

REVISIONS:



DEMOLITION PLANS & NOTES

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

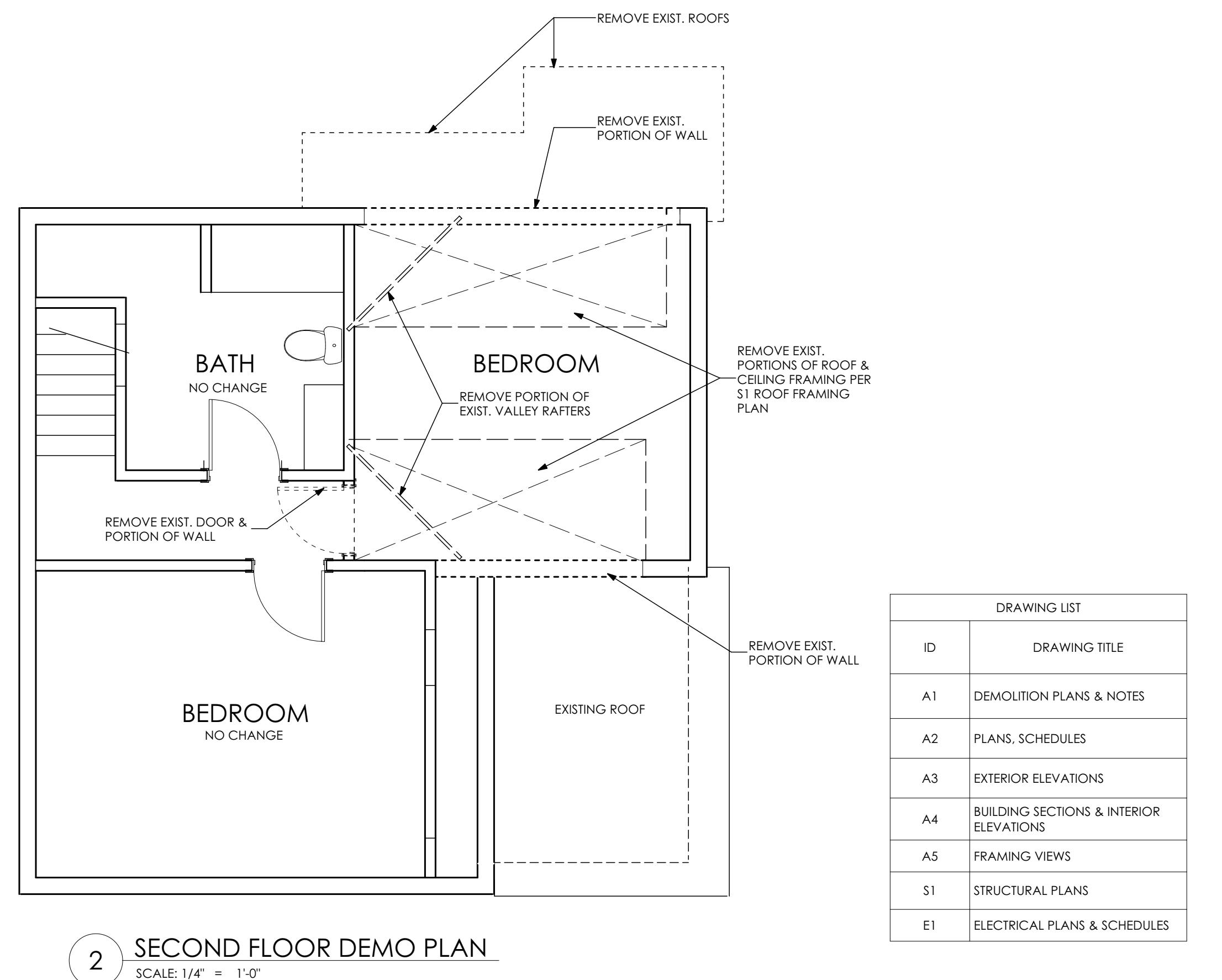
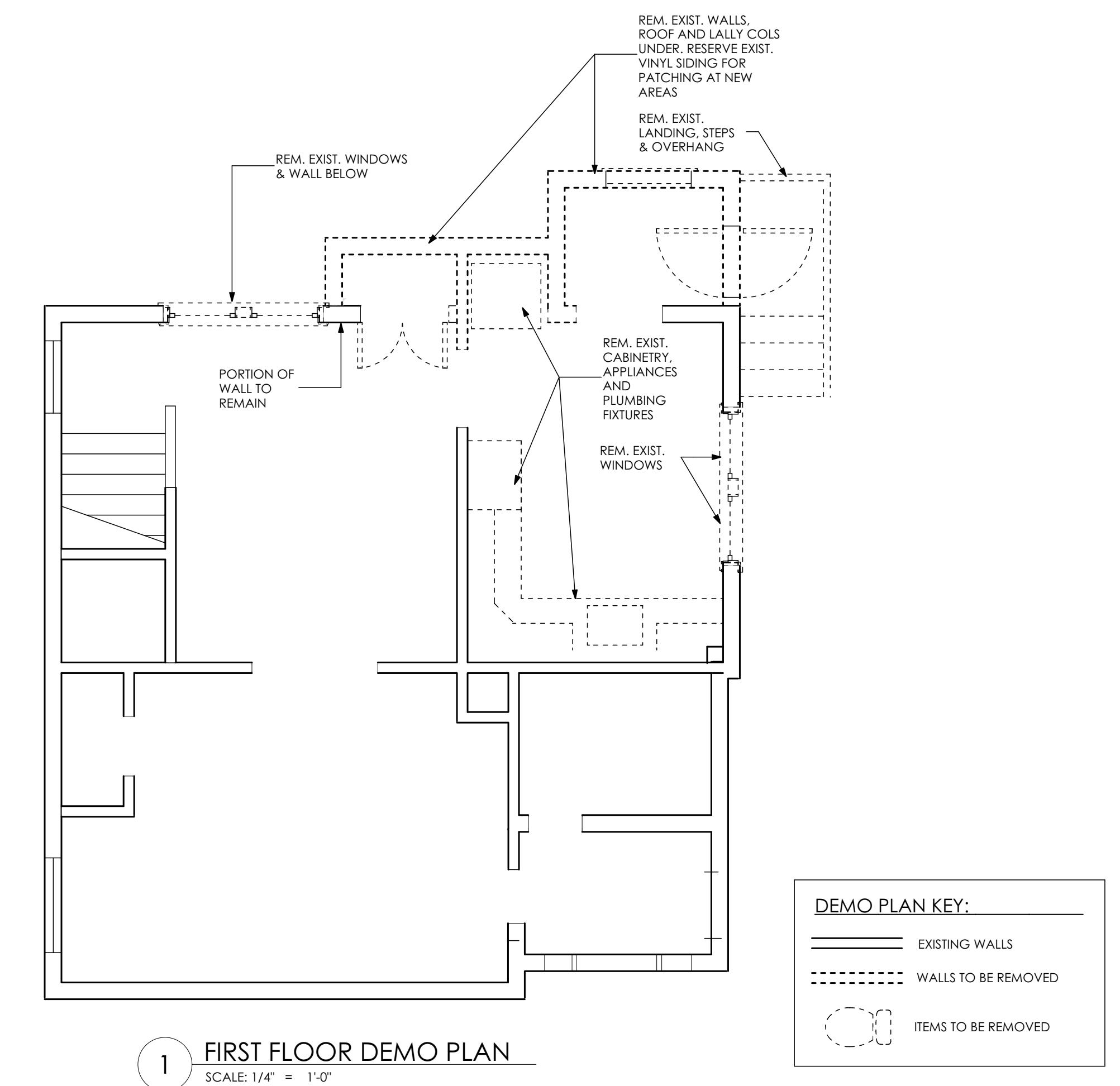
DATE: 8/22/25

PROJECT #: 2401

A1

DEMOLITION NOTES

- VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES APPEAR, CONTRACTOR TO INFORM DESIGNER BEFORE ANY DEMOLITION IS DONE.
- PROTECT ALL INTERIOR FINISHES THAT ARE NOT INDICATED FOR DEMOLITION. RESERVE ALL REMOVED ITEMS WHERE NOTED FOR USE WITH NEW CONSTRUCTION.
- PROTECT ALL FINISHED FLOORING DURING DEMOLITION.
- MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. BRACE CEILINGS, FLOORS AND ROOFS AS NECESSARY.
- PROTECT INTERIOR SURFACES FROM WEATHER DURING DEMOLITION.
- CONTRACTOR TO CHECK CONDITIONS DURING AND AFTER DEMOLITION FOR SIGNS OF ROT OR OTHER DETERIORATION.
- ALL EXISTING ASPHALT SHINGLES TO BE REMOVED WHERE APPLICABLE AT NEW CONSTRUCTION.
- WHERE EXISTING HAZARDOUS MATERIALS ARE TO BE REMOVED, UTILIZE A LICENSED CONTRACTOR AND FOLLOW ALL STATE AND/OR LOCAL MITIGATION GUIDELINES.
- 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.

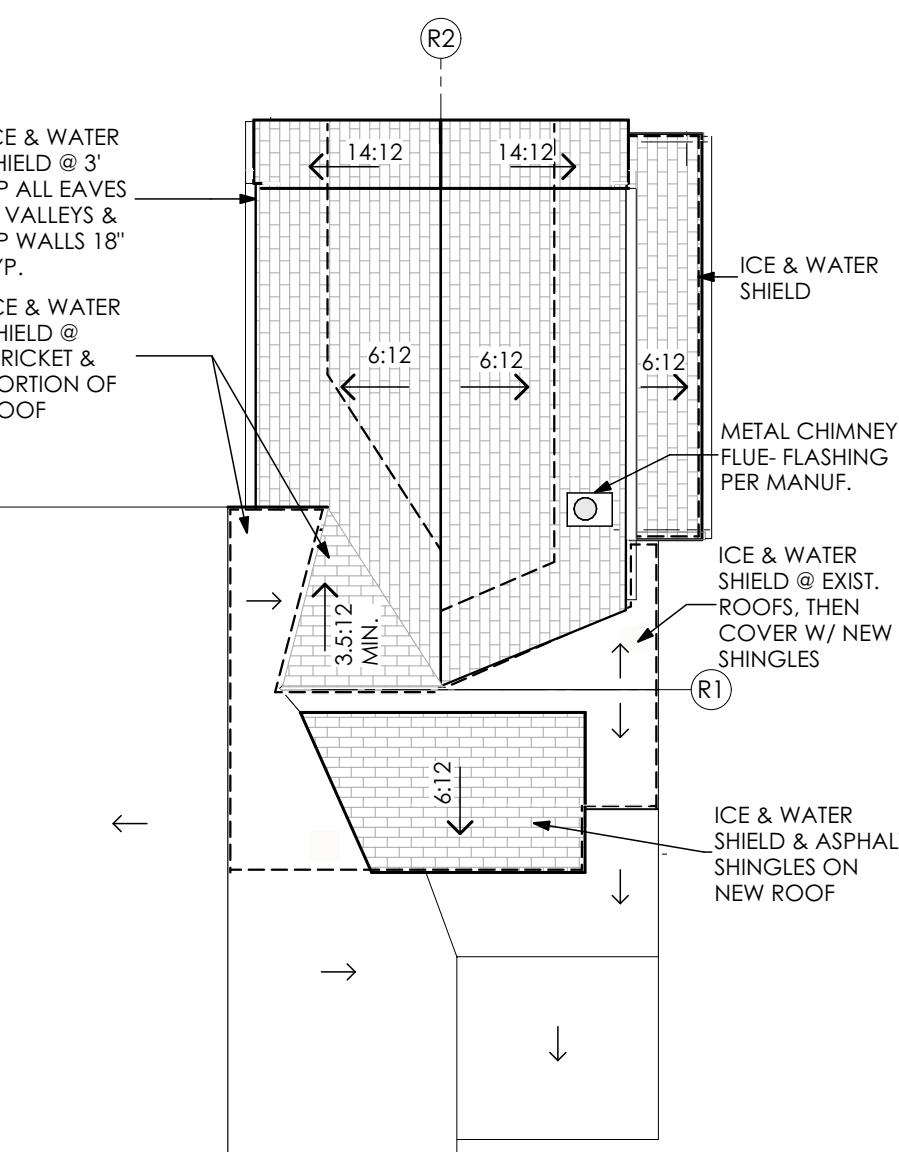


WINDOW SCHEDULE NOTES:

1. DO NOT SCALE FROM DRAWINGS.
2. CONTRACTOR TO CONFIRM WALL THICKNESS BEFORE ORDERING WINDOWS
4. HARDWARE TO BE WHITE. NO SASH LIFTS TO BE INSTALLED ON DOUBLE HUNG WINDOWS.
5. INSTALL CONTINUOUS WINDOW SILLS WHERE COMBINATION UNITS ARE INSTALLED.
6. 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.
7. ALL WINDOWS TO HAVE MINIMUM U-VALUE OF 0.30 OR LESS & SGHC OF 0.40 OR LESS.
8. 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).
9. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR AND OVER 9sf MUST BE TEMPERED.
10. WINDOWS WITH FINISHED SILLS LESS THAN 24" ABOVE FINISHED FLOOR AND 72" OR MORE ABOVE FINISHED GRADE MUST BE EQUIPPED WITH FALL PROTECTION DEVICES.
11. SEE ELEVATIONS FOR CASEMENT SWINGS.
12. INSTALL WINDOWS PER MANUFACTURERS INSTALLATION MANUAL.
13. 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 | | | | | | | |

| DOOR SCHEDULE | | NOTE: VERIFY ALL STYLES, HARDWARE AND FINISHES W/ OWNERS | | | | | | |
|-------------------|--|--|-------------------------|------------------------|---------------------------------|--------------------|-------------------------|---------------------|
| DESIGNATION | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 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 | 1 3/8" FLUSH DOUBLE |
| SLAB SIZE (W x H) | 5'-0"×6'-8" | 3'-0"×6'-8" | 2'-8"×6'-8" | 2'-8"×6'-6" | 6'-0"×6'-6" | 3'-0"×6'-8" | 3'-0"×6'-6" | 4'-0"×3'-8" |
| QUANTITY | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 |
| MANUFACTURER | ANDERSEN | ANDERSEN | BROSCO | BROSCO | BROSCO | ANDERSEN | BROSCO | BROSCO |
| MODEL # | FRENCHWOOD FWG5068R | E SERIES HP13068 | PR44S | PR44S | PR44S | E SERIES HP13068 | PR44S | |
| FINISH | PAINTED | 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 | OFFICE |
| EXTERIOR VIEW | | | | | | | | |



FLOOR PLAN NOTES:

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

This architectural site plan illustrates the layout and construction details for a workshop addition and a basement foundation. The plan is divided into two main sections: the **WORKSHOP** area and the **BASEMENT** area.

