9 ARMORY STREET

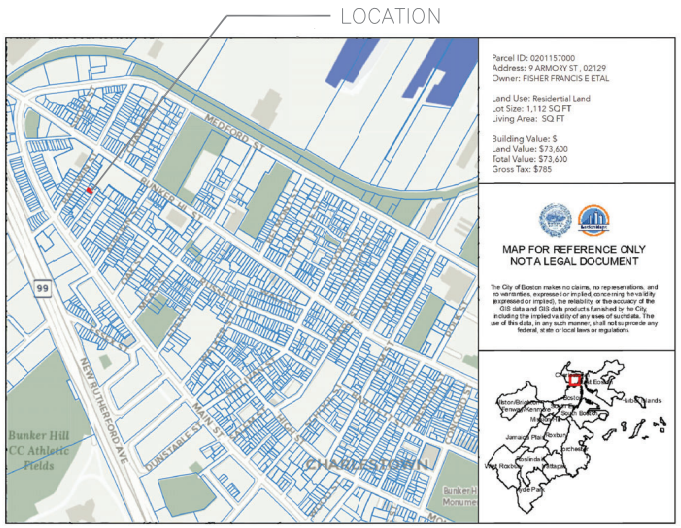
Charlestown, MA 02129

PERMIT SUBMISSION - 1/22/24

(*amending 5/31/23 submission*)

SHEETS:

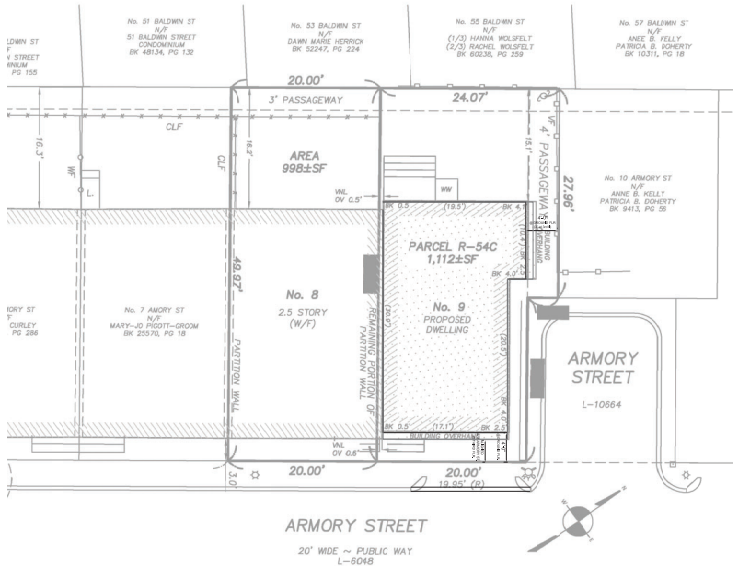
A-000 TITLE SHEET, SITE PLAN & LOCUS MAP
A-001 WALL TYPES, WINDOW AND DOOR SCHEDULE
A-100 FLOOR PLANS PROPOSED
A-101 ELEVATIONS AND SECTIONS



zone: 3F–2000

2 LOCUS MAP

SOURCE: BOSTON TAX PARCEL VIEWER



1 SITE PLAN
1/8" = 1'-0"

REFERENCE FILE: PLOT PLAN DATED 1/12/24 PROVIDED BY *Boston Survey Inc*, C-4 Shipway Place, Charlestown, MA 02129

9 ARMORY ST.
CHARLESTOWN, MA

FRENCH2D
www.french2d.com
5 MONUMENT SQUARE, CHARLESTOWN MA 02129
617.381.2311 | INFO@FRENCH2D.COM

REGISTERED ARCHITECT ALEXANDRA C FRENCH No. 50499 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Stamped By:
Drawn By:
Checked By:
Date: 12/19/22

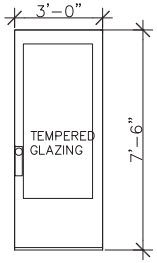
Revisions

1	Zoning Amendment	5/31/23
2	Permit Submission	1/22/24

Project No. 2203
File Name:
Drawing Title:

TITLE SHEET, SITE PLAN, LOCUS MAP

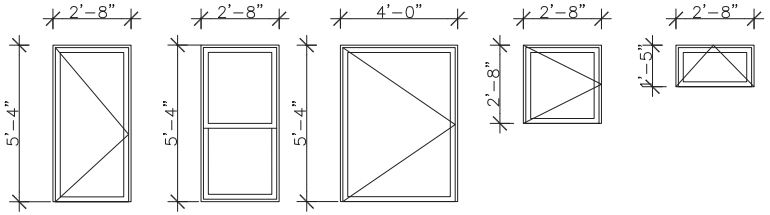
Sheet No. A-000
Scale: NTS



DOOR NOTES:
1. DOOR SIZE DIMENSIONS GIVEN REFER TO NOMINAL LEAF DIMENSION. COORDINATE R.O. W/ MANUFACTURERS DETAILS.
2. DETAILS REFERENCED IN SCHEDULE ADDRESS TYPICAL INSTALLATION CONDITIONS. REFER TO ELEVATIONS & DETAIL SECTIONS FOR TRIM CONDITIONS & SWING. COORDINATE EXTENSION JAMB DIMENSIONS W/ WALL TYPES IN PLAN.
3. ALL MASONITE DOORS ARE TO BE SMOOTH SKIN, SOLID CORE TYPE.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DOOR COUNT AND RIGHT/ LEFT SWING COORDINATION.

INTERIOR DOOR SCHEDULE:
1. ALL UNIT INTERIOR ROOM DOORS ARE 30"X80" NOMINAL LEAF DIMENSION, SOLID CORE
2. SEE PLANS FOR CLOSET DOORS
3. COORDINATE R.O. W/ MANUFACTURERS DETAILS.

4 DOOR SCHEDULE



CASEMENT	DOUBLE HUNG	CASEMENT	CASEMENT	CASEMENT
A	B	C	D	E
COUNT: 4	COUNT: 9	COUNT: 3	COUNT: 8	COUNT: 2

WINDOW NOTES:
1. WINDOWS REFER TO INTUS WINDOWS ARE USED TO ESTABLISH REFERENCE STANDARD FOR GLASS SIZE, SASH OPERATION AND DETAIL.
SUBSTITUTION BY ARCHITECT APPROVAL. G.C. TO COORDINATE R.O. DIMENSIONS.
2. FURNISH AND INSTALL SCREENS WITH OPERABLE SASH
3. BEDROOM WINDOW UNITS AND BASEMENT 'D' TYPE WINDOW SHALL COMPLY WITH MASS. STATE CODE EMERGENCY EGRESS DIMENSIONAL REQUIREMENTS.
4. REFER TO ELEVATIONS AND SECTIONS FOR SPECIFIC TRIM CONDITIONS.
5. REFER TO ELEVATIONS FOR MUNTIN ARRANGEMENT.

3 WINDOW SCHEDULE

GENERAL NOTES:

1. AT KITCHEN PLUMBING WALLS PROVIDE 6" STUDS THOUGHOUT.
2. PROVIDE FIRE-RESISTANT BLOCKING OR STRAPPING IN PARTITIONS AS REQUIRED AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO, CABINETS, SHELVING, COUNTERS, FIXTURES, SHOWER RODS, BASE MOULDINGS, CHAIR RAILS, BATROOM ACCESSORIES, CLOSET POLES, DOORS, AND MISC. HARDWARE.
3. PROVIDE PLUMBING WALL AROUND FIRE RATED SHAFTS IN BATHROOMS (AND KITCHENS WHERE NECESSARY). TYP. PLUMBING WALL TO BE 6" NOM. WOOD STUD W/ 5/8 GWB OR CEMENTITIOUS BOARD
4. PROVIDE BLOCKING OR STRAPPING IN PARTITIONS AS REQUIRED BY THE SPEC OR DRAWINGS. AT ALL LOCATIONS INCLUDING, BUT NOT LIMITED TO, CABINETS, SHELVING, COUNTERS, FIXTURES, SHOWER RODS, DOOR TREATMENT, BASE MOULDINGS, CHAIR RAILS.

BD 531 **ZONING COMPUTATION FORMCOVERING ALL NEW BUILDINGS, CHANGES OF CCCUPANCY, ALTERATIONS, ETC.**

(1) USE ITEM: ARTICLE 8 ** Note: this form reflects Text Amendment 515 heard on 10/18/23
(2) DIMENSIONAL REQUIREMENTS: ARTICLE 62 -TABLE C ZONE: 3F-2000

9 Armory Street
Charlestown, MA 02129
1/22/2024

	ARTICLE AND SECTION										
	ART 14-1	ART 14-2	ART 14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
	MIN. LOT SIZE	LOT AREA PER DWELLING	MIN. LOT WIDTH + FRONTAGE	MAX.FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
REQU'D BYCODE	1000.00	1000 for 1 Dwelling	20.00	1.00	3 / 35	350.00	(4.00)	2.50	20 (15' per stallow lot)	N/A	N/A
EXISTING CONDITION	1112.00	1112.00	20.00	N/A	N/A	N/A	N/A	N/A	N/A		
PROPOSEE CONDITION	1112.00	1112.00	20.00	1.91	3 / 35	361.00	4' at ground aligned w/ #8 at 3rd fr	2.50	15.00		

GROSS FLOOR AREA: SECTION 2-1 (21) F.A.R. =

GROSS FLOOR AREA / LOT AREA = 2124 / 1,112 = 1.91

Basement	--	482
First Floor	--	529
Second Floor	--	563
Third Floor	--	550
Total	--	2124

Off Street Parking Not Required

2 ZONING & CODE REVIEW

CODE NOTES:
1. GOVERNING CODE: MA STATE RESIDENTIAL BLDG CODE, 9TH EDITION
2. PER TABLE R302.1, PARTY WALL TO BE 1 HR

R311.1 Means of Egress
Amendment
Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage but the secondary means of egress may. The required egress doors shall open directly into a public way or to a yard or court that opens to a public way.

ANALYSIS: Proposed design provides 2 means of egress

R313.1 Townhouse Automatic Fire Sprinkler Systems
An automatic residential fire sprinkler system shall be installed in townhouses.

R313.1.1 Design and Installation
Amendment
Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, as applicable.

1. A townhouse building with an aggregate area of 12,000 ft^2, or more, shall be provided with an NFPA 13 system.
2. A townhouse building with an aggregate area of less than 12,000 ft^2 shall be permitted to use a NFPA 13R system.

ANALYSIS: Proposed design provides an automatic sprinkler system and meets requirement 2 for an NFPA 13R system

R310.1 Emergency Escape and Rescue Opening Required
Diagram
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

ANALYSIS: Proposed design provides emergency escape and rescue In Basment and In all sleeping rooms

R310.2.1 Minimum Opening Area
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 ft^2 (0.530 m^2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exceptions:
1. Grade floor or below grade openings shall have a net clear opening of not less than five ft^2 (0.465 m^2).
2. Single-hung and/or double hung windows shall have a minimum net clear opening of 3.3 ft2 (0.31m2), In such cases, the minimum net clear opening dimensions shall be 20 inches (508 mm) by 24 inches (610 mm) in either direction.

ANALYSIS: Proposed design provides minimum opening for emergency escape and rescue In Basment and In all sleeping rooms

TABLE R302.1(2) EXTERIOR WALLS--DWELLINGS WITH FIRE SPRINKLERS

ANALYSIS: Proposed design provides required 1 hour rating at 0 foot property line, all other elements are separated at distances not requiring fire rating.

R302.2 Townhouses
Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

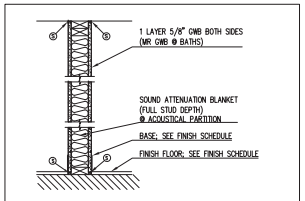
1. Where a fire sprinkler system in accordance with NFPA 13, 13R, or 13D is provided, the common wall shall be not less than a one-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.

ANALYSIS: Proposed design provides NFPA 13D sprinkler system and 1 hour rated wall at attached townhouse side.

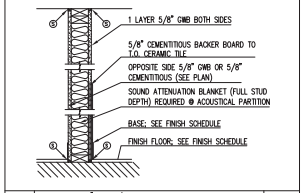
R302.2.2 Parapets for Townhouses
Parapets constructed in accordance with Section R302.2.3 shall be constructed for *townhouses* as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.
3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

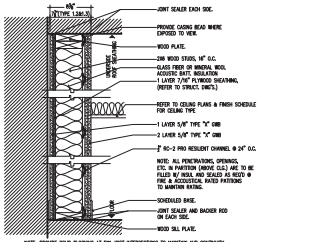
ANALYSIS: Proposed design qualifies for exception 3. Proposed Roof surfaces are greater than 30" above adjacent building.



1	NON-RATED PARTITION, 2X4 STUD @ 16" O.C.	



2	2X4 STUD @ 16" O.C. W/ACOUSTICAL INSULATION ALL BATH, MECH CLOSETS AND CHASES	
	NOTE: ALL GWB @ BATHS TO BE MR	



NOTE: PROVIDE SOLID BLOCKING AT RIM JOIST INTERSECTIONS TO MAINTAIN 1HR CONTINUITY

DEMISING WALL (1-SIDED SHEAR)			STC
1	1 HR. RATED 2X6 1-SIDED SHEAR WALL PARTITION @ DEMISING WALL	WP 3247	54
1.1	1 HR. RATED 2X6 1-SIDED SHEAR WALL PARTITION @ DEMISING WALL, W/R. GWB @ BATH	WP 3247	54
1.2	1 HR. RATED 2X6 NON-SHEAR WALL PARTITION @ DEMISING WALL	WP 3247	54
1.3	1 HR. RATED 2X6 NON-SHEAR WALL PARTITION @ DEMISING WALL, W/R. GWB @ BATH	WP 3247	54

1 WALL TYPES

WALL TYPE NOTES:

PARTITION TYPE NOTES:

1. ALL GWB AT FIRE RATED WALLS SHALL BE ASTM C36, TYPE X GYPSUM BOARD, UNLESS WALL TYPE UL RATING HAS BEEN BASED ON DIFFERENT PROPRIETARY GYPSUM BOARD.
2. MOISTURE-RESISTANT BOARD TO BE USED AT BATHROOM AND POWDER ROOMS. CEMENTITIOUS BOARD TO BE USED AT ALL TUB AND SHOWER SURROUNDS.
3. SHAFT ASSEMBLIES MUST PROVIDE CONTINUOUS RATING AT FLOOR/CEILING ASSEMBLIES AT ALL FOUR SIDES
4. CORRIDOR AND DEMISING WALLS ARE CONTINUOUS TO UNDERSIDE OF DECKING.

9 ARMORY ST.

CHARLESTOWN, MA

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REGISTERED ARCHITECT ALEXANDRA C. FRENCH No. 50499 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Stamped By:
Drawn By:
Checked By:
Date: 12/19/22

Revisions

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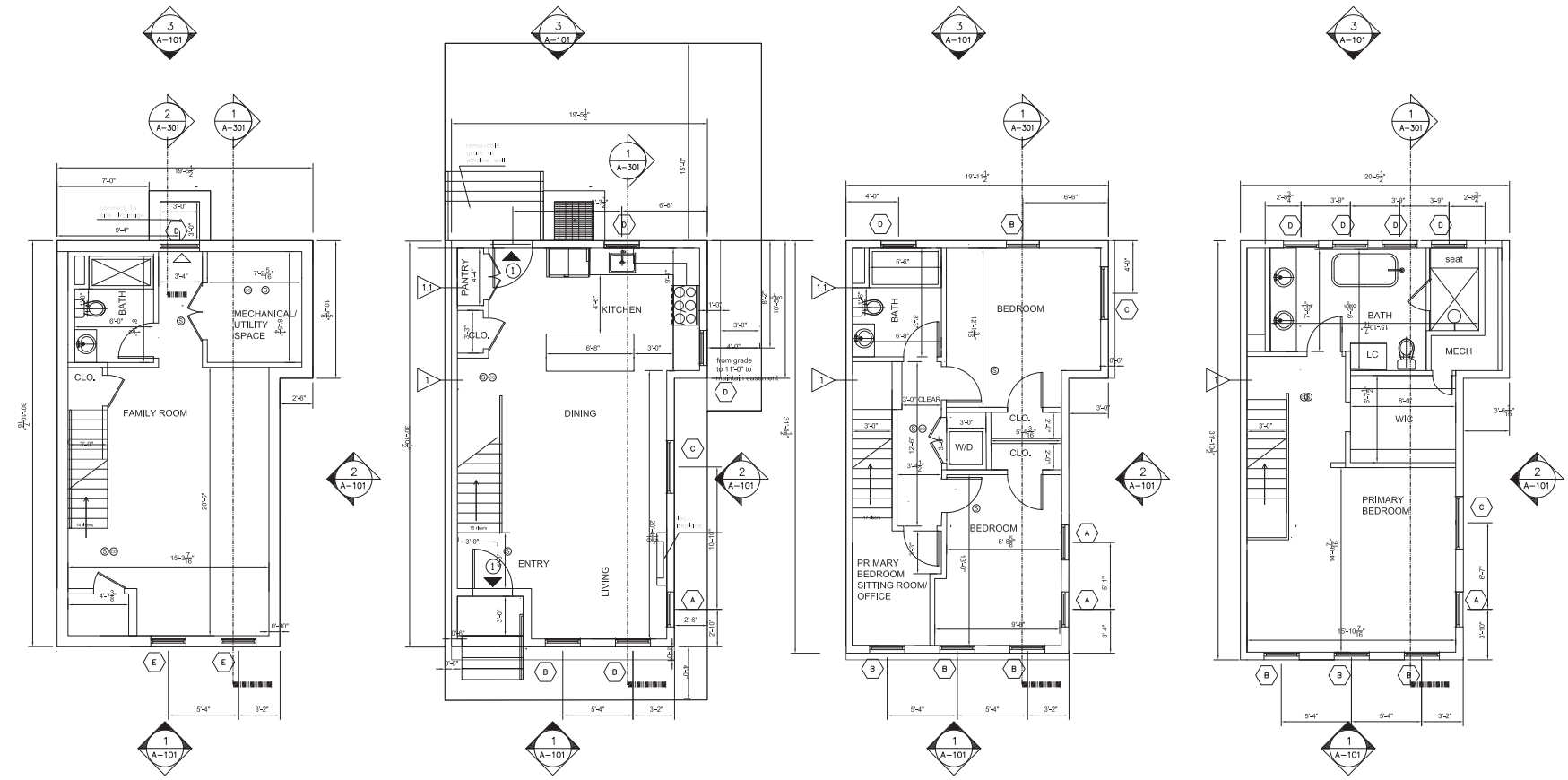
WALL TYPES; WINDOW & DOOR SCHEDULE

Sheet No. A-001
Scale: NTS

9 ARMORY ST.

CHARLESTOWN, MA



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REGISTERED ARCHITECT ALEXANDRA C FRENCH No. 50499 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Stamped By:

Drawn By:

Checked By:

Date: 12/19/22

Revisions

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File Name:

Drawing Title:

