

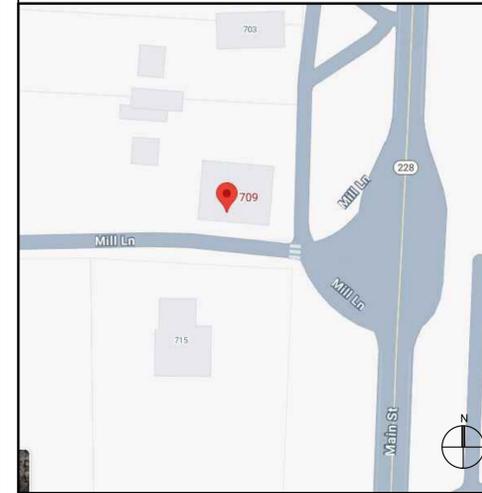
# GRAPHIC SYMBOLS

	<b>ENLARGED DETAIL</b> REFERENCE NUMBER SHEET NUMBER		<b>CEILING</b> 10'-0"		<b>DATUM POINT</b> LOCATION ELEVATION		<b>SMOKE DETECTOR</b>		<b>EXISTING PARTITION</b>
	<b>SECTION DETAIL</b> REFERENCE I.D. SHEET NUMBER		<b>MATCH LINE</b> SHEET NUMBER		<b>REVISION INDICATOR</b> REVISION NUMBER		<b>CARBON MONOXIDE &amp; SMOKE COMBO DETECTOR</b>		<b>DEMOLITION PARTITION</b>
	<b>ELEVATION</b> REFERENCE I.D. SHEET NUMBER		<b>PARTITION INDICATOR</b> PARTITION TYPE		<b>FIRE DOOR SYMBOL</b> 90MIN FIRE RATED DOOR (3HR FIRE WALL)		<b>HEAT DETECTOR</b>		<b>NEW PARTITION</b>
	<b>INTERIOR ELEVATION</b> ELEVATION NUMBER SHEET NUMBER REFERENCE I.D.		<b>FIRE DOOR SYMBOL</b> 60MIN FIRE RATED DOOR (2HR FIRE WALL)		<b>FIRE DOOR SYMBOL</b> 45MIN FIRE RATED DOOR (1HR FIRE WALL)				
	<b>WINDOW SYMBOL</b> REFERENCE NUMBER								
	<b>CEILING HEIGHT KEY</b> HEIGHT MATERIAL TYPE								

# GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. GOVERNING THIS WORK.
- PRIOR TO BUILDING, ALL CONTRACTORS MUST THOROUGHLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF ANY CONTRACTORS TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
- CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
- INFORMATION ON THESE PLANS ARE SCHEMATIC. INDIVIDUAL ROOF MANUFACTURES HAVE DIFFERENT DETAILS AND THESE MAY VARY DEPENDING ON WHICH MANUFACTURING SYSTEM IS SELECTED. CONTRACTOR SHOULD VISIT SITE TO ENSURE THAT HE IS FAMILIAR WITH THE PROJECT REQUIREMENT TO DO A COMPLETE ATTENTION SHOULD BE MADE AT THE MECHANICAL EQUIPMENT WITH RESPECT TO DISCONNECTION, MOVING, ROOF INSTALLATION AND RE-INSTALLING.
- ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER OF ANY DISCREPANCIES FOUND IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING WITH AFFECTED PART OF THE WORK.
- THE GENERAL CONTRACTOR MUST RECONFIRM THE DIMENSIONS OF THE DEMISING PARTITIONS AND COLUMN LOCATIONS.
- THE GENERAL CONTRACTOR SHALL UPON INITIAL SITE VISIT VERIFY ALL EXISTING CONDITIONS (I.E., OVERALL DIMENSIONS, CONDITION OF CONCRETE SLAB, LOCATION OF SERVICES, STRUCTURE, CLEARANCES, ETC.) AND REPORT ANY DISCREPANCIES, OMISSIONS, OR OBSTRUCTIONS THAT WILL AFFECT THE LAYOUT OR DESIGN OF THE SPACE IMMEDIATELY TO THE OWNER OR OWNER'S PROJECT MANAGER.
- CONTRACTOR SHALL LAY OUT PARTITION LINES ON FLOOR AT BEGINNING OF JOB AND NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS IMMEDIATELY.
- G.C. TO PATCH AND REPAIR EXISTING WALLS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WITH LIKE CONSTRUCTION MATERIALS TO MATCH EXISTING.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT ADJOINING PROPERTY AND STRUCTURES FROM DAMAGE. ALL BUTTING WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
- IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC., OF THIS SYSTEM. HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE AND IN STRICT CONFORMANCE WITH ALL APPLICABLE INTERNATIONAL CODE AND STATE BUILDING CODE REGULATIONS.
- CONTRACTOR SHALL ADHERE TO A SCHEDULE FOR ALL WORK WHICH DOES NOT INTERFERE WITH NORMAL OPERATIONS OF THE FACILITY.
- CONTRACTOR SHALL ENSURE THAT MEMBRANE ROOFING MANUFACTURE'S REPRESENTATIVE IS PRESENT ON SITE DURING INSTALLATION OF THE ENTIRE ROOF.
- ROOF SLOPES AS NOTED ON DRAWINGS ARE BASED ON AVAILABLE EXISTING INFORMATION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND SLOPES AND SUBMIT TO DESIGNER ALL EXISTING ELEVATIONS PRIOR TO INSTALLATION OF INSULATION. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MINIMUM SLOPES TOWARDS ROOF FRAMING AS NOTED. USE TAPERED INSULATION AT FLAT AREAS AS REQUIRED TO ACHIEVE POSITIVE SLOPES.
- COMPLETE SYSTEM WARRANTIES INCLUDING ROOFING, INSULATION AND OTHER RELATED ITEMS ARE REQUIRED FOR THIS PROJECT. REFER TO MANUFACTURER'S SPECIFICATION.
- DO NOT PUT DISSIMILAR METALS IN CONTACT WITH EACH OTHER.
- UNLESS SPECIFICALLY NOTED AS EXISTING, ALL ITEMS ARE NEW.
- USE ONLY MASONRY MATERIALS FOR MASONRY PATCHING AND USE ONLY ROOFING MATERIALS FOR ROOF WORK.

# LOCUS PLAN



# DOCUMENT LIST

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# ABBREVIATION

ABI ACCENT BUILT-IN	FAO FINISHED ALL OVER	MAX MAXIMUM	RM ROOM
ACT ACOUSTIC CEILING TILE	FE FIRE EXTINGUISHER	MB MERCHANDISE BAY	RO ROUGH OPENING
AFF ABOVE FINISH FLOOR	FEC FIRE EXTINGUISHER CABINET	MDO MEDIUM DENSITY OVERLAY	SBC STANDARD BUILDING CODE
AL ALUMINUM	FIN FINISH	MECH MECHANICAL	SCH SCHEDULE
AVG AVERAGE	FT FEET	MFR MANUFACTURER	SECT SECTION
BD BOARD	FL FLOOR	MIN MINIMUM	SHT SHEET
BLDG BUILDING	FLUOR FLUORESCENT	MISC MISCELLANEOUS	SIM SIMILAR
BOCA BUILDING OFFICIALS CODE ADMINISTRATION	FRT FIRE RETARDANT TREATED	MLDG MOLDING	SMF STRUCTURAL METAL FRAMING
BR BRASS	FS FULL SIZE	MO MASONRY OPENING	SPECS SPECIFICATIONS
BRZ BRONZE	FSU FREE STANDING UNIT	MR MOISTURE RESISTANT	SQ SQUARE
CAB CABINET	FURN FURNISH	MTL METAL	SQ FT SQUARE FEET
CH CHROME	FW FEATURE WALL	MULL MULLION	SQ IN SQUARE INCHES
CL CENTER LINE	GA GAUGE	NAT NATURAL	SS STAINLESS STEEL
CLG CEILING	G.C. CONTRACTOR	NIC NOT IN CONTRACT	STD STANDARD
CLR CLEAR	GL GLASS	NFPA NATIONAL FIRE PROTECTION ASSOCIATION	SUSP SUSPENDED
CMU CONCRETE MASONRY UNIT	GRG GLASS REINFORCED GYPSUM	NO NUMBER	SYS SYSTEM
COL COLUMN	GWB GYPSUM BOARD	NOM NOMINAL	T THICK
CONC CONCRETE	H HEIGHT	NTS NOT TO SCALE	T&G TONGUE AND GROOVE
CONST CONSTRUCTION	HC HOLLOW CORE	OC ON CENTER	TEL TELEPHONE
CONT CONTINUOUS	HDWD HARDWARE	OFI OWNER FURNISHED ITEM	TEMP TEMPERATURE
D DEEP	HDWD HARDWOOD	OPNG OPENING	TR TREAD
DEMO DEMOLITION	HR HANGRAIL	OPP OPPOSITE	TYP TYPICAL
DET DETAIL	IN INCH	PL PLASTIC LAMINATE	UBC UNIFORM BUILDING CODE
DIA DIAMETER	INSUL INSULATION	PLBG PLUMBING	UNO UNLESS NOTED OTHERWISE
DIV PNL DIVIDER PANEL	INT INTERIOR	PLYWD PLYWOOD	UR URINAL
DWG DRAWING	JB JUNCTION BOX	PNL PANEL	VB VAPOR BARRIER
EA EACH	L LONG	PT PRESSURE TREATED	VIF VERIFY IN THE FIELD
ELEC ELECTRIC	LAV LAVATORY	QTY QUANTITY	W WIDE
EQ EQUAL	LIN LINEAR	R RADIUS	WC WATER CLOSET
EST ESTIMATE	LL LANDLORD	REF REFERENCE	WD WOOD
EXIST EXISTING	LT LIGHT	REQD REQUIRED	WI WROUGHT IRON
	LTG LIGHTING	REV REVISION	WT WEIGHT
			W/O WITHOUT

