TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 7/21/22

Applicant's Name: Mingle wood Development (Skip Kelleher) / Daniel Alfred

Applicant's Address: 76 Church St Holliston, MA 01746

Applicant's Phone Number: 508-785-5022

Owner's Name: Daniel and Karla Alfred

Owner's Address: 315 High St Holliston MA 01746
410-419-5373

The Owner hereby appoints Skip Kelleher to act as his/her/its agent for the purposes of submitting and processing this application for a special permit. If necessary

The Owner's title to the land that is the subject matter of this application is derived

under deed from Johnson, dated 10/2011

And recorded in S. Middlesex Registry of Deeds, Book 27978, Page 080

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot 211 on Map 11, Block 6

And has an address of or is located at 315 High St

in the Ag-Res Dist B zoning district.

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit:

See attached

Section of Zoning Bylaw that permits this use by grant of Special Permit:

See Attached

Previous Zoning Information (To be completed by Inspector of Buildings):

This application requires a special permit because it is exceeding the 50% requirement under section IC 3.3

The Applicant presents the following evidence that supports the grant of the special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

See Attached

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

See Attached

Will the proposed use include the storage or process of any hazardous substances?
Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Owner's Signature: _____

ZBA Special Permit Application – Daniel & Karla Alfred / 315 High Street

Nature and subject matter of Special Permit:
Allow an addition of ~800 square feet which, when combined with previous additions, totals greater than 50% of the original gross floor area of the house. This is based on the building inspectors interpretation of the amended zoning bylaw.

Section of Zoning By-Law that permits this use by grant of Special Permit:
Section I – General / I-C: Pre-existing non-conforming uses, structures and lots / 3.3: non-conforming single and two family residences. As amended at ATM 5/22 but yet to be approved by Attorney General.

The Applicant presents the following evidence that supports the grant of the special permit:

a. **The use is in harmony with the general purpose and intent of the by-law because:**
We have commissioned a set of tasteful architectural plans that will produce an additional that will have a consistent look and feel for the area. The addition, in fact, really makes the house look more complete and more consistent than it currently does and the addition is essentially completed within the existing footprint. Should be noted as well that the pre-existing non-conforming area of the home is not touched. Therefore, the addition certainly qualifies as a "proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood"

b. **The general or specific provision of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:**
The amended bylaw requires ZBA approval of this change as the "Special Permit Granting Authority." Given the plans, as provided, the ZBA may issue a special permit as long as it determines that the "proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood." We believe strongly that this is the case and that the ZBA therefore the grant of a special permit requirements are satisfied.

Kaferlein, Mark <kaferleinm@holliston.k12.ma.us>

Re: 315 High St Calculations

1 message

Kaferlein, Mark <kaferleinm@holliston.k12.ma.us> Tue, Jul 12, 2022 at 2:24 PM
To: Skip Kelleher <skip@minglewooddevelopment.com>

Hi Skip

The **Original** gross floor area of the Pre existing nonconforming structure built in 1952 was 2286 sf

- The 22x24 Garage added in 1967 added 528 sf
- a family room addition in 1992 added 480 sf.
- Proposed addition of 800 sf .

So 528+480+800=1808 which is Close to 80% of the original gross floor area

Mark Kaferlein
Building Commissioner/Zoning Enforcement
Town Of Holliston
Kaferleinm@holliston.k12.ma.us
508-429-0606

On Mon, Jul 11, 2022 at 3:19 PM Skip Kelleher <skip@minglewooddevelopment.com> wrote:

> *Mark*
>
> *My phone has stopped allowing calls in or out. I don't know why. I believe the last was wanting the information for the proposed addition put on the GLM plan. Please advise.*
>
> *Thanks*
>
> *Skip*

PLAN VIEW

SCALE: 1"=40'

ORIGINAL GROSS FLOOR AREA (1952) = 2286 SF*
GARAGE ADDITION (1967) = 528 SF*
FAMILY ROOM ADDITION (1992) = 480 SF*

PROPOSED ADDITION = 800 SF

*(HISTORICAL FLOOR AREAS PROVIDED BY HOLLISTON BUILDING DEPARTMENT)

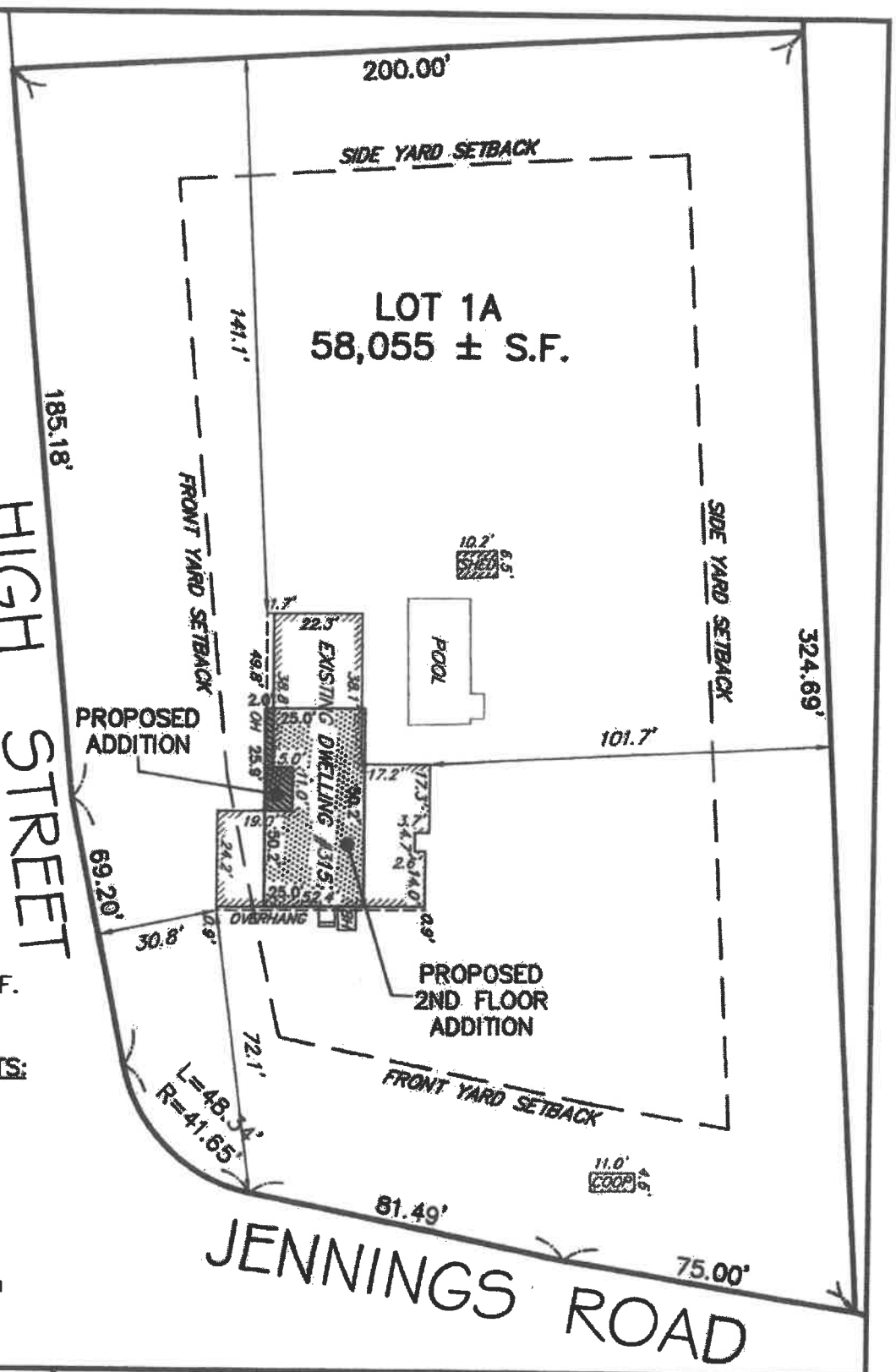
LOT COVERAGE
EXISTING = 4.58%
PROPOSED = 4.66%

ZONING CLASSIFICATION:
AG–RES DIST. B
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 180'

MIN. SETBACK REQUIREMENTS:
FRONT SET BACKS = 40'
SIDE SETBACKS = 30'
REAR SETBACKS = 40'

LOT COVERAGE=25%

I certify that the building on this property is located as shown.



