TOWN CLERK OFFICE-MILTON, MA
REC'D 4 NOV '25 PM5:58

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

$100.00 APPLICATION FEE

Date: 11-3-2025

Address of Property: 109 Smith Rd

Section: Block: C-48-5A Lot: District Zoned for:

Type of Structure: Existing/Proposed

Owner's Name: Stephen Gillings

Owner's Phone Number: 617-593-1100

Owner's Email Address: stephengillings40@gmail.com

Owner's Address: 109 Smith Rd, Milton

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: 3D

Reasons for Requesting Relief: the Sides are 9.1' instead of 10', the new addition would ~~be~~ be 2' feet smaller to meet the Setback

Attorney's Signature:

Attorney's Email Address:

Signature of Applicant: Sgillings

(For office use only)

Case Number: 2896

Date Received: 11-04-2025

Application Instructions

Board of Appeals Rules for filing Applications Instructions 617-898-4924

PLEASE READ ENTIRE PACKAGE BEFORE SUBMITTING APPLICATION

Application must be filed with the Board of Appeals at the Town Hall and be accompanied by a check payable to the Town of Milton in the amount of $100.00. All fees are non-refundable.

The petitioner shall pay for all postage and legal ads associated with the Petition. (Postage includes mailings to abutters within 300 ft of applicant). The total amount of Postage Fees must be paid by check (Made out to the Town of Milton) immediately upon receipt of invoice.

The Legal notice will be placed in the Milton Times by the Board of Appeals and costs of this Legal notice must be paid by the Petitioner prior to the Hearing; the average cost is $400.00 - $500.00. The Milton Times will reach out to the applicant prior to print for payment.

The Application shall also include:

3 copies of each:

Plans and Decision(s) from any other Boards or Commissions.

Denial Letter or Violation Notice received from the Town of Milton Building Department.

Certified plot plan and all other related plans and documents.

The application shall state if the Petitioner is the owner of the land or their agent. If agent; a letter authorizing the agent to speak for all owners.

The Appeal process time frame:

Completed Application and all required Documentation is filed with the Town Clerk, starts the process. The Board has 65 days to schedule a Public Hearing. The Board has 100 days, from the date of filing with the Board start of the process, to render a decision on a Variance. The Board has 90 days, from the close of the hearing, to render a Decision on a Special Permit.

The Public Hearing must be published in a local newspaper for two consecutive weeks and the first week cannot be closer than two weeks to the Public Hearing date.

When the Decision is rendered in writing by the Board of Appeals, a copy is filed with the Town Clerk. That begins a 20-day Appeal Period.

If after 20-days there are no appeals to the Superior Court, the Decision will be certified by the Town Clerk's Office. You will be notified to either pick it up or we can mail it out. Upon receipt of Decision, it needs to be brought to the Registry of Deeds for Recording. They will give you a signed receipt/paperwork that you must return to the Building Department at Milton Town Hall.

TOWN OF MILTON
INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building Commissioner

Jay W. Beaulieu
Local Inspector

Walter White
Local Inspector

Barry T. Ringler
Local Inspector

Domenic Franceschelli
Wire Inspector

Mark Kelly
Plumbing & Gas Inspector/Sealer of Weights and Measures

Eric Pilsmaker
Plumbing & Gas Inspector/Sealer of Weights and Measures

Markelian Berdufi
Code Enforcement

Katina Goodridge
Sr. Administrative Clerk

William Donnelly
Sr. Administrative ZBA Clerk

November 11,2025

Stephon Gillings
14 Electric Ave.
Brockton, MA .02302

Re: Proposed approximately 9'x20' left side second story addition ,proposed rear two story approximately 18'x32' addition & tearing the roof off the existing house and adding a 1-1/2 story addition located at 109 Smith Road. Map- Lot -Block C – 48 - 5A

To Whom it concerns,

This office has reviewed your proposal to construct a 9'x20' second story addition, a 18'x32' two story addition and removal of the roof of the existing house to add a 1-1/2 story addition to the home located at 109 Smith Road.

Here are our findings:

A) The property is in Residence C zoning District.

B) The existing house was built in 1930.

C) This existing house is a pre-existing nonconforming structure.

D) The Lot is a pre-existing non-conforming lot.

E) A plot prepared by Jaems Nabstedt, a Professional Land Surveyor dated October 15,2025, shows all the proposed new work.

F) The proposed new work will increase the current non-conformity of the structure therefore the building permit application number 65161 is hereby denied.

G) ***Per Article IV Section 275-4.1(B)***
"A valid pre-existing, nonconforming single family or two family residential structure may be extended or altered as of right within the existing building envelope or within a height and setback which conform with the dimensional requirements of the Milton Zoning Bylaws **and may be further extended or altered beyond the existing building envelope or beyond the limits of the dimensional requirements,** if authorized by a special permit from the Board of Appeals, and subject to appropriate conditions, limitations, and safeguards stated in writing by the Board of Appeals and made a part thereof."

H) ***Section 275-4.1 (non-conformities) you have the right to seek relief from this zoning by-law, through the Special Permit process with the Town of Milton's Zoning Board of Appeals.***

I) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

J) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely

Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Milton - Schedule of Payments

11/3/2025 02:17 PM

SOP # 60306 Building 11/3/2025 3:17 PM

Date	Payer	Description	Source	GL Account	Type	Payment	Amount
Batch 63230: Building, ,							
11/03/2025	stephon a gillings and khamari gillings	applcation fee	Bd of Appeals - Applic. Fee	100-0004-1-176-4300-4320-00-0-0000-0-000	Cash Receipt	Check	$100.00
						Batch Total	$100.00
						Grand Total	$100.00

To Treasurer, Town Accountant, County Clerk

The above is a detailed listing of monies received by the above named department/persons.

Amounting in the aggregate to: $100.00

Count of Receipts	1
Count of Payments	0
Paper	
Coin	
Check	$100.00
Receipt Total	$100.00
Payment Total	$0.00
Adjustment Total	
Grand Total	$100.00

Department Head or Agent

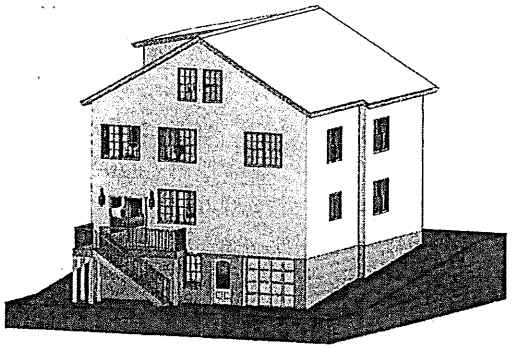
TREASURER/COLLECTOR

TOWN NOV X 4 JOLANNA K. MCCA... TOWN COLLECTOR

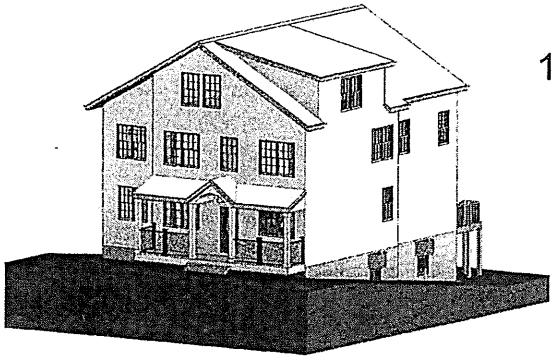
RANGEL

Stephon Gillings

PROPOSED HOME RENOVATION.
ADDITION OF 18' X 33' BASEMENT,
FIRST FLOOR AND SECOND FLOOR,
AT THE REAR OF THE HOUSE.



1 3D 1



2 3D 2

109 SMITH ROAD
MILTON, MA

PERMIT SET

25-087

9/15/2025

INTERIOR DESIGN

RANGEL PLANNING & DESIGN INC.

26 NORWOOD STREET,
EVERETT, MA 02149
T:339-440-7943

OWNER

Stephon Gillings

109 SMITH ROAD
MILTON, MA

SHEET LIST

Sheet List					
N	Sheet Number	Sheet Name	Drawn By	Sheet Issue Date	Current Revision Description
1	G-01	GENERAL	S.R.	9/15/2025	
2	G-02	NOTES & CODE NARRATIVE	S.R.	9/15/2025	
3	G-03	WINDOW & DOOR SCHECULE	S.R.	9/15/2025	
4	A-01	DEMOLITION FLOOR PLAN	S.R.	9/15/2025	
5	A-02	EXISTING ELEVATION	S.R.	9/15/2025	
6	A-03	PROPOSED BASEMENT LEVEL	S.R.	9/15/2025	
7	A-04	PROPOSED FIRST FLOOR PLAN	S.R.	9/15/2025	
8	A-05	PROPOSED SECOND FLOOR PLAN	S.R.	9/15/2025	
9	A-06	PROPOSED ATTIC FLOOR PLAN	S.R.	9/15/2025	
10	A-07	ROOF PLAN	S.R.	9/15/2025	
11	A-08	ELEVATION	S.R.	9/15/2025	
12	A-09	SECTION	S.R.	9/15/2025	
13	A-10	STAIRS DETAIL	S.R.	9/15/2025	
14	A-11	ENLARGED BATHROOM	S.R.	9/15/2025	
15	A-12	ENLARGED BATHROOM	S.R.	9/15/2025	
16	A-13	REFLECTED CEILING	S.R.	9/15/2025	
17	S-01	FOUNDATION PLAN	S.R.	9/15/2025	
18	S-02	FRAMING PLAN	S.R.	9/15/2025	
19	S-03	BEAM DETAILS	S.R.	9/15/2025	
20	S-04	WOOD FRAMING AND FASTENING	S.R.	9/15/2025	
21	S-05	DECK FRAMING	S.R.	9/15/2025	

GENERAL

G-01

DESIGN REFERENCE

ABBREVIATION

ABBREVIATIONS	
A.C.P. ACOUSTIC CEILING PANEL	K KIP
A/C A/R CONDITION	LBL. LABEL
ALUM ALUMINUM	LAV. LAVATORY
A.B. ANCHOR BOLT	LG LENGTH, LONG
& AND	LTL LINTEL
ANGLE	LVR. LOUVER
APPROX. APPROXIMATELY	L.P. LOW POINT
ARCH ARCHITECTURAL	M.H. MANHOLE
A&G ASPHALT & GRAVEL	M MARBLE
BL BASE LINE	MAS. MASONRY
B.PL BASE PLATE	M.O. MASONRY OPENING
BEAM BEAM	MATL MATERIAL
BPC BED PAN	MECH MECHANICAL
BLKG BLOCKING	MTL MATERIAL
B.S. BOTH SIDES	MIN. MINIMUM
B.W. BOTH WAYS	MISC. MISCELLANEOUS
BOT BOTTOM	MTG. MOUNTING
BRK BRICK	NOM. NOMINAL
BLDG BUILDING	N.I.C. NOT IN CONTRACT
B/ BOTTOM OF - - -	N.T.S. NOT TO SCALE
CPT. CARPET	NO., # NUMBER
CLG CEILING	NC NURSE CALL
CL CENTER LINE	OFF. OFFICE
C.T.C. CERAMIC TILE COVE	O.C. ON CENTER
C.T. CERAMIC TILE	OPG OPENING
CEMA CEMMASLAND	OPP. OPPOSITE
C.F. CEMENT FIBERBOARD	OZ. OUNCE
C.L.F. CHAIN LINK FENCE	O.D. OUTSIDE DIAMETER
CR CHAIR RAIL	O.F. OUTSIDE FACE
C.O. CLEAN OUT	O.A. OVERALL
CLR. CLEAR(ANCE)	O.H.D. OVERHEAD DOOR
CLS. CLOSER	OFO OWNER FURNISHED AND INSTALLED
CLS. CLOSET	OFCI OWNER FURNISHED CONTRACTOR INSTALLED
C/H COAT HOOK	PT. PNEUMATIC TUBE SYSTEM
COL. COLUMN	PTD. PAINTED
C.M. COCOA MAT	PNL. PANEL
CONC CONCRETE	PAH PARTIAL HEIGHT
C.B. CONCRETE BLOCK	P.F. PARTICLE FILLED
CONC. BD. CONCRETE BOARD	PTN. PARTITION
C.M.U. CONCRETE MASONRY UNIT	PLAS. PLASTIC
CONSTR. CONSTRUCTION	PL. PLASTIC
CONT. CONTINUOUS	P.LAM. PLASTIC LAMINATE
C.J. CONTROL JOINT	PLUM. PLUMBING
C.G. CORNER GUARD	P.S.I. POUNDS / SQUARE INCH
CORR. CORRIDOR	P.S.F. POUNDS / SQUARE FOOT
CTSK COUNTERSUNK	PREF. PREFINISHED
CRS. COURSE	P.M. PRESSED METAL
CYL. CYLINDER	PROP. PROPERTY / PROPOSED
CH CEILING HEIGHT	Q.T. QUARRY TILE
DEPT DEPARTMENT	Q.T.C. QUARRY TILE COVE
DEP DEPRESSION	R. RADIUS / RISER
DIAG DIAGONAL	REC RECEPTICLE / ELECTRICAL
DIAMETER, ROUND	RTRH
DIM DIMENSION	REF REFERENCE
DO. DITTO	REINF REINFORCE(ING)
DR DOOR	REM REMOVE
D.L. DOCK LEVELER	REQ'D REQUIRED
D.A. DOUBLE ACTING	REV. REVISION / REVERSE
D.S. DOWNSPOUT	R.F. RIGID FRAME
D. DRAIN	RD. ROAD
DWG. DRAWING	R.D. ROOF DRAIN
D.W. DRYWALL	R.W.L. RAIN WATER LEADER
EA. EACH	RGH ROUGH
E/F. EACH FACE	SECT SECTION
E.W. EACH WAY	S.S. SERVICE SINK
ELEC. ELECTRIC	S/S STAINLESS STEEL
E.W.C. ELECTRIC WATER COOLER	SH.V. SHEET VINYL
ELEV. ELEVATOR, ELEVATION	S.W. SHOP WELD
EL. ELEVATION	SL.DR. SLIDING DOOR
ENCL. ENCLOSE, ENCLOSURE	S.C. SOLID CORE
ENG. ENGINEER(ING)	SPEC. SPECIFICATION
ENT ENTRANCE	SPR. SPRINKLER
EQ. EQUAL	SQ. FT. SQUARE FEET
EQUIP EQUIPMENT	STD. STANDARD
EXIST EXISTING	STL STEEL
EXP EXPANSION, EXPOSED	STRUC. STRUCTURAL
E.B. EXPANSION BOLT	SUSP SUSPENDED
E.J. EXPANSION JOINT	SYM. SYMMETRICAL
EXTER EXTERIOR	TELE TELEPHONE
F.B. FACE BRICK	TLB THOUSAND POUND
F/FACE OF - - -	THRD THRESHOLD
F. TO F. FACE TO FACE	TOIL. TOILET
FT. FEET, FOOT	T/ TOP OF - - -
F.W. FIELD WELD	TB TOWEL BAR
FIN. FINISH	TRU-GLZ. TRU-GLAZE
F.E.C. FIRE EXTINGUISHER	T. TREAD
CABINET	TYP. TYPICAL
F.H.C. FIRE HOSE CABINET	UC. UNDERCOUT
FLASH'G FLASHING	UNF UNFINISHED
FLR. FLOOR	U.N.O. UNLESS NOTED OTHERWISE
FLRG FLOORING	V.P. VENT PIPE
F.D. FLOOR DRAIN	VERT. VERTICAL
FLUOR. FLUORESCENT	VIN. VINYL
FTG FOOTING	V.C.T. VINYL COMPOSITION TILE
FRT FIRE RETARDANT TREATED	V.B.C. VINYL BASE COVE
FDN. FOUNDATION	V.B.S. VINYL BASE STRAIGHT
FIN FULL HEIGHT	V.T.R. VENT THRU ROOF
FUSE LINK FUSIBLE LINK	V.W.C. VINYL WALL COVERING
GA. GAGE OR GAUGE	W/SCT W/MISCOT
GALV GALVANIZED	W.C. WATER CLOSET
G.C. GENERAL CONTRACTOR	WT WEIGHT
GL GLASS	W.W.F. WELDED WIRE FABRIC
GB GRAB BAR	W.G. WIRE GLASS
GYP. BD. GYPSUM WALLBOARD	W.M. WIRE MESH
G.W.B. GYPSUM WALLBOARD	W/WITH
HDCP HANDICAP	W/O WITHOUT
HDWR HARDWARE	WD. WOOD
H.D. HEAVY DUTY	WB. WOOD BASE
HGT., HT. HEIGHT	W.P. WORKING POINT
H.C. HOLLOW CORE	W.P. WATER PROOF
H.M. HOLLOW METAL	
HORIZ. HORIZONTAL	
H.B. HOSE BIBB	
H.W.H. HOT WATER HEATER	
HUM. HUMIDIFIER CEILING	
IN (") INCHES	

DESIGN ABBREVIATIONS
1/4" = 1'-0"

CODES & STANDARDS

MASSACHUSETTS BUILDING CODE REFERENCES – UPDATED JULY 1, 2025

DISCIPLINE	CODE REFERENCE
BUILDING	INTERNATIONAL BUILDING CODE (IBC) 2021, WITH MASSACHUSETTS AMENDMENTS
ACCESSIBILITY	ICC A117.1-2017 (REFERENCED IN 2021 IBC) + 2010 ADA STANDARDS
MECHANICAL	INTERNATIONAL MECHANICAL CODE (IMC) 2021, WITH MA AMENDMENTS
ELECTRICAL	NATIONAL ELECTRICAL CODE (NEC) 2023, WITH MA AMENDMENTS
PLUMBING	MA PLUMBING CODE 248 CMR (NO LONGER IPC: MA USES OWN CODE)
FIRE/LIFE SAFETY	NFPA 101 – 2021 EDITION, WITH MA AMENDMENTS + 527 CMR STATE FIRE CODE
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021, WITH MA AMENDMENTS
RESIDENTIAL CODE	INTERNATIONAL RESIDENTIAL CODE (IRC) 2021, WITH MA AMENDMENTS
STRETCH/ZERO CODE	APPENDIX RC (ZERO ENERGY PATH), ERNERS OPTIONS, PASSIVE HOUSE ALLOWED

CODES & STANDARDS
1/4" = 1'-0"

LIST OF DESIGN NOTES:

NOTE #1: ALL WORK SHALL COMPLY WITH THE COMNONWEALTH OF MASSCHUSETTS STATE BUILDING CODE, THE REQUIREMENTS OF THE TOWN, THE OCCUPATIONAL AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES ETC. GOVERNING THE WORK.

NOTE #2: DRAWN INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.

NOTE #3: ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DEVIATIONS IN THE EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS ETC. BEFORE PROCEEDING WITH AFFECTED PART OF THE WORK.

NOTE #4: DO NOT SCALE THESE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS, CLEARANCES ETC.

NOTE #5: IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC. OF THIS SYSTEM.

NOTE #6: SITE SHALL BE LEFT CLEAN AT THE END OF EACH WORKING DAY. ALL DEBRIS SHALL BE PICKED UP AND PLACED IN CONTAINERS, CONSTRUCTION QUALITY BAGS, DUMPSTER OR OTHER ACCEPTABLE MEANS.

NOTE #7: ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF DURING THE EXTENT OF THE WORK, AND THE SITE SHALL BE LEFT COMPLETELY CLEAN AND FREE OF DEBRIS AT THE END OF THE CONTRACT. ALL DEBRIS SHALL BE PROPERLY DISPOSED OF.

NOTE #8: THE CONTRACTOR SHALL TEMPORARILY DISCONNECT AND REMOVE ALL EXISTING SERVICES THAT INTERFERE WITH THE PROPER INSTALLATION OF THE NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT/OWNER OF THESE SERVICES BEFORE DEMOLITION, REINSTALL AND RECONNECT ALL TEMPORARILY DISCONNECTED AND REMOVED ITEMS TO THE SATISFACTION OF THE OWNER.

NOTE #9: ALL EXISTING AREAS DISTURBED OR DAMAGED AS A RESULT OF THE NEW CONSTRUCTION ARE TO BE PATCHED OR REPLACED TO MATCH EXISTING AND FOR NEW ADJACENT SURFACES.

NOTE #10: ALL MATERIALS AND NOTES REFER TO NEW MATERIALS UNLESS OTHERWISE NOTED OR INDICATED AS EXISTING

NOTE #11: SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.

NOTE #12: SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION

NOTE #13: PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.

NOTE #14: RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.

NOTE #15: ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.

NOTE #16: SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.

