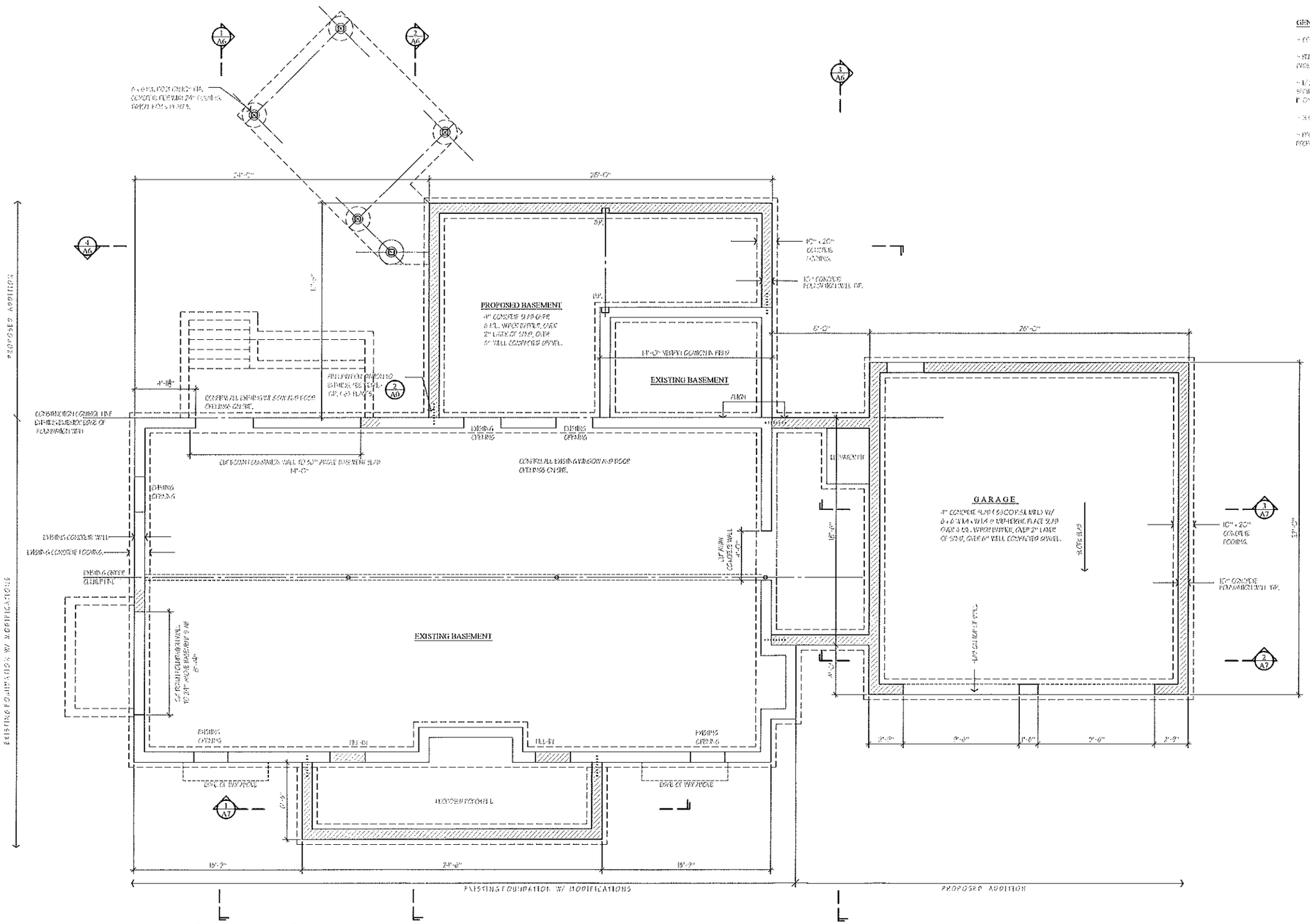
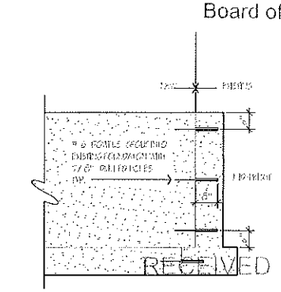


1 FOUNDATION PLAN



2 DETAIL

DO NOT SCALE

GENERAL NOTES (FOR NEW CONSTRUCTION):

- CONCRETE SHALL ABUTT + BOND FULL.
- REINFORCE ALL CONCRETE WALLS WITH 2 #5 HORIZONTAL PARS TOP AND BOTTOM.
- 1/2" DIAM. 12" LONG ANCHOR BOLTS WITHOUT CUT FOR SECTION FLOOR AT MINIMUM 4" O.C. AND NOT MORE THAN 1" OF THEIR SHEETS AT THE BEGINNING OF PIPE.
- ALL CONCRETE WALLS TO FOUNDATION WITH 1/2 WALL.
- PROVIDE FOOTING. ADJUST FOOTING AS NEEDED TO FIT THE PROPOSED LINEAR FOOT MANAGER'S REVIEW.

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Sheet Title: FOUNDATION PLAN + DETAILS

N

Job #

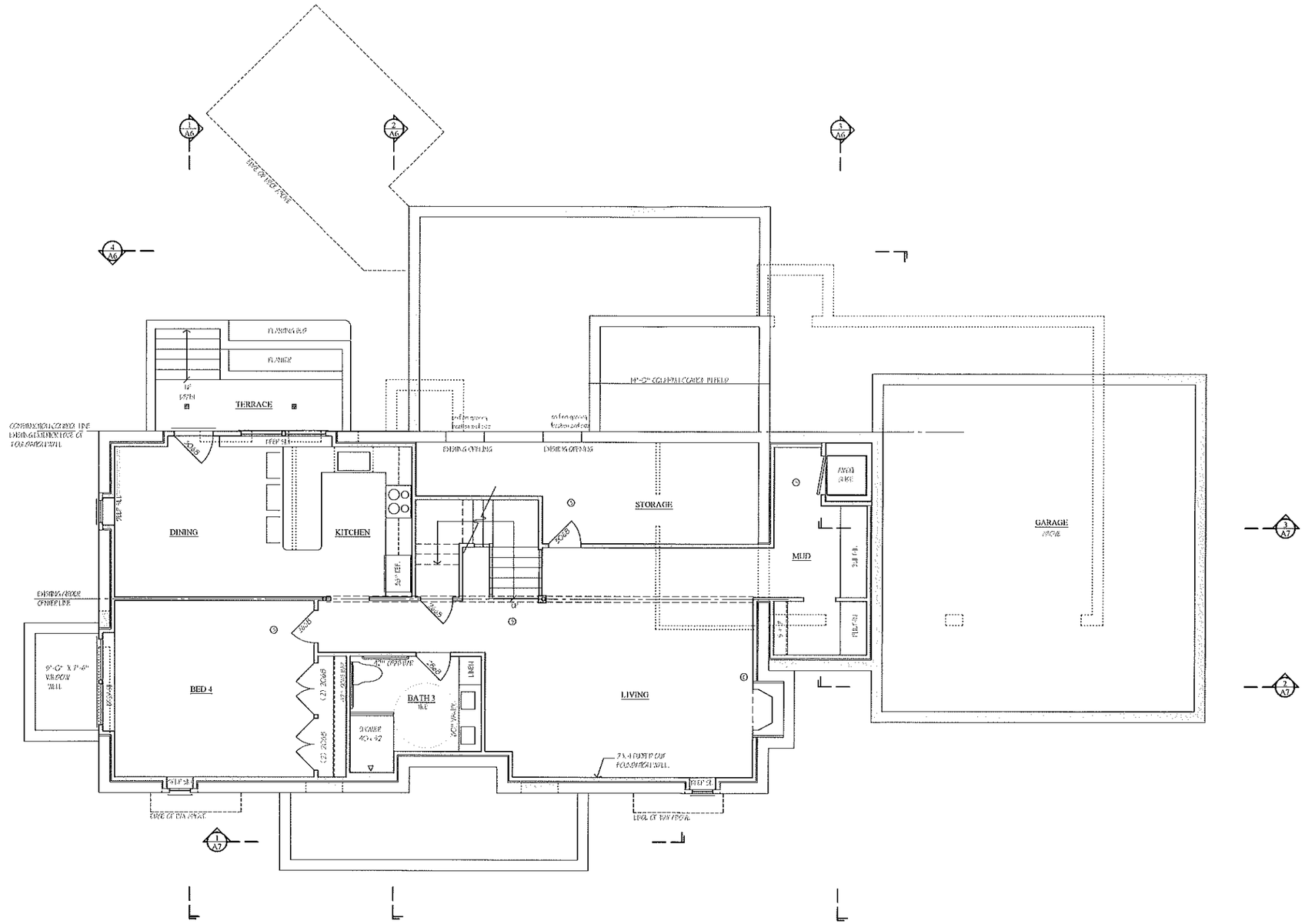
Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