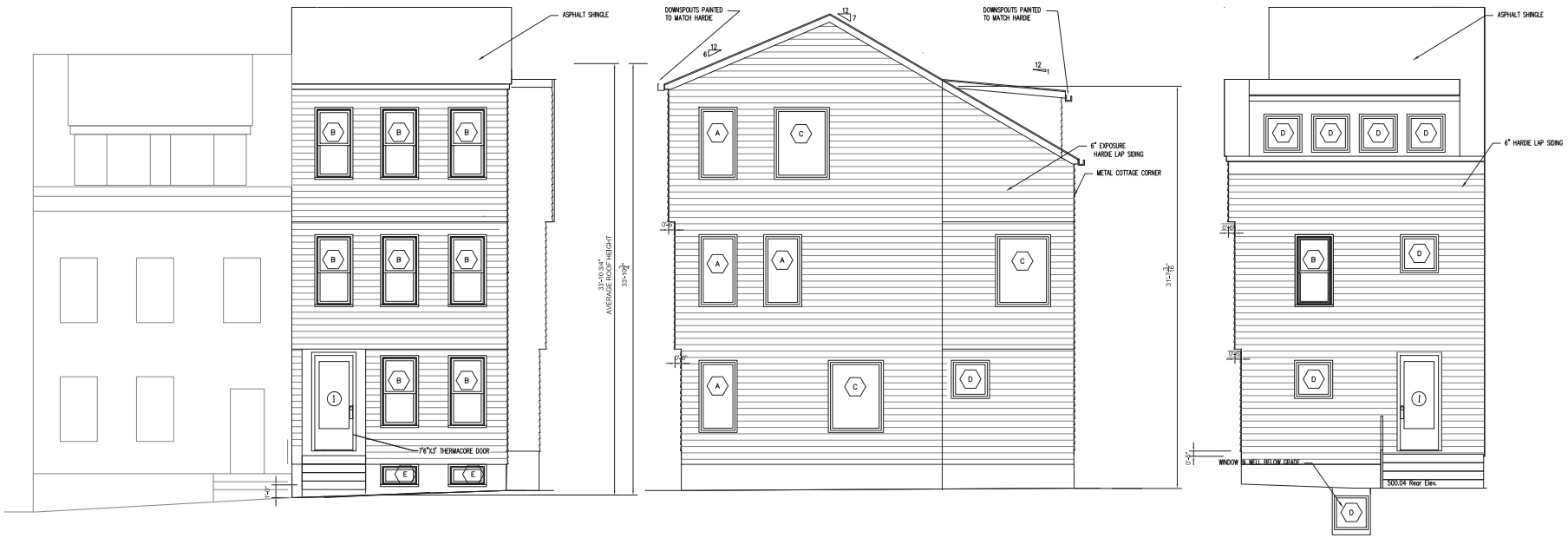
FLOOR PLANS PROPOSED

Sheet No. A-100

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

9 ARMORY ST.

CHARLESTOWN, MA



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ALEXANDRA C. FRENCH
No. 50499
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT

Stamped By:

Drawn By:

Checked By:

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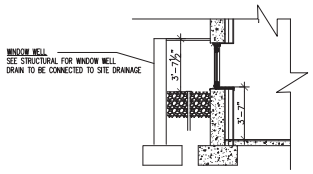
ELEVATIONS & SECTIONS

Sheet No. A-101

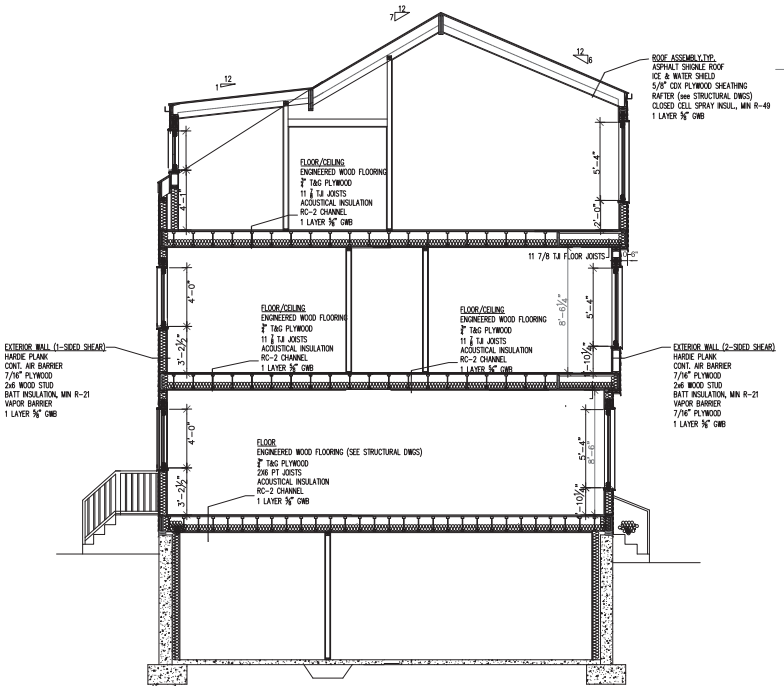
Scale: 1/4"=1'-0"

9 ARMORY ST.

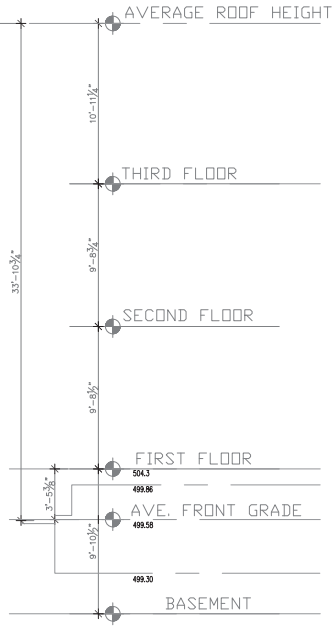
CHARLESTOWN, MA



2 WINDOW WELL SECTION
SCALE: 1/4" = 1'-0"



1 9 ARMORY SECTION - PROPOSED
SCALE: 1/4" = 1'-0"



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REGISTERED ARCHITECT
ALEXANDRA C. FRENCH
No. 50499
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

Stamped By:
Drawn By:
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Project No. 2203
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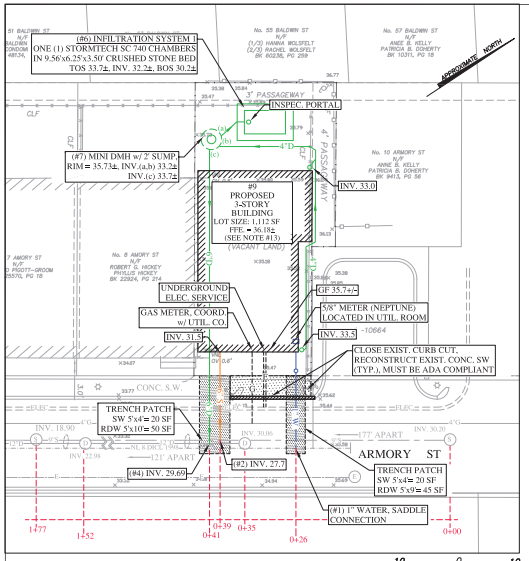
Drawing Title:

BUILDING SECTION

Sheet No. A-301
Scale: 1/4"=1'-0"



DRAINAGE CALCULATIONS & LAYOUT NOTES:

LOT SIZE: 1,112 SF
IMPERVIOUS SURFACES: ROOF AREA 645 SF + PAVED AREA 170 SF = 815 SF

DESIGN STORMS: 1" – OVER IMPERVIOUS AREA
STORAGE REQUIRED: (815x1"/12) = 67.91 CF

PROP. STORAGE:
INFILTRATION SYSTEM #1
1 Chambers = 9.56' Base Length
1 Rows = 6.25' Base Width
Height = 3.50' Field Height
1 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 1 Rows = 48.8 cf Chamber Storage
209.1 cf Field – 48.8 cf Chambers = 160.3 cf Stone x 30.0% Voids = 48.1 cf Stone Storage

Chamber Storage + Stone Storage = 96.9 cf

TOTAL STORAGE REQUIRED = 96.8 cf

NOTE: PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE 1" (24hr) STORM EVENT.

NOTE: IT IS VERY IMPORTANT THAT THE CONTRACTOR FIELD VERIFY EXISTING SITE GRADES, SEWER/DRAIN INVERT ELEVATIONS AT THE MAINS AT THE START OF CONSTRUCTION. IF CONDITIONS DIFFER SIGNIFICANTLY FROM WHAT IS SHOWN, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY OF THE SEWER OR DRAIN SYSTEMS.

GENERAL NOTES

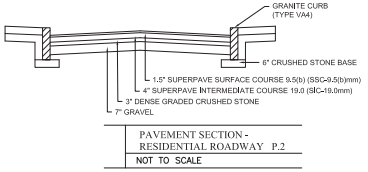
1. THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSC FOR THE PROPOSED WATER, SEWER SERVICE AND DRAIN SERVICES. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS. THE CERTIFICATION ON THIS PLAN IS NOT INTENDED FOR PROPERTY LINE LOCATIONS OR POSITIONING OF NEW STRUCTURES RELATIVE TO PROPERTY LINES. FOR ALL PROPERTY LINE INFORMATION SEE THE PROPOSED PLOT PLAN BY SURVEYOR OF RECORD.
2. THE APPLICANT FOR THIS PROPERTY IS:
   George J. Georges
   Kendrick LLC C/O The Geroges Company, Inc
   50 Franklin St., Boston MA 02110
   617-423-4430
3. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSC, DPW AND BTD.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES, INCLUDING INVERT ELEVATIONS AT CONNECTION POINTS, BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
6. BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES SHALL BE PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSC FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
7. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
9. NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
10. UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
12. THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
13. PROPOSED FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE COORDINATED BASED ON FIELD CONDITIONS AND THE FINAL ARCHITECTURAL PLANS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OR ENGINEER.
14. CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT, AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH THE BWSC INSPECTORS AND IF REQUIRED PROVIDE AN AS-BUILT DRAWING. DETAILED MEASUREMENTS AND PHOTOGRAPHS OF UTILITY INSTALLATIONS SHALL BE KEPT BY THE CONTRACTOR. ANY DEVIATIONS SHALL BE RECORDED AND NOTIFICATION PROVIDED TO THE ENGINEER. CHANGES TO THE PLANS IS PROHIBITED WITHOUT PRIOR AUTHORIZATION.
16. THE CONTRACTOR SHALL VERIFY RIM/INV AND EXIST. IT IS THE CONTRACTORS RESPONSIBILITY TO VALIDATE THE GRADES SHOWN. IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
17. THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARCATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
18. THE LAYOUT AND GRADING WITHIN THE GARAGE ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE FINAL DESIGN OF ALL INTERNAL FIXTURES PER THE PLUMBING PLANS
19. REQUEST A NEW 5/8" WATER METER

WARD-PARCEL: 0201157000 LAND USE CODE: R1
WATER ACCOUNT: NEW

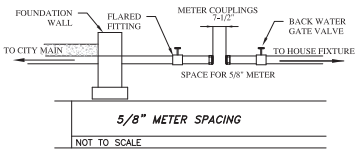
BOSTON WATER AND SEWER COMMISSION
Reviewed and approved as to proposed connections(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to Connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer
12/19/23

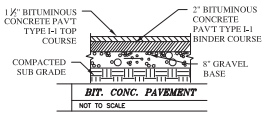
RESERVED FOR BWSC USE ONLY
PEAK WATER DEMAND = 12 GPM
SEWER: 330 GPD (3 BED x 110 GPD)



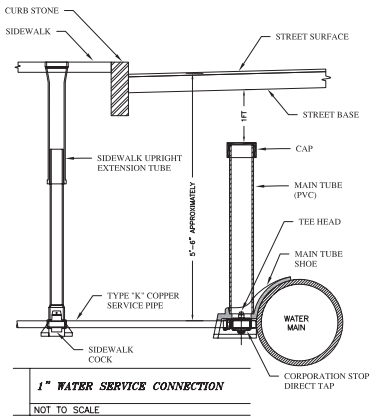
PAVEMENT SECTION - RESIDENTIAL ROADWAY P.2
NOT TO SCALE



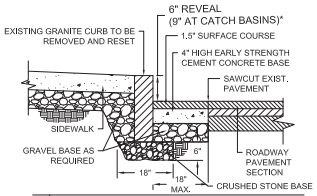
5/8" METER SPACING
NOT TO SCALE



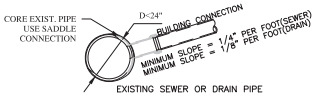
BIT. CONC. PAVEMENT
NOT TO SCALE



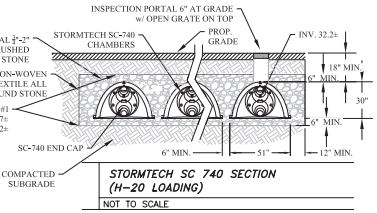
1" WATER SERVICE CONNECTION
NOT TO SCALE



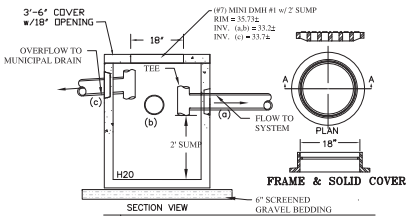
CURB - GRANITE RESET C.1
*6" REVEAL TYPICAL, REVEAL MAY VARY FROM 3" TO 9" WITH PWD APPROVAL.
NOT TO SCALE



SEWER OR DRAIN SERVICE TO EXISTING MAIN
NOT TO SCALE

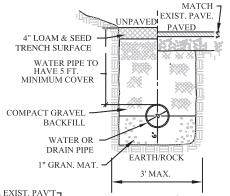


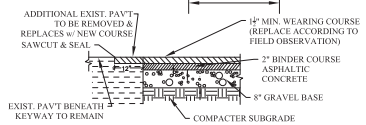
STORMTECH SC 740 SECTION (H-20 LOADING)
NOT TO SCALE



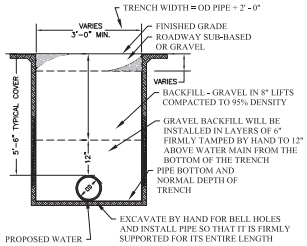
FRAME & SOLID COVER

PRECAST CONCRETE MINI DMH
NOT TO SCALE





PIPE EXCAVATION & TRENCH PATCH
NOT TO SCALE



WATER PIPE EXCAVATION IN SOIL
NOT TO SCALE

Civil Site Plan

9 Armory St.
Charlestown, MA

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

MATERIALS:
DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
SEWER SERVICE: 6" (SD 35) 2% SLOPE MIN.
WATER: 1" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)

INSPECTION CHECK LIST

1. 1" DOMESTIC WATER
   INSPECTOR: _____ DATE: _____
2. 6" SEWER LATERAL
   INSPECTOR: _____ DATE: _____
3. SEWER DYE TEST
   INSPECTOR: _____ DATE: _____
4. 6" DRAIN LATERAL
   INSPECTOR: _____ DATE: _____
5. DRAIN DYE TEST
   INSPECTOR: _____ DATE: _____
6. INFILTRATION SYSTEM
   INSPECTOR: _____ DATE: _____
7. MINI DMH
   INSPECTOR: _____ DATE: _____

AS-BUILT PREPARATION FEE IS REQUIRED

REFERENCES:
SURVEY: Boston Survey, Inc.
ARCHITECT: FRENCH2D
APPLICANT: George J. Georges
Kendrick LLC C/O The Geroges Company, Inc
50 Franklin St., Boston MA 02110
617-423-4430

No.	Date	Comment
#1	9-7-23	BWSC Comments
#2	12-12-23	Revised proposed building layout

Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

BWSC SITE PLAN
#23275

Date:	Scale:
July 18, 2023	1" = 10'
Project No.:	Drawing by:
2023-133	PG

COMMONWEALTH OF MASSACHUSETTS
PETER GAMMIE
CIVIL
No. 54100
REGISTERED PROFESSIONAL ENGINEER

C-1
Sheet 1 of 1

PREPARED FOR:
THE GEORGES COMPANY
50 FRANKLIN STREET
BOSTON, MA 02110

REFERENCES:
OWNER OF RECORD:
KENDRICK LLC
50 FRANKLIN STREET
BOSTON, MA

DEED: BK 68346; PG 18
PLAN: BK 9413; PG 56
BK 9000, PG 357
LCC: 4306-B

CITY OF BOSTON ENGINEERING RECORDS
FB 1144, PGS 76-81, 142-143
L-6048 AMORY STREET
L-10664 ARMORY STREET
L-10667 BALDWIN STREET
UNITS SHEET S-2

NOTES:
PARCEL ID: 0201159000
0201158000

CERTIFIED PLOT PLAN

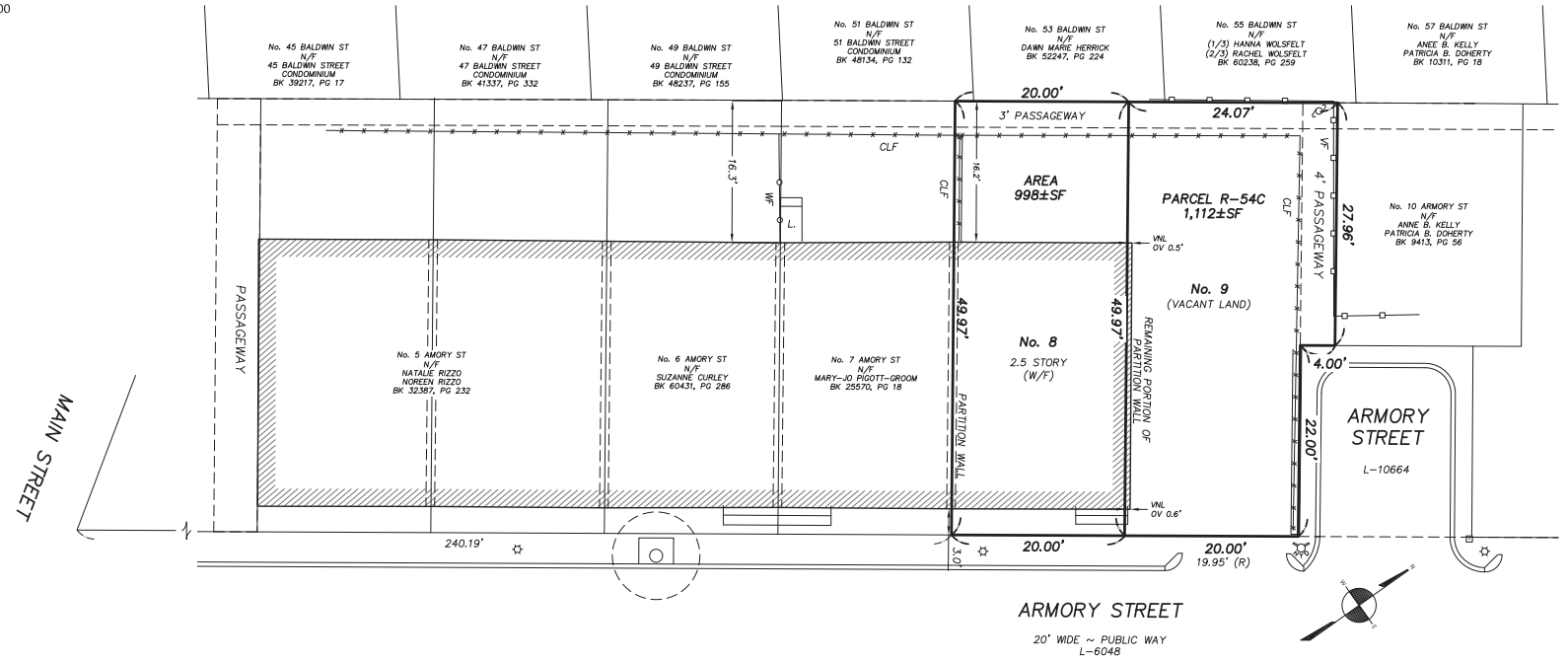
LOCATED AT

8 & 9 ARMORY STREET
CHARLESTOWN, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 5, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C0014J
EFFECTIVE DATE: 03/16/2016

FIELD:	JJH, GCC
DRAFT:	RAP, SAP
CHECK:	GCC
DATE:	12/20/23
JOB #	22-00600

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
THE GEORGES COMPANY
50 FRANKLIN STREET
BOSTON, MA 02110

REFERENCES:
OWNER OF RECORD:
KENDRICK LLC
50 FRANKLIN STREET
BOSTON, MA

DEED: BK 68346; PG 18
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CERTIFIED PLOT PLAN

