

ADDITIONS AND RENOVATIONS FOR **BRAD AND BARB CARON**

187 DOWNER AVE, HINGHAM MA 02043

ROGER O. HOIT, AIA
ARCHITECT

1175 MAIN STREET
HINGHAM, MA 02043
TEL: 781-749-5563

JESSICA SULPRIZIO
PROJECT ARCHITECT



LIST OF DRAWINGS

ARCHITECTURAL

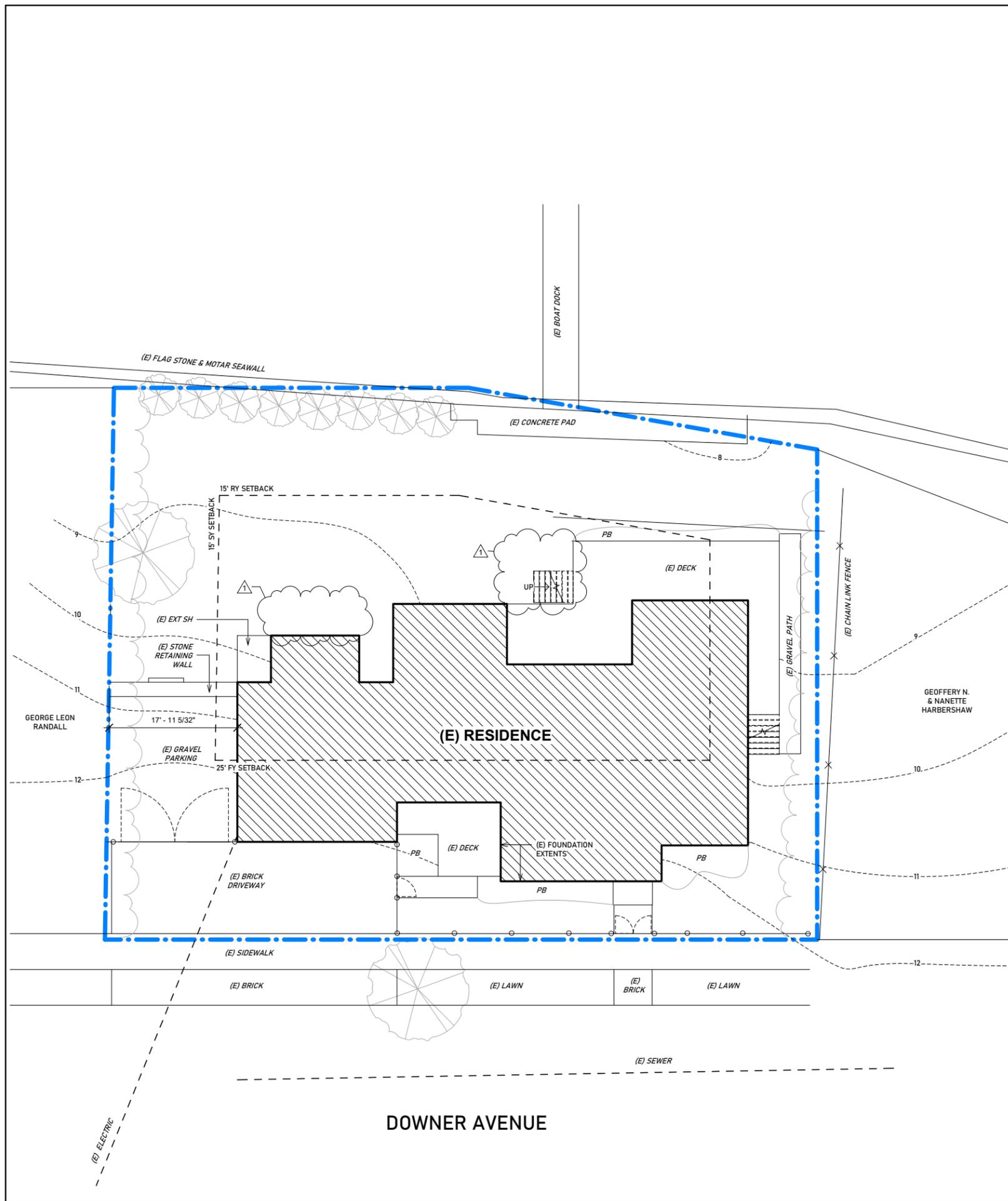
- L1 SITE PLAN
- L2 SURVEY PLAN
- A1 (E) BASEMENT PLAN
- A2 (E) FIRST FLOOR PLAN
- A3 (E) SECOND FLOOR PLAN
- A4 (E) ROOF PLAN
- A5 (E) ELEVATIONS
- A6 (E) ELEVATIONS
- A7 (D) BASEMENT DEMOLITION PLAN
- A8 (D) FIRST FLOOR DEMOLITION PLAN
- A9 (D) SECOND FLOOR DEMOLITION PLAN
- A10 (D) ROOF DEMOLITION PLAN
- A11 (N) BASMENT PLAN
- A12 (N) FIRST FLOOR PLAN
- A13 (N) SECOND FLOOR PLAN
- A14 (N) ROOF PLAN
- A15 (E) & (N) FRONT ELEVATION
- A16 (E) & (N) LEFT ELEVATION
- A17 (E) & (N) REAR ELEVATION
- A18 (E) & (N) RIGHT ELEVATION
- A19 (N) INTERIOR ELEVATIONS
- A20 (N) INTERIOR ELEVATIONS
- SF1 SQUARE FOOT PLAN
- SF2 SQUARE FOOT PLAN & CALCS

STRUCTURAL

- S1 FIRST FLOOR FRAMING PLAN
- S2 SECOND FLOOR FRAMING PLAN
- S3 ATTIC FRAMING PLAN
- S4 ROOF FRAMING PLAN
- S5 BUILDING SECTION
- S6 BUILDING SECTION & TYPICAL STRUCTURAL DETAILS
- S7 TYPICAL FRAMING DETAILS

MECHANICAL / ELECTRICAL

- ME1 BASEMENT MECH/ELEC PLAN
- ME2 FIRST FLOOR MECH/ELEC PLAN
- ME3 SECOND FLOOR MECH/ELEC PLAN



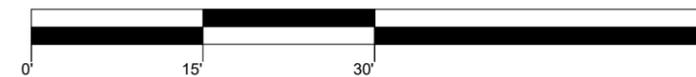
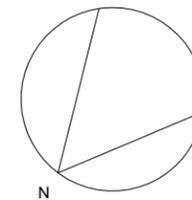
EXISTING SITE

SITE INFORMATION/COVERAGE

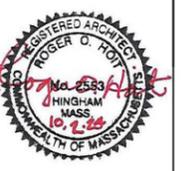
Existing Site: 7,600 SF

Existing house: 2,122 SF 28%

Proposed house: 2,204 SF 29%



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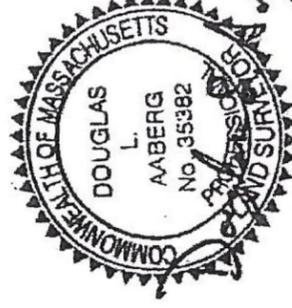


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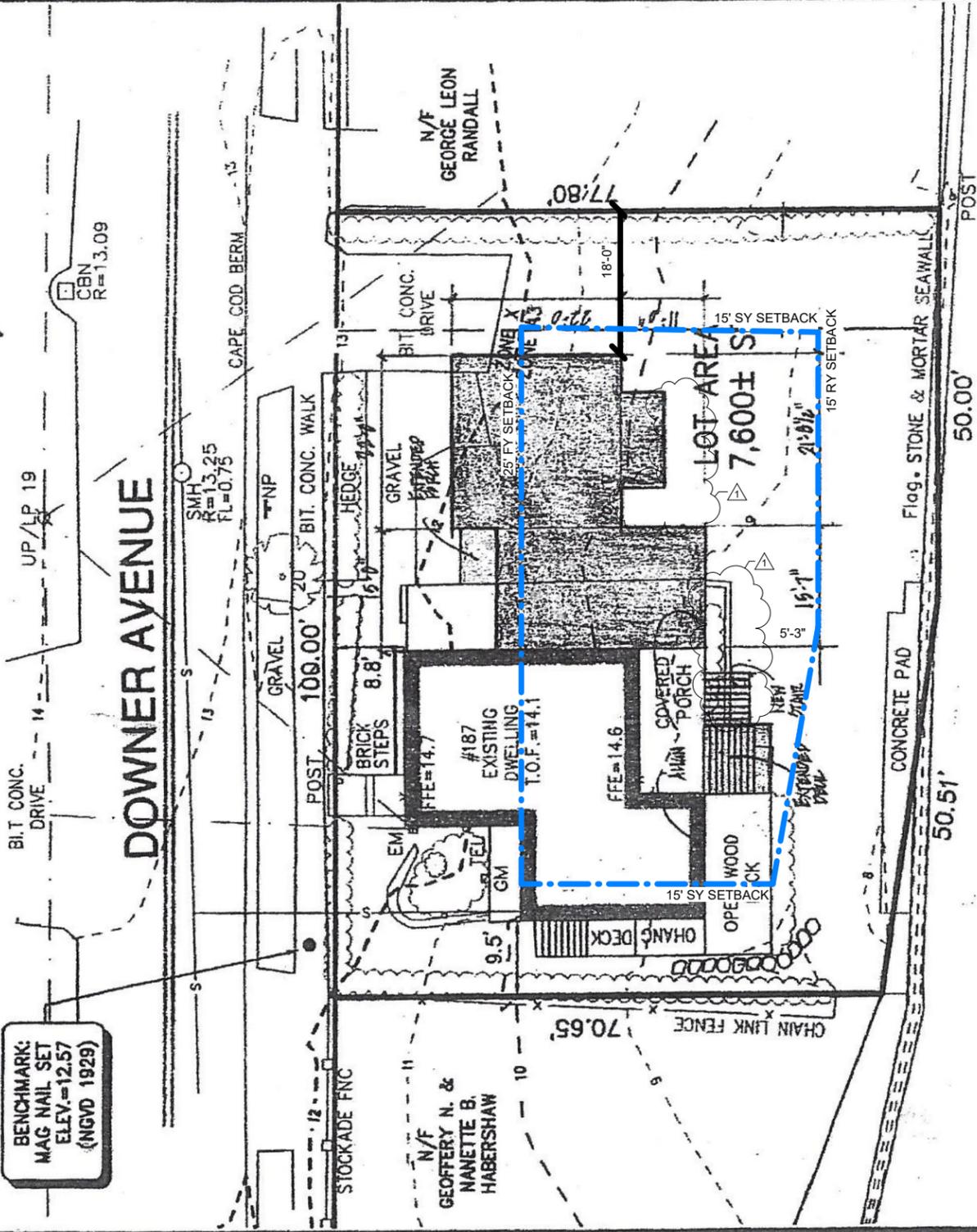
REVISIONS:	
#1	11.01.2024

PROJECT NUMBER:	
DATE:	10.03.2024
SCALE:	1" = 20'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
L1
 SITE PLAN
 CONSTRUCTION DOCUMENTS



BENCHMARK:
MAG NAIL SET
ELEV. = 12.57
(NGVD 1929)



SCALE: 1" = 20'

OWNER
Leon N. & Cheryl L. Arbeene
187 Downer Avenue
Hingham, MA
Deed BK. 17958, PG. 103

EXISTING CONDITIONS PLAN

187 DOWNER AVENUE
IN
HINGHAM, MA

1. Zoning Classification -- Residence A
Setback Dimensions: FY - 25'
RY - 15'
SY - 15'

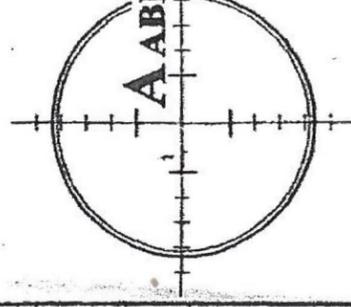
2. Locus files in a Town of Hingham Flood Plain and Watershed Protection District (Elevation 10).

THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY ABERG ASSOCIATES, INC. ON APRIL 20, 2007.

[Signature]
PROFESSIONAL LAND SURVEYOR DATE 4/30/07

DATE: APRIL 24, 2007

SCALE: 1" = 20'



A ABERG ASSOCIATES INC.

Professional Land Surveyors

80 Washington St. Unit C-17 4480 Acushnet Avenue
Norwell, MA 02061 New Bedford, MA 02745
Phone (781) 878-6161 Phone (508) 995-6678
Fax (781) 878-9383 Fax (508) 995-6617

F: Projects | 2002 | 162 | 162

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L2
SURVEY PLAN
CONSTRUCTION DOCUMENTS

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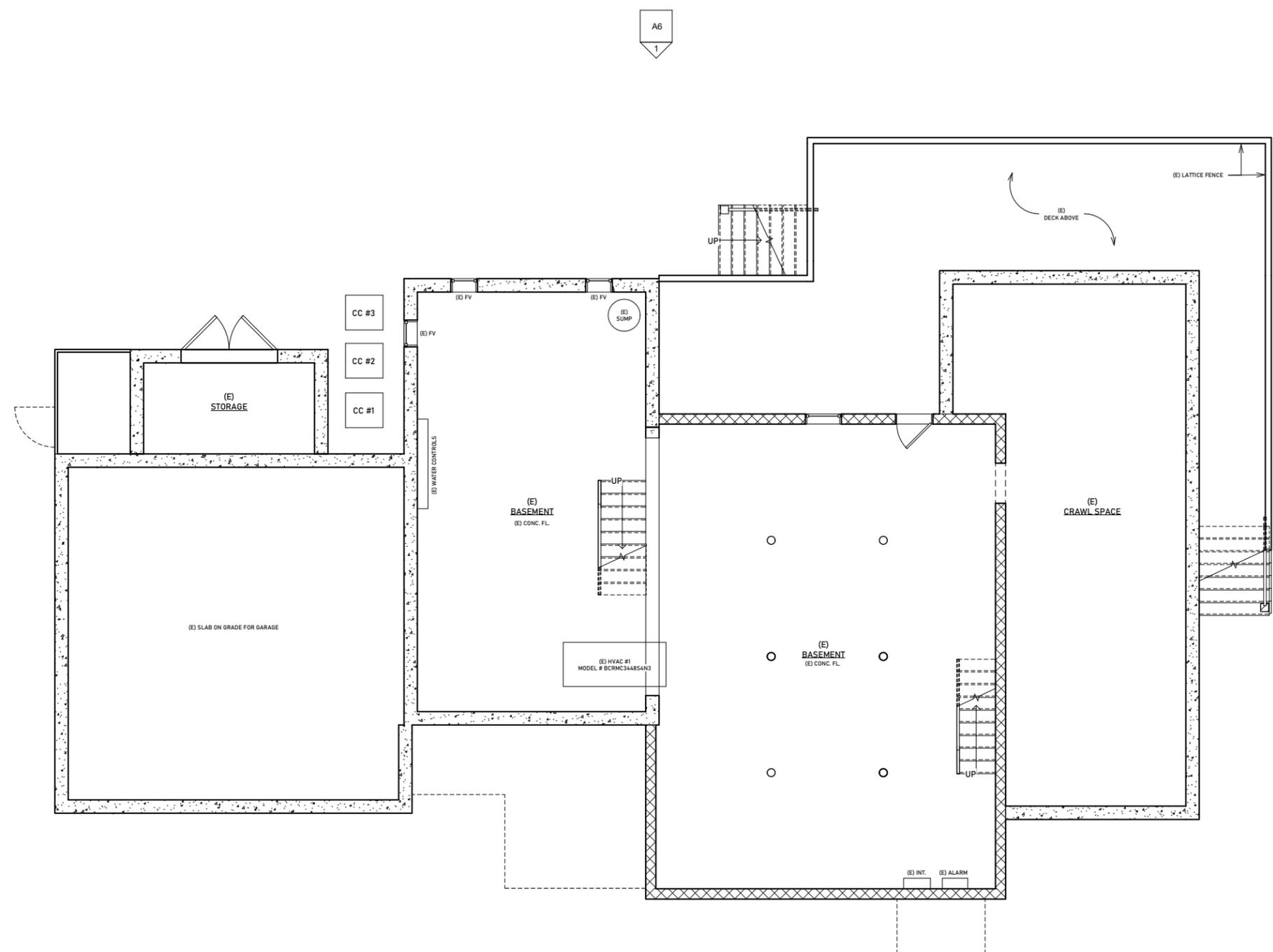


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DRAWING NUMBER:
A1
 (E) BASEMENT
 FLOOR PLAN
 CONSTRUCTION
 DOCUMENTS



ABBREVIATIONS

(E)	EXISTING
(N)	NEW
ALUM	ALUMINUM
CAB	CABINET
CAS	CASEWORK
CC	COMPRESSOR/CONDENSOR UNIT
CL	CENTERLINE
CLO	CLOSET
DISP	DISPOSAL
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
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
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
V.I.F	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
W.I.C	WALK IN CLOSET
WS	WOOD SADDLE

WALL SCHEDULE

	(E) CONCRETE FOUNDATION
	(E) BRICK
	(E) EXTERIOR STUD WALL
	(E) INTERIOR STUD WALL
	(E) EDGE (ABOVE)
	(E) BEAM (ABOVE)

DOOR SCHEDULE

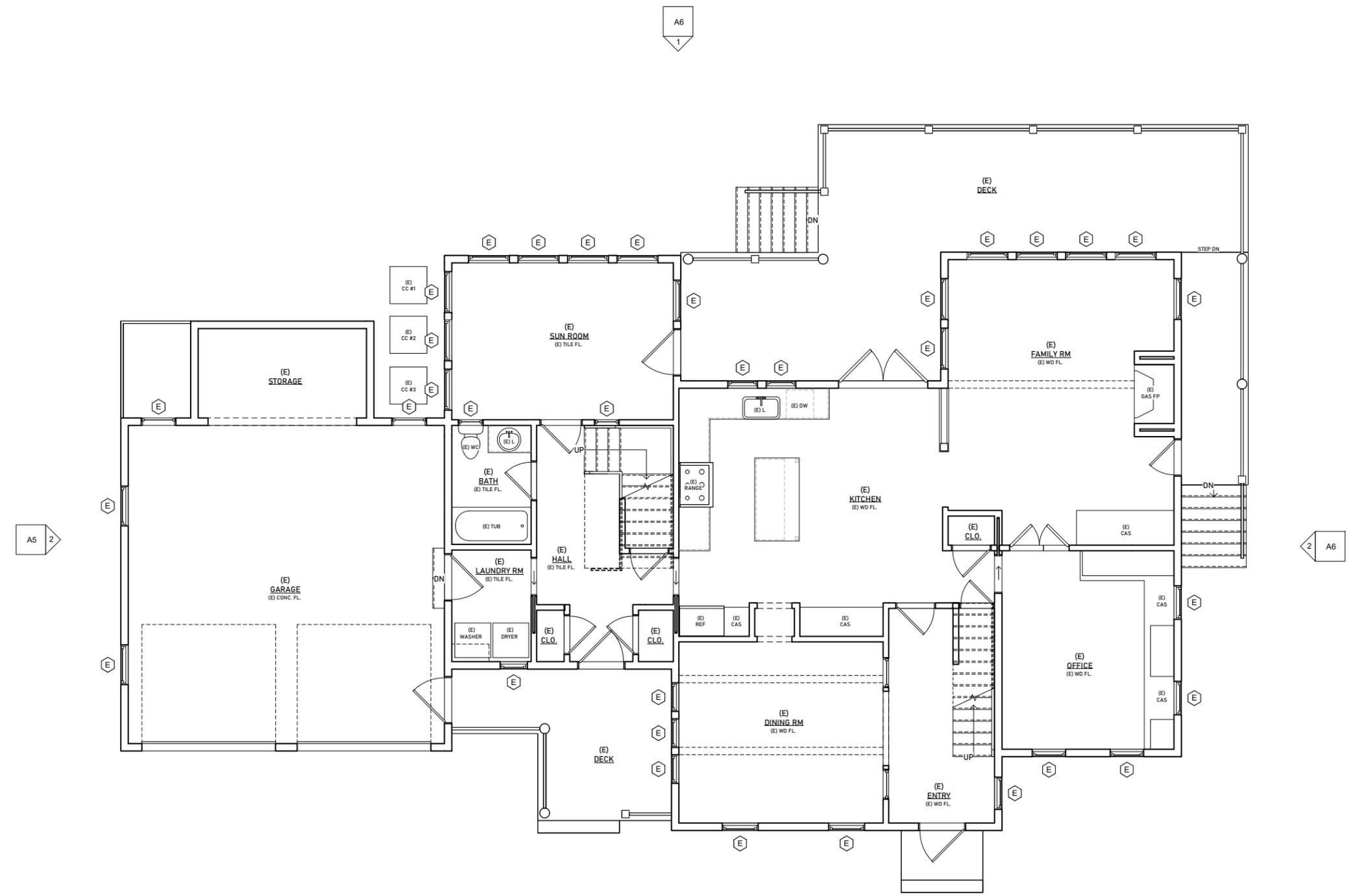
	EXISTING DOOR
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NOTE: Existing plans shown are for reference only as dimensions, interior partitions and window locations are for presentation purposes only. Prior to construction the Contractor shall field verify all existing dimensions, locations of utilities, etc. for construction purposes.





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DOOR SCHEDULE

	EXISTING DOOR
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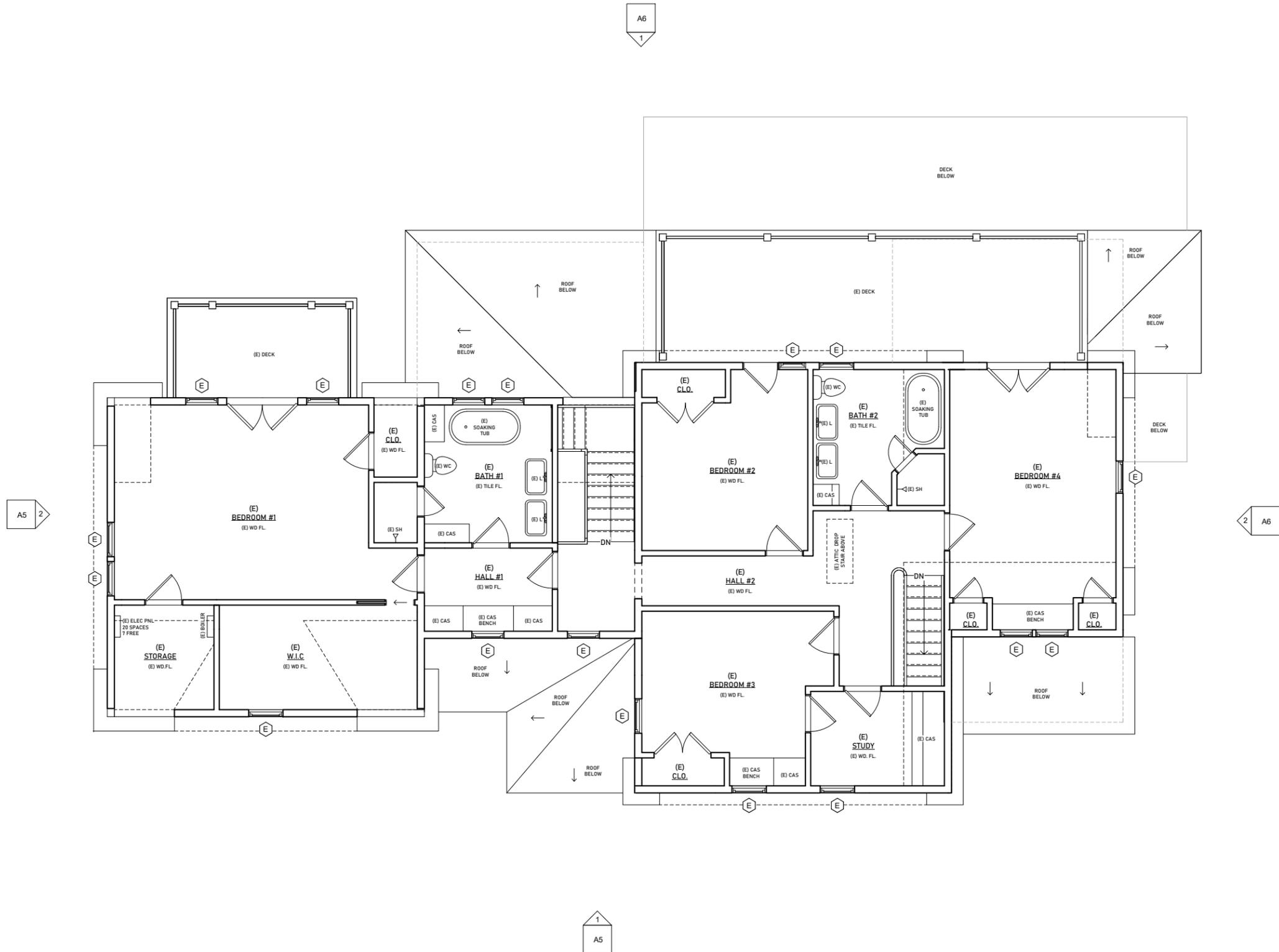
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A2
 (E) FIRST FLOOR PLAN
 CONSTRUCTION DOCUMENTS



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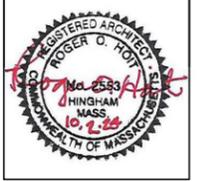