Date: 10 MAY 2019

Revisions

Sheet: A0



1 BASEMENT PLAN

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Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
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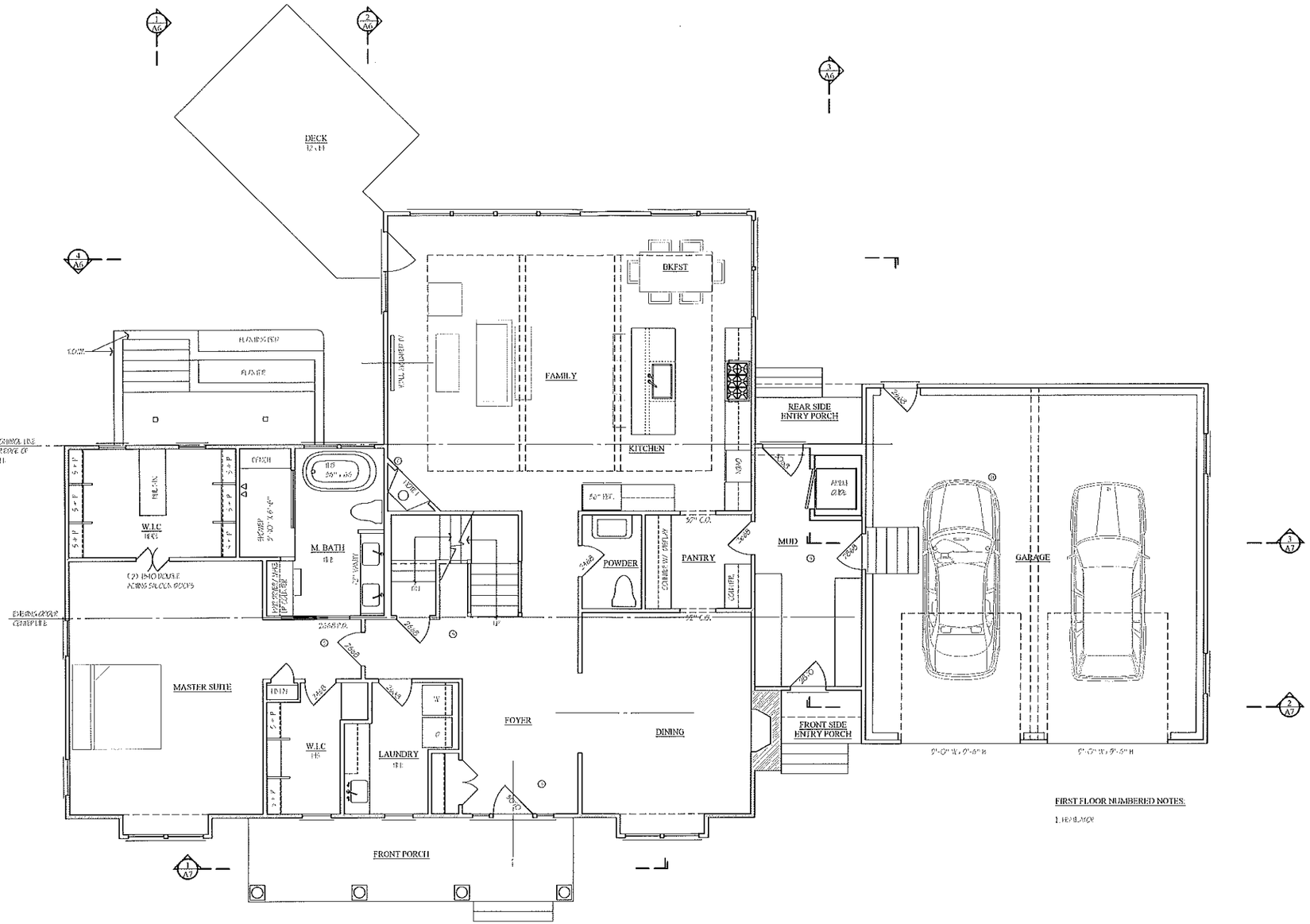

1 FIRST FLOOR PLAN

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16 MERIAM ROAD
CONCORD, MA

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Date: 10 MAY 2019

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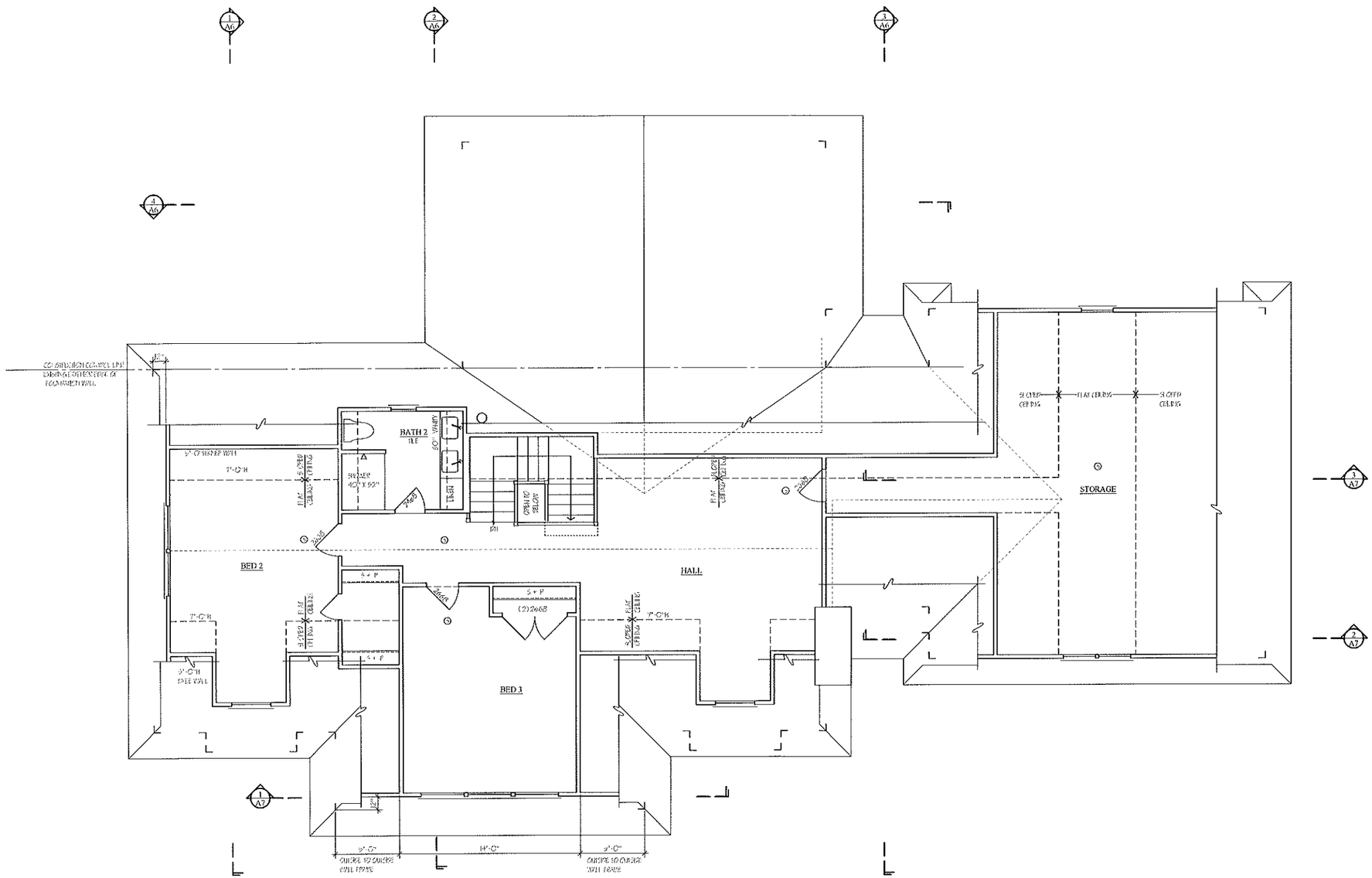

1 SECOND FLOOR PLAN

SECOND FLOOR

TOTAL PROPOSED SECOND FLOOR AREA - 1815 S.F.
(SPACE ≥ 5'-0"H)