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8 & 9 ARMORY STREET
CHARLESTOWN, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
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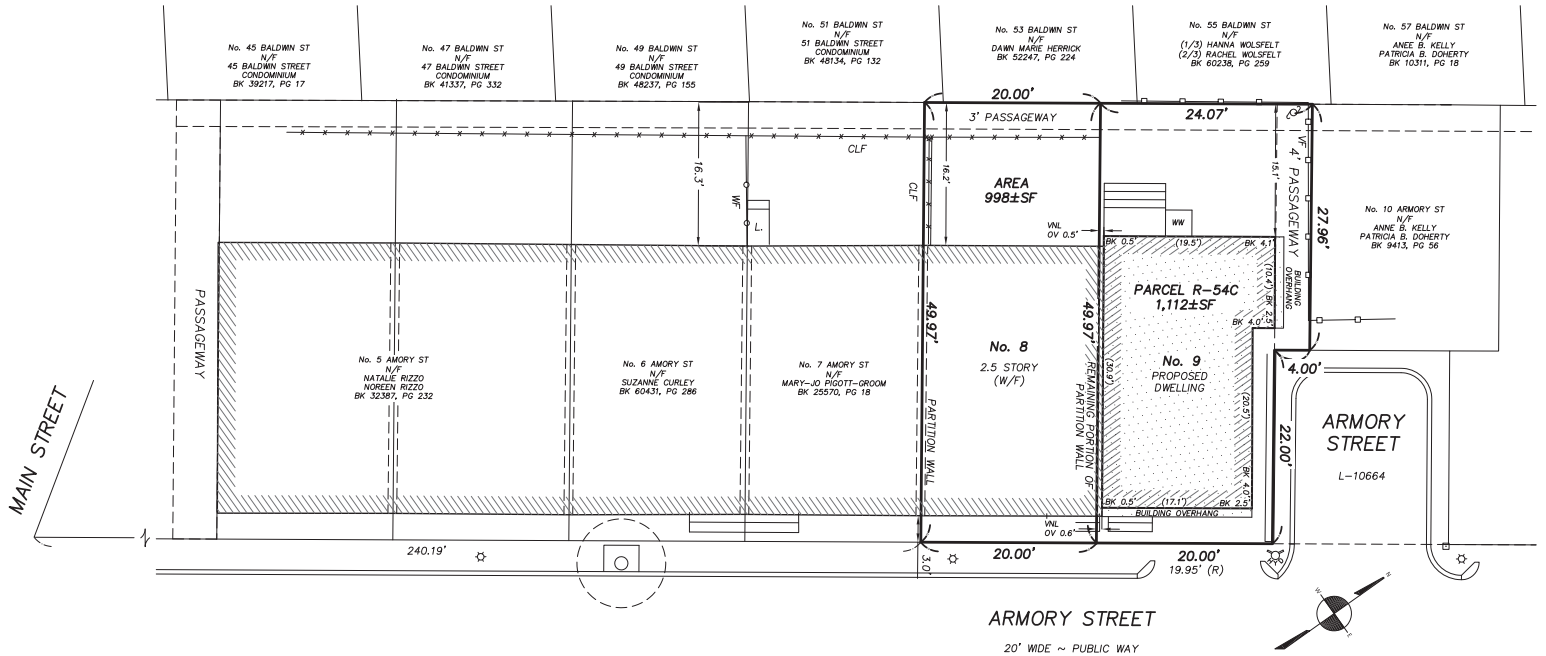

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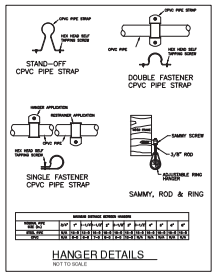
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C0014J
EFFECTIVE DATE: 03/16/2016

FIELD:	JJH, GCC
DRAFT:	RAP, SAP
CHECK:	GCC
DATE:	01/12/24
JOB #	22-00600

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR



HANGER DETAILS
NOT TO SCALE

HYDRAULIC – SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED SPRINKLER SYSTEM.

LOCATION	3RD FLOOR
NO. OF SPRINKLERS	2
BASIS OF DESIGN	
1. DENSITY	.05
2. DESIGNED AREA OF DISCHARGE	2 SPRNKS
HOSE STREAMS	
1. INSIDE	0
2. OUTSIDE	0
SAFETY MARGIN	18.5
SYSTEM DEMAND	
1. GPM DISCHARGE	26.0
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER	27.6

XCEL FIRE PROTECTION
(603) 890–3331

GENERAL NOTES

THE SYSTEM AS SHOWN HAS BEEN DESIGNED AND SHALL BE INSTALLED BY XCEL FIRE PROTECTION INC., LOCATED AT 11A INDUSTRIAL WAY, SALEM NEW HAMPSHIRE, AND ANY USE OF THESE DRAWINGS FOR ANY OTHER USE IS STRICTLY PROHIBITED.

ALL NEW PIPING TO BE HYDROSTATICALLY TESTED AT NO LESS THAN 200 PSI FOR 2 HOURS, OR AT 50 PSI IN EXCESS OF THE MAX PRESSURE, WHEN THE MAX PRESSURE TO BE MAINTAINED IS IN EXCESS OF 150 PSI, PER NFPA 13.

ALL EQUIPMENT AND DEVICES TO BE U.L. LISTED AND F.M. APPROVED.

DESIGN CRITERIA PER NFPA 13D, 2019 EDITION

PIPE AND FITTINGS TO BE CPVC. INSTALLATION TO CONFORM TO STANDARDS ESTABLISHED BY NFPA 13D, 2019 EDITION.

RESIDENTIAL HEAD COVERAGE TO BE 16'x16'

OWNER SHALL PROVIDE ADEQUATE HEAT(MAINTAIN A MINIMUM OF 40°F) TO PREVENT ANY WET-PIPE SPRINKLER PIPING FROM FREEZING. OWNER IS RESPONSIBLE TO MAINTAIN THE SPRINKLER SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 25, "INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS" AND/OR ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, CODES AND ORDINANCES.

ALL ELECTRICAL WIRING OF TAMPER AND FLOW SWITCHES TO BE DONE BY LICENSED ELECTRICAL CONTRACTOR.

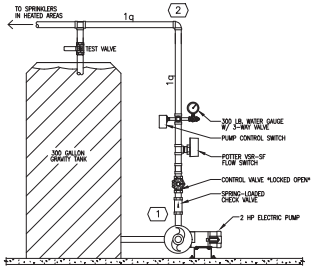
SCOPE OF WORK: INSTALL NEW SPRINKLER SYSTEM TO ADEQUATELY COVER ALL FLOORS.

WATER DATA: OBTAINED FROM PUMP SPECIFICATIONS
STATIC:50 PSI
RESIDUAL: 43 PSI
FLOW:44 GPM

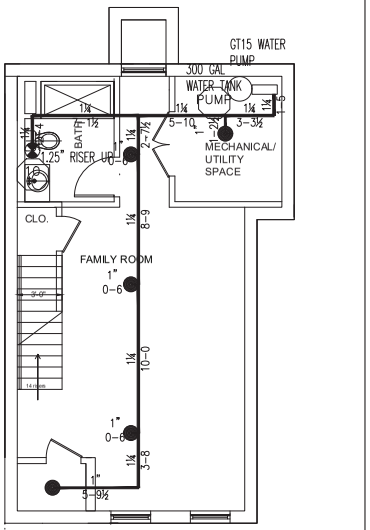
Sprinkler Head Schedule

Symbol	Count	Thread	K–Factor	Description	Note
●	19	1/2"	4.9	RA0616 7/16 FR 165 BZ CC	ON DROP
◀	1	1/2"	5.6	SIDE1	ON DROP
20 = Total Number of Heads This Floor					

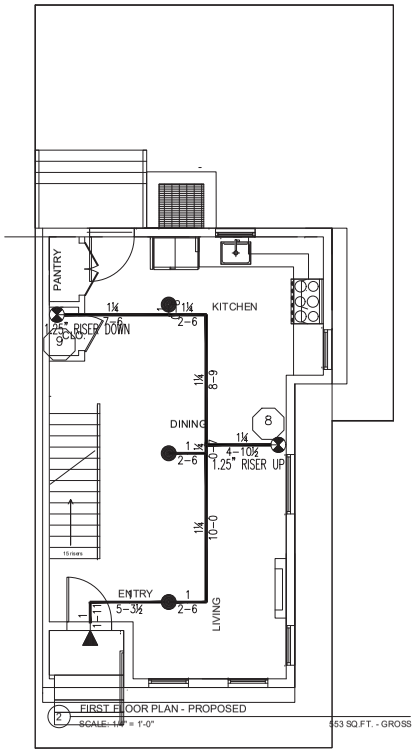
NOTES:
ALL ELECTRICAL EQUIPMENT SHALL BE WIRED BY OTHERS
FLOW SWITCH SHALL BE WIRED TO ACTIVATE THE DWELLINGS SMOKE DETECTORS.
ARRANGEMENT SHOWN IS SCHEMATIC AND MAY BE ADJUSTED TO SUIT FIELD CONDITIONS



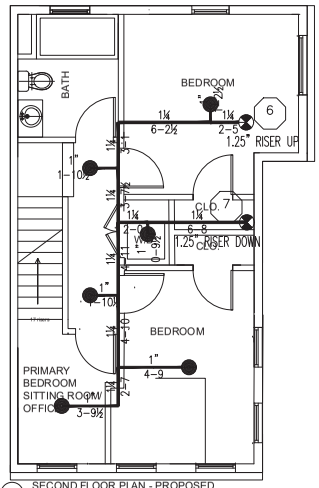
PUMP & TANK DETAIL
NO SCALE



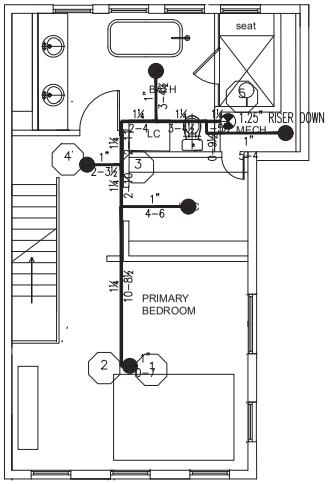
1 BASEMENT PLAN - PROPOSED
SCALE: 1/4" = 1'-0" 521 SQ.FT. - GROSS



2 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0" 553 SQ.FT. - GROSS



3 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0" 568 SQ.FT. - GROSS



4 THIRD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0" 546 SQ.FT. - GROSS

XCEL FIRE PROTECTION
11 A INDUSTRIAL WAY
SALEM, NH 03079
MASS. LIC. SC 3858
TEL: (800) 537–3331 FAX: (603)898–9999
EMAIL: design@xcelfire.com

LAWRENCE N. ROY FIRE PROTECTION No. 39019 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

General Notes

1. All Pipe Locations are to be Field Measured Prior to Fabrication and Installation by Sprinkler Contractor.
2. All Dimensions Shown are Center to Center.
3. High Temperature Heads are to be Field Located Where Required.
4. All Pipes and Hangers are to be Installed per NFPA #13.
5. Hangers are to be U.L. Listed and F.M. Approved.

Symbols

Symbol	Description
○	Hydraulic Reference Points
[18 sq]	Elev. Below Top of Steel
(8-0)	Elev. Above Finished Floor
+ (105 20-0)	Elev. of Top of Steel
	Ceiling Height
	Denotes Hanger Location
o	Rise up or down

Number of Sprinklers

Total This Sheet	Total This Job	Symbol	Description

Drawing Title	Fire Protection Plan 1
Contract No.	2024–011
Drawn By	TJM
Scale	1/4" = 1–0
Date	12/10/24
Approval By	

Revisions: Date:

Job:
9 Armory Street
9 Armory Street
Charlestown MA 02129

Contractor:
The Georges Company

SHEET 1 OF 1

Hydraulic Calculations by HydraCALC

XCEL FIRE PROTECTION
11 INDUSTRIAL AVE
A1
SALEM, NH, 03079
603-890-3331

Job Name	:	9 Armory Street
Drawing	:	1
Location	:	9 Armory Street Charlestown MA
Remote Area	:	1
Contract	:	2024-011
Data File	:	9 Armory Calc REV 01-11-24.WXF

HYDRAULIC CALCULATIONS
for

JOB NAME 9 Armory Street
Location 9 Armory Street Charlestown MA
Drawing # 1
Contract # 2024-011
Date 01/11/24

DESIGN

Remote area # 1
Remote area location 3rd Floor
Occupancy classification Residential
Density .05 - Gpm/SqFt
Area of application 2 HeadsWet - SqFt
Coverage/sprinkler 256 - SqFt
Type of sprinkler calculated
 # Sprinklers calculated 2
In-rack demand - GPM
Hose streams 0 - GPM
Total water required (including hose streams) 25.9925 - GPM @ 27.6298 - Psi
Type of system Wet
Volume of system (dry or pre-action) - Gal

WATER SUPPLY INFORMATION

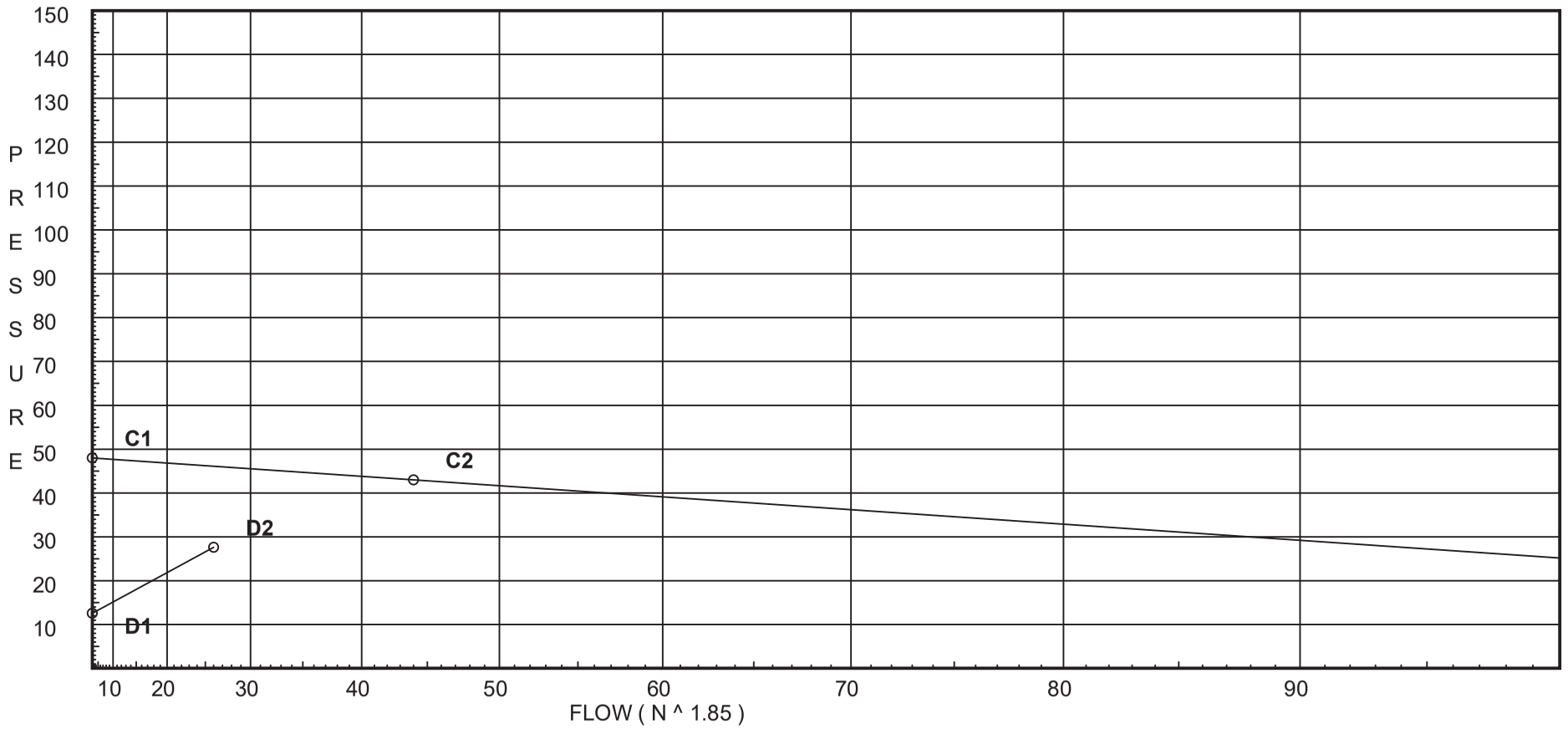
Test date NA
Location NA
Source of info Water Pump Specifications

CONTRACTOR INFO XCEL FIRE PROTECTION
Address 11 INDUSTRIAL AVE / A1 / SALEM, NH, 03079
Phone # 603-890-3331
Name of designer TJM
Authority having jurisdiction
NOTES:

text1(35) - invisible

City Water Supply:
- C1 - Static Pressure : 48
- C2 - Residual Pressure: 43
- C2 - Residual Flow : 44

Demand:
- D1 - Elevation : 12.560
- D2 - System Flow : 25.992
- D2 - System Pressure : 27.630
- Hose (Demand) : _____
- D3 - System Demand : 25.992
- Safety Margin : 18.482



Fittings Used Summary

Fitting Legend

Abbrev.	Name	½	¾	1	1¼	1½	2	2½	3	3½	4	5	6	8	10	12	14	16	18	20	24
E	NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
T	NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121

Units Summary

Diameter Units	Inches
Length Units	Feet
Flow Units	US Gallons per Minute
Pressure Units	Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with *. The fittings marked with a * show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a * will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.

