

Edward H. Yeomans
 43 Gaslight Lane
 N. Easton, MA, 02356
 508.238.3873



FRONT ELEVATION

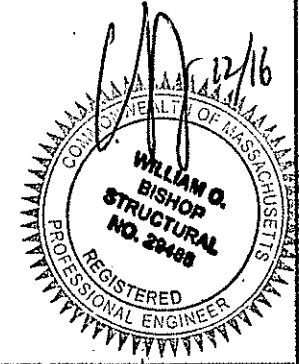
DATE: JUNE 2016
 SCALE: 1/4" = 1'-0"
 DRAWN: E.H. Yeomans
 SCALE: APPROX.

PROPOSED FOR FAMILY RESIDENCE
 2527 NIKKISCH AVENUE
 ROSELINDALE, MA

DESIGN CRITERIA

1. Applicable Building Code Mass 8th Edition
2. LOADS
 - A) DEAD LOADS
 - 1) roof 10 psf
 - 2) floor 15 psf
 - B) LIVE LOADS
 - 1) first floor 40 psf
 - 2) second floor 30 psf
 - 3) Attic Areas 20 psf
 - C) GROUND SNOW LOAD: 40 psf
 - D) DESIGN WIND SPEED: 100 mph

FRONT ELEVATION 1/4" = 1'-0"



A-1

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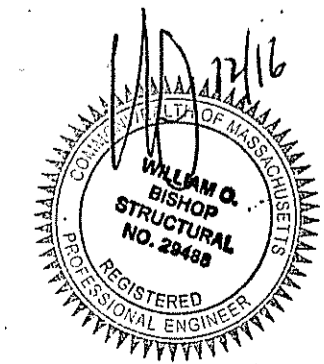
RIGHT SIDE ELEVATION

DATE: 14-JUNE-2016
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 4-14-2016

PORTAL FRAME
(SEE S-2)

RIGHT SIDE ELEVATION 1/4" = 1'-0"

PROPOSED TWO FAMILY RESIDENCE
25-27 NIKITSCH AVENUE
ROSLINDALE, MA



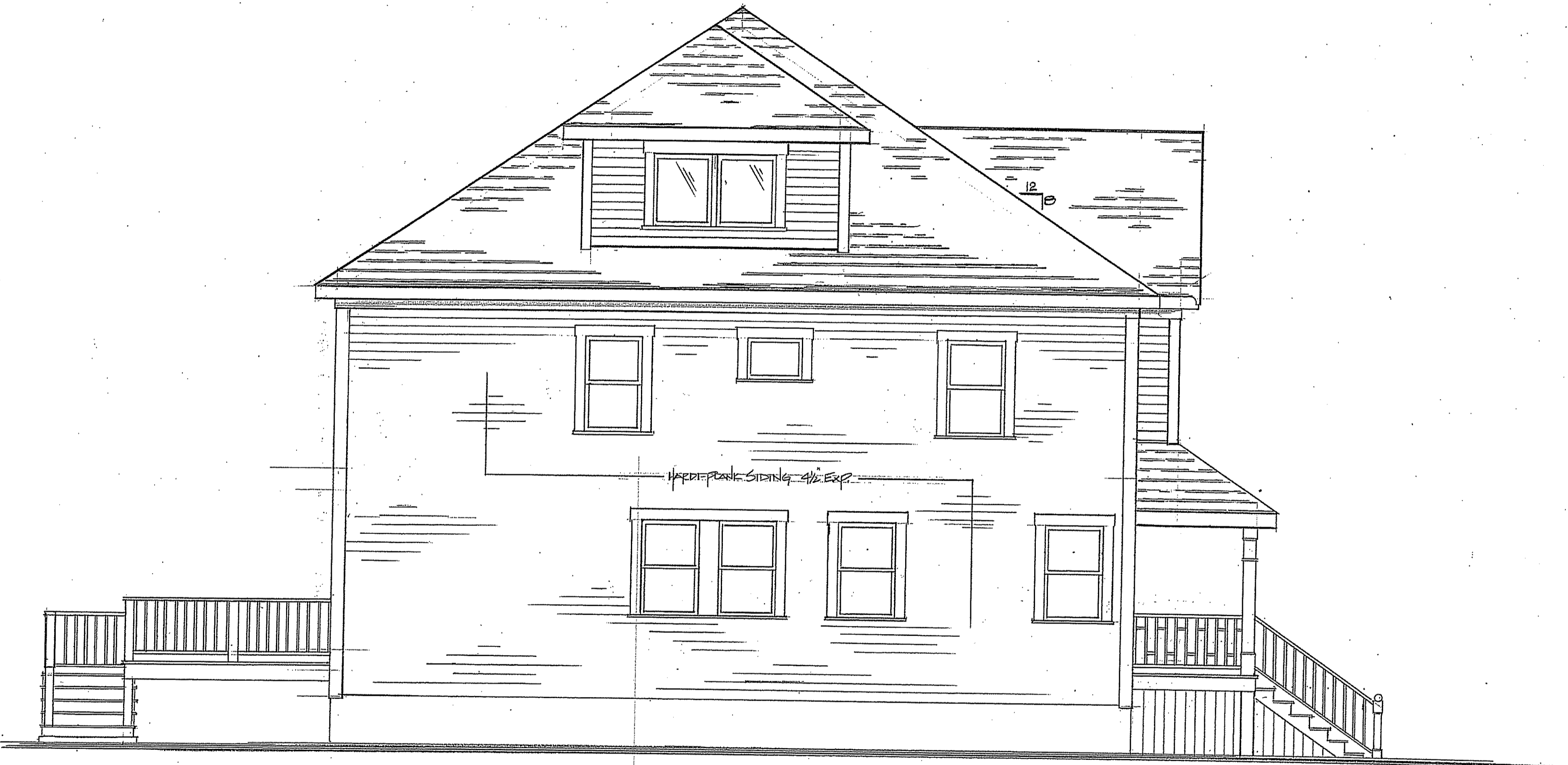
A-2

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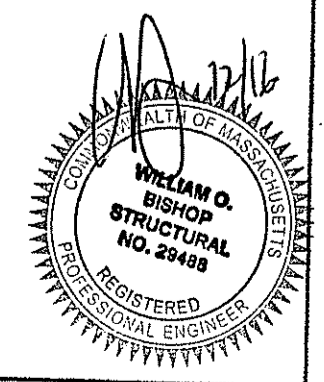
~~LEFT SIDE ELEVATION~~

DATE: 14 JUNE 2016
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: HASELICE

PROPOSED TWO FAMILY RESIDENCE
25-27 NIKISICH AVENUE
ROSLINDALE, MA



LEFT SIDE ELEVATION 1/4" = 1'-0"



A-3

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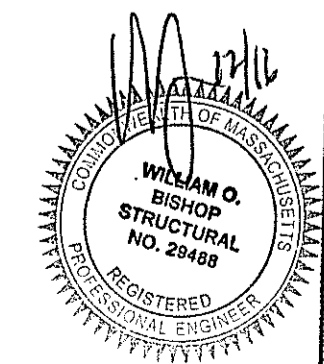
REAR ELEVATION

DATE: 14 JUNE 2010
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: #400216

