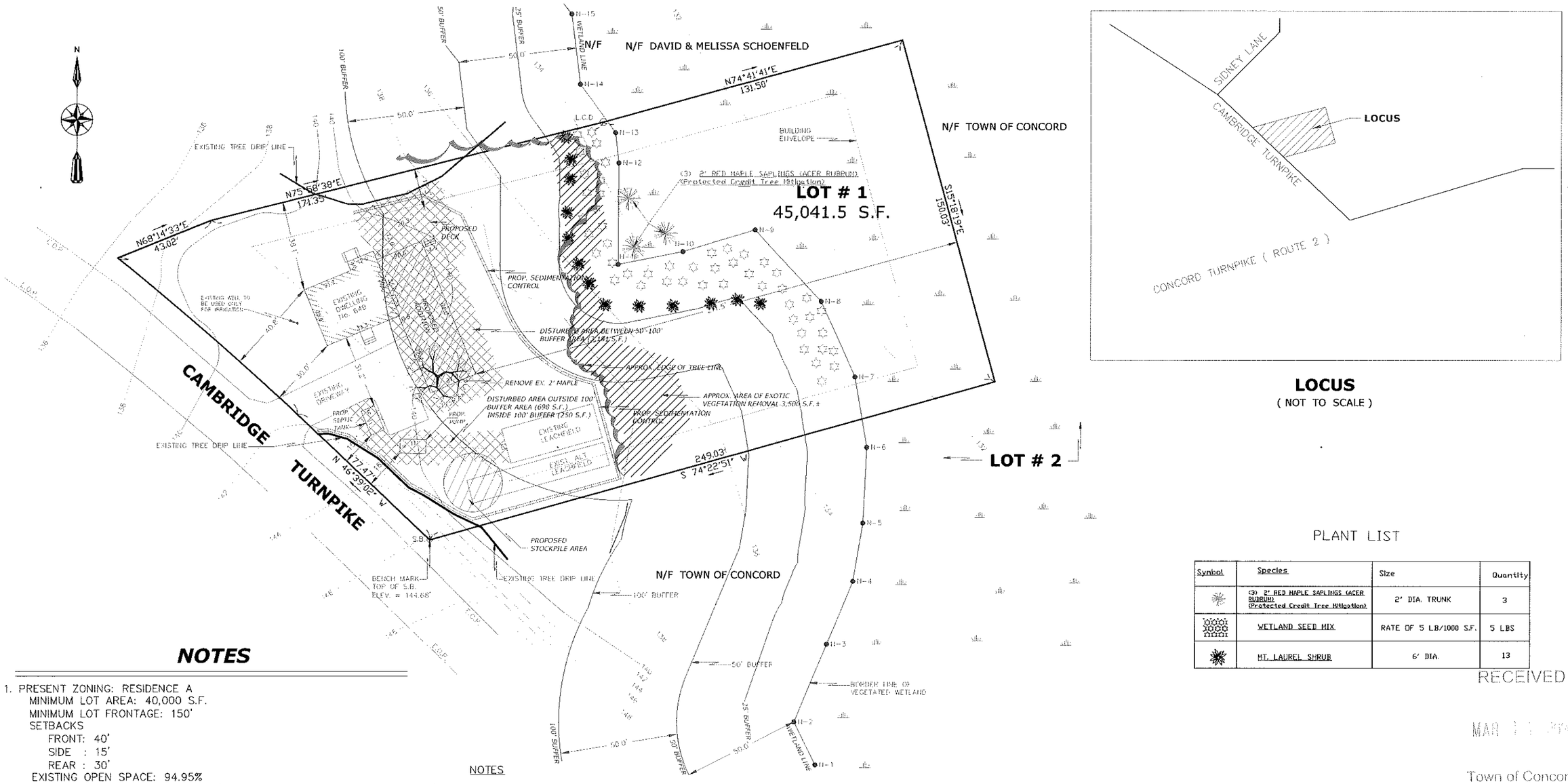


LOCUS
(NOT TO SCALE)

NOTES

1. PRESENT ZONING: RESIDENCE A
   MINIMUM LOT AREA: 40,000 S.F.
   MINIMUM LOT FRONTAGE: 150'
   SETBACKS
   FRONT: 40'
   SIDE : 15'
   REAR : 30'
   EXISTING OPEN SPACE: 94.95%
   PROPOSED OPEN SPACE: 91.66% (ADDITIONAL 1,525 S.F. OF IMPERVIOUS)
2. THE EXISTING DWELLING IS BEING SERVICED BY MUNICIPAL WATER.
3. THE EXISTING DWELLING HAS A PRIVATE ON-SITE SEPTIC SYSTEMS.
4. BOUNDARY SURVEY PERFORMED AND COMPILED BY ASHKAR ENGINEERING DURING OCTOBER 2018.
5. WETLAND WAS DELINEATED BY NATIVETEC DURING OCTOBER 2018.
6. THE PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM COMMUNITY PANEL NUMBER 25017C0379F, MAP REVISED JULY 7, 2014.
7. DATUM USED: NAVD 88
8. DISTURBED AREAS TO HAVE EXOTIC SPECIES REMOVED
9. THERE ARE NO TREES WITHIN THE 50' EXCLUSION ZONE TO BE PRESERVED

NOTES

1. THIS PLAN IS BASED ON AN 'ON THE GROUND' SURVEY.
2. THE PURPOSE OF THIS PLAN IS TO PROPOSE CONSTRUCTION OF AN ADDITION TO A SINGLE FAMILY DWELLING, RELOCATE THE SEPTIC TANK AND PUMP, AND REPAVE THE EXISTING DRIVEWAY. SOME OF THE PROPOSED WORK ON THIS PROJECT IS TAKING PLACE BETWEEN THE 50' BUFFER ZONE AND 100' BUFFER ZONE OF A DELINEATED BORDERING VAGETATED WETLAND.
3. TOTAL PROPOSED DISTURBANCE WITHIN THE BVW (BETWEEN THE 50' BUFFER AND THE 100' BUFFER ZONE) IS APPROX. 3,431 SQUARE FEET. AND APPROX. 250 SQUARE FEET OF DISTURBANCE FALLS OUTSIDE THE 100' BUFFER OF THE BVW.
4. A TOTAL AREA OF WORK LIMIT FOR THIS PROJECT IS ESTIMATED TO BE 8,133 S.F. AND IT FALLS ENTIRELY OUTSIDE OF MESA JURISDICTION.
5. NO NEW GRADES ARE BEING PROPOSED FOR THIS PROJECT.

PLANT LIST

Symbol	Species	Size	Quantity
	(3) 2" RED MAPLE SAPLINGS (ACER RUBRUM) (Protected Credit Tree Mitigation)	2" DIA. TRUNK	3
	WETLAND SEED MIX	RATE OF 5 LB/1000 S.F.	5 LBS
	MT. LAUREL SHRUB	6' DIA.	13

REFERENCES USED :

**) Assessor's Parcel ID : 10J / 4067 / 1*
**) Deed Book: 64477 - Page: 1011 (Recorded @ MSDRD)*
**) Plan No. 1226 of 1968 (Recorded @ MSDRD)*

GRAPHIC SCALE
20 10 0 20 40 60

RECEIVED
MAR [illegible] 2019
Town of Concord
Board of Appeals

REVISIONS	BY	DATE	DESCRIPTION
	RM	8.2.2019	TREE LINE, BUFFER REV, EXOTIC REMOVAL

SITE PLAN
(FOR A NOTICE OF INTENT)

649 CAMBRIDGE TURNPIKE, CONCORD, MA

SCALE: 1" = 20'

DATE: June 18, 2019

PREPARED FOR:
MATTHEW BEAULAC
649 Cambridge Turnpike
Concord, MA 01742

PREPARED BY:
ASHKAR ENGINEERING
70 Washington Street, Suite 306
Haverhill, MA 01832
ph: (978) 914-6527
fax: (978) 914-6528
ashkarengineering@live.com

PLAN No. 19-10-05 | ***Site Plan*** | ***SHEET 1 of 1***

BEAULAC RESIDENCE

649 CAMBRIDGE TURNPIKE

CONCORD, MA 01742

Paul Zbruz Design

Architecture Planning Interior Design
21 Nichols Street Lowell, MA 01805
Tel: (617) 413-7027
Email: pzbruz@yahoo.com