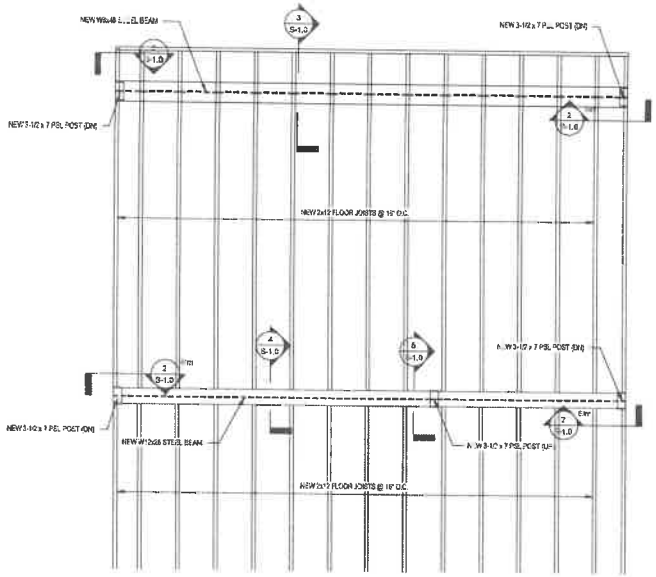
COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

7/20/22

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P:508-429-1100
www.GLMengineering.com

PROPOSED ADDITION PLAN
315 HIGH STREET
HOLLISTON, MA

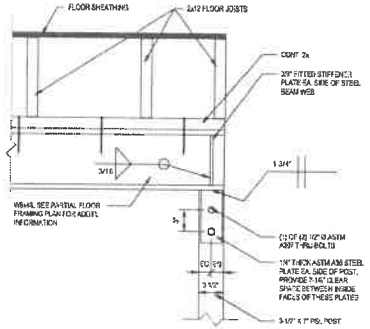
JUNE 30, 2022
REV. 7/20/22
JOB # 17,274



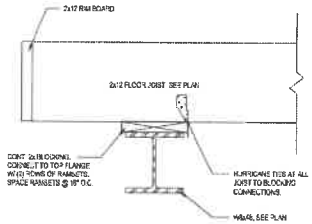
PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS

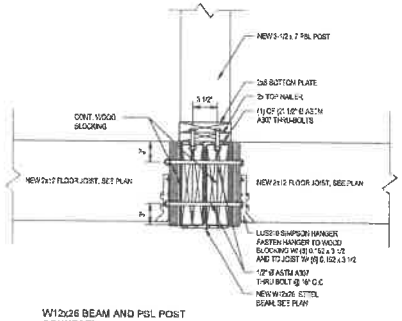
1 PARTIAL SECOND FLOOR FRAMING
1/2" = 1'-0"



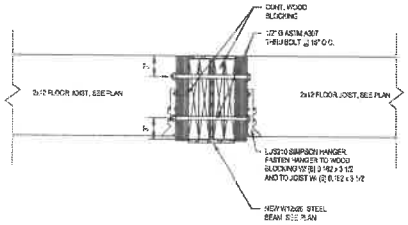
2 W8x48 BEAM TO 3-1/2 x 7 PSL POST
1 1/2" = 1'-0"



3 W8x48 AND JOIST SECTION
1 1/2" = 1'-0"



5 W12x26 BEAM AND PSL POST CONNECTION
1 1/2" = 1'-0"



4 W12x26 AND JOIST CONNECTION
1 1/2" = 1'-0"

DWG. No.
S-1.0

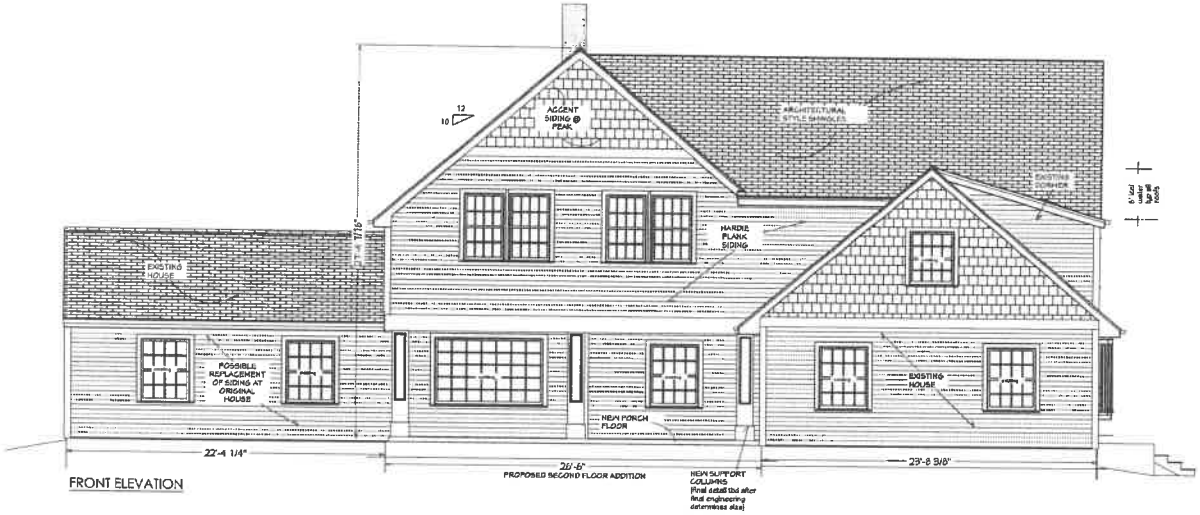
NO.	ISSUE	DATE
1.	PERMIT SET	06/28/2022

TLH CONSULTING, Inc.
Structural Engineering
3 Survey Circle Unit 2, Billerica, MA 01862
(978) 362-1804 OR (978) 408-5726

DRAWN BY: GT
CHECKED BY: TLH
SCALE: As indicated

PROJ. No. 2205233
DATE: 06/28/2022
CLIENT: STACEY OLIVIA

PROJECT: 315 HIGH STREET
LOCATION: HOLLISTON, MA 01746
DWG. TITLE: STEEL BEAM DETAILS



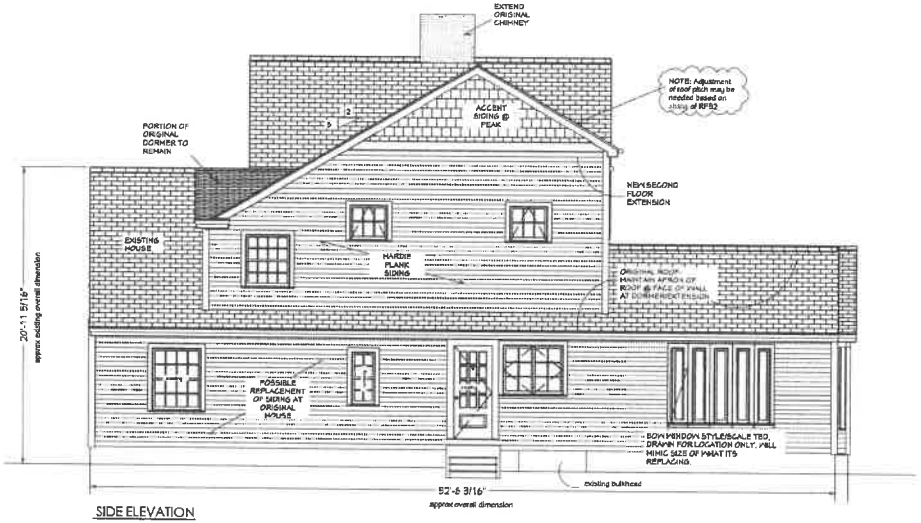
FRONT ELEVATION

CONTENTS

1- CONTENTS | FRONT + RIGHT SIDE EXTERIOR ELEVATIONS + SCOPE
2- REAR + LEFT SIDE EXTERIOR ELEVATIONS
3- DEMOLITION PLANS | DEMOLITION SCOPE
4- SECTION A | FOUNDATION PLAN | ROUGH-IN SCOPE
5- 1st FLOOR PLAN | WINDOW + DOOR SCHEDULE
6- 2nd FLOOR FRAMING PLAN | 2nd FLOOR PLANS |FINISH SCOPE
7- SECTION B | ROOF FRAMING PLAN
8- FIRST FLOOR ELECTRICAL PLAN + SCHEDULE
9- SECOND FLOOR ELECTRICAL PLAN + SCHEDULE

GENERAL EXTERIOR FINISH SPECIFICATIONS

-New siding at existing and additions is to be James Hardie lap siding, assumes 4" exposure. Pre-painted, color selection TBD. Install cedar shingle accent (or similar, final material tbd) as noted upper gable areas
-Proposed trim is to be PVC, 5/4 stock.
*window casing is 4" with 1-1/2" trim sill stock
*doors should be cased with 4" sides + 8" header with cap molding
*6" continuous corner boards
*10" mid band where noted @ front and rear elevation
*Projected (dimension per roof framing) rake/shadow boards should be 1x8 w/ 1x3 shadow
-All pvc trim work to be screwed and plugged, caulked and painted.
-Roof entire house with 30yr Architectural Style Shingle, color TBD, w/ 6' ice/water shield at all areas
-Wrap structural porch posts with combination of 5/4x4 +1x12 pvc (for panel design) and install 8" square base with cap and 1x4 cap at top. Final detailing will be determined once structural post dimensions are finalized.
-Install pvc bead board @ porch ceiling or equivalent.
-Original main roofline to be maintained, where noted. Replace shingles, rake, shadow, soffit and eave boards with composite material.
-Install finish porch slab per drawing. Contractor to provide allowance for paver installation over slab. Should the homeowner decide to do pavers at a later date preparation should be made to ensure enough space for them between top of slab and door sit.
-Replace original skylights in living Room.



