TO: Town of Rockland / ZBA

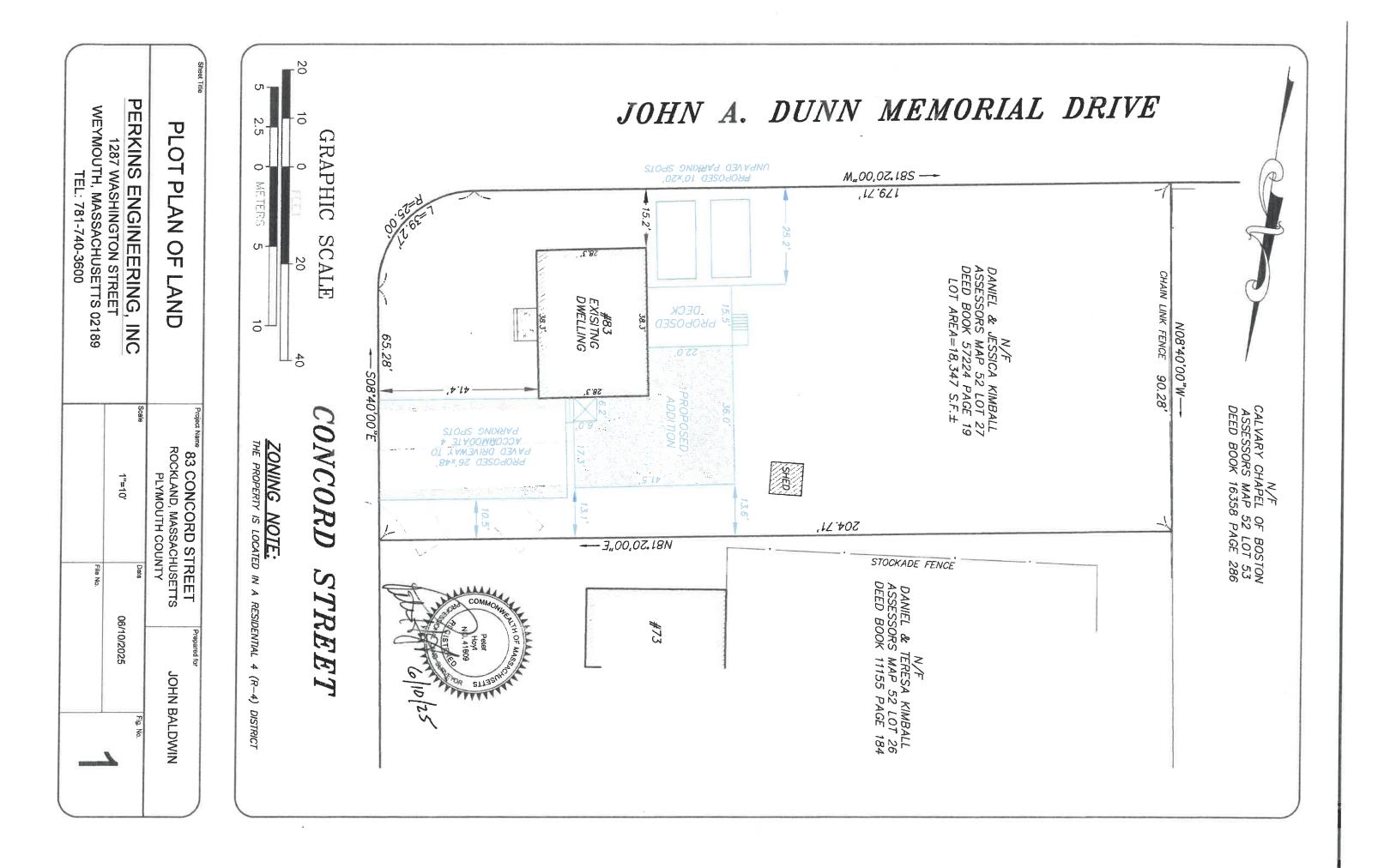
FROM: Ed Kimball

RE: 83 Concord St. DATE: June 12, 2025

Members of the ZBA board, please see revised drawings, we were able to work with both the architect and surveyor of record to address your concerns raised at the previous public hearing.

Brief Summary of Revisions:

- 1. Reduced width of proposed addition by 2 feet to now comply with side yard setback of 13' for this lot
- 2. Moved proposed addition back 2 feet from Concord St., added the 2 feet we previously reduced on the side to the rear, thereby creating enough space to accommodate up to 4 parking spots for new proposed driveway while also maintaining the 10' side buffer for same
- 3. Reduced the size of proposed rear shared deck to comply with the 25' frontage setback from John Dunn Memorial Drive, whereas this is a corner lot. Thereby allowing space for 2 unpaved parking spots with access from John Dunn Memorial Drive.
- 4. We believe we addressed the concerns of the board for Concord St. side lot setback, frontage setback from John Dunn Memorial Drive, driveway buffer on Concord St. and space for 6 parking spots
- 5. We are seeking variance to convert single family residence located in R4 Zone to a two family residence.