PROPOSED FAMILY RESIDENCE
25-27 NIKISCH AVENUE
ROSLINDALE, MA

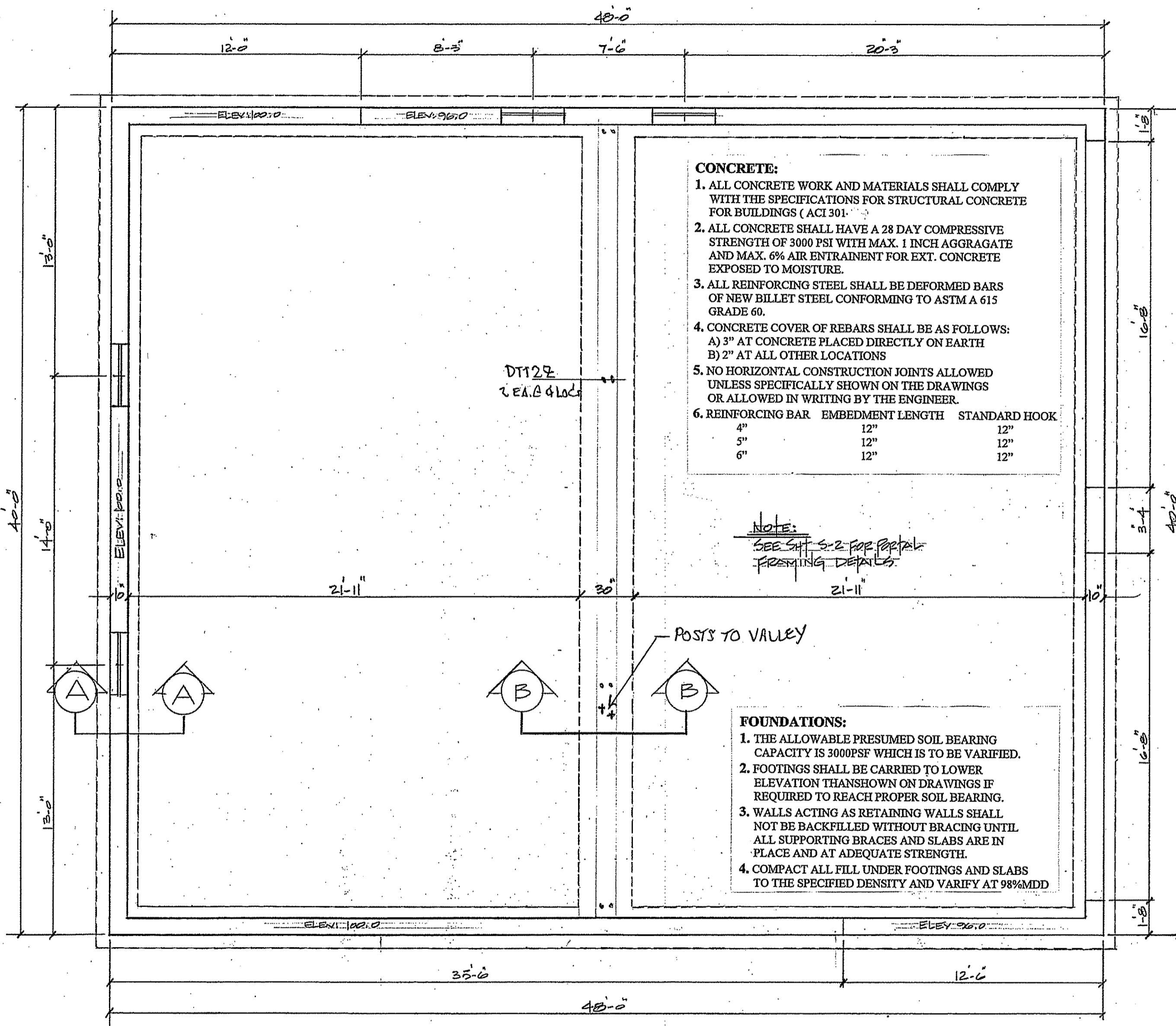


REAR ELEVATION 1/4" = 1'-0"



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CONCRETE:

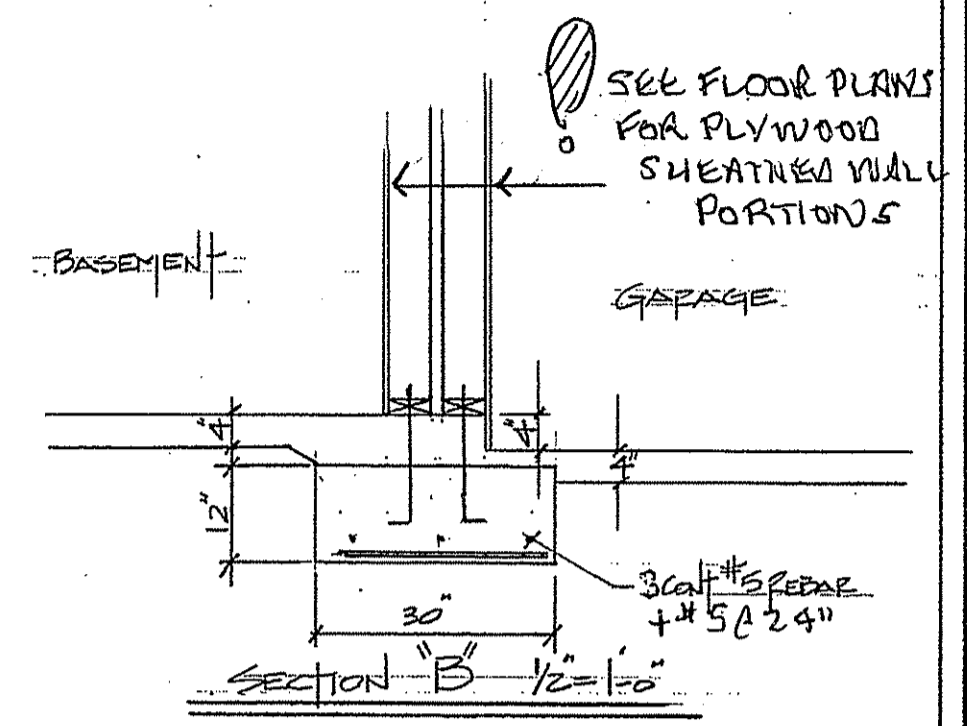
1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH MAX. 1 INCH AGGRAGATE AND MAX. 6% AIR ENTRAINMENT FOR EXT. CONCRETE EXPOSED TO MOISTURE.
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
4. CONCRETE COVER OF REBARS SHALL BE AS FOLLOWS:
 A) 3" AT CONCRETE PLACED DIRECTLY ON EARTH
 B) 2" AT ALL OTHER LOCATIONS
5. NO HORIZONTAL CONSTRUCTION JOINTS ALLOWED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY THE ENGINEER.
6. REINFORCING BAR EMBEDMENT LENGTH STANDARD HOOK

REINFORCING BAR	EMBEDMENT LENGTH	STANDARD HOOK
4"	12"	12"
5"	12"	12"
6"	12"	12"

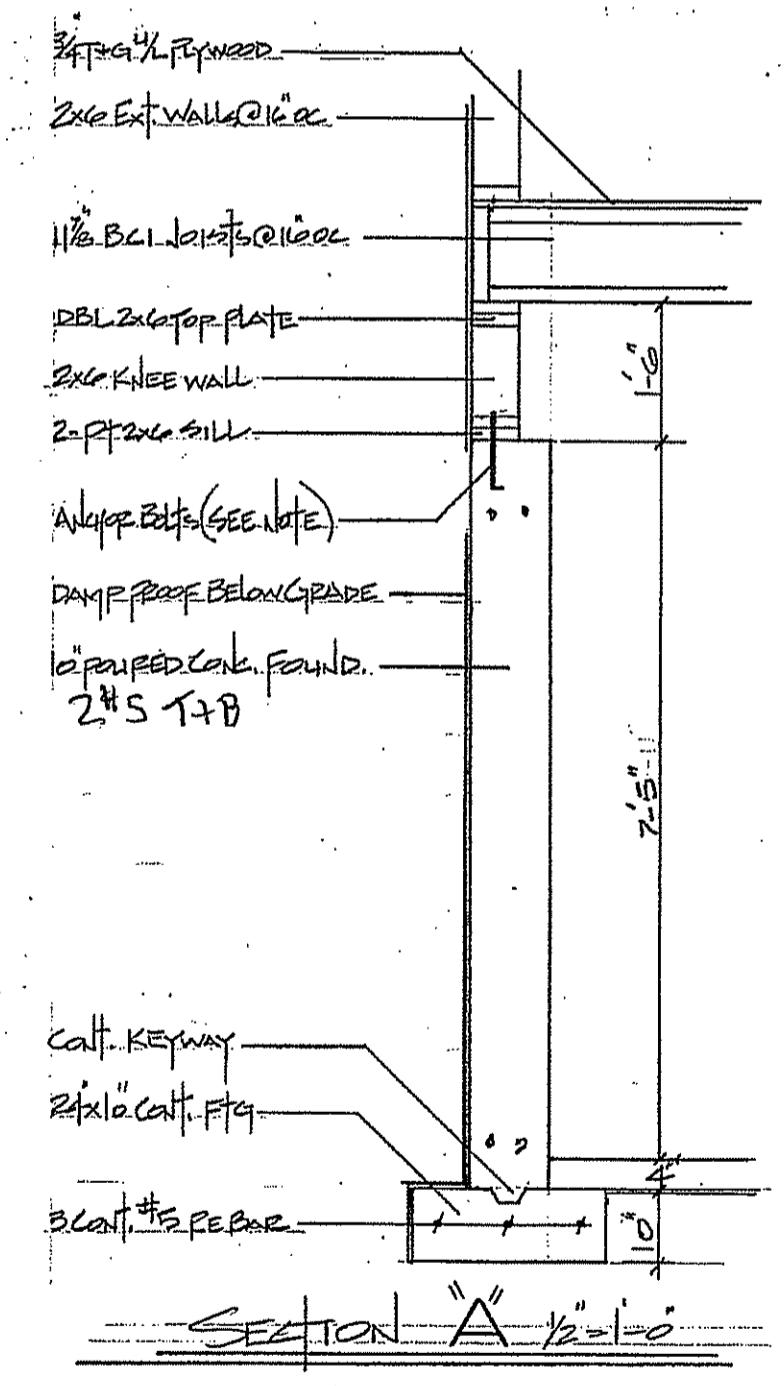
NOTE:
 SEE SFT. S-2 FOR REBAR FORMING DETAILS.

