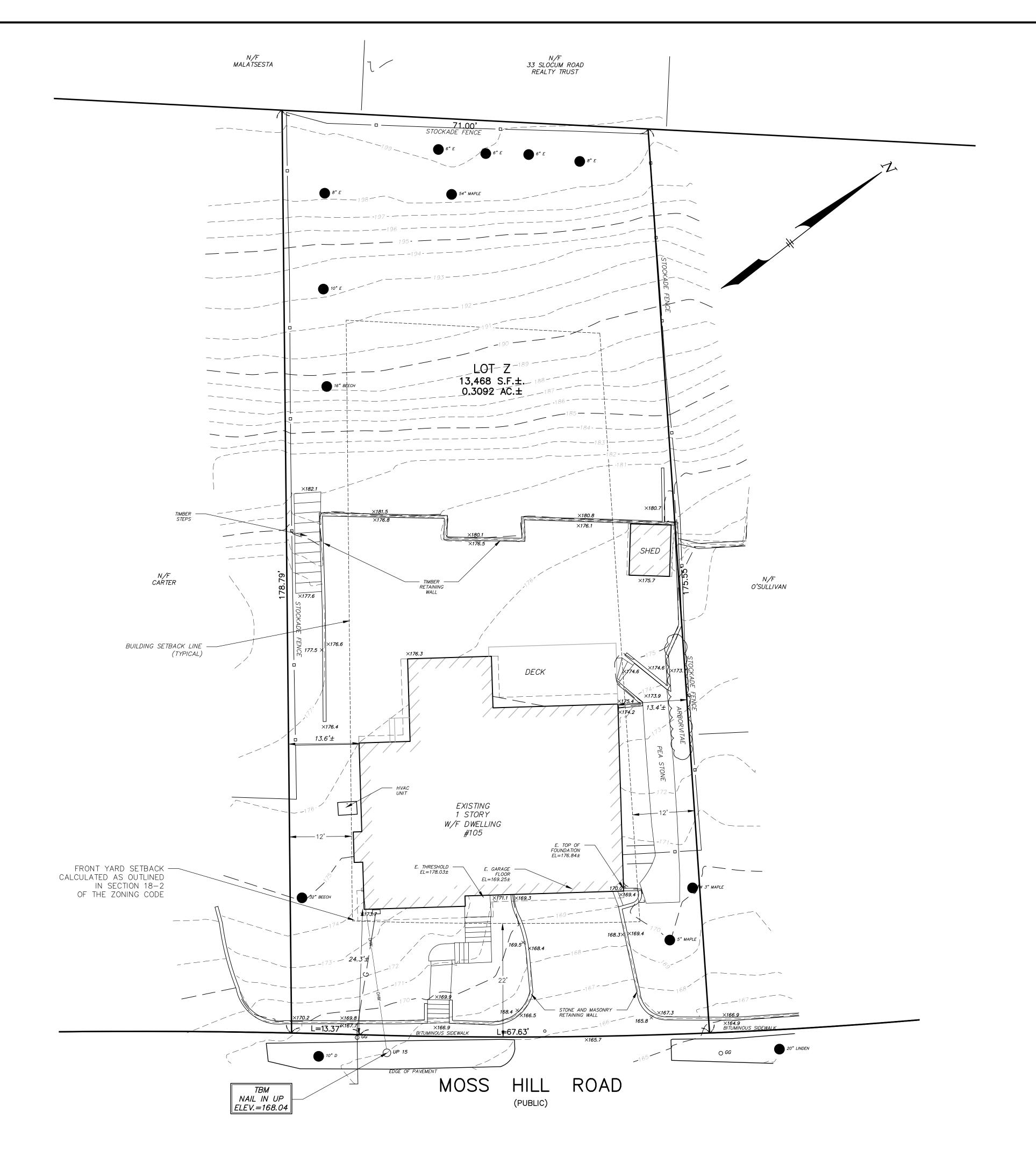




	CLIMATIC AND) GEOGRA	PHIC DESIGN CRITERIA		OP	TIONS SELECTIONS
	WIND DESIGN PEED TOPO SPECIAL WIND	SEISMIC SUBJ DESIGN	ECT TO DAMAGE FROM WINTER ICE SHIELD FLOOD DESIGN UNDERLAYMENT HAZARDS	S	ROOF TYPE (SLOPED) ROOF TYPE (FLAT)	STANDARD ROOF: 2x12 FRAMING WITH 5/8" PLYWOOD (OR PER PLANS) - CAVITY INSULATION BY BUILDER 16" TRUSSES W/ 3/4" PLYWOOD, TYP. (OR AS PER PLANS)
I	128 NO NO NO NO Vult)	NO SEVI		SYSTEMS	BEAM COLOR SOFFITS SHINGLES	CAVITY INSULATION BY BUILDER SNOW PREFINISHED DOUGLAS FIR LAMINATED BEAM UNFINISHED 1x6 T&G INLAND RED CEDAR
	DESIGN LOAD)S	AREAS	ROOF S		METAL ROOF BY BUILDER SOLAR PANELS BY BUILDER PER OWNER
TYPE		DEAD LOAD (PSF)	FINISHED AREA	R	SKYLIGHTS	TBD: (MANUAL OPERATION WITH POLE OR SOLAR POWERED), DARKENING BLINDS @ SITTING ROOM
GROUND SN	NOW 40 Pf = 31 PSF	15	LOWER LEVEL 318 SF ENTRY LEVEL 2,318 SF		CEILING STRAPPING CEILING FINISH	1x3 PINE (SUPPLIED FOR FINISHED INTERIOR SPACES) BY BUILDER
FLOOR WALLS	40	15	TOTAL GROSS AREA 4,040 SF (30% OF LOT AREA MAX)	FLOOR	OPEN WEB FLOOR TRUSSES SHEATHING	ENTRY LEVEL 16"@ 19.2" O.C. (OR AS PER FRAMING PLAN) UPPER LEVEL 11.1/4" @ 19.2" O.C. (OR AS PER FRAMING PLAN) 3/4" T&G ADVANTECH
		401141105	GARAGE 914-SE ROOF DECK 433 SF WIDOWS WALK 155 SF	WALL	FRAMING	2x6 @ 16" O.C. WITH 1/2" SHEATHING CAVITY INSULATION BY BUILDER VAPOR BARRIER BY BUILDER
BUILD	ING CODE COM	/IPLIANCE	BALCONY DECK 32 SF LOWER LEVEL 1122 SF		HOUSE WRAP SIDING	TYVEK HARDIE CLAPBOARDS
COMPLIAN	NS FOR THIS BUILDING HAVE BEINCE WITH THE DESIGN CRITERI	A OF	UNFINISHED			COLOR: TBD (MONTEREY TAUPE) FINISH: SMOO HARDIE PANELS
FOUNDAT PLUMBING	SACHUSETTS RESIDENTIAL COL FION, SITE WORK, MECHANICAL, G, AND BUILDING ITEMS SUPPLII FIED BY THE BUILDER FOR APPI TIES.	ELECTRICAL, ED LOCALLY WILL ROVAL OF LOCAL	THE ABOVE AREA CALCULATIONS ARE BASED ON RULES PUBLISHED IN THE AIA 12TH EDITION OF THE ARCHITECTURAL GRAPHIC STANDARDS HANDBOOK.	EXTERIOR		COLOR: TBD (TIMBER BARK) FINISH: SMOOTH HARDIE VERTICAL (HARDIE TRIM OVER PANEL) COLORS: TBD TIMBER BARK @ KITCHEN FINISH: SMOOTH UNFINISHED CLEAR 1x4 VERTICAL WESTERN RED CEDAR
۸0 1	GENERAL NOTES AND	DRAWII	NG LIST		EXTERIOR TRIM	AZEK PVC - PAINT BY BUILDER
A0.1 A0.2	STRUCTURAL NOTES	THE CHIMATION		ဆ <u>လ</u>	DECKING	COMPOSITE DECKING (W/ HIDDEN FASTENERS)
A1.0 A1.1	LOWER LEVEL PLAN ENTRY LEVEL PLAN			DECKS & PORCHES		STYLE: TBD COLOR: TBD
A1.2	UPPER LEVEL PLAN			<u> </u>	DECK RAIL	TBD VIEW RAIL ROD RAILING SYSTEM, GLASS RAIL @ WIDOW'S
A1.3 A2.1	ROOF PLAN EXTERIOR ELEVATION	NS		-	SERIES (OPERABLE WINDOWS	PELLA ARCHITECT SERIES W/O ILT OPERATOR POLE (FOR OUT OF REACH AWNINGS)
A2.2	EXTERIOR ELEVATION			DOORS	& DOORS)	
A3.1 A3.2	BUILDING SECTIONS BUILDING SECTIONS			⋖ర	SERIES (FIXED/SPECIALTY)	PELLA CLAD FRAME DIRECT SET
A3.3	BUILDING SECTIONS			WINDOWS	GLAZING EXTERIOR FINISH	ADVANCED INSULATED LOW-E, ARGON FILLED ENDURACLAD
A3.4 A5.1	BUILDING SECTION SCHEDULES			MIN	EXTERIOR COLOR	BROWN
A6.1	FOUNDATION DIAGRA			CLAD	INTERIOR FINISH HARDWARE	PREFINISHED: TBD (LINEN WHITE OR WHITE) TBD (ESSENTIAL COLLECTION)
A6.2 A6.3	UPPER LEVEL FRAMIN			ALUM. C	HARDWARE FINISH	WINDOWS : TBD DOORS : TBD
A6.4 A7.1	ROOF FRAMING PLAN			¥ 	WINDOW SCREENS JAMB EXTENDER	FULL SCREEN, COLOR: TBD 6-9/16" - STANDARD FOR 2x6 EXTERIOR WALLS
A7.2	FRAMING DETAILS	IO DETAIL O		⋛⋞┾	SLABS	GLASS MAHOGANY (UNFINISHED)
A7.3	STRUCTURAL FRAMIN	IG DETAILS		MHG ENT DOOR { SIDELIGI	SLABS GLAZING HARDWARE SCREEN DOOR	TBD (FROSTED) MORTISE LEVER IN BRUSHED CHROME TBD (NONE)
				SECOND	CLARC	STEEL, SMOOTH (20 MINUTE FIRE RATED) FIBERGLASS, SMOOTH
				DOORS	HARDWARE TO LOWER LEVEL	SARGENT KEY-IN-LEVER
				STAIRS	TO UPPER LEVEL	CLOSED: OAK TREADS, RISERS & STRINGERS (UNFINISHED) *MODIFIED OPEN*: ALL OAK (UNFINISHED) *CLOSED RISERS*
				INTERIOI RAILS	WALL MOUNT RAIL WALL CAPS	BY BUILDER BY BUILDER
					OPEN RAILS BASEBOARD	BY BUILDER PAINT-GRADE PINE CONTEMPORARY SQUARE EDGE
				INTERIOR	& DOOR CASING WINDOW CASING	SAME AS ABOVE
					SLABS	PREMIUM MASONITE SOLID CORE FLUSH PRIMED DOOR
				INTERIOR DOORS	JAMBS HARDWARE TYPE HARDWARE COLOR	PAINT-GRADE PINE HELIOS LEVER W/ ROUND ROSETTE SATIN NICKEL
					ROD & SHELVING	BY BUILDER
						ES THAT CLIENT HAS REVIEWED THE ABOVE INFORMATION, REFERENCED PLANS. CLIENT AGREES THAT THE PROVIDED
					ATION IS ACCURATE AND RE ED IN CLIENT'S COMPONENT	FLECTS CLIENT'S DESIRED OPTION SPECIFICATIONS TO BE PACKAGE.
				CLIEN	T SIGNATURE	DATE DATE
					FUR	CHARLIE & SARAH FORBES
				1001	DATE	105 MOSS HILL RD JAMAICA PLAIN MA 02130
				ISSUE	DATE: © COPYRIGHT BY T	2022 - 06.24 TRUDEAU HOMES INT. JOB NO.
					THESE PLANS MAY NOT BE USED THE WRITTEN PERMISSION OF T	D IN ANY WAY WITHOUT
					NEXT HOUSE	T, ACTON, MA. 01720 21703

40. JOSEISTIII IAWAESTACOIII DECKTOUSE DESIGN - DOCUMENS #121703 FORDES, OTAME - JAMAICA FIAM I MANOT DIM-CADITORDI



LEGEND:

N/F NOW OR FORMERLY

— OHW—— OVERHEAD WIRES

TREE

O DMH DRAIN MANHOLE

--95--- EXISTING CONTOUR
99X9 SPOT ELEVATION

TBR TO BE REMOVED

RECORD OWNER

105 MOSS HILL ROAD JAMAICA PLAIN, MA

SUFFOLK REGISTRY OF DEEDS DEED BOOK 20303 PAGE 225

PLAN BOOK 7477 PLAN 230

JAMAICA PLAIN NEIGHBORHOOD

SUBDISTRICT 1F-9000 NEIGHBORHOOD DESIGN OVERLAY DISTRICT

ZONING DISTRICT

CHARLES . FORBES

SARAH C. FORBES

REFERENCE

DATUM

NAVD OF 1988.

— D — SUB-SURFACE DRAIN LINE

FIRST FLOOR ELEV.

B.F. BASEMENT FLOOR ELEV.

TOP OF CONCRETE ELEV.

GARAGE FLOOR ELEV.

TREE LINE

UP UTILITY POLE

GG. GAS GATE

GAS SERVICE (BURIED)

THE EXISTING DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; SUFFOLK COUNTY, MASSACHUSETTS; MAP NUMBER 25025C0067 G DATED: SEPTEMBER 25, 2009.

6/16/22 Joseph March

DATE REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING PLOT PLAN FOR 105 MOSS HILL ROAD IN BOSTON, MA

FOR: SCALE: 1"=10'

SM-6886

FORBES JUNE 14, 2022

(6886.E.PPL.dwg)

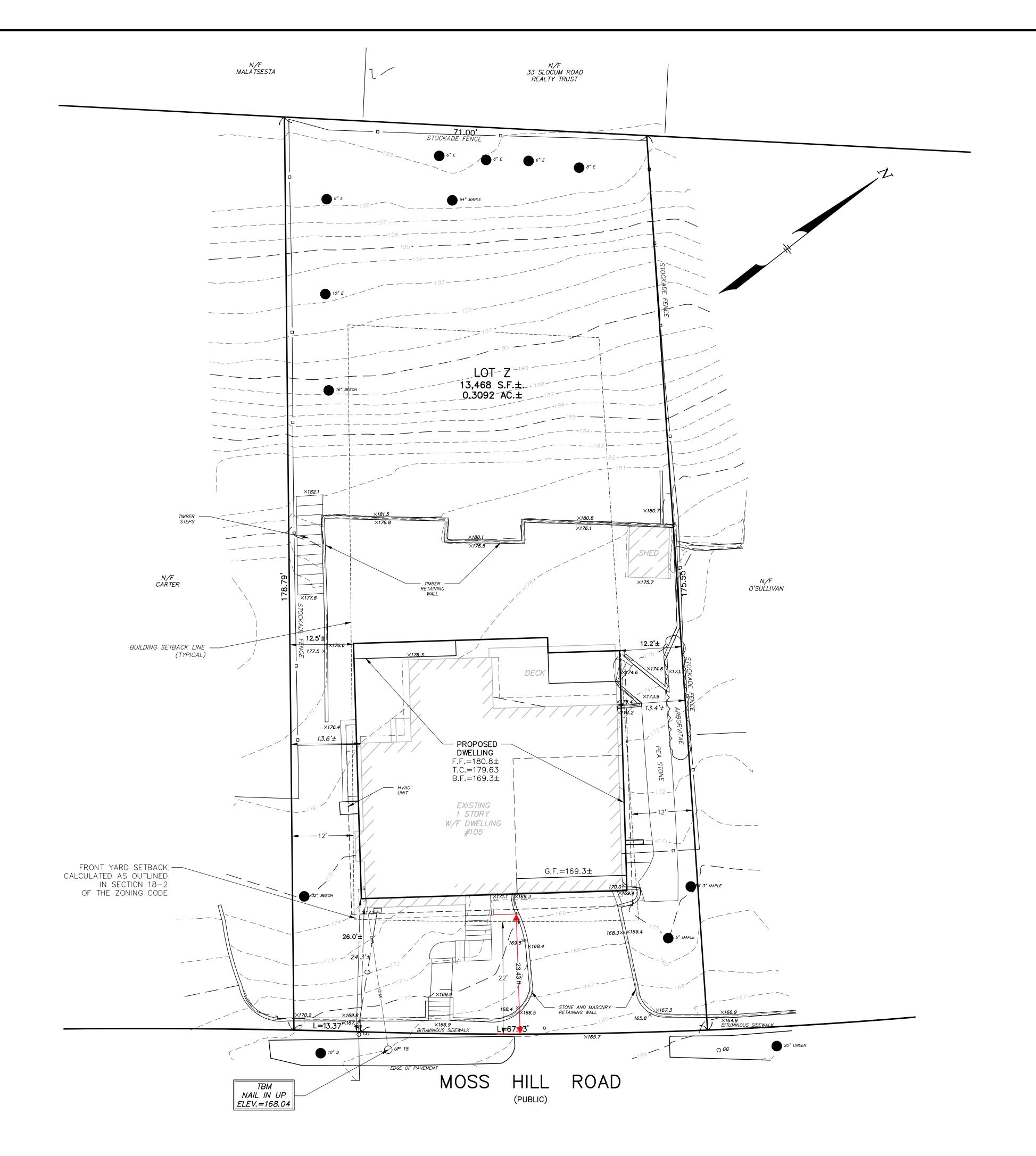
STAMSKI AND McNARY, INC.