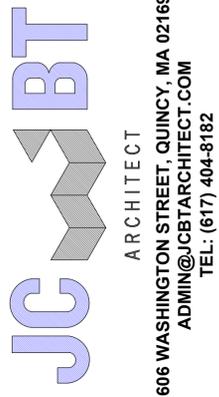
## MAIN HOUSE SQUARE FOOTAGE CALCULATION

EXISTING CONDITION	
ATTIC @ 7'-3" CEILING HEIGHT OR MORE	316 SF +/-
2ND FLOOR	2,326SF +/-
1ST FLOOR	2,519 SF +/-
<b>TOTAL GROSS LIVING AREA</b>	<b>5,161 SF +/-</b>
BEDROOM	7
FULL BATHROOM	4
PROPOSED CONDITION	
ATTIC @ 7'-3" CEILING HEIGHT OR MORE	316 SF +/-
2ND FLOOR	3,940 SF +/-
1ST FLOOR	2,966 SF +/-
ATTACHED GARAGE	1,188 SF +/-
<b>TOTAL GROSS LIVING AREA</b>	<b>6,906 SF +/-</b>
BEDROOM	7
FULL BATHROOM	6
HALF BATHROOM	1

## POOL HOUSE SQUARE FOOTAGE CALCULATION

PROPOSED CONDITION	
2ND FLOOR	900 SF
1ST FLOOR	1,092 SF
UNFINISHED BASEMENT	1,092 SF
<b>TOTAL GROSS LIVING AREA</b>	<b>1,992 SF</b>
BEDROOM	1
FULL BATHROOM	2

# EXISTING 3-FAMILY ALTERATION & ADDITION 709 MAIN ST, HINGHAM, MA



ARCHITECT  
606 WASHINGTON STREET, QUINCY, MA 02169  
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## CONSULTANT

## REGISTRATION



## REVISIONS

NO.	BY	DESCRIPTION	DATE

## PROJECT

EXISTING 3-FAMILY ALTERATION & ADDITION  
  
709 MAIN ST, HINGHAM, MA  
PROJECT NO. 25065

## SHEET TITLE

TITLE SHEET

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 6/9/2025	
CHECKED:	<b>A0.1</b>
SHEET 1 OF 15	



