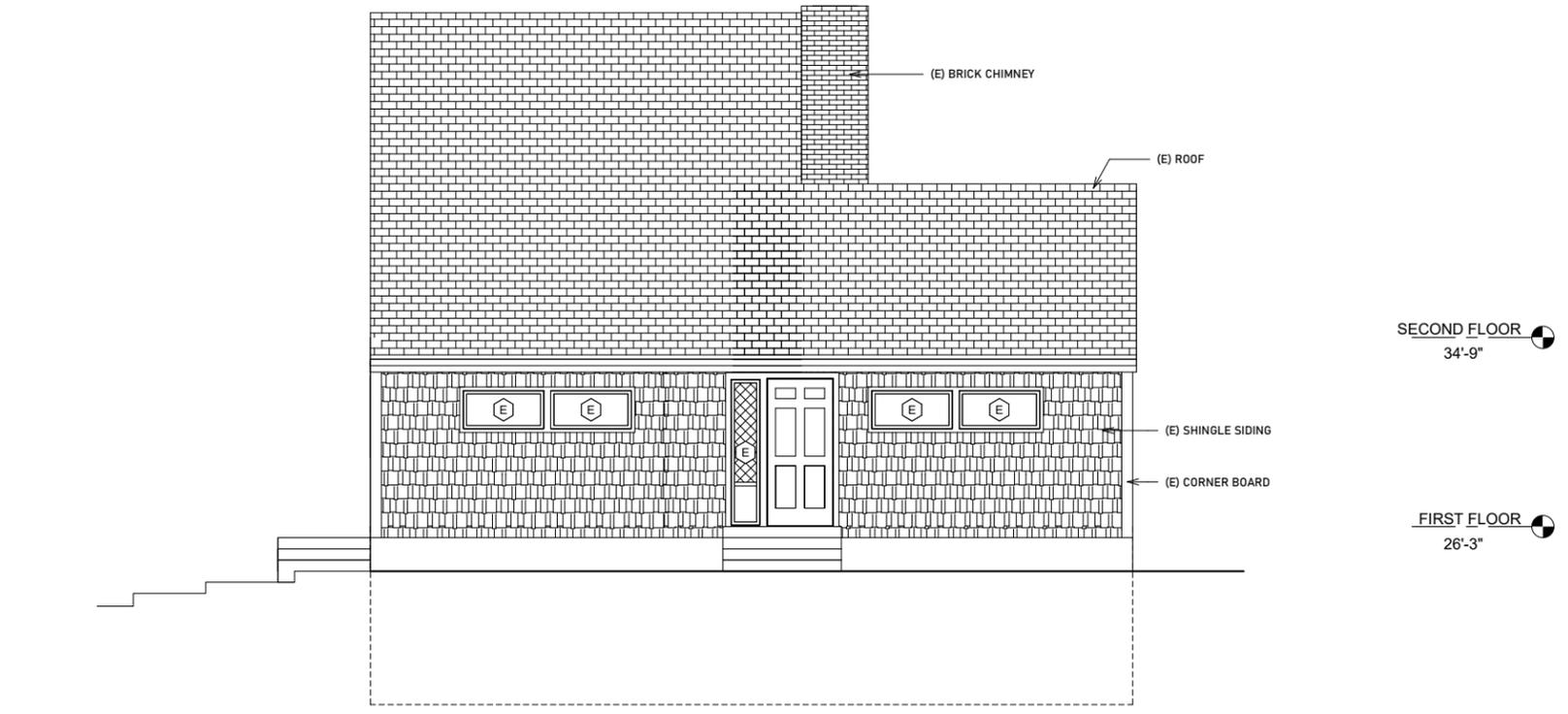
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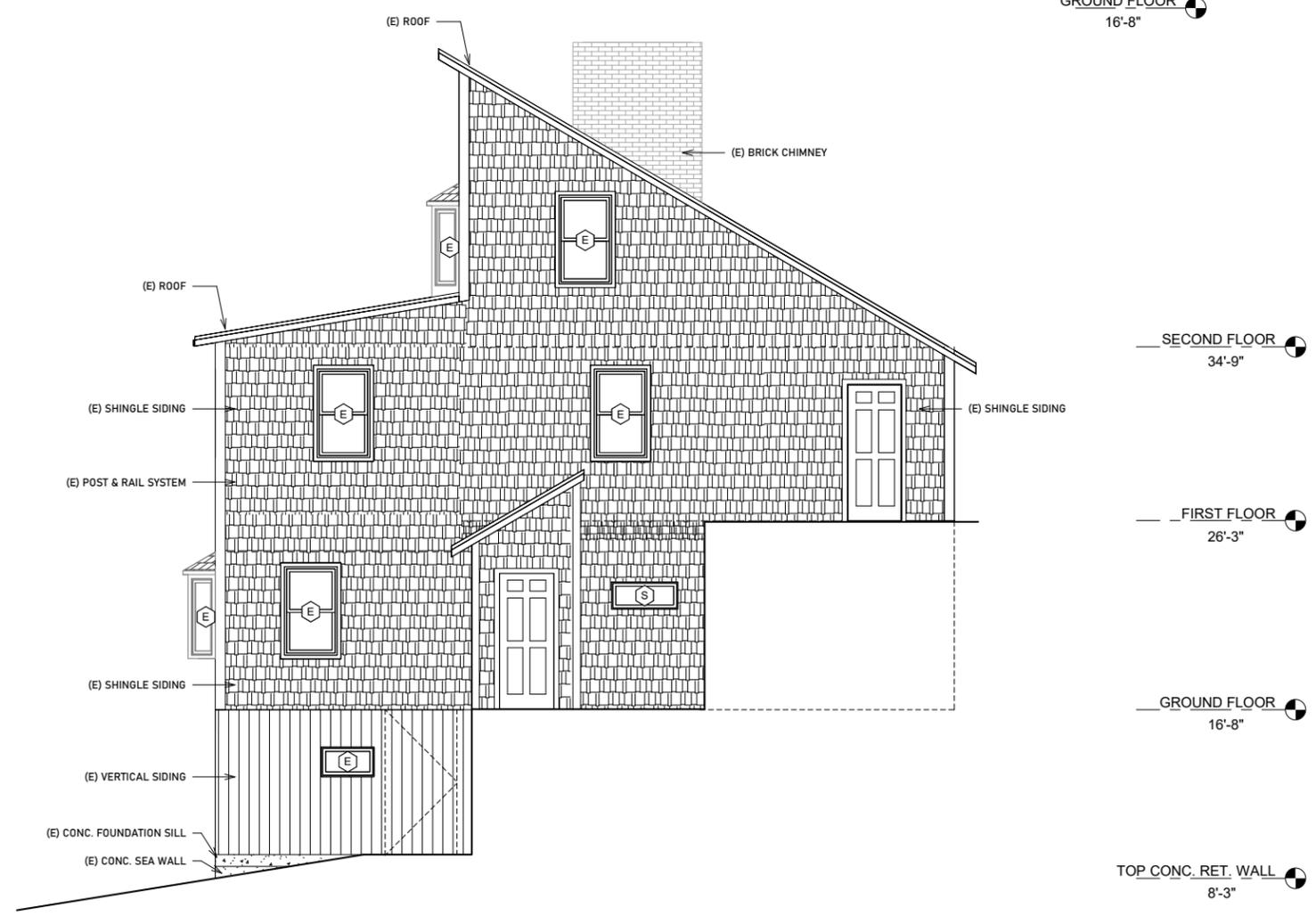
P1

PERSPECTIVES

PROGRESS DOCUMENTS



① (E) FRONT



② (E) LEFT

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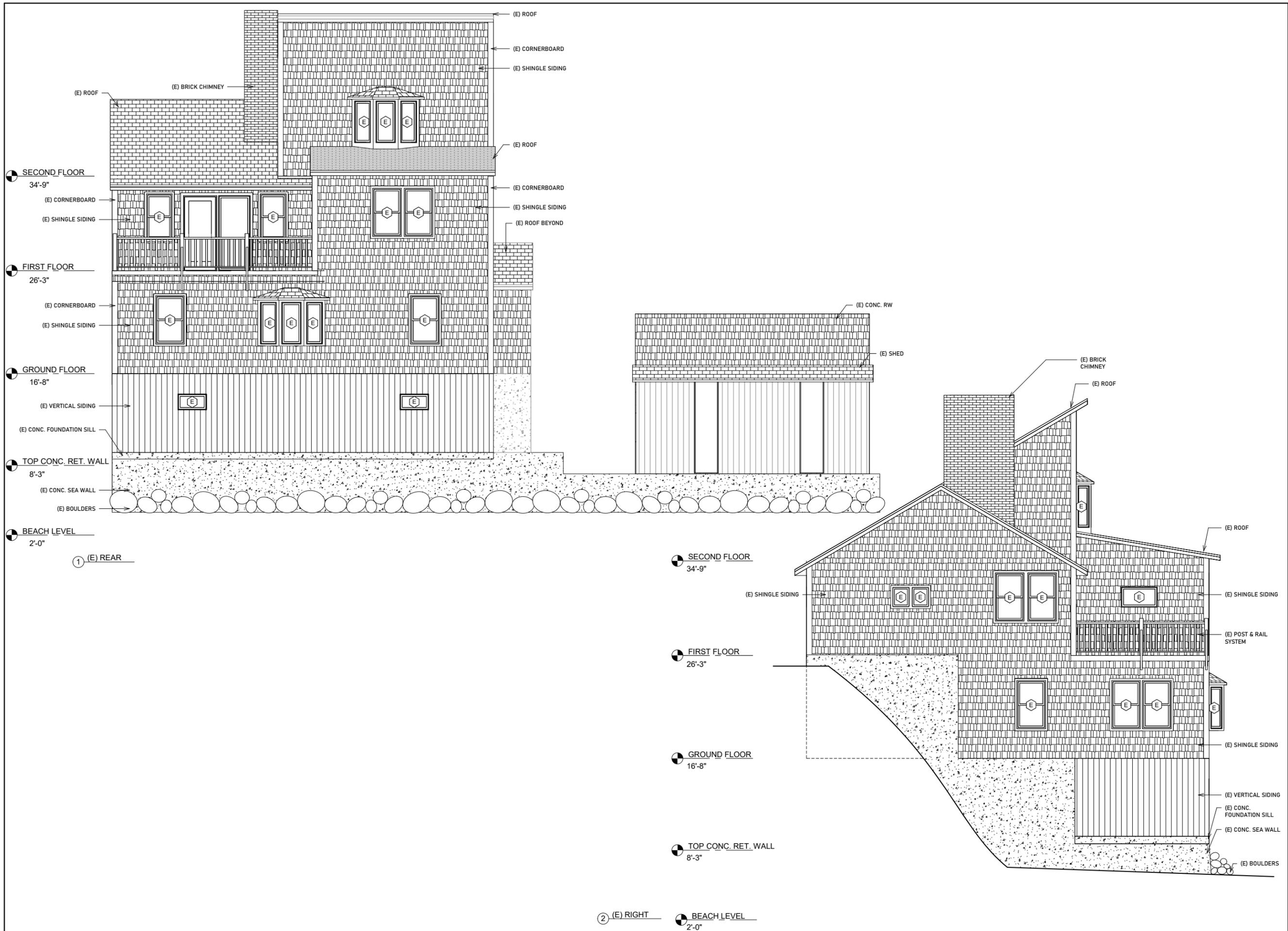
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SCALE: 1/8" = 1'-0"