SUPPLY ANALYSIS

Node at Source	Static Pressure	Residual Pressure	Flow	Available Pressure	Total Demand	Required Pressure
PUMP	48.0	43	44.0	46.112	25.99	27.63

NODE ANALYSIS

Node Tag	Elevation	Node Type	Pressure at Node	Discharge at Node	Notes	
1	33.0	4.9	7.07	13.03	0.05	256
2	33.0		7.2			
4	33.0	4.9	7.0	12.96	0.05	256
3	33.0		7.36			
5	33.0		8.38			
6	22.0		13.69			
7	22.0		15.53			
8	22.0		16.25			
9	22.0		17.75			
10	11.0		23.23			
PUMP	4.0		27.63			

Final Calculations : Hazen-Williams

XCEL FIRE PROTECTION
9 Armory Street

Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqiv	Len	Pipe Ftngs Total	CFact Pf/Ft	Pt Pe Pf	******* Notes ******
1	33	4.90	13.03	1	E	3.825	0.550	150	7.069	
to							3.825		0.0	
2	33		13.03	1.101			4.375	0.0309	0.135	Vel = 4.39
2	33		0.0	1.25	E	4.762	11.100	150	7.204	
to							4.761		0.0	
3	33		13.03	1.394			15.861	0.0098	0.155	Vel = 2.74
			0.0							
3			13.03						7.359	K Factor = 4.80
4	33	4.90	12.96	1	T	9.563	2.200	150	7.000	
to							9.562		0.0	
3	33		12.96	1.101			11.762	0.0305	0.359	Vel = 4.37
3	33		13.03	1.25	2E	9.523	10.000	150	7.359	
to					T	9.523	19.046		0.0	
5	33		25.99	1.394			29.046	0.0350	1.017	Vel = 5.46
5	33		0.0	1.25	E	4.762	11.000	150	8.376	
to							4.761		4.764	
6	22		25.99	1.394			15.761	0.0350	0.552	Vel = 5.46
6	22		0.0	1.25	4E	19.046	24.000	150	13.692	
to					T	9.523	28.570		0.0	
7	22		25.99	1.394			52.570	0.0350	1.841	Vel = 5.46
7	22		0.0	1.25	2E	9.523	11.000	150	15.533	
to							9.523		0.0	
8	22		25.99	1.394			20.523	0.0350	0.718	Vel = 5.46
8	22		0.0	1.25	2E	9.523	23.700	150	16.251	
to					T	9.523	19.046		0.0	
9	22		25.99	1.394			42.746	0.0350	1.497	Vel = 5.46
9	22		0.0	1.25	2E	9.523	11.000	150	17.748	
to							9.523		4.764	
10	11		25.99	1.394			20.523	0.0350	0.719	Vel = 5.46
10	11		0.0	1.25	2E	9.523	20.000	150	23.231	
to					T	9.523	19.046		3.032	
PUMP	4		25.99	1.394			39.046	0.0350	1.367	Vel = 5.46
			0.0							
PUMP			25.99						27.630	K Factor = 4.94

ABBREVIATIONS:

2x = 2" NOMINAL THICK LUMBER

AB = ANCHOR BOLT
AFF = ABOVE FINISH FLOOR
ALT. = ALTERNATE
ALUM. = ALUMINUM
APPROX. = APPROXIMATE
ARCH. = ARCHITECTURAL

B/, B/O = BOTTOM OF ...
BCX = BOTTOM CHORD EXTENSION
BJ = BAR JOIST
BLDG. = BUILDING
BM. = BEAM
BOT. = BOTTOM
BP = BASE PLATE
BRG. = BEARING
BRP = BEARING PLATE
BS = BRICK SHELF
BTW = BETWEEN

CANT. = CANTILEVER
CFS = COLD FORMED STEEL
CIP = CAST IN PLACE
CJ = CONTROL JOINT
CL. = CENTERLINE
CLR. = CLEAR
CMU = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONST. = CONSTRUCTION
CONT. = CONTINUOUS
COORD. = COORDINATE
CTR. = CENTER

DBL = DOUBLE
∅ / DIA. = DIAMETER
DIM. = DIMENSION
DIST. = DISTANCE
DJ = DOUBLE JOIST
DK = DECK
DN. = DOWN
DWGS. = DRAWINGS

EA. = EACH
EF = EACH FACE
EIBC = EXISTING INTERNATIONAL BLDG. CODE
EL. = ELEVATION
ELEC. = ELECTRICAL
ELEV. = ELEVATOR
EMBED. = EMBEDMENT
ENG = ENGINEER
EOD = EDGE OF DECK
EOR = ENGINEER OF RECORD
EOS = EDGE OF SLAB
EQ. = EQUAL
ERV = ENERGY RECOVERY UNIT
EW = EACH WAY
E. / EX. / EXIST. = EXISTING
EXP. = EXPANSION
EXT. = EXTERIOR

FFE = FINISHED FLOOR ELEVATION
FIN. = FINISHED
FLR. = FLOOR
FNDN. = FOUNDATION
FT. = FEET
FTG. = FOOTING

GA. = GAUGE
GALV. = GALVANIZED
GC = GENERAL CONTRACTOR
GEOTECH. = GEOTECHNICAL

HD = HOLDOWN
HDG = HOT DIPPED GALVANIZED
HORIZ. = HORIZONTAL
HSS = HOLLOW STRUCTURAL SECTION

IBC = INTERNATIONAL BLDG. CODE
IF = INSIDE FACE
IN. = INCH
INT. = INTERIOR

JNT. = JOINT
JP = JOIST BEARING PLATE
JST. = JOIST

K = KIP

LB = POUND
LGM = LIGHT GAUGE METAL
LLH = LONG LEG HORIZONTAL
LLV = LONG LEG VERTICAL
LONG. = LONGITUDINAL
L.P. = LOW POINT
LP = LEVELING PLATE
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER

MANUF. = MANUFACTURER
MAX. = MAXIMUM
MECH. = MECHANICAL
MEP = MECHANICAL, ELECTRICAL, PLUMBING
MIN. = MINIMUM
ML = MASONRY LINTEL
MO = MASONRY OPENING
MPH = MILES PER HOUR
MAS. / MSNRY. = MASONRY
MTL. = METAL

NIC = NOT IN CONTRACT/SCOPE
# / No. = NUMBER
NTS = NOT TO SCALE

OC / o.c. = ON CENTER
OF = OUTSIDE FACE
OPNG. = OPENING
OSB = ORIENTED STRAND BOARD

PAF = POWDER ACTUATED FASTENER
PC = PRECAST
PE = PROFESSIONAL ENGINEER
PEMB = PRE-ENGINEERED METAL BLDG.
PL. = PLATE
PLF = POUNDS PER LINEAR FOOT
PRE-ENG. = PRE-ENGINEERED
PSF = POUNDS PER SQUARE FOOT
PSI = POUNDS PER SQUARE INCH
PSL = PARALLAM STRAND LUMBER
PT = PRESSURE TREATED
PWD. = PLYWOOD

ABBREVIATIONS (con'd):

RAD. = RADIUS
REC. = RECOMMENDATION
REINF. = REINFORCING / REINFORCE(D)
REQ'D. = REQUIRED
REV. = REVISION
RF = ROOF
RO = ROUGH OPENING
RTU = ROOF TOP UNIT

SCHD. = SCHEDULE
SE = STRUCTURAL ENGINEER
SF = SQUARE FEET
SIM. = SIMILAR
SPEC. = SPECIFICATION
STD. = STANDARD
STIFF. = STIFFENER / STIFFEN(ED)
STL. = STEEL
STRUCT. = STRUCTURAL

TBD = TO BE DETERMINED
T/, T/O = TOP OF ...
TCX = TOP CHORD EXTENSION
THK. = THICK
TJ = TIE JOIST
T/O BS, TOBS = TOP OF BRICK SHELF
T/O STL, TOS = TOP OF STEEL
T/O WALL, TOW = TOP OF WALL
TRANS. = TRANSVERSE
TYP. = TYPICAL

U/S = UNDERSIDE
UNO = UNLESS NOTED OTHERWISE

VB / VR = VAPOR BARRIER / RETARDER
VERT. = VERTICAL
VIF = VERIFY IN FIELD

W/ = WITH
W/O = WITHOUT
WD. = WOOD
WL. = WALL
WK. PT. = WORK POINT
WS. = WATERSTOP
WWF / WWM = WELDED WIRE FABRIC / MESH

GENERAL:

1. Structural drawings shall be used in conjunction with the architectural, mechanical, electrical and shop drawings, and specifications.
2. Unless otherwise noted, sections, details, notes, materials, and methods shown on drawings are to be considered typical for all similar conditions.
3. In the event of a conflict between plans, specifications, and details, the Structural Engineer shall be notified immediately for clarification.
4. All dimensions, elevations, and conditions must be verified in the field by the Contractor. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Structural Engineer before proceeding with any work.
5. The structure has been designed to be self-supporting and stable after the work shown on these drawings has been completed. The contractor shall be responsible for the stability of the structure prior to the completion of work including, but not limited to, jobsite safety, all shoring, bracing, erection methods, erection sequence, and forms required during construction. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.
6. The Contractor shall provide and maintain shoring and bracing supports as required to preserve stability and prevent movement, settlement, or collapse of adjacent construction to remain.
7. All shoring, underpinning, and bracing shall be designed and certified by a professional engineer licensed in the jurisdiction of the project. Submittals to the Structural Engineer of all shoring and bracing for review and approval are required prior to the start of construction.
8. Shop drawings shall be submitted to the Structural Engineer (see each section for specific items and requirements). Fabrication shall not proceed until a satisfactory review is received, the Contractor is proceeding at their own risk if failure to do so. Erection shall be executed from final reviewed shop drawings only.
9. Items noted on drawings as "by others" or "designated for design by others" indicates design and supply of structural items not by TFM. These items are a designated design item that shall be submitted for approval. See Deferred Submittals.
10. Mechanical equipment weights have not been provided for the design of supporting elements indicated on the drawings. The Contractor shall provide mechanical equipment weights, dimensions and locations to the Structural Engineer for review and/or design prior to construction/fabrication.
11. These plans were prepared under the supervision of a licensed professional engineer. TFMoran Inc. assumes no liability as a result of any changes or non-conformance with these plans except upon the written approval of the Engineer of Record.
12. TFMoran Inc. assumes no liability for work performed without an acceptable program of testing and inspection as approved by the Engineer of Record.
13. Reproduction of structural drawings for shop drawings is not permitted. Electronic drawings files will not be provided to the Contractor unless a transfer agreement has been completed between the Structural Engineer and the Contractor.
14. All work shall comply with the building codes referenced on these drawings.
15. Do not scale drawings. Contact the Architect or Structural Engineer for dimensions not specifically shown.

CODE:

1. 2015 International Residential Code, as amended, altered, or deleted by the provisions of the 9th Edition 780 CMR, Massachusetts Residential Code amendments.

FOUNDATIONS:

1. Foundations have been designed to consist of continuous and spread footings bearing on inorganic, undisturbed natural soil or compacted structural fill having an assumed allowable bearing pressure of **2,000** pounds per square foot. The Owner and Contractor are responsible for verifying these subsurface conditions, failure to do so will result in a disclaimer of responsibility by the Structural Engineer.
2. Subgrade exploration has not been performed, the Structural Engineer makes no representations concerning the suitability of any soil or ledge material, nor the absence of deleterious materials, either naturally occurring or formerly buried.
3. Structural fill shall be granular material meeting the following gradation requirements:

SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
8"	100	3/4"	45-95
6"	--	No. 4	30-90
3"	70-100	No. 10	25-80
2"	--	No. 40	10-50
1-1/2"	--	No. 200	0-12
1"	--		

A soils testing lab shall test all material proposed for structural fill for classification according to ASTM D2487 and for laboratory compaction curve according to ASTM D1557. In addition, in-place soils shall be tested for compaction to a minimum 95% of its maximum density at or near optimum moisture.

4. Unless otherwise noted, foundations shall be centered under supported members.
5. The bottom of perimeter and exterior foundations not on solid rock shall be at least **4'-0"** below finished grade.
6. Keep foundation excavations free of water at all times. Protect all soil surrounding and under footings from freezing and frost action during the course of construction.
7. Bottom of excavations shall be reviewed by the Geotechnical Engineer or Testing Agency prior to the placement of concrete.
8. Provide formwork for all footings, walls, and piers. Unless otherwise noted, earth formed foundations are not allowed.
9. Place backfill simultaneously on both sides of foundation walls to the grades indicated. Do not backfill or temporarily brace walls with uneven backfill until the floor slab at the top of the wall has been poured and/or the concrete has attained 75% of its design compressive strength.
10. Provide 3/4" maximum aggregate within 12" of slabs on grade, unless otherwise noted by Geotechnical Engineer.
11. The bottom three (3) inches of footing excavations shall be finished with smooth-edged bucket or by hand shovel.
12. Use lean concrete (f'c = 1,500 psi) or structural fill for over-excavation of footings.
13. Refer to site, plumbing, mechanical, and electrical drawings for location of pipes and underslab conduit. Provide pipe sleeves for all pipe penetrations at foundation walls.
14. The G.C. shall identify all below grade utilities prior to commencing excavation activities.
15. Submittals to the Structural Engineer and Geotechnical Engineer are required for structural fill material [and Pier contractor to submit final pier design and layout, signed and sealed by the professional engineer, registered in the state of the project's construction, responsible for their preparation.

TABLE OF CONTENTS

DESIGN LOADS:

1. FLOOR LIVE LOADS:
MINIMUM UNIFORM LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS
(Each floor area with Live Loads over 50 psf shall be clearly marked):

OCCUPANCY or USE	UNIFORM	CONCENTRATED
Residential		
One and two-family dwellings		
Uninhabitable Attic (with limited storage):	20 psf	N/A
Habitable Attics & Sleeping Areas:	30 psf	N/A
All other areas:	40 psf	N/A

CONCENTRATED FLOOR LOADS:
If listed above, the concentrated load shall be used to determine the greatest load effect. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area of 2 1/2 ft^2 and located to produce the maximum load effects

2. ROOF SNOW LOAD:

Risk Category	II
Ground Snow Load, Pg:	45 psf
Snow Load Importance Factor, Is:	1.0
Snow Exposure Factor, Ce:	1.0
Thermal Factor, Ct:	1.1 (1.2 at Unheated Areas)
Flat Roof Snow Load, Pf:	35 psf (38 at Unheated Areas)
Drifting, sliding, and unbalanced snow loads:	Per ASCE-7

3. ROOF LIVE LOAD:
Roof live load: 20 psf MIN

4. DEAD LOAD:

Roof	
Light / Wood framed:	15 psf
Solar Array Allowance:	5 psf
Floor (Supported / Elevated):	
Light / Wood framed:	12 psf

5. WIND DESIGN DATA:
Wind loads have been determined using ASCE-7 Envelope Procedure for Low-Rise Buildings.

Risk Category:	II
Basic Design Wind Speed, V:	105 mph
Wind Exposure Category:	B
Internal Pressure Coefficient:	+/-0.18
Components and Cladding Design Wind Pressure:	

Zone Per ASCE-7	MAX Positive (20 ft^2)	MAX Negative (20ft^2)
1	16 psf	27 psf
2	16 psf	45 psf
3	16 psf	67 psf
4	29 psf	32 psf
5	29 psf	38 psf

NOTE: This structure has been designed as an enclosed building as defined in ASCE-7. All exterior wall glazing shall be impact resistant or protected with an impact-resistant covering meeting the requirements of the International Building Code referenced on this sheet.

6. EARTHQUAKE DESIGN DATA:

Risk Category:	II
Seismic Importance Factor, Ie:	1.0
0.2s Mapped Spectral Response Acceleration, Ss:	0.29g
1.0s Mapped Spectral Response Acceleration, S1:	0.068g
0.2s Spectral Response Coefficient, Sds:	0.303g
1.0s Spectral Response Coefficient, Sd1:	0.109g
Site Class:	D (Assumed)
Seismic Design Category:	B
Basic Seismic-Force-Resisting System:	Light Frame Wood Walls with Structural Wood Shear Panels
Analysis Procedure:	Equivalent Lateral Force
Response Modification Factor, R:	6.5
Seismic Response Coefficient, Cs:	0.047
Deflection Amplification Factor, Cd:	4
Design Base Shear, V:	0.047*W kips

Earthquake Design for Residential Buildings:
Not required since the seismic requirements for the structures assigned to the Seismic Design Category noted above are exempt by the building code.

7. Geotechnical Information:
See Foundation General Notes for additional information.
8. Flood Load:
The structure is not designed for flood hazard areas, nor to be submerged or subject to wave action. If constructed in a flood plain, the structure must be installed above the minimum base flood elevation as determined from flood elevation maps for the building site site elevation or supported on a foundation designed for flood levels.
10. Other Loads:
Retaining Walls
Lateral Equivalent Fluid Pressure: 60 pcf (restrained)
Vertical Live Load Surcharge: 125 psf

STRUCTURAL TESTS AND INSPECTIONS:

1. Structural Tests, Inspections, and Reports for soils, pier foundations, concrete construction, and other applicable construction shall be promptly submitted in writing to the Structural Engineer and Contractor.
2. Tests and Inspections shall be completed in accordance with the applicable IBC Special Inspection chapter.
3. The Special Inspection Coordinator shall be a licensed Professional Engineer registered in the state the project is located in. Unless specifically stated in writing and listed on the Statement of Special Inspections, TFM is not the Special Inspector or Special Inspections Coordinator and this service shall be provided as a direct contract to the Owner as per the Building Code.
4. A Final Statement of Special Inspections, stamped by the Special Inspector Coordinator, shall be provided to TFM at the completion of the project. The document shall be stamped by a professional engineer registered in the state the project is located in.
5. Remove and replace work where test results indicate that it does not comply with specified requirements. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
6. Concrete by independent testing agency and/or structural engineer:
Inspect steel reinforcement for size, spacing, cover, positioning, splices, and proper grade. Perform concrete tests for compressive strength, slump, air content, and temperature.
7. Post-Installed Anchorage by independent testing agency and/or structural engineer:
Inspect anchors for proper size, positioning, spacing, edge distance, embedment, and hole cleaning per the manufacturer's installation specifications.
8. Wood by independent testing agency and/or structural engineer:
Inspect wood framing, connections, and fastener installation.
9. Structural Observations:
Notify engineer of progress of construction for coordination of site observations per Chapter 17 of the International Building Code (IBC). These observations are intended for review of general design intent and do not relieve the general contractor of their responsibility to perform quality control.

CONCRETE:

1. All concrete work shall conform to the requirements of ACI 301 "Specifications for Structural Concrete" and ACI 318 "Building Code Requirements for Structural Concrete".
2. Concrete shall be a mix designed for ultimate strength in accordance with ACI 211.1 to achieve the following minimum 28-day compressive strengths:

Foundation Footings, Walls, Outdoor stairs, and slabs:	
Compressive Strength, f'c	4,000 psi, Normal Weight
Max Slump (without plant added water reducer)	3" +/- 1"
Max Slump (with plant added water reducer)	4" to 6"
Max W/C Ratio	0.45
Air Entrainment	6% +/- 1%
Interior Slabs on Grade and Housekeeping Pads:	
Compressive Strength	3,500 psi, Normal Weight
Max Slump (without plant added water reducer)	4"
Max Slump (with plant added water reducer)	4" to 6"
Max W/C Ratio	0.50
Do not use air entrainment admixture	

3. Concrete shall conform to the following:

Cement:	Portland Cement ASTM C150 Type I / II or Blended Hydraulic Cement ASTM C595 Type 1L
Fly Ash:	ASTM C618 Class C 20% to 35% or Class F 15% to 25%
Ground granulated blast-furnace slag:	ASTM C989 50% maximum
Course aggregate:	ASTM C33 3/4" (Size No.67) for normal weight or ASTM C330 3/4" (Size No.67) for light weight
Fine aggregate:	ASTM C33 3/8" (Size No.8) for normal weight or ASTM C330 3/8" (Size No.8) for light weight

4. Concrete shall be placed under the supervision of an American Concrete Institute (ACI) qualified testing agency.
5. Produce, place and protect concrete during periods of cold weather as outlined in ACI 306.1 "Standard Specification for Cold Weather Concreting" and during periods of hot weather as outlined in ACI 305.1 "Standard Specification for Hot Weather Concreting".
6. Concrete shall not be cast in water or on frozen ground.
7. Mechanically vibrate and consolidate freshly cast concrete around reinforcing bars and against form surfaced to prevent the formation of air or stone pockets, honeycombing, pitting, or planes of weakness. Do not over vibrate such that aggregate separation occurs.
8. Top of foundation walls shall be smooth and level.
9. Exposed concrete shall be rubbed immediately after removal of forms, see architectural drawings for finish type.
10. Slab surfaces shall have a steel trowel finish unless noted on structural, architectural or civil drawings. The G.C. shall coordinate ACI Class of Floors, ACI Finishing of Floors, ASTM Floor Flatness (FF) and Floor Levelness (FL) requirements with Architect, Owner and Owner's equipment. All finishes of concrete surfaces shall be approved by the Owner/tenant, prior to construction.
11. Cure and protect slabs for not less than seven (7) days with a curing compound conforming to ASTM C309 compatible with any intended floor overlay. Do not install finish flooring until the slab has adequately cured.
12. Concrete floor hardener shall be "Ashford Formula" manufactured by Curecrete Chemical Company or approved equivalent, coordinate locations w/ Owner.
13. Slab control joints, not shown on the drawings, shall be laid out in a square or rectangular fashion in accordance with ACI recommendations, Typical Slab-on-Grade Details and with the length not exceeding the width by 20%. No assurance is offered by TFM that random shrinkage cracking will not occur. Coordinate joint locations with Architect. Do not cut slab control joints on elevated composite slabs. Fill joints, unless otherwise noted with semi-rigid epoxy joint filler such as Metzger/McGuire Spal-Pro XL or equal.
14. Horizontal wall construction joints shall be as indicated on the drawings. Vertical construction joints shall be approved by the architect and shall align with masonry wall control joints. Space vertical control or construction joints at concrete walls no more than 30'-0" on center. Construction joints shall be formed with a key, and reinforcing shall be lapped to develop the full tension capacity of the (smaller) bar.
15. Openings in concrete walls shall be located, sized, and reinforced (with the exception of small openings and/ or sleeves of a size that will not displace or interrupt the continuity of the reinforcing) as shown on respective details. Any alterations require approval of the Structural Engineer.
16. No pipe shall pass through concrete without permission from the Structural Engineer. Pipe sleeves shall be provided and spaced a minimum of three (3) diameters apart. Pipes shall not pass through footings.
17. Unless otherwise noted, keys shall be 2"x4" with beveled sides.
18. Provide pockets in walls with pressure treated wood bearing plates for support of all beams framing into/onto foundation walls unless noted otherwise.
19. Do not backfill foundation walls until the concrete has been in place for seven (7) days and attained 75% of its design compressive strength. **Do not backfill retaining walls until floor framing and slab on grade has been placed.** Foundations shall achieve the design strength prior to supporting structural framing above.
20. Place epoxy/adhesive/acrylic anchors in materials at manufacturer recommended temperature ranges. If temperature ranges cannot be achieved, coordinate appropriate epoxy/adhesive/acrylic material substitute for approval with structural engineer.
21. Post installed anchors shall be installed in sound concrete in accordance with the manufacturer's recommendations/instructions. Reinforcing steel shall not be cut in order to install anchors.
22. Notify Engineer of any wall and/or slab cracks of 1/8" or greater for review.
23. Submittals to the Structural Engineer are required for each concrete mix design to be used including mix designs, cementitious materials, aggregates, admixtures, and appropriate historic compressive strength test data per ACI 318. Hot and Cold Weather procedures and slab curing procedures. Epoxy/adhesive/acrylic/expansion anchor product data. Expansion joint materials, sealers and curing compound product data.

