

21 Sandy Brook Drive

Owner

Dave and Dana Ellis
21 Sandy Brook Drive
Stow MA 01775

Architect:

Draudt Design Architects
138 Crescent Street
Stow MA 01775

List of Drawings:

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- D-1 1st Floor Existing Conditions and Demolition Plan
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- D-3 Roof Existing Conditions and Demolition Plan
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- A-6 First Floor Reflected Ceiling/Lighting Plan
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Design Intent Set
For Zoning Board Review

Date
6/27/2020

Scale
As Noted

Revisions

Drawing:

Title Sheet

Project:

21 Sandy Brook Drive

Draudt Design Architects

138 Crescent Street Stow Massachusetts 01775
(978) 461-2399
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T-0

Project Notes:

Date
6/27/2020

Scale
1/8" = 1'-0"

Revisions					
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Drawing:
Title Sheet
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Project:
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T-1

General notes:

1. Measurements, Design, and Engineering shown on following drawings are based on information provided by Owner - and have not been reviewed by Draudt Design for dimensional accuracy, engineering, or code compliance. All construction methods and materials shall meet or exceed the requirements of Massachusetts building code.
2. All electrical, plumbing, and mechanical systems are to be designed and installed in accordance with applicable codes and methods of standard practice.
3. All interior dimensions are to face of gyp unless otherwise noted.
4. Use dimensions as shown on drawings. Notify Owner of any conflicts prior to start of construction
5. Cabinets, appliances, fixtures, and hardware to be selected by owner, and/or architect, provided and installed by contractor. Contractor to coordinate all selections with appropriate trades.
6. Contractor shall review all existing conditions and structural plans prior to the start of construction and shall bring any conflicts between drawings and field conditions or within the drawings to the attention of the Owner in a timely manner.

Zoning Notes:

All proposed work is within the existing footprint of the structure

Electrical:

All work to provide complete electrical system to meet Mass State codes is to be included in bid. fixtures and locations to be selected by owner, provided and installed by contractor

Plumbing:

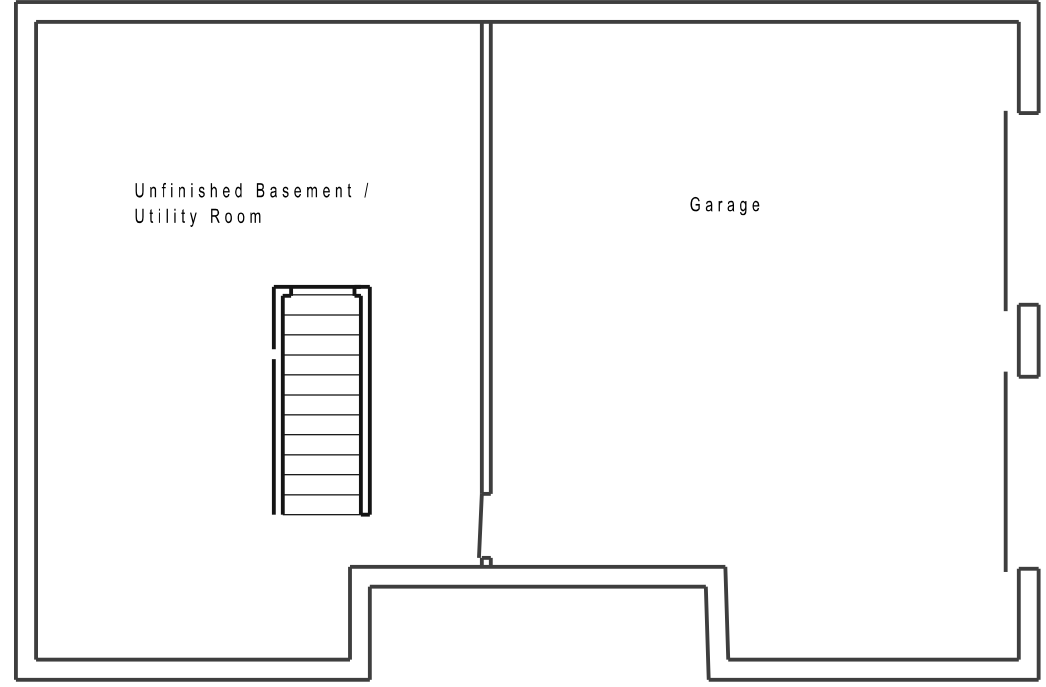
All work to provide complete plumbing system to meet mass state codes is to be included in bid. Fixtures and locations to be selected by owner, provided and installed by contractor.

HVAC:

General Contractor to provide all equipment, fixtures and installation to provide complete heating ventilation air-conditioning as directed by owner.

Misc:

General Contractor to provide smoke detectors and CO detectors as required by Code