WORKSHOP CONC. FLOOR: This section shows a rectangular concrete slab with dimensions of 4" thick concrete slab with 6.0 x 6.0 W2.9 x W2.9 over polyethylene vapor barrier. The top of the slab is at ELEV. -5" V.I.F. A central area is labeled **WORKSHOP CONC. FLOOR**. To the left, there is a **LANDSCAPING TIMBERS** area. An **AC** unit is shown on the left side. A **LALLY COL** (lally column) is located near the center. A **NEW CONC. RAMP DOWN** leads to the workshop area. A **WOOD STOVE** is located on the right side. A **STORAGE UNDER LANDING** is indicated on the far right. A **CONC. STEP ABOVE** is shown on the far right. A **DECK ABOVE** is indicated on the left. A **P.T. WOOD STAIR** leads up to the deck. A **CRUSHED STONE** area is shown at the bottom left. A **REFERR TO SHEET S1 FOR FOUNDATION DIMENSIONS** note is present. A **CONC. PAD FOR AC OUTDOOR UNIT PER MANUF. REQ.** is indicated. A **NOTE SETBACK LIMITATIONS ON FIRST FLOOR PLAN** note is present. A **OUTSIDE FACE OF EXIST. STUDS & NEW F.O.FND** note is present. A **16'2"** dimension is shown on the right. A **2'-3"** dimension is shown at the bottom right. A **2'-4"** dimension is shown on the left. A **3'-8"** dimension is shown at the top left. A **8 1/2"** dimension is shown in the center. A **17'-4"** dimension is shown at the top right. A **1**, **2**, **3**, **4**, **5**, **6**, **7**, **8**, **9**, **10**, **11**, **12**, **13**, **14**, **15**, **16**, **17**, **18**, **19**, **20**, **21**, **22**, **23**, **24**, **25**, **26**, **27**, **28**, **29**, **30**, **31**, **32**, **33**, **34**, **35**, **36**, **37**, **38**, **39**, **40**, **41**, **42**, **43**, **44**, **45**, **46**, **47**, **48**, **49**, **50**, **51**, **52**, **53**, **54**, **55**, **56**, **57**, **58**, **59**, **60**, **61**, **62**, **63**, **64**, **65**, **66**, **67**, **68**, **69**, **70**, **71**, **72**, **73**, **74**, **75**, **76**, **77**, **78**, **79**, **80**, **81**, **82**, **83**, **84**, **85**, **86**, **87**, **88**, **89**, **90**, **91**, **92**, **93**, **94**, **95**, **96**, **97**, **98**, **99**, **100**, **101**, **102**, **103**, **104**, **105**, **106**, **107**, **108**, **109**, **110**, **111**, **112**, **113**, **114**, **115**, **116**, **117**, **118**, **119**, **120**, **121**, **122**, **123**, 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BEMIS/VANDERHOOF RESIDENCE
5 GRANT STREET

DERHOOF RESIDENCE

5 GRANT STREET

Craig Elliott - Residential Design

REVISIONS:

4

3

2

1

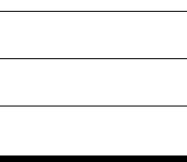
PLANS, SCHEDULE

SCALE: 1/4" =
DATE: 8/2
PROJECT #:

A2

BEMIS/VANDERHOOF RESIDENCE
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 MAYNARD, MA

REVISIONS:



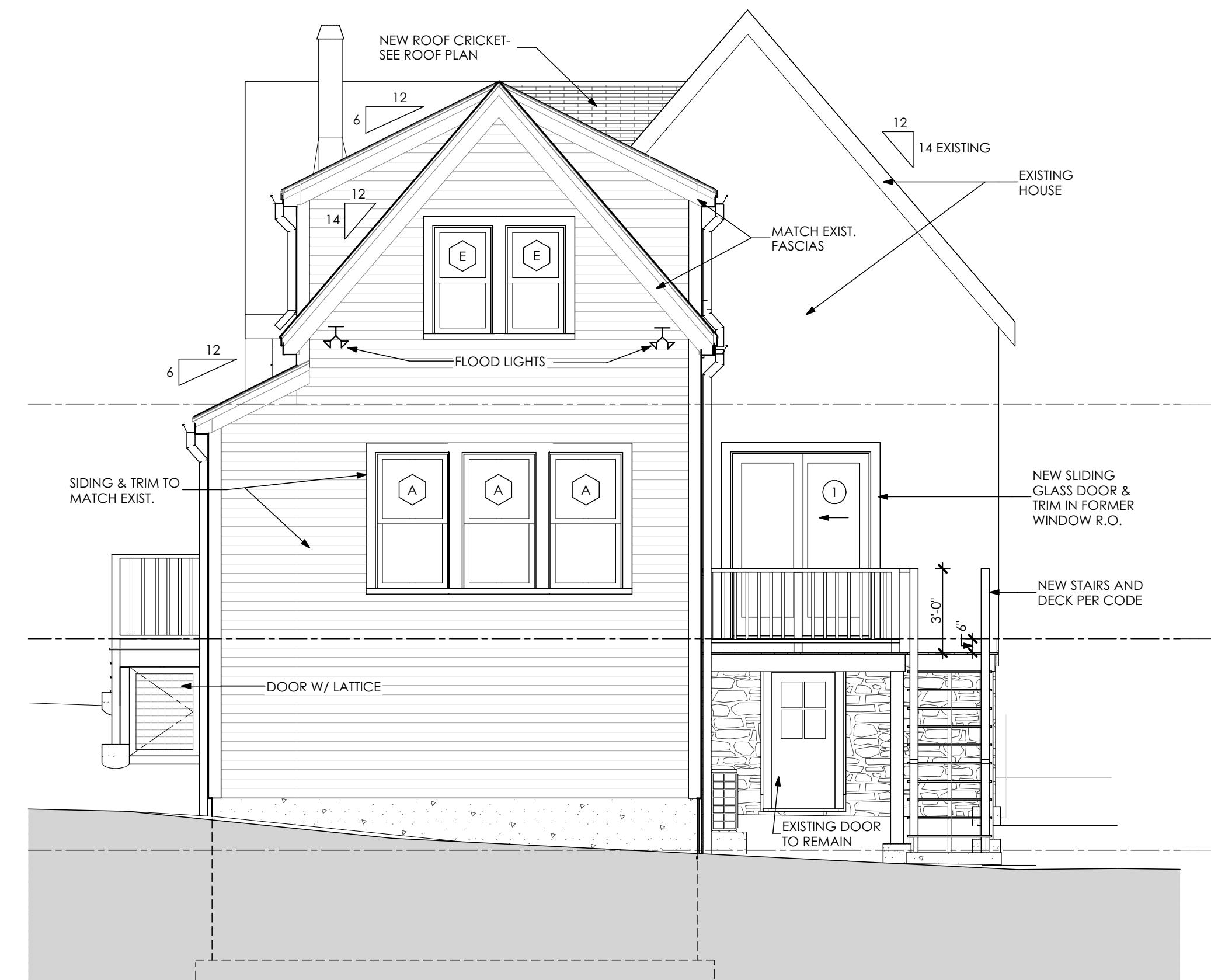
EXTERIOR ELEVATIONS

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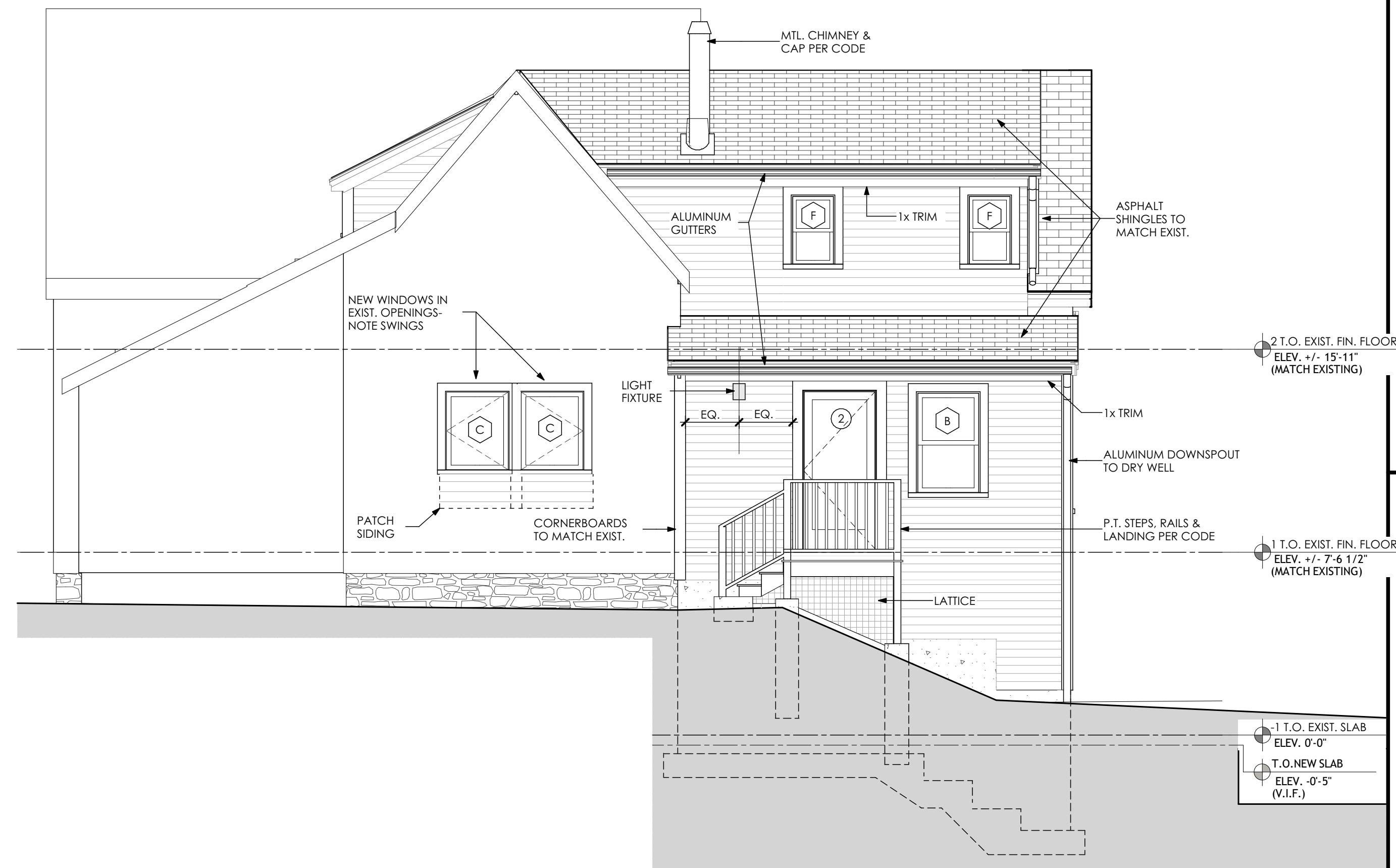
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PROJECT #: 2401