1000 MAIN STREET ACTON, MASS.

ENGINEERING - PLANNING - SURVEYING

0 5 10 20 30 40





LEGEND:

N/F NOW OR FORMERLY

— oнw— OVERHEAD WIRES

O DMH DRAIN MANHOLE

--95--- EXISTING CONTOUR
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TBR TO BE REMOVED

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105 MOSS HILL ROAD JAMAICA PLAIN, MA

SUFFOLK REGISTRY OF DEEDS DEED BOOK 20303 PAGE 225

PLAN BOOK 7477 PLAN 230

JAMAICA PLAIN NEIGHBORHOOD

SUBDISTRICT 1F-9000 NEIGHBORHOOD DESIGN OVERLAY DISTRICT

ZONING DISTRICT

CHARLES . FORBES

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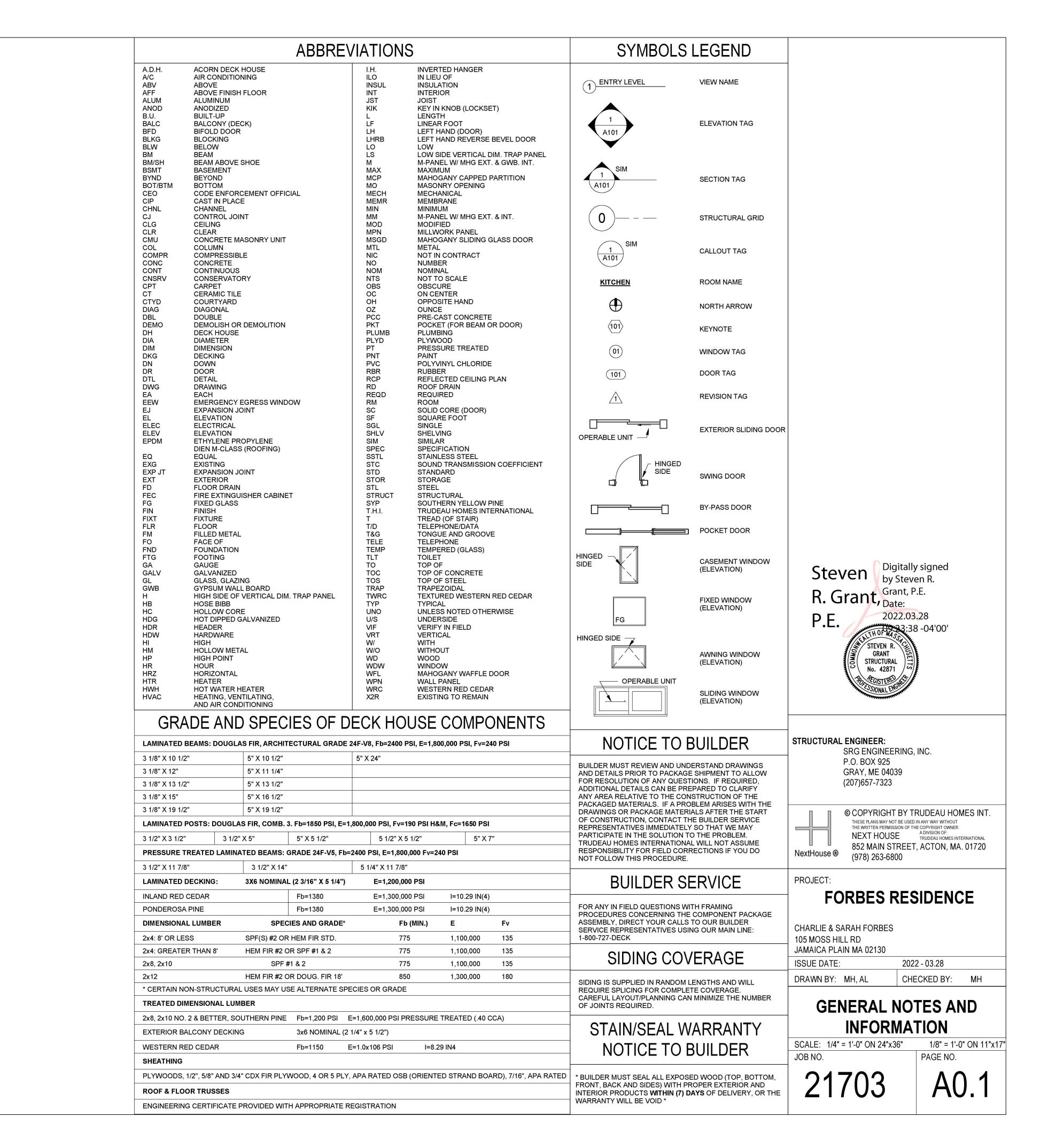
STAMSKI AND McNARY, INC.

1000 MAIN STREET ACTON, MASS.

ENGINEERING - PLANNING - SURVEYING

0 5 10 20 30 40 F





REFER TO PROJECT GEOTECHICAL ENGINEER FOR BACKFILL, FOUNDATION, DRAINAGE, SUBGRADE PREPARATION, FROST DEPTH, AND SUB-SLAB RECOMMENDATIONS

3. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF

4. REMOVE ALL EXISTING TOPSOIL, PAVEMENT, ORGANIC MATERIALS, FROZEN SOIL, DELETERIOUS MATTER, AND OTHER SOIL THAT APPEARS TO BE UNSUITABLE PRIOR TO PREPARING THE FOOTING SUBGRADE.

5. UNLESS OTHERWISE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER, ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED NATIVE SOIL, COMPACTED STRUCTURAL FILL, COMPACTED CRUSHED STONE, OR CLEAN/SOUND DURABLE LEDGE. COMPACTED STRUCTURAL FILL SHALL BE COMPACTED IN MAXIMUM 12 INCH LAYERS TO MINIMUM 95% COMPACTION. CRUSHED STONE SHALL BE COMPACTED TO 100% OF ITS DRY RODDED WEIGHT, PER ASTM.

THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE DESIGN FROST DEPTH PER THE LOCAL CODE ENFORCEMENT OFFICE UNLESS OTHERWISE DIRECTED TO EXTEND MORE BY THE PROJECT GEOTECHNICAL ENGINEER

IF ANY ADVERSE SOIL CONDITIONS ARE ENCOUNTERED WHICH EXTEND BELOW FOOTING LEVEL, SUCH AS THOSE LISTED ABOVE, THE GENERAL CONTRACTOR SHALL CONTACT THE PROJECT GEOTECHNICAL ENGINEER IMMEDIATELY FOR DETERMINATION OF HOW TO REMEDY THE CONDITION BEFORE CONTINUATION OF THE WORK.

8. IF ADEQUATED SOIL BEARING IS NOT ENCOUNTERED AT THE INDICATED BOTTOM OF FOOTING FOUNDATION, THE CONTRACTOR IS TO REPORT TO THE ENGINEER BEFORE PROCEEDING WITH THAT PART OF

PROVIDE AT LEAST 6" OF COMPACTED STRUCTURAL FILL BELOW ALL INTERIOR SLABS-ON-GRADE. STRUCTURAL FILL TO BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY, PER ASTM D1557. OPTION: USE 3/4" CRUSHED STONE AND COMPACT TO 100% OF ITS DRY RODDED WEIGHT PER ASTM.

10. DO NOT PLACE BACKFILL AGAINST BASEMENT FOUNDATION WALLS UNTIL THE FIRST FLOOR STRUCTURE HAS BEEN CONSTRUCTED.

11. SEE FOUNDATION PLAN FOR ALL TOP OF WALL AND SHELF ELEVATIONS. 12. ALL DRAINAGE FILL TO BE ¾" WASHED CRUSHED

13. ALL DRAINAGE PIPE TO BE SLOPED POSITIVELY AT LEAST 2% AND EXTEND TO DAYLIGHT AT GRADE, UNLESS OTHERWISE NOTED ON PLANS.

14. PROVIDE RIGID DRAINAGE PROTECTION BOARD AT ALL FOUNDATION BASEMENT WALLS WITH WATERPROOFING SYSTEM PRIOR TO BACKFILLING WALLS. SUBGRADE EXCAVATIONS TO BE KEPT DRY. PITCH EXTERIOR GRADE AWAY FROM THE STRUCTURE.

P.T. LUMBER NOTES

PRESSURE TREATED LUMBER SHALL BE TREATED WITH AN ACQ PROCESS SUITABLE TO EXTERIOR EXPOSED SERVICE. ACQ TREATMENT WITH AMMONIA IS NOT

USE PT SOUTHERN PINE LUMBER FOR ALL EXTERIOR FRAMING (UNLESS NOTED OTHERWISE ON PLANS) AND FOR SILL PLATES ON FOUNDATION WALLS AND INTERIOR SLABS-ON-GRADE.

SEE "SILL PLATE AND ANCHOR BOLTS" NOTES FOR FASTENING PT LUMBER TO FOUNDATIONS.

USE G185 GALVANIZED CONNECTORS (SIMPSON ZMAC OR EQUAL) AND HOT DIPPED GALVANIZED NAILS (G185 OR EQUAL) FOR ALL PT CONNECTIONS. USE STAINLESS STEEL CONNECTORS AND STAINLESS STEEL NAILS/FASTENERS IN HIGHLY CORROSIVE AREAS SUCH AS OCEAN FRONT.

5. FAILURE TO FOLLOW THESE NOTES MAY RESULT IN A RAPID DETERIORATION OF METAL FASTENERS AND CONNECTORS; AND THERFORE, MAY RESULT IN STRUCTURAL FAILURE.

6. PT WOOD POST CAPS: USE SIMPSON STAINLESS STEEL "BSC" TYPE, UNLESS OTHERWISE NOTED ON

PT WOOD POST BASES: USE SIMPSON "CBSQ66-SDS2" SERIES MADE WITH STAINLESS STEEL. PROVIDE ½" DIAMETER STAINLESS STEEL THREADED ROAD WITH EMBEDED NUT PER SIMPSON.

HOLDOWN NOTES

UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN, HOLDOWNS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE

REFER TO "HOLDOWN SCHEDULE" FOR MODEL # AND ANCHOR ROD REQUIRED.

PROVIDE STANDARD GALVANIZED WASHER BETWEEN HOLDOWN AND TITEN ANCHOR HEAD.

PROVIDE SIMPSON "ROD COUPLER" AT FLOOR JOIST SPACE FOR BOX SILL LOCATIONS.

5. FASTEN EACH HOLDOWN TO 2-2x6 STUD POST (MINIMUM) WITH MANUFACTURER REQUIRED 1/4" DIA. x 2 1/2" LONG SDS SCREWS.

SEE HOLDOWN DETAILS FOR ADDITIONAL REQUIRMENTS.

CONCRETE NOTES

CODES AND STANDARDS (LATEST EDITION WITH CURRENT AMEDMENTS): ACI 301-"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318-"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". COMPLY WITH APPLICABLE PROVISIONS, UNLESS OTHERWISE INDICATED

CONCRETE FOR WALLS AND FOOTINGS: 3000 PSI @ 28 DAYS. 34" AGGREGATE, MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM, WITH 5% TO 7% AIR ENTRAINMENT. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED. **CONCRETE FOR HOUSE BASEMENT SLAB-ON-**

RADE: 3000 PSI @ 28 DAYS, 3/4" AGGREGAT MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM, NO ENTRAINED AIR. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED. **CONCRETE FOR GARAGE INTERIOR SLAB: 4500 PS**

WATER/CEMENT RATIO = 0.40, SLUMP 1" MINIMUM

AND 3" MAXIMUM, NO ENTRAINED AIR. USE A MID-

RANGE WATER REDUCER IF A HIGHER SLUMP IS

DESIRED. ALL CONCRETE TO BE NORMAL WEIGHT, TYPE I OR

@ 28 DAYS, 34" AGGREGATE, MAXIMUM

CONTRACTOR TO PROVIDE CHLORIDE PROTECTING SEALANT AT GARAGE SLAB. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE COATS.

CALCIUM CHLORIDE AND/OR MATERIALS CONTAINING CALCIUM CHLORIDE SHALL NOT BE

CONCRETE CURING: USE WET BURLAP METHOD WITH POLYETHYLENE COVER. PROVIDE MINIMUM 7 DAY WET CURE. CONFORM TO ACI 302-IR GUIDE FOR CONCRETE SLAB AND FLOOR CONSTRUCTION. NO CONCRETE TO BE PLACED ON FROZEN

GROUND. PROVIDE A 10-MIL MOISTURE VAPOR RETARDER EQUAL TO "STEGO WRAP" DIRECTLY BELOW ALL INTERIOR SLABS-ON-GRADE, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS. OVERLAP AND SEAL/TAPE ALL SEAMS PER MANUFACTURER REQUIRMENTS.

CONCRETE SHALL BE ADEQUATELY PROTECTED FROM HOT OR COLD WEATHER AS REQUIRED BY ACI PUBLICATIONS ACI 305 AND ACI 306. RESPECTIVELY.

REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER UNLESS OTHERWISE NOTED: CONCRETE DEPOSITED ON GROUND: 3"

CONCRETE EXPOSED TO THE GROUND OR WEATHER: 2" CONCRETE NOT EXPOSED TO THE GROUND OR WEATHER: 2" 13. SLAB-ON-GRADE REINFORCEMENT TO BE LOCATED

AT MID-DEPTH OF CONCRETE SLABS UNLESS OTHERWISE NOTED CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" ALL WOOD NAILERS AND/OR SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE

PRESSURE TREATED #2 GRADE SOUTHERN PINE OR BETTER WATERPROOF (WATERSTOP) BETWEEN ALL BASEMENT FOUNDATION WALLS AND FOOTINGS. AND AT CONTROL JOINTS BETWEEN CONCRETE PLACEMENTS WITH A CONTINUOUS STRIP OF "SIKA GREENSTREAK PVC WATERSTOP"; "WELD" ENDS TO MAKE CONTINUOUS PER MANUFACTURER SPECIFICATIONS. CONTRACTOR ALTERNATE. IF APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER IS A CONTINUOUS STRIP OF BENTONITE MANUFACTURED BY AMERICAN COLLOID

CORPORATION, ARLINGTON HEIGHTS, IL, UNDER THE TRADE NAME RX102. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND/OR BRACING REQUIRED UNTIL ALL CONCRETE HAS REACHED ITS FULL

DESIGN STRENGTH AND FLOOR DIAPHRAMS ARE FULLY ERECTED. 18. BACKFILL BOTH SIDES OF THE FOUNDATION WALL

SIMULTANEOUSLY TO THE MAXIMUM HEIGHT POSSIBLE. REINFORCING BARS AND ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, MUST BE ACCURATELY

PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED. "WET-STICKING" OF ANCHOR BOLTS, VERTICAL PIER REINFORCING OR VERTICAL WALL REINFORCING IS NOT ACCEPTABLE (EXCEPT FROST WALL DOWELS).

SLAB-ON-GRADE CONTROL JOINT NOTES

SLAB CONTROL JOINTS SHALL BE SAW-CUT IMMEIDATELY AFTER FINISHING. JOINT DEPTH SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS.

JOINTS ARE SPACED TO CONTROL THE LOCATION OF CRACKS THAT MAY OCCUR DUE TO CURING SHRINKAGE AND THE THERMAL MOVEMENT OF CONCRETE. WELDED WIRE FABRIC DOES NOT INHIBIT CRACKING BUT HOLDS CONCRETE TIGHTLY TOGETHER AFTER CRACKING HAS OCCURRED. IN ORDER TO BETTER CONTROL RANDOM CRACKING OF CONCRETE, THE FOLLOWING MEASURES ARE RECOMMENDED:

LIMIT THE VOLUME OF WATER IN THE MIX SUPPLY ADEQUATE CURING MEASURES. WET CURE OR USE CURING SEALERS. LIMIT JOINT SPACING TO 2 TIMES THE SLAB THICKNESS IN FEET. (IE. 8FT O.C.

MAXIMUM FOR 4" THICK SLAB). PROVIDE A WELL-COMPACTED A CONSISTENT SUBGRADE.

SLAB CURLING IS A PROBLEM WHICH HAS BECOME MORE PREVALENT IN RECENT YEARS. THE FOLLOWING MEASURES IN ADDITION TO THOSE STATED ABOVE ARE RECOMMENDED TO LIMIT CURLING OF **CONCRETE SLABS-ON-GRADE:**

CURE THE SLAB PROPERLY. USE A LOWER AMOUNT OF CEMENT. USE A HIGHER QUANTITY OF COURSE AGGREGATES IN THE MIX.