CONTRACTOR TO VERIFY ALL DIMENSIONS

AND SETBACKS PRIOR TO CONSTRUCTION

DESIGNER:

ROCKWOOD DESIGN, INC. 1020 PLAIN STREET - SUITE 320 MARSHFIELD, MA 02050 PHONE: (781)-837-3140 FAX: (781)-837-3126 EMAIL: PHILAROCKWOODDESIGN,COM WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL ENGINEER:

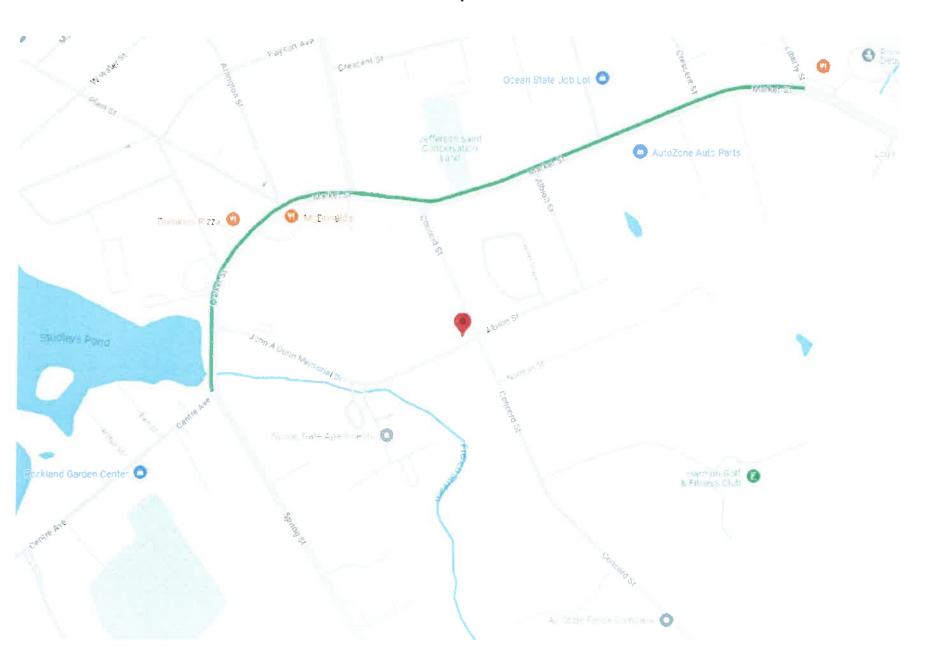
5/30/2025

SET

OGRESS

KIMBALL RESIDENCE

83 CONCORD STREET ROCKLAND, MA 02370



LOCUS MAP

SEE SHEET AT FOR DRAWING INDEX

IF PRINTED ON IIXIT, ALL SCALE IS HALF

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

- GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES
- THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOUN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
- ALL HEATING. PIPING INSULATION ELECTRICAL FIREPROOFING AND OTHER REQUIREMENTS ARE THE
- NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN

STRUCTURAL STEEL NOTES:

QUANTITY ID LETTER MANUFACT.

PROGRESS

- ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE ALS.C. SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
- ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE ALS.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.
- ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE EXX 10 ELECTRODES.
- NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED. PROVIDE TEMPORARY BRACING AS REQUIRED.
- STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE ALISIC, DETAILING MANUAL SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION
- USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
- STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT, TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
- STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.

MODEL

FRAME JOSTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C.. JOSTS TO BE ANCHORED TO THE TOP NAILER WITH SIPMSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

- ALL FRAMING LUMBER SHALL BE SIDE (SERLICE-PINE-FIR) GRADE NUMBER SHALL BE SIDE (SERLICE-PINE-FIR) GRADE SHALL BE SIDE SHALL BE SIDE (SERLICE-PINE-FIR) GRADE SHALL BE SIDE SHALL BE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 815 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) SHALL BE 425 F.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
- ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN TELLOW PINE GRADE NO. 2.. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
- ALL LYLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL THE MINIMUM ALLOWARIEBENDING STRESS (FB.) SHALL BE 2,900 P.S.L. THE MINIMUM ALLOWARIE COMPRESSION STRESS (FC.) PERPENDICULAR TO THE GRAIN SHALL BE 150 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.9.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED).
 INSTALL MICROLAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- PARALAM (LAM) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MCDULUS OF
- USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE FIT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LIMBER OR OTHER APPROVED SUPPORTS.
- ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
- PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION
- USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL), JOIST OR BEAM HANGERS WHEN JOISTS OR
- FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET USE 2-7X6 HEADER BEAMS, FROM 3 FEET TO 5 FEET, USE 2-72/8 HEADER BEAMS AND FROM 5 FEET TO 1 FEET, USE 2-72/8 HEADER BEAMS AND USE LYLS FOR SPANS EXCEEDING 1 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS, USE TRIPLES FOR 2X6 WALLS, IF LYLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK, STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN
- ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL PRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY €
- ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL
- ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS
- THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
- BULT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BR FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
- ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION \$ CONCRETE NOTES:

- SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF
- IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS
- NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED
- BACKFILL UNDER ANT PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
- 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".
- CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I. FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AIR ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE
- STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
- ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (MIN.) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
- WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS
- NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST
- PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"X4" KEY WITH INTINUOUS REINFORCING (40 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT
- ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE. UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO
- THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW OUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET
- DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

TYPE

ROUGH OPENING

COMMENTS

FLOOR PLAN LEGEND WALL TO BE DEMOLISHED EXISTING STUD WALL PROPOSED STUD WALL OBJECT BELOW PROPOSED SQUARE FOOTAGE NOTE FIRST FLOOR LIVING AREA

EXTERIOR DOOR SCHEDULE							
TY ID LETTER MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS			

INFINISHED ATTIC FLOOR AREA TOTAL FINISHED LIVING AREA: DRAWING INDEX FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION LEFT SIDE ELEVATION FIRST FLOOR PLAN SECOND FLOOR PLAN ATTIC FLOOR PLAN ROOF PLAN BUILDING SECTION "A-A" FOUNDATION PLAN FIRST FLOOR FRAMING PL SECOND FLOOR FRAMING

1)	SEE "STRUCTURAL ENGINEERING AND UFCM ANALYSIS" BOOKLET NO. 24 BY ENGINEERING, LLC DATED MARCH/_/2024 FOR ADDITIONAL NOTES AND DETAILS				
2)	ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.				
3)	6 9.0, FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.				
4)	OPENING FOR UNDER-FLOOR VENTILATION: I SQ. FT, OPENING/ISØ SQ. FT. OF CRAWL SPACE AREA				
		DENOTES FOUNDATION WALL. TO BE DEMOLISHED			
Ξ	}	DENOTES EXISTING FOUNDATION WALL			
-		DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING			
-		DENOTES PROPOSED LOW FOUNDATION WALL W/2X6 STUD WALL ATOP			
	A 92	DENOTES ARCHITECTURAL BUILDING SECTION			
	2 ENGINEER	DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER			

FOUNDATION NOTES/LEGEND:

FRAMING NOTES/LEGEND SEE "STRUCTURAL ENGINEERING AND UFCM ANALYSIS" BOOKLET NO. 24-___ BY _____ ENGINEERING, LLC DATED MARCH/_ /2024 FOR ADDITIONAL NOTES AND DETAILS L FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 180 CMR METAL HANGERS LAMINATED POST STEEL BEAM LVL BEAM DOUGLAS FIR BEARING WALL BEARING WALL ABOVE _____ FRAMING BELOW POST SIZE EXISTING FRAMING JACK STUDS PROPOSED FRAMING (5) SMOKE DETECTOR KING STUDS ٩ SMOKE/CO2 (4/6) POST UP: SEE FRAMING PLAN OF FLOOR ABOVE \boxtimes BATHROOM FAN/LIGHT

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COP TRIGHT 2/2024 BY ROCKWOOD DESIGN INC. THE ARCHITECTURAL PLANS DRAWINGS, DESIGNS SPECIFICATIONS AND OTHER ARRANGEMENTS ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ROCKWOOD DESIGN INC. NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHER ARRANGEMENTS OF TROCKWOOD DESIGN INC. NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHER ARRANGEMENTS OF TROCKWOOD DESIGN INC. THE ARRANGEMENT OF TROCKWOOD DESIGN INC. THE ARRANGEMENT OF TROCKWOOD DESIGN I

SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON IIXIT, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

TITE EXISTING FRONT & LEFT ELEVATION

5/30/2025

SET

PROGRESS

DRAWN BY: AEG CHECKED BY:

T.O. RIDGE B.O. JOIST B.O. JOIST

CONSTRUCTION

- NO

PROGRESS PRINT

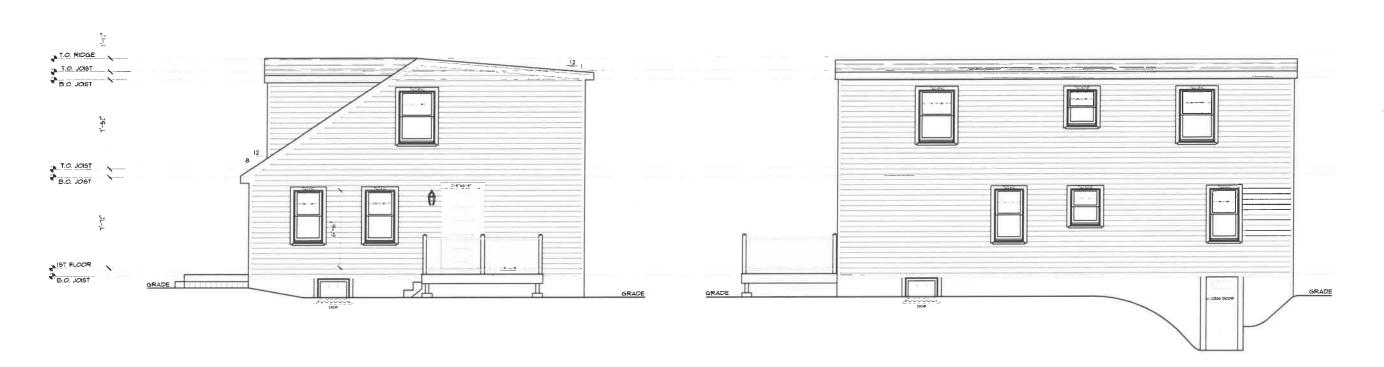


EXISTING LEFT ELEVATION SCALE: 1/4"=1'-0"

