

DEMOLITION NOTES

1. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES APPEAR, CONTRACTOR TO INFORM DESIGNER BEFORE ANY DEMOLITION IS DONE.

2. PROTECT ALL INTERIOR FINISHES THAT ARE NOT INDICATED FOR DEMOLITION. RESERVE ALL REMOVED ITEMS WHERE NOTED FOR USE WITH NEW CONSTRUCTION.

3. PROTECT ALL FINISHED FLOORING DURING DEMOLITION.

4. MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. BRACE CEILINGS, FLOORS AND ROOFS AS NECESSARY.

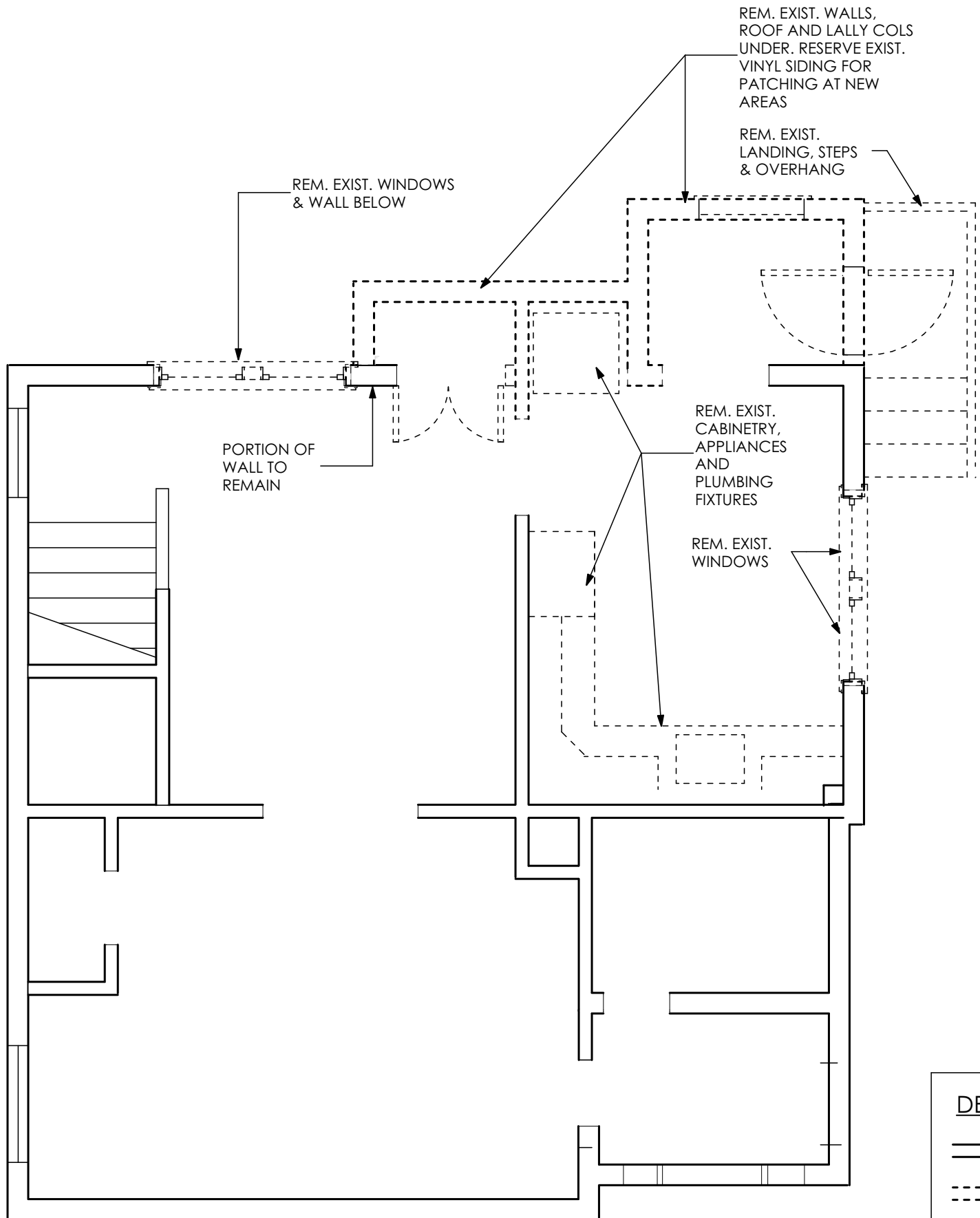
5. PROTECT INTERIOR SURFACES FROM WEATHER DURING DEMOLITION.

6. CONTRACTOR TO CHECK CONDITIONS DURING AND AFTER DEMOLITION FOR SIGNS OF ROT OR OTHER DETERIORATION.

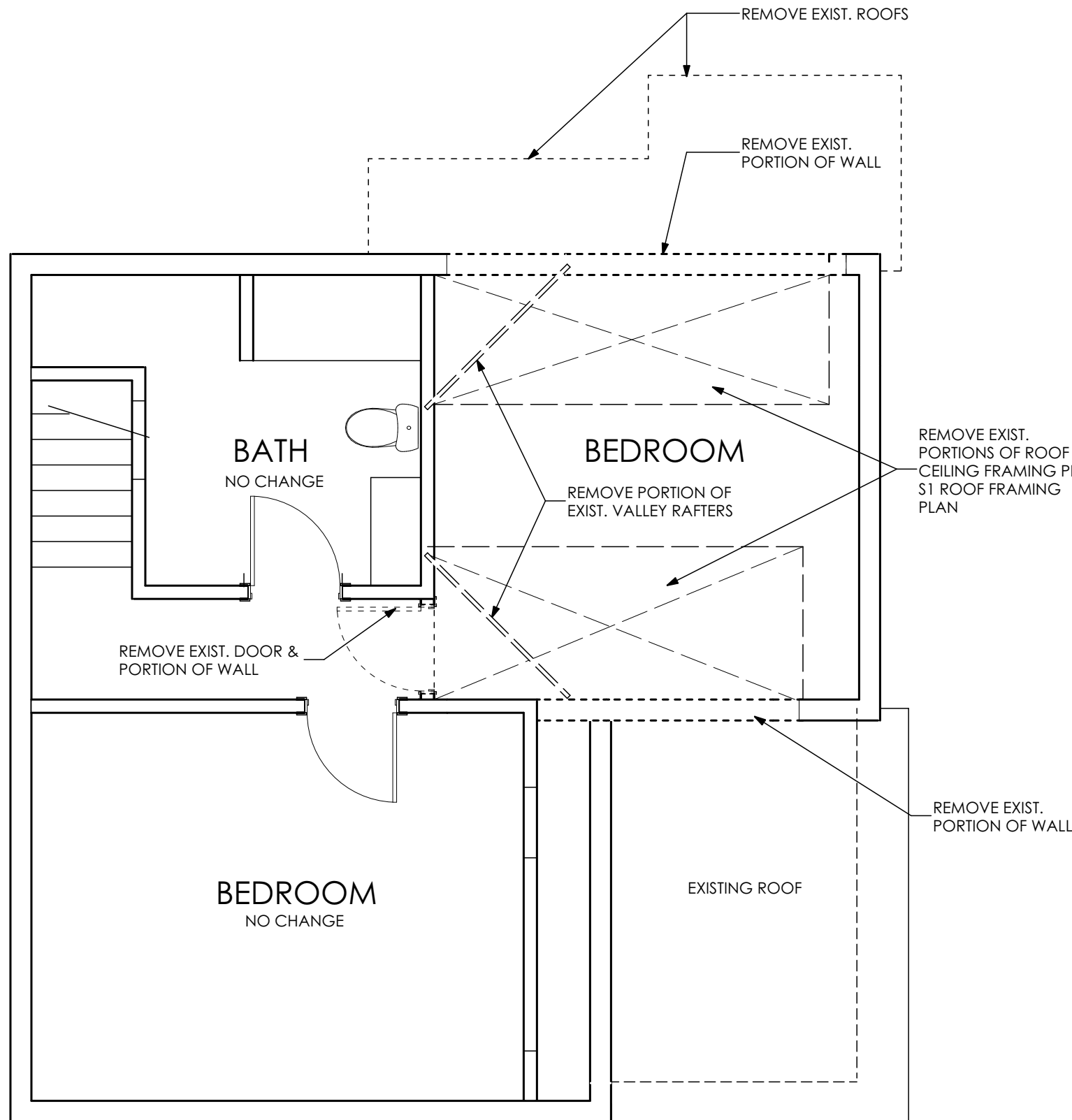
7. ALL EXISTING ASPHALT SHINGLES TO BE REMOVED WHERE APPLICABLE AT NEW CONSTRUCTION.

8. WHERE EXISTING HAZARDOUS MATERIALS ARE TO BE REMOVED, UTILIZE A LICENSED CONTRACTOR AND FOLLOW ALL STATE AND/OR LOCAL MITIGATION GUIDELINES.

9. EXISTING RUBBLE FOUNDATION WALLS TO BE PROTECTED. RUBBLE WALLS TO BE ALTERED OR STRUCTURALLY ADDED TO SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY BY G.C. BEFORE PROCEEDING WITH WORK.



1 FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

DRAWING LIST	
ID	DRAWING TITLE
A1	DEMOLITION PLANS & NOTES
A2	PLANS, SCHEDULES
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS & INTERIOR ELEVATIONS
A5	FRAMING VIEWS
S1	STRUCTURAL PLANS
E1	ELECTRICAL PLANS & SCHEDULES