WOOD FRAMING NOTES

ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE SPRUCE-PINE-FIR (SPF) NO. 1/NO. 2 GRADE OR BETTER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES: Fb=875 PSI, Fv=135 PSI, Fc (PARALLEL TO GRAIN) =1150 PSI, E= 1.200.000 PSI.

OR BETTER, UNLESS NOTED ON PLANS.

FOR SOLID POSTS INDICATED.

SOLID SAWN POSTS TO BE #1 GRADE SPF, UNLESS OTHERWISE NOTED ON PLANS.

SEASONED TO 19% MAXIMUM MOISTURE CONTENT. ALL LUMBER AND PLYWOOD SHALL BE GRADE-

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED

CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL SURFACE CONTACT WITHOUT USE OF SHIMS.

LEVEL, SQUARE, AND TRUE WITH BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.

EXPOSURE 1, UNLESS NOTED OTHERWISE. SHEATHING SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS RECOMMENDED BY THE APA FOR EXPANSION.

11. ALL FLOOR SHEATHING (SEE NOTE 10 ABOVE) TO BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED. UNLESS OTHERWISE NOTED ON PLANS. SEE NOTE 10 ABOVE FOR APA RATING.

CENTER AT INTERMEDIATE SUPPORTS, UNLESS AND/OR DIAPHRAGMS). FASTENERS MUST NOT BE OVERDRIVEN; HEADS MUST BE FLUSH WITH FACE OF SHEATHING.

SIMPSON CONSTRUCTION HARDWARE (OR THE MANUFACTURER'S SPECIFICATIONS AND NAILING/FASTENING SCHEDULE. THE GENERAL APPROPRIATE CATALOGS ON SITE.

ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER 3-1/2") AND CONNOT BE REPLACED WITH 16d SINKERS (9 GAGE X 3-1/4").

PRIOR TO LOADING A CONNECTOR, ALL HOLES IN SIMPSON HARDWARE TO BE FILLED WITH NAIL, SCREW, OR BOLT SIZE REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF THE CONNECTION.

MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER SPECIFIED (PER THE 2015 NDS, SECTION 12.1.3.2).

PNEEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT. JOISTS AND/OR RAFTERS SHALL BEAR

COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOISTS AND/OR EXCEED 1/8".

16. WOOD COLUMNS NOTED AS "VLC" INDICATES "VERSA-LAM" AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING PSI, Fc=3000 PSI.

ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING

AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)

19. WHERE POSTS FRAME THROUGH FLOOR LEVELS. PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.

20. NON-TREATED WOOD POSTS: CAPS TO BE SIMPSON LPC SERIES WITH Z-MAX PROTECTION, UNLESS OTHERWISE NOTED ON PLANS.

21. ALL BUILT-UP LVL BEAMS (1 ¾" WIDE PLY) TO BE

GLUED AND SCREWED TOGETHER WITH SIMPSON "SDW"

§ 2-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM

§ 3-PLY: ONE ROW TOP, MIDDLE, AND BOTTOM

§ 4-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM

UP TO 12" DEEP; ONE ROW TOP AND

GREATER THAN 12" DEEP; 3 ROWS,

USING SDW 6 3/4"" LONG SCREWS, STAGGERED.

USING SDW 3 3/8" LONG SCREWS, STAGGERED.

USING SDW 5" LONG SCREWS, STAGGERED.

22. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN

BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D

23. UNLESS NOTED OTHERWISE, MINIMUM FASTENING

OF WOOD MEMBERS SHALL CONFORM TO TABLE 2304.10.1

BOTTOM, STAGGERED.

24. ALL NAILS/FASTENERS PENETRATING INTO

PRESERVATIVE TREATED (PT) LUMBER MUST BE HOT-

25. ALL FLUSH FRAMED WOOD MEMBERS BE FRAMED

STAGGERED.

DIPPED GALVANIZED OR STAINLESS STEEL.

26. ALL HANGERS, HURRICANE TIES, POST

27. ALL HANGERS, HURRICANE TIES, POST

EXPOSED TO THE WEATHER AND/OR NOT FULLY

UNLESS OTHERWISE NOTED ON PLANS.

OTHERWISE NOTED ON PLANS.

CAPS/BASES, ETC. AND STRUCTURAL CONNECTORS

LOCATED WITHIN THE BUILDING ENVELOPE, AND NOT

EXPOSED TO THE WEATHER AND/OR FULLY PROTECTED

FROM SALT AIR INFILTRATION, TO BE STANDARD G-60

CAPS/BASES, ETC. AND STRUCTURAL CONNECTORS

PROTECTED FROM SALT AIR INFILTRATION, TO BE MADE OF

28. PROVIDE SIMPSON H2.5A HURRICANE ANCHOR AT

29. PROVIDE SIMPSON H1 FRAMING ANCHOR AT EACH

30. ALL TRUSSES TO BE DESIGNED FOR GRAVITY AND

WIND LOADS IN ACCORDANCE WITH LATEST TPI AND IBC

APPROVED PLANT. FIELD ASSEMBLED TRUSSES ARE NOT

CODE STANDARDS, AND BE MANUFACTURED IN A TPI

PERMANENTLY BRACED IN ACCORDANCE WITH TRUSS

STANDARDS. FAILURE TO PROVIDE REQUIRED BRACING

TRUSSES; SIZE AND SPACING AS INDICATED ON PLANS.

DESIGN FOR SNOW/DRIFTING SNOW/LIVE AND DEAD LOADS

(INCLUDING POINT LOADS) INDICATED ON PLANS. DO NOT

BRIDGING AT MAXIMUM 8'-0" O.C. PROVIDE (2) 12D NAILS AT

34. TRUSS SPACING SHOWN IS MAXIMUM, TRUSS

TO ACCOMMODATE DESIGN LOADS ACCORDINGLY.

MANUFACTURER MAY REDUCE SPACING AS NECESSARY

35. TREATED WOOD POSTS: CAPS TO BE SIMPSON

"CBSQ66-SDS2" SERIES MADE WITH STAINLESS STEEL.

37. LALLY COLUMNS AT BASEMENT/CRAWL SPACE

COLUMN (SIZE AS NOTED ON THE PLANS) EQUAL TO "LALLY

SIMPSON "LCC" OR "CCO" LALLY COLUM CAP. DO NOT USE

SILLS & ANCHOR BOLTS

1/2" DIA. SIMPSON STRONG-TIE ZINC

COATED "TITEN HD" ANCHORS (SCREW

ALL ANCHORS TO EXTEND A MINIMUM OF 6"

UNLESS NOTED OTHERWISE ON PLANS,

SPACE ANCHORS @ 4'-0" O.C. MAXIMUM AND

DIPPED GALVANIZED (HDG) BEARING PLATE

PT SILL WIDTH TO MATCH WALL FRAMING. SEE

LOCATE WITHIN 4" MINIMUM / 12" MAXIMUM FROM

DOOR JAMBS AND CORNERS. PROVIDE A MINIMUM

OF 2 ANCHOR BOLTS PER SECTION IF LESS THAN

ANCHORS TO EXTEND A MINIMUM OF 6"

BETWEEN ALL TITEN HD ANCHOR BOLT HEAD AND

PROVIDE SIMPSON STRONG-TIE "BP 1/2" HOT

EACH END OF EACH SECTION AND ALSO AT ALL

LALLY COLUMN MANUF. STANDARD CAP PLATE PROVIDED.

LEVELS TO BE STANDARD CONCRETE FILLED STEEL

38. AT ALL LALLY COLUMN LOCATIONS, PROVIDE

TYPE), NO EXCEPTION.

INTO CONCRETE OR MASONRY.

INTO CONCRETE OR MASONRY.

ANCHOR BOLTS ARE BY BUILDER

4'-0" IN LENGTH, TYP.

SILL PLATE.

PLANS FOR SIZE REQUIRED.

LOCK COLUMN SYSTEMS" BY DEAN COLUMN CO.

STAINLESS STEEL "BSC" TYPE, UNLESS OTHERWISE NOTED

TREATED WOOD POST BASES ARE TO BE SIMPSON.

PROVIDE 1/2" DIAMETER STAINLESS STEEL THREADED ROAD

PROVIDE CONTINUOUS 2x8 "STRONGBACK" TRUSS

SUBSTITUTE WITHOUT APPROVAL BY SRG ENGINEERING.

MANUFACTURER'S SHOP DRAWINGS AND LATEST TPI

31. ALL TRUSSES TO BE TEMPORARILY AND

32. TRUSSES TO BE PRE-ENGINEERED WOOD

CAN RESULT IN INJURY AND/OR DEATH.

EACH TRUSS CROSSED AND AT ENDS.

WITH EMBEDED NUT PER SIMPSON.

BEARING LOCATION OF WOOD ROOF TRUSSES, UNLESS

EACH BEARING LOCATION OF WOOD ROOF RAFTERS,

WITH JOIST AND BEAM HANGERS.

GALVANIZED COATED.

STAINLESS STEEL.

ALLOWED.

ON PLANS.

SCREWS AT 12" OC AS FOLLOWS:

SPIKES AT 8" OC AS FOLLOWS:

OF THE IBC 2015.

ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE

DO NOT SUBSTITUTE MULTIPLE "2x" MEMBERS

ALL TWO (2) INCH NOMINAL LUMBER SHALL BE

STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.

SOUTHER PINE, #2 GRADE OR BETTER. FRAMING CONNECTIONS SHALL BE ACCURATELY

9. ALL WOOD FRAMING SHALL BE BUILT PLUMB,

10. ALL FLOOR SHEATHING SHALL BE APA RATED

12. ALL FLOOR SHEATHING SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS; STAGGER ALL JOINTS.

13. ALL FLOOR SHEATHING SHALL BE SCREWED 6" ON CENTER AT SUPPORTED PANEL EDGES AND 10" ON OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS

APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO CONTRACTOR MUST BE FAMILIAR WITH AND HAVE THE

ALL SPECIFIED FASTENERS MUST BE INSTALLED QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL; FOR EXAMPLE: 16d FASTENERS ARE COMMON NAILS (8 GAGE X

BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A

HOLE-LOCATING MECHANISMS SHOULD BE USED.

RAFTERS AND SUPPORTING HEADER SHALL NOT

15. BEAMS NOTED AS "LVL" INDICATES 1 3/4" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.

MINIMUM DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2,750

ALL POSTS AND COLUMNS TO BE BLOCKED SOLID

STRUCTURAL STEEL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE.

STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN. FABRICATION, AND ERECTION OF STRUCTURAL STEEL'

STRUCTURAL STEEL SHAPES SHALL BE NEW SHAPES CONFORMING TO:

B: 46 KSI

WILL BE CAUSE FOR REJECTION.

ROLLED SHAPES AND PLATES - ASTM A36 (EXCEPT AS NOTED BELOW) WIDE FLANGE SHAPES - ASTM A992, 50 KSI STRUCTURAL TUBES - ASTM A500, GRADE

ANCHOR RODS - ASTM F1554 GRADE 36 (HEADED BOLTS) STEEL BEAMS AND COLUMNS SHALL BE CUT FROM

STRUCTURAL PIPES – ASTM A36

5. STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELED.

NEW, FULL-LENGTH STOCK. UNAUTHORIZED SPLICES

6. ALL BOLTED CONNECTIONS SHALL USE NEW 3/4 INCH DIAMETER HI-STRENGTH ASTM A325 BOLTS. SLIP-CRITICAL BOLTS ARE PROHIBITED FROM ALL CONNECTIONS. SHORT SLOTTED HORIZONTAL BOLT HOLES ARE PERMITTED AT SHEAR CONNECTIONS. ALL BOLTS SHALL BE INSTALLED AS BEARING TO A "SNUG-TIGHTENED" CONDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL BOLTED CONNECTIONS SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN COMPLIANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", DATED AUGUST 1, 2014.

7. AT BEAM-TO-BEAM CONNECTIONS; PROVIDE STANDARD 3/8" THICK ASTM A36 PLATE SHEAR TAB WITH 3/4" DIAMETER ASTM A325 BOLTS; SEE DETAILS FOR NUMBER OF BOLT ROWS REQUIRED. FILLET WELD EACH SIDE OF PLATE TO SUPPORTING MEMBER WITH 1/4" EACH

8. AT BEAM-TO-COLUMN CONNECTIONS; PROVIDE STANDARD 3/8" THICK ASTM A36 PLATE SHEAR TAB WITH 3/4" DIAMETER ASTM A325 BOLTS; SEE DETAILS FOR NUMBER OF BOLT ROWS REQUIRED. FILLET WELD EACH SIDE OF PLATE TO SUPPORTING MEMBER WITH 1/4" EACH SIDE.

WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1-LATEST EDITION. WELDS SHALL BE MADE WITH E70XX ELECTRODES BY CURRENT AISC CERTIFIED WELDERS CERTIFIED FOR THE TYPE OF WELDS TO BE PERFORMED, NO EXCEPTION.

10. ALL STRUCTURAL STEEL SHAPES, COLUMNS, PLATES, AND BARS NOT EXPOSED TO THE WEATHER DOES NOT NEED TO BE PRIMED AND/OR PAINTED. SHOULD PAINTING OF STEEL BE DESIRED, SHOP PRIME AND THEN SHOP PAINT WITH 2 COATS OF ZINC RICH PAINT PROVIDE FIELD APPLIED TOUCH-UP PAINT FOR ALL AREAS DISTURBED AFTER FIELD WELDING AND ERECTION. DO NOT PAINT STEEL WHERE FIELD WELDS MUST BE PERFORMED; PROVIDE FIELD APPLIED PRIMER AND PAINT

COAT ALL STEEL BELOW GRADE WITH TWO (2) COATS OF TNEMEC HI-BUILD TNEME-TAR SERIES 46H-413 COAL TAR EPOXY. USE TNEMEC APPROVED PRIMER FOR MATERIAL BEING COATED.

12. SUBMIT COMPLETE STRUCTURAL STEEL SHOP DRAWINGS TO SRG ENGINEERING, INC. FOR REVIEW AND APPROVAL PRIOR TO ANY STEEL FABRICATION AND/OR ERECTION, NO EXCEPTION. STANDARD OF CARE IS FOR SRG ENGINEERING TO REVIEW SHOP DRAWINGS WITHIN 10 BUSINESS DAYS FROM DATE OF RECEIVING. STEEL FABRICATOR SHALL NOT FABRICATE ANY STEEL UNTIL SRG ENGINEERING REVIEWS SHOP DRAWINGS THAT HAVE ALSO BEEN PREVIOUSLY REVIEWED BY THE GENERAL CONTRACTOR AND PROJECT ARCHITECT.

13. ALL COLUMNS TO HAVE FOUR (4) ANCHOR RODS PER LATEST OSHA REQUIREMENTS, UNLESS NOTED OTHERWISE ON PLANS. EACH ANCHOR ROD TO HAVE STANDARD 1/4" THICK A36 STEEL PLATE WASHER BETWEEN NUT AND BASE PLATE: FIELD WELD PLATE WASHER TO BASE PLATE, AND TACK WELD NUT TO PLATE WASHER.

14. ALL BEAMS ARE TO BE SINGLE SPAN (NOT CONTINUOUS) BETWEEN SUPPORTING MEMBERS, UNLESS NOTED OTHERWISE ON PLANS.

15. CONTRACTOR SHALL RETAIN A TESTING AGENCY (TO BE APPROVED BY SRG ENGINEERING) TO HAVE A CERTIFIED WELD INSPECTOR INSPECT ALL FIELD WELDS. WELD INSPECTOR TO BE INDEPENDANT AND CURRENTLY CERTIFIED FOR THE WELD(S) PERFORMED, NO EXCEPTION. PROVIDE WRITTEN REPORT(S) TO SRG ENGINEERING, INC. BEFORE PROCEEDING WITH THE WORK. WELDS INITIALLY REJECTED BY THE WELD INSPECTOR MUST BE MADE COMPLIANT AND THEN

16. CONTRACTOR TO SUBMIT COPY OF WELDER CERTIFICATIONS TO SRG ENGINEERING, INC. FOR REVIEW AND APPROVAL PRIOR TO PERFORMING SHOP AND/OR FIELD WELDING.

APPROVED BEFORE PROCEEDING WITH WORK.

17. STEEL TO BE FABRICATED BY AN AISC CERTIFIED FABRICATION SHOP.

18. SHOP DRAWINGS SHALL BE PREPARED BY THE

FABRICATOR. COPIES OF THE STRUCTURAL DRAWINGS ARE NOT ACCEPTABLE. 19. FIELD CUTTING OF STRUCTURAL STEEL OR ANY

BY SRG ENGINEERING.