FOUNDATIONS:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 3000PSF WHICH IS TO BE VARIFIED.
2. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATION THANSHOWN ON DRAWINGS IF REQUIRED TO REACH PROPER SOIL BEARING.
3. WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING BRACES AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
4. COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO THE SPECIFIED DENSITY AND VARIFY AT 98%MDD



5/8"x12" ANCHOR BOLTS W/SIMPSON
 BPS5/8-3 BEARING PLATES. EMBEDDED
 MIN 7" INTO CONCRETE AND SPACED
 12" FROM EA CORNER AND 48" OC FIELD



SEE FLOOR PLANS
 FOR PLYWOOD
 SHEATHED WALL
 PORTIONS

BASEMENT

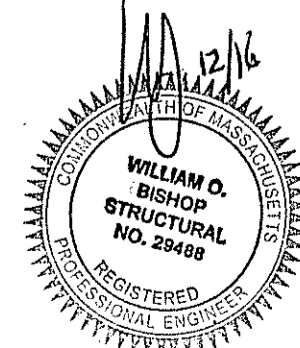
GAPAGE

3 Cat #5 REBAR
 + #5 @ 24"

SECTION B 1/2" = 1'-0"

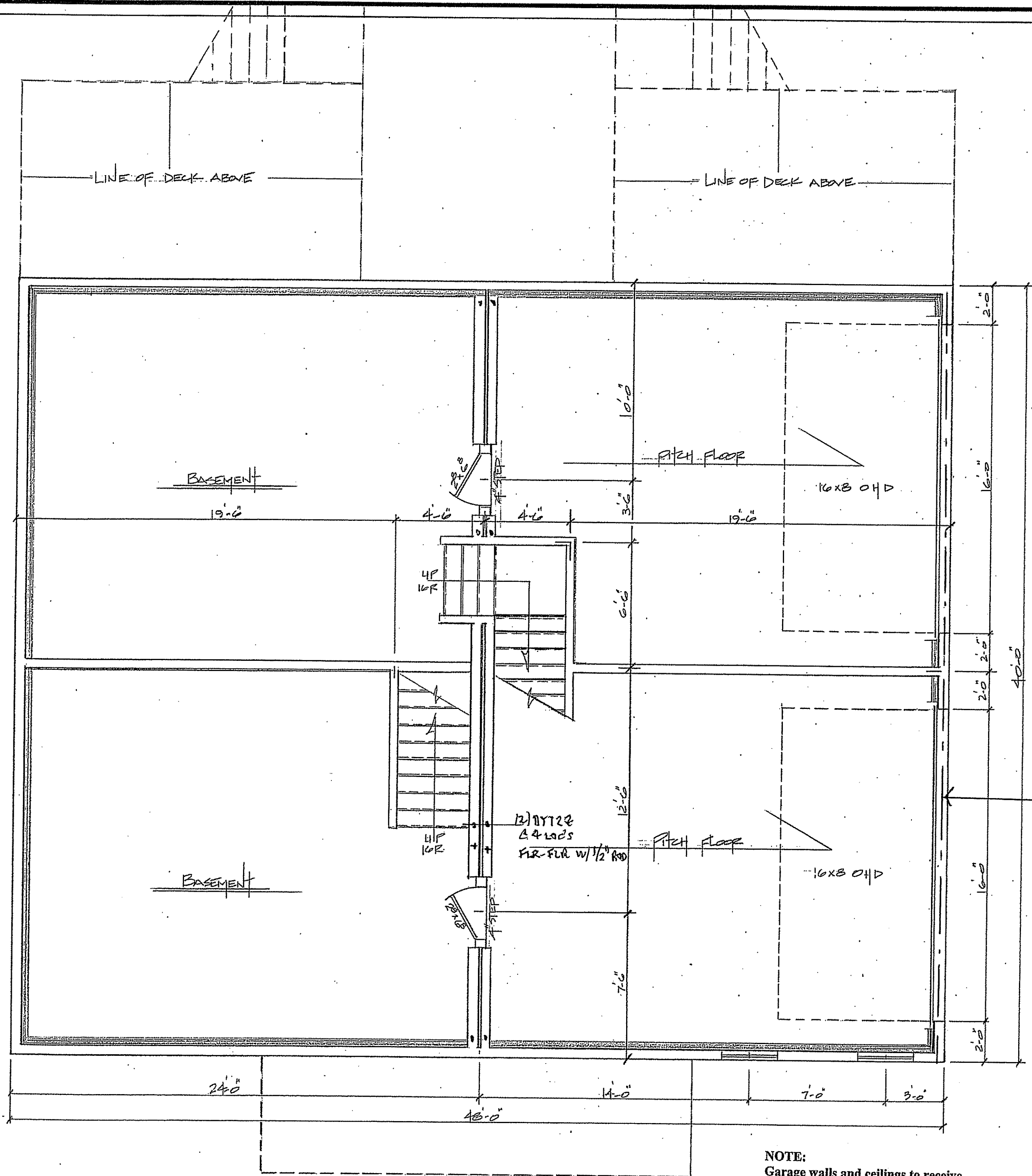
DATE: 14 JUNE 2016
 SCALE: AS NOTED
 DWN: E.H. Yeomans
 PLAN: HAYES-16

PROPOSED TWO FAMILY RESIDENCE
 25-27 NIKISCH AVENUE
 ROSELINDALE, MA



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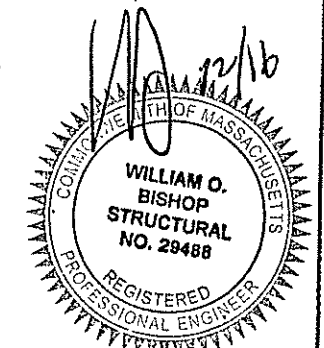
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NOTE:
 SEE SH 5-2 FOR
 METAL FRAME DETAILS
 PLYWOOD INTERIOR
 AND EXTERIOR

(3) 1 1/4 x 18" LVL
 2.2E Fb=3200

NOTE:
 Garage walls and ceilings to receive
 5/8" gypsum board, door from garage
 to basement must be min. 20 minute rated