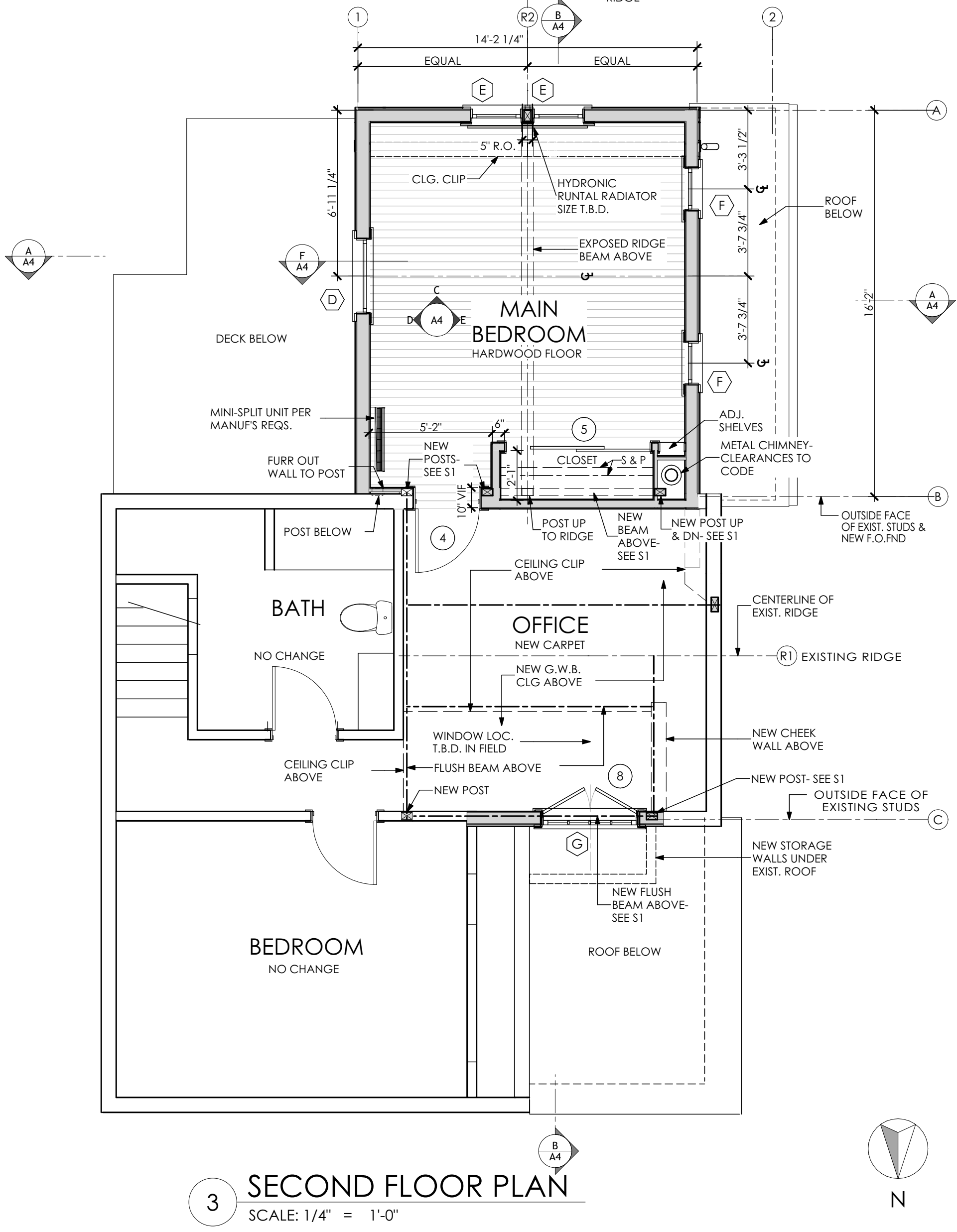
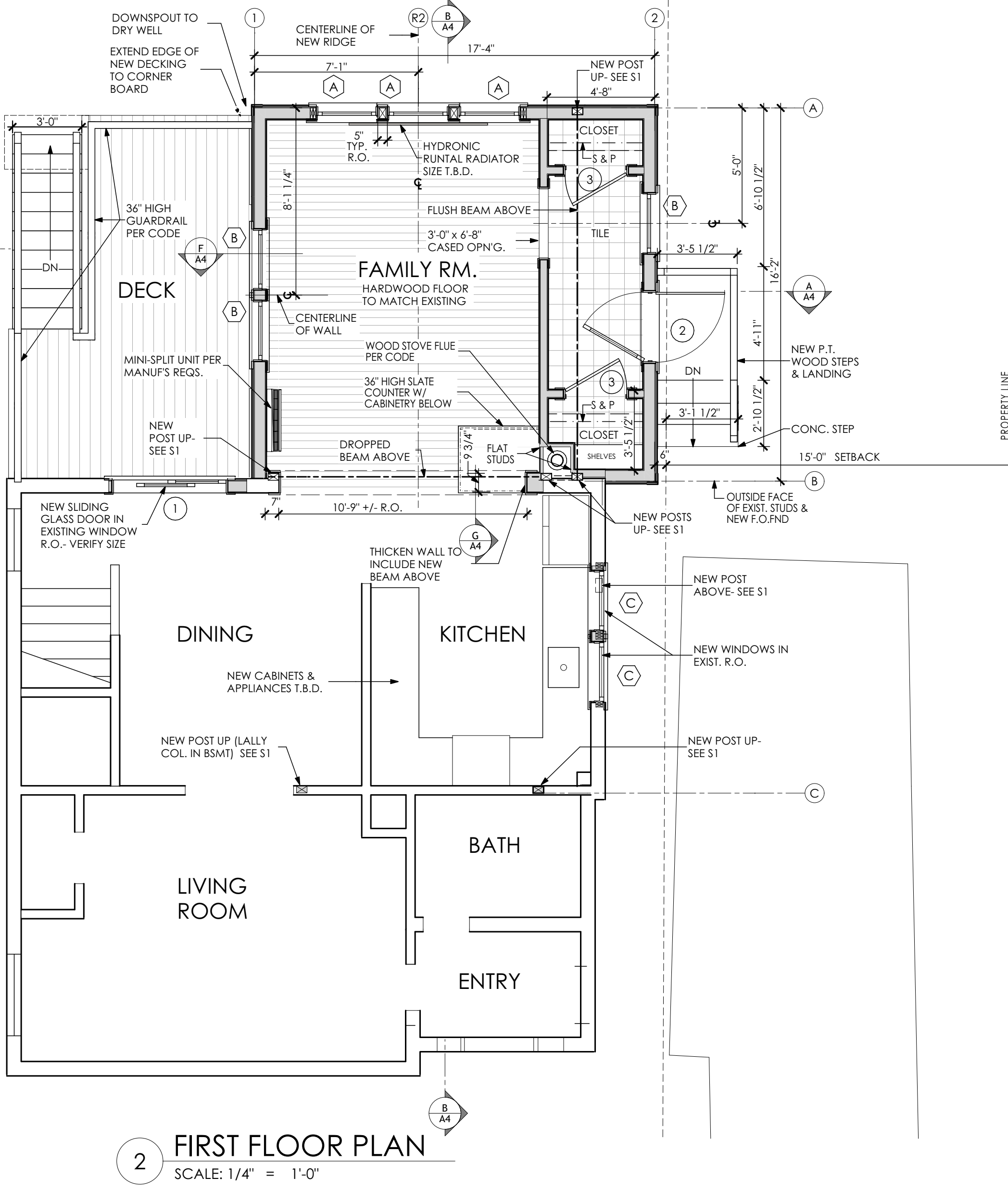
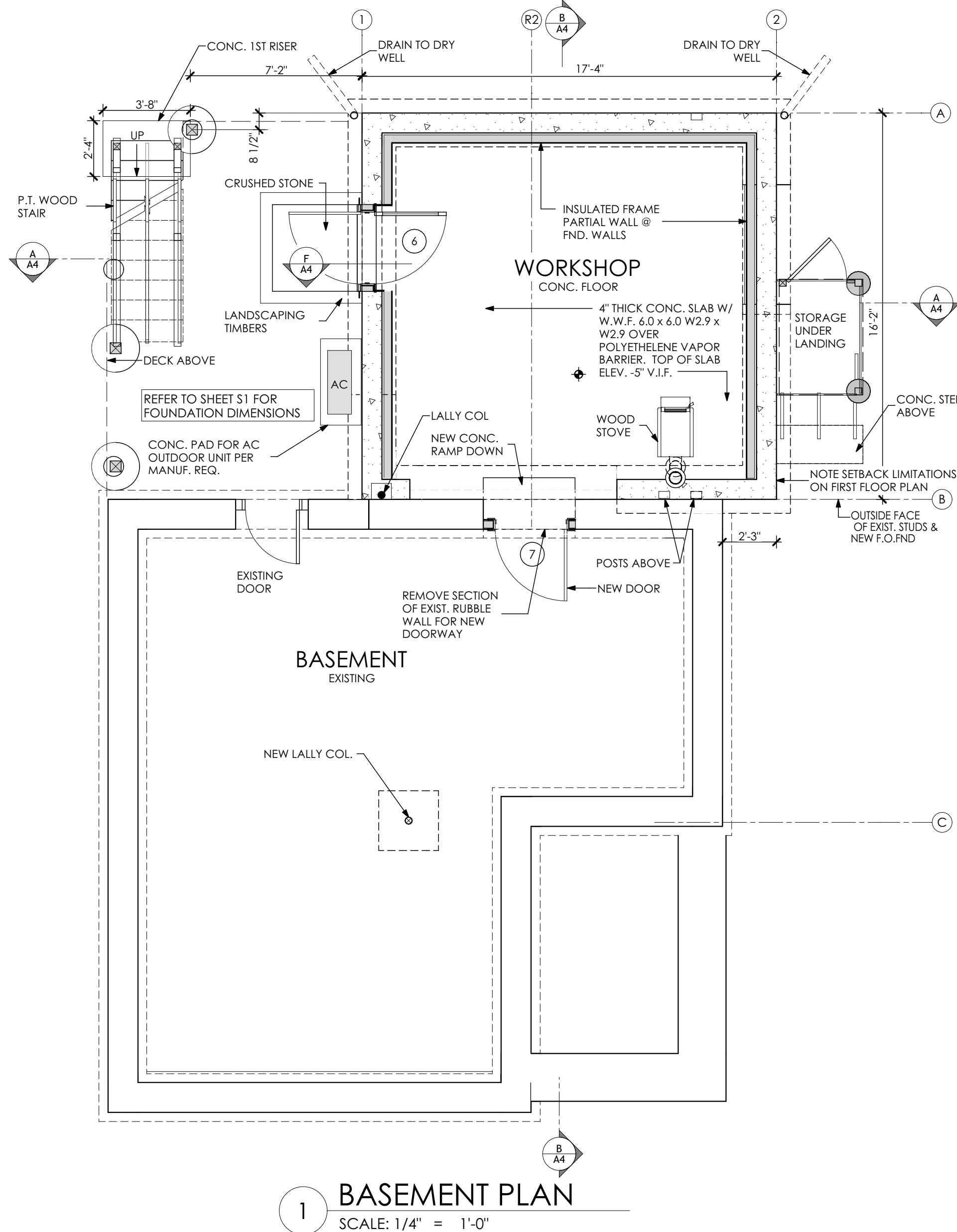
WINDOW SCHEDULE NOTES:

- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO CONFIRM WALL THICKNESS BEFORE ORDERING WINDOWS.
- HARDWARE TO BE WHITE. NO SASH LIFTS TO BE INSTALLED ON DOUBLE HUNG WINDOWS.
- INSTALL CONTINUOUS WINDOW SILLS WHERE COMBINATION UNITS ARE INSTALLED.
- SCREENS FOR DOUBLE HUNG WINDOWS TO BE HALF SCREENS WITH WHITE FRAME AND HIGH TRANSPARENCY FIBERGLASS SCREENS.
- SCREENS FOR ALL OTHER WINDOWS TO HAVE WHITE FRAMES AND HIGH TRANSPARENCY FIBERGLASS SCREENS.
- ALL WINDOWS TO HAVE MINIMUM U-VALUE OF 0.30 OR LESS & SGHC OF 0.40 OR LESS.
- ALL GLASS WITHIN 24" OF EITHER SIDE OF A DOOR IN THE CLOSED POSITION AND LESS THAN 60" ABOVE THE FLOOR MUST BE TEMPERED. (SEE CODE FOR EXCEPTIONS).
- ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR AND OVER 96" MUST BE TEMPERED.
- WINDOWS WITH FINISHED SILLS LESS THAN 24" ABOVE FINISHED FLOOR AND 72" OR MORE ABOVE FINISHED GRADE MUST BE EQUIPPED WITH FALL PROTECTION DEVICES.
- SEE ELEVATIONS FOR CASEMENT SWINGS.
- INSTALL WINDOWS PER MANUFACTURER'S INSTALLATION MANUAL.
- MANUFACTURER SUBSTITUTIONS MUST BE APPROVED BY OWNERS.

WINDOW SCHEDULE							
DESIGNATION	A	B	C	D	E	F	G
WINDOW TYPE	DOUBLE HUNG	DOUBLE HUNG	CASEMENT	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	AWNING
ROUGH OPENING	2'-8 1/8" x 5'-0 7/8"	2'-8 1/8" x 4'-4 7/8"	2'-8" x 3'-5 3/8"	3'-2 1/8" x 4'-8 7/8"	2'-2 1/8" x 4'-0 7/8"	1'-10 1/8" x 3'-0 7/8"	4'-0 1/2" x 1'-9"
QUANTITY	3	3	2	1	2	2	1
MANUFACTURER	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN
SERIES	400	400	400	400	400	400	400
MODEL NUMBER	TW26410	TW2642	CX135	TW3046	TW20310	TW18210	AN41
GLAZING	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL
U-VALUE	.29	.29	.29	.29	.29	.29	.29
EXTERIOR CASING	AZEK	AZEK	AZEK	AZEK	AZEK	AZEK	AZEK
EXTERIOR FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
INTERIOR FINISH	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE
HARDWARE FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES			USE EXISTING ROUGH OPENINGS- NOTE SWINGS ON ELEVATIONS	EGRESS			
LOCATION	FAMILY ROOM	FAMILY ROOM	KITCHEN	M. BEDROOM	M. BEDROOM	M. BEDROOM	OFFICE
VIEW FROM EXTERIOR							

FLOOR PLAN NOTES:

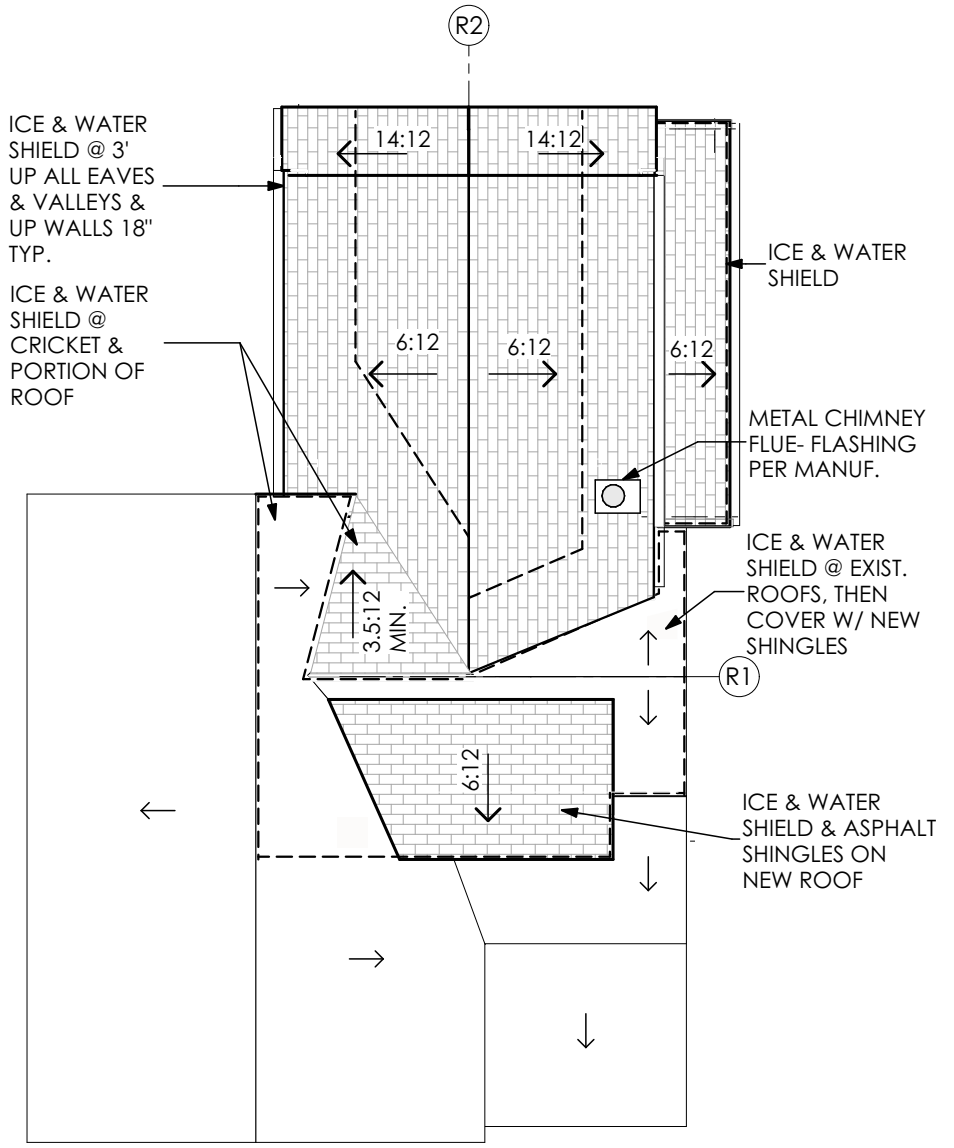
- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE FROM FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. WHERE DIMENSIONS ARE UNCLEAR OR INCOMPATIBLE WITH FOUND CONDITIONS, THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION.
- ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION. ALL INTERIOR WALLS TO BE 2x4 CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR STEPS TO BE MAXIMUM 6" RISERS AND MINIMUM 12" TREAD. NUMBER OF STEPS TO GRADE TO BE FIELD VERIFIED.
- ANY MATERIAL OR STRATEGY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE APPROVED BY THE OWNERS.