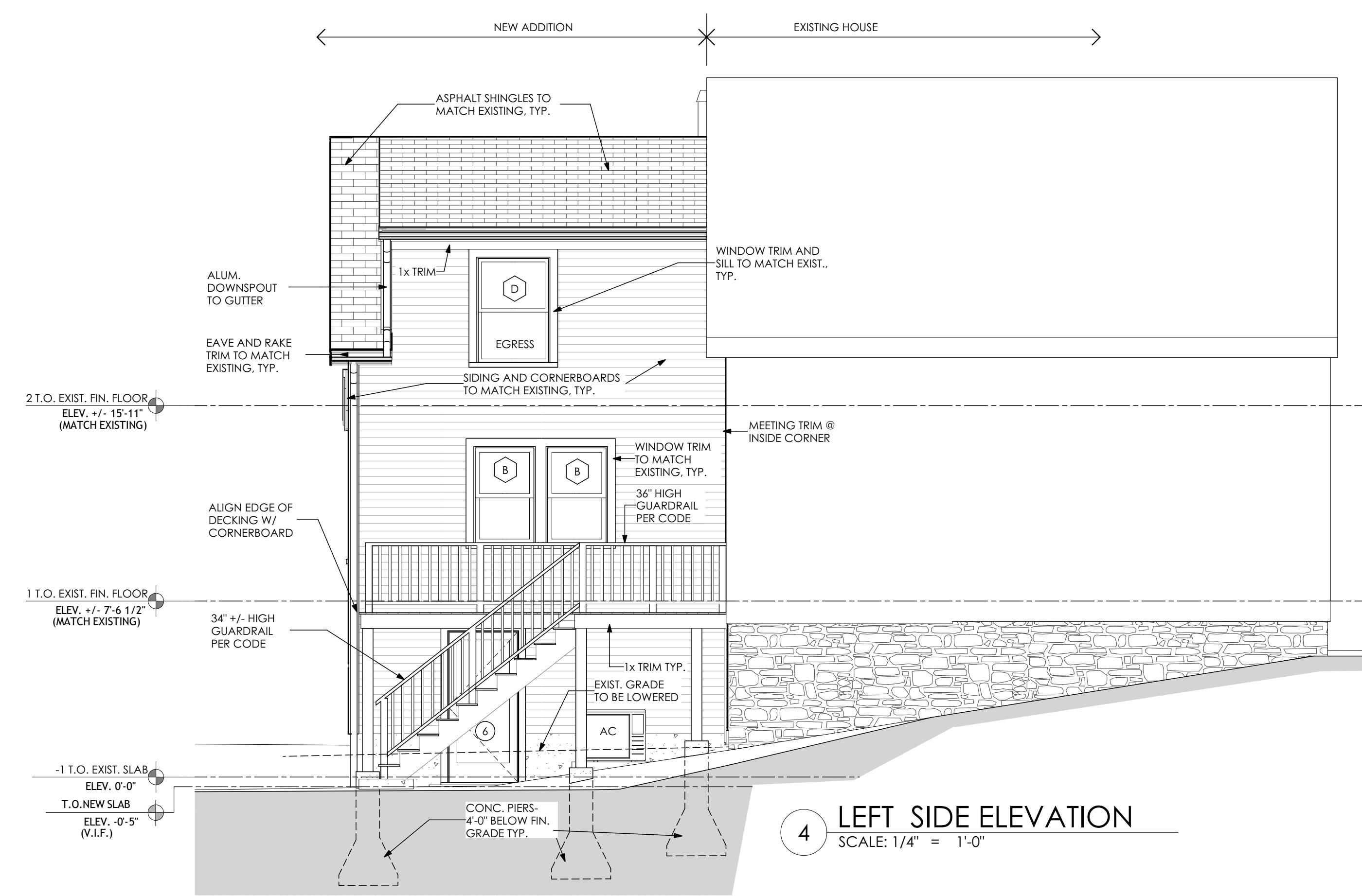
A3



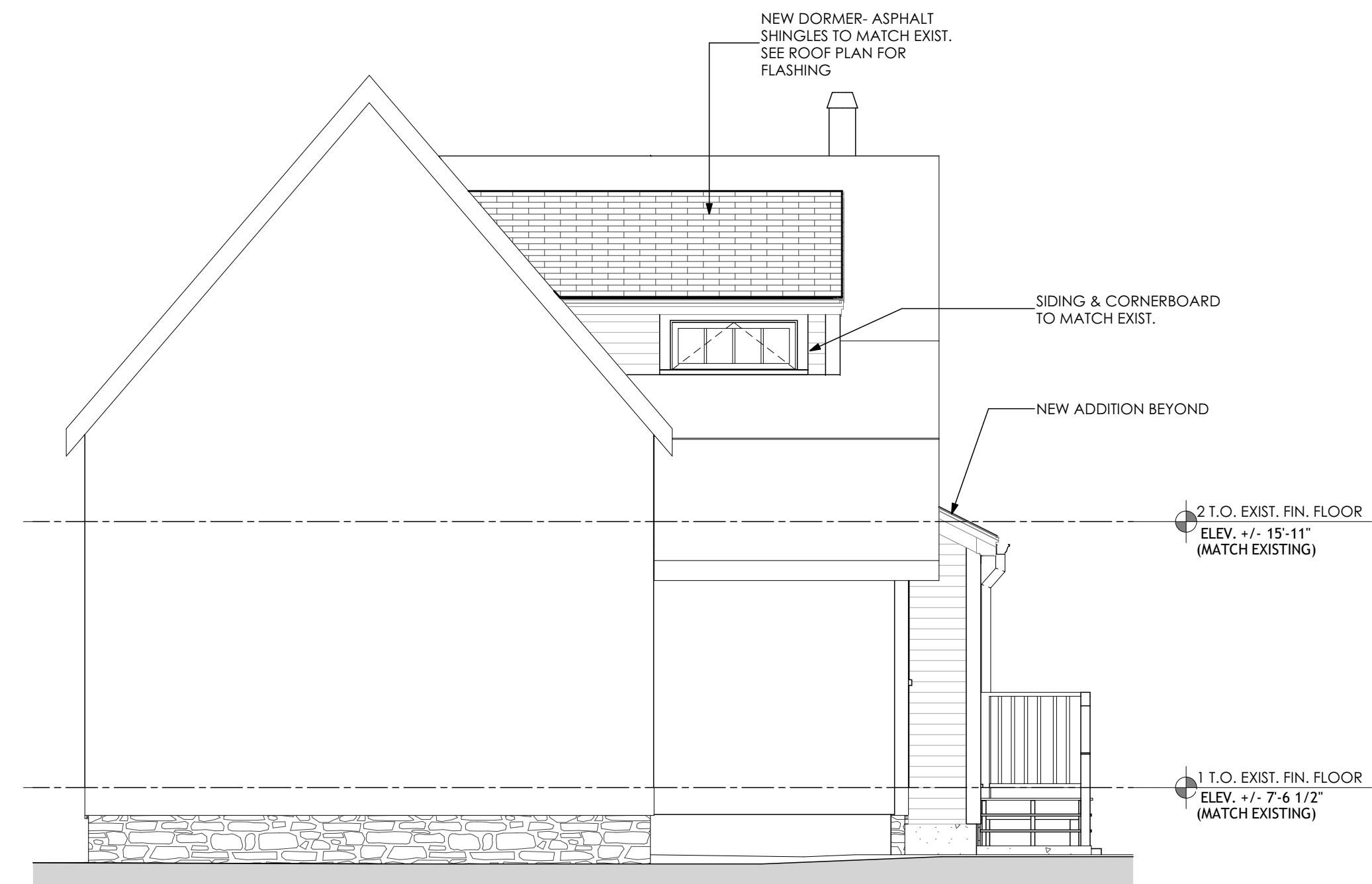
2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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"

BEMIS/VANDERHOOF RESIDENCE

5 GRANT STREET
 MAYNARD, MA

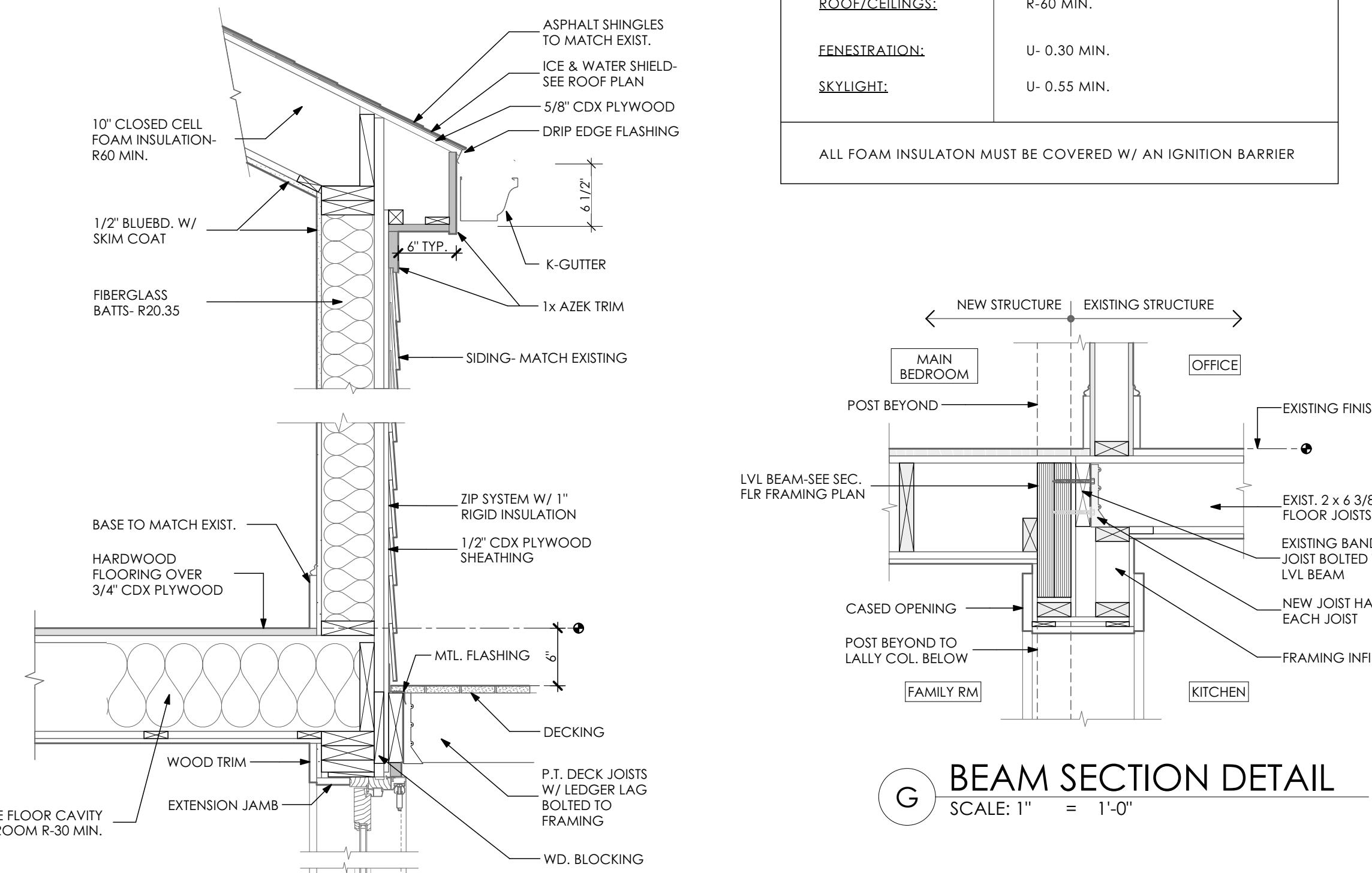
REVISIONS:
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BUILDING
 SECTIONS &
 INTERIOR
 ELEVATIONS

