CONTRACTOR TO VERIFY ALL DIMENSIONS
AND SETBACKS PRIOR TO CONSTRUCTION

### DESIGNER:

ROCKWOOD DE9IGN, INC.

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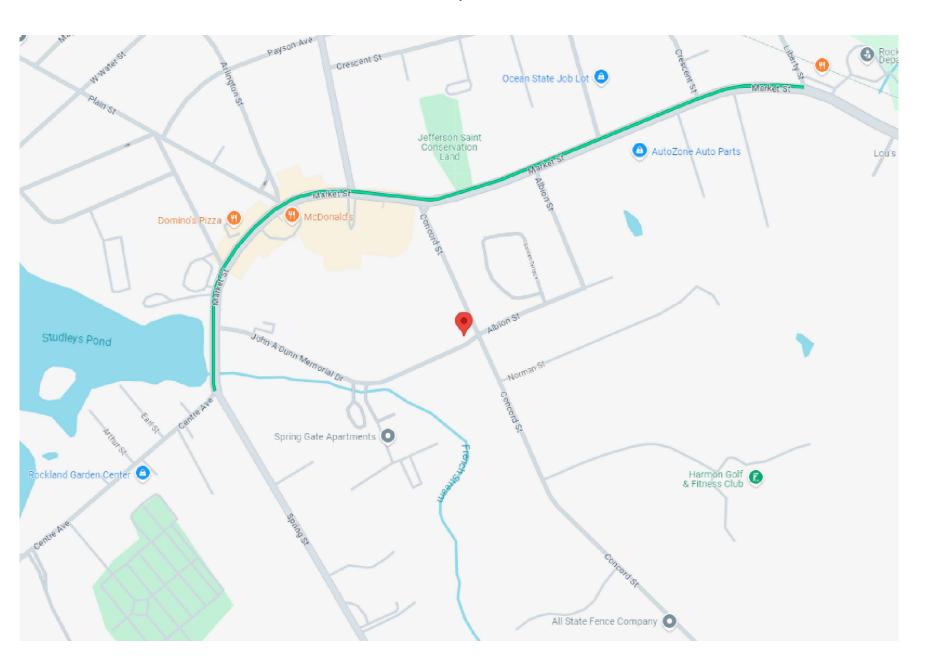
WEBSITE: WWW.ROCKWOODDE9IGN.COM

### STRUCTURAL ENGINEER:

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### KIMBALL RESIDENCE

83 CONCORD STREET ROCKLAND, MA 02370



LOCUS MAP

SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON 11X17. ALL SCALE IS HALF

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

#### GENERAL NOTES:

- GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
- ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE
- NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN

### STRUCTURAL STEEL NOTES:

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- ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE ALS C. SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
- ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "9", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.,
- ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE EXX 10 ELECTRODES.
- NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED. PROVIDE TEMPORARY BRACING AS REQUIRED.
- STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
- USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
- ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION
- STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
- FRAME JOISTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH  $1/2^{\prime\prime}$  DIAMETER BOLTS STAGGERED AT 24" O.C. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIPMSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

### FRAMING NOTES:

- ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE NI/N2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALL QUABLE BENDING STRESS (FB.) SHALL BE 875 P.S.L. THE MINIMUM ALL QUABLE COMPRESSION STRESS (FC.) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER
- ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2.. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1.600.000 P.S.I.
- ALL LYLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMU ALLOWABLEBENDING STRESS (FB) SHALL BE 2.300 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) PERPENDICULAR TO THE GRAIN SHALL BE 150 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2 000 000 P 3 LALL PARALAMS EXPOSED TO THE IJEATHER SHALL BE PRESSURE TREATED (CCA TREATED) FALL MICROLAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- PARALAM (LAM) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2300 PSI AND A MODULUS OF ELASTICITY OF 2,000,000
- USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE FIT PLYWOOD FLOOR SHEATHING 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LIMBER OR OTHER APPROVED SUPPORTS.
- ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
- PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION
- USE FULLY NAILED METAL CONNECTORS (TECO SIMPSON OR EQUAL) JOIST OR BEAM HANGERS WHEN JOISTS OR MS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
- FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS, FROM 3 FEET TO 5 FEET, USE 2-22/8 HEADER BEAMS AND FROM 5 FEET TO 1 FEET, USE 2-22/8 HEADER BEAMS AND USE LYLS FOR SPANS EXCEEDING 1 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OF SPECIFICATIONS, USE TRIPLES FOR 2X6 WALLS, IF LYLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
- ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY  ${f \sharp}$
- ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
- ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
- THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
- BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BR FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LYLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER
- ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED

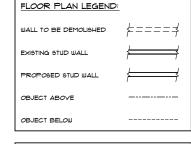
### FOUNDATION \$ CONCRETE NOTES:

- SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT
- IE BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SOLIARE FOOT ARE COUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS
- NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
- BACKFILL UNDER ANT PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN  $6^{\prime\prime}$  LIFTS OF 95%
- CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR
- CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I. FOR SLABS, WITH A SLUMP OF NO MORE THEN  $4^{\prime\prime}$  AND AIR ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE
- STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
- ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (MIN.) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER, PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
- WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS,
- NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE
- PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"X4" KEY WITH CONTINUOUS REINFORCING (40 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOIN
- ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE. UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO
- THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A PTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
- 16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE OTHER THAN FROST WALLS

### (WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

# WINDOW SCHEDULE QUANTITY ID LETTER MANUFACT ROUGH OPENING COMMENTS

EXTERIOR DOOR SCHEDULE							
QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS	



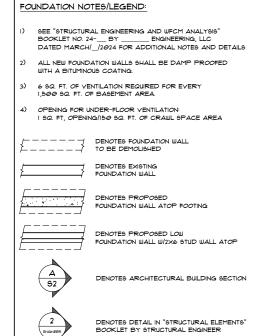
PROPOSED SQUARE FOOTAGE NOTE:

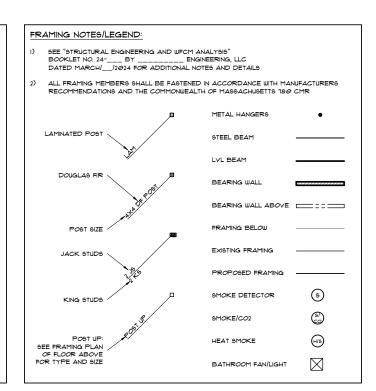
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TOTAL	FINISHED LIVING AREA:	= FT <sup>2</sup>
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AØ	COVER PAGE	
Al	NOTES AND LEGENDS	
A2	FRONT ELEVATION	
A2.1	REAR ELEVATION	
A2.2	RIGHT SIDE ELEVATION	
A2.3	LEFT SIDE ELEVATION	
A3	FIRST FLOOR PLAN	
Δ4	SECOND FLOOR PLAN	
A5	ATTIC FLOOR PLAN	
A6	ROOF PLAN	

## CUPOLA DETAIL FOUNDATION PLAN FIRST FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN ATTIC FLOOR FRAMING PLAN





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HIH B.O. JOIST

> EXISTING LEFT ELEVATION SCALE: 1/4"=1'-0"

CONSTRUCTION

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4/3/2025 PROGRESS

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EXSTING FRONT & LEFT ELEVATION

SEE SHEET AI FOR DRAWING INDEX

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TUI2442 B.O. JOIST Ó

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SEE SHEET AI FOR DRAWING INDEX

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PROPOSED FRONT ELEVATION SCALE: 1/4"=1'-0"

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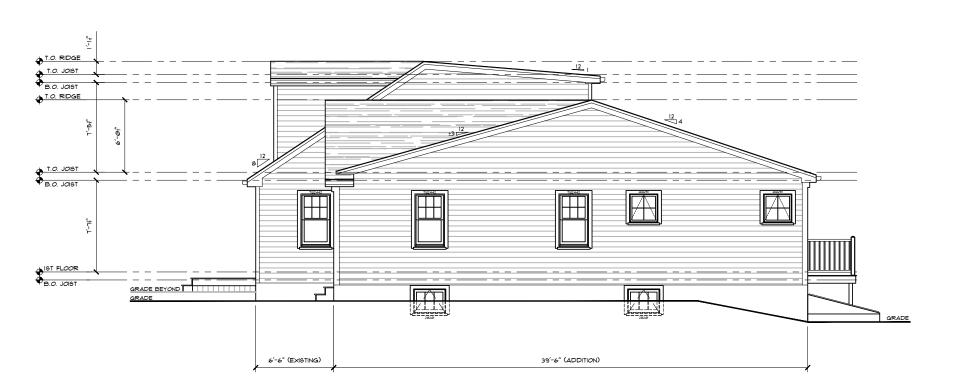
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4/3/2025 PROGRESS

