

19 KIMBALL BEACH

SINGLE FAMILY RESIDENCE

19 KIMBALL BEACH ROAD
HINGHAM, MA 02043



**NATIONAL
DESIGN AND DRAFTING**

(401) - 714 - 2886
OFFICE@NDD.COM

**19 KIMBALL
BEACH**

RESIDENCE
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HINGHAM, MA 02043

Building Code Summary	State Building Code Massachusetts Residential Code (780 CMR 51.00 - amendments dated 01/01/18)	International Residential Code International Residential Code for One- and Two-Family Dwellings, 2015 Edition	R301.2(2) Seismic Design None R301.2(3) Weathering Severe	R301.2(4) Wind Design Speed 110 MPH R301.2(5) Ground Snow Load 30 PSF R301.2(6) Terminate Infiltration Moderate/Heavy	R301.5 Uninhab. Attic Live Load 20 PSF R301.5 Habitable Attic Live Load 30 PSF R301.5 Balcony/Deck Live Load 40 PSF
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R301.5 Guard/Handrail Live Load 200 PSF R301.5 Habitable Room Live Load 40 PSF R301.5 Sleeping Room Live Load 30 PSF	R301.5 Stair Live Load 40 PSF	R302.5.1 Min. Garage Door Rating 20 Minute R302.5.1 Garage Separation 1/2" All locations except Garage located more than 3' from a dwelling unit on the same lot.	R302.5.1 Garage Separation 5/8" Type X From all habitable rooms above the Garage.	R305.1 Minimum Height 7'-6" (50% of m.) R305.1 Exception 1 For rooms with sloped ceilings 50% of floor area must have a ceiling height of at least 7'-0" and none of the floor area may have a ceiling height of less than 5'-0".	R305.1 Exception 2 Bathrooms shall have a minimum ceiling height of 6'-8" inches. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6'-8".
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R305.1.1 Basements 6'-8" R305.1.1 Exception 1 Beams, girders, ducts or other obstructions may project to within 6'-4" of the finished floor.	R307.1 Space Required at Toilet 15" from side R307.1 Space Required at Toilet 21" from front R307.1 Space Required at Vanity 21" from front	R307.1 Minimum Shower Size 30" x 30" R307.1 Space Req. at Shower 24" at opening	R308.4.1 Glazing in Windows (see below) R308.4.1 Hazardous Location If... 1. >9 SF 2. bottom <18" from floor 3. top >36" above floor 4. walking surface within 36" (all must be met)	R310.1.1 Minimum opening area 4.4 SF (Net) Exception 1 5.0 SF (Net) at grade floor. Exception 2 3.3 SF at double-hung window	R310.1.2 Min. opening dims 24"x20"
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R311.2 Egress Doors Required 2	R311.2.1 Min. Interior Door Dims. 30" x 6'-6"	R311.6 Minimum Hallway Width 36"	R311.7.5.1 Max. Riser Height 6 1/4"	R312.1.1 Where Required 30" (height diff.)	R312.1.2 Exception 2 34" - 38" when used as handrail.
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R311.2 Egress Door Width 32" (clear)	R311.2.1 Min. Bath Door Dims. 28" x 6'-6"	R311.7.1 Minimum Stair Width 36"	R311.7.5.2 Min. Tread Depth 9"	R312.1.2 Minimum Height 36"	R312.1.3 Maximum Opening 4" sphere
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R311.2 Egress Door Height 78"	R311.3 Min. Egress Landing Width 36" (both sides)	R311.7.2 Min. Stair Headroom 6'-8"	R311.7.8.1 Handrail Height 34" - 38"	R312.1.2 Exception 1 34" at open sides of stairs.
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R314.3 Smoke Alarm Location (see below) Shall be installed... 1. In each bedroom. 2. Outside each sleeping area. 3. On each story, including basements and habitable attics. 4. at base of stairs. 5. For ea. 1,200 SF area.	R314.5 Heat Detector Location (see below) Shall be installed... 1. In any attached Garage. 2. Garage attached to existing. R314.5.1 Heat Det. Placement center in space	R315.1 Location (see below) Shall be installed... 1. On each story, including basements and cellars. 2. Within 10' of a bedroom door when on floor with bedrooms.	R401.3 Minimum Drainage Slope 6" in first 10'	R402.2 Min. Concrete Strength 2,500 PSI BSM walls, IDNs and other not exposed to weather. R402.2 Min. Concrete Strength 2,500 PSI Basement slabs and interior slabs on grade, except garage.	R402.2 Min. Concrete Strength 3,000 PSI Basement walls, foundations and other exposed to weather. R402.2 Min. Concrete Strength 3,000 PSI Porches, steps, garage fir and other exposed to weather.
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R403.1.1 Min. Footing Width 12"	R403.1.6 Foundation Anchorage 7" embedment	R403.3(1) Min. Footing Depth 12"	R404.1.2(1) Min. Horizontal Reinf. #4 w/in top 12"	R806.2 Minimum Vent Area 1/150
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R403.1.3.2 Slab w/ Footing Reinf. #4 top + bot.	R403.1.6 Foundation Anchorage min. 2 per plate	R403.3(2) Air-Freezing Index 1,500	R404.1.2(1) Min. Horizontal Reinf. #4 mid-height	R806.3 Min. Vent/Insul. Clearance 1"
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R403.1.6 Foundation Anchorage 12" @ 48" O.C.	R403.1.6 Foundation Anchorage max. 12" from end	R404.1.2(2,3,4) Min. Vertical Reinf. (see table)	R807.1 Min. Attic Access 22" x 30"
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Energy Code Summary	Reference Energy Code Massachusetts Stretch Energy Code (780 CMR 115-AA) International Energy Conservation Code, 2018 Edition	R301.1 Climate Zone 5A R401.2 New Con. HERS Ratings 65 or less more than 3,000 SF	R401.2 New Con. HERS Ratings 70 or less less than 3,000 SF R402.1.1 Max. Window U-Factor 0.32	R402.1.1 Max. Skylight U-Factor 0.55 R402.1.1 Max. Glazing SHGC NR R402.1.1 Min. Ceiling R-Value 49	R402.1.1 Min. Wood Wall R-Value 20 or 13+5 R402.1.1 Min. Floor R-Value 30 R402.1.1 Min. Bsmt. Wall R-Value 15/19
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R402.1.1 Min. Slab R-Value/Depth 10, 2'-0"	R402.1.1 Min. Crawl Space R-Value 15/19
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AREA SUMMARY	
Name	Area
FIRST FLOOR AREA	1473 SF
SECOND FLOOR	2000 SF
Grand total	3473 SF
BASEMENT	1475 SF
GARAGE	533 SF
FRONT PORCH	32 SF
PATIO	160 SF

GENERAL NOTES
+ ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" O/C UNLESS OTHERWISE NOTED.
+ ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O/C UNLESS OTHERWISE NOTED.
+ INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O/C

+ DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL.
+ DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

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A600	PROPOSED ELEVATIONS
A700	SECTION
A800	PERSPECTIVES

LEGEND

(SC) SMOKE/CO DETECTOR
(CO) CO DETECTOR
(SD) SMOKE DETECTOR
(HD) HEAT DETECTOR
(EF) EXHAUST FAN

■ INSULATED 2x6 WALL
■ 2x4 WALL
■ SHELF / COUNTER
■ EXISTING TO REMAIN
ID#### INTERIOR DOOR
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PD#### GARAGE DOOR
FX#### FIXED WIN
DH#### DBL HUNG WIN
SL#### SLIDER WIN
SW#### DIM IN FEET/INCHES
(2688 = 2'-6" x 6'-8")

Revision Date Revision Number

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CONSTRUCTION DRAWINGS

2025.11.04





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A301	PROPOSED SECOND FLOOR PLAN
A401	PROPOSED ROOF PLAN
A501	PROPOSED ELEVATIONS
A601	PROPOSED ELEVATIONS
A701	SECTION
A801	PERSPECTIVES

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CEILING CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T+G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

SLAB CONSTRUCTION

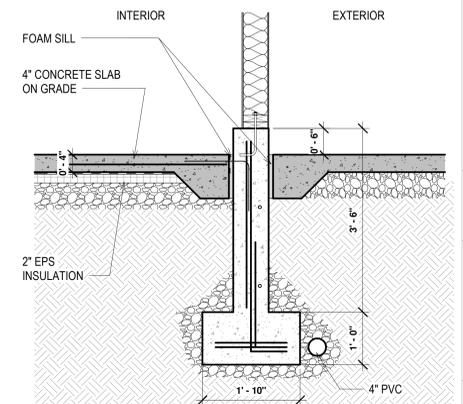
- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