Date
6/27/2020

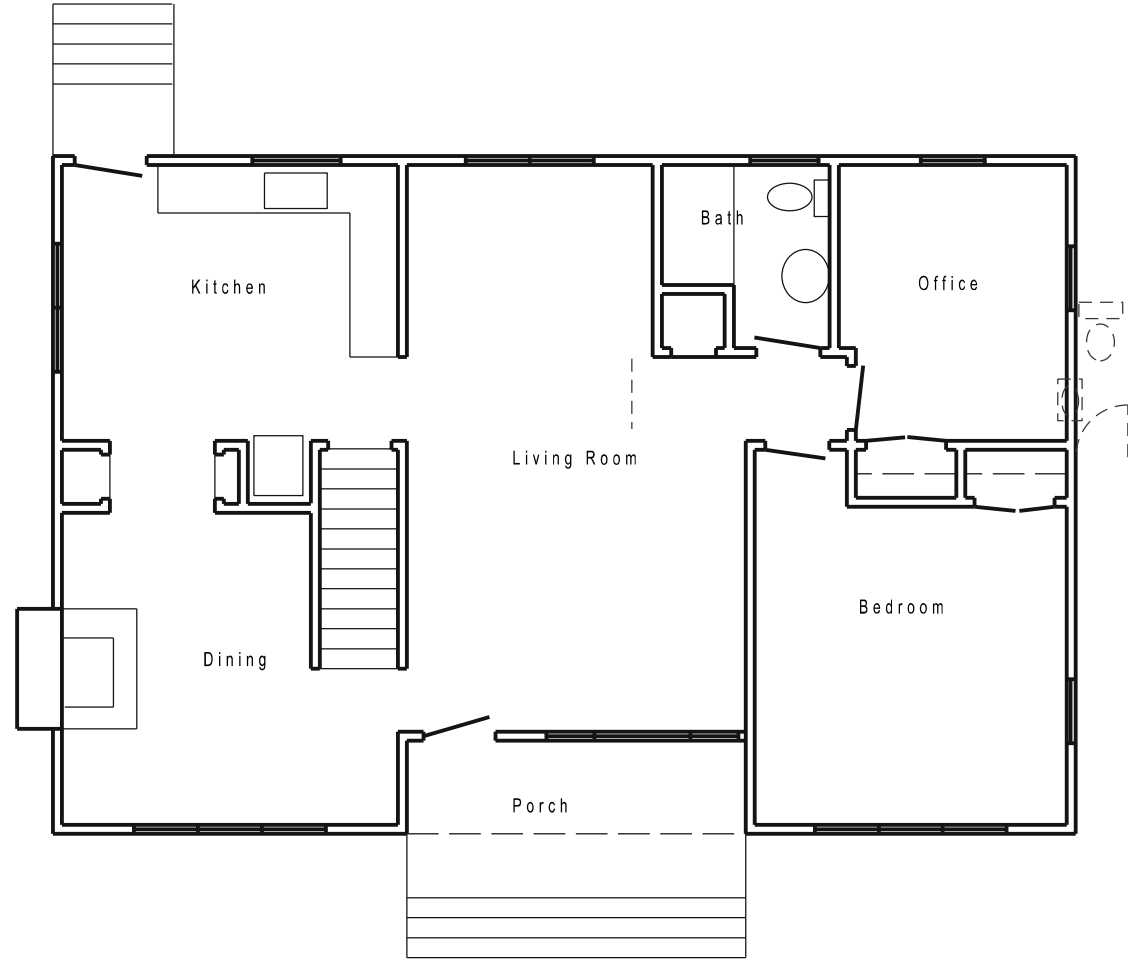
Scale
1/8" = 1'-0"

Revisions

Drawing:
Basement Existing and Demo Plan
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D-0



Date
6/27/2020

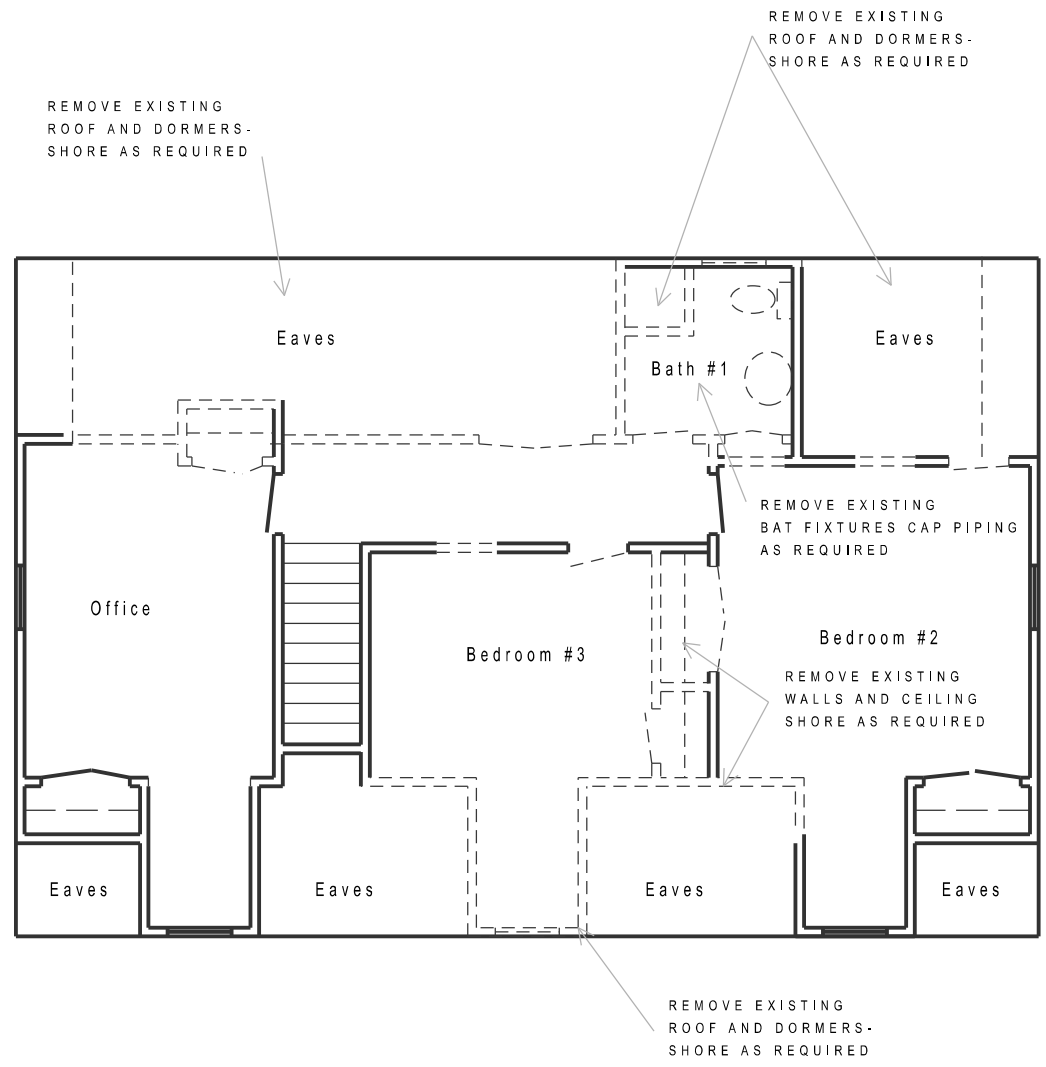
Scale
1/8" = 1'-0"