REINFORCING STEEL:

1. Reinforcing steel shall be deformed bars, free from loose rust and scale, and conforming to ASTM A615, Grade 60.
2. Welded wire fabric (WWF) shall conform to ASTM A1064. Lap 1.5 squares at joints and tie at 3'-0" o.c. Furnish WWF in flat sheets.
3. Welded wire fabric (WWF) at slabs on grade shall be supported on chairs or bolsters spaced at 24"-36" or less, as required to maintain WWF at indicated clear cover location.
4. Clear concrete cover over bars shall be as follows unless otherwise noted (see ACI 318 for conditions not noted):

Footings:	3 inches (bottom), 2 inches (top and side)
Walls and Piers (exposed to earth):	2 inches (side)
Slab on grade:	2 Inches (top)

5. Accessories in contact with forms to be removed shall have upturned legs and be plastic-dipped after fabrication. Accessories for reinforcing shall be in accordance with ACI current edition.
6. Lap reinforcing to develop the full tension capacity of the (smaller) bar. Provide Class B splice unless noted otherwise.
7. No bars shall be cut or omitted in the field because of sleeves, duct openings or recesses. Bars may be moved aside without change in level with the prior approval of the Structural Engineer.
8. Shop or Erection drawings shall be submitted to the Structural Engineer showing the layout, spacing, lap lengths, quantity and sizes of all concrete reinforcing.
9. Submittals to the Structural Engineer are required for product data of all accessories, including WWF, chairs, bolsters and mechanical connectors.

WOOD:

1. Work shall be in accordance with the applicable American Wood Council, ANSI / AF&PA, "National Design Specification for Wood Construction (NDS)" including "Design Values for Wood Construction", National Forest Products Association.
2. New wood for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction."
3. Wood construction shall conform to applicable IBC, Chapter and Section for "Conventional Light-frame Construction."
4. Sheathing panels shall be marked with the American Plywood Association (APA) trademark and shall meet the latest U.S. Product Standard PS 1 or APA PRP-108 Performance Standards.
5. All wall sheathing panels shall be 1/2" thick Plywood or OSB, APA Rated Sheathing EXP 1 (C-D for Plywood) or (DOC PS1 or PS2 for OSB), with 32/16 span rating (unless otherwise noted). All sheathing panel edges shall be blocked, unless otherwise noted. Fasten with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 12"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay wall sheathing with long dimension perpendicular to support members.
6. All floor sheathing panels (sub-floor) shall be 3/4" thick T&G Plywood or OSB, APA Rated Sturd-I-Floor EXP 1 (C-D for Plywood) or (DOC PS1 or PS2 for OSB), with 48/24 span rating (unless otherwise noted). Sheathing to be glued with adhesives meeting APA Spec. AFG-01 and fastened with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 12"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay floor sheathing with long dimension perpendicular to support members and stagger sheathing panels in a row one half panel length with previous row. [Sheathing to be fastened to cold-formed metal framing with flathead teks 8-18 x 1-5/16" at 6" o.c. along panel edges and 12" o.c. at intermediate supports.
7. All roof sheathing panels shall be 5/8" thick [3/4" at flat roofs] Plywood or OSB, APA Rated Sheathing EXP 1 (C-D for Plywood) or (DOC PS1 or PS2 for OSB), with span rating of 40/20 at 5/8" panels and 48/24 at 3/4" panels (unless otherwise noted). Fasten with 8d common nails spaced at 6"o.c. at panel perimeter supported edges and 6"o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay roof sheathing with long dimension perpendicular to support members and stagger sheathing panels in a row one half panel length with previous row. Support edges of sheathing at roof pitch breaks with blocking.
8. Framing for walls, joists, rafters beams and headers shall be Spruce-Pine-Fir (SPF) No. 1/ No. 2, unless noted. Dimensioned lumber represents nominal sizes. See minimum properties below:
9. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated (P.T.) Southern Pine No. 1, unless noted. See minimum properties below:
10. Laminated Veneer Lumber (LVL) members shall be 1.9E Trus Joist Microllam LVL as manufactured by Weyerhaeuser or approved equivalent. See minimum properties below:
11. Parallel Strand Lumber (PSL) members shall be 2.0E (Beam) or 1.8E (Columns) Trus Joist Parallam PSL as manufactured by Weyerhaeuser or approved equivalent. See minimum properties below.
12. Laminated Strand Lumber (LSL) joists and stud members shall be 1.3E Trus Joist TimberStrand LSL as manufactured by Weyerhaeuser or approved equivalent. See minimum properties below.
13. Wood framing shall have the minimum design values:

Species / Material	Min. Design Values E (psi)	Fb (psi)	Fv (psi)
Spruce-Pine Fir (SPF) No. 1/ No. 2:	1.4e6	875	135
Southern Pine (SP) No. 1:	1.4e6	1,100	175
Laminated Veneer Lumber (LVL) 1.9E members:	1.9e6	2,600	285
Parallel Strand Lumber (PSL) 2.0E (Beams):	2.0e6	2,900	290
Parallel Strand Lumber (PSL) 1.8E (Columns):	1.8e6	2,400	190
Laminated Strand Lumber (LSL) 1.3E (Joists / Studs):	1.3e6	1,700	400

14. Pressure treated (P.T.) wood shall meet the following standards for each condition of use:

Condition	Pressure Treatment	Min. Retention	AWPA Category
Interior Construction:			
(Wood not exposed to weather,	CCA, ACQ-C,D	.25	UC2
in contact with concrete or masonry)	CA-B	.1	UC2
	MCA-C	.05	UC2
Above Ground, exterior construction:			
(Beams, joists and stringers	CCA, ACQ-C,D	.25	UC3B
not in contact with the ground)	CA-B	.1	UC3B
	MCA-C	.05	UC3B
Ground Contact, fresh water:			
(Posts and members exposed to weather	CCA, ACQ-C,D	.4	UC4A
and in ground contact)	CA-B	.21	UC4A
	MCA-C	.15	UC4A

Treated Sheathing

Chromated Copper Arsenate (CCA), Alkaline Copper Quaternary (ACQ), Copper Azole (CA) and Micronized Copper Azole (MCA)

Field treat cut ends of P.T. wood with Copper Naphthenate preservative such as Copper-Greene.

15. Wood to steel and wood to wood bolted connectors shall be made with ASTM A307 bolts with flat washers. Bolt holes in wood shall be 1/32" larger than the bolt. Wood nailers shall be fastened with (2) rows of 1/2" diameter carriage bolts staggered at 2'-0" o.c. unless otherwise noted.
16. Shear wall holdown anchor bolts and threaded rods shall be ASTM F1554 Gr. 36 for diameters 3/4" or less and high-strength (HS) anchor bolts ASTM F1554 Gr. 55, Supplement 1 (weldable) for diameters larger than 3/4". Anchors cast in concrete shall be headed bolts, hooked ("J" type) anchor bolts are not permitted. Provide diameters and dimensions detailed within schedule or as per manufacturer.
17. Anchor bolts for wood sill plates to concrete shall be galvanized min. ASTM A307 headed of the diameters and dimensions detailed or noted on the drawings.
18. Fastening Schedule: See applicable IBC table "Fastening Schedule" and Typical Detail Sheets for fastening/nailing requirements.
19. Top plates: Bearing and exterior wall studs shall be capped with double top plates (unless noted otherwise), installed to provide overlapping at corners and wall intersections with other partitions. End joints in top plates shall be offest no less than 48".
20. Wood posts / columns shall have metal cap and base connectors at top and bottom unless otherwise noted.
21. The lateral bracing system includes plywood wall and roof sheathing. Contractor shall provide temporary bracing as required to laterally support the structure during construction.
22. Provide lateral support at all bearing points and along compression edges at intervals of 24"o.c. or closer.
23. Minimum section width = 1 3/4". The 3 1/2", 5 1/4", and 7" members may be combinations of 1 3/4" members. Follow manufacturers guidelines for Multiple Member Connections for side loaded beams.
24. Wood Construction Connectors shall be manufactured by Simpson Strong-Tie Co., MiTek Industries, Inc. or approved equal and installed in accordance with the manufacturers recommendations.
25. All wood fasteners and hangers in contact with pressure treated (P.T.) and or fire retardant treated (FRT) lumber are to be stainless steel or hot dipped galvanized (min 2.0 oz/ft^2). Hangers located in Ocean/Water Front environments shall be stainless steel.
26. All non-load bearing / non-structural walls shall be held down from joists / rafters / trusses above.
27. Shop or Erection (placement) drawings shall be submitted to the Structural Engineer showing the layout, sizes and anchorage details for all engineered lumber framing.
28. Submittals to the Structural Engineer shall include engineered lumber and hanger / connections product data, engineered lumber product data.

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CHARLESTOWN, MA

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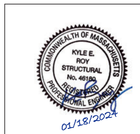

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Drawn By: AMG
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Date: 01/18/2024
Revisions

Project No: 2203
File Name:
Drawing Title:

GENERAL STRUCTURAL NOTES

Sheet No. S-001

Scale: 12" = 1'-0"

WOOD SHEAR WALL SCHEDULE									
MARK	PANEL EDGES	SHEATHING	EDGE NAILING	FIELD NAILING	END POST	SIMPSON HOLDOWN	HOLDOWN ANCHORAGE	PLATE TO FOUNDATION ANCHORAGE	PLATE TO FLOOR ANCHORAGE
1	BLOCKED	7/16" PLYWOOD	8d COMMONS AT 6"o.c.	8d COMMONS AT 12"o.c.	(2)-2x	HDU4-SDS2.5 W/ 5/8" DIA. THREADED ROD	DRILL AND EMBED 9" W/ SIMPSON SET-XP	1/2" TITEN HD AT 32" o.c.	(2)- 16d AT 16" o.c.
2	BLOCKED	7/16" PLYWOOD BOTH SIDES	8d COMMONS AT 3"o.c.	8d COMMONS AT 12"o.c.	(3)-2x	HDU11-SDS2.5 W/ 1" DIA. THREADED ROD	DRILL AND EMBED 18" W/ SIMPSON SET-XP	1/2" TITEN HD AT 32" o.c.	(2)- 16d AT 16" o.c.

WOOD HEADER SCHEDULE				
MARK	SIZE	# OF JACK STUDS	# OF KING STUDS	END CONNECTION
H-1	(3)- 2x6	1	1	
H-2	(3)- 2x8	1	1	
H-3	(3)- 2x8	1	2	

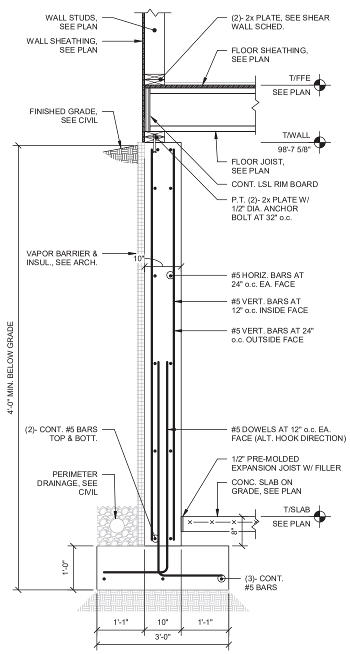
WOOD POST SCHEDULE				
MARK	SIZE	SIMPSON POST BASE	SIMPSON POST CAP	COMMENTS
WP-1	(3)- 2x6			IN WALL
WP-2	4x4	BC40	BC4	
WP-3	P.T. 6x6	ABU66Z	LPC6Z	

FLOOR FRAMING PLAN NOTES

1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. FIN. FIRST FLOOR REFERENCE ELEVATION = 100'-0" UNLESS NOTED OTHERWISE (SEE ARCHITECTS/CIVIL DRAWINGS FOR ACTUAL ELEVATION).
4. TOP OF FIRST FLOORPLATE (JOIST BEARING ELEVATION) = 98'-10 5/8" UNLESS OTHERWISE NOTED THUS [±X'-XX"] FROM TOP OF PLATE ELEVATION.
5. TOP OF SECOND FLOORPLATE (JOIST BEARING ELEVATION) = 108'-7 1/8" UNLESS OTHERWISE NOTED THUS [±X'-XX"] FROM TOP OF PLATE ELEVATION.
6. TOP OF THIRD FLOORPLATE (JOIST BEARING ELEVATION) = 118'-3 7/8" UNLESS OTHERWISE NOTED THUS [±X'-XX"] FROM TOP OF PLATE ELEVATION.
7. "F-1" FLOOR CONSTRUCTION: 3/4" T&G C-D EXT. GRADE, APA RATED EXPOSURE 1 WOOD SHEATHING.
8. APPROXIMATE LAYOUT OF PREFABRICATED WOOD FLOOR JOISTS IS SHOWN ON PLAN. THE JOIST MANUFACTURER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND LAYOUT OF JOISTS, INCLUDING SHOP DRAWINGS, CALCULATIONS, BRIDGING, AND CONNECTIONS.
9. ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
10. (WP-#) INDICATES WOOD POST, SEE WOOD POST SCHEDULE.
11. EXTERIOR STUD WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH 1/2" MIN. PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMON NAILS AT 6" o.c. EDGE/ 12" o.c. FIELD. PROVIDE FLAT 2x6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
12. INTERIOR BEARING WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH GYPSUM BOARD SHEATHING UNLESS NOTED OTHERWISE, SEE ARCHITECTURAL DRAWINGS FOR SHEATHING THICKNESS.
13. IF ATTIC/ CEILING FRAMING IS TO REMAIN UNSHEATHED, TOP EDGES OF JOISTS SHALL BE BRACED AGAINST LATERAL BUCKLING BY INSTALLING CONTINUOUS 1x3 MIN. WOOD STRAPPING ACROSS TOPS OF JOISTS AT 4'-0" o.c. MAX., NAIL STRAPPING TO TOPS OF JOISTS WITH (2)-8d COMMONS.
14. COORDINATE SIZE AND LOCATION OF ALL FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS, PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
15. PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND ONE KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
16. ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
17. 'DJ' DENOTES DOUBLE JOIST.
18. PROVIDE JOIST BRIDGING AT 8'-0"O.C. MAX.
19. ALL JOISTS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
20. ALL INTERIOR AND EXTERIOR BEARING/SHEAR WALL STUDS TO ALIGN FROM FLOOR TO FLOOR.
21. PROVIDE CONT. PRESSURE TREATED DOUBLE 2x NAILERS AT ALL JOIST BEARING LOCATIONS ON CONCRETE.
22. ALL EXTERIOR WOOD CONNECTORS TO BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
23. INSTALL WEB STIFFENERS/SQUASH BLOCKS IN I-JOISTS THAT SUPPORT BEARING WALLS ABOVE IN ACCORDANCE WITH I-JOIST MANUFACTURER'S SPECIFICATIONS
24. PROVIDE MINIMUM OF (4) 2x POSTS IN WALLS AT BEAM BEARING LOCATIONS.

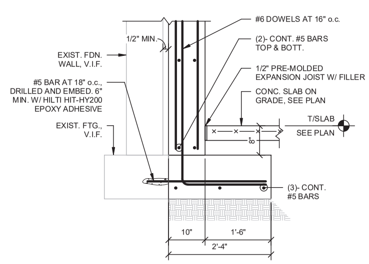
FOUNDATION PLAN NOTES

1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. BASEMENT FLOOR REFERENCE ELEVATION = 90'-1 1/2" UNLESS NOTED OTHERWISE (SEE ARCHITECTS/CIVIL DRAWINGS FOR ACTUAL ELEVATION).
4. FIN. FIRST FLOOR REFERENCE ELEVATION = 100'-0" UNLESS NOTED OTHERWISE (SEE ARCHITECTS/CIVIL DRAWINGS FOR ACTUAL ELEVATION).
5. FLOOR CONSTRUCTION: FINISHED CONCRETE FLOOR SLAB REINFORCED W/WWF 6x6-W2.1xW2.1 ON 95% COMPACTED CLEAN GRANULAR FILL; SEE GEOTECHNICAL REPORT, GENERAL NOTES AND TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
6. BOTTOM OF FOOTING ELEVATION TO BE -4'-0" MIN. BELOW FINISHED GRADE UNLESS NOTED THUS [X'-XX"] FROM REFERENCE ELEVATION. THE CONTRACTOR IS TO VERIFY ALL FOOTING ELEVATIONS WITH FINAL FINISHED GRADES.
7. FOOTINGS TO BE CENTERED ON WALL AND COLUMN CENTERLINES UNLESS NOTED OTHERWISE
8. TOP OF FOOTING AT EXTERIOR PERIMETER COLUMNS TO BE FLUSH WITH FROST WALL CONTINUOUS FOOTINGS UNLESS NOTED OTHERWISE.
9. TOP OF INTERIOR FOOTING ELEVATION TO BE -1'-0" UNLESS NOTED OTHERWISE; -2'-0" AT ALL ROOF DRAINS.
10. "F-#.#" INDICATES CONCRETE FOOTING, SEE "CONCRETE FOOTING SCHEDULE" FOR SIZE, REINFORCEMENT, AND ADDITIONAL FOOTING INFORMATION.
11. (WP-#) INDICATES WOOD POST AND (C-#) INDICATES STEEL COLUMN, SEE WOOD POSTAND STEEL COLUMN SCHEDULE
12. COORDINATE ALL FLOOR PITCH, PITS, TRENCHES, POCKETS, BRICK SHELVES, SLEEVES, PENETRATIONS, AND INSERTS IN CONCRETE WALLS AND SLABS WITH ARCHITECTURAL AND MEP DRAWINGS.
13. SEE GENERAL NOTES FOR ADDITIONAL FOUNDATION REQUIREMENTS AND INFORMATION.
14. SEE GEOTECHNICAL REPORT FOR DRAINAGE, BACKFILL AND SITE PREPARATION REQUIREMENTS.
15. PROVIDE CONTROL JOINTS AS SHOWN ON PLAN. JOINT SPACING NOT TO EXCEED 12'-0" ON CENTER COORDINATE ALL FOUNDATION DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
16. PROVIDE POCKETS IN CONCRETE WALLS FOR DROPPED BEAMS AS REQUIRED.
17. PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 48" o.c. AT ALL WALLS UNLESS NOTED OTHERWISE.