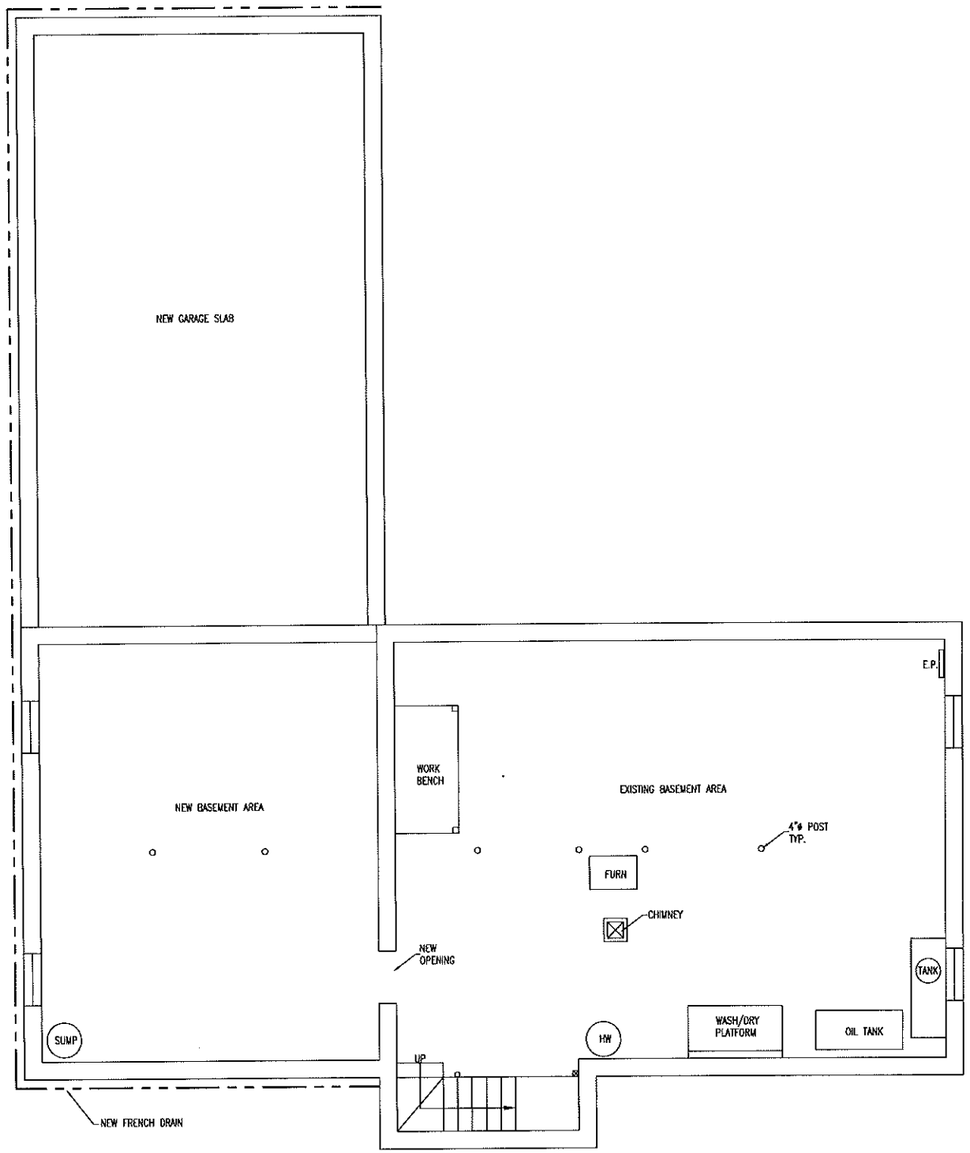
Forest Structural Engineering

231 W. Newton Street #1 Boston, MA 02116
Tel: (617) 447-8030
Email: scott@foreststructural.com

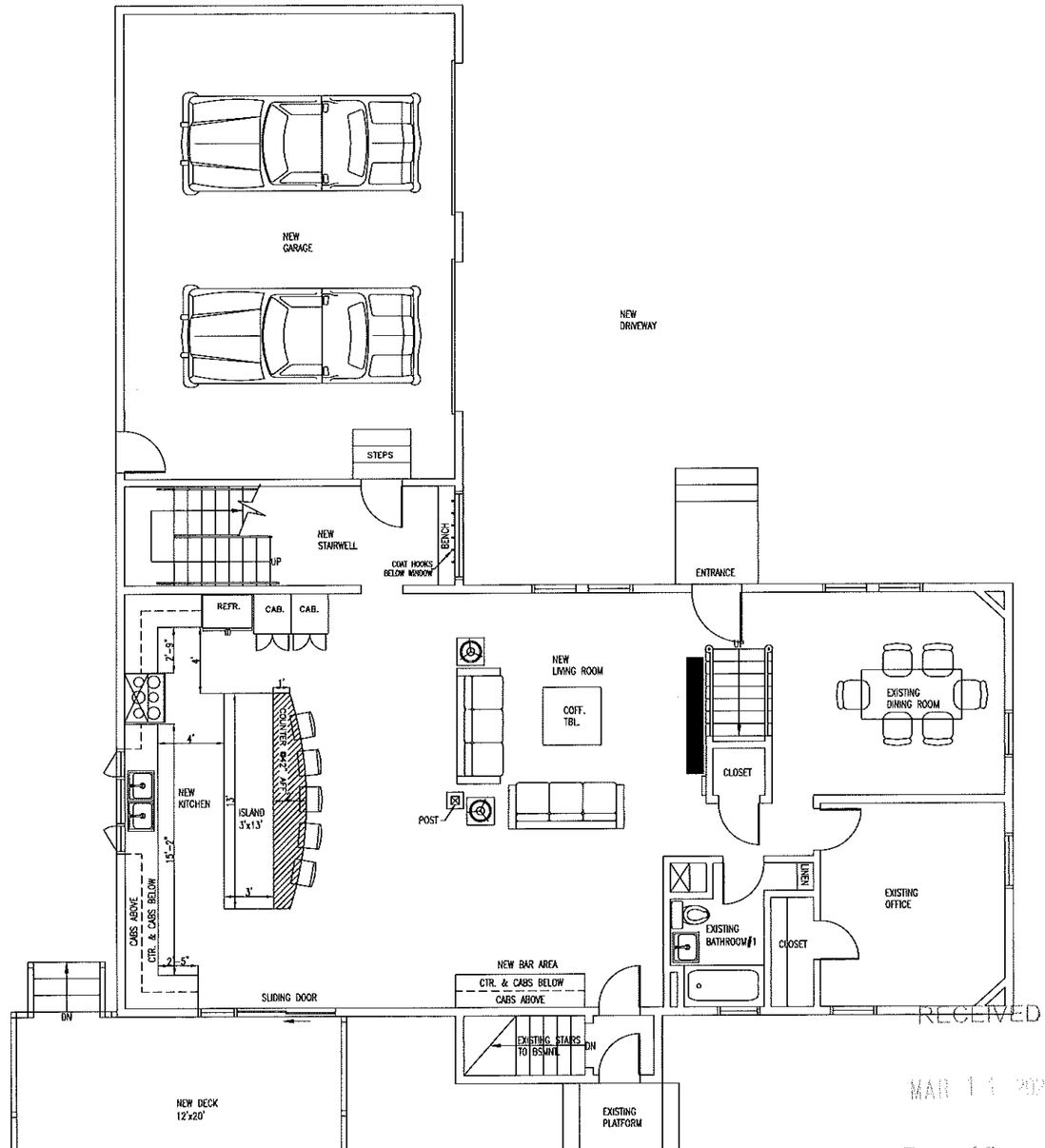
RECEIVED

MAR 1 1 2020

Town of Concord
Board of Appeals



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

RECEIVED
MAR 1 1 2020
Town of Concord