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DRAWING NUMBER:
A6
 (E) ELEVATIONS
 PROGRESS DOCUMENTS



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Additions and Renovations to the Residence of
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 34'-9"

REVISIONS:

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| 26'-3" |
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PROJECT NUMBER:

DATE: 03.09.24
16-8

SCALE: 1/8" = 1'-0"

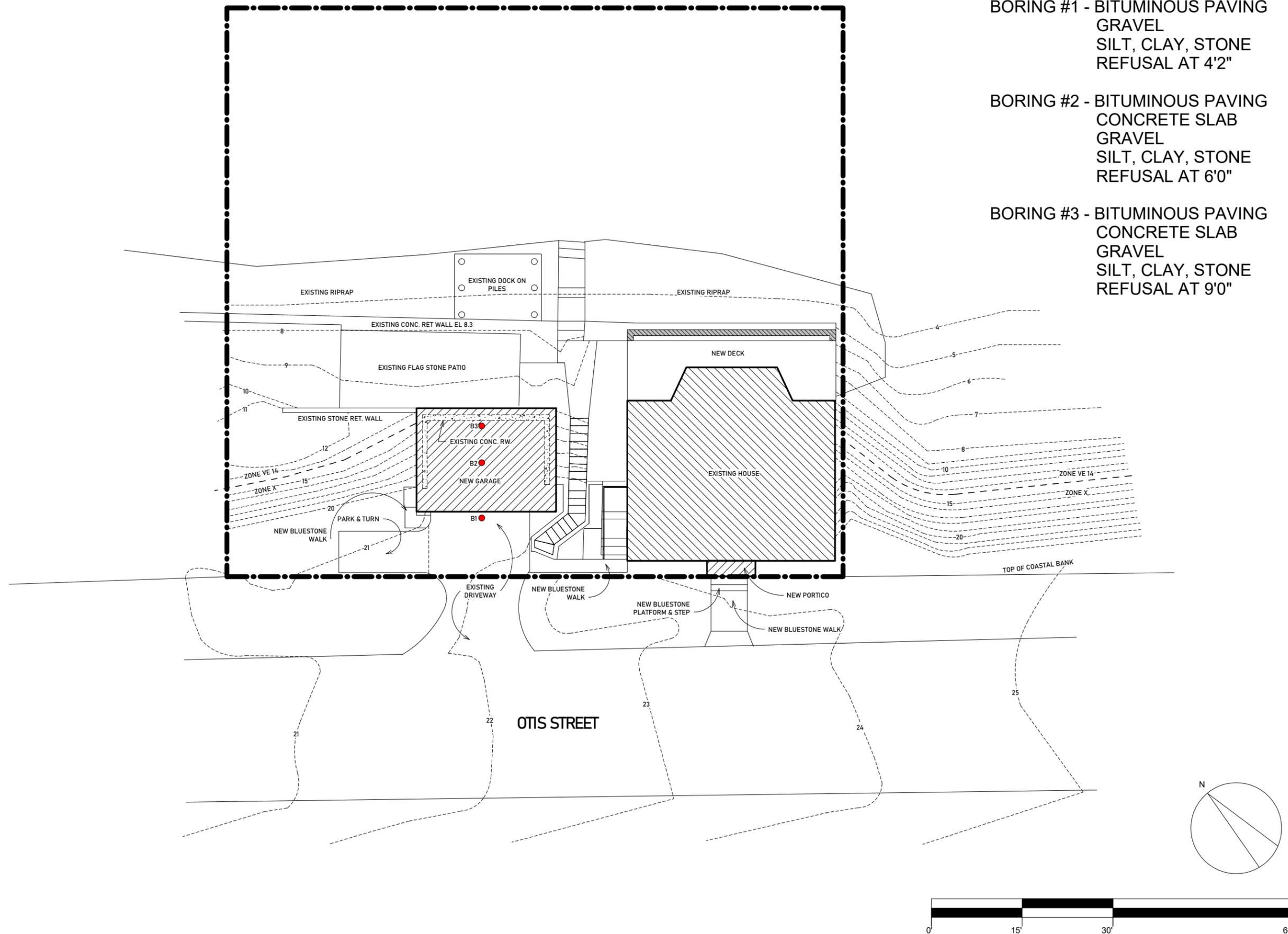
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DRAWING NUMBER:
A7
 (E) ELEVATIONS
 PROGRESS DOCUMENTS

BORING LOG

| | |
|--------------------------------------|-------|
| BORING #1 - BITUMINOUS PAVING | 2" |
| GRAVEL | 6" |
| SILT, CLAY, STONE | 3'6" |
| REFUSAL AT 4'2" | |
| BORING #2 - BITUMINOUS PAVING | 2" |
| CONCRETE SLAB | 4" |
| GRAVEL | 6" |
| SILT, CLAY, STONE | 5'0" |
| REFUSAL AT 6'0" | |
| BORING #3 - BITUMINOUS PAVING | 1" |
| CONCRETE SLAB | 7" |
| GRAVEL | 6" |
| SILT, CLAY, STONE | 8'10" |
| REFUSAL AT 9'0" | |



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| SCALE: | 1/8" = 1'-0" |
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DRAWING NUMBER:
L1
 (N) SITE PLAN
 PROGRESS DOCUMENTS

ABBREVIATIONS

| | |
|-----------|---------------------------|
| (E) | EXISTING |
| (N) | NEW |
| (D) | TO BE DEMOLISHED |
| ALUM | ALUMINUM |
| CAB | CABINET |
| CAS | CASEWORK |
| CC | COMPRESSOR/CONDENSER UNIT |
| CL | CENTERLINE |
| CLO | CLOSET |
| DISP | DISPOSAL |
| DN | DOWN |
| DW | DISHWASHER |
| ELEC | ELECTRICAL |
| EG | EMERGENCY GENERATOR |
| FGD | FIXED GLASS DOOR |
| F.J. | FLOOR JOIST |
| FL | FLOOR |
| FP | FIREPLACE |
| GFP | GAS FIREPLACE |
| HW | HOT WATER |
| L | LAVATORY |
| MICRO | MICROWAVE |
| OC | ON CENTER |
| OV | OVEN |
| PD | POCKET DOOR |
| PL/SH | POLE & SHELF |
| PNL | PANEL |
| R | RISER |
| REF | REFRIGERATOR |
| REL | RELOCATE |
| SGD | SGD |
| SH | SHOWER |
| ST. & SC. | STORM AND SCREEN DOOR |
| TRANS. | TRANSLUCENT |
| TYP | TYPICAL |
| V.I.F | VERIFY IN FIELD |
| WC | WATER CLOSET |
| WD | WOOD |
| W.I.C | WALK IN CLOSET |
| WS | WOOD SADDLE |

GRAPHIC SYMBOLS

| | |
|-------------------|-------------------------|
| (101) | DOOR TYPE (SEE SHEET) |
| (11) | WINDOW TYPE (SEE SHEET) |
| ← | DIRECTION OF ROOF SLOPE |
| ▨ | CLOSET SHELF & ROD |
| △ | REVISION MARKER |
| ○ | COLUMN GRID |
| Name Elevation | ELEVATION MARKER |
| A101 | EXTERIOR ELEVATION |
| A101 | BUILDING SECTION |

WALL SCHEDULE

| | |
|---|--------------------------|
| ▨ | (E) MASONRY FOUNDATION |
| ▨ | (E) BRICK |
| ▨ | (E) EXTERIOR STUD WALL |
| ▨ | (E) INTERIOR STUD WALL |
| ▨ | (E) or (N) EDGE (ABOVE) |
| ▨ | (N) CONCRETE FOUNDATION |
| ▨ | (N) 2X6 STUD WALL (EXT.) |
| ▨ | (N) 2X4 STUD WALL (INT.) |
| ▨ | (N) ASPHALT ROOF |

DOOR / WINDOW SCHEDULE

| | |
|----|-------------------------|
| △ | EXISTING DOOR TO REMAIN |
| PD | POCKET DOOR |
| ∧ | FOLDING DOOR |
| ▨ | WINDOW |

NOTE: All existing doors to be saved for reuse. Any door without a door tag is to be a reused door.



