

GIBBONS/ROCHFORT RESIDENCE

HOME CONSTRUCTION

84 PILGRIM RD, MA, DENNIS, MA 02638

PROJECT INFORMATION

PARCEL ID: 367-32-0
ADDRESS: 84 PILGRIM RD
CLASSIFICATION CODE: 0110
YEAR BUILT: 1960
STYLE: RANCH



OWNER
Steve Gibbons & Regina Rochefort
84 Pilgrim Road
Dennis, MA 02638

ARCHITECT & BUILDER
NOMAD Design Collaborative
278 Main Street
Mashpee, MA 02649
(360) 770 7505

STRUCTURAL ENGINEER
Daniel Bonardi Consulting Engineers
1165R Massachusetts Avenue
Cambridge, MA
(781) 483 3336

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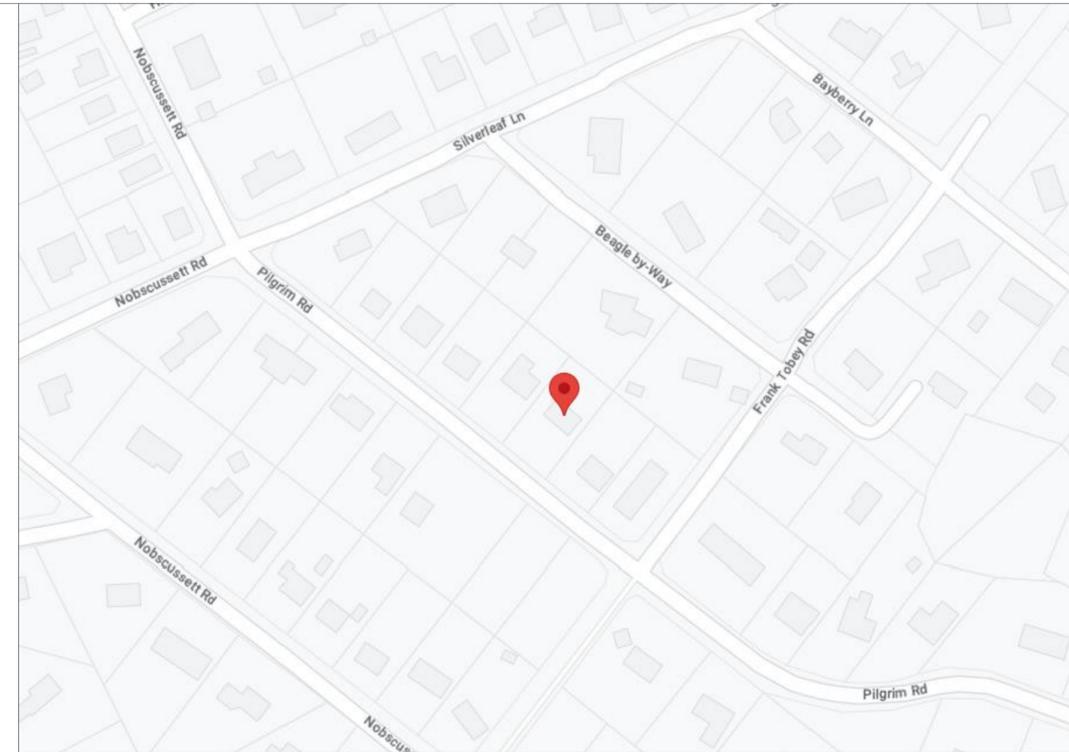
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LOCATION MAP (NTS)

PROJECT

84 PILGRIM ROAD
DENNIS, MA 02638

ISSUE DATE

MARCH 18, 2025

REMARKS

PERMIT SET

TITLE SHEET

DATE: MARCH 17, 2025 SG
SCALE: SEE DWG

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NOTES + PROJECT INFORMATION

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ABBREVIATIONS:

AFF	above finish floor
ARCH	architectural
BLDG	building
BS	both sides
CL	center line
COL	column
CONC	concrete
CONT	continuous
CPT	carpet
DIA	diameter
DIM	dimension
DN	down
DWG	drawing
EA	each
ELEC	electrical
EQ	equal
EQUIP	equipment
EXIST	existing
GC	general contractor
GYP	gypsum
HORIZ	horizontal
HT	height
HVAC	heating ventilation air conditioning
INSUL	insulated
LT	light
MAX	maximum
MIN	minimum
MTL	metal
NIC	not in contract
NTS	not to scale
OC	on center
OPNG	opening
OPP	opposite
PLY	plywood
PT	pressure treated
PTD	required
REQ'D	required
RO	rough opening
SF	square feet
SIM	similar
STD	standard
STL	steel
STR	structural

GENERAL NOTES:

- All construction work, Architectural, Mechanical, Electrical, etc., shall conform to Massachusetts State Building Code, 9th Edition, and all other applicable Codes and Regulations of any other authorities having jurisdiction.
- The Contractor shall verify all dimensions and existing conditions in the field.
- If any work shown is unclear or ambiguous, the General Contractor shall, in a timely manner so as not to delay the work, contact the architectural designer for clarification prior to proceeding.
- Contractor shall secure all permits, approvals and inspections required for construction.
- Work not included is noted "NOT IN CONTRACT" or "NIC".
- Work included is all work on drawings and in the specifications.
- All work listed, shown or implied on any Construction Drawings shall be supplied and installed by the General Contractor, unless otherwise noted.
- Shop drawings and/or submittals must be provided for the architectural designer's review prior to ordering materials and commencement of fabrication.
- The General Contractor shall install and clean all equipment, materials and appliances according to manufacturer specifications and instructions. The General Contractor shall verify that all clear opening dimensions in cabinetry adequately accommodate the specified equipment and shall notify the architectural designer of any discrepancies prior to installation.
- The General Contractor shall provide all necessary blocking, stiffeners, bracing, framing, hangers or other support[s] for all fixtures, equipment, cabinetry, accessories, furnishing and all other items in the contract. Items denoted "NIC" that are to be installed only by the General Contractor are noted as such in the construction documents.
- All rigid conduit, ducting, plumbing pipes and appliance vents shall be isolated from building construction by means of resilient sleeves, mounts, or minimum 1/4" thick approved resilient material [gas piping need not be isolated].
- 'ALIGN' shall mean to accurately locate finish faces in the same plane.
- 'TYPICAL' or 'TYP' shall mean that the condition is representative for similar conditions throughout, unless noted otherwise. All details and references are usually keyed and noted once, when they first appear, but are typical for similar conditions elsewhere, unless noted otherwise.
- 'SIMILAR' or 'SIM' means comparable characteristics for the condition noted. Verify dimensions and orientation on plans.
- 'CLEAR' or 'CLR' dimensions shall be maintained and allow for thickness of all finishes incl. carpet and pad, tile, drywall, etc.
- General Contractor must limit his/her work and that of his/her trades to hours and days permitted by the Building Department of Town that work is being performed in, and any other authorities with jurisdiction.
- Comply with all requirements set forth by the property owner.
- These notes, as specified above, are general and may not necessarily apply to all aspects of the particular project.

DEMOLITION NOTES:

- Demolition work shown on these drawings is general and is not intended to represent the entire scope of work. The Contractor shall inspect the site to determine full scope of demolition.
- Demolition of any structural members will require temporary building support. It is the Contractor's responsibility for temporary building support and the sequencing of work must preserve the structural integrity of the building at all times. Any site conditions that appear structurally unsound before, during or after demotion should be reported to the architectural designer, who will determine if a review by a structural engineer is required.
- Remove walls, doors, frames, conduit, equipment, wiring, hangers, fasteners, finishes, fixtures, and debris that is not to be reused in the final work. Retain and store items as noted for reinstallation per future construction plans.
- Protect all original construction to remain during demolition; as necessary, remove any items off-site or store in such a way as to avoid damage.
- Perform no work in areas designated as "NIC" and/or "no demo"
- All existing work designated for removal, including but not limited to walls, floors, ceilings, mechanical, etc. shall be legally disposed of by the Contractor. "Remove" shall mean remove completely and entirely from the building.
- The Contractor shall be responsible for terminating plumbing and electrical work where items are removed, by dead-ending piping and wires in safe, code conforming and permanent manner.
- During demolition, Contractors shall provide adequate temporary protection and shall secure adjacent areas from dust and debris.
- All floors, walls, ceilings etc. shall be patched and repaired in a workmanship-like manner to match the surrounding surface areas where there is damage because of removal or replacement of existing construction, or where gaps, damage or holes exist that are to be covered by the new work. The intent is to restore the existing structural systems to comply with the building codes with respect to structural integrity and fire resistance.
- Minimize disturbances to abutters to the highest degree possible.
- Request clarification from architectural designer on demolition of items not covered in these drawings, or for new items discovered during the demolition process.
- Develop a construction and demolition waste management plan to be shared with the architectural designer, Owner, that diverts debris from disposal in landfills and incinerators.
- All demolition work shall conform to the most current Massachusetts State Building Code and all other applicable Codes and Regulations of any other authorities having jurisdiction including the Town of Dennis, Massachusetts.
- Contractor must limit his/her work and that of his/her trades to hours and days as permitted by the Building Department of the Town of Dennis, and any other authorities with jurisdiction. Special permits, police details, etc. shall be obtained by the Contractor on a limited and as-need basis.
- Contractor to ensure site is secured and monitored at all times.
- Contractor to obtain demolition permit on behalf of the Owner.

CODES:

- building
- plumbing
- gas
- electrical
- mechanical
- health

- MA Building Code Ninth Edition 780 CMR
- MA Uniform State Plumbing Code 248 CMR
- MA Uniform State Plumbing Code 248 CMR
- MA Electrical Code 527 CMR
- International Mechanical Code 2009
- MA Sanitary Code 105 CMR

**HOME RENOVATION
84 PILGRIM ROAD, DENNIS, MA**

PROJECT SCOPE:

Remove existing home, foundation and all below ground septic equipment from existing lot. Rebuild new single family structure as designed. All architectural elements involved in this renovation will meet appropriate building requirements.