ALL SECOND FLOOR EXTERIOR + INTERIOR WALLS ARE NEW CONSTRUCTION

⊙ SMOKE & CARBON MONOXIDE DETECTOR

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SECOND FLOOR PLAN

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PROPOSED RENOVATION
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16 MERIAM ROAD
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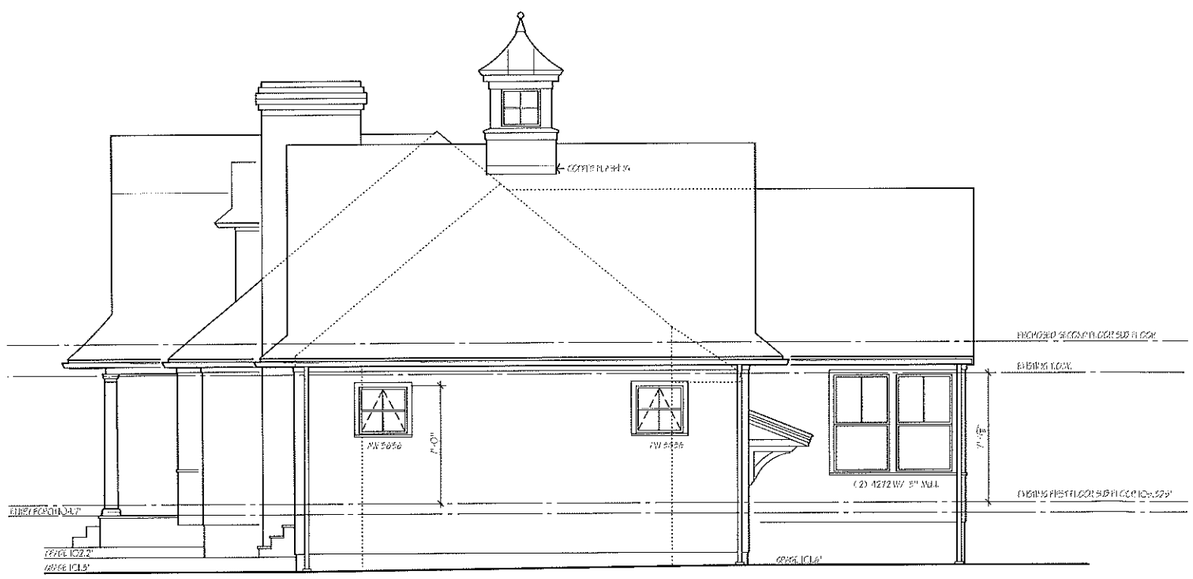
A3

1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION

EXTERIOR ELEVATION GENERAL NOTES:

LEGEND GOVERNS: [illegible]

BUILDING COLOR:
PORTION COLOR:
[illegible]

FIGURE:

[illegible]

SHINGLE ROOFING: [illegible]

MEMBRANE ROOFING: [illegible]

COLUMNS:

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Sheet Title: EXTERIOR ELEVATIONS

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Job #

Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

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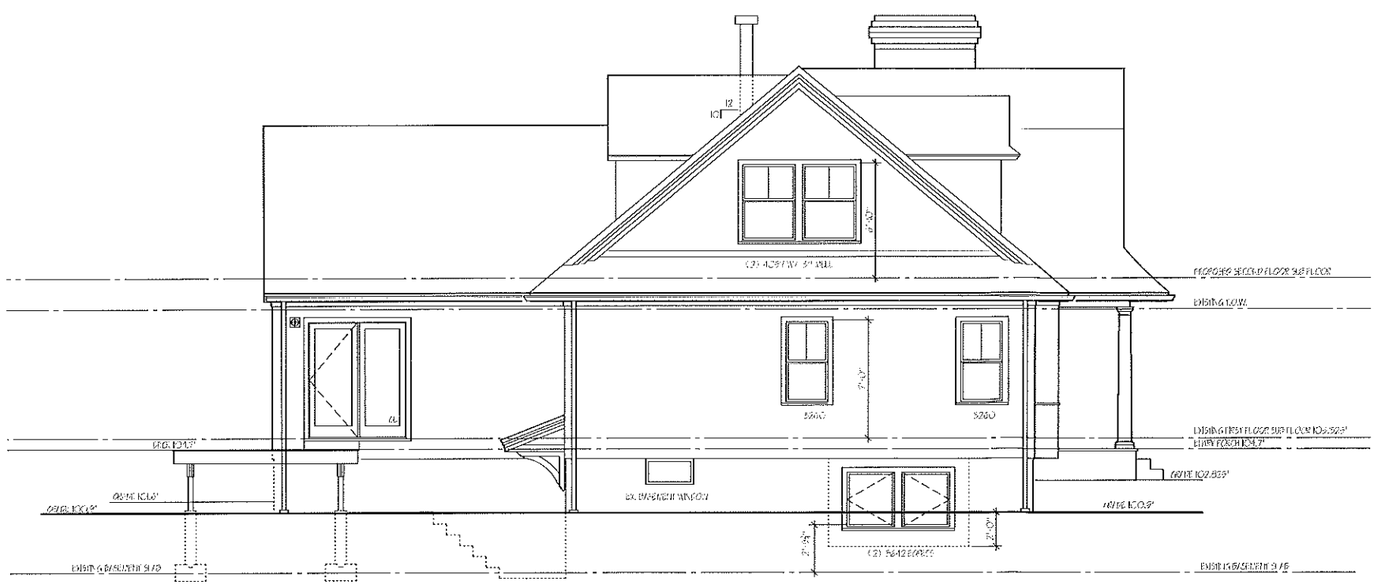
A4

1 REAR ELEVATION



2 LEFT SIDE ELEVATION

EXTERIOR ELEVATION GENERAL NOTES:

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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Sheet Title: EXTERIOR ELEVATIONS

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Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
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Scale: 1/4"=1'-0" U.N.O.

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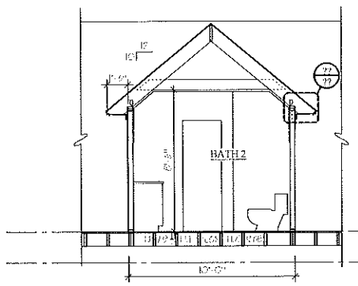

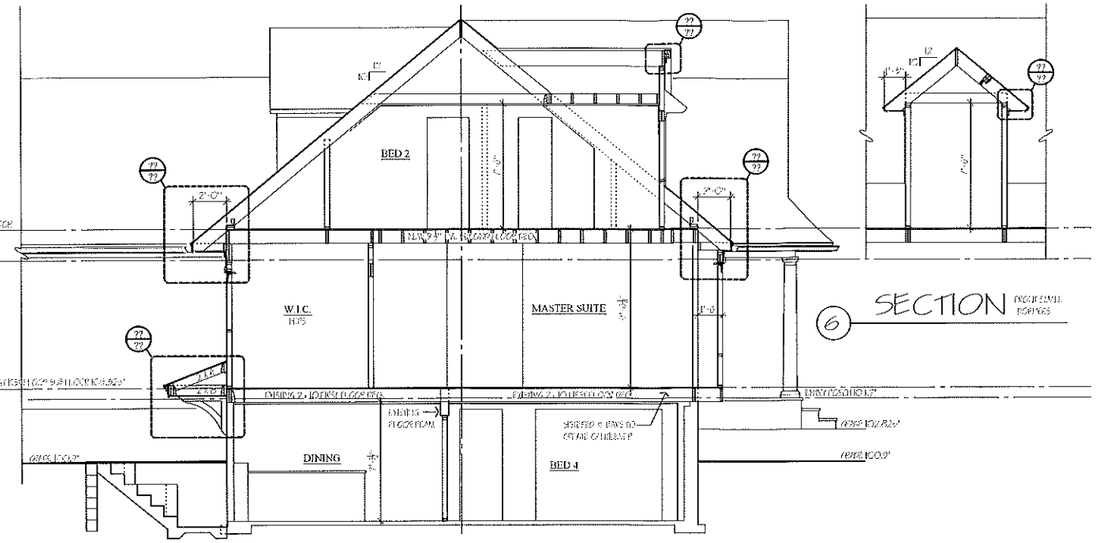

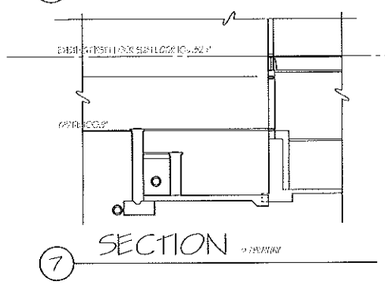

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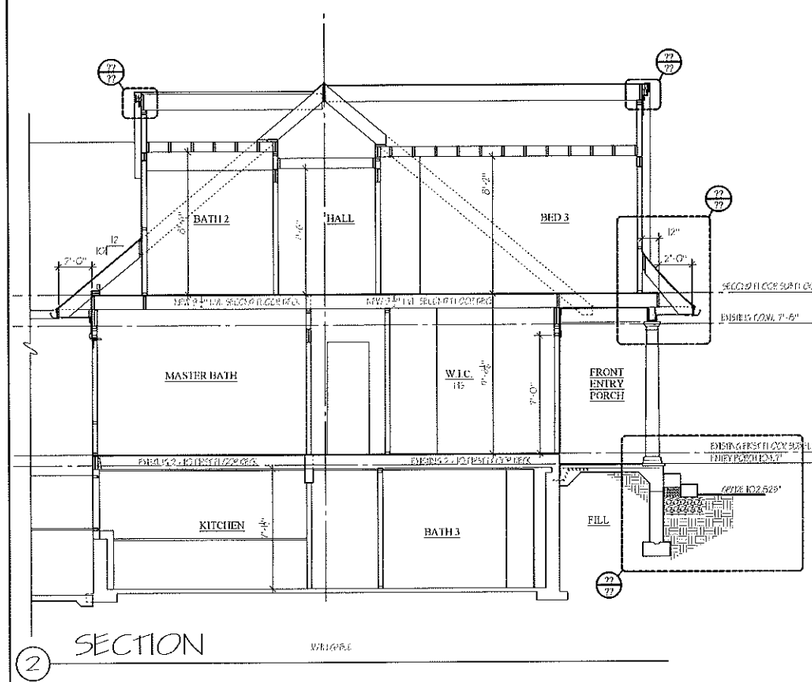