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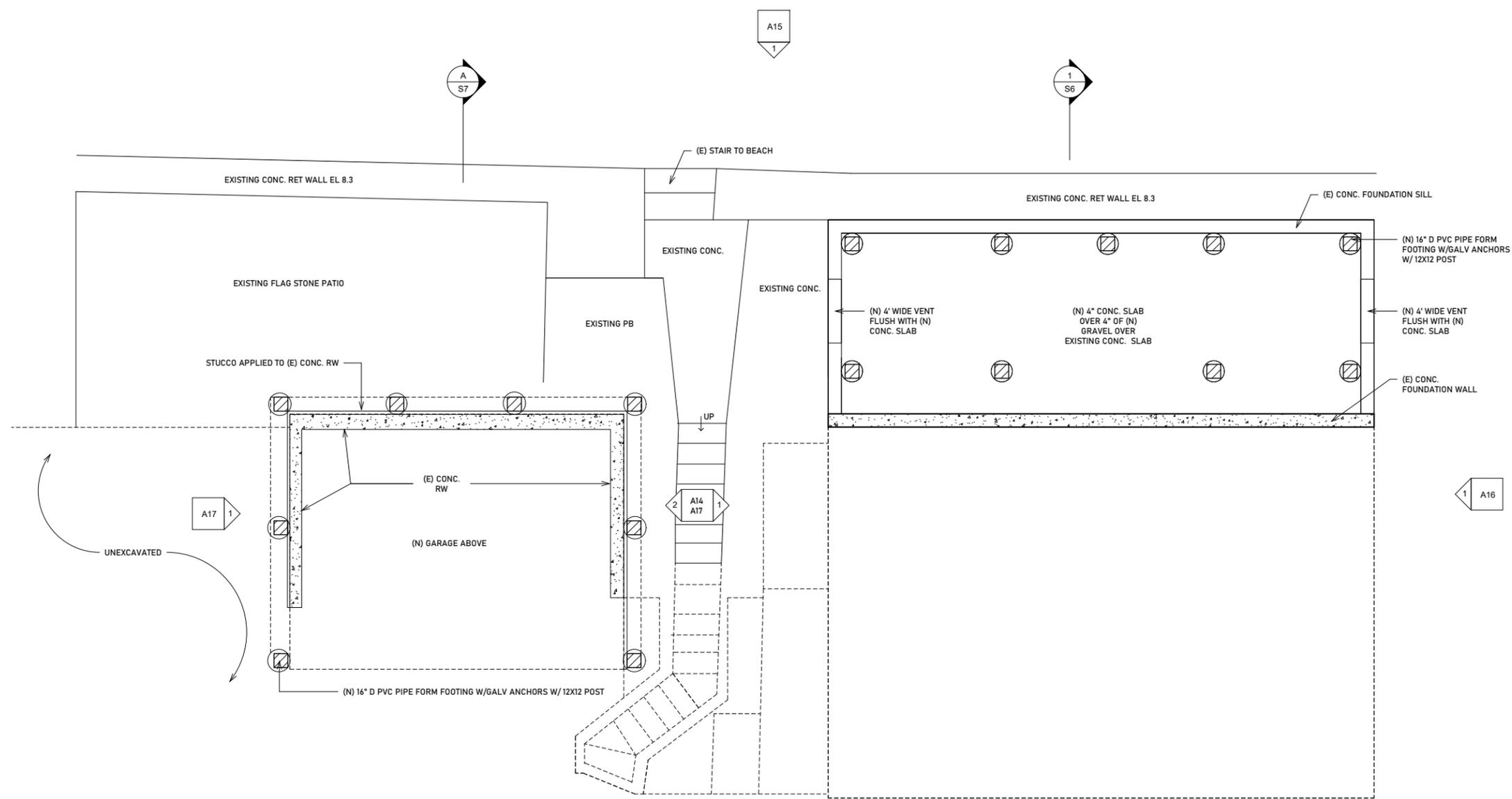
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DRAWING NUMBER:

A8

(N) BEACH LEVEL PLAN

PROGRESS DOCUMENTS



REVISIONS:

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PROJECT NUMBER:

DATE: 03.09.24

SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
A9
 (N) GROUND FLOOR PLAN
 PROGRESS DOCUMENTS

ABBREVIATIONS

| | |
|-----------|---------------------------|
| (E) | EXISTING |
| (N) | NEW |
| (D) | TO BE DEMOLISHED |
| ALUM | ALUMINUM |
| CAB | CABINET |
| CAS | CASEWORK |
| CC | COMPRESSOR/CONDENSER UNIT |
| CL | CENTERLINE |
| CLO | CLOSET |
| DISP | DISPOSAL |
| DN | DOWN |
| DW | DISHWASHER |
| ELEC | ELECTRICAL |
| EG | EMERGENCY GENERATOR |
| FGD | FIXED GLASS DOOR |
| F.J. | FLOOR JOIST |
| FL | FLOOR |
| FP | FIREPLACE |
| GFP | GAS FIREPLACE |
| HW | HOT WATER |
| L | LAVATORY |
| MICRO | MICROWAVE |
| OC | ON CENTER |
| OV | OVEN |
| PD | POCKET DOOR |
| PL/SH | POLE & SHELF |
| PNL | PANEL |
| R | RISER |
| REF | REFRIGERATOR |
| REL | RELOCATE |
| SGD | SGD |
| SH | SHOWER |
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| (11) | WINDOW TYPE (SEE SHEET) |
| ← | DIRECTION OF ROOF SLOPE |
| [Hatched] | CLOSET SHELF & ROD |
| ▲ | REVISION MARKER |
| ○ | COLUMN GRID |
| Name Elevation | ELEVATION MARKER |
| A101 | EXTERIOR ELEVATION |
| 1 A101 | BUILDING SECTION |

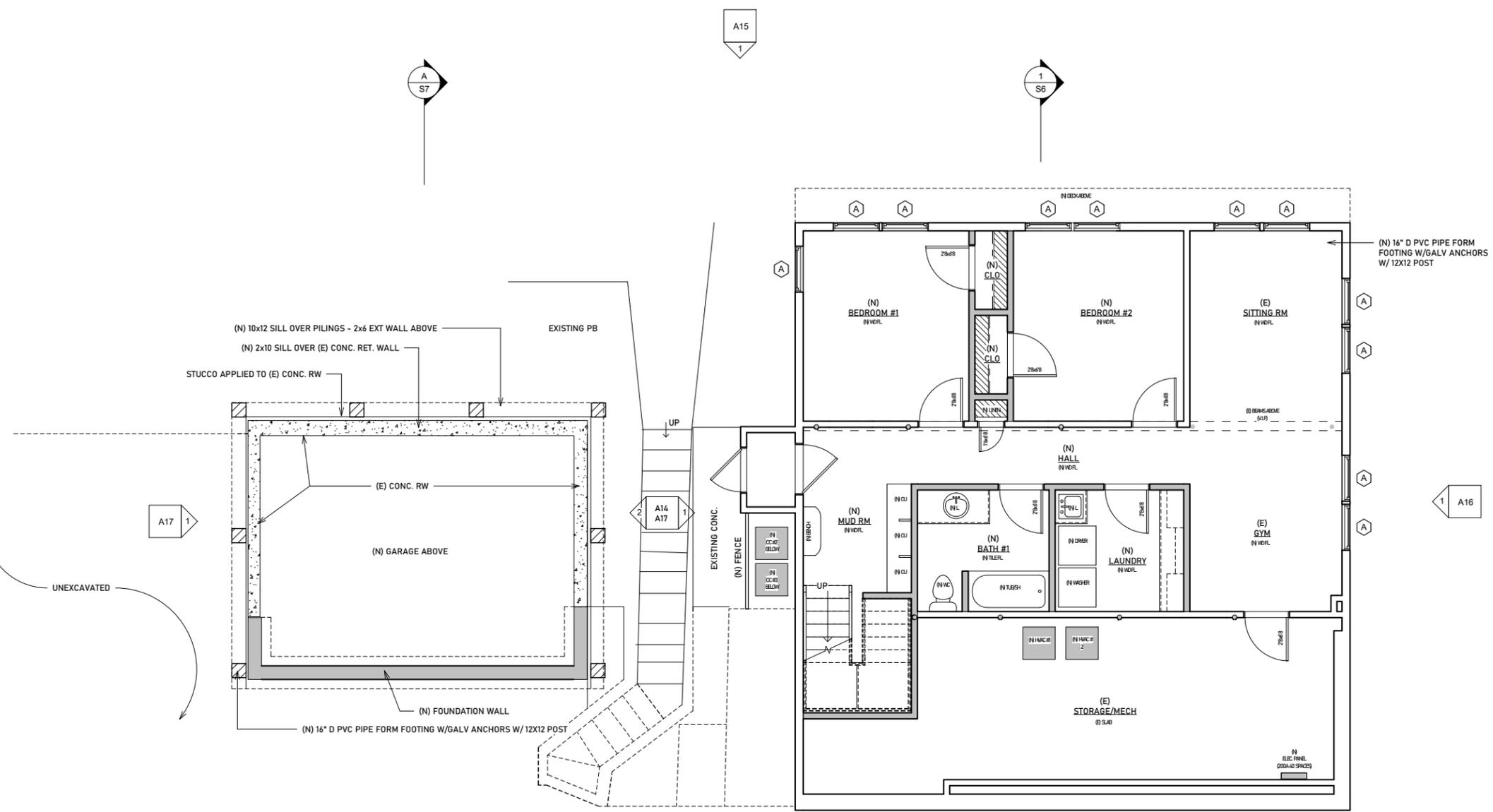
WALL SCHEDULE

| | |
|----------|--------------------------|
| [Symbol] | (E) MASONRY FOUNDATION |
| [Symbol] | (E) BRICK |
| [Symbol] | (E) EXTERIOR STUD WALL |
| [Symbol] | (E) INTERIOR STUD WALL |
| [Symbol] | (E) or (N) EDGE (ABOVE) |
| [Symbol] | (N) CONCRETE FOUNDATION |
| [Symbol] | (N) 2X6 STUD WALL (EXT.) |
| [Symbol] | (N) 2X4 STUD WALL (INT.) |
| [Symbol] | (N) ASPHALT ROOF |

DOOR / WINDOW SCHEDULE

| | |
|----------|-------------------------|
| [Symbol] | EXISTING DOOR TO REMAIN |
| [Symbol] | POCKET DOOR |
| [Symbol] | FOLDING DOOR |
| [Symbol] | WINDOW |

NOTE: All existing doors to be saved for reuse. Any door without a door tag is to be a reused door.