SIDE ELEVATION

| NOTE |

Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
*Field adjustments are expected as site conditions are uncovered through demolition.
-All engineered materials to be reviewed and sealed calculations provided by builder/ lumber supplier.
-Dimensions noted on drawings through are approximate and are to be verified and adjusted in field as needed.
-All dimensions and conditions are to be field verified by carpenter prior to ordering cabinetry.
-Window and door information is to be verified by contractor prior to ordering to assure field conditions align with what is proposed.

design collective

MINGLEWOOD DEVELOPMENT LLC
www.mingleweoddevelopment.com
ph: 508-785-5022

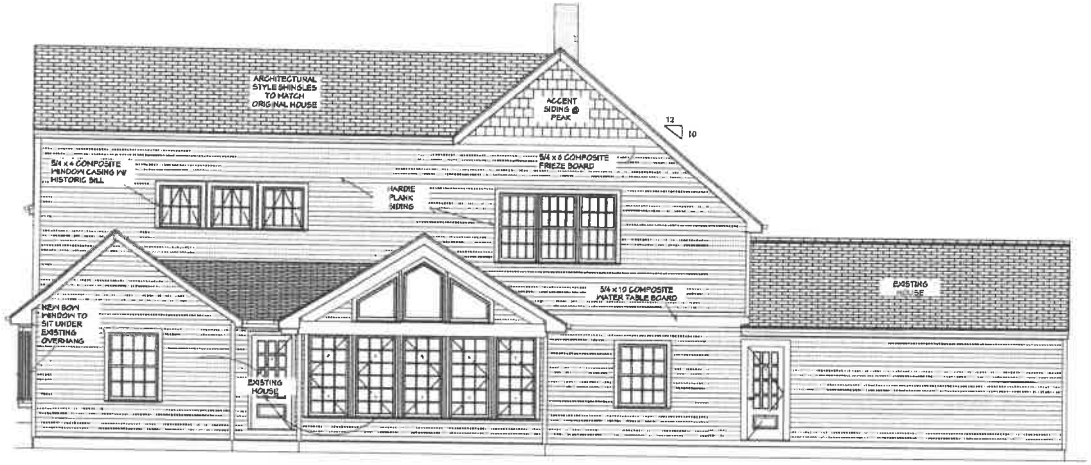
ALFRED RESIDENCE
315 High St
Holliston MA 01746

1 CONTENTS | FRONT+ RIGHT SIDE EXTERIOR ELEVATIONS | EXTERIOR SCOPE

1/4" = 1'0"

05/11/2023
rev 08/24/2022

1



REAR ELEVATION

DRIVEWAY SIDE ELEVATION

| NOTE |

*Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
*Proposed design may need to be modified to address conditions that are uncovered through demolition.
*Structural design is not provided by this office. Structural design is the responsibility of the lumber supplier.
•Dimensions noted on drawings through are approximate and are to be verified and adjusted as field conditions require as needed.
•All Kitchen and Bath measurements are to be field verified by carpenter prior to ordering cabinetry.
•Window and door information is to be verified by contractor prior to ordering to ensure field conditions align with what is proposed.

design collective

| Prepared for |

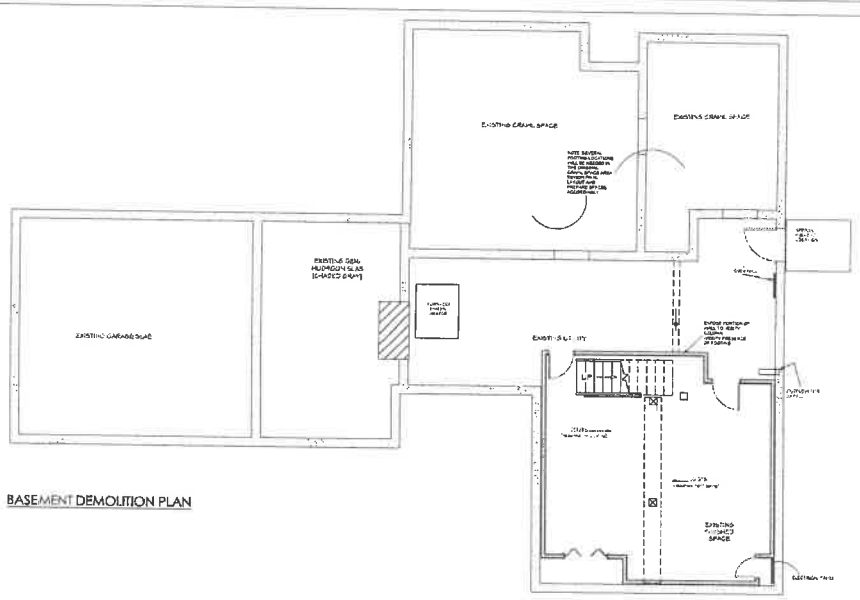
MINGLEWOOD DEVELOPMENT LLC
www.mingleweoddevelopment.com
ph 508-785-8022

| Project |

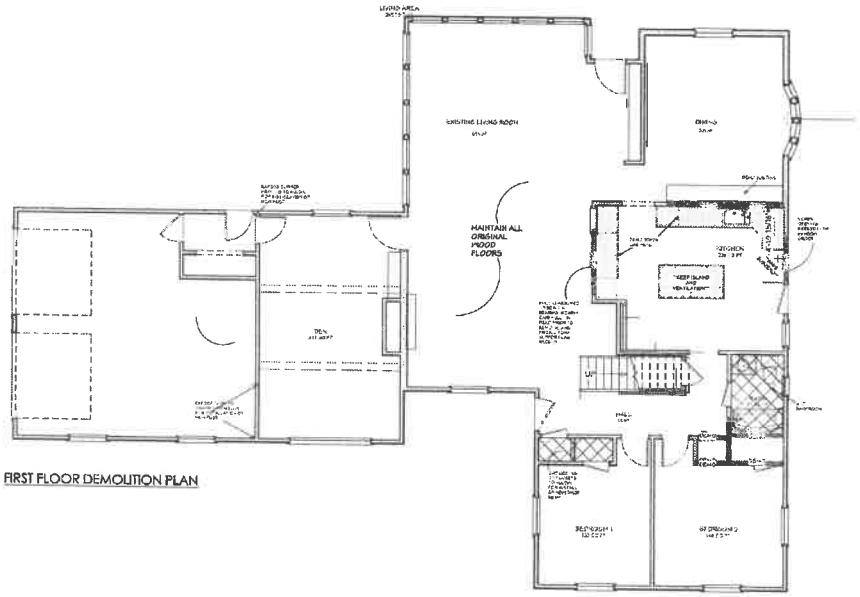
ALFRED RESIDENCE
335 Main St
Holliston MA 01746