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

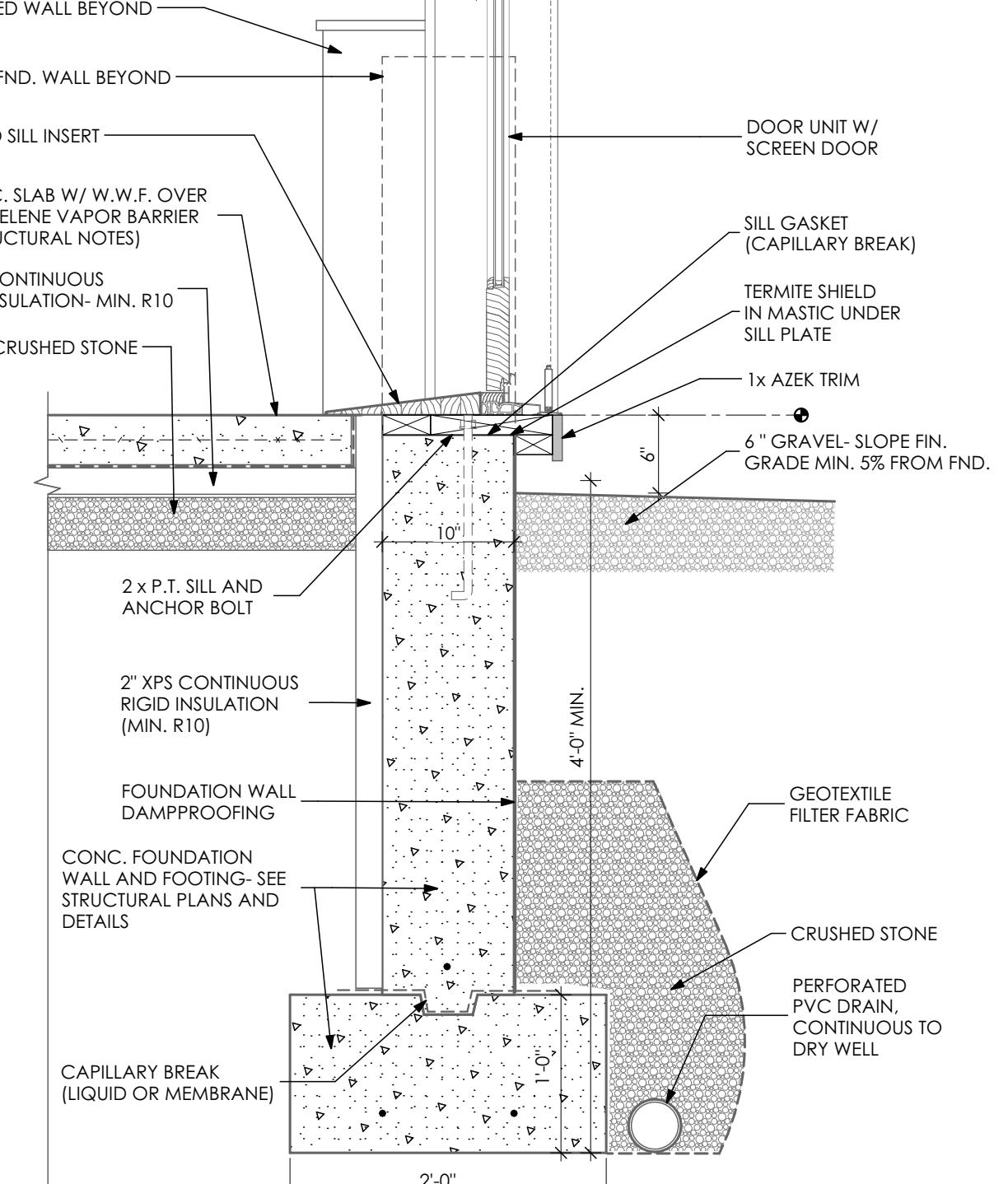
A4

| 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 INSULATION MUST BE COVERED W/ AN IGNITION BARRIER | |



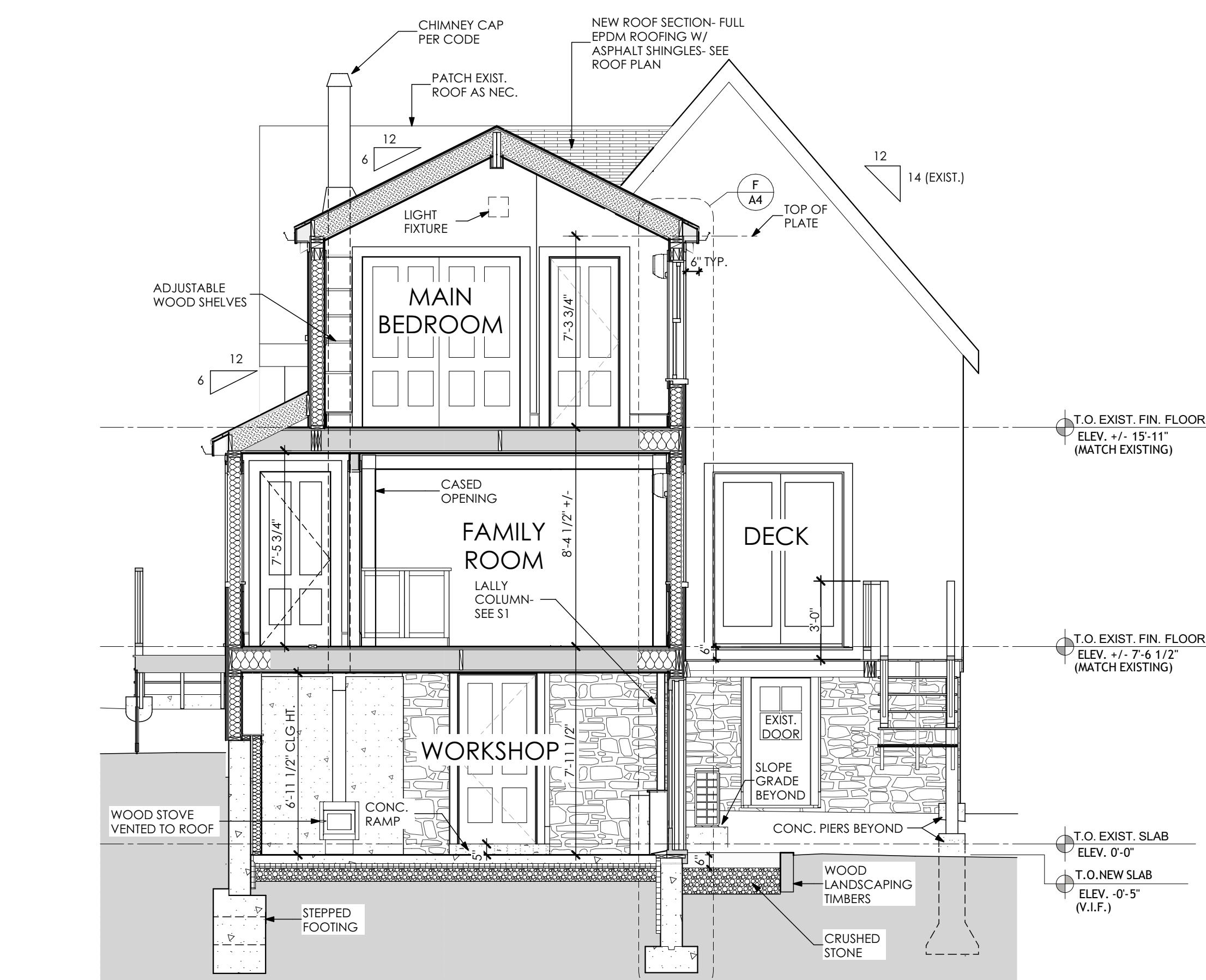
G BEAM SECTION DETAIL

SCALE: 1" = 1'-0"



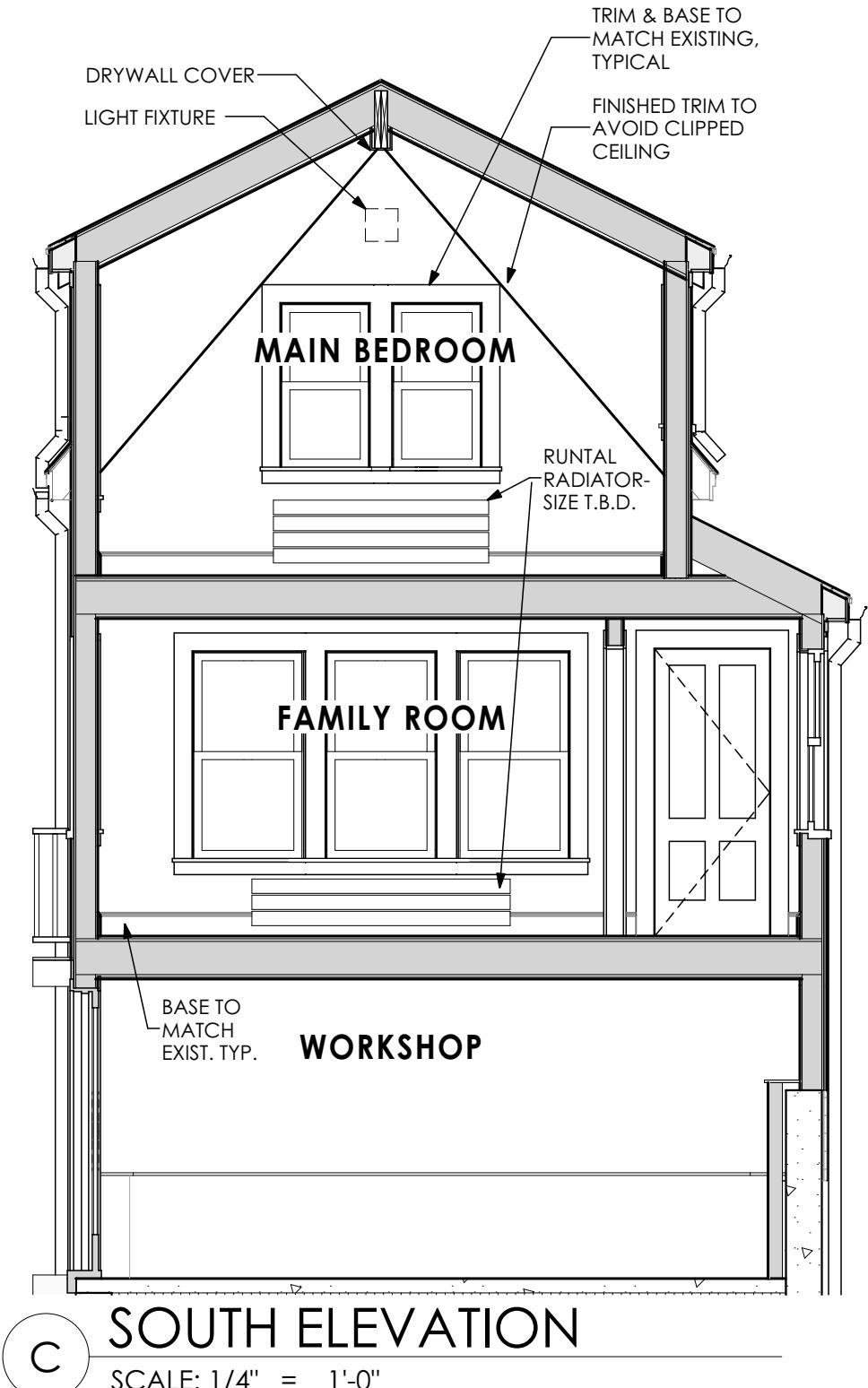
F WALL SECTION DETAIL @ DOOR

SCALE: 1" = 1'-0"