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DRAWING NUMBER:
A3
 (E) SECOND FLOOR PLAN
 CONSTRUCTION DOCUMENTS

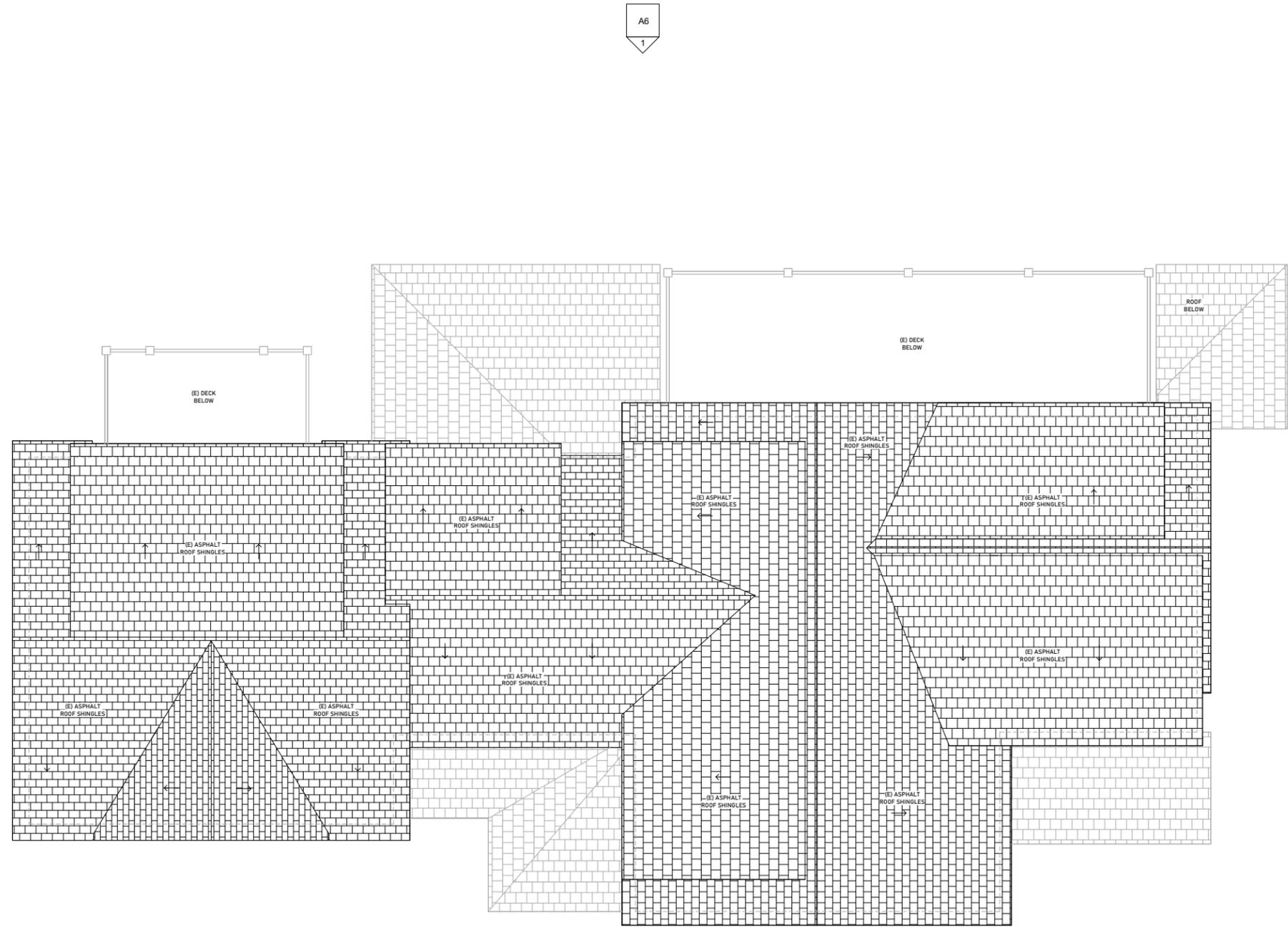


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DRAWING NUMBER:
A4
 (E) ROOF PLAN
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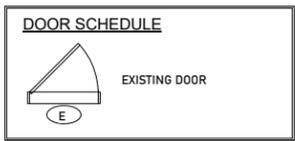


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	(E) INTERIOR STUD WALL
	(E) EDGE (ABOVE)
	(E) BEAM (ABOVE)

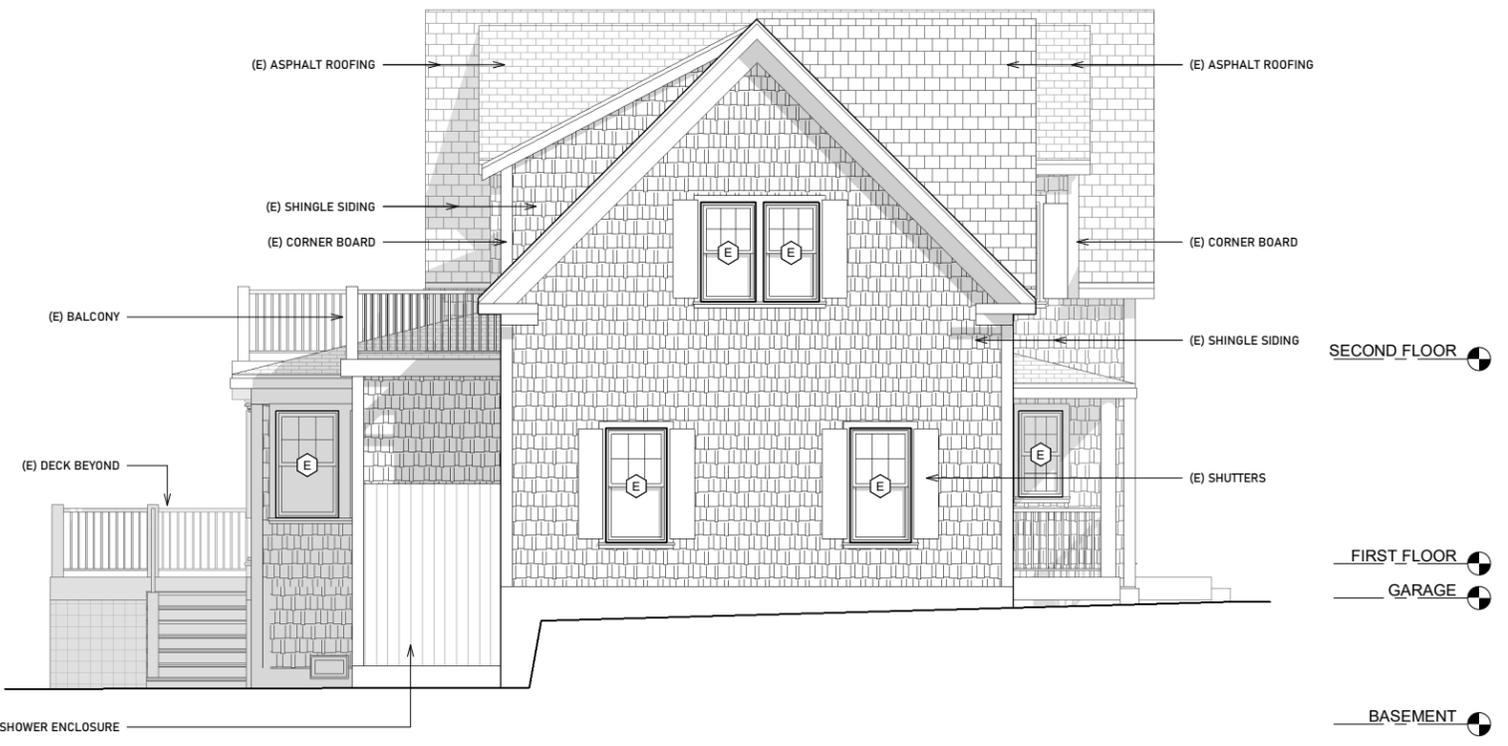


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① (E) FRONT



② (E) LEFT

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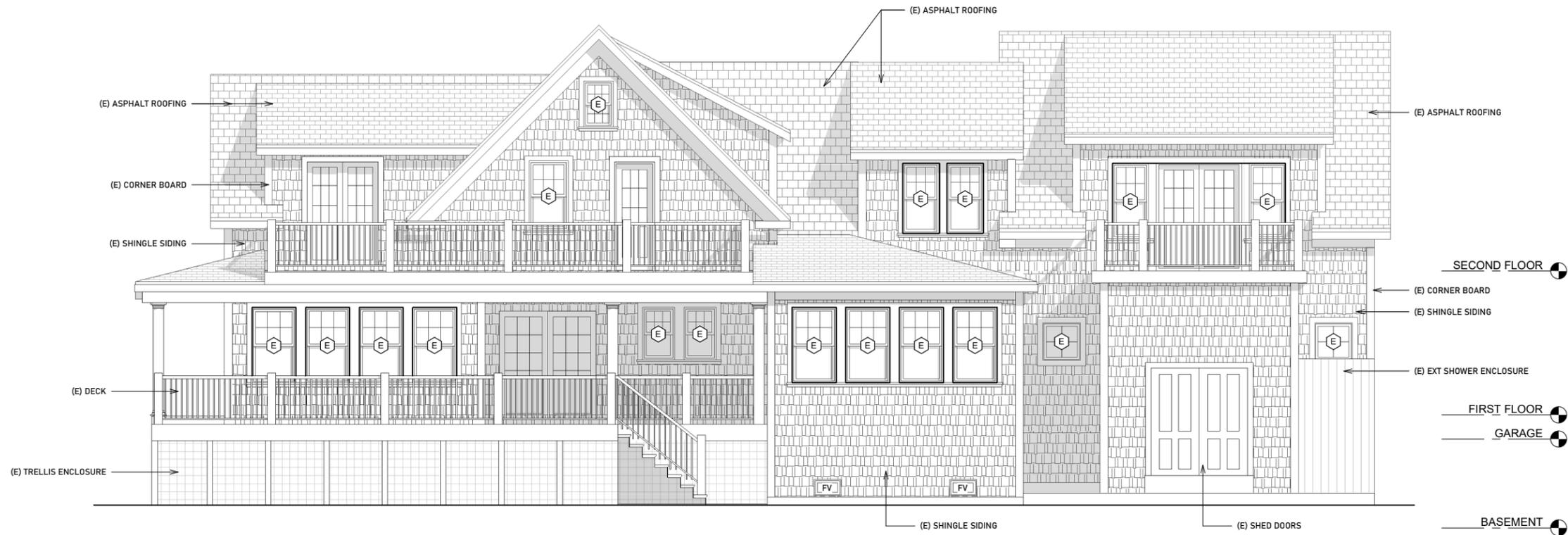
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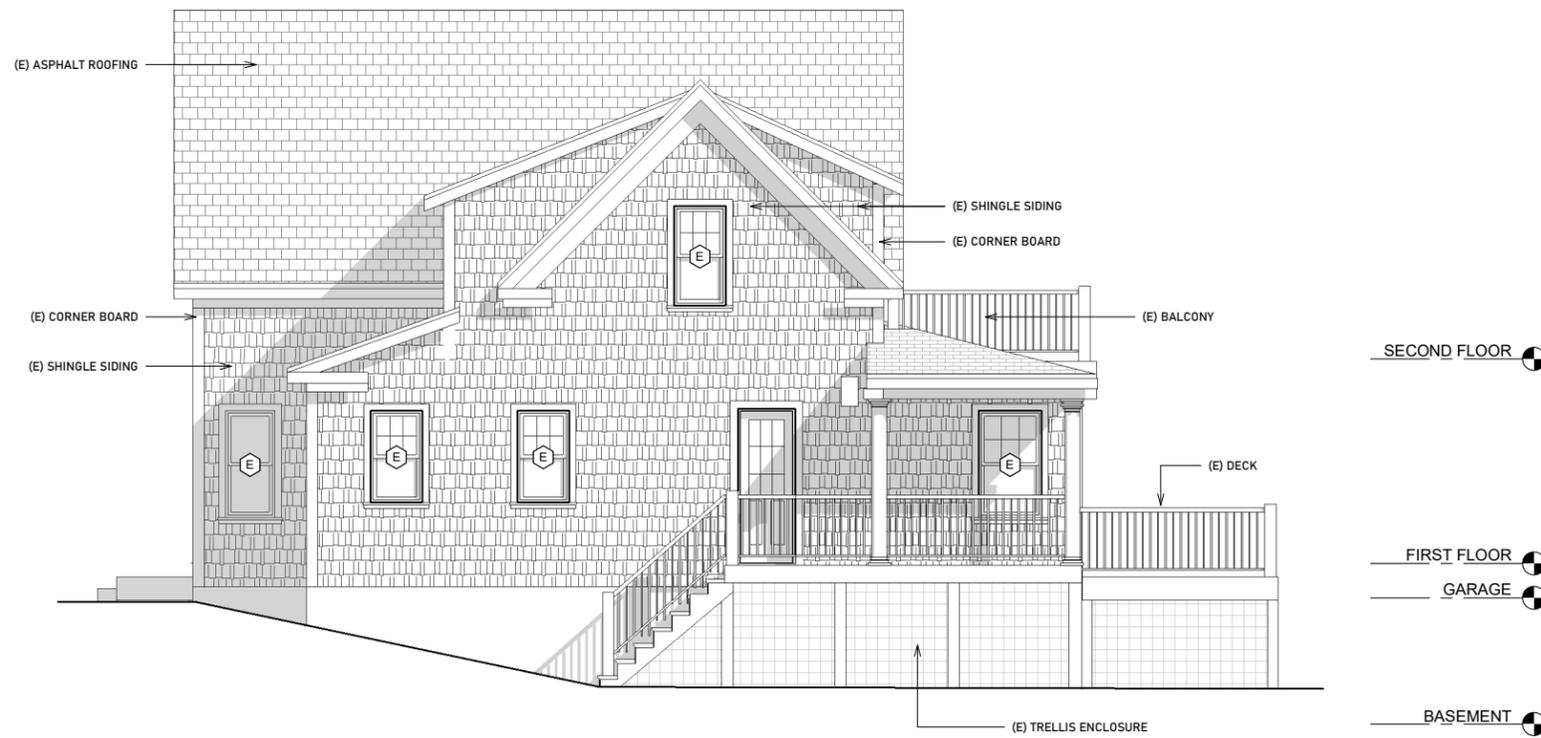
DRAWN: JS

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DRAWING NUMBER:
A5
 (E) ELEVATIONS
 CONSTRUCTION DOCUMENTS



① (E) REAR



② (E) RIGHT

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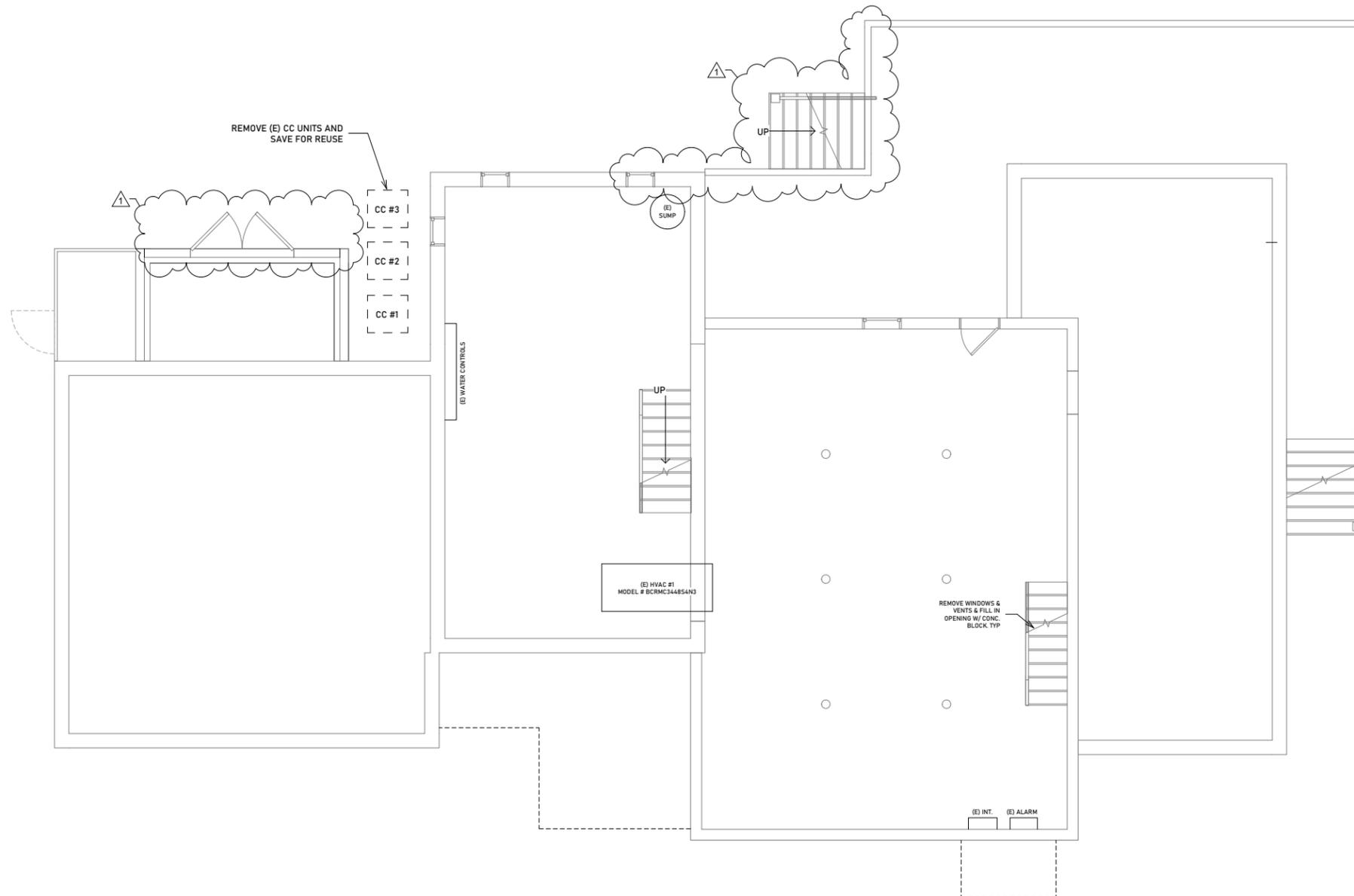
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DRAWN: JS

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DRAWING NUMBER:
A6
 (E) ELEVATIONS
 CONSTRUCTION DOCUMENTS



ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(D)	TO BE DEMOLISHED
ALUM	ALUMINUM
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CAS	CASEWORK
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WALL SCHEDULE

	(E) MASONRY FOUNDATION TO REMAIN
	(E) EXTERIOR STUD WALL TO REMAIN
	(E) INTERIOR STUD WALL TO REMAIN
	(E) EDGE (ABOVE)
	(E) TO BE REMOVED

LEGEND

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	EXISTING RADIATOR TO BE REMOVED

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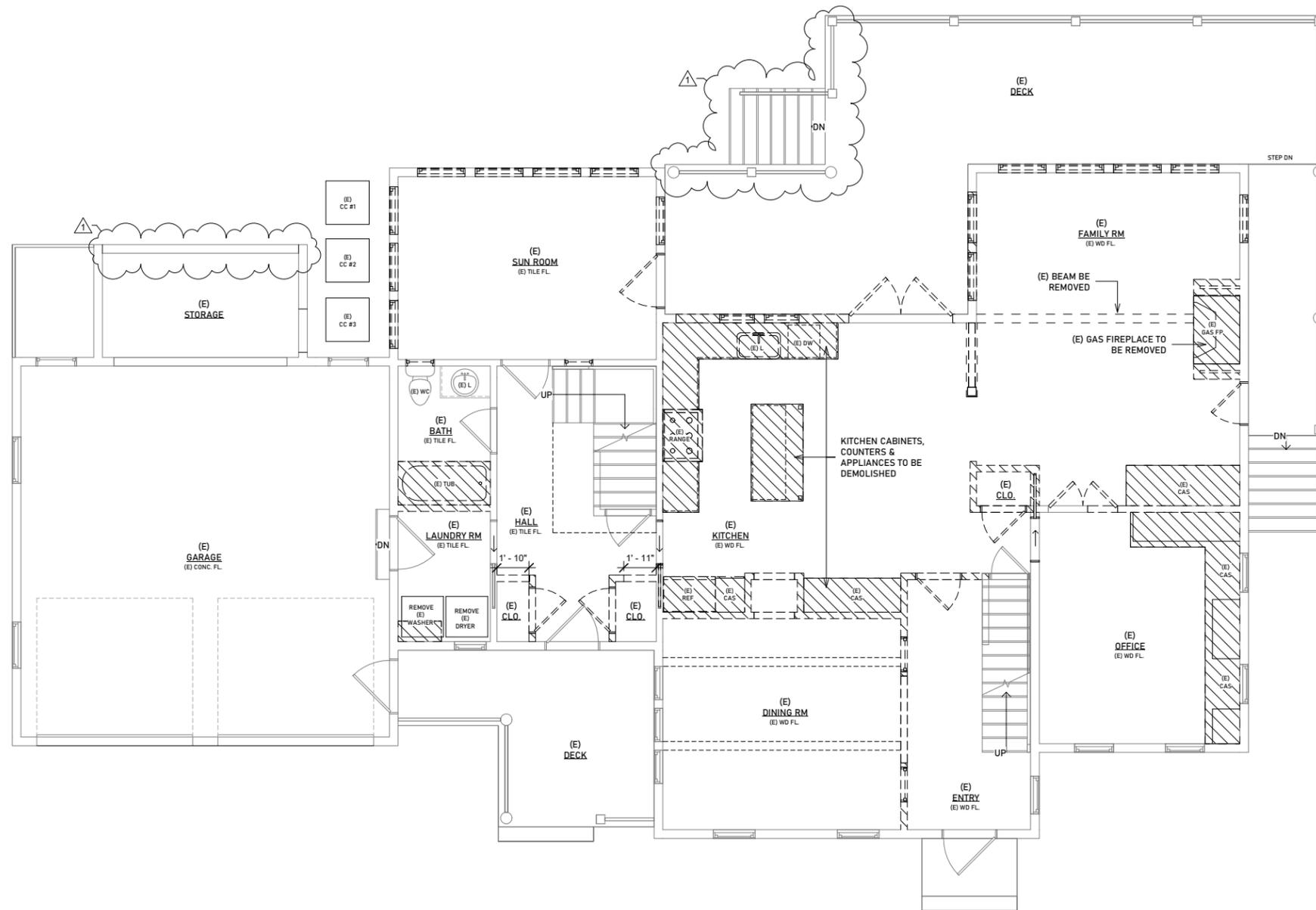
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DRAWING NUMBER:
A7
 (E) BASEMENT DEMOLITION FLOOR PLAN
 CONSTRUCTION DOCUMENTS



