

The image features the word "CHANGE" in a large, bold, black sans-serif font, oriented vertically on the left. To the right of the text is a graphic of a computer monitor with a square screen, enclosed in a thick black border. A thick black "X" is drawn over the monitor, crossing it out. The entire graphic is set against a white background.

Stephon Gillings

**PROPOSED HOME RENOVATION.
ADDITION OF 18' X 33' BASEMENT,
FIRST FLOOR AND SECOND FLOOR,
AT THE REAR OF THE HOUSE.**

109 SMITH ROAD
MILTON, MA

PERMIT SET
25-087
9/15/2025

SHEET LIST

Sheet List					
N	Sheet Number	Sheet Name	Drawn By	Sheet Issue Date	Current Revision Description

GENERAL

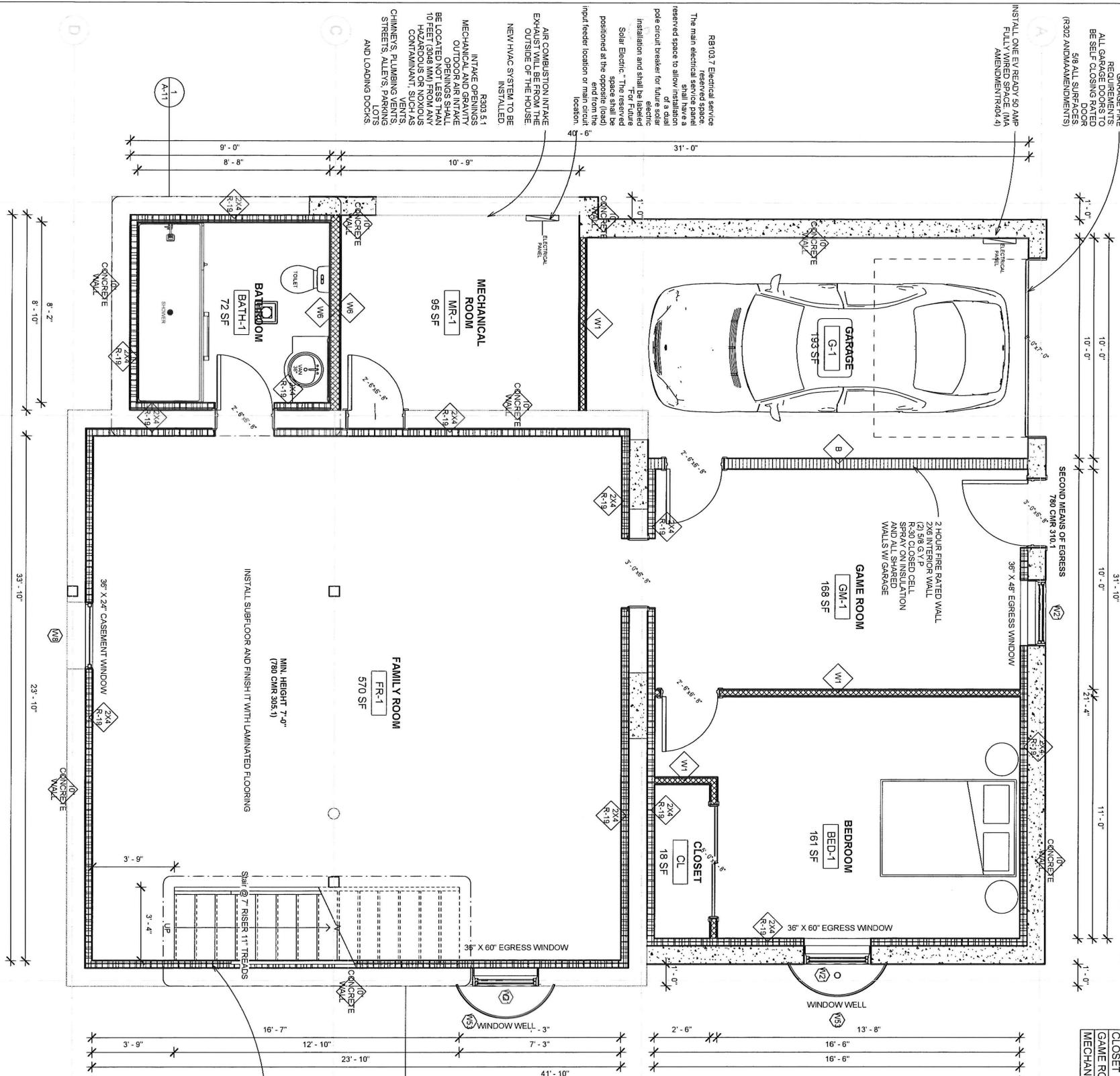
RANGE PLANNING & DESIGN INC.

26 NORWOOD STREET
EVERETT, MA 02141
T:339-440-7943

Stephon Gillings
109 SMITH ROAD
MILTON, MA
OWNER

1	G-01	GENERAL	SR.	9/15/2025
2	G-02	NOTES & CODE NARRATIVE	SR.	9/15/2025
3	G-03	WINDOW & DOOR SCHEDULE	SR.	9/15/2025
4	A-01	DEMOLITION FLOOR PLAN	SR.	9/15/2025
5	A-02	EXISTING ELEVATION	SR.	9/15/2025
6	A-03	PROPOSED BASEMENT LEVEL	SR.	9/15/2025
7	A-04	PROPOSED FIRST FLOOR PLAN	SR.	9/15/2025
8	A-05	PROPOSED SECOND FLOOR PLAN	SR.	9/15/2025
9	A-06	PROPOSED ATTIC FLOOR PLAN	SR.	9/15/2025
10	A-07	ROOF PLAN	SR.	9/15/2025
11	A-08	ELEVATION	SR.	9/15/2025
12	A-09	SECTION	SR.	9/15/2025
13	A-10	STAIRS DETAIL	SR.	9/15/2025
14	A-11	ENLARGED BATHROOM	SR.	9/15/2025
15	A-12	REFLECTED CEILING	SR.	9/15/2025
16	A-13	REFLECTED CEILING	SR.	9/15/2025
17	S-01	FOUNDATION PLAN	SR.	9/15/2025
18	S-02	FRAMING PLAN	SR.	9/15/2025
19	S-03	BEAM DETAILS	SR.	9/15/2025
20	S-04	WOOD FRAMING AND FASTENING	SR.	9/15/2025
21	S-05	DECK FRAMING	SR.	9/15/2025

NOTES: VERIFY ALL DIMENSIONS
IN FIELD PRIOR TO FABRICATION
AND CONSTRUCTION. ALL
EXISTING CONDITIONS TO REMAIN
AS IS UNLESS OTHERWISE NOTED



Name	Number	Area	Level	Wall/Finish	Ceiling Finish	Floor Finish
GARAGE	G-1	193 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	SLAB
BATHROOM	BATH-1	72 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND TILES
FAMILY ROOM	FR-1	570 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
BEDROOM	BED-1	161 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
CLOSET	CL	18 SF	Basement	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	3/4 PLYWOOD AND LAMINATED
MECHANICAL ROOM	MR-1	95 SF	Basement	5/8 SHEETROCK	5/8 SHEETROCK	SLAB

INSTALLED ONE EV READY 50 AMP
FULLY WIRED SPACE (MA)
AMENDMENT TR-04-4

ALL GARAGE DOORS TO
BE SELF CLOSING RATED
DOOR
5/8 ALL SURFACES
(R302 AND MA AMENDMENTS)

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RANGEL

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025
2		
3		
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Date	Range Project Number	Checked by
9/15/2025	25-087	J.K.
		S.R.

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025
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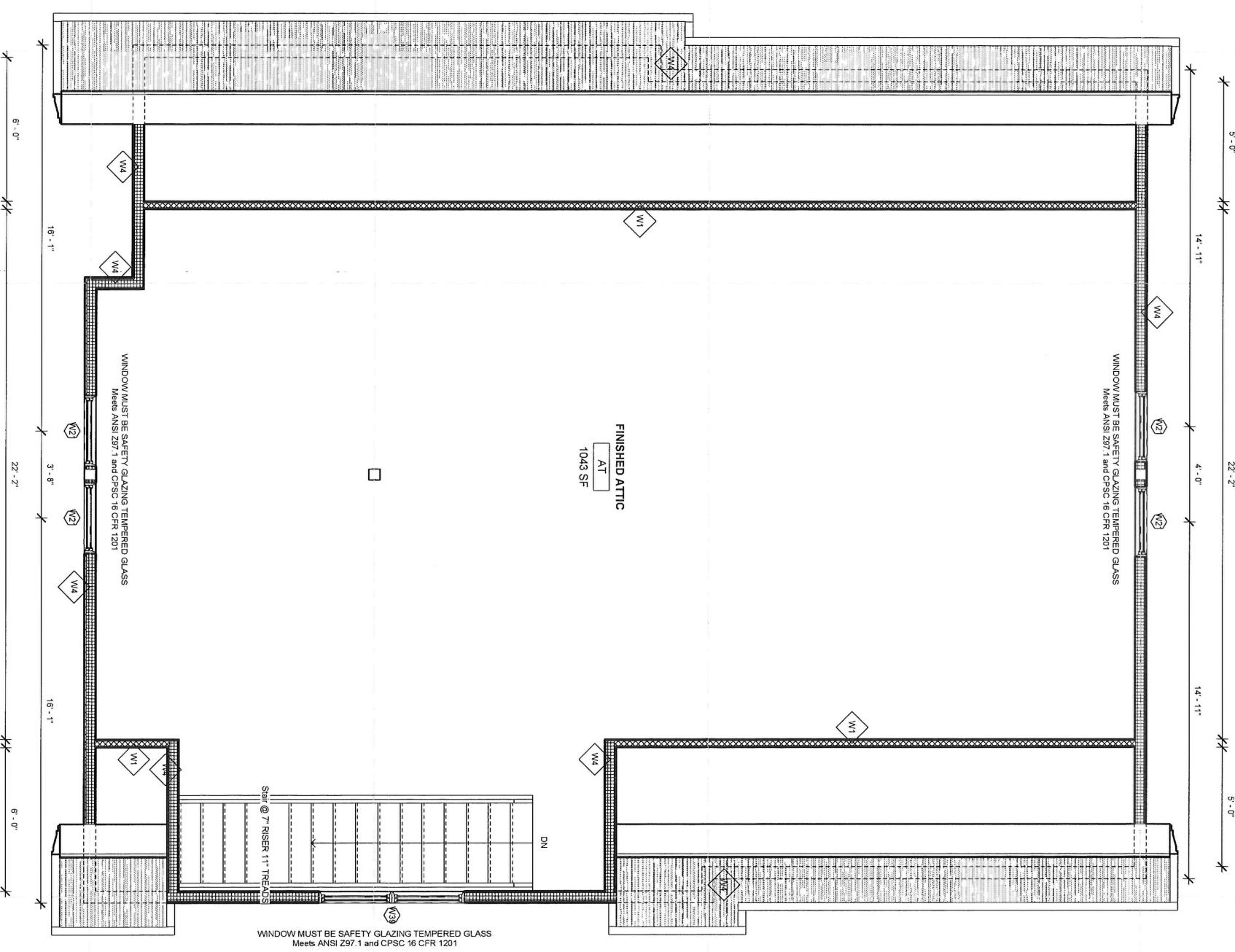
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Room Schedule 3						
Name	Number	Area	Level	Wall Finish	Ceiling Finish	Floor Finish
FINISHED ATTIC	AT	1043 SF	Attic	1/2 SHEETROCK AND PLASTER	1/2 SHEETROCK AND PLASTER	1/4 T&G Hardwood

WINDOW MUST BE SAFETY GLAZING TEMPERED GLASS
Meets ANSI Z97.1 and CPSC 16 CFR 1201

GYPSUM WALLBOARD - GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER MOVEMENT OF GYPSUM BOARD ON THE SHANK SCREWS.

INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING, OR HORIZONTALLY WITH LONG EDGES AT RIGHT ANGLES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2" X 4' X 8', 9', 10' OR 12' FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS TO BE COVERED WITH A 12" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

CEILINGS: APPLY A SINGLE LAYER OF 1/2" GYPSUM WALLBOARD ACROSS THE SUPPORTS AND FASTEN WITH SCREWS. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". SCREWS ARE SPACED 12" ON CENTER (OC) UNLESS OTHERWISE INDICATED. ALL INTERIOR WALLS TO BE COVERED WITH A 12" "BLUE BOARD" WITH A VENEER PLASTER SYSTEM WITH METAL CORNER REINFORCING.