DOOR SCHEDULE							
NOTE: VERIFY ALL STYLES, HARDWARE AND FINISHES W/ OWNERS							
DESIGNATION	1	2	3	4	5	6	7
DOOR TYPE	EXTERIOR SLIDING	EXTERIOR FULL LIGHT	1 3/8" INTERIOR 4 PANEL	1 3/8" INTERIOR 4 PANEL	INTERIOR 1 3/8" SLIDING 4 PANEL	EXTERIOR FULL VIEW	1 3/8" INTERIOR 4 PANEL
SLAB SIZE (W x H)	5'-0" x 6'-8"	3'-0" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	6'-0" x 6'-6"	3'-0" x 6'-8"	3'-0" x 6'-6"
QUANTITY	1	1	2	1	1	1	1
MANUFACTURER	ANDERSEN	ANDERSEN	BROSCO	BROSCO	BROSCO	ANDERSEN	BROSCO
MODEL #	FRENCHWOOD FWG5068R	E SERIES HP13068	PR44S	PR44S	PR44S	E SERIES HP13068	PR44S
FINISH	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
NOTES	VERIFY EXISTING ROUGH OPENING BEFORE ORDERING DOOR	PROVIDE STORM DOOR				PROVIDE STORM DOOR	DUMMY HARDWARE
LOCATION	DINING ROOM	FAMILY ROOM ENTRY	FIRST FLOOR COAT CLOSET	MAIN BEDROOM ENTRY	MAIN BEDROOM CLOSET	WORKSHOP ENTRY	BASEMENT
EXTERIOR VIEW							

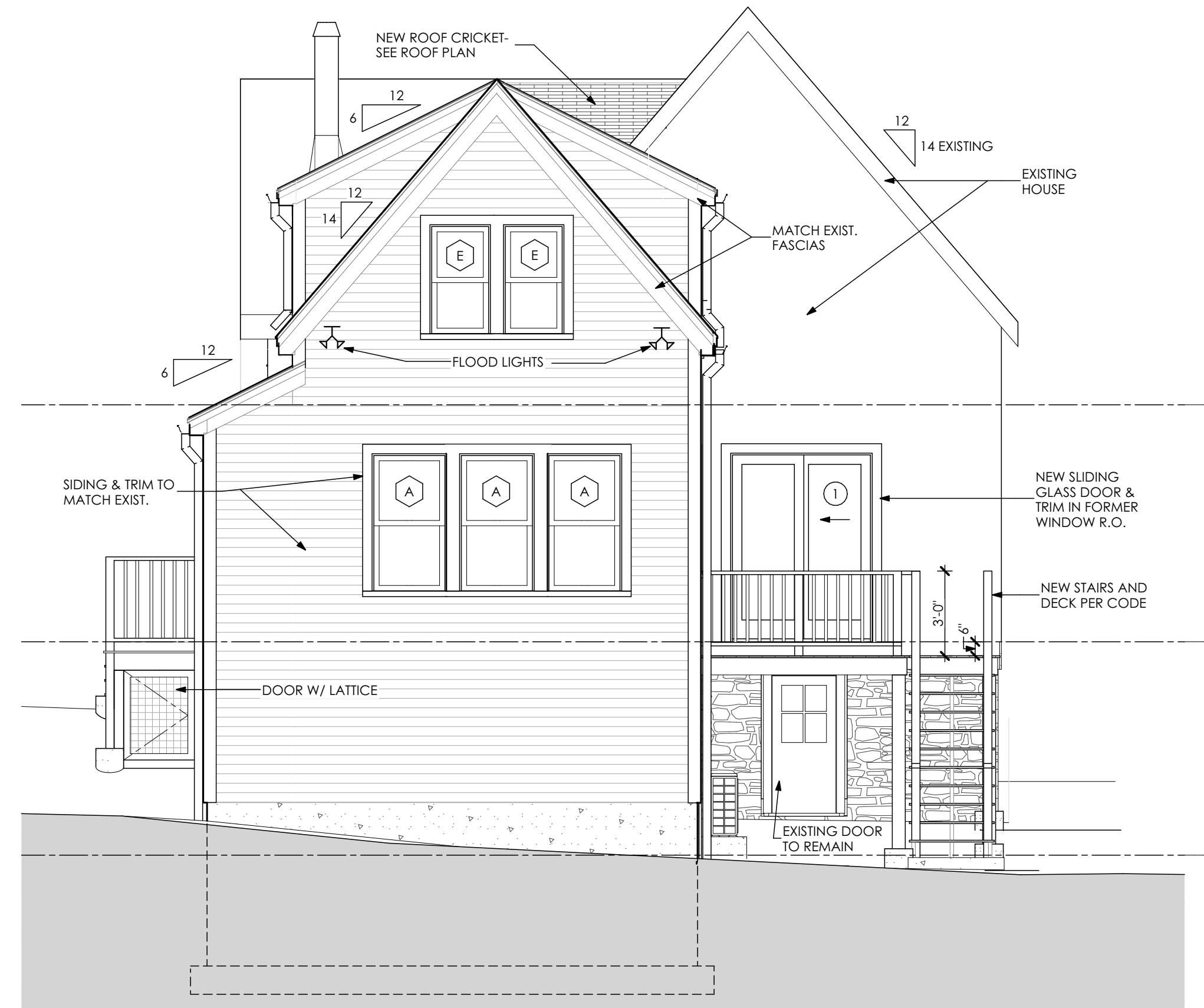
DOOR SCHEDULE NOTES:

- EXTERIOR SLIDING DOORS TO BE INSTALLED ON SINGLE SILL PLATE TO MINIMIZE THRESHOLD AT DOOR TYPICAL.
- INSTALL DOORS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL GLASS IN DOORS AND SIDELITES SHALL BE TEMPERED.
- CONTRACTOR TO CONFIRM WALL THICKNESS PRIOR TO ORDERING DOORS.
- HARDWARE STYLE AND FINISH TO BE APPROVED BY OWNERS.
- MANUFACTURER SUBSTITUTIONS MUST BE APPROVED BY OWNERS.

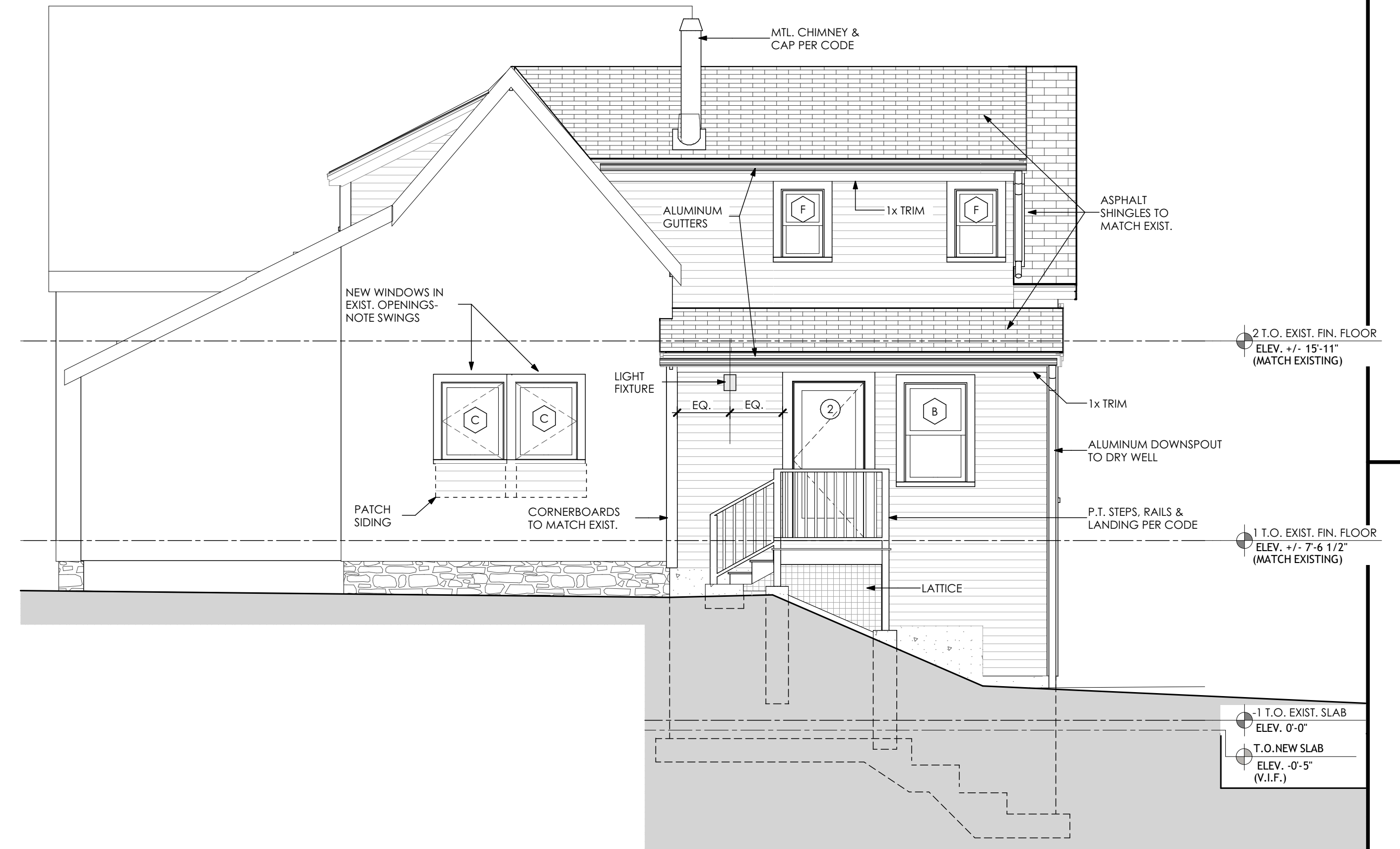


PLAN KEY:

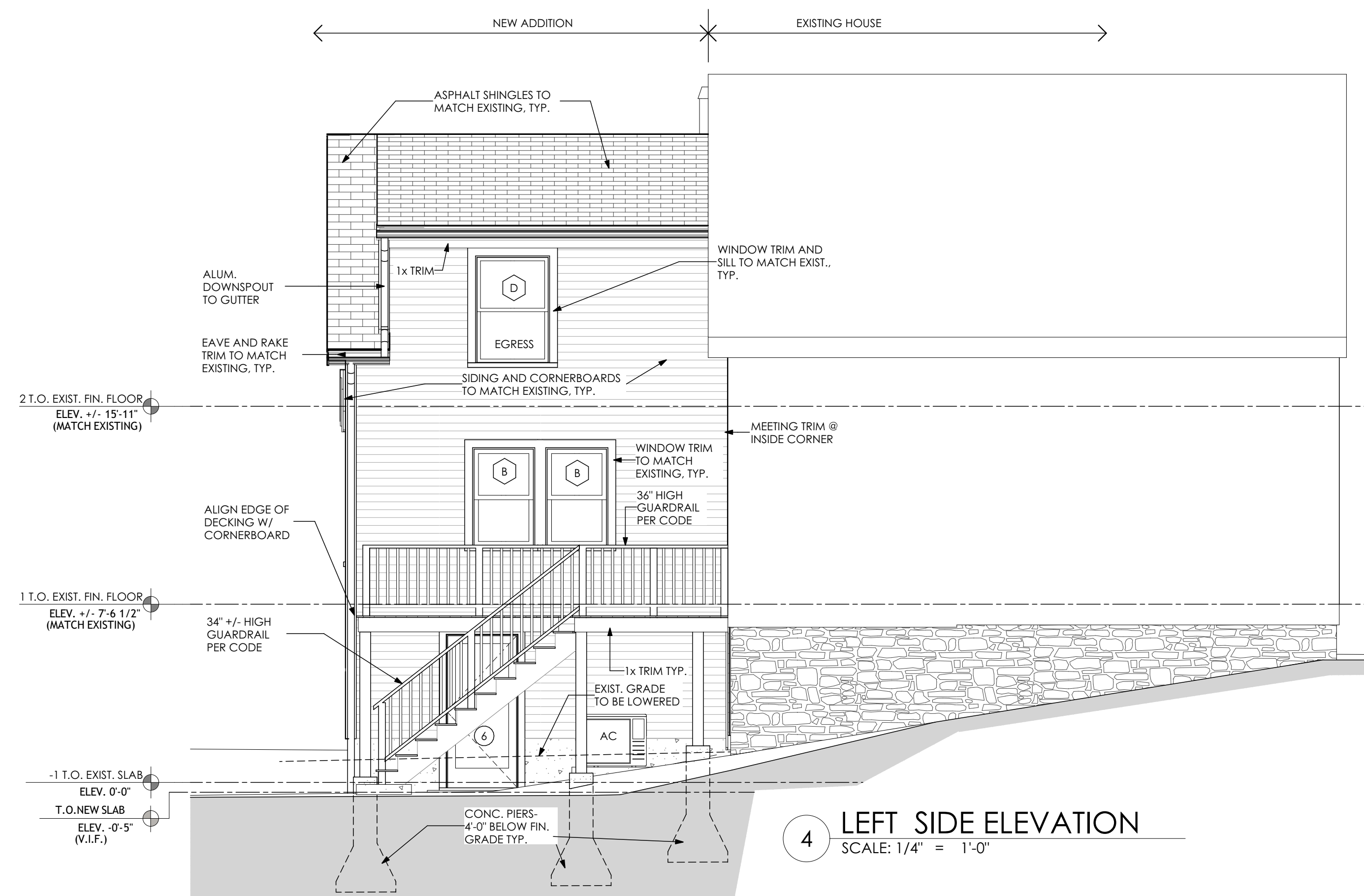
- EXISTING WALLS
- NEW WALLS



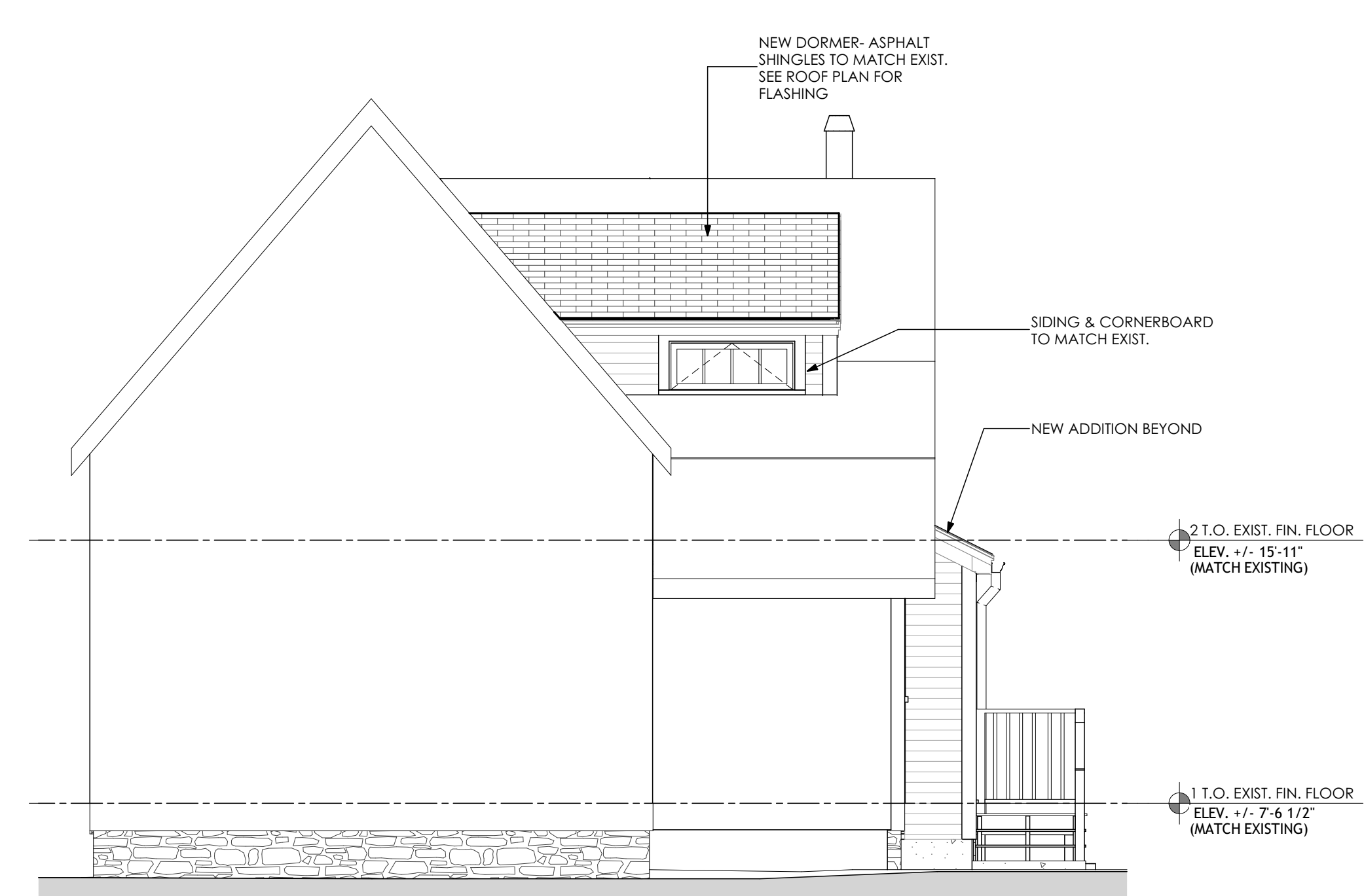
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

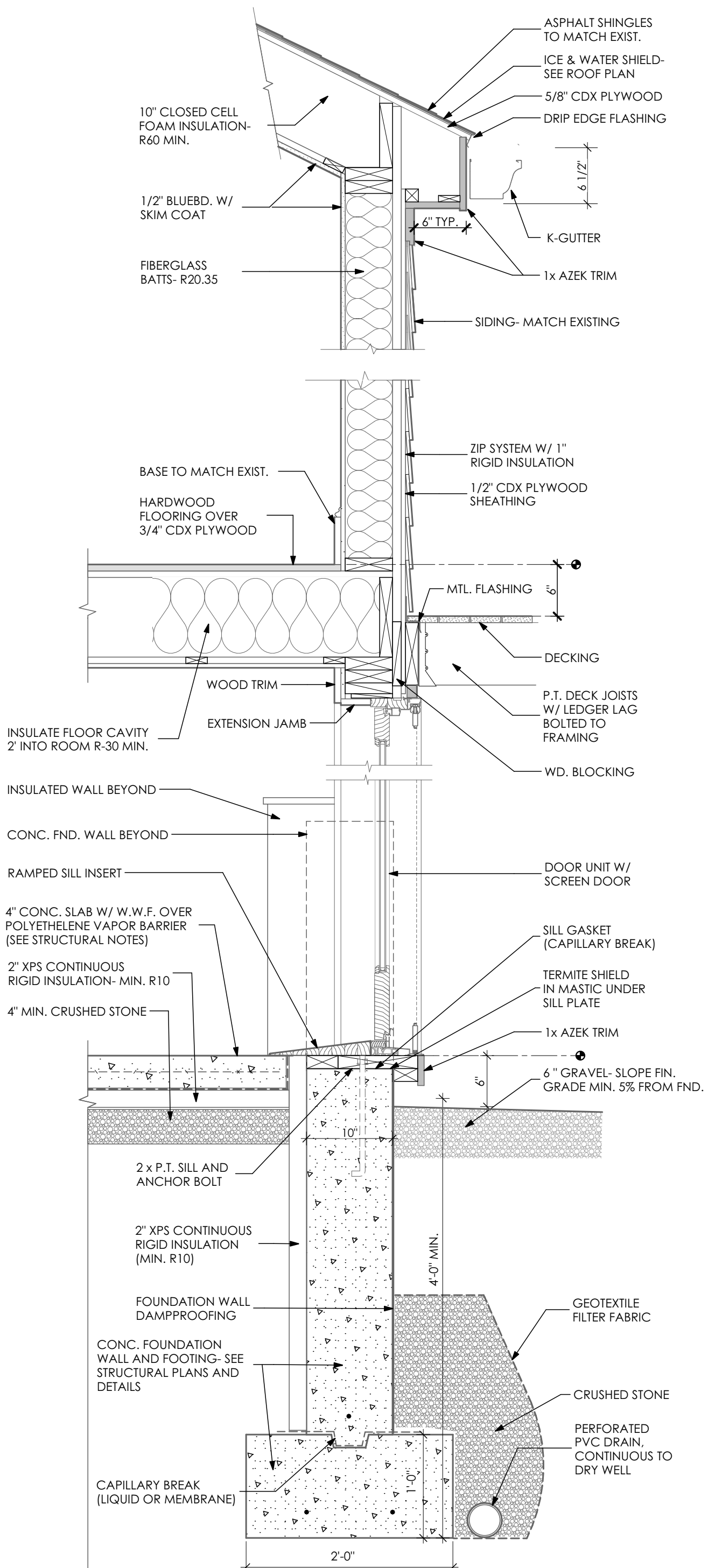


4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

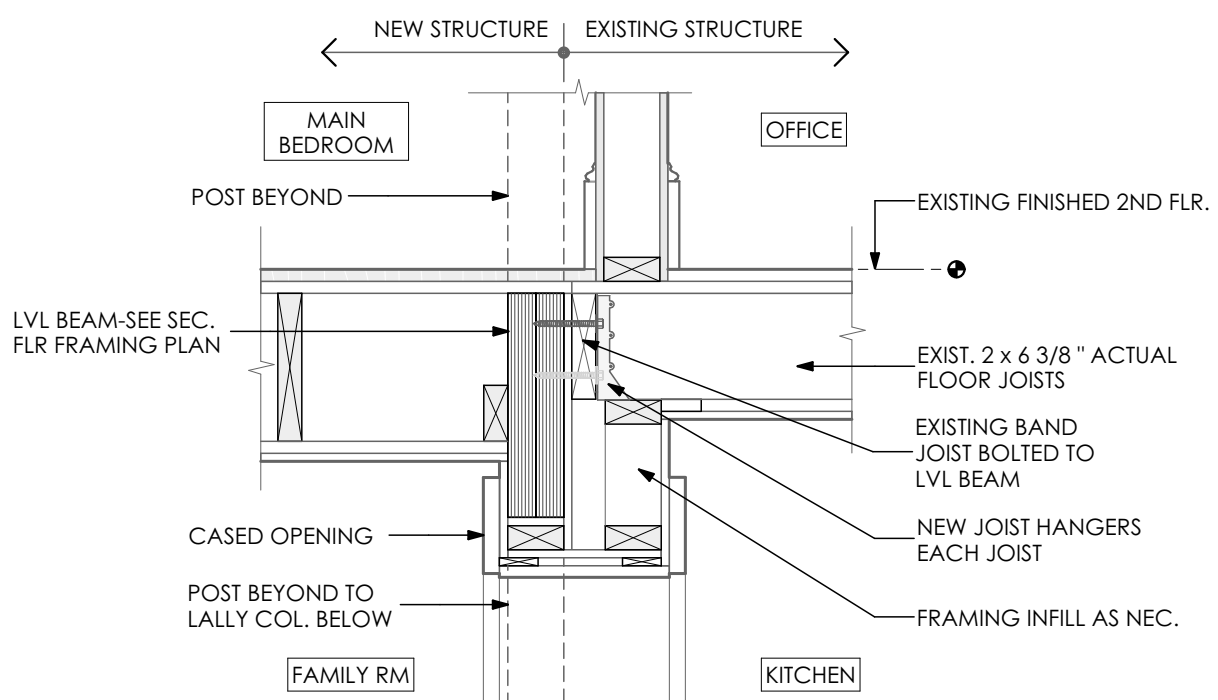


1 FRONT (STREET) ELEVATION
SCALE: 1/4" = 1'-0"

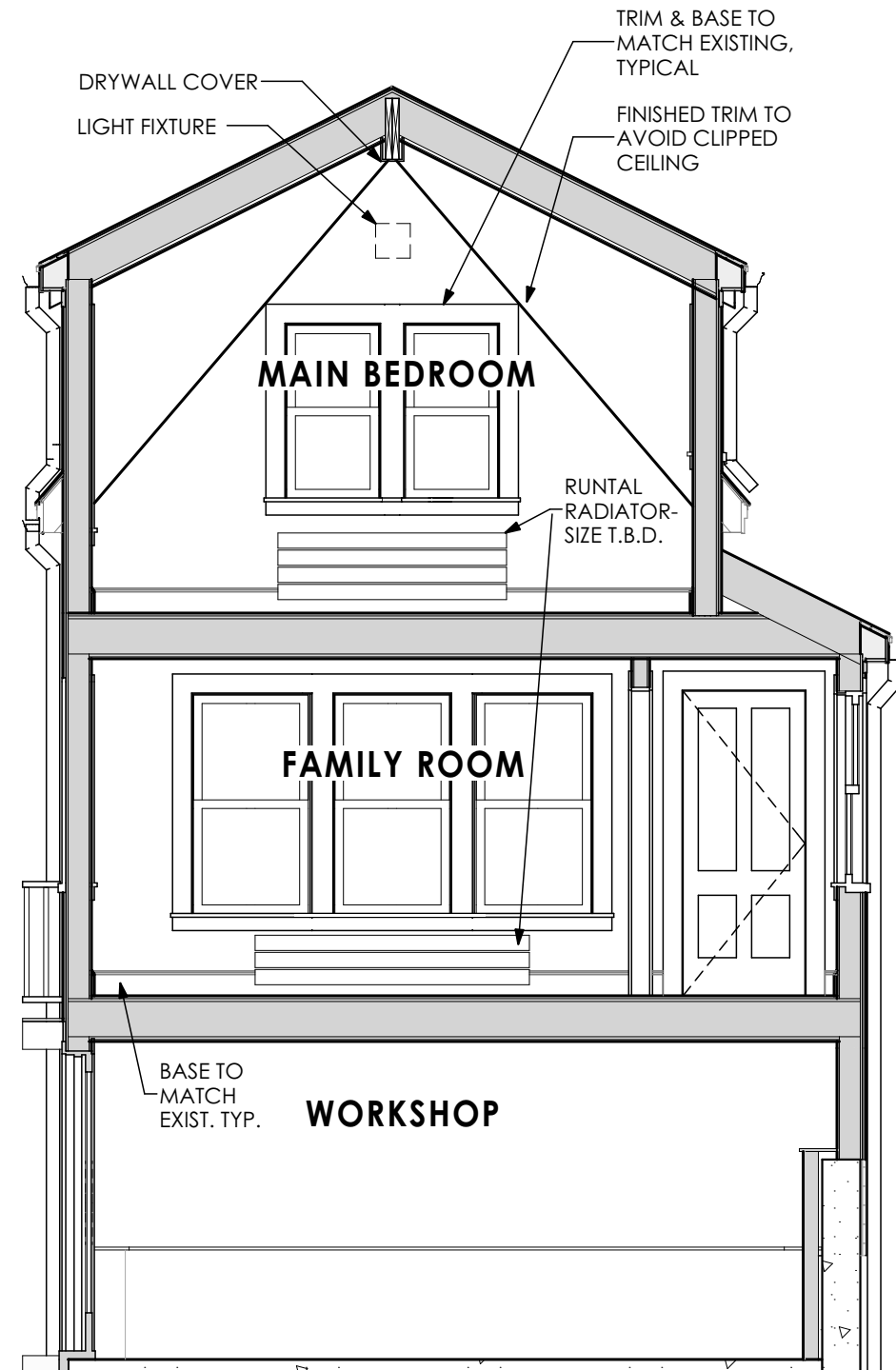
INSULATION REQUIREMENTS- ADDITIONS UNDER 1,000 SQ. FT.	
REQUIRED INSULATION & FENESTRATION REQUIREMENTS BASED ON 2021 IECC STANDARDS	
UNDER SLAB:	R-10 MIN., 4'-0" MIN.
CRAWLSPACE/ FOUNDATION WALLS:	R-15 MIN. CONTINUOUS OR R-19 CAVITY OR R-13 CAVITY + R-5 CONTINUOUS
MASS WALLS: (CONCRETE WALLS ABOVE GRADE)	R-13 EXTERIOR OR R-17 INTERIOR
BAND JOISTS:	R-30 MIN.
EXTERIOR WALLS:	R-30 MIN. (CAVITY) OR R-13 CAVITY + R-10 CONTINUOUS OR R-20 CAVITY + R-5 CONTINUOUS
ROOF/CEILINGS:	R-60 MIN.
FENESTRATION:	U-0.30 MIN.
SKYLIGHT:	U-0.55 MIN.
ALL FOAM INSULATON MUST BE COVERED W/ AN IGNITION BARRIER	



