



FRONT ELEVATION



RIGHT ELEVATION

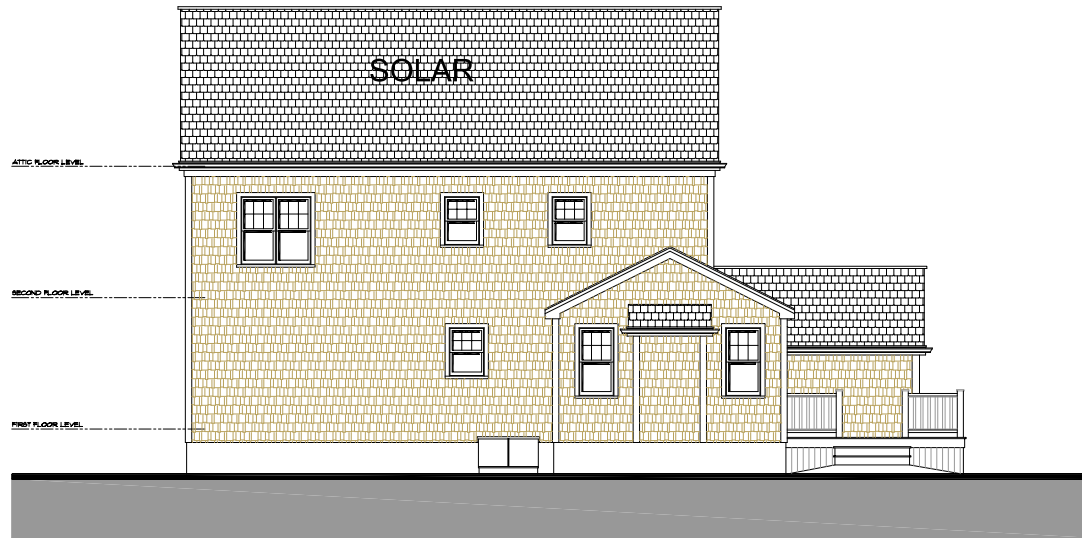
209 DESIGN
209 INDUSTRIAL, HANOVER, MASSACHUSETTS 01927
PH 781.427.4941 F 781.427.4833 INFO@209DESIGN.COM

