

# Home Addition 168 Grinnell St, New Bedford, Massachusetts.

## Sheet Listing

0	TITLE SHEET
1	EXISTING BASEMENT PLAN
A-2	EXISTING FIRST FLOOR PLAN
A-3	EXISTING SECOND FLOOR
A-4	EXISTING FRONT ELEVATION
A-5	EXISTING LEFT SIDE ELEVATION
A-6	EXISTING REAR ELEVATION
A-7	PROPOSED BASEMENT PLAN
A-8	PROPOSED FIRST FLOOR PLAN
A-9	PROPOSED SECOND FLOOR PLAN
A-10	PROPOSED FRONT ELEVATION
A-11	PROPOSED LEFT SIDE ELEVATION
A-12	PROPOSED REAR ELEVATION
A-13	CROSS SECTION A
A-14	FRAMING PLANS
A-15	PERSPECTIVES
A-16	PERSPECTIVES



## Typical Symbols

	Exist. Foundation Wall
	Remove Exist. Wall
	New Wall
	Exist. Wall
	New 2hr Fire Rated Wall
	Smoke Detector
	Combination Smoke & Carbon Monoxide Detector
	Heat Detector
	Emergency Light
	Battery Back-up
	Exterior Motion Detector Light
	Water Meter
	Gas Meter
	Electrical Panel
	Surface Mounted Fluorescent Light Fixture 2'-4'-0" Tubes
	Flush Mounted Fluorescent Light Fixture 2'-4'-0" Tubes
	Duplex Electrical Outlet (EO)
	Ground Fault Circuit Interrupt (EO)
	Light Switch
	Light Switch 3-Way
	Bathroom Fan & Light Fixture
	Telephone Outlet

## General Notes

1. All dimensions to be field verified, notify owner/designer of any discrepancies.
2. Refer to specifications and schedules for further description of work delineated here if applicable.
3. All new construction shall conform to all federal, state and city rules & regulations.
4. Dimensions on drawings are approximate and may need to be adjusted to conform with conditions encountered in the field.
5. Contractor shall visit the site to verify all existing conditions. Contractor may make minor exploratory openings with the owners written permission as necessary to acquaint himself with these conditions prior to commencing construction.
6. All new siding to match existing.
7. All new doors and windows to specified by Owner/Architect.
8. All finishes to be specified by Owner/ Architect.
9. Contractor shall coordinate all trades with the Owner/Architect. Architect not responsible for faults in construction.
10. All new framing shall be KD lumber with MIN. Fb = 1200psi and E = 1400ksi.
11. All roof rafters to be 2"x12" KD lumber.
12. All floor joists to be 2"x10" KD lumber.
13. All posts to be 6"x6" lumber.
14. All girts to be Dbl 2"x10" KD lumber.
15. All construction shall be in full compliance with the building code.
16. All roof deck lumber to be pressure treated.

## Project Directory

Owner: Duarte Family

168 Grinnell St,  
New Bedford, MA



Design Construction & Consulting Services  
14 Howland Street, Boston, MA, 02121  
(617) 541 0991

Title Sheet

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"  
Date  
8/20/2015

Street Number  
A-0

Zoning: RB

Setbacks:

Frontage: 20'

Side: 8' one side, 12' other

Rear: 30'

Lot Coverage: 37% (existing bldg)  
40% (proposed bldg)  
(40% max. corner lot)

Open Space: 45% (existing)  
47% (proposed)

Legal References:

1) Locus Deed - Bristol South  
Registry of Deeds Book 2998,  
Page 284.

Notes:

1) This plan was prepared for the  
purpose of obtaining a building permit  
and should not be used for any other  
purpose.

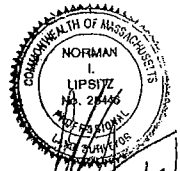
Refer to construction plans "Duarte  
Daly, 168 Grinnell St, New Bedford,  
Massachusetts" by Design Construction  
and Consulting Services, 74 Howland St,  
Boston, ma, dated October 7, 2014.

# GRINNELL STREET

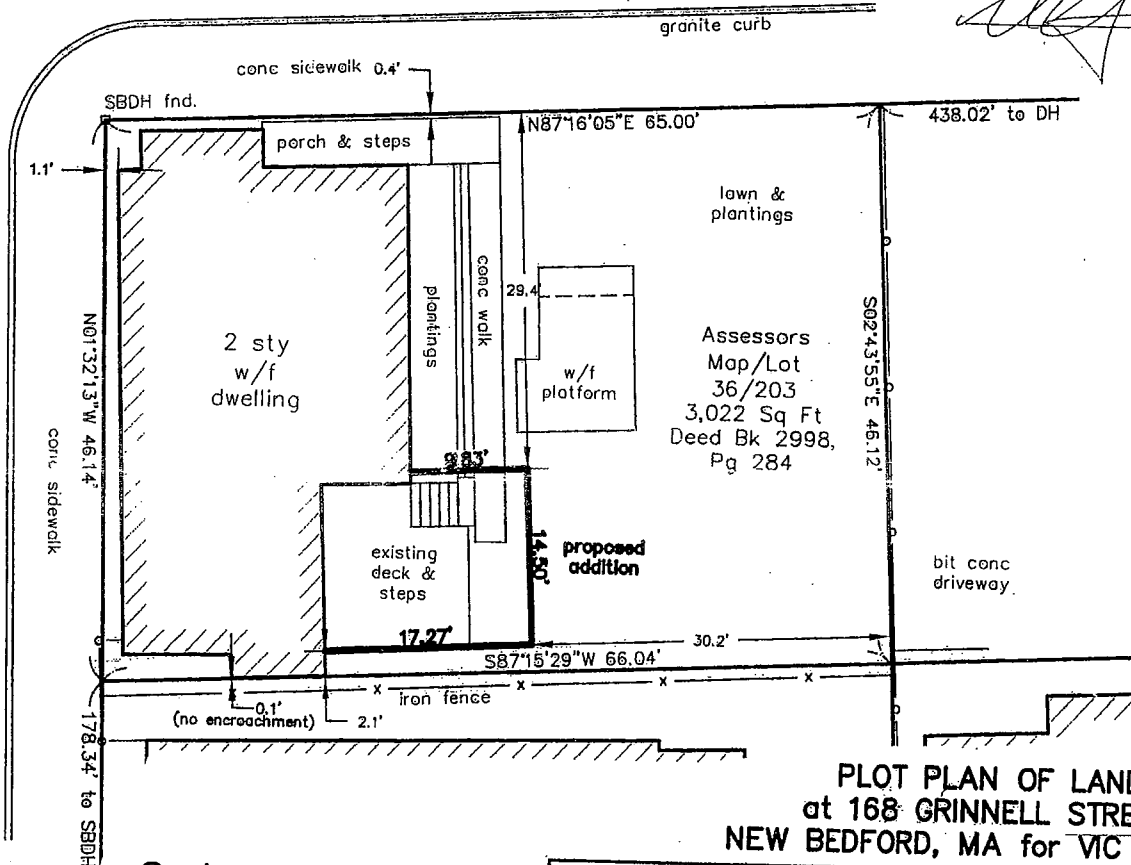
(public way 40' wide)

"I certify that the locations shown are  
based on an on-the-ground survey  
performed on June 4, 2015"

Date: 6/12/15



CRAPO STREET  
(public way 40' wide)



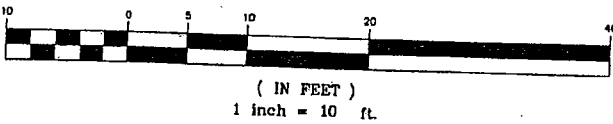
PLOT PLAN OF LAND  
at 168 GRINNELL STREET,  
NEW BEDFORD, MA for VIC DUARTE