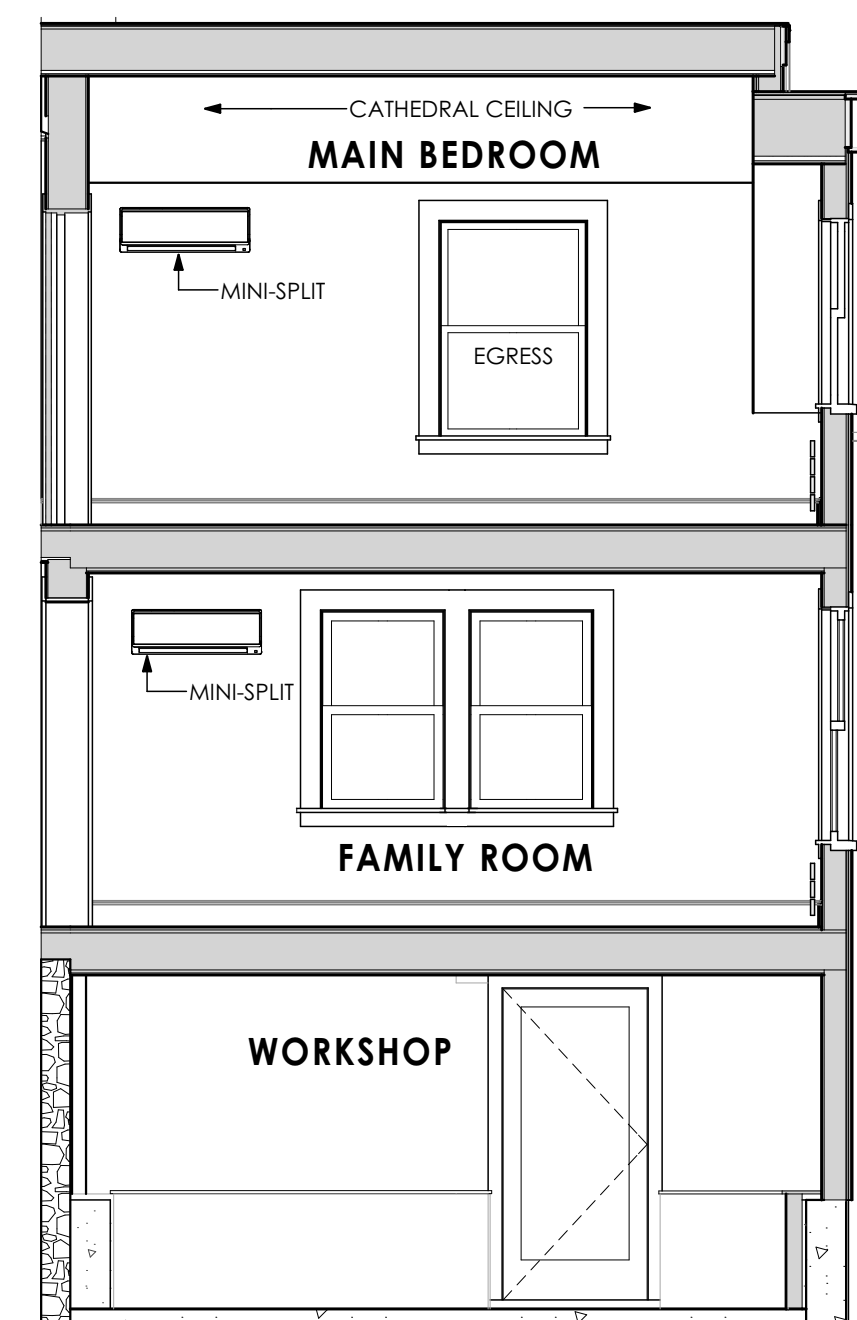
F WALL SECTION DETAIL @ DOOR
SCALE: 1" = 1'-0"



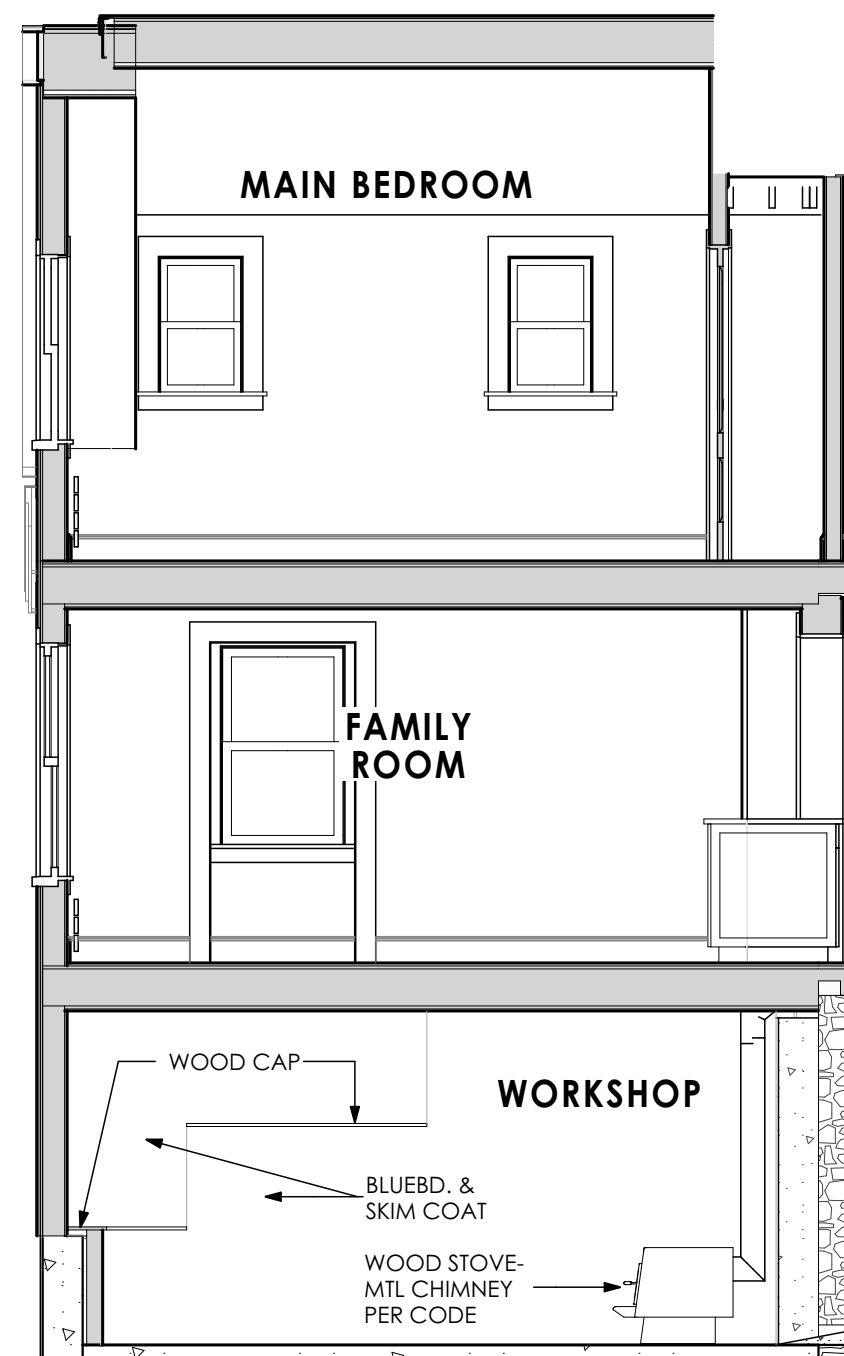
G BEAM SECTION DETAIL
SCALE: 1" = 1'-0"



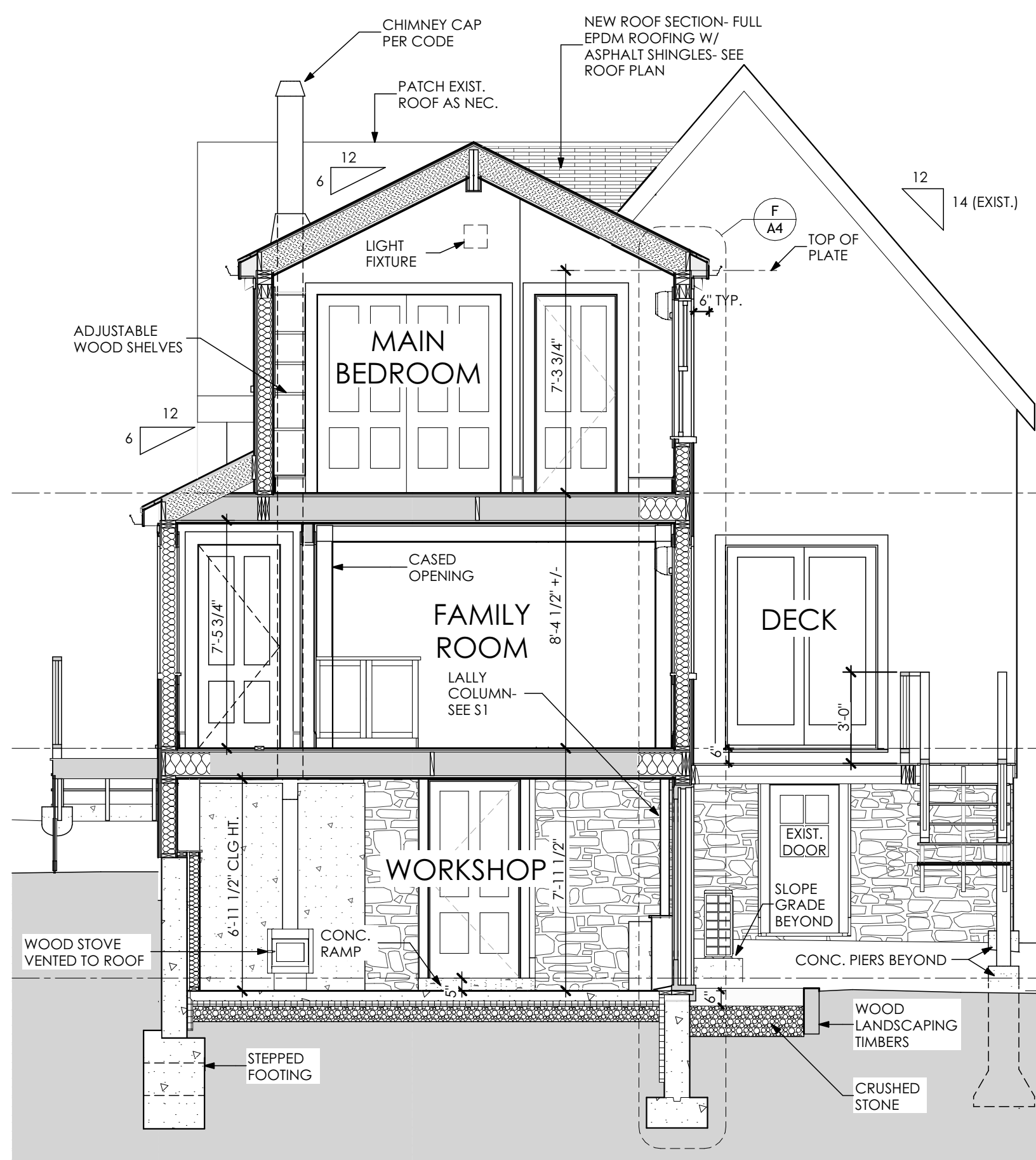
C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



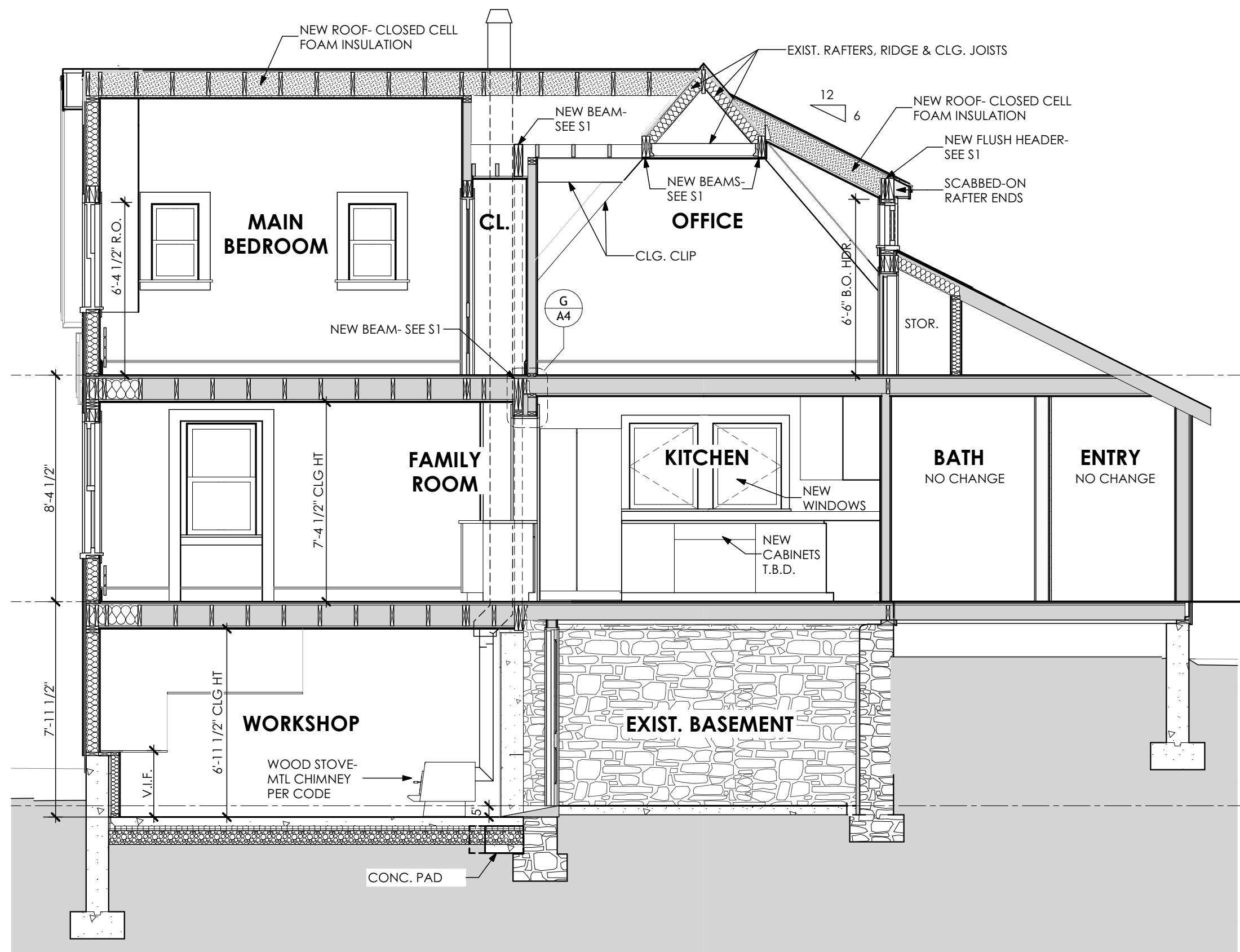
D EAST ELEVATION
SCALE: 1/4" = 1'-0"



E WEST ELEVATION
SCALE: 1/4" = 1'-0"