LEGEND	
99	EXISTING CONTOUR
X 99.1	EXIST. SPOT ELEV.
[99]	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH1	TEST HOLE
2%	SLOPE OF GROUND
U	UTILITY POLE
FH	FIRE HYDRANT
NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING	

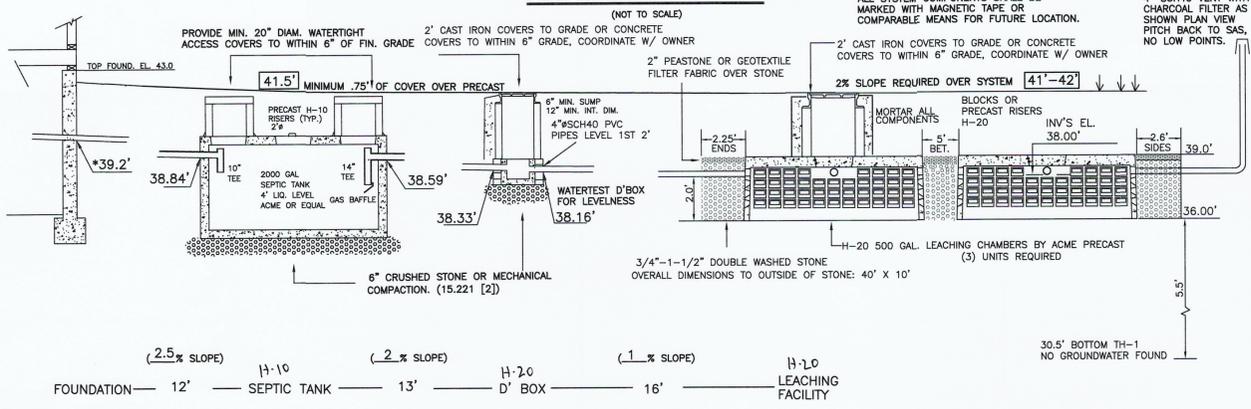
SYSTEM DESIGN:

GARBAGE DISPOSER IS NOT ALLOWED
 PROPOSED 4 BEDROOM DWELLING
 DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD
 USE A 440 GPD DESIGN FLOW
 SEPTIC TANK: 440 GPD (4.5) = 1980
 USE A 2000 GAL. SEPTIC TANK
 LEACHING:
 SIDES: 2 (40 + 10) 2 (.74) = 148 GPD
 BOTTOM 40 x 10 (.74) = 296 GPD
 TOTAL: 600 S.F. 444 GPD
 USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
 WITH 2.25' STONE AT ENDS 5' BETWEEN UNITS AND 2.6'
 AT SIDES

*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

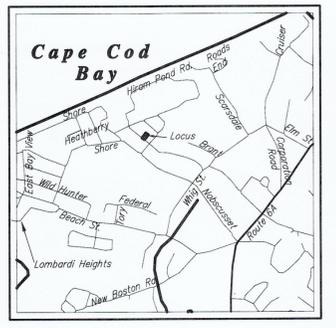
APPROVED _____ DATE _____ BOARD OF HEALTH _____, MA

SYSTEM PROFILE



NOTES

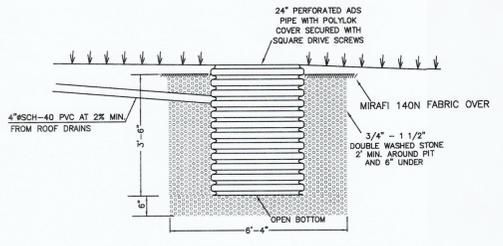
- DATUM IS NAVD 88
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 (H-10 TANK)
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
- EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
- OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.



LOCUS MAP
 SCALE 1"=2000'±
 ASSESSORS MAP 367 PARCEL 32

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT			
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	11,250 S.F.±	11,250 S.F.±
MIN. LOT FRONTAGE	50'	75'	75'
MIN. LOT WIDTH	100'	75'	75'
MIN. FRONT SETBACK	25'	63.2'	51.8'
MIN. SIDE SETBACK	15'	15.7'	15.5'
MIN. REAR SETBACK	25'	33.7'	36.8'
MAX. BUILDING COVERAGE	15%	10.5%	14.9%
MAX. FLOOR AREA RATIO	N/A		27.0%
MAX. BUILDING HEIGHT	2.5 STORIES OR 35'		< 2.5 < 35'



ROOF DRYWELL DETAIL
 NOT TO SCALE

- THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:
- INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
 - VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
 - VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
 - INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
 - INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
 - FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
 - FINAL GRADING INSPECTION
 - INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

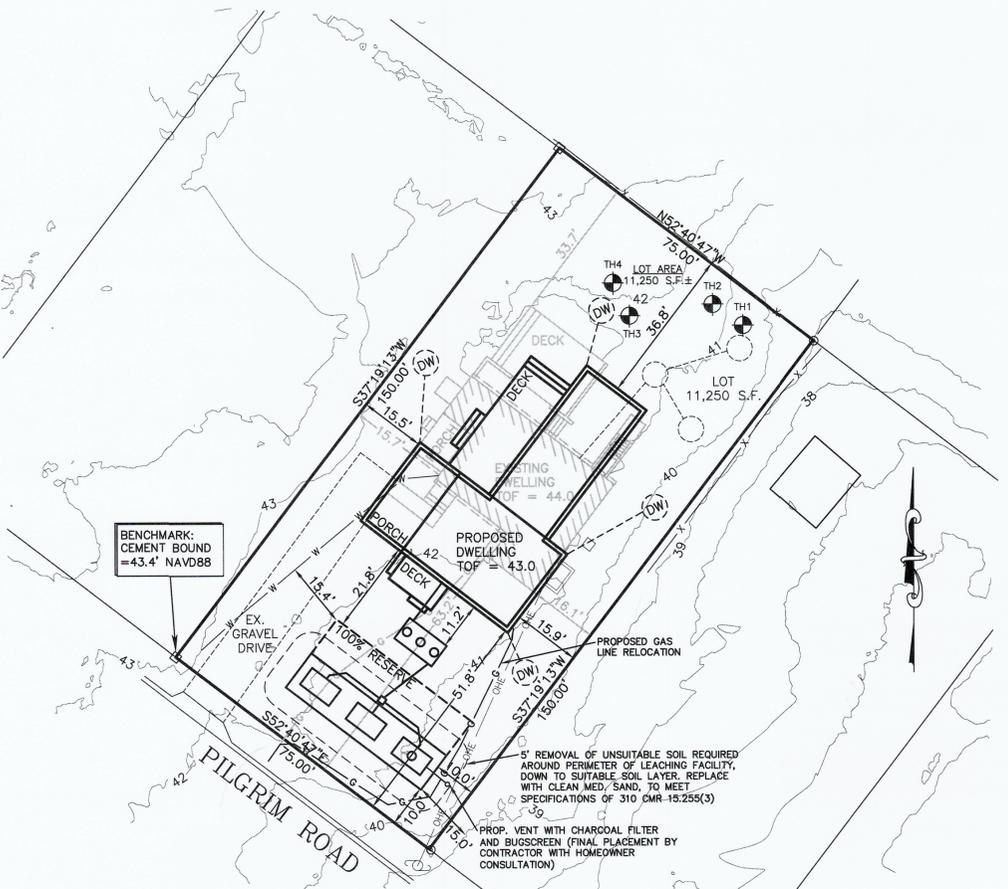
TEST HOLE LOGS

ENGINEER: CRAIG J. FERRARI, SE #13871
 WITNESS: CARRIE SCHOENER
 DATE: 8/31/2017
 PERC. RATE = < 2 MIN/INCH
 CLASS I SOILS

UNSUITABLE SOIL

DEPTH	ELEV.	SOIL TYPE	PERC.	DEPTH	ELEV.	SOIL TYPE	PERC.
0"	40.5'	FILL		0"	41.5'	A LS	
12"		A LS		12"		B SL	
24"		10YR 4/6		42"		C1 CS	
42"		B SL		78"		C2 FS	
		10YR 6/6				MS	
		C1				10YR 7/4	
		MS					
		10YR 7/4					

NO GROUNDWATER ENCOUNTERED



TITLE 5 SITE PLAN
 OF

#84 PILGRIM ROAD DENNIS, MA

PREPARED FOR
REGINA ROCHEFORT

DATE: DECEMBER 16, 2024



off 508-362-4541
 fax 508-362-9880
 downcape.com
down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

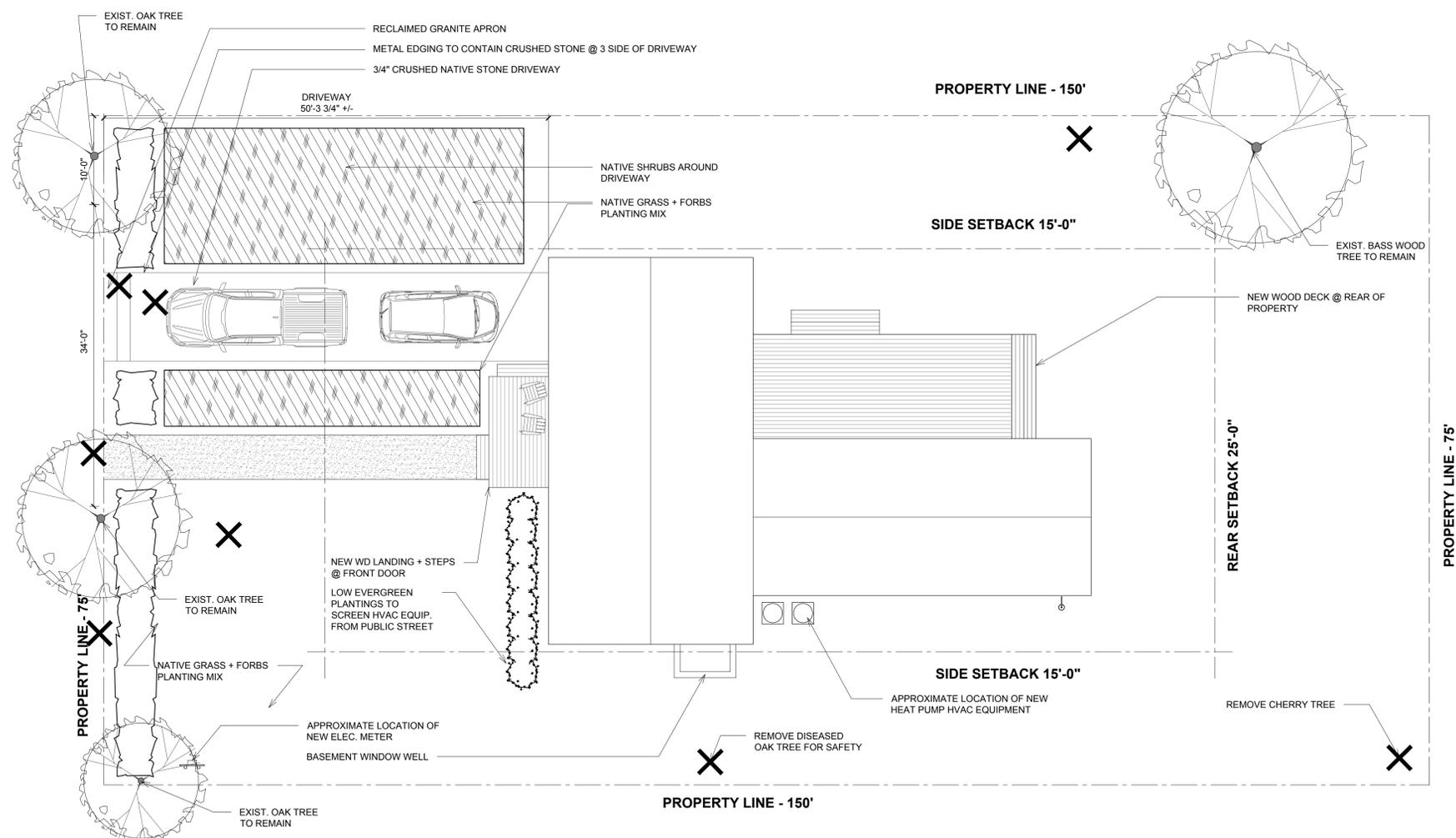
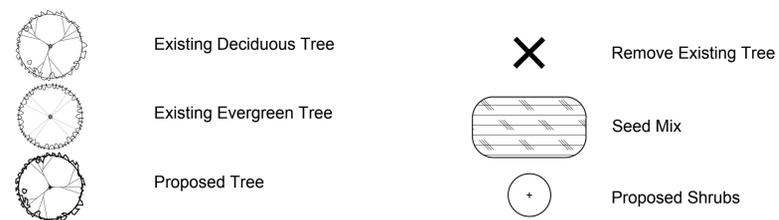
DATE 12-16-24
 DANIEL A. OJALA, P.E., P.L.S.