FIRE-RATED GYPSUM WALLBOARD: IN GARAGES, AROUND GAS WATER HEATERS AND AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL.

FINISH NOTES

1/8" = 1'-0"

1. IN CONCEALED SPACES EVERY 10 FEET HORIZ OR VERTICAL.
2. IN SOFFITS, DROPS & COVE CEILINGS
3. UNDER STAIR AREAS
4. STAGGERED SOUND WALLS (MAY USE MINERAL FIBER)

FIRE BLOCKING NOTES

1/8" = 1'-0"

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025
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Drawn by _____
Checked by _____
Date 9/15/2025
Verifier S.R.

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PROPOSED ATTIC FLOOR PLAN



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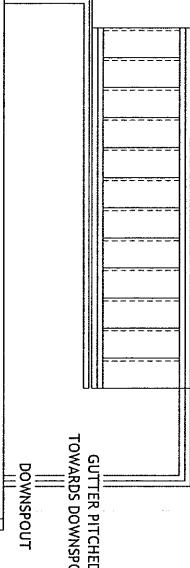
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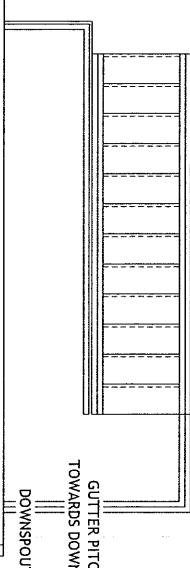
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92. The user is responsible for any liability

GUTTER PITCHED
TOWARDS DOWNSPOUT
DOWNSPOUT



GUTTER PITCHED
TOWARDS DOWNSPOUT
DOWNSPOUT



 RANGEL

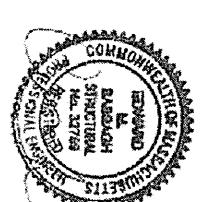
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Stephon Gillings

109 SMITH ROAD
MILTON, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025

Rangel Project Number: 25-087
Date: 9/15/2025
Drawn by: S.R.
Checked by: J.K.



ROOF PLAN

MUST COMPLY WITH MASSACHUSETTS BUILDING CODE
ICE & WATER SHIELD
72" OF ICE & WATER SHIELD TO BE INSTALLED IN ROOF
WITH A PITCH HIGHER THAN 3/12.
ICE & WATER SHIELD ON ENTIRE PORTION OF ROOF TO BE
INSTALLED IN AREAS WITH PITCH LESS THAN 3/12

ICE & WATER SHIELD

3/8" = 1'-0"

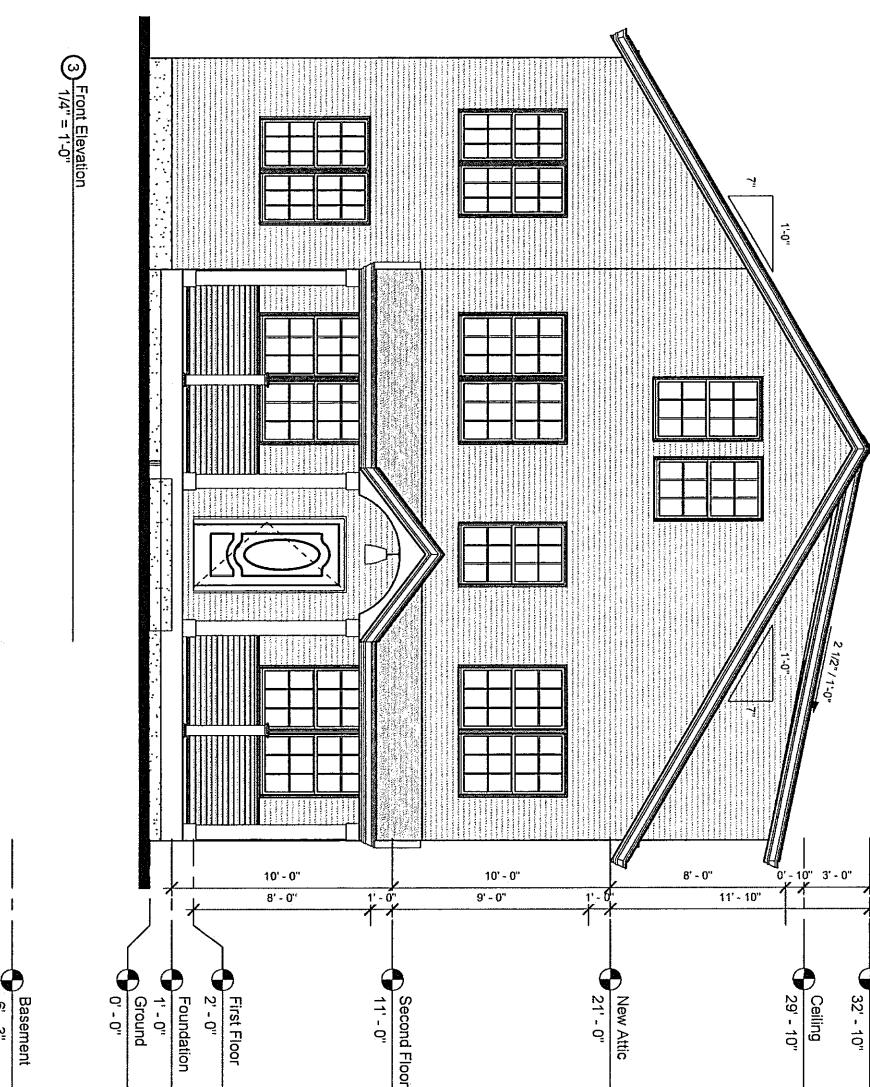
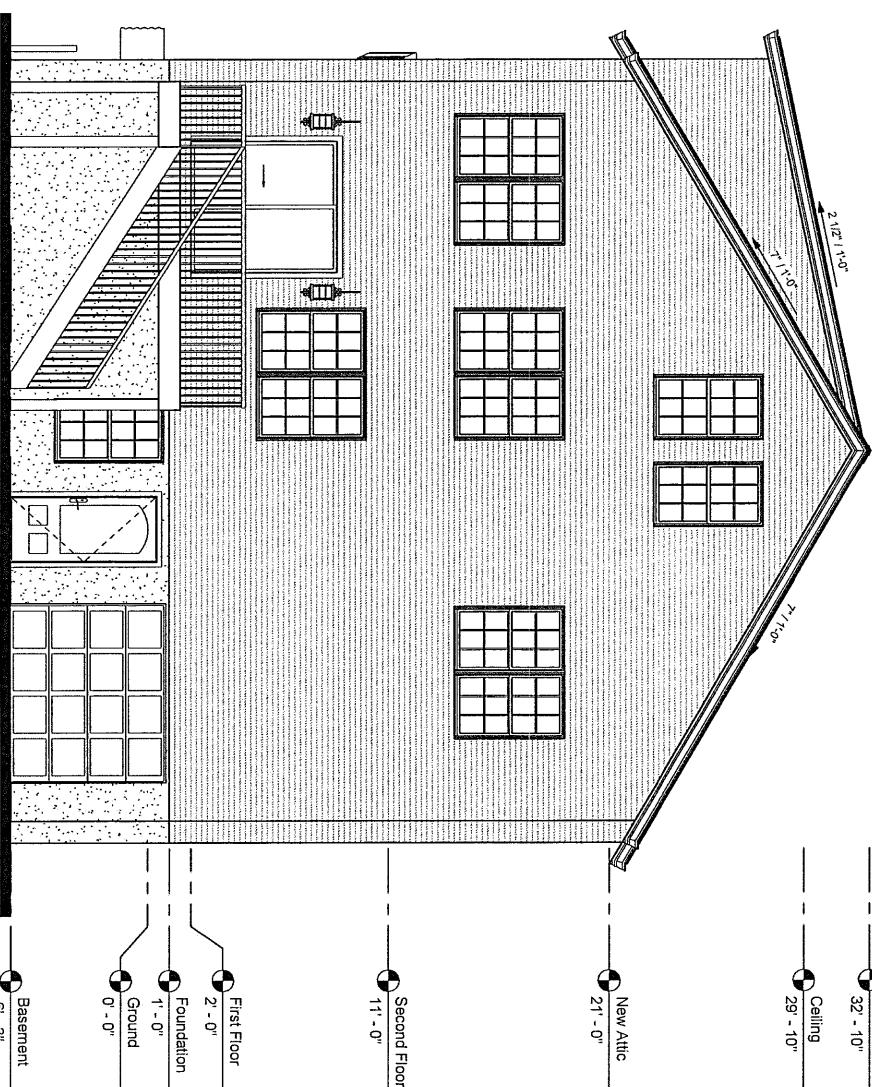
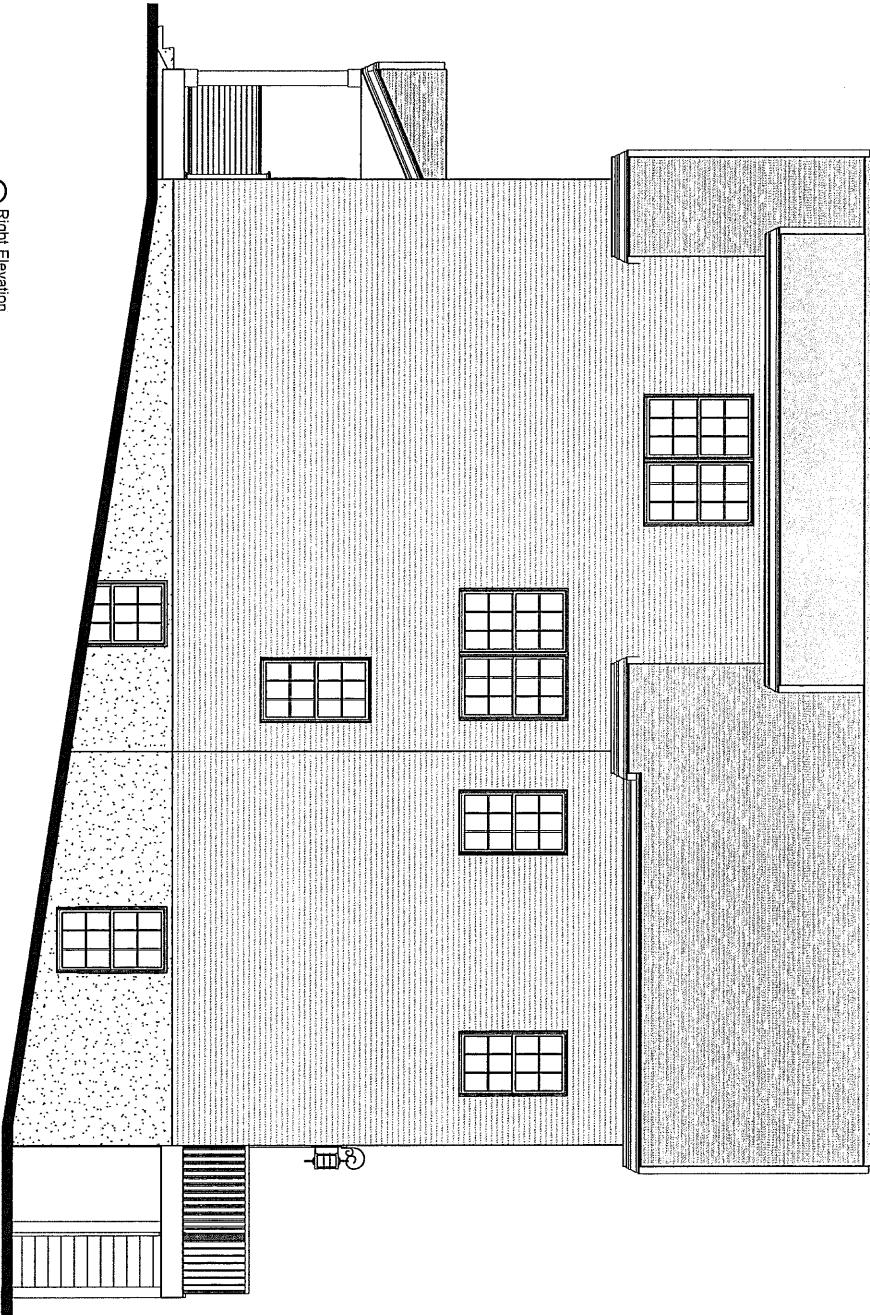
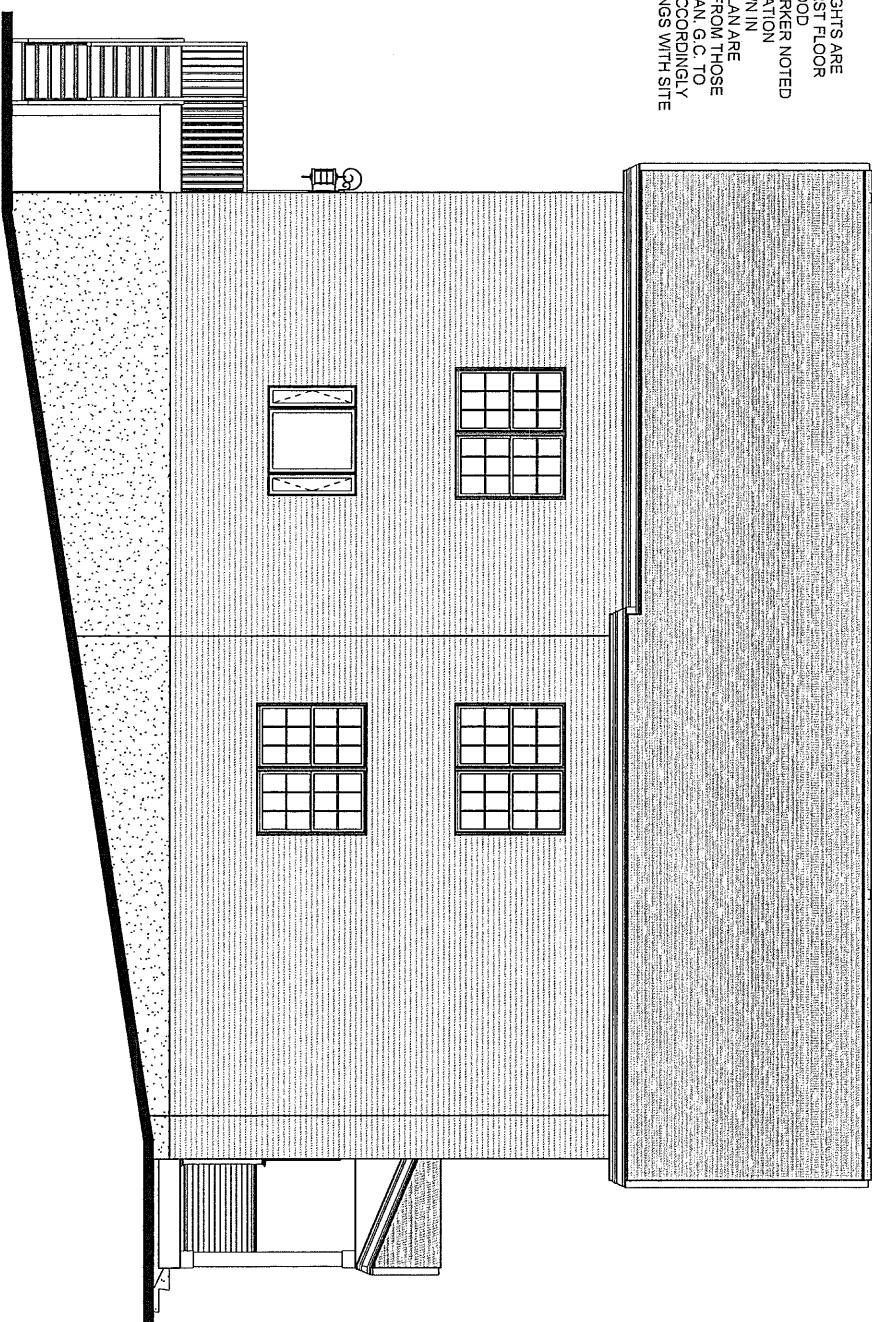
REFER TO SECTION AU102-AU103 OF THE CODE AND RB 103.5, 8, 9 & RB 103.1
ELECTRICAL PANEL
-RESERVE SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR
FUTURE SOLAR ELECTRIC INSTALLATION
-THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE END FROM THE
INPUT FEEDER LOCATION
OR MAIN CIRCUIT LOCATION
A PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE SHALL BE POSTED NEAR
THE ELECTRICAL DISTRIBUTION PANEL
SOLAR READY AREA
-ROOF AREA ORIENTED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH
SHALL BE FREE OF OBSTRUCTIONS AND CHIMNEYS