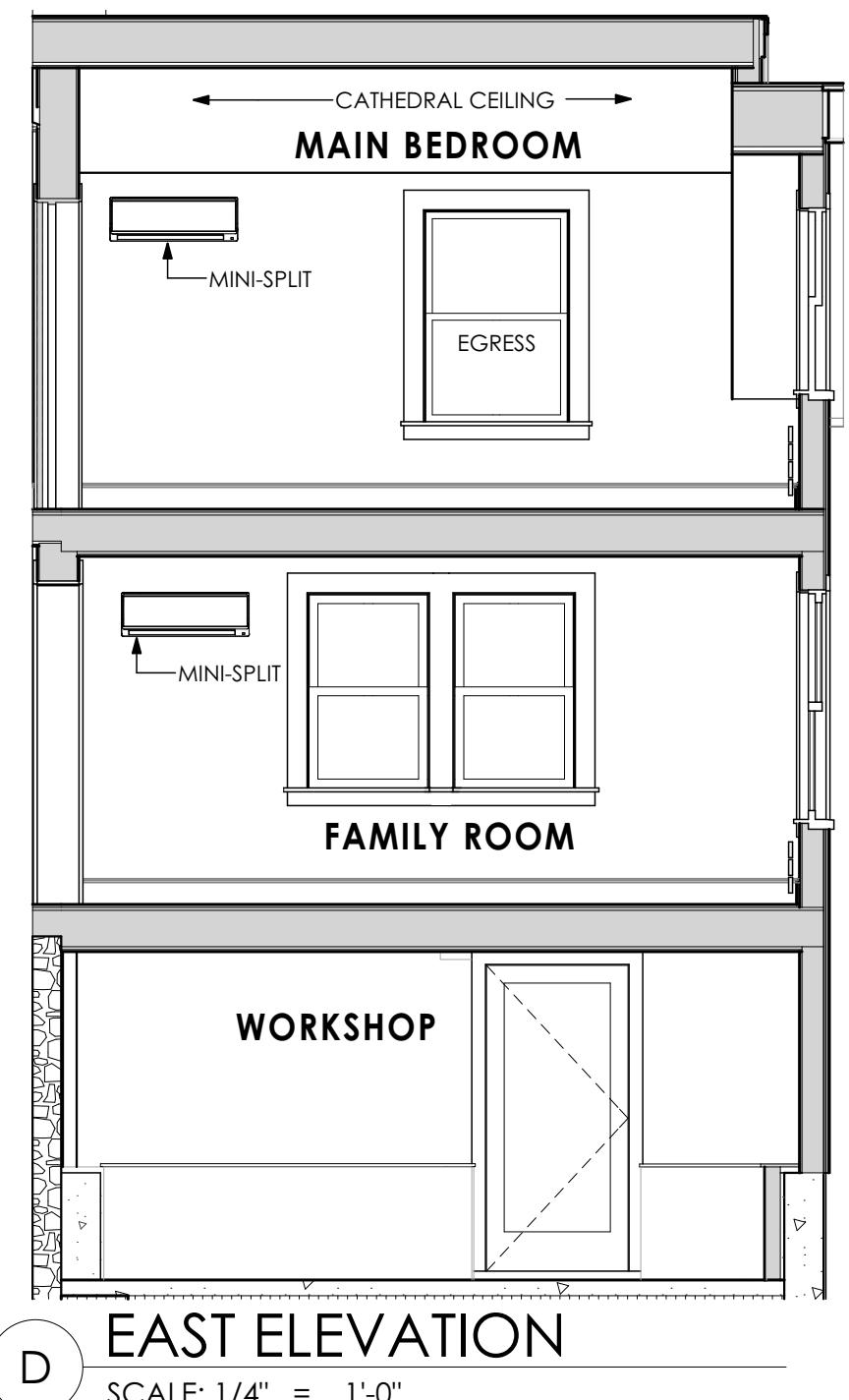
A BEDROOM/FAMILY SECTION

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



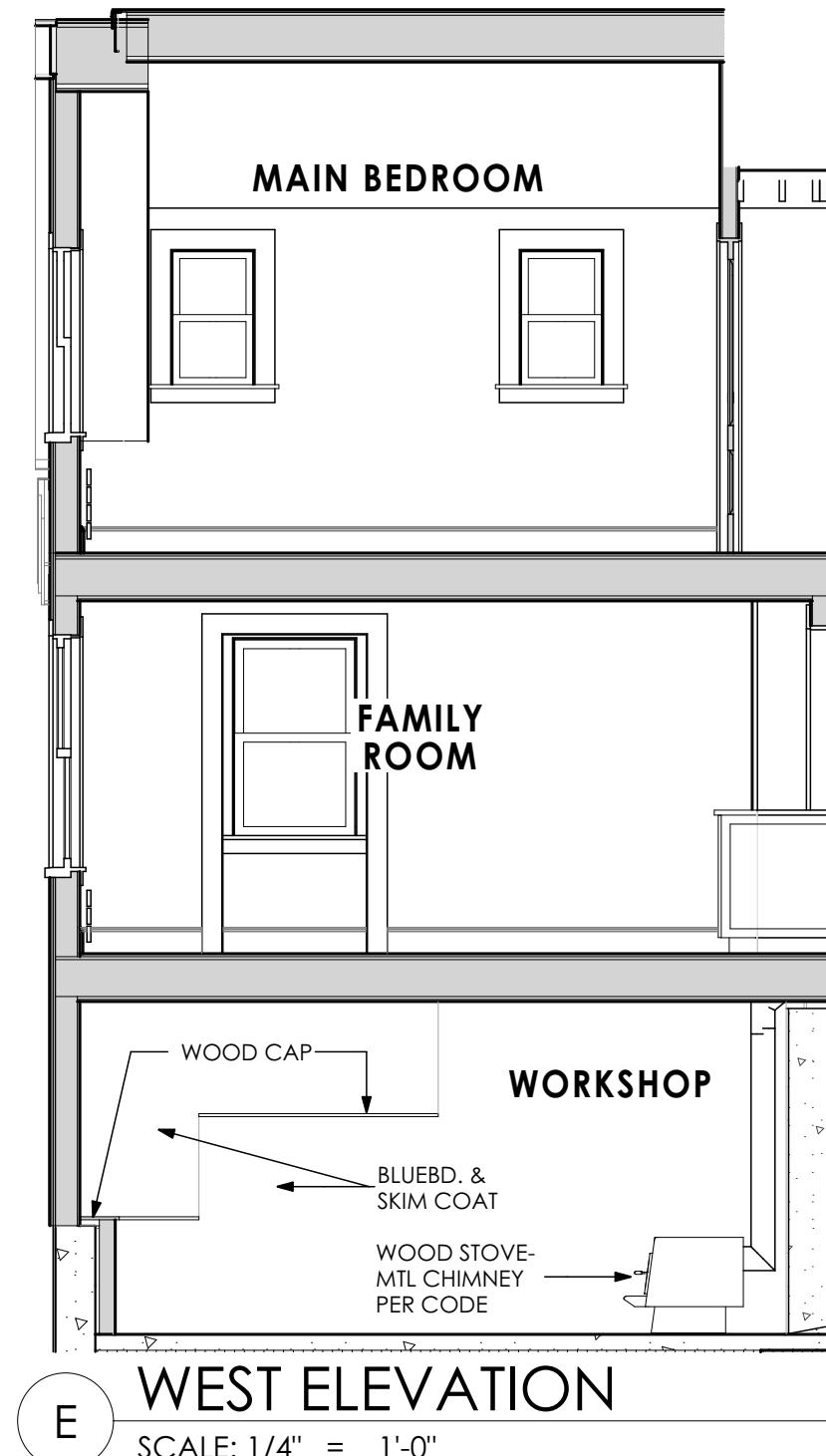
C SOUTH ELEVATION

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



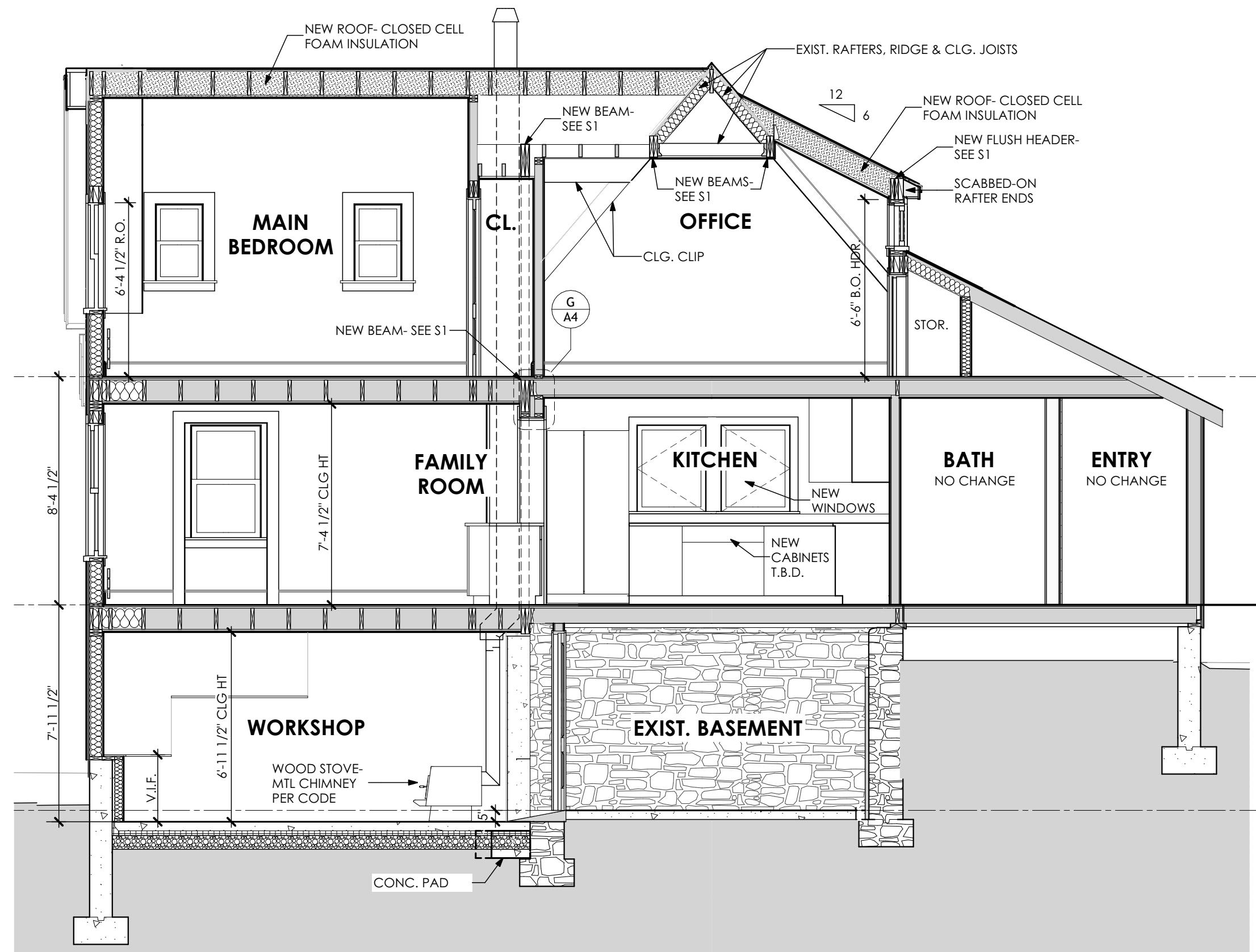
D EAST ELEVATION

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



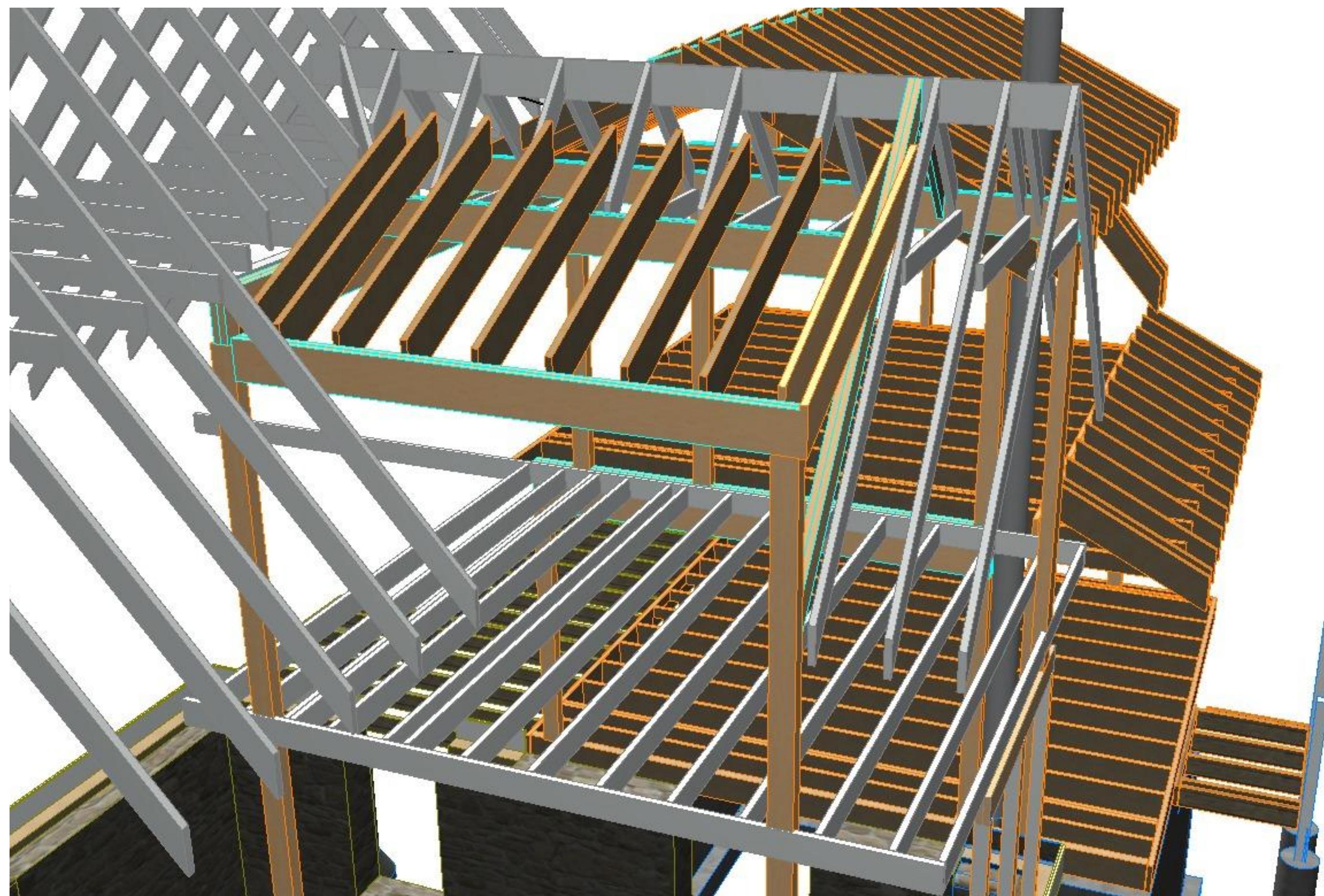
E WEST ELEVATION

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

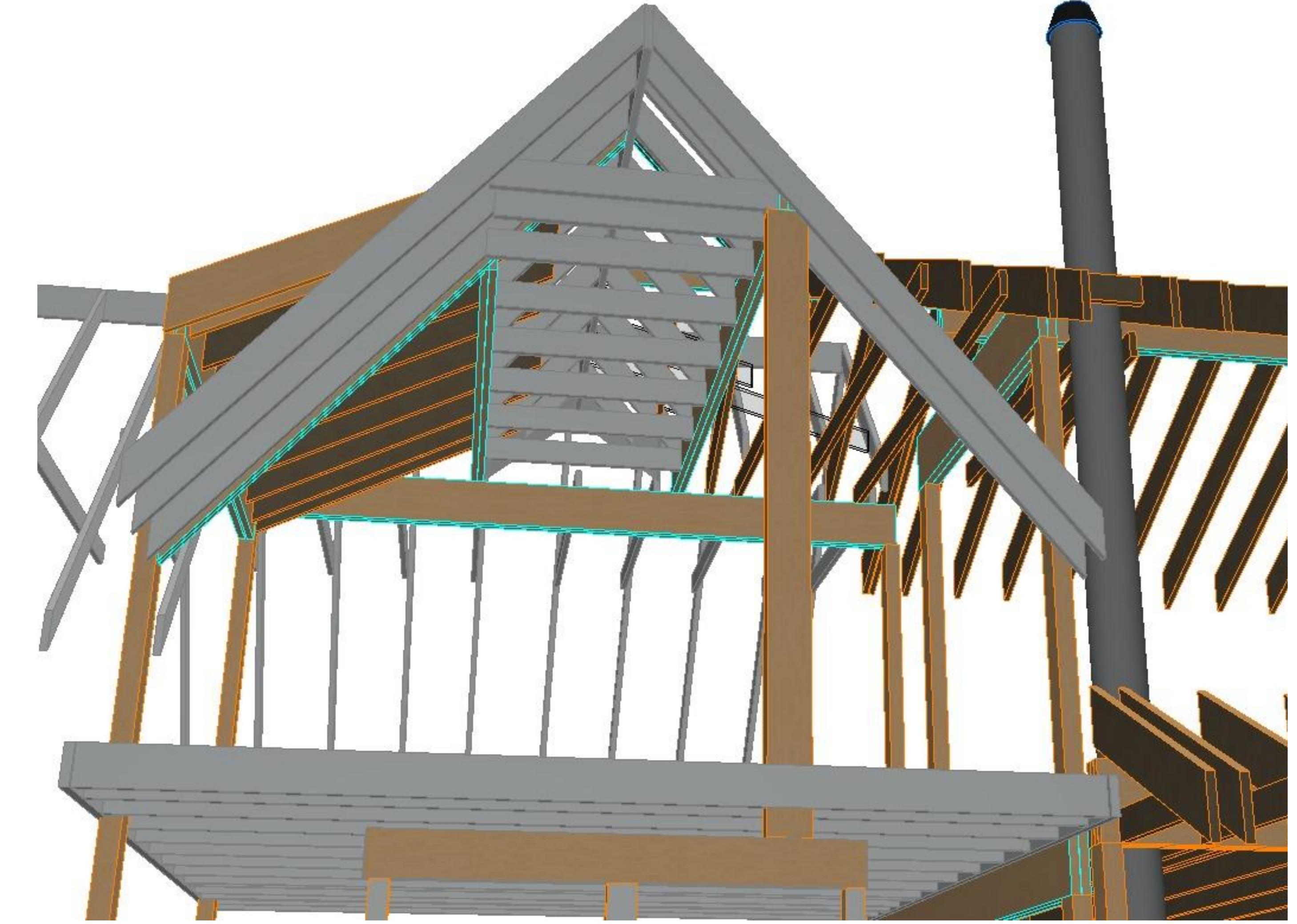


B LONGITUDINAL SECTION

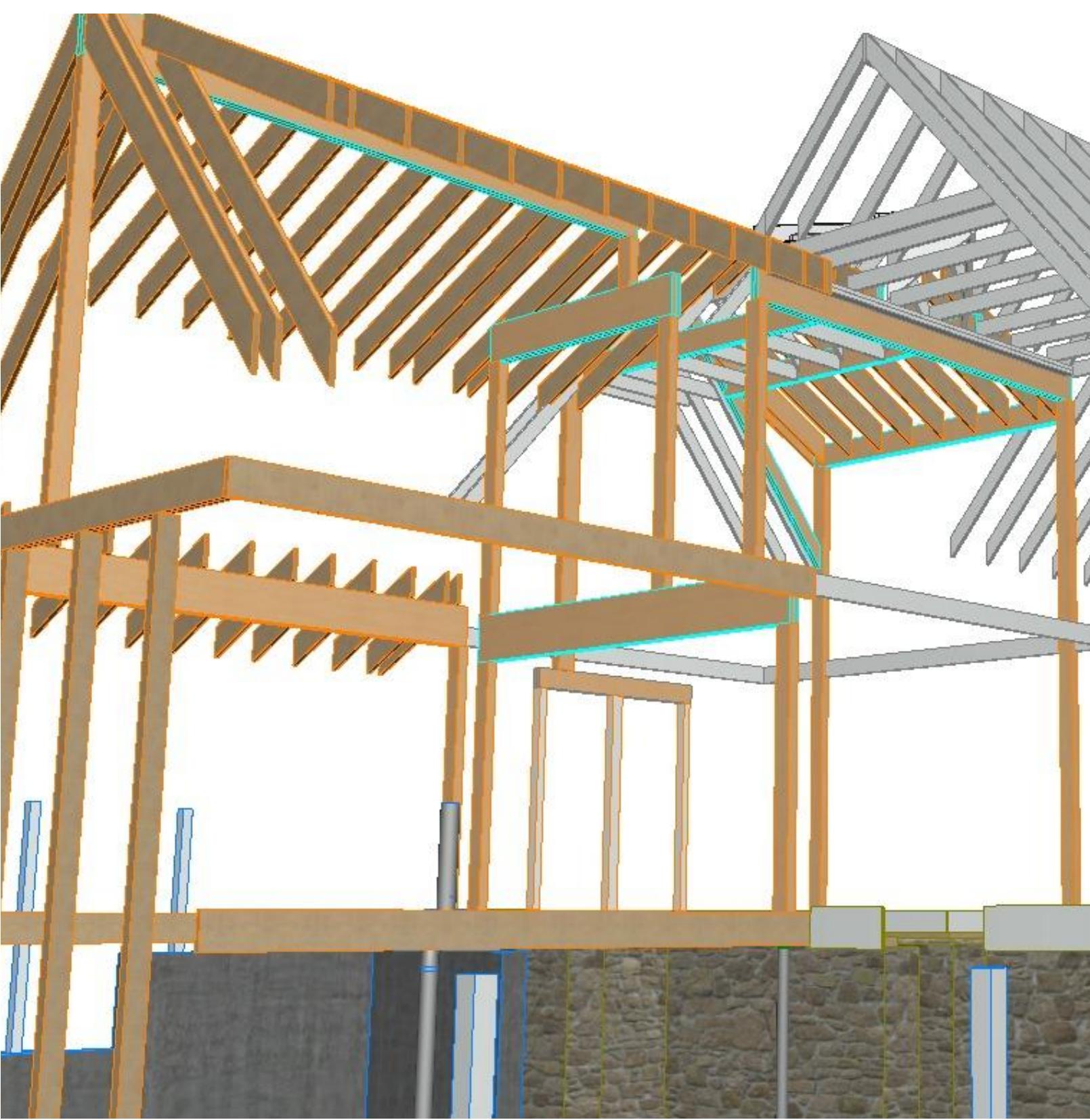
SCALE: 1/4" = 1'-0"