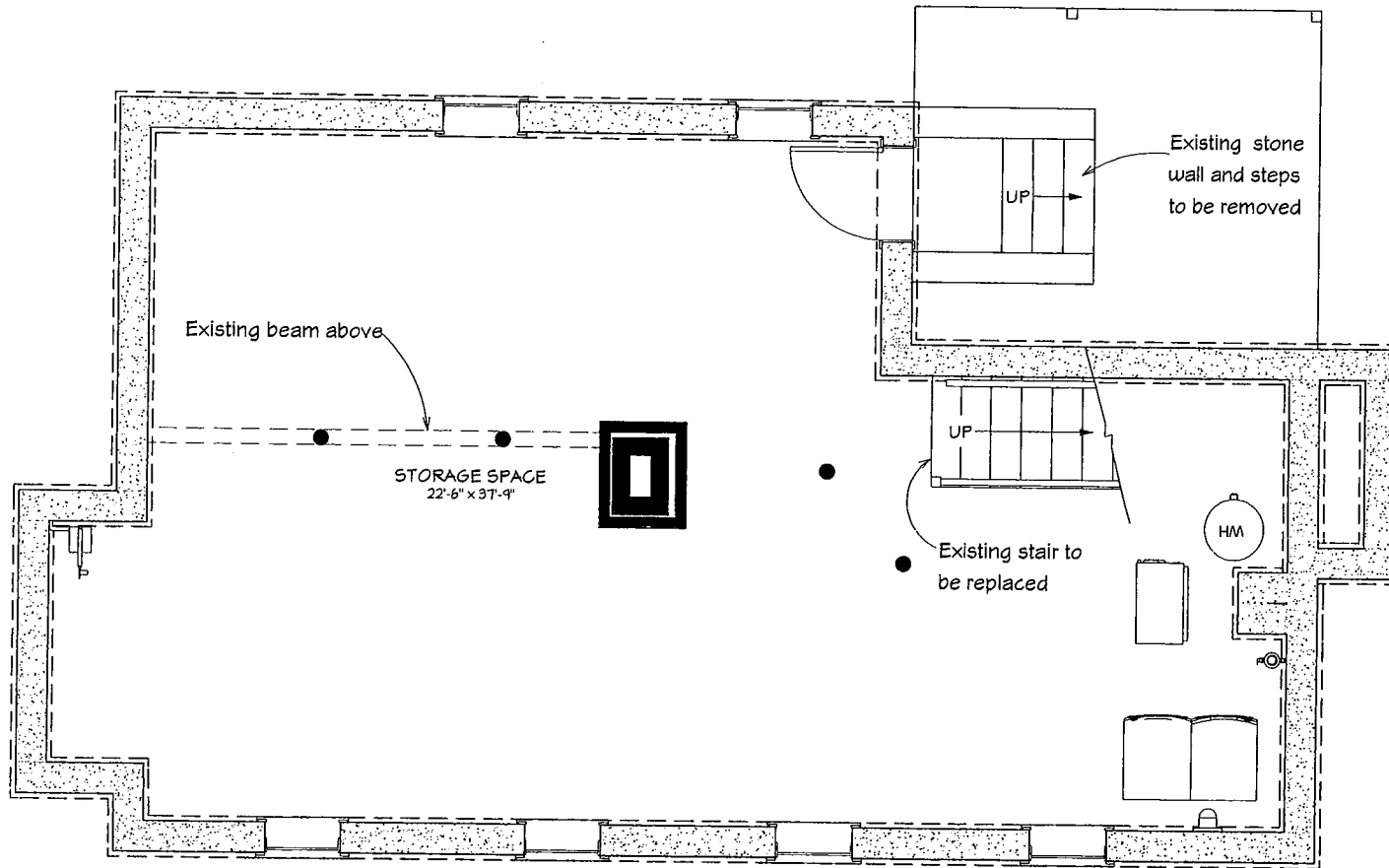
Gateway Survey  
Associates, LLC

www.gatewaysurvey.com  
ph: 508-291-8991 f: 508-291-0534  
PO Box 54 Wareham, MA 02571

DRAWN BY: MLL	DATE: 06/09/2015
CHECKED BY: NIL	168GRINNELLST.DWG DRAWING NO.:
SCALE: 1"=10'	SHEET 1 OF 1

GRAPHIC SCALE





# Existing Basement Plan

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



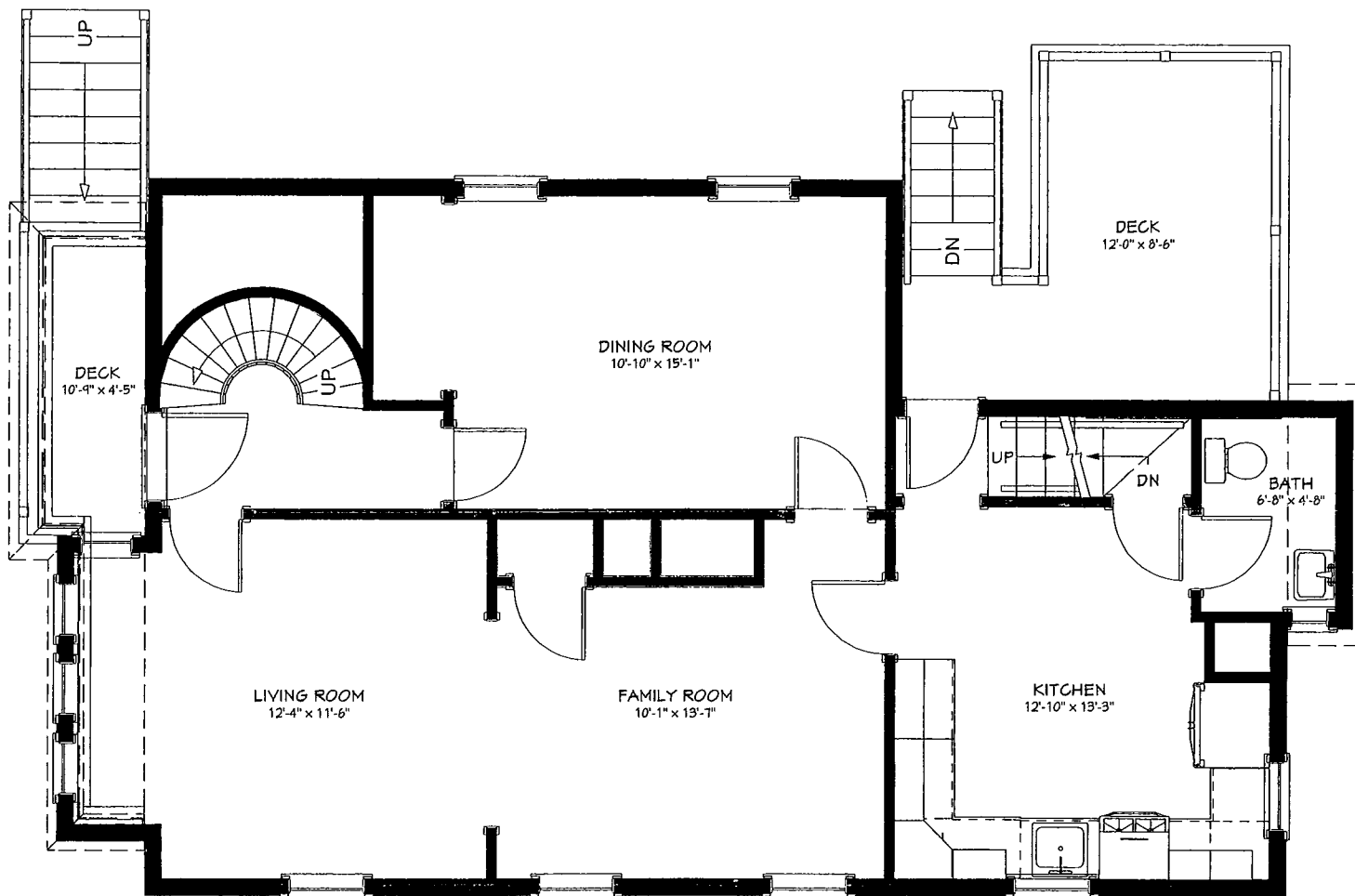
Design Construction & Consulting Services  
 74 Highland Street, Boston, MA, 02121  
 (617) 541-0981