| REAR + DRIVEWAY SIDE EXTERIOR ELEVATIONS |

SCALE 1/4" = 1'-0"
DATE 05/11/2022 rev 06/30/2022
PAGE 2



BASEMENT DEMOLITION PLAN



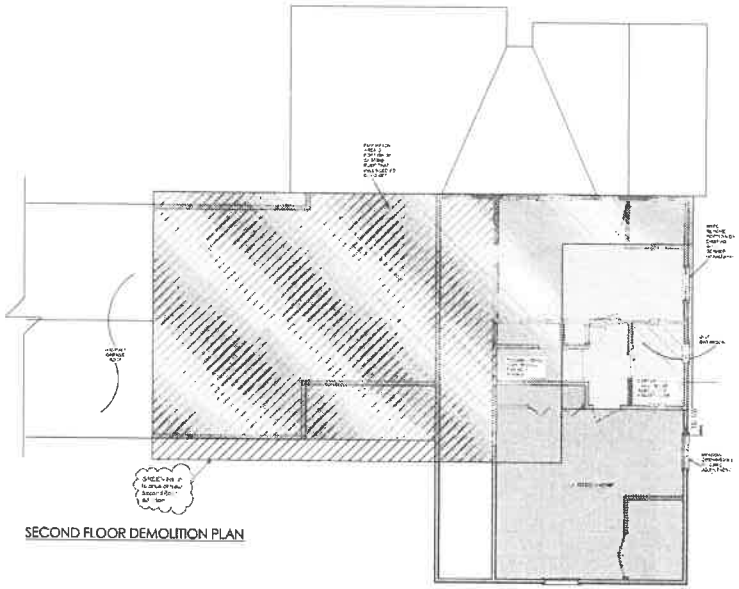
FIRST FLOOR DEMOLITION PLAN

WALL LEGEND

- DEMO WALLS
- DEMO FLOORS
- EXISTING WALLS
- NEW WALLS
- DEMO ROOF
- DEMO DORMER

DEMO SCOPE

-Remove all siding and trim.
-Remove original concrete step at entrance to home.
-Homeowner to coordinate with contractor about any plants, trees, or shrubs that will require removal or relocation.
-Contractor to make best efforts to protect first floor/ basement level of home at time of roof removal and first floor demolition.
-Remove portions of slab as noted in existing basement plan to allow for incorporation of new footings.
-Remove noted portions of finish ceiling in basement as noted to allow for frame exposure and possible incorporation of additional beams.
-Remove noted windows and doors.
-Original remaining windows will also be replaced.
-Remove noted walls in red cross hatch.
-Remove appliances, EXCEPT COOKTOP + HOOD (appliances to be protected from dust during course of renovation to the extent possible, and retain refrigerator for re-use.
-Remove and dispose of cabinets and countertops, EXCEPT ISLAND.
-Remove flooring noted in large red cross-hatch.
-Protect original wood flooring for refinishing.



SECOND FLOOR DEMOLITION PLAN

[NOTE]

*Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
*Field adjustments are expected as site conditions are uncovered through demolition.
*All dimensions are approximate and are to be verified by contractor prior to ordering materials as needed.
-Dimensions noted on drawings through are approximate and are to be verified by contractor prior to ordering materials as needed.
-All kitchen and bath measurements are to be field verified by carpenter prior to ordering cabinetry.
-Window and door information is to be verified by contractor prior to ordering to ensure field conditions align with what is proposed.

design collective

[PROJECT]

ALFRED RESIDENCE
3216 MAIN ST
Hudson, MA 01749

[OWNER]

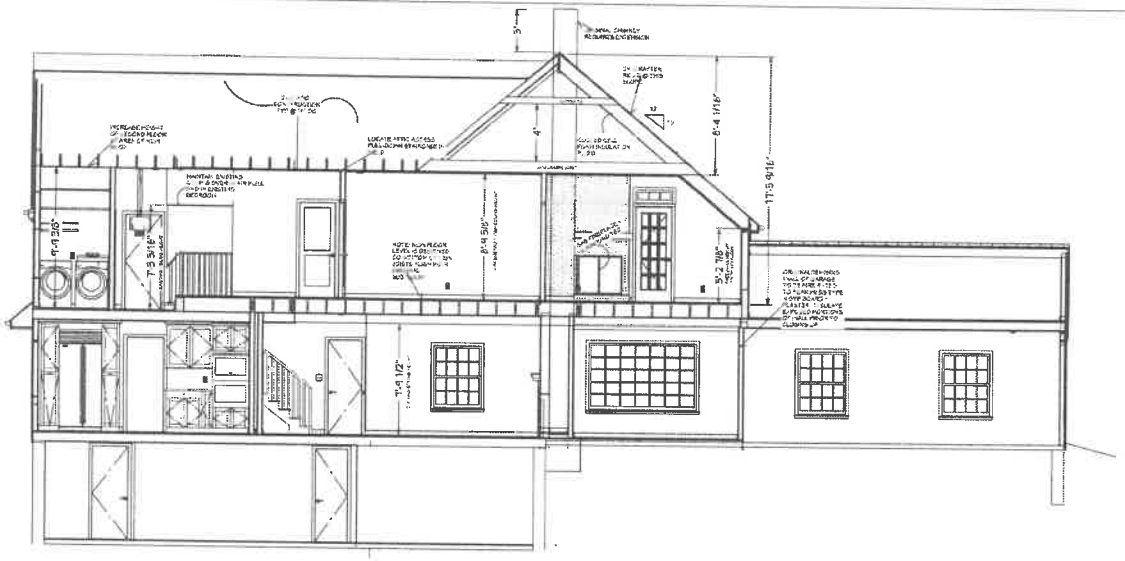
MINGLEWOOD DEVELOPMENT LLC
www.minglewoodrealestate.com
ph. 508-785-5022

[DEMOLITION PLANS + SCOPE]

SCALE 3/16" = 1'0"

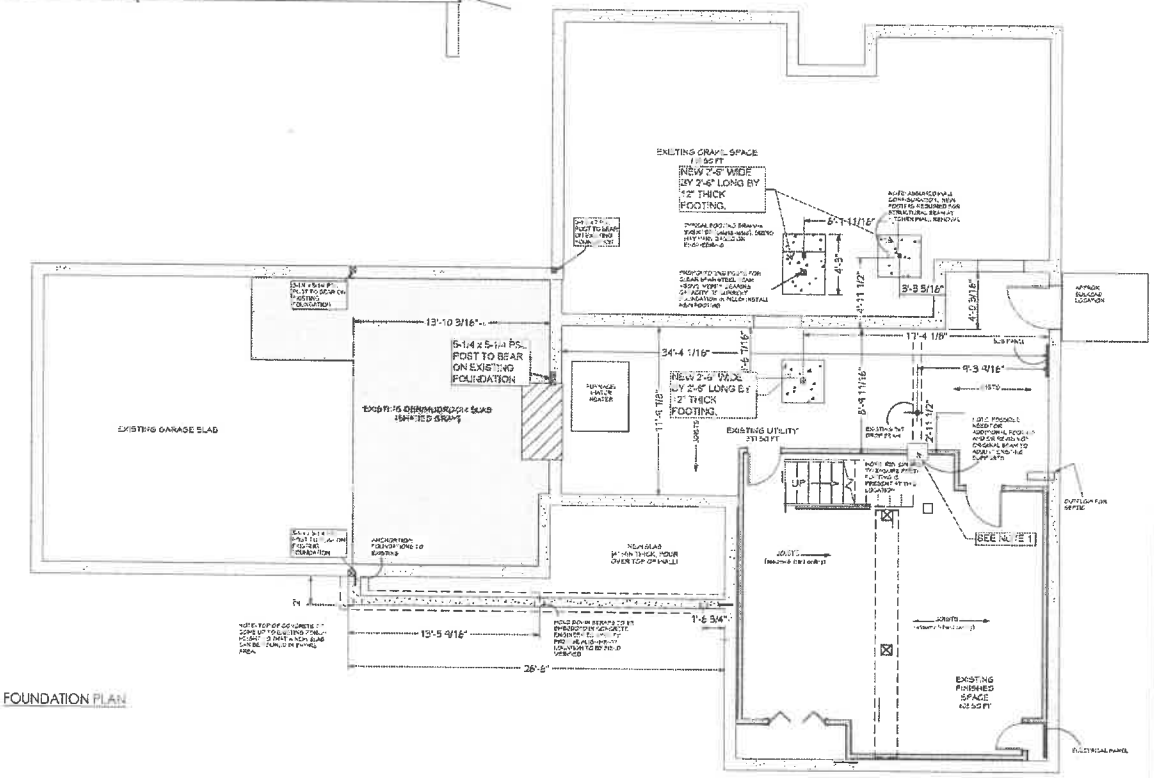
DATE 05/11/2023
rev 06/14/2023

3



SECTION A

NOTES:
1. CONTRACTOR TO FIELD VERIFY EXISTING FOOTING TO BE A MINIMUM OF 2'-6" WIDE BY 2'-6" LONG BY 12" THICK FOOTING. INSTALL NEW FOOTING IF MIN. REQUIRED DIMENSIONS ARE NOT MET BY EXISTING CONDITION.