EXISTING FRONT ELEVATION SCALE: 1/4"=1'-0"

SEE SHEET AI FOR DRAWING INDEX

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



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

- NOT FOR CONSTRUCTION

PROGRESS PRINT

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

5/30/2025 PROGRESS

SET

TITLE: EXISTING REAR & RIGHT ELEVATION

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PROPOSED FRONT ELEVATION SCALE: 1/4"=1'-0"

6'-2" ADDITION

38'-0" (EXISTING)

17'-4" (ADDITION)

5/30/2025 PROGRESS

SET

THE PROPOSED FRONT ELEVATION

SEE SHEET AT FOR DRAWING INDEX

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T.O. RIDGE T.O. JOIST T.O. RIDGE T.O. JOIST B.O. JOIST GRADE BEYOND 8'-6" (EXISTING) 41'-6" (ADDITION)

> PROPOSED RIGHT ELEVATION SCALE: 1/4"=1'-0"

5/30/2025 OGRESS

SET

DRAWN BY: AEC CHECKED BY:

PROPOSED RIGHT ELEVATION

SEE SHEET AI FOR DRAWING INDEX

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T.O. RIDGE T.O. JOIST B.O. JOIST T.O. RIDGE T.O. JOIST T.O. JOIST 1ST FLOOR IST FLOOR B.O. JOIST B.O. JOIST NEW BULKHEAD 15'-6" NEW DECK 36'-@" (ADDITION) 25'-6"(EXISTING)

FOR CONSTRUCTION

PROGRESS PRINT - NOT

PROPOSED REAR ELEVATION

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

5/30/2025 SET PROGRESS

OSED REAR ELEVATION



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T.O. RIDGE T.O. JOIST B.O. JOIST T.O. RIDGE T.O. JOIST B.O. JOIST IST FLOOR

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

5/30/2025 SET PROGRESS

PROPOSED LEFT ELEVATION

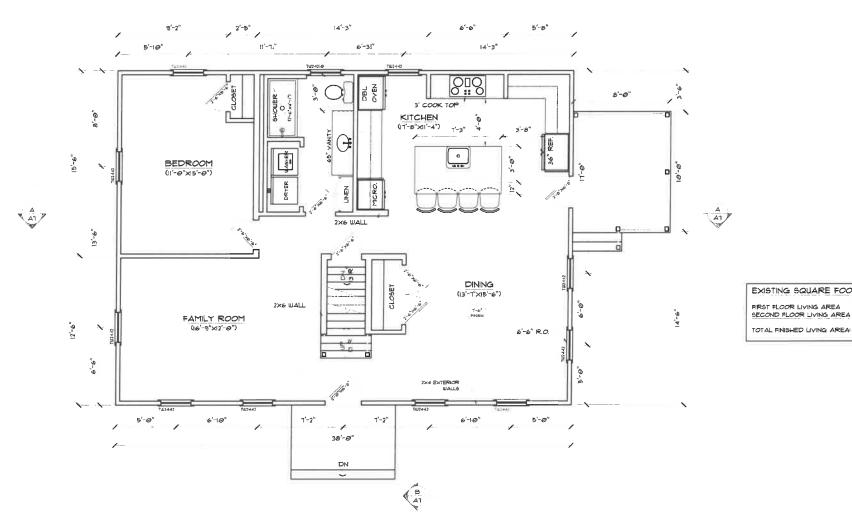
KIMBALL RESIDENCE
83 CONCORD STREET
ROCKLAND, MA 02310

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SEE SHEET AI FOR DRAWING INDEX

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EXISTING SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA SECOND FLOOR LIVING AREA

= 1,969 FT²

5/30/2025

TITLE: EXISTING FIRST F



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EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (AREA: 1064 FT2)

PROGRESS PRINT - NOT

FIRST FLOOR LIVING AREA SECOND FLOOR LIVING AREA

TOTAL FINISHED LIVING AREA:

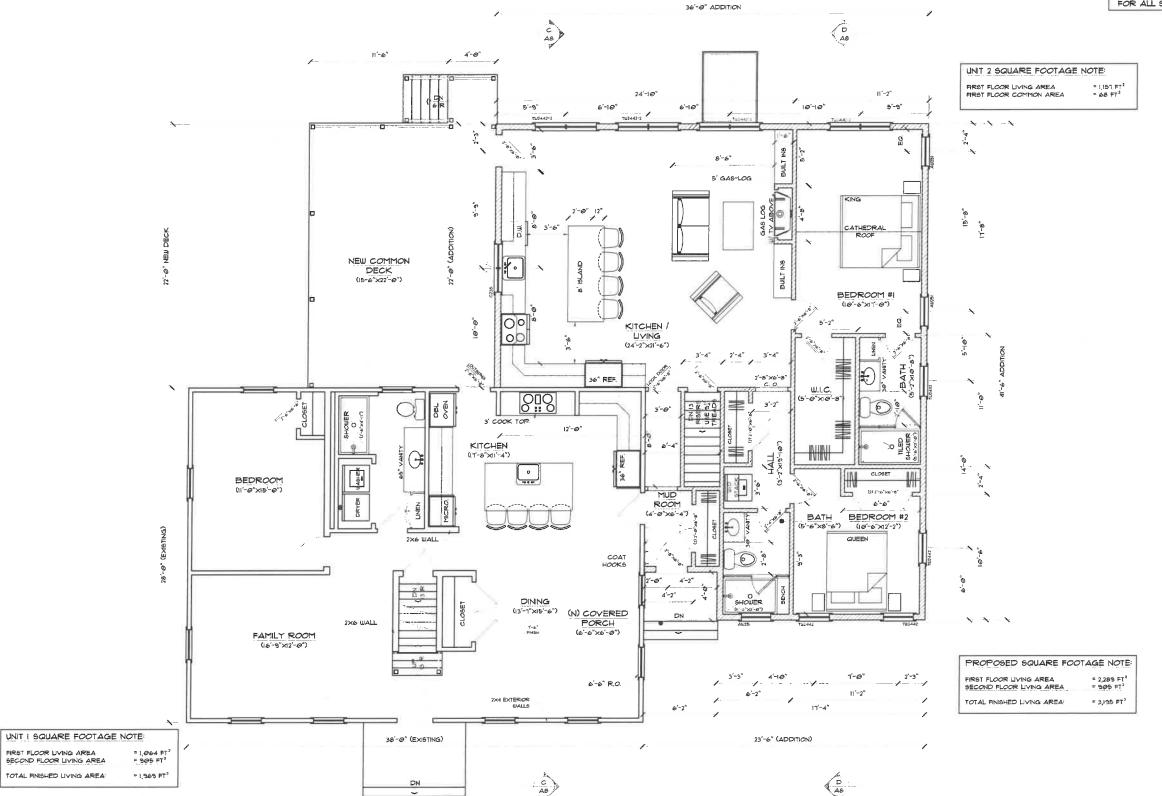
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ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET AI FOR DRAWING INDEX

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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (AREA: 2,143 FT2)

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FOR CONSTRUCTION

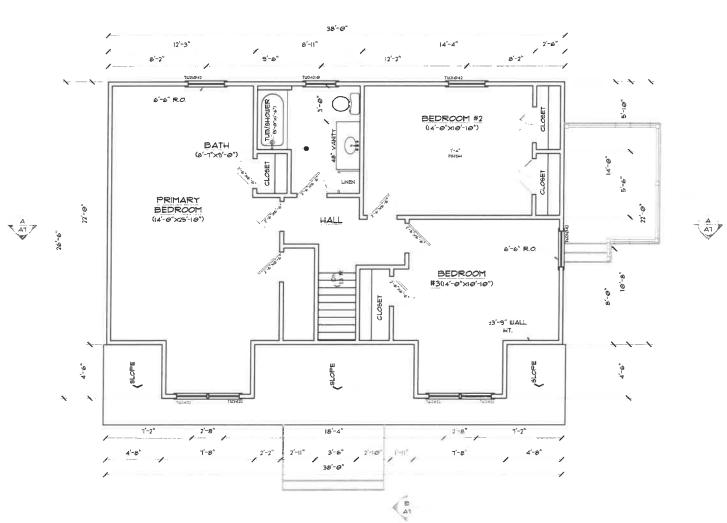
PROGRESS PRINT

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SEE SHEET AI FOR DRAWING INDEX

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PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



EXISTING SECOND FLOOR PLAN SCALE: 1/4"=1'-0" (AREA: 905 FT2)