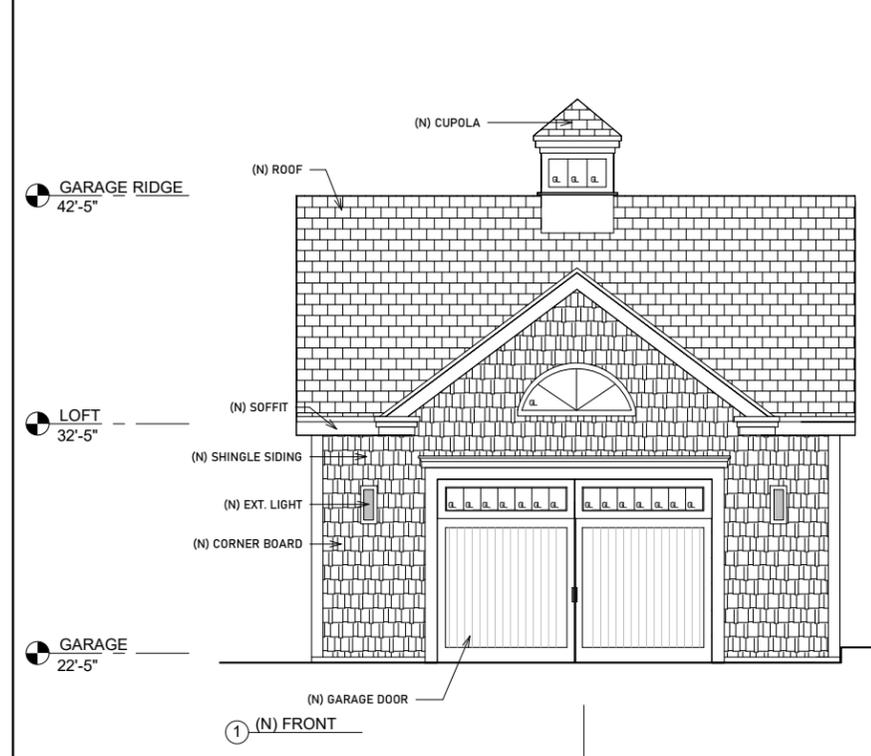
A17 1

A15 1

1 S6

1 A16

1 A13

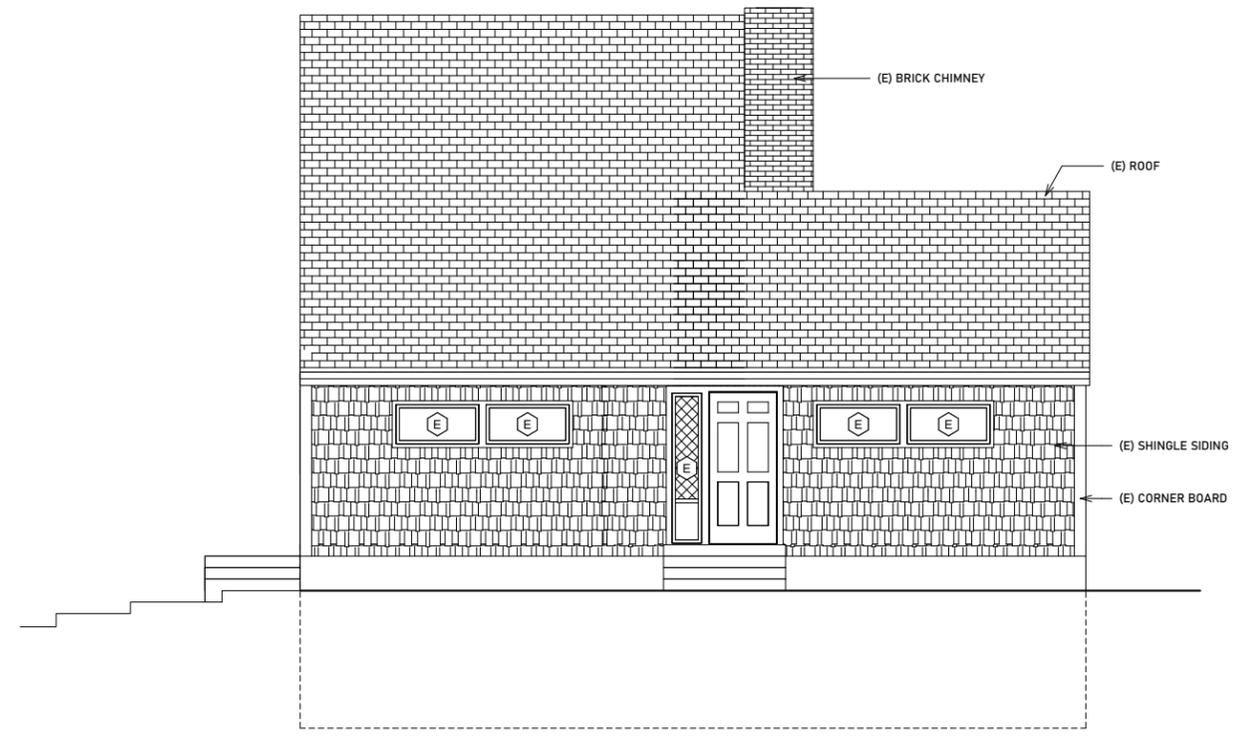


— RIDGE 49'-3" ●

— SECOND FLOOR 34'-9" ●

— FIRST FLOOR 26'-3" ●

— GROUND FLOOR 16'-8" ●



— SECOND FLOOR 34'-9" ●

— FIRST FLOOR 26'-3" ●

— GROUND FLOOR 16'-8" ●

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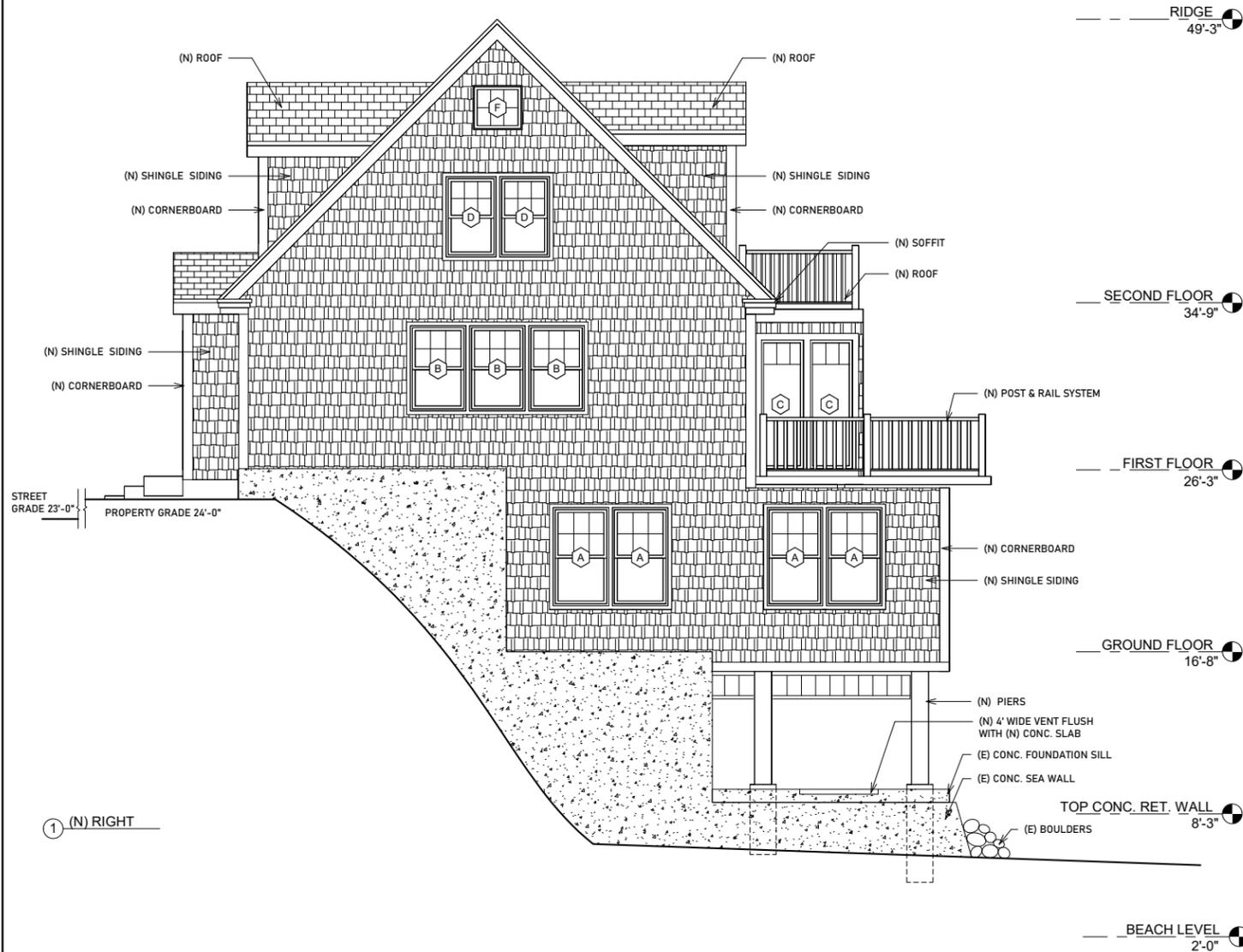
DRAWING NUMBER:
A13
 (N) & (E) FRONT ELEVATIONS
 PROGRESS DOCUMENTS

| REVISIONS: | |
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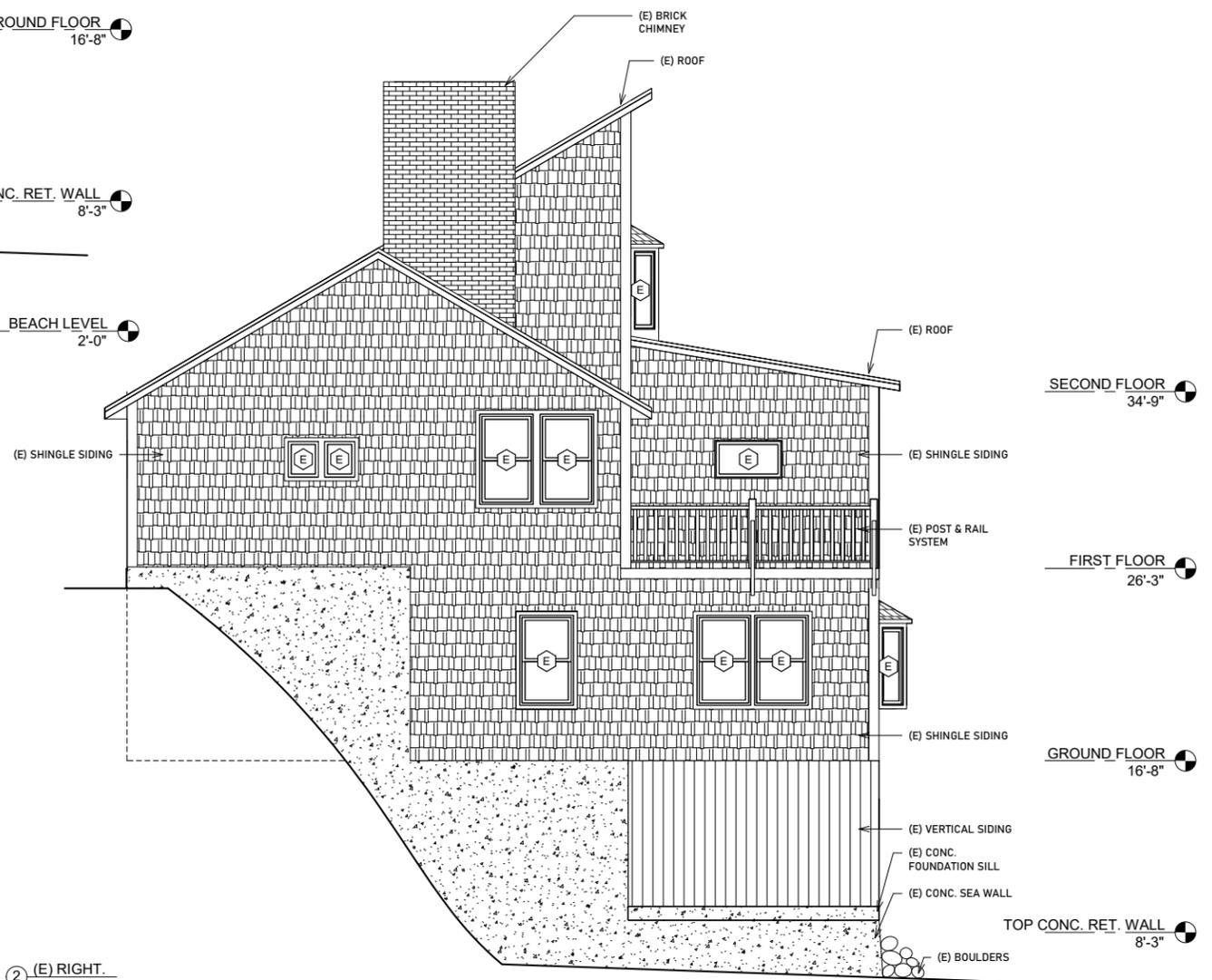
DRAWING NUMBER:
A15
 (N) & (E) REAR
 ELEVATIONS
 PROGRESS DOCUMENTS