A BEDROOM/FAMILY SECTION
SCALE: 1/4" = 1'-0"



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

Craig Elliott - Residential Design
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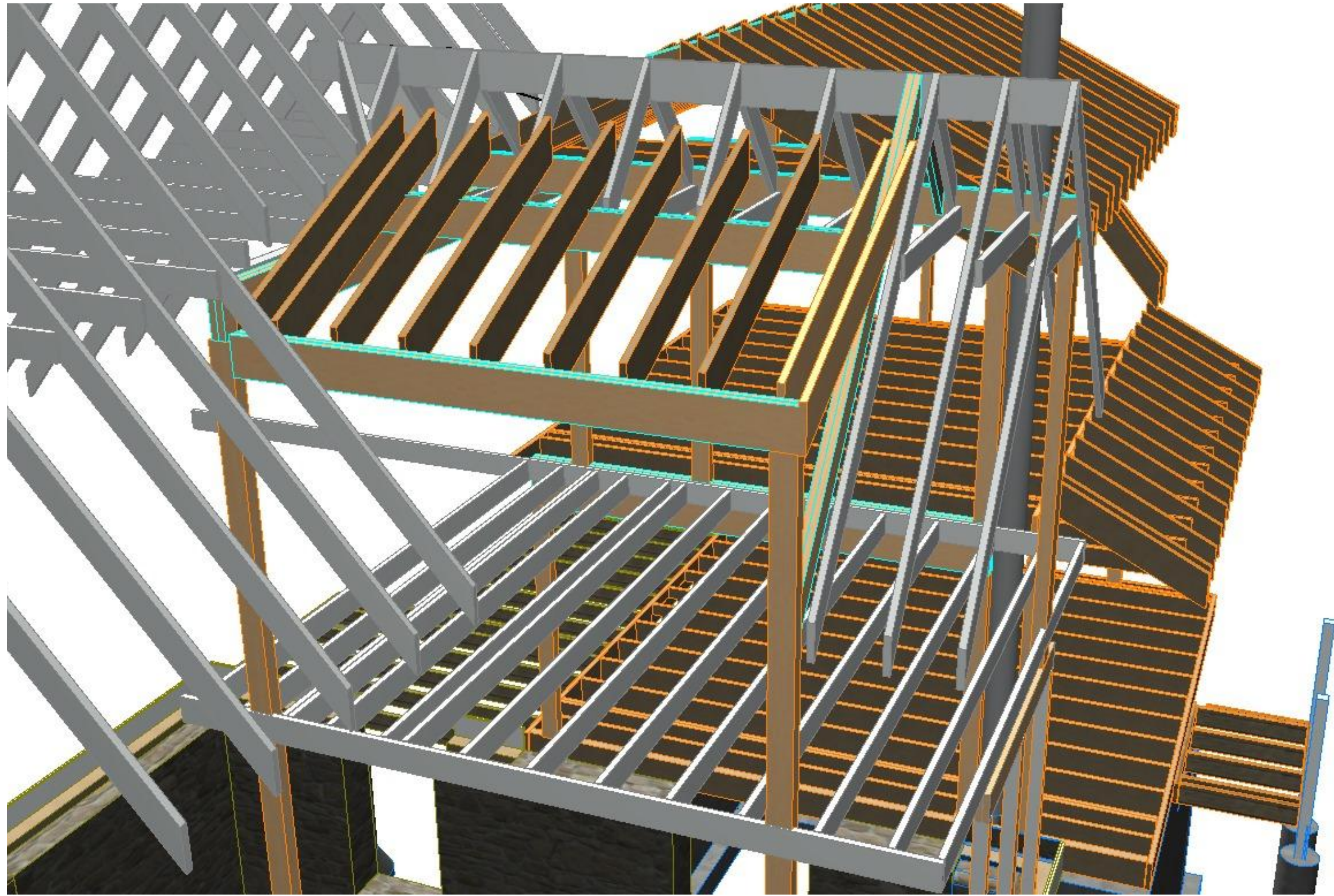
BEMIS/VANDERHOOF RESIDENCE
5 GRANT STREET
MAYNARD, MA

REVISIONS:	
1	
2	
3	

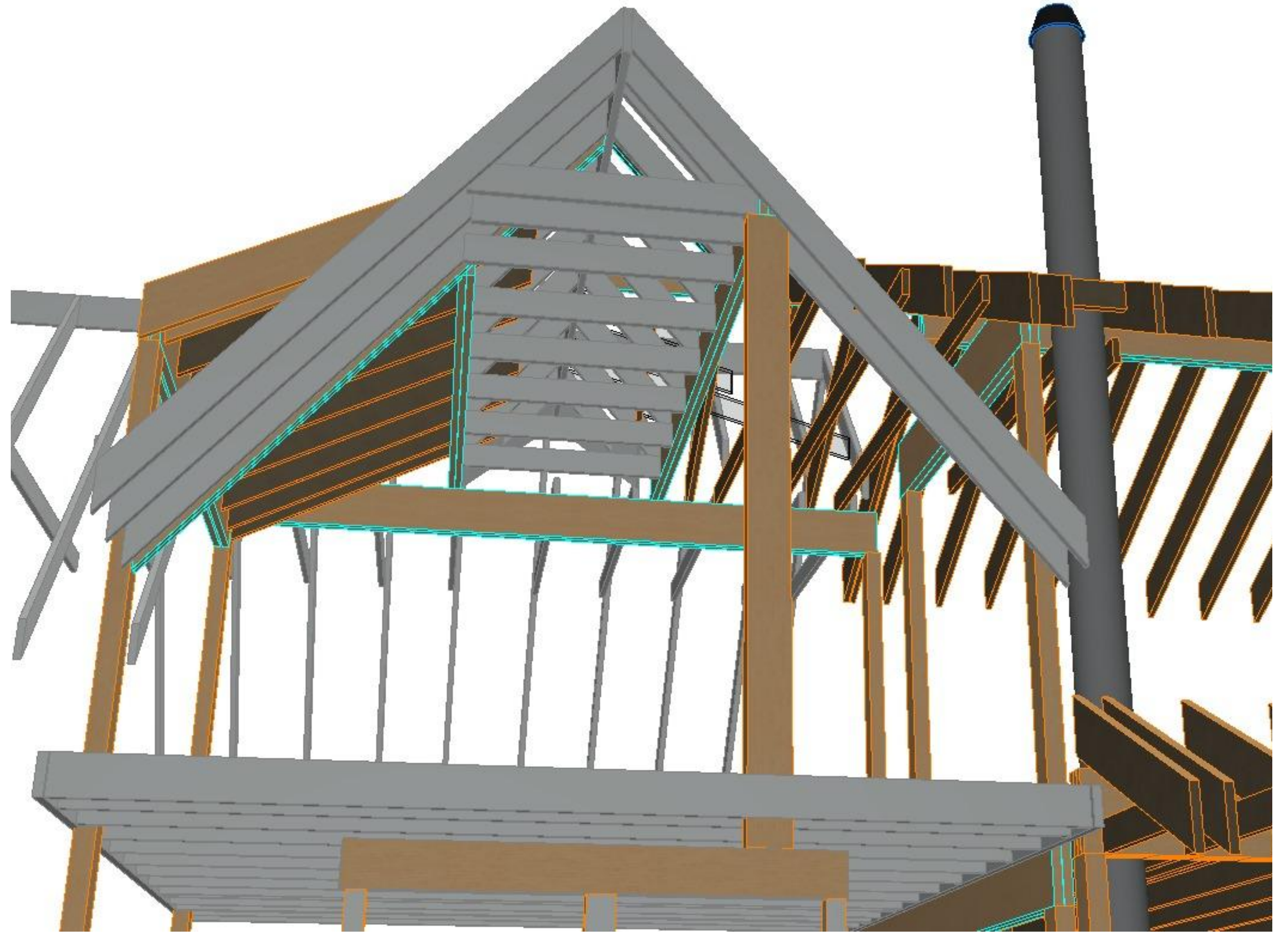
BUILDING
SECTIONS &
INTERIOR
ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: 8/22/25
PROJECT #: 2401