Board of Appeals

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

Legend & Notes

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

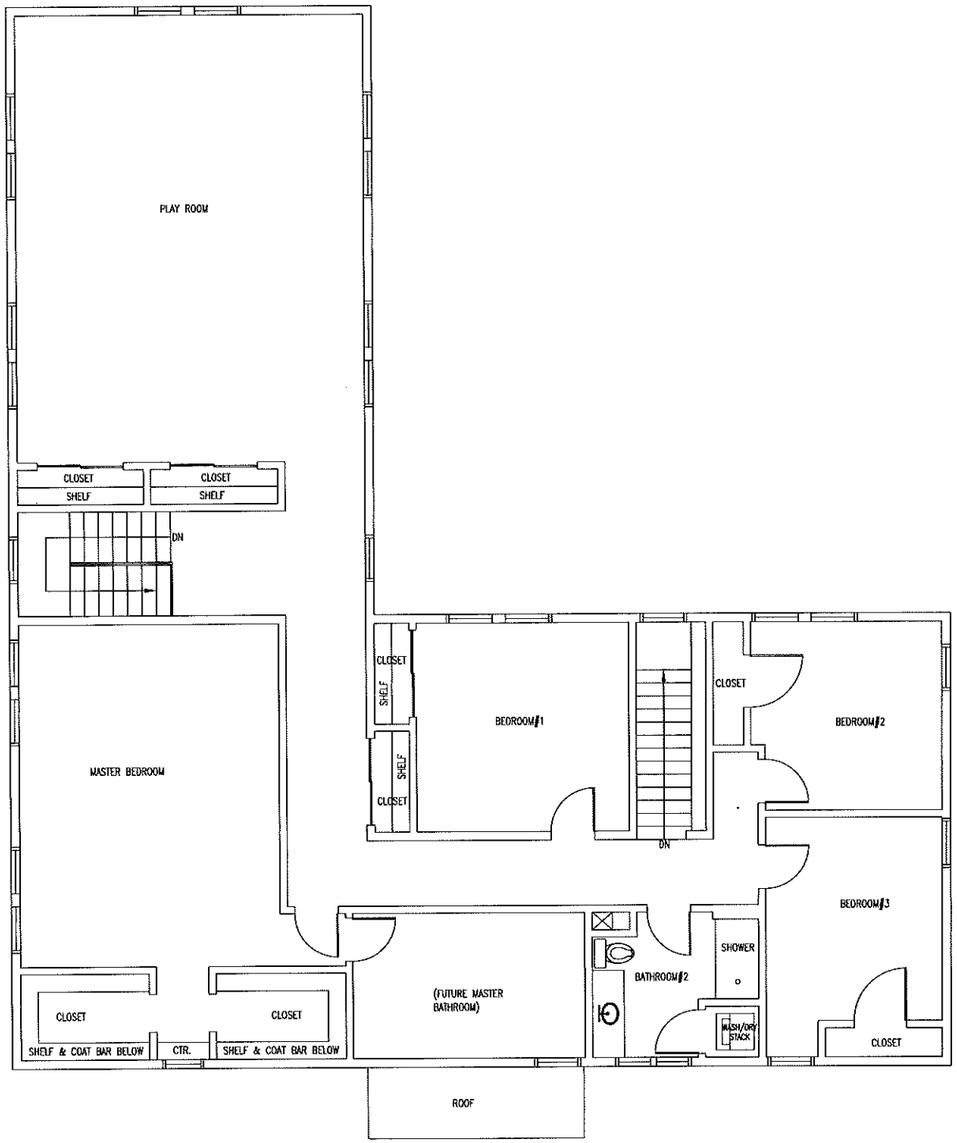
Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

BASEMENT &
1st FLOOR PLAN

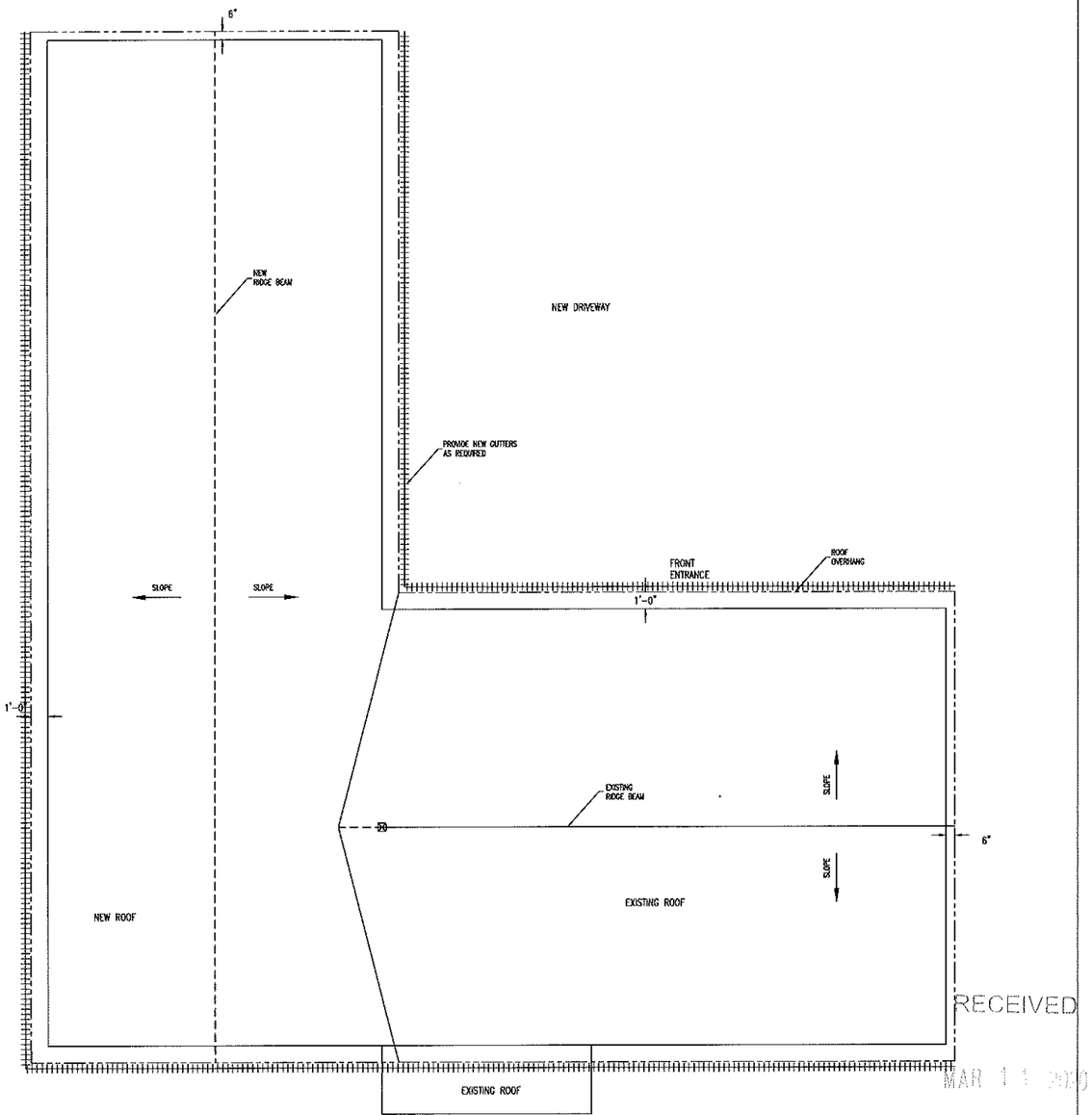
Title:
SPACE PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A1