NOTE #17: PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.

NOTE #18: COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.

NOTE #19: PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.

NOTE #20: . SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD ATALL BATHROOMS AND LAUNDRY ROOMS.

NOTE #21: WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED

NOTE #22: FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

LIST OF DESIGN NOTES
1/4" = 1'-0"

FOUNDATION NOTES:

CONCRETE SPECIFICATIONS - ALL CONCRETE WORK SHALL BE DESIGNED ON THE BASIS OF "STRENGTH DESIGN" IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." CONCRETE WORK SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.1 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE". CONCRETE SLABS, PATIOS, DRIVEWAYS, WALLS AND FOUNDATIONS SHALL BE CONSTRUCTED OF A MINIMUM 3000 PSI CONCRETE.
28 DAY TEST, WITH A 4" MINIMUM TO 6" MAXIMUM SLUMP MAXIMUM AIR-ENTRAINED TO 5 - 8%. NO ADDITIONAL WATER SHALL BE ADDED TO CONCRETE AFTER SLUMP TEST IS RECORDED. CYLINDERS SHALL BE TAKEN FROM EVERY BATCH TRUCK AND TESTED FOR COMPRESSIVE STRENGTH AT 7
AND 28 DAYS. CONCRETE SHOULD BE A MIX OF HIGH GRADE PORTLAND CEMENT, CLEAN SAND OR GRANULAR FILL AND WASHED GRAVEL OR CRUSHED
STONE AS COARSE AGGREGATE PER ACI 530. MAXIMUM AGGREGATE SIZE SHALL BE ¾". ALL AGGREGATES SHALL CONFORM TO ASTM C33 GRAVEL SHOULD BE WELL GRADED AND NOT EXCEED 1 1/2" IN SIZE. WATER SHALL NOT EXCEED 5 1/2 GALLONS FOR EACH BAG, UNLESS SAND IS VERY DRY. CONCRETE SHALL BE MIXED USING AN APPROVED BATCH MACHINE OR MOBILE MIXER UNTIL UNIFORM IN COLOR AND PROVIDING A 4" MINIMUM TO 6" MAXIMUM SLUMP.

REINFORCING STEEL - REINFORCING STEEL (REBAR) SHALL BE MINIMUM ASTM A615, GRADE 40, ALL REINFORCEMENT SPLICES SHALL BE AS FOLLOWS: #5 BARS 20" MINIMUM, #7 BARS 35" MINIMUM. ALL REBAR (REINFORCING STEEL) SHALL BE LOCATED 3" CLEAR FROM BOTTOM AND SIDE
OF FOOTING AND 2" CLEAR FROM TOP. LOCATE VERTICAL REBAR (REINFORCING STEEL) 4"-0" ON CENTER (OC). ALL REINFORCEMENT SPLICES SHALL BE IN ACCORDANCE WITH ACI 318 FOR "STRENGTH DESIGN". ALL REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED, AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 301 AND ACI 318.

WELDED WIRE MESH - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE LOCATED IN THE CENTER OF THE DEPTH. INSTALL AT SLAB ON GRADE CONDITIONS.

ANCHOR BOLTS - CAST-IN-PLACE ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 UNLESS OTHERWISE NOTED. ANCHOR BOLTS FOR FRAMING SHALL BE 1/2 INCH DIAMETER, 12 INCHES LONG, SPACED AT 5 FT. MAXIMUM AND 12 INCHES MAXIMUM FROM CORNERS AND ENDS. FOR BASE PLATES SET ON EXISTING CONCRETE, ADHESIVE ANCHORS SHALL
BE USED.

FOOTINGS - CENTER ALL FOOTINGS ON WALLS, PIERS, OR COLUMNS ABOVE UNLESS OTHERWISE NOTED. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL WITH MINIMUM SOIL BEARING ALLOWABLE OF 2500 PSF TESTED FOR 95 PERCENT COMPACTION, OR 3/4" STONE COMPACTED IN 12" LIFTS TO 95 PERCENT DENSITY IF FILL IS REQUIRED. FOOTINGS AT BUILDING PERIMETER SHALL BE A MINIMUM OF 12" BELOW FROST LINE AND 20" WIDE, (CHECK WITH LOCAL BUILDING OFFICIALS FOR FROST LINE LEVEL) CONSTRUCTED OF 3000 PSI CONCRETE. PROVIDE 3 - #5 REBAR (REINFORCING STEEL) CONTINUOUS THROUGH FOOTINGS. PROVIDE #5 REBAR
(REINFORCING STEEL) CORNER BARS AT ALL CORNERS AND INTERSECTIONS OF
FOOTINGS, BEAMS AND WALLS. EACH SIDE SHOULD OVERLAP 7'-0", WITH A 90 DEGREE BEND. FOOTINGS SHALL REAR ON UNDISTURBED SOIL AND KEPT FREE FROM GROUND WATER. UNDERNEATH LOAD-BEARING WALLS AND INTERIOR OR EXTERIOR COLUMN FOOTINGS, THICKEN SLABS WITHIN A 1' RADIUS TO 12" THICK.

SLAB FOUNDATIONS - CONCRETE FLOOR SLABS SHALL BE CONSTRUCTED OF
3000 PSI CONCRETE, 4" THICK REINFORCED WITH 19 GAUGE 6" X 6" WELDED-WIRE MESH CONTINUOUS AND REBAR (REINFORCING STEEL) AS PER PLANS. PLACE SLABS OVER WELL - COMPACTED GRAVEL AS FILL COMPACTED IN 12 INCH LIFTS TO 95 PERCENT DENSITY PER ASHTED T-180 PROCTOR, AND A 4 OR 6 MIL VAPOR BARRIER. CONSTRUCTION CONTROL JOINTS SHALL BE PROVIDED IN SLABS ON GRADE SO THAT THE MAXIMUM AREA BETWEEN JOINTS SHALL BE 400 SQ. FT. AND THE LENGTH OF THAT AREA IS NOT MORE THAN TWICE THE WIDTH. PROVIDE SMOOTH STEEL TROWEL FINISH FOR ALL INTERIOR SLAB AREAS AND GARAGE
SURFACES. PROVIDE BROOM FINISH TEXTURE FOR ALL EXTERIOR SLABS. SLOPE EXTERIOR PATIO OR PORCH SLABS AWAY FROM BUILDING AT 1/4" OF DROP IN ELEVATION FOR EVERY 1'-0" IN DISTANCE. AT GARAGE SLAB, PROVIDE POSITIVE DRAINAGE AND TAPER UP AT GARAGE/OVERHEAD DOOR

POURED CONCRETE WALLS - POURED WALLS SHALL BE CONSTRUCTED OF 3000 PSI CONCRETE WITH #5 REBAR (REINFORCING STEEL) AT 18" ON CENTER (OC) PLACED IN A VERTICAL GRID. THICKNESS OF WALLS SHALL BE A MINIMUM OF 8" THICK FOR 6'-0" HIGH, 10" THICK FOR 9'-0" HIGH, 12" THICK FOR 10'-0" HIGH OR OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS. PATCH ALL VOIDS AND DEPRESSIONS EXCEEDING 3/8 INCH IN ANY DIRECTION. PROVIDE APPROPRIATE WATERPROOFING SYSTEM AROUND THE EXTERIOR PERIMETER AND INSTALL
DRAINAGE AS SPECIFIED BY MANUFACTURERS RECOMMENDATIONS. CONTRACTOR IS RESPONSIBLE FOR SLEEVES AND OTHER PENETRATIONS IN

FOUNDATION NOTES:
1/8" = 1'-0"

THERMAL & MOISTURE:

WATERPROOFING & DAMPPROOFING - ALL JOINTS AND PENETRATIONS IN WALLS, FLOORS, AND ROOFS SHALL BE MADE WATERTIGHT USING APPROVED METHODS AND MATERIALS. WATERPROOFING AND DAMPPROOFING RECOMMENDATIONS CONTAINED HEREIN ARE MINIMUM. CHECK WITH LOCAL CODE OFFICIALS FOR ADDITIONAL REQUIREMENTS.

SLAB FOUNDATIONS - INSTALL A MINIMUM (6 MIL) POLYETHYLENE VAPOR BARRIER IN ALL SLABS, DIRECTLY UNDERNEATH CONCRETE. LAP JOINTS NOT LESS THAN 12 INCHES AND SEAL IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.

CRAWLSPACE FOUNDATIONS - INSTALL A MINIMUM (4 MIL) POLYETHYLENE VAPOR BARRIER IN ALL CRAWLSPACE AREAS. LAP JOINTS NOT LESS THAN 12 INCHES AND SEAL IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.

BASEMENT WALLS – INSTALL NECESSARY WATERPROOFING MATERIAL SYSTEM TO EXTERIOR BASEMENT WALLS AND FOUNDATION SURFACES, FROM A POINT 12" BELOW THE LOWEST SLAB TO NOT LESS THAN 8" ABOVE FINISH GRADE, INSTALL AS DESCRIBED IN "FOUNDATIONS" SECTION OF THIS SPECIFICATIONS.

INSULATION - EFFECTIVE R VALUES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE ENERGY CODES. FLOOR, WALLS AND CEILINGS INSULATION SHALL BE INSTALLED AS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL PLUMBING CHASES IN INTERIOR AND EXTERIOR WALLS SHALL BE INSULATED WITH BATT INSULATION FOR SOUND ATTENUATION.

THERMAL & MOISTURE CONT.:

EXTERIOR WALLS - WALL INSULATION SHALL HAVE AN R VALUE NO LESS THAN R-20 OR A COMBINATION OF R-13 IN CAVITIES AND MINIMUM R-5 CONTINUOUS INSULATION.

INTERIOR WALLS - INSTALL 3 1/2", R-11 BATT INSULATION AROUND BATHS, LAUNDRY ROOMS AND OTHERWISE SPECIFIED FOR SOUND ATTENUATION.

UPPER FLOOR CEILINGS OR ROOFS- SHALL HAVE A TOTAL R-VALUE NO LESS THAN R-49

FOUNDATION - FOR CONCRETE SLAB FOUNDATION, PROVIDE 2"THICK X 24"HIGH AND 24"WIDE X 2"THICK L-SHAPED R-10 STYROFOAM FROST BARRIER AROUND PERIMETER OF STRUCTURE IF REQUIRED. SLOPE AWAY FROM BUILDING AT 1" PER FOOT. INSTALL FROST WALL 48" BELOW FINISHED GRADE, ALONG GARAGE/OVERHEAD DOOR OPENING.

FLOORS - BETWEEN CRAWLSPACE AND FIRST FLOOR, SHALL HAVE AN R VALUE NO LESS THAN R-30.

AIR INFILTRATION AND MOISTURE CONTROL - AIR LEAKAGE FOR ALL BUILDINGS SHALL BE CONTROLLED AT OPENINGS IN THE EXTERIOR BUILDING
ENVELOPE AS PER MASSACHUSETTS ENERGY CODE.
CAULKING, GASKETING, WEATHERSTRIPPING, FOAMING OR OTHER SEALING IS REQUIRED TO LIMIT INFILTRATION: AROUND WINDOW AND DOOR FRAMES; SOLE PLATES AND STRUCTURAL FLOOR; FRAMING JOINTS, AROUND
OPENINGS FOR PLUMBING, ELECTRICITY, TELEPHONE AND GAS LINES IN WALLS, FLOORS AND CEILINGS; AT MUDSILL IN CONDITIONED BASEMENTS OR CRAWLSPACES AND AT ALL OTHER OPENINGS IN EXTERIOR BUILDING ENVELOPE. ELECTRIC OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLE, SWITCH OR OTHER ELECTRICAL BOXES IN EXTERIOR AND INTERIOR WALLS. THE ENTIRE STRUCTURE SHALL BE WRAPPED WITH THE "TYVEK", OR EQUAL INFILTRATION BARRIER TO FORM A CONTINUOUS BARRIER
WITH MINIMUM 8" OVERLAPS AT JOINTS. TYVEK SHOULD COMPLETELY COVER ALL COMPONENT PARTS OF THE STRUCTURE, STAPLED TO SHEATHING
AT 30" O.C. AND WRAPPED TO INSIDE OF DOOR AND WINDOW OPENINGS. FOLLOW MANUFACTURERS INSTRUCTIONS FOR FURTHER INFORMATION. FELTS SHALL BE ORGANIC FIBER BASE SATURATED WITH BITUMEN WEIGHING 14-15 LBS. PER SQUARE. STRIPS OF FELT 8" WIDE SHALL BE INSTALLED AT HEADS AND JAMBS OF WINDOWS AND DOORS JUST PRIOR TO INSTALLATION OF EXTERIOR TRIM. USE ON ROOF OR BOEWALLS
NOT RECOMMENDED. PROVIDE ROOF UNDERLAYMENT AS REQUIRED BY SHINGLE MANUFACTURER.

FLASHING AND SHEET METAL - INSTALL APPROPRIATE FLASHING AT ALL JOINTS OF CHIMNEYS, DORMERS, WALLS, VENT PIPES AND OTHER CONNECTION POINTS TO PREVENT THE INFILTRATION OF WATER. FLASHING SHALL BE ASSEMBLED OF 26 GAUGE MINIMUM GALVANIZED, CORROSION RESISTANT SHEET METAL. VALLEY FLASHING SHALL BE WRAPPED WITH 20" WIDE GALVANIZED FLASHING AND EXTEND 10" IN EACH DIRECTION FROM CENTER-LINE OF VALLEY. USE KYNOR X 4" HIGH X 10 LONG GALVANIZED FLASHING BETWEEN WALL SIDING AND ROOF SURFACES AND STEP FLASHING BETWEEN MASONRY AND ROOF SURFACES. KEEP FLASHING CONCEALED EXCEPT WHERE EXPOSED ON VERTICAL SURFACES OR COUNTER FLASHING. PROVIDE ICE AND WATERSHIELD W.R. GRACE

THERMAL & MOISTURE PROTECTION NOTES
1/8" = 1'-0"

FINISH NOTES:

GYPSUM WALLBOARD - GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK SCREWS.

INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING,
OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2" X 4' X , 8', 9', 10' OR 12' FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS
AT LEAST 10". UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

CEILINGS: APPLY A SINGLE LAYER OF 1/2" GYPSUM WALLBOARD ACROSS THE SUPPORTS AND FASTEN WITH SCREWS. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". SCREWS ARE SPACED 12" ON CENTER (OC). UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

FIRE-RATED GYPSUM WALLBOARD: IN GARAGES, AROUND GAS APPLIANCES, HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL TYPE "X" FIRE-RATED GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL

FRAMING NOTES:

STRUCTURAL METALS - STRUCTURAL STEEL WORK SHALL CONFORM TO "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (AISC 1989), "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (AISC), AND "STRUCTURAL WELDING CODE" (AWS D1.1). STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH "DETAILING FOR STEEL CONSTRUCTION" (AISC). WIDE FLANGE STEEL BEAMS SHALL CONFORM TO ASTM A572 (FY = 50 KSI). HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500 GRADE B (FY = 46 KSI). PLATES AND ANGLES SHALL CONFORM TO ASTM A36. BEAM AND COLUMN CONNECTIONS CAN BE BOLTED OR WELDED. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. MINIMUM DIAMETER SHALL BE 3/4 INCH. FILLET WELDS SHALL BE 1/4 INCH MINIMUM. STRUCTURAL STEEL SHALL BE PAINTED IN THE SHOP WITH ONE COAT OF PRIMER.

METAL FABRICATION - INSTALL METAL DETAILING AS SPECIFIED ON CONSTRUCTION DOCUMENTS. INSTALL METAL GATES, GRILLES, IRON WORK, ETC. TO MEET ALL APPLICABLE BUILDING CODES. WITH APPROPRIATE DETAILING AND PATTERNS AS SHOWN IN CONSTRUCTION DOCUMENTS. METAL SHALL BE SHOP BUILT, WELDED TOGETHER, CLEANED THOROUGHLY AND PAINTED WITH TWO COATS OF AN ANTI-RUST PRIMER, AFTER INSTALLATION, APPLY AN ADDITIONAL COAT AND ANTI-RUST PRIMER IN PREPARATION FOR FINISH COATS.

ROUGH CARPENTRY - FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR # 2 OR BETTER. PRESSURE TREATED LUMBER SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTRACT WITH CONCRETE, MASONRY BLOCK OR SOIL AND WHEN USING AS SUPPORT MEMBERS FOR DECKS, PORCHES OR BALCONIES. PROVIDE ADEQUATE BRACING AND SHORING DURING THE CONSTRUCTION PROCESS. STUDS AND JOISTS CUT TO INSTALL PLUMBING AND/OR WIRING SHALL BE REINFORCED BY ADDING METAL OR WOOD STRUCTURAL REINFORCING TO STRENGTHEN MEMBER BACK TO ORIGINAL CAPACITY AND MAINTAIN STRUCTURAL INTEGRITY. HOLES BORED SHALL NOT BE LARGER THAN 1/3 THE DEPTH AND NOT CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST. ALL POSTS SHALL BE FULLY BLOCKED BETWEEN FLOORS WITH THE GRAIN OF BLOCKING IN A VERTICAL ORIENTATION

FLOOR JOISTS: SPACE FLOOR JOISTS 12" TO 16" ON CENTER (OC) DEPENDING ON TYPE OF CONSTRUCTION. LOAD BEARING AND SPANNING CAPABILITIES OF WOOD SPECIES. JOISTS SHALL REST ON A MINIMUM 1 1/2" OF BEARING WOOD OR 3" OF MASONRY. CUT JOISTS FLUSH WITH THE OUTSIDE FACE OF SILL. IF JOISTS ARE LAPPED OVER GIRDER, THE MINIMUM AMOUNT OF LAP IS 4" AND MAXIMUM OVERHANG IS 12". DO NOT LAP AT WOOD I-BEAMS. JOISTS SHALL BE INSTALLED SO THAT THE CROWN OF THE JOISTS FALL DIRECTLY UNDER THE CENTER OF THE
FLOOR JOISTS. NAIL JOISTS AT EACH BEARING POINT USING ONE 80 OR 100 NAIL ON EACH SIDE. NAILS SHALL BE AT LEAST 1 1/2" FROM ENDS. WOOD CROSS BRIDGING SHALL BE AT LEAST NOMINAL 1" X 3" LUMBER WITH TWO 60 NAILS AT EACH END. INSTALL ONE ROW OF BRIDGING FOR 8'-0" TO 15'-0" SPANS AND OVER 15'-0" SPANS INSTALL TWO ROWS OF BRIDGING. INSTALL DOUBLE HEADER JOISTS & TRIMMERS @ ALL FLOOR OPENINGS. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. INSTALL 1"X3".

WOOD SUB-FLOORS - 3/4" TONGUE AND GROOVE PLYWOOD SUB-FLOOR SHALL BE INSTALLED WITH BOTH NAILS AND APPROVED SUB-FLOOR ADHESIVE. STAGGER JOINTS A MINIMUM 2 STUD SPACES. FOR ATTIC ACCESS, INSTALL NECESSARY PLYWOOD WALKWAYS TO MEET APPLICABLE BUILDING CODES. IN BATH AND TOILET AREAS USE WATER RESISTANCE PLYWOOD (UNDERLAYMENT C-C PLUGGED EXT. APA) OVER SUBFLOOR.

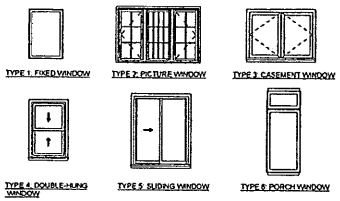
EXTERIOR WALLS - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH WOOD STUDS AT 16"ON CENTER (OC), WITH DOUBLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MIDHEIGHT
OF ALL WALLS. SEE PLANS FOR STUD SIZE.