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NO.	BY	DESCRIPTION	DATE
1	JZ	HISTORICAL SUBMISSION #2	8/25/2025

PROJECT

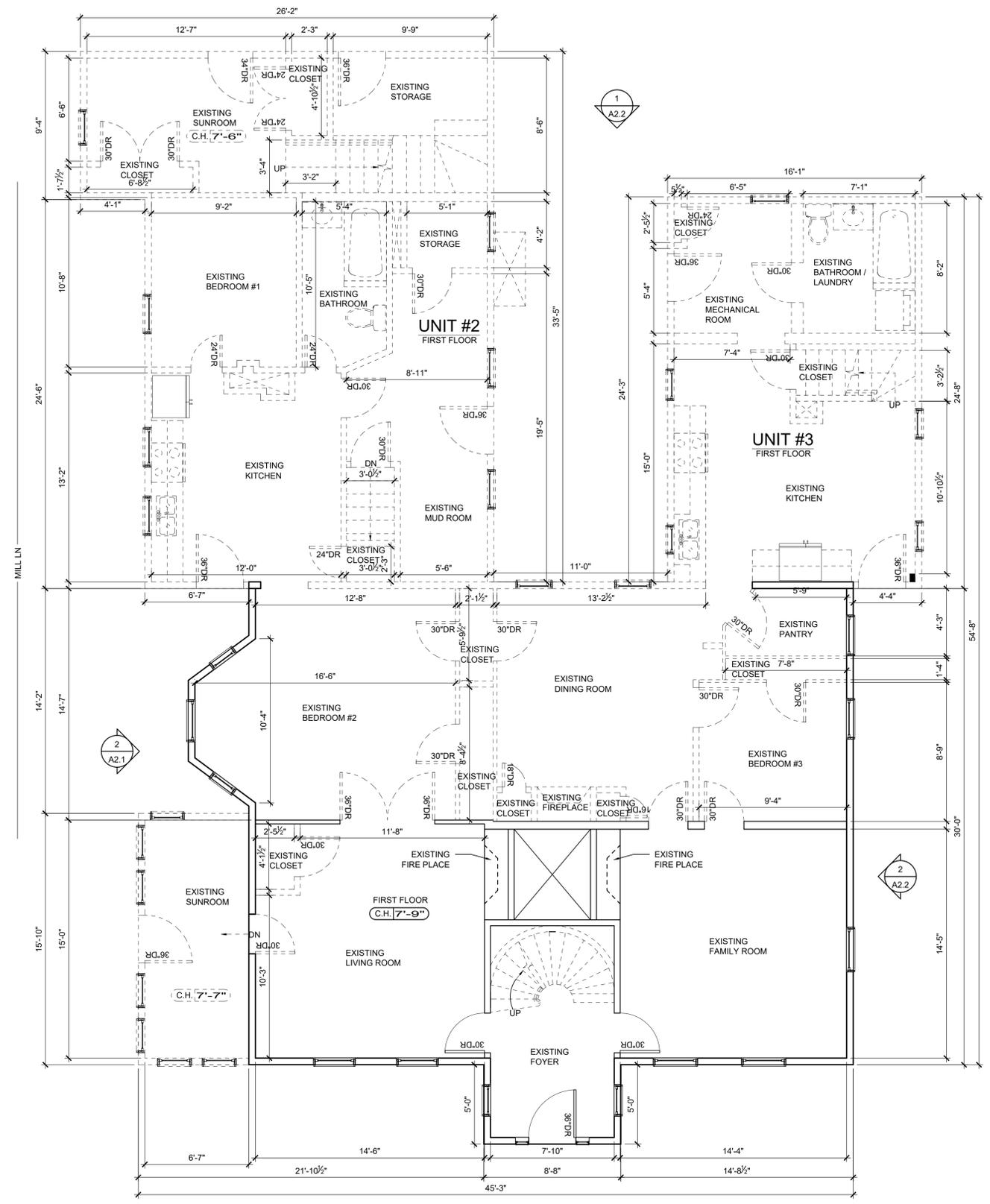
EXISTING 3-FAMILY  
 ALTERATION & ADDITION

