



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

REVISIONS:

#1	11.01.2024
#2	02.26.2025

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
[Hatched Box]	CASWORK
▲	REVISION MARKER
0	COLUMN GRID
Name Elevation	ELEVATION MARKER
A101	EXTERIOR ELEVATION
1 A101	BUILDING SECTION

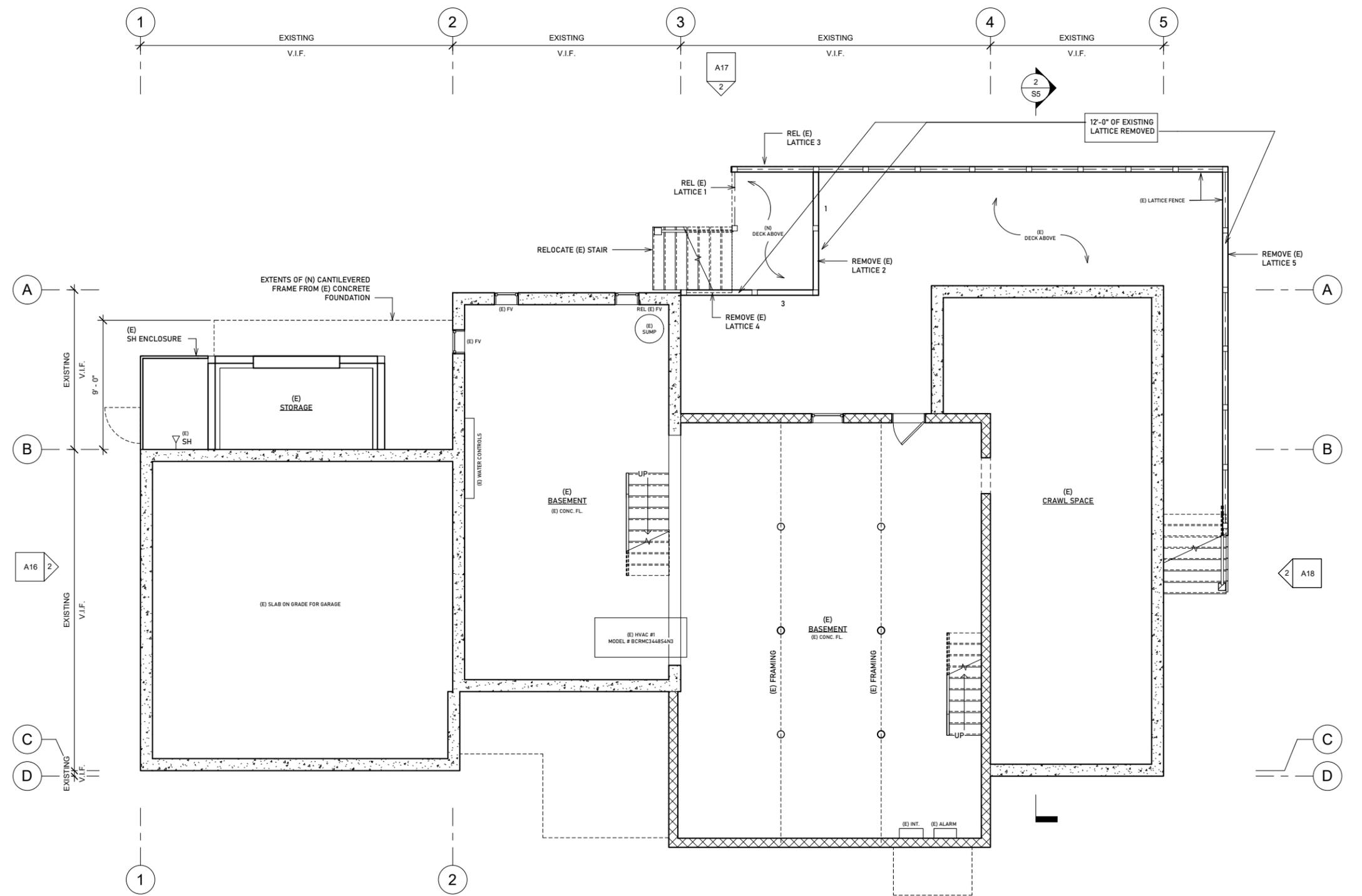
WALL SCHEDULE

[Hatched Box]	(E) MASONRY FOUNDATION
[Diagonal Lines]	(E) BRICK
[Solid Line]	(E) EXTERIOR STUD WALL
[Dashed Line]	(E) INTERIOR STUD WALL
[Dotted Line]	(E) or (N) EDGE (ABOVE)
[Stippled Box]	(N) CONCRETE FOUNDATION
[Horizontal Lines]	(N) 2X6 STUD WALL (EXT.)
[Vertical Lines]	(N) 2X4 STUD WALL (INT.)
[Brick Pattern]	(N) ASPHALT ROOF