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	(E) TO BE REMOVED

LEGEND

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	EXISTING DOOR TO BE REMOVED
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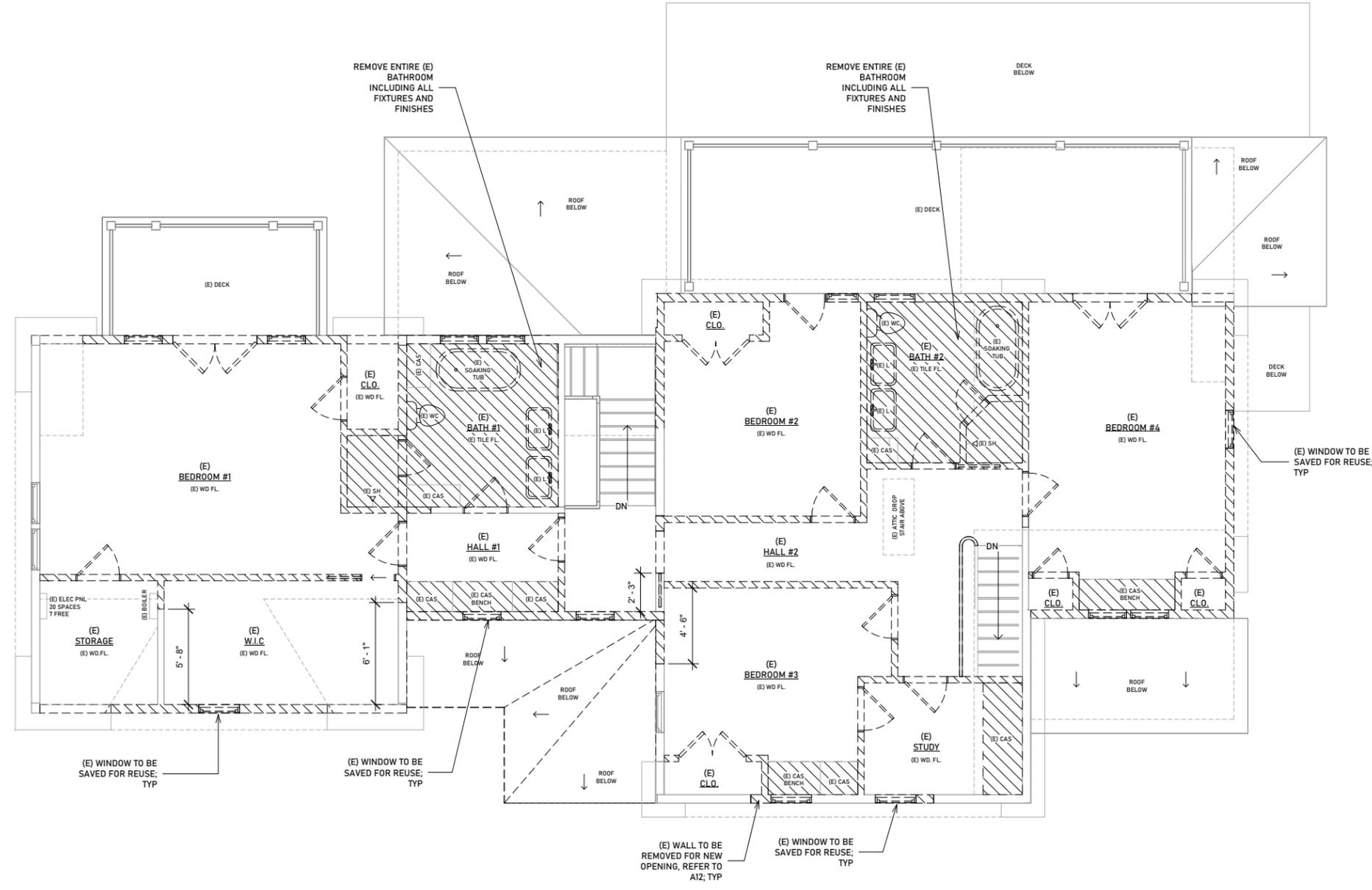
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A8
 (E) FIRST FLOOR DEMOLITION PLAN
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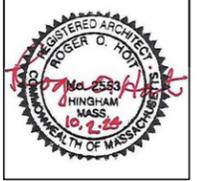
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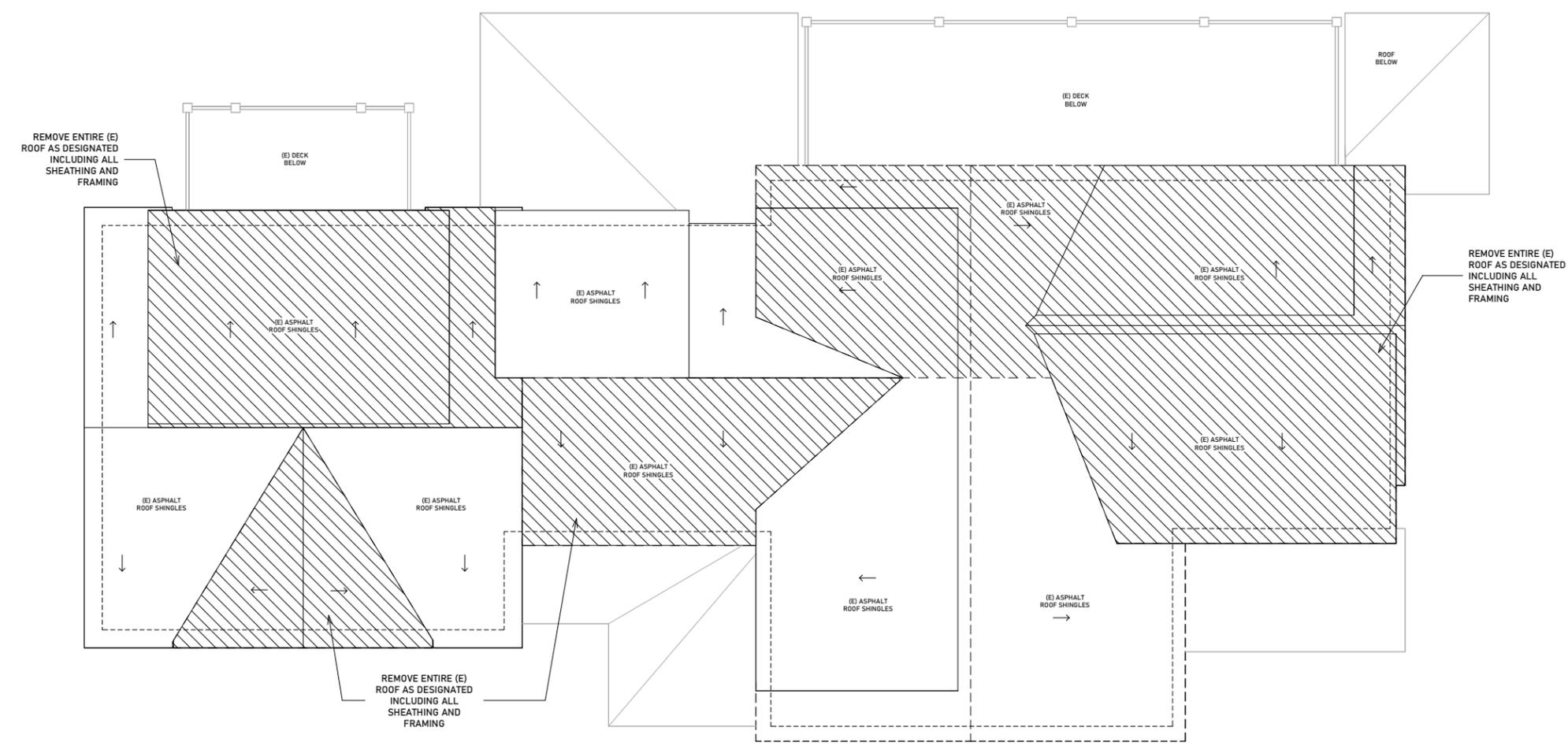
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 (E) ROOF DEMOLITION PLAN
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CL	CENTERLINE
CLO	CLOSET
DISP	DISPOSAL
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
F.J.	FLOOR JOIST
FL	FLOOR
FP	FIREPLACE
GFP	GAS FIREPLACE
HW	HOT WATER
L	LAVATORY
MICRO	MICROWAVE
OC	ON CENTER
OV	OVEN
PD	POCKET DOOR
PL/SH	POLE & SHELF
PNL	PANEL
R	RISE
REF	REFRIGERATOR
REL	RELOCATE
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
TYP	TYPICAL
V.I.F	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
W.I.C	WALK IN CLOSET
WS	WOOD SADDLE

WALL SCHEDULE

	(E) MASONRY FOUNDATION TO REMAIN
	(E) EXTERIOR STUD WALL TO REMAIN
	(E) INTERIOR STUD WALL TO REMAIN
	(E) EDGE (ABOVE)
	(E) TO BE REMOVED

LEGEND

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING RADIATOR TO BE REMOVED

NOTE: Existing plans shown are for reference only as dimensions, interior partitions and window locations are for presentation purposes only. Prior to construction the Contractor shall field verify all existing dimensions, locations of utilities, etc. for construction purposes.



ROGER O. HOIT, AIA
 ARCHITECT
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 TEL: 781-749-5563



Additions and Renovations to the Residence of
 Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

#1	11.01.2024

PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
A11
 (N) BASEMENT FLOOR PLAN
 CONSTRUCTION DOCUMENTS

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(D)	TO BE DEMOLISHED
ALUM	ALUMINUM
CAB	CABINET
CAS	CASEWORK
CC	COMPRESSOR/CONDENSER UNIT
CL	CENTERLINE
CLO	CLOSET
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
EG	EMERGENCY GENERATOR
F.G.D.	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
PB	PLANTING BED
PD	POCKET DOOR
PL/SH	POLE & SHELF
PNL	PANEL
REF	REFRIGERATOR
REL	RELOCATE
SGD	SLIDING GLASS DOOR
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
TYP	TYPICAL
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
■	CASWORK
▲	REVISION MARKER
○	COLUMN GRID
Name Elevation	ELEVATION MARKER
A101	EXTERIOR ELEVATION
▲	BUILDING SECTION

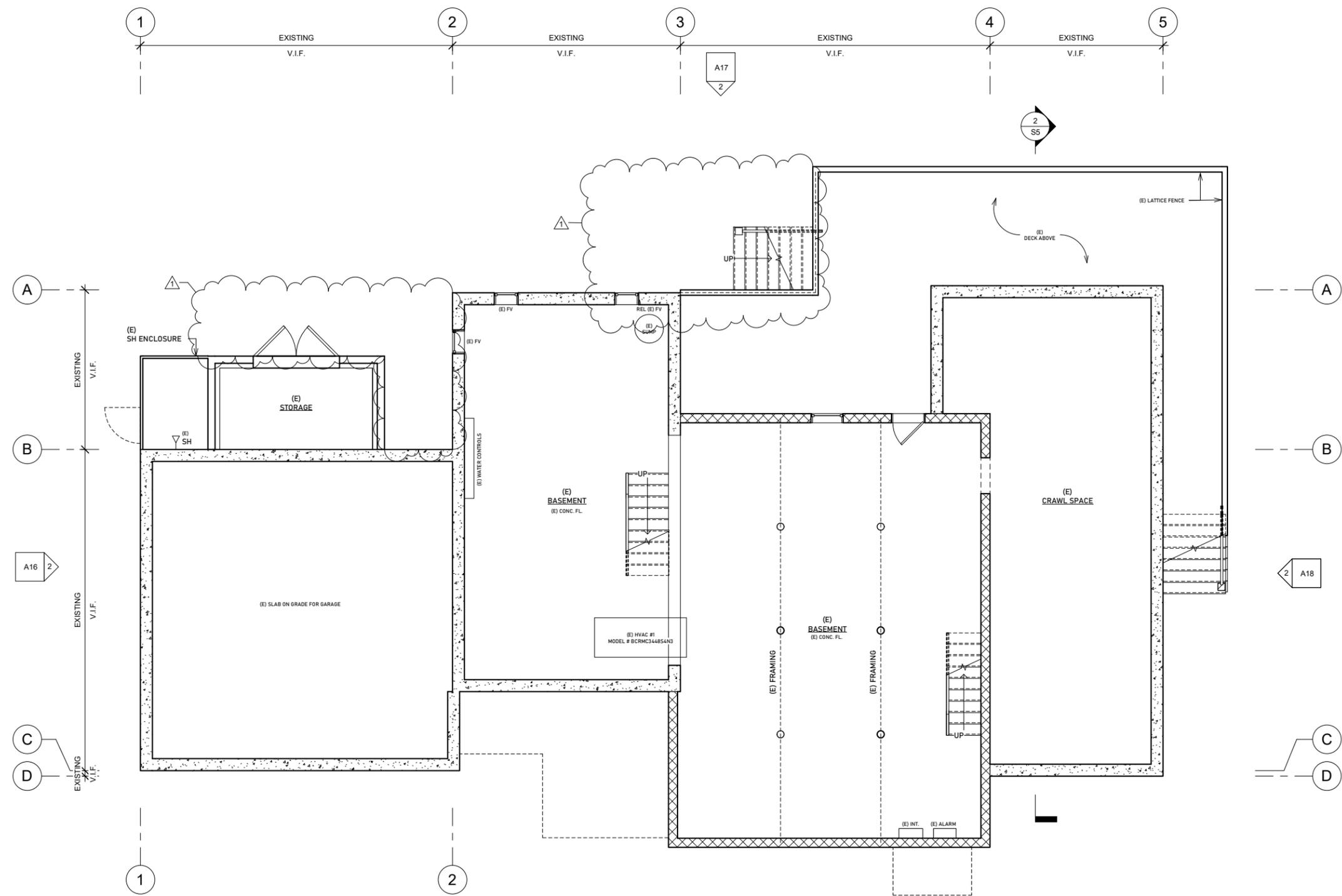
WALL SCHEDULE

	(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
	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.



WINDOW SCHEDULE REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

MARK	MANUFACTURER	SERIES	TYPE	MANUFACTURER CODE	FRAME SIZE		MUNTIN PATTERN	NOTES
					WIDTH	HEIGHT		
A	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	1'-5 3/4"	7 LITE	
B	MARVIN	ELEVATE	CAS	ELCA3355 E	2'-8"	4'-7 1/8"	NONE	
C	MARVIN	ELEVATE	AWN	ELAWN2523	2'-4"	2'-3 1/8"	6 LITE	* NO MUNTINS
D	MARVIN	ELEVATE	AWN	ELAWN2523	2'-0"	1'-11 1/8"	4 LITE	
E								EXISTING
F								CUSTOM BY OWNER
G	MARVIN	ELEVATE	DHP	ELDHP6244	5'-1 1/2"	3'-7 3/4"	NONE	
H	MARVIN	ELEVATE	CAS	ELCA2947 E	2'-4"	3'-11 1/8"	NONE	
I	MARVIN	ELEVATE	CAS	ELCA3343 E	2'-8"	3'-7 1/4"	NONE	
J	MARVIN	ELEVATE	CAS	ELCA2543	2'-0"	3'-7 1/4"	NONE	
K	MARVIN	ELEVATE	DHP	ELDHP6256	5'-1 1/2"	4'-7 3/4"	NONE	
L	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	4'-7 3/4"	NONE	CUSTOM SIZE
M	MARVIN	ELEVATE	CAS	ELCA2556	2'-0"	4'-7 1/8"	NONE	
N	MARVIN	ELEVATE	DHP	ELDHP5056	4'-1 1/2"	4'-7 3/4"	NONE	
O	MARVIN	ELEVATE	DHP	ELDHP5448	4'-5 1/2"	3'-11 3/4"	NONE	
P	MARVIN	ELEVATE	CAS	ELCA2547	2'-0"	3'-11 1/8"	NONE	
FV								EXISTING FLOOD VENT

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 Hingham, MA 02043

REVISIONS:

#	DATE
1	11.01.2024

PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

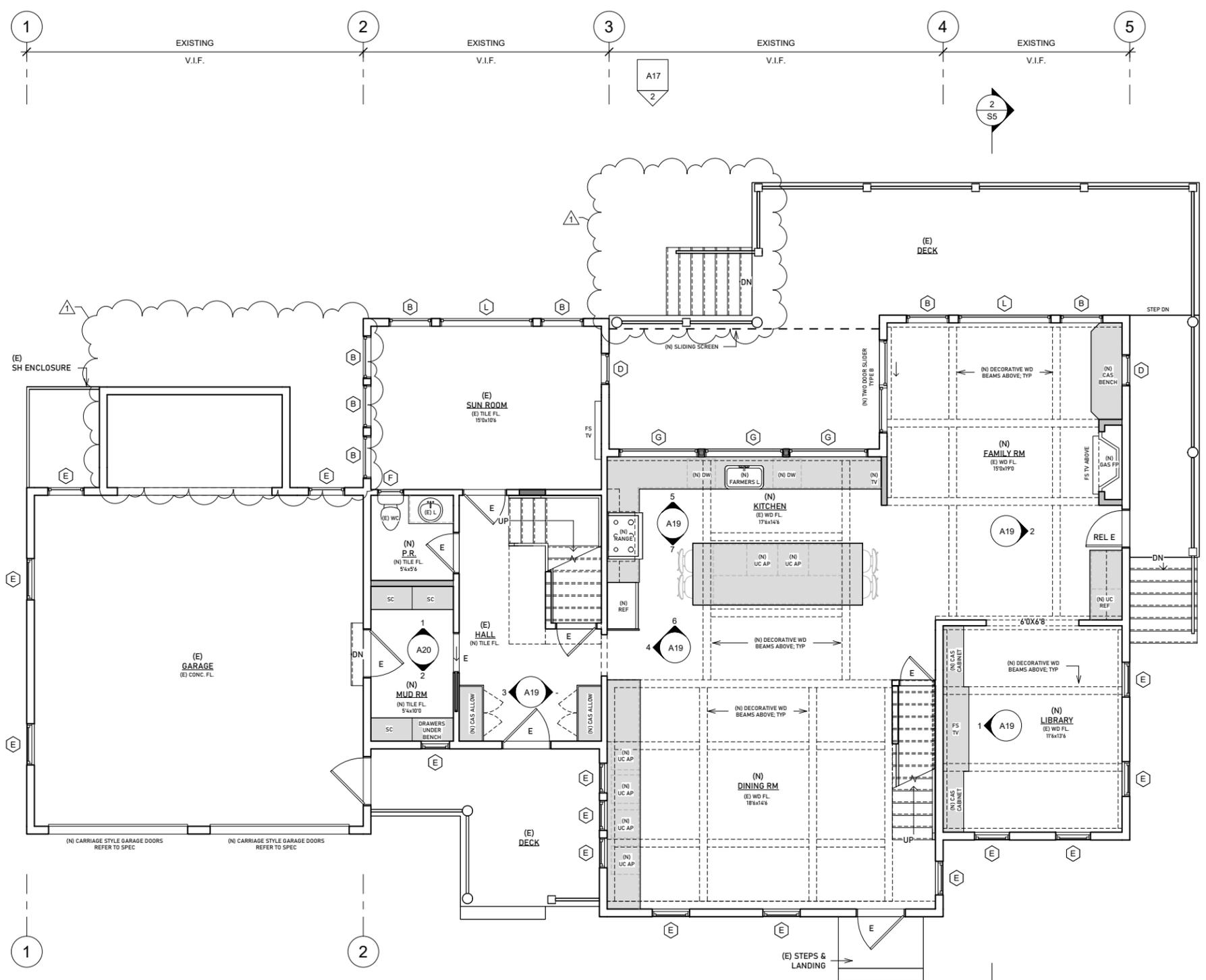
DRAWING NUMBER:
A12
 (N) FIRST FLOOR PLAN
 CONSTRUCTION DOCUMENTS

- ABBREVIATIONS**
- (E) EXISTING
 - (N) NEW
 - (D) TO BE DEMOLISHED
 - ALUM ALUMINUM
 - CAB CABINET
 - CAS CASEWORK
 - CC COMPRESSOR/CONDENSER UNIT
 - CL CENTERLINE
 - CLO CLOSET
 - 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
 - PB PLANTING BED
 - PD POCKET DOOR
 - PL/SH POLE & SHELF
 - PNL PANEL
 - REF REFRIGERATOR
 - REL RELOCATE
 - SGD SLIDING GLASS DOOR
 - SH SHOWER
 - ST. & SC. STORM AND SCREEN DOOR
 - TYP TYPICAL
 - 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
 - CASWORK
 - REVISION MARKER
 - 0 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
 - 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.



WINDOW SCHEDULE REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

MARK	MANUFACTURER	SERIES	TYPE	MANUFACTURER CODE	FRAME SIZE		MUNTIN PATTERN	NOTES
					WIDTH	HEIGHT		
A	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	1'-5 3/4"	7 LITE	
B	MARVIN	ELEVATE	CAS	ELCA3355 E	2'-8"	4'-7 1/8"	NONE	
C	MARVIN	ELEVATE	AWN	ELAWN2523	2'-4"	2'-3 1/8"	6 LITE	* NO MUNTINS
D	MARVIN	ELEVATE	AWN	ELAWN2523	2'-0"	1'-11 1/8"	4 LITE	
E								EXISTING
F								CUSTOM BY OWNER
G	MARVIN	ELEVATE	DHP	ELDHP6244	5'-1 1/2"	3'-7 3/4"	NONE	
H	MARVIN	ELEVATE	CAS	ELCA2947 E	2'-4"	3'-11 1/8"	NONE	
I	MARVIN	ELEVATE	CAS	ELCA3343 E	2'-8"	3'-7 1/4"	NONE	
J	MARVIN	ELEVATE	CAS	ELCA2543	2'-0"	3'-7 1/4"	NONE	
K	MARVIN	ELEVATE	DHP	ELDHP6256	5'-1 1/2"	4'-7 3/4"	NONE	
L	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	4'-7 3/4"	NONE	CUSTOM SIZE
M	MARVIN	ELEVATE	CAS	ELCA2556	2'-0"	4'-7 1/8"	NONE	
N	MARVIN	ELEVATE	DHP	ELDHP5056	4'-1 1/2"	4'-7 3/4"	NONE	
O	MARVIN	ELEVATE	DHP	ELDHP5448	4'-5 1/2"	3'-11 3/4"	NONE	
P	MARVIN	ELEVATE	CAS	ELCA2547	2'-0"	3'-11 1/8"	NONE	
FV								EXISTING FLOOD VENT

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Additions and Renovations to the Residence of
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 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

#1	11.01.2024
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PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

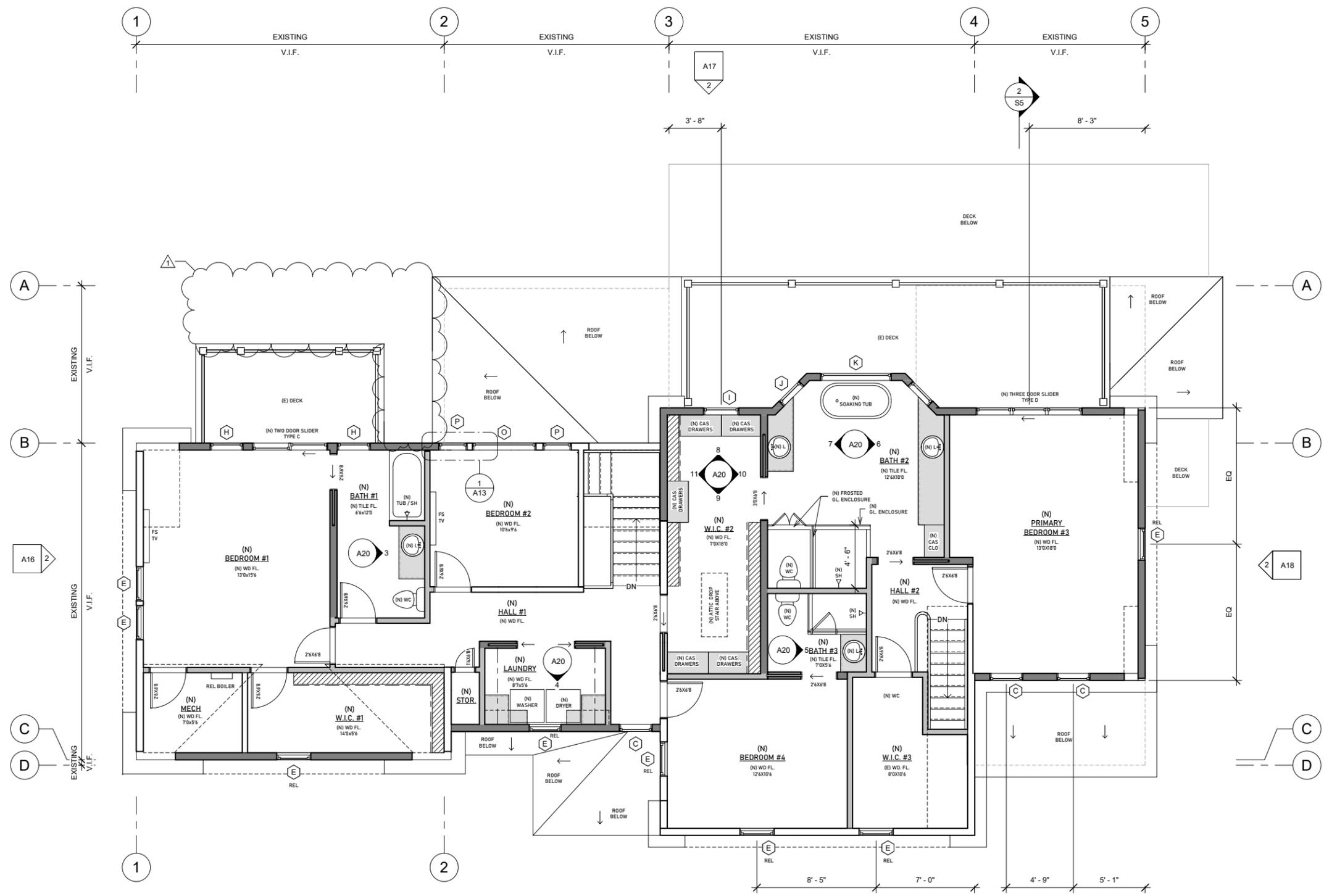
DRAWING NUMBER:
A13
 (N) SECOND FLOOR PLAN
 CONSTRUCTION DOCUMENTS

- ABBREVIATIONS**
- (E) EXISTING
 - (N) NEW
 - (D) TO BE DEMOLISHED
 - ALUM ALUMINUM
 - CAB CABINET
 - CAS CASEWORK
 - CC COMPRESSOR/CONDENSER UNIT
 - CL CENTERLINE
 - CLO CLOSET
 - 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
 - PB PLANTING BED
 - PD POCKET DOOR
 - PL/SH POLE & SHELF
 - PNL PANEL
 - REF REFRIGERATOR
 - REL RELOCATE
 - SGD SLIDING GLASS DOOR
 - SH SHOWER
 - ST. & SC. STORM AND SCREEN DOOR
 - TYP TYPICAL
 - 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
 - CASWORK
 - REVISION MARKER
 - 0 COLUMN GRID
 - Name Elevation ELEVATION MARKER
 - A101 EXTERIOR ELEVATION
 - A101 BUILDING SECTION

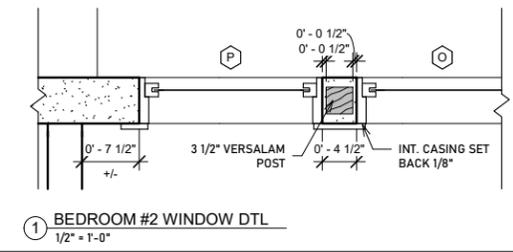
- WALL SCHEDULE**
- (E) MASONRY FOUNDATION
 - (E) BRICK
 - (E) EXTERIOR STUD WALL
 - (E) INTERIOR STUD WALL
 - (E) or (N) EDGE (ABOVE)
 - (N) CONCRETE FOUNDATION
 - (N) 2X6 STUD WALL (EXT.)
 - (N) 2X4 STUD WALL (INT.)
 - (N) ASPHALT ROOF

- DOOR / WINDOW SCHEDULE**
- (E) 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.