Revisions

Drawing:
1st Floor Existing and Demo Plan
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Project:
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D-1

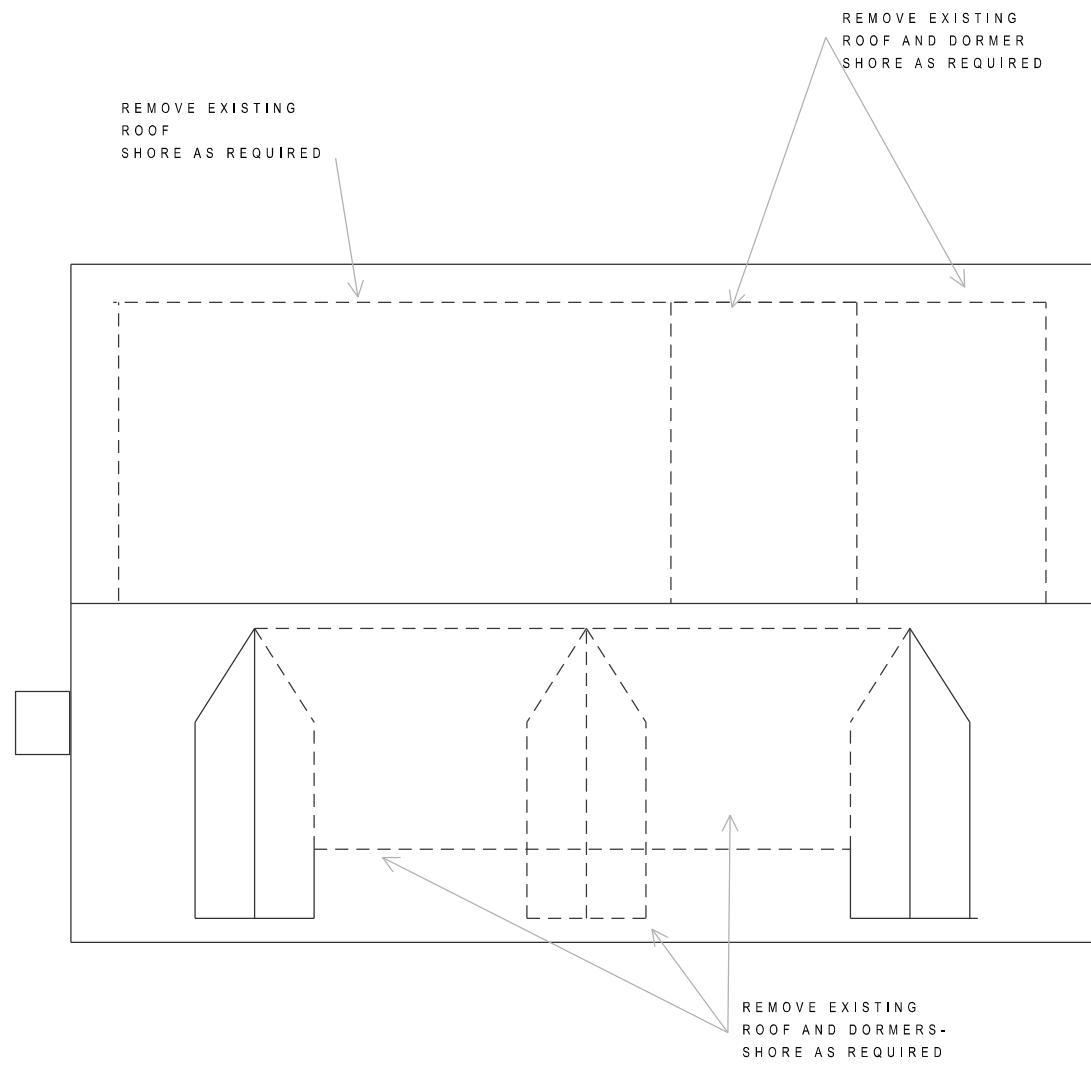


Date 6/27/2020	
Scale 1/8" = 1'-0"	
Revisions	
Project: 21 Sandy Brook Drive	Drawing: 2nd Floor Existing and Demo Plan
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D-2	

Date
6/27/2020

Scale
1/8" = 1'-0"

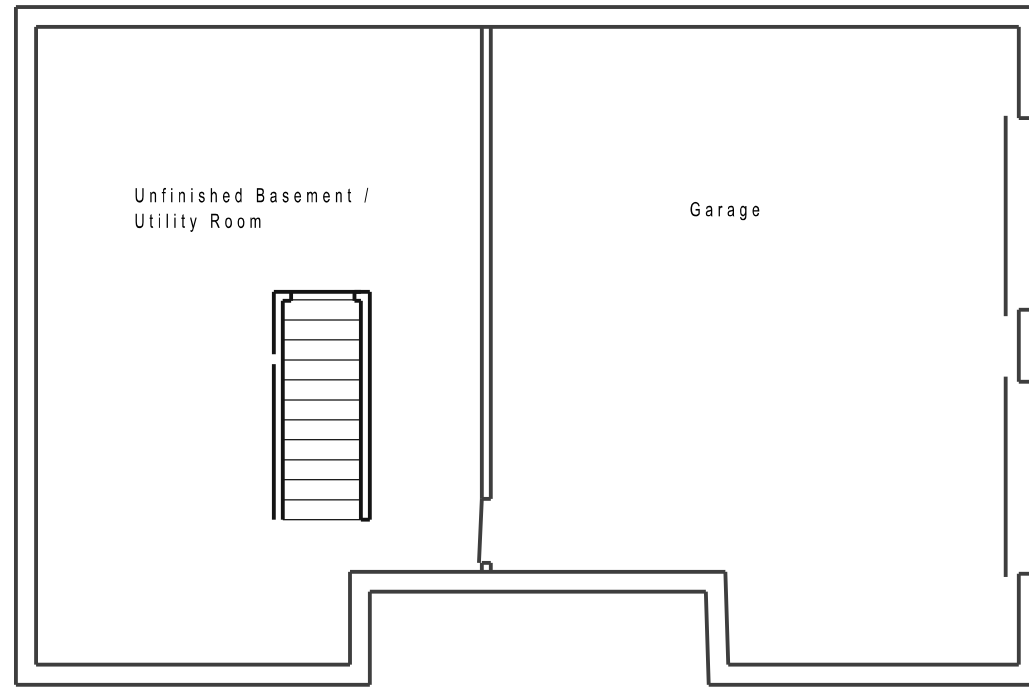
Revisions



Drawing:
Roof Existing and Demo Plan
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Project:
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D-3