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SEE SHEET AI FOR DRAWING INDEX

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### PROPOSED REAR ELEVATION

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SEE SHEET AI FOR DRAWING INDEX

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PROPOSED LEFT ELEVATION SCALE: 1/4"=1'-0"

4/3/2025 PROGRESS

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<u>DINING</u> (13'-1"×15'-6")

BEDROOM (11'-0"×15'-0")

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PROGRESS PRINT

EXISTING SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA = 1,064 FT<sup>2</sup> <u>SECOND FLOOR LIVING AREA = 905 FT<sup>2</sup></u> TOTAL FINISHED LIVING AREA: = 1,969 FT<sup>2</sup>

EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
(AREA: 1064 FT²)

PROGRESS SET - 4/3/2025

EXISTING FIRST FLOOR

KIMBALL REGIDENCE 83 CONCORD STREET ROCKLAND, MA 02310

**A3** 

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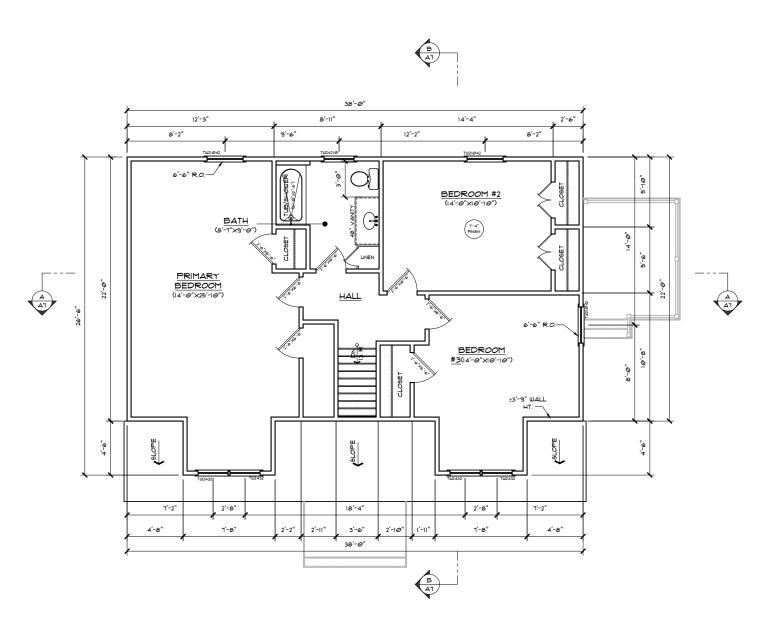
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### EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (AREA: 9.05 FT<sup>2</sup>) PROGRESS SET - 4/3/2025

EXISTING SECOND

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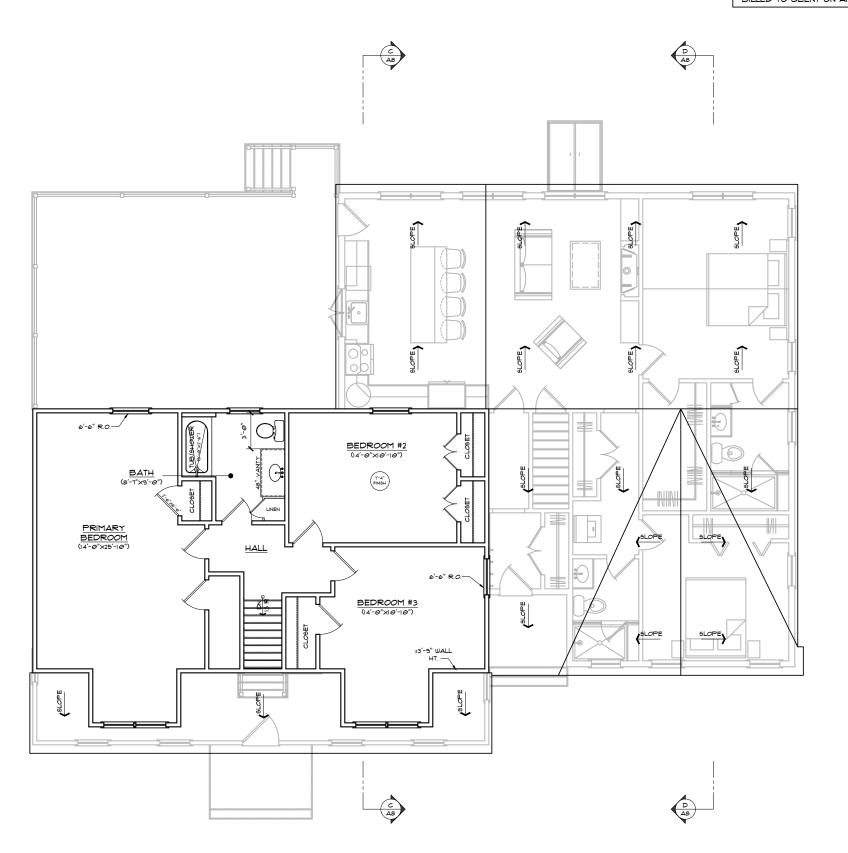
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PROGRESS

### PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (AREA: 905 FT²) PROGRESS SET - 4/3/2025

**A41**of A9

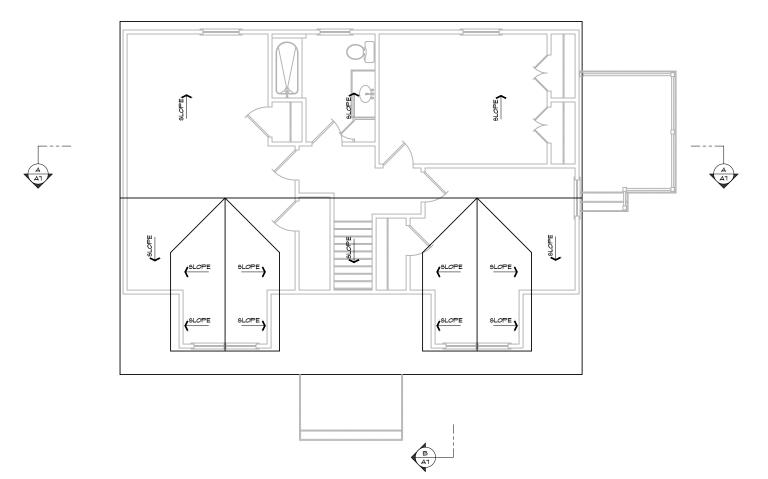
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EXISTING ROOF PLAN SCALE: 1/4"=1'-0"

4/3/2025 SET PROGRESS

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EXISTING ROOF

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PROPOSED ROOF PLAN SCALE: 1/4"=1'-0" PROGRESS SET - 4/3/2025

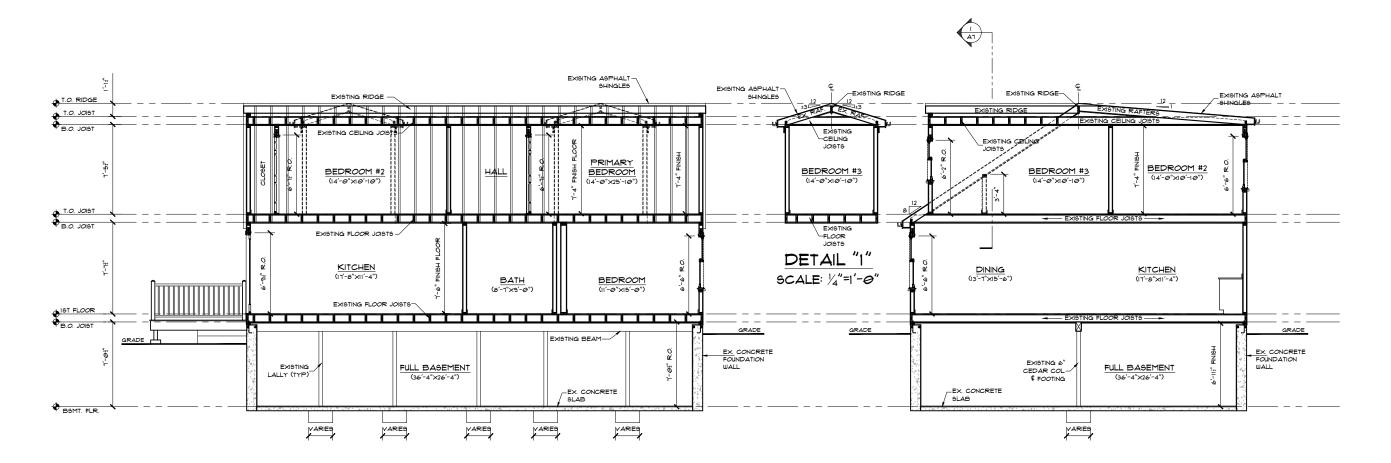
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EXISTING BUILDING SECTION "A-A" SCALE: 1/4"=1'-0"