WALL SHEATHING - BETWEEN STUDS AND SHEATHING, INSTALL ONE LAYER OF APPROVED MOISTURE BARRIER OVERLAPPED A MINIMUM OF 6". PROVIDE AND INSTALL EXTERIOR SHEATHING OF A MIN. ½" PLAIN PLYWOOD PANELS, FIBERBOARD, GYPSUM BOARD OR RIGID FOAM BOARD. FOR PLYWOOD PANELS, USE 6D NAILS SPACED 6" APART ON THE EDGES AND 12" APART ON THE STUDS. FOR FIBERBOARD SHEATHING, FASTEN WITH ROOFING NAILS OR BUTTON CAPS SPACED 3" APART AT EDGES AND 6" APART IN THE CENTER, A MINIMUM OF 3/8" FROM EDGES. FOR GYPSUM SHEATHING USE ROOFING NAILS OR BUTTON CA

WINDOW NOTES

Fenestration U-Factor	0.35
Skylight U-Factor	0.60
Glazed Fenestration SHGC	NR

WINDOWS - CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE BUILDING CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS LOCATED WITHIN 2'-0" FROM EXTERIOR DOORS, ALL GLASS IN DOORS AND ABOVE TUB ENCLOSURES, GLASS GREATER THAN 9 SQ.FT. IN AREA AND A SILL HEIGHT LESS THAN 18" ABOVE FINISH FLOOR. PROVIDE AND INSTALL NECESSARY WINDOWS AND APPROPRIATE HARDWARE TO OPERATE AND
LOCK WINDOWS. BEDROOM WINDOWS SHALL COMPLY WITH CODE REQUIREMENTS FOR EMERGENCY ESCAPE WITH APPROPRIATE EGRESS HARDWARE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND SILL HEIGHT SHALL NOT EXCEED 24" ABOVE FLOOR.



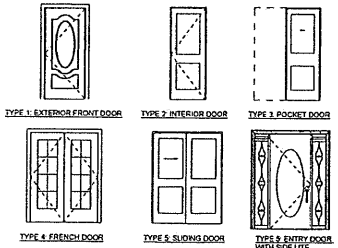
WINDOW TYPE
1/4" = 1'-0"

DOOR NOTES

EXTERIOR DOORS - ALL EXTERIOR DOORS SHALL BE SOLID CORE, INSULATED AND SWING INSIDE WITH WEATHER-TIGHT THRESHOLDS. INSTALL WEATHER-STRIPPING AROUND ALL DOORS. INSTALL PRE-HUNG DOOR UNITS. SEE DOOR SCHEDULE FOR DOOR AND FRAME MATERIAL.

INTERIOR DOORS - INTERIOR DOORS SHALL BE PRE-HUNG UNITS. SEE DOOR SCHEDULE FOR DOOR AND FRAME MATERIAL.

DOOR HARDWARE - FINISH HARDWARE SHALL INCLUDE KEYED DEADBOLT LOCKSETS AT ALL EXTERIOR DOORS. INTERIOR DOORS SHALL BE
A COMBINATION OF PRIVACY AND PASSAGE LOCKS. SEE DOOR SCHEDULE FOR DOOR HARDWARE REQUIREMENTS.

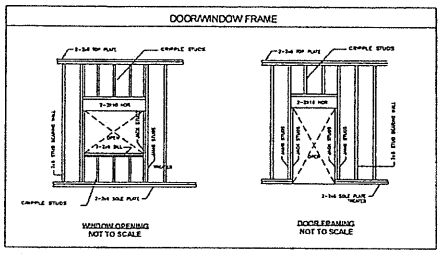


DOOR TYPE
1/4" = 1'-0"

DOOR SCHEDULE

Door Schedule							
Mark	Function	Head Height	Level	Thickness	Height	Width	Type
D195	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	3' - 0"	36" x 80"
D198	Interior	6' - 8"	First Floor	0' - 1 3/8"	6' - 8"	4' - 0"	48" x 80"
D199	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D201	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D204	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	6' - 0"	72" x 80"
D206	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D207	Interior	6' - 8"	First Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D208	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D209	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D210	Interior	6' - 8"	Second Floor	0' - 1 3/4"	6' - 8"	4' - 0"	48" x 80"
D211	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D212	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D213	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D214	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D218	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D220	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D221	Exterior	7' - 0"	Basement	0' - 1 1/2"	7' - 0"	8' - 0"	96" x 84"
D222	Interior	6' - 8"	Basement	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D224	Interior	6' - 8"	Basement	0' - 1 3/8"	6' - 8"	5' - 0"	60" x 80"
D226	Exterior	6' - 8"	Basement	0' - 2"	6' - 8"	3' - 0"	36" x 80"
D227	Interior	6' - 8"	Basement	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D228	Interior	6' - 8"	Basement	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D229	Interior	6' - 8"	Basement	0' - 2"	6' - 8"	3' - 0"	36" x 80"
D232	Interior	6' - 8"	Basement	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D233	Interior	6' - 8"	Second Floor	0' - 2"	6' - 8"	2' - 6"	30" x 80"
D234	Interior	7' - 0"	Second Floor	0' - 1 3/4"	7' - 0"	5' - 0"	60" x 84"

TOTAL: 26



DOOR-WINDOW FRAME
1/4" = 1'-0"

WINDOW SCHEDULE

Window Schedule							
Type Mark	Level	Width	Height	Head Height	Sill Height	Type	Header
W39	First Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	First Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W55	First Floor	4' - 11 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W55	Second Floor	4' - 11 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W21	Second Floor	2' - 11 1/2"	4' - 11 3/4"	7' - 11 3/4"	3' - 0"	Double Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W21	Second Floor	2' - 11 1/2"	4' - 11 3/4"	7' - 11 3/4"	3' - 0"	Double Hung Window	3 - 2X10
W21	Second Floor	2' - 11 1/2"	4' - 11 3/4"	7' - 11 3/4"	3' - 0"	Double Hung Window	3 - 2X10
W39	First Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W39	First Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W21	First Floor	2' - 11 1/2"	4' - 11 3/4"	7' - 11 3/4"	3' - 0"	Double Hung Window	3 - 2X10
W21	Basement	2' - 11 1/2"	4' - 11 3/4"	6' - 11 3/4"	2' - 0"	Double Hung Window	3 - 2X10
W53	Basement	3' - 0"	4' - 0"	7' - 0"	3' - 0"	Basement Egress Window	3 - 2X10
W21	Basement	2' - 11 1/2"	4' - 11 3/4"	6' - 11 3/4"	2' - 0"	Double Hung Window	3 - 2X10
W9	Basement	3' - 0"	2' - 0"	7' - 0"	5' - 0"		3 - 2X10
W21	New Attic	2' - 11 1/2"	4' - 11 3/4"	6' - 11 3/4"	2' - 0"	Double Hung Window	3 - 2X10
W39	Attic	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W21	Basement	2' - 11 1/2"	4' - 11 3/4"	6' - 11 3/4"	2' - 0"	Double Hung Window	3 - 2X10
W53	Basement	3' - 0"	4' - 0"	7' - 0"	3' - 0"	Basement Egress Window	3 - 2X10
W56	First Floor	5' - 0"	4' - 0"	7' - 6"	3' - 6"		3 - 2X10
W39	Second Floor	6' - 0 1/4"	4' - 11 7/8"	7' - 11 7/8"	3' - 0"	(2) Double-Hung Window	3 - 2X10
W21	New Attic	2' - 11 1/2"	4' - 11 3/4"	6' - 11 1/4"	1' - 11 1/2"	Double Hung Window	3 - 2X10
W21	New Attic	2' - 11 1/2"	4' - 11 3/4"	6' - 11 27/32"	2' - 0 3/32"	Double Hung Window	3 - 2X10
W21	New Attic	2' - 11 1/2"	4' - 11 3/4"	6' - 11 3/4"	2' - 0"	Double Hung Window	3 - 2X10

TOTAL: 30

RANGEL

https://rangelplanningdesign.com/
26 NORWOOD STREET,
EVERETT, MA
02149
(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. RASCHOH
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

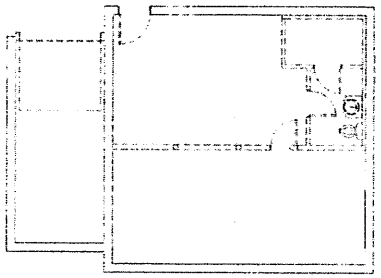
WINDOW & DOOR SCHEDULE

G-03

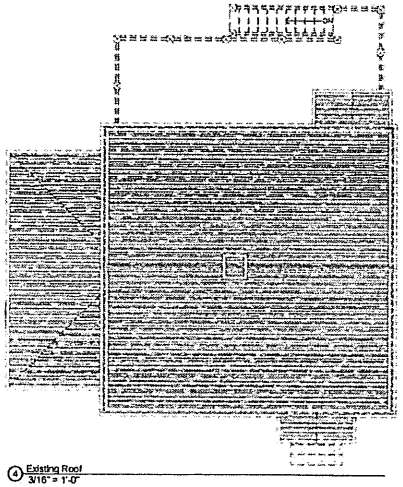
Scale 1/4" = 1'-0"

10/2/2025 4:30:05 PM

NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED
ALL DASHED RED CONSTRUCTION TO BE REMOVED.



③ Basement Demolition Plan
3/16" = 1'-0"



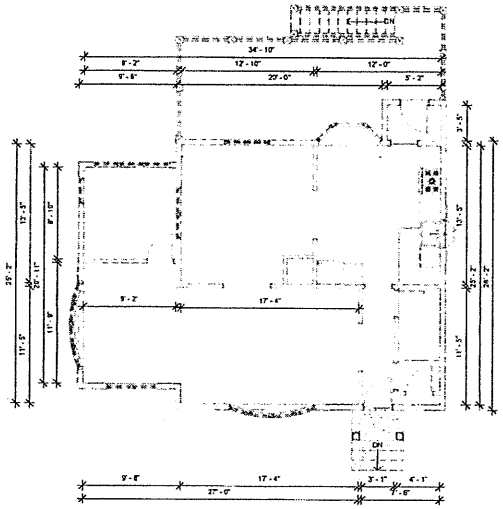
④ Existing Roof
3/16" = 1'-0"

A. THE DEMOLITION PLAN IS INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
B. WHERE DEFICIENCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DEFICIENCIES TO THE ARCHITECT BEFORE PROCEEDING IN THE AREA IN QUESTION.
C. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND OTHER MISCELLANEOUS EQUIPMENT.
D. REFER TO CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL DEMOLITION DRAWINGS AND NOTES.
E. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL, OCCUPANTS, AND THE GENERAL PUBLIC FROM INJURY DUE TO WORK.
F. THE CONTRACTOR SHALL REPAIR, AT NO COST TO THE OWNER, DAMAGES CAUSED TO ADJACENT AREAS BY DEMOLITION WORK.

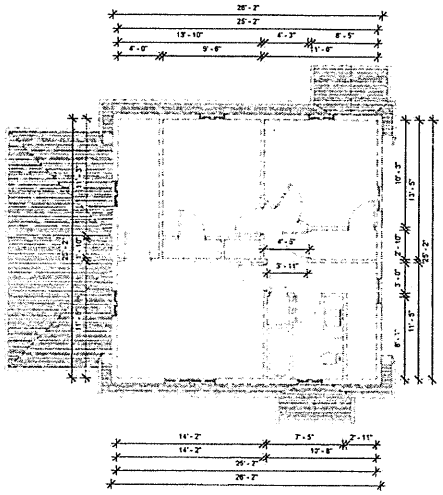
DEMOLITION NOTES:
1/8" = 1'-0"

WALLS EXISTING TO REMAIN
WALLS AND OTHER ELEMENTS TO BE DEMOLISHED AND DISPOSED OF OFFSITE
PROPOSED NEW WALLS

WALL LEGEND
1/8" = 1'-0"



② First Floor
3/16" = 1'-0"



① Second Floor
3/16" = 1'-0"

GRAPHIC SCALE
0 3 6 9 12

RANGEL

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26 NORWOOD STREET,
EVERETT, MA
02149
(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
JOHN KEVIN LE
BARBACH
STRUCTURAL
No. 32749

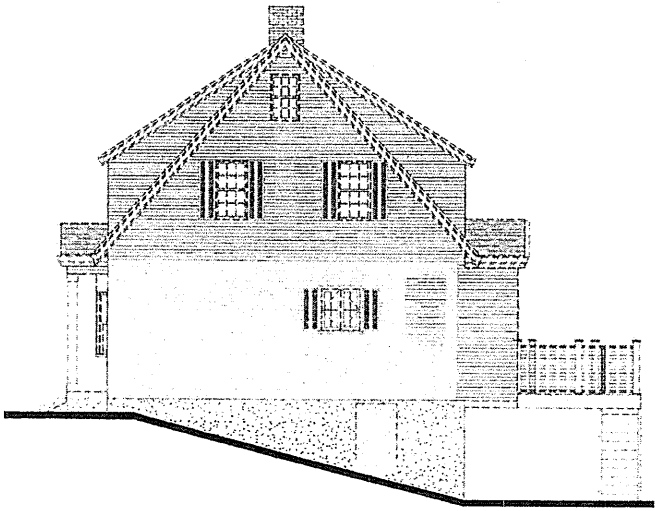
DEMOLITION FLOOR PLAN

N

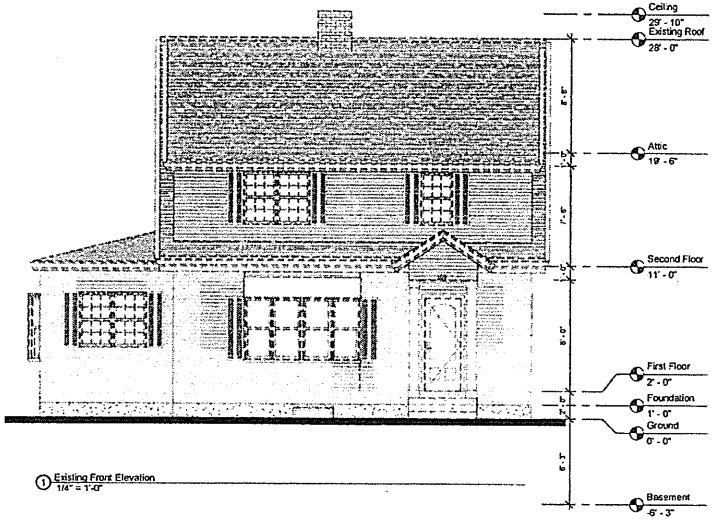
A-01

Scale As indicated

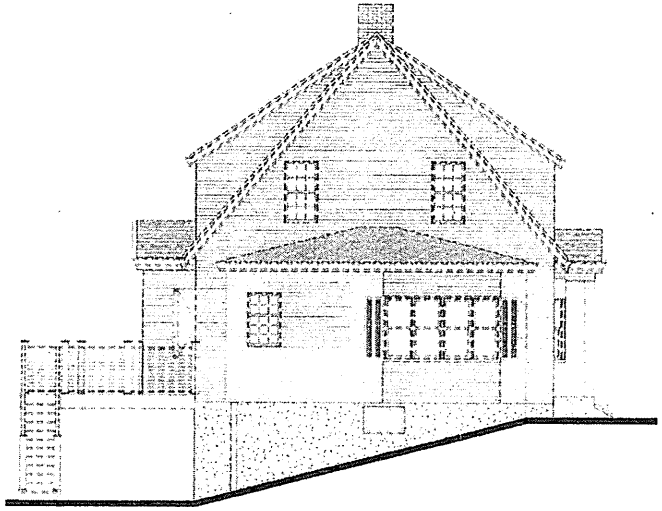
10/2/2025 4:26:36 PM



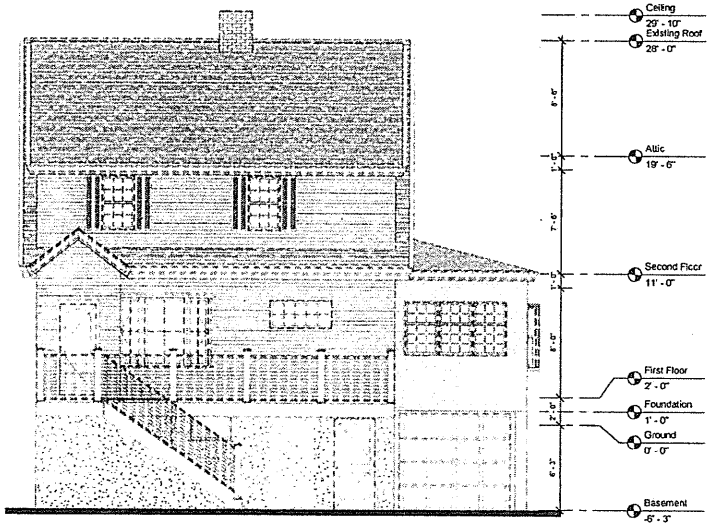
3 Existing Right Elevation
1/4" = 1'-0"



1 Existing Front Elevation
1/4" = 1'-0"



4 Existing Left Elevation
1/4" = 1'-0"



2 Existing Rear Elevation
1/4" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	Verificador

EXISTING
ELEVATION

A-02

Scale 1/4" = 1'-0"

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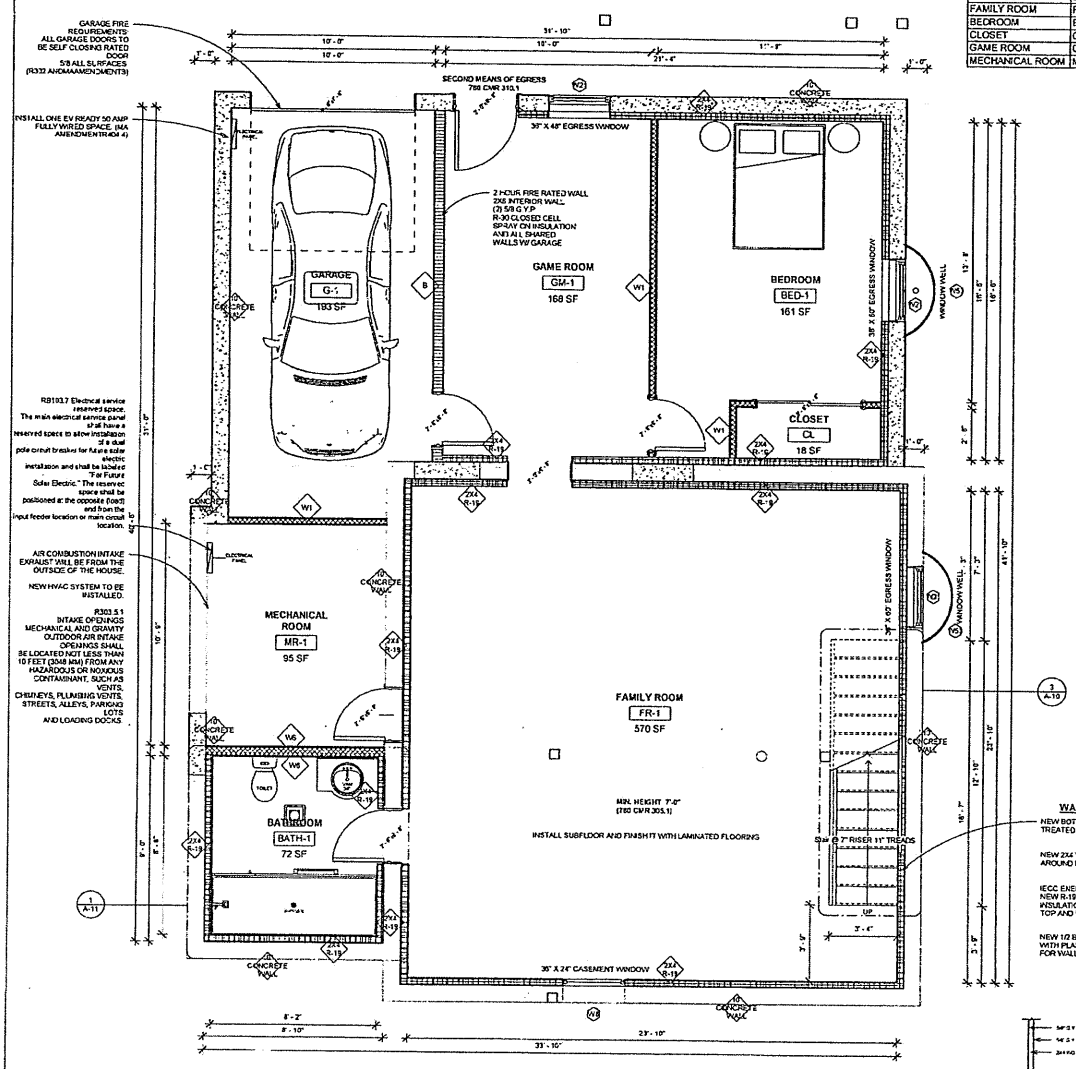
NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED



1 Basement
3/8" = 1'-0"

Room Schedule 2						
Name	Number	Area	Level	Wall Finish	Ceiling Finish	Floor Finish
GARAGE	G-1	193 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	SLAB
BATHROOM	BATH-1	72 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND TILES
FAMILY ROOM	FR-1	570 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
BEDROOM	BED-1	161 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
CLOSET	CL	18 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
GAME ROOM	GM-1	168 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
MECHANICAL ROOM	MR-1	95 SF	Basement	5/8 SHEETROCK	5/8 SHEETROCK	SLAB

FOUNDATION NOTES
1. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 LBS PER SQUARE FOOT
2. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN SOIL.
3. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-6" BELOW FINISHED GRADE.
4. A MINIMUM OF 6" COMPACTED GRAVEL OR STONE SHALL BE PLACED UNDER ALL POURED CONCRETE SLABS.
5. ALL POURED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 LBS PER SQUARE INCH OR 3,500 LBS PER SQUARE INCH ON GARAGE CONCRETE SLAB.
6. ALL POURED CONCRETE FOUNDATIONS SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE R401-R408
7. DO NOT BACKFILL AGAINST WALL UNTIL CONCRETE HAS REACHED ITS DESIGN STRENGTH AND WALLS ARE ADEQUATELY BRACED.
8. DAMP PROOFING IS TO BE PLACED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
9. FOOTINGS PLACED ON FILL TO BE ENGINEERED BY OTHERS

IRC Requirements (2021 IBC §1202 Ventilation & §1203 Lighting)
Natural Light: Habitable rooms shall have glazing area ≥ 8% of the floor area.
Natural Ventilation: Openable area of windows shall be ≥ 4% of the floor area.