No Change to Existing
Basement Level Footprint

Date
6/27/2020

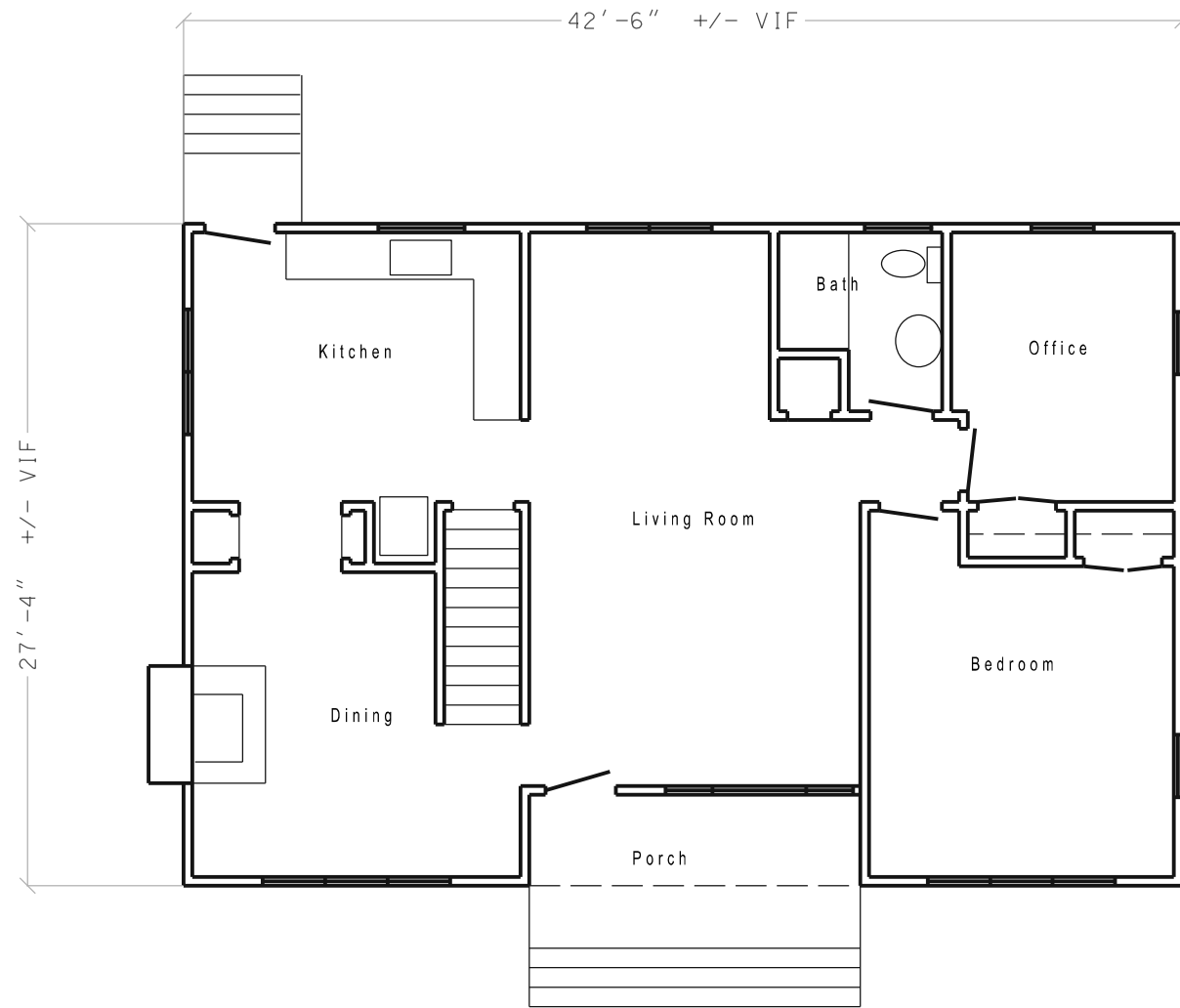
Scale
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Revisions

Drawing:
Basement Plan
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21 Sandy Brook Drive
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A-0