Verify All Dimensions in Field — Do Not Scale



SECOND FLOOR PLAN



ROOF PLAN

RECEIVED
MAR 11 2020
Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

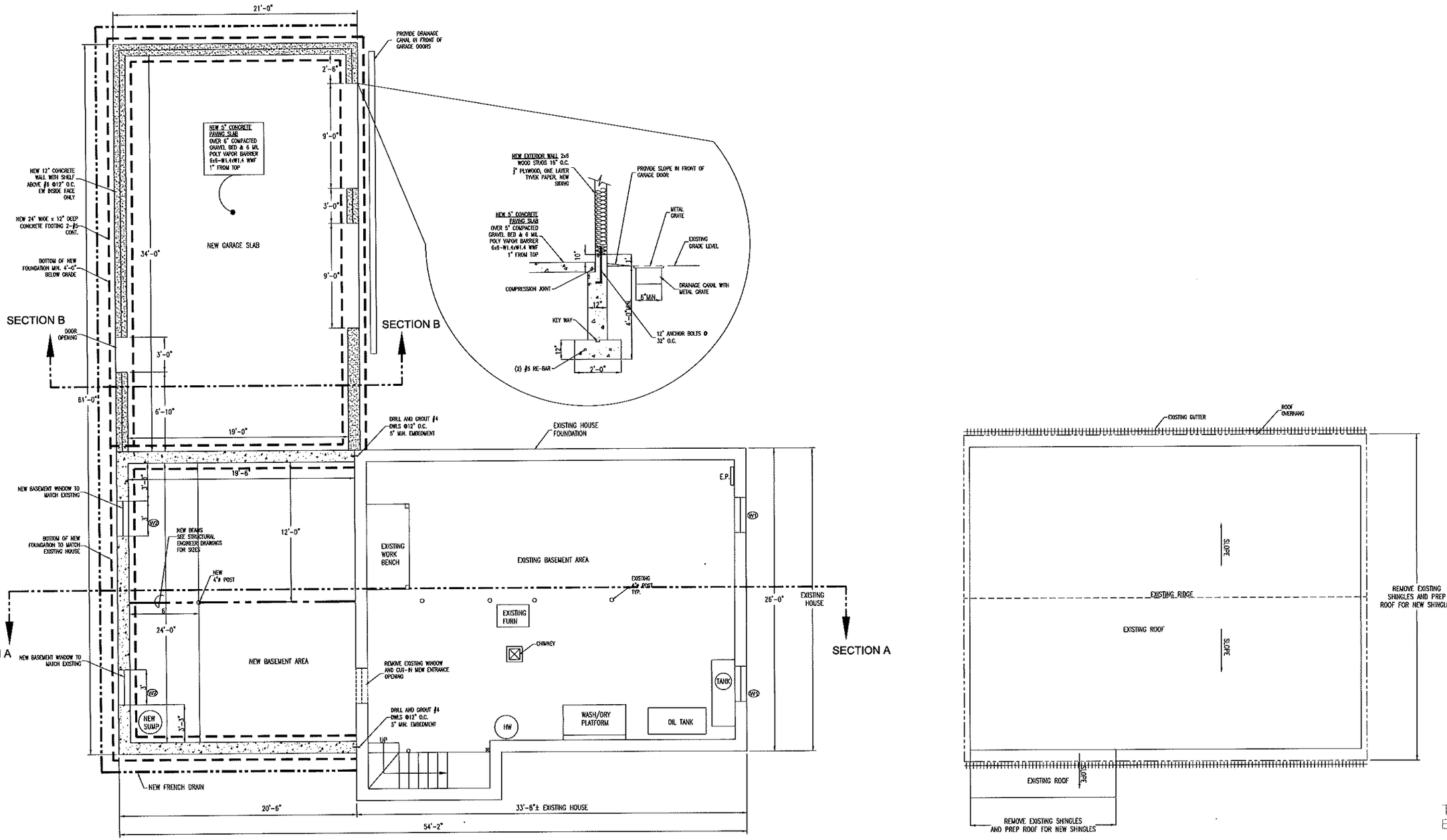
2nd FLOOR & ROOF PLAN

Title:
SPACE PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:

Sheet: A2

Verify All Dimensions in Field — Do Not Scale



BASEMENT FLOOR CONSTRUCTION/DEMOLITION PLAN

NOTE:
SEE STRUCTURAL ENGINEERS DRAWINGS FOR FOUNDATION DETAILS

ROOF DEMOLITION PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 1 1 2020
Town of Concord
Board of Appeals

Legend & Notes

- New 12" thick house foundation wall with footing to match existing house foundation
- New 12" garage foundation wall 12" above grade and footing set 4' below grade
- Existing walls to remain
- Existing walls and objects to be removed
- (W) Existing window
- (W2) New Low Energy basement window to match existing

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

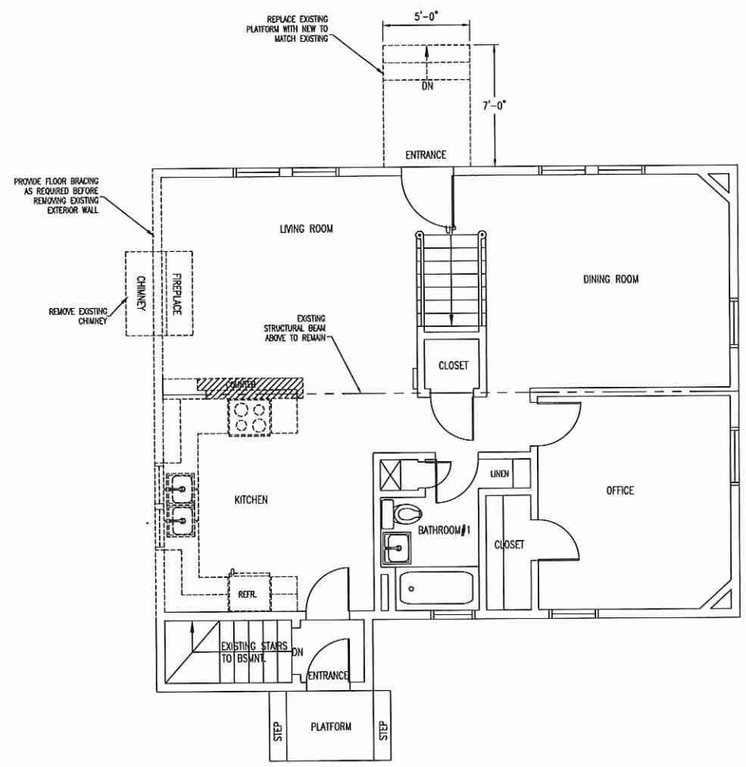
Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

BASEMENT FLOOR PLAN
ROOF PLAN

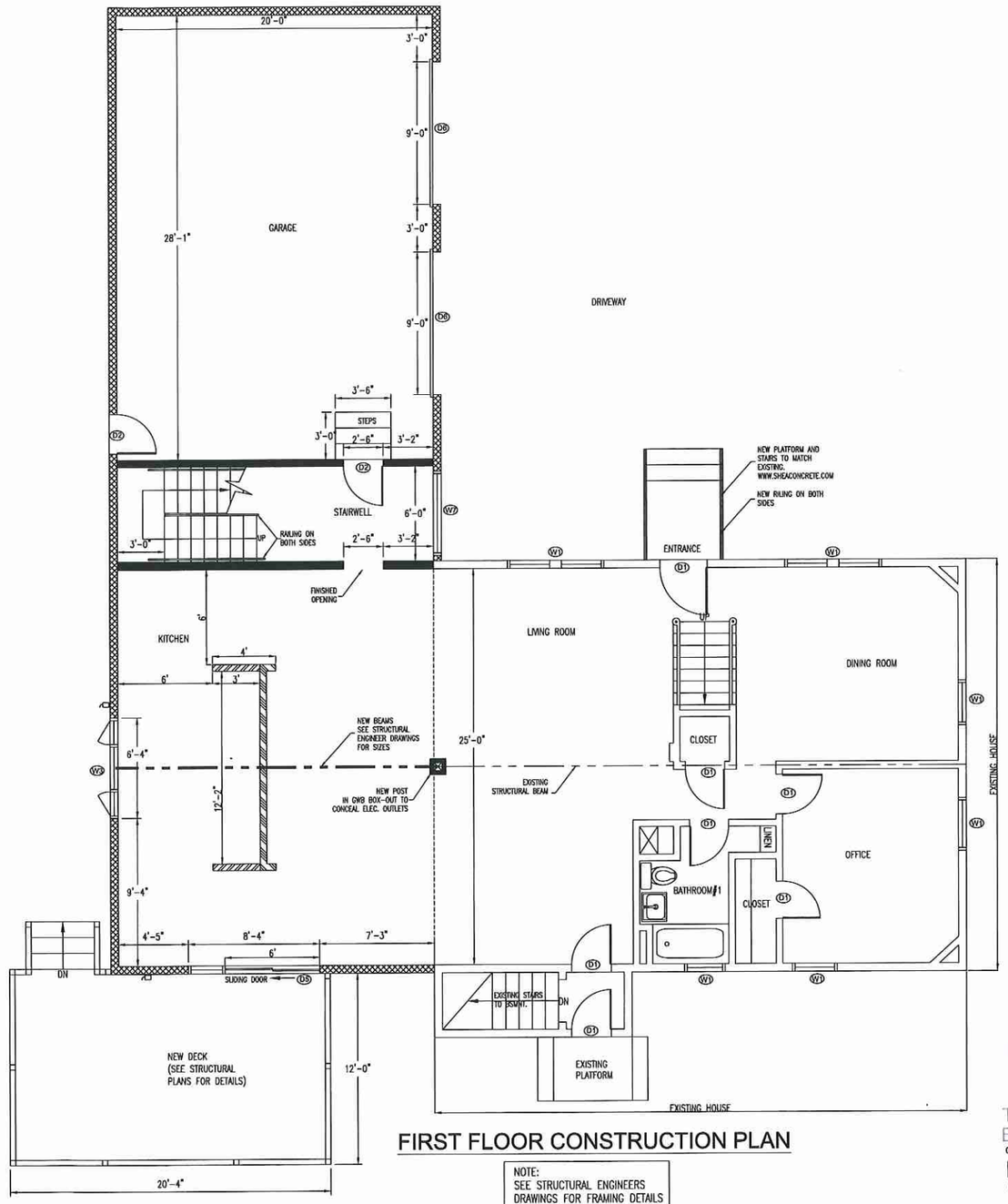
Title:
CONSTRUCTION/DEMOLITION PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A3

Verify All Dimensions in Field — Do Not Scale



EXISTING FIRST FLOOR DEMOLITION PLAN



FIRST FLOOR CONSTRUCTION PLAN

NOTE:
SEE STRUCTURAL ENGINEERS DRAWINGS FOR FRAMING DETAILS

RECEIVED

MAR 11 2020

Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

- Existing walls to remain
- Existing walls and objects to be removed
- New insulated exterior walls 2x6 studs 16" O.C. with 5/8" GWB, tape compound, sand prep and finish on inside. Sheathing, Tyvek and siding on outside
- New interior GWB walls 2x4 studs 16" O.C. with 5/8" GWB, tape compound, sand prep and finish
- New 34" high GWB walls with countertop 2x4 studs 24" O.C. with 5/8" GWB, tape compound, sand prep and finish on one side only
- New 40" high GWB walls with countertop 2x4 studs 24" O.C. with 5/8" GWB, tape compound, sand prep and finish on one side only

- D1 Existing door
- D2 New exterior 2'-6"x6'-8" solid core entrance door with trim and weather strip.
- D3 New 2'-6"x6'-8" solid core door with trim.
- D5 New 6'-0"x6'-8" Tempered glass sliding door unit with extra side lite and trim. (36" door)
- D6 New garage door with electric opener and trim on outside.