BACKFILL DETAILS

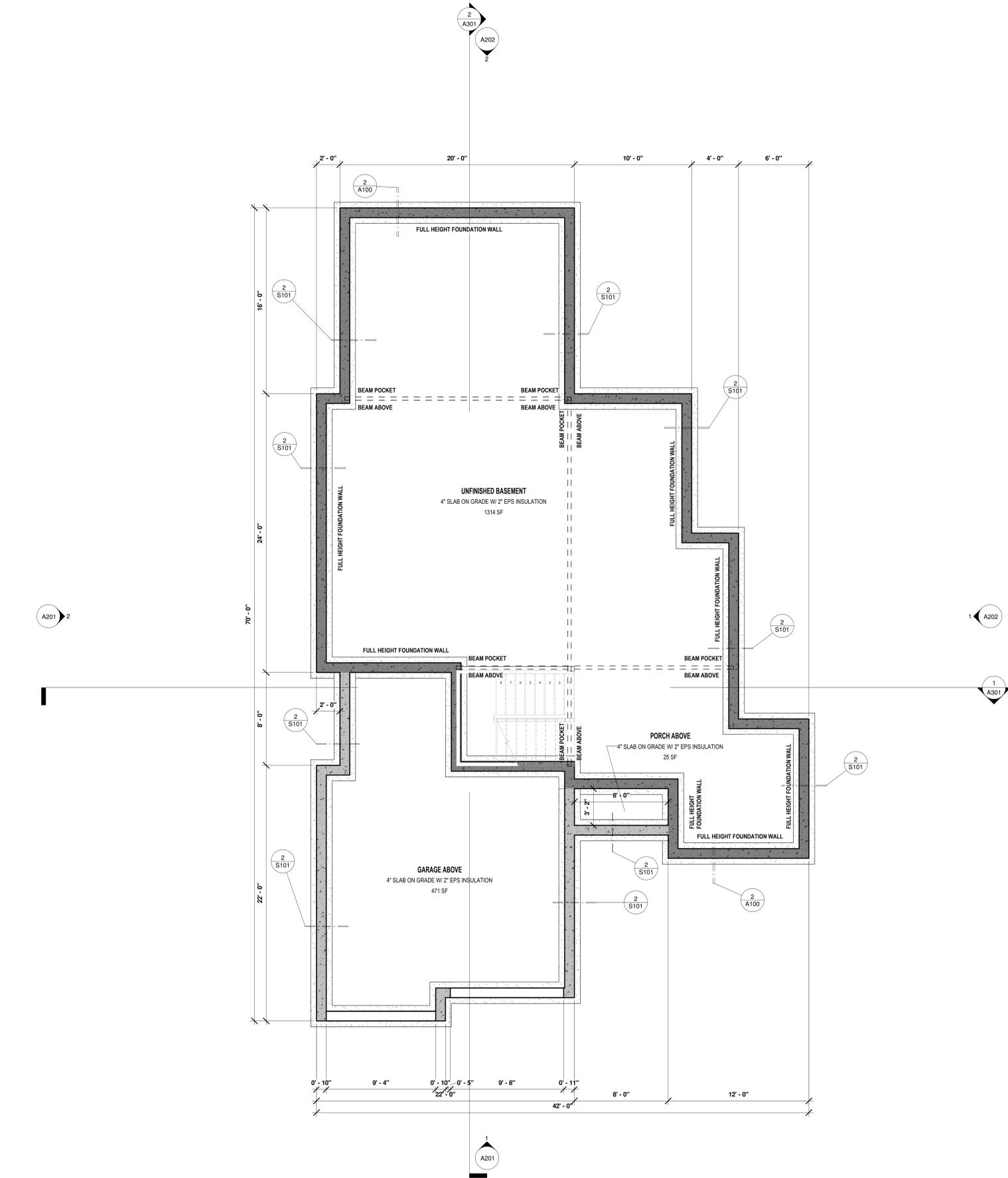
- EARTHEN BACKFILL OVER FILTER FABRIC, TYPICAL AT PERMIETER OF FOUNDATION
- WASHED STONE AT FOUNDATION PERIMETER
- 4" PVC WRAPPED IN FILTER FABRIC, PITCH TO DAYLIGHT OR DRYWELL

FOUNDATION DETAILS

- ICF 10" CONCRETE WALL ON 22" x 12" FOOTING WITH ICF FROST WALL
- 4" CONCRETE SLAB ON GRADE WITH R-10 EPS INSULATION
- FLOOR FRAMING, REFER TO FRAMING PLANS
- (2) P.T. 2x6 SILL PLATE
- FOAM SILL SEALER
- 1/2" DIAM. ANCHOR BOLT @ 32" O.C., MAX. 12" FROM CORNER
- 8" CAST-IN-PLACE CONCRETE WALL
- (1) #4 VERTICAL REBAR @ 18" O.C.
- (3) #4 HORIZONTAL REBAR @ 18" O.C.
- MAINTAIN 1" CLEAR FROM VERTICAL AND HORIZONTAL REBAR
- 22" x 12" CAST-IN-PLACE CONCRETE FOOTING
- (1) #4 VERTICAL REBAR DOWELS @ 48" O.C. BETWEEN FOOTING AT WALL, UP MINIMUM 36" INTO FOUNDATION WALL
- (3) #4 CONTINUOUS HORIZONTAL REBAR AT FOOTING, MIN. 3" FROM EDGE
- (1) #4 HORIZONTAL REBAR @ 12" O.C.
- (2) #4 HORIZONTAL REBAR @ 12" O.C. AT CORNER, MIN. 24" IN FROM CORNER ON EXTERIOR REBAR, MIN. 12" IN FROM CORNER AT INTERIOR REBAR



2 Foundation Detail
SCALE: 3/4" = 1'-0"



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

Revision Date Revision Number

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S101

CONSTRUCTION DRAWINGS

2025.11.04



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OFFICE: 617-714-2586

19 KIMBALL BEACH

NEW SINGLE-FAMILY RESIDENCE

19 KIMBALL BEACH ROAD HINGHAM, MA 02043

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A103	PROPOSED ROOF PLAN
A201	PROPOSED ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	SECTION
A401	PERSPECTIVES