709 MAIN ST,  
 HINGHAM, MA  
 PROJECT NO. 25065

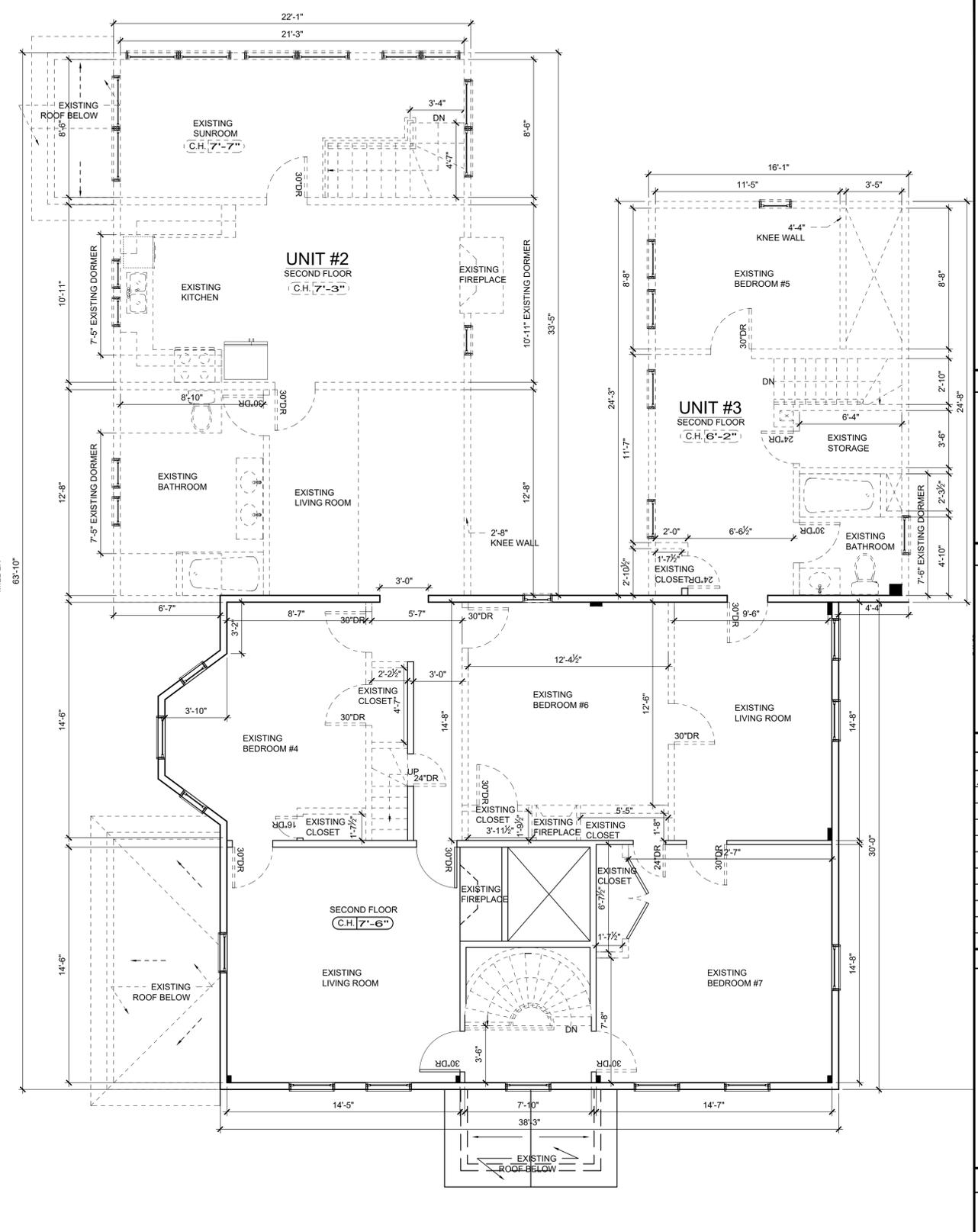
SHEET TITLE

DEMOLITION  
 FLOOR PLANS

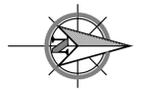
DRAWN: K.T.	DRAWING NO:
SCALE: NOTED	
DATE: 05/14/2025	
CHECKED:	
SHEET 2 OF 15	<b>A1.1</b>



EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"



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1	JZ	HISTORICAL SUBMISSION #2	8/25/2025

PROJECT

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ALTERATION & ADDITION

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HINGHAM, MA

PROJECT NO. 25065

SHEET TITLE

DEMOLITION  
FLOOR PLAN

DRAWN: K.T.