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EXISTING BUILDING SECTION "B-B" SCALE: 1/4"=1'-0"

4/3/2025 PROGRESS

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EXISITNG ASPHALT SHINGLES -EXISTING RIDGE T.O. RIDGE T.O. RIDGE EXISTING RIDGE T.O. JOIST B.O. JOIST BEDROOM #2 BEDROOM #3 ASPHALT SHINGLES ON 15# FELT ON (14'-0"×10'-10") ANGLED CEILING \*\* T.O. JOIST B.O. JOIST T.O. JOIST • B.O. JOIST ◆ 1/2" GYP9UM BLUE BOARD TYPICAL BUILDING WRAP W/PLASTER SKIM COAT ON 1X3 STRAPPING KITCHEN (11'-8"×11'-4") <u>DINING</u> (13'-1"×15'-6") KITCHEN / LIVING (24'-6") LEVEL FLOORS
WITH EXISTING \_1/2" T\$G PLYWOOD GLUED \$ 9CREWED TO JOISTS IST FLOOR ⊕<sub>B.O.</sub> JOIST B.O. JOIST \_2-2×6 P.T. SILL PLATE (N) ONE SIDED POUR 10"\_ CONC. WALL EX. CONCRETE FOUNDATION WALL EX. CONCRETE FOUNDATION EXISTING 6"
CEDAR COL
FOOTING FULL BASEMENT (36'-4"×26'-4") WALL NEW FULL BASEMENT (35'-10"×31'-10") 2-#5 CONT. TOP \$ BOTTOM (TYP.) EX. CONCRETE\_ SLAB (N) 4" CONC. SLAB BSMT. FLR. - NEW UNDERPINNING 18'-0" (ADDITION) 28'-0" (EXISTING)

> PROPOSED BUILDING SECTION "C-C" SCALE: 1/4"=1'-0"

4/3/2025 PROGRESS

SET

SEE SHEET AI FOR DRAWING INDEX

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ASPHALT SHINGLES ON 15# FELT ON 5/8" CDX PLYWOOD NEW\_\_\_\_ T.O. RIDGE A9PHALT SHINGLES ON 15# FELT ON V 5/8" CDX PLYWOOD ASPHALT SHINGLES ON / 15# FELT ON 5/8" CDX PLYWOOD FAKE RAFTER (TYP.) T.O. JOIST B.O. JOIST CEILING 1/2" GYP9UM BLUE BOARD W/PLASTER SKIM COAT ON 1X3 STRAPPING TYPICAL BUILDING CEILING JOISTS WALL BEYOND BEDROOM #1 <u>BATH</u> (5'-6"×8'-6") BATH (6'-6"×10'-8" BEDROOM #2 BEDROOM #2 (12'-2"×15'-@") (12'-2"×12'-2") 1/2" PLYWOOD SHEATHING " PLYWOOD ... SHEATHING... 3/4" T\$G PLYWOOD GLUED (N) 2×10 / FLOOR JOISTS ⊕IST FLOOR GRADE BEYOND (N) BEAM (N) BEAM DETAIL "I" 2-2×6 P.T. SILL PLATE 13 RISERS NEW FULL BASEMENT (35'-10"×31'-10") SCALE: 1/4"=1'-0" -(N) L.C. USE 9<sup>1</sup>/<sub>4</sub>" TREADS ... (N) 10" CONCRETE FOUNDATION WALL (N) 10" CONCRETE FOUNDATION WALL NEW ACCESS STEPS BEYOND BSMT. FLR. 2-#4 CONT. TOP \$ BOTTOM (TYP.) 2-0" 2'-0" 2'-0" 39'-6" ADDITION

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PROGRESS

PROPOSED BUILDING SECTION "D-D" SCALE: 1/4"=1'-0"