5/30/2025 SET OGRESS

EXISTING SECOND FLOOR PLAN

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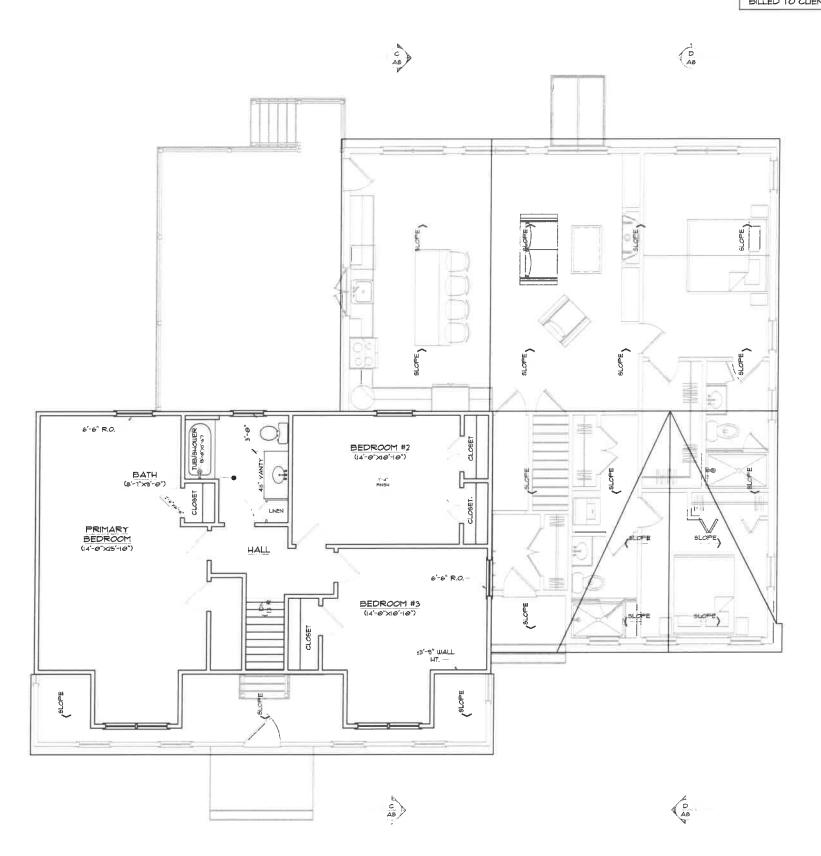
PROGRESS PRINT - NOT FOR CONSTRUCTION

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SEE SHEET A! FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (AREA: 905 FT²) PROGRESS SET - 5/30/2025

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PROPOSED SECOND FLOOR PLAN

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FOR CONSTRUCTION

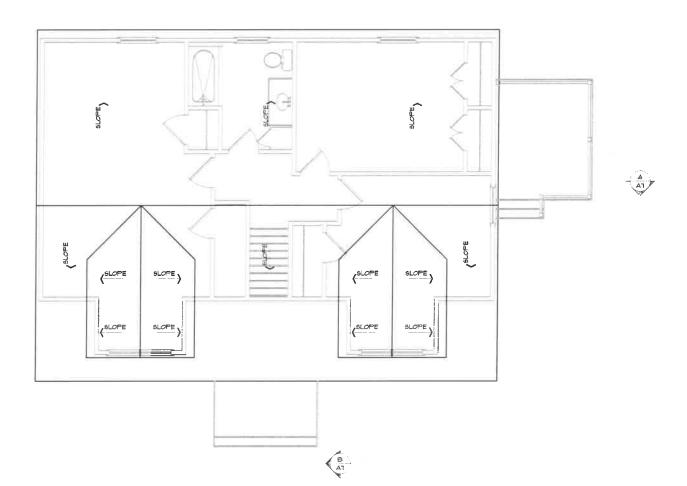
PROGRESS PRINT

ANY DEVIATION FROM THESE PLANS
REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDESIGN FOR
BUILDING DEPARTMENT SIGN-OFFS WILL BE
BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET AI FOR DRAWING INDEX

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EXISTING ROOF PLAN SCALE: 1/4"=1'-0"

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5/30/2025

SET PROGRESS

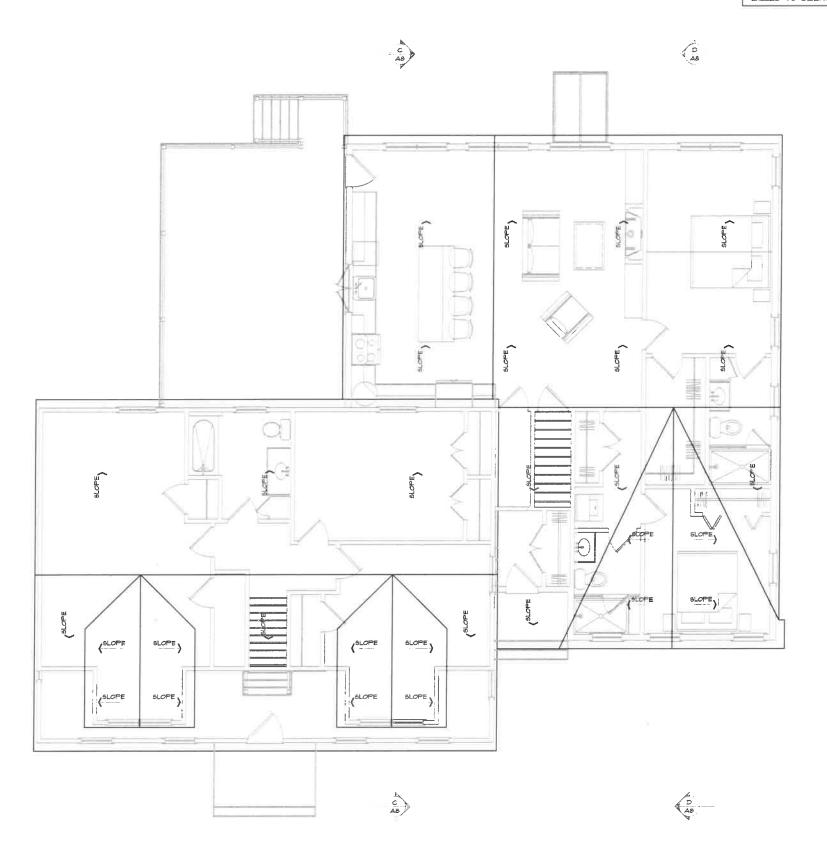
TITE: EXISTING ROOF PLAN

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SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON IIXI1, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED ROOF PLAN SCALE: 1/4"=1'-0"