LEGEND

(SC) SMOKE/CO DETECTOR

(CO) CO DETECTOR

(SD) SMOKE DETECTOR

(HD) HEAT DETECTOR

(EF) EXHAUST FAN

INSULATED 2x6 WALL

2x4 WALL

SHELF / COUNTER

EXISTING TO REMAIN

ID#### INTERIOR DOOR

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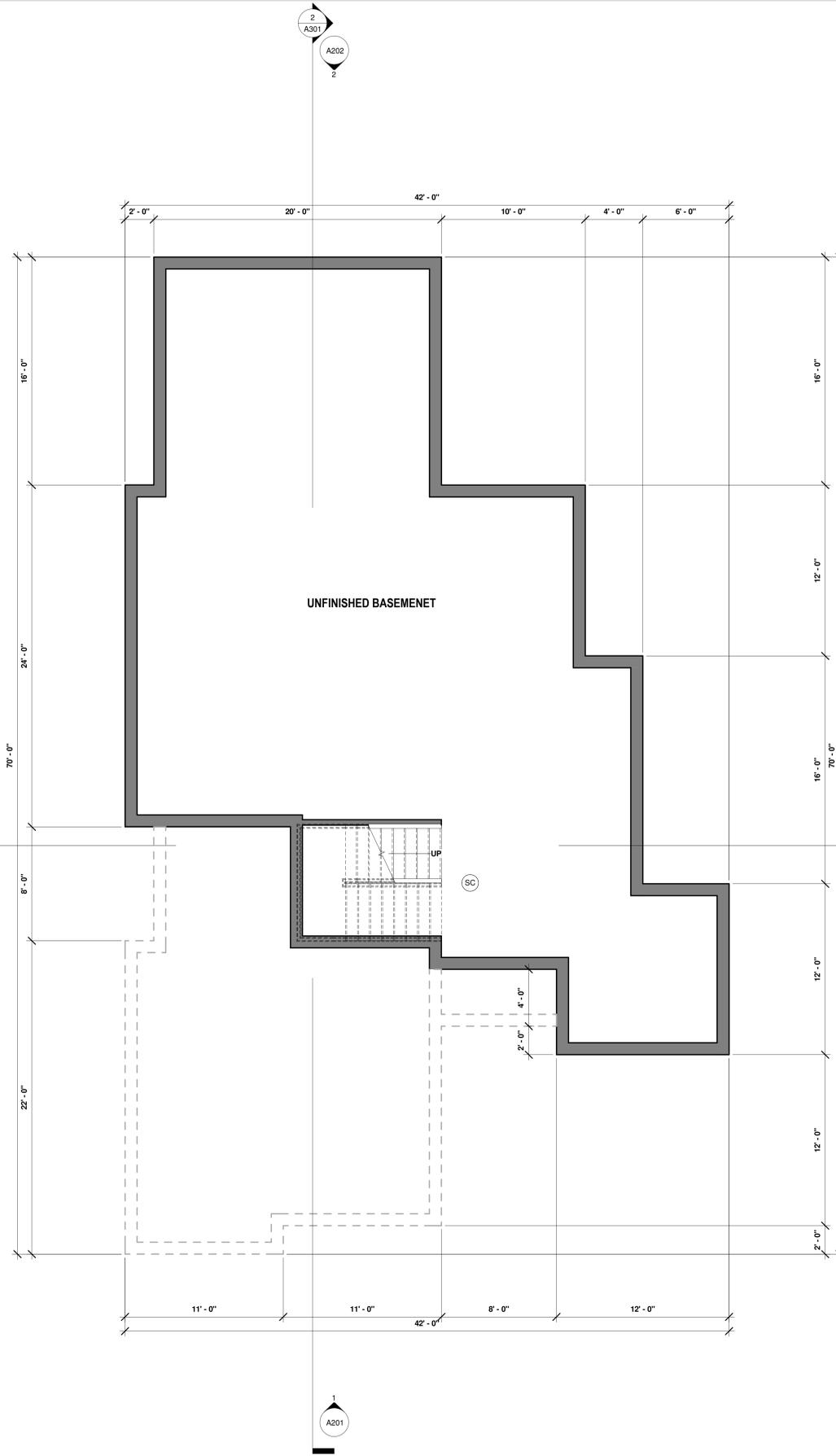
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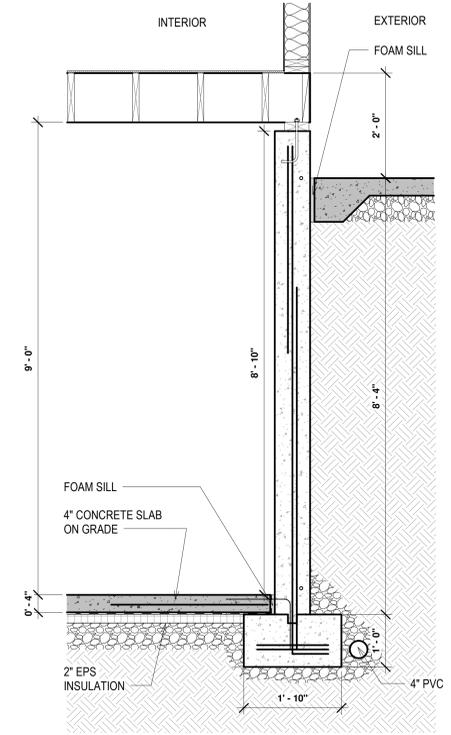
A100

CONSTRUCTION DRAWINGS

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1 Proposed Basement Plan SCALE: 1/4" = 1'-0"



2 Full height Foundation Detail SCALE: 3/4" = 1'-0"



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A106	PERSPECTIVES

LEGEND

- (SC) SMOKE/CO DETECTOR
- (CO) CO DETECTOR
- (SD) SMOKE DETECTOR
- (HD) HEAT DETECTOR
- (EF) EXHAUST FAN
- INSULATED 2x6 WALL
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CEILING CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
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FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T-G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

SLAB CONSTRUCTION

- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

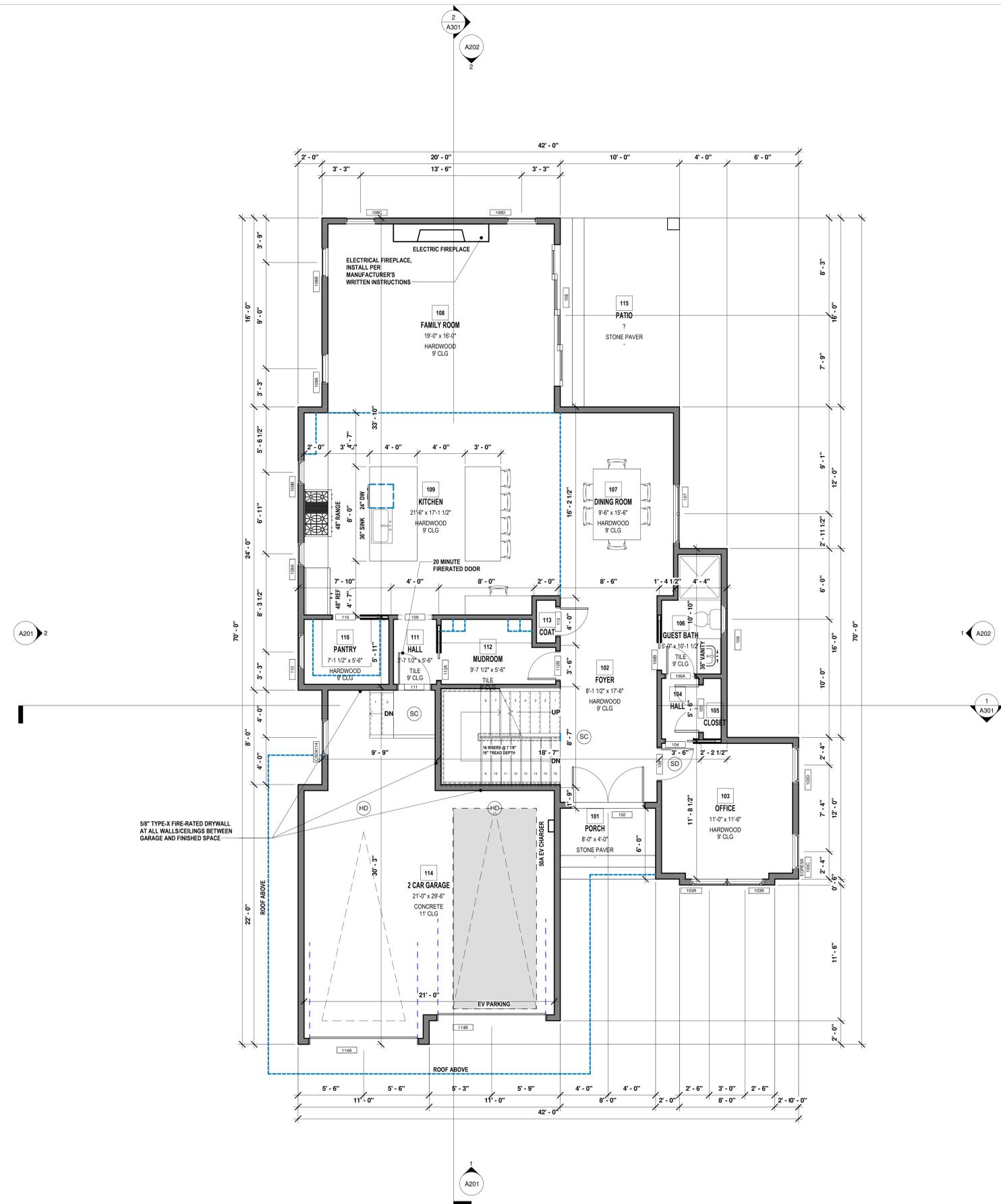
ROOF CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- CONTINUOUS SOFFIT VENT
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- ALUMINIUM DRIP EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

U103.3 SOLAR READY ZONE AREA

THE TOTAL SOLAR READY AREA SHALL BE NOT LESS THAN 300 SF EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS AS REQUIRED BY IFC. **"COMPLIANT"** THE SOLAR READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET IN WIDTH AND NOT LESS THAN 80 SF. **"COMPLIANT"**

POSSIBLE TOTAL SOLAR READY ZONE SF: 1601.98 SF > 300 SF REQUIRED



2
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Proposed First Floor Plan
SCALE: 1/4" = 1'-0"

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- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T-G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

SLAB CONSTRUCTION

- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

ROOF CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- CONTINUOUS SOFFIT VENT
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- ALUMINIUM DRIP EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