MODIFICATIONS SHALL NOT BE MADE WITHOUT APPROVAL

STRUCTURAL STEEL NOTES

20. PROVIDE TEMPORARY ERECTION BRACING TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN PLACE. MAINTAIN BRACING UNTIL PERMANENT LATERAL BRACING IS FULLY INSTALLED. BRACING REQUIREMENTS ARE NOT

21. PROVIDE ½" DIAMETER DRAIN HOLE AT BOTTOM OF ALL HSS COLUMNS.

EACH SIDE OF ALL BEAM WEBS WHERE COLUMN FRAMES OVER BEAM, OR WHERE BEAM SUPPORTS COLUMN FROM

24. ALL BEAM WEB WOOD BLOCKING TO BE CONNECTED WITH 1/2" DIA. A307 GALVANIZED ASTM A307 THROUGH-BOLTS @ 2'-0" O.C., STAGGERED. WOOD BLOCKING MUST BE CONTINUOUS FULL-HEIGHT AND

SUBMITTAL NOTES

CONTRACTOR TO SUBMIT STRUCTURAL SHOP DRAWINGS AND/OR SUBMITTALS FOR THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO: CONCRETE MIX DESIGN FOUNDATION REBAR EMBEDDED ITEMS STRUCTURAL STEEL

CONNECTORS AND FASTENERS TRUSSES CONTRACTOR TO ALLOW A MAXIMUM OF TEN (10) BUSINESS DAYS AFTER SRG ENGINEERING (SRG) RECEIVES THE SHOP DRAWINGS/SUBMITTALS FOR

ENGINEERED LUMBER

REVIEW DO NOT FABRICATE AND/OR PURCHASE ANY STRUCTURAL ITEM UNTIL REVIEW AND APPROVAL BY SRG.

DESIGN LOADS

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS 780CMR CODE TO SUPPORT THE DEAD LOADS OF THE STRUCTURAL, ARCHITECTURAL, AND MECHANICAL SYSTEMS SHOWN; AS WELL AS THE FOLLOWING MINIMUM CODE REQUIRED LIVE LOADS:

FIRST FLOOR UPPER FLOORS (SLEEPING AREAS) 30 PSF ATTIC 20 PSF 60 PSF **ROOF DECK**

60 PSF WIDOWS WALK BASIC GROUND SNOW LOAD (Pg) BASIC FLAT ROOF SNOW LOAD (Pf) 31 PSF Pf=Ce*Ct*I*Pg (Ce=1.0, Ct=1.1, I=1.0) Vult WIND SPEED

EXPOSURE IMPORTANCE FACTOR (Iw) INTERNAL PRESSURE COEFICIENT (GCpi) +/-0.18

DESIGN DEAD LOADS: ROOF (CATHEDRAL) 15 PSF ROOF DECK 20 PSF TRUSS TOP CHORD 10 PSF 10 PSF TRUSS BOTTOM CHORD **15 PSF**

WALL SHEATHING & SHEAR WALL NOTES

2nd FLOOR EXTERIOR WALLS: SHEATH EXTERIOR WALLS WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; **BLOCKING IS REQUIRED** AT PANEL EDGES.

2. 1ST FLOOR EXTERIOR WALLS: UNLESS NOTED <u>OTHERWISE ON PLANS,</u> SHEATH EXTERIOR WALLS WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; **BLOCKING IS REQUIRED** AT PANEL EDGES.

"SW1": INDICATES SHEATH ONE FACE OF INTERIOR WALL, WHERE NOTED ON PLANS, WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; **BLOCKING IS REQUIRED** AT PANEL EDGES.

"SW2": INDICATES SHEATH BOTH FACES OF INTERIOR WALL, WHERE NOTED ON PLANS, WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 10d x 0.149" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; **BLOCKING IS REQUIRED** AT PANEL EDGES.

HOT DIPPED GALVANIZED OR STAINLESS STEEL; SIZE AND SPACING AS INDICATED ABOVE. NAILS PENETRATING NON-TREATED LUMBER TO

NAILS PENETRATING "PT" LUMBER TO BE EITHER

BE HOT-DIPPED GALVANIZED; SIZE AND SPACING AS INDICATED ABOVE. WALL SHEATHING NAILING MUST PENETRATE THE PT SILL ATTACHED DIRECLTY TO THE CONCRETE

FOUNDATION.

PROVIDED BY SRG ENGINEERING.

22. PROVIDE 3/8" THICK FULL-HEIGHT WEB STIFFENERS

23. BEAM FLANGE NAILERS TO BE CONNECTED WITH 0.157" DIA. X-U HILTI PAFS @ 16"O.C. STAGGERED. BEAM NAILER WIDTH TO MATCH BEAM FLANGE WIDTH, TRIM TO

LISTED CODES AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED BEARING ON TOP OF BOTTOM FLANGE, NO EXCEPTIONS.

> QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS THESE DRAWINGS SHALL BE USED IN CONJUCTION

GENERAL NOTES

REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL

CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING

(USE THE LATEST EDITION AND CURRENT AMENDMENTS IF

2015 INTERNATIONAL BUILDING CODE (IBC)

BUILDINGS AND OTHER STRUCTURES"

ANSI/AWC NDS-2015 "NATIONAL DESIGN

SPECIFICATION FOR WOOD CONSTRUCTION"

ANY DISCREPENCIES BETWEEN THE ABOVE

ALL WORK SHALL BE PERFORMED BY PERSONS

CONCRETE FOR BUILDINGS"

REINFORCED CONCRETE"

ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR

ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL

ACI 318-14 "BUILDING CODE REQUIREMENTS FOR

AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION

9TH EDITION 780 CMR (MASSACHUSETTS STATE

ALL WORK SHALL CONFORM TO THE

NO DATE IS REFERENCED):

BUILDING CODE)

WITH ANY ARCHTITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.

SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR (G.C.) AND ANY DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.

ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS

UNLESS OTHERWISE NOTED; DETAILS, NOTES, AND SECTIONS SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.

THESE DRAWINGS DO NOT SHOW THE SIZE, LOCATION, OR TYPE OF OPENINGS IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING, OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.

ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. QUANTITY AND DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND/OR SHORING NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION UNTIL THE BUILDING IS COMPLETE. CONSULT AN INDEPENDENT ENGINEER IF DESIGN ASSISTANCE OR REVIEW IS NEEDED.

Digitally signed Grant, P.E. Grant, P.E. Date: 2022.03.28 STEVEN R. GRANT STRUCTURAL No. 42871

STRUCTURAL ENGINEER: SRG ENGINEERING, INC. P.O. BOX 925 GRAY, ME 04039

(207)657-7323

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ISSUE DATE:

DRAWN BY: ACL

PROJECT: FORBES RESIDENCE

CHARLIE & SARAH FORBES 105 MOSS HILL RD JAMAICA PLAIN MA 02130

> 2022 - 03.28 CHECKED BY: MH

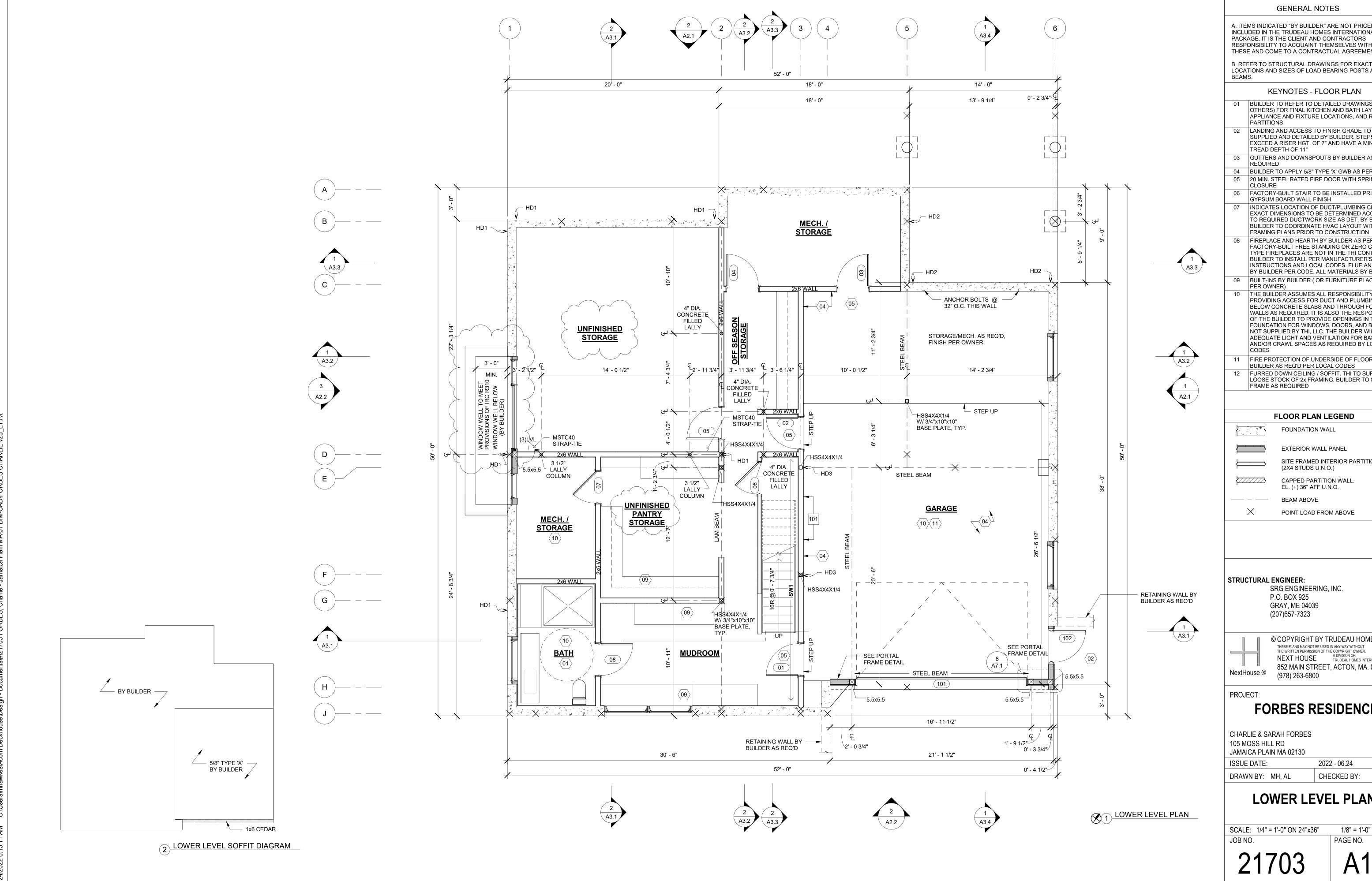
STRUCTURAL NOTES

SCALE: 1/4" = 1'-0" ON 24"x36"

PAGE NO.

1/8" = 1'-0" ON 11"x17"

PERMITTED



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B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND

KEYNOTES - FLOOR PLAN

- 01 BUILDER TO REFER TO DETAILED DRAWINGS (BY OTHERS) FOR FINAL KITCHEN AND BATH LAYOUT, APPLIANCE AND FIXTURE LOCATIONS, AND RELATED PARTITIONS
- 02 LANDING AND ACCESS TO FINISH GRADE TO BE SUPPLIED AND DETAILED BY BUILDER. STEPS NOT TO EXCEED A RISER HGT. OF 7" AND HAVE A MINIMUM TREAD DEPTH OF 11"
- 03 GUTTERS AND DOWNSPOUTS BY BUILDER AS
- 04 BUILDER TO APPLY 5/8" TYPE 'X' GWB AS PER CODE 05 20 MIN. STEEL RATED FIRE DOOR WITH SPRING
- 06 FACTORY-BUILT STAIR TO BE INSTALLED PRIOR TO
- GYPSUM BOARD WALL FINISH 07 INDICATES LOCATION OF DUCT/PLUMBING CHASE. EXACT DIMENSIONS TO BE DETERMINED ACCORDING TO REQUIRED DUCTWORK SIZE AS DET. BY BUILDER. BUILDER TO COORDINATE HVAC LAYOUT WITH
- 08 FIREPLACE AND HEARTH BY BUILDER AS PER OWNER. FACTORY-BUILT FREE STANDING OR ZERO CLEARANCE TYPE FIREPLACES ARE NOT IN THE THI CONTRACT. BUILDER TO INSTALL PER MANUFACTURER'S INSTRUCTIONS AND LOCAL CODES. FLUE AND VENTING BY BUILDER PER CODE. ALL MATERIALS BY BUILDER
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- THE BUILDER ASSUMES ALL RESPONSIBILITY FOR PROVIDING ACCESS FOR DUCT AND PLUMBING CHASES BELOW CONCRETE SLABS AND THROUGH FOUNDATION WALLS AS REQUIRED. IT IS ALSO THE RESPONSIBILITY OF THE BUILDER TO PROVIDE OPENINGS IN THE FOUNDATION FOR WINDOWS, DOORS, AND BULKHEADS NOT SUPPLIED BY THI, LLC. THE BUILDER WILL PROVIDE ADEQUATE LIGHT AND VENTILATION FOR BASEMENTS AND/OR CRAWL SPACES AS REQUIRED BY LOCAL
- 11 FIRE PROTECTION OF UNDERSIDE OF FLOORS BY BUILDER AS REQ'D PER LOCAL CODES 12 FURRED DOWN CEILING / SOFFIT. THI TO SUPPLY LOOSE STOCK OF 2x FRAMING, BUILDER TO SITE FRAME AS REQUIRED

FLOOR PLAN LEGEND FOUNDATION WALL EXTERIOR WALL PANEL SITE FRAMED INTERIOR PARTITION (2X4 STUDS U.N.O.) CAPPED PARTITION WALL: EL. (+) 36" AFF U.N.O. **BEAM ABOVE** POINT LOAD FROM ABOVE

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2022 - 06.24

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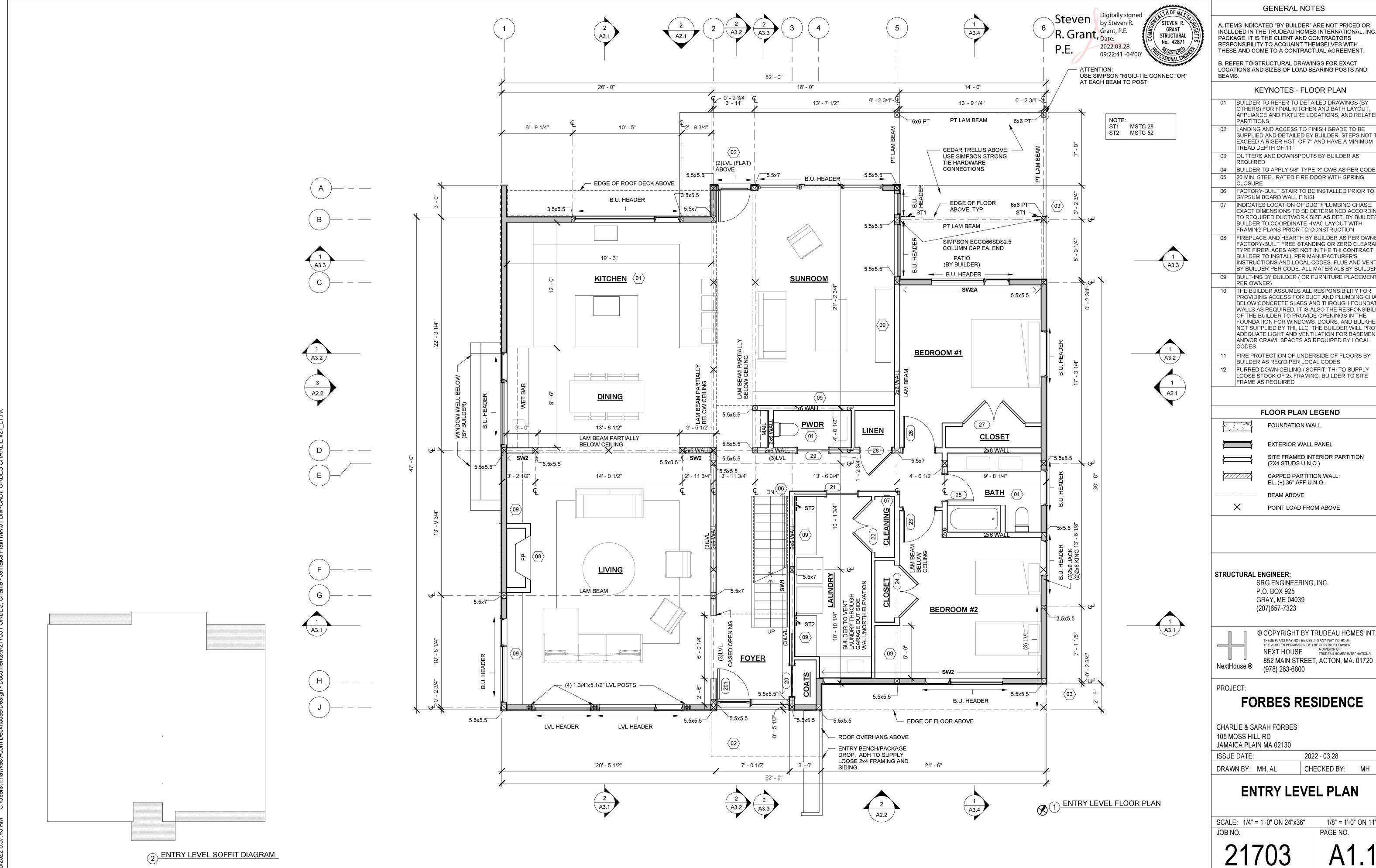
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LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0" ON 24"x36"