PROGRESS

5/30/2025 SET

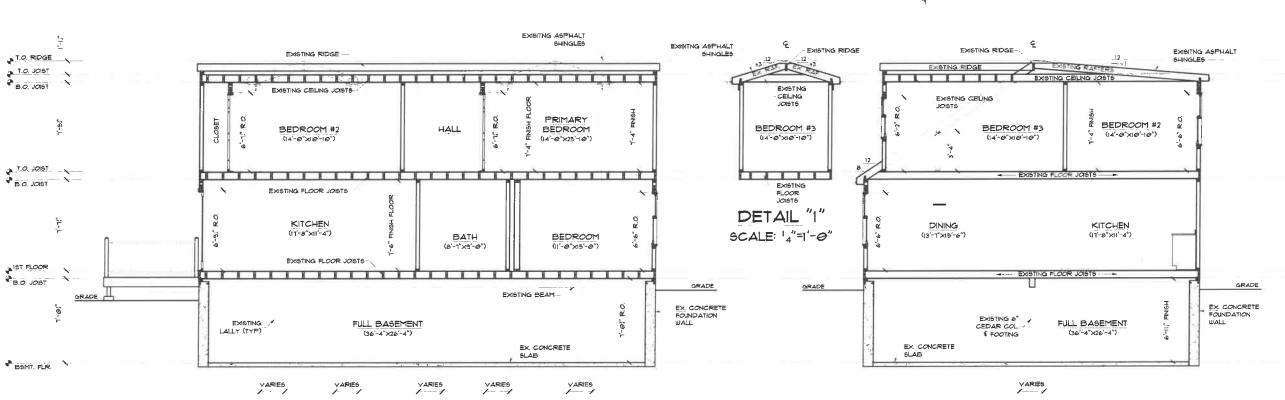
PROPOSED ROOF PLAN

46.

SEE SHEET AT FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



EXISTING BUILDING SECTION "A-A" SCALE: 14"=1'-0"

CONSTRUCTION

-TON -

PROGRESS

EXISTING BUILDING SECTION "B-B" SCALE: 14"=1'-0"

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SECTION

BUILDING

EXISTING 1

CONSTRUCTION

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PROGRESS

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

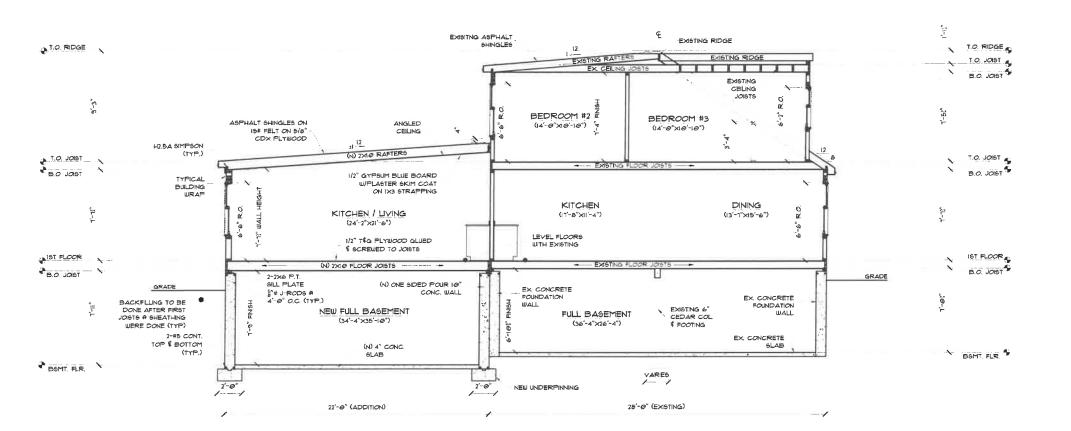
SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON HXIT, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

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PROPOSED BUILDING SECTIONS



PROPOSED BUILDING SECTION "C-C" SCALE: 12"=1'-0"

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HECKED BY

SCALE: AS SHOWN

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SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON IIXIT, ALL SCALE IS HALF