## Existing Basement Plan

Owner: Duarte Family  
 Address: 168 Grinnell St,  
 New Bedford, MA

Scale: 1/4" = 1"  
 Date: 8/20/2015

Sheet Number: A-1



## Existing First Floor Plan

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



Design Construction & Consulting Services

14 Howland Street, Boston, MA, 02121  
(617) 541-0491

## Existing First Floor Plan

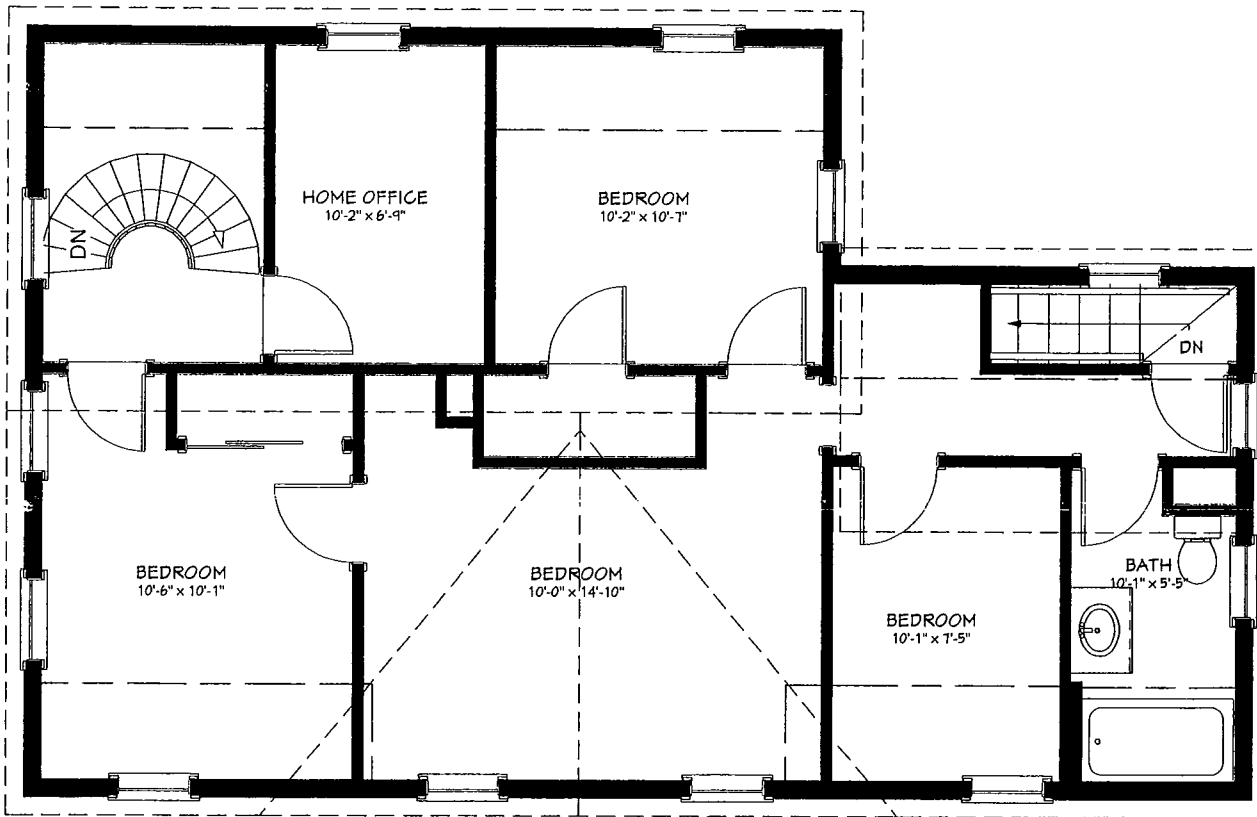
Owner: Duarte Family  
Address: 169 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1'

Date  
8/20/2015

Sheet Number

A-2



## Existing Second Floor

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



Design Construction & Consulting Services

14 Houlard Street, Boston, MA, 02121  
(617) 541 0441

## Existing Second Floor

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"

Date  
8/20/2015

Sheet Number  
**A-3**



**Existing Front Elevation**

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



Design Construction & Consulting Services

74 Highland Street, Boston, MA, 02121  
(617) 341-0991

**Existing Front  
Elevation**

Owner: Duarte Family

Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"

Date  
6/20/2015

Sheet Number

**A-4**



**Existing Left Side Elevation**

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



Design Construction & Consulting Services  
14 Howland Street, Boston, MA, 02121  
(617) 541-0991

**Existing Left Side Elevation**

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"  
Date  
8/20/2015

Sheet Number  
**A-5**



**Existing Rear Elevation**

Scale 1/4"=1'-0"



Design Construction & Consulting Services

74 Houlston Street, Boston, MA, 02121  
(617) 541 0991

**Existing Rear  
Elevation**

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"  
Date  
8/20/2015

Sheet Number  
**A-6**



**Note:**

All smoke detectors to be hardwired and installed as per MA fire code TYP.