CLIENT
P2 HOMES, LLC
62 HEARTHSTONE WAY
HANOVER, MASSACHUSETTS

TITLE
EXTERIOR ELEVATIONS PLAN
PROJECT
PROPOSED ADDITION & RENOVATIONS
128 CROSS STREET, HANOVER, MA

DATE
JANUARY 18, 2023

PROJECT NUMBER
AD2333FE
DRAWING SCALE
1/4" = 1'-0"
SHEET NUMBER
A1



REAR ELEVATION



LEFT ELEVATION

209 DESIGN
209 INDUSTRIAL, HANOVER, MASSACHUSETTS 01930
PH 781.457.8941 F 781.457.8853 KPHDESIGN@GMAIL.COM

CLIENT
P2 HOMES, LLC
62 HEARTHSTONE WAY
HANOVER, MASSACHUSETTS

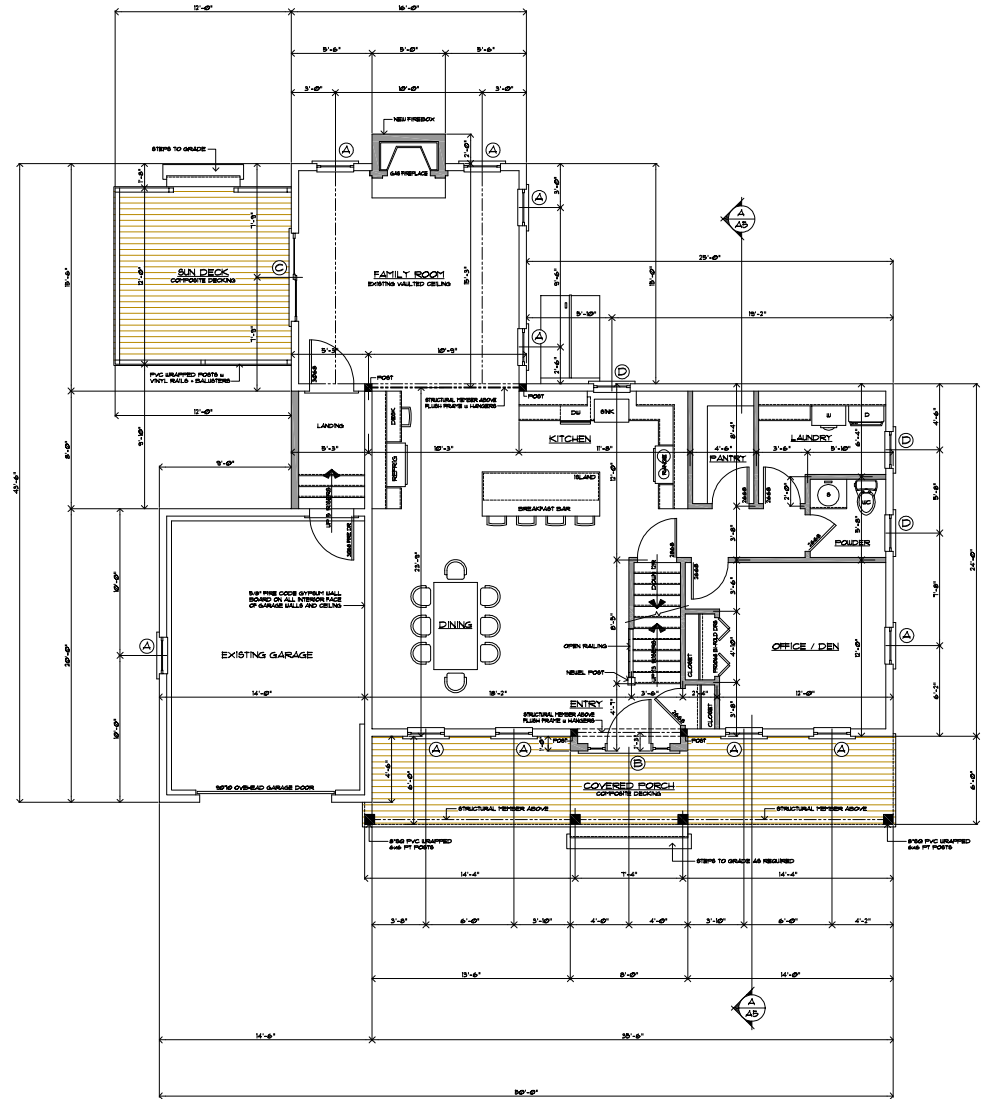
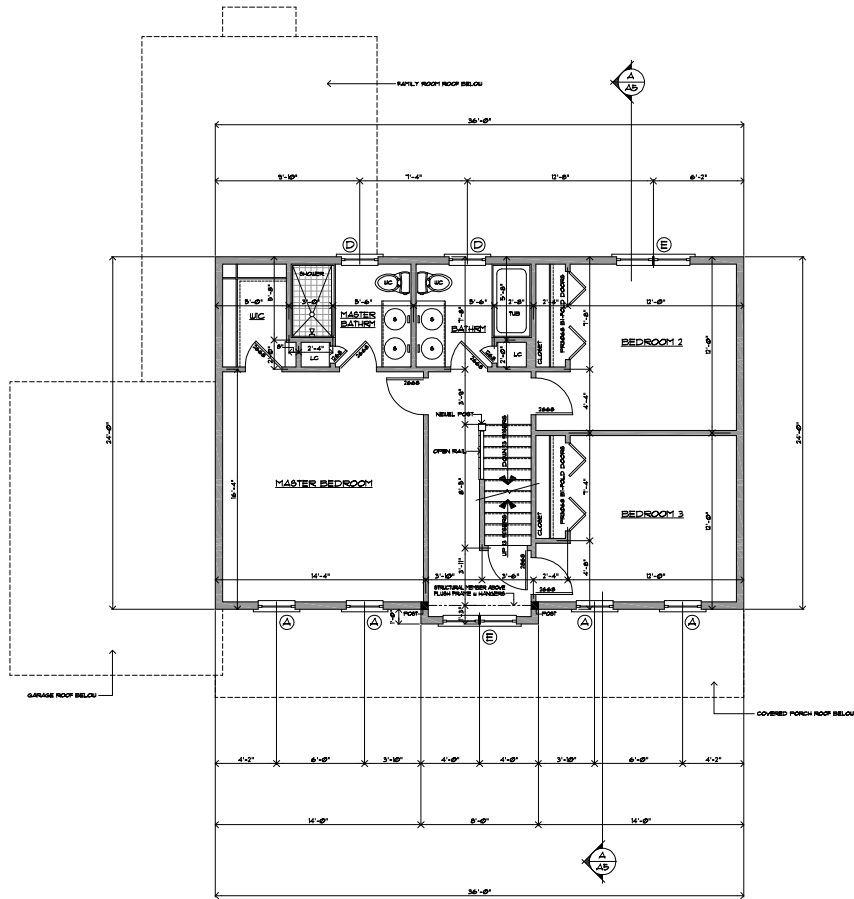
TITLE
EXTERIOR ELEVATIONS PLAN
PROJECT
PROPOSED ADDITION & RENOVATIONS
128 CROSS STREET, HANOVER, MA