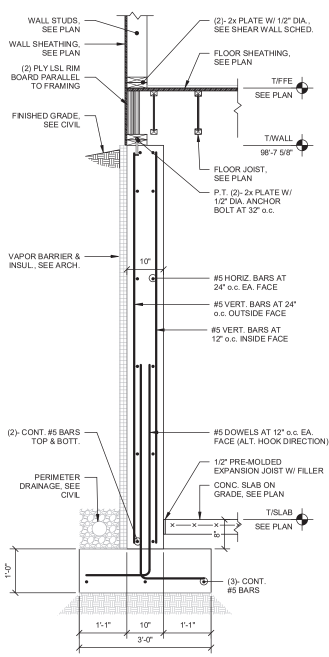


WALL STUDS, SEE PLAN
WALL SHEATHING, SEE PLAN
(2)- 2x PLATE, SEE SHEAR WALL SCHED.
FLOOR SHEATHING, SEE PLAN
T/FFE
SEE PLAN
FINISHED GRADE, SEE CIVIL
T/WALL
98'-7 5/8"
FLOOR JOIST, SEE PLAN
CONT. LSL RIM BOARD
P.T. (2)- 2x PLATE W/ 1/2" DIA. ANCHOR BOLT AT 32" o.c.
VAPOR BARRIER & INSUL., SEE ARCH.
10"
#5 HORIZ. BARS AT 24" o.c. EA. FACE
#5 VERT. BARS AT 12" o.c. INSIDE FACE
#5 VERT. BARS AT 24" o.c. OUTSIDE FACE
4'-0" MIN. BELOW GRADE
(2)- CONT. #5 BARS TOP & BOTT.
#5 DOWELS AT 12" o.c. EA. FACE (ALT. HOOK DIRECTION)
PERIMETER DRAINAGE, SEE CIVIL
1/2" PRE-MOLDED EXPANSION JOIST W/ FILLER
CONC. SLAB ON GRADE, SEE PLAN
T/SLAB
SEE PLAN
1'-0"
(3)- CONT. #5 BARS
1'-1"
10"
1'-1"
3'-0"

4 SECTION
3/4" = 1'-0"

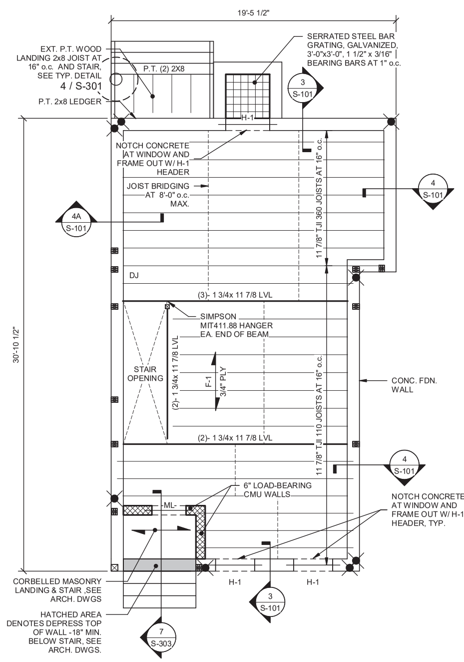


4A SECTION
3/4" = 1'-0"



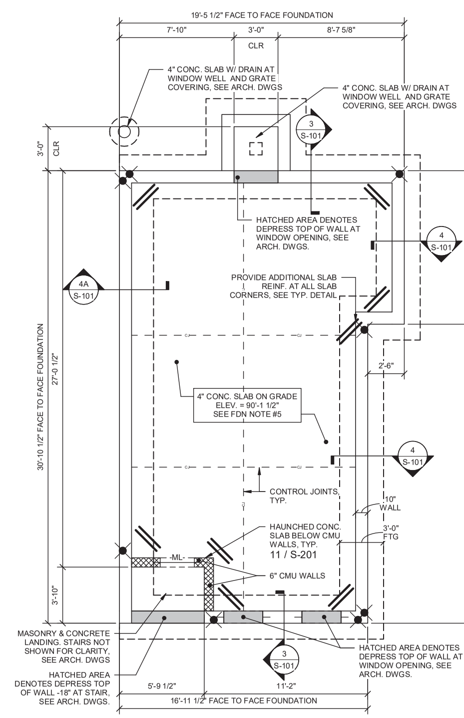
WALL STUDS, SEE PLAN
WALL SHEATHING, SEE PLAN
(2) PLY LSL RIM BOARD PARALLEL TO FRAMING
(2)- 2x PLATE W/ 1/2" DIA., SEE SHEAR WALL SCHED.
FLOOR SHEATHING, SEE PLAN
T/FFE
SEE PLAN
FINISHED GRADE, SEE CIVIL
T/WALL
98'-7 5/8"
FLOOR JOIST, SEE PLAN
P.T. (2)- 2x PLATE W/ 1/2" DIA. ANCHOR BOLT AT 32" o.c.
VAPOR BARRIER & INSUL., SEE ARCH.
10"
#5 HORIZ. BARS AT 24" o.c. EA. FACE
#5 VERT. BARS AT 24" o.c. OUTSIDE FACE
#5 VERT. BARS AT 12" o.c. INSIDE FACE
(2)- CONT. #5 BARS TOP & BOTT.
#5 DOWELS AT 12" o.c. EA. FACE (ALT. HOOK DIRECTION)
PERIMETER DRAINAGE, SEE CIVIL
1/2" PRE-MOLDED EXPANSION JOIST W/ FILLER
CONC. SLAB ON GRADE, SEE PLAN
T/SLAB
SEE PLAN
1'-0"
(3)- CONT. #5 BARS
1'-1"
10"
1'-1"
3'-0"

3 SECTION
3/4" = 1'-0"



19'-5 1/2"
EXT. P.T. WOOD LANDING 2x8 JOIST AT 16" o.c. AND STAIR, SEE TYP. DETAIL
4 / S-301
P.T. 2x8 LEDGER
P.T. (2) 2X8
SERRATED STEEL BAR GRATING, GALVANIZED, 3'-0"x3'-0", 1 1/2" x 3/16" BEARING BARS AT 1" o.c.
H-1
NOTCH CONCRETE AT WINDOW AND FRAME OUT W/ H-1 HEADER
JOIST BRIDGING AT 8'-0" o.c. MAX.
11 7/8" TJI 360 JOISTS AT 16" o.c.
DJ
(3)- 1 3/4x 11 7/8 LVL
SIMPSON MIT411.88 HANGER EA. END OF BEAM
STAIR OPENING
(2)- 1 3/4x 11 7/8 LVL
F-1
3/4" PLY
CONC. FDN. WALL
11 7/8" TJI 110 JOISTS AT 16" o.c.
30'-10 1/2"
6" LOAD-BEARING CMU WALLS
-ML-
NOTCH CONCRETE AT WINDOW AND FRAME OUT W/ H-1 HEADER, TYP.
CORBELLED MASONRY LANDING & STAIR ,SEE ARCH. DWGS
HATCHED AREA DENOTES DEPRESS TOP OF WALL -18" MIN. BELOW STAIR, SEE ARCH. DWGS.
H-1
H-1

2 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



19'-5 1/2" FACE TO FACE FOUNDATION
7'-10"
3'-0"
8'-7 5/8"
CLR
4" CONC. SLAB W/ DRAIN AT WINDOW WELL AND GRATE COVERING, SEE ARCH. DWGS
4" CONC. SLAB W/ DRAIN AT WINDOW WELL AND GRATE COVERING, SEE ARCH. DWGS
HATCHED AREA DENOTES DEPRESS TOP OF WALL AT WINDOW OPENING, SEE ARCH. DWGS.
PROVIDE ADDITIONAL SLAB REINF. AT ALL SLAB CORNERS, SEE TYP. DETAIL
10'-5 5/8" FACE TO FACE FOUNDATION
30'-10 1/2" FACE TO FACE FOUNDATION
27'-0 1/2"
2'-6"
4" CONC. SLAB ON GRADE ELEV. = 90'-1 1/2" SEE FDN NOTE #5
CONTROL JOINTS, TYP.
10" WALL
3'-0" FTG
20'-4 7/8" FACE TO FACE FOUNDATION
HAUNCHED CONC. SLAB BELOW CMU WALLS, TYP.
11 / S-201
6" CMU WALLS
-ML-
3'-10"
MASONRY & CONCRETE LANDING. STAIRS NOT SHOWN FOR CLARITY, SEE ARCH. DWGS
HATCHED AREA DENOTES DEPRESS TOP OF WALL -18" AT STAIR, SEE ARCH. DWGS.
HATCHED AREA DENOTES DEPRESS TOP OF WALL AT WINDOW OPENING, SEE ARCH. DWGS.
5'-9 1/2"
11'-2"
16'-11 1/2" FACE TO FACE FOUNDATION

1 FOUNDATION AND BASEMENT FLOOR SLAB ON GRADE
1/4" = 1'-0"

9 ARMORY ST.

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Drawing Title:	FOUNDATION AND FIRST FLOOR FRAMING PLANS AND SECTIONS
Sheet No:	S-101
Scale:	As indicated

WOOD SHEAR WALL SCHEDULE									
MARK	PANEL EDGES	SHEATHING	EDGE NAILING	FIELD NAILING	END POST	SIMPSON HOLDOWN	HOLDOWN ANCHORAGE	PLATE TO FOUNDATION ANCHORAGE	PLATE TO FLOOR ANCHORAGE
1	BLOCKED	7/16" PLYWOOD	8d COMMONS AT 6"o.c.	8d COMMONS AT 12"o.c.	(2)-2x	HDU4-SDS2.5 W/ 5/8" DIA. THREADED ROD	DRILL AND EMBED 9" W/ SIMPSON SET-XP	1/2" TITEN HD AT 32" o.c.	(2)- 16d AT 16" o.c.
2	BLOCKED	7/16" PLYWOOD BOTH SIDES	8d COMMONS AT 3"o.c.	8d COMMONS AT 12"o.c.	(3)-2x	HDU11-SDS2.5 W/ 1" DIA. THREADED ROD	DRILL AND EMBED 18" W/ SIMPSON SET-XP	1/2" TITEN HD AT 32" o.c.	(2)- 16d AT 16" o.c.

WOOD HEADER SCHEDULE				
MARK	SIZE	# OF JACK STUDS	# OF KING STUDS	END CONNECTION
H-1	(3)- 2x8	1	1	
H-2	(3)- 2x8	1	1	
H-3	(3)- 2x8	1	2	

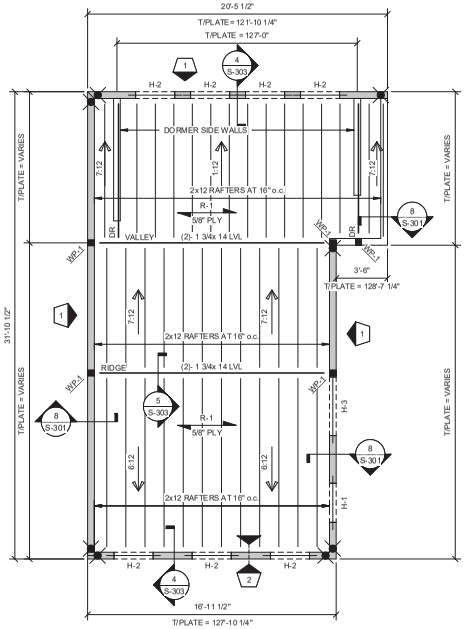
WOOD POST SCHEDULE				
MARK	SIZE	SIMPSON POST BASE	SIMPSON POST CAP	COMMENTS
WP-1	(3)- 2x6			IN WALL
WP-2	4x4	BC40	BC4	
WP-3	P.T. 6x6	ABU66Z	LPC6Z	

ROOF FRAMING PLAN NOTES

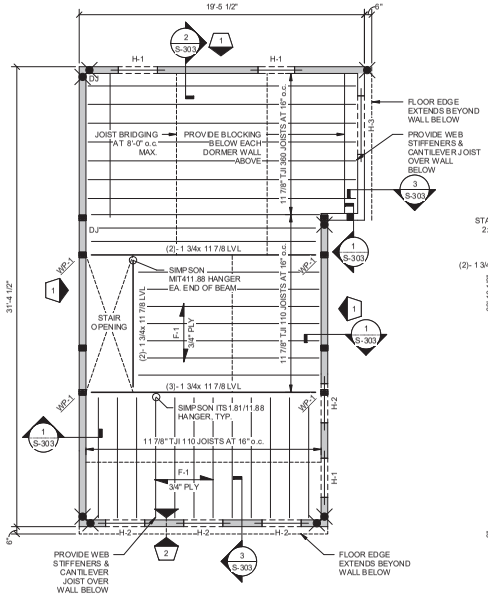
1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. TOP OF ROOF SHEATHING ELEVATION = VARIES, SEE ARCH. DWGS.
4. TOP OF PLATE (RAFTER BEARING ELEVATION) = 127'-10 1/4" UNLESS OTHERWISE NOTED THUS [xX'-XX"] FROM TOP OF PLATE ELEVATION.
5. "R-1" ROOF SHEATHING: 5/8" THICK EXTERIOR GRADE(EXPOSURE 1) RATED WOOD SHEATHING.
6. APPROXIMATE LAYOUT OF ROOF RAFTERS IS SHOWN ON PLAN. THE FRAMER SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT OF RAFTERS, INCLUDING SHOP DRAWINGS, BRACING, AND CONNECTIONS.
7. ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
8. (WP-#) INDICATES WOOD POST, SEE WOOD POST SCHEDULE.
9. EXTERIOR STUD WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH 1/2" MIN. PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMON NAILS AT 6" o.c. EDGE/ 12" o.c. FIELD. PROVIDE FLAT 2x6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
10. INTERIOR BEARING WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH GYPSUM BOARD SHEATHING UNLESS NOTED OTHERWISE, SEE ARCHITECTURAL DRAWINGS FOR SHEATHING THICKNESS.
11. IF ROOF CEILING FRAMING IS TO REMAIN UNSHEATHED, TOP EDGES OF JOISTS SHALL BE BRACED AGAINST LATERAL BUCKLING BY INSTALLING CONTINUOUS 1x3 MIN. WOOD STRAPPING ACROSS TOPS OF JOISTS AT 4'-0" o.c. MAX., NAIL STRAPPING TO TOPS OF JOISTS WITH (2)-8d COMMONS.
12. UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID 2x BLOCKING BETWEEN RAFTERS OVER BEARING WALLS OR DROPPED BEAMS.
13. COORDINATE SIZE AND LOCATION OF ALL ROOF PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS, PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
14. MAXIMUM WEIGHT OF MECHANICAL UNITS (INCLUDING WEIGHT OF CURB) USED IN THE DESIGN OF SUPPORTING MEMBERS ARE INDICATED ON THE PLANS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION OF UNITS. COORDINATE LOCATION OF SUPPORT FRAMING WITH ARCHITECT AND MECHANICAL CONTRACTOR FOR THE MECHANICAL UNITS SPECIFIED.
15. VIBRATION ISOLATORS SHALL BE PROVIDED BETWEEN MECHANICAL UNITS AND FRAMING, COORDINATE WITH MECHANICAL CONTRACTOR.
16. PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND ONE KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
17. ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
18. 'DR' DENOTES DOUBLE RAFTER.
19. PROVIDE RAFTER BRIDGING AT 8'-0"O.C. MAX.
20. ALL RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
21. ALL INTERIOR AND EXTERIOR BEARING/SHEAR WALL STUDS TO ALIGN FROM FLOOR TO FLOOR.
22. PROVIDE SIMPSON HURRICANE CLIPS AT ALL ROOF RAFTER/BEAM BEARING LOCATIONS SEE DETAILS FOR MORE INFORMATION.
23. ALL EXTERIOR WOOD CONNECTORS TO BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
24. PROVIDE MINIMUM OF (4) 2x POSTS IN WALLS AT ALL BEAM BEARING LOCATIONS.

FLOOR FRAMING PLAN NOTES

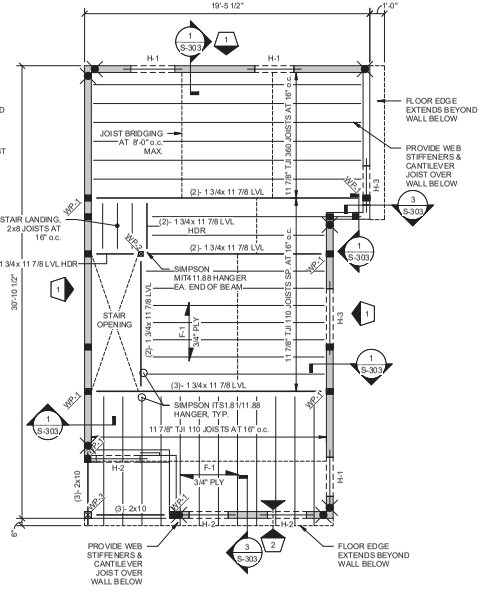
1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. FIN. FIRST FLOOR REFERENCE ELEVATION = 100'-0" UNLESS NOTED OTHERWISE (SEE ARCHITECTS/CIVIL DRAWINGS FOR ACTUAL ELEVATION).
4. TOP OF FIRST FLOOR/PLATE (JOIST BEARING ELEVATION) = 98'-10 5/8" UNLESS OTHERWISE NOTED THUS [xX'-XX"] FROM TOP OF PLATE ELEVATION.
5. TOP OF SECOND FLOORPLATE (JOIST BEARING ELEVATION) = 108'-7 1/8" UNLESS OTHERWISE NOTED THUS [xX'-XX"] FROM TOP OF PLATE ELEVATION.
6. TOP OF THIRD FLOORPLATE (JOIST BEARING ELEVATION) = 118'-3 7/8" UNLESS OTHERWISE NOTED THUS [xX'-XX"] FROM TOP OF PLATE ELEVATION.
7. "F-1" FLOOR CONSTRUCTION: 3/4" T&G C-D EXT. GRADE, APA RATED EXPOSURE 1 WOOD SHEATHING.
8. APPROXIMATE LAYOUT OF PREFABRICATED WOOD FLOOR JOISTS IS SHOWN ON PLAN. THE JOIST MANUFACTURER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND LAYOUT OF JOISTS, INCLUDING SHOP DRAWINGS, CALCULATIONS, BRIDGING, AND CONNECTIONS.
9. ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
10. (WP-#) INDICATES WOOD POST, SEE WOOD POST SCHEDULE.
11. EXTERIOR STUD WALL CONSTRUCTION 2x6 STUDS AT 16" o.c. WITH 1/2" MIN. PLYWOOD SHEATHING. NAIL SHEATHING WITH 8d COMMON NAILS AT 6" o.c. EDGE/ 12" o.c. FIELD. PROVIDE FLAT 2x6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
12. INTERIOR BEARING WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH GYPSUM BOARD SHEATHING UNLESS NOTED OTHERWISE, SEE ARCHITECTURAL DRAWINGS FOR SHEATHING THICKNESS.
13. IF ATTIC/ CEILING FRAMING IS TO REMAIN UNSHEATHED, TOP EDGES OF JOISTS SHALL BE BRACED AGAINST LATERAL BUCKLING BY INSTALLING CONTINUOUS 1x3 MIN. WOOD STRAPPING ACROSS TOPS OF JOISTS AT 4'-0" o.c. MAX., NAIL STRAPPING TO TOPS OF JOISTS WITH (2)-8d COMMONS.
14. COORDINATE SIZE AND LOCATION OF ALL FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS, PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
15. PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND ONE KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
16. ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
17. 'DJ' DENOTES DOUBLE JOIST.
18. PROVIDE JOIST BRIDGING AT 8'-0"O.C. MAX.
19. ALL JOISTS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
20. ALL INTERIOR AND EXTERIOR BEARING/SHEAR WALL STUDS TO ALIGN FROM FLOOR TO FLOOR.
21. PROVIDE CONT. PRESSURE TREATED DOUBLE 2x NAILERS AT ALL JOIST BEARING LOCATIONS ON CONCRETE.
22. ALL EXTERIOR WOOD CONNECTORS TO BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
23. INSTALL WEB STIFFENERS/SQUASH BLOCKS IN I-JOISTS THAT SUPPORT BEARING WALLS ABOVE IN ACCORDANCE WITH I-JOIST MANUFACTURER'S SPECIFICATIONS
24. PROVIDE MINIMUM OF (4) 2x POSTS IN WALLS AT BEAM BEARING LOCATIONS.