SURVEY: NHO
 DRAFTED BY: CJF
 CHECKED BY: WJD

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PROJECT
84 PILGRIM ROAD
DENNIS, MA 02638

**ARCHITECTURAL
SITE PLAN**

DATE: MARCH 17, 2025 SG
SCALE: SEE DWG

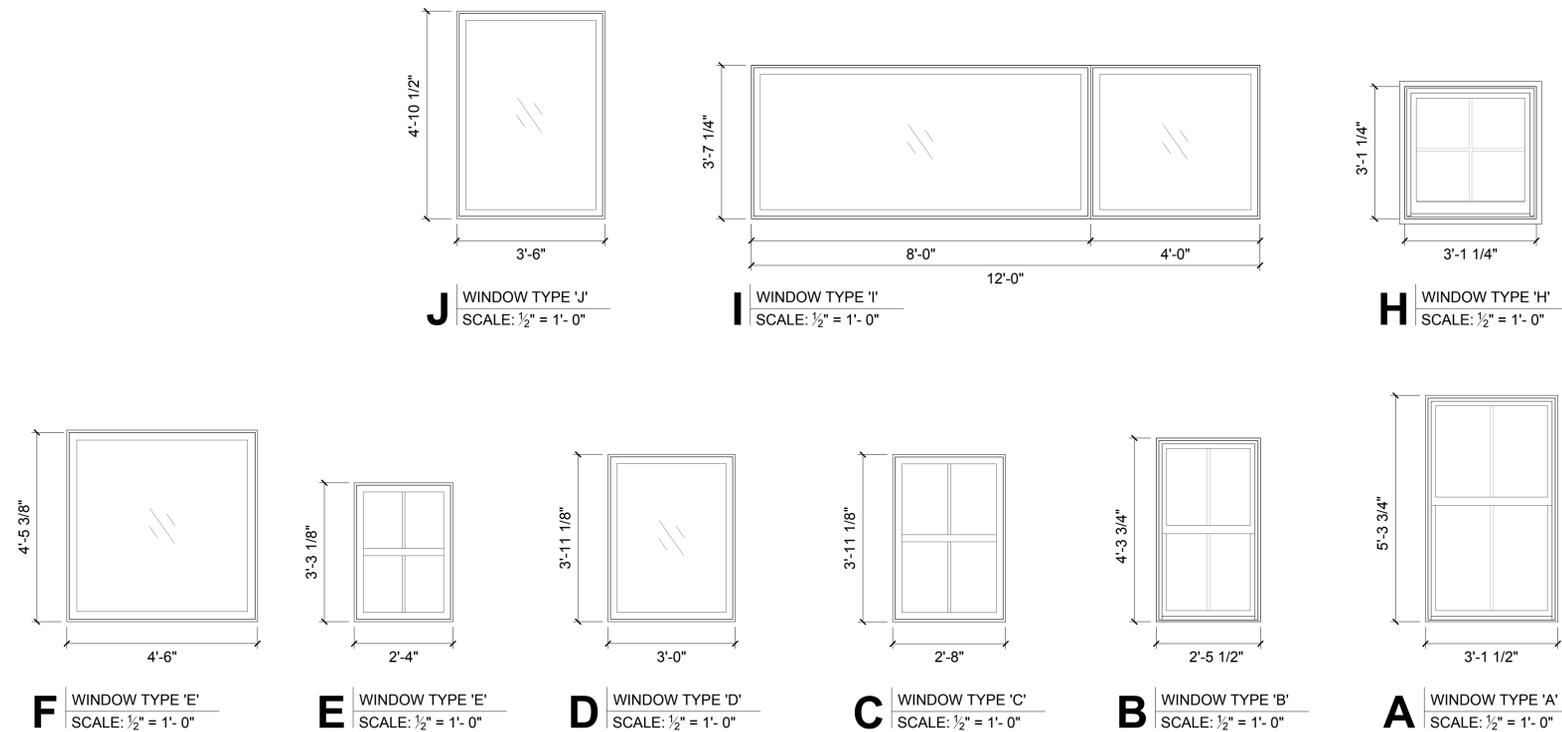
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INSULATION SCHEDULE

ROOF - OUTSIDE: 1.5" ROCKWOOL COMFORTBOARD 80 - R4.2/IN. X 1.5" = R6.3
ROOF - INSIDE: 9.25" ROCKWOOL COMFORTBATT - R4.2/IN. X 9.25" = R38
PORCH CEILING: 9.25" ROCKWOOL COMFORTBATT - R4.2/IN. X 9.25" = R38
WALLS - OUTSIDE: 1.5" ROCKWOOL COMFORTBOARD 80 - R4.2/IN. X 1.5" = R6.3
WALLS - INSIDE: 5.5" ROCKWOOL COMFORTBATT - R4.2/IN. X 5.5" = R23
BASEMENT WALLS: 2" HALO SUBTERRA INSULATION BOARD - R5/IN. X 3" = R15
BASEMENT SLAB: 2" HALO SUBTERRA INSULATION BOARD - R5/IN. X 2" = R10

WINDOW SCHEDULE - ALL FLOORS

TAG	MANUFACT.	MODEL	QTY	F.S.	WINDOW R.O.	INT. FIN	EXT. FIN	GRILLES	HDW FINISH	WALL CONSTRUCTION	LOCATION	NOTES
A	LOEWEN	-	13	5'-3 3/4" H 3'-1 1/2" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	2ND FLR	DOUBLE-HUNG (2/2)
B	LOEWEN	-	3	4'-3 3/4" H 2'-8" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	MAIN BEDROOM	DOUBLE-HUNG (2/2)
C	LOEWEN	-	1	3'-11 1/8" H 2'-8" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	MAIN BEDROOM	SIMULATED DOUBLE-HUNG CHECK RAIL
D	LOEWEN	-	2	3'-11 1/8" H 3'-0" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	LIVING RM	AWNING
E	LOEWEN	-	1	3'-3 1/8" H 2'-4" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	MAIN BATHROOM	SIMULATED DOUBLE-HUNG CHECK RAIL
F	LOEWEN	-	1	4'-5 3/8" H 4'-6" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	STAIR	PICTURE - TEMPERED
H	LOEWEN	-	1	3'-1 1/4" H 3'-1 1/4" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	2ND FLR	AWNING (2/2)
I	LOEWEN	-	1	3'-7 1/4" H 12'-0" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	LIVING RM	SEE DWGS
J	LOEWEN	-	3	4'-10 1/2" H 3'-6" W	SEE MANUF. SPECS	PTD WD	ALUMINUM	SDL	BLK	2x6	DINING/LIVING RM	AWNING

NOTE: WINDOWS TO SATISFY VENTILATION + NATURAL LIGHT REQUIREMENTS PER CODE. ALL WINDOWS TO BE ALL WOOD WITH SIMULATED DIVIDED LITES TO MATCH EXIST. WINDOW CONFIGURATION