4/3/2025

SET PROGRESS

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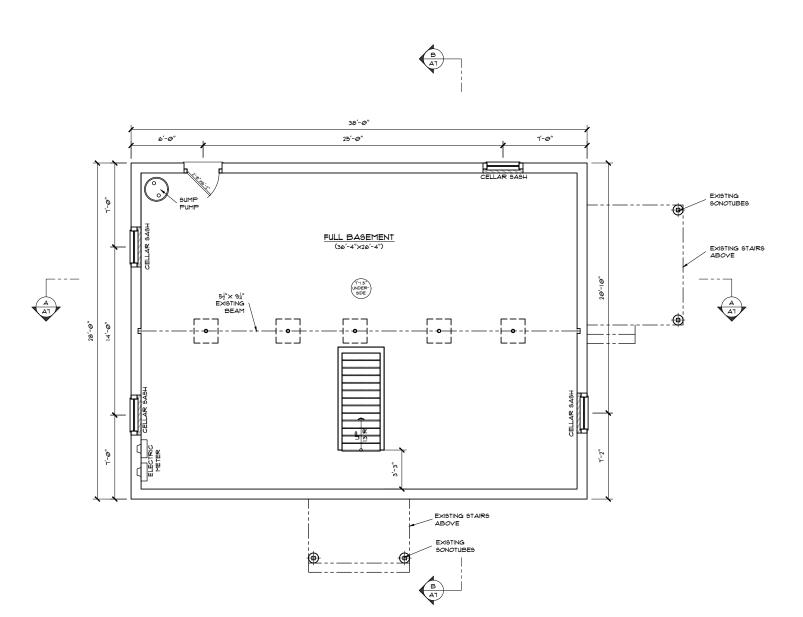
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### EXISTING BASEMENT / FOUNDATION PLAN

SCALE: 1/4"=1'-0" (AREA: 956 FT2)

4/3/2025 SET PROGRESS

EXISTING FOUNDATION PLAN

KIMBALL RESIDENCE 83 CONCORD STREET ROCKLAND, MA 02310

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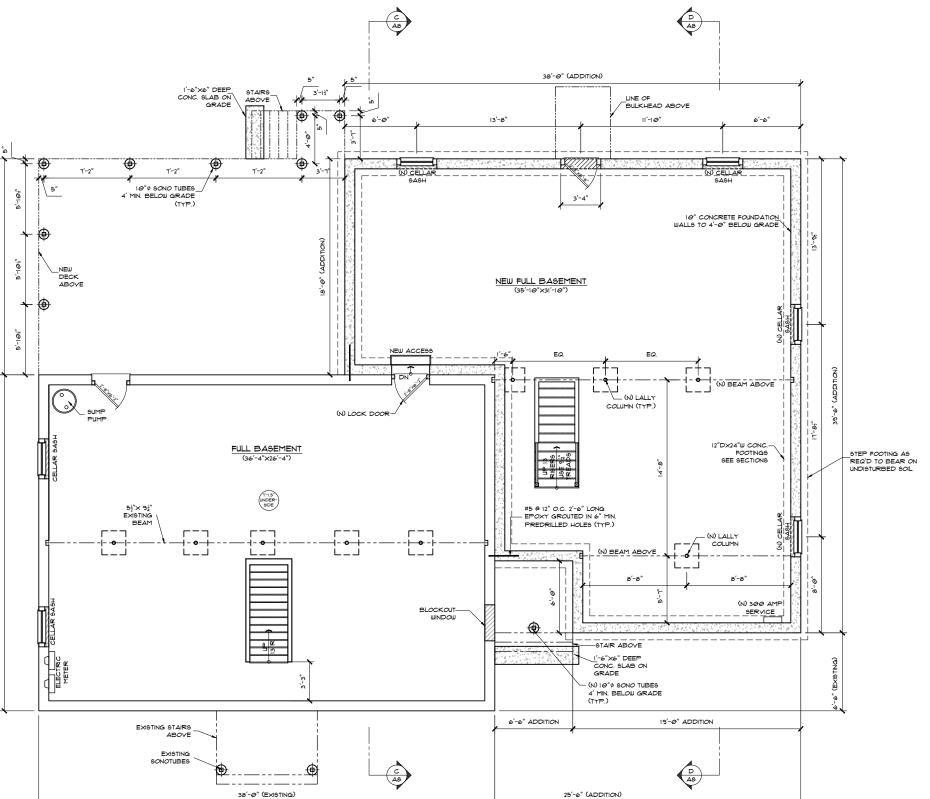
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### PROPOSED BASEMENT / FOUNDATION PLAN

SCALE: 1/4"=1'-0" (AREA: 1963 FT<sup>2</sup>)

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