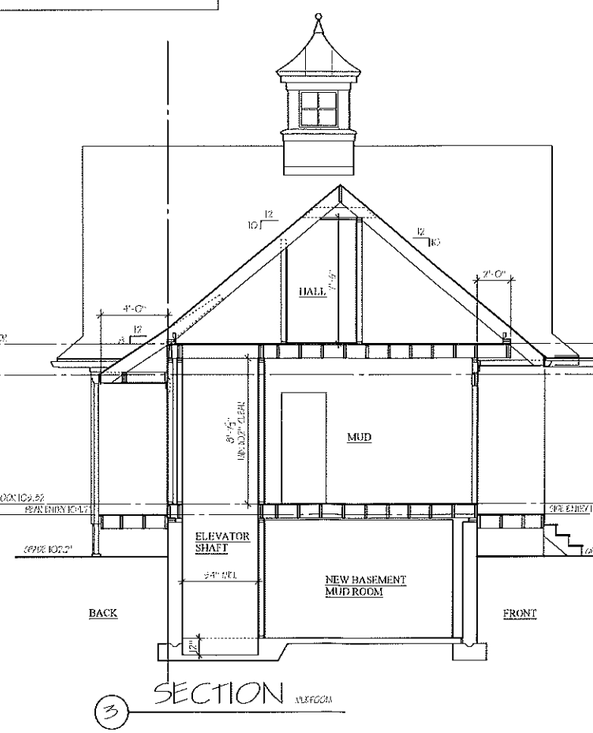

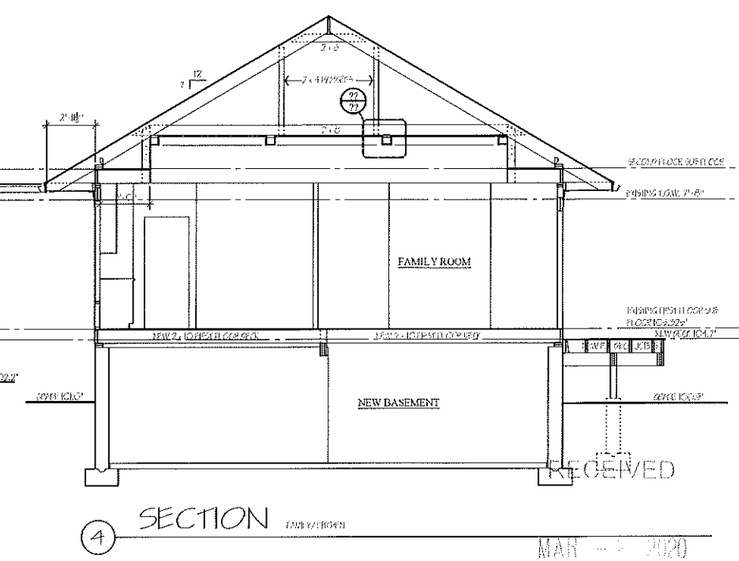

INSULATION NOTES:

[illegible]

TYPICAL WALL FRAMING CONSTRUCTION:

EXTERIOR WALLS
2" x 6" WOOD STUDS @ 16" O.C.
1/2" OSB SHEATHING W/ 1/8" x 1" WOOD BATTS
[illegible]
ROOFING
5/8" CDX PLYWOOD SHEATHING W/ ASPHALT SHINGLES
[illegible]
SUB-FLOORING
3/4" CDX PLYWOOD

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Sheet Title: SECTIONS

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Job #

Project: PROPOSED RENOVATION + ADDITION FOX RESIDENCE 16 MERIAM ROAD CONCORD, MA

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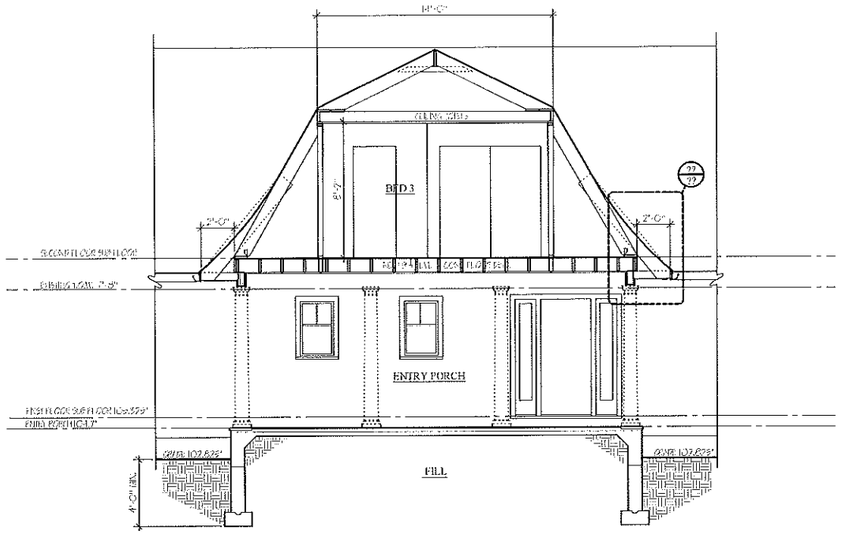

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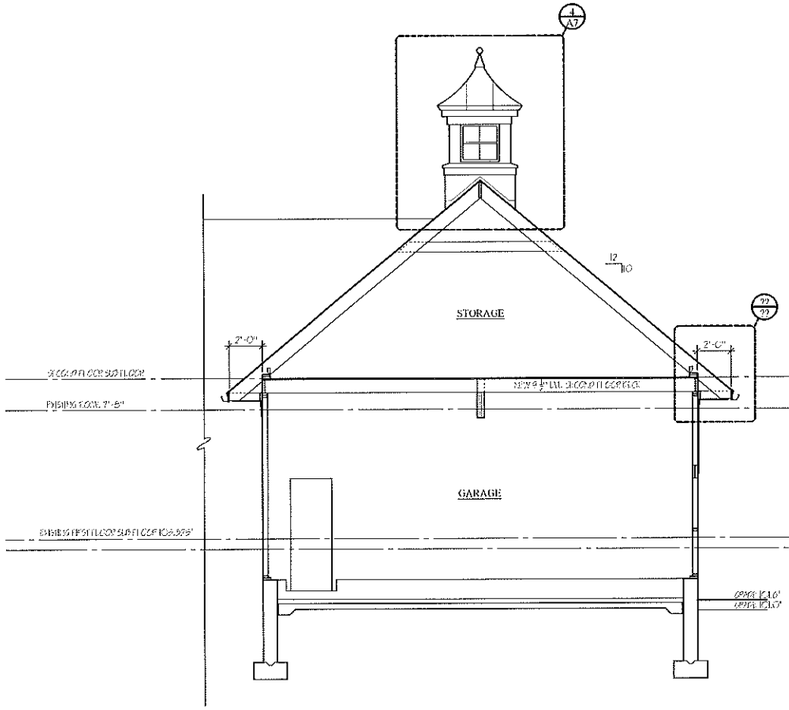
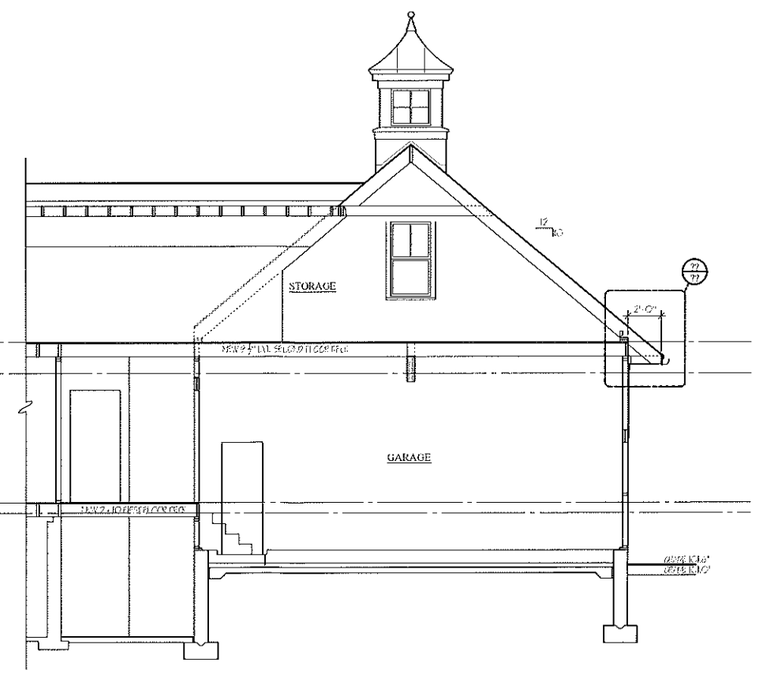
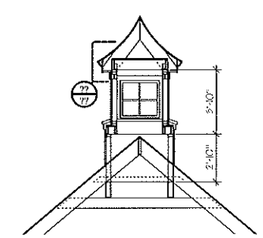