SOLAR READY ZONE

1 Roof
3/8" = 1'-0"

GRAPHIC SCALE
0 3 6 9 12
Scale

 A-07
3/8" = 1'-0"



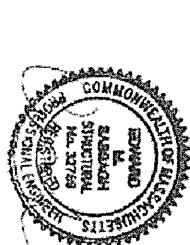
NOTES.
ELEVATION HEIGHTS ARE
DEFINED BY FIRST FLOOR
TOP OF PLYWOOD
ELEVATION MARKER NOTED
AS 000' ELEVATION
HEIGHTS SHOWN IN
FOUNDATION PLAN ARE
INDEPENDENT FROM THOSE
OF THE SITE PLAN G.C. TO
COORDINATE ACCORDINGLY
DESIGN DRAWINGS WITH SITE
PLAN.

1 Right Elevation
1/4" = 1'-0"

3 Front Elevation
1/4" = 1'-0"

Basement
-6' - 3"

EL E V A T I O N



109 SMITH ROAD
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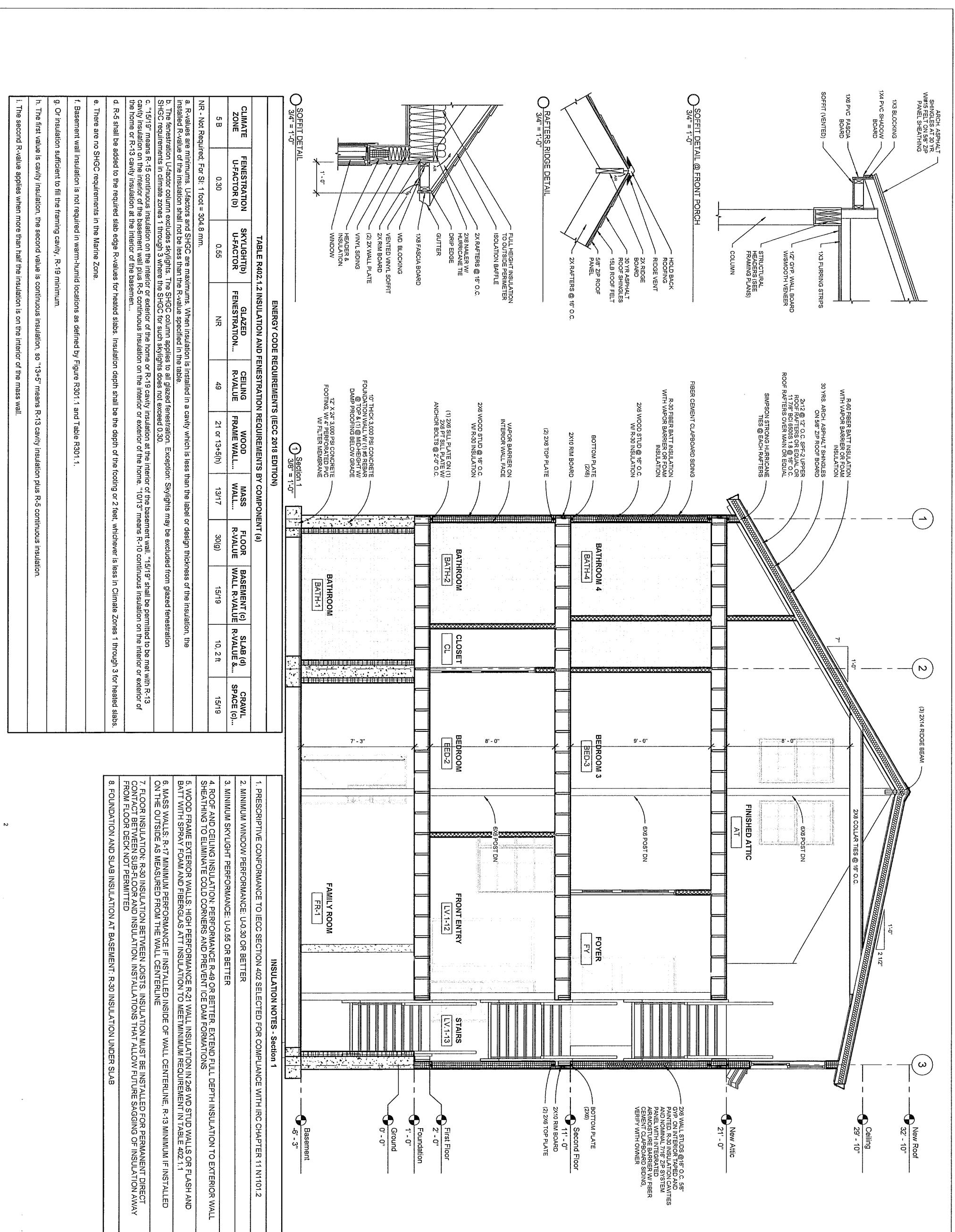
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ANGEL

4 Left Elevation
1/4" = 1'-0"

2 Rear Elevation
1/4" = 1'-0"



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ANGEL

No.	Description	Date
1	SCENIC/STAGE DESIGN 1	9/15/2025

Rangel Project Number 25-0819

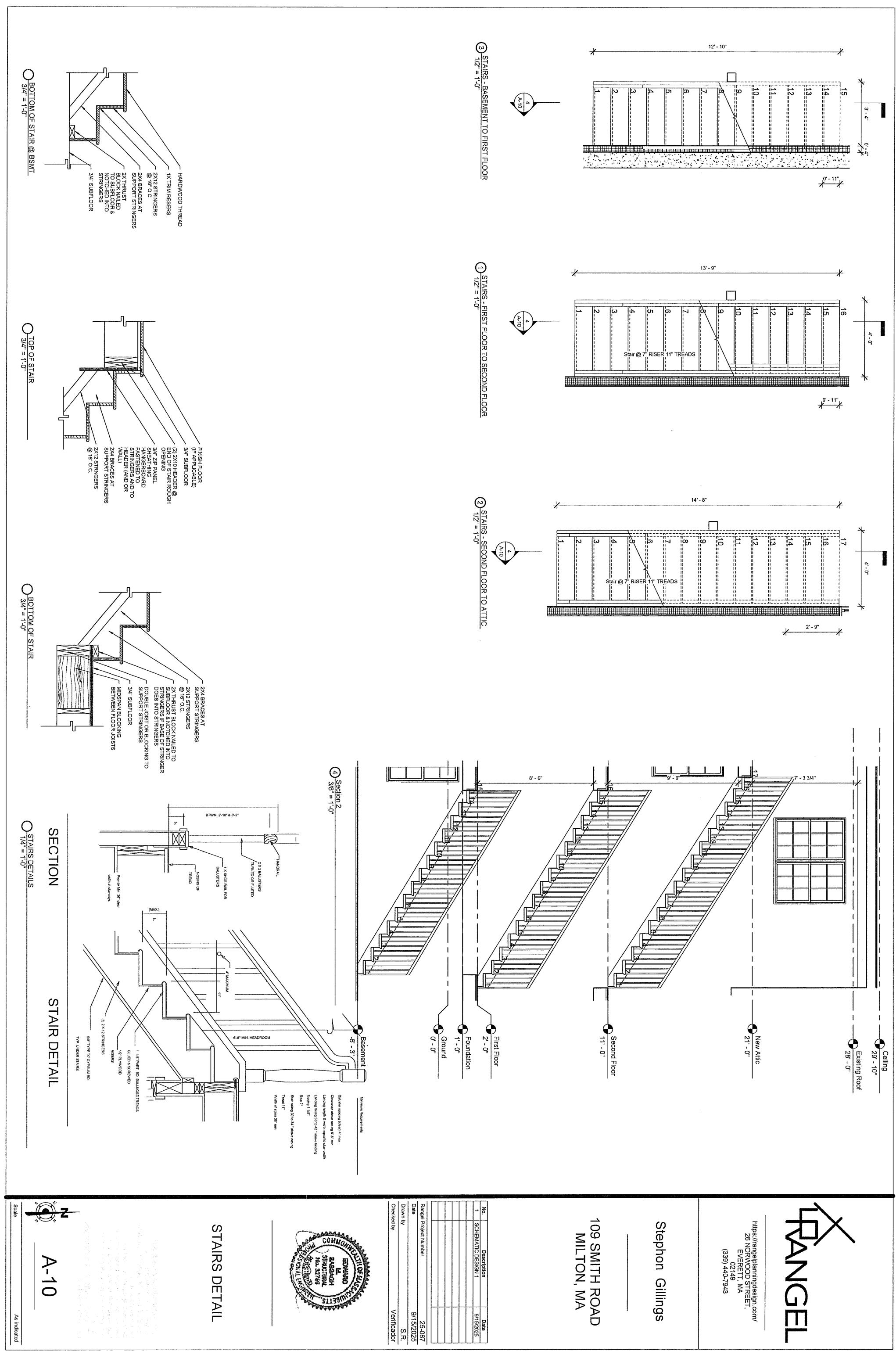
Date 9/15/2025

Drawn by S.R.