① (N) RIGHT

② (E) RIGHT



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SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:

A16

(N) & (E) RIGHT ELEVATIONS

PROGRESS DOCUMENTS

| REVISIONS: | |
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| REF #1 | 05.13.2024 |
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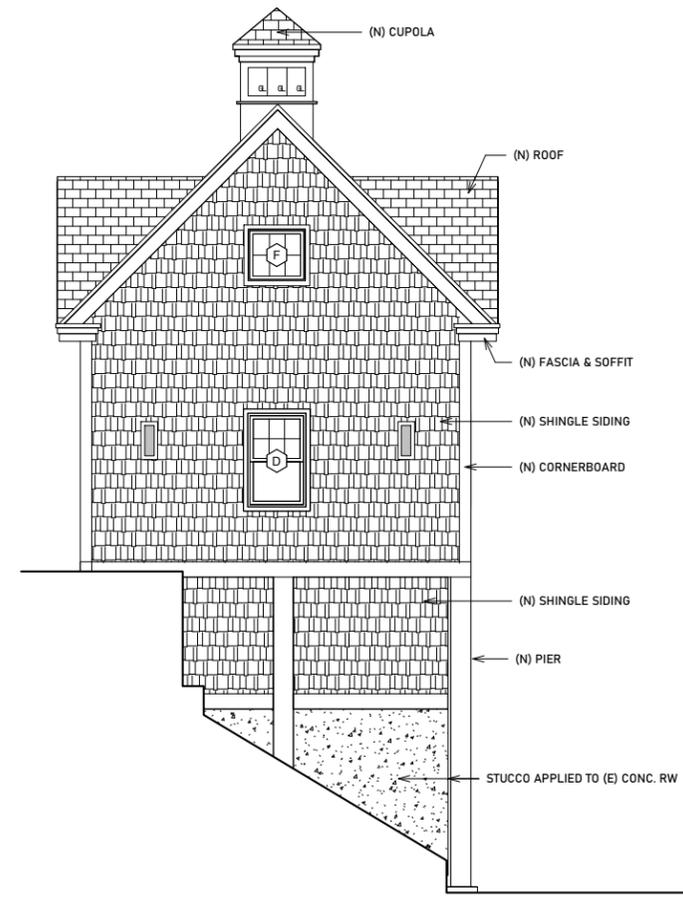
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| SCALE: 1/8" = 1'-0" |
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| CHECK: ROH |

DRAWING NUMBER:
A17
 (N) GARAGE ELEVATIONS
 PROGRESS DOCUMENTS

GARAGE RIDGE
 42'-5"

LOFT
 32'-5"

GARAGE
 22'-5"

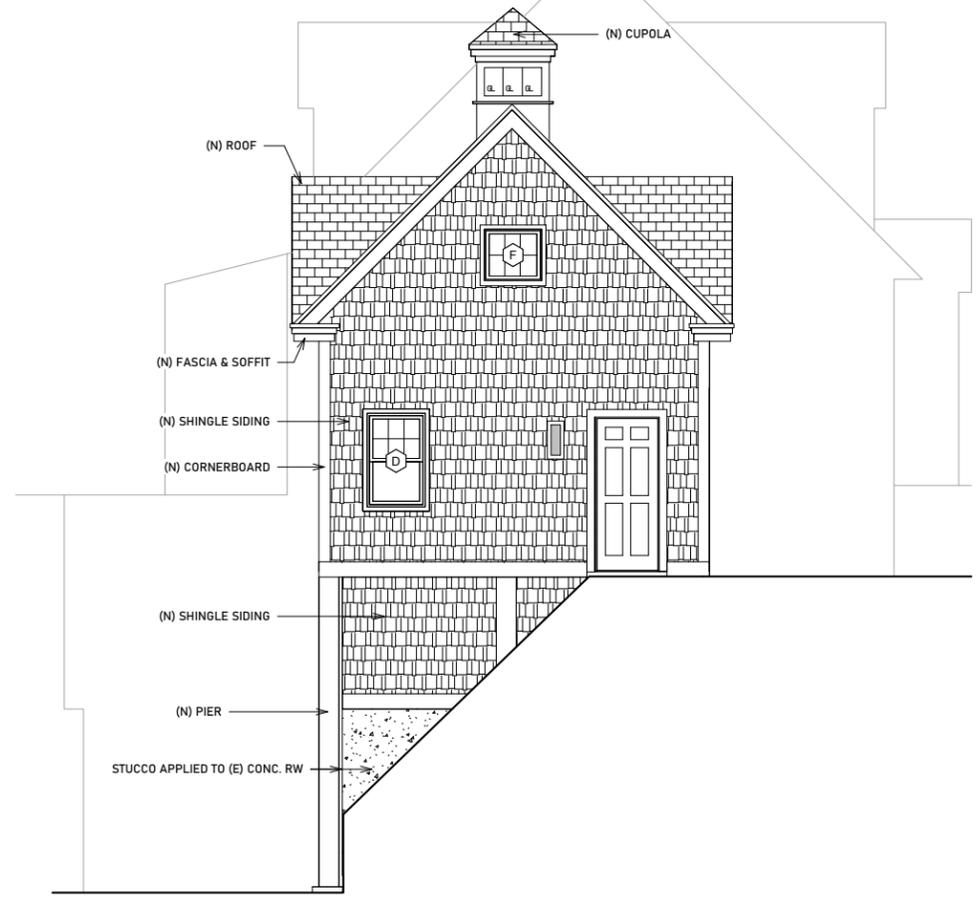


② (N) GARAGE RIGHT

GARAGE RIDGE
 42'-5"

LOFT
 32'-5"

GARAGE
 22'-5"



① (N) GARAGE LEFT

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| DRAWING NUMBER: | S1 |
| (N) FOUNDATION PLAN | |
| PROGRESS DOCUMENTS | |

NOTE:

LOAD CRITERIA

| | |
|-------------------------------------|--------|
| 1. SNOW LOAD - GROUND SNOW LOAD | 35 psi |
| 2. LIVE LOADS: | |
| ATTICS WITH STORAGE W/O FIXED STAIR | 20 psf |
| ATTICS WITHOUT STORAGE | 10 psf |
| DECK, STAIRS, FIRE ESCAPES | 40 psf |
| ROOMS OTHER THAN SLEEPING RMS | 40 psf |
| SLEEPING RMS | 30 psf |

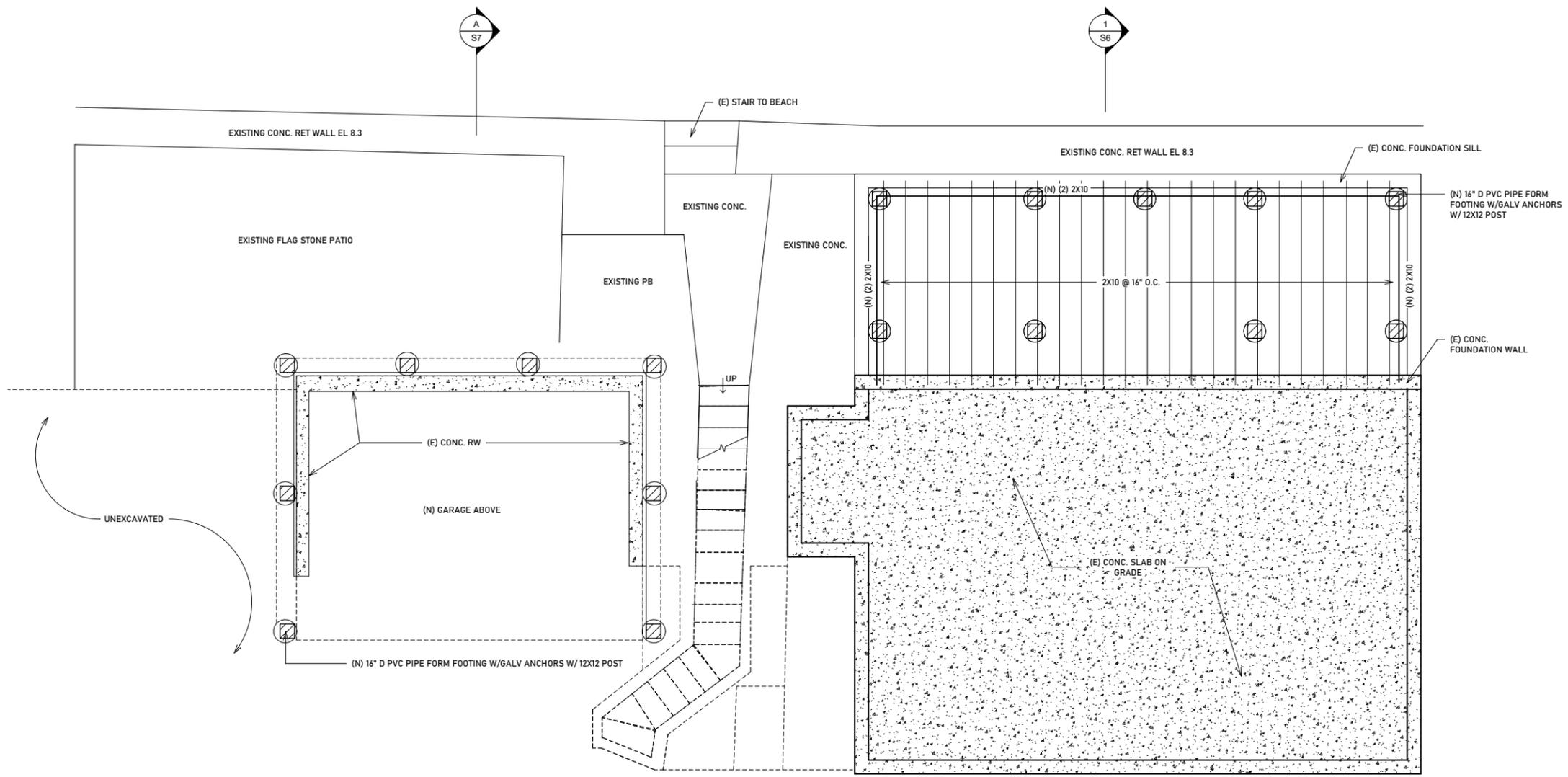
3. WIND LOAD DESIGN BASED ON THE 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS AND SECTION 5301.2.1.1 ITEM 1. EXPOSURE CATEGORY B 133 mph