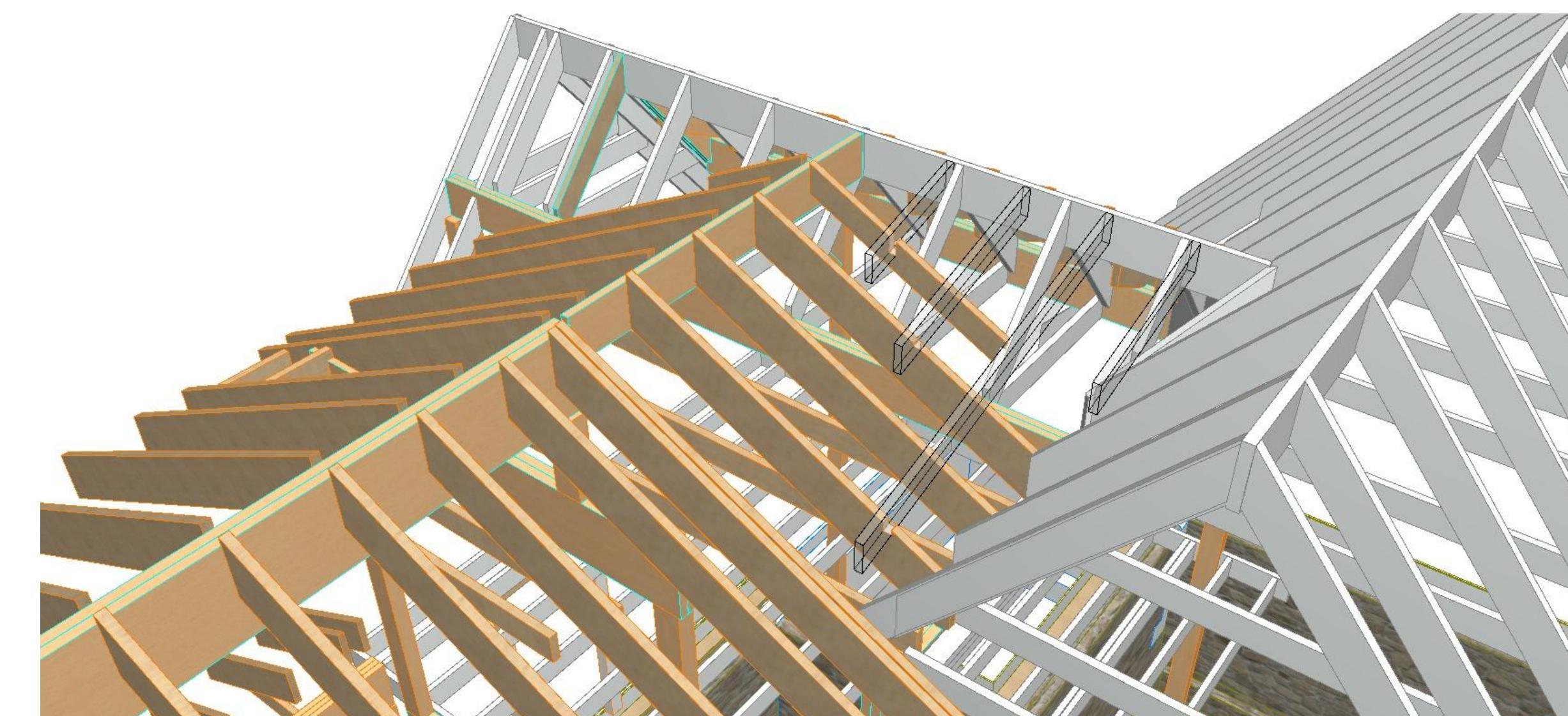
3 DORMER FRAMING
SCALE: 1:53.22



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



3 RIDGE BEAM FRAMING
SCALE: 1:60.28



3 CRICKET FRAMING
SCALE: 1:90.01

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781.439.0817

BEMIS/VANDERHOOF RESIDENCE
5 GRANT STREET
MAYNARD, MA

REVISIONS:
△
△
△
△

FRAMING
VIEWS

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

A5

BEMIS/VANDERHOOF RESIDENCE

5 GRANT STREET
 MAYNARD, MA

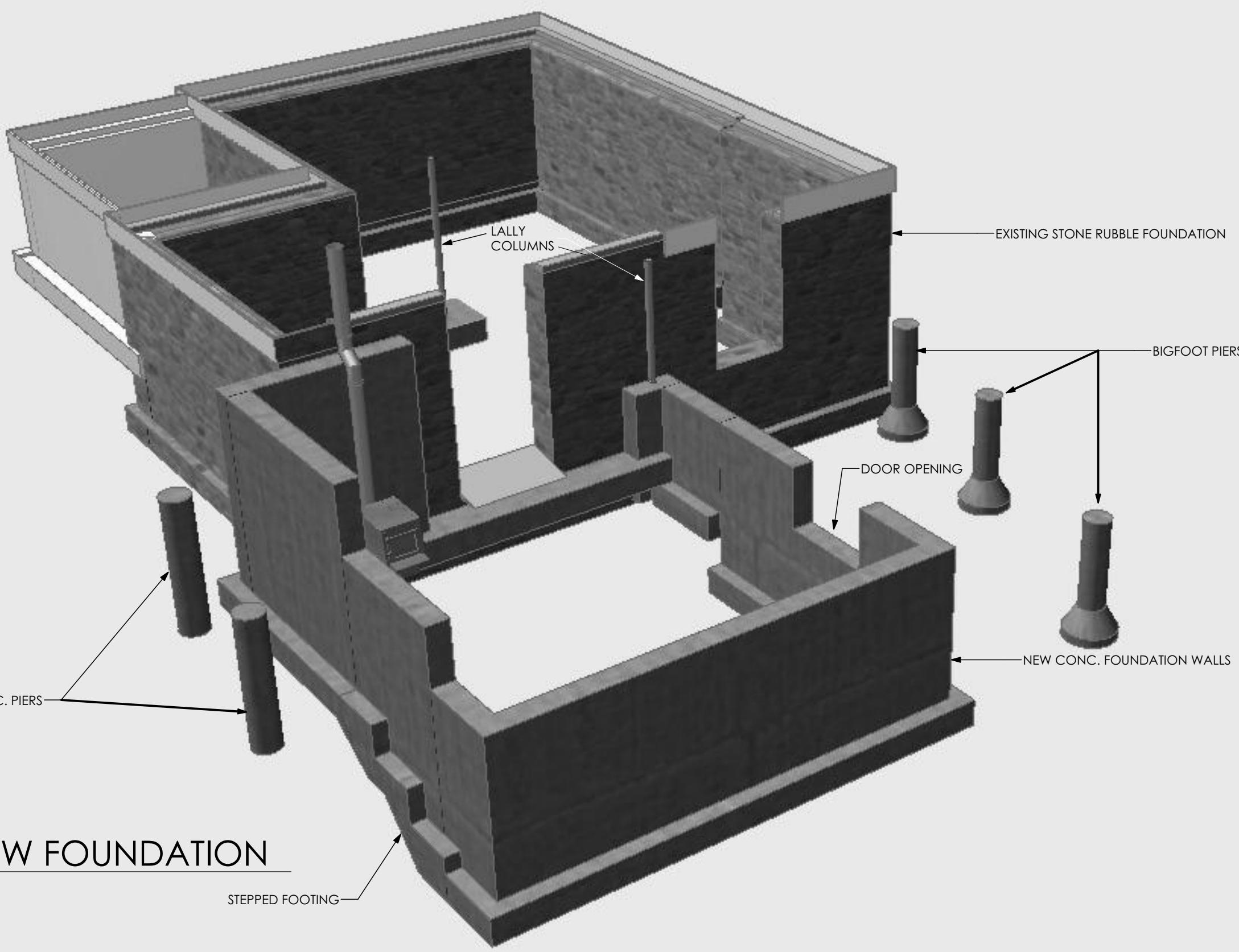
REVISIONS:

STRUCTURAL PLANS

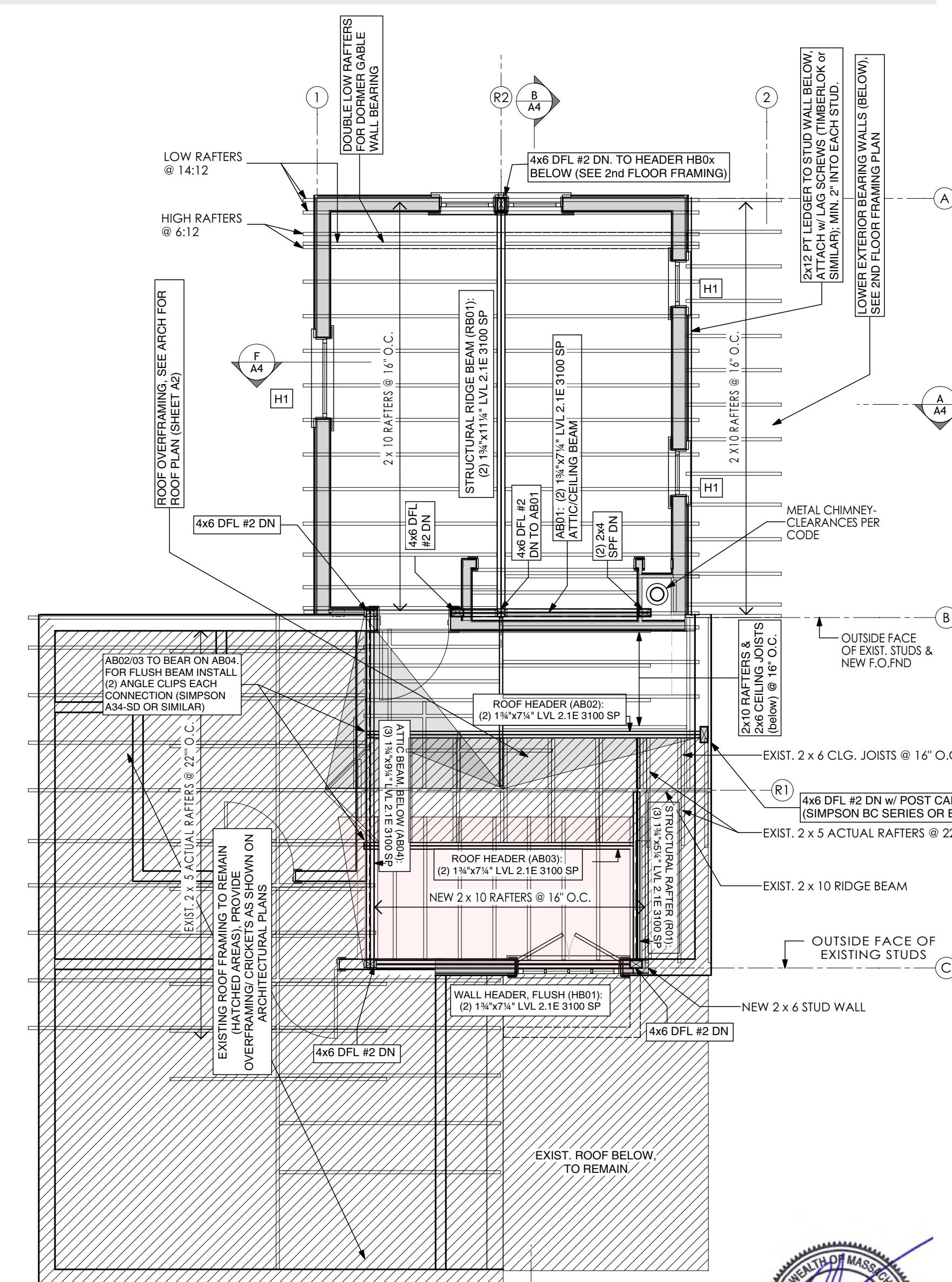
SCALE: 1/4" = 1'-0"
 DATE: 8/22/25
 PROJECT #: 2401