GARAGE & BASEMENT PLAN

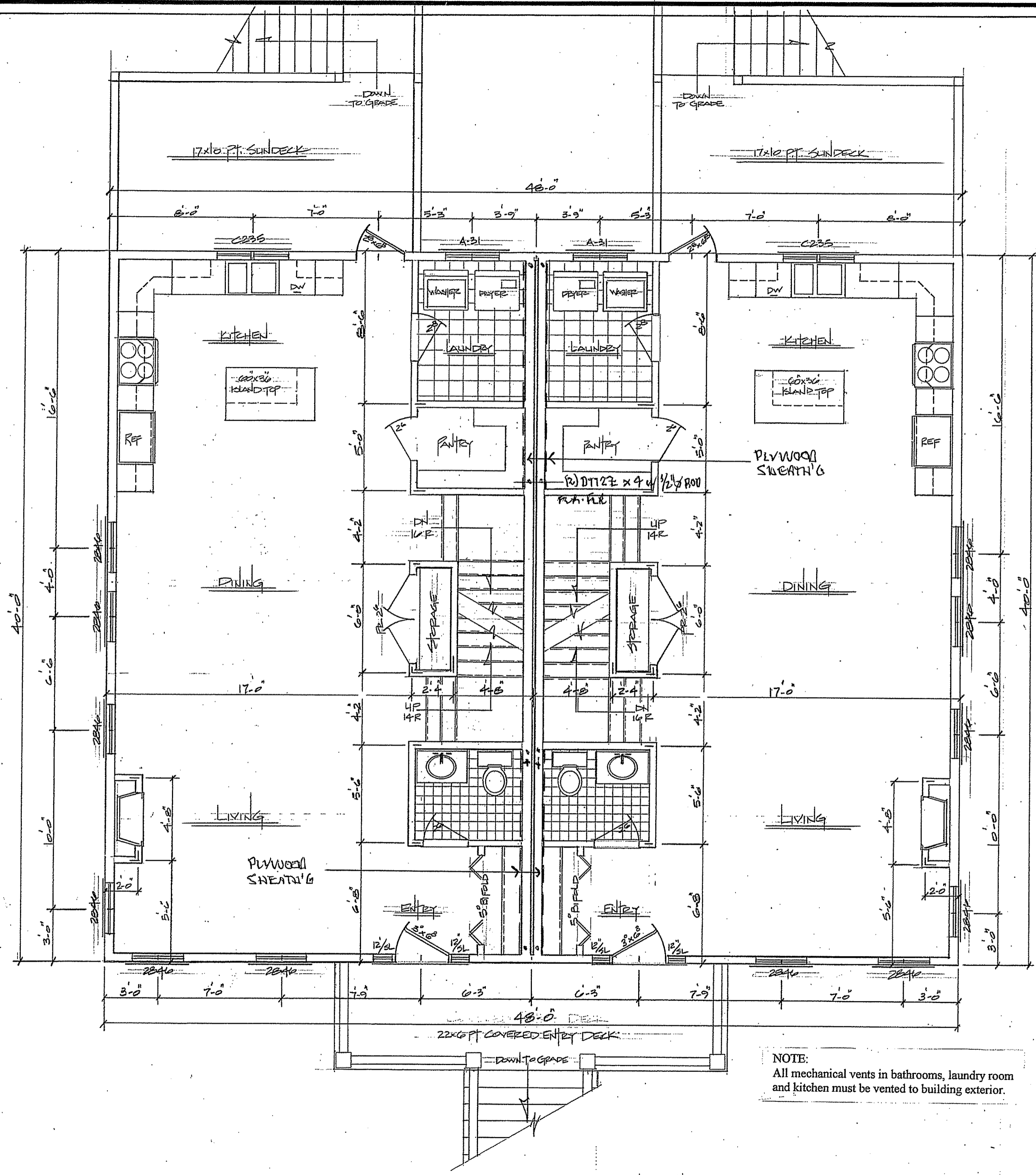
DATE: 14 JUNE 2015
 SCALE: 1/8" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: #100010

PROPOSED TWO FAMILY RESIDENCE
 25-27 NIKISCH AVENUE
 ROSLINDALE, MA

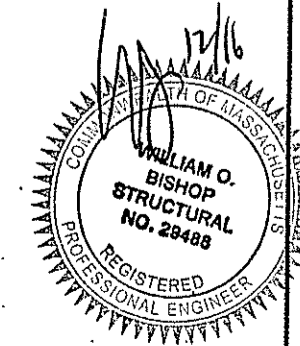
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Andersen Series 400 windows		
Call Size	Rough opening	Quant.
2846-2	5'-73/8" x 4'-87/8"	2
2846	2'-107/8" x 4'-87/8"	24
CXW235	6'-01/8" x 3'-53/8"	2
C235	4'-01/2" x 3'-53/8"	2
A31	3'-01/2" x 2'-05/8"	2
A281	2'-8" x 2'-05/8"	2



NOTE:
 All mechanical vents in bathrooms, laundry room
 and kitchen must be vented to building exterior.