U103.3 SOLAR READY ZONE AREA

THE TOTAL SOLAR READY AREA SHALL BE NOT LESS THAN 300 SF EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS AS REQUIRED BY IFC. **"COMPLIANT"** THE SOLAR READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET IN WIDTH AND NOT LESS THAN 80 SF. **"COMPLIANT"**

POSSIBLE TOTAL SOLAR READY ZONE SF: 1601.98 SF > 300 SF REQUIRED

FLOOR FINISH SCHEDULE PER LEVEL

NAME	BASE FINISH	AREA	LEVEL
OFFICE	HARDWOOD	124.75 SF	F.F.L.
KITCHEN	HARDWOOD	364.33 SF	F.F.L.
FAMILY ROOM	HARDWOOD	304.00 SF	F.F.L.
DINING ROOM	HARDWOOD	147.25 SF	F.F.L.
MUDROOM	TILE	48.19 SF	F.F.L.
PANTRY	HARDWOOD	39.19 SF	F.F.L.
HALL	TILE	19.94 SF	F.F.L.
2 CAR GARAGE	CONCRETE	496.50 SF	F.F.L.
POYER	HARDWOOD	142.19 SF	F.F.L.
COAT	HARDWOOD	5.89 SF	F.F.L.
GUEST BATH	TILE	45.30 SF	F.F.L.
HALL	HARDWOOD	16.02 SF	F.F.L.
CLOSET	HARDWOOD	7.69 SF	F.F.L.
PATIO	STONE PAVER	159.00 SF	F.F.L.
PORCH	STONE PAVER	32.00 SF	F.F.L.
MASTER BEDROOM	HARDWOOD	386.56 SF	S.F.L.
MASTER BATH	TILE	172.44 SF	S.F.L.
M CLOSET HERS	HARDWOOD	87.63 SF	S.F.L.
M CLOSET HIS	HARDWOOD	78.37 SF	S.F.L.
BEDROOM 4	HARDWOOD	178.25 SF	S.F.L.
HALL 4	HARDWOOD	28.88 SF	S.F.L.
WIC 4	HARDWOOD	42.28 SF	S.F.L.
JACK & JILL BATH	TILE	100.84 SF	S.F.L.
WIC 3	HARDWOOD	32.06 SF	S.F.L.
BEDROOM 3	HARDWOOD	177.19 SF	S.F.L.
LAUNDRY	HARDWOOD	52.94 SF	S.F.L.
HALL	HARDWOOD	181.31 SF	S.F.L.
BEDROOM 2	HARDWOOD	124.75 SF	S.F.L.
CLOSET 2	HARDWOOD	7.69 SF	S.F.L.
HALL 2	HARDWOOD	16.02 SF	S.F.L.
BATH 2	TILE	59.63 SF	S.F.L.
BALCONY	WOOD DECK	160.00 SF	S.F.L.

FLOOR FINISH SCHEDULE PER FINISH

ALARM	COUNT	CONCRETE	AREA
ALARM		CONCRETE	496.50 SF
		HARDWOOD	2545.42 SF
CARBON MONOXIDE ALARM	4	STONE PAVER	191.00 SF
HEAT DETECTORS	2	TILE	437.12 SF
SMOKE DETECTOR	5	WOOD DECK	160.00 SF

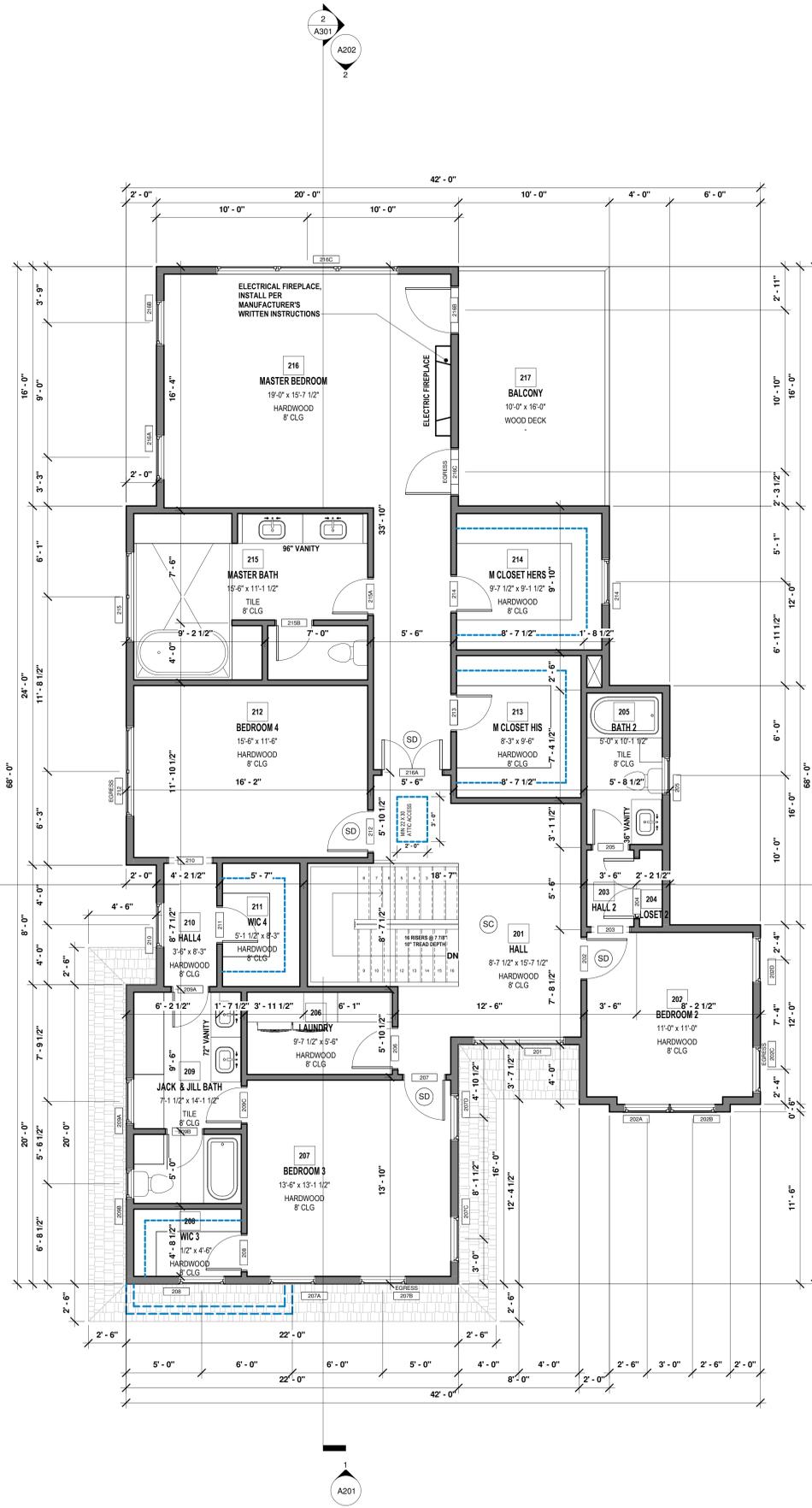
Revision Date Revision Number

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A102

CONSTRUCTION DRAWINGS

2023.11.04



1 Proposed Second Floor Plan
SCALE: 1/4" = 1'-0"

ALARM DEVICE SCHEDULE		CONCRETE	AREA
ALARM	COUNT	CONCRETE	496.50 SF
		HARDWOOD	2545.42 SF
CARBON MONOXIDE ALARM	4	STONE PAVER	191.00 SF
HEAT DETECTORS	2	TILE	437.12 SF
SMOKE DETECTOR	5	WOOD DECK	160.00 SF



NATIONAL
DESIGN AND DRAFTING
1401 - 714 - 2566
OFFICE/INDUSTRIAL
19 KIMBALL
BEACH
NEW SINGLE-FAMILY RESIDENCE
39 KIMBALL BEACH ROAD
HINGHAM, MA 02043

AREA SUMMARY	
Area	Area
FIRST FLOOR AREA	1473 SF
SECOND FLOOR	2000 SF
Grand Total	3473 SF
BASEMENT	1475 SF
GARAGE	533 SF
FRONT PORCH	32 SF
PATIO	160 SF

GENERAL NOTES

- + ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" O.C UNLESS OTHERWISE NOTED
- + ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O.C UNLESS OTHERWISE NOTED
- + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O.C
- + DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
- + DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER - CODE SUMMARY
0101	FOUNDATION PLAN
A103	PROPOSED BASEMENT PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	PROPOSED ROOF PLAN
A201	PROPOSED ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	SECTION
A401	PERSPECTIVES

LEGEND

- (SC) SMOKE/CO DETECTOR
- (CO) CO DETECTOR
- (SD) SMOKE DETECTOR
- (HD) HEAT DETECTOR
- (EF) EXHAUST FAN
- INSULATED 2x6 WALL
- 2x4 WALL
- SHELF / COUNTER
- EXISTING TO REMAIN
- ID#### INTERIOR DOOR
- XD#### EXTERIOR DOOR
- SD#### SLIDING DOOR
- PD#### GARAGE DOOR
- FX#### FIXED WIN
- DH#### DBL HUNG WIN
- SW#### SLIDER WIN
- #### DIM IN FEET/INCHES
(2668 = 2'-6" x 6'-8")

GENERAL NOTES

- ALL EXTERIOR WALL ARE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- INTERIOR WALLS BETWEEN GARAGE AND HOUSE ARE 2x6 @ 16" O.C.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL, CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT FOUNDATION WALLS.