- W1 Existing window
- W2 New Low Energy 2'-6"hx6'-4"W window
- W7 New Low Energy 1'-6"hx5'-0"W window set 5'-0"AFF
- New hose bib

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

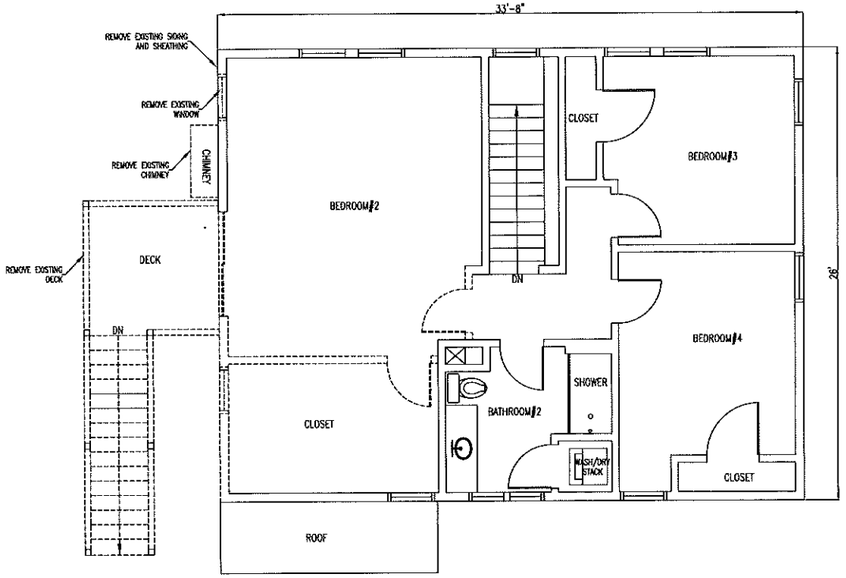
Project: BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

Title: BASEMENT & 1st FLOOR PLAN

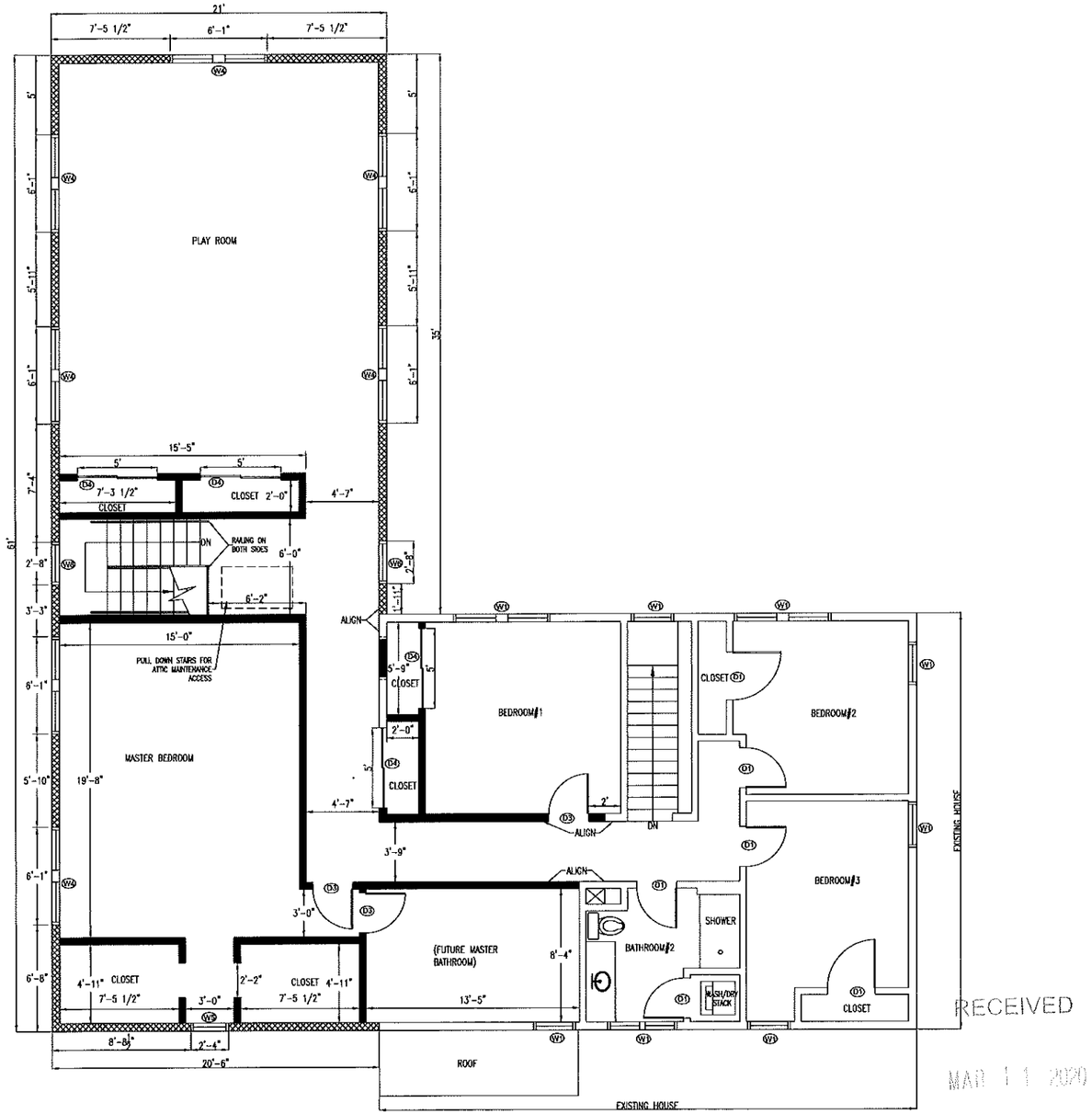
DEMOLITION PLAN
CONSTRUCTION PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A4

Verify All Dimensions in Field — Do Not Scale



EXISTING SECOND FLOOR DEMOLITION PLAN



SECOND FLOOR CONSTRUCTION PLAN

NOTE:
SEE STRUCTURAL ENGINEERS DRAWINGS FOR FRAMING DETAILS

RECEIVED
MAR 11 2020
Town of Concord
Board of Appeals

0 2 4 8
SCALE: 1/4" = 1'-0"

Legend & Notes

- Existing walls to remain
- Existing walls and objects to be removed
- New insulated exterior walls 2x6 studs 16" O.C. with 5/8" GWB, tape compound, sand prep and finish on inside. Sheathing, Tyvek and siding on outside
- New interior GWB walls 2x4 studs 16" O.C. with 5/8" GWB, tape compound, sand prep and finish

- (D1) Existing door
- (D3) New 2'-6"x6'-8" solid core door with trim.
- (D4) New (2) 2'-6"x6'-8" solid core slide by doors on tracks with trim.