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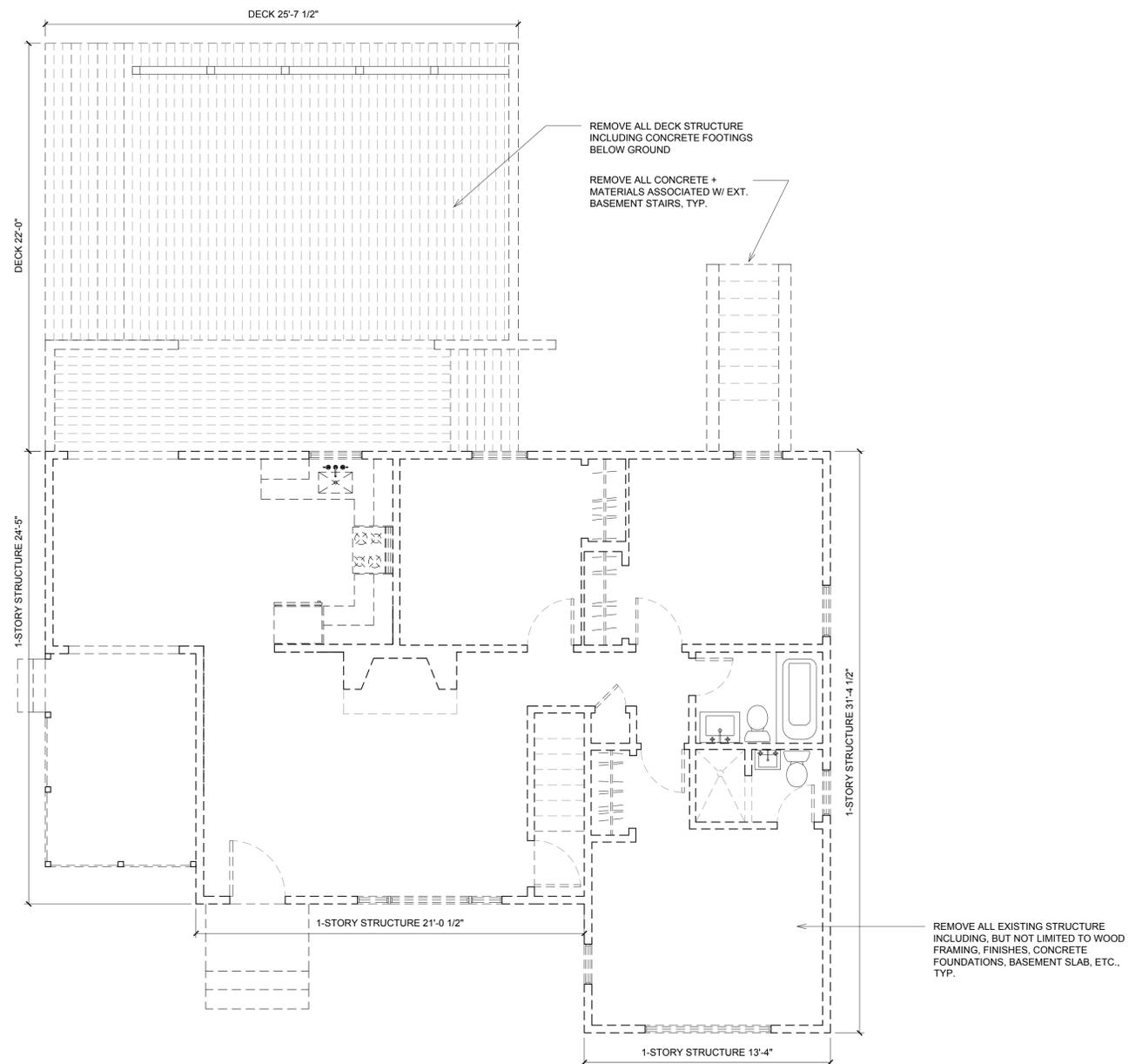
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DEMOLITION PLANS

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1 FIRST FLOOR - DEMOLITION
SCALE: 1/4" = 1'-0"

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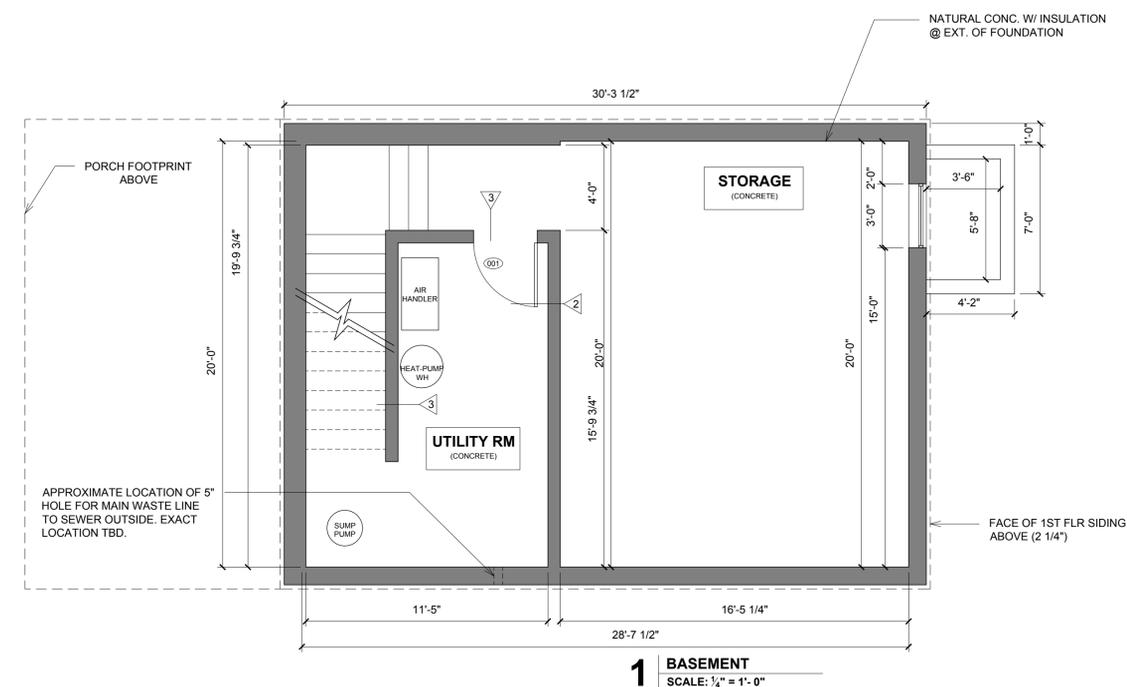
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- 5 2"x6" ACOUSTIC PLASTER WALL:
5/8" GYPSUM BASE FOR 1/8" VENEER
PLASTER, 2"x6" WD. FRAMING @
16" O.C. W/ 5/8" GYPSUM BASE
FOR 1/8" VENEER PLASTER
- 4 2"x4" PLASTER/PLASTER WALL:
5/8" GYPSUM BASE FOR 1/8" VENEER
PLASTER, 2"x4" WD. FRAMING @
16" O.C. W/ 5/8" GYPSUM BASE
FOR 1/8" VENEER PLASTER
- 3 2"x6" PLASTER/PLASTER WALL:
5/8" GYPSUM BASE FOR 1/8" VENEER
PLASTER, 2"x6" WD. FRAMING @
16" O.C. W/ 5/8" GYPSUM BASE
FOR 1/8" VENEER PLASTER
- 2 2"x6" MDO/PLASTER WALL:
3/4" MDO PLYWD, 2"x6" WD.
FRAMING @ 16" O.C., 5.5" OF MINERAL
WOOL W/ 5/8" GYPSUM BASE FOR
1/8" VENEER PLASTER
- 1 VERT. CEDAR SIDING/PLASTER WALL:
3/4" T&G VERTICAL CEDAR SIDING, ON 2
LAYERS OF STRAPPING, ON 1.5" OF RIGID
INSULATION, ON A SELF-ADHERED WRB,
ON 3/4" CDX PLYWD, ON 2"x6" WD. FRAMING
@ 5 1/2" ROCK WOOL INSULATION,
W/ 1/2" GYPSUM BASE FOR 1/8" VENEER
PLASTER @ INT. SIDE OF WALL

1 PARTITION TYPES



ARCHITECTURAL PLANS

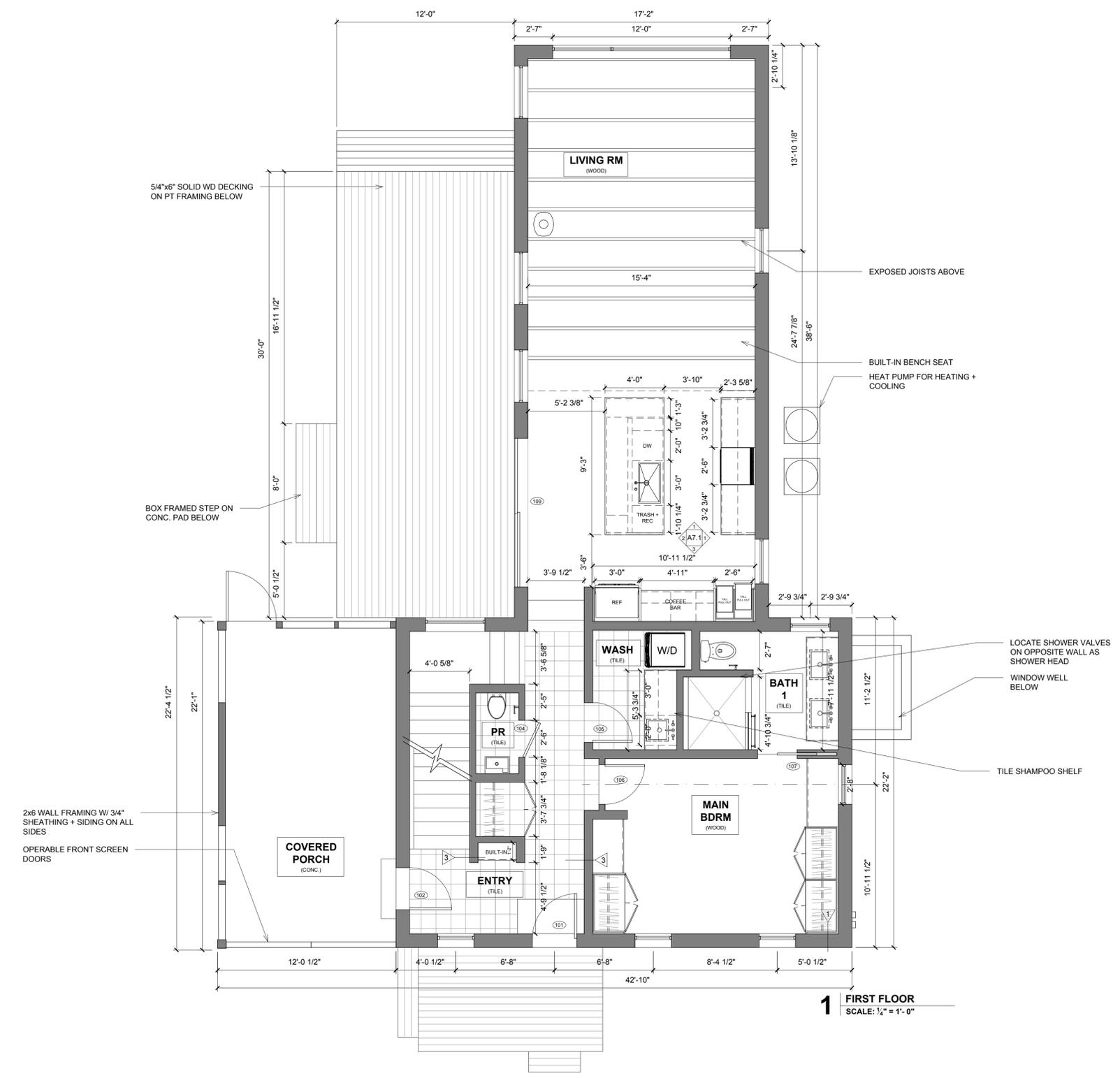
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1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