2 SECTION GARAGE



3 SECTION GARAGE



4 CUPPOLA

INSULATION NOTES:

[illegible]

TYPICAL WALL FRAMING CONSTRUCTION:

NEW EXTERIOR WALLS:
[illegible]

ROOFING:
[illegible]

SUB-FLOORING:
5/4" CDX PLYWOOD

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Sheet Title: SECTIONS

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Job #

Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale: 1/4" = 1'-0" U.N.O.

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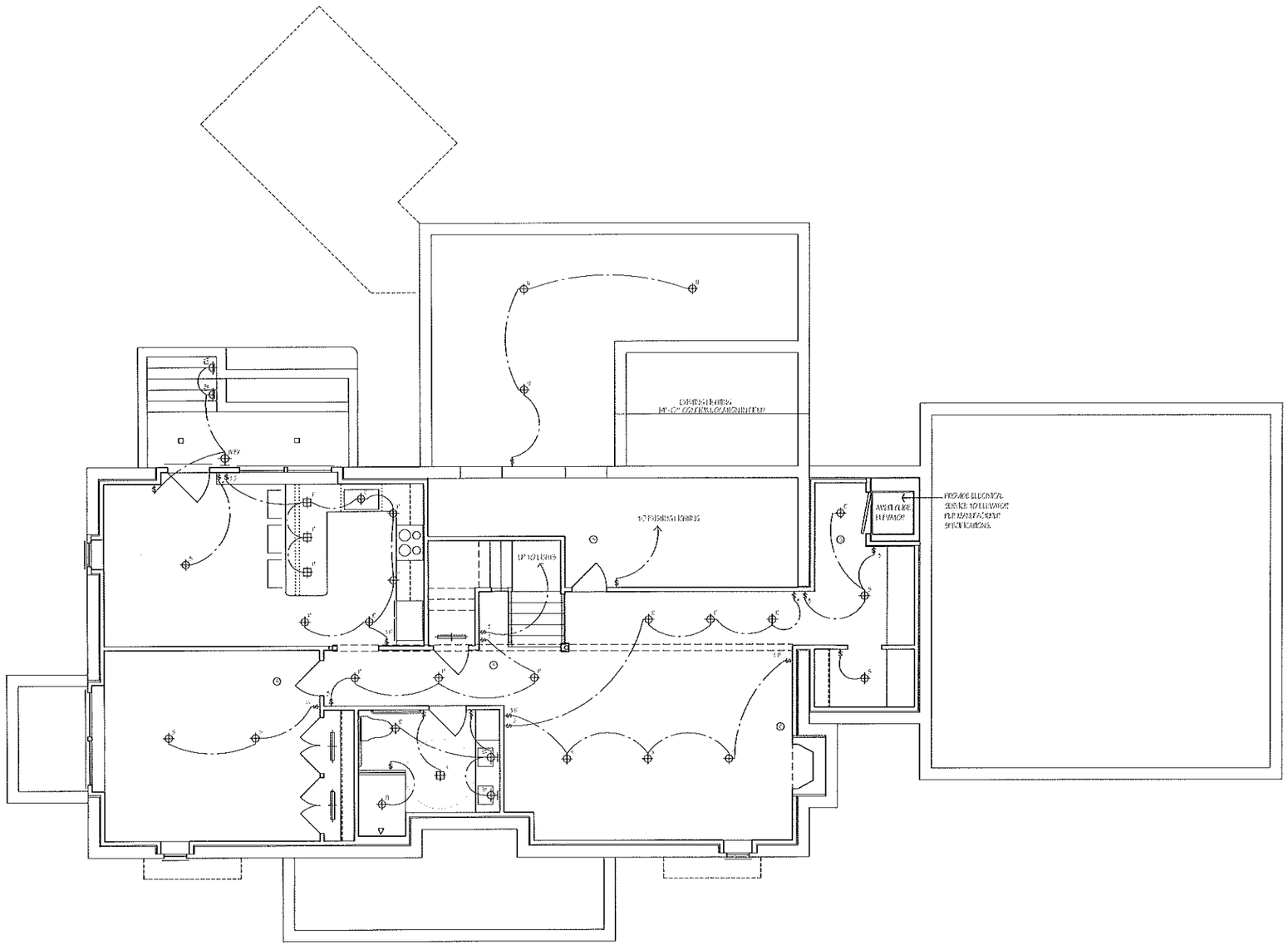

SYMBOL KEY

- RECESSED CEILING LIGHT FIXTURE
- RECESSED LOAD FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- MILLWORK FIXTURE
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE, EXTERIOR RATED
- RECESSED WALL LIGHT
- CLOSET LIGHT SWITCH WITH DOOR OPERATION
- WALL SWITCH / 0-PRIMER / 3-3-WAY
- WALL RECEPTACLE
- SMOKE & CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR

1 BASEMENT ELECTRICAL PLAN

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Sheet Title: BASEMENT LIGHTING PLAN

N

Job #

Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

Date: 10 MAY 2019

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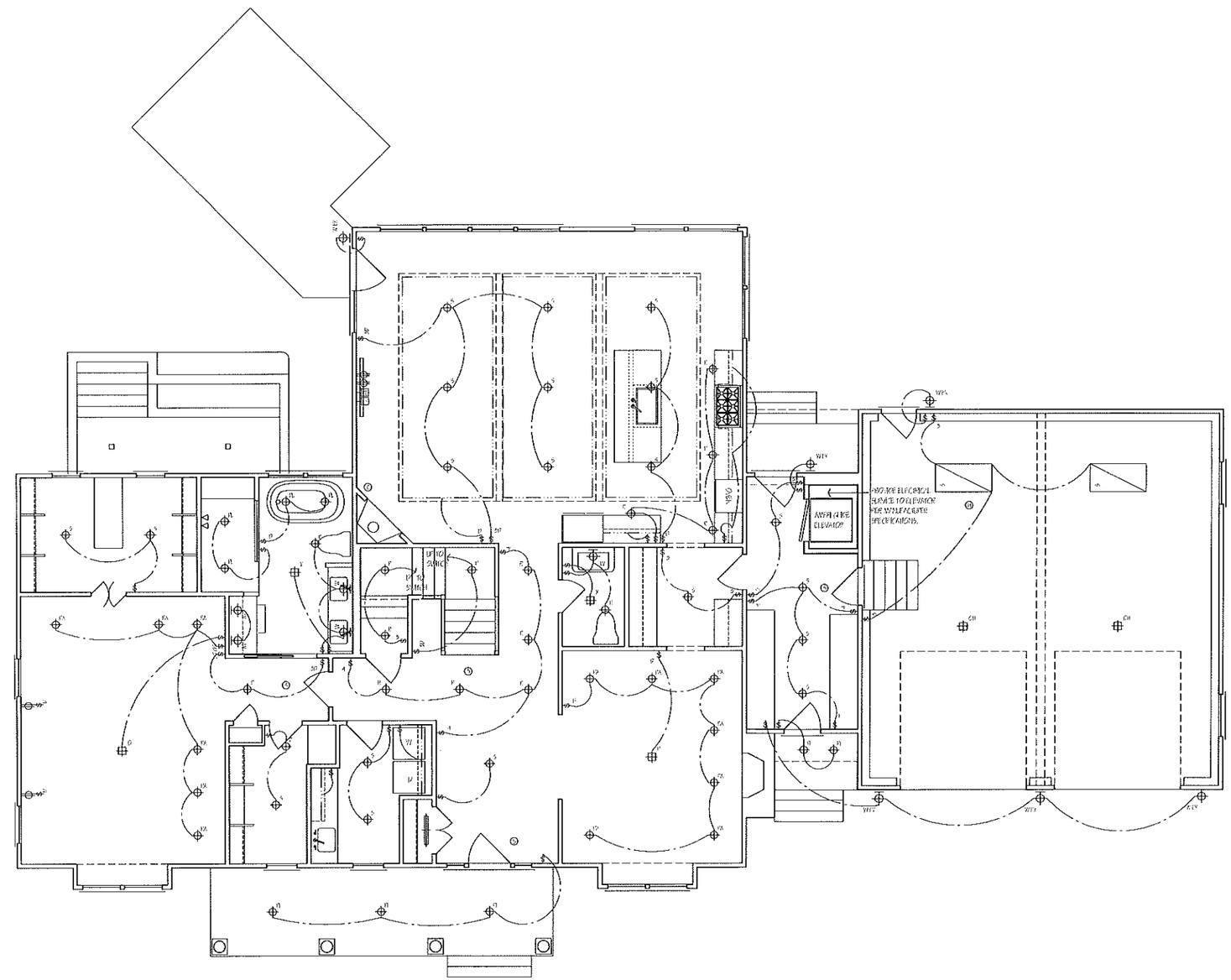