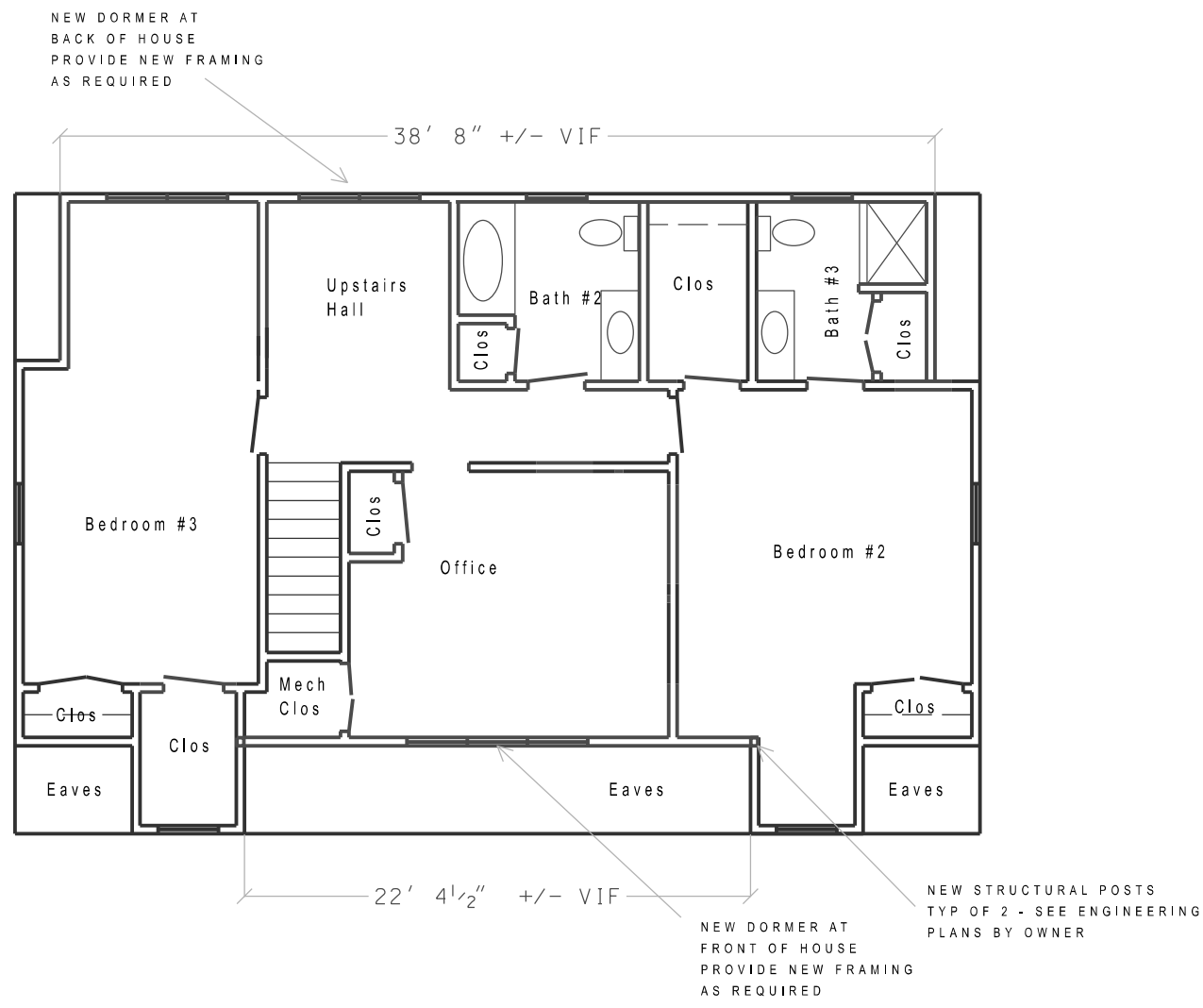
No Change to Existing
First Floor Footprint

Date 6/27/2020	
Scale 1/8" = 1'-0"	
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Drawing: 1st Floor Plan 138 Crescent Street Stow Massachusetts 01775 (978) 461-2399 www.draudtdesign.com	
Project:	21 Sandy Brook Drive Draudt Design Architects
A-1	

Date
6/27/2020

Scale
1/8" = 1'-0"

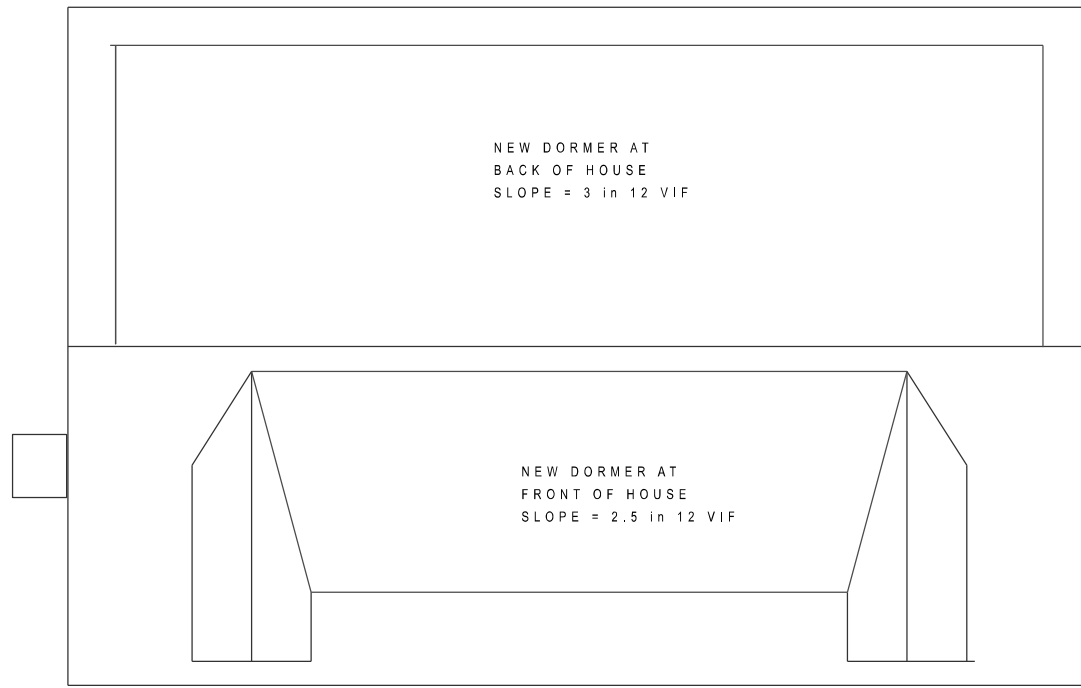
Revisions



Drawing:
Second Floor Plan
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21 Sandy Brook Drive
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A-2



Date 6/27/2020	
Scale 1/8" = 1'-0"	
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A-3	