Checked by J.K.

109 SMITH ROAD
MILTON, MA

A diagram for orientation. It features a compass rose with cardinal and intercardinal directions (N, NE, E, SE, S, SW, W, NW) and a vertical line labeled 'A-09' running through the center. The entire diagram is enclosed in a rectangular border.



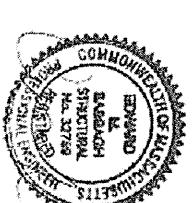
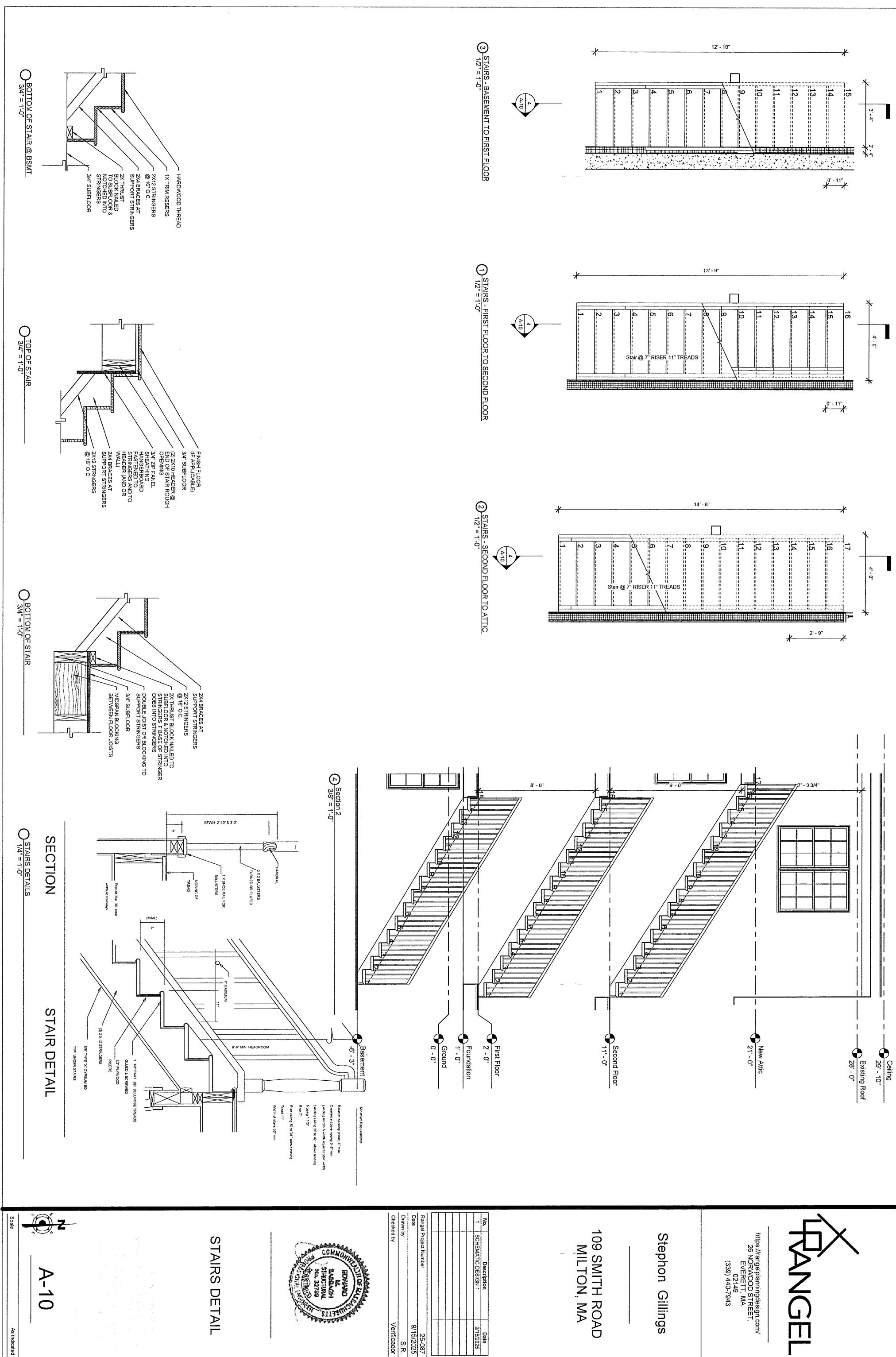
STAIRS DETAIL

109 SMITH ROAD
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ANGEL

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10/3/2025 4:29:15 PM



ANGEL

109 SMITH ROAD
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Stephon Gillings

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26 NORWOOD STREET.

z

SECTION

STAIR DETAIL

3/4" = 1'-0"

TOP OF STAIR
3/4" = 1'-0"

3/4" = 1'-0"

STAIRS DETAIL

10/3/2025 4:29:15 PM

BATHROOM NOTES:

1. SHOWER HEADS AND FLOORS AND WALLS ABOVE BATHROOMS SHALL BE FINISHED WITH A NON-SORBENT SURFACE SUCH AS WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
2. AROUND SHOWERS, TUBS, WHIRLPOOLS, INSTALL 1/2" WATER RESISTANT DRYWALL OR EQUAL FEET ABOVE THE FLOOR.
3. ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
4. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90CFM FAN.
5. THE CENTER LINE OF WATER CLOSET SHALL BE NOT LESS THAN 15" FROM ADJACENT WALLS/PARTITIONS OR 12" FROM A FRONT CLEARANCE.

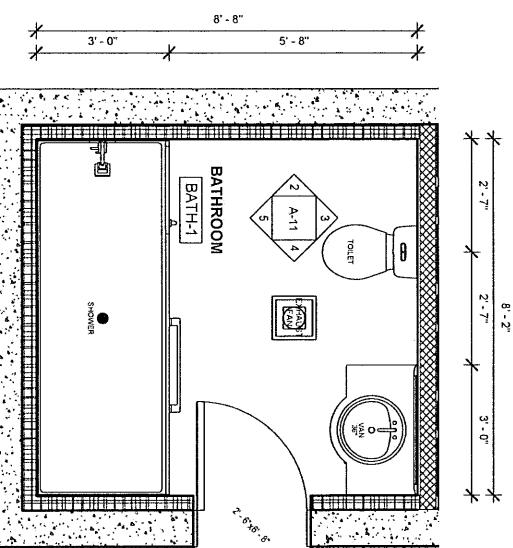
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TRANGEL

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02149
(339) 440-7943

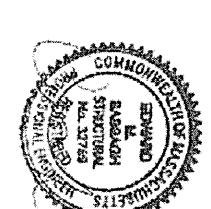
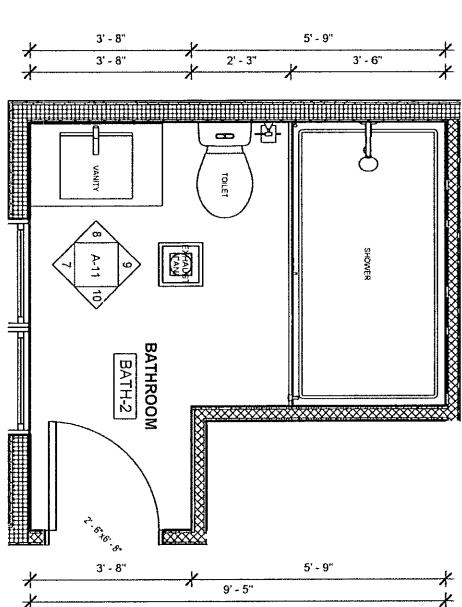
109 SMITH ROAD
MILTON, MA



① LEVEL 0 - Callout 1

② 1/2" = 1'-0"

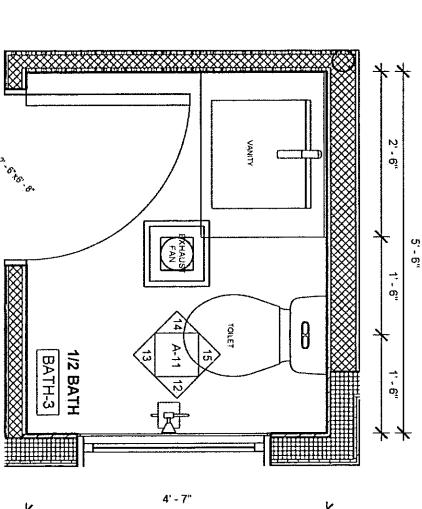
No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025
2		
3		
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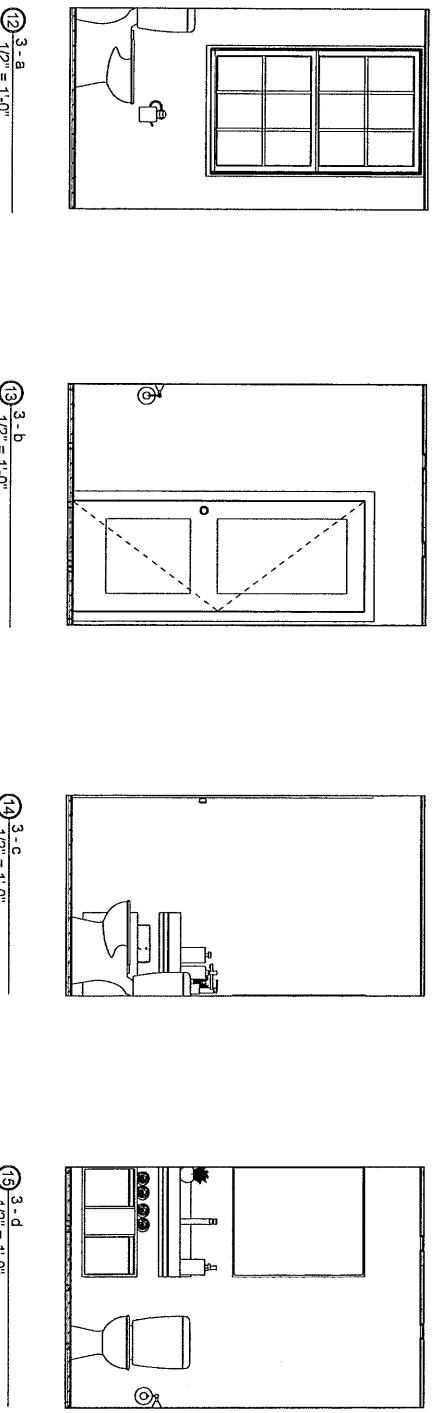
ENLARGED
BATHROOM

③ LEVEL 1 - Callout 2

④ 1/2" = 1'-0"



⑤ 1/2" = 1'-0"



⑥ 1/2" = 1'-0"

⑦ 2-a
1/2" = 1'-0"

⑧ 2-b
1/2" = 1'-0"

⑨ 2-c
1/2" = 1'-0"

⑩ 2-d
1/2" = 1'-0"

⑪ A-11
As indicated

Scale
As indicated

10/3/2025 4:29:24 PM

⑫ 3-a
1/2" = 1'-0"

⑬ 3-b
1/2" = 1'-0"

⑭ 3-c
1/2" = 1'-0"

⑮ 3-d
1/2" = 1'-0"

⑯ 1-a
1/2" = 1'-0"

⑰ 1-b
1/2" = 1'-0"