DATE
JANUARY 18, 2023

PROJECT NUMBER
AD23333RE

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

SHEET NUMBER
A2



WINDOW + DOOR SCHEDULE	
(A)	DOUBLE (NO. 36" x 51")
(B)	3060 ALU OR W. FRAME SCHEDULES (NO. 60 1/2" x 82 1/2")
(C)	POSSIBLE (NO. 12" x 60")
(D)	DOUBLE (NO. 36" x 42")
(E)	DOUBLE (NO. 60 1/2" x 81")

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE FACE OF THE WALL OR FINISH SURFACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR OR WINDOW UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR OR WINDOW UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR OR WINDOW UNLESS OTHERWISE NOTED.

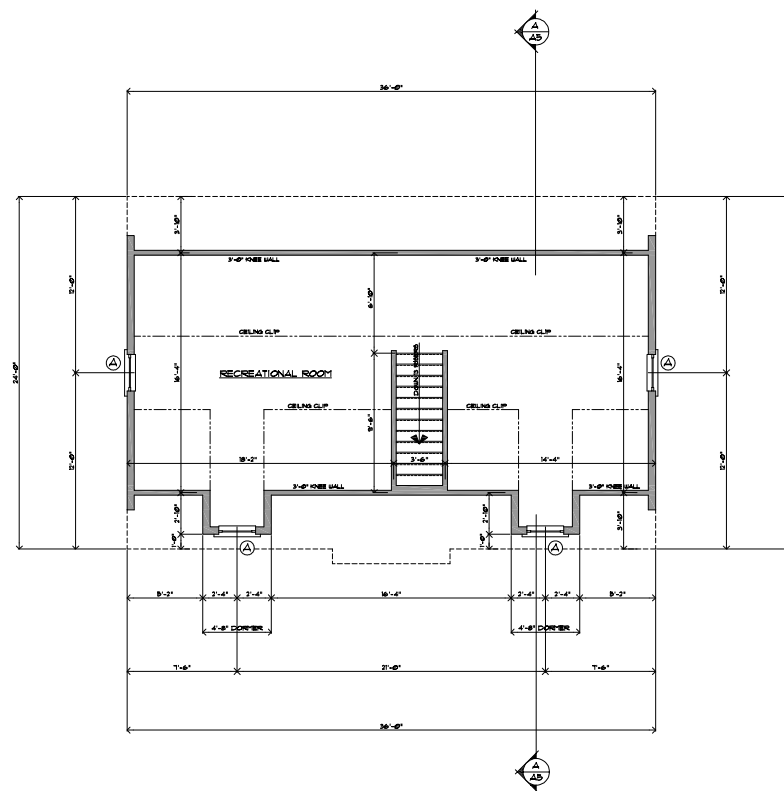
209 DESIGN
307 HANOVER STREET, HANOVER, MASSACHUSETTS 01927
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CLIENT
P2 HOMES LLC
62 HEATHSTONE WAY
HANOVER, MASSACHUSETTS

TITLE
FIRST & SECOND FLOOR PLANS
PROJECT
PROPOSED ADDITION & RENOVATIONS
128 CROSS STREET, HANOVER, MA
DATE
JANUARY 18, 2023

PROJECT NUMBER
AD2333P
DRAWING SCALE
1/4" = 1'-0"
SHEET NUMBER
A4

(GENERAL) CONTRACTOR SHALL VERIFY ALL CONDITIONS, EXISTING AND/OR PROPOSED, CONCERNING ANY CONSTRUCTION WITH THESE PLANS. ALL STATE AND LOCAL BUILDING CODES SHALL PREVAIL OVER ANY NOTES AND/OR DIMENSIONS SHOWN ON THESE PLANS. ALL STRUCTURAL ASPECTS AND DESIGN OF THESE PLANS ARE TO BE CONFIRMED AND/OR REVIEWED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF MASSACHUSETTS AND SHALL CONFORM TO ALL LOCAL CODES, MASSACHUSETTS STATE BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODES.