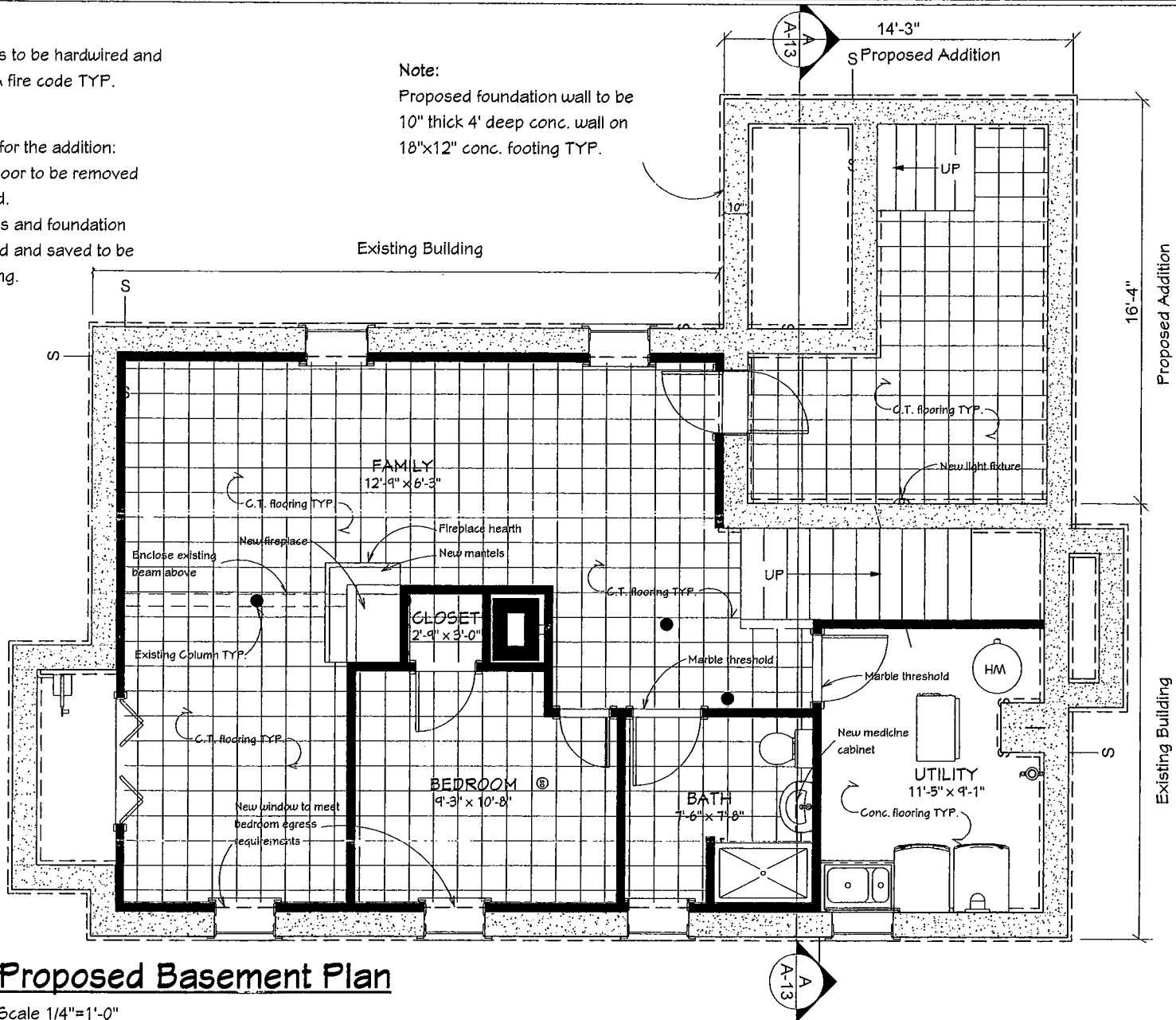
**Note:**

Proposed location for the addition:  
Existing concrete floor to be removed and legally dumped.  
Existing stone steps and foundation walls to be removed and saved to be used for landscaping.

**Note:**

Proposed foundation wall to be 10" thick 4' deep conc. wall on 18"x12" conc. footing TYP.

LIVING AREA  
1150 sq ft



# Proposed Basement Plan

Scale 1/4"=1'-0"



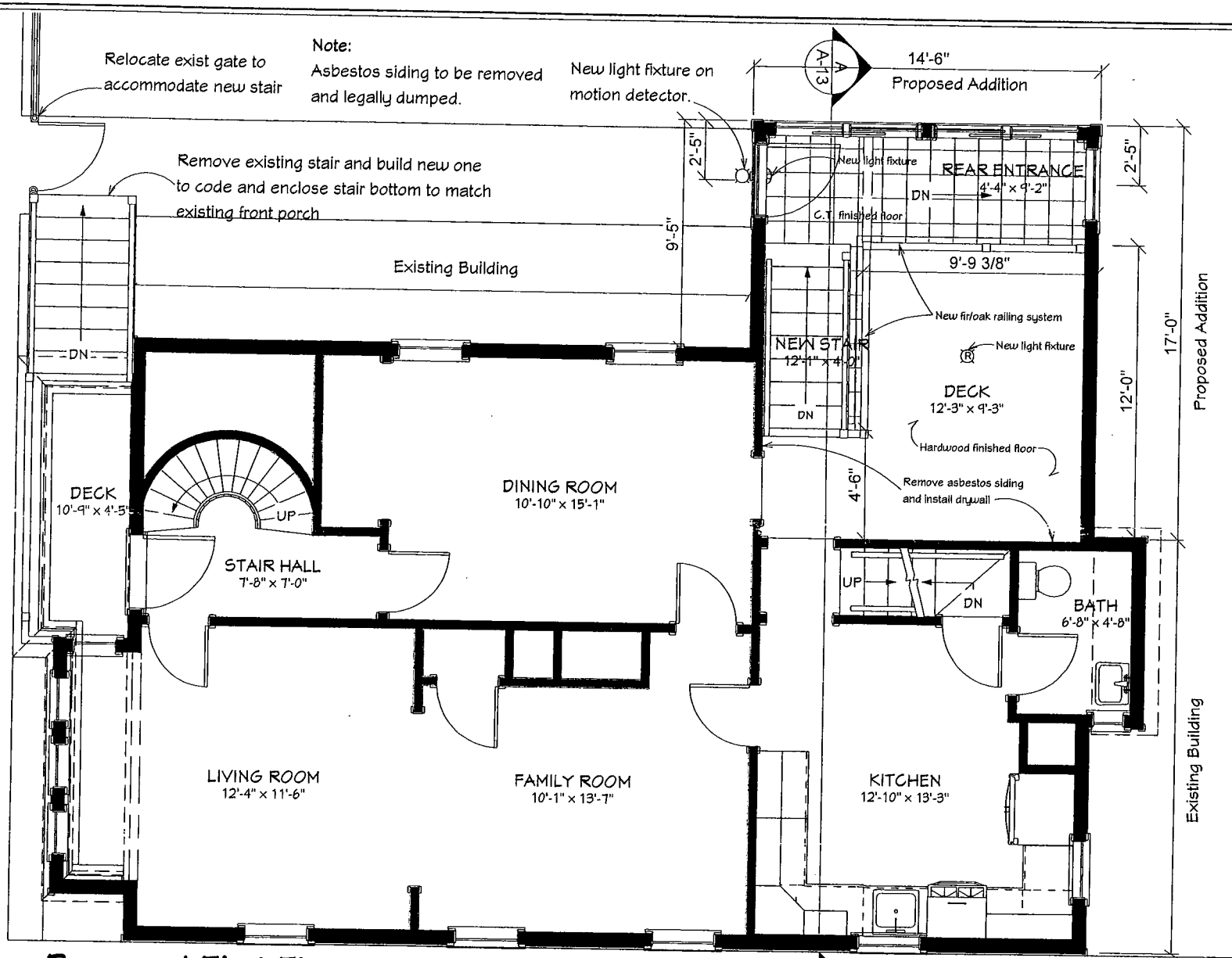
Design Construction & Consulting Services  
74 Howard Street, Boston, MA, 02121  
(617) 541-0461

## Proposed Basement Plan

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"  
Date  
8/20/2015

Sheet Number  
**A-7**



# Proposed First Floor Plan

Scale 1/4" = 1'-0"