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

> "D-D" THE PROPOSED BUILDING SECTIONS

KIMBALL 1 83 CONCO ROCKLAN

5/30/2025

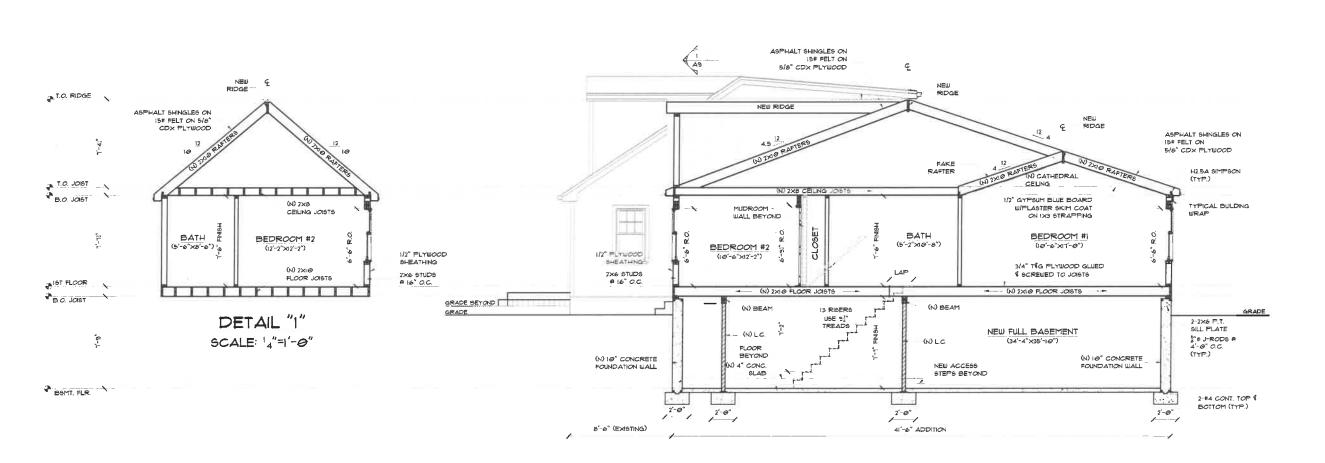
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SCALE: AS SHOWN

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FOR CONSTRUCTION

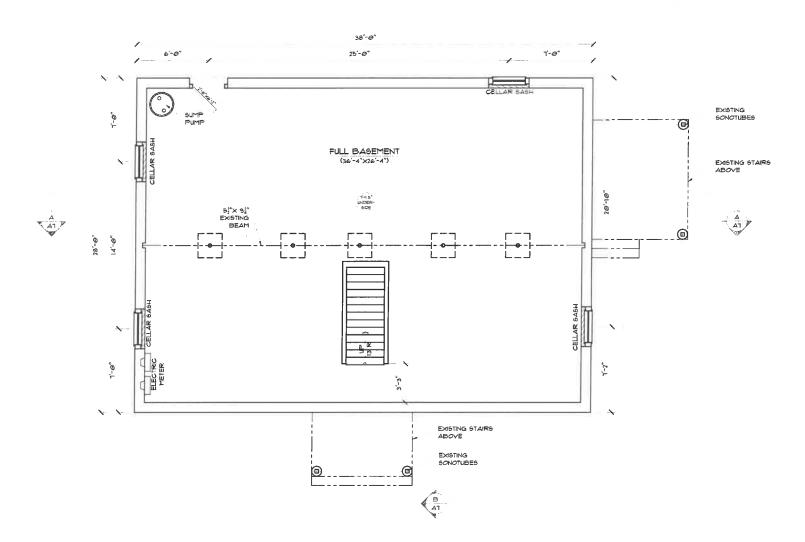
PROGRESS PRINT - NOT

PROPOSED BUILDING SECTION "D-D" SCALE: 14"=1'-0"

SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

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EXISTING BASEMENT / FOUNDATION PLAN SCALE: 1/4"=1'-0" (AREA: 956 FT2)

PROGRESS PRINT

5/30/2025 SET PROGRESS

EXISTING FOUNDATION PLAN

S *₀*₽\$7

SEE SHEET AI FOR DRAWING INDEX

IF PRINTED ON IIXIT, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

36'-0" (ADDITION) 1'-6"X6" DEEP CONC. SLAB ON GRADE LINE OF BULKHEAD ABOVE 5'-9" 10" \$ 50NO TUBES 4" MIN. BELOW GRADE 3'-4" 10" CONCRETE FOUNDATION WALLS TO 4'-0" BELOW GRADE NEW FULL BASEMENT 34'-4 NEW DECK ABOVE **√** ⊕ NEW ACCESS (N) BEAM (N) LALLY 5UMP PUMP (N) LOCK DOOR 12"DX24"W CONC. FOOTINGS SEE SECTIONS FULL BASEMENT STEP FOOTING AS REQ'D TO BEAR ON UNDISTURBED SOIL (36'-4"×26'-4") 1-15" UNDER-SIDE 57"× 94" EXISTING BEAM #5 @ 12" O.C. 2'-6" LONG EPOXY GROUTED IN 6" MIN. PREDRILLED HOLES (TYP.) COLUMN 7'-10" (N) 300 AMP **®** BLOCKOUT STAIR ABOVE 1'-6"X6" DEEP CONC. SLAB ON GRADE (N) 10" \$ SONO TUBES 4" MIN. BELOW GRADE (TYP.) 6'-2" ADDITION 17'-4" ADDITION EXISTING STAIRS ABOVE EXISTING

CONSTRUCTION

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PROGRESS

PROPOSED BASEMENT / FOUNDATION PLAN

23'-6" (ADDITION)

SCALE: 1/4"=1'-0" (AREA: 1963 FT2) PROGRESS SET - 5/30/2025

PROPOSED FOUNDATION PLAN

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38'-0" (EXISTING)