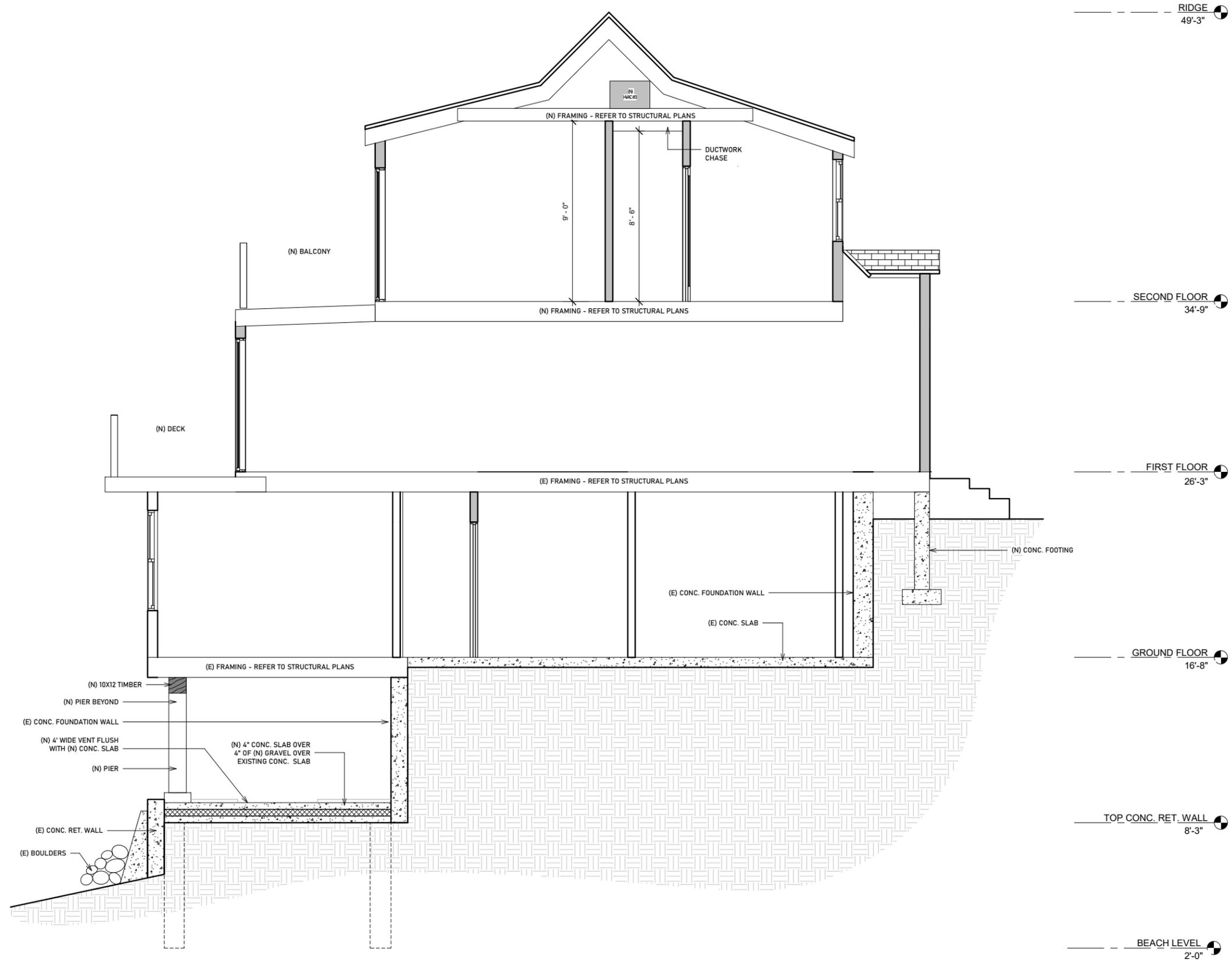
TIMBER NOTES

1. STRESS-GRADE LUMBER SHALL BE IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-CODE LUMBER AND ITS FASTENING" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (LATEST REVISION)
2. FRAMING LUMBER SHALL BE SPF #1 / #2 Fb = 875 psi, E = 1,400,000 psi NOT INCLUDING ADJUSTMENTS OR APPROVED EQUAL OR BETTER.
3. ALL POST LOADS ARE TO BE FOLLOWED DOWN TO SOLID FOUNDATION UNLESS NOTED OTHERWISE. GC TO VIF
4. PROVIDE SOLID BLOCKING IN FLOOR FRAMING UNDER ALL POSTS UNLESS NOTED OTHERWISE.
5. ALL WORK TO COMPLY WITH STATE BUILDING CODE REQUIREMENTS.
6. ANY TIMBERS AND BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. 4X6 AND 6X6 POSTS SHALL BE DOUGLAS FIR #2, SOUTHERN PINE #2 OR BETTER.
8. RAFTERS FASTENED TO MULTIPLE MEMBER RIDGE BEAMS SHALL BE FASTENED TO RIDGE WITH A MINIMUM OF 6-16d TOE NAILS (3 EACH SIDE) OR PROPER METAL HANGER OR APPROVED EQUAL.
9. PROVIDE A MINIMUM OF A DOUBLE STUDS (NAILED AS A BUILT UP POST) UNDER ALL FLOOR BEAMS OR MULTIPLE JOISTS AND HEADERS UNLESS NOTED OTHERWISE.
10. PROVIDE SUITABLE METAL HANGERS FOR ALL FLUSH MEMBERS UNLESS NOTED OTHERWISE. COORDINATE FINISH.
11. PROVIDE SIMPSON H2.5A HURRICANE TIES FOR ALL EXTERIOR RAFTER TO WALL CONNECTIONS.
12. PROVIDE SIMPSON LSTA18 STRAPS CONNECTING OPPOSING RAFTERS AT RIDGE IF COLLAR TIES ARE NOT USED OR INSTALLED PER CODE.
13. LAP EXTERIOR WALL SHEATHING AT FLOOR LEVELS.
14. MINIMUM APA RATED SHEATHING: WALL 7/16", ROOF 5/8", FLOOR 3/4". FASTENED PER 780 CMR TABLE 5602.3.1 AND FIGURE 5602.10.5 UNLESS SUPERSEDED BY MORE STRINGENT SPECIFICATIONS.
15. SILLS SHALL BE ANCHORED TO FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHORS WITH MINIMUM 7" EMBEDMENT AND SPACED AT 48" OC MAXIMUM, 12" MAXIMUM FROM CORNERS AND NO LESS THAN TWO PER WALL SEGMENT. PLATE WASHERS 3"x3"x1/4".

ENGINEERED LUMBER

1. TWO OR THREE LAMINATED VENEER LUMBER (LVL) BEAM, TOP LOADED ONLY, SHALL BE GLUED & NAILED WITH MINIMUM TWO ROWS OF 16d NAILS AT 12 INCHES ON CENTER. THREE LVL BEAM SHALL BE FASTENED FROM BOTH SIDES, UNLESS NOTED OTHERWISE. REFER TO LVL MANUFACTURER FOR ADDITIONAL INFORMATION.
2. PROVIDE HEAVY DUTY CONNECTIONS FOR ANY LVL'S THAT ARE FLUSH FRAMED. SUBMIT PROPOSED CONNECTIONS FOR APPROVAL, UNLESS NOTED OTHERWISE.
3. PROVIDE 3" MIN. BEARING UNDER LVL'S, UNLESS FLUSH FRAMED UNLESS NOTED OTHERWISE.
4. LVL SHALL HAVE A MINIMUM: BENDING STRESS (Fb) = 3100 psi, MODULUS OF ELASTICITY (E) = 2,000,000 psi, HORIZONTAL SHEAR (Fv) = 285 psi, COMPRESSION PERPENDICULAR TO GRAIN (Fc) = 750 psi. ANY ADJUSTMENT FACTORS SHALL BE APPROVED BY STRUCTURAL ENGINEER.
5. REFER TO MANUFACTURER'S SPECIFICATIONS AND NOTES FOR ADDITIONAL INFORMATION.
6. ALL HANGERS NOTED ARE FROM 'SIMPSON' OR APPROVED EQUAL.