ROOM CALCULATION:

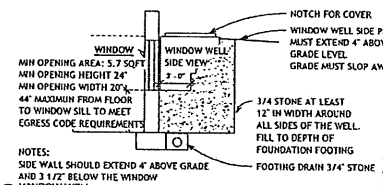
BEDROOM BED-1
Room Area: 161 SF

Required Glazing (≥ 8%): 0.08 × 161 = 12.88 SF

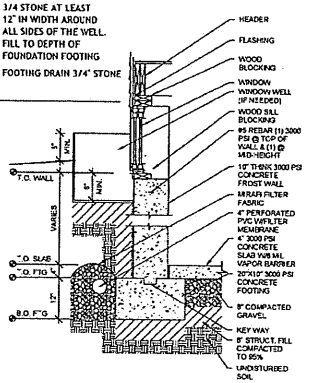
Provided Window: 3' × 5' = 15.00 SF → 9.32% → ✓ Meets the natural light requirement

Required Openable Area (≥ 4%): 0.04 × 161 = 6.44 SF

Double-Hung Net Openable: Typically ~50% of total = 0.5 × 15 = 7.5 SF → ✓ Meets the natural ventilation requirement



WINDOW WELL
3/16" = 1'-0"



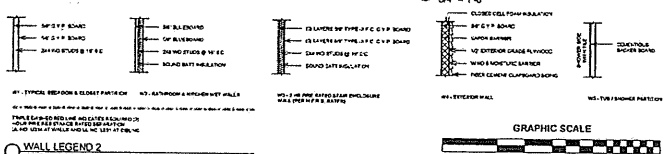
FOUNDATION WALL @ WINDOW
3/4" = 1'-0"

WALL NOTES:
NEW BOTTOM PLATE 2X4 PRESSURE TREATED WOOD

NEW 2X4 WALL STUDS @ 16" O.C. KD AROUND FOUNDATION WALLS

IECC ENERGY CODE R402.8.1 NEW R-19 SPRAY CLOSED CELL CONTINUOUS INSULATION AROUND BASEMENT WALLS TOP AND BOTTOM OF INTERIOR SPACE

NEW 1/2 BLUESBOARD FINISHED WITH PLASTER AND PAINT FOR WALLS AND CEILING



WALL LEGEND 2
1/4" = 1'-0"

GRAPHIC SCALE
0 3 6 9 12

RANGEL

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26 NORWOOD STREET,
EVERETT, MA
02149
(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. BABCOCH
STRUCTURAL
No. 32798
9/15/2025

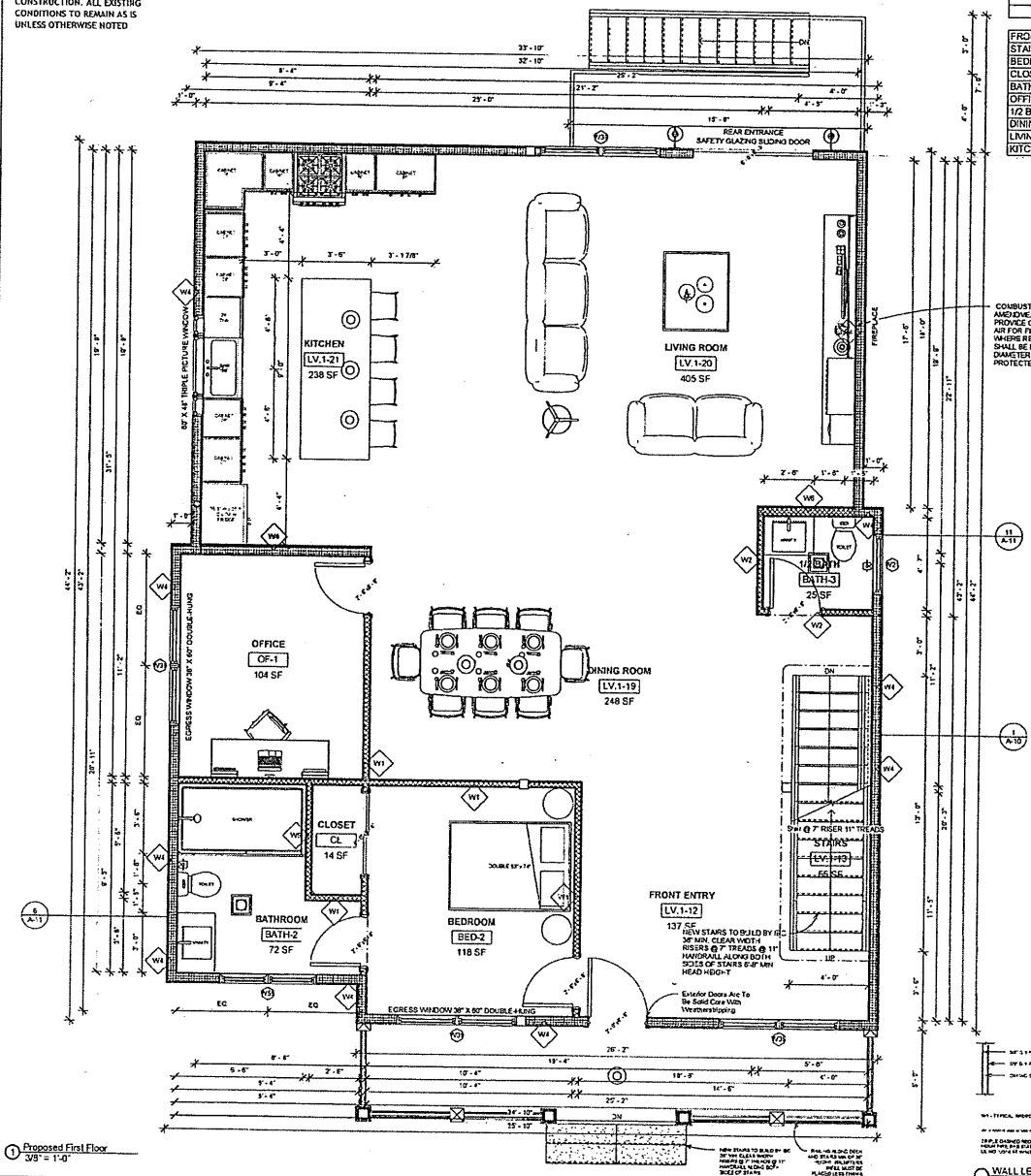
PROPOSED BASEMENT LEVEL

A-03

Scale As indicated

10/30/2025 4:29:00 PM

NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED



1 Proposed First Floor
3/8" = 1'-0"

Room Schedule						
Name	Number	Area	Level	Wall Finish	Ceiling Finish	Floor Finish
FRONT ENTRY	LV.1-12	137 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
STAIRS	LV.1-13	55 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
BEDROOM	BED-2	118 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
CLOSET	CL	14 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
BATHROOM	BATH-2	72 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/2 T&G Tiles
OFFICE	OF-1	104 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
1/2 BATH	BATH-3	25 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/2 T&G Tiles
DINING ROOM	LV.1-19	248 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
LIVING ROOM	LV.1-20	405 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
KITCHEN	LV.1-21	238 SF	First Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood

GYPSUM WALLBOARD - GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK SCREWS.

INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING,
OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2" X 4' X , 8', 9', 10' OR 12' FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS
AT LEAST 10". UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

CEILINGS: APPLY A SINGLE LAYER OF 1/2" GYPSUM WALLBOARD ACROSS THE SUPPORTS AND FASTEN WITH SCREWS. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". SCREWS ARE SPACED 12" ON CENTER (OC). UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

FIRE-RATED GYPSUM WALLBOARD: IN GARAGES, AROUND GAS WATER HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL

FINISH NOTES
1/8" = 1'-0"

1. IN CONCEALED SPACES EVERY 10 FEET HORIZ. OR VERTICAL.
2. IN SOFFITS, DROPS & COVE CEILINGS
3. UNDER STAIR AREAS.
4. STAGGERED SOUND WALLS (MAY USE MINERAL FIBER)

FIRE BLOCKING NOTES:
1/8" = 1'-0"

IBC Requirements (2021 IBC §1202 Ventilation & §1203 Lighting)
Natural Light: Habitable rooms shall have glazing area ≥ 8% of the floor area.
Natural Ventilation: Openable area of windows shall be ≥ 4% of the floor area.

ROOM CALCULATION:

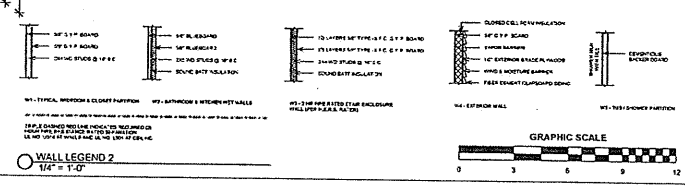
BEDROOM BED-2
Room Area: 124 SF

Required Glazing (≥ 8%): 0.08 × 124 = 9.92 SF

Provided Glazing: 2 × (3'×5') = 2 × 15 = 30.00 SF → 24.19% → ✓ Meets

Required Openable Area (≥ 4%): 0.04 × 124 = 4.96 SF

Double-Hung Net Openable (typ. ~50%): 0.5 × 30 = 15.00 SF → 12.10% → ✓ Meets



WALL LEGEND 2
1/4" = 1'-0"

RANGEL

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26 NORWOOD STREET,
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02149
(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
JOHN KEVIN RANGEL
No. 23764
REGISTERED PROFESSIONAL ENGINEER

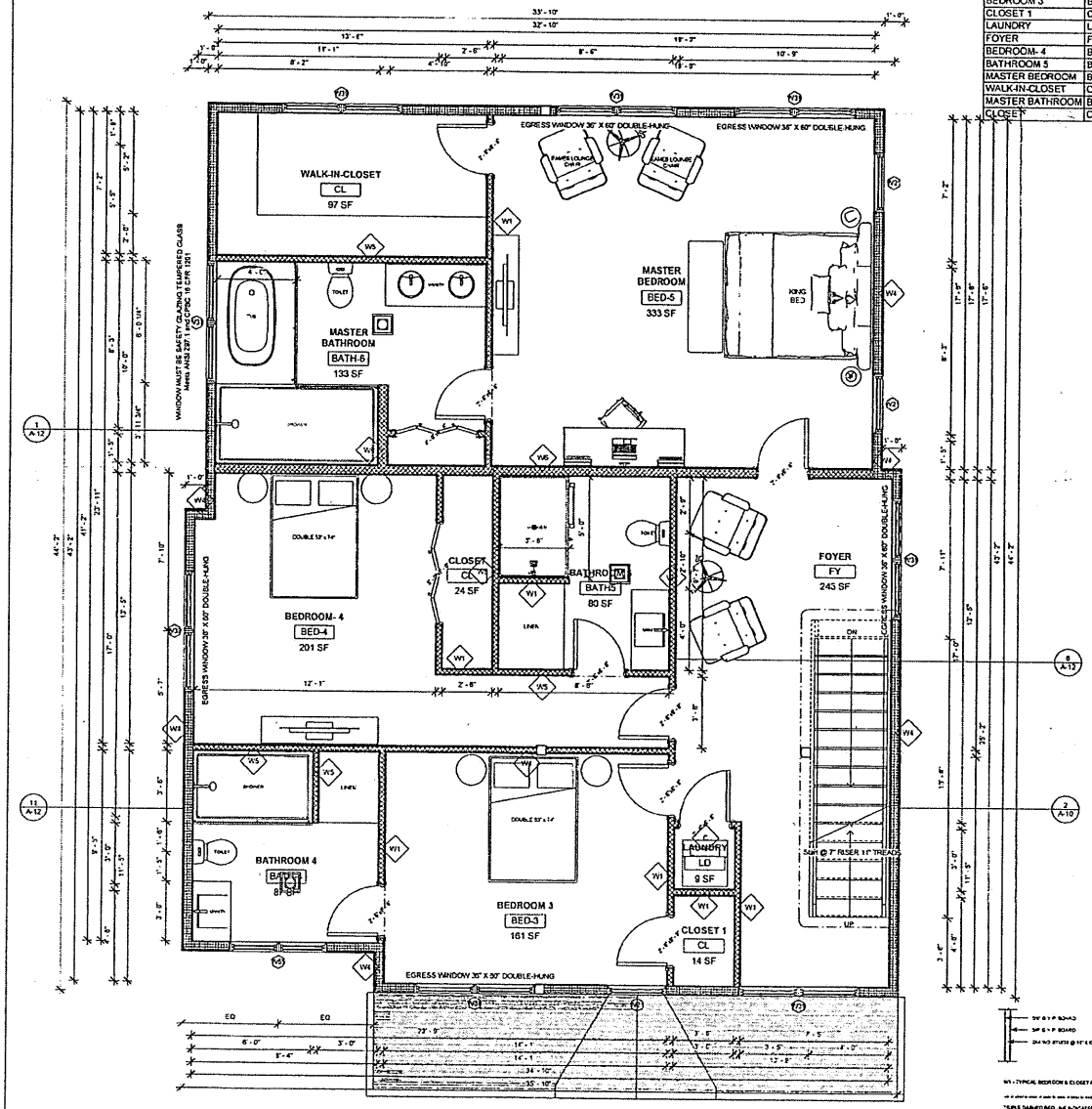
PROPOSED FIRST FLOOR PLAN

A-04

Scale As indicated

10/30/2025 4:28:02 PM

NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED



1 Proposed Second Floor
3/8" = 1'-0"

Room Schedule 1						
Name	Number	Area	Level	Wall Finish	Ceiling Finish	Floor Finish
BATHROOM 4	BATH-4	87 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/2 T&G Tiles
BEDROOM 3	BED-3	161 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
CLOSET 1	CL	14 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
LAUNDRY	LD	9 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
FOYER	FY	243 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
BEDROOM- 4	BED-4	201 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/2 T&G Tiles
BATHROOM 5	BATH5	80 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
MASTER BEDROOM	BED-5	333 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
WALK-IN-CLOSET	CL	97 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood
MASTER BATHROOM	BATH-6	133 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/2 T&G Tiles
CLOSET	CL	24 SF	Second Floor	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood

GYPSUM WALLBOARD - GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK SCREWS.

INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD. EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING,
OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2" X 4' X , 8', 10' OR 12' FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS
AT LEAST 10". UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

CEILINGS: APPLY A SINGLE LAYER OF 1/2" GYPSUM WALLBOARD ACROSS THE SUPPORTS AND FASTEN WITH SCREWS. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". SCREWS ARE SPACED 12" ON CENTER (OC). UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING

FIRE-RATED GYPSUM WALLBOARD: IN GARAGES, AROUND GAS WATER HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES. INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES. INSTALL

FINISH NOTES
1/8" = 1'-0"

1. IN CONCEALED SPACES EVERY 10 FEET HORIZ. OR VERTICAL.
2. IN SOFFITS, DROPS & COVE CEILINGS
3. UNDER STAIR AREAS
4. STAGGERED SOUND WALLS (MAY USE MINERAL FIBER)

FIRE BLOCKING NOTES:
1/8" = 1'-0"

IBC Requirements (2021 IBC §1202 Ventilation & §1203 Lighting)
Natural Light: Habitable rooms shall have glazing area ≥ 8% of the floor area.
Natural Ventilation: Openable area of windows shall be ≥ 4% of the floor area.

ROOM CALCULATION:

BEDROOM BED-3
Room Area: 161 SF

Required Glazing: 0.08 × 161 = 12.88 SF

Provided Glazing: 2 × (3'-5') = 2 × 15 = 30.00 SF → 18.63% → ✓ Meets

Natural Ventilation (Openable ≥ 4%)

Required Openable: 0.04 × 161 = 6.44 SF

Double-Hung Net Openable (≈ 50% of 30 SF): 0.5 × 30 = 15.00 SF → 9.32% → ✓ Meets

BEDROOM BED-4
Natural Light (Glazing ≥ 8%)

Room Area: 201 SF

Required Glazing: 0.08 × 201 = 16.08 SF

Provided Glazing: 2 × (3'-5') = 2 × 15 = 30.00 SF → 14.93% → ✓ Meets

Natural Ventilation (Operable ≥ 4%)

Require Openable: 0.04 × 201 = 8.04 SF

Double-Hung Net Openable (≈ 50% of 30 SF): 0.5 × 30 = 15.00 SF → 7.46% → ✓ Meets

BEDROOM BED-5
Natural Light (Glazing ≥ 8%)

Room Area: 333 SF

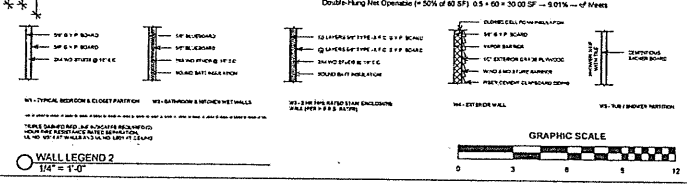
Required Glazing: 0.08 × 333 = 26.64 SF

Provided Glazing: 4 × (3'-5') = 4 × 15 = 60.00 SF → 18.02% → ✓ Meets

Natural Ventilation (Openable ≥ 4%)

Required Openable: 0.04 × 333 = 13.32 SF

Double-Hung Net Openable (≈ 50% of 60 SF): 0.5 × 60 = 30.00 SF → 9.01% → ✓ Meets



WALL LEGEND 2
1/4" = 1'-0"

RANGEL

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02149
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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. BARRAGH
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

PROPOSED SECOND FLOOR PLAN

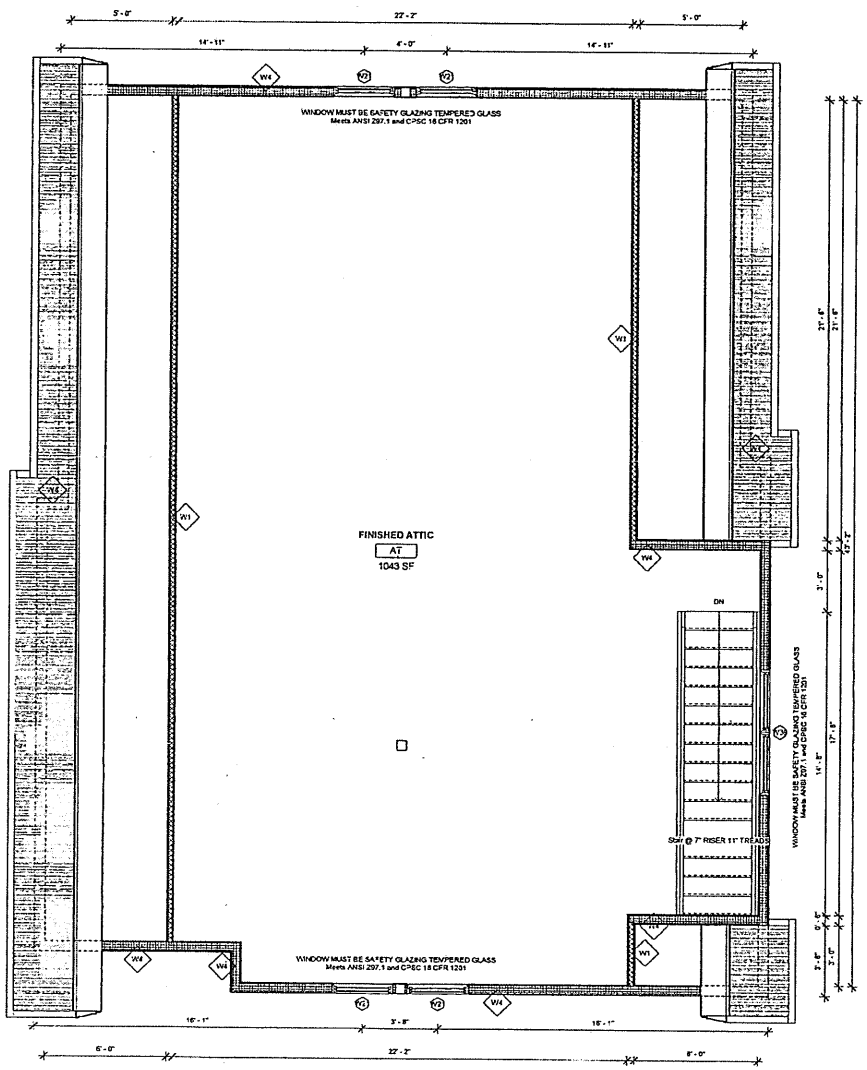
A-05

Scale As indicated

10/07/25 4:26:05 PM

NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED

Room Schedule 3						
Name	Number	Area	Level	Wall Finish	Ceiling Finish	Floor Finish
FINISHED ATTIC	AT	1043 SF	Attic	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 T&G Hardwood



1 Attic
3/8" = 1'-0"

GYPSUM WALLBOARD - GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK SCREWS.

INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING,
OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2" X 4' X , 8', 9', 10' OR 12' FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS
AT LEAST 10". UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

CEILINGS: APPLY A SINGLE LAYER OF 1/2" GYPSUM WALLBOARD ACROSS THE SUPPORTS AND FASTEN WITH SCREWS. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". SCREWS ARE SPACED 12" ON CENTER (OC). UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 1/2" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

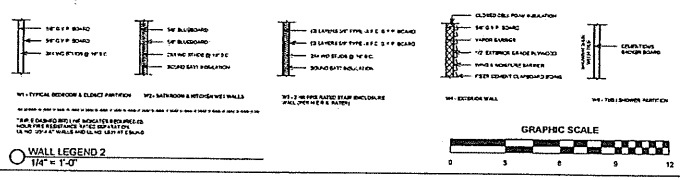
FIRE-RATED GYPSUM WALLBOARD: IN GARAGES, AROUND GAS WATER HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL

FINISH NOTES
1/8" = 1'-0"

1. IN CONCEALED SPACES EVERY 10 FEET HORIZ. OR VERTICAL.
2. IN SOFFITS, DROPS & COVE CEILINGS
3. UNDER STAIR AREAS
4. STAGGERED SOUND WALLS (MAY USE MINERAL FIBER)

FIRE BLOCKING NOTES:
1/8" = 1'-0"



WALL LEGEND 2
1/4" = 1'-0"

GRAPHIC SCALE
0 3 6 9 12

RANGEL

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(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	Verificador

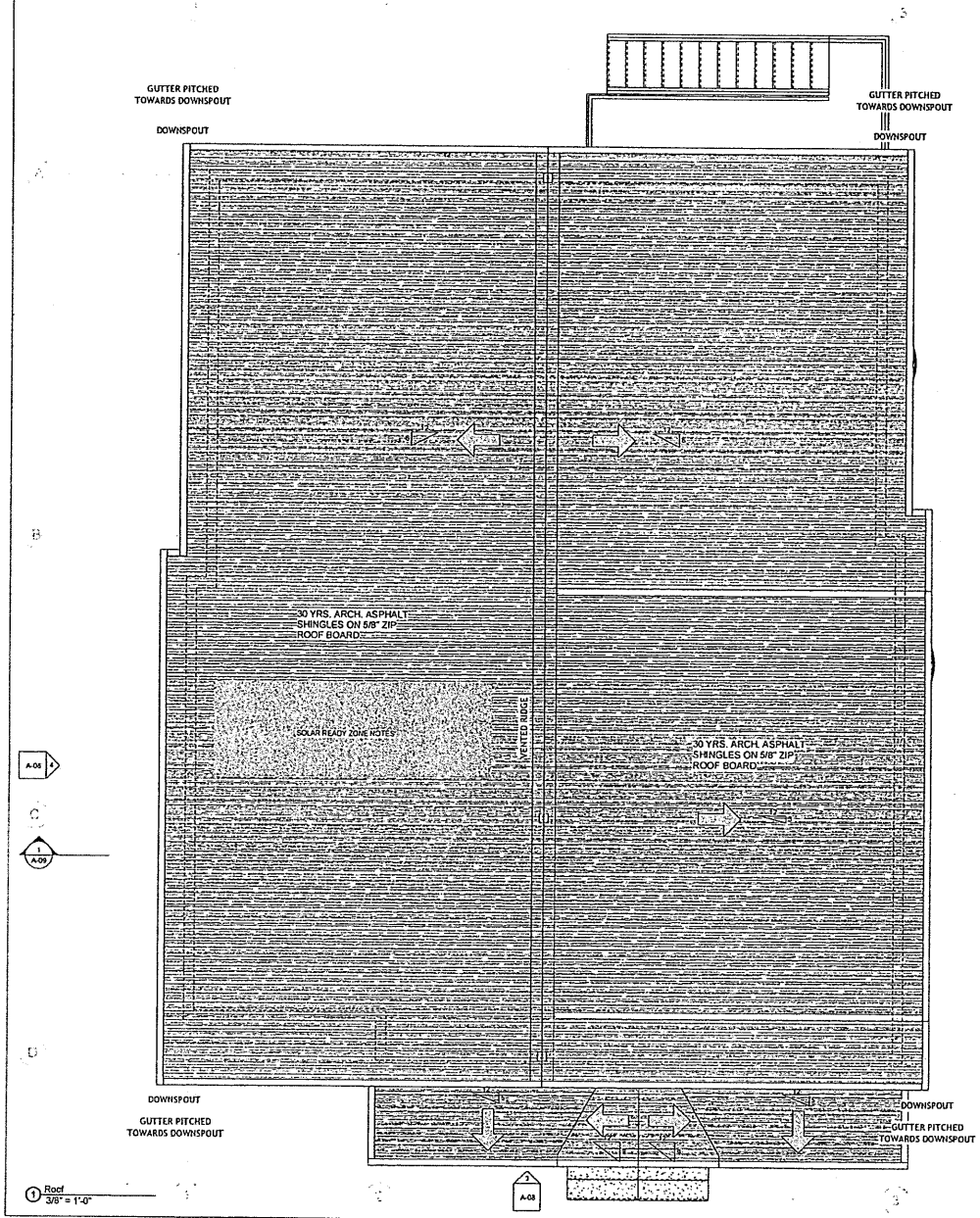
COMMONWEALTH OF MASSACHUSETTS
EDWARD M. RANGEL
STRUCTURAL
No. 32760
9/15/2025

PROPOSED ATTIC FLOOR PLAN

A-06

Scale As indicated

PM 9/15/2025 3:02:00



1 Roof
3/8" = 1'-0"

ICE & WATER SHIELD
72" OF ICE & WATER SHIELD TO BE INSTALLED IN ROOF WITH A PITCH HIGHER THAN 3/12.
ICE & WATER SHIELD ON ENTIRE PORTION OF ROOF TO BE INSTALLED IN AREAS WITH PITCH LESS THAN 3/12

ICE & WATER SHIELD
3/6" = 1'-0"

MUST COMPLY WITH MASSACHUSETTS BUILDING CODE

-REFER TO SECTION AU102-AU103 OF THE CODE AND RB 103.5, 8, 9 & RB 103.1 ELECTRICAL PANEL
-RESERVE SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION
-LABELED "FOR FUTURE SOLAR ELECTRIC"
-THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION
OR MAIN CIRCUIT LOCATION
-A PERMANENT CERTIFICATE INDICTING SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL
SOLAR READY AREA
-ROOF AREA ORIENTED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH
-SHALL BE FREE OF OBSTRUCTIONS AND CHIMNEYS

SOLAR READY ZONE
3/6" = 1'-0"

GRAPHIC SCALE
0 3 6 9 12

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Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDMUND L. BARGACH
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

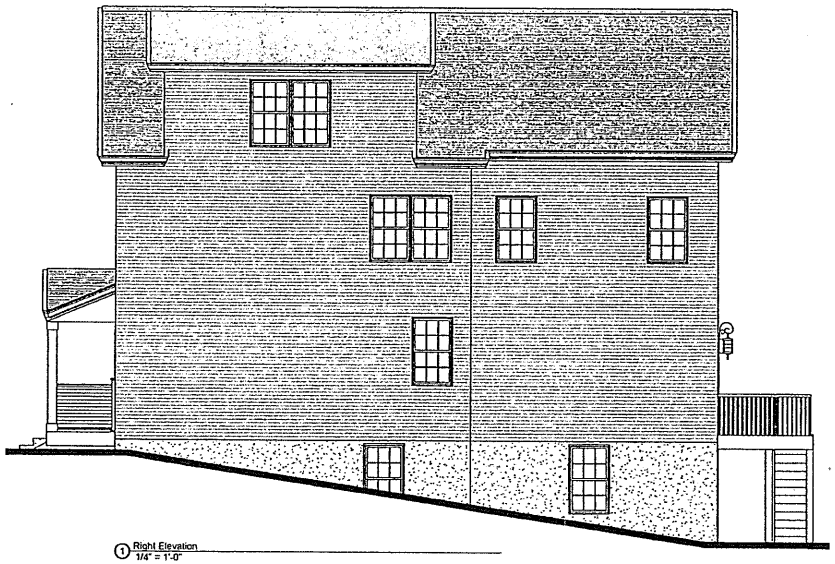
ROOF PLAN

N

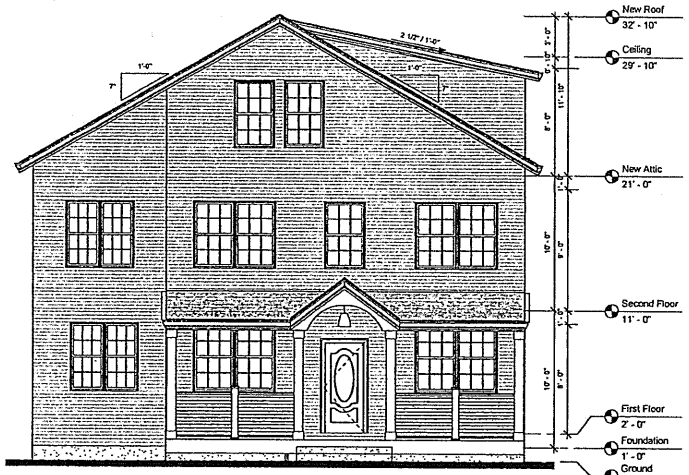
A-07

Scale 3/8" = 1'-0"

10/2/2025 4:29:08 PM

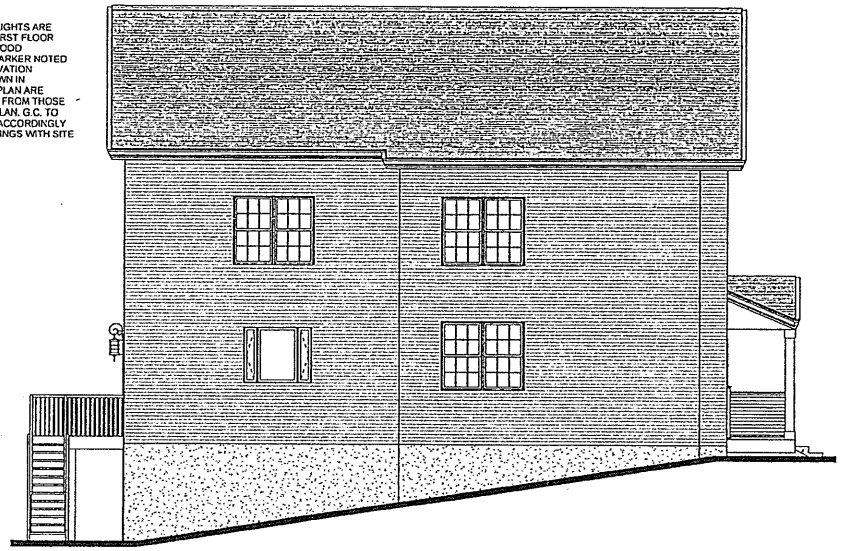


1 Right Elevation
1/4" = 1'-0"

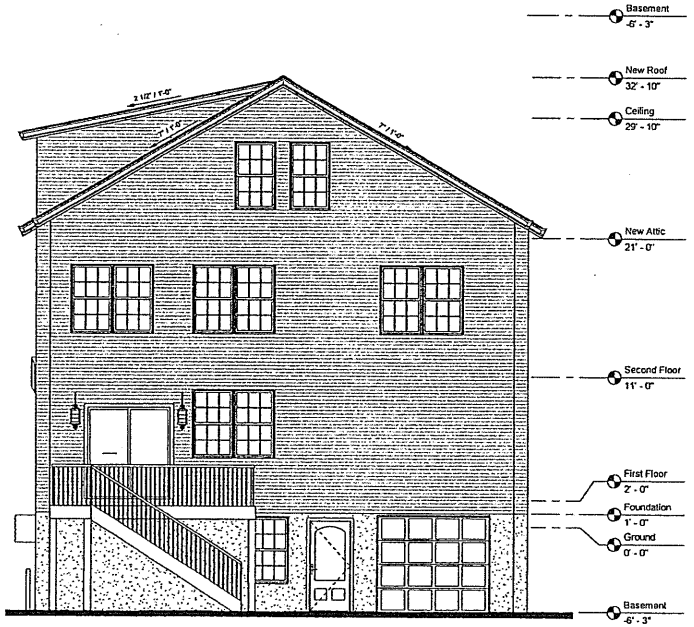


3 Front Elevation
1/4" = 1'-0"

NOTES:
ELEVATION HEIGHTS ARE DEFINED BY FIRST FLOOR (TOP OF PLYWOOD ELEVATION) MARKER NOTED AS 100'-0" ELEVATION HEIGHTS SHOWN IN FOUNDATION PLAN ARE INDEPENDENT FROM THOSE OF THE SITE PLAN. G.C. TO COORDINATE ACCORDINGLY DESIGN DRAWINGS WITH SITE PLAN.



4 Left Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

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Drawn by	S.R.
Checked by	J.K.

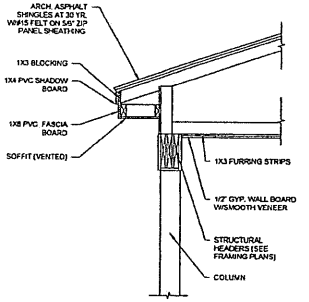
EDWARD M. BURGAGH STRUCTURAL No. 32769 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER

ELEVATION

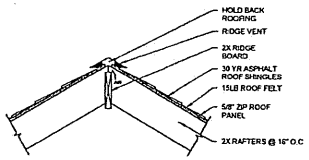
A-08

Scale 1/4" = 1'-0"

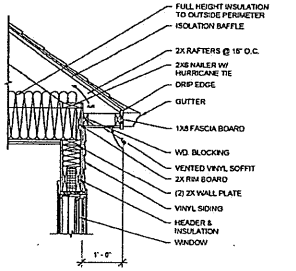
PM 12:32:13 9/15/2025



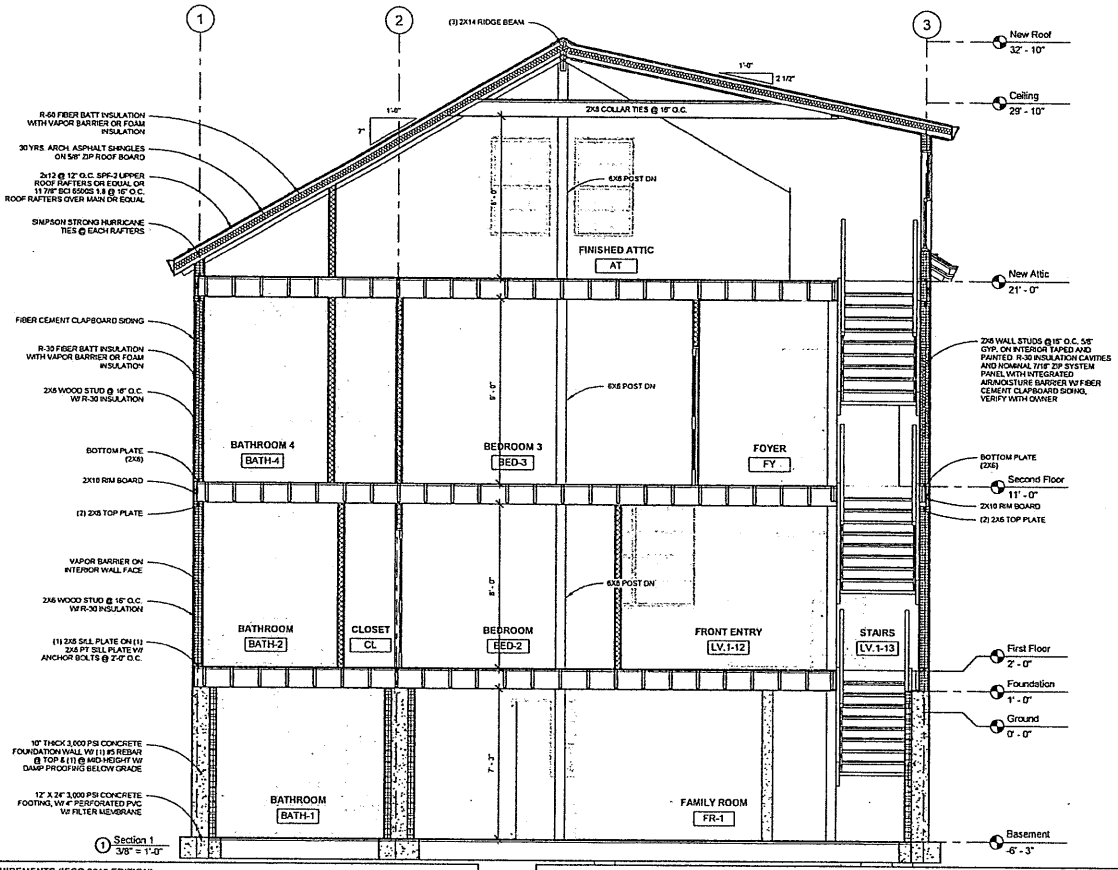
SOFFIT DETAIL @ FRONT PORCH
3/4" = 1'-0"



RAFTERS RIDGE DETAIL
3/4" = 1'-0"



SOFFIT DETAIL
3/4" = 1'-0"



1 Section 1
3/8" = 1'-0"

ENERGY CODE REQUIREMENTS (IECC 2018 EDITION)										
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)										
CLIMATE ZONE	FENESTRATION U-FACTOR (b)	SKYLIGHT(b) U-FACTOR	GLAZED FENESTRATION...	CEILING R-VALUE	WOOD FRAME WALL...	MASS WALL...	FLOOR R-VALUE	BASEMENT (c) WALL R-VALUE	SLAB (d) R-VALUE &...	CRAWL SPACE (c)...
5 B	0.30	0.55	NR	49	21 or 13+5(h)	13/17	30(g)	15/19	10, 2 ft	15/19
NR - Not Required; For SI: 1 foot = 304.8 mm.										
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.										
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.										
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basemen...										
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.										
e. There are no SHGC requirements in the Marine Zone.										
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.										
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.										
h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.										
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.										

INSULATION NOTES - Section 1
1. PRESCRIPTIVE CONFORMANCE TO IECC SECTION 402 SELECTED FOR COMPLIANCE WITH IRC CHAPTER 11 N1101.2
2. MINIMUM WINDOW PERFORMANCE: U-0.30 OR BETTER
3. MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
4. ROOF AND CEILING INSULATION: PERFORMANCE R-49 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
5. WOOD FRAME EXTERIOR WALLS: HIGH PERFORMANCE R-21 WALL INSULATION IN 2x6 WD STUD WALLS OR FLASH AND BATT WITH SPRAY FOAM AND FIBERGLAS ATT INSULATION TO MEETMINIMUM REQUIREMENT IN TABLE 402.1.1
6. MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTERLINE, R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
7. FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED
8. FOUNDATION AND SLAB INSULATION AT BASEMENT: R-30 INSULATION UNDER SLAB

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Checked by	J.K.