ATTIC FLOOR
604 SQUARE FEET

209 DESIGN
209 BROADWAY, HANOVER, MASSACHUSETTS 02339
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CLIENT

P2 HOMES LLC
62 HEARTHSTONE WAY
HANOVER, MASSACHUSETTS

DATE
JANUARY 18, 2023

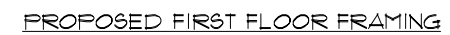
TITLE
ATTIC FLOOR PLAN & CROSS SECTION

PROJECT
PROPOSED ADDITION & RENOVATIONS
128 CROSS STREET, HANOVER, MA

PROJECT NUMBER
AD2333AF

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

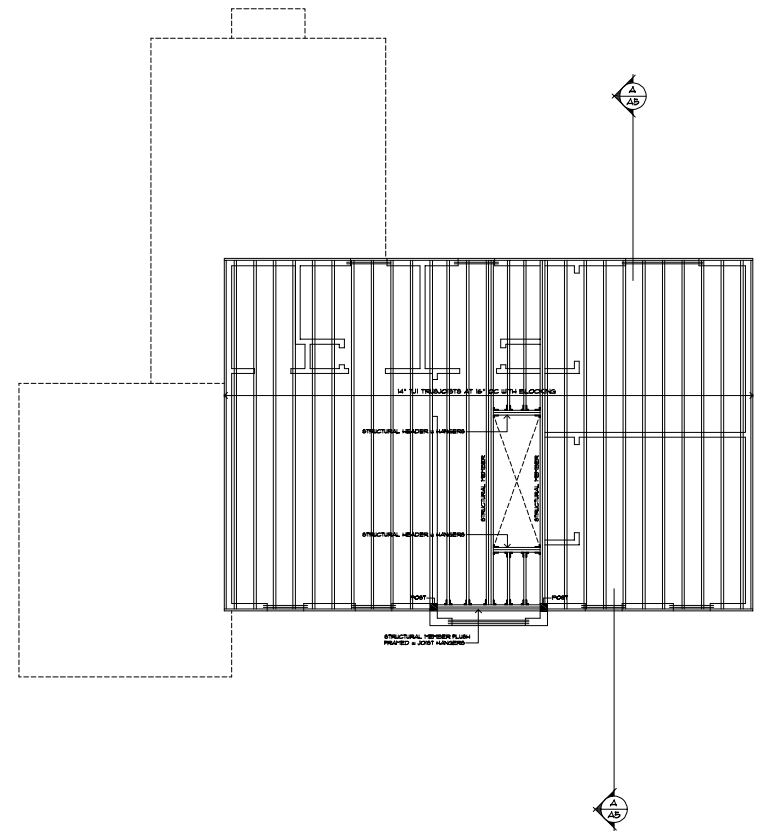
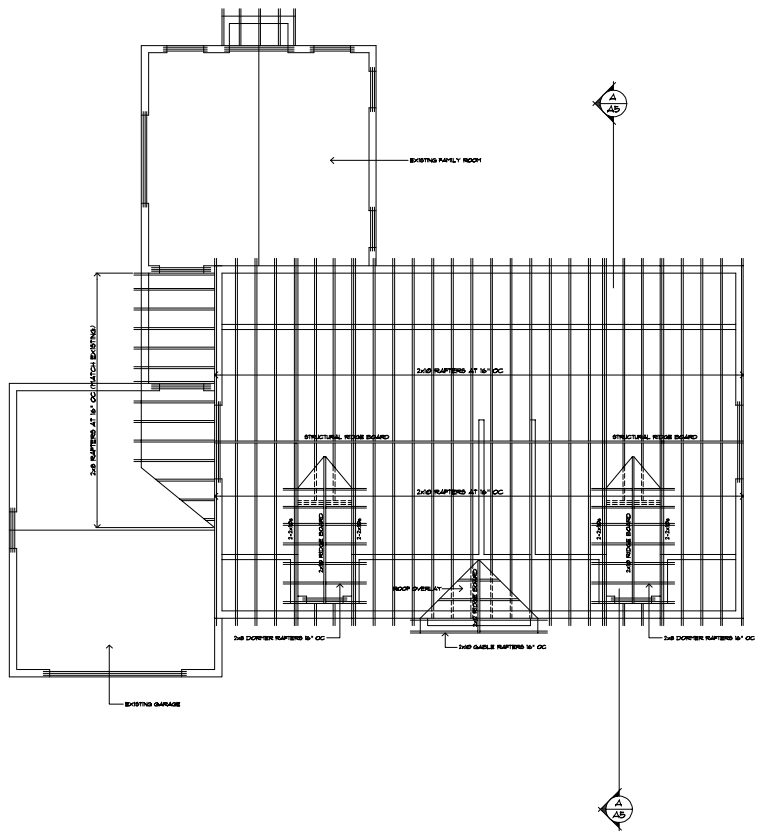
SHEET NUMBER
A5