CEILING CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T-G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

SLAB CONSTRUCTION

- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

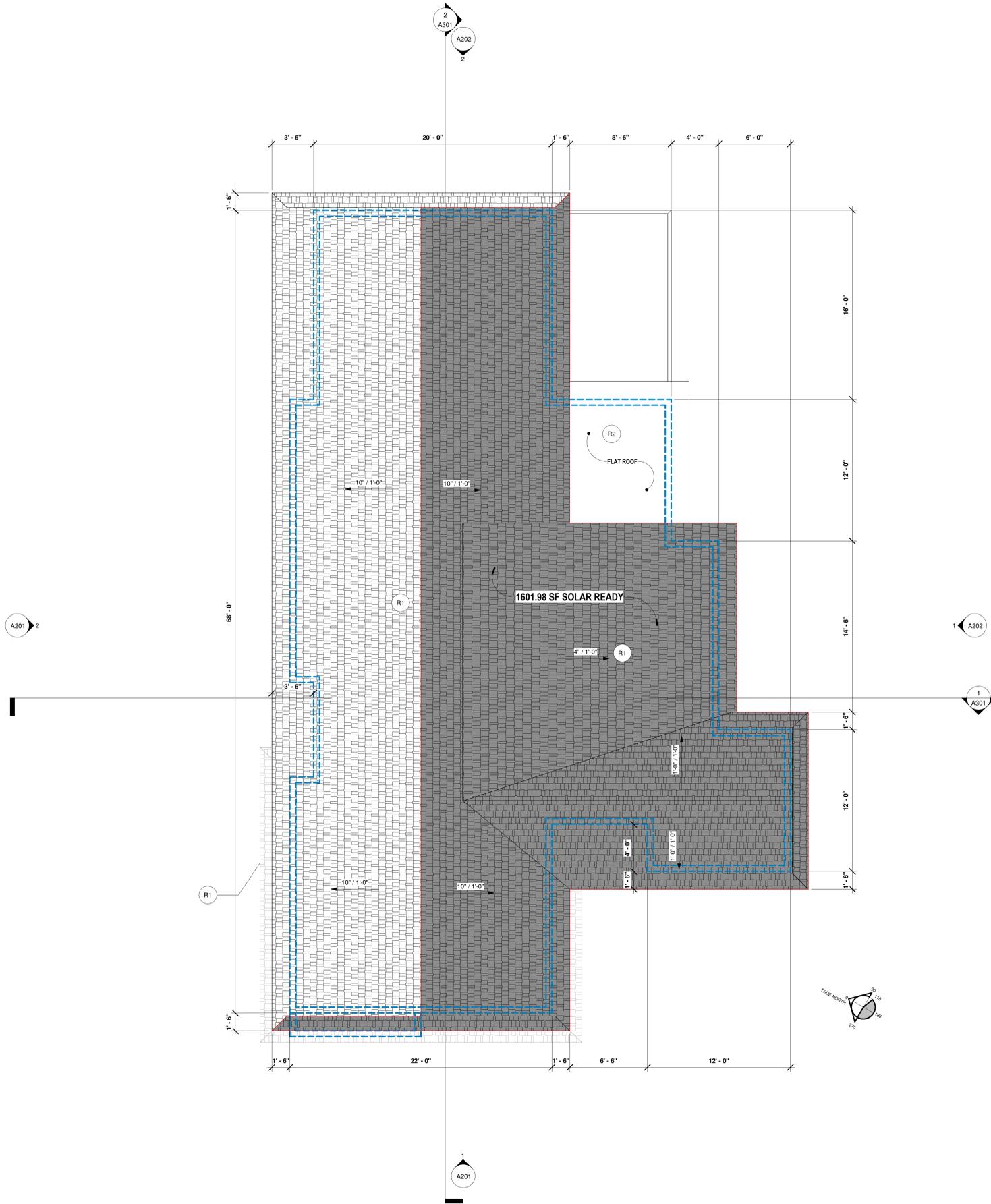
ROOF CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- CONTINUOUS SOFFIT VENT
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- ALUMINIUM DRIP EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

U103.3 SOLAR READY ZONE AREA

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POSSIBLE TOTAL SOLAR READY ZONE SF: 1601.98 SF > 300 SF REQUIRED



1
A103
Proposed Roof Plan
SCALE: 1/4" = 1'-0"

ROOF SCHEDULE		
MARK	MATERIAL	AREA
R1	ASPHALT SHINGLES	3151.44 SF
R2	FLAT ROOF	135.26 SF

A103

CONSTRUCTION DRAWINGS

2025.11.04



NATIONAL DESIGN & DRAFTING
 1401 - 714 - 2566
 OFFICE: 60 N. MAIN ST.
19 KIMBALL BEACH
 NEW SINGLE-FAMILY RESIDENCE
 19 KIMBALL BEACH ROAD
 HINGHAM, MA 02043

AREA SUMMARY	
Name	Area
FIRST FLOOR AREA	1473 SF
SECOND FLOOR	2000 SF
Grand Total	3473 SF
BASEMENT	1475 SF
GARAGE	533 SF
FRONT PORCH	32 SF
PATIO	160 SF

GENERAL NOTES

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- + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O.C.

+ DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL.

+ DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING.

DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER - CODE SUMMARY
0100	FOUNDATION PLAN
A100	PROPOSED BASEMENT PLAN
A200	PROPOSED FIRST FLOOR PLAN
A300	PROPOSED SECOND FLOOR PLAN
A400	PROPOSED ROOF PLAN
A500	PROPOSED ELEVATIONS
A600	PROPOSED ELEVATIONS
A700	SECTION
A800	PERSPECTIVES

LEGEND

(SC)	SMOKE/CO DETECTOR
(CO)	CO DETECTOR
(SD)	SMOKE DETECTOR
(HD)	HEAT DETECTOR
(EF)	EXHAUST FAN
[Symbol]	INSULATED 2x6 WALL
[Symbol]	2x4 WALL
[Symbol]	SHELF / COUNTER
[Symbol]	EXISTING TO REMAIN
ID####	INTERIOR DOOR
XD####	EXTERIOR DOOR
SD####	SLIDING DOOR
PD####	GARAGE DOOR
FX####	FIXED WIN
DX####	DBL HUNG WIN
SW####	SLIDER WIN
####	DIM IN FEET/INCHES (2668 = 2'-6" x 6'-8")

GENERAL NOTES

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- ALL INTERIOR WALL ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- INTERIOR WALLS BETWEEN GARAGE AND HOUSE ARE 2x6 @ 16" O.C.
- DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL, CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT FOUNDATION WALLS.