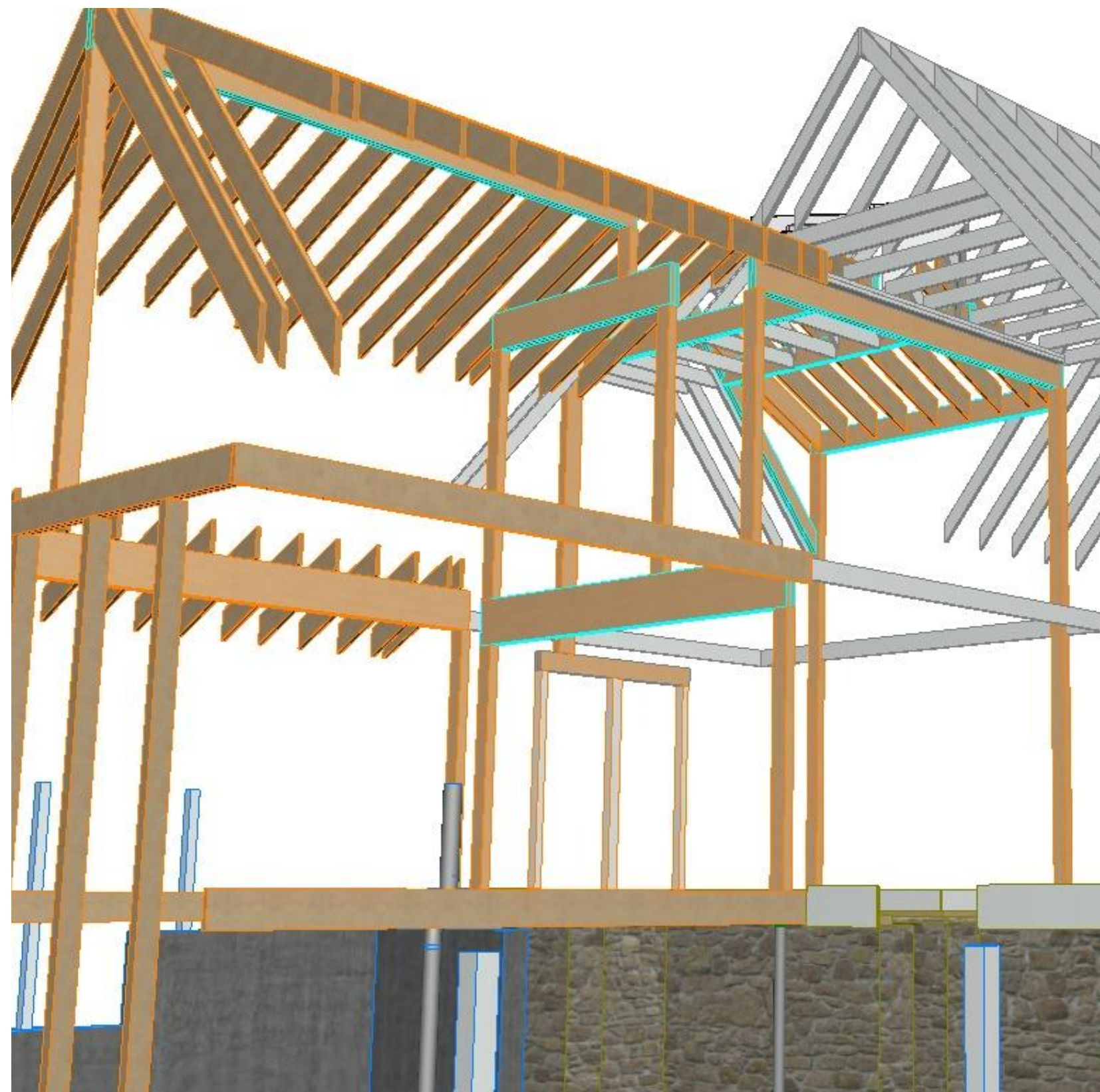
A4



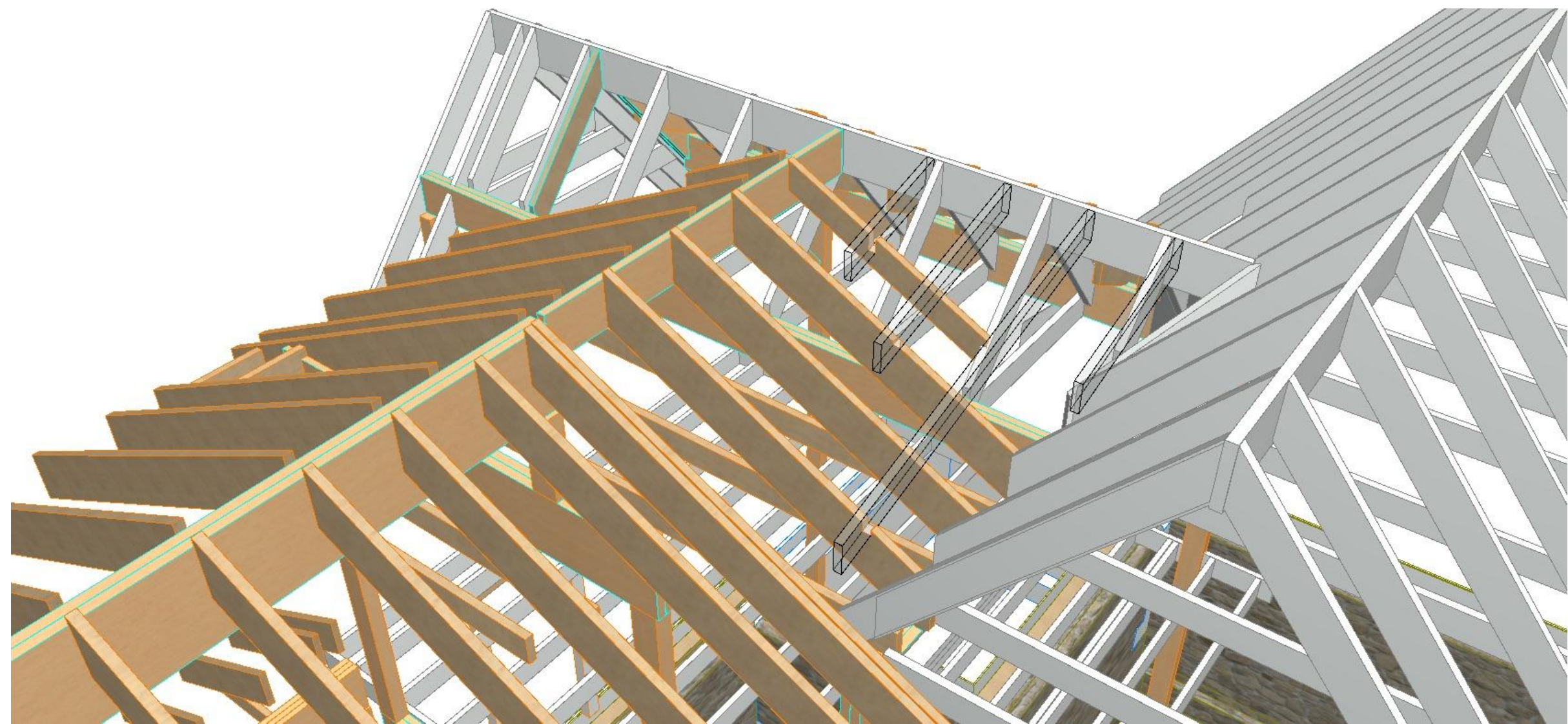
3 DORMER FRAMING
SCALE: 1:53.22



3 OFFICE FRAMING
SCALE: 1/4" = 1'-0"



3 RIDGE BEAM FRAMING
SCALE: 1:60.28

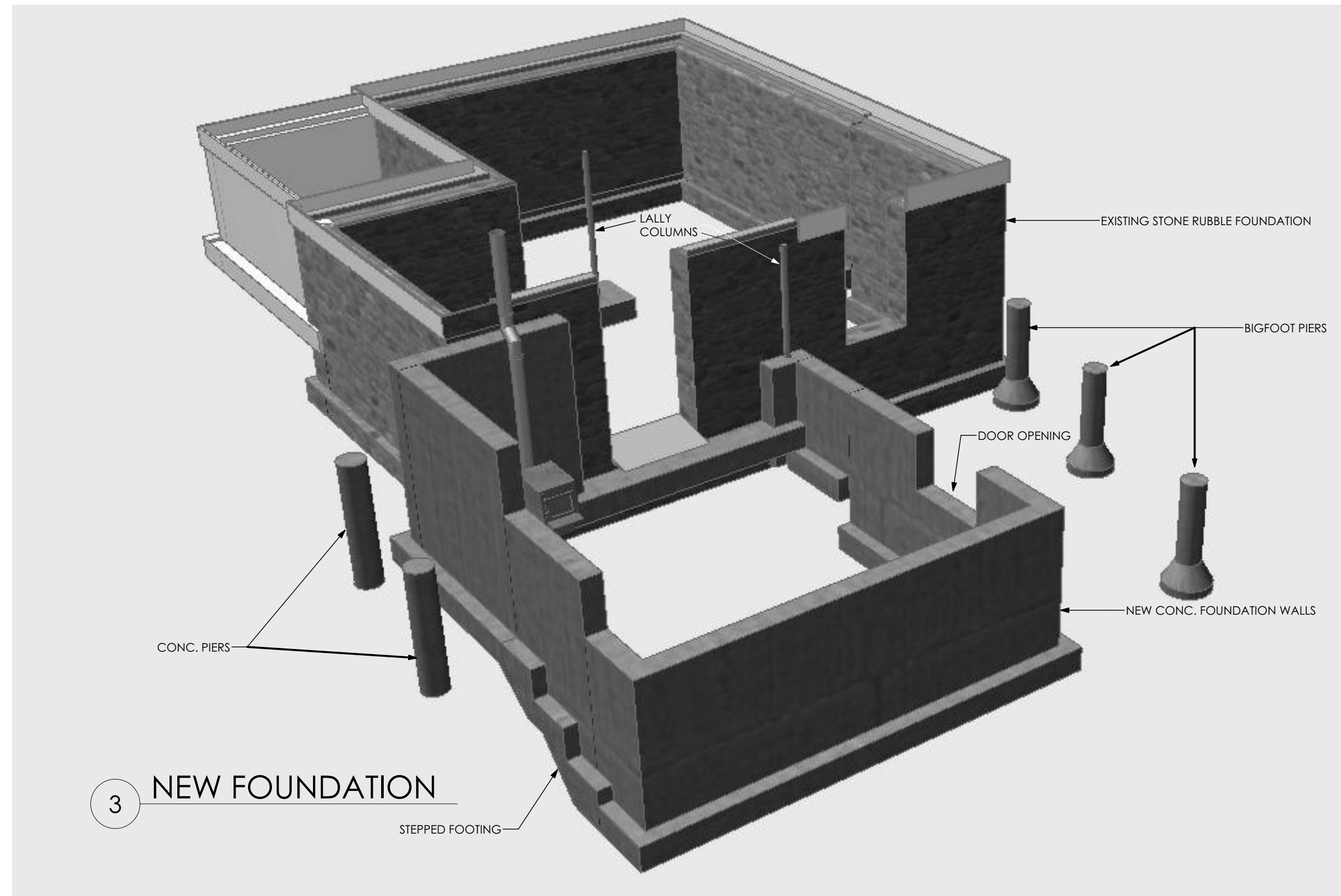


3 CRICKET FRAMING
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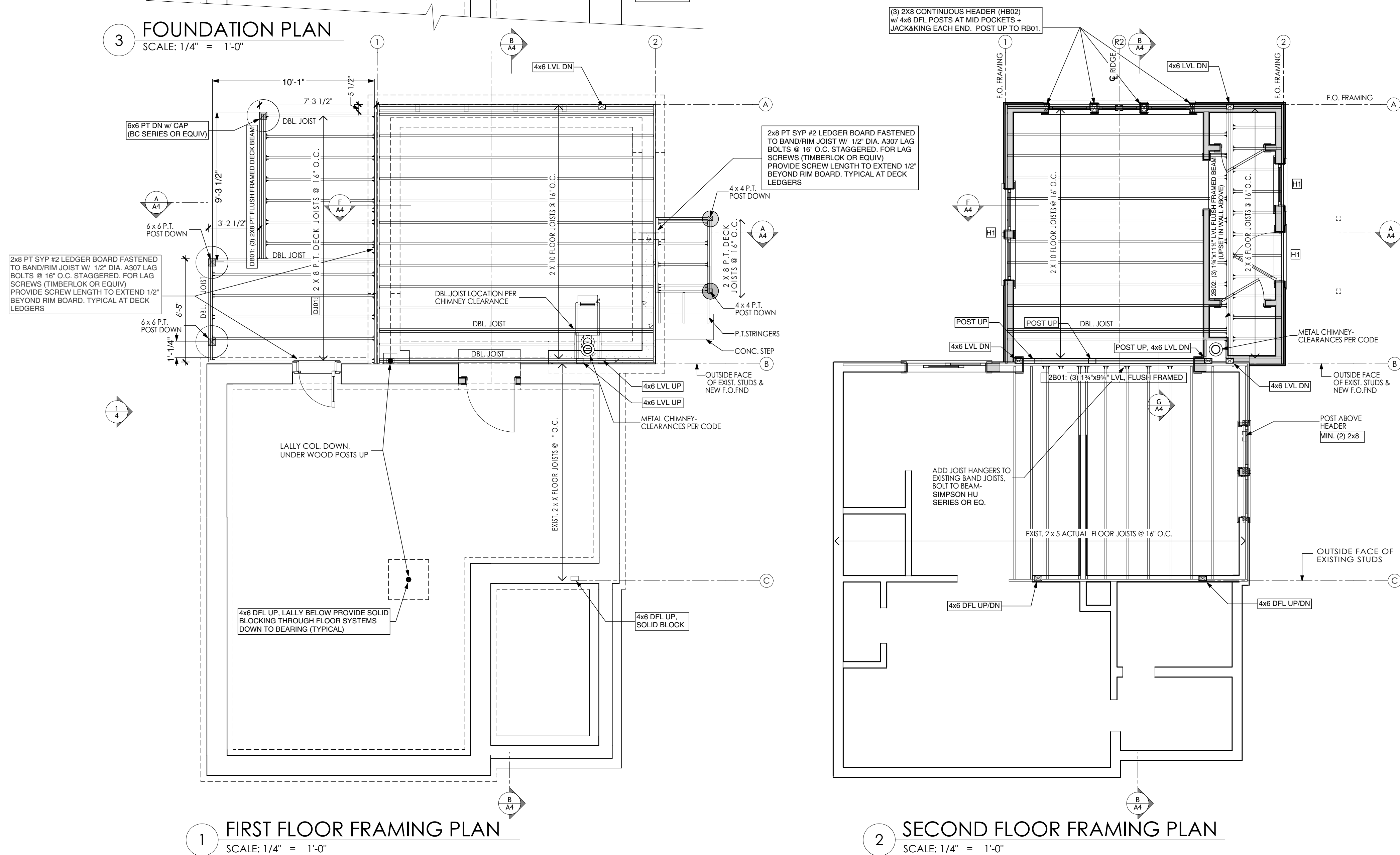
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FRAMING VIEWS

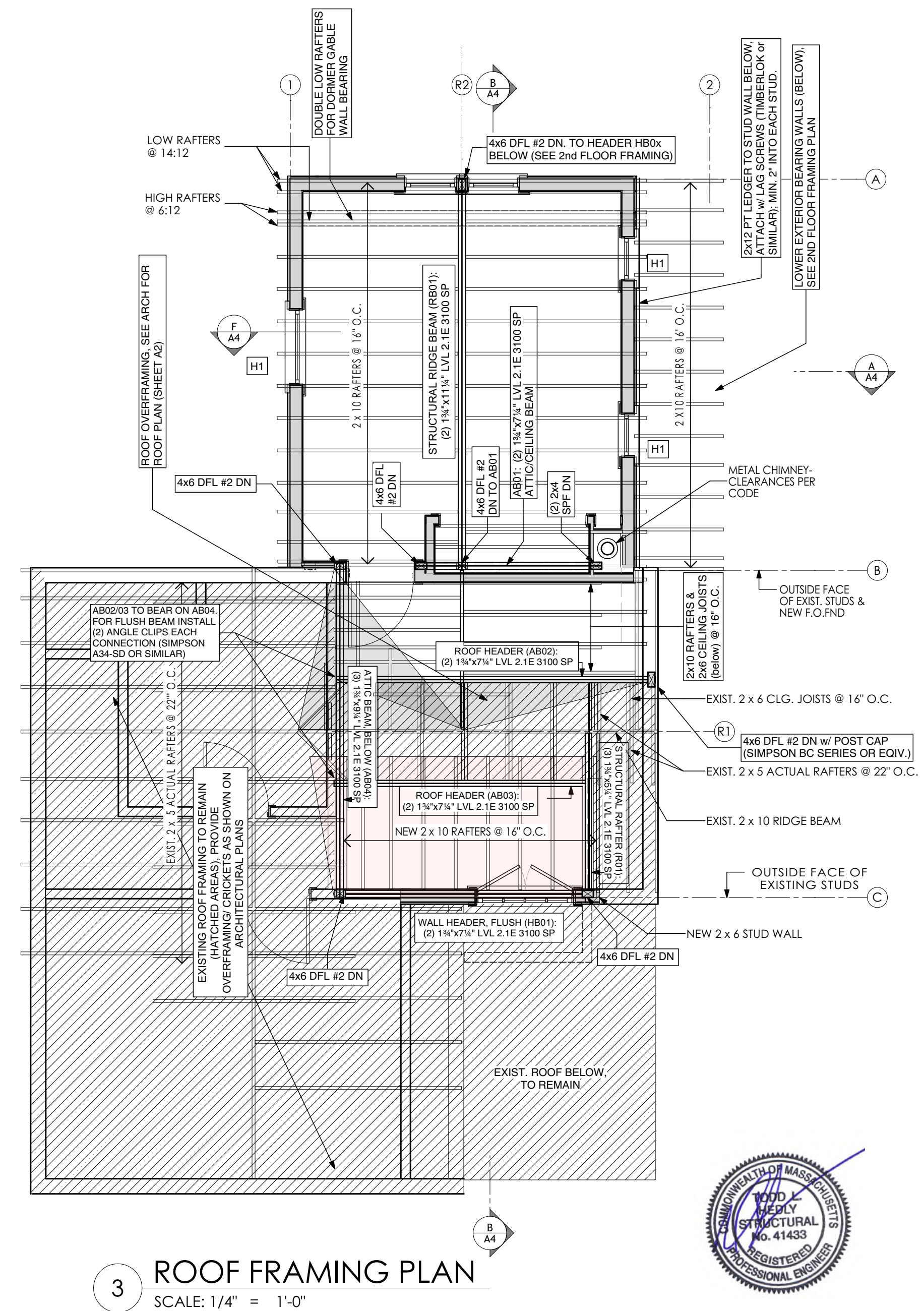
SCALE:	NTS
DATE:	8/22/25
PROJECT #:	2401



