


# Article 27



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. FINISH GRADE SHALL BE AS SHOWN.  
 3. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK OR CMU.  
 4. ALL ROOFING SHALL BE AS SHOWN.  
 5. ALL WINDOWS AND DOORS SHALL BE AS SHOWN.  
 6. ALL ELECTRICAL SHALL BE AS SHOWN.  
 7. ALL MECHANICAL SHALL BE AS SHOWN.  
 8. ALL PLUMBING SHALL BE AS SHOWN.  
 9. ALL FINISHES SHALL BE AS SHOWN.  
 10. ALL MATERIALS SHALL BE AS SHOWN.  
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.  
 12. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.  
 16. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
 17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.  
 20. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

**387 SUBURBY ROAD**  
**CONCORD, MA**

**IC**



**RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/13/2013  
 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]

**387 SUBURBY ROAD**  
**CONCORD, MA**

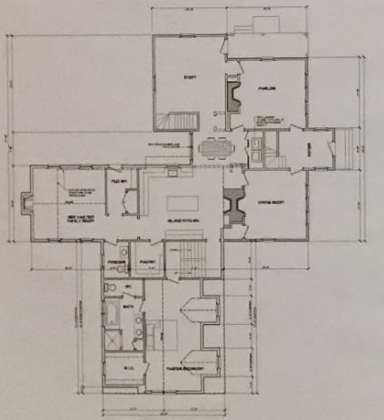
**E5**



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/13/2013  
 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]

**387 SUBURBY ROAD**  
**CONCORD, MA**

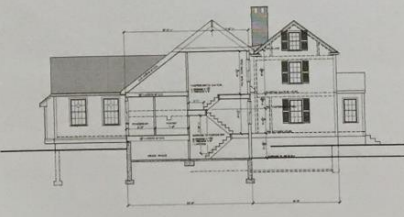
**A7**



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/13/2013  
 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]

**387 SUBURBY ROAD**  
**CONCORD, MA**

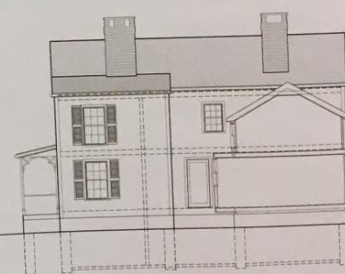
**A1**



**LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/13/2013  
 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]

**387 SUBURBY ROAD**  
**CONCORD, MA**

**A6**



**MAIN ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/13/2013  
 DRAWN BY: J. W. [unreadable]  
 CHECKED BY: J. W. [unreadable]

**387 SUBURBY ROAD**  
**CONCORD, MA**

**E8**





DANTE F. MONTUORI, P.E.

CONSULTING STRUCTURAL ENGINEERS  
CONSTRUCTION MANAGERS

REGISTERED PROFESSIONAL ENGINEERS  
MASS. REC. #7971  
LIFE MEMBER A.S.C.E.  
LIFE MEMBER B.S.C.E.  
MEMBER AISC

March 7, 2018

Mr. Robert McGinty

2 Blueberry Lane

Lincoln, MA 01773

Re: Property 387 Sudbury Rd., Concord, MA

Dear Mr. McGinty:

After a recent inspection of the property located at 387 Sudbury Rd., Concord, MA it is my opinion that the necessary structural repairs and all related work to bring the structure up to present day building codes would be cost prohibitive.

The stone and brick foundation has to be rebuilt to properly support the structure above. The main carrying beams are in irreparable condition and must be replaced. The floor joist resting on the main carrying beams show signs of insect infestation and must be replaced.

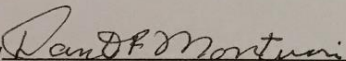
The plumbing, heating, and electrical systems have to be brought up to code, which in my opinion require new complete installation.

The strict energy codes require the entire structure require new insulation and caulking to meet the necessary requirements. Also part of the energy code will require new installation of windows and doors to satisfy the energy code.

The exterior walls of the building show signs of bulging in places which indicates the walls would have to be stripped and repaired, if possible or replaced. The roof rafters are at present not properly tied to the structure which is causing the bulge in the walls at this location.

Finally, the cost to bring the building up to present day codes would cost 2 to 3 times of entirely new construction.

Very truly yours

By 

Dante F. Montuori, P.E.