FRAMING NOTES

- ALL FRAMING SHALL PRODUCE TRUE, TIGHT AND CONSISTENT JOINTS
- FRAMING MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- INSTALL GALVANIZED METAL FRAMING CONNECTORS
- CAREFULLY SELECT JOISTING MEMBERS TO BE FREE FROM KNOTS AND DEFECTS
- DO NOT SHIM SILLS, JOISTS, STUDS, TRIMMERS, HEADERS, LINTELS OR OTHER COMPONENTS
- USE ONLY TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH CONCRETE
- INSTALL SOLID BLOCKING AND BRIDGING BELOW ALL BEARING PARTITIONS WHERE BEARING WALL IS BOTH PARALLEL AND PERPENDICULAR TO JOISTS
- INSTALL BLOCKING AS REQUIRED BY OTHER TRADES

ROOF CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- CONTINUOUS SOFFIT VENT
- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- ALUMINIUM DRIP EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

EAVE CONSTRUCTION

- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- ALUMINIUM DRIP EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA
- CONTINUOUS SOFFIT VENT

CEILING CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T+G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" OC
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FOUNDATION CONSTRUCTION

- ICF 10" CONCRETE WALL ON 22" x 12" FOOTING WITH ICF FROST WALL
- FOUNDATION MINIMUM 4'-0" BELOW GRADE
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- CONCRETE ON UNDISTURBED SOIL
- STEEL REINFORCING AS REQUIRED BY CODE
- DAMPROOFING AT EXTERIOR FACE OF CONCRETE WALL UP TO GRADE
- FABRIC-WRAPPED PERFORATED PVC PERIMETER DRAIN TO DAYLIGHT OR DRYWELL
- FOOTING SHALL SLOPE NO MORE THAN 1:3 WITH 45 DEGREE STEPS AT BOTTOM OF FOOTING

SLAB CONSTRUCTION

- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP



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



2 South Elevation
 SCALE: 1/4" = 1'-0"

WALL SCHEDULE		
MARK	MATERIAL	AREA
W1	HORIZONTAL WALL SIDINGS	4402.03 SF
W2	WALL PANEL	103.38 SF

A201

CONSTRUCTION DRAWINGS

2025.11.04

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NATIONAL DESIGN & DRAFTING
 1401 - 714 - 2566
 OFFICE@ND&D.COM
19 KIMBALL BEACH
 NEW SINGLE-FAMILY RESIDENCE
 19 KIMBALL BEACH ROAD
 HINGHAM, MA 02043

AREA SUMMARY	
Name	Area
FIRST FLOOR AREA	1473 SF
SECOND FLOOR	2000 SF
Grand Total	3473 SF
BASEMENT	1475 SF
GARAGE	533 SF
FRONT PORCH	32 SF
PATIO	160 SF

GENERAL NOTES
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 + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O.C.

+ DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL.
 + DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING.

DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER - COCK SUMMARY
0100	FOUNDATION PLAN
A100	PROPOSED BASEMENT PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	PROPOSED ROOF PLAN
A200	PROPOSED ELEVATIONS
A201	PROPOSED ELEVATIONS
A202	SECTION
A400	PERSPECTIVES

LEGEND

(SC)	SMOKE/CO DETECTOR
(CO)	CO DETECTOR
(SD)	SMOKE DETECTOR
(HD)	HEAT DETECTOR
(EF)	EXHAUST FAN
■	INSULATED 2x6 WALL
■	2x4 WALL
■	SHELF / COUNTER
■	EXISTING TO REMAIN
ID####	INTERIOR DOOR
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PD####	GARAGE DOOR
FX####	FIXED WIN
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SW####	SLIDER WIN
####	DIM IN FEET/INCHES (2668 = 2'-6" x 6'-8")

Revision Date Revision Number

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A202

CONSTRUCTION DRAWINGS

2025 11 04

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 -ALL INTERIOR WALL ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
 -INTERIOR WALLS BETWEEN GARAGE AND HOUSE ARE 2x6 @ 16" O.C.
 -DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL, CENTER OF WALL AT INTERIOR WALL AND FACE OF CONCRETE AT FOUNDATION WALLS.

FRAMING NOTES
 -ALL FRAMING SHALL PRODUCE TRUE, TIGHT AND CONSISTENT JOINTS
 -FRAMING MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
 -INSTALL GALVANIZED METAL FRAMING CONNECTORS
 -CAREFULLY SELECT FRAMING MEMBERS TO BE FREE FROM KNOTS AND DEFECTS
 -DO NOT SHIM SILLS, JOISTS, STUDS, TRIMMERS, HEADERS, LINTELS OR OTHER COMPONENTS
 -USE ONLY TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH CONCRETE
 -INSTALL SOLID BLOCKING AND BRIDGING BELOW ALL BEARING PARTITIONS WHERE BEARING WALL IS BOTH PARALLEL AND PERPENDICULAR TO JOISTS
 -INSTALL BLOCKING AS REQUIRED BY OTHER TRADES

ROOF CONSTRUCTION
 -REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
 -CONTINUOUS SOFFIT VENT
 -30 YEAR ROOF SHINGLES, COLOR BY OWNER
 -ICE + WATER SHIELD
 -15LB FELT UNDERLAYMENT
 -5/8" EXTERIOR GRADE OSB SHEATHING
 -R-49 BATT OR SPRAY FOAM INSULATION
 -1x3 STRAPPING @ 16" OC
 -1/2" DRYWALL WITH SKIM COAT PLASTER
 -PAINT, COLOR BY OWNER
 -ALUMINIUM DRAIN EDGE
 -ALUMINIUM GUTTERS AND DOWNSPOUTS
 -COMPOSITE FASCIA

EAVE CONSTRUCTION
 -30 YEAR ROOF SHINGLES, COLOR BY OWNER
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 -ALUMINIUM GUTTERS AND DOWNSPOUTS
 -COMPOSITE FASCIA
 -CONTINUOUS SOFFIT VENT

CEILING CONSTRUCTION
 -REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
 -1/2" DRYWALL WITH SKIM COAT PLASTER
 -PAINT, COLOR BY OWNER
 -R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION
 -REFER TO ELEVATIONS FOR SIDING
 -CONTINUOUS HOUSE WRAP, TAPE JOINTS
 -7/16" EXTERIOR GRADE OSB SHEATHING
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FLOOR CONSTRUCTION
 -FINISH FLOORING, REFER TO PLANS
 -REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
 -3/4" T+G PLYWOOD, GLUED AND NAILED
 -1x3 STRAPPING @ 16" OC
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FOUNDATION CONSTRUCTION
 -ICF 10" CONCRETE WALL ON 22" x 12" FOOTING WITH ICF FROST WALL
 -FOUNDATION MINIMUM 4'-0" BELOW GRADE
 -MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
 -CONCRETE ON UNDISTURBED SOIL
 -STEEL REINFORCING AS REQUIRED BY CODE
 -DAMP-PROOFING AT EXTERIOR FACE OF CONCRETE WALL UP TO GRADE
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 -FOOTING SHALL SLOPE NO MORE THAN 1:3 WITH 45 DEGREE STEPS AT BOTTOM OF FOOTING

SLAB CONSTRUCTION
 -4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
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 -MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
 -6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
 -3/4" CRUSHED STONE, MINIMUM 6" DEEP



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



2 West Elevation
 SCALE: 1/4" = 1'-0"

WALL SCHEDULE		
MARK	MATERIAL	AREA
W1	HORIZONTAL WALL SIDINGS	4402.03 SF
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- + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O.C
- + DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
- + DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

EAVE CONSTRUCTION

- 30 YEAR ROOF SHINGLES, COLOR BY OWNER
- ICE + WATER SHIELD
- 15LB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- R-49 BATT OR SPRAY FOAM INSULATION
- ALUMINIUM DRAIN EDGE
- ALUMINIUM GUTTERS AND DOWNSPOUTS
- COMPOSITE FASCIA

CEILING CONSTRUCTION

- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER
- R-49 BATT OR SPRAY FOAM INSULATION

EXTERIOR WALL CONSTRUCTION

- REFER TO ELEVATIONS FOR SIDING
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x6 WALL STUDS @ 16" O.C
- R-21 FIBERGLASS BATT INSULATION
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FLOOR CONSTRUCTION

- FINISH FLOORING, REFER TO PLANS
- REFER TO STRUCTURAL PLAN FOR FRAMING SIZE
- 3/4" T+G PLYWOOD, GLUED AND NAILED
- 1x3 STRAPPING @ 16" O.C
- 1/2" DRYWALL WITH SKIM COAT PLASTER
- PAINT, COLOR BY OWNER

FOUNDATION CONSTRUCTION

- ICF 10" CONCRETE WALL ON 22" x 12" FOOTING WITH ICF FROST WALL
- FOUNDATION MINIMUM 4'-0" BELOW GRADE
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- CONCRETE ON UNDISTURBED SOIL
- STEEL REINFORCING AS REQUIRED BY CODE
- DAMP-PROOFING AT EXTERIOR FACE OF CONCRETE WALL UP TO GRADE
- FABRIC-WRAPPED PERFORATED PVC PERIMETER DRAIN TO DAYLIGHT OR DRYWELL
- FOOTING SHALL SLOPE NO MORE THAN 1:3 WITH 45 DEGREE STEPS AT BOTTOM OF FOOTING