1 FIRST FLOOR ELECTRICAL PLAN

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Sheet Title
FIRST FLOOR LIGHTING PLAN

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Job #

Project
PROPOSED RENOVATION
+ ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale
1/4"=1'-0" U.N.O.

Date
10 MAY 2019

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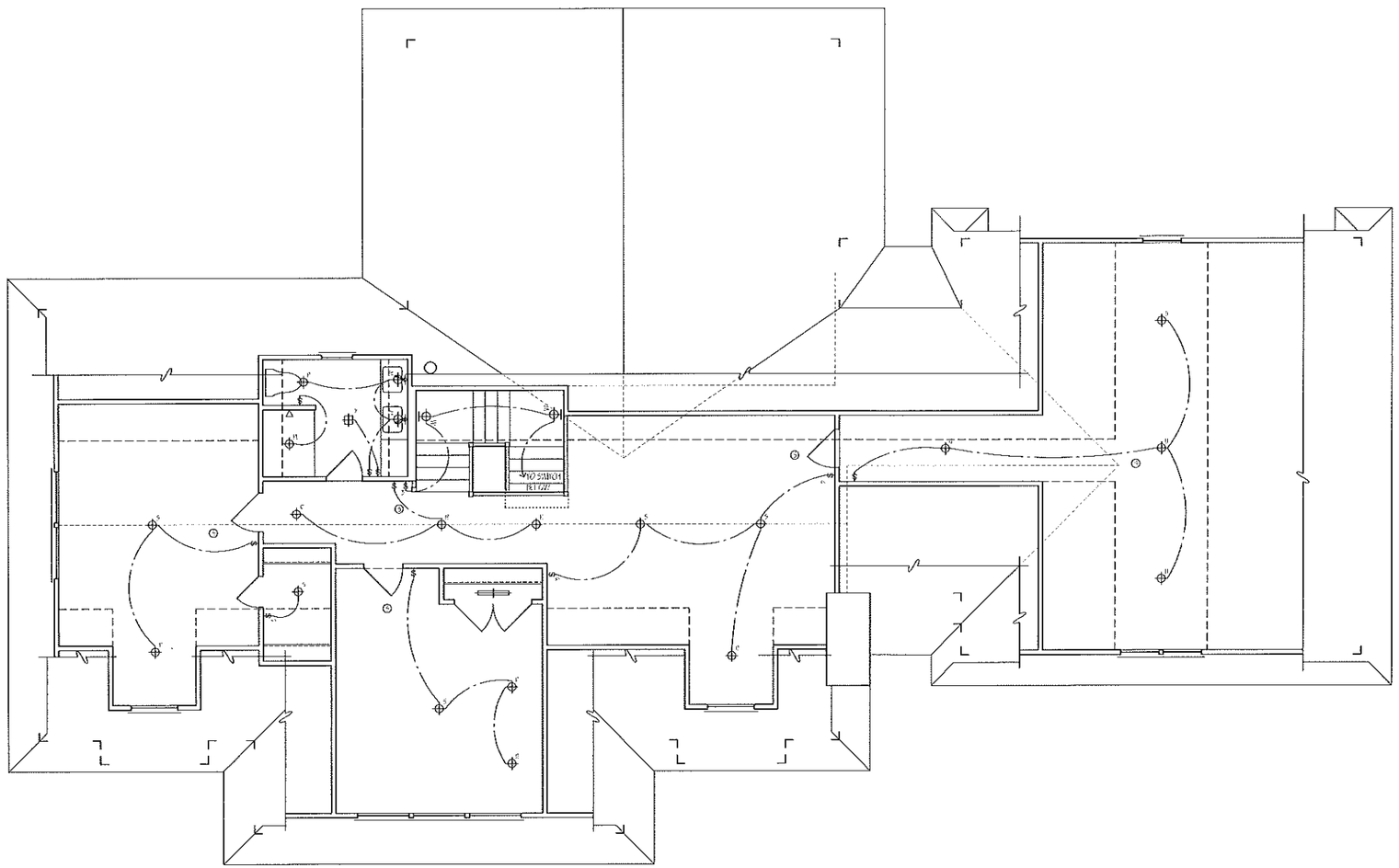

SYMBOL KEY

- RECESSED CLIP ALIGN TRIM
- 2x2 SEED LENSE FRAME
- SURFACE MOUNTED CLIP FIXTURE
- WALL WASH TYPE FIXTURE
- BRIDGE FIXTURE
- CLOSET LINE SWITCH WITH DOOR OPERATION
- EXHAUST FAN
- WALL SWITCH / 2-SWITCH / 3-3-WAY
- WALL RECEPTACLE
- SMOKE & CARBON MONOXIDE DETECTOR

1 SECOND FLOOR ELECTRICAL PLAN

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SECOND FLOOR
LIGHTING PLAN

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Project
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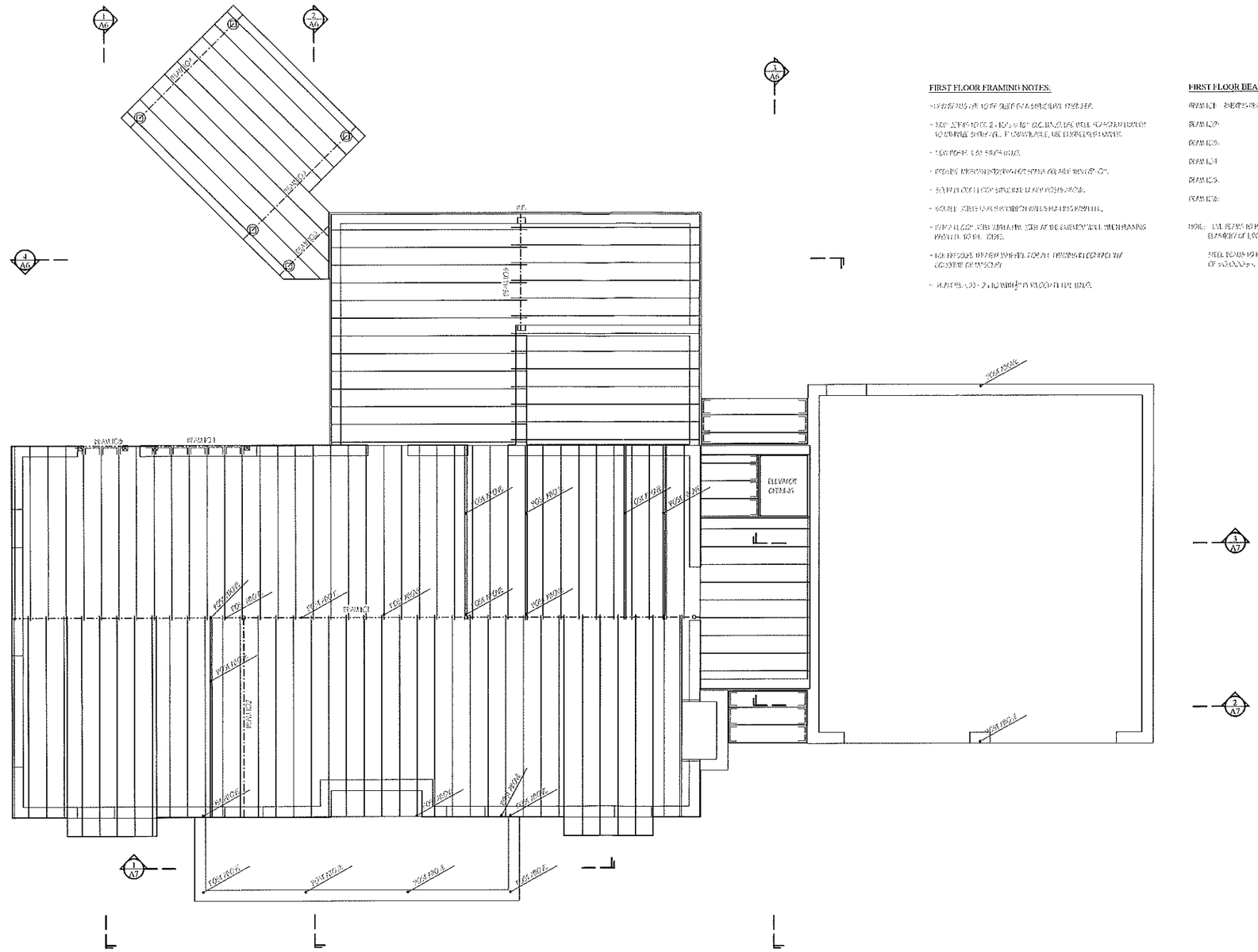