ARCHITECTURAL PLANS

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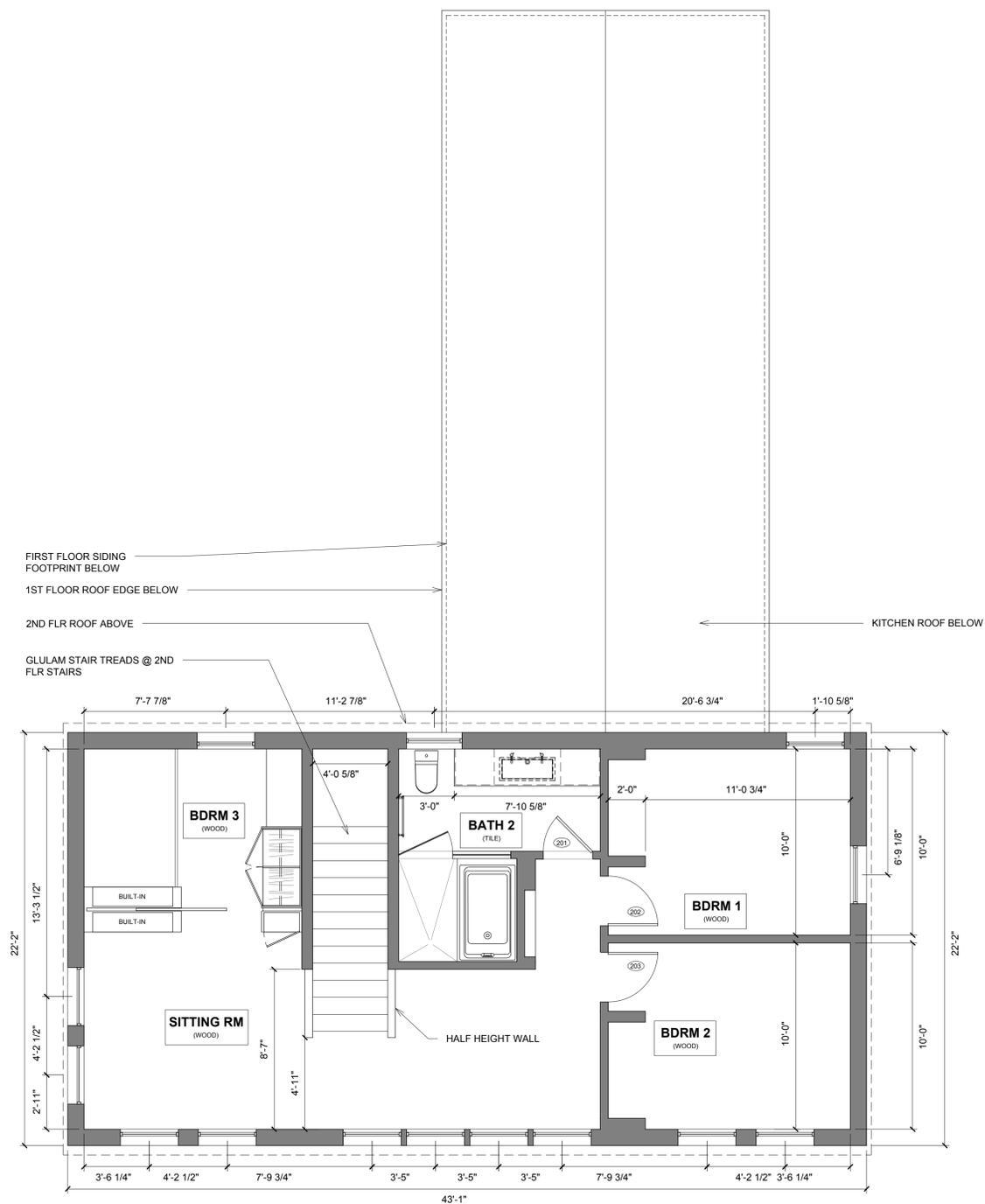
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1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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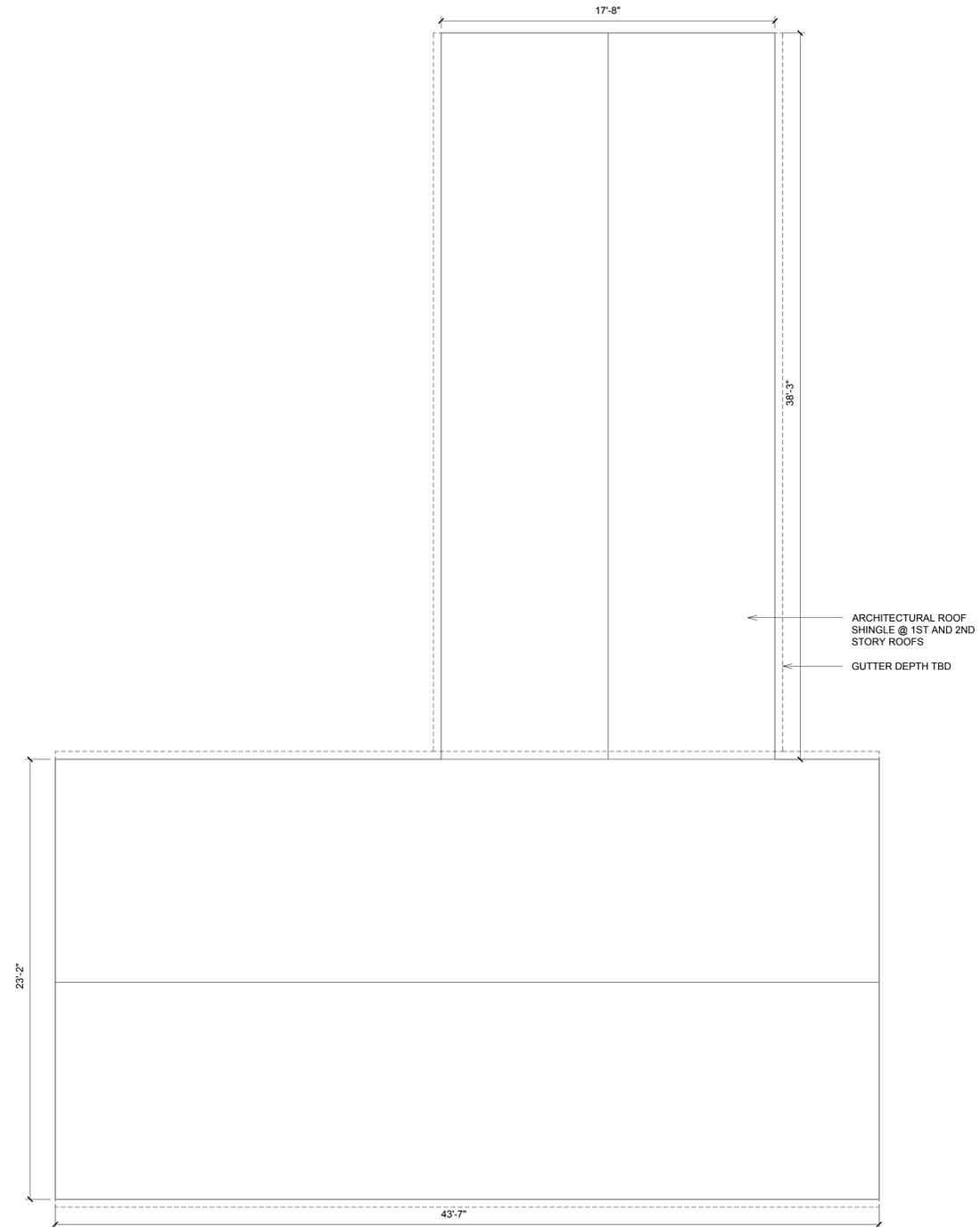
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1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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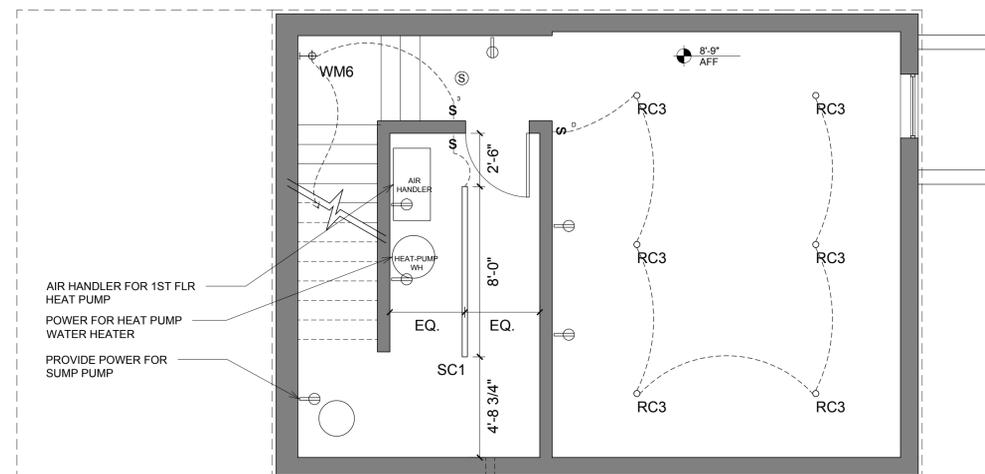
ARCHITECT & BUILDER
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 278 Main Street
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 (508) 776 4938

STRUCTURAL ENGINEER
 Daniel Bonardi Consulting Engineers
 Daniel Bonardi
 1165R Massachusetts Avenue
 (781) 483 3336

PROJECT

84 PILGRIM ROAD
 DENNIS, MA 02638

LIGHTING + POWER LEGEND	
	DUPLEX OUTLET - NEW
	QUAD OUTLET - NEW
	EXTERIOR OUTLET
	POWER REQUIRED
	CABLE TV
	SMOKE & CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	SWITCH - NEW
	SWITCH W/ DIMMER
	SWITCH - EXISTING
	PHONE/DATA - NEW
	SPEAKER
	DISPOSAL
	RECESSED CEILING FIXT.
	RECESSED CEILING FIXT.
	RECESSED ADJUSTABLE
	RECESSED WALL WASHER
	RECESSED WALL
	PENDANT
	SURFACE CEILING FIXT.
	WALL MOUNT DECORATIVE
	SURFACE STRIP
	UNDER CABINET STRIP
	TRACK LIGHTING
	EXHAUST FAN
	THERMOSTAT
	LUTRON MAESTRO FAN TIMER