- (W1) Existing window
- (W4) New Low Energy 6'-1" Wide window to match existing
- (W5) New Low Energy 2'-5" wide window to match existing
- (W6) New Low Energy 2'-8" wide window to match existing

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

2nd FLOOR PLAN

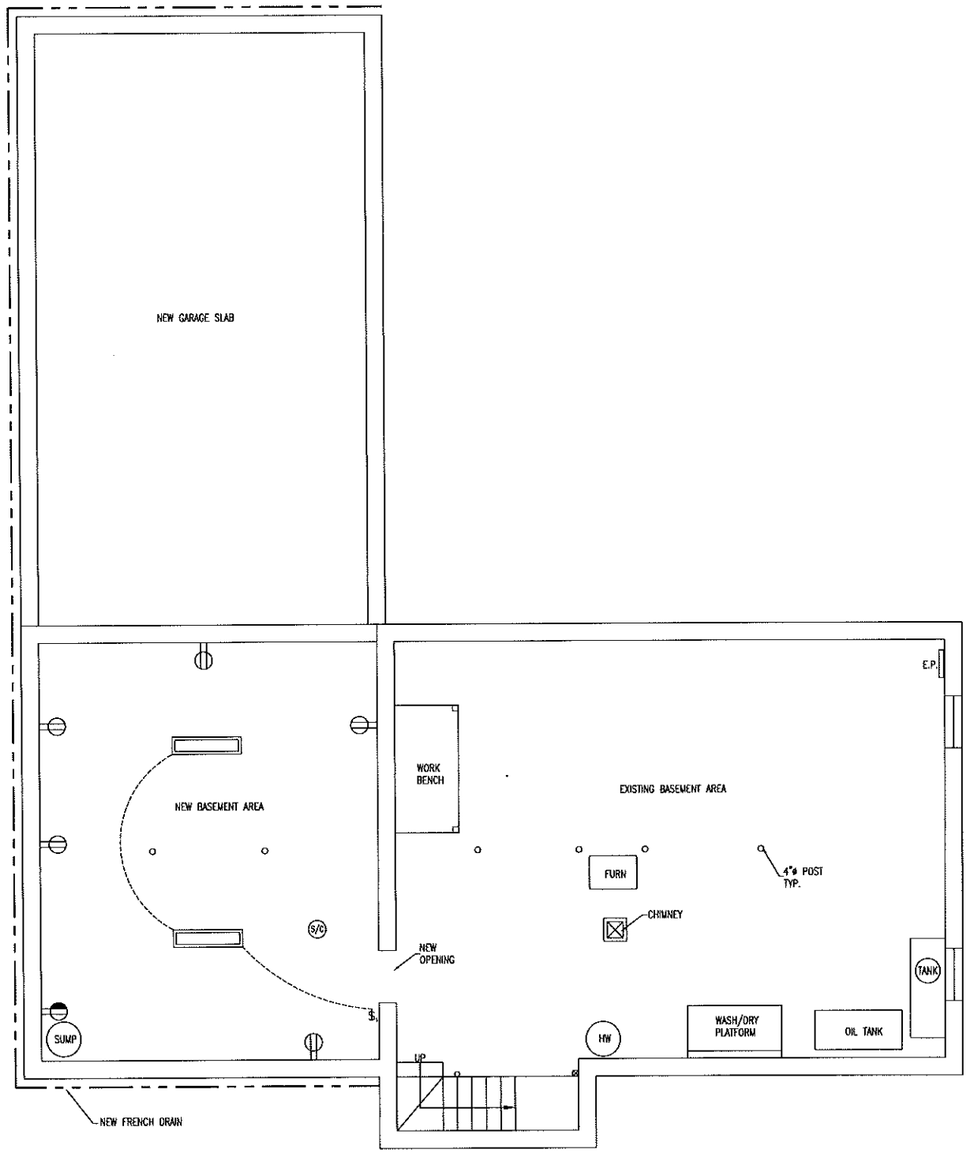
Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

Title:
DEMOLITION PLAN
CONSTRUCTION PLAN

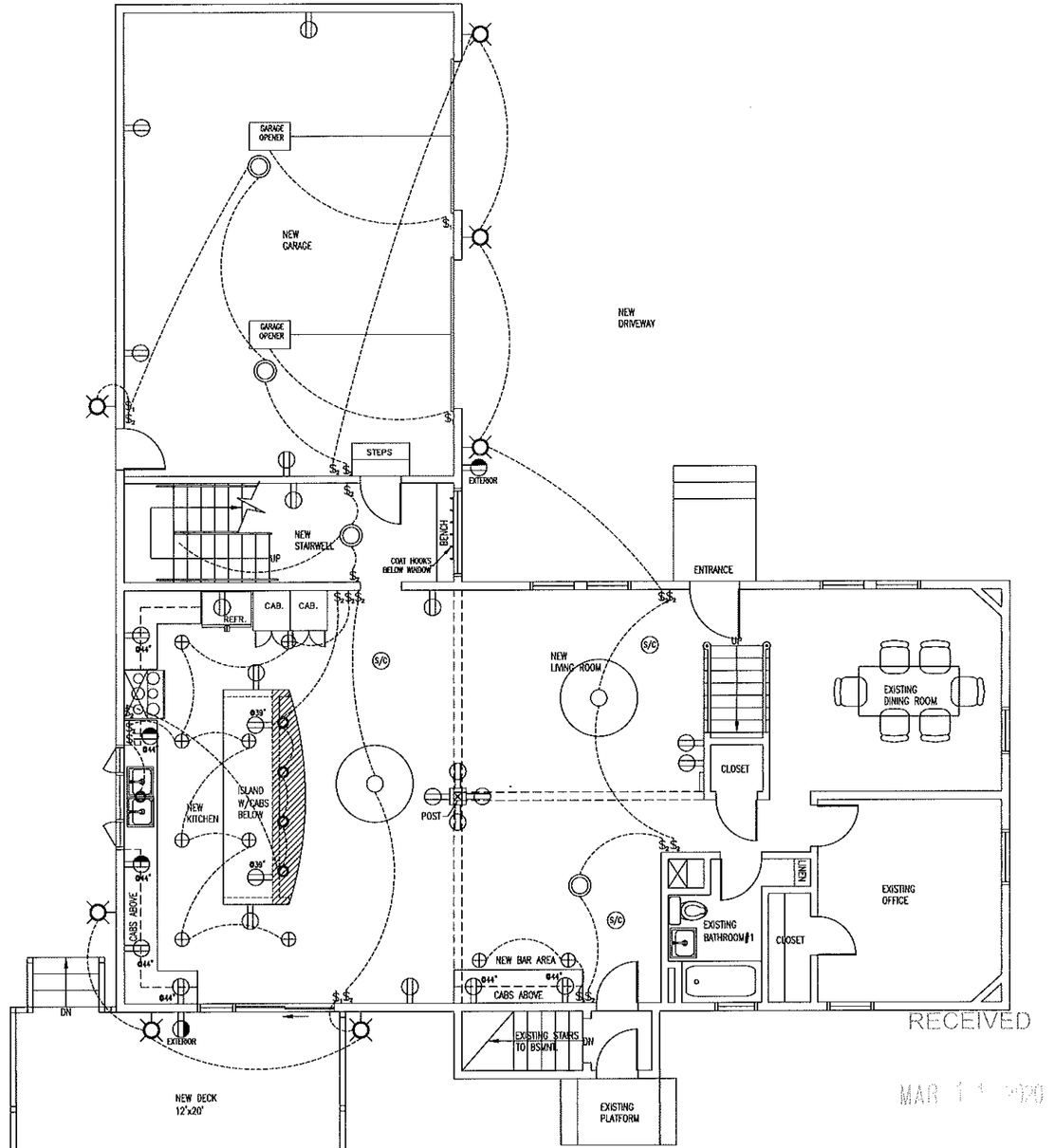
Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:

Sheet: A5

Verify All Dimensions in Field — Do Not Scale



BASEMENT FLOOR



FIRST FLOOR

RECEIVED

MAR 1 1 2020

Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

- New duplex electrical wall outlet at 18" AFF (see owner for specific locations and color)
- New GFI duplex electrical wall outlet @44" AFF
- S/C New smoke/carbon monoxide detector
- New ceiling mounted light fixture
- New pendant light fixture over kitchen sink and 42" high counter
- New low voltage recessed 4 3/4" halogen
- New low voltage ceiling mounted 1'x1' light fixtures
- Waterproof exterior wall sconce
- S_1 Building standard light switch
- S_{3x} Three way building standard light switch
- New ceiling fan/light combo

NOTE: ALL LIGHT FIXTURES TO BE HIGH EFFICIENCY LOW CONSUMPTION FIXTURES.