WINDOW SCHEDULE REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

MARK	MANUFACTURER	SERIES	TYPE	MANUFACTURER CODE	FRAME SIZE		MUNTIN PATTERN	NOTES
					WIDTH	HEIGHT		
A	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	1'-5 3/4"	7 LITE	
B	MARVIN	ELEVATE	CAS	ELCA3355 E	2'-8"	4'-7 1/8"	NONE	
C	MARVIN	ELEVATE	AWN	ELAWN2523	2'-4"	2'-3 1/8"	6 LITE	* NO MUNTINS
D	MARVIN	ELEVATE	AWN	ELAWN2523	2'-0"	1'-11 1/8"	4 LITE	
E								EXISTING
F								CUSTOM BY OWNER
G	MARVIN	ELEVATE	DHP	ELDHP6244	5'-1 1/2"	3'-7 3/4"	NONE	
H	MARVIN	ELEVATE	CAS	ELCA2947 E	2'-4"	3'-11 1/8"	NONE	
I	MARVIN	ELEVATE	CAS	ELCA3343 E	2'-8"	3'-7 1/4"	NONE	
J	MARVIN	ELEVATE	CAS	ELCA2543	2'-0"	3'-7 1/4"	NONE	
K	MARVIN	ELEVATE	DHP	ELDHP6256	5'-11 1/2"	4'-7 3/4"	NONE	
L	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	4'-7 3/4"	NONE	CUSTOM SIZE
M	MARVIN	ELEVATE	CAS	ELCA2556	2'-0"	4'-7 1/8"	NONE	
N	MARVIN	ELEVATE	DHP	ELDHP5056	4'-1 1/2"	4'-7 3/4"	NONE	
O	MARVIN	ELEVATE	DHP	ELDHP5448	4'-5 1/2"	3'-11 3/4"	NONE	
P	MARVIN	ELEVATE	CAS	ELCA2547	2'-0"	3'-11 1/8"	NONE	
FV								EXISTING FLOOD VENT



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Additions and Renovations to the Residence of
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 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
A14
 (N) ROOF PLAN
 CONSTRUCTION DOCUMENTS

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(D)	TO BE DEMOLISHED
ALUM	ALUMINUM
CAB	CABINET
CAS	CASEWORK
CC	COMPRESSOR/CONDENSER UNIT
CL	CENTERLINE
CLO	CLOSET
DN	DOWN
DW	DISHWASHER
ELEC	ELECTRICAL
EG	EMERGENCY GENERATOR
F.G.	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
PB	PLANTING BED
PD	POCKET DOOR
PL/SH	POLE & SHELF
PNL	PANEL
REF	REFRIGERATOR
REL	RELOCATE
SGD	SLIDING GLASS DOOR
SH	SHOWER
ST. & SC.	STORM AND SCREEN DOOR
TYP	TYPICAL
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
■	CASWORK
△	REVISION MARKER
○	COLUMN GRID
Name Elevation	ELEVATION MARKER
A101	EXTERIOR ELEVATION
A101	BUILDING SECTION

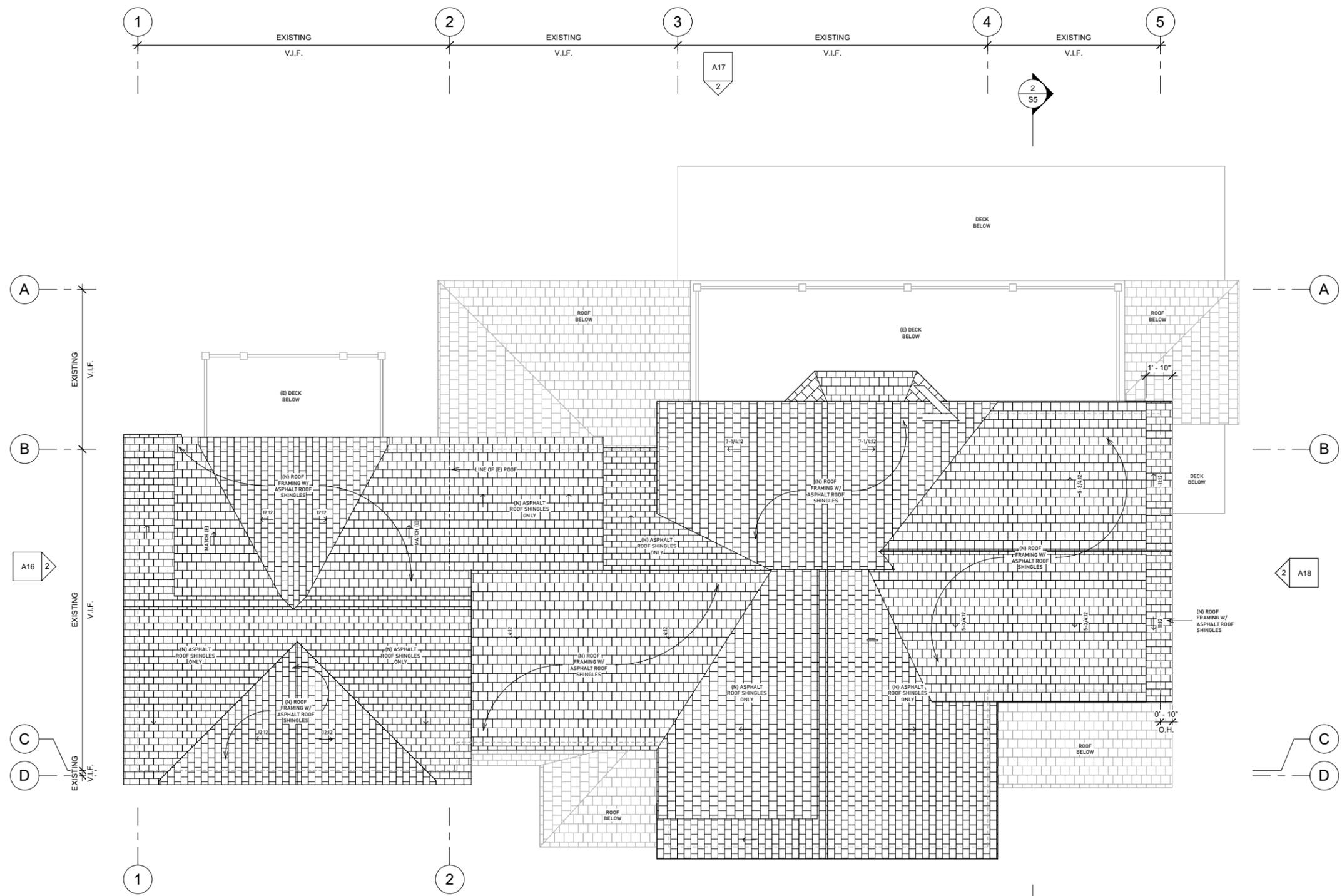
WALL SCHEDULE

■	(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

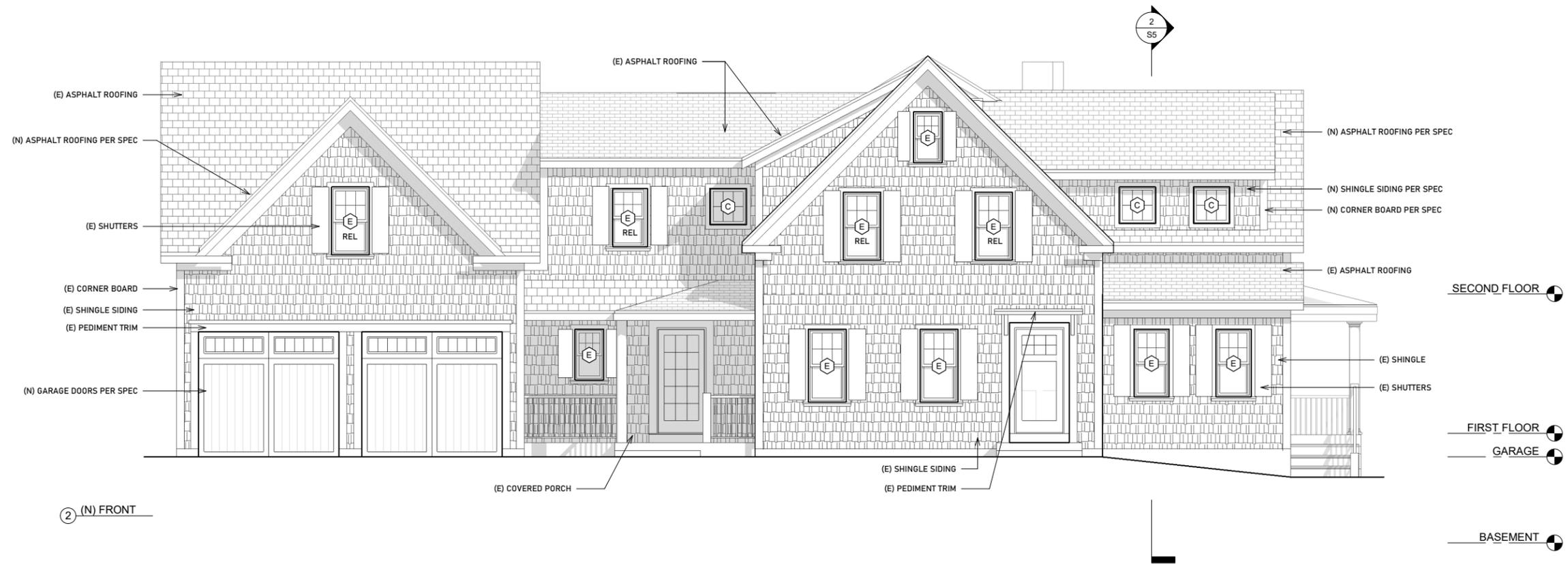
△	EXISTING DOOR TO REMAIN
PD	POCKET DOOR
∧	FOLDING DOOR
■	WINDOW

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



WINDOW SCHEDULE REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

MARK	MANUFACTURER	SERIES	TYPE	MANUFACTURER CODE	FRAME SIZE		MUNTIN PATTERN	NOTES
					WIDTH	HEIGHT		
A	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	1'-5 3/4"	7 LITE	
B	MARVIN	ELEVATE	CAS	ELCA335 E	2'-8"	4'-7 1/8"	NONE	
C	MARVIN	ELEVATE	AWN	ELAWN253	2'-4"	2'-3 1/8"	6 LITE	* NO MUNTINS
D	MARVIN	ELEVATE	AWN	ELAWN253	2'-0"	1'-11 1/8"	4 LITE	
E								EXISTING
F								CUSTOM BY OWNER
G	MARVIN	ELEVATE	DHP	ELDHP6244	5'-11 1/2"	3'-7 3/4"	NONE	
H	MARVIN	ELEVATE	CAS	ELCA2947 E	2'-4"	3'-11 1/8"	NONE	
I	MARVIN	ELEVATE	CAS	ELCA3343 E	2'-8"	3'-7 1/4"	NONE	
J	MARVIN	ELEVATE	CAS	ELCA2543	2'-0"	3'-7 1/4"	NONE	
K	MARVIN	ELEVATE	DHP	ELDHP6256	5'-11 1/2"	4'-7 3/4"	NONE	
L	MARVIN	ELEVATE	DHP	CUSTOM	5'-11 1/2"	4'-7 3/4"	NONE	CUSTOM SIZE
M	MARVIN	ELEVATE	CAS	ELCA2556	2'-0"	4'-7 1/8"	NONE	
N	MARVIN	ELEVATE	DHP	ELDHP5056	4'-11 1/2"	4'-7 3/4"	NONE	
O	MARVIN	ELEVATE	DHP	ELDHP5448	4'-5 1/2"	3'-11 3/4"	NONE	
P	MARVIN	ELEVATE	CAS	ELCA2547	2'-0"	3'-11 1/8"	NONE	
FV								EXISTING FLOOD VENT



② (N) FRONT



① (E) FRONT

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 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:

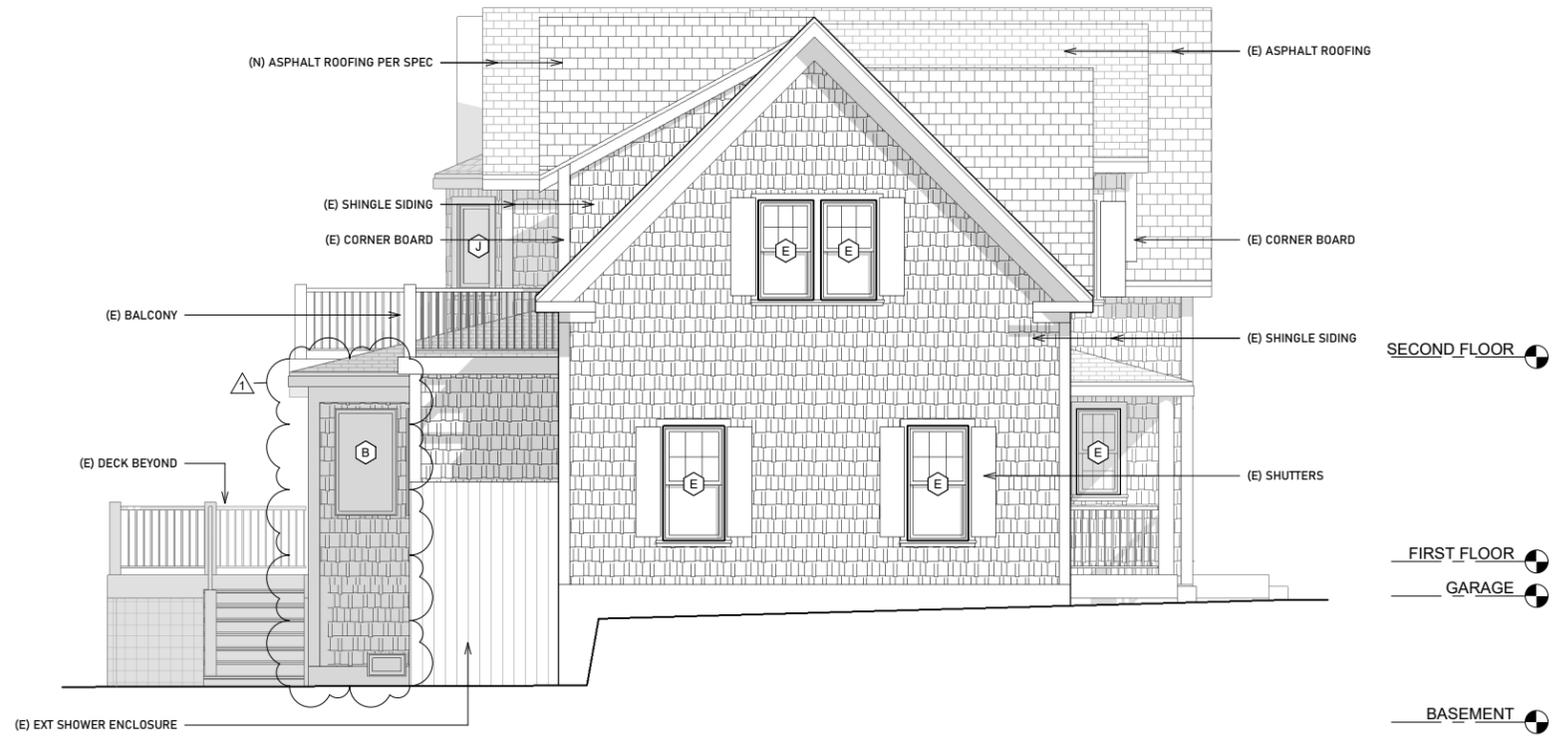
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SCALE: 1/8" = 1'-0"

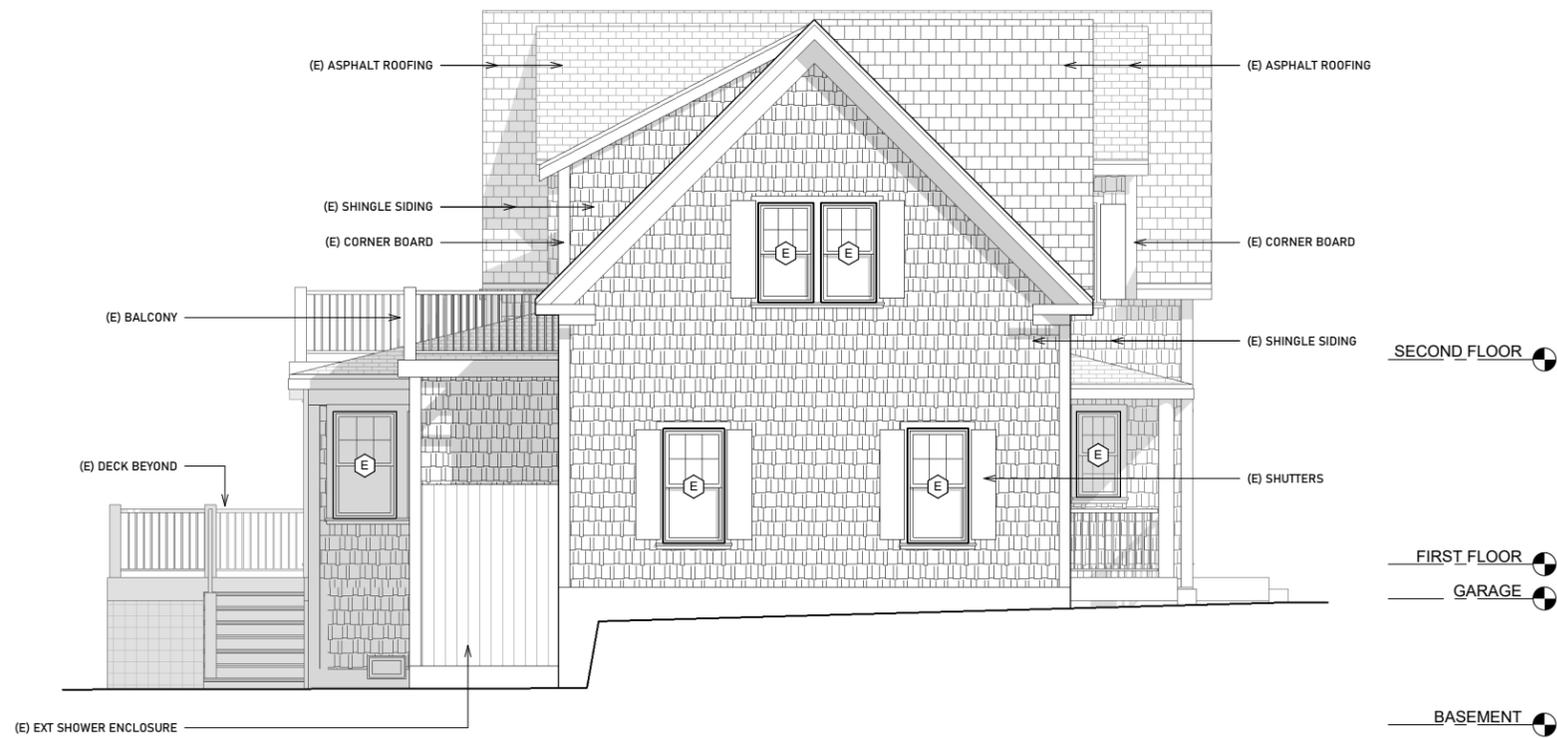
DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
A15
 (N) & (E) FRONT
 ELEVATIONS
 CONSTRUCTION
 DOCUMENTS



② (N) LEFT



① (E) LEFT

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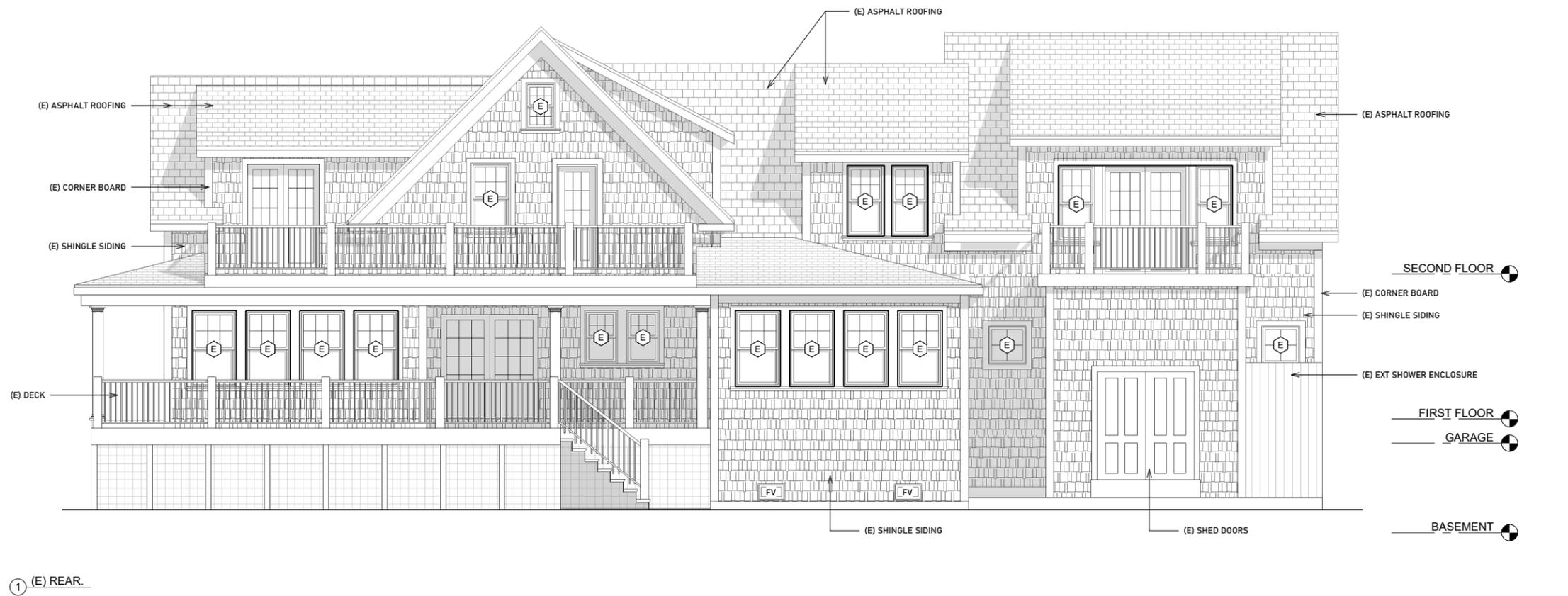
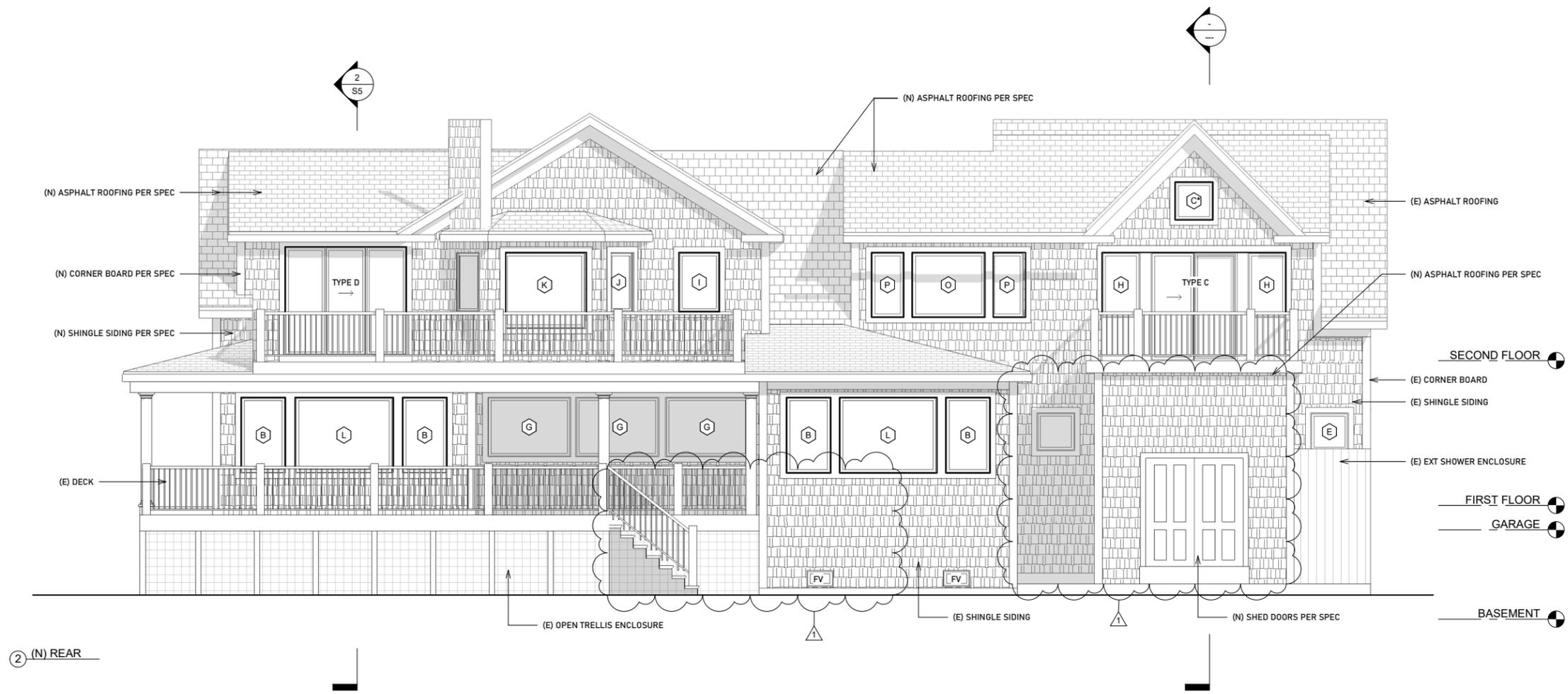


Additions and Renovations to the Residence of
 Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:	
#1	11.01.2024

PROJECT NUMBER:	
DATE:	10.03.2024
SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
A16
 (N) & (E) LEFT ELEVATIONS
 CONSTRUCTION DOCUMENTS