PROJECT NUMBER
AD2333F1

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

SHEET NUMBER
A6



PRO
PROJECT
PRO
128 C

THE
JANUARY 18, 2023

PROJECT NUMBER
AD2333F2

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

SHEET NUMBER
A7

SHEET NUMBER
A7

P2 HOMES LLC
62 HEARTHSTONE WAY
HANOVER, MASSACHUSETTS

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PH 781.829.8961 F 781.829.8855 KPHDESIGNS.COM

(GENERAL) CONTRACTOR SHALL VERIFY ALL CONDITIONS, EXISTING AND PROPOSED, ANY DISCREPANCIES AND/OR ERRORS ARE TO BE FULLY RESOLVED PRIOR TO COMMENCING ANY CONSTRUCTION WITH THESE PLANS. ALL STATE AND FEDERAL REQUIREMENTS, ORDINANCES, RULES AND REGULATIONS, SPECIFICATIONS, STANDARDS, CODES, ORDINANCES, RULES AND REGULATIONS, AND ALL APPLICABLE LAWS SHALL BE OBSERVED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

ALL FRAMING LUMBER SHALL BE **HEMI-FIR GRADE NO. 2 OR BPP (SPRUCE-PINE-FIR) GRADE NO. 1 AND C** APPROVED EQUAL, (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION, THE MINIMUM ALLOWABLE BENDING STRESS (F_b) SHALL BE 1000 PSI, THE MINIMUM ALLOWABLE COMPRESSION STRESS (F_c) SHALL BE 4000 PSI, THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 PSI. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE **2X4 OR 2X6** UNLESS OTHERWISE SPECIFIED.

ALL FRAUSE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE NO. 3, THE MINIMUM ALLOWABLE BENDING STRESS (F_b) SHALL BE 1000 PSI, THE MINIMUM ALLOWABLE COMPRESSION STRESS (F_c) SHALL BE 365 PSI, THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 PSI.

ALL FRAUSE TREATED (CCA TREATED) SOLID TIMBERS SHALL BE SOUTHERN PINE GRADE NO. 2 (UNLESS OTHERWISE SPECIFIED ON DRAWINGS), THE MINIMUM ALLOWABLE BENDING STRESS (F_b) SHALL BE 1000 PSI, THE MINIMUM ALLOWABLE COMPRESSION STRESS (F_c) SHALL BE 400 PSI, THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 PSI.

ALL LVL's TO BE VERSALLAM 2X10 3000 LVL's AND ALL LVL. POSTS TO VERSALLAM 18 2750's MANUFACTURED BY L'VELCO, OR APPROVED EQUAL, THE MINIMUM ALLOWABLE BENDING STRESS (F_b) SHALL BE 3600 PSI, INSTALL ALL LVL. TIMBERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

USE 1/2" EXTERIOR STRUCTURAL GRADE PIR (CDX) 1/2" OODOR ROOF SHEATHING AND 12" EXTERIOR STRUCTURAL GRADE PIR (CDX) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.

ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C. AND INTERIOR STUDS SHALL BE 2x4 MINIMUM @ 16" O.C. UNLESS OTHERWISE NOTED.

USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON, OR EQUAL), JOIST, OR BEAM HANGERS WHEN JOISTS OR BEAMS FORM INTO OTHER JOISTS OR BEAMS PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.

FOR ROUGH GABLE WALL, WINDOW AND DOOR OPENINGS FOR 2x6 STUDS UP TO 3 FEET USE TRIPLE 2x6 HEADEN BEAMS FOR 2x4 TO 3 FEET, USE TRIPLE 2x6 HEADEN BEAMS FOR 3 FEET TO 4 FEET AND DOUBLE 2x6 HEADEN BEAMS FOR INTERIORS 4 FEET TO 5 FEET. ALL OTHERS AS NOTED OTHERWISE ON PLANS OR SPECIFICATIONS. FOR ALL EXTERIOR DOOR OR WINDOW OPENINGS FOR 2x6 WALLS (BEARING WALLS) USE TRIPLE 2x6 HEADEN BEAMS FOR 2 FEET TO 4 FEET, USE DOUBLE 2x6 HEADEN BEAMS FOR 4 FEET TO 5 FEET AND DOUBLE 2x6 HEADEN BEAMS FOR INTERIORS 5 FEET TO 13'4" @ 12'4" LVL's. ALL DOUBLE AND TRIPLE WINDOWS TO HAVE DOUBLE 2x6 STRUCTURAL WALLS BETWEEN UNIFORM. IF LVL'S ARE SPECIFIED ON DRAWINGS, THEY SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL DOUBLE AND TRIPLE WINDOWS AND SOLID 4x6 OR 6x6 POSTS FOR TRIPLE HEADERS WITH METAL BASES AND CONNECTORS, OR AS OTHERWISE SPECIFIED ON THE PLAN.

ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE FOR RESIDENTIAL CONSTRUCTION.

ALL WALL STUDS TO ALIGN WITH ROOF RUFFERS/TRUSSES EXCEPT WHERE DETAILED OTHERWISE.

BUILT-UP BEAMS (3 PIECES HAPPLY) USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 3x100 NAILS AT 12" O.C. BUILT-UP LVL'S ARE TO BE THRU-BOLTED WITH 1/2" NUT DIAMETER BOLTS AT 24 INCHES ON CENTERS STAGGERED TOP AND BOTTOM, OR SCREWED TOGETHER WITH 3x100 NAILS AT 12" O.C. ALL STUDS TO BE FULLY SPIKED TOGETHER ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER, INCREASE SCREWING AND BOLTING PATTERNS FOR SICE LOAD INCREASES.

ALL NAILS FASTENERS, AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED. ALL SIMPSON CONNECTORS TO BE Z-MAX FASTENED. IF AGC OR AGC-WOOD PRESERVATIVE PROTECTIVE TREATMENT IS USED, THEN IT IS RECOGNIZED THAT ALL FASTENERS BE

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE AISC. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A57M - GRADE 50, ALL CAP AND BASE PLATES AND OTHER WELDED CONNECTIONS SHALL BE NEW STEEL.
2. ALL STEEL BEAMS TO BE SUPPORTED ON HSS STEEL TUBES IN ACCORDANCE TO THE AISC. SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDING AND A57M A588, GR. B FOR 48 KSI.
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AISC. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE P60K TO ELECTRODES.
4. NO EXPOSED CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED. PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE AISC. DETAILING MANUAL. SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" NCH MINIMUM CAP PLATE AND BASE PLATES FULLY WELDED ALL AROUND AT COLUMNS WITH A 3/16" NCH FILLET WELD, 45 DEGREE TOE WELDS. ALL STEEL COLUMN BASE PLATES SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4 - 5/8" NCH DIAMETER ANCHOR BOLTS. BASE PLATE DETAILS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST INHIBITIVE PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN 15 DAYS AFTER FABRICATION.
8. GRAVE JOISTS TO TOP OF BEAM ON 2x6 TOP TALLER THRU-BOLTS WITH 1/2" NCH DIAMETER BOLTS STAGGERED AT 24 INCHES ON CENTERS. JOISTS TO BE ANCHORED TO THE TOP TALLER WITH 5/8" NCH HURRICANE CLIPS. FLUSH GRAVE JOISTS TO THE FULL DEPTH WELD BLOCKING FASTENED TO THE BEAM WITH 1/2" NCH DIAMETER THRU-BOLTS.