SCALE: NOTED

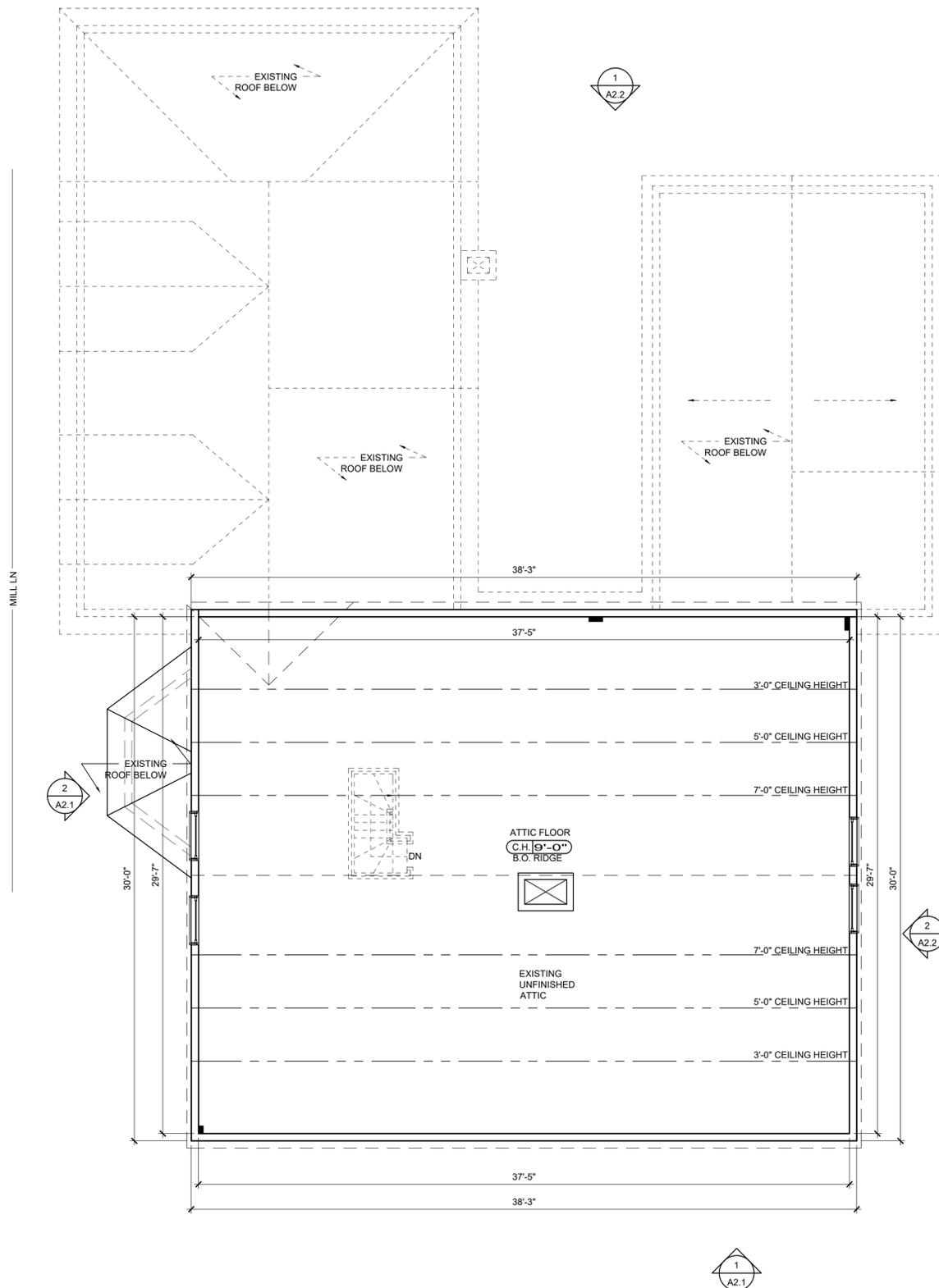
DATE: 05/14/2025

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SHEET 3 OF 15

DRAWING NO:

**A1.2**



EXISTING ATTIC FLOOR PLAN  
SCALE: 1/4"=1'-0"

1  
A1.2

















ALL NEW AND EXISTING WINDOWS SHALL BE 6/6 SDL.