--- RIDGE
49'-3"

--- SECOND FLOOR
34'-9"

--- FIRST FLOOR
26'-3"

--- GROUND FLOOR
16'-8"

--- TOP CONC. RET. WALL
8'-3"

--- BEACH LEVEL
2'-0"

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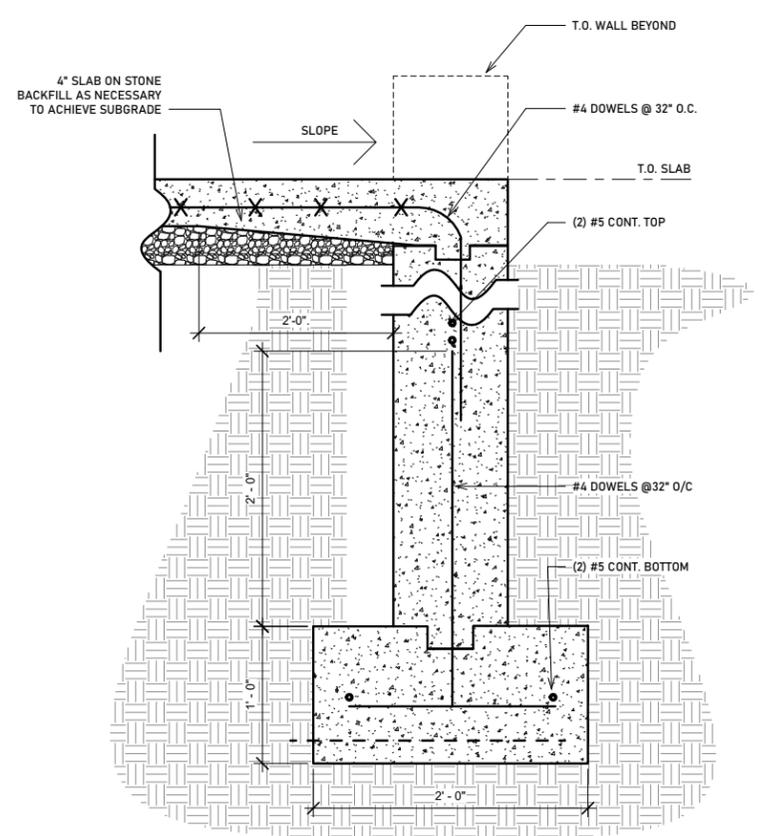
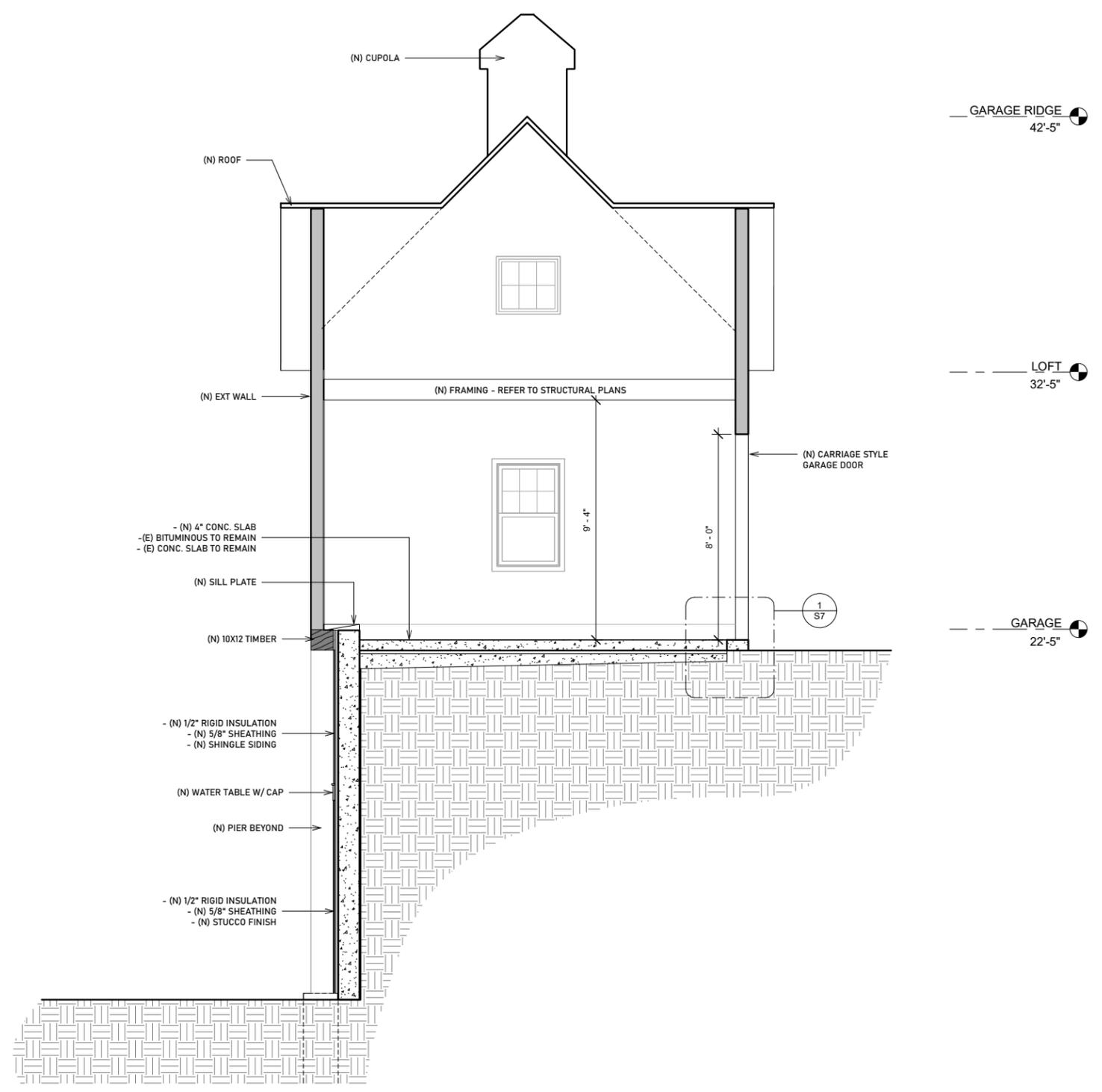
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DRAWING NUMBER:
S6
(N) BUILDING SECTION
PROGRESS DOCUMENTS

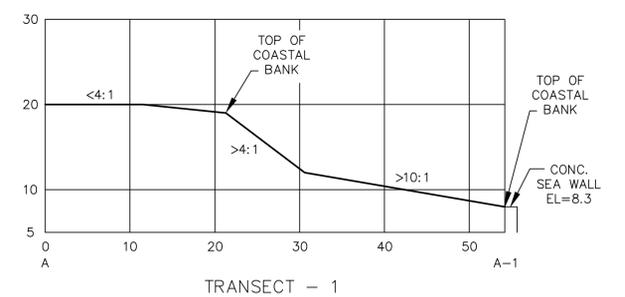
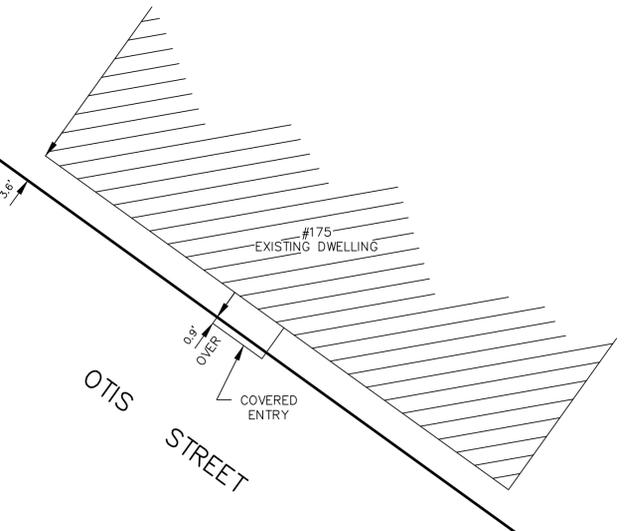
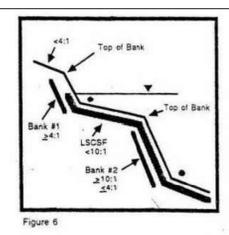
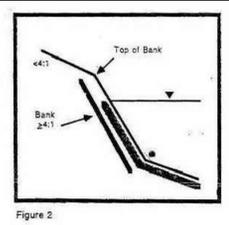
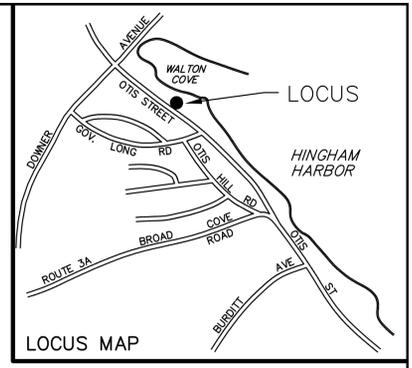
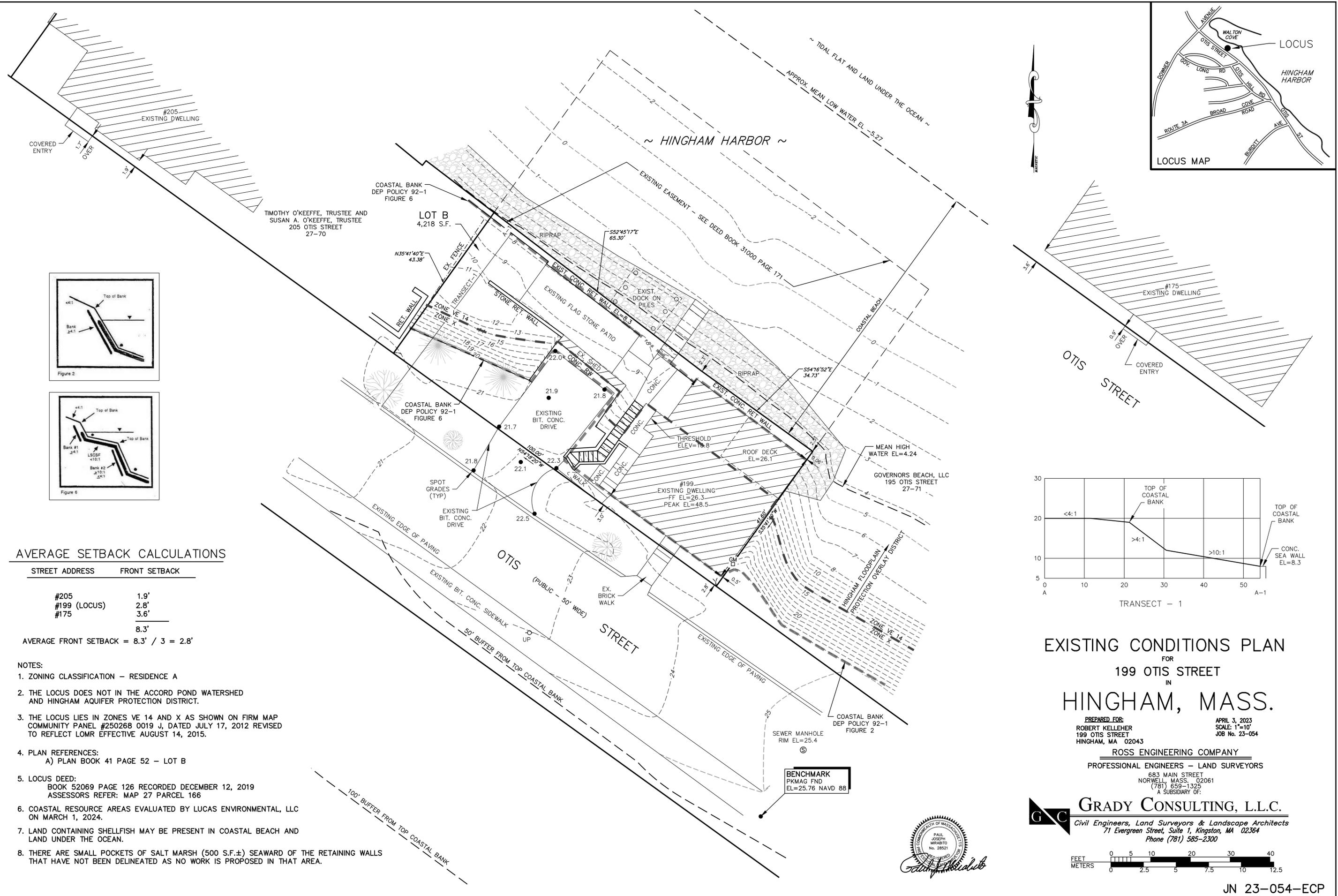
| REVISIONS: | |
|------------|------------|
| REF #1 | 05.13.2024 |
| | |
| | |
| | |