ARCHITECTURAL PLANS

DATE: MARCH 17, 2025 SG
 SCALE: SEE DWG

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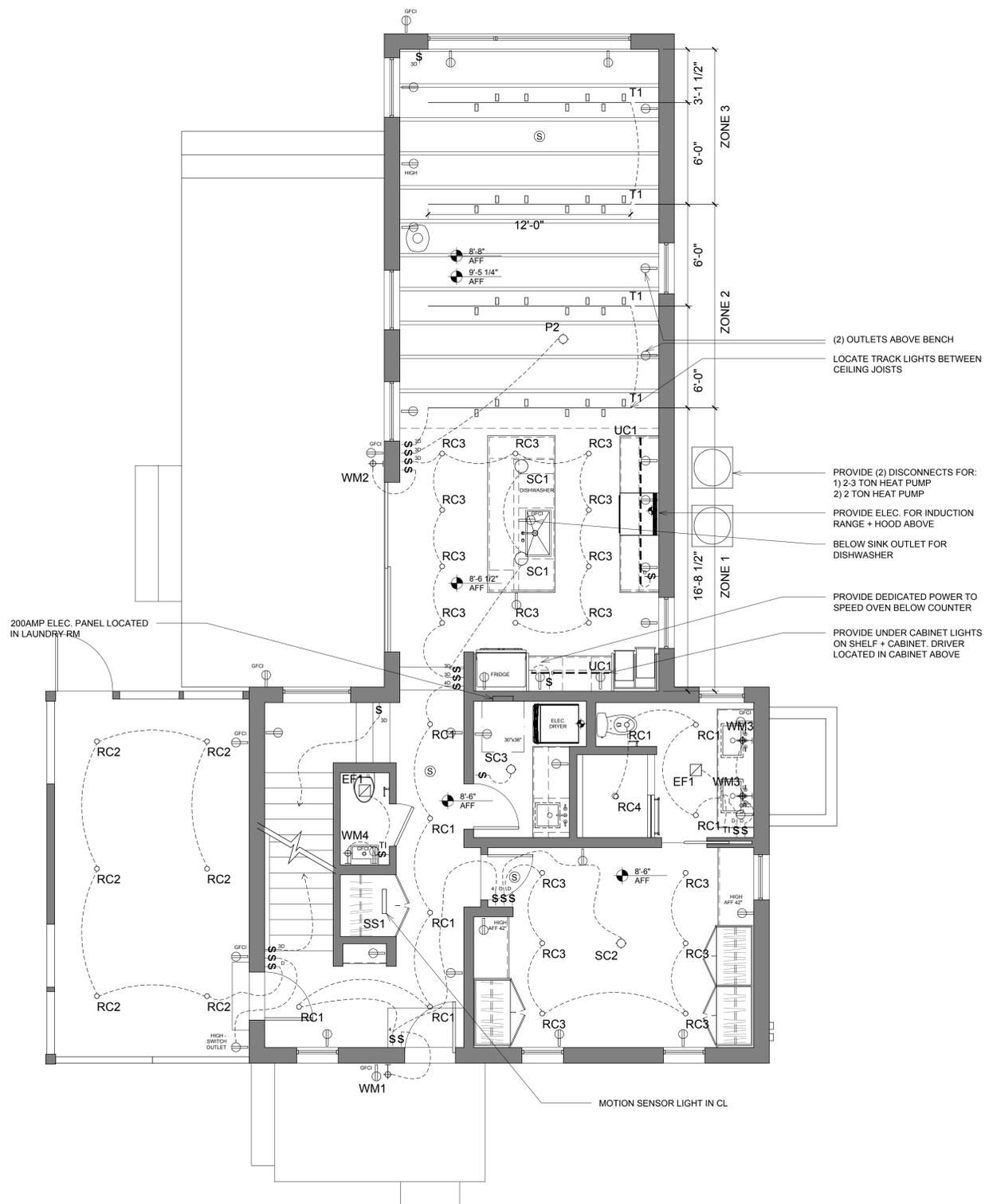
PROJECT

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**ARCHITECTURAL
PLANS**

DATE: MARCH 17, 2025 SG
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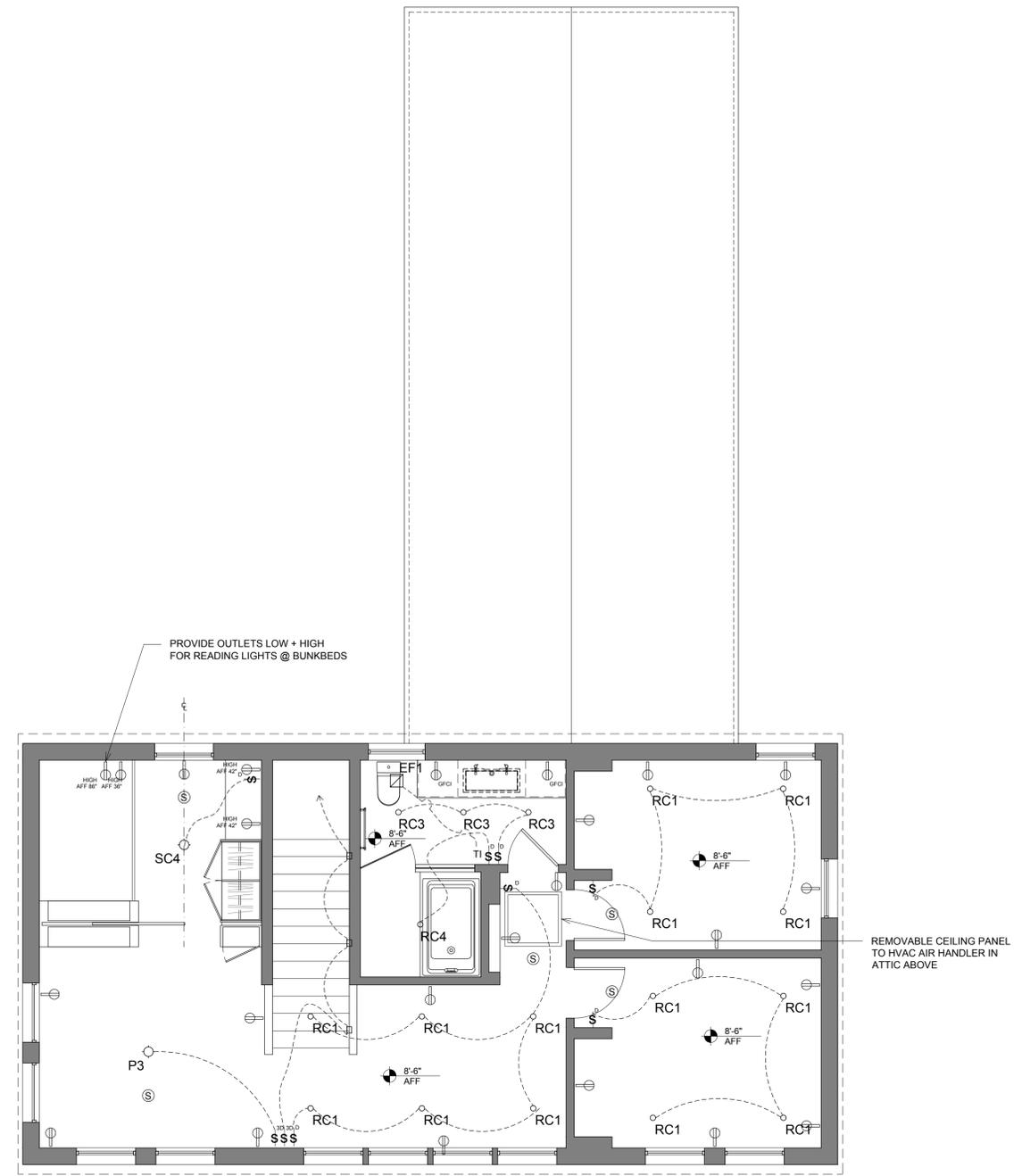
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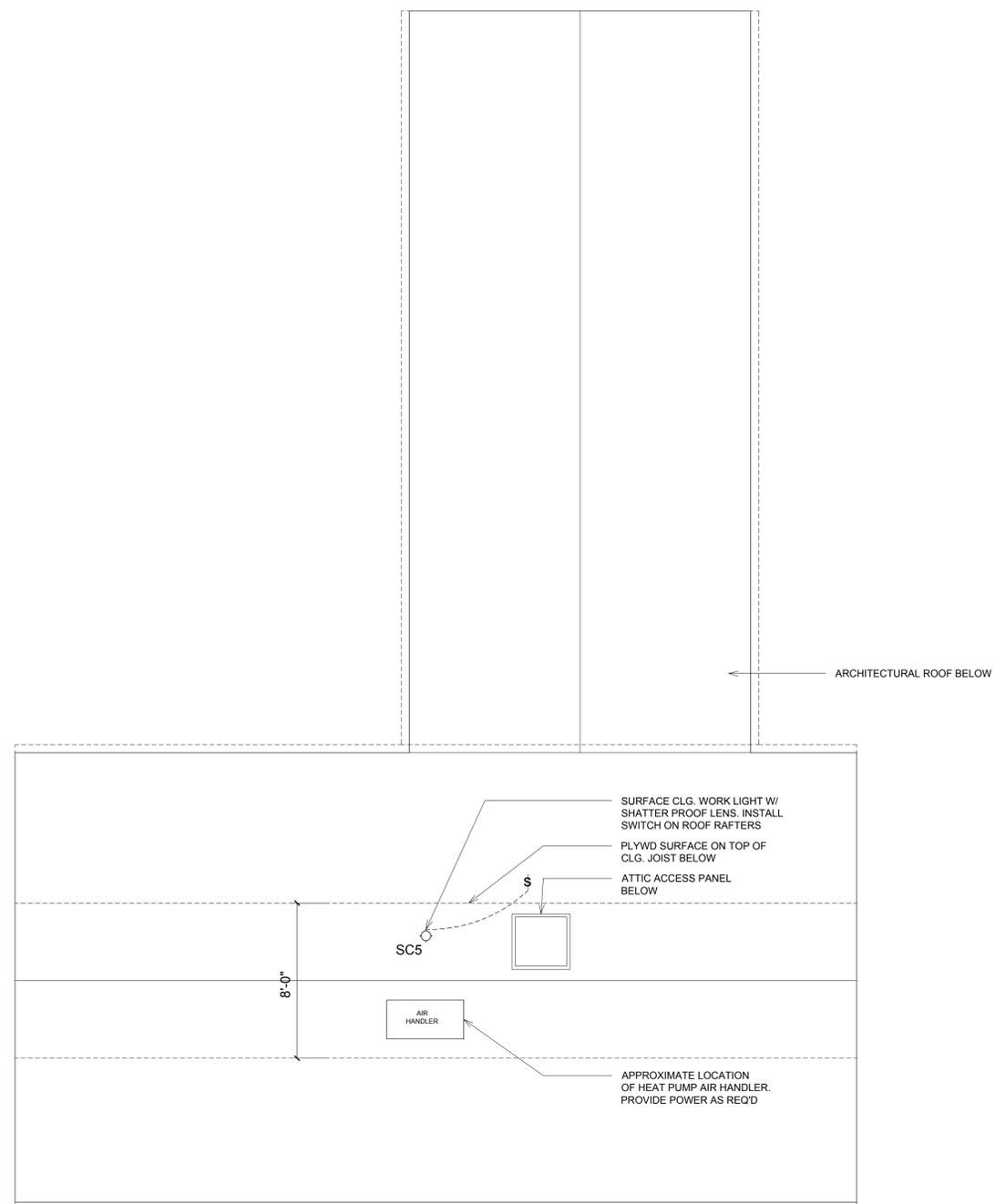
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ARCHITECTURAL PLANS