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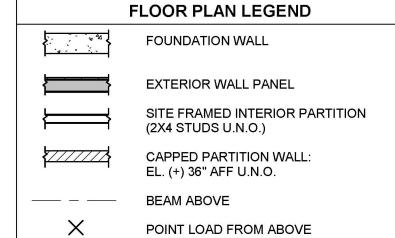


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- BUILDER AS REQ'D PER LOCAL CODES 12 FURRED DOWN CEILING / SOFFIT. THI TO SUPPLY LOOSE STOCK OF 2x FRAMING, BUILDER TO SITE



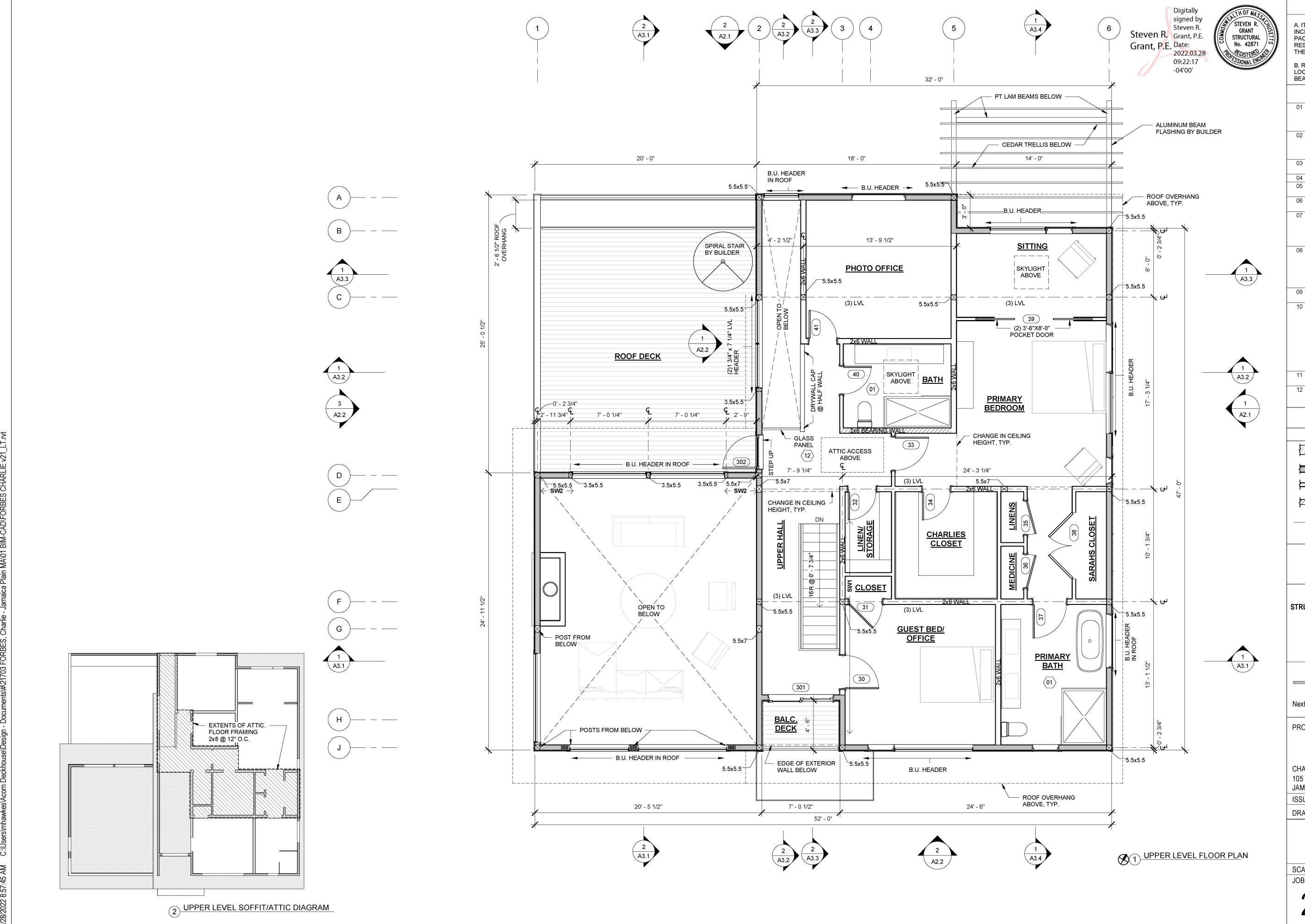
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 O7 INDICATES LOCATION OF DUCT/PLUMBING CHASE.
 EXACT DIMENSIONS TO BE DETERMINED ACCORDING
 TO REQUIRED DUCTWORK SIZE AS DET. BY BUILDER.
 BUILDER TO COORDINATE HVAC LAYOUT WITH
- FRAMING PLANS PRIOR TO CONSTRUCTION

 08
 FIREPLACE AND HEARTH BY BUILDER AS PER OWNER.
 FACTORY-BUILT FREE STANDING OR ZERO CLEARANCE
 TYPE FIREPLACES ARE NOT IN THE THI CONTRACT.
 BUILDER TO INSTALL PER MANUFACTURER'S
 INSTRUCTIONS AND LOCAL CODES. FLUE AND VENTING
 BY BUILDER PER CODE. ALL MATERIALS BY BUILDER
- 09 BUILT-INS BY BUILDER (OR FURNITURE PLACEMENT PER OWNER)
- THE BUILDER ASSUMES ALL RESPONSIBILITY FOR PROVIDING ACCESS FOR DUCT AND PLUMBING CHASES BELOW CONCRETE SLABS AND THROUGH FOUNDATION WALLS AS REQUIRED. IT IS ALSO THE RESPONSIBILITY OF THE BUILDER TO PROVIDE OPENINGS IN THE FOUNDATION FOR WINDOWS, DOORS, AND BULKHEADS NOT SUPPLIED BY THI, LLC. THE BUILDER WILL PROVIDE ADEQUATE LIGHT AND VENTILATION FOR BASEMENTS AND/OR CRAWL SPACES AS REQUIRED BY LOCAL CODES
- 11 FIRE PROTECTION OF UNDERSIDE OF FLOORS BY BUILDER AS REQ'D PER LOCAL CODES

 12 FURRED DOWN CEILING / SOFFIT. THI TO SUPPLY LOOSE STOCK OF 2x FRAMING, BUILDER TO SITE

FRAME AS REQUIRED

FLOOR PLAN LEGEND

FOUNDATION WALL

EXTERIOR WALL PANEL

SITE FRAMED INTERIOR PARTITION (2X4 STUDS U.N.O.)

CAPPED PARTITION WALL:
EL. (+) 36" AFF U.N.O.

BEAM ABOVE

POINT LOAD FROM ABOVE

STRUCTURAL ENGINEER:

SRG ENGINEERING, INC. P.O. BOX 925 GRAY, ME 04039 (207)657-7323

NextHouse ®

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NEXT HOUSE
ADIVISION OF:
TRUDEAU HOMES INTERNATIONAL

852 MAIN STREET, ACTON, MA. 01720

2022 - 03.28

852 MAIN STREET, ACTO (978) 263-6800

PROJECT:

FORBES RESIDENCE

CHARLIE & SARAH FORBES 105 MOSS HILL RD JAMAICA PLAIN MA 02130

ISSUE DATE:

DRAWN BY: MH, AL CHECKED BY: MH

UPPER LEVEL PLAN

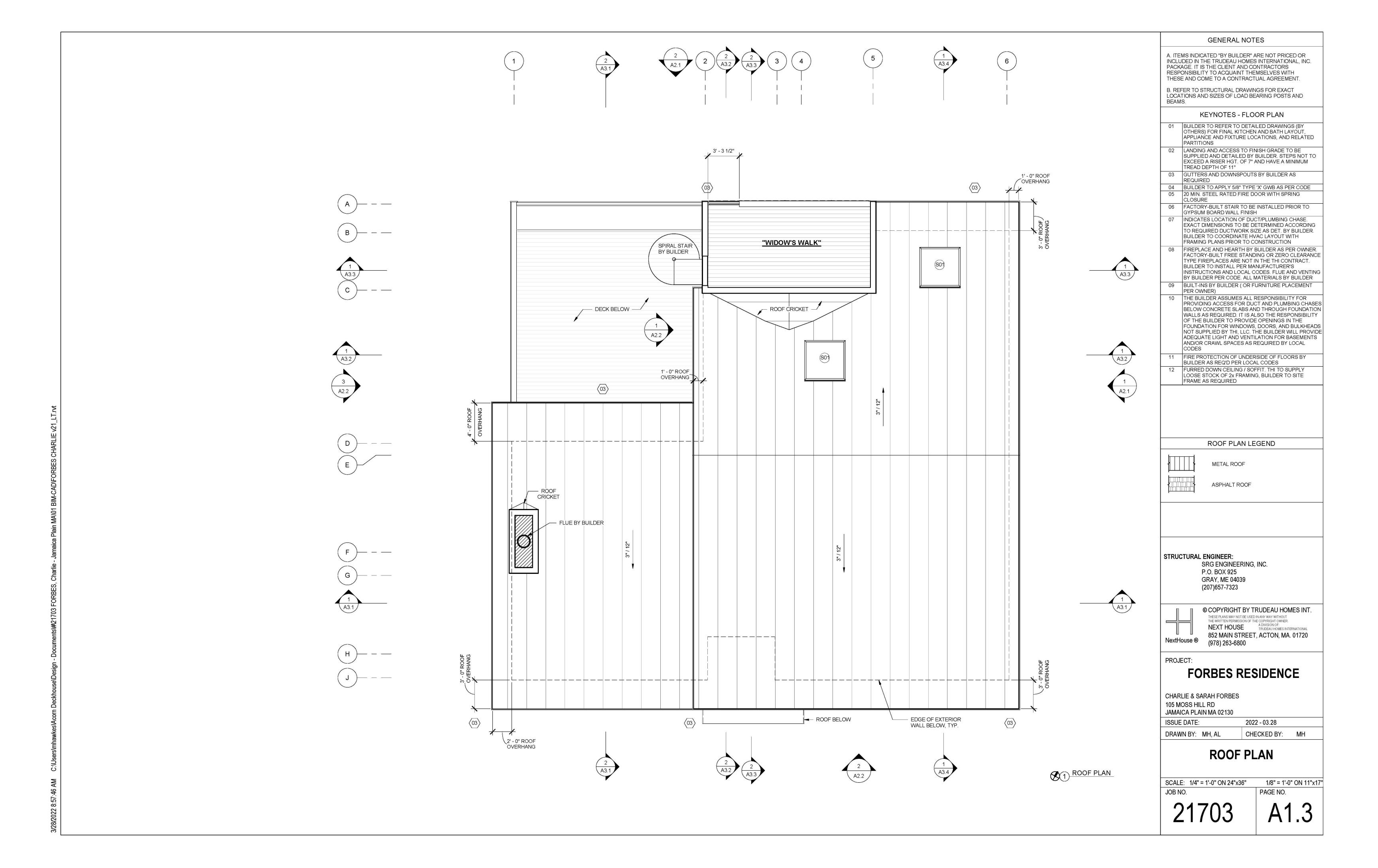
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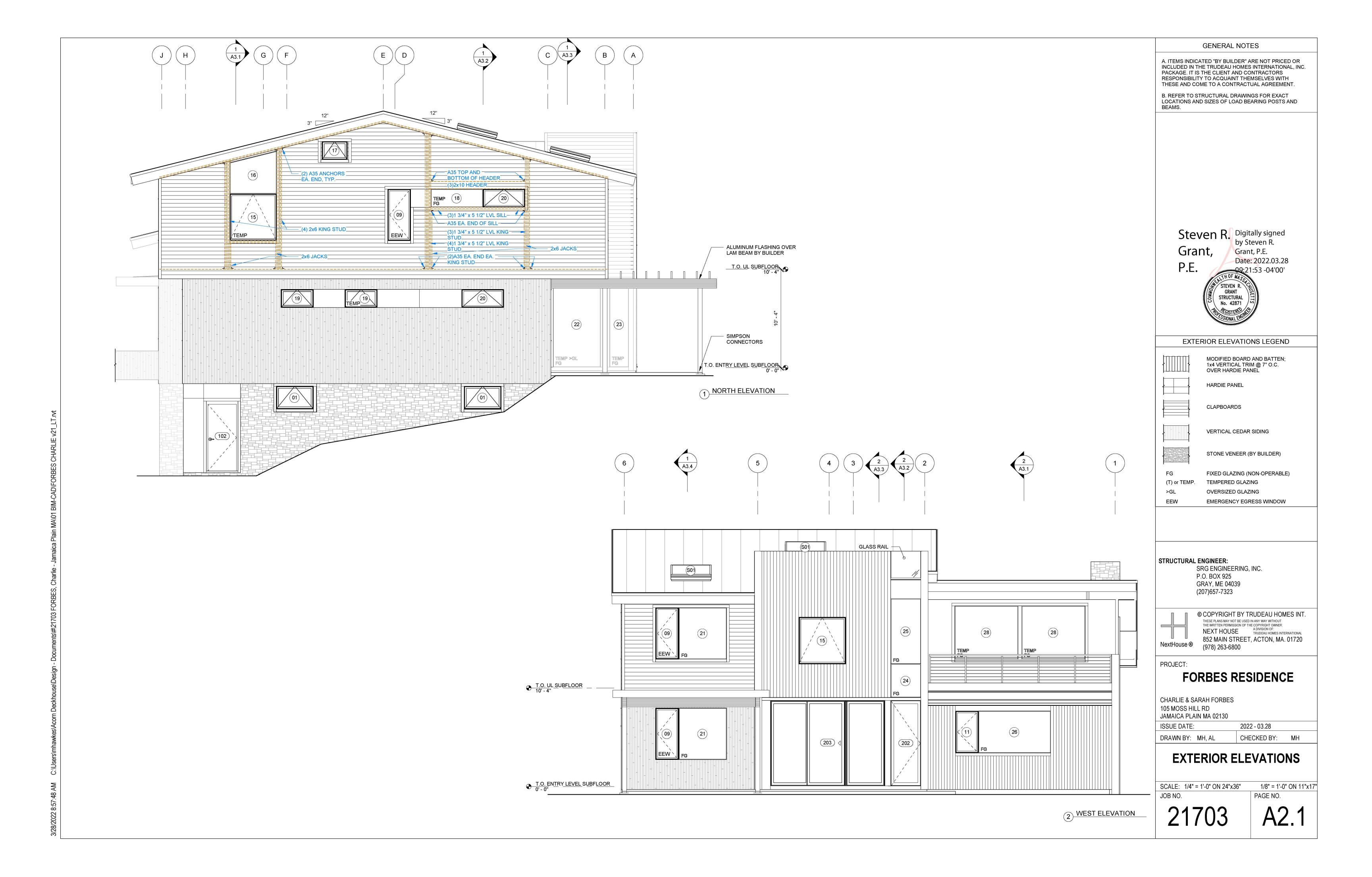
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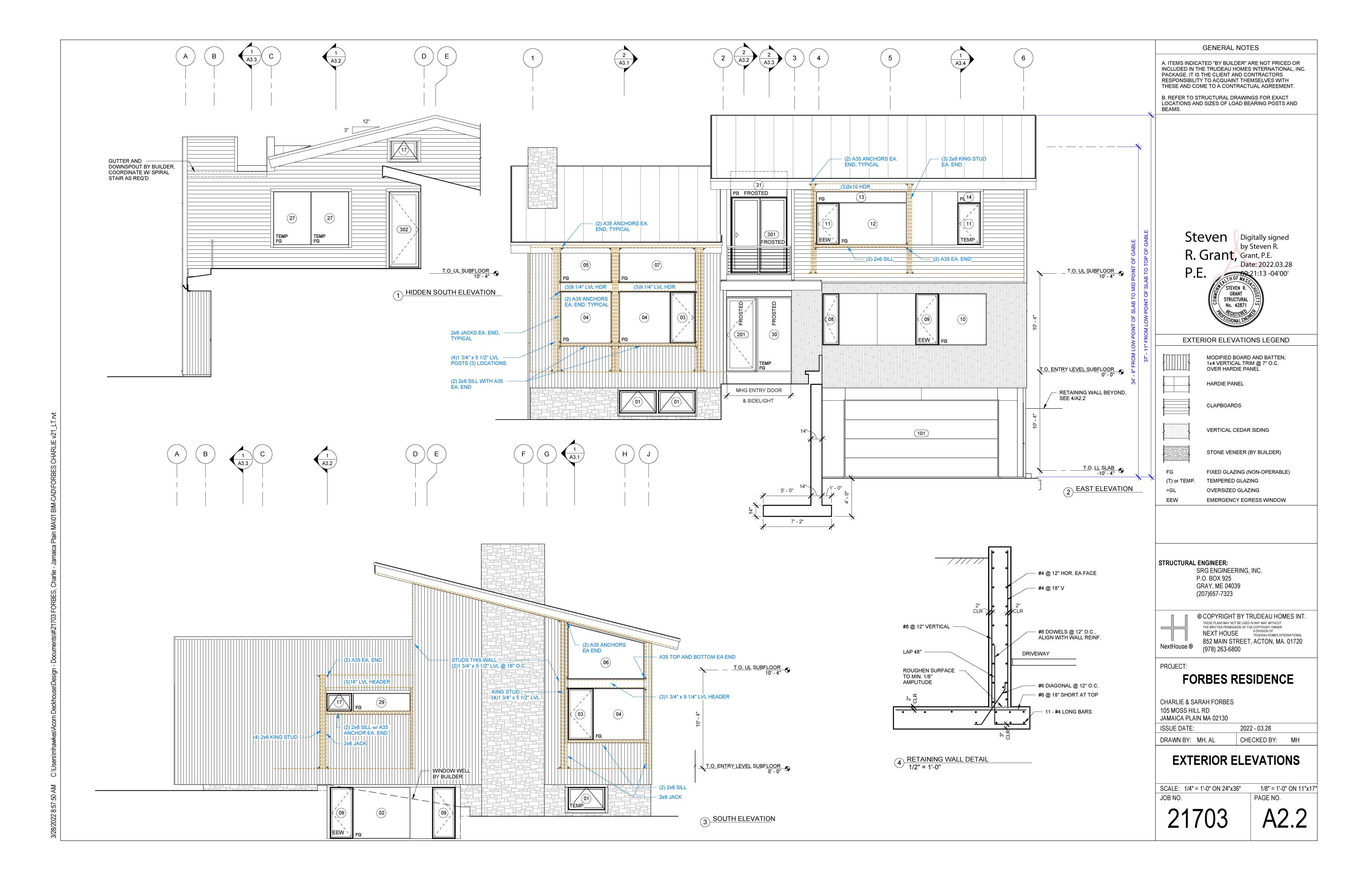
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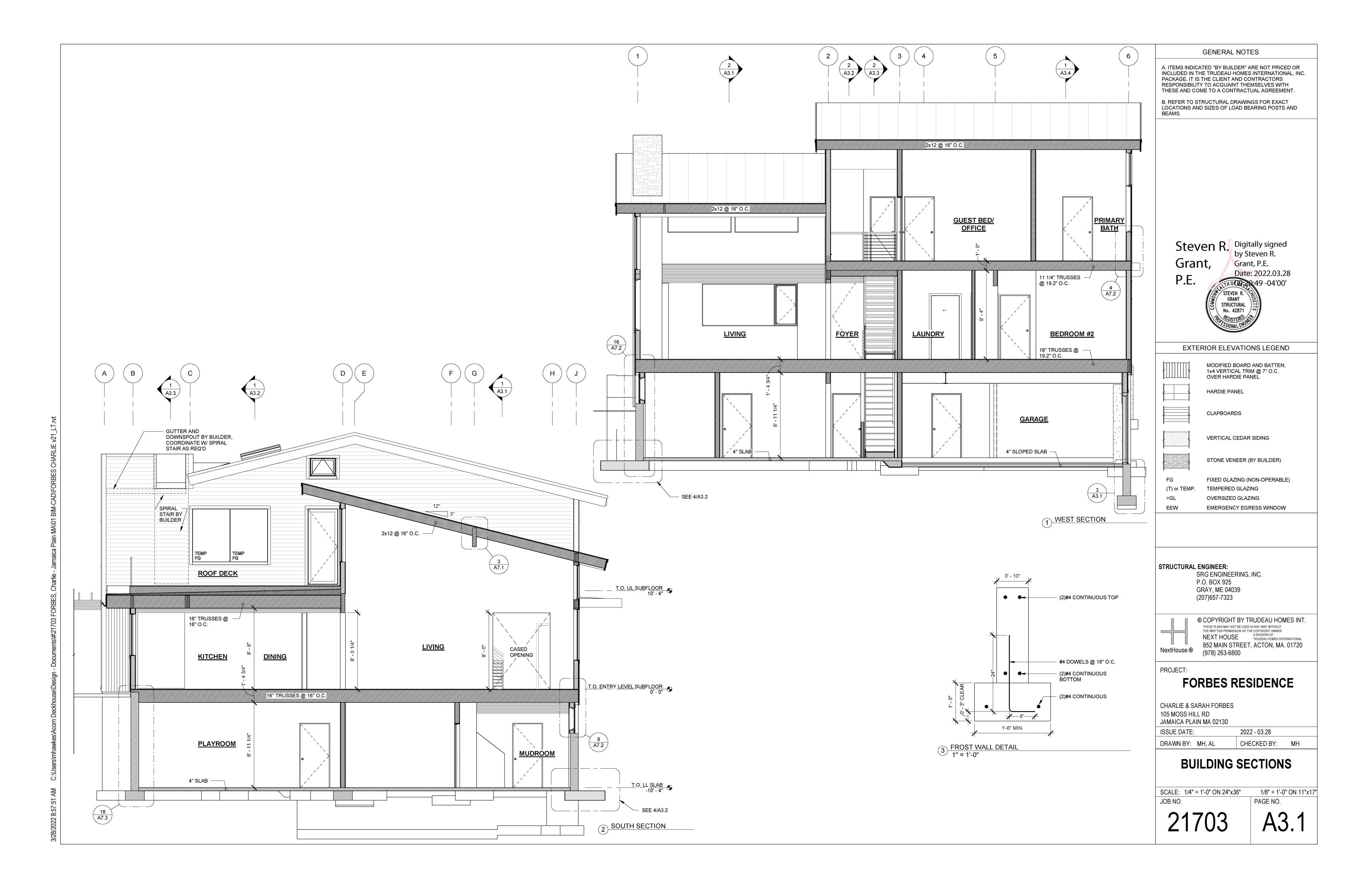
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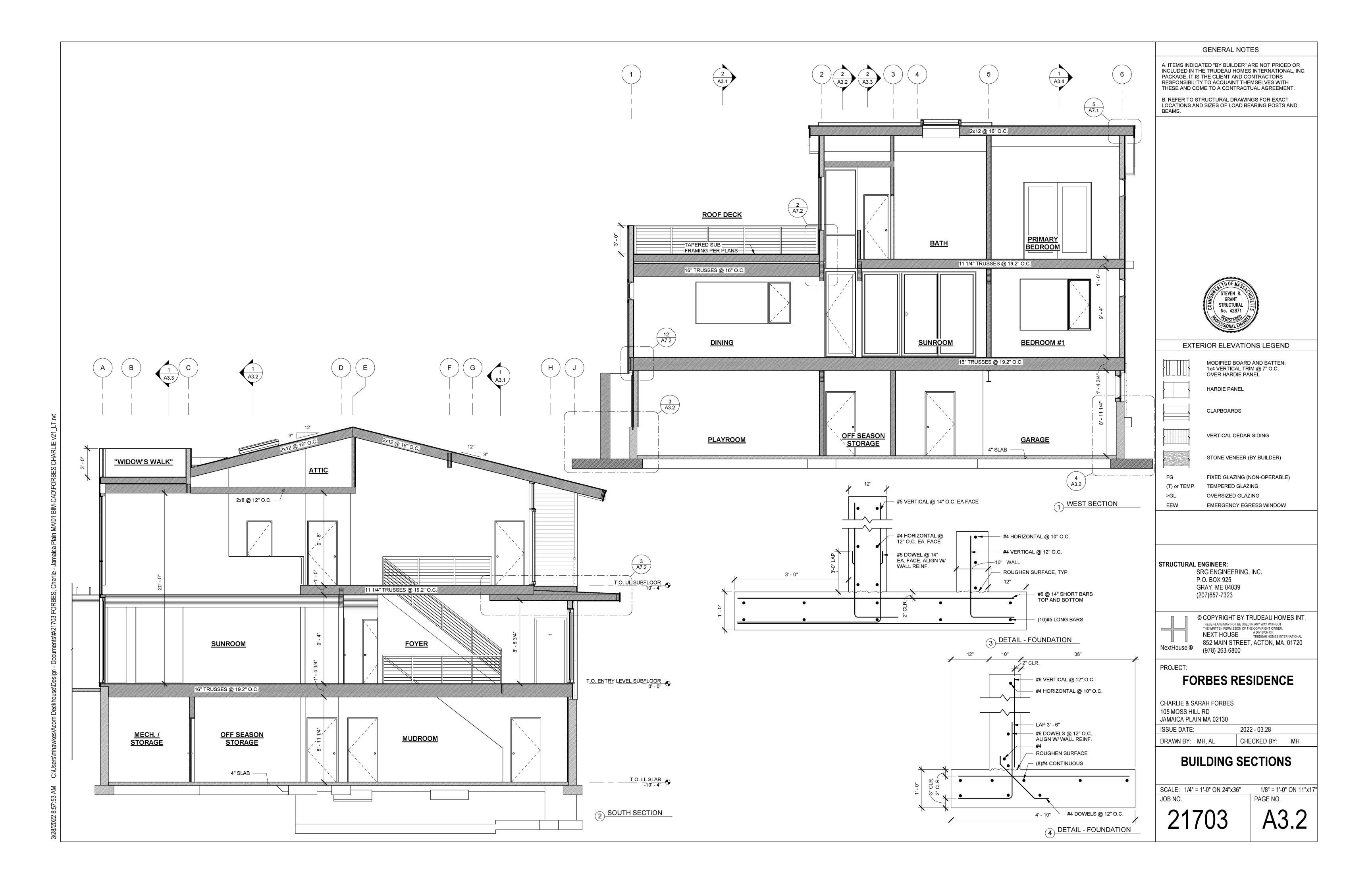
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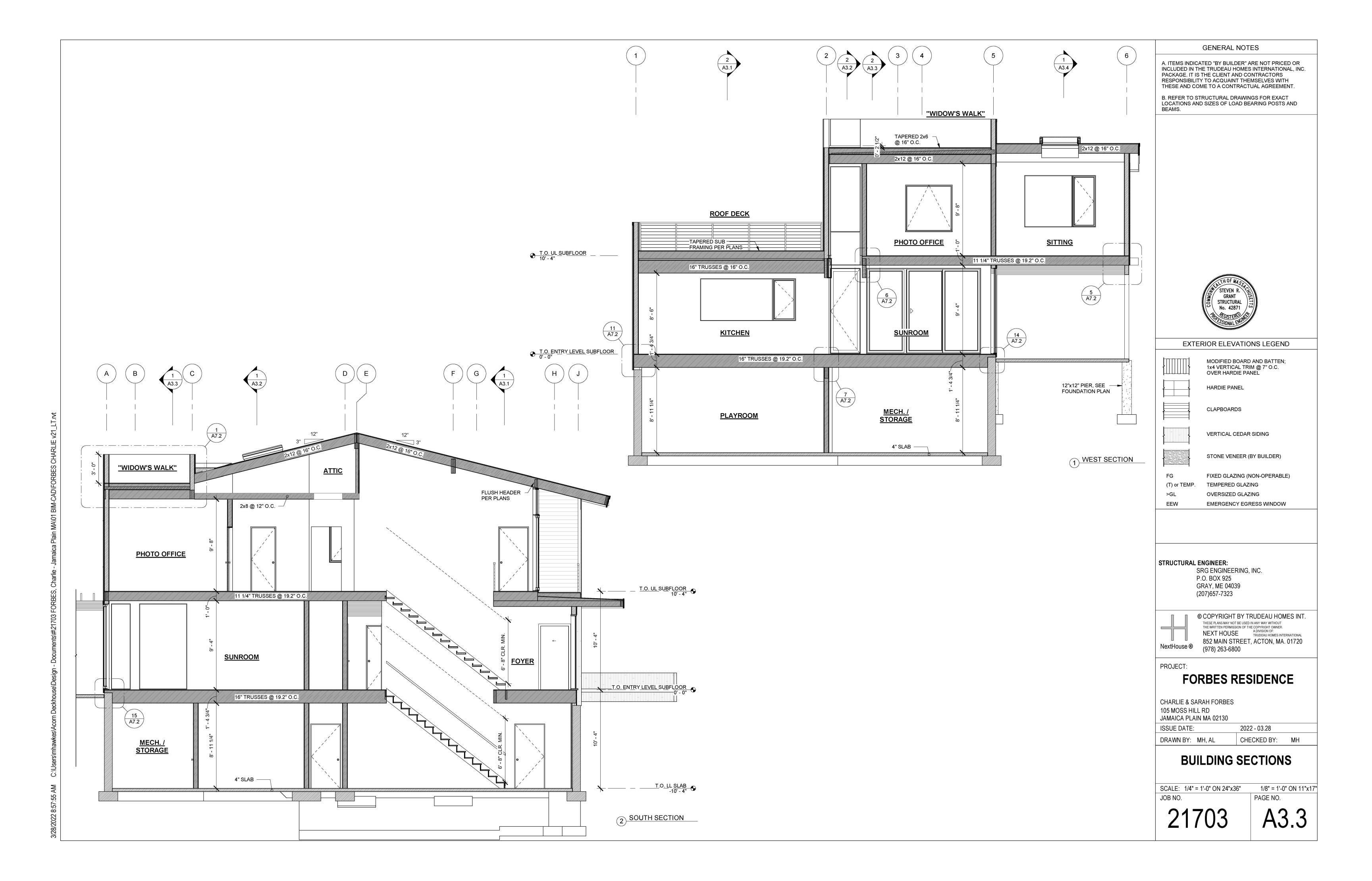












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corn Deckhouse\Design - Documents\#\21703 FORBES, Charlie - Jamaica Plain MA\01 BIM-CAD\F

INTERIOR DOOR SCHEDULE							
MARK	DESCRIPTION	MODEL	WIDTH	HEIGHT	COMMENTS		
01			3' - 0"	6' - 8"			
02			3' - 0"	6' - 8"			
03			3' - 0"	6' - 8"			
04			3' - 0"	6' - 8"			
05			3' - 0"	6' - 8"			
06			3' - 0"	6' - 8"			
07			3' - 0"	6' - 8"			
08			3' - 0"	6' - 8"			
20			3' - 0"	6' - 8"			
21			3' - 0"	6' - 8"			
22			5' - 0"	6' - 8"			
23			3' - 0"	6' - 8"			
24			5' - 0"	6' - 8"			
25			2' - 6"	6' - 8"			
26			3' - 0"	6' - 8"			
27			6' - 0"	6' - 8"			
28			3' - 0"	6' - 8"			
29			3' - 0"	6' - 8"			
30			3' - 0"	6' - 8"			
31			3' - 0"	6' - 8"			
32			2' - 6"	6' - 8"			
33			3' - 0"	6' - 8"			
34			2' - 6"	6' - 8"			
35			3' - 0"	6' - 8"			
36			3' - 0"	6' - 8"			
37			3' - 0"	6' - 8"			
38			6' - 0"	6' - 8"			
39			7' - 0"	8' - 0"			
40			2' - 6"	6' - 8"			
41			2' - 6"	6' - 8"			

EXTERIOR DOOR SCHEDINE										
EXTERIOR DOOR SCHEDULE										
MARK	MANUFACTURER	COUNT	TYPE	MODEL	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	COMMENTS
101		1	192" x 96"		16' - 0"	8' - 0"	16' - 3"	8' - 1"		BY BUILDER
102		1	3'-0" x 7'-0"		3' - 0"	7' - 0"	3' - 4"	7' - 4"		
			Metal_5.75" x 4"			S				
201	ADH	1	3-0 x 8-0		3' - 3 1/8"	7' - 10 1/2"	3' - 3 3/8"	7' - 10 3/4"	ENTRY DOOR	FROSTED
202	PELLA	1	38108		3' - 1 7/8"	8' - 11 1/2"	3' - 2 5/8"	9' - 0"	ENTRY GLASS DOOR	
203	Pella	1	144108	Sliding OXO	12' - 0"	8' - 11 1/2"	12' - 0 3/4"	9' - 0 1/4"	Fixed Patio Door Panel	CONTEMPORARY SERIES
301	Pella	1	7296	Sliding OX	5' - 11 1/4"	7' - 11 1/2"	6' - 0"	8' - 0 1/4"	Fixed Patio Door Panel	FROSTED
302	PELLA	1	3896		3' - 1 7/8"	7' - 11 1/2"	3' - 2 5/8"	8' - 0"	ENTRY GLASS DOOR	