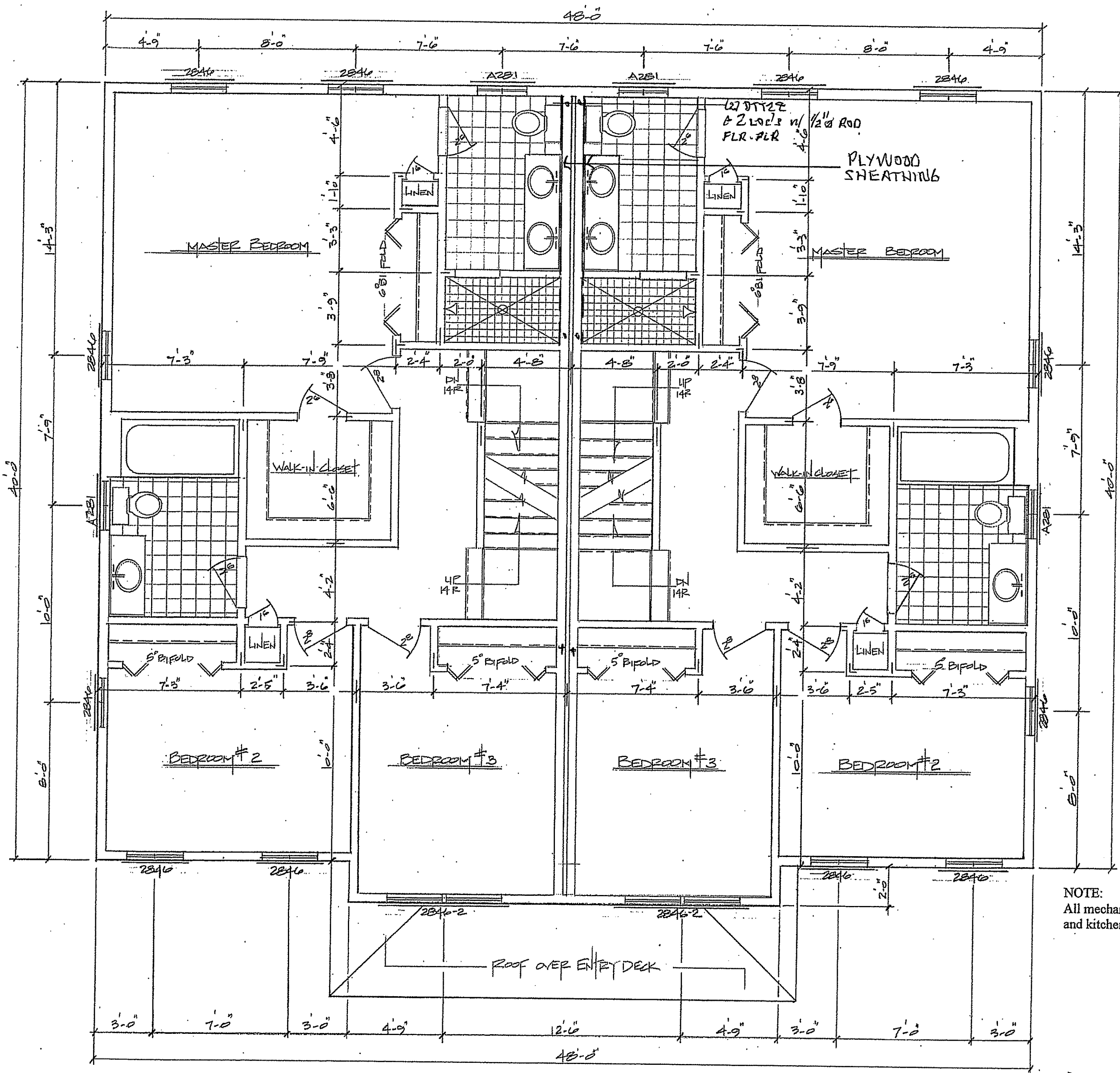
~~FIRST FLOOR PLAN~~

DATE: 11-11-2016
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 11-100-16

PROPOSED TWO FAMILY RESIDENCE
 25-27 NIKISCH AVENUE
 BURLINGAME, MA

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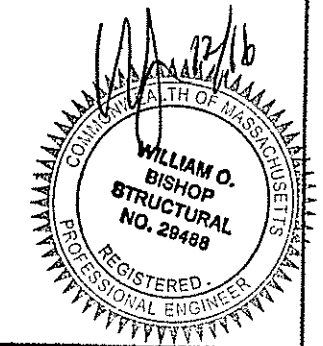


NOTE:
 All mechanical vents in bathrooms, laundry room
 and kitchen must be vented to building exterior.

SECOND FLOOR PLAN

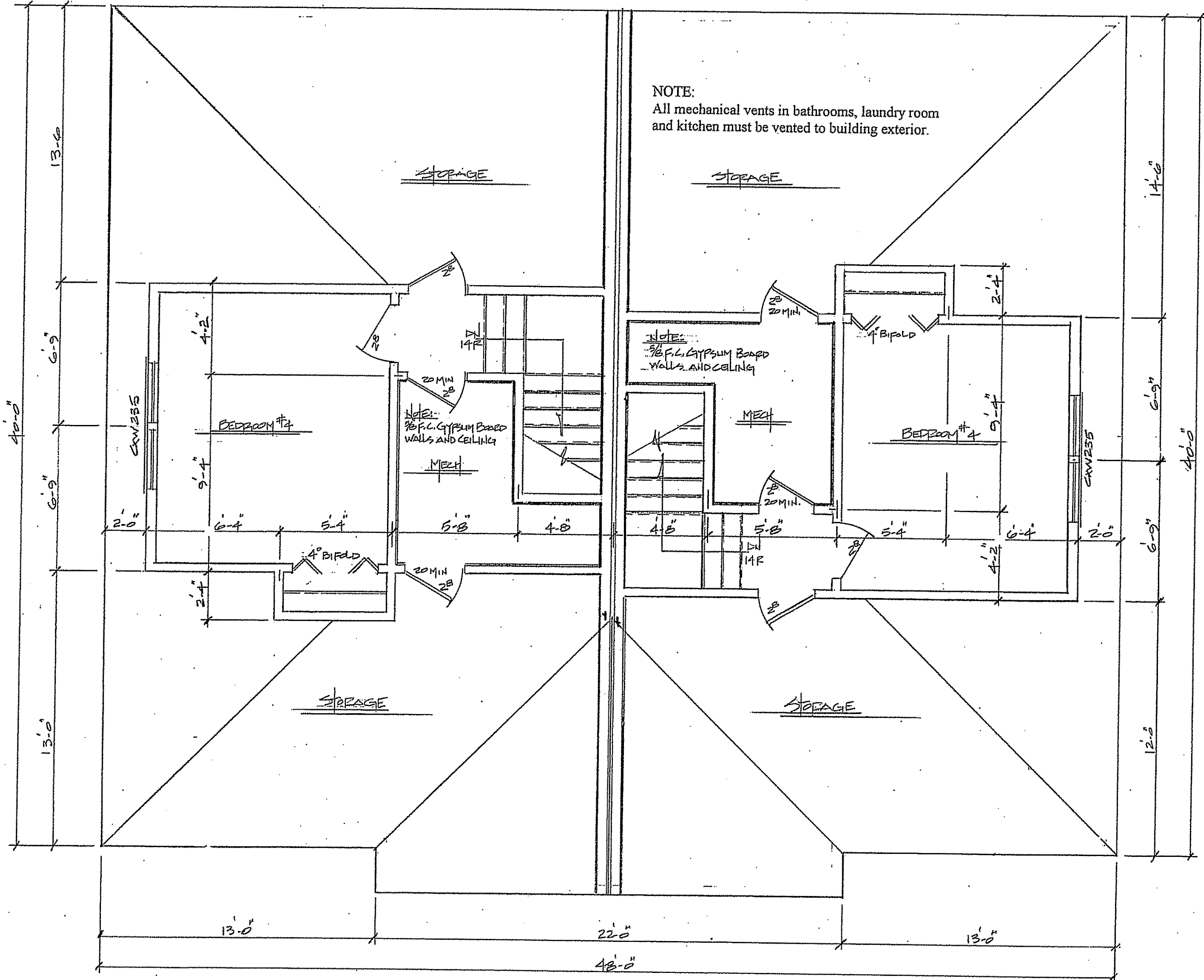
DATE: 14 JUNE 2016
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 4400-16

PROPOSED TWO FAMILY RESIDENCE
 25-27 NIKISSH AVENUE
 ROLINDALE, MA



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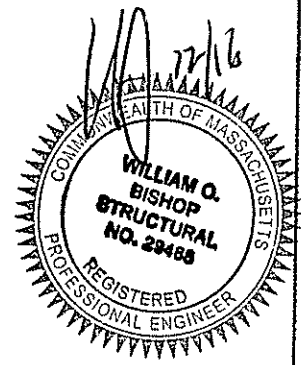
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ATTIC FLOOR PLAN

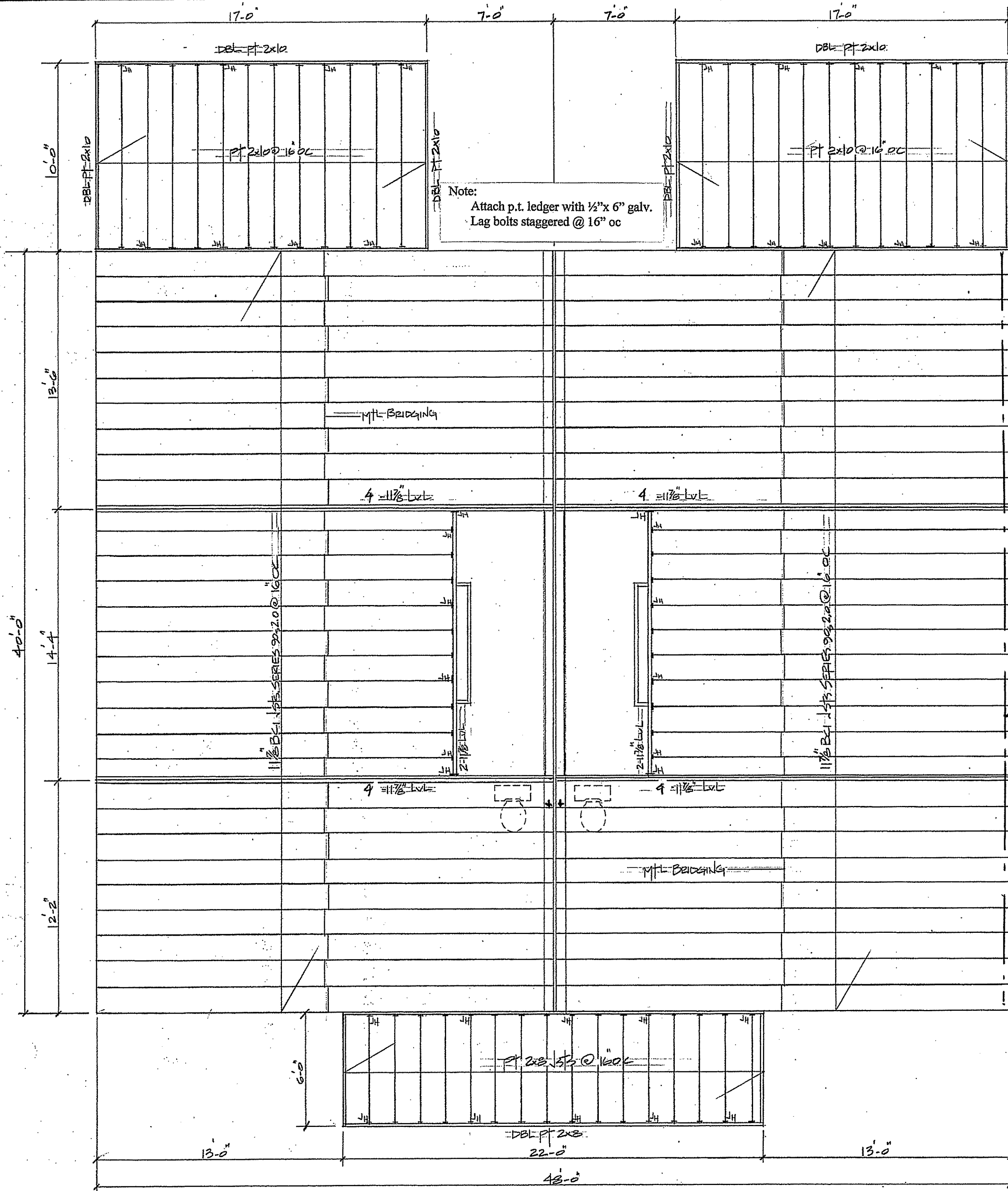
DATE: 14 JUNE 2016
SCALE: 1/4" = 1'-0"
DWG: E.H. Yeomans
P. AN: H100-16