DATE: MARCH 17, 2025 SG
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GIBBONS/ROCHFORT RESIDENCE

HOME CONSTRUCTION

84 PILGRIM RD, MA, DENNIS, MA 02638

PROJECT INFORMATION

PARCEL ID: 367-32-0
ADDRESS: 84 PILGRIM RD
CLASSIFICATION CODE: 0110
YEAR BUILT: 1960
STYLE: RANCH



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LIST OF DRAWINGS

GENERAL

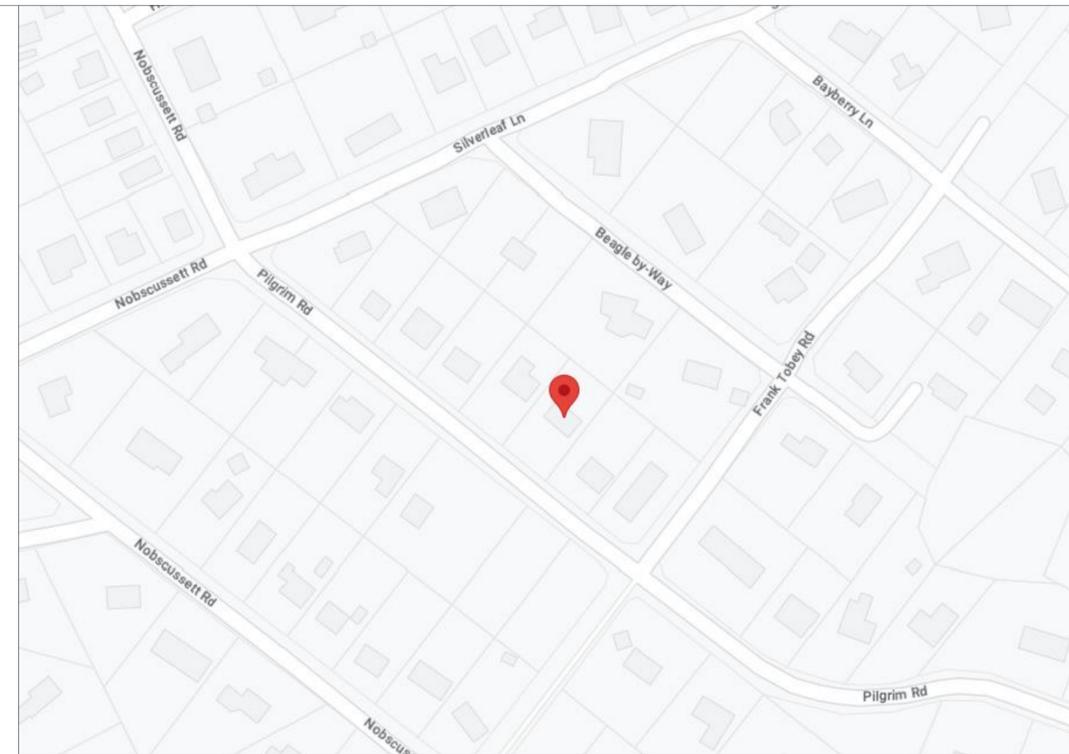
- A0.1 TITLE SHEET
- A0.2 NOTES + PROJECT INFORMATION
- A0.3 ARCHITECTURAL SITE PLAN
- A0.4 ARCHITECTURAL SCHEDULES

ARCHITECTURAL

- A1.0 BASEMENT FLOOR PLAN + PARTITION TYPES
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR + ROOF PLAN
- A1.3 ROOF PLAN
- A2.0 BASEMENT REFLECTED CEILING PLAN
- A2.1 FIRST FLOOR REFLECTED CEILING PLAN
- A2.2 SECOND FLOOR REFLECTED CEILING PLAN
- A2.3 SECOND FLOOR ATTIC REFLECTED CEILING PLAN
- A3.1 NORTH ELEVATION
- A3.2 EAST ELEVATION
- A3.3 SOUTH ELEVATION
- A3.4 WEST ELEVATION
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
- A5.1 WALL SECTIONS
- A5.2 WALL SECTIONS
- A6.1 MISC. DETAILS

STRUCTURAL

- S1.0 NOTES
- S1.1 FOUNDATION PLAN
- S1.2 SLAB PLAN
- S1.3 ENTRY FRAMING PLAN
- S1.4 2ND FLOOR FRAMING PLAN
- S1.5 2ND FLOOR CLG FRAMING PLAN
- S1.6 2ND FLOOR - ROOF FRAMING PLAN
- S1.7 MISC. STRUCTURAL DETAILS



LOCATION MAP (NTS)

PROJECT

84 PILGRIM ROAD
DENNIS, MA 02638

ISSUE DATE
MARCH 18, 2025

REMARKS
PERMIT SET

TITLE SHEET

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SCALE: SEE DWG

TITLE SHEET

A0.1

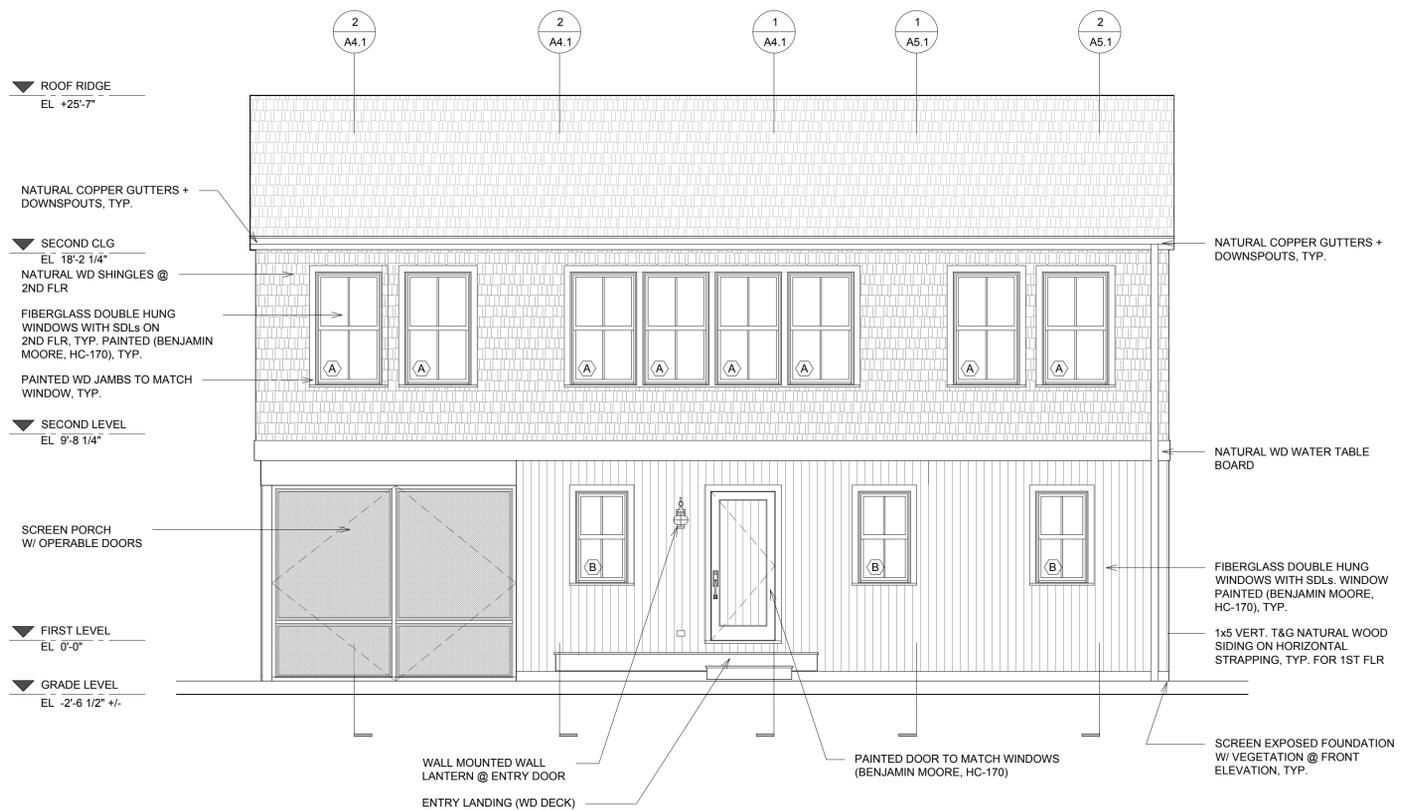
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL ELEVATIONS