SECTION

A-09

Scale As indicated

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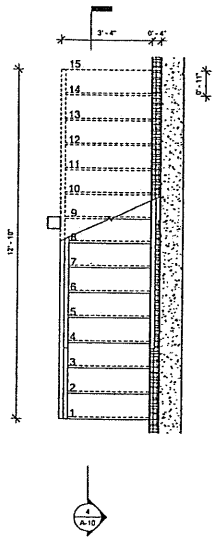
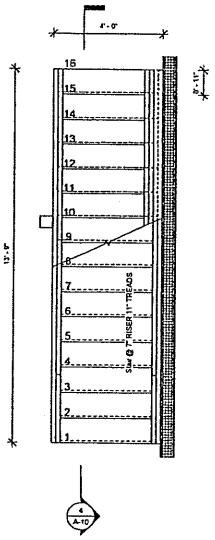
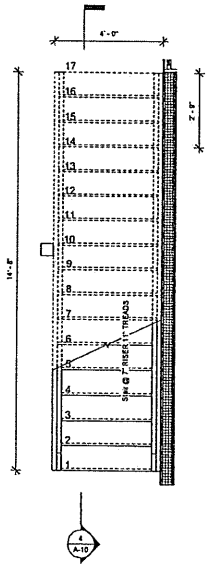


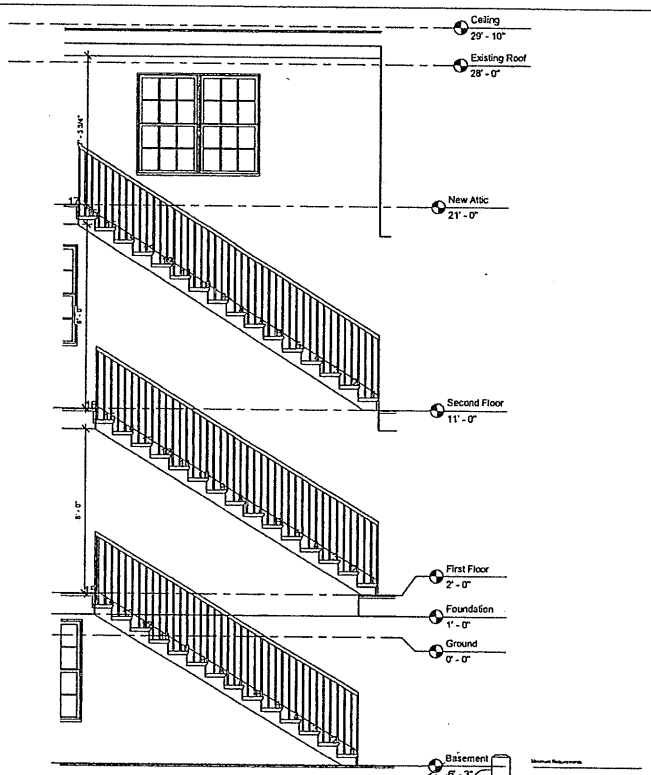
3 STAIRS - BASEMENT TO FIRST FLOOR
1/2" = 1'-0"



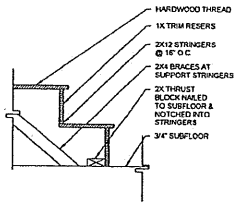
1 STAIRS - FIRST FLOOR TO SECOND FLOOR
1/2" = 1'-0"



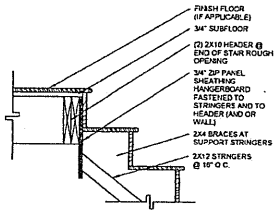
2 STAIRS - SECOND FLOOR TO ATTIC
1/2" = 1'-0"



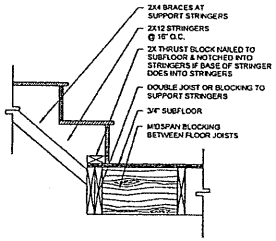
4 Section 2
3/8" = 1'-0"



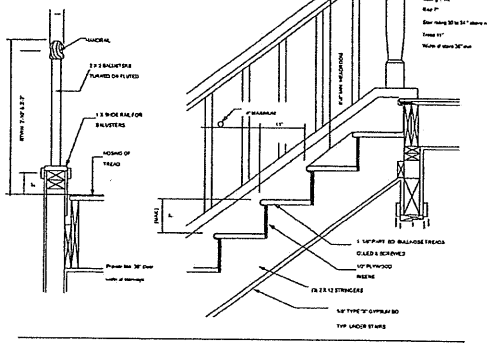
BOTTOM OF STAIR @ BSMT
3/4" = 1'-0"



TOP OF STAIR
3/4" = 1'-0"



BOTTOM OF STAIR
3/4" = 1'-0"



SECTION

STAIR DETAIL

STAIRS DETAILS
1/4" = 1'-0"

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Checked by	Verificador

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. BARBAGALLO
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

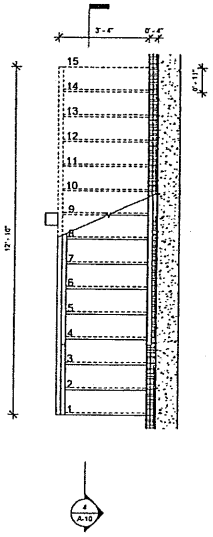
STAIRS DETAIL

N

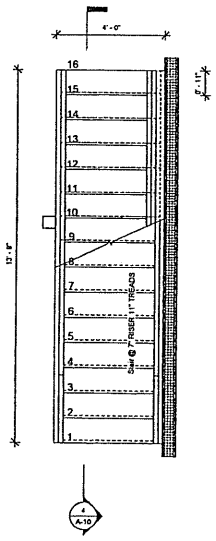
A-10

Scale As indicated

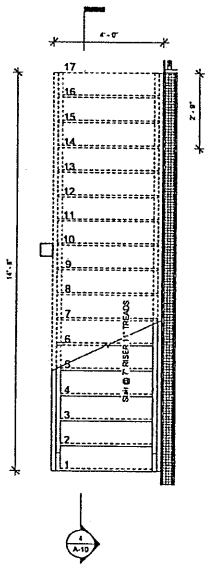
PM 51-82-F-22/20/10



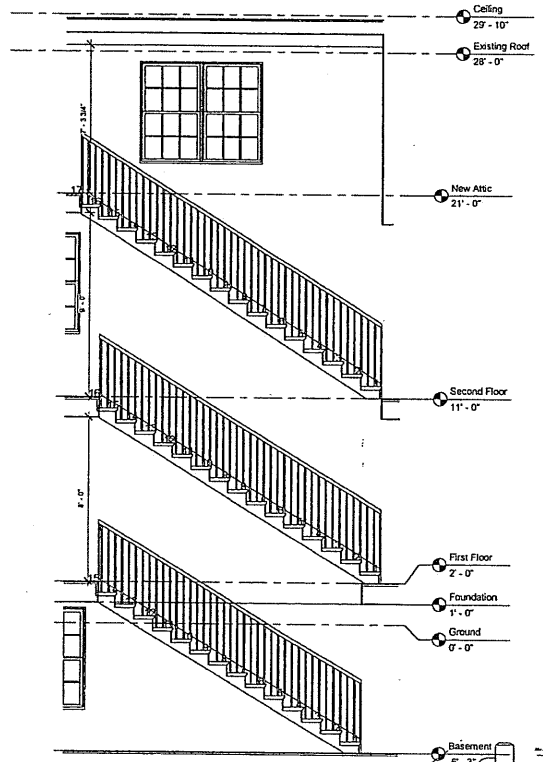
3 STAIRS - BASEMENT TO FIRST FLOOR
1/2" = 1'-0"



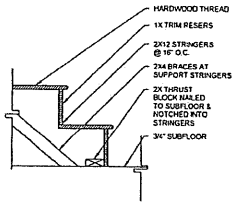
1 STAIRS - FIRST FLOOR TO SECOND FLOOR
1/2" = 1'-0"



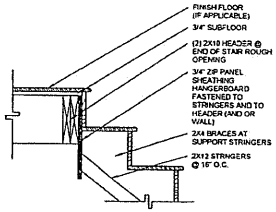
2 STAIRS - SECOND FLOOR TO ATTIC
1/2" = 1'-0"



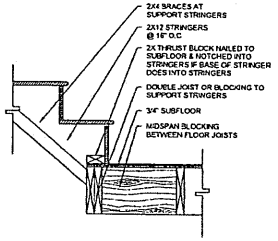
4 Section 2
3/8" = 1'-0"



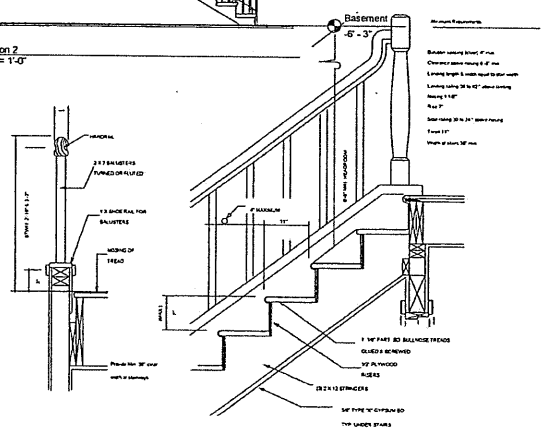
BOTTOM OF STAIR @ BSMT
3/4" = 1'-0"



TOP OF STAIR
3/4" = 1'-0"



BOTTOM OF STAIR
3/4" = 1'-0"



STAIRS DETAILS
1/4" = 1'-0"

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COMMONWEALTH OF MASSACHUSETTS
EDWARD M. BARRACH
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No. 32759
PROFESSIONAL ENGINEER

STAIRS DETAIL

A-10

Scale: As indicated

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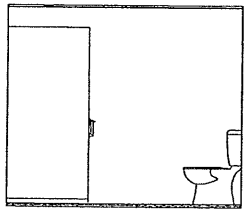
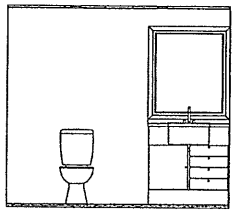
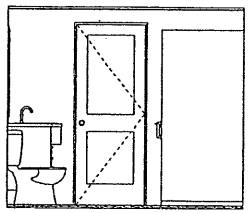


② 1 - a
1/2" = 1'-0"



③ 1 - b
1/2" = 1'-0"



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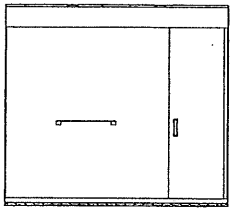

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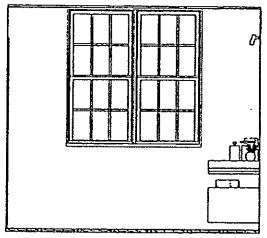

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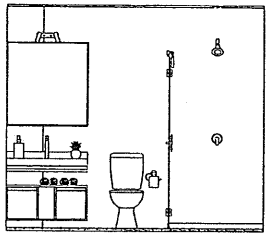

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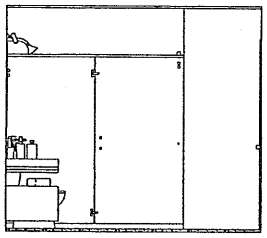

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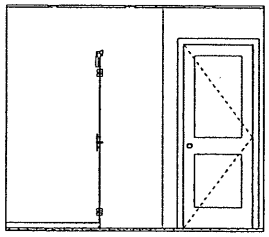

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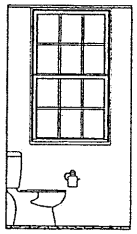

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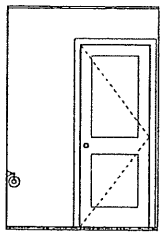

⑬ 3 - b
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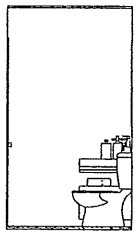

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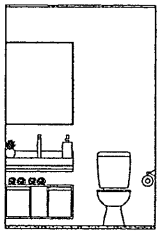
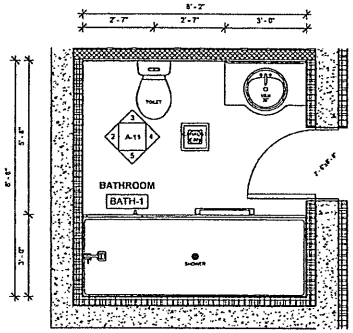
1/2" = 1'-0"



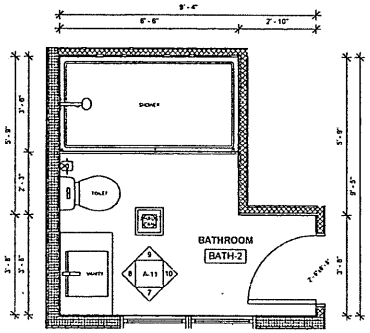
⑮ 3 - d
1/2" = 1'-0"

BATHROOM NOTES:

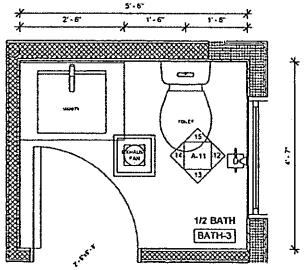
1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
2. AROUND SHOWERS, TUBS, WHIRLPOOLS, INSTALL 1/2" WATER RESISTANT DRYWALL OR EQUAL
3. ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFTEY GLAZING.
4. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90CFM FAN.
5. THE CENTER LINE OF WATER CLOSET SHALL BE NOT LESS THAN 15" FROM ADJACENT WALLS/PARTITIONS OR 12" FROM A TUB 21" MIN. FRONT CLEARANCE.



① LEVEL 0 - Callout 1
1/2" = 1'-0"



⑥ LEVEL 1 - Callout 2
1/2" = 1'-0"



⑪ LEVEL 1 - Callout 3
3/4" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDWARD E. BARBAGIH
STRUCTURAL
No. 32749
REGISTERED PROFESSIONAL ENGINEER

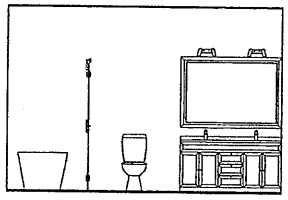
ENLARGED
BATHROOM

N

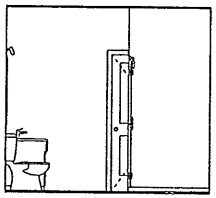
A-11

Scale As indicated

10/2/2025 4:29:24 PM



2 4 - a
3/8" = 1'-0"



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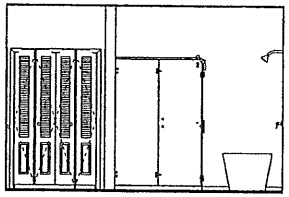
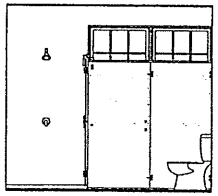
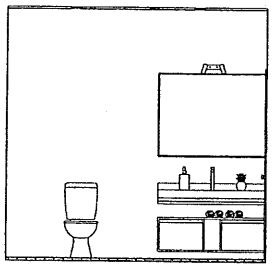


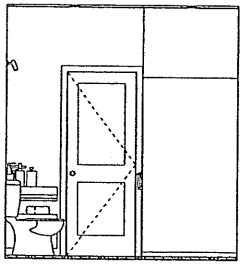
4 4 - c
3/8" = 1'-0"



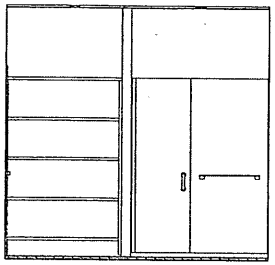
5 4 - d
3/8" = 1'-0"



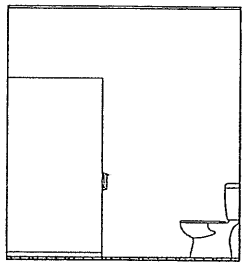
7 5 - a
1/2" = 1'-0"



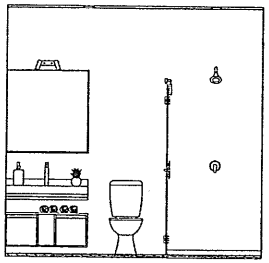
8 5 - b
1/2" = 1'-0"



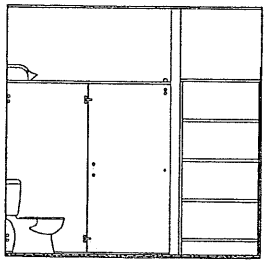
9 5 - c
1/2" = 1'-0"



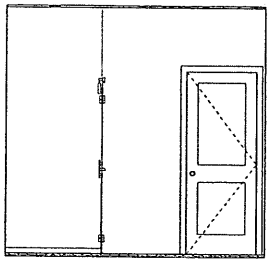
10 5 - d
1/2" = 1'-0"



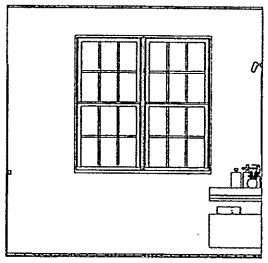
12 6 - a
1/2" = 1'-0"



13 6 - b
1/2" = 1'-0"



14 6 - c
1/2" = 1'-0"



15 6 - d
1/2" = 1'-0"

BATHROOM NOTES:

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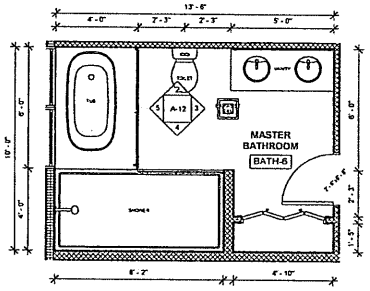
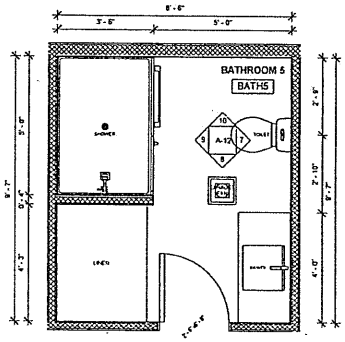
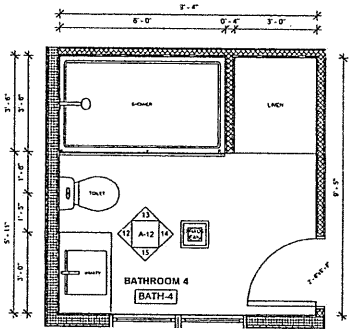


1 LEVEL 2 - Callout 4
3/8" = 1'-0"



5 LEVEL 2 - Callout 5
1/2" = 1'-0"



11 LEVEL 2 - Callout 6
1/2" = 1'-0"

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02149
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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	Verificador

COMMONWEALTH OF MASSACHUSETTS
EDWARD L. BUSBACH
STRUCTURAL
No. 32749
PROFESSIONAL ENGINEER

ENLARGED
BATHROOM

N

A-12

Scale As indicated

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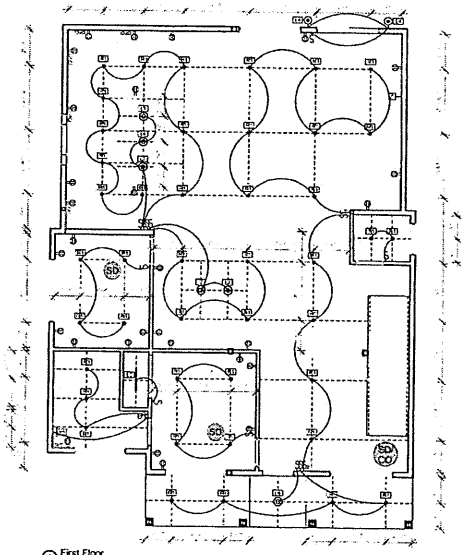
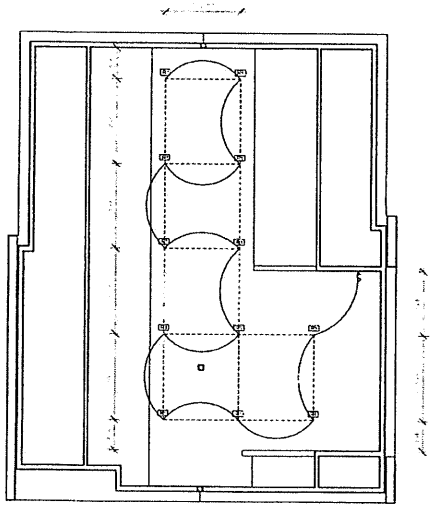
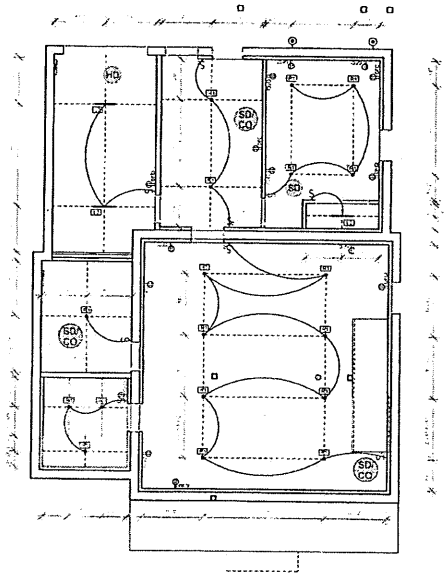


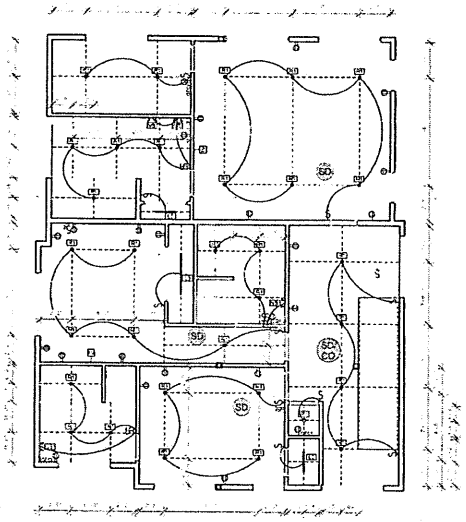
① First Floor
3/16" = 1'-0"



② Attic
3/16" = 1'-0"



④ Basement
3/16" = 1'-0"



③ Second Floor
3/16" = 1'-0"

MILTON I.S.D. & FIRE DEPT. SHALL HAVE FINAL APPROVAL OF ALL LIFE-SAFETY COMPONENTS

LIFE SAFETY LEGEND:

SMOKE DETECTORS
[R314 PG. 67 AMENDED]
1 IN EACH BEDROOM
1 OUTSIDE EACH SEPARATE BEDROOM
1 NEAR BASE OF EACH STAIRWAY
1 IN EVERY BASEMENT & WALK UP ATTIC
1 FOR EVERY 1,000 SQ. FT.