PROPOSED TWO FAMILY RESIDENCE
25-27 NIKISCH AVENUE
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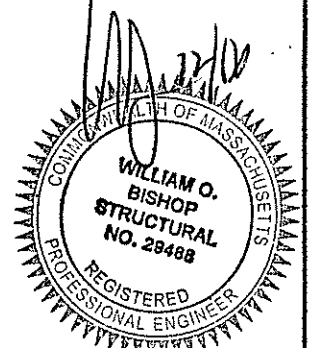
Note:
Attach p.t. ledger with 1/2" x 6" galv.
Lag bolts staggered @ 16" oc

3 1/4" x 18" LVL
2.2E Fb=3200 !!

FIRST FLOOR FRAMING

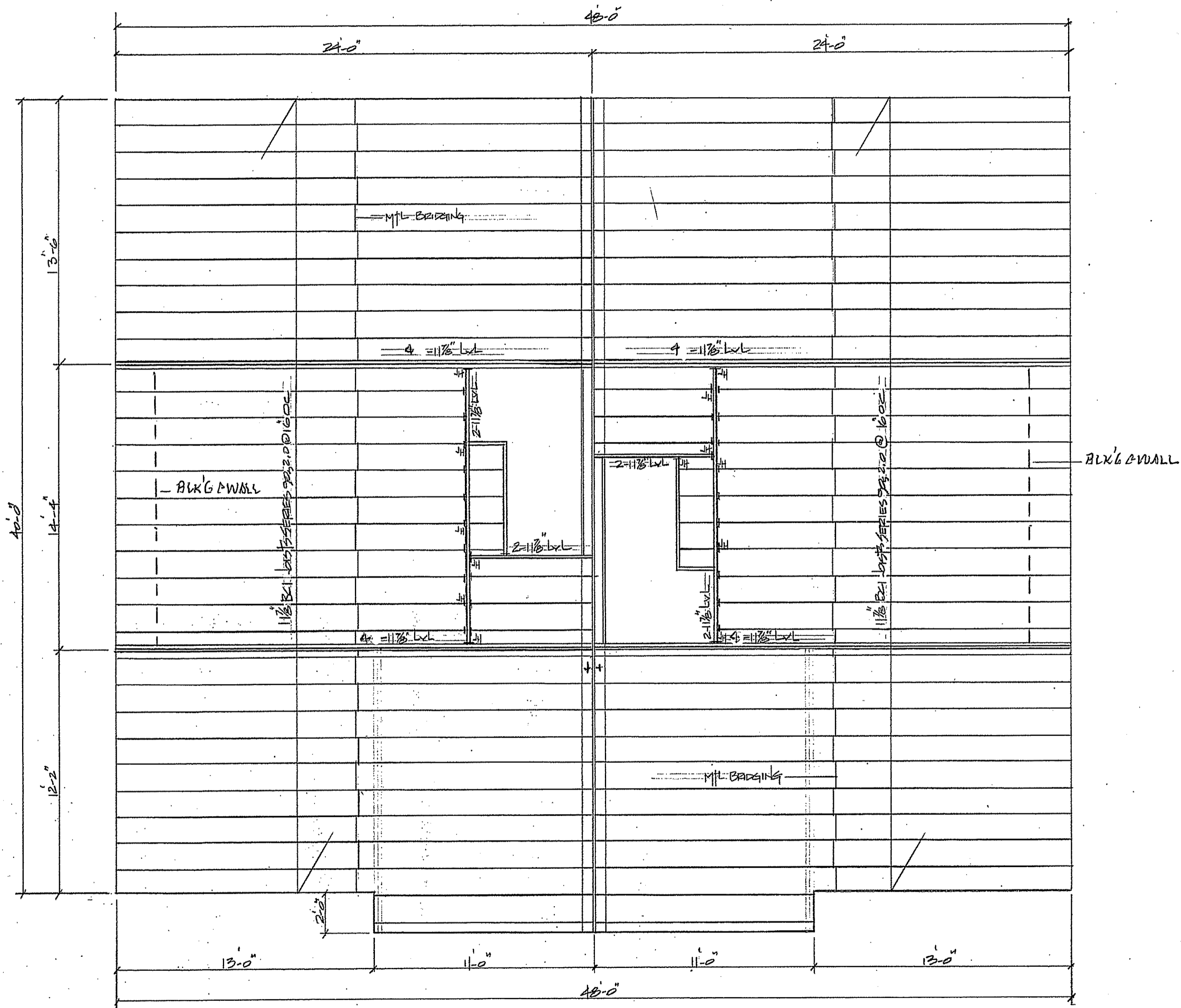
DATE: 14-JUNE-2016
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 11-2-16

PROPOSED TWO FAMILY RESIDENCE
25-27 NIKISSA AVENUE
ROSLINDALE, MA



A10

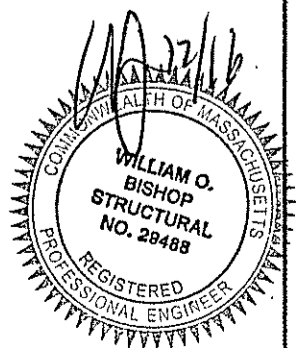
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ATTN: ELSER DRAWING