3 ROOF FRAMING PLAN
1/4" = 1'-0"



2 THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"



1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

9
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KYLE E. ROY
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REGISTERED PROFESSIONAL ENGINEER
01/18/2024

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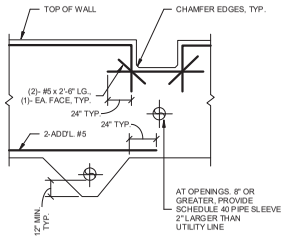
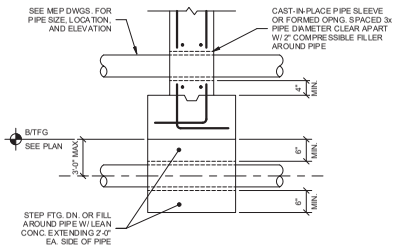
Drawing Title:

FLOOR AND ROOF FRAMING PLANS AND SECTIONS

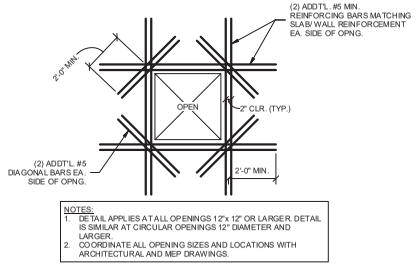
Sheet No. S-102
Scale: As indicated



3 TYPICAL BREAKS IN CONCRETE WALL DETAIL
NO SCALE



2 TYPICAL PIPE PENETRATION DETAIL
NO SCALE



NOTES:
1. DETAIL APPLIES AT ALL OPENINGS 12"x 12" OR LARGER. DETAIL IS SIMILAR AT CIRCULAR OPENINGS 12" DIAMETER AND LARGER.
2. COORDINATE ALL OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL AND MEP DRAWINGS.

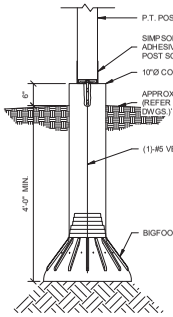
1 TYPICAL CONCRETE WALL PENETRATION DETAIL
NO SCALE

CONCRETE REINFORCING LAP REQUIREMENTS

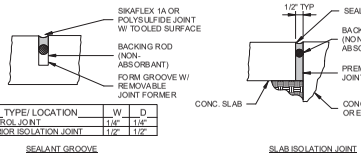
TYPICAL REINFORCING BAR TENSION LAP LENGTHS - CLASS B

HORIZONTAL REINFORCING IN WALLS, AT TOP OF FOOTING ≤ 12" THICK OR GREATER AND ALL OTHER BARS WHERE 12" OF CONCRETE WILL BE CAST BELOW THE BAR					OTHERS				
SIZE \ CONC. STR.	LAP LENGTH				SIZE \ CONC. STR.	LAP LENGTH			
	3ksi	3.5ksi	4ksi	4ksi LW		3ksi	3.5ksi	4ksi	4ksi LW
#3	28"	26"	24"	32"	#3	22"	20"	19"	25"
#4	37"	35"	32"	43"	#4	29"	26.37"	25"	33"
#5	47"	43"	40"	54"	#5	36"	33"	31"	41"
#6	56"	52"	48"	64"	#6	43"	40"	37"	50"
#7	81"	75"	71"	94"	#7	63"	58"	54"	72"
#8	93"	86"	80"	102"	#8	72"	66"	62"	84"

NOTES:
- USE CLASS B UNLESS NOTED OTHERWISE
- LAP SPLICES ARE FOR UNCOATED BARS



9 RESIDENTIAL SONOTUBE DETAIL
3/4" = 1'-0"

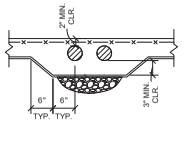


TYPE/ LOCATION	W	D
CONTROL JOINT	1/4"	1/4"
INTERIOR ISOLATION JOINT	1/2"	1/2"

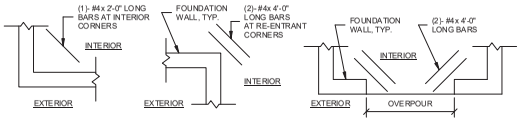
SEALANT GROOVE

SLAB ISOLATION JOINT

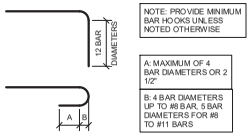
7 TYPICAL JOINT FILLER DETAILS
NO SCALE



5 TYPICAL PIPE/CONDUIT IN SLAB DETAIL
NO SCALE



8 TYPICAL SLAB ON GRADE CORNER DETAILS
NO SCALE

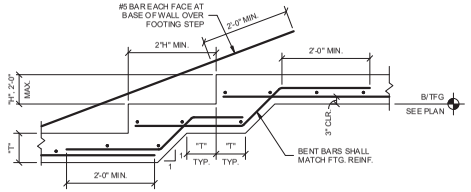


NOTE: PROVIDE MINIMUM BAR HOOKS UNLESS NOTED OTHERWISE

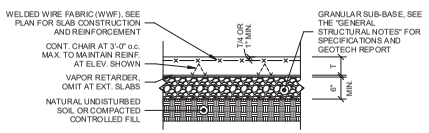
A: MAXIMUM OF 4 BAR DIAMETERS OR 2 1/2"

B: 4 BAR DIAMETERS UP TO #8 BAR, 5 BAR DIAMETERS FOR #8 TO #11 BARS

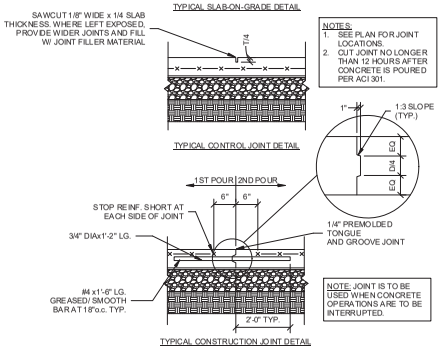
6 TYPICAL MINIMUM BAR HOOKS DETAIL
NO SCALE



4 TYPICAL STEPPED FOOTING DETAIL
NO SCALE



TYPICAL SLAB-ON-GRADE DETAIL



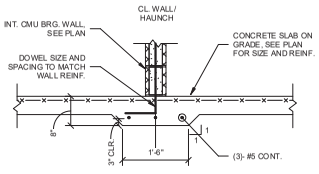
NOTES:
1. SEE PLAN FOR JOINT LOCATIONS.
2. CUT JOINT NO LONGER THAN 12 HOURS AFTER CONCRETE IS POURED PER ACI 301.

TYPICAL CONTROL JOINT DETAIL

NOTE: JOINT IS TO BE USED WHEN CONCRETE OPERATIONS ARE TO BE INTERRUPTED.

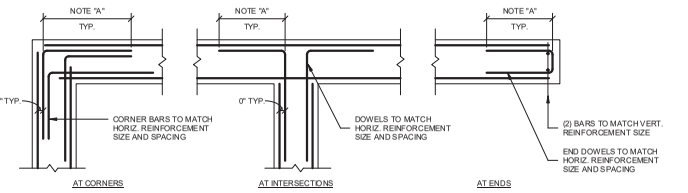
TYPICAL CONSTRUCTION JOINT DETAIL

13 TYPICAL SLAB ON GRADE DETAILS
NO SCALE

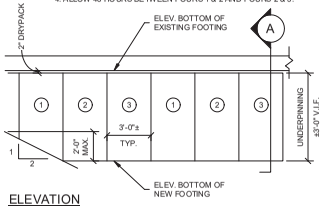


AT INTERIOR CMU BEARING WALL

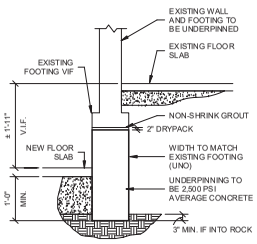
11 TYPICAL HAUNCHED SLAB DETAIL
NO SCALE



NOTES:
1. UNDERPIN EXISTING FOOTINGS WITH 2,500 PSI CONCRETE.
2. INSTALL UNDERPINNING IN 3'-0" WIDE SECTIONS.
3. SEQUENCE OF INSTALLATION TO FOLLOW DETAIL ABOVE.
4. ALLOW 48 HOURS BETWEEN POURS 1 & 2 AND POURS 2 & 3.



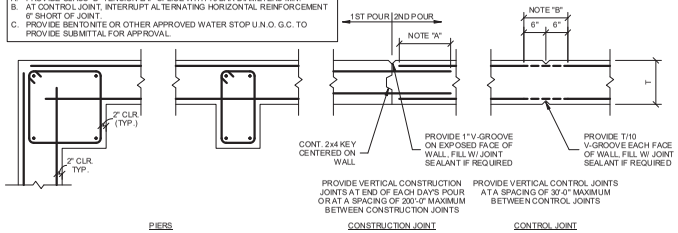
ELEVATION



SECTION A

12 TYPICAL UNDERPINNING DETAILS
NO SCALE

NOTES:
A. PROVIDE CLASS "B" TENSION LAP SPLICE WITH 40 BAR DIAMETERS MIN.
B. AT CONTROL JOINT, INTERRUPT ALTERNATING HORIZONTAL REINFORCEMENT 6" SHORT OF JOINT.
C. PROVIDE BENTONITE OR OTHER APPROVED WATER STOP U.N.O. G.C. TO PROVIDE SUBMITTAL FOR APPROVAL.



PIERS
CONSTRUCTION JOINT
CONTROL JOINT

10 TYPICAL CONCRETE WALL DETAILS
NO SCALE

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01/18/2024

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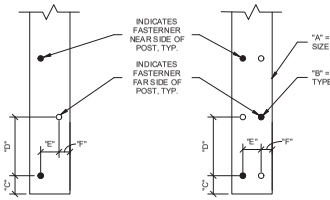
Drawing Title:	TYPICAL FOUNDATION DETAILS
Sheet No.	S-201
Scale:	NO SCALE



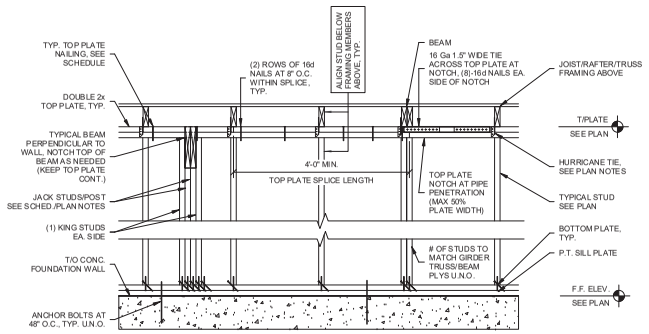
BUILT-UP 2x4 POST

BUILT-UP 2x6 (OR GREATER) POST

BUILT-UP POST FASTENING SCHEDULE					
"A"	"B"	"C"	"D"	"E"	"F"
(2)-2x6	10d COMMON	2 1/2"	8"	2½"	1½"
(3)-2x6	10d COMMON	2 1/2"	8"	2½"	1½"
(4)-2x6	SDS25600*	4"	8"	2½"	1½"
(2)-2x4	10d COMMON	2 1/2"	8"	1½"	1"
(3)-2x4	10d COMMON	2 1/2"	8"	1½"	1"
(4)-2x4	SDS25600*	4"	8"	1½"	1"

"*"=SIMPSON SCREW

3 TYPICAL BUILT-UP POST DETAIL AND FASTENING SCHEDULE
NO SCALE

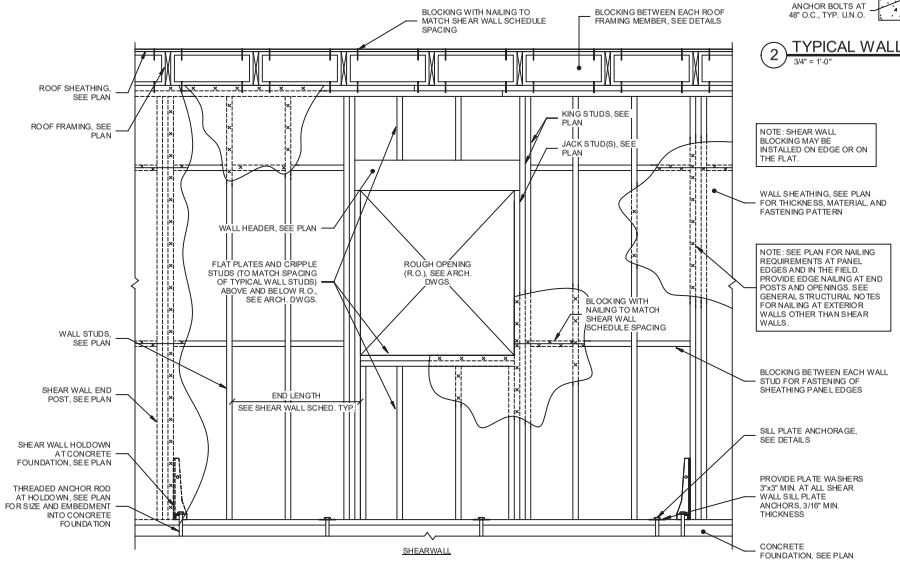


2 TYPICAL WALL SECTION
3/4" = 1'-0"

NAIL FASTENING SCHEDULE	
LOCATION	NAILING PATTERN
RIM BOARD TO TRUSS	(1)-8d NAIL TOP & BOTTOM FLANGE
RIM BOARD TO TOP PLATE	TOE-NAIL 8d AT 6"o.c.
ROOF OR FLOOR TRUSS PERPENDICULAR TO TOP PLATE	(1)-10d BOX OR SINKER, EACH SIDE
ROOF OR FLOOR TRUSS PARALLEL TO TOP PLATE	8d TOE-NAILS AT 6"o.c.
TRUSS BEARING STIFFENERS	(3)-10d NAILS, CLINCH WHERE POSSIBLE
BOTTOM PLATE TO JOIST OR BLOCKING BELOW	(3)-16d NAILS AT 16"o.c. MIN.
BLOCKING TO TOP PLATE BELOW	(3)-8d TOE-NAILS PER BLOCK
PLATE TO STUD, DIRECT	(2)-16d
STUD TO SOLE PLATE	(4)-8d TOE-NAIL OR (2)-16d END NAIL
TOP PLATE LAPS, LAP 48"	(8)-16d FACE NAILS EACH SIDE OF BREAK OF TOP PLATE

NOTE: SEE IBC, "FASTENING SCHEDULES" FOR CONNECTIONS NOT SHOWN.

1 NAIL FASTENING SCHEDULE
1/8" = 1'-0"



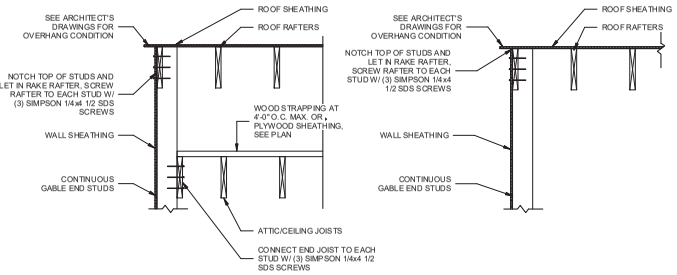
5 TYPICAL WALL/ SHEAR WALL CONSTRUCTION DETAIL
NO SCALE

RESIDENTIAL STAIR STRINGER SCHEDULE					
SCHEDULE ORDER	STRINGER SIZE	MAX. SPACING	MAX. STRINGER RUN	INTERIOR HANGER	EXTERIOR HANGER
1	2x12 + 2x4	12"o.c.	8'-2"	LSSJ28/L or RJZ*	LSSJ28/L or RJZ**
2	2x12 + 2x4	16"o.c.	7'-5"	LSSJ28/L or RJZ*	LSSJ28/L or RJZ**
3	2x12 + 2x6	12"o.c.	11'-2"	LRU26Z	LSSJ28/L or RJZ**
4	2x12 + 2x6	16"o.c.	10'-2"	LRU26Z	LSSJ28/L or RJZ**
5	1 3/4x 11 7/8 LSL + 1 3/4x 5 1/2 LSL	12"o.c.	11'-6"	LSSR1.81Z	LS70
6	1 3/4x 11 7/8 LSL + 1 3/4x 5 1/2 LSL	16"o.c.	10'-8"	LSSR1.81Z	LS70
7	1 3/4x 14 LSL + 1 3/4x 7 1/4 LSL	12"o.c.	15'-0"	LSSR1.81Z	LS70
8	1 3/4x 14 LSL + 1 3/4x 7 1/4 LSL	16"o.c.	14'-2"	LSSR1.81Z	LS70
9	1 3/4 x 11 7/8 LVL + 1 3/4x 5 1/2 LVL	12"o.c.	14'-8"	LSSR1.81Z	LS70
10	1 3/4x 11 7/8 LVL + 1 3/4x 5 1/2 LVL	16"o.c.	13'-5"	LSSR1.81Z	LS70
11	1 3/4x 14 LVL + 1 3/4x 7 1/4 LVL	24"o.c.	15'-8"	HU1.81/5 x SLDXX	——

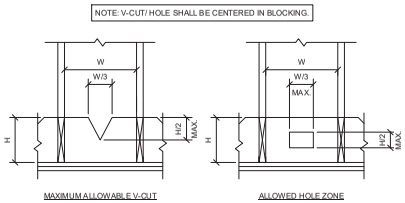
NOTES:
- " * " DENOTES THE OPTION TO SUBSTITUTE FOR SIMPSON LRU26Z, LSC, LU26 x SLDXX, LUS26 x SLDXX, OR HU26 x SLDXX HANGER.
- " ** " DENOTES THE OPTION TO SUBSTITUTE FOR SIMPSON LS70 OR LSC HANGER .
- ONLY USE EXTERIOR HANGER TYPE WHERE INTERIOR HANGER TYPE DOES NOT FIT.

STAIR STRINGER SCHEDULE NOTES:
1. STRINGER SIZE SHOWN ASSUMES 11" TREAD AND 7" RISER (MAX.). CONTRACTOR SHALL COORDINATE WITH ENGINEER PRIOR TO CONSTRUCTION IF ACTUAL VALUES EXCEED THESE ASSUMPTIONS.
2. STAIR DESIGN BY OTHERS. CONTRACTOR TO COORDINATE STAIR CONSTRUCTION WITH ARCHITECTURAL DRAWINGS AND WITH MINIMUM REQUIREMENTS SHOWN HERE.
3. STRINGER SISTERED MEMBER TO BE HELD BACK 6" FROM END OF STRINGER UNLESS DOUBLE MEMBER HANGER IS SPECIFIED.
4. SIMPSON HANGER DESIGNATION "... x SLDXX" INDICATES HANGER SEAT TO BE SLOPED DOWN. CONTRACTOR SHALL SPECIFY SLOPE ANGLE ("XX") WHEN ORDERING FROM MANUFACTURER.
5. DO NOT OVERCUT MAIN STRINGER MEMBERS WHEN NOTCHING THE STRINGER PROFILE. DRILL 1/4" DIAMETER HOLE AT THE CORNER OF THE TREAD AND RISER TO MINIMIZE STRESSES AND PREVENT OVERCUTTING.