Date
6/27/2020

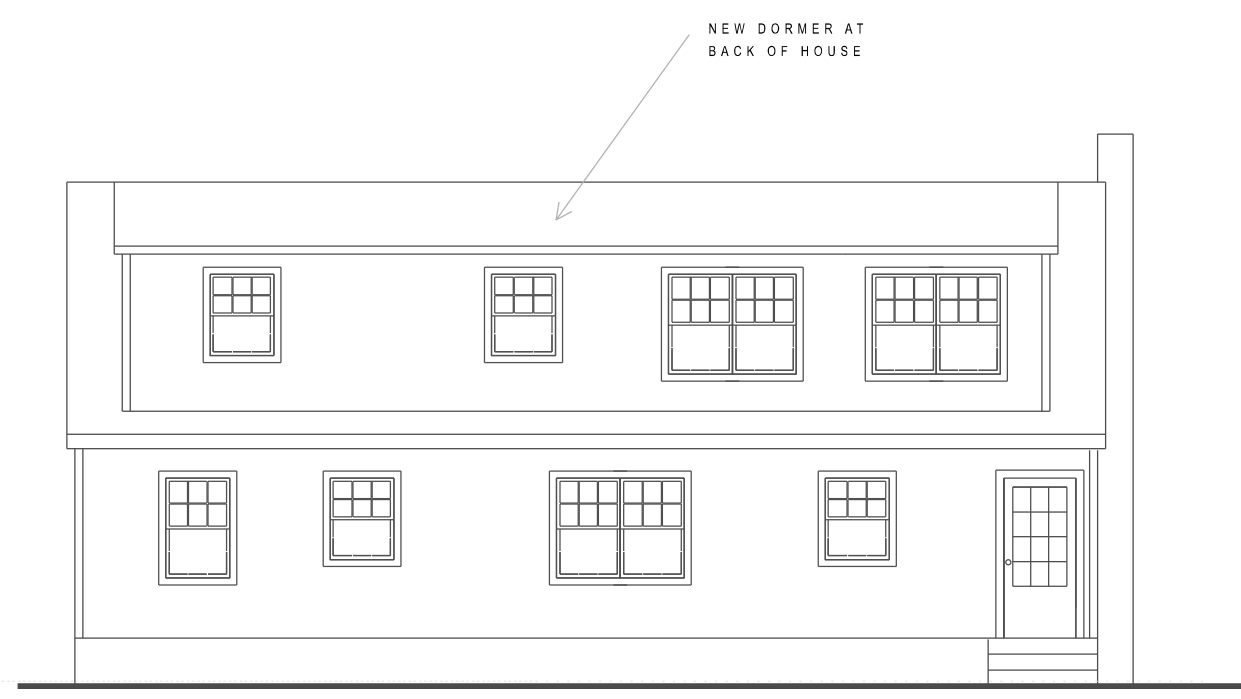
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Revisions