	WINDOW SCHEDULE								
MARK	MANUFACTURER	COUNT	TYPE	SWING	WIDTH	HEIGHT	ROUGH WDTH	ROUGH HEIGHT	COMMENTS
01	Pella	5	4729	3	3' - 11"	2' - 5"	3' - 11 3/4"	2' - 5 3/4"	
02	Pella	1	FG	0	6' - 0"	5' - 5"	6' - 0 3/4"	5' - 5 3/4"	
03	Pella	2	3265	2	2' - 8"	5' - 5"	2' - 8 3/4"	5' - 5 3/4"	
04	Pella	3	FG	3	5' - 4"	5' - 5"	5' - 4 3/4"	5' - 5 3/4"	
05	Pella	1	FG	2	5' - 4"	3' - 7"	5' - 4 3/4"	3' - 7 3/4"	
06	Pella	1	FG TRAP	3	8' - 0"	5' - 9"	8' - 0 3/4"	5' - 9 3/4"	
07	Pella	1	FG	3	8' - 0"	3' - 7"	8' - 0 3/4"	3' - 7 3/4"	
08	Pella	1	2165		1' - 9"	5' - 5"	1' - 9 3/4"	5' - 5 3/4"	
09	Pella	6	2965		2' - 5"	5' - 5"	2' - 5 3/4"	5' - 5 3/4"	
10	Pella	1	FG		5' - 0"	5' - 5"	5' - 0 3/4"	5' - 5 3/4"	
11	Pella	3	2953		2' - 5"	4' - 5"	2' - 5 3/4"	4' - 5 3/4"	
12	Pella	1	FG	,	7' - 1"	4' - 5"	7' - 1 3/4"	4' - 5 3/4"	
13	Pella	1	FG	,	9' - 6"	1' - 2 1/4"	9' - 6 3/4"	1' - 3"	
14	Pella	1	FG	,	2' - 5"	1' - 2 1/4"	2' - 5 3/4"	1' - 3"	
15	Pella	2	5959		4' - 11"	4' - 11"	4' - 11 3/4"	4' - 11 3/4"	CONTEMPORARY SERIES
16	Pella	1	FG TRAP		4' - 11"	4' - 6"	4' - 11 3/4"	4' - 6 3/4"	
17	Pella	3	3223		2' - 8"	1' - 11"	2' - 8 3/4"	1' - 11 3/4"	
18	Pella	1	FG		5' - 5 1/2"	1' - 11"	5' - 6 1/4"	1' - 11 3/4"	
19	Pella	2	4123		3' - 5"	1' - 11"	3' - 5 3/4"	1' - 11 3/4"	
20	Pella	2	5323		4' - 5"	1' - 11"	4' - 5 3/4"	1' - 11 3/4"	
21	Pella	2	FG		5' - 0"	5' - 5"	5' - 0 3/4"	5' - 5 3/4"	
22	Pella	1	FG		4' - 11 3/4"	8' - 11 1/2"	5' - 0 1/2"	9' - 0 1/4"	
23	Pella	1	FG		2' - 0"	8' - 11 1/2"	2' - 0 3/4"	9' - 0 1/4"	
24	Pella	1	FG		3' - 1 7/8"	3' - 6"	3' - 2 5/8"	3' - 6 3/4"	
25	Pella	1	FG		3' - 1 7/8"	6' - 10 1/4"	3' - 2 5/8"	6' - 11"	
26	Pella	1	FG		7' - 7"	4' - 5"	7' - 7 3/4"	4' - 5 3/4"	
27	Pella	2	FG		3' - 11 1/2"	5' - 7 1/4"	4' - 0 1/4"	5' - 8"	
28	Pella	2	FG		6' - 8"	5' - 7 1/4"	6' - 8 3/4"	5' - 8"	
29	Pella	1	FG		6' - 0"	1' - 11"	6' - 0 3/4"	1' - 11 3/4"	
30	ADH	1	FG		3' - 8 3/8"	7' - 10 1/2"	3' - 8 5/8"	7' - 10 3/4"	FROSTED
31	Pella	1	FG		5' - 11 1/4"	2' - 8 1/4"	6' - 0"	2' - 9"	FROSTED
S01	VELUX	2	4646		4' - 1 1/2"	4' - 1 1/2"	3' - 10 1/2"	3' - 10 1/2"	

A. ITEMS INDICATED "BY BUILDER" ARE NOT PRICED OR INCLUDED IN THE TRUDEAU HOMES INTERNATIONAL, INC. PACKAGE. IT IS THE CLIENT AND CONTRACTORS RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THESE AND COME TO A CONTRACTUAL AGREEMENT.

B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.

STRUCTURAL ENGINEER:

SRG ENGINEERING, INC.
P.O. BOX 925
GRAY, ME 04039 (207)657-7323

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NEXT HOUSE

NEXT HOUSE

852 MAIN STREET, ACTON, MA. 01720
(978) 263-6800

PROJECT:

FORBES RESIDENCE

CHARLIE & SARAH FORBES 105 MOSS HILL RD JAMAICA PLAIN MA 02130

ISSUE DATE: DRAWN BY: MH, AL

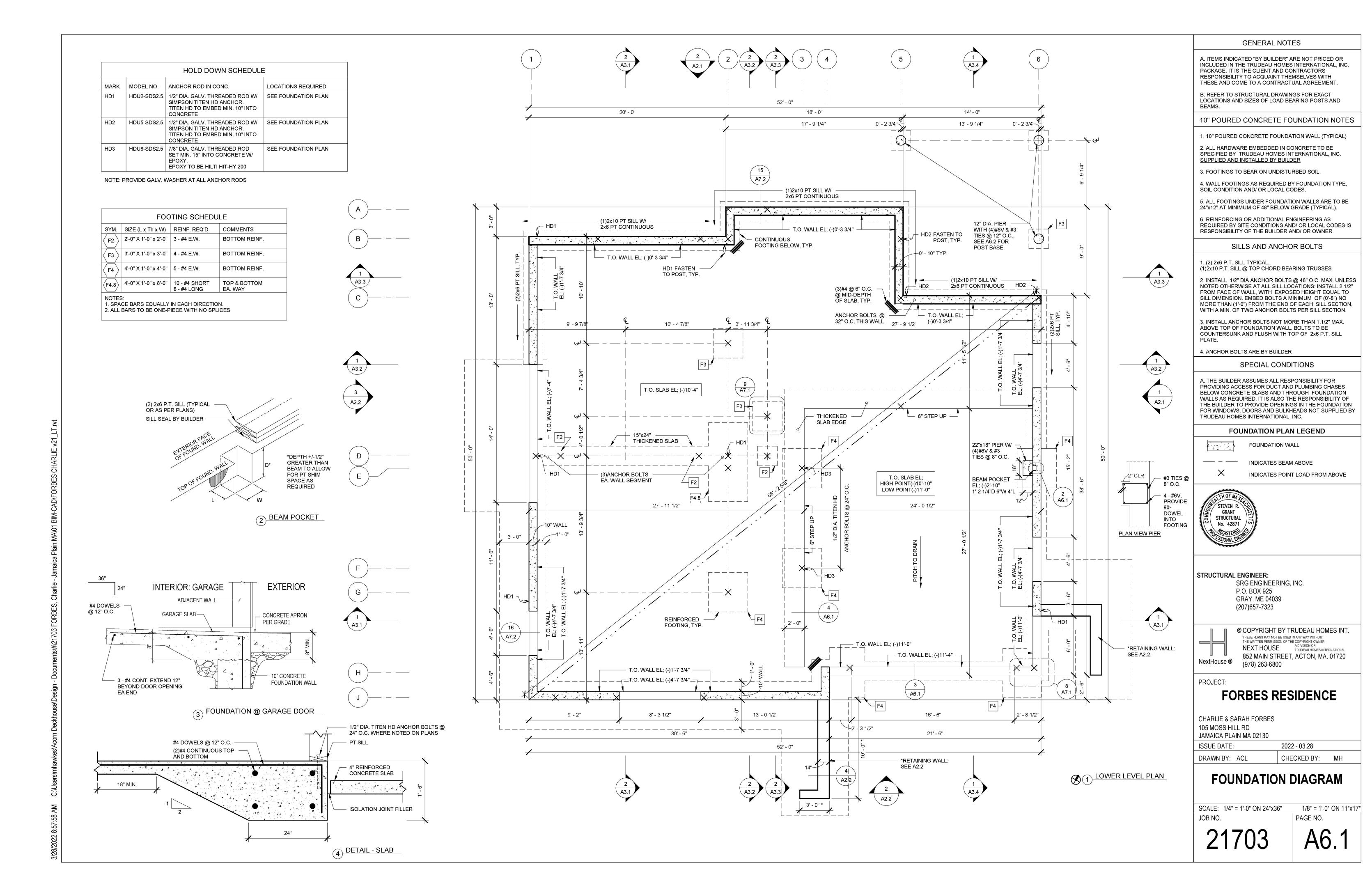
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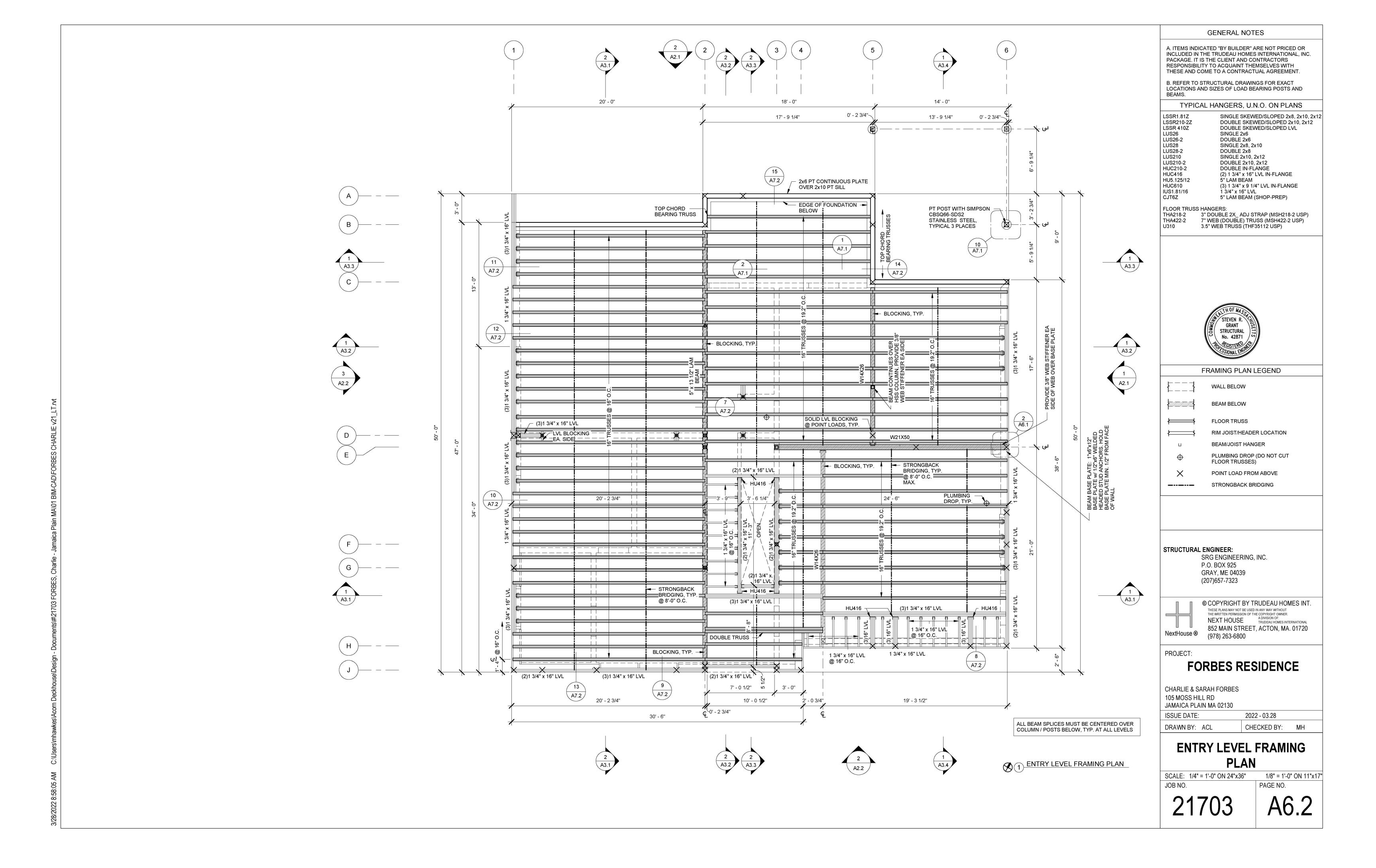
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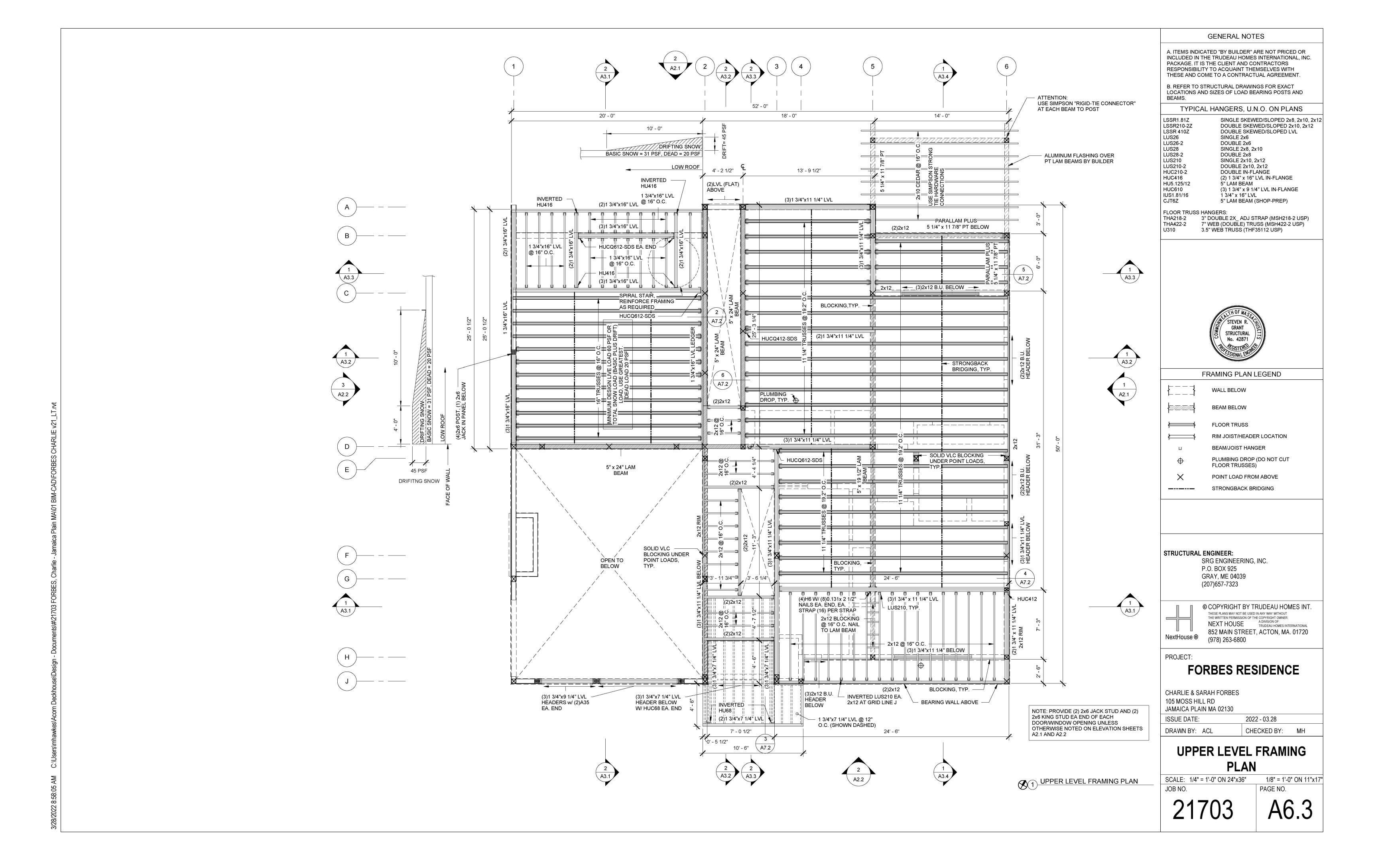
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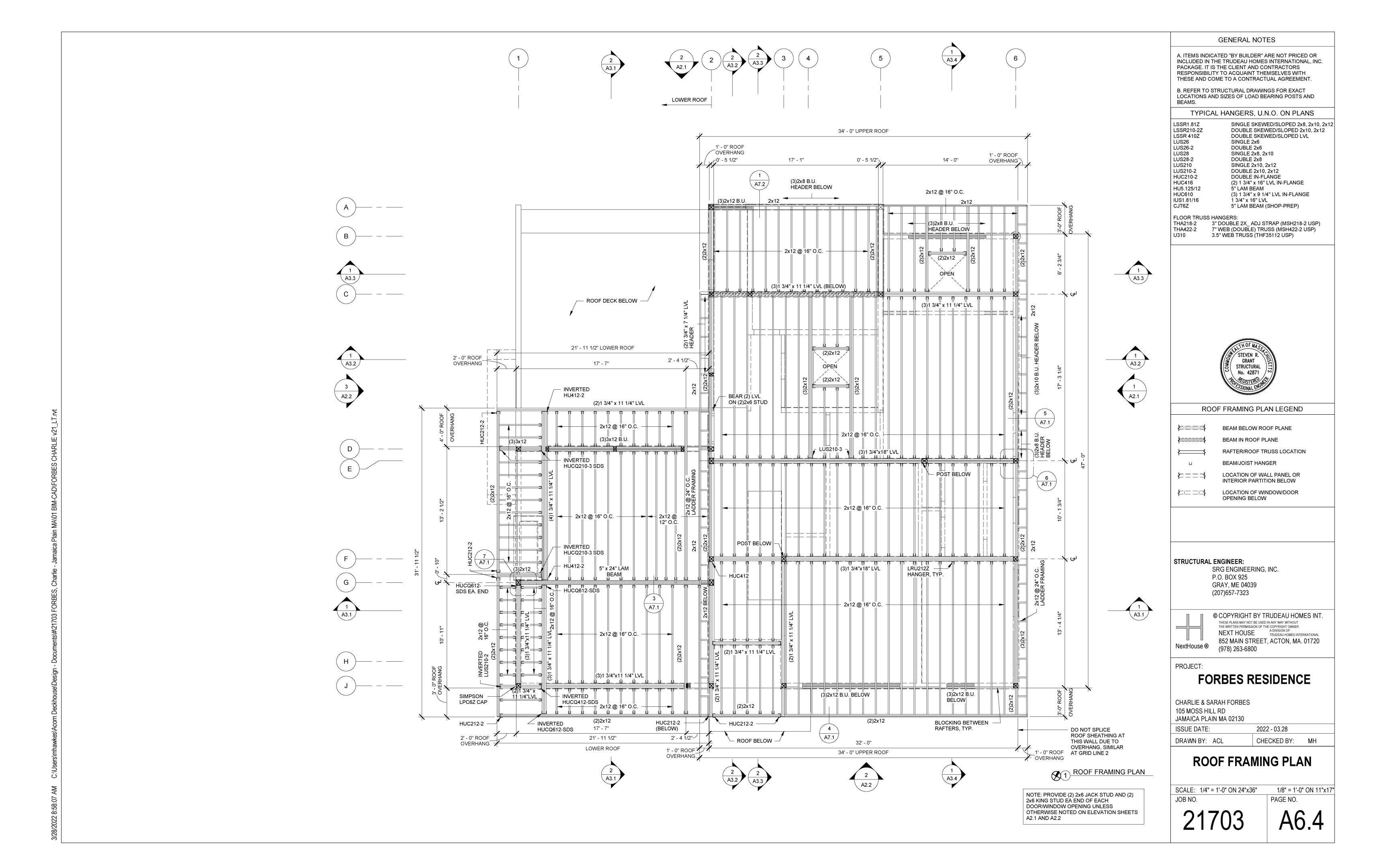
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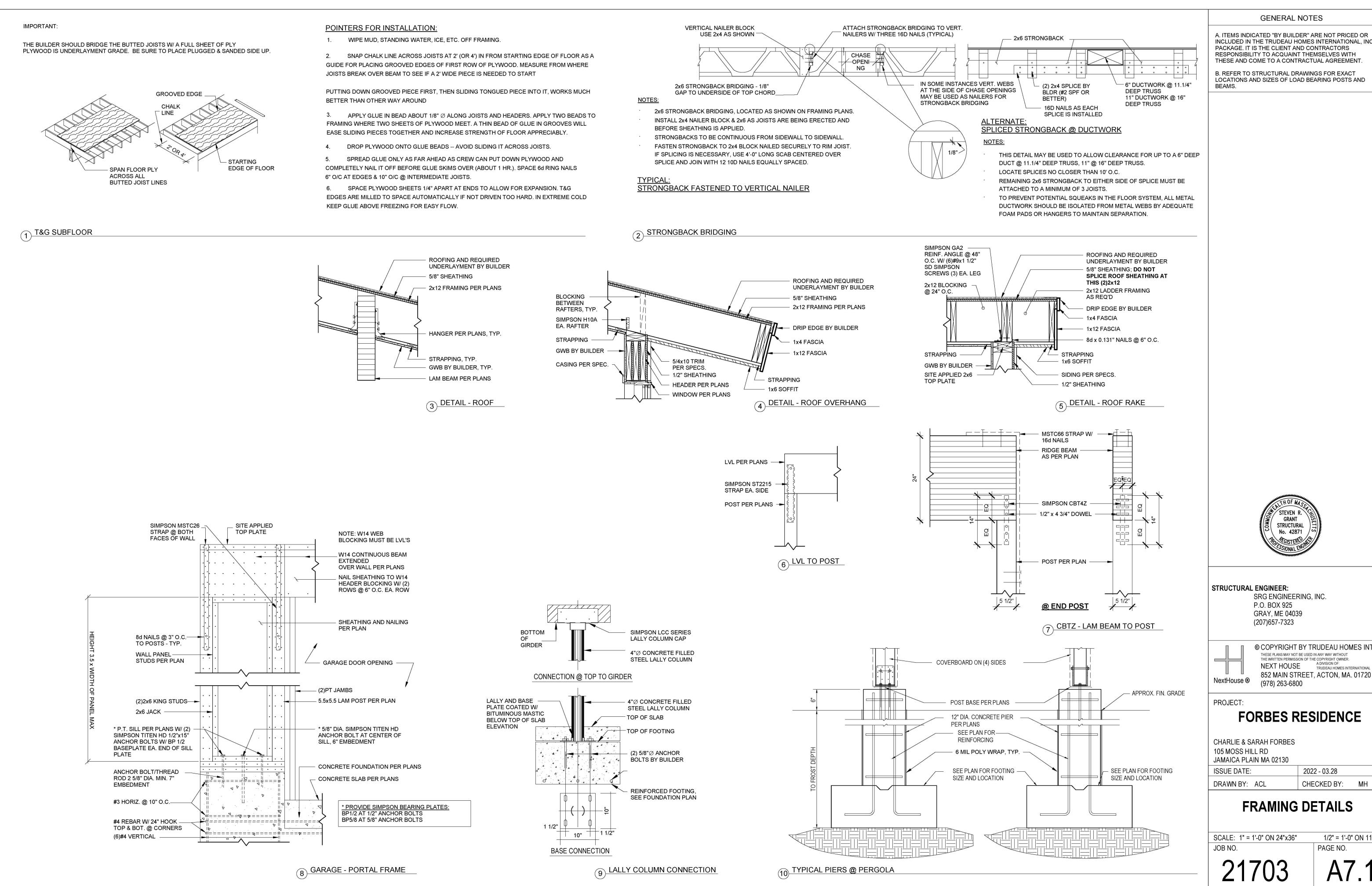
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SRG ENGINEERING, INC.