⑱ 1-c
1/2" = 1'-0"

⑲ 1-d
1/2" = 1'-0"

⑳ 2-a
1/2" = 1'-0"

㉑ 2-b
1/2" = 1'-0"

㉒ 2-c
1/2" = 1'-0"

㉓ 2-d
1/2" = 1'-0"

㉔ 3-a
1/2" = 1'-0"

㉕ 3-b
1/2" = 1'-0"

㉖ 3-c
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㉗ 3-d
1/2" = 1'-0"

㉘ 4-a
1/2" = 1'-0"

㉙ 4-b
1/2" = 1'-0"

㉚ 4-c
1/2" = 1'-0"

㉛ 4-d
1/2" = 1'-0"

㉜ 5-a
1/2" = 1'-0"

㉝ 5-b
1/2" = 1'-0"

㉞ 5-c
1/2" = 1'-0"

㉟ 5-d
1/2" = 1'-0"

㉟ 6-a
1/2" = 1'-0"

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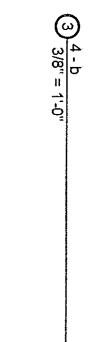
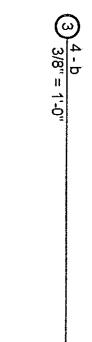
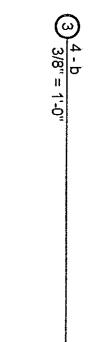
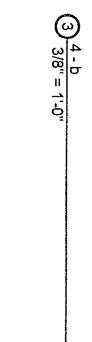
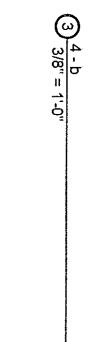
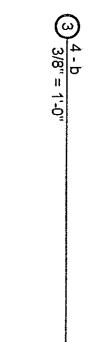
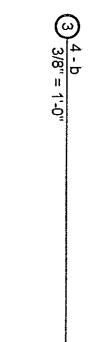
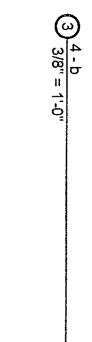
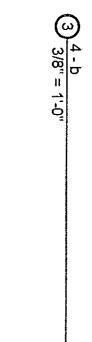
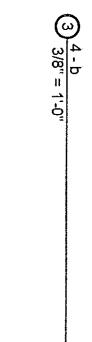
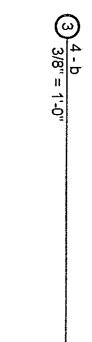
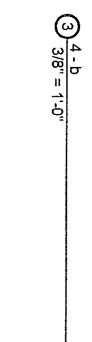
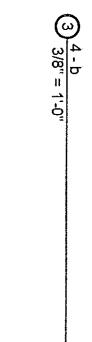
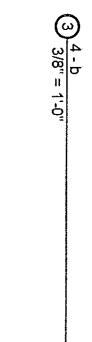
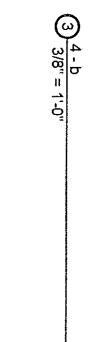
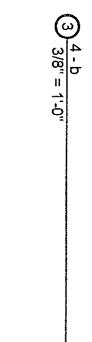
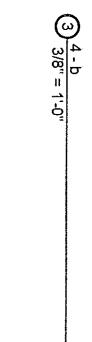
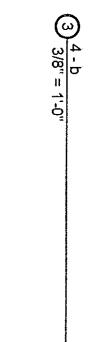
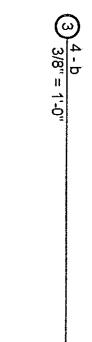
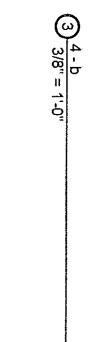
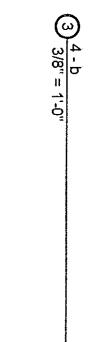
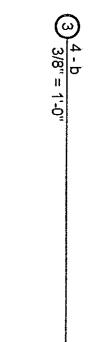
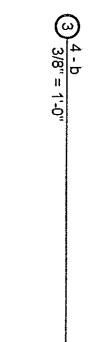
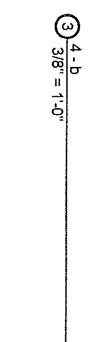
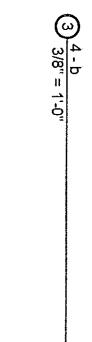
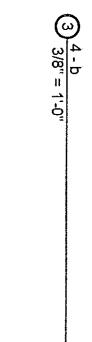
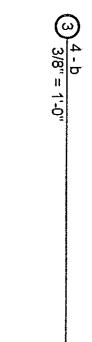
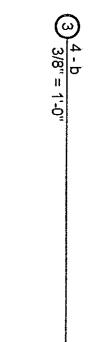
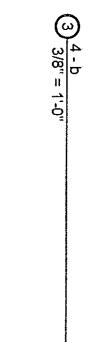
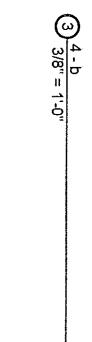
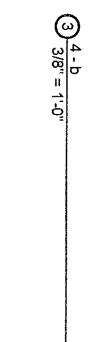
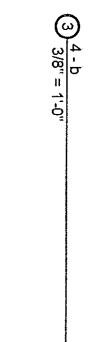
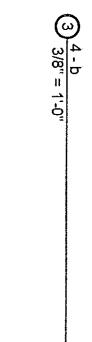
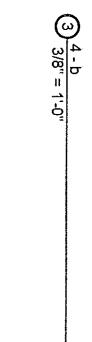
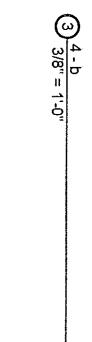
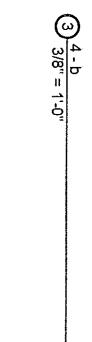
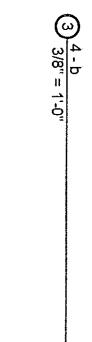
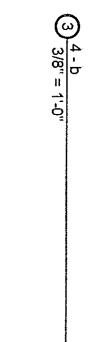
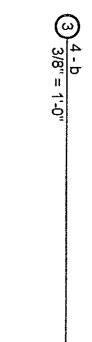
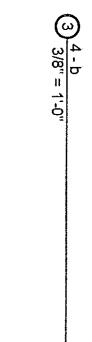
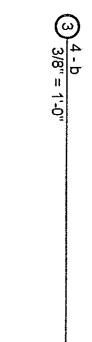
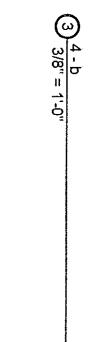
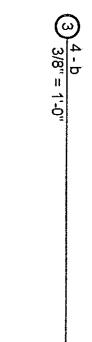
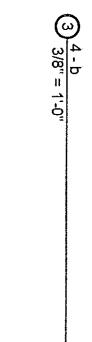
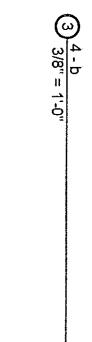
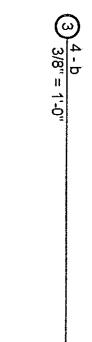
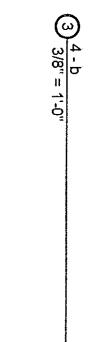
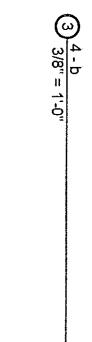
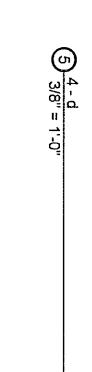
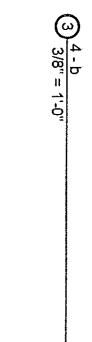
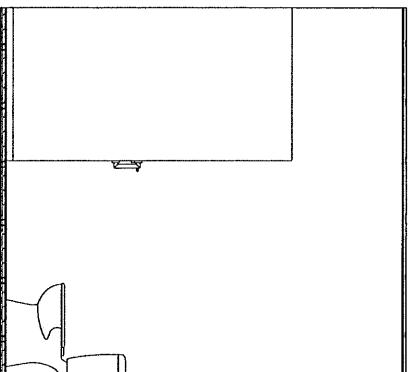
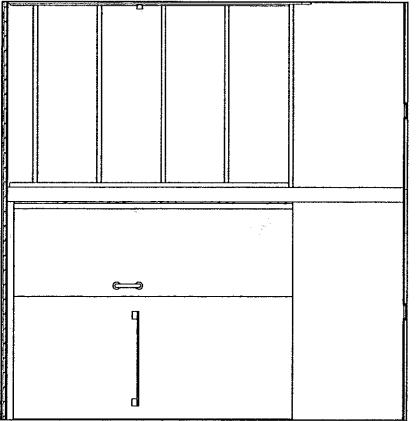
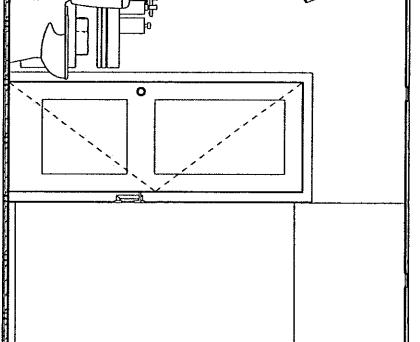
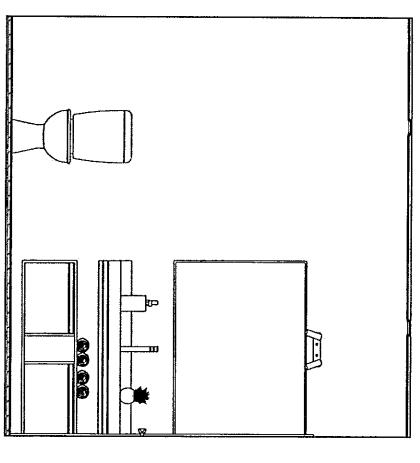
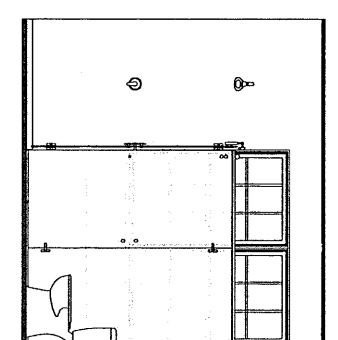
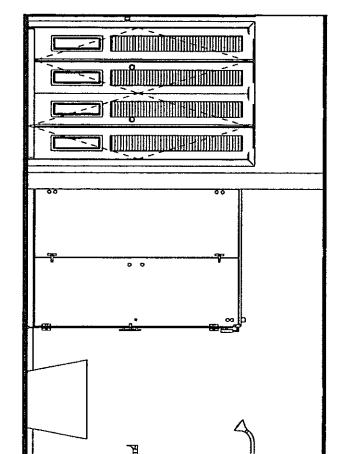
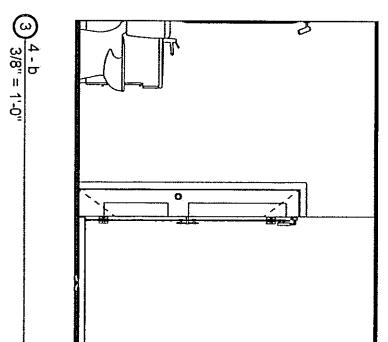
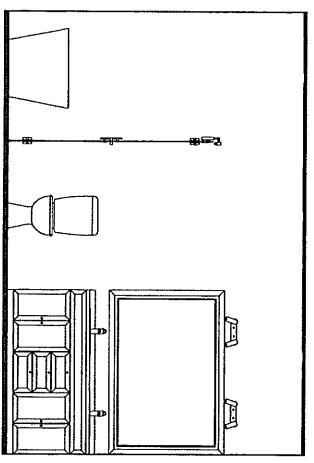
㉟ 28-a
1/2" = 1'-0"

㉟ 28-b
1/2" = 1'-0"

㉟ 28-c
1/2" = 1'-0"

㉟ 28-d
1/2" = 1'-0

BATHROOM NOTES:
 1. SINKING AND SHOWER FLOORS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE SUCH AS WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
 2. AROUND SHOWERS, TUBS, WHIRLPOOLS, INSTALL 1/2" WATER RESISTANT DRYWALL OR EQUAL.
 3. ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
 4. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90CFM FAN.
 5. THE CENTER LINE OF WATER CLOSET SHALL BE NOT LESS THAN 15" FROM ADJACENT WALLS/PARTITIONS OR 12" FROM A TUB.
 2" MIN. FRONT CLEARANCE.