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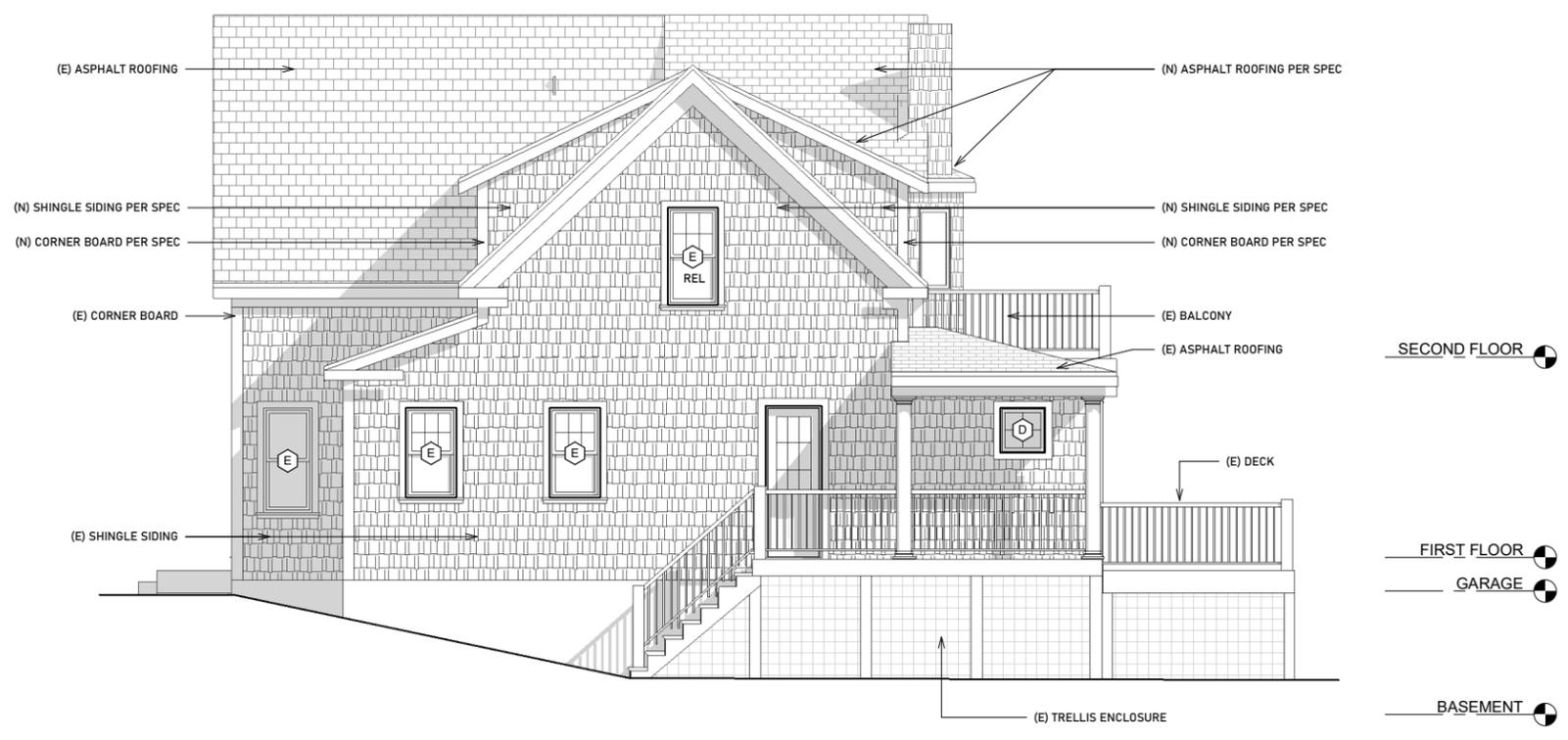
Additions and Renovations to the Residence of
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 Hingham, MA 02043

REVISIONS:

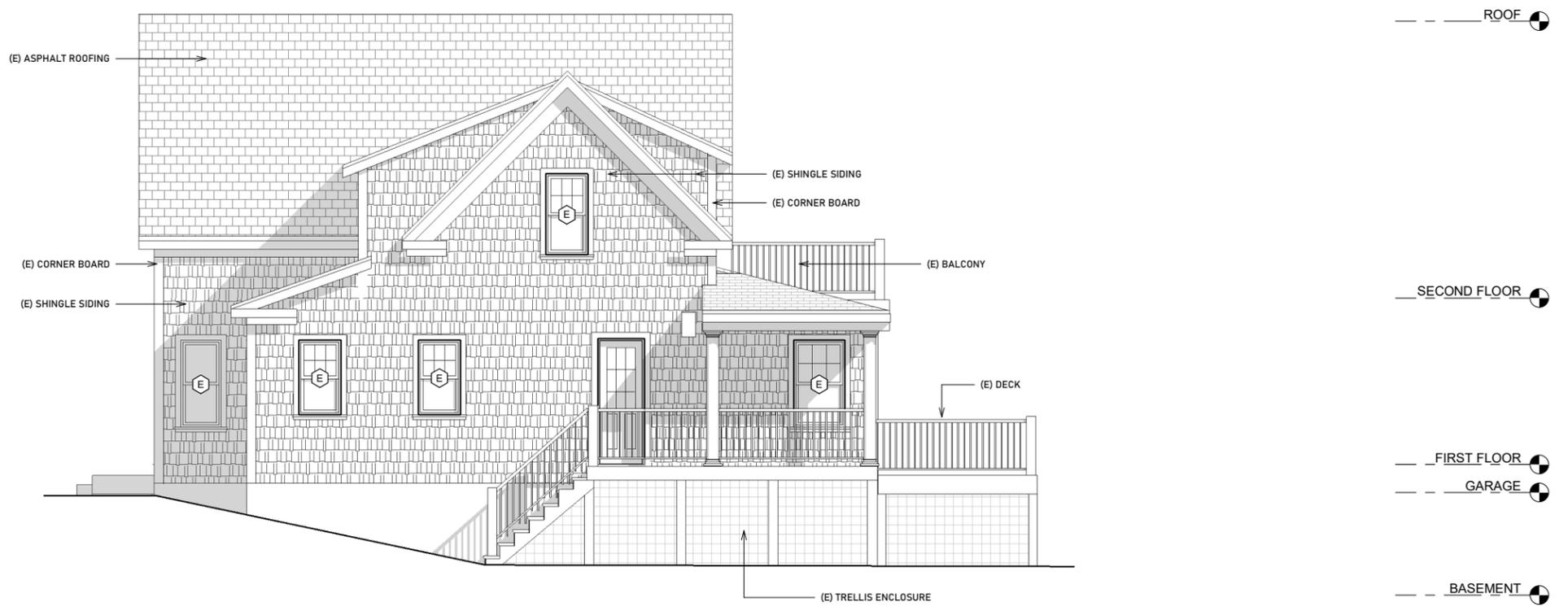
#1	11.01.2024
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PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
A17
 (N) & (E) REAR ELEVATIONS
 CONSTRUCTION DOCUMENTS

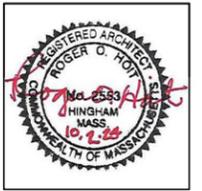


② (N) RIGHT



① (E) RIGHT

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 Hingham, MA 02043

REVISIONS:

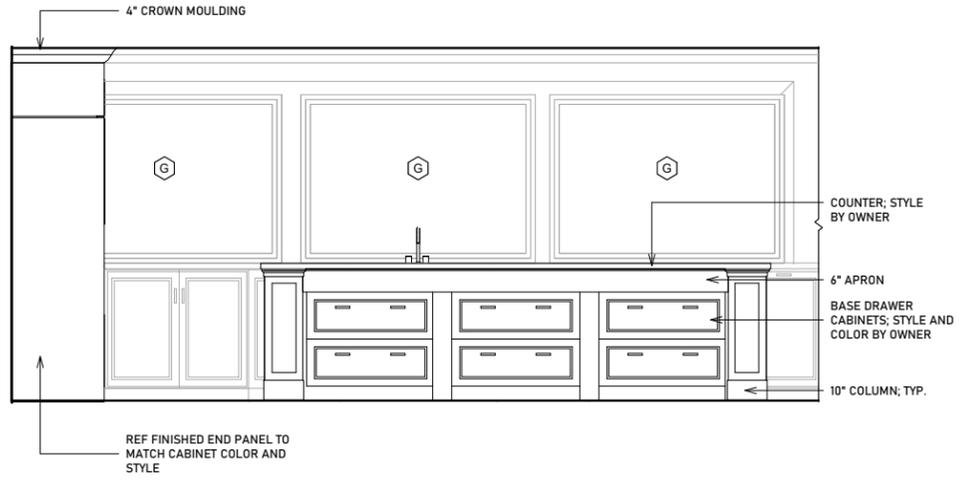
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 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
A18
 (N) & (E) REAR ELEVATIONS
 CONSTRUCTION DOCUMENTS

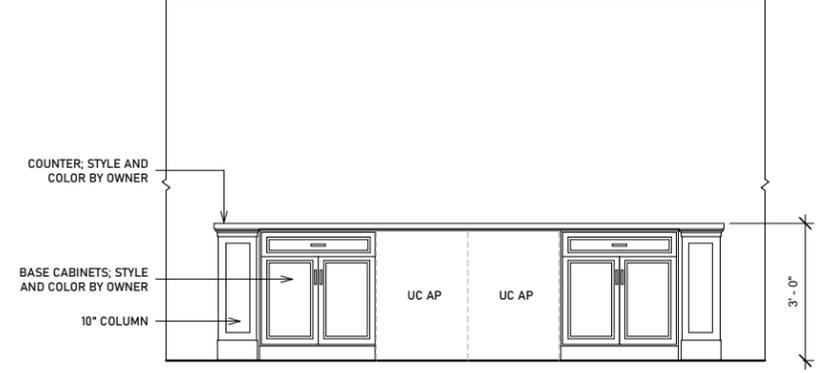


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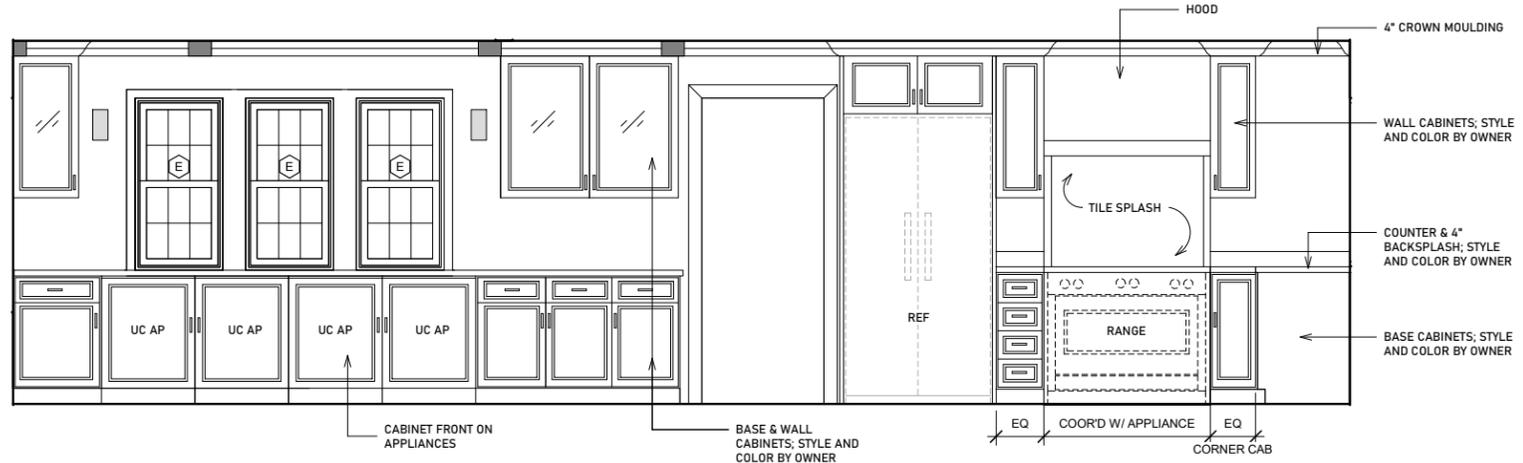
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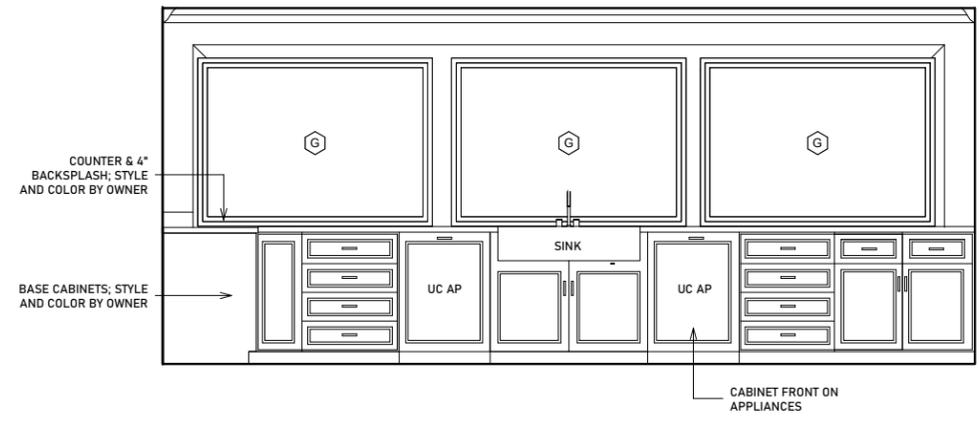
6 KITCHEN ISLAND NORTH



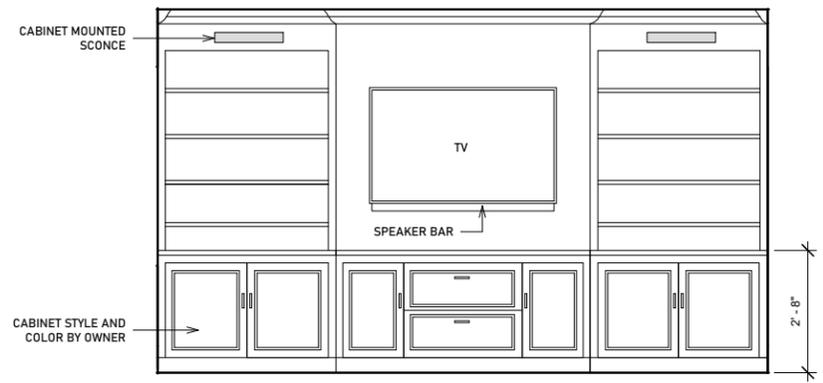
7 KITCHEN ISLAND SOUTH



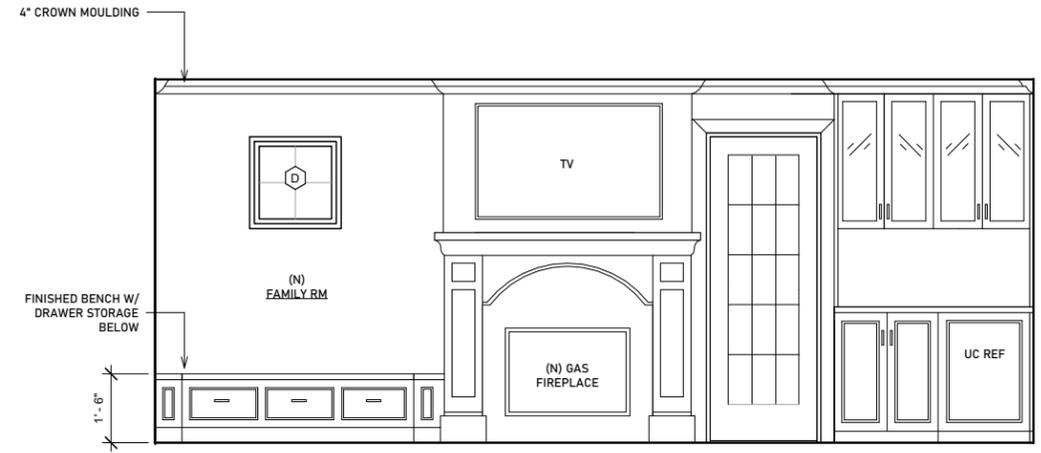
4 KITCHEN & DINING WEST



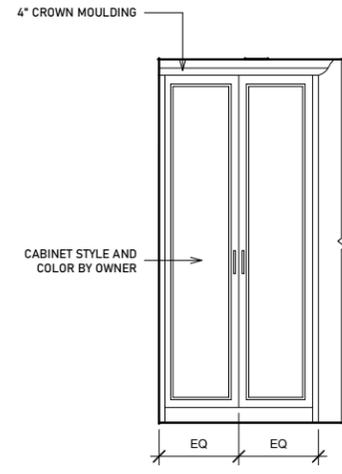
5 KITCHEN NORTH



1 LIBRARY



2 FAMILY RM



3 HALL WEST



Additions and Renovations to the Residence of
 Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:

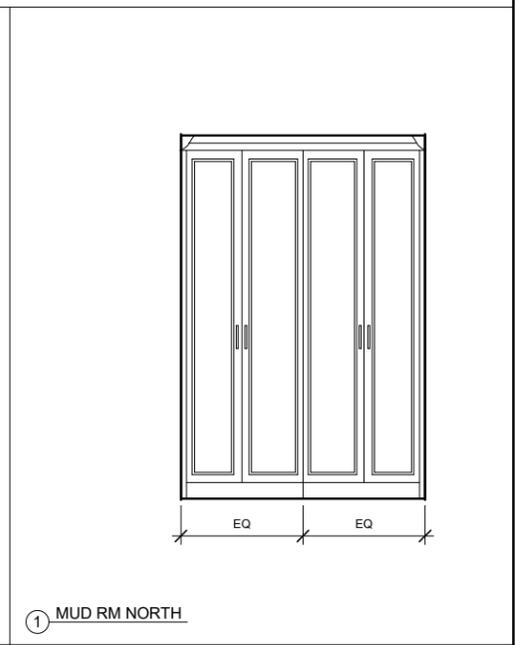
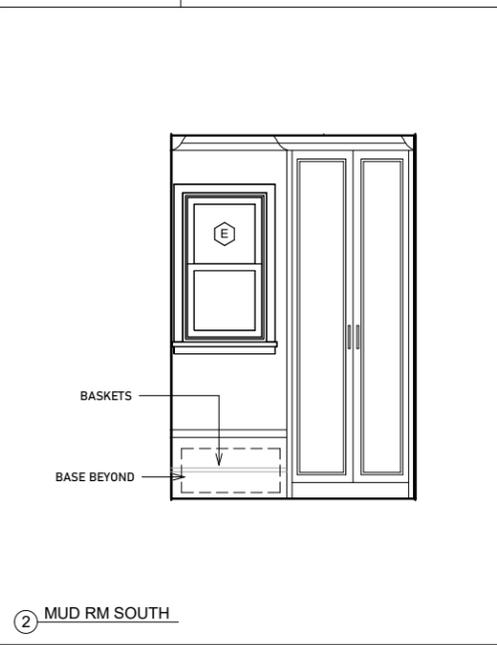
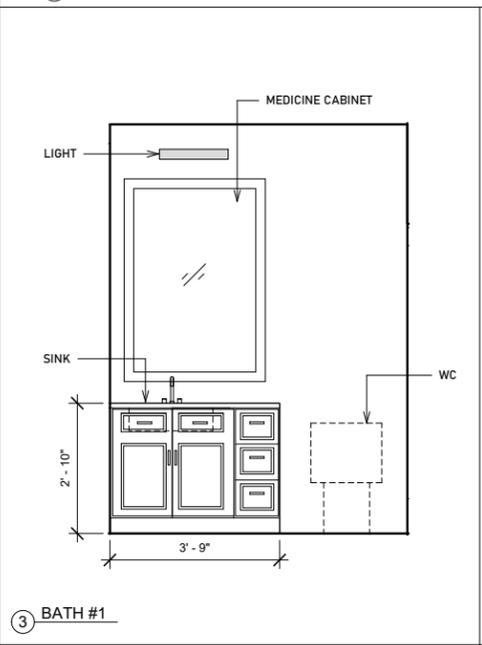
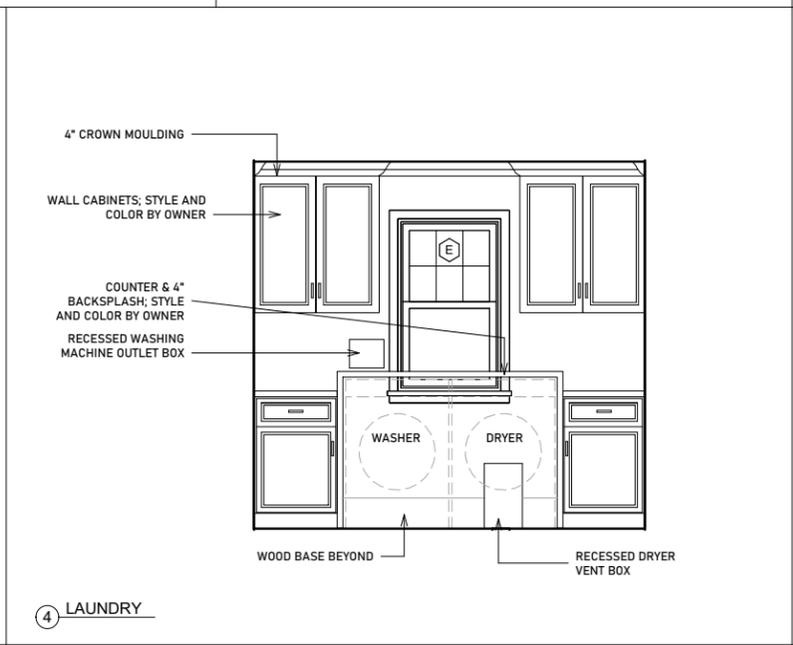
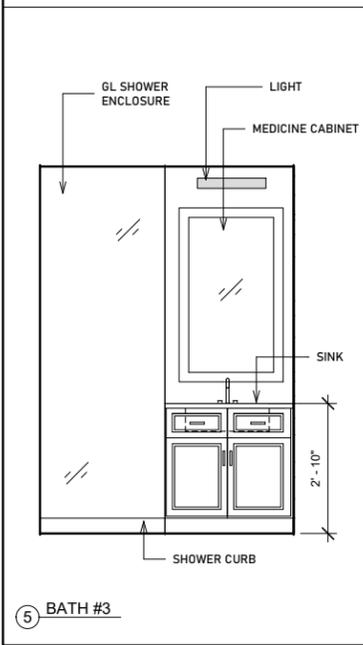
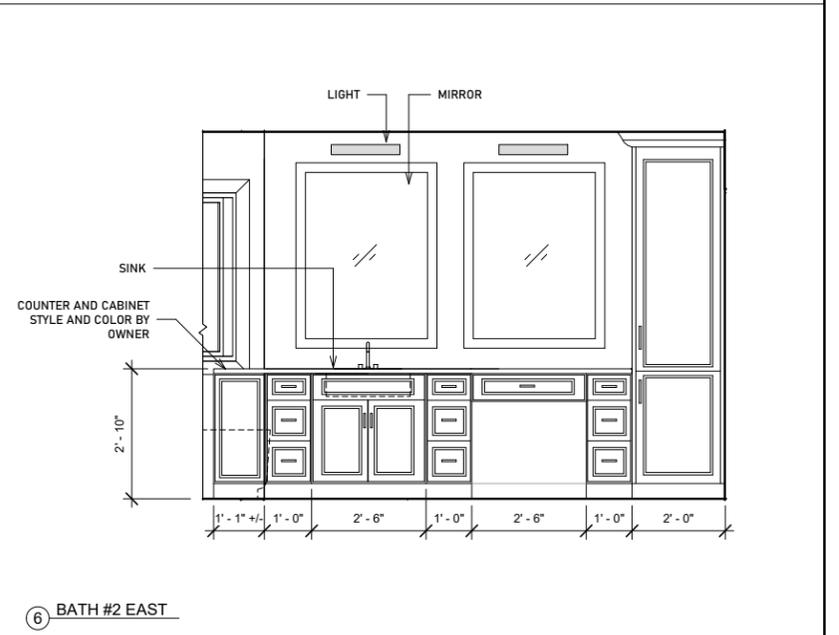
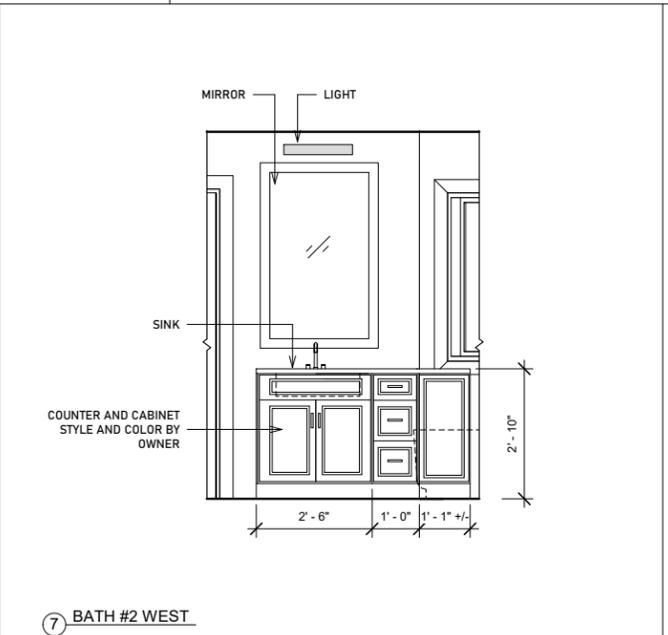
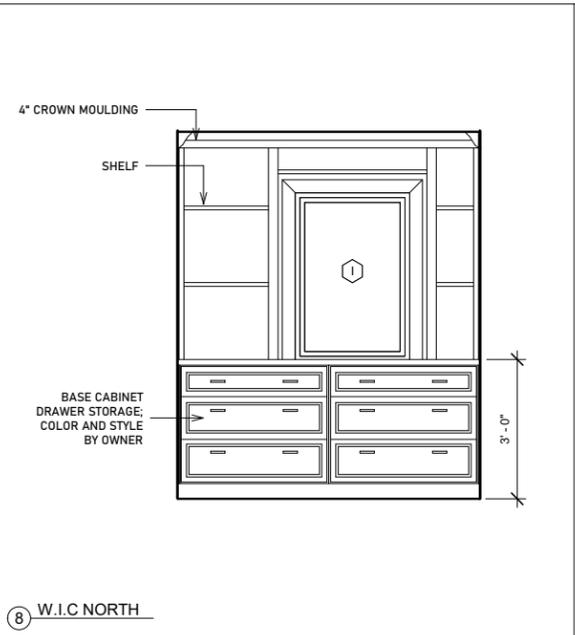
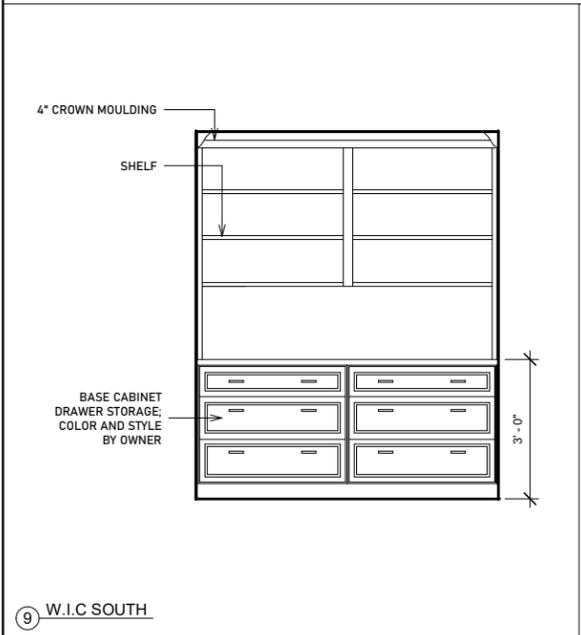
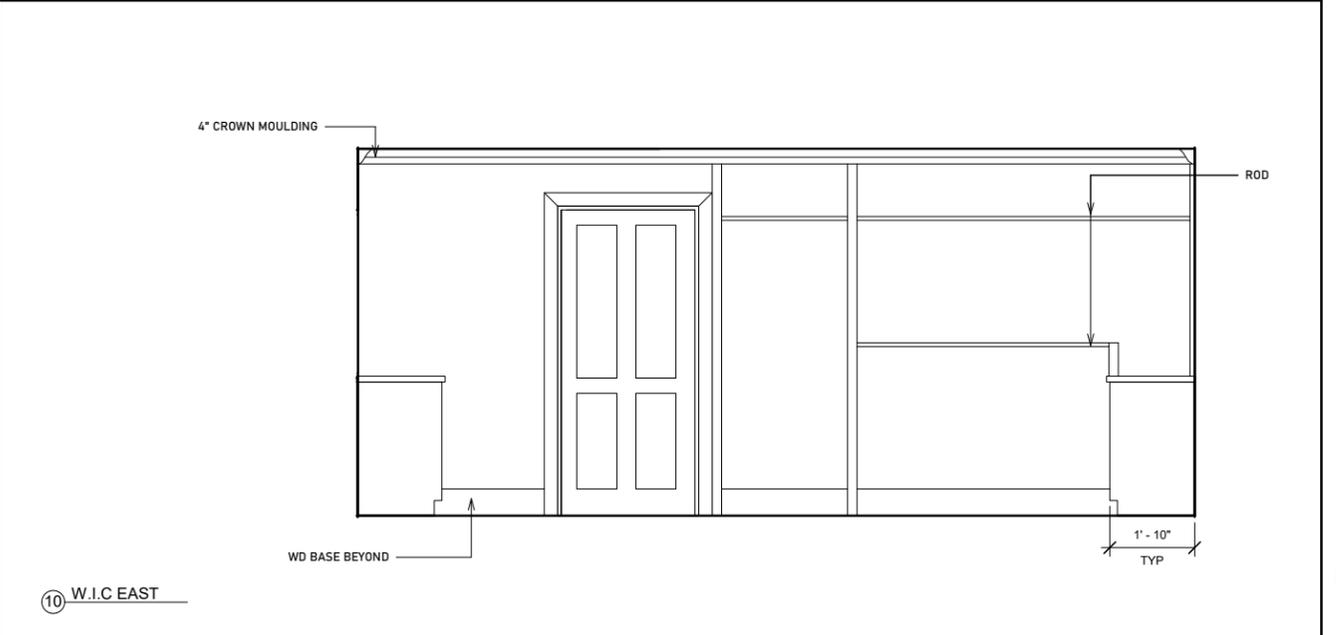
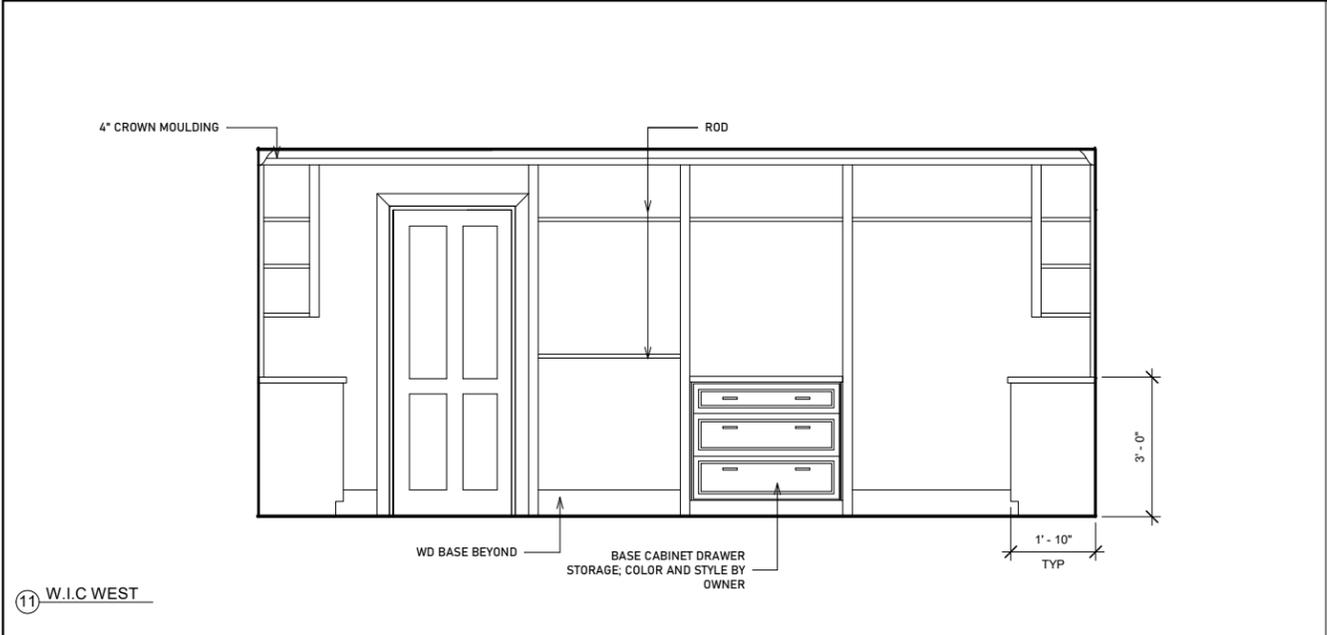
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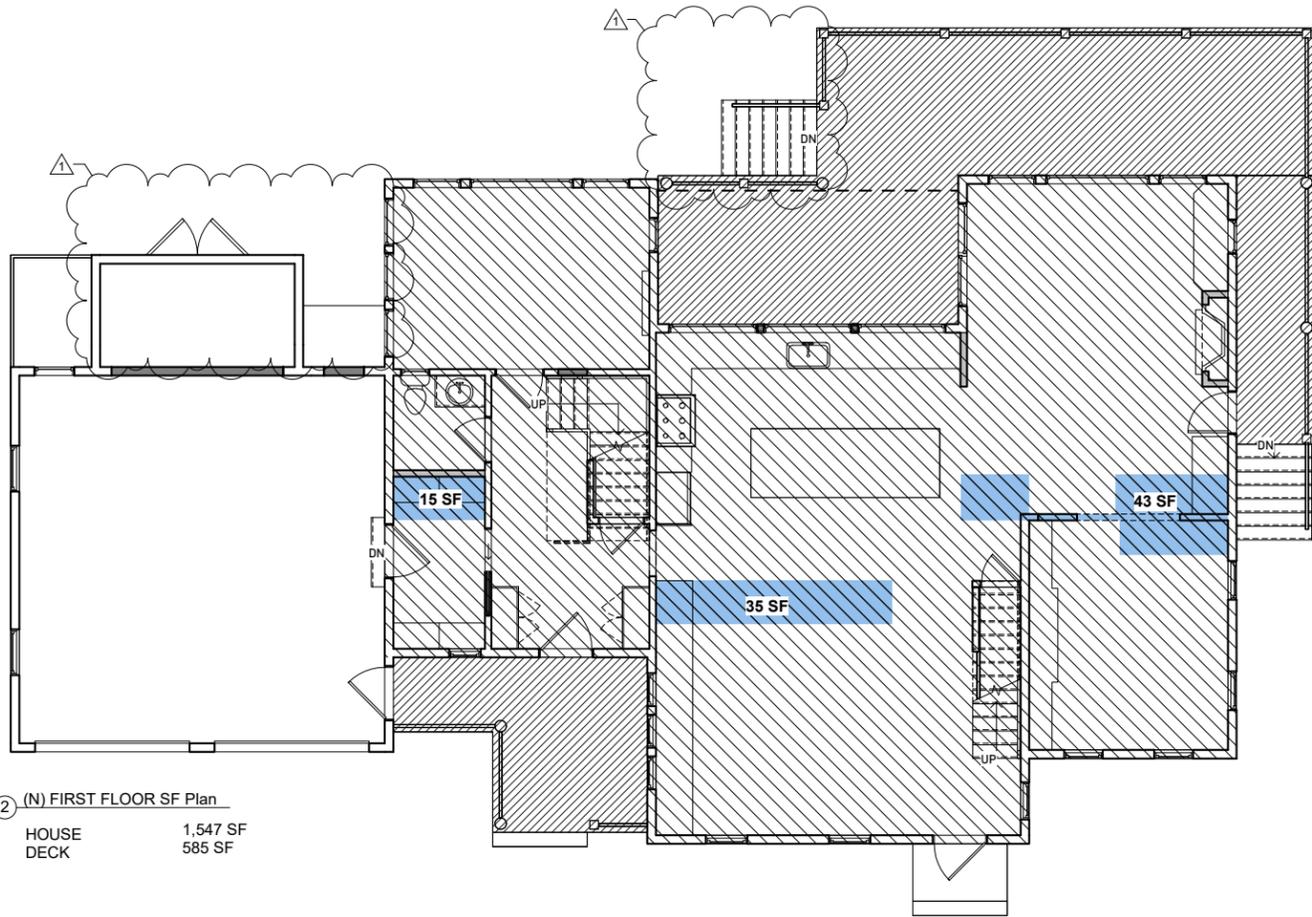
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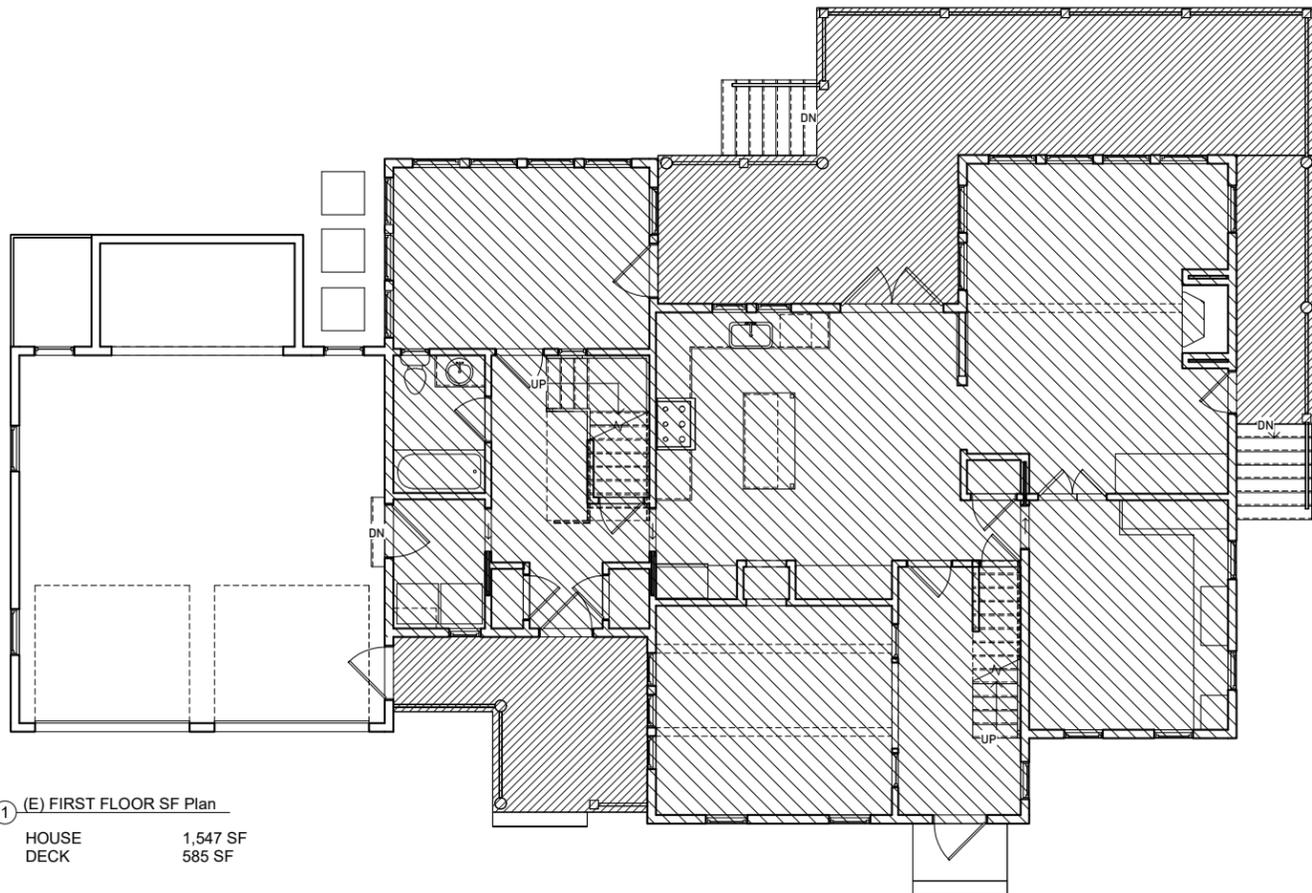
CHECK: ROH

DRAWING NUMBER:
A20
 (N) INTERIOR ELEVATIONS
 CONSTRUCTION DOCUMENTS





② (N) FIRST FLOOR SF Plan
 HOUSE 1,547 SF
 DECK 585 SF



① (E) FIRST FLOOR SF Plan
 HOUSE 1,547 SF
 DECK 585 SF

ROGER O. HOIT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

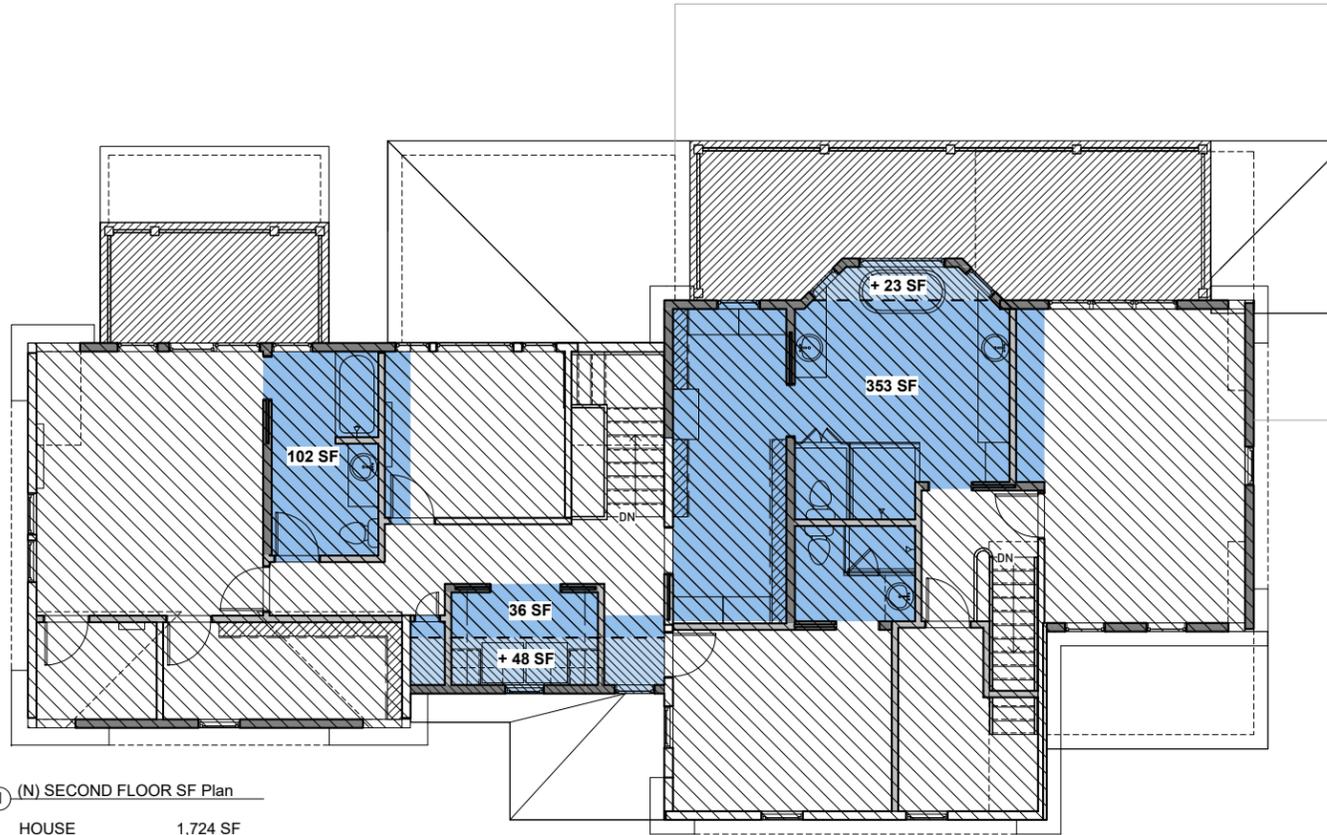


Additions and Renovations to the Residence of
 Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:	
	10.22.2024
#1	11.01.2024

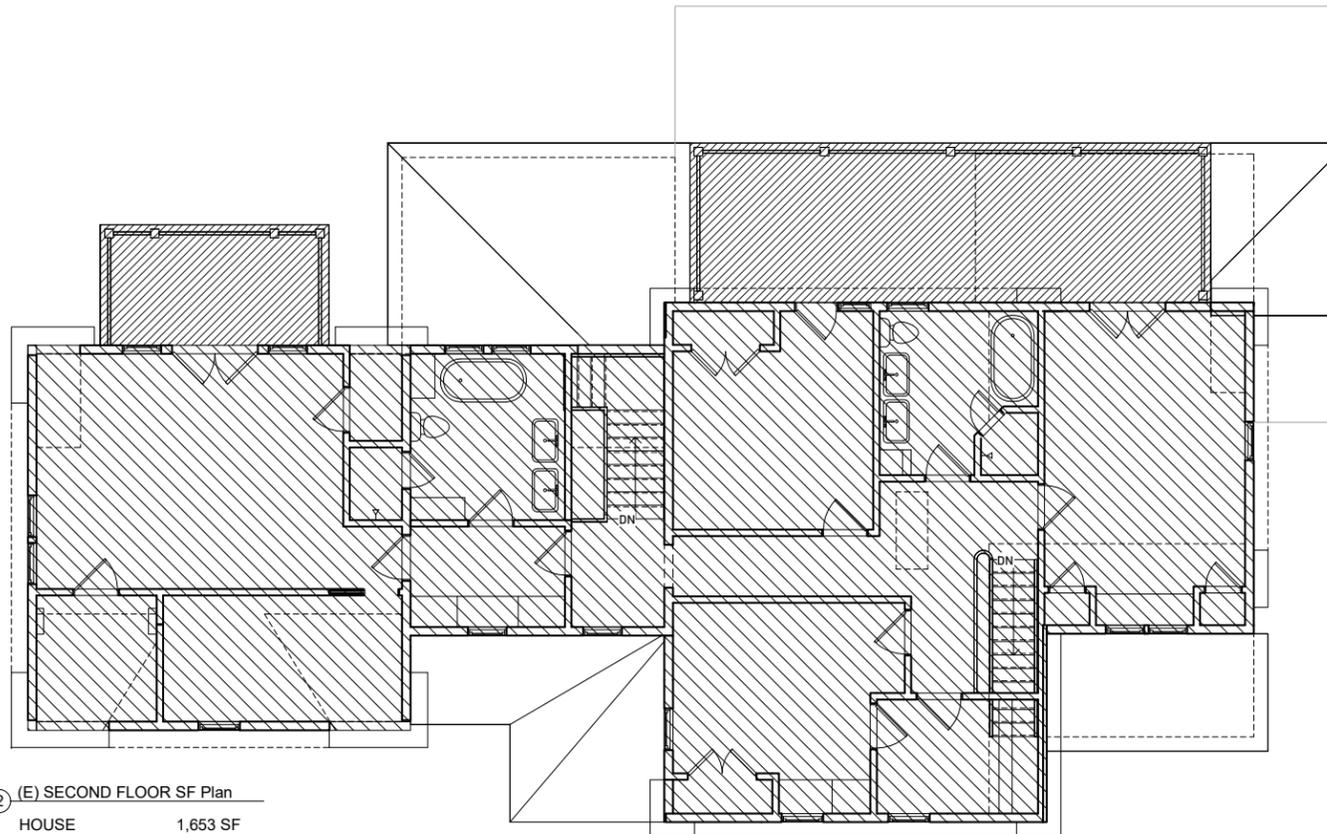
PROJECT NUMBER:	
DATE:	10.03.2024
SCALE:	1/8" = 1'-0"
DRAWN:	JS
CHECK:	ROH

DRAWING NUMBER:
SF1
 FIRST FLOOR
 SQUARE FOOT
 PLAN
 CONSTRUCTION
 DOCUMENTS



① (N) SECOND FLOOR SF Plan

HOUSE 1,724 SF
DECK 353 SF



② (E) SECOND FLOOR SF Plan

HOUSE 1,653 SF
DECK 376 SF

HERS CALCULATION / HEATED

		EXISTING	PROPOSED	ADDITION DIFFERENCE	RENOVATED
FIRST FLOOR	H	1,547 SF	1,547 SF	+ 0 SF	93 SF
SECOND FLOOR	H	1,653 SF	1,724 SF	+ 71 SF	491 SF
TOTAL				+ 71 SF	584 SF
TOTAL ADDITIONS AND RENOVATIONS				+ 71 SF + 584 SF = 655 SF	

GARAGE / UNHEATED

FIRST FLOOR	G	0	0	0
TOTAL GARAGE				0 SF

DECKS / UNHEATED

FIRST FLOOR	D	585	585	+ 0
SECOND FLOOR	D	376	353	- 23
TOTAL EXTERIOR DECK				-23 SF

ROGER O. HOIT, AIA
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Additions and Renovations to the Residence of

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REVISIONS:

	10.22.2024
#1	11.01.2024

PROJECT NUMBER:

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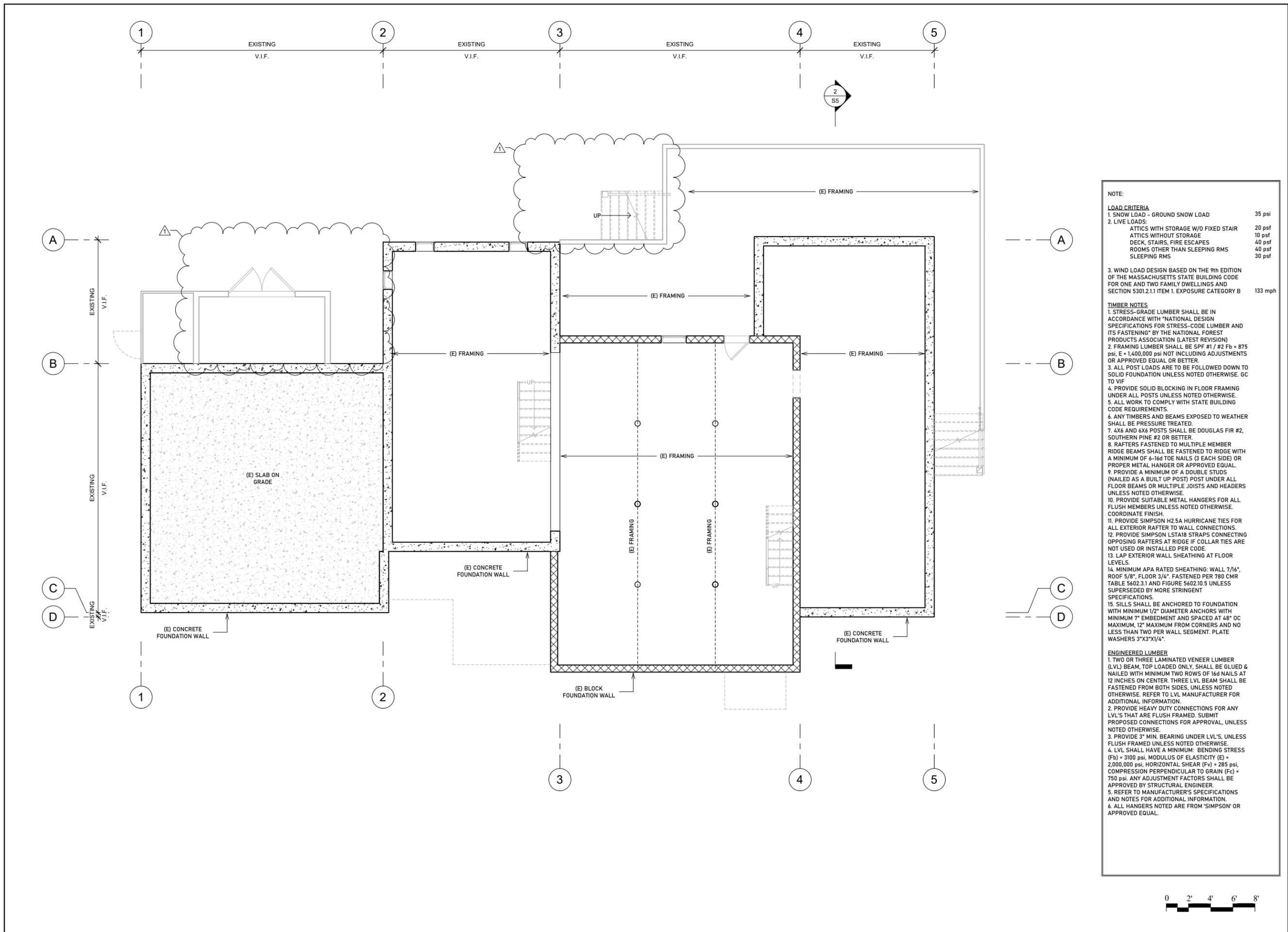
CHECK: ROH

DRAWING NUMBER:

SF2

SECOND FLOOR
SQUARE FOOT
PLAN

CONSTRUCTION
DOCUMENTS



NOTE:

LOAD CRITERIA

1. SNOW LOAD - GROUND SNOW LOAD	35 psf
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) 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.
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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.