CARBON MONOXIDE
[R315.4 PG. 68 AMENDED]
1 IN EACH HABITAL STORY OF THE HOUSE
AND WITHIN 10 FT. OF ALL BEDROOMS.

SMOKE/ CARBON MONOXIDE COMBO
[R315.4 PG. 68 AMENDED]
MAY BE USED WHERE SMOKE DETECTORS
ARE LOCATED PER R315.3

HEAT DETECTOR
1 IN EACH ATTACHED GARAGE, NEAR CENTER

EXHAUST FAN AT BATHROOMS

ELECTRICAL NOTES:

NOTE #1: CONTRACTOR TO REVIEW SWITCHING LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO ROUGH WIRING.
NOTE #2: CONTRACTOR TO REVIEW FINAL SCONCE LOCATION WITH ARCHITECT AND OWNER PRIOR TO ROUGH WIRING.
NOTE #3: ALL SUSPENDED GYPSUM BOARD CEILINGS TO BE FRAMED AS HIGH AS POSSIBLE BELOW MECHANICAL UNITS.
NOTE #4: SUSPENDED GYP. BOARD CEILINGS SHOULD USE USG DRYWALL SUSPENSION SYSTEM "DGLW", OR EQUAL.
NOTE #5: SUSPENDED CEILINGS WITHIN CORRIDOR TO USE USG WALL-TO-WALL SUSPENSION SYSTEM "DGW", OR EQUAL.
NOTE #6: ALL GYPSUM BOARD CEILINGS TO HAVE SMOOTH TEXTURE AND PAINT FINISH AS SCHEDULED.
NOTE #7: PLANS GOVERN FOR FIXTURE LOCATION AND TYPE. RE: ELECTRICAL FOR FIXTURE SPECIFICATIONS.
NOTE #8: ALL LIGHT FIXTURE PENETRATIONS AT FLOOR/CEILING ASSEMBLIES NEED TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY.
NOTE #9: CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ONE IS TRIPPED THEY WILL ALL SOUND.

	ELECTRICAL LEGEND
	CEILING FAN WITH LIGHT
	TV CONNECTION
	DATA JACK
	TELEPHONE JACK
	GFCI PROTECTED OUTLET
	STANDARD 110V OUTLET
	STANDARD 220V OUTLET
	PROGRAMMABLE THERMOSTAT
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	3-WAY LIGHT SWITCH
	CEILING MOUND RADINAT HEATER
EP	ELECTRICAL PANEL
WS1	WALL SCONCE - BATH
L4	WALL MOUNTED LIGHT FIXTURE
L5	FLOOD LIGHT FIXTURE
R1	4" ROUND RECESSED LED DOWNLIGHT (TYP.)
L1	PENDANT LIGHT FIXTURE
L2	2' WIDE, 2' FT LONG LINEAR LED LIGHT, GENERAL LIGHT
L3	2' WIDE, 4' FT LONG LINEAR LED L1 LIGHT, GENERAL LIGHT
FL1	CEILING MOUNTED FAN LIGHT
	SD SMOKE DETECTOR
	CM CARBON MONOXIDE DETECTOR
	CO2 FIRE EXTINGUISHER(5KG CO2 TYPE)
	ABC FIRE EXTINGUISHER(5KG ABC TYPE)
	HD HEAT DETECTOR
	SD CM DUAL SMOKE DETECTOR CARBON MONOXIDE DETECTOR

○ ELECTRICAL SYMBOL & LEGEND
1/8" = 1'-0"

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02149
(339) 440-7943

Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

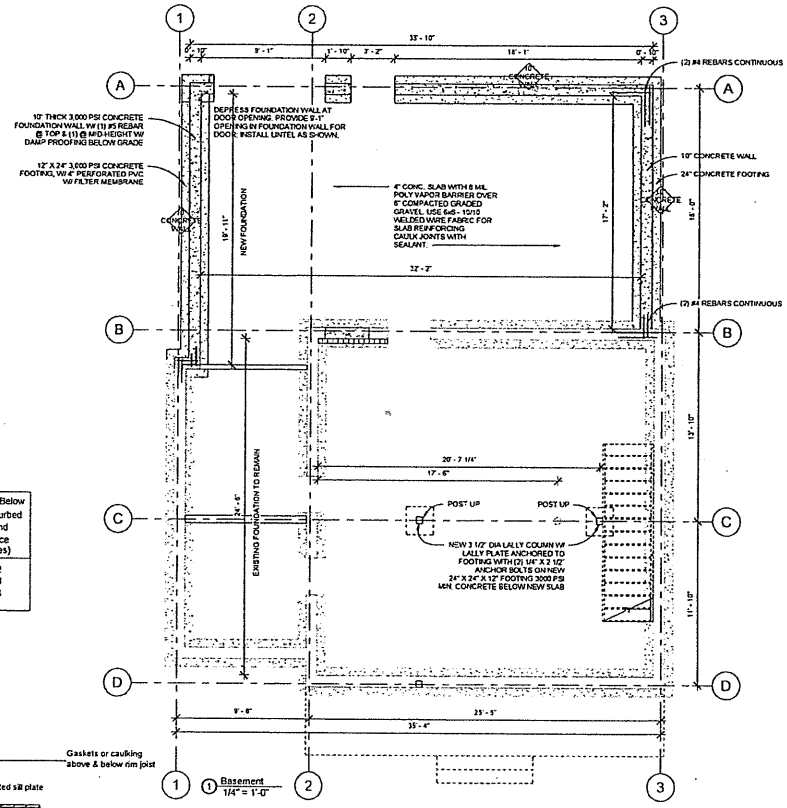
Rangel Project Number	25-067
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

REFLECTED CEILING

A-13

Scale As indicated

PM 1:52:13 PM 9/15/2025



① Basement
1/4" = 1'-0"

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRAGE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSI.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:
   - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 3000 PSI
   - BASEMENT & INTERIOR SLABS ON GRADE: 3000 PSI
   - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER: 3000 PSI

(AS PER U.B.C. APPENDEX CHPT. TABLE A-26-A)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS EACH WAY.
6. CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
7. REINFORCED STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
8. EXCAVTE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO P.T. MUDSILL.
10. PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ.FT. OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE THE ELECTRICAL PANEL.
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
12. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
13. PROVIDE CRAWLSPACE DRAIN AS PER 2910 OF UBC.
14. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING PROVIDING A4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
15. BACKFILL FORMS, SHORING AND POURING METHODS MUST CONFORM TO UP TO DATE AC.I STANDARDS.
16. DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) IS IN PLACE. (FRAMING MUST BE FULLY NAILED AND ANCHORED)
17. ALL CONCRETE IN FOUNDATION SHALL DEVELOP A MIN. COMPRESSION STRENGTH OF 3000 PSI IN 28 DAYS.
18. SINGLE STORY AND TWO STORY STRUCTURES SHALL HAVE A FOOTING 18" BELOW THE FINISHED GRADE LINE. A THREE STORY STRUCTURE SHALL HAVE A FOOTING AT 24" BELOW FINISHED GRADE

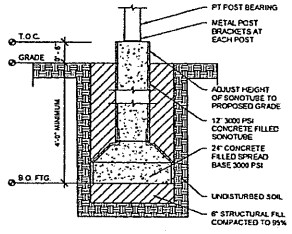
FOUNDATION NOTES.
1/8" = 1'-0"

Foundation Schedule

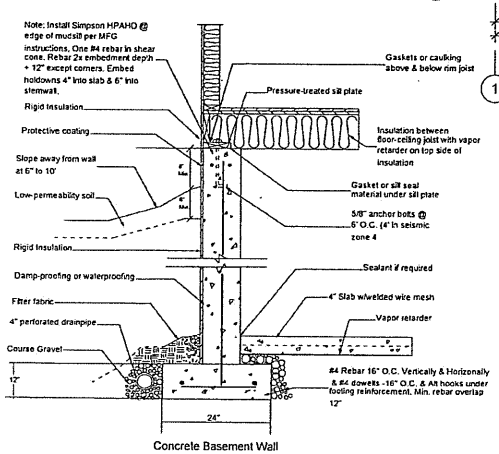
Number of Floors Supported By the Foundation	Thickness of Foundation Wall (Inches) Concrete	Width of Footing (Inches)	Thickness Of Footing (Inches)	Depth Below Undisturbed Ground Surface (Inches)
1	6	12	6	12
2	8	15	7	18
3	10	18	8	24

FOUNDATION FOR STUD BEARING WALLS–MIN. REQ.
Continous #4 Bars @ Top of Mud Sill Wall and in Footing.

FOUNDATION SCHEDULE
1/8" = 1'-0"

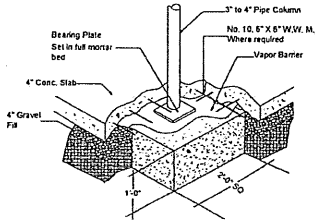


SPREADBASE SONOTUBE
3/4" = 1'-0"



Concrete Basement Wall
W/exterior insulation

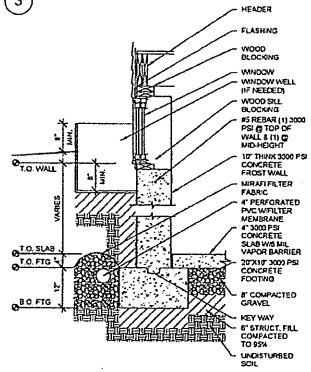
FOUNDATION BASEMENT WALL W/ INSULATION
1" = 1'-0"



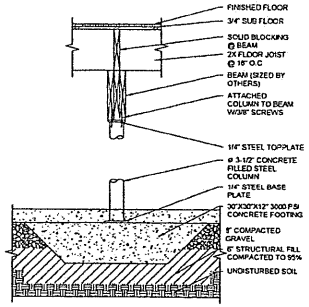
NOTE: ONE STORY PLANS SHOWN. FOR TWO STORIES PLANS, USE 2'-6" SQUARE X 1'-4" HIGH.

PIPE COLUMN FOOTING FOR A BASEMENT

POST FOOTING DETAIL
3/4" = 1'-0"



FOUNDATION WALL @ WINDOW
3/4" = 1'-0"



METAL COUMN DETAIL
3/4" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	Verificador

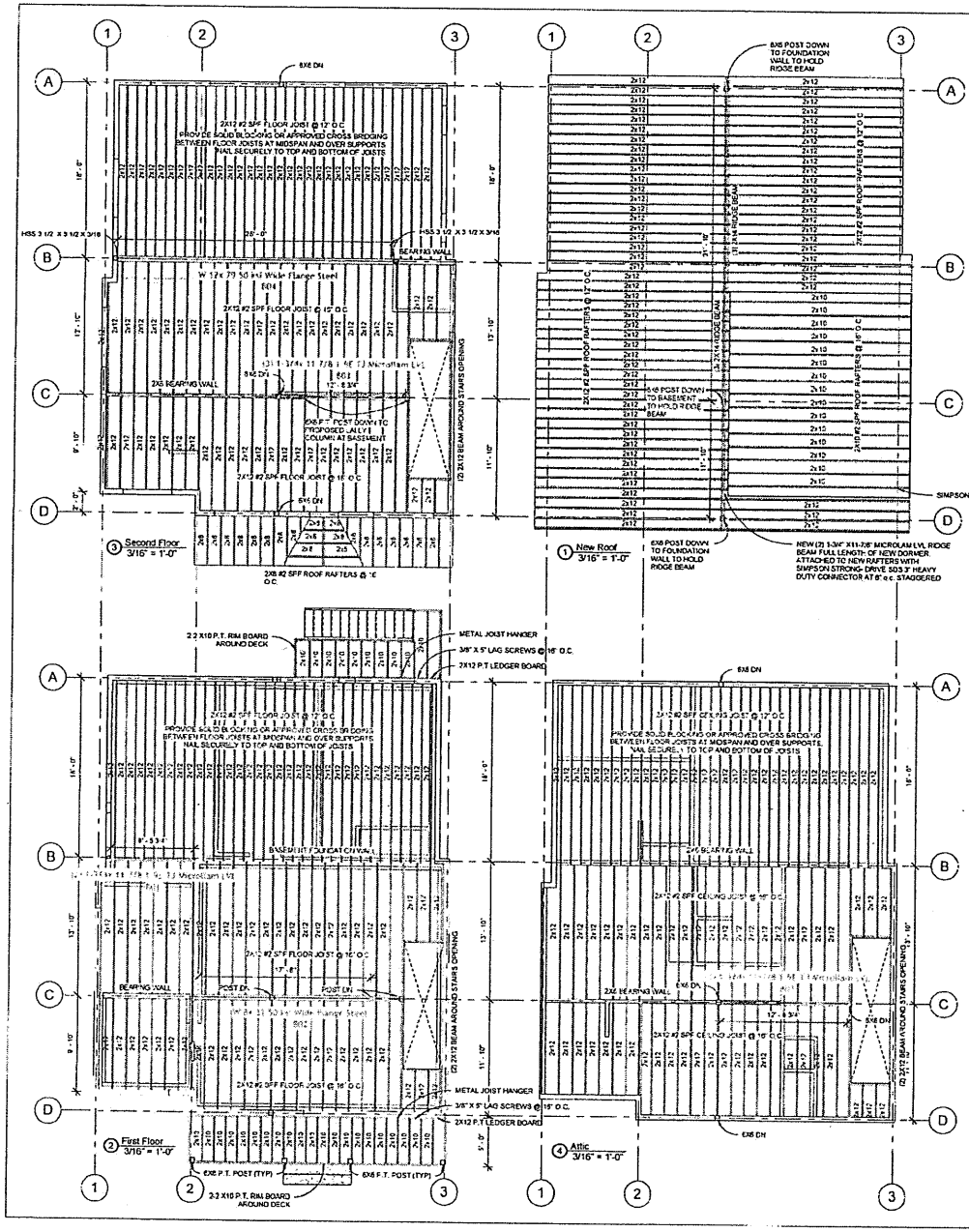
EDWARD L. BARRAGH STRUCTURAL No. 37748 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

FOUNDATION PLAN

S-01

Scale As indicated

10/02/2025 4:30:03 PM

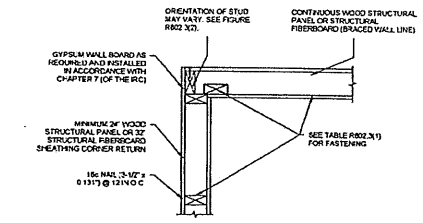


FLOOR NOTES:

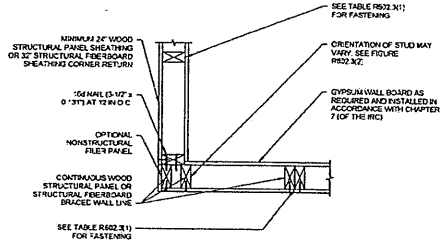
1. All sill plates to be 2" x 6" pressure treated
2. Rim joist to be 2" x 10" OFP1 ENGINEER TO CALCULATE
3. JOIST MATERIAL
4. All joists spans over 7'-0" to have 2" x 2" cross bridging @ 7'-0" O.C.
5. Provide solid blocking on first & last joist spans @ 7'-0" O.C.
6. Provide solid blocking between joists not on

FINISH: Customer Choice
UNDERLAYMENT: For tile, vinyl or hardwood floors use 1/2" A.O. solid core plywood or approved equal
SUB-FLOOR: 1 1/8" T&G 2-4-1 plywood deck, or 2"x6" T&G Car Decking
JOIST: See foundation or floor plan
INSULATION: Insulate entire joist space w-R30 for electric heat, R-19 all others systems. (MIN)
VAPOR BARRIER: 4 Mil or greater - Support insulation 24" O.C. Max

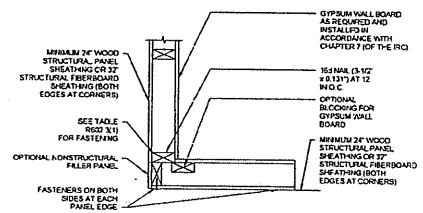
FLOOR FRAMING NOTES
1/8" = 1'-0"



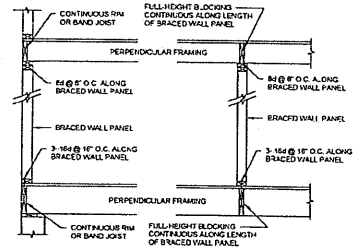
INSIDE CORNER DETAIL
3/4" = 1'-0"



OUTSIDE CORNER DETAIL WOOD STRUCTURAL PANEL (WSP) DETAIL
3/4" = 1'-0"



GARAGE CORNER DETAIL
3/4" = 1'-0"



FOR SI: 1 inch = 25.4 mm

BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (AS PER FIGURE R602.10.6(1))
3/4" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

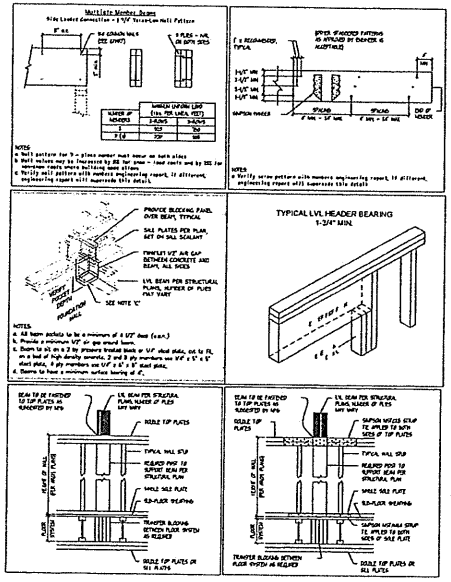
EDWARD M. KABBACH STRUCTURAL No. 32789

FRAMING PLAN

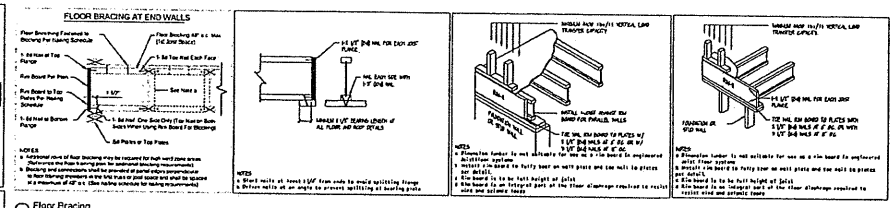
S-02

Scale: As indicated

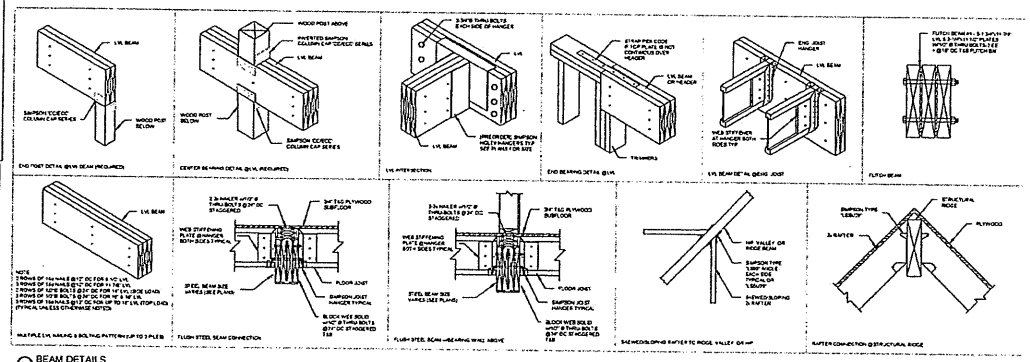
10/02/2025 4:39:53 PM



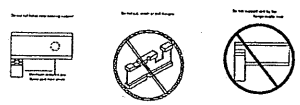
BEAM DETAIL
12" = 1'-0"