FOUNDATION PLAN

ROUGH-IN SPECIFICATIONS

***PROPOSED SECOND FLOOR ADDITION IS DESIGNED SO THAT THE BOTTOM OF NEW 2x12 FRAMING IS AT THE ORIGINAL SECOND FLOOR FINISH HEIGHT - ADJUST DIMENSIONS AS REQUIRED.*

FOUNDATION
-Site contractor to establish top of concrete at porch foundation extension based on client's finish porch floor desires. At a minimum there will be a 4" slab poured over the top of concrete, an additional paver thickness may be accounted for
-Install new foundations per plan and code. Note: Stape will need to be embedded in concrete for posts, engineer to specify. Placement of stapes to be field verified based on final engineering.
-Install strip footing at garage according to engineer specifications + recipe/re-pour data.
-Install new footings at original basement spaces per drawings and engineer specifications. Note: alignment of posts is crucial, adjust dimensions in field as needed.

FRAMING
-Frame new additions and extensions per plans and elevations.
-Careful review of all drawings is required as there is a combination of material sizes integrated throughout. Final engineering markups from lumber Co/Structural engineer will be needed for permit filing.
-Engineering of all structural beams is required by lumber company- seals to be provided by them for building department.
-Floor framing consists of 2x12 joists @ 16" o.c. with incorporation of beams/ledgers etc
-Frame new exterior walls with 2x6 construction @ 16" oc.
-Frame proposed roof w/ 2x10 rafters @ 16" oc.
-Install 5/8" CDX plywood or Zip System equivalent sheathing at roof, with 6' bituthane membrane at eave lines and continuous application at valleys, adjacent rooflines and penetrations.
-Install Zip system at exterior walls or 1/2" CDX plywood + Tyvek as equivalent sheathing.
-Frame all window and door openings, properly flash and or seal all penetrations.
-Install new windows per Schedule. Verify rough openings with final window order prior to framing.
-Frame new interior partions as noted on plans.
-Insulation will be a combination of fiberglass batt/blown-in and spray foam. All original walls exposed are required to be filled with insulation. Due to roof design sloped areas some parts will require closed cell foam in order to achieve minimum values required. MINIMUM values are WALLS= R-21, FLOORS= R-30, ROOFS= R-49.
-Install all plumbing per plans. Final fixture selections to be made by homeowner prior to rough framing stage.
-Heating and cooling for new addition TBD at this time.
-Install electrical per plans and schedule. Note: Walk-through with client is requested prior to beginning rough wiring to assure locations and fixtures are understood.

| NOTE |

"Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
-The dimensions and conditions as the conditions are uncovered through demolition.
-All structural components to be reviewed and approved by structural engineer prior to installation.
-Dimensions noted on drawings through are approximate and are to be verified and adjusted as needed.
-All kitchen and bath measurements are to be field verified by carpenter prior to ordering cabinetry.
-Window and door information is to be verified by contractor prior to ordering to assure field conditions align with what is proposed.

design collective

MINGLEWOOD DEVELOPMENT LLC
www.mingleweod-development.com
ph. 508-785-6072

ALFRED RESIDENCE
115 Alfred St
Holliston MA 01746

LONG SECTION A + FOUNDATION PLAN

1/4" = 1'-0"

4

WINDOW + DOOR SCHEDULES

DOOR SCHEDULE

	ROOM NAME	NUMBER	SIZE	QTY	WIDTH	HEIGHT	HINGE	DESCRIPTION
1	HALL/PANTRY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	R	HINGED [illegible]
[illegible]	[illegible]	[illegible]	2684	1	[illegible]	80"	L	[illegible] SLAB
[illegible]	BATH 2/HALL	003	2682	1	26	80"	L	HINGED SLAB
[illegible]	BEDROOM [illegible]	[illegible]	2668	[illegible]	[illegible]	[illegible]	[illegible]	HINGED DOOR [illegible]
[illegible]	CLOSET/BEDROOM [illegible]	[illegible]	[illegible]	1	[illegible]	[illegible]	L/R	DOUBLE HINGED SLAB
[illegible]	HALL/PRIMARY BEDROOM	[illegible]	[illegible]	1	[illegible]	[illegible]	L	HINGED DOOR [illegible]
[illegible]	PRIMARY [illegible]	[illegible]	[illegible]	1	[illegible]	[illegible]	L/R	[illegible]
[illegible]	PRIMARY BATH/PRIMARY BEDROOM	[illegible]	2680	1	28"	80"	R	[illegible] SLAB
[illegible]	PRIMARY [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	R	[illegible]
[illegible]	PRIMARY BEDROOM/SITTING ROOM/EXERCISE	10	2668	[illegible]	[illegible]	[illegible]	L	FRENCH [illegible]

WINDOW SCHEDULE

FLOOR	ROOM NAME	NUMBER	WIDTH	HEIGHT	SIZE	QTY	DESCRIPTION	COMMENTS	U-FACTOR
[illegible]	KITCHEN	[illegible]	51"	47"	[illegible]	1	[illegible]	INSTALL @ 42" ABOVE FLOOR	[illegible]
1	DINING	W02	40"	68"	3658	1	DOUBLE HUNG	VERIFY HEIGHT OFF FLOOR BASED ON FINAL MANUFACTURER, TO FIT BELOW CURRENT ROOF OVERHANG AND NOT HAVE AN INDEPENDENT ROOF	
2	EXISTING BEDROOM 2	W03	37 3/8	45	[illegible]	1	DOUBLE HUNG	NEW WINDOW TO MATCH ORIGINAL [illegible]	[illegible]
2	LAUNDRY	W04	32"	[illegible]	[illegible]	1	SINGLE AWNING	INSTALL @ 62" AFF	[illegible]
2	BATH 2	W05	32"	[illegible]	2828AWN	1	SINGLE AWNING	INSTALL @ 62" AFF	[illegible]
2	BEDROOM 4	W06	34"	[illegible]	[illegible]	2	DOUBLE HUNG		[illegible]
2	PRIMARY BATH	W07	35"	[illegible]	[illegible]	1	SINGLE AWNING	TEMPERED, INSTALL @ 54" ABOVE FLOOR	[illegible]
2	PRIMARY BATH	[illegible]	[illegible]	[illegible]	[illegible]	1	SINGLE AWNING	[illegible] ABOVE FLOOR	[illegible]
2	WATER CLOSET	W09	35"	25"	[illegible]	1	SINGLE AWNING	INSTALL @ 54" ABOVE FLOOR	[illegible]
2	PRIMARY BEDROOM	W10	[illegible]	[illegible]	[illegible]	2	DOUBLE HUNG		[illegible]
2	PRIMARY BEDROOM/ SITTING ROOM/ EXERCISE	W11	33"	12"	2810FX	1	INTERIOR TRANSOM	TRANSOMS DIRECT.COM	0.3
2	SITTING ROOM/ EXERCISE	W14	34"	57"	2(3)4940H	2	DOUBLE HUNG		0.3

NOTE: ALL WINDOW AND DOOR SPECS NOTED ARE TO BE USED AS A GUIDE. FINAL SPECIFICATIONS + ROUGH OPENINGS TO BE VERIFIED WITH SUPPLIER/MANUFACTURER PRIOR TO FRAMING AND ORDERING.