ROGER O. HOIT, AIA
ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563



Additions and Renovations to the Residence of
Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

#1	11.01.2024

PROJECT NUMBER:
 DATE: 10.03.2024
 SCALE: 1/8" = 1'-0"
 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
S1
 FIRST FLOOR FRAMING PLAN
 CONSTRUCTION DOCUMENTS





Additions and Renovations to the Residence of
 Brad and Barb Caron
 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

#1	11.01.2024

PROJECT NUMBER:

DATE: 10.03.2024

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

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
S2
 SECOND FLOOR FRAMING PLAN
 CONSTRUCTION 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
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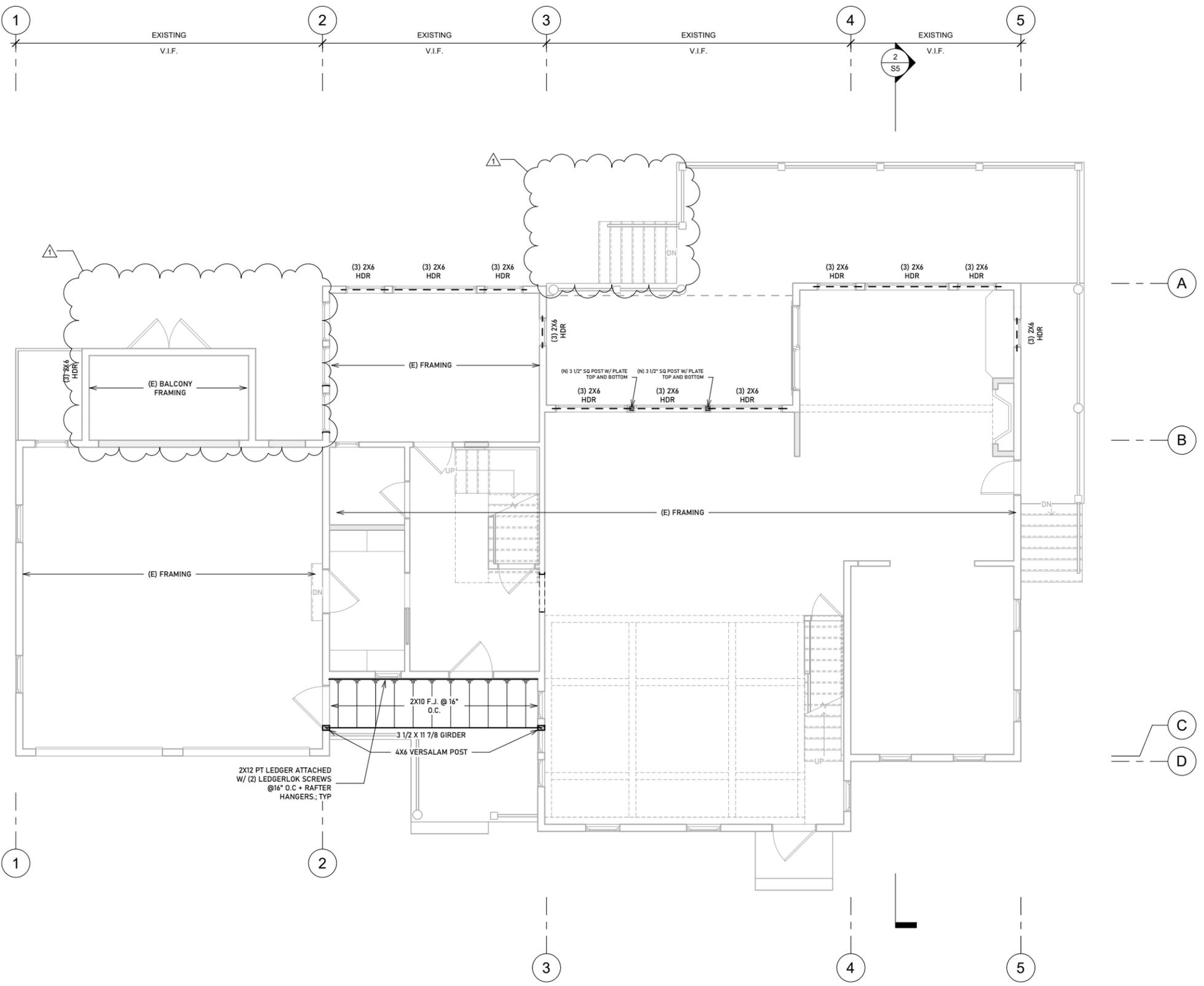
3. WIND LOAD DESIGN BASED ON THE 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS AND SECTION 5301.2.1.1 ITEM 1. EXPOSURE CATEGORY B 133 mph

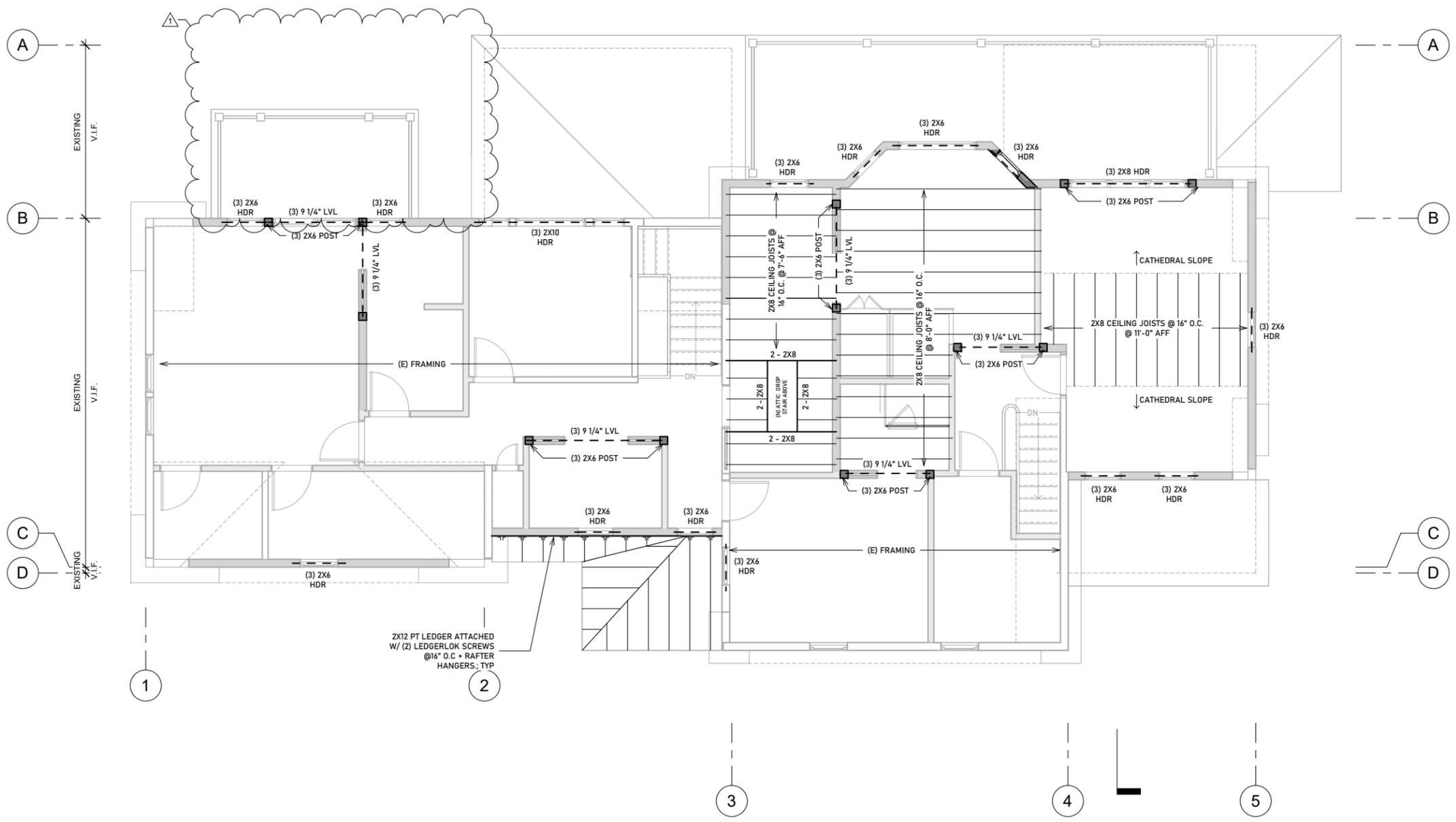
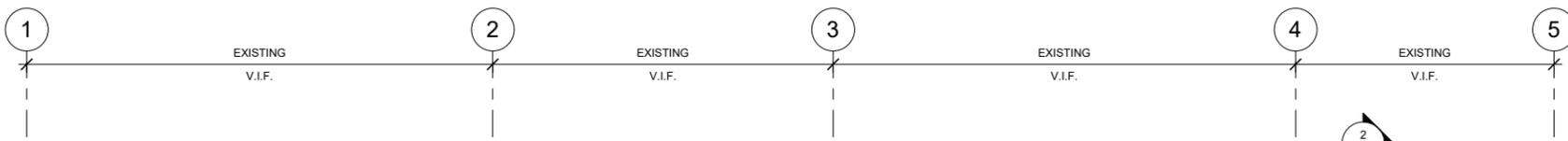
TIMBER NOTES

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)
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4. PROVIDE SOLID BLOCKING IN FLOOR FRAMING UNDER ALL POSTS UNLESS NOTED OTHERWISE.
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2X12 PT LEDGER ATTACHED
W/ (2) LEDGERLOK SCREWS
@16" O.C. + RAFTER
HANGERS, TYP

NOTE:

LOAD CRITERIA

1. SNOW LOAD - GROUND SNOW LOAD 35 psi

2. LIVE LOADS:

- ATTICS WITHOUT STORAGE 20 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

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Additions and Renovations to the Residence of
Brad and Barb Caron
187 Downer Ave
Hingham, MA 02043

REVISIONS:

#1	11.01.2024

PROJECT NUMBER:

DATE: 10.03.2024

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

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
S3
ATTIC FRAMING PLAN
CONSTRUCTION DOCUMENTS



Additions and Renovations to the Residence of
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 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:

DATE: 10.03.2024

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

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
S4
 ROOF FRAMING PLAN
 CONSTRUCTION DOCUMENTS

NOTE:

LOAD CRITERIA

1. SNOW LOAD - GROUND SNOW LOAD	35 psf
2. LIVE LOADS:	
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ATTICS WITHOUT STORAGE	10 psf
DECK, STAIRS, FIRE ESCAPES	40 psf
ROOMS OTHER THAN SLEEPING RMS	40 psf
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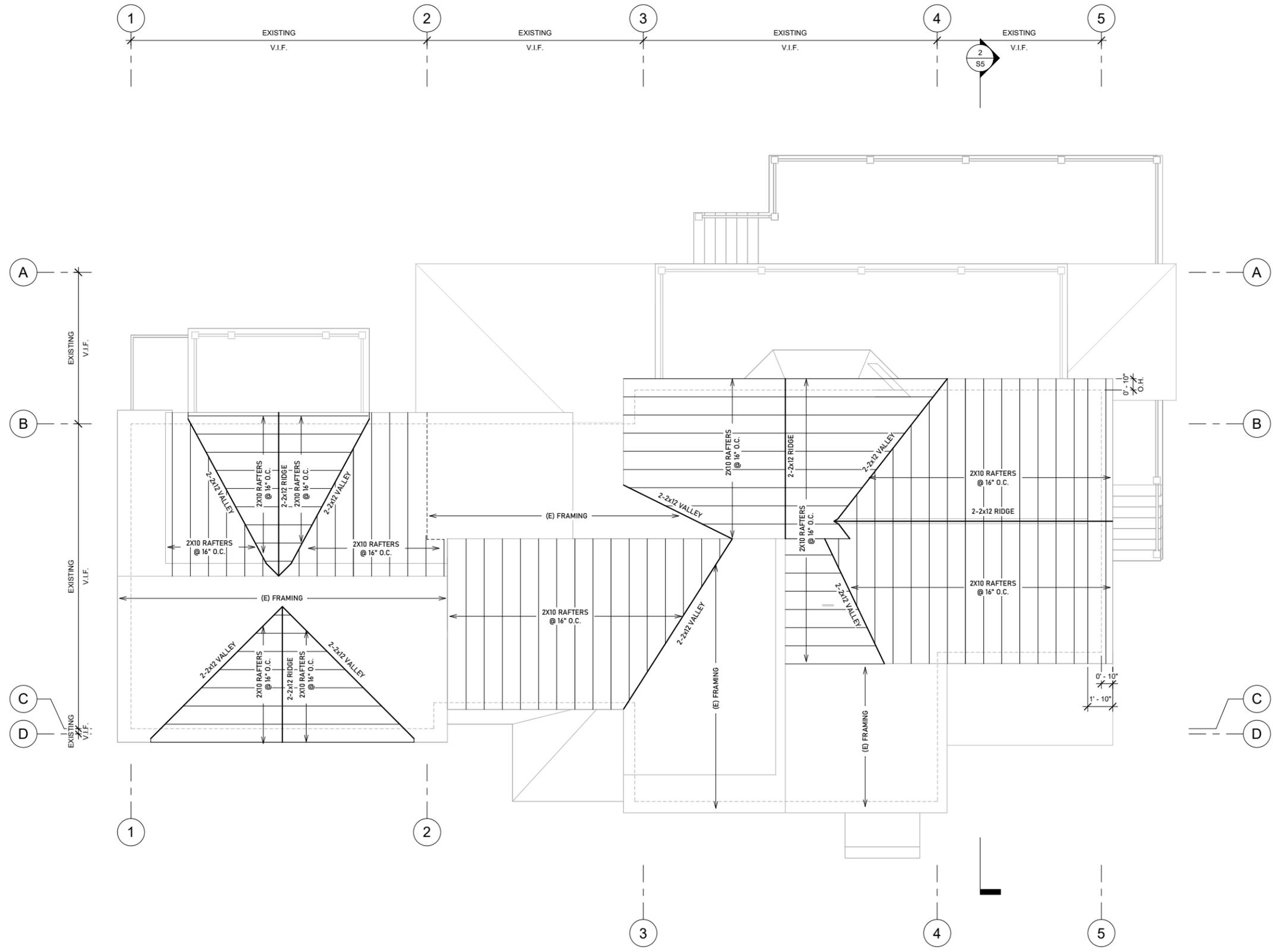
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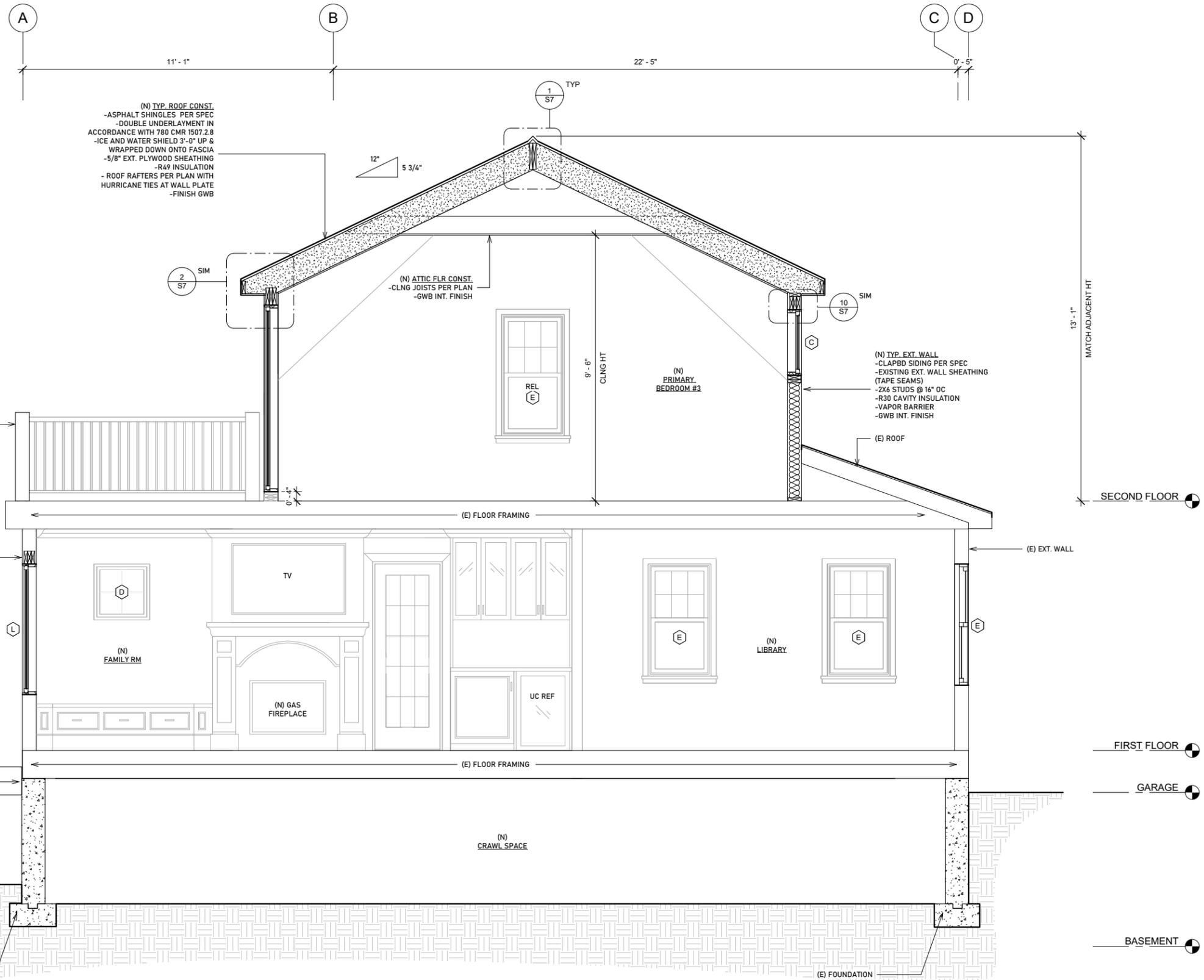
TIMBER NOTES

- 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)
- FRAMING LUMBER SHALL BE SPF #1 / #2 Fb = 875 psi, E = 1,400,000 psi NOT INCLUDING ADJUSTMENTS OR APPROVED EQUAL OR BETTER.
- ALL POST LOADS ARE TO BE FOLLOWED DOWN TO SOLID FOUNDATION UNLESS NOTED OTHERWISE. GC TO VIF
- PROVIDE SOLID BLOCKING IN FLOOR FRAMING UNDER ALL POSTS UNLESS NOTED OTHERWISE.
- ALL WORK TO COMPLY WITH STATE BUILDING CODE REQUIREMENTS.
- ANY TIMBERS AND BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- 4x6 AND 6x6 POSTS SHALL BE DOUGLAS FIR #2, SOUTHERN PINE #2 OR BETTER.
- 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.
- PROVIDE A MINIMUM OF A DOUBLE STUDS (NAILED AS A BUILT UP POST) POST UNDER ALL FLOOR BEAMS OR MULTIPLE JOISTS AND HEADERS UNLESS NOTED OTHERWISE.
- PROVIDE SUITABLE METAL HANGERS FOR ALL FLUSH MEMBERS UNLESS NOTED OTHERWISE. COORDINATE FINISH.
- PROVIDE SIMPSON H2.5A HURRICANE TIES FOR ALL EXTERIOR RAFTER TO WALL CONNECTIONS.
- PROVIDE SIMPSON LSTA18 STRAPS CONNECTING OPPOSING RAFTERS AT RIDGE IF COLLAR TIES ARE NOT USED OR INSTALLED PER CODE.
- LAP EXTERIOR WALL SHEATHING AT FLOOR LEVELS.
- MINIMUM APA RATED SHEATHING: WALL 7/16", ROOF 5/8", FLOOR 3/4". FASTENED PER 780 CMR TABLE 5402.3.1 AND FIGURE 5402.10.5 UNLESS SUPERSEDED BY MORE STRINGENT SPECIFICATIONS.
- 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

- 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.
- PROVIDE HEAVY DUTY CONNECTIONS FOR ANY LVL'S THAT ARE FLUSH FRAMED. SUBMIT PROPOSED CONNECTIONS FOR APPROVAL, UNLESS NOTED OTHERWISE.
- PROVIDE 3" MIN. BEARING UNDER LVL'S, UNLESS FLUSH FRAMED UNLESS NOTED OTHERWISE.
- 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.
- REFER TO MANUFACTURER'S SPECIFICATIONS AND NOTES FOR ADDITIONAL INFORMATION.
- ALL HANGERS NOTED ARE FROM 'SIMPSON' OR APPROVED EQUAL.