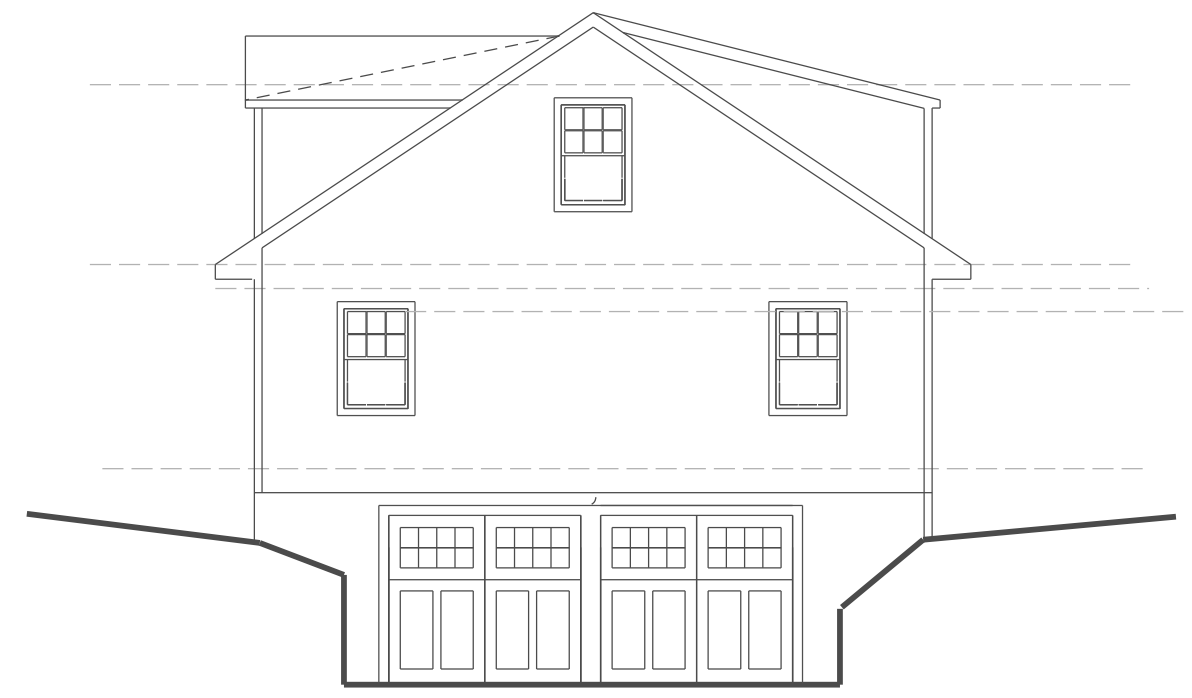
Rev	Description



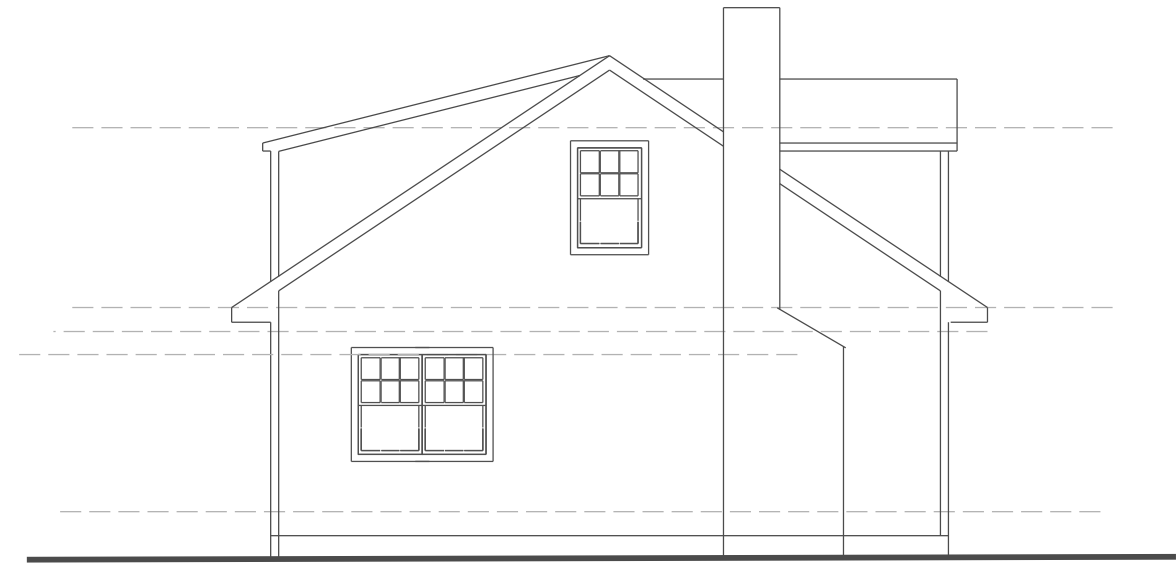
1 Front Elevation



2 Back Elevation



3 Side Elevation



4 Side Elevation

Drawing:
Front, Back & Side Elevations
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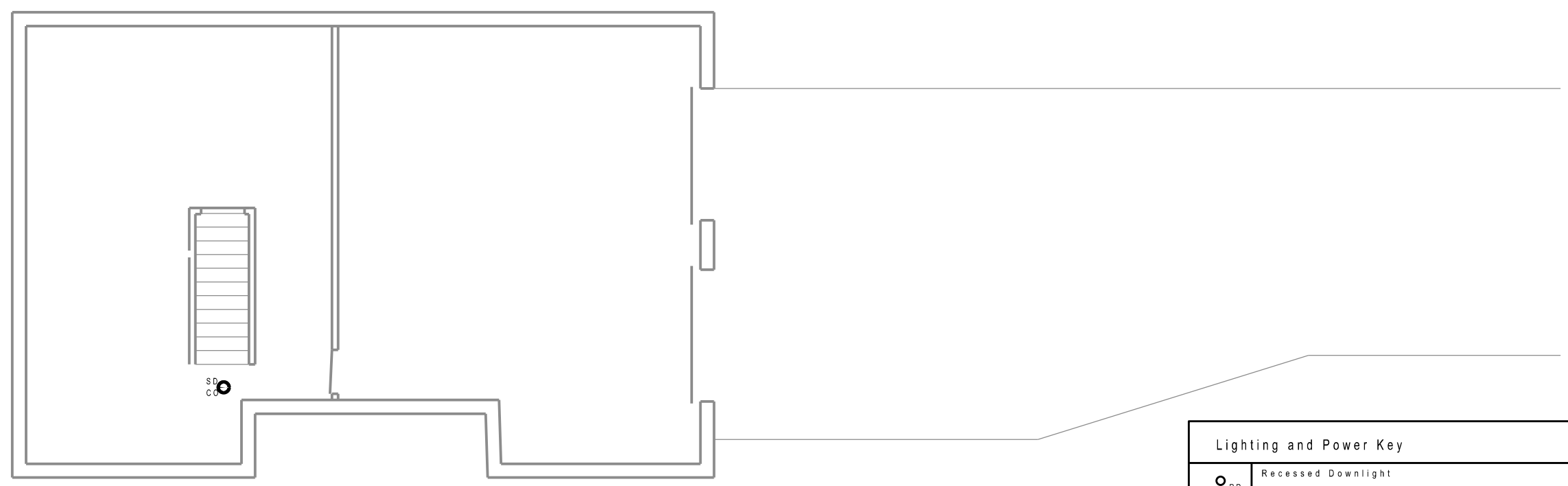
Project:
21 Sandy Brook Drive
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A-4

Date
6/27/2020

Scale
1/8" = 1'-0"

Revisions



Lighting and Power Key	
○ _{RD}	Recessed Downlight
● _{WW}	Recessed Wall Washer
⊖ _{WS}	Wall Mounted Sconce
○ _{CP}	Ceiling Mounted Pendant
○ _{CS}	Ceiling Surface Mounted Fixture
┌ _{UC}	Under Cabinet Fixture
⊙ _{UC}	Duplex Power Outlet
△	Tel/Data
S	Switch
⊙	Wall mounted Thermostat
■	Floor Mounted power Outlet
⊙ _{SD}	Smoke Detector
⊙ _{SD/CO}	Combined Smoke/CO Detector

Drawing:
Basement Reflected Ceiling Plan

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A-5

Date
6/27/2020

Scale
1/8" = 1'-0"