**MILTON I.S.D. & FIRE DEPT. SHALL
HAVE FINAL APPROVAL OF ALL LIFE
SAFETY COMPONENTS**

LIFE SAFETY LEGEND:

SMOKE-DETECTORS [R314 PG. 67 AMENDED] 1 IN EACH BEDROOM	SMOKE/CARBON MONOXIDE COMBO [R315.4 PG. 68 AMENDED] MAY BE USED WHERE SMOKE DETECTORS ARE LOCATED PER R315.3
1 OUTSIDE EACH SEPARATE BEDROOM	
1 NEAR BASE OF EACH STAIRWAY	
1 IN EVERY BASEMENT & WALK UP ATTIC	
1 FOR EVERY 1,000 SQ. FT.	
CARBON MONOXIDE [R315.4 PG. 68 AMENDED] 1 IN EACH HABITABLE STORY OF THE HOUSE	HEAT DETECTOR 1 IN EACH ATTACHED GARAGGE NEAR CENTER
	EXHAUST FAN AT BATHROOM

HOUSE
AND WITHIN 10 FT. OF ALL BEDROOMS

<https://rangleplanningdesign.com>
26 NORWOOD STREET,
EVERETT, MA
02149
(339) 440-7943

Stephon Gilling

109 SMITH ROAD
MILTON, MA

FIELD WITH ARCHITECT PRIOR TO ROUGH WIRING
NOTE #42: CONTRACTOR TO REVIEW FINAL SCONCE LOCATION
WITH ARCHITECT AND OWNER PRIOR TO ROUGH WIRING.

NOTE #5: ALL SUSPENDED GYPSUM BOARD CEILINGS TO BE
FRAMED AS HIGH AS POSSIBLE BELOW MECHANICAL
UNITS

NOTE #4: SUSPENDED GYPSUM BOARD CEILINGS SHOULD USE USG
DRYWALL SUSPENSION SYSTEM "DGW", OR EQUAL.

NOTE #5: SUSPENDED CEILINGS WITHIN CORRIDOR TO USE USG
WALL-TO-WALL SUSPENSION SYSTEM "DGW", OR EQUAL.

NOTE #6: ALL GYPSUM BOARD CEILINGS TO HAVE SMOOTH
TEXTURE AND PAINT FINISH AS SCHEDULED.

NOTE #7: PLANS GOVERNING FIXTURE
LOCATION AND TYPE RE: ELECTRICAL OR FIXTURE
SPECIFICATIONS

NOTE #8: ALL LIGHT FIXTURE PENETRATIONS AT FLOOR/CEILING
ASSEMBLIES NEED TO MAINTAIN THE FIRE RATING OF
THE ASSEMBLY.

NOTE #9: CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION)
HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT
WHEN ONE IS TRIPPED THEY WILL ALL SOUND

ELECTRICAL NOTES

REFLECTED CEILING

ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT
	TV CONNECTION
	DATA JACK
	TELEPHONE JACK
	GFCI PROTECTED OUTLET
	STANDARD 110V OUTLET
	STANDARD 220V OUTLET
	PROGRAMMABLE THERMOSTAT
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	3-WAY LIGHT SWITCH
	CEILING MOUND RADIANT HEATER
	ELECTRICAL PANEL
	WALL SCONCE - BATH
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	4" ROUND RECESSED LED DOWNLIGHT (TYP.)
	PENDANT LIGHT FIXTURE
	2' WIDE, 2 FT LONG LINEAR LED LIGHT, GENERAL LIGHT
	2' WIDE, 4 FT LONG LINEAR LED L1 LIGHT, GENERAL LIGHT
	CEILING MOUNTED FAN LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FIRE EXTINGUISHER(5KG ABC TYPE)
	HEAT DETECTOR
	DUAL SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

4 Basement
3/16" = 1"

3 Second Floor
3/16" = 1'-0"

FOUNDATION NOTES

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSI.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE:
 - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 3000 PSI
 - BASEMENT & INTERIOR SLABS ON GRADE: 3000 PSI
 - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER: 3000 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS EACH WAY.
- CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
- REINFORCEMENT TO BE 40 GRADE 40, WELDED WIRE MESH TO BE 1/8" X 1/8"
- EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK VISCOSITY AND EXTEND UP FDTN. WALLS P.T. MUDSILL.
- PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ.FT. OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55A ROLL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
- PROVIDE CRAWLSPACE DRAIN AS PER 2010 OF UBC.
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING PROVIDING A 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
- BACKFILL FORMS, SHORING AND POURING METHODS MUST CONFORM TO UP TO DATE ACI STANDARDS.
- DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB FLOOR) IS IN PLACE. (FRAMING MUST BE FULLY NAILED AND ANCHORED)
- ALL CONCRETE IN FOUNDATION SHALL DEVELOP A MIN. COMPRESSION STRENGTH OF 3000 PSI IN 28 DAYS.
- SINGLE STORY AND TWO STORY STRUCTURES SHALL HAVE A FOOTING 18" BELOW THE FINISHED GRADE LINE. A THREE STORY STRUCTURE SHALL HAVE A FOOTING AT 24" BELOW FINISHED GRADE

FOUNDATION NOTES

1/8" = 1'-0"

1. FOUNDATION NOTES

2. FOUNDATION SCHEDULE

3. FOUNDATION FOR STUD BEARING WALLS-MIN. REQ.

4. FOUNDATION WALL @ WINDOW

5. FOUNDATION WALL W/ INSULATION

6. FOUNDATION BASEMENT WALL W/ INSULATION

7. FOUNDATION POST FOOTING DETAIL

8. FOUNDATION METAL COLUMN DETAIL

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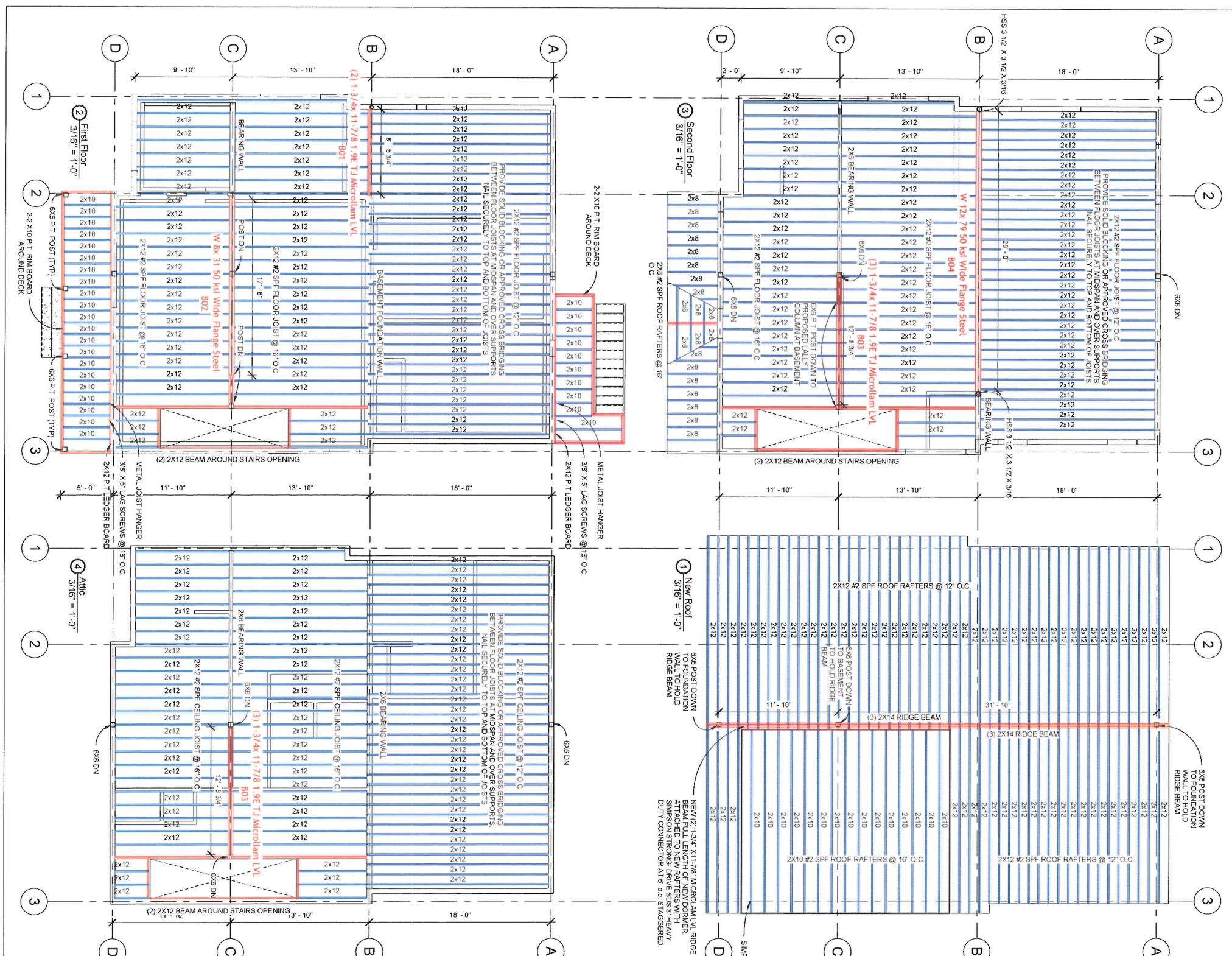
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FLOOR NOTES:

- All sill plates to be 2" x 6" pressure treated
- Rim joist to be 2" x 10" or offset engineer to calculate
- All joist spans over 7'-0" to have 2" x 2" cross bridging @ 7'-0"
- Provide solid blocking on first & last joist spans @ 7'-0" O.C.
- Provide solid blocking between joists not spanned

FINISH: Customer choice

core plywood or approved equal

Sub-Floor: 1/8" T&G 2x4 plywood deck, 2x6 T&G Car

Decking: T&G

JOIST: See foundation or floor plan.

INSULATION: Insulate entire joist space w-R30 for electric heat, R-19

all other spaces (attic, garage, etc.)

VAPOR BARRIER: 4 mil or greater - Support insulation 24" O.C. Max

○ FLOOR FRAMING NOTES:
1/8" = 1'-0"

NEW (2) 1-3/4" X 11-7/8" MICRO-AM. VI RIDGE

ATTACHED TO NEW RAFTERS WITH

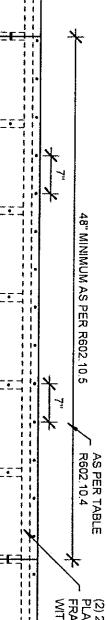
SIMPSON STRONG-TIE SDS 3" HEAVY

DUTY CONNECTOR AT 6" O.C. STAGGERED.

