GENERAL REQUIREMENTS
1. CONTRACTOR TO REVIEW ALL DRAWINGS AND DIMENSIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
2. CONTRACTOR TO REVIEW BORING LOG FOR FOUNDATION CONCRETE & ERECTION OF STRUCTURAL FRAME.
3. CONTRACTOR TO REVIEW DRAWINGS AND SPECIFICATIONS.
4. CONTRACTOR TO REVIEW CONTRACT FOR CONSTRUCTION WAYS AND MEANS.
5. CONTRACTOR TO REVIEW ALL DRAWINGS AND DIMENSIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.

CONCRETE
1. CRUSHED STONE & CRUSHED LIMESTONE MAY BE USED FOR FOOTINGS. MINIMUM 4" BELOW GRADE. MINIMUM 4" BEAR ON SOLID WOOD.
2. SLABS TO HAVE THE FOLLOWING JOIST SPAN: (Fb) SHEAR = 290 Psi
3. MINIMUM CONCRETE COVER FOR REBAR - MINIMUM 4" BEAR ON SOLID WOOD. MINIMUM 4" BEAR ON SOLID WOOD. MINIMUM 4" BEAR ON SOLID WOOD.
4. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.
5. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.
6. MINIMUM CONCRETE COVER FOR FOOTINGS JUST UNDER SLAB.
7. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.
8. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.
9. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.
10. MINIMUM CONCRETE COVER FOR OTHER AREAS IN CONTACT WITH GROUND - 3" MIN.

FOOTINGS
1. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
2. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
3. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
4. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
5. PROVIDE VAPOR BARRIER UNDER ALL SLABS.

STUDS
1. PROVIDE ALL STUDS WITH 5/8" GWB WRAP MIN. FOR FIRE PROTECTION.
2. PROVIDE ALL STUDS WITH 5/8" GWB WRAP MIN. FOR FIRE PROTECTION.
3. PROVIDE ALL STUDS WITH 5/8" GWB WRAP MIN. FOR FIRE PROTECTION.
4. PROVIDE ALL STUDS WITH 5/8" GWB WRAP MIN. FOR FIRE PROTECTION.
5. PROVIDE ALL STUDS WITH 5/8" GWB WRAP MIN. FOR FIRE PROTECTION.

FOUNDATION
1. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
2. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
3. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
4. PROVIDE VAPOR BARRIER UNDER ALL SLABS.
5. PROVIDE VAPOR BARRIER UNDER ALL SLABS.

JOIST HANGERS
1. PROVIDE ALL JOIST HANGERS TO BE SIZED TO BE 4" BELOW GRADE.
2. PROVIDE ALL JOIST HANGERS TO BE SIZED TO BE 4" BELOW GRADE.
3. PROVIDE ALL JOIST HANGERS TO BE SIZED TO BE 4" BELOW GRADE.
4. PROVIDE ALL JOIST HANGERS TO BE SIZED TO BE 4" BELOW GRADE.
5. PROVIDE ALL JOIST HANGERS TO BE SIZED TO BE 4" BELOW GRADE.

A0 - SPECIFICATIONS & ZONING TABLE
A1 - FOUNDATION PLAN
A2 - FOUNDATION WALLS
A3 - FIRST FLOOR PLAN
A4 - SECOND FLOOR PLAN
A5 - ROOF PLAN & TYPICAL WALL SECTION
A6 - ELEVATIONS
A7 - ELEVATIONS
A8 - SECTIONS
A9 - FRAMING PLANS

11 ARBOR VIEW ROAD, JAMACIA PLAIN, MA

ARCHITECT: DELTA ARCHITECTS INC.
ENGINEER: HJ DESIGN INC.
CONSTRUCT: DIASTANDING INC.
CONTRACTOR: BORROWING FROM RUSTED WOOD
DESCRIPTION: WOOD FRAME

LOT DATA
Lot area: 393 sq ft
1 Family Detached: 9,000 sq ft
Other Use: 9,000 sq ft

CANCELLED

11 ARBOR VIEW ROAD, JAMAICA PLAIN
ALTERATIONS & ADDITIONS TO SINGLE FAMILY HOME

9-26-21

SANGIOLO ASSOCIATES, ARCHITECTS
9 Skecheconet Way, W. Harwich, MA 02671 617-272-5402

DATE

Foundation Walls

A2

4' MIN. GRAVITY WALL
SIMPSON LCC LALLY COLUMN CAP PLATE
LALLY COLUMN BASE PLATE W/2-#5 DIAMETER ANCHOR BOLTS
3 1/2" DIAM. LALLY COLUMN, STANDARD GRADE
1 - #4 @ TOP OF WALL
5/8" DIAM. ANCHOR 4' O.C. 12" EMBEDMENT TYPICAL ALL WALLS
2 - #5 CONTINUOUS TYPICAL ALL WALLS TOP & BOTTOM
4 1/8" DIAM. ANCHOR 3 1/2" DIAM. LALLY COLUMN STAY IN PLACE TYPICAL ALL FOOTINGS
3 1/2" DIAM. LALLY COLUMN, STANDARD GRADE
1 - #4 @ TOP OF WALL
5/8" DIAM. ANCHOR 4' O.C. 12" EMBEDMENT TYPICAL ALL WALLS TOP & BOTTOM
2 - #5 CONTINUOUS TYPICAL ALL WALLS TOP & BOTTOM