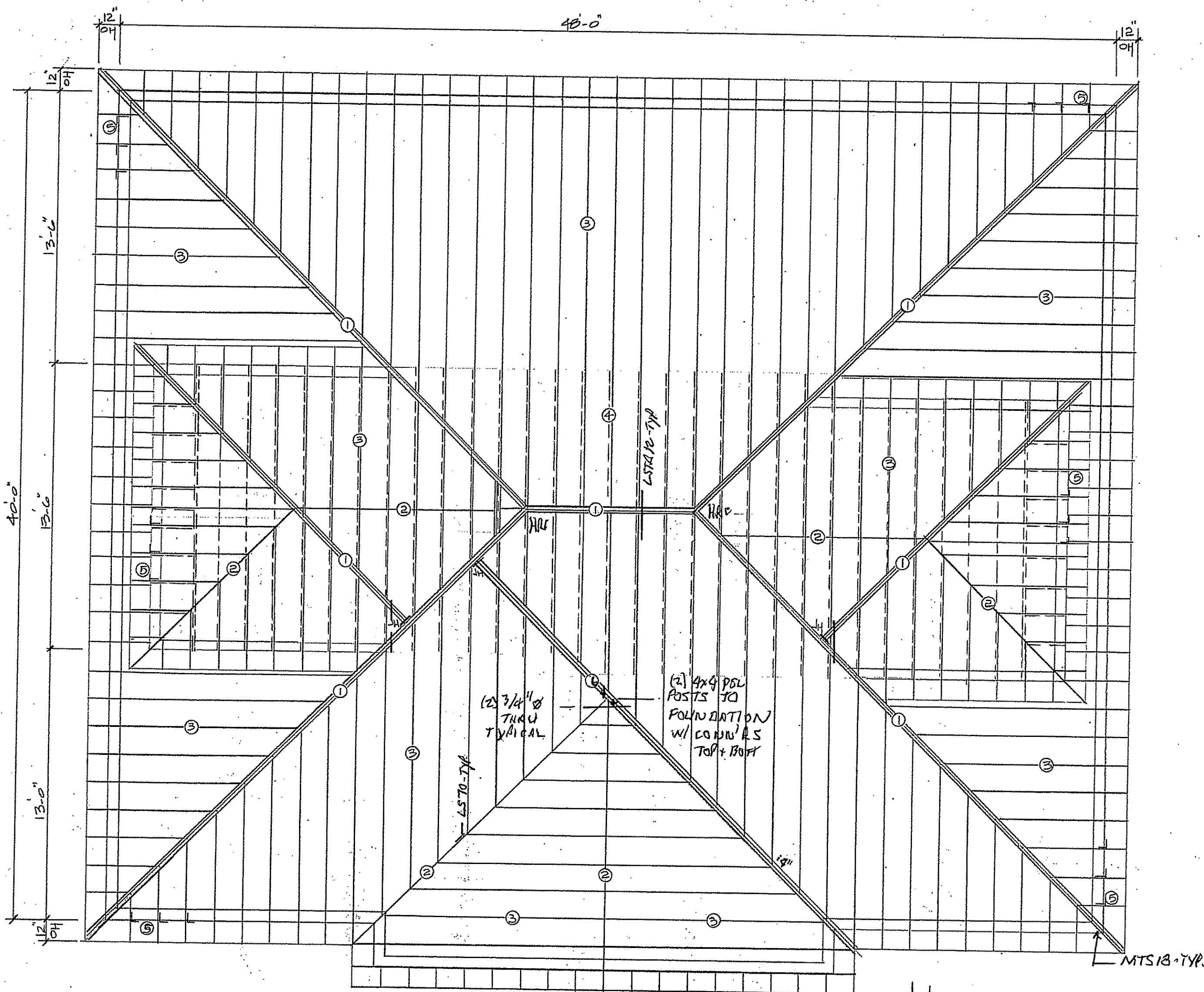
DATE: 14-JUNE-2012
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: #100-12

PROPOSED TWO FAMILY RESIDENCE
28-27 NIKISCH AVENUE
RESUNDALE, MA

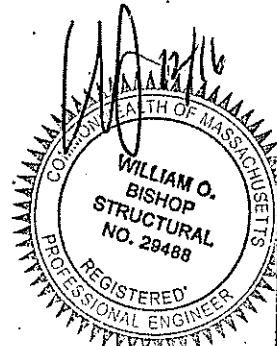


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- NOTES:**
- ① DBL. 1 1/2" LVL HIP; RIDGE & VALLEY
 - ② SINGLE 1 1/2" HP RIDGE & VALLEY
 - ③ 2x10 RAFTERS @ 16" OC
 - ④ 2x10 CEILING JOISTS @ 16" OC 6-10' END ENDS
 - ⑤ SIMPSON H 2.5 EA. PFR CONNECTION
 - ⑥ (2) 1 1/4" x 1 1/4" LVL VALLEY



ROOF FRAMING PLAN

DATE: 14-JUNE-2016
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: #1502-16

PROPOSED FOR FAMILY RESIDENCE
 25-27 NIKISCH AVENUE
 ROSELINDALE, MA

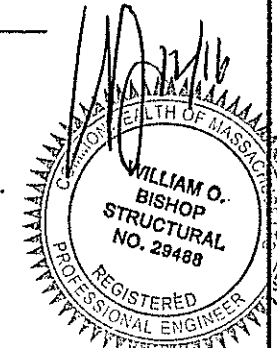
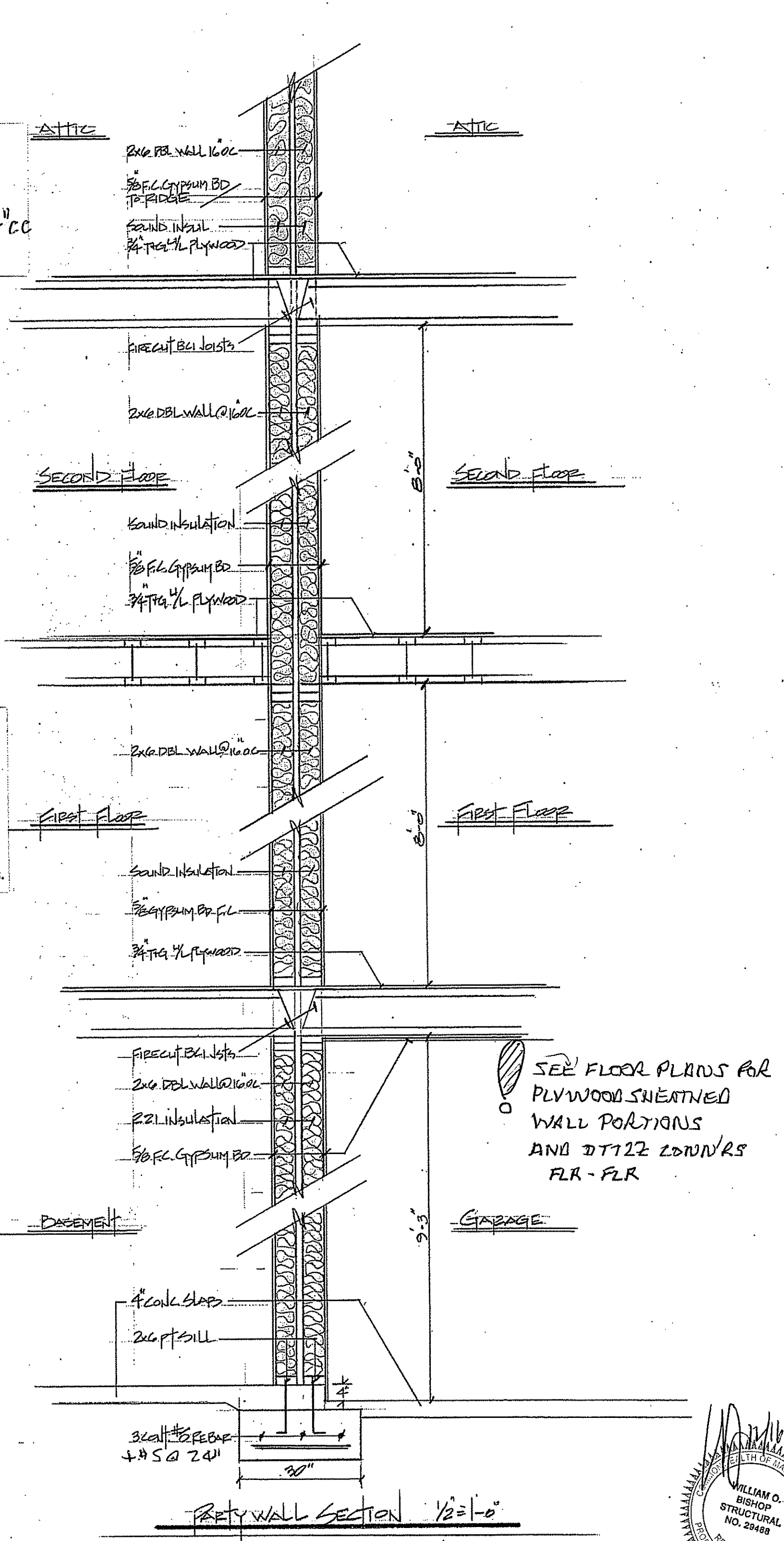
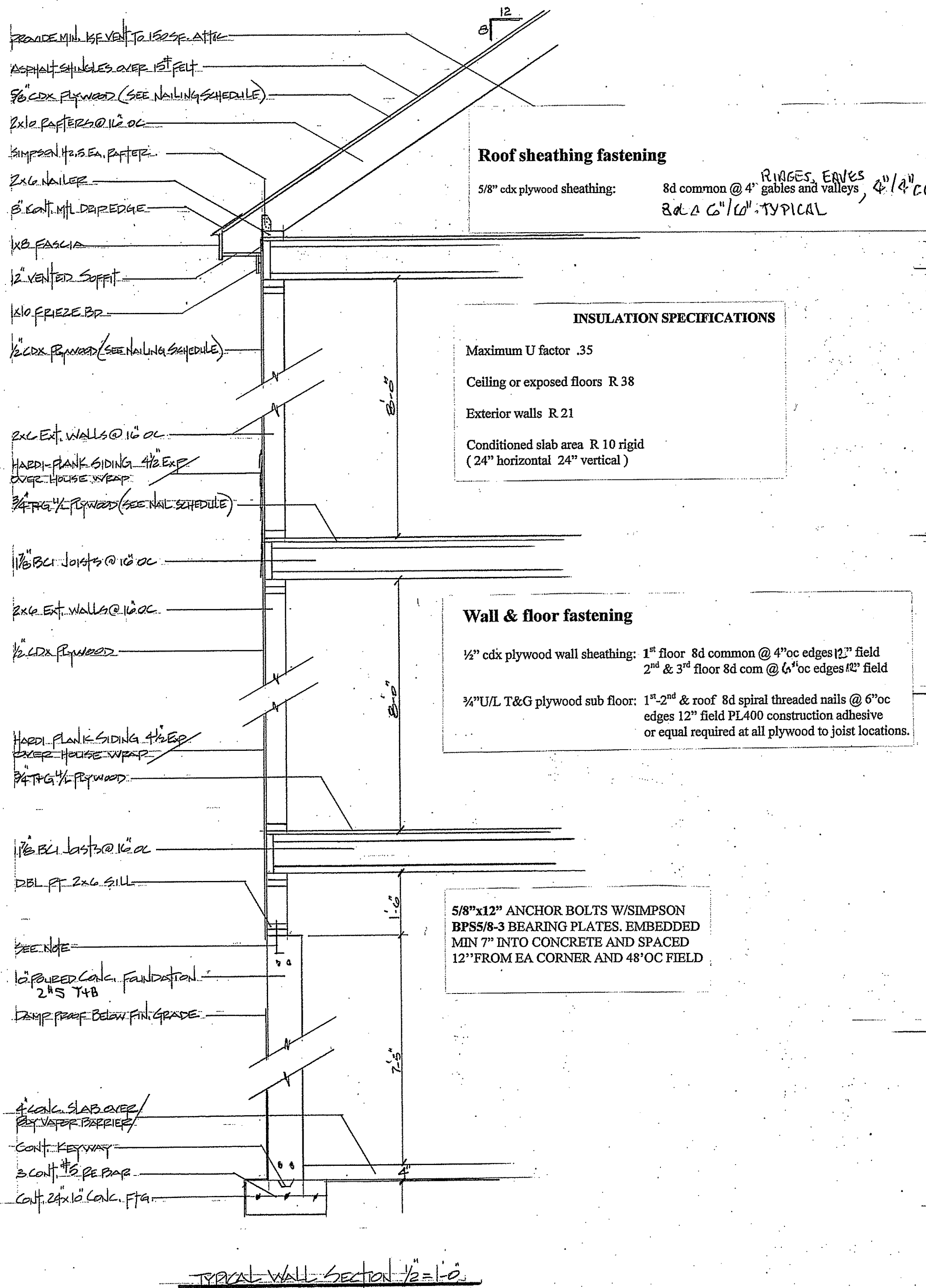
A-13