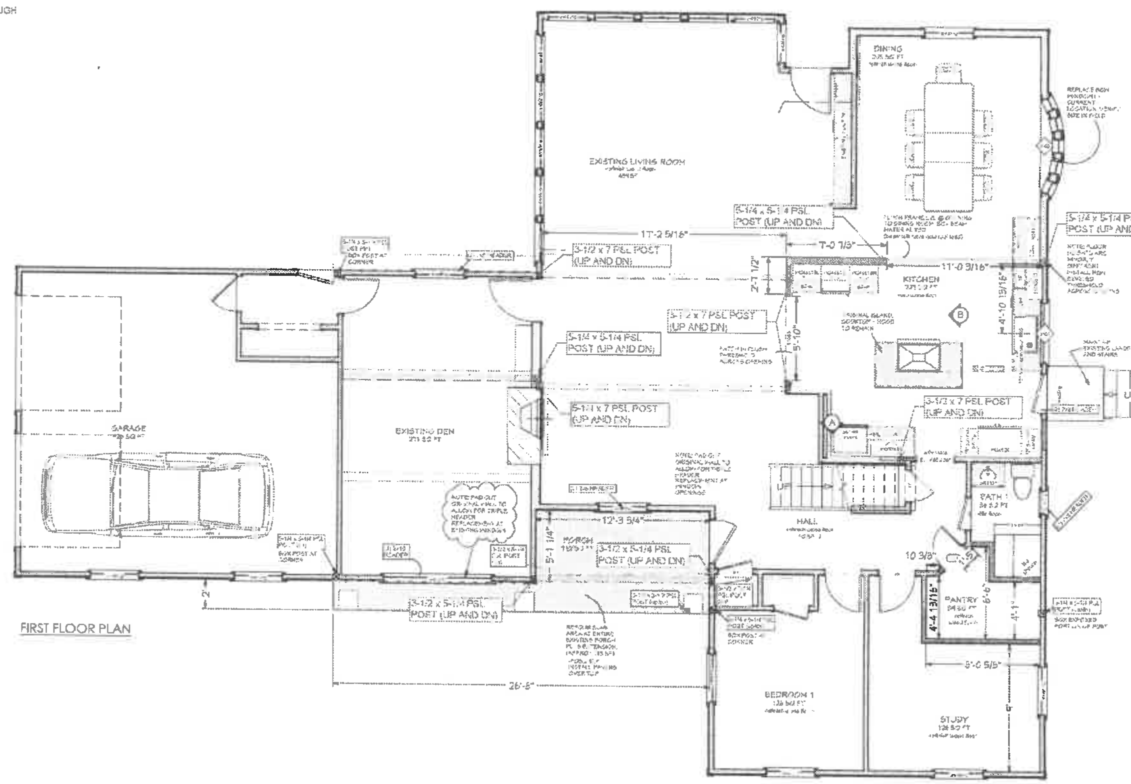
-MANUFACTURER TBD-

REPLACE SKYLIGHTS IN EXISTING LIVING ROOM, NOT INCLUDED IN SCHEDULE

NOTE: WALL DIMENSIONS NOTED FROM EXISTING WALLS ASSUMES DIMENSION FROM FINISHED WALL SURFACE. ALL OTHER DIMENSIONS ARE NOTED FROM ROUGH FRAME.

WALL LEGEND

- NEW WALLS
- HALF WALL
- EXISTING WALLS



FIRST FLOOR PLAN

| NOTE |

*Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
*Field adjustments are expected as site conditions are uncovered through demolition
-All engineered materials to be reviewed and sealed calculations provided by builders' lumber supplier.
-Dimensions noted on drawings throught are approximate and are to be verified and adjusted in field as needed.
-All Kitchen and Bath measurements are to be field verified by carpenter prior to ordering cabinetry
-Window and door information is to be verified by contractor prior to ordering to assure field conditions align with what is proposed.

so design collective

| builder |
MINGLEWOOD DEVELOPMENT LLC
www.minglewooddevelopment.com
ph: 508-785-5072

| project |
ALFRED RESIDENCE
315 HIGH ST
Holliston MA 01746

scale: 1/4" = 1'0"

| FIRST FLOOR PLAN | WINDOW + DOOR SCHEDULES |

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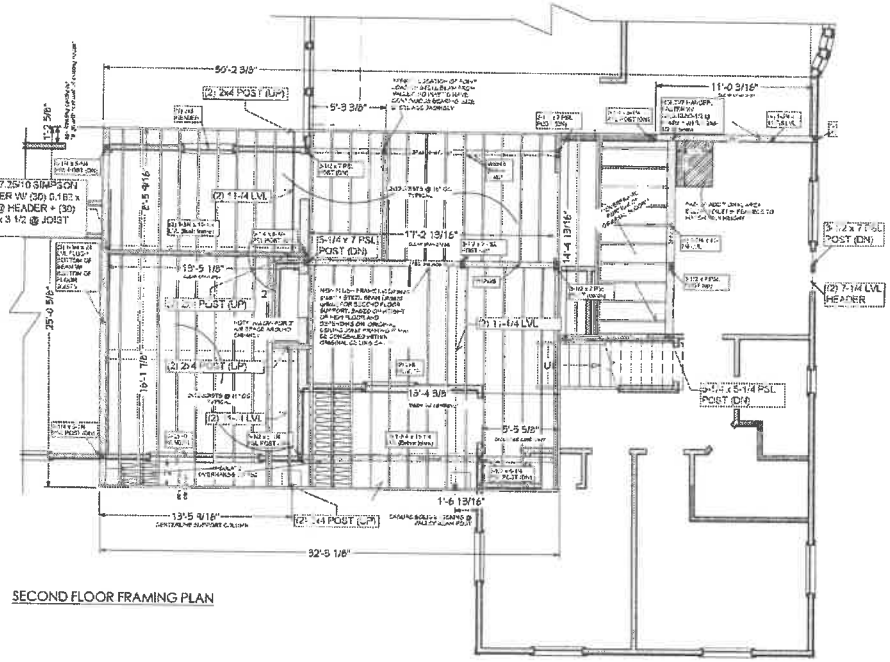
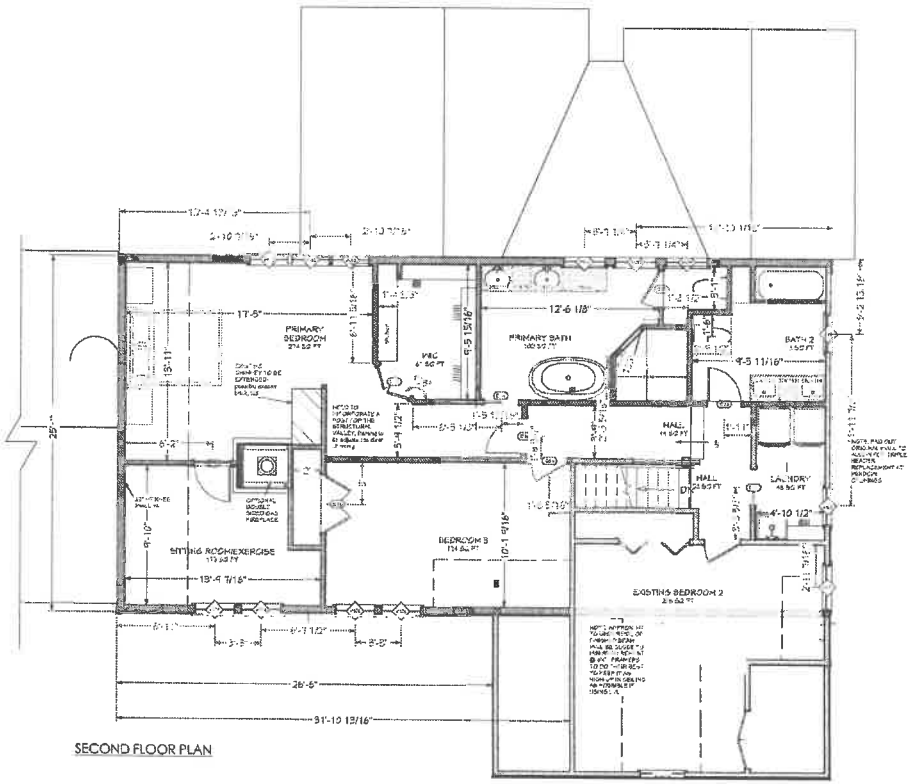


SECOND FLOOR FRAMING PLAN

NOTE: WALL DIMENSIONS NOTED FROM EXISTING WALLS ASSUMES DIMENSION FROM FINISHED WALL SURFACE. ALL OTHER DIMENSIONS ARE NOTED FROM ROUGH FRAME.



SECOND FLOOR PLAN

GENERAL FINISH SPECIFICATIONS

-All new plaster work is to be of a SMOOTH finish @ walls and ceiling.
-Install hardwood flooring throughout new spaces, except in laundry room and bathrooms.
-Install new interior doors, wood 2-panel. Verify with client any original slab doors they may want replaced during renovation.
-Install cabinetry at Kitchen, Bath 1, Family Bath, Laundry, and Primary Bath, and coordinate installation of countertops, final selections TBD.
-Install new tile backsplash, flooring at Bathrooms and Laundry, shower tile @ Bath 1 + Primary Bath and tub surround. Client to provide material selections.
-Client to coordinate all closet components.
-Install appliances and cabinet hardware, client to purchase and coordinate delivery.
-Install casing and base moldings, pre-primed to compliment original.
-Install finish electrical per plans and schedule, including new heating system connections. Note: Client to provide any decorative fixtures.
-Install all finish plumbing, for bathrooms, kitchen and HVAC.

ADDITIONAL NOTES:
-FINAL CABINETRY LAYOUTS TO BE PROVIDED BY HOMEOWNER PRIOR TO ROUGH PLUMBING/ELECTRICAL INSTALLATION. SIZES NOTED ON DRAWING ARE TO BE USED AS A GUIDE. FINAL LAYOUTS SHOULD BE PROVIDED BY HOMEOWNER TO CONTRACTOR PRIOR TO ROUGH FRAMING STAGE.
-FINAL PLUMBING FIXTURE SELECTIONS TO BE SUPPLIED BY HOMEOWNER PRIOR TO ROUGH PLUMBING.