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|---------------------|
| PROJECT NUMBER: |
| DATE: 03.09.24 |
| SCALE: 3/8" = 1'-0" |
| DRAWN: JS |
| CHECK: ROH |

| |
|-------------------------------|
| DRAWING NUMBER: |
| S7 |
| (N) BUILDING SECTION - GARAGE |
| PROGRESS DOCUMENTS |



1 FROST WALL @ GARAGE DOOR



AVERAGE SETBACK CALCULATIONS

| STREET ADDRESS | FRONT SETBACK |
|----------------|---------------|
| #205 | 1.9' |
| #199 (LOCUS) | 2.8' |
| #175 | 3.6' |
| | 8.3' |

AVERAGE FRONT SETBACK = 8.3' / 3 = 2.8'

- NOTES:
1. ZONING CLASSIFICATION - RESIDENCE A
 2. THE LOCUS DOES NOT IN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.
 3. THE LOCUS LIES IN ZONES VE 14 AND X AS SHOWN ON FIRM MAP COMMUNITY PANEL #250268 0019 J, DATED JULY 17, 2012 REVISED TO REFLECT LOMR EFFECTIVE AUGUST 14, 2015.
 4. PLAN REFERENCES:
A) PLAN BOOK 41 PAGE 52 - LOT B
 5. LOCUS DEED:
BOOK 52069 PAGE 126 RECORDED DECEMBER 12, 2019
ASSESSORS REFER: MAP 27 PARCEL 166
 6. COASTAL RESOURCE AREAS EVALUATED BY LUCAS ENVIRONMENTAL, LLC ON MARCH 1, 2024.
 7. LAND CONTAINING SHELLFISH MAY BE PRESENT IN COASTAL BEACH AND LAND UNDER THE OCEAN.
 8. THERE ARE SMALL POCKETS OF SALT MARSH (500 S.F.±) SEAWARD OF THE RETAINING WALLS THAT HAVE NOT BEEN DELINEATED AS NO WORK IS PROPOSED IN THAT AREA.

EXISTING CONDITIONS PLAN
FOR
199 OTIS STREET
IN
HINGHAM, MASS.

PREPARED FOR:
ROBERT KELLEHER
199 OTIS STREET
HINGHAM, MA 02043

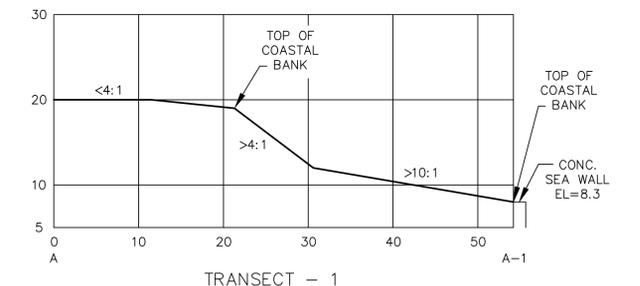
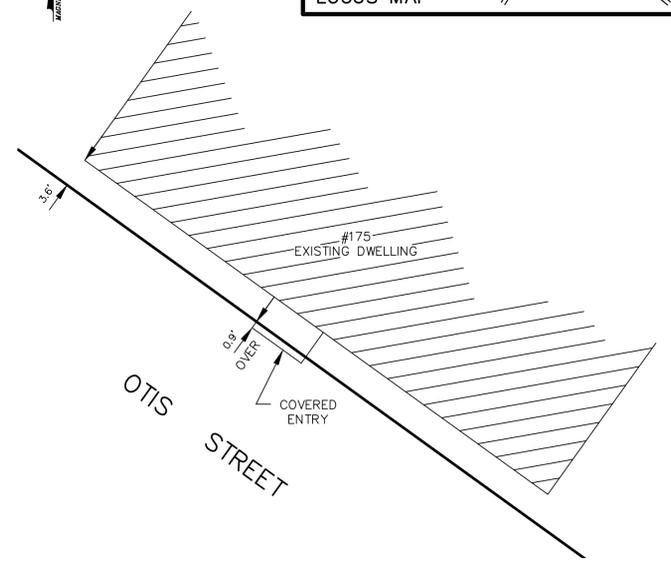
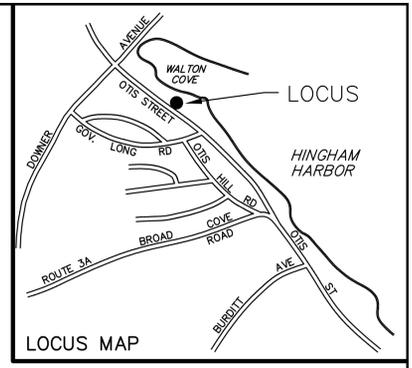
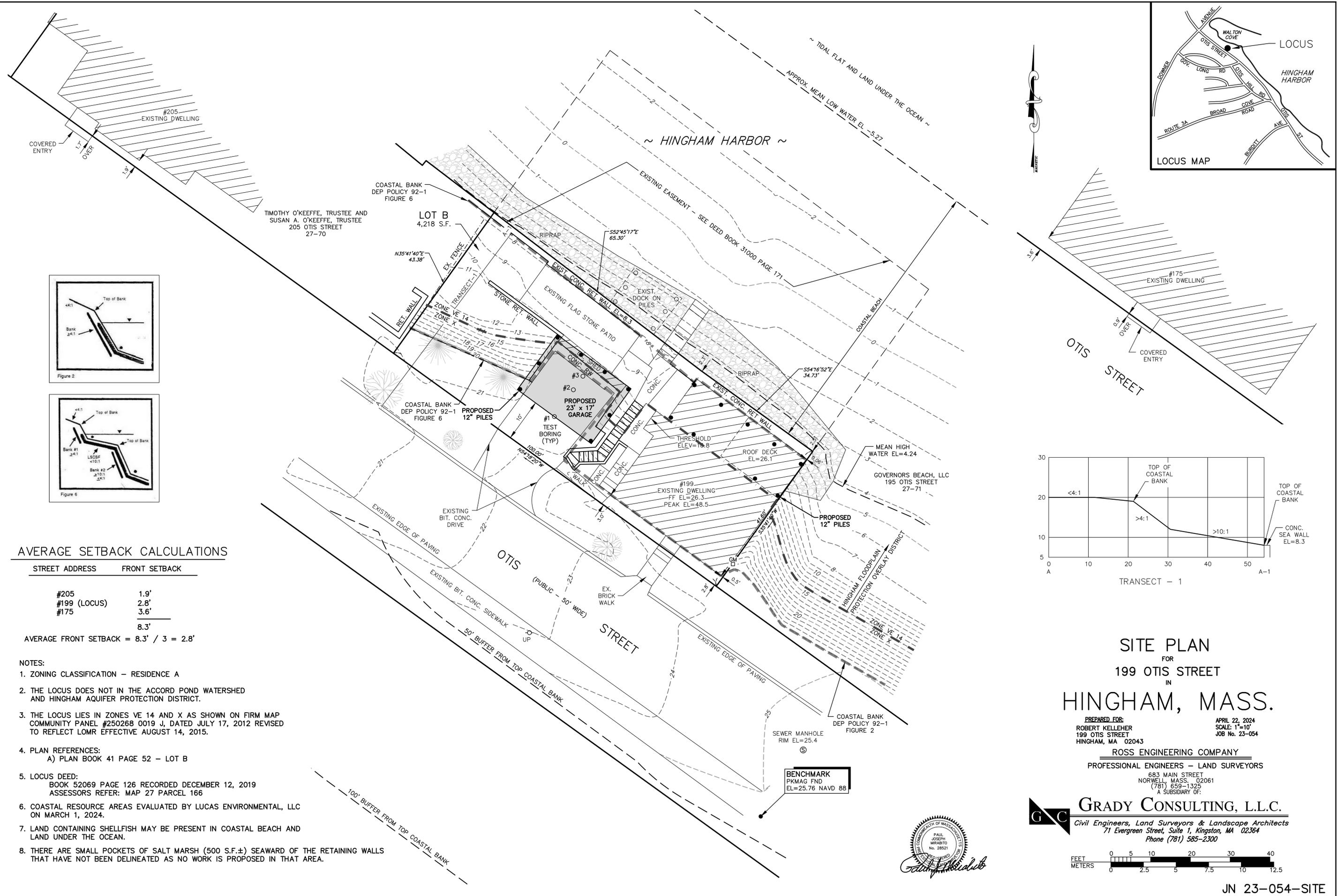
APRIL 3, 2023
SCALE: 1"=10'
JOB No. 23-054

ROSS ENGINEERING COMPANY
PROFESSIONAL ENGINEERS - LAND SURVEYORS

683 MAIN STREET
NORWELL, MASS. 02061
(781) 659-1325
A SUBSIDIARY OF:

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300





AVERAGE SETBACK CALCULATIONS

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|----------------|------------------------|
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SITE PLAN
FOR
199 OTIS STREET
IN
HINGHAM, MASS.

PREPARED FOR:
ROBERT KELLEHER
199 OTIS STREET
HINGHAM, MA 02043

APRIL 22, 2024
SCALE: 1"=10'
JOB No. 23-054

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