○ INSIDE CORNER DETAIL:
3/4" = 1'-0"

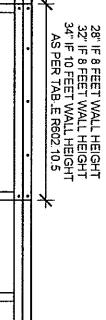
SEE TABLE R602.3(1)

FOR FASTENING



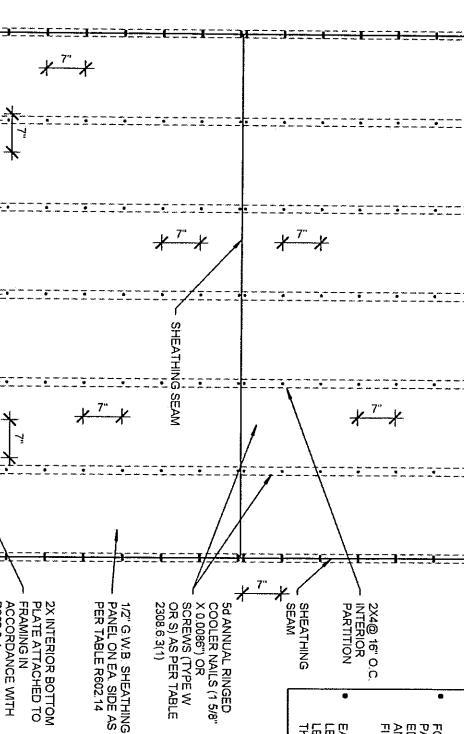
GB NOTE:

- FOR ALL BRACED WALL PANEL LOCATIONS, 7" O.C. (NOT BOTTOM PLATES) IN FIELD
- EACH PANEL MUST BE NO LESS THAN 48" INCHES IN LENGTH, COVERING THREE SPACES

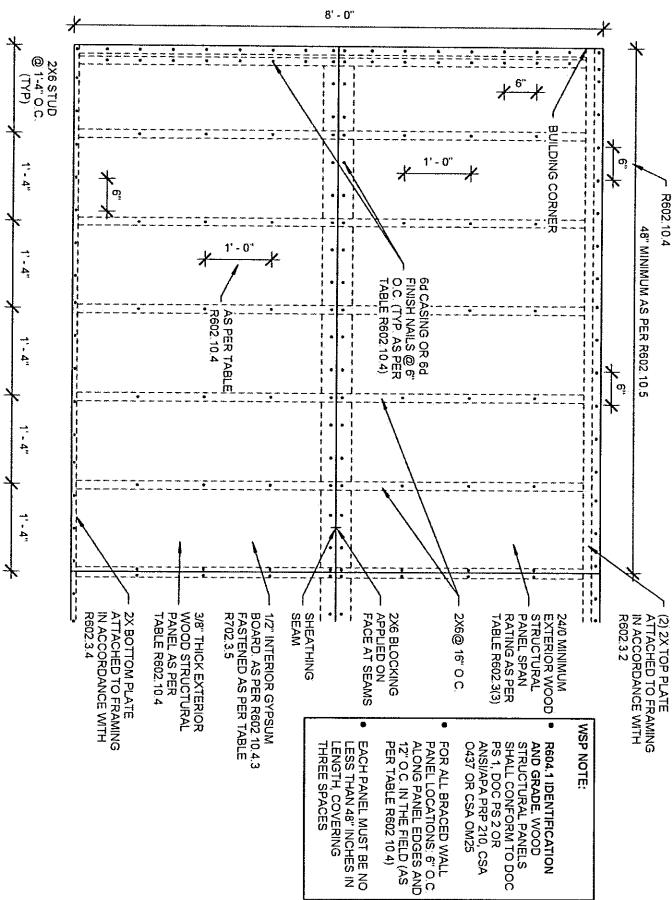


ABW NOTE:

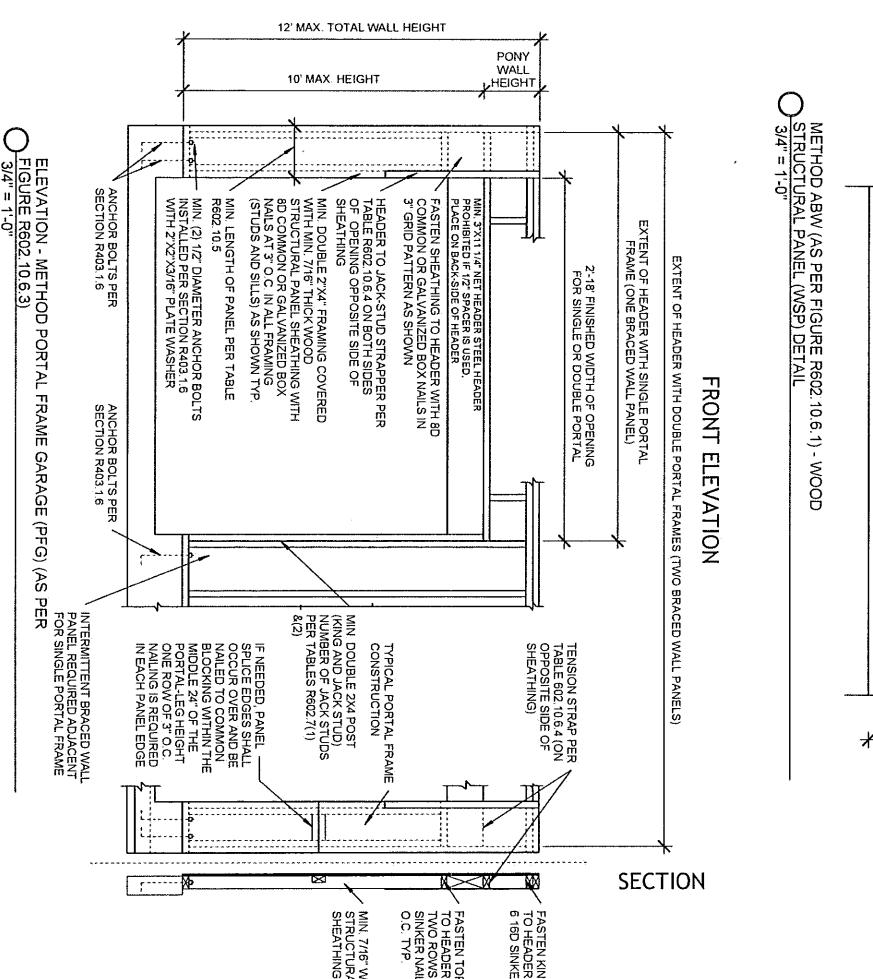
- SHALL BE CONSTRUCTED IN ACCORDANCE WITH R602.10.6.1. METHOD ABW ALTERNATE BRACED WALL PANELS.



○ METHOD GB - GYPSUM BOARD DETAIL



○ METHOD WSP - WOOD STRUCTURAL PANEL (WSP) DETAIL



ELEVATION - METHOD PORTAL FRAME GARAGE (PFG) (AS PER FIGURE R602.10.6.3)

SECTION R602.16
ANCHOR BOLTS PER SECTION R603.16
INTERMITTENT BRACED WALL PANEL, REQUIRED ADJACENT FOR SINGLE PORTAL FRAME

109 SMITH ROAD
MILTON, MA

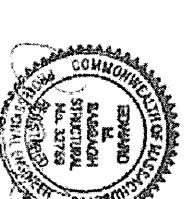
Stephon Gillings

https://rangeplanningdesign.com/
25 NORMWOOD STREET,
EVERETT, MA
02149
(339) 440-7843

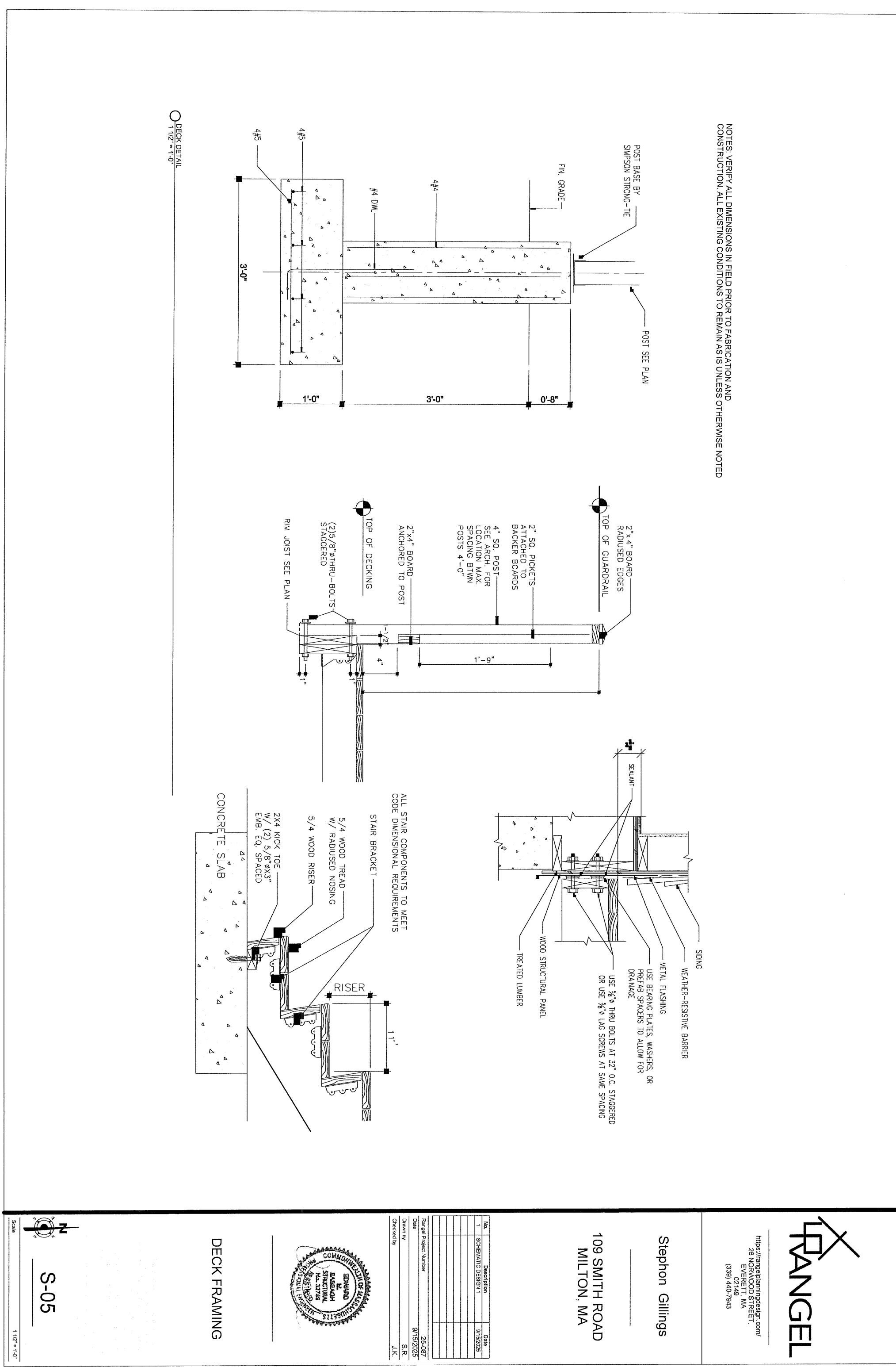


No.	Description	Date
1	SCHEMATIC DESIGN 1	9/15/2025
2		
3		
4		

Rangel Project Number: 25-007
Date: 9/15/2025
Drawn by: S.R.
Checked by:
Verifier:
Verifier:



WOOD FRAMING
AND FASTENING



XANGEI

<https://rangelplanningdesign.com>
26 NORWOOD STREET

109 SMITH ROAD
MILTON, MA

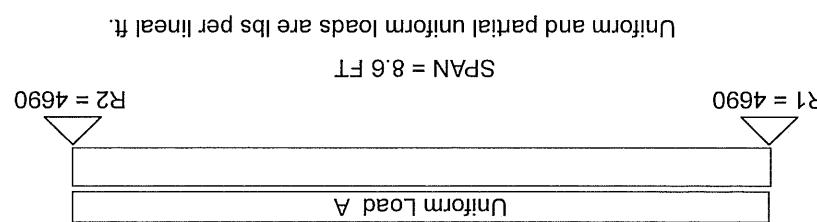
Stephon Gillings

DECK FRAMING

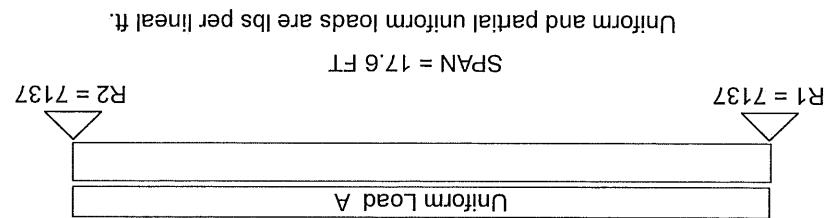
S-05

10/3/2025 4:30:10 PM

BeamCheck V2023 licensed to: Rangel Planning and Design Reg # 3145-69077					
109 SMITH ROAD MELTON, MA BEAM AT BASEMENT CEILING Date: 10/03/25					
Selection (2) 1-3/4x 11-7/8 1.9E T-J Microflam LVL Lu = 0.0 Ft					
Conditions NDS 2018					
Min Bearing Area	R1=6.3 in ²	R2=6.3 in ²	(1.5) DL Def= 0.07 in		
Beam Span	8.6 ft	Reaction 1 LL	3096 #	Reaction 2 LL	3096 #
Beam Wt per ft	10.68 #	Reaction 1 TL	4690 #	Reaction 2 TL	4690 #
Max Vt included	92 #	Maximum V	4690 #		
Max Moment	10083 #	Max V (Reduced)	3611 #		
TL Max Def	L / 240	TL Actual Def	L / 611		
LL Max Def	L / 360	LL Actual Def	L / >1000		
Attributes	Section (in ³)	Shear (in ²)	TL Def (in)	LL Def	
Actual	82.26	41.56	0.17	0.10	
Critical	46.47	19.00	0.43	0.29	
Status	OK	OK	OK	OK	
Ratio	56%	46%	39%	33%	
Values	Reference Values	2600	285	1.9	750
Adjustments	Adjusted Values	2604	285	1.9	750
Loads	Uniform LL: 720	Uniform TL: 1080 = A			