3 NEW FOUNDATION



2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

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

ELECTRICAL NOTES

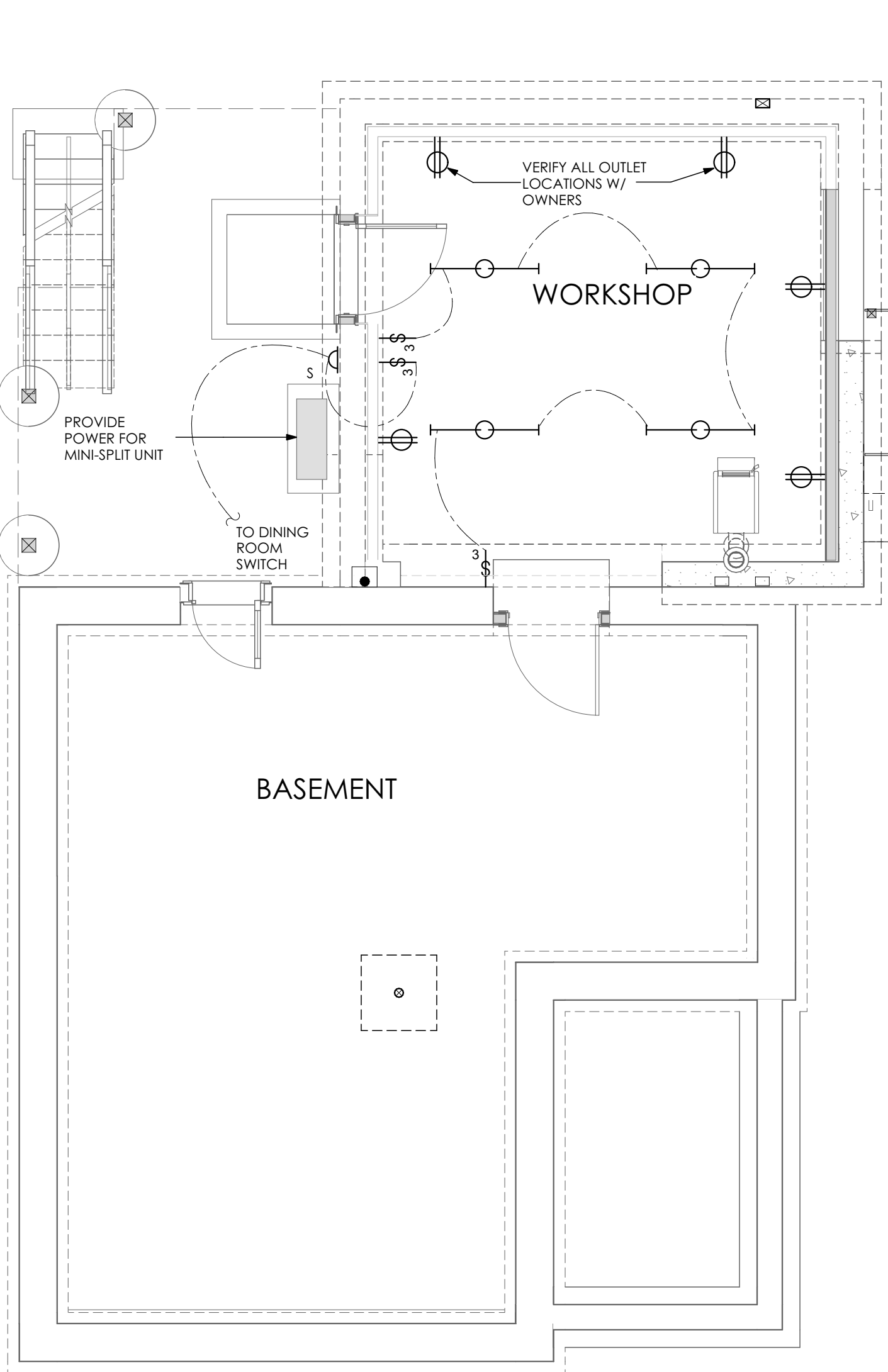
1. PROVIDE ELECTRICAL OUTLETS PER NATIONAL RESIDENTIAL ELECTRIC CODE (NEC) AND MASS AMENDMENTS AND INSTALL ALL OUTLETS IN SPECIAL LOCATIONS AS SHOWN ON ELECTRICAL PLAN.
2. SEE ELEVATIONS FOR HEIGHT OF WALL SCONCES.
3. DUPLEX OUTLET BOX CENTER SHALL BE INSTALLED AT 12" ABOVE THE FINISHED FLOOR AND 42" ABOVE FINISHED FLOOR AT COUNTERS UNLESS OTHERWISE NOTED. KITCHEN OUTLETS TO BE INSTALLED HORIZONTALLY WITH CENTER OF BOX TO BE LOCATED 39.5" ABOVE ROUGH FLOOR.
4. SWITCH AND OUTLET BOXES AT VANITY LOCATIONS SHALL BE GANGED TOGETHER IN ONE BOX, UNLESS OTHERWISE NOTED.
5. CENTER OF SWITCH BOXES SHALL BE INSTALLED @ 45" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
6. PROVIDE DISCONNECT SWITCH FOR DISPOSAL AND DISHWASHER. SWITCH TO BE LOCATED IN CABINET UNDER KITCHEN SINK.
7. PROVIDE GROUND FAULT INTERRUPT CIRCUITS FOR ALL BATHROOMS, NEAR ALL SINKS AND FOR ALL EXTERIOR OUTLETS.
8. DO NOT GANG MORE THAN 4 SWITCHES IN ANY 1 BOX.
9. UNDER CABINET LIGHTS SHALL BE PLACED AT THE FRONT OF THE UPPER CABINETS, LENS FACING WALL.
10. IN ROOMS WHERE NEW SWITCHES OR OUTLETS ARE INSTALLED, REPLACE ALL EXISTING SWITCHES OR OUTLETS IN THE ROOM TO MATCH THOSE NEWLY INSTALLED.
11. INSTALL HARDWIRE SMOKE AND CARBON MONOXIDE DETECTORS PER MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS.
12. OUTLETS INSTALLED IN ROOMS WITH WAINSCOTING SHALL BE INSTALLED HORIZONTALLY IN BASE BOARD, UNLESS OTHERWISE NOTED.
13. DUE TO THE FAST CHANGING LED MARKET, PLEASE HAVE ELECTRICIAN VERIFY THAT LED SPECIFICATIONS AND DIMMING PROTOCOLS ARE CURRENT BEFORE ORDERING.

LIGHT FIXTURE SCHEDULE - FIXTURES TO BE SELECTED BY OWNERS						
ID	SYMBOL	QUANTITY	MANUFACTURER	DESCRIPTION	LAMP	NOTES
C		2		SURFACE MOUNTED CEILING LIGHT		
CL		3		CLOSET LIGHT		
FLOOD		2		TWIN FLOOD LIGHT		
S		7		SCONCE LIGHT		
U		4		UTILITY LIGHT		

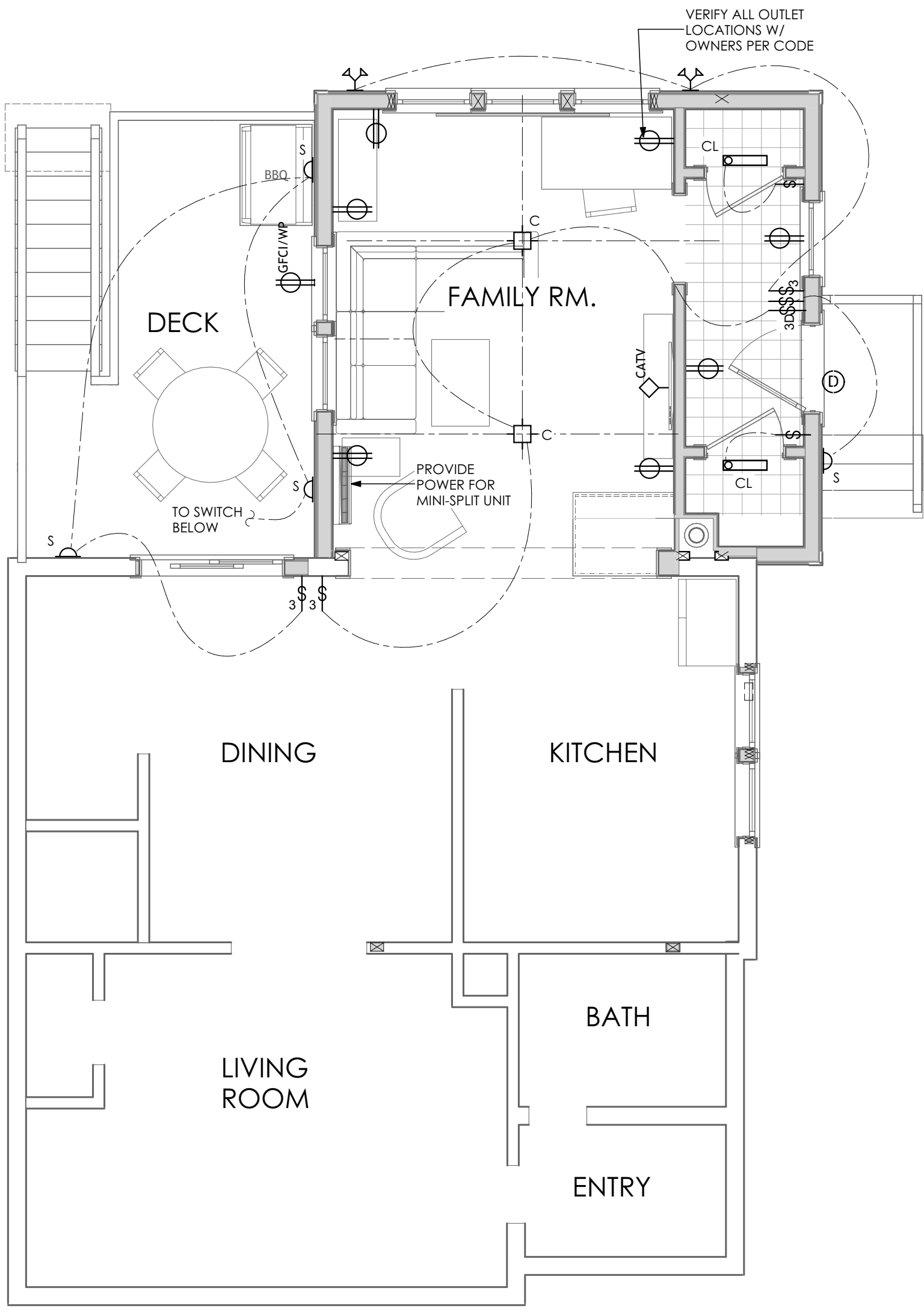
ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	SURFACE MOUNTED CEILING LIGHT
	PENDANT LIGHT
	RECESSED CEILING LIGHT
	RECESSED WALL WASHER CEILING LIGHT
	ADJUSTABLE RECESSED WALL WASHER
	RECESSED SHOWER LIGHT
	RECESSED EXTERIOR CEILING LIGHT
	SCONCE LIGHT
	PORCELAIN SURFACE MOUNTED SOCKET
	CLOSET LIGHT
	UTILITY LIGHT
	EXTERIOR TWIN HEAD FLOOD LIGHT
	UNDER CABINET LIGHT
	COMBINATION FAN/LIGHT
	CEILING FAN
	FAN/LIGHT COMBINATION
	REMOTE COMBINATION FAN/LIGHT
	TAPE LIGHT
	GARAGE DOOR OPENER W/ KEYPAD

	SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	TIMER SWITCH
	JAMB SWITCH
	DUPLEX OUTLET
	G.F.C.I. DUPLEX OUTLET
	OUTDOOR G.F.C.I. OUTLET
	DEDICATED CIRCUIT DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	QUAD OUTLET
	FLOOR OUTLET
	220 VOLT DUPLEX OUTLET
	PLUGMOLD

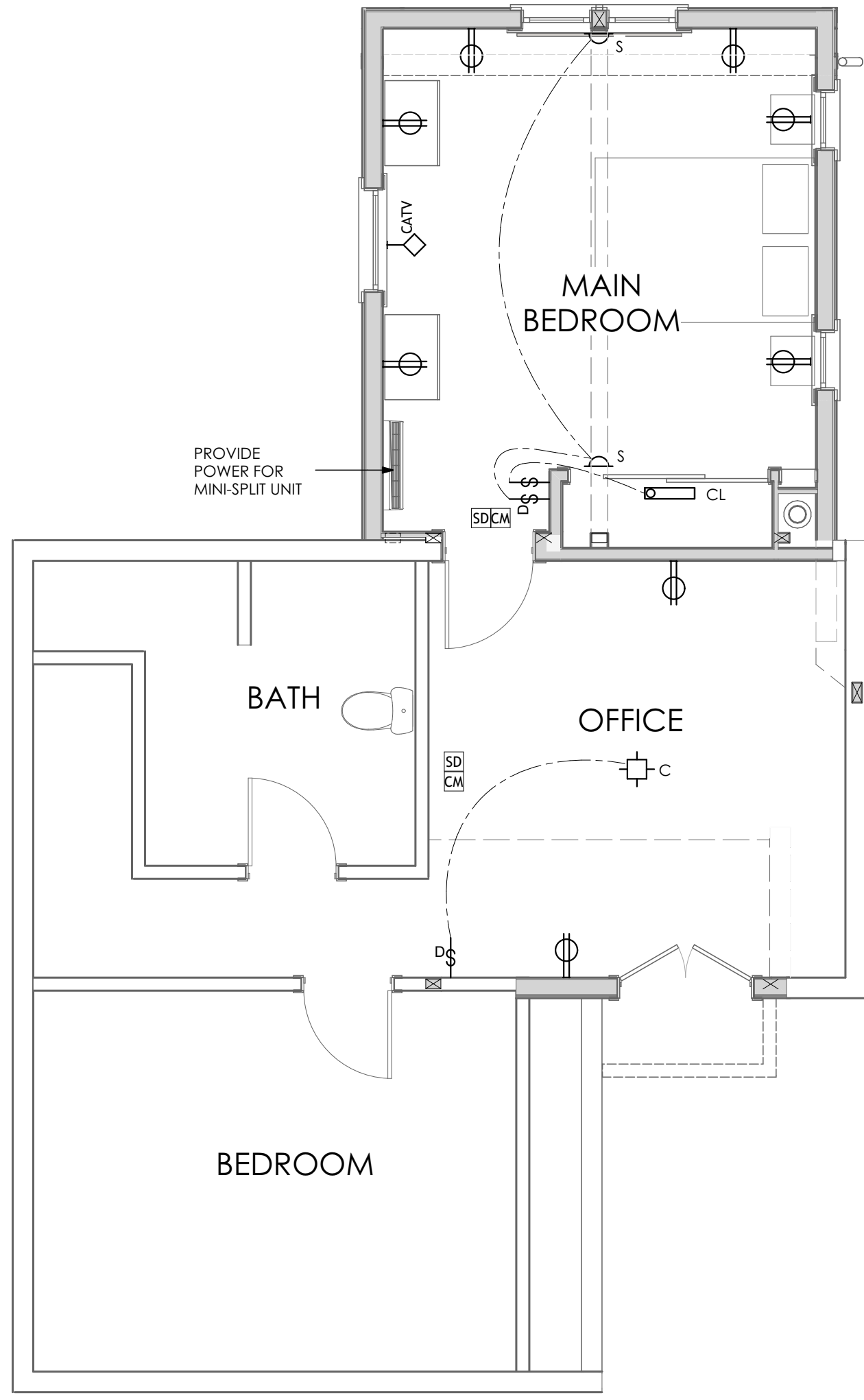
	TELEPHONE CONNECTION
	LAN (ETHERNET) CONNECTION
	CABLE TV/ INTERNET CONNECTION
	PUSH BUTTON SWITCH
	THERMOSTAT
	MOTION SENSOR
	DOORBELL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	KEYPAD



1 BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY- NOT
FOR CONSTRUCTION

REVISIONS:

ELECTRICAL
PLANS &
SCHEDULES

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

DATE: 8/22/25

PROJECT #: 2401