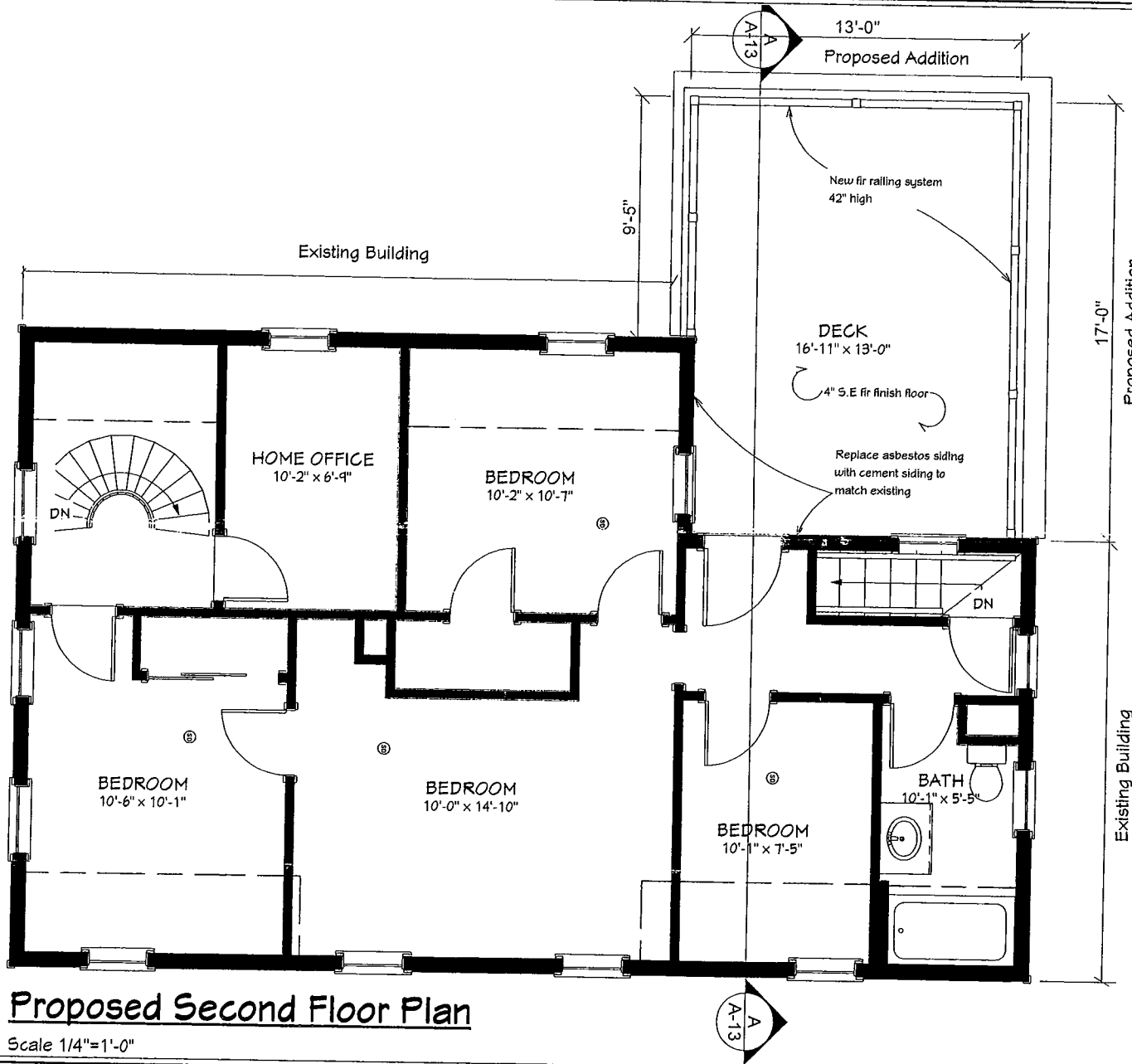
Design Construction & Consulting Services  
14 Houlard Street, Boston, MA, 02121  
(617) 541-0981

## Proposed First Floor Plan

Owner: Duarte Family  
Address: 168 Grinnell St,  
New Bedford, MA

Scale  
1/4" = 1"  
Date  
6/20/2015

Sheet Number  
**A-8**



# Proposed Second Floor Plan

Scale 1/4"=1'-0"

 Design Construction & Consulting Services 74 Houlston Street, Boston, MA 02121 (617) 541-0441	<b>Proposed Second Floor Plan</b>	
	Owner: Duarte Family Address: 168 Grinnell St, New Bedford, MA	Scale 1/4" = 1" Date 8/20/2015

**Note:**  
 All new windows over doors  
 to be operable



**Proposed Front Elevation**

Scale 1/4"=1'-0"



Design Construction & Consulting Services  
 74 Houlard Street, Boston, MA, 02121  
 (617) 541 0991

**Proposed Front Elevation**

Owner: Duarte Family  
 Address: 168 Grinnell St  
 New Bedford, MA

Scale  
 1/4" = 1"  
 Date  
 8/20/2015

Sheet Number  
**A-10**



Note:  
All new windows and doors to  
have insulated glass

Note:  
All new windows over doors  
to be operable

New deck see page A-13  
for construction details.

New cement siding  
to match existing

New Roof to  
Match Existing

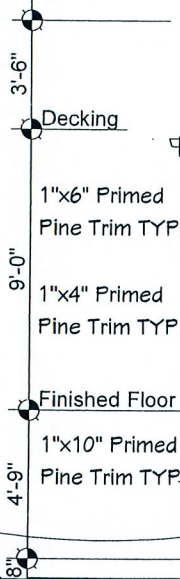
Existing Roof

Existing  
Siding TYP.

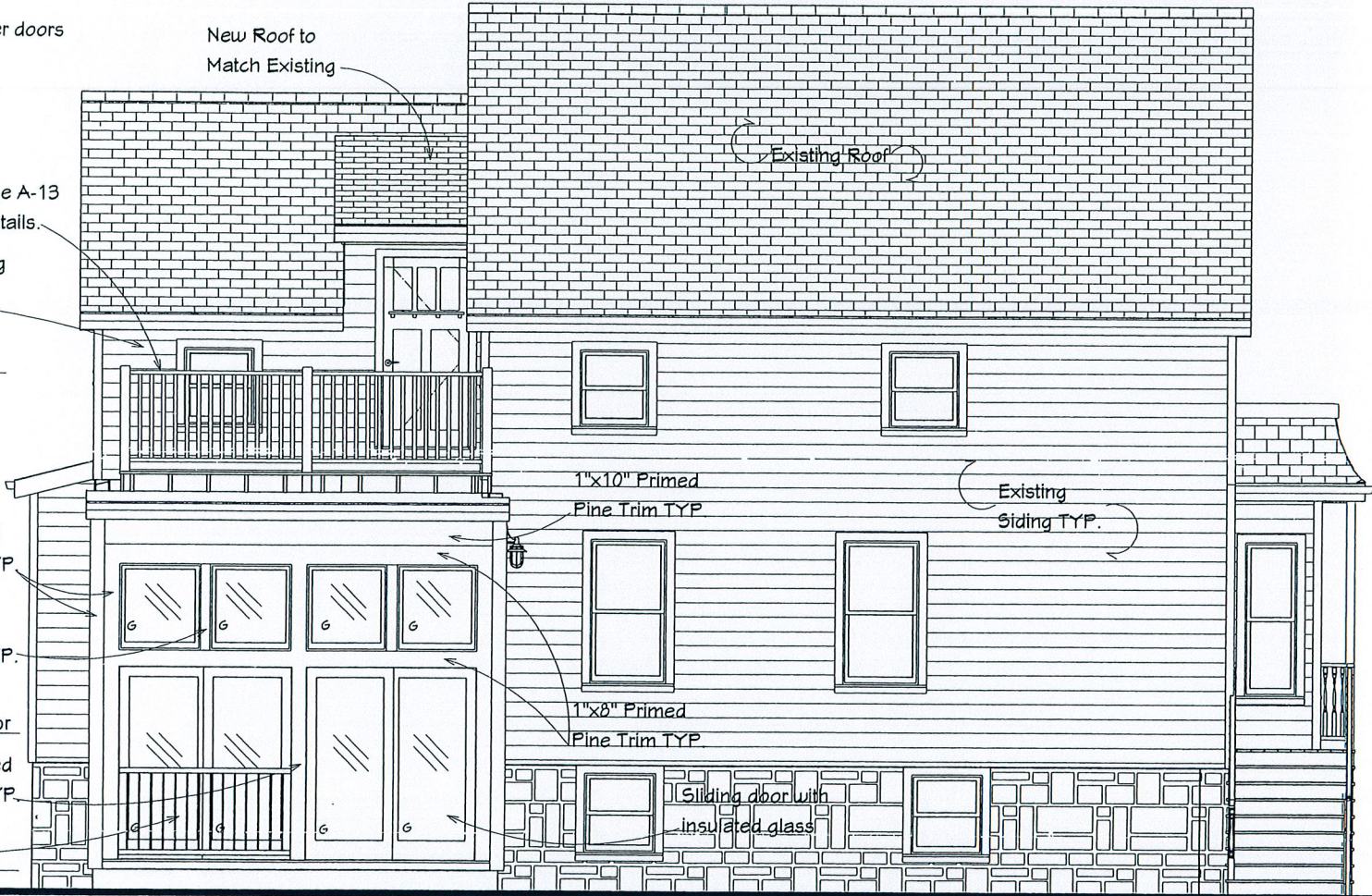
1"x10" Primed  
Pine Trim TYP

1"x8" Primed  
Pine Trim TYP

Sliding door with  
insulated glass



Railing system to  
match front  
porch railing  
system



# Proposed Left Side Elevation

Scale 1/4"=1'-0"