ALL DOORS SHALL MATCH THE EXISTING PROFILES.

ALL SIDING WILL BE REPLACED WITH CEDAR OR EQUAL SIDING TO MATCH THE EXISTING PROFILE

ALL WINDOW TRIMS TO BE INSTALLED OR REPLACED WITH SOLID CEDAR OR EQUAL TO MATCH THE EXISTING TRIMS.

ALL FASCIA AND SOFFIT TRIMS TO BE INSTALLED OR REPLACED WITH SOLID CEDAR TO MATCH EXISTING PROFILES

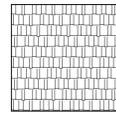
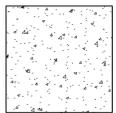
ALL GUTTERS SHALL BE INSTALLED OR REPLACED WITH NEW WOODEN(OR COPPER IF ALLOWED) GUTTERS.



PROPOSED FRONT (EAST) ELEVATION ( MAIN ST) 1  
SCALE: 1/4" = 1'-0" A2.3

WINDOW SCHEDULE							
ITEM	BRAND	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
A	ANDERSEN OR SIMILAR	3' - 0"	4' - 10"	2' - 11 1/2"	4' - 9 1/2"	29	DOUBLE HUNG
B	ANDERSEN OR SIMILAR	2' - 6"	4' - 10"	2' - 5 1/2"	4' - 9 1/2"	4	DOUBLE HUNG
C	ANDERSEN OR SIMILAR	6' - 0"	4' - 10"	5' - 11 1/2"	4' - 9 1/2"	2	DOUBLE HUNG
D	ANDERSEN OR SIMILAR	3' - 0 1/2"	1' - 6 1/4"	3' - 0"	1' - 6"	10	AWING
E	ANDERSEN OR SIMILAR	4' - 0"	3' - 0"	4' - 0"	3' - 0"	1	PICTURE
F	ANDERSEN OR SIMILAR	3' - 0"	3' - 10"	2' - 11 1/2"	3' - 9 1/2"	2	DOUBLE HUNG
F.1	ANDERSEN OR SIMILAR	3' - 0"	3' - 10"	2' - 11 1/2"	3' - 9 1/2"	5	DOUBLE HUNG, TEMPERED GLASS