FIRST FLOOR FRAMING NOTES:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

FIRST FLOOR BEAM SCHEDULE:

BEAM 1: [illegible]

BEAM 2:

BEAM 3:

BEAM 4:

BEAM 5:

BEAM 6:

NOTE: [illegible]

[illegible]

1 FIRST FLOOR FRAMING PLAN

THESE FRAMING DIAGRAMS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MUST BE REVIEWED BY A STRUCTURAL ENGINEER WITH THE FRAMING DIRECTION & STRUCTURAL MEMBER SIZES SPECIFIED BEFORE CONSTRUCTION CAN BEGIN.

EXISTING JOIST

NEW JOIST

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Sheet Title: FIRST FLOOR FRAMING DIAGRAM

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Job #

Project: PROPOSED RENOVATION + ADDITION FOX RESIDENCE 16 MERIAM ROAD CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

Date: 10 MAY 2019

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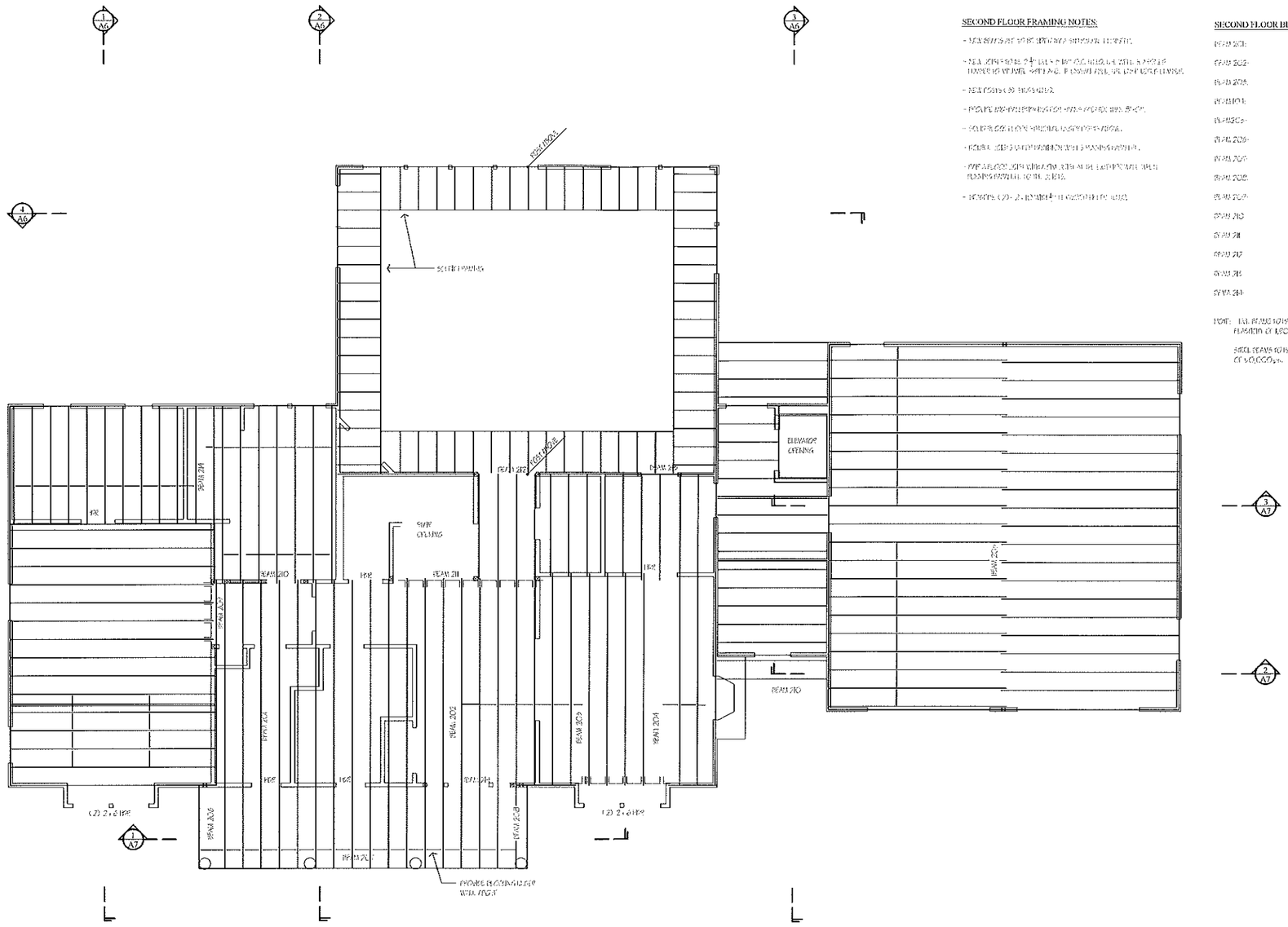

SECOND FLOOR FRAMING NOTES:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

SECOND FLOOR BEAM SCHEDULE:

BEAM 201:
BEAM 202:
BEAM 203:
BEAM 204:
BEAM 205:
BEAM 206:
BEAM 207:
BEAM 208:
BEAM 209:
BEAM 210:
BEAM 211:
BEAM 212:
BEAM 213:
BEAM 214:

NOTE: ALL BEAMS TO HAVE MINIMUM MODULUS OF ELASTICITY OF 1,800,000 psi (LSL).

STEEL BEAMS TO HAVE MINIMUM YIELD STRESS OF 50,000 psi.

1 SECOND FLOOR FRAMING PLAN

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Sheet Title: SECOND FLOOR FRAMING DIAGRAM

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Project: PROPOSED RENOVATION + ADDITION FOX RESIDENCE 16 MERIAM ROAD CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

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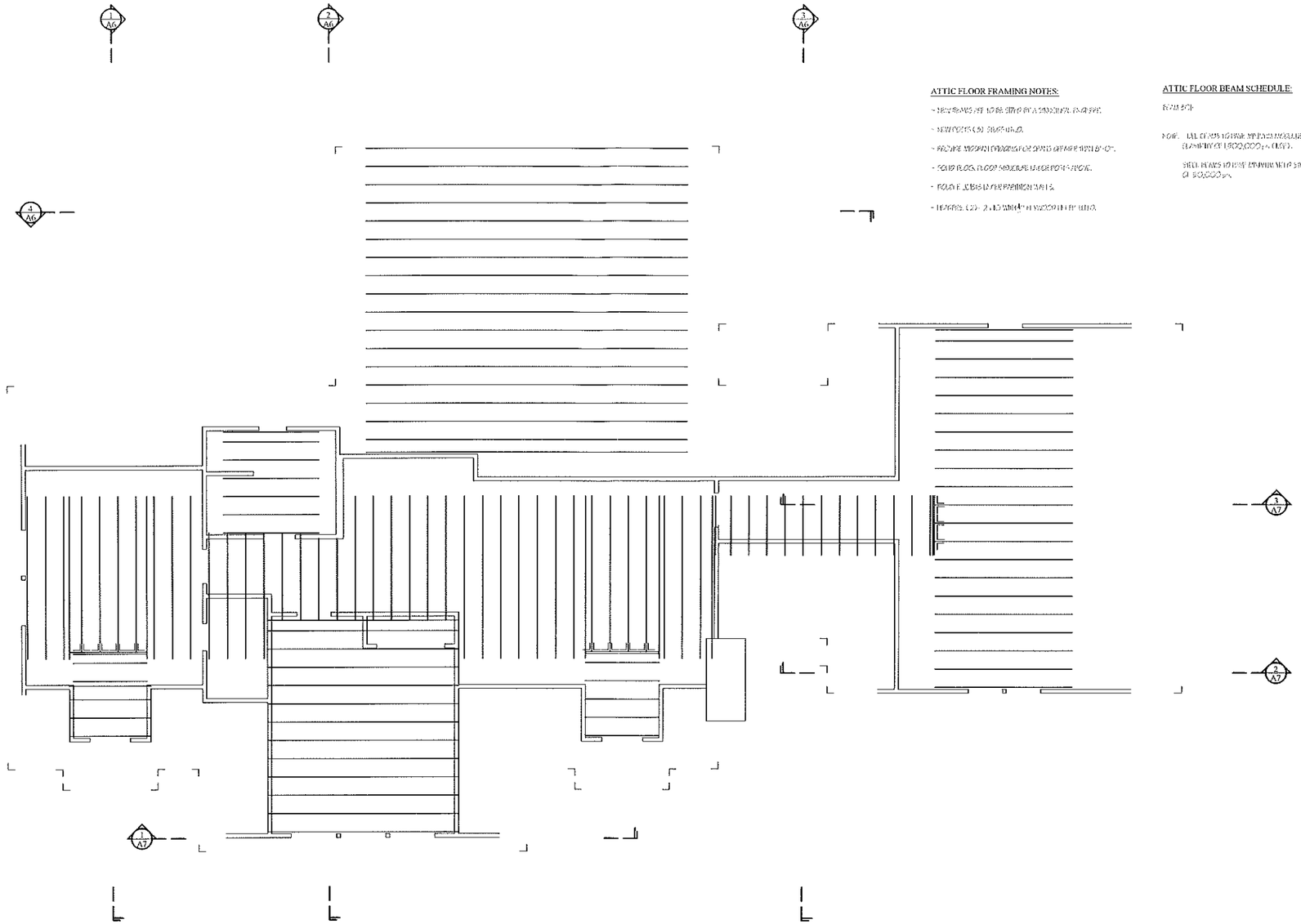