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

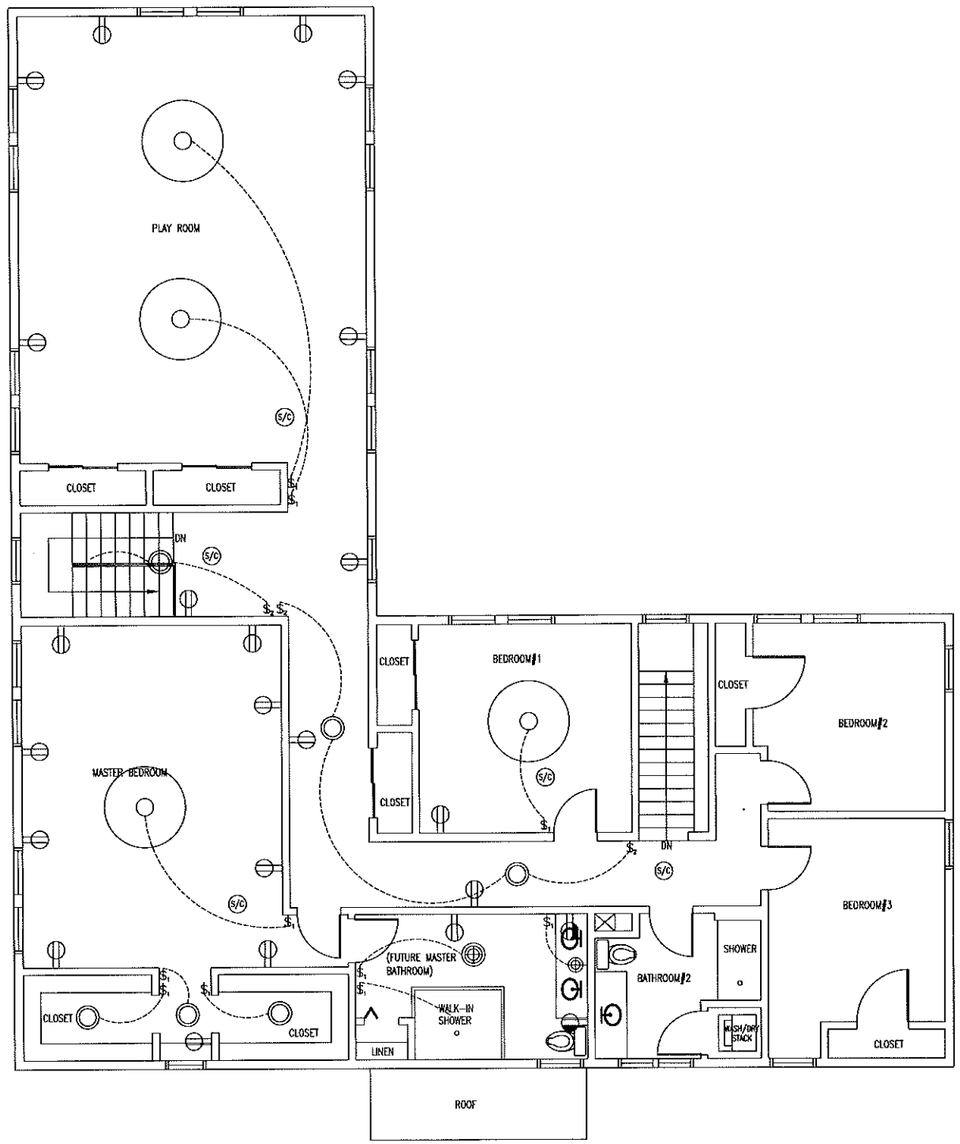
Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

BASEMENT & 1st FLOOR PLAN

Title:
ELECTRICAL PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A6

Verify All Dimensions in Field — Do Not Scale



0 2' 4' 8'

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

RECEIVED

MAR 11 2020

Town of Concord
Board of Appeals

General Notes

1. All work shall be performed in strict compliance with the provisions of all Massachusetts State Building Codes and all applicable Governmental and State Building Codes and Regulations.
2. All work shall be executed in conformance with the Manufacturer's Recommendations and Specifications, by Mechanics skilled in the work and familiar with the materials to be installed.
3. Each Contractor shall check and verify all dimensions and conditions at the Job Site, and the General Contractor shall notify the Architect in writing of any discrepancies between the Drawing(s), the Notes, and the Field Conditions and request clarifications before proceeding with the work in question. DO NOT SCALE THE DRAWING(S).
4. The General Contractor shall coordinate all cutting, fitting and patching of work that may be required to make all parts come together properly and fit to receive or be received by work of other Contractors, shown upon or reasonably implied by the Drawing(s) and Notes. Notify Architect of discrepancies or questions before implementing buildout.
5. New kitchen cabinets and counter design by others.
6. All paint colors and finishes to be selected by client.
7. New exterior siding to match existing.
8. All new doors and frames to be building standard.
9. New flooring to be selected by client and installed by contractor.

All new construction shown on these drawings are for coordination purposes only and have not been engineered. Paul Zbruz Design is not liable for any structural failure. Befor any construction is done Contractor must review and follow Structural Engineers plans prepared by Forest Engineering.

Legend & Notes

- New duplex electrical wall outlet at 18" AFF (see owner for specific locations and color)
- New GFI duplex electrical wall outlet @44" AFF
- S/C New smoke/carbon monoxide detector
- Vanity fixture (center over sink)
- New ceiling mounted light fixture
- S_1 Building standard light switch
- $S_{2,3}$ Three way building standard light switch
- New light/fan combo vented to outside
- New ceiling fan/light combo

NOTE: ALL LIGHT FIXTURES TO BE HIGH EFFICIENCY LOW CONSUMPTION FIXTURES.

Revisions:

Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

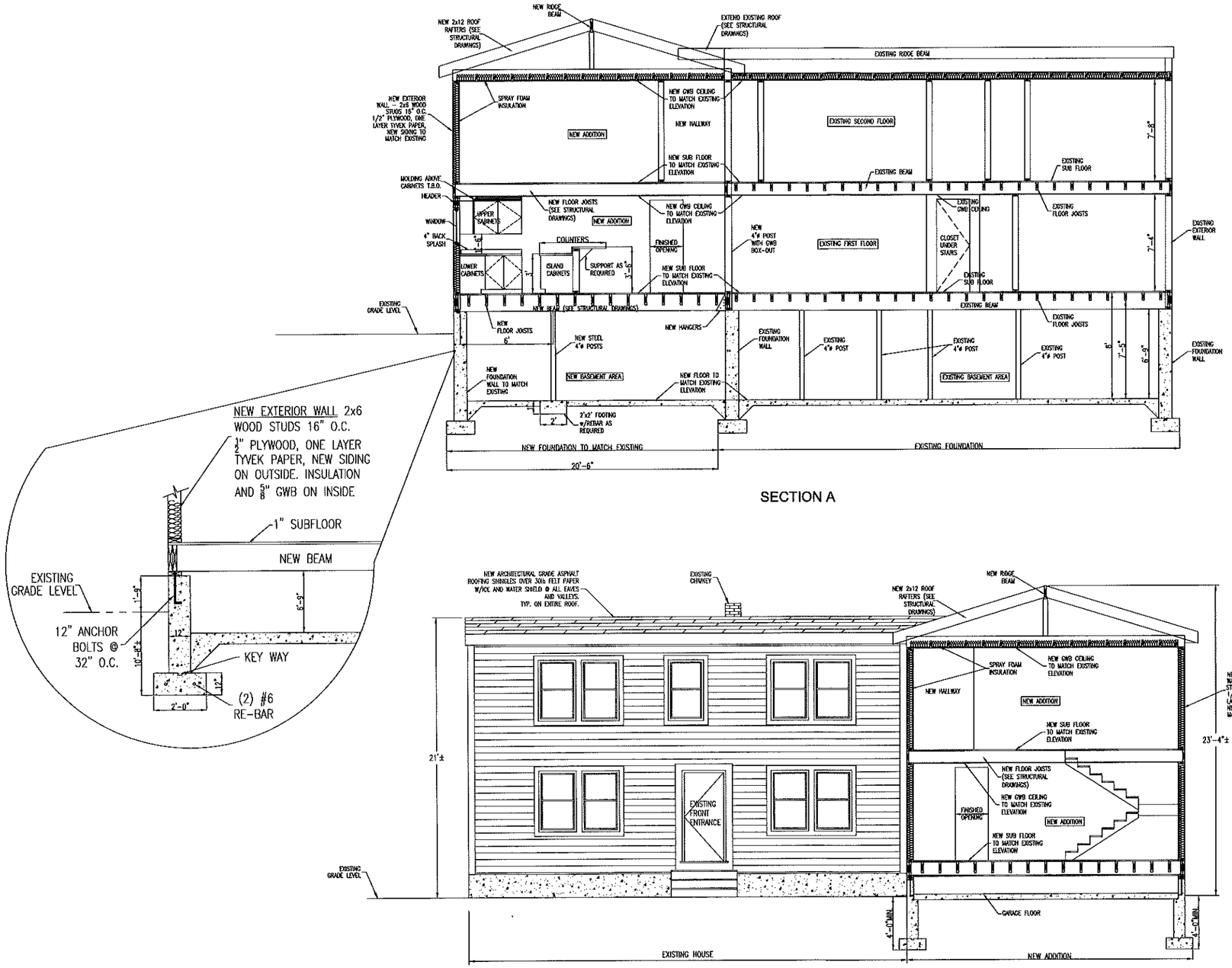
Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