② N/S BUILDING SECTION

ROGER O. HOIT, AIA
 ARCHITECT
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 TEL: 781-749-5563



Additions and Renovations to the Residence of
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 187 Downer Ave
 Hingham, MA 02043

REVISIONS:

PROJECT NUMBER:

DATE: 10.03.2024

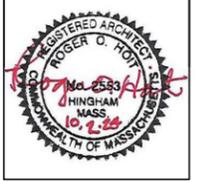
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DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
S5
 BUILDING SECTION
 CONSTRUCTION DOCUMENTS

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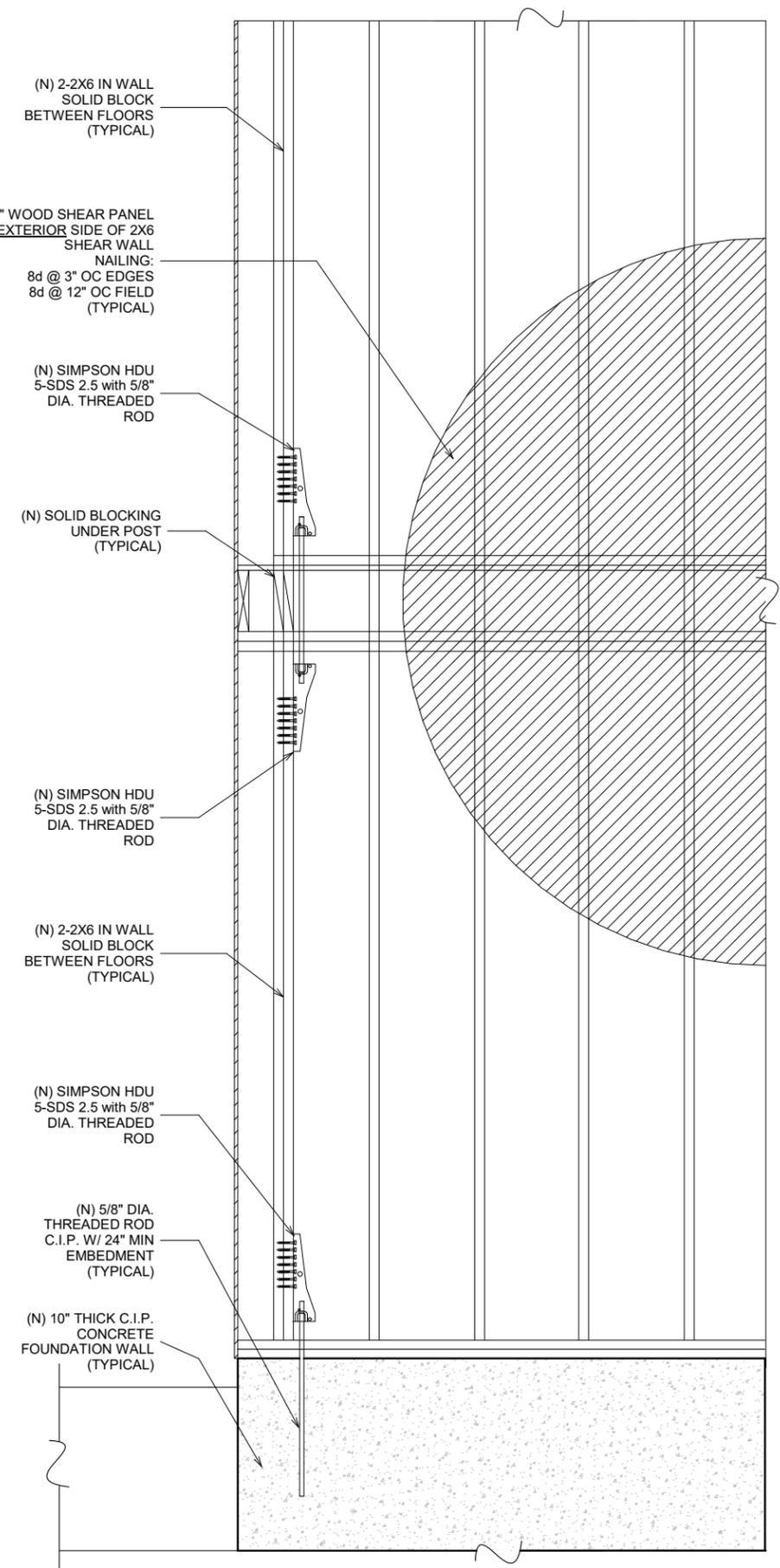


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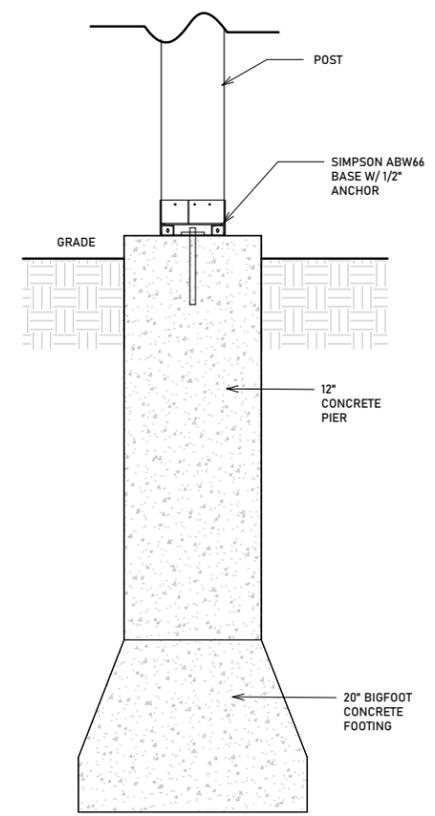
REVISIONS:	
#1	11.01.2024

PROJECT NUMBER:	
DATE:	10.03.2024
SCALE:	AS NOTED
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CHECK:	ROH

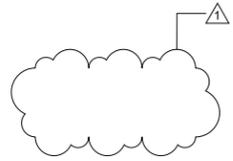
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S6
 BUILDING SECTION &
 TYP STRUCTURAL
 DETAILS
 CONSTRUCTION
 DOCUMENTS

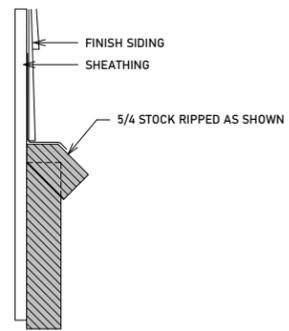


② (N) DETAIL OF TYP EXT SHEAR WALL
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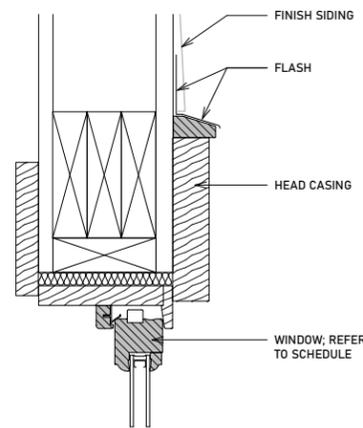


③ DETAIL @ BIGFOOT FOOTING
 N.T.S.

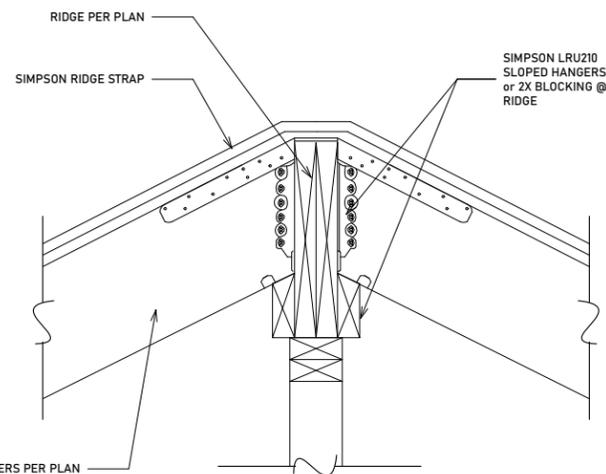




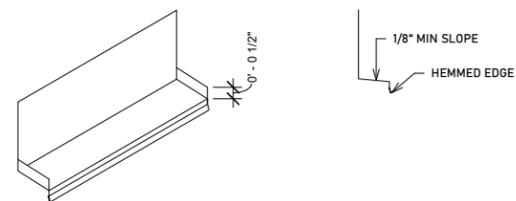
8 DETAIL @ WATER TABLE



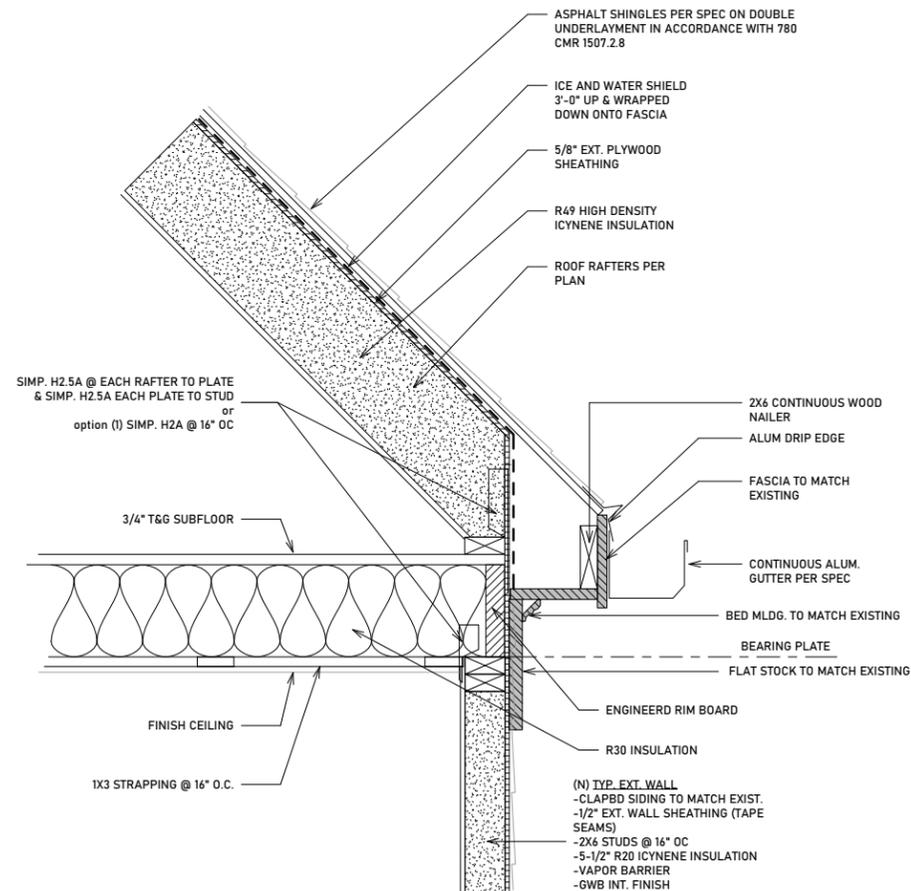
10 WINDOW HEAD DETAIL



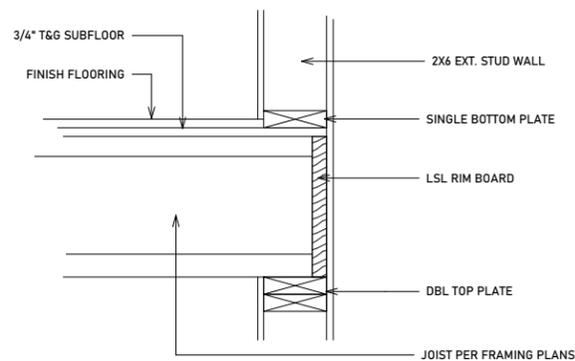
1 DETAIL @ RIDGE



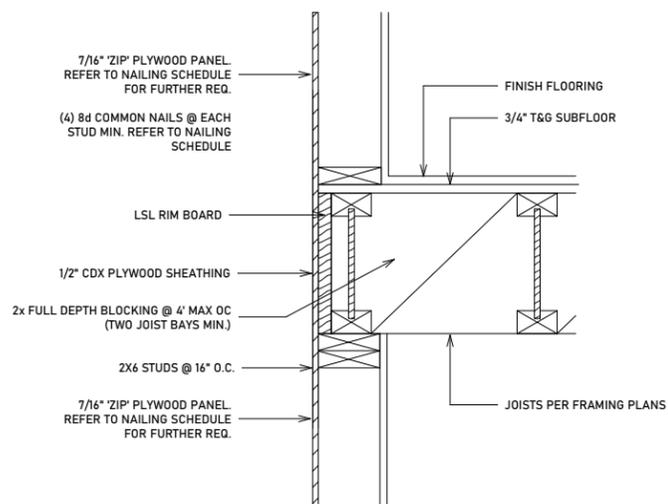
11 WINDOW FLASHING DTL



2 RAFTER DETAIL @ ATTIC JOIST



9 JOIST PERPENDICULAR TO WALL



5 JOIST PARALLEL TO WALL

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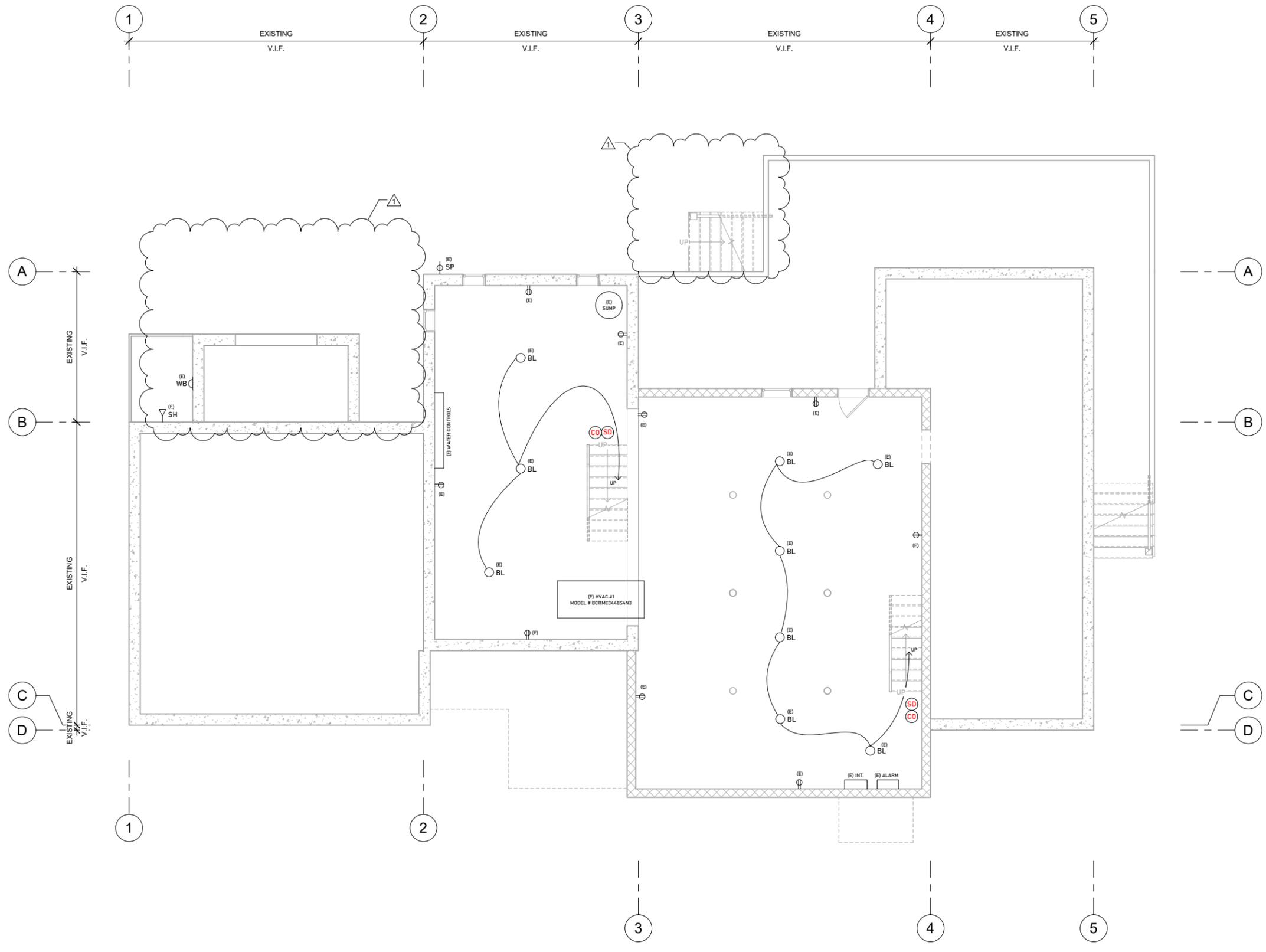


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PROJECT NUMBER: _____
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 DRAWN: JS
 CHECK: ROH

DRAWING NUMBER:
S7
 TYPICAL FRAMING
 DETAILS
 CONSTRUCTION
 DOCUMENTS



MECHANICAL LEGEND

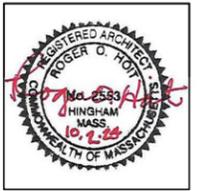
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	(N) WALL SUPPLY REGISTER
	(N) FLOOR SUPPLY REGISTER
	(N) TOE SPACE SUPPLY REGISTER
	(N) WALL RETURN REGISTER
	(N) TOE SPACE RETURN REGISTER
	(N) MECHANICAL DAMPER
	(N) THERMOSTAT
	HEATING/VENT./AIR COND. UNIT
	COMPRESSOR/ CONDENSOR UNIT
	EMERGENCY GENERATOR
	AIR CONDITIONER UNIT

ELECTRICAL LEGEND

	DOWN LIGHT
	RECESSED CAN LIGHT
	PIN LIGHT
	BASEMENT LIGHT
	GARAGE LIGHT
	CLOSET LIGHT
	MIRROR LIGHT
	UNDERCABINET LIGHT
	CHANDELIER
	PENDANT LIGHT
	WALL WASHER LIGHT
	WALL SCONCE LIGHT
	WALL BRACKET LIGHT
	FLOOD LIGHT
	DATA
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	CABLE TELEVISION
	EXHAUST FAN
	MASTER SWITCH
	SWITCH
	DISCONNECT SWITCH
	RHEOSTAT
	DUPLEX OUTLET
	DUPLEX FLOOR OUTLET
	DUPLEX CEILING OUTLET
	EQUIPMENT SERVICE
	DISCONNECT & POWER
	EXTERIOR OUTLET
	SPIGOT

LEGEND NOTES:
 1. SYMBOLS DESIGNATED WITH (E) ARE EXISTING TO REMAIN. ALL OTHERS ARE NEW UNLESS NOTED OTHERWISE.
 2. ALL SYMBOLS MAY NOT BE USED

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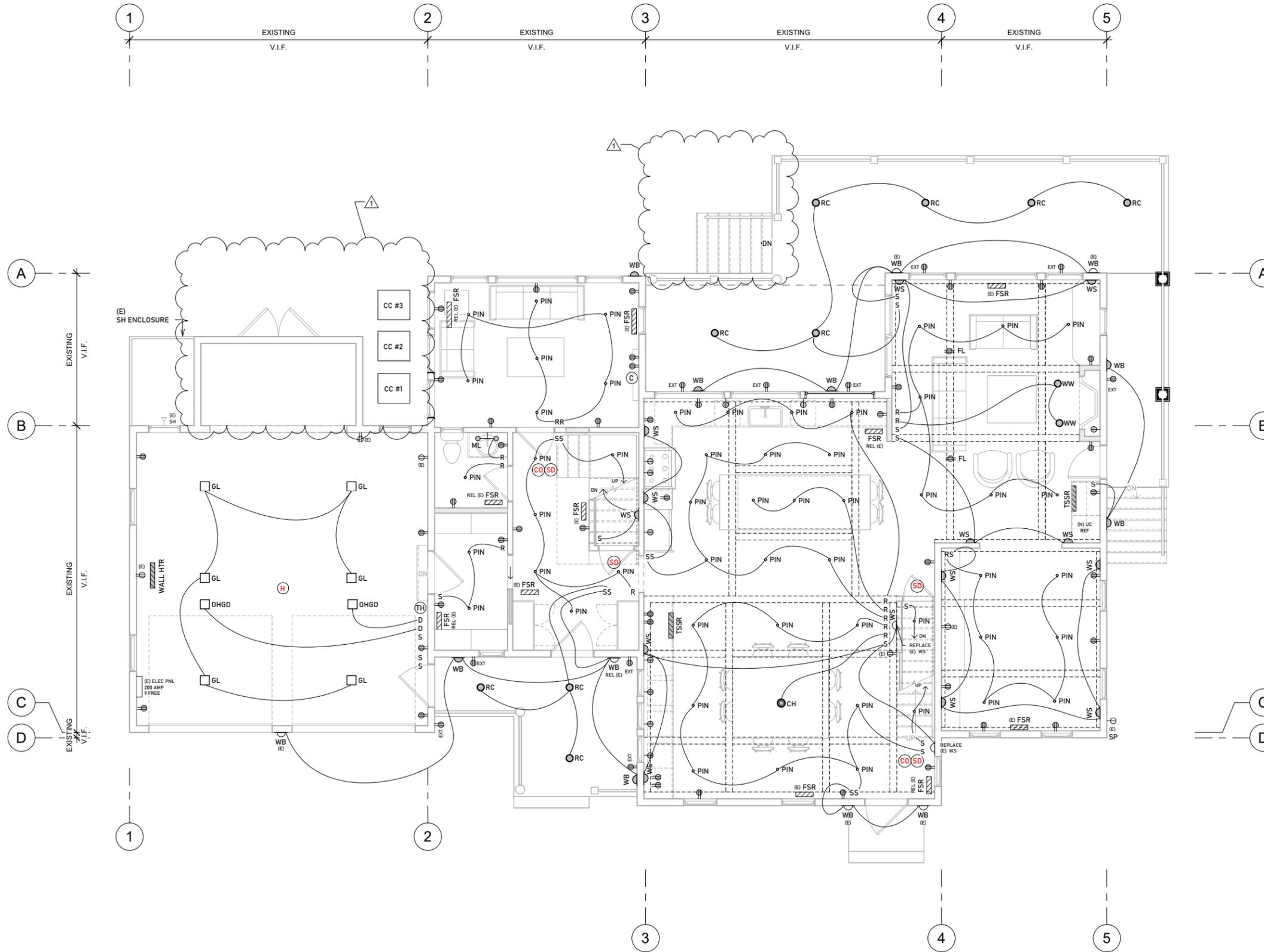
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SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
ME1
 GROUND FLOOR MECH/ELEC PLAN
 CONSTRUCTION DOCUMENTS



MECHANICAL LEGEND

	(N) CEILING SUPPLY REGISTER
	(N) WALL SUPPLY REGISTER
	(N) FLOOR SUPPLY REGISTER
	(N) TOE SPACE SUPPLY REGISTER
	(N) WALL RETURN REGISTER
	(N) TOE SPACE RETURN REGISTER
	(N) MECHANICAL DAMPER
	(N) THERMOSTAT
	HEATING/VENT./AIR COND. UNIT
	COMPRESSOR/ CONDENSOR UNIT
	EMERGENCY GENERATOR
	AIR CONDITIONER UNIT

ELECTRICAL LEGEND

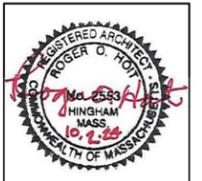
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	RECESSED CAN LIGHT
	PIN LIGHT
	BASEMENT LIGHT
	GARAGE LIGHT
	CLOSET LIGHT
	MIRROR LIGHT
	UNDERCABINET LIGHT
	CHANDELIER
	PENDANT LIGHT
	WALL WASHER LIGHT
	WALL SCONCE LIGHT
	WALL BRACKET LIGHT
	FLOOD LIGHT
	DATA
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	CABLE TELEVISION
	EXHAUST FAN
	MASTER SWITCH
	SWITCH
	DISCONNECT SWITCH
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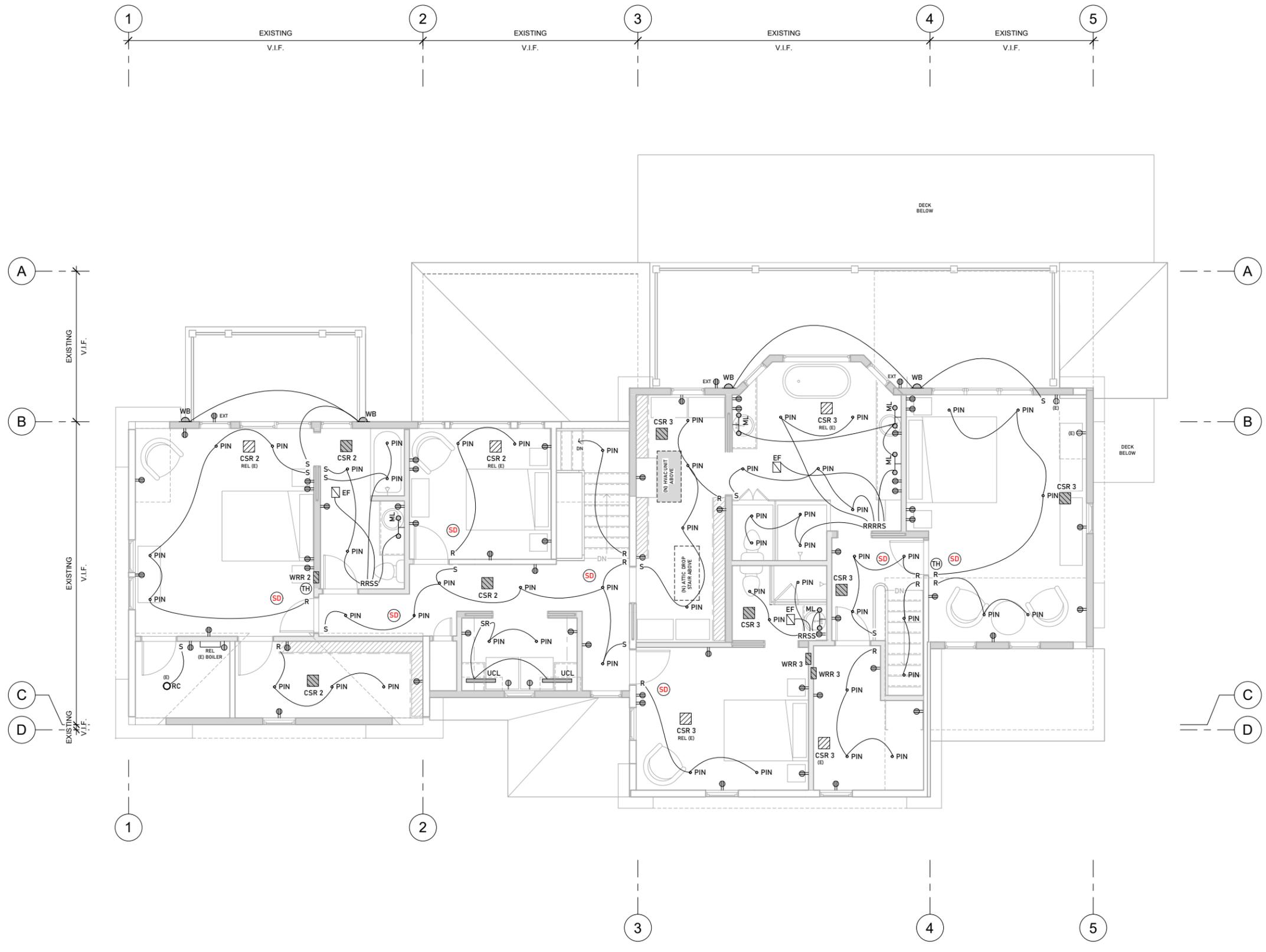
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SCALE: 1/8" = 1'-0"

DRAWN: JS

CHECK: ROH

DRAWING NUMBER:
ME2
 FIRST FLOOR MECH/ELEC PLAN
 CONSTRUCTION DOCUMENTS



MECHANICAL LEGEND

	(N) CEILING SUPPLY REGISTER
	(N) WALL SUPPLY REGISTER
	(N) FLOOR SUPPLY REGISTER
	(N) TOE SPACE SUPPLY REGISTER
	(N) WALL RETURN REGISTER
	(N) TOE SPACE RETURN REGISTER
	(N) MECHANICAL DAMPER
	(N) THERMOSTAT
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	COMPRESSOR/ CONDENSOR UNIT
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	AIR CONDITIONER UNIT

ELECTRICAL LEGEND

	DOWN LIGHT
	RECESSED CAN LIGHT
	PIN LIGHT
	BASEMENT LIGHT
	GARAGE LIGHT
	CLOSET LIGHT
	MIRROR LIGHT
	UNDERCABINET LIGHT
	CHANDELIER
	PENDANT LIGHT
	WALL WASHER LIGHT
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DRAWING NUMBER:
ME3
 SECOND FLOOR MECH/ELEC PLAN
 CONSTRUCTION DOCUMENTS