ATTIC FLOOR FRAMING NOTES:

- NEW BEAMS ARE TO BE SITED BY A STRUCTURAL ENGINEER.
- NEW POSTS (.5) SHOWN U.N.O.
- PROVIDE WIDOW'N DRAGGING FOR SPANS OF MORE THAN 8'-0".
- SOLID BLOCK FLOOR STRUCTURE LAYER POSTS ABOVE.
- ROUTE JOISTS LAYER PARTITION WALLS.
- HEADERS (.2) - 2 x 10 WITH 1/4" PLYWOOD LEFT UNLO.

ATTIC FLOOR BEAM SCHEDULE:

BEAM SCH.

NOTE: ALL BEAMS TO HAVE MINIMUM MODULUS OF ELASTICITY OF 1,800,000 psi (LOG).

STEEL BEAMS TO HAVE MINIMUM WEIR STRESS OF 50,000 psi.

1 ATTIC FRAMING PLAN

THESE FRAMING DIAGRAMS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MUST BE REVIEWED BY A STRUCTURAL ENGINEER WITH THE FRAMING DIRECTION & STRUCTURAL MEMBER SIZES SPECIFIED BEFORE CONSTRUCTION CAN BEGIN.

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Sheet Title: ATTIC FRAMING DIAGRAM

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Project: PROPOSED RENOVATION + ADDITION
FOX RESIDENCE
16 MERIAM ROAD
CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

Date: 10 MAY 2019

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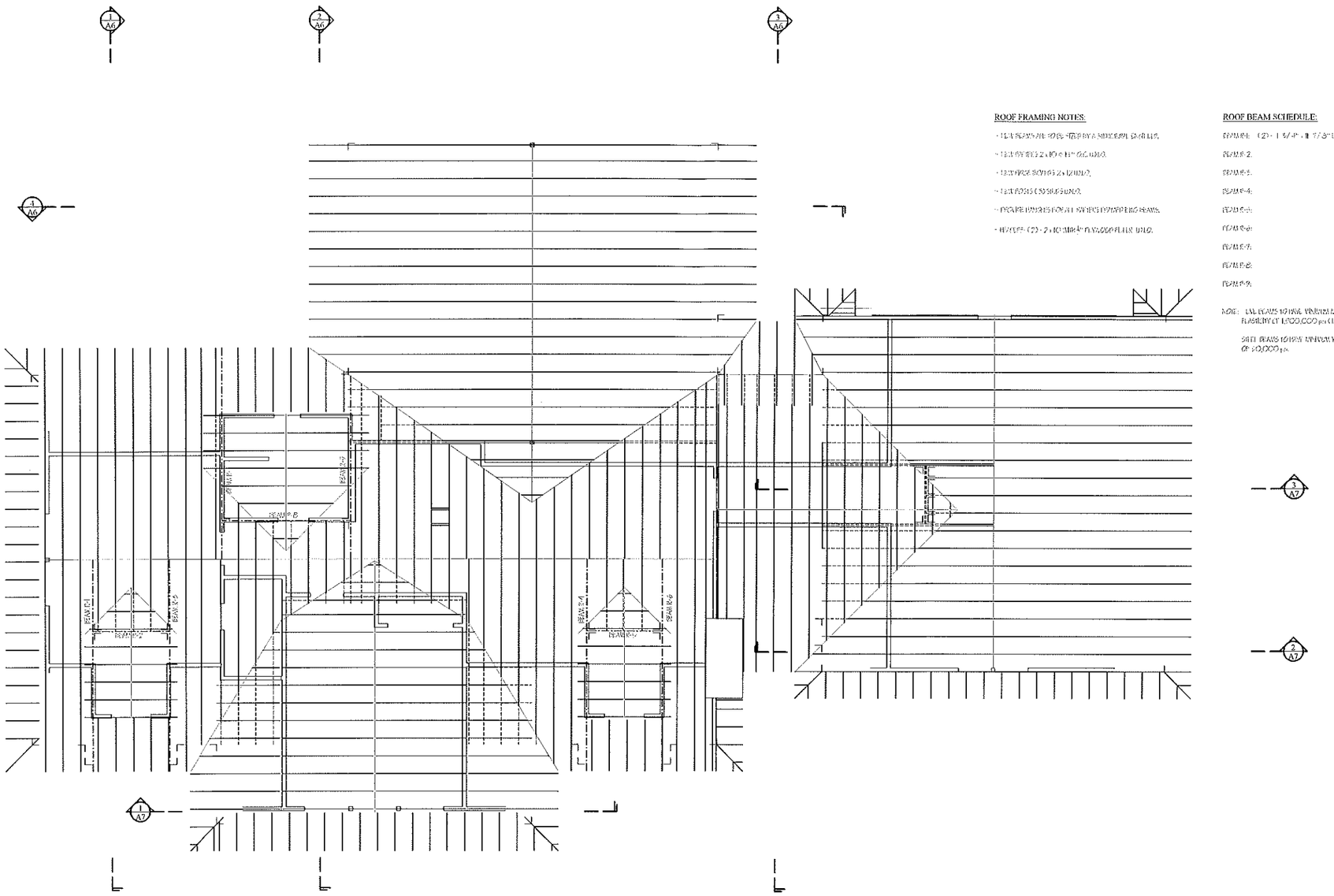

ROOF FRAMING NOTES:

- ALL BEAMS ARE TO BE STEP BY A SIDE BEAM, UN-OBLIG.
- ALL BEAMS TO BE 2 x 10 x 16' OLC UNLO.
- ALL PURLINS TO BE 2 x 12 UNLO.
- ALL POSTS TO BE 6 x 6 UNLO.
- PROVIDE HANGERS FOR ALL SWITCH DOWN BEAMS.
- ALL LVL (2) - 2 x 10 MBR TO BE 1.9E 2.0E FLIB UNLO.

ROOF BEAM SCHEDULE:

BEAM # 1: (2) - 1 3/4" x 11 7/8" LVL.
BEAM # 2:
BEAM # 3:
BEAM # 4:
BEAM # 5:
BEAM # 6:
BEAM # 7:
BEAM # 8:
BEAM # 9:

NOTE: LVL BEAMS TO HAVE MINIMUM MODULUS OF ELASTICITY OF 1,500,000 psi (1.9E).

SHED BEAMS TO HAVE MINIMUM BENDING STRESS OF 2,0,000 psi.

1 ROOF FRAMING PLAN

THESE FRAMING DIAGRAMS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MUST BE REVIEWED BY A STRUCTURAL ENGINEER WITH THE FRAMING DIRECTION & STRUCTURAL MEMBER SIZES SPECIFIED BEFORE CONSTRUCTION CAN BEGIN.

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Sheet Title: ROOF FRAMING DIAGRAM

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Job #

Project: PROPOSED RENOVATION + ADDITION FOX RESIDENCE 16 MERIAM ROAD CONCORD, MA

Scale: 1/4"=1'-0" U.N.O.

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F4