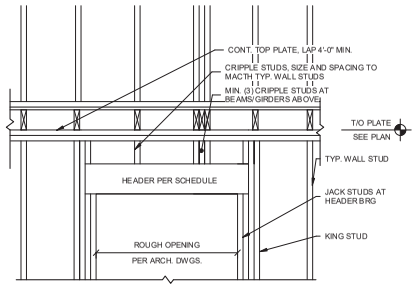
4 TYPICAL STAIR STRINGER SCHEDULES AND DETAIL
3/4" = 1'-0"



8 TYPICAL GABLE END WALL DETAILS
NO SCALE



7 TYPICAL ALTERNATIVE FULL DEPTH EAVE BLOCKING DETAILS
NO SCALE



6 TYPICAL HEADER DETAIL
3/4" = 1'-0"

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COMMONWEALTH OF MASSACHUSETTS
KYLE E. ROY
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No. 46186
PROFESSIONAL ENGINEER
05/15/2024

Stamped By:

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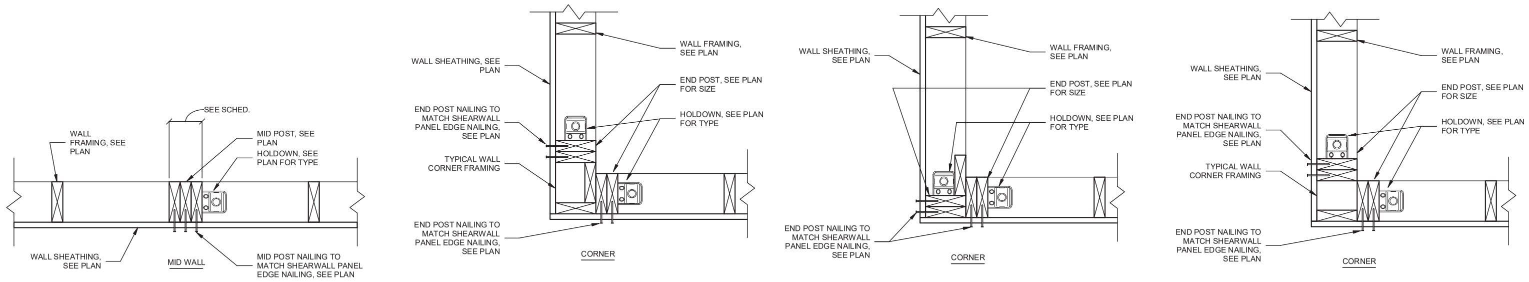
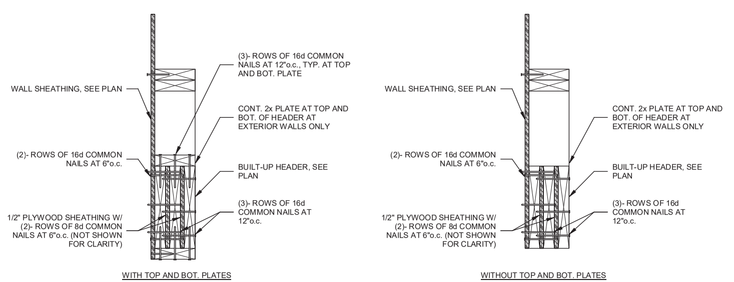
Drawing Title:	TYPICAL FRAMING DETAILS
Sheet No.	S-301
Scale:	As indicated



SEE SCHED.
WALL FRAMING, SEE PLAN
MID POST, SEE PLAN
HOLDOWN, SEE PLAN FOR TYPE
WALL SHEATHING, SEE PLAN
MID WALL
MID POST NAILING TO MATCH SHEARWALL PANEL EDGE NAILING, SEE PLAN
WALL SHEATHING, SEE PLAN
END POST NAILING TO MATCH SHEARWALL PANEL EDGE NAILING, SEE PLAN
TYPICAL WALL CORNER FRAMING
END POST NAILING TO MATCH SHEARWALL PANEL EDGE NAILING, SEE PLAN
WALL FRAMING, SEE PLAN
END POST, SEE PLAN FOR SIZE
HOLDOWN, SEE PLAN FOR TYPE
CORNER

1 TYPICAL END POST AND MID WALL DETAILS
1 1/2" = 1'-0"



WALL SHEATHING, SEE PLAN
(2)- ROWS OF 16d COMMON NAILS AT 6"o.c.
1/2" PLYWOOD SHEATHING W/ (2)- ROWS OF 8d COMMON NAILS AT 6"o.c. (NOT SHOWN FOR CLARITY)
(3)- ROWS OF 16d COMMON NAILS AT 12"o.c., TYP. AT TOP AND BOT. PLATE
CONT. 2x PLATE AT TOP AND BOT. OF HEADER AT EXTERIOR WALLS ONLY
BUILT-UP HEADER, SEE PLAN
(3)- ROWS OF 16d COMMON NAILS AT 12"o.c.
WITH TOP AND BOT. PLATES
WITHOUT TOP AND BOT. PLATES

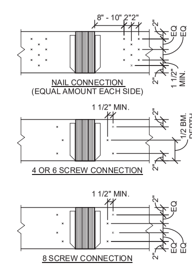
3 TYPICAL BUILT-UP HEADER DETAIL
1 1/2" = 1'-0"

UNIFORM LOAD MULTI-PLY LVL MEMBER CONNECTIONS FOR SIDE LOADED BEAMS (RESIDENTIAL LOADING)		3 1/2" WIDE, 2-PLY	5 1/4" WIDE, 3-PLY	7" WIDE, 4-PLY
FASTENER TYPE	FASTENER SPACING	MAX. JOIST SPAN	MAX. JOIST SPAN	MAX. JOIST SPAN
10d (0.128"x3") NAIL	(2) AT 12" o.c.	12'-4"	9'-4"	-
	(3) AT 12" o.c.	18'-6"	13'-10"	-
3 1/2" SIMPSON SDS	(2) AT 24" o.c.	22'-8"	17'-0"	-
	(2) AT 16" o.c.	34'-0"	25'-6"	-
6" SIMPSON SDS	(2) AT 24" o.c.	-	-	15'-2"
	(2) AT 16" o.c.	-	-	22'-8"
3 3/8" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	26'-8"	20'-0"	-
	(2) AT 16" o.c.	40'-0"	30'-0"	-
5" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	-	15'-0"	-
	(2) AT 16" o.c.	-	22'-6"	-
6 3/4" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	-	-	12'-4"
	(2) AT 16" o.c.	-	-	20'-0"

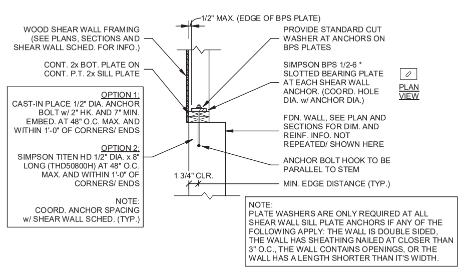
NOTE:
1. SPAN VALUES FOR NAILED PLYS MAY BE DOUBLED FOR 6" o.c. SPACING OR TRIPLED FOR 4" o.c. SPACING.
2. SPAN VALUES FOR SCREWED PLYS FASTENED AT 24" o.c. MAY BE DOUBLED FOR 12" o.c. FASTENER SPACING.

CONCENTRATED LOAD MULTI-PLY LVL MEMBER CONNECTIONS FOR SIDE LOADED BEAMS		3 1/2" WIDE, 2-PLY	5 1/4" WIDE, 3-PLY	7" WIDE, 4-PLY
FASTENER TYPE	NUMBER OF FASTENERS	* MAX. DEPTH FRAMING INTO BEAM	* MAX. DEPTH FRAMING INTO BEAM	* MAX. DEPTH FRAMING INTO BEAM
10d (0.128"x3") NAIL	6	9 1/4"	-	-
	12	9 1/4"	9 1/4"	-
	18	9 1/4"	9 1/4"	-
	24	14"	9 1/4"	-
3 1/2" OR 6" SIMPSON SDS	4	9 1/4"	9 1/4"	9 1/4"
	6	14"	9 1/4"	9 1/4"
	8	14"	14"	14"
3 3/8", 5", OR 6 3/4" SIMPSON SDW EWP-PLY	4	9 1/4"	9 1/4"	9 1/4"
	6	14"	14"	9 1/4"
	8	14"	14"	14"

NOTE:
1. FASTENERS SHOWN ARE FOR CONCENTRATED LOADS FROM BEAMS FRAMING INTO THE FACE OF AN LVL PLY. THESE ARE IN ADDITION TO THE REQUIREMENTS OF THE UNIFORM LOAD SCHEDULE.
2. 3 3/8" AND 3 1/2" FASTENERS ARE FOR 2 PLY BEAMS ONLY. 5" FASTENERS ARE FOR 3 PLY BEAMS ONLY. 6" AND 6 3/4" FASTENERS ARE FOR 4 PLY BEAMS ONLY.
3. FASTENERS TO BE INSTALLED SUCH THAT HEADS ARE ON THE BEAM HANGER SIDE PLY. IF HANGERS OCCUR ON BOTH SIDES, FASTENERS ARE REQUIRED ON BOTH SIDES STAGGERED HALF WAY BETWEEN OPPOSITE SIDE FASTENER.
4. SIMPSON SDW EWP-PLY FASTENERS CAN BE INSTALLED ON ONE FACE UNLESS HANGERS ARE ON EACH SIDE.

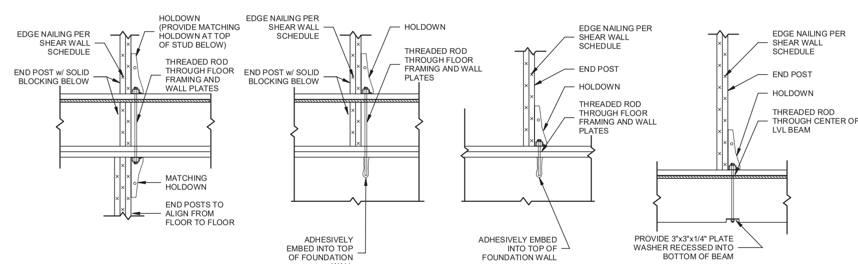


2 TYPICAL BUILT-UP LVL BEAM CONNECTION SCHEDULE
3/4" = 1'-0"



1/2" MAX. (EDGE OF BPS PLATE)
WOOD SHEAR WALL FRAMING (SEE PLANS, SECTIONS AND SHEAR WALL SCHED. FOR INFO.)
CONT. 2x BOT. PLATE ON CONT. P.T. 2x SILL PLATE
OPTION 1:
CAST-IN PLACE 1/2" DIA. ANCHOR BOLT w/ 2" HK. AND 7" MIN. EMBED. AT 48" O.C. MAX. AND WITHIN 1'-0" OF CORNERS/ ENDS
OPTION 2:
SIMPSON TITEN HD 1/2" DIA. x 8" LONG (THD50800H) AT 48" O.C. MAX. AND WITHIN 1'-0" OF CORNERS/ ENDS
NOTE:
COORD. ANCHOR SPACING w/ SHEAR WALL SCHED. (TYP.)
PROVIDE STANDARD CUT WASHER AT ANCHORS ON BPS PLATES
SIMPSON BPS 1/2-6 " SLOTTED BEARING PLATE AT EACH SHEAR WALL ANCHOR. (COORD. HOLE DIA. w/ ANCHOR DIA.)
PLAN VIEW
FDN. WALL, SEE PLAN AND SECTIONS FOR DIM. AND REINF. INFO. NOT REPEATED/ SHOWN HERE
ANCHOR BOLT HOOK TO BE PARALLEL TO STEM
1 3/4" CLR.
MIN. EDGE DISTANCE (TYP.)
NOTE:
PLATE WASHERS ARE ONLY REQUIRED AT ALL SHEAR WALL SILL PLATE ANCHORS IF ANY OF THE FOLLOWING APPLY: THE WALL IS DOUBLE SIDED, THE WALL HAS SHEATHING NAILED AT CLOSER THAN 3" O.C., THE WALL CONTAINS OPENINGS, OR THE WALL HAS A LENGTH SHORTER THAN IT'S WIDTH.

5 TYPICAL SHEAR WALL ANCHORAGE DETAIL
3/4" = 1'-0"



EDGE NAILING PER SHEAR WALL SCHEDULE
END POST w/ SOLID BLOCKING BELOW
HOLDOWN (PROVIDE MATCHING HOLDOWN AT TOP OF STUD BELOW)
THREADED ROD THROUGH FLOOR FRAMING AND WALL PLATES
MATCHING HOLDOWN
END POSTS TO ALIGN FROM FLOOR TO FLOOR
UPPER FLOORS
HOLDOWN
ADHESIVELY EMBED INTO TOP OF FOUNDATION WALL
TOP OF FDN. WALL
END POST
ADHESIVELY EMBED INTO TOP OF FOUNDATION WALL
TOP OF FDN. WALL
THREADED ROD THROUGH CENTER OF LVL BEAM
PROVIDE 3"x3"x1/4" PLATE WASHER RECESSED INTO BOTTOM OF BEAM
LVL BEAM

4 TYPICAL HOLDOWN DETAILS
NO SCALE

9 ARMORY ST.
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COMMONWEALTH OF MASSACHUSETTS
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01/18/2024

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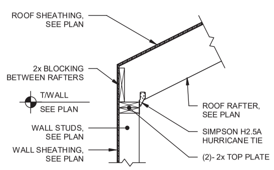
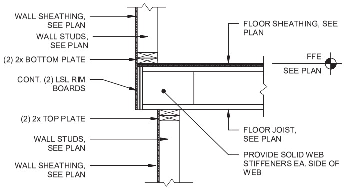
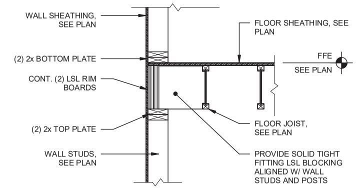
Sheet No:	S-302
Scale:	As indicated



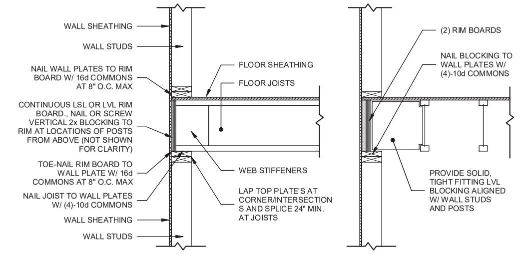
4 ROOF FRAMING SECTION
3/4" = 1'-0"



3 FLOOR FRAMING SECTION
3/4" = 1'-0"



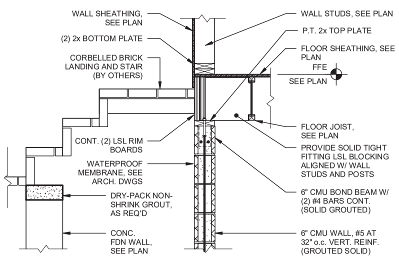
2 FLOOR FRAMING SECTION
3/4" = 1'-0"


WALL SHEATHING
WALL STUDS
NAIL WALL PLATES TO RIM BOARD W/ 16d COMMONS AT 8" O.C. MAX
CONTINUOUS LSL OR LVL RIM BOARD., NAIL OR SCREW VERTICAL 2x BLOCKING TO RIM AT LOCATIONS OF POSTS FROM ABOVE (NOT SHOWN FOR CLARITY)
TOE-NAIL RIM BOARD TO WALL PLATE W/ 16d COMMONS AT 8" O.C. MAX
NAIL JOIST TO WALL PLATES W/ (4)-10d COMMONS
WALL SHEATHING
WALL STUDS
FLOOR SHEATHING
FLOOR JOISTS
WEB STIFFENERS
LAP TOP PLATE'S AT CORNER/INTERSECTION S AND SPLICE 24" MIN. AT JOISTS
(2) RIM BOARDS
NAIL BLOCKING TO WALL PLATES W/ (4)-10d COMMONS
PROVIDE SOLID, TIGHT FITTING LVL BLOCKING ALIGNED W/ WALL STUDS AND POSTS

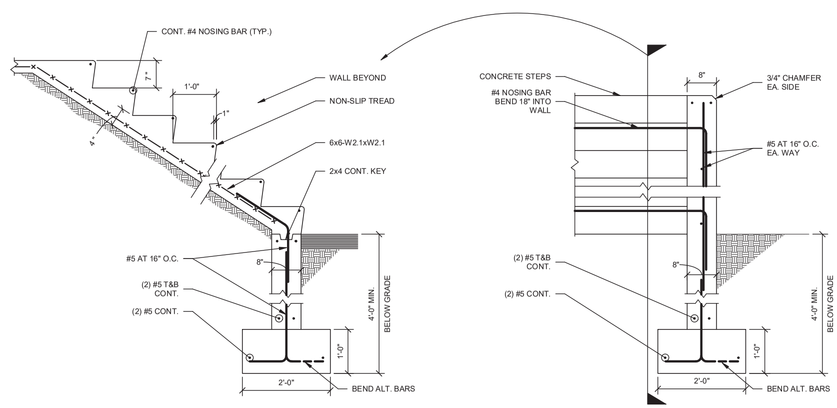
WALL PERPENDICULAR TO JOISTS

WALL PARALLEL TO JOISTS

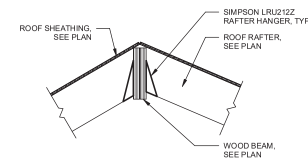
1 TYPICAL FLOOR FRAMING DETAILS AT EXTERIOR WALLS
NO SCALE


WALL SHEATHING, SEE PLAN
(2) 2x BOTTOM PLATE
CORBELLED BRICK LANDING AND STAIR (BY OTHERS)
CONT. (2) LSL RIM BOARDS
WATERPROOF MEMBRANE, SEE ARCH. DWGS
DRY-PACK NON-SHRINK GROUT, AS REQ'D
CONC. FDN WALL, SEE PLAN
WALL STUDS, SEE PLAN
P.T. 2x TOP PLATE
FLOOR SHEATHING, SEE PLAN
FFE
SEE PLAN
FLOOR JOIST, SEE PLAN
PROVIDE SOLID TIGHT FITTING LSL BLOCKING ALIGNED W/ WALL STUDS AND POSTS
6" CMU BOND BEAM W/ (2) #4 BARS CONT. (SOLID GROUTED)
6" CMU WALL, #5 AT 32" o.c. VERT. REINF. (GROUTED SOLID)

7 FLOOR FRAMING SECTION
3/4" = 1'-0"


CONT. #4 NOSING BAR (TYP.)
7"
1'-0"
1"
4"
WALL BEYOND
NON-SLIP TREAD
6x6-W2.1xW2.1
2x4 CONT. KEY
#5 AT 16" O.C.
(2) #5 T&B CONT.
(2) #5 CONT.
8"
1'-0"
2'-0"
4'-0" MIN.
BELOW GRADE
BEND ALT. BARS
CONCRETE STEPS
#4 NOSING BAR BEND 18" INTO WALL
8"
3/4" CHAMFER EA. SIDE
#5 AT 16" O.C. EA. WAY
(2) #5 T&B CONT.
(2) #5 CONT.
8"
1'-0"
2'-0"
4'-0" MIN.
BELOW GRADE
BEND ALT. BARS

6 TYPICAL CONCRETE STAIR DETAIL (NOT USED)
NO SCALE



5 ROOF FRAMING SECTION
3/4" = 1'-0"

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Drawn By: AMG
Checked By: KER
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Revisions:

Project No: 2203
File Name:
Drawing Title:
FRAMING SECTIONS

Sheet No: S-303
Scale: 3/4" = 1'-0"