DATE: MARCH 17, 2025 SG
SCALE: SEE DWG

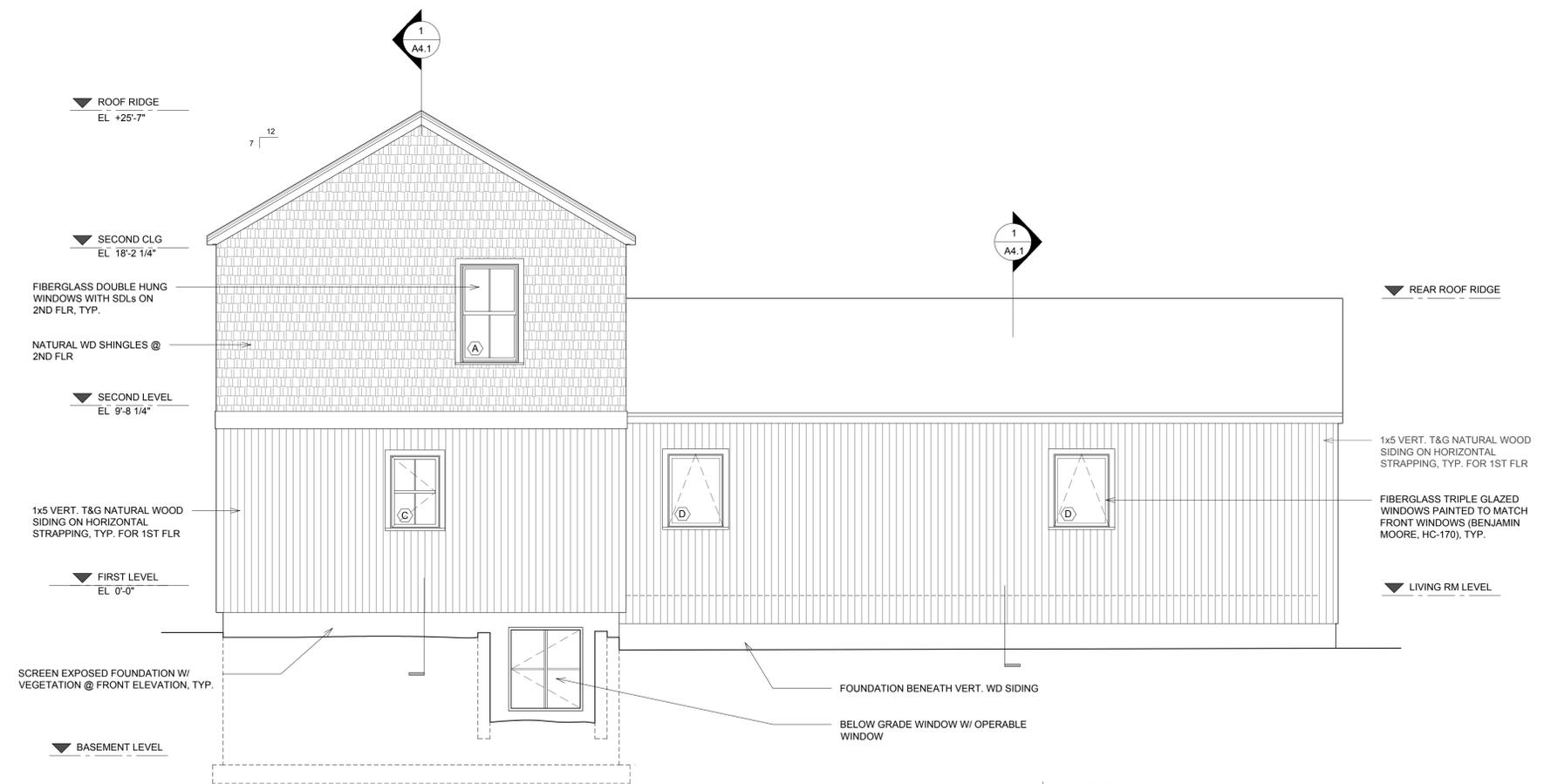
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

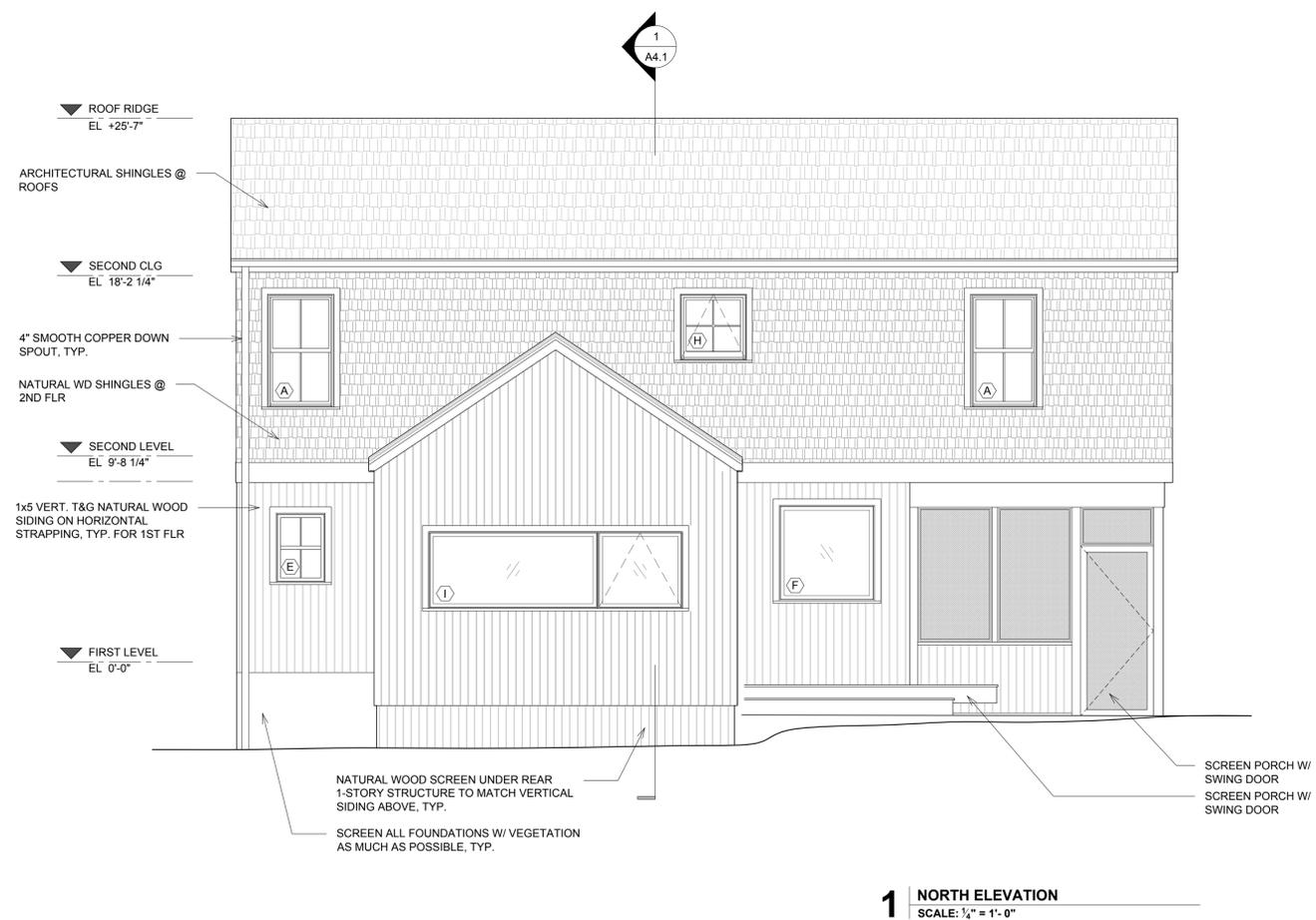
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ARCHITECTURAL ELEVATIONS

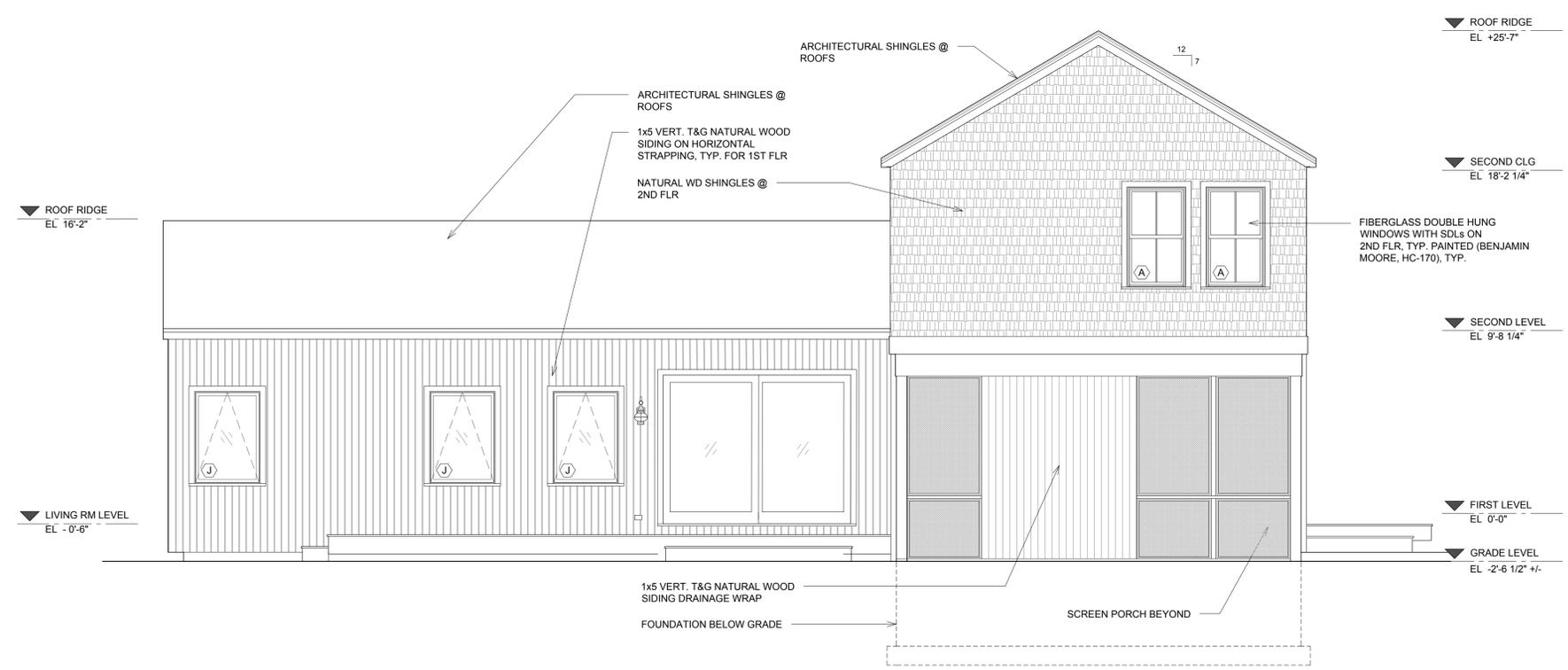
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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"