DOOR / WINDOW SCHEDULE

[Door Symbol]	EXISTING DOOR TO REMAIN
[Pocket Door Symbol]	POCKET DOOR
[Folding Door Symbol]	FOLDING DOOR
[Window Symbol]	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'-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

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



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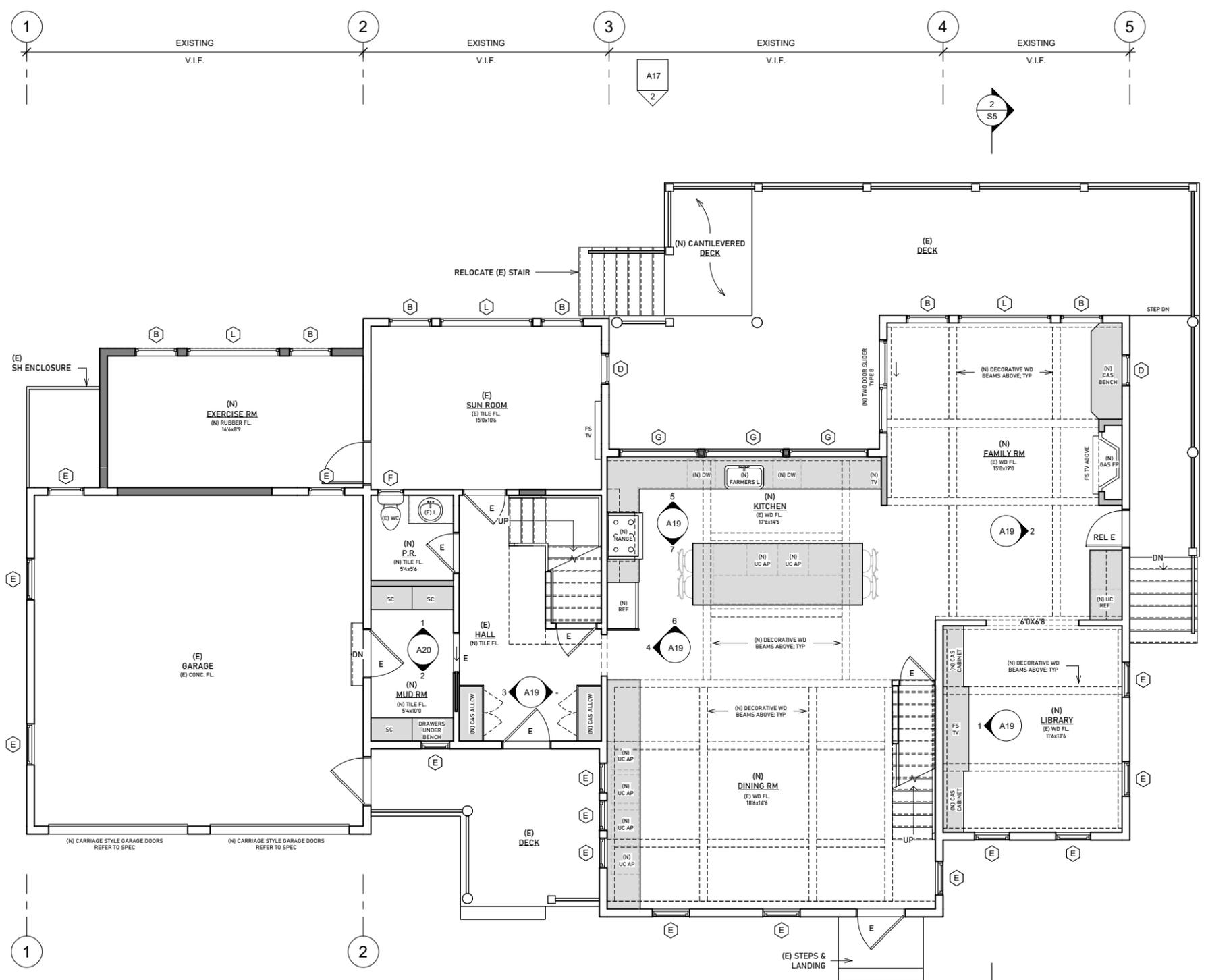
DRAWING NUMBER:
A12
 (N) FIRST FLOOR PLAN
 CONSTRUCTION DOCUMENTS