4" PERF. CONTINUOUS DRAIN. NOT PART OF STRUCTURAL SCOPE
FOOTINGS 2'-6" WIDE X 10" DEEP TYPICAL ALL FOOTINGS.
6" of 3/4" CRUSHED STONE 10 MIL VAPOR RETARDER
SIMPSON POST BASE ABU 66
2-#5 @BOTTOM OF WALL
PRECAST PIER 20"X20" BASE #5 - 3'x1' DOWEL @ 32" O.C.
2 - #5 TOP AND BOTTOM OF WALL
PT 6X6 TYPICAL
E
I

Foundation Walls

1/2" = 1'-0"
11 ARBOR VIEW ROAD, JAMACIA PLAIN
ALTERATIONS & ADDITIONS TO SINGLE FAMILY HOME

11 ARBORVIEW LLC
12-10-21
590 sq ft
1,191 sq ft

[Drawing of Fist Floor Plan]

- Windows & Doors
- EXISTING DOOR
- ADD STONE LANDING
- SHEAR WALL.
- 3/4" PLYWOOD EACH SIDE OF STUDWALL. LAP PLYWOOD PAST FLOOR JUNCTION 2'.
- SOLID BLOCK HORIZONTAL SEAMS
- 2x6 @ 16" o.c. ROOF
- 2x6 @ 16" o.c. WALLS
- 2x6 @ 16" o.c. WALLS
- 2 STORY W/ 4X6 LSL COLUMNS
- 2' STORM WINDOW
- SHELVES
- CLOS.
- EXISTING WOOD W/ STAIN
- 2x4 @ 16" o.c. WALLS
- 2x6 @ 16" o.c. WALLS

[Dimensions and annotations on the drawing]
11 ARBOR VIEW ROAD, JAMAICA PLAIN
ALTERATIONS & ADDITIONS TO SINGLE FAMILY HOME

11 ABOR VIEW LLC
SANGIOLO ASSOCIATES, ARCHITECTS

DATE: 9-26-21

Elevations

1/4" = 1'-0"

EAST ELEVATION

WEST ELEVATION

A7
ASPHALT SHINGLES
15 LB FELT PAPER
ICE & WATER AT VALLEYS, RIDGES & EAVES
R=20 SPRAY FOAM INSULATION @ TOP CHORD
PRE-ENGINEERED WOOD TRUSSES @ 2' O.C.
R=30 SPRAY FOAM INSULATION AT BOTTOM CHORD
STRAPPING
1/2" GWB

FINISHED FLOORING
T&G OSB
JOIST @ 16" O.C.
STRAPPING
1/2" GWB

VYNIL FLOORING
5" CONCRETE SLAB
5" CRUSHED COMPACTED STONE

5/4" X 56" COMPOSITE DECKING
PT JOIST @ 16" O.C.

FINISHED FLOORING
T&G OSB
JOIST @ 16" O.C.
STRAPPING
1/2" GWB

3/8" = 1'-0"
PRO-ENGINEERED WOOD TRUSS @ 2' O.C. PROVIDE SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDER.

FRAME AT REMOVED STAIR EXISTING. STEEL BEAM EXISTING. STEEL BEAM

3-2X8

PLAYROOM

UTILITY

STORAGE

UNEXCAVATED MECH.

A

D

I

A

D

A

OPEN TO ABOVE

2X6 WALL

2X6 PLATE, DBL. WALL 2X4'S

SOUND INSULATE.

1.75"x12" LSL LEDGER

2- 3/8" LAG BOLTS @ 16" O.C.

2.5" EMBEDMENT

3.5" FLANGE X 12" DEEP WOOD I JOIST @ 16" O.C. BRIDGING @ 2 PLACES

SOLID BLOCK WITH LVL MATERIAL TO UNDERSIDE OF LSL COLUMN

PT 2X10 LEDGER

3/8" LAG BOLTS @ 16" O.C.

2" EMBEDMENT

PT 2X10 LEDGER

3/8" LAG BOLTS @ 16" O.C.

2" EMBEDMENT

PT 2X8 @ 16"O.C.

PT 2X8 @ 16"O.C.

3-PT 2X10 BEAM

3-PT 2X10 BEAM

3-PT 2X10 BEAM

3-2X10 BEAM

SOLID BLOCK WITH LVL MATERIAL TO UNDERSIDE OF LSL COLUMN ABOVE FRAME AT REMOVED STAIR EXISTING.

EXISTING DOOR.

ADD STONE LANDING SHEAR WALL.

3/4" PLYWOOD EACH SIDE OF STUDWALL. LAP PLYWOOD PAST FLOOR JUNCTION 2'.

SOLID BLOCK HORIZONTAL SEAMS 2x6 @ 16" o.c. 4/12 ROOF

KITCHEN/DINING/FAMILY RM

LIVING RM

BEDROOM

MUD ROOM

DECK

SHELVES

CLOS.

PROVIDE SHOP DRAWINGS OF FRAMING TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

D1

D2

D2

D2

D2

D3

D3

UP

DOWN

UP

DOWN