**GRAPHIC LEGEND**

 HARDIE SHINGLES SIDING  
 30 YR ARCHITECTURAL SHINGLES TO MATCH EXISTING MAIN HOUSE  
 EXPOSED CONCRETE



PROPOSED LEFT-SIDE (SOUTH) ELEVATION (MILL LN) 2  
SCALE: 1/4" = 1'-0" A2.3

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**SHEET TITLE**

MAIN HOUSE PROPOSED ELEVATIONS

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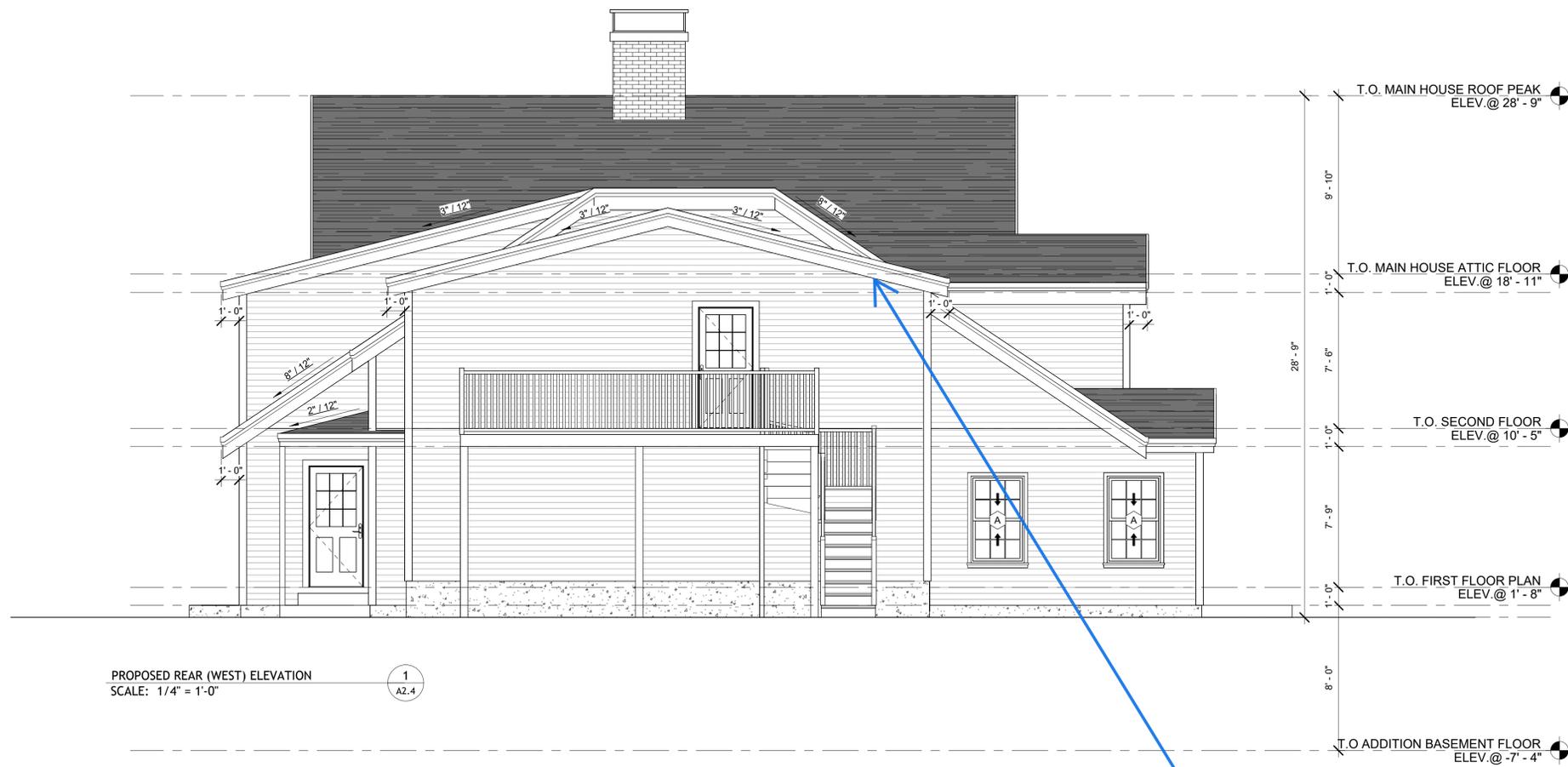
SCALE: 1/4" = 1'-0"

DATE: 10/20/2025

CHECKED:

SHEET OF

**A2.3**



PROPOSED REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

1  
A2.4



PROPOSED RIGHT-SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

2  
A2.4

Change roof plan above garage to be more in line with historic guidelines

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709 MAIN ST,  
HINGHAM, MA

PROJECT NO. 25065

SHEET TITLE

MAIN HOUSE  
PROPOSED  
ELEVATIONS

DRAWN: JZ

DRAWING NO:

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

DATE: 10/20/2025

CHECKED:

SHEET OF

A2.4







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PROJECT NO. 25065

**SHEET TITLE**

PROPOSED FRONT  
PERSPECTIVE VIEW

DRAWN: JZ

SCALE:

DATE: 10/20/2025

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SHEET OF

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**A3.1**



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PROJECT NO. 25065

SHEET TITLE

ARCHITECTURAL  
 DETAILS

DRAWN: K.T.J.J.Z

SCALE: NOTED

DATE: 06/03/2025

CHECKED:

SHEET OF

DRAWING NO:

**A4.1**