- 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
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 - 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
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- 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

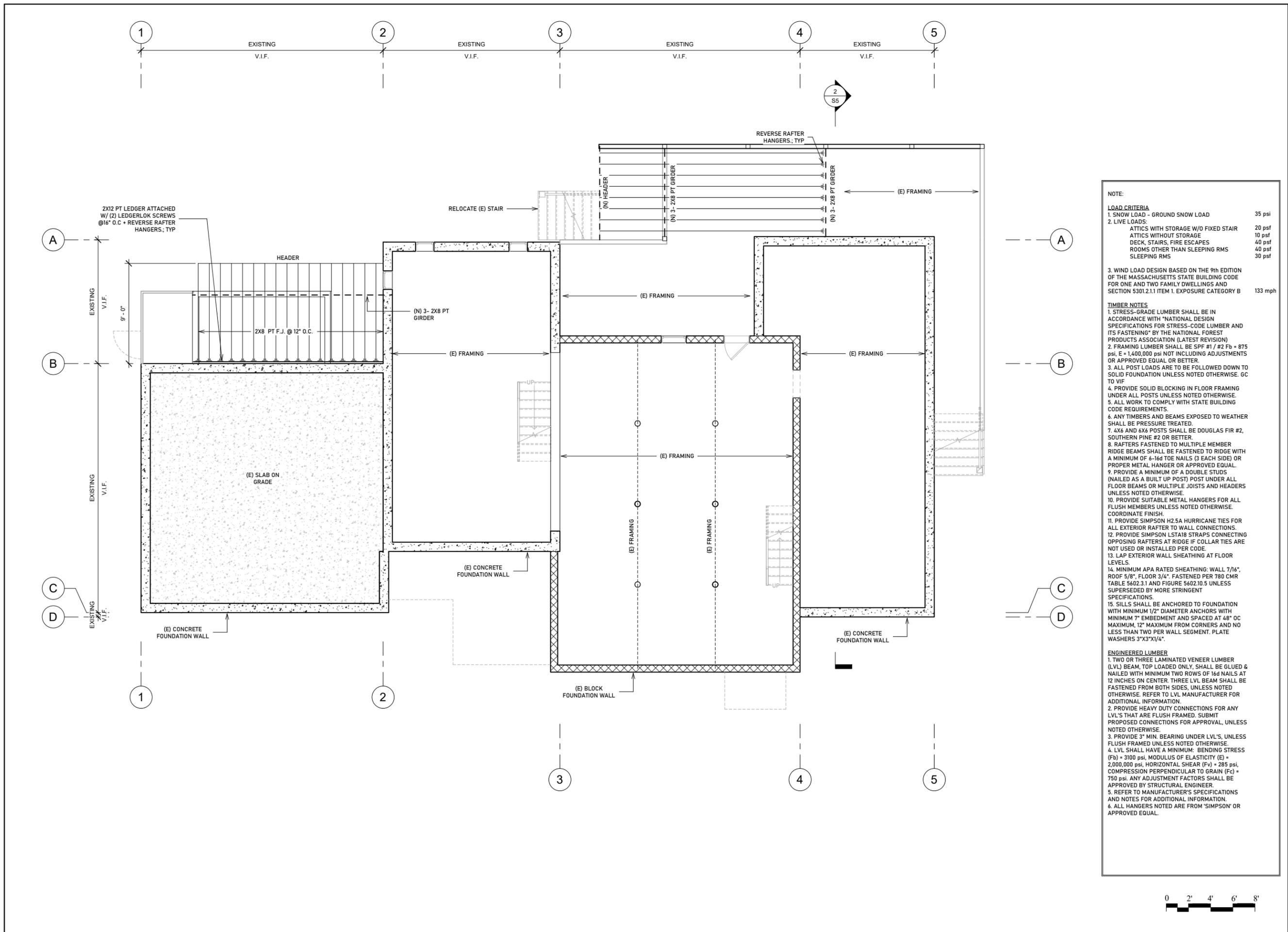
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 - (N) 2X6 STUD WALL (EXT.)
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 - (N) ASPHALT ROOF

- 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

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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.
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.



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S1

FIRST FLOOR FRAMING PLAN
 CONSTRUCTION DOCUMENTS