S1



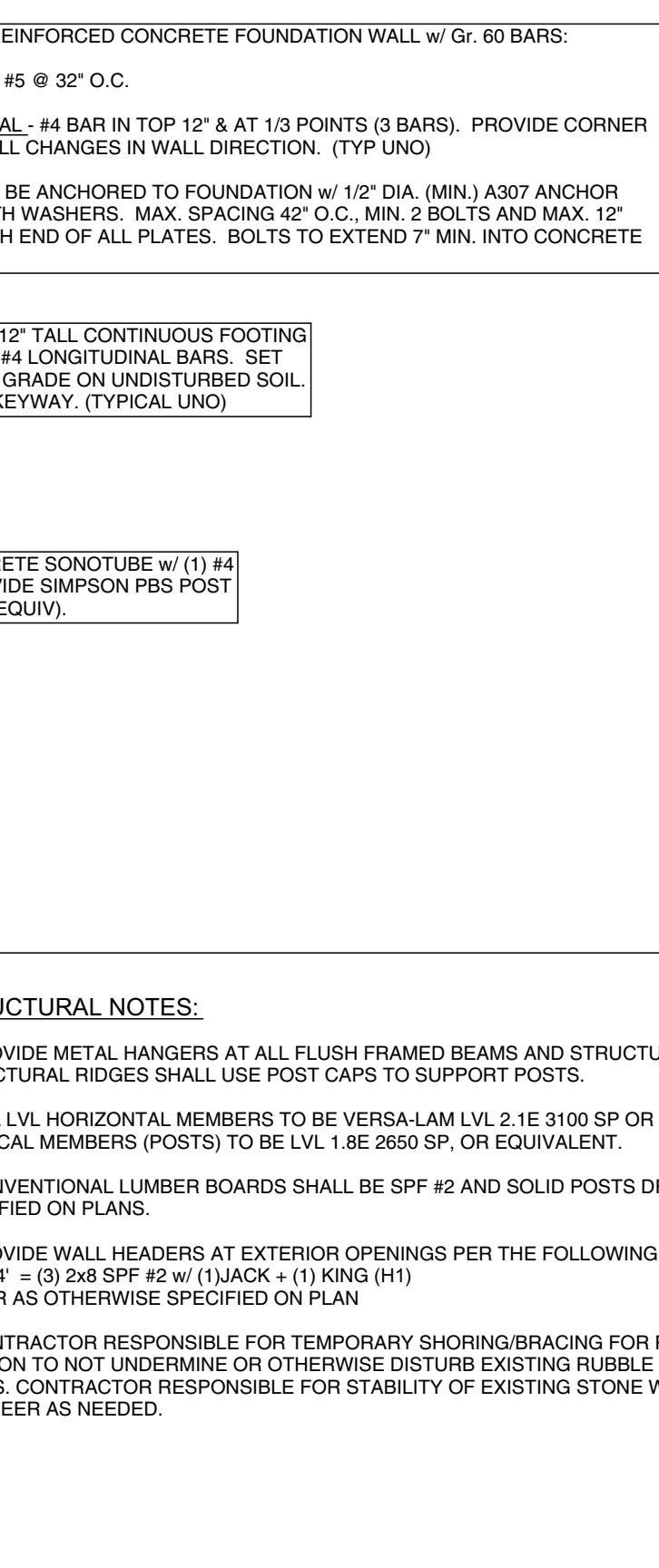
3 NEW FOUNDATION



3 ROOF FRAMING PLAN

2 SECOND FLOOR FRAMING PLAN

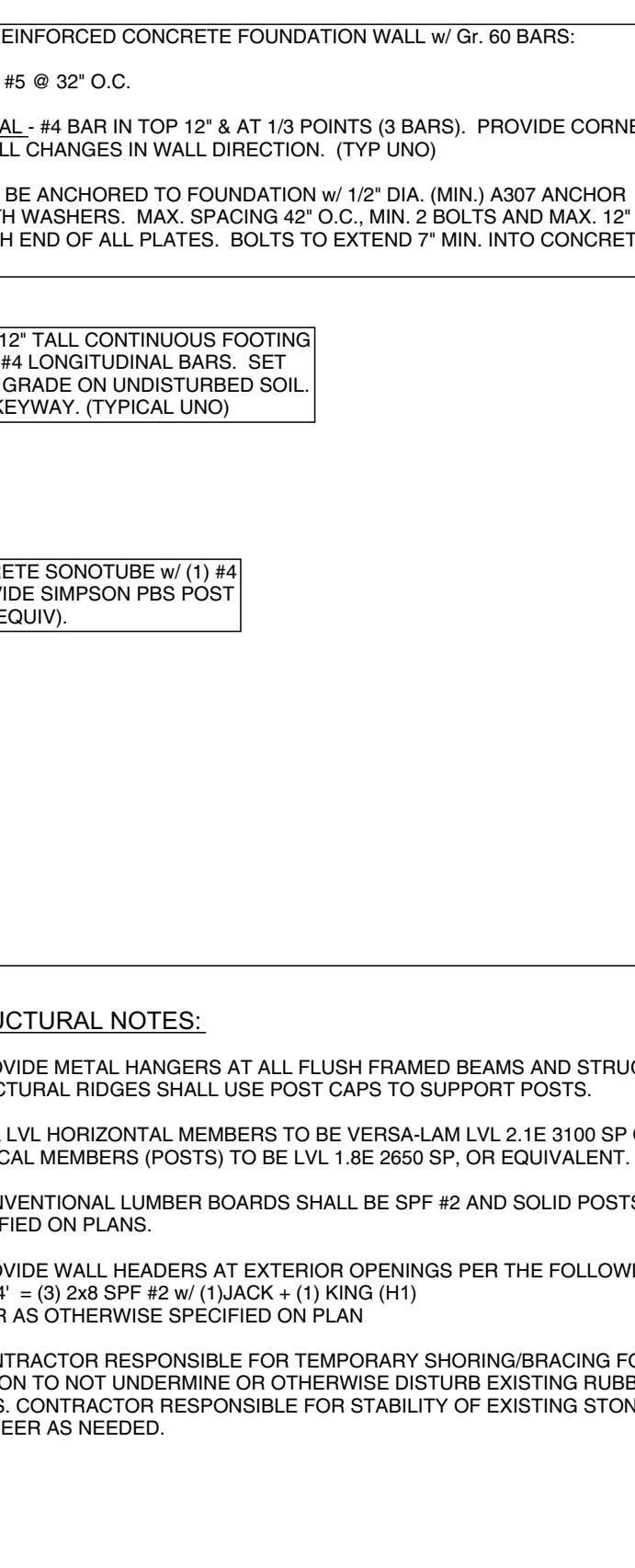
SCALE: 1/4" = 1'-0"



STRUCTURAL NOTES:

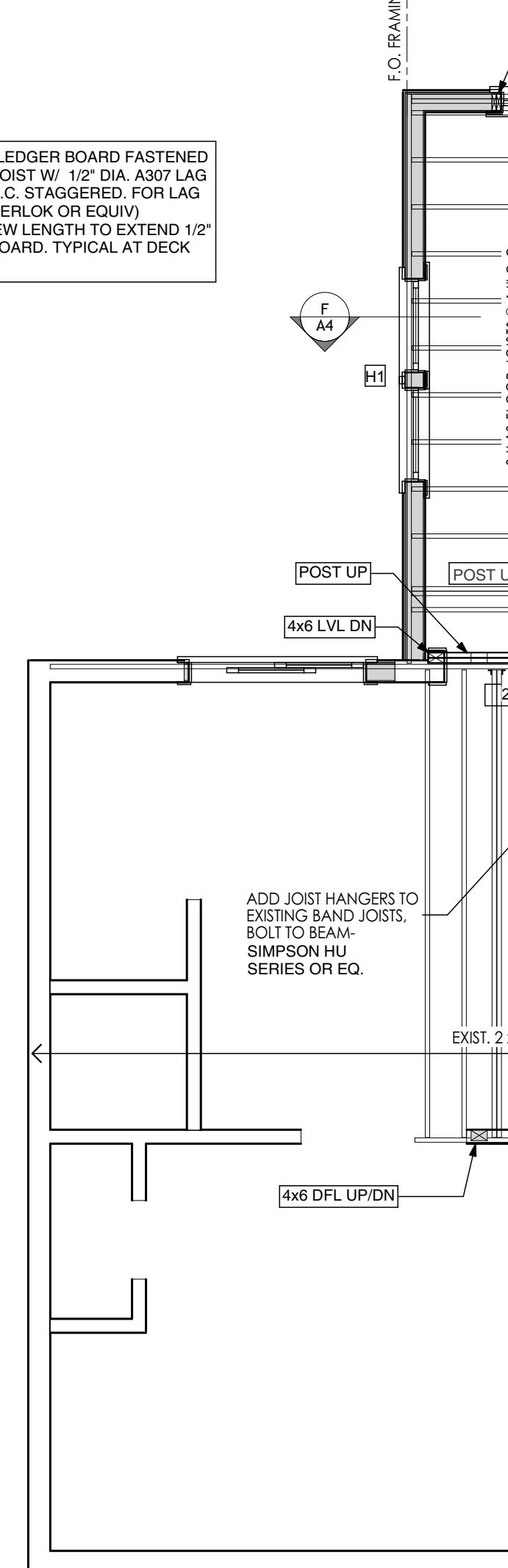
1. PROVIDE METAL HANGERS AT ALL FLUSH FRAMED BEAMS AND STRUCTURAL RIDGES. ALL STRUCTURAL RIDGES SHALL USE POST CAPS TO SUPPORT POSTS.
2. ALL LVL HORIZONTAL MEMBERS TO BE VERSA-LAM LVL 2.1E 3100 SP OR EQUIVALENT. LVL VERTICAL MEMBERS (POSTS) TO BE LVL 1.8E 2650 SP, OR EQUIVALENT.
3. CONVENTIONAL LUMBER BOARDS SHALL BE SPF #2 AND SOLID POSTS DFL #2, OR AS OTHERWISE SPECIFIED ON PLANS.
4. PROVIDE WALL HEADERS AT EXTERIOR OPENINGS PER THE FOLLOWING:
 - < 4' = (3) 2x8 SPF #2 w/ (1) JACK + (1) KING (H)
 - OR AS OTHERWISE SPECIFIED ON PLAN
5. CONTRACTOR RESPONSIBLE FOR TEMPORARY SHORING/BRACING FOR PROPOSED WORK. USE CAUTION TO NOT UNDERRUN OR OTHERWISE DISTURB EXISTING RUBBLE STONE FOUNDATION WALLS. CONTRACTOR RESPONSIBLE FOR STABILITY OF EXISTING STONE WALLS. CONSULT ENGINEER AS NEEDED.
- 6.

6.