Design Construction & Consulting Services

14 Howland Street, Boston, MA, 02121  
(617) 541-0991

## Proposed Left Side Elevation

Owner: Duarte Family

Address: 166 Grinnell St,  
New Bedford, MA

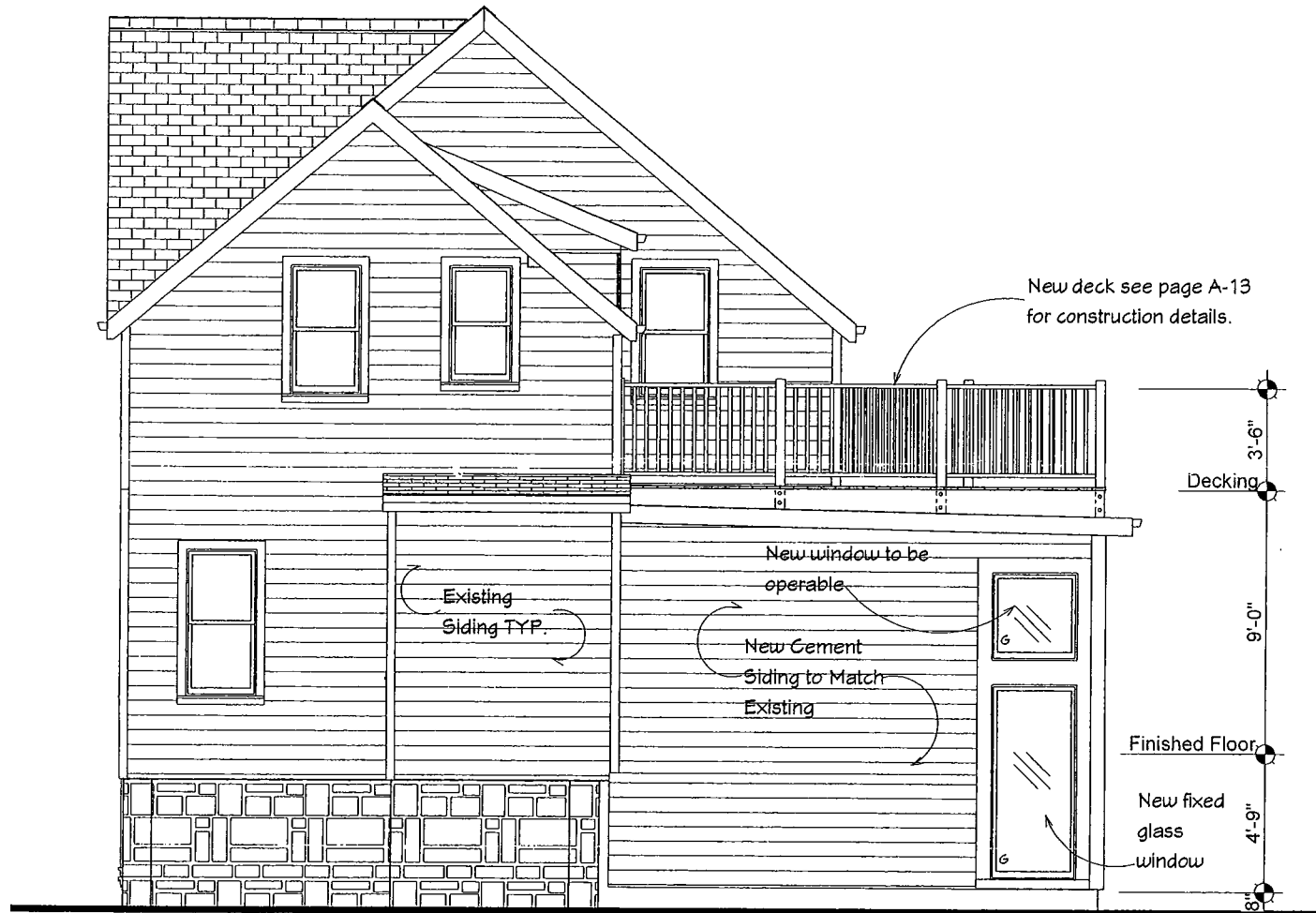
Scale  
1/4" = 1"

Date  
8/20/2015

Sheet Number

A-11





# Proposed Rear Elevation

Scale 1/4"=1'-0"



Design Construction & Consulting Services

74 Howland Street, Boston, MA, 02121  
(617) 541 0991

## Proposed Rear Elevation

Owner: Duarte Family

Address: 168 Grinnell St.  
New Bedford, MA

Scale  
1/4" = 1'

Date  
8/20/2015

Sheet Number

**A-12**

**Deck:**

- 4"x4" Fir newel post
- 2"x4" Fir top handrails
- Balusters to match existing at front porch
- 2"x4" Fir bottom rails
- 4" Fir S.E floor decking
- 2"x? Floor joists @ 16" o.c TYP.