SLAB CONSTRUCTION

- 4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
- 6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
- MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
- 6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
- 3/4" CRUSHED STONE, MINIMUM 6" DEEP

LEGEND

(SC)	SMOKE/CO DETECTOR
(CO)	CO DETECTOR
(SD)	SMOKE DETECTOR
(HD)	HEAT DETECTOR
(EF)	EXHAUST FAN
■	INSULATED 2x6 WALL
■	2x4 WALL
□	SHELF / COUNTER
□	EXISTING TO REMAIN
ID####	INTERIOR DOOR
XD####	EXTERIOR DOOR
SD####	SLIDING DOOR
PD####	GARAGE DOOR
FX####	FIXED WIN
DX####	DBL HUNG WIN
SW####	SLIDER WIN
####	DIM IN FEET/INCHES (2668 = 2'-6" x 6'-8")

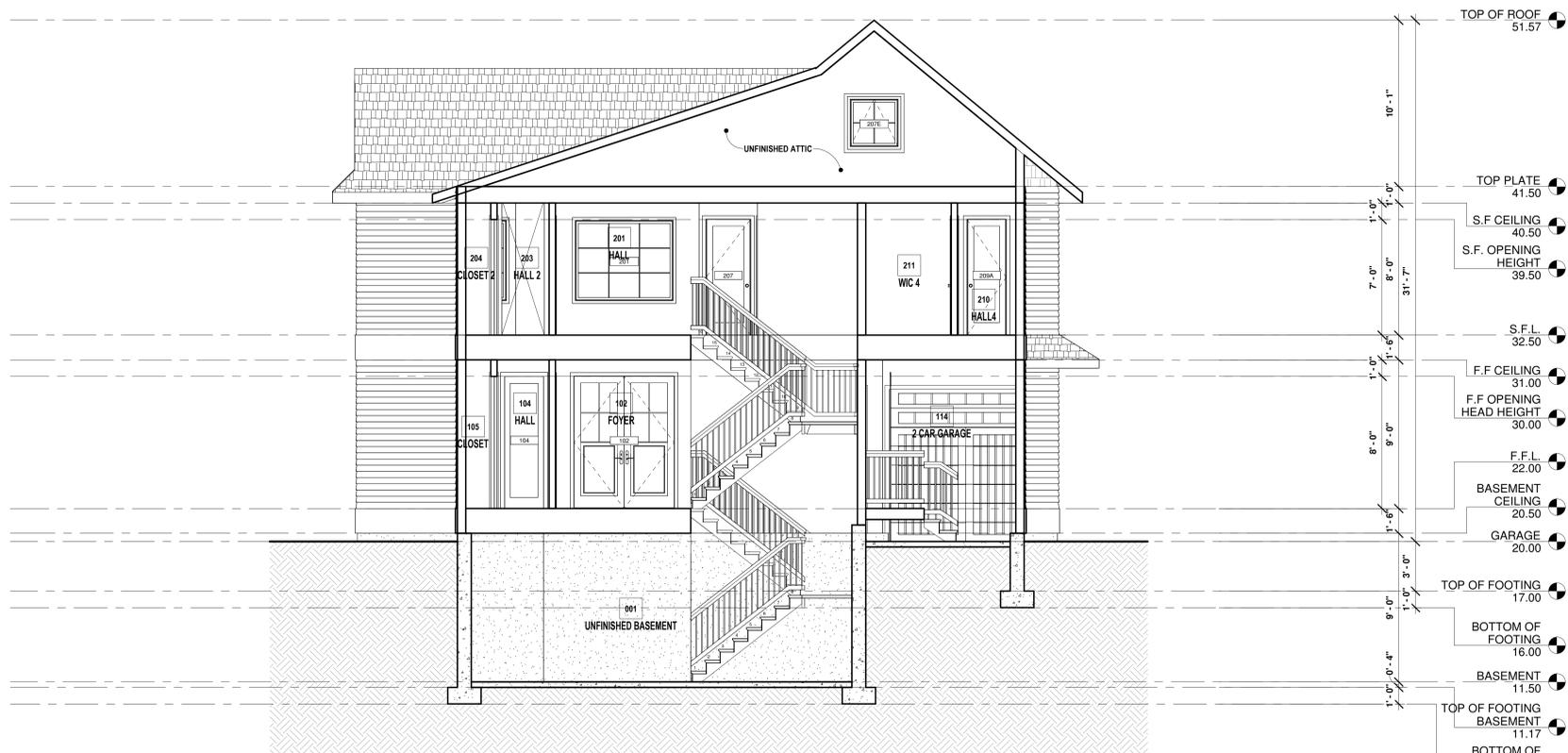
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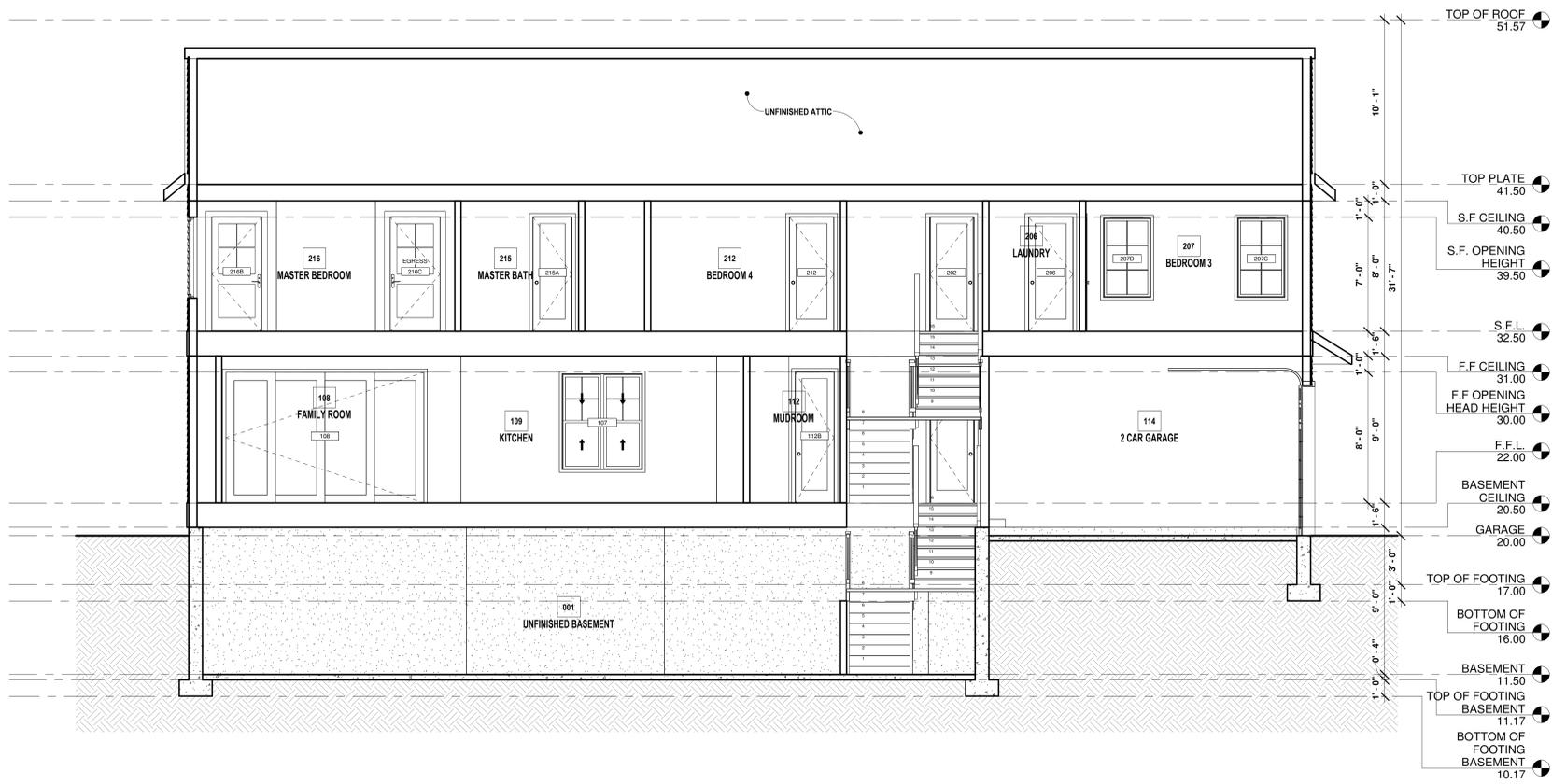
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CONSTRUCTION DRAWINGS