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A DIVISION OF:
TRUDEAU HOMES INTERNATIONAL

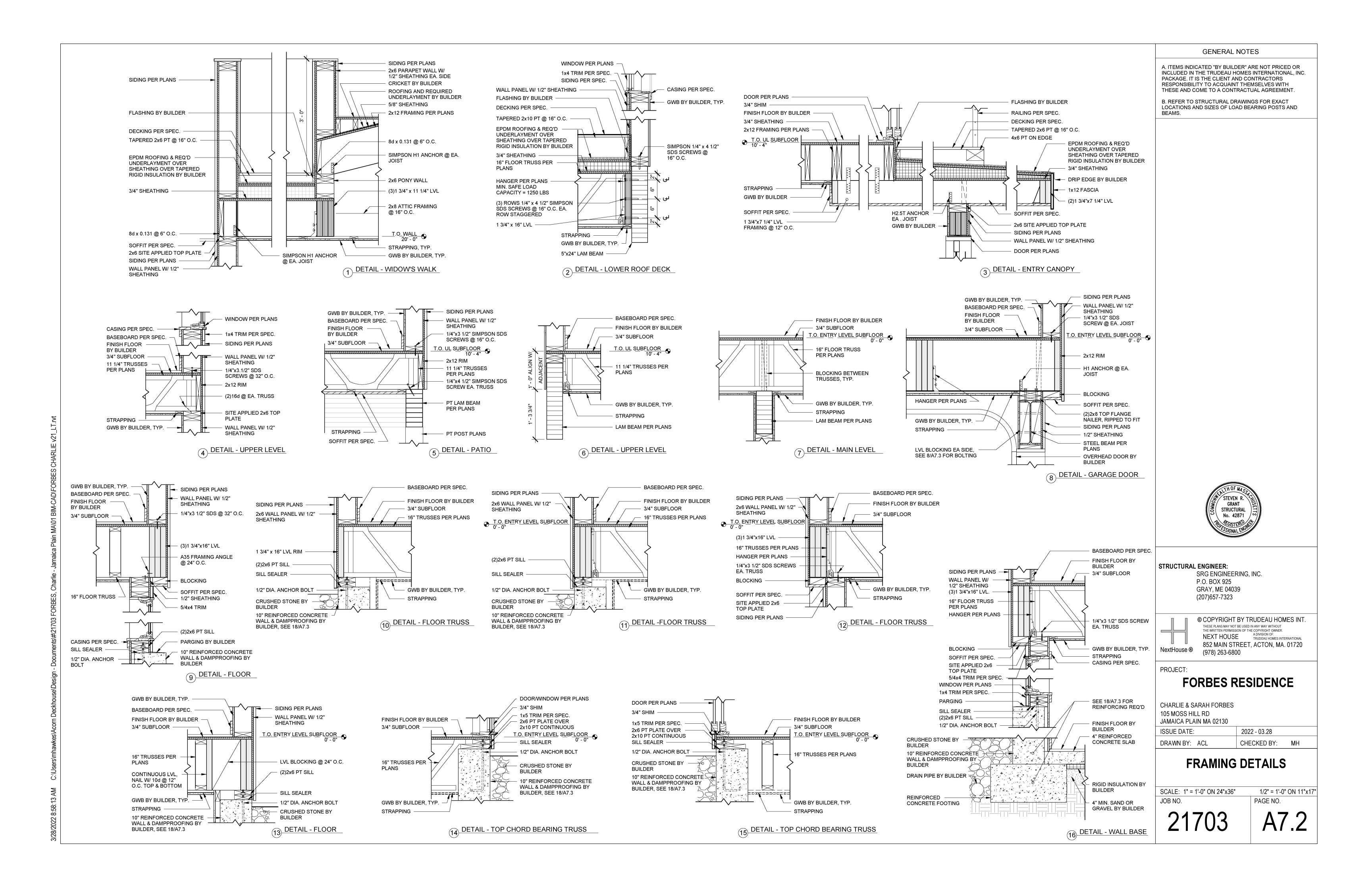
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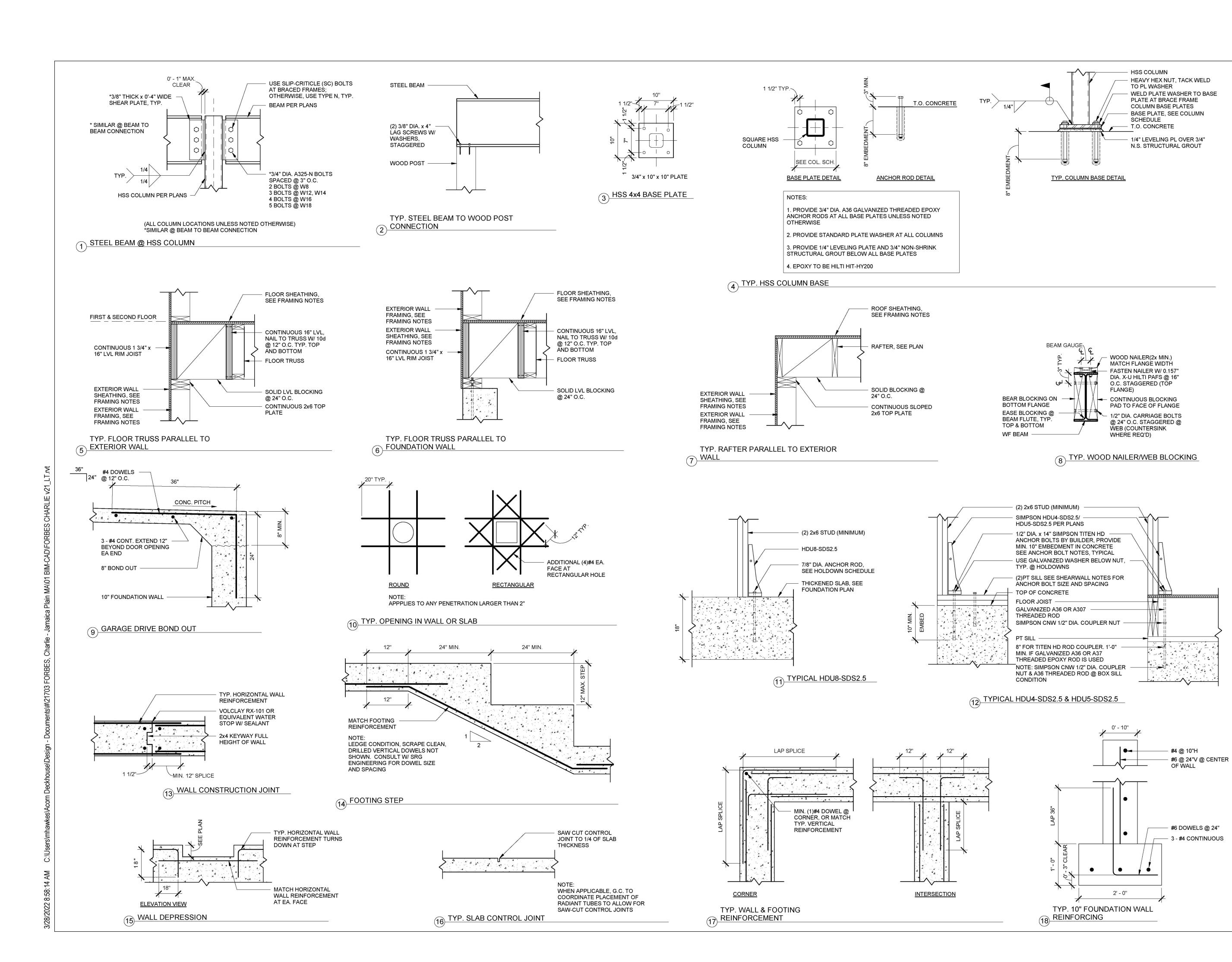
FORBES RESIDENCE

2022 - 03.28 CHECKED BY: MH

FRAMING DETAILS

1/2" = 1'-0" ON 11"x17" PAGE NO.







STRUCTURAL ENGINEER:

SRG ENGINEERING, INC. P.O. BOX 925 GRAY, ME 04039

(207)657-7323

NextHouse ®

PROJECT:

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852 MAIN STREET, ACTON, MA. 01720

(978) 263-6800

FORBES RESIDENCE

CHARLIE & SARAH FORBES 105 MOSS HILL RD JAMAICA PLAIN MA 02130

ISSUE DATE:

DRAWN BY: ACL

2022 - 03.28 CHECKED BY: MH

STRUCTURAL FRAMING DETAILS

21/03

A7.3

STAMSKI AND MCNARY, INC.

1000 Main Street Acton, Massachusetts 01720 (978) 263-8585, FAX (978) 263-9883

<u>PRINCIPALS</u> JOSEPH MARCH, P.E., P.L.S. GEORGE DIMAKARAKOS, P.E. <u>ASSOCIATE</u> JONATHAN BOLLEN, P.L.S.

June 27, 2022

Abel Arguedas Inspectional Services 1010 Massachusetts Ave, 5th Floor Boston, MA

RE: Grade calculation for 105 Moss Hill Road

If we take the average elevation at the sidewalk to calculate the "Grade" for the above referenced property we get an average elevation of 166.6'. The definition of "Grade" states that "in no event shall the shall the average elevation of such ground be taken to be more than five feet above or below the average elevation of the ground immediately contiguous to the building"

The average elevation of the ground immediately contiguous to the building is 173.95. As the average elevation at the sidewalk is more than 5' lower than that we find the "Grade" for the property to be 168.95'

Sincerely,

Stamski and McNary, Inc.

Jonathan D. Bollen, P.L.S.

STAMSKI AND MCNARY, INC.

1000 Main Street Acton, Massachusetts 01720 (978) 263-8585, FAX (978) 263-9883

<u>PRINCIPALS</u> JOSEPH MARCH, P.E., P.L.S. GEORGE DIMAKARAKOS, P.E. ASSOCIATE JONATHAN BOLLEN, P.L.S.

June 22, 2022

Abel Arguedas Inspectional Services 1010 Massachsetts Ave, 5th Floor Boston, MA

RE: 105 Moss Hill Road

Here are the calculations we performed in accordance with Section 18-2 of the Zoning Ordinance to determine the front yard setback.

House #	Front yard Setback	Lot Width
135	19	100
115	18	83.63
109	20	81
105	24	67.63
101	22	81
97	25	74.32
93	25	74.32
89	22	74.32
85	20	74.32
81	12	64.78
79	9	66

Total lot width at each setback

setback	total width		
19	100		
18	83.63		
20	155.32		
22	155.32		
24	67.63		
25	148.64		
12	64.78		
9	66		

Setbacks 20' and 22' have the same total lot width. Since 22' is closer to the 25' required it is the setback for #105 per section 18.2 of the zoning ordinance.

Sincerely,

Stamski and McNary, Inc.

Jonathan D. Bollen, P.L.S.