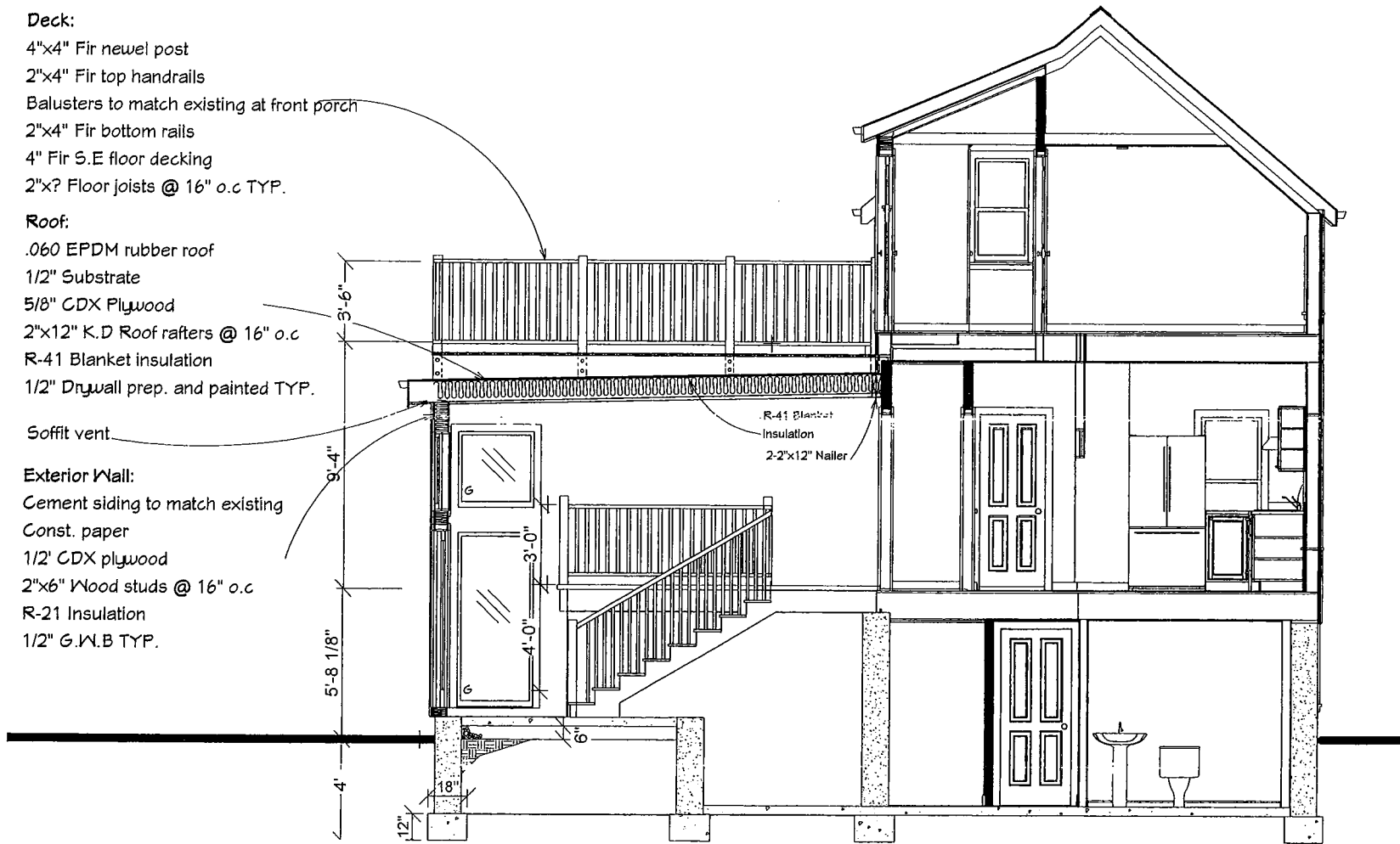
**Roof:**

- .060 EPDM rubber roof
- 1/2" Substrate
- 5/8" CDX Plywood
- 2"x12" K.D Roof rafters @ 16" o.c
- R-41 Blanket insulation
- 1/2" Drywall prep. and painted TYP.

**Soffit vent**

**Exterior Wall:**

- Cement siding to match existing
- Const. paper
- 1/2" CDX plywood
- 2"x6" Wood studs @ 16" o.c
- R-21 Insulation
- 1/2" G.W.B TYP.



**Cross Section A**

Scale 1/4"=1'-0"



Design Construction & Consulting Services

14 Howland Street, Boston, MA, 02121  
(617) 541 0991

**Cross Section A**

Owner: Duarte Family

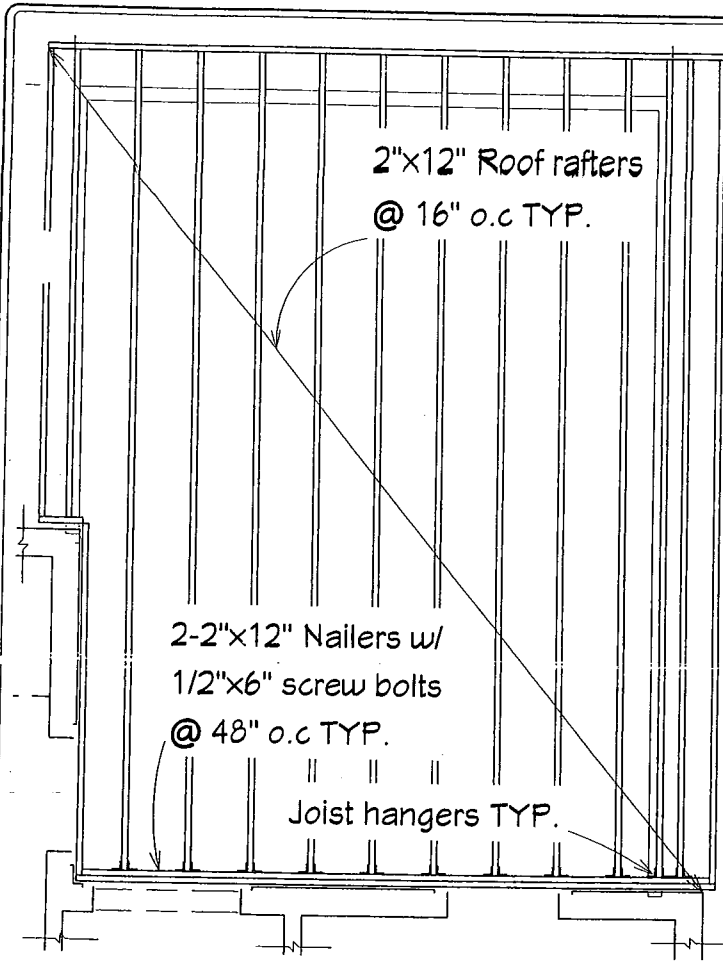
Address: 168 Grinnell St.  
New Bedford, MA

Scale  
1/4" = 1"

Date  
8/20/2015

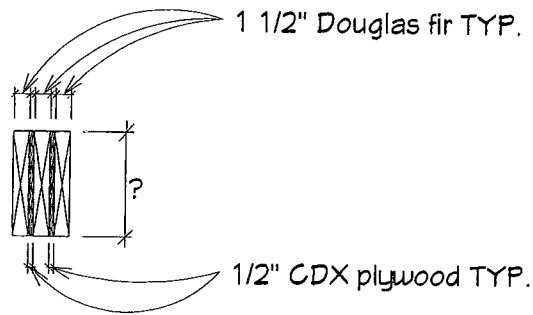
Sheet Number

**A-13**



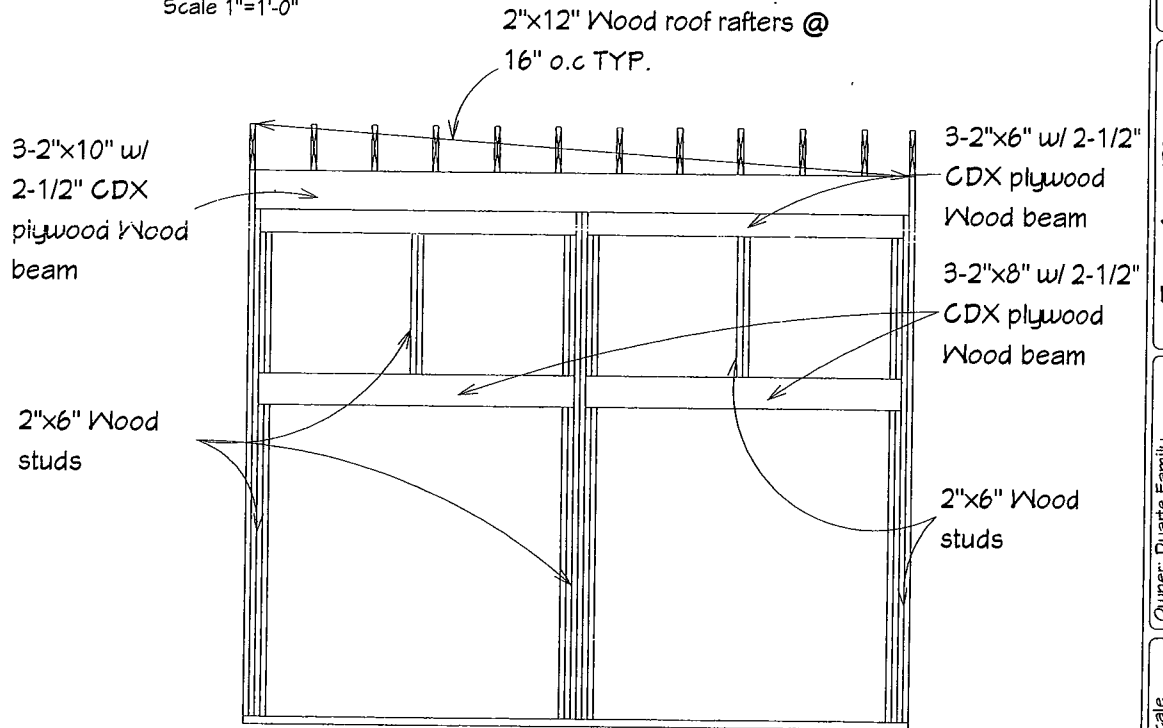
**Roof Framing Plan**

Scale 3/8"=1'-0"