2025 11 04



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



2 Section 2
 SCALE: 1/4" = 1'-0"



**NATIONAL
DESIGN AND DRAFTING**
OFFICE/GENERAL MAIL
19 KIMBALL
NEW SINGLE-FAMILY RESIDENCE
19 KIMBALL BEACH ROAD
HINGHAM, MA 02043

AREA SUMMARY	
Name	Area
FIRST FLOOR AREA	1473 SF
SECOND FLOOR	2000 SF
Grand total	3473 SF
BASEMENT	1475 SF
GARAGE	533 SF
FRONT PORCH	32 SF
PATIO	160 SF

GENERAL NOTES
+ ALL EXTERIOR WALLS ARE NOMINAL 2x6 @ 16" O/C UNLESS OTHERWISE NOTED
+ ALL INTERIOR WALLS ARE NOMINAL 2x4 @ 16" O/C UNLESS OTHERWISE NOTED
+ INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O/C
+ DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FRAMING OR EXTERIOR FACE OF FOUNDATION WALL
+ DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER - CDD SUMMARY
0100	FOUNDATION PLAN
A000	PROPOSED BASEMENT PLAN
A001	PROPOSED FIRST FLOOR PLAN
A002	PROPOSED SECOND FLOOR PLAN
A003	PROPOSED ROOF PLAN
A004	PROPOSED ELEVATIONS
A005	PROPOSED ELEVATIONS
A006	SECTION
A007	PERSPECTIVES

- LEGEND**
- (SC) SMOKE/CO DETECTOR
 - (CO) CO DETECTOR
 - (SD) SMOKE DETECTOR
 - (HD) HEAT DETECTOR
 - (EF) EXHAUST FAN
 - INSULATED 2x6 WALL
 - 2x4 WALL
 - SHELF / COUNTER
 - EXISTING TO REMAIN
 - ID### INTERIOR DOOR
 - XD### EXTERIOR DOOR
 - SD### SLIDING DOOR
 - PD### GARAGE DOOR
 - FX### FIXED WIN
 - DX### DBL HUNG WIN
 - SW### SLIDER WIN
 - ### DIM IN FEET/INCHES
(2668 = 2'-6" x 6'-8")



WINDOW SCHEDULE							DOOR SCHEDULE						
MARK	ROUGH (1)		UNIT (2)		WINDOW TYPE	QUANTITY	MARK	ROUGH (1)		UNIT (2)		DOOR TYPE	QUANTITY
	WIDTH	HEIGHT	WIDTH	HEIGHT				WIDTH	HEIGHT	WIDTH	HEIGHT		
103A	3'-0"	8'-0"	2'-11 1/2"	7'-11 1/2"	Window-Tilt	1	102	6'-2 1/2"	8'-2 1/2"	6'-0"	8'-0"	Door-Exterior-Double-Full Glass-Wood_Clad	1
103B	3'-0"	8'-0"	2'-11 1/2"	7'-11 1/2"	Window-Tilt	1	103	2'-10 1/2"	8'-2 1/2"	2'-8"	8'-0"	Door-Interior-Single-1_Panel-Wood	1
103C	3'-0"	6'-0"	2'-11 1/2"	5'-11 1/2"	Window-Tilt	1	104	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Single-Pocket	1
103D	3'-0"	6'-0"	2'-11 1/2"	5'-11 1/2"	Window-Tilt	1	105	4'-2 1/2"	8'-2 1/2"	4'-0"	8'-0"	Door-Double-Flush_Panel	1
106	2'-6"	4'-0"	2'-5 1/2"	3'-11 1/2"	Window-Double-Hung	1	106A	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Door-Interior-Single-1_Panel-Wood	1
107	5'-0"	6'-0"	4'-11 1/2"	9'-11 1/2"	Window-Double-Hung-Double	1	106B	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Single-Pocket	1
108A	2'-6"	8'-0"	2'-5 1/2"	7'-11 1/2"	Window-Fixed	1	108	12'-2 1/2"	8'-2 1/2"	12'-0"	8'-0"	4-Panel_Sliding_door	1
108B	2'-6"	8'-0"	2'-5 1/2"	7'-11 1/2"	Window-Fixed	1	109	2'-10 1/2"	8'-2 1/2"	2'-8"	8'-0"	Door-Opening	1
108C	2'-6"	8'-0"	2'-5 1/2"	7'-11 1/2"	Window-Fixed	1	110	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Single-Pocket	1
108D	2'-6"	8'-0"	2'-5 1/2"	7'-11 1/2"	Window-Fixed	1	111	2'-10 1/2"	8'-2 1/2"	2'-8"	8'-0"	Door-Interior-Single-1_Panel-Wood	1
109A	2'-0"	4'-6"	1'-11 1/2"	4'-5 1/2"	Window-Double-Hung	1	112A	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Single-Pocket	1
109B	2'-0"	4'-6"	1'-11 1/2"	4'-5 1/2"	Window-Double-Hung	1	112B	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Door-Interior-Single-1_Panel-Wood	1
110	3'-0"	4'-6"	2'-11 1/2"	3'-11 1/2"	Window-Double-Hung	1	113	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Door-Interior-Single-1_Panel-Wood	1
201	6'-0"	5'-0"	5'-11 1/2"	4'-11 1/2"	Window-Tilt	1	114A	9'-2 1/2"	9'-2 1/2"	9'-0"	9'-0"	Door-Garage-Embossed_Panel1	1
202A	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	114B	9'-2 1/2"	9'-2 1/2"	9'-0"	9'-0"	Door-Garage-Embossed_Panel1	1
202B	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	202	2'-10 1/2"	7'-2 1/2"	2'-8"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
202C	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	203	2'-6 1/2"	8'-2 1/2"	2'-4"	8'-0"	Door-Opening	1
202D	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	204	4'-2 1/2"	7'-2 1/2"	4'-0"	7'-0"	Door-Double-Flush_Panel	1
205	2'-6"	5'-0"	2'-5 1/2"	4'-11 1/2"	Window-Double-Hung	1	205	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
207A	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	206	2'-10 1/2"	7'-2 1/2"	2'-8"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
207B	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	207	2'-10 1/2"	7'-2 1/2"	2'-8"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
207C	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	208	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
207D	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	209A	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
207E	3'-0"	3'-0"	2'-11 1/2"	2'-11 1/2"	Window-Awning-Single	1	209B	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
208	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Tilt	1	209C	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
209A	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	210	2'-10 1/2"	8'-2 1/2"	2'-8"	8'-0"	Door-Opening	1
209B	2'-0"	5'-0"	1'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	211	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
210	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	212	2'-10 1/2"	7'-2 1/2"	2'-8"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
212	6'-0"	5'-0"	5'-11 1/2"	4'-11 1/2"	Window-Double-Hung-Double	1	213	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
214	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	214	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
215	6'-0"	5'-0"	5'-11 1/2"	4'-11 1/2"	Window-Double-Hung-Double	1	215A	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
216A	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	215B	2'-6 1/2"	7'-2 1/2"	2'-4"	7'-0"	Door-Interior-Single-1_Panel-Wood	1
216B	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	216A	4'-2 1/2"	7'-2 1/2"	4'-0"	7'-0"	Door-Double-Flush_Panel	1
216C	12'-0"	5'-0"	11'-11 1/2"	4'-11 1/2"	Window-Casement-Triple	1	216B	3'-2 1/2"	7'-2 1/2"	3'-0"	7'-0"	Door-Exterior-Single-Entry-Hall Flat Glass-Wood_Clad	1
CS09114	3'-0"	5'-0"	2'-11 1/2"	4'-11 1/2"	Window-Double-Hung	1	216C	3'-2 1/2"	7'-2 1/2"	3'-0"	7'-0"	Door-Exterior-Single-Entry-Hall Flat Glass-Wood_Clad	1

(1) GC TO CONFIRM WINDOW ROUGH OPENINGS PRIOR TO THE START OF CONSTRUCTION

(2) GC TO CONFIRM WINDOW UNIT SIZES PRIOR TO THE START OF CONSTRUCTION

(1) GC TO CONFIRM DOOR ROUGH OPENINGS PRIOR TO THE START OF CONSTRUCTION

(2) GC TO CONFIRM DOOR UNIT SIZES PRIOR TO THE START OF CONSTRUCTION

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CONSTRUCTION DRAWINGS

2025.11.04