[NOTE]

*Proposed drawings are for design intent only. Builder is responsible to comply with the IRC 2015 Building Code and State Amendments.
*Existing conditions are assumed as shown on drawings. Any conditions uncovered through demolition, that are different than shown, must be reviewed by contractor and designer prior to ordering materials or commencing work.
*All engineering must be reviewed by contractor and verified by outside structural engineer.
*Dimensions noted on drawings through are approximate and are to be verified by contractor prior to ordering materials.
-All kitchen and bath measurements are to be field verified by carpenter prior to ordering cabinetry.
-Window and door information is to be verified by contractor prior to ordering to insure field conditions align with what is proposed.

design collective

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319 Main St
Holliston MA 01746

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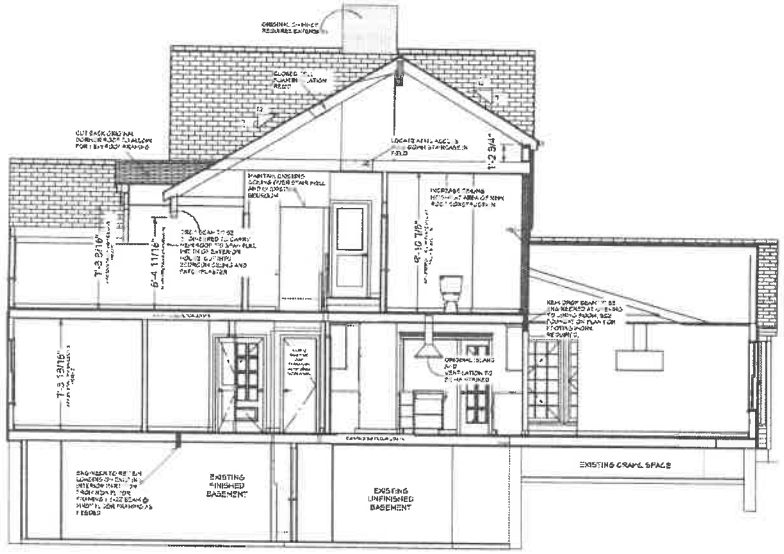
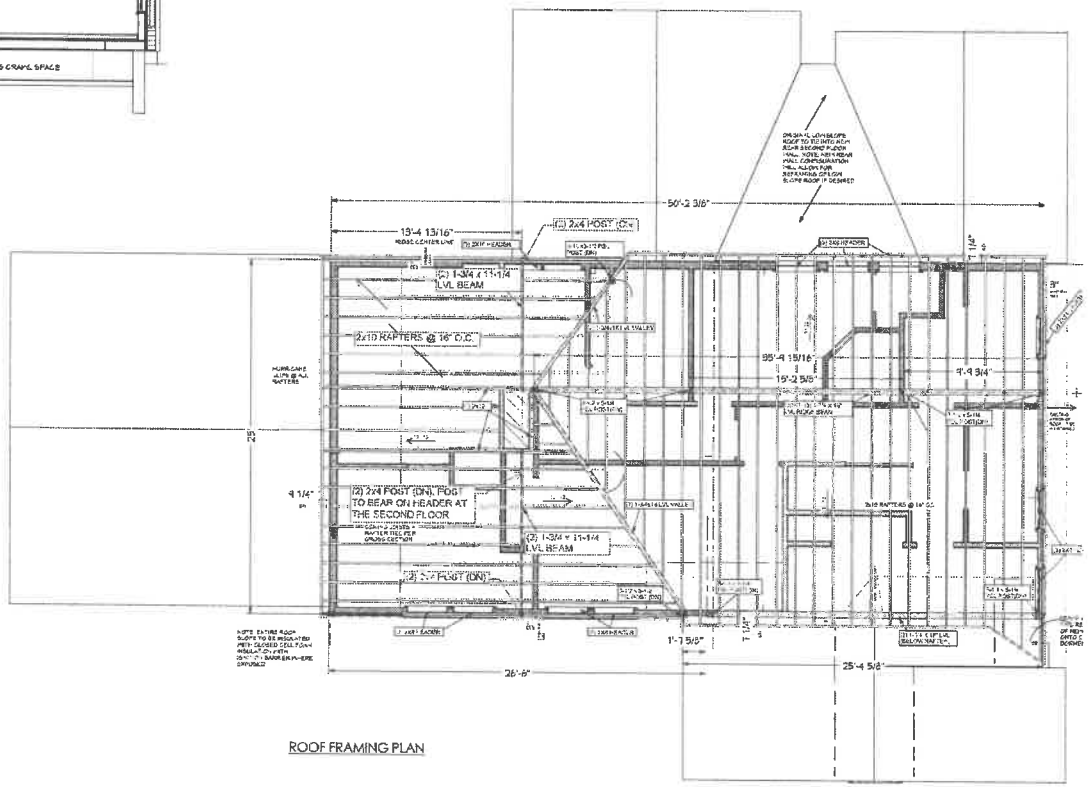


SECTION B



ROOF FRAMING PLAN

| NOTE |

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*Field adjustments are expected as site conditions are uncovered through demolition.
-All engineered materials to be reviewed and written calculations provided by builder/ limited supplier.
-Structural drawings are to be reviewed and approved by a licensed structural engineer.
-All kitchen and bath measurements are to be field verified by cabinet provider prior to ordering to ensure field conditions align with what is proposed.

design collective

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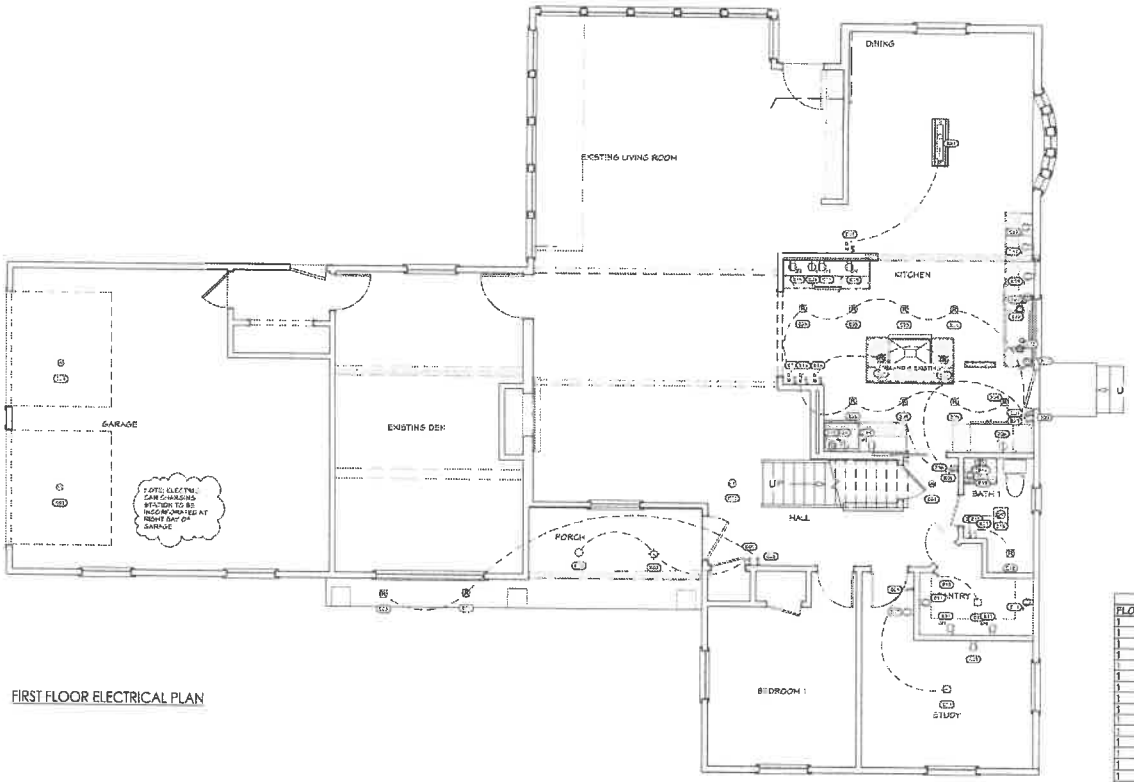

FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed: Heat Lamp: Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches, Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video, Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT6 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