1. SPREAD FOOTINGS ARE TO BE BORN ON UNDISTURBED SOIL, HAVING AN ASSUMED MINIMUM ALLOWABLE BEARING CAPACITY OF 2 TONS PER SQUARE FOOT. A VERIFICATION OF THE SOIL BEARING CAPACITY BY A REGISTERED PROFESSIONAL SOIL ENGINEER IS TO BE PROVIDED (IF REQUIRED) VERIFYING THE SOIL BEARING CAPACITY.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 2 TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE DESIRED ELEVATION, THE FOUNDATION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY A STRUCTURAL ENGINEER, OR PROVIDE SOIL TEST RESULTS FOR ACTUAL FOUNDATION DESIGN.
3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL FOUNDATIONS SHALL BE COMPACTED TO 8" LIFTS OF 95% COMPACTED GRAVEL, AS REQUIRED BY STRUCTURAL ENGINEER.
7. BACKFILL EACH SIDE OF EXTERIOR WALLS SIMULTANEOUSLY.
8. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
9. CONCRETE FOUNDATIONS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,000 P.S.I. FOR SLABS WITH A SLUMP OF NO MORE THAN 4" AND AIR ENTRAINMENT OF 4-6%. THE USE OF COLD WEATHER CEMENT OR PROPER CEMENT PROTECTION OR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE ACI.
10. STEEL REINFORCEMENT SHALL CONFORM TO ASTM, 60S, GRADE 60.
11. IT IS RECOMMENDED THAT ALL CONCRETE SLABS ON GROUND SHALL BE REINFORCED WITH 4X6-10/10 (10M) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM, A618, AND SHALL LAP ON ONE SIDE, UNLESS OTHERWISE LAISERED, AND SHALL BE WELD TOGETHER PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
12. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
13. NOTIFY THE BUILDERS INSPECTOR FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
14. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS OR GRADE BEAMS SHOULD NOT EXCEED 6.0 FEET IN ANY STRAIGHT LENGTH AND SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCING (40 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
15. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE. CONDITIONS SHALL BEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
16. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH OF THREE QUARTERS OF AN INCH, MAXIMUM SPACING NOT TO EXCEED 100 FT.
17. D.A.T. PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND MASSACHUSETTS STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AS SHOWN ON THE DRAWINGS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
3. ALL STRUCTURAL ASPECTS ON THESE PLANS ARE TO BE REVIEWED AND VERIFIED (OR MODIFIED) BY A LICENSED STRUCTURAL ENGINEER. THE STATE OF MASSACHUSETTS AND SHALL CONFORM WITH ALL LOCAL AND MASSACHUSETTS STATE BUILDING CODE REQUIREMENTS. ALL INFORMATION AND DESIGN BY THE STRUCTURAL ENGINEER SUPERSEDES ANY INFORMATION OR DESIGN ON THESE PLANS.
4. ALL STRUCTURAL DESIGN, HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE DESIGNER OF ANY DESIGN MODIFICATIONS OR DIMENSIONAL CHANGES THAT MAY AFFECT THE PROPOSED DESIGN.
6. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE UFGH UND CODE REQUIREMENTS PER THE MASSACHUSETTS STATE BUILDING CODE.

GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS EXISTING AND/OR DISCOVERED ANY DISCREPANCIES AND/OR ERRORS ARE TO BE FULLY RESOLVED PRIOR TO COMMENCING ANY CONSTRUCTION WITHIN ANY CITY, STATE AND LOCAL BUILDING CODES SHALL PREVAIL OVER ANY NOTES AND/OR SPECIFICATIONS ON THESE PLANS. ALL STRUCTURAL ASPECTS AND DESIGN OF THESE PLANS MUST BE CONFIRMED AND REVIEWED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF MASSACHUSETTS AND SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS, ORDINANCES, STANDARDS AND INTERNATIONAL RESIDENTIAL CODES.

209 DESIGN
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P2 HOMES LLC
62 HEARTHSTONE WAY
HANOVER, MASSACHUSETTS

TITLE
FRAMING, FOUNDATION, CONCRETE + STEEL NOTES

PROJECT
PROPOSED ADDITION & RENOVATIONS

DATE
JANUARY 18, 2011

PROJECT NUMBER	AD2333NT
DRAWING SCALE	NA
SHEET NUMBER	A8