**Beam Detail**

Scale 1"=1'-0"



**Wall Framing Plan**

Scale 3/8"=1'-0"



Design Construction & Consulting Services

74 Howland Street, Boston, MA, 02121  
(617) 541-0591

**Framing Plans**

Owner: Duarte Family

Address: 168 Grinnell St,  
New Bedford, MA

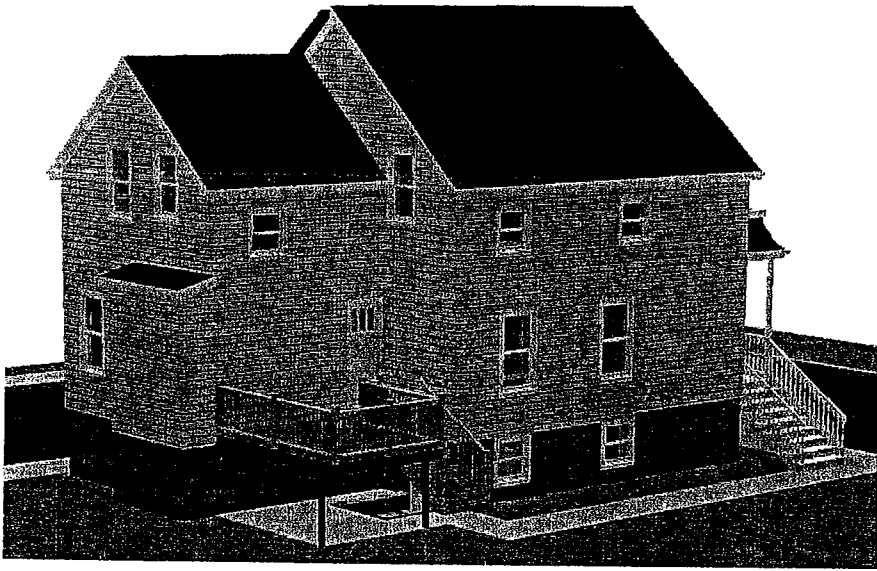
Scale  
1/4" = 1"

Date  
6/20/2015

Sheet Number

**A-14**





**Rendering Overview - Existing**

For Illustration Only No Scale



**Rendering Overview - Proposed**

For Illustration Only No Scale



Design Construction & Consulting Services

74 Howland Street, Boston, MA, 02121  
(617) 541-0991

**Perspectives**

Owner: Duarte Family

Address: 168 Grinnell St.  
New Bedford, MA

Scale

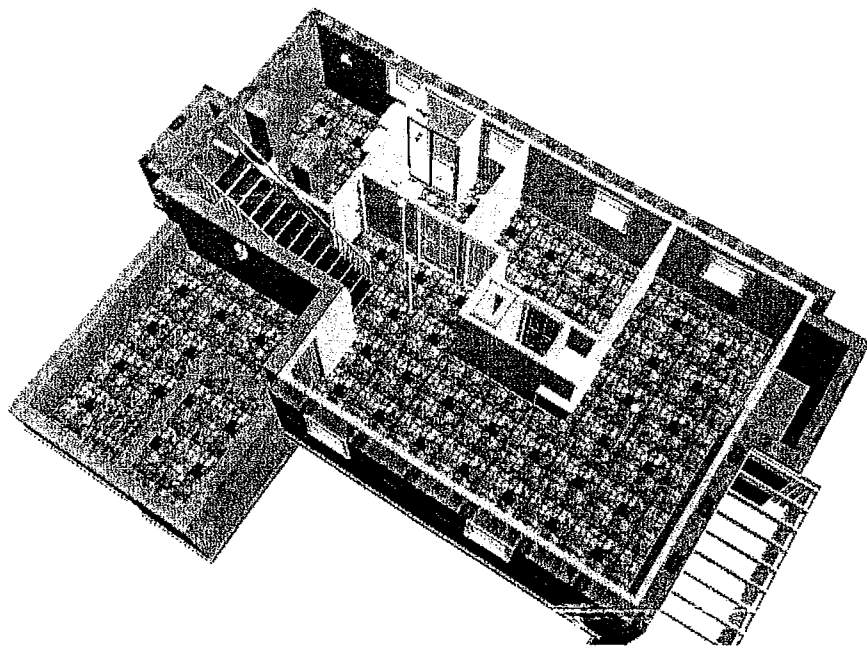
1/4" = 1"

Date

8/20/2015

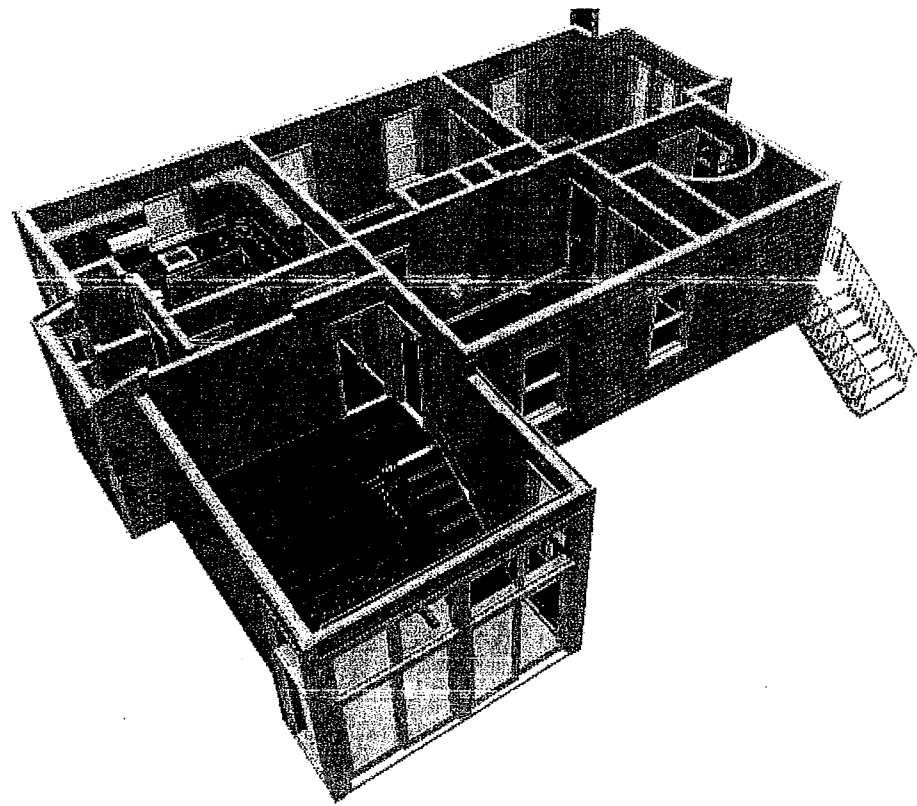
Sheet Number

**A-15**



## Rendering Overview

Illustration Only No Scale



## Rendering Overview

For Illustration Only No Scale



Design Construction & Consulting Services

74 Howland Street, Boston, MA, 02121  
(617) 541 0991

## Perspectives

Owner: Duarte Family

Address: 168 Grinnell St.  
New Bedford, MA

Scale

1/4" = 1"

Date

8/20/2015

Sheet Number

**A-16**