FIRST FLOOR

ELECTRICAL SCHEDULE

FLOOR	ROOM NAME	NUMBER	DESCRIPTION	COMMENTS
1	GARAGE	E01	HEAT DETECTOR	
1	PORCH	E02	EXTERIOR CEILING MOUNT	OWNER SUPPLIED
1	PORCH	E03	5" LED	
1	HALL	E04	SMOKE DETECTOR	
1	HALL	E05	SINGLE POLE	
1	HALL	E06	FOUR WAY SWITCH	
1	STUDY	E07	DUPLEX	
1	STUDY	E08	SEMI-FLUSH FIXTURE	OWNER SUPPLIED
1	STUDY	E09	SINGLE POLE	
1	PANTRY	E10	SINGLE POLE	
1	PANTRY	E11	GFI	45" AFF
1	PANTRY	E12	SEMI-FLUSH FIXTURE	OWNER SUPPLIED
1	BATH 1	E13	5" LED	
1	BATH 1	E14	GFI	45" AFF
1	BATH 1	E15	EXHAUST (LIGHT)	
1	BATH 1	E16	VANITY LIGHT	OWNER SUPPLIED. PULL WIRE @ 84" AFF
1	BATH 1	E17	SINGLE POLE	
1	KITCHEN	E18	SINGLE POLE SLIDING DIMMER	
1	KITCHEN	E19	GFI	45" AFF
1	KITCHEN	E20	DISHWASHER	
1	KITCHEN	E21	FOUR WAY SWITCH	
1	KITCHEN	E22	MINI PENDANT	OWNER SUPPLIED
1	KITCHEN	E23	5" LED	
1	KITCHEN	E24	MICROWAVE	
1	KITCHEN	E25	OVEN	
1	KITCHEN	E26	REFRIGERATOR	
1	KITCHEN	E27	SINGLE POLE	FOR EXISTING OUTDOOR LIGHT
1	EXISTING LIVING ROOM	E28	CO/SMOKE DETECTOR	
1	DINING	E29	SINGLE POLE SLIDING DIMMER	
1	DINING	E30	GFI	45" AFF
1	DINING	E31	ALDRIDGE RECTANGULAR CHANDELIER	

NOTE: FIXTURES NOTED IN ELECTRICAL SCHEDULE ARE LABELED BASED ON DEFAULTS IN COMPUTER PROGRAM. FINAL FIXTURE SPEC PER ELECTRICIAN AND ANY DECORATIVE FIXTURES ARE TO BE SUPPLIED BY OWNER.
-REVIEW DEVICE SPEC AND COLOR WITH OWNER.
-ADDITIONAL WIRING WILL BE REQUIRED FOR HEATING AND COOLING. TO BE REVIEWED WITH OWNER.

NOTE

*Proposed drawings are for design intent only. Builder's responsible to comply with the IRC 2015 Building Code and State Amendments.
*Field adjustments are expected as site conditions are uncovered through demolition.
*All dimensions shown are to be reviewed and accepted calculations provided by builder's lumber supplier.
*Dimensions on plans are to be taken from the face of stud or masonry unless otherwise noted or field as required.
-All kitchen and bath measurements are to be field verified by carpentry prior to ordering cabinetry.
-Window and door information is to be verified by contractor prior to ordering to ensure field conditions align with what is proposed.

design collective

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ph 508-785-5022

FIRST FLOOR ELECTRICAL PLAN + SCHEDULE

ALFRED RESIDENCE
315 HIGH ST
Hadlam MA 01746

SCALE 1/4" = 1'-0"
DATE 05/01/2022
rev 04/24/2022

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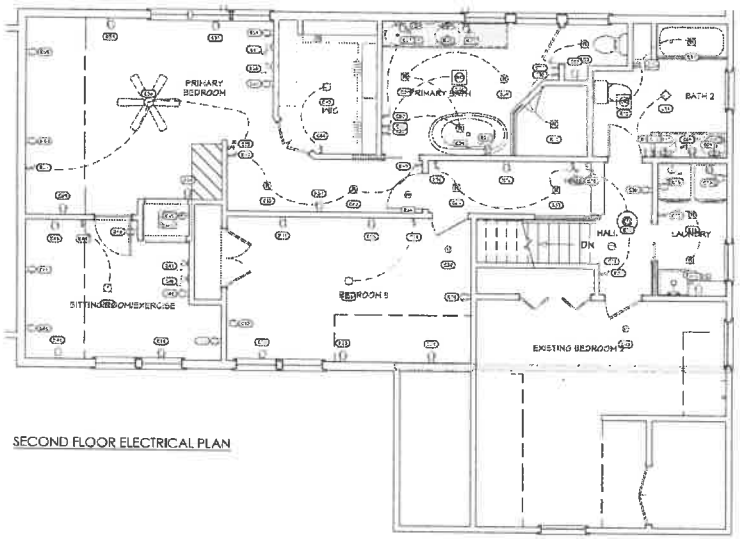

SECOND FLOOR ELECTRICAL PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Wall Lamp, Low Voltage
	Wall Mounted Light Fixture: Flush Mounted, Surface
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240-V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers, Ceiling Mounted, Wall Mounted
	Wall Jack: CATS, CAT6 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors, Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

SECOND FLOOR

ELECTRICAL SCHEDULE

	ROOM NAME	NUMBER	DESCRIPTION	COMMENTS
	HALL	501	THREE WAY DIMMER	
2	HALL	502	HTT-FS-SANDY-WHITFAIR-GOLD-HOUSE GR. HAMPTON-CADMON-3-LIGHT-CRYSTAL-PENDANT. SCHEDULE: MTH-LT-FS-HD-SANDY-WHITE	
	HALL	503	TOUCH WAY	
	HALL	504	THREE WAY	
	HALL	505	THREE WAY DIMMER	
	HALL	506	SINGLE	
	HALL	507	3" LED	
	EXISTING BEDROOM 4	508	SMOKE DETECTOR	
2	BATH 2	509	GFI	48" AFF
	BATH 2	510	3" LED	
	BATH 2	511	VANITY LIGHT	OWNER SUPPLIED FULL HEIGHT @ 84" AFF
	BATH 2	512	SINGLE	
	BATH 2	513	SINGLE POLE	
	BATH 2	514	ARTICULATED PENDANT	
	LAUNDRY	515	ELECTRIC DRYER	
2	LAUNDRY	516	GFI	48" AFF
	LAUNDRY	517	SINGLE POLE	
	LAUNDRY	518	3" LED	
	LAUNDRY	519	CLOTHES VANITY	
	BEDROOM 5	520	SMOKE DETECTOR	
	BEDROOM 5	521	SINGLE POLE	
	BEDROOM 5	522	GFI	OWNER SUPPLIED
	BEDROOM 5	523	DUPLEX	
	PRIMARY BATH	524	THREE WAY	
2	PRIMARY BATH	525	VANITY LIGHT	OWNER SUPPLIED FULL HEIGHT @ 84" AFF
	PRIMARY BATH	526	THREE POLE	
	PRIMARY BATH	527	GFI	48" AFF
	PRIMARY BATH	528	SINGLE POLE DIMMER	
2	PRIMARY BATH	529	3" LED	
	PRIMARY BATH	530	SINGLE POLE	
	SHOWER	531	3" LED	
	WATER CLOSET	532	3" LED	
	WATER CLOSET	533	DUPLEX	
	PRIMARY BEDROOM	534	SMOKE DETECTOR	
	PRIMARY BEDROOM	535	THREE WAY DIMMER	
	PRIMARY BEDROOM	536	GFI	
	PRIMARY BEDROOM	537	THREE WAY SWITCH	
2	PRIMARY BEDROOM	538	CEILING FAN OR CHANDELIER BOX	OWNER SUPPLIED
	PRIMARY BEDROOM	539	THREE WAY	
	PRIMARY BEDROOM	540	THREE WAY	
	PRIMARY BEDROOM	541	GFI	
	PRIMARY BEDROOM	542	3" LED	
	WIC	543	COMMON FLUSH MOUNT	
	WIC	544	SINGLE POLE	
	UNFINISHED	545	SINGLE	
	SITTING ROOM/EXERCISE	546	SINGLE	
	SITTING ROOM/EXERCISE	547	SINGLE	
	SITTING ROOM/EXERCISE	548	DUPLEX	
	SITTING ROOM/EXERCISE	549	THREE WAY SWITCH	
	SITTING ROOM/EXERCISE	550	MEDIA PANEL FUTURE	OWNER SUPPLIED

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-REVIEW DEVICE SPEC AND COLOR WITH OWNER.
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design collective

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SECOND FLOOR ELECTRICAL PLANS + SCHEDULE

1/4" = 1'-0"

05/17/2022
rev 06/24/2022

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