2nd FLOOR PLAN

Title:
ELECTRICAL PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A7

Verify All Dimensions in Field — Do Not Scale



SECTION A

SECTION B

RECEIVED

MAR 11 2020

Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

Revisions:

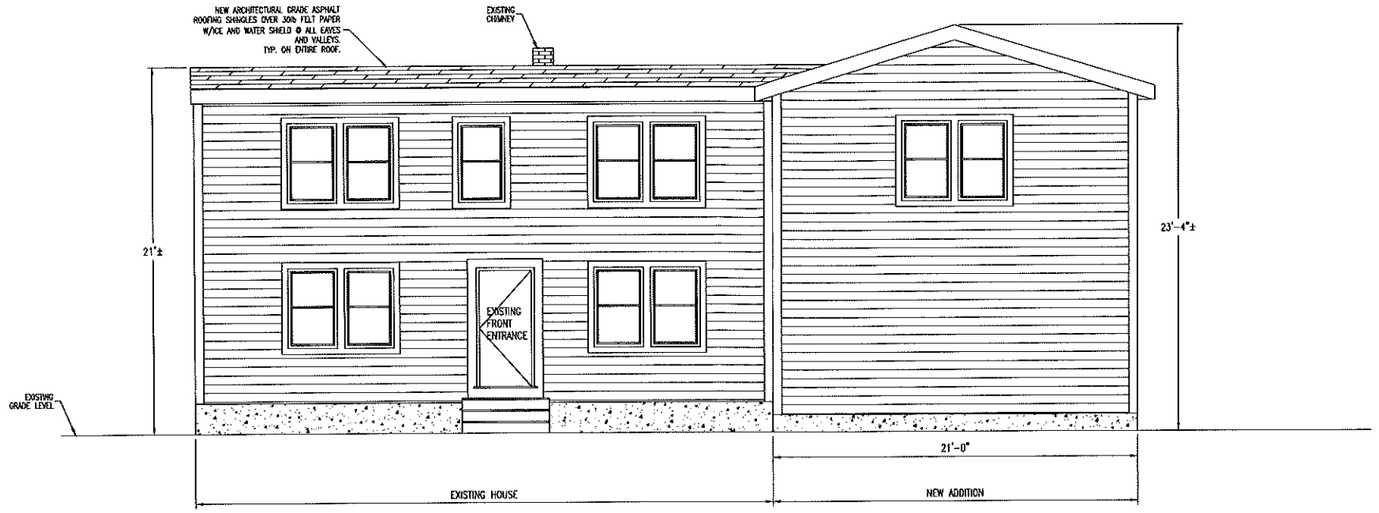
Paul Zbruz Design
Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

Project:
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

Title:
SECTIONS PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A8

Verify All Dimensions in Field — Do Not Scale



FRONT ELEVATION

LEFT SIDE ELEVATION

RECEIVED

MAR 11 2020

Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

Revisions:

Paul Zbruz Design

Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

Project:

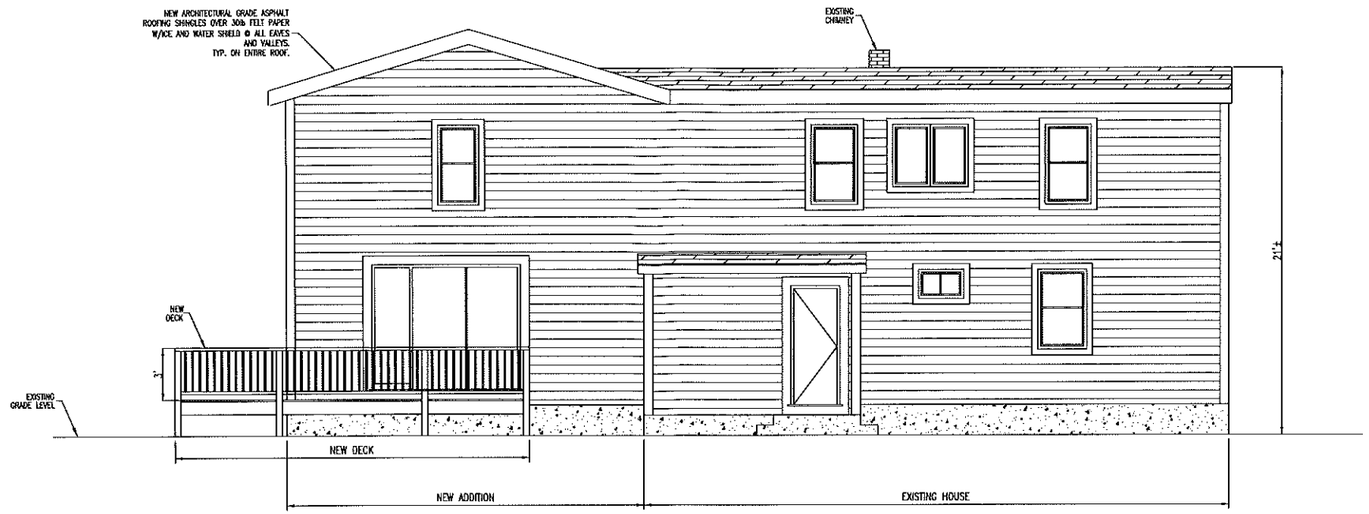
BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

Title:

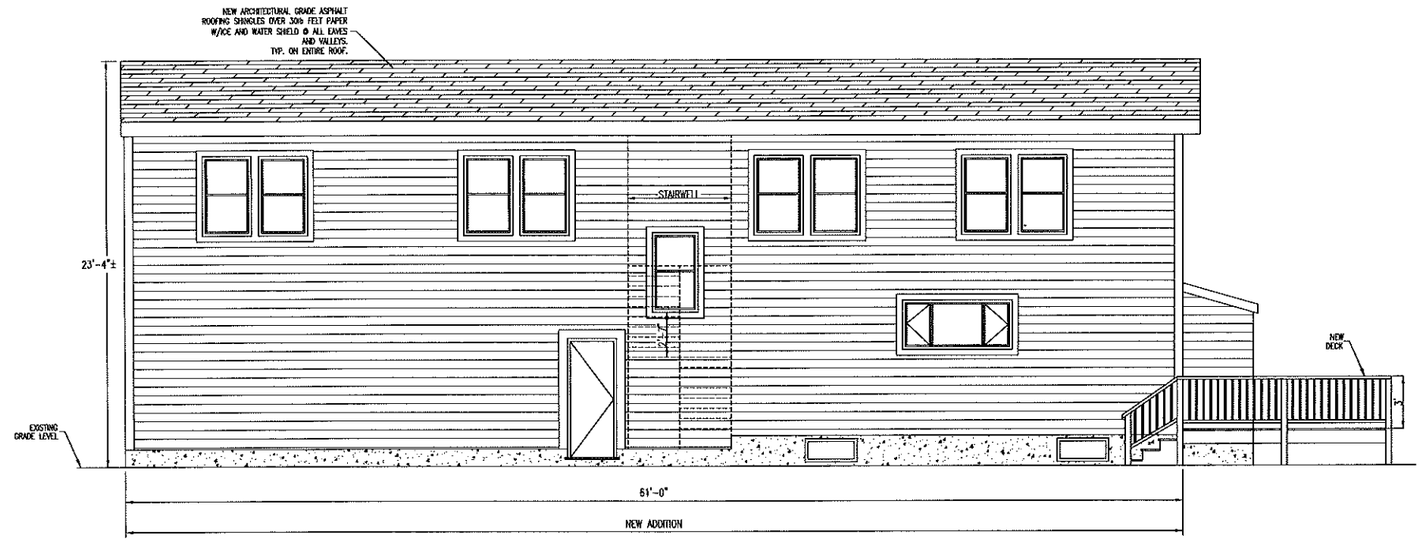
ELEVATIONS PLAN

Project No.:	Drawn: PVZ
Date: 7-30-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A9

Verify All Dimensions in Field — Do Not Scale



REAR ELEVATION



RIGHT SIDE ELEVATION

RECEIVED

MAR 11 2020

Town of Concord
Board of Appeals

0 2' 4' 8'

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

Legend & Notes

Revisions:

Paul Zbruz Design

Architecture Planning Interior Design
21 Nichols street Lowell, MA 01851
(617) 413-7027
Email: pzbruz@yahoo.com

Project:

BEAULAC RESIDENCE
649 CAMBRIDGE TURNPIKE
CONCORD, MA

Title:

ELEVATIONS PLAN

Project No.:	Drawn: PVZ
Date: 7-9-2019	Checked: PVZ
Scale: 1/4" = 1'-0"	Approved:
	Sheet: A10

Verify All Dimensions in Field — Do Not Scale