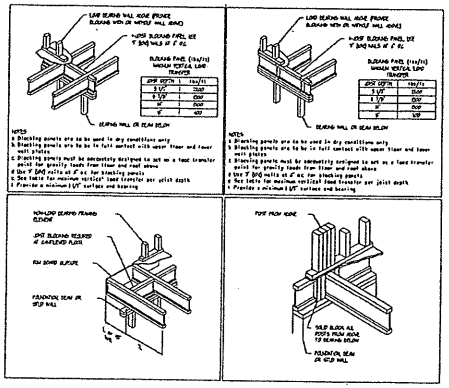


Floor Bracing
12" = 1'-0"

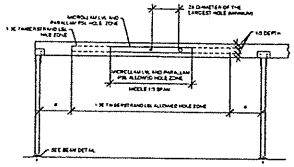


BEAM DETAILS
1/16" = 1'-0"

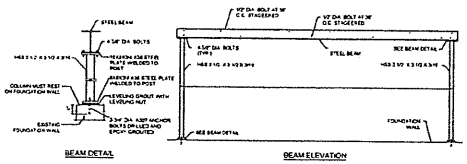




Joist Detail
12" = 1'-0"



WOOD BEAM
6" = 1'-0"



STEEL BEAM
6" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

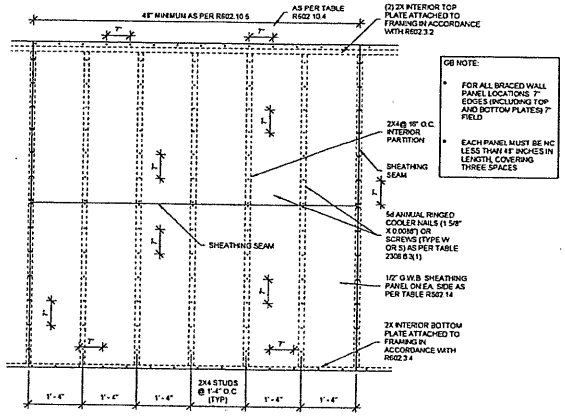
COMMONWEALTH OF MASSACHUSETTS
SERNARD E. BARGHOH
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

BEAM DETAILS

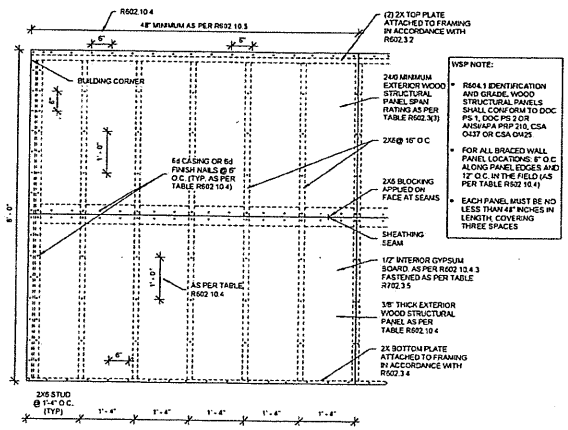
S-03

Scale As indicated

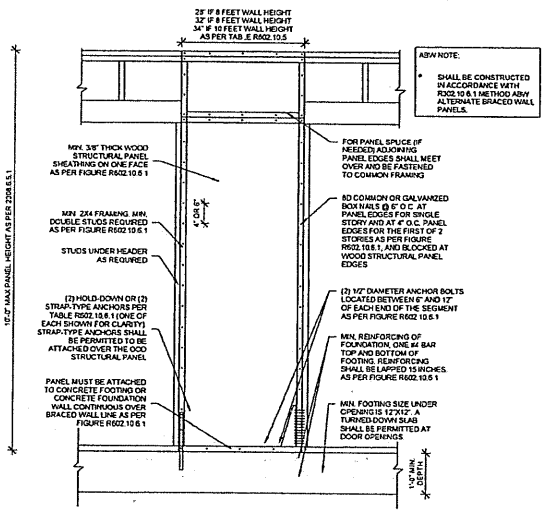
Plot Date 9/15/2025



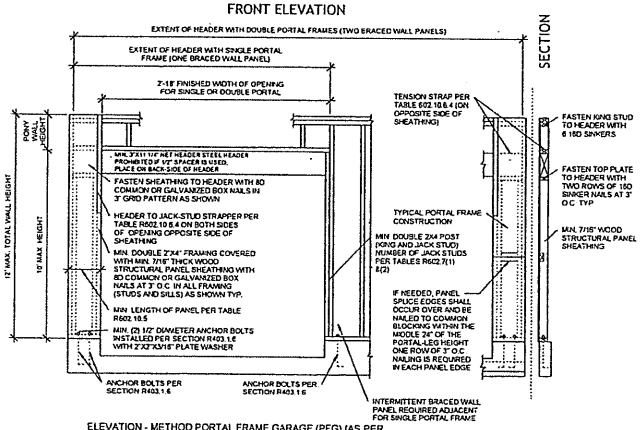
METHOD GB - GYSPSUM BOARD DETAIL
3/4" = 1'-0"



METHOD WSP - WOOD STRUCTURAL PANEL (WSP) DETAIL
3/4" = 1'-0"



METHOD ABW (AS PER FIGURE R602.10.6.1) - WOOD STRUCTURAL PANEL (WSP) DETAIL
3/4" = 1'-0"



ELEVATION - METHOD PORTAL FRAME GARAGE (PFG) (AS PER FIGURE R602.10.6.3)
3/4" = 1'-0"

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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	Verificador

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. BABCOCH
STRUCTURAL
No. 32769
REGISTERED PROFESSIONAL ENGINEER

WOOD FRAMING AND FASTENING

S-04

Scale 3/4" = 1'-0"

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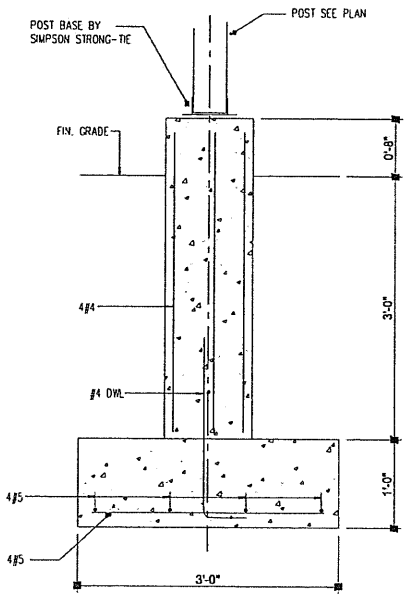
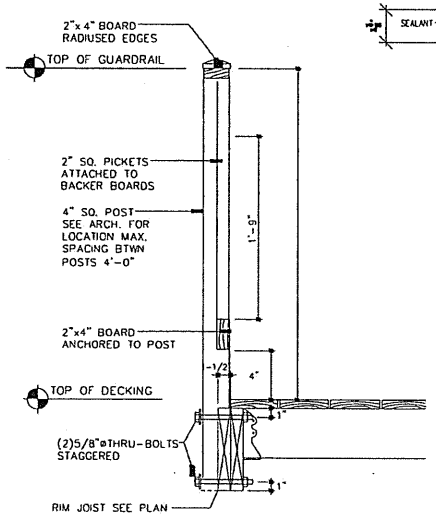
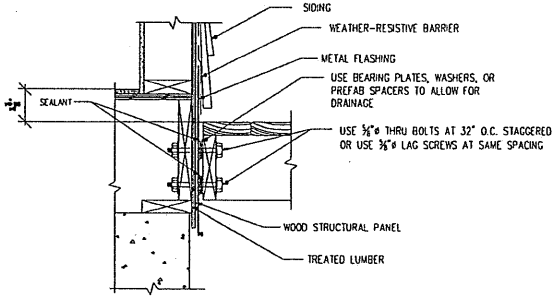
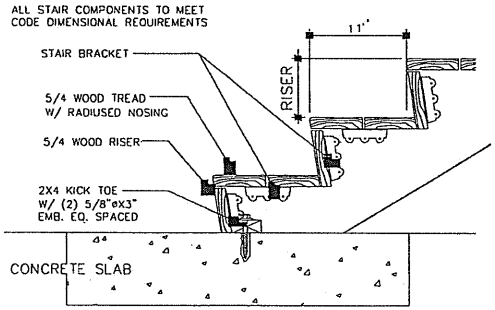
NOTES: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. ALL EXISTING CONDITIONS TO REMAIN AS IS UNLESS OTHERWISE NOTED



DECK DETAIL
1 1/2" = 1'-0"







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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number	25-087
Date	9/15/2025
Drawn by	S.R.
Checked by	J.K.

COMMONWEALTH OF MASSACHUSETTS
EDWARD M. RAGOACH
STRUCTURAL
No. 32749
REGISTERED PROFESSIONAL ENGINEER

DECK FRAMING

N

S-05

Scale 1 1/2" = 1'-0"

10/2/2025 1:30:10 PM

BeamChek v2023 licensed to: Rangel Planning and Design Reg # 3145-69077

109 SMITH ROAD MILTON, MA B01

BEAM AT BASEMENT CEILING Date: 10/03/25

Selection **(2) 1-3/4x 11-7/8 1.9E TJ Microllam LVL** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 6.3 in² R2= 6.3 in² (1.5) DL Defl= 0.07 in

Data

Beam Span	8.6 ft	Reaction 1 LL	3096 #	Reaction 2 LL	3096 #
Beam Wt per ft	10.68 #	Reaction 1 TL	4690 #	Reaction 2 TL	4690 #
Bm Wt Included	92 #	Maximum V	4690 #		
Max Moment	10083 '#	Max V (Reduced)	3611 #		
TL Max Defl	L / 240	TL Actual Defl	L / 611		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	82.26	41.56	0.17	0.10
Critical	46.47	19.00	0.43	0.29
Status	OK	OK	OK	OK
Ratio	56%	46%	39%	33%

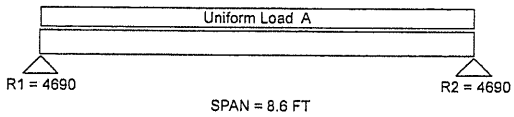
Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	2600	285	1.9	750
Adjusted Values	2604	285	1.9	750

Adjustments

CF Size Factor	1.001			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform LL: 720 Uniform TL: 1080 = A



Uniform and partial uniform loads are lbs per lineal ft.

BeamChek v2023 licensed to: Rangel Planning and Design Reg # 3145-69077

109 SMITH ROAD MILTON, MA B02

BEAM AT BASEMENT CEILING Date: 10/03/25

Selection **W 8x 31 50 ksi Wide Flange Steel** Lateral Support: Lc = 7.2 ft max.

Conditions Actual Size is 8 x 8 in.

Min Bearing Length R1= 0.9 in. R2= 0.9 in. (1.0) DL Defl= 0.20 in Recom Camber= 0.29 in

Data

Beam Span	17.6 ft	Reaction 1 LL	4576 #	Reaction 2 LL	4576 #
Beam Wt per ft	31.0 #	Reaction 1 TL	7137 #	Reaction 2 TL	7137 #
Bm Wt Included	546 #	Maximum V	7137 #		
Max Moment	31402 '#	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 385		
LL Max Defl	L / 360	LL Actual Defl	L / 601		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	27.50	2.28	0.55	0.35
Critical	11.42	0.36	0.88	0.59
Status	OK	OK	OK	OK
Ratio	42%	16%	62%	60%

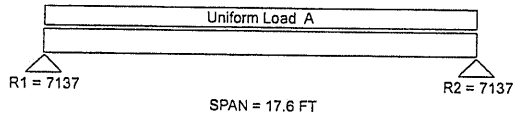
Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Ref. Value Fy	50000	50000	29.0
Adjusted Values	33000	20000	29.0

Adjustments

YP Factor, Lc	0.66	0.40

Loads Uniform LL: 520 Uniform TL: 780 = A



Uniform and partial uniform loads are lbs per lineal ft.

BeamChek v2023 licensed to: Rangel Planning and Design Reg # 3145-69077

109 SMITH ROAD MILTON, MA B03

BEAM AT FIRST FL CEILING Date: 10/03/25

Selection **(3) 1-3/4x 11-7/8 1.9E TJ Microllam LVL** Lu = 0.0 Ft

Conditions NDS 2018

Min Bearing Area R1= 6.8 in² R2= 6.8 in² (1.5) DL Defl= 0.18 in

Data

Beam Span	12.8 ft	Reaction 1 LL	3328 #	Reaction 2 LL	3328 #
Beam Wt per ft	16.02 #	Reaction 1 TL	5095 #	Reaction 2 TL	5095 #
Bm Wt Included	205 #	Maximum V	5095 #		
Max Moment	16302 '#	Max V (Reduced)	4307 #		
TL Max Defl	L / 240	TL Actual Defl	L / 380		
LL Max Defl	L / 360	LL Actual Defl	L / 682		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	123.39	62.34	0.40	0.23
Critical	75.14	22.67	0.64	0.43
Status	OK	OK	OK	OK
Ratio	61%	36%	63%	53%

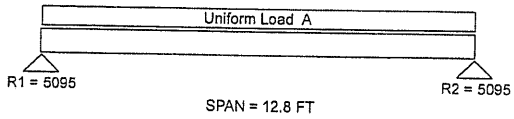
Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	2600	285	1.9	750
Adjusted Values	2604	285	1.9	750

Adjustments

CF Size Factor	1.001			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform LL: 520 Uniform TL: 780 = A



SPAN = 12.8 FT

Uniform and partial uniform loads are lbs per lineal ft.

BeamChek v2023 licensed to: Rangel Planning and Design Reg # 3145-69077

109 SMITH ROAD MILTON, MA B04

BEAM AT FIRST FL CEILING Date: 10/03/25

Selection **W 12x 79 50 ksi Wide Flange Steel** Lateral Support: Lc = 10.8 ft max.

Conditions Actual Size is 12-1/8 x 12-3/8 in.

Min Bearing Length R1= 1.4 in. R2= 1.4 in. (1.0) DL Defl= 0.32 in Recom Camber= 0.47 in

Data

Beam Span	28.0 ft	Reaction 1 LL	10080 #	Reaction 2 LL	10080 #
Beam Wt per ft	79.0 #	Reaction 1 TL	16226 #	Reaction 2 TL	16226 #
Bm Wt Included	2212 #	Maximum V	16226 #		
Max Moment	113582 '#	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 403		
LL Max Defl	L / 360	LL Actual Defl	L / 649		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	107.00	5.82	0.83	0.52
Critical	41.30	0.81	1.40	0.93
Status	OK	OK	OK	OK
Ratio	39%	14%	60%	55%

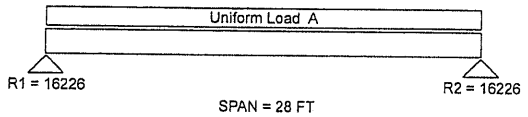
Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Ref. Value Fy	50000	50000	29.0
Adjusted Values	33000	20000	29.0

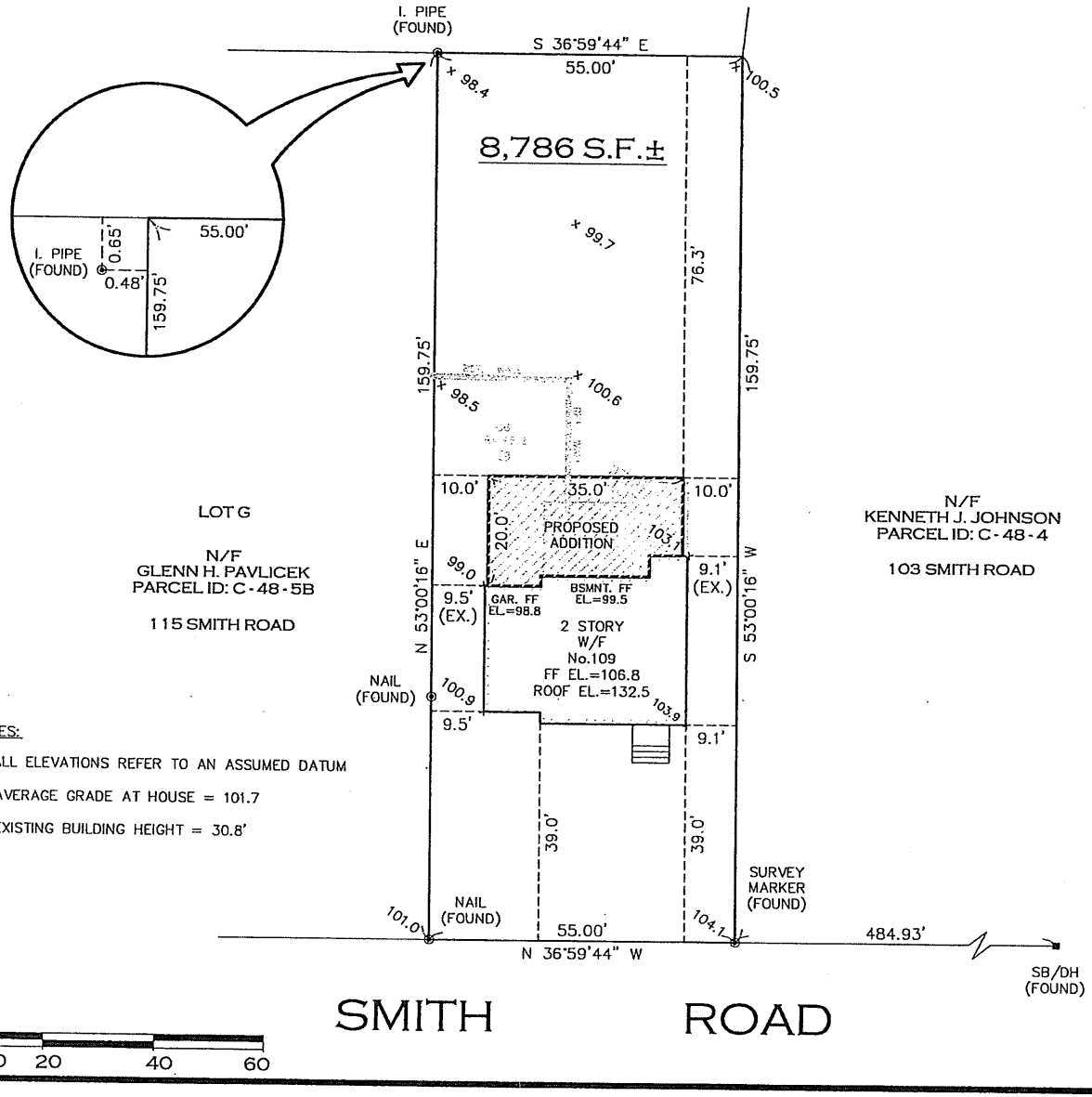
Adjustments

YP Factor, Lc	0.66	0.40

Loads Uniform LL: 720 Uniform TL: 1080 = A



Uniform and partial uniform loads are lbs per lineal ft.



NOTES:

1) ALL ELEVATIONS REFER TO AN ASSUMED DATUM
2) AVERAGE GRADE AT HOUSE = 101.7
3) EXISTING BUILDING HEIGHT = 30.8'

JAMES L. NABSTEDT PLS No. 39693

PLOT PLAN
SHOWING
PROPOSED ADDITION
AT
109 SMITH ROAD
IN
MILTON, MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169

SCALE:	DATE:	SHEET
1"=20'	SEPTEMBER 22, 2025	1 OF 1