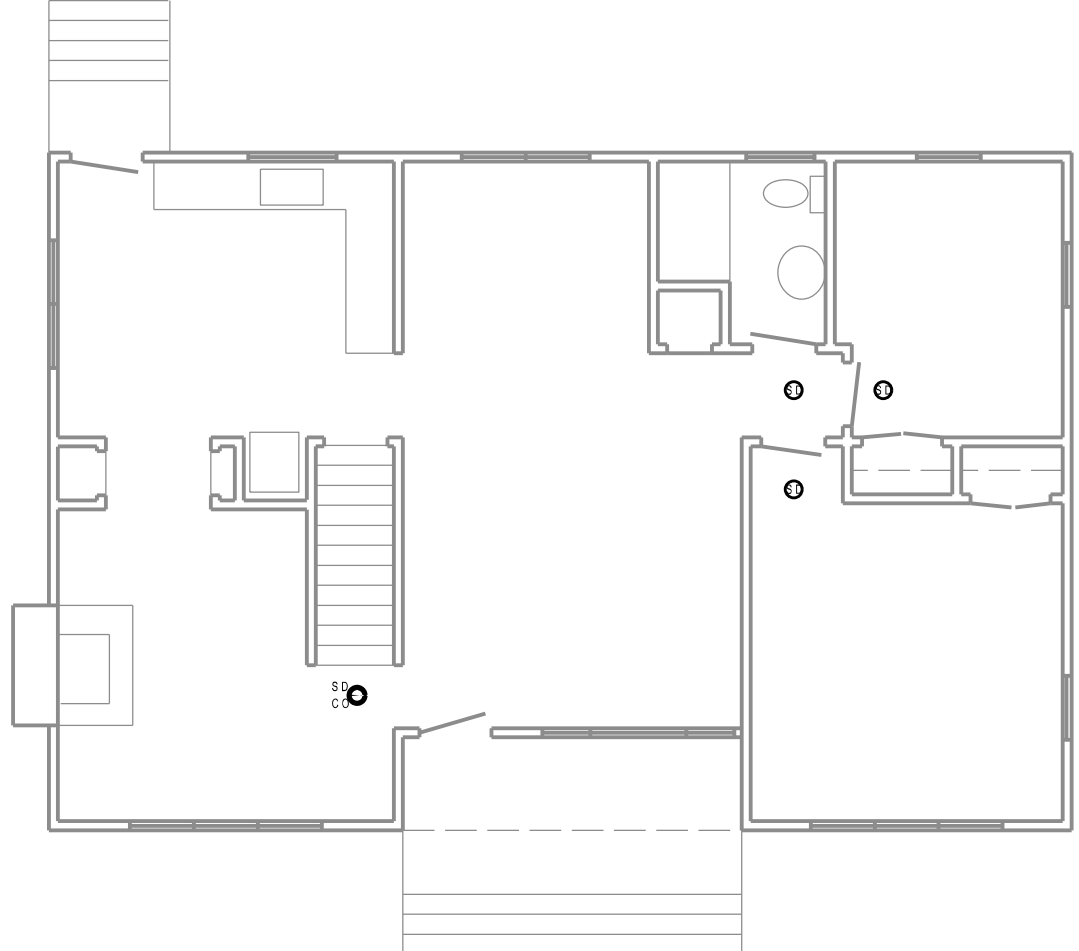
Revisions

Drawing:
1st Floor Reflected Ceiling Plan

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Project:
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Lighting and Power Key	
	Recessed Downlight
	Recessed Wall Washer
	Wall Mounted Sconce
	Ceiling Mounted Pendant
	Ceiling Surface Mounted Fixture
	Under Cabinet Fixture
	Duplex Power Outlet
	Tel/Data
	Switch
	Wall mounted Thermostat
	Floor Mounted power Outlet
	Smoke Detector
	Combined Smoke/CO Detector

A-6

Date
6/27/2020

Scale
1/8" = 1'-0"

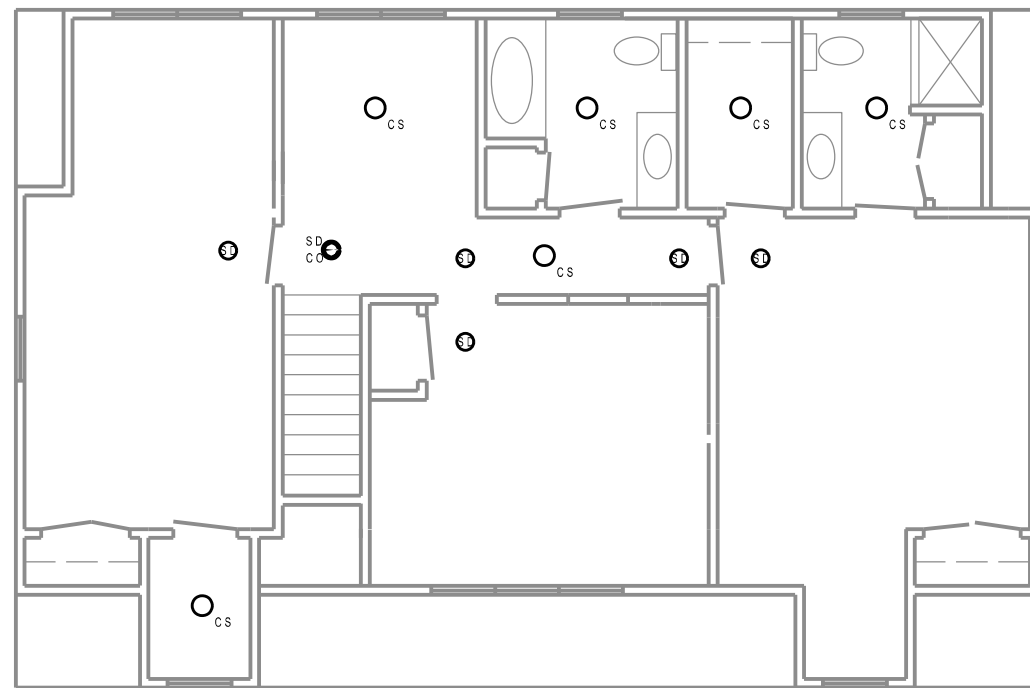
Revisions

Drawing:
2nd Floor Reflected Ceiling Plan

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Project:
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Lighting and Power Key	
	Recessed Downlight
	Recessed Wall Washer
	Wall Mounted Sconce
	Ceiling Mounted Pendant
	Ceiling Surface Mounted Fixture
	Under Cabinet Fixture
	Duplex Power Outlet
	Tel/Data
	Switch
	Wall mounted Thermostat
	Floor Mounted power Outlet
	Smoke Detector
	Combined Smoke/CO Detector

A-7