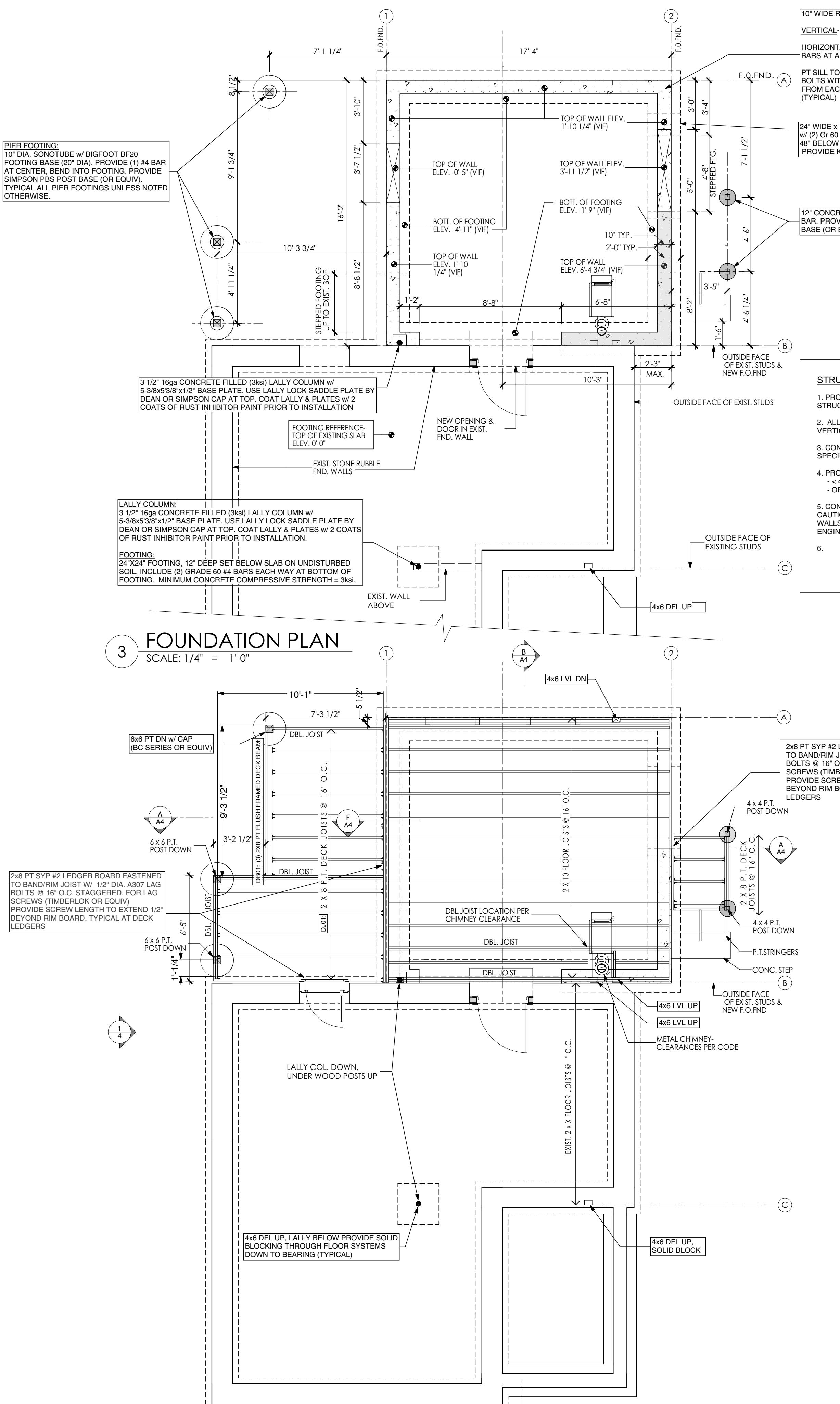
3 FOUNDATION PLAN

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



1 FIRST FLOOR FRAMING PLAN

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



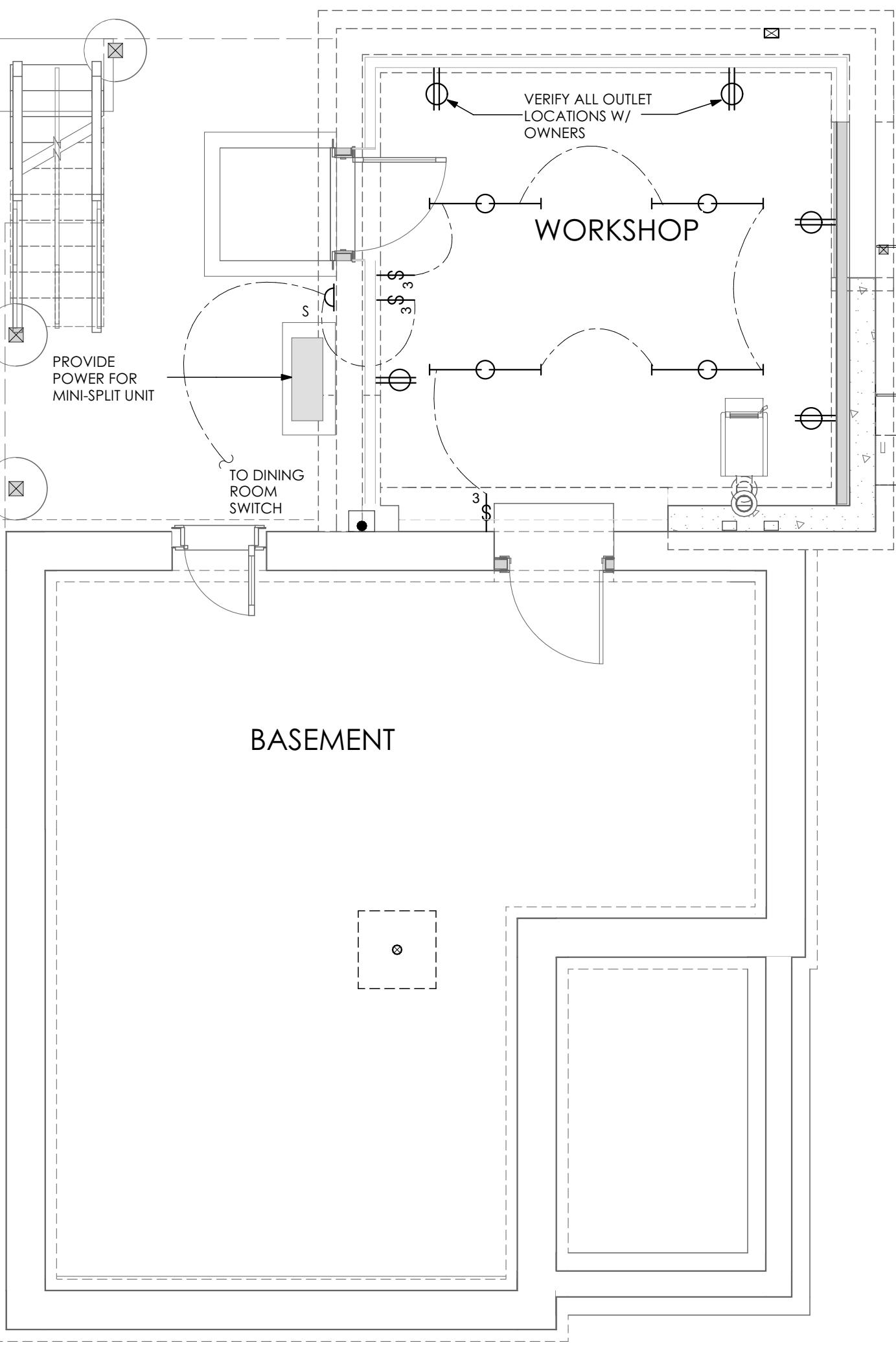
BEMIS/VANDERHOOF RESIDENCE

5 GRANT STREET
 MAYNARD, MA

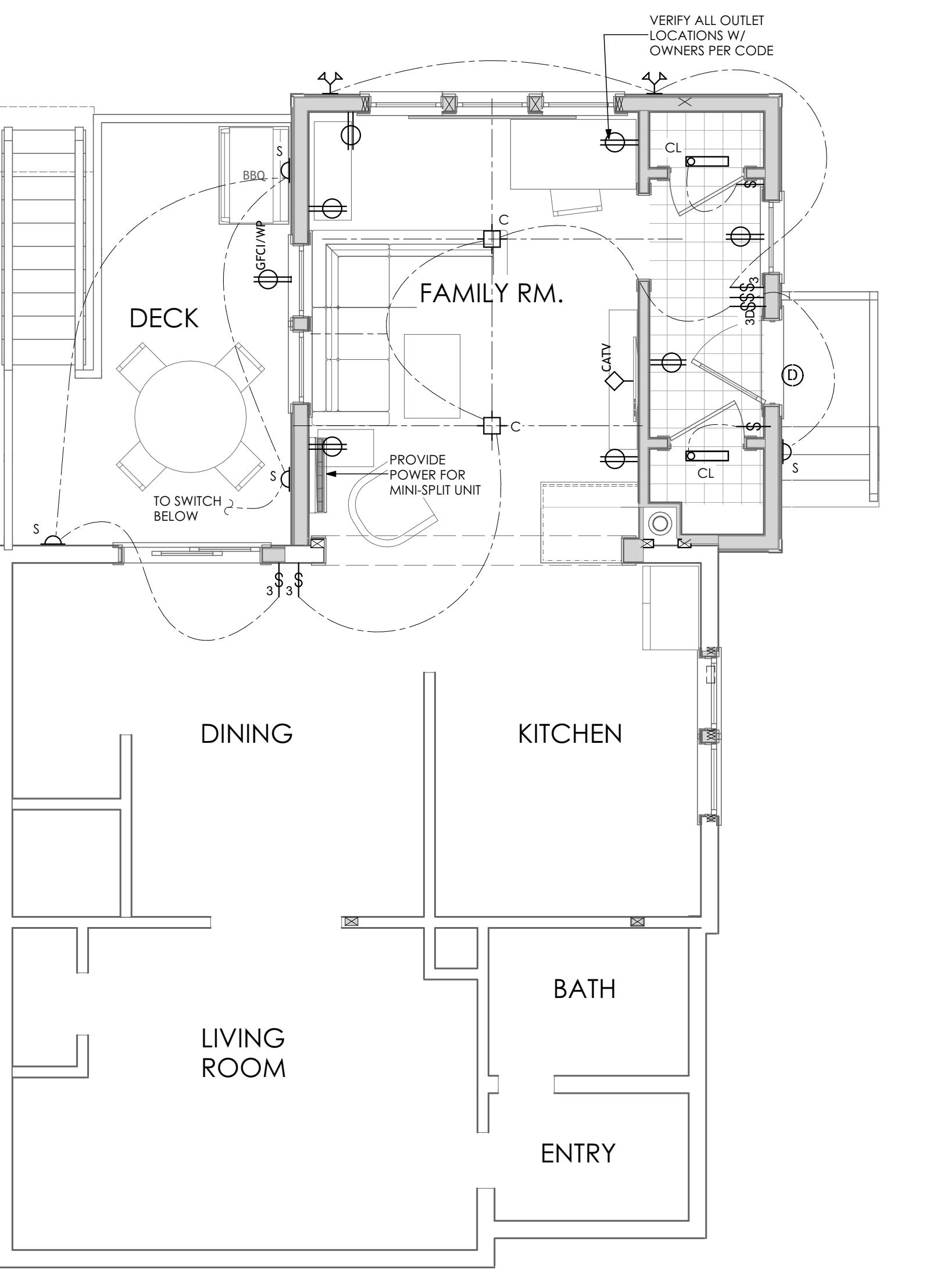
| ELECTRICAL KEY | |
|----------------|--|
| SYMBOL | DESCRIPTION |
| C | SURFACE MOUNTED CEILING LIGHT |
| P | PENDANT LIGHT |
| R1 | RECESSED CEILING LIGHT |
| R2 | RECESSED WALL WASHER CEILING LIGHT |
| R3 | ADJUSTABLE RECESSED WALL WASHER |
| R4 | RECESSED SHOWER LIGHT |
| R EXT | RECESSED EXTERIOR CEILING LIGHT |
| S | SCONCE LIGHT |
| PS | PORCELAIN SURFACE MOUNTED SOCKET |
| CL | CLOSET LIGHT |
| U | UTILITY LIGHT |
| UC | UTILITY LIGHT |
| HT | EXTERIOR TWIN HEAD FLOOD LIGHT |
| UC | UNDER CABINET LIGHT |
| CF | COMBINATION FAN/LIGHT |
| CF | CEILING FAN |
| FL | FAN/LIGHT COMBINATION |
| RC | REMOTE COMBINATION FAN/LIGHT |
| TL | TAPE LIGHT |
| GD | GARAGE DOOR OPENER W/ KEYPAD |
| S | SWITCH |
| D | DIMMER SWITCH |
| D3 | THREE WAY DIMMER SWITCH |
| I3 | THREE WAY SWITCH |
| I4 | FOUR WAY SWITCH |
| T | TIMER SWITCH |
| J | JAMB SWITCH |
| DO | DUPLEX OUTLET |
| GFCI | G.F.C.I. DUPLEX OUTLET |
| GFCI/WP | OUTDOOR G.F.C.I. OUTLET |
| DC | DEDICATED CIRCUIT DUPLEX OUTLET |
| HD | HALF-SWITCHED DUPLEX OUTLET |
| Q | QUAD OUTLET |
| FO | FLOOR OUTLET |
| 220V | 220 VOLT DUPLEX OUTLET |
| PM | PLUGMOLD |
| TEL | TELEPHONE CONNECTION |
| LAN | LAN (ETHERNET) CONNECTION |
| CATV | CABLE TV/INTERNET CONNECTION |
| PS | PUSH BUTTON SWITCH |
| T | THERMOSTAT |
| M | MOTION SENSOR |
| D | DOORBELL |
| SD | SMOKE DETECTOR |
| CM | CARBON MONOXIDE DETECTOR |
| SD/CM | COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR |
| HD | HEAT DETECTOR |
| KP | KEYPAD |

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

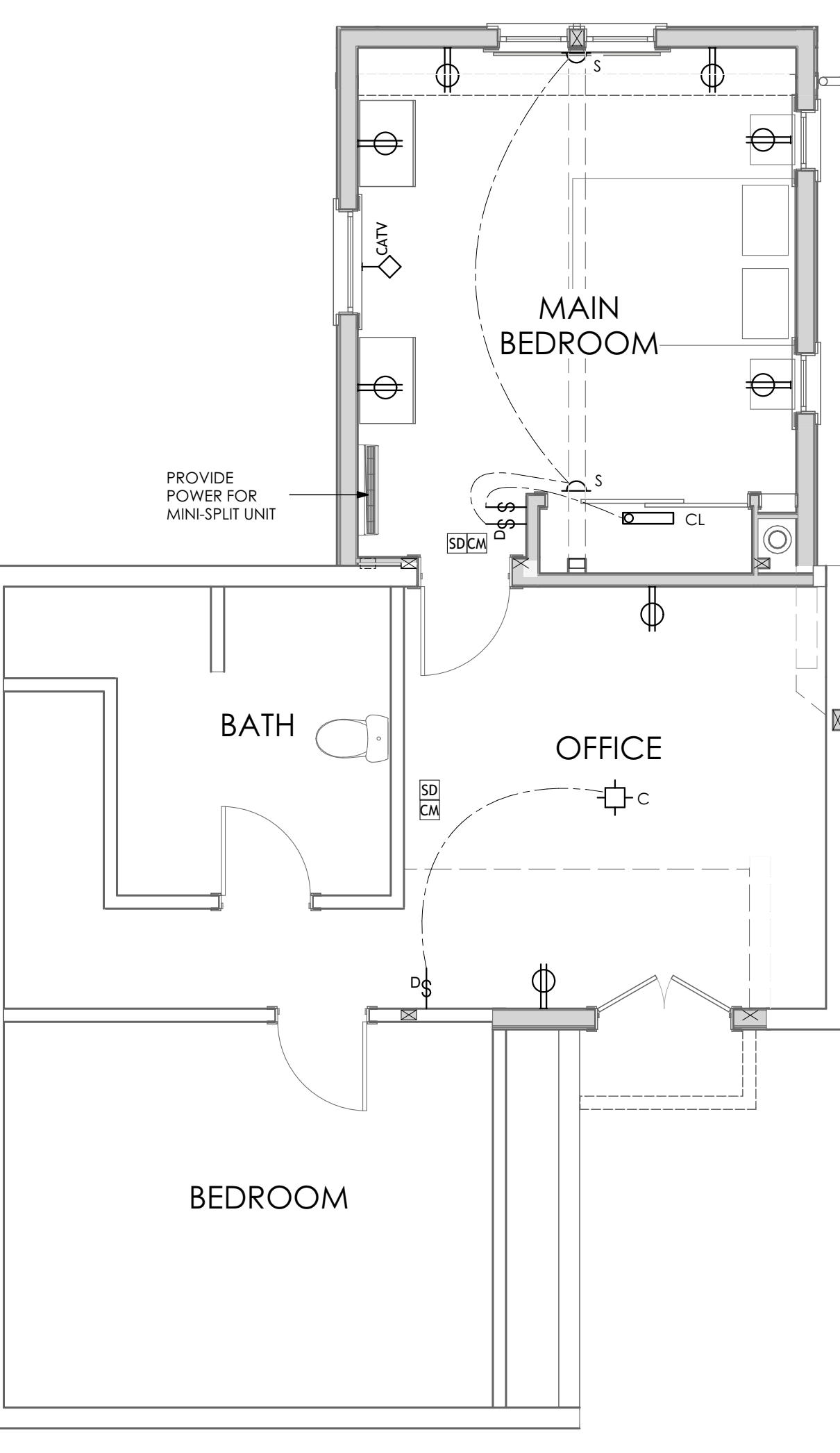
PRELIMINARY- NOT FOR CONSTRUCTION



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"