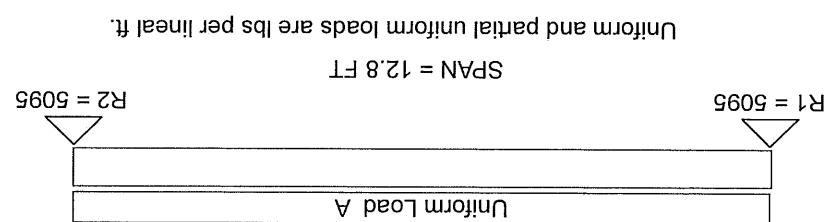


BeamCheck V2023 licensed to: Rangele Planning and Design Reg # 3145-69077					
109 SMITH ROAD MELTON, MA B02 BEAM AT BASEMENT CEILING Date: 10/03/25					
Selection W 8x 31 50 ksi Wide Flange Steel Lateral Support: LC = 7.2 ft max.					
Conditions Actual Size is 8 x 8 in. Min Bearing Length R1= 0.9 in. R2= 0.9 in. (1.0) DL Defl= 0.20 in Recom Chamber= 0.29 in					
Beam Span 17.6 ft Reaction 1 LL 4576 # Reaction 2 LL 4576 #	Beam Wt per ft 31.0 # Reaction 1 TL 7137 # Reaction 2 TL 7137 #	Bm Wt included 546 # Maximum V 7137 #	Max Moment 31402 # Max V (Reduced) N/A	TL Max Defl L / 240 TL Actual Defl L / 385	LL Max Defl L / 360 LL Actual Defl L / 601
Attributes Section (in ³) Shear (in ²) TL Defl (in) LL Defl	Attributes Critical Status OK	Attributes Actual Status OK	Attributes Ratio 42% 16%	Attributes Values Ref. Value Fy 50000 50000 29.0	Attributes Adjustments YF Factor, LC 0.66 0.40 29.0
Loads Uniform TL: 520 Uniform LL: 520 Uniform A					



Uniform and partial uniform loads are lbs per linear ft.

SPAN = 17.6 FT



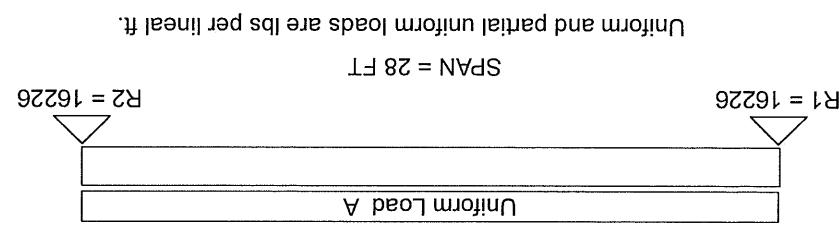
Loads					
		Uniform LL: 520	Uniform TL: 780 = A		
Reference Values	2600	285	1.9	750	
Adjusted Values	2604	285	1.9	750	
CF Size Factor	1.001				
CD Duration	1.00	1.00			
CR Repetitive	1.00				
CH Shear Stress	N/A				
CM Web Use	1.00	1.00	1.00	1.00	
CL Stability	1.0000	Rb = 0.00	Le = 0.00 Ft		

Adjustments					
CF Shear Factor	1.00				
CD Shear Factor	1.00				
CR Shear Factor	1.00				
CH Shear Factor	N/A				
CM Web Factor	1.00				
CL Stability Factor	1.0000	Rb = 0.00	Le = 0.00 Ft		

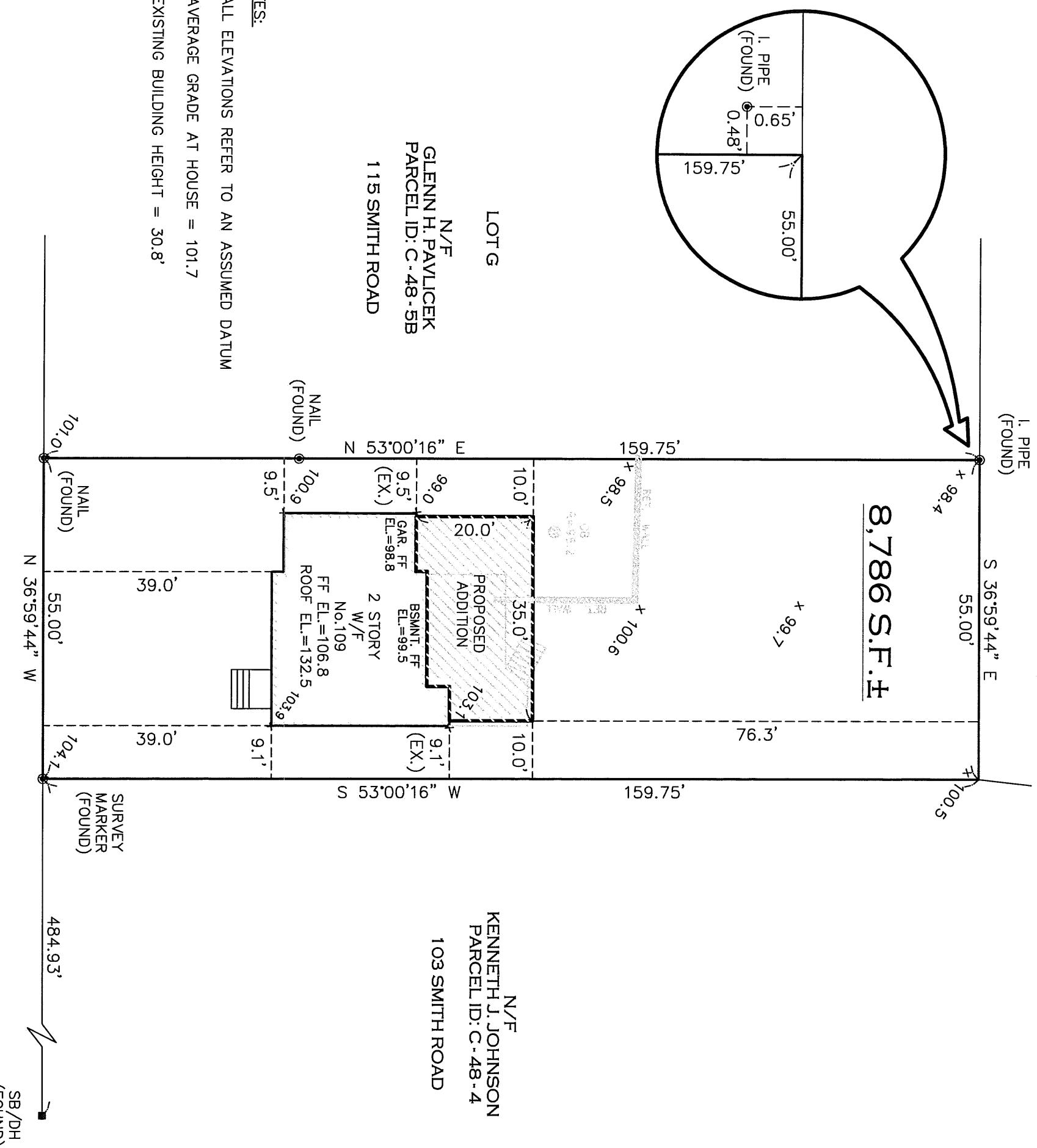
Attributes					
Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl		
123.39	62.34	0.40	0.23		
75.14	22.67	0.64	0.43		
OK	OK	OK	OK		
61%	36%	63%	53%		
Actual	Actual	Actual	Actual		
Critical	Critical	Critical	Critical		
Status	Status	Status	Status		
Ratio	Ratio	Ratio	Ratio		
Reference Values	2600	285	1.9	750	
Adjusted Values	2604	285	1.9	750	
CF Size Factor	1.001				
CD Duration	1.00	1.00			
CR Repetitive	1.00				
CH Shear Stress	N/A				
CM Web Use	1.00	1.00	1.00	1.00	
CL Stability	1.0000	Rb = 0.00	Le = 0.00 Ft		

Data					
Beam Span	12.8 ft	Reaction 1 LL	3328 #	Reaction 2 LL	3328 #
Beam Wt per ft	16.02 #	Reaction 1 TL	5095 #	Reaction 2 TL	5095 #
Beam Wt included	205 #	Maximum V	5095 #		
Max Moment	16302 #	Max V (Reduced)	4307 #		
TL Max Defl	L / 240	TL Actual Defl	L / 380		
LL Max Defl	L / 360	LL Actual Defl	L / 682		
Attributes	Attributes	Attributes	Attributes		
Actual	Actual	Actual	Actual		
Critical	Critical	Critical	Critical		
Status	Status	Status	Status		
Ratio	Ratio	Ratio	Ratio		
Reference Values	2600	285	1.9	750	
Adjusted Values	2604	285	1.9	750	
CF Size Factor	1.001				
CD Duration	1.00	1.00			
CR Repetitive	1.00				
CH Shear Stress	N/A				
CM Web Use	1.00	1.00	1.00	1.00	
CL Stability	1.0000	Rb = 0.00	Le = 0.00 Ft		

Conditions					
NDS 2018					
(3) 1-3/4x 11-7/8 1.9E TJ Microflam LVL					
Beam AT FIRST FL CEILING					
109 SMITH ROAD MILTON, MA					
BeamCheck V2023 licensed to: Ranjel Planning and Design Reg # 3145-69077					
Date: 10/03/25					
BO3					



BEAM AT FIRST CELLING					
109 SMITH ROAD MILLION, MA					
Date: 10/03/25					
Actual Size is 12-1/8 x 12-3/8 in.					
W 12x 79 50 ksi Wide Flange Steel	Lateral Support: LC = 10.8 ft max.				
Min Bearing Length R1= 1.4 in. R2= 1.4 in. (1.0) DL Def= 0.32 in Recom Chamber= 0.47 in					
Beam Span 28.0 ft Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #	Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #	Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #	Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #	Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #	Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #
Beam Wt per ft 79.0 # Reaction 1 LLL 10080 # Reaction 2 LLL 10080 #					
Beam Wt included 2212 # Maxium V 16226 #	Maxium V 16226 #	Max V (Reduced) N/A	Max Moment 113582 #	Max V (Reduced) N/A	Max Moment 113582 #
TL Max Def L / 240 TL Actual Def L / 403					
LL Max Def L / 360 LL Actual Def L / 649	LL Actual Def L / 649	LL Actual Def L / 649	LL Max Def L / 360	LL Actual Def L / 649	LL Max Def L / 360
Attributes					
Actual Status	OK	OK	OK	OK	OK
Critical Ratio	0.52	0.83	1.40	0.93	1.30
Section (in ³)	5.82	0.83	1.40	0.93	1.30
Shear (in ²)	107.00	50.00	50.00	50.00	50.00
TL Def (in)	5.82	0.83	1.40	0.93	1.30
LL Def (in)	5.82	0.83	1.40	0.93	1.30
Attributes					
Actual Values	29.0	20000	50000	33000	50000
Ref. Value FY	29.0	20000	50000	33000	50000
YF Factor, LC	0.40	0.66	0.66	0.66	0.66
Adjusted Values					
Ref. Value FY	29.0	20000	50000	33000	50000
YF Factor, LC	0.40	0.66	0.66	0.66	0.66
Adjusted Values					
Ref. Value FY	29.0	20000	50000	33000	50000
YF Factor, LC	0.40	0.66	0.66	0.66	0.66
Loads					
Uniform TL: 1080 = A	Uniform LL: 720	Uniform TL: 720	Uniform LL: 720	Uniform LL: 720	Uniform LL: 720



SMITH ROAD

AMES L. NABSTEDT PLS NO. 39693

PLOT PLAN
SHOWING
PROPOSED ADDITION
AT

NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169

PREPARED BY:

ROAD

111

SEPTEMBER 22, 2025

1 OF 1 SHEET

1 OF 1