WALL SECTIONS

DATE: 4-11-2016
 SCALE: 1/2"=1'-0"
 DWN: E.H. Yeomans
 PLAN: 4400-11c

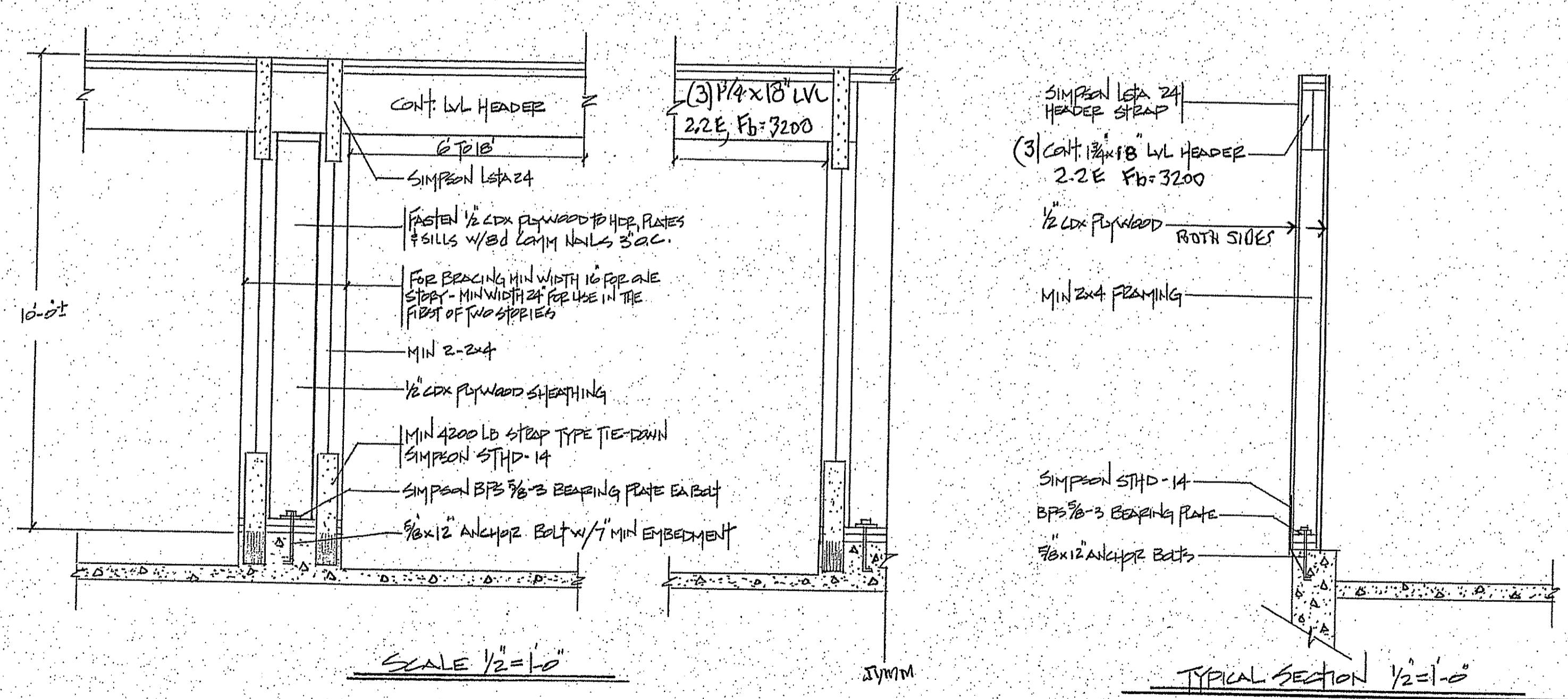
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 ROSINDALE MA

A-14



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APA PORTAL - FRAME DESIGN WITH HOLD DOWNS



DATE: 10/24/21
 SCALE: 1/2" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2000

PROPOSED TWO FAMILY RESIDENCE
 25-27 NIKISCH AVENUE
 ROSLINDALE MA

